



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 33/2020

Address of the land

**25 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 (reduction in
setback and stormwater management).**

Date of notice

29 February 2020

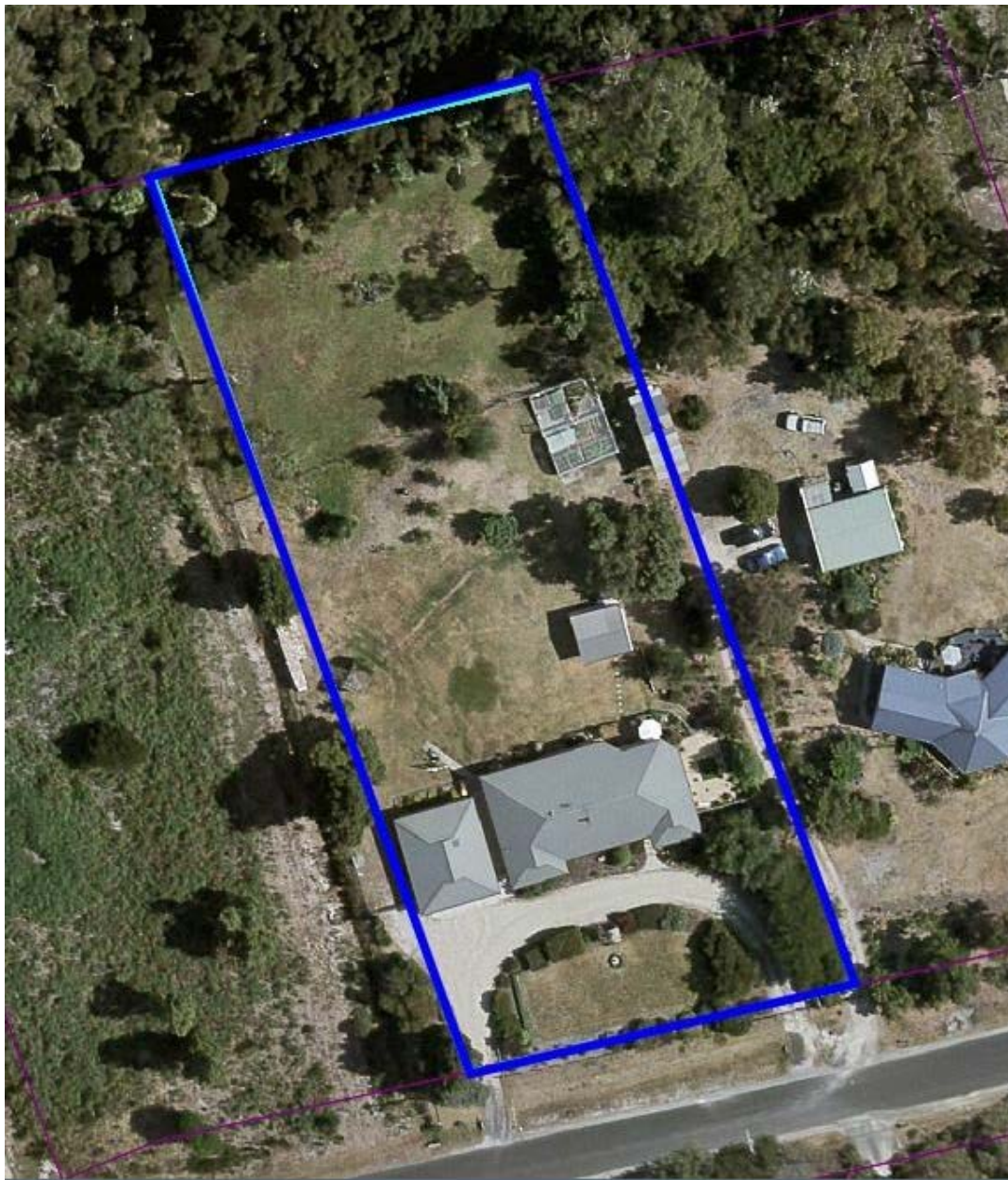
The application and supporting documents are open for public inspection at the Council Offices, 170 Gilbert Street, Latrobe during the following office hours:-
Monday to Friday, 8.00 a.m to 4.30 p.m.

