

APN 6437684

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY		
Application Number: DA 2024 / 35	Date: 07.05.2024	
PID: 6437684	Zone: General Residential	Permitted of Discretionary

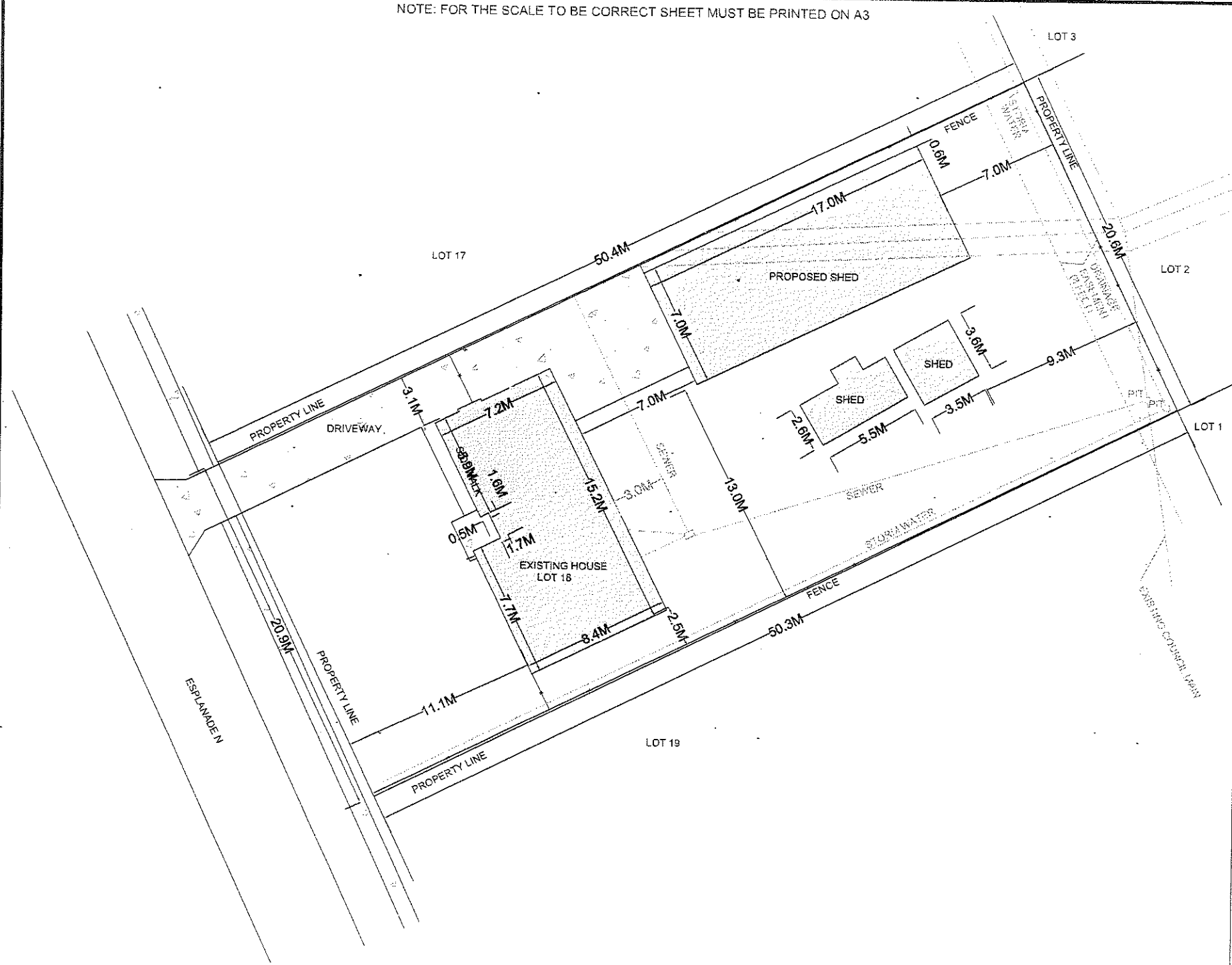
DEVELOPMENT APPLICATION DETAILS

Applicant Name:	JAMES PATRICK & HEATHER JOAN O'BRIEN		
Application Location/Address:	18 ESPLANADE NORTH GEORGE TOWN		
Title Reference:	1 5413/19		
Existing Development/Use: (describe the way the land is used now)	RESIDENT		
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:	GARAGE FOR 2 CARS, 1 BOAT & TRAILER 1 CARAVAN		
New floor area:	119 m ²	Total floor area:	119 m ² New building height: 3.938 m
Water Supply:	TasWater <input type="checkbox"/> Tank <input type="checkbox"/>	Wastewater:	TasWater <input type="checkbox"/> On-Site Wastewater System <input type="checkbox"/>
Driveway/Vehicle Crossover:	Existing <input 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 <input checked="" type="checkbox"/>
Existing Lots:	Number of total lots proposed:	

COMMERCIAL/INDUSTRIAL		N/A <input checked="" type="checkbox"/>
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)	

NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON A3



NOTES:

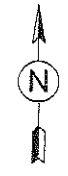
ADDRESS:
18 ESPLANADE N
GEORGE TOWN TAS 7253

