



Public Notice Details

Planning Application Details

Application No	DA2500094
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Property Details

Property Location	199 Craiglea Road Campania
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Application Information

Application Type	Discretionary Development Application
Development Category	New Building for Visitor Accommodation (Retrospective)
Advertising Commencement Date	26/8/25
Advertising Closing Period	9/9/25
<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.



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).

Storage / Day Use

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

199 Craig Lee Road Campania

Certificate of Title/s Volume Number/Lot Number:

49487 / 3

Land Owners Name:

G & C Gottschalk

Full Name/s or Full Business/Company Name

Applicant's Name:

Darryn White Building Design & Consulting

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

Contact details:

Postal address for correspondence: P O Box 381 Rosny Park 7018

Telephone or Mobile: 0409 659 358

Email address: dwbdac@gmail.com

(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)

Greg Gottschalk

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

Print email address

chalky@harcourtssignature.com.au

ABN

What is the estimated value of all the new work proposed

\$ 50 000



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)

DWhite

Applicant Name (please print)

Darryn White

Date

31/07/2025

Land Owner(s) Signature

Land Owners Name (please print)

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.



Information & Checklist Sheet

DEVELOPMENT / USE

Use this check list for submitting your application for a planning permit –Please do not attach the check list with your application

Submitting your application ✓

1. All plans and information required per Part 6.1 Application Requirements of the Tasmanian Planning Scheme i.e.: site plan showing all existing buildings, proposed buildings, elevation plans etc. ☐
2. Copy of the current Certificate of Title, Schedule of Easements and Title Plan (Available from Service Tasmania Offices) ☐
3. Any reports, certificates or written statements to accompany the Application (if applicable) required by the relevant zone or code. ☐
4. Prescribed fees payable to Council ☐

Information

If you provide an email address in this form then the Southern Midlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act").

If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.

It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.

If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box ☐

Heritage Tasmania

If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 (local call cost) or email enquires@heritage.tas.gov.au)

TasWater

Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)

IMPORTANT: There is no connection between Planning approval and Building & Plumbing approvals.

Owners are to ensure that the work is either Low-Risk Building Work, Notifiable Building Work or Permit work in accordance with the Directors Determination – Categories of Building & Demolition Work v 1.4 dated 12 March 2021 prior to any building works being carried out on the land.

https://www.cbos.tas.gov.au/data/assets/pdf_file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf

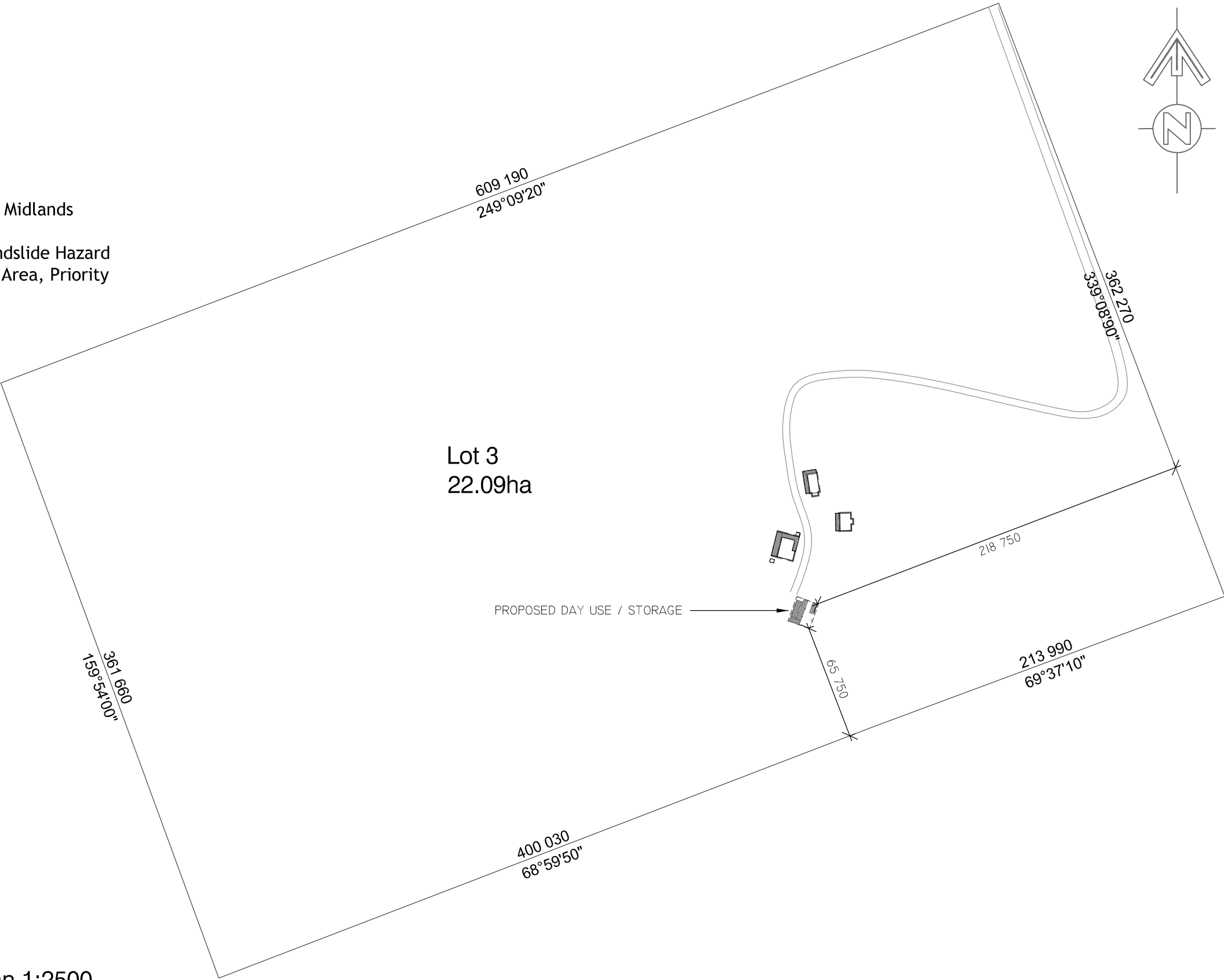
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01	-	Project Information
		Site Plan
02	-	Site Plan
03	-	Elevations
04	-	Floor Plan

