

PLANNING APPLICATION

Status:

Reference

PLN-HOB-2025-0625

Address

393 LENA VALLEY RD LENA VALLEY TAS
7008

Titles

30468/12

Before you start

Before you start your application, you will need to know if you require planning approval or not.

If you are unsure if you require a permit, use the [PlanBuild Tasmania Enquiry Service](#) to lodge a request for advice from the relevant Council.

Once your application has been submitted the Council will review your application. If payment has not been made, you will be sent a request for the payment of application fees via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification containing a task to complete.

Pre-Application Advice

Have you spoken with anyone at Council about this application?

Yes - enter details below

No - continue to the next section

If yes, provide the name of the person you contacted

Discussed with Liz Wilson from HCC on 21 August via email correspondence.

Applicant

Name	Email	Phone	Address	Involvement
Personal Information Removed				

Owners

Name	Email Address	Address
Personal Information Removed		

Certificate(s) of Title

Selected Titles

30468/12

Total Area: 90733m²

Owner Notification

Are you the sole owner of the land?

Yes - continue to the next section

No - answer question below

If no, have you notified all owners, joint or part owners of your intention to submit this application?

Yes - enter owner details below

No - you must notify all owners before proceeding with this application

List all owners, joint or part owners as recorded on the Title documents notified:

Dr Phillipa Cathryn McCormack

Enter the date that the last owner, joint or part owner was notified

02/12/2025

Declaration

I declare that all land owners, joint or part owners have been notified of this planning application.

Crown Land Consent

Is Crown Land involved in the proposed use or development?

Yes - complete question below

No - continue to the next section - see further information below

Unsure

If yes, has written Crown Land consent been obtained?

Yes - upload written consent

No - application will not be progressed until consent has been provided

General Manager Consent

Is Council-owned or administered land involved in the proposed use or development?

Yes - complete question below

No - continue to the next section

Unsure

If yes, has written consent been obtained from the Council General Manager?

Yes - upload written consent

No - application will not be progressed until consent has been provided

Proposed Use or Development

What is the reason for your planning application?

I want to change how the property is used

I want to use the property for visitor accommodation

I want to subdivide

I want to undertake a new development or alteration

I want to do a minor boundary adjustment

I want to put up a sign(s)

I want to demolish

I want to do works only

Other

If your application is to subdivide, please enter the number of proposed lots.

0

If your application is for signage, please enter the number of signs.

Is the property a Tasmanian Heritage Listed Property?

Yes

No

Is the application for an EPA Activity under the Environmental Management and Pollution Control Act 1994?

Yes

No

Unsure

Is the proposed use or development permitted or discretionary?

Permitted

Discretionary

Unsure if permitted or discretionary

Provide a full description of the proposed use or development

Construction of a prefabricated 9m x 5.5m corrugated iron garage at termination of existing driveway.

Will the proposed use or development involve a road reserve?

Yes - complete the section below

No - continue to the next section

Unsure

If yes, enter the address(es) or locations below:

If yes, how will the road reserve be affected?

Value of Works

What is the estimated value of the works?

61600

Supporting Documents

Version	Document Date	Document Type	Description	Prepared By
1	2 Dec 2025	Engineering Drawings	Civil engineering showing driveway construction and as built run-off design	Aldanmark Consulting Engineers
1	2 Dec 2025	Property Title Document	SurveyNotes-30468-12.pdf	Mr Robert Meijers
1	2 Dec 2025	Property Title Document	ScheduleOfEasements-30468-12.pdf	Mr Robert Meijers
1	2 Dec 2025	Property Title Document	FolioText-30468-12-1.pdf	Mr Robert Meijers
1	2 Dec 2025	Property Title Document	FolioPlan-30468-12.pdf	Mr Robert Meijers
1	2 Dec 2025	Site Plan	Site plan showing garage location with setbacks and notes	Mr Robert Meijers
1	2 Dec 2025	Elevations	Elevations of proposed garage	Mr Robert Meijers

Next steps

When you have completed all the necessary fields and attached all required documents to support your application, click on the green 'Save & Submit' button at the top right of this form.

Once submitted, the Council will review your application. A request for the payment of application fees will be sent to you via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification from PlanBuild which will tell you what you need to provide to continue the application.

Form published: 14/05/2025 15:58

SEARCH OF TORRENS TITLE

VOLUME 30468	FOLIO 12
EDITION 5	DATE OF ISSUE 20-Nov-2009

SEARCH DATE : 12-Nov-2025

SEARCH TIME : 05.00 pm

DESCRIPTION OF LAND

City of HOBART

Lot 12 on Sealed Plan [30468](#)

Derivation : Part of 2000 Acres Gtd to George Hull

Prior CT [4344/45](#)

SCHEDULE 1

[M253534](#) TRANSFER to PHILLIPA CATHRYN MCCORMACK and ROBERT DAVID MEIJERS Registered 20-Nov-2009 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP [30468](#) EASEMENTS in Schedule of Easements

SP [30468](#) FENCING PROVISION in Schedule of Easements

SP [30468](#) COUNCIL NOTIFICATION under Section 468(12) of the Local Government Act 1962

[C933101](#) MORTGAGE to Bank of Western Australia Limited Registered 20-Nov-2009 at 12.02 pm

[D70288](#) APPLICATION Mortgage [C933101](#) vested to the Commonwealth Bank of Australia

UNREGISTERED DEALINGS AND NOTATIONS

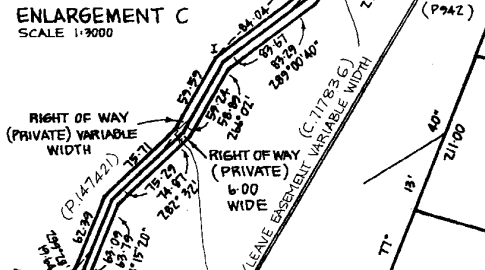
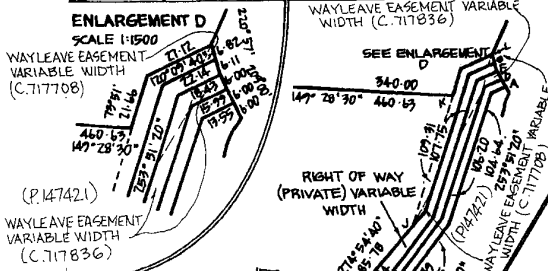
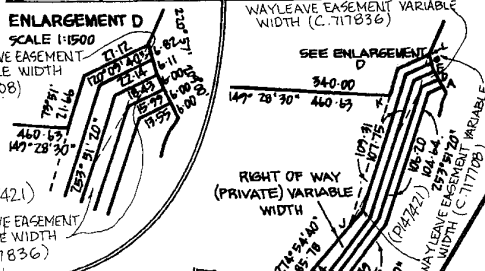
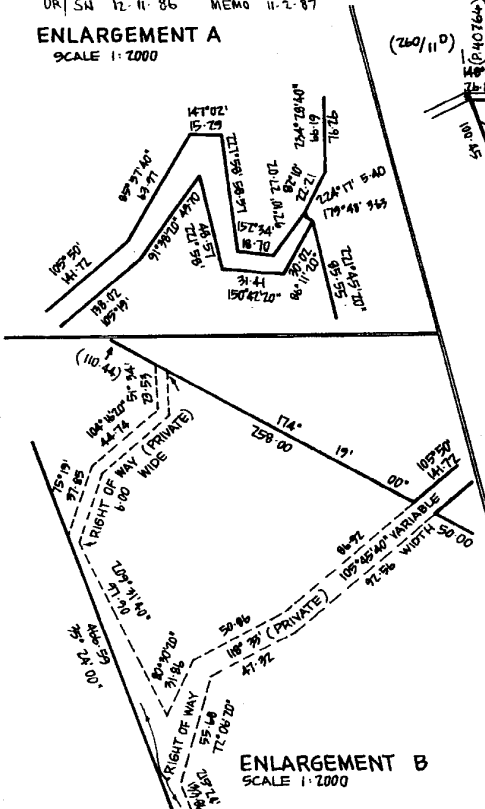
No unregistered dealings or other notations

054 1130

7227 SP 30468

Owner: BARABALL PTY LTD	PLAN OF SURVEY by Surveyor JOHN L. CERUTTY of land situated in the CITY OF HOBART	Registered Number: S.P.30468
Title Reference: CONV 64 / 1699		Approved: 17 MAR 1987 Effective from:
Grantee: PART OF 2000.0.0 STD TO GEORGE HULL		Acting Recorder of Titles
SCALE 1:5000 MEASUREMENTS IN METRES		

UR/ SN 12.11.86 MEMO 11.2.87
ENLARGEMENT A
 SCALE 1:2000



SEE SURVEY NOTES FOR RE-MARK PLAN

SEE SURVEY NOTES FOR RE-MARK PLAN



SCHEDULE OF EASEMENTS

PLAN NO.

S. P30468

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS THIS COPY SCHEDULE CONSISTS OF 3 PAGE/S

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

Lots 1, 2 and 3 are each subject to a Wayleave Easement as defined by Section 2 of the Hydro Electric Commission Act 1944 over such portion of the Wayleave Easement marked "H.E.C. Wayleave Easement 50.29 wide" on the Plan and shown passing through such Lot.

RIGHTS OF WAY
GARRIAGE

LOT 1 IS TOGETHER with a right of carriage way over those portions of Lot 2 marked "Right of Way (Private) Variable" and "Right of Way (Private) 6.00 wide" on the Plan.

LOT 2 IS SUBJECT to a right of carriage way appurtenant to Lots 4, 5 and 6 over the "Right of Way (Private) Variable" and the "Right of Way (Private) 10.00 wide" shown passing through the said Lot.

* LOT 4 IS TOGETHER with a right of carriage way over those portions of Lot 2 marked "Right of Way (Private) Variable" and "Right of Way (Private) 10.00 wide" on the Plan.

LOT 4 IS SUBJECT to a right of carriage way appurtenant to Lots 5 and 6 over the Right of Way (Private) 10.00 wide shown passing through the said Lot.

LOT 5 IS TOGETHER with a right of carriage way over that portion of Lot 4 marked "Right of Way (Private) 10.00 wide" and those portions of Lot 2 marked "Right of Way (Private) Variable" and "Right of Way (Private) 10.00 wide"

on the Plan. * LOT 2 IS SUBJECT to a right of carriage way appurtenant to

30468

* Lot 1 over the Rights of Way (Private) variable and 6.00 wide shown on the plan passing through such Lot.
carriage

LOT 5 IS SUBJECT to a right of way appurtenant to Lot 6 over the Right of Way (Private) 10.00 wide shown passing through the said Lot.
carriage

LOT 6 IS TOGETHER with a right of way over those portions of Lot 4 and 5 marked "Right of Way (Private) 10.00 wide" and those portions of Lot 2 marked "Right of Way (Private) Variable" and "Right of Way (Private) 10.00 wide" on the Plan.

LOT 11 IS TOGETHER with a right of way over that portion of Lot 12 marked "Right of Way (Private) Variable Width" and further marked FGHI and that portion of Lot 13 marked Right of Way (Private) Variable Width and further marked CDFE and that portion of the Balance marked Right of Way (Private) 6.00 wide and further marked ABCD on the Plan.

LOT 11 IS SUBJECT to a right of way appurtenant to Lots 12, 13 and the Balance over the Right of Way (Private) 6.00 marked JKLG shown passing through the said Lot.

LOT 12 IS TOGETHER with a right of way over that portion of Lot 11 marked Right of Way (Private) 6.00 wide and further marked JKLG and that portion of Lot 13 marked Right of Way (Private) Variable Width and further marked CDFE and that portion of the Balance marked Right of Way (Private) 6.00 wide and further marked ABCD on the Plan.

LOT 12 IS SUBJECT to a right of way appurtenant to Lots 11, 13 and the Balance over the Right of Way (Private) Variable Width marked FGHI shown passing through the said Lot.

LOT 13 IS TOGETHER with a right of way over that portion of Lot 11 marked Right of Way (Private) 6.00 wide and further marked JKLG and that portion of Lot 12 marked Right of Way (Private) Variable Width and further marked FGHI and that portion of the Balance marked Right of Way (Private) 6.00 wide and further marked ABCD on the Plan.

LOT 13 IS SUBJECT to a right of way appurtenant to Lots 11, 12 and the Balance over the Right of Way (Private) Variable Width marked CDFE shown passing through the said Lot.

~~THE BALANCE IS TOGETHER with a right of way over that portion of Lot 11 marked Right of Way (Private) 6.00 wide and further marked FGHI and that portion of Lot 13 marked Right of Way (Private) Variable Width and further marked CDFE.~~

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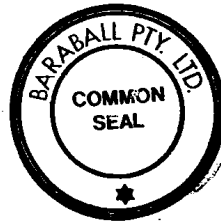
~~THE BALANCE IS SUBJECT to a right of way appurtenant to Lots 11, 12 and 13 over the Right of Way (Private) 6.00 wide marked ABCD shown passing through the said Lot.~~

THE BALANCE means the balance of the land described in Conveyance No. 61/1699 remaining vested in Baraball Pty. Ltd. at the date of acceptance hereof. Excepting the Lots on the Plan

FENCING PROVISION

In respect of each Lot shown on the Plan, the Vendor Baraball Pty. Ltd. shall not be required to fence.

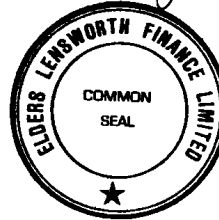
THE COMMON SEAL of BARABALL PTY. LTD.)
as beneficial owner of the lands)
described in Registered Conveyance)
No. 61/1699 was hereto affixed in the)
presence of:)



Director *[Signature]*

Secretary *[Signature]*

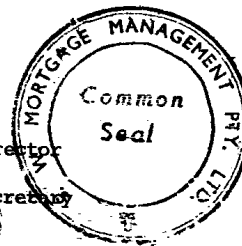
THE COMMON SEAL of ELDERS LENSWORTH)
FINANCE LTD. as Mortgagee under Mortgage)
70& 62/7698)
No. 61/1670 was hereto affixed in the)
presence of:)



[Signature] Authorised Signatory

[Signature] Authorised Signatory

THE COMMON SEAL of S.W. MORTGAGE)
MANAGEMENT PTY. LTD. as Mortgagee)
under Mortgage No. 63/1743 was)
hereto affixed in the presence of:)



..... Director
[Signature] Secretary

30468

This is the schedule of easements attached to the plan of BARABALL PTY LTD
(Insert Subdivider's Full Name)

..... affecting land in

CONV. G1 / IGSS
(Insert Title Reference)

Scaled by HOBART CITY COUNCIL on 10th NOVEMBER 1986

Solicitor's Reference
[Signature]
Council Clerk / Town Clerk

OS-K 3134

Site Plan for a Shed at 393 Lenah Valley Road (7377003)

Produced on 6/01/2026

Proposed 9 x 5.5 x 4.4 galvanised lysaght spandek garage to be located over the termination of the existing driveway access. Roller doors and personal access doors are to be in colorbond colour monument.

Initial light reflectance value of the primary cladding is >40% but will dull significantly over 12-24 months.

Due to its location adjacent to the trees and the natural slope it is not visible from any adjacent property, road, or wellington park walking trail (see supporting 3D visualisation). It is only partially visible from the residence.

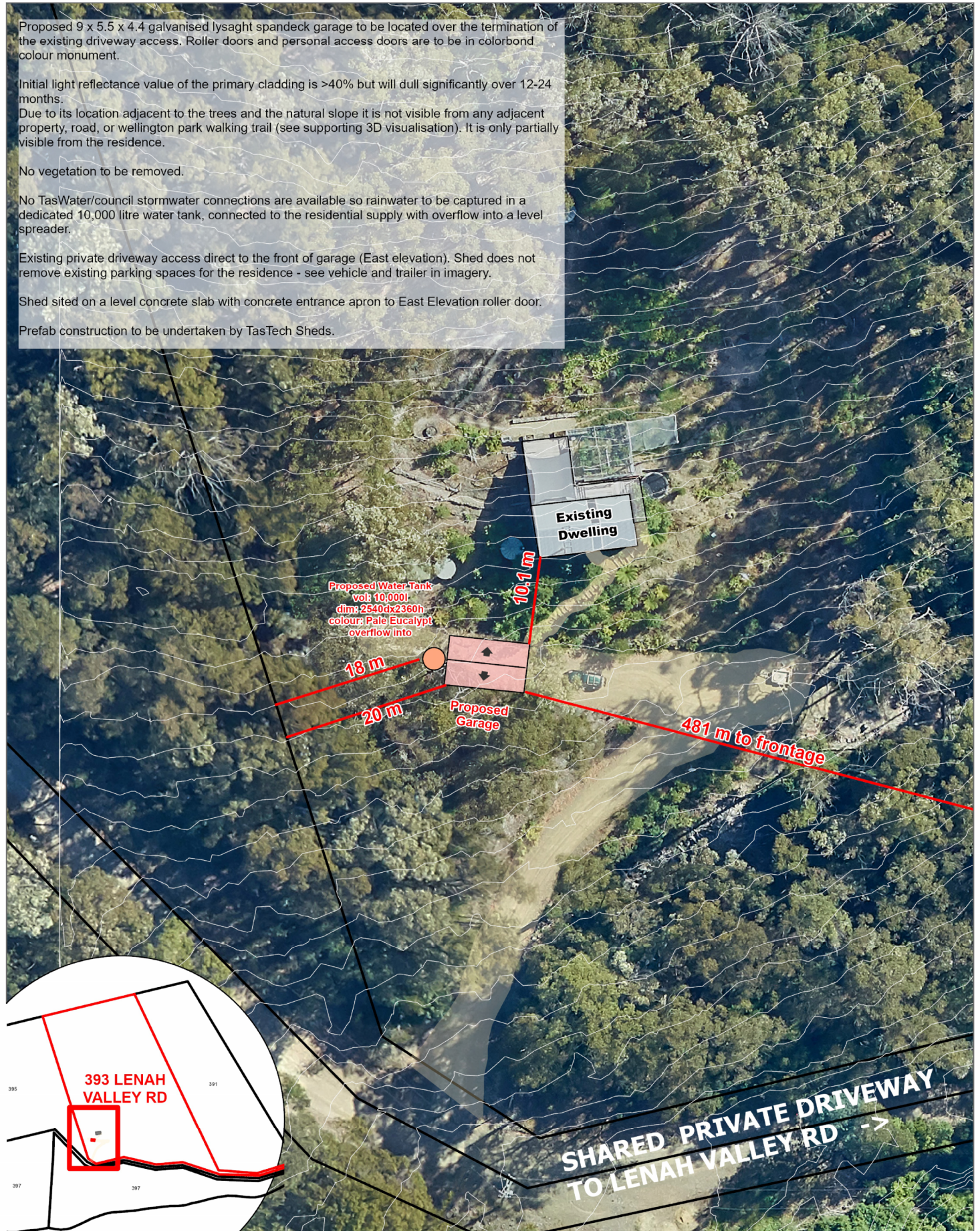
No vegetation to be removed.

No TasWater/council stormwater connections are available so rainwater to be captured in a dedicated 10,000 litre water tank, connected to the residential supply with overflow into a level spreader.

Existing private driveway access direct to the front of garage (East elevation). Shed does not remove existing parking spaces for the residence - see vehicle and trailer in imagery.

Shed sited on a level concrete slab with concrete entrance apron to East Elevation roller door.

Prefab construction to be undertaken by TasTech Sheds.

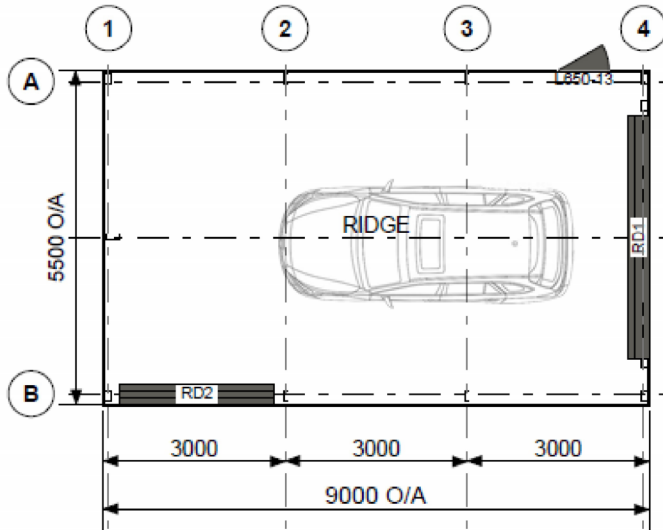


Contours 1m

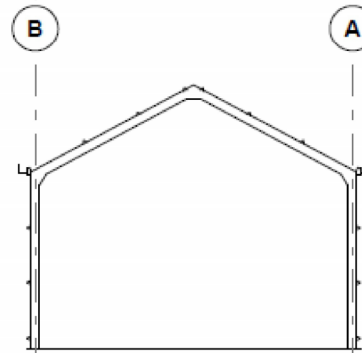
▭ Cadastral Boundaries

0 5 10 15 20 25 30 35 40 45 50 Meters

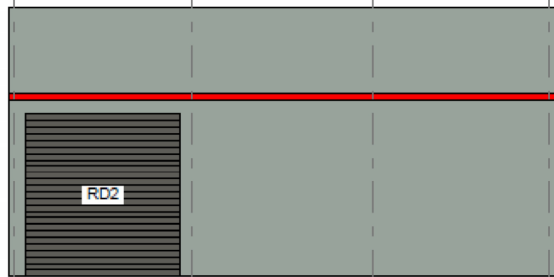
FRAME ROOF PLAN



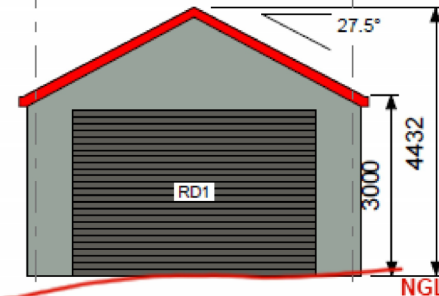
SECTION GRID 2, 3



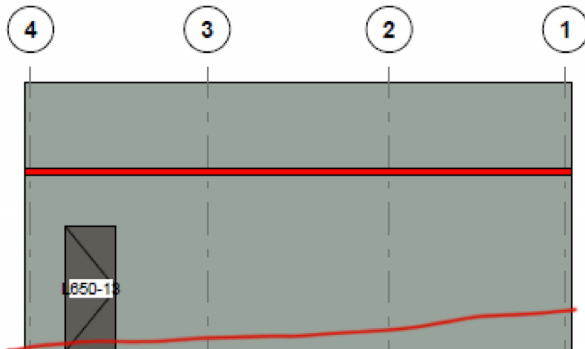
ELEVATION GRID B - SOUTH



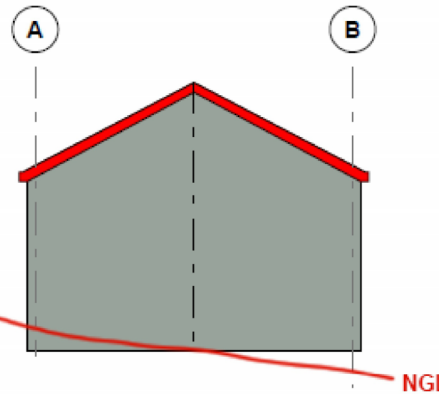
ELEVATION GRID 4 - EAST



ELEVATION GRID A - NORTH



ELEVATION GRID 1 - WEST



Copyright 2025
Lysaght Building
Solutions Pty Ltd
trading as RANBUILD

CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	ZL	GA
WALLS	TRIMDEK 0.42 BMT	ZL	GA
CORNERS	-	CB	AA
BARGE	-	CB	AA
GUTTER	SQUARELINE	CB	AA

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
1	RD1	Taurean, Domestic PR1ME Series AA 2680 high x 4000 wide Clear Opening Windstrong
1	RD2	Taurean, Domestic PR1ME Series A 2600 high x 2550 wide Clear Opening Windstrong
1	L650-13	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/ Bond

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT

Robb Meijers

SITE

**393 Lenah Valley Road
LENAH VALLEY TAS 7008**

BUILDING

**DELUXE
5500 SPAN x 3000 EAVE x 9000 LONG**

TITLE

FLOOR PLAN & ELEVATION

SCALE
A4 SHEET 1:125

DRAWING NUMBER
BRWT4-7664

REV
A

PAGE
1/1

3D View of shed from various angles

Looking from South



Looking from East



Looking from North



Looking from West



Partial oblique showing property boundary and wellington park to the south



View showing shed nestled well out of sight behind vegetation.

