



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:	D Woodroffe & A McCoy - PA\24\0272
PROPERTY ADDRESS:	124 Barbers Road MEANDER (CT: 65160/1)
DEVELOPMENT:	Domestic animal breeding, boarding or training (dog boarding) - Discretionary use, attenuated activity.

The application can be inspected until **Monday, 22 July 2024**, at 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. 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 6 July 2024.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

Index No.			
Doc No.			
RCV	20 JUN 2024	MVA	
Location		Dept.	
EO		OD	



- 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:	16188	Assessment No:		-		-	
DA\		PA\		PC\			

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

PROPERTY DETAILS:

Address:	124 Barbers Rd.	Certificate of Title:		
Suburb:	Meander	7304	Lot No:	
Land area:	7824m ²	m ² / ha		
Present use of land/building:	Residential	(vacant, residential, rural, industrial, commercial or forestry)		

- 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 type="checkbox"/> Building work	<input checked="" type="checkbox"/> Change of use	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Demolition
<input type="checkbox"/> Forestry	<input checked="" type="checkbox"/> Other dog boarding		

Total cost of development (inclusive of GST): Includes total cost of building work, landscaping, road works and infrastructure

Description of work:

Use of building: (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: m² New building height: m

Materials: External walls: Colour:
Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 65160	FOLIO 1
EDITION 2	DATE OF ISSUE 12-Mar-2024

SEARCH DATE : 19-Mar-2024

SEARCH TIME : 10.43 AM

DESCRIPTION OF LAND

Parish of ARCHER, Land District of WESTMORLAND
 Lot 1 on Sealed Plan 65160 (formerly being SP3633)
 Derivation : Part of Lot 10314 Gtd. to G. Proverbs, and Part
 of Lot 10497 Gtd. to G. Bailey.
 Prior CT 3067/45

SCHEDULE 1

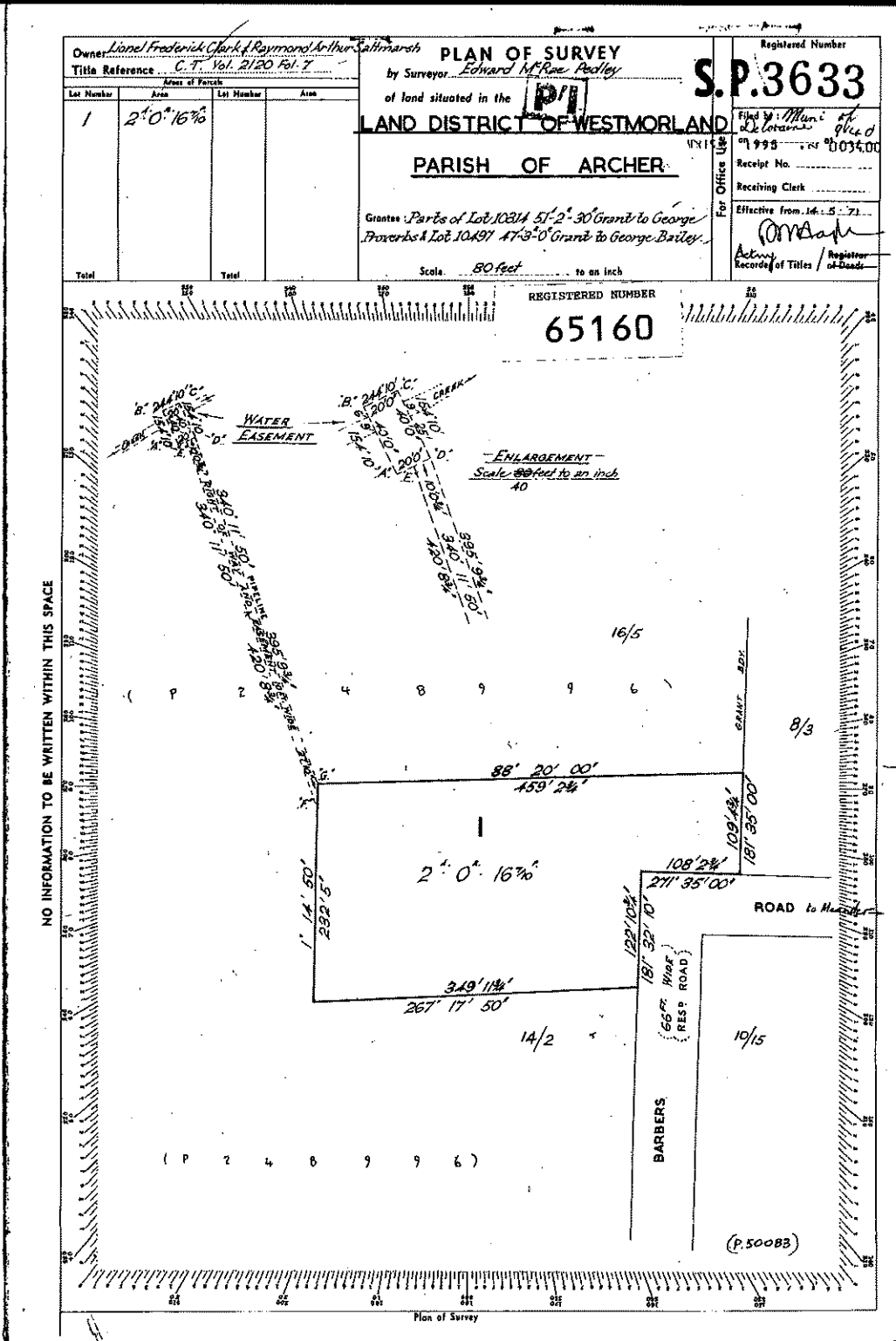
N180111 TRANSFER to DUNCAN SCOTT WOODROFFE and AMANDA MARIE
 MCCOY Registered 12-Mar-2024 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 65160 EASEMENTS in Schedule of Easements
 E375041 MORTGAGE to Westpac Banking Corporation Registered
 12-Mar-2024 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



