

PLANNING NOTICE

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

APPLICANT:	C Hargreaves - PA\26\0118
PROPERTY ADDRESS:	21 Heald Road TRAVELLERS REST (CT: 158513/1)
DEVELOPMENT:	Residential outbuilding (garage) – site coverage, setback, landscape protection, priority vegetation area, scenic protection area.

The application can be inspected until **Monday, 8 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 22 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.

Index No.	17411
Doc. No.	
RCVD	29 OCT 2025
OFFICER	SB
DEPT.	MS

Meander Valley Council
Working Together

OFFICE USE ONLY

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

- 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:	21 Heath Road	Certificate of Title:	158513/1
Suburb:	Travellers Rest	Lot No:	7250
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): \$70,000 Includes total cost of building work, landscaping, road works and infrastructure

Description of work: Farm Shed

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

New floor area: 300 m² New building height: 6.5 m

Materials:

External walls:	Monument	Colour:	Monument
Roof cladding:	Monument	Colour:	Monument

SEARCH OF TORRENS TITLE

VOLUME 158513	FOLIO 1
EDITION 7	DATE OF ISSUE 29-May-2025

SEARCH DATE : 30-Oct-2025

SEARCH TIME : 11.37 AM

DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL
Lot 1 on Sealed Plan 158513
Derivation : Part of 121 acres Gtd to J H Reibey
Prior CT 127114/32

SCHEDULE 1

N250272 TRANSFER to URSULA KATE MCCULLOCH and CHRISTOPHER
JOHN HARGREAVES Registered 29-May-2025 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP158513 EASEMENTS in Schedule of Easements
SP158513 COVENANTS in Schedule of Easements
SP158513 FENCING PROVISION in Schedule of Easements
SP127114 COVENANTS in Schedule of Easements
SP127114 FENCING COVENANT in Schedule of Easements
SP127114 WATER SUPPLY RESTRICTION
SP127114 SEWERAGE AND/OR DRAINAGE RESTRICTION
B189253 PROCLAMATION under Section 9A and 52A of the Roads
and Jetties Act 1935. Registered 03-jun-1988 at noon
E412662 MORTGAGE to Commonwealth Bank of Australia
Registered 29-May-2025 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER : BASS CORPORATION PTY. LTD..	PLAN OF SURVEY		REGISTERED NUMBER SP158513
FOLIO REFERENCE : 127114/32	BY SURVEYOR JOHN WILLIAM DENT of CAMPBELL SMITH PHELPS PEDLEY 3/23 BRISBANE STREET, LAUNCESTON	APPROVED EFFECTIVE FROM 1 8 DEC 2009	
GRANTEE : Part of lot 121, (327A - OR - OP) Gtd to J. H. Reibey	LOCATION LAND DISTRICT OF CORNWALL PARISH OF LAUNCESTON	Recorder of Titles <i>Alice Kawa</i>	
MAPSHEET MUNICIPAL CODE No. 121 (5040)	SCALE: 1:2000	LENGTHS IN METRES	SURVEYORS REF: 245/08
LAST UPI No FDL52	LAST PLAN No.(SP127114)	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

LOT 1 IS COMPILED FROM CT. 127114/32 AND THIS SURVEY

The diagram shows two adjacent lots, Lot 1 and Lot 2, separated by a dashed line representing a boundary or easement. Lot 1 is labeled '1' and has an area of 5.222ha. Lot 2 is labeled '2' and has an area of 4098m². The plan includes various bearings and distances along the boundaries of both lots. A table provides specific bearing and distance data for four points. The plan also references several other survey numbers (SP 18481, SP 20213, SP 15388, SP 133503, SP 28814, SP 119422, SP 23068, SP 105515, SP 127114) and mentions existing survey numbers to be cross-referenced. A north arrow is located in the upper right corner. The plan is signed by the Council Delegate on 20.9.09.

No.	BEARING	DISTANCE
1	262°37'	14.01
2	262°37'	6.00
3	181°05'	13.94
4	199°26'	20.27

HEALD ROAD

COUNCIL DELEGATE DATE 20.9.09



43
15
33

63 →

Road

30% OFF

BIG SHED BONANZA!

**BIG Sheds.
BIGGER Savings.
BIGGEST Sale Yet.**

Order by 30th September and get your shed delivered before Christmas!

Kit Price

Description	Subtotal
Purchase Engineering Plans Only	\$550.00 inc. GST
Promotional Shed Kit Price (Inc GST) (Valid until September 30 th)	\$45,719.79
*Engineering Plans Included	
*Delivery to Site Included	

Easysshed Finance

Flexible Payment Plans for Everyone

Buy now, Pay Later! Ask our team how.

To convert this quote to an order please sign and return to your Sales Consultant. Thank you.

Price is subject to Final engineering assessment.

GST Included in the Total price.

Signature: _____

Why choose Easysshed

With over 40 years of industry experience we can honestly say we will provide you with the best quality, at the best price, and availability.



300,000+ Happy Customers

Most 5 star rated shed brand in Australia.



