

PLANNING NOTICE

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

APP NO.:	PA\26\0220
APPLICANT:	K & C Brugeaud
SITE:	100 Greens Road, Mole Creek (CT: 81122/2)
PROPOSAL:	Resource development (Farm shed) – setback, karst.

The application can be inspected until **Thursday, 16 April 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.

Notified on 28 March 2026.

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:	<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="100 Greens Road"/>	Certificate of Title:	<input type="text"/>
Suburb:	<input type="text" value="Mole Creek"/> <input type="text" value="TAS"/>	Lot No:	<input type="text" value="81122/2"/>
Land area:	<input type="text" value="8200 m<sup>2</sup>"/> m ² / ha		
Present use of land/building:	<input type="text" value="Residential & Rural"/>	(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

<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: m² New building height: m

Materials:

External walls:	<input type="text" value="Steel Clad .42bmt Colorband"/>	Colour:	<input type="text" value="Monument"/>
Roof cladding:	<input type="text" value="Corrugated .42bmt Colorband"/>	Colour:	<input type="text" value="Monument"/>

SEARCH OF TORRENS TITLE

VOLUME 81122	FOLIO 2
EDITION 2	DATE OF ISSUE 23-Nov-2023

SEARCH DATE : 26-Mar-2026

SEARCH TIME : 11.20 am

DESCRIPTION OF LAND

Parish of POATINA, Land District of WESTMORLAND
 Lot 2 on Diagram 81122 (formerly being 388-37D)
 Derivation : Part of Lot 1200 Gtd. to J. How
 Prior CT 2906/93

SCHEDULE 1

N109652 RICKY CLARENCE HOW and ROSLYN ANNE HOW as personal
 representatives of Clarence Norton Walter How
 Registered 23-Nov-2023 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 BENEFITING EASEMENT a right of carriage way over the lands
 marked "Roadway 50 links wide" and "Road Widening"
 respectively on Diagram No. 81122

UNREGISTERED DEALINGS AND NOTATIONS

N144295 PRIORITY NOTICE reserving priority for 90 days
 TFR/ASSENT Ricky Clarence How and Roslyn Anne Haar
 (Nee How) to Charlotte Emily Brugeaud
 TRANSFER Ricky Clarence How and Roslyn Anne Haar (Nee
 How) to Kane Darren Brugeaud and Charlotte Emily
 Brugeaud
 TRANSFER Kane Darren Brugeaud and Charlotte Emily
 Brugeaud to Kane Darren Brugeaud and Charlotte Emily
 Brugeaud
 MORTGAGE Kane Darren Brugeaud and Charlotte Emily
 Brugeaud to National Australia Bank Limited Lodged
 by E L CONVEYANCING on 17-Feb-2026 BP: N144295

DIAGRAM FROM ACTUAL SURV. **P/I**
 COUNTIES OF WESTMORLAND & DEVON
 PARISHES OF POATINA & ALPHINGTON

0 388
37
 REGISTERED NUMBER
81122

MEMO 20-10-59
 No. OF APPLICATION

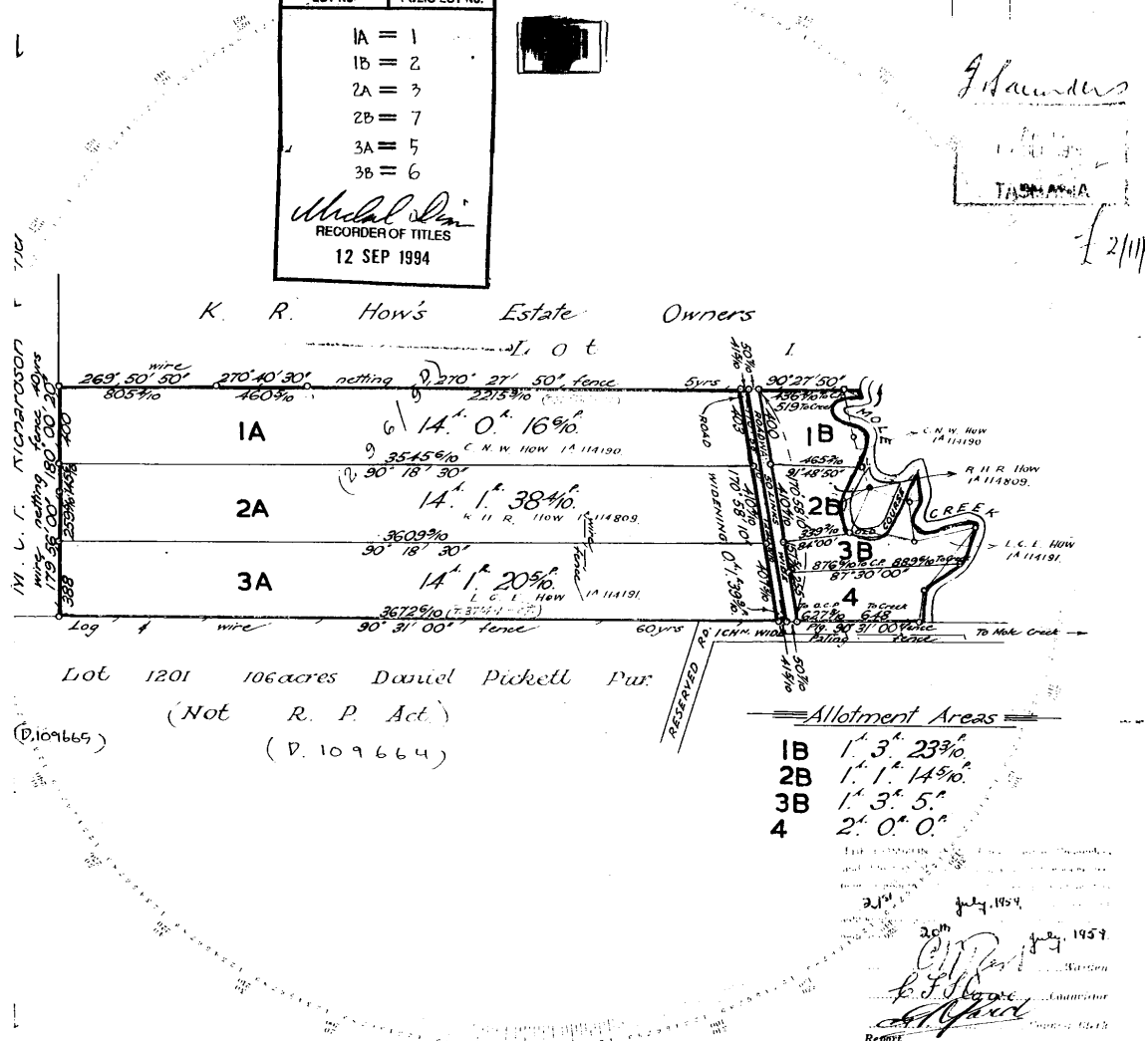
W. H. G. How
 Owner (777/76)

