



## Public Notice Details

## Planning Application Details

<b>Application No</b>	DA2500077
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### Property Details

<b>Property Location</b>	1336 Colebrook Road Campania
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### Application Information

<b>Application Type</b>	Discretionary Development Application
<b>Development Category</b>	Garage/Outbuilding
<b>Advertising Commencement Date</b>	27/6/25
<b>Advertising Closing Period</b>	11/7/25
<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](mailto: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](mailto: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.



## 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).

NEW OUTBUILDING / GARAGE. 10m x 5m

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

1336 COLEBROOK ROAD  
CAMPANIA, TAS, 7026

Certificate of Title/s  
Volume Number/Lot  
Number:

Vol 121145 Folio 1 & Vol 157463 Folio 1

Land Owners Name:

Tony & Lindsay Middleton

Full Name/s or Full Business/Company Name

Applicant's Name:

P & J Stens P/L

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

Contact details:

Postal address for correspondence: 38 MCINTYRE STREET, MORNINGTON, TAS, 7018

Telephone or Mobile: 62 444 300

Email address: a.brown@fairdinkumhobart.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

\$ 40,000 -



## 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:

1. 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.
2. I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.
3. 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.
4. 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.
5. 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)

ADRIAN BROWN  
P&J SHEDS P/L

Date

20/06/2025

Land Owner(s) Signature

Anthony Form Attached with Application

Land Owners Name (please print)

Anthony Form Attached with Application

Date



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.

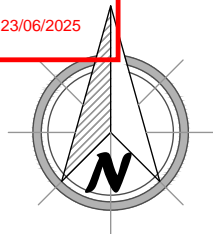
**Disclosure of Personal Information:** Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the Building Act 2000. This information will not 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.





