



**Latrobe Council**

# **PUBLIC NOTICE**

## **APPLICATION FOR DEVELOPMENT APPROVAL**

An application for development approval has been made which may affect you.

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### **Details about the application – DA 32/2020**

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Address of the land

**49 Shannon Drive  
PORT SORELL**

What use or development is  
proposed in the application

**Proposed garage with reliance upon the  
Performance Criteria under the  
Environmental Living Zone (clearing of  
native vegetation in specified building  
area).**

Date of notice

**29 February 2020**

The application and supporting documents are open for public inspection at the  
Council Offices, 170 Gilbert Street, Latrobe during the following office hours:-  
Monday to Friday, 8.00 a.m to 4.30 p.m.

**Any person may lodge a representation on the proposed use or development.**

*Your representation must:*

- be received within 14 days of the date of this notice;
- be in writing;
- be addressed to:  
The General Manager,  
Latrobe Council,  
P.O. Box 63, Latrobe 7307; or email  
[council@latrobe.tas.gov.au](mailto:council@latrobe.tas.gov.au)
- and include:  
the reasons for your representation; and  
the address of the land.

Aerial View – DA 32-2020 – 49 Shannon Drive, Port Sorell





Office Use Only	
Application No	PID
DA 32-2020	7863757
Property Parcel No	PF No.
50	11183

## LATROBE COUNCIL

### DEVELOPMENT APPLICATION

Application for Development Permit under Section 58 or Section 57  
of the *Land Use Planning and Approvals Act 1993*

1 Full Name of Applicant(s): Steven Penton

2 Address of Applicant(s): PO Box 1218 Devonport 7310

Phone: .....

Mobile No.: .... Email: .....

3 Full Name of Owner(s): Marie Joan Atkinson

4 Address of Owner(s): 49 Shannon Drive

Port Sorell 7307 Phone: .....

Mobile No. .... Email: .....

5 Present Use of the Land: Residential

6 Proposed Use and/or Development (subject of this application):

Proposed Shed

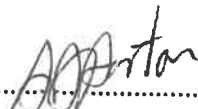
At (Location of property): 49 Shannon Drive

Port Sorell 7307

Certificate/s of Title reference: 104198/36

7 Estimate of works: \$20,000

8 Supporting Details: **A CHECK LIST IS PROVIDED ON THE NEXT PAGE AND MUST BE ACKNOWLEDGED AND SIGNED BY THE APPLICANT.**

Signed:  Dated: 25-02-2020



Notes:  
ALL DIMENSIONS ARE TO BE CHECKED ON SITE  
BY BUILDER PRIOR TO COMMENCING WORK.

