



Public Notice Details

Planning Application Details

Application No	DA2500032
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Property Details

Property Location	Louisa Street Kempton
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Application Information

Application Type	Discretionary Development Application
Development Category	Subdivision
Advertising Commencement Date	14/4/25
Advertising Closing Period	2/5/25
<small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	

Enquiries regarding this Application can be made via to Southern Midlands Council on (03) 6254 5050 or by emailing planningenquires@southernmidlands.tas.gov.au. Please quote the development application number when making your enquiry.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120
Email: mail@southernmidlands.tas.gov.au
Fax: 03 6254 5014

All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.



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09/04/2025

APPLICATION FOR PLANNING PERMIT DEVELOPMENT / USE

Use this form to apply for a permit in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Proposed
use/development:
(Provide details of
proposed works and use).

Proposed boundary reorganisation for 154649/2 and 36471/3

Location of
Development:
(If the development
includes more than one
site, or is over another
property include address
of both Properties).

Lot 2 & 3, Louisa Street, Kempton

Certificate of Title/s
Volume Number/Lot
Number:

36471/3 & 154649/2

Land Owners Name:

Centacare Evolve Housing Limited

Full Name/s or Full Business/Company Name

Applicant's Name:

Prime Design

Full Name/s or Full Business/ Company Name (ABN if registered business or company name)

Contact details:

Postal address for correspondence: 10 Goodman Court, Invermay

Telephone or Mobile: 6332 3790

Email address: planning@primedesigntas.com.au

(Please note it is your responsibility to provide your correct email address and to check your email for communications from the Council.)

Details

Tax Invoice for
application fees to be
in the name of:
(if different from
applicant)

Full Name/s or Full Business or Company Name and ABN if registered business or company name

Print email address

ABN

What is the estimated value of all the new work proposed

\$ 20,000 (approx)



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For Commercial Planning Permit Applications Only

Signage:

Is any signage proposed?

Yes

☐

No

☐

If yes, attach details: size, location and art work

Business Details:

Existing hours of operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Proposed hours of new operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Number of existing employees:

Number of proposed new employees:

Traffic Movements:

Number of commercial vehicles serving the site at present		Approximate number of commercial vehicles servicing the site in the future	
Number of Car Parking Spaces:	How many car spaces are currently provided	How many new car spaces are proposed	

Is the development to be staged:

Please tick ✓ answer

Yes ☐

☐

No ☐

☐

Please attach any additional information that may be required by Part 6.1 *Application Requirements* of the Tasmanian Planning Scheme – Southern Midlands.

Signed Declaration

I/we as owner of the land or person with consent of the owner hereby declare that:

- I/we have read the Certificate of Title and Schedule of Easements for the land and I/we are satisfied that this application is not prevented by any restrictions, easements or covenants.
- I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.
- The information given in this application is true and accurate. I/we understand that the information and materials provided with this application may be made available to the public. I/we 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 application.
- I/we have secured the necessary permission from the copyright owner to communicate and reproduce the plans submitted with the application for assessment. I/we indemnify the Southern Midlands Council for any claim or action taken against it regarding a breach of copyright in respect of any of the information or material provided.
- I/we declare that, in accordance with Section 52(1) of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their consent is attached and the application form signed by the Minister of the Crown responsible and/or the General Manager of the Council.

Applicant Signature
(If not the Title Owner)

Applicant Name (please print)

Tarcia Wong

Date

28.02.2025

Land Owner(s) Signature

Land Owners Name (please print)

Date



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Land Owner(s) Signature

Land Owners Name (please print)

Date

PRIVACY STATEMENT

The Southern Midlands 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 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 Building Act 2000. 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 Southern Midlands Council on (03) 62545050. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.

28 February 2025

Southern Midlands Council
PO Box 21, Oatlands
Tasmania 7120

Dear Planner,

Re: Proposed Lot Subdivision for Lot 3, Louisa Street, Kempton

12.0 Village Zone

Code Overlays: Local Heritage Place

The proposed subdivision is for the purpose of a new driveway access and new TasWater infrastructure to the new residential development (previously approved permit DA2400016) on CT 36471/2, while ensuring the graveyards on St Peter's Catholic Cemetery remain intact. The intent for the cemetery is to remain, and for its continued maintenance by the Catholic church in Tasmania.

3 lots are to be created from CT 36471/3 – one to be occupied by the existing Cemetery, another for a road lot (Lot 101), and the balance to be consolidated with CT 36471/2. Refer to Subdivision Plan by PDA for details [Dwg no. 53814MS-P-01-0].

