



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:	A Hadrill - PA\24\0201
PROPERTY ADDRESS:	9 Magog Place TRAVELLERS REST (CT: 42679/7)
DEVELOPMENT:	Extension to Single dwelling & Residential outbuilding (shipping containers x2) - landscape protection, priority vegetation, scenic protection.

The application can be inspected until **Monday, 22 April 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 6 April 2024.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM



Meander Valley Council
Working Together

PLANNING PERMIT

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"/>	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:

Suburb: 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: m

Materials: External walls: Colour:

Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 42679	FOLIO 7
EDITION 6	DATE OF ISSUE 05-Feb-2009

SEARCH DATE : 07-Mar-2024

SEARCH TIME : 12.19 PM

DESCRIPTION OF LAND

Parish of LAUNCESTON, Land District of CORNWALL
 Lot 7 on Sealed Plan 42679
 Derivation : Part of 1,536 Acres - Gtd. to T.S.Kelsey.
 Prior CT 4635/98

SCHEDULE 1

C794579 TRANSFER to ANDREW FRANK DARLINGTON HADRILL and
 LORETA MARIA ACQUAROLA Registered 13-Jun-2007 at 12.
 01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 42679 EASEMENTS in Schedule of Easements
 SP 42679 COVENANTS in Schedule of Easements
 SP 42679 FENCING COVENANT in Schedule of Easements
 SP 37691 COVENANTS in Schedule of Easements affecting the said
 land within described which formerly comprised Part
 of Lot 1 on Sealed Plan No. 37691
 SP 37691 FENCING COVENANT in Schedule of Easements
 C794580 MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 13-Jun-2007 at 12.02 PM
 C895260 MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 05-Feb-2009 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

