



Meander Valley Council  
Working Together

## PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	<b>Engineering Plus - PA\24\0196</b>
PROPERTY ADDRESS:	<b>59 Meander Valley Road HAGLEY (CT: 109222/2) with access over (CT: 47360/3)</b>
DEVELOPMENT:	<b>Demolition of outbuilding &amp; Residential outbuilding (garage) - setback.</b>

The application can be inspected until **Monday, 13 May 2024**, at [www.meander.tas.gov.au](http://www.meander.tas.gov.au) or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to [planning@mvc.tas.gov.au](mailto:planning@mvc.tas.gov.au). Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 27 April 2024.

Jonathan Harmey  
**GENERAL MANAGER**

# APPLICATION FORM

## PLANNING

### Land Use Planning and Approvals Act 1993



- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

#### OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>				

- Is your application the result of an illegal building work?  Yes  No Indicate by ✓ box
- Is a new vehicle access or crossover required?  Yes  No

#### PROPERTY DETAILS:

Address:	<input type="text" value="59 Meander Valley Rd"/>	Certificate of Title:	<input type="text" value="109222/2"/>
Suburb:	<input type="text" value="Hagley TAS"/>	<input type="text" value="7292"/>	Lot No: <input type="text" value="2"/>
Land area:	<input type="text" value="2509.64 sqm"/>	<i>m<sup>2</sup> / ha</i>	
Present use of land/building:	<input type="text" value="Residential"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	
Does the application involve Crown Land or Private access via a Crown Access Licence:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Heritage Listed Property:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

#### DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box

<input checked="" type="checkbox"/> Building work	<input type="checkbox"/> Change of use	<input type="checkbox"/> Subdivision
<input type="checkbox"/> Forestry	<input type="checkbox"/> Demolition	
<input type="checkbox"/> Other		

Total cost of development (inclusive of GST):  *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work:

Use of building:  (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area:  m<sup>2</sup>      New building height:  m

Materials:	External walls:	<input type="text" value="Lightweight clad"/>	Colour:	<input type="text" value="neutral"/>
	Roof cladding:	<input type="text" value="Colorbond"/>	Colour:	<input type="text" value="neutral"/>

SEARCH OF TORRENS TITLE

VOLUME 109222	FOLIO 2
EDITION 5	DATE OF ISSUE 04-Sep-2009

SEARCH DATE : 24-Apr-2024

SEARCH TIME : 11.41 AM

DESCRIPTION OF LAND

Parish of WESTBURY, Land District of WESTMORLAND  
 Lot 2 on Diagram 109222  
 Being the land secondly described in Conveyance 35/1010  
 Derivation : Part of 2000 acres Granted to Rowland Robert  
 Davies and William Archer and James Archer  
 Derived from A12599

SCHEDULE 1

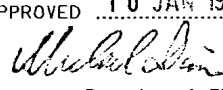
C570329 TRANSFER to TIMOTHY RONALD KINGSTON Registered  
 23-Jul-2004 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 C930941 MORTGAGE to National Australia Bank Limited  
 Registered 04-Sep-2009 at 12.01 PM

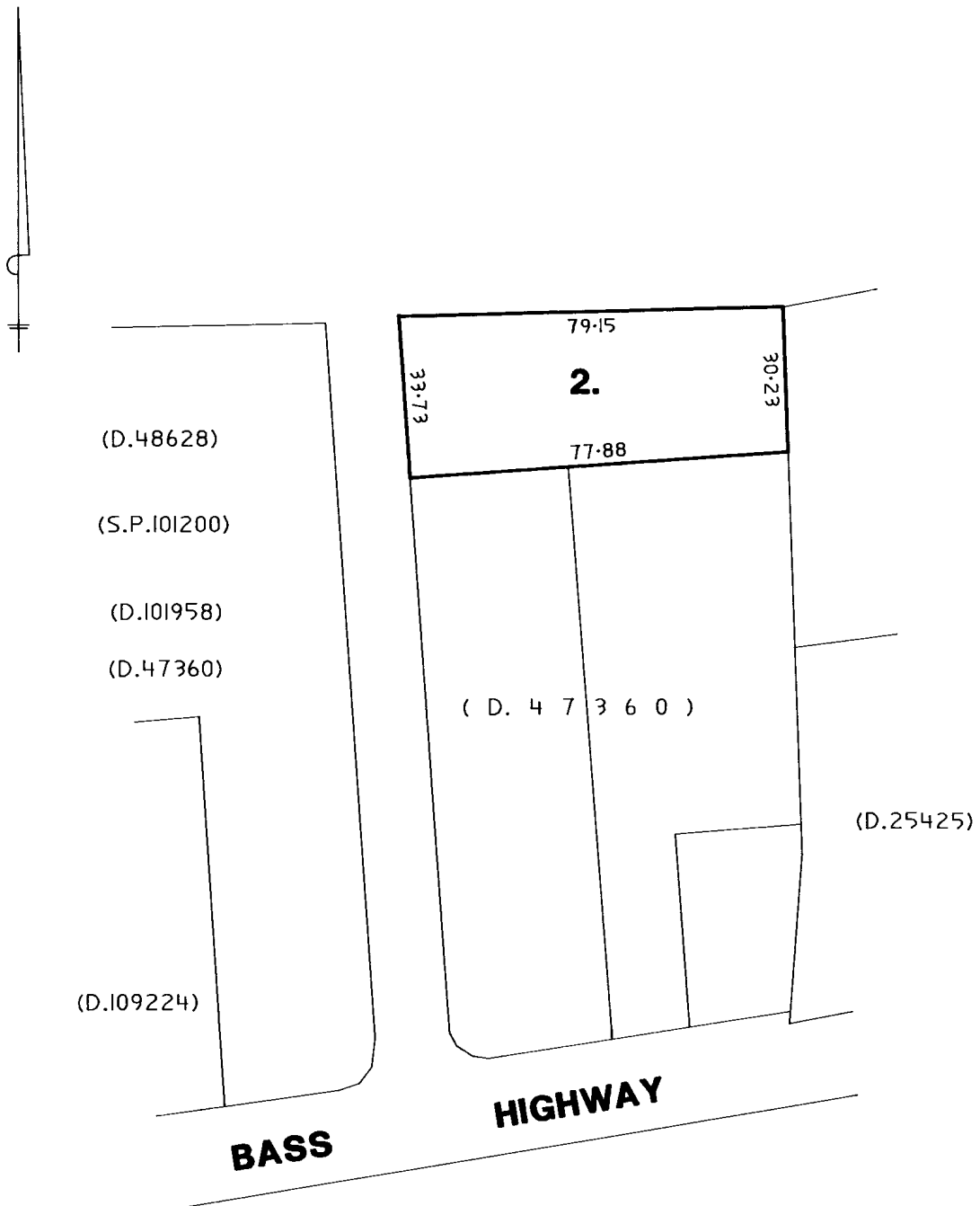
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FILE No. A.12599  GRANTEE  PART OF 2000 ACRES GTD TO ROWLAND ROBERT DAVIES, WILLIAM ARCHER & JAMES ARCHER		<b>CONVERSION PLAN</b> LOCATION  <b>WESTMORLAND WESTBURY</b>  CONVERTED FROM 35/1010 (2ndly Desc.)  NOT TO SCALE      LENGTHS IN METRES		<b>D.109222</b>  APPROVED 10 JAN 1994  Recorder of Titles
TASMALP SHEET No. 65	LAST UPI No. 1520	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN...	DRAWN BY: D.J.D.	

