

APPLICATION FOR PLANNING APPROVAL – DEVELOPMENT/USE OR SUBDIVISION



www.derwentvalley.tas.gov.au
(03) 6261 8500

P.O. Box 595
New Norfolk TAS 7140

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993 (the Act)*.

Have you had a discussion with a Council officer in relation to this application: ☒ Yes ☐ No

Officer's name: **Sandra McMillan**

Date: **22/09/2026**

APPLICANT, OWNER AND CONTACT DETAILS

Provide details of the Applicant and Owner of the land.

APPLICANT

Personal Information Removed

LAND DETAILS

Provide details of the land, including street address, title details and the existing use. Please use definitions in planning scheme.

Address: **65 Glen Dhu Road Molesworth TAS 7140**

Volume:

Folio:

PROPOSED USE AND DEVELOPMENT DETAILS

Provide details of the proposed use and of the proposed development and works. Please use definitions in planning scheme.

Use:

Describe

Development: **Constuct a 6m x 6m Garage**

Existing Floor Area: _____ m² Proposed floor area: **36** m²

MATERIALS

External walls: **Colour Bond** Colour: **Slate Grey**

Roof cladding: **Colour Bond** Colour: **Heritage Red**

CAR PARKING

Number existing: _____ Proposed: **2**

Is vegetation proposed to be removed? ☐ Yes ☒ No

Is the property on the Tasmanian Heritage Register? ☐ Yes ☐ No

Is Signage proposed: ☐ Yes ☐ No

Estimated cost of development value: \$

FOR SUBDIVISION APPLICATIONS ONLY

Number of lots to be created:

(excluding Balance lot)

Total area of new lots:

(excluding balance lot):

Estimated cost of subdivision works
(must not be \$0)

DECLARATION

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that: -

- The information in this application is true and correct.
- In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- I/we authorise Council to provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

Council will only use the information provided to consider and determine the application for planning approval. Information provided may be made available for public inspection in accordance with section 57 of the Act.

- I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the Land Use Planning and Approvals Act 1993.

Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

The Applicant must sign and date this form.

Personal Information Removed

Signature

Date

07-10-2026

Refer to application checklist on following page for additional information requirements.

COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Derwent Valley Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Derwent Valley Council or their delegate (as specified in Subsections 52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*).

Please note: *If the application involves Crown land you will also need to provide a letter of consent.*

I _____, being responsible for the administration of land at declare that I have given _____ permission for the making of this application for _____.

The Minister, General Manager or other delegate responsible for the land must sign and date this form.

Signature

Date

(This consent is for the making of the application only, and does not constitute landlord consent for the development to occur.)

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST

To ensure that we can process your application as quickly as possible, please read the following checklist carefully and ensure that you have provided the following at the time of lodging the application. If you are unclear on any aspect of your application, please contact Derwent Valley Council by phone on (03) 6261 8500 or by email at planning@dvc.tas.gov.au to discuss or arrange an appointment concerning your proposal. Note that Council may require additional information in accordance with section 54 of the *Land Use Planning and Approvals Act 1993*.

1. MANDATORY DOCUMENTATION

This information is required for the application to be valid. An application lodged without these items is unable to proceed:

- ☒ Details of the location of the proposed use or development.
- ☒ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ☒ Full description of the proposed use or development.
- ☐ Description of the proposed operation.
May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- ☐ Declaration the owner has been notified if the applicant is not the owner.
- ☐ Crown or Council consent (if publicly-owned land).
- ☒ Any reports, plans or other information required by the relevant zone or code.
- ☐ Fees prescribed by the Council.

2. ADDITIONAL INFORMATION

In addition to the information that is required above, Council may, to enable it to consider an application, request such further or additional information as it considers necessary or desirable to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development including:

- ☐ Site analysis and site plan at an acceptable scale, including where relevant:
 - the existing and proposed use(s) on the site;
 - the boundaries and dimensions of the site;
 - topography including contours showing AHD levels and major site features;
 - natural drainage lines, watercourses and wetlands on or adjacent to the site;
 - soil type;
 - vegetation types and distribution, and trees and vegetation to be removed;
 - the location and capacity of any existing services or easements on the site or connected to the site.
 - existing pedestrian and vehicle access to the site;
 - the location of existing and proposed buildings on the site;

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
103307		4
EDITION	DATE OF ISSUE	
10	10-Jul-2026	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles



DESCRIPTION OF LAND

Parish of WELLINGTON, Land District of BUCKINGHAM

Lot 4 on Sealed Plan 103307

Derivation : Part of 113A-1R-25Ps Granted to C.J. Plunkett and
Part of 100 Acres Granted to T. Hewitt

Prior CTs 35861/1 and 4468/30

SCHEDULE 1

M312742 TRANSFER to ASHLEY CRAIG MORGAN and TRACEY ANN MORGAN
Registered 17-Dec-2010 at 12.02 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP103307 EASEMENTS in Schedule of Easements

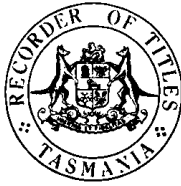
SP28235, SP34602, SP103307 FENCING PROVISION in Schedule of
Easements

SP103307 WATER SUPPLY RESTRICTION

SP103307 SEPTIC TANK RESTRICTION

REGISTERED NUMBER

SP103307

SCHEDULE OF EASEMENTS

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.

PIPELINE EASEMENTS

LOT 1 is SUBJECT TO the full right and liberty for the owner of the land contained in Folio of the Register Volume 2834 Folio 5 together with his heirs assigns or employees to lay repair and replace mains and pipes under the land marked Pipeline Easement 1.00 wide ^{the plan} thereon and to install and erect thereon a pump and pump house for the general purpose of enabling the owner of the land contained in Folio of the Register Volume 2834 Folio 5 to convey water from the Mount Rivulet.

LOT 12 is SUBJECT TO the full and free right and liberty for Douglas Raymond Boote and Marie Therese Dorothy Boote (herein called "the Transferees") and their successors in title at all times hereafter to enter upon the "Pipeline Easement 2.00 wide" shown ^{the plan} hereon to lay maintain water pipes for the purposes of drawing water from Mount Rivulet and for domestic purposes and to erect thereon a water pump for such purpose the transferees making good all damage to the surface occasioned thereby.

RIGHTS OF WAY

LOT 2 is TOGETHER WITH a right of carriageway over the Right of Way "B" (Private) shown passing through Lot 3 on the Plan.

LOT 2 is SUBJECT TO a right of carriageway appurtenant to Lot 3 over the Right of Way "A" (Private) shown passing through the said Lot on the Plan.

LOT 3 is TOGETHER WITH a right of carriageway over the Right of Way "A" (Private) passing through Lot 2 on the Plan.

LOT 3 is TOGETHER WITH a right of carriageway over the Right of Way "C" (Private) passing through Lot 4 on the Plan.

LOT 3 is SUBJECT TO a right of carriageway appurtenant to Lot 2 over the Right of Way "B" (Private) shown passing through such Lot on the Plan.

LOT 4 is SUBJECT TO a right of carriageway appurtenant to Lot 3 over the Right of Way "C" (Private) shown passing through such Lot.

LOT 5 is TOGETHER WITH rights of carriageway over the Right of Way "F" (Private) and the Right of Way "D" (Private) shown passing through Lots 6 and 7 on the Plan.

LOT 5 is SUBJECT TO a right of carriageway appurtenant to Lots 6 and 7 over the Right of Way "E" (Private) shown passing through such Lot on the Plan.

LOT 6 is TOGETHER WITH rights of carriageway over the Right of Way "E" (Private) and the Right of Way "D" (Private) shown passing through Lots 5 and 7 on the Plan.

LOT 6 is SUBJECT TO a right of carriageway appurtenant to Lots 5 and 7 on the Plan over the Right of Way "F" (Private) shown passing through such Lot on the Plan.

LOT 7 is TOGETHER WITH rights of carriageway over the Right of Way "E" (Private) and the Right of Way "F" (Private) shown passing through Lots 5 and 6 on the Plan.

LOT 7 is SUBJECT TO a right of carriageway appurtenant to Lots 5 and 6 on the Plan over the Right of Way "D" (Private) shown passing through such Lot on the Plan.

WAYLEAVE EASEMENTS

LOTS 2,3,6,7,8 AND 9 are SUBJECT TO a Wayleave Easement in favour of the Hydro Electric Commission as defined by Section 2 of the Hydro Electric Commission Act 1944 over such portions of the "HEC Wayleave Easement" shown passing through such Lots.

FENCING PROVISION

The Vendors Barbara Rigaud Bradshaw, Ian Gordon Bradshaw, Jennifer Margaret Bradshaw and Colin Lewis Bradsha shall not be required to fence any of the Lots shown on the Plan.

SIGNED by BARBARA RIGAUD BRADSHAW

as a Registered Proprietor of the lands comprised

in Folios of the Register Volume 4468 Folio 30

Volume 3869 Folio 41 and Volume 4468 Folio 36

Witness x *[Signature]*

Attorney x *[Signature]*

Deputy x *[Signature]*

B.R. Bradshaw

SIGNED by IAN GORDON BRADSHAW

as a Registered Proprietor of the lands comprised

in Folios of the Register Volume 4468 Folio 30

Volume 3869 Folio 41 and Volume 4468 Folio 36

Witness x *[Signature]*

Attorney x *[Signature]*

Deputy x *[Signature]*

I.G. Bradshaw

SIGNED by JENNIFER MARGARET BRADSHAW

as a Registered Proprietor of the lands comprised

in Folios of the Register Volume 4468 Folio 30

Volume 3869 Folio 41 and Volume 4468 Folio 36

Witness x *[Signature]*

Attorney x *[Signature]*

Deputy x *[Signature]*

J. Wade

SIGNED by COLIN LEWIS BRADSHAW

as a Registered Proprietor of the lands comprised

in Folios of the Register Volume 4468 Folio 30

Volume 3869 Folio 41 and Volume 4468 Folio 36

Witness x *[Signature]*

Attorney x *[Signature]*

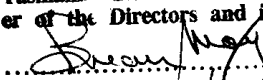
Deputy x *[Signature]*

C.L. Bradshaw

AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED by
its Attorney
PETER JOHN CRANWELL
(who hereby certifies that
he has received no notice
of revocation of POWER
OF ATTORNEY NO. 24/8529
under which this instrument
is signed) in the presence of:
Bank Officer, Hobart.

AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED
By its Attorney
[Signature]
Regional Manager - Retail Banking

The Common Seal of Perpetua Trust
Tasmania Ltd. was affixed hereto by order
of the Directors and in the presence of:

 General Manager

 Secretary
 DIRECTOR



This is the schedule of easements attached to the plan of G.A. and B.R. Bradshaw
(Insert Subdivider's Full Name)

..... affecting land in

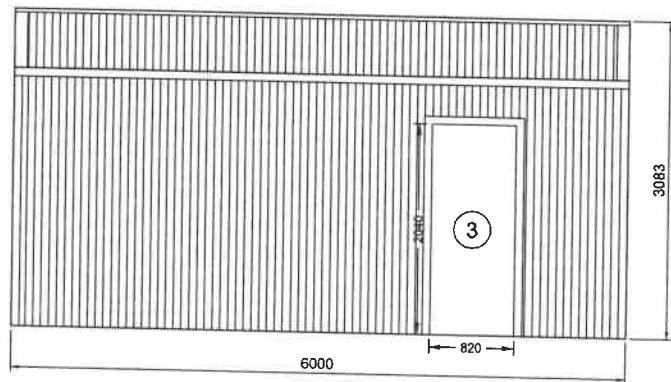
CT 3869-41, CT 4468-30, CT 4468-36
(Insert Title Reference)

Sealed by Municipality of New Norfolk on 11th August 1993

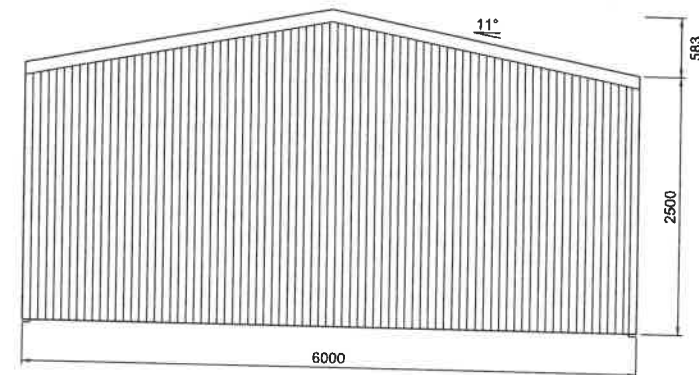
Solicitor's Reference


Council Clerk/~~Town Clerk~~

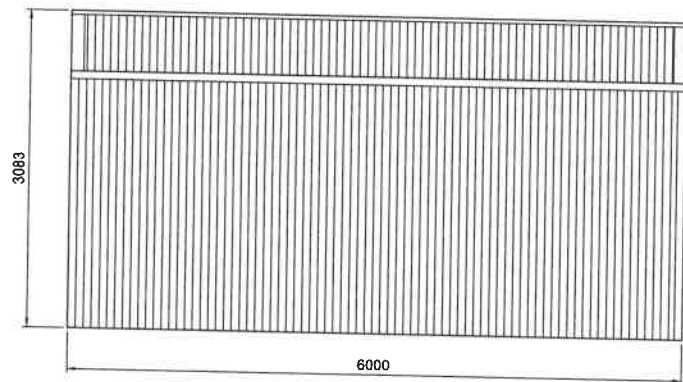
OS-K 3134



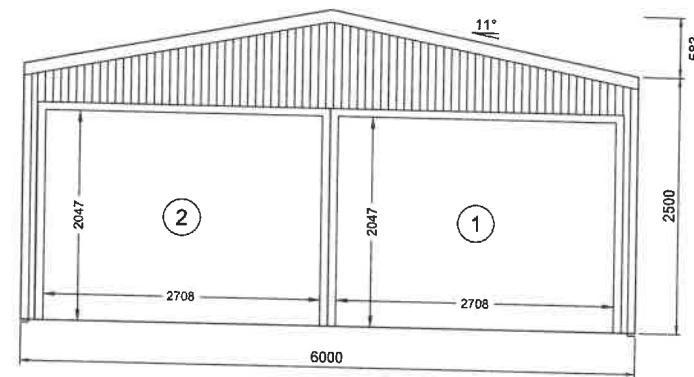
2 LEFT ELEVATION
2 SCALE: 1:50



3 REAR ELEVATION
2 SCALE: 1:50



1 RIGHT ELEVATION
2 SCALE: 1:50



4 FRONT ELEVATION
2 SCALE: 1:50



151 Smeaton Grange Road,
Smeaton Grange, NSW, 2567
Phone: 02 4648 7777
Fax: 02 4648 7700
Email: sales@bestsheds.com.au



CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Bend MEA0001 RPEng
RPE01 16962 TDP PEO03976 (VIC)

Signature: 

Date: 09.09.2026

Customer Name: Ashley Morgan
Site Address: 65 Glen Dhu Road
Molesworth,
TAS, 7140

DATE 09-09-2026
JOB NO. 2833951011
SHEET 2 of 7