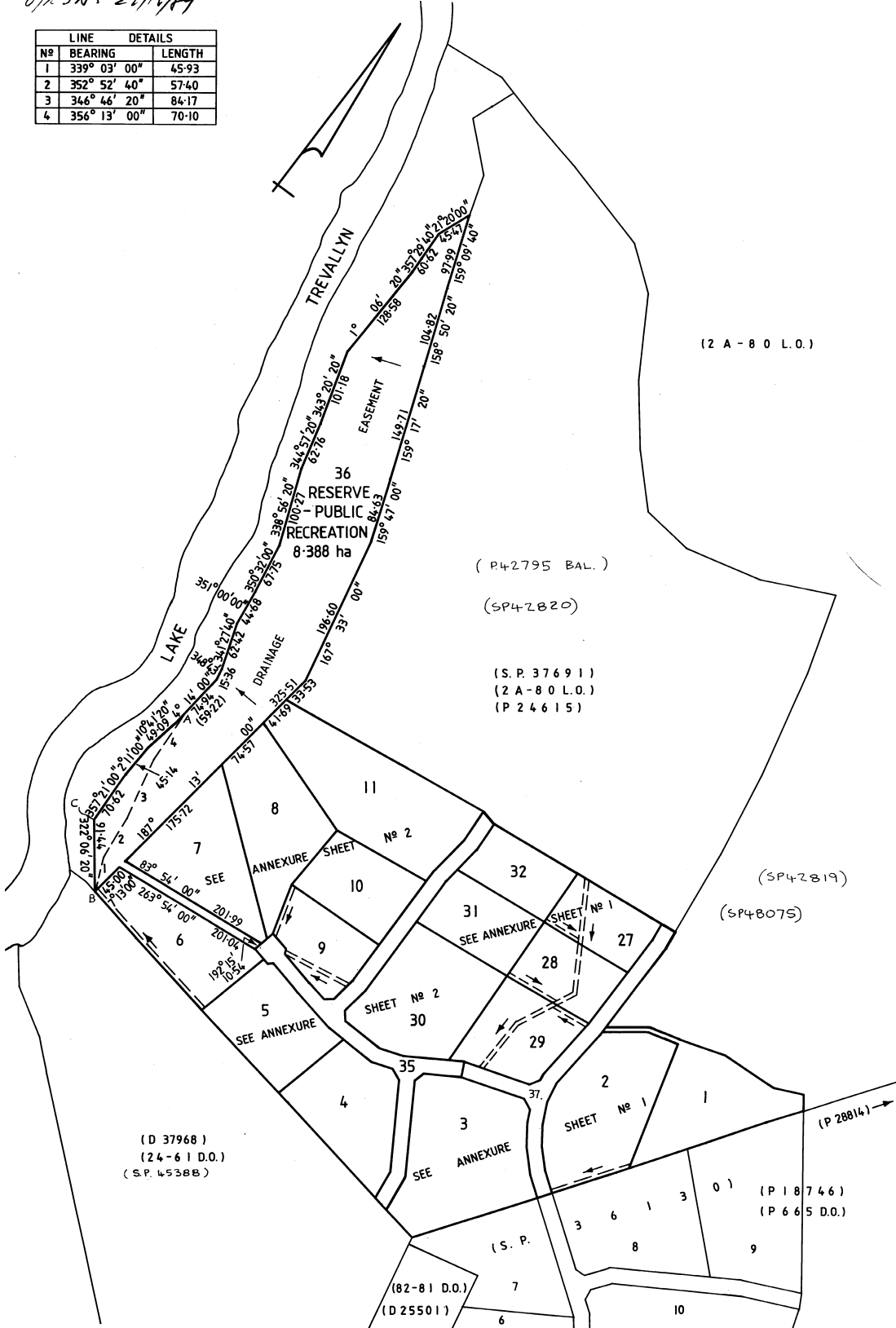
\$195 SP 42679

33-88-3A

Owner: Saneith Pty. Ltd.	<p>PLAN OF SURVEY by Surveyor <u>C. J. Cohen</u> of COHEN & ASSOCIATES PTY. LTD. of land situated in the</p>	Registered Number:
Title Reference: C.T. Vol. 4518 Fol. 60 (Lots 3-37) C.T. Vol. 4518 Fol. 62 (Lots 1 & 2)		<p>SP42679</p> Approved Effective from: <u>6 FEB 1990</u>
Grantee: Part of 1536 acres granted to Thomas Scuff Kelsey	<p>LAND DISTRICT OF CORNWALL PARISH OF LAUNCESTON</p>	

u/r JWS 22/12/89

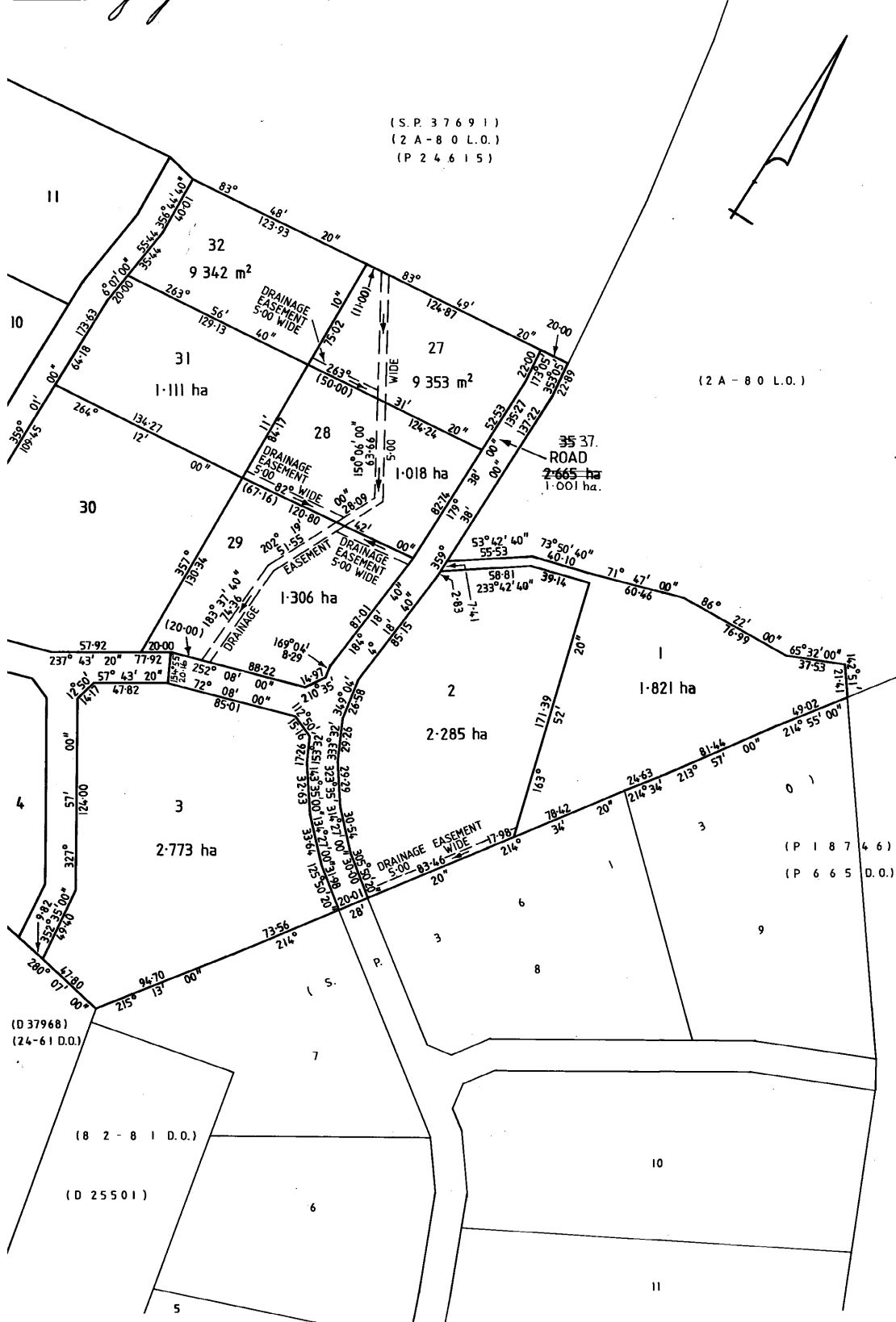
LINE DETAILS		
Nº	BEARING	LENGTH
1	339° 03' 00"	45.93
2	352° 52' 40"	57.40
3	346° 46' 20"	84.17
4	356° 13' 00"	70.10



