

**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 – L-DA027/2024**

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Address of the land

**141 Shannon Drive  
PORT SORELL**

What use or development is  
proposed in the application

**Residential – proposed  
OUTBUILDING EXTENSION**

Date of notice

**27 March 2024**

The application and supporting documents are open for public inspection on Council's website at [www.latrobe.tas.gov.au](http://www.latrobe.tas.gov.au) or 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 – L-DA027/2024 141 Shannon Drive, Port Sorell



Office Use Only	
Application No <b>L-DA027/2024</b>	PID
Property Parcel No	PF No.

# 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): **Andrew David Jones**

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): **141 Shannon Drive**  
**Squeaking Point** Phone:

Mobile No.: Email:

3 Full Name of Owner(s): **Andrew David Jones Michelle Sharon Jones**

4 Address of Owner(s): **141 Shannon Drive**  
**Squeaking Point** Phone:

Mobile No.: Email:

5 Present Use of the Land: **Residential**

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

At (Location of property): **As above**

RECEIVED

14 MAR 2024

Certificate of Title reference: **SP 114932** Document No:

7 Estimate of works: **\$ 20,000** Application No: (BA/DAPA only)

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

Signed: *ce/ms*

Dated: **14/03/2024**



LEGEND  
PAGE 1# COVER PAGE  
PAGE 2# SITE PLAN  
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COUNCIL – LATROBE COUNCIL  
ZONE – RURAL LIVING  
CODE – BUSHFIRE PRONE AREA  
LANDSLIDE BAND – NIL

TITLE REF. = 114932/60

ALPINE AREA – N/A LESS THAN 900m AHD

CORROSION ENVIRONMENT – SEVERE

OTHER HAZARDS – N/A

CONFIRM ALL DIMENSIONS AND SERVICES ON SITE PRIOR  
TO COMMENCEMENT OF WORKS

IF IN ANY DOUBT ABOUT BEARING AND BOUNDARIES  
THEN THESE MUST BE CONFIRMED ONSITE BY A  
SURVEYOR PRIOR TO SETOUT

ENSURE DRAWINGS USED ONSITE ARE STAMPED  
'APPROVED' PLANS BY BUILDING SURVEYOR AND PERMIT  
AUTHORITY

IF ANY DISCREPANCIES, APPARENT ERROR, ANOMALY OR  
AMBIGUITY WITHIN THE DOCUMENTATION IS FOUND, THE  
DESIGNER IS TO BE CONTACTED PRIOR TO ANY MORE  
CONSTRUCTION CONTINUING.

ENSURE THAT DRAWINGS ARE NOT SCALED AND THAT  
THE NOTED DIMENSIONS ARE USED FOR ACCURACY. IF IN  
ANY DOUBT CONTACT DESIGNER

# PROPOSED SHED EXTENSIONS FOR A AND M JONES AT 141 SHANNON DRIVE PORT SORELL 7307

REVISION NUMBER	DATE
REVISION 1	08 / 02 / 2024
REVISION 2	12 / 02 / 2024
REVISION 3	09 / 03 / 2024

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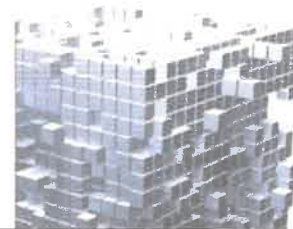
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**Latrobe Council**  
Planning Exhibition Documents  
Planning Administration

