



Public Notice Details

Planning Application Details

Application No	DA2400125
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Property Details

Property Location	6 Pierre Court Campania
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Application Information

Application Type	Discretionary Development Application
Development Category	Outbuilding - Shed
Advertising Commencement Date	22/11/24
Advertising Closing Period	06/12/24
<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).*

Building shed for storage
and entertainment

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

6 Pierre Court, Campania,
7026

Certificate of Title/s
Volume Number/Lot
Number:

Lot 74 / 184715/74

Land Owners Name:

Kade Francis Debnam

Full Name/s or Full Business/Company Name

Applicant's Name:

Kade Francis Debnam

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

Contact details:

Postal address for correspondence:

Telephone or Mobile:

0477046161

Email address:

debnamkade@gmail.com

(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)*

Kade Francis Debnam

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

Print email address

debnamkade@gmail.com

ABN

What is the estimated value of all the new work proposed

\$ 18000.00

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SOUTHERN
MIDLANDS
COUNCIL



Land Owner(s) Signature

[Handwritten Signature]

Land Owners Name (please print)

Kade Debnam

Date

7/11/24

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.

Address all correspondence to: The General Manager, PO Box 21, Oatlands, Tasmania 7120
Oatlands Office: 71 High Street, Oatlands 7120 Phone (03) 62545000
Kempton Office: 85 Main Street, Kempton 7030 Phone (03) 62545050
Email Address: mail@southernmidlands.tas.gov.au Web: www.southernmidlands.tas.gov.au
ABN 68 653 459 589

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1 Whitestone Drive, Austins Ferry
Hobart, TAS 7011
ABN: 75 009 543 506
Email: tassisheds@steeline.com.au



Customers Details

Date	29-10-2024	Quote Reference #	98565752.
Customer Name	Kade Debnam		
Mail Address	6 Pierre Court, Campania TAS 7026		
Email Address	debnamkade@gmail.com		
Phone		Mobile	0455558147

Building Specification

Building Size	6.000 m (L) x 6.000 m (W) x 2.700 m (H)			
Leanto B	6.000 m (L) x 3.000 m (W) x 2.438 m (H) (2 Bays)			
Roof Pitch	10 deg			
Wall Cladding	SteelClad .42bmt Colorbond	Colour	Shale Grey	
Roof Cladding	Corrugated .42bmt Colorbond	Colour	Monument	
Trim & Colour Details	Barge	Monument	Ridge Cap	Monument
	Gutters	Monument	Corner Trim	Monument
	Downpipe	N/A		
Roller Doors	2x 2270H x 2400W Opening Taurean Series A Roller Door			
Access Doors	1x 2100X1810 OX Monument			
Windows	None			
Other Inclusions	None			
	N/A			

Materials

Column	C15015	Rafter	C15015
Knee Brace	N/A	Apex Brace	N/A
Leanto B Column	SHS 100x100x2.0	Leanto B Rafter	C15012
Roof Purlin	TH6495	Spacing	0.737 m
Side Wall Girt	TH6495	Spacing	0.833 m
End Wall Girt	TH6495	Spacing	1.514 m

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Complete Project Summary

Project Quote (incl GST)

Kit, steel frame & doors	\$12,500.00
Standard Delivery	INCLUDED
Engineering Fee	INCLUDED

Complete Project Summary

Total Project Price (ex GST)	\$11,363.64
GST Value	\$1,136.36
Total Project (Incl. GST)	\$12,500.00

Notes:

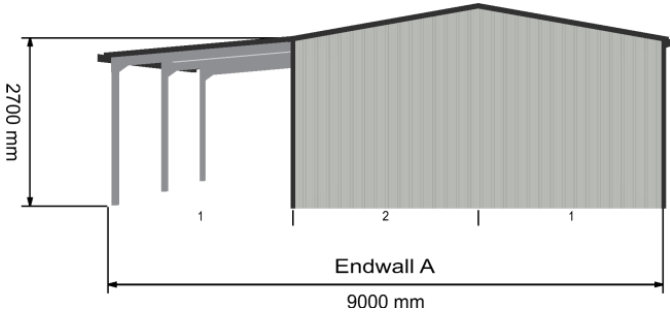
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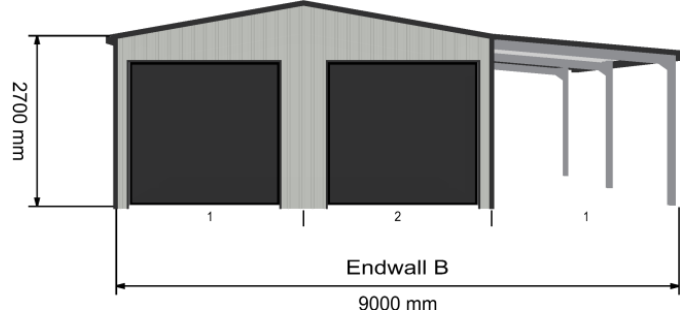
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Building Specification – Drawings

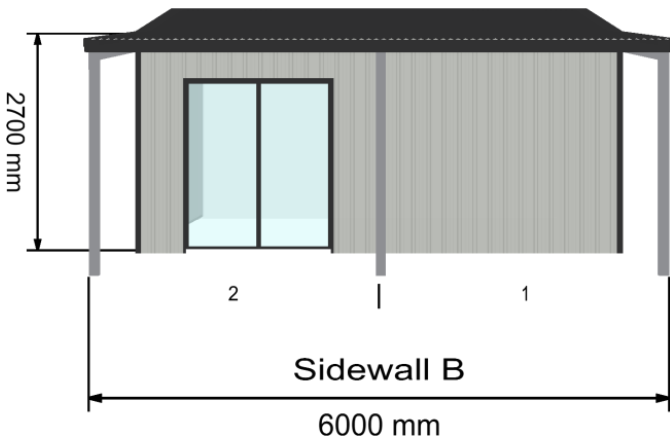
Front



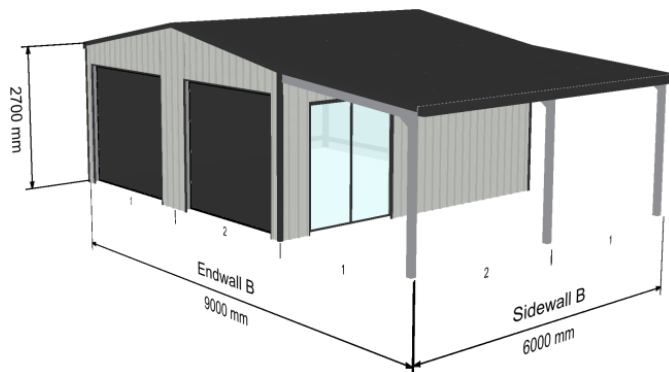
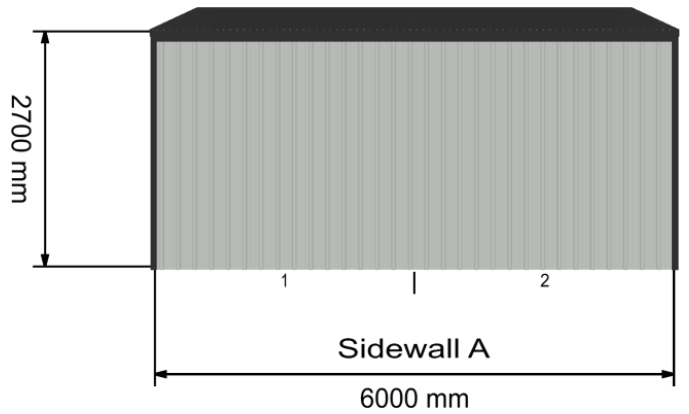
Rear



