

This planning application is open for  
public comment until  
20 October 2025

Reference no	<b>PLN-25-0173</b>
Site	<b>65 MAIN ROAD PERTH</b>
Proposed Development	<b>Solar Panels (partly retrospective)</b>
Zone	<b>15.0 General Business</b>
Use class	<b>Business and professional services</b>

Written representations may be made during this time to the General Manager;  
mailed to PO Box 156, Longford, Tasmania 7301,  
delivered to Council offices or  
a pdf letter emailed to [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

(no special form required)

# PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE  
(E.g. Residential houses, sheds, carports, retaining  
walls, visitor accommodation, commercial  
development, signage etc.)

Office Use Only:

**Exhibited**

## The Proposal

### Description of proposal:

Approval for 13.2 KW + 20 KW = 32.2.KW Solar PV installation.

### Driveway construction material:

## The Land

### Site address:

65 Main Rd, Perth TAS 7300, Australia

### Title reference:

C/T: 57505/1

### Existing buildings on site:

### Existing use of site:

Commercial

## Applicant justification of any variation/discretion to the *Tasmanian Planning Scheme – Northern Midlands*

65 Main Rd, Perth TAS 7300, Australia already had a 13.2 KW Solar PV system installed before 2025.

We recently connected with the owner & had expressed an interest to install 20 KW more of Solar PV.

The client themselves were not aware that the existing system was council approved or not. Considering

that the previous installer must've taken all necessary approvals, we started seeking building & council

approval for the additional 20 KW Solar PV. In the light of new evidence from the council, we now wish to

seek approval for both existing 13.2 KW as well as new 20 KW solar system. All the necessary designs

have been submitted for your kind perusal.

<p><del>PERTH</del> TOWN PERTH SUBURB FOLIO REFERENCE CT Vol 4139 Fol 94 SITE COMPRISES THE WHOLE OF LOT 1 &amp; LOT 3 ON PLAN No. SP 22954</p>		<p><b>STRATUM PLAN</b> SHEET 1 OF 3 SHEETS</p>		<p>Registered Number <b>57505</b></p>
<p>MAPSHEET MUNICIPAL CODE No. 123</p>		<p>LAST UPI No. <del>561542</del> <b>5601542</b></p>	<p>NAME OF BUILDING 65 - 69 MAIN ROAD PERTH</p>	<p>REGISTERED <u>8~July-1987</u> <i>SGD. H. S. Dixon</i></p>
		<p>SCALE 1:500</p>	<p>LENGTHS IN METRES</p>	<p>Recorder of Titles</p>

**SITE PLAN**

<p>NOTES: ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1. THE FEE SIMPLE OF THE SITE IS CONTAINED WITHIN THE STRATUM PLAN/BODY CORPORATE FOLIO. FLAT FOLIOS ARE HELD SUBJECT TO STRATUM PLAN ENDORSEMENTS.</p>	<p>STRATA DEVELOPMENT CONTRACT No. (IF APPLICABLE)</p>
	<p>LODGED BY <b>ARCHER BUSHBY</b></p>

