



## Public Notice Details

## Planning Application Details

|                       |           |
|-----------------------|-----------|
| <b>Application No</b> | DA2500084 |
|-----------------------|-----------|

### Property Details

|                          |                             |
|--------------------------|-----------------------------|
| <b>Property Location</b> | Lot 4 Tunnack Road Oatlands |
|--------------------------|-----------------------------|

### Application Information

|   |                                       |
|---|---------------------------------------|
| <b>Application Type</b>   | Discretionary Development Application |
| <b>Development Category</b>   | Dwelling                              |
| <b>Advertising Commencement Date</b>  | 25/7/25                               |
| <b>Advertising Closing Period</b>   | 8/8/25                                |
| <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](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

## 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 Single storey, 3 bedroom dwelling, 104 sqm Total

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

239 Tunnack Rd, Oatlands, TAS, 7120

Certificate of Title/s  
Volume Number/Lot  
Number:

18504/4

Land Owners Name:

Zaak Masters and Isabel West

*Full Name/s or Full Business/Company Name*

Applicant's Name:

Zaak Masters and Isabel West

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

Contact details:

*Postal address for correspondence:* 87 Possum road, Beaconsfield, 7270*Telephone or Mobile:* 0432 602 345, 0435 465 406*Email address:* zaakmasters@gmail.com, isabelzjw203@gmail.com*(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:  
(if different from  
applicant)

*Full Name/s or Full Business or Company Name and ABN if registered business or company name**Print email address**ABN*

What is the estimated value of all the new work proposed

\$ 450, 000

8/07/2025



## 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?

Yes

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)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

Zaak Masters

25/06/2025

8/07/2025



Land Owner(s) Signature

A handwritten signature in black ink, appearing to read "Isabel West", is written inside a rectangular box.

Land Owners Name (please print)

Isabel West

Date

25/06/2025

## 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](mailto: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](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

8/07/2025

COVER

REV 0

|                  |     |
|------------------|-----|
| COVER SHEET      | 100 |
| SITE PLAN 1:1000 | 101 |
| FLOOR PLAN 1:50  | 102 |
| ELEVATIONS 1:100 | 103 |

239 TUNNACK RD, OATLANDS TAS 7120  
ISABEL WEST AND ZAAK MASTERS  
CERTIFICATE OF TITLE REFERENCE: 18504/4  
MUNICIPALITY: SOUTHERN MIDLANDS  
TOTAL SITE AREA: 17718 sqm  
PLANNING SCHEME: TASMANIAN PLANNING SCHEME - STATE PROVISIONS  
PLANNING ZONES: 20.0 RURAL and 26.0 UTILITIES  
PLANNING CODE OVERLAYS: BUSHFIRE PRONE AREA

