



ABN 68 300 116 092

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY

Application Number: DA 2024 / 25		Date: 04.04.2024
PID: 6442643	Zone: General Residential	Permitted or Discretionary

DEVELOPMENT APPLICATION DETAILS

Applicant Name:	M. Bell		
Location/Address:	2 Parry St, George Town TAS 7253		
Title Reference:	60877 / 26		
Existing Development/Use: (describe the way the land is used now)	Existing Dwelling		
Development Type:	New dwelling <input type="checkbox"/> Outbuilding <input checked="" type="checkbox"/> Addition/extension <input type="checkbox"/> Fencing <input type="checkbox"/> Demolition <input type="checkbox"/> Signage <input type="checkbox"/> Subdivision <input type="checkbox"/> Change of use <input type="checkbox"/> Other <input type="checkbox"/>		
Description/Use:	Proposed Residential Storage Shed		
New floor area:	79 m ²	Total floor area:	224.19 m ² New building height: 4.22 m
Water Supply:	TasWater <input checked="" type="checkbox"/> Tank <input type="checkbox"/>	Wastewater:	TasWater <input checked="" type="checkbox"/> On-Site Wastewater System <input type="checkbox"/>
Driveway/Vehicle Crossover:	Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Alteration Required <input type="checkbox"/> <i>Contact Council's engineering department for details on crossover construction</i>		
Does the application include Crown Land or access via a Crown Access License?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If 'yes', please provide Crown consent to lodge the planning application in accordance with section 52 (1B) of the Land Use Planning and Approvals Act 1993.	

SUBDIVISION

N/A

Existing Lots:		Number of total lots proposed:	
----------------	--	--------------------------------	--

COMMERCIAL/INDUSTRIAL

N/A

Existing business and/or proposed business description:			
Hours of Operation:	Weekdays (Mon – Fri)		To
	Saturday		To
	Sunday		To
Signage:	Yes <input type="checkbox"/> No <input type="checkbox"/>	If 'yes', please provide details with application.	
Existing no. of employees:		No. of employees (proposed):	
Parking spaces (existing)		Parking spaces (proposed)	

DRAWING SCHEDULE

A00 COVER PAGE
 A01 SITE PLAN
 A07 SHADOW PLAN

PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
BUILDING CLASS:	CLASS 10A
LAND TITLE REFERENCE NUMBER:	60877/26
DESIGN WIND SPEED:	ASSUMED 'N2'
SOIL CLASSIFICATION:	ASSUMED 'H1'
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	N/A
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	LOW
FLOODING:	NO
LANDSLIP:	NO
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

PROPOSED SHED

M. BELL
 2 PARRY ST
 GEORGE TOWN TAS 7253

GEORGE TOWN COUNCIL

Area Schedule (Gross Building)		
Name	Area	Area (sq)
APPROX. EXISTING DWELLING	145.19 m ²	15.63
PROPOSED SHED	79.00 m ²	8.50
	224.19 m ²	24.13

ISSUED FOR CONSTRUCTION



LOT 26
 TITLE: 60877/26
 PID: 6442643
 AREA: 690m²

**PROPOSED 10.2 x 10m SHED
 DESIGNED BY OTHERS**

DRAINAGE
 ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

NOTE
 STORMWATER FROM PROPOSED SHED TO BE DIRECTED INTO EXISTING STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

LEGEND	
	SEWER
	WATER
	STORMWATER

ISSUED FOR CONSTRUCTION

Copyright ©

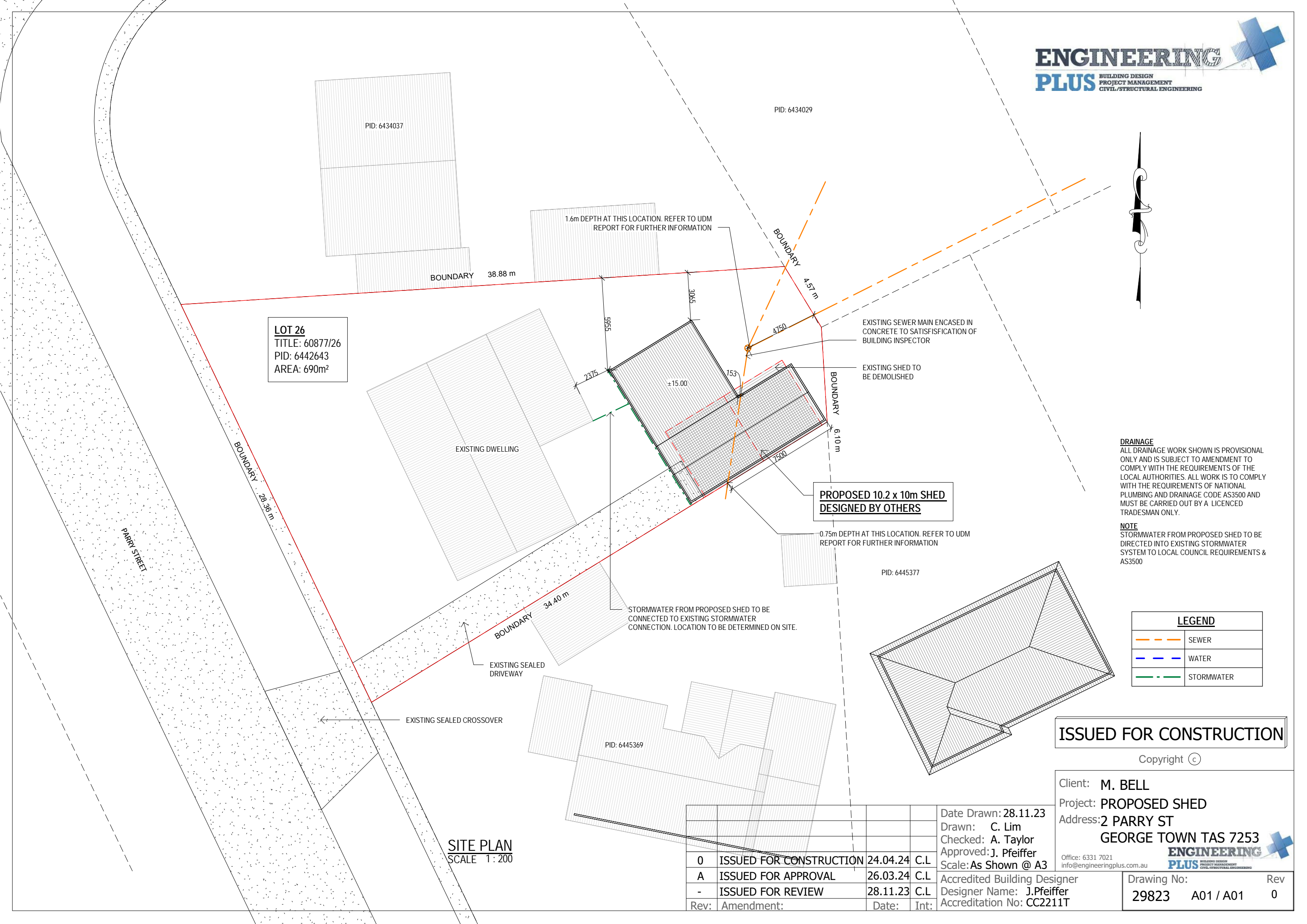
Client: **M. BELL**
 Project: **PROPOSED SHED**
 Address: **2 PARRY ST**
GEORGE TOWN TAS 7253
Office: 6331 7021 info@engineeringplus.com.au

