



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:	I Arthur - PA\26\0175
PROPERTY ADDRESS:	76 Suburb Road WESTBURY (CT: 224651/1)
DEVELOPMENT:	Residential outbuilding (domestic stable) – setback.

The application can be inspected until **Tuesday, 10 February 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 24 January 2026.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

Index No.	
Doc No.	
RCVD	13 JAN 2026
MVC	
Action Officer	Dept.
EO	OD



- 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 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: Certificate of Title:

Suburb: Lot No:

Land area: m² / ha

Present use of land/building: (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): 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: m² New building height: m

Materials: External walls: Colour:

 Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 224651	FOLIO 1
EDITION 7	DATE OF ISSUE 04-Nov-2022

SEARCH DATE : 22-Jan-2026

SEARCH TIME : 11.18 am

DESCRIPTION OF LAND

Town of WESTBURY

Lot 1 on Plan [224651](#)

Derivation : Part of Lot 61 Sec D.10 Gtd to M A Leary

Prior CT [2828/15](#)

SCHEDULE 1

[C509420](#), [M373508](#) & [C963151](#) TRANSFER to SHARON LYNETTE EARL

Registered 14-May-2012 at 12.02 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E321993](#) MORTGAGE to Commonwealth Bank of Australia

Registered 04-Nov-2022 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

N292636 PRIORITY NOTICE reserving priority for 90 days
D/MORTGAGE Commonwealth Bank of Australia to Sharon
Lynette Earl
TRANSFER Sharon Lynette Earl to Irmgard Marguerite
Arthur Lodged by SPROAL & ASSOCIATES on 10-Oct-2025
BP: N292636

E442506 DISCHARGE OF MORTGAGE [E321993](#) Lodged by SPROAL &
ASSOCIATES on 02-Dec-2025 BP: E442506

N292629 TRANSFER to IRMGARD MARGUERITE ARTHUR Lodged by
SPROAL & ASSOCIATES on 02-Dec-2025 BP: E442506

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469
TASMANIA

REAL PROPERTY ACT, 1862, as amended

CERTIFICATE OF TITLE

Register Book
Vol. Fol.

NOTE - REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE

Cert. of Title Vol. 1028 Fol. 55



I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land which is 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 name and affixed my seal.

CANCELLED
30 JAN 1995
[Signature]
RECORDER OF TITLES
NEW TITLE ISSUED

[Signature]
Recorder of Titles.
DESCRIPTION OF LAND



TOWN OF WESTBURY
TWO ACRES TWO RODS SIXTEEN PERCHES AND ONE TENTH OF A PERCH
on the Plan hereon

FIRST SCHEDULE (~~continued overleaf~~)

ERNEST WILLIAM HOLLAND of Westbury, Farmer *[Signature]*

SECOND SCHEDULE (~~continued overleaf~~)

Nil.

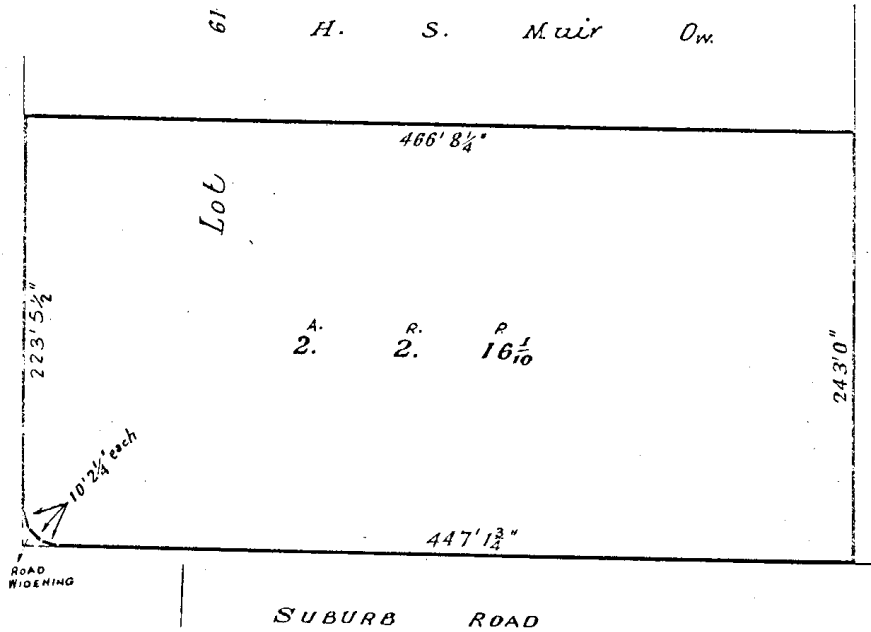
TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

CANCELLED UNDER S.

REGISTERED NUMBER
224651

VETERANS ROW



Part of Lot 61 Section D. 10, Gtd. to M.A. Leary - Meas. in Ft. & Ins.
FIRST Edition, Registered 425/21D

Derived from C.T. Vol. 1028 Fol. 55 - Transfer A148962 H.S. Muir
Application A244838

DESIGN CRITERIA

Site Location and Building Orientation	Geographic Co-ordinates of <-41.54183, 146.84828>. Refer to the image below showing this location and the left side orientation.
Address for Reference Purposes	76 Suburb Rd Westbury TAS 7303 Australia
Building Orientation	Left Side of building orientated to 283° (westerly direction)
NCC Version	NCC 2022
Design Wind Criteria for the Highest Cardinal Direction	Importance Level 2 with a Vr of 45.00 m/s ; Region A4; TC = 2.0; Mt = 1; Mc = 1; Ms = 1.0; giving a Vdes of 41 m/s.
Earthquake	An Earthquake Acceleration Co-efficient (Z) of up to 0.08 has been allowed for in the design of the building, however wind is the determining design factor.
Other Design Factors	No Snow Loading allowed.

LOCATION & ORIENTATION FOR DETERMINING THE DESIGN CRITERIA



6 metres to Shed from boundary
 27 metres from back boundary to Shed
 Shed of fish



SHEDS. MADE TOUGH.

Index No. 14607	
Doc No. 2450243	
RCVD	12 JAN 2026 MVC
Action Officer: SB	Dept. DRS
EO	OD ✓

149A Hobart Road
 KINGS MEADOWS, TAS 7249
 Phone 03 6343 3649
 Mobile 0437 120 410
 Sheds n Homes Launceston
 ABN: 19 690 862 670
 www.shedsnhomes.com.au

QUOTATION

Irmgard Arthur
 76 Suburb Rd
 Westbury
 TAS7303
 Australia

Quote #: rebtl2511038-5
 Date: 10 Dec 2025
 Franchise Owner: Jodi Walker
 Phone: 03 6343 3649
 Email: jodi.walker@shedsnhomes.com.au

Thank you for the opportunity to provide you with information for your proposed building. We have set out below the specifications and the information for your approval.

BUILDING SPECIFICATIONS

Building Classification	10a A non-habitable building including a private garage, carport, shed or the like. (Refer NCC A6G11)
Span	Main Building: 8 m
Length	16 m (4 Bays of 4 m each)
Height	3.6 m
Roof Type	Gable, 10 degrees
Roof	COLORBOND® steel CORODEK® 0.42 BMT sheeting, BlueScope
Walls & Trim	COLORBOND® steel TRIMCLAD® 0.42 BMT sheeting, BlueScope
Weight (approximately)	3,200 kg

KIT PRICE

Steel Building Kit	\$20,709.09
GST	\$2,070.91
Total Kit Price	\$22,780.00

DELIVERY

From Launceston, TAS	\$0.00
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TOTAL PRICE

Kit Price	\$22,780.00
Delivery	FREE*
Grand Total	\$22,780.00

Anything that has been discussed or implied that is not detailed in this quote or general specifications has not been allowed for in the quote price. If you require anything extra to the above, then please contact us and we will send you a revised quotation.

DELIVERY

Delivery location: <-41.54183, 146.84828>

Address for Reference Purposes: 76 Suburb Rd Westbury TAS 7303 Australia

Conditions apply, refer to General Specifications below for more information.

(Slimline)
 Stormwater going into 3000 litre Orien tank (cream colour) then used for domestic and irrigating paddock

PAYMENT SCHEDULE

- 15% initial deposit to be paid to receive all appropriate plans, engineering specifications & certificates.
- 45% further deposit to be paid to commence manufacturing.
- 40% final payment to be paid 10 working days prior to the confirmed delivery date of your building.

BUILDING DETAILS

Building Classification	10a A non-habitable building including a private garage, carport, shed or the like. (Refer NCC A6G11)
Weight	Approximately: 3,200 kg
Span	Main Building: 8 m
Length	16 m (4 Bays of 4 m each)
Height	3.6 m
Roof Type	Gable, 10 degrees
Roof	COLORBOND® steel CORODEK® 0.42 BMT sheeting, BlueScope
Walls & Trims	COLORBOND® steel TRIMCLAD® 0.42 BMT sheeting, BlueScope
Gutters	MANORRED® GUTTER-01. We have calculated the number of [Supplied by Others] downpipes required for: Left Side = 2. Right Side = 2.
Roller Doors	One (1) COLORBOND® steel 2.9 m high x 3.38 m wide roller door (roller door is not wind rated). Door height will necessitate a manual system (by owner) to reach the top of the door for opening and closing. One (1) COLORBOND® steel 2.5 m high x 2.5 m wide roller door (roller door is not wind rated). Door height will necessitate a manual system (by owner) to reach the top of the door for opening and closing. Refer to the General Specification (# Access Doors) in relation to opening sizes. The Roller Doors are boxed or steel wrapped for protection during transport.
Window Openings	Materials to frame up for window opening(s) including a header flashing to suit One (1) 2100h x1800w glass sliding door and One (1) 900h x1200w window (the supply of windows and glass sliding doors NOT included).
Dividing Walls	One (1) structural wall coloured red running across the span of the building between bays 3 & 4. COLORBOND® steel TRIMCLAD® 0.42 BMT sheeting. This wall will be the colour selected for internal walls. This wall is structural - they must be installed in the location shown. They cannot be moved at any time.
Open Bays	Three (3) 4m open bays - along the sides of the steel building. Refer to Layout (attached) for location & height clearances.
Bracing	The building will have Knee and Apex braces. Clearances are subject to the engineer's final design requirements. Estimated internal knee clearances are: Main Building 2.914m. Estimated internal apex clearance is: 3.784m.
Roof Purlins & Wall Girts	Z sections bolted to rafters & columns with a minimum overlap of 10% of the bay width. The purlins and girts are Z100.
Fixing to Concrete	Screw-Bolts fitted after concrete is cured.

ADDITIONAL ITEMS QUOTED - INCLUDED IN TOTAL PRICE ABOVE

Window supplied by customer 920mm high x 1200mm wide.	\$0.00
Total Cost of Additional Items	\$0.00



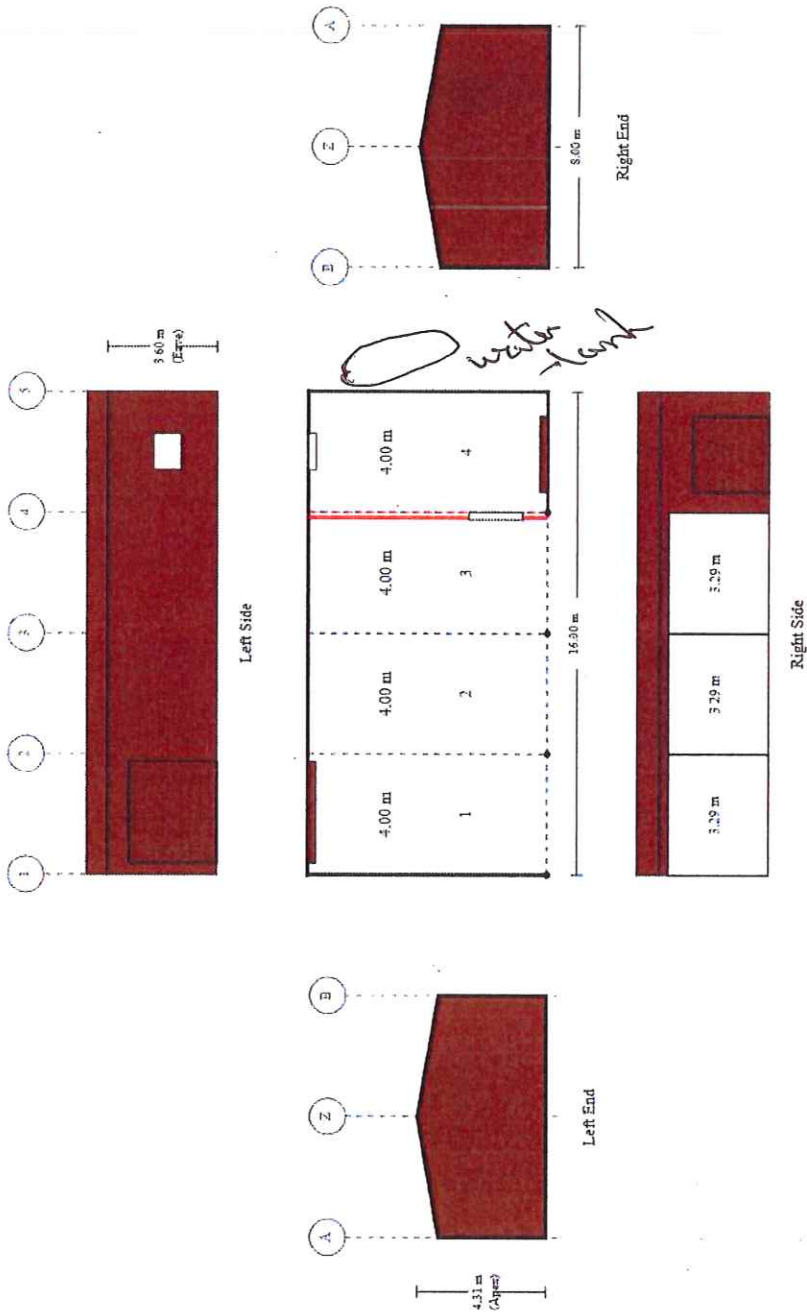
SPECIFIC INCLUSIONS

- Determination of the design criteria by the engineer. This includes assessment in 8 cardinal directions to determine the site design wind speed based on the building orientation.
- Engineering certification of the steel building to the appropriate Australian Standards.
- Engineers certification letter plus Completion of Form 35 solely for certifying the Structural matters associated with the Steel Framed Building and Foundation Design as described in the drawings provided.
- Slab or Pier designs for soil classes A, S, M, H1 and H2.
- Materials as nominated above supplied as per the attached "General Specification".
- BlueScope product warranties of up to 15 years apply.

SPECIFIC EXCLUSIONS

- Drawings and providing of any other forms or additional information to be added to forms other than detailed above. eg BushFire Compliance forms.
- Consent authority including any building, development or construction certificate application(s).
- Construction of the steel building, its foundations plus inspections or certification of any site works. (building is supplied as a kit).
- Insurance of the steel building once delivered to site or collected from depot.





Seller: Sheds n Homes Launceston
 Name: Jodi Walker
 Phone: 03 6343 3649
 Fax:
 Email: jodi.walker@shedsnhomes.com.au

Building Layout
 Ref: reb2511038-5

Purchaser Name: Irmgard Arthur
 Site Location:
 Ref # reb2511038-5
 Print Date: 10/12/25



BUILDING INFORMATION

The design criteria for the exact location and orientation has been positioned and assessed by your trained sales consultant. The NCC version used is 2022. This code was published on 1st October 2022 and is due to be updated on 1st May 2025. Any change to the NCC version required by your certifier will result in additional costs for engineering certification and to meet the requirements of the NCC. This assessment is subject to the certifying engineer's site-specific analysis using online tools. Final assessment by the engineer may result in a change to the materials and price. If the location or orientation needs to be changed, advise your sales consultant and obtain a new quotation.

From the site location and the usage information we have at hand, it is likely that the building is subject to a Marine Influence and/or Industrial Influence. We refer you to BlueScope Technical Bulletins (in particular but not limited to TB1A, TB1B, TB4, TB17, TB30 and TB35) to consider the environmental conditions and the materials that have been specified in your quotation. BlueScope warranties and any other supplier warranties will be limited under certain conditions. If you contact BlueScope on 1800 800 789, they will be able to discuss this further with you. Should you wish to consider changing to materials with a longer warranty or service life, your sales consultant will be able to assist.



DESIGN CRITERIA

Site Location and Building Orientation	Geographic Co-ordinates of <-41.54202, 146.84696>. Refer to the image below showing this location and the left side orientation.
Address for Reference Purposes	76 Suburb Rd Westbury TAS 7303 Australia
Building Orientation	Left Side of building orientated to 22° (northerly direction)
NCC Version	NCC 2022
Design Wind Criteria for the Highest Cardinal Direction	Importance Level 2 with a Vr of 45.00 m/s ; Region A4; TC = 2.0; Mt = 1; Mc = 1; Ms = 1.0; giving a Vdes of 41 m/s.
Earthquake	An Earthquake Acceleration Co-efficient (Z) of up to 0.08 has been allowed for in the design of the building, however wind is the determining design factor.
Other Design Factors	No Snow Loading allowed.

LOCATION & ORIENTATION FOR DETERMINING THE DESIGN CRITERIA



Due to ongoing product development, the seller reserves the right to make design and engineering changes up to the point of scheduling manufacture. The engineer's final design requirements may override anything nominated.

Standards & Codes -All buildings are designed in accordance with test results, computer analysis, NCC, AS/NZS 1170, AS 3600, AS 4100 and AS 4600. Where more than 1 version of any code is applicable, the code to be used shall be at the engineers discretion.

Design Criteria - Prior to issuing an engineering certification, using online tools, the engineer carries out a site specific check based solely on the nominate coordinates and orientation. A structural design check is also done. Changes to the design criteria may result in a price increase or decrease. Unless nominated, no allowance has been made for solar panels, earthquake or snow loading. The building is not suitable for lining with gyprock.

Dimensions - all dimensions nominated are nominal sizes only Length and span are to inside of sheeting. Height is to top of gutter. Length and span may vary when sides are fully open by up to 200mm per side/end. If an exact opening or clearance is required, then this must be specifically nominated as "exact size" in the quotation.

Environmental Characteristics - All components of the steel building are designed to suit the conditions generally described as Non aggressive. Care must be taken with any steel building to ensure that regular maintenance is carried out. The suitable conditions and Maintenance requirements are defined in the various BlueScope Technical Bulletins.

Roof & Wall Sheeting - COLORBOND® steel or ZINCALUME® steel as nominated. TCT refers to Total Coated Thickness. BMT refers to Base Metal Thickness. Refer to BlueScope TB-1a&1b

GALVSPAN® steel Sections - GALVSPAN® steel C-sections, Z-sections, purlins and girts have a minimum coating of 350-gsm (Z350) and a minimum yield strength of 450MPa. Refer to BlueScope TB-17

Brackets -All brackets are made with a minimum coating of 350-gsm (Z350) and a minimum yield strength of 450Mpa or greater.

Fasteners -All major connections including Z purlins and girts are bolted. All other connections are tec screwed. Roof screws with cyclonic washers are ONLY provided where the building is rated cyclonic. Should conditions be severe (ISO Category 4 or 5), the purchaser should advise the seller of any special requirements. (Refer to BlueScope TB-16 and manufacturers warranty data.)

Bracing

Wall & Roof : Cross and Fly bracing as per the engineering plans, steel strapping will be supplied unless otherwise nominated. In open bays, a double eave purlin is provided for bracing purposes. Subject to engineering cross bracing in some open bays and over windows may be required.

Apex: Where nominated by the engineering, apex braces are supplied. Apex braces will reduce the apex clearance height. rafters.

Knee Braces: Where nominated by the engineering, lateral and/or transverse knee braces are provided. Knee braces will reduce the clearance heights.

End Wall Mullions - Fixed at 90 degrees to the columns and inside the rafter. These will reduce internal clearance.

Gutters - Unless otherwise nominated, the gutter type supplied will be nominated by our supplier as the most common type for the area. All Rainwater and drainage designs are the responsibility of the purchaser/owner. Residential gutters and downpipes where supplied are based on average rainfall for the state and may not be sufficient for your building size or usage. Please speak to your building designer or contractor to ensure gutters are fit for purpose. No consideration for door openings or other obstructions. Any changes to the design due to obstructions is the responsibility of the purchaser.

Piers and Slab - Designs are for a safe bearing value $\geq 100\text{kPa}$. (400kPa ultimate). Where a concrete slab, or concrete slab and piers is nominated, the wall sheeting will be supplied to extend 35 mm past the slab (building height + 35 mm). When concrete piers only are nominated, wall sheeting is provided to building height. Where a 50mm step down is nominated, the wall sheeting is not extended any further. If site conditions or the intended use vary from these assumptions, a revised slab and/or foundation design may be required. In such cases, slab reactions and the full design responsibility must be provided by the client's chosen engineer.

Fixing Method - The fixing method nominated is for the main side columns. Other columns are supplied as per engineering design.

The Engineers design may override your request.

Marking, Cutting and Drilling - Most components are marked for easy identification and placement. Most are also cut to length and drilled to suit bolt placement. It will be necessary to cut and/or drill some components on site.

Sheeted Portals and Mullions - All end and dividing wall mullions provide critical support to portal frames and cannot be repositioned or removed under any circumstances without engineering approval.

Communications - By requesting a quote, you agree to our Privacy Policy which states that we can notify you about special offers, products or services available from us or our participating partners. You can unsubscribe from these marketing newsletters at any time.

symbol indicates items that are only included when specifically nominated in your quotation.

Access Doors -All roller doors, sectional doors, shutters, steel sliding or bifold doors and PA doors are NOT wind rated. Roller doors can be supplied wind rated at an additional cost. The sizes quoted are approximate door sizes - NOT clear opening sizes. Clear opening sizes may be reduced due to the building height, widths, motors or chains. At least 70mm in height will be lost due to the 'lead in'. All roller door keys (where included) are keyed alike, unless otherwise stated. All Stable shutters will be provided in the same colour as the wall colour. Sliding doors are supplied so that each door will slide across the door bay plus one other bay as per shed layout.



Colours - Not all colours are available from all manufacturing depots. 0.40 TCT wall sheeting has limited colours in most areas.

Delivery - Delivery is quoted to within the normal delivery runs. Alternatively delivery is to be ex works. Unloading of the whole kit is not included where any length exceeds 11.8m. Semi trailer access required. Where a body truck is requested, it is subject to availability. Should a body truck be requested, and it is not available for the site, then the building shall be either ex works or delivered to an alternative address by a semi trailer. Any additional fees for delivery due to the requirement of escort vehicle/s are not included.

Dividing Walls - Sheeting to one side of the wall. Where the wall is in ZINCALUME® steel, any doors etc. on the wall shall also be in ZINCALUME® steel.

Pricing - Pricing is valid for 30 days, unless notified of an impending price rise where the price rise date will become the new validation date. *Purchase agreements are also subject to price rises.*

Roller Door - Industrial and residential roller doors may have a slightly different profile.

Roller Door Transport Protection - All doors are wrapped by the manufacturer in their recommended method for regular road transport. Any damage to a door will be accessed in accordance with the AGDA guide to visual inspection of garage doors.

Windows - Positions shown on plans are for illustration purposes only (all windows are 2.1m to top of window from floor level). Windows and glass sliding doors are to be provided by others. A header flashing is provided as part of the building. Other stile material is provided to enable secure fixing of the windows and surrounding sheeting. An 'X' shown in the elevation on a window represents cross bracing over the window. Sliding Window: openings slide from Right to Left viewed from inside building.