TASMANIAN DOG STAYS

Will be run as a small scale dog boarding retreat

Having around 6-8 dogs stay with us allows us to keep them in a more homely environment which will lower stress

Sleeping within our house keeps noise/ barking to a minimum

Amanda will take on this role fulltime which means having a constant presence and attention

Having large areas of the property fenced into smaller areas will allow visitors and contractors (AURORA etc.)access to the property without interacting with the dogs.

Visiting hours will be 9am-5pm

We expect not to have a large number of vehicles access the property on a daily basis

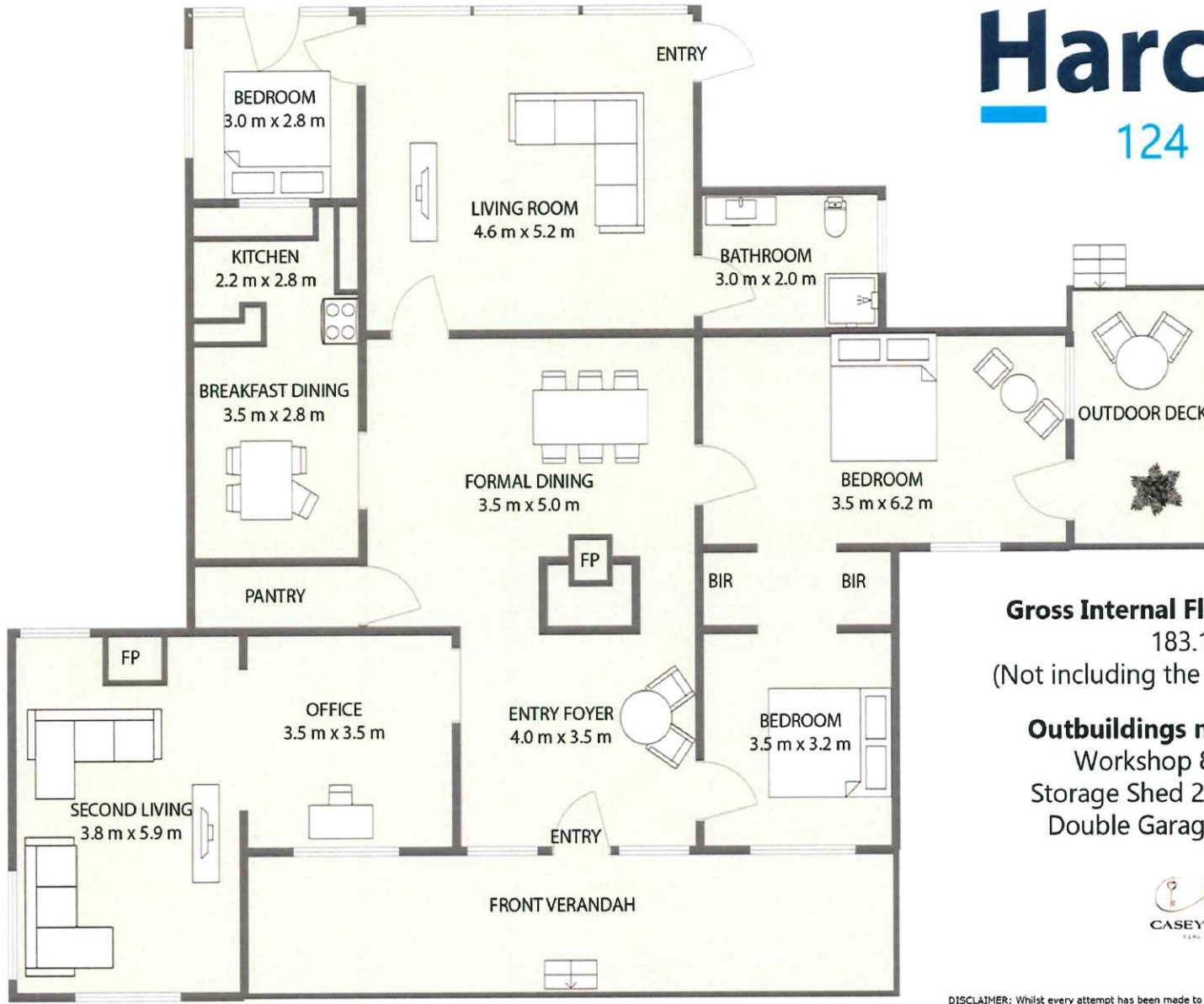
At most we could expect 8 vehicles to access the property. often one or two dogs dropped off/picked up will be the usual vehicle traffic