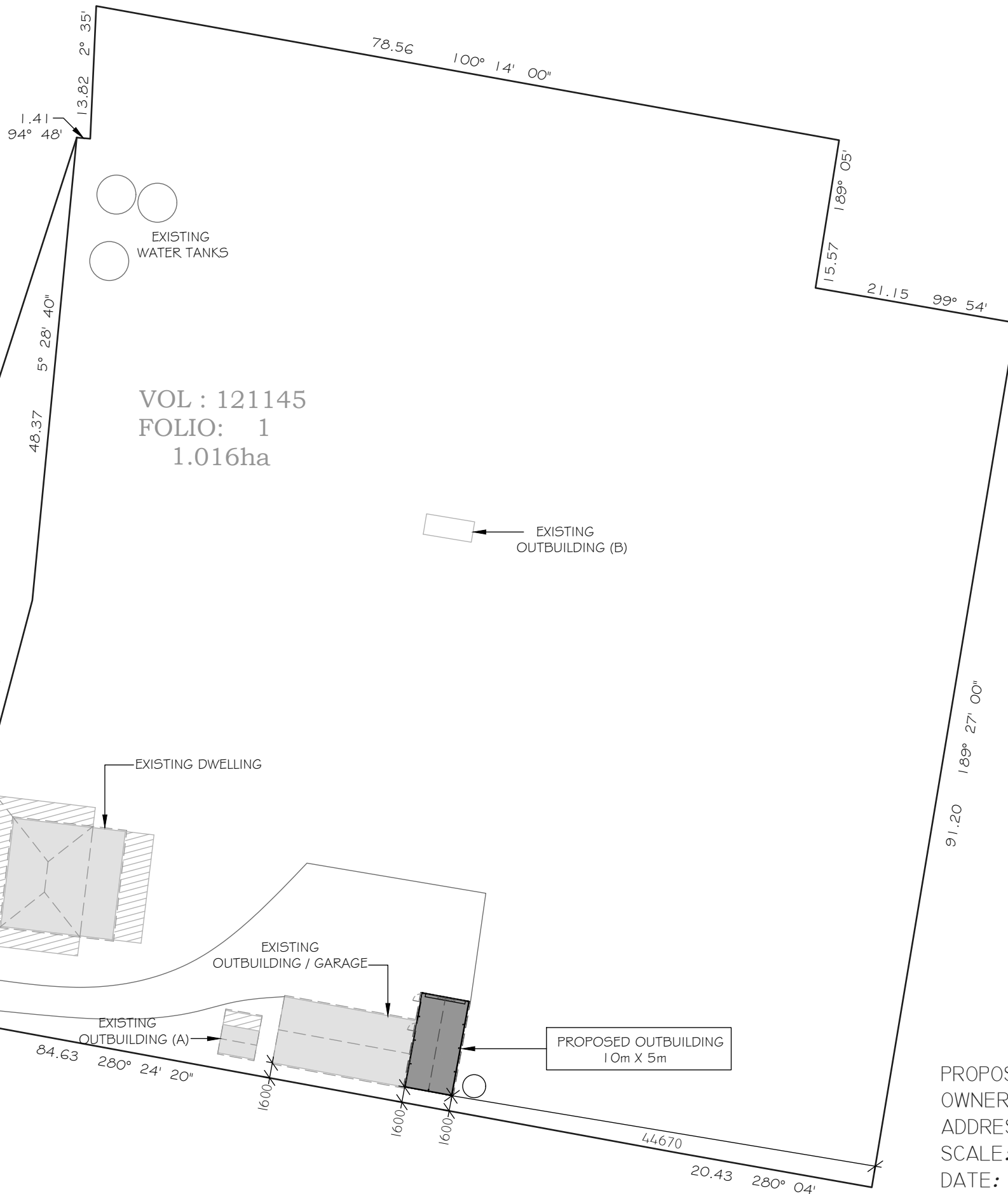
SMC - KEMPTON  
RECEIVED  
23/06/2025



COLEBROOK ROAD

VOL : 121145  
FOLIO: 1  
1103m<sup>2</sup>

VOL : 121145  
FOLIO: 1  
1.016ha



LOT AREA: 1.1263ha

EXISTING DWELLING AREA: 132.8m<sup>2</sup>  
" VERANDAH AREA: 101.5m<sup>2</sup>  
" OUTBUILDING (A): 17.3m<sup>2</sup>  
" OUTBUILDING (B): 10.9m<sup>2</sup>  
" OUTBUILDING / GARAGE: 98m<sup>2</sup>

PROPOSED OUTBUILDING / GARAGE AREA: 50m<sup>2</sup>

SITE PLAN PREPARED FROM CERTIFICATE OF TITLE  
INFORMATION AND MEASUREMENTS TAKEN ON SITE.  
CONFIRMATION OF BOUNDARY LOCATION BY  
REGISTERED SURVEYOR IS ALWAYS RECOMMENDED  
PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY  
OF THE PROPERTY OWNER.

SITE PLAN 1:500

P&J SHEDS PTY LTD. 88 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2025

PROPOSAL : NEW OUTBUILDING / GARAGE

OWNER : T. & L. MIDDLETON

ADDRESS: 1336 COLEBROOK ROAD, CAMPANIA, 7026

SCALE: 1:500

DATE: 19th JUNE 2025

AMENDED:

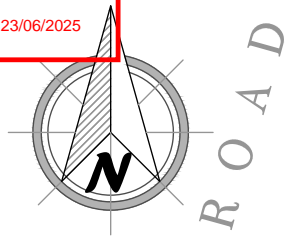
DRAWN BY: A. BROWN CC6003R

PAGE: 01/05

JOB NO : 101318



SMC - KEMPTON  
RECEIVED  
23/06/2025



COLEBROOK ROAD

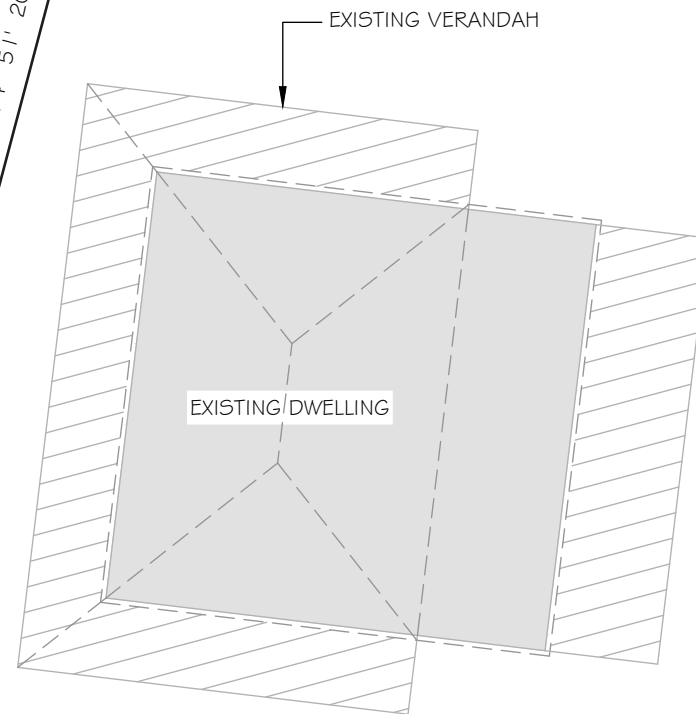
VOL : 121145  
FOLIO: 1  
1103m<sup>2</sup>

