



## Public Notice Details

### Planning Application Details

<b>Application No</b>	DA2500036
-----------------------	-----------

#### Property Details

<b>Property Location</b>	3 Cockatoo Place Campania
--------------------------	---------------------------

#### Application Information

<b>Application Type</b>	Discretionary Development Application
<b>Development Category</b>	New Dwelling and Garage
<b>Advertising Commencement Date</b>	17/3/25
<b>Advertising Closing Period</b>	1/4/25
<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](mailto: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](mailto: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).

New single residential dwelling  
New Garage / shed.

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

3 Cockatoo Place, Campania

Certificate of Title/s Volume Number/Lot Number:

18599612.

Land Owners Name:

Rhus Silver

*Full Name/s or Full Business/Company Name*

Applicant's Name:

Ronald Young + Co Builders

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

Contact details:

Postal address for correspondence: 174 Bathurst St, Hobart

Telephone or Mobile: 6234 7633

Email address: tanya@rybuilders.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)

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

Print email address

ABN

What is the estimated value of all the new work proposed

\$ 380,000 -



**For Commercial Planning Permit Applications Only**

Signage:  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						8		5
Sat								
Sun								

Number of existing employees:  Number of proposed new employees:

Traffic Movements:	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"/>
	Number of Car Parking Spaces:	How many car spaces are currently provided	How many new car spaces are proposed	<input type="text"/>

Is the development to be staged:  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:**

- 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.
- I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.
- 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.
- 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.
- 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)  Date

SMC - KEMPTON  
RECEIVED  
6/3/25

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:

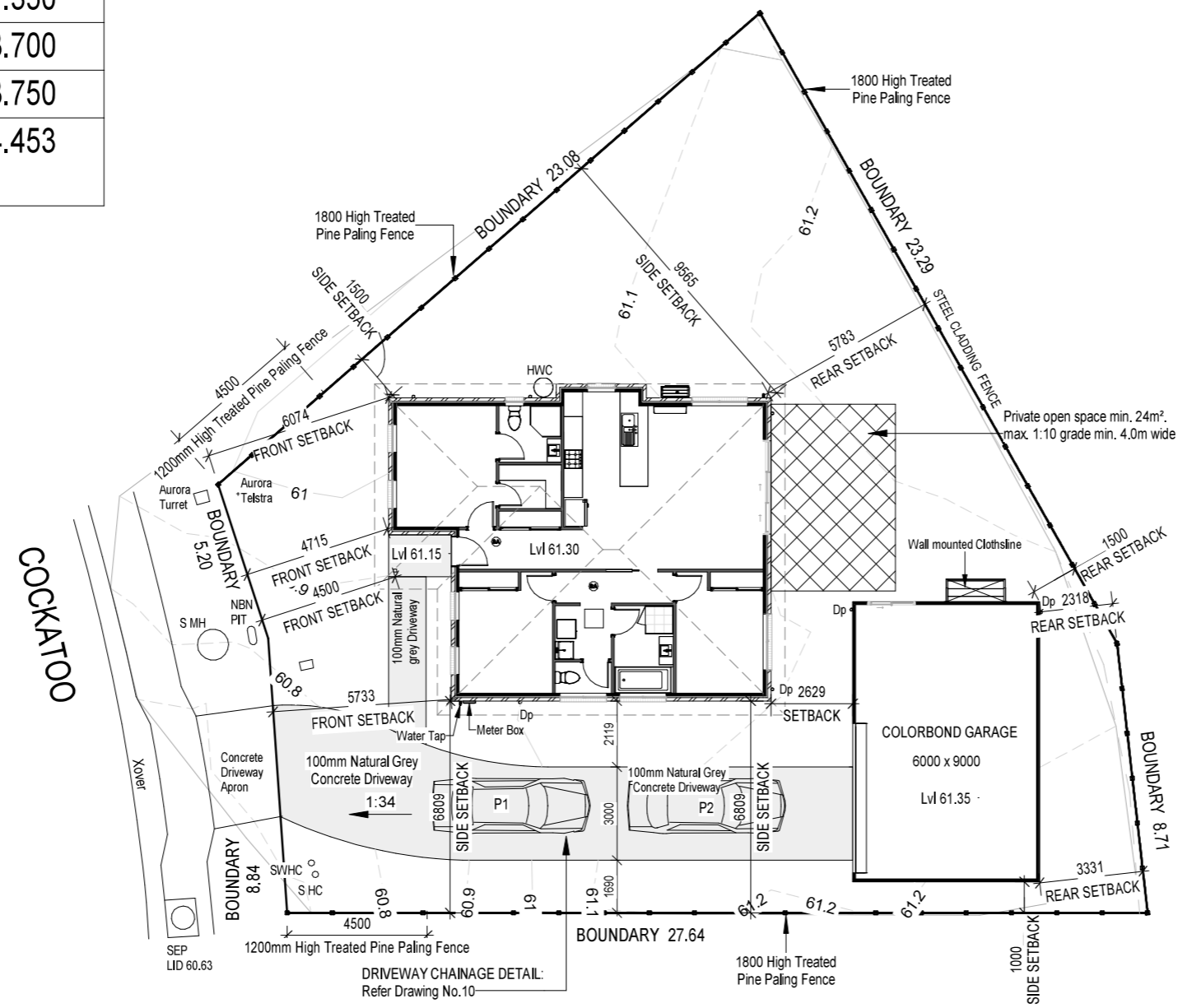
DATE:

Ground FL	61.300
Garage Lvl	61.350
CL	63.700
Garage CL	63.750
Garage Ridge Lvl	64.453



**RONALD  
YOUNG + CO  
BUILDERS**

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



**NOTE:**  
Fence from Front Boundaries to be 1200mm High for 4.5 Meters.

**NOTE:**  
This drawing has been prepared for Ronald Young & Co. by Garry Coombe Surveyor. It has been created to assist Ronald Young & Co. with house site design. The information on this plan should not be used for any other purpose. Garry Coombe Surveyor can supply drawings for other purposes upon request. Boundaries shown for identification purposes only and have not been re-established or re-marked. Visible services located only. Other services may exist. This disclaimer forms an integral part of the plan.