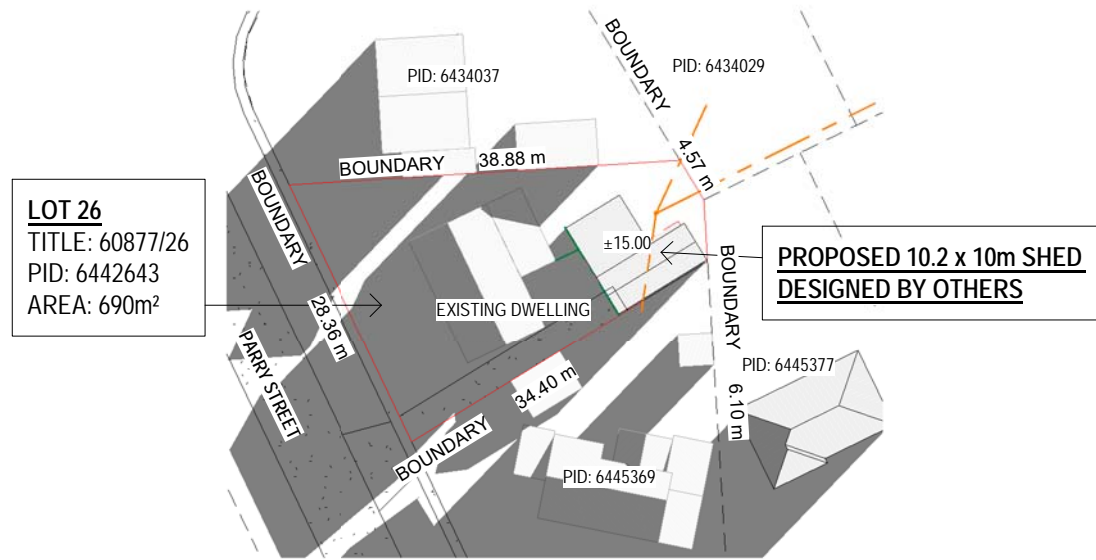
Date Drawn: 28.11.23	Drawn: C. Lim	Checked: A. Taylor	Approved: J. Pfeiffer	Scale: As Shown @ A3
0	ISSUED FOR CONSTRUCTION	24.04.24	C.L	
A	ISSUED FOR APPROVAL	26.03.24	C.L	
-	ISSUED FOR REVIEW	28.11.23	C.L	
Rev:	Amendment:	Date:	Int:	

Accredited Building Designer
 Designer Name: **J. Pfeiffer**
 Accreditation No: **CC2211T**

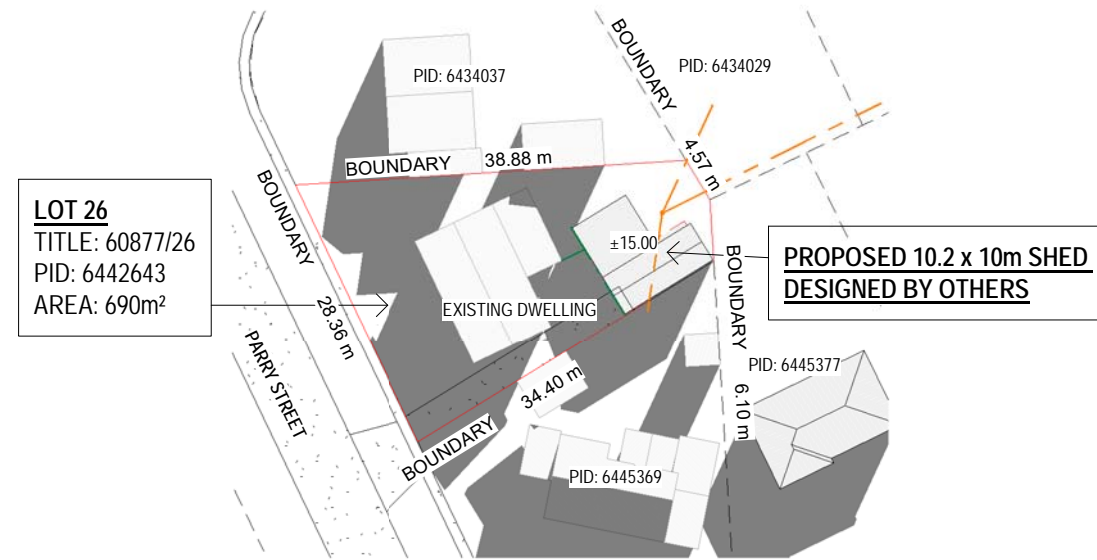
Drawing No: **29823**
 A01 / A01
 Rev: **0**