Lifetime Warranty

Quality that lasts a lifetime, guaranteed.



Aussie made and owned

Family owned and operated for over 40 years.



Building Specification

NCC Building Class	10a - https://www.abcb.gov.au/sites/default/files/resources/2022/UTNCC-Building-classifications.PDF
Building Dimensions	12.000 m (W) x 25.000 m (L) x 5.000 m (H)
Main Frame Details	Main = C35030, Roof Purlin = Z15015, Wall Girt = Z10015
Number of Sidewall Bays	6 - 4.167 m
Number of Endwall Bays	3 - 4.000 m
Main Frame Knee Brace	The frame has a knee brace at approximately 3.142 m/2.607 m (highside/lowside) from slab.
Building Fixed to	100mm Slab with Bored Footings
Base Fixing	Bolt Down Anchor Brackets
Apex Height	6.050 m
Roof Pitch	Monopitch 5 deg
Wall Cladding	Monoclad 0.47 TCT Colour
Roof Cladding	Monoclad 0.47 TCT Colour
Gutters	Hi Front Gutter
Down Pipes	Stormwater PVC Downpipe 90mm - 6m length
Base Trim	None
Roller Doors	3x 4200H x 3330W Opening Taurean Series B Roller Door Monument
Roller Door Inclusions	3x Metal Wrap Packaging 4 metre
Access Doors	None
Windows	None
Openings Only	None
Insulation	None
Skylights	None - GREY TINT ONLY
Mezzanine Bays	N/A
Mezzanine Floor Height	N/A Height is to the top of Yellow Tongue flooring (Steel Work only supplied – Flooring, Stairs and Handrails Not supplied by Easysshed)
Lean-to A Span	N/A
Lean-to A Height	N/A
Lean-to B Span	N/A
Lean-to B Height	N/A
Lean-to on Endwall A	^LEANTOEASSPAN^
Lean-to on Endwall B	^LEANTOEBSPAN^
Ground Snow load	N/A
Additional Roof Load Applied	N/A
Extras Inc in Your Quote	N/A

Please check your building selection before signing.

Signature: _____

30% OFF

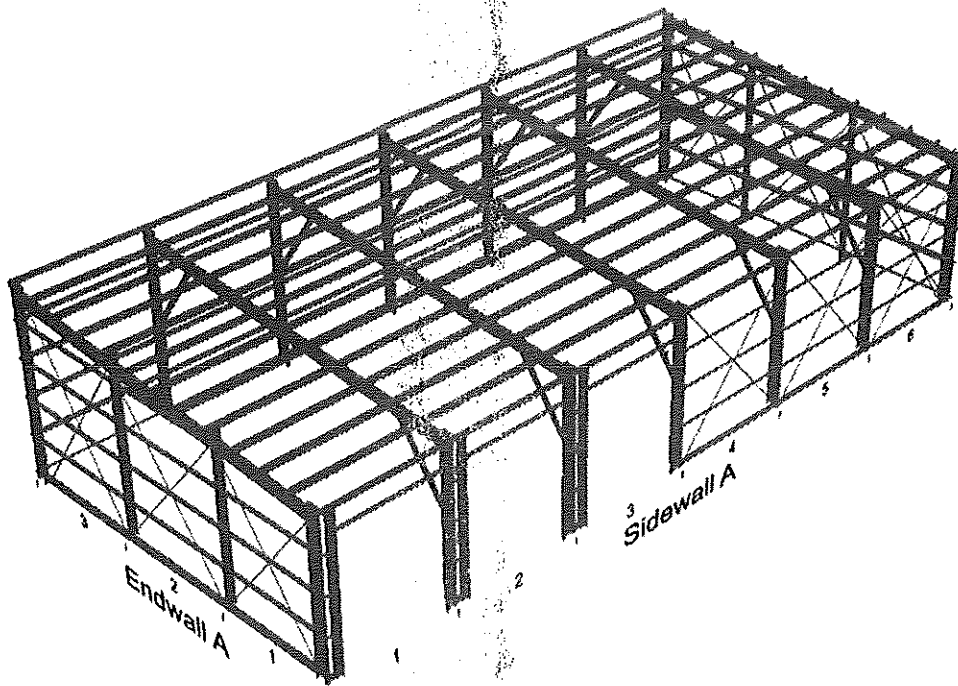
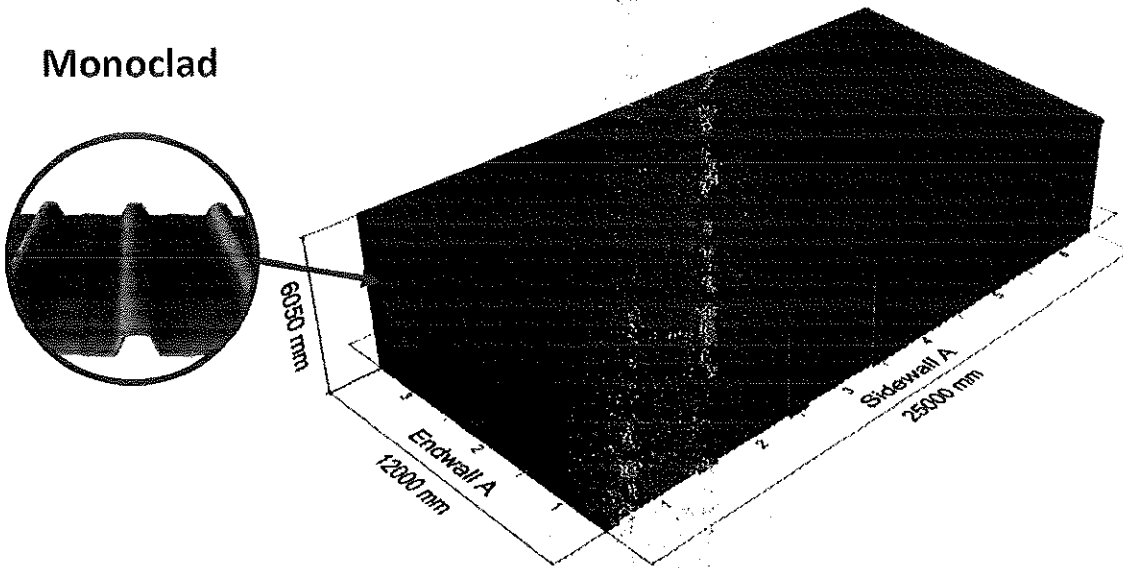
BIG SHED BONANZA!

**BIG Sheds.
BIGGER Savings.
BIGGEST Sale Yet.**

Order by 30th September and get your shed delivered before Christmas!

Drawings:

Monoclad



30% OFF

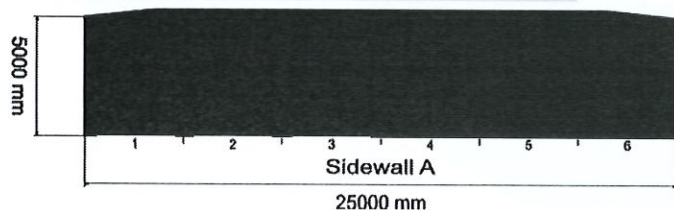
BIG SHED BONANZA!

**BIG Sheds.
BIGGER Savings.
BIGGEST Sale Yet.**

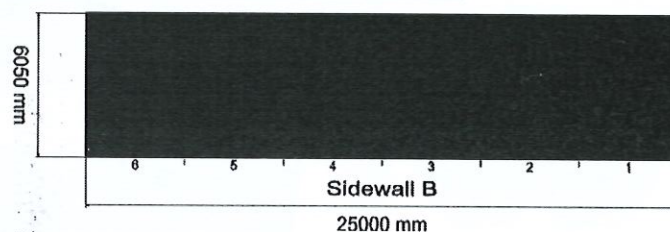
Order by 30th September and get your shed delivered before Christmas!

Drawings:

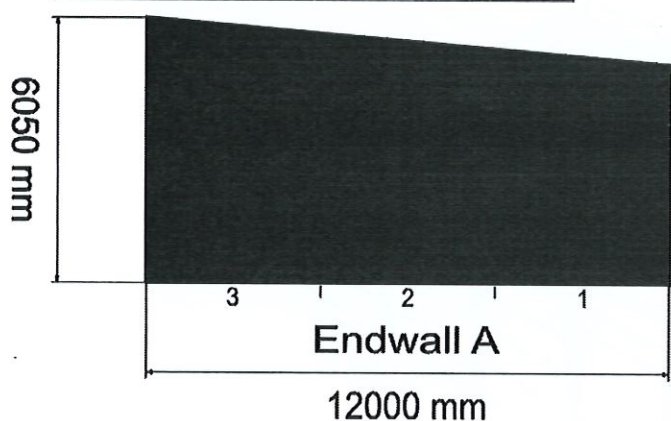
Side Wall A



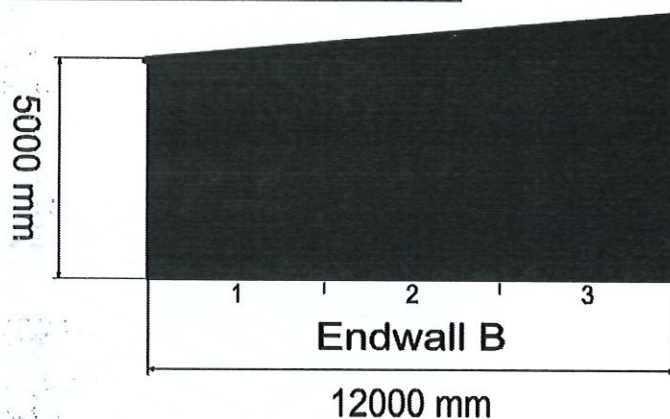
Side Wall B



End Wall A



End Wall B



Whilst the colours above are reasonably accurate, they might vary from the colours chosen, as such they should not be relied upon as an accurate representation, rather, genuine colour swatches should be used for colour representations.