



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:	BVZ Designs - PA\26\0079
PROPERTY ADDRESS:	22 Clance Avenue PROSPECT VALE (CT: 188889/92)
DEVELOPMENT:	Multiple dwellings (2 units) – setbacks, private open space, parking numbers, parking areas.

The application can be inspected until **Monday, 27 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 11 October 2025.

Craig Davies

ACTING GENERAL MANAGER

APPLICATION FORM



Meander Valley Council
Working Together

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="LOT 92 CLANCE AVENUE"/>	Certificate of Title:	<input type="text" value="188889"/>
Suburb:	<input type="text" value="PROSPECT VACE"/> <input type="text" value="7250"/>	Lot No:	<input type="text" value="92"/>
Land area:	<input type="text" value="695"/> m ² / 10		
Present use of land/building:	<input type="text" value="VACANT LAND"/>	(vacant, residential, rural, industrial, commercial or forestry)	

- 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 checked="" type="checkbox"/> Building work | <input 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): Includes total cost of building work, landscaping, road works and infrastructure

Description of work:

Use of building: (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: m² New building height: m

Materials: External walls: Colour:
Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 188889	FOLIO 92
EDITION 1	DATE OF ISSUE 23-Sep-2025

SEARCH DATE : 25-Sep-2025

SEARCH TIME : 09.02 AM

DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL
 Lot 92 on Sealed Plan [188889](#)
 Derivation : Part of 300 Acres Gtd. to Joseph Penny
 Prior CT [188351/1004](#)

SCHEDULE 1

[N176448](#) TRANSFER to TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD
 Registered 18-Mar-2024 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP188889](#) FENCING PROVISION in Schedule of Easements
[N278447](#) BENEFITING EASEMENT: Bushfire Hazard Management
 Easement over the land marked Bushfire Hazard
 Management Easement 10.00 wide on Sealed Plan [188889](#)
 Registered 23-Sep-2025 at 12.02 PM
[SP185985](#), [SP186417](#), [SP187707](#) & [SP188351](#) FENCING PROVISION in
 Schedule of Easements
[SP10386](#) & [SP18481](#) FENCING COVENANT in Schedule of Easements
[E172250](#) INSTRUMENT Creating Restrictive Covenants Registered
 23-Sep-2025 at 12.05 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD
 FOLIO REFERENCE: C.T.188351/1004
 GRANTEE: PART OF 375A-1R-0P GRANTED TO JAMES GOODGER, PART OF 300 ACRES GRANTED TO JOSEPH PENNY



BY SURVEYOR: BRETT RICHARD WOOLCOTT
 LOCATION: LAND DISTRICT OF CORNWALL
 PARISH OF LAUNCESTON
 SCALE 1:4000 LENGTHS IN METRES

REGISTERED NUMBER
SP188889

APPROVED EFFECTIVE FROM **23 SEP 2025**

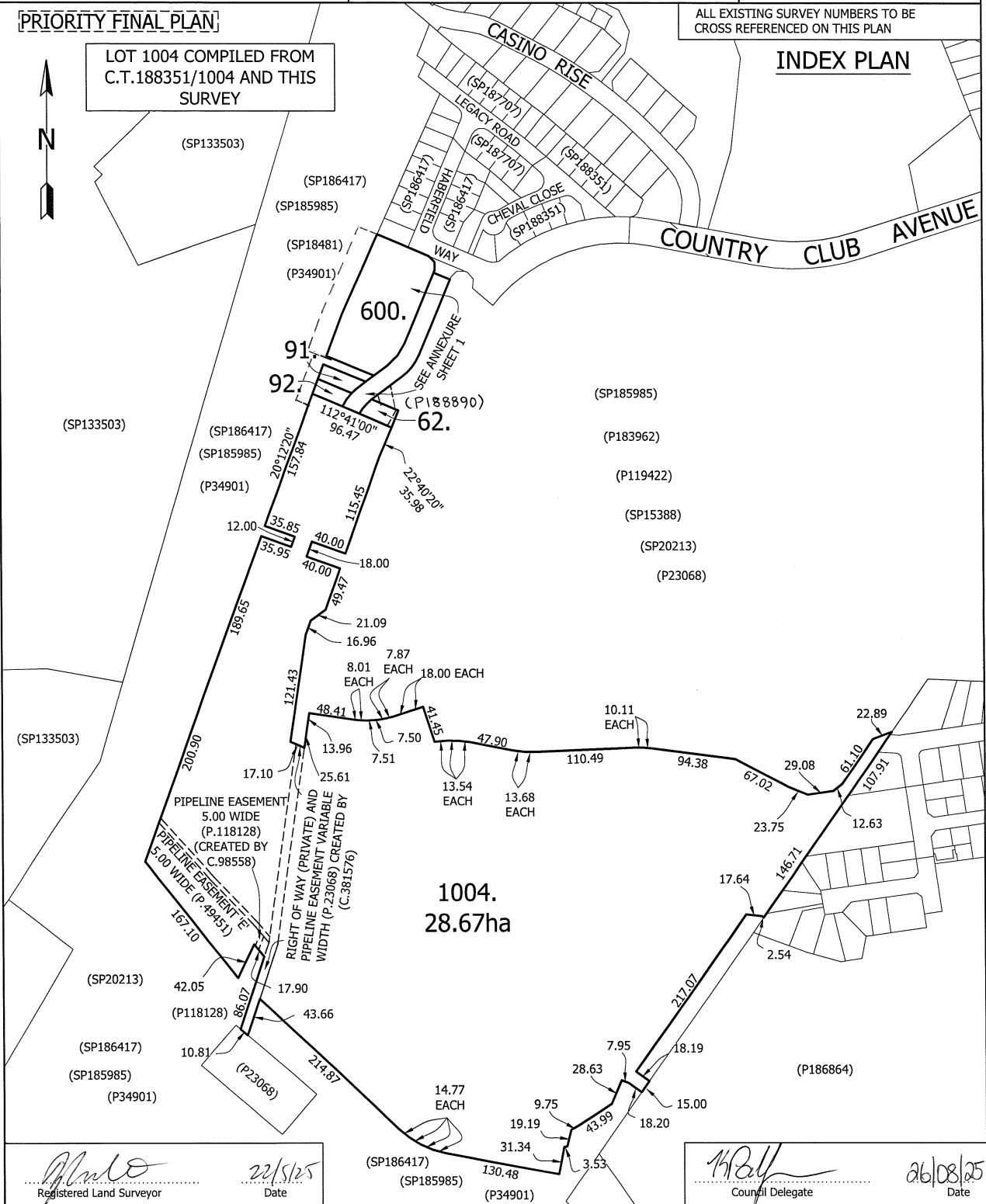
 Recorder of Titles

PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN


LOT 1004 COMPILED FROM C.T.188351/1004 AND THIS SURVEY

INDEX PLAN

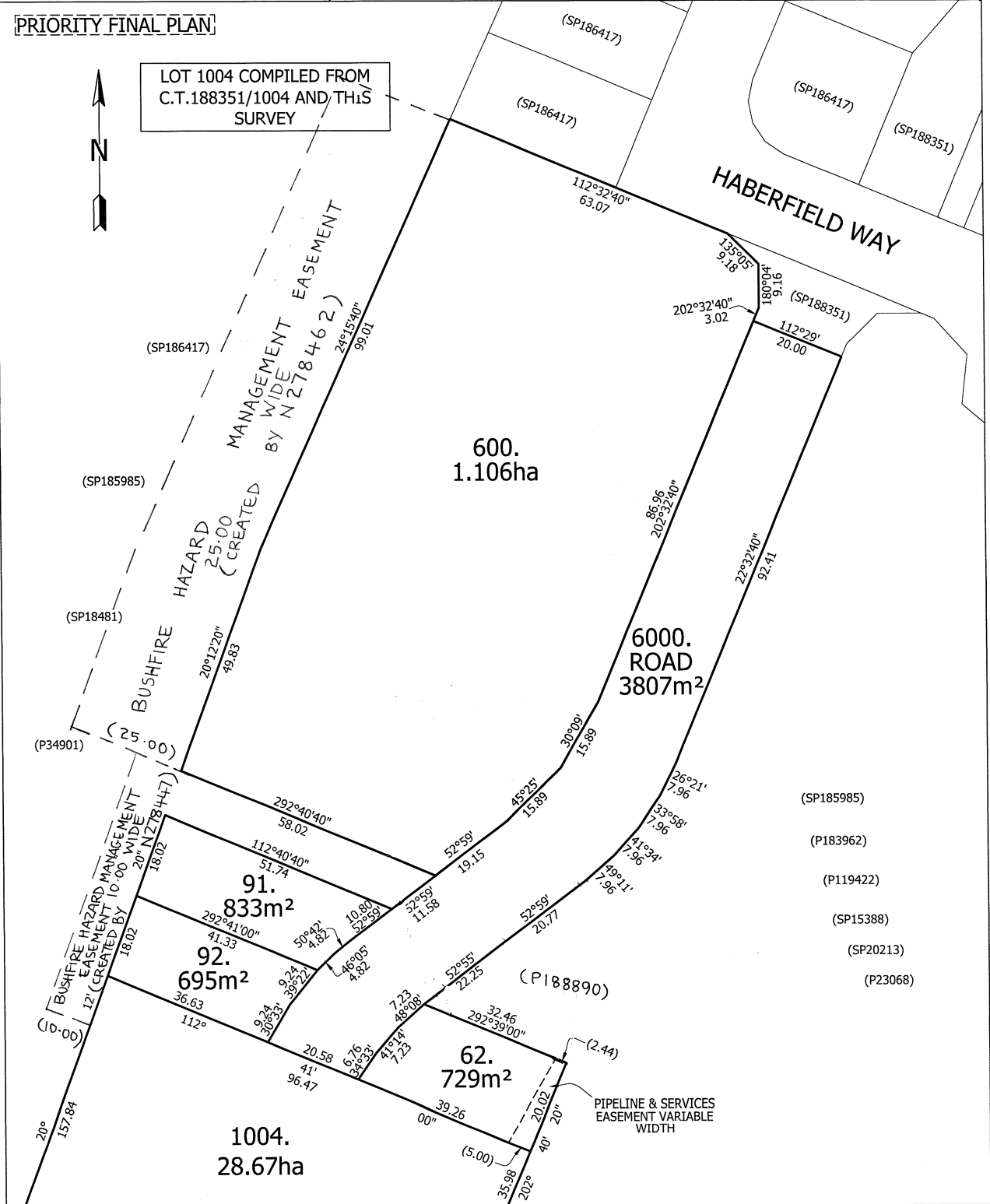


Registered Land Surveyor
 Date: 22/5/25

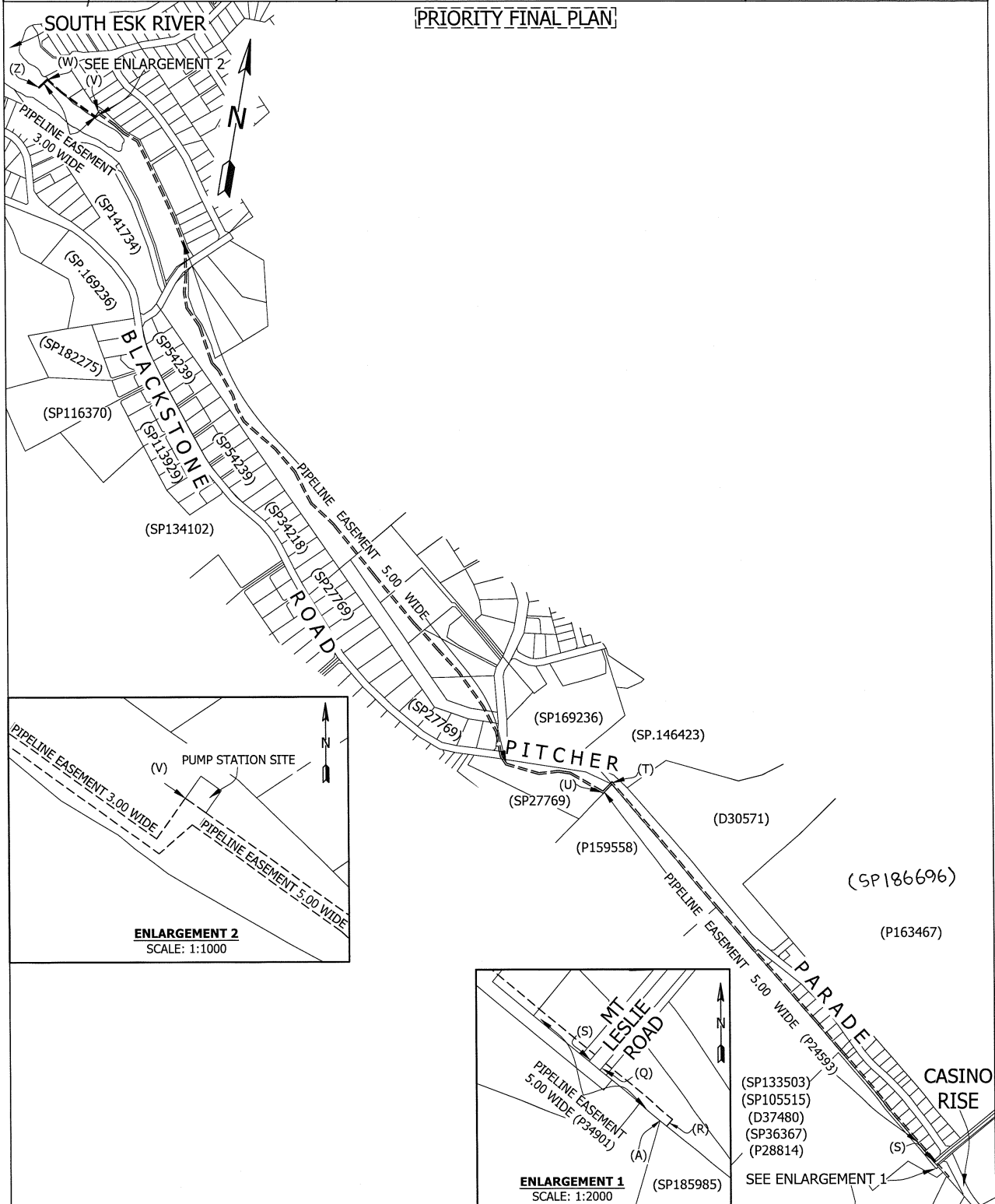
Council Delegate
 Date: 26/08/25

<p>PLAN OF SURVEY</p>  <p>Woolcott ANNEXURE SHEET LAND SERVICES SHEET 1 OF 2 SHEETS</p>	<p>OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: C.T.188351/1004</p> <p>SCALE 1: 750 LENGTHS IN METRES</p>	<p>Registered Number</p> <p>SP 188889</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>[Signature]</i> 26/08/2025 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>[Signature]</i> 27/5/25 Registered Land Surveyor Date</p>	<p>APPROVED 23 SEP 2025 EFFECTIVE FROM</p> <p><i>[Signature]</i> Recorder of Titles</p>

PRIORITY FINAL PLAN



<p>PLAN OF SURVEY</p> <p>Woolcott ANNEXURE SHEET LAND SERVICES SHEET 2 OF 2 SHEETS</p>	<p>OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: C.T.188351/1004</p> <p>SCALE 1:10000 LENGTHS IN METRES</p>	<p>Registered Number</p> <p>SP 188889</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>[Signature]</i> 26/08/2025 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>[Signature]</i> 22/8/25 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 23 SEP 2025</p> <p><i>[Signature]</i> Recorder of Titles</p>



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 188889

PAGE 1 OF 5 PAGES

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.

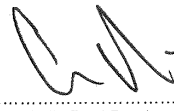
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EXISTING EASEMENTS CARRIED FORWARD FROM CERTIFICATE OF TITLE VOLUME 188351 FOLIO 1004

1. Lot 1004 on the Plan is subject to a pipeline easement (as fully defined in dealing no. C381576) in favour of the Meander Valley Council over the land marked "RIGHT OF WAY (PRIVATE) AND PIPELINE EASEMENT VARIABLE WIDTH" as shown on the Plan. —
2. Lot 1004 on the Plan is subject to a right of carriage way (appurtenant to lot 8 on Plan No. 23068) over the land marked "RIGHT OF WAY (PRIVATE) AND PIPELINE EASEMENT VARIABLE WIDTH" as shown on the Plan. —
3. Lot 1004 on the Plan is subject to pipeline rights (as fully defined in dealing no. B805803) in favour of Tasmania Irrigation Pty Ltd (ACN 722 799 075) over the land marked "PIPELINE EASEMENT 'E' 5.00 WIDE" on the Plan (subject to the provisions contained in dealing B805803). —
4. Lot 1004 on the Plan is subject to pipeline rights (as fully defined in dealing no. C98558) in favour of TasWater over the land marked "PIPELINE EASEMENT 5.00 WIDE" shown on the Plan (subject to provisions contained in dealing C98558). —
5. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183962 is together with water supply pipeline and pump rights (as fully defined in dealing no. A979664) over the land marked "PIPELINE EASEMENT 5.00 WIDE" and the land marked "PIPELINE EASEMENT 3.00 WIDE" and also marked "STUVWZ" and 'PUMP STATION SITE' as shown on the Plan. —

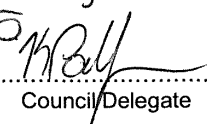


.....
Daniel Joseph Hanna
Director



.....
Colin Paul Dewhurst
Director

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REF 188351/1004 SOLICITOR Con Tsamassiros, Butler McIntyre & Butler & REFERENCE: CT:241678	PLAN SEALED BY: Meander Valley Council DATE: 26/08/2025 PA/2210243 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 5 PAGES</p>	<p>Registered Number</p> <p>SP 188889</p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 188351/1004</p>	

6. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183692 is together with the full right and liberty for the registered proprietor for the time being (which registered proprietor is hereinafter referred to as "the Owner") of the said land within described (which land is hereinafter referred to as "the Dominant Land") to draw and convey water from the South Esk River to the Dominant Land by means of a water supply pipeline installed or to be installed as hereinafter appears within that portion of the land marked "PIPELINE EASEMENT 5.00 WIDE" and also marked "Q R" on the Plan (and which portion of land is hereinafter referred to as "the Servient Land") and to install lay relay inspect maintain repair renew remove and cleanse a one hundred and fifty millimetre water supply pipeline along within and under the Servient Land and at a depth where practicable of at least on half of a metre below the surface together with all such sluice and other valves manholes inspection openings stopcocks and other fittings of whatever nature as may be necessary.

7. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183692 is together with the full right and liberty for the owner of the Dominant Land for the purposes set forth herein to enter upon the Servient Land at any time with or without inspectors workmen servants agents or other persons authorised by the owner of the Dominant Land to pass and repass on foot or with motor vehicles in over along and upon the Servient Land PROVIDED THAT the water supply pipeline shall be of such strength and so jointed in every part as not to permit the escape of any water passing through the same AND PROVIDED FURTHER THAT the owner of the Dominant Land shall make good any damage or disturbance which may be caused to the Servient Land in relation to any installation inspection maintenance repair renewal removal replacement of cleaning of the water supply pipeline.

NEW EASEMENTS CREATED

8. Lot 62 on the Plan is subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE SERVICES EASEMENT VARIABLE WIDTH" as shown passing through Lot 62 on the Plan.

FENCING PROVISION

In respect of the Lots shown on the Plan the Vendor, Tasmanian Country Club Properties Pty Ltd, shall not be required to fence.



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Daniel Joseph Hanna
Director



.....
Colin Paul Dewhurst
Director

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 5 PAGES</p>	<p>Registered Number</p> <p>SP 188889</p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 188351/1004</p>	

DEFINITIONS

In this Schedule of Easements:


The **Pipeline and Services Easement** is defined to mean:-

THE FULL RIGHT AND LIBERTY for TasWater at all times to

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and 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 and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) 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; and
- (7) 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 all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the subject lot from the highway at any then existing vehicle entry and cross the subject lot to the Easement Land; and
- (8) 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 subject lot.

PROVIDED ALWAYS THAT:

- (a) The registered proprietors of each Lot on the Plan that are subject to the **Pipeline and Services Easement** (each described as "the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
 - (i) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (ii) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (iii) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (iv) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (v) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (vi) permit or allow any action which the Owner must not do or acquiesce in that action.
 - (vii) TasWater is not required to fence any part of the Easement Land.



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Daniel Joseph Hanna
Director



.....
Colin Paul Dewhurst
Director

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 188889</p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 188351/1004</p>	

- (b) The Owner may erect a fence across the Easement Land at the boundaries of the subject Lot.
- (c) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (i) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (ii) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (d) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (e) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
 - (i) reinstate the ground level of the Easement Land; or
 - (ii) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (iii) replace anything that supported, protected or covered the Infrastructure.

And for the purpose of the definition of **Pipeline and Services Easement** and this Schedule of Easements:

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


- (i) sewer pipes and water pipes and associated valves;
- (ii) telemetry and monitoring devices;
- (iii) inspection and access pits;
- (iv) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (v) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (vi) anything reasonably required to support, protect or cover any of the Infrastructure;
- (vii) 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
- (ix) where the context permits, any part of the Infrastructure.

"Easement Land" means the land described as "Pipeline and Services Easement Variable Width".

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



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Daniel Joseph Hanna
Director



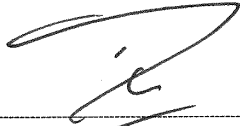
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Colin Paul Dewhurst
Director

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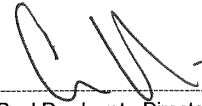
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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 188889</p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 188351/1004</p>	

Executed by **Tasmanian Country Club Properties Pty Ltd** (ACN 647 888 873) pursuant to section 127(1) of the *Corporations Act 2001* (Cth) by the signature of two of its directors:



Daniel Joseph Hanna - Director



Colin Paul Dewhurst - Director

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TASMANIAN LAND TITLES OFFICE

Instrument Creating Restrictive Covenants

Section 102 Land Titles Act 1980



E172250

DESCRIPTION OF LAND			
Servient		Dominant	
Volume	Folio	Volume	Folio
188889	62, 91 & 92	185985	1002

We, **Tasmanian Country Club Properties Pty Ltd (ACN 647 888 873)** of 394 Sandy Bay Road, Sandy Bay in Tasmania 7005

being the registered proprietor/s of the land comprised in the above servient folio/s of the Register (herein called the servient land) hereby covenant/s with **Tasmanian Country Club-Casino Proprietary Limited (ACN 009 516 189)** of Launceston Federal Country Club Avenue, Prospect Vale in Tasmania 7250 being the registered proprietor of the land comprised in the above dominant folio of the Register (herein called the dominant land) and with the owners for the time being of each and every part of the dominant land to the intent that the burden of the covenant/s may run with, and bind each and every part of the servient land and that the benefit of the covenant may be annexed to, and devolve with, each and every part of the dominant land to observe the following stipulations:-

- As contained in annexure pages 3,4 and 5 attached to this Instrument-

In witness whereof we **Tasmanian Country Club Properties Pty Ltd**

and **Tasmanian Country Club-Casino Proprietary Limited** have executed this instrument as a deed

Date: 10 June..... 2025

Signed by the Servient & Dominant proprietors

- executed on annexure -

<p>Land Titles Office Use Only</p> <p>REGISTERED IN TASMANIA</p> <p>23 SEP 2025</p> <p>RECORDED IN THE REGISTER OF TITLES</p> <p>THE BACK OF THIS FORM MUST NOT BE USED</p> <p>Created 11-Dec-2024 11:15AM</p>	<p>Dealing Security Code: null</p> <p>DUTIES ACT 2001-TAS LICENCE 21322</p> <p>Document Number <u>637389-264</u></p> <p>Document Code</p> <p>Lodgement Date <u>20-06-25</u></p> <p>Consideration \$ <u>1.00</u></p> <p>Duty \$ <u>50.00</u></p> <p>Interest \$</p>
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COV
Version 1 (TOLD)

Duty

PIN OR STAPLE HERE
DO NOT GUM THIS
FORM TO THE INSTRUMENT

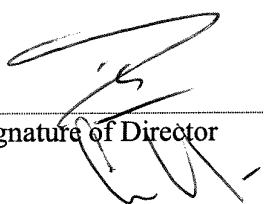
ANNEXURE PAGE

PAGE 2 of 5 PAGES
Vol. 188889 Fol. 62, 91 and 92
Vol. 185985 Fol. 1002

Executed as a Deed

Executed by **Tasmanian Country Club-Casino
Proprietary Limited** (ACN 009 516 189)
pursuant to s127(1) of the *Corporations Act 2001* (Cth)
by the signature of a director and secretary:

Daniel Joseph Hanna
Name of Director

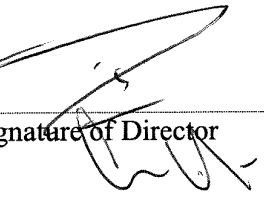

Signature of Director

Colin Paul Dewhurst
Name of Secretary

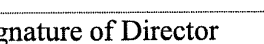

Signature of Secretary

Executed by **Tasmanian Country Club Properties
Pty Ltd** (ACN 647 888 873)
pursuant to s127(1) of the *Corporations Act 2001*
(Cth) by the signature of two of its directors:

Daniel Joseph Hanna
Name of Director


Signature of Director

Colin Paul Dewhurst
Name of Director


Signature of Director

NOTE:- Every annexed page shall 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.

Version 1

THE BACK OF THIS PAGE MUST NOT BE USED

DEED CREATING RESTRICTIVE COVENANTS

This deed is made the 30th day of May 2025

Between

Tasmanian Country Club-Casino Proprietary Limited (ACN 009 516 189) the principle place of business of which is situate at Launceston Federal Country Club Avenue, Prospect Vale in Tasmania (Dominant Proprietor)

and

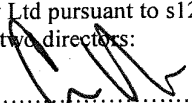
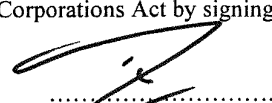
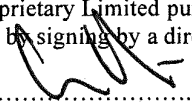
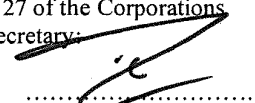
Tasmanian Country Club Properties Pty Ltd (ACN 647 888 873) the registered office of which is situate at 394 Sandy Bay Road, Sandy Bay in Tasmania (Servient Proprietor)

RECITALS

- A The Dominant Proprietor is the registered proprietor of certain land adjacent to land contained in Sealed Plan
- B The parties have agreed that the restrictive covenant stipulations set out below be created by this Instrument, and registered on the title to the Servient Proprietor (the Servient Land) referred to above, on the basis set out in this Instrument.

STIPULATIONS

1. Not to construct on Lots 62 and 91 on Plan 188889 (or any future Lots created by subdivision of the aforementioned Lots) any dwelling which may be used other than a single dwelling.
2. Not to construct or permit to be constructed on the lot, any dwelling unless there is a skip bin having a capacity of not less than 3m³ located on the lot at all times during the construction of the dwelling through to the issue of certificate of occupancy to ensure that all rubbish, discarded building materials and other debris are not left visibly on the lot; and
3. Not to store, heap or permit to be excavated carried away or removed from the lot or any part thereof any trees, logs, earth, clay, stone, gravel or sand except such as may be necessary for the purposes of road or driveway construction or levelling or filling of the lot or for the formation of any buildings, swimming pool or barbeque area to be constructed thereon.
4. Not to construct, permit to construct or erect on the lot (or any future lots created by subdivision of the lot):
 - (a) any message for a purpose other than a private residence;
 - (b) any kit home or relocatable dwelling;
 - (c) any residential building from any material except brick, stone, masonry block (or similar material), rendered insulated concrete floors, timber construction, flat metal cladding or insulated boards that are rendered, painted or pre-coloured;

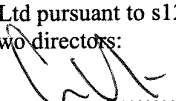
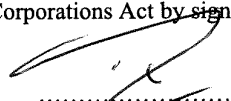
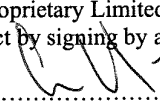
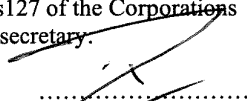
Executed as a deed by Tasmanian Country Club Properties Pty Ltd pursuant to s127 of the Corporations Act by signing by two directors:  Colin Paul Dewhurst Director	 Daniel Joseph Hanna Director	Executed as a deed by Tasmanian Country Club-Casino Proprietary Limited pursuant to s127 of the Corporations Act by signing by a director and secretary:  Colin Paul Dewhurst Secretary	 Daniel Joseph Hanna Director
--	---	---	---

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- (d) any dwelling house, residential building, garage or outbuilding on the lot with roofs or with roofing material other than Colourbond material;
 - (e) any building with front façade walls comprising more than 25% of the façade (excluding openings such as windows, doors and garage doors) and of any material other than composite materials, timber, texture coated fibre cement, stone or linear board.
 - (f) any driveway or front yard pathway:
 - (i) from surface materials and colours other than hard surfaced materials and colours that are complimentary to the dwelling or residential building such as, exposed aggregate concrete, pavers and stamped or stencilled coloured concrete, and stipple finish concrete; and
 - (ii) from undecorated grey, broom finished concrete or any material or colour that does not complement the dwelling.
5. Not to erect any fence or wall along the boundary of the lot:
- (a) of a height greater than 1.8 metres and constructed out of material other than Colourbond panel; and
 - (b) of any kind or description upon the boundary of any lot with the street onto which the same fronts:
 - (i) of a height greater than 1.5 metres;
 - (ii) of material other than brick, stone, masonry block or similar material rendered, or brick with a steel insert; and
 - (iii) without a letterbox incorporated into the fencing.
6. Not to erect or place or suffer to be or remain on the lot:
- (a) any temporary building structure or caravan with the exception of a shed or workshop used for the purpose of, and in connection with and during and in the course of construction of a permanent building or buildings on the lot and not otherwise.
 - (b) any shop building or erection whatsoever for the purposes of selling, offering or exposing for sale therein any articles, services, wares or merchandise, including show homes, without the written consent of the Vendor and / or the Dominant Proprietor.
 - (c) any engine or machinery worked or driven by steam, gas, electricity, petrol or other type of power and used for any business or trade operations.
7. Not to carry on, permit or suffer to be carried on:
- (a) any trade manufactory or business whatsoever; and
 - (b) any noxious noise or offensive trade of business which may be a public nuisance or provoke annoyance on any part of the lot:
8. Not to erect, permit to be erect, attach or permit to be attached to any dwelling or building or place or suffer to be or remain on the lot any:

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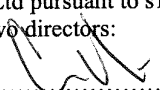
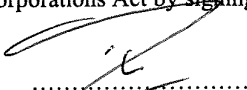
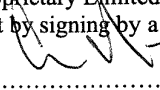
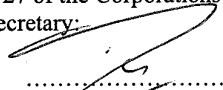
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- (a) advertisement, bill board or poster or any similar erection of any unsightly nature;
 - (b) drying clothes, rubbish storage, air-conditioning condensers, service boxes, solar and photovoltaic panels, storage tanks and associated panels that are visible from the street;
 - (c) TV antennas or satellite dishes with the street onto which the same fronts;
 - (d) satellite dishes that are larger than 900mm in diameter;
 - (e) drainage pipe or drainage dissipaters on the lot or any part thereof which will cause or may cause any stormwater to enter or cause damage or erosion to the lot, to any adjoining lot, to any road shown on the plan or to any area adjacent to such road or the balance;
 - (f) caravan, boat or trailer whatsoever on the front yard of the lot; and
 - (g) tree or shrub which grows to be a height of more than six (6) metres.
9. Not to keep on the lot any dog of a breed or cross breed which shall be declared or categorised by the *Dog Control Act 2000* (Tas) and any subsequent revisions of that act to be a dangerous dog or restricted breed.
10. Not to do or permit or suffer to be done in or upon any lot or any part thereof anything which will, may or shall be or become a nuisance, annoyance or disturbance to the Vendor and / or the Dominant Proprietor or their directors or successors in title or the owner or owners for the time being of the said lots.

IT IS DECLARED AND AGREED that nothing herein contained or implied shall prevent Tasmanian Country Club Properties Pty Ltd, with the consent of the Dominant Proprietor, or its directors, from:

- (i) Selling any lot free or exempt from any one or more of the restrictive covenants and stipulations contained in the covenants hereinbefore contained; and
- (ii) Modifying, waiving or releasing or allowing any departure from any of the said restrictive covenants in relation to any lot or portion of any lot.

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..... Colin Paul Dewhurst Director Daniel Joseph Hanna Director Colin Paul Dewhurst Secretary Daniel Joseph Hanna Director

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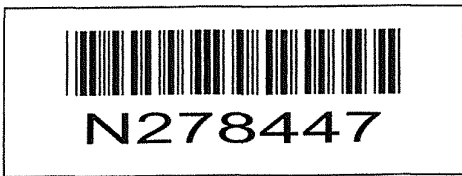
Version 1

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TASMANIAN LAND TITLES OFFICE

Transfer

Section 58 Land Titles Act 1980.



THE TRANSFEROR for the consideration specified below (receipt of which from the transferee is hereby acknowledged) HEREBY TRANSFERS to the TRANSFEREE the estate and interest specified in the land described hereunder subject to the mortgages and encumbrances registered thereon including any created by dealings lodged for registration before the lodging of this transfer.