SITE PLAN
 SCALE 1:200

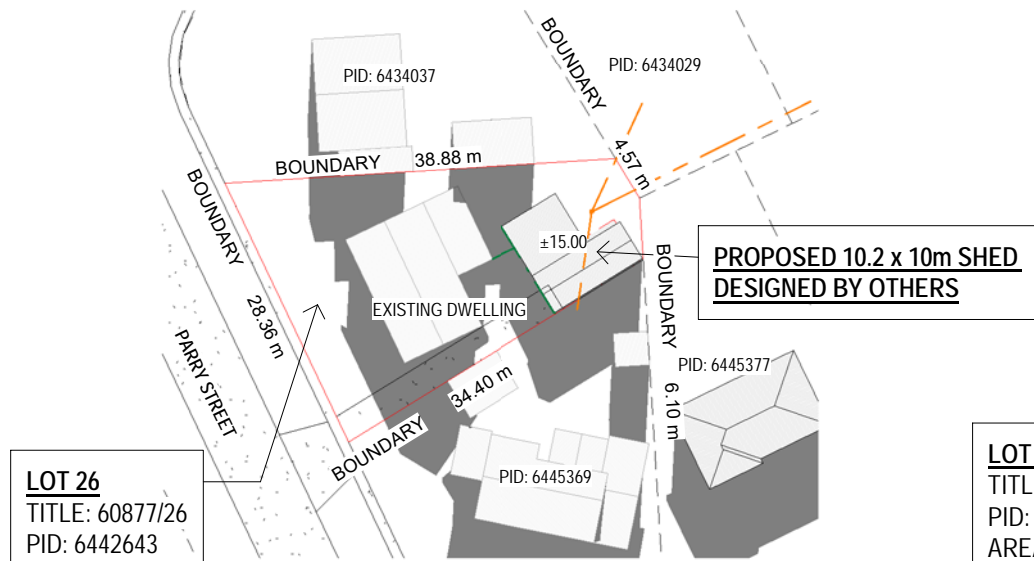




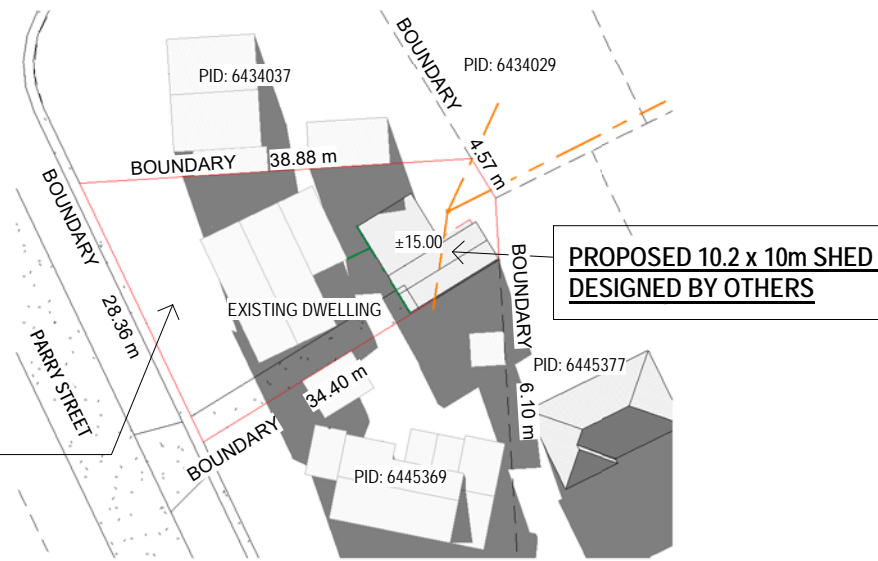
SHADOW PLAN - 9.00AM
 SCALE 1 : 750



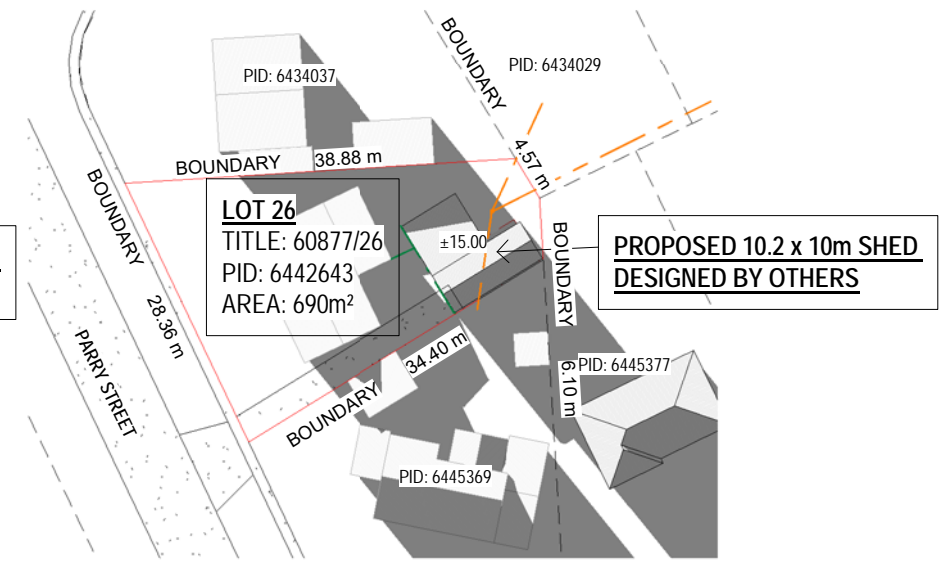
SHADOW PLAN - 10.30AM
 SCALE 1 : 750



SHADOW PLAN - 12.00PM
 SCALE 1 : 750



SHADOW PLAN - 1.30PM
 SCALE 1 : 750



SHADOW PLAN - 3.00PM
 SCALE 1 : 750

ISSUED FOR CONSTRUCTION

Copyright ©

Client: **M. BELL**
 Project: **PROPOSED SHED**
 Address: **2 PARRY ST**
GEORGE TOWN TAS 7253

