



Public Notice Details

Planning Application Details

Application No	DA2500152
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Property Details

Property Location	7 Emery Court Oatlands
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Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling and Outbuilding
Advertising Commencement Date	12/11/25
Advertising Closing Period	26/11/25
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 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).*

Single storey dwelling house and freestanding 3 bay prefabricated shed

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

7 Emery Court, Oatlands

Certificate of Title/s
Volume Number/Lot
Number:

187221/7 Property ID 9669058

Land Owners Name:

Mr Philip and Mrs Jan BURBURY

Full Name/s or Full Business/Company Name

Applicant's Name:

Stephen Booker, carste STUDIO pty ltd ABN 16122394450
Building Services Provider No. 968374330

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

Contact details:

Postal address for correspondence: 19 Wellington Street, OATLANDS 7120

Telephone or Mobile: 0427432720

Email address: stephen@carste.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:
(if different from
applicant)

Mr Philip and Mrs Jan BURBURY

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

Print email address pburbury7@bigpond.com

ABN

What is the estimated value of all the new work proposed

\$750,000



For Commercial Planning Permit Applications Only

Signage:

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	
--	--	--------------------------------------	--

Is the development to be staged:

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 – Southern Midlands.

Signed Declaration

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

- 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.
- I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.
- 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.
- 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.
- 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.

24/10/25

SOUTHERN
MIDLANDS
COUNCILApplicant Signature
(If not the Title Owner)

Applicant Name (please print)

Stephen Booker

Date

23.10.2025

Formatted: Font: (Default) Cordia
New, 12 pt

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Formatted: Centered

Land Owner(s) Signature

Land Owners Name (please print)

PHILIP BURBURY

Date

23/10/25

Land Owner(s) Signature

Land Owners Name (please print)

JAN BURBURY

Date

23/10/25

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.

SMC - KEMPTON
RECEIVED
24/10/25

Project Number: 25-17

Proposed
New
Residence

7 Emery Court,
OATLANDS 7120
TAS

for
Philip and Jan
Burbury

carste STUDIO pty ltd

Heritage Architects

ABN 16122394450 ACN 122394450
nominated architect - stephen booker

p: 0427 432 720 e: admin@carste.com.au
19 Wellington Street, OATLANDS TAS 7120

www.carste.com.au

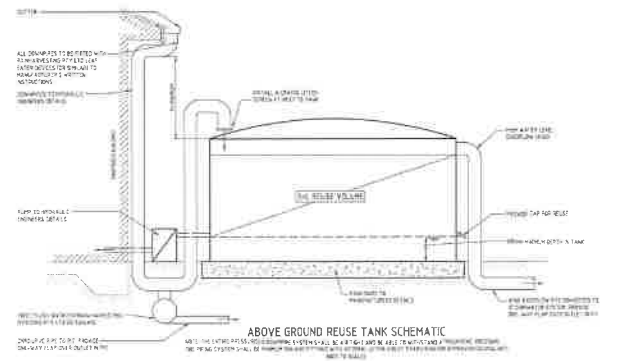
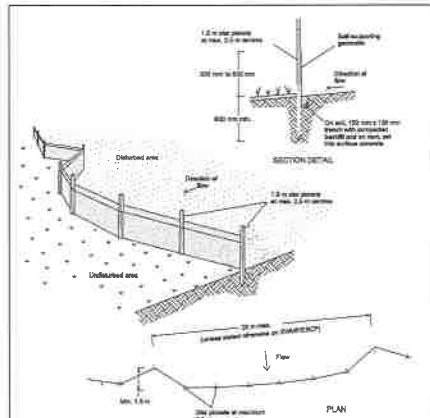
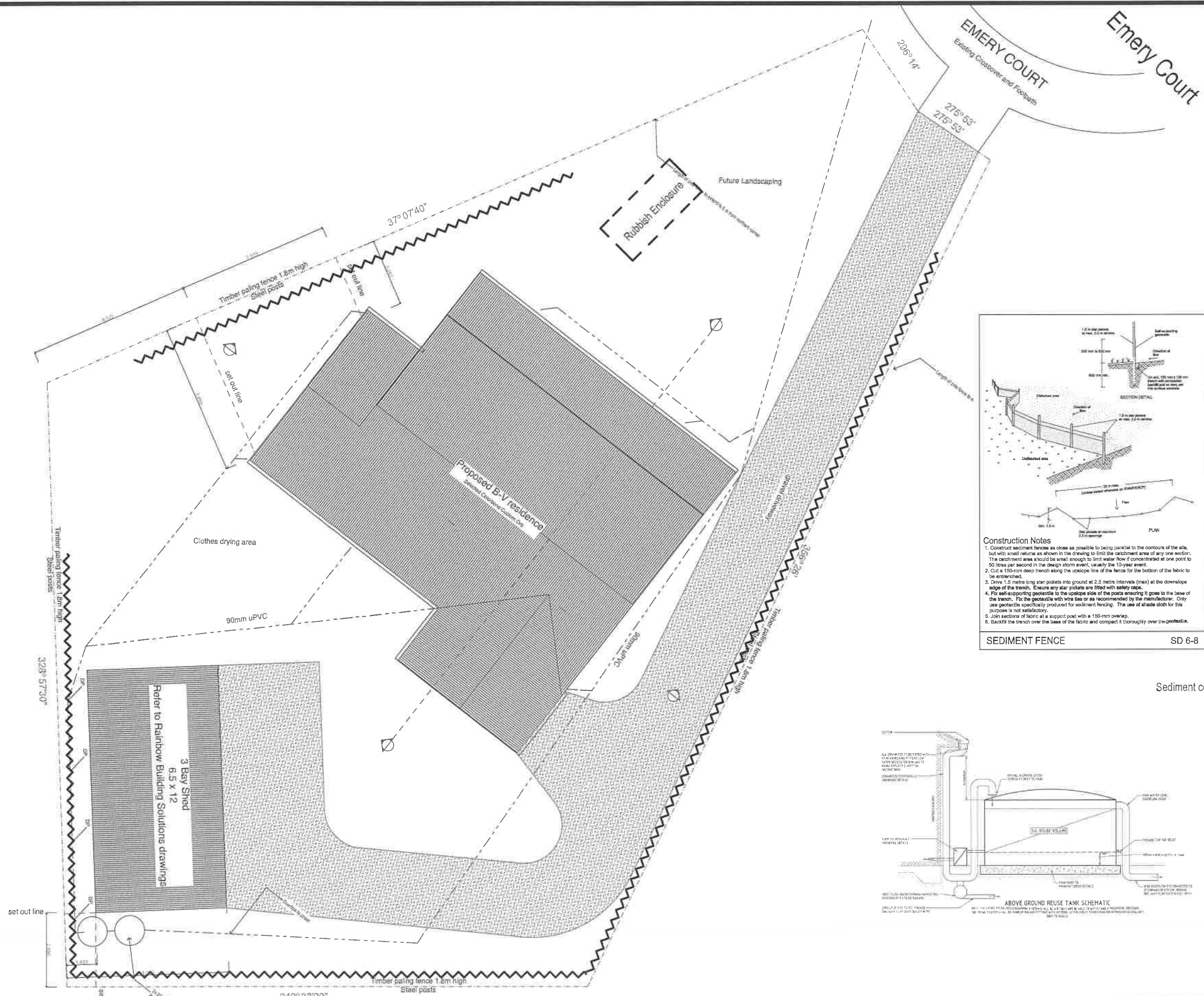
Preserving the Past for the Future

