



Meander Valley Council  
Working Together

## PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	<b>E Cutler - PA\24\0257</b>
PROPERTY ADDRESS:	<b>21 Five Acre Row WESTBURY (CT: 185986/3)</b>
DEVELOPMENT:	<b>Single dwelling - driveway.</b>

The application can be inspected until **Monday, 15 July 2024**, at [www.meander.tas.gov.au](http://www.meander.tas.gov.au) or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to [planning@mvc.tas.gov.au](mailto:planning@mvc.tas.gov.au). Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 29 June 2024.

Jonathan Harmey  
**GENERAL MANAGER**

# APPLICATION FORM

## PLANNING PERMIT

### Land Use Planning and Approvals Act 1993



- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

#### OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

- Is your application the result of an illegal building work?  Yes  No Indicate by ✓ box
- Have you already received a Planning Review for this proposal?  Yes  No
- Is a new vehicle access or crossover required?  Yes  No

#### PROPERTY DETAILS:

Address:	<input type="text" value="21 Five Acre Row"/>	Certificate of Title:	<input type="text" value="185986"/>
Suburb:	<input type="text" value="Westbury"/>	<input type="text" value="7303"/>	Lot No: <input type="text" value="3"/>
Land area:	<input type="text" value="5047m2"/>	<i>m<sup>2</sup> / ha</i>	
Present use of land/building:	<input type="text" value="vacant"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

- Does the application involve Crown Land or Private access via a Crown Access Licence:  Yes  No
- Heritage Listed Property:  Yes  No

#### DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box	<input checked="" type="checkbox"/> Building work	<input type="checkbox"/> Change of use	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Demolition
	<input type="checkbox"/> Forestry	<input type="checkbox"/> Other		
Total cost of development (inclusive of GST):	<input type="text" value="\$ 250 000"/>	<i>Includes total cost of building work, landscaping, road works and infrastructure</i>		
Description of work:	<input type="text" value="New single storey timber framed house"/>			
Use of building:	<input type="text" value="dwelling"/>	<i>(main use of proposed building – dwelling, garage, farm building, factory, office, shop)</i>		
New floor area:	<input type="text" value="90"/> m <sup>2</sup>	New building height:	<input type="text" value="4"/> m	
Materials:	External walls:	<input type="text" value="colorbond metal cladding"/>	Colour:	<input type="text" value="Monument"/>
	Roof cladding:	<input type="text" value="colorbond metal"/>	Colour:	<input type="text" value="Monument"/>

SEARCH OF TORRENS TITLE

VOLUME 185986	FOLIO 3
EDITION 1	DATE OF ISSUE 15-Nov-2023

SEARCH DATE : 04-Apr-2024

SEARCH TIME : 09.34 AM

DESCRIPTION OF LAND

Town of WESTBURY  
 Lot 3 on Sealed Plan 185986  
 Derivation : Part of Lot 7, 5 Acres (Sec. C4) Gtd. to Edward Morgan  
 Prior CT 225189/7

SCHEDULE 1

B356802 & B895453 SUZANNE MAREE HOPE Registered 01-Nov-1995  
 at noon

SCHEDULE 2


Reservations and conditions in the Crown Grant if any  
 B895454 MORTGAGE to Trust Bank Registered 01-Nov-1995 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

