

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	Coactive Building Design – PA\26\0130
PROPERTY ADDRESS:	24 Clance Avenue PROSPECT VALE (CT: 189623/93)
DEVELOPMENT:	Multiple Dwellings (x2) - setbacks, privacy, frontage fence, design & layout of parking areas.

The application can be inspected until **Wednesday, 14 January 2026**, 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 December 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:		Assessment No:		-		-	
DA\		PA\		PC\			

- 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? (PC\25\0103) ☒ Yes ☐ No
- Is a new vehicle access or crossover required? ☐ Yes ☒ No

PROPERTY DETAILS:

Address:	24 Clance Avenue	Certificate of Title:	189623
Suburb:	Prospect Vale	7250	Lot No: 93
Land area:	652	m^2 / ~~ha~~	
Present use of land/building:	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
- | | | | |
|---|--|--------------------------------------|-------------------------------------|
| ☒ Building work | ☐ Change of use | ☐ Subdivision | ☐ Demolition |
| ☐ Forestry | ☐ 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: m^2 New building height: m

Materials:	External walls:	Brick / Fibre Cement	Colour:	TBA
	Roof cladding:	Colorbond	Colour:	TBA

SEARCH OF TORRENS TITLE

VOLUME 189623	FOLIO 93
EDITION 1	DATE OF ISSUE 05-Dec-2025

SEARCH DATE : 08-Dec-2025

SEARCH TIME : 12.54 pm

DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL

Lot 93 on Sealed Plan [189623](#)Derivation : Part of 375A-1R-0P Gtd. to James Goodger & Part
of 300 Acres Gtd. to Joseph PennyPrior CT [188889/1004](#)SCHEDULE 1[N176448](#) TRANSFER to TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD
Registered 18-Mar-2024 at 12.01 pmSCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP189623](#) FENCING PROVISION in Schedule of Easements[N290746](#) BENEFITING EASEMENT: a Bushfire Hazard Management
Easement over the lands marked Bushfire Hazard
Management Easement 10.00 Wide and Bushfire Hazard
Management Easement 12.00 Wide on Sealed Plan [189623](#)
Registered 05-Dec-2025 at 12.01 pm[SP185985](#), [SP186417](#), [SP187707](#), [SP188351](#) & [SP188889](#) FENCING
PROVISION in Schedule of Easements[SP10386](#) & [SP18481](#) FENCING COVENANT in Schedule of Easements[E376902](#) INSTRUMENT Creating Restrictive Covenants Registered
05-Dec-2025 at noonUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: C.T.188889/1004 GRANTEE: PART OF 375A-1R-0P GTD. TO JAMES GOODGER AND PART OF 300 ACRES GTD. TO JOSEPH PENNY.	PLAN OF SURVEY Woolcott LAND SERVICES BY SURVEYOR: BRETT RICHARD WOOLCOTT LOCATION: LAND DISTRICT OF CORNWALL PARISH OF LAUNCESTON SCALE 1: 4000 @ A3 LENGTHS IN METRES	REGISTERED NUMBER SP189623 APPROVED EFFECTIVE FROM - 5 DEC 2025 - Recorder of Titles
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PRIORITY FINAL PLAN

INDEX PLAN

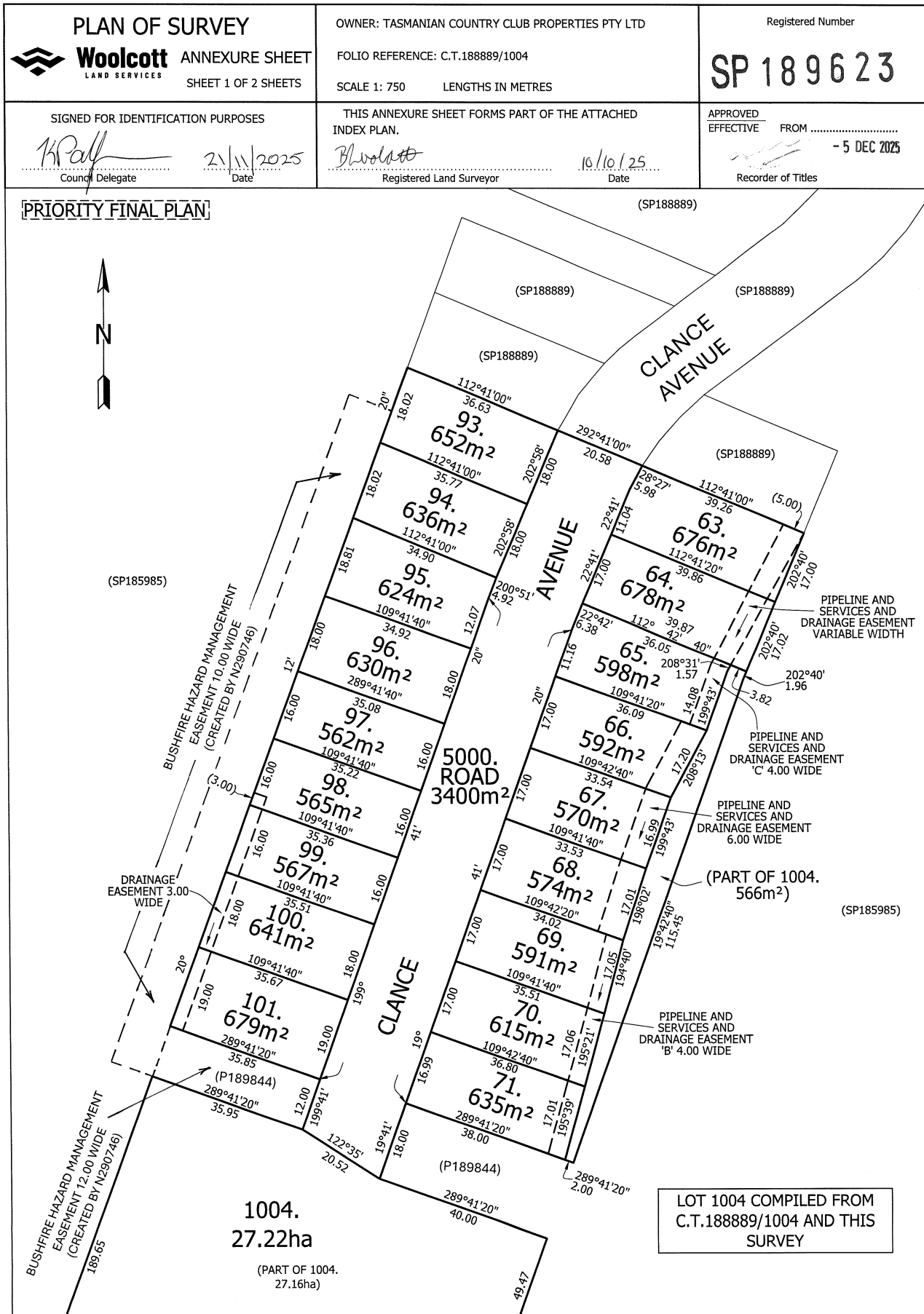
LOT 1004 COMPILED FROM
C.T.188889/1004 AND THIS
SURVEY

