



Public Notice Details

Planning Application Details

Application No	DA2500112
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Property Details

Property Location	9C Reeve Street Campania
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Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling
Advertising Commencement Date	10/9/25
Advertising Closing Period	24/9/25
<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).

Single Residential Dwelling with proposed Colorbond outbuilding (Shed)

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

9C Reeve Street, Campania

Certificate of Title/s
Volume Number/Lot
Number:

186384/4

Land Owners Name:

S. Rooke

Full Name/s or Full Business/Company Name

Applicant's Name:

Ronald Young & Co Builders

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

Contact details:

Postal address for correspondence: 174 Bathurst Street, Hobart

Telephone or Mobile: 03 -6234 7633

Email address: marie@rybuilders.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

\$480,000.00



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				Proposed hours of new operation			
	Hours	am	to	pm	Hours	am	to	pm
	Weekdays				Weekdays	8.00am		5.00pm
	Sat				Sat			
	Sun				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	
	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)
Marie Ashworth

Date
27/08/2025

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.

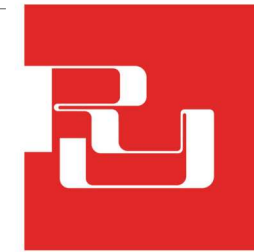
Owners are to ensure that the work is either Low-Risk Building Work, Notifiable Building Work or Permit work in accordance with the Directors Determination – Categories of Building & Demolition Work v 1.4 dated 12 March 2021 prior to any building works being carried out on the land.

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

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

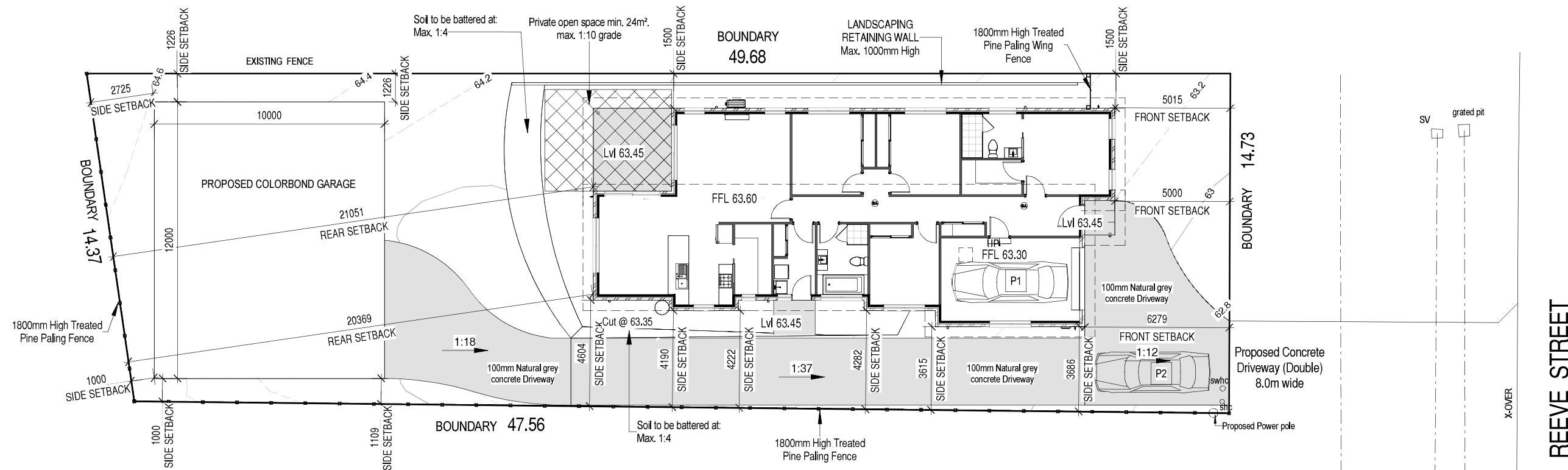
DATE:

Ground Floor	63.600
CL	66.000



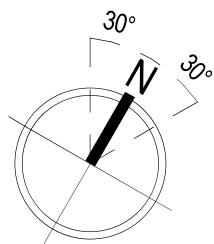
RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



NOTE:
Builders' responsibility to protect stormwater pipes during construction.

