



## Public Notice Details

### Planning Application Details

<b>Application No</b>	DA2500041
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#### Property Details

<b>Property Location</b>	1384 Tea Tree Road Campania
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#### Application Information

<b>Application Type</b>	Discretionary Development Application
<b>Development Category</b>	Outbuildings x 2
<b>Advertising Commencement Date</b>	28/03/2025
<b>Advertising Closing Period</b>	11/04/2025
<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 OUTBUILDINGS X 2.  
(STORAGE OF EQUIPMENT & TOOLS USED TO MAINTAIN SITE)

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

1384 TEA TREE ROAD  
CAMPANIA, TAS, 7026

Certificate of Title/s Volume Number/Lot Number:

VOL 155148 FOLIO 1

Land Owners Name:

HOLY TANTRA ESOTERIC BUDDHISM

Full Name/s or Full Business/Company Name

Applicant's Name:

P & J SHEDS P/L

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

Contact details:

Postal address for correspondence: 38 MCINTYRE STREET,  
MORNIGTON, TAS, 7018

Telephone or Mobile: 62 444 300

Email address: a.brown@fairdinkumhobart.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)

P & J SHEDS P/L

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

Print email address

a.brown@fairdinkumhobart.com.au

ABN

What is the estimated value of all the new work proposed

\$ 36,000 -



### 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:			

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.

Applicant Signature  
(If not the Title Owner)

Applicant Name (please print)

Date

P4J SHEADS P/L

17/3/2025

ADRIAN BROWN

Land Owner(s) Signature

Land Owners Name (please print)

Date

SEE AUTHORITY FORM

NEW OUTBUILDINGS  
1384 TEA TREE ROAD, CAMPANIA, 7026  
FOR HOLY TANTRA ESOTERIC BUDDHISM INC.

CERTIFICATE OF TITLE: VOLUME - 155148 FOLIO - 1  
PID: 2941293  
LAND AREA: 106.5ha

PLANNING SCHEME: TASMANIAN PLANNING SCHEME  
SOUTHERN MIDLANDS LOCAL PROVISIONS SCHEDULE  
ZONE: 31. PARTICULAR PURPOSE  
OVERLAYS: PRIORITY VEGETATION AREA  
WATERWAY AND COSTAL PROTECTION AREA  
ATTENUATION AREA  
BUSHFIRE PRONE AREAS  
MEDIUM LANDSLIP HAZARD BAND  
LOW LANDSLIP HAZARD BAND

BUILDING CLASSIFICATION: 10A (NON-HABITABLE STORAGE SHED)  
SOIL CLASSIFICATION: ASSUMED M  
WIND REGION: A  
TERRAIN CATEGORY: TC 2.3 & 2.4  
IMPORTANCE LEVEL: 2 (DOMESTIC)  
SHIELDING: 1  
TOPOGRAPHY: 1  
BAL: NOT REQUIRED (CLASS 10A STRUCTURES NOT WITHIN 6M OF DWELLING)

INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

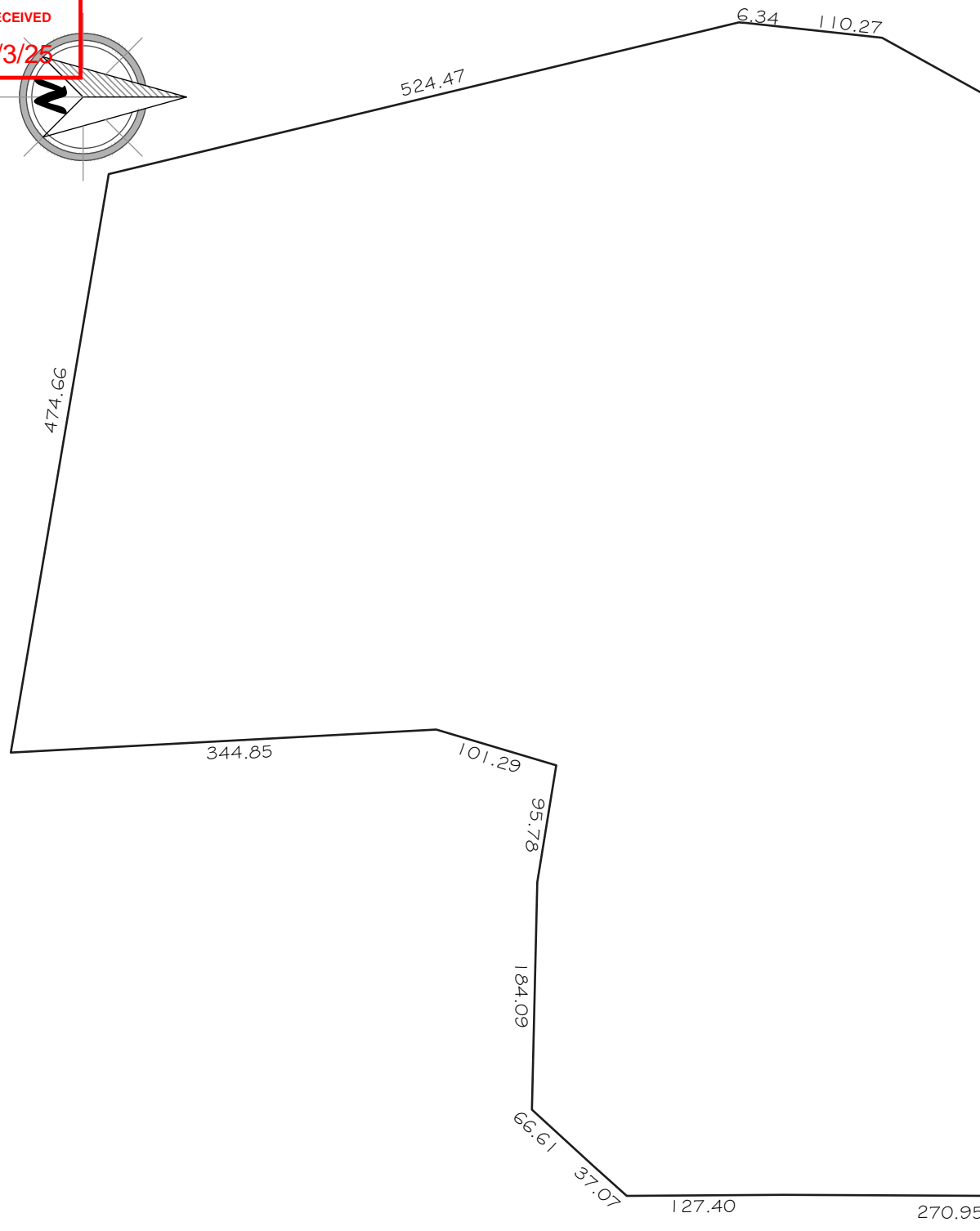
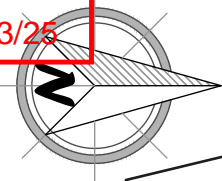
PAGE 1 - SITE PLAN 1:5000  
PAGE 2 - LOCATION PLAN 1:2000  
PAGE 3 - ELEVATIONS & FLOOR PLAN (SHED 'A') 1:100  
PAGE 4 - ELEVATIONS & FLOOR PLAN (SHED 'B') 1:100  
PAGE 5 - PLUMBING PLAN (SHED 'A' & 'B')

ADDITIONAL DRAWINGS / ENGINEERING  
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 100646 & 100762



SMC - KEMPTON  
RECEIVED  
17/3/25



LOT AREA: 106.5ha  
PROPOSED OUTBUILDING 'A' AREA: 24m<sup>2</sup>  
PROPOSED OUTBUILDING 'B' AREA: 24m<sup>2</sup>

VOL : 155148  
FOLIO: 1  
106.5ha

SITE PLAN PREPARED FROM CERTIFICATE OF TITLE INFORMATION AND MEASUREMENTS TAKEN ON SITE. CONFIRMATION OF BOUNDARY LOCATION BY REGISTERED SURVEYOR IS ALWAYS RECOMMENDED PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

### SITE PLAN 1:5000

PROPOSAL : NEW OUTBUILDINGS  
OWNER : HOLY TANTRA ESOTERIC BUDDHISM  
ADDRESS: 1384 TEE TREE ROAD, CAMPANIA, 7026  
SCALE: 1:5000  
DATE: 28th FEBRUARY 2025  
AMENDED:  
DRAWN BY: A. BROWN CC6003R  
PAGE: 01/05  
JOB NO : 100646 & 100762





