



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:	<b>L Clayton - PA\26\0087</b>
PROPERTY ADDRESS:	<b>56 Priestleys Lane BIRRALEE (CT: 220666/1)</b>
DEVELOPMENT:	<b>Demolition of buildings (5 sheds), New Resource development (farm shed), shipping containers (2) &amp; rainwater tanks (2) - site coverage.</b>

The application can be inspected until **Tuesday, 4 November 2025**, 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.

Dated at Westbury on 18 October 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:	<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="56 Priestleys Lane here"/>	Certificate of Title:	<input type="text" value="220666/1"/>
Suburb:	<input type="text" value="Birralee"/>	<input type="text" value="7303"/>	Lot No: <input type="text" value="1"/>
Land area:	<input type="text" value="38.06ha"/>	<i>m<sup>2</sup> / ha</i>	
Present use of land/building:	<input type="text" value="Residential and farming"/>	<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 checked="" type="checkbox"/> Demolition
	<input type="checkbox"/> Forestry	<input type="checkbox"/> Other		
Total cost of development (inclusive of GST):	<input type="text" value="\$130,000"/>	<i>Includes total cost of building work, landscaping, road works and infrastructure</i>		
Description of work:	<input type="text" value="Demolition of buildings (5 sheds) and new Resource development (farm shed), shipping containers (2) and rainwater tanks (2)"/>			
Use of building:	<input type="text" value="Farm storage"/>	<i>(main use of proposed building – dwelling, garage, farm building, factory, office, shop)</i>		
New floor area:	<input type="text" value="336.84"/> m <sup>2</sup>	New building height:	<input type="text" value="6.220"/> m	
Materials:	External walls: <input type="text" value="Steel"/>	Colour: <input type="text" value="Paperbark"/>		
	Roof cladding: <input type="text" value="Steel"/>	Colour: <input type="text" value="Surfmist"/>		

# CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE	
VOLUME	FOLIO
220666	1
EDITION	DATE OF ISSUE
3	18-Mar-2019
Page 1	of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

A handwritten signature in black ink, consisting of several overlapping loops and curves.

Deputy Recorder of Titles



## DESCRIPTION OF LAND

Parish of SELBORNE, Land District of DEVON  
Lot 1 on Plan 220666  
Derivation : Lot 22256 and Part of Lot 22913 Gtd to A Wicks  
Prior CT 2722/25

## SCHEDULE 1

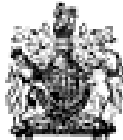
M741101 TRANSFER to ALEXANDER KAEMMERER and LUCY REBECCA  
CLAYTON Registered 18-Mar-2019 at noon

## SCHEDULE 2

Reservations and conditions in the Crown Grant if any

ORIGINAL TO BE REMOVED FROM TITLES OFFICE  
 T.A.S. 140  
 TASHMANIA  
 REAL PROPERTY ACT, 1980, as amended

CERTIFICATE OF TITLE  
 Register Book  
 Vol. Pol.  
 2722 25



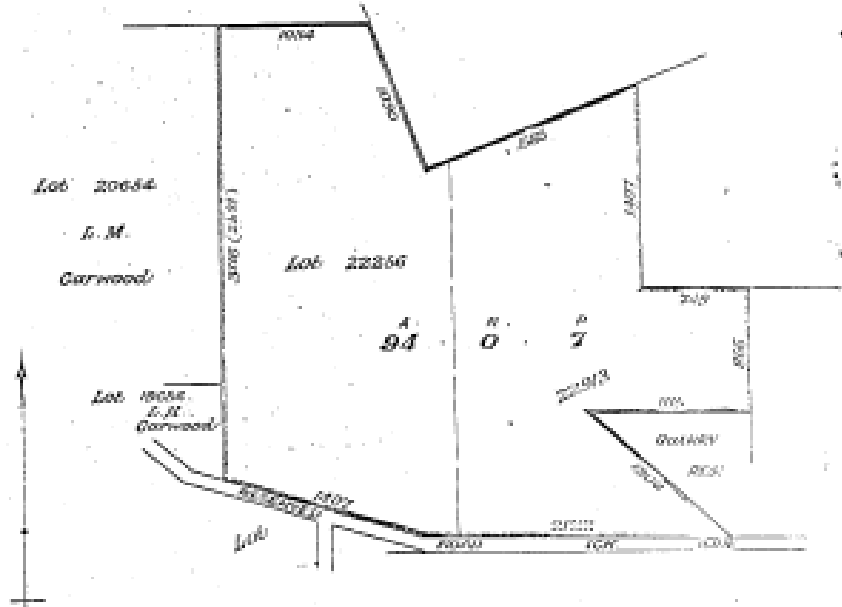
**CANCELLED**  
 I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my hand and my seal  
 20/10/2025  
*Michael Wicks*  
 RECORDER OF TITLES  
**NEW TITLE ISSUED**

*Michael Wicks*  
 Recorder of Titles  
 DESCRIPTION OF LAND  
 PARISH OF SELBORNE LAND DISTRICT OF DEVON  
 NINETY FOUR ACRES SEVEN PERCHES on the Plan hereon.

CLIFFORD CYRIL STURZAKER of Birnielee, Farmer  
 FIRST SCHEDULE (Continued overleaf)  
 SECOND SCHEDULE (Continued overleaf)  
 NIL.

Lot 1 of this plan consists of all 94<sup>th</sup> land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER  
**220666**

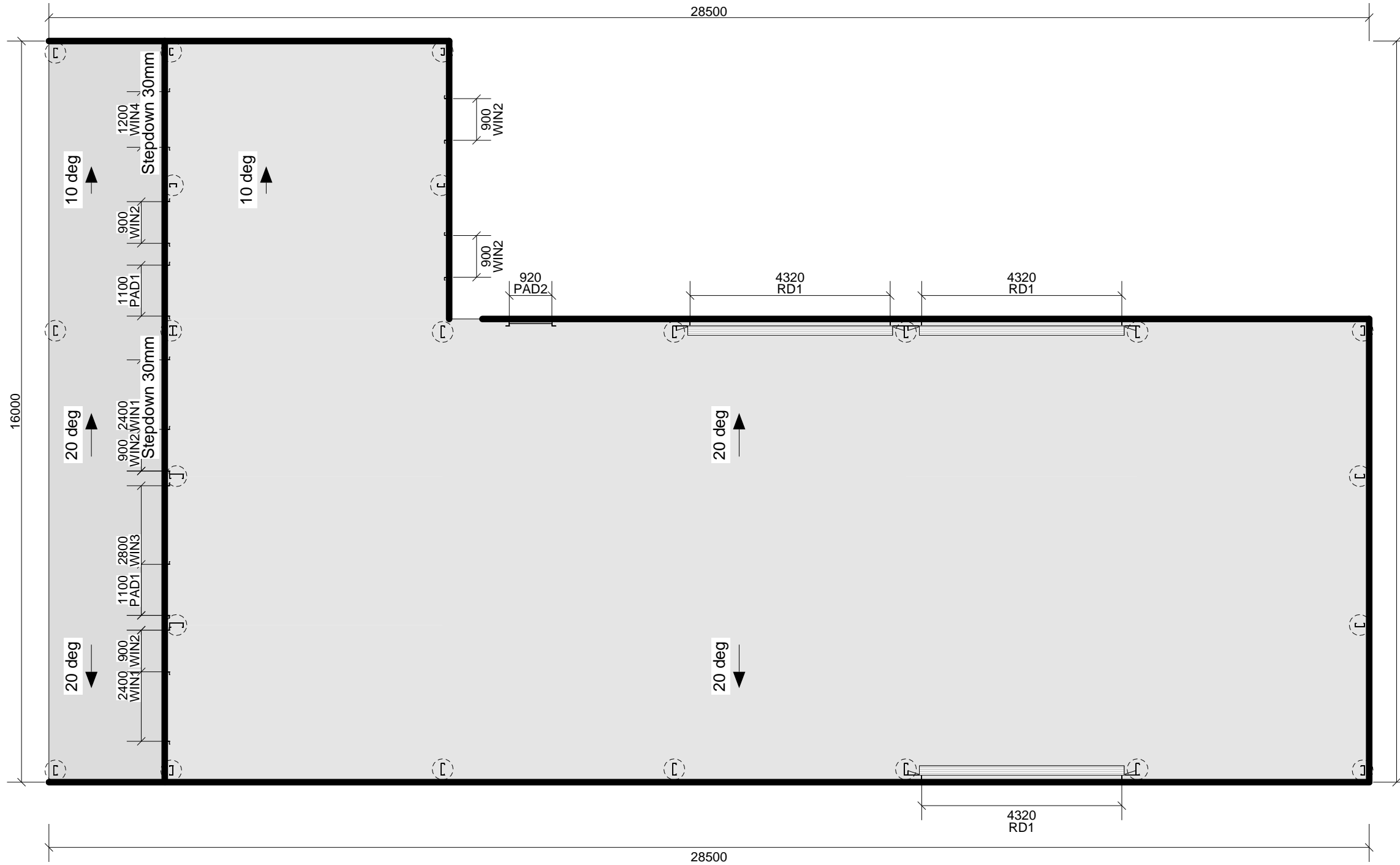


Lot 22256 & Part of Lot 22213 Gid. to A. Wicks Ness. in links  
 FIRST Edition Registered  
 Derived from C.T. Vol. 461 Fol. 172 Transfer 126036 D. Sturzaker





OPENING SCHEDULE	
Code	Stock
PAD1	PA650.37
PAD2	PA650.37W
RD1	4320mm x 3845mm
WIN1	AMIGW790*1274 "XO"
WIN2	AMIGW790*1274 "XO"
WIN3	AMIGW790*1274 "XO"
WIN4	AMIGW790*1274 "XO"

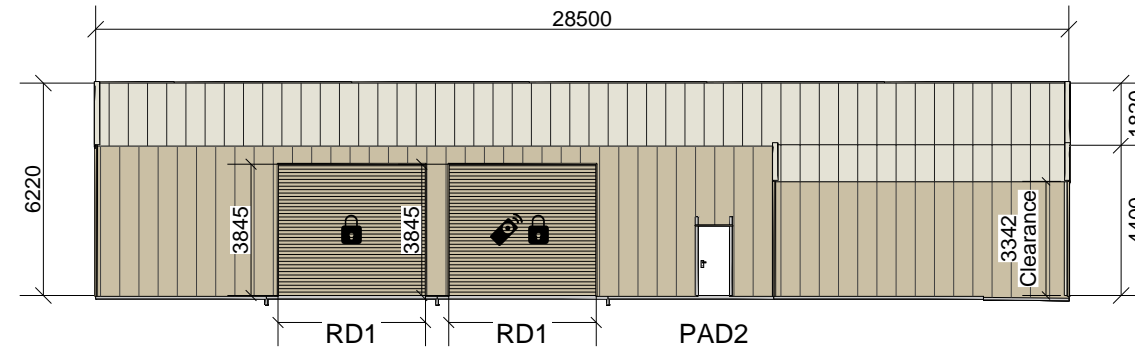


Scale 1:100

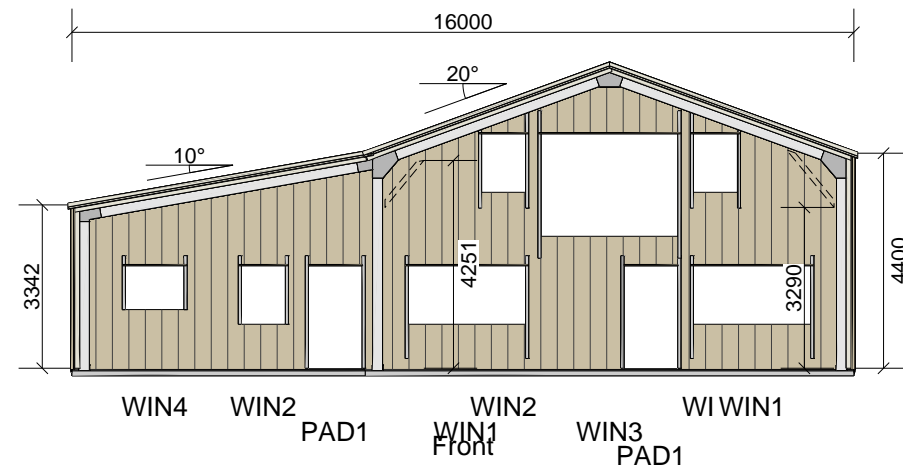
### Quote Layout

<p><b>DBS Sheds</b> 33-35 Elizabeth St, Devonport TAS 7310 ABN: 60 625 147 953 Lic: PH: (03) 6424 6664 E: sheds@dbssheds.com.au</p>	Project No: <b>-P9419</b>	Site: <b>56 Priestleys Ln, Birralee TAS 7303</b>	Region: <b>A4</b>	Date: <b>18/09/2025</b>
	Customer: <b>Alex Kaemmerer</b>	LOT: RP/SP:	Terrain Cat: <b>2.5</b>	Sheet <b>1 / 2</b>
	PH: <b>0447 172 740</b>	Quote Name: <b>Gable with 6m Lean-to and 2.5m Garaport</b>	ULT Wind Speed: <b>37.95</b>	
	MOB: <b>0447 172 740</b>	Drawing Set: <b>QLYOT1</b>	Servicability: <b>31.2</b>	

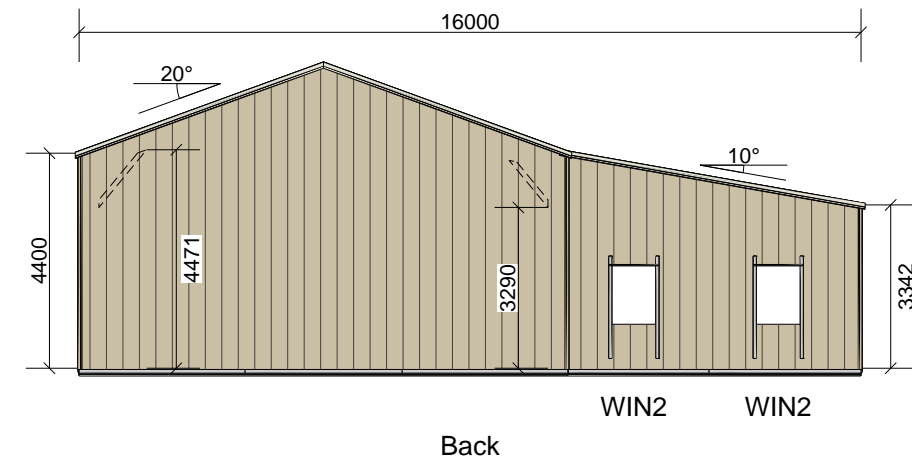
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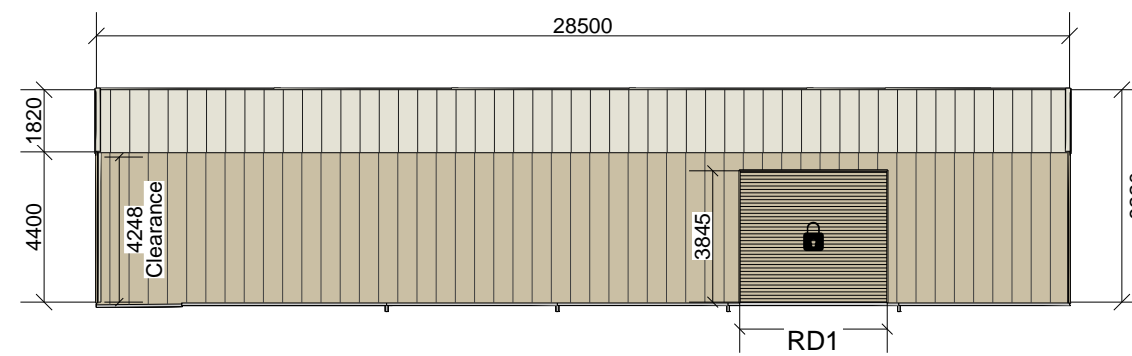
Left



WIN4 WIN2 PAD1 WIN2 WIN1 WIN3 PAD1 WI WIN1



Back



Right

Elevation w/cladding

**DBS**  
SHEDS | BATHROOMS

**DBS Sheds**  
33-35 Elizabeth St, Devonport TAS  
7310  
ABN: 60 625 147 953

Lic:

PH: (03) 6424 6664  
E: sheds@dbssheds.com.au

Project No: **-P9419**

Customer: **Alex Kaemmerer**

PH: **0447 172 740**

MOB: **0447 172 740**

Site: **56 Priestleys Ln, Birralee TAS 7303**

LOT: RP/SP:

Quote Name: **Gable with 6m Lean-to and 2.5m Garaport**

Drawing Set: **CLADELEV1**

Region: **A4**

Terrain Cat: **2.5**

ULT Wind Speed: **37.95**

Servicability: **31.2**

Date: **18/09/2025**

Sheet **2 / 2**

## Buildings to be demolished



## Building site