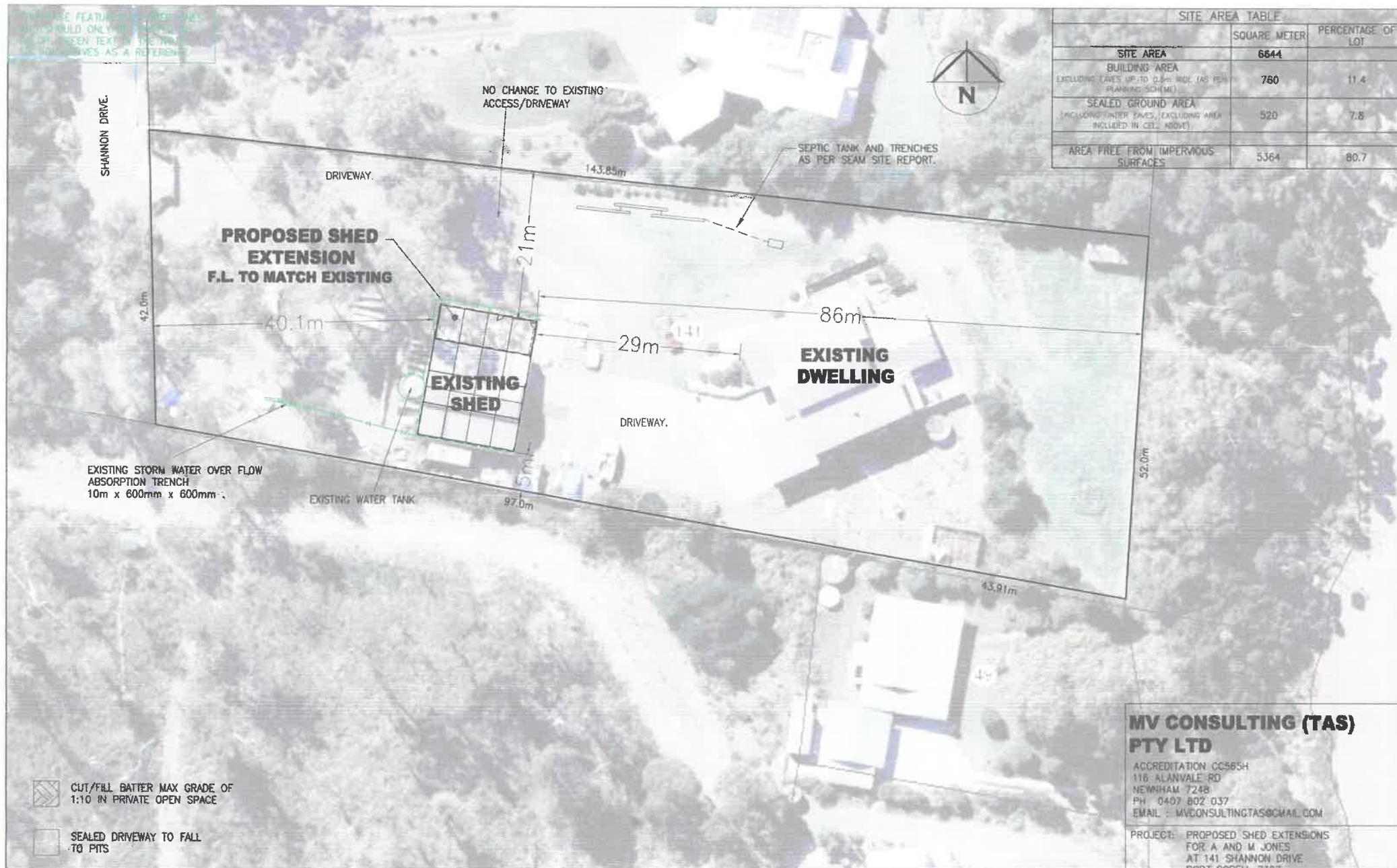
Date Advertised: 27/03/2024    Ref. Number: L-DA027/2024

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FOR ALL YOUR DESIGN, DRAFTING  
AND ENGINEERING NEEDS  
ACCREDITATION CC565H  
MEINDERT VAN DER MOLEN  
116 ALANVALE RD  
NEWMHAM 7248  
PH 0407 802 037  
EMAIL : MVCONSULTINGTAS@GMAIL.COM

THIN LINE FEATURES (E.G. DRIVE LINES) SHOULD ONLY BE PLACED IN OR OF GREEN TEXT IN THE NAME TO INDICATES AS A REFERENCE



CUT/FILL BATTER MAX GRADE OF 1:10 IN PRIVATE OPEN SPACE

SEALED DRIVEWAY TO FALL TO PITS

PRIVATE OPEN SPACE 6x4m

## SITE PLAN

© MEINDERT VAN DER MOLEN 2024

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REVISION NUMBER	DATE
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REVISION 3	09 / 03 / 2024