Drawing List

- A000A Cover Page
- A01 Specification Notes
- A02 Specification Notes
- A100 Site Analysis Plan
- A101B Site Plan
- A103 Floor Plan
- A104a Set Down and Floor Finishes Plan
- A105 Proposed Roof Plan
- A106 Reflected Ceiling Plan and Electrical Layout
- A107 Shed: Electrical Layout
- A203 Proposed Elevations 1
- A204 Proposed Elevations 2
- A301 Sections 1
- A302 Sections 2
- A500A Window and Door Schedule
- A600 Perspectives 1
- A601 Perspectives 2

Legend:

- | | | | |
|------|--------------------------------|------|-----------------------|
| AAC | Aerated Concrete Block | HWS | Hot Water System |
| AW | Awning window | J | Expansion Joint |
| B | Basin | LT | Laundry Tub |
| BK | Block | MWC | Metal wall cladding |
| BFD | Bi Fold door | OH | Overhead |
| BTH | Bath | OHC | Overhead cupboard/s |
| Br | Broom Finish | PBD | Plasterboard |
| Bwk | Brickwork | PNT | Paint |
| CL | Ceiling Level | PNY | Pantry |
| CFC | Compressed Fibre Cement | R | Render |
| Conc | Concrete | REF | Refrigerator |
| CPD | Cupboard | RH | Range hood |
| cpt | Carpet | RL | Reduced Level |
| CS | Cavity Slider | S | Sink |
| CRT | Ceramic tiles | SS | Stainless Steel |
| CT | Cook Top / Freestanding cooker | SD | Sliding door |
| CW | Casement window | SHR | Shower |
| DH | Double Hung window | SL | Skylight |
| DN | Down | SQS | Square set |
| DP | Downpipe | SSD | Sliding stack door |
| DR | Drier | STF | Steel Trowel Finish |
| DW | Dishwasher | SW | Sliding window |
| EC | External closet (Toilet) | T | Tiles |
| EXG | Existing | TC | Terra Cotta |
| FBK | Face Brick | Timb | Timber |
| FC | Fibre Cement | TR | Towel Rail |
| FL | Floor level | UBO | Under bench oven |
| FF | Floating Flooring (Hybrid) | U/S | Underside |
| FFL | Finished Floor Level | VB | Vanity basin |
| FG | Fixed glass | WC | Water closet (Toilet) |
| FRZ | Freezer | WF | Wood Float finish |
| FW | Floor waste | WO | Wall oven |
| FXW | Fixed window | WM | Washing Machine |



Legend:

AAC	Aerated Concrete Block
AW	Awning window
B	Basin
BK	Block
BFD	Bi Fold door
BTH	Bath
Br	Broom Finish
Bwk	Brickwork
CL	Ceiling Level
CFC	Compressed Fibre Cement
Conc	Concrete
CPD	Cupboard
cpt	Carpet
CS	Cavity Slider
CRT	Ceramic tiles
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FXW	Fixed window
HWS	Hot Water System
J	Expansion Joint
LT	Laundry Tub
MWC	Metal wall cladding
OH	Overhead
OHC	Overhead cupboards
PBD	Plasterboard
PNT	Paint
PNY	Pantry
R	Render
REF	Refrigerator
RH	Range hood
RL	Reduced Level
S	Sink
SS	Stainless Steel
SD	Sliding door
SHR	Shower
SL	Skylight
SQS	Square set
SSD	Sliding stack door
STF	Steel Trowel Finish
SW	Sliding window
T	Tiles
TC	Terra Cotta
Timb	Timber
TR	Towel Rail
UBO	Under bench oven
US	Underside
VB	Vanity basin
WC	Water closet (Toilet)
WF	Wood Float finish
WO	Wall oven
WM	Washing Machine

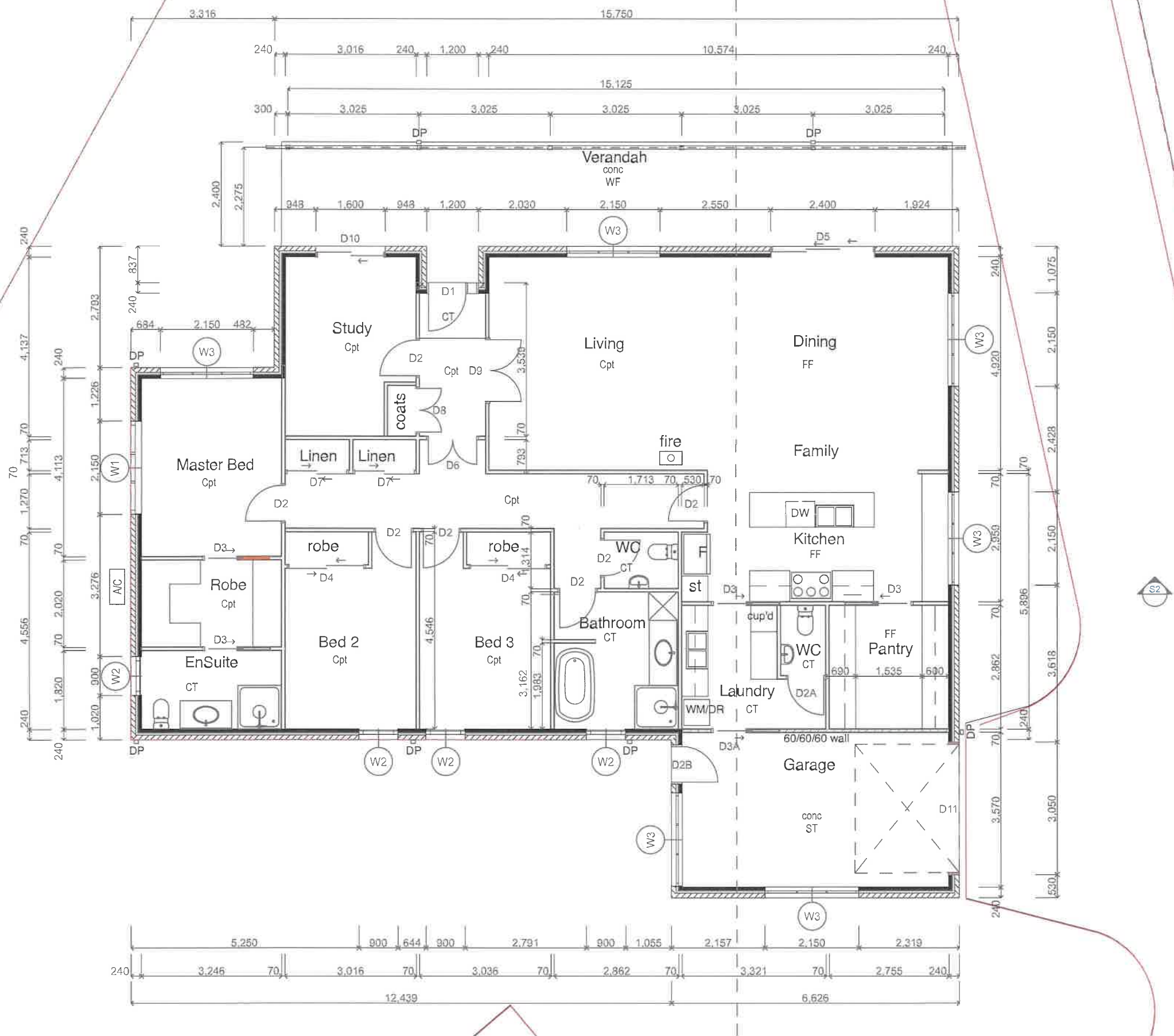
Notes:

Sediment control fence

Amendments:

B	Sediment Fence and Detail	
Tank Plumbing		
Rubbish enclosure	21 10 25	
C Set out dimensions	22 10 25	





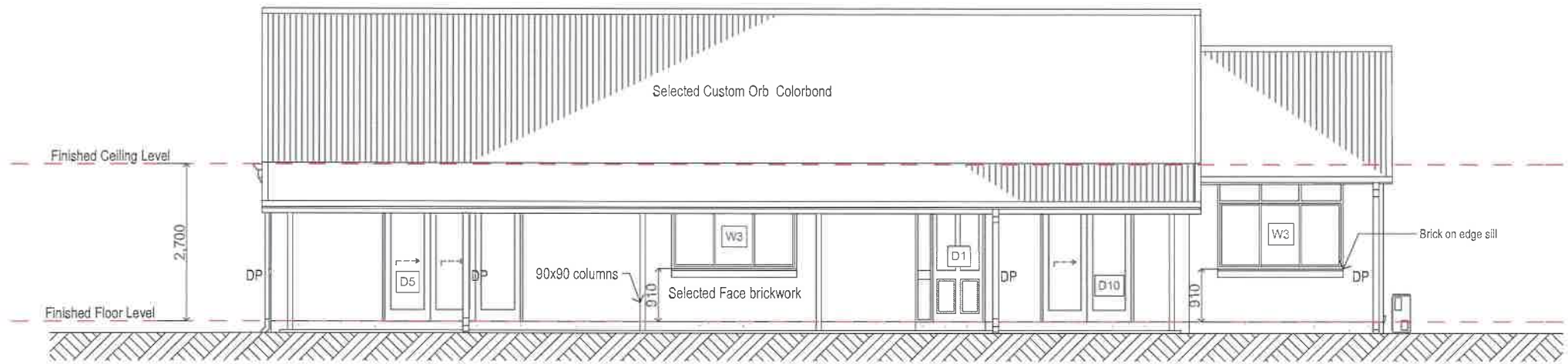
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Timb	Timber
TR	Towel Rail
UBO	Under bench oven
UIS	Underside
VB	Vanity basin
WC	Water closet (Toilet)
WF	Wood Float finish
WO	Wall oven
WM	Washing Machine

Notes:

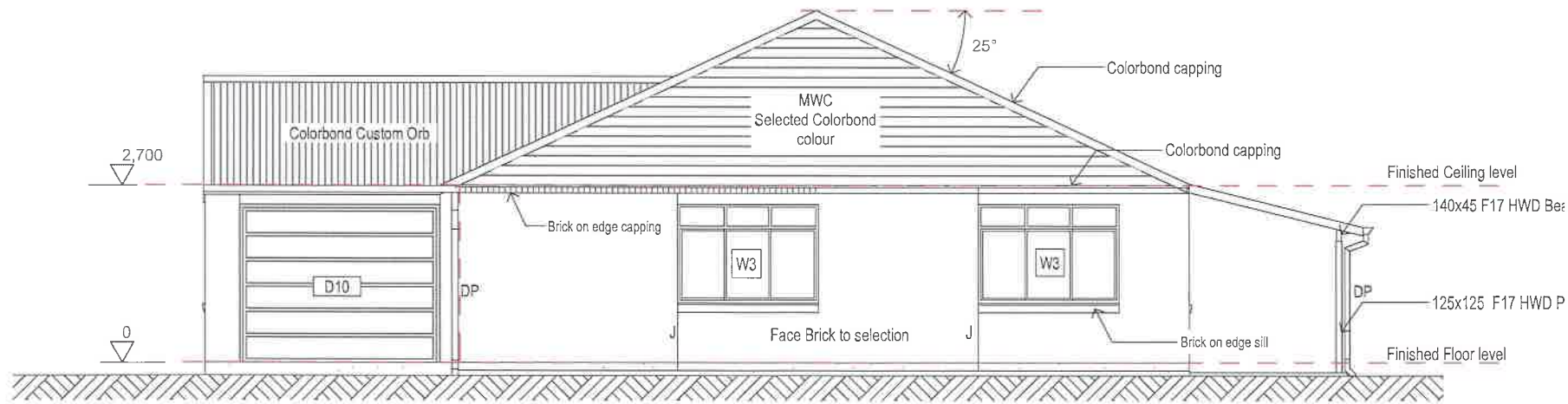
Amendments:

Revision: ###





North Elevation



East Elevation

Legend:	
AAC	Aerated Concrete Block
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B	Basin
BK	Block
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Notes:

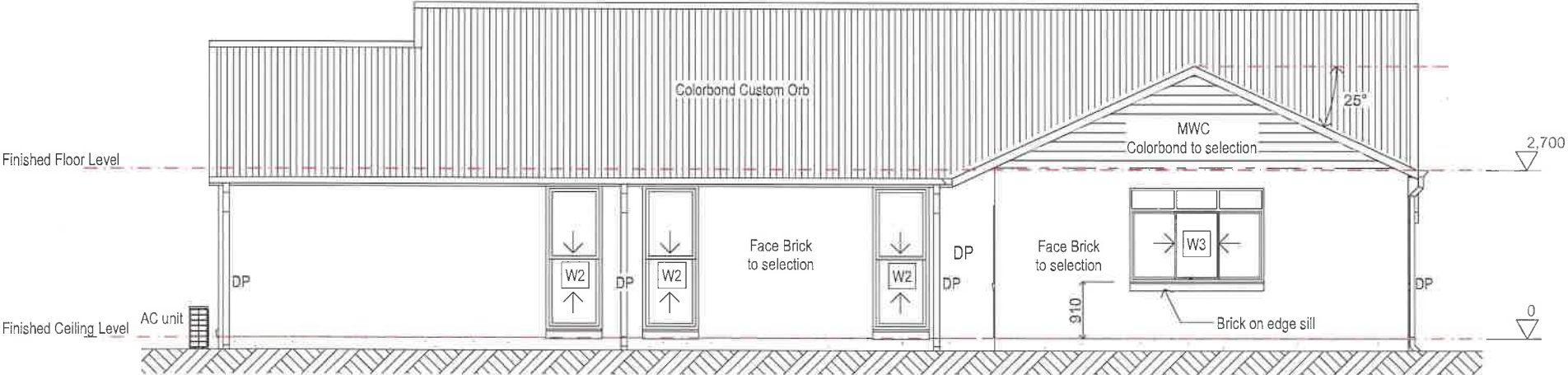
Amendments:

Revision: #####

Legend:	
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VB	Vanity basin
WC	Water closet (Toilet)
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West Elevation



South Elevation

Notes:

Amendments:

Revision: ###

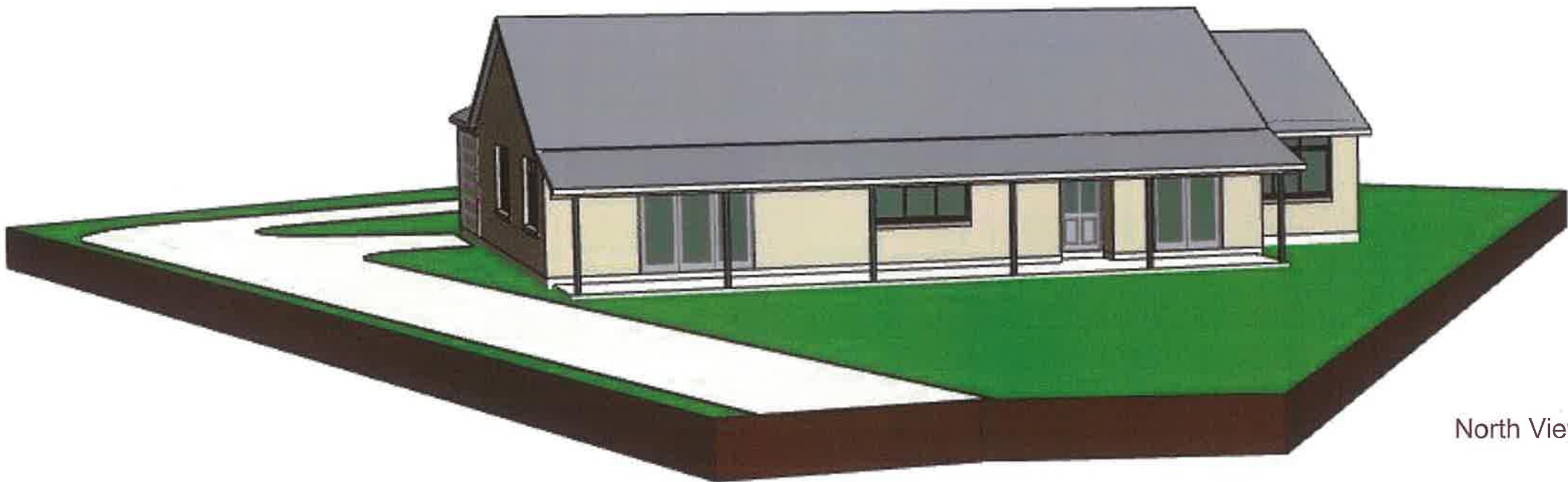
Legend:

- AAC Aerated Concrete Block
AW Awning window
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BK Block
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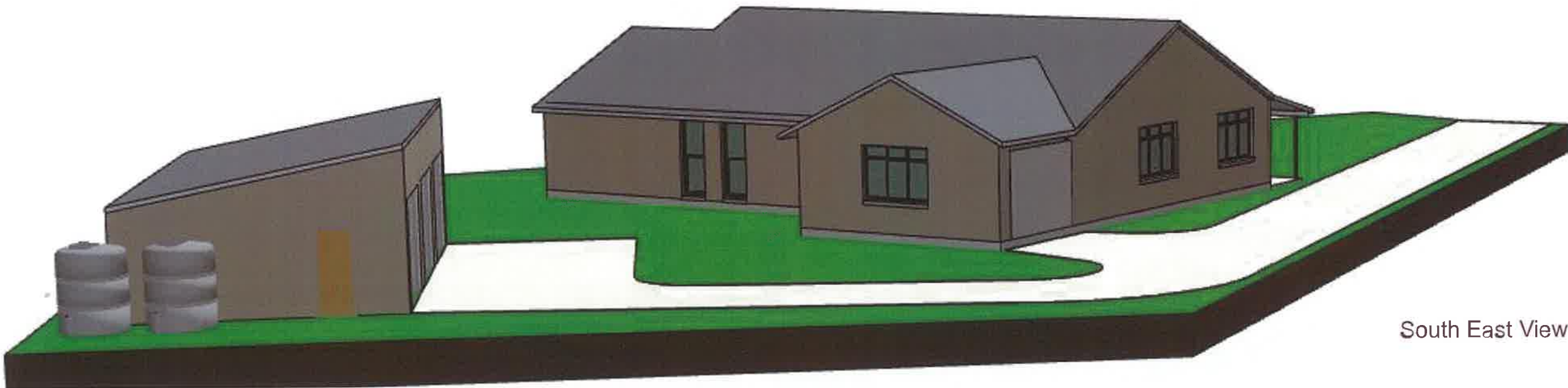
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Amendments:

Revision: ###

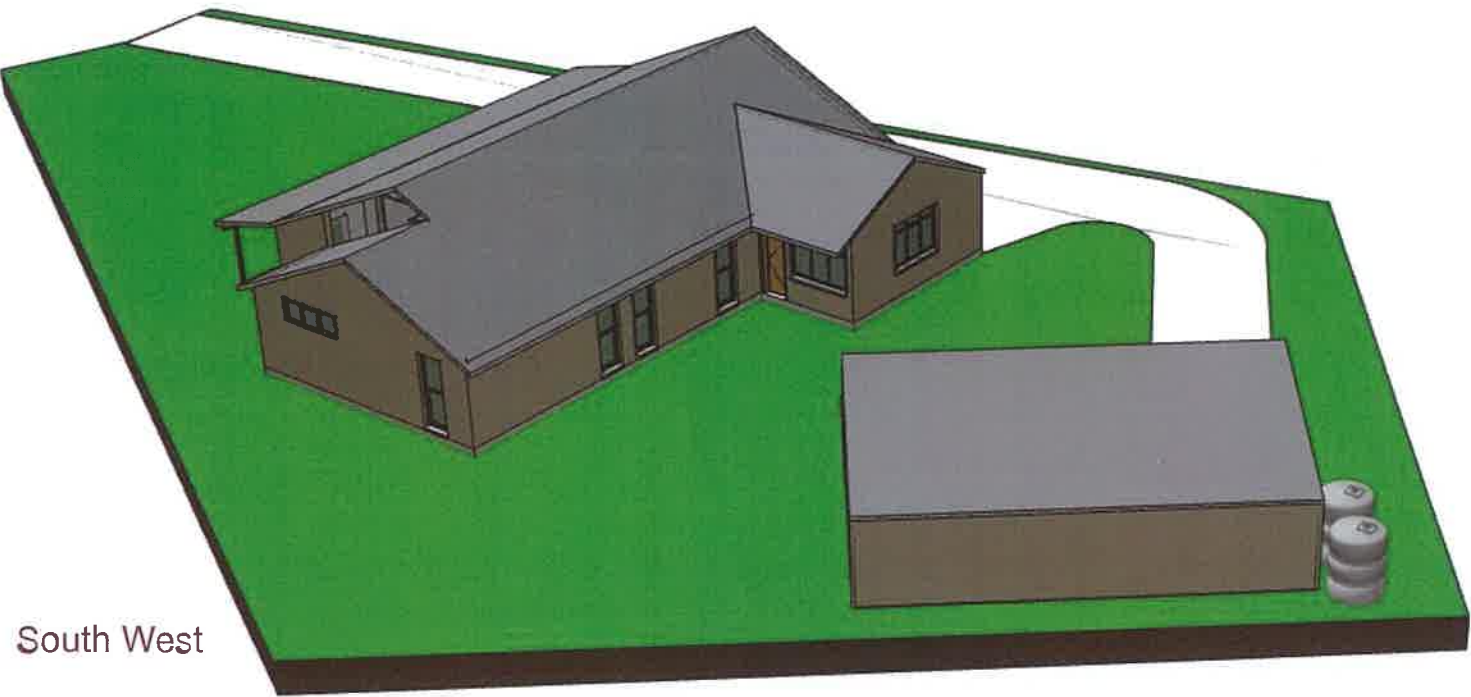


North View

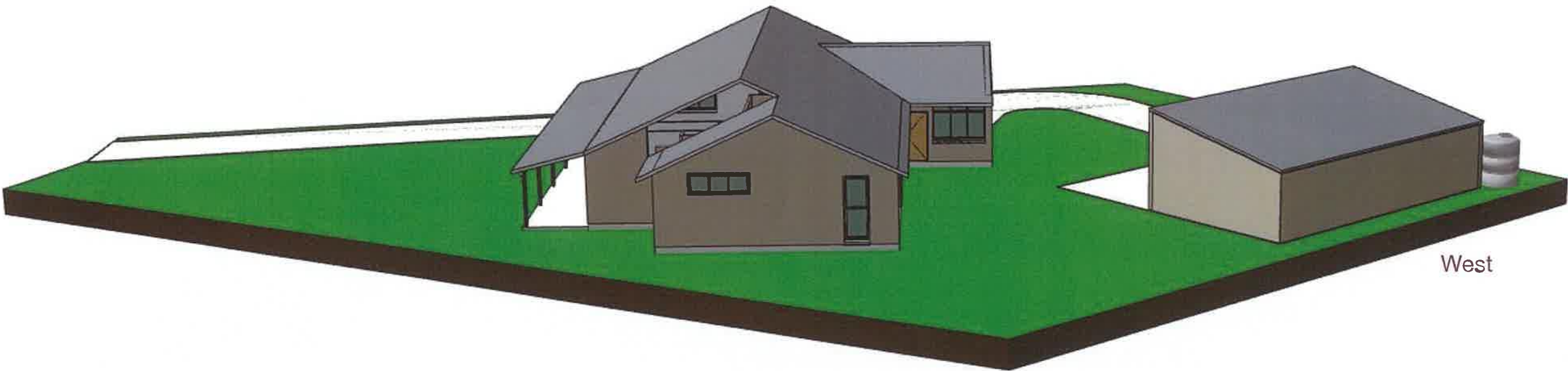


South East View

East View



South West



West

Legend:

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WM	Washing Machine

Notes:

Amendments:

Revision: ###



Specification Report

Distributor:

Rainbow Building
139 Main Rd

Spec. Date: 25/07/2025

Spec. Number: SOR02_3566

Customer: Philip Burbury
7 Emery Ct, OATLANDS, TAS, 7120

Site Address:

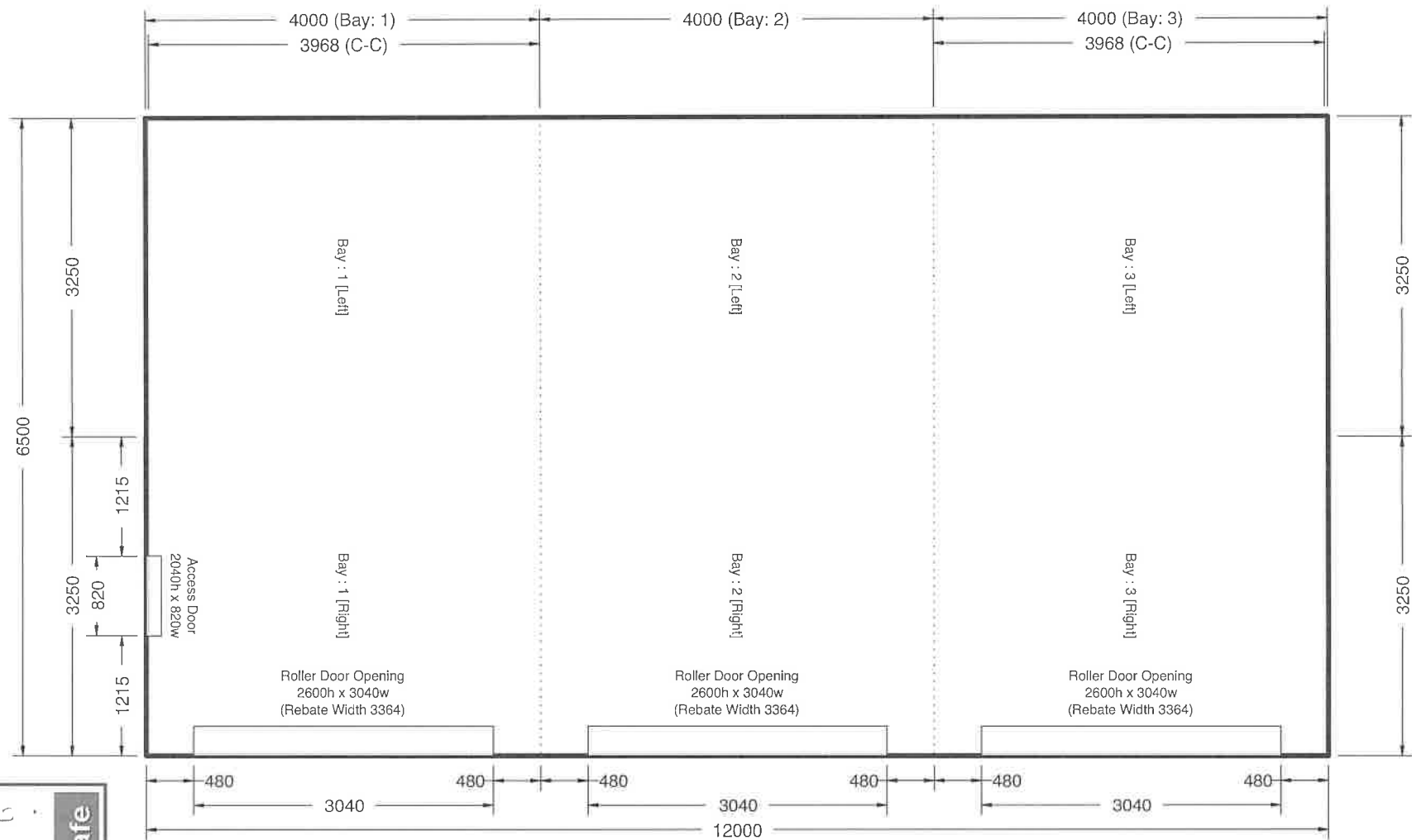
7 Emery Ct, OATLANDS,
TAS, 7120

Sorrel, 7172, TAS

Telephone: 1300 737 910 **Telephone:** 0409552162

Building Description:	Main Building:	Left Skillion:	Right Skillion:
Span:	6.50m	NA	NA
Bay Size:	4m	NA	NA
Number of Bays:	3	NA	NA
Length:	12.00m	NA	NA
Wall Height:	2.70m	NA	NA
Apex Height:	3.27m	NA	NA
Roof Pitch:	5°	NA	NA
Roof Area:	78.30m ²	NA	NA
Roof Purlin Type:	TH120090	NA	NA
Roof Purlin Spacing (Internal):	1200	NA	NA
Roof Purlin Spacing (End):	900	NA	NA
Purlin Lap:	15%	NA	NA
Wall Girt Type:	TH64100	NA	NA
Wall Girt Spacing:	1400	NA	NA
Girt Lap:	15%	NA	NA
Eave Purlin Type:	C15015	NA	NA
Column Size:	C15024	NA	NA
Rafter Size:	C15024	NA	NA
Mullion Size:	C15024	NA	NA
Knee Brace:	NA	NA	NA
Ridge Brace:	NA	NA	NA
Wall Cladding:	0.42 BMT (0.47 TCT) K-Panel Low Rib Colorbond®		
Roof Cladding:	0.42 BMT (0.47 TCT) Corrugated Colorbond®		
Down Pipes:	90mm round PVC		
Gutters:	Quad Gutter 115 High Tensile		
Barge:	Garage Barge		
Roller Doors:	3 x 2600H x 3100W (Opening: 2600H x 3040W) Series A Roller Door Manual Lift Colorbond		





PLAN ELEVATION


ENGINEERS
AUSTRALIA
Reg No 412110
George Severini,
BEng MIE Aust CP Eng NER APEC Engineer IntPE(Aus)
Date: 6/8/2025
Tas Building Practitioner No. CC1822

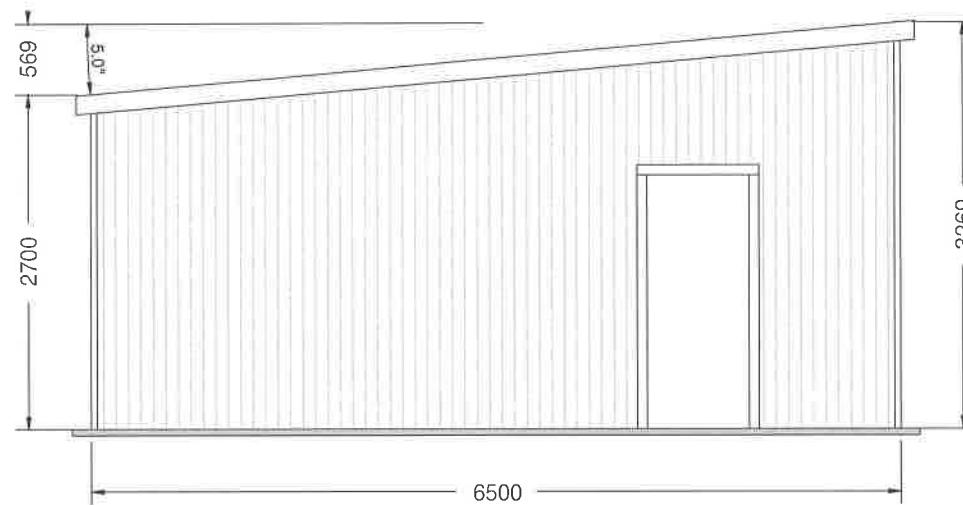
AssetSafe

139 Main Road,
Sorell TAS 7172
Phone: 1300 737 910
Email: sales@rainbowbuilding.com.au

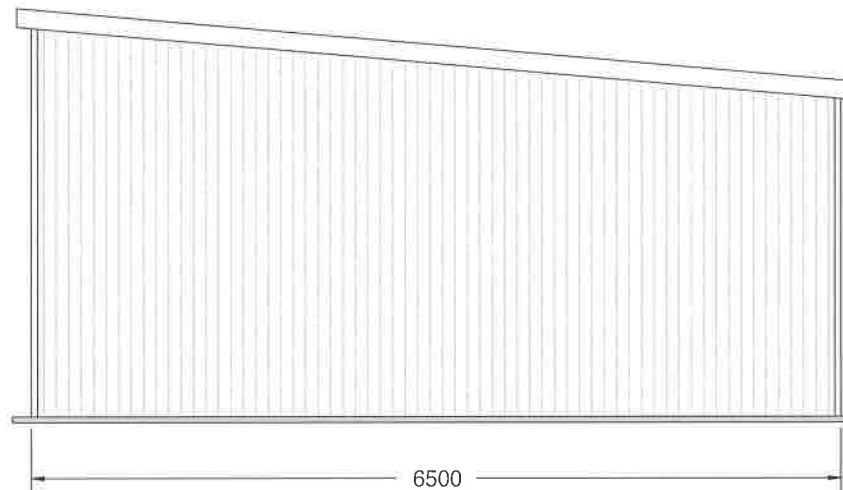


CLIENT: Philip Burbury
SITE ADDRESS: 7 Emery Ct, OATLANDS, TAS, 7120
PHONE: 0409552162
EMAIL: pburbury7@bigpond.com

DRAWING TITLE: Plan Elevation
SCALE: 1:63.654
DATE: 25-07-2025
Job Number: SOR02_3566
Drawing Number: FPE



FRONT ELEVATION



REAR ELEVATION


ENGINEERS
AUSTRALIA
Reg No: A12210

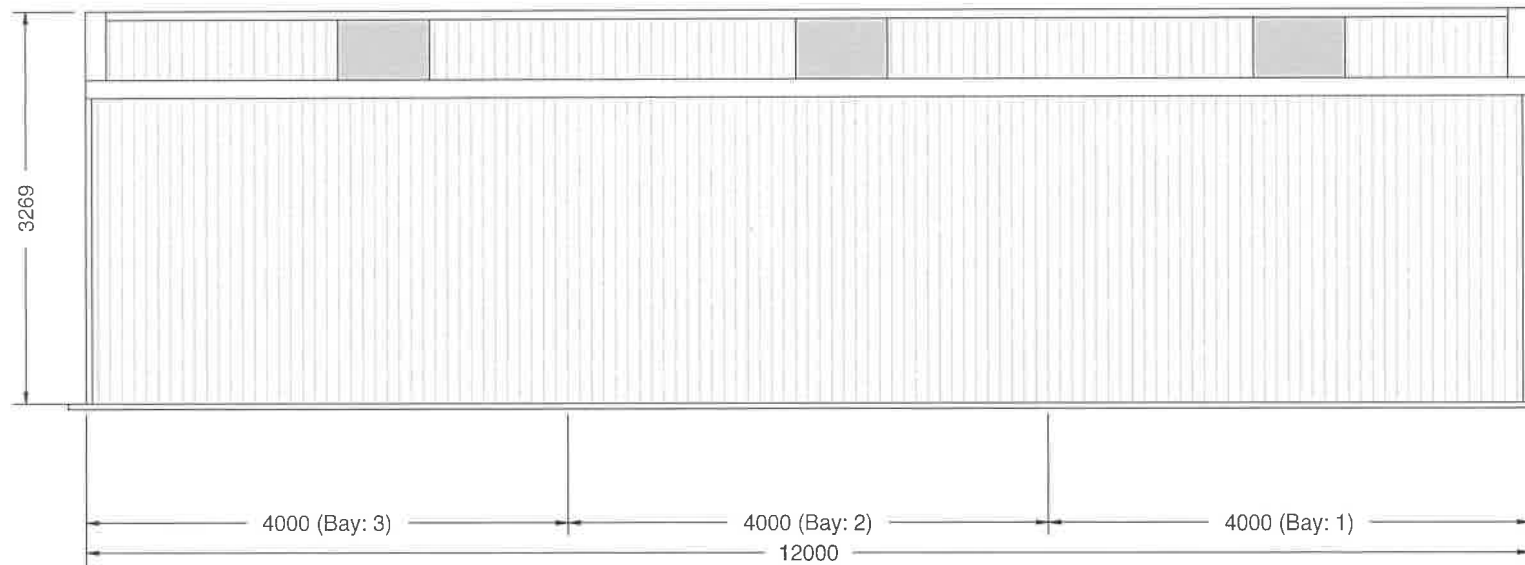
George Severini,
BEng MIE Aust CP Eng NEA APEC Engineer IntPE(Aus)
Date: 6/8/2025
Tas Building Practitioner No. CC1822

