



PUBLIC NOTICE DETAILS

PLANNING APPLICATION DETAILS

Application Number:	DA 2026/26
Application Type:	Discretionary Development Application
Property Location:	40 Parsons Road, Gretna
Proposal:	Dwelling
Advertising Commencement Date:	25 June 2026
Representation Period Closing Date:	09 July 2026
Responsible Officer:	Louisa Brown, Senior Planning Officer

The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal business hours.

Enquiries regarding this Application can be made by contacting Central Highlands Council on (03) 6259 5503 or by emailing development@centralhighlands.tas.gov.au. Please quote the "Application Number" when making your enquiry.

Representations on this application may be made to the General Manager in writing either by:

Post: 19 Alexander Street, Bothwell TAS 7030
Email: development@centralhighlands.tas.gov.au

All representations must include the authors full name, contact number and postal address and be received by 5.00pm on the representation period closing date.

Development Application

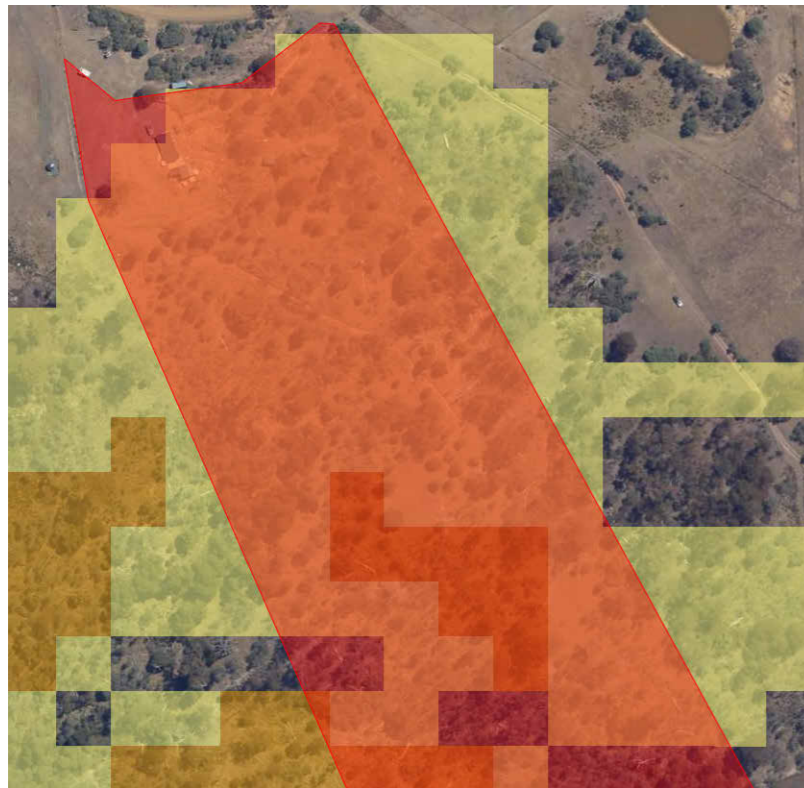
New Dwelling

Class 1a
SNH26-001

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A2.1	SITEPLAN
A3.0	FLOORPLAN
A4.0	ELEVATIONS
A4.1	ELEVATIONS
A5.4	3D VIEWS

CLIENT	Christopher Henkel & Claire Moore
PROPERTY ADDRESS	40 Parsons Road, Gretna 7140
PROPERTY TITLE REFERENCE	140770/4
PROPERTY IDENTIFICATION NUMBER	2274793
LOCAL AUTHORITY	Central Highlands
PLANNING ZONE	Rural
OVERLAYS	Low landslip hazard band, Medium landslip hazard band, Waterway and coastal protection area, Priority vegetation area, Bushfire-prone areas
BUSHFIRE ATTACK LEVEL	19
CORROSION ENVIRONMENT	Mild
SOIL CLASSIFICATION	P
WIND CLASSIFICATION	N3
PROPERTY LOT SIZE	209100
PROPOSED FOOTPRINT	410m2



LIST - Landslip Hazard
31/03/26



LIST - Priority Vegetation
31/03/26



LIST - Waterway and Coastal Protection Area
31/03/26

DIMENSION NOTE:

Use written dimensions only. Do not scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimensions, setbacks and levels be confirmed onsite by the builder, surveyor or sub-contractor prior to the commencement of work, manufacture or installation; and the builder, sub-contractor and/or manufacturer ensures a full set of plans are on hand and reference has been made to the general notes.

DRAWING NOTE:

This drawing & design shown is the property of BLST Pty Ltd and shall not be copied nor reproduced in part or in whole in any form without the written permission of BLST Pty Ltd and shall be used only by the client of BLST Pty Ltd for the project for which it was provided.



57 Cove Hill Road
Bridgewater TAS 7030
(03) 6263 6545
hobart@shedsnhomes.com.au
BLST Pty Ltd
ABN 52 660 422 159

CLIENT NAME	Christopher Henkel & Claire Moore		DRAWING TITLE		COVER PAGE	
PROJECT ADDRESS	40 Parsons Road, Gretna 7140		DATE	12/03/2026	SCALE	DRAWN BY
PROJECT	New Dwelling		REVISION No	1	SHEET SIZE	A3
			JOB No	SNH26-001	SHEET No	A1.0

1 Existing class 10 Structure - non habitable with amenities Approx 90m2

2 Existing class 10 Structure (storage) Approx 50m2

3 Existing class 10 Structure (animal shelter) Approx 15m2

4 Fire hardstand / turning

5 10,000ltr fire water tank

6 Proposed new dwelling 126m2

7 Existing class 10 shed - Approx 130m2

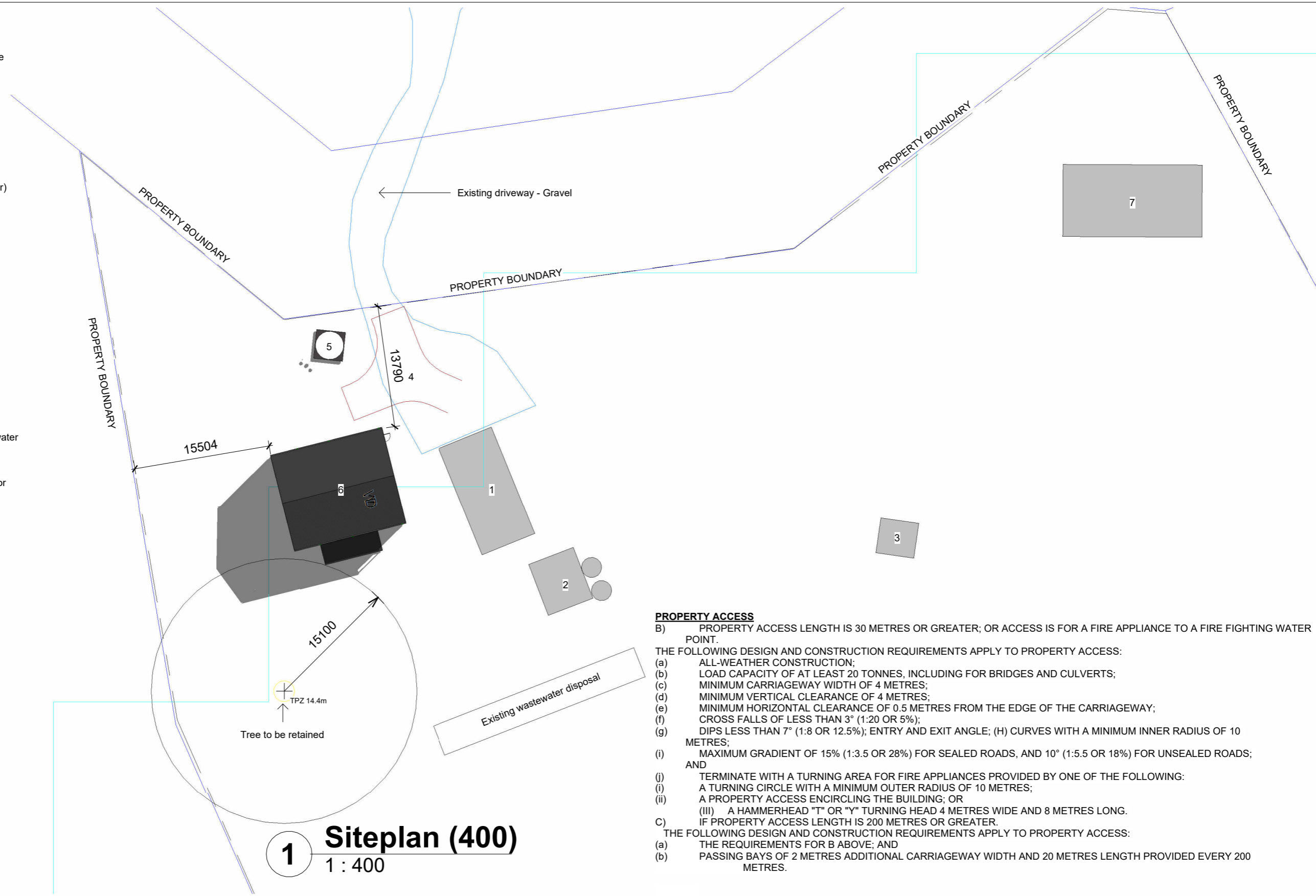
Wastewater:
To be disposed onsite through existing wastewater disposal system

Stormwater:
To be collected onsite for drinking water / re-use

Crossover:
No upgrades required

Existing coverage:
284m2

Proposed coverage:
410m2



1 Siteplan (400)
1 : 400

PROPERTY ACCESS

B) PROPERTY ACCESS LENGTH IS 30 METRES OR GREATER; OR ACCESS IS FOR A FIRE APPLIANCE TO A FIRE FIGHTING WATER POINT.