### MV CONSULTING (TAS) PTY LTD

ACCREDITATION CC565H  
116 ALANVALE RD  
NEWNHAM T248  
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EMAIL : MVECONSULTINGTAS@GMAIL.COM

PROJECT: PROPOSED SHED EXTENSIONS  
FOR A AND M JONES  
AT 141 SHANNON DRIVE  
PORT SORELL 7307

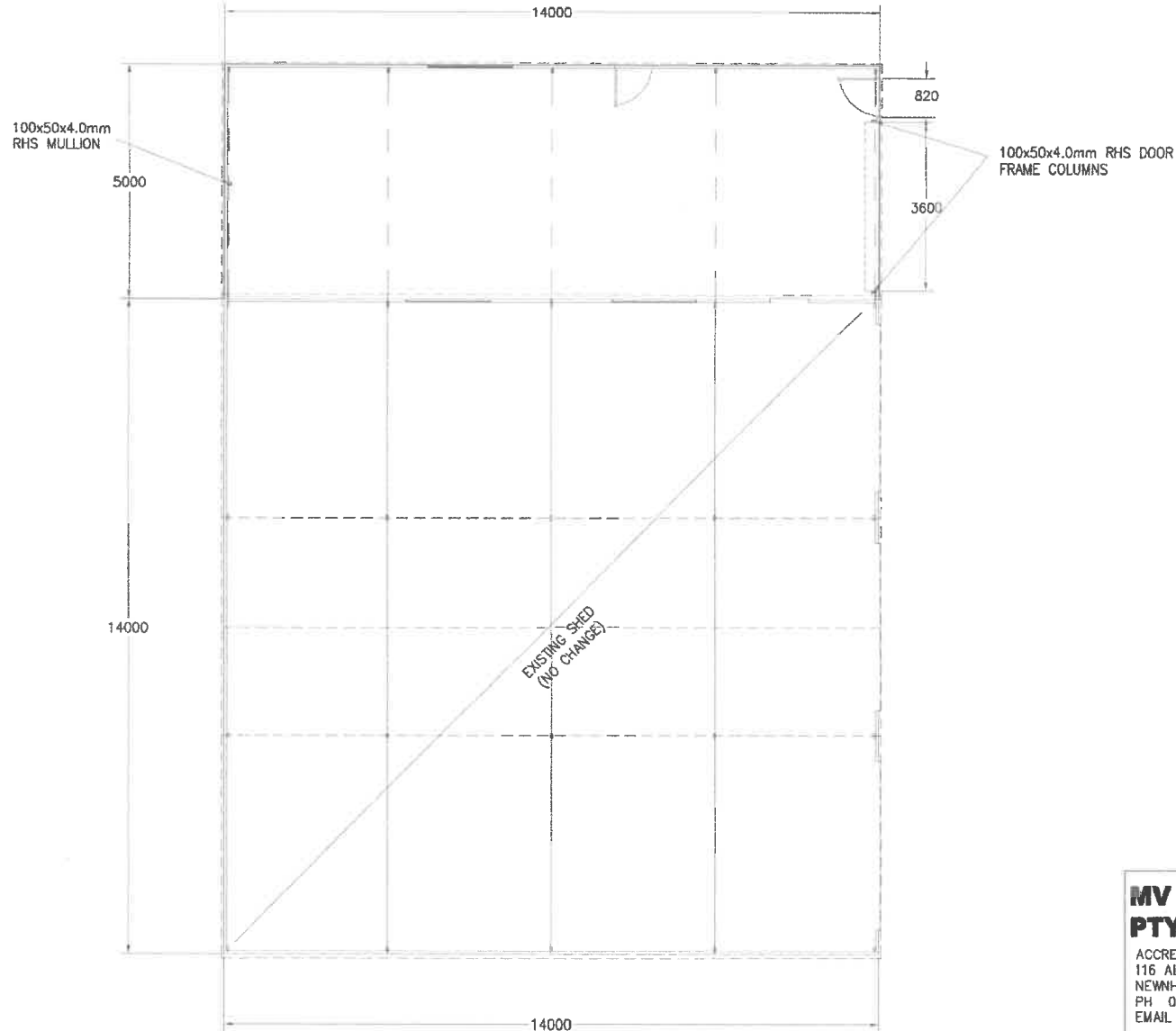
DRAWING: SITE PLAN

DESIGNED: M. v. d. M.  
DRAWN: B. v. Z.