**SKETCH BY WAY OF ILLUSTRATION ONLY**

"EXCEPTED LANDS"



SEARCH OF TORRENS TITLE

VOLUME 47360	FOLIO 3
EDITION 5	DATE OF ISSUE 04-Sep-2009

SEARCH DATE : 24-Apr-2024

SEARCH TIME : 11.42 AM

DESCRIPTION OF LAND

Parish of WESTBURY, Land District of WESTMORLAND  
 Lot 3 on Diagram 47360  
 Derivation : Part of 2000 acres Granted to Rowland Robert  
 Davies and William Archer and James Archer  
 Derived from A12599

SCHEDULE 1

C570329 TRANSFER to TIMOTHY RONALD KINGSTON Registered  
 23-Jul-2004 at noon

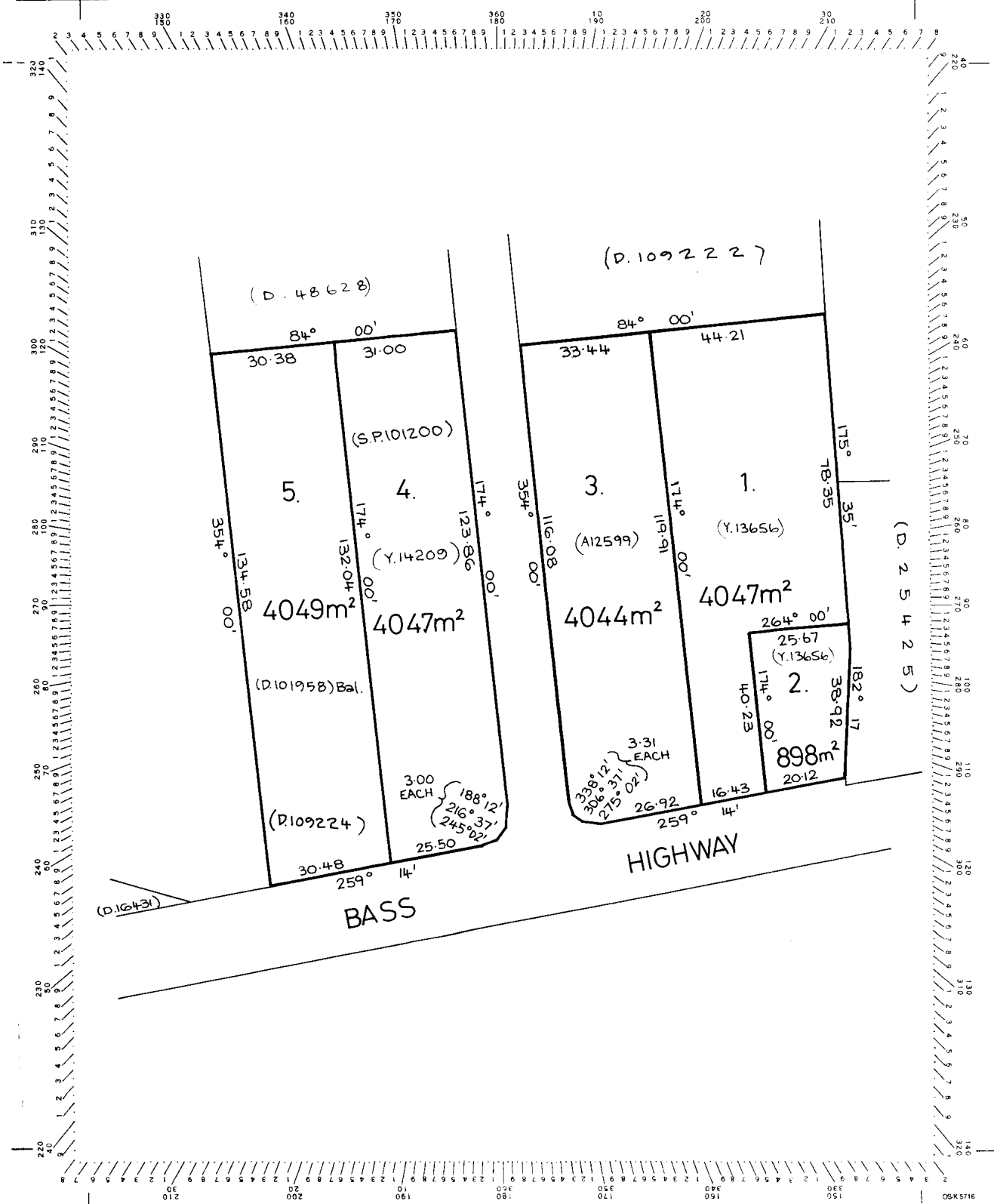
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 C930941 MORTGAGE to National Australia Bank Limited  
 Registered 04-Sep-2009 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: L.T. ACT 1980.	PLAN OF SURVEY of land situated in the <b>WESTMORLAND WESTBURY</b> COMPILED FROM 20/82 DO SCALE 1: 1000 MEASUREMENTS IN METRES	Registered Number: <b>D.47360</b>
Title Reference: Y.13656		Approved <b>11 JAN 1991</b>
Grantee: PART OF 2000-0-0 GTD. TO ROWLAND ROBERT DAVIES & WILLIAM ARCHER & JAMES ARCHER.		 Recorder of Titles



