



Public Notice Details

Application Details

Application No	DA2600094
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Property Details

Property Location	9B Reeve Street Campania
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Application Information

Application Type	Discretionary Development Application
Development Category	Outbuilding
Advertising Commencement Date	7/8/26
Advertising Closing Period If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.	21/8/26

If you need any further information, you're welcome to contact the Planning Department. A planner in the Development and Environmental Services section can be reached on 6254 5050 or at planningenquiries@southernmidlands.tas.gov.au.

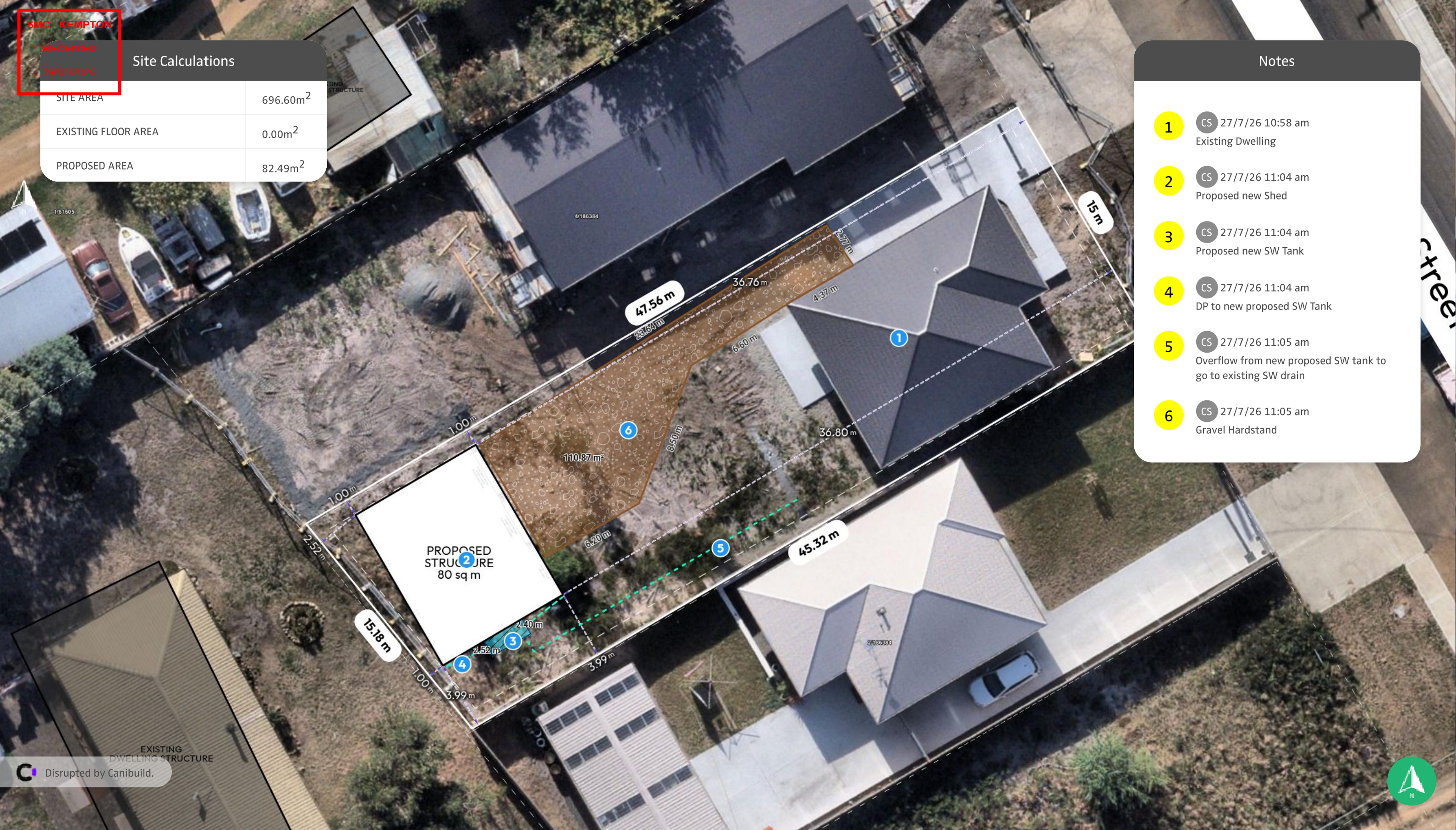
Representations on this application may be made to the General Manager in writing either by

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.

