



Public Notice Details

Planning Application Details

Application No	DA2500030
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Property Details

Property Location	1993 Buckland Road Woodsdale
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Application Information

Application Type	Discretionary Development Application
Development Category	New Dwelling
Advertising Commencement Date	11/7/25
Advertising Closing Period	25/7/25
<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. 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

DEVELOPMENT / USE

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

Proposed
use/development:
(Provide details of
proposed works and use).

New Dwelling

Location of
Development:
(If the development
includes more than one
site, or is over another
property include address
of both Properties).

1993 Buckland Road Woodsdale

Certificate of Title/s
Volume Number/Lot
Number:

177052/2

Land Owners Name:

Dylan Clark

Full Name/s or Full Business/Company Name

Applicant's Name:

MATTHEW BAX

Full Name/s or Full Business/ Company Name (ABN if registered business or company name)

Contact details:

Postal address for correspondence:
87-91 Harrington St
Hobart

Telephone or Mobile:
0408522661

Email address:
matt@matthewbaxarchitect.com.au

(Please note it is your responsibility to provide your correct email address and to check your email for communications from the Council.)

Details

Tax Invoice for
application fees to be
in the name of:

Full Name/s or Full Business or Company Name and ABN if registered business or company name

ABN

(if different from
applicant)

Print email address dylan.clark95@hotmail.com

What is the estimated value of all the new work proposed

\$ 150,000

For Commercial Planning Permit Applications Only

Signage:

Is any signage proposed?

Yes

☐

No

☒

If yes, attach details: size, location and art work

Business Details:

Existing hours of operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Proposed hours of new operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Number of existing
employees:

Number of proposed new employees:

Traffic Movements:

Number of commercial vehicles serving the site at present		Approximate number of commercial vehicles servicing the site in the future	
Number of Car Parking Spaces:	How many car spaces are currently provided	How many new car spaces are proposed	

Please tick ✓ answer

Is the development to
be staged:
☐
☐
☐

No

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

Signed Declaration

I/we as owner of the land or person with consent of the owner hereby declare that:

1. I/we have read the Certificate of Title and Schedule of Easements for the land and I/we are satisfied that this application is not prevented by any restrictions, easements or covenants.
2. I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.
3. The information given in this application is true and accurate. I/we understand that the information and materials provided with this application may be made available to the public. I/we 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 application.
4. I/we have secured the necessary permission from the copyright owner to communicate and reproduce the plans submitted with the application for assessment. I/we indemnify the Southern Midlands Council for any claim or action taken against it regarding a breach of copyright in respect of any of the information or material provided.



5. I/we declare that, in accordance with Section 52(1) of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their consent is attached and the application form signed by the Minister of the Crown responsible and/or the General Manager of the Council.

Applicant Signature
(If not the Title Owner)

Applicant Name (please print)

Matthew Bax

Date

25.2.25

Land Owner(s) Signature

Land Owners Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

PRIVACY STATEMENT

The Southern Midlands Council abides by the Personal Information Protection Act 2004 and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the Personal Information Protection Act, 2004 and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the Building Act 2000. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Southern Midlands Council on (03) 62545050. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.



Information & Checklist Sheet

DEVELOPMENT / USE

Use this check list for submitting your application for a planning permit –Please do not attach the check list with your application

Submitting your application ✓

1. All plans and information required per Part 6.1 Application Requirements of the Tasmanian Planning Scheme i.e.: site plan showing all existing buildings, proposed buildings, elevation plans etc. ☐
2. Copy of the current Certificate of Title, Schedule of Easements and Title Plan (Available from Service Tasmania Offices) ☐
3. Any reports, certificates or written statements to accompany the Application (if applicable) required by the relevant zone or code. ☐
4. Prescribed fees payable to Council ☐

Information

If you provide an email address in this form then the Southern Midlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act").

If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.

It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.

If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box ☐

Heritage Tasmania

If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 (local call cost) or email enquires@heritage.tas.gov.au)

TasWater

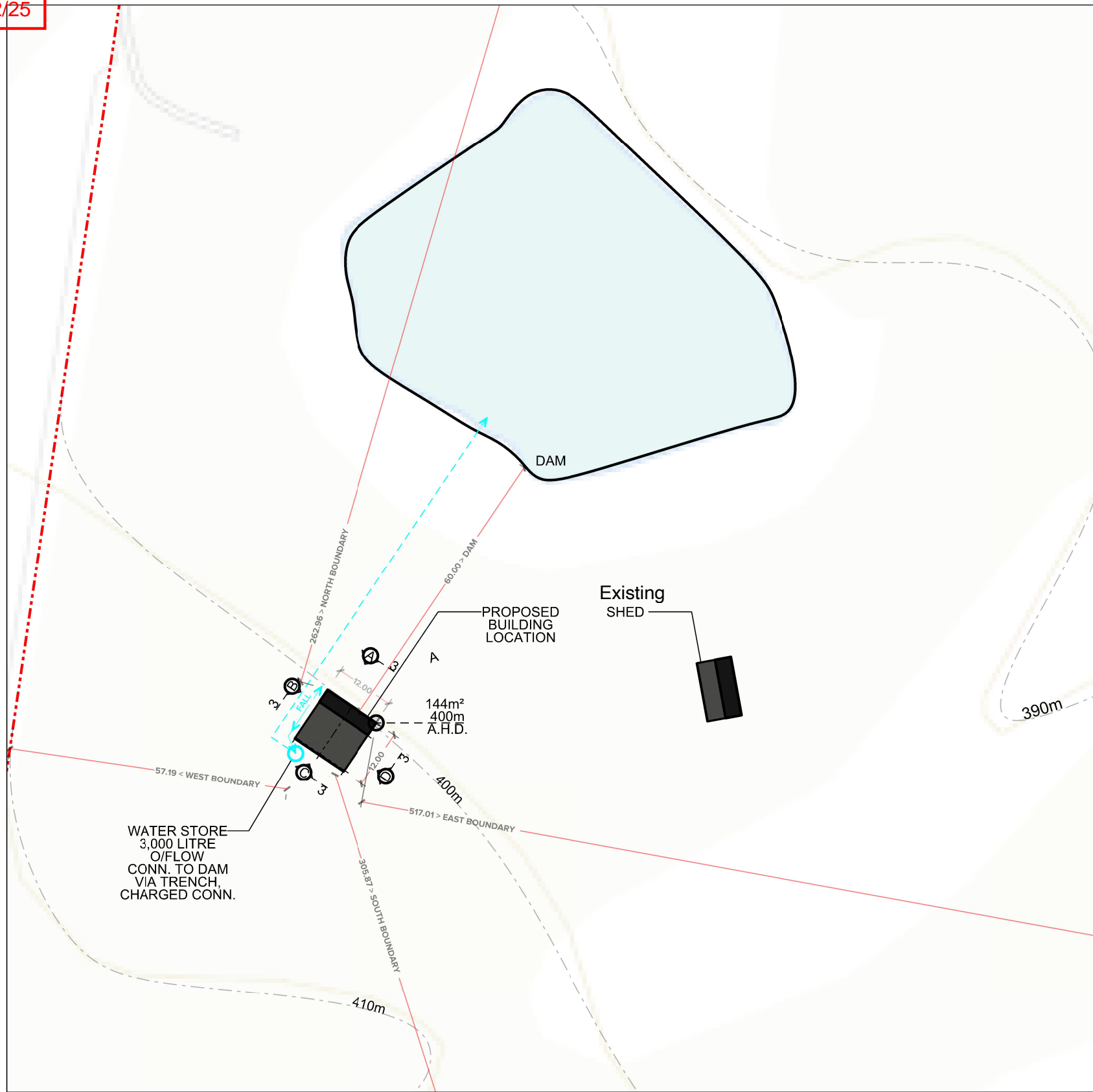
Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)

IMPORTANT: There is no connection between Planning approval and Building & Plumbing approvals.

Owners are to ensure that the work is either Low-Risk Building Work, Notifiable Building Work or Permit work in accordance with the Directors Determination – Categories of Building & Demolition Work v 1.4 dated 12 March 2021 prior to any building works being carried out on the land.

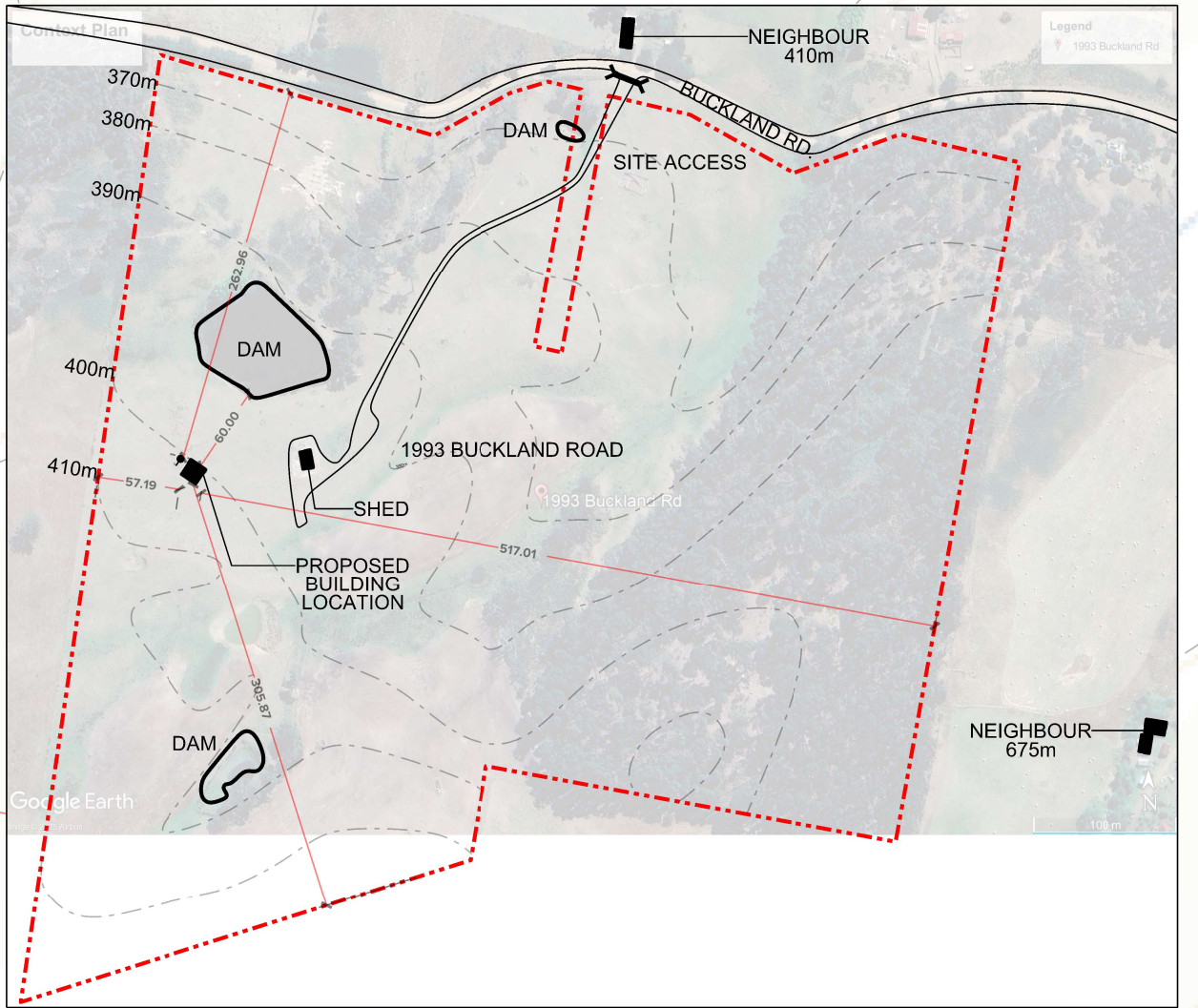
https://www.cbos.tas.gov.au/data/assets/pdf_file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf

SMC - KEMPTON
RECEIVED
25/2/25



① SITE PLAN
1 : 1000

② CONTEXT PLAN
1 : 5000



MATTHEW BAX
ARCHITECT

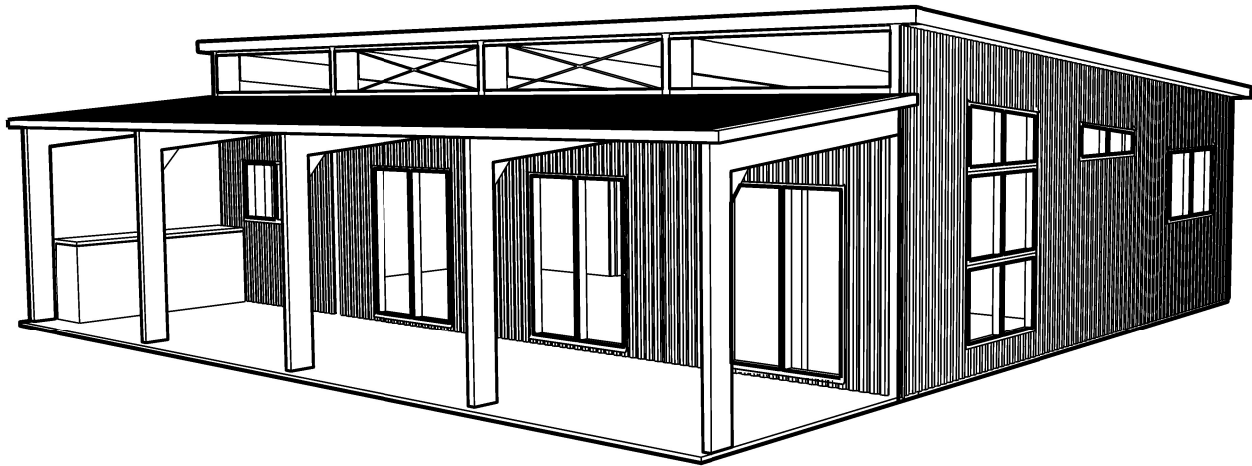
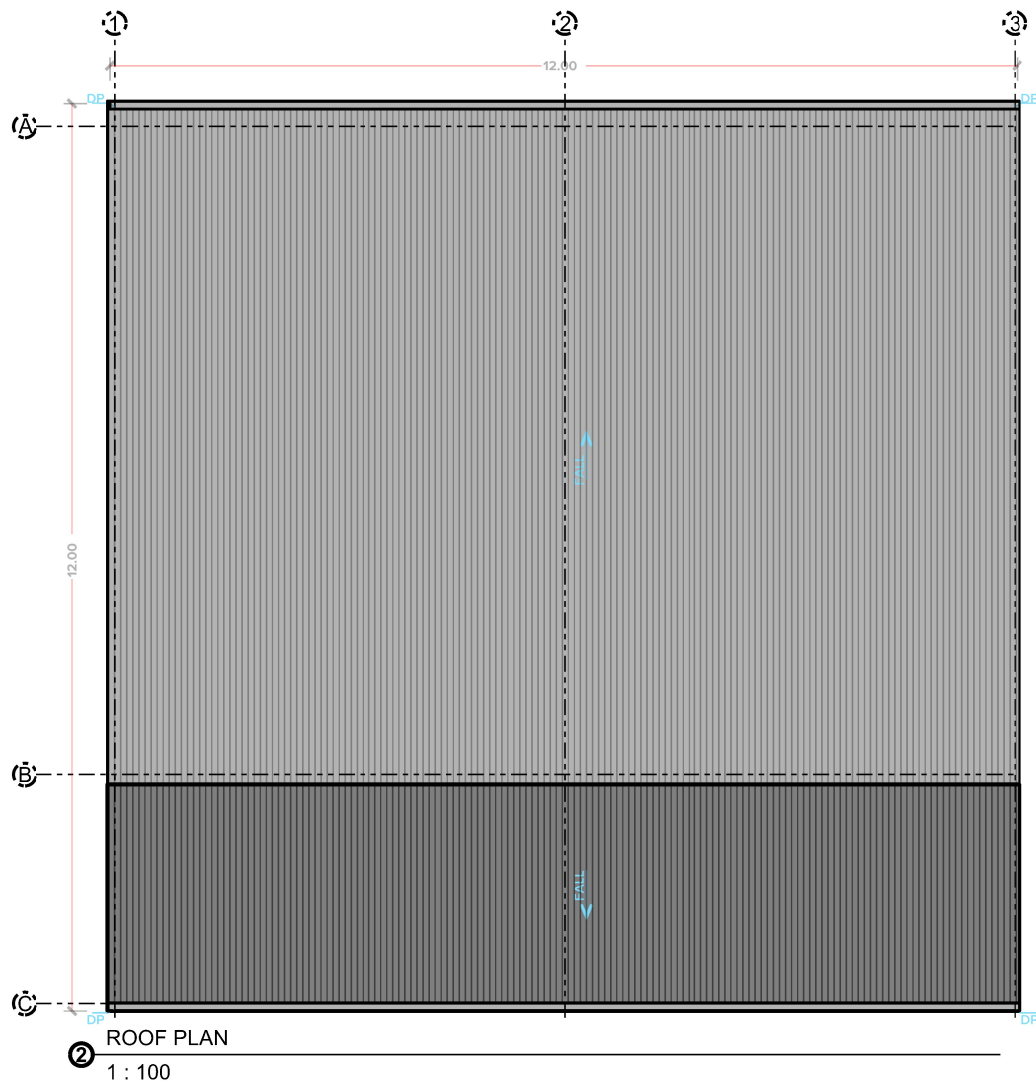
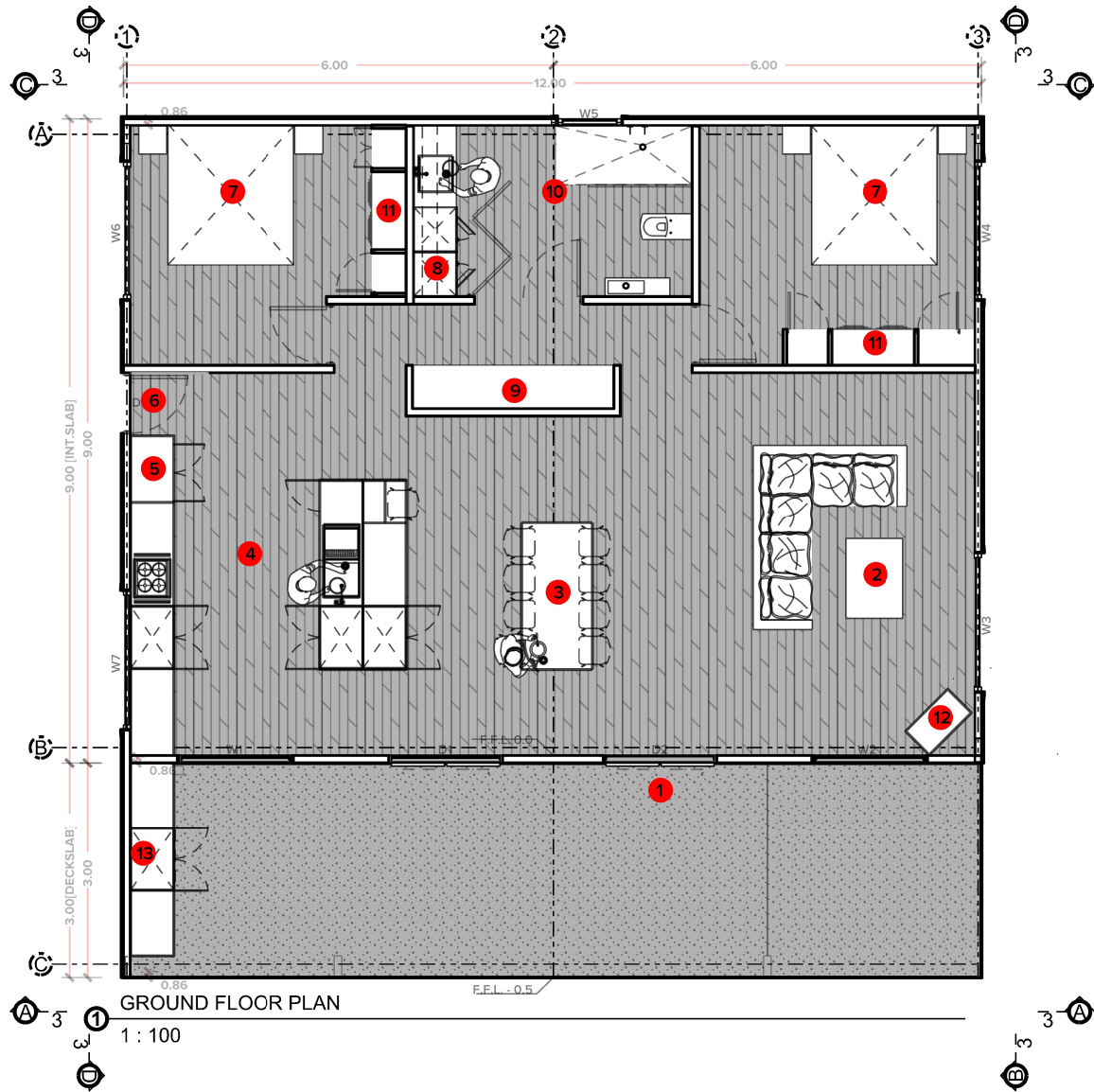
ph: 0408522661
e: matt@matthewbaxarchitect.com.au
w: www.matthewbaxarchitect.com.au

DRAWING TITLE PROPOSED SITE AND CONTEXT PLAN 1993 BUCKLAND RD WOODSDALE TAS 7120			
DRAWN:	APPROVED:	DATE:	21.02.25
SCALE: 1:1000 & 1:5000	SIZE: A3 / A1	DWG NO:	REVISION:
PROJ. NO: 25/104	STATUS: PLANNING	A.01	01
NOTE: USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE DIMENSIONS. CHECK ALL DIMENSIONS AT SITE BEFORE FABRICATION AND SETTING OUT. CHECK PRINTED SCALE IS ACCURATE VIA SCALE KEY FEATURED ON DRAWING.			NORTH:
ALL INFORMATION IS THE INTELLECTUAL COPYRIGHT OF 'DESIGNER / ARCHITECT' AND IS NOT TO BE REPRODUCED WITHOUT CONSENT. (C) COPYRIGHT. ALL RIGHTS RESERVED.			

CLIENT: MR. DYLAN CLARK			
01	DEVELOPMENT APPROVAL APPLICATION	A.D.	21.02.25
REV:	COMMENTS:	DRAWN:	DATE:

SITE LOCATION:		SOUTH MIDLANDS COUNCIL	
SITE AREA m²		328700m²	
EXISTING / PROPOSED AREA m²		0m² / 144m² [EXCLUDES AGRI SHED]	
TITLE NO / FOLIO / VOL:		FOL 2 / VOL 177052	
PROPERTY ID (LIST):		9903658	
PLANNING ZONE:		TASMANIAN PLANNING SCHEME	
CLIMATE ZONE:		CLASS 1 / 2 / 3 / 4 / 5 / 6 (TASMANIA) / 7 / 8	
BAL ASSESSMENT:		BAL Low / BAL 12.5 / BAL 19 / BAL 29 / BAL 40 / TBA	
GEO TECHNICAL:		SITE CLASS: A / S / M / H1 / H2 / E / P / TBA	
WIND CLASSIFICATION		N1 / N2 / N3 N4 / N5 / C1 / C2 / C3 / C4 / TBA	
TERRAIN CATAGORY		TC1 / TC1.5 / TC2 / TC2.5 / TC3	
ENERGY ASSESSMENT RATING		/ 1 / 2 / 3 / 4 / 5 / 6 / 7 / STARS / TBC	
SNOW LOADING REGION:		YES / NO / TBC	

A3			



3 PERSPECTIVE
N.T.S.

MATTHEW BAX
ARCHITECT

ph: 0408522661
e: matt@matthewbaxarchitect.com.au
w: www.matthewbaxarchitect.com.au

DRAWING TITLE
PROPOSED GROUND AND ROOF PLAN
1993 BUCKLAND RD WOODSDALE TAS 7120

DRAWN: APPROVED: DATE: 05.02.25
SCALE: 1:100 & 1:2500 SIZE: A3 / A1 DWG NO: REVISION:
PROJ. NO: 25/104 STATUS: PLANNING A.02 01

NOTE: USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE DIMENSIONS. CHECK ALL DIMENSIONS AT SITE BEFORE FABRICATION AND SETTING OUT. CHECK PRINTED SCALE IS ACCURATE VIA SCALE KEY FEATURED ON DRAWING.
ALL INFORMATION IS THE INTELLECTUAL COPYRIGHT OF 'DESIGNER / ARCHITECT' AND IS NOT TO BE REPRODUCED WITHOUT CONSENT. (C) COPYRIGHT. ALL RIGHTS RESERVED.



CLIENT:
MR. DYLAN CLARK

01	DEVELOPMENT APPROVAL APPLICATION	A.D.	21.02.25
REV:	COMMENTS:	DRAWN:	DATE:

SITE LOCATION:	SOUTH MIDLANDS COUNCIL
SITE AREA m ²	328700m ²
EXISTING / PROPOSED AREA m ²	0m ² / 144m ² [EXCLUDES AGRI SHED]
TITLE NO / FOLIO / VOL:	FOL 2 / VOL 177052
PROPERTY ID (LIST):	9903658
PLANNING ZONE:	TASMANIAN PLANNING SCHEME
CLIMATE ZONE:	CLASS 1 / 2 / 3 / 4 / 5 / 6 (TASMANIA) / 7 / 8
BAL ASSESSMENT:	BAL Low / BAL 12.5 / BAL 19 / BAL 29 / BAL 40 / TBA
GEOTECHNICAL:	SITE CLASS: A / S / M / H1 / H2 / E / P / TBA
WIND CLASSIFICATION	N1 / N2 / N3 N4 / N5 / C1 / C2 / C3 / C4 / TBA
TERRAIN CATAGORY	TC1 / TC1.5 / TC2 / TC2.5 / TC3
ENERGY ASSESSMENT RATING	1 / 2 / 3 / 4 / 5 / 6 / 7 / STARS / TBC
SNOW LOADING REGION:	YES / NO / TBC

1	ENTRY, SAFETY, HEALTH AND ENVIRONMENT INFORMATION	8	ENTRY, SAFETY, HEALTH AND ENVIRONMENT INFORMATION
2	LIVING	9	ENTRY, SAFETY, HEALTH AND ENVIRONMENT INFORMATION
3	ENTRY, SAFETY, HEALTH AND ENVIRONMENT INFORMATION	10	ENTRY, SAFETY, HEALTH AND ENVIRONMENT INFORMATION
4	KITCHEN OPERATIONS:	11	ENTRY, SAFETY, HEALTH AND ENVIRONMENT INFORMATION
5	BUTLERS	12	ENTRY, SAFETY, HEALTH AND ENVIRONMENT INFORMATION
6	MAINTENANCE SIDE ENTRY	13	ENTRY, SAFETY, HEALTH AND ENVIRONMENT INFORMATION
7	MAINTENANCE SIDE ENTRY	14	ENTRY, SAFETY, HEALTH AND ENVIRONMENT INFORMATION

SMOKE'S ZONE



MATTHEW BAX
ARCHITECT

ph: 0408522661
e: matt@matthewbaxarchitect.com.au
w: www.matthewbaxarchitect.com.au

DRAWING TITLE
PROPOSED ELEVATIONS A/B/C/D
1993 BUCKLAND RD WOODSDALE TAS 7120

DRAWN:	APPROVED:	DATE: 05.02.25	
SCALE: 1:100 & 1:2500	SIZE: A3 / A1	DWG NO:	REVISION:
PROJ. NO: 25/104	STATUS: PLANNING	A 03	02

NOTE: USE FIGURED DIMENSIONS IN PREFERENCE TO
 DECIMAL DIMENSIONS. CHECK ALL DIMENSIONS AT SITE
 BEFORE FABRICATION. CHECK ALL DIMENSIONS ON
 SCALE IS ACCURATE VIA SCALE KEY FEATURED ON
 DRAWING.
 ALL INFORMATION IS THE INTELLECTUAL COPYRIGHT OF
 DEWEY ARCHITECT AND IS NOT TO BE REPRODUCED
 WITHOUT CONSENT. (C) COPYRIGHT. ALL RIGHTS
 RESERVED.

NORTH:

CLIENT:
MR. DYLAN CLARK

02	DEVELOPMENT APPROVAL APPLICATION	A.D.	21.02.25
01	DESIGN ISSUE FOR COSTING	A.D.	05.02.25
REV:	COMMENTS:	DRAWN:	DATE:

SITE LOCATION:		SOUTH MIDLANDS COUNCIL	
SITE AREA m²		328700m²	
EXISTING / PROPOSED AREA m²		0 m² / 144m² [EXCLUDES AGRI SHED]	
TITLE NO / FOLIO / VOL:		FOL 2 / VOL 177052	
PROPERTY ID (LIST):		9903658	
PLANNING ZONE:		TASMANIAN PLANNING SCHEME	
CLIMATE ZONE:		CLASS 1 / 2 / 3 / 4 / 5 / 6 (TASMANIA) / 7 / 8	
BAL ASSESSMENT:		BAL Low / BAL 12.5 / BAL 19 / BAL 29 / BAL 40 / TBA	
GEOTECHNICAL:		SITE CLASS: A / S / M / H1 / H2 / E / P / TBA	
WIND CLASSIFICATION		N1 / N2 / N3 N4 / N5 / C1 / C2 / C3 / C4 / TBA	
TERRAIN CATEGORY		TC1 / TC1.5 / TC2 / TC2.5 / TC3	
ENERGY ASSESSMENT RATING		/ 1 / 2 / 3 / 4 / 5 / 6 / 7 / STARS / TBC	
SNOW LOADING REGION:		YES / NO / TBC	

A	0	1	1:50	2			
3	0	1	2	1:100	5		
n ²	0	1	2	5	1:200	10	20

SEARCH OF TORRENS TITLE

VOLUME 177052	FOLIO 2
EDITION 4	DATE OF ISSUE 24-Feb-2025

SEARCH DATE : 25-Feb-2025

SEARCH TIME : 09.39 AM

DESCRIPTION OF LAND

Parish of WOODSDALE Land District of PEMBROKE

Lot 2 on Sealed Plan 177052

Derivation : Part of Lot 13676, 37A-2R-0P Gtd. to R. Palmer &
W. Palmer and Part of Lot 23633, 298 Acres Gtd. to R. Palmer.
Prior CT 134645/1

SCHEDULE 1



N235127 TRANSFER to DYLAN JOE CLARK of seventy-five undivided
1/100 shares and PATRICIA TONI DUNBABIN of
twenty-five undivided 1/100 shares as tenants in
common Registered 24-Feb-2025 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP177052 EASEMENTS in Schedule of Easements
SP177052 SEWERAGE AND/OR DRAINAGE RESTRICTION
E408369 MORTGAGE to MyState Bank Limited Registered
24-Feb-2025 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS


No unregistered dealings or other notations

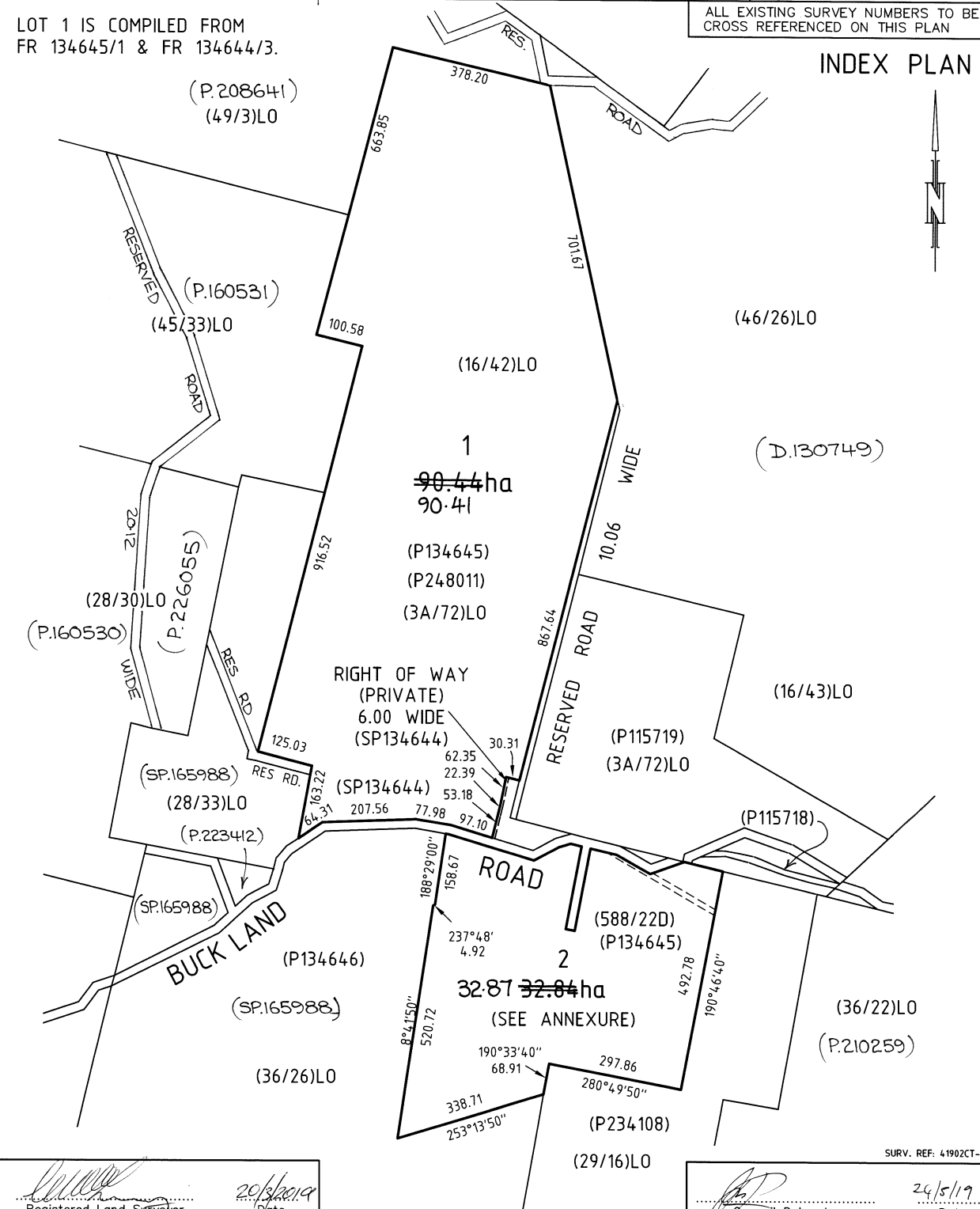
OWNER: FGI AUSTRALIA PTY LTD FOLIO REFERENCE: 134645/1 & 134644/3 GRANTEE: Part of Lot 2275 (65A-2R-0P) Gtd. to George Palmer. Whole of Lot (150A-2R-0P) Richard Palmer & William Palmer pur. Part of Lot 23633 (298A-0R-0P) Richard Palmer Purchaser. & Part of Lot 13676 (37A-2R-0P) Richard Palmer and William Palmer pur.	<h3>PLAN OF SURVEY</h3> BY SURVEYOR: C.M.TERRY of  PDA Surveyors 127 BATHURST STREET, HOBART LOCATION: PEMBROKE-WOODSDALE SCALE 1: 8000 LENGTHS IN METRES	REGISTERED NUMBER <h2 style="margin: 0;">SP177052</h2> APPROVED EFFECTIVE FROM 12 JUN 2019  Deputy Recorder of Titles
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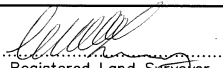
LOT 1 IS COMPILED FROM FR 134645/1 & FR 134644/3.

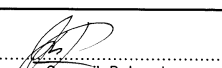
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

INDEX PLAN



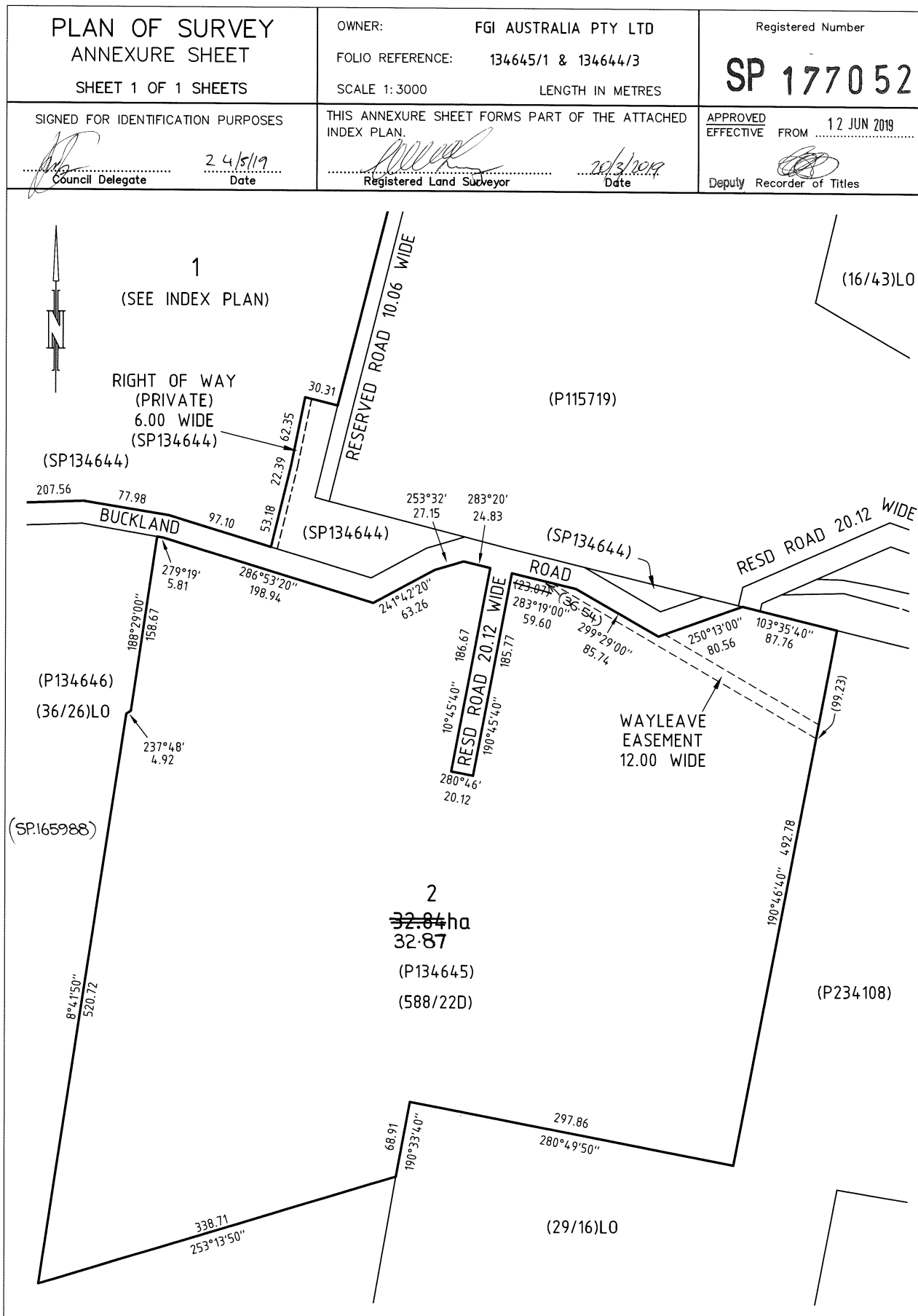



 Registered Land Surveyor


 Council Delegate

20/3/2019
Date

24/5/19
Date



In response to Request For Further Information-DA2500030 item no 2.

Rural Zone- Development Standards for Buildings and Work

- a) The site is approximately 32ha with approximately 2 thirds of cleared land and 1 third bushland with threatened vegetation located in this area. The land has a fall from south to north. The site is zoned rural with Agricultural use to the east and south that is separated by bushland and more than 200m from the proposed dwelling. The land to the west is also zoned agricultural with some cattle and sheep but is not currently used for commercial agricultural use.
- b) Both set backs of the neighbouring sensitive use buildings are with 200mm of the boundary.

Set back for a sensitive use building (dwelling) on no 2099 Buckland Road to the western boundary is 25m and about 660m to the eastern boundary.

Setback for a sensitive use building (dwelling) on 1901 Buckland Road is 40m to the eastern boundary and 161m to the western Boundary.