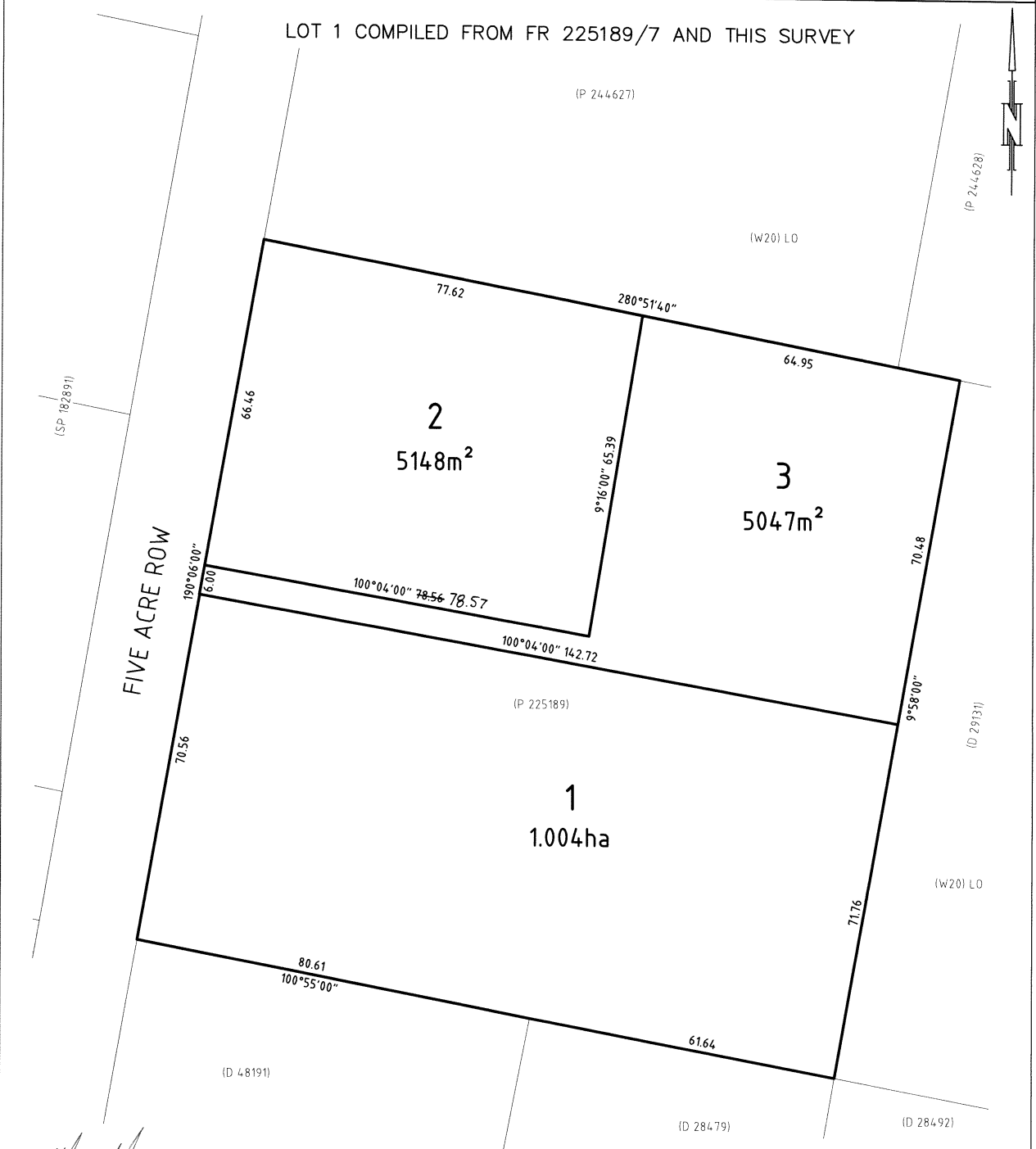
N183647 PRIORITY NOTICE reserving priority for 90 days  
 D/MORTGAGE Trust Bank to Suzanne Maree Hope  
 TRANSFER Suzanne Maree Hope to Louis Andrew Edward Prego  
 Lodged by E L CONVEYANCING on 11-Feb-2024 BP: N183647

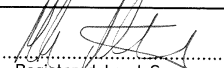
E379791 DISCHARGE OF MORTGAGE B895454 Lodged by E L  
 CONVEYANCING on 08-Mar-2024 BP: E379791

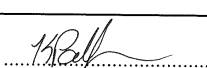
N183646 TRANSFER to LOUIS ANDREW EDWARD PREGNO Lodged by E  
 L CONVEYANCING on 08-Mar-2024 BP: E379791

OWNER : SUZANNE MAREE HOPE FOLIO REFERENCE : F.R. 225189/7 WHOLE OF 5 ACRES, GRANTEE LOT 7 SECTION C4 Gtd TO EDWARD MORGAN	<b>PLAN OF SURVEY</b> BY SURVEYOR: M.R. HEATLEY of <b>OPDA</b> <small>SURVEYORS, ENGINEERS &amp; PLANNERS</small> 3/23 BRISBANE STREET, LAUNCESTON LOCATION: TOWN OF WESTBURY SCALE 1:750                      LENGTHS IN METRES	Registered Number <b>SP 185986</b>
		APPROVED EFFECTIVE FROM 15 NOV 2023  Recorder of Titles

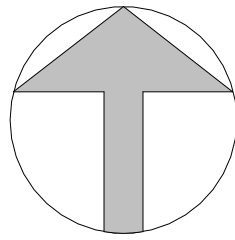
PRIORITY FINAL PLAN	SURVEYORS REF: 48031MR	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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 Registered Land Surveyor	20/09/2022 Date
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 Council Delegate	11.9.2023 Date
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North



Five Acre Row

Existing sealed crossover

Compacted all weather gravel driveway

1 Site  
1 : 500

Waste water treatment system

waste water irrigation area

Stormwater soakage trench to engineers desgin.