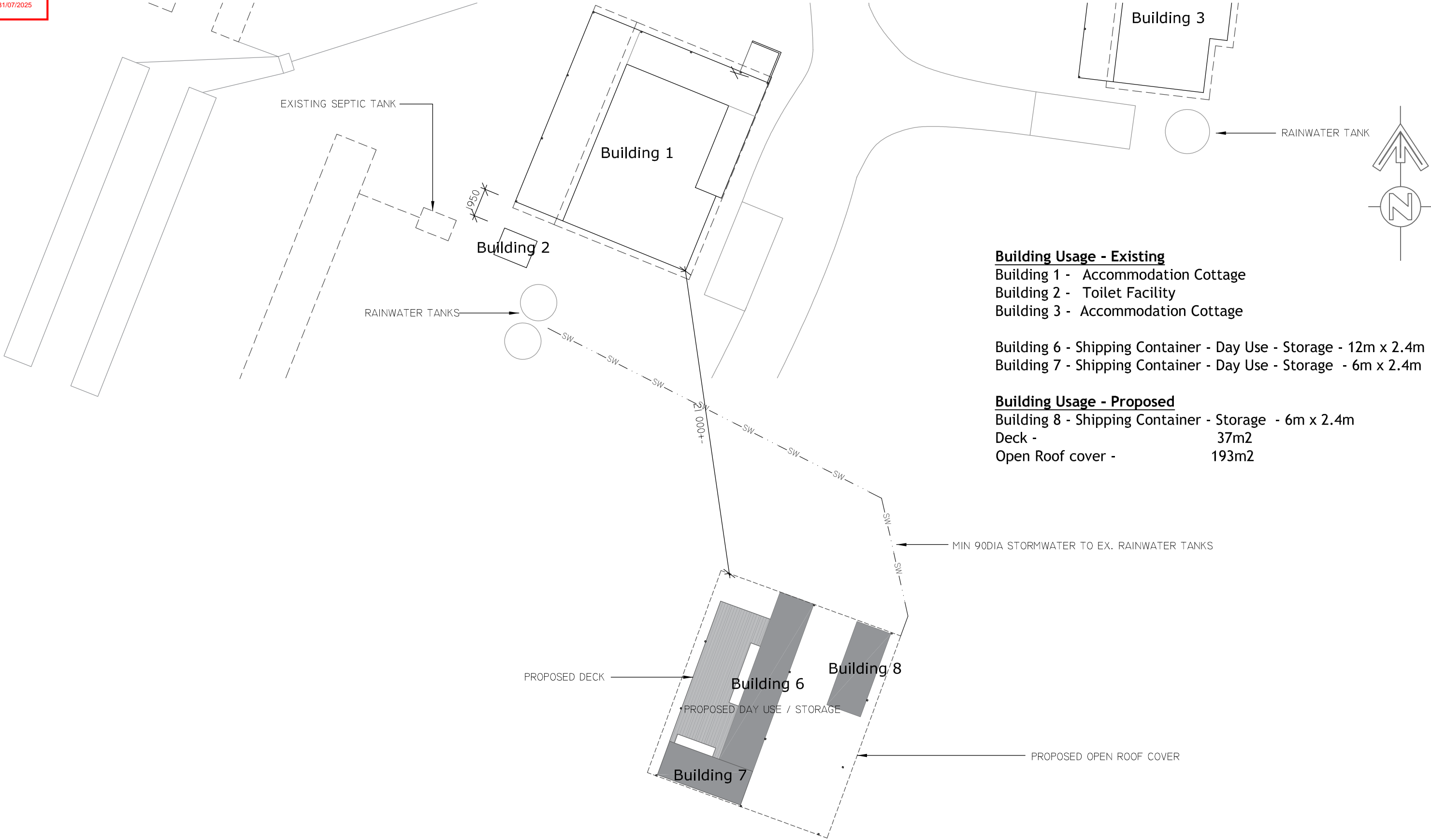
Project Information

Land Title Reference: Volume 49487 Folio 3
Lot area: 22.09Ha

Planning Scheme - Tasmanian Planning Scheme - Southerm Midlands
Zone - Rural
Overlays - Low Landslide Hazard Area, Medium Landslide Hazard Area, Waterway and Coastal Protection Area, Priority Vegetation Area, Bushfire Prone Area.



Date	23rd July 2025	Page size A3	Client G & C Gottschalk	Proposal Storage / Day Use	Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ABN: 56130097060 ACCREDITATION NO: CC1623W	This drawing is the property of Darryn White