



Latrobe Council

PUBLIC NOTICE

APPLICATION FOR DEVELOPMENT APPROVAL

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

Details about the application – DA 21/2020

Address of the land

**24 Robert Street
LATROBE**

What use or development is
proposed in the application

**Proposed outbuilding with reliance upon
the Performance Criteria under the
General Residential Zone (reduction in
setback).**

Date of notice

15 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
- and include:
the reasons for your representation; and
the address of the land.

Aerial View – DA 21/2020 – 24 Robert Street, Latrobe





Office Use Only	
Application No DA 21/2020	PID 3433733
Property Parcel No 7876.	PF No. 17079.

LATROBE COUNCIL

DEVELOPMENT APPLICATION

Application for Development Permit Under Section 58 and
Discretionary Permit Under Section 57
of the Land Use Planning and Approvals Act 1993

1 Full Name of Applicant(s): eclo designs, chloe overton

Note: An application made by a person other than the owner(s) shall be signed by the owner of the land or include a declaration by the applicant that the applicant has notified the owner about the application.

2 Address of Applicant(s): 4 riverbend drive don

Phone:

Mobile No.: Email:

3 Full Name of Owner(s): Casey Iles

4 Address of Owner(s): 24 Roberts Street Latrobe

Phone:

Mobile No. Email:

5 Present Use of the Land: residential

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

At (Location of property): 24 Roberts Street Latrobe

Certificate of Title reference: 171194/58

7 Estimate of works: 17,000

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

Signed:

Dated: 12, 12, 19

Latrobe Council Planning Exhibition Documents	
Planning Administration	
Date Advertised: 15-02-2020	Ref. Number: DA 21-2020
<small>This document is subject to copyright and is protected by law. In displaying this document on its website, the Council grants website users a non-exclusive licence to reproduce the document in their web browser for the sole purpose of viewing the content. The Council reserves all other rights. Documents displayed on the Council's website are intended for public personal only and should not be reproduced without the consent of the copyright owner.</small>	

SITE PLAN LEGEND & NOTES:

GENERAL NOTES:
DURING CONSTRUCTION SOIL AND WATER IS TO BE APPROPRIATELY MANAGED. THIS INCLUDES THE PROVISION OF SILT FENCING, FILTER SCREENS OR DEDICATED SILT TRAPS TO PREVENT DISCHARGE OF GRAVEL, SOIL OR OTHER DEBRIS TO ANY EXISTING WATER COURSE OR ADJOINING PROPERTY DURING THE CONSTRUCTION PROCESS.

EXCAVATION:
ALLOW FOR BULK EXCAVATION WHERE REQUIRED AND ALL EXCAVATION, FILLING, BACK FILLING AND CONSOLIDATION REQUIRED FOR THE FOOTINGS AND SLAB, RETAIN ALL ACCESS AND SERVICES INDICATED. MAKE GOOD.

SETTING OUT:
THE CLIENT IS RESPONSIBLE FOR VERIFYING THE BOUNDARY PEGS ARE IN THE CORRECT LOCATION, MARKED AND CLEARLY VISIBLE FOR THE BUILDER. THE BUILDER SHALL ACCURATELY SET-OUT THE WORKS AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORKS. AND SHALL MAKE GOOD AT HIS OWN EXPENSE ANY ERRORS ARISING FROM INACCURACIES OF THE SETOUT.

PROTECTION WORK:
(SECTION 121 OF THE BUILDING ACT) IF EXCAVATION IS TO A LEVEL BELOW THAT OF THE ADJOINING OWNER'S FOOTINGS, ALONG THE TITLE BOUNDARY OR WITHIN 3 METRES OF A BUILDING BELONGING TO AN ADJOINING OWNER, THE BUILDER MUST (AS A MINIMUM) PROVIDE AND MAINTAIN A GUARD TO SUPERVISE THE EXCAVATION. ADJOINING OWNER TO BE NOTIFIED USING FORM 6 (BUILDING AND PROTECTION WORK NOTICE) BY THE BUILDING SURVEYOR.