100mm PVC stormwater

Project: 3 Bedroom House  
 Address: 21 Five Acre Row Westbury Tasmania 7303 185986/3  
 CT: 185986/3  
 Land area: 5947m2  
 DA:  
 Zone: LDR 10  
 Overlay: 1 Westbury Specific Area Plan  
 2 Waterway and coastal protection  
 3 Bushfire Prone Area  
 Bal rating: TBD  
 soil classification: H-2  
 wind classification: N2  
 Climate zone: 7  
 Proposed house area: 90m2  
 Proposed deck area: 27m2

INDEX  
 AO1 site plan  
 AO2 floor plan  
 AO3 elevatons

0 10 20 30 40 50mm

PRINT REDUCTION BAR | A3 SHEET

Ernest Cutler Constructions  
 87 Arve road Geeveston 7116  
 PH: 0411 867 301  
 ecutler@hotmail.com

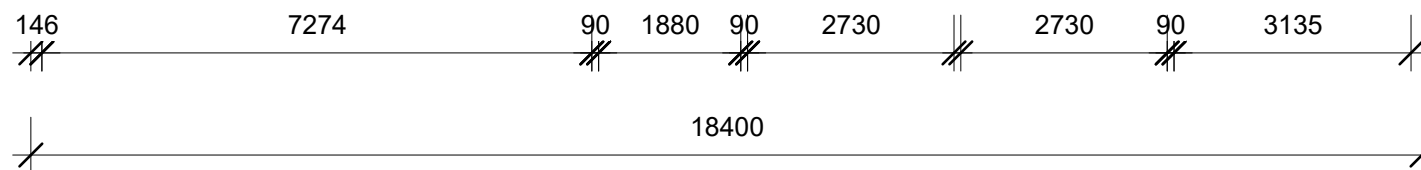
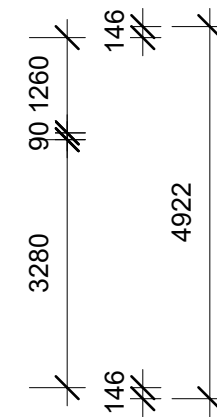
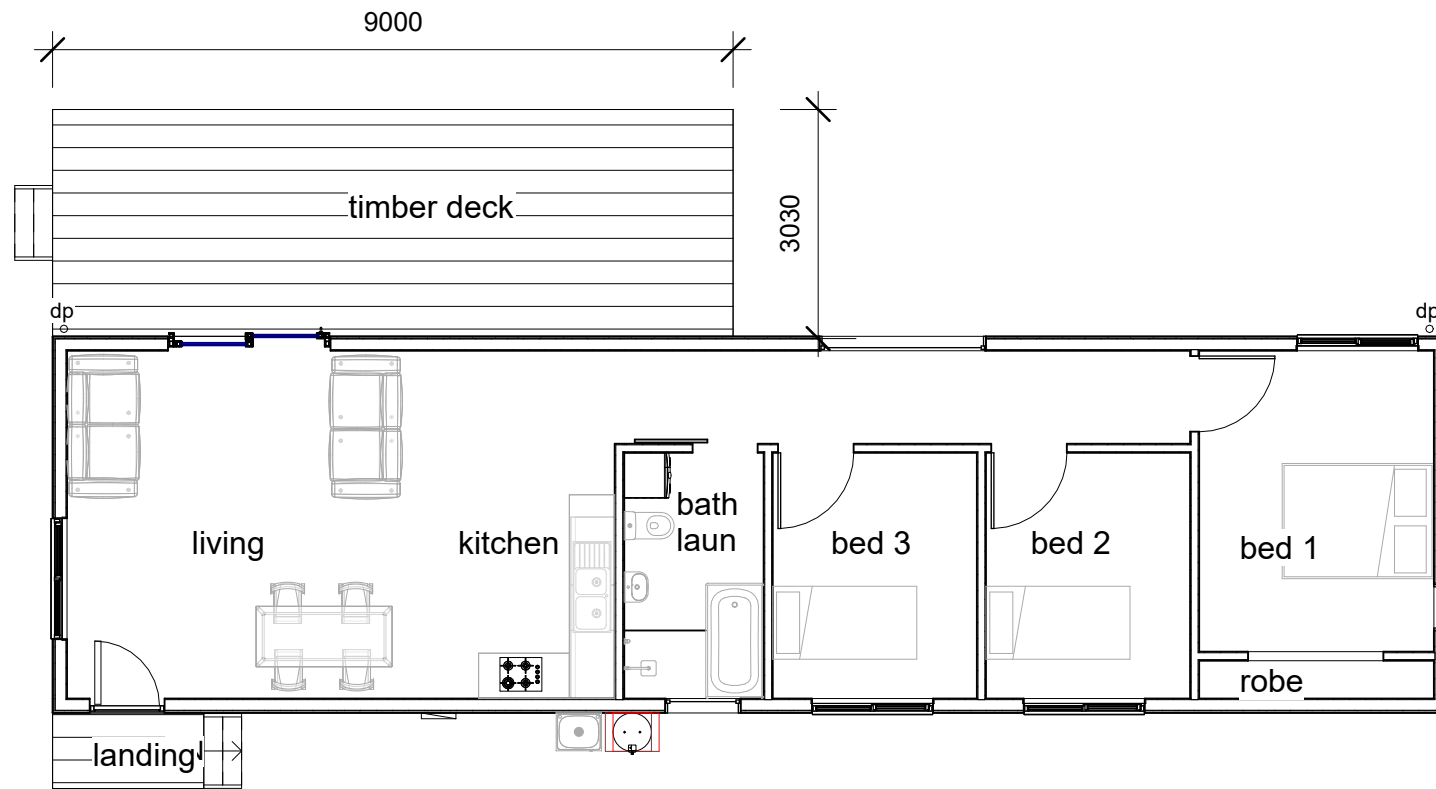
Rev.	AMENDMENT	DATE