C6.10.1 Lot Design on a Local Heritage Place

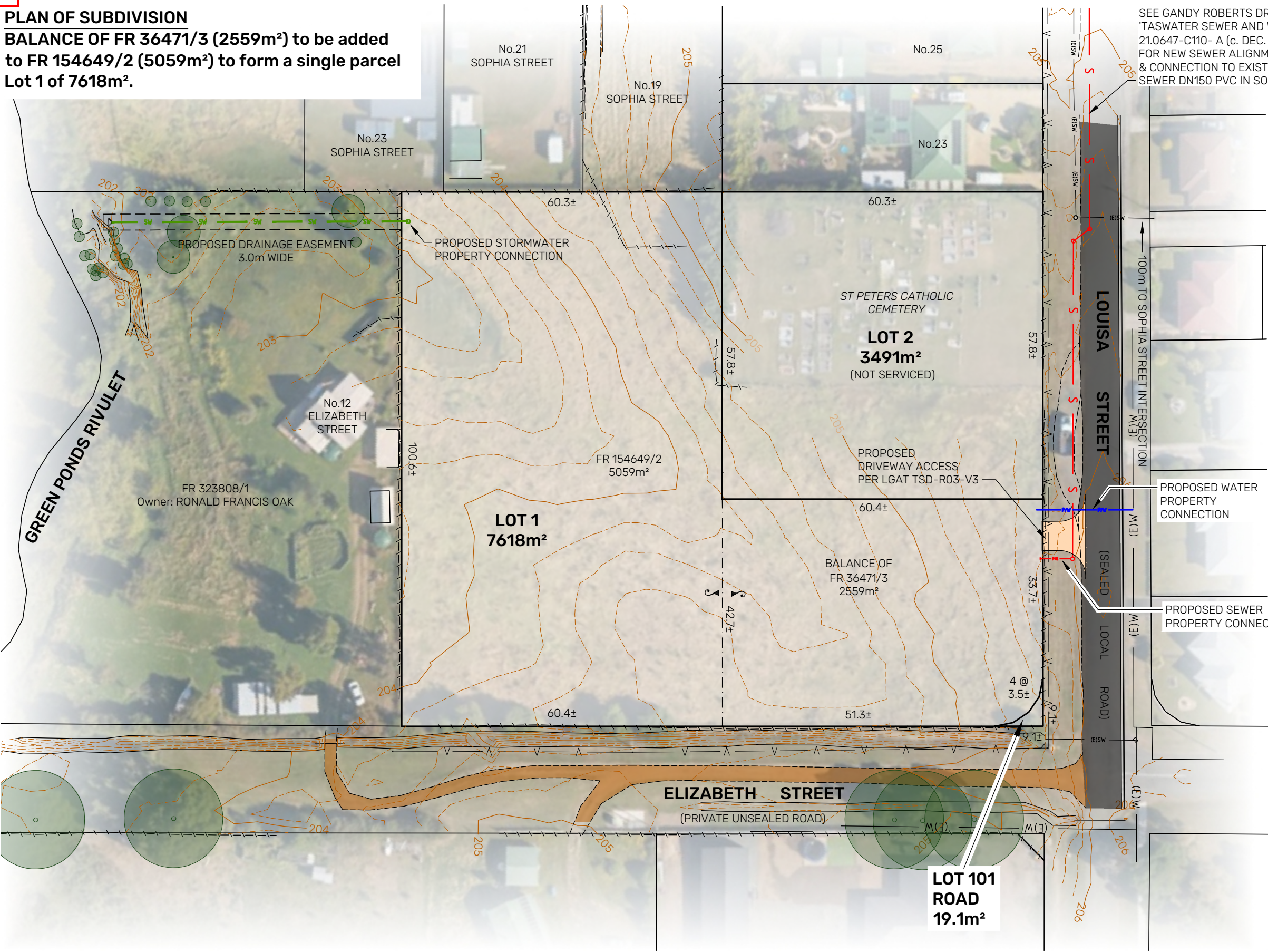
- P1
- (a) The proposed subdivision does not intend to affect the local historic heritage significance. The existing St Peter's Catholic Cemetery will remain unhindered and will see its continued maintenance by the Catholic church.
 - (b) The subdivision is very much in keeping with the historic development pattern surrounding the site. The existing pattern surrounding the site is the most densely developed area within Kempton and is characterised by a mixture of single dwellings on large lots, single dwellings on standard lots and more recent multi-residential developments. No structures have been proposed within the new subdivision lot at the corner of Elizabeth St and Louisa St.
 - (c) The purpose of the subdivision is for driveway access to the new residential development on CT 36471/2. As the driveway is proposed to be towards the north of the new boundary – there is no visible separation of the existing character of the built environment. This is not expected to change the original setting.
 - (d) The proposed subdivision does not cause unreasonable impact to the local historic heritage significance with regard to the lot sizes, dimensions, frontage, access or orientation.
 - (e) The proposed subdivision does not cause unreasonable impact to the local historic heritage significance with regard to the suitability of the proposed lots.