OS-K 1109

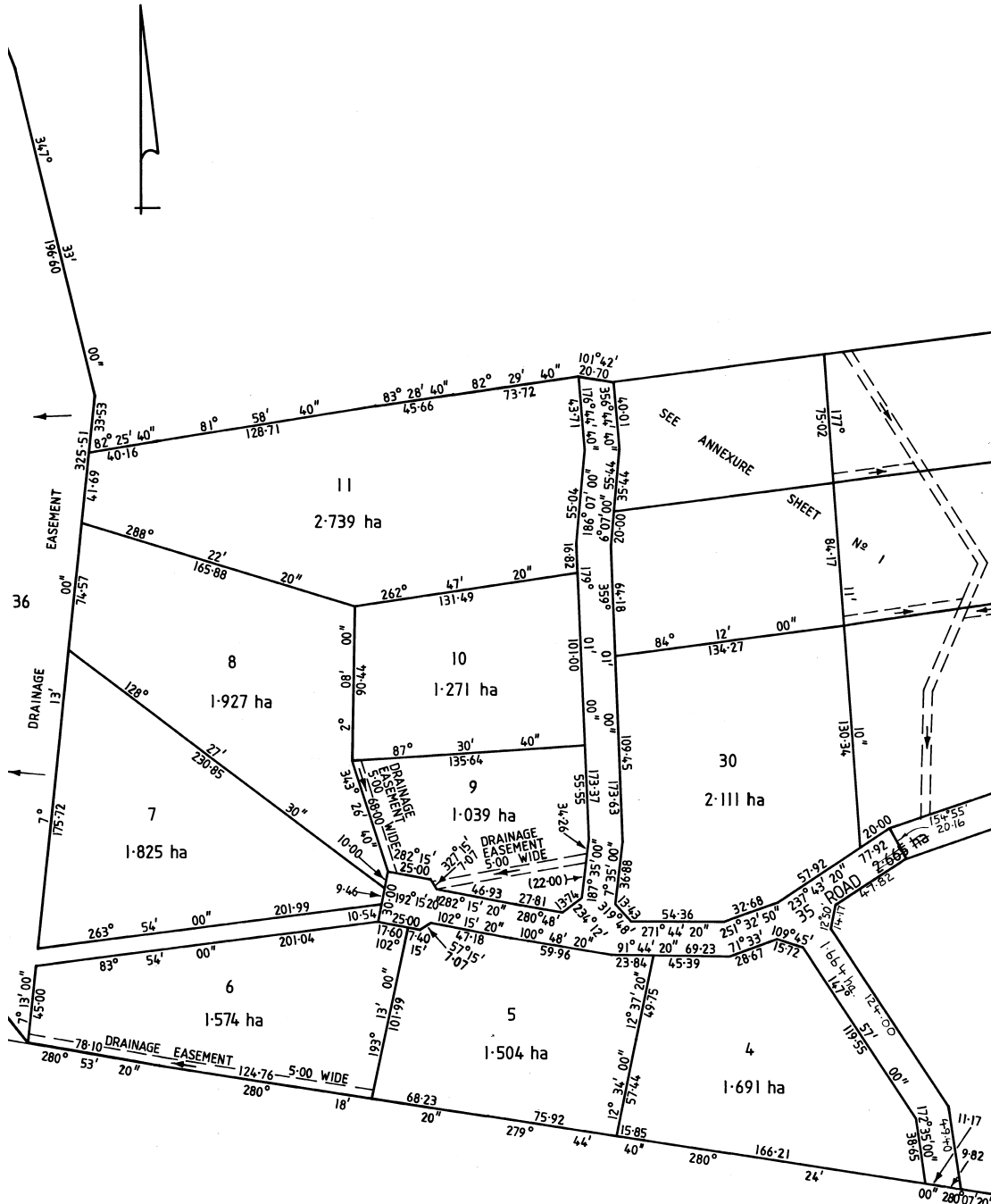
33-88-3A

<p>ANNEXURE SHEET No. I (of 2 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 23rd Nov 2024 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: SP42679</p>
<p>Signed for the purposes of identification</p> <p>Council Clerk: <i>[Signature]</i></p>	<p>Surveyor... C. J. Cohen of COHEN & ASSOCIATES PTY. LTD.</p> <p>Owner: Saneith Pty Ltd.</p> <p>Title Reference: C.T. Vol. 4518 Fol. 62 C.T. Vol. 4518 Fol. 60</p>	<p>Scale 1: 2 000</p> <p>Measurements in Metres</p>



33-88-3A

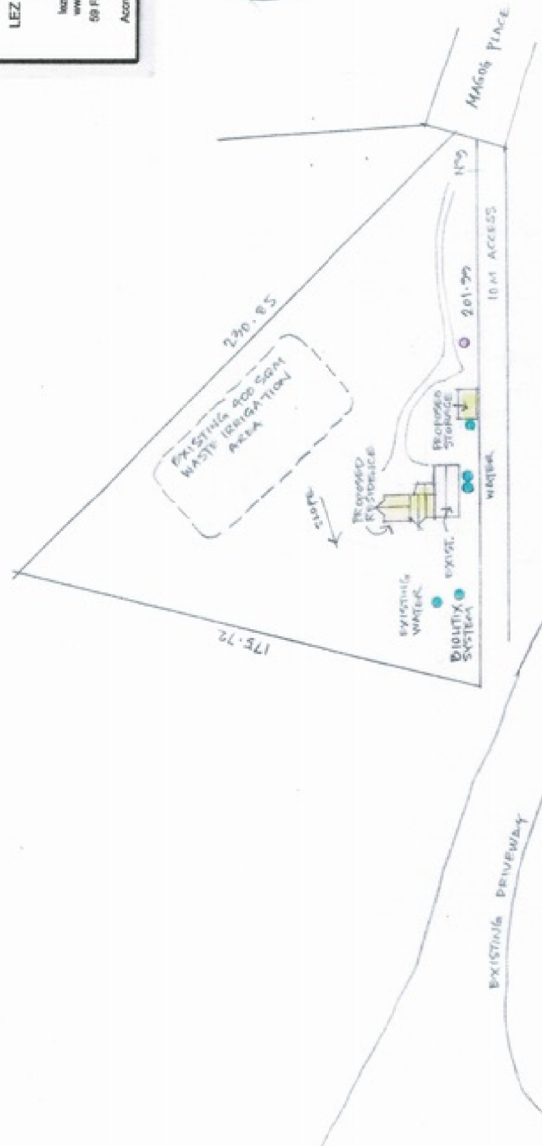
<p>ANNEXURE SHEET No. 2 (of 2 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 23rd August 07 and that certificate extends to the detail shown on this sheet.</p> <p>Surveyor: <i>[Signature]</i> Cohen of COHEN & ASSOCIATES PTY. LTD.</p>	<p>Registered Number: SP42679</p>
<p>Signed for the purposes of identification</p> <p>Council Clerk: <i>[Signature]</i></p>	<p>Owner: Saneith Pty. Ltd.</p> <p>Title Reference: C.T. Vol. 4518 Fol. 60</p>	<p>Scale 1:2000</p> <p>Measurements in Metres</p>