SMC - KEMPTON
RECEIVED
29/07/2026

Site Calculations	
SITE AREA	696.60m ²
EXISTING FLOOR AREA	0.00m ²
PROPOSED AREA	82.49m ²



Notes	
1	CS 27/7/26 10:58 am Existing Dwelling
2	CS 27/7/26 11:04 am Proposed new Shed
3	CS 27/7/26 11:04 am Proposed new SW Tank
4	CS 27/7/26 11:04 am DP to new proposed SW Tank
5	CS 27/7/26 11:05 am Overflow from new proposed SW tank to go to existing SW drain
6	CS 27/7/26 11:05 am Gravel Hardstand

EXISTING DWELLING STRUCTURE
Disrupted by Canibuild.

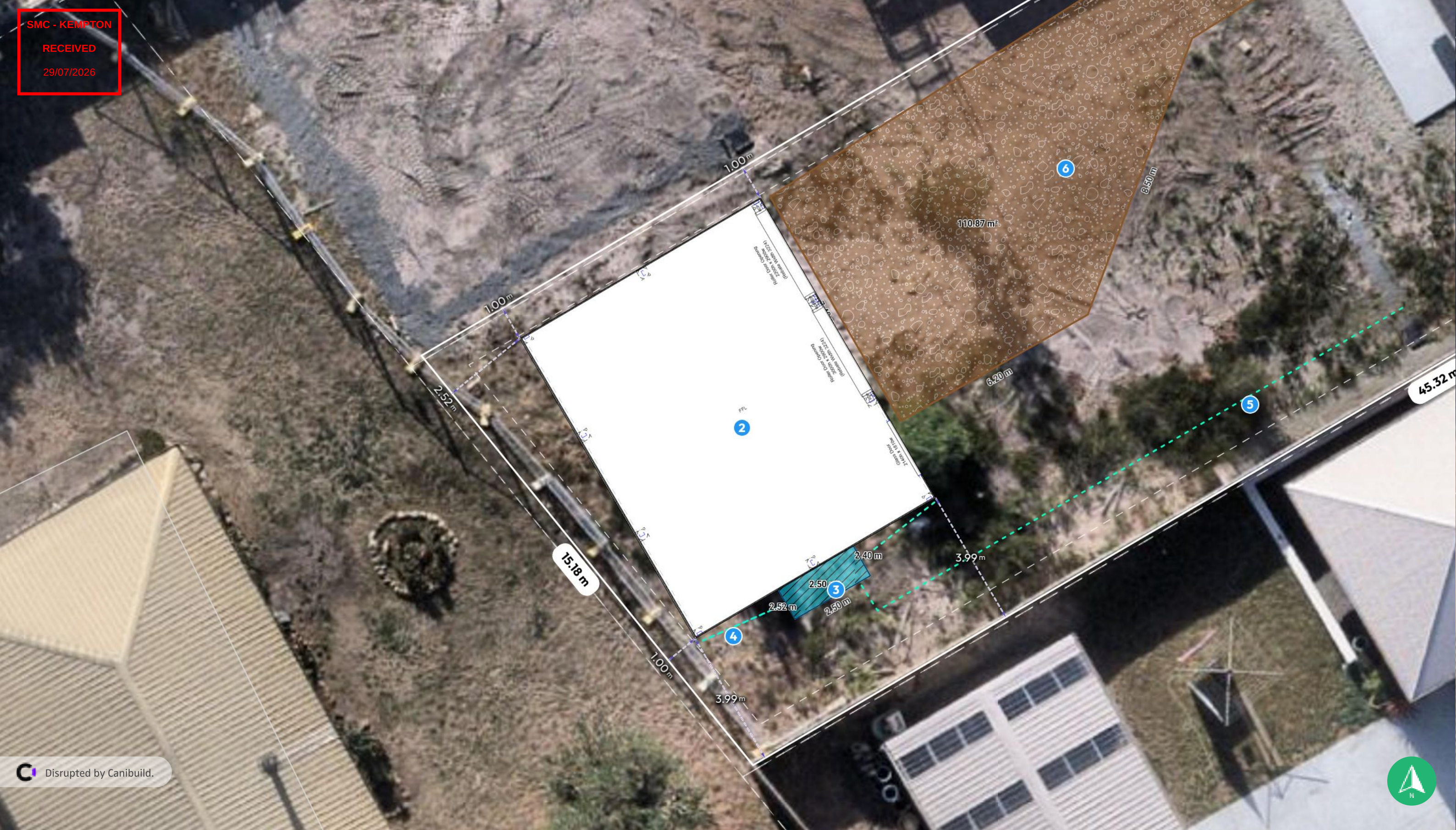


