

PLANNING NOTICE

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

APPLICANT:	G Franklin - PA\26\0115
PROPERTY ADDRESS:	40 Suburb Road WESTBURY (CT: 182200/1)
DEVELOPMENT:	Residential outbuilding (gazebo) - setback.

The application can be inspected until **Monday, 1 December 2025**, 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 15 November 2025.

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:		Assessment No:		-		-	
DA\		PA\		PC\			

- 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:	40 Suburb Road	Certificate of Title:	
Suburb:	Westbury	7303	Lot No:
Land area:		m^2 / ha	
Present use of land/building:	Residential	(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: m^2 New building height:

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

SEARCH OF TORRENS TITLE

VOLUME 182200	FOLIO 1
EDITION 5	DATE OF ISSUE 29-Jul-2025

SEARCH DATE : 12-Nov-2025

SEARCH TIME : 01.15 PM

DESCRIPTION OF LAND

Town of WESTBURY

Lot 1 on Sealed Plan [182200](#)

Derivation : Part of Lot 39, 5 Acres, Gtd. to James Murray

Prior CT [125610/39](#)SCHEDULE 1

[N184869](#) TRANSFER to SHANE LESLIE BALES and PRISCILLA JANE RAY
Registered 27-Apr-2024 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP182200](#) FENCING COVENANT in Schedule of Easements

[E420655](#) MORTGAGE to Westpac Banking Corporation Registered
29-Jul-2025 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