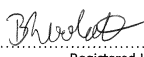
B. Woolcott
Registered Land Surveyor

Date: 10/10/25

K. Hall
Council Delegate

Date: 21/10/2025



PLAN OF SURVEY  Woolcott LAND SERVICES ANNEXURE SHEET SHEET 2 OF 2 SHEETS	OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: C.T.188889/1004 SCALE 1: 10000 LENGTHS IN METRES	Registered Number SP 189623
SIGNED FOR IDENTIFICATION PURPOSES  21/11/2025 Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.  10/10/25 Registered Land Surveyor Date	APPROVED EFFECTIVE FROM 5 DEC 2025  Recorder of Titles

SOUTH ESK RIVER

BLACKSTONE ROAD

PITCHER

PARADE

CASINO RISE

MT LESLIE ROAD

PIPELINE EASEMENT 3.00 WIDE

PIPELINE EASEMENT 5.00 WIDE

PUMP STATION SITE

ENLARGEMENT 3
SCALE: 1:1000

ENLARGEMENT 2
SCALE: 1:2000

SEE ENLARGEMENT 2

SEE ENLARGEMENT 3

PRIORITY FINAL PLAN

SCHEDULE OF EASEMENTS	Registered Number SP 189623
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 6 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.

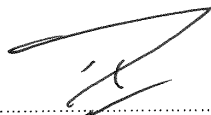
Each lot on the plan is subject to:-

- (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.

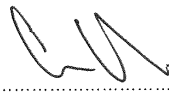
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EXISTING EASEMENTS CARRIED FORWARD FROM CERTIFICATE OF TITLE VOLUME 188889 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 188889/1004 SOLICITOR Con Tsamassiros, Butler McIntyre & Butler & REFERENCE: CT:251829	PLAN SEALED BY: Meander Valley Council DATE: 21/11/2025 PA12210243... REF NO.
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 6 PAGES	Registered Number SP 189623
SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: 188889/1004	

6. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183962 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. Lots 63 and 64 on the Plan are subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.
9. Lots 63 and 64 on the Plan are subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.
10. Lot 65 on the Plan is subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "C" 4.00 WIDE" as shown passing through Lot 65 on the Plan.
11. Lot 65 on the Plan is subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "C" 4.00 WIDE" as shown passing through Lot 65 on the Plan.



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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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 6 PAGES	Registered Number SP 18 96 23
SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: 188889/1004	

12. Lots 66, 67 and 68 on the Plan are subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 6.00 WIDE" as shown passing through those Lots on the Plan.
13. Lots 66, 67 and 68 on the Plan are subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 6.00 WIDE" as shown passing through those Lots on the Plan.
14. Lots 69, 70 and 71 on the Plan are subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "B" 4.00 WIDE" as shown passing through those Lots on the Plan.
15. Lots 69, 70 and 71 on the Plan are subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "B" 4.00 WIDE" as shown passing through those Lots on the Plan.
16. Lots 98, 99, 100 and 101 on the Plan are subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "DRAINAGE EASEMENT 3.00 WIDE" as shown passing through those Lots 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.

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


 Daniel Joseph Hanna
 Director


 Colin Paul Dewhurst
 Director

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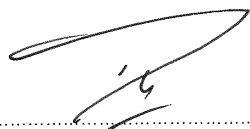
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 6 PAGES	Registered Number SP 189623
SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: 188889/1004	

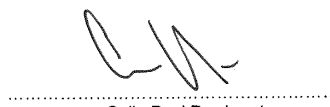
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter 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.
- (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:


 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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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 6 PAGES	Registered Number SP 189623
SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: 188889/1004	

"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);
- (vi) 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;
- (vii) anything reasonably required to support, protect or cover any of the Infrastructure;
- (viii) 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:

- (i) "Pipeline and Services and Drainage Easement Variable Width";
- (ii) "Pipeline and Services and Drainage Easement "C" 4.00 Wide";
- (iii) "Pipeline and Services and Drainage Easement 6.00 Wide"; and
- (iv) "Pipeline and Services and Drainage Easement "B" 4.00 Wide"

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



.....
Daniel Joseph Hanna
Director



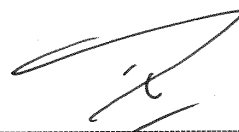
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Colin Paul Dewhurst
Director

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP 18 96 23
SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: 188889/1004	

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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Proposed Two-Unit Development

at
24 Clance Avenue, Prospect Vale
for
De Web Property Trust

Project No.
24029

Drawings:

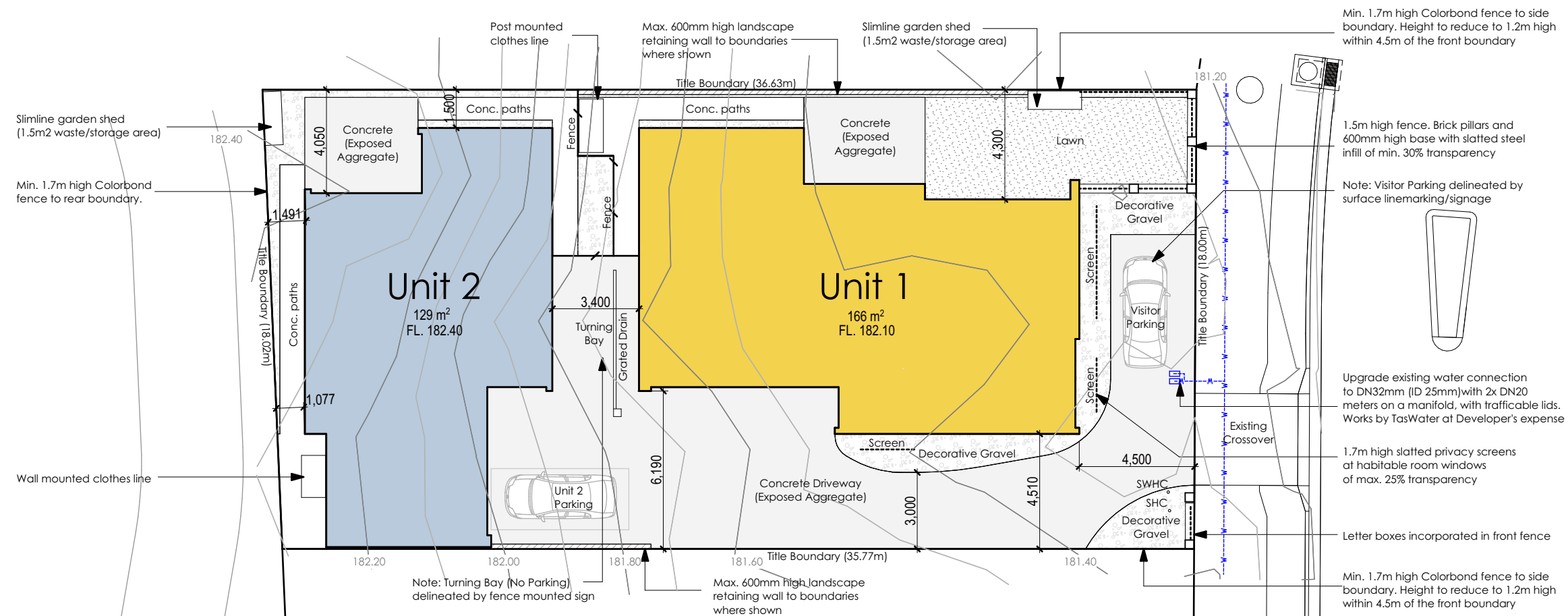
- | | |
|------|-------------------------|
| Ap01 | Site Plan |
| Ap02 | Site Strata Plan |
| Ap03 | Floor Plans |
| Ap04 | Unit 1 Elevations |
| Ap05 | Unit 2 Elevations |
| Ap06 | Turning Path Plan |
| Ap07 | Private Open Space Plan |



Issue:
For Approval

coactive
building design

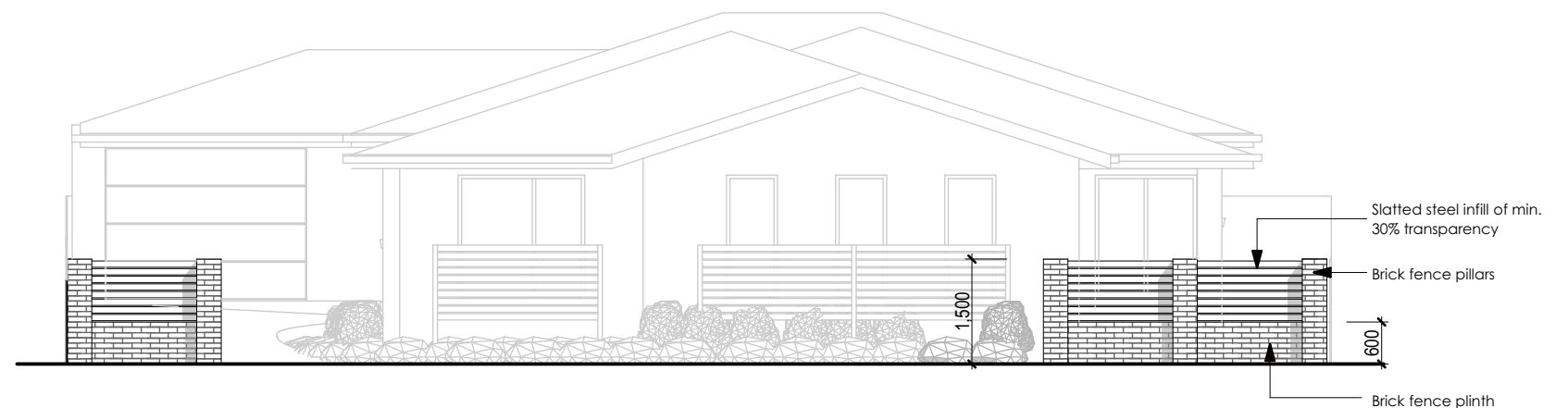
Mark Benson Lic. 916876147 | ABN 55 657 809 151
Level 1, 52-60 Brisbane Street, Launceston TAS 7250
Email: info@coactivebuildingdesign.com.au
Phone: 0455 669 949 coactivebuildingdesign.com.au



Proposed Site Plan
Scale 1:200

Area Schedule:

Site Area: 652m²
Unit 1 Floor Area: 166m²
Unit 1 Undercover Outdoor Area: 13m²
Unit 1 Total Private Open Space: 79m²
Unit 2 Floor Area: 129m²
Unit 2 Undercover Outdoor Area: 15m²
Unit 2 Total Private Open Space: 65m²
Site Coverage: 323m² (49.5%)
Total impervious area: 552m²



Street Elevation
Scale 1:100

coactive
building design

Mark Benson Lic. 916876147 | ABN 55 657 809 151
Level 1, 52-60 Brisbane Street, Launceston TAS 7250
Email: info@coactivebuildingdesign.com.au
Phone: 0455 669 949 coactivebuildingdesign.com.au

Proposed Two-Unit Development
at
24 Clance Avenue, Prospect Vale
for
De Web Property Trust

REV.	DATE	DESCRIPTION	INT.
A4	31.10.25	Planning Application	MB
A3	27.02.25	Client Review	MB
A2	30.01.25	Planning Review	MB
A1	20.12.24	Planning Review	MB

