

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval under the Land Use Planning and Approvals Act 1993, for the following development(s):

NUMBER:	DA 31 / 2024
ADDRESS:	22 Havelock Rd, Eaglehawk Neck (CT: 19617/11)
DESCRIPTION:	Residential – Construction of an Outbuilding (Shipping Container)

All plans and documents submitted with the application can be inspected at the Tasman Council Office, Monday to Friday from 8:30am to 4:30pm. In addition to the statutory requirements, some documents, relevant to the assessment of the application are available on the council website by following this link:

<https://tasman.tas.gov.au/advertised-applications/>, by using the QR Code below, or they are available in hard copy upon request by calling Council on (03) 6250 9200 or email tasman@tasman.tas.gov.au during the period for which representations may be made, until **30th January 2026**.

Any person may make a representation relating to the application. Representations are to be made in writing addressed to the General Manager, Tasman Council, 1713 Main Road, Nubeena TAS 7184 or by email to tasman@tasman.tas.gov.au and will be received no later than **30th January 2026**. Late representations will not be considered.

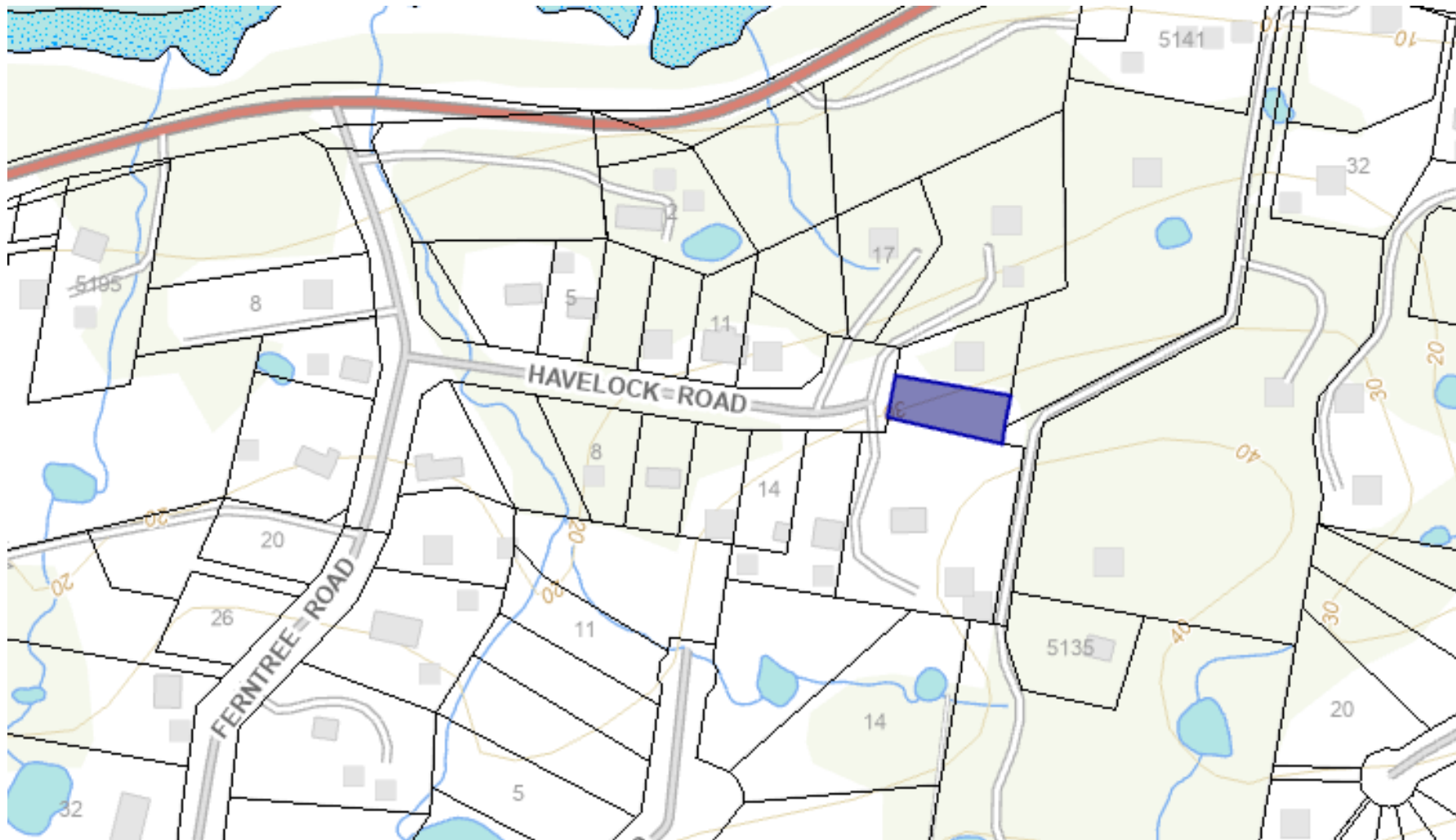


A handwritten signature in black ink, appearing to read 'Blake Repine'.

Blake Repine
General Manager
Date: 16 January 2026

DA 31 / 2024, 22 Havelock Rd, Eaglehawk Neck (CT: 19617/11) – The relevant plans and documents can be inspected at the Council Offices at 1713 Main Road, Nubeena during normal office hours, or the plans may be viewed on Council's website at www.tasman.tas.gov.au until the date representations close 30th January 2026

The below image was sourced from The List: <https://maps.thelist.tas.gov.au/listmap/app/list/map>





TASMAN COUNCIL

1713 Main Road, Nubeena TAS 7184

Tel 03 6250 9200 Fax 03 6250 9220

Email tasman@tasman.tas.gov.au

Web www.tasman.tas.gov.au

ABN 63590070717

Application for Planning Permit