DESCRIPTION OF LAND		
Folio of the Register		If subject to existing mortgages - list here. If part of land - describe part. If easement created - describe easement.
Volume	Folio	
185985	1002	

Estate and Interest: **Bushfire Hazard Management Easement (as defined herein) appurtenant to the land contained in folios of the Register Volume 188889 Folios 91 & 92 over the area as shown on the annexed plan and marked 'Bushfire Hazard Management Easement 10.00 WIDE' (hereinafter referred to as 'Easement Land').**

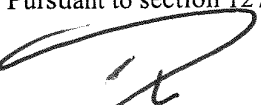
Transferor: **TASMANIAN COUNTRY CLUB-CASINO PROPRIETARY LIMITED** (ACN 009 516 189) of "CONVENTION CENTRE & BOARDWALK" 410 SANDY BAY RD SANDY BAY TAS 7005

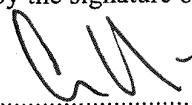
Transferee: **TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD** (ACN 647 888 873) of "CONVENTION CENTRE & BOARDWALK" 410 SANDY BAY RD SANDY BAY TAS 7005

Consideration:
\$1.00

Date: 5 August 2025

Executed by **TASMANIAN COUNTRY CLUB-CASINO PROPRIETARY LIMITED** (ACN 009 516 189) Pursuant to section 127(1) of the Corporations Act 2001 (Cth) by the signature of its director and secretary:


.....
Daniel Joseph Hanna - Director


.....
Colin Paul Dewhurst - Secretary

<p>Land Titles Office Use Only</p> <p>T Version 1 (TOLD)</p> <p>REGISTERED IN TASMANIA</p> <p>23 SEP 2025</p> <p>RECORDER OF TITLES</p> <p>Created 25-Jul-2025 03:59PM</p>	<p>DUTIES ACT 2001-TAS LICENCE 21322</p> <p>Dealing Security Code: 612400</p> <p>Document Number: <u>645.311-939</u></p> <p>Document Code:</p> <p>Lodgement Date: <u>05.08.25</u></p> <p>Consideration: \$ <u>1.00</u></p> <p>Duty: \$ <u>50.00</u></p> <p>Interest: \$</p> <p>Initials: <u>wp</u></p>	<p>Duty</p>
	<p>THE BACK OF THIS FORM MUST NOT BE USED</p>	

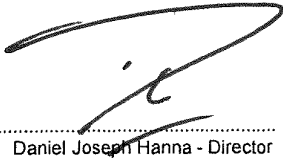
Can transfer
Solicitor Transfer
22/9/2025

ANNEXURE PAGE

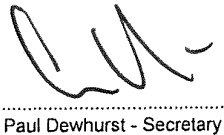
PAGE 2 OF 4 PAGES
Vol. 185985 Fol. 1002
Dealing N278447

Annexure A

Bushfire Hazard Management Easement is defined to mean the full right and liberty of the Dominant Tenement owner at all times to enter and remain upon the land marked n the Plan as "BUSHFIRE HAZARD MANAGEMENT EASEMENT 10.00 WIDE", with or without employees, contractors, agents and all other persons duly authorised by them and with or without machinery, vehicles, plant and equipment and specialist services for the purpose of managing the Easement Land in accordance with any Bushfire Hazard Management Plan affecting the Easement Land.



.....
Daniel Joseph Hanna - Director



.....
Colin Paul Dewhurst - Secretary

-
- NOTE:-**
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 2. All pages comprising this dealing must be pinned or stapled together.

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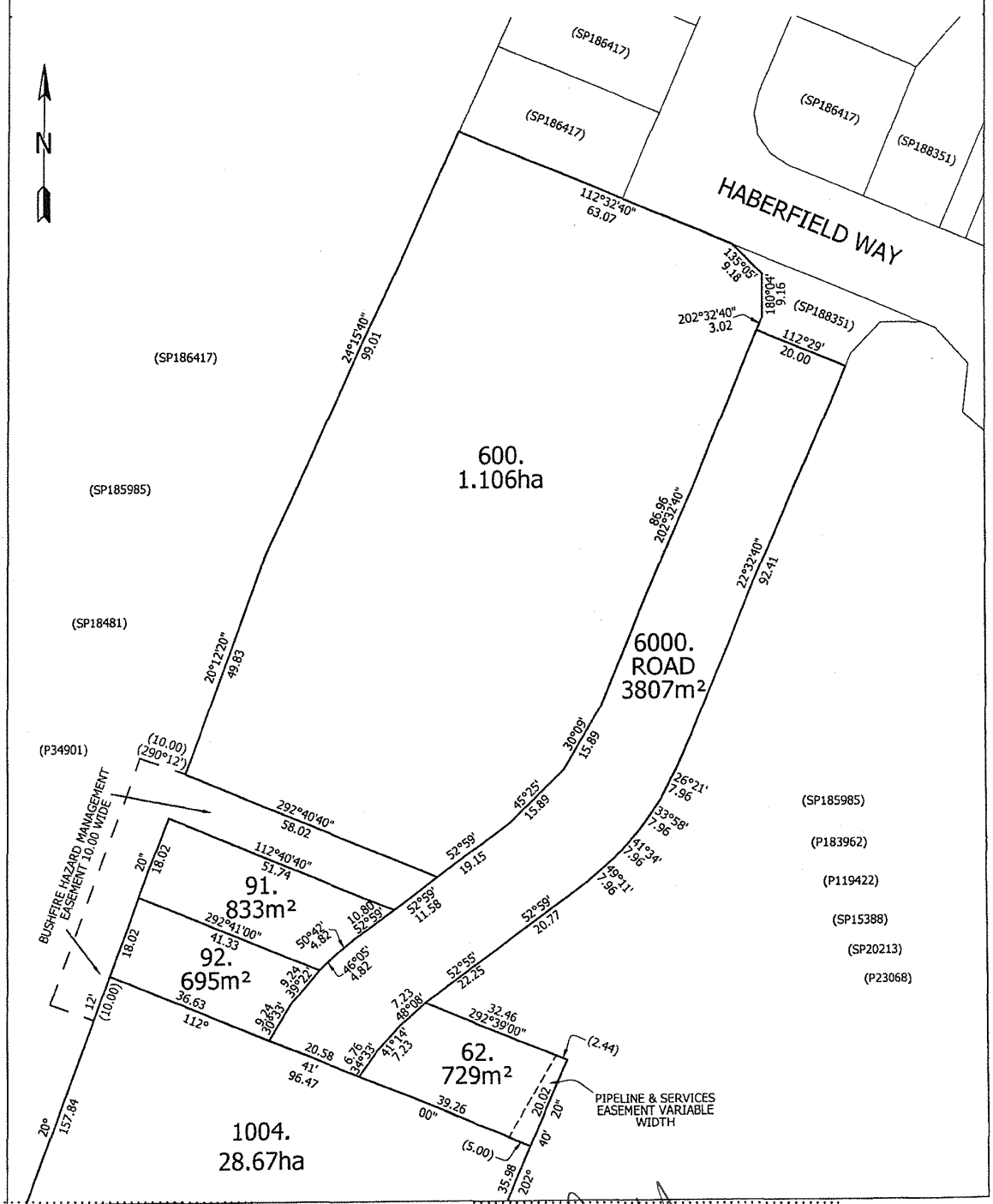
22/7/2011
3

PIN OR STAPLE HERE
DO NOT GUM THIS
FORM TO THE INSTRUMENT

ANNEXURE PAGE

PAGE 3 of 4 PAGES

Vol.185985 Fol.1002
Dealing N278447



Daniel Joseph Hanna - Director

Colin Paul Dewhurst - Director

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LEGEND
 PAGE 1# COVER PAGE
 PAGE 2# EXISTING SITE SURVEY PLAN
 PAGE 3# SITE PLAN
 PAGE 4# LANDSCAPING PLAN
 PAGE 5# STRATA PLAN
 PAGE 6# SITE PLUMBING PLAN
 PAGE 7# CAR PARKING PLAN
 PAGE 8# SOIL AND WATER MANAGEMENT PLAN
 PAGE 9# UNIT 1 – FLOOR PLAN
 PAGE 10# UNIT 1 – FLOOR PLAN WITH DIMENSIONS
 PAGE 11# UNIT 1 – ROOF PLAN
 PAGE 12# UNIT 2 – FLOOR PLAN
 PAGE 13# UNIT 2 – FLOOR PLAN WITH DIMENSIONS
 PAGE 14# UNIT 2 – ROOF PLAN
 PAGE 15# ELEVATIONS
 PAGE 16# ELEVATIONS

COUNCIL – MEANDER VALLEY COUNCIL
 ZONE – GENERAL RESIDENTIAL
 CODE – BUSHFIRE PRONE AREA
 SPECIFIC AREA PLAN – MEA-S22.0
 LANDSLIDE BAND – NIL

TITLE REFERENCE – 188889/92

BUSHFIRE-PRONE AREA BAL RATING BAL19
 AS PER SUBDIVISION BHMP

CORROSION ENVIRONMENT – MEDIUM

CLIMATE ZONE FOR THERMAL DESIGN = 7
 REFER TO ENERGY REPORT BY 2DR

ALPINE AREA – N/A LESS THAN 900m AHD

OTHER HAZARDS – N/A

ALL DIMENSIONS SHOWN ARE TO OUTSIDE OF BRICKWORK CLADDING OR TIMBER FRAMING ON CLAD HOUSES UNLESS NOTED OTHERWISE

CONFIRM ALL DIMENSIONS AND SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS

IF IN ANY DOUBT ABOUT BEARING AND BOUNDARIES THEN THESE MUST BE CONFIRMED ONSITE BY A SURVEYOR PRIOR TO SETOUT

ENSURE DRAWINGS USED ONSITE ARE STAMPED 'APPROVED' PLANS BY BUILDING SURVEYOR AND PERMIT AUTHORITY

H4D9 CONDENSATION MANAGEMENT TO BE COMPLIANT WITH NCC PART 10.8 CONDENSATION MANAGEMENT.

NOTES
 (1)REFER TO THE GUIDANCE IN THE "CONDENSATION IN BUILDINGS TASMANIAN DESIGNERS' GUIDE" – CURRENT VERSION AVAILABLE AT WWW.CBOS.TAS.GOV.AU. THIS GUIDE MUST BE READ IN CONJUNCTION WITH THE NCC.

IF ANY DISCREPANCIES, APPARENT ERROR, ANOMALY OR AMBIGUITY WITHIN THE DOCUMENTATION IS FOUND. THE DESIGNER IS TO BE CONTACTED PRIOR TO ANY MORE CONSTRUCTION CONTINUING.

ENSURE THAT DRAWINGS ARE NOT SCALED AND THAT THE NOTED DIMENSIONS ARE USED FOR ACCURACY. IF IN ANY DOUBT CONTACT DESIGNER

PROPOSED UNIT DEVELOPMENT FOR LHRW PTY LTD AT LOT 92 CLANCE AVENUE PROSPECT VALE 7250

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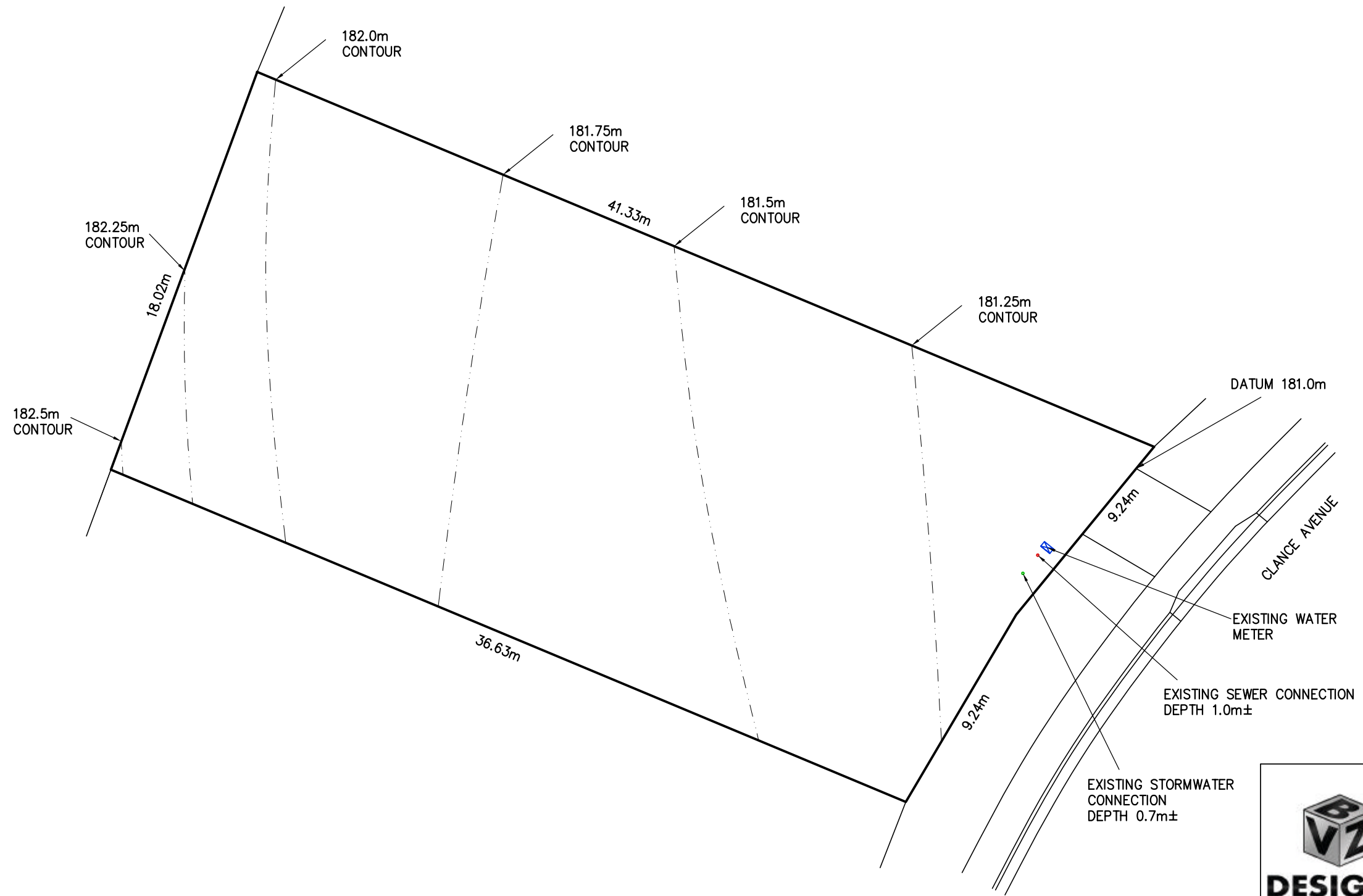
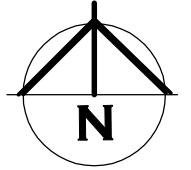
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REVISION 1	12 / 08 / 2025
REVISION 2	15 / 08 / 2025
REVISION 3	21 / 08 / 2025
REVISION 4	13 / 09 / 2025
REVISION 5	25 / 09 / 2025



**BRADLEY
 VAN ZETTEN**

4 EDEN HILLS DRIVE
 RIVERSIDE 7250
 P. 0407 272 381
 E. BVZDESIGNS@GMAIL.COM
 LICENCE NUMBER 957699796

THIS PAGE FEATURES COLORED LINES AND SHOULD ONLY BE PRINTED IN COLOR. GREEN TEXT IN THE NOTE SECTION SERVES AS A REFERENCE



EXISTING SITE SURVEY PLAN

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 RIVERSIDE 7250
 P. 0407 272 381
 E. BVZDESIGNS@GMAIL.COM
 LICENCE NUMBER 957699796

PROJECT: PROPOSED UNIT DEVELOPMENT FOR LHRW PTY LTD AT LOT 92 CLANCE AVENUE PROSPECT VALE 7250

DRAWING: EXISTING SITE SURVEY PLAN

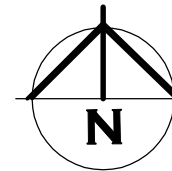
DESIGNED: B. v. Z. APPROVED: DATE: 25 / 09 / 25
 DRAWN: B. v. Z.

SCALE - A3 - 1:200. DRAWING No.: LHRW0525 - 2/16

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UN-RETAINED BULK EARTHWORKS – SITE CUT AND FILL PART 3.2.1

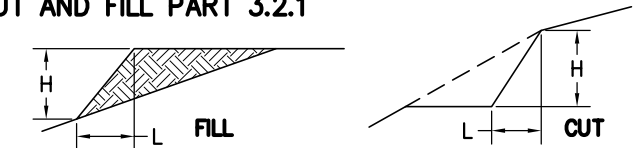


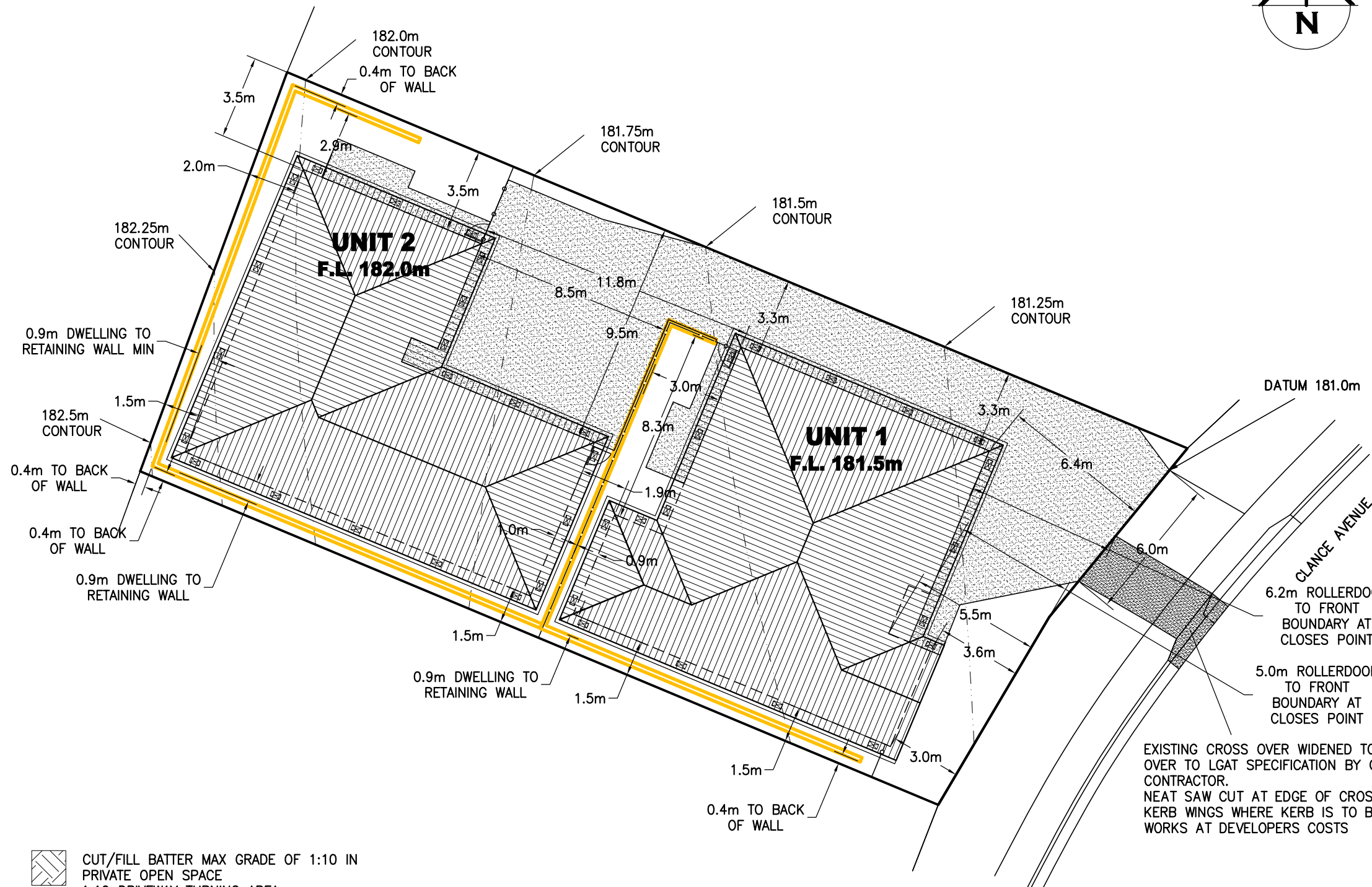
TABLE 3.2.1: SOIL TYPE		EMBANKMENT SLOPES H:L	
		COMPACTED FILL	CUT
STABLE ROCK		3:3	8:1
SAND		1:2	1:2
CLAY	FIRM CLAY	1:2	1:1
	SOFT CLAY	NOT SUITABLE	2:3
SOFT SOILS		NOT SUITABLE	NOT SUITABLE

EMBANKMENTS THAT ARE TO BE LEFT EXPOSED AT THE END OF THE CONSTRUCTION WORKS MUST BE STABILISED BY VEGETATION OR SIMILAR TO PREVENT SOIL EROSION

(1) A SITE CUT USING AN UN-RETAINED EMBANKMENT MUST BE--
 (A) WITHIN THE ALLOTMENT; AND
 (B) NOT WITHIN THE ZONE OF INFLUENCE OF ANY EXISTING STRUCTURE ON THE PROPERTY, OR THE ALLOTMENT BOUNDARY AS DEFINED IN TABLE 3.2.1 AND FIGURE 3.2.1A; AND
 (C) NOT DEEPER THAN 2 M FROM THE NATURAL GROUND LEVEL AT ANY POINT.

(2) FILL, USING AN UN-RETAINED EMBANKMENT MUST--
 (A) BE PLACED WITHIN THE ALLOTMENT; AND
 (B) BE PLACED AT A GRADIENT WHICH COMPLIES WITH TABLE 3.2.1 AND FIGURE 3.2.1B; AND
 (C) BE PLACED AND MECHANICALLY COMPACTED IN LAYERS NOT MORE THAN 150 MM; AND
 (D) BE NOT MORE THAN 2 M IN HEIGHT FROM THE NATURAL GROUND LEVEL AT ANY POINT; AND
 (E) WHERE USED TO SUPPORT FOOTINGS OR SLABS, BE PLACED AND COMPACTED IN ACCORDANCE WITH PART 4.2; AND
 (F) HAVE SURFACE WATER DIVERTED AWAY FROM ANY EXISTING STRUCTURE ON THE PROPERTY OR ADJOINING ALLOTMENT IN ACCORDANCE WITH 3.3.3.

SITE AREA TABLE		
	SQUARE METER	PERCENTAGE OF LOT
SITE AREA	695	
BUILDING AREA EXCLUDING EAVES UP TO 0.6m WIDE (AS PER PLANNING SCHEME)	325	46.8
SEALED GROUND AREA (INCLUDING UNDER EAVES, EXCLUDING AREA INCLUDED IN CELL ABOVE)	195	28.1
AREA FREE FROM IMPERVIOUS SURFACES	175	25.2



- CUT/FILL BATTER MAX GRADE OF 1:10 IN PRIVATE OPEN SPACE
- 1:10 DRIVEWAY TURNING AREA
- 1:4 DRIVEWAY NON-TURNING AREA
- SEALED DRIVEWAY TO FALL TO PITS. ASPHALT OR CONCRETE.
- 1:10 DRIVEWAY TURNING AREA
- 1:4 DRIVEWAY NON-TURNING AREA
- CHANGE IN GRADES IN EXCESS OF UP TO 12.5% (1:8) TO HAVE GRADE TRANSITION OF 2.0m IN LENGTH TO BE PROVIDED AT GRADE CHANGES UP TO 18% (1:5.5). TRANSITION GRADE TO BE HALF THE SUM OF THE TWO ADJACENT GRADES.
- CHANGE IN GRADES OVER 18% (1:5.5) UP TO 25% (1:4) TO HAVE MULTIPLE 2m TRANSITION AS ABOVE WITH A MAXIMUM CHANGE IN GRADE OF 10% PER 2m TRANSITION.

ISLAND BLOCK AND PAVING
 RETAINING WALL UP TO 1.0m HIGH

EXISTING CROSS OVER WIDENED TO DOUBLE CROSS OVER TO LGAT SPECIFICATION BY COUNCIL APPROVED CONTRACTOR.
 NEAT SAW CUT AT EDGE OF CROSS OVER TRANSITION KERB WINGS WHERE KERB IS TO BEING REMOVED.
 WORKS AT DEVELOPERS COSTS

SITE PLAN

DWELLING SETOUT IS PARALLEL TO SOUTH SIDE BOUNDARY

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BRADLEY VAN ZETTEN

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DRAWING: SITE PLAN


DESIGNED: B. v. Z.
 DRAWN: B. v. Z.


APPROVED.
 DATE: 25 / 09 / 25


SCALE - A3 - 1:200.

DRAWING No.: LHRW0525 - 3/16

 BORONIA ANEMONIFOLIA
STICKY BORONIA
MATURE HEIGHT APPROX. 1.5m

 LEUCOPYHTA BROWNII
CUSHION BUSH
MATURE HEIGHT APPROX. 1.0m

 SEDUM SPECTABILE
ICE PLANT
MATURE HEIGHT APPROX. 0.7m


 DIANELLA TASMANICA
(TASMANIAN FLAX LILY)
MATURE HEIGHT APPROX. 1.0m

PLANS SHOWN INDICATE TYPE AND HEIGHT
TO BE PLANTED SIMILAR VARIATIONS MAY
BE INSTALLED AT TIME OF PLANING

 SIR WALTER BUFFALO OR
SIMILAR GRASS

 15mm-20mm 'NO FINES'
DECORATIVE STONE OR MULCH
TO ALL GARDEN BEDS.


 SEALED DRIVEWAY TO FALL
TO PITS


 PRIVATE OPEN SPACE
6x4m OR 5x5m
MAX GRADE 1:10

 CLOTHES LINE
CRUSHED GRAVEL PATH OR STEPPING
STONE PAVERS TO CLOTHES LINE

 1.7x0.9m
WHEELIE BIN STORAGE
MINIMUM 1.5m²

 LETTERBOX

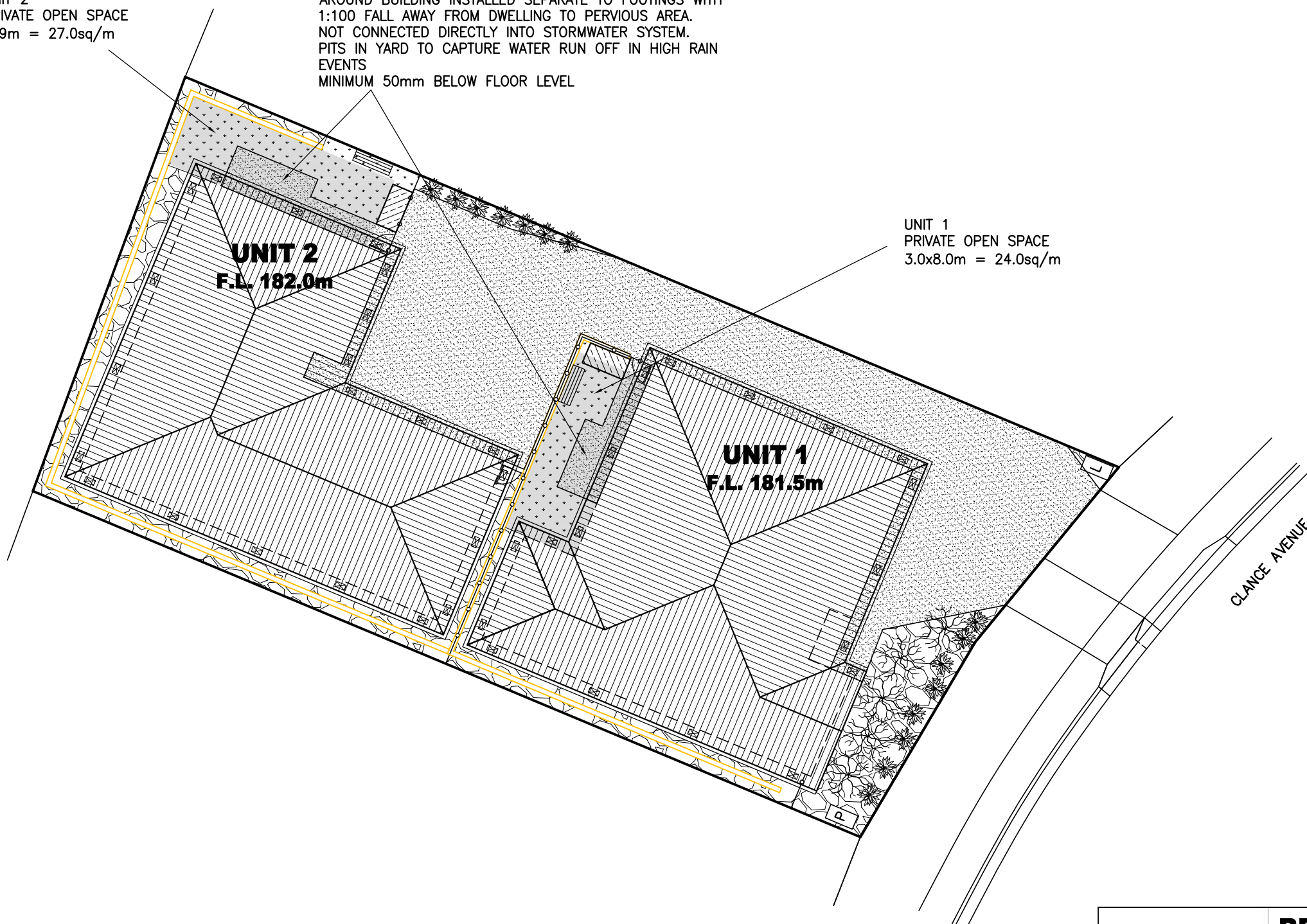
 MAIN POWER BOARD
LOCATED WITHIN
COMMON GROUND

 1800mm HIGH LAPPED PAILING FENCE OR
SOLID COLORBOND FENCE.
ALL BOUNDARY FENCES TO TITLE BOUNDARY
THAT ARE PART OF THE PRIVATE YARD OF
THE UNITS TO BE SOLID 1800mm HIGH
MINIMUM. EXISTING FENCES UPGRADED AS
REQUIRED.

UNIT 2
PRIVATE OPEN SPACE
3x9m = 27.0sq/m

LANDSCAPING PAVING SLAB OR PAVERS. AND PATH
AROUND BUILDING INSTALLED SEPARATE TO FOOTINGS WITH
1:100 FALL AWAY FROM DWELLING TO PERVIOUS AREA.
NOT CONNECTED DIRECTLY INTO STORMWATER SYSTEM.
PITS IN YARD TO CAPTURE WATER RUN OFF IN HIGH RAIN
EVENTS
MINIMUM 50mm BELOW FLOOR LEVEL

UNIT 1
PRIVATE OPEN SPACE
3.0x8.0m = 24.0sq/m



LANDSCAPING PLAN

PRIVATE YARD AREA UNIT 1 = 60 sq/m
PRIVATE YARD AREA UNIT 2 = 92 sq/m

NOT INCLUDING BUILDING AREA
PLANTING INSIDE PRIVATE YARD BY OWNER



**BRADLEY
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PROJECT: PROPOSED UNIT DEVELOPMENT
FOR LHRW PTY LTD
AT LOT 92 CLANCE AVENUE
PROSPECT VALE 7250

DRAWING: LANDSCAPING PLAN

DESIGNED: B. v. Z.
DRAWN: B. v. Z.

APPROVED.
DATE: 25 / 09 / 25

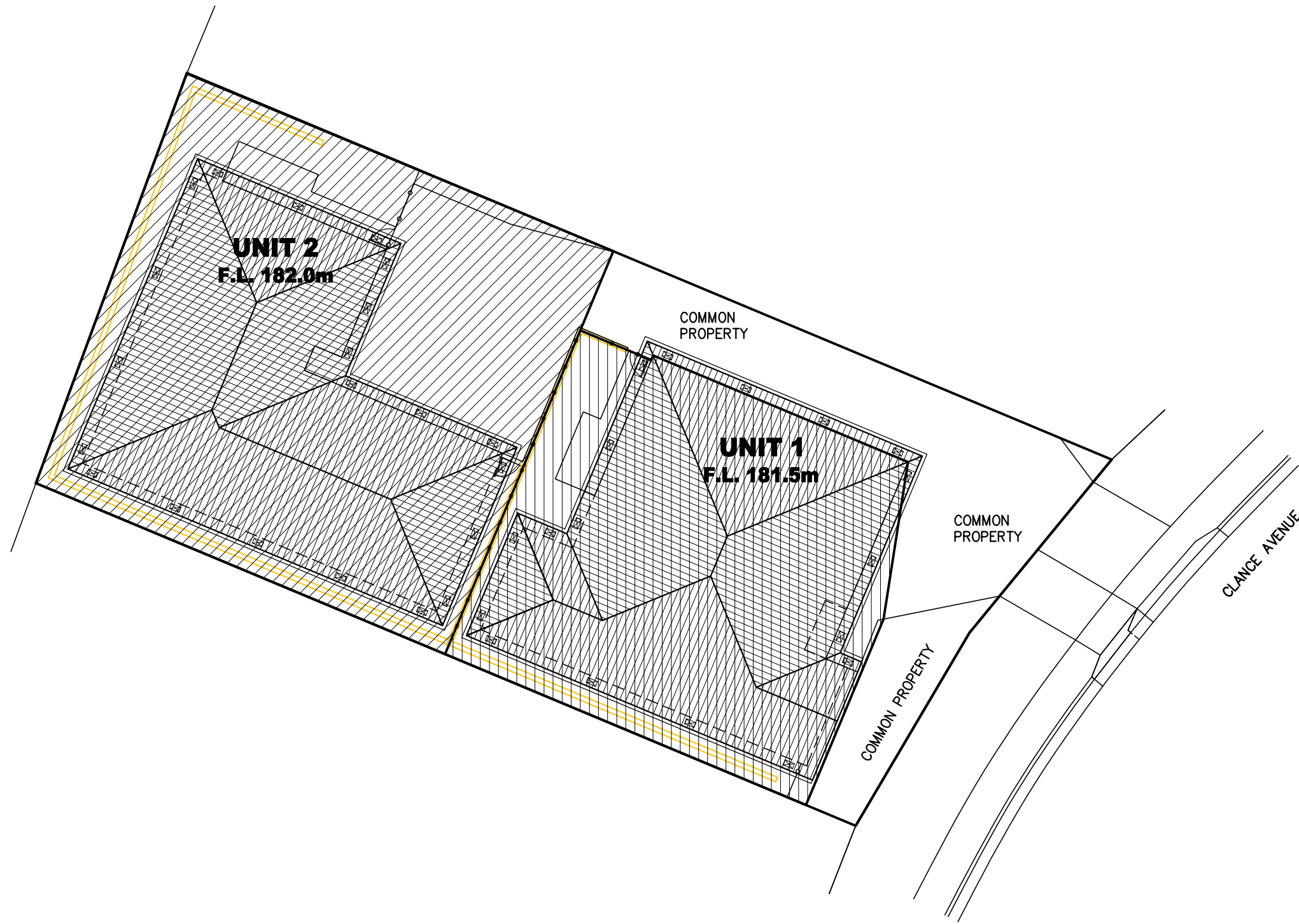
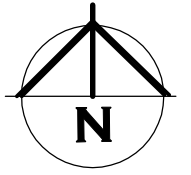
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- COMMON PROPERTY
-  UNIT 1 STRATA TITLE
 -  UNIT 2 STRATA TITLE

STRATA PLAN

EXACT STRATA BOUNDARY TO BE CONFIRMED ONCE CONSTRUCTION IS COMPLETED AND STRATA PLAN IS COMPLETED BY LAND SURVEYOR



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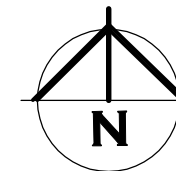
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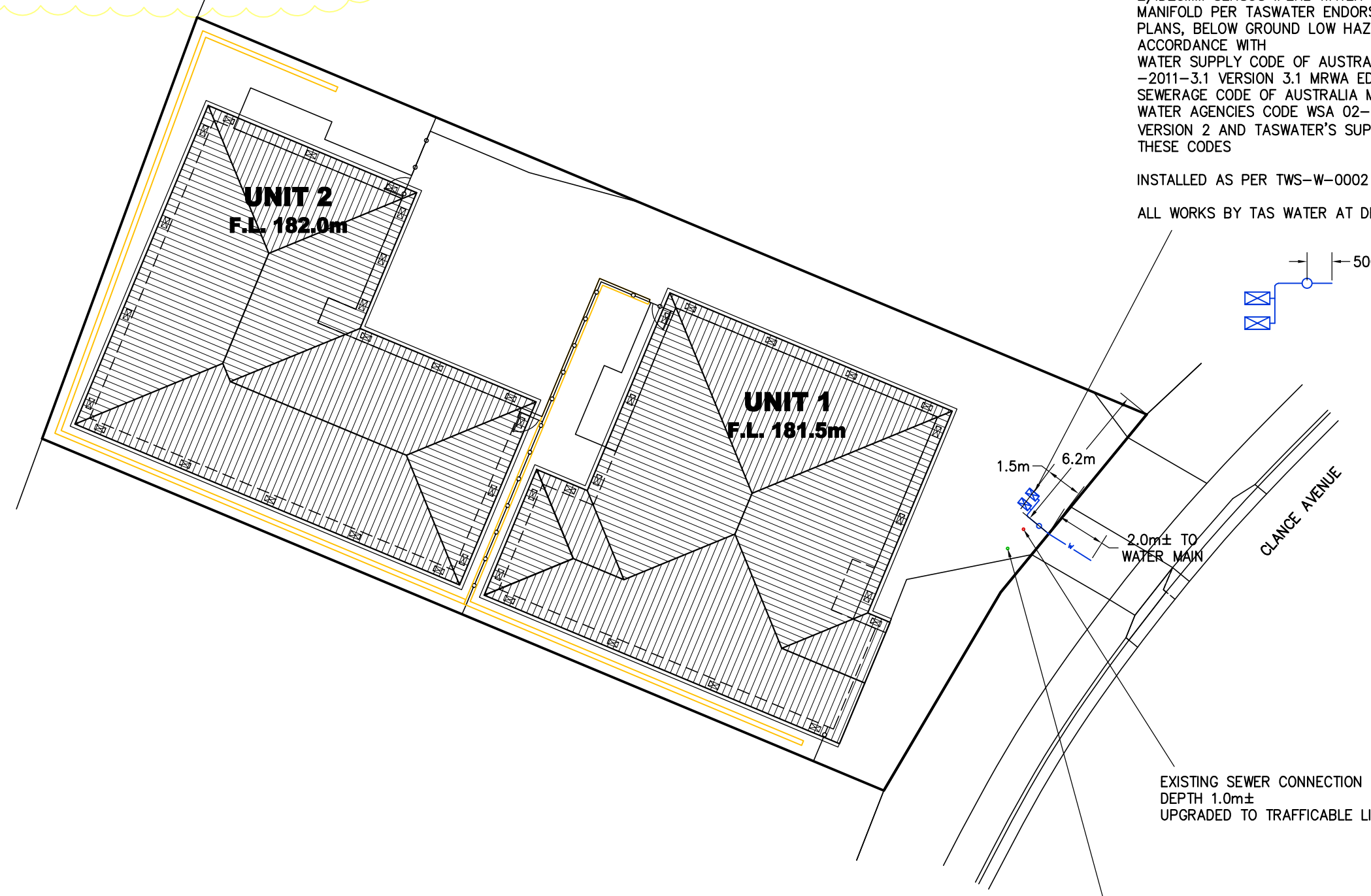
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INTERNAL PLUMBING DETAIL WILL BE INCLUDED IN PLANS FOR PLUMBING PERMIT. DETAILS INCLUDED FOR PLANNING STAGE FOR TASWATER SPAN APPROVAL ONLY



UPGRADE EXISTING DN25(ID20MM) PROPERTY WATER CONNECTION TO DN32(ID25MM) HDPE PN16 SDR11 PROPERTY WATER CONNECTION WITH

2/TRAFFICABLE WATER METER BOXES AS PER TASWATER TWS-W-0002 SHEET 5


2/ID20MM SENSUS IPERL WATER METERS ON A MANIFOLD PER TASWATER ENDORSED STANDARD PLANS, BELOW GROUND LOW HAZARD IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA WSA 03 -2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02--2014-3.1 MRWA VERSION 2 AND TASWATER'S SUPPLEMENTS TO THESE CODES

INSTALLED AS PER TWS-W-0002 SHEET 9

ALL WORKS BY TAS WATER AT DEVELOPERS COST.

EXISTING SEWER CONNECTION
DEPTH 1.0m±
UPGRADED TO TRAFFICABLE LID

EXISTING STORMWATER CONNECTION
DEPTH 0.7m±
UPGRADED TO TRAFFICABLE LID



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DRAWING: SITE PLUMBING PLAN

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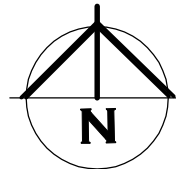
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SITE PLUMBING PLAN

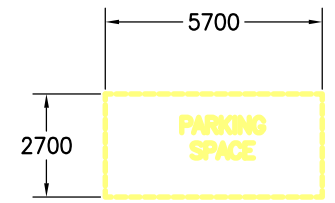


CARPARKING PLAN

EXTERNAL PARKING SPACES TO BE CLEARLY DELINEATED.

INDIVIDUAL UNITS, EXTERNAL PARKING TO HAVE SIGNAGE OF WHICH UNIT IT IS ASSOCIATED WITH.


VISITOR PARKING, TO HAVE SIGNAGE TO INDICATE IT IS A COMMUNAL VISITOR PARKING SPACE.



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DESIGNS

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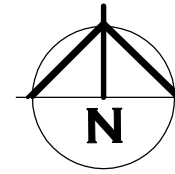
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BUILDING SITE DURING CONSTRUCTION TO COMPLY WITH EPA TASMANIA, SOIL AND WATER MANAGEMENT ON BUILDING SITES WHERE POSSIBLE. REFER TO FACT SHEETS 1-19
EPA.TAS.GOV.AU/ENVIRONMENT/WATER/STORMWATER/SOIL-AND-WATER-MANAGEMENT-ON-BUILDING-SITES

FACT SHEET 3 – SOIL AND WATER MANAGEMENT.
PLAN TO BE KEPT ONSITE AND ALL TIMES AND ALL WORKERS UNDERSTAND THE SWMP

FACT SHEET 4 – DISPERSIVE SOILS, NOT APPLICABLE.

FACT SHEET 5 – MINIMISE SOIL DISTURBANCE.
DO TRACK MACHINERY UP AND DOWN THE SLOPE TO CREATE GROOVES FROM THE WHEELS/ OR TRACKS THAT WILL CATCH RAINFALL. THE GROOVES WILL ROUGHEN THE SURFACE IN A WAY THAT WILL SLOW RUNOFF. AS PER FACT SHEET CLEARING FOR WORKS TO BE LIMITED TO WITHIN 5 METRES FROM THE EDGE OF ANY ESSENTIAL CONSTRUCTION ACTIVITY. NO TOPSOIL SHALL BE REMOVED FROM LAND OUTSIDE THE AREAS OF GROUND DISTURBANCE SHOWN. ALL AREAS OF GROUND DISTURBANCE MUST BE DRESSED WITH TOP SOIL AND WHERE APPROPRIATE REVEGETATED AND STABILISED TO PREVENT FUTURE EROSION OR SILTATION.

FACT SHEET 6 – PRESERVE VEGETATION.
WHERE EXISTING TREES ARE TO REMAIN ON THE SITE, ESTABLISH NO GO AREA AROUND TREES OF BRIGHT TAPE ON STAR PICKETS MINIMUM 1m AWAY FROM BASE OF TREE
EXISTING GROUND VEGETATION TO BE RETAINED WHEN EVER POSSIBLE. MINIMUM 400mm WIDE GRASS STRIPS TO BE RETAINED ON BACK OF KERB FOR FILTERING RUNOFF. INSTALLED AS PER FACT SHEET

FACT SHEET 7 – DIVERT UP-SLOPE WATER
DIVERSION CHANNEL TO BE CONSTRUCTED ON HIGHSIDE OF SITE MINIMUM 150MM DEEP WITH 10% MAX FALL WITH A CURVED SHAPE WITH EXCAVATED SOIL FROM THE CHANNEL ON THE DOWN-SLOPE SIDE TO INCREASE DIVERSION CHANNEL CAPACITY. LEVEL SPREADER TO END OF DIVERSION CHANNEL TO ENSURE WATER DISCHARGE IS SLOW MOVING MINIMUM 4M WIDE. INSTALLED AS PER FACT SHEET

FACT SHEET 8 – EROSION CONTROL MATS AND BLANKETS
WHERE FINISHED BATTERS ARE PROPOSED TO BE STEEPER THAN 1:3 EROSION CONTROL BLANKETS TO BE INSTALLED ON BATTER FOR SITE REHABILITATION. INSTALLED AS PER FACT SHEET

FACT SHEET 9 – PROTECT SERVICES TRENCHES AND STOCKPILES
ALL STOCKPILES TO BE POSITIONED CLEAR OF WATER COURSES AND TO ENSURE THAT NO SILT RUNOFF CAN ENTER A WATER COURSE.
TOP SOIL TO BE STOCKPILED SEPARATELY AND SPREAD OVER BACKFILLED AREAS. SPOIL TO BE STOCKPILED IN A NARROW CORRIDOR ON THE UPSTREAM SIDE OF ALL EXCAVATION. TEMPORARY CATCH DRAINS TO BE CONSTRUCTED ON THE UPSTREAM SIDE OF STOCKPILES AND EXCAVATED AREAS, DIRECTING RUNOFF TO EXISTING STORMWATER SYSTEM.
SERVICE TRENCHES TO HAVE SOIL PLACED ON TOPSIDE OF TRENCH TO DIVERT WATER FLOW AWAY FROM THE TRENCH LINE.

FACT SHEET 10 – EARLY ROOF DRAINAGE CONNECTION
DOWNPIPES TO BE CONNECTED INTO STORMWATER SYSTEM AS SOON AS THE ROOF IS INSTALLED.
TEMPORARY DOWNPIPES TO DIRECT WATER TO TUFTED AREAS.

FACT SHEET 11 – SCOUR PROTECTION
NOT APPLICABLE AS NO NEW DAMS/ CULVERTS

FACT SHEET 12 – STABILISED SITE ACCESS
DIVERSION HUMP INSTALLED ON ROAD ACCESS WITH WATER DIRECTED TO SEPARATE SILT FENCE.
INSTALLED AS PER FACT SHEET

FACT SHEET 13 – WHEEL WASH
EVERY EFFORT TO BE MADE TO MINIMISE SPREADING SEDIMENT ON TO SEALED AREAS WHEN VEHICLES LEAVE THE SITE, INCLUDING THE WASHING DOWN OF TYRES.

FACT SHEET 14 – SEDIMENT FENCES
SEDIMENT FENCE INSTALLED AS PER DETAIL AND FACT SHEET

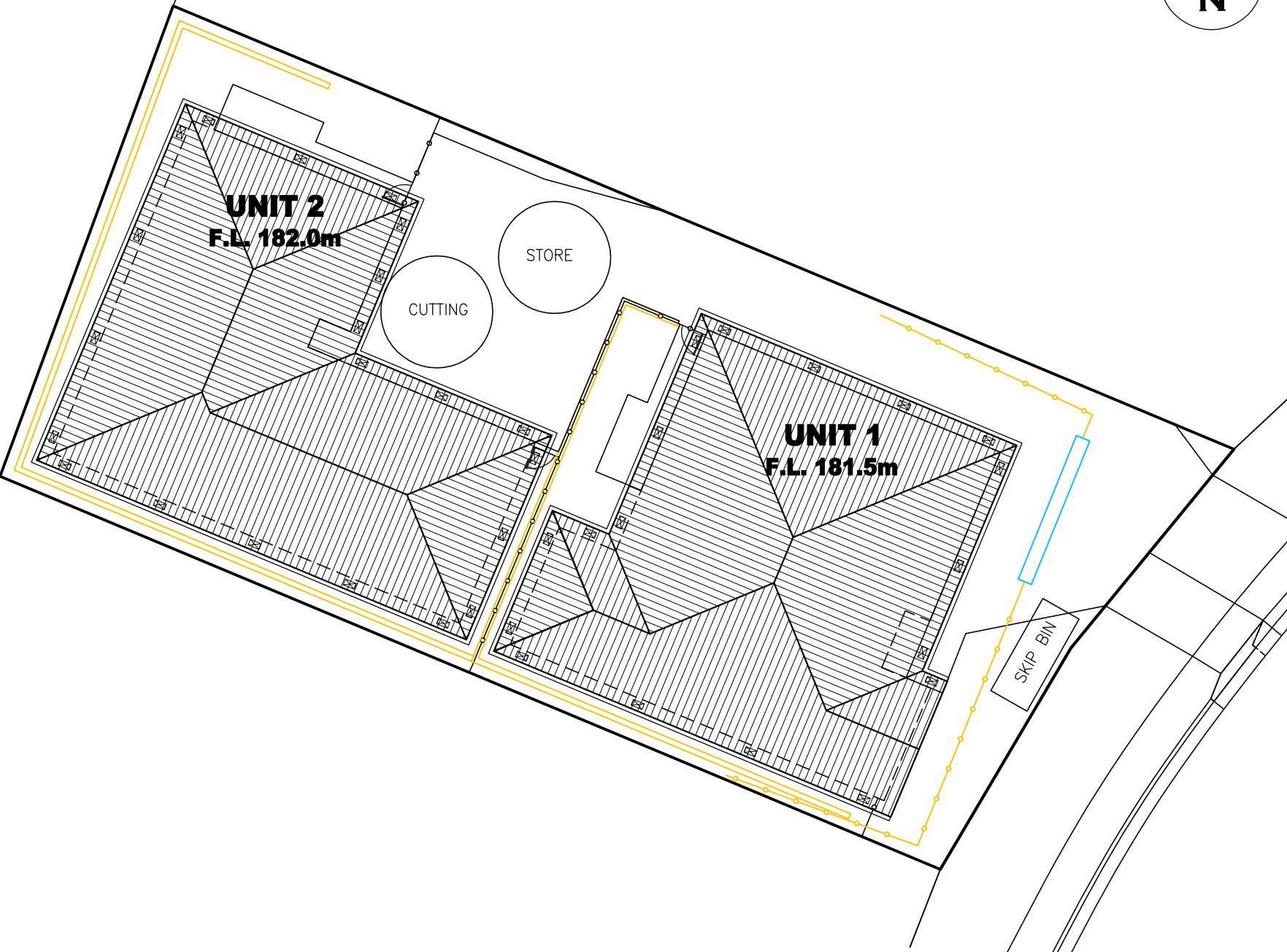
FACT SHEET 15 – PROTECTION OF STORMWATER PITS
PITS INSTALLED ONSITE TO BE CONSTRUCTED WITH DRIVEWAY AT END OF JOB AFTER FINISHED CONSTRUCTION OF BUILDING. THEREFORE NO REQUIREMENTS FOR PITS.

FACT SHEET 16 – PROTECTED CONCRETE, BRICK AND TILE CUTTING
ALL CUTTING TO BE INSIDE NOMINATED AREA AS PER SWMP WITH FILTER SOCKS INSTALLED ON LOW SIDE. SLURRY TO BE DISPOSED OFF IN GEOTEXTILE LINED DITCH OR DRUMS

FACT SHEET 17 – SEDIMENT BASINS
NOT REQUIRED DUE TO SCALE OF WORKS.

FACT SHEET 18 – DUST CONTROL
DURING EXTENDED PERIODS OF DRY WEATHER, DAMPEN THE SITE SLIGHTLY WITH A LIGHT APPLICATION OF WATER DURING EXCAVATION OR WHEN DUST IS BEING RAISED

FACT SHEET 19 – SITE REVEGETATION
ALL OF SITE THAT IS NOT FINISHED IN HARD SURFACES TO BE REVEGETATION WITH GRASS OR MULCH AS PER LANDSCAPING PLAN OR TO OWNERS DETAILS



SOIL AND WATER MANAGEMENT PLAN

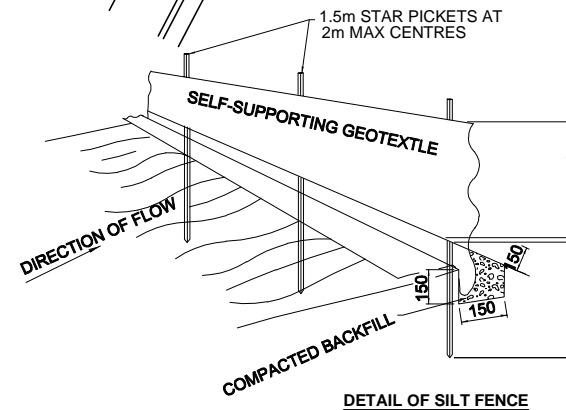
DIVERSION HUMP FOR ROAD ACCESS

SILT FENCE AS PER DETAIL

SKIP BIN

STORE MATERIAL STORAGE

CUTTING CONCRETE, BRICK AND TILE CUTTING AREA



- SEDIMENT FENCE NOTES:
1. SURVEY AND MARK OUT LOCATION OF SEDIMENT FENCE, ENSURE IT IS PARALLEL TO THE CONTOURS OF THE SITE AND TO DRAIN IN THE CORRECT DIRECTION
 2. DIG A 150 MM TRENCH IMMEDIATELY ABOVE THE PROPOSED FENCE LINE.
 3. PLACE THE BOTTOM OF THE FABRIC TO THE BASE OF THE TRENCH AND RUN FABRIC UP THE DOWN-SLOPE SIDE OF THE TRENCH.
 4. BACKFILL THE TRENCH AND COMPACT TO SECURE ANCHORAGE OF THE FABRIC.
 5. DRIVE 1.5 M STAR PICKETS INTO GROUND, 2 M APART TO SUPPORT THE SEDIMENT FENCE FABRIC. TENSION AND FASTEN FABRIC TO PICKETS USING UV STABILISED ZIP TIES OR WIRE TIES.
 6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 2 M OVERLAP.
 7. ANGLE THE ENDS OF THE SEDIMENT FENCE UPSLOPE TO REDUCE SCOURING

DOWNPIPES TO BE CONNECTED INTO STORMWATER SYSTEM AS SOON AS THE ROOF IS INSTALLED

INSTALL AG DRAIN (IF SHOWN) PRIOR TO FOOTING EXCAVATION

EXCAVATED MATERIAL PLACED UP SLOPE OF CUT OFF DRAIN. TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETE AND USED AS FILL ON SITE FOR ANY LOW POINTS. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE SIDE OF MATERIAL

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


DRAWING: SOIL AND WATER MANAGEMENT PLAN

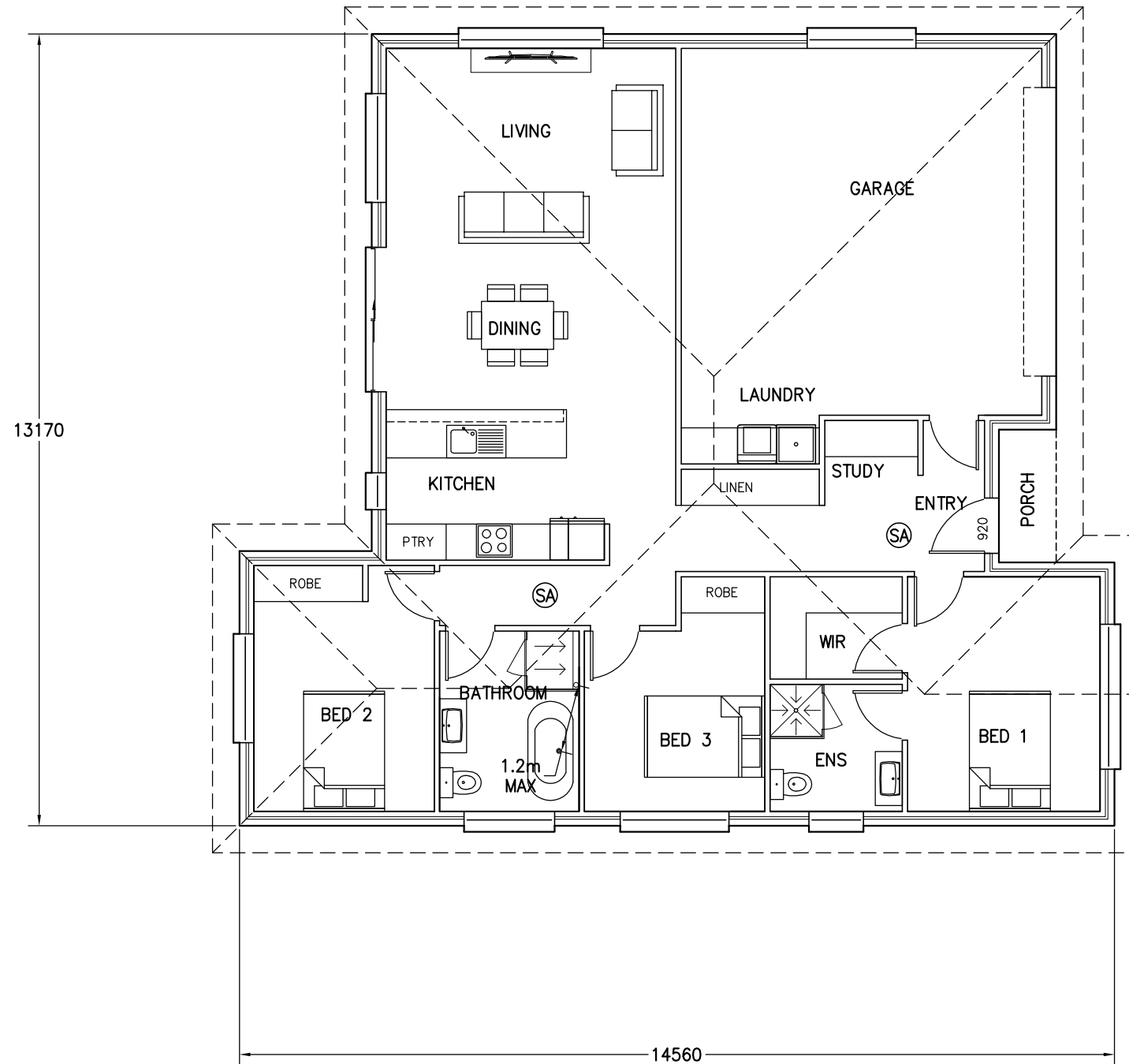
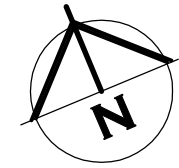
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-  BRICK VENEER WALL
-  EXTERNAL 90mm TIMBER FRAMED WALL WITH LIGHTWEIGHT SHEET CLADDING INSTALLED WITH CAVITY FIXING
-  INTERNAL 90mm STUD WALL WITH 10mm PLASTER BOARD LINING THROUGHOUT. (WET AREA PLASTERBOARD TO WET AREA WALLS)
-  EXTENT OF RAKED CEILING



ⓈA – 240V HARD WIRED SMOKE ALARMS INSTALLED IN ACCORDANCE WITH NCC9.5 TO COMPLY WITH AS3786, BE CONNECTED TO MAINS POWER AND INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM



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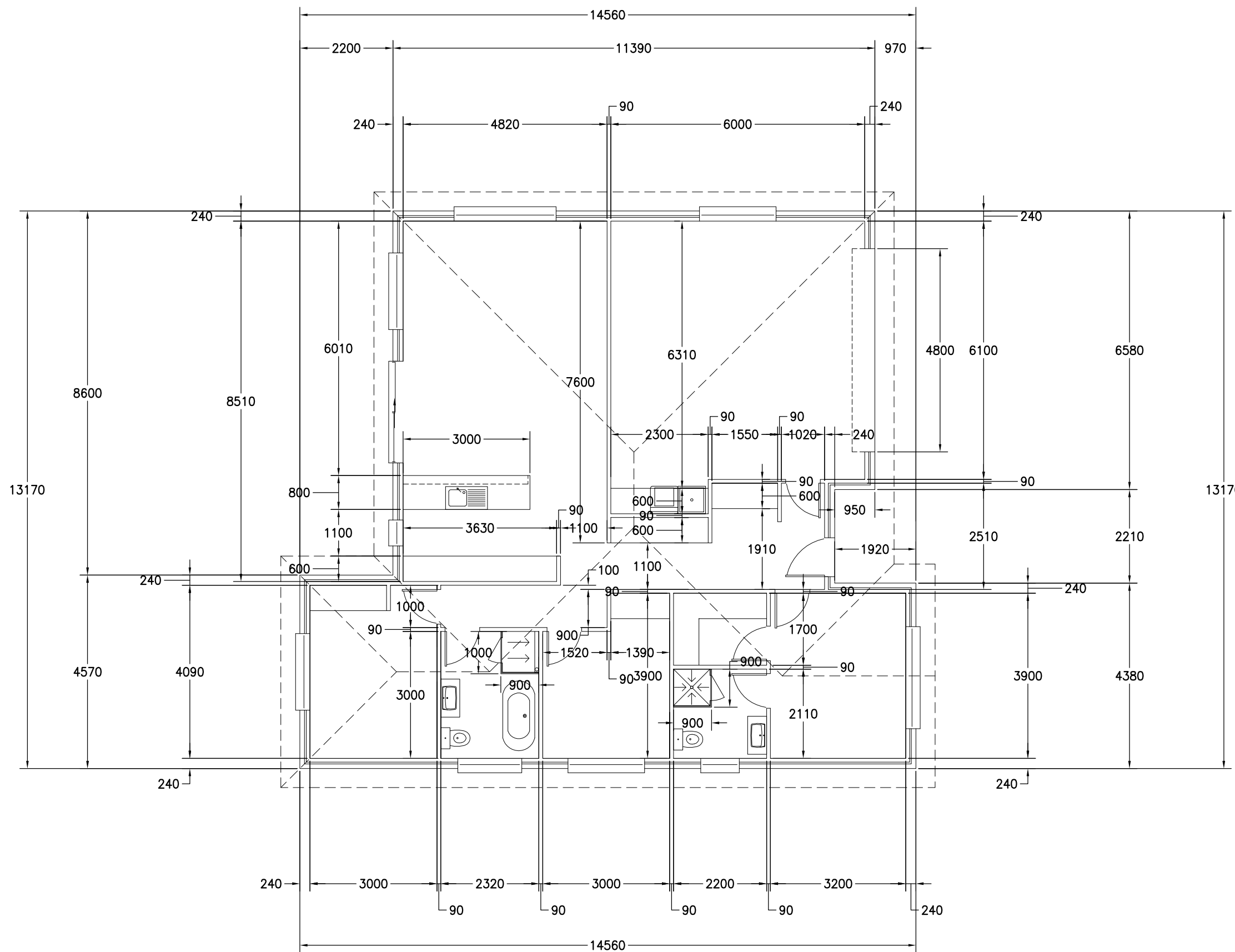
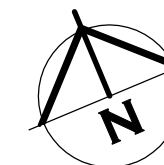
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AREA TABLE

	SQUARE METER	BUILDING SQUARES
FLOOR AREA	162.2	17.5
PORTICO AREA	2.1	0.2
TOTAL AREA	164.3	17.7

FLOOR PLAN UNIT 1

BRICK VENEER – DIMENSIONS AND AREA TO OUTSIDE CLADDING
CLAD FRAME – DIMENSIONS AND AREA TO OUTSIDE OF TIMBER FRAMING. CLADDING IN ADDITION TO DIMENSIONS
ALL INTERNAL DOORS ARE 820mm UNLESS OTHERWISE NOTED



FLOOR PLAN WITH DIMENSIONS UNIT 1



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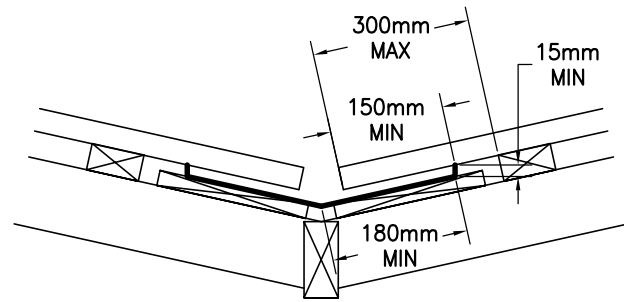
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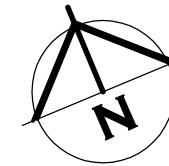
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VALLEY GUTTER IS OVER 12.5 DEGREES AS PER 7.4.4



ROOF CLADDING TO COMPLY WITH NCC PART 7.1-7.5

GUTTERS AND DOWNPIPES INSTALLED AS PER NCC PART 7.4
 GUTTER MUST BE INSTALLED WITH A FALL NOT LESS THAN

- 1:500 FOR EAVES GUTTERS, UNLESS FIXED TO METAL FASCIAS

WHERE HIGH FRONTED GUTTERS ARE INSTALLED, PROVISION MUST BE MADE TO AVOID ANY OVERFLOW BACK INTO THE ROOF OR BUILDING STRUCTURE BY INCORPORATING OVERFLOW MEASURERS OR THE LIKE

DOWNPIPES MUST--

- (A) NOT SERVE MORE THAN 12 M OF GUTTER LENGTH FOR EACH DOWNPIPE; AND
- (B) BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS; AND
- (C) BE SELECTED IN ACCORDANCE WITH THE APPROPRIATE EAVES GUTTER SECTION AS SHOWN IN TABLE 7.4.3A, TABLE 7.4.3B AND TABLE 7.4.3C.

FOR ROOF CATCHMENTS UP TO 50SQ/M PER DOWNPIPE MEDIUM RECTANGULAR GUTTERS OR 115MM 'D' GUTTERS MAY BE USED WITH 90ØMM DOWNPIPES

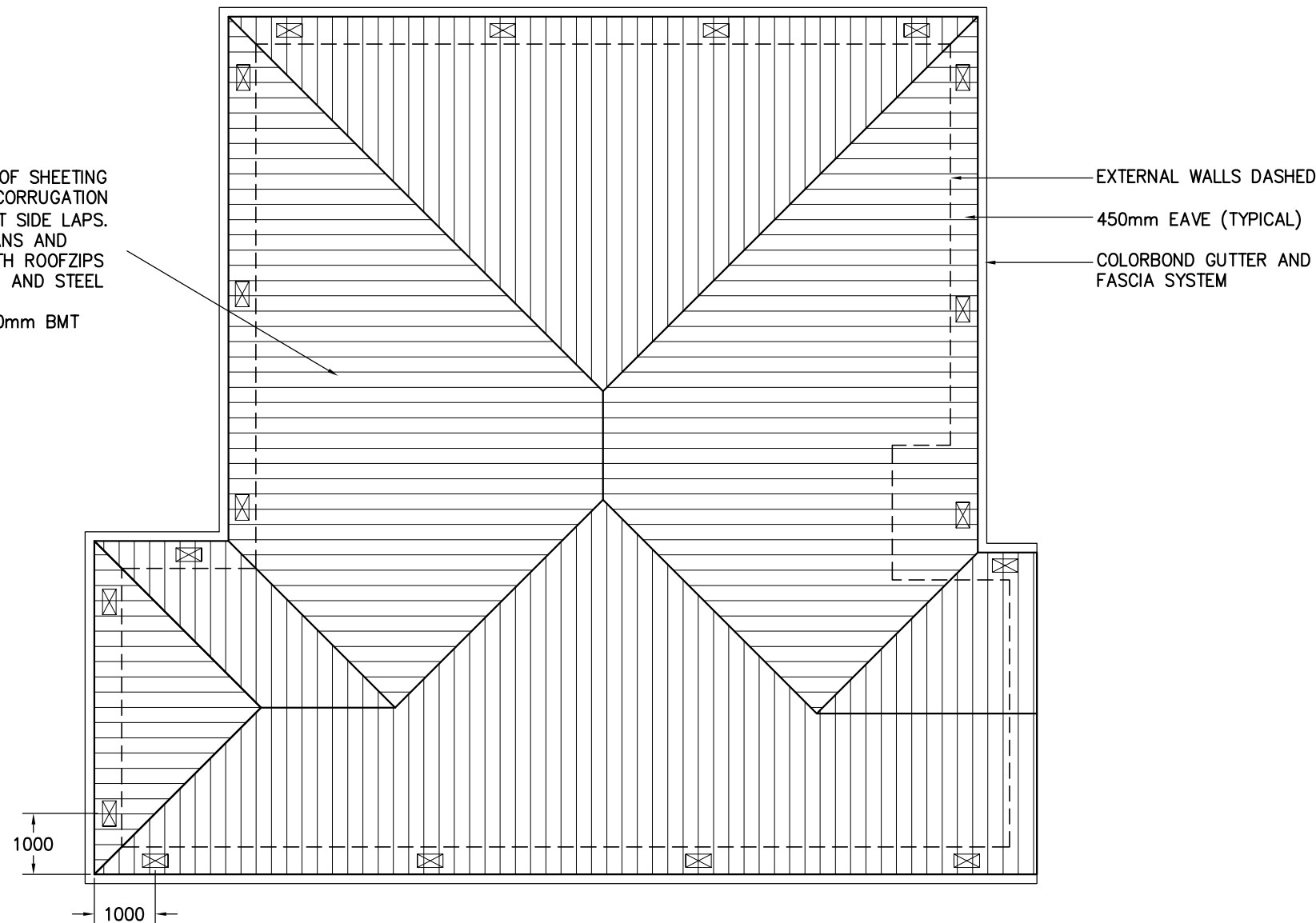
EAVE AND GUTTER OVERFLOW MEASURE TO BE INSTALLED FOR 1% ANNUAL EXCEEDANCE PROBABILITY

BOX GUTTERS AS PER AS3500.3

7.4.6 ACCEPTABLE CONTINUOUS OVERFLOW MEASURE

- (1) FOR A FRONT FACE SLOTTED GUTTER WITH--
 A MINIMUM SLOT OPENING AREA OF 1200 MM² (A) PER METRE OF GUTTER; AND
 - (a) THE LOWER EDGE OF THE SLOTS INSTALLED A MINIMUM OF 25 MM BELOW THE TOP OF THE FASCIA,
 THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 0.5 L/S/M, CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6A.
 - (2) FOR A CONTROLLED BACK GAP WITH--
 - (a) A PERMANENT MINIMUM 10 MM SPACER INSTALLED BETWEEN THE GUTTER BACK AND THE FASCIA; AND
 - (b) ONE SPACER PER BRACKET, WITH THE SPACER NOT MORE THAN 50 MM WIDE; AND
 - (c) THE BACK OF THE GUTTER INSTALLED A MINIMUM OF 10 MM BELOW THE TOP OF THE FASCIA,
 THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 1.5 L/S/M, CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6B.
 - (3) FOR THE CONTROLLED BACK GAP OPTION, THE SPACER CAN BE A PROPRIETARY CLIP OR BRACKET THAT PROVIDES THE REQUIRED OFFSET OF THE GUTTER FROM THE FASCIA.

COLORBOND CUSTOM ORB ROOF SHEETING AT 22.5'. ONE AND A HALF CORRUGATION SIDE LAP (TYPICAL). FIXED AT SIDE LAPS. 3 FIXINGS FOR INTERNAL SPANS AND 5 FOR END SPANS. FIXED WITH ROOFZIPS M6-11x50mm FOR SOFTWOOD AND STEEL 0.55-1.0mm BMT BATTENS 12-14x35 METAL TEK 1.0-3.0mm BMT STEEL BATTENS 12-11x50mm FOR HARDWOOD

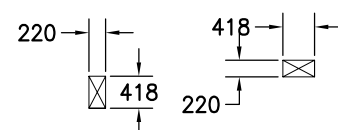


ROOF OVER 15 DEGREES
 BAL ZONE - BRADFORD 418x220mm METAL VENT WITH 0.035sq/m OPENING PER VENT - THEREFORE ONE VENT INSTALLED PER 4.8m LINEAR METER OF WALL

HIP/RIDGE VENTILATION
 NON BAL ZONE - CONTINUOUS GAP AT RIDGE IN ROOF WRAP WITH AT MINIMUM 5mm GAP AND/OR 5000mm²/m GABLE VENT IN GABLE ROOF
 BAL ZONE - AS ABOVE BUT WITH EMBER RESISTANT STEEL MESH AS PER DETAIL

ONE VENT INSTALLED WITHIN 1m OF EACH INTERNAL AND EXTERNAL CORNER IN EAVE AND SPACED EQUALLY ALONG LENGTH OF EAVE WITH SPACING AS PER DETAILS ABOVE

BRADFORD 418x220mm VENTS




ROOF PLAN UNIT 1

TILE ROOF
 50x25mm OR 50x38mm HARD WOOD BATTENS .

RANGEHOOD AND BATHROOM EXTRACTION FANS
 DUCTED TO EAVE/WALL VENT

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


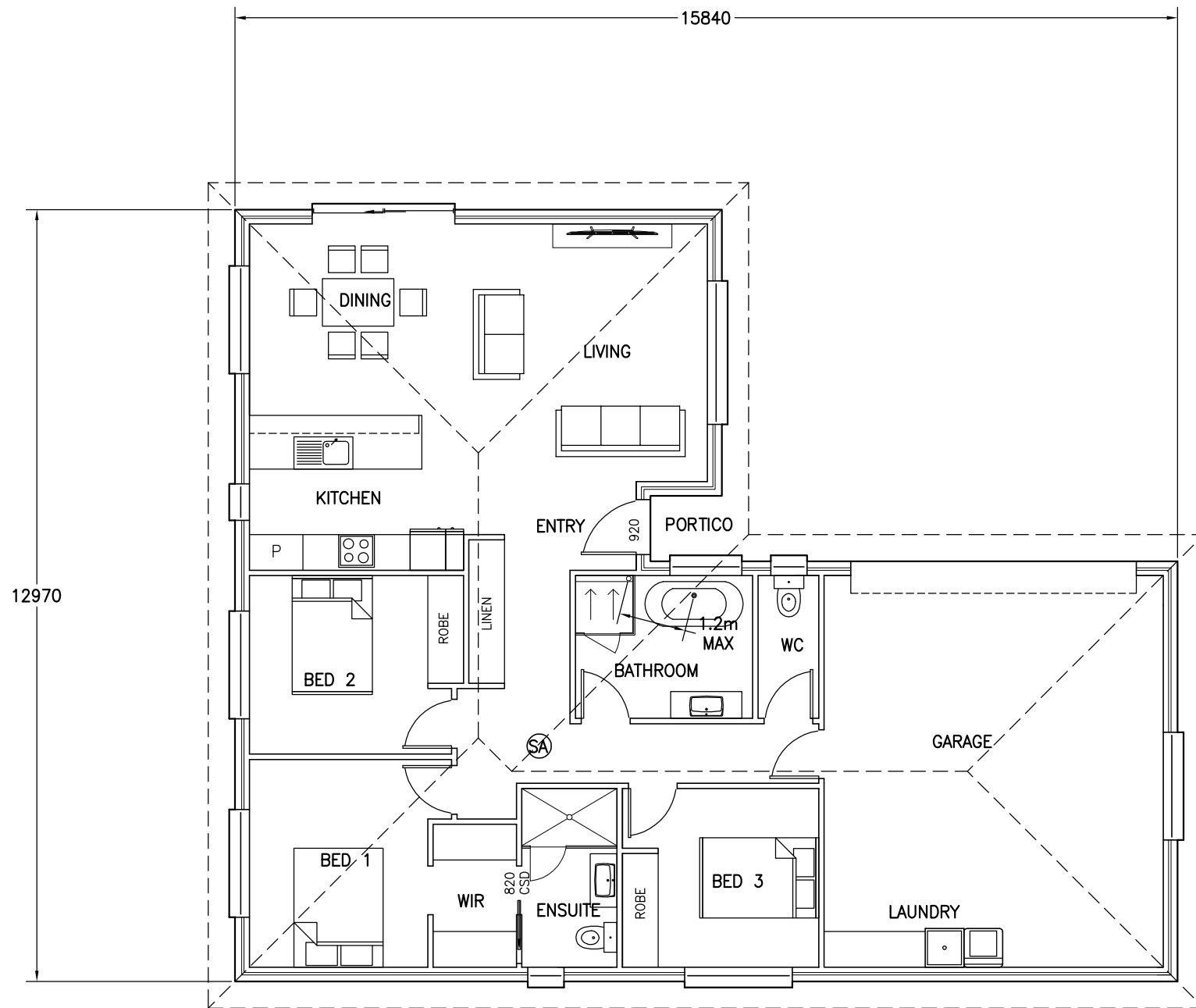
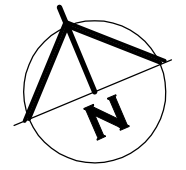
BRADLEY VAN ZETTEN
 4 EDEN HILLS DRIVE
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 P. 0407 272 381
 E. BVZDESIGNS@GMAIL.COM
 LICENCE NUMBER 957699796

PROJECT: PROPOSED UNIT DEVELOPMENT FOR LHRW PTY LTD AT LOT 92 CLANCE AVENUE PROSPECT VALE 7250

DRAWING: ROOF PLAN UNIT 1

DESIGNED: B. v. Z. DRAWN: B. v. Z.	APPROVED. DATE: 25 / 09 / 25
SCALE - A3 - 1:100.	DRAWING No.: LHRW0525 - 11/16

-  BRICK VENEER WALL
-  EXTERNAL 90mm TIMBER FRAMED WALL WITH LIGHTWEIGHT SHEET CLADDING INSTALLED WITH CAVITY FIXING
-  INTERNAL 90mm STUD WALL WITH 10mm PLASTER BOARD LINING THROUGHOUT. (WET AREA PLASTERBOARD TO WET AREA WALLS)
-  EXTENT OF RAKED CEILING



SA – 240V HARD WIRED SMOKE ALARMS INSTALLED IN ACCORDANCE WITH NCC9.5 TO COMPLY WITH AS3786, BE CONNECTED TO MAINS POWER AND INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM



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PROJECT: PROPOSED UNIT DEVELOPMENT FOR LHRW PTY LTD AT LOT 92 CLANCE AVENUE PROSPECT VALE 7250

DRAWING: FLOOR PLAN UNIT 2

DESIGNED: B. v. Z.
DRAWN: B. v. Z.

APPROVED.
DATE: 25 / 09 / 25

SCALE – A3 – 1:100.

DRAWING No.:
LHRW0525 – 12/16

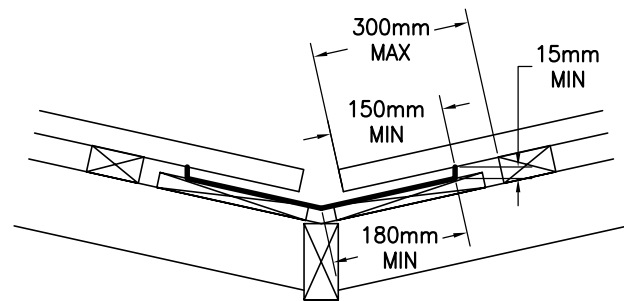
AREA TABLE

	SQUARE METER	BUILDING SQUARES
FLOOR AREA	158.8	17.1
PORTICO AREA	1.2	0.1
TOTAL AREA	160.0	17.2

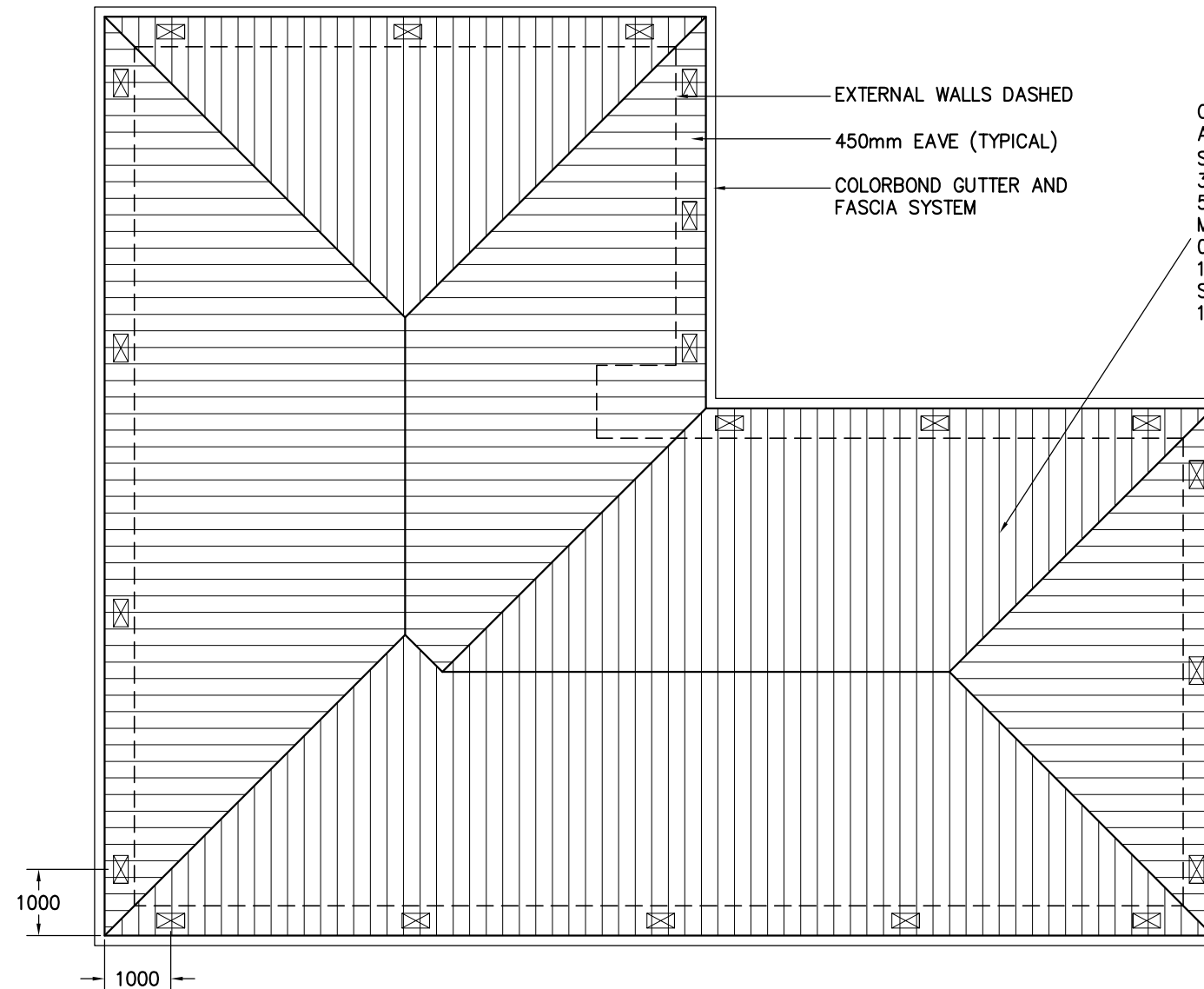
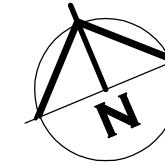
FLOOR PLAN UNIT 2

BRICK VENEER – DIMENSIONS AND AREA TO OUTSIDE CLADDING
CLAD FRAME – DIMENSIONS AND AREA TO OUTSIDE OF TIMBER FRAMING. CLADDING IN ADDITION TO DIMENSIONS
ALL INTERNAL DOORS ARE 820mm UNLESS OTHERWISE NOTED

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REVISION 4	13 / 09 / 2025
REVISION 5	25 / 09 / 2025



VALLEY GUTTER IS OVER 12.5 DEGREES AS PER 7.4.4



COLORBOND CUSTOM ORB ROOF SHEETING AT 22.5'. ONE AND A HALF CORRUGATION SIDE LAP (TYPICAL). FIXED AT SIDE LAPS. 3 FIXINGS FOR INTERNAL SPANS AND 5 FOR END SPANS. FIXED WITH ROOFZIPS M6-11x50mm FOR SOFTWOOD AND STEEL 0.55-1.0mm BMT BATTENS 12-14x35 METAL TEK 1.0-3.0mm BMT STEEL BATTENS 12-11x50mm FOR HARDWOOD

ROOF CLADDING TO COMPLY WITH NCC PART 7.1-7.5

GUTTERS AND DOWNPIPES INSTALLED AS PER NCC PART 7.4

GUTTER MUST BE INSTALLED WITH A FALL NOT LESS THAN

- 1:500 FOR EAVES GUTTERS, UNLESS FIXED TO METAL FASCIAS

WHERE HIGH FRONTED GUTTERS ARE INSTALLED, PROVISION MUST BE MADE TO AVOID ANY OVERFLOW BACK INTO THE ROOF OR BUILDING STRUCTURE BY INCORPORATING OVERFLOW MEASURERS OR THE LIKE

DOWNPIPES MUST--

(A) NOT SERVE MORE THAN 12 M OF GUTTER LENGTH FOR EACH DOWNPIPE; AND

(B) BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS; AND

(C) BE SELECTED IN ACCORDANCE WITH THE APPROPRIATE EAVES GUTTER SECTION AS SHOWN IN TABLE 7.4.3A, TABLE 7.4.3B AND TABLE 7.4.3C.

FOR ROOF CATCHMENTS UP TO 50SQ/M PER DOWNPIPE MEDIUM RECTANGULAR GUTTERS OR 115MM 'D' GUTTERS MAY BE USED WITH 90MM DOWNPIPES

EAVE AND GUTTER OVERFLOW MEASURE TO BE INSTALLED FOR 1% ANNUAL EXCEEDANCE PROBABILITY

BOX GUTTERS AS PER AS3500.3

7.4.6 ACCEPTABLE CONTINUOUS OVERFLOW MEASURE

(1) FOR A FRONT FACE SLOTTED GUTTER WITH--
A MINIMUM SLOT OPENING AREA OF 1200 MM² (A) PER METRE OF GUTTER; AND

(a) THE LOWER EDGE OF THE SLOTS INSTALLED A MINIMUM OF 25 MM BELOW THE TOP OF THE FASCIA,
THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 0.5 L/S/M, CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6A.

(2) FOR A CONTROLLED BACK GAP WITH--
(a) A PERMANENT MINIMUM 10 MM SPACER INSTALLED BETWEEN THE GUTTER BACK AND THE FASCIA; AND
(b) ONE SPACER PER BRACKET, WITH THE SPACER NOT MORE THAN 50 MM WIDE; AND

(c) THE BACK OF THE GUTTER INSTALLED A MINIMUM OF 10 MM BELOW THE TOP OF THE FASCIA,
THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 1.5 L/S/M, CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6B.

(3) FOR THE CONTROLLED BACK GAP OPTION, THE SPACER CAN BE A PROPRIETARY CLIP OR BRACKET THAT PROVIDES THE REQUIRED OFFSET OF THE GUTTER FROM THE FASCIA.

ROOF OVER 15 DEGREES

BAL ZONE - BRADFORD 418x220mm METAL VENT WITH 0.035sq/m OPENING PER VENT - THEREFORE ONE VENT INSTALLED PER 4.8m LINEAR METER OF WALL

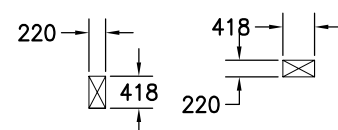
HIP/RIDGE VENTILATION

NON BAL ZONE - CONTINUOUS GAP AT RIDGE IN ROOF WRAP WITH AT MINIMUM 5mm GAP AND/OR 5000mm²/m GABLE VENT IN GABLE ROOF

BAL ZONE - AS ABOVE BUT WITH EMBER RESISTANT STEEL MESH AS PER DETAIL

ONE VENT INSTALLED WITHIN 1m OF EACH INTERNAL AND EXTERNAL CORNER IN EAVE AND SPACED EQUALLY ALONG LENGTH OF EAVE WITH SPACING AS PER DETAILS ABOVE

BRADFORD 418x220mm VENTS



ROOF PLAN UNIT 2

TILE ROOF
50x25mm OR 50x38mm HARD WOOD BATTENS .

RANGEHOOD AND BATHROOM EXTRACTION FANS
DUCTED TO EAVE/WALL VENT

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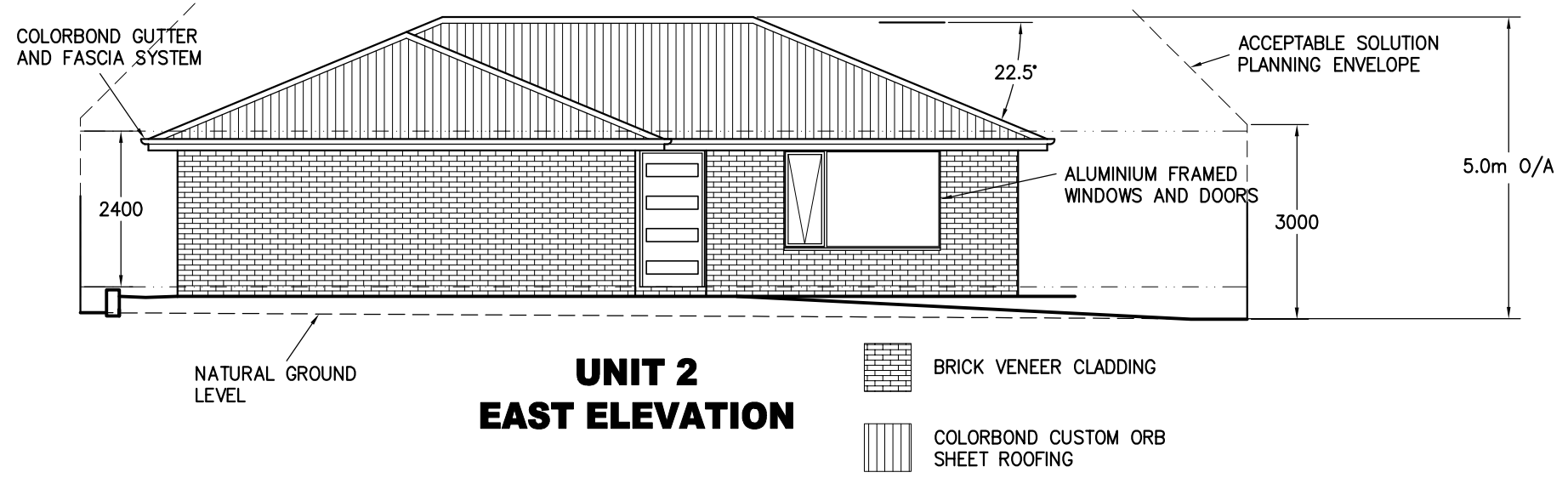
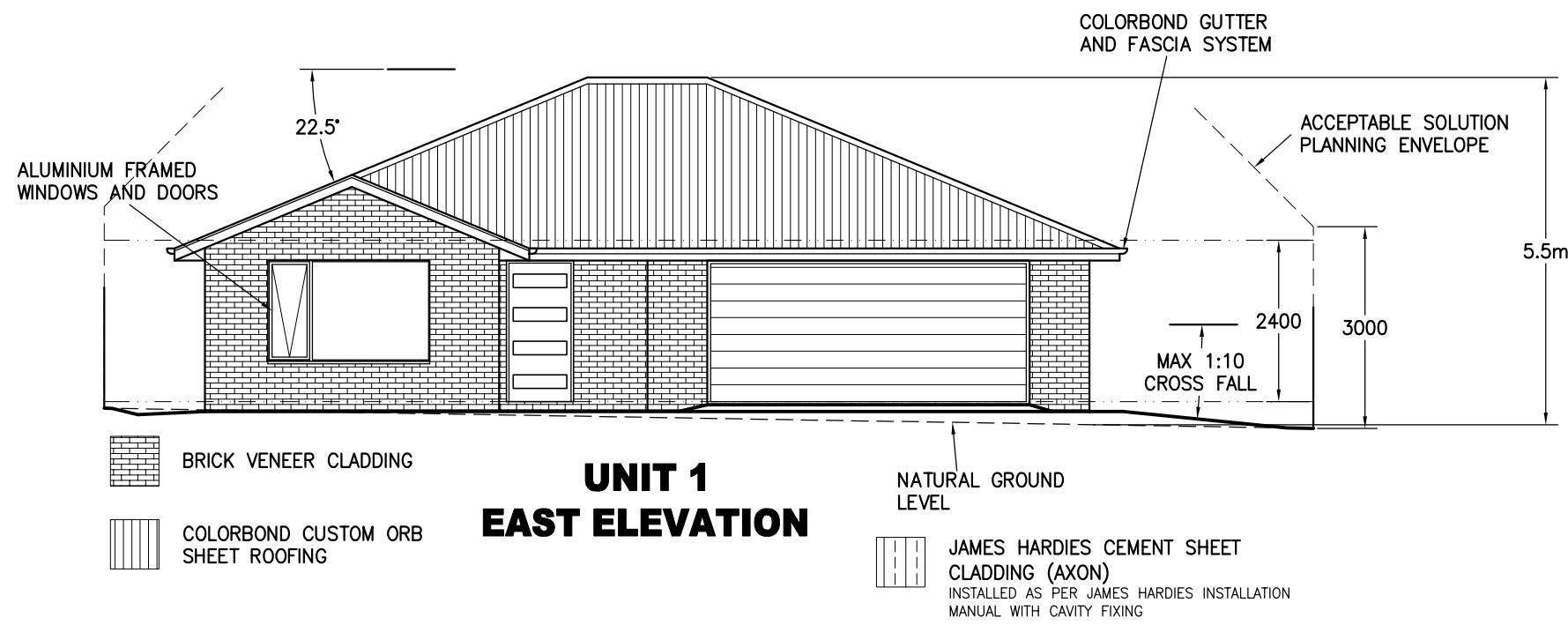
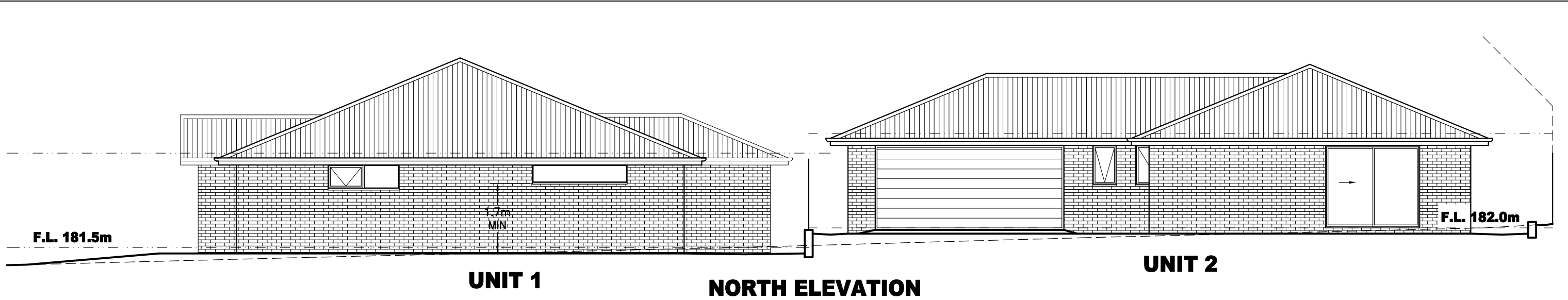
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AT LOT 92 CLANCE AVENUE
PROSPECT VALE 7250

DRAWING: ROOF PLAN UNIT 2

DESIGNED: B. v. Z. APPROVED: DATE: 25 / 09 / 25
DRAWN: B. v. Z.

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DRAWING: ELEVATIONS

DESIGNED: B. v. Z. APPROVED. DATE: 25 / 09 / 25

DRAWN: B. v. Z.

SCALE - A3 - 1:100. DRAWING No.: LHRW0525 - 15/16

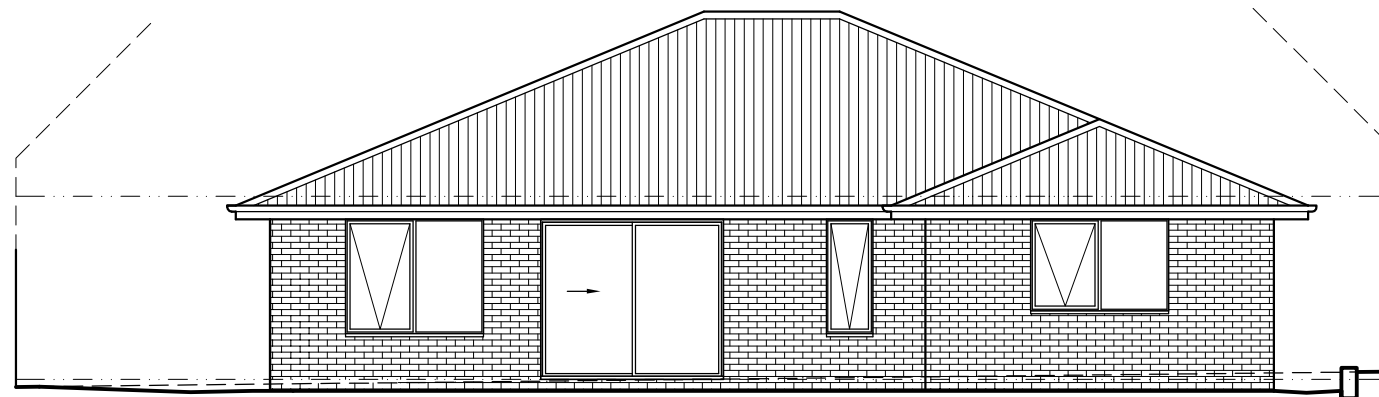
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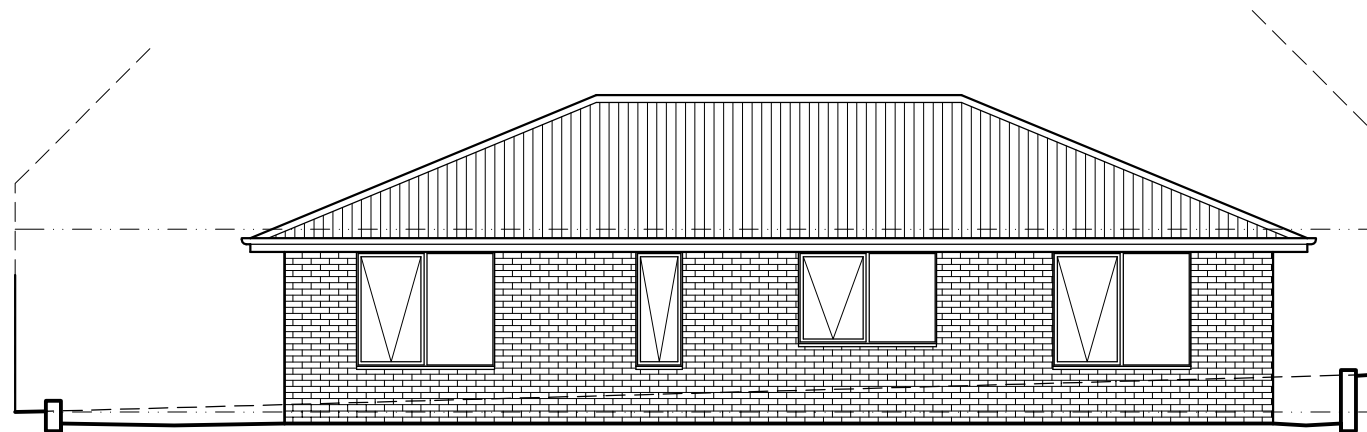
UNIT 2

SOUTH ELEVATION

UNIT 1



**UNIT 1
WEST ELEVATION**



**UNIT 2
WEST ELEVATION**



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VAN ZETTEN**

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PROJECT: PROPOSED UNIT DEVELOPMENT
FOR LHRW PTY LTD
AT LOT 92 CLANCE AVENUE
PROSPECT VALE 7250

DRAWING: ELEVATIONS

DESIGNED: B. v. Z.
DRAWN: B. v. Z.

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LHRW0525 - 16/16

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Reply to the planning scheme for
Lot 92 Clance Avenue Prospect Vale 7250 188889/92

8.4 Development Standards for Dwellings

8.4.1 Residential density for multiple dwellings

A1 – Acceptable solution compliant

8.4.2 Setbacks and building envelope for all dwellings

P1

The proposed development complies with Clause 8.4.2, providing setbacks from the frontage that are appropriate for the site while addressing topographical constraints.

Firstly, Unit 1 is set back over 4.5 metres from the primary frontage, where the crossover is located, with a minimum dimension of 5.0 metres. This exceeds the acceptable solution, ensuring ample separation from the road. The generous setback allows for a functional and visually open frontage, accommodating potential future landscaping or access requirements.

Secondly, along the secondary frontage, Bedroom 1 of Unit 1 is positioned with a setback ranging from 3.0 to 3.6 metres, within the 4.5-metre acceptable solution. The bedroom's total width of 4.4 metres occupies less than half the boundary length, minimising its prominence and maintaining a balanced appearance along the boundary.

The lot's irregular, non-rectangular shape, deviating from the typical configuration in Figure 8.1, presents a topographical constraint. This irregularity prevents a uniform front boundary setback. However, the proposed design adapts to this constraint by achieving setbacks that would align with the acceptable solution if the boundary were straight, ensuring compliance while responding sensitively to the site's unique topography.

P2 –

The proposed development complies with Clause 8.4.2 P2 of the Tasmania Planning Scheme, ensuring the garage setback from the primary frontage is appropriate, considering topographical constraints, in the absence of existing garages or carports in the street.

The garage door of Unit 1 is positioned with a minimum setback of 5.0 metres from the primary frontage, 500mm inside the 5.5-metre acceptable solution. The opposite end of the garage door achieves a setback of 6.2 metres, resulting in an average setback of 5.6 metres, which exceeds the acceptable solution. This configuration ensures the garage is sufficiently distanced from the front boundary, providing ample space for vehicle access, while maintaining a functional and visually balanced frontage.



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The lot's irregular, non-rectangular shape, differing from the typical configuration in Figure 8.1, presents a topographical constraint that results in a varying setback width. Despite this, the design adapts effectively, achieving an average setback that surpasses the acceptable solution. This approach ensures compliance while responding to the site's unique topography, maintaining practicality and accessibility without compromising the overall design integrity of the development.

P3 – The proposed units are compliant with building envelope with just the retaining wall being outside of it being over 1/3 of the boundary and over 9m long and within 1.5m of the title boundary.

As the they are cut retaining walls to lower the ground level it will improve the privacy and reduce and overshadowing of the neighbouring lots.

8.4.3 Site coverage and private open space for all dwellings

A1 – Acceptable solution compliant

P2 –

The proposed development complies with Clause 8.4.3 P2 of the Tasmania Planning Scheme, providing private open space for both dwellings that supports outdoor relaxation, dining, entertaining, and children's play, while meeting accessibility and sunlight orientation requirements.

For both Unit 1 and Unit 2, the private open space has a minimum dimension of 3.0 metres, 1.0 metre less than the 4.0-metre acceptable solution. However, the areas exceed the minimum width requirement, with Unit 1 measuring 8.0 metres and Unit 2 measuring 9.0 metres, compared to the 6.0-metre minimum. This results in both spaces achieving at least the required 24 square metres, albeit in a slightly different layout. The generous width ensures ample space for diverse outdoor activities, such as dining and play, effectively serving as an extension of the dwellings.

Both private open spaces are conveniently located on the northern side of the building, directly accessible from living areas, facilitating seamless indoor-outdoor integration. Orientated approximately 45 degrees from true north, these spaces receive sunlight for most of the day, maximising solar access and enhancing usability for residents. This design ensures compliance while accommodating the site's layout and optimising comfort and functionality.

8.4.4 Sunlight to private open space of multiple dwellings

A1 – Acceptable solution compliant

8.4.5 Width of openings for garages and carports for all dwellings



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A1 – Acceptable solution compliant

8.4.6 Privacy for all dwellings

A1 – Acceptable solution compliant

A2 – Acceptable solution compliant

A3 – Acceptable solution compliant

8.4.7 Frontage fences for all dwellings

A1 – Acceptable solution compliant

8.4.8 Waste storage for multiple dwellings

A1 – Acceptable solution compliant

C2.5.1 Car parking numbers

P1.2

The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:

- (a) the nature and intensity of the use and car parking required;
- (b) the size of the dwelling and the number of bedrooms; and
- (c) the pattern of parking in the surrounding area.

P1.2

(a) Each unit has two spots dedicated to itself. This is compliant with the acceptable solution with the development just having the omission of the visitor spots so the residents themselves all have onsite parking, so the average two-car household.

The site is a mostly rectangle lot square to the street, so there will be an additional 2 parking spaces along the front boundary of on street parking.

(b) The proposed units are at the smaller end of units/houses, so it would not be expected that the average occupancy would have more than 2 vehicles, and with the above point, there is ample on-street parking for visitors parking, which is the spot that omitted from the acceptable solution.

(c) The previous unit development in this subdivision do no appear to have any visitor parking space included based on what is visible from the street.

Kind Regards

A handwritten signature in blue ink that reads 'BVZ' followed by a stylized flourish.

Bradley Van Zetten