SCALE: 1:500.

APPROVED.  
DATE: 09 / 03 / 24

DRAWING No.:  
A3. JON0224 - 2/10



AREA TABLE		
	SQUARE METER	BUILDING SQUARES
EXISTING SHED AREA	196.0	21.1
PROPOSED SHED AREA	70.0	7.5
TOTAL AREA	266.0	28.6

**FLOOR PLAN**  
EXISTING DIMENSIONS TO BE CONFIRMED ONSITE

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116 ALANVALE RD  
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PROJECT: PROPOSED SHED EXTENSIONS  
FOR A AND M JONES  
AT 141 SHANNON DRIVE  
PORT SORELL 7307

DRAWING: FLOOR PLAN

DESIGNED: M. v. d. M.

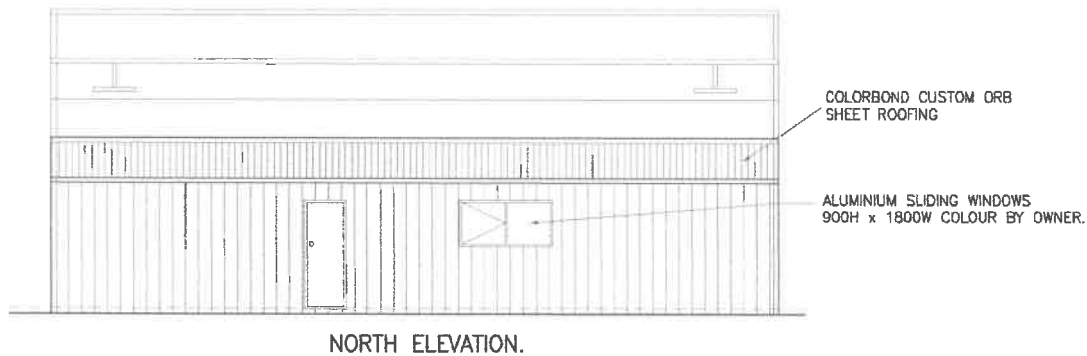
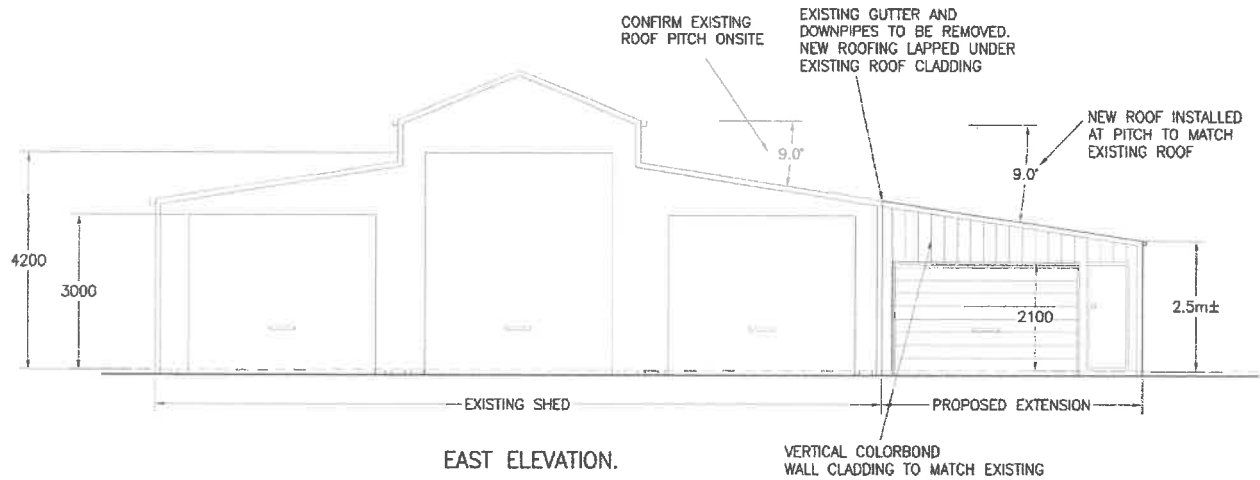
DRAWN: B. v. Z.