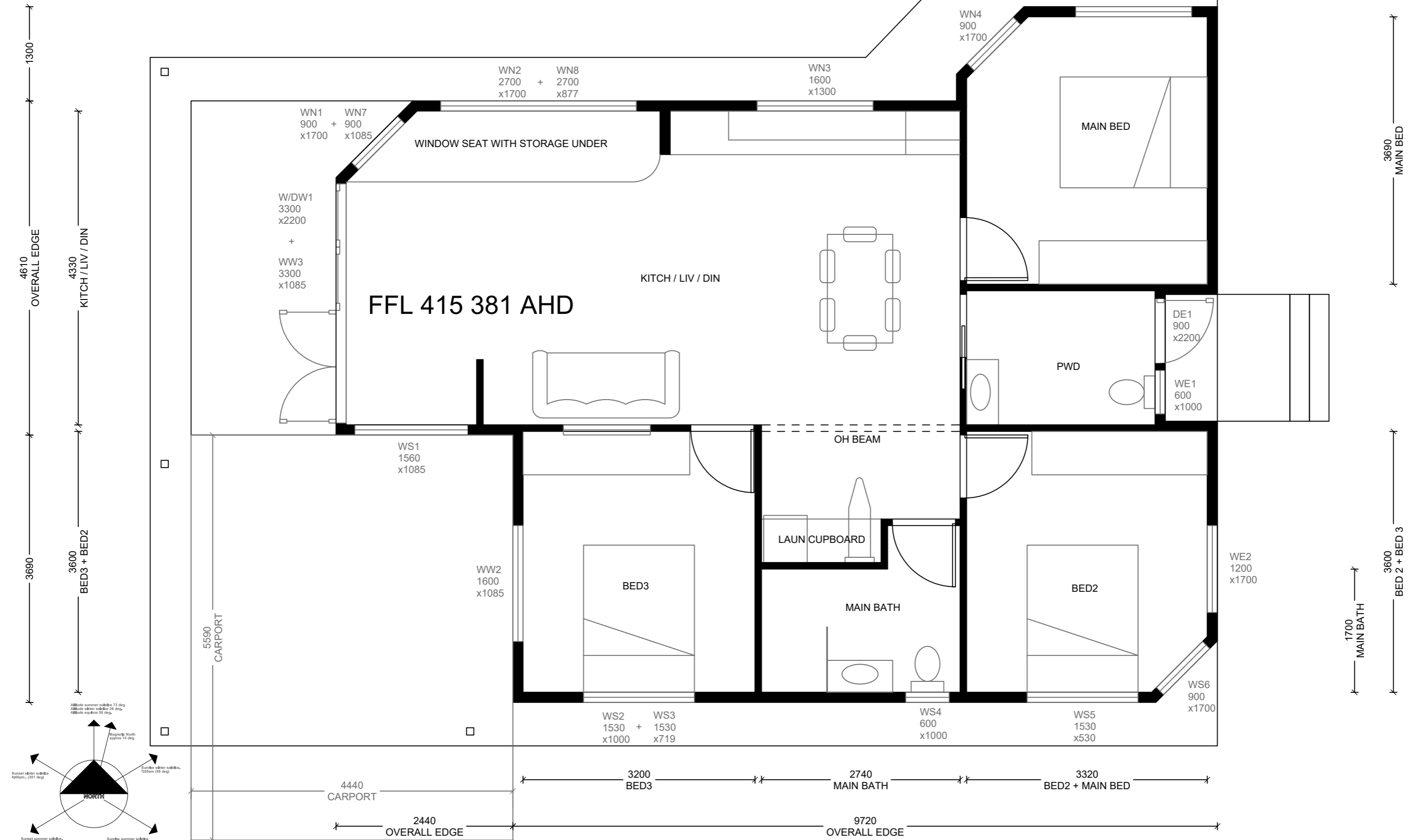
|              |     |                                    |
|--------------|-----|------------------------------------|
| FLOOR AREAS: | SQM | PRELIM CONSTRUCTION ESTIMATION TBC |
| FLOOR AREA   | 94  |                                    |
| DECK         | 10  |                                    |
| TOTAL AREA   | 104 |                                    |

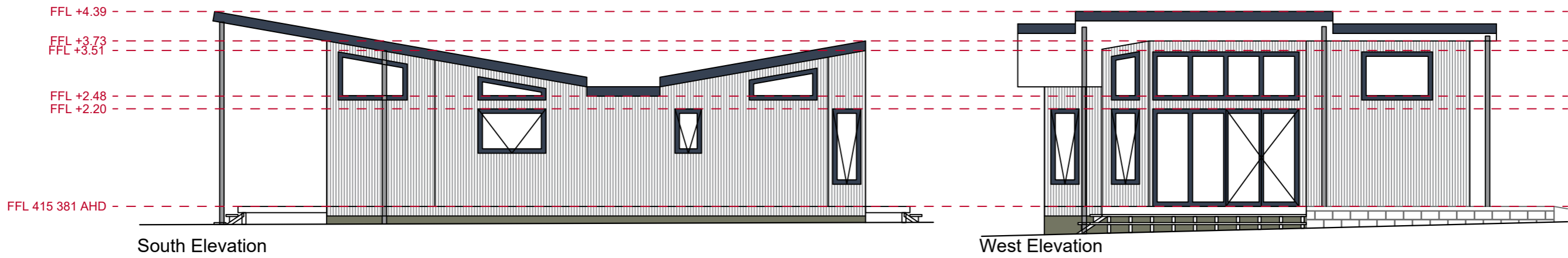
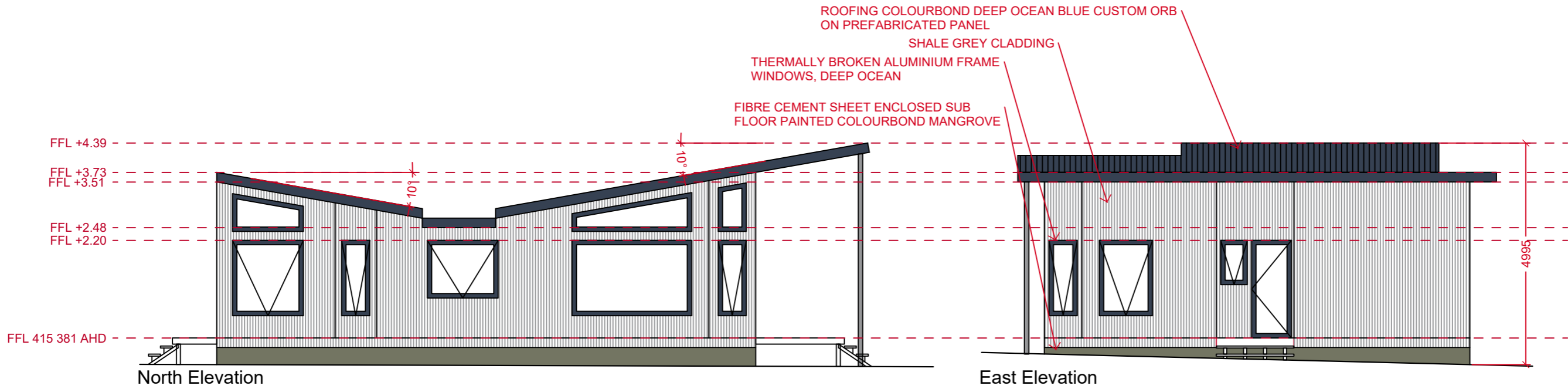