Reproduction in whole or part is strictly forbidden without the written consent of Darryn White Failure in doing will result in legal action being taken.	© 2025	Page No 01 / 04
Scale	1:2500		Address 199 Craiglea Road Campania		Amendments			



Building Usage - Existing

- Building 1 - Accommodation Cottage
- Building 2 - Toilet Facility
- Building 3 - Accommodation Cottage

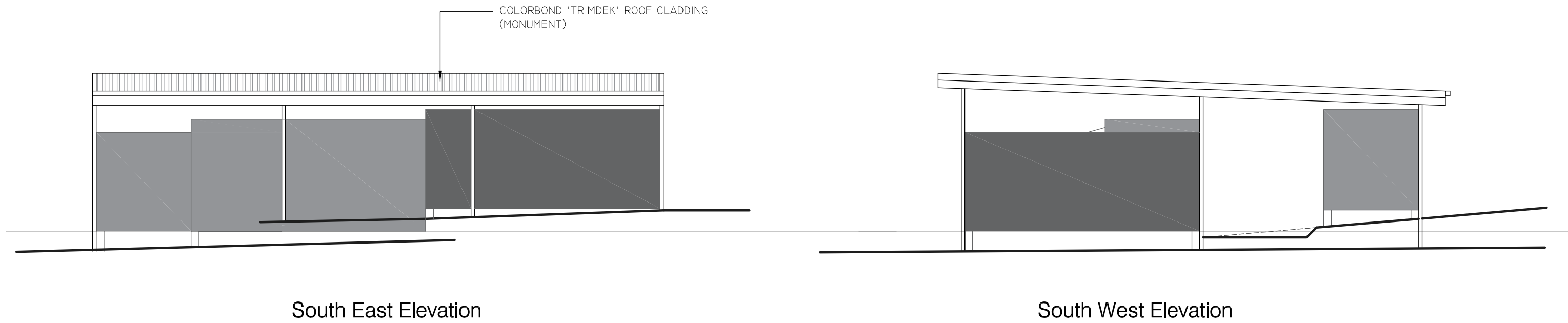
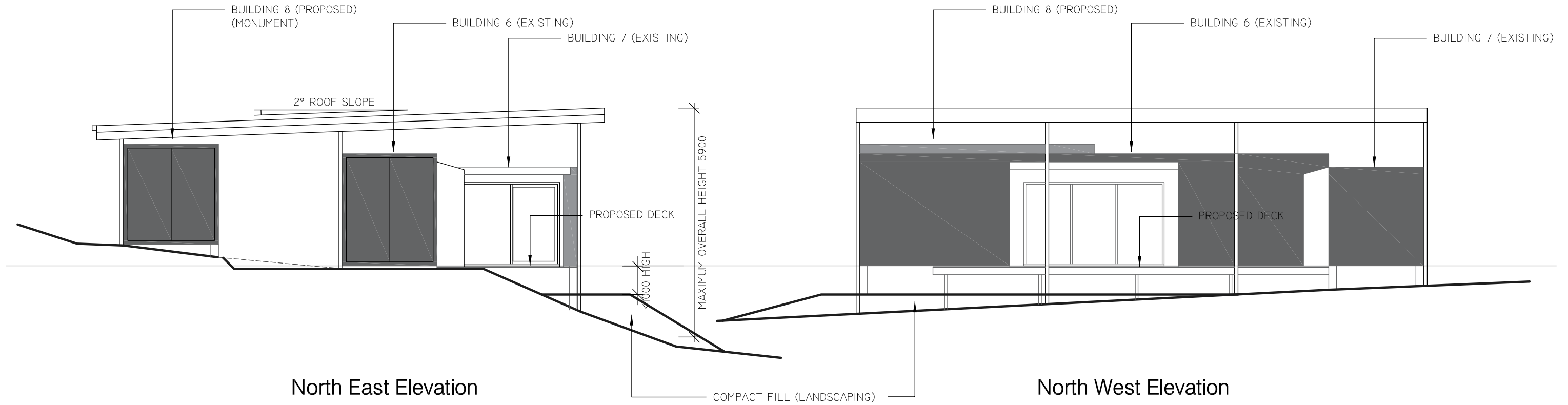
- Building 6 - Shipping Container - Day Use - Storage - 12m x 2.4m
- Building 7 - Shipping Container - Day Use - Storage - 6m x 2.4m