GLAZING NOTE:
All Windows are Double glazed Awning.



AREA SCHEDULE

Ground Floor (Dwelling)	: 156.0 m ²
Garage	: 25.1 m ²
Total Area	: 181.1 m²

Porch	:	2.0 m ²
Outdoor Living	:	12.2 m ²
Landing	:	2.6 m ²

Colorbond Garage : 120.0 m²

Scale: 1 : 200

PROPOSED DWELLING FOR ROOKE AT 9C REEVE STREET, CAMPANIA

A	25.08.2025	Modified as client feedback	RK
	22.07.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

BAL : LOW

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Compliance No. CC102Y - James Collins

DRAWING: SITE PLAN

DATE: 25.08.2025

FILE NAME: 2292

DRAWN BY: RK

DWG No:

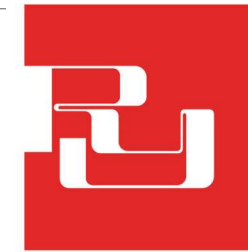
DWG No:

DWG No:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals. SIGNATURE:

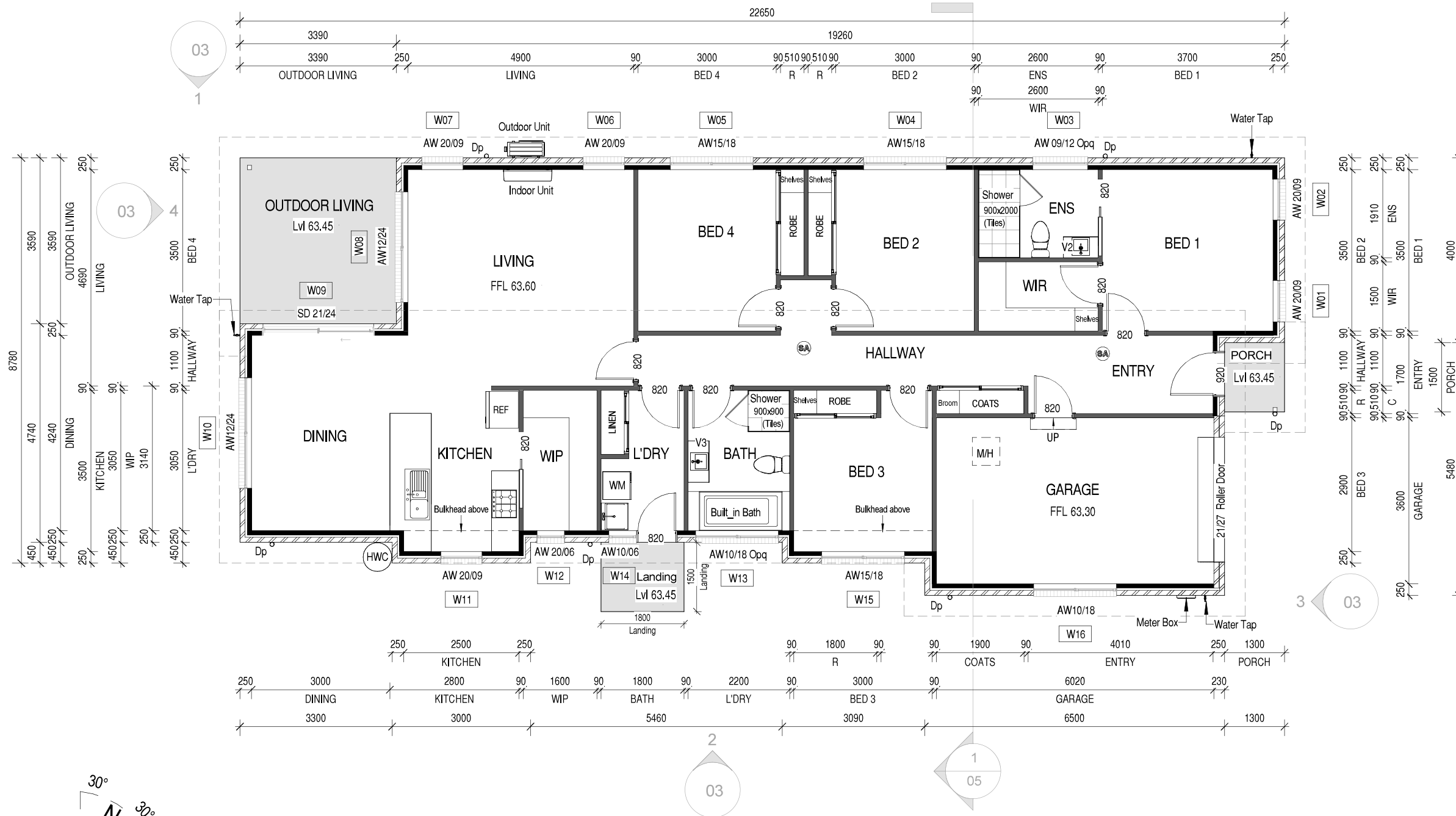
DATE:

Ground Floor	63.600
CL	66.000



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BUILDERS

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NOTES:

Dp Downpipe

FOR KITCHEN, LAUNDRY AND ROBE
DETAILS REFER TO JOINERY DETAILS

Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

AREA SCHEDULE

Ground Floor (Dwelling)	: 156.0 m ²
Garage	: 25.1 m ²
Total Area	: 181.1 m²

Porch	: 2.0 m ²
Outdoor Living	: 12.2 m ²
Landing	: 2.6 m ²

Colorbond Garage : 120.0 m²

GLAZING NOTE:

All Windows are Double glazed Awning.

BAL : LOW

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DRAWING: GROUND FLOOR PLAN

DATE: 25.08.2025

FILE NAME: 2292

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR ROOKE
AT 9C REEVE STREET, CAMPANIA

Scale: 1 : 100

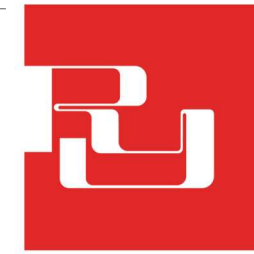
A	25.08.2025	Modified as client feedback	RK
	22.07.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.

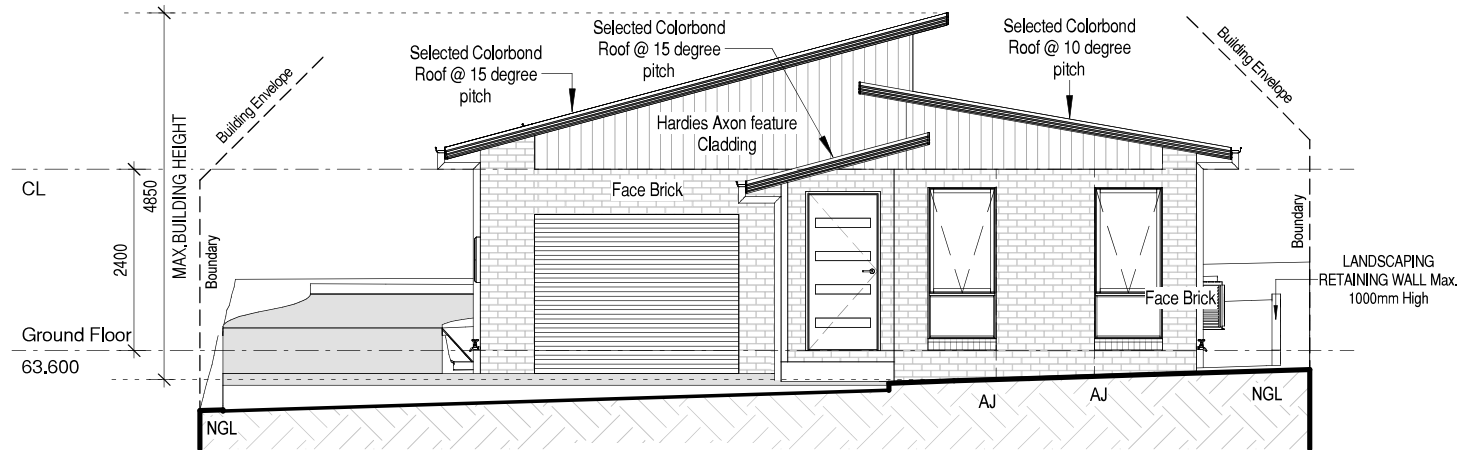
SIGNATURE:

DATE:

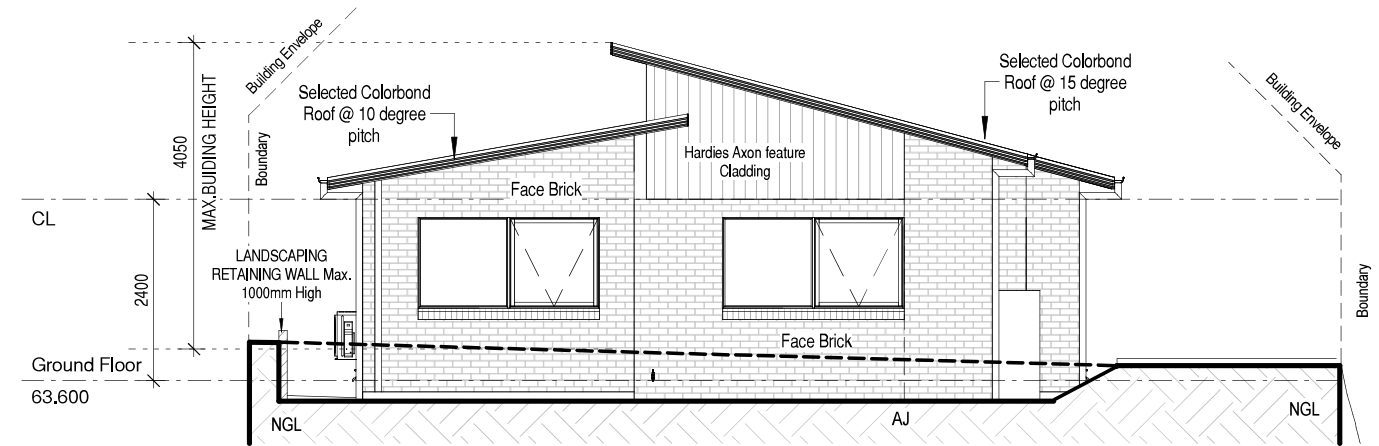


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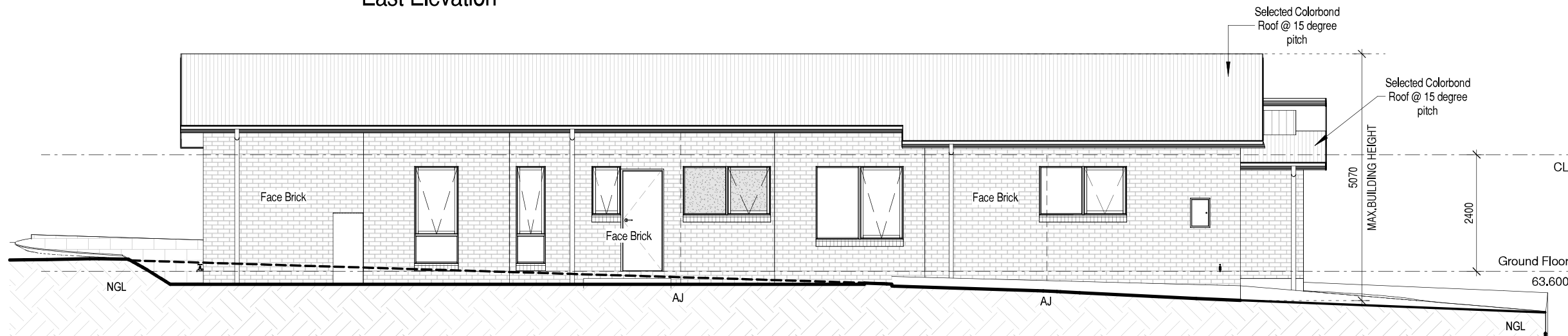
174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