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PROPOSED OUTBUILDING / GARAGE AREA: 50m<sup>2</sup>



EXIST. GRAVEL DRIVEWAY

EXISTING  
OUTBUILDING (A)

PROPOSED OUTBUILDING  
10m X 5m

EXISTING  
OUTBUILDING / GARAGE

44670  
TO REAR  
BOUNDARY

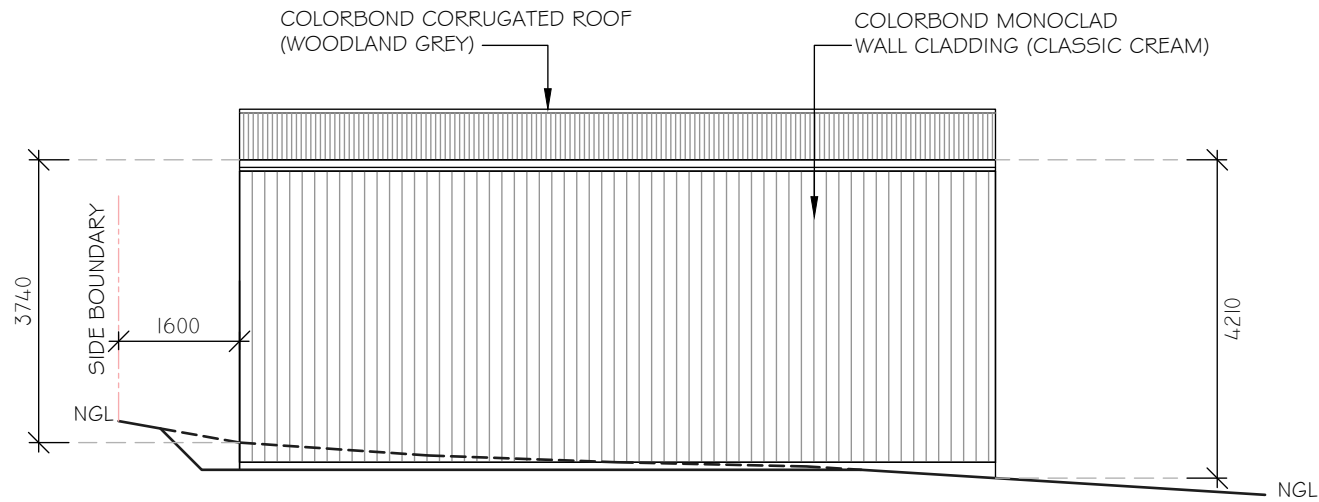
SITE PLAN PREPARED FROM CERTIFICATE OF TITLE  
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CONFIRMATION OF BOUNDARY LOCATION BY  
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PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY  
OF THE PROPERTY OWNER.

SITE PLAN 1:200

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2025

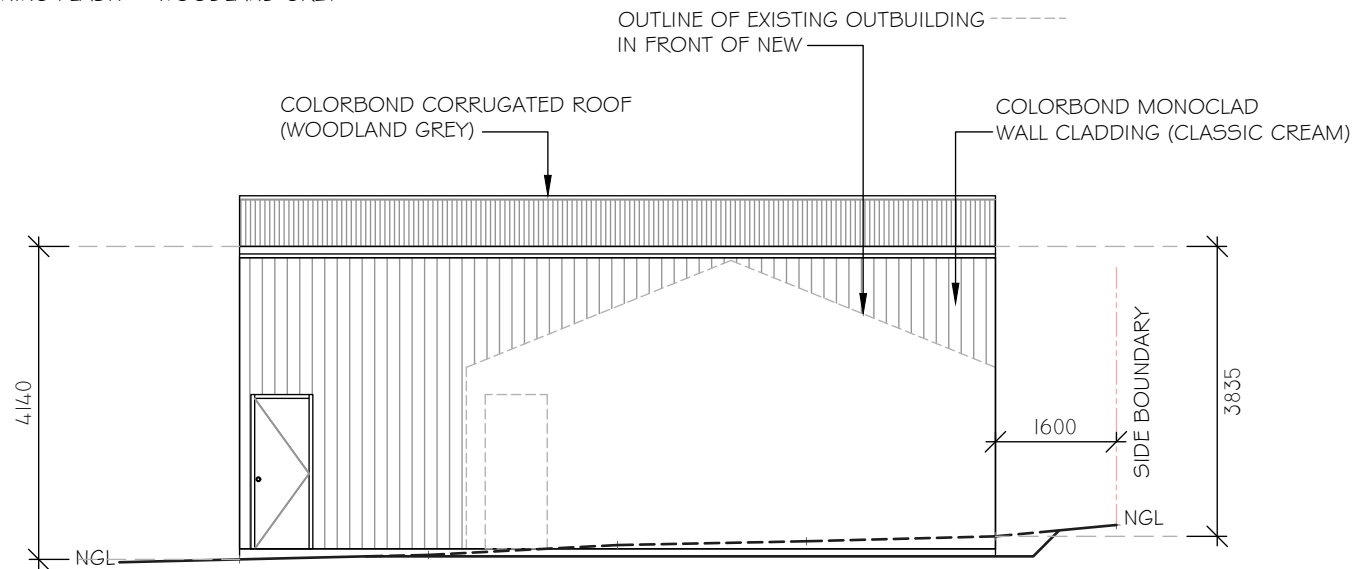
PROPOSAL : NEW OUTBUILDING / GARAGE  
OWNER : T. & L. MIDDLETON  
ADDRESS: 1336 COLEBROOK ROAD, CAMPANIA, 7026  
SCALE: 1:200  
DATE: 19th JUNE 2025  
AMENDED:  
DRAWN BY: A. BROWN CC6003R  
PAGE: 02/05  
JOB NO : 101318



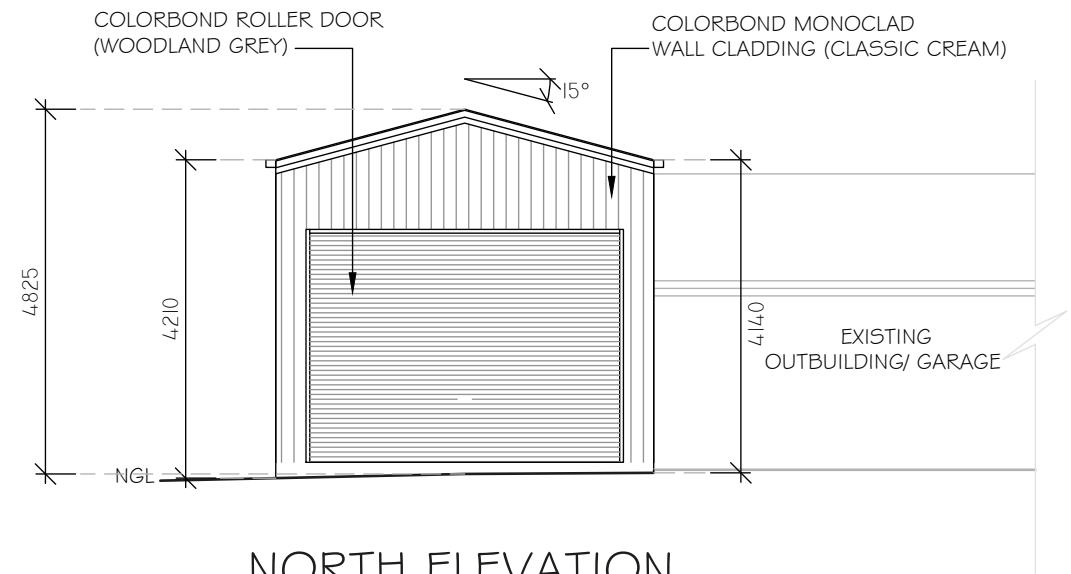


EAST ELEVATION

COLOURS (COLORBOND®):  
EXT. WALLS - CLASSIC CREAM  
ROOF - WOODLAND GREY  
ROLLER DOOR - WOODLAND GREY  
PA DOOR - WOODLAND GREY  
GUTTER - WOODLAND GREY  
CORNER FLASH - WOODLAND GREY  
BARGE FLASHING - WOODLAND GREY  
OPENING FLASH - WOODLAND GREY