THE FOLLOWING DESIGN AND CONSTRUCTION REQUIREMENTS APPLY TO PROPERTY ACCESS:

- (a) ALL-WEATHER CONSTRUCTION;
- (b) LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
- (c) MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
- (d) MINIMUM VERTICAL CLEARANCE OF 4 METRES;
- (e) MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY;
- (f) CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
- (g) DIPS LESS THAN 7° (1:8 OR 12.5%); ENTRY AND EXIT ANGLE; (H) CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
- (i) MAXIMUM GRADIENT OF 15% (1:3.5 OR 28%) FOR SEALED ROADS, AND 10° (1:5.5 OR 18%) FOR UNSEALED ROADS; AND
- (j) TERMINATE WITH A TURNING AREA FOR FIRE APPLIANCES PROVIDED BY ONE OF THE FOLLOWING:
 - (i) A TURNING CIRCLE WITH A MINIMUM OUTER RADIUS OF 10 METRES;
 - (ii) A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
 - (iii) A HAMMERHEAD "T" OR "Y" TURNING HEAD 4 METRES WIDE AND 8 METRES LONG.

C) IF PROPERTY ACCESS LENGTH IS 200 METRES OR GREATER.

- THE FOLLOWING DESIGN AND CONSTRUCTION REQUIREMENTS APPLY TO PROPERTY ACCESS:
- (a) THE REQUIREMENTS FOR B ABOVE; AND
 - (b) PASSING BAYS OF 2 METRES ADDITIONAL CARRIAGEWAY WIDTH AND 20 METRES LENGTH PROVIDED EVERY 200 METRES.

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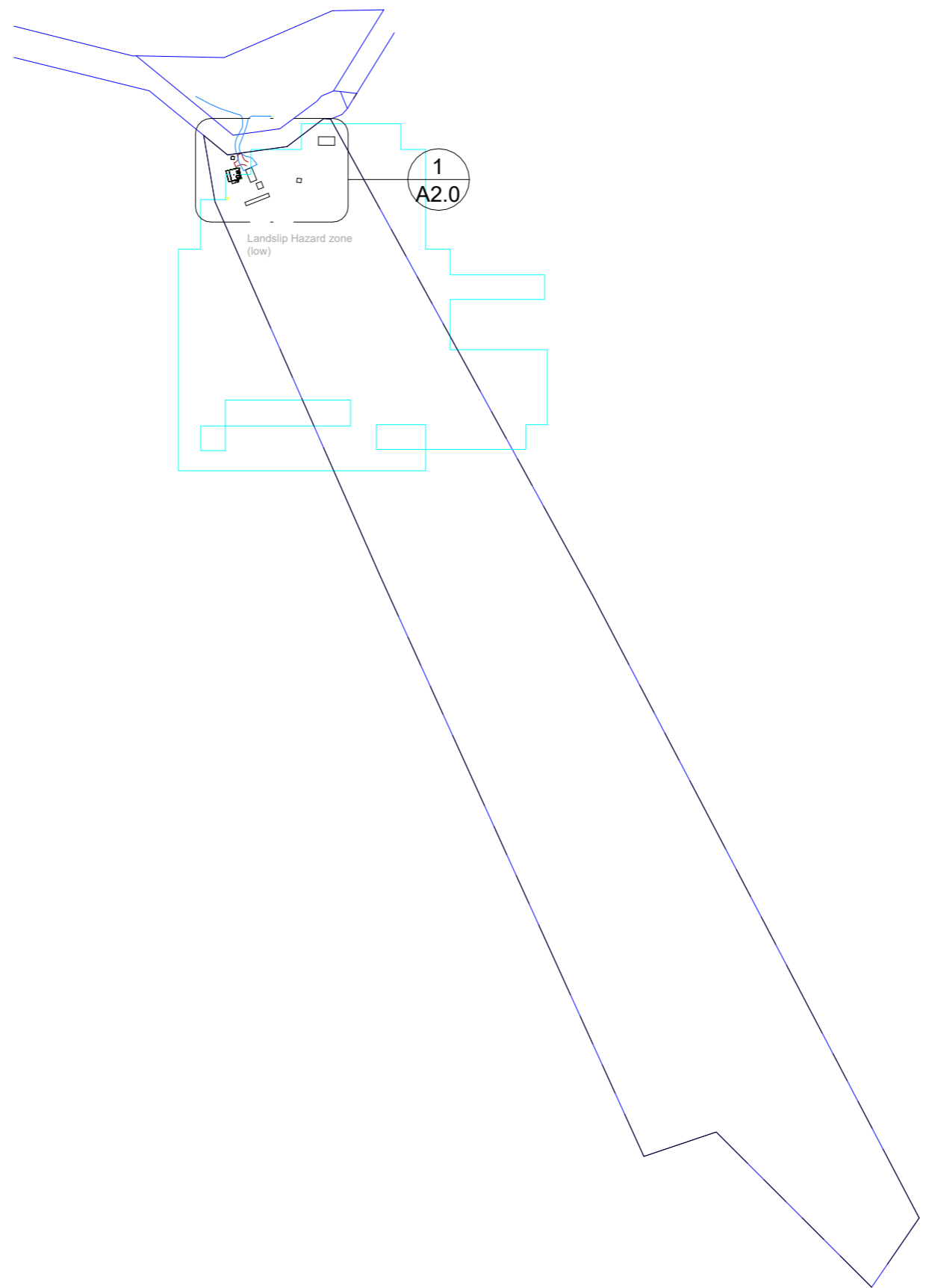
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CLIENT NAME	Christopher Henkel & Claire Moore			DRAWING TITLE	SITEPLAN		
PROJECT ADDRESS	40 Parsons Road, Gretna 7140			DATE	12/03/2026	SCALE	1 : 400
PROJECT	New Dwelling			REVISION No	1	SHEET SIZE	A3
				JOB No	SNH26-001	SHEET No	A2.0
				DRAWN BY	BH		



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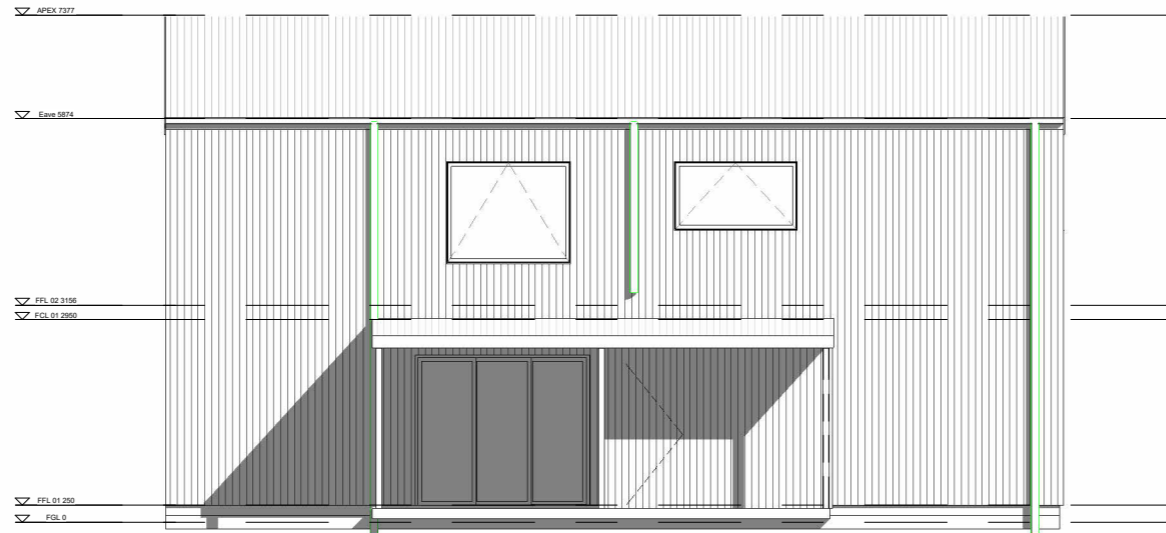
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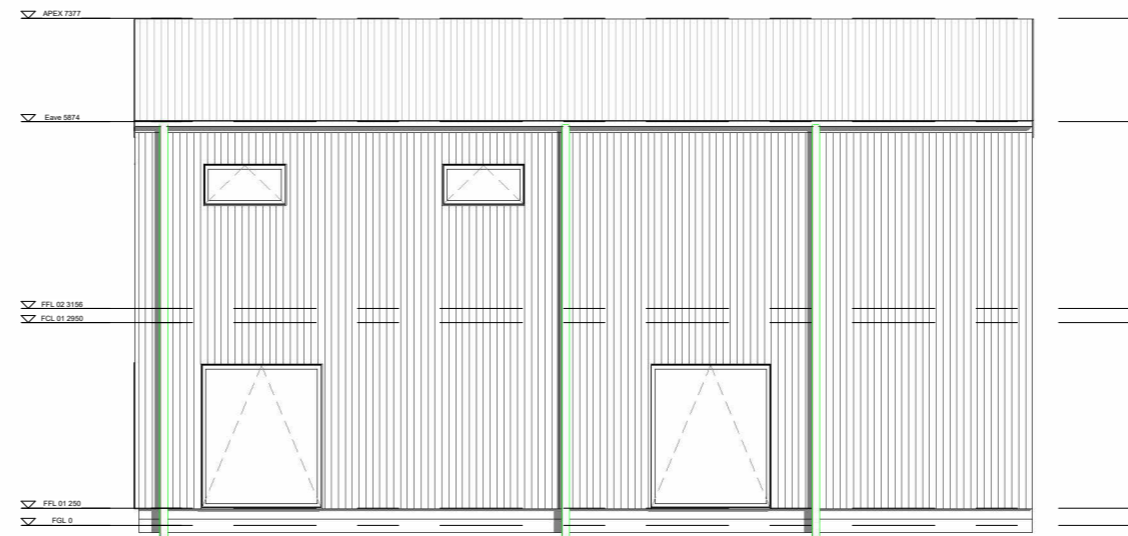


