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:	**C Guglielmino - PA\26\0141**
PROPERTY ADDRESS:	**34 William Street WESTBURY (CT: 47948/1)**
DEVELOPMENT:	**Solar panel installation.**

The application can be inspected until **Thursday, 8 January 2026**, 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 13 December 2025.

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: | | | | | | **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: 34 William St

Certificate of Title: Diagram 47948

Suburb: Westbury 7303

Lot No: Lot 1

Land area: 1315m2 *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):* $ 27,738 *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work: Install flush mounted all-black solar panels on non-street facing sides of the house

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

New floor area: no change m^2 New building height: no change m

Materials: External walls: Weatherboard Colour: White

Roof cladding: Corrugated Iron Colour: Green

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
47948	1
EDITION	DATE OF ISSUE
12	21-July-2020

SEARCH DATE : 09-Dec-2025
SEARCH TIME : 09.50 am

DESCRIPTION OF LAND

Town of WESTBURY
Lot 1 on Diagram 47948
Being the land described in Conveyance No. 66/6848
Derivation : Part of 2A-1R-17Ps Gtd to R Lyall
Prior CT 4743/10

SCHEDULE 1

M696019 TRANSFER to MILES CHRISTOPHER IRVING and JEANETTE MAREE IRVING Registered 19-June-2018 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
E226641 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 21-July-2020 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

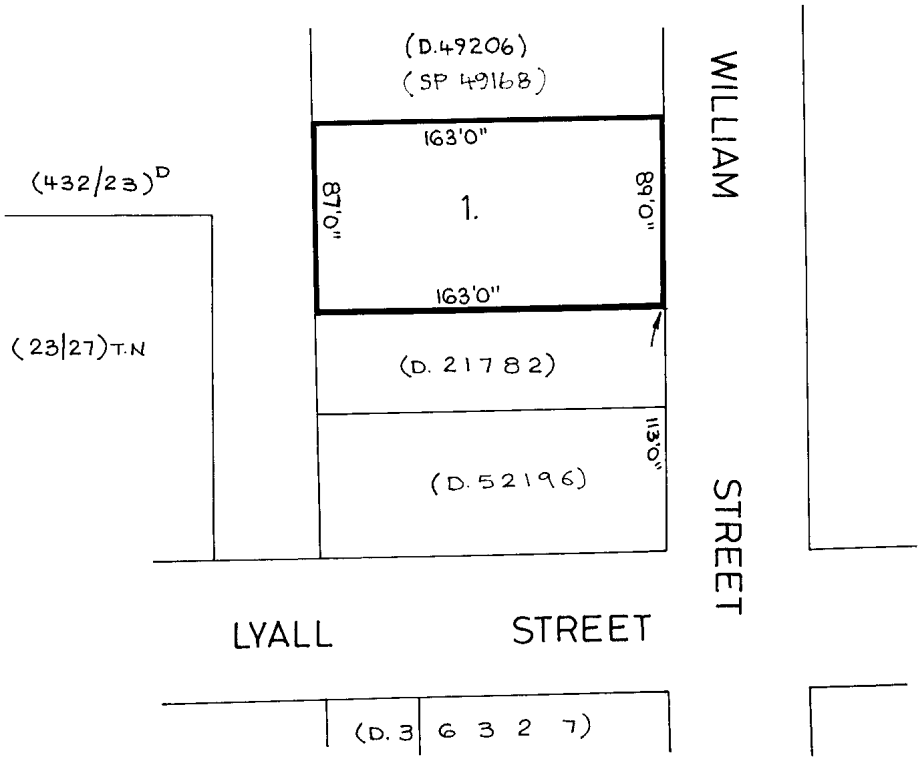
Issued Pursuant to the Land Titles Act 1980

APPROVED 24 JAN 1991 RECORDER OF TITLES	**CONVERSION PLAN** CONVERTED FROM 66/6848	REGISTERED NUMBER D.47948
FILE NUMBER Y.13864	GRANTEE: PART OF LOTS 3 & 4, 2-1-17 GTD. TO ROBERT LYALL.	DRAWN 10/1/91.

OS-K 2082

SKETCH BY WAY OF ILLUSTRATION ONLY

~~CITY~~/TOWN OF WESTBURY (SEC. G1)
~~LAND DISTRICT OF~~
~~PARISH OF~~
~~LENGTHS ARE IN METRES.~~ NOT TO SCALE.
LENGTHS ~~IN BRACKETS~~ IN ~~LINKS~~/FEET & INCHES.



Solar System With Battery 22.4kwh

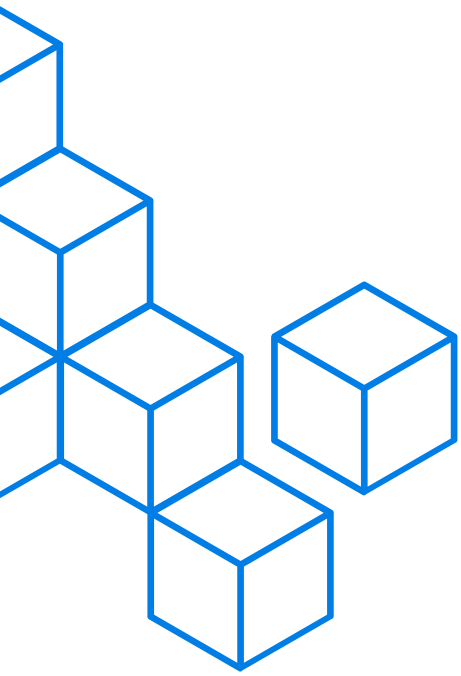
Addressed to:
Miles Irving
0432985708
mmmirving@yahoo.com
34 William Street
Westbury TAS 7303

Prepared by Edward Guglielmino on 30th October 2025
Last updated on 14th November 2025

Offer valid until 20th November 2025

Reference #: PJ-0000-2064-6

SOLARGEN PTY LTD (ABN: 86680827918)
Email: **edward@solargeneration.com.au** Website: **https://solargeneration.com.au/**



SOLARGEN PTY LTD

We are SolarGen — a proudly Tasmanian owned and operated solar business. We are passionate about delivering top-tier solar solutions while supporting our local community and the state we love. From the first consultation to the final installation, you will be working directly with us — no dodgy sales tactics, just honest advice and high-quality work. We believe in doing things right the first time, and we are committed to keeping you informed every step of the way. No surprises, no shortcuts — just solid service and solar you can count on.

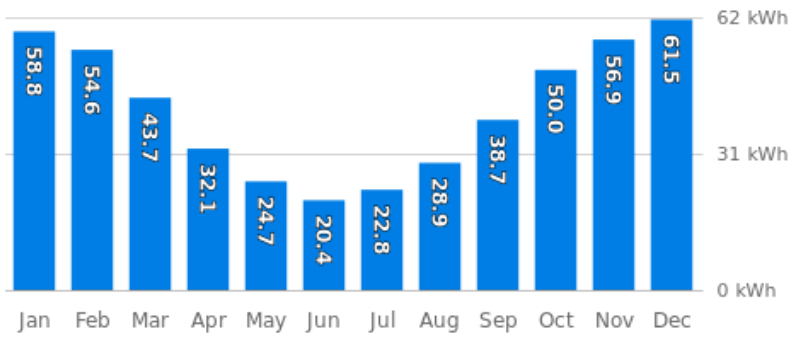
Proposed panel layout

34 William Street
Westbury TAS 7303

Panel strings & component markings

Daily production per month

How much electricity will my system generate per day, on average?



System details

Your custom design

Solar system size[1]
10.45 kW_{DC} (STC)

Battery size
22.4 kWh (22.4 kWh usable)

Estimated annual production[2]
14,972 kWh

Solar panel
22 × 475W WINAICO WBC Series Ultra Black · WST-475BDX54-B2
1,800 × 1,134 mm · Monocrystalline · Datasheet · Warranty

Inverter
1 × Sungrow SH10RT-ADA · 10000W
Three phase · 98.4% max. efficiency · Datasheet · Manual · Warranty

Battery storage[3]
1 × Sungrow SBR224 · 22.4kWh
625 × 1,065 × 330 mm · 22.4kWh usable · LiFePO4 · Datasheet · Manual · Warranty · Safety

EV charger
1 × Sungrow AC Charger · 22kW
Three phase · Type 2 · Datasheet · Warranty · Manual

Mounting system
Clenergy PV-ezRack SolarRoof
Flush mounted, tin (penetrative), ECO Rail · Datasheet · Warranty · Engineering Cert.

System efficiency[4]
87%

Utility costs

How much will I save after installing solar?

Before solar	With solar
$291.67 Average monthly bill	$36.34 ↓ 88% First year average
$3,500.00 Annual bill	$436.05 ↓ 88% Estimated annual savings $3,063.95

Self-consumption

How much of your solar power will be consumed on-site. More is better.

Solar only
26%

With storage
54% ↑28%

Energy balance

Where will your power come from?

Solar
45%

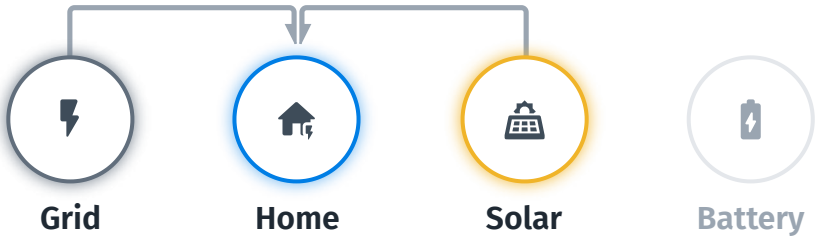
Battery storage
45%

Utility
10%

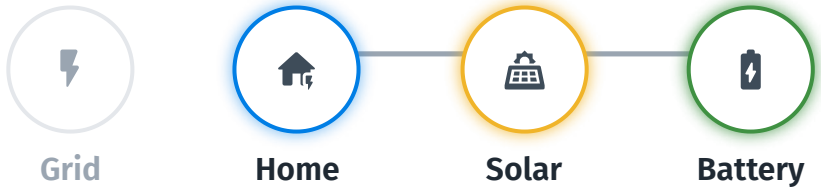
Battery performance[3]

How will you make the most of your battery storage?

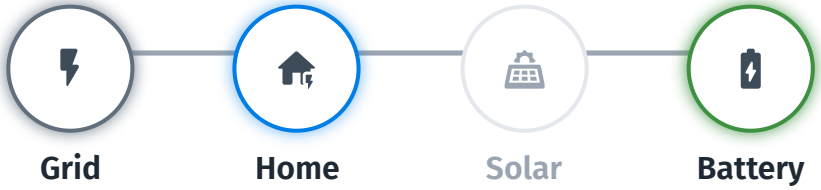
Morning



Afternoon



Night



20 year financial summary

Your historical electricity bills were used to help size your solar system. Based upon the system size suggested, the expected electricity bill savings over a 20 year period are provided below.

In addition, the first-year electricity bill savings you can expect are provided together with a chart of the monthly solar system output you can expect.

$44,387.58

Net present value of investment[5]

The Net Present Value (NPV) is the **present day value** of all future cash inflows minus the outflows. Since money is worth more in the present day than in the future, all future cashflows need to be discounted by inflation. A positive NPV indicates a good investment.

8–9 years

Discounted payback period[5]

Similarly, the Discounted Payback Period also accounts for all discounted future cashflows. The resulting period will typically be longer than a "simple payback period" calculation.

160%

Total return on investment[5]

The Return on Investment (ROI) is another measure of the efficiency of your solar investment. Imagine you invested $100.00 today and received $300.00 in return. The ROI would be 200%.

12.2%

Internal Rate of Return[5]

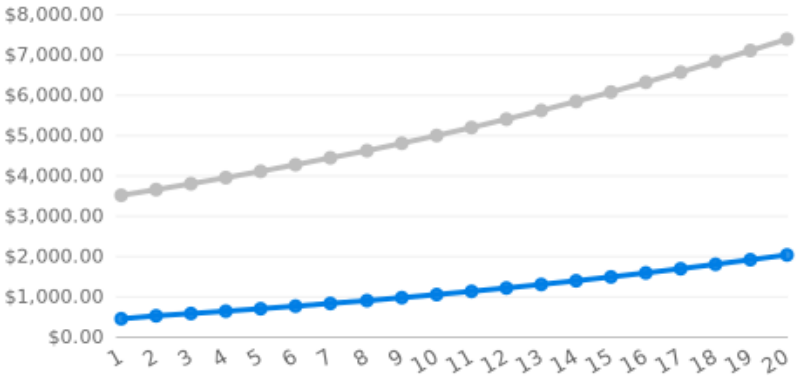
The Internal Rate of Return is the discount rate that is used such that the NPV of future cash flows is exactly zero. The higher IRR, the better

“Energy-efficient homes can sell for as much as 10 per cent more”
— Dr Daniel Daly
Read more »

Annual bill[5]

–

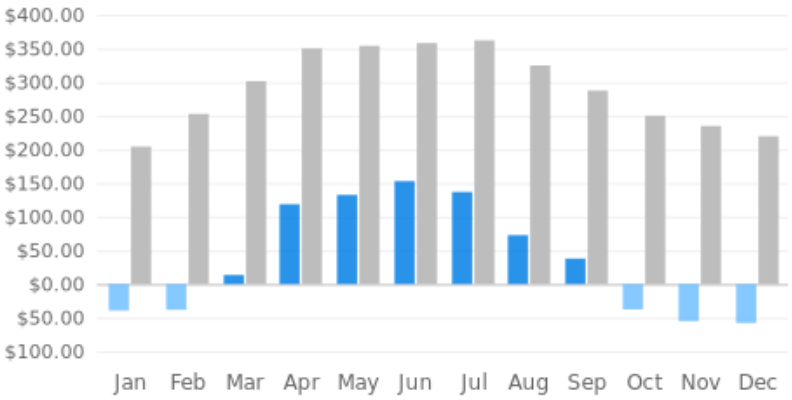
- Electricity bill without solar
- Electricity bill with solar

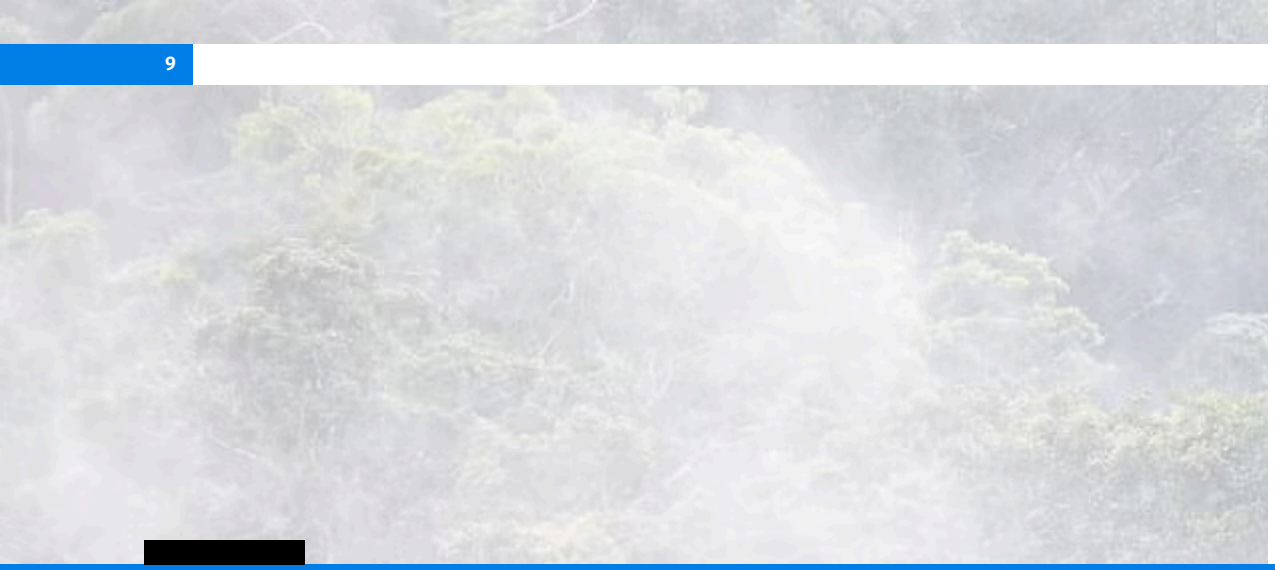


Monthly electricity bill comparison[5]

–

- Electricity bill without solar
- Electricity bill with solar





Environmental Analysis

Your solar system will generate significant environmental benefits. These come primarily from avoided power plant emissions.

271

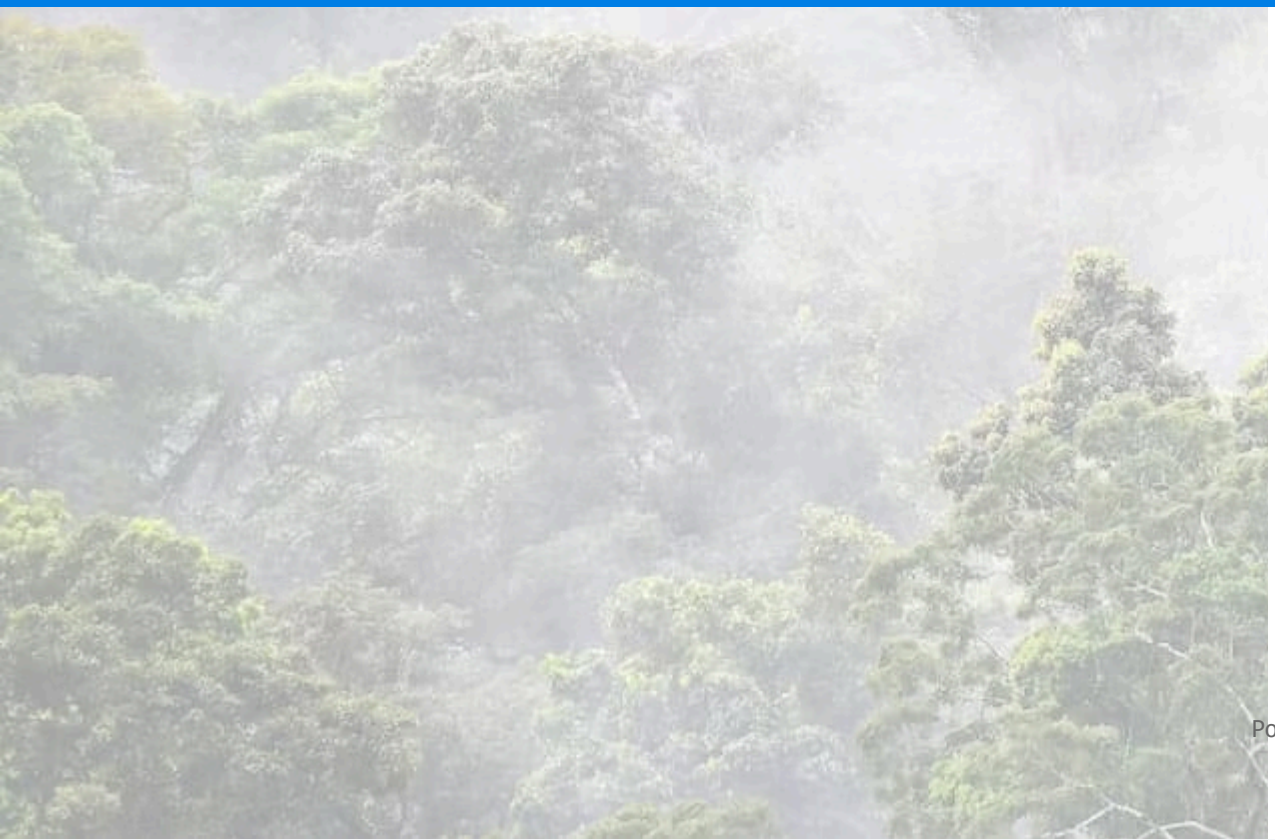
Trees planted equivalent per year[6, 7]

4,496

Avoided equivalent fuel per year (L)[6, 7]

5,110

Avoided coal burnt per year (kg)[6, 7]



Quote

To	Miles Irving 0432985708 mmmirving@yahoo.com	**From**	**SOLARGEN PTY LTD** ABN: 86680827918
Address	34 William Street Westbury TAS 7303	**Reference #** **Prepared on** **Expiry date**	PJ-0000-2064-6 30th October 2025 Nov 20, 2025

Description	Quantity	Price	Total
10.45kW Solar system with home energy system		$1,640.00	$1,640.00
Solar Panel WINAICO WBC Series Ultra Black WST-475BDX54-B2 (475W)	22	$307.80	$6,771.60
Inverter Sungrow SH10RT-ADA (10kW)	1	$4,760.00	$4,760.00
Battery Storage Sungrow SBR224 (22.4kWh / 22.4kWh usable)	1	$16,280.60	$16,280.60
EV Charger Sungrow AC22E-01	1	$972.40	$972.40
Racking/balance for corrugated iron	22	$60.00	$1,320.00
Freight - Launceston	10,450	$0.05	$522.50
Installation & labour	10,450	$0.35	$3,657.50
Three Phase Smart Meter	1	$250.00	$250.00
Switchboard upgrade RCBO Type Switches required for Batteries	3	$75.00	$225.00
Backup circuits	3	$50.00	$150.00
TasNetworks grid application	1	$0.00	$0.00
Switchboard Works To Make Room For Batteries and EV Charger 3 phases 3 poles of space needed for solar and batteries 3 poles for EV charger add 6 mod enclosure with x2 three-phase breakers RCBO type on EV Charger	1	$750.00	$750.00
Decommission existing system per panel	6	$20.00	$120.00
Must have stable 2.4GHz Wi-Fi signal at inverter location		(incl.)	
EV Charger Installation	1	$250.00	$250.00
Discount equivalent to number of 2025 STCs	1	-$1,188.00	-$1,188.00
Further discount for full deposit		-$3,116.58	-$3,116.58
		Subtotal excl. GST	$33,365.02
		GST	$3,336.50
		61 STCs [8] × $36.00	-$2,196.00
		188 Battery STCs [8,9] × $36.00	-$6,768.00
		Total incl. GST	**$27,737.52**

Acceptance

Please sign and return to SOLARGEN PTY LTD. Be sure to keep a copy for your own records. A 100% ($27,737.52) deposit is required to initiate the process. Final payments are to be made upon full completion of installation. **Offer valid until 20th Nov 2025**

Payment Milestones

Percentage	Description	Amount
100%	Deposit to secure price	$27,737.52

Payment

BSB: 067873
Account no. 18874447
SOLARGEN PTY LTD

CBA

Reference #: PJ-0000-2064-6

Client Name

Client Signature

Additional Information

–

Storeys
1

Power phases
Three phase

Distributor
TasNetworks

NMI

Notes

–

By accepting this proposal you confirm you have read and understood which circuits (if any) are backed up by a battery.

Assumed values

–

DC Array Power	Tilt	Azimuth
6.65kW	30°	12°
3.8kW	10°	283°

Azimuth measured clockwise from North

System efficiency[4]
87%

AC system size
10kW

Export limit
No export limit

Annual electricity bill
$3,500.00 (Annual)

Utility rate inflation
4% per annum

Self-consumption rate
54.43%

Daily supply charge
$1.40

Current electricity price
$0.34

Feed-in Tariff
$0.09

System lifetime
20 year

Inflation rate [10]
2.1% per annum

Effective interest rate [10]
1.36% per annum

PV degradation
WINAICO WBC Series Ultra Black
WST-475BDX54-B2
99% for the first year
-0.35% per year to year 30

Nominal storage capacity
22.4kWh

Maximum depth of discharge
100%

Usable storage capacity
22.4kWh

Power
13.44kW

Round trip efficiency
95%

Battery STCs factor (2026)
8.4 STCs per usable kWh

Assumptions and Disclaimer

[1] The Standard Test Condition rating (STC) assumes a standard set of optimal operating conditions (25°C cell temperature, 1000 W/m^2 and an air mass of 1.5). The STC rating is most often used by manufacturers to classify the power output of PV modules. To calculate the system's energy production for any future year, the expected degradation in system performance is included (See "PV degradation", in table below).

[2] Energy Output is calculated based on historical solar irradiance at the given location. A typical meteorological year is selected using statistical methods. Factors including panel tilt, orientation (azimuth), and system efficiency are taken into account.

[3] Battery storage devices may not always provide Back-up, Grid Islanding or Uninterruptible Power Supply (UPS) capabilities.

[4] System efficiency is estimated to account for losses caused by a variety of factors. These factors include intermittent shading, cable losses, dirt, scheduled downtime, manufacturer tolerances, inverter efficiency for DC to AC (this does not affect off-grid DC only systems), battery round trip efficiency, and other factors.

[5] Utility electricity price inflation is adjusted based on the given location.(Figures from NATIONAL ELECTRICITY FORECASTING REPORT June 2016 by AEMO.)

[6] Clean Energy Regulator. 2024. Electricity sector emissions and generation data 2022-23. [ONLINE] Available at: https://cleanenergyregulator.gov.au/markets/reports-and-data/nger-reporting-data-and-registers/electricity-sector-emissions-and-7.

[7] United States Environmental Protection Agency. 2017. Greenhouse Gases Equivalencies Calculator - Calculations and References. [ONLINE] Available at: https://www.epa.gov/energy/greenhouse-gases-equivalencies-calculator-calculations-and-references#kilowatt

[8] Australian Small-scale Technology Certificates (STCs) are an incentive provided under the Renewable Energy Target. One certificate is equal to one megawatt hour of eligible renewable electricity either generated or displaced by the installed system. [ONLINE] Read more at: https://cer.gov.au/schemes/renewable-energy-target/small-scale-renewable-energy-scheme/small-scale-technology-certificates.

[9] Battery STCs calculated for the Commonwealth Government's Cheaper Home Batteries Program are based on an assumption of 9.3 STCs per usable kWh of storage. [ONLINE] Read more at: https://cer.gov.au/schemes/renewable-energy-target/small-scale-renewable-energy-scheme/small-scale-renewable-energy-systems/solar-batteries.

[10] Inflation and effective interest rates are sourced from the RBA. 20 year bond rate is used as the nominal rate. [ONLINE] Available at: https://www.rba.gov.au/

Note The system design may change based on a detailed site audit. Estimated savings are based on past electrical usage and utility rates provided by the customer where applicable. Actual system production and savings will vary based on final system design, configuration, utility rates, applicable subsidies and your energy usage post-solar installation. Utility rates, charges and fee structures imposed by your utility are not affected by this proposal and are subject to change in the future at the discretion of your utility. The production calculations in this report are based on historical climate data for the site location and represent typical estimates of future solar production.

System end-of-life This system's lifetime expectancy is outlined in the Warranty section below. System removal at end-of-life may incur additional costs. Please contact us for more information on System End-of-life Disposal Services.

System portability This system has been designed for and is intended to be permanently fixed to the property as shown in the Proposed Panel Layout section above. It is not portable and should not be moved without a professional. Please contact us if you would like to modify the location of your installed solar system.

Warranty

Product	Type	Standard warranty	Downloads
WINAICO WBC Series Ultra Black WST-475BDX54-B2 475W	Solar panel	30 years product, 30 years performance	Warranty file
Sungrow SH10RT-ADA 10000W	Inverter	10 years	Warranty file
Sungrow SBR224 22.4kWh	Battery	10 years	Warranty file
Sungrow AC Charger	EV charger	3 years	Warranty file
Clenergy PV-ezRack SolarRoof - Tin (penetrative), flush mounted, ECO Rail	Mounting system	25 years	Warranty file

System component warranties are different from the system lifetime. Please see the Assumed Values page.

Manufacturers

Product	Manufacturer	Contact	Address
Sungrow RT SH10RT-ADA Sungrow SBR224	Sungrow Australia Group Pty Ltd ABN: 76 168 258 679	service@sungrowpower.com.au +61 1800 786 476	Suite 1703/99 Mount Street North Sydney NSW 2060

From:	Christine Guglielmino <christine@solargeneration.com.au>
Sent:	Tuesday, 25 November 2025 7:57 PM
To:	Planning - Meander Valley Council
Cc:	enquiries@heritage.tas.gov.au
Subject:	Re: PA\26\0141 -S54 Request for further information - 34 William Street WESTBURY - Solar Panel Installation
Attachments:	Mail Attachment.png; Untitled attachment 00034.htm; Mail Attachment.png; Untitled attachment 00037.htm; Mail Attachment.png; Untitled attachment 00040.htm; Mail Attachment.png; Untitled attachment 00043.htm; Mail Attachment.png; Untitled attachment 00046.htm; Application ID Sec54 413543.pdf; Untitled attachment 00049.htm; Notice of Interest (incl RFI) WA8783.pdf; Untitled attachment 00052.htm; Untitled attachment 00055.htm; Untitled attachment 00058.htm; Untitled attachment 00061.htm; Untitled attachment 00064.htm; Untitled attachment 00067.htm

Hello

Please forward this information to the Tasmanian Heritage Council:

This solar panel design layout already makes maximum use of the available space on the internal north-facing and rear west-facing roof spaces. It is therefore not possible to relocate the proposed external north-facing panels to either of these surfaces; it would only be possible to remove them from the design entirely, which would have a severely detrimental effect to the solar production of the system. It was determined on site inspection that the area on the rear west-facing roof which is not utilised in this design does not have the structural integrity appropriate for solar panel installation.

We considered proposing additional east-facing panels in this design in order to meet power consumption requirements of the property, but have made the compromise of not proposing them due potential visual impact on the streetscape. Although the external north-facing roof can be seen from the street, it does not directly face the street, thus was selected for the optimal solar generation capacity in addition to having less impact on the streetscape than the east-facing roof space.

Christine Guglielmino
SOALRGEN PTY LTD