



Public Notice Details

Planning Application Details

Application No	DA2500053
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Property Details

Property Location	45 Ely Street Dysart
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Application Information

Application Type	Discretionary Development Application
Development Category	Outbuilding – Shed with Carport attached
Advertising Commencement Date	17/4/25
Advertising Closing Period	7/5/25
<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 – USE AND DEVELOPMENT

Residential Use

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

STEWART & BARBARA WIPKLE

Postal Address

45 ELI STREET

Phone No:

0429138540

DYSART

7030

Fax No:

Email address:

KIWISTU69@GMAIL.COM

Kiwistu69@gmail.com

Applicant Name
(if not owner)

Postal Address:

Phone No:

Fax No:

Email address:

Description of proposed use and/or development:

Address of new use
and development:

45 ELI STREET DYSART

Certificate of Title
No:

Volume No

Lot No:

Description of
proposed use or
development:

SHED WITH CAR PORT OF FRONT

ie: New Dwelling /Additions/
Demolition / /Shed / Farm Building
/ Carport / Swimming Pool or
detail other etc.

Current use of land
and buildings:

HOUSE DWELLING

Eg. Are there any existing
buildings on this title?
If yes, what is the main building
used as?

Is the property
Heritage Listed

Please tick ✓ answer

Yes

No

Proposed Material

What are the proposed
external wall materials

What are the proposed
external wall colours

What is the proposed
new floor area m².

COLOURBOND

SMOOTH CREAM

12 x 7.5 M

What is the proposed roof
material

What is the proposed roof colour

What is the estimated value of
all the new work proposed:

CORRUGATED SHEET

IRONSTONE

\$30,000 APPROX

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

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

(If not the Owner)

Applicant Name (Please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

Land Owner(s) Signature

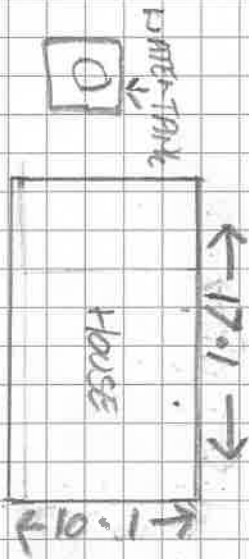
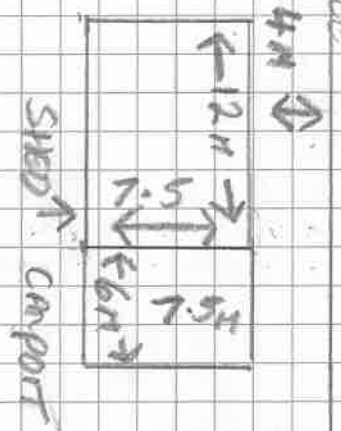
Land Owners Name (please print)

Date

EVERY 50 - 2M

COUPD FEEDLE

CORRAL
213



ENTER-TANK

ENTER-TANK

ELY ST

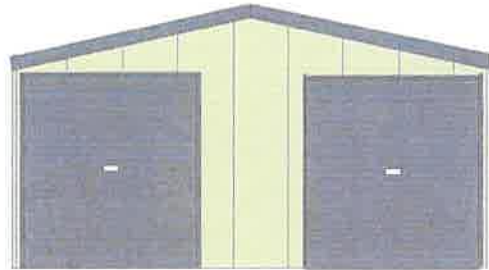
UPPER 200

FRONT PADIC

LOT 2

Purchaser: PYKE... (Tel)