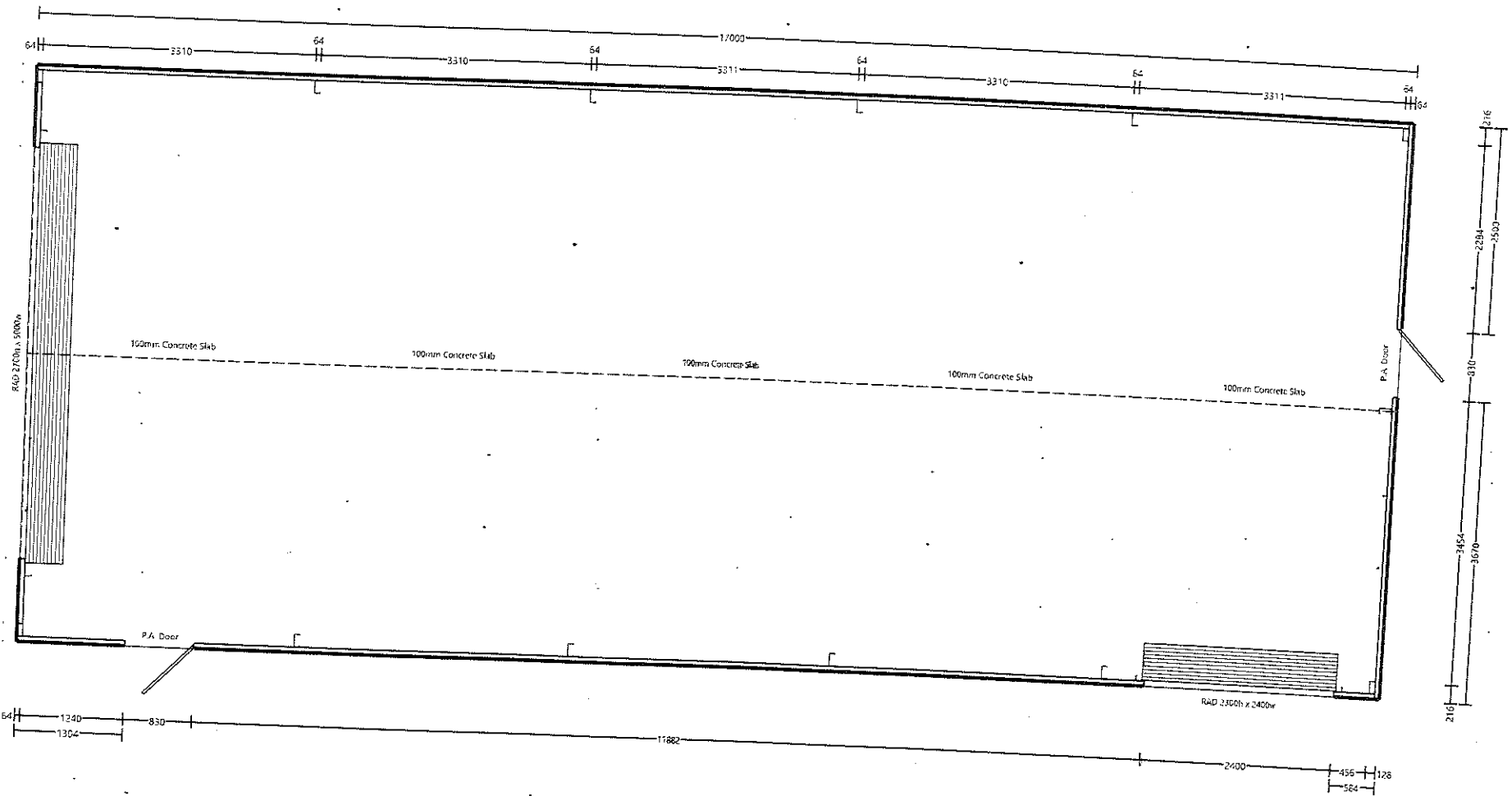
SITE PLAN

PLOT SIZE: A3

LOT AREA: 1,040 SQ.M.

DRAWING SCALE: 1:200

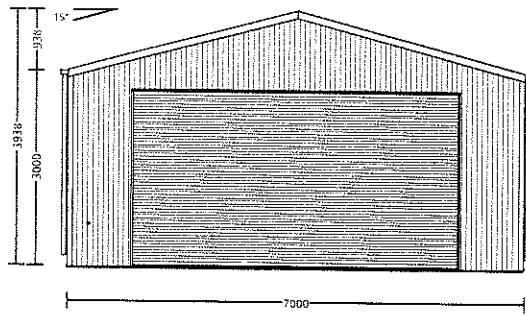




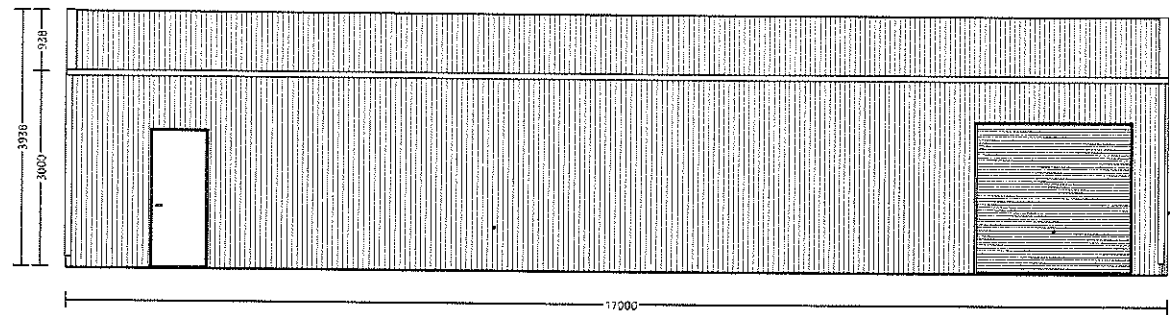
ignerSheds

Consultant Jason Forsythe	Project 240402-569 "Garage/Workshop"	Design Final Design
Agent Designer Sheds info@designersheds.com.au, ph: 1800 977 433 PO Box 8043 COFFS HARBOUR, NSW 2450, Australia	Customer Pat O'Brien	Section Building Drawings Page 1 of 2
	Site Address 18 Esplanade North GEORGE TOWN, Tas 7253	

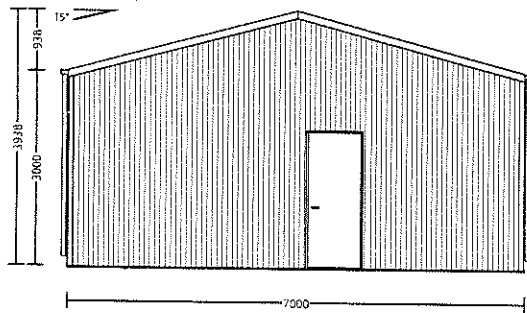
Left Elevation (1:78)