Office: 6331 7021
 info@engineeringplus.com.au

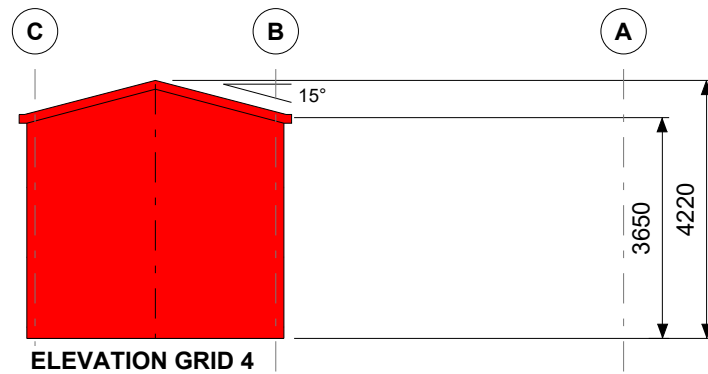
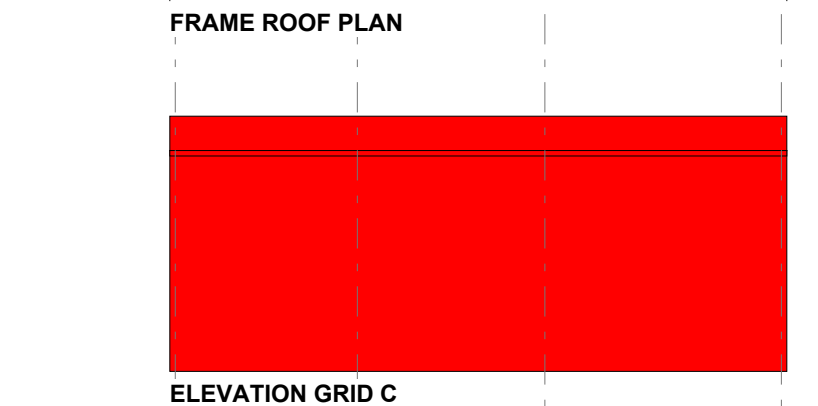
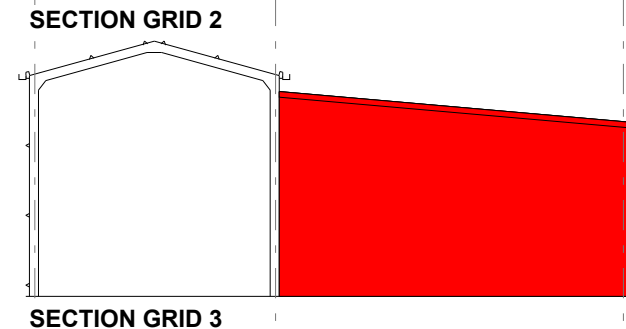
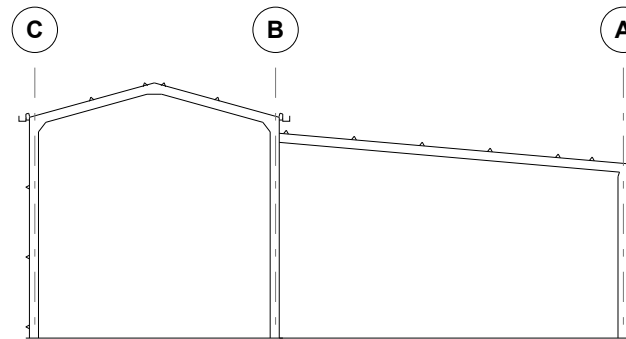
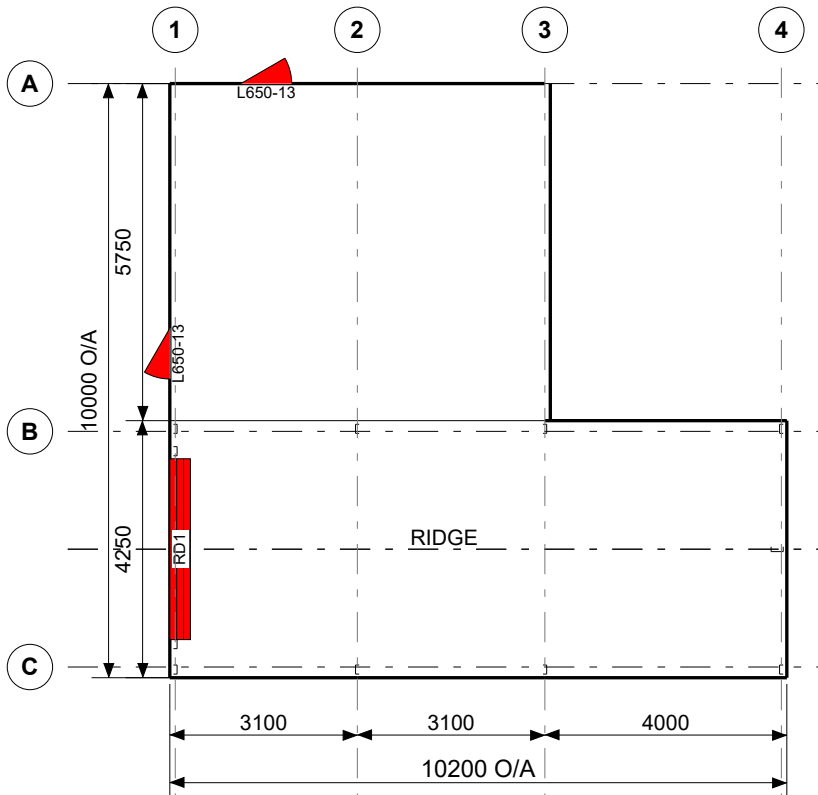


0	ISSUED FOR CONSTRUCTION	24.04.24	C.L
A	ISSUED FOR APPROVAL	26.03.24	C.L
-	ISSUED FOR REVIEW	28.11.23	C.L
Rev:	Amendment:	Date:	Int:

Date Drawn: 28.11.23
 Drawn: C. Lim
 Checked: A. Taylor
 Approved: J. Pfeiffer
 Scale: As Shown @ A3

Accredited Building Designer
 Designer Name: J. Pfeiffer
 Accreditation No: CC2211T

Drawing No: 29823
 A07 / A01
 Rev: 0



CLADDING			
ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	AA
WALLS	TRIMDEK 0.42 BMT	CB	AA
CORNERS	-	CB	AA
BARGE	-	CB	AA
GUTTER	HI-QUAD	CB	AA