The personal information requested on this form is being collected by council for purpose set out in the title of the form. The personal information will be used solely by council for the primary purpose or directly related purposes. The applicant understands that personal information is provided for the above mentioned function and that he/she may apply to council for access to and/or amendment of the information. Requests for access or correction should be made to Tasman Council's Customer Service Officer.

APPLICANT DETAILS*

FULL NAME			
POSTAL ADDRESS			POSTCODE
PHONE (BUSINESS HOURS)		FAX	
MOBILE		EMAIL	

OWNERS DETAILS (IF DIFFERENT)*

FULL NAME			
POSTAL ADDRESS			POSTCODE
PHONE (BUSINESS HOURS)		MOBILE	

DESCRIPTION OF PROPOSED DEVELOPMENT*

<input type="checkbox"/> New Dwelling	<input checked="" type="checkbox"/> New Shed/ Outbuilding	<u>install container on land.</u>
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Extension/ Addition	
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Demolition	
<input type="checkbox"/> Commercial/ Industrial Building	<input type="checkbox"/> Other (please specify – right)	

PRESENT USE OF LAND/ BUILDING(S)

<u>Vacant Block</u>

LOCATION OF PROPOSED DEVELOPMENT*

ADDRESS	<u>22 Havelock Rd Eaglehawk Neck Tas</u>		
CERTIFICATE OF TITLE	<u>SP 19617</u>	LOT NUMBER	<u>11</u>
FLOOR AREA			
Existing floor area (square metres):	<u>—</u>	Proposed floor area (square metres):	<u>30</u>
CAR PARKING			
Number existing	<u>6 car spaces. Access is a gravel driveway</u>		
	Number proposed		

SITE CONTAMINATION	
Have any potentially contaminating uses been undertaken on this site? (Refer to list provided on page 5)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
TASMANIAN HERITAGE OR ABORIGINAL HERITAGE REGISTER	
Is this property on the Tasmanian Heritage or Aboriginal Heritage Register?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
VALUE (mandatory field)	
Value of work (inc. GST)	\$ 5500.00

PRE-APPLICATION DISCUSSIONS*

HAVE YOU HAD PRE-APPLICATION DISCUSSIONS WITH A COUNCIL OFFICER? (If yes, please specify officers name, if known) _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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DECLARATION BY APPLICANT*

