



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:	<b>Woolcott Land Services Surveying - PA\26\0102</b>
PROPERTY ADDRESS:	<b>9 Liffey Street CARRICK (CT: 176532/1)</b>
DEVELOPMENT:	<b>Subdivision (2 lots) - lot design, attenuation.</b>

The application can be inspected until **Monday, 1 December 2025**, 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.

Dated at Westbury on 15 November 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 LIFFEY ST CARRICK TAS 7291"/>	Certificate of Title:	<input type="text" value="176532/1"/>
Suburb:	<input type="text"/>	Lot No:	<input type="text"/>
Land area:	<input type="text"/>	<i>m<sup>2</sup> / 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 type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input checked="" 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 176532	FOLIO 1
EDITION 3	DATE OF ISSUE 11-Aug-2021

SEARCH DATE : 11-Nov-2025

SEARCH TIME : 12.58 PM

DESCRIPTION OF LAND

Town of CARRICK

Lot 1 on Sealed Plan [176532](#)

Derivation : Part of Lot 29, 2568 Acres Gtd. to Thomas Reibey

Prior CTs [63927/1](#) and [17970/1](#)

SCHEDULE 1

[M902881](#) TRANSFER to STEVEN MICHAEL SCOTTON and LOUISE AMANDA SCOTTON Registered 11-Aug-2021 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP176532](#) FENCING COVENANT in Schedule of Easements

[E270722](#) MORTGAGE to Commonwealth Bank of Australia  
Registered 11-Aug-2021 at 12.02 PM

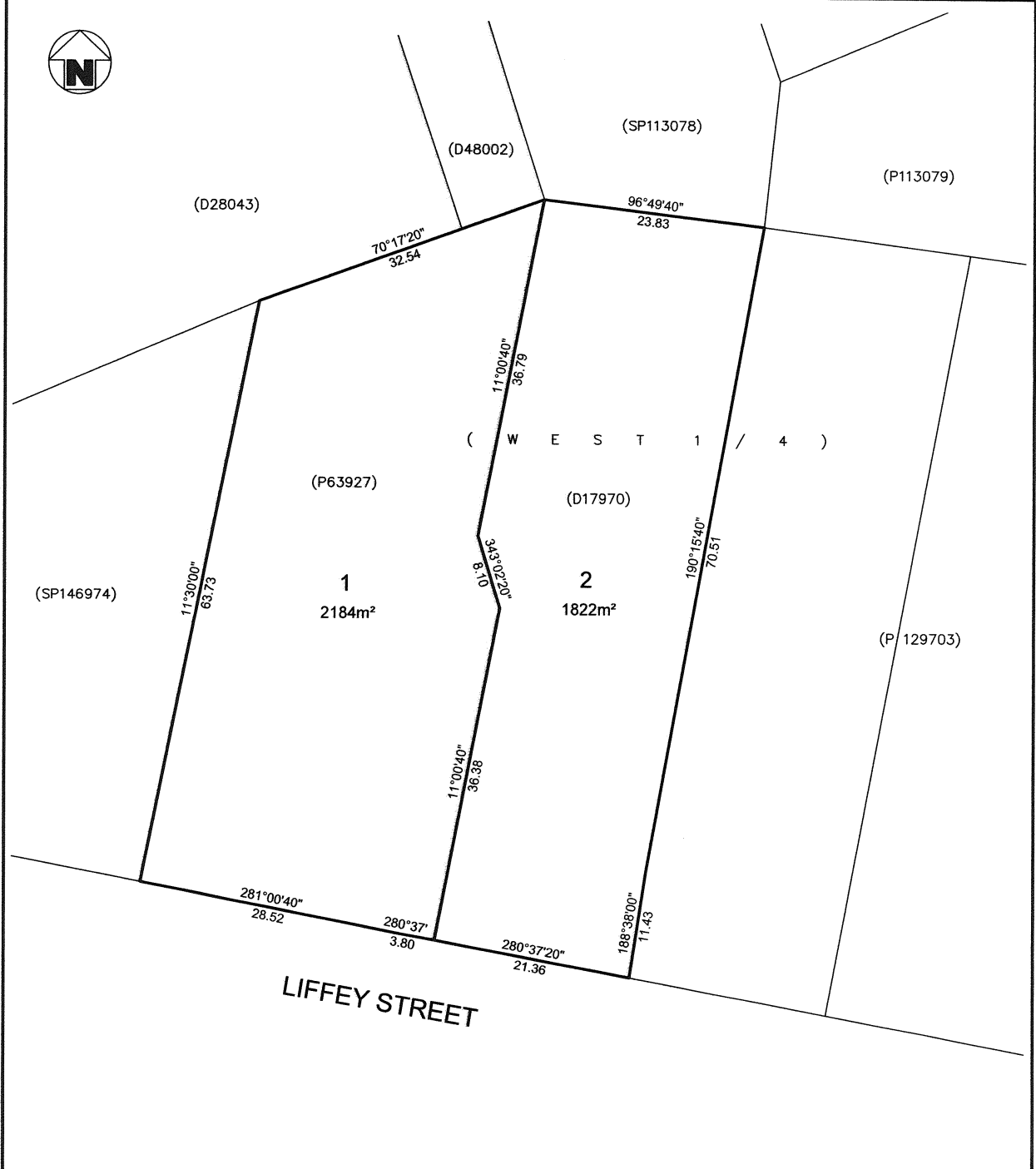
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FP 176532/2019

OWNERS: NIGEL ROBERT SCOTT LEANNE MICHELLE SCOTT  FOLIO REFERENCE FR 63927/1; FR 17970/1  GRANTEE Part of Lot 29 Gtd to T Reiby	<b>PLAN OF SURVEY</b>  BY SURVEYOR D.P. TOMPKINS  LOCATION  <b>TOWN OF CARRICK</b>  SCALE 1:400      LENGTHS IN METRES		REGISTERED NUMBER  <b>SP176532</b>
	SURVEY & ALIGNMENT SERVICES		APPROVED EFFECTIVE FROM 18 FEB 2019  <b>DEPUTY</b> Recorder of Titles

MAPSHEET MUNICIPAL CODE No 121	LAST UPI No	LAST PLAN No. P63927; D17970	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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 COUNCIL DELEGATE	11.2.19 DATE
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<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 176532</b>

PAGE 1 OF 1 PAGE/S

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown 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 a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown 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 a prendre described hereunder.

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

No easements or profits a prendre are created to benefit or burden the Lots shown on the plan

**FENCING COVENANT**

The Owner of each Lot covenants with the Vendors (Nigel Robert Scott and Leanne Michelle Scott) that the Vendors shall not be required to fence.

SIGNED by NIGEL ROBERT SCOTT and )  
 LEANNE MICHELLE SCOTT as Registered )  
 Proprietors of the land comprised in Folios of the )  
 Register Volume 17970 Folio 1 and Volume )  
 63927 Folio 1 in the presence of: )

*Nigel Robert Scott*  
 \_\_\_\_\_  
*Leanne Michelle Scott*  
 \_\_\_\_\_

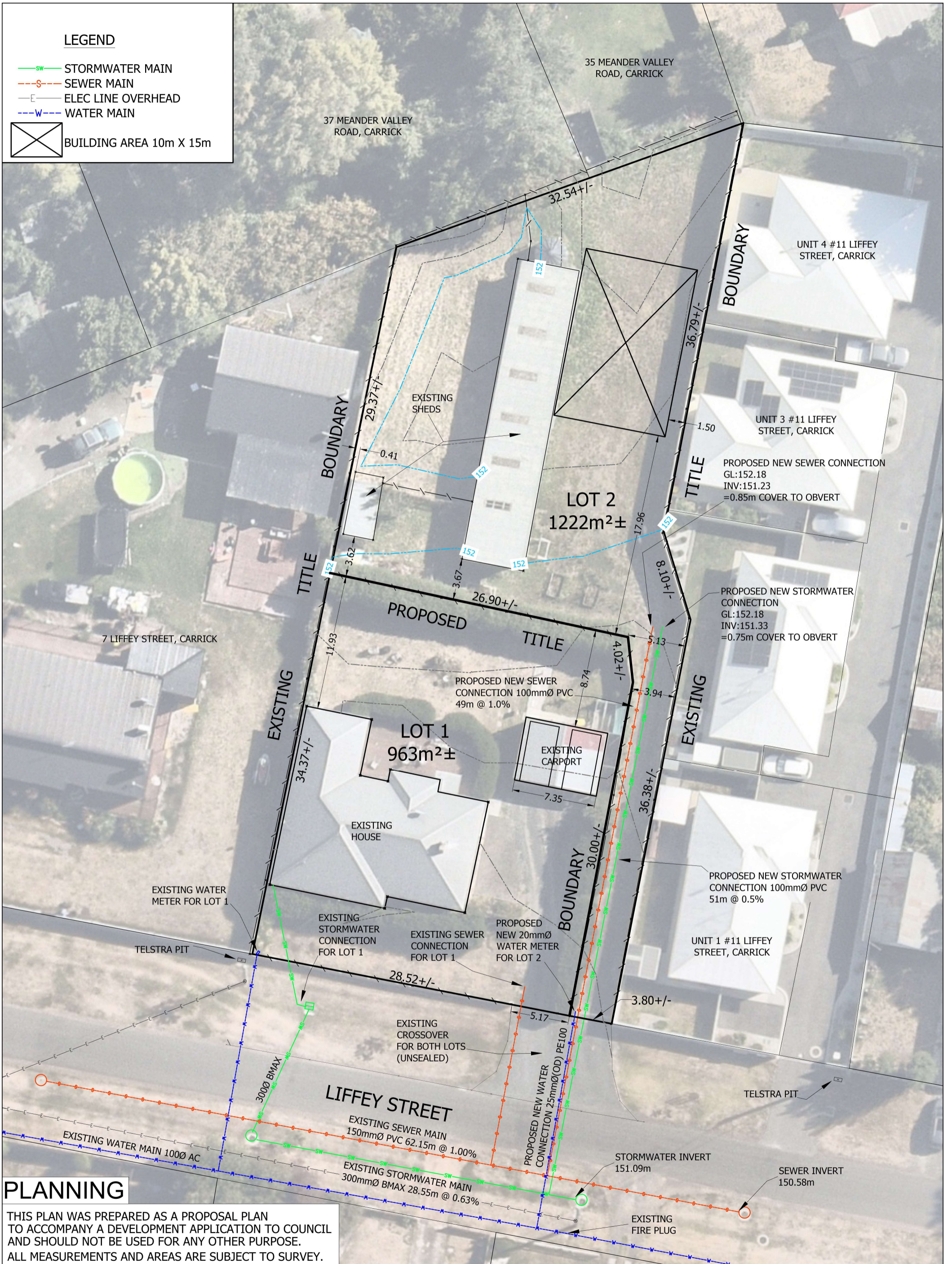
WITNESS SIGNATURE *Jody Scott*  
 FULL NAME *Jody Scott*  
 OCCUPATION *Personal Banker*  
 ADDRESS *92. They St Carrick*

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: N.R. & L.M. Scott	PLAN SEALED BY: Meander Valley Council
FOLIO REF: Certificate of Title Volume 17970 Folio 1 and Volume 63927 Folio 1	DATE: <i>11<sup>th</sup> February 2019</i>
SOLICITOR & REFERENCE: Clarke & Gee (R Reid)	<i>PA/18/0105</i> REF NO.
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	<i>[Signature]</i> Council Delegate

**LEGEND**

- SW STORMWATER MAIN
- S SEWER MAIN
- E ELEC LINE OVERHEAD
- W WATER MAIN



**PLANNING**

THIS PLAN WAS PREPARED AS A PROPOSAL PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

**Notes:**

- Dimensions are in metres
- Contour Index is 1.00m
- Contour Interval is 0.20m
- Vertical Datum is AHD'83

**PROPOSED 2 LOT SUBDIVISION**  
 9 LIFFEY STREET, CARRICK, 7291  
 C.T. 176532-1



10 Goodman Court Invermay TAS 7248  
 PO Box 593 Mowbray Heights TAS 7248  
 Phone (03) 6332 3760  
 Fax (03) 6332 3764  
 Email: enquiries@woolcott.au

**Job Number**  
 L250622

Drawn JAG	File name L250622_PROP PLAN_051125_plane	Date 5/11/25	Scale 1:300@A3	Edition V1.2	Sheet 1 of 1
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October 2025

# PLANNING REPORT

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**Subdivision of the land; 2 lots from 1 lot**

9 Liffey Street CARRICK



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Prepared by  
Woolcott Land Services Pty Ltd  
ABN 63 677 435 924

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## **Launceston**

[Head office](#)

P 03 6332 3760  
E [enquiries@woolcott.au](mailto:enquiries@woolcott.au)  
A 10 Goodman Court Invermay  
7250

## **St Helens**

[East Coast office](#)

P 03 6376 1972  
E [admin@ecosurv.com.au](mailto:admin@ecosurv.com.au)  
A 52 Cecilia Street St Helens 7216

[www.woolcott.au](http://www.woolcott.au)

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Job Number: 241001  
Prepared by: Michelle Schleiger ([michelle@woolcott.au](mailto:michelle@woolcott.au))  
(BUrbRegEnvPlan)  
Town Planner

Rev.no	Description	Date
1	Draft	3 October 2025
2	Final	6 October 2025
3	Review	4 November 2025
4		

## References

Land Tasmania. 2021. *Land Information System Tasmania*. Accessed 2025.  
<https://www.thelist.tas.gov.au/app/content/home/>.

## Annexures

Annexure 1 Copy of title plan and folio text  
Annexure 2 Proposal plan

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# 1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

<b>Proposed development</b>
Subdivision of the land - 2 lots from the single lot

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal Plan	Woolcott Land Services

## 2. Subject site and proposal

### 2.1 Site details

Address	9 Liffey Street, Carrick TAS 7291
Property ID	9740672
Title	176532/1
Land area	2184m <sup>2</sup>
Planning Authority	Meander Valley Council
Planning Scheme	Tasmanian Planning Scheme - Meander Valley
Easements	None
Application status	Discretionary application
Existing Access	Dual access from Liffey Street
Zone	General Residential
General Overlay	None
Overlays	None
Existing development	Single dwelling and outbuildings
Existing services and infrastructure	
Water	Serviced

Sewer	Serviced
Stormwater	Serviced

## 2.2 Proposal

The proposed is for a two lot subdivision from the single lot. The access point is existing and will service each lot. Each lot will be fully serviced.

Lot no.	Proposed Area	Frontage	Access	Existing development
1	963m <sup>2</sup>	28.52m	Existing from Liffey Street	Single dwelling and car port
2	1222m <sup>2</sup>	3.8m	Existing from Liffey Street	Two outbuildings

## 2.3 Subject site

The subject site is a single lot identified as CT. 176532/1. It has frontage measuring 32.32m and has existing dual vehicle access. The access is made from all weather unsealed surface.

The site includes a dwelling and carport, together with one large and one smaller outbuilding as existing. The dwelling is serviced with reticulated water, sewer and stormwater.

## 2.4 Images



Figure 1 Aerial view of the subject site (Land Tasmania 2021)



Figure 2 Subject site frontage and existing access



Figure 3 Existing dwelling and carport



Figure 4 Existing access to rear of lot (Lot 2)



Figure 5 Existing outbuildings



Figure 6 Existing (large) outbuilding



Figure 7 Existing access way (looking south)

### 3. Zone and overlays

#### 3.1 Zoning

The site is zoned General Residential under the Scheme.

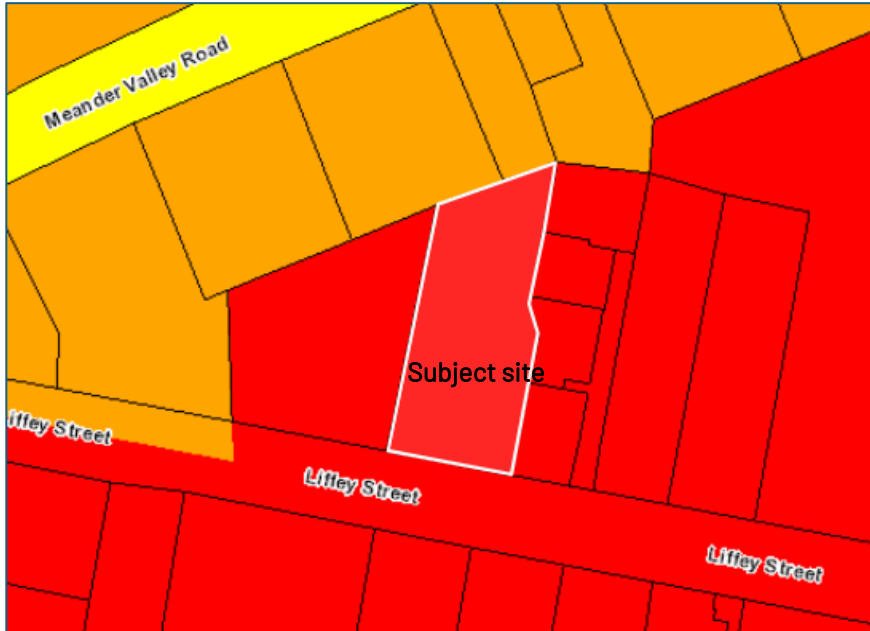


Figure 8 Zoning for the subject site (Land Tasmania 2021)

#### 3.2 Overlays

The subject site has no overlays.



Figure 9 Overlays affecting the subject site (Land Tasmania 2021)

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## 4. Planning Scheme Assessment

### 4.1 Zone assessment

#### 7.10 Development not Required to be Categorised into a Use Class

7.10.1 An application for development that is not required to be categorised into one of the Use Classes under subclause 6.2.6 of this planning scheme and to which 6.8.2 applies, excluding adjustment of a boundary under subclause 7.3.1, may be approved at the discretion of the planning authority.

6.2.6 Notwithstanding subclause 6.2.1 of this planning scheme, development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.

#### Response

The application for subdivision is not subject to the Use provisions of the Scheme however the site has existing residential use.

## 8.0 General Residential

### 8.1 Zone Purpose

- |       |  |
|-------|--|
| 8.1.1 | To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.   |
| 8.1.2 | To provide for the efficient utilisation of available social, transport and other service infrastructure.  |
| 8.1.3 | To provide for non-residential use that:<br>a) primarily serves the local community; and<br>b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts. |
| 8.1.4 | To provide for Visitor Accommodation that is compatible with residential character.  |

#### Response

The proposed is in accordance with the zone purpose.

### 8.6 Development Standards for Subdivision

#### 8.6.1 Lot Design

Objective
That each lot: a) has an area and dimensions appropriate for use and development in the zone; b) is provided with appropriate access to a road; c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and d) is orientated to provide solar access for future dwellings.

Acceptable Solutions	Performance Criteria
<p>A1 Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>a) have an area of not less than 450m<sup>2</sup> and: <ul style="list-style-type: none"> <li>i. be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> <li>a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</li> <li>b. easements or other title restrictions that limit or restrict development; and</li> </ul> </li> <li>ii. existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2;</li> </ul> </li> <li>b) be required for public use by the Crown, a council or a State authority;</li> <li>c) be required for the provision of Utilities; or</li> <li>d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</li> </ul>	<p>P1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>a) the relevant requirements for development of buildings on the lots;</li> <li>b) the intended location of buildings on the lots;</li> <li>c) the topography of the site;</li> <li>d) the presence of any natural hazards;</li> <li>e) adequate provision of private open space; and</li> <li>f) the pattern of development existing on established properties in the area.</li> </ul>

Response

- P1 The performance criteria are addressed as the existing outbuilding on proposed Lot 2 will have a reduced setback to the new boundary. The proposed lot 2 will have sufficient area for typical residential development.
- a. The existing outbuilding is of a considerable size, but there is adequate space for a future dwelling as demonstrated by the indicative building area included on the plans. The area and dimensions are sufficient.
  - b. A future dwelling will be subject to future development applications and may include demolition to increase building area potential, or incorporate existing buildings to a development proposal.
  - c. The site is generally flat and even. The topography has little bearing on the proposal.
  - d. No natural hazards are identified.
  - e. The proposed vacant lot is 1222m<sup>2</sup> and dimensioned to allow sufficient private open space.
  - f. Although the neighbouring lot at 11 Liffey Street is not subdivided, it contains multiple dwellings that utilise the length of the lot. Similar development is demonstrated at 18 Liffey Street. The proposed will allow a similar development pattern.

<p>A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.</p>	<p>P2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> <li>a) the width of frontage proposed, if any;</li> </ul>
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	<ul style="list-style-type: none"> <li>b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</li> <li>c) the topography of the site;</li> <li>d) the functionality and useability of the frontage;</li> <li>e) the ability to manoeuvre vehicles on the site; and</li> <li>f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.</li> </ul>
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Response

P2 The performance criteria are addressed.

- a. The frontage to Proposed Lot 2 is reduced to 3.8m.
- b. No right of carriageway easement is required. Each lot will have separated vehicle access.
- c. The topography has no bearing on the frontage.
- d. The frontage is directly from the road and allows sufficient width for entry to both lots.
- e. The proposed lots are sufficiently sized and dimensioned to allow manoeuvring based on existing development, access provision and lot dimension.
- f. The subdivision is based on existing fence lines and use of the site. The lot design responds to the irregular shape of the lot.

The minimum width of the frontage is met.

A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	<p>P3 Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> <li>a) the topography of the site;</li> <li>b) the distance between the lot or building area and the carriageway;</li> <li>c) the nature of the road and the traffic;</li> <li>d) the anticipated nature of vehicles likely to access the site; and</li> <li>e) the ability for emergency services to access the site.</li> </ul>
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Response

A3 The acceptable solution is achieved.

A4 Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.	<p>P4 Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to:</p> <ul style="list-style-type: none"> <li>a) the size, shape and orientation of the lots;</li> <li>b) the topography of the site;</li> <li>c) the extent of overshadowing from adjoining properties;</li> <li>d) any development on the site;</li> </ul>
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	<ul style="list-style-type: none"> <li>e) the location of roads and access to lots; and</li> <li>f) the existing pattern of subdivision in the area.</li> </ul>
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Response

Not applicable

### 8.6.2 Roads

Objective	
<p>That the arrangement of new roads within a subdivision provides:</p> <ul style="list-style-type: none"> <li>a) safe, convenient and efficient connections to assist accessibility and mobility of the community;</li> <li>b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and</li> <li>c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.</li> </ul>	
Acceptable Solutions	Performance Criteria
A1 The subdivision includes no new roads	<p>P1 The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> <li>a) any road network plan adopted by the council;</li> <li>b) the existing and proposed road hierarchy;</li> <li>c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential;</li> <li>d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</li> <li>e) minimising the travel distance between key destinations such as shops and services and public transport routes;</li> <li>f) access to public transport;</li> <li>g) the efficient and safe movement of pedestrians, cyclists and public transport;</li> <li>h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016;</li> <li>i) the topography of the site; and</li> <li>j) the future subdivision potential of any balance lots on adjoining or adjacent land.</li> </ul>

Response

A1 The acceptable solution is achieved; no new roads are proposed.

### 8.6.3 Services

Objective	
That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	P1 A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to: <ul style="list-style-type: none"> <li>a) flow rates;</li> <li>b) the quality of potable water;</li> <li>c) any existing or proposed infrastructure to provide the water service and its location;</li> <li>d) the topography of the site; and</li> <li>e) any advice from a regulated entity</li> </ul>

Response

A1 The acceptable solution is achieved. All lots will have connection to reticulated water.

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	P2 No Performance Criterion
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Response

A2 The acceptable solution is achieved. All lots will have connection to reticulated sewer.

A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	P3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: <ul style="list-style-type: none"> <li>a) the size of the lot;</li> <li>b) topography of the site;</li> <li>c) soil conditions;</li> <li>d) any existing buildings on the site;</li> <li>e) any area of the site covered by impervious surfaces; and</li> <li>f) any watercourse on the land.</li> </ul>
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Response

A3 The acceptable solution is achieved. Each lot will have a connection to the stormwater system.

## 4.2 Code Assessment

### C2.0 Parking and Sustainable Transport Code

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C2.5 Use Standards

Response

A1 The acceptable solution is achieved. The lots are sized and dimensioned to allow suitable parking allowance. Proposed Lot 1 will retain existing parking provision.

C2.6 Development Standards for Buildings and Works

No further development is proposed.

## 5. Conclusion

This application is for a subdivision to 2 lots in the General Residential Zone. Proposed Lot 1 will retain the existing dwelling and car port, Lot 2 will retain the two outbuildings. The proposed is in accord with the provisions of the Scheme and a planning permit is sought from Council.