



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:	K Dominick - PA\24\0229
PROPERTY ADDRESS:	64 Suburb Road WESTBURY (CT: 179643/2)
DEVELOPMENT:	Residential outbuilding (garage) - setback.

The application can be inspected until **Monday, 13 May 2024**, at 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. 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 PERMIT

Land Use Planning and Approvals Act 1993



Meander Valley Council
Working Together

- 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"/>	PC\	<input type="text"/>		

- Is your application the result of an illegal building work? Yes No
 - Have you already received a Planning Review for this proposal? Yes No
 - Is a new vehicle access or crossover required? Yes No
- Indicate by ✓ box

PROPERTY DETAILS:

Address: Certificate of Title: Lot No:

Land area: m² / ha

Present use of land/building: (vacant, residential, rural, industrial, commercial or forestry)

- Does the application involve Crown Land or Private access via a Crown Access Licence: Yes No
- Heritage Listed Property: Yes No

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box Building work Change of use Subdivision Demolition
 Forestry 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: m² New building height:

Materials: External walls: Colour:
Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 179643	FOLIO 2
EDITION 2	DATE OF ISSUE 25-Jan-2023

SEARCH DATE : 23-Apr-2024
 SEARCH TIME : 12.33 PM

DESCRIPTION OF LAND

Town of WESTBURY
 Lot 2 on Sealed Plan 179643
 Derivation : Part of Lot 62, 5 Acres (Sec. D.10) Gtd. to Henry
 Hall Hay
 Prior CT 217330/62

SCHEDULE 1

M989415 TRANSFER to KYLIE ANNE DOMINICK Registered
 25-Jan-2023 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP179643 EASEMENTS in Schedule of Easements
 SP179643 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SP 179643

OWNER
NICHOLAS ERIC MADGE
CASSANDRA LEA MADGE

FOLIO REFERENCE
217330/62

GRANTEE
WHOLE OF LOT 62 (SECTION D.10)
HENRY HALL HAY, PUR.

PLAN OF SURVEY



LOCATION

COHEN & ASSOCIATES PTY LTD,
LAUNCESTON

BY SURVEYOR: A.R. FAIRFIELD
TOWN OF WESTBURY
SECTION D.10

SCALE 1 : 1000

LENGTHS IN METRES

REGISTERED NUMBER

SP179643

APPROVED
EFFECTIVE FROM 17 SEP 2020

[Signature]
Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN



A. Fairfield
REGISTERED LAND SURVEYOR

4-8-20
DATE

J. Jordan
GENERAL MANAGER

19.8.2020
DATE

61-88 (7941) 16/7/2020 16:49

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 179643

PAGE 1 OF 2 PAGE/S

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

1. Lots 1 and 2 are subject to an Electricity Infrastructure Easement (appurtenant to Lot 3) over the strip of land marked "ELECTRICAL INFRASTRUCTURE EASEMENT 12.00 WIDE" on the plan.
2. Lot 3 is together with an Electricity Infrastructure Easement over the strip of land marked "ELECTRICAL INFRASTRUCTURE EASEMENT 12.00 WIDE" passing through Lots 1 and 2 on the plan.

DEFINITIONS

"Electricity Infrastructure Easement" means The full and free right and liberty for the owner of Lot 3 and their servants and contractors at all times hereinafter:

- (a) To maintain, erect and install anything used for, or in connection with the transmission or distribution of electricity (hereinafter called "the electricity infrastructure") at a height of not less than 3 metres above the land marked "ELECTRICAL INFRASTRUCTURE EASEMENT 12.00 WIDE" (hereinafter called the "servient land").
- (b) To enter into and upon the servient land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing the electricity infrastructure without doing unnecessary damage to the servient land and making good all damage occasioned thereby.
- (c) To cause or permit electrical energy to flow or be transmitted or distributed through the electricity infrastructure.
- (d) To enter into and upon the servient land for all or any of the above purposes with or without all necessary plant and equipment and machinery and the means of transporting the same and if necessary to cross the



(USE ANNEXURE PAGES FOR CONTINUATION)



SUBDIVIDER: NE and CL MADGE	PLAN SEALED BY: Meander Valley Council
FOLIO REF: Volume 217330 Folio 62	DATE: 19 August 2020
SOLICITOR Rae & Partners Stuart Blom	PA/20/0159
& REFERENCE: SPB:CMB:202901	REF NO.
	J. Jordan COUNCIL MANAGER

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

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 2 PAGES</p>	<p>Registered Number</p> <p>SP 1796 43</p>
<p>SUBDIVIDER: NE & CL MADGE FOLIO REFERENCE: VOLUME 217330 FOLIO 62</p>	

remainder of the said land in consultation with the registered proprietor/s of the servient land for the purpose of access and regress to and from the servient land.


Nothing herein contained shall prevent the registered proprietor/s for themselves and their successors in title from using the servient land PROVIDED THAT such use does not derogate from this grant or, in the opinion of the owner of Lot 3 compromise the safe operation of the electricity infrastructure located above the servient land.

FENCING COVENANT

The owner of each lot on the plan covenants with Nicholas Eric Madge and Cassandra Lea Madge (the vendor) that the vendor will not be required to fence any lot on the plan.