SCALE: 1:100.

APPROVED.

DATE: 09 / 03 / 24

DRAWING No.: JON0224 – 3/10



REVISION	NUMBER	DATE
REVISION 1		08 / 03 / 2024
REVISION 2		12 / 07 / 2024
REVISION 3		09 / 03 / 2024

**MV CONSULTING (TAS)**  
**PTY LTD**

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 116 ALANVALE RD  
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 PORT SORELL 7307

DRAWING: ELEVATIONS

DESIGNED: M. v. d. M.  
 DRAWN: B. v. Z.

APPROVED.  
 DATE: 09 / 03 / 24

SCALE: 1:100.

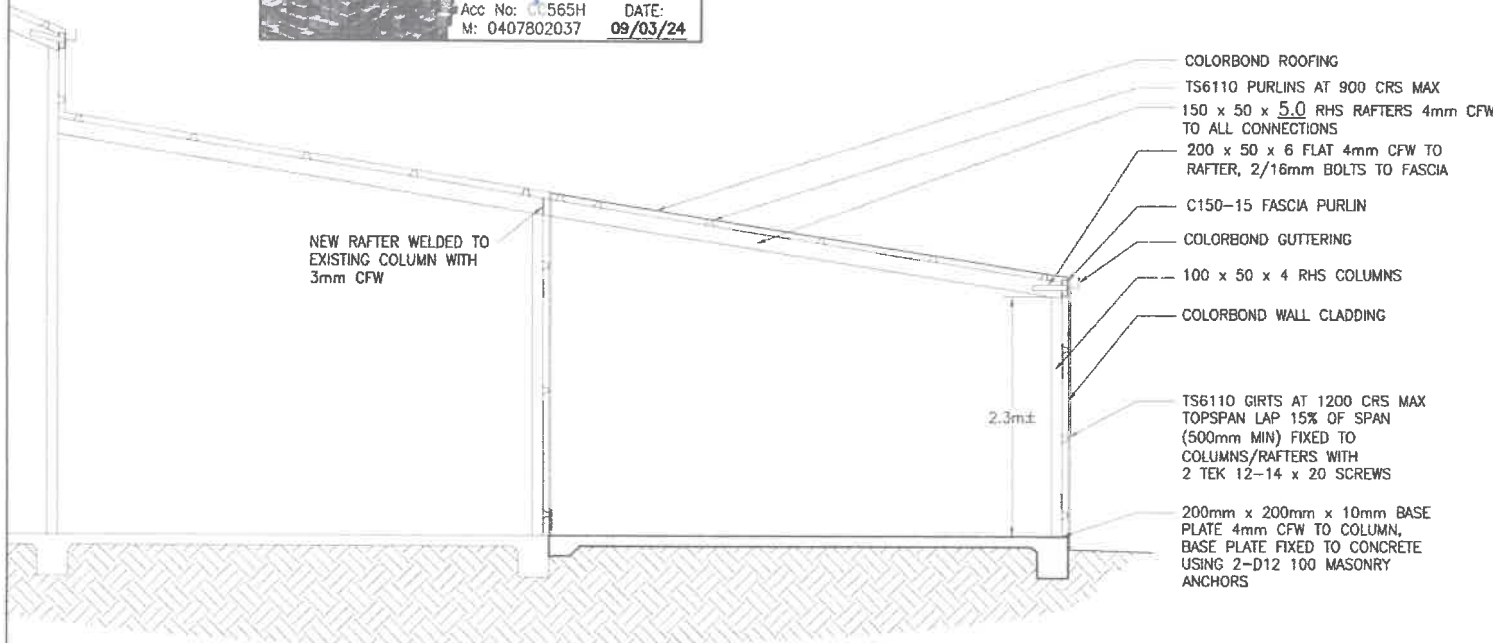
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(C)