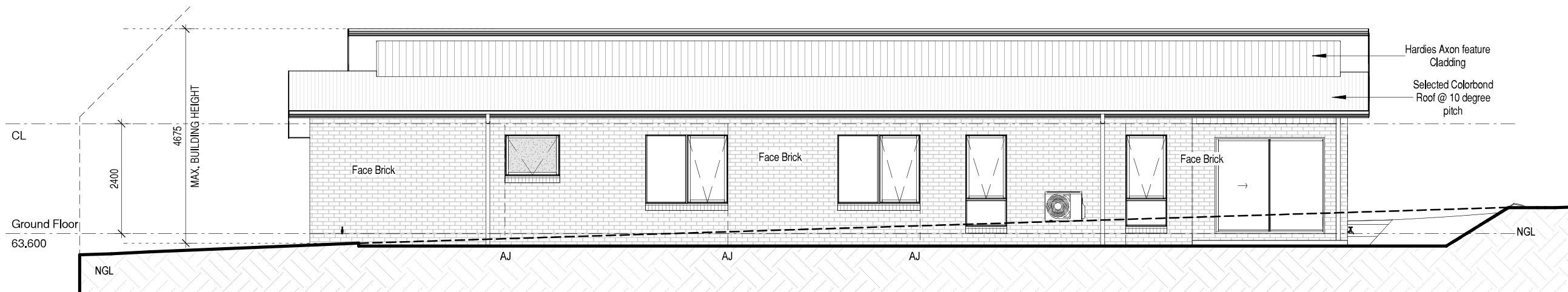
East Elevation



West Elevation



South Elevation



North Elevation

GLAZING NOTE:
All Windows are Double glazed Awning.

PROPOSED DWELLING FOR ROOKE
AT 9C REEVE STREET, CAMPANIA

Scale: 1 : 100

BAL : LOW

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DRAWING: ELEVATIONS

DATE: 25.08.2025

FILE NAME: 2292

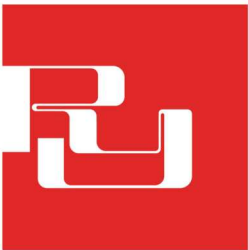
DRAWN BY: RK

DWG No:

A	25.08.2025	Modified as client feedback	RK
Rev.	Date	Revision Description	Drawn
	22.07.2025	BA PLANS	RK

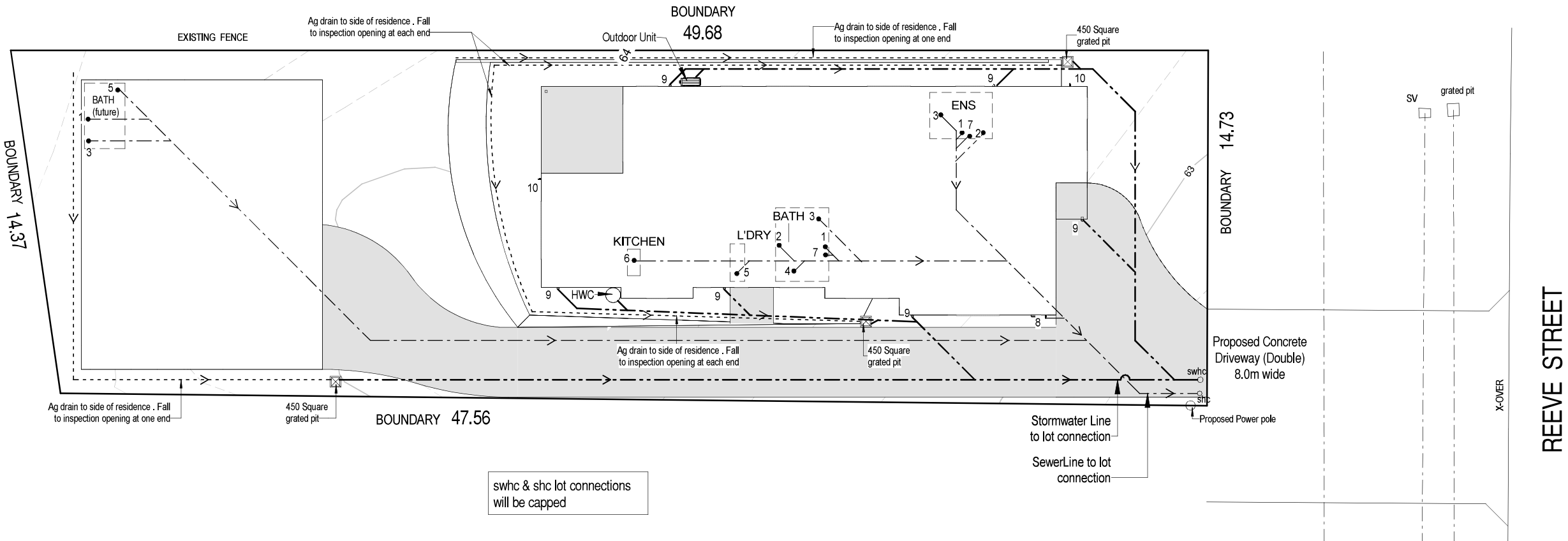
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals. SIGNATURE:

DATE:

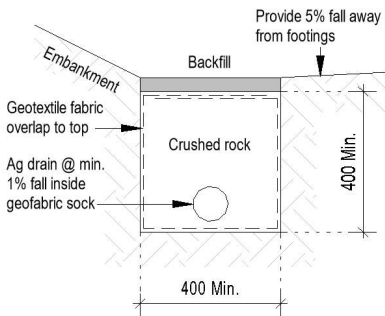


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LEGEND		
Abbr.	TYPE	Min. Ø Outlet size
1	Water closet pan	100
2	HandBasin	40
3	Shower	50
4	Bath	40
5	Laundry Trough	50
6	Kitchen Sink	50
7	Vent	50
8	Tap Charged ORG min.150mm below FFL	
9	Downpipe	90
10	Tap	
i.o.	Inspection Opening to Ground Lvl	
f/w	Floor Waste	
--- Sewer line 100Ø UPVC U.N.O.		
- - - Stormwater line 100Ø UPVC U.N.O.		



AG Drain (Typical)

PROPOSED DWELLING FOR ROOKE
AT 9C REEVE STREET, CAMPANIA

Scale: 1 : 200

A	25.08.2025	Modified as client feedback	RK
	22.07.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

BAL : LOW

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DRAWING: DRAINAGE PLAN

DATE: 25.08.2025

FILE NAME: 2292

DRAWN BY: RK

DWG No:

DATE:

SEARCH OF TORRENS TITLE

VOLUME 186384	FOLIO 4
EDITION 1	DATE OF ISSUE 28-Mar-2024

SEARCH DATE : 31-Jul-2025

SEARCH TIME : 10.03 AM

DESCRIPTION OF LAND

Town of CAMPANIA

Lot 4 on Sealed Plan [186384](#)

Derivation : Part of Lot 15 Gtd. to The Closer Settlement Board

Prior CT [62147/2](#)

SCHEDULE 1

[M727267](#) TRANSFER to JAMES MARTIN COLLINS and RACHEL MAREE
COLLINS Registered 19-Nov-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP[186384](#) FENCING PROVISION in Schedule of Easements
SP [62147](#) FENCING COVENANT in Schedule of Easements
[E152588](#) MORTGAGE to MyState Bank Limited Registered
19-Nov-2018 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER James Martin Collins & Rachel Maree Collins</p> <p>FOLIO REFERENCE C.T. 62147/2</p> <p>GRANTEE Part of Lot 15 granted to The Closer Settlement Board</p>	<h3>PLAN OF SURVEY</h3> <p>BY SURVEYOR GARRY BRUCE COOMBE</p> <p>LOCATION TOWN OF CAMPANIA</p>	<p>REGISTERED NUMBER SP186384</p> <p>APPROVED EFFECTIVE FROM 28 MAR 2024</p> <p><i>Renna</i> Recorder of Titles</p>
<p>SCALE 1: 400 LENGTHS IN METRES SURVEYOR'S REFERENCE 0523</p>		<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>
<p><i>Garry Coombe</i> Registered Land Surveyor 20/10/2023 Date</p>		<p><i>[Signature]</i> Council Delegate 16/11/23 Date</p>

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 186384

PAGE 1 OF 2 PAGES

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.