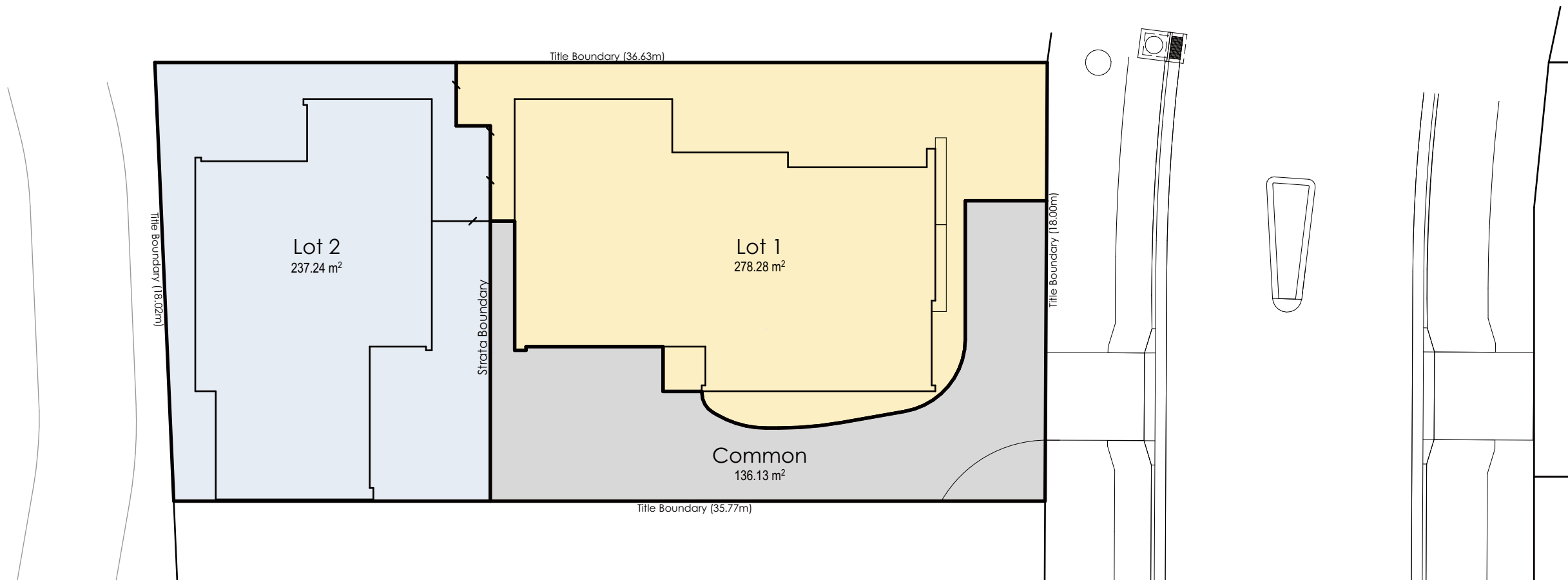
FOR APPROVAL

DESIGNED: MJB
DRAWN: MJB
CHECKED: -
SCALES: 1:200, 1:100 @ A3

DRAWING TITLE:
Site Plan

PROJECT NO: 24029
DRAWING NO: Ap01
REV. A4





Site Strata Plan
Scale 1:200

coactive
building design

Mark Benson Lic. 916876147 | ABN 55 657 809 151
Level 1, 52-60 Brisbane Street, Launceston TAS 7250
Email: info@coactivebuildingdesign.com.au
Phone: 0455 669 949 coactivebuildingdesign.com.au

**Proposed Two-Unit Development
at
24 Clance Avenue, Prospect Vale
for
De Web Property Trust**

A4	31.10.25	Planning Application	MB
A3	27.02.25	Client Review	MB
A2	30.01.25	Planning Review	MB
A1	20.12.24	Planning Review	MB
REV.	DATE	DESCRIPTION	INT.