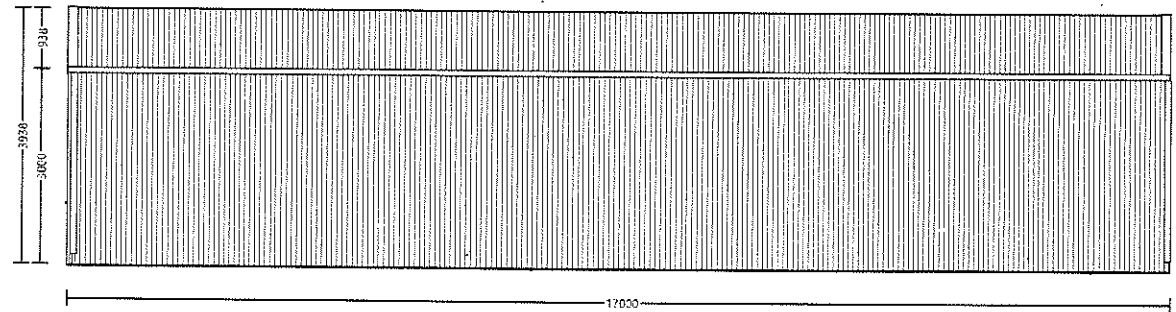
Front Elevation (1:78)



Right Elevation (1:78)



Rear Elevation (1:78)



Drawing Notes 1: Roof Sheeting: Corrugated / Colorbond - Monument | Wall Sheeting: Corrugated / Colorbond - Classic Cream | Gutters: Quad, Hi-Front Gutter / Colorbond - Monument | Downpipes: Rectangular Downpipe: 100x75 / Colorbond - Classic Cream



Consultant Jason Forsythre
Agent Designer Sheds
 info@designersheds.com.au, ph: 1800 977 433
 PO Box 8043
 COFFS HARBOUR, NSW 2450, Australia

Project 240402-569 'Garage/Workshop'
Customer Pat O'Brien
Site Address 18 Esplanade North
 GEORGE TOWN, Tas 7252

Design Final Design
Section Building Drawings
 Page 2 of 2

CERTIFICATE OF TITLE

LAND TITLES ACT 1980

TORRENS TITLE

VOLUME		FOLIO
5413		19
EDITION	DATE OF ISSUE	
7	13-May-2022	
Page 1		of 1

COPY



TASMANIA

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.

Recorder of Titles



DESCRIPTION OF LAND

Town of GEORGE TOWN
Lot 19 on Sealed Plan 5413
Derivation : Lots 2, 3, 4, 5 and 6 (Section A.2.) Gtd. to Sir
Richard Dry.
Prior CT 3460/100

SCHEDULE 1

M952535 TRANSFER to JAMES PATRICK O'BRIEN and HEATHER JOAN
O'BRIEN Registered 13-May-2022 at 12.01 PM