Building Usage - Proposed

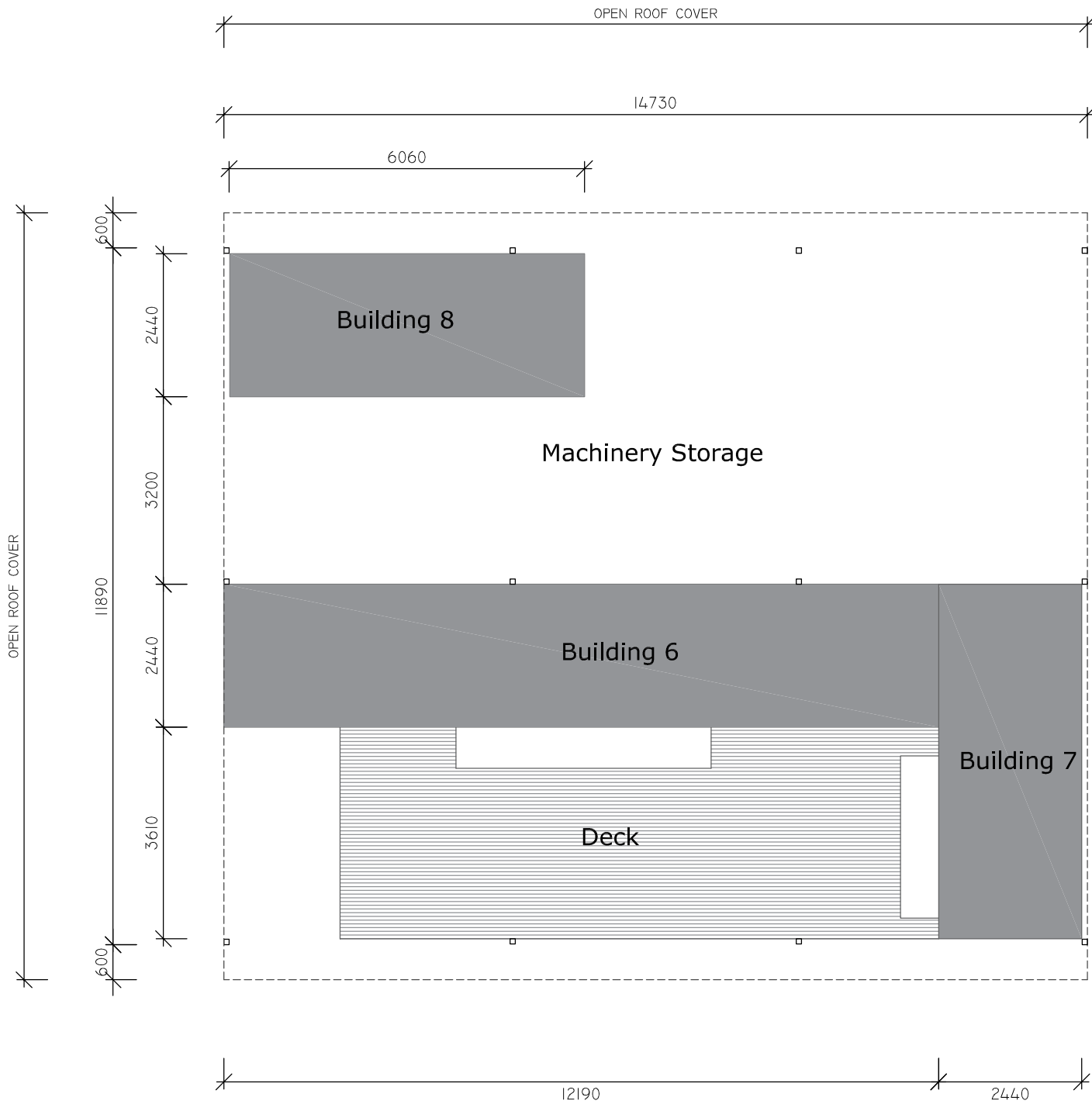
- Building 8 - Shipping Container - Storage - 6m x 2.4m
- Deck - 37m2
- Open Roof cover - 193m2

