

APPLICATION FOR PLANNING APPROVAL – DEVELOPMENT/USE OR SUBDIVISION



www.derwentvalley.tas.gov.au
(03) 6261 8500

P.O. Box 595
New Norfolk TAS 7140

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993 (the Act)*.

Indicate if there has been a pre-application meeting with a Council officer: ☐ Yes ☐ No

Officer's name: _____ Date: _____

APPLICANT, OWNER AND CONTACT DETAILS

Provide details of the Applicant and Owner of the land.

APPLICANT

Name: _____

Address: _____

Email: _____ Phone: _____

As applicant, do you consent to all correspondence being sent via email rather than post? ☐ Yes ☐ No

OWNER

Name: _____

Address: _____

Email: _____ Phone: _____

LAND DETAILS

Provide details of the land, including street address, title details and the existing use. Please use definitions in planning scheme.

Address: _____

Volume: _____ Folio: _____

PROPOSED USE AND DEVELOPMENT DETAILS

Provide details of the proposed use and of the proposed development and works. Please use definitions in planning scheme.

Use:

Describe

Development:

Existing Floor Area:

m²

Proposed floor area:

m²

MATERIALS

External walls:

Colour:

Roof cladding:

Colour:

CAR PARKING

Number existing:

Proposed:

Is vegetation proposed to be removed?

☐ Yes ☐ No

Is the property on the Tasmanian Heritage Register? ☐ Yes ☐ No

Is Signage proposed:

☐ Yes ☐ No

Estimated cost of development value:

\$

FOR SUBDIVISION APPLICATIONS ONLY

Number of lots to be created:

(excluding Balance lot)

Total area of new lots:

(excluding balance lot):

Estimated cost of subdivision works

(must not be \$0)

DECLARATION

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that: -

- The information in this application is true and correct.
- In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- I/we authorise Council to provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

Council will only use the information provided to consider and determine the application for planning approval. Information provided may be made available for public inspection in accordance with section 57 of the Act.

- I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the Land Use Planning and Approvals Act 1993.

Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

The Applicant must sign and date this form.

Signature

Date

Refer to application checklist on following page for additional information requirements.

COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Derwent Valley Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Derwent Valley Council or their delegate (as specified in Subsections 52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*).

Please note: *If the application involves Crown land you will also need to provide a letter of consent.*

I _____, being responsible for the administration of land at _____,
declare that I have given permission for the making of this application for _____.

The Minister, General Manager or other delegate responsible for the land must sign and date this form.

Signature

Date

(This consent is for the making of the application only, and does not constitute landlord consent for the development to occur.)

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST

To ensure that we can process your application as quickly as possible, please read the following checklist carefully and ensure that you have provided the following at the time of lodging the application. If you are unclear on any aspect of your application, please contact Derwent Valley Council by phone on (03) 6261 8500 or by email at planning@dvc.tas.gov.au to discuss or arrange an appointment concerning your proposal. Note that Council may require additional information in accordance with section 54 of the *Land Use Planning and Approvals Act 1993*.

1. MANDATORY DOCUMENTATION

This information is required for the application to be valid. An application lodged without these items is unable to proceed:

- ☐ Details of the location of the proposed use or development.
- ☐ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ☐ Full description of the proposed use or development.
- ☐ Description of the proposed operation.
May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- ☐ Declaration the owner has been notified if the applicant is not the owner.
- ☐ Crown or Council consent (if publicly-owned land).
- ☐ Any reports, plans or other information required by the relevant zone or code.
- ☐ Fees prescribed by the Council.

2. ADDITIONAL INFORMATION

In addition to the information that is required above, Council may, to enable it to consider an application, request such further or additional information as it considers necessary or desirable to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development including:

- ☐ Site analysis and site plan at an acceptable scale, including where relevant:
 - the existing and proposed use(s) on the site;
 - the boundaries and dimensions of the site;
 - topography including contours showing AHD levels and major site features;
 - natural drainage lines, watercourses and wetlands on or adjacent to the site;
 - soil type;
 - vegetation types and distribution, and trees and vegetation to be removed;
 - the location and capacity of any existing services or easements on the site or connected to the site.
 - existing pedestrian and vehicle access to the site;
 - the location of existing and proposed buildings on the site;

- the location of existing adjoining properties, adjacent buildings and their uses;
- any natural hazards that may affect use or development on the site;
- proposed roads, driveways, car parking areas and footpaths within the site, including surface treatment;
- any proposed open space, communal space, or facilities on the site;
- main utility service connection points and easements;
- proposed subdivision lot boundaries, where applicable.

☐ Where it is proposed to erect buildings, detailed plans of the proposed buildings with dimensions at a scale of 1:100 or 1:200 showing.

- the internal layout of each building on the site;
- the private open space for each dwelling;
- external storage spaces;
- car parking space location and layout;
- major elevations of every building to be erected;
- the relationship of the elevations to natural ground level, showing any proposed cut or fill;
- shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites;
- materials and colours to be used on roofs and external walls.

☐ Where it is proposed to erect buildings, a plan of the proposed landscaping.

- planting concept;
- paving materials and drainage treatments and lighting for vehicle areas and footpaths; and
- plantings proposed for screening from adjacent sites or public places.

☐ Any additional reports, plans or other information required by the relevant zone or code.

PERSONAL INFORMATION PROTECTION STATEMENT

The personal information that Council is collecting from you is deemed personal information for the purposes of the Personal Information Protection Act 2004. The intended recipients of personal information collected by Derwent Valley Council may be:

- Officers within Derwent Valley Council;
- Data service providers engaged by Council from time to time;
- Any other agent/contractor of Derwent Valley Council

The supply of the information by you is voluntary. If you cannot provide or do not wish to provide the information sought, Derwent Valley Council may be unable to process your application or request. Council is collecting this personal information from you for the purposes of managing, addressing, advising upon and determining the relevant application, or other Council related matters.

Personal information will be managed in accordance with the Personal Information Protection Act 2004 and you may make application for access or amendment to your information in writing to the Privacy Officer, Derwent Valley Council, 1 Circle Street, New Norfolk TAS 7140 or Phone 6261 8500.

FOR OFFICE USE ONLY	Ref no.:		File Ref.:	
Please return completed form to planning@dvc.tas.gov.au	Ref no.:		Property No.:	