LOT AREA: 106.5ha

PROPOSED OUTBUILDING 'A' AREA: 24m<sup>2</sup>

PROPOSED OUTBUILDING 'B' AREA: 24m<sup>2</sup>

603.43

603.43

268.46

PIPELINE EASEMENT  
6.00 WIDE 104/90DO

TEE TREE ROAD

75.42

192210

367.33

EXISTING BUILDING

430005

238405

PROPOSED OUTBUILDING 'A'  
6m X 4m

EXISTING DWELLING

326035

PROPOSED OUTBUILDING 'B'  
6m X 4m

VOL : 155148  
FOLIO: 1  
106.5ha

487975

SITE PLAN PREPARED FROM CERTIFICATE OF TITLE INFORMATION AND MEASUREMENTS TAKEN ON SITE. CONFIRMATION OF BOUNDARY LOCATION BY REGISTERED SURVEYOR IS ALWAYS RECOMMENDED PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

PROPOSAL : NEW OUTBUILDINGS  
OWNER : HOLY TANTRA ESOTERIC BUDDHISM  
ADDRESS: 1384 TEE TREE ROAD, CAMPANIA, 7026  
SCALE: 1:2000  
DATE: 28th FEBRUARY 2025  
AMENDED:  
DRAWN BY: A. BROWN CC6003R  
PAGE: 02/05  
JOB NO: 100646 & 100762