7x9x3.2



LEFT END

MAIN 3.000m high



MAIN 12.000m long

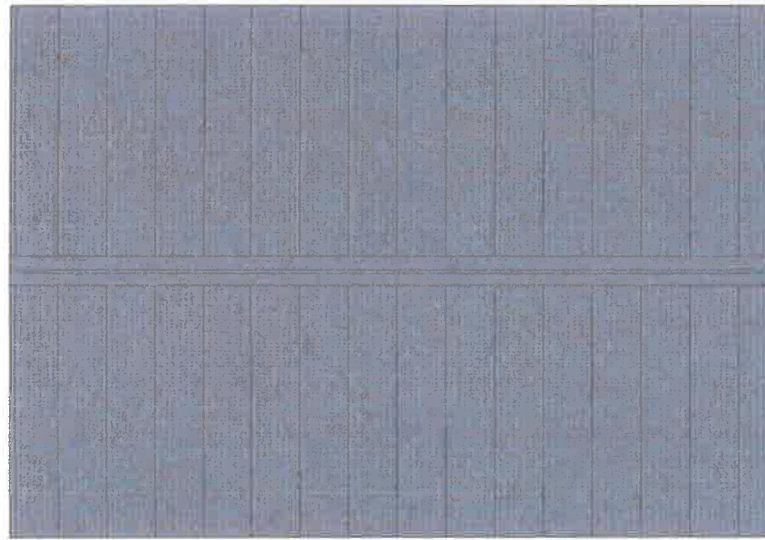
RIGHT SIDE



RIGHT END

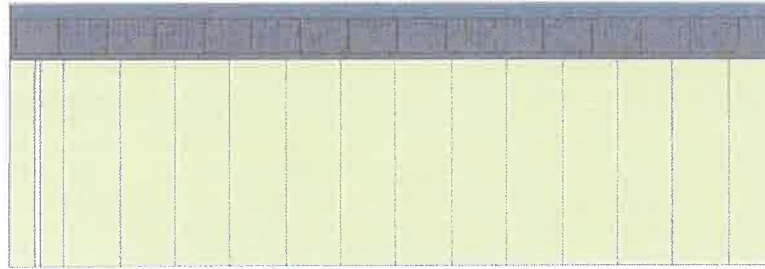
LEFT END

MAIN 7.500m wide



VIEWED FROM INSIDE

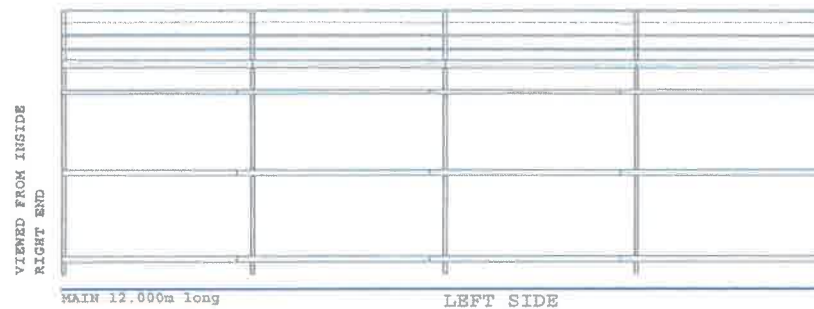
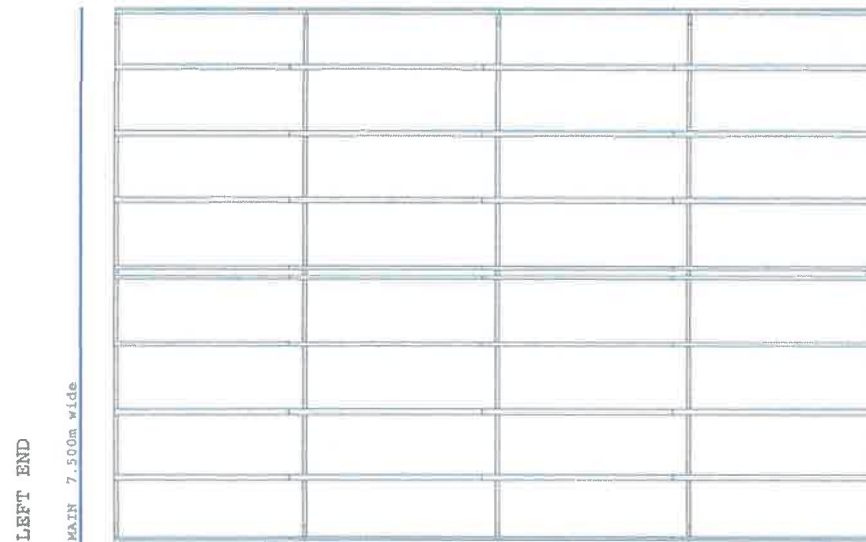
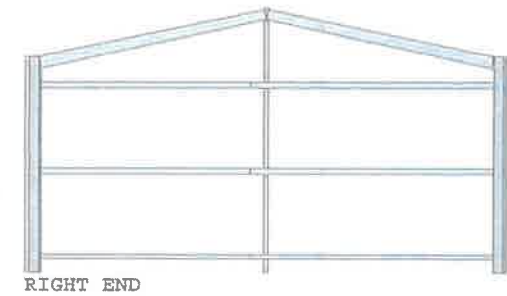
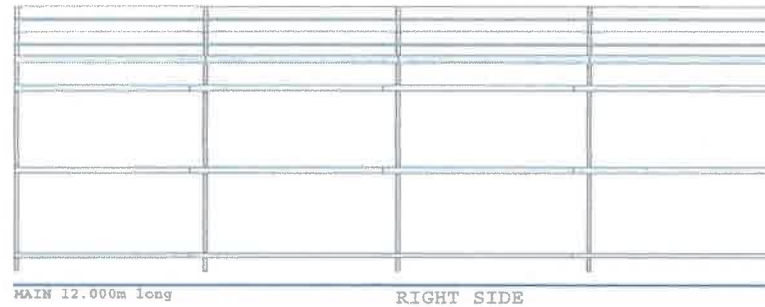
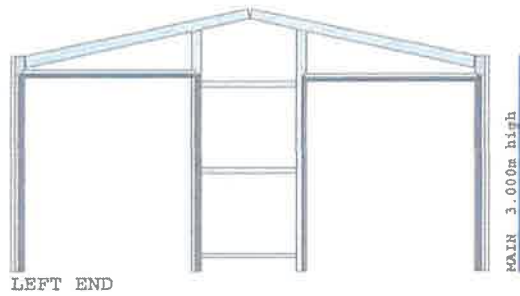
RIGHT END



