



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:

APP NO.:	<b>PA\26\0192</b>
APPLICANT:	<b>Design to Live</b>
SITE:	<b>72 Johns Road, Reedy Marsh (CT: 174780/2)</b>
PROPOSAL:	<b>Residential outbuilding (garage/carport) &amp; rainwater tanks (2) - site coverage, driveway.</b>

The application can be inspected until **Tuesday, 3 March 2026**, at [www.meander.tas.gov.au](http://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](mailto: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.

Notified on 14 February 2026.

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="72 JOHNS ROAD"/>	Certificate of Title:	<input type="text" value="174780/2"/>
Suburb:	<input type="text" value="REEDY MARSH"/>	<input type="text" value="7304"/>	Lot No: <input type="text"/>
Land area:	<input type="text" value="57450"/>	$m^2 / ha$	
Present use of land/building:	<input type="text" value="EXISTING RESIDENTIAL USE"/>	<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:   $m^2$       New building height:  m

Materials:	External walls:	<input type="text" value="STEEL"/>	Colour:	<input type="text" value="TBC BY CLIENT"/>
	Roof cladding:	<input type="text" value="STEEL"/>	Colour:	<input type="text" value="TBC BY CLIENT"/>

SEARCH OF TORRENS TITLE

VOLUME 174780	FOLIO 2
EDITION 3	DATE OF ISSUE 30-May-2023

SEARCH DATE : 10-Feb-2026

SEARCH TIME : 10.11 am

DESCRIPTION OF LAND

Parish of MALLING Land District of DEVON  
 Lot 2 on Sealed Plan [174780](#)  
 Derivation : Part of 200 Acres Gtd. to W. Humphreys  
 Prior CT [40219/2](#)

SCHEDULE 1

[N126231](#) TRANSFER to SLAWOMIR BOGDAN KOPCZYNSKI and BEATA  
 ARLETA PIECZYWEK as tenants in common in equal shares  
 Registered 30-May-2023 at 12.01 pm

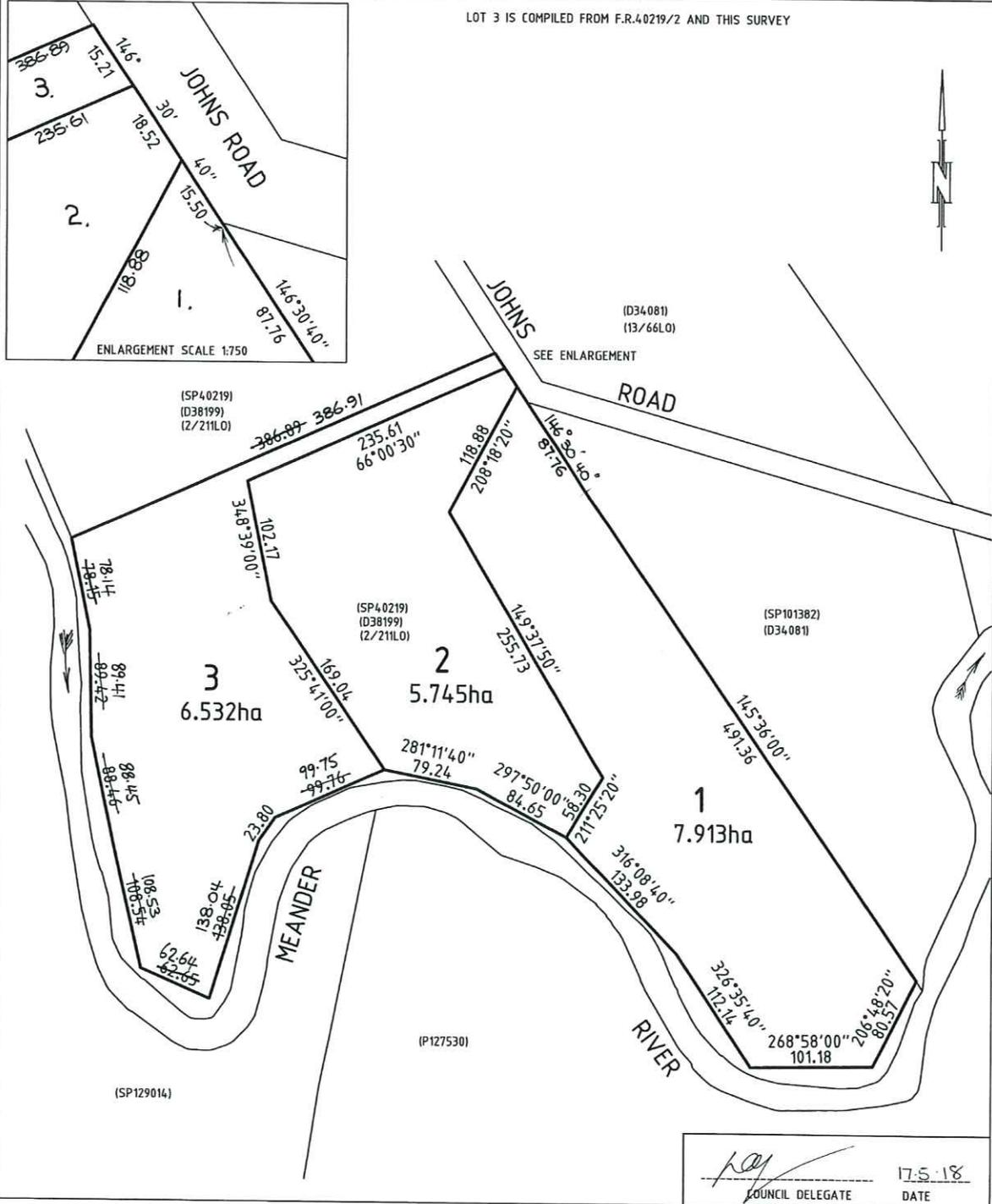
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
[SP174780](#) FENCING COVENANT in Schedule of Easements  
[SP 40219](#) FENCING COVENANT in Schedule of Easements  
[E335585](#) MORTGAGE to Pepper Finance Corporation Limited  
 Registered 30-May-2023 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