(f) Not applicable. No removal of vegetation or trees will be undertaken for the subdivision.

Kind regards,
Tarcia Wong

PLAN OF SUBDIVISION
BALANCE OF FR 36471/3 (2559m²) to be added
to FR 154649/2 (5059m²) to form a single parcel
Lot 1 of 7618m².



SEE GANDY ROBERTS DRAWING
'TASWATER SEWER AND WATER SERVICES'
21.0647-C110- A (c. DEC. 2023)
FOR NEW SEWER ALIGNMENT
& CONNECTION TO EXISTING
SEWER DN150 PVC IN SOPHIA STREET.



- LEGEND
- TITLE / PROPOSED BOUNDARY
 - LISTMAP CADASTRE
 - CONTOURS 1M INTERVAL
 - TOP/TOE OF BANK
 - EX. FENCE
 - STORMWATER PUBLIC
 - TASWATER SEWER MAIN
 - TASWATER WATER MAIN
 - NEW STORMWATER
 - NEW SEWER
 - NEW WATER PRIVATE


NOTE

LIST Cadastral Parcels
by State of Tasmania
www.thelist.tas.gov.au
CC BY 3.0

Background aerial imagery has been
shown for context purposes only and
is approximate.

Basemap Orthophoto source:
<https://services.thelist.tas.gov.au/arcgis/rest/services/Basemaps/Orthophoto/MapServer/WMTS/1.0.0/WMTSCapabilities.xml>

PROPOSED SERVICE LOCATIONS
APPROVED IN PREVIOUS APPLICATION.

Owners ROMAN CATHOLIC CHURCH TRUST CORPORATION OF THE ARCHDIOCESE OF HOBART		Title References FR 154646/2 & FR 36471/3		PID 5463995	Council SOUTHERN MIDLANDS COUNCIL	Planning scheme SOUTHERN MIDLANDS LOCAL PROVISIONS SCHEDULE	Zone 12 VILLAGE	Zone Codes -	Schedule of Easements (Existing easements to be retained unless noted otherwise.) Nil.						
-	----	----	----	This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.				PLANNER: -	REVIEWED: -	CLIENT: LORETO COMMUNITY HOUSING 3 LOT SUBDIVISION ST PETERS CATHOLIC CEMETERY, KEMPTON PLAN OF SUBDIVISION	 PDA SURVEYORS, ENGINEERS & PLANNERS	SCALE		PAPER	
-	----	----	----					DRAWN: MK	REVIEWED: MS			SCALE 1:750		(A3)	
-	----	----	----					JOB MANAGER: MATTHEW STRATTON				JOB NUMBER	DISCIPLINE	DWG	REVISION
A	MINOR ANNOTATION AMENDMENTS	MK	25.02.25					MS	PRINTED DATE: 25/02/2025			53814MS- P-01-A			
0	PLAN OF SUBDIVISION	MK	20.02.25	MS	THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED				127 Bathurst Street Hobart, Tasmania, 7000 PHONE: +61 03 6234 3217 FAX: +61 03 6234 5085 EMAIL: pda.hbt@pda.com.au www.pda.com.au Also at: Kingston, Launceston & Burnie						
REV	AMENDMENTS	DRAWN	DATE	APPR.											

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
36471		3
EDITION	DATE OF ISSUE	
2	24-Mar-2009	
Page 1		of 1

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.

Alice Kawa

Recorder of Titles.



DESCRIPTION OF LAND

Town of KEMPTON
Lot 3 on Diagram 36471
Derivation : Whole of Lot 3 (Section D) to M. Callaghan
Prior CT 4486/98