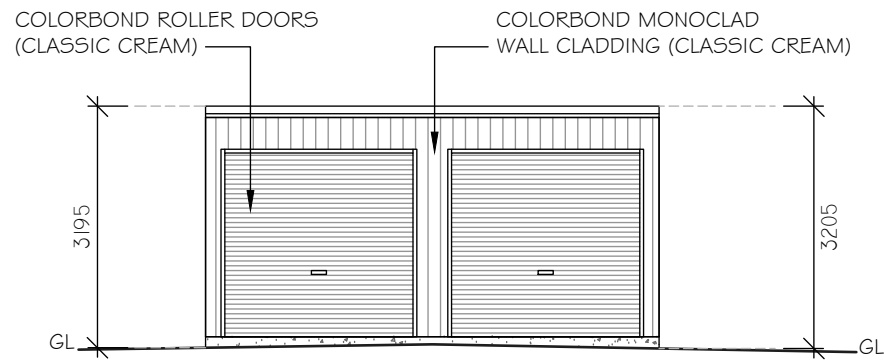
EXISTING SHIPPING CONTAINERS

269530

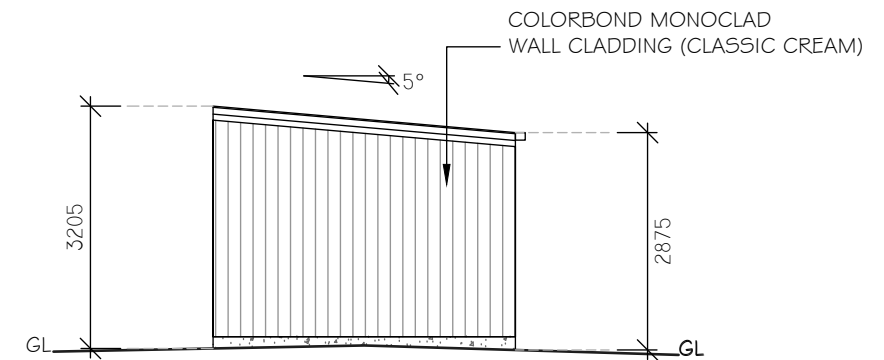
193.75

### SITE PLAN 1:2000

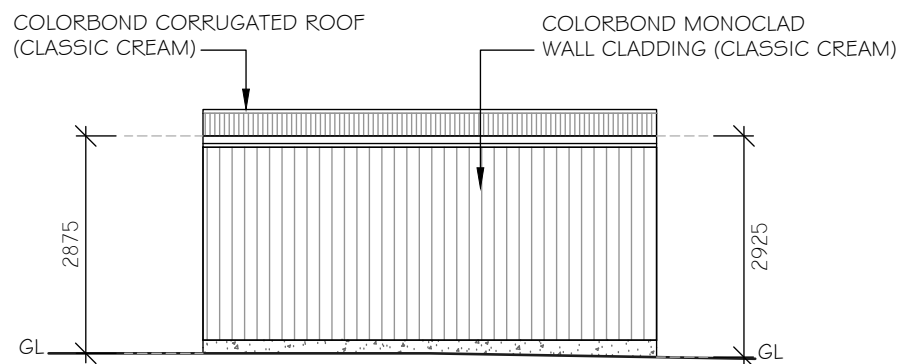




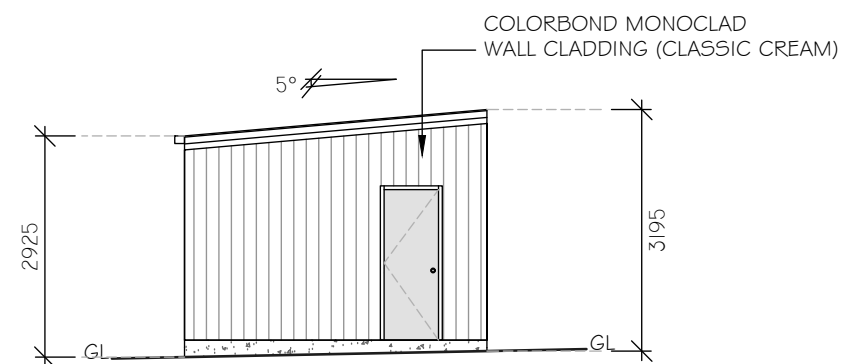
NORTH EAST ELEVATION



NORTH WEST ELEVATION

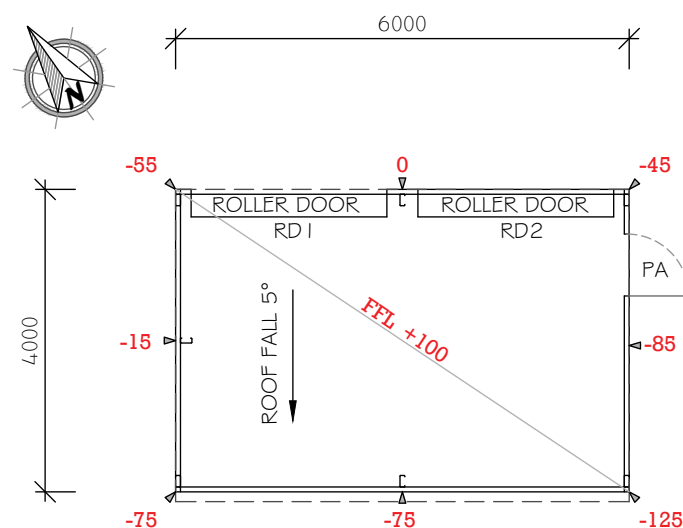


SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

- COLOURS (COLORBOND®):
- EXT. WALLS - CLASSIC CREAM
  - ROOF - CLASSIC CREAM
  - ROLLER DOORS - CLASSIC CREAM
  - PA DOOR - CLASSIC CREAM
  - GUTTER - CLASSIC CREAM
  - CORNER FLASH - CLASSIC CREAM
  - BARGE FLASHING - CLASSIC CREAM
  - OPENING FLASH - CLASSIC CREAM

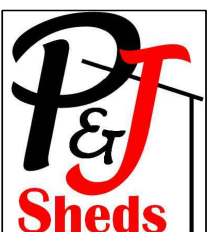


FLOOR PLAN

WINDOW & DOOR SCHEDULE

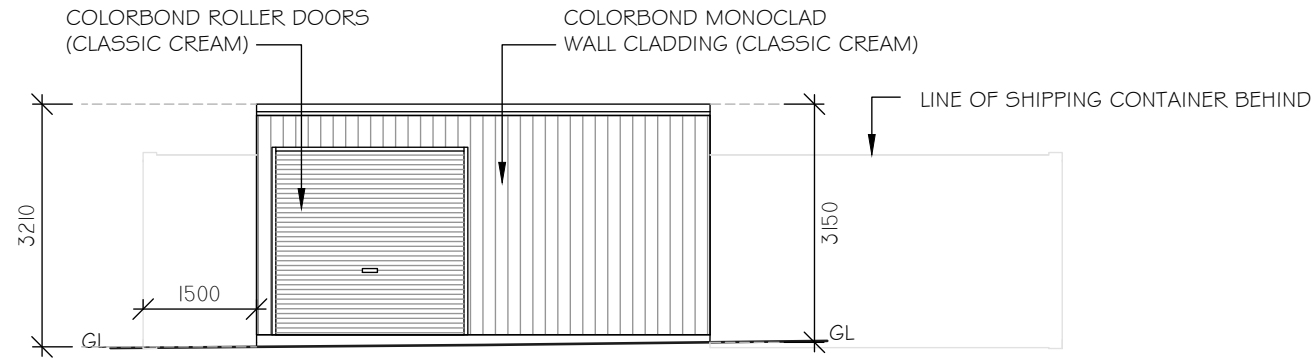
	ID	HEIGHT	WIDTH
ACCESS DOOR	PA	2040mm	820mm
ROLLER DOORS	RD1	2480mm	2590mm
	RD2	2480mm	2590mm