Client Name	Client Email	Client Phone				
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		Property Details 9B Reeve St, Campania, TAS 7026, Australia Lot/DP: 3/186384	Design 8x10x3.6m Gable - Silver			Scale 1:200@A3
			1st version date: 27/07/2026	Current version date: 28/07/2026	Version # 3	

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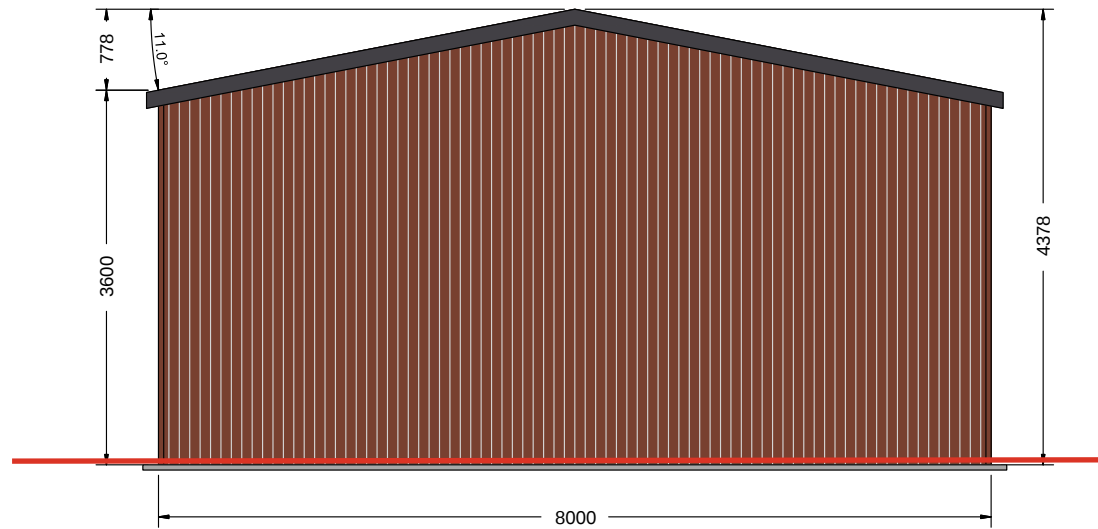
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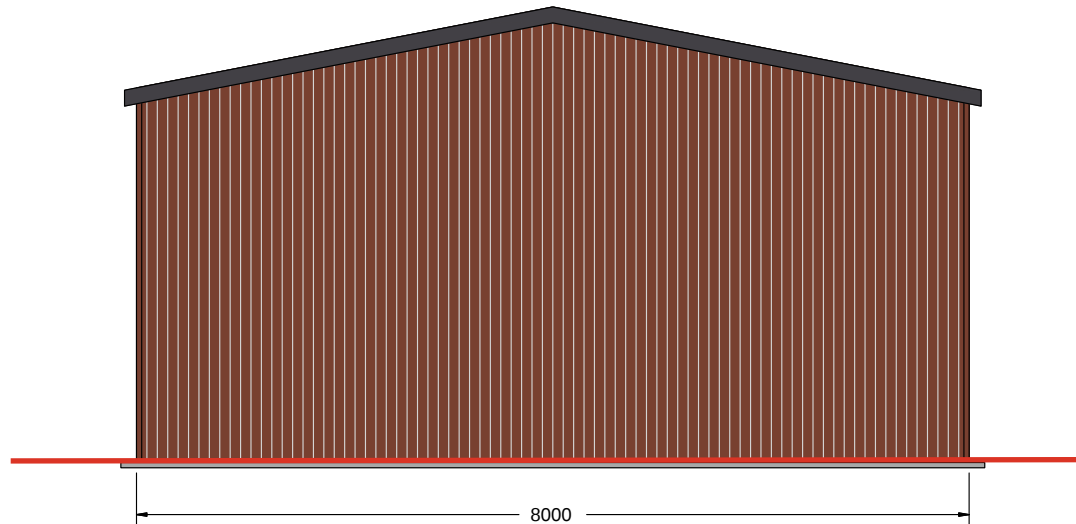


