



Public Notice Details

Planning Application Details

Application No	DA2400133
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Property Details

Property Location	Chatham Street Oatlands
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Application Information

Application Type	Discretionary Development Application
Development Category	Signage
Advertising Commencement Date	13/12/24
Advertising Closing Period	29/12/24
<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.



RECEIVED

29 NOV 2024

By SMC

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).

Erect of a sign Catholic Cemetery to comply with the requirement of the Burials & Cremations Act 2019. This sign is a Community Information Sign as it is providing information relating to the cemetery as required under the Burials & Cremation Act 2019

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

Lot 2 Chatham Street, Oatlands

Certificate of Title/s Volume Number/Lot Number:

PID 584 2039

Land Owners Name:

Roman Catholic Church Trust Corporation of the Archdiocese of Hobart

Full Name/s or Full Business/Company Name

Applicant's Name:

Chris Ryan, Executive Director – Finance and Administration

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

Contact details:

Postal address for correspondence:

GPO Box 62 Hobart TAS 7001

Telephone or Mobile:

03 6208 6227

Email address:

Cemetery.management@aohtas.org.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)

Archdiocese of Hobart

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

Print email address

ABN



Cemetery.management@ao
htas.org.au

24 097 986 470

What is the estimated value of all the new work proposed

\$460.53

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	N/A		
Sat	N/A		
Sun	N/A		

Proposed hours of new operation

Hours	am	to	pm
Weekdays	N/A		
Sat	N/A		
Sun	N/A		

Number of existing employees:

Number of proposed new employees:

Traffic Movements:

Number of commercial vehicles serving the site at present	N/A	Approximate number of commercial vehicles servicing the site in the future	N/A
Number of Car Parking Spaces:	v	How many new car spaces are proposed	N/A

Is the development to be staged:

Please tick ✓ answer

 Yes

 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)
CHRISTOPHER PAUL RYAN

Date
19/11/24

Land Owner(s) Signature

Land Owners Name (please print)
CHRISTOPHER PAUL RYAN

Date
19/11/24

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)

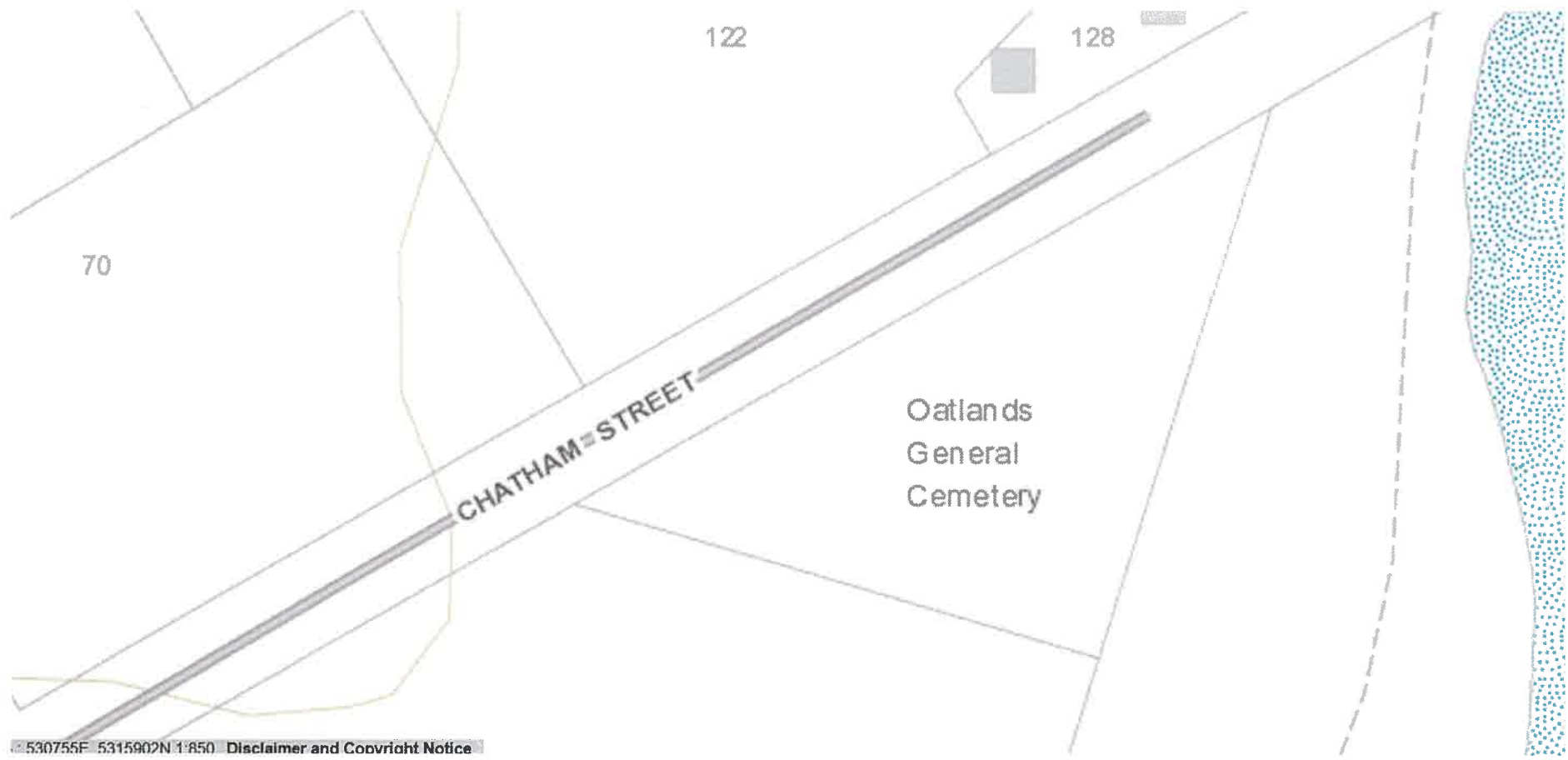
IMPORTANT: There is no connection between Planning approval and Building & Plumbing approvals.