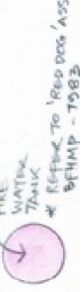
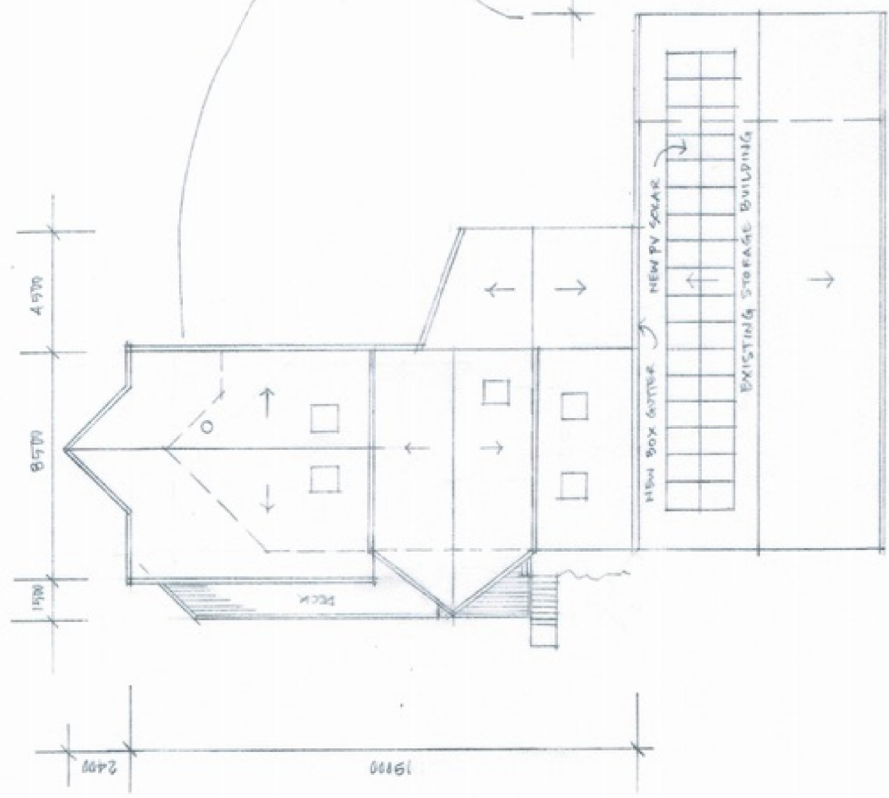
(2 4 - 6 1 D.O.) (D 3 7 9 6 8)



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 69 Frederick Street, Launceston
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SITE PLAN 1
SCALE 1:2000



