



Public Notice Details

Planning Application Details

Application No	DA2400104
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Property Details

Property Location	52 Louisa Street Kempton
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Application Information

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

Enquiries regarding this Application can be made via to Southern Midlands Council on (03) 6254 5050 or by emailing 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
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:

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.

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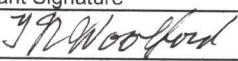
19/08/24

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



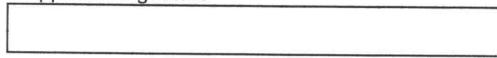
Applicant Name (please print)

Tony Woolford

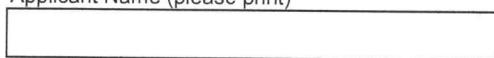
Date

17-8-24

Applicant Signature



Applicant Name (please print)

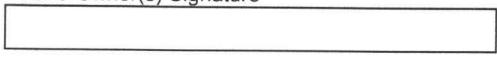


Date

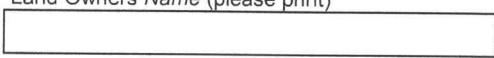


or

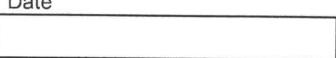
Land Owner(s) Signature



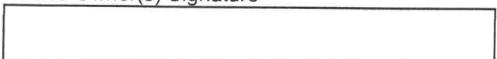
Land Owners Name (please print)



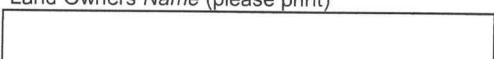
Date



Land Owner(s) Signature



Land Owners Name (please print)



Date



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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 Web: 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

17th 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

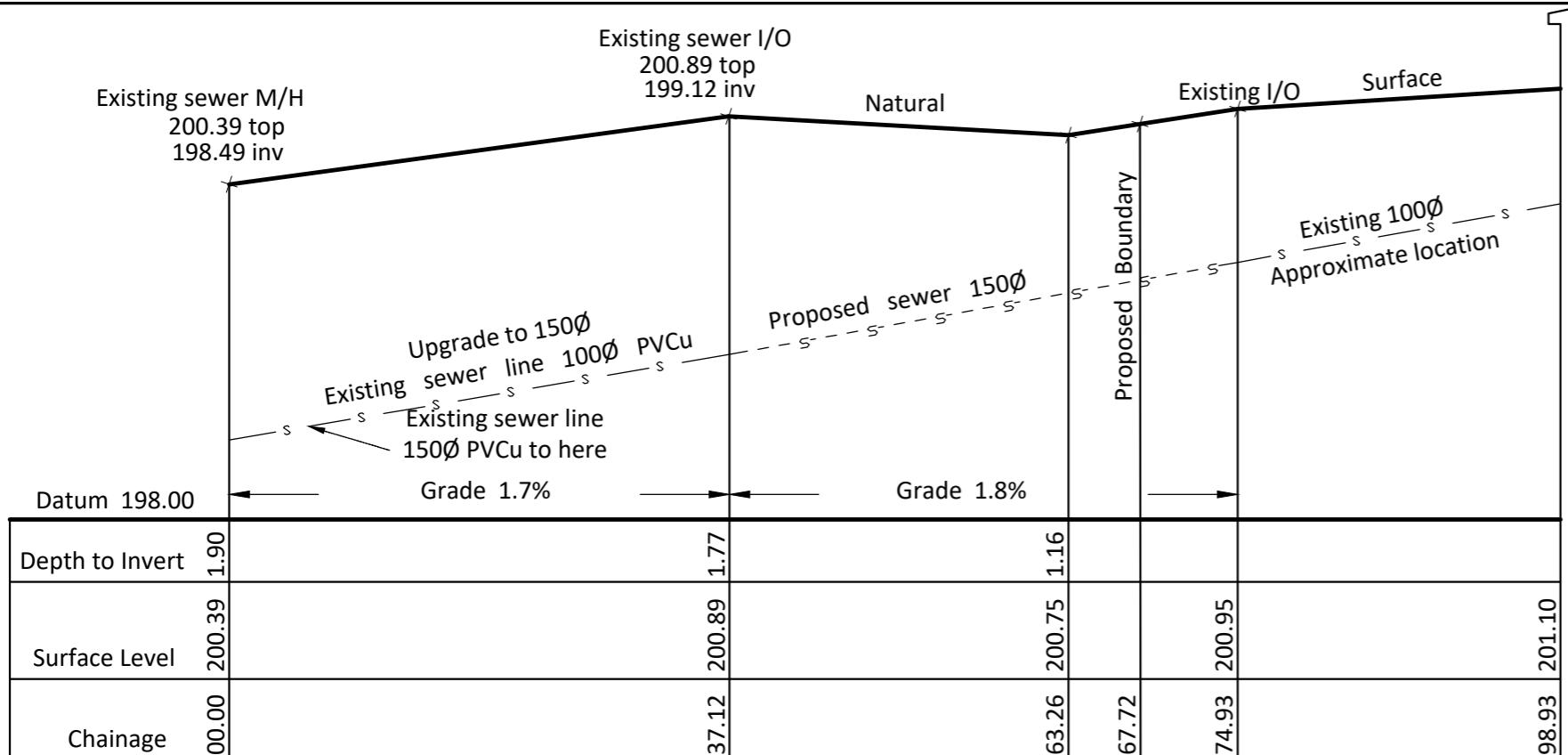
Authorised Surveyor

Enc.

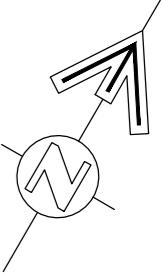
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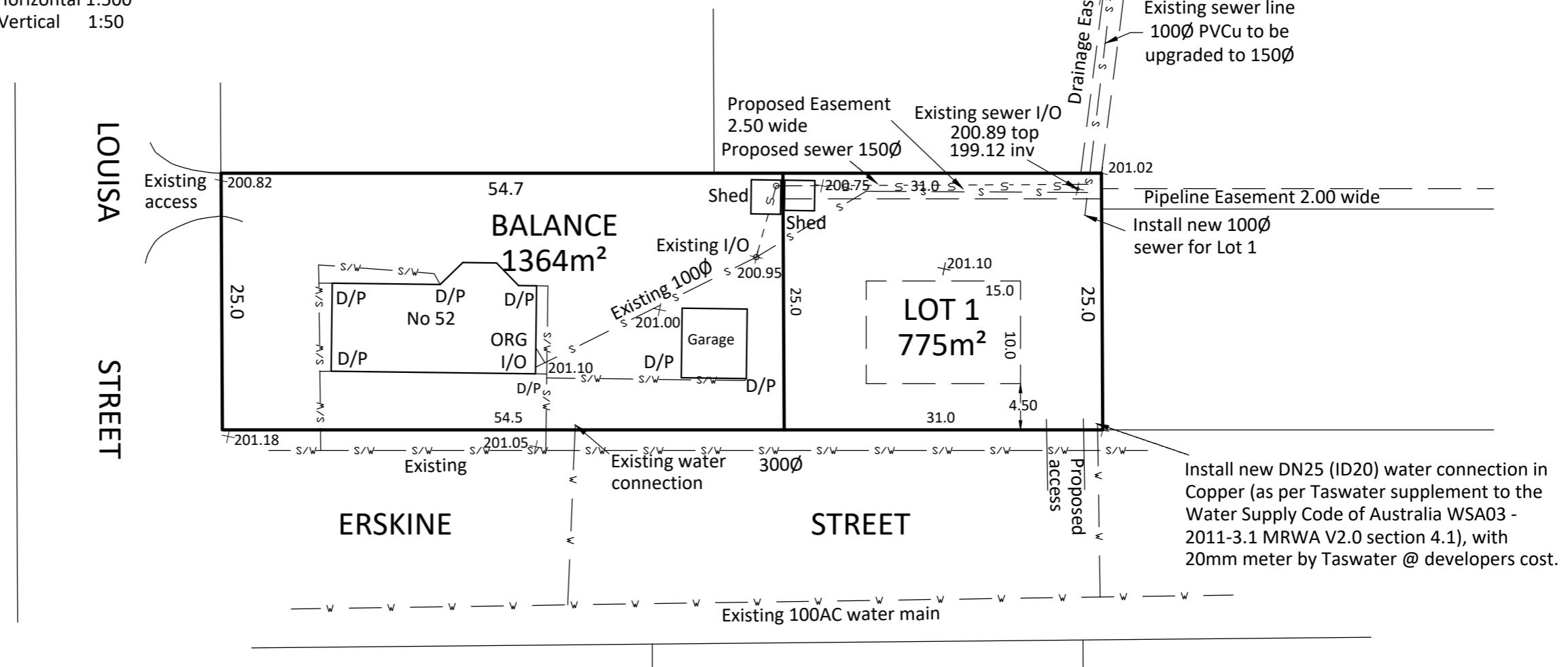


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13/01/2026



LONGITUDINAL SECTION

Scale: - Horizontal 1:500
Vertical 1:50



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 WOOL FORD

PROPOSED SUBDIVISION
52 LOUISA STREET
KEMPTON

CALE 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	FOLIO
150134	1
EDITION	DATE OF ISSUE
2	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

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SCHEDULE OF EASEMENTS

Registered Number

SP 150134

EASEMENTS AND PROFITS

PAGE 1 OF 2 PAGE/S

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 ~~Easements~~ 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, 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: Bob Ford Surveyors C.J.McELWEE	PLAN SEALED BY: SOUTHERN MIDLANDS COUNCIL
FOLIO REF: 140737/1	DATE: 22/09/27/4
SOLICITOR: Finlay Watchorn	REF NO.
& REFERENCE: NDM 60826	Council Delegate 

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

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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
 M HAYES AND PART OF
 LOT 6, SEC F GTD TO J SPEED
 0-1-14

PLAN OF SURVEY

BY SURVEYOR: R.FORD

LOCATION

TOWN OF KEMPTON

SCALE: 1:1000

REGISTERED NUMBER

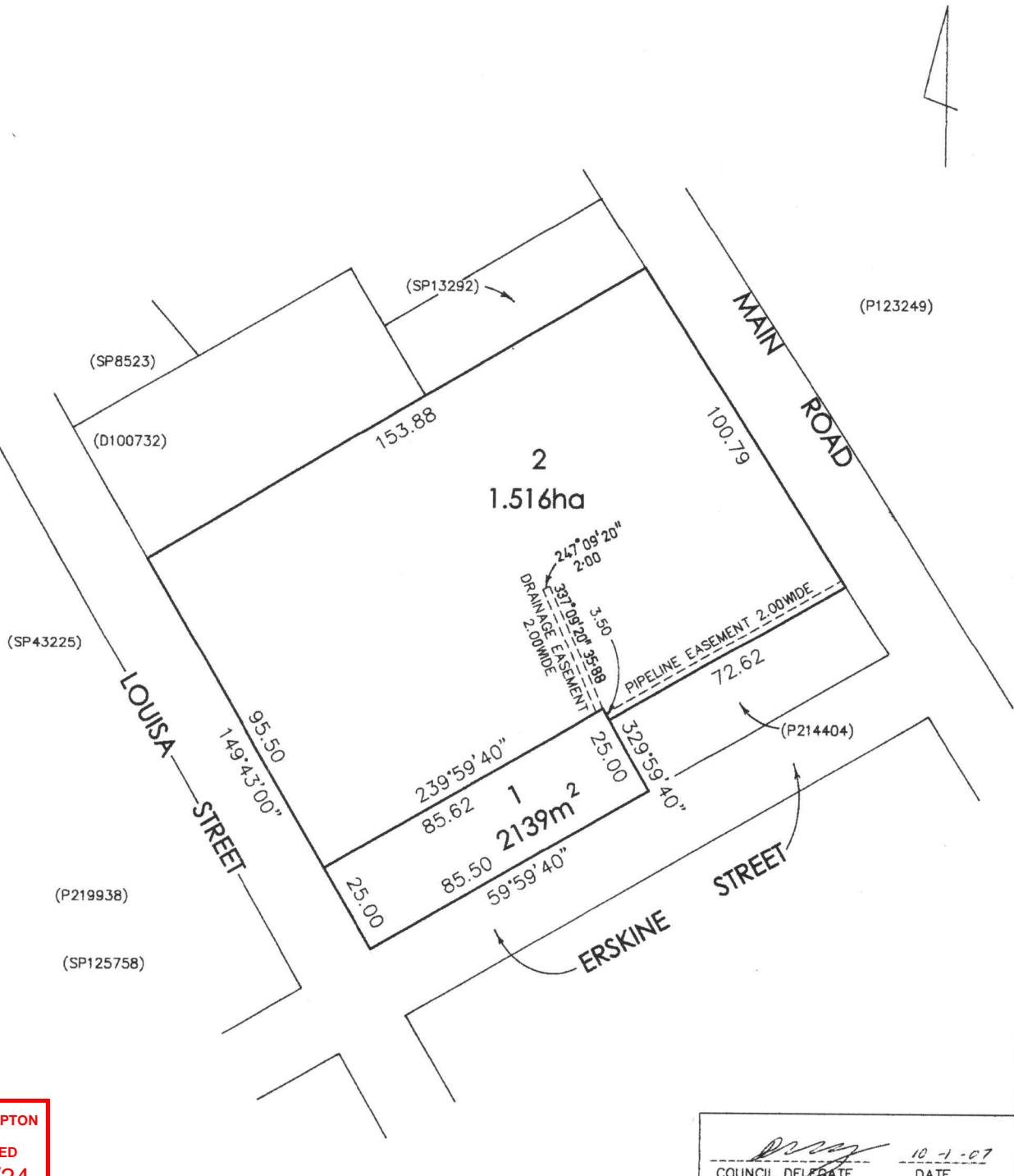
SP150134APPROVED
EFFECTIVE FROM 21 FEB 2007

 Alice Kawa
Recorder of Titles
MAPSHEET MUNICIPAL
CODE No.125 (5029-54)

LAST UPI No. 1900331

LAST PLAN
No. P140737ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN

LOT 2 COMPILED FROM CT 140737-1 and THIS SURVEY



**ANNEXURE TO
SCHEDULE OF EASEMENTS**

PAGE 2 OF 2 PAGE/S

Registered Number

SP150134SUBDIVIDER: C.J. Mc ELWEE
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) CMJELWEE
Certificate of Title Volume 140737 Folio 1 in)
the presence of:

Witness Signature 

Witness Full Name NICHOLAS DRURY MIDSON

Witness Address 32 MURRAY STREET, HOBART

Witness Occupation 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:

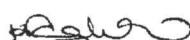
Witness Signature 

Witness Full Name Deidre Tsung

Witness Address 12 Castlereagh St Sydney NSW 2000

Witness Occupation 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):



(Signature) Katey Pagliaro
Custodial Servicing Process Manager

(Print Name & Job Title)
In the presence of:

(Signature of witness) Deidre 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.

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