## DRAWING SCHEDULE

A00 COVER PAGE  
 A01 SITE PLAN

## PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
BUILDING CLASS:	CLASS 10A
LAND TITLE REFERENCE NUMBER:	109222/2
DESIGN WIND SPEED:	ASSUMED 'N2'
SOIL CLASSIFICATION:	TBC
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	N/A
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	LOW
FLOODING:	NO
LANDSLIP:	NO
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

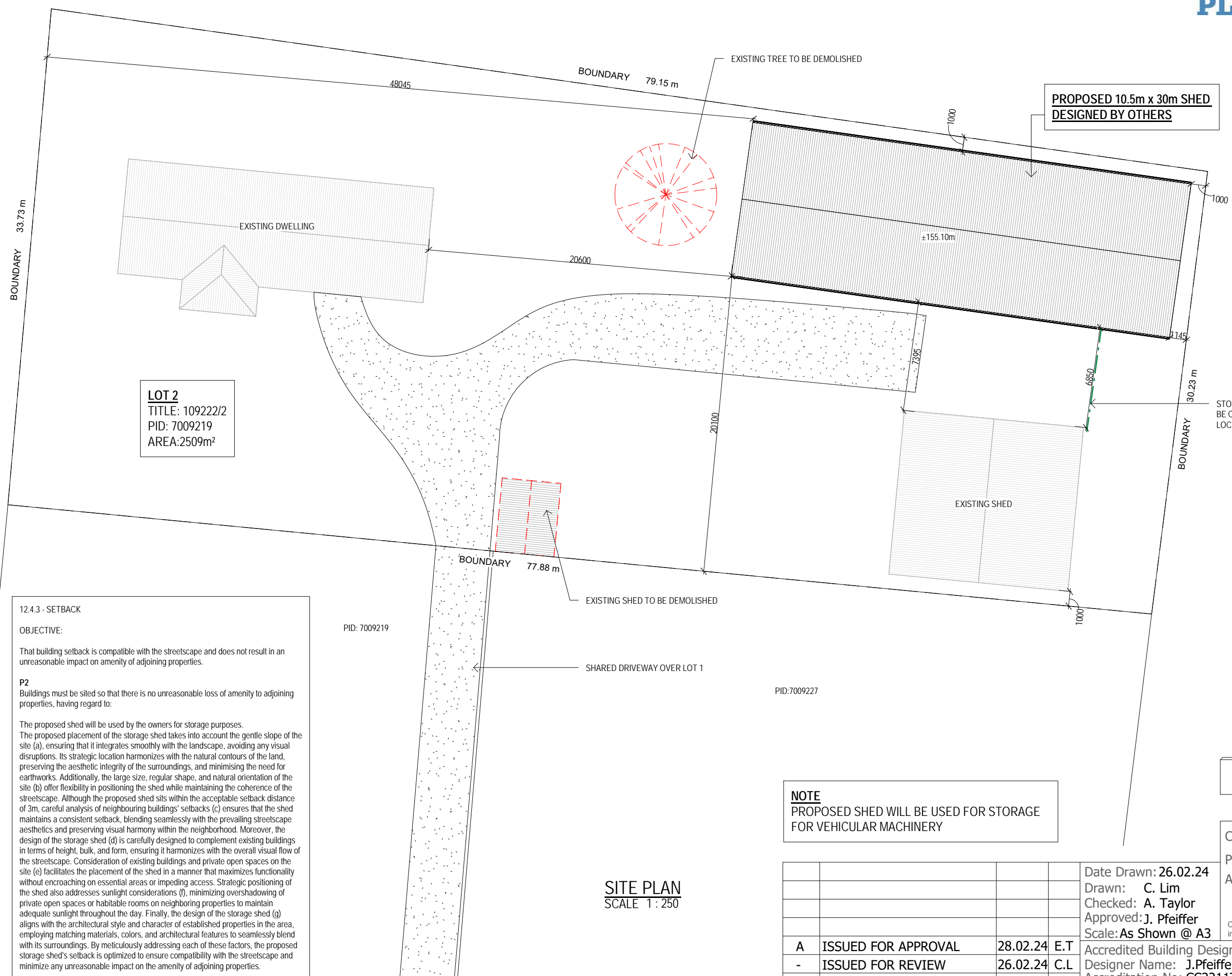
DEVELOPMENT AREA	
Name	Area
APPROX. DWELLING AREA	172.64 m <sup>2</sup>
APPROX. EXISTING SHED TO BE DEMOLISHED	20.00 m <sup>2</sup>
EXISTING SHED	136.00 m <sup>2</sup>
PROPOSED SHED	315.00 m <sup>2</sup>
	643.64 m <sup>2</sup>

## PROPOSED SHED

T. KINGSTON  
 59 MEANDER VALLEY RD  
 HAGLEY

MEANDER VALLEY COUNCIL

## ISSUED FOR APPROVAL



**LOT 2**  
 TITLE: 109222/2  
 PID: 7009219  
 AREA: 2509m<sup>2</sup>

**12.4.3 - SETBACK**  
**OBJECTIVE:**  
 That building setback is compatible with the streetscape and does not result in an unreasonable impact on amenity of adjoining properties.