**AREA SCHEDULE**

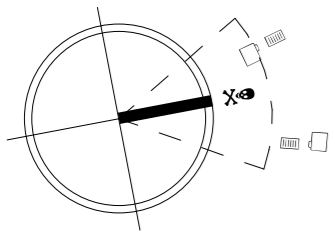
Ground Floor	: 110.2 m <sup>2</sup>
Porch	: 2.7 m <sup>2</sup>

**GLAZING NOTE:**  
All windows are Double glazed

**BAL : LOW**

© This document is copyright and may not be reproduced without the written consent of Ronald Young & Co Builders Pty Ltd. Compliance No. CC102Y - James Collins

DRAWING: SITE PLAN  
DATE: 06.03.2025  
PROJECT No: 2327  
DRAWN BY: RK  
DWG No:



Scale: 1 : 200

**PROPOSED DWELLING FOR SILVER  
AT 3 COCKATOO PLACE, CAMPANIA**

Rev.	Date	Revision Description	Drawn
A	06.03.2025	Modified as feedback	RK
	21.02.2025	BA PLANS	RK

SMC - KEMPTON  
RECEIVED  
6/3/25

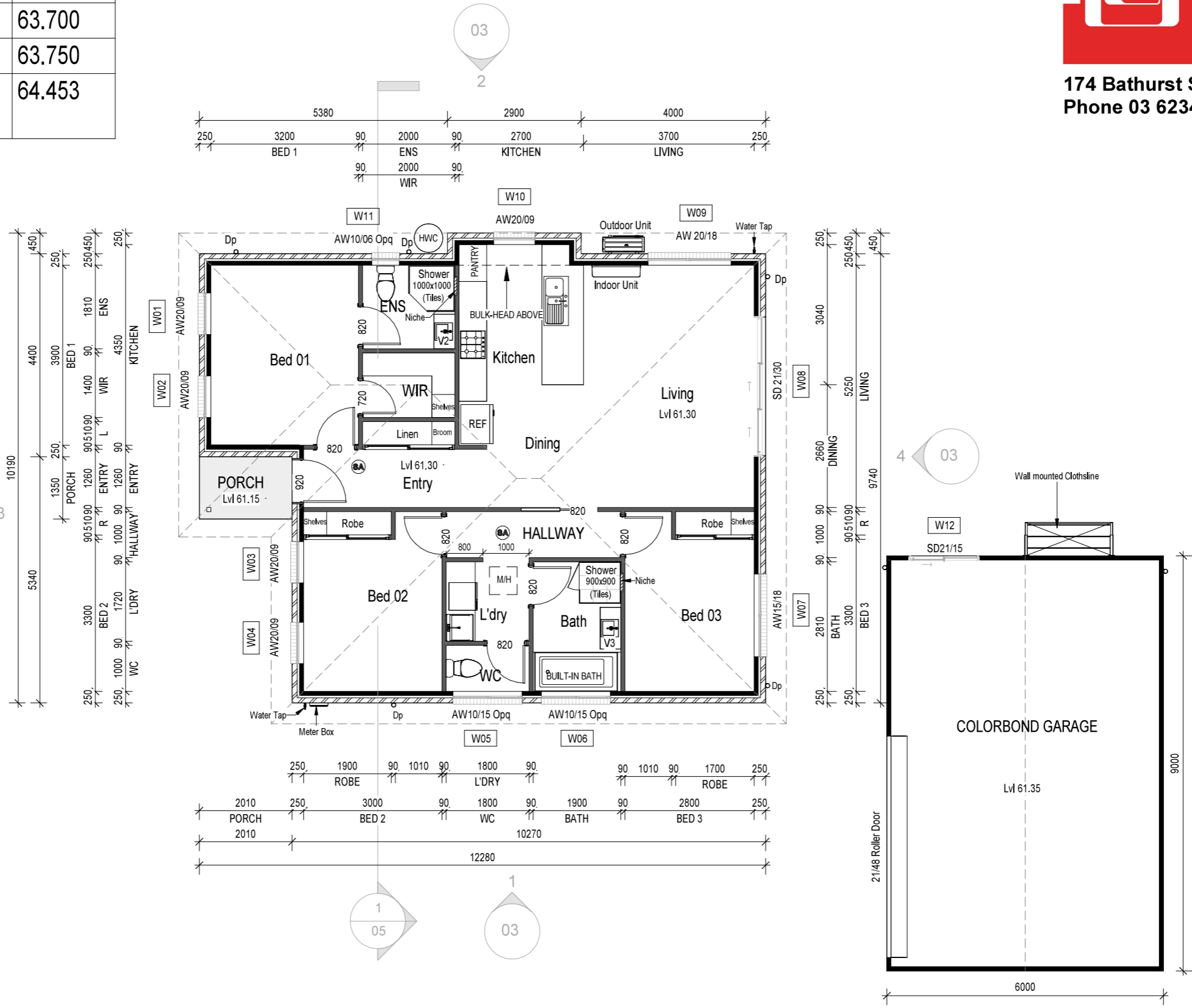
THIS PLAN IS ACCEPTED BY:  
  
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals).  
SIGNATURE:  
  
DATE:

Ground FL	61.300
Garage Lvl	61.350
CL	63.700
Garage CL	63.750
Garage Ridge Lvl	64.453



**RONALD  
YOUNG + CO  
BUILDERS**

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



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

AREA SCHEDULE

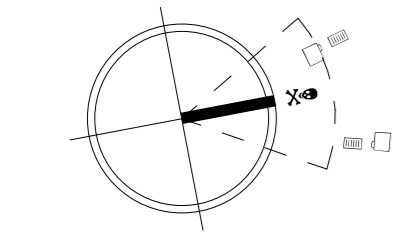
Ground Floor	: 110.2 m <sup>2</sup>
Porch	: 2.7 m <sup>2</sup>