Site Plan 1:250

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Scale	1:250		Address	199 Craiglea Road Campania		ACCREDITATION NO: CC1623W				
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Scale	1:100		Address	199 Craiglea Road Campania		Amendments	ACCREDITATION NO: CC1623W	Job No 2526	



Floor Plan 1:100

Date	23rd July 2025	Page size	A3	Client	G & C Gottschalk	Proposal	Storage / Day Use	Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ABN: 56130097060	This drawing is the property of Darryn White Reproduction in whole or part is strictly forbidden without the written consent of Darryn White Failure in doing will result in legal action being taken.	© 2025	Page No	<div>0404</div>
	Scale 1:100							ACCREDITATION NO: CC1623W			Job No	2526

Darryn White & Associates Pty Ltd T/A

Darryn White**Building Design & Consulting**

P O Box 381 Rosny Park Tas

7018

0409 659 358

ABN 63 100 516 523

Date **02/07/2025**

#290

Greg Gottschalkchalky@hcrealestate.com.au

Proposed **Shipping container day use area with deck and roof**
Site Address **199 Craiglea Road Campania**

PID: 7734269

Cert Of Title: 49487/3

Service **Plans and Documentation from Concept to Council Approval.**

FORMAL ENGAGEMENT / OWNER AUTHORITY

- ☒ I / we accept the fees and terms set within this document and wish Darryn White Building Design and Consulting to proceed with our project.
- ☒ I / we authorise Darryn White Building Design and Consulting to act as our agent with all dealings with associated departments / consultants and lodgement of all applications to council.

Signed



COPY

RESULT OF SEARCH

Page 1 of 1

the **LIST.**

DEPARTMENT OF PRIMARY INDUSTRIES
and WATER

Land Information Services



RESULT OF SEARCH
RECORDER OF TITLES, TASMANIA
Issued pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 49487	FOLIO 3
EDITION 5	DATE OF ISSUE 26-Nov-2007

SEARCH DATE : 09-Jan-2008
SEARCH TIME : 09.25 am

DESCRIPTION OF LAND

Parish of ORMAIG, Land District of MONMOUTH
Lot 3 on Sealed Plan 49487
Derivation : Part of 536A-2R-OPs. Gtd. to E.R. McMullen
Prior CT 4805/45

SCHEDULE 1

M147085 TRANSFER to G & C GOTTSCHALK PTY LTD - Registered
26-Nov-2007 at 12:01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant, if any
SP 49487 BENEFITING EASEMENT: Right of Carriageway over the Right
of Way 10.00 wide shown on Sealed Plan No. 49487
SP 49487 FENCING COVENANT in Schedule of Easements
SP 49487 COUNCIL NOTIFICATION under Section 469(12) of the Local
Government Act 1962
C023863 MORTGAGE to National Australia Bank Limited - Registered
26-Nov-2007 at 12:02 pm