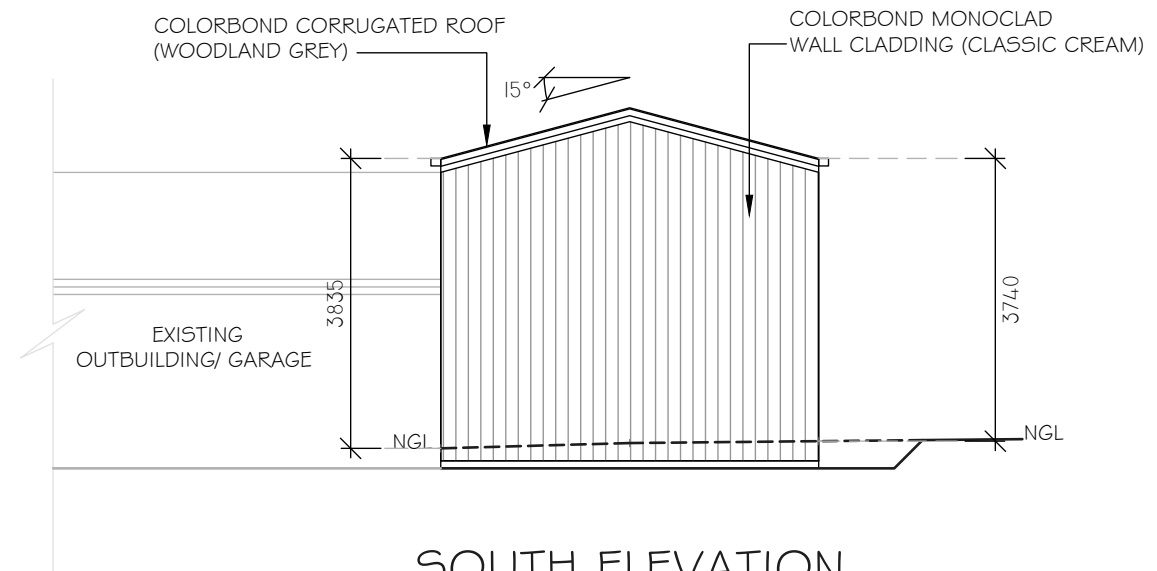


WEST ELEVATION



NORTH ELEVATION

ALL EARTHWORKS & EXCAVATION  
TO BE IN ACCORDANCE WITH  
PART 3.2 OF CURRENT NCC.



SOUTH ELEVATION

REFER TO DRAWINGS BY NORTHERN CONSULTING ENGINEERS FOR ALL  
MEMBER AND MATERIAL DETAILS AS WELL AS FOOTING DESIGN  
AND SPECIFICATIONS.

ELEVATIONS 1:100

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2025

ALL HEIGHTS SHOWN ARE ABOVE NATURAL GROUND LEVEL.

ACTUAL HEIGHTS OF WALLS ABOVE CONCRETE SLAB ARE:  
SIDE WALL HEIGHT - 4000mm  
END WALL HEIGHT TO APEX - 4670mm

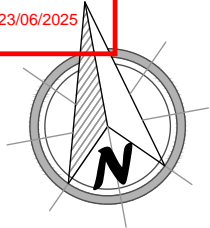
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OWNER : T. & L. MIDDLETON  
ADDRESS: 1336 COLEBROOK ROAD, CAMPANIA, 7026  
SCALE: 1:100  
DATE: 19th JUNE 2025  
AMENDED:  
DRAWN BY: A. BROWN CC6003R  
PAGE: 03/05  
JOB NO : 101318





	ID	HEIGHT	WIDTH
ACCESS DOORS	PA 1	2040mm	820mm
	PA2	2040mm	820mm
ROLLER DOOR	RD 1	3080mm	4200mm





CONSTRUCTION GENERALLY:  
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS,  
BUILDING CODE OF AUSTRALIA (B.C.A.), RELEVANT AUSTRALIAN STANDARDS AND LOCAL  
AUTHORITY REQUIREMENTS.

SITE PREPARATION AND EXCAVATION TO COUNCIL AND B.C.A REQUIREMENTS.

CONCRETE FOOTINGS TO AS 2870.1 AND ENGINEER SPECIFICATIONS.  
UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.

STRUCTURAL; DETAILS AND CERTIFICATION AS PER 'FAIR DINKUM' BUILDS'  
DOCUMENTATION.

BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS ON THIS SET OF PLANS PRIOR  
TO COMMENCEMENT OF WORK ON SITE.