Left Side



Right Side

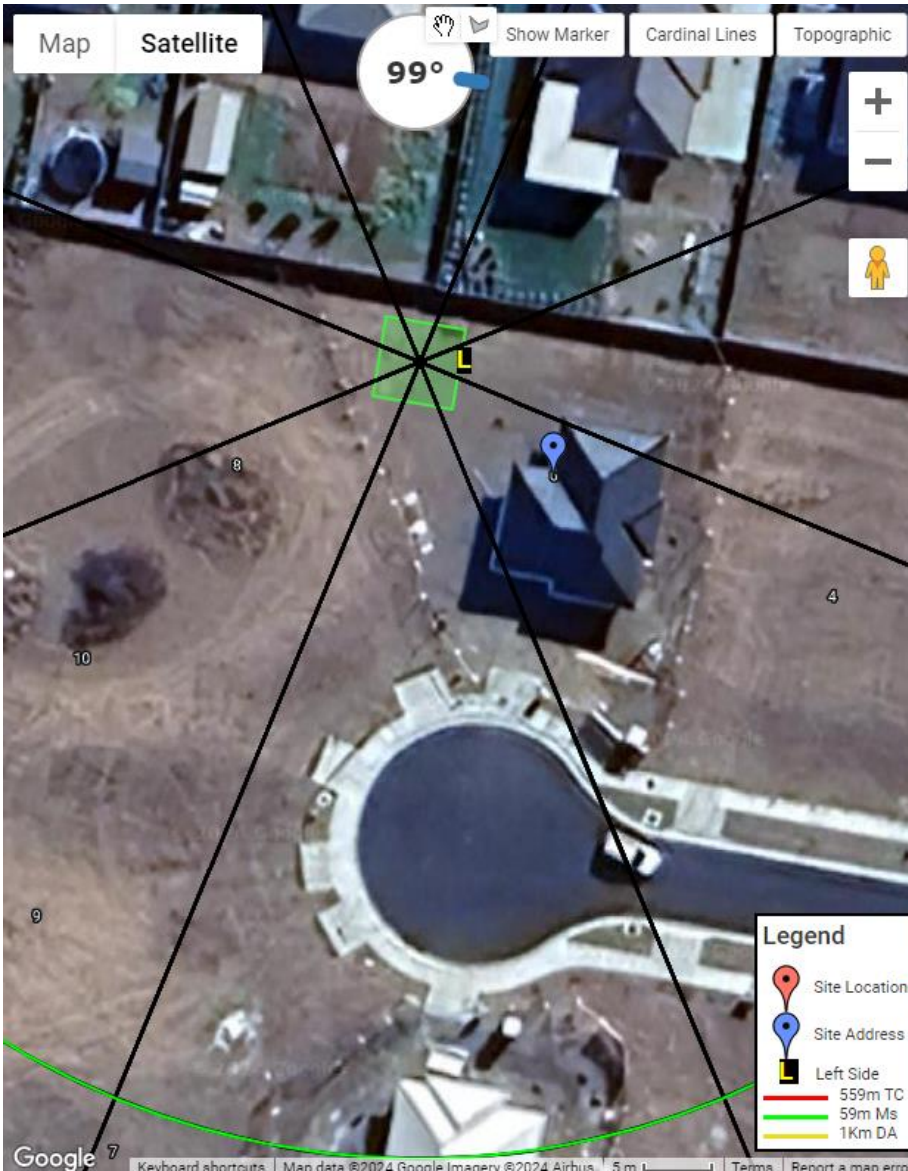


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ShedSafe - SiteCheck



SHEDSAFE - Site Specification

Site Address	6 Pierre Court, Campania TAS 7026	Building Class	10a
Wind Design Speed	36.1 m/s	Shielding	1
Wind Region	A4	Topography	1
Importance Level	2		
Terrain Category	2.22		

Steele Sheds are ASI (Australian Steel Institute) ShedSafe® Accredited. This accreditation is the industry benchmark for Australian manufactured steel sheds and gives you peace of mind in that Steele Sheds are a provider of fully engineered prefabricated steel buildings that are all fully compliant with all relevant Australian Standards and Australian Building Codes.

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Kit Price and Fees Overview

Supply Only	\$12,500.00
Delivery to Site	Included
15% Deposit to Confirm Order & Request Engineering Documents	\$1,875.00
35% Payment to proceed with Manufacture of Kit Structure	\$4,375.00
50% Final payment before delivery	\$6,250.00

Quote will only be valid from the date of receipt and may be amended due to price increases, errors and or omissions.

Notes: This quote is valid for thirty days (30) from date of issue.

Quote Acceptance.

CUSTOMER'S SIGNATURE (Print name here.....)

DATED

Bank Details

Westpac Bank

BSB: 037-005

Account: 130057

Reference: 98565752 Debnam



TERMS & CONDITIONS OF SALE

PAYMENTS

AMOUNT: The customer shall pay Steeline Tasmania instalment amounts (s) stated as per payment terms accompanying this agreement. Steeline Tasmania will also issue a final invoice for the balance of your order which may include any additional items added by the customer.

GOODS: The Supplier is not obliged to deliver any goods unless the customer has paid all amounts in full.

LATE PAYMENT: The Company may, if payment is not received within 7 days of the final invoice date, charge interest at 20% on the overdue amount and unless payment is made in full, the customer will be liable for all costs associated with recovery

RECOVERY OF DEBT: The customer must pay to Steeline Tasmania all debt collection costs, including any legal fees associated with the recovery or attempted recovery of any amount due to the Supplier under the Agreement.

PRICE INCREASE: The Company will hold this order valid and the price firm for a period of no more than *two calendar months* from the date of signed Agreement unless otherwise agreed in writing. Should any increases in costs be experienced prior to approval being obtained and the customer does not take delivery prior to the expiry date, the customer will pay all increases in costs.

DELIVERY

SHORTAGES: In the case of kit purchases, the customer shall inspect the goods immediately on delivery and shall within seven (7) days of delivery give notice in writing to the company of any shortages in relation thereto. If the customer fails to give such notice, then the customer shall be deemed to have accepted the goods as being delivered in their entirety and the Agreement is finalised provided all monies under the Agreement have been paid in full.

INSURANCES: Once the said goods have been delivered to site, the owner of the property is then responsible for the security of the said goods and is liable for any loss or damage thereto. If the customer arranges transport, such risk to the company shall only extend up to the time of loading of the goods and delivery shall be deemed to be taken thereupon.

DELAYED DELIVERY: The delivery date agreed is subject to the availability of material, labour, industrial disputes and unseasonal weather conditions. The company will not be held liable for any delays caused by incalculable issues.

SITE ACCESS: The customer will at his expense provide, or cause to be provided full and clear truck access to the delivery site. If this is not provided, delivery will be made on the front lawn or nature strip.

BUILDING APPROVAL

OBTAINING FINAL INSPECTION IS THE SOLE RESPONSIBILITY OF THE CUSTOMER: This will need to be arranged when the customer has the stormwater connected in accordance with council requirements. Time limitations will apply: ideally final inspection should be carried out within 2 months from completion. Any costs associated with approvals over those stated on this Agreement are to be paid for by the customer including any late or re-inspection fees.

THE CUSTOMER CAN NOT PROCEED WITH ANY WORKS WITHOUT PERMISSION: The customer must not carry out any works pertinent to this Agreement until all approvals have been received from the relevant approval authorities and any conditions of signed Agreement have been agreed to and met by the customer. If the customer has obtained their own authority approvals, It is up to the customer to advise Steeline Tasmania of these approvals and provide a copy of the approvals. The company will take no responsibility for any premature action by the customer.

ERECTION

DOWNPIPES: Downpipes are only supplied if stated or listed in the quotation/Order. If supplied it is the responsibility of the Customer or accredited drainage Plumber to install the downpipe.

WORKMANSHIP: The Company will ensure that the work performed shall meet Acceptable building standards, All work will be performed with tradesman like manner. It is the customers responsibility to provide a clear accessible site for construction.

WARRANTIES

THIRD PARTIES WARRANTIES: Where the term 'structure' is referred to herein it means, the steel structure only and does not include sheeting, trims, doors, windows, or rainwater goods. The warranties for these components are provided by the relevant manufactures and are varied and limited. WARNING: Severe coastal conditions will reduce the life of all components by corrosion and will be excluded from all warranties.

MAINTENANCE: The customer must keep all garden beds, soils or acidic material away from metal cladding and components of the building or corrosion may occur which will reduce the life of the products and void all manufacturer's warranties.

DEFECTS LIABILITY PERIOD: The Company agrees for a period of twelve months from the date of signed Agreement to rectify any faults or damage caused by materials or workmanship in the manufacture of the structure. The company will not be responsible for any faults or damage caused by negligence of the customer, his servants, or agents or by the customer performing any work or having performed any work on the structure.

GENERAL

EXTENSION OF CONSTRUCTION TIME: If the progress of work is delayed as a result of any variations to the Agreement, any industrial action or civil commotion affecting the Agreement, unavailability of material necessary to the execution of the Agreement, any delays brought about in obtaining the relevant authorized approvals exceeding 14 days from the date of this Agreement, any delays brought about by the owner or any other cause beyond the reasonable control of the company, then the company may, within a reasonable time, claim an extension in the number of calendar days equal to the period of delay.

MARKETING: the customer hereby grants the company and any person authorized by the company permission to film or photograph the building and without restraint allow its use for any promotional purposes without any recall to the company whether legal or monetary.

TERMINATION: should the customer or the company wish to terminate the Agreement after signing same, they must give written instructions providing 7 days' notice and they must state the grounds on which termination is sought. It is at the company's sole discretion to accept or reject the termination. Regardless, the customer will be obliged to pay all the costs expended to the date on the Agreement plus the profit margin that the company would have made on the Agreement, which could exceed the money paid on the Agreement to that date.

ADDITIONAL CHARGES FOR MOST COMMON ISSUES

CUSTOM SLAB DESIGN: If required the foundation data must be obtained before entering into this contract. Alternatively, all concrete floors will be designed to suit "class 10 buildings" and up to Class M soil and will assume founding into natural ground. If Steeline Tasmania is to obtain the foundation data, this must be requested in writing and all costs associated with the soil report and associated slab design be paid in addition to the standard slab design. A copy must be given to the customer upon payment of the costs incurred in obtaining the data. Similarly, if there is any fill on the site, deeper and or extra piers may be required at a cost to the owner.

HARD DIGGINGS: If when excavating the site the company discovers that if required the hire of machinery or extra labour such as Jack hammering, Rock breaking, etc. the customer will pay these extra costs in addition to the Agreement price.

HIDDEN OBSTRUCTIONS: If during construction, services are damaged requiring repair such as telecommunications, electrical, storm water, etc. the customer will pay the costs associated with the repair in addition to the Agreement price. It is the customer's responsibility to advise the company of the existence of any such obstructions and to arrange (and pay any associated costs) for the relocation of same as required.

SITE PREPARATIONS: If the site is to be levelled by the customer and site is not level within 50mm the costs associated with providing a level building platform including the supply and placement of fill and construction of concrete piers will be paid as extra variation to the Agreement price.

APPROVAL OR ASSET PROTECTION FEES: If approval or asset protection for the building can only be obtained with amendments or additional information, thus incurring additional costs as required by the local council or certifier, the customer will pay all the extra costs associated above the fees included in the original Agreement price.

SITE CLEAN UP (OWNER'S RESPONSIBILITY): If the customer requires the company to remove the packaging or left over materials and any soil/rubbish associated with the works, from the site, unless noted otherwise in the Agreement the customer will pay these costs including labour and dump fees in addition to the Agreement price.

HANDOVER: The keys for any building will not be handed over until payment is made in full, (trades will return them to the sales office).

BUILDING PERMIT APPLICATION Service: Should you require Steeline Tasmania is to submit Planning & Building Permit Applications all council costs associated will be payable by the Applicant/Customer.

From: Debnam Kade <debnamkade@gmail.com>

Sent: Tuesday, 19 November 2024 12:52 PM

bconde@southernmidlands.tas.gov.au

Subject: Re: Shed 6 Pierre Court, Campania TAS 7026

Hello,

And yes I'm happy to mark that as the location ,

Typically how long does the process usually go before I can look into starting it ?, Cheers

Sent from [Outlook for iOS](#)

bconde@southernmidlands.tas.gov.au

Sent: Tuesday, November 19, 2024 12:38:44 PM

To: Debnam Kade <debnamkade@gmail.com>

Subject: RE: Shed 6 Pierre Court, Campania TAS 7026 Hi Deb,

Good day!

Are you happy to confirm the location site of the proposed shed below (red square)?

From: Debnam Kade <debnamkade@gmail.com>

Sent: Monday, 11 November 2024 12:45 PM

To: Bernadette Conde <bconde@southernmidlands.tas.gov.au>

Subject: Re: Shed

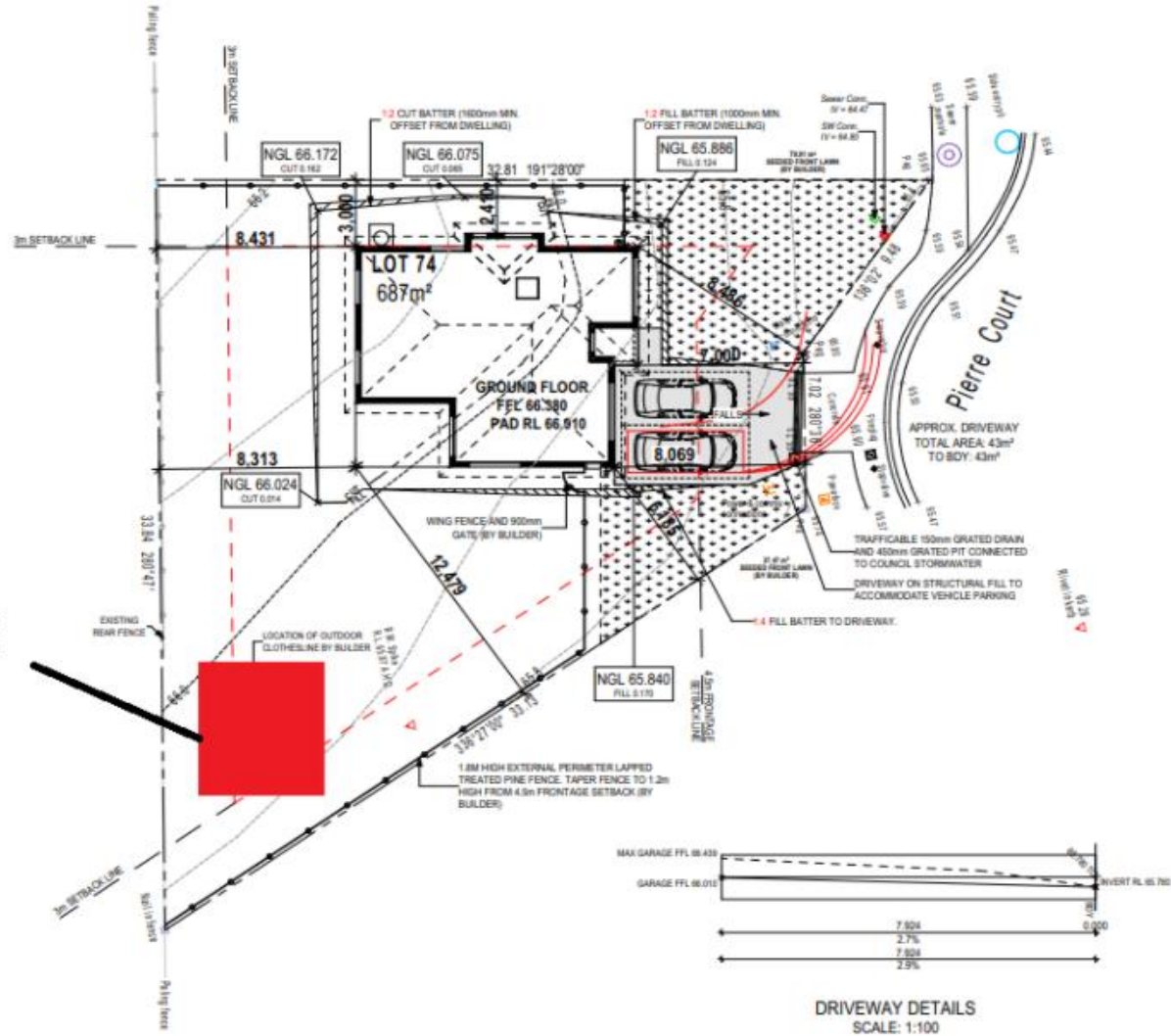
To answer the previous question Yes , the shed is intended to be less than 3 metres off the fence line.

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING SUSTAINABILITY REQUIREMENTS, SITE CLASSIFICATION, GENERAL BUILDING INFORMATION.

APPROX. CUT/FILL	
CUT	6.78m ² 10.2%
FILL	6.35m ² 12.2%
DIFFERENCE	0.43m ² 0.9%
EVEN CUT & FILL	

LOT SIZE: 687m²
 HOUSE: 116.49m²
 SITE COVERAGE: 16.95%

CONCRETE DRIVEWAY BY BUILDER



**SUBJECT TO NCC 2022
(1 MAY 2023) REQUIREMENTS**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

SEARCH OF TORRENS TITLE

VOLUME 184715	FOLIO 74
EDITION 2	DATE OF ISSUE 09-Oct-2023

SEARCH DATE : 19-Nov-2024

SEARCH TIME : 03.23 PM

DESCRIPTION OF LAND

Parish of STAFFA Land District of MONMOUTH
 Lot 74 on Sealed Plan 184715
 Derivation : Part of Lot 13, 153A-3R-36P (Campania Estate) Gtd.
 to Herbert James Paul
 Prior CT 182676/200

SCHEDULE 1

N154031 & N154030 TRANSFER to KADE FRANCIS DEBNAM of seven
 thousand one hundred and sixty-three undivided
 1/10000 shares and HOMES TASMANIA of two thousand
 eight hundred and thirty-seven undivided 1/10000
 shares as tenants in common Registered 09-Oct-2023
 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP184715 COVENANTS in Schedule of Easements
 SP184715 FENCING COVENANT in Schedule of Easements
 SP159788, SP162016, SP170362, SP175724 & SP178220 COVENANTS in
 Schedule of Easements
 SP15390 & SP178220 FENCING COVENANT in Schedule of Easements
 SP159788, SP162016, SP170362 & SP175724 FENCING PROVISION in
 Schedule of Easements
 E364896 MORTGAGE to B&E Ltd Registered 09-Oct-2023 at 12.03
 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: RODNEY ERIC SCAIFE, JUDITH NANCY SCAIFE, ANDREW ROBERT GLOVER, KATHRYN ELIZABETH GLOVER

FOLIO REFERENCE:
C.T.182676/200

GRANTEE: PART OF LOT 13 (153A-3R-36Ps) (CAMPANIA ESTATE) GRANTED TO HERBERT JAMES PAUL

PLAN OF SURVEY

BY SURVEYOR ANDREW STEPHEN BIRCH
ROGERSON AND BIRCH SURVEYORS
UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248-5898 MOB. 0419-594-966

LAND DISTRICT OF MONMOUTH
PARISH OF STAFFA

SCALE 1: 750 LENGTHS IN METRES

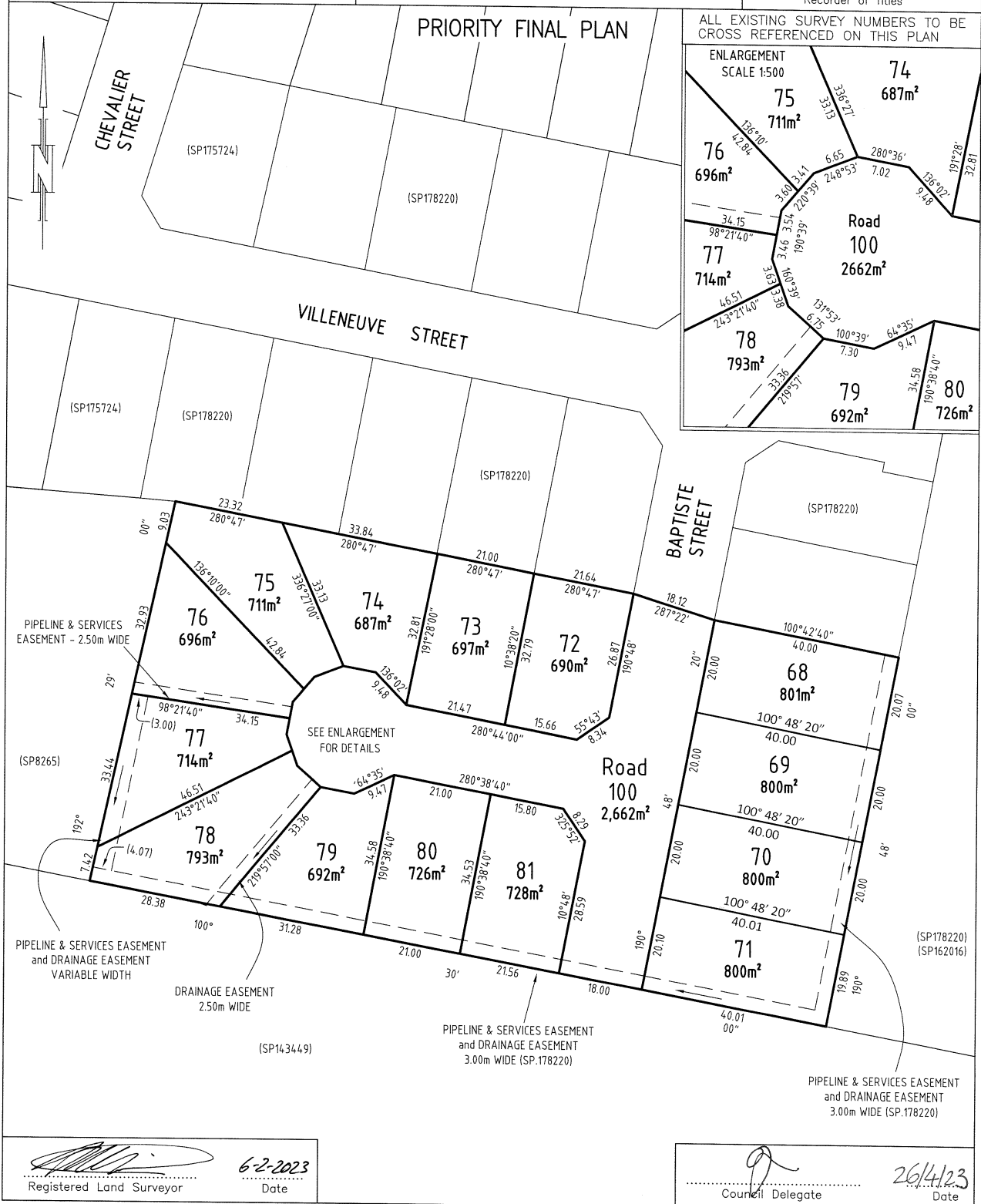
REGISTERED NUMBER

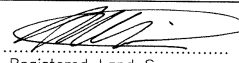
SP184715

APPROVED EFFECTIVE FROM - 5 MAY 2023

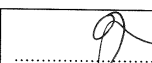


Recorder of Titles




Registered Land Surveyor

6-2-2023
Date


Council Delegate

26/4/23
Date