PROPOSAL : NEW OUTBUILDINGS  
 OWNER : HOLY TANTRA ESOTERIC BUDDHISM  
 ADDRESS: 1384 TEE TREE ROAD, CAMPANIA, 7026  
 SCALE: 1:100  
 DATE: 28th FEBRUARY 2025  
 AMENDED:  
 DRAWN BY: A. BROWN CC6003R  
 PAGE: 03/05  
 JOB NO : 100646 & 100762

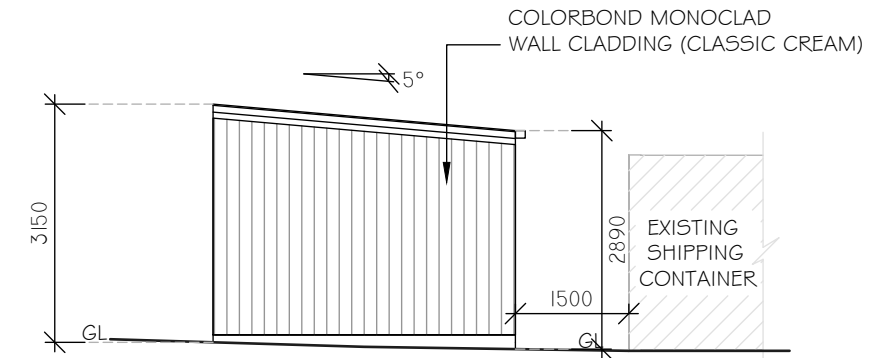


ELEVATIONS & FLOOR PLAN (SHED 'A') 1:100

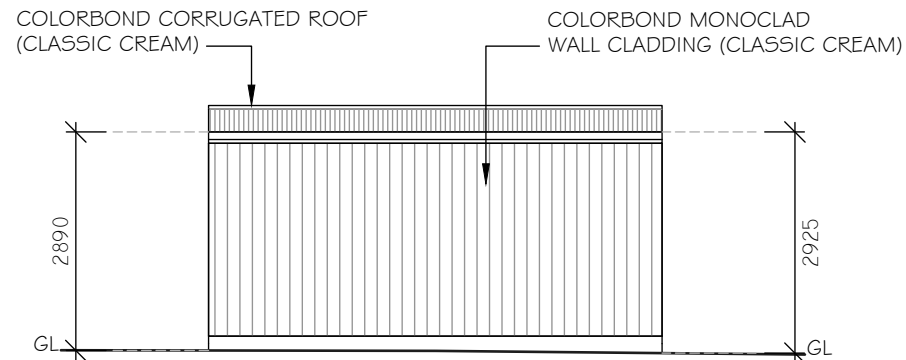




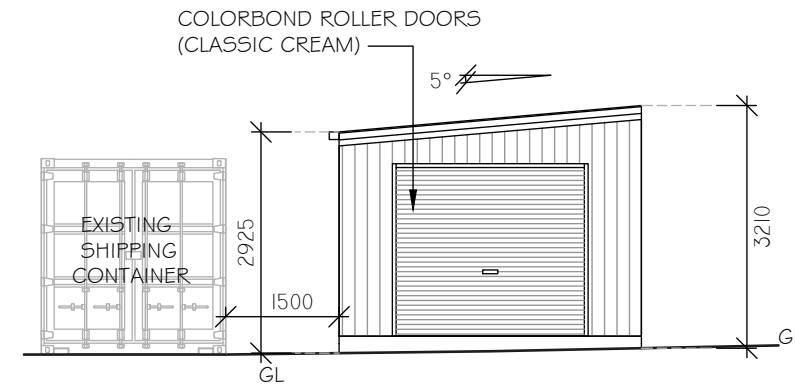
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

