



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:	Coactive Building Design - PA\24\0204
PROPERTY ADDRESS:	371 Bradys Plains Road PARKHAM (CT: 232145/1)
DEVELOPMENT:	Demolition of existing dwelling, construction of new Single dwelling - setbacks.

The application can be inspected until **Wednesday, 17 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.

Please note: Council will be closed from 5pm Thursday 28 March 2024 & will reopen at 8:30am Wednesday 3 April 2024.

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 30 March 2024.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

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 Indicate by ✓ box
- Have you already received a Planning Review for this proposal? Yes No
- Is a new vehicle access or crossover required? Yes No

PROPERTY DETAILS:

Address:	<input type="text" value="371 Bradys Plain Road"/>	Certificate of Title:	<input type="text" value="232145/1"/>
Suburb:	<input type="text" value="Parkham"/>	<input type="text" value="7304"/>	Lot No: <input type="text"/>
Land area:	<input type="text" value="1159033 m2"/>	<i>m² / ha</i>	
Present use of land/building:	<input type="text" value="Agricultural, incl. residence"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

- 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
- | | | | |
|---|--|--------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry | <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: New building height:

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

SEARCH OF TORRENS TITLE

VOLUME 232145	FOLIO 1
EDITION 5	DATE OF ISSUE 10-Apr-2018

SEARCH DATE : 14-Mar-2024

SEARCH TIME : 10.39 AM

DESCRIPTION OF LAND

Parish of PARKHAM, Land District of DEVON
 Lot 1 on Plan 232145
 Derivation : Whole of Lot 2349 and Part of Lot 12582 Gtd. to F.
 Radford
 Prior CT 3096/53

SCHEDULE 1

M501137 TRANSFER to MARK JOHN STREETS Registered
 11-Feb-2015 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 E105625 MORTGAGE to Rabobank Australia Limited Registered
 10-Apr-2018 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469
TASMANIA

REAL PROPERTY ACT, 1862, as amended
NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book
Vol. Fol.
3096 53

Cert. of Title Vol. 761 Fol. 5

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

[Signature]

Recorder of Titles.



DESCRIPTION OF LAND

PARISH OF PARKHAM LAND DISTRICT OF DEVON
TWO HUNDRED ACRES TWO RODS ELEVEN PERCHES AND FIVE TENTHS OF
A PERCH on the Plan hereon.

FIRST SCHEDULE (continued overleaf)

CLAUDE BROOMHALL of Parkham, Farmer.

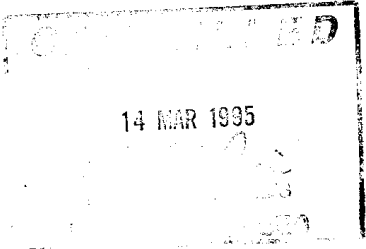
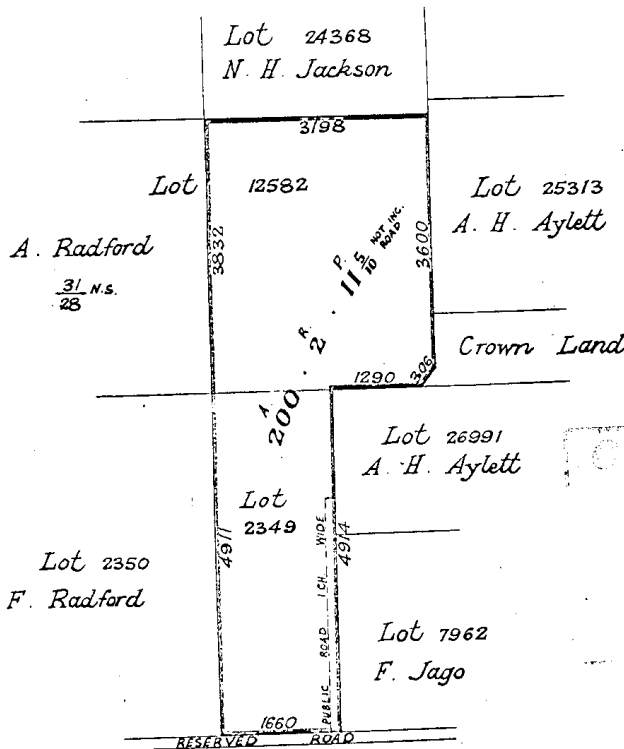
SECOND SCHEDULE (continued overleaf)

NIL

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER

232145



Whole of Lot 2349 and Part of Lot 12582 Gtd. to F. Radford
Meas. in Links.

