

## PLANNING NOTICE

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

<b>APP NO.:</b>	PA\26\0258
<b>APPLICANT:</b>	The Shed Company Launceston
<b>SITE:</b>	188 Ritchie Street, Westbury (CT: 31034/129)
<b>PROPOSAL:</b>	Residential outbuilding (shed) - setback.

The application can be inspected until **Monday, 25 May 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 9 May 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="188 Ritchie Street"/>	Certificate of Title:	<input type="text" value="31034"/>
Suburb:	<input type="text" value="Westbury Tas"/>	<input type="text" value="7303"/>	Lot No: <input type="text" value="129"/>
Land area:	<input type="text" value="2.023ha"/>	<i>m<sup>2</sup> / ha</i>	
Present use of land/building:	<input type="text" value="Residential property"/>	<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<sup>2</sup>      New building height:

Materials: External walls:  Colour:

Roof cladding:  Colour:

SEARCH OF TORRENS TITLE

VOLUME 31034	FOLIO 129
EDITION 8	DATE OF ISSUE 24-Feb-2022

SEARCH DATE : 17-Apr-2026

SEARCH TIME : 03.43 pm

DESCRIPTION OF LAND

Town of WESTBURY

Lot 129 on Diagram [31034](#)

Derivation : Whole of Lot 129 (Section F3) Gtd. to T. Loveluck

Prior CT [4352/82](#)

SCHEDULE 1

[M942295](#) TRANSFER to ANTON KIRBY and VALERIE MAREE KIRBY

Registered 24-Feb-2022 at 12.01 pm

SCHEDULE 2

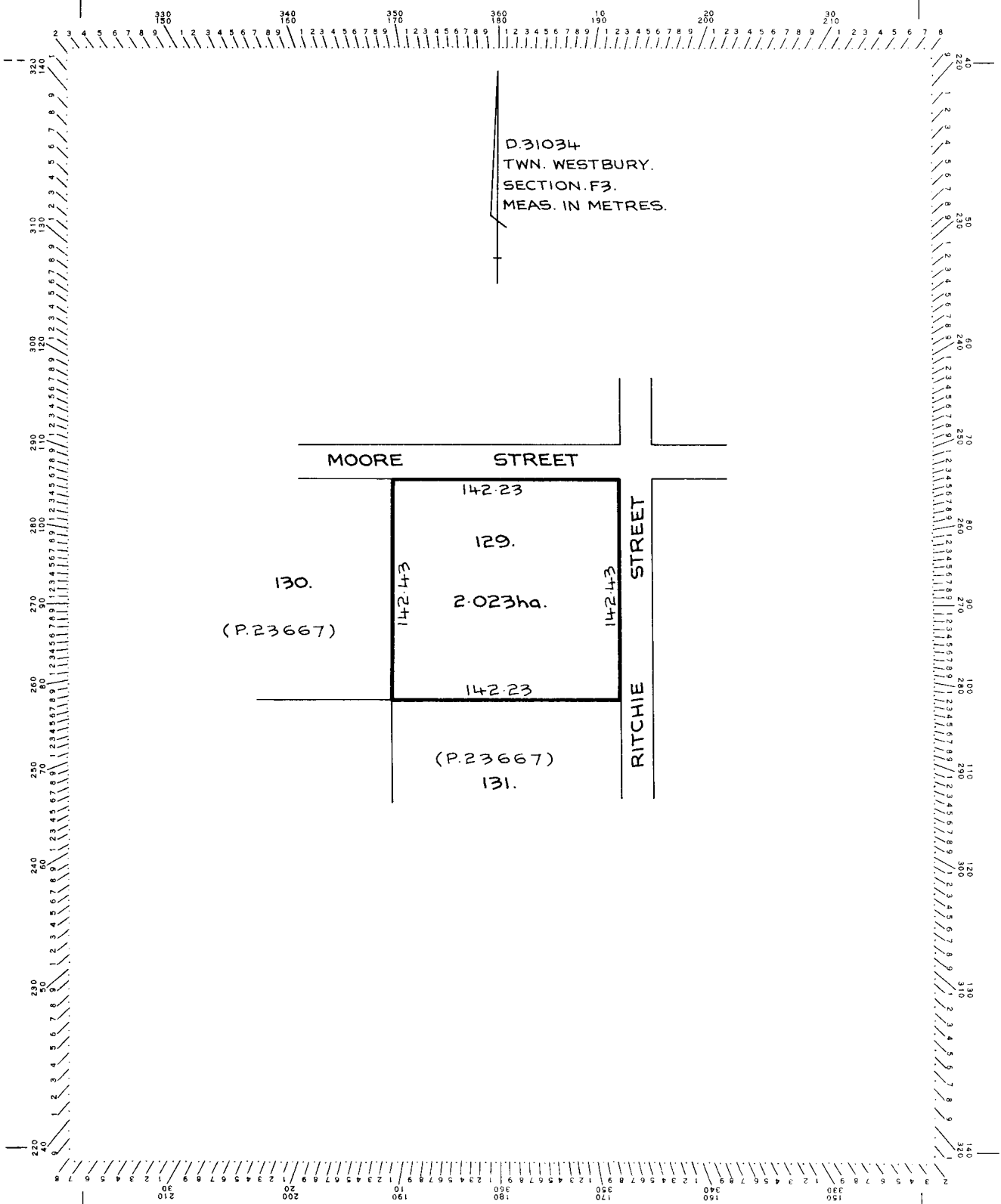
Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

N139911 PRIORITY NOTICE reserving priority for 90 days  
TRANSFER Anton Kirby and Valerie Maree Kirby to Ross  
Vincent Rutledge and Sonya Jeanne Rutledge Lodged by  
GRANT TUCKER on 10-Feb-2026 BP: N139911

N139873 TRANSFER to SONYA JEANNE RUTLEDGE and ROSS VINCENT  
RUTLEDGE Lodged by GRANT TUCKER on 30-Mar-2026 BP:  
N139873

Owner: L.T. ACT. 1980.	<p><b>PLAN OF SURVEY</b> of land situated in the <b>TOWN OF WESTBURY.</b> Section.F3.</p> <p>COMPILED FROM W/26.L.O.</p> <p>SCALE 1:2500 MEASUREMENTS IN METRES</p>	Registered Number: <b>D.31034</b>
Title Reference: Y.7372.		Approved: 1987 <i>[Signature]</i>
Grantee: WHOLE OF LOT 129, 5.0.0 THOMAS LOVELOCK.		Recorder of Titles



# PROPOSED SHED FOR ROSS RUTLEDGE 188 RITCHIE STREET WESTBURY TAS 7303

**STAGE | BA STAGE | REVISION 00**

## INDEX

SHEET NO.	SHEET NAME
A0.0	COVER PAGE
A1.0	PROPOSED SITE PLAN

## SITE DETAILS

PLANNING ZONE:	MEANDER VALLEY COUNCIL LOW DENSITY RESIDENTIAL
EXISTING SITE AREA:	20054M <sup>2</sup>
PRO. SHED:	72M <sup>2</sup>
PRO. SHED COVERAGE:	0.35%

## PROJECT INFORMATION

CLIENT: ROSS RUTLEDGE
TITLE REFERENCE: 31034/129
CLASSIFICATION: 10a CLASS
WIND CLASS: N3
SOIL CLASS: TBC
CLIMATE ZONE: ZONE 7
TOPOGRAPHY CLASS: TBC
CORROSION ENVIRONMENT: N/A
KNOWN HAZARDS: N/A



RICHMOND PROJECTS  
M | (+61 0) 423 826 156  
E | INFO@RICHMONDPROJECTS.NET

LICENCE NO: 15023031 (QLD), 035660588 (TAS)

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REV	AMENDMENT DETAILS	BY	DATE

### PROJECT STAGE

**BUILDING APPROVAL**

### PROJECT DETAILS

**PROPOSED SHED**

**188 RITCHIE STREET  
WESTBURY TAS 7303**

### CLIENT DETAILS

**ROSS RUTLEDGE**

### DRAWING TITLE

**COVER PAGE**

### DRAWN

**T.F**

### DESIGNED

**E.R**

### CHECKED

**E.R**

### ISSUE DATE

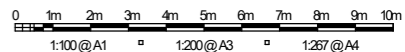
**22.04.26**

### DRAWING SCALE

**1 : 50**

### SHEET SIZE

**A3**



### PROJECT NUMBER

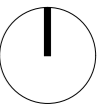
**RP2613**

### DRAWING NUMBER

**A0.0**

### REVISION

**00**



CONSTRUCTION AND MATERIALS IN ACCORDANCE WITH AS 1684.2 AND AS 3959 FOR BUSHFIRE ATTACK LEVEL - BAL N/A GLAZING TO BE IN ACCORDANCE WITH AS1288 AND AS2047 WIND SPEED 40M/S N2

**SITE GENERAL NOTES**

CONFIRM ALL DIMENSIONS ON SITE TO EXISTING DWELLINGS PRIOR TO COMMENCEMENT OF ANY WORK. EXISTING PLUMBING AND ELECTRICAL WORKS TO BE REMOVED AND MADE GOOD AS NECESSARY. THE EXACT LOCATION OF UNDERGROUND AND ABOVEGROUND SERVICES SHALL BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. THIS DRAWING SET TO BE READ IN CONJUNCTION WITH THE SPECIFICATION PROVIDED. BEWARE OF EXISTING SERVICES. CONFIRM LOCATIONS PRIOR TO EXCAVATION. REFER ALL MAJOR WORKS TO RAMPS, WALKWAYS, DRIVEWAYS ETC (INCLUDING CARPARK WORKS, LEVELS & DATUMS) REFER CIVIL ENGINEERS DOCUMENTATION. ALL SITE WORKS SHALL BE IN ACCORDANCE WITH N.C.C., CSIRO BTF 18,19,22 AND AS2870 MINIMAL SITE DISTURBANCE IS TO BE CARRIED OUT. SEDIMENT CONTROL; 'GEOLAB' SILT FENCE 1000 OR SIMILAR. TOPSOIL STOCKPILES REMAINING ON THE SITE TO BE COVERED WITH PLASTIC, DEQUATELY RETAINED ALONG ALL EDGES. UNUSED STOCKPILES TO BE REMOVED FROM SITE OR USED FOR FUTURE LANDSCAPING.

**SITE PREPARATION AND EXCAVATION**

IN ACCORDANCE WITH PART 3.1 OF CURRENT N.C.C., AND TO LOCAL COUNCIL REQUIREMENTS. INTERNAL FINISHED FLOOR LEVEL (FFL) TO BE MIN. 150MM ABOVE FINISHED EXTERNAL GROUND AREAS (FLOWER BEDS OR GRASSED AREAS) AND MIN. 50 MM ABOVE FINISHED EXTERNAL SEALED SURFACES (PAVED AREAS). PROVIDE 50 MM MIN. FALL FOR THE FIRST METRE AWAY FROM BUILDING TOWARDS LOWER GROUND OR ALTERNATIVELY SUFFICIENT DRAINAGE PROVISIONS (AG DRAINS, SUMPS OR SIMILAR).

**FOOTINGS**

CONCRETE FOOTINGS AND SLABS IN ACCORDANCE WITH PART 3.2 OF CURRENT N.C.C. AND AS 2870.1 AND ENGINEERS SPECS. UNLESS OTHERWISE SPECIFIED, FOOTINGS 25MPA / SLAB 25MPA. STRIP FOOTINGS TO BE PLACED WITH A MECHANICAL VIBRATOR. CONCRETE SLABS TO BE MOISTURE CURED FOR MIN. OF 7 DAYS OR APPLY APPROVED CURING COMPOUND. PROVIDE WALL CAVITY DRAINAGE WITH WEEPHOLES AT 960 MAX CENTRES ALONG LINE ABOVE FINISHED GROUND LEVEL. (SLAB AREA).

**WORKPLACE HEALTH AND SAFETY**

BUILDER SHALL COMPLY WITH ALL WORKPLACE HEALTH AND SAFETY REQUIREMENTS REQUIRED BY LEGISLATION FOR THE CONSTRUCTION OF THE STRUCTURE AND SHALL ASSES ALL WORKPLACE HEALTH AND SAFETY ISSUES BEFORE COMMENCEMENT OF CONSTRUCTION AND LIASE WITH THE DESIGNER IF NECESSARY TO AVOID/MINIMISE RISKS DURING CONSTRUCTION.

**SERVICES**

BUILDER TO LOCATE ALL SERVICES BEFORE COMMENCEMENT OF CONSTRUCTION. SEWERAGE TO COMPLY WITH LOCAL AUTHORITY REGULATIONS AND WATER SUPPLY ACT 1949. ROOF WATER DISCHARGE TO DOWNPIPES TO RAINWATER STORAGE TANKS IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS. TANK OVERFLOW TO BE DIRECTED OR DISCHARGE AS PER LOCAL AUTHORITY REQUIREMENTS. RAINWATER TANK AND WASTE SERVICES TO BE CONNECTED TO LOCAL AUTHORITY SEWERAGE SYSTEM OR AS PER HYDRAULIC ENGINEERS DEISGN.

NOTE: RICHMOND PROJECTS GIVES NO WARRANTY REGARDING THE PRECENSE OF LOCATION OF BURIED SERVICES, INCLUDING NEW-INSTALLED SERVICES. "AS CONSTRUCTED" LOCATIONS MAY DIFFER FROM WHAT IS DRAWN ON THIS PLAN.

INITIAL IDENTIFICATION AS PER DBYD (DIAL BEFORE YOU DIG - TELEPHONE: 1100 HTTP://WWW.1100.COM.AU)



1 OVERALL SITE PLAN  
A1.0 1: 800



**SITE INFORMATION**

SITE AREA	20054M <sup>2</sup>
TOTAL BUILDING AREA	72M <sup>2</sup>
TOTAL SITE COVERAGE	0.35%



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REV	AMENDMENT DETAILS	BY	DATE

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**BUILDING APPROVAL**

PROJECT DETAILS  
**PROPOSED SHED**

**188 RITCHIE STREET  
WESTBURY TAS 7303**

CLIENT DETAILS  
**ROSS RUTLEDGE**

DRAWING TITLE  
**PROPOSED SITE PLAN**

DRAWN

T.F

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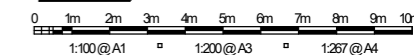
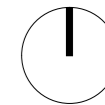
E.R