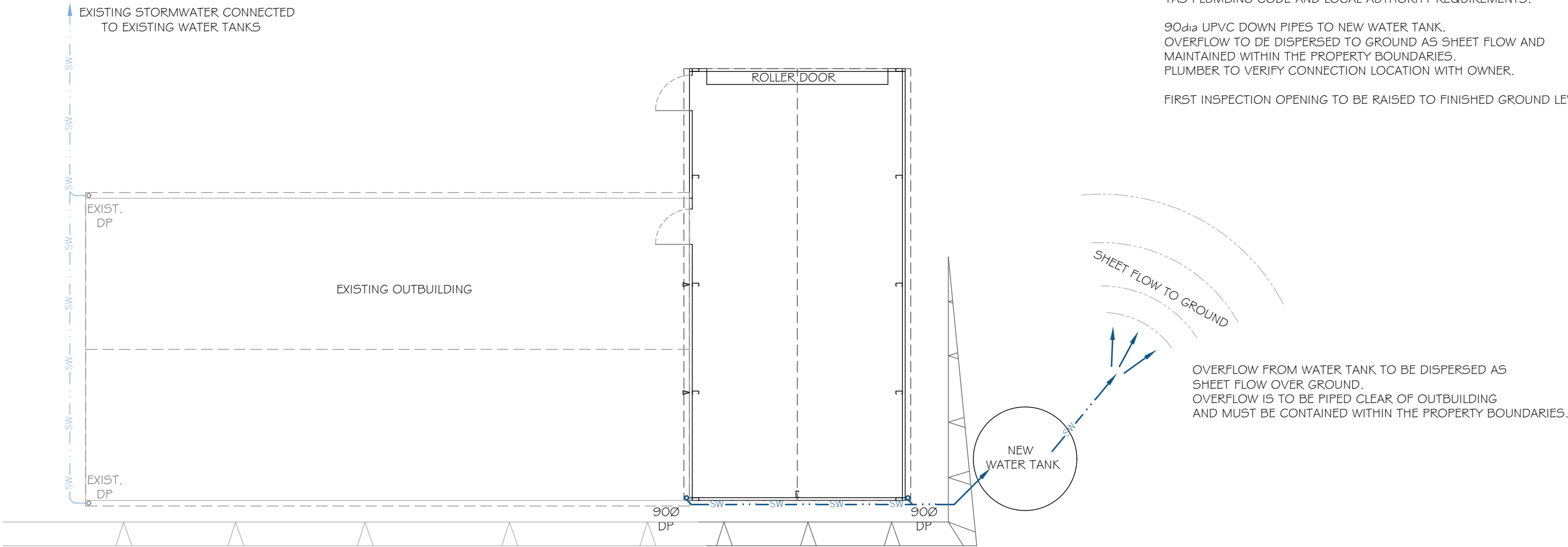
USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

COUNCIL / CONTRACTOR TO CONTACT P&J SHEDS IF NECESSARY INFORMATION IS  
NOT PROVIDED ON THIS SET OF PLANS.

PLUMBING GENERALLY:  
ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500.  
TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.

90dia UPVC DOWN PIPES TO NEW WATER TANK.  
OVERFLOW TO BE DISPERSED TO GROUND AS SHEET FLOW AND  
MAINTAINED WITHIN THE PROPERTY BOUNDARIES.  
PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.



PROPOSAL : NEW OUTBUILDING / GARAGE  
OWNER : T. & L. MIDDLETON  
ADDRESS: 1336 COLEBROOK ROAD, CAMPANIA, 7026  
SCALE: 1:100  
DATE: 19th JUNE 2025  
AMENDED:  
DRAWN BY: A. BROWN CC6003R  
PAGE: 05/05  
JOB NO : 101318

PLUMBING PLAN 1:100



### SEARCH OF TORRENS TITLE

VOLUME 157463	FOLIO 1
EDITION 5	DATE OF ISSUE 14-Jun-2025

SEARCH DATE : 18-Jun-2025

SEARCH TIME : 10.11 AM

### DESCRIPTION OF LAND

Parish of ORMAIG Land District of MONMOUTH  
Lot 1 on Sealed Plan 157463  
Derivation : Part of 1000 Acres Gtd. to G. Stokell  
Prior CT 128625/1

### SCHEDULE 1

N250989 TRANSFER to TONY RAYMOND MIDDLETON and LINDSAY MARIE  
MIDDLETON Registered 14-Jun-2025 at 12.01 PM