First Edition. Registered
Derived from C.T. Vol. 761 Fol. 5 - Transfer A31609 L. Radford - *[Signature]*

Proposed Dwelling

at

371 Bradys Plain Road, Parkham

for

Overton Homes and J & K Streets

Project No.

24004

Drawings:

Ap01	Location Plan
Ap02	Site Plan
Ap03	Floor Plan
Ap04	Elevations
Ap05	Elevations
Ap06	3D Representation

Issue:

For Approval

coactive
building design

Mark Benson Lic. 916876147 | ABN 55 657 809 151
Level 2, 93 York Street, Launceston TAS 7250
Email: info@coactivebuildingdesign.com.au
Phone: 0455 669 949 coactivebuildingdesign.com.au



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REV.	DATE	DESCRIPTION	INT.
A1	14.03.24	Client Review	MJB

ISSUED FOR APPROVAL

DESIGNED: MJB DRAWN: MJB CHECKED: - SCALES: 1:10000 @ A3

DRAWING TITLE:
Location Plan

PROJECT NO: 24004 DRAWING NO: Ap01 REV: A1





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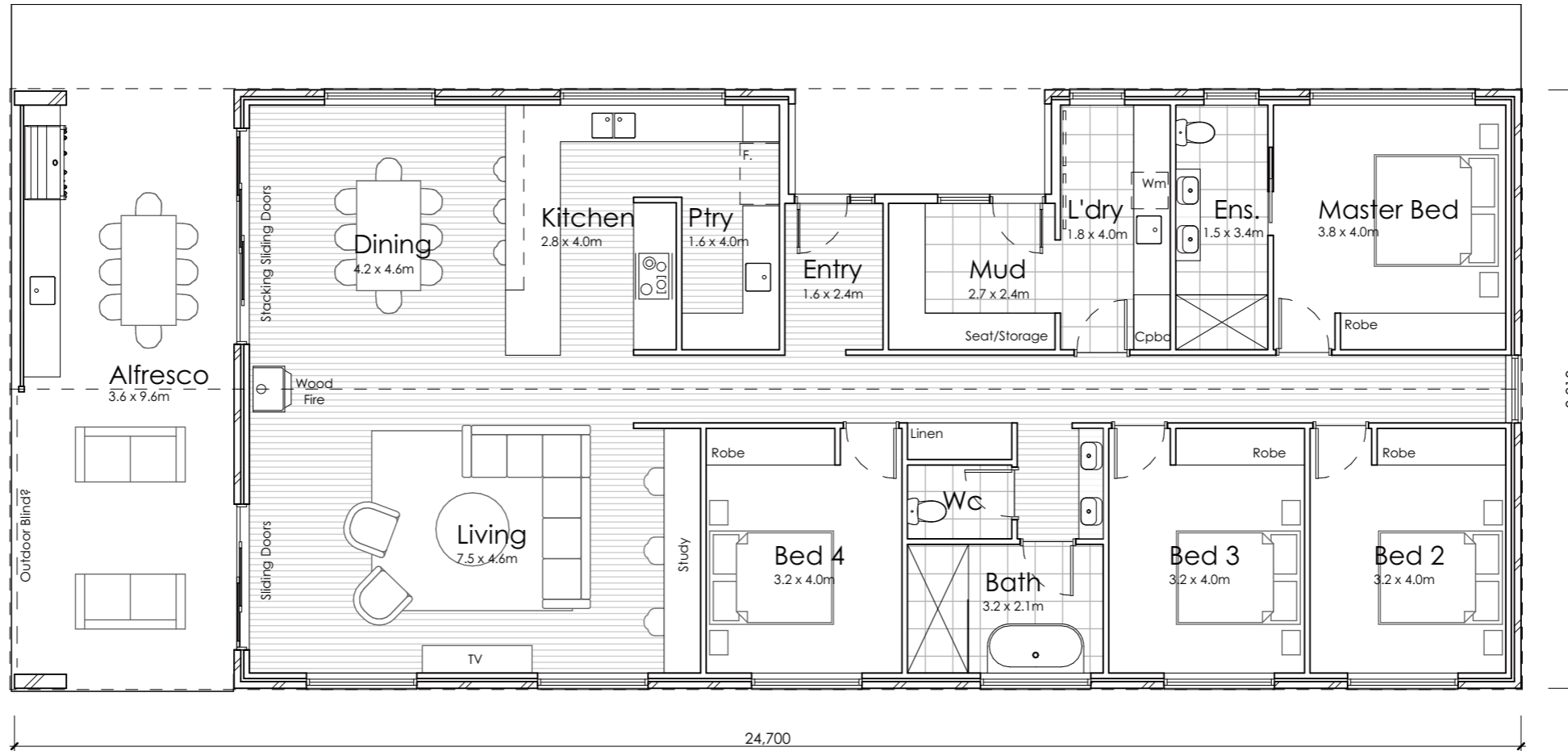
ISSUED FOR APPROVAL

