

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	Outside Concepts Building Launceston - PA\21\0220
PROPERTY ADDRESS:	97 Emu Bay Road DELORAINE (CT: 55029/1)
DEVELOPMENT:	Extension to Single dwelling (carport) - setbacks, building envelope.

The application can be inspected until **Wednesday, 10 March 2021**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 20 February 2021.

John Jordan
GENERAL MANAGER

OWNER DETAILS:

Owner/s name: Mobile No:
Email address: Phone No:
Postal address:

- Owners details **MUST** be completed **IN FULL** for the current owner as per the Certificate of Title.

APPLICANT DETAILS:

Applicant: Mobile No:
Email address: Phone No:
Postal address:

Preferred means of correspondence, including notifications, requests for information and permits (Indicate by ✓ box):



If you do not select a box Council will use email as the primary method of contact

COPYRIGHT AUTHORITY:

I authorise the Council and the Crown in right of the state of Tasmania to provide to any person, for the purposes of assessment or public consultation, a partial or complete copy of documents relating to this application.

I acknowledge that a charge may be made to recover costs of copying. I do not require to be paid a fee or to be informed of any copies that are made under this authority.

I confirm that I am the copyright owner or have the authority to sign on behalf of any other person with copyright for documents relating to this application.

NOTE: This authority is intended to cover copies made by the Crown or Council under Sections 40, 43, 49, or 183 of the *Copyright Act 1968*.

ENTRY TO LAND:

I consent to the entry of the land by an Authorised Officer in accordance with Section 65J (1) (a), for any purpose connected with the administration and enforcement of the *Land Use Planning and Approvals Act 1993* and assessment of this application.

Where the applicant is NOT the owner, I hereby declare that the owner of the land to which this application relates has been notified of this application being made, has provided consent, and the information and details supplied by me in this application are a true and accurate description of the proposal.

Applicant:

Name: (Print)

Signed:

Date:

Please Note: If the application involves Crown land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown.

**Crown Consent:
(if required)**

Name: (Print)

Signed:

Date:

PRIVACY STATEMENT

The Meander Valley Council abides by the *Personal Information Protection Act 2004* and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the *Personal Information Protection Act, 2004* and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your planning application.

Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the *Land Use Planning and Approvals Act 1993*. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Meander Valley Council on (03)6393 5320. Please contact the Council's Privacy Officer on (03)6393 5300 if you have any other enquires concerning Council's privacy procedures.

SEARCH OF TORRENS TITLE

VOLUME 55029	FOLIO 1
EDITION 4	DATE OF ISSUE 05-Oct-2015

SEARCH DATE : 02-Feb-2021

SEARCH TIME : 08.05 AM

DESCRIPTION OF LAND

Town of DELORAINÉ

Lot 1 on Diagram 55029 (formerly being 147-13D)

Derivation : Part of Lot 1 (Section S.s.) Gtd. to W.H. King.

Prior CT 2870/21

SCHEDULE 1

M539074 TRANSFER to KERRIE ANN HARRIS and PETER JOHN HARRIS
Registered 05-Oct-2015 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

113609 BOUNDARY FENCES AND OTHER CONDITIONS in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

D 147/13

DIAGRAM FROM ACTUAL SURVEY
TOWN OF DELORAIN



C.T. 426/145.