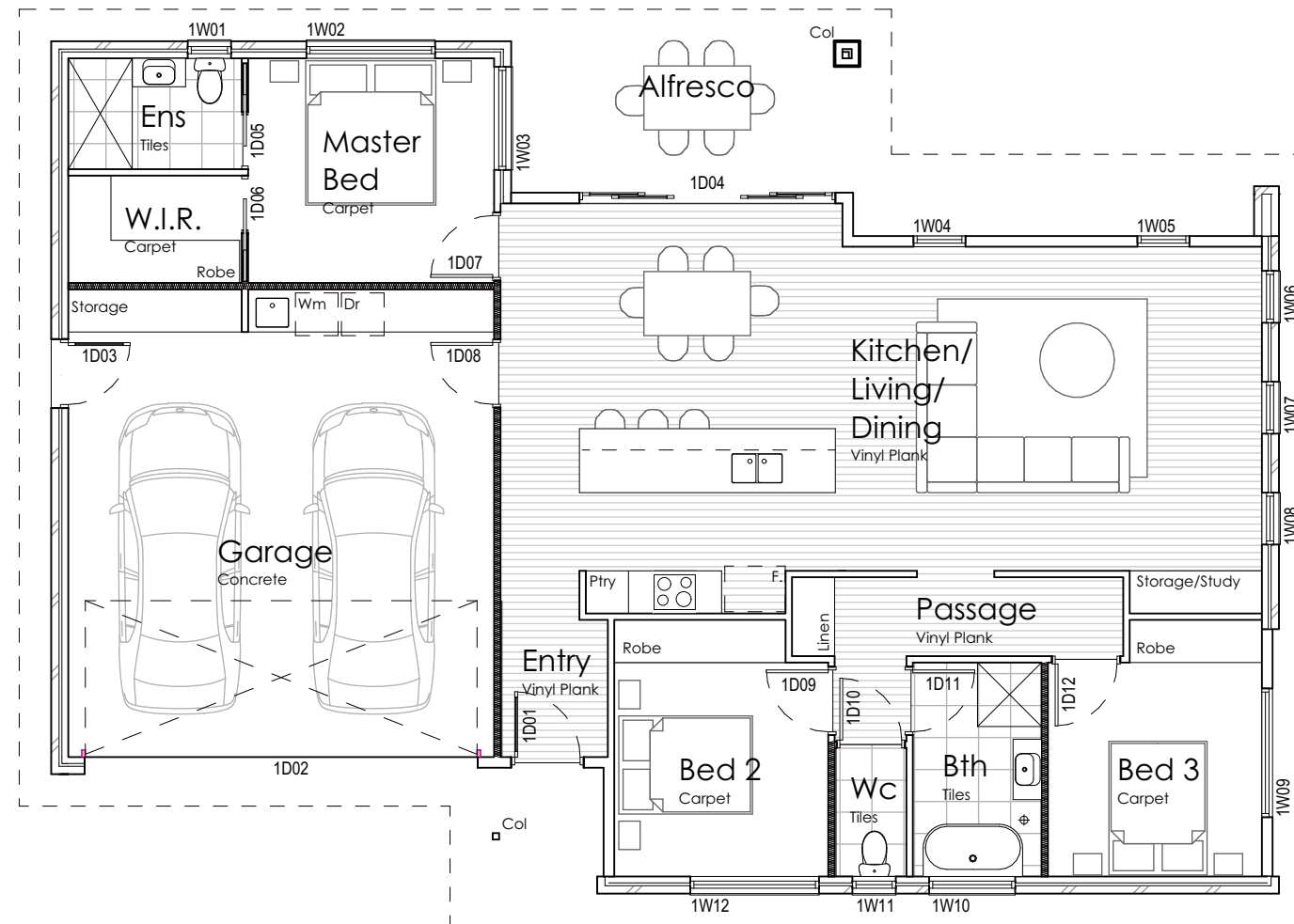
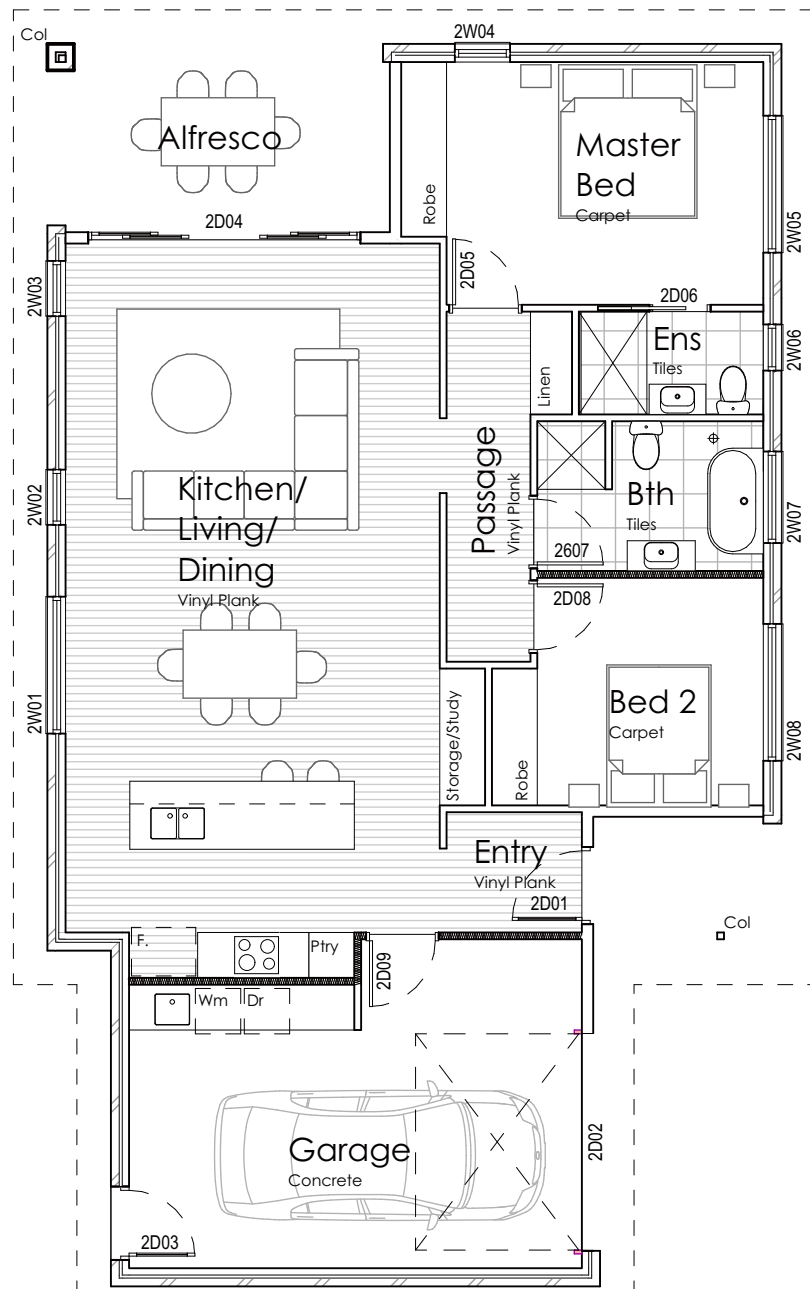
FOR APPROVAL

DESIGNED: MJB DRAWN: MJB CHECKED: - SCALES: 1:200 @ A3

DRAWING TITLE:
Site Strata Plan

PROJECT NO: 24029 DRAWING NO: Ap02 REV. A4





coactive
building design

Mark Benson Lic. 916876147 | ABN 55 657 809 151
Level 1, 52-60 Brisbane Street, Launceston TAS 7250
Email: info@coactivebuildingdesign.com.au
Phone: 0455 669 949 coactivebuildingdesign.com.au

Proposed Two-Unit Development
at
24 Clance Avenue, Prospect Vale
for
De Web Property Trust

A4	31.10.25	Planning Application	MB
A3	27.02.25	Client Review	MB
A2	30.01.25	Planning Review	MB
A1	20.12.24	Planning Review	MB
REV.	DATE	DESCRIPTION	INT.

