



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:	<b>S Group - PA\26\0060</b>
PROPERTY ADDRESS:	<b>5769 Bass Highway ELIZABETH TOWN (CT: 36187/1)</b>
DEVELOPMENT:	<b>Change of use (Visitor accommodation) - discretionary use.</b>

The application can be inspected until **Monday, 22 September 2025**, at [www.meander.tas.gov.au](http://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](mailto: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 September 2025.

Jonathan Harmey  
**GENERAL MANAGER**

# APPLICATION FORM

## PLANNING PERMIT

### Land Use Planning and Approvals Act 1993



- 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:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

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

#### PROPERTY DETAILS:

Address:	<input type="text" value="5769 Bass Hwy"/>	Certificate of Title:	<input type="text" value="36187"/>
Suburb:	<input type="text" value="Elizabeth Town"/>	Lot No:	<input type="text" value="1"/>
Land area:	<input type="text" value="1,477.5 m2"/>	<i>m<sup>2</sup> / ha</i>	
Present use of land/building:	<input type="text" value="Residence"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

- 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 type="checkbox"/> Other		
Total cost of development (inclusive of GST):	<input type="text" value="\$ Nil"/>	<i>Includes total cost of building work, landscaping, road works and infrastructure</i>		
Description of work:	<input type="text" value="CHange of use only - no works"/>			
Use of building:	<input type="text" value="Short term accommodation"/>	<i>(main use of proposed building – dwelling, garage, farm building, factory, office, shop)</i>		
New floor area:	<input type="text" value="N/A m&lt;sup&gt;2&lt;/sup&gt;"/>	New building height:	<input type="text" value="N/A m"/>	
Materials:	External walls:	<input type="text" value="N/A"/>	Colour:	<input type="text" value="N/A"/>
	Roof cladding:	<input type="text" value="N/A"/>	Colour:	<input type="text" value="N/A"/>

SEARCH OF TORRENS TITLE

VOLUME 36187	FOLIO 1
EDITION 6	DATE OF ISSUE 26-Aug-2020

SEARCH DATE : 03-Sep-2025

SEARCH TIME : 05.14 PM

DESCRIPTION OF LAND

Town of ELIZABETH TOWN

Lot 1 on Diagram [36187](#)

Being the land described in Conveyance No. 19/5893

Excepting thereout Part of Lot 124 (96/61 D.O.) Notn. 45/3528

Derivation : Part of Lot 4 (Sec. A) Gtd. to James Bennett

Prior CT [4481/90](#)

SCHEDULE 1

[M838601](#) TRANSFER to PROSPERITY RED PTY LTD Registered  
26-Aug-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[C449585](#) INSTRUMENT Creating Restrictive Covenants Registered  
13-Sep-2004 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

APPROVED <i>11 JUL 1988</i> <i>[Signature]</i> RECORDER OF TITLES	CONVERSION PLAN  CONVERTED FROM 19/5893	REGISTERED NUMBER <b>D. 36187</b>
FILE NUMBER A.7623	GRANTEE PART OF LOT 4(2-0-0) GTD TO JAMES BENNETT	DRAWN D. DANIELS 11 JUL 1988

OS-K 2062

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF ELIZABETH TOWN (SEC. A)