Three bedroom house  
 21 Five Acre Row Westbury Tasmania 7303  
 Site plan

SCALE: 1 : 500

DRAWN: Ernest Cutler

JOB / DRAWING No. **0-A01** REVISION



**1** Ground Floor  
1 : 100

CLIENT:

Frank & Rebecca Walton

Rev.	AMENDMENT	DATE

Three bedroom house  
21 Five Acre Row Westbury Tasmania 7303  
Floor Plan



PRINT REDUCTION BAR | A3 SHEET

Ernest Cutler Constructions  
87 Arve road Geeveston 7116  
PH: 0411 867 301  
ecutler@hotmail.com

SCALE: 1 : 100

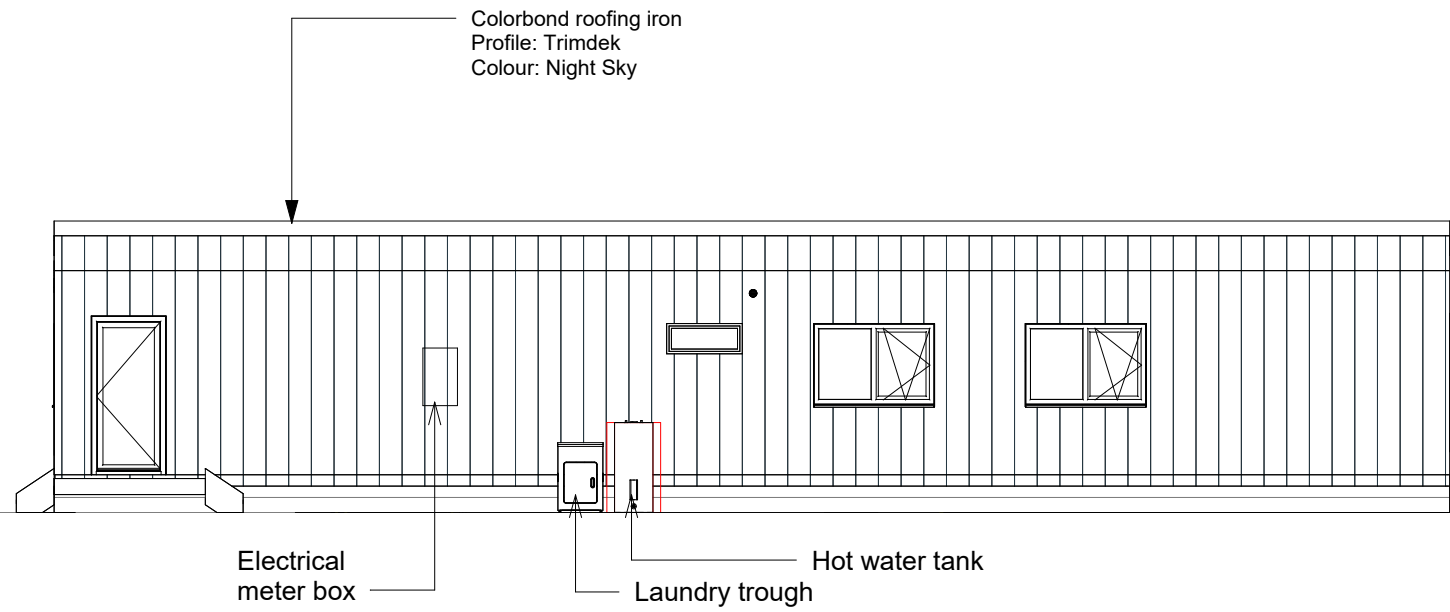
DRAWN: Ernest Cutler Lic no. 6362 76701

JOB / DRAWING No.