**P2**  
 Buildings must be sited so that there is no unreasonable loss of amenity to adjoining properties, having regard to:

The proposed shed will be used by the owners for storage purposes. The proposed placement of the storage shed takes into account the gentle slope of the site (a), ensuring that it integrates smoothly with the landscape, avoiding any visual disruptions. Its strategic location harmonizes with the natural contours of the land, preserving the aesthetic integrity of the surroundings, and minimising the need for earthworks. Additionally, the large size, regular shape, and natural orientation of the site (b) offer flexibility in positioning the shed while maintaining the coherence of the streetscape. Although the proposed shed sits within the acceptable setback distance of 3m, careful analysis of neighbouring buildings' setbacks (c) ensures that the shed maintains a consistent setback, blending seamlessly with the prevailing streetscape aesthetics and preserving visual harmony within the neighborhood. Moreover, the design of the storage shed (d) is carefully designed to complement existing buildings in terms of height, bulk, and form, ensuring it harmonizes with the overall visual flow of the streetscape. Consideration of existing buildings and private open spaces on the site (e) facilitates the placement of the shed in a manner that maximizes functionality without encroaching on essential areas or impeding access. Strategic positioning of the shed also addresses sunlight considerations (f), minimizing overshadowing of private open spaces or habitable rooms on neighboring properties to maintain adequate sunlight throughout the day. Finally, the design of the storage shed (g) aligns with the architectural style and character of established properties in the area, employing matching materials, colors, and architectural features to seamlessly blend with its surroundings. By meticulously addressing each of these factors, the proposed storage shed's setback is optimized to ensure compatibility with the streetscape and minimize any unreasonable impact on the amenity of adjoining properties.

**SITE PLAN**  
 SCALE 1: 250



STORMWATER FROM PROPOSED SHED TO BE CONNECTED TO EXISTING SHED. LOCATION TO BE DETERMINED ON SITE.

**DRAINAGE**  
 ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

**NOTE**  
 STORMWATER FROM PROPOSED SHED TO BE DIRECTED INTO EXISTING STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

LEGEND	
	SEWER
	WATER
	STORMWATER

**ISSUED FOR APPROVAL**

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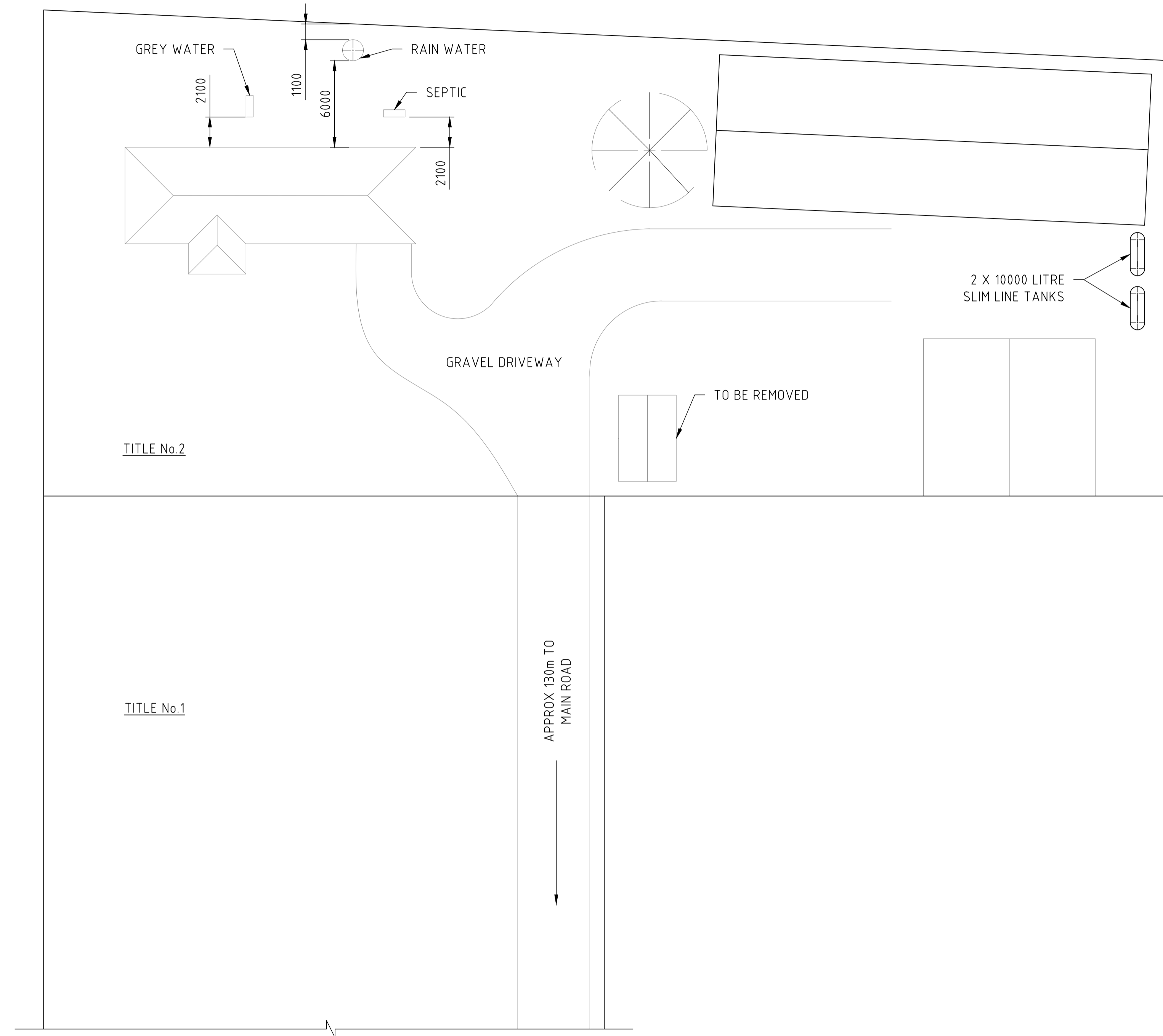
Client: **T. KINGSTON**  
 Project: **PROPOSED SHED**  
 Address: **59 MEANDER VALLEY RD  
 HAGLEY TAS 7292**

Office: 6331 7021  
 info@engineeringplus.com.au

**NOTE**  
 PROPOSED SHED WILL BE USED FOR STORAGE FOR VEHICULAR MACHINERY

Date Drawn: 26.02.24	Drawn: C. Lim	Checked: A. Taylor	Approved: J. Pfeiffer	Scale: As Shown @ A3
<b>A</b>	<b>ISSUED FOR APPROVAL</b>	<b>28.02.24</b>	<b>E.T</b>	Accredited Building Designer
<b>-</b>	<b>ISSUED FOR REVIEW</b>	<b>26.02.24</b>	<b>C.L</b>	Designer Name: J. Pfeiffer
Rev: Amendment:	Date:	Int:	Int:	Accreditation No: CC2211T
Drawing No: <b>11324 A01 / A01</b>				Rev: <b>A</b>