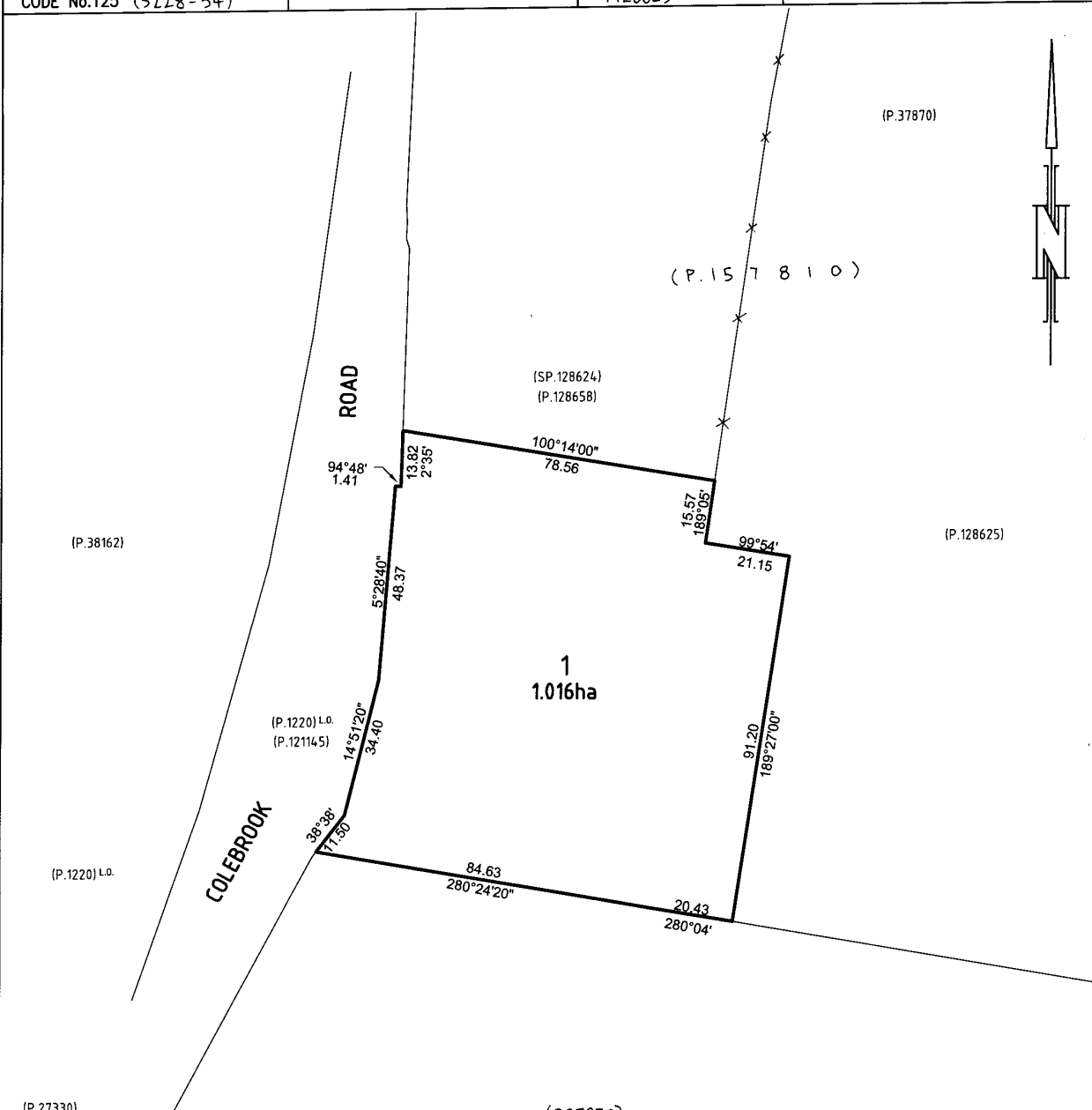
### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP157463 FENCING PROVISION in Schedule of Easements  
SP157463 WATER SUPPLY RESTRICTION  
SP157463 SEWERAGE AND/OR DRAINAGE RESTRICTION  
E414913 MORTGAGE to National Australia Bank Limited  
Registered 14-Jun-2025 at 12.02 PM

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER DAVID JAMES CUSATO &amp; AMANDA LOUISE CUSATO</p> <p>FOLIO REFERENCE <del>CT.128658/1 &amp;</del> CT.128625/1</p> <p>GRANTEE PART OF 1000 ACRES GTD. TO G. STOKELL</p>		<p align="center"><b>PLAN OF SURVEY</b></p> <p align="center">BY SURVEYOR ANDREW STEPHEN BIRCH <b>ROGERSON &amp; BIRCH SURVEYORS</b> UNIT 1B 120 CAMBRIDGE ROAD ROSNY PARK PH 6244-6256 FAX 6244-6221 MOB. 0418-120-796</p> <p>LOCATION <b>PARISH OF STAFFA ORMAIG</b> <b>LAND DISTRICT OF MONMOUTH</b> SCALE 1:1000 LENGTHS IN METRES</p>		<p>REGISTERED NUMBER <b>SP157463</b></p> <p>APPROVED EFFECTIVE FROM 25 AUG 2009 <i>Alice Kawa</i> Recorder of Titles</p>			
<p>MAPSHEET MUNICIPAL CODE No.125 (5228-54)</p>		<p>LAST UPI No. FMS08</p>		<p>LAST PLAN No. P128625</p>		<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>	