PROPOSED RESIDENCE AND STORAGE
9 MAGOG PLACE
TRAVELLERS REST.
FOR ANDREW HADRILL
 MAR '04

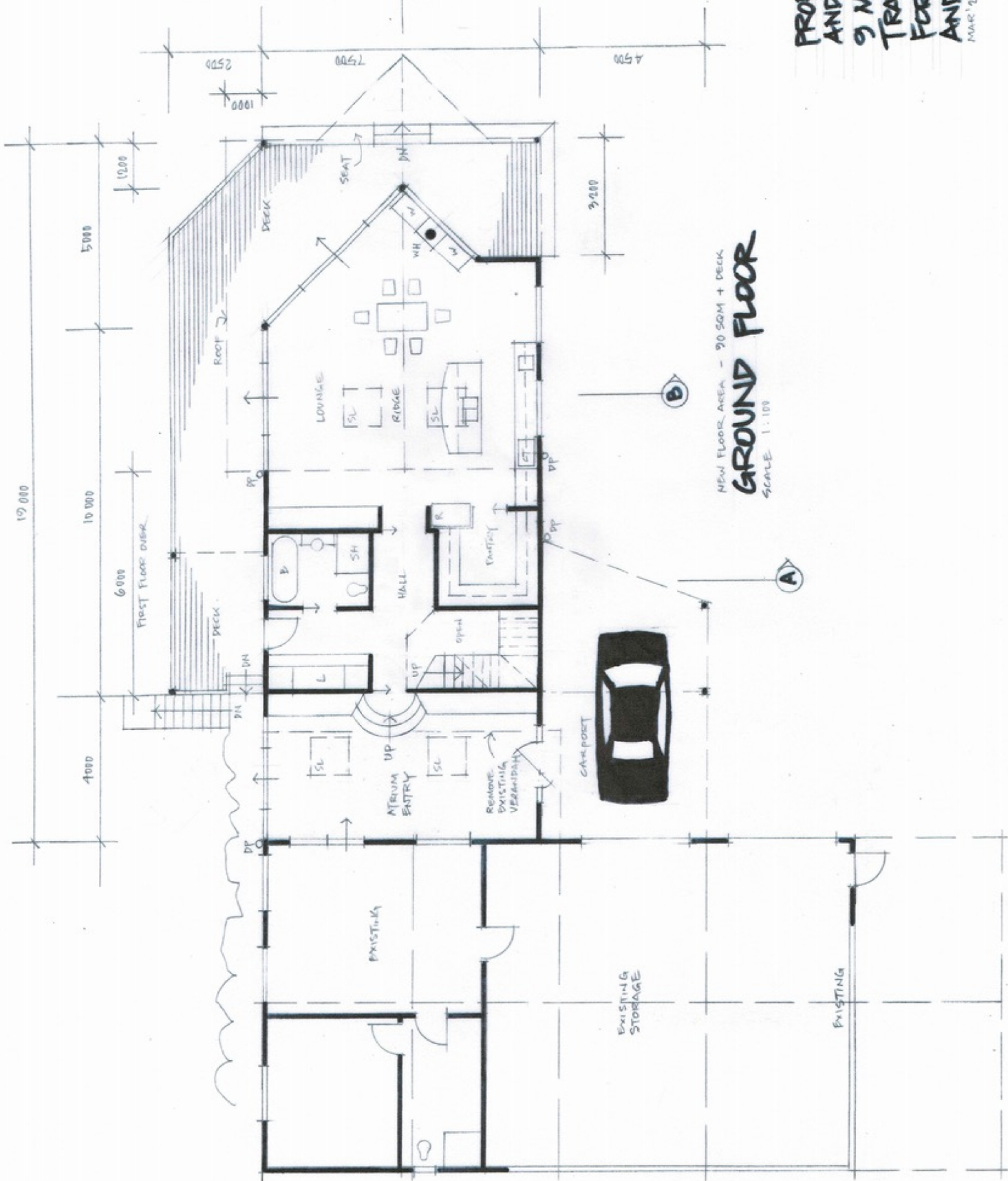
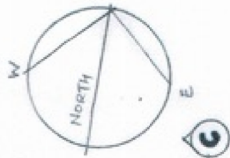
10000 VIEW ACCESS

SITE PLAN 2
SCALE 1:500

2315-01



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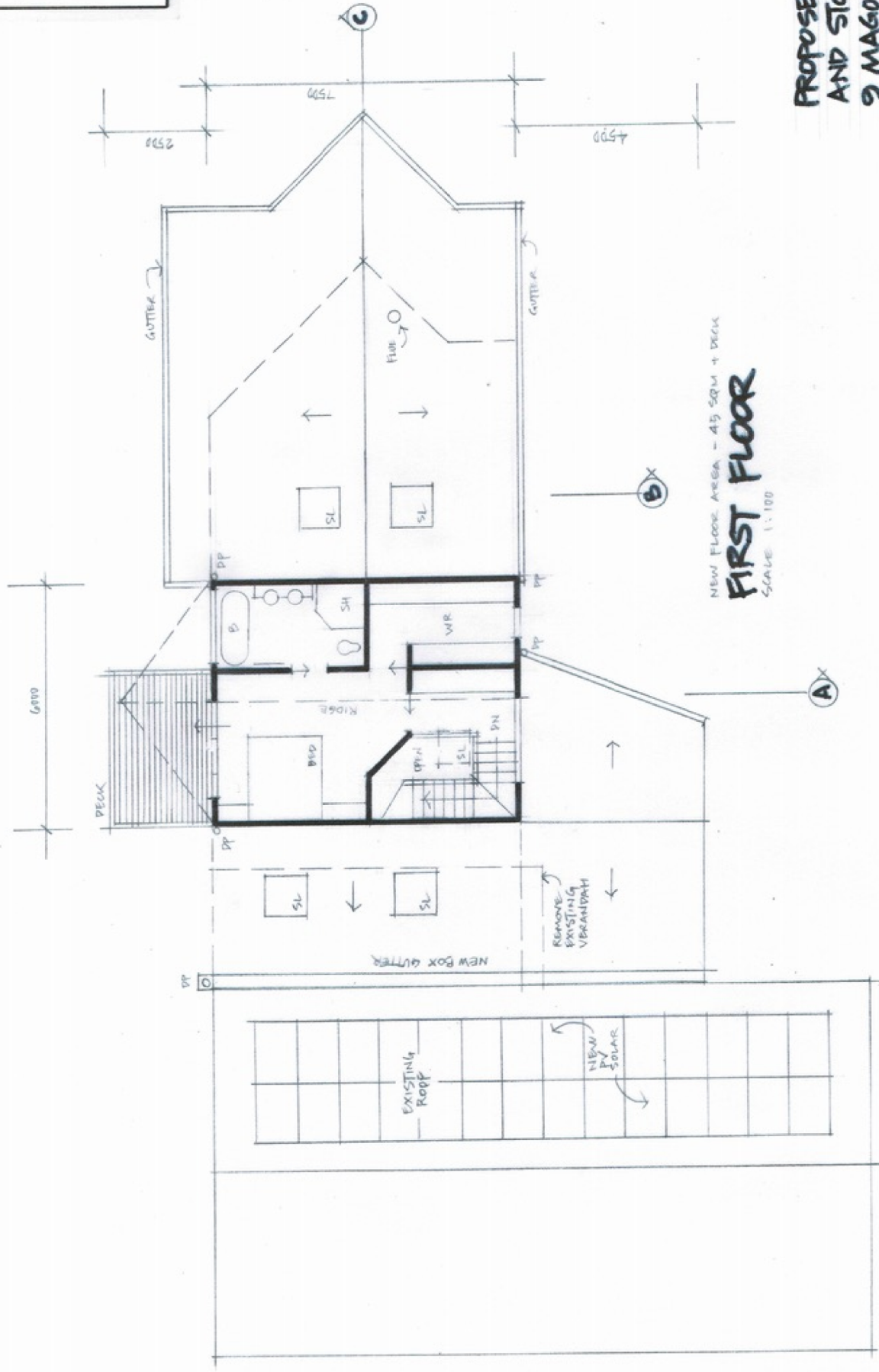
NEW FLOOR AREA - 90 SQM + DECK
GROUND FLOOR
 SCALE 1:100