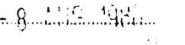
SCHEDULE 1

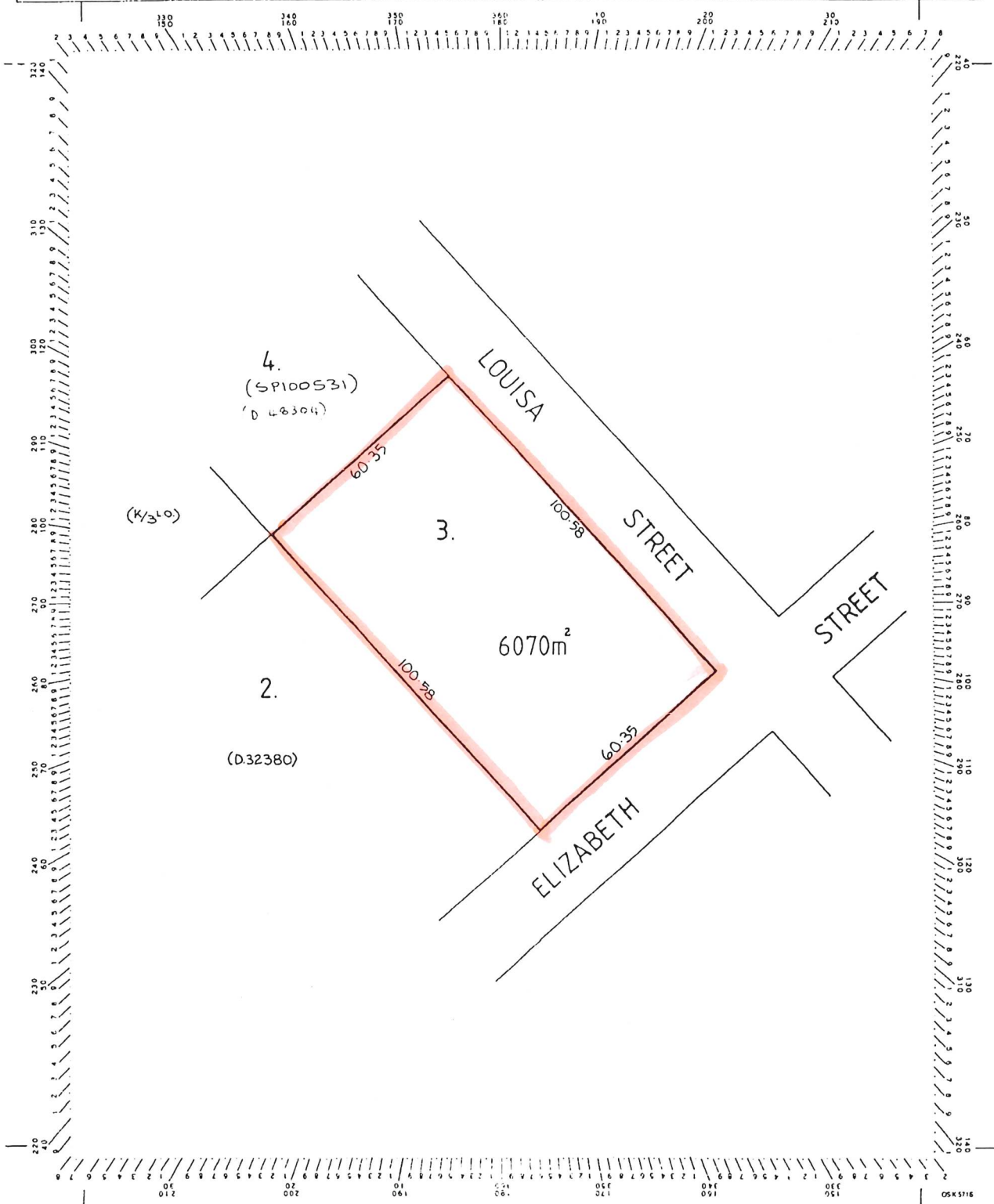
C896272 ROMAN CATHOLIC CHURCH TRUST CORPORATION OF THE
ARCHDIOCESE OF HOBART Registered 24-Mar-2009 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

*ST PETERS KEMPTON
CATHOLIC CHURCH*

Owner	L.T. ACT 1980	PLAN OF SURVEY of land situated in the TOWN OF KEMPTON SECTION D. COMPILED FROM (K/310)	Registered Number	D.36471
Title Reference	A7640		Approved	 Recorder of Titles
Grantee	WHOLE OF LOT 3 (1-2-0) GTD TO MARY CALLAGHAN	SCALE 1:1000 MEASUREMENTS IN METRES		



CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
154649		2
EDITION	DATE OF ISSUE	
1	22-Jul-2008	
Page 1		of 1

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.

Alice Kawa

Recorder of Titles.



DESCRIPTION OF LAND

Town of KEMPTON

Lot 2 on Plan 154649

Derivation : Whole of Lot 2, 1A-2R-0P. Granted to Hugh McCabe.

Derived from A24202

SCHEDULE 1

ROMAN CATHOLIC CHURCH TRUST CORPORATION OF THE ARCHDIOCESE OF
HOBART

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

*Cemetery.
Louisa St
Kempton.*

*ST PETERS
CATHOLIC CHURCH*

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OWNR LAND TITLES ACT 1980	PLAN OF TITLE	Registered Number
FOLIO REFERENCE A24202	LOCATION TOWN OF KEMPTON SECTION D	P.154649
GRANTEE WHOLE OF LOT 2 1A-2R-0P GRANTED TO HUGH McCABE	FIRST SURVEY PLAN No. K/3 LO. COMPILED BY LDRB SCALE 1: 1250 LENGTHS IN METRES	APPROVED 10 JULY 2008 <i>Alice Kawa</i> Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 5029-55 (125)	LAST UPI No GBW38	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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