DRIVEWAY:
EXPOSED AGGREGATE 120mm THICK 25MPa CONCRETE WITH SAW CUTS AT 4000mm CRS, 24 HOURS AFTER POURING. AGGREGATE STYLE AND FINISH TO BE CONFIRMED BY OWNER

SITE SERVICES:

ELECTRICITY, GAS, TELEPHONE, WATER, STORMWATER & SEWER SERVICE LOCATIONS ARE TO BE DETERMINED ON SITE & CONNECTED AS PER LOCAL AUTHORITY REQUIREMENTS.

NOTE: SITE TO BE LEVELED FLAT BY BUILDER PRIOR TO CONSTRUCTION SHED TO BE 200 ABOVE GROUND LEVEL



Latrobe Council

Planning Exhibition Documents

Planning Administration

Date Advertised: 15-02-2020

Ref. Number: DA 21-2020

This document is subject to copyright and is protected by law. In displaying this document on its website, the Council grants website users, a non-exclusive licence to reproduce the document in their web browser for the sole purpose of viewing the content. The Council reserves all other rights. Documents displayed on the Council's website are intended for public personal only and should not be reproduced without the consent of the copyright owner.



Site Plan
Scale: 1 : 200



eclo.designs@outlook.com
0419387746

REV	DATE	DESCRIPTION

CLIENT
Casey Iles

PROJECT NO.
19029

PROJECT NAME
New Shed

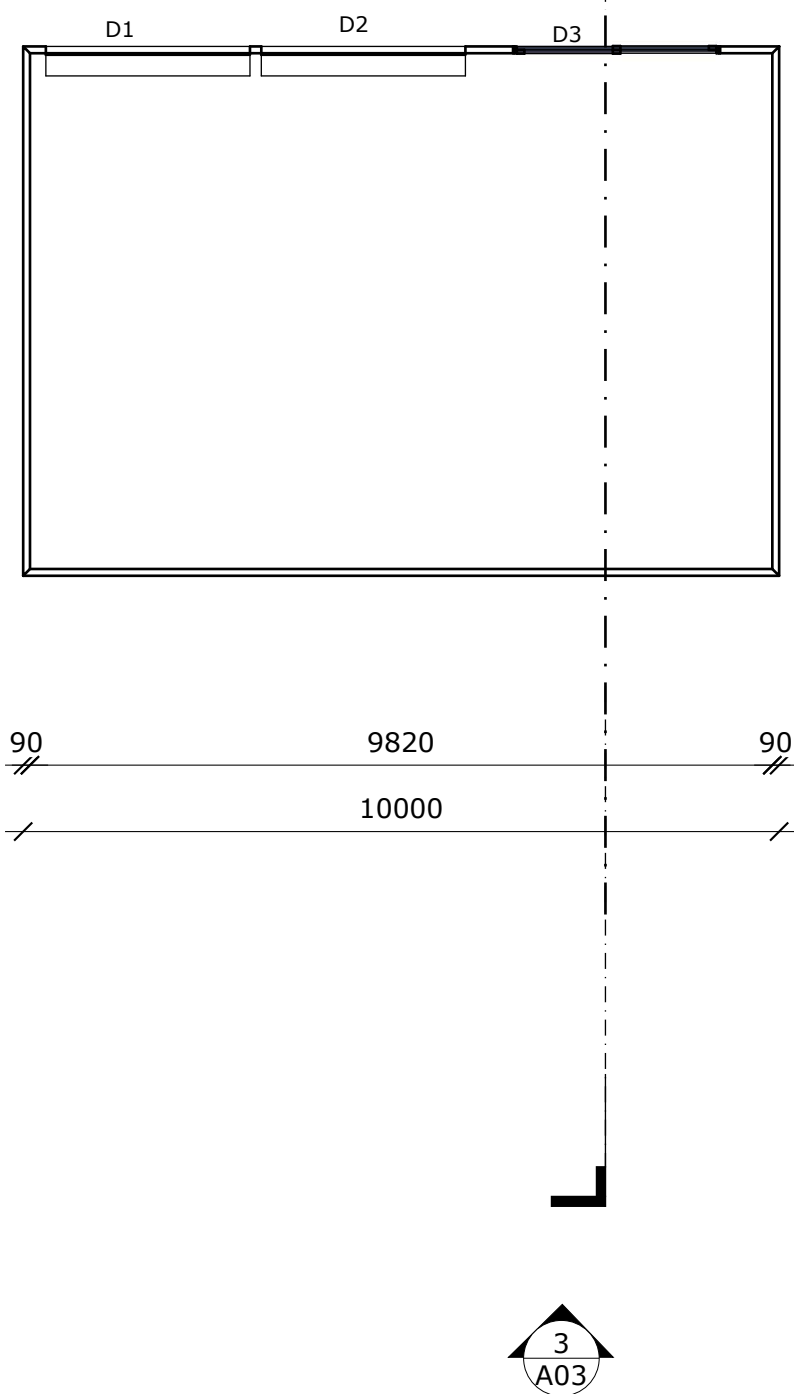
PROJECT ADDRESS
**24 Roberts Street
Latrobe**

DRAWN C.O	ACCREDITATION CC6669
DOCUMENT DATE 12/12/2019	PAPER SIZE A3

DRAWING TITLE
Site Plan

DOCUMENT PHASE
Concept Design

A01





DESIGNS



eclo.designs@outlook.com

0419387746

REV	DATE	DESCRIPTION

CLIENT

Casey Iles

PROJECT NO.

19029

PROJECT NAME

New Shed

PROJECT ADDRESS

24 Roberts Street

Latrobe

DRAWN

C.O

ACCREDITATION

CC6669

DOCUMENT DATE

12/12/2019

PAPER SIZE

A3

DRAWING TITLE

Floor Plan

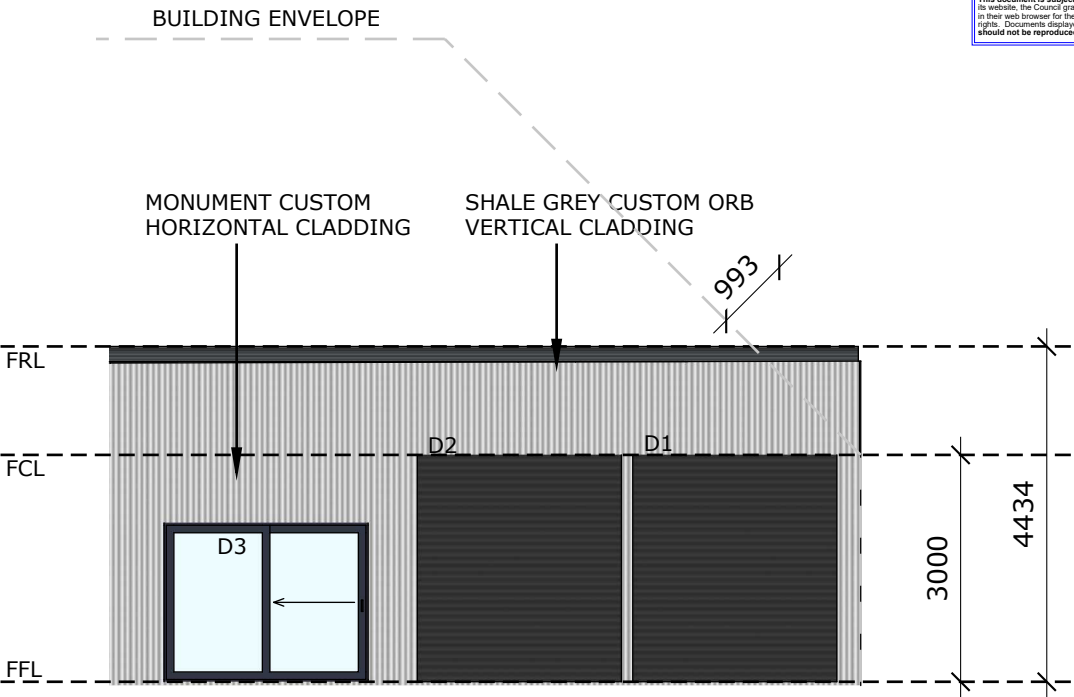
DOCUMENT PHASE

Concept Design

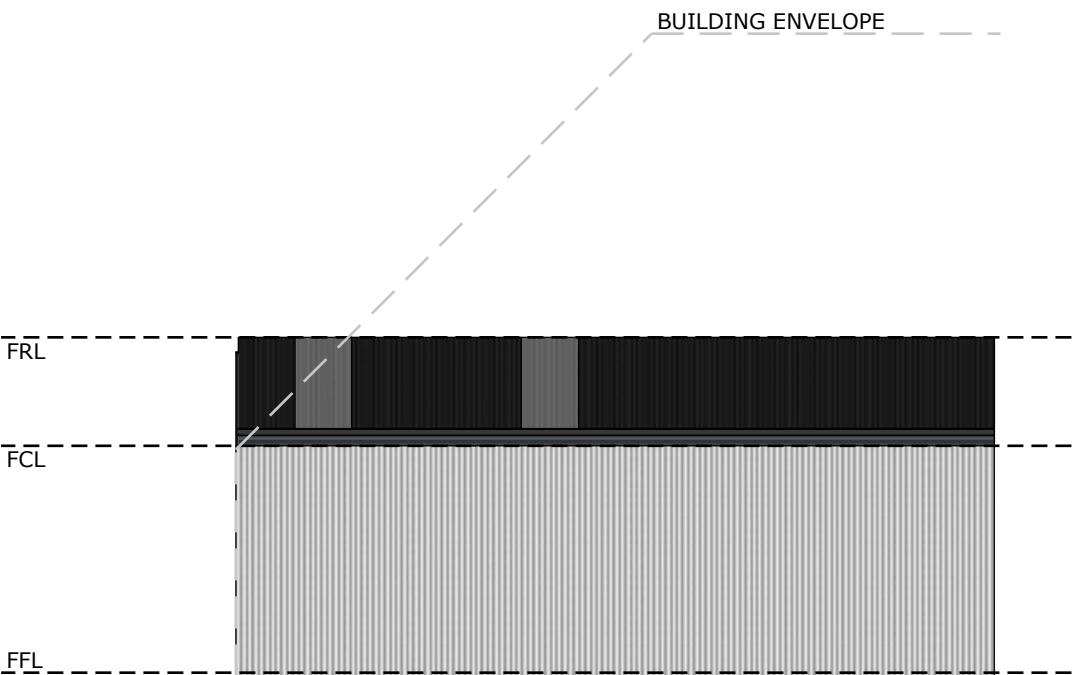
A02

Floor Plan

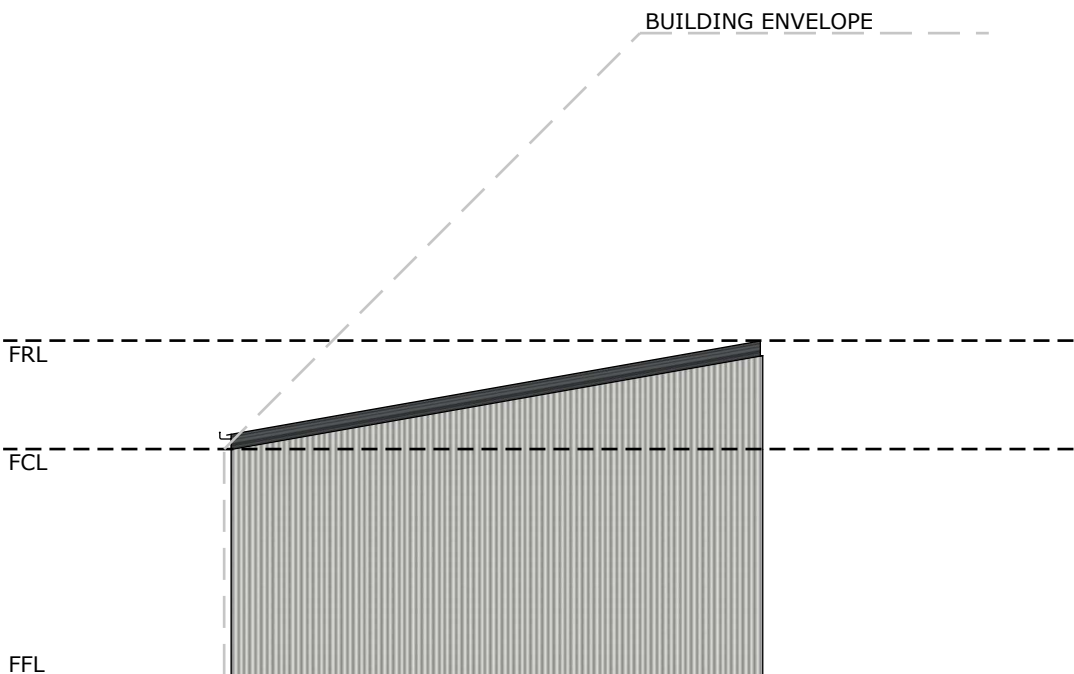
Scale: 1 : 100



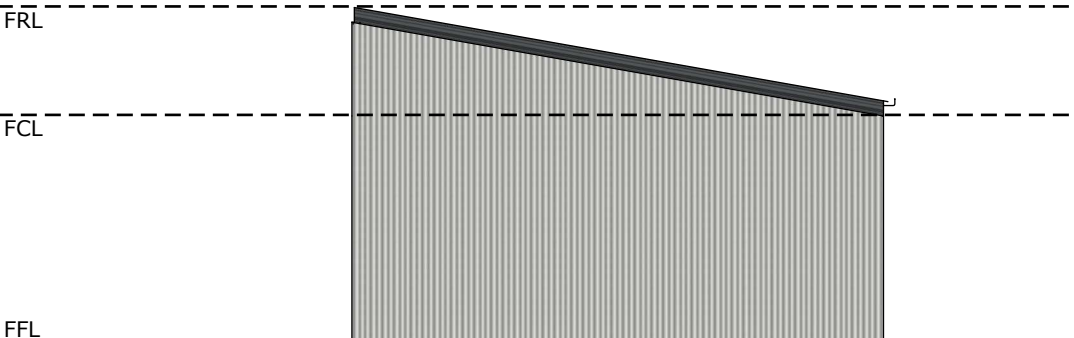
1 North Elevation
Scale: 1 : 100



3 South Elevation
Scale: 1 : 100







2 East Elevation
Scale: 1 : 100



4 West Elevation
Scale: 1 : 100

DESIGNS



eclo.designs@outlook.com

0419387746

REV	DATE	DESCRIPTION