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SKETCH PLAN

REV 0





# WEST, OATLANDS

## 239 TUNNACK RD, OATLANDS

PROPERTY ID 9972155

CERTIFICATE OF TITLE REFERENCE: 18504/4

### ZONE: UTILITIES

THE AREA OF THE SITE LOCATED WITHIN THE TASMANIAN PLANNING SCHEME ZONE 26.0 UTILITIES IS IN THE NORTH WEST OF THE SITE AND DOES NOT IMPACT THIS APPLICATION.

### ZONE: RURAL ZONE

THE PROPOSED DEVELOPMENT IS WITHIN THE RURAL ZONE UNDER THE TASMANIAN PLANNING SCHEME. THE USE CASE IS DISCRETIONARY, THE DEVELOPMENT IS A RESIDENTIAL CLASS 1A DWELLING CONTAINING 3 BEDROOMS, 2 BATHROOMS.

*TASMANIAN PLANNING SCHEME CLAUSE 20.3.1 USE STANDARDS: DISCRETIONARY USE*

### OBJECTIVES

THAT THE LOCATION, SCALE AND INTENSITY OF A USE LISTED AS DISCRETIONARY;

- (a) IS REQUIRED FOR OPERATIONAL REASONS;
- (b) DOES NOT UNREASONABLY CONFINE OR RESTRAIN THE OPERATION OF USES ON ADJOINING PROPERTIES;
- (c) IS COMPATIBLE WITH AGRICULTURAL USE AND SITED TO MINIMISE CONVERSION OF AGRICULTURAL LAND; AND
- (d) IS APPROPRIATE FOR A RURAL LOCATION AND DOES NOT COMPROMISE THE FUNCTION OF SURROUNDING SETTLEMENTS

A1 AND P1 DO NOT APPLY AS THE USE IS RESIDENTIAL.

P2: THE DEVELOPMENT IS LOCATED AT A MINIMUM: 26m FROM THE EASTERN BOUNDARY AND 37m FROM THE SOUTHERN BOUNDARY. ACCESS TO THE PROPERTY IS THROUGH THE EXISTING GATE AND DRIVEWAY CONSTRUCTED WITHOUT RESTRAINT TO ADJOINING LOTS WITH ACCESS TO THE RIGHT OF WAY 'A'.

THE DEVELOPMENT IS NOT KNOWN TO BE ON AGRICULTURAL LAND, P3 DOES NOT APPLY.

P4 DOES NOT APPLY AS THE USE IS RESIDENTIAL.

*TASMANIAN PLANNING SCHEME CLAUSE 20.4 DEVELOPMENT STANDARDS FOR BUILDING WORKS*

#### *20.4.1 BUILDING HEIGHT*

### OBJECTIVES

TO PROVIDE FOR A BUILDING HEIGHT THAT:

- (a) IS NECESSARY FOR THE OPERATION OF THE USE; AND
- (b) MINIMISES ADVERSE IMPACTS ON ADJOINING PROPERTIES.

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DEVELOPMENT COMPLIES WITH A1: BUILDING HEIGHT IS MAX 4.4m IN HEIGHT.