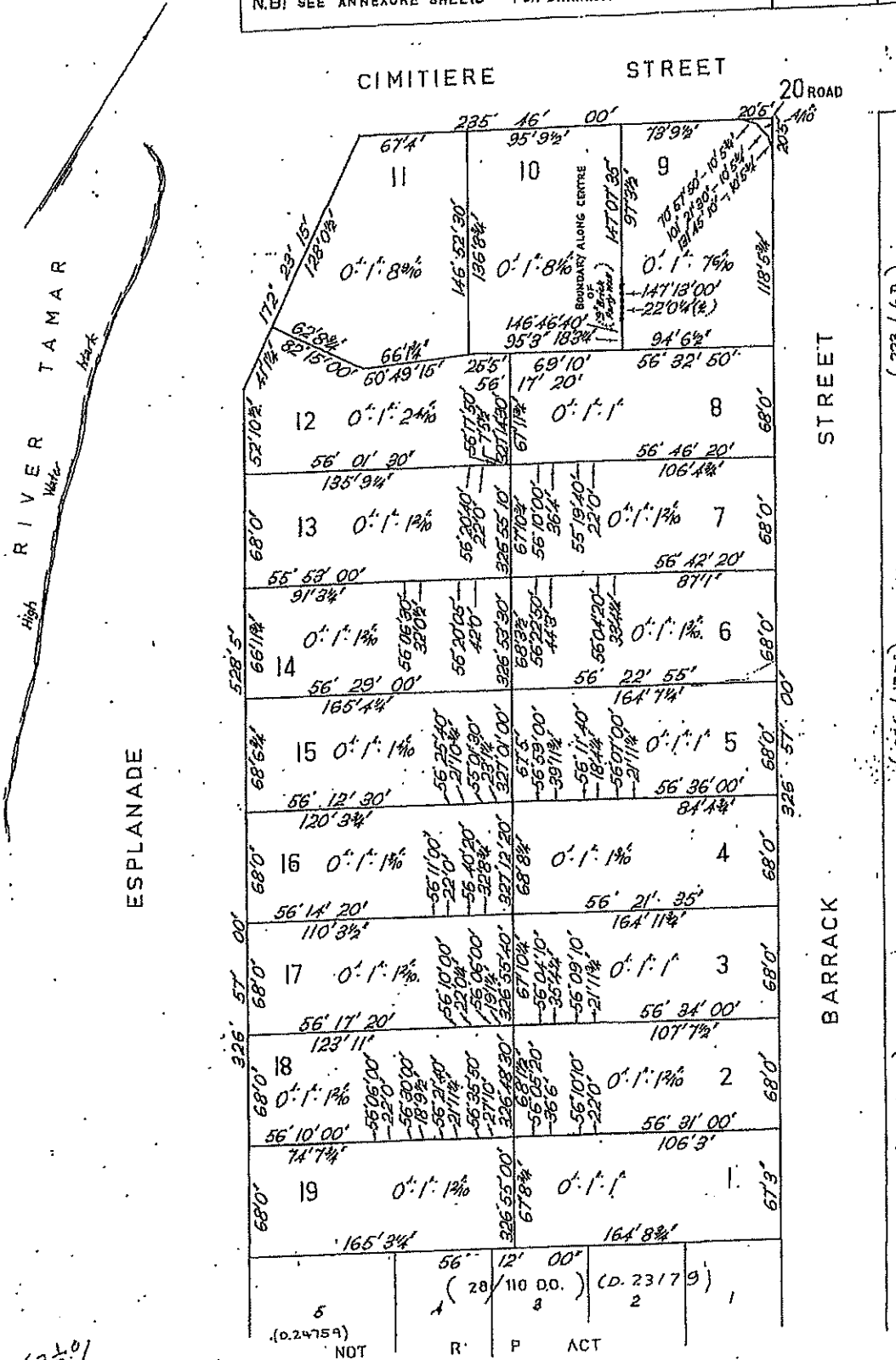
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 5413 EASEMENTS in Schedule of Easements