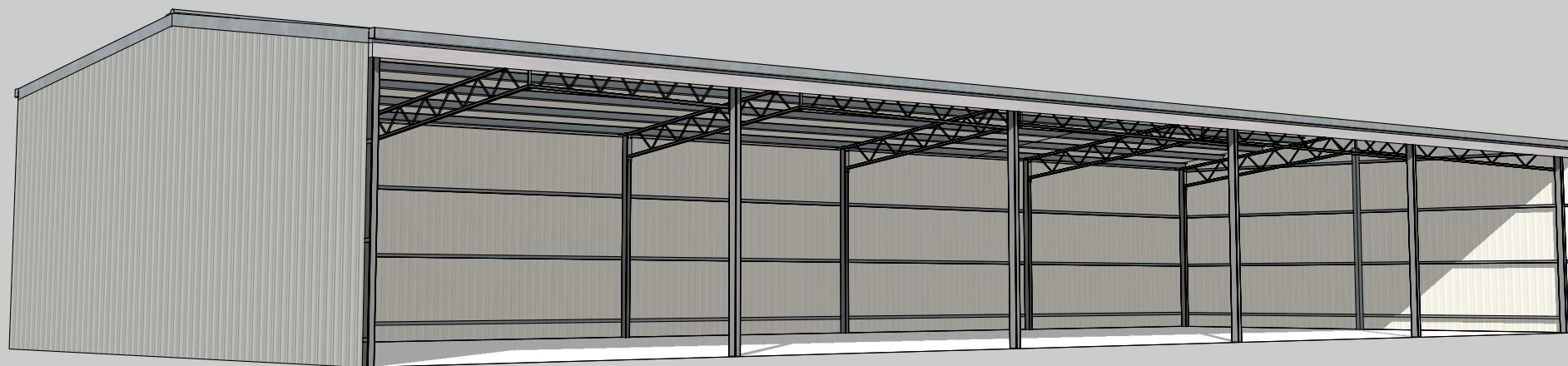
TITLE No.2

TITLE No.1

APPROX 130m TO  
MAIN ROAD

SITE PLAN  
SCALE 1 : 200

CLIENT	T.R.KINGSTON			SCALE	1 : 200
TITLE	PROPOSED SHED 59 MEANDER VALLEY HIGHWAY HAGLEY TASMANIA				
DRAWING	SK-20240319	SHT	-	REV	0
				SIZE	A1