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

Aerial View – DA 33-2020 – 25 Shannon Drive, Port Sorell





Office Use Only	
Application No 33/2020	PID 1863706
Property Parcel No 37	11178

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): MR + MRS JOHN + KRISTINE CRAWFORD.
- 2 Postal Address of Applicant(s): 25 SHANNON DR.
PORT SORELL Phone: Mobile No: Email:
- 3 Full Name of Owner(s): JOHN + KRISTINE CRAWFORD
- 4 Postal Address of Owner(s): AS ABOVE Phone: Mobile No: Email:
- 5 Present Use of the Land: RESIDENTIAL
- 6 Proposed Use and/or Development (subject of this application): TO ERECT
1X DOUBLE GARAGE
- At (Location of property): 25 SHANNON DR
PORT SORELL 7307
- Certificate/s of Title reference: 31/104198
- 7 Estimate of works: \$15,000
- 8 Supporting Details: A CHECK LIST IS PROVIDED ON THE NEXT PAGE AND MUST BE ACKNOWLEDGED AND SIGNED BY THE APPLICANT.

Signed: John Crawford

Dated: 18/2/1951

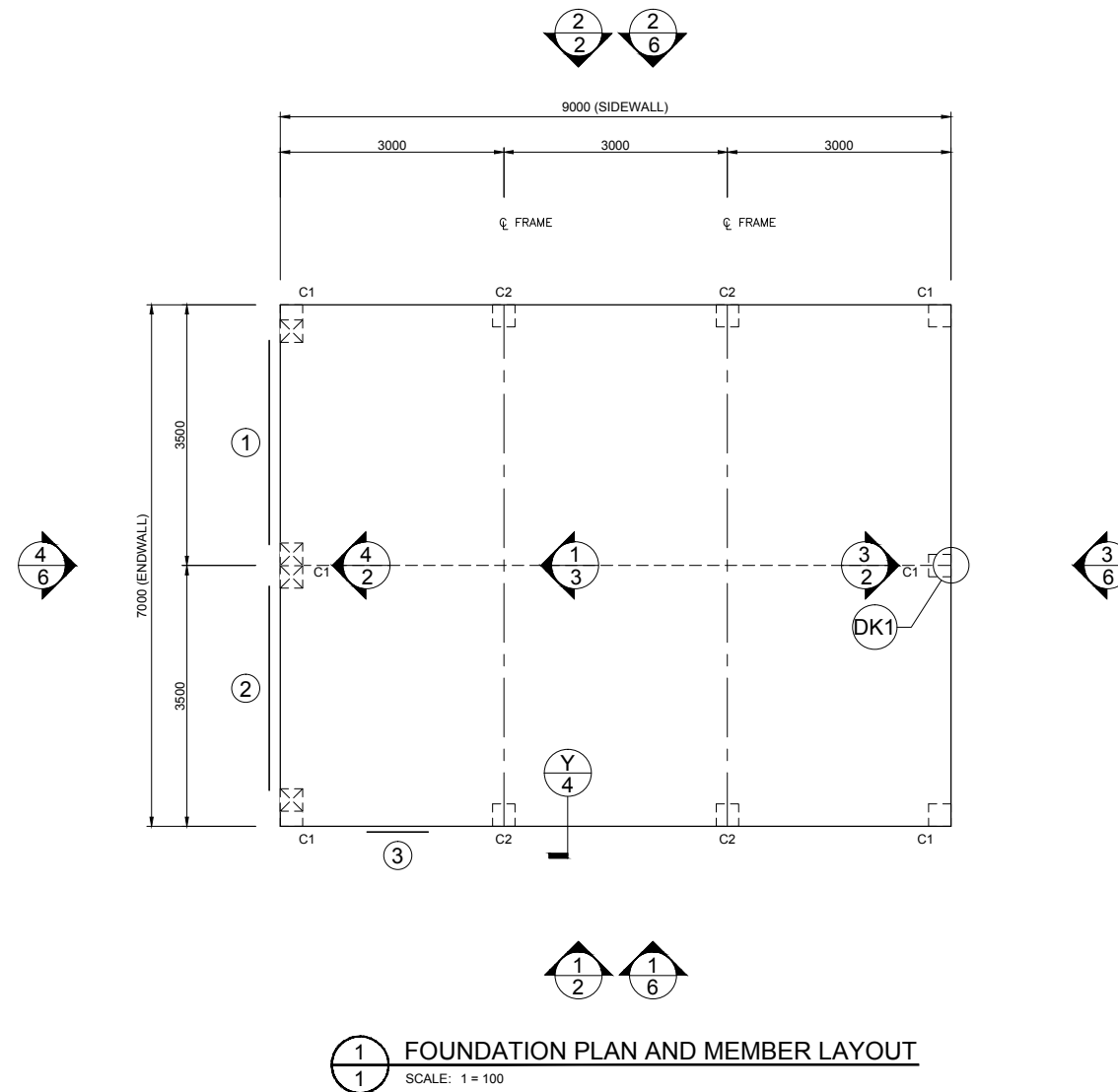


A	ORIENTATION OF
REV. No.	

JOHN LEONARD
DRAFTING SERVICE

4 ARDEN AVENUE
DEVONPORT
TEL/FAX (03) 6424 2114

IF IN DOUBT, ASK.







1 FOUNDATION PLAN AND MEMBER LAYOUT

SCALE: 1 = 100

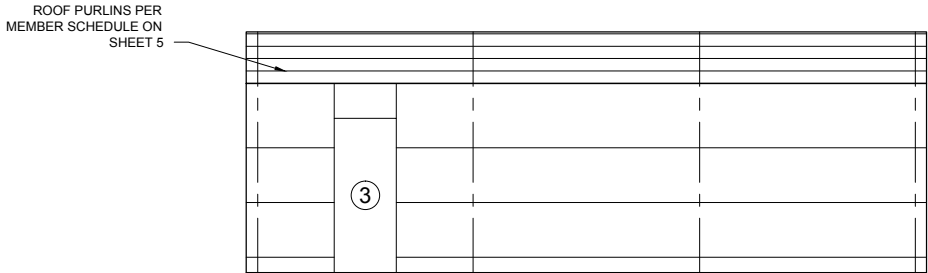
C1	C15012
C2	C15015

↗ - INDICATES ROLLER DOOR COLUMNS

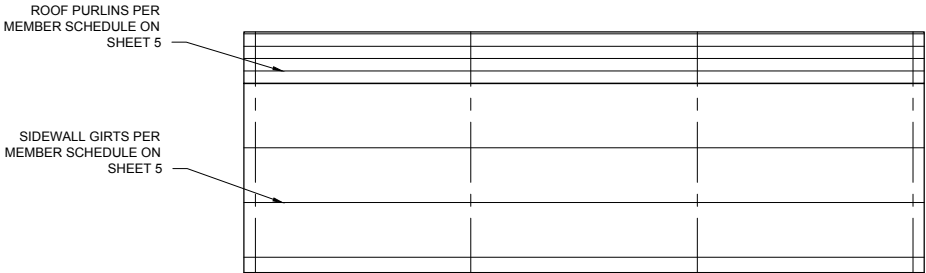
SHEET 1 OF 7	JOB NO. DEPT16892	NCC 2019	DATE 13/2/2020	CHECKED TM	DRAWN FDS	STEEL BUILDING BY FOR AT	(CONTACT) DBS SHEDS PTY LTD 03 6424 6664 GREG MARSHALL 25 SHANNON DRIVE SQUEAKING POINT	 	 Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56	Mr Timothy Roy Messer BE MIEAust RPEQ Registered Professional Engineer 2558980 Signature 
							Date 13/2/2020			Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED ON SITE.

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1 SIDEWALL EXTERIOR ELEVATION
2 SCALE: 1 = 100