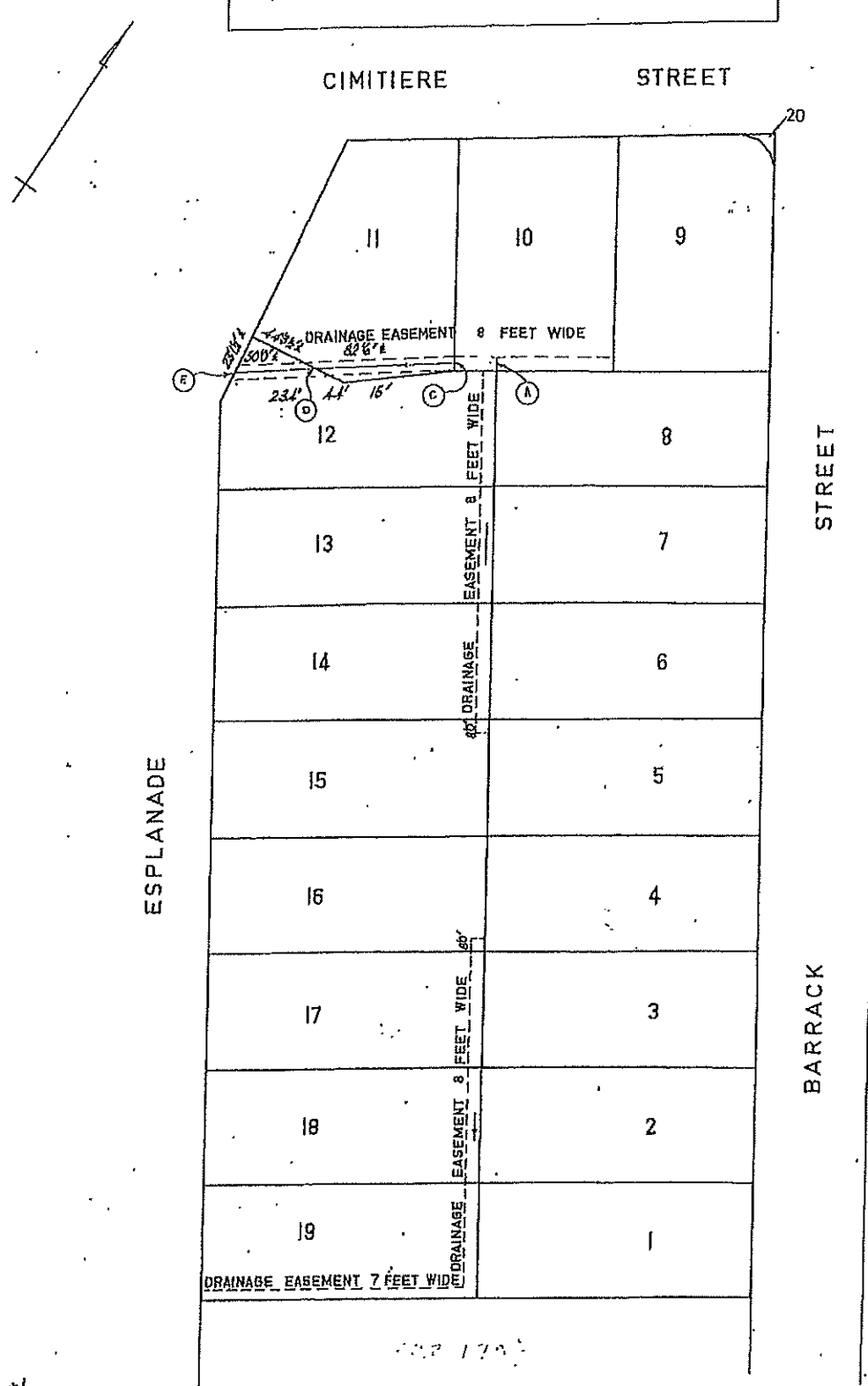
WARNING: BEFORE DEALING WITH THIS LAND SEARCH THE CURRENT FOLIO OF THE REGISTER

2466 - 1 cr

Owners Comalco Aluminium (Bell Bay) Ltd.	PLAN OF SURVEY by Surveyor Edward M. Rae, Pedley of land situated in the	Registered Number S.P.5413
Title References: G.F. Vol. 718 Fol. 84 CONV. 36/3027	TOWN OF GEORGETOWN	Effective from: 8-4-75
Grantee's Lots 2, 3, 4, 5, 6 Granted to Sir Richard Dry. MEMO. 22/8/74	Section A2 Scale 50 feet to an inch	P/I M. Mathison Recorder of Titles (295 / 3 D.)
(395/30 D.) N.B. SEE ANNEXURE SHEETS FOR DRAINAGE EASEMENTS		