**PROPOSED RESIDENCE
 AND STORAGE
 9 MAGOG PLACE
 TRAVELLERS REST.
 FOR
 ANDREW HADRILL**

MAR '24
 2315-02



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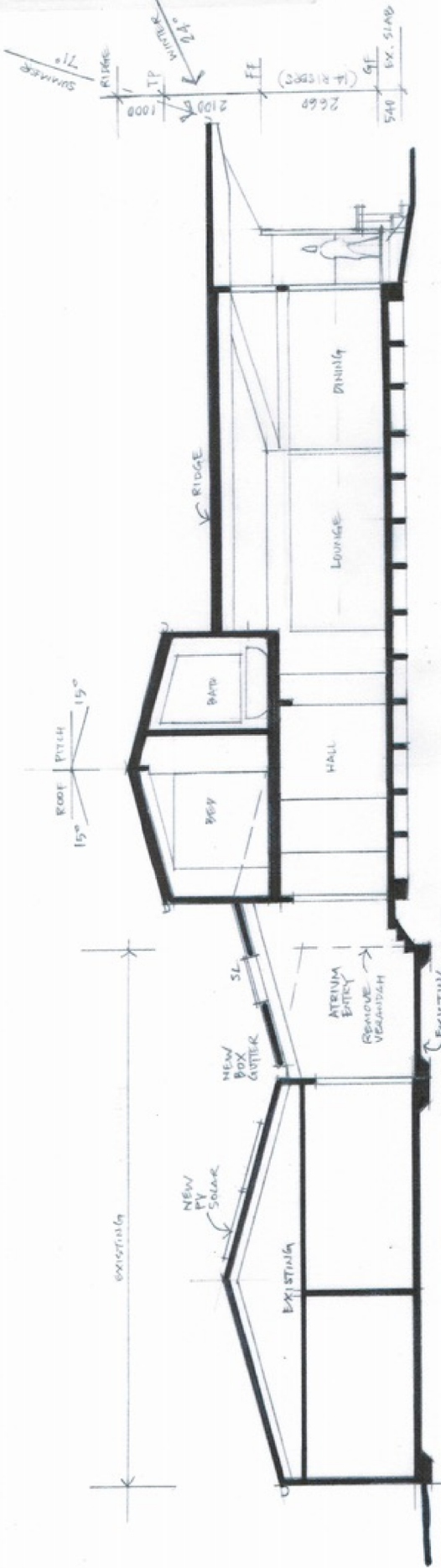
NEW FLOOR AREA - 45 SQM + DECK
FIRST FLOOR
 SCALE 1:100