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

Sign Location – St Pauls’ Catholic Cemetery – Lot 2 Chatham Street, Oatlands





530755E 5315902N 1:850 Disclaimer and Copyright Notice

Sign information

600mm x 600mm 2mm solid aluminium panel with printed graphic on premium cast vinyl with premium anti graffiti laminate.

1 x 2.15m x 60mm galvanised pole + cap

2 x post sign brackets



Archdiocese
of Hobart

Welcome to St Paul's Catholic Cemetery

Lot 2 Chatham Street,
Oatlands TAS 7120
Established: 1848

Cemetery Manager

Catholic Cemeteries Tasmania

email: cemetery.management@aohtas.org.au

Phone: 03 6208 6043

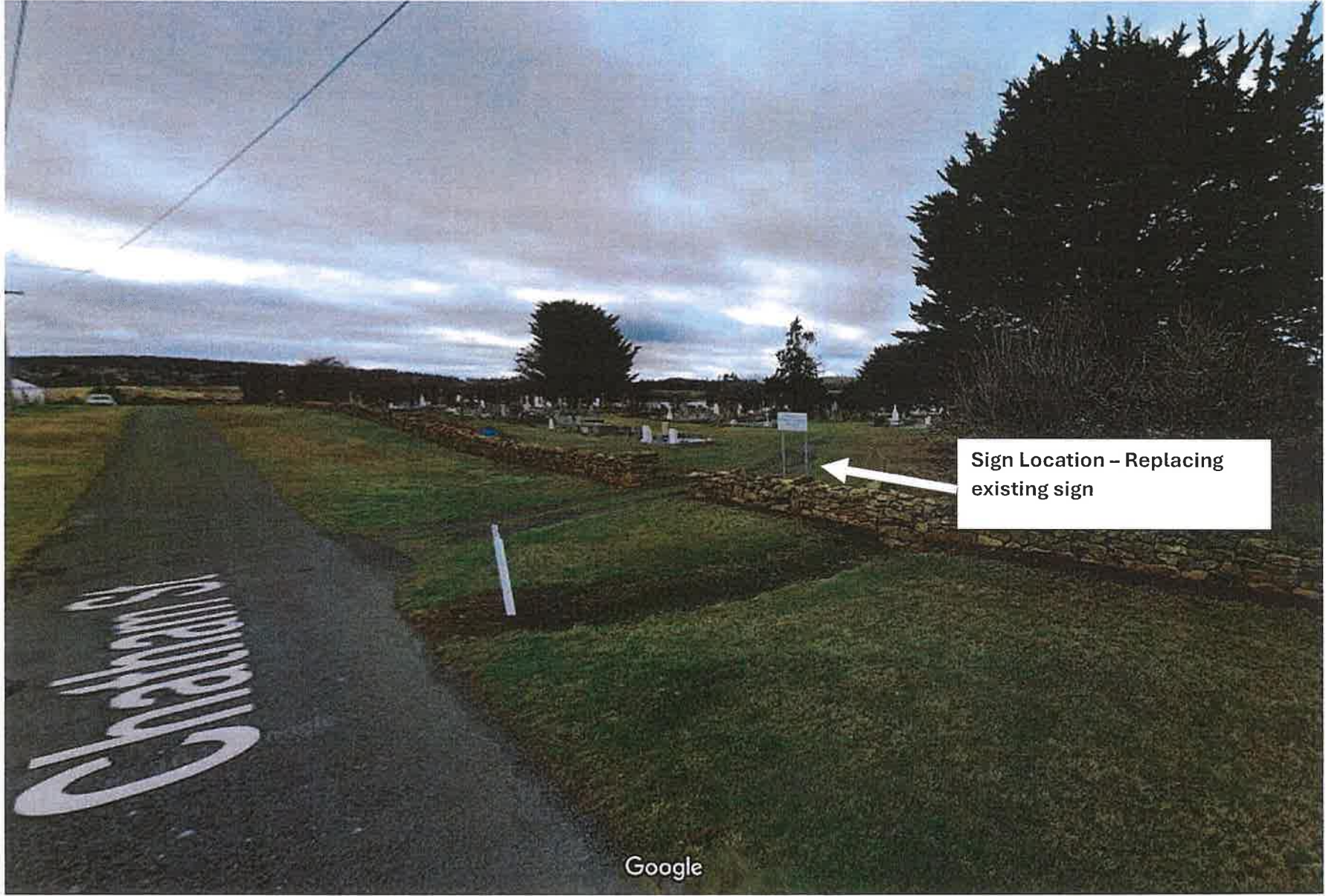


To view cemetery:

1. Open your camera on your mobile
2. Scan the QR code
3. Open your browser

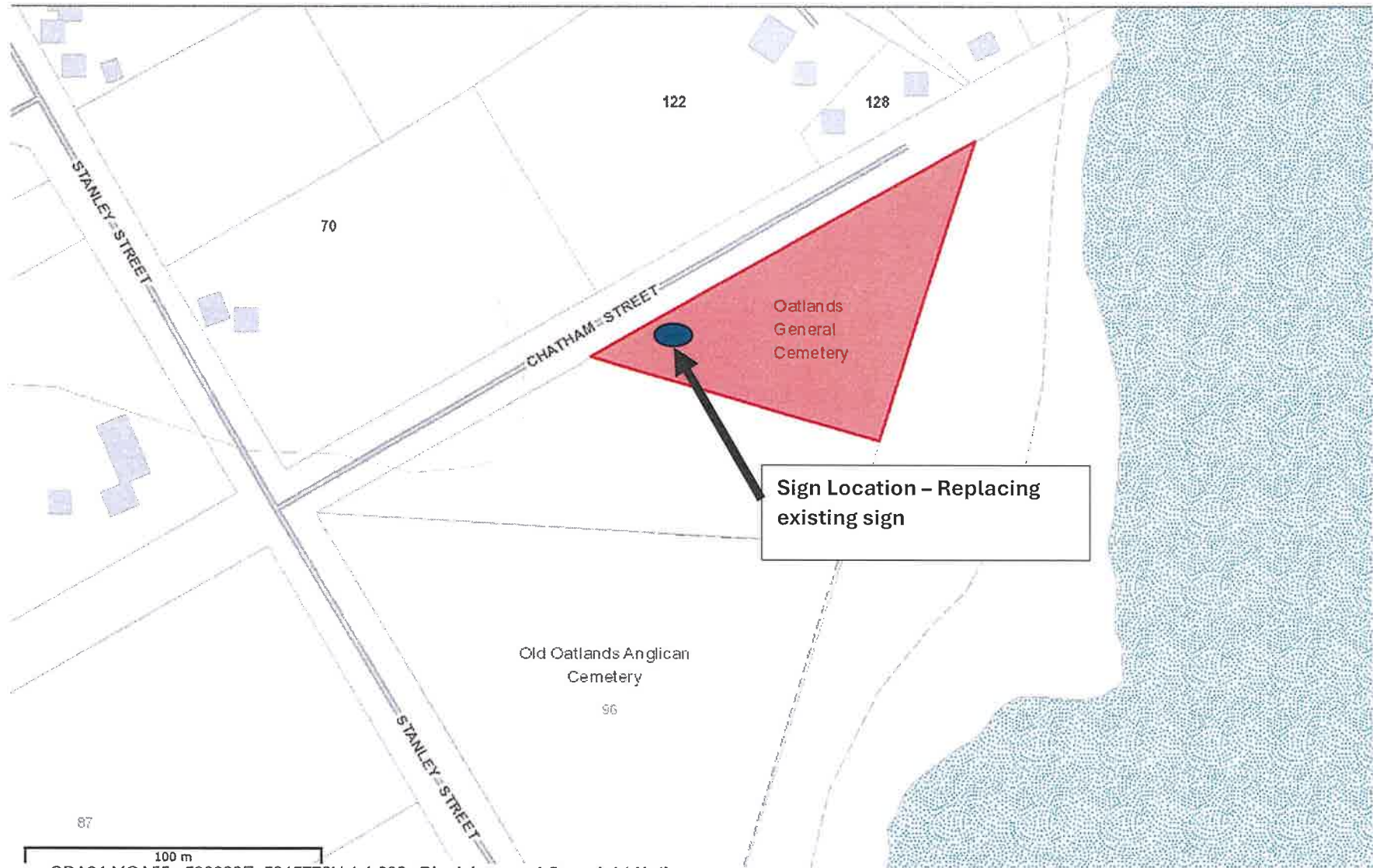
11/28/24, 9:10 AM

70 Chatham St - Google Maps



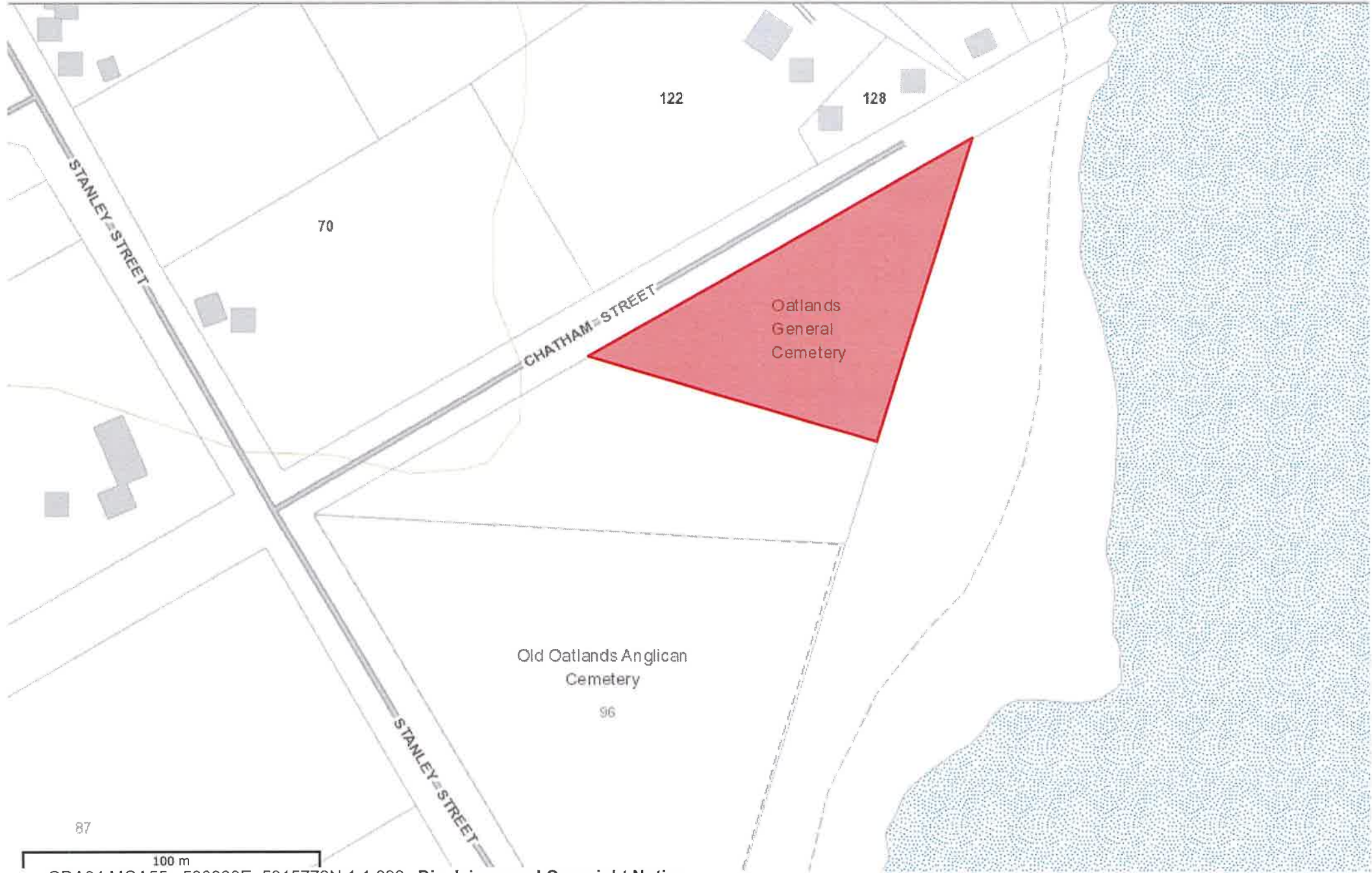