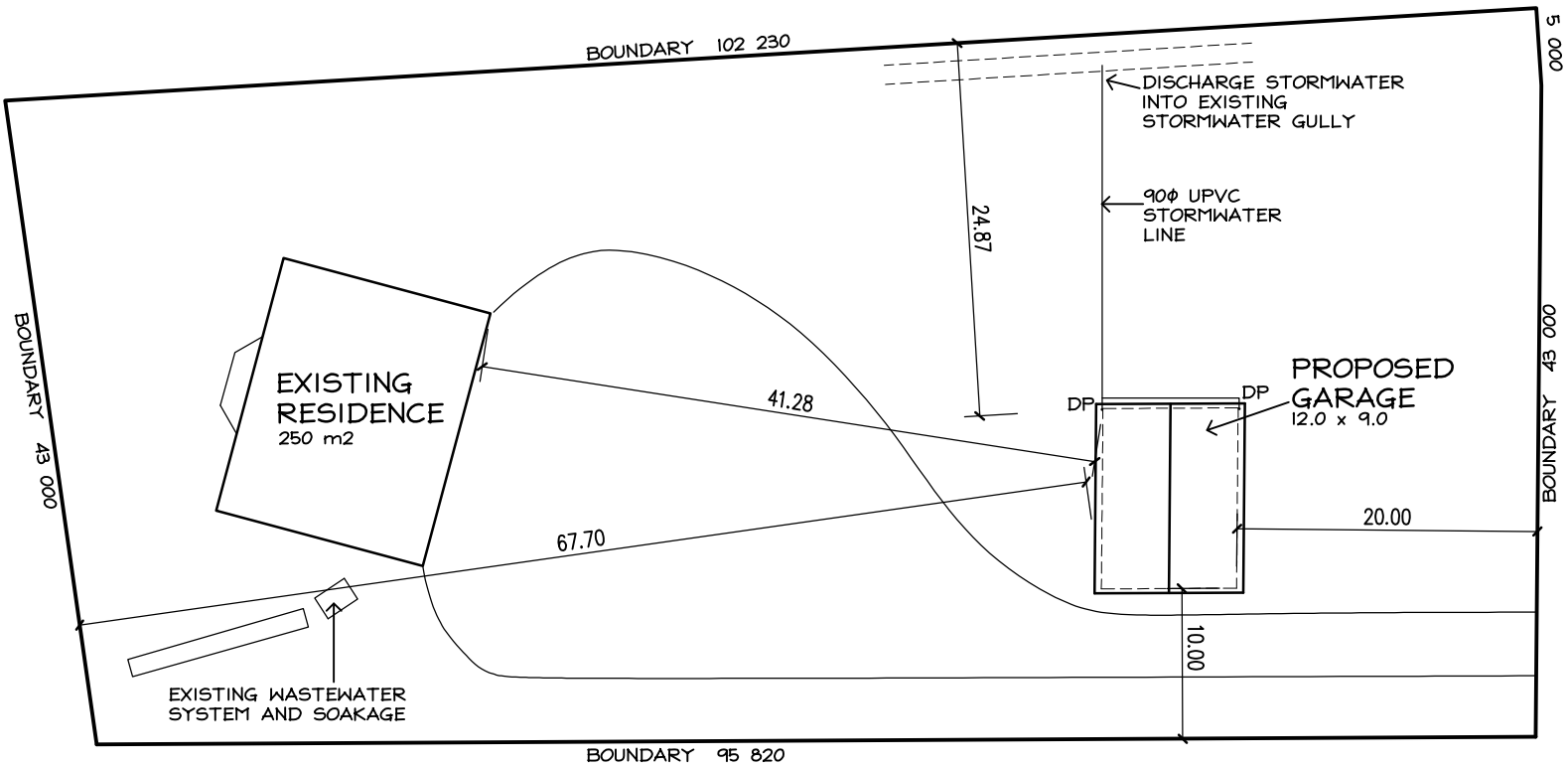


**Latrobe Council**  
Planning Exhibition Documents  
Planning Administration

Date Advised: 29-02-2020

Ref. Number: DA 32-2020

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S H A N N O N   D R I V E



**Steven Penton  
Building Design**  
Accreditation. CC491K  
PO Box 1218 Devonport  
Tasmania 7310  
6428 6634  
ABN – 84 530 588 051

Revision:		19-01-2020	20-01-2020						
01	PRELIMINARY								
02	PLANNING								

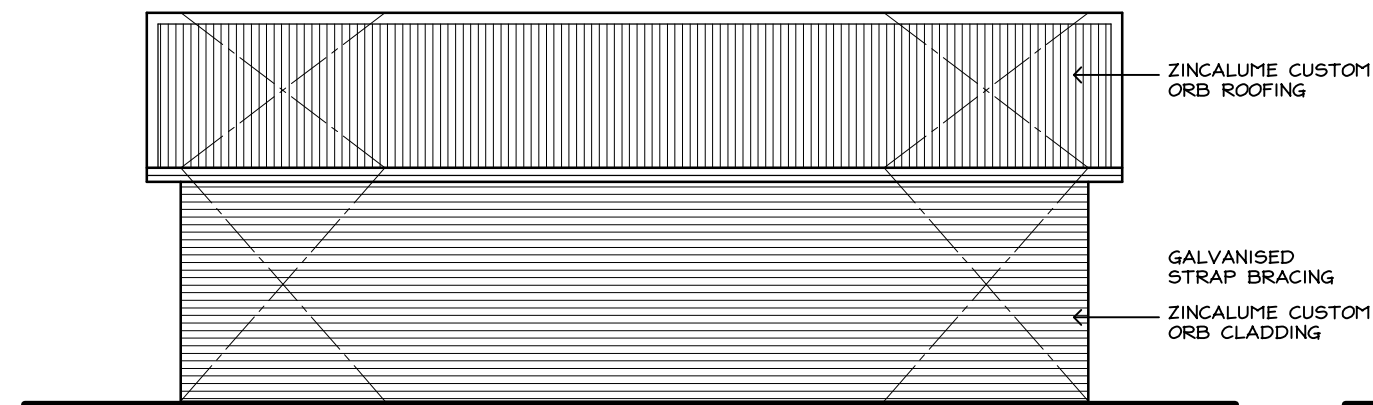
Proposed Garage  
49 Shannon Drive  
Port Sorell  
Marie Joan Atkinson  
Site Plan

