

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for the following development:-

NO:	DA 45/2024
LOCATION:	22 Hogg Street WYNYARD
APPLICANT:	Marcol Construction
SCHEME:	Tasmanian Planning Scheme – Waratah-Wynyard
ZONING:	General Residential
USE CLASS:	Residential
PROPOSAL:	Front Boundary Fence
DISCRETIONARY MATTER:	Frontage fences for all dwellings 8.4.7 (P1)

The application and associated plans and documents are available for inspection on Council website <https://www.warwyn.tas.gov.au/planning-and-development/advertised-permits/> and at Council offices, located at 21 Saunders Street Wynyard during normal office hours for a period of 14 days from the date of this notice.

Any person who wishes to make representations in accordance with the *Land Use Planning and Approvals Act 1993*, must do so during the 14-day period.

Representations in writing will be received by the General Manager, PO Box 168, Wynyard, 7325, or email council@warwyn.tas.gov.au by **Thursday 21 March 2024**.

Dated Wednesday 6 March 2024.



Shane Crawford
GENERAL MANAGER

SECTION 51 LAND USE PLANNING & APPROVALS ACT 1993

PERMITTED APPLICATION - Assessment and determination of permit application under S58 Land Use Planning and Approvals Act 1993	\$280.00 plus \$1.35 per \$1,000 of value for use or development
DISCRETIONARY APPLICATION - Assessment and determination of a permit application under S57 Land Use Planning and Approvals Act 1993	\$450.00 plus \$1.75 per \$1,000 of value for use or development plus advertising fee
SUBDIVISION APPLICATION - Assessment and determination of a subdivision application for 1 to 5 lots under s57 or s58 Land Use Planning & Approvals Act 1993	\$450.00 plus \$1.75 per \$1,000 of value for use or development plus advertising fee
SUBDIVISION APPLICATION - Assessment and determination of a subdivision application for more than 5 lots under s57 or s58 Land Use Planning & Approvals Act 1993	\$815.00 plus \$175 per lot plus advertising fee
ADVERTISING FEE	\$280.00
Level 2 Environmental Activity - Additional charge to permit application	\$530.00 + advertising fee by quote
Please refer to www.warwyn.tas.gov.au (Council Services - Planning Services - Planning Fees) for all other fees	

Is a hard copy of planning permit and endorsed documents required? Yes No

1. Value of work (inc GST) \$ 12,000 Contract Price Estimate ☒

2. Development Address 22 HOGG ST WYNYARD

3. Full Name of Applicant(s) Colin Guest (MARIA CONSTRUCTION)

Contact Details: Address: 23 BRAVO ST WYNYARD

Email Address Colin@mariaconstruction.com.au Telephone 0419 559 191

For requests in hardcopy format all correspondence in relation to this application, will be sent to the contact address, otherwise all correspondence will be forwarded to the email address

4. Would you like the contact address recorded above to be applied for all future Council correspondence? (including rates/animal control etc)? Yes.....No.....

5.

Where the Applicant is not the Owner

In accordance with Section 52 of the Land Use Planning and Approvals Act 1993 if the applicant for the permit is not the owner of the land in respect of which the permit is required, the applicant must include in the application for the permit, a declaration that the applicant has notified the owner of the intention to make the application.

In the event that the property is owned or managed by the Crown or Council, this application is to be signed by the relevant Crown Minister responsible, or General Manager of the Council, and accompanied by written permission of the Minister/General Manager to the making of this application.

Owners Full Name PETER + GIOVANA LEWIS

Address 22 HOGG ST WYNYARD Telephone Work/Business

Crown Minister/General Manager Signature.....

Applicant's Notification to Owner

I Colin Guest

Full Name of Applicant(s)
of 23 BRAVO ST WYNYARD

Applicant's Address

Declare that I/we have notified the owner(s) of the property(ies) of the intention to make this application.

I/We understand that in accordance with Section 52(2) of the Land Use Planning and Approvals Act 1993 a person must not obtain or attempt to obtain a permit by wilfully making, or causing to be made, any false representation or declaration either orally or in writing.