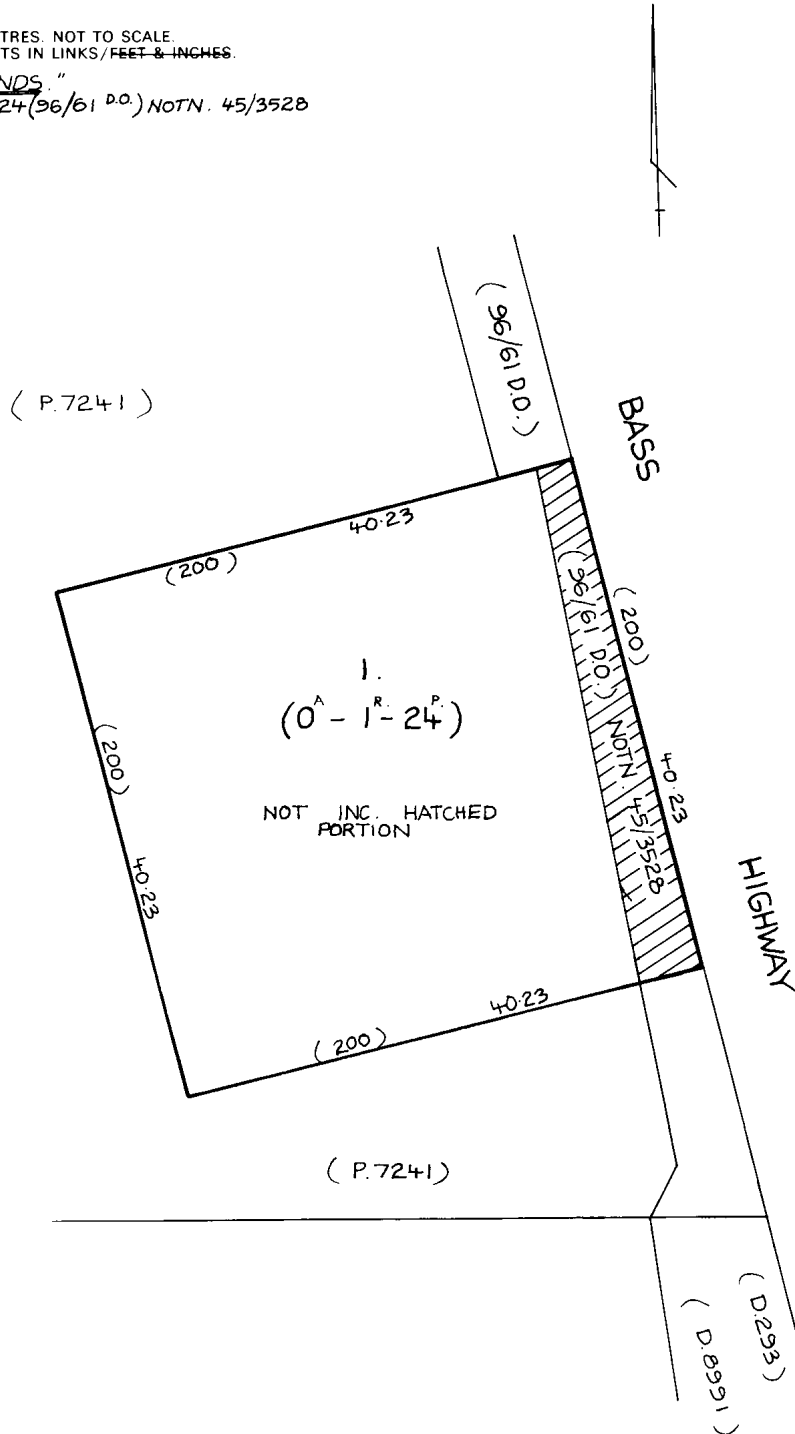
LAND DISTRICT OF

PARISH OF

LENGTHS ARE IN METRES. NOT TO SCALE.  
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.

"EXCEPTED LANDS."

PART OF LOT 124(96/61 D.O.) NOTN. 45/352B



# Residential extension 5769 Bass Hwy, ELIZABETH TOWN

### DRAWING SCHEDULE:

Sheet No:	Drawing	Rev:	Date:
A001	Cover	E	27/08/2025
A100	Site Plan - Existing	C	27/08/2025
A200	Existing Plan	B	27/08/2025