I/ we declare that the information given is a true and accurate representation of the proposed development; and I/ we am/ are liable for the payment of Council application processing fees, even in the event of the development not proceeding; and I/ we authorise Tasman Council to provide a copy of my documents relating to this application to any person for the purpose of assessment and public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.	
SIGNATURE OF APPLICANT	_____
NAME OF APPLICANT (PLEASE PRINT)	_____
DATE	25/3/24 26/10/25

DECLARATION IF APPLICANT IS NOT THE OWNER

I hereby declare that I am the applicant for the development at the address detailed in this application for a planning permit, and that I have notified the owner/s of the land for which I am making this application, in accordance with Section 52(1a) of the <i>Land Use Planning and Approvals Act 1993</i> .	
SIGNATURE OF APPLICANT	_____
NAME OF APPLICANT (PLEASE PRINT)	_____
DATE	_____
NAME/S OF OWNER/S NOTIFIED	_____
DATE	_____

IS THE APPLICANT AND/OR OWNER A TASMAN COUNCIL COUNCILLOR, COUNCIL OFFICER OR HIS OR HER SPOUSE OR IMMEDIATE RELATIVE? *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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DECLARATION IF LAND IS COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Tasman Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Tasman Council, or their delegate (as specified in Subsections 52(1d-1g) of the *Land Use Planning and Approvals Act 1993*).

DECLARATION	I, _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application.
SIGNATURE OF MINISTER/ GENERAL MANAGER	
DATE	

NON-RESIDENTIAL DEVELOPMENTS

Note: This section must be completed for all applications for non-residential uses, home occupations and domestic/ residential businesses or other managed/ commercial residential uses (e.g. hostel or motel).

HOURS OF BUSINESS			
CURRENT		PROPOSED	
Monday to Friday		Monday to Friday	
Saturday		Saturday	
Sunday		Sunday	
NUMBER OF EMPLOYEES			
CURRENT		PROPOSED	
Total Employees		Total Employees	
Employees on Site		Employees on Site	
PLANT/ MACHINERY			
Is there any large plant or machinery that would need to be installed or used on site such as refrigeration units and generators? (If yes, please list below the type of machinery and ensure location, dimensions etc are clearly marked on your plans.)			<input type="checkbox"/> Yes <input type="checkbox"/> No
OUTDOOR STORAGE/ SEATING/ NUMBER OF BEDS			
Is outdoor storage proposed? (If yes, please ensure that your plans show where the outdoor storage areas are and what type of goods are stored. This information will help us assess the impact of the proposal on the amenity.)			<input type="checkbox"/> Yes <input type="checkbox"/> No
If you are proposing a night club, café or the like, what is the number of seats proposed including the capacity at any bar area?		Please ensure that the arrangements are shown on your plans. This information enables us to assess the car parking arrangements.	
If you are proposing a hotel, motel, visitor accommodation, hostel or the like, what is the number of beds proposed?		Please ensure the beds are clearly indicated on your plans. This information enables us to assess the car parking arrangements.	
GOODS DELIVERIES			
Will there be any goods deliveries to and from the site? (If yes, please estimate the number and type of vehicles and how often they will make trips.)			<input type="checkbox"/> Yes <input type="checkbox"/> No
Type and Size of Vehicle		Number of Vehicles on Site	
Trip Frequency per Month			

CHECKLIST

To ensure that we can process your application as quickly as possible, please read the following checklist carefully to ensure that you have provided the following at the time of lodging the application. If you are unclear on any aspect of your application, please phone (03) 6250 9200 to discuss or arrange an appointment concerning your proposal. Note that, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, Council may require additional information.