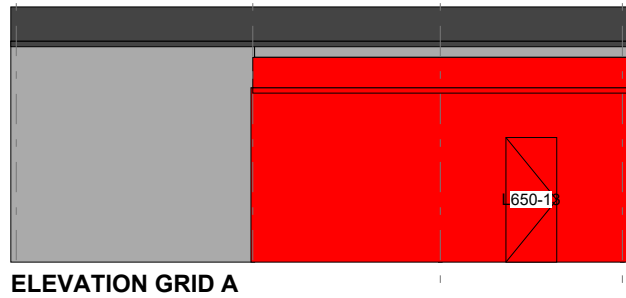
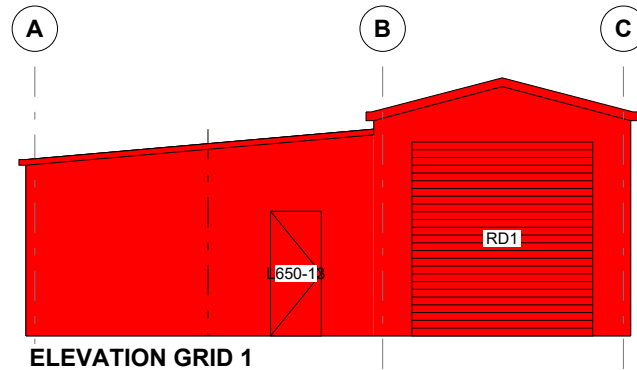
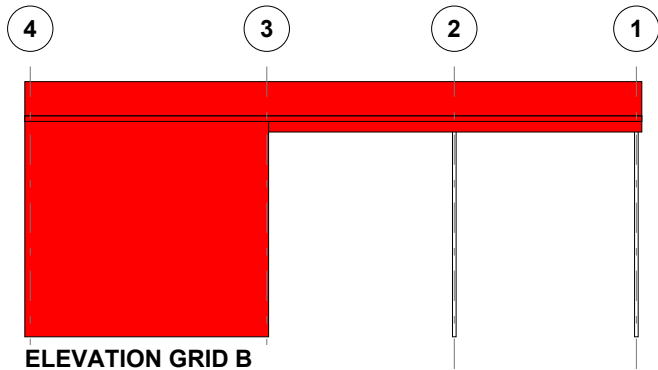
0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

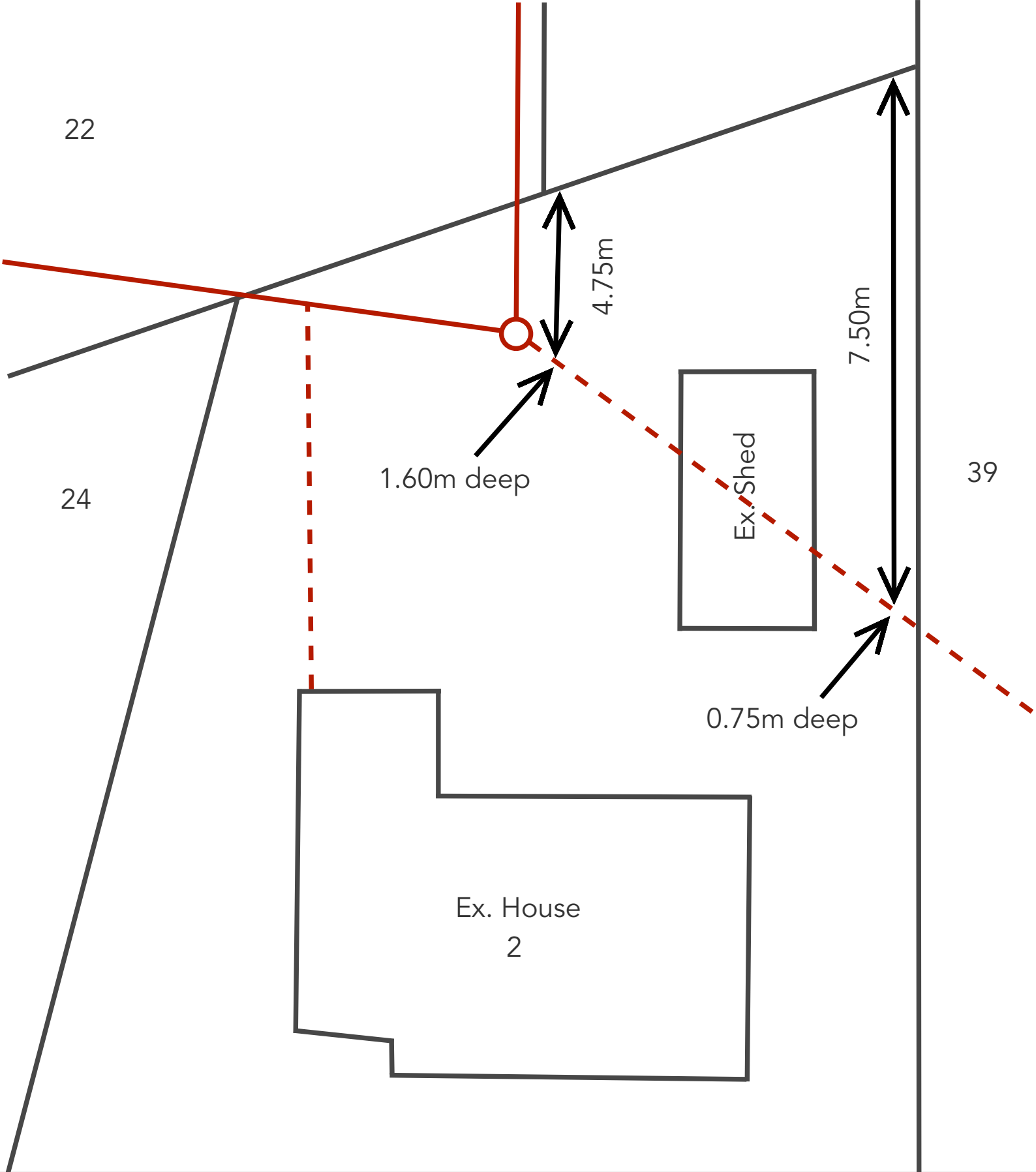
ACCESSORY SCHEDULE & LEGEND		
QTY	MARK	DESCRIPTION
2	L650-13	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond
1	RD1	B&D, Firmadoor, R.D. Indust. "R2F", 3130 high x 2990 wide Clear Opening C/B

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT Michael Bell
SITE 2 Parry Street GEORGE TOWN TAS 7253
BUILDING SUNDOWN DELUXE 4250 SPAN x 3650 EAVE x 10200 LONG PLUS 5750 ANNEXE

TITLE FLOOR PLAN & ELEVATION			
SCALE A4 SHEET 1:125	DRAWING NUMBER LAUNC3-13753	REV A	PAGE 1/3





Asset Colours

White-Communications

Orange-Power

Blue-Water

Red-Sewer

Green-Stormwater

Pink-Unknown



UDM
Utility Detection
& Mapping

SEARCH OF TORRENS TITLE

VOLUME 60877	FOLIO 26
EDITION 5	DATE OF ISSUE 16-Jun-2020

SEARCH DATE : 26-Mar-2024

SEARCH TIME : 02.52 PM

DESCRIPTION OF LAND

Town of GEORGE TOWN
 Lot 26 on Plan 60877 (formerly being P1827(C))
 Derivation : Part of Lot 34627 Gtd to The Director of Housing.
 Part of Lot 34628 Gtd to The Director of Housing. Parts of
 8A-3R-36Ps Sec F.f, 6A-3R-6Ps Sec G.g and 6A-0R-31Ps Sec K.k
 Gtd to The Director of Housing
 Prior CT 3246/74