[E447360](#) DISCHARGE OF MORTGAGE [E335585](#) Lodged by DOBSON  
 MITCHELL on 15-Jan-2026 BP: E447360

OWNER Donald James Schumacher & Lynette Ann Schumacher		<b>PLAN OF SURVEY</b>		Registered Number <b>SP 174780</b>	
FOLIO REFERENCE F.R.40219/2				BY SURVEYOR J. W. DENT of <b>PDA Surveyors</b> Surveying, Engineering & Planning CABELL SMITH PHELPS PEDLEY PTY. LTD 3/23 BRISBANE STREET, LAUNCESTON	
GRANTEE Part of 200 Acres, William Humphreys pur.		LOCATION Land District of <b>DEVON</b> Parish of <b>MALLING</b>		SURVEYORS REF: L17127/D16956	
MAPSHEET MUNICIPAL CODE No. (4640) 121		LAST UPI No		LAST PLAN No. SP40219	
				ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 174780</b>

PAGE 1 OF 2 PAGE/S

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.

EASEMENTS

No easements or profits a prendre are created by the schedule.

FENCING

COVENANTS

The owner of each Lot on the Plan covenants with the Vendor that

The Vendor (Donald James Schumacher and Lynette Ann Schumacher) will not be required to contribute to the cost of fencing.

SIGNED by **DONALD JAMES SCHUMACHER**)  
as Registered Proprietor of Certificate of Title )  
Volume 40219 Folio 2 in the presence of: )

*[Signature]*

Signature of Witness:

*[Signature]*

Full Name:

MARGARET MASON

Full Address:

94 JOHNS RD DELORAINE TAS 7304

Occupation:

NURSING SISTER

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Donald James Schumacher and Lynette Ann Schumacher	PLAN SEALED BY: Meander Valley Council
FOLIO REF: Volume:40219 Folio: 2	DATE: 17 <sup>th</sup> May 2018
SOLICITOR & REFERENCE: Archer Bushby, 850398 ZED	PA11710197
	REF NO. <i>[Signature]</i> Council Delegate

**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 2 PAGES</p>	<p>Registered Number</p> <p><b>SP 174780</b></p>
<p>SUBDIVIDER: Donald James Schumacher and Lynette Ann Schumacher FOLIO REFERENCE: Volume: 40219 Folio 2</p>	

SIGNED by **LYNETTE ANN SCHUMACHER** )  
as Registered Proprietor of Certificate of Title )  
Volume 40219 Folio 2 in the presence of: )

Signature of Witness:

Full Name:

Full Address:

Occupation:

*L. Schumacher*

*M. J. Mason*

MARGARET MASON

94 JOHNS RD, DELORaine 7304  
TAS.

NURSING SISTER

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



PROPOSED SHED,  
72 JOHNS ROAD,  
REEDY MARSH, 7304.