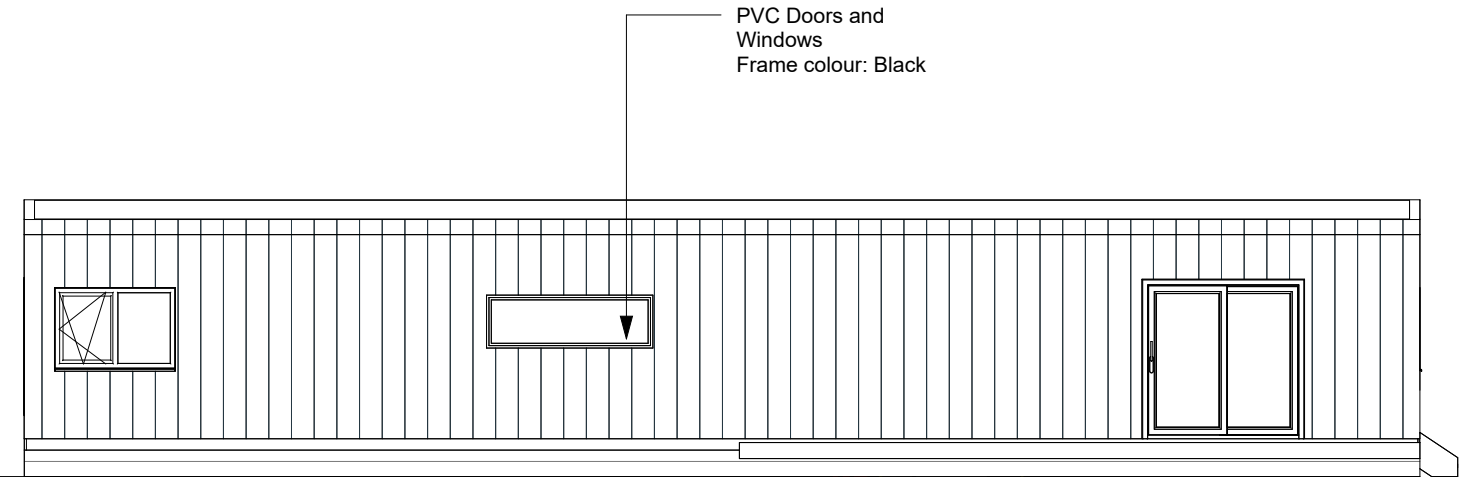
**0-A02**

REVISION

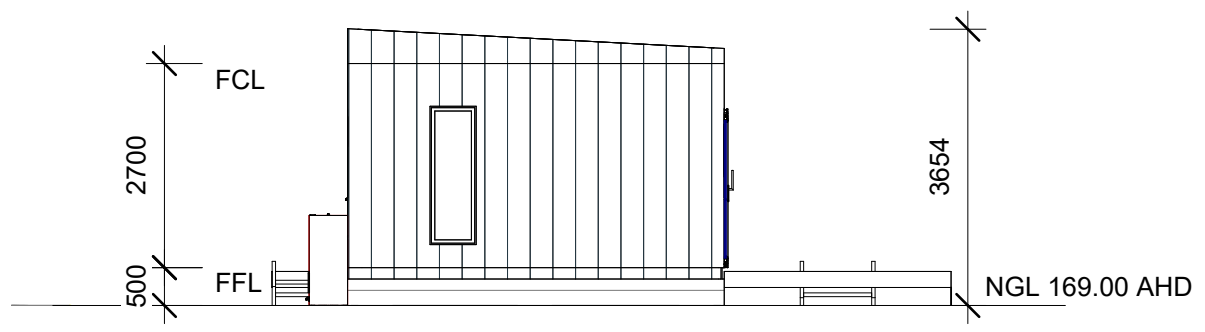




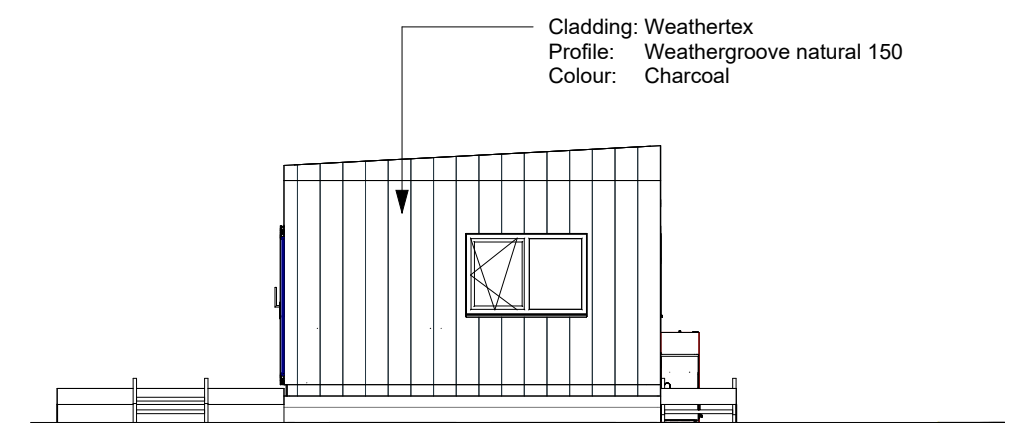
**2** Elevation South  
1 : 100



**1** Elevation North  
1 : 100



**3** Elevation East  
1 : 100

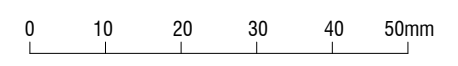


**4** Elevation West  
1 : 100

CLIENT: Frank & Rebecca Walton

Rev.	AMENDMENT	DATE

Three bedroom house  
21 Five Acre Row Westbury Tasmania 7303  
Elevations



PRINT REDUCTION BAR | A3 SHEET

Ernest Cutler Constructions  
87 Arve road Geeveston 7116  
PH: 0411 867 301  
ecutler@hotmail.com

SCALE: 1 : 100  
DRAWN: Ernest Cutler

JOB / DRAWING No. **0-A03** REVISION

30 May 2024

Meander Valley Council  
By email:

Dear Sir/madam,

**21 FIVE ACRE ROW – PROPOSED DWELLING  
STORMWATER MANAGEMENT PLAN**

A new dwelling is proposed at 21 Five Acre Row, Westbury. The property does not have a stormwater connection to a public stormwater system so need to dispose of stormwater on site. Poortenaar Consulting have been requested to prepare a Stormwater Management Plan.

The property particulars are summarised:

**Table 1. Property summary (Source: the LIST)**

Land owner	Louis Pregno
Location	21 Five Acre Row, Westbury
Municipality	Meander Valley
Title references	185986/3
Planning controls	Tasmanian Planning Scheme (Meander Valley)
Zoning	Low Density Residential
Property size	5050m <sup>2</sup>
Existing buildings	Nil
Current use	Vacant paddock
Surrounds	Low density residential
Planning overlays	Waterways protection area NE corner Bushfire Prone
Geology	Alluvial sediments per 250K MRT Geological Map





View of the site

**Table 2.                      Development summary**

New house	90m <sup>2</sup> 1.8% of site
Driveway and parking	300m <sup>2</sup> 5.9% of site
Wastewater	On site AWTS and irrigation
Water supply	Town supply
Stormwater	No connection
Fire fighting water supply	a 10m <sup>3</sup> tank on driveway
Average slope	5%
Watercourses /flowpaths	Existing watercourse 5m beyond NE corner
Dispersive soils	Nil evident
Annual rainfall (mean)	1162mm
90 <sup>th</sup> %ile rainfall wettest month	168mm August