Waste will be managed thru local council facilities initially with hopes to purchase a home biogas converter of green and animal waste to methane for gas cooking

dogs have around 7500m² fenced property and sheds including house to exercise with around 320m² undercover space

Harcourts

124 Barbers Road
MEANDER



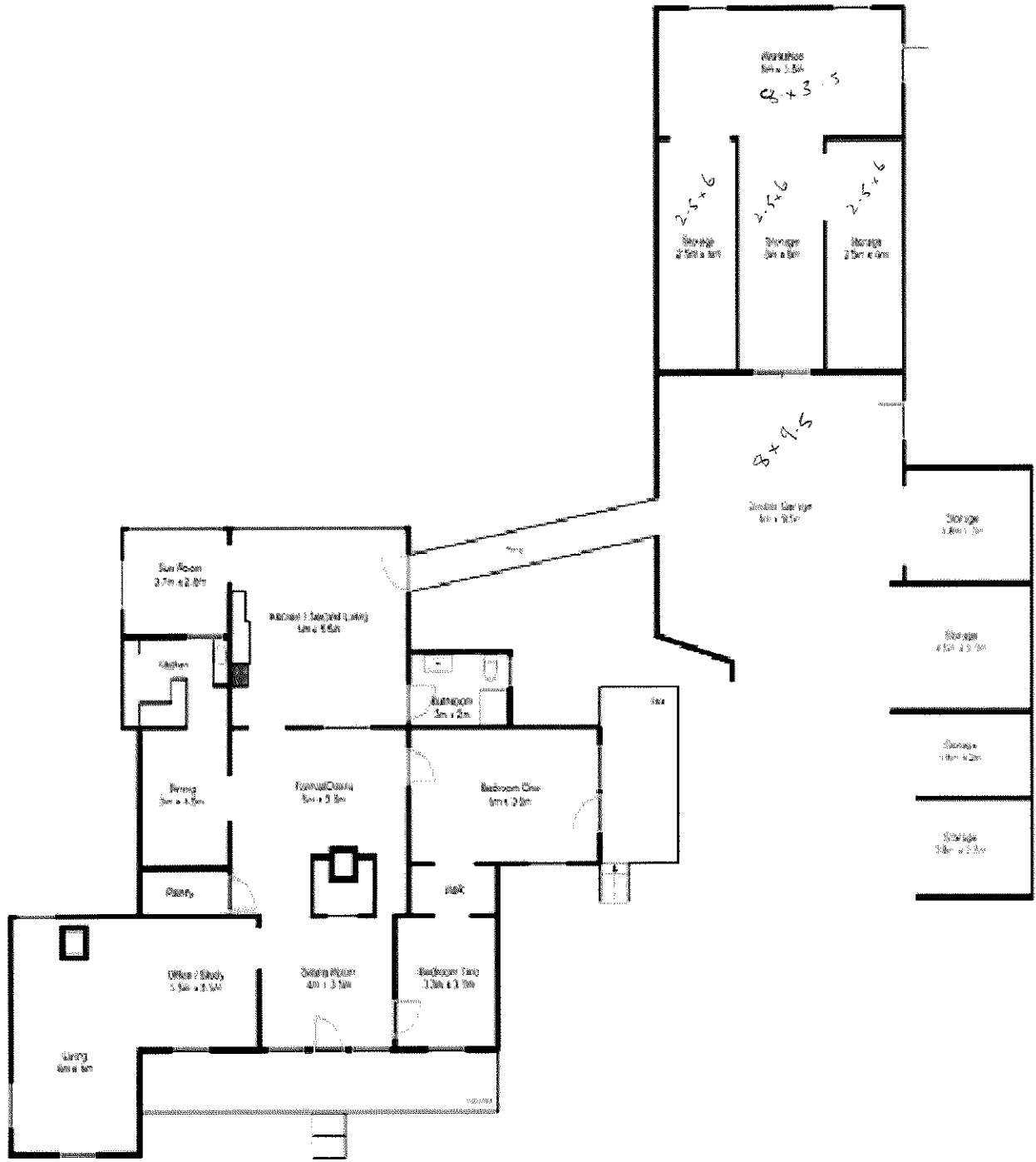
Gross Internal Floor Area approx:
183.1 sqm
(Not including the verandah and deck)