GLAZING NOTE:  
All windows are Double glazed

**BAL : LOW**  
© This document is copyright and may not be reproduced without the written consent of Ronald Young & Co Builders Pty Ltd. Compliance No. CC102Y - James Collins

DRAWING: GROUND FLOOR PLAN  
DATE: 06.03.2025  
PROJECT No: 2327  
DRAWN BY: RK  
DWG No:

A	06.03.2025	Modified as feedback	RK
	21.02.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn



Scale: 1 : 100

**PROPOSED DWELLING FOR SILVER  
AT 3 COCKATOO PLACE, CAMPANIA**

SMC - KEMPTON  
RECEIVED  
6/3/25

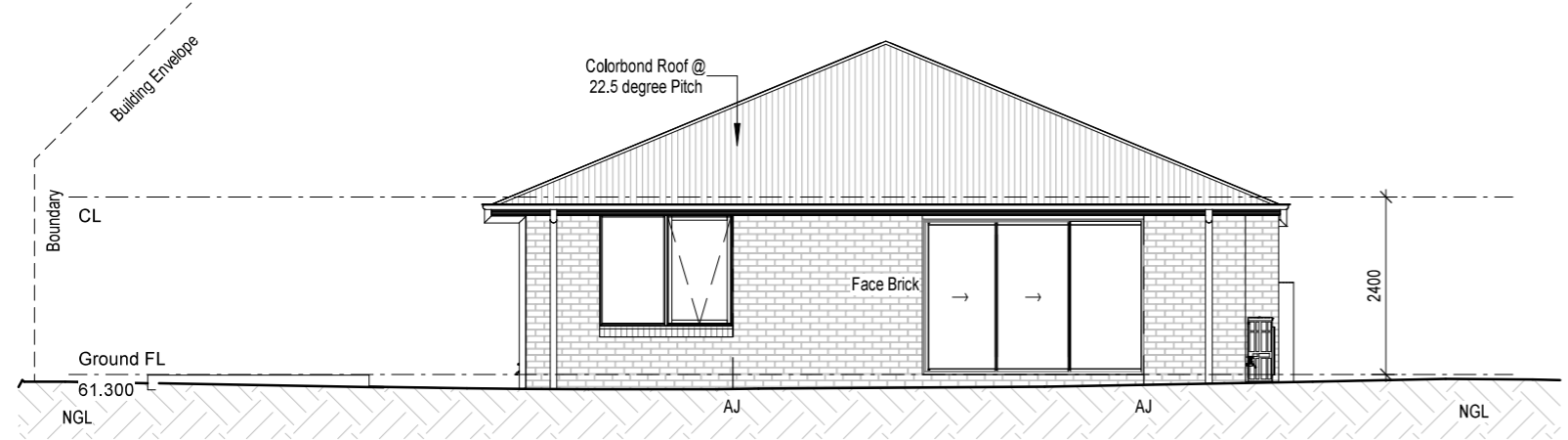
THIS PLAN IS ACCEPTED BY:  
  
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.  
SIGNATURE:  
  
DATE:



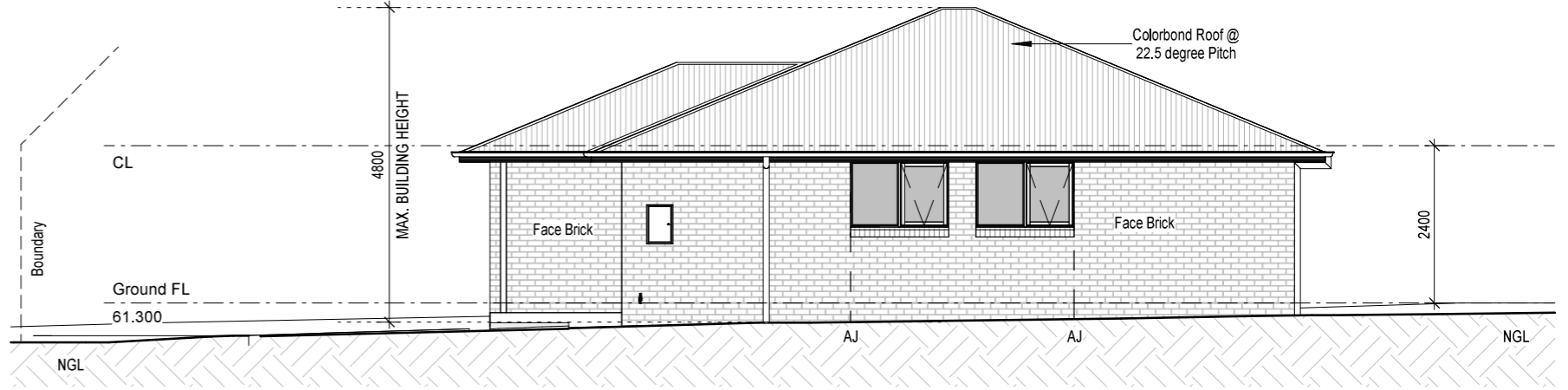
174 Bathurst Street, Hobart, Tasmania 7000  
Phone 03 6234 7633