Project No.:  
1920-27  
  
Drawn:  
Penton  
  
Scale at A3:  
1:500

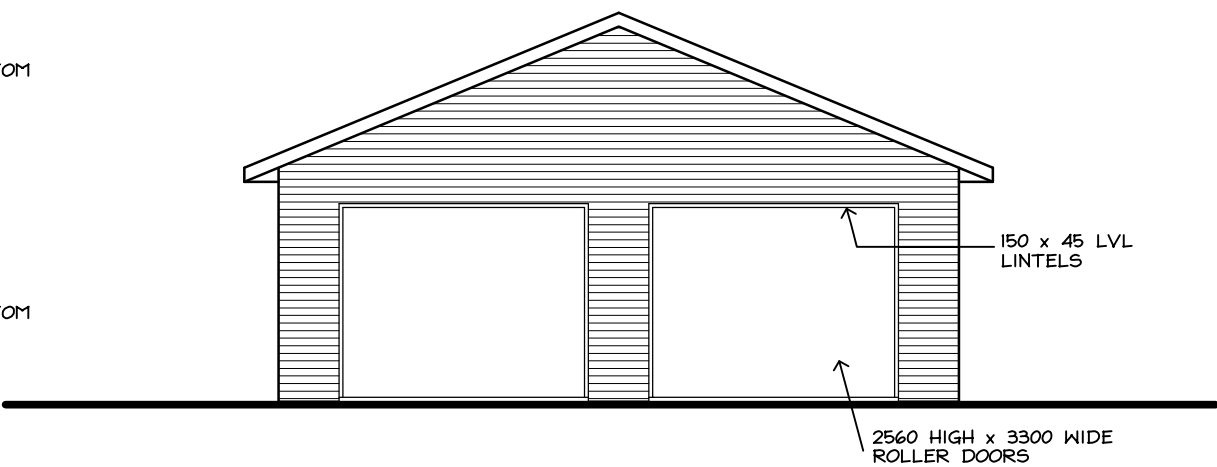
Revision:	Drawing No.:
02	02 of 06

28/01/2020 9:46:19 AM

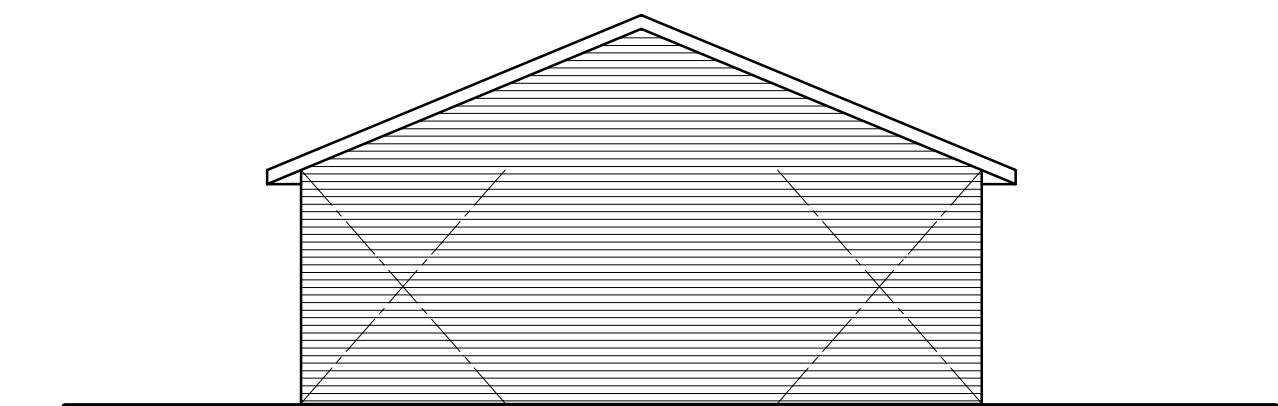
Notes:  
ALL DIMENSIONS ARE TO BE CHECKED ON SITE  
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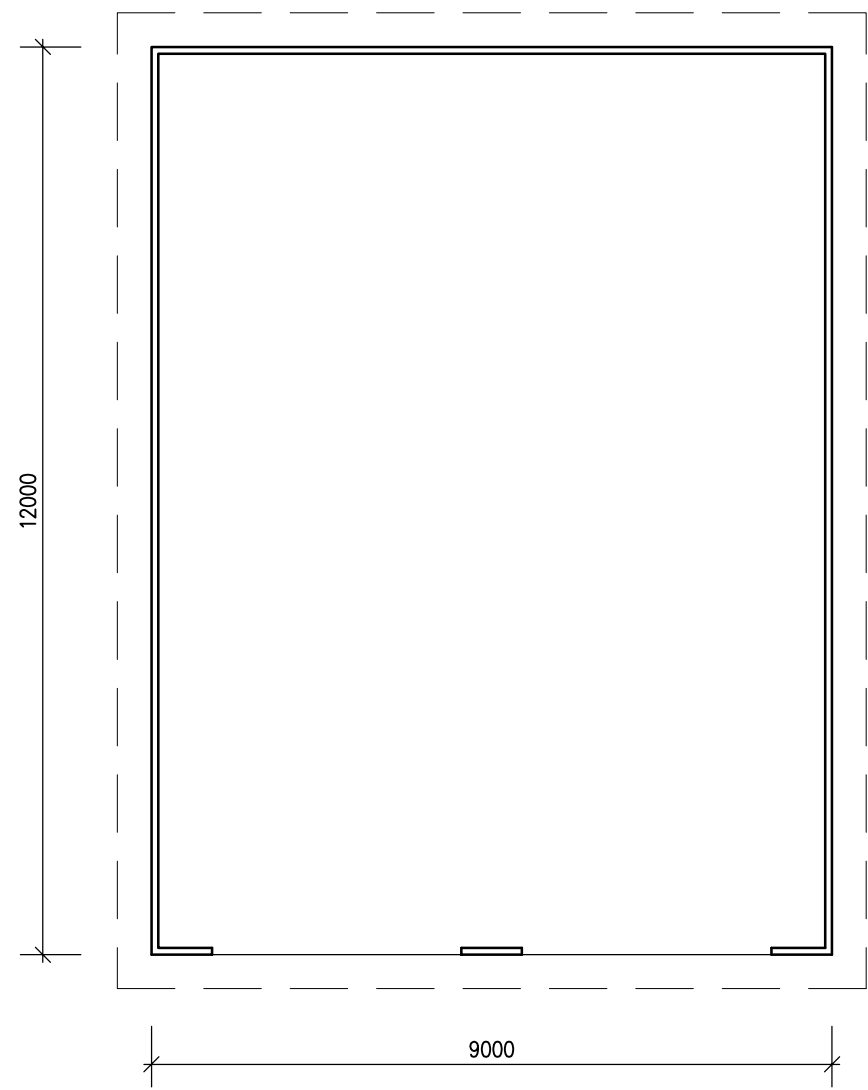
NORTH & SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



FLOOR PLAN

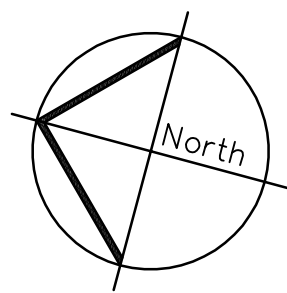


**Latrobe Council**  
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PO Box 1218 Devonport  
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01	PRELIMINARY								
	PLANNING								
02									

Proposed Garage  
49 Shannon Drive  
Port Sorell  
Marie Joan Atkinson  
Floor Plan & Elevations

Project No.:  
1920-27  
Drawn:  
Penton  
Scale at A3:  
1:100

Revision:	Drawing No.:
02	<b>03</b> of 06

## SEARCH OF TORRENS TITLE

VOLUME 104198	FOLIO 36
EDITION 2	DATE OF ISSUE 27-Jul-1999

SEARCH DATE : 25-Feb-2020

SEARCH TIME : 09.40 AM

DESCRIPTION OF LAND

Parish of HARFORD, Land District of DEVON  
Lot 36 on Sealed Plan 104198  
Derivation : Part of Lot 20824 Gtd. to F. SQUIRE.  
Prior CT 100697/1

SCHEDULE 1

C180452 TRANSFER to MARIE JOAN ATKINSON Registered  
27-Jul-1999 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 104198 COVENANTS in Schedule of Easements  
SP 104198 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**Latrobe Council**  
Planning Exhibition Documents  
Planning Administration