11/28/24, 9:09 AM

LISTmap - Land Information System Tasmania



GDA94 MGA55 : 530933E, 5315772N 1:1,693 Disclaimer and Copyright Notice

<https://maps.thelist.tas.gov.au/listmap/app/list/map>



GDA94 MGA55 : 530933E, 5315772N 1:1,693 Disclaimer and Copyright Notice

Google Maps

oatlands catholic cemetery



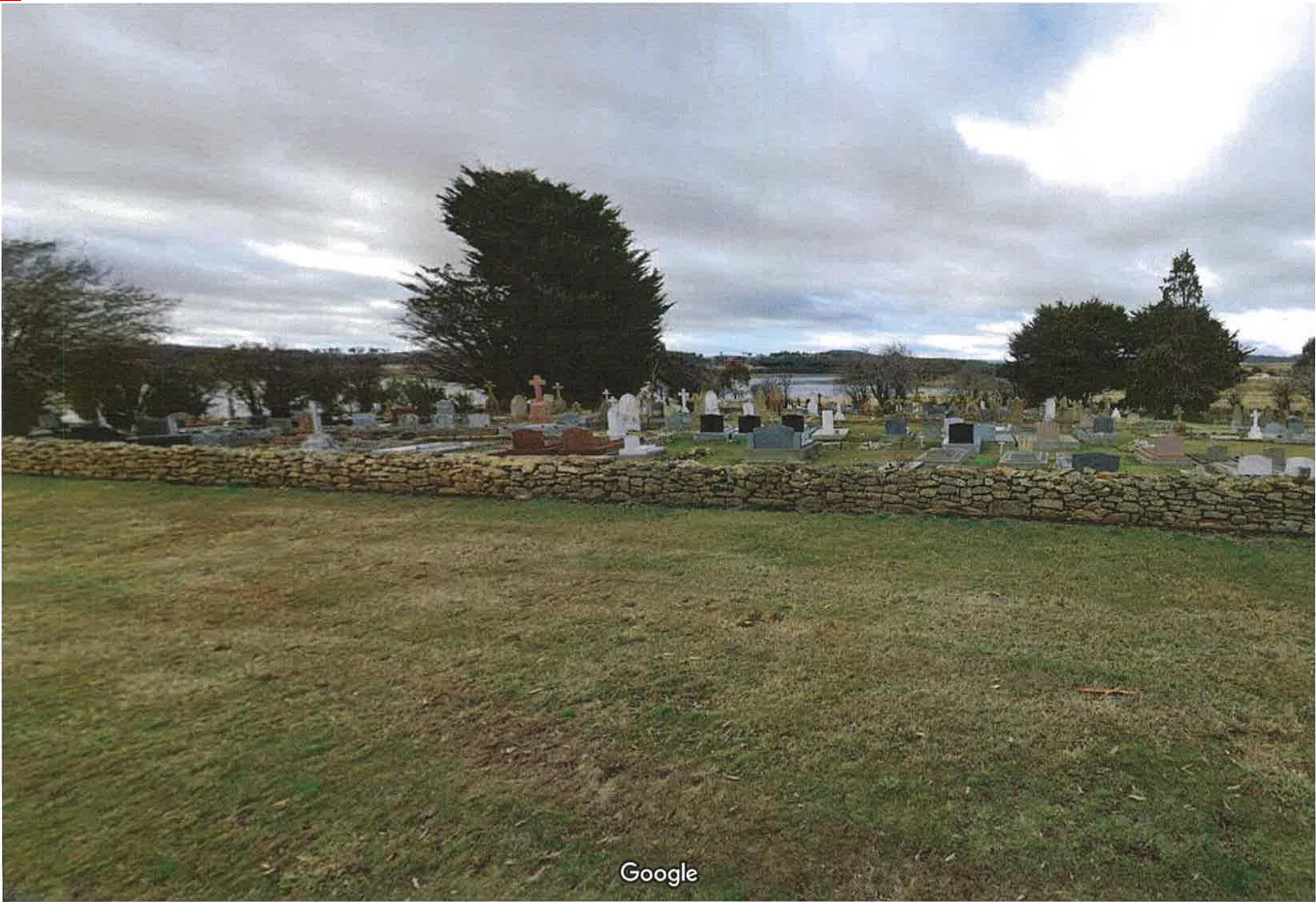
Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2024 50 m