AssetSafe

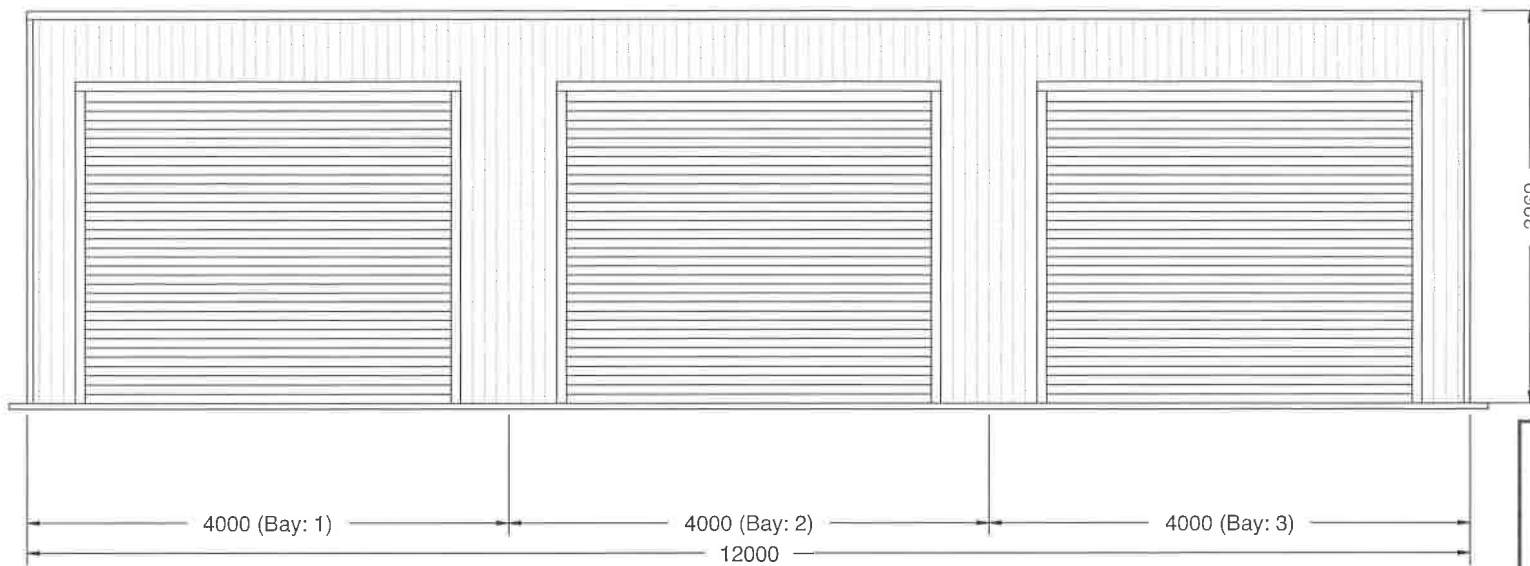
139 Main Road,
Sorell TAS 7172
Phone: 1300 737 910
Email: sales@rainbowbuilding.com.au

CLIENT: Philip Burbury
SITE ADDRESS: 7 Emery Ct, OATLANDS, TAS, 7120
PHONE: 0409552162
EMAIL: pburbury7@bigpond.com

DRAWING TITLE: End Elevations
SCALE: 1:60.820
DATE: 25-07-2025
Job Number: SOR02_3566
Drawing Number: EE



LEFT ELEVATION



RIGHT ELEVATION

 ENGINEERS AUSTRALIA

Reg No: 412210



George Severini,
DEng MIE Aust CP Eng NER APEC Engineer IntPE(Aus)
Date: 6/8/2025
Tas Building Practitioner No. CC1822

AssetSafe

139 Main Road,
Sorell TAS 7172
Phone: 1300 737 910
Email: sales@rainbowbuilding.com.au

CLIENT: Philip Burbury
SITE ADDRESS: 7 Emery Ct, OATLANDS, TAS, 7120
PHONE: 0409552162
EMAIL: pburbury7@bigpond.com

DRAWING TITLE: Side Elevations
SCALE: 1:63.053
DATE: 25-07-2025
Job Number: SOR02_3566
Drawing Number: SE

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Philip and Jan Burbury *Owner name*
288 Glen Morey Road, *Address*
WOODBERRY 7120 *Suburb/postcode*

Designer details:

Name: Stephen Booker *Category:* Architect
Business name: carste Studio pty ltd *Phone No:* 0427432720
Business address: 19 Wellington Street
OATLANDS 7120 *Fax No:* N/A
Licence No: 968374330 *Email address:*

Details of the proposed work:

Owner/Applicant: Philip and Jan Burbury *Designer's project reference No.* 25-27
Address: 7 Emery Court *Lot No:* 7
OATLANDS 7120

Type of work: Building work ☒ Plumbing work ☒ (X all applicable)

Description of work:

Design and documentation for new B/V dwelling including 3 bay shed location and service connection, stormwater plumbing

(new building / alteration / addition / repair / removal / re-erection
water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): (X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
	☒ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☐ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☒ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☒ Other (specify) Stormwater Drainage	
Deemed-to-Satisfy: ☒	Performance Solution: ☐ (X the appropriate box)	

Other details:

The shed design, calculations and details are by others. The shed location and service connection is covered by this certificate

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: carste Studio	Date: 24/10/25
A000A, A01, A02, A100, A101C, A103, A104A, A105, A106, A107, A203, A204, A301, A302, A500A, A600, A601		
Schedules: Door and Window	Prepared by: carste Studio	Date: 24/10/25
Specifications:	Prepared by: carste Studio	Date: 24/10/25
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

National Construction Code

Any other relevant documentation:**Attribution as designer:**

I Stephen Ronald Booker..... am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	Signed	Date
Designer:	Stephen Booker		24/10/2025

Licence No: 968374330

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- ☐ The works will not increase the demand for water supplied by TasWater
- ☐ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☐ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☐ The works will not damage or interfere with TasWater's works
- ☐ The works will not adversely affect TasWater's operations
- ☐ The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- ☐ I have checked the LISTMap to confirm the location of TasWater infrastructure
- ☐ If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	Signed	Date
Designer:			

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
187221		7
EDITION	DATE OF ISSUE	
2	14-Apr-2025	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles

**DESCRIPTION OF LAND**

Town of OATLANDS
Lot 7 on Sealed Plan 187221
Derivation : Part of 5 Acres Gtd. to Henry Turner
Prior CT 115855/83

SCHEDULE 1

N250193 TRANSFER to JAN ADELE BURBURY and PHILIP WINCHESTER
BURBURY Registered 14-Apr-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP187221 FENCING COVENANT in Schedule of Easements

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 187 221
--	---

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.