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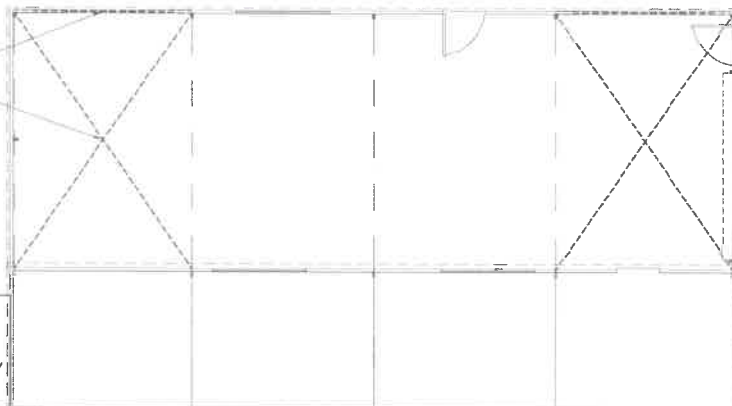
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TYPICAL INTERNAL PORTAL FRAME.

30x0.8mm TENSIONED STRAP BRACING TO WALL AND ROOF PORTAL AT EACH END OF SHED.



BRACING PLAN

ROOF CLADDING TO COMPLY WITH NCC PART 7.3-7.5

GUTTERS AND DOWNPIPES INSTALLED AS PER NCC PART 7.4

GUTTER MUST BE INSTALLED WITH A FALL NOT LESS THAN

- 1:500 FOR EAVES GUTTERS, UNLESS FIXED TO METAL FASCIA

WHERE HIGH FRONTED GUTTERS ARE INSTALLED, PROVISION MUST BE MADE TO AVOID ANY OVERFLOW BACK INTO THE ROOF OR BUILDING STRUCTURE BY INCORPORATING OVERFLOW MEASURES OR THE LIKE

DOWNPIPES MUST--

(A)NOT SERVE MORE THAN 12' M OF GUTTER LENGTH FOR EACH DOWPIPE; AND

(B)BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS; AND

(C)BE SELECTED IN ACCORDANCE WITH THE APPROPRIATE EAVES GUTTER SECTION AS SHOWN IN TABLE 7.4.3A, TABLE 7.4.3B AND TABLE 7.4.3C

FOR ROOF CATCHMENTS UP TO 5050/M PER DOWNPIPE, MEDIUM RECTANGULAR GUTTERS OR 115MM 'D' GUTTERS MAY BE USED WITH 90MM DOWNPIPES

EAVE AND GUTTER OVERFLOW MEASURE TO BE INSTALLED FOR 1% ANNUAL EXCEEDANCE PROBABILITY

BOX GUTTERS AS PER AS3500.3

7.4.6 ACCEPTABLE CONTINUOUS OVERFLOW MEASURE

(1) FOR A FRONT FACE SLOTTED GUTTER WITH--

A MINIMUM SLOT OPENING AREA OF 1200 MM<sup>2</sup> (A) PER METRE OF GUTTER; AND

(a) THE LOWER EDGE OF THE SLOTS INSTALLED A MINIMUM OF 25 MM BELOW THE TOP OF THE FASCIA,

THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 0.5 L/S/M, CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6A.

(2) FOR A CONTROLLED BACK GAP WITH--

(a) A PERMANENT MINIMUM 10 MM SPACER INSTALLED BETWEEN THE GUTTER BACK AND THE FASCIA; AND

(b) ONE SPACER PER BRACKET, WITH THE SPACER NOT MORE THAN 50 MM WIDE; AND

(c) THE BACK OF THE GUTTER INSTALLED A MINIMUM OF 10 MM BELOW THE TOP OF THE FASCIA,

THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 1.5 L/S/M, CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6B.