SCHEDULE 1

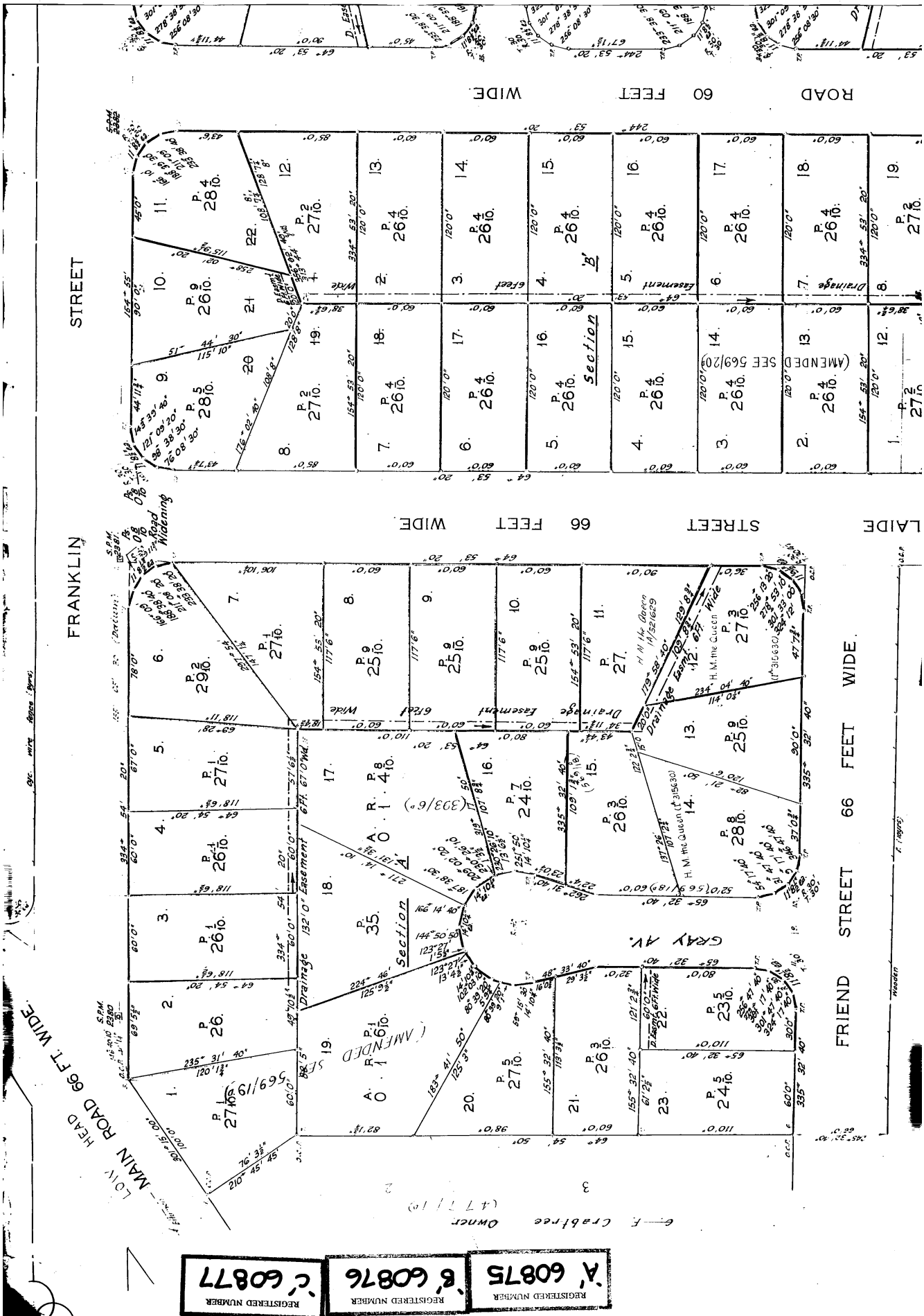
C515400 TRANSFER to MICHAEL BELL Registered 19-Feb-2004 at
 noon