Lots 1,2,3 and 4 are subject to a Pipeline and Services Easement in gross in favour of Taswater over the land marked PIPELINE AND SERVICES EASEMENTS 3.50 WIDE shown on the Plan ("the Easement Land").

Lot 8 on the Plan is subject to a right of drainage (appurtenant to Lot 102 on the Plan) over the land marked DRAINAGE EASEMENT 3.00 WIDE on the Plan.

Lot 102 on the Plan is together with a right of drainage over the land marked DRAINAGE EASEMENT 3.00 WIDE on the Plan.

"Pipeline and Services Easement" is defined as follows:-

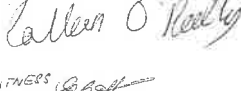
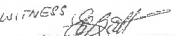
FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law;
- (a) without doing unnecessary damage to the Easement Land; and
- (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Brian Trevor O'Reilly and Colleen O'Reilly FOLIO REF: 115855/83 SOLICITOR & REFERENCE: Navigate Law Services	PLAN SEALED BY: SOUTHERN MIDLANDS COUNCIL DATE: 3/12/2021 REF NO. [Signature] Council Delegate
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NOTE: The Council Delegate must sign the Certificate for the purposes of identification.



 WITNESS  WITNESS 

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGE/S	Registered Number SP 187 221
SUBDIVIDER: Brian Trevor O'Reilly AND Colleen O'Reilly FOLIO REFERENCE: 115855/83	

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

FENCING PROVISION COVENANT

The owners of the Lots on the Plan hereby covenant with the Vendor, BRIAN TREVOR O'REILLY and COLLEEN O'REILLY that the Vendor shall not be required to fence.

Brian Trevor O'Reilly

SIGNED by BRIAN TREVOR O'REILLY
as a registered proprietor of the lands comprised
in folio of the Register Volume 115855 Folio 83
in the presence of

WITNESS:

WITNESS NAME: EDWIN CHARLES BATT
ADDRESS: 3452 MIDLAND HWY MELTON MOWBRAY TAS
OCCUPATION: SOLICITOR

Colleen O'Reilly

SIGNED by COLLEEN O'REILLY
as a registered proprietor of the lands comprised
in folio of the Register Volume 115855 Folio 83
in the presence of

WITNESS:

WITNESS NAME: EDWIN CHARLES BATT
ADDRESS: 3452 MIDLAND HWY MELTON MOWBRAY TAS
OCCUPATION: SOLICITOR

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.

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNER: BRIAN TREVOR O'REILLY COLLEEN O'REILLY	PLAN OF SURVEY	Registered Number SP 187 221
FOLIO REFERENCE: C.T. 115855/83	BY SURVEYOR: TONY WOOLFORD 72 GRAHAMS RD, MT. RUMNEY PH. 0418 248 569 e: tnwoolford@tassie.net.au	APPROVED EFFECTIVE FROM 12 AUG 2024
GRANTEE: Whole of 5-0-0 Granted to Henry Turner.	LOCATION: TOWN OF OATLANDS	Recorder of Titles
SCALE 1: 1000 LENGTHS IN METRES		

PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

QUEEN ANNE STREET

GLENELG STREET

STANLEY STREET

EMERY COURT

101 ROAD

LOT 102 7216m²

LOT 101 1552m²

LOT 103 28m² 26.1m²

LOT 11 886m²

LOT 10 885m²

LOT 9 1385m²

LOT 8 1086m²

LOT 7 1409m²

LOT 6 992m²

LOT 5 974m²

LOT 4 1090m²

LOT 3 873m²

LOT 2 844m²

LOT 1 886m²

PIPELINE AND SERVICE EASEMENT 3.50 WIDE

DRAINAGE EASEMENT 3.00 WIDE

ENLARGEMENT 1:500

SEE ENLARGEMENT BELOW

REF: D3078

Registered Land Surveyor: Tony Woolford
Date: 6-06-24

Council Delegate: Shirley
Date: 8/7/24

24/10/25

Heritage Conservation Architect

ABN 16 1223 94450

ACN1223 94450

19 Wellington Street, OATLANDS, TASMANIA 7120

p.+61 427 432 720 e. admin@carste.com.au www.carste.com.au

Our Reference: 25-17 7 Emery Court Oatlands- Planning Application-Covering Letter
Your Reference: 7 Emery Ct, Oatlands

24th October, 2025

The General Manager
Southern Midlands Council

By hand

Attention: Grant Finn Manager
Development and Environmental Services

RECEIVED

24 OCT 2025

By SMC

Dear Grant,

Re: Planning Application. New Residence. 7 Emery Court, OATLANDS

On behalf of my client Philip and Jan Burbury, I lodge the Planning Application for the new residence and 3 bay proprietary shed (supplied by others) at the above mentioned address as part of a recent subdivision. My drawings define the location of the shed, the Structural Engineer has designed the slab for same, Rainbow Sheds supplied the drawings, Specification and Engineering calcs for the shed, for erection by others.

Colours for the residence have not as yet been defined however the owners are looking at earthy/sandstone tones for the brickwork and a darker toned roof and appurtenances similar to CB Wallaby.

Under the cover of this letter, I provide the following documents:

Application Form

Certificate of Title, Title Plan and Schedule of Easements (the subject site is not burdened by these)

Architectural drawings including Cover Page, Site Plan, Floor Plan and all Elevations. A comprehensive drawing set for BA has been prepared.

Shed Details including. Plan and Elevations and Specification Schedule.

Respective For 35 for Architectural and Form 55 for the Shed can be supplied if required at this stage.

Please Invoice Mr Philip and Mrs Jan Burbury,

88 Glen Morey Road,

WOODBERRY 7120

by email: pburbury7@bigpond.com

Should there be any queries, please do not hesitate to contact the writer,

Yours faithfully

Stephen Booker

carste STUDIO Pty Ltd



Nominated Architect: Stephen Booker

B.Sc.(Arch.), B.Arch., M.Herit. Cons., ACA, M.I.COMOS, APTI, IA

ARB NSW Reg. No. 4613

ARB TAS Reg. No. 1129

Tasmanian Building Services Provider: 968374330