### DRAWINGS

- A01 COVER PAGE
- A02 SITE PLAN 1:1500
- A03 SITE PLAN 1:200

CLASSIFICATION OF BUILDING CLASS 10A	COUNCIL MEANDER VALLEY	ZONE RURAL LIVING
AREAS (m <sup>2</sup> )	LAND TITLE REFERENCE 174780/2	ENERGY STAR RATING N/A
PROPOSED SHED 224.00	PROPERTY ID 3588145	CLIMATE ZONE 7
EXISTING DWELLING 208.86	LOT SIZE (M <sup>2</sup> ) 57450	ALPINE AREA N/A
EXISTING ALFRESCO 16.77	BAL RATING TBC	CORROSION ENV' LOW
EXISTING CARPORT A 40.94	DESIGN WIND CLASS ASSUMED N2	SITE HAZARDS BUSHFIRE LOW LANDSLIP HAZARD BAND
EXISTING CARPORT B 39.30	SOIL CLASSIFICATION ASSUMED H1	
PLANNING OVERLAY BUSHFIRE-PRONE AREAS, FLOOD-PRONE AREAS, LOW LANDSLIP HAZARD BAND, PRIORITY VEGETATION AREA & WATERWAY AND COASTAL PROTECTION AREA		

### ATTACHMENTS

MARCW2601004-1 SHED QUOTE & DOCUMENTATION


 ACC # 371799313  
 ABN. 71 615 812 747  
 PH. 6344 7319  
 E. info@designtolive.com.au  
 W. designtolive.com.au

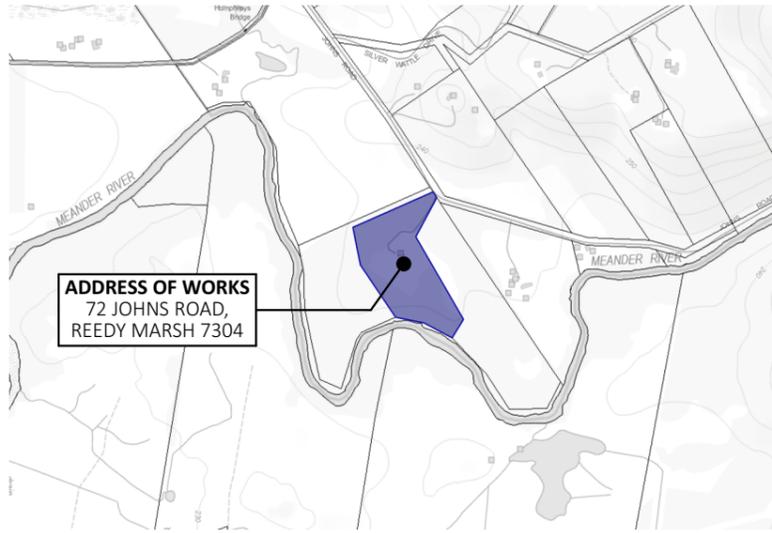
**CLIENT/S:**  
 BEATA PIECZYWEK  
  
**SITE ADDRESS:**  
 72 JOHNS ROAD,  
 REEDY MARSH, 7304.

**DRAWING**  
 COVER PAGE

I/WE APPROVE THESE DRAWING TO BE  
 CORRECT PER CONTRACT.  
  