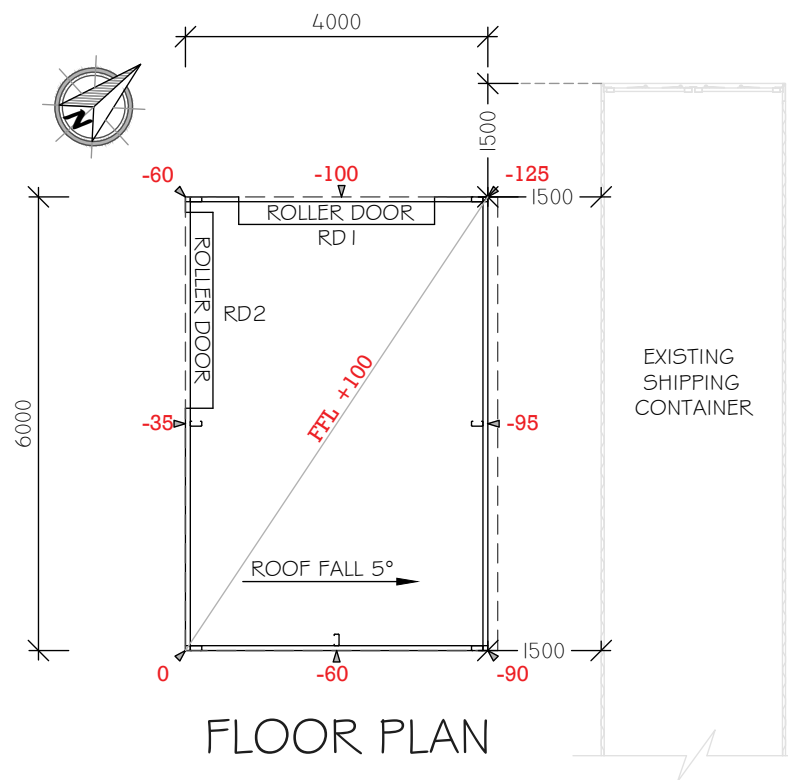


NORTH EAST ELEVATION



NORTH WEST ELEVATION

- COLOURS (COLORBOND®):
- EXT. WALLS - CLASSIC CREAM
  - ROOF - CLASSIC CREAM
  - ROLLER DOORS - CLASSIC CREAM
  - GUTTER - CLASSIC CREAM
  - CORNER FLASH - CLASSIC CREAM
  - BARGE FLASHING - CLASSIC CREAM
  - OPENING FLASH - CLASSIC CREAM

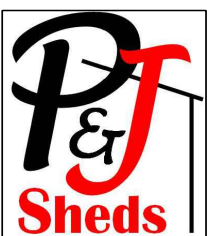


FLOOR PLAN

WINDOW & DOOR SCHEDULE

	ID	HEIGHT	WIDTH
ROLLER DOORS	RD1	2280mm	2590mm
	RD2	2480mm	2590mm

PROPOSAL : NEW OUTBUILDINGS  
 OWNER : HOLY TANTRA ESOTERIC BUDDHISM  
 ADDRESS : 1384 TEE TREE ROAD, CAMPANIA, 7026  
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 PAGE : 04/05  
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ELEVATIONS & FLOOR PLAN (SHED 'B') 1:100



STORMWATER TO BE DISPERSED AS SHEET FLOW OVER GROUND.  
STORMWATER IS TO BE PIPED CLEAR OF EXISTING BUILDINGS  
AND MUST BE CONTAINED WITHIN THE PROPERTY BOUNDARIES.

STORMWATER TO BE DISPERSED AS SHEET FLOW OVER GROUND.  
STORMWATER IS TO BE PIPED CLEAR OF EXISTING BUILDINGS  
AND MUST BE CONTAINED WITHIN THE PROPERTY BOUNDARIES.

CONSTRUCTION GENERALLY:  
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS,  
BUILDING CODE OF AUSTRALIA (B.C.A.), RELEVANT AUSTRALIAN STANDARDS AND LOCAL  
AUTHORITY REQUIREMENTS.

SITE PREPARATION AND EXCAVATION TO COUNCIL AND B.C.A REQUIREMENTS.

CONCRETE FOOTINGS TO AS 2870.1 AND ENGINEER SPECIFICATIONS.  
UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.

STRUCTURAL; DETAILS AND CERTIFICATION AS PER 'FAIR DINKUM' BUILDS'  
DOCUMENTATION.

BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS ON THIS SET OF PLANS PRIOR  
TO COMMENCEMENT OF WORK ON SITE.

USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

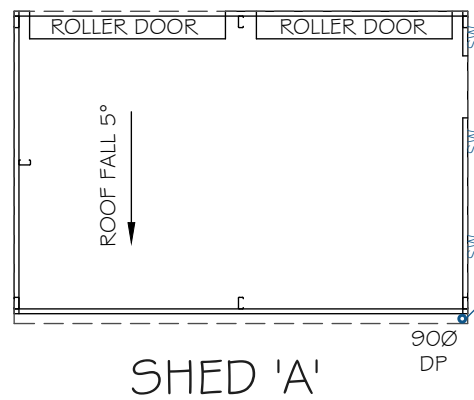
COUNCIL / CONTRACTOR TO CONTACT P&J SHEDS IF NECESSARY INFORMATION IS  
NOT PROVIDED ON THIS SET OF PLANS.

