



Public Notice Details

Planning Application Details

Application No	DA2600001
-----------------------	-----------

Property Details

Property Location	58 Reeve Street Campania
--------------------------	--------------------------

Application Information

Application Type	Discretionary Development Application
Development Category	Change of use to Visitor Accommodation
Advertising Commencement Date	20/1/26
Advertising Closing Period	4/2/26
<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).

Visitor accommodation

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

58 Reeve Street Campania 7026

Certificate of Title/s
Volume Number/Lot
Number:

Volume no. 247531 Lot no.1

Land Owners Name:

Nicholas Elliott

Full Name/s or Full Business/Company Name

Applicant's Name:

Nicholas Elliott

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

Contact details:

Postal address for correspondence: 1/41 first ave west moonah 7009

Telephone or Mobile: 0434 849 643

Email address: nick@nebq.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)

Nicholas Elliott

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

Print email address
nick@nebq.com.au

ABN

What is the estimated value of all the new work proposed

\$ \$450,000.00



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

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:

3

Traffic Movements:

Number of commercial vehicles serving the site at present		Approximate number of commercial vehicles servicing the site in the future	1
Number of Car Parking Spaces: How many car spaces are currently provided	6	How many new car spaces are proposed	

Is the development to be staged:

Please tick ✓ answer

☐
☐

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)

Date

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

CAMPANIA GENERAL STORE
58 NERVE STREET, CAMPANIA TAS 7018
JOINT
MAX BLUETT

Use figure dimensions in preference to scale. All dimensions are based on the centre line of the building and the site boundary and may not be exact. Repairs or alterations to the building without the written authority of the architect.

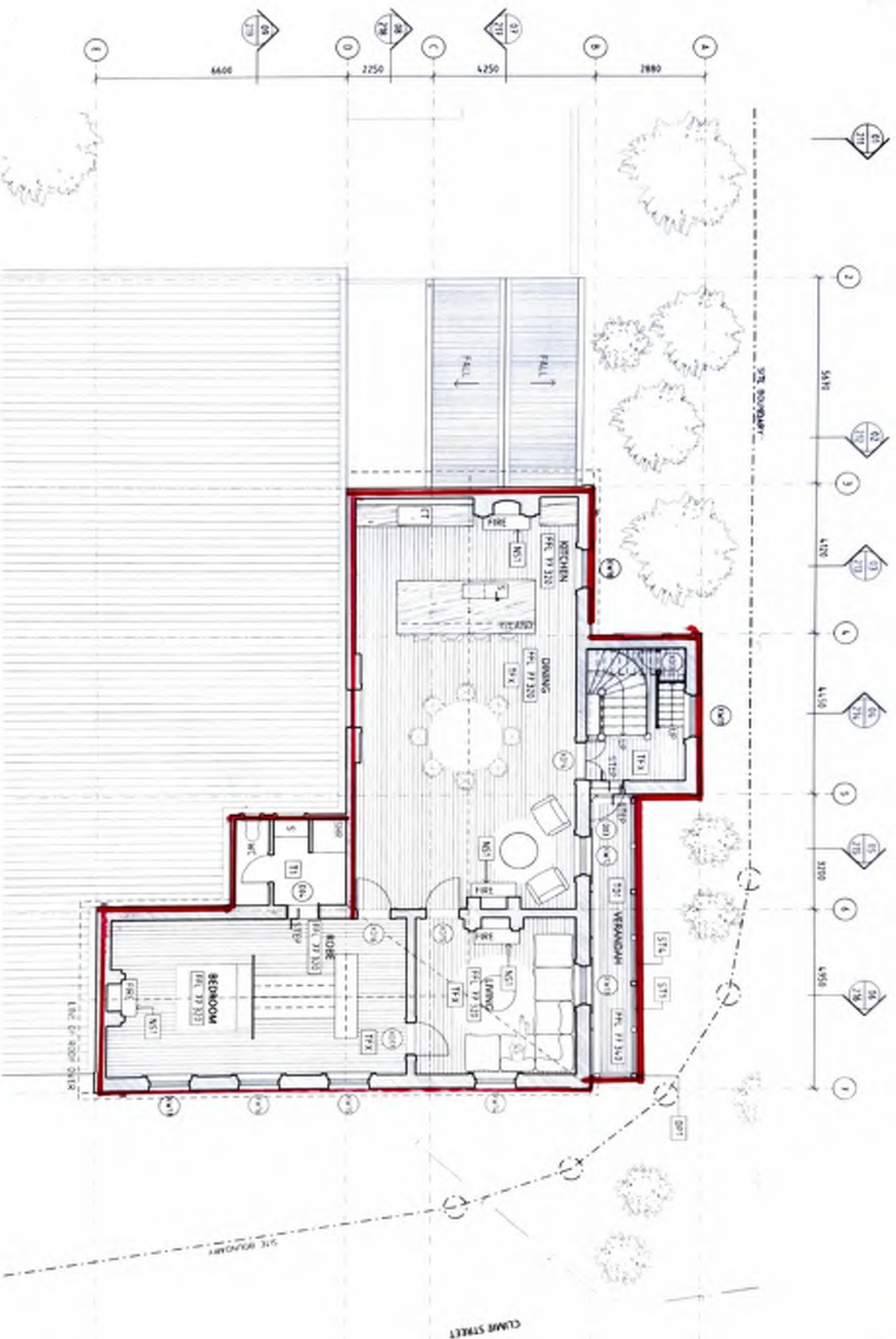
Tim Sweeney Architect ABN 29 455 082 793
P 0447 290 583 E sweeneyt@tass.com

1:100 @ A3

GENERAL STORE FIRST FLOOR PLAN

TP 022 A

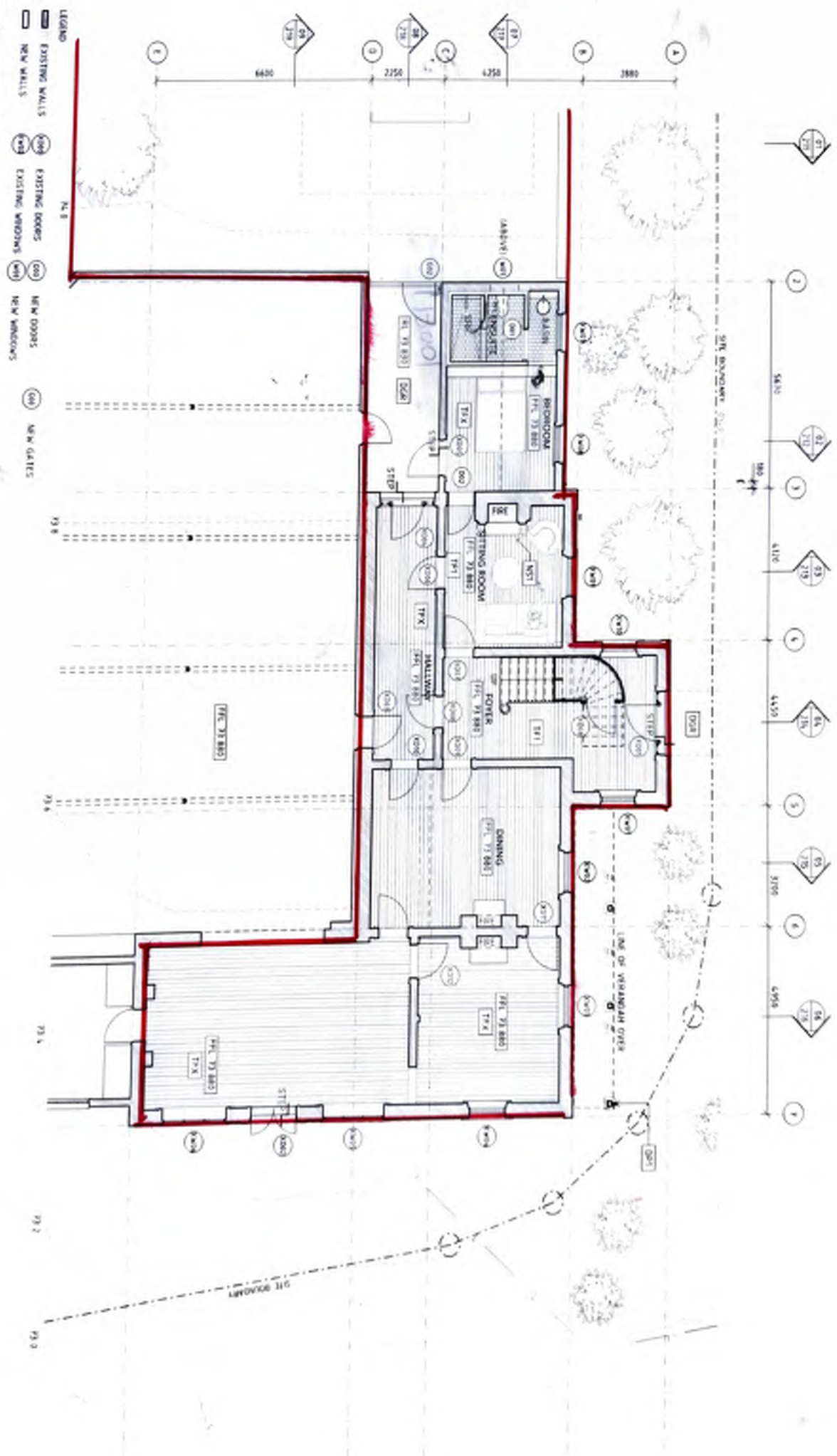
- LEGEND
- EXISTING WALLS
 - NEW WALLS
 - EXISTING DOORS
 - EXISTING WINDOWS
 - NEW DOORS
 - NEW WINDOWS
 - NEW CATS