2 SIDEWALL EXTERIOR ELEVATION
2 SCALE: 1 = 100



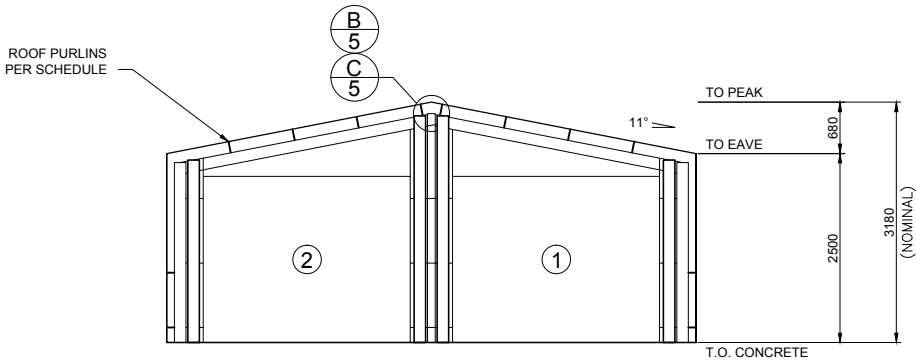
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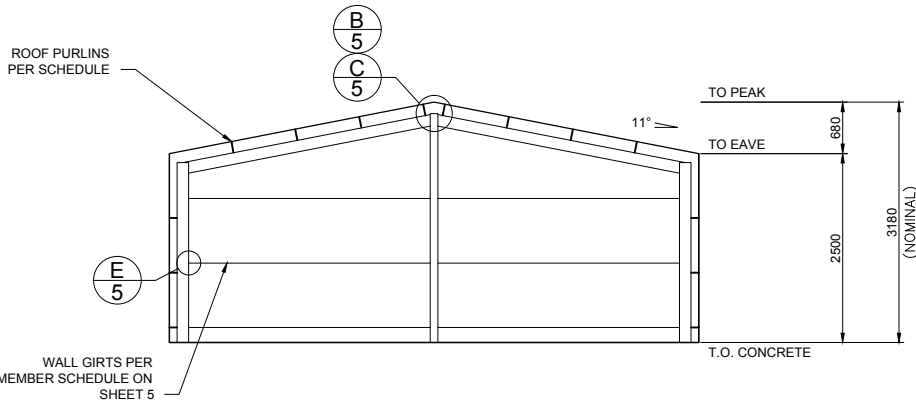
Date Advised: 29-02-2020

Ref. Number: DA 33-2020

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4 ENDWALL INTERIOR ELEVATION
2 SCALE: 1 = 100



3 ENDWALL INTERIOR ELEVATION
2 SCALE: 1 = 100

DIAGONAL X BRACING NOT REQUIRED IN THIS BUILDING.
CLADDING DIAPHRAGM SUFFICIENT.

2 OF 7	SHEET	JOB NO. DEPT 16892	DATE 13/2/2020	CHECKED TM	DRAWN FDS	STEEL BUILDING BY	(CONTACT)	DBS SHEDS PTY LTD 03 6424 6664 GREG MARSHALL 25 SHANNON DRIVE SQUEAKING POINT			 <div>Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56</div>	Mr Timothy Roy Messer BE MIEAust RPEQ Registered Professional Engineer 2558980 Signature  Date 13/2/2020 Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register
		NCC 2019				FOR AT		Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS				Regn. No. 2558980 Regn. No. 9985 Regn. No. 116373ES Regn. No. EC36692 Regn. No. CC5648M

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
104198		31
EDITION	DATE OF ISSUE	
5	15-Nov-2007	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.



DESCRIPTION OF LAND

Parish of HARFORD, Land District of DEVON
Lot 31 on Sealed Plan 104198
Derivation : Part of Lot 20824 Gtd. to F. SQUIRE.
Prior CT 100697/1

SCHEDULE 1

C781207 TRANSFER to JOHN EDWARD CRAWFORD and KRISTINE
MARGARET CRAWFORD Registered 15-Nov-2007 at 12.01 PM

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



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Date Advertised: 29-02-2020 Ref. Number: DA 33-2020

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(S.P 47561)

1001.
RESERVE
1309m²

RESERVE (SP 100137)

(D.104199) BALANCE

SP.100137)

MILLDAM

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"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 shown 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 shown 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 shown on the plan is indicated by arrows.

1. FENCING COVENANT:

The Owner of each Lot shown on the Plan covenants with the Vendor RUBICON HEACH 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 creating 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.

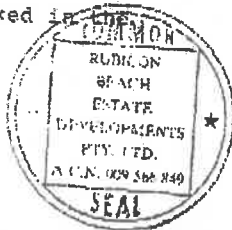
3. Notwithstanding anything contained or implied by the Schedule of Easements the Vendor reserves the right to:

(a) Sell any Lot freed and exempted from any one or more of the stipulations; and

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- (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. R498797 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. 544-524
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

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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 8th February 1993
 Solicitor's Reference DOOLAN AND BROTHERS (DWB)
 Council Clerk/Town Clerk