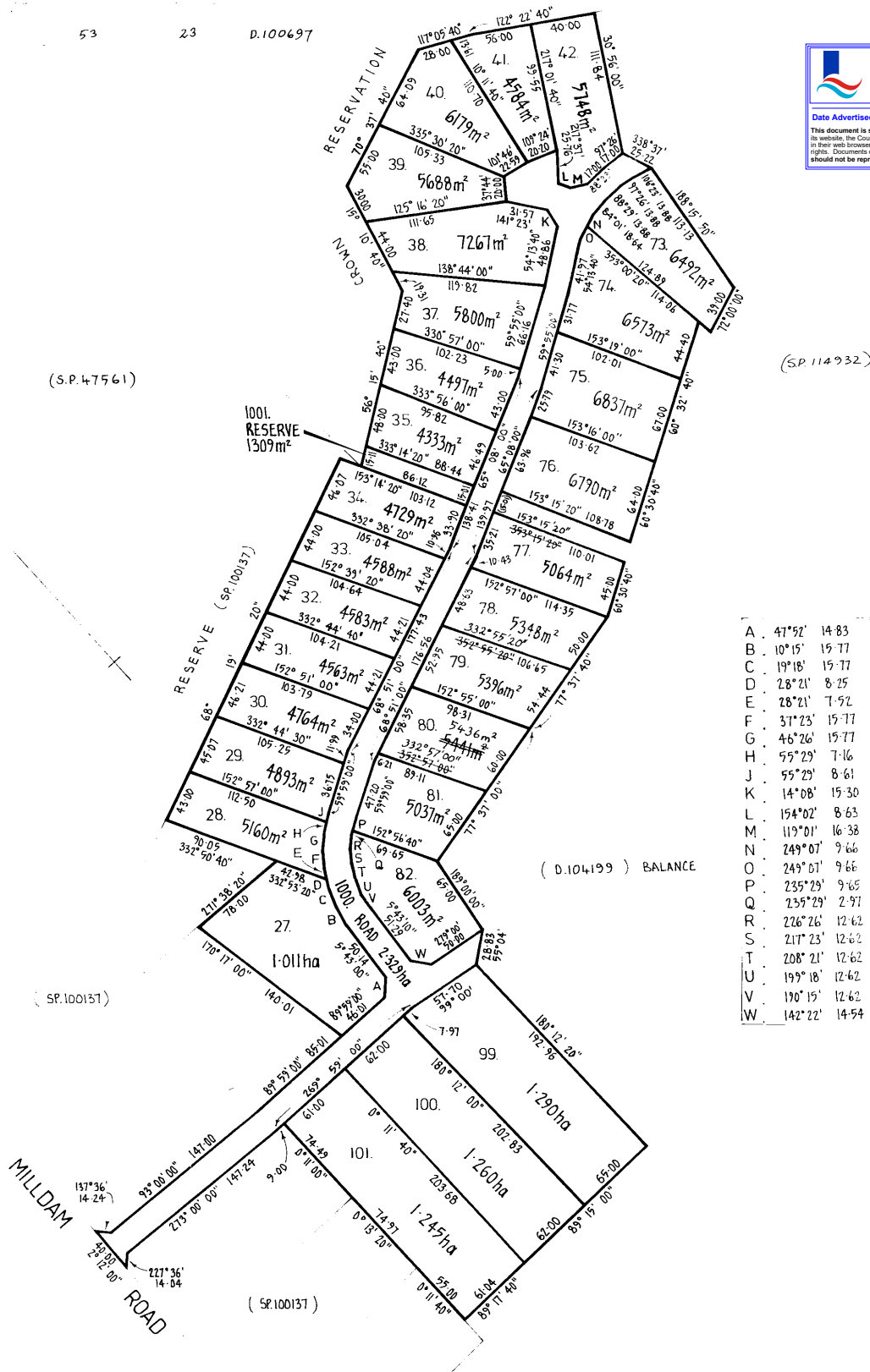
Date Advertised: 29-02-2020 Ref. Number: DA 32-2020

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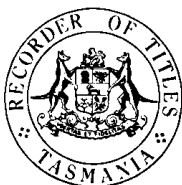
"EARLY ISSUE"

Owner: RUBICON BEACH ESTATE DEVELOPMENTS P/L.	PLAN OF SURVEY by Surveyor: R. W. RANSON of land situated in the	REGISTERED NUMBER <b>104198</b>
Title Reference: C.T.100697-1	LAND DISTRICT OF DEVON PARISH OF HARFORD	Approved Effective from: 23 MAR 1993
Grantee: PART OF LOT 20824, 287A OR 264A, GTD. TO FRANCKLYN SQUIRE	SCALE 1:2500 MEASUREMENTS IN METRES	Recorder of Titles



"EARLY ISSUE"

REGISTERED NUMBER



## SCHEDULE OF EASEMENTS

SP104198

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

### EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

#### 1. **FENCING COVENANT:**

The Owner of each Lot shown on the Plan covenants with the Vendor **RUBICON BEACH ESTATE DEVELOPMENTS PTY. LTD.** that the Vendor shall not be required to fence.