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 ABN 52 660 422 159

CLIENT NAME Christopher Henkel & Claire Moore		DRAWING TITLE SITEPLAN			
PROJECT ADDRESS 40 Parsons Road, Gretna 7140		DATE 12/03/2026	SCALE 1 : 5000	DRAWN BY BH	
PROJECT New Dwelling		REVISION No 1	SHEET SIZE A3	JOB No SNH26-001	SHEET No A2.1



1 LEFT SIDE
1 : 100



2 RIGHT SIDE
1 : 100

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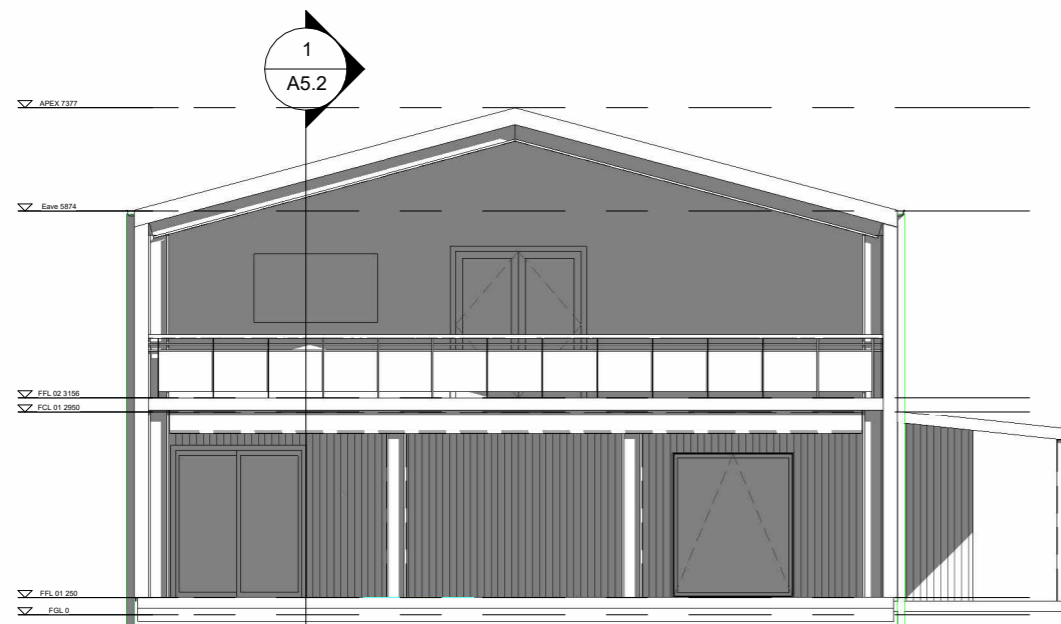
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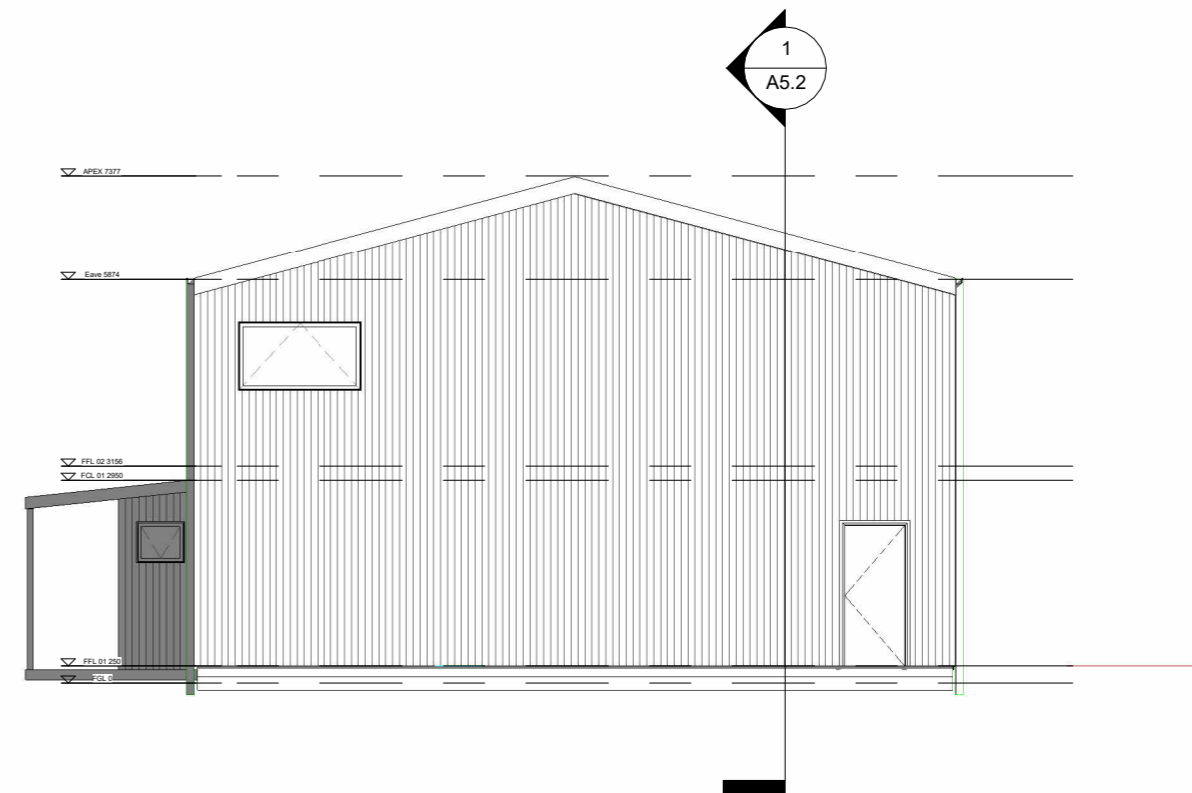


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hobart@shedsnhomes.com.au
BLST Pty Ltd
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CLIENT NAME Christopher Henkel & Claire Moore		DRAWING TITLE ELEVATIONS		
PROJECT ADDRESS 40 Parsons Road, Gretna 7140		DATE 12/03/2026	SCALE 1 : 100	DRAWN BY BH
PROJECT New Dwelling		REVISION No 1	SHEET SIZE A3	JOB No SNH26-001
				SHEET No A4.0



1 RIGHT END
1 : 100



2 LEFT END
1 : 100

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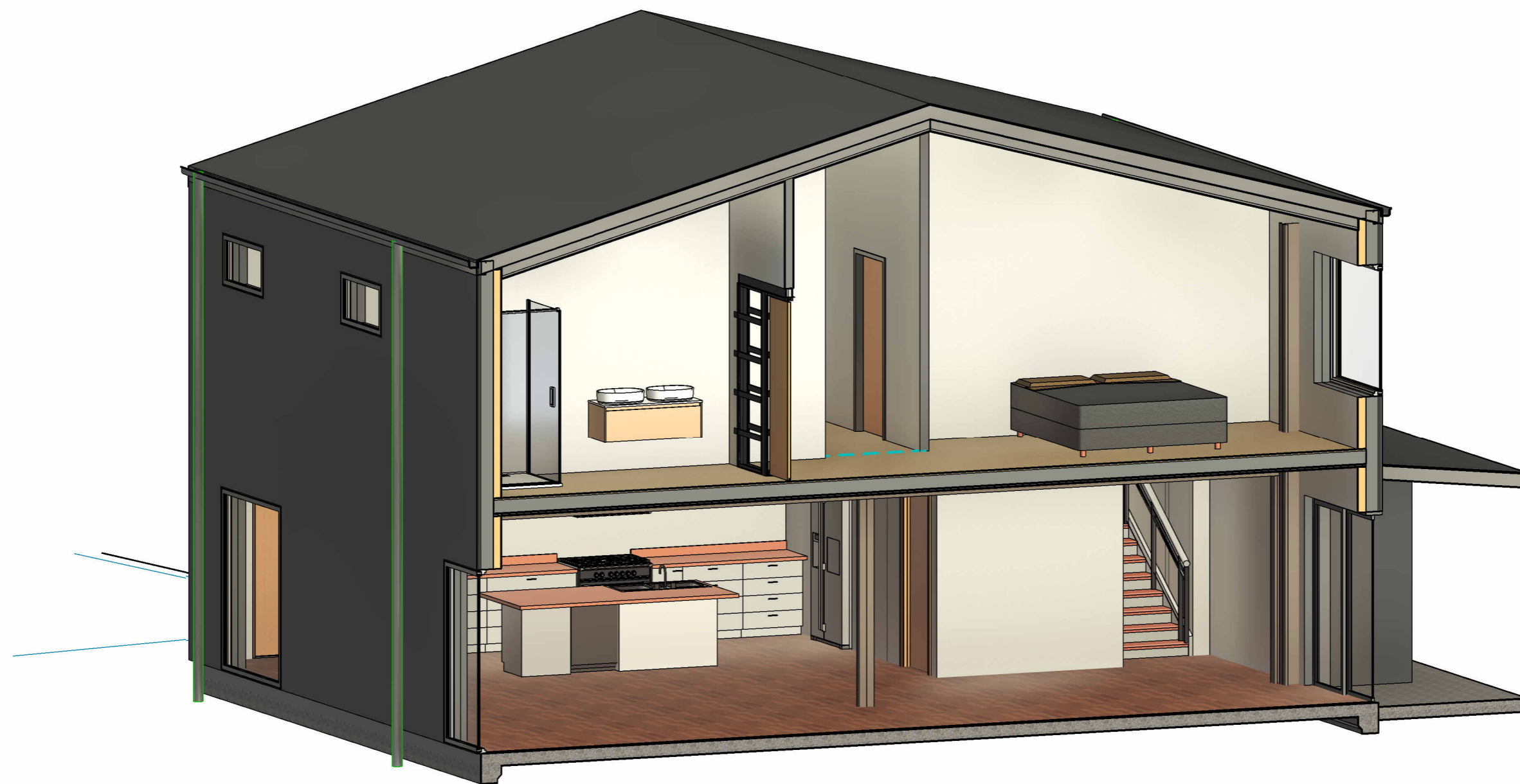
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CLIENT NAME Christopher Henkel & Claire Moore		DRAWING TITLE ELEVATIONS		
PROJECT ADDRESS 40 Parsons Road, Gretna 7140	DATE 12/03/2026	SCALE 1 : 100	DRAWN BY BH	
PROJECT New Dwelling	REVISION No 1	SHEET SIZE A3	JOB No SNH26-001	SHEET No A4.1