(3) FOR THE CONTROLLED BACK GAP OPTION, THE SPACER CAN BE A PROPRIETARY CLIP OR BRACKET THAT PROVIDES THE REQUIRED OFFSET OF

THE GUTTER FROM THE FASCIA.

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PROJECT: PROPOSED SHED EXTENSIONS  
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AT 141 SHANNON DRIVE  
PORT SORELL 7307

DRAWING: SECTION

DESIGNED: M. v. d. M.  
DRAWN: B. v. Z.

APPROVED.  
DATE: 09 / 03 / 24

SCALE: 1:50.

DRAWING No.:  
A3, JON0224 - 5/10

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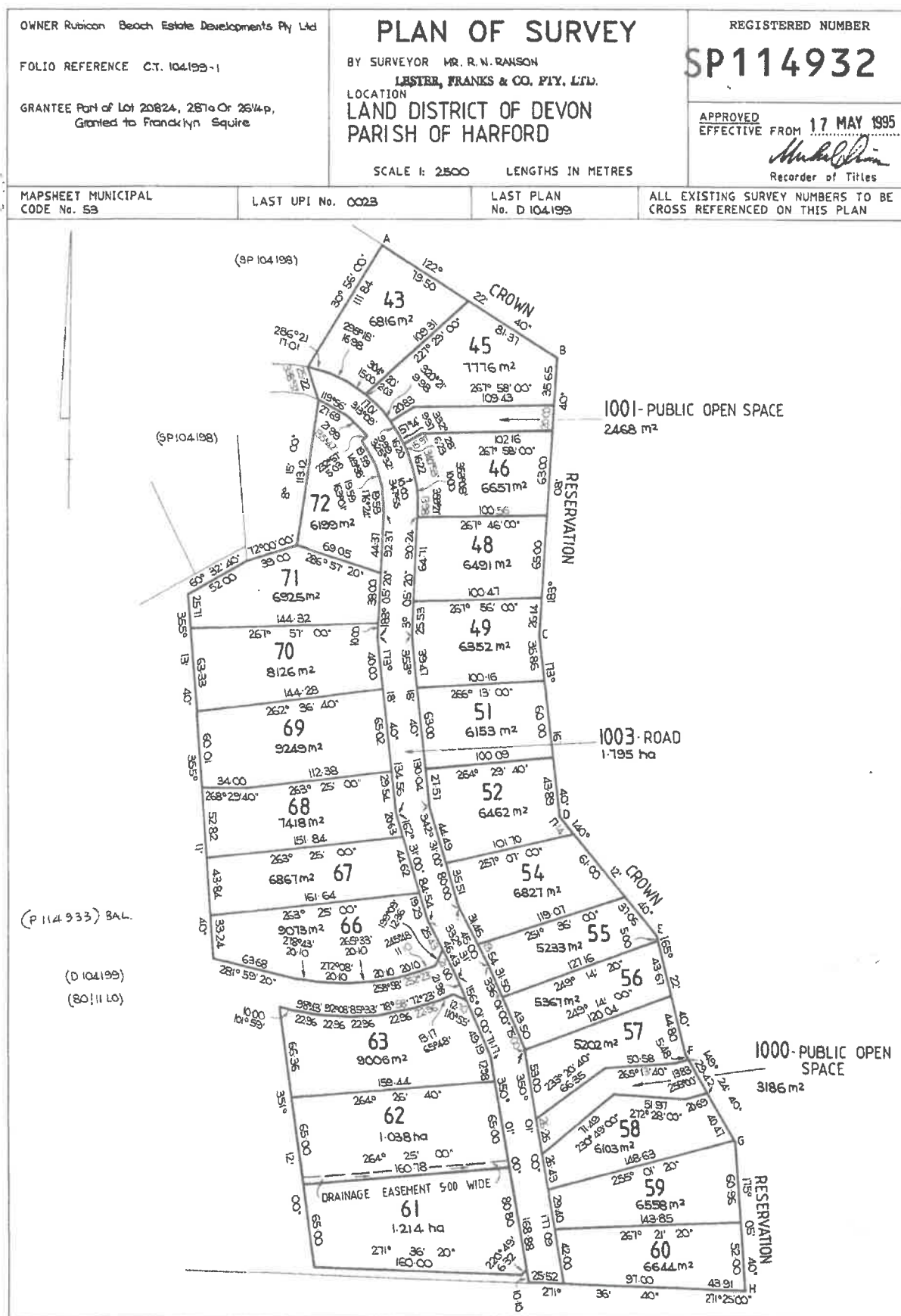
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# FOLIO PLAN

## RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



# SCHEDULE OF EASEMENTS

## RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

REGISTERED NUMBER

**SP114932**



### SCHEDULE OF EASEMENTS

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.