PRIORITY FINAL PLAN

OWNER: NICHOLAS FITSIALOS

FOLIO REFERENCE: F/R 125610/39

GRANTEE: ~~PART~~ ^{WHOLE} OF LOT 39, 5A-0R-0P, GRANTED
TO JAMES MURRAY

PLAN OF SURVEY

BY SURVEYOR DALLAS McCULLOCH
D.J.McCULLOCH SURVEYING
RIVERSIDE, TASMANIA 7250

LOCATION

**TOWN OF WESTBURY
SECTION D11**

SCALE 1 : 750

LENGTHS IN METRES

REGISTERED NUMBER

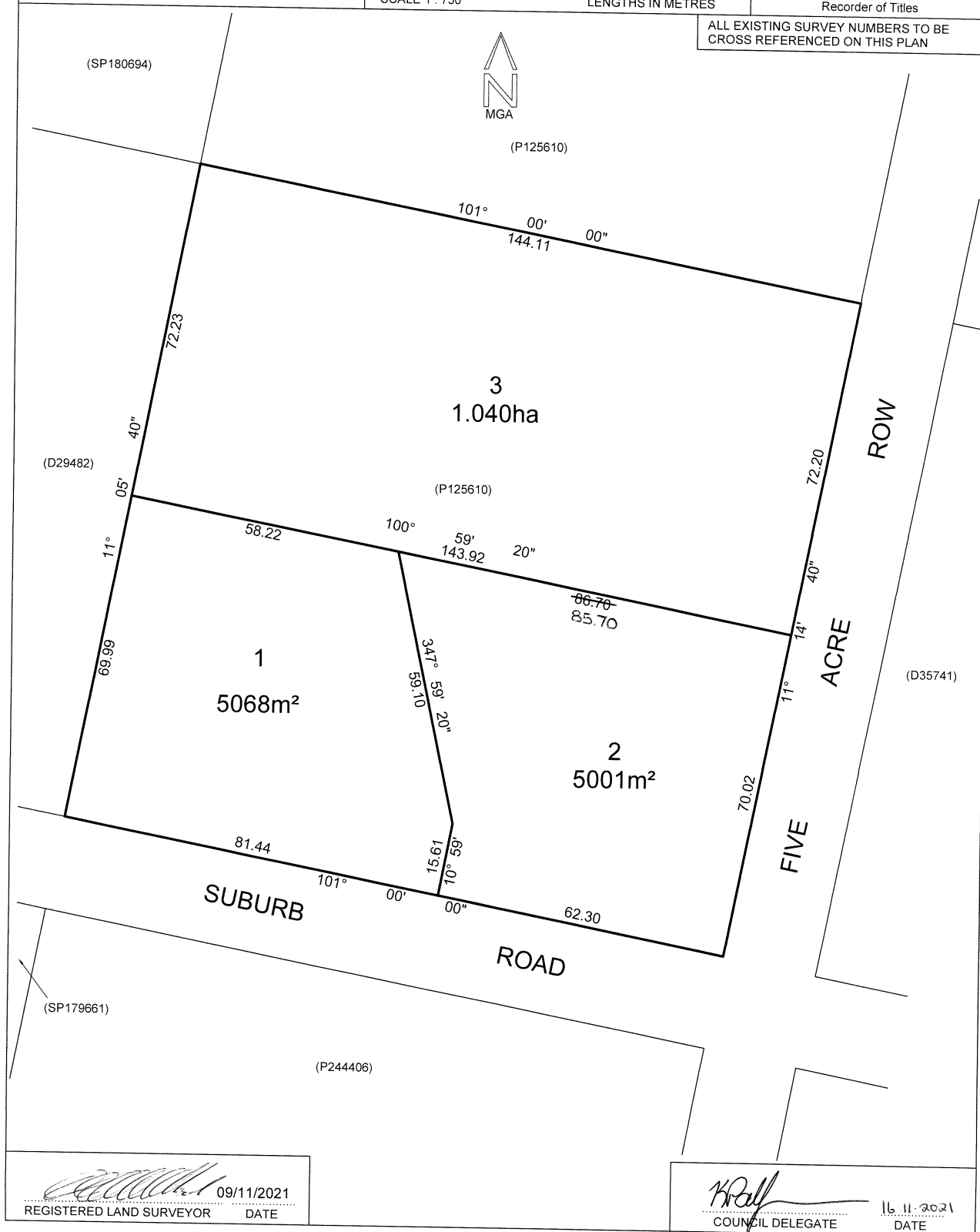
SP182200

APPROVED 13 DEC 2021
EFFECTIVE FROM

[Signature]

Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN



[Signature] 09/11/2021
REGISTERED LAND SURVEYOR DATE

[Signature] 16.11.2021
COUNCIL DELEGATE DATE

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 182200

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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.

FENCING COVENANT

the vendor

The Owner of each Lot on the Plan covenants with Nicholas Fitsialos (called "the Owner") that the Owner shall not be required to fence.

Vendor

No other easements, covenants or profits a prendre are intended to be created to benefit or burden any Lot shown on the Plan.

Signed by **NICHOLAS FITSIALOS**
the registered proprietor of the land
in Folio of the Register Volume 125610
Folio 39 in the presence of:

)
)
)
)

Witness signature:

Witness full name:

Witness occupation:

Witness address:

MILES TRIVING
Postal Manager
60 William St
Westbury 7303



(USE ANNEXURE PAGES FOR CONTINUATION)

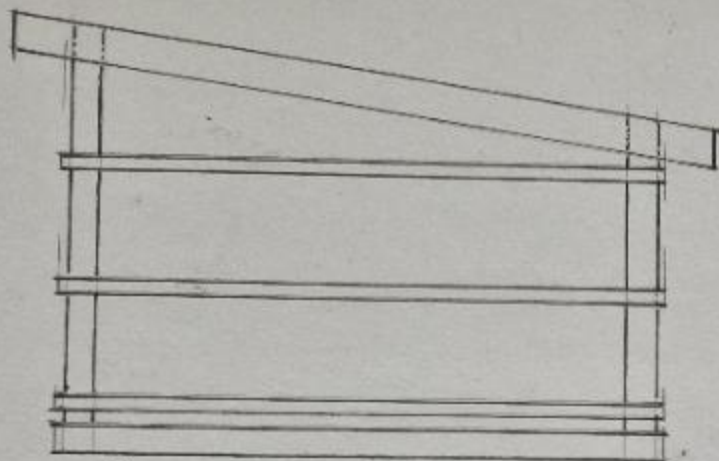
SUBDIVIDER: NICHOLAS FITSIALOS	PLAN SEALED BY: MEANDER VALLEY COUNCIL
FOLIO REF: Certificate of Title Volume 125610 Folio 39	DATE: 16 November 2021
SOLICITOR & REFERENCE: Julie Byrne Legal - 20210418	PA/21/0315
	REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	