Sec: 55

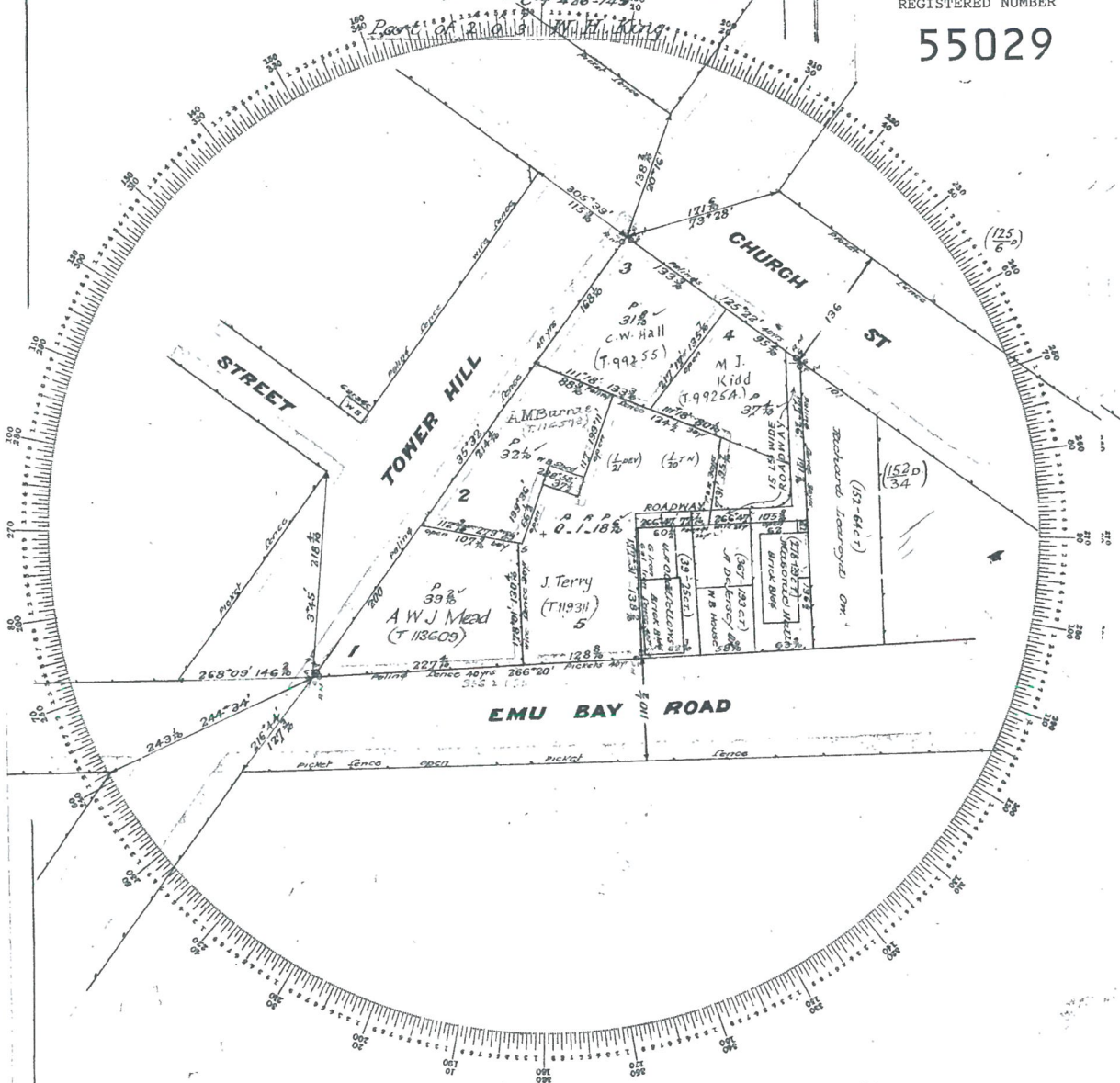
Scale: One Chain to an inch.

Subdivision of Property of C. E. Harris & Others

COR.	BEARING	DISTANCE IN LINKS	FROM

REGISTERED NUMBER

55029



To be filled in by Surveyor.
Date of Instructions
Survey commenced 7. 11. 40
Survey finished 23. 11. 40.
Error of close 1 in Sec Cal sheets.
Plotted by
Examined as to boundaries
Mathematically checked
Entered on Card by

I, Alfred William Martin Brewer, of Launceston, Authorised Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the by-laws of the Surveyors' Board, dated 1st May, 1913.

AWM Brewer
Authorised Surveyor.

Dated this 27th day of November, 1940.

CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING WORK.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE WORK IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS

CONSTRUCTION STANDARDS:
ALL WORKS SHOULD BE GENERALLY IN LINE WITH THE PRACTICES SET OUT IN THE 'GUIDE TO STANDARDS AND TOLERANCES 2007'

WIND LOADS DETERMINED IN ACCORDANCE WITH AS 4055 - WIND LOADS FOR HOUSING

THESE DOCUMENTS TO BE USED WITH ALL DOCUMENTATION PREPARED BY AN ENGINEER

THESE DOCUMENTS ARE INTENDED FOR COUNCIL APPLICATIONS AND NORMAL CONSTRUCTION, THEY ARE NOT TO BE USED FOR TENDERING PURPOSES OR INSPECTIONS.

THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED BY "WILKIN DESIGN & DRAFTING" THE DRAWER RETAINS ALL "INTELLECTUAL PROPERTY"

REQUIREMENTS OF SCHEDULE 1

DESIGNER : T. WILKIN - CC678X
PROJECT ADDRESS : 97 EMU BAY RD DELORAIN TAS 7304
CLIENT NAME : P. & K. HARRIS
TITLE REF : 55029/1
FLOOR AREA : 54.34m²
DESIGN WIND SPEED : N2
SOIL CLASSIFICATION : M
CLIMATE ZONE : 7
BAL LEVEL : LOW
ALPINE AREA : N/A
CORROSION ENVIRONMENT : N/A
KNOWN SITE HAZARDS : NONE

INDEX OF APPLICATION SET:
ARCHITECTURAL DRAWINGS - PAGE 00 - 03
ENGINEERING DRAWINGS - NO
SPECIFICATIONS - NO
ADDITIONAL PAGES - FORM 35

LEGEND:
COVER PAGE
PAGE 1# SITE PLAN/ELEVATION
PAGE 2# FLOOR PLAN/ISO
PAGE 3# ELEVATIONS/MATERIAL LIST

PROPOSED CARPORT FOR P. & K. HARRIS AT 97 EMU BAY RD DELORAIN TAS 7304



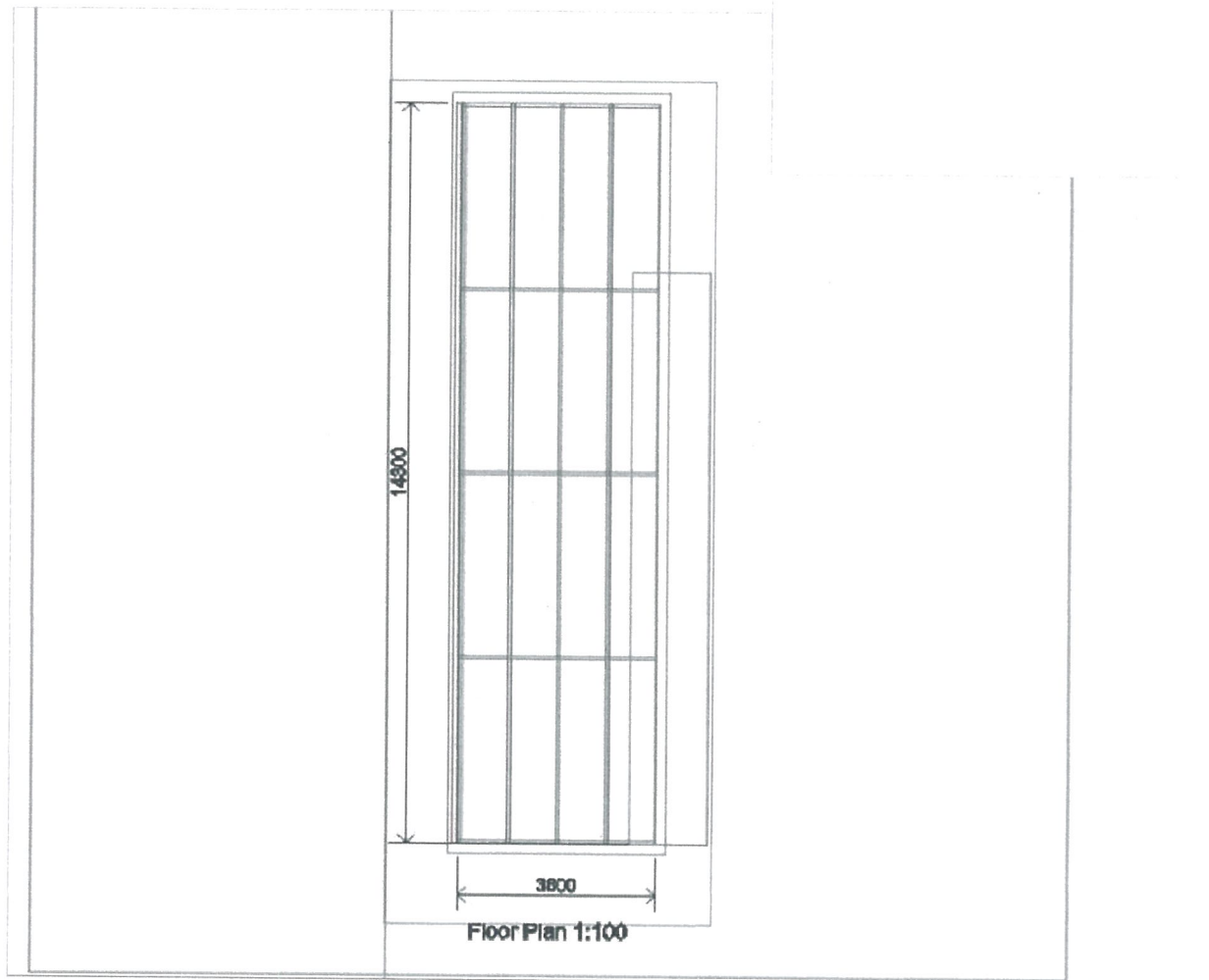
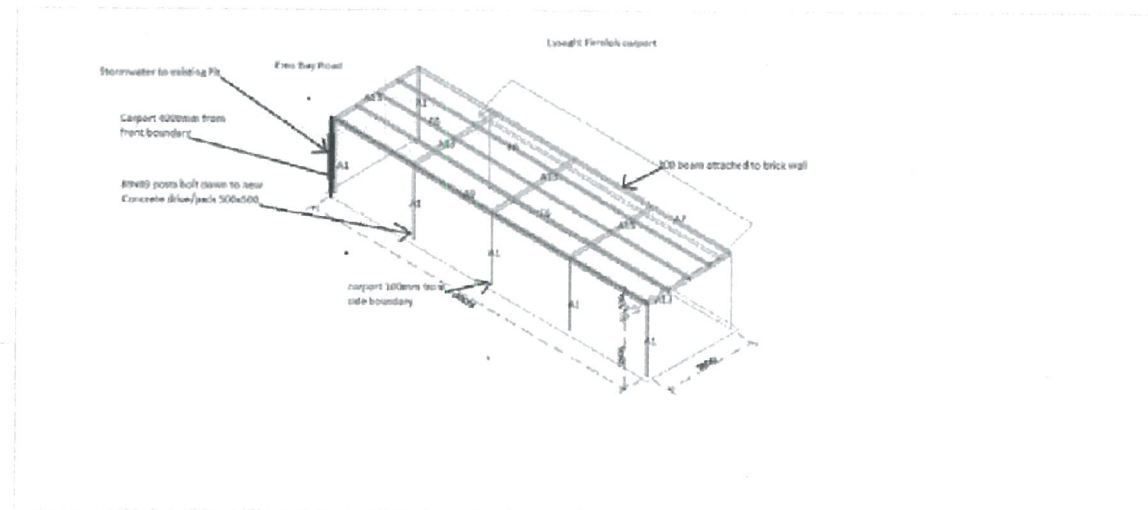
wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

DATE:
02/02/2021

JOB NUMBER:
DA/BA-20SCHARR



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:

PROJECT TITLE:
HARRIS CARPORT

EMU BAY RD.
DELORAIN

REVISION:

DATE:
02/02/2021

SCALE:
AS SHOWN

JOB NUMBER:
DA/BA-20SCHARR

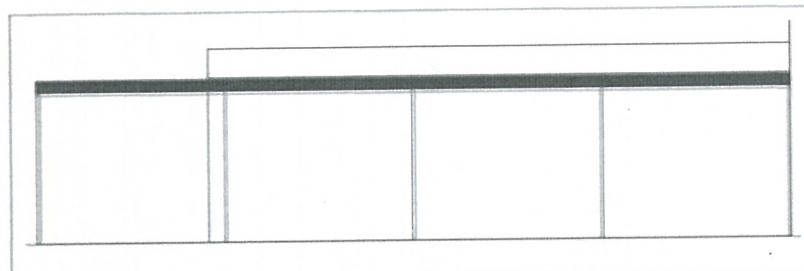
PAGE:
02 of 03

Cutting List

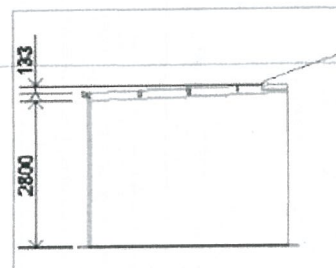
Quote No: RH270315

Client: Peter Harris
97 Emu Bay Road, Deloraine TAS 7304
Phone:

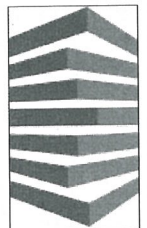
Item	Code	Description	Supplier	Qty	Length	Item Notes
A1	R90X90X2.0	90x90x2mm_Supagal_RHS_3m	BS	5	4.000	posts
A6	F10011Z	Firmlok 100mm_0.55 BMT_Z/A_RC ~Woodland Grey~	LY	12	3.600	purlins
A7	F20020Z	Firmlok 200mm_1.00mm BMT_Z/A_RC ~Woodland Grey~	LY	2	7.400	wall plate
A9	F15015Z	Firmlok 150mm_0.75mm BMT_Z/A_RC ~Woodland Grey~	LY	2	7.400	side beams
A13	F15015Z	Firmlok 150mm_0.75mm BMT_Z/A_RC ~Woodland Grey~	LY	5	3.852	centre beam
A14	TDCB	0.42_Trimdex_Colorbond Roofing_Me ~Basalt~	LY	17	3.852	sheets
A16	TTEKTDCB17	Type 17_Roofing Screw_12x65mm_Painted_St	LY	400		
A17	TRIMCLADPOLY	trimdeck/polycarb roofing ~Grey Tint~	LY	2	3.900	polycarbonate
A22	DGCBA	Quad Gutter_CB_CTL_Stram ~Basalt~	LY	3	4.867	gutters
A24	DGCBSA	PAIR_Quad Gutter_CB_Stopends_Stram ~Basalt~	LY	1		stop ends
A25	DGB	Quad Gutter_Concealed Bracket_ZA_Me	ME	15		gutter brackets
A26	PVC90	90mm_PVC_Pipe_3m ~Basalt~	LY	1	3.000	downpipe
A27	DPRBKT	D/Pipe Clip_75mm_Gu	LY	1		downpipe bracket
A28	POP90R	Pop_90mm_Round	LY	1		downpipe pop
A29	BCCRCB	55mm_CB_C2 130.30 50.10.30_250mm Girth_Me ~B	ME	2	3.952	flashing
A38	SHOE300	Post Support_U_90 X 300 Leg_MSU90300_Gu	GU	5		shoe300
A39	SILICON	Roof & Gutter Silicon_RC	LY	1		silicon
A45	FB150ZA	FIRMLOK Universal Bkt_Z/A_150mm_0.5 DEG_RC	LY	14		side beam brackets
A46	FB100ZA	FIRMLOK Universal Bkt_Z/A_100mm_0.5 DEG_RC	LY	24		purlin brackets
A47	FB200ZA	FIRMLOK Universal Bkt_Z/A_200mm_0.5 DEG_RC	LY	4		



Front Elevation 1:100



Side Elevation 1:100



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:

PROJECT TITLE:
HARRIS CARPORT

EMU BAY RD.
DELORAIN

REVISION:

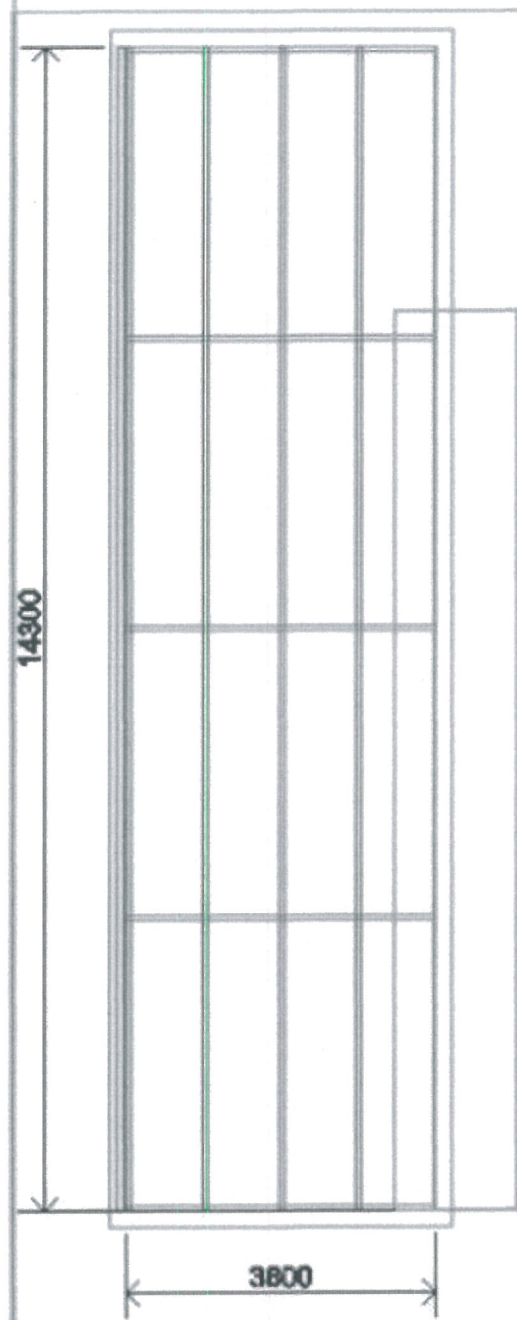
DATE:
02/02/2021

SCALE:
AS SHOWN

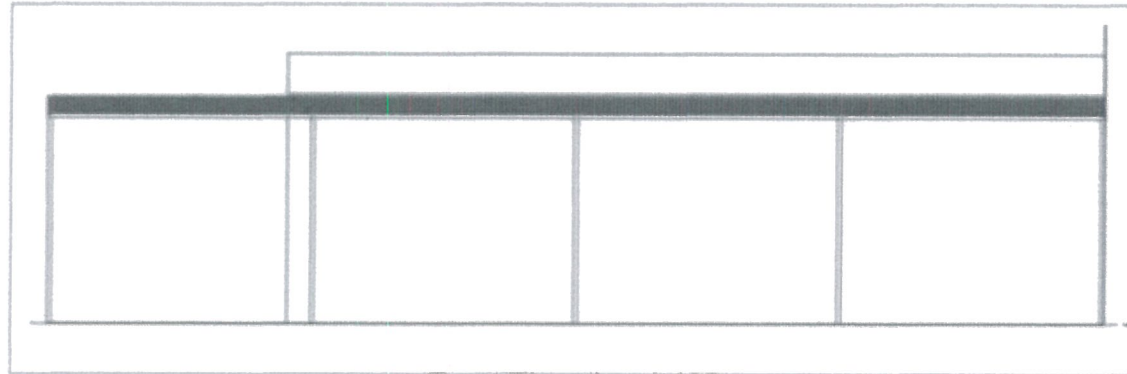
JOB NUMBER:
DA/BA-20SCHARR

PAGE:
03 of 03

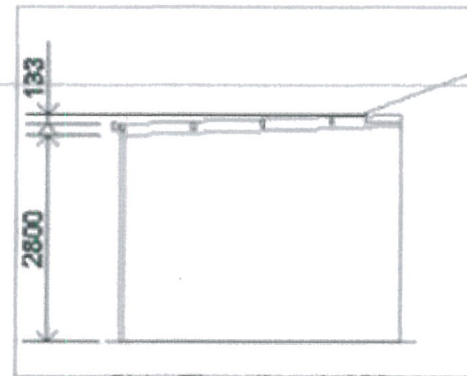




Floor Plan 1:100

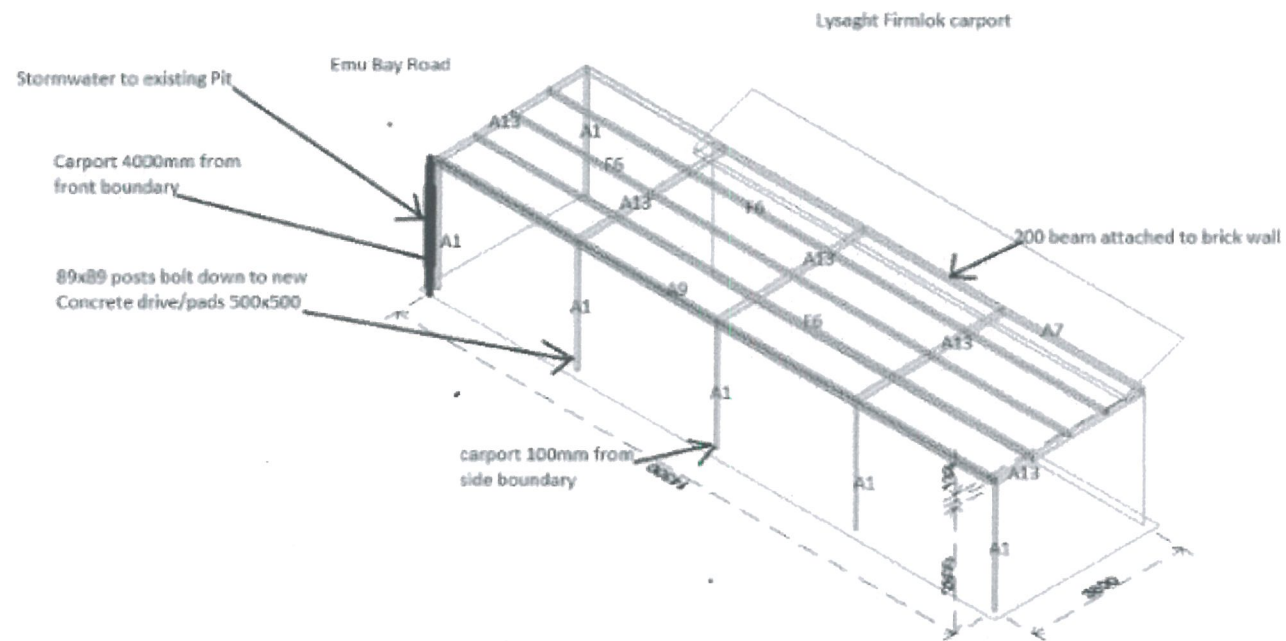


Front Elevation 1:100



Side Elevation 1:100

View Name: SHEET2





CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: **P. & K. HARRIS** Owner name
97 EMU BAY RD Address
DELORAIN TAS **7304** Suburb/postcode

Designer details:

Name: **T. Wilkin** Category: **B/Designer**
Business name: **Wilkin Design and Drafting Pty Ltd** Phone No: **0418596377**
Business address: **PO Box 478**
Launceston **7250** Fax No:
Licence No: **CC678X** Email address: **office@wilkindesign.com.au**

Details of the proposed work:

Applicant **P. & K. HARRIS** Designer's project reference No. **DA/BA-20SCHARR**
Address: **97 EMU BAY RD** Lot No: **55029/1**
DELORAIN TAS **7304**
Type of work: Building work ☒ Plumbing work ☒ (X all applicable)

Description of work:

PREFABRICATED COLORBOND CARPORT

(new building / alteration /
addition / repair / removal /
re-erection
water / sewerage /
stormwater /
on-site wastewater
management system /
backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): (X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
	<input checked="" type="checkbox"/> Building design	Architect or Building Designer
	<input type="checkbox"/> Structural design	Engineer or Civil Designer
	<input type="checkbox"/> Fire Safety design	Fire Engineer
	<input type="checkbox"/> Civil design	Civil Engineer or Civil Designer
	<input type="checkbox"/> Hydraulic design	Building Services Designer
	<input type="checkbox"/> Fire service design	Building Services Designer
	<input type="checkbox"/> Electrical design	Building Services Designer
	<input type="checkbox"/> Mechanical design	Building Service Designer
	<input checked="" type="checkbox"/> Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	<input type="checkbox"/> Other (specify)	

Deemed-to-Satisfy: ☒ Performance Solution: ☐ (X the appropriate box)

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers: 00 – 03	Prepared by: T. WILKIN	Date: 02/02/2021
Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:**Any other relevant documentation:****Attribution as designer:**

I **T. WILKIN** am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

Designer:

T. WILKIN

Licence No:

CCC678X

Name: (print)

Date

04/02/2021

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- ☒ The works will not increase the demand for water supplied by TasWater
- ☒ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☒ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☒ The works will not damage or interfere with TasWater's works
- ☒ The works will not adversely affect TasWater's operations
- ☒ The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- ☒ I have checked the LISTMap to confirm the location of TasWater infrastructure
- ☒ If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I **T. WILKIN** being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

Designer:

Name: (print)

T. WILKIN

Date

04/02/2021