**1**  
**1.016ha**

*[Signature]*  
COUNCIL DELEGATE

22.07.09  
DATE

## SCHEDULE OF EASEMENTS

**NOTE:** THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.

Registered Number

SP 157463

PAGE 1 OF 1 PAGE/S

### EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

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

### FENCING PROVISION

In respect of Lot 1 on the plan

The vendors, David James Cusato and Amanda Louise Cusato, shall not be required to fence.

SIGNED by DAVID JAMES

) *[Signature]*

CUSATO in the presence of:

) *[Signature]*

*James Cusato  
Colebrook Road  
Campania  
Manager*

SIGNED by AMANDA LOUISE

) *a. cusato*

CUSATO in the presence of:

) *[Signature]*

*James Cusato  
Colebrook Road  
Campania  
Manager*

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: David James Cusato and Amanda Louise Cusato

FOLIO REF: 128625/1 & 128658/1

SOLICITOR  
& REFERENCE: Bradfields

PLAN SEALED BY: Southern Midlands Council

DATE: 22.07.09

1819827

REF NO.

*[Signature]*  
Council Delegate

**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.



### SEARCH OF TORRENS TITLE

VOLUME 121145	FOLIO 1
EDITION 9	DATE OF ISSUE 14-Jun-2025

SEARCH DATE : 18-Jun-2025

SEARCH TIME : 09.57 AM

### DESCRIPTION OF LAND

Parish of STAFFA, Land District of MONMOUTH

Lot 1 on Plan 121145

Derivation : Whole of Lot 34897 Gtd to D L, H M, and R C

Eddington

Prior CT 202084/1

### SCHEDULE 1

N250989 TRANSFER to TONY RAYMOND MIDDLETON and LINDSAY MARIE  
MIDDLETON Registered 14-Jun-2025 at 12.01 PM

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

B813133 Burdening easement: a right of carriageway  
(appurtenant to Lot 2 on P.37870) over the land  
marked 'RIGHT OF WAY 6.00' on P.121145 Registered  
06-Nov-1995 at 12.01 PM

E414913 MORTGAGE to National Australia Bank Limited  
Registered 14-Jun-2025 at 12.02 PM

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER</p>  <p>FOLIO REFERENCE F.R.202084/1</p>  <p>GRANTEE</p>		<h3>PLAN OF TITLE</h3> <p>LOCATION</p> <p>MONMOUTH - STAFFA</p> <p>FIRST SURVEY PLAN No. P.1220 L.O.</p> <p>COMPILED BY</p> <p>SCALE 1:800                      LENGTHS IN METRES</p>		<p>REGISTERED NUMBER</p> <h2>P121145</h2> <p>APPROVED 20 OCT 1995</p> <p><i>Michael J. Smith</i> Recorder of Titles</p>	
<p>MAPSHEET MUNICIPAL CODE No. 125</p>	<p>LAST UPI No 2800381</p>	<p>LAST PLAN No.</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>		

**BALANCE PLAN**

A-143

**HOBART****Sheds & More****Fair Dinkum Builds Hobart**38 McIntyre Street  
Mornington TAS 7018

Phone: 03 6244 4300

fairdinkumbuilds.com.au

**AGENT AUTHORISATION**

Project Address:	1336 Colebrook Road, Campania, Tas
------------------	------------------------------------

I/We

Owner Name/s:	Tony + Lindsay Middleton
Postal Address:	PO Box 206, Sorell, TAS, 7172
Phone Number:	0424 555 234
Email Address:	lindsay.m.middleton@outlook.com

Hereby appoint the following person/company representative:

Agent Name/s:	P&J Sheds Pty Ltd
Postal Address:	38 McIntyre Street Mornington, TAS 7018
Phone Number:	03 6244 4300
Email Address:	admin@fairdinkumhobart.com.au

to act as my/our authorised agent to apply for any required certificates and permits, and to provide any necessary information to, or communicate with the relevant council as required in accordance with the Building Act 2016.

Owner Name:	Tony Middleton	Owner Signature:		Date:	30 May 25
Owner Name:	Lindsay Middleton	Owner Signature:		Date:	30 May 25