#### **COVENANTS:**

2. The Owner of each Lot on the Plan covenants with the Vendor and the Owners for the time being of every other Lot shown on the Plan to the intent that the burden of this covenant shall run with and bind the Covenantor's Lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other Lot on the Plan to observe the following stipulations:

- (a) Not to erect on such Lot any building other than a single dwelling house and the buildings usually appurtenant thereto. Notwithstanding anything hereinbefore contained or implied the terms of this covenant shall not prevent the Owner for the time being of such Lot from erecting stratum title units on such Lot.



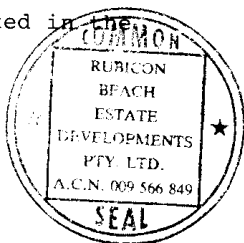


- (b) Not to erect or permit to be erected on such Lot or attach or permit to be attached to any dwelling house or outbuilding erected on such Lot any advertisement, hoarding, bill or poster or any similar erection of an unsightly nature.
  - (c) Not to use the dwelling house or stratum unit for any other purpose than as a private dwelling house/unit and/or the provision of professional services.
  - (d) Not to cut down any green trees or shrubs on the said Lots without first obtaining the approval of the Warden, Councillors and Electors of the Municipality of Latrobe or its successors and not to remove, cut down and carry away any green trees or shrubs on the said Lots such that the cleared remaining area is greater than sixty per centum (60%) of the total area of such Lot provided nevertheless that this covenant shall not hinder or prevent:
    - (i) the removal of such green trees or shrubs as may be necessary to enable a dwelling house and/or normal outbuildings to be erected on such Lot;
    - (ii) the establishment and maintenance of a garden on the said Lot;
    - (iii) the removal of any diseased or dying green trees or shrubs from the Lot.
  - (e) Not to excavate, carry away, or remove or permit or suffer to be excavated, carried away or removed from the said Lot or any part thereof any earth, clay, stone, gravel or sand except such as may be necessary for the purpose of road construction and levelling or filling the said Lot or for the formation of any building to be erected thereon.
3. Notwithstanding anything contained or implied by the Schedule of Easements the Vendor reserves the right to:
- (a) Sell any Lot freed and exempted from any one or more of the stipulations; and



- (b) Modify, waive, alter, release or allow any departure from any of the stipulations in respect to any Lot or portion of any Lot.

THE COMMON SEAL of RUBICON BEACH )  
ESTATE DEVELOPMENTS PTY. LTD. the )  
registered proprietor of the )  
land comprised in Certificate )  
of Title Volume 2384 Folio 1 )  
was hereunto affixed in the )  
presence of: )



.....  
Director

.....  
Director/Secretary

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED ACN 005 357 522 as Mortgagee under Mortgage No. B498797 hereby consents to this Schedule of Easements.

AUSTRALIA AND NEW ZEALAND  
BANKING GROUP LIMITED by  
its Attorney **Owen Lloyd**  
(who hereby certifies that  
he has received no notice  
of revocation of POWER  
OF ATTORNEY NO. **S46529**  
under which this instrument  
is signed) in the presence of:  
Bank Officer, Hobart.

AUSTRALIA AND NEW ZEALAND  
BANKING GROUP LIMITED  
By its Attorney  
.....  
Regional Manager - Retail Banking



	<b>Latrobe Council</b> Planning Exhibition Documents <small>Planning Administration</small>
<small>Date Advertised:</small>	<small>Ref. Number:</small>
29-02-2020	DA 32-2020
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This is the schedule of easements attached to the plan of RUBICON BEACH ESTATE  
(Insert Subdivider's Full Name)  
DEVELOPMENTS PTY. LTD. affecting land in  
CERTIFICATE OF TITLE VOLUME 2384 FOLIO 1  
(Insert Title Reference)  
Sealed by Municipality of Latrobe on 8<sup>th</sup> February 19 93  
Solicitor's Reference DOOLAN AND BROTHERS (DWB)  
Council Clerk/Town Clerk

OS-K 3134