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		Property Details 9B Reeve St, Campania, TAS 7026, Australia Lot/DP: 3/186384		Design 8x10x3.6m Gable - Silver			Scale 1:100@A3
				1st version date: 27/07/2026		Current version date: 28/07/2026	Version # 3



NGL Flat with
less than 110mm
slope

SOUTH EAST ELEVATION



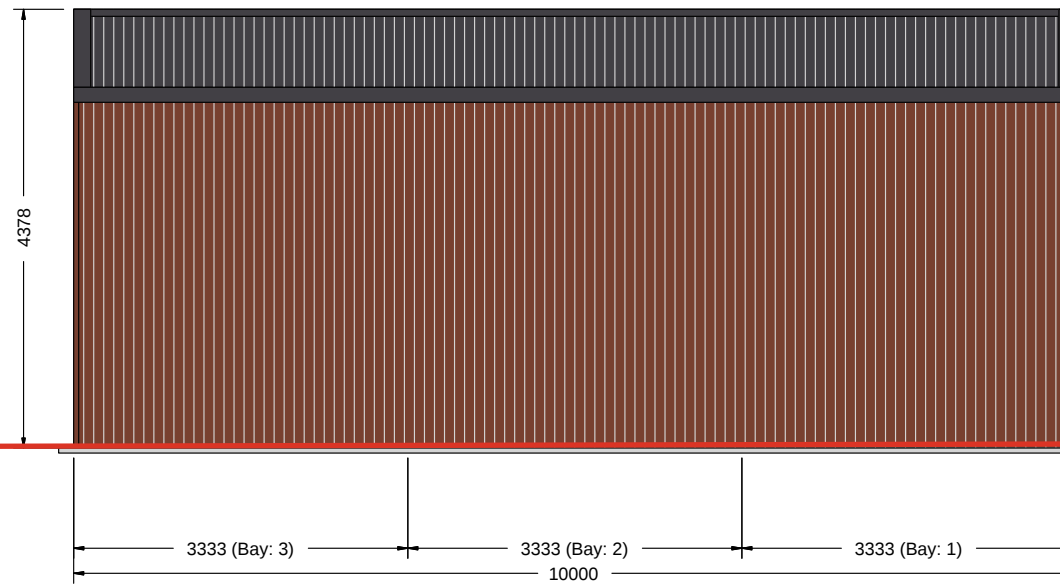
NORTH WEST ELEVATION

SMC - KEMPTON

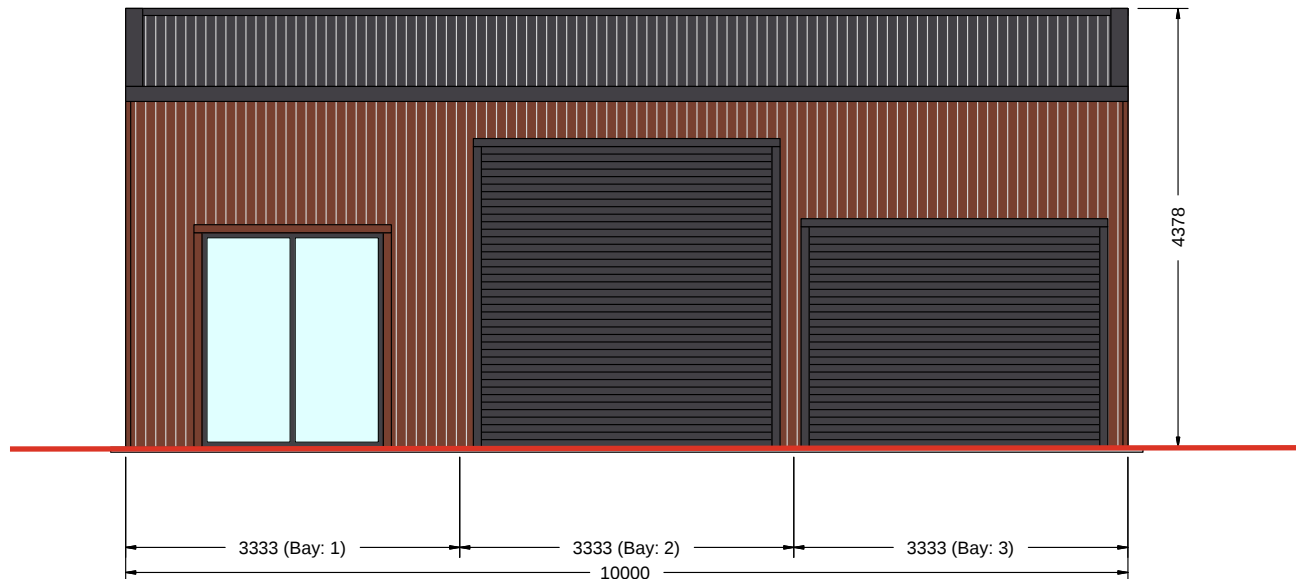
RECEIVED

29/07/2026

NGL Flat with
less than 110mm
slope



SOUTH WEST ELEVATION



NORTH EAST ELEVATION

139 Main Road,
Sorell TAS 7172
Phone: 1300 737 910
Email: sales@rainbowbuilding.com.au

CLIENT: Rhys Silver
SITE ADDRESS: 9B Reeve Street, CAMPANIA, TAS, 7026
PHONE: 0438689470
EMAIL: rhys_silver@hotmail.com

DRAWING TITLE: Side Elevations
SCALE: 1:75.438
DATE: 29-07-2026
Job Number: SOR02_5347
Drawing Number: SE



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 186384	FOLIO 3
EDITION 2	DATE OF ISSUE 14-Oct-2025

SEARCH DATE : 27-July-2026

SEARCH TIME : 11.18 am

DESCRIPTION OF LAND

Town of CAMPANIA

Lot 3 on Sealed Plan [186384](#)

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

Prior CT [62147/2](#)

SCHEDULE 1

[N280919](#) & [N280935](#) TRANSFER to HOMES TASMANIA of forty undivided 1/100 shares and RHYS JAMES SILVER of sixty undivided 1/100 shares as tenants in common
Registered 14-Oct-2025 at 12.02 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP[186384](#) FENCING PROVISION in Schedule of Easements