CLIENT
Casey Iles

PROJECT NO.
19029

PROJECT NAME
New Shed

PROJECT ADDRESS
**24 Roberts Street
Latrobe**

DRAWN
C.O

ACCREDITATION
CC6669

DOCUMENT DATE
12/12/2019

PAPER SIZE
A3

DRAWING TITLE
Elevations

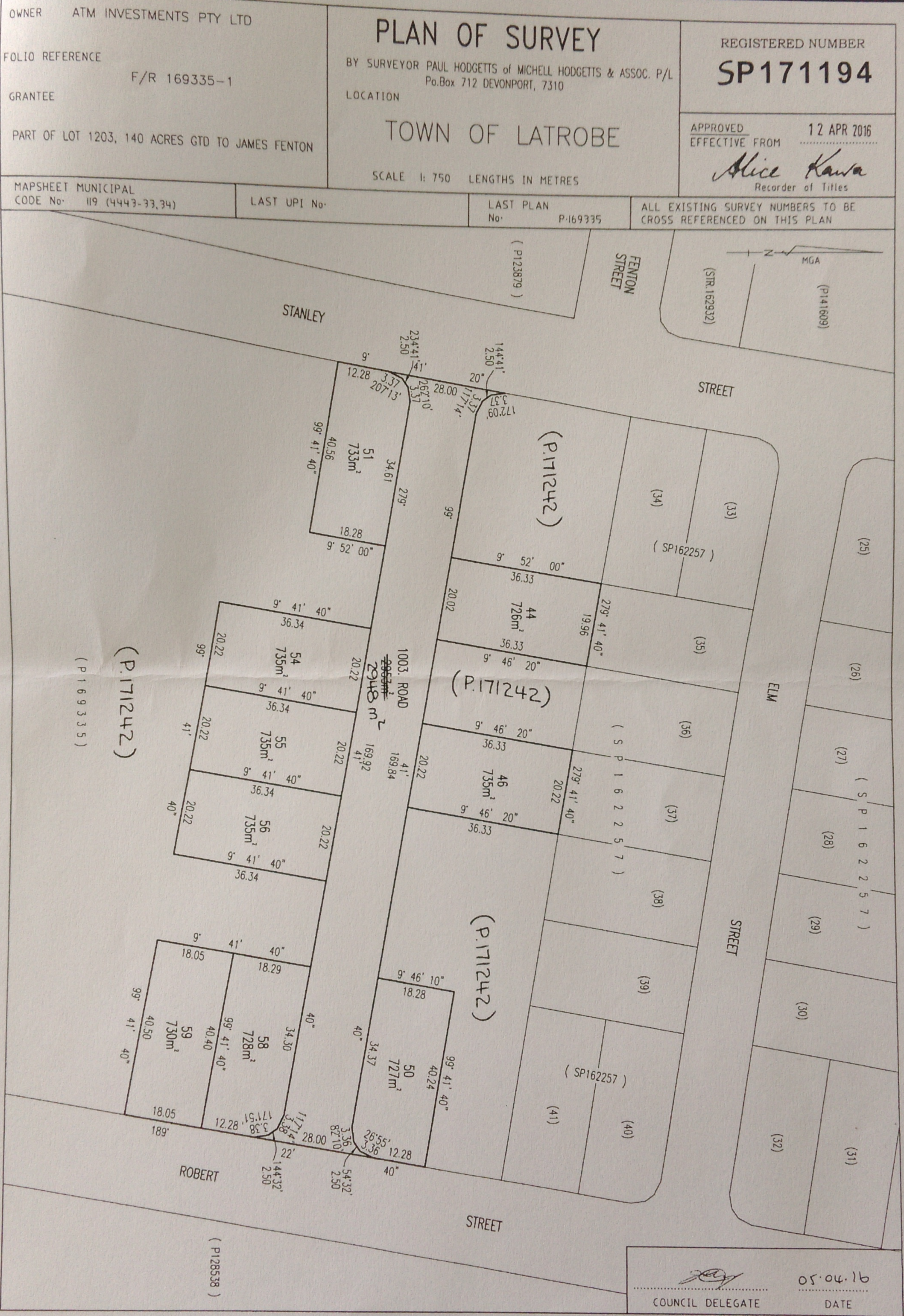
DOCUMENT PHASE
Concept Design

A03

the list

FOLIO PLAN
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
171194	58
EDITION	DATE OF ISSUE
1	12-Apr-2016

SEARCH DATE : 08-Jun-2016
SEARCH TIME : 11.15 AM

DESCRIPTION OF LAND

Town of LATROBE
Lot 58 on Sealed Plan 171194
Derivation : Part of Lot 1203, 140 Acres Gtd. to James Fenton
Prior CT 169335/1

SCHEDULE 1

C600299 TRANSFER to ATM INVESTMENTS PTY LTD Registered
18-Oct-2010 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP171194 COVENANTS in Schedule of Easements
SP171194 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations