



Public Notice Details

Application Details

Application No	DA2600068
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Property Details

Property Location	12 Cockatoo Place Campania
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Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling
Advertising Commencement Date	19/6/2026
Advertising Closing Period	1/7/2026

If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.

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.

THIS PLAN IS ACCEPTED BY:

Ground FL	64.100
CL	66.500

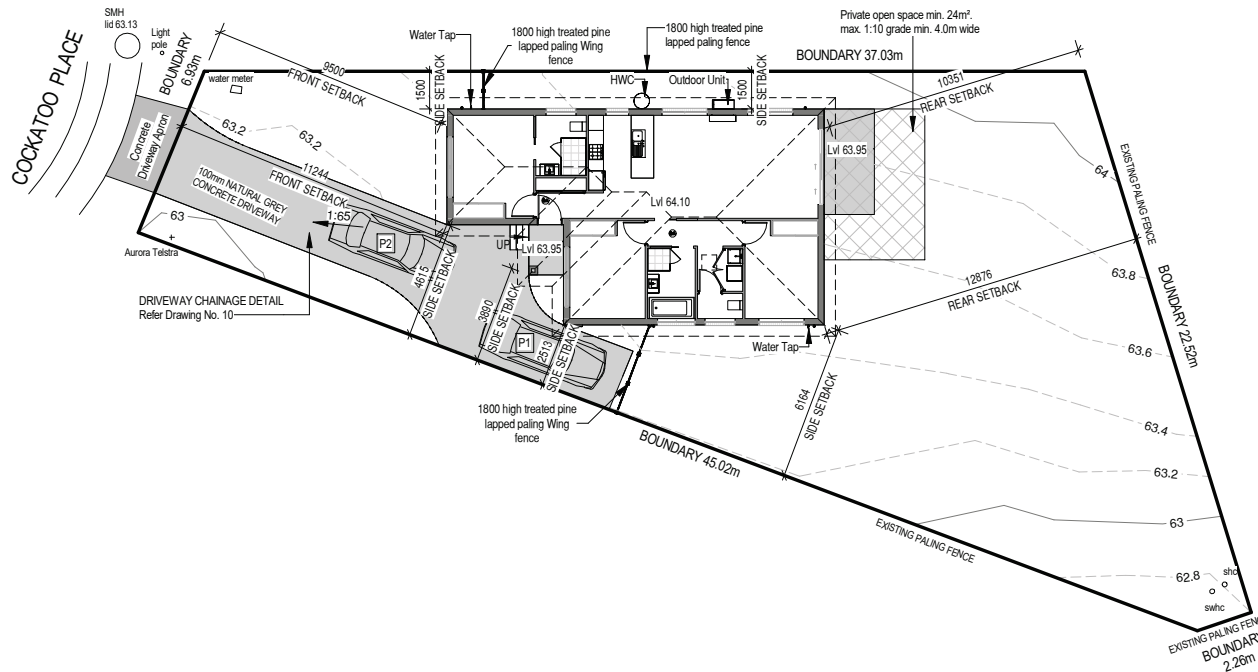
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

DATE:



**RONALD
YOUNG + CO
BUILDERS**

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



AREA SCHEDULE

Site Area	: 571 m ²
<u>Ground Floor</u>	: 110.4 m ²
Porch/Outdoor Living	: 11.2 m ²
Driveway (Approx.)	: 67 m ²

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

GLAZING NOTE:
All Windows are Double glazed.

BAL : LOW

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DRAWING: SITE PLAN

DATE: 04.05.2026

FILE NAME: 2382

DRAWN BY: RK

DWG No:

Scale: 1 : 200

PROPOSED DWELLING FOR BRASLIN
AT 12 COCKATOO PLACE, CAMPANIA

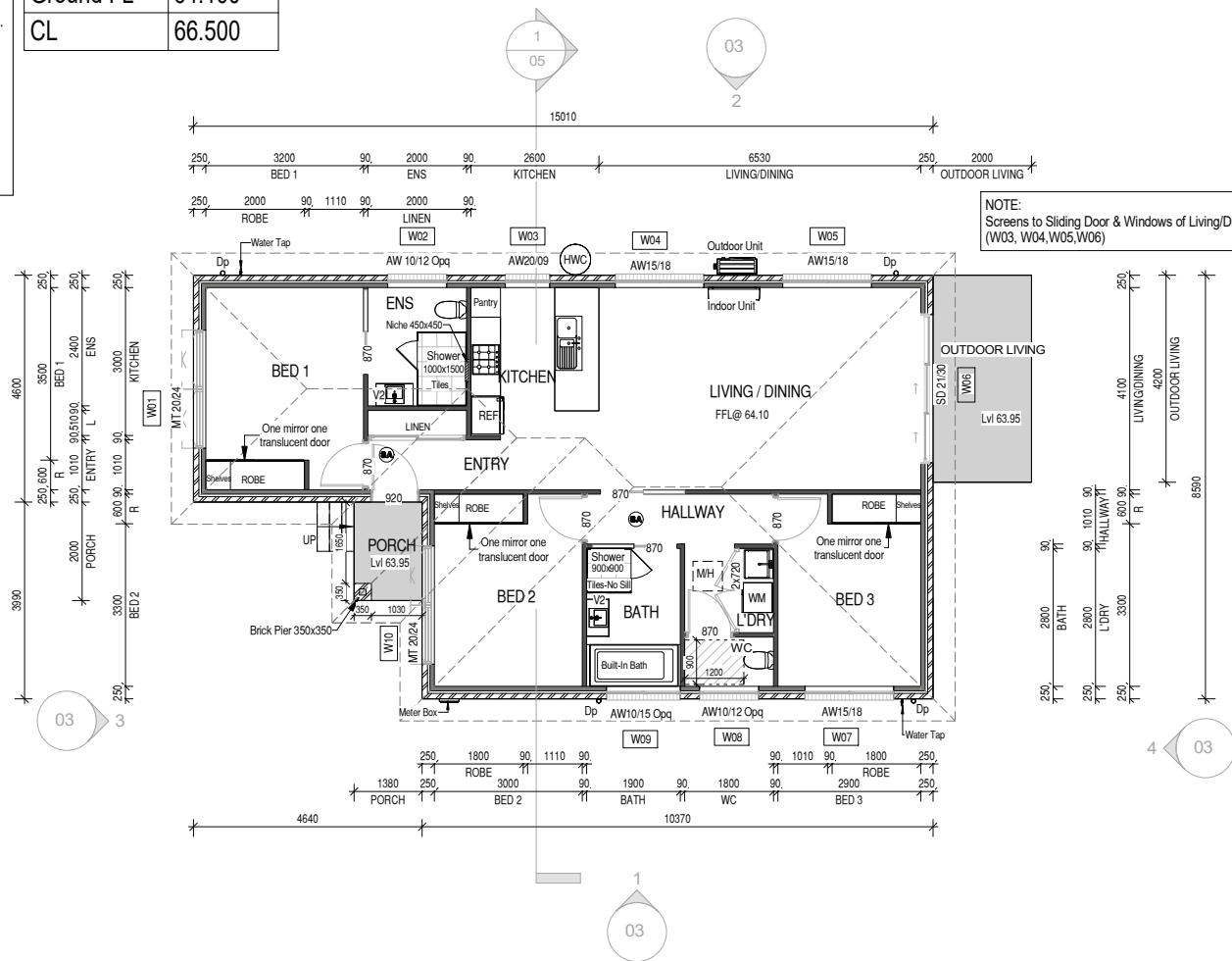
Rev.	Date	Revision Description	Drawn
A	04.05.2026	Modified as feedback	RK
	23.04.2026	BA PLANS	RK

THIS PLAN IS ACCEPTED BY:

Ground FL	64.100
CL	66.500

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DATE:



- NOTES:
- AJ Articulation Joint
 - Dp Down Pipe

For Kitchen Details, Refer to Kitchen Joinery Design

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

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BAL : LOW

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DRAWING: FLOOR PLAN
DATE: 04.05.2026
FILE NAME: 2382
DRAWN BY: RK
DWG No: 02

**PROPOSED DWELLING FOR BRASLIN
AT 12 COCKATOO PLACE, CAMPANIA**

Scale: 1 : 100

Rev.	Date	Revision Description	Drawn
A	04.05.2026	Modified as feedback	RK
	23.04.2026	BA PLANS	RK



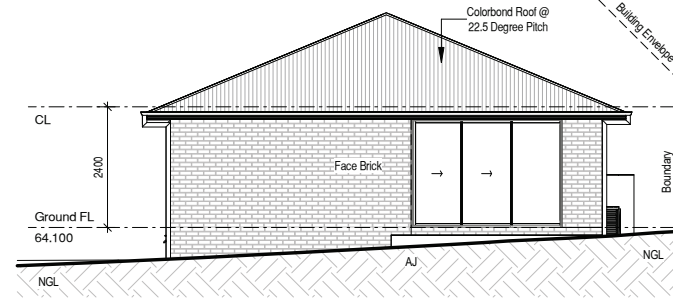
THIS PLAN IS ACCEPTED BY:

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

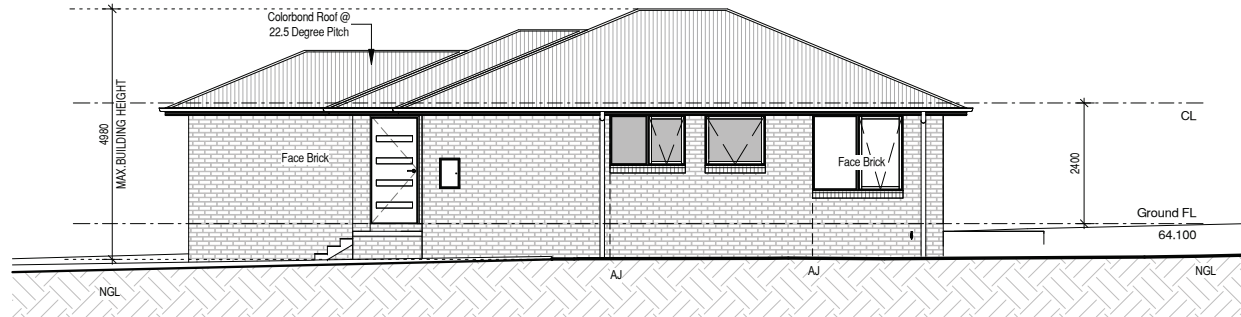
DATE: _____



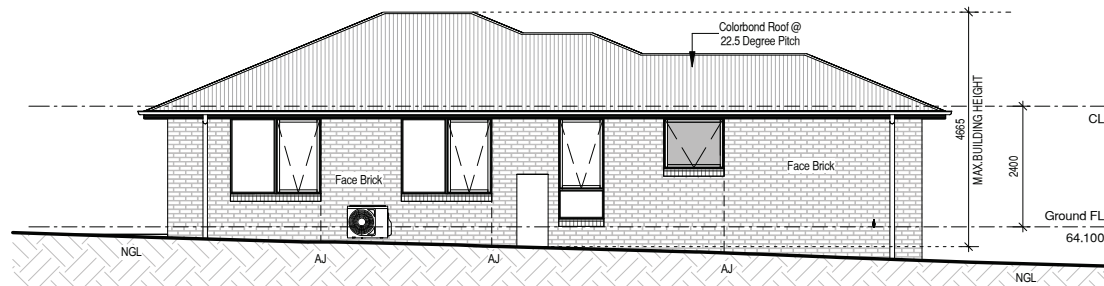
West Elevation



East Elevation



South Elevation



North Elevation

GLAZING NOTE:
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BAL : LOW

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DRAWING: ELEVATIONS

DATE: 04.05.2026

FILE NAME: 2382

DRAWN BY: RK

DWG No:

Scale: 1 : 100

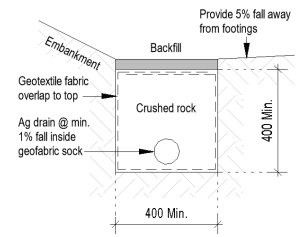
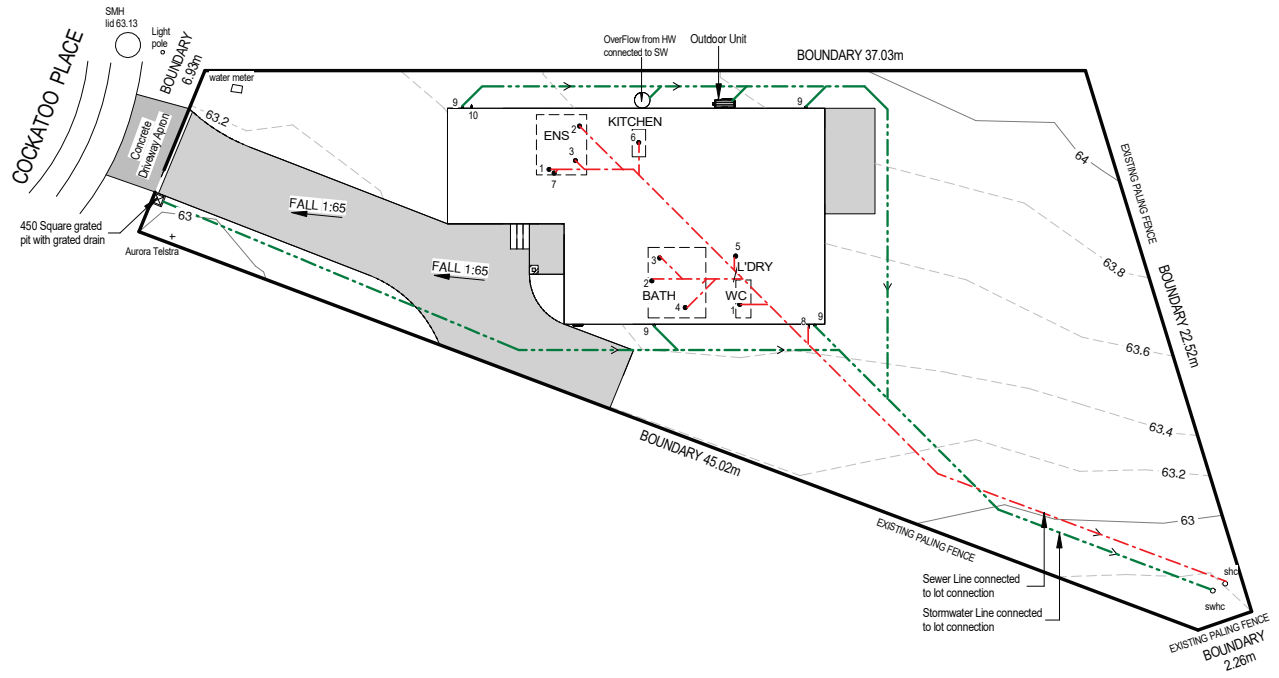
PROPOSED DWELLING FOR BRASLIN
AT 12 COCKATOO PLACE, CAMPANIA

Rev.	Date	Revision Description	Drawn
A	04.05.2026	Modified as feedback	RK
	23.04.2026	BA PLANS	RK

THIS PLAN IS ACCEPTED BY:

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SIGNATURE:

DATE:



AG Drain (Typical)

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	
l.o.	Inspection Opening to Ground Lvl	
flw	Floor Waste	

— Sewer line 100Ø UPVC U.N.O.
— Stormwater line 100Ø UPVC U.N.O.

