



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: | Wilson Homes - PA\26\0063 |
| PROPERTY ADDRESS: | 7-9 Jardine Crescent PROSPECT VALE (CT's: 184985/1 & 184985/2) |
| DEVELOPMENT: | Addition to Multiple dwelling - frontage fence. |

The application can be inspected until **Monday, 6 October 2025**, at 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. 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 20 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="7 - 9 Jardine Crescent"/> | Certificate of Title: | <input type="text" value="184985/184985"/> |
| Suburb: | <input type="text" value="Prospect Vale"/> | <input type="text" value="7250"/> | Lot No: <input type="text" value="1/2"/> |
| Land area: | <input type="text"/> | <i>m² / ha</i> | |
| Present use of land/building: | <input type="text" value="Residential"/> | <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 type="checkbox"/> Change of use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| | <input type="checkbox"/> Forestry | <input checked="" type="checkbox"/> Other | | |
| Total cost of development (inclusive of GST): | <input type="text" value="\$10,000.00"/> | <i>Includes total cost of building work, landscaping, road works and infrastructure</i> | | |
| Description of work: | <input type="text" value="Front boundary fence, 1800mm high brick pillars with timer insert slates with 10% transparency"/> | | | |
| Use of building: | <input type="text" value="Residential"/> | <i>(main use of proposed building – dwelling, garage, farm building, factory, office, shop)</i> | | |
| New floor area: | <input type="text"/> | m ² | New building height: | <input type="text"/> |
| Materials: | External walls: | <input type="text"/> | Colour: | <input type="text"/> |
| | Roof cladding: | <input type="text"/> | Colour: | <input type="text"/> |

SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 184985 | FOLIO 1 |
| EDITION 1 | DATE OF ISSUE 18-May-2023 |

SEARCH DATE : 19-May-2023

SEARCH TIME : 11.49 AM

DESCRIPTION OF LAND

Town of PROSPECT VALE

Lot 1 on Sealed Plan 184985

Derivation : Part of 321A-3R-25P Gtd. to Henry Burrows
Prior CT 169734/2SCHEDULE 1M649368 TRANSFER to ESKLEIGH FOUNDATION INCORPORATED
Registered 07-Sep-2017 at noonSCHEDULE 2Reservations and conditions in the Crown Grant if any
SP184985 EASEMENTS in Schedule of Easements
SP184985 FENCING PROVISION in Schedule of Easements
SP109115 FENCING COVENANT in Schedule of Easements
SP109955 FENCING PROVISION in Schedule of Easements
A2179 FENCING CONDITION in TransferUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 184985 | FOLIO 2 |
| EDITION 1 | DATE OF ISSUE 18-May-2023 |

SEARCH DATE : 18-Sep-2025

SEARCH TIME : 12.28 PM

DESCRIPTION OF LAND

Town of PROSPECT VALE

Lot 2 on Sealed Plan [184985](#)

Derivation : Part of 321A-3R-25P Gtd. to Henry Burrows

Prior CT [169734/2](#)

SCHEDULE 1

[M649368](#) TRANSFER to ESKLEIGH FOUNDATION INCORPORATED

Registered 07-Sep-2017 at noon

SCHEDULE 2

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[SP184985](#) EASEMENTS in Schedule of Easements

[SP184985](#) FENCING PROVISION in Schedule of Easements

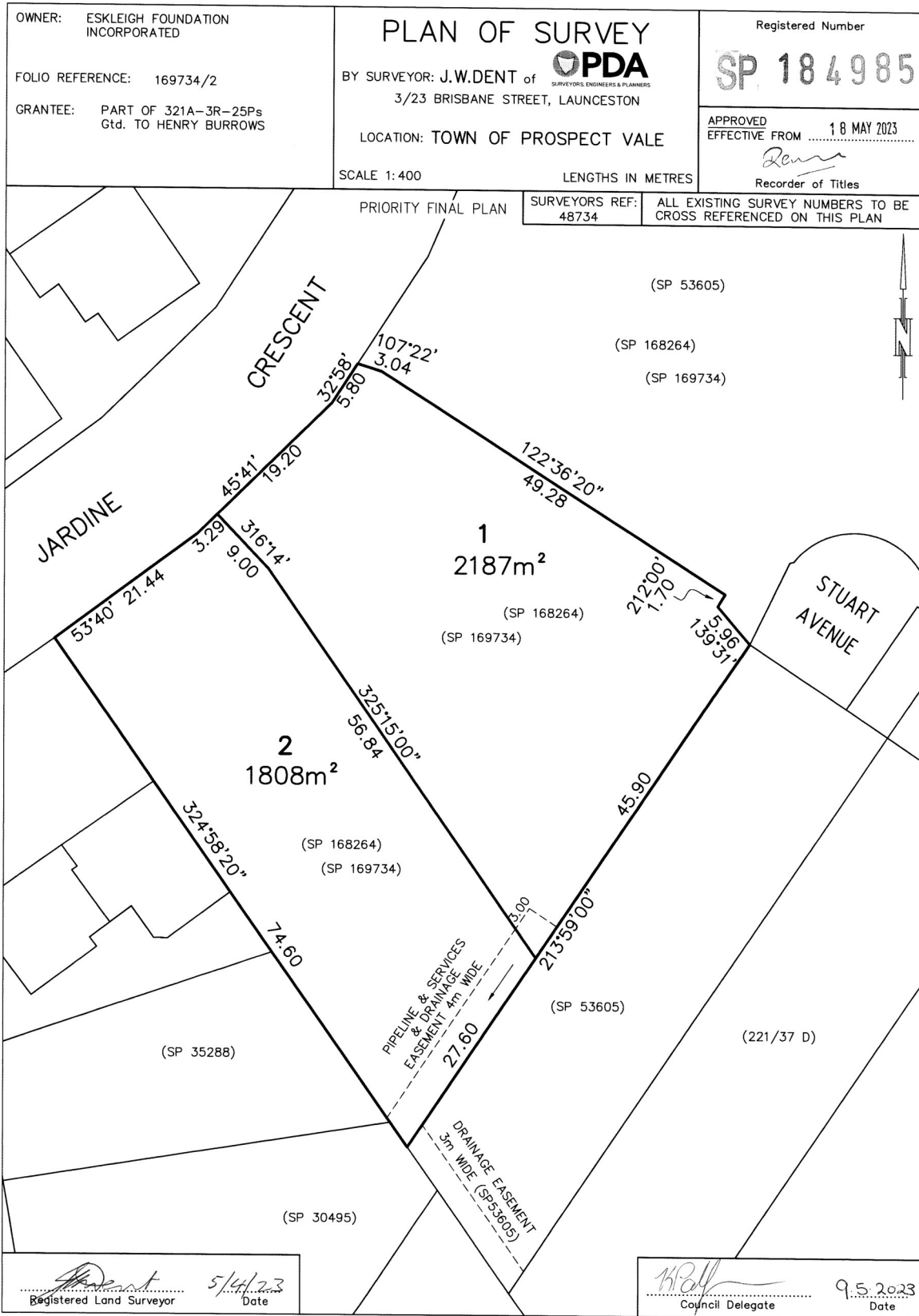
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| SCHEDULE OF EASEMENTS | Registered Number |
| NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED. | SP 184985 |

PAGE 1 OF 4 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.

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The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS


Lots 1 and 2 on the Plan are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked "PIPELINE & SERVICES & DRAINAGE EASEMENT 4m WIDE" shown on the Plan.

Lots 1 and 2 on the Plan are subject to a Drainage Easement (as defined) in gross in favour of the Meander Valley Council over the land marked "PIPELINE & SERVICES & DRAINAGE EASEMENT 4m WIDE" shown on the Plan.

Lots 1 and 2 on the Plan are together with a right of drainage over the area marked "DRAINAGE EASEMENT 3m WIDE (SP53605)" shown on the Plan.

FENCING PROVISION

In respect of the Lots shown on the Plan, the Vendor (Eskleigh Foundation Incorporated) shall not be required to fence.



Authorised person

(USE ANNEXURE PAGES FOR CONTINUATION)

| | |
|--|--|
| SUBDIVIDER: ESKLEIGH FOUNDATION INCORPORATED (ABN 69 198 102 979) FOLIO REF: 169734/2 SOLICITOR & REFERENCE: DZY221016 | PLAN SEALED BY: MEANDER VALLEY COUNCIL DATE: <u>9 May 2023</u> <u>PA/22/0035</u> REF NO. _____ Council Delegate |
| <p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p> | |

| | |
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| <p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 4 PAGES</p> | <p>Registered Number</p> <p>SP 184985</p> |
| <p>SUBDIVIDER: ESKLEIGH FOUNDATION INCORPORATED</p> <p>FOLIO REFERENCE: 169734/2</p> | |

DEFINITIONS

“**Drainage Easement**” means a right of drainage (including the right of construction of drains) for Meander Valley Council with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for Meander Valley Council and its employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.

“**Pipeline and Services Easement**” is defined as follows:-

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and

 Authorised person

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.

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| <p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 4 PAGES</p> | <p>Registered Number</p> <p>SP 18 4 9 8 5</p> |
| <p>SUBDIVIDER: ESKLEIGH FOUNDATION INCORPORATED</p> <p>FOLIO REFERENCE: 169734/2</p> | |

any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

“**Infrastructure**” means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and



Authorised person

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(h) where the context permits, any part of the Infrastructure.

“**TasWater**” means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

EXECUTED by the **ESKLEIGH FOUNDATION**)
INCORPORATED (ABN 69 198 102 979), as registered)
 proprietor of the land comprised in Folio of the Register)
 Volume 169734 Folio 2 by:)
)



.....
 Authorised person signature

Director / Public Officer

 Authority (print)

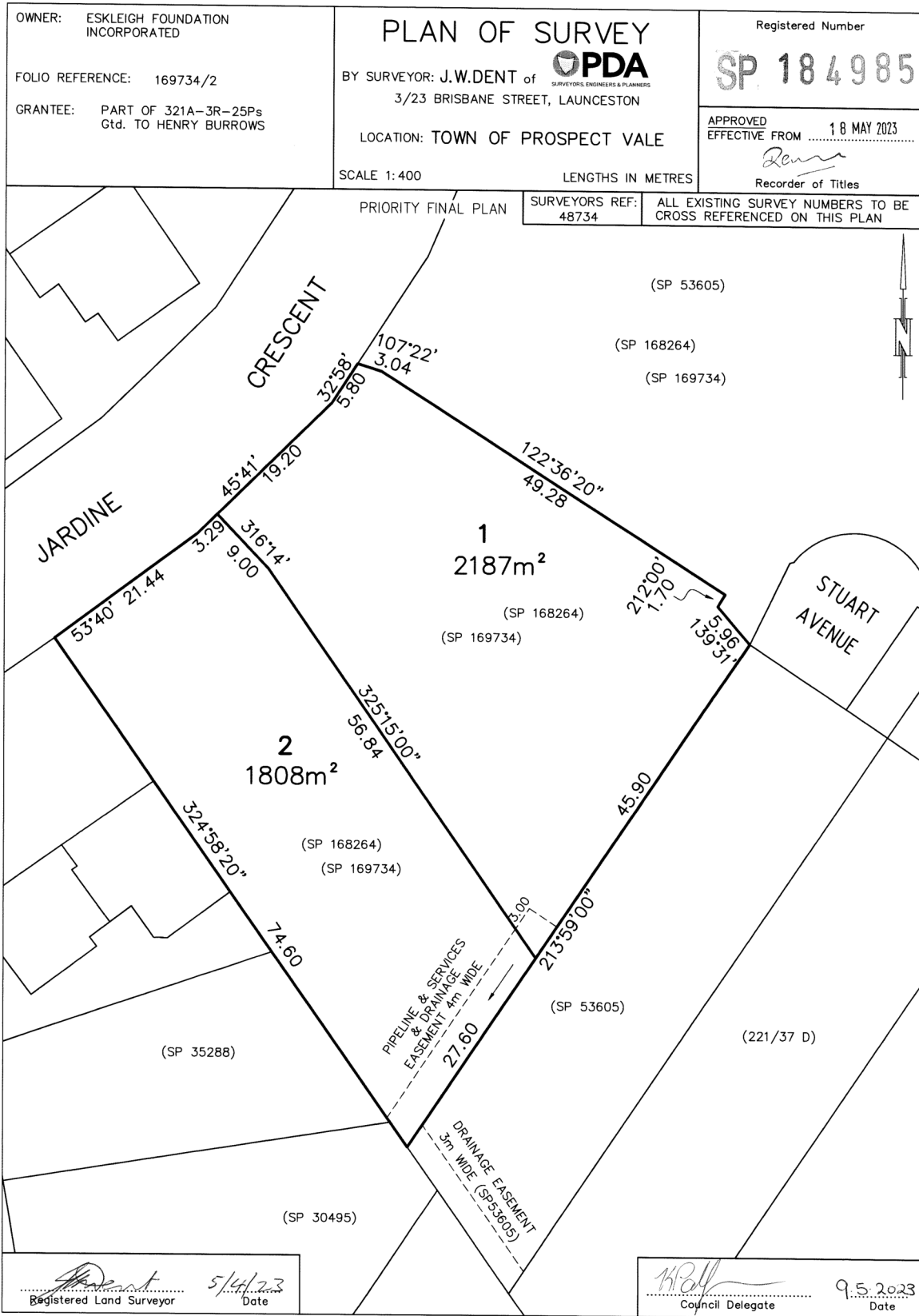
Lindsay Thomas Scott

 Full Name (print)



.....
 Authorised person

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FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

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- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and

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- any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

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- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and



Authorised person

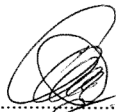
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 proprietor of the land comprised in Folio of the Register)
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 Authorised person signature

Director / Public Officer

 Authority (print)

Lindsay Thomas Scott

 Full Name (print)



.....
 Authorised person

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SEARCH OF TORRENS TITLE

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| VOLUME 184985 | FOLIO 2 |
| EDITION 1 | DATE OF ISSUE 18-May-2023 |

SEARCH DATE : 19-May-2023

SEARCH TIME : 11.52 AM

DESCRIPTION OF LAND

Town of PROSPECT VALE

Lot 2 on Sealed Plan 184985

Derivation : Part of 321A-3R-25P Gtd. to Henry Burrows

Prior CT 169734/2

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Registered 07-Sep-2017 at noon

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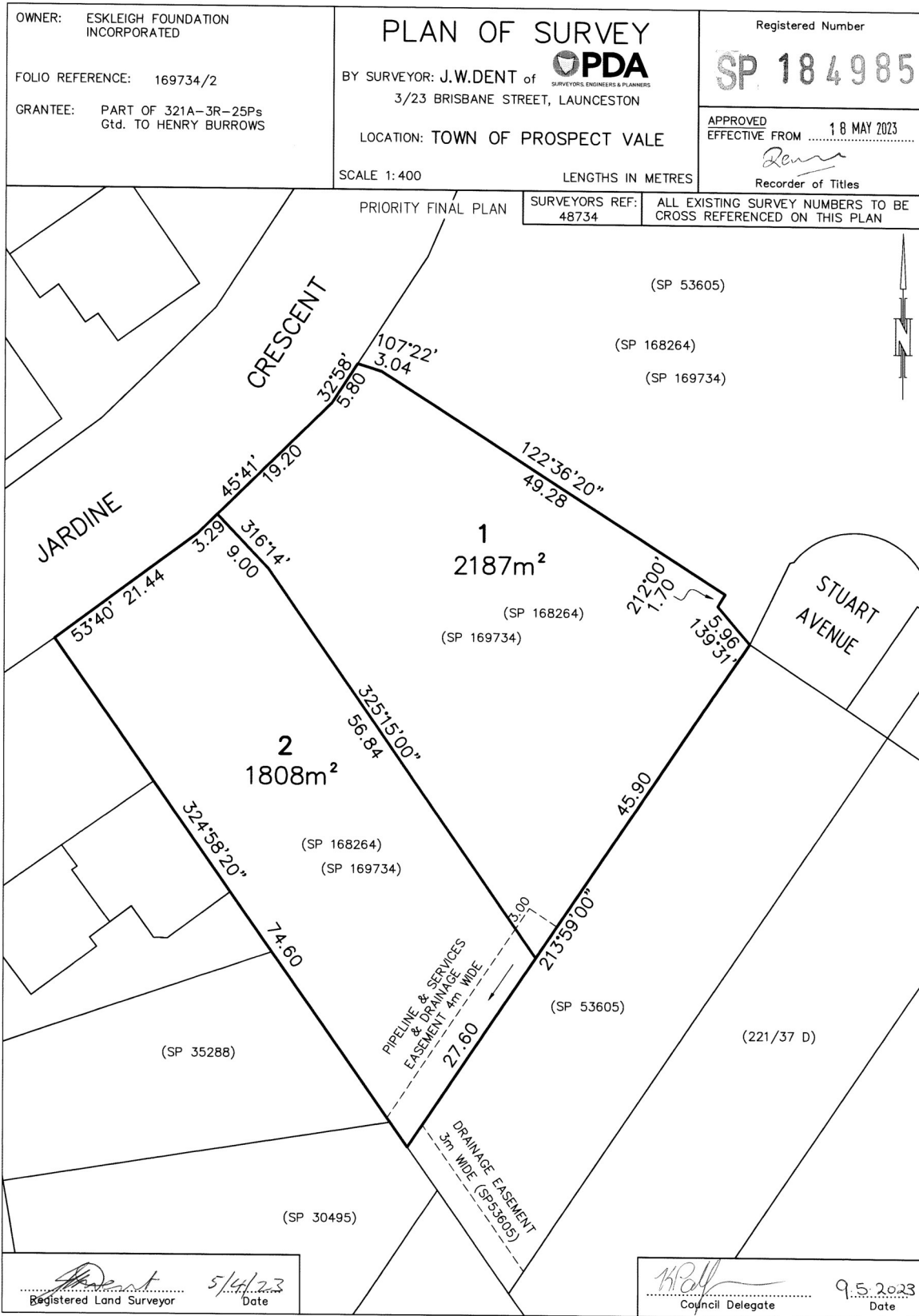
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J.W. Dent
Registered Land Surveyor
Date: 5/4/23

K. Ball
Council Delegate
Date: 9.5.2023

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any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and


- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

“**Infrastructure**” means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and


Authorised person

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 4 OF 4 PAGES</p> | <p>Registered Number</p> <p>SP 18 4 9 8 5</p> |
| <p>SUBDIVIDER: ESKLEIGH FOUNDATION INCORPORATED</p> <p>FOLIO REFERENCE: 169734/2</p> | |

(h) where the context permits, any part of the Infrastructure.

“**TasWater**” means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

EXECUTED by the **ESKLEIGH FOUNDATION**)
INCORPORATED (ABN 69 198 102 979), as registered)
 proprietor of the land comprised in Folio of the Register)
 Volume 169734 Folio 2 by:)
)



.....
 Authorised person signature

Director / Public Officer

 Authority (print)

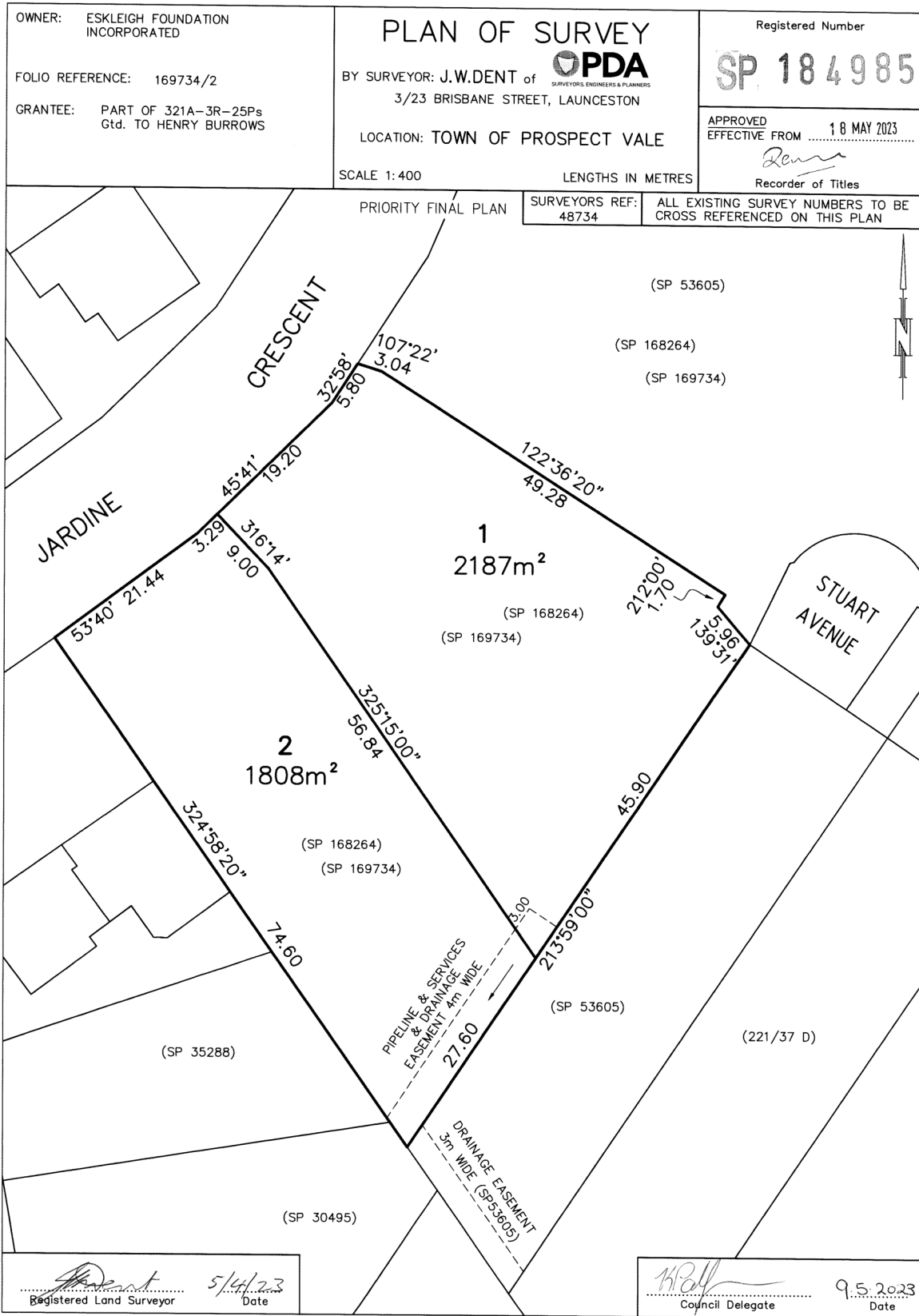
Lindsay Thomas Scott

 Full Name (print)



.....
 Authorised person

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J.W. Dent
Registered Land Surveyor 5/4/23
Date

K. Ball
Council Delegate 9.5.2023
Date

| | |
|--|-------------------|
| SCHEDULE OF EASEMENTS | Registered Number |
| NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED. | SP 184985 |

PAGE 1 OF 4 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 and 2 on the Plan are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked "PIPELINE & SERVICES & DRAINAGE EASEMENT 4m WIDE" shown on the Plan.

Lots 1 and 2 on the Plan are subject to a Drainage Easement (as defined) in gross in favour of the Meander Valley Council over the land marked "PIPELINE & SERVICES & DRAINAGE EASEMENT 4m WIDE" shown on the Plan.

Lots 1 and 2 on the Plan are together with a right of drainage over the area marked "DRAINAGE EASEMENT 3m WIDE (SP53605)" shown on the Plan.

FENCING PROVISION

In respect of the Lots shown on the Plan, the Vendor (Eskleigh Foundation Incorporated) shall not be required to fence.



Authorised person

(USE ANNEXURE PAGES FOR CONTINUATION)

| | |
|--|---|
| SUBDIVIDER: ESKLEIGH FOUNDATION INCORPORATED (ABN 69 198 102 979) FOLIO REF: 169734/2 SOLICITOR & REFERENCE: DZY221016 | PLAN SEALED BY: MEANDER VALLEY COUNCIL DATE: 9 May 2023 PA/22/0035 REF NO. _____ Council Delegate |
| <p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p> | |

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| <p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 4 PAGES</p> | <p>Registered Number</p> <p>SP 184985</p> |
| <p>SUBDIVIDER: ESKLEIGH FOUNDATION INCORPORATED</p> <p>FOLIO REFERENCE: 169734/2</p> | |

DEFINITIONS

“**Drainage Easement**” means a right of drainage (including the right of construction of drains) for Meander Valley Council with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for Meander Valley Council and its employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.

“**Pipeline and Services Easement**” is defined as follows:-

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and

Authorised person 

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| <p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 4 PAGES</p> | <p>Registered Number</p> <p>SP 18 4 9 8 5</p> |
| <p>SUBDIVIDER: ESKLEIGH FOUNDATION INCORPORATED</p> <p>FOLIO REFERENCE: 169734/2</p> | |


- any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

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- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and



Authorised person

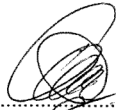
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(h) where the context permits, any part of the Infrastructure.

“**TasWater**” means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

EXECUTED by the **ESKLEIGH FOUNDATION**)
INCORPORATED (ABN 69 198 102 979), as registered)
 proprietor of the land comprised in Folio of the Register)
 Volume 169734 Folio 2 by:)
)



.....
 Authorised person signature

Director / Public Officer

 Authority (print)

Lindsay Thomas Scott

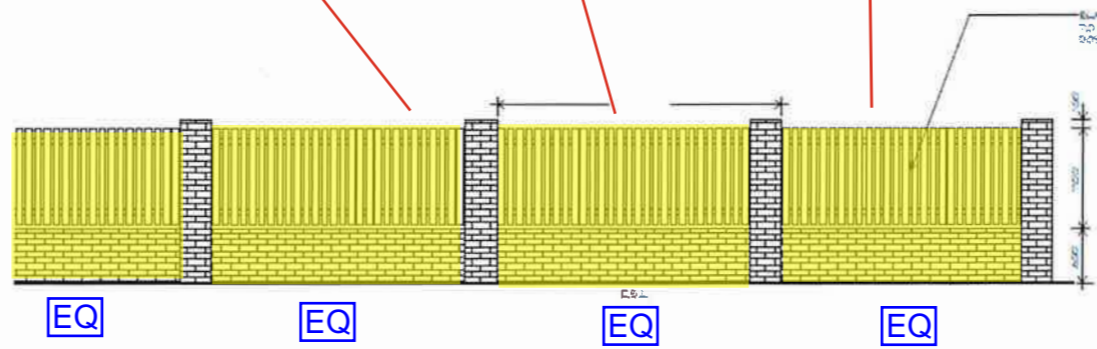
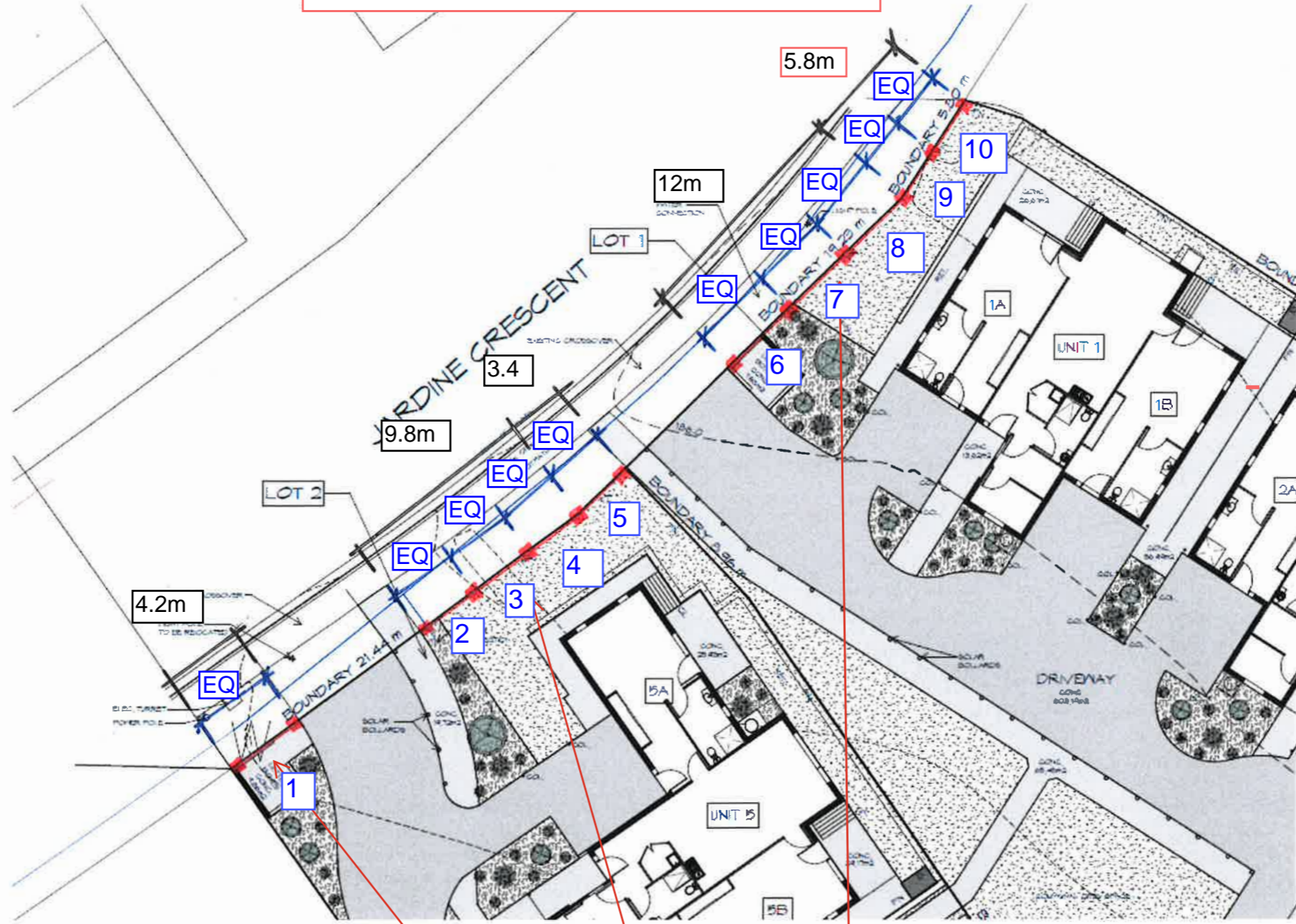
 Full Name (print)



.....
 Authorised person

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FRONT FENCE MARK UP

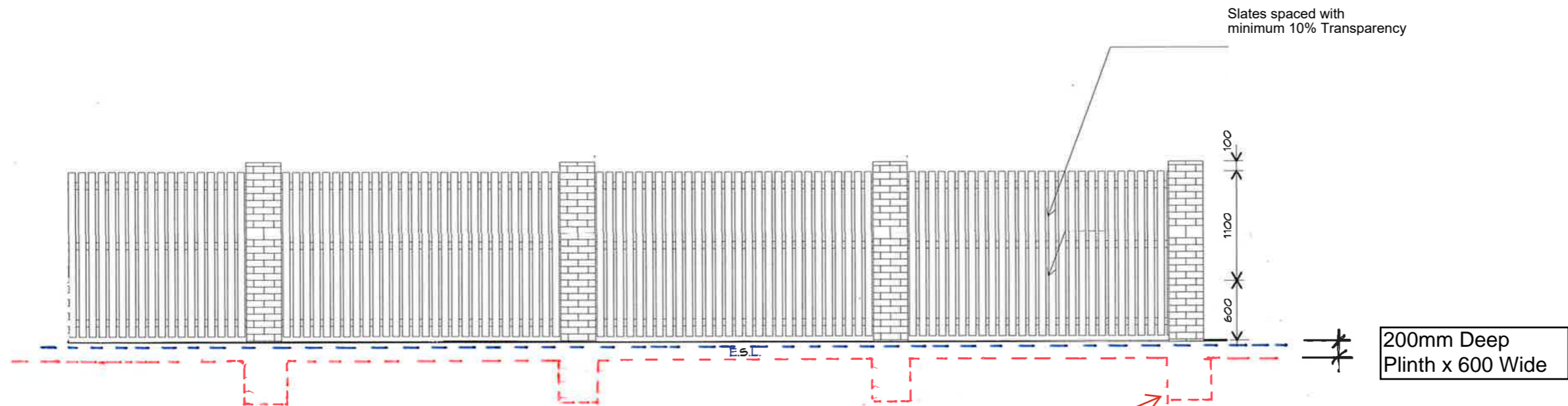


FENCE ELEVATION
1:50

Brickwork Piers
Only with
Screening Between

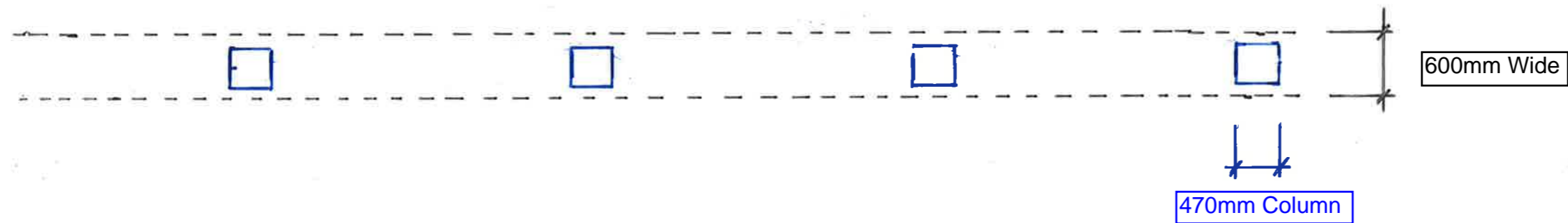
Footing and Plinth
Details- Page 2





FENCE ELEVATION
1 : 50

Piers to Columns Only



WILSON
MULTI

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
9 JARDINE CRESCENT,
PROSPECT VALE
Client name:
ESKLEIGH F. INC.

Drawing:
FENCE ELEVATIONS

Drafted by: Author
Approved by: Approver

Date: 22-03-2024
Scale: 1 : 50

Project/Drawing no: PD21105 -05
Revision: D

Accredited building practitioner: Frank Geskus -No CC246A