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CLIENT NAME Christopher Henkel & Claire Moore		DRAWING TITLE 3D VIEWS		
PROJECT ADDRESS 40 Parsons Road, Gretna 7140		DATE 12/03/2026	SCALE	DRAWN BY BH
PROJECT New Dwelling		REVISION No 1	SHEET SIZE A3	JOB No SNH26-001
				SHEET No A5.4



BLST Pty Ltd
57 Cove Hill Road, Bridgewater 7030
EMAIL: hobart@shedsnhomes.com.au

04/06/2026

Senior Planning Officer
Central Highlands Council

Dear Louisa,

Response to RFI 1 – DA 2026-26 - RFI

Thank you for your request for additional information pursuant to Section 54 of the *Land Use Planning and Approvals Act 1993*. Please find below response to your request:

1. Existing Use of the Development

Please confirm if any of the existing structures on the property are dwellings. Council notes an existing wastewater disposal area on the property.

One of the existing structures is being utilised as a temporary dwelling. I am under instruction that there will be no request to consider the existing structures as ancillary dwellings after the completion of the new proposed dwelling. I propose any planning permit is conditioned to remove the stove to satisfy council that the existing structures be considered only class 10 buildings with amenities.

2. Natural Assets Code

The property is within the Natural Assets Code, Priority Vegetation and contains a Threatened Native Vegetation Community. Please confirm if any vegetation clearance is required. Council notes a tree located southwest of the proposed dwelling. Please provide a setback distance from the tree to the proposed dwelling.

If native vegetation is required to be cleared, please provide a written response to C7.6.2 P1.1 and P1.2 of the Code, supported by a Natural Values assessment prepared by a suitably qualified person.

No vegetation is required to be cleared for the project. In addressing the proximity to the tree, an amendment to the site plan has been provided which moves the proposed dwelling further from the tree. The updated dwelling location is situated approximately 15m from the existing tree.

Updated site coverage

The initial proposed site coverage was incorrectly calculated. There is a class 10 shed at the northwest corner that was not allowed for. The updated site coverage is 410m².

We hope this has addressed your request and look forward to hearing from you soon.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Benjamin Harriss', with a long horizontal flourish extending to the right.

Benjamin Harriss

BLST Pty Ltd

SEARCH OF TORRENS TITLE

VOLUME 140770	FOLIO 4
EDITION 6	DATE OF ISSUE 17-Feb-2023

SEARCH DATE : 18-Mar-2026

SEARCH TIME : 02.38 pm

DESCRIPTION OF LAND

Parish of GRAFTON Land District of MONMOUTH
 Lot 4 on Sealed Plan [140770](#)
 Derivation : For grantees see plan
 Prior CT [132702/1](#)

SCHEDULE 1

[N114854](#) TRANSFER to CHRISTOPHER BRIAN HENKEL and CLAIRE
 MADELINE MOORE Registered 17-Feb-2023 at noon

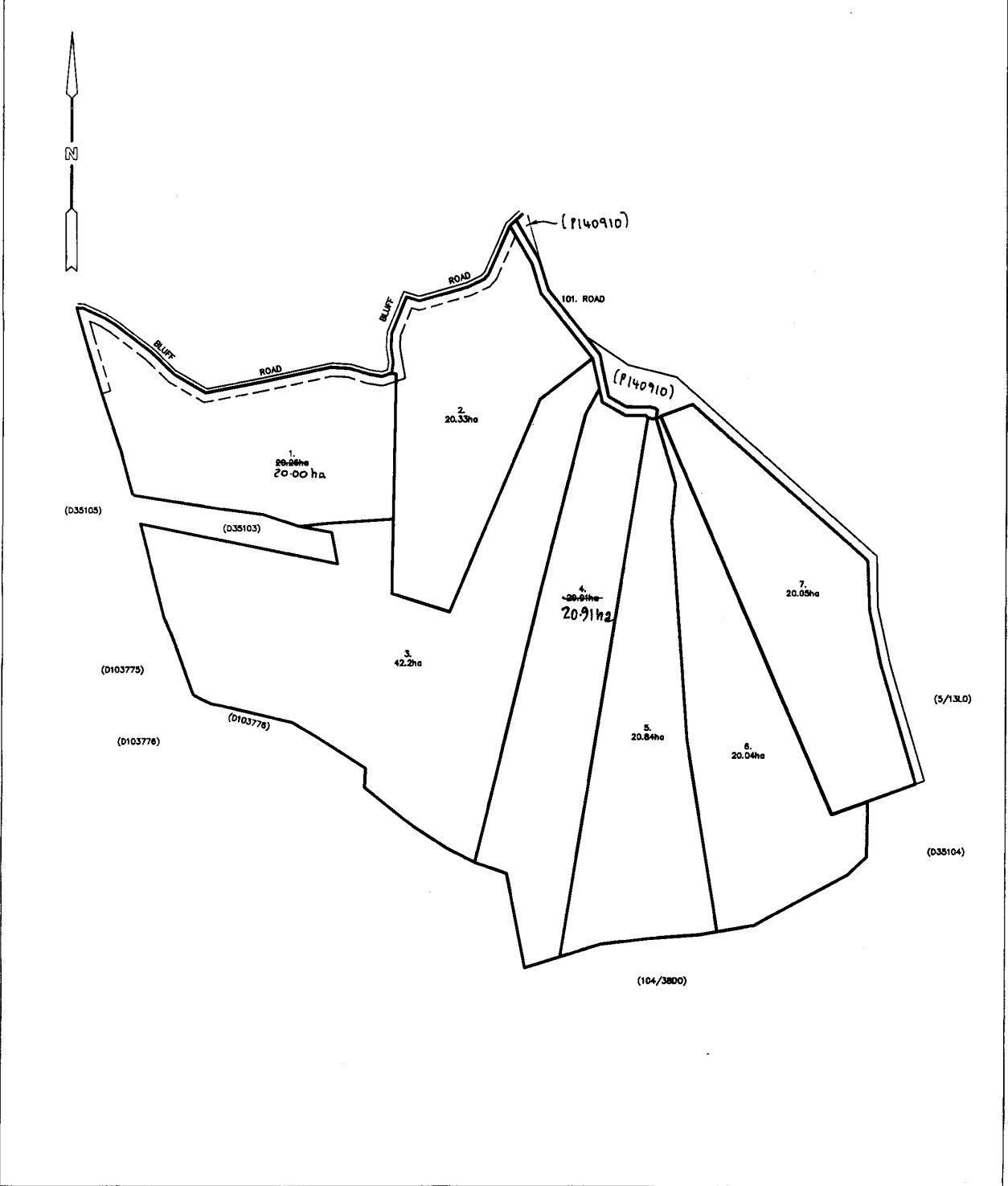
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP [140770](#) FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