SCHEDULE 2

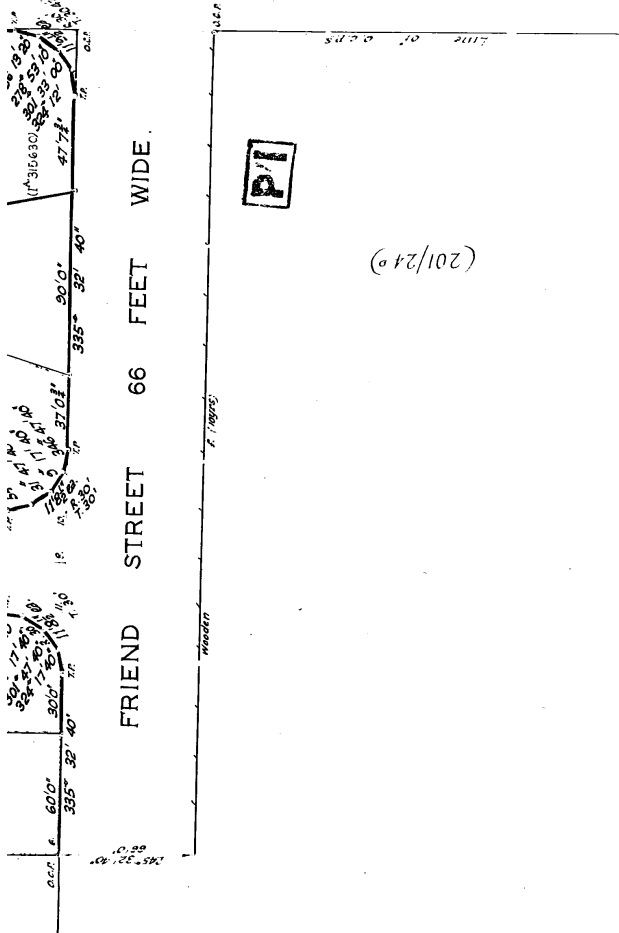
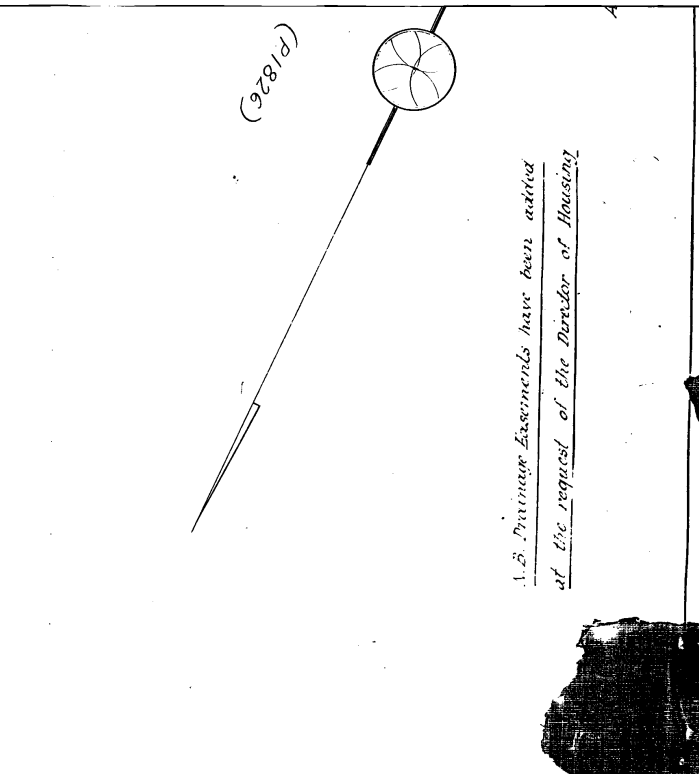
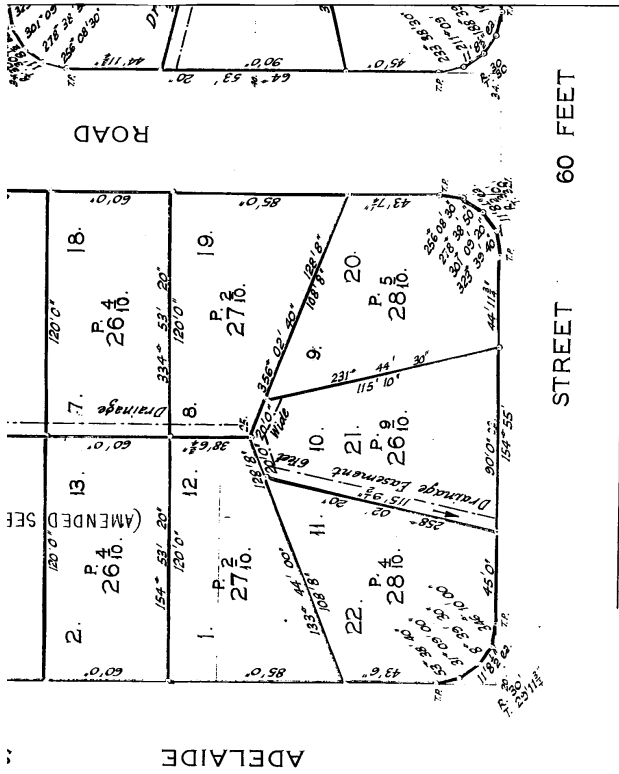
Reservations and conditions in the Crown Grant if any
 E222199 MORTGAGE to ING Bank (Australia) Limited Registered
 16-Jun-2020 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



REGISTERED NUMBER A' 60875	REGISTERED NUMBER B' 60876	REGISTERED NUMBER C' 60877
--------------------------------------	--------------------------------------	--------------------------------------



TOWN OF GEORGE TOWN.

SCALE - 40 FEET TO AN INCH.

PLOTTED BY ML

MATHEMATICALLY CHECKED

EXAMINED AS TO BOUNDARIES

ENTERED ON CARD BY ML 7/1/10

~~Section 11, Part of A 60875, 60876, 60877~~

SECTIONS EE FF GG ~~HH~~ KK

Part of Lot 34628 1:0:30% Ct. Director of Housing

" " " 8:3:36 " " "

" " " 6:3:6 " " "

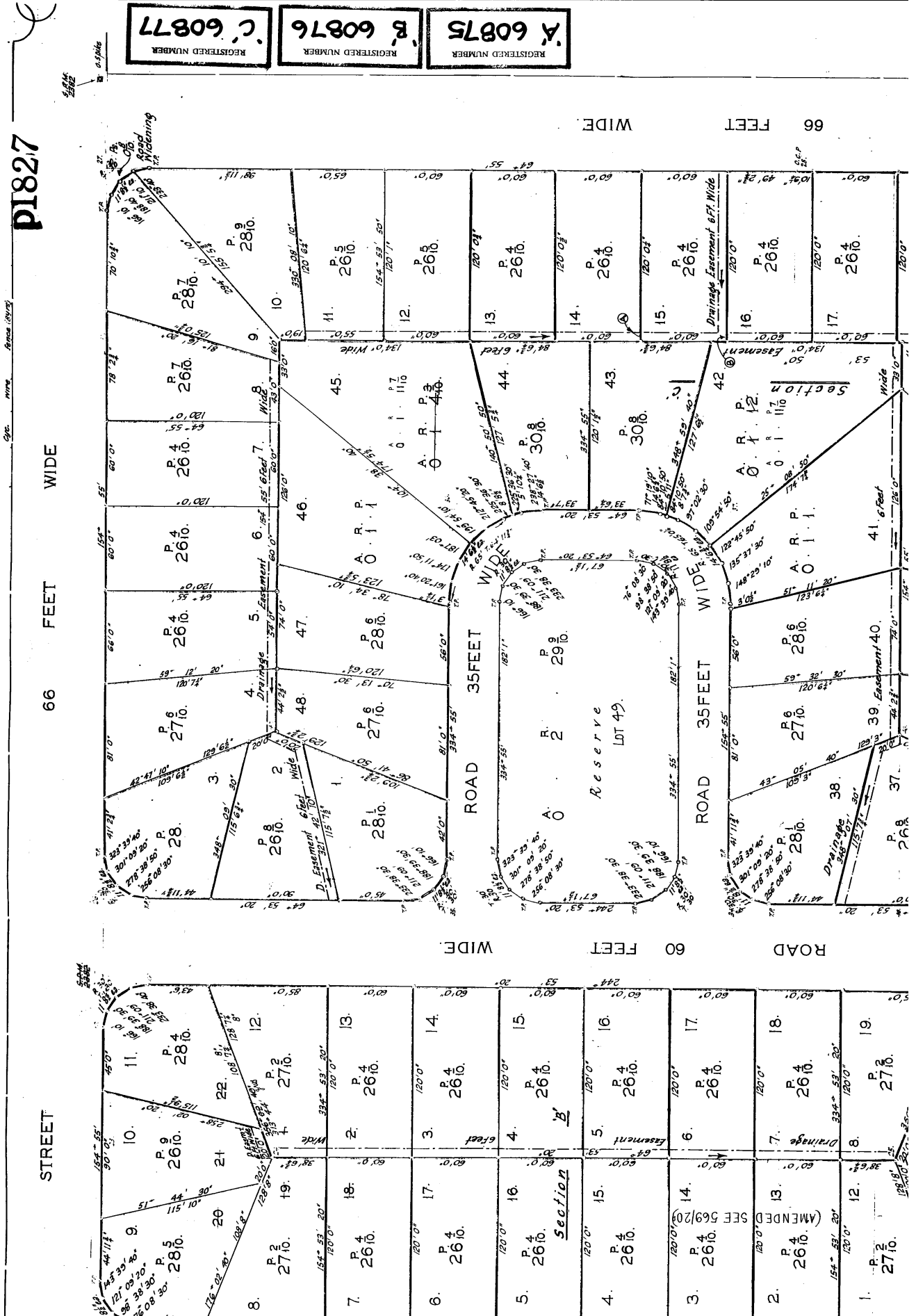
" " " 7:0:29 " Clifford Francis Crabtree