DESIGNED: MJB DRAWN: MJB CHECKED: - SCALES: 1:200 @ A3

DRAWING TITLE:
Site Plan

PROJECT NO: 24004 DRAWING NO: Ap02 REV: A1





Proposed Floor Plan
Scale 1:100

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A1	14.03.24	Client Review	MJB

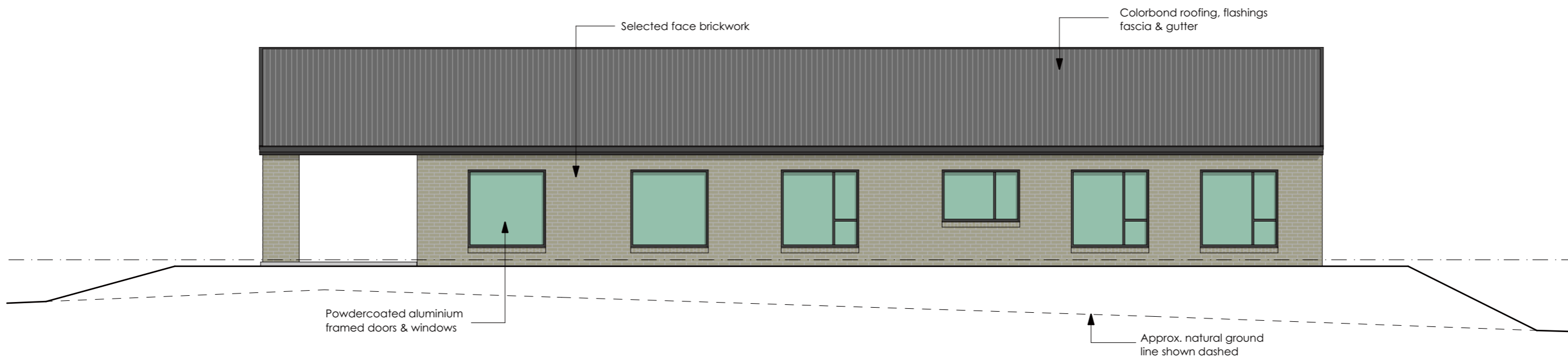
ISSUED FOR APPROVAL

DESIGNED: MJB DRAWN: MJB CHECKED: - SCALES: 1:100 @ A3

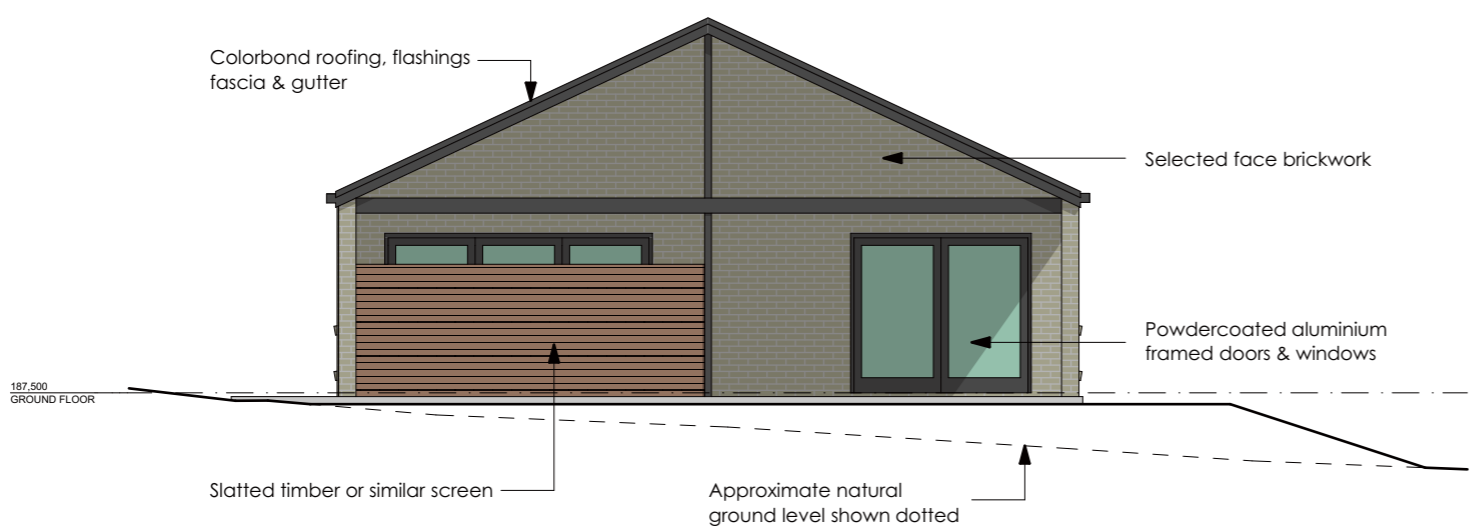
DRAWING TITLE:
Floor Plan

PROJECT NO: 24004 DRAWING NO: Ap03 REV: A1





South Elevation
Scale 1:100