Rating ▾ Hours ▾ ☰ All filters









Google

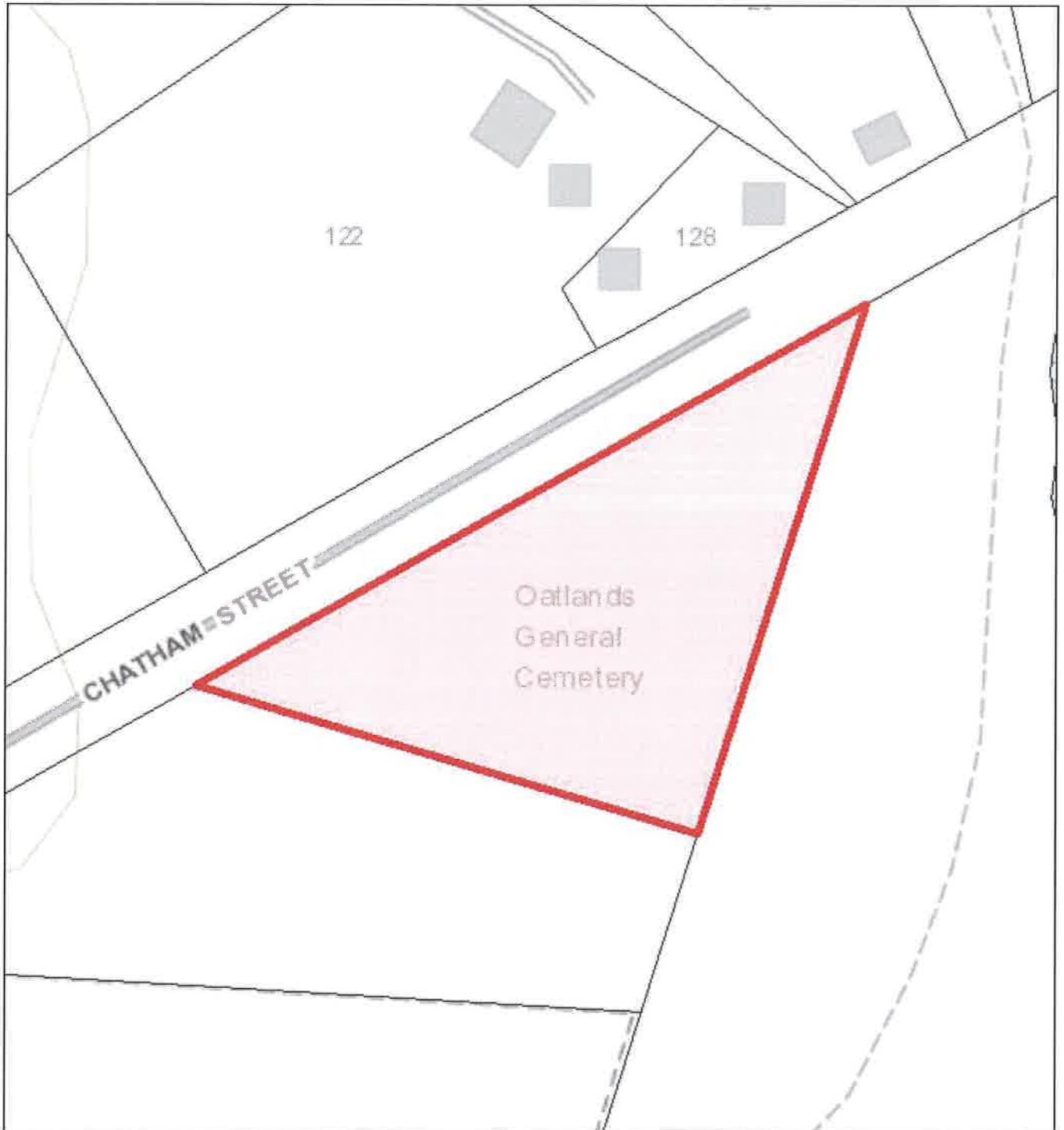
SMC - KEMPTON
RECEIVED
28/11/2023



PROPERTY ID: 5842039

PROPERTY ADDRESS: CHATHAM STREET
OATLANDS TAS 7120

CONSTRUCTION YEAR:



NO LAND TITLE AVAILABLE ON THE LIST

PREMIUM PROPERTY Information Report

AERIAL IMAGERY



PREMIUM PROPERTY Information Report

PROPERTY DETAILS - CHATHAM ST OATLANDS

Property Name: [REDACTED]
Land Use: Community Services - CEMETERY (valuation purposes only)
Improvements: CEMETARY
Improvement Sizes (Top 3 by Size):
Improvement: OTHER
Area: 1.0 square metres
IMPROVEMENTS
Number of Bedrooms: [REDACTED]
Construction Year of Main Building: [REDACTED]
Roof Material: [REDACTED]
Wall Material: [REDACTED]
Land Area: 0.4047 hectares
Title References: [REDACTED]
Municipality: SOUTHERN MIDLANDS [View Municipality Information Report](#)
Title owner: [REDACTED]
Interested parties: CATHOLIC CHURCH TRUSTEES
Postal address: PO BOX 8
(Interested Parties) NEW NORFOLK TAS 7140

OWNERSHIP HISTORY - CHATHAM ST OATLANDS

TYPE	NAME	ADDRESS	FROM	TO
Ownership	CATHOLIC CHURCH TRUSTEES	PO BOX 8 NEW NORFOLK TAS 7140	01/07/1982	

SALES STATISTICS - (Community Services - CEMETERY) - OATLANDS (Last 12 Months)

Number of Sales: 0
Highest Sales Price: [REDACTED]
Median Sales Price: [REDACTED]
Mean Sales Price: [REDACTED]
Lowest Sales Price: [REDACTED]

PREMIUM PROPERTY Information Report

LAST 5 SALES - (Community Services) - OATLANDS [View in LISTmap](#)

ADDRESS	CONTRACT DATE	SALE PRICE
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PROPERTY VALUATIONS - CHATHAM ST OATLANDS