**STRATUM PLAN**

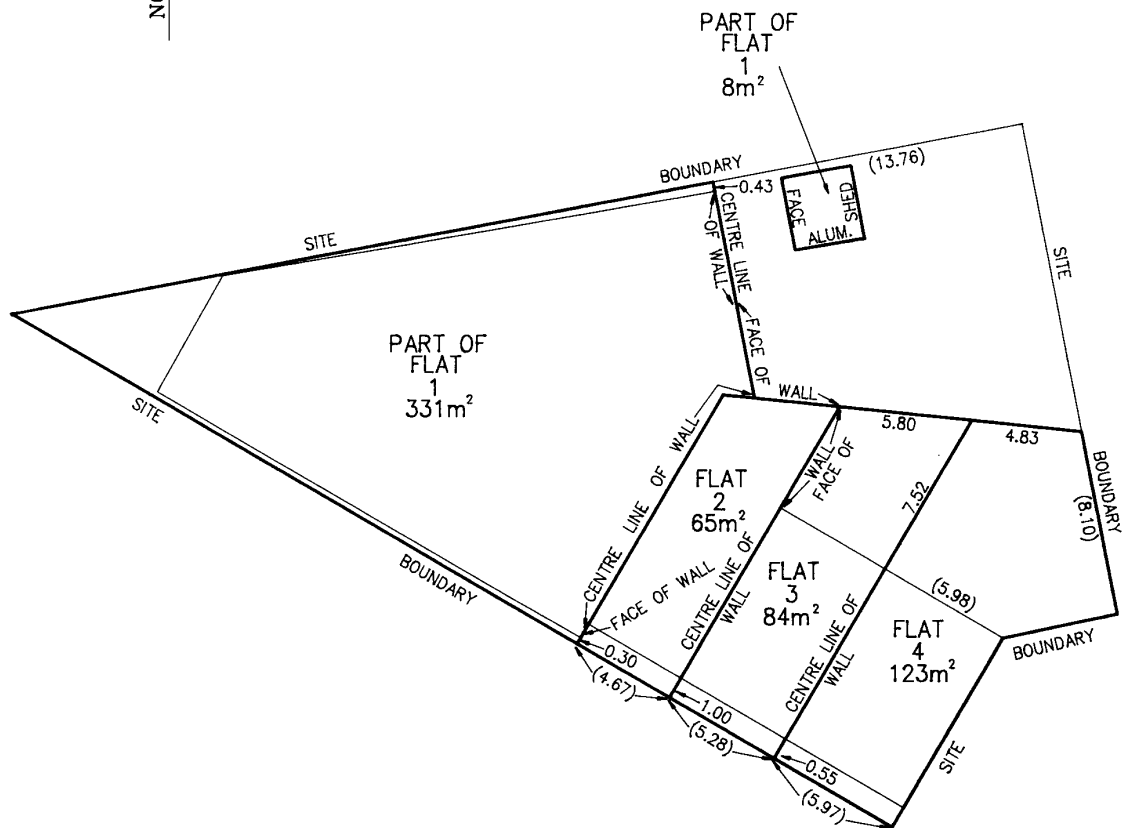
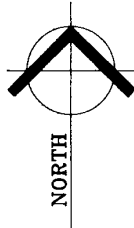
SHEET 2 OF 3 SHEETS

Registered Number

**57505**

GROUND FLOOR 1:200

FLAT	FLOOR AREA	OPEN SPACE	TOTAL
1	305m <sup>2</sup>	34m <sup>2</sup>	339m <sup>2</sup>
2	59m <sup>2</sup>	6m <sup>2</sup>	65m <sup>2</sup>
3	46m <sup>2</sup>	38m <sup>2</sup>	84m <sup>2</sup>
4	52m <sup>2</sup>	71m <sup>2</sup>	123m <sup>2</sup>



Horizontal boundaries of flats are shown by heavy unbroken lines.

The boundaries of each flat extend -

a) Horizontally along the centre line of wall, face of wall, face of aluminium shed, along site boundaries and along the open boundaries as defined by the measurements not within brackets as the case may be.

b) Vertically from 0.5 metres below ground level to a height 15 metres above ground level.

The measurements in brackets are for boundary fixation.

1:00

STRATUM PLAN

SHEET 3 OF 3 SHEETS

Registered Number  
57505

POSTAL ADDRESS FOR SERVICE OF NOTICES  
ON THE BODY CORPORATE:

65 - 69 MAIN ROAD  
PERTH  
7300

**SURVEYORS CERTIFICATE**

I, JOHN WILLIAM DENT .....  
of LAUNCESTON .....

a surveyor registered under the Land Surveyors Act 1909  
hereby certify that the building erected on the site and  
drawn on sheet 1 of this plan is within the external  
boundaries of the folio stated on sheet 1.

*[Signature]*  
.....  
Registered Surveyor

13-6-96  
date

833-65  
ref no

**UNIT ENTITLEMENTS  
FOR THIS BODY CORPORATE**

**COUNCIL CERTIFICATE**

I certify that the *Nathanael Mendenhall* Council has:  
(a) approved the subdivision shown in this plan and  
(b) issued a building certificate in respect of each  
flat in this plan, in accordance with Section 119  
of the Local Government (Building & Miscellaneous  
Provisions) Act 1993

*[Signature]*  
General Manager

2 JUL 1996 .....  
date ref no

( FOR OFFICE USE ONLY )

MEMORIALS AFFECTING THE STRATUM PLAN

B.997440 APPLICATION TO AMEND THE WITHIN PLAN BY  
SUBSTITUTING SHEETS 1 TO 3 INC.

*Mushlin*  
RECORDER OF TITLES  
13 / 5 / 1997

TOTAL ENTITLEMENTS FOR STRATUM PLAN = 4

Sheet 3 of 3 Sheets

No. 2280

~~Town Clerk/Council Clerk~~

The address for service of notices on the company is:—

65-69 MAIN ROAD  
PERTH  
7300

### SURVEYOR'S CERTIFICATE

I, JOHN WILLIAM DENT  
of LAUNCESTON  
a surveyor registered under the *Land Surveyor's Act* 1909, hereby certify that the building erected on the site described and delineated on sheet 1 of this plan is within the external boundaries of the title stated on sheet 1.

Dated this 12 day of MAY 1987

*Registered Surveyor*

### COUNCIL CLERK'S CERTIFICATE

I certify that the subdivision shown in this plan  
has been approved by the San Francisco

1001-1142 Council

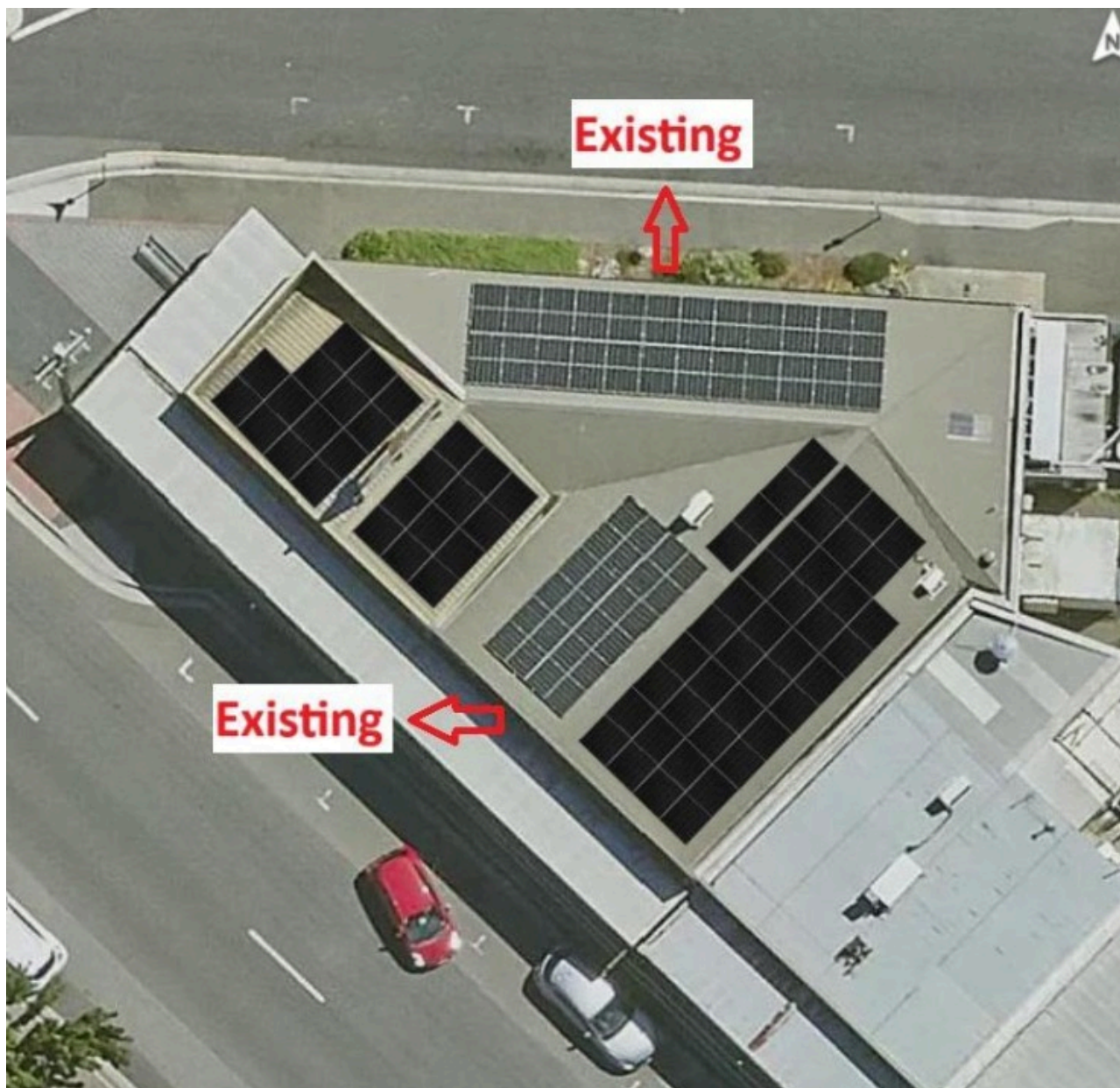
Dated this 25th day of Jan 1951

~~Town Clerk~~/Council Clerk

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[illegible]

## Site plan



**Existing Solar System** - Site has an existing solar system of 13.2Kw capacity. Existing system associated with the lighter ( Grey ) colour as mentioned above in the site plan.

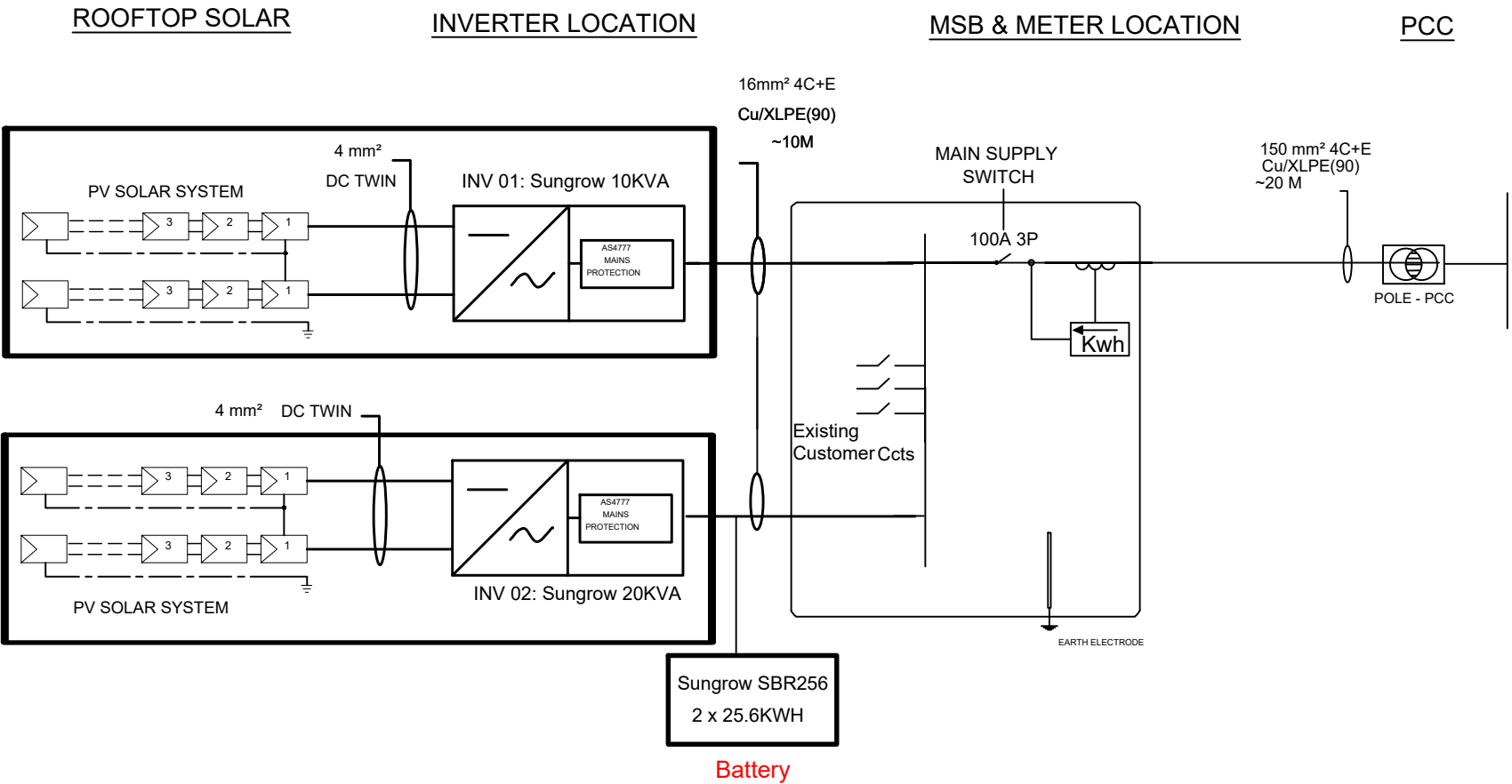
**New Solar System** - Site has an existing solar system of 19.55Kw capacity. Newly installed system associated with the black colour as mentioned above in the site plan.