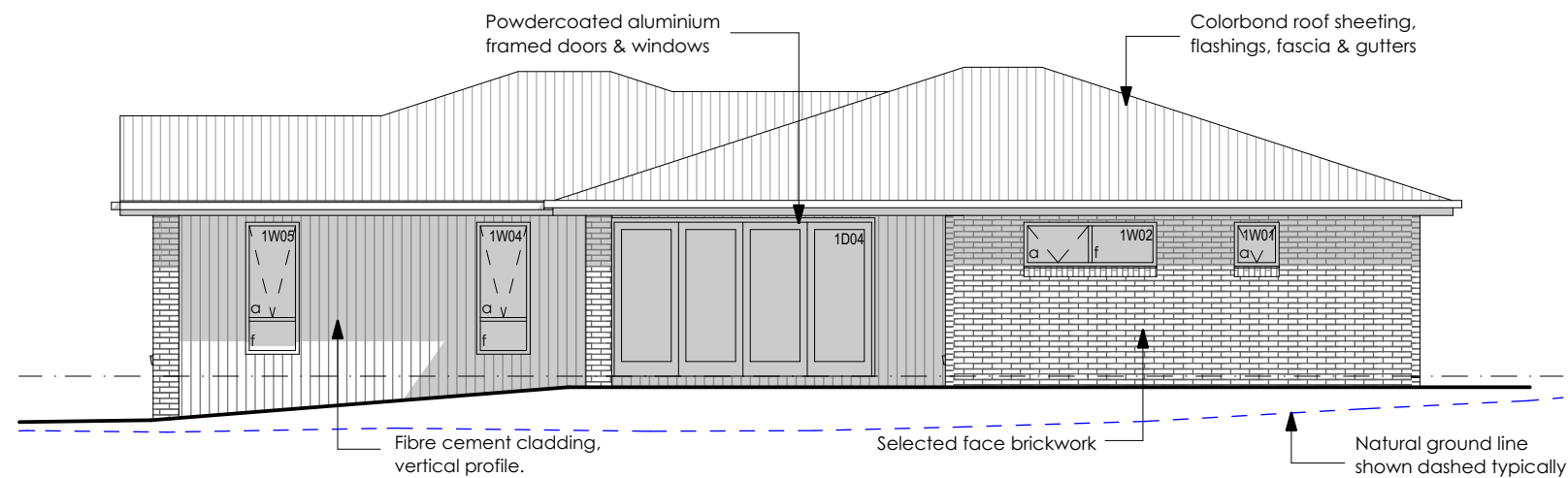
FOR APPROVAL

DESIGNED: MJB
DRAWN: MJB
CHECKED: -
SCALES: 1:100 @ A3

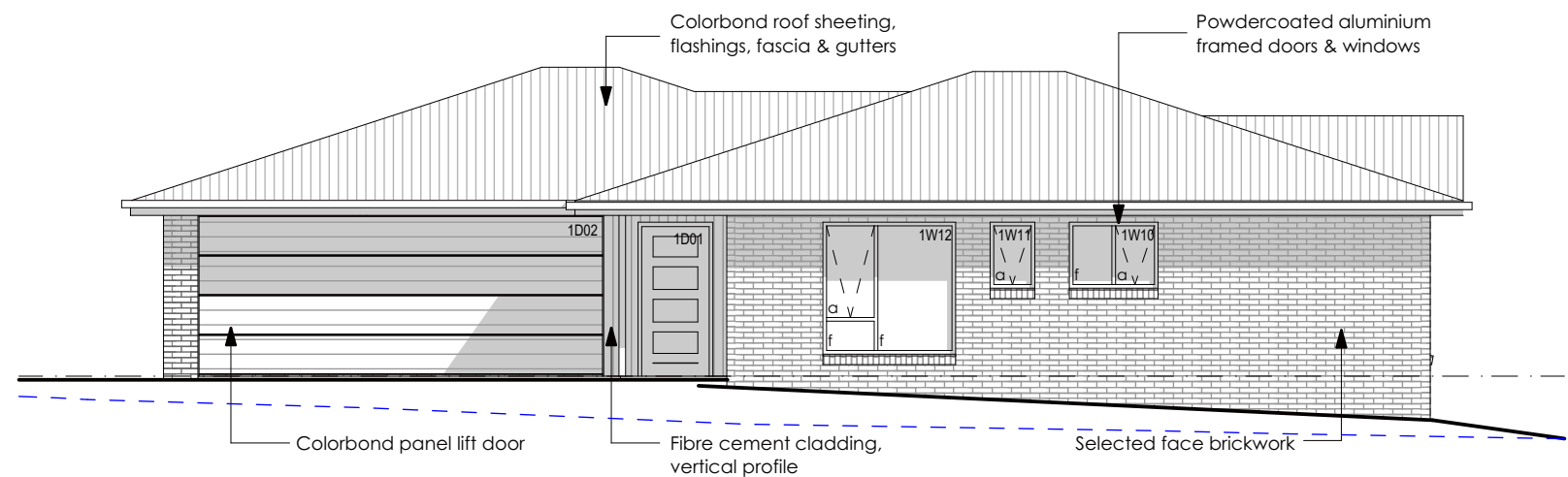
DRAWING TITLE:
Floor Plans

PROJECT NO: 24029
DRAWING NO: Ap03
REV: A4

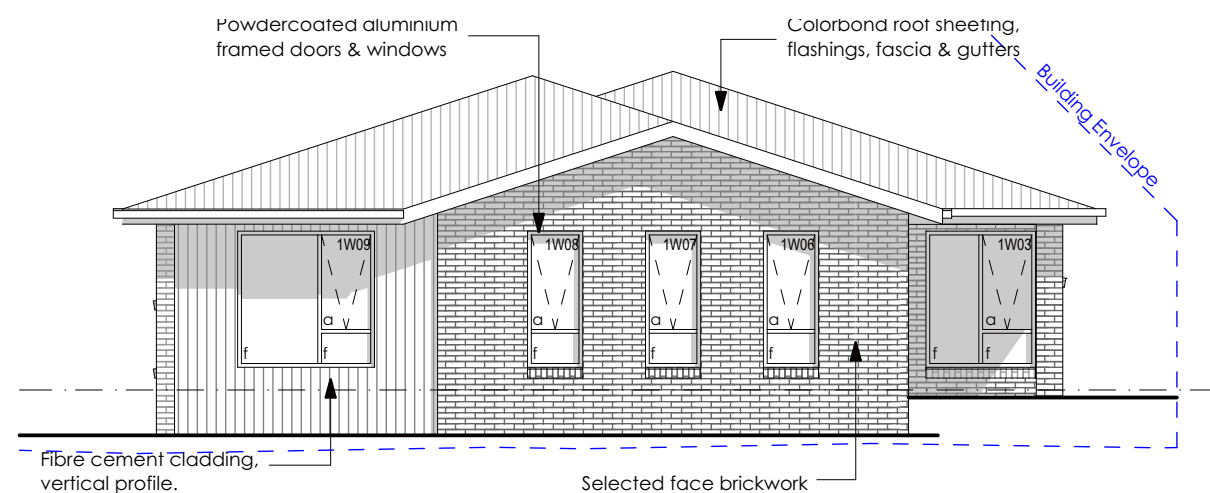




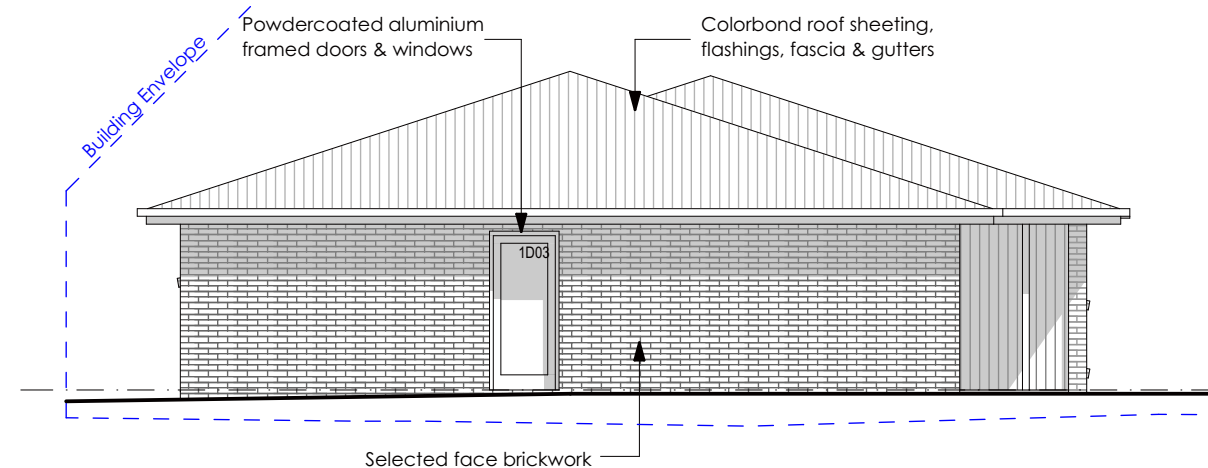
Unit 1 North Elevation
Scale 1:100



Unit 1 South Elevation
Scale 1:100



Unit 1 East Elevation
Scale 1:100



Unit 1 West Elevation
Scale 1:100

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building design

Mark Benson Lic. 916876147 | ABN 55 657 809 151