1. A completed Application for Planning Permit Form. *Please ensure that the form provides an accurate description of the proposal, has the correct address and contact details and is signed and dated by the applicant.*
2. A current copy of the Certificate of Title for all lots involved in the proposal. *The title details must include, where available, a copy of the search page, title plan, sealed plan or diagram and any schedule of easements (if any), or other restrictions, including covenants. Council notification or conditions of transfer.*
3. One (1) copy of the following information (email submissions are accepted):
 - a. An analysis of the site and surrounding area setting out accurate descriptions of the following:
 - i. topography and major site features including an indication of the type and extent of native vegetation present, natural drainage lines, water courses and wetlands, trees greater than 5 metres in height in areas of skyline or landscape importance and identification of any natural hazards including flood prone areas, high fire risk areas and land subject to instability;
 - ii. soil conditions (depth, description of type, land capability etc);
 - iii. the location and capacity of any existing services or easements on the site or connected to the site;
 - iv. existing pedestrian and vehicle access to the site;
 - v. any existing buildings on the site;
 - vi. soil and water management plans.
 - b. A site plan for the proposed use or development, drawn at a scale of not less than 1:200 (1:1000 for sites in excess of 1 hectare), showing:
 - i. a north point;
 - ii. the boundaries and dimensions of the site;
 - iii. Australian Height Datum (AHD) levels;
 - iv. natural drainage lines, watercourses and wetlands;
 - v. soil depth and type
 - vi. the location and capacity of any existing services or easements on the site or connected to the site;
 - vii. the location of any existing buildings on the site, indicating those to be retained or demolished, and their relationship to buildings on adjacent sites, streets and access ways;
 - viii. the use of adjoining properties;
 - ix. shadow diagrams of the proposed buildings where development has the potential to cause overshadowing;
 - x. the dimensions, layout and surfacing materials of all access roads, turning areas, parking areas and footpaths within and at the site entrance;
 - xi. any proposed private or public open space or communal space or facilities;
 - xii. proposed landscaping, indicating vegetation to be removed or retained and species and mature heights of plantings; and
 - xiii. methods of minimizing erosion and run-off during and after construction and preventing contamination of storm water discharged from the site.
 - c. Plans and elevations of proposed and existing buildings, drawn at a scale of not less than 1:100, showing internal layout and materials to be used on external walls and roofs and the relationship of the elevations to natural ground level showing any proposed cut or fill.
4. A written submission supporting the application that demonstrates compliance with the relevant parts of the Act, State Policies and planning scheme.

Please note that application fees will be invoiced upon initial assessment.

Please contact the Council's Building & Development Services Department on (03) 6250 9200 for details of fees.

POTENTIALLY CONTAMINATING ACTIVITIES

Agricultural Fertiliser Manufacture	Metal Founders
Asbestos Production and Manufacture	Metal Sprayers
Battery Manufacture and Recycling	Metal Treatments and Picklers
Chemical Manufacture or Formation	Mining and Extractive Industries
Defence Establishments and Training Areas	Pest Controllers (being areas where pest control chemicals are stored or vehicles and tanks used in connection with pest control are washed.)
Drum Reconditioning Wastes	Petroleum and Petrochemical Industries
Dry Cleaning Establishments	Pharmaceutical Manufacture or Formation
Electroplating	Printers
Explosives Production and Storage	Railway Yards
Fuel Depots and Storage Areas	Sanitary and Refining
Galvanisers	Scrap Yards
Gas Works	Service Stations
Gun, Pistol and Rifle Clubs	Smelting and Refining
Hazardous Waste Landfills	Tannery or Fellmongery or Hide Curing Works
Industrial Cleaners	Wood Treatment and Preservation Sites
Lime Burners	

DEFINITION OF OWNER

"Owner" means any of the following:

- (a) in the case of a fee simple estate in land – the person in whom that estate is vested;
- (b) in the case of land not registered under the *Land Titles Act 1980* and subject to a mortgage – the person having, for the time being, the equity of redemption in that mortgage;
- (c) in the case of the land held under a tenancy for life – the person who is the life tenant;
- (d) in the case of land held under a lease of a term not less than 99 years or for a term of not less than such other prescribed period – the person who is the lessee of the land;
- (e) in the case of land in respect of which a person has a prescribed interest – that person;
- (f) in the case of Crown Land within the meaning of the *Crown Lands Act 1976* – the Crown on right of the State of Tasmania