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

GLAZING NOTE:
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BAL : LOW

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DRAWING: DRAINAGE PLAN
DATE: 04.05.2026
FILE NAME: 2382
DRAWN BY: RK
DWG No: 09

Scale: 1 : 200

PROPOSED DWELLING FOR BRASLIN
AT 12 COCKATOO PLACE, CAMPANIA

Rev.	Date	Revision Description	Drawn
A	04.05.2026	Modified as feedback	RK
	23.04.2026	BA PLANS	RK



**RONALD
YOUNG + CO
BUILDERS**

4 June 2026

Southern Midlands Council
PO Box 21
Oatlands TAS 7120

RE: Planning Application – 12 Cockatoo Place, Campania

Please find planning application for 12 Cockatoo Place, Campania, a proposed 3-bedroom, 2 bathrooms dwelling with outdoor entertainment, situated on a 571m² block.

12.0 Village

12.4.2 Building Height

The proposed dwelling has a building height of 4980mm which complies with 12.4.2 A1



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Hobart TAS 7000

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From what has been documented on 'The List' the proposed dwelling has no existing buildings on either side.

The proposed dwelling has a primary front setback of 9500 to 11244. The rear setback ranges from 10351 to 12876.

The side setback on the Northern elevation is 1500mm, which is below the requirements of 3000mm.

The side setback on the Southern elevation ranges from 2513 to 6164. This side boundary will comply as the windows to the bathroom and WC are opaque and the Bedroom window is greater than 3000mm from the boundary. The bedroom, which is approximately 2513mm from the boundary, has no windows on this wall.

12.4.4 – Site Coverage

The proposed dwelling is less than 50% of the total site coverage.

12.4.5 - Fencing

The proposed dwelling is to have constructed on all 3 boundaries 1800 high treated pine lapped paling fence. The first 4.5m of the frontage will be provided tapering from 1200mm high.

12.4.6 – Outdoor Storage Areas

The proposed dwelling does not have any outdoor storage as part of the contract.

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Bushfire – Prone

The proposed dwelling will have a Bushfire Report completed by GEO-Environmental Solutions.

Kind regards

Marie Ashworth
Ronald Young + CO Builders
Client Liaison

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SEARCH OF TORRENS TITLE

VOLUME 185996	FOLIO 9
EDITION 1	DATE OF ISSUE 09-Jan-2024

SEARCH DATE : 04-June-2026

SEARCH TIME : 09.30 am

DESCRIPTION OF LAND

Parish of STAFFA Land District of MONMOUTH

Lot 9 on Sealed Plan [185996](#)

Derivation : Part of Lot 13, 153A-3R-36P Gtd. to Herbert James Paul

Prior CT [8265/1](#)

SCHEDULE 1

[M940472](#) TRANSFER to ACQUA PROPERTY HOLDINGS PTY LTD
Registered 12-Apr-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