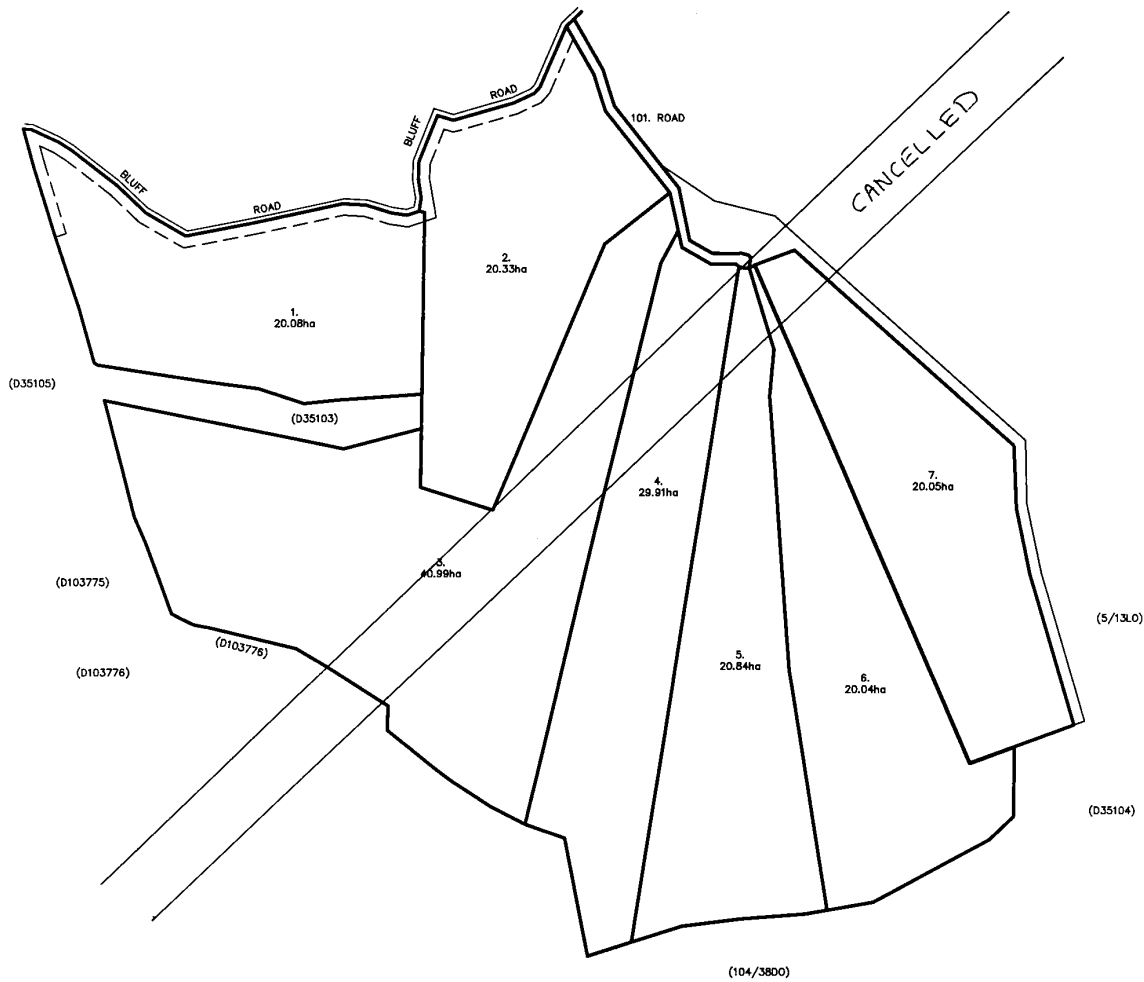
E446761 MORTGAGE to Westpac Banking Corporation Lodged by
 DOBSON MITCHELL ALLPORT on 22-Feb-2026 BP: E446761

OWNER C.F.C. PARSONS & A. PARSONS		PLAN OF SURVEY		Registered Number
FOLIO REFERENCE F.R. 132702/1		BY SURVEYOR DAVID G. J. POTTER		SF 140770
GRANTEE Portions of 300.0.0 Valentine Griffiths LOT 331, 645.0.0 John James Fenton, 500.0.0 J. Marshall, LOT 765, 550.0.0 William Jarvis & Loc. to John H. Patterson		LOCATION MONMOUTH GRAFTON		APPROVED EFFECTIVE FROM - 1 MAR 2004
MAPSHEET MUNICIPAL CODE No. 105 (4827)		LAST UPI No		<i>Alice Kawa</i> Recorder of Titles
		LAST PLAN No. P132702		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
SCALE 1: 8000 LENGTHS IN METRES				

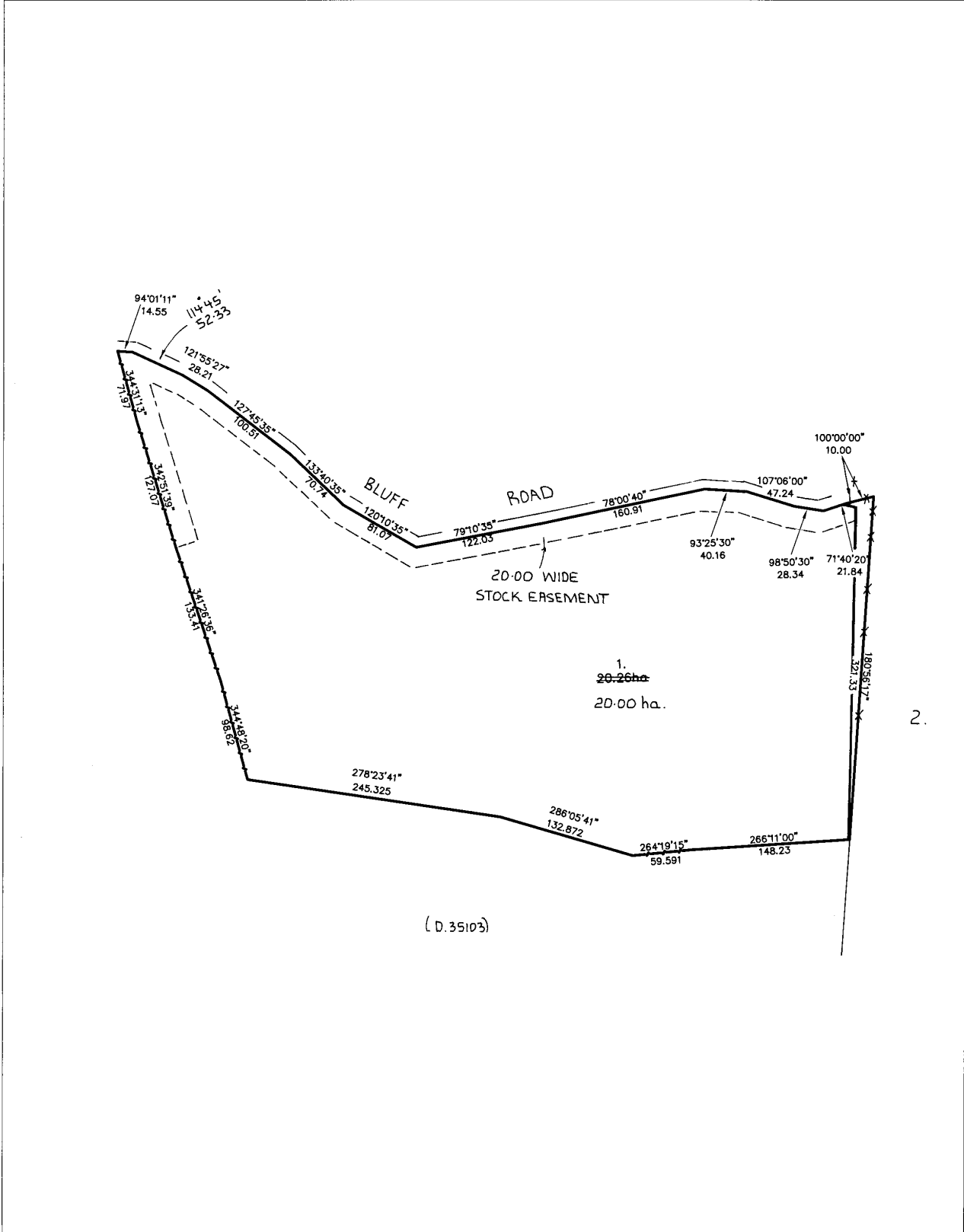


PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 89 SHEETS	OWNER: C F C & A H PARSONS FOLIO REFERENCE: F.R. 132702/1	Registered Number SP 140770
	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Surveyor D G J POTTER date 17/12/2003	LENGTHS IN METRES
CROSS REFERENCE PLAN NUMBERS USED AS PART OF THIS SURVEY		

Scale 1 : 8000

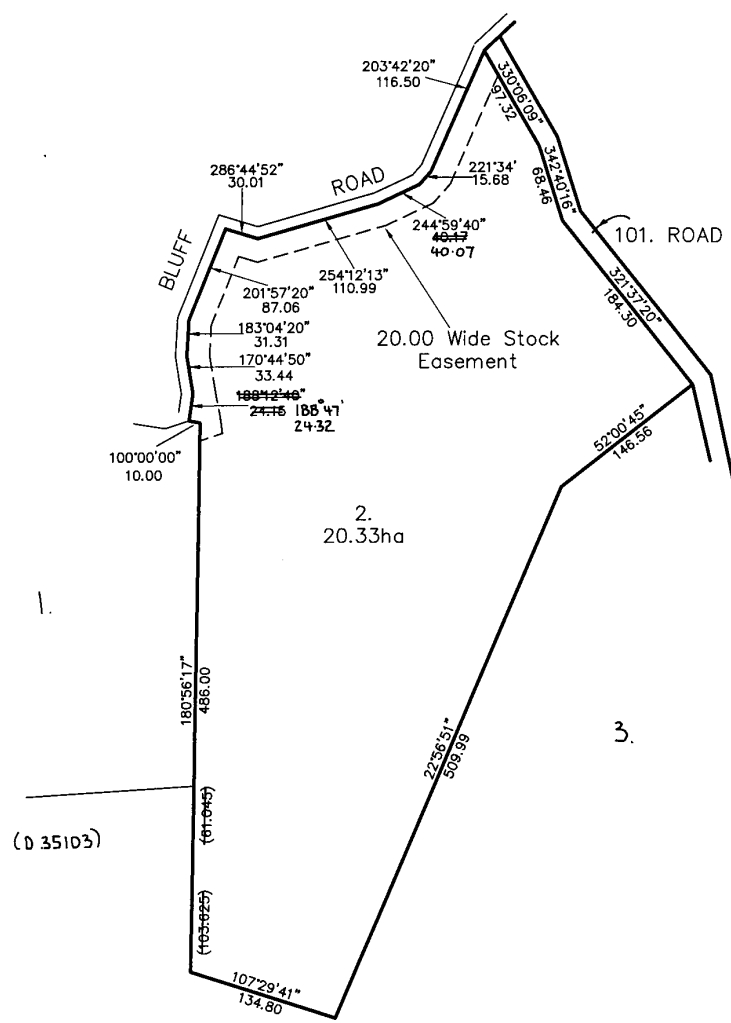


PLAN OF SURVEY ANNEXURE SHEET SHEET 22 OF 29 SHEETS CROSS REFERENCE PLAN NUMBERS USED AS PART OF THIS SURVEY	OWNER: C.F.C. PARSONS & A. PARSONS FOLIO REFERENCE: F.R. 132702/1	Registered Number SP 140770
	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Surveyor <i>Collette</i> date <i>17/12/03</i>	LENGTHS IN METRES