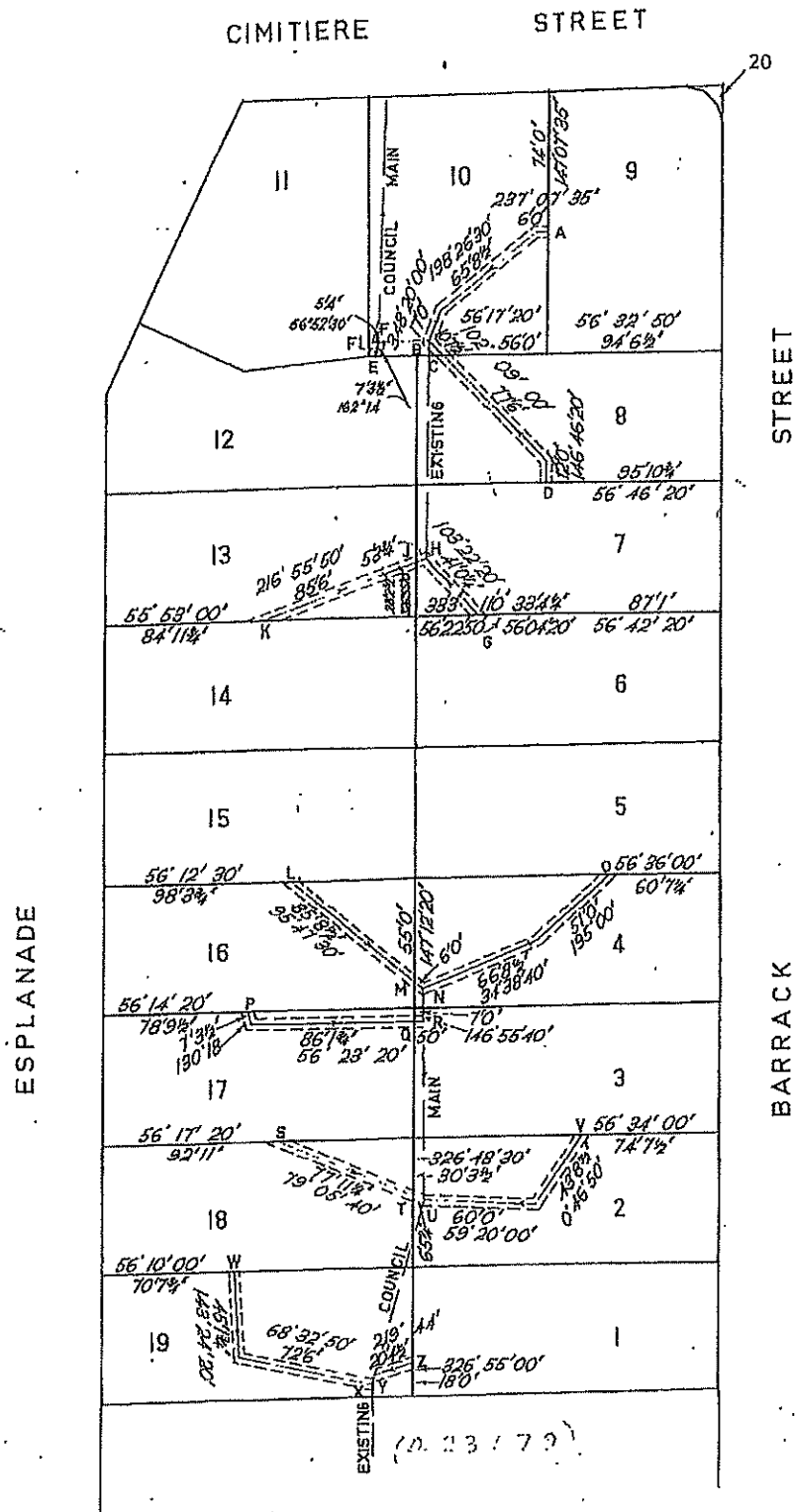
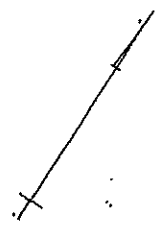
<p>ANNEXURE SHEET No. 1 of 2 annexures to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the Index plan to which it is attached, which plan is verified by my certificate dated 30-4-73 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P. 5413</p>
<p>Signed for the purposes of identification Council Clerk <i>M.S. [Signature]</i></p>	<p>Surveyor <i>[Signature]</i> Owner: <i>Comato Aluminium (Bent Bay) Ltd.</i> Title References: <i>C.T. 743/64 & C.T. 2287/81</i></p>	



62.1.0/6

<p>ANNEXURE SHEET No. 2 (of 2 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 30-2-73 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P. 5413</p>
<p>Signed for the purposes of Identification</p>	<p>Surveyor: <i>H. Peal</i></p>	
<p>Council Clerk: <i>M. J. ...</i></p>	<p>Owner: <i>Cornalco Aluminium (Bell Bay) Ltd.</i> Title Reference: <i>62-73-104-1 C.T. 2286501</i></p>	

NOTE: ALL MEASUREMENTS SHOWN ARE TO CENTRE LINE OF EASEMENTS 6 FEET IN WIDTH



62 1/2%