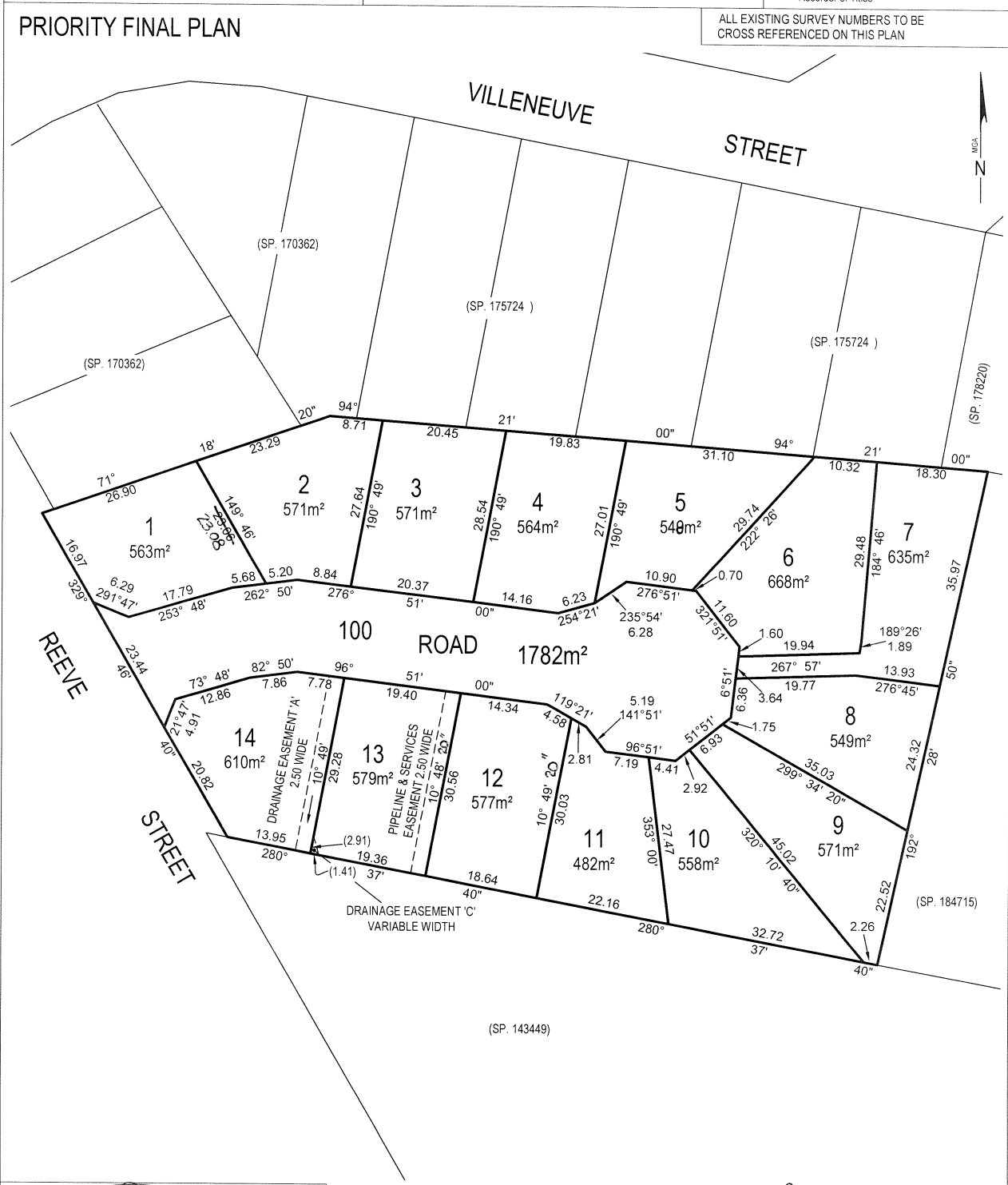
SP[185996](#) COVENANTS in Schedule of Easements

SP[185996](#) FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: ACQUA PROPERTY HOLDINGS PTY LTD	PLAN OF SURVEY	REGISTERED NUMBER SP185996
FOLIO REFERENCE: C.T. 8265 - 1		BY SURVEYOR: T.W. COX of LEARY, COX & CRIPPS SURVEYORS Unit G04 40 Mole Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com
GRANTEE: PART OF LOT 13, 153-3-36 GTD. TO HERBERT PAUL JAMES PAUL JAMES JAMES PAUL	LOCATION: LAND DISTRICT OF MONMOUTH PARISH OF STAFFA & TOWN OF CAMPANIA	APPROVED EFFECTIVE FROM: - 9 JAN 2024 <i>Renner</i> Recorder of Titles
	SCALE 1: 600 LENGTHS IN METRES	



[Signature]
Registered Land Surveyor
Date: 17/8/2023

[Signature]
Council Delegate
Date: 25/10/23

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 185996

PAGE 1 OF 4 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.

EASEMENTS

Lot 13 is:

SUBJECT TO a Pipeline & Services Easement (as hereinafter defined) in gross in favour of TasWater over the land marked PIPELINE & SERVICES EASEMENT 2.50 WIDE on the Plan.

SUBJECT TO a Drainage Easement (as hereinafter defined) in gross in favour of the Southern Midlands Council over the land marked DRAINAGE EASEMENT 'C' VARIABLE WIDTH on the Plan.


