

**From:** [westleys25@yahoo.com.au](mailto:westleys25@yahoo.com.au)  
**To:** [TPC Enquiry \(DoJ\)](#)  
**Cc:** [jo.oliver@mvc.tas.gov.au](mailto:jo.oliver@mvc.tas.gov.au)  
**Subject:** Re: Meander Valley draft Local Provisions Schedule  
**Date:** Tuesday, 18 June 2019 1:51:35 PM  
**Attachments:** [image002.jpg](#)  
[Letter TPC Ramsay ccLuke18\\_06\\_2019.pdf](#)  
[Contract Selected Pages 12\\_06\\_2019.pdf](#)  
[Larcombes Road 85 Acres Map\\_2.pdf](#)  
[image002.jpg](#)

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Attention: Luke Newman

Hi Luke,

I have attached a letter with further information for the Commission Chair Mr. Ramsay in response to the letter dated 28th May 2019 reference DOC/19/59650 which was addressed by Mr. Aaron Youd at the time on the 2nd June 2019 via email.

I have further information which I would like to submit as subsequent followup to the letter request and discussions in the TPC hearing of the 22nd May. Please refer to the attachments.

Regards,

Shane

Mob. 0484 598 622

Shane Westley  
PO Box 606,  
Launceston TAS 7250  
Mob. 0484 598 622

Mr. John Ramsay  
Delegate (Chair)  
Tasmanian Planning Commission

CC Luke Newman (Officer TPC)  
[jo.oliver@mvc.tas.gov.au](mailto:jo.oliver@mvc.tas.gov.au)

By email: [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

Dear John,

Re: Zoning of Land in Reedy Marsh

Just wanted to follow up on the Planning Commission meeting that I attended (22<sup>nd</sup> May 2019) and your request for information relating to the zoning of property (letter dated 28<sup>th</sup> May 2019 reference: DOC/19/59650).

This request was addressed by Mr. Youd on the 2<sup>nd</sup> June via email to you (S. Westley cc'd). I have attached a copy of the plan presented to me by the vendor Mr. Aaron Youd for the sale of 34 hectares. This is a copy of the same plan submitted to the commission by Mr. Youd with regards to zoning agreement.

Further information:

I would like to advise that we have now entered into a contract to complete the sale of the 34 hectares which was signed by both parties on the 12<sup>th</sup> June 2019 (refer attached contract signature page and property map with Title Reference : 229894/1 showing 34ha hatched area to be subdivided from the Title).

Reference to the planned zoning: we are both in agreement that the property would change to Particular Purpose zone – Larcombes Road when allowed under the new draft Local Provisions Schedule (LPS) for Meander valley. (refer to copy of contract signature page)

Mr. Youd and I have also agreed for the Private Timber Reserve to be revoked from the 34 hectares as soon as possible. (refer to copy of contract signature page)

I am currently organising for the initial information that will be required by the Meander Valley Council to submit the required application/permitting to subdivide the land identified. I have employed the services of a Land Surveyor company to undertake this process.

I hope this information helps clarify further your request in the above-mentioned letter and also supports the planned zoning of the land referred to here. Please let me know if you require any further information.

Regards,

 18-06-2019

Shane Westley

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DEMASA PTY LTD  
AND  
SHANE RICHARD WESTLEY

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CONTRACT FOR SALE  
PROPERTY

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**SPROAL & ASSOCIATES**  
Property Lawyers  
71 St John Street  
LAUNCESTON

The Vendor undertakes to withdraw any current applications for the establishment of a private timber reserve and not to make any further applications for a private timber reserve.

The Vendor shall sign all documents and do all things necessary to obtain the approvals or consent referred to in this clause and will execute such documents and do all things required by any Act or Statutory or Government Authority to ensure the removal of the timber reserve.

## 22. Rezoning

The Vendor undertakes and agrees to support any current amendment to change the zone of the property from Rural Resource Living to a Particular Purpose Zone – Larcombes Road as currently before the Tasmanian Planning Commission. This condition shall not merge on settlement or completion of this Contract.

EXECUTED by DEMASA PTY LTD in  
accordance with section 127 of the  
Corporations Act 2001

.....  
Director

.....  
Director/Secretary

Signed by the Purchaser  
SHANE RICHARD WESTLEY  
in the presence of:

.....  
Witness to sign

..... **BRUCE ROBERT LEISHMAN**

Full name of witness 71 St John Street,  
..... Launceston.Tas 7250

Occupation of witness Legal Practitioner

.....  
Address of witness

S. R. W. A

ORIGINAL NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED  
CONVEYANCE



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2964 73

Cert. of Title Vol. 1013 Fol. 89.  
I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

*M. H. H. H. H.*

Recorder of Titles.



DESCRIPTION OF LAND

PARISH OF WYCOMBE LAND DISTRICT OF DEVON  
TWO HUNDRED AND SIXTY THREE ACRES TWO ROODS on the Plan hereon

FIRST SCHEDULE (continued overleaf)

STUART GLADSTONE PORTER of Woodville near Exton, Graziere *M. H. H. H. H.*

SECOND SCHEDULE (continued overleaf)

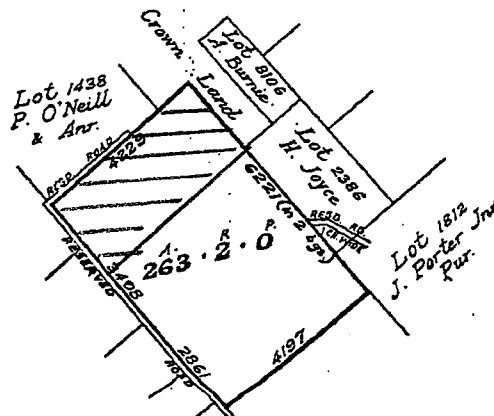
NIL.

OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER

229894



Whole of 263A-2R-0Ps. - Gtd. to T. Walker - Meas. in Links.  
FIRST Edition. Registered - 1013 Fol. 89.  
Derived from C.T. Vol. 1013. Fol. 89. Balance A142741.

S. W.

## SEARCH OF TORRENS TITLE

VOLUME 229894	FOLIO 1
EDITION 3	DATE OF ISSUE 18-Nov-2016

SEARCH DATE : 30-May-2019

SEARCH TIME : 11.59 AM

DESCRIPTION OF LAND

Parish of WYCOMBE, Land District of DEVON  
Lot 1 on Plan 229894  
Derivation : Whole of Lot 263A-2R-0P Gtd to T Walker  
Prior CT 2964/73

SCHEDULE 1

M595971 TRANSFER to DEMASA PTY LTD Registered 18-Nov-2016  
at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
C797552 PRIVATE TIMBER RESERVE pursuant to Section 15(1) of  
the Forest Practices Act 1985 against part of the  
land as described therein Registered 02-Nov-2007 at  
noon  
E72161 MORTGAGE to Members Equity Bank Limited Registered  
18-Nov-2016 at 12.01 PM  
E69699 TRANSFER of MORTGAGE E72161 to Perpetual Trustee  
Company Limited Registered 06-Mar-2017 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