**SIGNATURE:**                      **DATE:**

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REV.	DATE	DESCRIPTION	DESIGNER	OTHERS	JOB NUMBER	JHNS72
R1	30/01/2026	FOR PLANNING	<b>DRAWN</b>	S.B.	<b>DRAWING</b>	A01 1 of 3
			<b>CHECKED</b>	M.L.	<b>PAGE SIZE</b>	<b>A3</b>



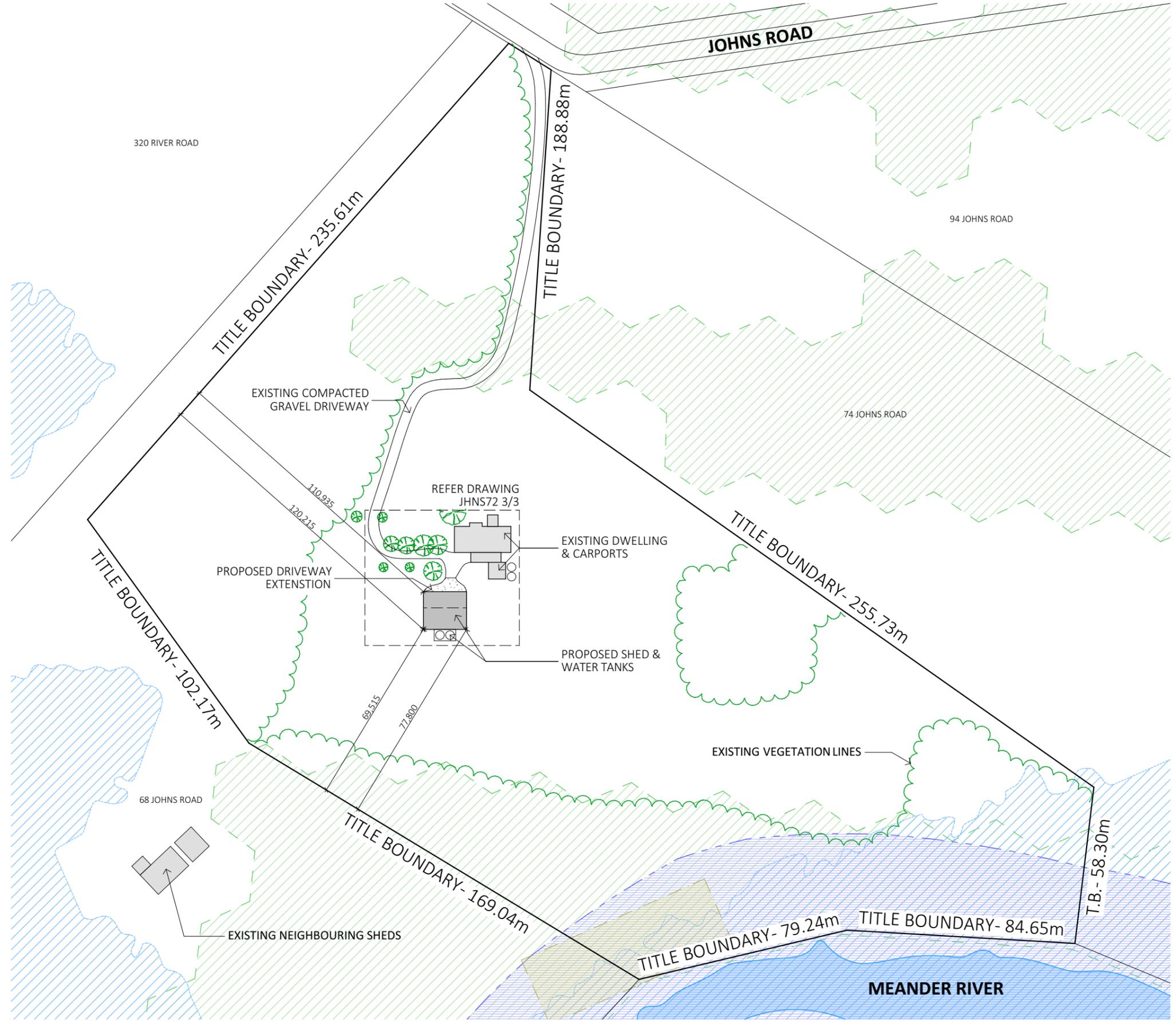
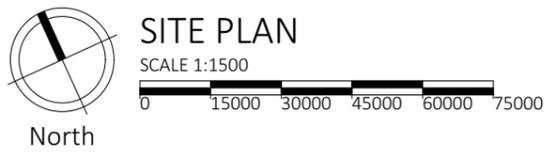
LOCALITY PLAN  
NOT TO SCALE

