



## Public Notice Details

## Planning Application Details

<b>Application No</b>	DA2400104
-----------------------	-----------

### Property Details

<b>Property Location</b>	52 Louisa Street Kempton
--------------------------	--------------------------

### Application Information

<b>Application Type</b>	Discretionary Development Application
<b>Development Category</b>	2 Lot Subdivision
<b>Advertising Commencement Date</b>	20/1/26
<b>Advertising Closing Period</b>	4/2/26
<small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	

Enquiries regarding this Application can be made via to Southern Midlands Council on (03) 6254 5050 or by emailing [planningenquires@southernmidlands.tas.gov.au](mailto:planningenquires@southernmidlands.tas.gov.au). Please quote the development application number when making your enquiry.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120  
Email: [mail@southernmidlands.tas.gov.au](mailto:mail@southernmidlands.tas.gov.au)  
Fax: 03 6254 5014

All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.



## APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT Subdivision Development

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

### Applicant / Owner Details:

Owner / s Name

Mervyn G. Lang & Tammy V. Lang

Postal Address

52 Louisa street

Phone No:

Kempton

7030

Fax No:

Email address

Applicant Name  
(if not owner)

Tony Woolford

Postal Address

72 Grahams Road

Phone No:

0418 248 569

Mt. Rumney

7170

Fax No:

Email address:

tnwoolford@tassie.net.au

### Description of proposed use and/or development:

Address of new use  
and development:

52 Louisa Street, Kempton

Certificate of Title  
details

CT 150134 / 1

Description of  
proposed use or  
development:

Subdivide one lot + balance

Current use of land  
and buildings for each  
title:

Lot is vacant

House on balance lot

E.g. are there any existing  
buildings on these titles?

If yes, what are the main  
buildings used as?

Is the property  
Heritage Listed:

Please tick ✓ answer

Yes

No



Please attach any additional information that may be required by Part 6.1 Application Requirements of the Tasmanian Planning Scheme.

SMC - KEMPTON

RECEIVED  
19/08/24

Signed Declaration

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

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Southern Midlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
2. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature");

Applicant Signature

*Tony Woolford*

Applicant Name (please print)

*Tony Woolford*

Date

*17-8-24*

Applicant Signature

Applicant Name (please print)

Date

or

Land Owner(s) Signature

Land Owners Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

SMC - KEMPTON

RECEIVED

19/08/24

Address all correspondence to: The General Manager, PO Box 21, Oatlands, Tasmania 7120  
Oatlands Office: 71 High Street, Oatlands 7120 Phone (03) 62545000  
Kempton Office: 85 Main Street, Kempton 7030 Phone (03) 62545050  
Email Address: [mail@southernmidlands.tas.gov.au](mailto:mail@southernmidlands.tas.gov.au) Web: [www.southernmidlands.tas.gov.au](http://www.southernmidlands.tas.gov.au)  
ABN 68 653 459 589

# T.N. WOOLFORD & ASSOCIATES

LAND & ENGINEERING SURVEYORS

72 Grahams Road  
Mount Rumney  
Tasmania 7170  
Mobile: 0418 248 569  
Email: [TNWoolford@tassie.net.au](mailto:TNWoolford@tassie.net.au)

17<sup>th</sup> August 2024

General Manager,  
Southern Midlands Council,  
P.O. Box 21,  
Oatlands. 7120

Dear Sir,

**Proposed Subdivision, 52 Louisa Street, Kempton.**

Please find attached a proposal plan showing the subdivision of one lot from land owned by Mervyn and Tammy Lang at 52 Louisa Street, Kempton, submitted to Council for approval.

This lot complies with the requirements of the Village Zone of the Planning Scheme.

Also attached is a copy of the current title as well as a completed application form.

Yours faithfully

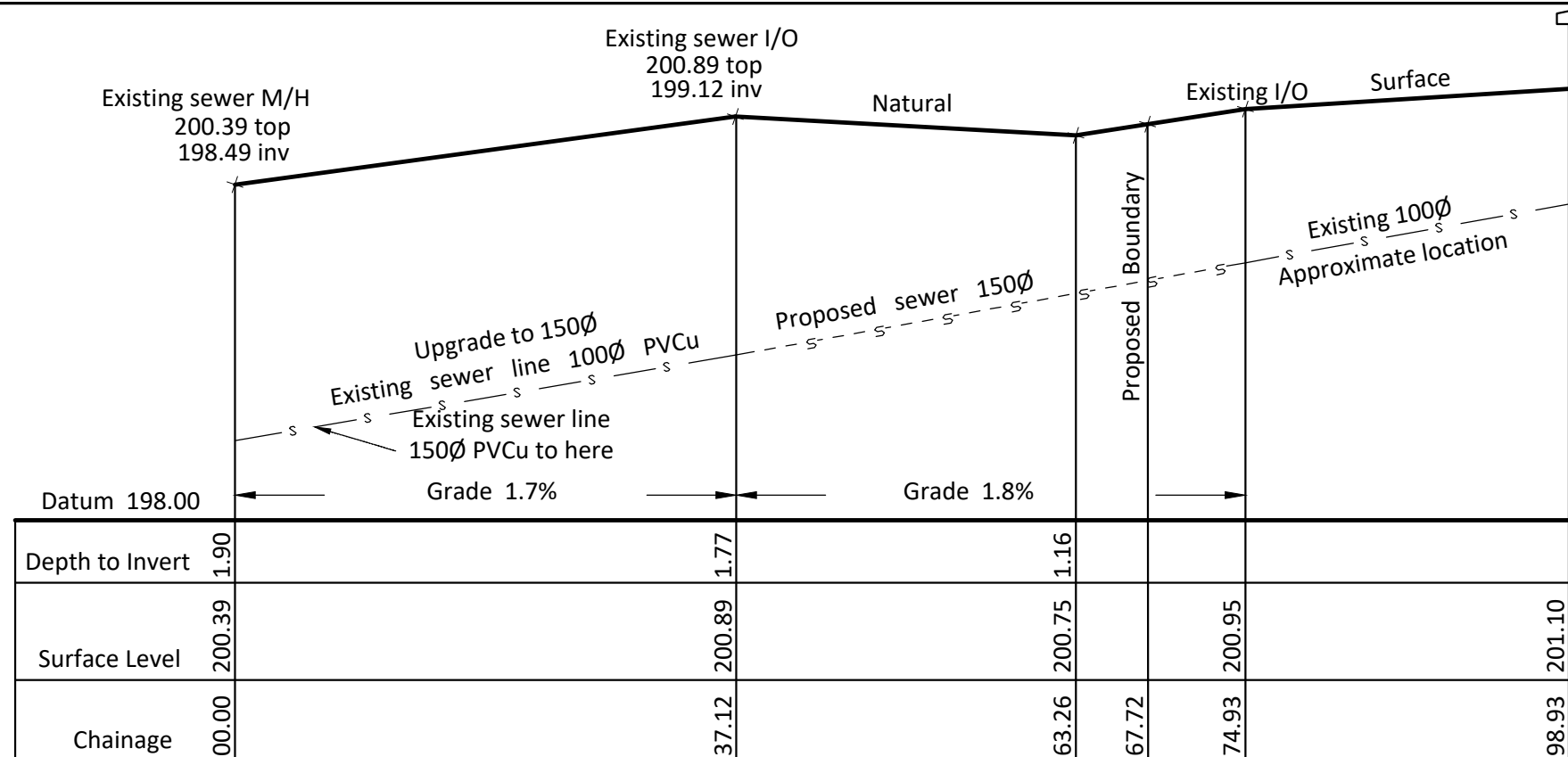


**Tony Woolford**  
Authorised Surveyor

Enc.

SMC - KEMPTON

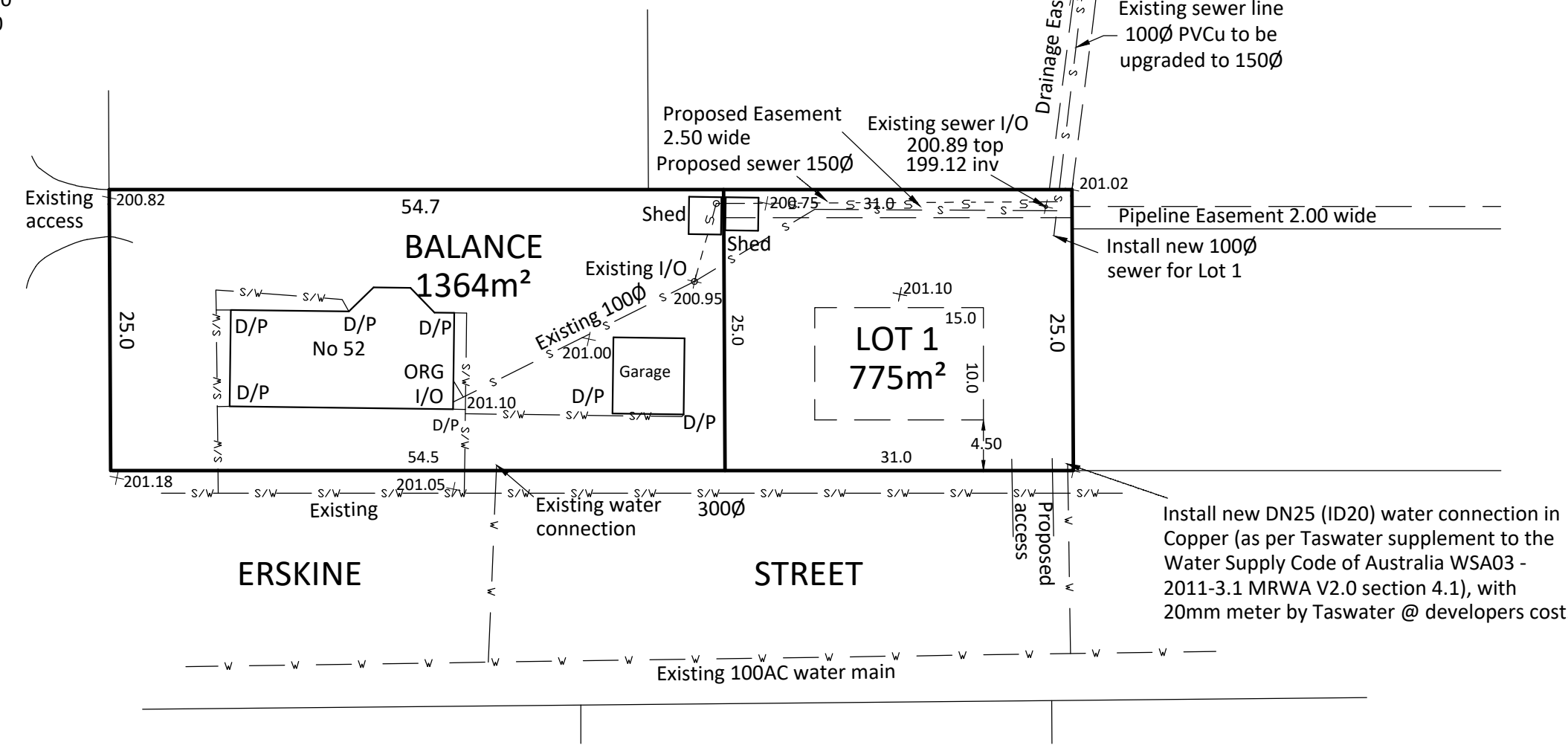
RECEIVED  
19/08/24



LONGITUDINAL SECTION

Scale: - Horizontal 1:500  
Vertical 1:50

LOUISA STREET



SMC - KEMPTON

RECEIVED

13/01/2026

C.T. 150134/1  
OWNERS  
MERVYN GRAEME LANG &  
TAMMY VICTORIA LANG

--- s --- s --- Proposed sewer  
--- s --- s --- Existing Sewer

THIS DRAWING IS STRICTLY COPYRIGHT  
AND SHALL NOT BE COPIED, LENT OR  
USED FOR ANY PURPOSE WITHOUT THE  
WRITTEN PERMISSION OF  
TONY WOOLFORD

PROPOSED SUBDIVISION  
52 LOUISA STREET  
KEMPTON

SCALE 1:500 (A3) DATE: NOVEMBER 2025 DRAWN: IDS/TNW DWG NO. D4081-4

T. N. WOOLFORD & ASSOCIATES  
LAND & ENGINEERING SURVEYORS  
72 GRAHAMS RD, MT. RUMNEY  
m: 0418 248 569  
e: tnwoolford@tassie.net.au



## SEARCH OF TORRENS TITLE

VOLUME 150134	FOLIO 1
EDITION 2	DATE OF ISSUE 22-Mar-2007

SEARCH DATE : 11-Aug-2024

SEARCH TIME : 12.03 PM

DESCRIPTION OF LAND

Town of KEMPTON

Lot 1 on Sealed Plan 150134

Derivation : Part of Lot 7a 1A-2R-38P (Sec. F) Gtd to M. Hayes.

Prior CT 140737/1

SCHEDULE 1

C689866 TRANSFER to MERVYN GRAEME LANG and TAMMY VICTORIA  
LANG Registered 22-Mar-2007 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP150134 EASEMENTS in Schedule of Easements  
SP150134 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SMC - KEMPTON

RECEIVED

19/08/24

## SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS  
& MORTGAGEES OF THE LAND AFFECTED.  
SIGNATURES MUST BE ATTESTED.

Registered Number

SP 150134

PAGE 1 OF 2 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.

Lot 1

1. Lot 1 on the plan is together with a right of Drainage Easement over the Drainage Easement 2.00 wide as shown on the plan, appurtenant to lot 2 on the plan as herein defined
2. Lot 1 on the plan is together with a right of Pipeline Easement over the Pipeline Easement 2.00 wide as shown on the plan, appurtenant to lot 2 on the plan.

Lot 2

over the

1. Lot 2 on the plan is subject to a Right of Drainage Easement 2.00 wide shown on the plan appurtenant to lot 1 on the plan.
2. Lot 2 on the plan is subject to a Right of Pipeline Easement 2.00 wide shown on the plan appurtenant to lot 1 on the plan over the Pipeline Easement 2.00 wide shown on the plan.

FENCING COVENANT

The owners of Lots 1 and 2 on the Plan covenant with CHRISTINE JUDITH MCELWEE ("the subdivider") that the subdivider shall not be required to fence.

INTERPRETATION

"Pipeline Easement 2.00 wide" means a full right and liberty for every person who is or at any time entitled to an estate or interest in possession of Lots 1 & 2 on the plan or any part thereof with which the right shall be capable of enjoyment to the carrying of water over and along the said easement by means of a pipeline

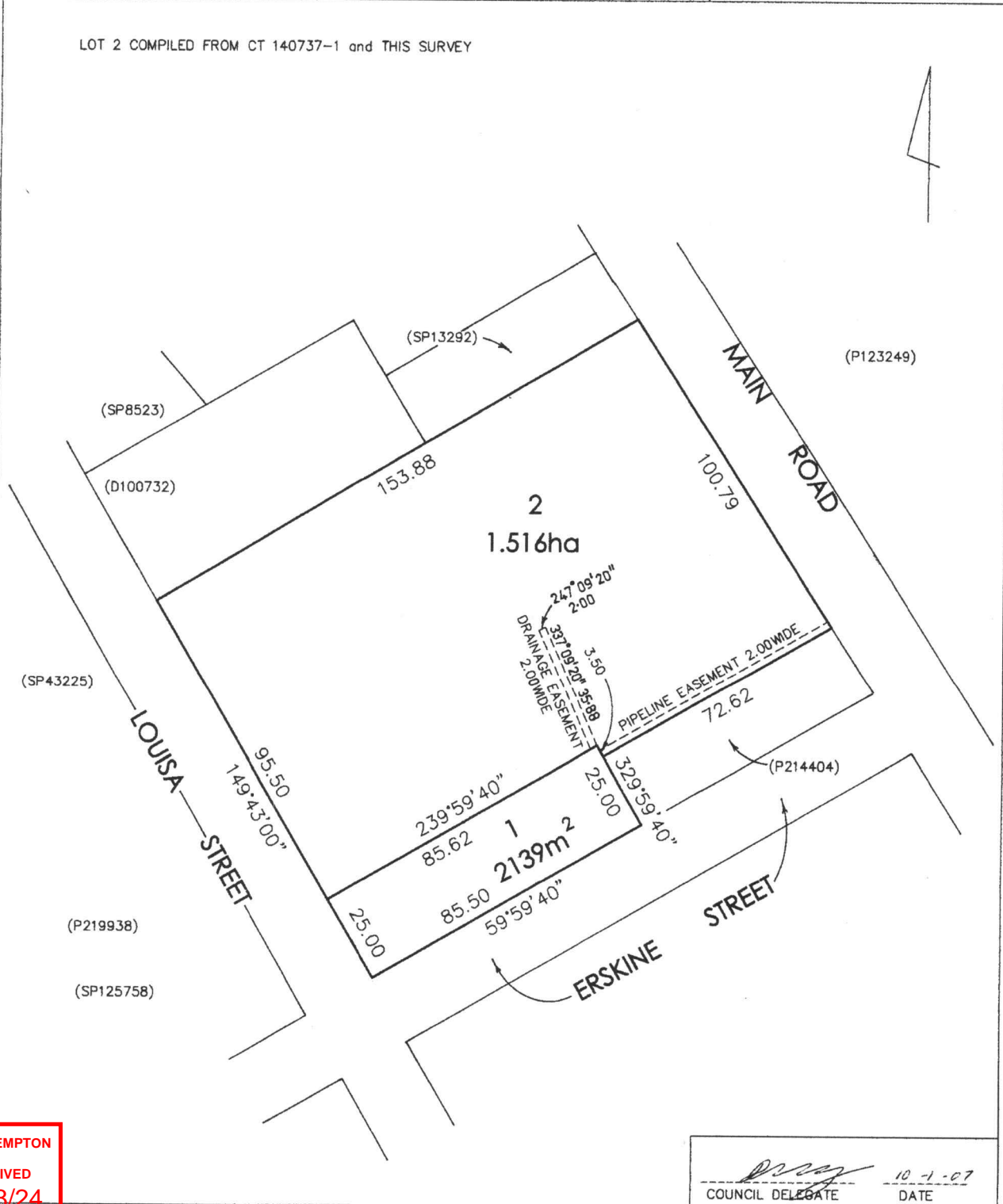
(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: <del>Bob Ford Surveyors</del> C.J. MCELWEE	PLAN SEALED BY: SOUTHERN MIDLANDS COUNCIL
FOLIO REF: 140737/1	DATE: 2289274
SOLICITOR Finlay Watchorn	REF NO. Council Delegate
& REFERENCE: NDM 60826	
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

SMC - KEMPTON

RECEIVED  
19/08/24

OWNER: CJ McELWEE  FOLIO REFERENCE: C.T. 140737-1 WHOLE OF LOTS 2,3,4 & 5 1-1-23 GTD. TO DANIEL CARTWRIGHT, GRANTEE: LOT 17 0-3-8 & LOT 7a 1-2-38 GTD. TO MICHAEL HAYES <del>M HAYES AND PART OF</del> LOT 6v SEC F GTD TO J. SPEED OSEPH 0-1-14		<b>PLAN OF SURVEY</b>  BY SURVEYOR: R.FORD  LOCATION <b>TOWN OF KEMPTON</b>  SCALE: 1:1000		REGISTERED NUMBER <b>SP150134</b>  APPROVED EFFECTIVE FROM 21 FEB 2007 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 125 (5029-54)	LAST UPI No. 1900331	LAST PLAN No. P140737	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



SMC - KEMPTON

RECEIVED  
19/08/24

*[Signature]* 10-1-07  
COUNCIL DELEGATE DATE



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 2 PAGE/S	Registered Number <b>SP150134</b>
SUBDIVIDER: C. J. McELWEE FOLIO REFERENCE: 140737/1	

including a right to construct the said pipeline together with the right for the owner or owners for the time being of the said lots or any part thereof or their surveyors or workmen from time to time and at all times to enter upon the said easement and to lay pipes and inspect, repair, replace, cleanse and maintain the same without doing unnecessary damage to the land, comprising the servient tenement and making good any damage occasioned to the servient tenement thereby.

There are no other easements, covenants or profits a prendre created by this Schedule.

Signed by CHRISTINE JUDITH MCELWEE )  
as registered proprietor of the land contained in )  
Certificate of Title Volume 140737 Folio 1 in )  
the presence of:

Witness Signature

Witness Full Name

Witness Address

Witness Occupation

*[Signature]*  
NICHOLAS DRURY MIDSON  
32 MURRAY STREET, HOBART  
SOLICITOR

Signed for and on behalf of PERMANENT )  
CUSTODIANS LIMITED the mortgagee of )  
the land contained in Certificate of Title )  
Volume 140737 Folio 1 in the presence of:

Witness Signature

Witness Full Name

Witness Address

Witness Occupation

*[Signature]*  
Deldre Tsung  
12 Castlereagh St Sydney NSW 2000  
Documentation Manager

SIGNED by PERMANENT CUSTODIANS LIMITED by its Attorney KATEY PAGLIARO under Power No. PA14822 (and the said attorney hereby certifies that he has received no notice of revocation of the said power):	
<i>[Signature]</i>	
(Signature)	Katey Pagliaro
Custodial Servicing Process Manager	
(Print Name & Job Title)	
In the presence of:	
(Signature of witness)	Deldre Tsung
(Print name)	

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

SMC - KEMPTON

RECEIVED  
19/08/24