Outbuildings not shown here:
Workshop 8.0 m x 3.5 m
Storage Shed 2.5 m x 6.0 m (X3)
Double Garage 8.0 m x 9.5 m



DISCLAIMER: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here,

100
154
15
36 x 2.5



124 Barbers Road
Araucario

Harcourts



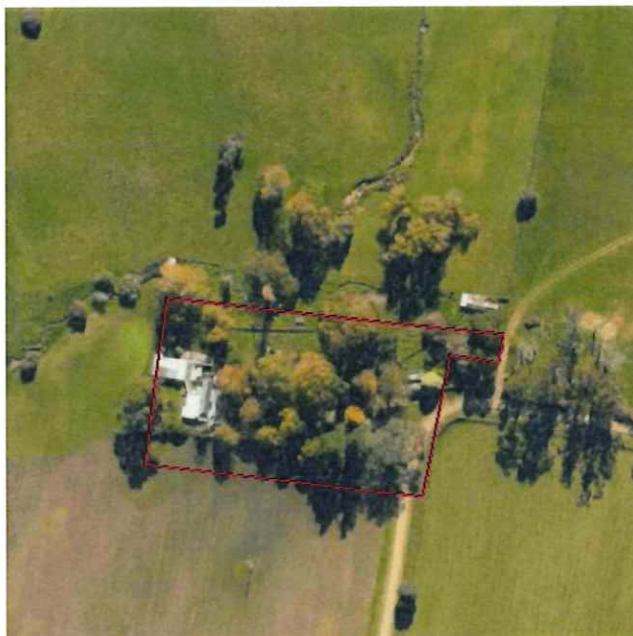
56 Burnett Street
North Hobart Tasmania 7000
ABN: 17 105 577 240
info@auspropertysearch.com.au

Map Display

The maps below show the location, boundary and dimensions of:

124 BARBERS ROAD
MEANDER

Property ID 6279487



From: "duncan woody" <duncan.woodroffe.at@gmail.com>
Sent: Sun, 30 Jun 2024 12:10:32 +1000
To: "Planning @ Meander Valley Council" <Planning@mvc.tas.gov.au>
Subject: Business application addit:

Please find attached an aerial photo showing the x2 visitor / client parking areas of our driveway, Also the x2 residence spaces in the garage
We don't intend to have street signage as our property address is marked on the property entrance



2x Visitor / Customer Car Parks

Residential Garage
Parking 3 spaces







Sent from my iPhone