Level 1, 52-60 Brisbane Street, Launceston TAS 7250
Email: info@coactivebuildingdesign.com.au
Phone: 0455 669 949 coactivebuildingdesign.com.au

Proposed Two-Unit Development
at
24 Clance Avenue, Prospect Vale
for
De Web Property Trust

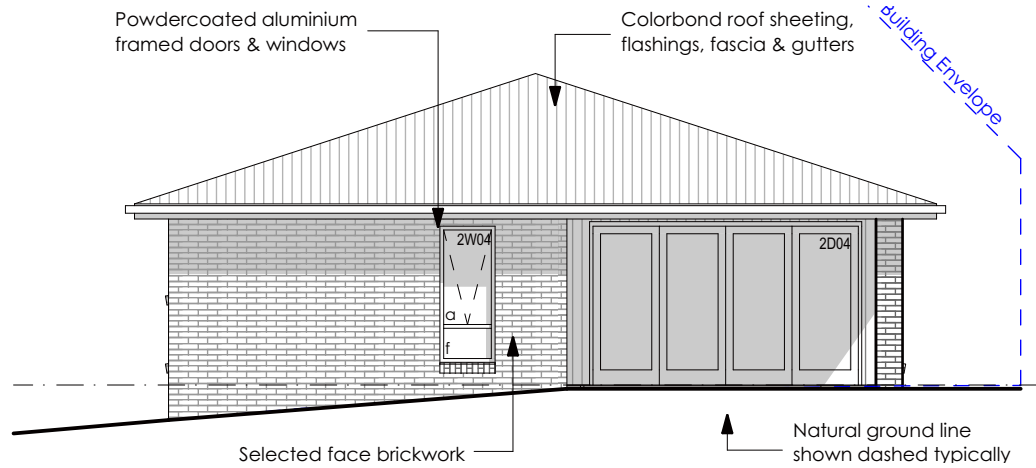
REV.	DATE	DESCRIPTION	INT.
A4	31.10.25	Planning Application	MB
A3	27.02.25	Client Review	MB
A2	30.01.25	Planning Review	MB
A1	20.12.24	Planning Review	MB

FOR APPROVAL

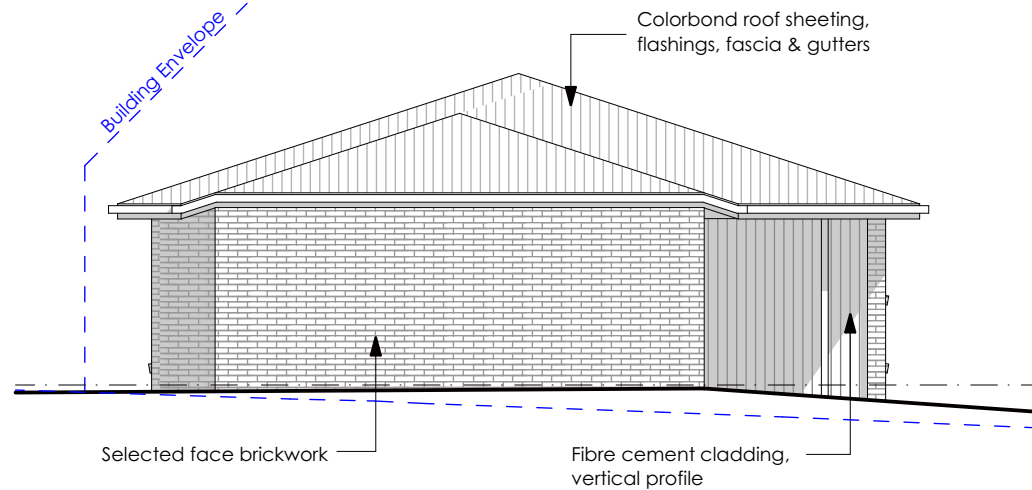
DESIGNED: MJB DRAWN: MJB CHECKED: - SCALES: 1:100 @ A3