5% AEP Rainfall Intensity (15min)	71mm/hr
Coefficient of runoff	0.3

## Design Considerations

The Geotechnical report by Strata encountered high plasticity silty clay grey mottled red and yellow at two bore holes.

A test pit indicated 400mm of black friable loam overlaying a very hard impermeable grey clay.



Photo of Test hole

Permeability is low and a winter design soil permeability of 5mm/day is adopted. This reflects that during winter saturated soils will absorb very little water and any deeper trenches will fill with water.

For the design loading adopting the 90<sup>th</sup> percentile of the wettest month = 168mm the require soakage area is 100m<sup>2</sup> (20mx5m) of soakage bed.

As there is a 400mm layer of friable soil over the clay a shallow bed in proposed that will enable lateral flow through the more permeable surface layer

The soakage bed will from time to time overflow but it will not be a concentrated flow and no more than natural runoff. In summary the soils have very limited capacity for on-site soakage.

The property currently drains towards a watercourse that passes on the NE corner of the property. The watercourse has been modified by excavating a drain approximately 800mm deep and 2m wide. Originally it would have been a broad flowpath. Unfortunately it is 3m past the boundary otherwise this would have been a legal discharge point. The NE corner is in trees and surface water flows from the paddocks to the drain without causing nuisance.

The drain has a catchment of 160Ha and a 20 year flow estimated at 5.3m<sup>3</sup>/s. The floodwaters will extend into 21Five Acre Row by 10m for this event.



The aim of the on-site stormwater system is to detain flows so they are no greater than pre-existing flows and distribute flows so there are no concentrated flows to comply with the stormwater code.

The new house flows are summarised:

- Area 90m<sup>2</sup>
- Redevelopment flow 0.5L/s
- Post development flow 1.8L/s
- Detention volume required 0.7m<sup>3</sup>

The storage available in the soakage bed exceeds the peak storm storage so no additional detention tank is required.