PLUMBING GENERALLY:

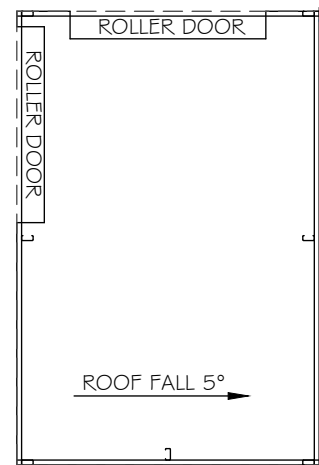
ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500.  
TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.

STORMWATER TO BE DISPERSED TO GROUND AS SHEET FLOW.  
STORMWATER TO BE DIRECTED AWAY FROM EXISTING BUILDINGS  
VIA 100Ø UPVC STORMWATER PIPE AND MUST BE CONTAINED  
WITHIN THE PROPERTY BOUNDARIES.  
PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

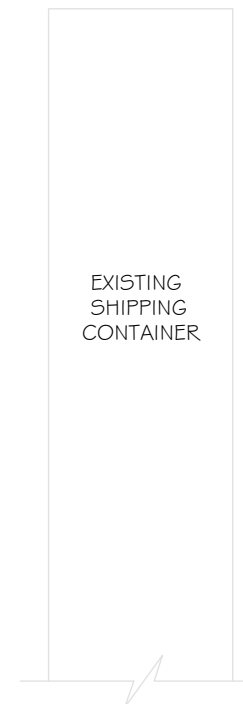
FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.



SHED 'A'



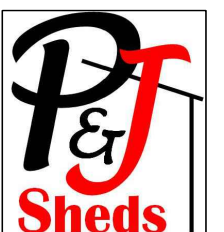
SHED 'B'



EXISTING SHIPPING CONTAINER

PLUMBING PLAN (SHED 'A' & 'B') 1:100

PROPOSAL : NEW OUTBUILDINGS  
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ADDRESS: 1384 TEE TREE ROAD, CAMPANIA, 7026  
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DRAWN BY: A. BROWN CC6003R  
PAGE: 05/05  
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SEARCH OF TORRENS TITLE

VOLUME 155148	FOLIO 1
EDITION 3	DATE OF ISSUE 23-Jan-2013

SEARCH DATE : 23-Jan-2025

SEARCH TIME : 02.51 PM

DESCRIPTION OF LAND

Parish of DRUMMOND Land District of MONMOUTH  
Lot 1 on Plan 155148  
Derivation : Part of 870 Acres Granted to J. Till  
Prior CT 23265/2

SCHEDULE 1

M381094 TRANSFER to HOLY TANTRA ESOTERIC BUDDHISM  
INCORPORATED Registered 23-Jan-2013 at 12.01 PM