## 1. 3D Elevation - Front

10.5m W x 30m L x 4m H - Storage Shed

20 February 2024

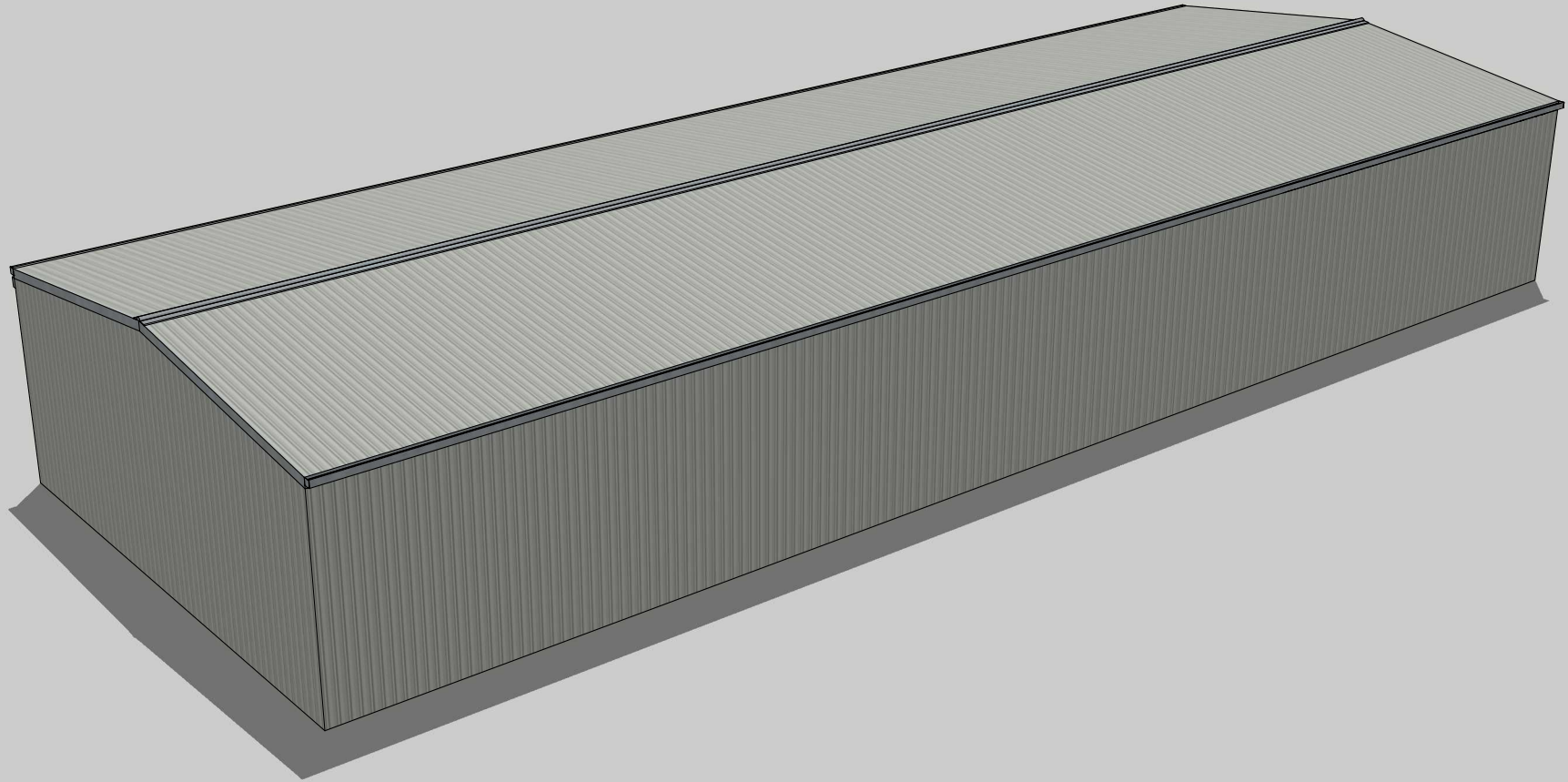
Drawn by: BMH

Drg No: 5792 / 0220 REV No: 1.0

Drawings are for illustration purposes only

**A01**

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## 2. 3D Elevation - Back

10.5m W x 30m L x 4m H - Storage Shed

20 February 2024

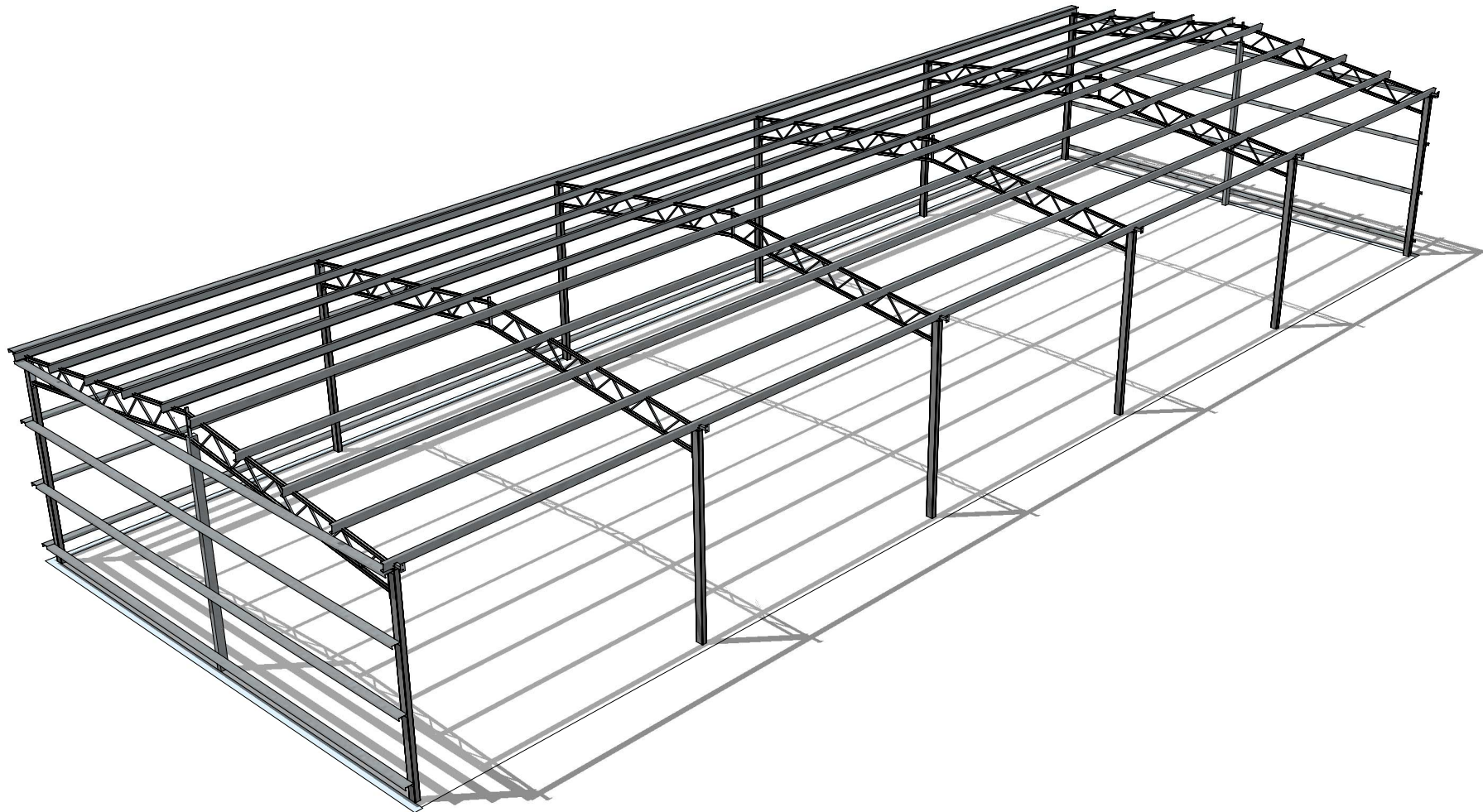
Drawn by: BMH

Drg No: 5792/0220 REV No: 1.0

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**A02**

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### 3. Steel Detail

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10.5m W x 30m L x 4m H - Storage Shed