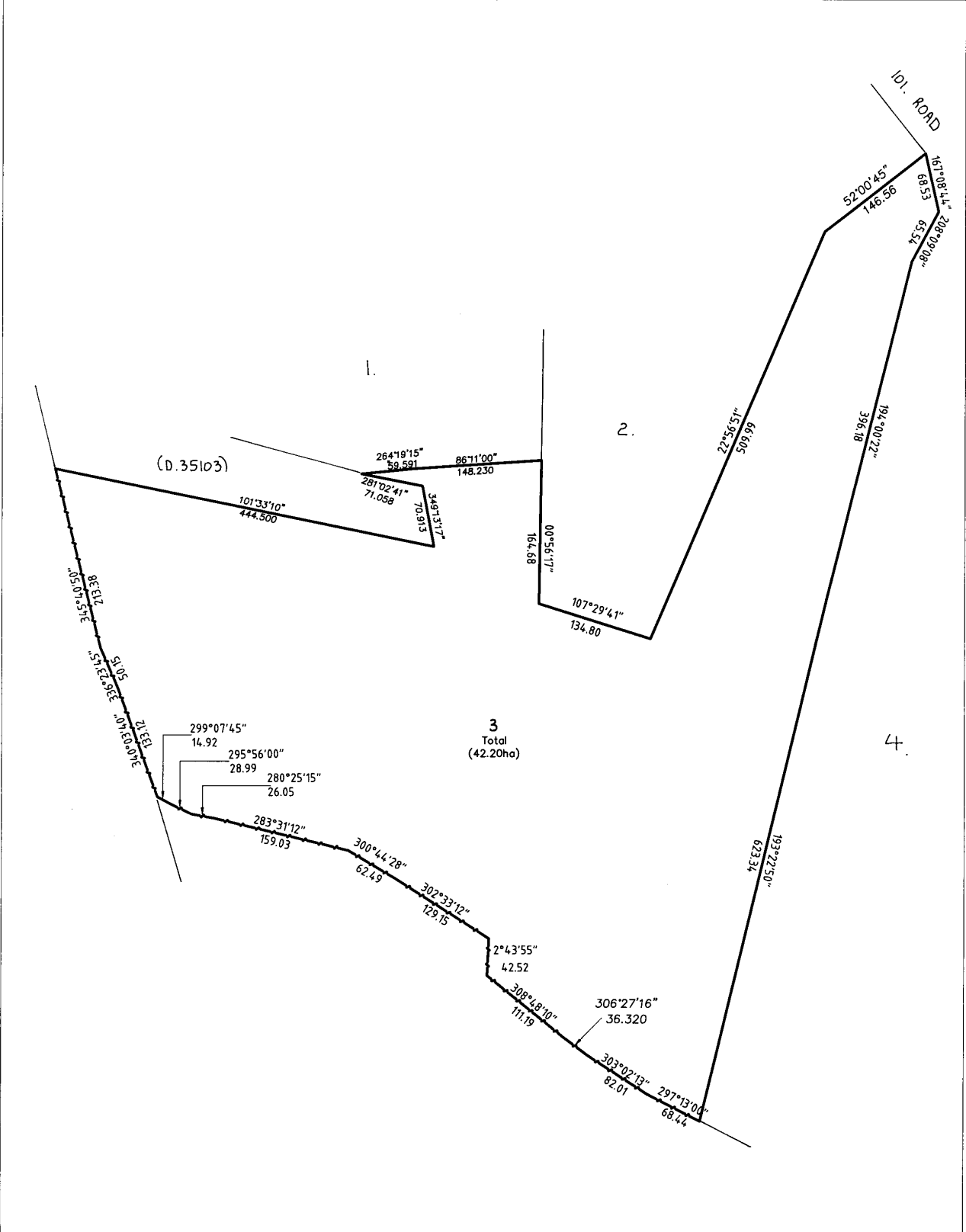


PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 89 SHEETS	OWNER: C F C & A H PARSONS FOLIO REFERENCE: F.R. 132702/1	Registered Number SP 140770
	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Surveyor D G J POTTER date 17/12/2003	LENGTHS IN METRES
CROSS REFERENCE PLAN NUMBERS USED AS PART OF THIS SURVEY		

Scale 1 : 4000

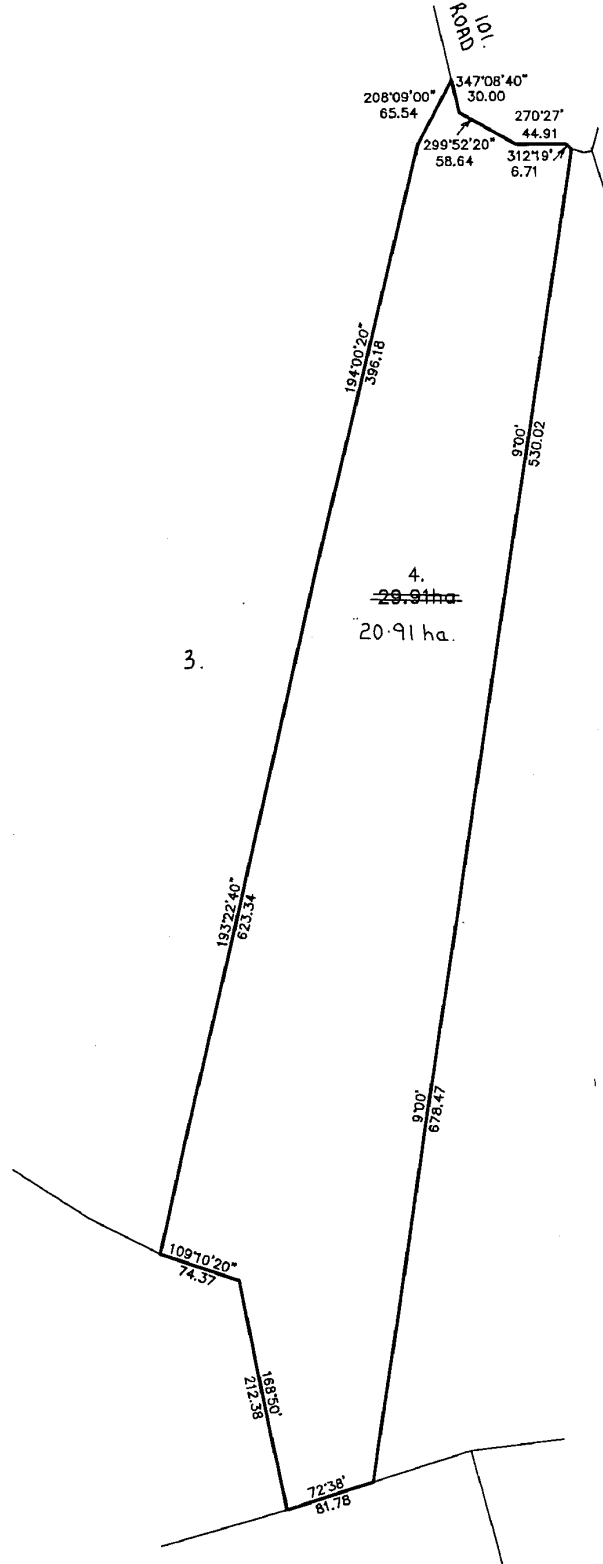


PLAN OF SURVEY ANNEXURE SHEET SHEET 4 OF 9 SHEETS	OWNER: C.F.C.PARSONS & A. PARSONS FOLIO REFERENCE: F.R. 132702/1	Registered Number
	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Surveyor: <i>Adria</i> date 17/12/03	SP 140770
CROSS REFERENCE PLAN NUMBERS USED AS PART OF THIS SURVEY		



<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 5 OF 69 SHEETS</p>	<p>OWNER: C F C & A H PARSONS FOLIO REFERENCE: F.R. 132702/1</p>	<p>Registered Number</p>
	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET</p>	<p>SP 140770</p>
<p>CROSS REFERENCE PLAN NUMBERS USED AS PART OF THIS SURVEY</p>	<p>Registered Surveyor . . . P. G. J. POTTER date</p>	<p>LENGTHS IN METRES</p>