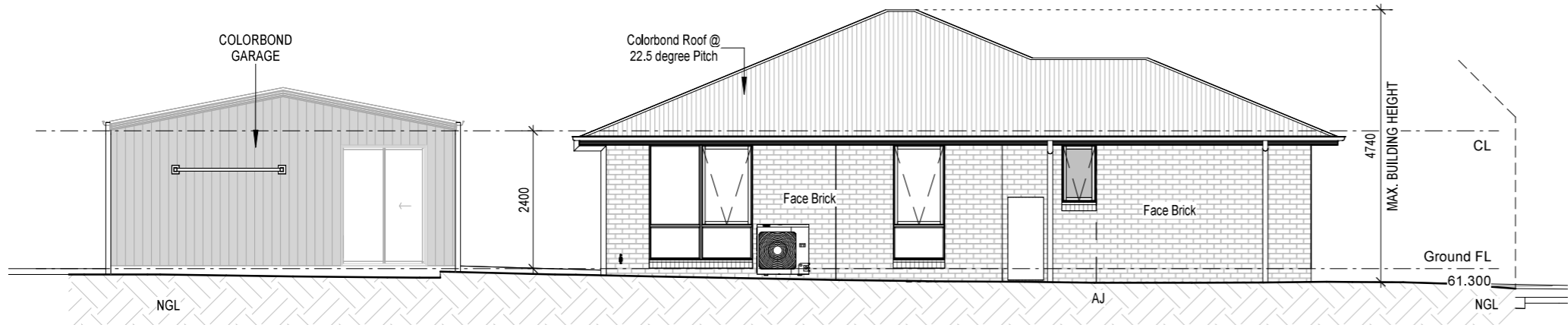
South Elevation



North Elevation



East Elevation



West Elevation

GLAZING NOTE:  
All windows are Double glazed

BAL : LOW

© This document is copyright and may not be reproduced without the written consent of Ronald Young & Co Builders Pty Ltd. Compliance No. CC102Y - James Collins

DRAWING: ELEVATIONS  
DATE: 06.03.2025  
PROJECT No: 2327  
DRAWN BY: RK  
DWG No:

Scale: 1 : 100

PROPOSED DWELLING FOR SILVER  
AT 3 COCKATOO PLACE, CAMPANIA

Rev.	Date	Revision Description	Drawn
A	06.03.2025	Modified as feedback	RK
	21.02.2025	BA PLANS	RK

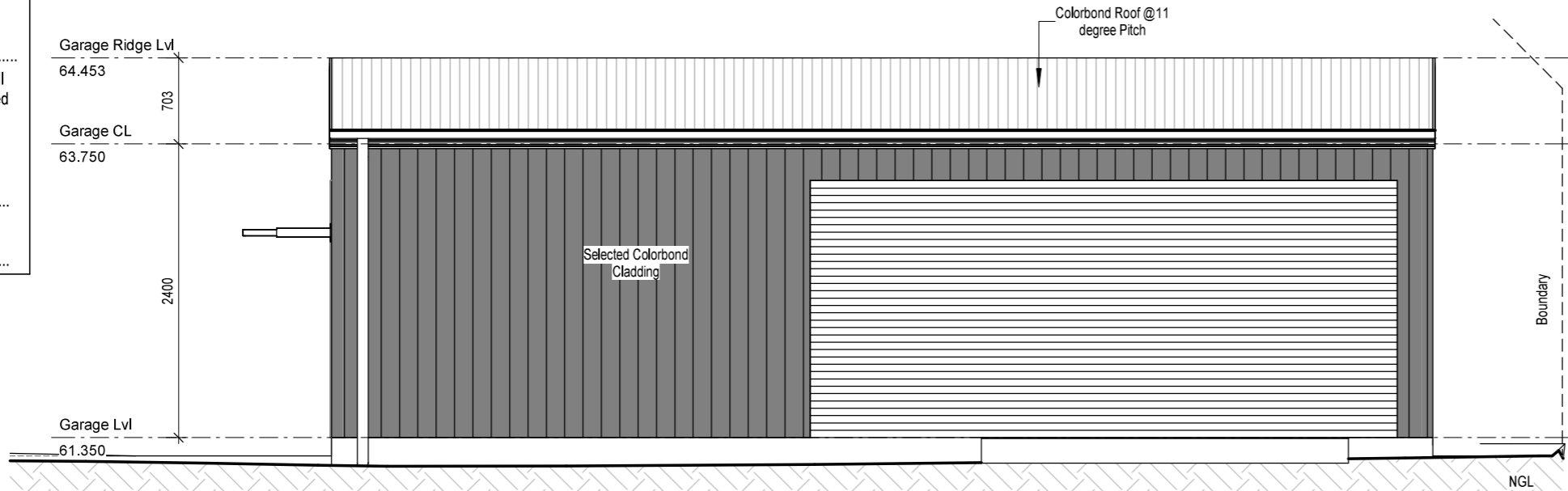
SMC - KEMPTON  
RECEIVED  
6/3/25

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:

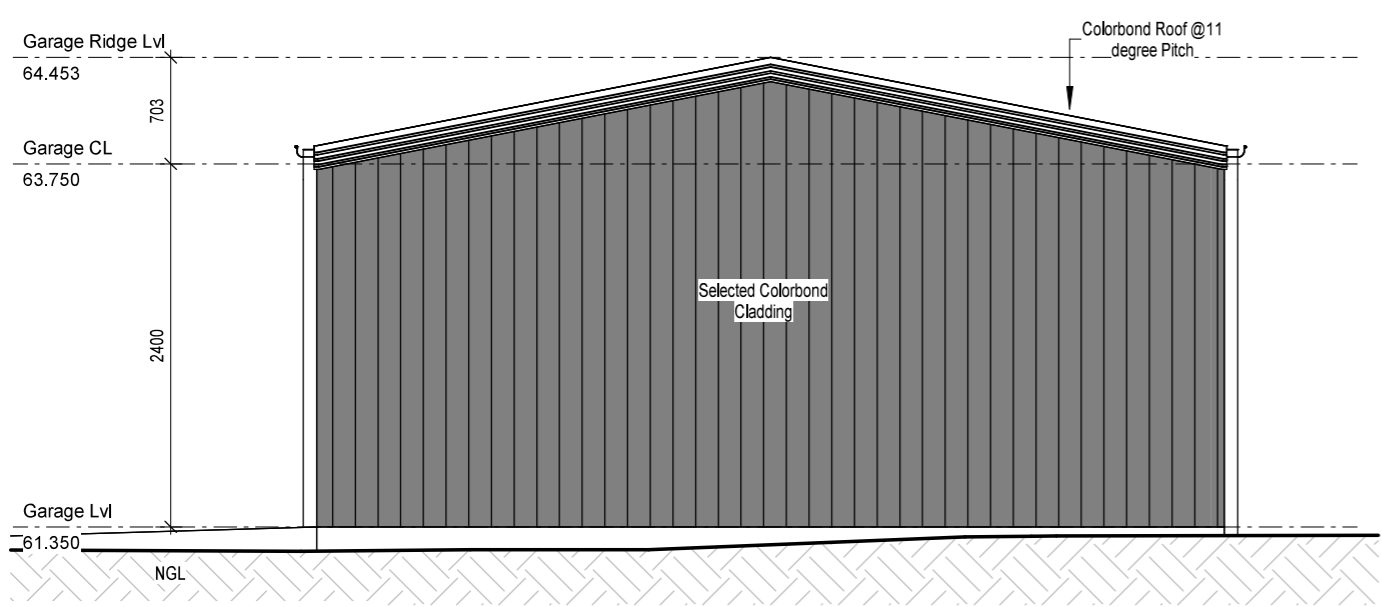


**RONALD  
YOUNG + CO  
BUILDERS**

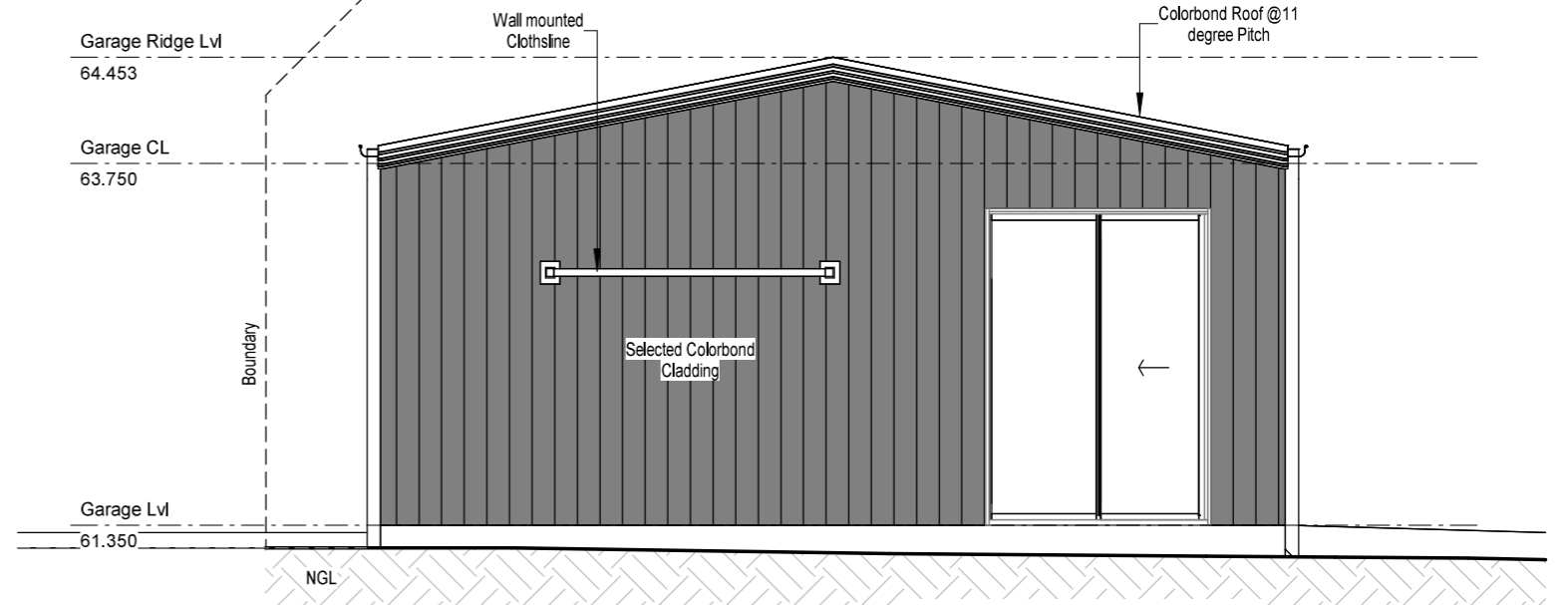
174 Bathurst Street, Hobart, Tasmania 7000  
Phone 03 6234 7633