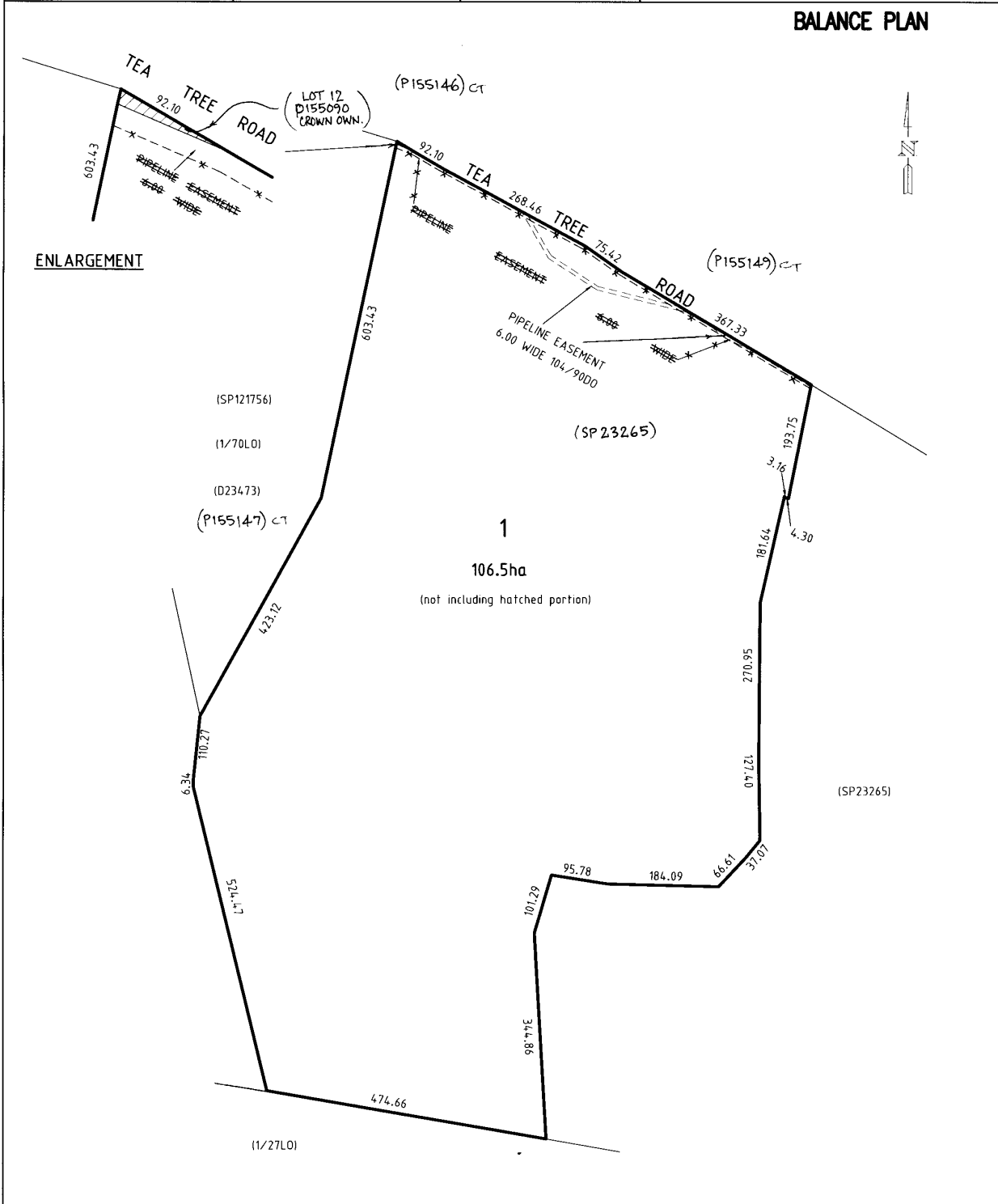
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 23265 FENCING COVENANT in Schedule of Easements  
SP23265 BURDENING EASEMENT: a grant of easement made between  
Frederick James Grant and Sarah Jean Dunbabin and the  
Metropolitan Water Board over the "Pipeline Easement"  
6.00 wide on P.155148 (more fully set forth in  
SP23265 & Deed 56/5151)

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER T.P. TAI		<b>PLAN OF TITLE</b> LOCATION <b>LAND DISTRICT OF MONMOUTH</b> <b>PARISH OF DRUMMOND</b> FIRST SURVEY PLAN No. SP23265 COMPILED BY LESTER FRANKS SURVEY & GEOGRAPHIC PTY LTD SCALE 1: 6000 LENGTHS IN METRES	REGISTERED NUMBER <b>P155148</b>
FOLIO REFERENCE C.T.23265/2			APPROVED ..... 26 FEB. 2009.. <i>Alice Kawa</i> Recorder of Titles
GRANTEE PART OF 870AC GRANTED TO JOHN TILL		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	
MAPSHEET MUNICIPAL CODE No. 125 (5227)	LAST UPI No. BY551	LAST PLAN No. SP23265	







Sheds&amp;More

HOBART

Fair Dinkum Builds Hobart

38 McIntyre Street  
Mornington TAS 7018

Phone: 03 6244 4300

fairdinkumbuilds.com.au

## AGENT AUTHORISATION

Project Address:	1384 Tea Tree Road Campania 7026
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I/We

Owner Name/s:	HOLY TANTRA ESOTERIC BUDDHISM INCORPORATED
Postal Address:	1384 Tea Tree Road Campania 7026
Phone Number:	0437026788
Email Address:	bunfuyu@gmail.com

Hereby appoint the following person/company representative:

Agent Name/s:	P&J Sheds Pty Ltd
Postal Address:	38 McIntyre Street Mornington, TAS 7018
Phone Number:	03 6244 4300
Email Address:	admin@fairdinkumhobart.com.au

to act as my/our authorised agent to apply for any required certificates and permits, and to provide any necessary information to, or communicate with the relevant council as required in accordance with the Building Act 2016.

Owner Name:	Xin De WANG	Owner Signature:		Date:	13/01/2025
Owner Name:		Owner Signature:		Date:	