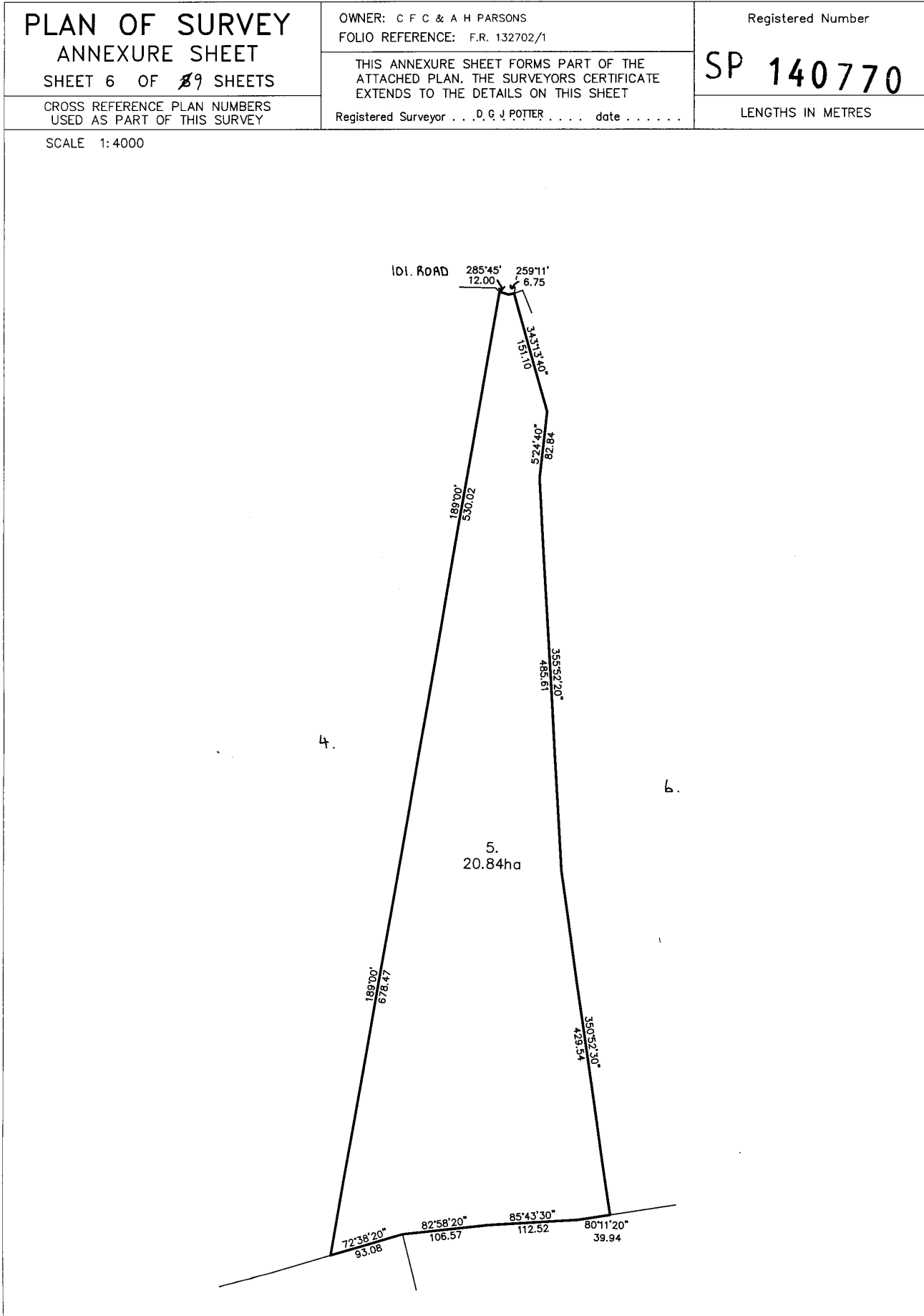
SCALE 1:4000



5.