**PROPOSED RESIDENCE
 AND STORAGE
 9 MAGOG PLACE
 TRAVELLERS REST.
 FOR
 ANDREW HADRILL**
 PAGE 24

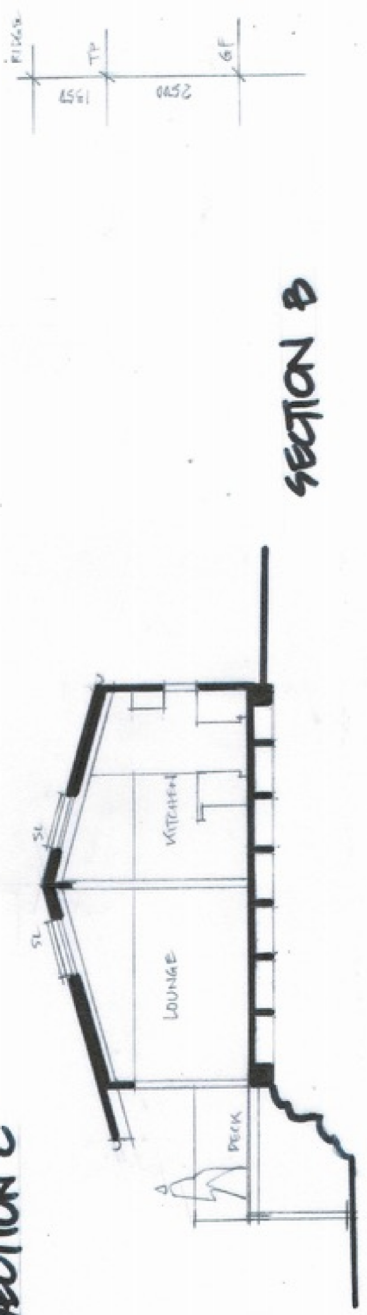
2315-03



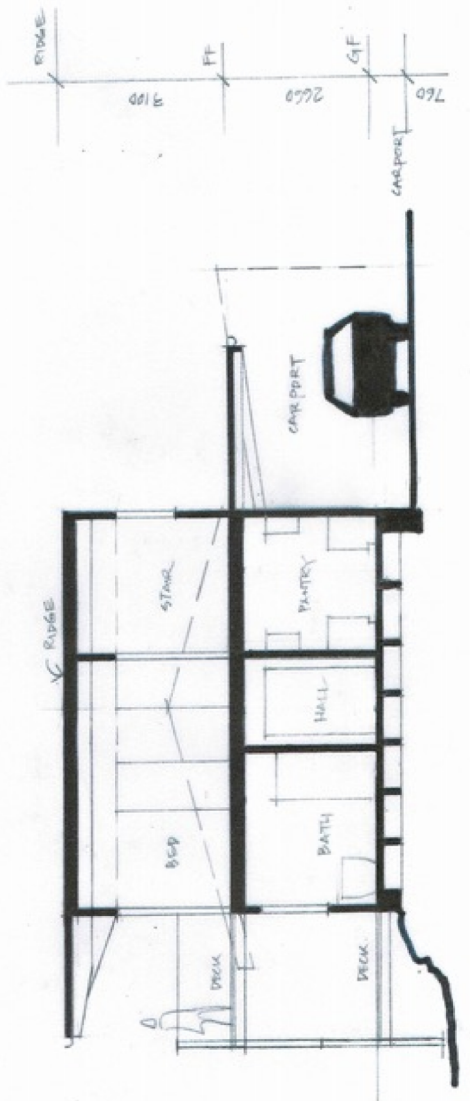
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SECTION C



SECTION B

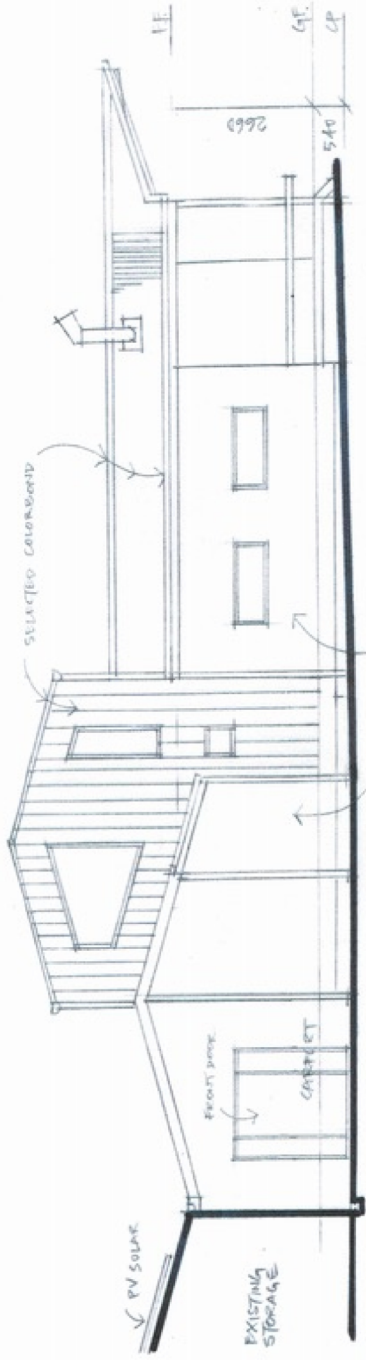


SECTION A

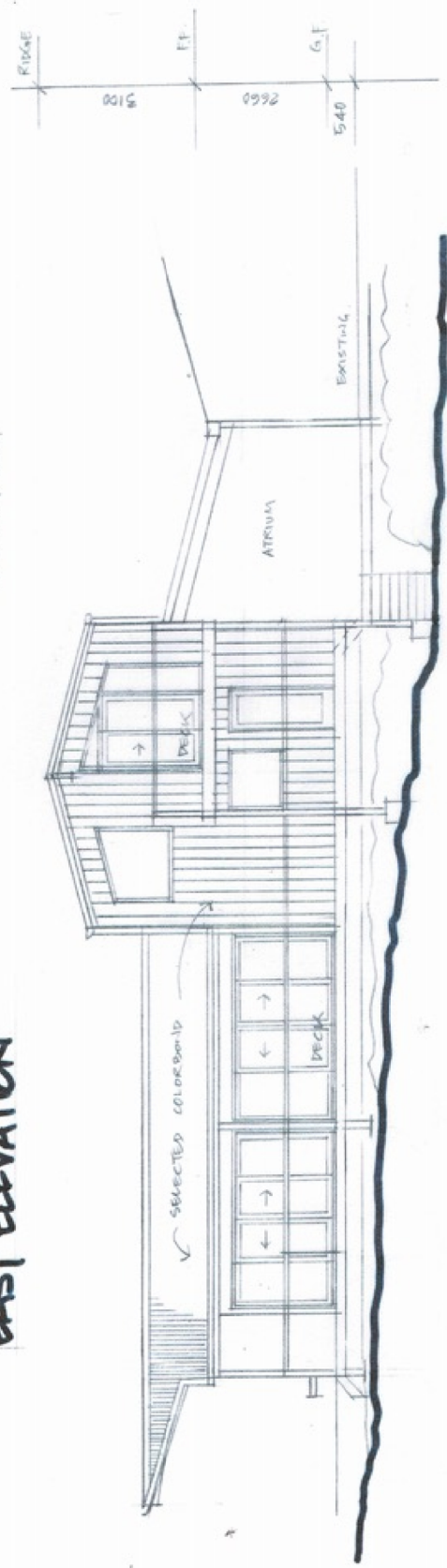
**PROPOSED RESIDENCE
 AND STORAGE
 9 MAGOG PLANCE
 TRAVELLERS REST.
 FOR
 ANDREW HADRILL**
 MAR. 24
2315-04