Part of Lot 1200, 105 acres, John How Pur.
 Scale 5 chains to an inch

COR.	BEARING	DISTANCE	FROM

FOR TASPOL TITLE PURPOSES	
EXISTING PLAN LOT No.	RE NUMBERED FOLIO LOT No.
IA	= 1
1B	= 2
2A	= 3
2B	= 7
3A	= 5
3B	= 6

Michael How
 RECORDER OF TITLES
 12 SEP 1994



To be filled in by Surveyor

Date of Instructions
 Survey commenced 27. 4. 59.
 Survey finished 4. 5. 59.
 Error of close in See. Calcs.

PLAT

Regulations Checked H.T.S.
 Computations Checked H.T.S.
 Boundaries Checked 2/11/59.
 Entered on Diagrams 2/11/59.
 Entered on General Plan
 State Permanent Marks
 Finally examined 2/11/59
 L.H.

May be acted upon
 Acted upon

PURCHASER'S NAME	ACT	DATE OF CONTRACT	GRANTED
J. Edward McRae Pedley of Launceston			

CAMPBELL SMITH & PEDLEY
 Authorised Surveyors,
 135 George Street, Launceston



These sheds no longer exist; they were demolished prior to our purchase.

14m x 9m Colourbond Farm Shed

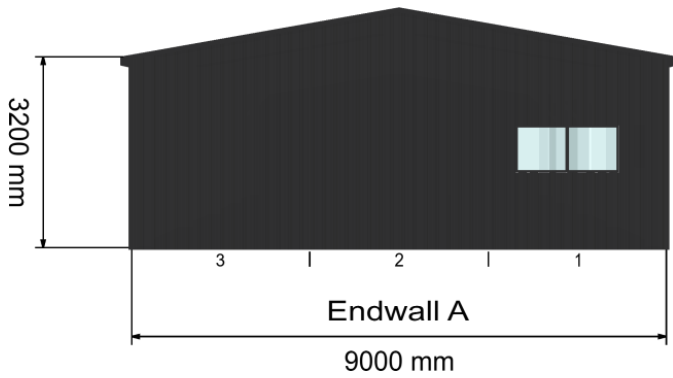
Shed will be a minimum of 3m off the boundary

Storm water will be connected into the existing house storm water which runs down into our orchard under fruit trees.

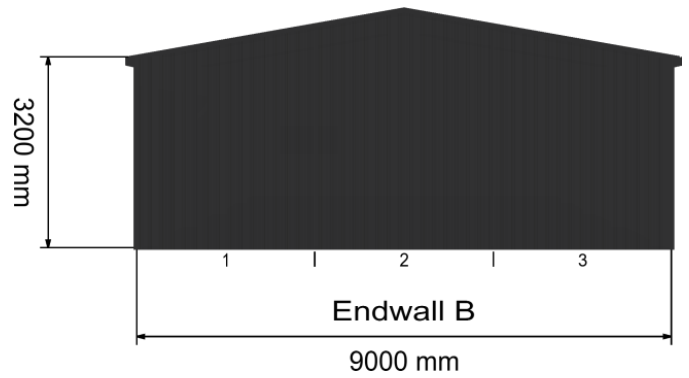
GREENS ROAD

Building Specification – Drawings

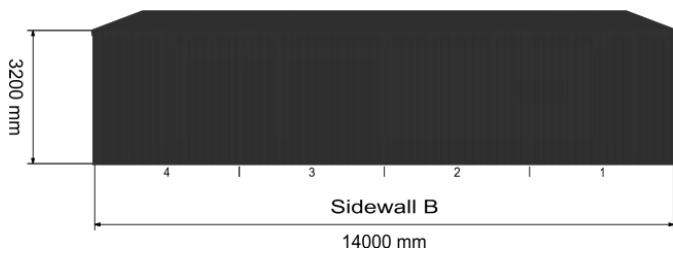
Front



Rear



Left Side



Right Side