AREA AMENDED UNDER SECTION 139 OF THE LAND TITLES ACT 1980

Alice Kawa
RECORDER OF TITLES
29TH MARCH 2004

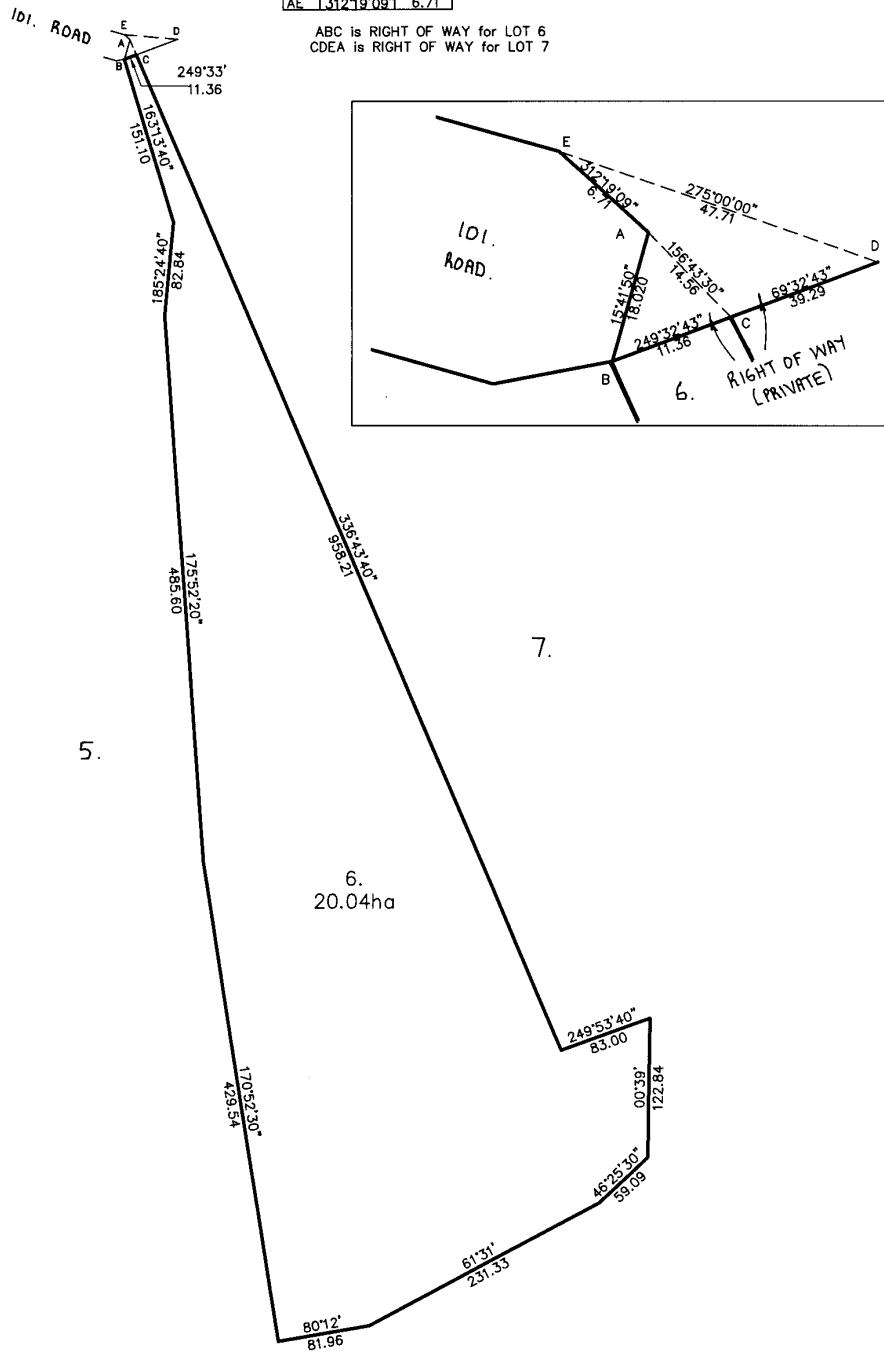


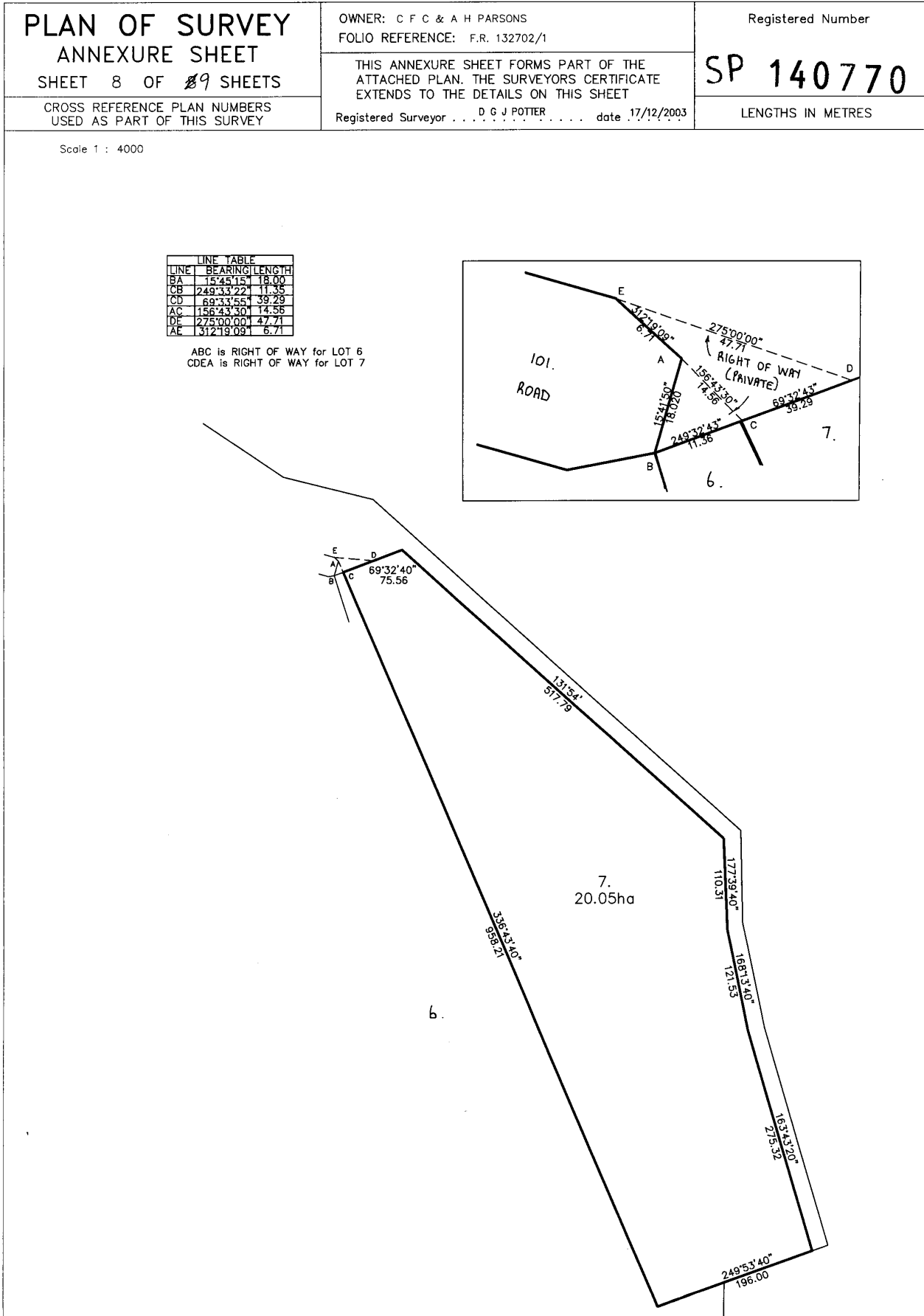
PLAN OF SURVEY ANNEXURE SHEET SHEET 7 OF 89 SHEETS	OWNER: C F C & A H PARSONS FOLIO REFERENCE: F.R. 132702/1	Registered Number SP 140770
	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Surveyor D G J POTTER date 17/12/2003	LENGTHS IN METRES
CROSS REFERENCE PLAN NUMBERS USED AS PART OF THIS SURVEY		

Scale 1 : 4000

LINE	BEARING	LENGTH
BA	154°53'40"	18.00
CB	249°33'22"	11.36
CD	69°32'43"	39.29
AC	156°43'30"	14.56
DE	275°00'00"	47.71
AE	312°19'09"	6.71

ABC is RIGHT OF WAY for LOT 6
 CDEA is RIGHT OF WAY for LOT 7





<p align="center">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p align="center">Registered Number</p> <p align="center" style="font-size: 2em;">SP 140770</p>
--	---

PAGE 1 OF 3 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.

EASEMENTS

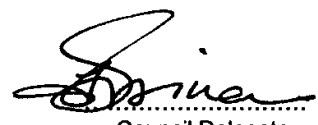
~~LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 are together with an Electricity Infrastructure Easement 10.00 wide shown on the plan.~~

~~**ELECTRICITY INFRASTRUCTURE EASEMENT MEANS:**~~

~~**FIRSTLY**, all the full and free right and liberty for Aurora Energy Pty Ltd and its successors and its and their servants agents and contractors (hereinafter called "Aurora" at all times hereafter:~~

- ~~a) To maintain, lay, erect and install anything used for, or in connection with the generation, transmission or distribution of electricity including power lines (overhead or underground), substations for converting electricity, substations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity (hereinafter called "electricity infrastructure") of such materials and type as Aurora may determine above, on or under the land respectively marked "Electricity Infrastructure Easement" on plan (hereinafter called the "servient land").~~
- ~~b) To enter into and upon the servient land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing electricity infrastructure without doing unnecessary damage to the said servient land and making good all damage occasioned thereby.~~
- ~~c) To erect fencing, signs, barriers or other protective structures upon the servient land if in the opinion of Aurora these are necessary for reasons of safety~~

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: Cecil Fenn Charles Parsons and Ann Hazel Parsons</p> <p>FOLIO REF: 132702/1</p> <p>SOLICITOR & REFERENCE: SLLB01</p>	<p>PLAN SEALED BY: </p> <p>DATE: DA 98102</p> <p>REF NO. Council Delegate</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGE/S	Registered Number SP 140770
SUBDIVIDER: Cecil Fenn Charles Parsons and Ann Hazel Parsons FOLIO REFERENCE: 132702/1	

- d) To cause or permit electrical energy to flow or to be transmitted or distributed through the said electricity infrastructure.
- e) To enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the said land in consultation with the registered proprietor/s for the purpose of access and regress to and from the servient land.
- f) Nothing herein contained shall prevent the registered proprietor/s for themselves and their successors in title from using the servient land provided that such use does not derogate from this grant or, in the opinion of Aurora compromise the safe operation of Aurora electricity infrastructure located on, above or under the servient land.

COVENANTS

The owners of each Lot on the Plan covenant with the Vendors Cecil Fenn Charles Parsons and Ann Hazel Parsons that the Vendors shall not be required to fence.

~~The owners of each Lot on the Plan covenant with the Vendors Cecil Fenn Charles Parsons and Ann Hazel Parsons that the Vendors shall not be required to maintain Parsons Road.~~

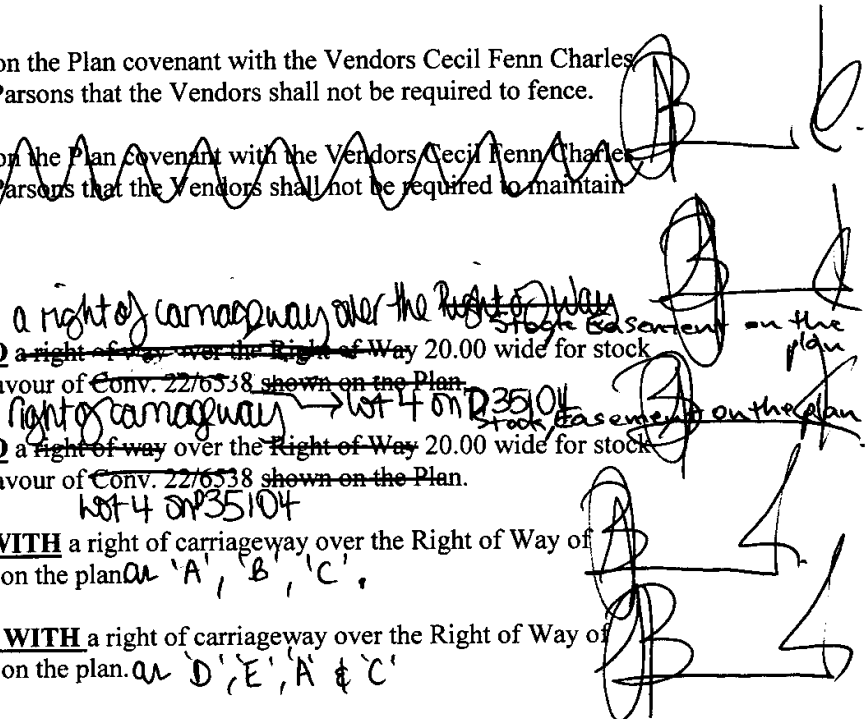
RIGHTS OF WAY

~~LOT 1 is **SUBJECT TO** a right of way over the Right of Way 20.00 wide for stock and farm equipment in favour of Conv. 22/6538 shown on the Plan.~~

~~LOT 2 is **SUBJECT TO** a right of way over the Right of Way 20.00 wide for stock and farm equipment in favour of Conv. 22/6538 shown on the Plan.~~

LOT 6 is **TOGETHER WITH** a right of carriageway over the Right of Way of variable width as shown on the plan *at 'A', 'B', 'C'.*

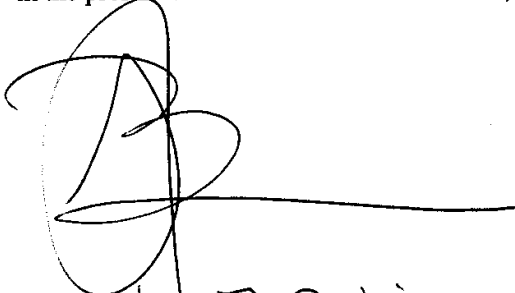
LOT 7 is **TOGETHER WITH** a right of carriageway over the Right of Way of variable width as shown on the plan *at 'D', 'E', 'A' & 'C'.*



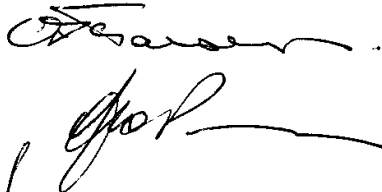

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 3 PAGE/S</p>	<p>Registered Number</p> <p>SP 140/70</p>
<p>SUBDIVIDER: Cecil Fenn Charles Parsons and Ann Hazel Parsons</p> <p>FOLIO REFERENCE: 132702/1</p>	

**SIGNED by Cecil Fenn Charles Parsons)
and Ann Hazel Parsons as the registered)
proprietors of Certificate of Title 132702/1)
in the presence of:)**



Shawn J Buisink

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.