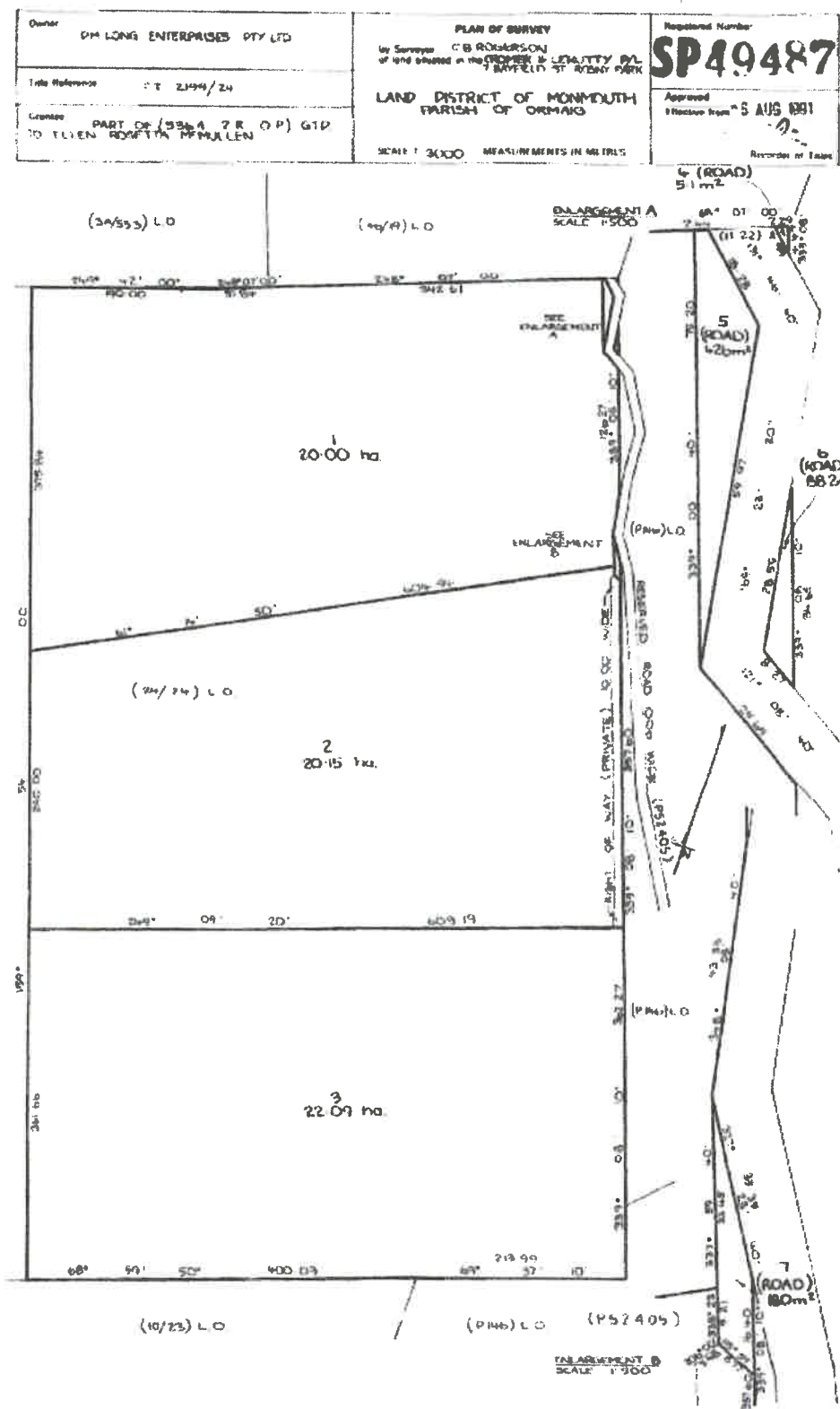
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

END OF SEARCH.

Warning: The information appearing under Unregistered Dealings and Notations has not been formally recorded in the Register.

Putting it all together.





SCHEDULE OF EASEMENTS

PLAN NO.

Notes:—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.

SP49487

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 à 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 à prendre described hereunder.

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

Lot 2 is

SUBJECT TO a right of carriageway over the Right of Way (private) 10.00 metres wide passing through that lot as appurtenant to Lot 3 hereon.

Lot 3 is

TOGETHER WITH a right of carriageway over the Right of Way (Private) 10.00 metres wide passing through Lot 2 hereon.

PROVISION/
FENCING COVENANT In respect of each lot shown on the plan the Vendor (D.M. Long Enterprises Pty. Ltd.) shall not be required to fence.

THE COMMON SEAL of D M LONG ENTERPRISES PTY LTD was hereunto affixed in the presence of:

