



Public Notice Details

Planning Application Details

Application No	DA2600001
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Property Details

Property Location	58 Reeve Street Campania
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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
If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.	

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@nebg.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@nebg.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				Proposed hours of new operation			
	Hours	am	to	pm	Hours	am	to	pm
	Weekdays				Weekdays			
	Sat				Sat			
	Sun				Sun			
Number of existing employees:	<input type="text"/>		Number of proposed new employees:		<input type="text"/> 3			
Traffic Movements:	<input type="text"/> Number of commercial vehicles serving the site at present		<input type="text"/>		Approximate number of commercial vehicles servicing the site in the future		<input type="text"/> 1	
Number of Car Parking Spaces:	<input type="text"/> How many car spaces are currently provided		<input type="text"/> 6		How many new car spaces are proposed		<input type="text"/>	

Please tick ✓ answer
Is the development to be staged: 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)

 Nicholas Elliott

Date

 07/01/2025



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 enquiries@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.

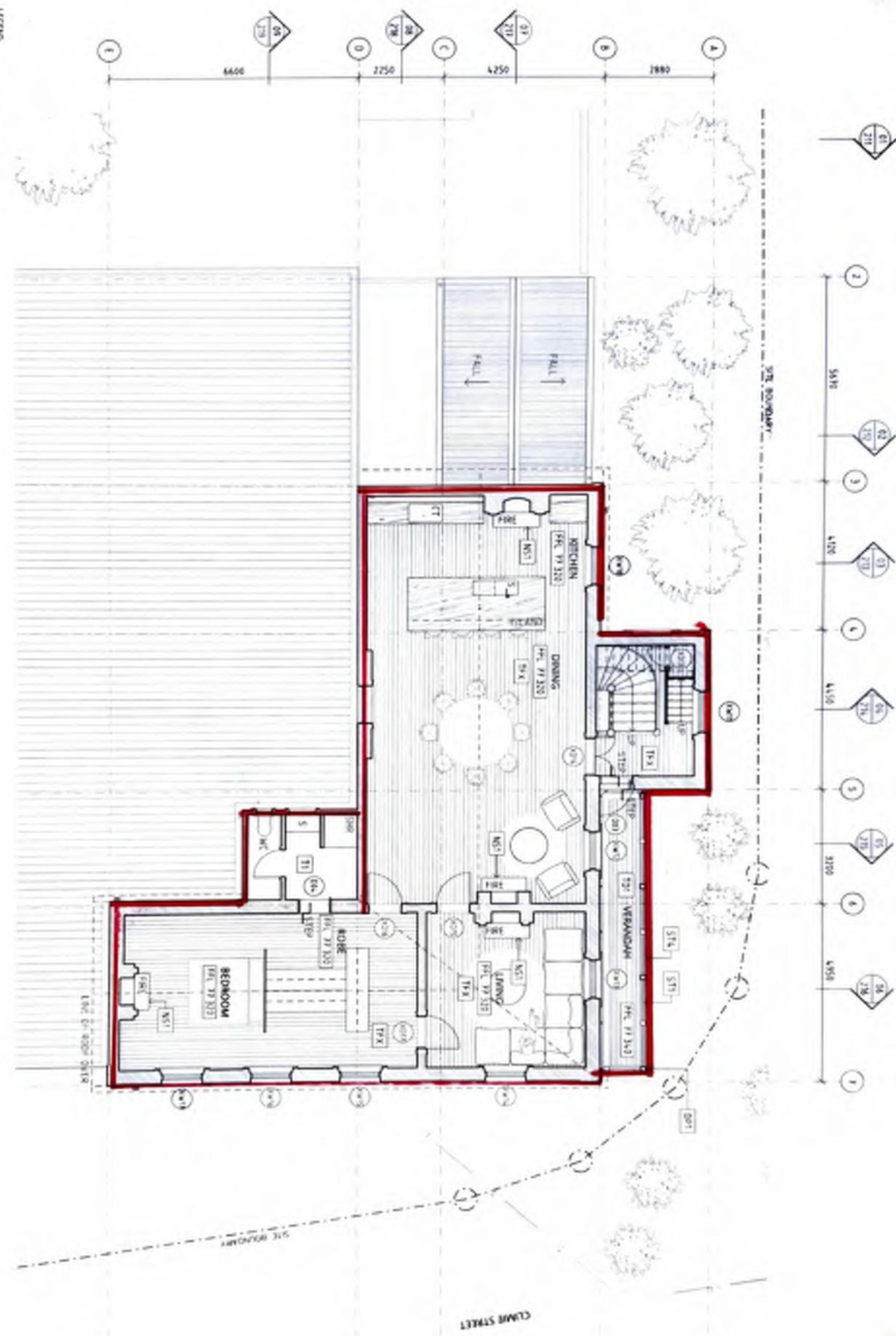
https://www.cbos.tas.gov.au/_data/assets/pdf_file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf

CAMPANIA GENERAL STORE

14 RIVER STREET, CAMPANIA TAS 7006

COUNT
MARK ELLIOTT

LEGEND
■ EXISTING WALLS
□ NEW WALLS
○ EXISTING DOORS
□ NEW DOORS
○ EXISTING WINDOWS
□ NEW WINDOWS
○ EXISTING GATES
□ NEW GATES



Tim Suddick Architect ABN 19 455 087 791
P 0447 200 501 E tim.suddick@outlook.com

E 100 @ A1

TP 022 A

CAMPANIA GENERAL STORE
54 REEVE STREET, CAMPANIA TAS 7000
CLIENT
MARK ELLIOTT

Use figures dimensions in preference to scale. All dimensions
to be measured on site. Drawings, dimensions and specifications
and the copyright thereon, the property of Tim Scolloca
and must not be used, reproduced or copied without the
written authority of Tim Scolloca.

Tim Scolloca Architects ABN 29 415 001 201
P 0447 796 583 E tim.scolloca@gmail.com

1300 8 AJ

TP 013 C

PROPOSED FIRST FLOOR PLAN

























SEARCH OF TORRENS TITLE

VOLUME	FOLIO
247531	1
EDITION	DATE OF ISSUE
3	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. 612

VOL.

FOL.

ANNEXURE TO CERTIFICATE OF TITLE

2883

44

Minister for Environment
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.

