



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:	J Tapsell - PA\26\0054
PROPERTY ADDRESS:	9 Coronea Court HADSPEN (CT: 45389/225)
DEVELOPMENT:	Residential outbuilding (shed with amenities) - driveway.

The application can be inspected until **Tuesday, 14 October 2025**, 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 27 September 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="9 Coronea Ct"/>	Certificate of Title:	<input type="text" value="3756-61"/>
Suburb:	<input type="text" value="Hadpsen"/>	<input type="text" value="7290"/>	Lot No: <input type="text" value="226"/>
Land area:	<input type="text" value="1253"/>	<i>m² / ha</i>	
Present use of land/building:	<input type="text" value="Residential"/>	<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 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: Colour:
Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 45389	FOLIO 225
EDITION 6	DATE OF ISSUE 24-Jul-2025

SEARCH DATE : 23-Sep-2025

SEARCH TIME : 09.23 AM

DESCRIPTION OF LAND

Town of HADSPEN

Lot 225 on Sealed Plan [45389](#)

Derivation : Part of 1000 Acres Gtd to A Clerk

Prior CT [4697/90](#)

SCHEDULE 1

[N265410](#) TRANSFER to JAROD MARK TAPSELL and RUBY KATE MALES
Registered 24-Jul-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP [45389](#) EASEMENTS in Schedule of Easements

SP [45389](#) COVENANTS in Schedule of Easements

SP [45389](#) FENCING COVENANT in Schedule of Easements

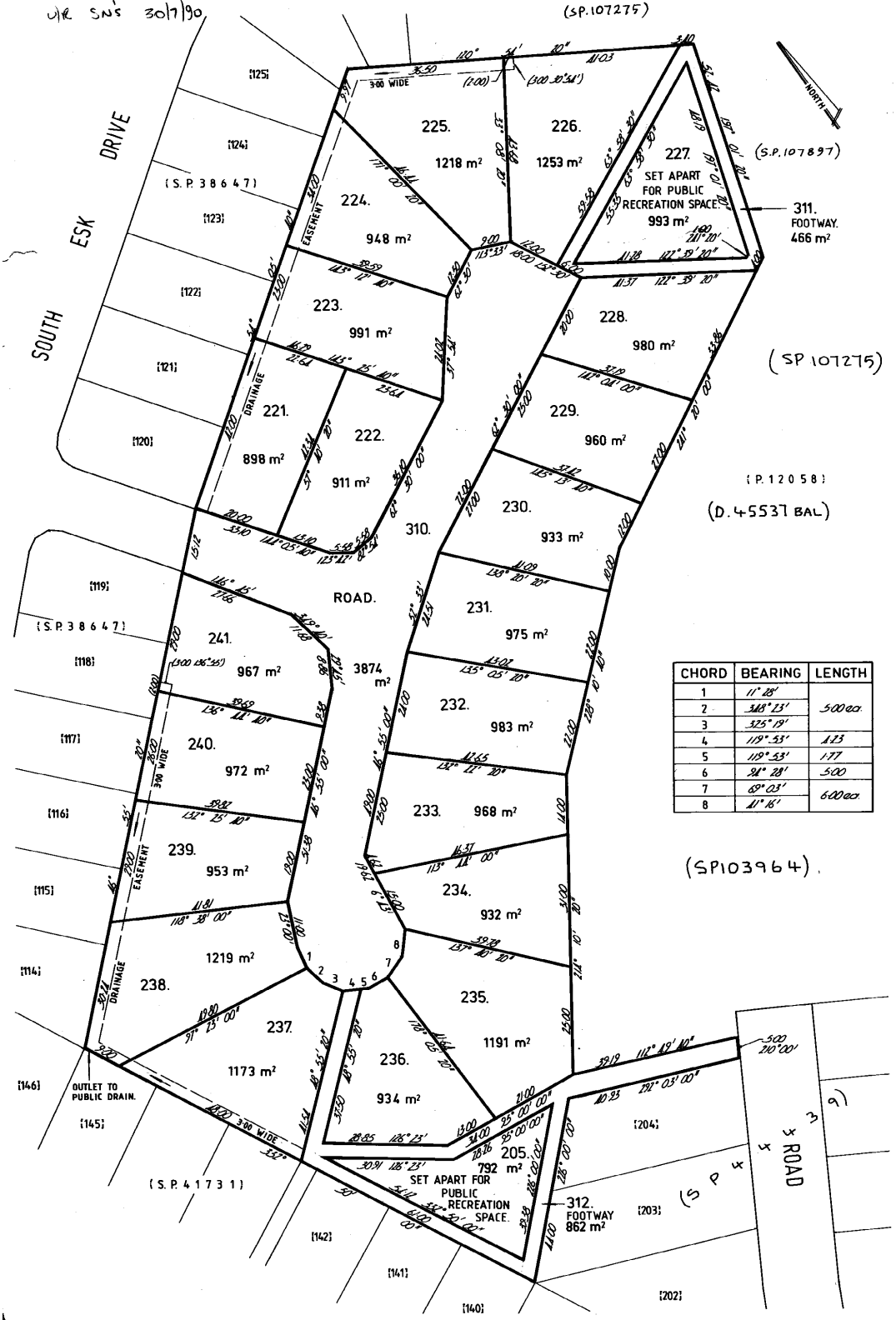
[E413852](#) MORTGAGE to MyState Bank Limited Registered
24-Jul-2025 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SP 45389

Owner: <i>Hoodspan Development Co. Pty. Ltd.</i>	PLAN OF SURVEY by Surveyor <i>A.C. CRAIG</i> — <i>G.J. WALKER & CO. P/L</i> of land situated in the LAUNCESTON.	Registered Number: SP45389
Title Reference: <i>C.T. 3756-61</i>		Approved Effective from: 31 AUG 1990
Grantee: <i>Part of 100 Acres Gtd to Alexander Clark.</i>	TOWN OF HADSPEN	SCALE 1: 750. MEASUREMENTS IN METRES



CHORD	BEARING	LENGTH
1	11° 26'	
2	348° 13'	500.00
3	325° 19'	
4	119° 53'	1.23
5	119° 53'	1.77
6	24° 28'	500.00
7	89° 03'	
8	11° 16'	600.00



SCHEDULE OF EASEMENTS

PLAN NO.

SP45389

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

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 226 & 241 are subject to right of drainage for the Warden Councillors and Electors of the Municipality of Westbury over the portions of the Drainage Easements shown on **COVENANTS** the plan and passing through such Lots.

The owner of each lot shown on the plan covenants **FIRST** with the Vendor that the Vendor Hadspen Development Company Proprietary Limited, shall not be required to fence **AND** **SECONDLY** that the Vendor and the owner or owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every lot shown on the plan and the residue of the land comprised in Certificate of Title Volume 3756 Folio 61 and each and every part thereof to observe the following stipulations:—

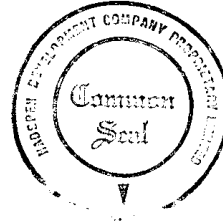
1. Not to excavate carry away or remove or permit or suffer to be excavated carried away or removed from the said Lot or any part thereof any earth clay stone gravel or sand except such as may be necessary for the purpose of road construction and levelling or filling the said lot or any foundations of any building to be erected thereon
2. Not to carry on or permit or suffer to be carried on any part of the said lot the trade or business of a working tallow, chandler, soap boiler or maker, manufacturing chemist, distiller, boiler maker, slaughterman, tanner,

45389.

- fellmonger, brickmaker, tilemaker, pipemaker, quarryman, pottery maker, or any other noxious trade or business or the sale or manufacture of any kind of intoxicating liquor.
3. Not to erect or place upon the said lot or any part thereof any shop building or erection whatsoever for the purpose of selling or offering or exposing for sale therein or thereon any articles wares or merchandise whatsoever.
 4. Not without the previous consent in writing of the Vendor to erect or re-erect on the said lot any building whatsoever which shall have been pulled down or demolished on any other land nor to use any second hand material whatsoever in the erection of any building on the said lot.
 5. Not without the previous consent in writing of the Vendor to use roofing materials other than tiles or colourbonded material on any building erected on the said lot.
 6. Not without the previous consent in writing of the Council to cut down or interfere with any green trees or shrubs growing on the said lot PROVIDED NEVERTHELESS that this covenant shall not hinder nor prevent:
 - (a) The removal of such trees or shrubs as are necessary to enable a dwelling house and/or normal outbuildings to be erected on the said lot
 - (b) The establishment and maintenance of a garden on the said lot
 - (c) The removal of any diseased or dying trees from the said lot
 7. Not to affix or display upon any wall or fence upon the said lot or any part thereof any posters, bills or advertisements (except any notice or advertisement in the usual form for the sale or letting of such lot or any building erected thereon) or erect or place any hoarding or structure upon the said lot for use as a bill posting or advertising station. The Vendor or its agents and workmen may at any time without notice to the owner for the time being of any lot enter upon any lot or part thereof and remove any poster, bill, advertisement or any hoarding or structure which may be affixed displayed or erected thereon in contravention to this stipulation
 8. Not to erect on any Lot any residential flats or stratum titled home units.
 9. Not to subdivide any lot shown on the plan into smaller lots.

45389

THE COMMON SEAL of HADSPEN DEVELOPMENT)
COMPANY PROPRIETARY LIMITED the owner)
of the land comprised in Certificate)
of Title Regd. Volume 3756 Folio 61)
was hereunto affixed by order of the)
Board of Directors in the presence of:)



[Handwritten signature]
.....Director
[Handwritten signature]
.....Director

45389

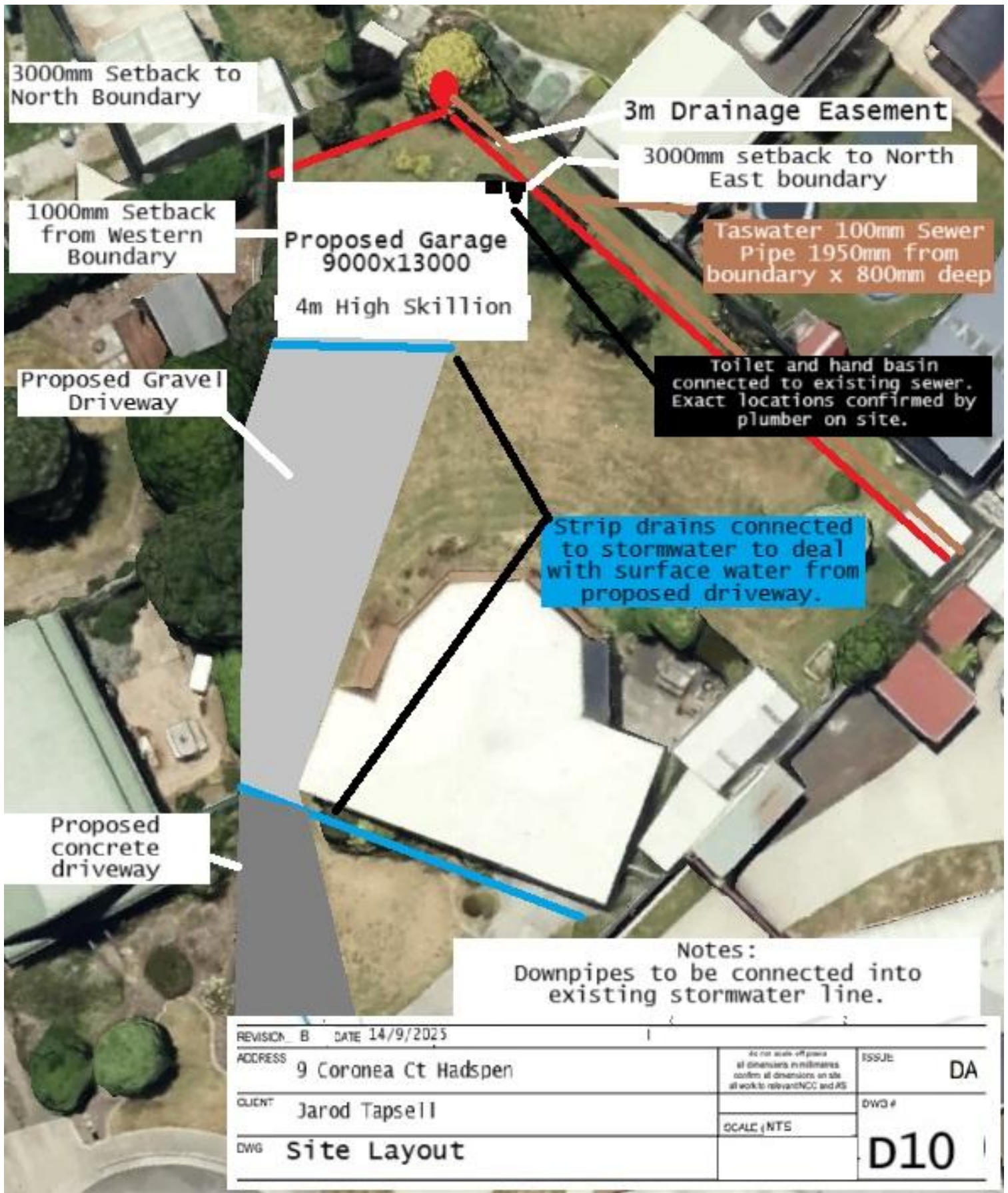
This is the schedule of easements attached to the plan of HANSEN DEVELOPMENT
(Insert Subdivider's Full Name)
Co. Pty Ltd affecting land in

C.T. Vol 3756 Fol. 61
(Insert Title Reference)

Sealed by Municipality of ULLSWATER on 12th March 1990

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

OS-K 3134



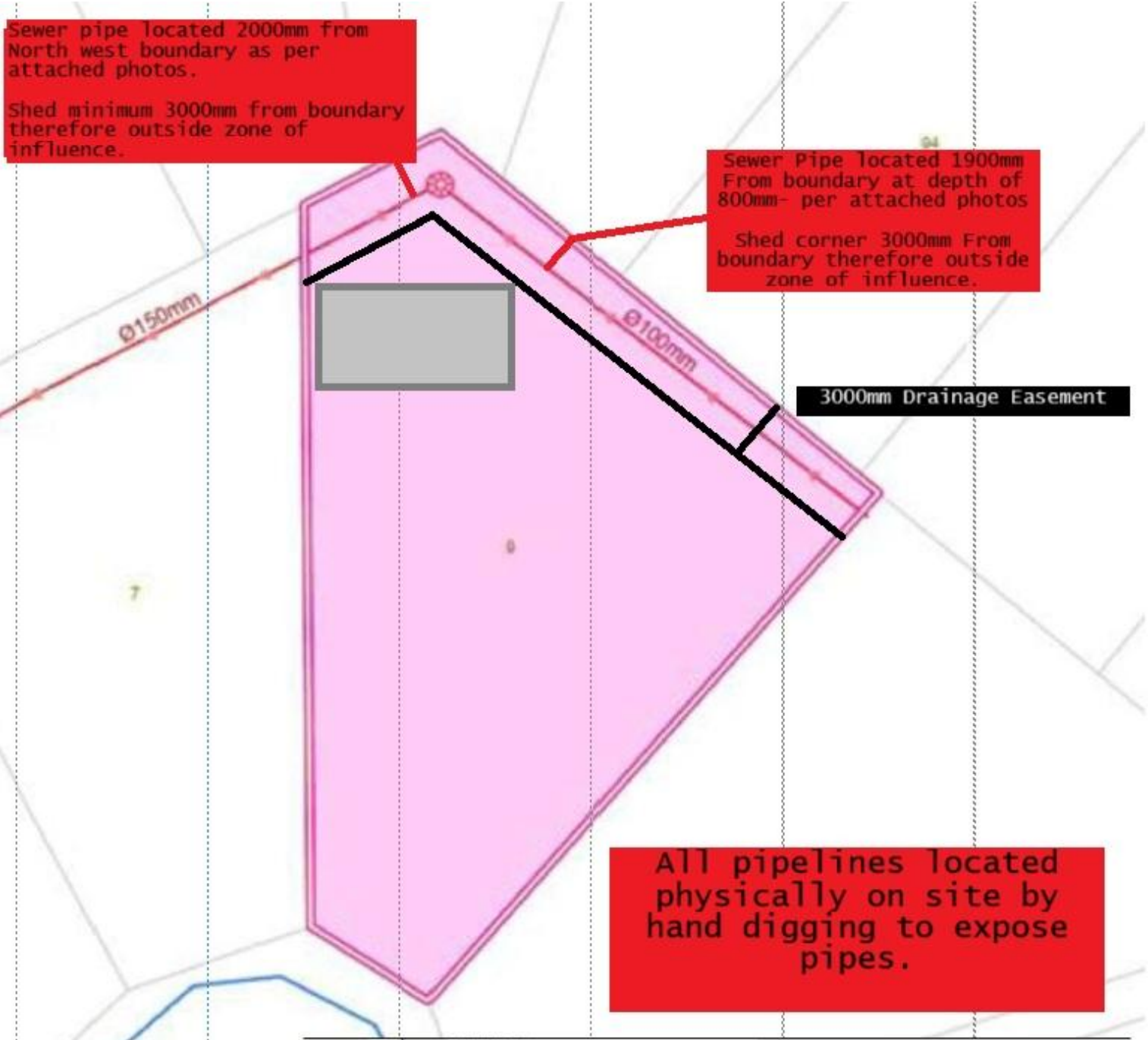
REVISION	B	DATE	14/9/2025	
ADDRESS	9 Coronea Ct Hadspen			<small>As not scale-off plans all dimensions in millimeters confirm all dimensions on site all work to relevant NCC and AS</small>
CLIENT	Jarod Tapsell			
DWG	Site Layout			DA
			SCALE	NTS
				DWG #
				D10

Sewer pipe located 2000mm from North west boundary as per attached photos.

Shed minimum 3000mm from boundary therefore outside zone of influence.

Sewer Pipe located 1900mm From boundary at depth of 800mm- per attached photos

Shed corner 3000mm From boundary therefore outside zone of influence.



REVISION	A	DATE	14/9/2025	
ADDRESS	9 Coronea Ct Hadspen			do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS
CLIENT	Jarod Tapsell			ISSUE DA
DWG	Taswater Asset Locations			DWG # T-100
				SCALE (NTS)

skyline sheds

161 William St, Devonport
0434 969 789
info@skylinesheds.com.au

Customers Details

Date	01-08-2025	Quote Reference #	1004474681.
Customer Name	Jarod Tapsell		
Mail Address	9 Coronea Crt, Hadspen TAS 7290		
Email Address	jarod.tapsell@gmail.com		
Phone		Mobile	0467700268

Building Specification

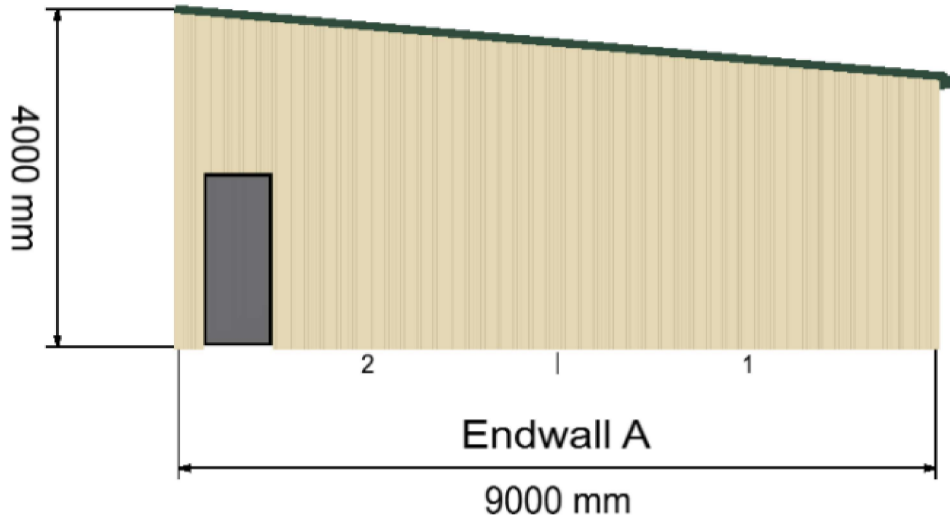
Building Size	13.000 m (L) x 9.000 m (W) x 3.213 m (H)			
Roof Pitch	Monopitch 5 deg			
Wall Cladding	SteelClad .42bmt Colorbond	Colour	Classic Cream	
Roof Cladding	SteelClad .42bmt Colorbond	Colour	Cottage Green	
Trim & Colour Details	Barge	Cottage Green	Ridge Cap	Cottage Green
	Gutters	Cottage Green	Corner Trim	Classic Cream
	Downpipe	PVC POP		
Roller Doors	3x 3450H x 2700W Opening Taurean Series B Roller Door			
	3x Silent Drive Roller Door Motors			
Access Doors	1x 2040X820 PA Sentry 650/37 STD Door 0.82 x 2.04m (180 deg swing) Basalt			

Materials

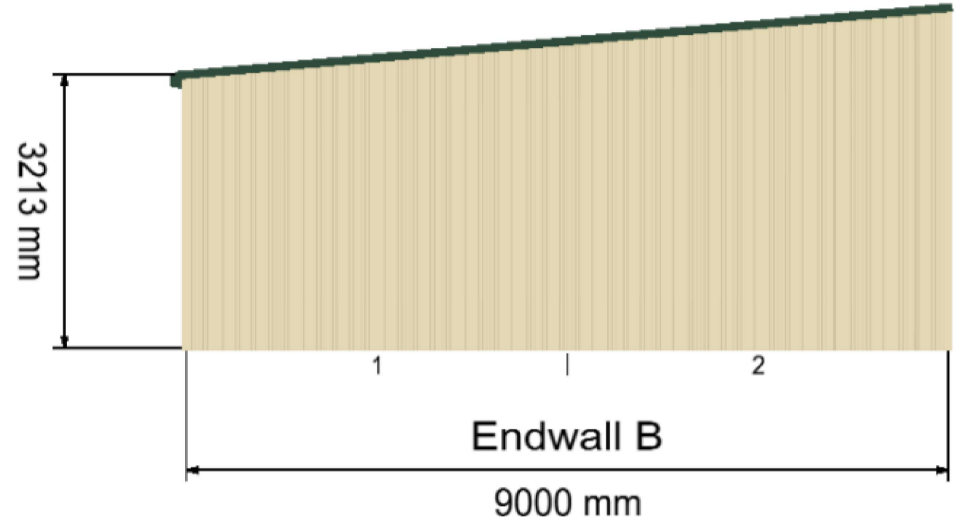
Column	C20024	Rafter	C20024
Roof Purlin	Z10015		
Side Wall Girt	Z10010		
End Wall Girt	Z10015		

Building Specification – Drawings

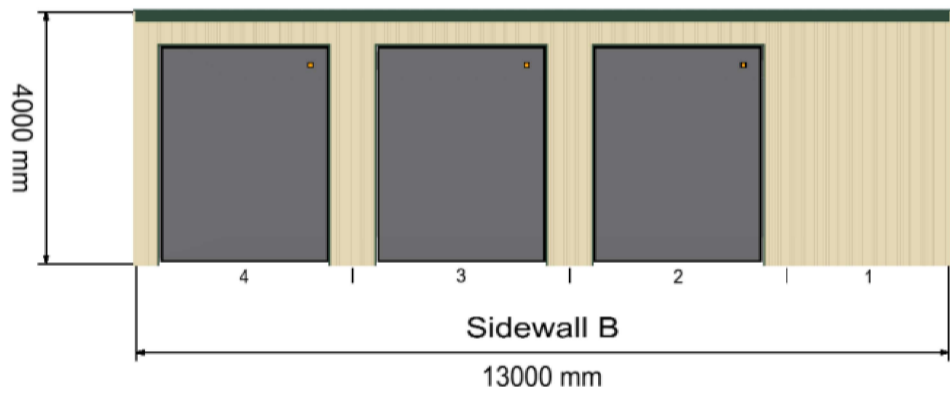
Front



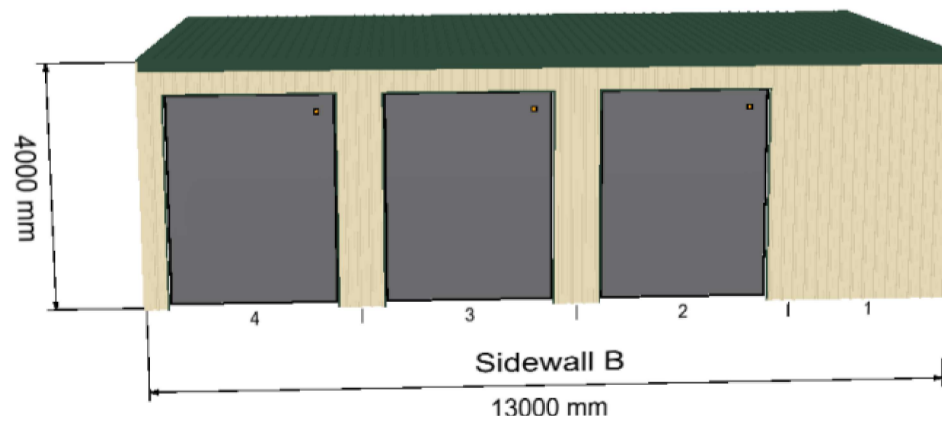
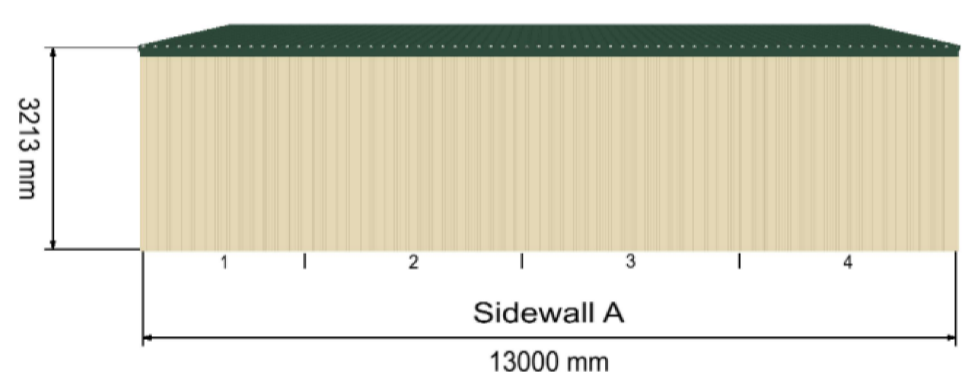
Rear



Left Side



Right Side



Fees Overview

Payment Schedule Customers
15% Payment to release Engineered shed plans only - Non Refundable
60% Payment on order of Shed Kit – Non Refundable
Final 25% Due one week prior to shed kit delivery – Non Refundable

Quote will only be valid from the date of receipt and may be amended due to price increases, errors and or omissions.
Notes: This quote is valid for thirty days (30) from date of issue.

Quote Acceptance.

CUSTOMER'S SIGNATURE (Print name here.....)

DATED

Bank Details

Commonwealth Bank

BSB: 067-600

Account: 1113 6933

Reference: 1004474681 Tapsell

TERMS & CONDITIONS OF SALE

PAYMENTS

AMOUNT: The customer shall pay the Skyline Sheds Tasmania amount (s) stated as per payment terms accompanying this agreement

GOODS: The Supplier is not obliged to deliver any goods unless the customer has paid all amounts in full.

RECOVERY OF DEBT: The customer must pay to Skyline Sheds Tasmania all debt collection costs, including any legal fees associated with the recovery or attempted recovery of any amount due to the Supplier under the Agreement.

PRICE INCREASE: Skyline Sheds Tasmania will hold this order valid for 30 days and the price firm for this period. Should any increases in costs be experienced prior to approval being obtained and the customer does not take delivery prior to the expiry date, the customer will pay all increases in costs.

DELIVERY

SHORTAGES: In the case of kit purchases, the customer shall inspect the goods immediately on delivery and shall within Five (5) days of delivery give notice in writing to the company of any shortages in relation thereto. If the customer fails to give such notice, then the customer shall be deemed to have accepted the goods as being delivered in their entirety and the Agreement is finalised provided all monies under the Agreement have been paid in full.

INSURANCES: Once the said goods have been delivered to site, the owner of the property is then responsible for the security of the said goods and is liable for any loss or damage thereto. If the customer arranges transport, such risk to the company shall only extend up to the time of loading of the goods and delivery shall be deemed to be taken thereupon.

DELAYED DELIVERY: The delivery date agreed is subject to the availability of material, labour, industrial disputes and unseasonal weather conditions. The company will not be held liable for any delays caused by incalculable issues.

SITE ACCESS: The customer will at his expense provide, or cause to be provided full and clear truck access to the delivery site. If this is not provided, delivery will be made on the front lawn or nature strip.

BUILDING APPROVAL

OBTAINING FINAL INSPECTION IS THE SOLE RESPONSIBILITY OF THE CUSTOMER: This will need to be arranged when the customer has the stormwater connected in accordance with council requirements. Time limitations will apply: ideally final inspection should be carried out within 2 months from completion. Any costs associated with approvals over those stated on this Agreement are to be paid for by the customer including any late or re-inspection fees.

THE CUSTOMER CAN NOT PROCEED WITH ANY WORKS WITHOUT PERMISSION: The customer must not carry out any works pertinent to this Agreement until all approvals have been received from the relevant approval authorities and any conditions of signed Agreement have been agreed to and met by the customer. The company will take no responsibility for any premature action by the customer.

ERECTION

DOWNPIPES ARE CONNECTED TO GUTTERING AND STOP AT TOP OF FLOOR ONLY: Any and all stormwater drainage from that point is the sole responsibility of the customer.

WARRANTIES

THIRD PARTIES WARRANTIES: Where the term 'structure' is referred to herein it means, the steel structure only and does not include sheeting, trims, doors, windows, or rainwater goods. The warranties for these components are provided by the relevant manufactures and are varied and limited. **WARNING:** Severe coastal conditions will reduce the life of all components by corrosion and will be excluded from all warranties.

MAINTENANCE: The customer must keep all garden beds, soils or acidic material away from metal cladding and components of the building or corrosion may occur which will reduce the life of the products and void all manufacturer's warranties.

DEFECTS LIABILITY PERIOD: The Company agrees for a period of twelve months from the date of signed Agreement to rectify any faults or damage caused by materials or workmanship in the manufacture of the structure. The company will not be responsible for any faults or damage caused by negligence of the customer, his servants, or agents or by the customer performing any work or having performed any work on the structure.

GENERAL

EXTENSION OF CONSTRUCTION TIME: If the progress of work is delayed as a result of any variations to the Agreement, any industrial action or civil commotion affecting the Agreement, unavailability of material necessary to the execution of the Agreement, any delays brought about in obtaining the relevant authorized approvals exceeding 14 days from the date of this Agreement, any delays brought about by the owner or any other cause beyond the reasonable control of the company, then the company may, within a reasonable time, claim an extension in the number of calendar days equal to the period of delay.

MARKETING: the customer hereby grants the company and any person authorized by the company permission to film or photograph the building and without restraint allow its use for any promotional purposes without any recall to the company whether legal or monetary.

TERMINATION: should the customer or the company wish to terminate the Agreement after signing same, they must give written instructions providing 7 days' notice and they must state the grounds on which termination is sought. It is at the company's sole discretion to accept or reject the termination. Regardless, the customer will be obliged to pay all the costs expended to the date on the Agreement plus the profit margin that the company would have made on the Agreement, which could exceed the money paid on the Agreement to that date.

ADDITIONAL CHARGES FOR MOST COMMON ISSUES

CUSTOM SLAB DESIGN: If required the foundation data must be obtained before entering into this contract. Alternatively, all concrete floors will be designed to suit “class 10 buildings” and up to Class M soil and will assume founding into natural ground. If Skyline Sheds Tasmania is to obtain the foundation data, this must be requested in writing and all costs associated with the soil report and associated slab design be paid in addition to the standard slab design. A copy must be given to the customer upon payment of the costs incurred in obtaining the data. Similarly, if there is any fill on the site, deeper and or extra piers may be required at a cost to the owner.

HARD DIGGINGS: If when excavating the site the company discovers that if required the hire of machinery or extra labour such as Jack hammering, Rock breaking, etc. the customer will pay these extra costs in addition to the Agreement price.

HIDDEN OBSTRUCTIONS: If during construction, services are damaged requiring repair such as telecommunications, electrical, storm water, etc. the customer will pay the costs associated with the repair in addition to the Agreement price. It is the customer’s responsibility to advise the company of the existence of any such obstructions and to arrange (and pay any associated costs) for the relocation of same as required.

SITE PREPARATIONS: If the site is to be levelled by the customer and site is not level within 50mm the costs associated with providing a level building platform including the supply and placement of fill and construction of concrete piers will be paid as extra variation to the Agreement price.

APPROVAL OR ASSET PROTECTION FEES: If approval or asset protection for the building can only be obtained with amendments or additional information, thus incurring additional costs as required by the local council or certifier, the customer will pay all the extra costs associated above the fees included in the original Agreement price.

SITE CLEAN UP (OWNER’S RESPONSIBILITY): If the customer requires the company to remove the packaging or left over materials and any soil/rubbish associated with the works, from the site, unless noted otherwise in the Agreement the customer will pay these costs including labour and dump fees in addition to the Agreement price.