### GENERAL INFORMATION:

Accredited Architect:	<b>Sam Haberle</b>	
Accreditation Number:	<b>CC5618 U</b>	
Land Title Reference Number:	<b>C.T. 36187/1</b>	(Certificate volume and folio)
Municipality:	<b>Meander Valley Council</b>	
Planning Scheme Overlay:	<b>Meander Valley Interim Planning Scheme 2013</b>	
Zoning:	<b>26.0 Rural Resource</b>	
Building Class:	<b>1a</b>	
Soil classification:	<b>TBA</b>	Site classification to AS 2870-2011 (Reference report author)
Wind Classification:	<b>TBA</b>	Site classification to AS 4055-2006 (Reference report author)
Climate Zone:	<b>7</b>	(www.abcb.gov.au map)
Alpine Area:	<b>N/A</b>	<300m AHD (NCC Figure 3.7.5.2)
Bushfire-prone Area BAL Rating: Dwelling -	<b>BAL: 29</b>	Refer Bushfire Assessment Report 7601 by Jason Van Zetten (23/05/22)
Corrosion environment:	<b>Moderate</b>	For steel subject to the influence of salt water, breaking surf or heavy industrial areas, refer to NCC section 3.4.2.2 & NCC Table 3.4.4.2. Cladding and fixings to manufacturer's recommendations
Other Known site hazards:	<b>Heritage listed</b>	High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice or other relevant factors



**S. Group**  
 Level 1, 10-14 Paterson St, Launceston  
 Level 1, 90-92 Murray St, Hobart  
 PO Box 1271, Launceston, TAS 7250  
 p 03 6311 1403 e info@sgroup.com.au  
 abn 33 625 566 618 sgroup.com.au



REVISION	DATE	DESCRIPTION	ISSUE
	30/04/2025	Retrospective Approval	DA

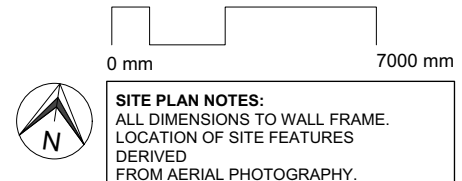
ADDRESS	5769 BASS HWY, ELIZABETH TOWN	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	ISSUE	DA
CLIENT	STEPHEN HEILBRONN	SCALE @SO A3	DWG #	A001
DWG	COVER	SU	SH	PROJECT# J007052



**BUILDING AREAS:**

Site Area:	1,477.45m <sup>2</sup>
Dwelling:	145.5m <sup>2</sup>
Deck:	30.2m <sup>2</sup>
<b>Total Building Area:</b> (excluding decking & driveway)	<b>145.5m<sup>2</sup></b>
Site coverage percentage:	9.85%