**NOTE:**  
NO VEGETATION TO BE REMOVED

**KEY:**

	LOW LANDSLIP HAZARD BAND
	PRIORITY VEGETATION AREA
	FLOOD PRONE AREA
	WATERWAY COASTAL PROTECTION AREA

AREA	m <sup>2</sup>
PROPOSED SHED	224.00
EXISTING DWELLING	208.86
EXISTING ALFRESCO	16.77
EXISTING CARPORT A	40.94
EXISTING CARPORT B	39.30



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**CLIENT/S:**  
BEATA PIECZYWEK

**SITE ADDRESS:**  
72 JOHNS ROAD,  
REEDY MARSH, 7304.

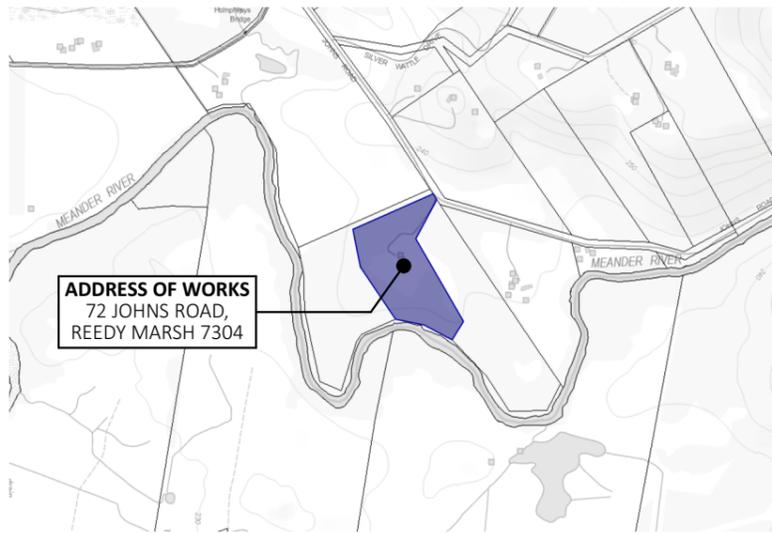
**DRAWING**  
SITE PLAN 1:1500

I/WE APPROVE THESE DRAWING TO BE  
CORRECT PER CONTRACT.