Use figure dimensions in preference to labels. All dimensions
 are to be verified on site. Designers, owners, and users are
 responsible for the accuracy of the information and may
 not copy or reproduce the information without the
 written consent of the architect.

The Station Architect: ABBN 29 455 042 293
 P 0447 290 503 F 0447 290 504

GENERAL STORE GROUND FLOOR PLAN

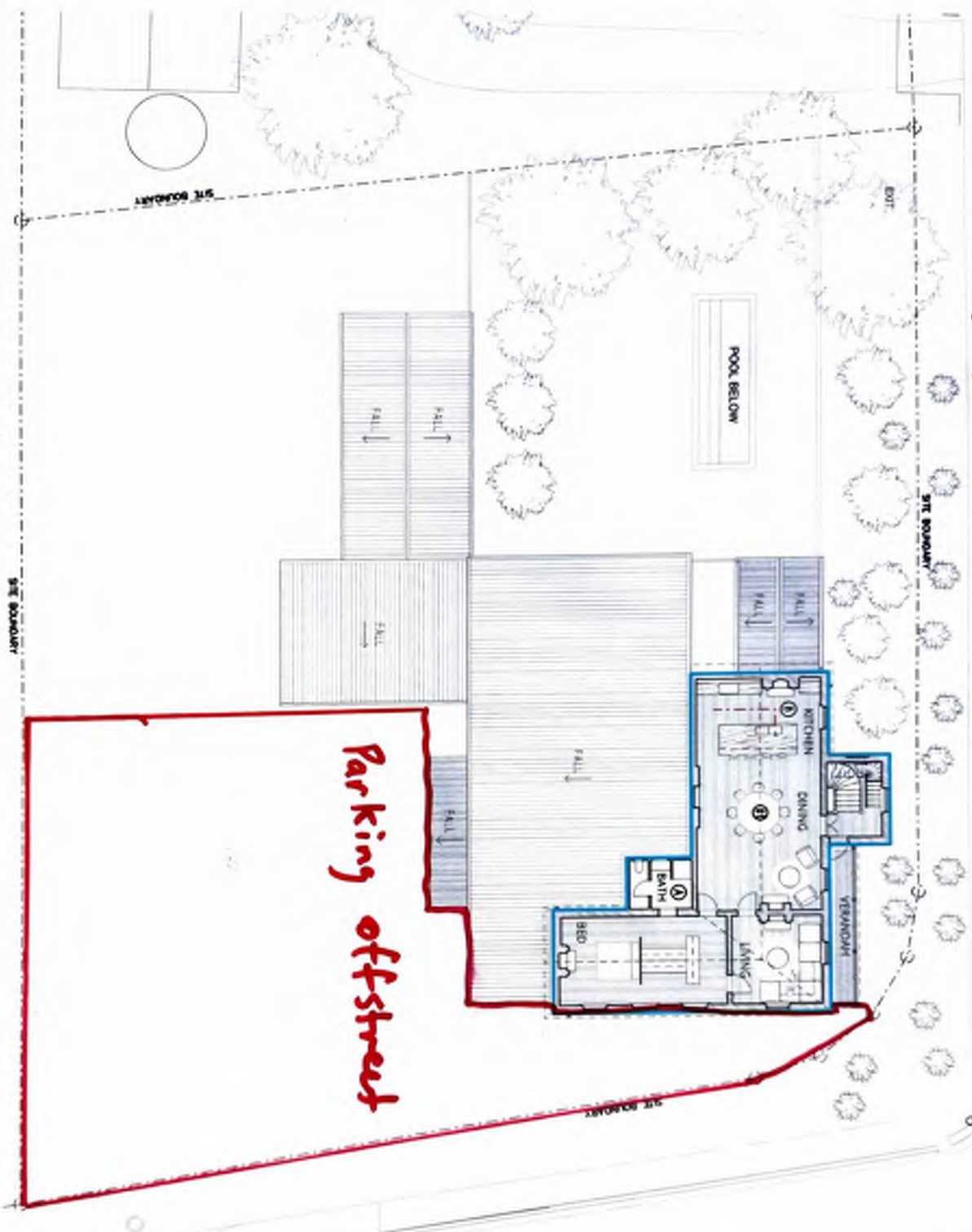


NOTES

1. SELF CONTAINED APARTMENT OF A. 12.5M²

NOTES

- A. NEW TILING TO FULL EXTENT OF BATHROOM
- B. EXISTING STRUCTURE AND SPINNS TO REMAIN
- C. EXISTING SEWER LINE



Parking offstreet

CAMPANIA GENERAL STORE

54 NEVE STREET, CAMPANIA TAS 7824

CHART
ALEX BLUETT

This General Arrangement is prepared to assist. All dimensions to be provided on site. Dimensions are the property of the architect and must not be used, retained or copied without the written authority of the architect.

Tim Sackhouse Architects ABN 79 451 081 293
P 0447 290 543 E tim.sackhouse@gmail.com

1:200 @ A1

PROPOSED FIRST FLOOR PLAN

TP 013 C























SEARCH OF TORRENS TITLE

VOLUME 247531	FOLIO 1
EDITION 3	DATE OF ISSUE 04-May-2022

SEARCH DATE : 05-Apr-2024

SEARCH TIME : 09.01 AM

DESCRIPTION OF LAND

Town of CAMPANIA

Lot 1 on Plan 247531

Derivation : Part of 1,448 Acres Gtd. to F. Smith.

Prior CT 2883/44

SCHEDULE 1

M955107 TRANSFER to NICHOLAS ELLIOTT Registered 04-May-2022
at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

E302410 MORTGAGE to Westpac Banking Corporation Registered
04-May-2022 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

R.P. 342

VOL. FOL.
ANNEXURE TO CERTIFICATE OF TITLE 2883 44

M. J. ...
Recorder of Titles



REGISTERED NUMBER

247531

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