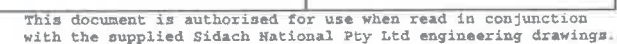
MAIN 12.000m long

LEFT SIDE

Length:	12.000
Width:	7.500
Main height:	3.000
Apex height:	3.693
Roof pitch:	11.000
Bays:	4
Region:	A
Terrain:	2.0
SIDACH NATIONAL PTY LTD	



Length:	12.000
Width:	7.500
Main height:	3.000
Apex height:	3.693
Roof pitch:	11.000
Bays:	4
Region:	A
Terrain:	2.0
SIDACH NATIONAL PTY LTD	



SPECIFICATION

Distributor SIDACH-VIP Sheds Telephone: 1800153253	Specification Date: 2014-12-05 10:23:30 Specification Number: SIWA0679 Customer: C PYKE
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Building description	Main building
Width	7.500 metres
Span	7.068 metres
Bay size	3.000 metres
Number of bays	4
Length	12.000 metres
Wall height	3.000 metres
Apex height	3.693 metres
Roof pitch	11.000 degrees
Roof area	45.25 square metres per side 90.49 square metres total
Terrain	2.0
Region	A
Roof purlin type	TH64.075
Roof purlin spacing (Internal)	1.200 metres
Roof purlin spacing (end)	0.900 metres
Wall girt type	TH64.075
Wall girt spacing	1.200 metres
Purlin/Girt lap	475.000 millimetres
Top girt distance	1200 millimetres max
Eave purlin type	C15010
Column size	C15019
Rafter size	C15019
Mullion size	C15019
End wall mullion count	2
Knee brace	n/a
Ridge brace	n/a
Knee connector	150K11
Ridge connector	150R11
Apron connector	n/a
Down pipes	pvc

Other items	Main building
Wall cladding	CLADDING LOW PROFILE, 0.35 CB, CLASSIC CREAM
Roof cladding	CLADDING Corrugated, .42 BMT, CB, IRONSTONE
Barge	Garage Barge, CB, IRONSTONE
Windows	WINDOW SLIDING 790.00HX1.27400W, IRONSTONE
PA Doors	Sidach Special - 180 Deg Opening, PA Door pre-hung 820x2040 CB, IRONSTONE
Roller Doors	2600HX2770W R1R Roller Door CB -, IRONSTONE
Gutters	Quad Gutter 115, High Tensile, CB, IRONSTONE

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 224101	FOLIO 1
EDITION 4	DATE OF ISSUE 05-Aug-2021

SEARCH DATE : 31-Mar-2025

SEARCH TIME : 11.48 AM

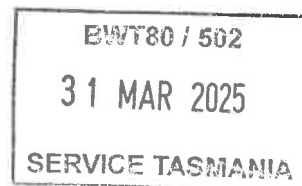
DESCRIPTION OF LAND

Town of SHEPTON-MONTACUTE

Lot 1 on Plan 224101

Derivation : Part of 2A-1R-19P Sec G Gtd to J Rhodes

Prior CT 2809/70



SCHEDULE 1

M852938 TRANSFER to STEWART PAUL WINKLE and BARBARA ANN
WINKLE Registered 02-Dec-2020 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

E270624 MORTGAGE to B&E Ltd Registered 05-Aug-2021 at 12.01
PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2809 70

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

[Signature]

ACTING Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF SHEPTON MONTACUTE

ONE ACRE THREE ROODS NINE PERCHES on the Plan hereon

FIRST SCHEDULE (continued overleaf)

SAMUEL GEORGE REEVE of Dysart, Pensioner

SECOND SCHEDULE (continued overleaf)
NIL.

CANCELLED

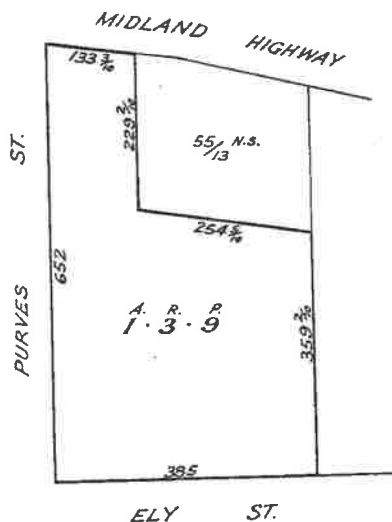
- 1 FEB 1995

[Signature]
RECORDER OF TITLES
NEW TITLE ISSUED

Let 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER

224101



Part of 2A.1R.19Ps. (Section G.) Gtd. to J.Rhodes.Meas.are in links
FIRST Edition. Registered 29 DEC 1970

Derived from C.T.Vol. 175 Fol.11 Transfer A288580 N.J.Ransley.