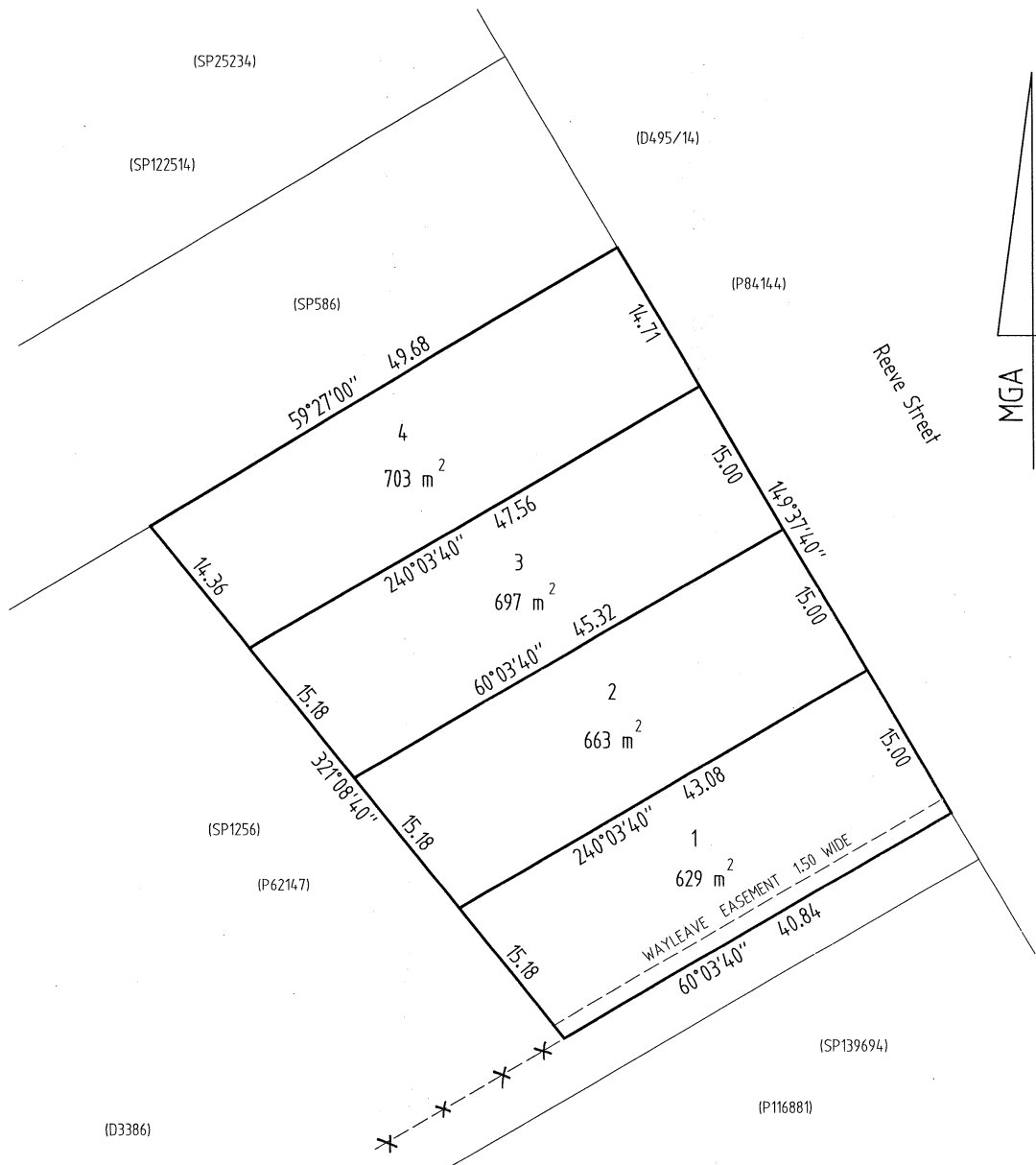
SP [62147](#) FENCING COVENANT in Schedule of Easements

[E433839](#) MORTGAGE to B&E Ltd Registered 14-Oct-2025 at 12.03 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER James Martin Collins & Rachel Maree Collins FOLIO REFERENCE C.T. 62147/2 GRANTEE Part of Lot 15 granted to The Closer Settlement Board	PLAN OF SURVEY BY SURVEYOR GARRY BRUCE COOMBE LOCATION TOWN OF CAMPANIA	REGISTERED NUMBER SP186384 APPROVED EFFECTIVE FROM 28 MAR 2024 <i>Renna</i> Recorder of Titles
SCALE 1: 400 LENGTHS IN METRES SURVEYOR'S REFERENCE 0523		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



<i>Garry Coombe</i> Registered Land Surveyor 20/07/2023 Date	<i>[Signature]</i> Council Delegate 16/11/23 Date
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SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

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	PLAN SEALED BY: SOUTHERN MIDLANDS COUNCIL
FOLIO REF: 62147-2	DATE: 16/11/23
SOLICITOR: Che Mohamad Solicitor 1/11 John Street Kingston Tas 7050	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
 Ogilvie Jennings

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.