" " " 6:0:31 Ct. Director of Housing

Lot 34627 Director of Housing 2177-29 et.

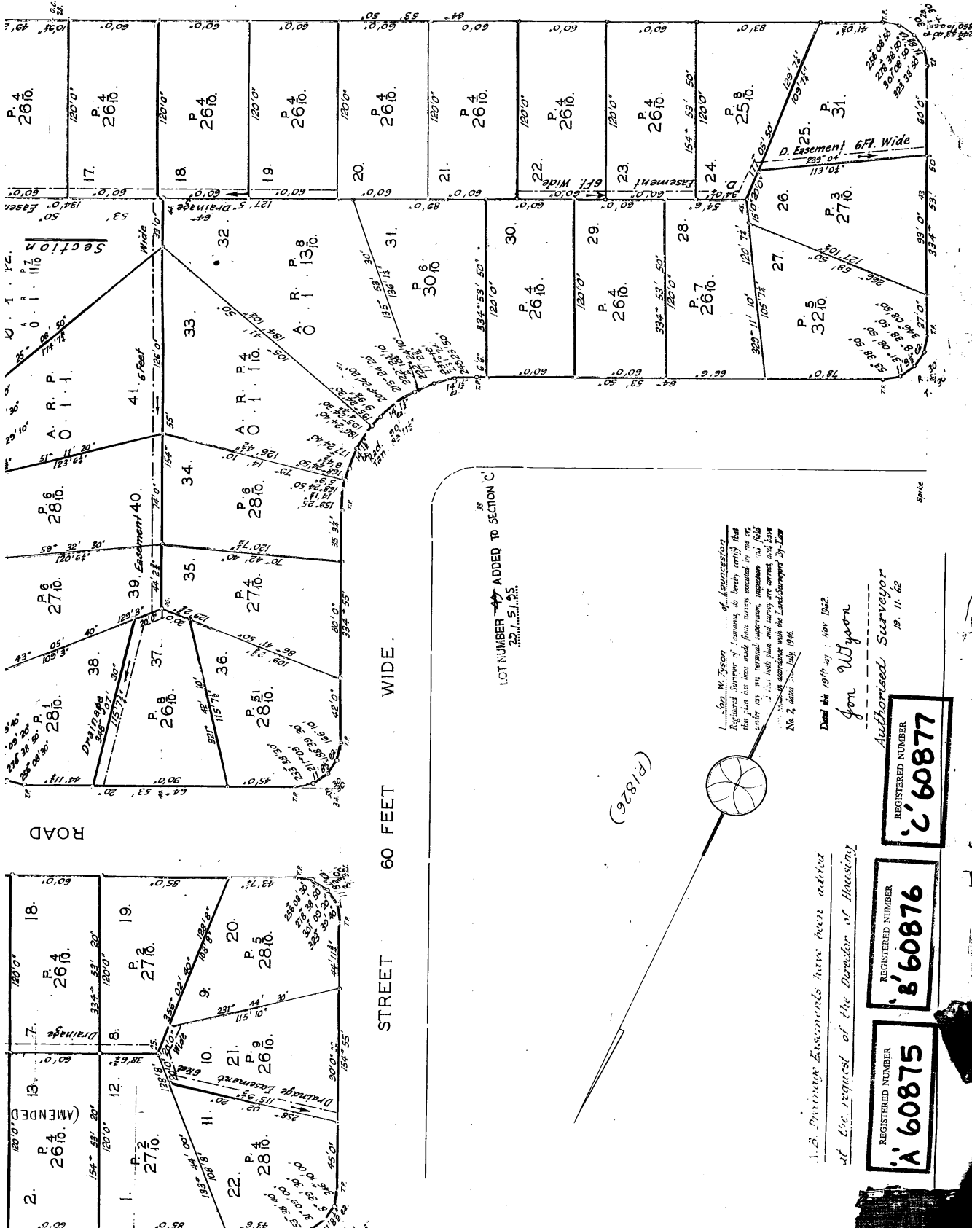
REGISTERED NUMBER 'A' 60875	REGISTERED NUMBER 'B' 60876	REGISTERED NUMBER 'C' 60877
---------------------------------------	---------------------------------------	---------------------------------------

P1827



66 FE

VICTORIA STREET



I, *Don W. Tyson* of *Lancesson*
 Registered Surveyor of Tasmania, do hereby certify that
 this plan has been made from surveys executed by me or
 under my personal supervision, negotiation and field
 notes and that all bearings and distances are correct and have
 been taken in accordance with the Land Surveyors' Act 1946
 No. 2, dated 11th July 1946.

Done this 10th day of Nov 1962.
Don W. Tyson
 Authorized Surveyor

1.3. Previous Easements have been added
 at the request of the Director of Housing.

REGISTERED NUMBER
A' 60875

REGISTERED NUMBER
8' 60876

REGISTERED NUMBER
C' 60877