

## 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\0225
<b>APPLICANT:</b>	C Nielsen
<b>SITE:</b>	199 Exton Road, Exton (CT: 6118/1)
<b>PROPOSAL:</b>	Residential (home-based business) - attenuated activity.

The application can be inspected until **Wednesday, 22 April 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 4 April 2026.

Jonathan Harmey  
**GENERAL MANAGER**

# APPLICATION FORM



Meander Valley Council  
Working Together

## 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="199 Exton Road"/>	Certificate of Title:	<input type="text" value="6118"/>
Suburb:	<input type="text" value="Exton"/>	<input type="text" value="7303"/>	Lot No: <input type="text" value="1"/>
Land area:	<input type="text" value="2.046"/>	<input checked="" type="checkbox"/> ha	
Present use of land/building:	<input type="text" value="Residential"/>	<small>(vacant, residential, rural, industrial, commercial or forestry)</small>	

- 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 type="checkbox"/> Building work | <input checked="" 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:  m

Materials: External walls:  Colour:

Roof cladding:  Colour:

SEARCH OF TORRENS TITLE

VOLUME 6118	FOLIO 1
EDITION 5	DATE OF ISSUE 23-Aug-2025

SEARCH DATE : 24-Nov-2025

SEARCH TIME : 10.56 AM

DESCRIPTION OF LAND

Parish of EXTON, Land District of WESTMORLAND  
 Lot 1 on Sealed Plan [6118](#)  
 Derivation : Part of 545 Acres and 110 Acres - Gtd. to S.  
 Martin.  
 Prior CT [3419/28](#)

SCHEDULE 1

[N271515](#) TRANSFER to LUCAS CHRISTIAN NIELSEN and COURTNEY ROSE  
 NIELSEN Registered 23-Aug-2025 at 12.01 PM

SCHEDULE 2

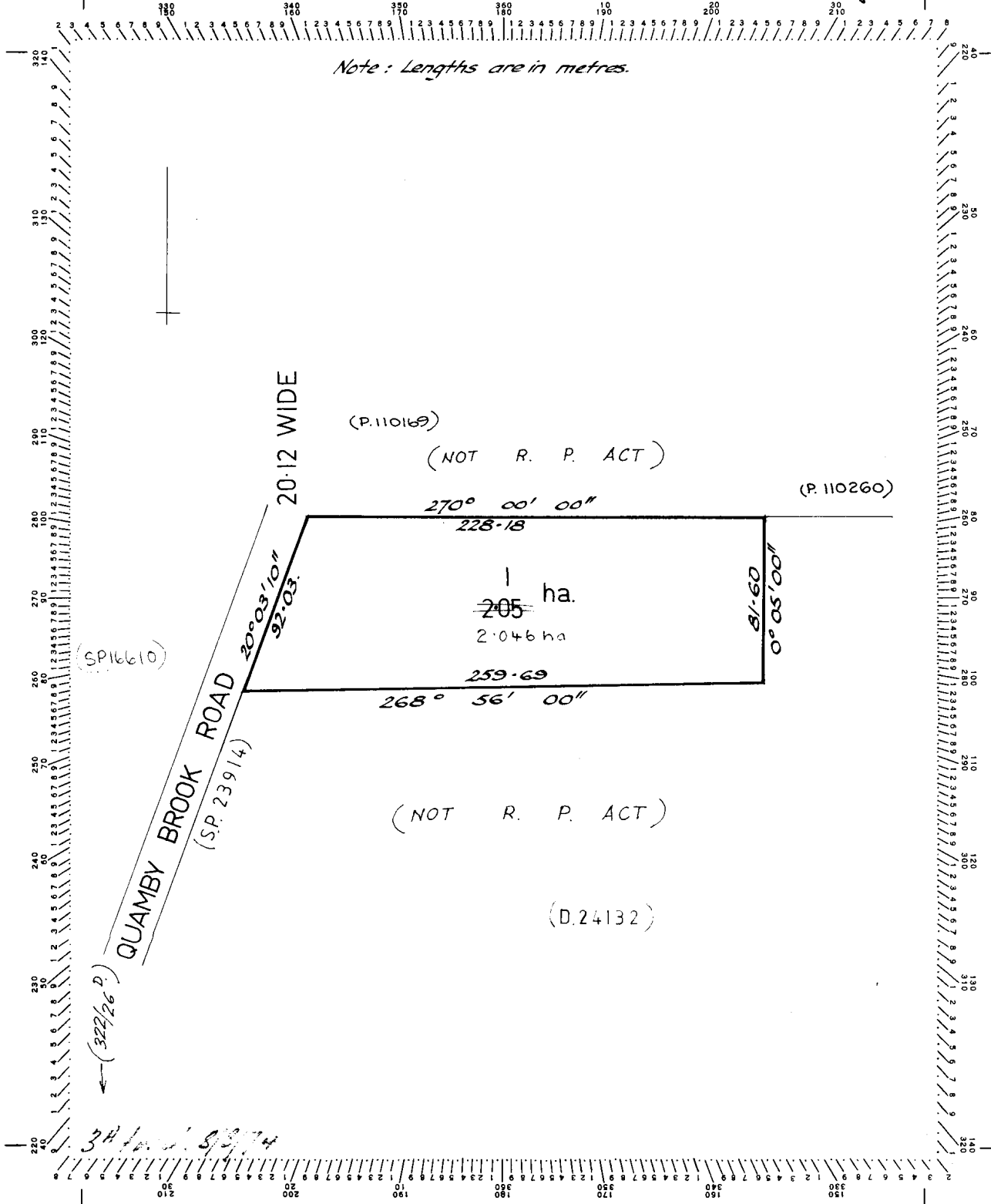
Reservations and conditions in the Crown Grant if any  
[E425890](#) MORTGAGE to First Mortgage Company Home Loans Pty Ltd  
 Registered 23-Aug-2025 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

6118 3+18-15

Owner: <i>Norman Vere Ransley.</i>	PLAN OF SURVEY by Surveyor <del>D. L. Dobson</del> <i>G. I. Fisher.</i> of land situated in the	Registered Number: <b>S.P.6118</b>
Title Reference: <i>Conv. 45/4797.</i>	LAND DISTRICT OF WESTMORLAND	Effective from: <i>27.8.74</i>
Grantee: <i>Part of 201 acs to 15p granted to James Whithead. PART OF 545 ACS. &amp; 110 ACS. GTD. TO SAMUEL MARTIN</i>	PARISH OF EXTON  SCALE :- 1:2000.	<i>[Signature]</i> Recorder of titles



## Jana Rockliff

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**From:** [REDACTED]  
**Sent:** Wednesday, 18 March 2026 3:26 PM  
**To:** Planning - Meander Valley Council  
**Subject:** Planning Enquiry - 199 Exton Road, Exton - home based business  
**Attachments:** 1000016899.jpg; 1000016898.jpg; PA.26.0174 - Planning Permit & Endorsed Plans.pdf

Hi Jana,

Thank you for your time yesterday 😊 .

As discussed, we are building a shed which has been approved on the attached application.

As advised by council yesterday as the floor area for the 6m x 9m shed is 54sm (over 40sqm) I have attached the new application for approval.

I am a qualified sign writer and am looking to set up a small sign writing and light fabrication workshop from home.

I would be the only employee fabricating; however, my husband (if required) would help with the bookwork. We both dwell on the premises.

The workshop would only use light machinery that would primarily be run off a silent generator.

The work would not create electrical interference on another property.

The only hazardous materials on site would be paint and solvents used in the sign writing industry and sds sheets and labelling would be kept onsite at all times.

There will be no goods for sale visible from the road or public space.

There will only be one sign not exceeding 0.2sqm and not illuminated.

There will be no refuelling, detailing, repair, or servicing of vehicles on site.

No more than 2 commercial vehicles will be onsite at any time however we may have the occasional supplier truck delivering that is over 2 tonnes (this would be for materials like light weight sheet metal) .

Most commercial vehicles these days are over 2 tonnes and our shared driveway is used by the neighbours for sheep trucks on a constant basis that would well exceed 2 tonnes.

All vehicles used for the business will be parked on site.

Thank you for your time,  
Courtney Nielsen

Get [Outlook for Android](#)

## Jana Rockliff

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**From:** [REDACTED]  
**Sent:** Wednesday, 25 March 2026 1:13 PM  
**To:** Planning - Meander Valley Council  
**Subject:** Re: Discretionary application required - 199 Exton Road, Exton - home based business (sign writing incl. metal fabrication)

Hi Jana,

Please see below answers to the below:

- Hours of operation of the metal fabrication activity
- Noise output of the machines (if available)
- Any measures to minimise noise output or noise reaching surrounding property
- Is the activity exclusively undertaken inside or is there potential of particle emission if undertaken outside?

The business hours of operation would be 9am to 5pm Monday to Friday however the hours of fabrication would likely be closer to 10am-3pm (as there is also a lot of computer work to be done).

The noise output from the laser would be minimal, the water cooler would be the loudest component at a max. of 70 decibels.

We are looking at an electric brake press, because they use servo motors and ball screws rather than constant-pressure hydraulic pumps this means it would run at or under 70 decibels during the bending cycle.

We would be running off a silent generator which would be between 55-60 decibels.

The loudest machinery would be the occasional 125mm grinder ( the standard type you would use in your home garage coming in at around 95 decibels) , however this would only be used in small bursts when required (not daily).

We would be minimising noise pollution by choosing a silent generator.

All activity would be inside the shed.

Thanks Jana.

# PROPOSED SHED FOR COURTNEY NIELSEN 199 EXTON ROAD EXTON TAS 7303

**STAGE | PLANNING STAGE | REVISION 01**

## INDEX

SHEET NO.	SHEET NAME
A0.0	COVER PAGE
A1.2	PROPOSED SITE PLAN

Meander Valley Council  
This is the plan referred to in the attached  
Permit No: PA\26\0174

  
27 January 2026  
Date

TOWN PLANNER

Pages 1 to 3 inclusive  
THIS IS NOT A BUILDING PERMIT



**2** LOCATION PLAN  
A0.0 1: 5000

## SITE DETAILS

PLANNING ZONE:	MEANDER VALLEY COUNCIL 21 AGRICULTURAL
EXISTING SITE AREA:	2.046 HA
EXISTING DWELING AREA:	201M <sup>2</sup>
PRO. SHED:	54M <sup>2</sup>
TOTAL DWELLING AREAS:	255M <sup>2</sup>
PRO. DWELLING COVERAGE:	1.2%

## PROJECT INFORMATION

CLIENT: COURTNEY NIELSEN
TITLE REFERENCE: 6118/1
CLASSIFICATION: 10a CLASS
WIND CLASS: N3
SOIL CLASS: TBC
CLIMATE ZONE: ZONE 7
TOPOGRAPHY CLASS: TBC
CORROSION ENVIRONMENT: N/A
KNOWN HAZARDS: N/A

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

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REV	AMENDMENT DETAILS	BY	DATE

PROJECT STAGE  
**PLANNING STAGE**

PROJECT DETAILS  
**PROPOSED SHED**  
199 EXTON ROAD  
EXTON TAS 7303

CLIENT DETAILS  
**COURTNEY NIELSEN**

DRAWING TITLE  
**COVER PAGE**

DRAWN  
T.F  
DESIGNED  
E.R  
CHECKED  
E.R

ISSUE DATE  
13.01.26

DRAWING SCALE SHEET SIZE  
As indicated A3

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m  
1:100 @ A1 1:200 @ A3 1:267 @ A4

PROJECT NUMBER DRAWING NUMBER REVISION  
RP025-55 A0.0 01

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**

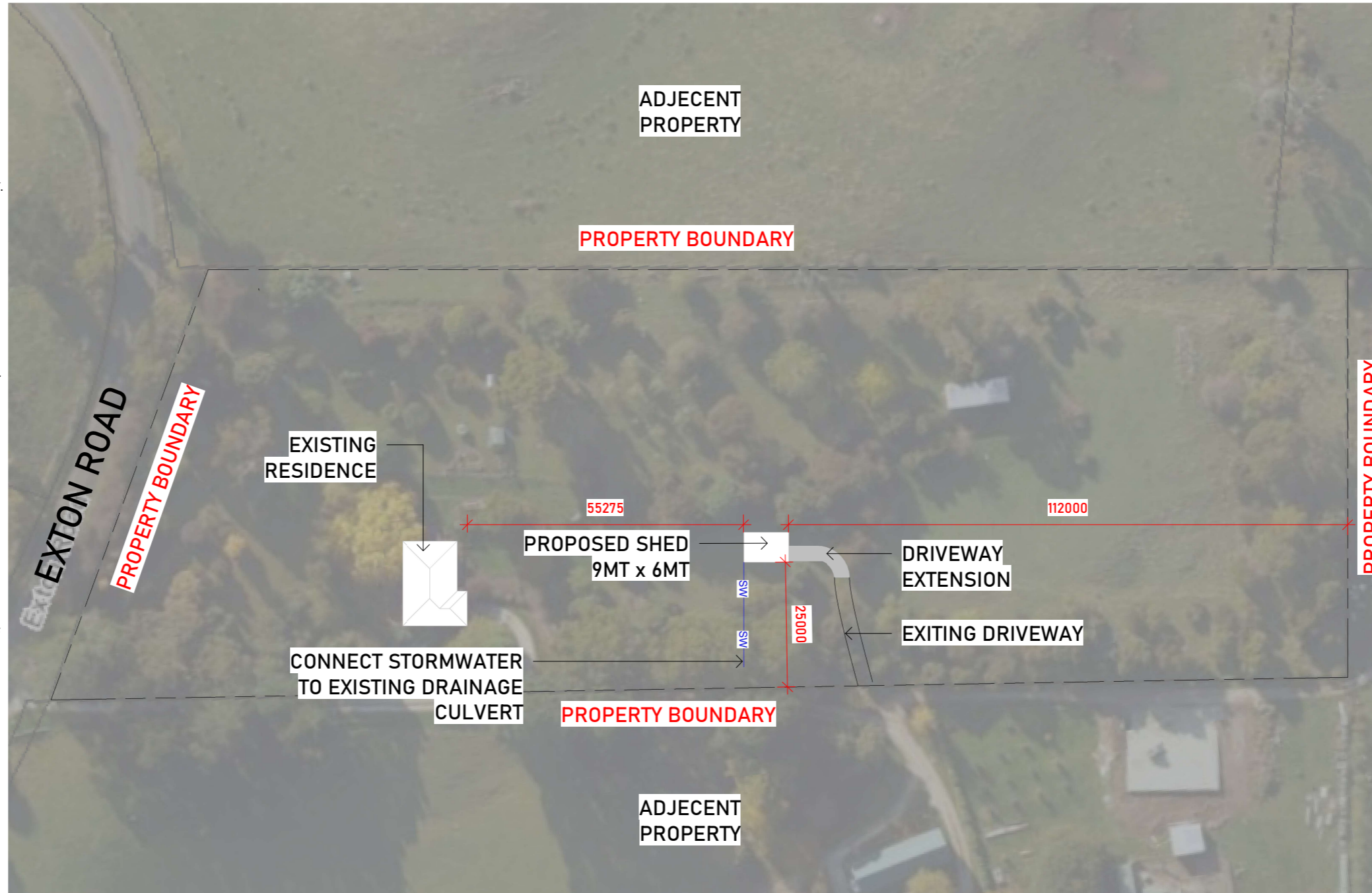
BUILDER SHALL COMPLY WITH ALL WORKPLACE HEALTH AND SAFETY REQUIREMENTS REQUIRED BY LEGISLATION FOR THE CONSTRUCTION OF THE STRUCTURE AND SHALL ASSES ALL WORKPLACE HEALTH AND SAFETY ISSUES BEFORE COMMENCEMENT OF CONSTRUCTION AND LIASE WITH THE DESIGNER IF NECESSARY TO AVOID/MINIMISE RISKS DURING CONSTRUCTION.

**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  
A1.2 1 : 1000



SITE INFORMATION	
SITE AREA	20460M²
TOTAL BUILDING AREA	255M²
TOTAL SITE COVERAGE	1.2%

REV	AMENDMENT DETAILS	BY	DATE

PROJECT STAGE  
**PLANNING STAGE**

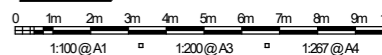
PROJECT DETAILS  
**PROPOSED SHED**

199 EXTON ROAD  
EXTON TAS 7303

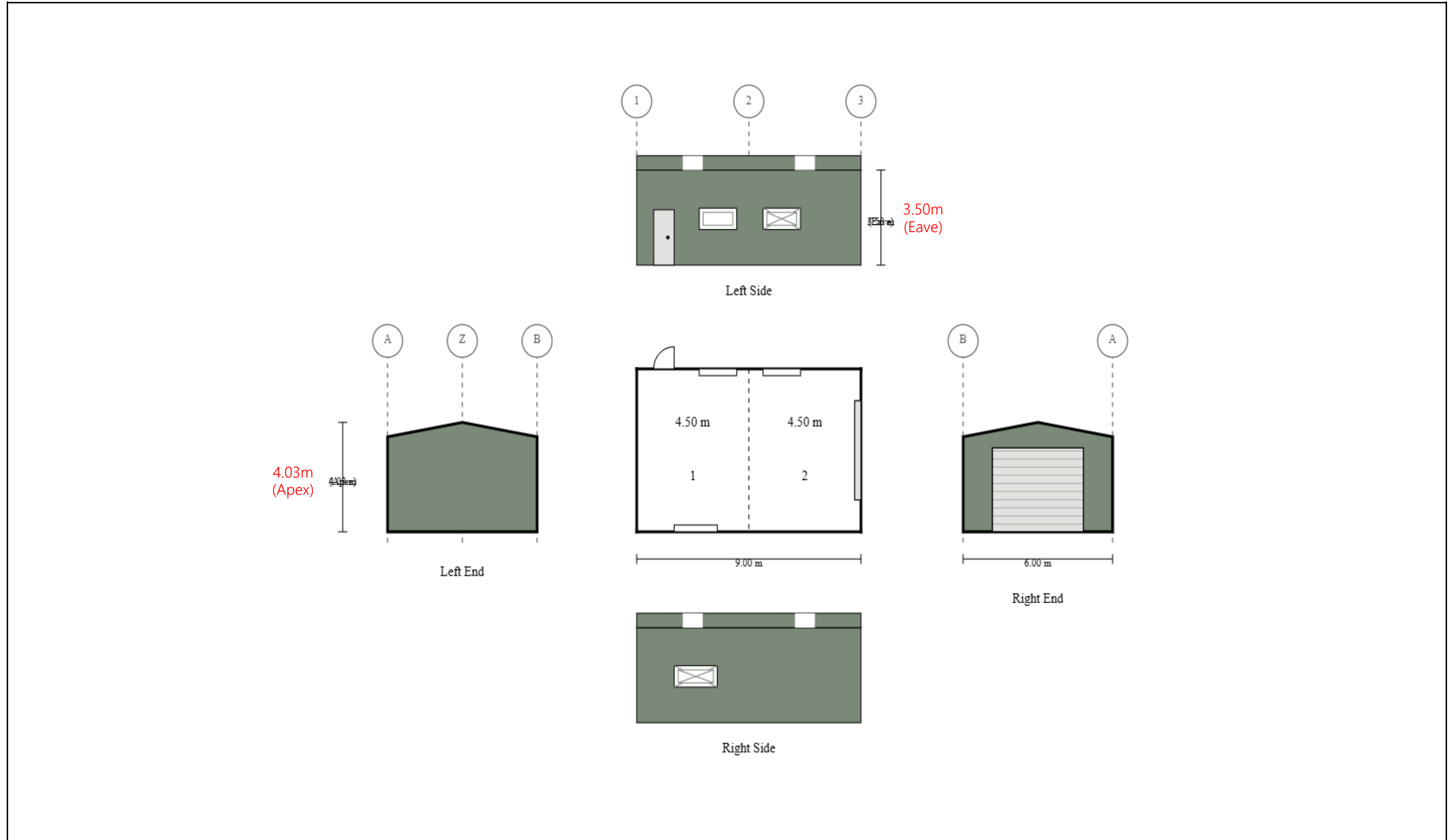
CLIENT DETAILS  
**COURTNEY NIELSEN**

DRAWING TITLE  
**PROPOSED SITE PLAN**

DRAWN  
T.F  
DESIGNED  
E.R  
CHECKED  
E.R  
ISSUE DATE  
13.01.26  
DRAWING SCALE SHEET SIZE  
As indicated A3



PROJECT NUMBER  
**RP025-55**  
DRAWING NUMBER  
**A1.2**  
REVISION  
**01**



Purchaser Name: Courtney Nielsen

Site Location: 199 Exton Rd Exton TAS 7303 Australia

Drawing # TLAN250057 - 0

Print Date: 24/11/2025

**Layout**  
Not to Scale  
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RDAMHeald Pty Ltd  
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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: *J. Ronaldson* Date: John Ronaldson  
Date: 24/11/2025