**1 SITE PLAN**  
Scale: 1:200



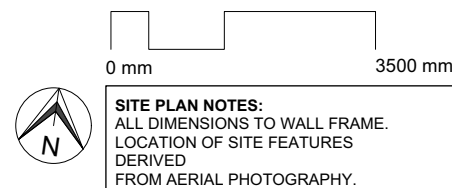
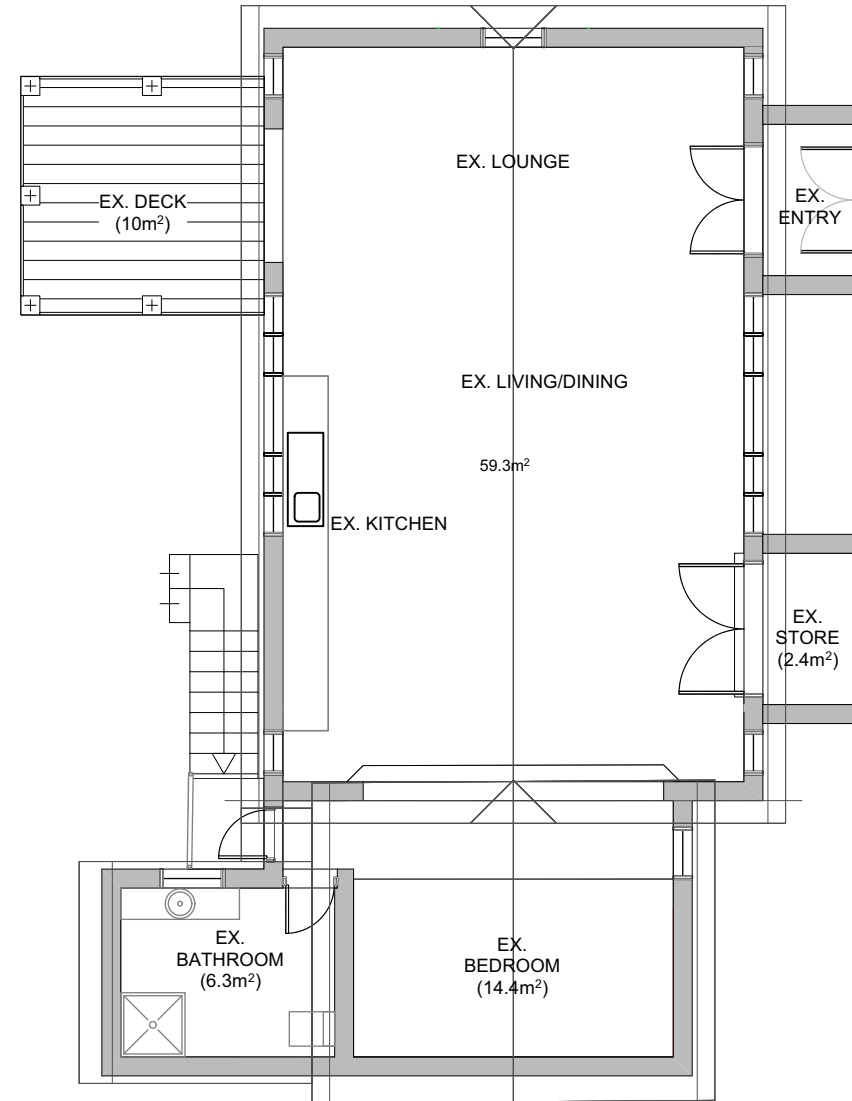
**create.wonder.**

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REVISIONC	DATE 30/04/2025	DESCRIPTION Retrospective Approval	ISSUE	DA
ADDRESS	5769 BASS HWY, ELIZABETH TOWN		SCALE @SO A3	1:200
CLIENT	STEPHEN HEILBRONN		DWG #	A100
DWG	SITE PLAN - EXISTING		DRAWN	SU
			CHKD	SH
			PROJECT#	J007052

**CHANGE OF USE ONLY**



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**create.  
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REVISIONS	DATE 30/04/2025	DESCRIPTION Retrospective Approval	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	ISSUE DA
ADDRESS	5769 BASS HWY, ELIZABETH TOWN			DWG #
CLIENT	STEPHEN HEILBRONN		SCALE @SO A3 1:100	<b>A200</b>
DWG	EXISTING/DEMO PLAN		DRAWN SU	PROJECT# J007052
			CHKD SH	

S. Group Level 1, 10-14 Paterson st, Launceston | Level 1, 90-92 Murray st, Hobart | 83 Langridge st, Collingwood, Melbourne  
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PLANNING REF: PA\26\0060  
THC WORKS REF: #8729  
REGISTERED PLACE NO: #11004  
APPLICANT: Simon Uren  
DATE THC RECEIVED: 1 September 2025  
DATE OF THIS NOTICE: 2 September 2025

## **NOTICE OF NO INTEREST**

*(Historic Cultural Heritage Act 1995)*

The Place: Our Lady Help of Christians Catholic Church, 5769 Bass Highway,  
Elizabeth Town.  
Proposed Works: Change of Use (Visitor Accommodation).

Under s36(3)(a) of the *Historic Cultural Heritage Act 1995* the Tasmanian Heritage Council provides notice that it has no interest in the discretionary permit application because what is applied for is not 'heritage works' as defined in s32 of the Act.

Please contact the undersigned on 1300 850 332 if you would like to discuss any matters relating to this application or this notice.

A handwritten signature in black ink, appearing to be 'Chris Bonner', written over a light grey grid background.

Chris Bonner  
**Regional Heritage Advisor – Heritage Tasmania**  
*Under delegation of the Tasmanian Heritage Council*