OFFICE USE ONLY:
☐

Planning Fees

\$ _____

Receipt No: _____

☐

Advertising Fees

\$ _____

Date of Receipt: _____

SEARCH OF TORRENS TITLE

VOLUME 19617	FOLIO 11
EDITION 6	DATE OF ISSUE 01-Sep-2020

SEARCH DATE : 27-Mar-2024

SEARCH TIME : 07.16 AM

DESCRIPTION OF LAND

Town of EAGLEHAWK NECK

Lot 11 on Sealed Plan 19617

Derivation : Part of Lot 1 Sec E Gtd to A Stansall

Prior CT 4003/39

SCHEDULE 1

M835663 TRANSFER to

Registered 01-Sep-2020 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 19617 FENCING COVENANT in Schedule of Easements

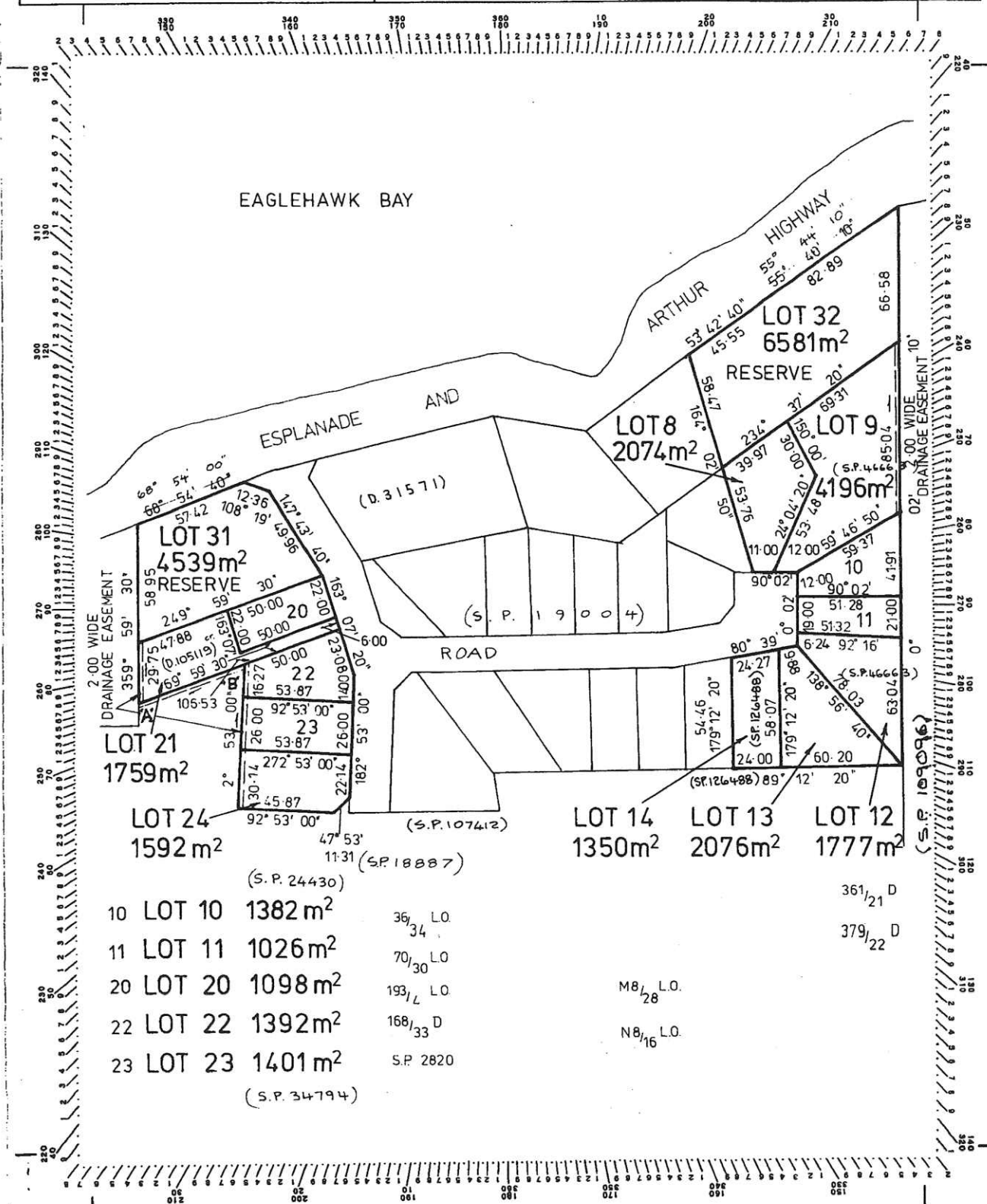
E230400 MORTGAGE to Commonwealth Bank of Australia