The driveway is gravel and will have a gentle graded swale drain on its high side interception runoff from the neighbours. This will be discharged as sheet flow once past the dwelling and parking area and the discharge will fan out so is not considered a concentrated flow by the time it meets the boundary.

## Conclusion

The proposal is for a modest sized dwelling and driveway on a large lot.

The property currently drains via sheet flow to a watercourse 3m over the boundary. There is no legal discharge point therefore the roof water needs detention and disposal via soakage. There should be no concentrated discharge points.

Soils comprise a 400mm layer of friable permeable soil overlaying a clay with limited permeability. A shallow evapotranspiration bed is proposed with a soakage area of 100m<sup>2</sup> - 5m wide x 20m. This is sized for the 90%ile wettest month. During prolonged wet periods when the soils are saturated the soakage bed will be ineffective but then all surfaces will be impermeable and will generate runoff. Overflows from the bed will be no more than natural sheet flows and will make their way the short distance to the watercourse without causing nuisance.

The proposed stormwater system addresses the requirements of the stormwater code, provides an appropriate level of service and is a low risk.

Yours Faithfully



**Hein Poortenaar**  
**Poortenaar Consulting Pty Ltd**

**Attachments**  
**calculations**  
**Drawing**

## 21 Five Acre Row Soakage

### AREAS

Roof area 90 m<sup>2</sup>

### Design storm

Critical storm for site 90th %ile wettest month

168 mm

### Soakage area

Soakage potential 5 mm/day

Total flow 15.12 m<sup>3</sup>

Required area 100.8 m<sup>2</sup>

Width of bed 5 m

Length of bed 20.16 m

### Predevelopment peak flow

I20 10min 72.2 mm/hr

Q20 10min 9.0 L/s

Outlet orifice 20

Maximum outflow

DIA = 20 mm

AREA = 0.000314 m<sup>2</sup>

H = 0.5 m

Q = 0.6A(2gH)<sup>0.5</sup>

= 0.0006 M<sup>3</sup>/S

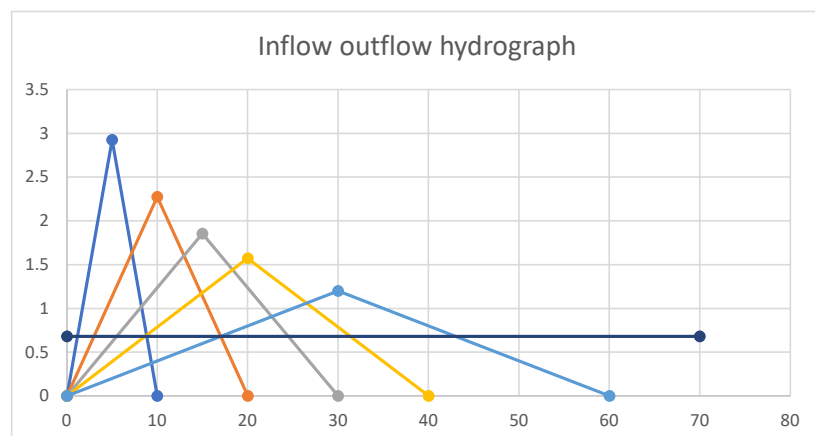
### Post development peak flow

I100 10min 72.2 mm/hr

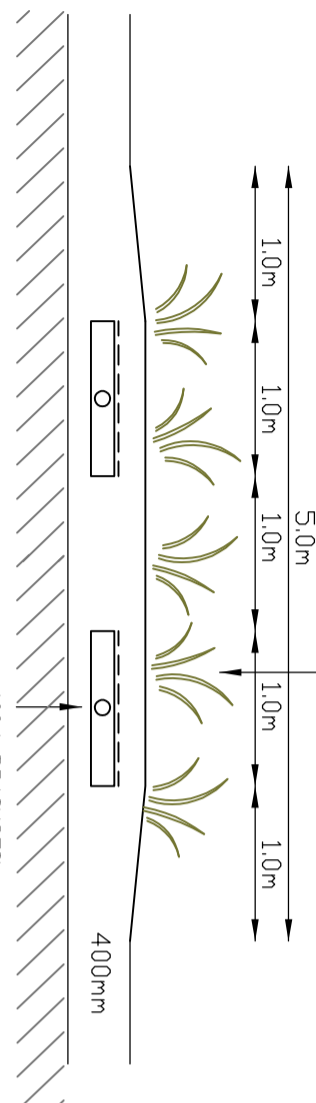
Q100 10min 27.3 L/s

### Rainfall intensity

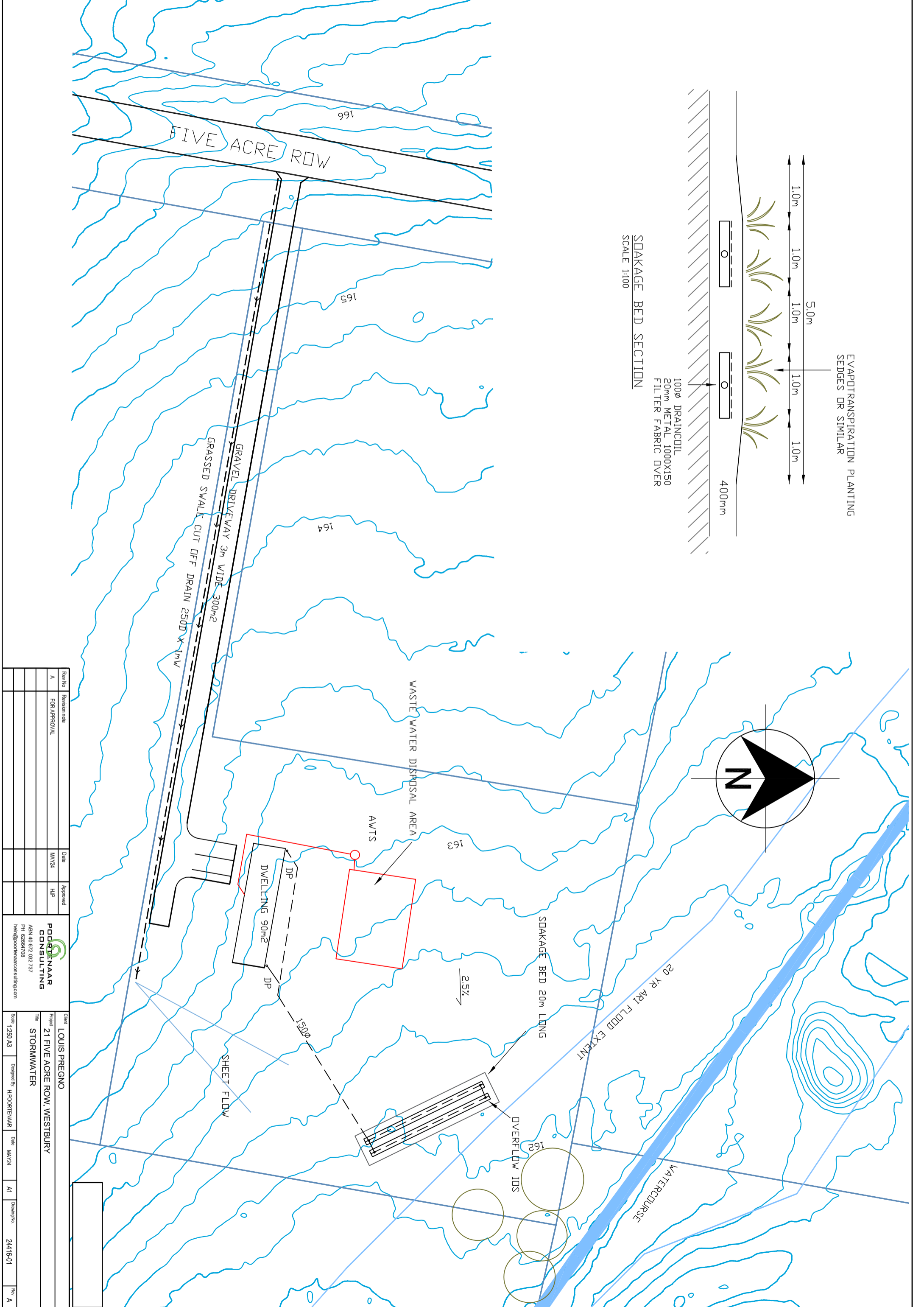
Duration (min)	Intensity mm	Intensity mm/hr	Qpre L/S	Qpost L/S	Vol in	Vol out	Detention Required
5	7.67	117.0	14.6	44.2	13.3	5.6	7.3
10	11.4	91.0	11.4	34.4	20.6	11.1	9.2
15	13.8	74.2	9.3	28.0	25.2	16.7	8.9
20	15.7	62.9	7.9	23.8	28.5	22.3	7.8
30	18.5	48.0	6.0	18.1	32.7	33.4	0.0



EVAPOTRANSPIRATION PLANTING  
SEDGES OR SIMILAR



SOAKAGE BED SECTION  
SCALE 1:100



Rev No	Revision/Job	Date	Approved	<b>POORTEWAAR CONSULTING</b> ABN 40 672 032 737 PH: 08384708 henl@poortenaarconsulting.com	Client	Project	Scale	Designed By	Date	Drawing No.	Rev
A	FOR APPROVAL	MAY24	HJP		LOUIS PREGNO 21 FIVE ACRE ROW, WESTBURY STORMWATER	1:250 A3	HOOPTENWAAR	MAY24	A1	24416-01	A