DATE INSPECTED	LEVELS AT	LAND	CAPITAL	AAV	REASON
04/04/2022	01/07/2021	\$26,000	\$26,000	\$1,040	FRESH VALUATION
05/01/2015	01/07/2014	\$16,000	\$16,000	\$640	REVALUATION
26/01/2009	01/10/2008	\$15,000	\$15,000	\$600	REVALUATION
23/04/2007	01/01/2002	\$6,000	\$6,000	\$240	LUC AMENDED FOR ADJUSTMENT FACTOR PROJECT
22/01/2002	01/01/2002	\$6,000	\$6,000	\$240	REVALUATION
03/05/1995	01/01/1995	\$8,000	\$8,000	\$320	REVALUATION
14/03/1986	01/07/1986	\$2,000	\$2,000	\$80	REVAL 86
15/01/1981	01/07/1983	\$1,000	\$1,000	\$40	REVAL'81



PREMIUM PROPERTY Information Report

Explanation of Terms

Property ID	A unique number used for Valuation purposes.
Date Inspected	The date the property was inspected for the valuation.
Levels At	Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.
Land Value	Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.
Capital Value	Capital Value is the total value of the property (including the land value), excluding plant and machinery.
AAV	Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.
Interested Parties	This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).
Postal Address	This is the last advised postal address for the interested parties.
Multiple Tenancies	Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.
Similar Criteria	Properties in the same locality with a Capital Value within a range of 10% of the property.

No information obtained from the LIST may be used for direct marketing purposes.

Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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