West Elevation
Scale 1:100

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building design

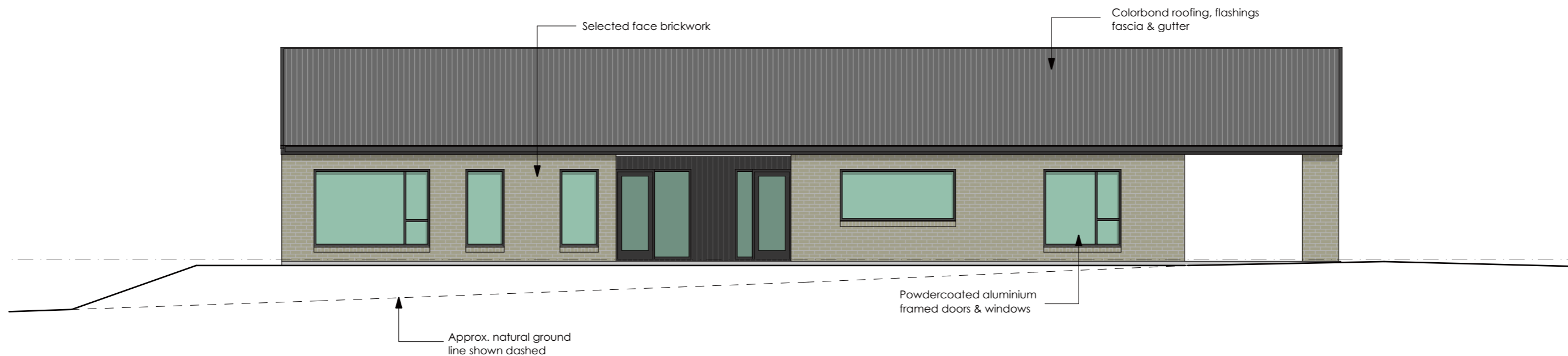
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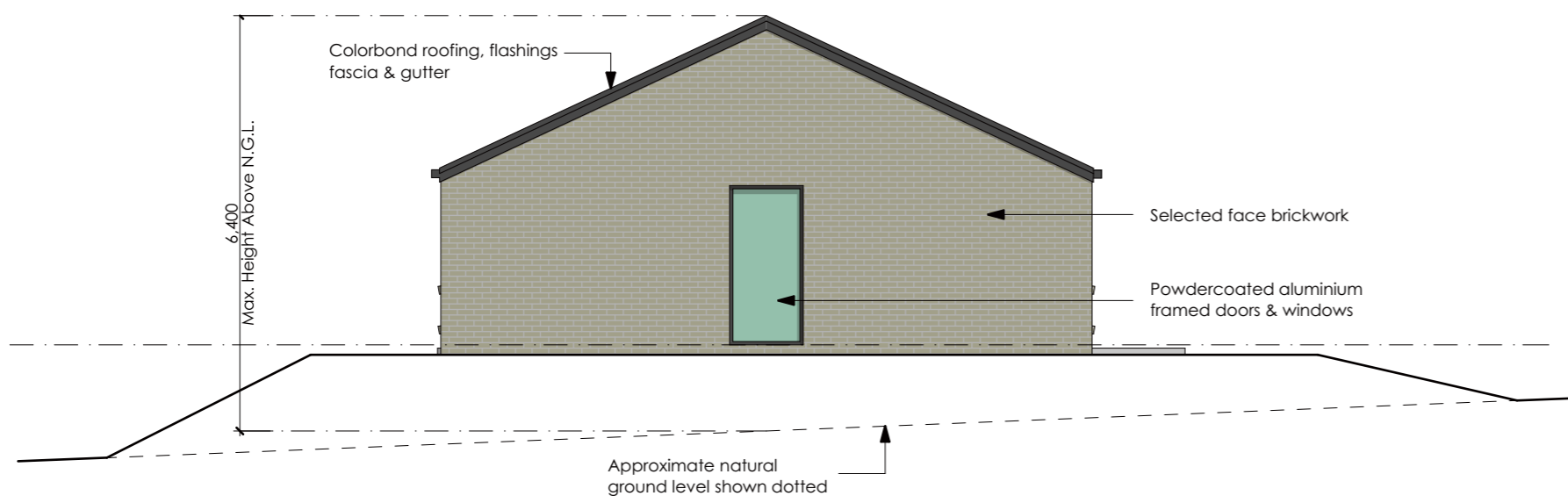
REV.	DATE	DESCRIPTION	INT.
A1	14.03.24	Client Review	MJB

ISSUED FOR APPROVAL

DESIGNED: MJB	DRAWN: MJB	CHECKED: -	SCALES: 1:100 @ A3
DRAWING TITLE: Elevations			NORTH:
PROJECT NO: 24004	DRAWING NO: Ap05	REV. A1	



North Elevation
Scale 1:100



East Elevation
Scale 1:100

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REV.	DATE	DESCRIPTION	INT.
A1	14.03.24	Client Review	MJB

ISSUED FOR APPROVAL

DESIGNED: MJB	DRAWN: MJB	CHECKED: -	SCALES: 1:100 @ A3
DRAWING TITLE: Elevations			NORTH:
PROJECT NO: 24004	DRAWING NO: Ap04	REV. A1	



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REV.	DATE	DESCRIPTION	INT.
A1	14.03.24	Client Review	MJB

ISSUED FOR APPROVAL

DESIGNED: MJB DRAWN: MJB CHECKED: - SCALES: 1:2 @ A3

DRAWING TITLE:
3D Representation

PROJECT NO: 24004 DRAWING NO: Ap06 REV: A1