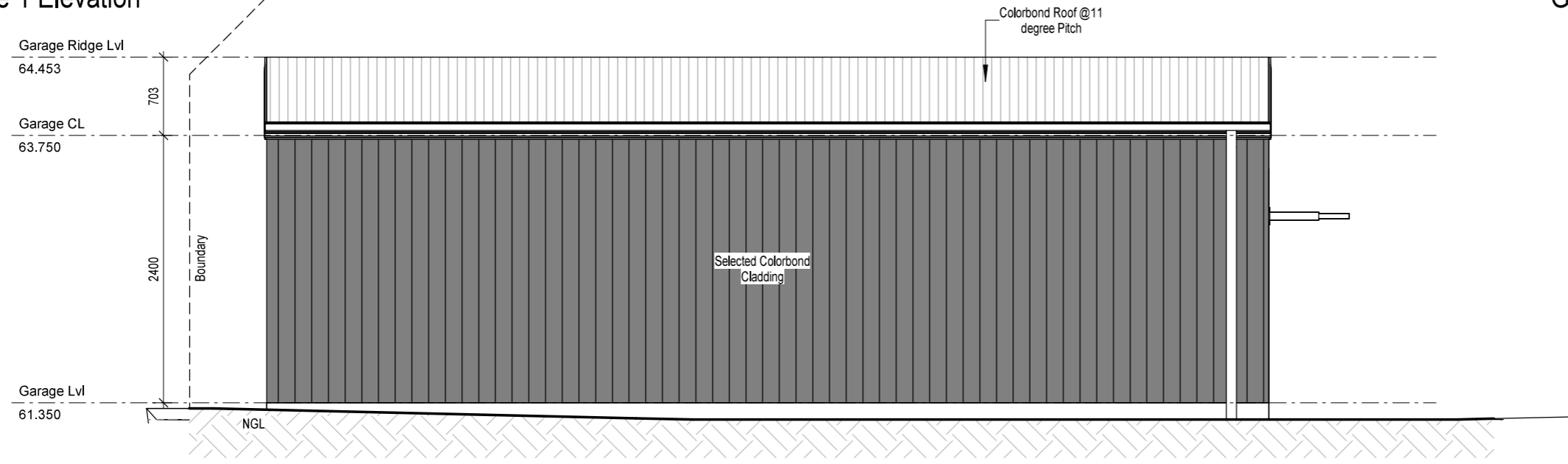
**Garage Front Elevation**



**Garage Side 1 Elevation**



**Garage Side 2 Elevation**



**Garage Rear Elevation**

Scale: 1 : 50

**PROPOSED DWELLING FOR SILVER  
AT 3 COCKATOO PLACE, CAMPANIA**

Rev.	Date	Revision Description	Drawn
A	06.03.2025	Modified as feedback	RK

**BAL : LOW**

© This document is copyright and may not be reproduced without the written consent of Ronald Young & Co Builders Pty Ltd. Compliance No. CC102Y - James Collins

DRAWING: GARAGE ELEVATIONS  
DATE: 06.03.2025  
PROJECT No: 2327  
DRAWN BY: RK  
DWG No:

**03A**

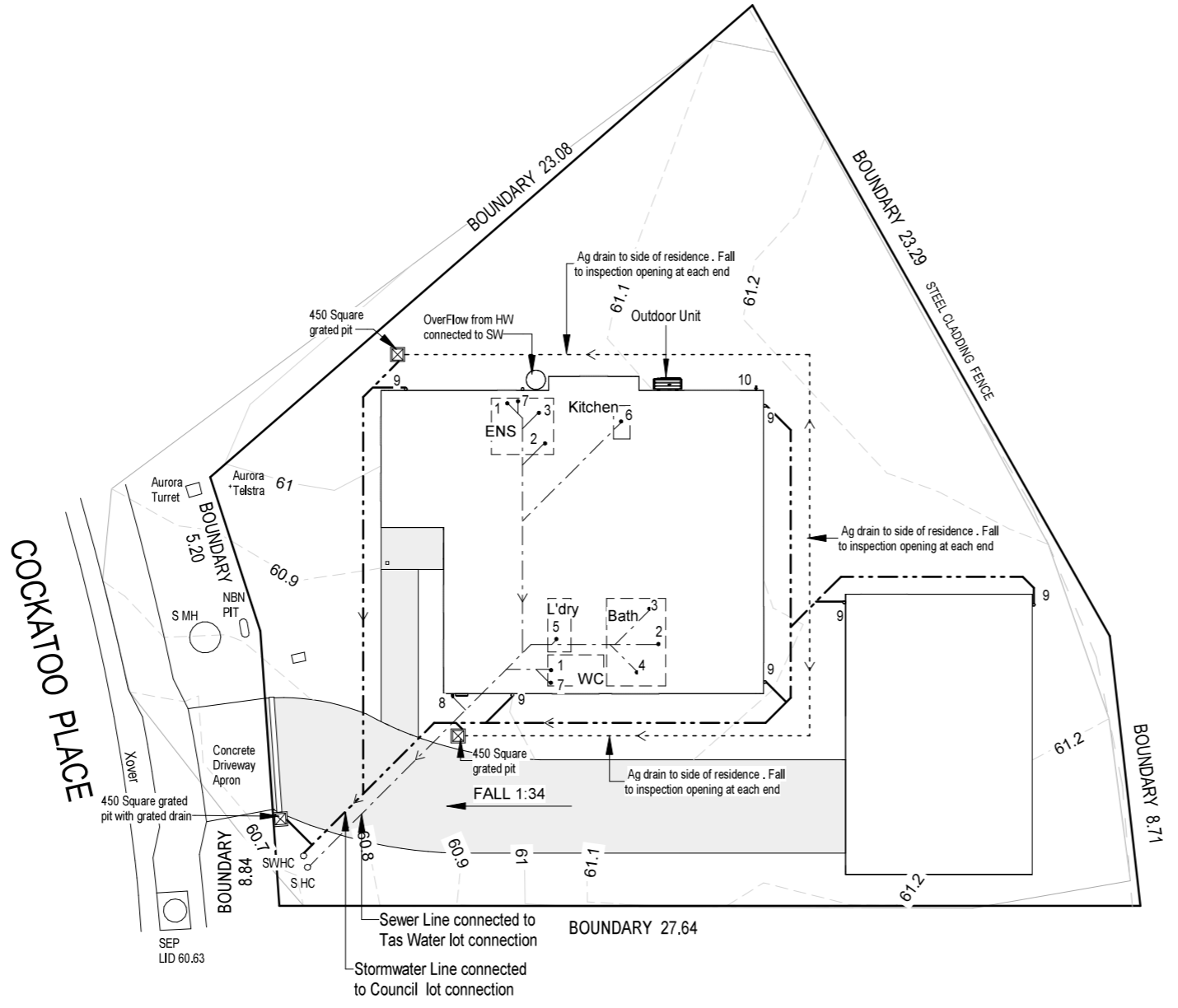
SMC - KEMPTON  
RECEIVED  
6/3/25

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:  
.....