SINGLE LINE DIAGRAM

Existing Solar  
System of 13.2Kw

Existing Solar  
System of 19.55Kw



AC ELECTRICAL SCHEMATIC

CUSTOMER: Amanda Lohrey  
ADDRESS: 65 Main Rd PERTH  
TAS 7300  
DNSP: TasNetworks  
NMI: 8000048356  
METER: PED011400036  
PHASE: 3

VOLT-VAR RESPONSE MODE SETTINGS:

REFERENCE	VOLTS	VAR % RATED VA
V1	215V	44% Source
V2	230V	0%
V3	240V	0%
V4	255V	60% Sink

VOLT-WATT RESPONSE MODE SETTINGS:

REFERENCE	VOLTS	POWER % rated
V1	253V	100%
V2	260V	20%
V3	207V	20%
V4	215V	100%

PV SYSTEM DETAILS				
AC DETAILS		DC DETAILS		
INVERTER Mak:	Sungrow Hybrid20KVA	PV Modules:	Trina-575W	
Rated Capacity:	20KVA	Total Modules:	34	
Total No. of Inverters:	01	DC System Size:	19.55 KW	
Total KVA:	20KVA	Array Pitch:	FlushMounted	
		Orientation:	North-West Face	

LEGEND DETAILS:			
	SOLAR PV MODULE		MCB
	SOLAR INVERTER		CURRENT TRANSFORMER
	GENERATOR		POLE / TRANSFORMER - PCC
	GRID PROTECTION RELAY		

REVISIONS				
REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
00	07/07/25	FOR APPROVAL	S.S	H.S

PROJECT:	19.55Kw PV with 50Kwh Battery
CLIENT DETAILS:	Amanda Lohrey 65 Main Rd PERTH TAS 7300
DRAWING TITLE:	SINGLE LINE DIAGRAM

GENERAL NOTES:

- All Installation works shall comply with AS3000, AS3008, AS5033,AS4777 and CEC Guidelines along with Local Supply Authority Service & Installation rules.
- AC isolators have to be load break - IP65 If located externally - In case of Inverter and MSB are in line of sight or within 3 Metres. Please proceed as per CEC Guidelines.
- Ensure system is labeled to AS5033, AS4777.1 & CEC Guidelines - Solar supply switch to be procured and installed by PV System Installer.
- All inverters are to be set to prescribed VOLT-VAR and VOLT-WATT response mode settings as per DNSP Requirements as mentioned in SLD. Earth bonding as per req.
- All changes made on site are to be as per relevant regulations & CSM NETWORKS has to be submitted with As built SLD along with JSA & JWMS.

DRAWING NR:			
DRAWN BY :	APPROVED BY :	PROJECT MGR :	
S.S	H.S	H.S	
SCALE :	ISSUE :	ISSUE DATE :	
NTS	FOR APPROVAL	07/07/25	
SHEET SIZE:	REGION / STATE	POSTAL CODE:	REV. NO:
A3	TAS	7300	00