#### *20.4.2 SETBACKS*

##### **OBJECTIVES**

THAT THE SITING OF BUILDINGS MINIMISES POTENTIAL CONFLICT WITH USE ON ADJOINING SITES.

DEVELOPMENT COMPLIES WITH A1: BUILDING IS MORE THAN 5m FROM ALL BOUNDARIES

A2 AND P2 DO NOT APPLY AS IT IS NOT A SENSITIVE USE

#### *20.4.3 ACCESS FOR NEW DWELLINGS*

##### **OBJECTIVES**

THAT THE NEW DWELLINGS HAVE APPROPRIATE VEHICULAR ACCESS TO A ROAD MAINTAINED BY A ROAD AUTHORITY.

A1: DEVELOPMENT IS ON A LOT THAT HAS FRONTAGE ACCESS TO A ROAD MAINTAINED BY THE STATE

#### *20.4.1 DEVELOPMENT STANDARDS FOR SUBDIVISION*

DOES NOT APPLY, NO SUBDIVISION PROPOSED IN THIS APPLICATION.

### **CODE: BUSHFIRE-PRONE AREA**

THE DEVELOPMENT IS LOCATED WITHIN THE C13.0 BUSHFIRE-PRONE AREA CODE UNDER THE TASMANIAN PLANNING SCHEME. PROVISIONS HAVE BEEN MADE FOR ACCESS TO THE PROPERTY AND FIRE FIGHTING WATER SUPPLY. THE AREA WITHIN 100m OF THE BUILDING IS KNOWN AS GRASSLAND. A BUSHFIRE REPORT AND HAZARD MANAGEMENT PLAN WILL BE DONE FOR BA. MATERIALS ARE NON-COMBUSTIBLE OR BUSHFIRE RESISTANT SPECIES. EXACT DETAILS FOR BUILDING FOR BUSHFIRE WILL BE DETERMINED AFTER AN ATTACK LEVEL HAS BEEN ESTABLISHED FOR BA.

## SEARCH OF TORRENS TITLE

|                 |                              |
|-----------------|------------------------------|
| VOLUME<br>18504 | FOLIO<br>4                   |
| EDITION<br>6    | DATE OF ISSUE<br>11-May-2022 |

SEARCH DATE : 11-Mar-2023

SEARCH TIME : 12.07 PM

## DESCRIPTION OF LAND

Town of OATLANDS

Lot 4 on Plan 18504

Derivation : Whole of Lots 2 and 4 Sec. Z. Gtd. to John Bacon  
and Part of Lots 1 and 3 Sec. Z. Gtd. to John Bacon

Prior CT 3971/38

## SCHEDULE 1

M944930 TRANSFER to ZAAK LLEWELLYN MASTERS and ISABEL ZOE JOY  
WEST Registered 11-May-2022 at noon

## SCHEDULE 2

Reservations and conditions in the Crown Grant if any

M905688 BURDENING EASEMENT: a Right of Carriageway  
(appurtenant to Lot 1 on Diagram 18504) over the land  
marked Right of Way 'A' 10.00 wide on Diagram 18504

M906227 BURDENING EASEMENT: a Right of Carriageway  
(appurtenant to Lot 2 on Diagram 18504) over the land  
marked Right of Way 'A' 10.00 wide on Diagram D18504

M913611 BURDENING EASEMENT: a Right of Carriageway  
(appurtenant to Lot 3 on Diagram 18504) over the land  
marked Right of Way 'A' 10.00 wide on Diagram 18504

E304238 MORTGAGE to Bendigo and Adelaide Bank Limited  
Registered 11-May-2022 at 12.01 PM

## UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

|   |   |  |
|---|---|--|
| <b>Owner:</b><br>DECEASED PERSONS ESTATE  | <b>PLAN OF SURVEY</b><br>by Surveyor _____<br>of land situated in the | <b>Registered Number:</b><br><b>D.18504</b>  |
| <b>Title Reference:</b> Z.1803  | <b>TOWN OF OATLANDS</b>   | <b>Approved:</b> 15 JUL 1997<br><b>Effective from:</b> _____<br><i>J. Sroude</i><br>Recorder of titles |
| <b>Grantee:</b> WHOLE OF LOT.1.(51.20) &<br>LOT.2.(51.14) LOT.3.(42.28) LOT.4.(41.16)<br>SECTION.Z. JOHN.BACON. | <b>SCALE 1:3000 MEASUREMENTS IN METRES</b>                            |  |