20 February 2024

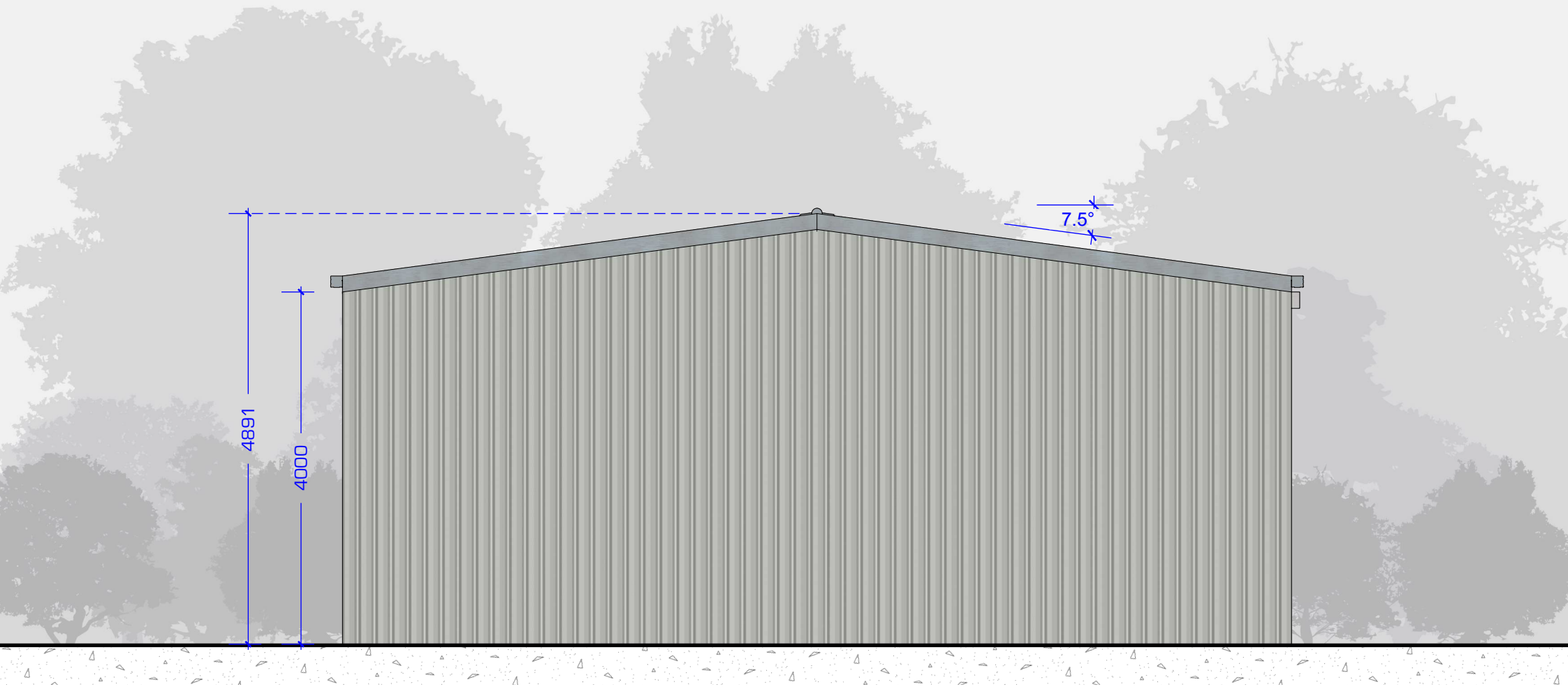
Drawn by: BMH

Drg No: 5792 / 0220 REV No: 1.0

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**A03**

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#### 4. Front Elevation

SCALE 1:60

10.5m W x 30m L x 4m H - Storage Shed

20 February 2024

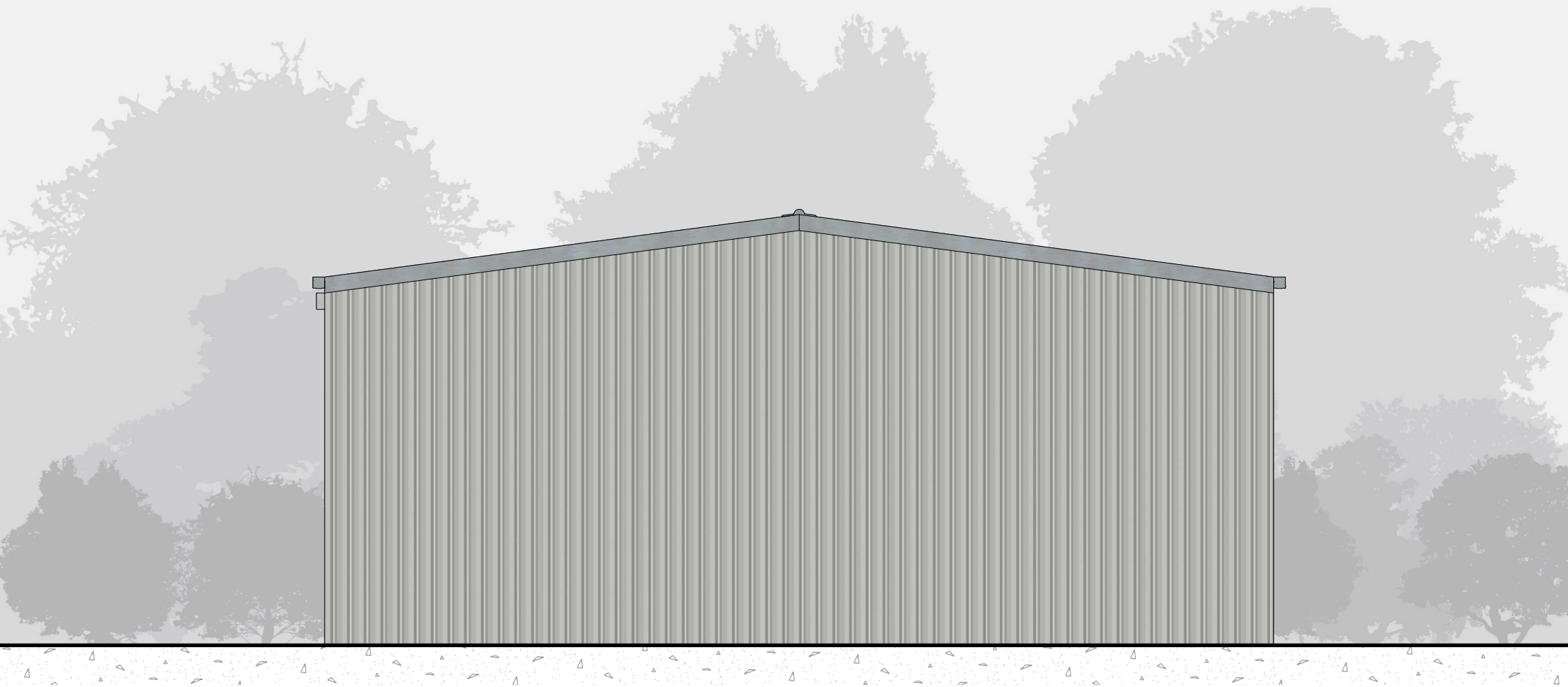
Drawn by: BMH

Drg No: 5792 / 0220 REV No: 1.0

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**A04**

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## 5. Back Elevation

SCALE 1:60

10.5m W x 30m L x 4m H - Storage Shed

20 February 2024

Drawn by: BMH

Drg No: 5792 / 0220 REV No: 1.0

Drawings are for illustration purposes only

# A05

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## 6. Left Elevation

SCALE 1:130

10.5m W x 30m L x 4m H - Storage Shed

20 February 2024

Drawn by: BMH

Drg No: 5792 / 0220 REV No: 1.0

Drawings are for illustration purposes only

# A06

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## 7. Right Elevation

SCALE 1:150

10.5m W x 30m L x 4m H - Storage Shed

20 February 2024

Drawn by: BMH

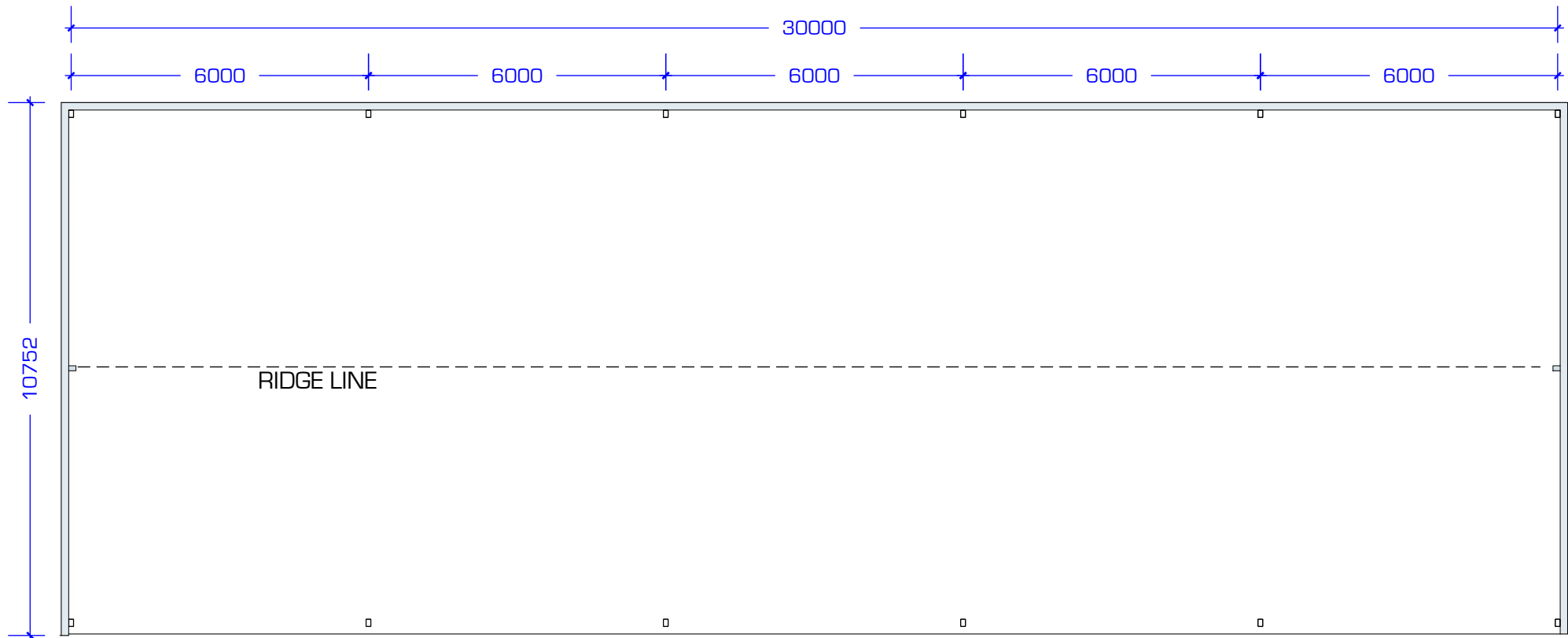
Drg No: 5792 / 0220 REV No: 1.0

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**A07**

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## 8. 2D Floor Plan

SCALE 1:120 DO NOT USE FOR CONSTRUCTION

10.5m W x 30m L x 4m H - Storage Shed

20 February 2024

Drawn by: BMH

Drg No: 5792 / 0220 REV No: 1.0

Drawings are for illustration purposes only

**A08**

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## Natasha Whiteley

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**From:** Leanne Rabjohns  
**Sent:** Thursday, 29 February 2024 10:08 AM  
**To:** Megan Hancock  
**Subject:** FW: Planning Review - use of building - 59 Meander Valley Road, Hagley

Hi Megan could you please put this email in with the PC application for this address. Cheers