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

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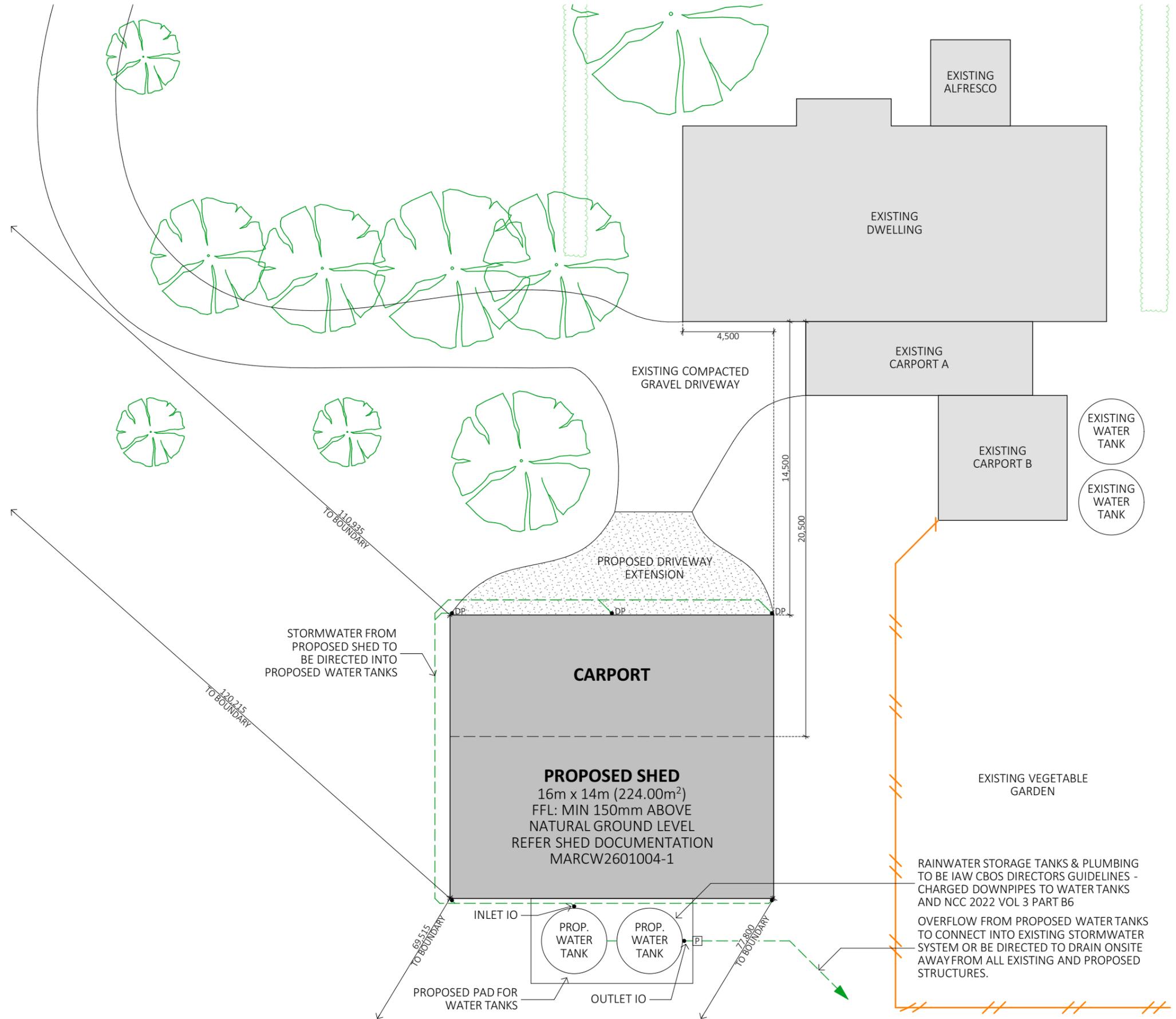
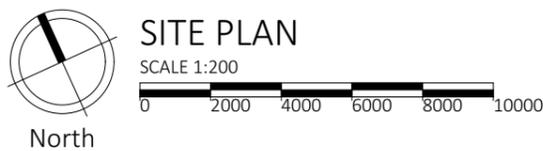
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			<b>CHECKED</b>	M.L.	<b>PAGE SIZE</b>	<b>A3</b>



LOCALITY PLAN  
NOT TO SCALE

**NOTE:**  
NO VEGETATION TO BE REMOVED

AREA	m <sup>2</sup>
PROPOSED SHED	224.00
EXISTING DWELLING	208.86
EXISTING ALFRESCO	16.77
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**DESIGN**  
Document Set ID: 2292851  
Version: 1, Version Date: 30/01/2026