ISSUE DATE

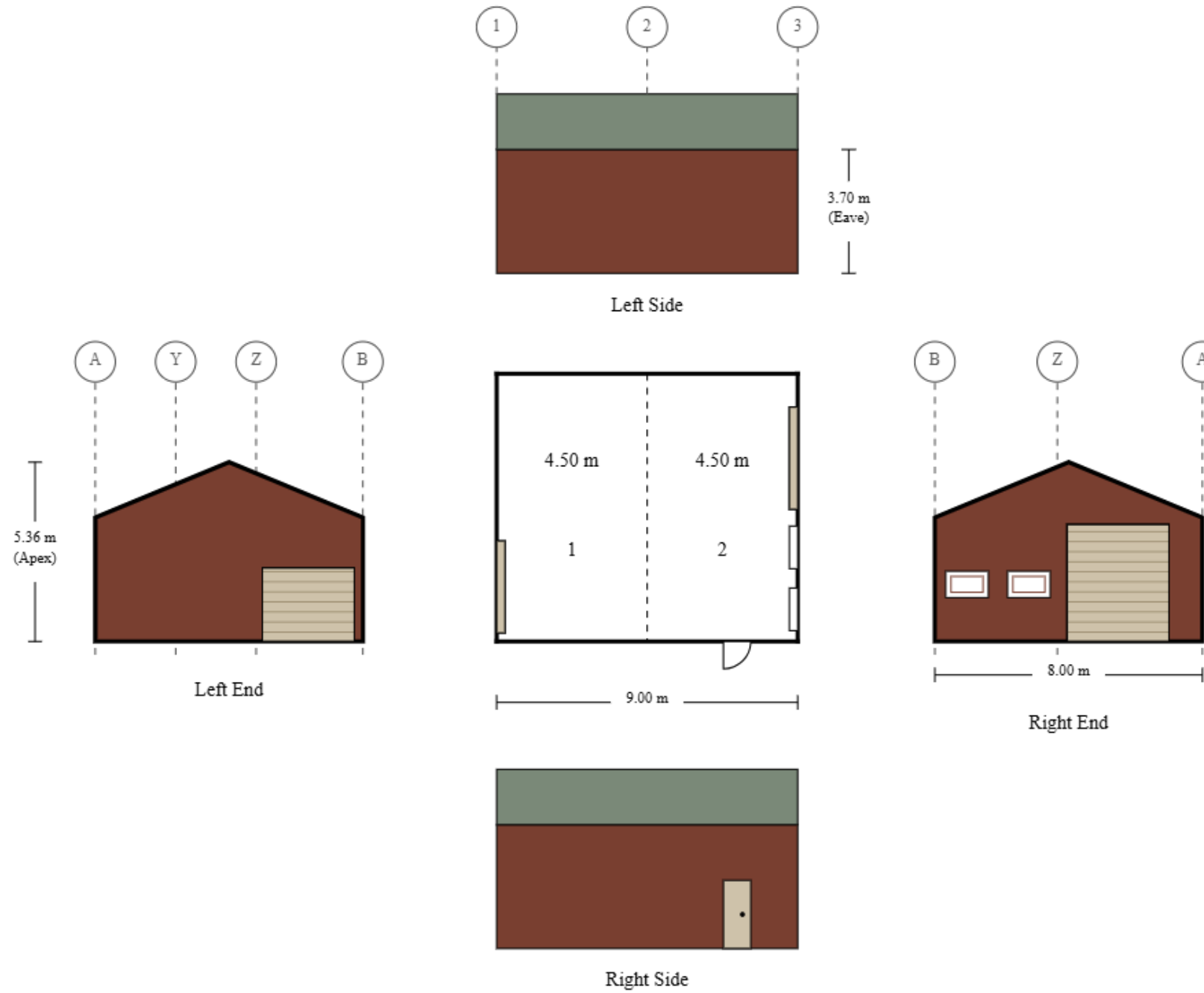
22.04.26

DRAWING SCALE SHEET SIZE

As indicated A3



PROJECT NUMBER DRAWING NUMBER REVISION  
**RP2613 A1.0 00**



Purchaser Name: Ross Rutledge

Site Location: 188 Ritchie St Westbury TAS 7303 Australia

Drawing # TLAN260016 - 0

Print Date: 17/04/2026

**Layout**  
Not to Scale  
© Copyright Steelx IP Pty Ltd

Seller: The Shed Company Launceston  
RDAMHeald Pty Ltd  
Phone: 03 9002 4272  
Fax:  
Email: launceston@theshedcompany.com.au

Apex Engineering Group PTY LTD  
ACN 632 588 562  
ME Aust. (Registered NER Structural) 5276680  
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;  
Practising Professional Structural & Civil Engineers

Signature:  Date: John Ronaldson  
Date: 17/04/2026

# Site Map



Request Engineering Client Link Save Close Save & Close

Client Name

Site Address

[Cant find your address?](#)

WindCode **AS/NZS 1170.2:2021**

Importance Level  ? Building Class  ?

Terrain Category  ? Shielding  ?

Auto Calc Undo Auto Calc & Hand Draw

Durability Alert  Yes  No ?

I have confirmed with the client that A to D below are correct

- A) Does the satellite image show the extent of current development within the green circle?  Yes  No
- B) Is it likely within the next 5 years that there will be further buildings the size and height of the new shed within the green circle?  Yes  No
- C) Does the satellite image shows the extent of current development within the red circle?  Yes  No
- D) Is it likely within the next 5 years that there will be further buildings the size of domestic houses within the red circle?  Yes  No

E) What are you using the building for?

Wind Region

Snow Load Region N/A



Ray Heald

p: [03 9002 4272](tel:0390024272) m: [0459 304 444](tel:0459304444)

a: [95 Bishopsbourne Road Carrick Tas 7291](#)

e: [ray.heald@theshedcompany.com.au](mailto:ray.heald@theshedcompany.com.au)

188 Ritchie Street Westbury Tas

24/04/2026

Please find attached a site plan and elevation drawings, shed site is level, no removal of vegetation is required, vehicle access isn't required already in place stormwater to existing tank system .

Please don't hesitate to contact if you require more information to make your assessment.

Regards,

Ray Heald

The Shed Company- Launceston