Applicant's Signature(s) Colin Guest

6. Proposed Development (Fully describe intended use of land or premises)

FRONT BOUNDARY FENCE + GATE

7. Supporting Information if necessary to explain special features of the proposal.
(Attach separate sheet if required)

✓

To include –

a. One Copy (electronic copy if available) of any plan(s) and/or specification(s) for the proposed development, showing where applicable:

- ☒ i. Sufficient information to demonstrate compliance with all applicable standards, purpose statements in applicable zones and codes, any relevant local area objectives or desired future character statements;
- ☒ ii. a full description of the proposed use or development;
- ☒ iii. a full description of the manner in which the use or development will operate;
- ☒ iv. a site analysis and site plan at an acceptable scale;
- ☒ v. a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200;
- ☒ vi. a plan of the proposed landscaping;
- ☒ vii. car parking facilities and capacity;
- ☒ viii. area of clearing of trees and bushland;
- ☒ ix. size, position, colour, illumination, fixing or support and other design details of advertising sign(s).

b. A full copy of your title shall also accompany the application.

Title Certificate ☐

Title Plan ☐

Schedule of Easements ☐

c. Relevant engineering pre-lodgement approvals

Access ☐

Stormwater ☐

8. Present use of site and/or buildings – full description

PRIVATE DWELLING

9.

Car Parking

Floor Area

Existing on site

Existing

Total no. proposed

Proposed

Site Area.....m²Totalm²

Questions 10 to 13 relate to Commercial and Industrial Uses and Development ONLY

10.	What days and hours of operation are proposed?		
	Monday to Friday:	From 7.00 a.m. to 4.45 p.m.	
	Saturday	From a.m. to p.m.	
	Sunday	From a.m. to p.m.	
11.	Number of Employees?		
	Existing.....		
	Proposed.....		
12.	Vehicles visiting or delivering to or from the site?		Trips per day
	Type	No.	
13.	What type of machinery is to be installed or used		
	Type	No.	

Declaration By Applicant (Mandatory)

I declare that the information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with the development application may be made available to the public. I understand that the Council may make such copies of the information and materials as in its opinion are necessary to facilitate a thorough consideration of the Permit Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application for the purposes of assessment of that application. I indemnify the Waratah-Wynyard Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

I/We hereby acknowledge that Section 20(a) of the *Local Government Act 1993* provides the power for persons authorised by the General Manager to enter land without notice in relation to an application by the owner or occupier for a licence, permit or other approval given by the council.

Signature(s)
(all applicants to sign)

Date 27. 02. 2024



SEARCH OF TORRENS TITLE

VOLUME 230939	FOLIO 1
EDITION 2	DATE OF ISSUE 11-Mar-2009

SEARCH DATE : 09-Jun-2021

SEARCH TIME : 10.46 AM

DESCRIPTION OF LAND

Town of WYNYARD

Lot 1 on Plan 230939

Derivation : Part of 500 Acres Gtd. to J.K. Percy

Prior CT 3110/17

SCHEDULE 1

C902028 ASSENT to PETER RICHARD LEWIS Registered 11-Mar-2009
at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 3469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE

CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

3110 17

Cert. of Title Vol. 762 Fol. 10

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

R.M. Sadler

Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF WYNYARD

THREE ROODS TWENTY SEVEN PERCHES on the Plan hereon

FIRST SCHEDULE (continued overleaf)

CHARLES ST. LEGER LEWIS of Wynyard, Merchant and

DIANA JACQUELINE LEWIS his wife.

SECOND SCHEDULE (continued overleaf)

NO. A34856 MORTGAGE to Director of War Service Homes.

Produced 6th October, 1954 at Noon.

(Sgd.) A. IMLACH (L.S.)

Recorder of Titles.