Lot 1 is subject to a wayleave easement and restrictions as to user of land in gross as defined herein (in favour of TasNetworks) over the land WAYLEAVE EASEMENT 1.50 WIDE passing through that lot on the plan

FENCING PROVISION

In respect to the lots on the plan the vendor (James Martin Collins and Rachel Maree Collins) shall not be required to fence

INTERPRETATION

"Wayleave easement and restrictions as to user of land" means-

Firstly all the full and free right and liberty for Tasmanian Networks Pty Ltd its successors and its servants, agents, invitees and contractors ("TasNetworks") at all times:

(a) to clear the lands marked "Wayleave Easement 1.50 Wide": on the plan ("the servient land") and to lay, erect, construct, inspect, install, maintain, repair, modify, add to, replace, remove and operate in, upon, through, along and under the servient the following-

- (i) towers, poles, wires, cables, apparatus, appliances and other ancillary and associated equipment which includes telecommunications equipment (described collectively as "electricity infrastructure") for, or principally for, the transmission and distribution of electrical energy and for any incidental purposes

(b) to operate and maintain electricity infrastructure on the servient land

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: JM & RM COLLINS FOLIO REF: 62147-2 SOLICITOR: Che Mohamad Solicitor 1/11 John Street Kingston Tas 7050	PLAN SEALED BY: SOUTHERN MIDLANDS COUNCIL DATE: <u>16/11/23</u> SA-2018-18 REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 186384
SUBDIVIDER: JM & RM COLLINS FOLIO REFERENCE: 62147-2	

(c) to cut away, remove and keep clear of the electricity infrastructure all trees and all other obstructions, or erections of any nature whatsoever which may at any time-

- (i) overhang, encroach or be in or on the servient land; or
- (ii) which may in the opinion of TasNetworks endanger or interfere with the proper operation of the electricity infrastructure

(d) to enter the servient land for all or any of the above purposes and to cross the remainder of the land with any or all necessary plant, equipment, machinery and vehicles of access and egress to and from the servient land and where reasonably practicable in consultation with the registered proprietor (except when urgent or emergency repair work is needed)

Secondly the benefit of a covenant for TasNetworks Pty Ltd with the registered proprietor of the servient land not to-

- (i) erect any buildings; or
- (ii) place any structures, objects or vegetation;

within the servient land without the prior written consent of TasNetworks. TasNetworks may rescind its consent if in the opinion of TasNetworks there are safety, access or operational concerns

"TasNetworks" means- Tasmanian Networks Pty Ltd.
* JB 26/3/2024

Signed by JAMES MARTIN COLLINS & RACHEL MAREE COLLINS being
the registered proprietor of Folio 62147-2 in the presence of-

Witness signature:

Print Full Name: BETA ELIZABETH CLARK

Postal Address: 10 CALM PLACE, OLD BEACH, TAS, 7017

* Sarah Butler
Solicitor for subdivider
ogilviejennings

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

UNREGISTERED DEALINGS REPORT

SEARCH DATE : 27-Aug-2025

SEARCH TIME : 02:29 pm

CT: 186384/4

N279672 PRIORITY NOTICE reserving priority for 90 days
D/MORTGAGE MyState Bank Limited to James Martin
Collins and Rachel Maree Collins
TRANSFER James Martin Collins and Rachel Maree
Collins to Susanne Lee Rooke Lodged by WALLACE WILK
& WEB on 01-Aug-2025 BP: N279672

E429860 PARTIAL DISCHARGE of MORTGAGE E152588 Lodged by
WALLACE WILK & WEB on 22-Aug-2025 BP: E429860

N279653 TRANSFER to SUSANNE LEE ROOKE Lodged by WALLACE
WILK & WEB on 22-Aug-2025 BP: E429860

To whom it may concern,

RE: 9C Reeve Street, Campania

I, Susanne Rooke give my consent for Ronald Young & Co Builders Pty Ltd to act as my agent for all matters relating to the above mentioned property.

Signed S Rooke

___/___/___