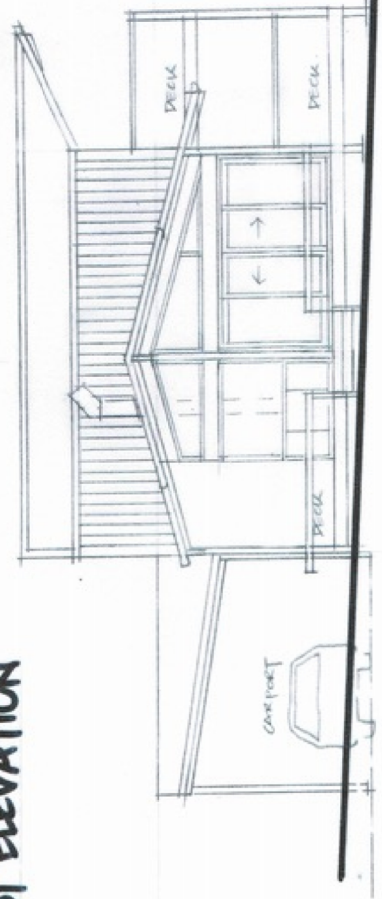
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EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

**PROPOSED RESIDENCE
 AND STORAGE
 9 MAGOG PLACE
 TRAVELLERS REST.
 FOR
 ANDREW HADRILL**
HOUSE 04
2315.05



Two gum trees slightly left and North and 3 wattles on the cleared section below the house. Also the two large wattles that overshadow the house have been removed.

They had to go as massive fire hazard. The wattle trees have shot up only in the last 12-15 years as this was clear area when we first built the shed/house.

There are two trees in our front yard in a fenced area that we planted that will also have to go as the new build will go straight through them.

We have had Paul Denim from Island Vegetation climb and assess the gum trees on the East side and directly North of the house. He and his team have cut out all dead and dangerous limbs that were a problem.

Over the years a few large limbs have fallen. He has assessed and feels the trees are strong and sound. We have been gradually thinning out undergrowth around and down the bank as there was a lot of gorse that had to go.

This will be an ongoing process to minimize the risk of bushfires. The cleared section that is toward the river in front of the house and new renovation will be a grassed area and teared down in 3 stages with 400mm rocks walls from the property down to the the btm (river) boundary.

We have also installed another 13,000 ltr water tank in case of fire and for personal use.

To cover the extra roof from the new extension we are also installing another 23,000 ltr tank that will sit along side the other two existing ones and of course the mandatory 10,000 ltr tank 3/4 down the driveway as per fire management plan.

This has enabled us to meet a Bal 19 for bushfire management.

Abbie Massey

From: [REDACTED]
Sent: Tuesday, 2 April 2024 9:32 AM
To: Planning @ Meander Valley Council
Subject: RE: PA\24\0201 - existing shipping container shed - 9 Magog Place, Travellers Rest
Attachments: Container+Roof+Gable_20.jpg; IMG_1463.JPG; IMG_1462.JPG; IMG_1465.JPG

Hi Leanne

The above photo is pretty well what I am doing. Although this is a gable roof. I have attached the other three current photos of how it looks.

On the plan have stated a Skillion Roof. The roof will go over both containers. The red container has been on the property since before we moved in, I have had it moved a few metre's to allow for the second container. The orange container is to be painted Charcoal to match the other very soon. Also want it to blend in with the environment. I have a small excavator and 2 trailers that I would like to keep under cover plus it will help keep the place neat.

The overall height is 3.2m if gable roof. Around 3m if Skillion roof as the charcoal container sits approx.;, 300mm lower.

The water off the roof will also be caught and go into a 10,000 ltr tank as backup for the others.

I had Red Dog put this in the Bal report as I want this to be part of the build process for the house extension.

Regards Andrew Hadrill

From: Planning @ Meander Valley Council <planning@mvc.tas.gov.au>
Sent: Thursday, March 28, 2024 2:56 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: PA\24\0201 - existing shipping container shed - 9 Magog Place, Travellers Rest

Good afternoon Andrew

Further to my message I left today, to expedite the process, could you please email a photo of the shipping container shed that is shown on the site plan. Please include the overall height of this shed.

Thanking you for your assistance in this matter.

Kind Regards

Leanne Rabjohns
Town Planner



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FBXU 742343 1
25G1

MAX GR 30,000 KG
TARE 6,700 KG
NET 23,300 KG
CU CAP 67.00 CBM

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MAX GR 30,000 KG
TARE 6,700 KG
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