DISCHARGED B28751
(4.2.1986)

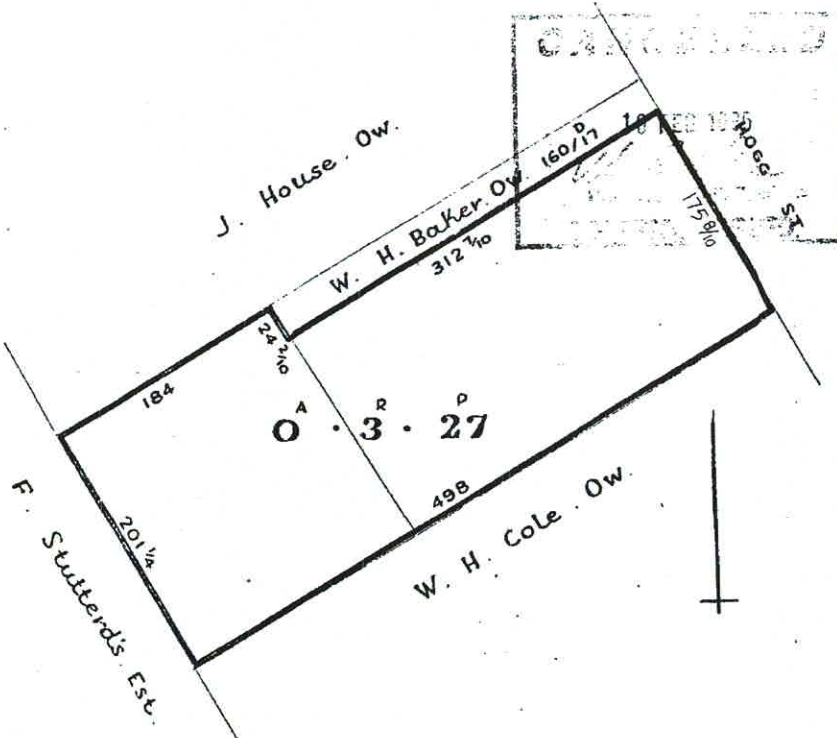
Recorder of Titles

RECORDED OF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER

230939



Part of 500 acres - Gtd. to J.K.Percy - Meas. in Links 8/28 Well.
FIRST Edition. Registered

Derived from C.T. Vol. 762 Fol. 10 - Transfer A34855 H.S.Sadler

From: [Colin Guest](#)
To: [Town Planning](#)
Subject: RE: DA 45/2024 - Additional Information Required (Planning) - 22 Hogg Street WYNYARD
Date: Friday, 8 March 2024 12:04:59 PM
Attachments: [image001.png](#)

Hello Mario

My apologies I had a scale on the drawing to match 2.0m but no measurement.

The building materials for the fence at 22 Hogg St will be a face masonry block in a cream colour to be similar to the new house at a height of 2.0 m.

Just speaking with the owner they tell me they have had no correspondence with council regarding heights of the fence .

From: Town Planning <townplanner@warwyn.tas.gov.au>
Sent: Friday, 8 March 2024 11:37 AM
To: Colin Guest <colin@marcolconstruction.com.au>
Subject: RE: DA 45/2024 - Additional Information Required (Planning) - 22 Hogg Street WYNYARD

Good morning Colin,

Can you please also confirm the height and the materials of the fencing in the drawings?

Based on my conversation with the owner, I've know that it will be full solid fencing with 1.8m but public doesn't know that and wondering the actual height and materials of the fencing.

We will update the documents in our website after we receive further information from you.

Thanks.

Regards,

Mario Ang

Town Planner

Waratah-Wynyard Council

21 Saunders Street (PO Box 168)

WYNYARD Tas 7325

T: 6443 8308



From: Colin Guest <colin@marcolconstruction.com.au>
Sent: Friday, 1 March 2024 1:31 PM
To: Town Planning <townplanner@warwyn.tas.gov.au>
Subject: RE: DA 45/2024 - Additional Information Required (Planning) - 22 Hogg Street WYNYARD

Please find attached correspondence regarding planning application DA 45/2024 for a Front Boundary Fencing at 22 Hogg Street, Wynyard (PID 9633202).

Hello In regard to the above application.

- My clients have recently completed a new residence that they now live in.
- The new house was elevated from the street to alleviate any water ingress issues .
- The outlook from the street restricts privacy for the owners , as they are aging and do feel insecure if people can look into their property.
- The new residence has a large setback from the road and is close the middle of the street on the road frontage.
- Driveway access is off the kerb of the street approx. three metres and very clear to exit.
- The clients are aware of the ongoing subdivision toward the south of Hogg St and do have concerns regarding foot and vehicular traffic.
- My clients gained the idea of the fence in comparison to a property on the Dodgin St end of Hogg St.
- The Gate incorporated in the fence will be 90 % transparent.
- Previously the residence had a large hedge that screened the house , this was removed in the building process as it was dying and access needed to be gained for the build.

I hope this is of some help to gain a decision .

Colin Guest

Marcol Construction.

From: Town Planning <townplanner@warwyn.tas.gov.au>

Sent: Friday, 1 March 2024 11:36 AM

To: Colin Guest <colin@marcolconstruction.com.au>

Subject: DA 45/2024 - Additional Information Required (Planning) - 22 Hogg Street WYNYARD

Good morning Colin,

Please find attached correspondence regarding planning application DA 45/2024 for a Front Boundary Fencing at 22 Hogg Street, Wynyard (PID 9633202).

Should you have any further queries, please contact me as per the details below.

Thanks.

Regards,

Mario Ang

Town Planner

Waratah-Wynyard Council

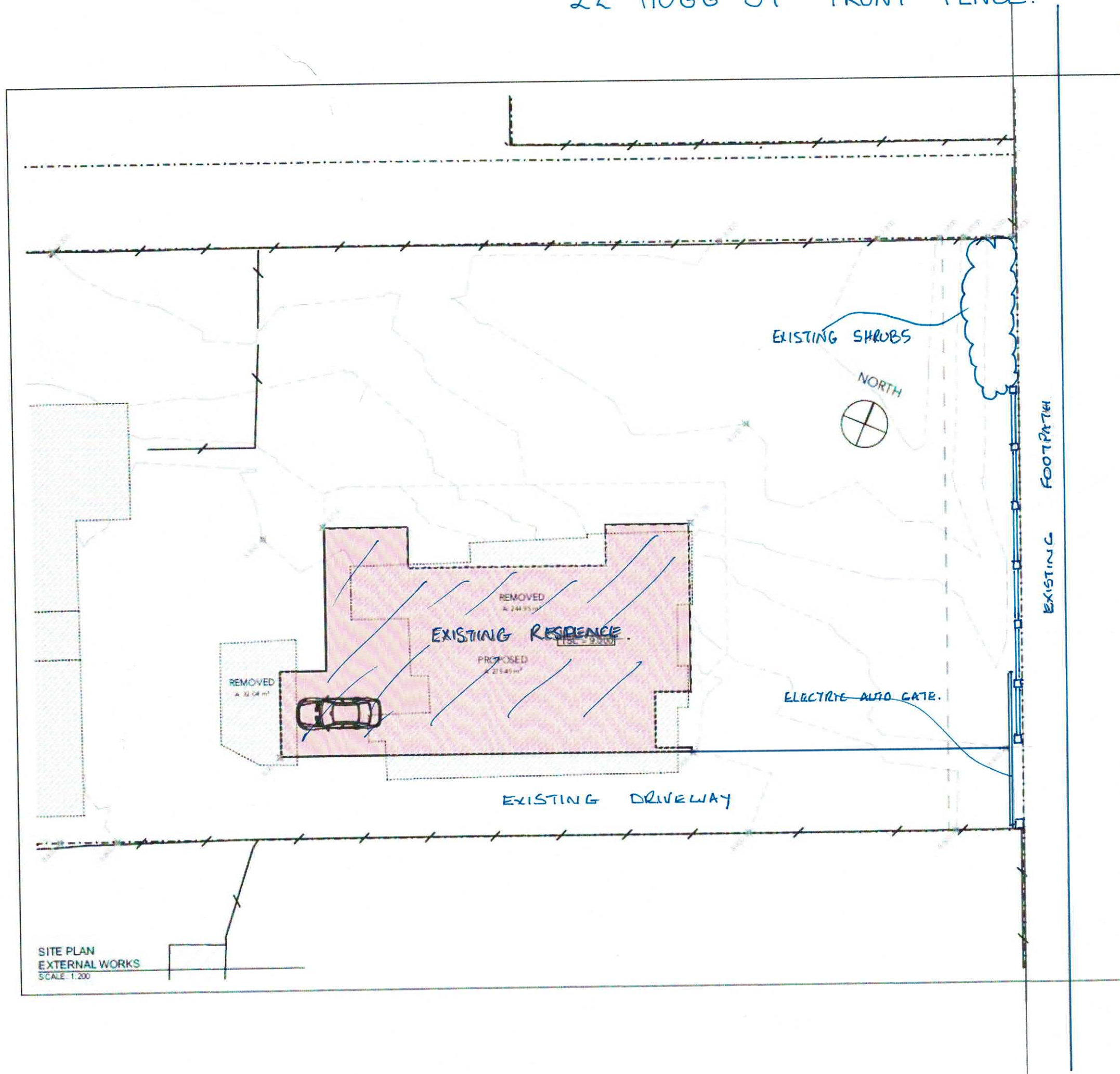
21 Saunders Street (PO Box 168)

WYNYARD Tas 7325

T: 6443 8308

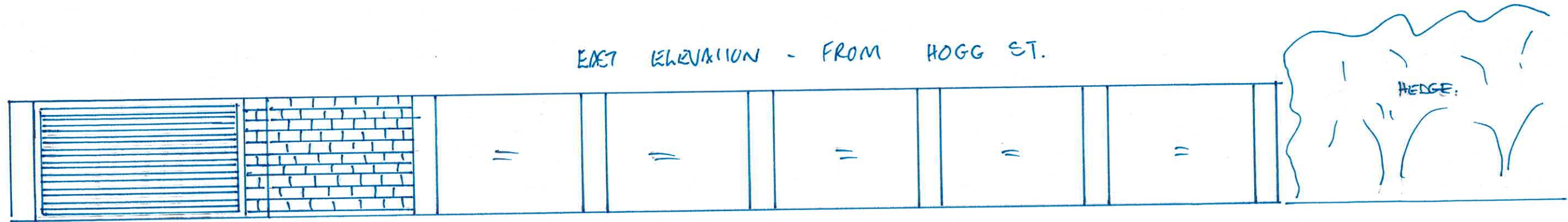


22 HOGG ST FRONT FENCE.

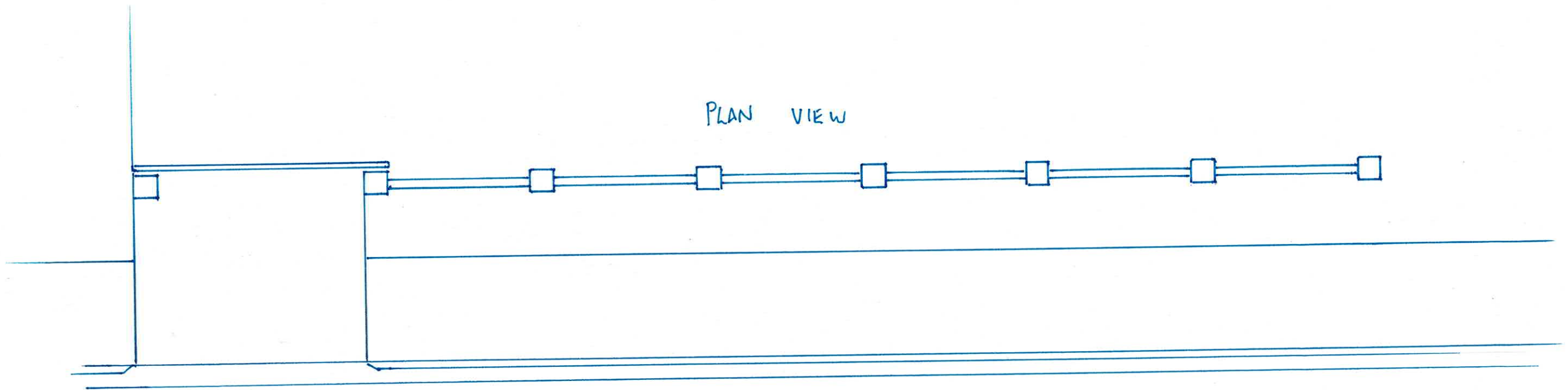


22 HOGG ST FRONT FENCE.

EAST ELEVATION - FROM HOGG ST.



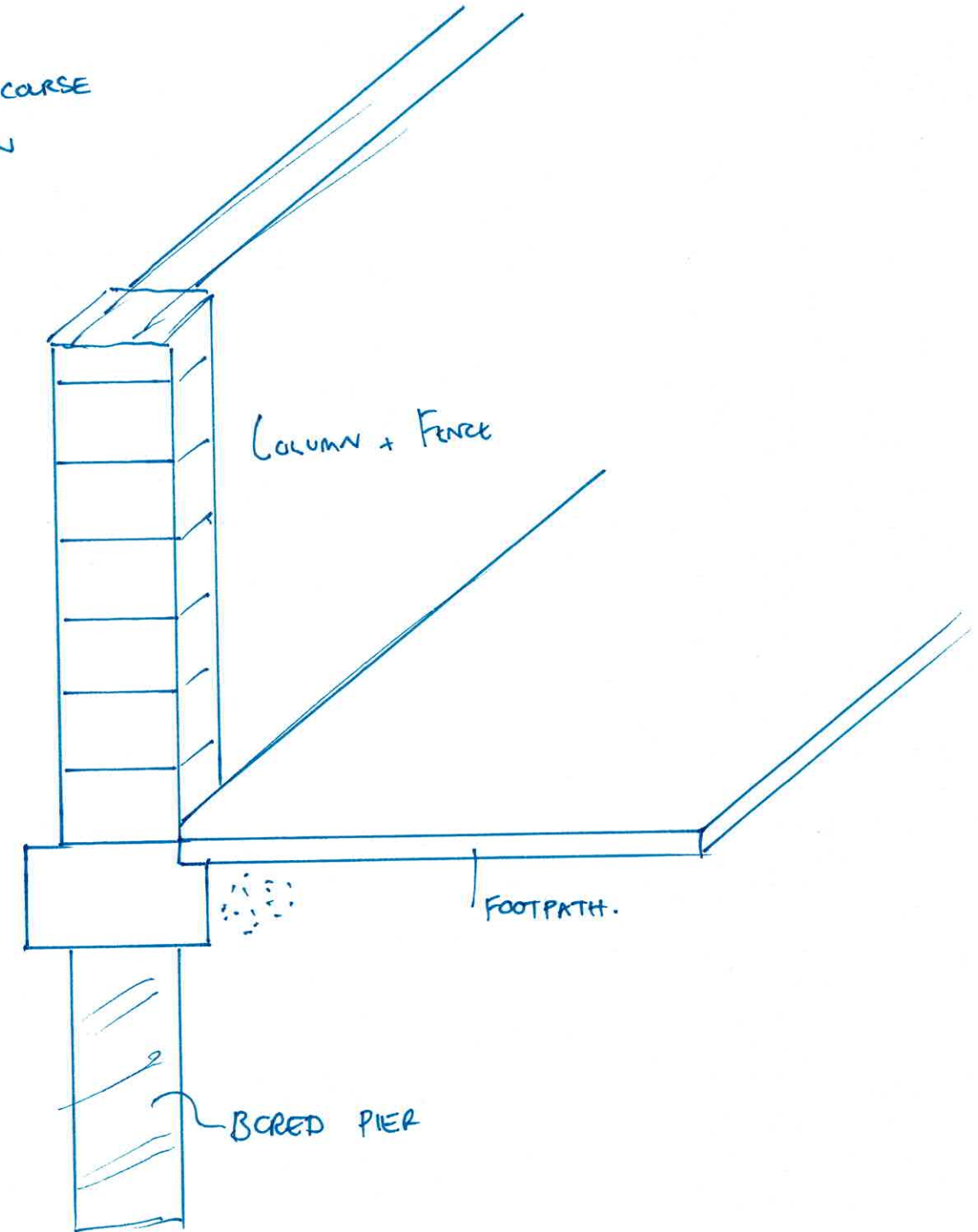
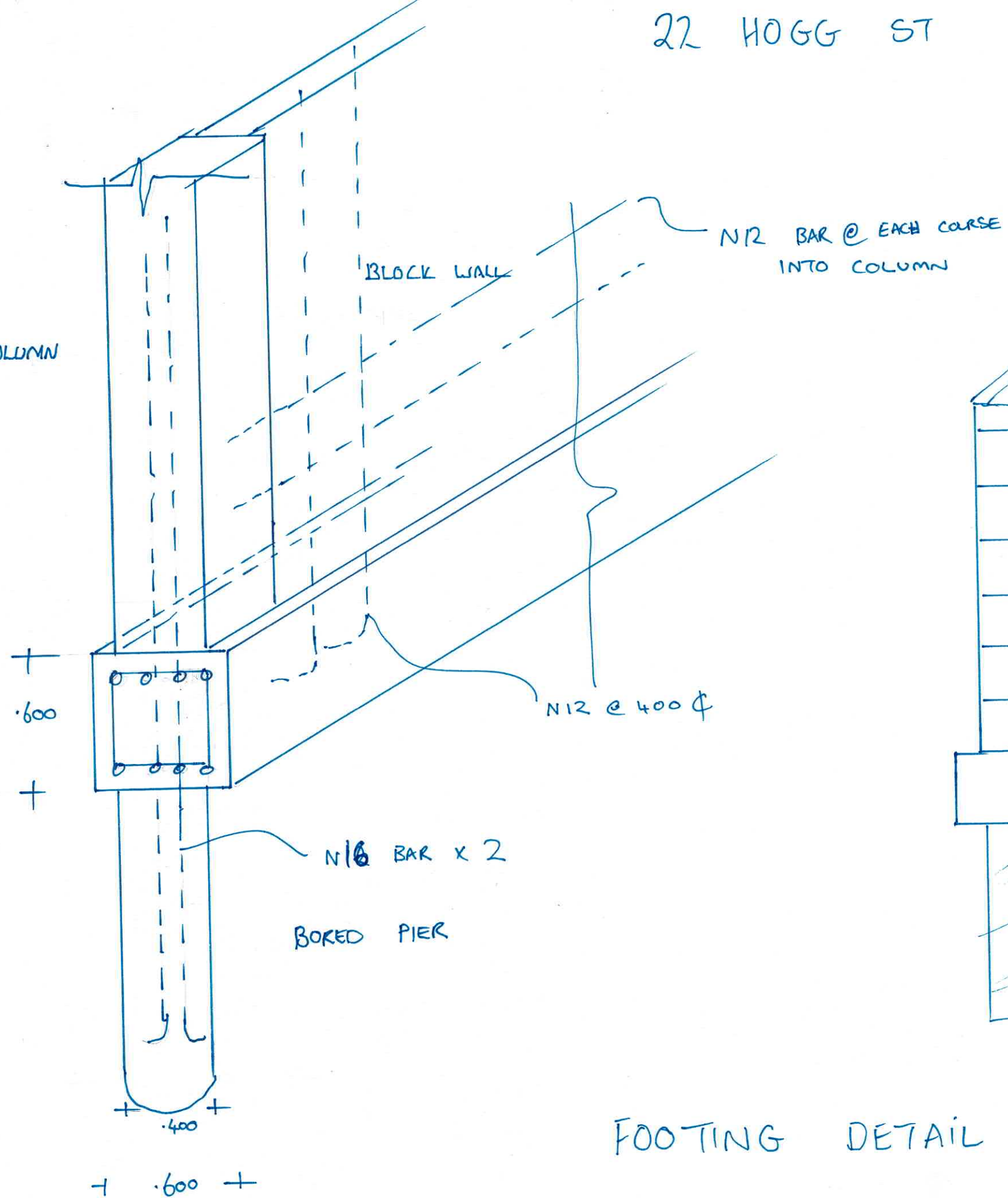
PLAN VIEW



HOGG ST

22 HOGG ST FRONT FENCE

BLOCK COLUMN



FOOTING DETAIL