Lot 62 on the plan is subject to a right of drainage (appurtenant to Lot 1 on Plan No. 114933) over the drainage easement 5.00 wide shown on the plan passing through such lot.

### **FENCING COVENANT:**

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

### **COVENANTS:**

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:

1. 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.
2. Not to erect or permit to be erected on such Lot or attach or permit to be attached to any dwelling house or outbuilding

# SCHEDULE OF EASEMENTS

## RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

erected on any Lot any advertisement, hoarding, bill or poster or any similar erection of an unsightly nature.

3. Not to use the dwelling house or stratum unit erected thereon for any purpose other than as a private dwelling house/unit and/or the provision of professional services.
  4. Not to cut down any green trees or shrubs on the said Lot without first obtaining the approval of the Latrobe Council or its successors and not to remove, cut down and carry away any green trees or shrubs on the said Lot 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:
    - (a) 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;
    - (b) the establishment and maintenance of a garden on the said Lot;
    - (c) the removal of any diseased or dying green trees or shrubs from the Lot.
  5. 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.
8. Notwithstanding anything hereinbefore contained or implied the Vendor reserves the right:
- (a) To sell any Lot on the plan freed and exempted from any one or more of the stipulations; and
  - (b) To modify, waive, alter, release or allow any departure from any stipulations relating to any Lot or portion of any Lot on the Plan.

THE COMMON SEAL of RUBICON BEACH  
ESTATE DEVELOPMENTS PTY.LTD.  
the registered proprietor of the  
land comprised in Certificate  
of Title Volume 104199 Folio 1  
was hereunto affixed in the  
presence of:



..... Director

..... Director/Secretary



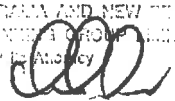
# SCHEDULE OF EASEMENTS


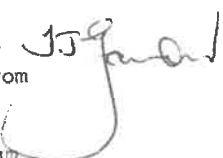
## RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

THE AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED ACN 005 357 522 AS MORTGAGEE UNDER MORTGAGEE NO 8498797 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 read and understands  
the content of the above  
SCHEDULE OF EASEMENTS  
68/7581  
under which this instrument  
is signed) in the presence of:  
**MLHegarty**  
Bank Officer, Hobart.

AUSTRALIA AND NEW ZEALAND  
BANKING GROUP LIMITED  
by its Attorney  
  
RETAIL BANKING MANAGER

- \*6. Not to erect on any Lot any dwelling house, stratum unit or outbuilding within ten (10) metres of the boundary between the Crown Reservation marked A to H and such Lot. 
- \*\*7. Not to erect on any Lot any building for use as a dwelling house or stratum unit that is itself of a transportable style or which has been relocated from another site. 
- \*\*\*8. Not to erect on any Lot any dwelling house, stratum unit or outbuilding of a greater height than eight (8) metres above the highest point of the actual site of such building where it meets the natural ground level of each such Lot.

# SCHEDULE OF EASEMENTS

## RECORDER OF TITLES

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This is the schedule of easements attached to the plan of RUBICON BEACH ESTATE DEVELOPMENTS  
(Insert Subdivider's Full Name)

PTY.LTD.

..... affecting land in

FOLIO OF THE REGISTER VOLUME 104199 FOLIO 1

(Insert Title Reference)

Sealed by

Latrobe Council

on

3rd APRIL

2024

19

75

Solicitor's Reference

DOOLAN AND BROTHERS

[Signature]  
Council Clerk/Town Clerk

OS-R 313a