**Leanne Rabjohns, Town Planner**  
P: 03 6393 5326 | E: [Leanne.Rabjohns@mvc.tas.gov.au](mailto:Leanne.Rabjohns@mvc.tas.gov.au)  
26 Lyall Street Westbury, TAS 7303 | PO Box 102, Westbury Tasmania 7303  
[www.meander.tas.gov.au](http://www.meander.tas.gov.au)

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**From:** Narelle Lobdale <[narelle@engineeringplus.com.au](mailto:narelle@engineeringplus.com.au)>  
**Sent:** Thursday, February 29, 2024 9:58 AM  
**To:** Leanne Rabjohns <[Leanne.Rabjohns@mvc.tas.gov.au](mailto:Leanne.Rabjohns@mvc.tas.gov.au)>  
**Subject:** RE: Planning Review - use of building - 59 Meander Valley Road, Hagley

Hi Leanne,

No it doesn't relate to business, just storing of a collection of vehicles, caravan, boat etc.

I hope that helps.

Regards,

Narelle Lobdale  
Office Manager | Project Management



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 <http://www.engineeringplus.com.au>     81 Elizabeth St, Launceston, TAS 7250

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**From:** Leanne Rabjohns <[Leanne.Rabjohns@mvc.tas.gov.au](mailto:Leanne.Rabjohns@mvc.tas.gov.au)>  
**Sent:** Thursday, February 29, 2024 9:29 AM  
**To:** Narelle Lobdale <[narelle@engineeringplus.com.au](mailto:narelle@engineeringplus.com.au)>  
**Subject:** Planning Review - use of building - 59 Meander Valley Road, Hagley

Good morning Narelle

Thank you for lodging the planning review application for a shed at 59 Meander Valley Road in Hagley. The application for states that the shed is to be used for storage. Could you please provide detail on the use of the shed – what will be storage in the shed, does it relate to a business.

Kind Regards

Leanne Rabjohns  
Town Planner



**Leanne Rabjohns, Town Planner**

P: 03 6393 5326 | E: [Leanne.Rabjohns@mvc.tas.gov.au](mailto:Leanne.Rabjohns@mvc.tas.gov.au)

26 Lyall Street Westbury, TAS 7303 | PO Box 102, Westbury Tasmania 7303

[www.meander.tas.gov.au](http://www.meander.tas.gov.au)

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