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BEATA PIECZYWEK

**SITE ADDRESS:**  
72 JOHNS ROAD,  
REEDY MARSH, 7304.

**DRAWING**  
SITE PLAN 1:200

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**SIGNATURE:** \_\_\_\_\_

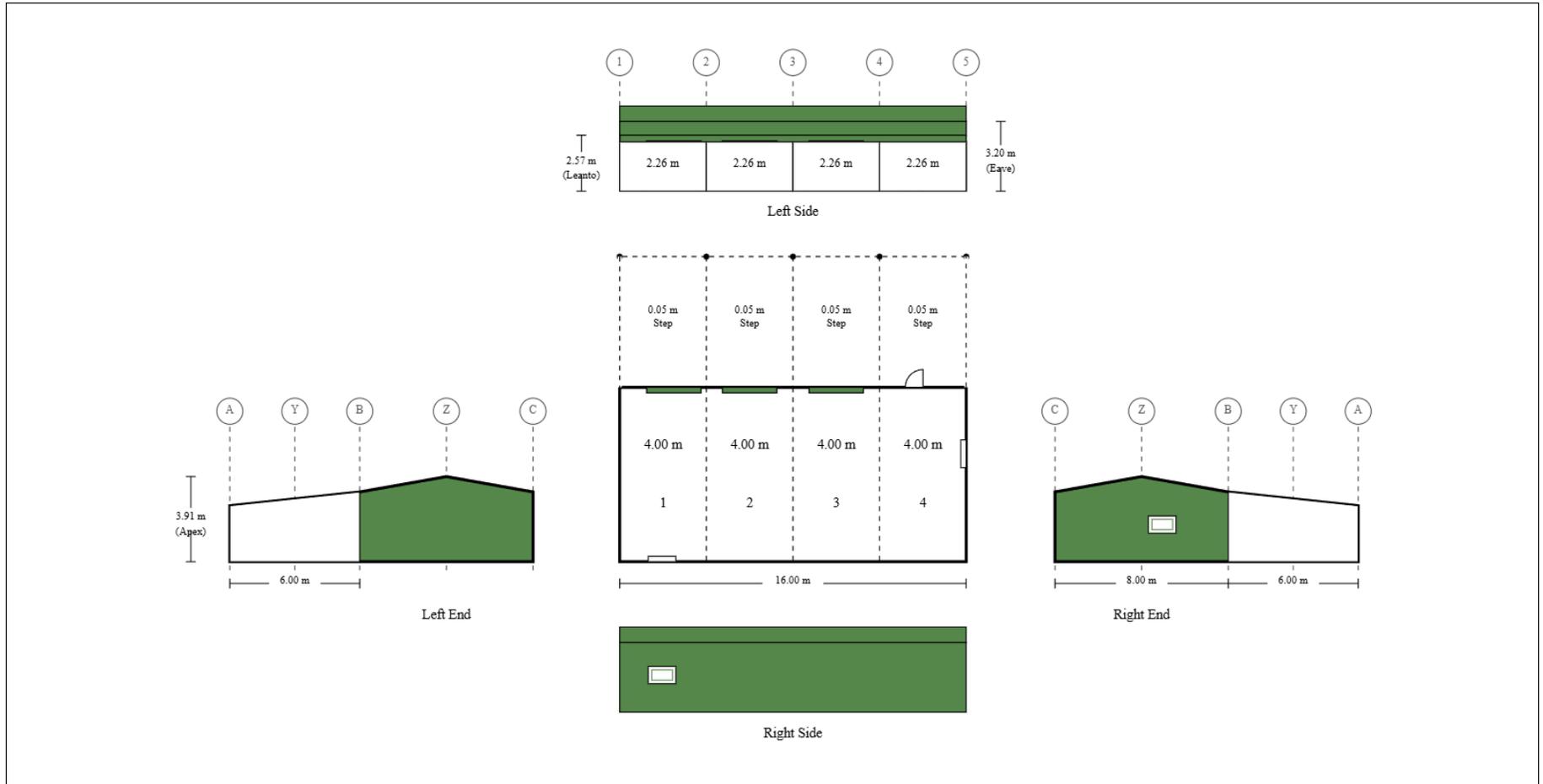
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REV.	DATE	DESCRIPTION	DESIGNER	OTHERS	JOB NUMBER	JHNS72
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			<b>CHECKED</b>	M.L.	<b>PAGE SIZE</b>	<b>A3</b>



www.shedsnhomes.com.au



Purchaser Name: Beata Pieczywek		<b>Building Layout</b> Ref# MARCW2601004-1	Seller: Sheds n Homes Launceston Name: Marcus Walker Phone: 03 6343 3649 Fax: Email: marcus.walker@shedsnhomes.com.au	 SHEDS MADE TOUGH
Site Location:				
Ref # MARCW2601004-1	Print Date: 15/01/26			

**Leanne Rabjohns**

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**From:** Sandon Brown <Sandon@designtolive.com.au>  
**Sent:** Wednesday, 4 February 2026 9:29 AM  
**To:** Planning - Meander Valley Council  
**Subject:** Additional Information - PC\26\0101 / DTL - JHNS72 - 72 Johns Road, Reedy Marsh 7304  
**Attachments:** MARCW2601004-1 - Sheds N Homes - Shed Quote.pdf

**ATTN: Leanne**

Good morning Leanne,

My apologies - please find attached a copy of the shed quote for 72 Johns Road. Regarding the water tanks, they will be approximately 2400mm high.

If you require anything further, please let me know.

Kind regards,



**Sandon Brown**

(B.ArchBuiltEnv, M.Arch)

Graduate of Architecture - Design To Live

P. 6344 7319

FB. [www.facebook.com/designtolivetas](http://www.facebook.com/designtolivetas)

W. [www.designtolive.com.au](http://www.designtolive.com.au)

A. 202 Wellington Street, South Launceston

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