EXECUTED by **NICHOLAS ERIC MADGE** as registered proprietor of the land comprised in Folio of the Register Volume 217330 Folio 62 in the presence of:



(witness signature) 


(witness full name) **Clare Mary Broadhurst**

(witness occupation) **Level 3**

(witness address) **113 Cimitiere Street
LAUNCESTON TAS
Solicitor**

EXECUTED by **CASSANDRA LEA MADGE** as registered proprietor of the land comprised in Folio of the Register Volume 217330 Folio 62 in the presence of:



(witness signature) 

(witness full name) **Clare Mary Broadhurst**

(witness occupation) **Level 3**

(witness address) **113 Cimitiere Street
LAUNCESTON TAS
Solicitor**

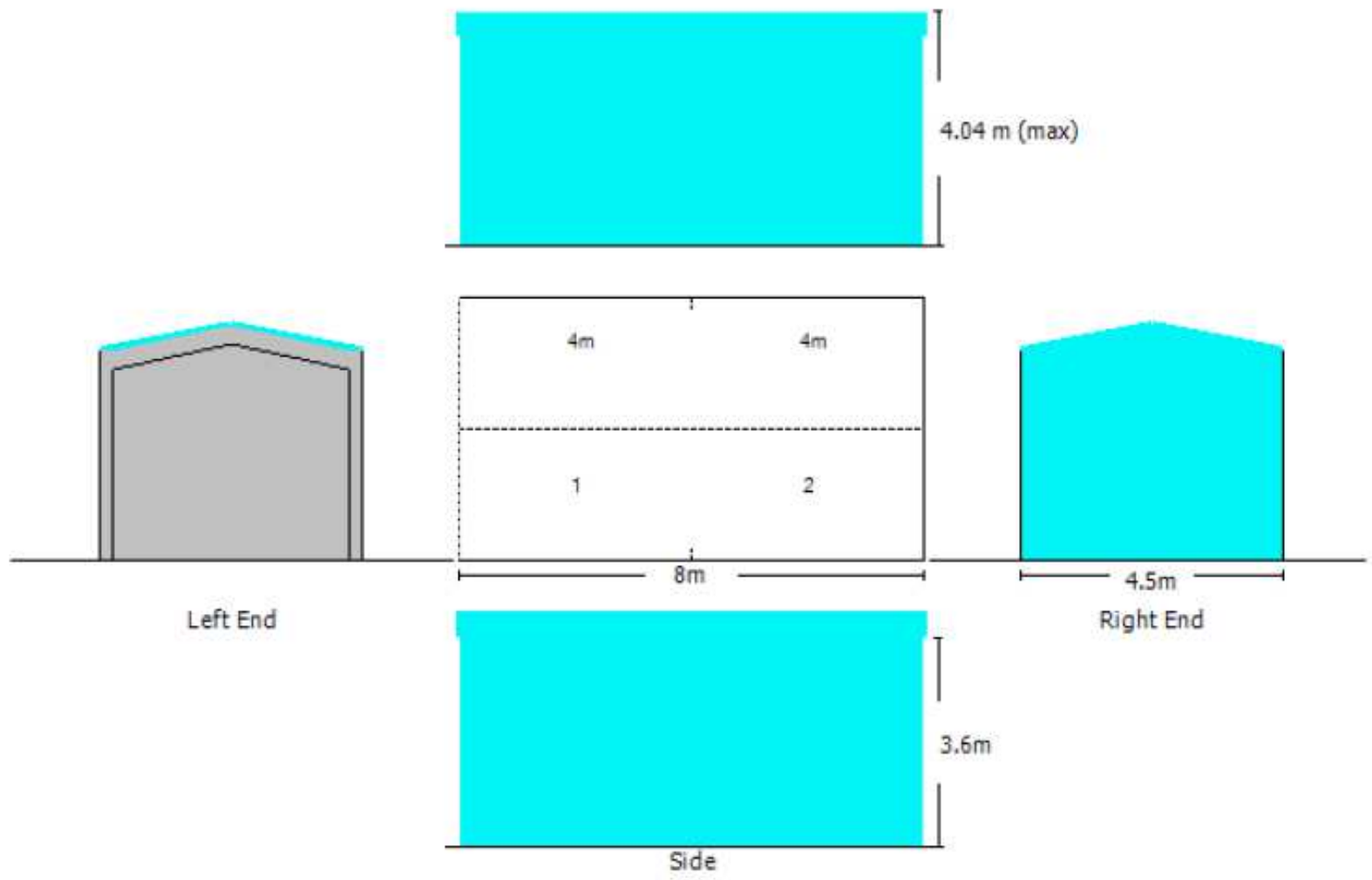
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

From: [REDACTED]
Sent: Tue, 16 Apr 2024 12:21:24 +1000
To: "Meander Valley Council Email" <mail@mvc.tas.gov.au>
Subject: PROPOSED NEW SHED - PLANNING PERMIT REQUIRED?

Hi Team,

I am in the planning stages of adding a new shed to our property at 64 Suburb Road, Westbury and require confirmation from your planning department as to whether any permits are needed or if there are any special conditions or requirements applicable.

The shed dimensions are to be 4.5m span, 8 metre length, 3.6 metre height to eaves with 11 degree pitch gable. I have calculated that to be 36m² building size. The shed will be built on concrete footings and it will be used as a garage for vehicle parking. It will be positioned 5.1 metres from the closest boundary and I have attached site plans and marked the shed in red where we would like it to be. We will be adding a water tank at the rear of the shed to deal with stormwater and provide additional water for the household. The cost of the project is under \$20,000.



If you require any further information, please don't hesitate to contact me. I look forward to your reply.

Kind Regards,