Lot 14 is:

SUBJECT TO a Drainage Easement (as hereinafter defined) in gross in favour of the Southern Midlands Council over the land marked DRAINAGE EASEMENT 'A' 2.50 WIDE on the Plan.

FENCING PROVISION

In respect to each lot shown on the Plan (except lot 100) the Vendor (Acqua Property Holdings Pty Ltd) shall not be required to fence.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: ACQUA PROPERTY HOLDINGS PTY LTD (ACN 636 483 406) FOLIO REF: 8265/1 SOLICITOR & REFERENCE: MURDOCH CLARKE JJP 2201601	PLAN SEALED BY: SOUTHERN MIDLANDS COUNCIL DATE: 25/10/23 SA 2022/00011 REF NO. <div style="text-align: right; margin-top: 10px;">  Council Delegate </div>
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NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

SNC LEMPTON
RECEIVED
16/06/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 185996
SUBDIVIDER: ACQUA PROPERTY HOLDINGS PTY LTD (ACN 636 483 406) FOLIO REFERENCE: 8265/1	

COVENANTS

The owners of each lot shown on the plan covenant with the Vendor, Acqua Property Holdings Pty Ltd (ACN 636 483 406) and the Southern Midlands Council to the intent that the burden of these covenants may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolved with each and every part thereof and be in favour of the Southern Midlands Council to observe the following stipulations:-

- (a) Not to erect or permit to be erected on the said lot any building which does not have a roof constructed of tiling or other substance which does not reflect light.
- (b) Not to use unpainted galvanized iron or other reflective material or substance in the construction of any roof or any part of any dwelling or other structure on the said lot.
- (c) Not to construct or place kit, re-locatable or weatherboard dwellings on the lot.
- (d) Not to construct any dwellings on the lot that shall have less than seventy (70) per cent of the external walls comprising glass, masonry, brick or rendered finish.
- (e) Not to commence construction of a dwelling on the lot without providing for a lockable skip bin of a capacity of at least three (3) cubic metres to remove all rubbish and discarded materials.
- (f) Not to use or allow the lot to be used for public housing, public rental projects or public assistance programs or where the owner of the lot does not have the right to determine the tenants.
- (g) The Vendor reserves the right for themselves or their assigns to sell lease or otherwise deal with any lot on the plan either subject to any of the above conditions and/or restrictive covenants or any one of them or not subject to such modifications thereof as they in their sole discretion deem fit. The exercise of the said right in relation to any lot shall not release the owners of any other lot from any of the conditions or covenants affecting or imposed upon such other lots will give the owners of any lot any right of action against the vendor or any other person.

DEFINITIONS

“**Drainage Easement**” means a right of drainage (including the right of construction of drains) for the Southern Midlands Council with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for the Southern Midlands Council

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.

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16/06/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 185996
SUBDIVIDER: ACQUA PROPERTY HOLDINGS PTY LTD (ACN 636 483 406) FOLIO REFERENCE: 8265/1	

and its employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.

“Easement Land” means the land which is subject to an easement in favour of TasWater.

“Infrastructure” means-

Infrastructure owned or for which TasWater is responsible and includes but is not limited to-

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

“Owner” means the registered proprietors of the lot in the folio of the Register from time to time.

“Pipeline and Services Easement” means-

FIRSTLY, THE FULL RIGHT AND LIBERTY for the TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:

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.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 185996</p>
<p>SUBDIVIDER: ACQUA PROPERTY HOLDINGS PTY LTD (ACN 636 483 406) FOLIO REFERENCE: 8265/1</p>	

- (a) without doing unnecessary damage to the Easement Land; and
- (b) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

“**TasWater**” means the Tasmanian Water and Sewerage Corporation Pty Ltd (ACN 162 220 653) its successors & assigns.

Executed by **ACQUA PROPERTY HOLDINGS PTY LTD (ACN 636 483 406)** pursuant to Section 127 of the *Corporations Act 2001* by its sole director and sole secretary **JAMES ANDREW POLANOWSKI**)
)
)
)



Sole Director / Sole Secretary Signature

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.