Registered 01-Sep-2020 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner:	PLAN OF SURVEY by Surveyor <u>M.E. MORLEY</u> of land situated in the	Registered Number: S. P19617
Title Reference: C.T. 2435-70 C.T. 2602-79	TOWN OF EAGLEHAWK NECK (SEC. E.)	Effective from: <u>- 9 FEB 1983</u>
Grantee: PART OF 6A-OR-2P; 50A-3R-10P GRANTED TO ALFRED STANSALL (LOT 1.) (LOT 2.)	SCALE 1:2000 MEASUREMENTS IN METRES	<i>J. Brindle</i> ACTING DEPUTY, Recorder of titles





SCHEDULE OF EASEMENTS

PLAN NO.

**S.P.
19617**

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.

Lots 21 to 24 are each together with a Right of Drainage over the Drainage Easement marked A,B hereon.
 Lots 21 to 24 are each subject to a Right of Drainage (appurtenant to the balance of **EASEMENTS** the land) over such portion of the Drainage Easement 2.00 wide shown passing through such lot.

Rights of Drainage

Each lot on the plan is together with such rights of drainage over the drainage easements shewn on the plan as may be necessary to drain the stormwater and other surplus water from such lot.

Each lot on the plan is subject to such rights of drainage over the drainage easements (if any) shewn on the plan as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

"The balance of the land" means the balance of the land in Certificate of Title volume 2435 folio 70 and Certificate of Title volume 2602 folio 79. at the date of acceptance hereof excluding the lots on the plan.

FENCING PROVISION COVENANT

The owner of each Lot hereby covenants with MARGARET ELLEN CUNNINGHAM ("the Vendor") that the Vendor shall not be required to fence.

Executed by MARGARET ELLEN CUNNINGHAM)
 BY BEING SIGNED BY PETER JOHN)
CUNNINGHAM her Attorney under Power)
 Of Attorney Registered No. 57/0798)
 (and the Attorney hereby declares)
 he has received no Notice of)
 Revocation of the Power))

SIGNED by MARGARET ELLEN)
CUNNINGHAM the registered)
 Proprietor of the land)
 described in Certificates)
 of Title volume 2435 folio)
 70 and volume 2602 foios)
 79 in the presence of:)

*Peter John
 Solicitor
 Hobart*

THIS COPY SCHEDULE CONSISTS OF 1 PAGE

19617

This is the schedule of easements attached to the plan of




Margaret Ellen CUNNINGHAM comprising part of the land in
C.T. 2435-70 & C.T. 2602-79.
(Insert Title Reference)

Sealed by Municipality of Tasman on 14th December 1982.

56158


Council Clerk/Town Clerk

Contents:

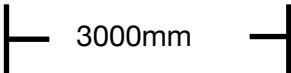
-  Outline of cut
-  Water tank 2500mm diameter
-  Storage container 2500x12000
- ○ Heights

Note: Height measurements are in millimetres. Water tank
And container are inline with each other off of the northern
Boundary

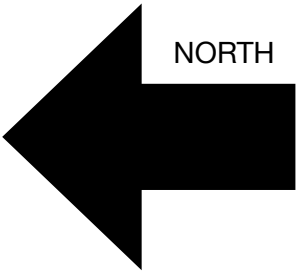
20m

○ + 1960

○ + 5825



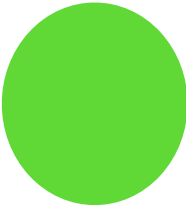
3000mm



NORTH

○ +300

○ +800



○ DP 0

○ +800

○ +1200

○ Datum point 0

17000mm

50m

14000mm

12000mm
long

2500mm



16400mm

○ DP 0

○ DP 0

○ - 800

Drive way
14000mm
long.
Gravel
base
driveway

3400mm

○ - 2600

○ - 1590

5000mm





4000mm
wide
crossover



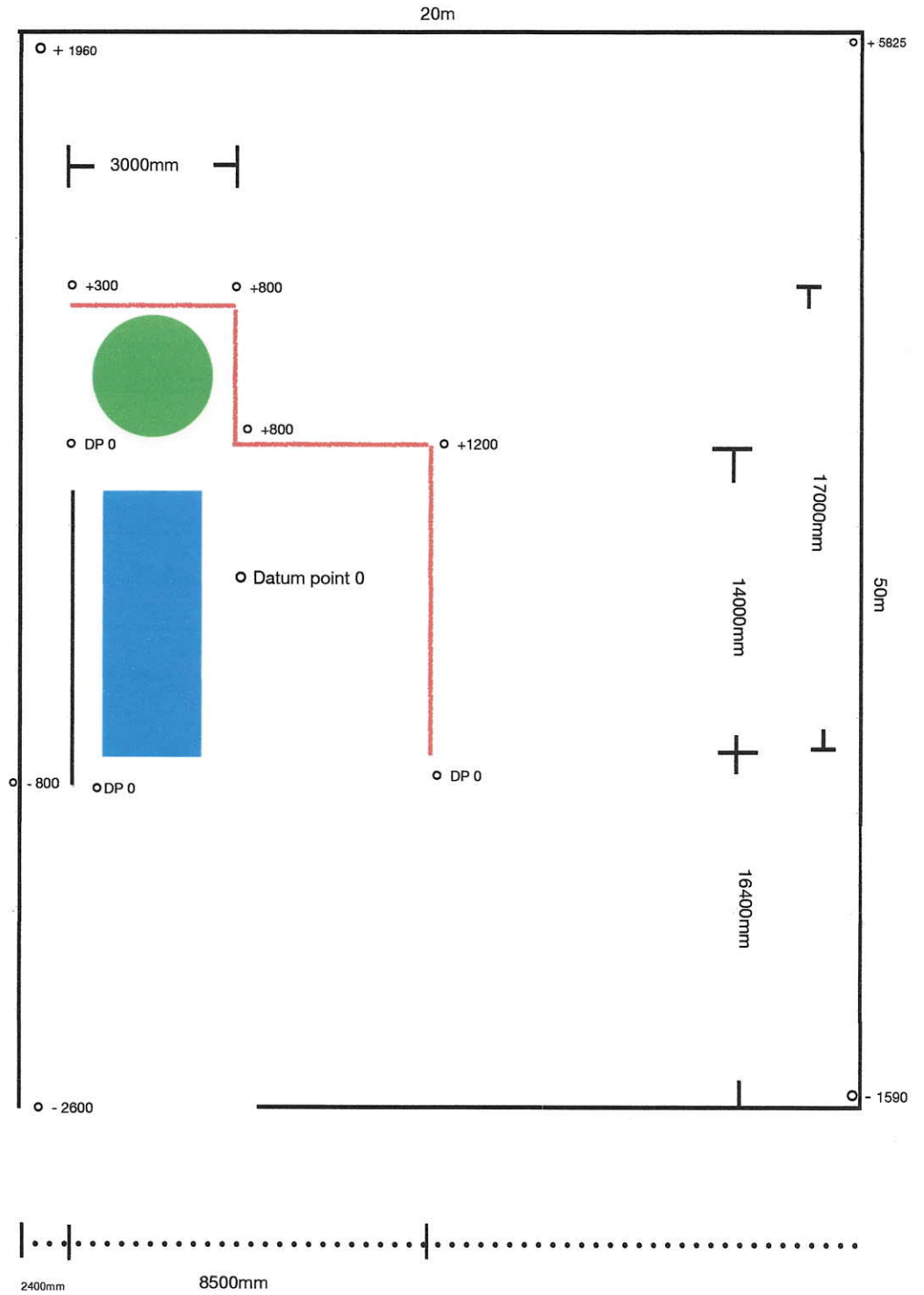
2400mm

8500mm

Contents:

-  Outline of cut
-  Water tank
-  Storage container
-  Heights

Note: Height measurements are
in millimetres



Excess Water From Tank will
be piped to the Road drain.

Pipe