* DISTANCE FROM SUBURB RD BOUNDARY IS 11.2 mtrs
FROM FRONT FENCE

* ROOF STRUCTURE IS SKILLION ROOF WITH HIGHEST
POINT BEING 3 mtrs APPROX

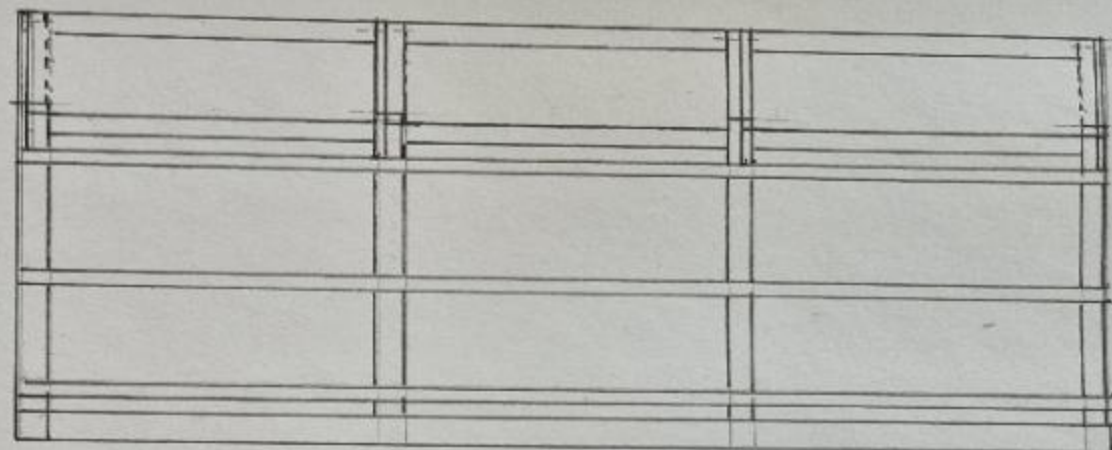
* THE ROOF WILL HAVE NO CLADDING.



RIGHT ELEVATION

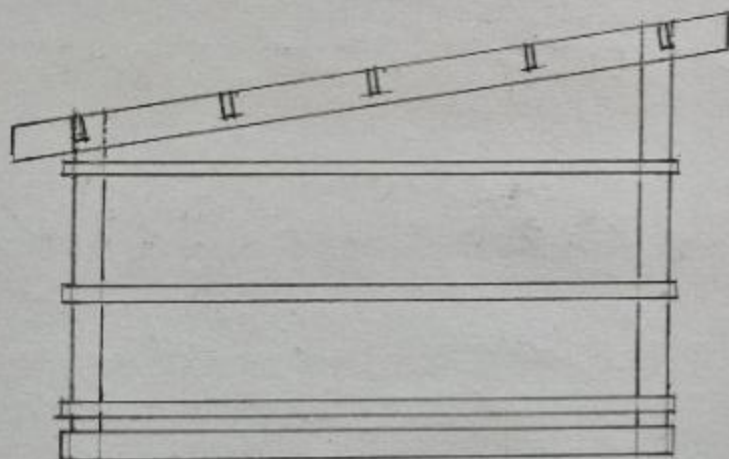
4000 mm

2400 mm

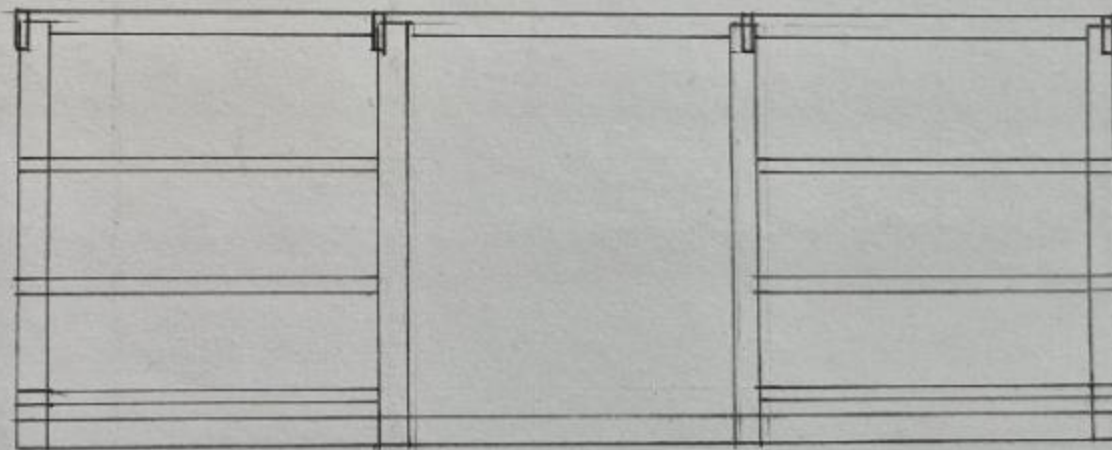


BACK ELEVATION

8000 mm



LEFT ELEVATION



FRONT ELEVATION

3000 mm