SURVEY NOTES

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SURVEY NOTES SHEET 1 OF 3 SHEETS		Registered Number SP. 186384		SURVEY CERTIFICATE I, <u>Garry Bruce Combe</u> of <u>Blackmans Bay</u> in Tasmania a Registered Land Surveyor HEREBY CERTIFY that: (a) this survey is based upon the best evidence that the nature of the case admits. (b) the survey notes have been truly compiled from surveys made by me or made under my supervision; and (c) this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required. <u>Garry Combe</u> Signature	
CROSS REFERENCE PLAN NUMBERS USED AS PART OF THIS SURVEY		LENGTHS IN METRES		Date <u>21/08/2023</u>	
Owner: JAMES MARTIN COLLINS and RACHEL MAREE COLLINS					
Folio Reference: F/R 6214/2					
Purpose of Survey: 4 LOT SUBDIVISION					
Survey Commenced: 16/06/2023		Survey Completed: 21/08/2023.		Surveyors Ref: 0523	
Horizontal Datum: GDA2020		Bearing Datum: MGA2020		Combined Scale Factor: 0.9996	
MGA2020 COORDINATE ORIGIN					
SURCOM	Mark ID: SPM 8548	E 534733.657	N 5275686.665	EPU 0.016	
SURCOM	Mark ID: SPM 10155	E 534436.139	N 5276411.233	EPU 0.017	
AUSPOS	Local coordinated mark:	E	N	EPU	Measurement Duration:
NRTK	Local coordinated mark:	E	N	EPU	CORS provider: AllDayRTK
Single base station CORS CORS provider: AllDayRTK		Local comparison information SURCOM Check Mark ID:		SURCOM: E N EPU Measured: E N EPU E N EPU Local coordinated mark: E N EPU	
MGA2020 BEARING ORIGIN SPM 8548 - SPM 10155 337 40' 34.4" 783.574 SD 783.582 c'cd 337 40' 34" 783.578 per surv					
The Site Summary for SPM 8548 records the SPM as being destroyed. It appears that a roadside slasher has clipped the raised 'nipple' on the disc and separated it from the grout and concrete core. Measurements taken for the purpose of preparing the subdivision proposal plan prior to the damage and later measurements indicate the core has not moved. The SPM has been adopted with a SH placed in the core at the estimated centre of the disc.					
BOUNDARY REINSTATEMENT REPORT Survey undertaken using Robotic Total Station GPT 9003A The o tack in rail at the northern corner of lot 1 (SP139694) was not adopted. The fence is dilapidated and unstable. Comparison 'A' between SPM8548 and the o pipe (SP1256) was used to reestablish the position position of the northern corner of Lot 1 (SP139694) and the position of the western corner of Lot 3 (SP139694). Comparison 'B' between the o pipe and the north western corner of the brick house (SP122514) was used to reestablish the position of the o bar (SP586). Comparison 'C' between the o spike (SP122514) and the north western corner of the brick house was used to reestablish the eastern corner of Lot 2 per (SP122514). The corner marked by SP122514 was incorrect due to calculating the north western boundary of Lot 1 SP586 at 101.711 rather than 101.771. The length of the boundary per SP122514 was extended by 60mm. The western corner of Lot 1 SP586 was fixed by p.o. distance from the o bar along that boundary line. Comparison 'D' between the adjusted corner per SP122514 and the calculated position of the o tack in fence was used to reestablish the boundary locations along that part of Reeve Street using SP 1256. Comparison 'E' was used to fix the western corner of Lot 1 SP1256. Comparison 'F' was used to fix the corner between Lots 1 and 2 (SP1256) along the south eastern boundary of Lot 1 SP586. The o pipe (SP1256) was adopted for line to fix the south eastern boundary of Lot 2 SP1256. The length of the boundary was taken to be the p.o. distance from that survey based on discrepancies with the offset distance of the o pipe from the south western boundary of Lot 1.					
SEE PLAN RELATED DOCS FOR SURVEYORS CONSENT TO AMENDMENTS					