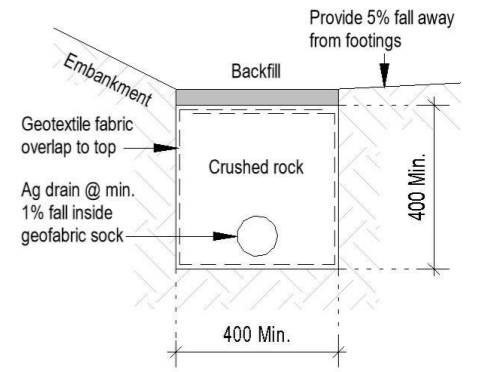
**RONALD  
YOUNG + CO  
BUILDERS**

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



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	
i.o.	Inspection Opening to Ground Lvl	
f/w	Floor Waste	

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



AG Drain (Typical)

Scale: 1 : 200

**PROPOSED DWELLING FOR SILVER  
AT 3 COCKATOO PLACE, CAMPANIA**

Rev.	Date	Revision Description	Drawn
A	06.03.2025	Modified as feedback	RK
	21.02.2025	BA PLANS	RK

**BAL : LOW**

© This document is copyright and may not be reproduced without the written consent of Ronald Young & Co Builders Pty Ltd. Compliance No. CC102Y - James Collins

DRAWING: DRAINAGE PLAN  
DATE: 06.03.2025  
PROJECT No: 2327  
DRAWN BY: RK  
DWG No:



SMC - KEMPTON  
RECEIVED  
6/3/25

THIS PLAN IS ACCEPTED BY:

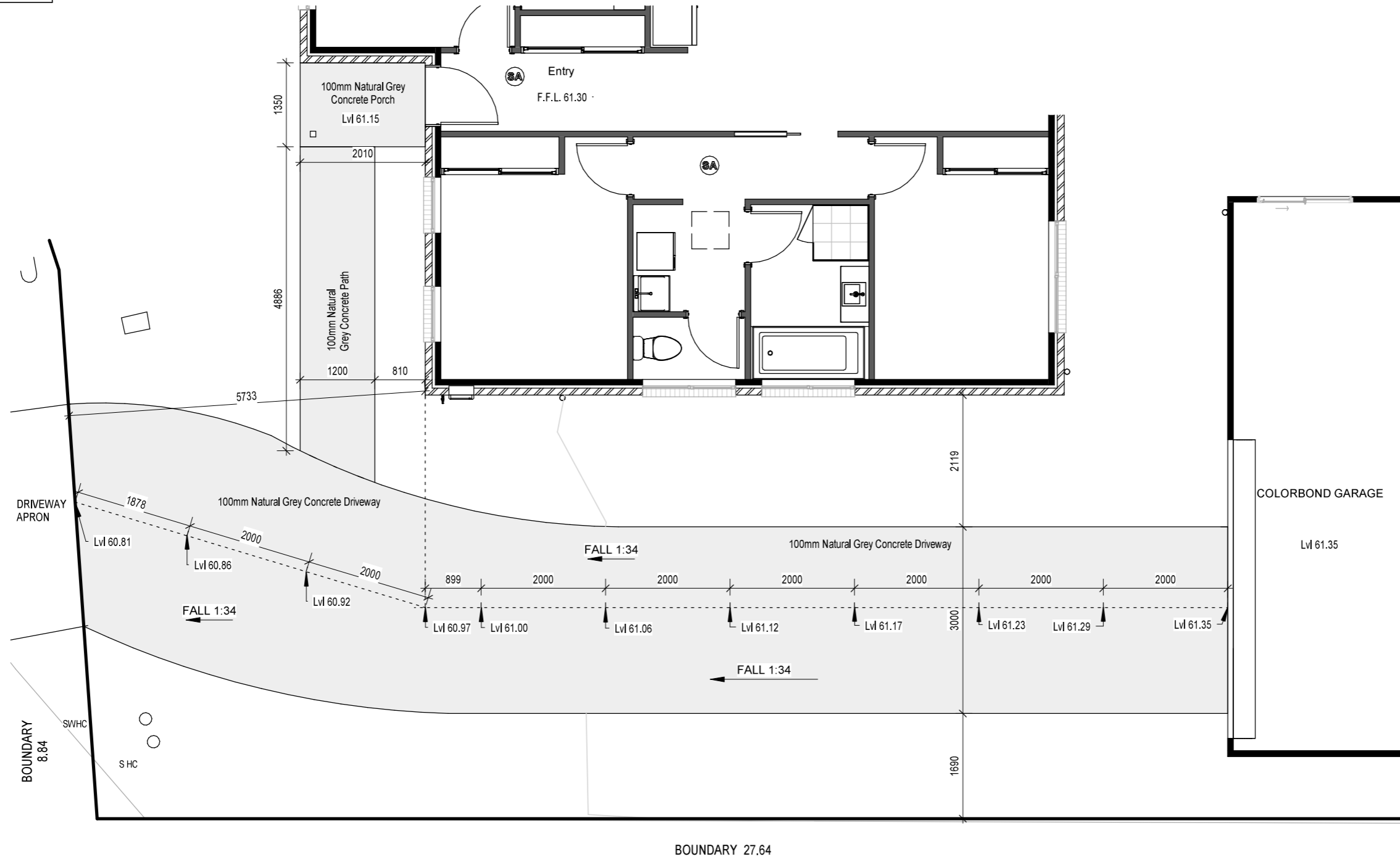
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.  
SIGNATURE:

DATE:



RONALD  
YOUNG + CO  
BUILDERS

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



GLAZING NOTE:  
All windows are Double glazed

BAL : LOW

© This document is copyright and may not be reproduced without the written consent of Ronald Young & Co Builders Pty Ltd. Compliance No. CC102Y - James Collins

DRAWING: DRIVEWAY CHAINAGE

DATE: 06.03.2025

PROJECT No: 2327

DRAWN BY: RK

DWG No:

Scale: 1 : 75

PROPOSED DWELLING FOR SILVER  
AT 3 COCKATOO PLACE, CAMPANIA

A	06.03.2025	Modified as feedback	RK
	21.02.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

## SEARCH OF TORRENS TITLE

VOLUME 185996	FOLIO 2
EDITION 1	DATE OF ISSUE 09-Jan-2024

SEARCH DATE : 12-Feb-2025

SEARCH TIME : 12.16 PM

### DESCRIPTION OF LAND

Town of CAMPANIA  
Parish of STAFFA Land District of MONMOUTH  
Lot 2 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

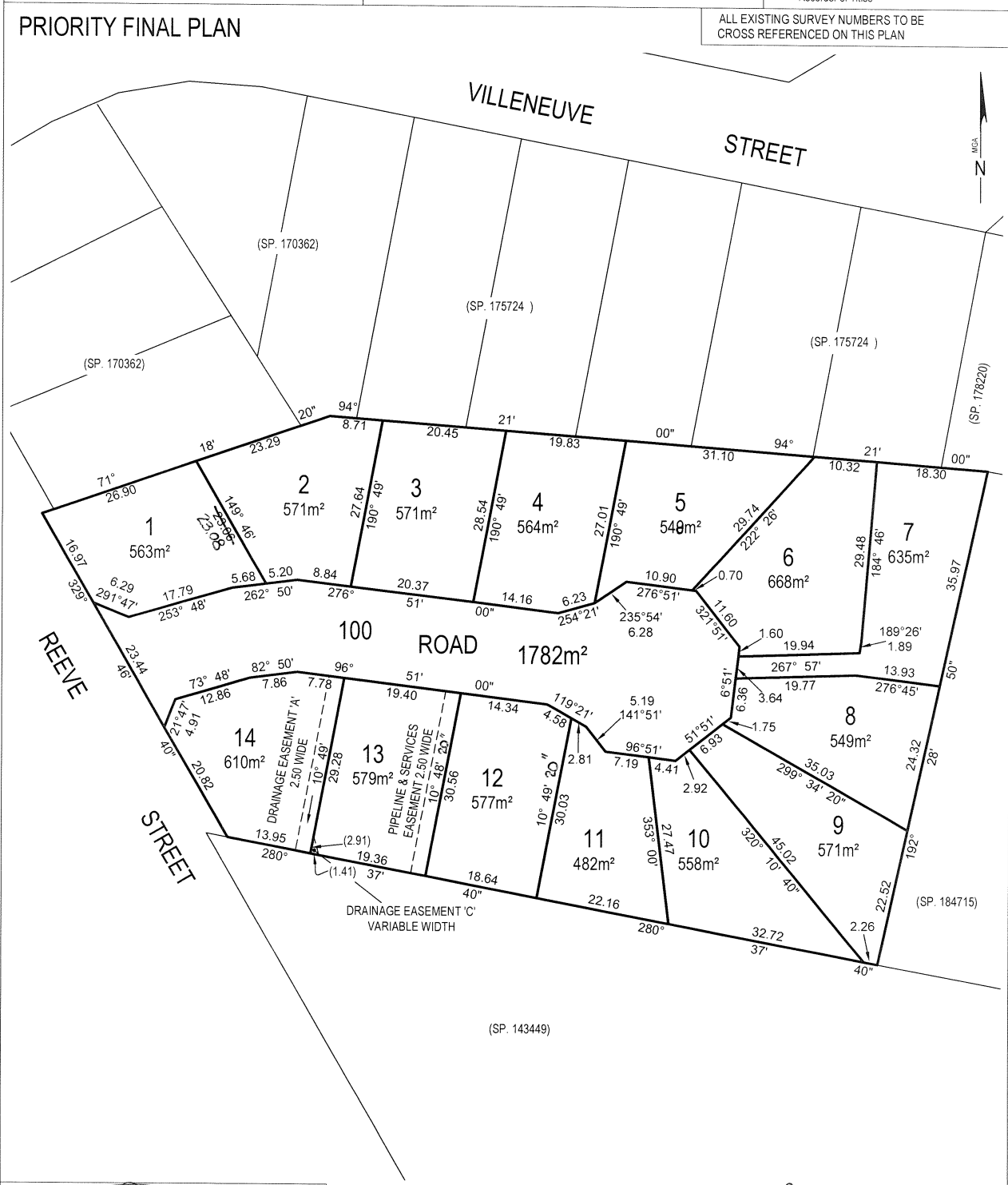
### SCHEDULE 2

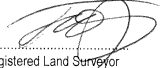
Reservations and conditions in the Crown Grant if any  
SP185996 COVENANTS in Schedule of Easements  
SP185996 FENCING PROVISION in Schedule of Easements

### UNREGISTERED DEALINGS AND NOTATIONS


No unregistered dealings or other notations

OWNER: ACQUA PROPERTY HOLDINGS PTY LTD	<b>PLAN OF SURVEY</b>	REGISTERED NUMBER <b>SP185996</b>
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 <del>PAUL JAMES</del> JAMES PAUL	LOCATION: LAND DISTRICT OF MONMOUTH PARISH OF STAFFA & TOWN OF CAMPANIA	APPROVED EFFECTIVE FROM - 9 JAN 2024  Recorder of Titles
	SCALE 1: 600 LENGTHS IN METRES	



  
Registered Land Surveyor

17/8/2023  
Date

  
Council Delegate

25/10/23  
Date

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> 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>
---	--

**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 4 PAGES	Registered Number  <b>SP 185996</b>
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.

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF 4 PAGES	Registered Number  <b>SP 185996</b>
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.

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

- (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.

To whom it may concern,

RE: 3 Cockatoo Place, Campania

I, Rhys Silver give my consent for Ronald Young & Co Builders Pty Ltd to act as my agent for all matters relating to the above mentioned property.

Signed 

3 / 3 / 25