- c) There is currently an existing shed on the site that is used for storing equipment. This shed is approximately 135m from the western boundary.
- d) No 2099 Buckland Road has cattle and sheep but is not currently used for commercial agricultural use.
- e) The proposed dwelling is 57m from no 2099 Buckland Road boundary, the house is facing north east with minimal openable windows on the south west and north west elevations to limited the affect of any future irrigation or sprays from agricultural use.
- f) The proposed house is situated on a steep part of the site to located close to the existing access road and shed. The proposed dwelling will be cut into the ground which will also provide a buffer from any potential agricultural use.

Licence

Details and recitals

Date:

30/06/2025

Parties:

Name

The Honourable Nicholas John Henry Duigan MP

(being and as the Minister for the time being for the State of Tasmania administering the *Crown Lands Act 1976* (Tas))

Short form name

Licensor

Notice details

C/- Department of Natural Resources and Environment Tasmania
GPO Box 44, Hobart, Tasmania 7001

Telephone: (03) 6169 9015

Attention: Secretary, Department of Natural Resources and Environment Tasmania

Name

Dylan Joe Clark and Patricia Toni Dunbabin

Short form name

Licensee

Notice details

108 Old Station Road, Lower Snug, Tasmania 7054

Telephone: 0427 702 107

Email: dylan.clark95@hotmail.com

Name

The person or entity (if any) named in Item 1

Short form name

Guarantor

Notice details

Refer Item 1

Recitals:

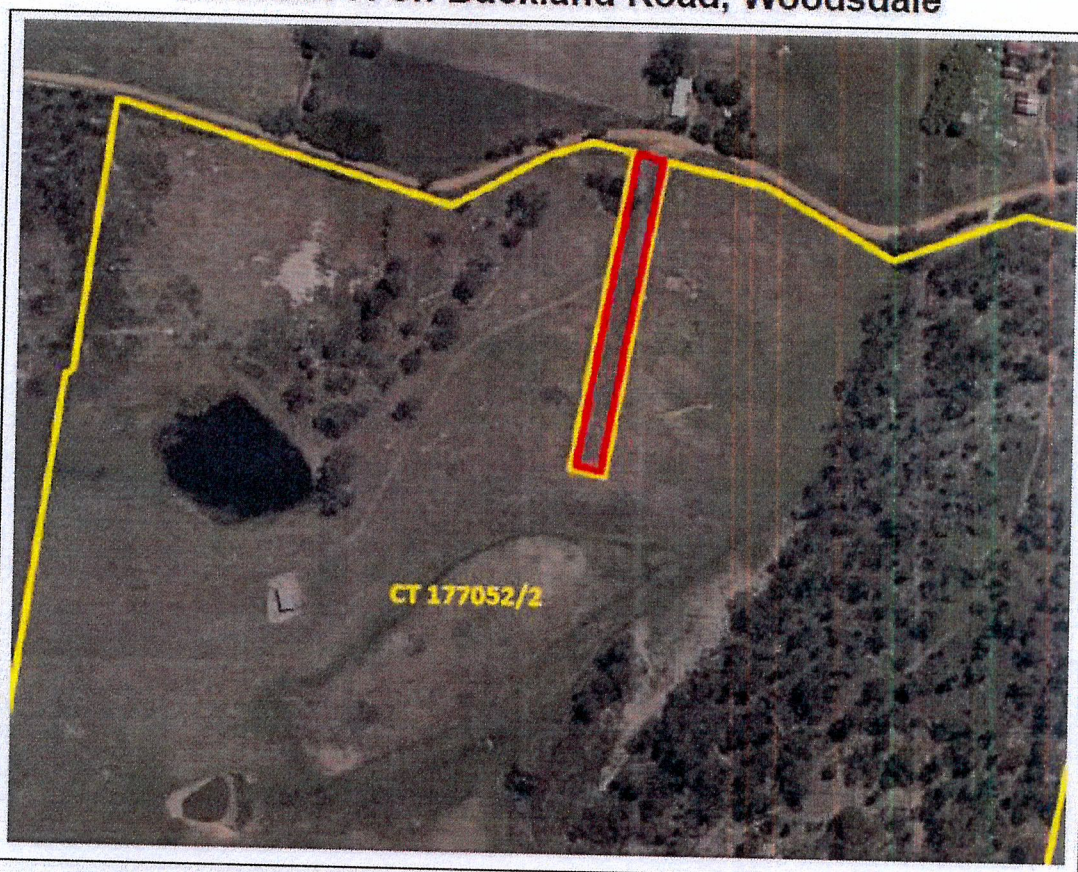
- A. Pursuant to the provisions of the Act, the Licensor as Minister may licence Crown land to any person on such terms as the Licensor thinks fit.
- B. The Licensor acting under the powers conferred by the Act (and in particular the Section of the Act) has agreed to grant the Licensee a licence of the Licensed Area in accordance with this Licence and the Act.
- C. The Licensee has agreed to accept a licence of the Licensed Area in accordance with this Licence and the Act.

Information Table


Item 1 Page 1: Guarantor's details	
Name: ACN/ARBN/ABN: Notice details:	Not applicable.
Item 2 (clause 1.1): Licensed Area	
All that area of Crown land situated at Buckland Road, Woodsdale in Tasmania identified by Property Identification Number 9419768 being approximately 2839 m ² shown outlined in red on the Plan.	
Item 3 (clause 1.1): Improvements	
Not applicable.	
Item 4 (clause 1.1): Commencement Date	
1 June 2025.	
Item 5 (clause 1.1): Expiry Date	
31 May 2075.	
Item 6 (clause 1.1): Term	
The period of fifty (50) years.	
Item 7 (clause 3): Licence Fee	
\$100.00.	
Item 8 (clause 3.1): Fixed Licence Fee	
Applicable.	


Attachment: Plan


MAP OF SUBJECT AREA LOCALITY: off Buckland Road, Woodsdale



PLAN IS FOR ILLUSTRATION
PURPOSES ONLY

 Licence Area

 Freehold Title

 Locality Point

File No: 25/1122

Area: $\pm 2839\text{m}^2$

PID: 9419768

Licensee: Patricia Toni
Dunbabin & Dylan Joe Clark

Locality Plan