DRAWING TITLE:
Unit 1 Elevations

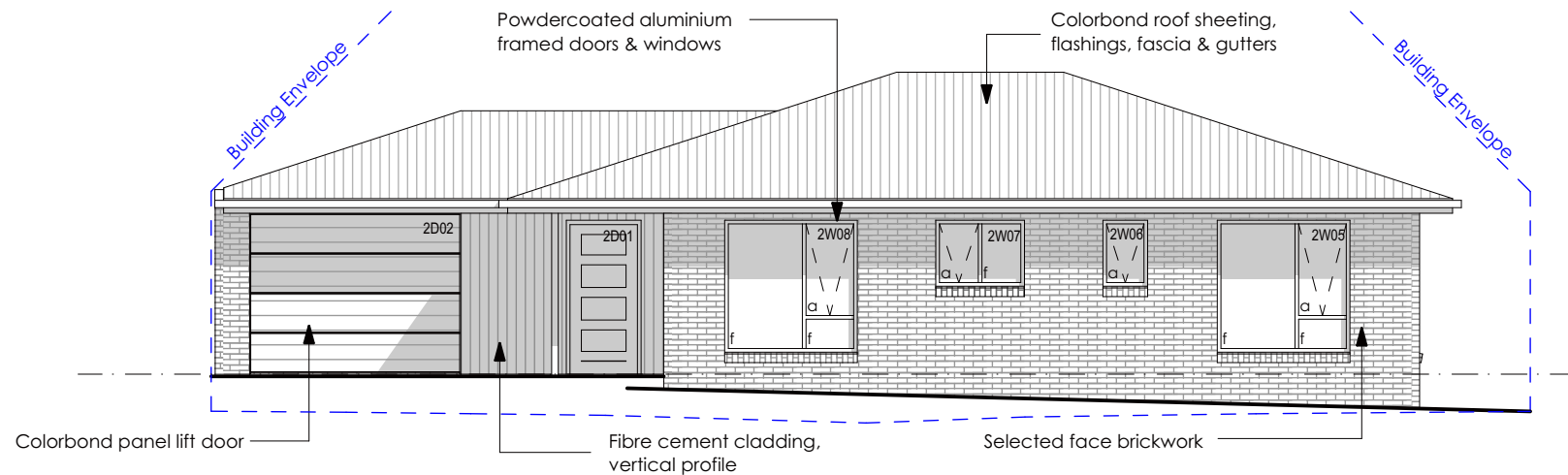
PROJECT NO: 24029 DRAWING NO: Ap04 REV. A4



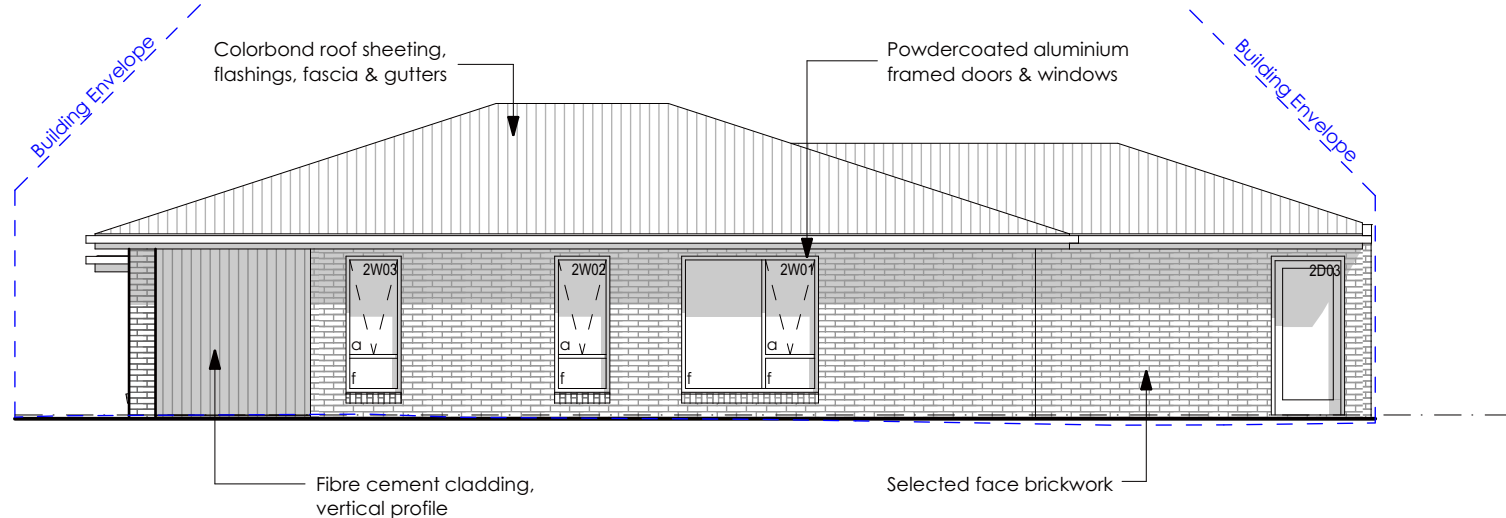
Unit 2 North Elevation
Scale 1:100



Unit 2 South Elevation
Scale 1:100



Unit 2 East Elevation
Scale 1:100



Unit 2 West Elevation
Scale 1:100

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building design

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A4	31.10.25	Planning Application	MB
A3	27.02.25	Client Review	MB
A2	30.01.25	Planning Review	MB
A1	20.12.24	Planning Review	MB
REV.	DATE	DESCRIPTION	INT.

FOR APPROVAL

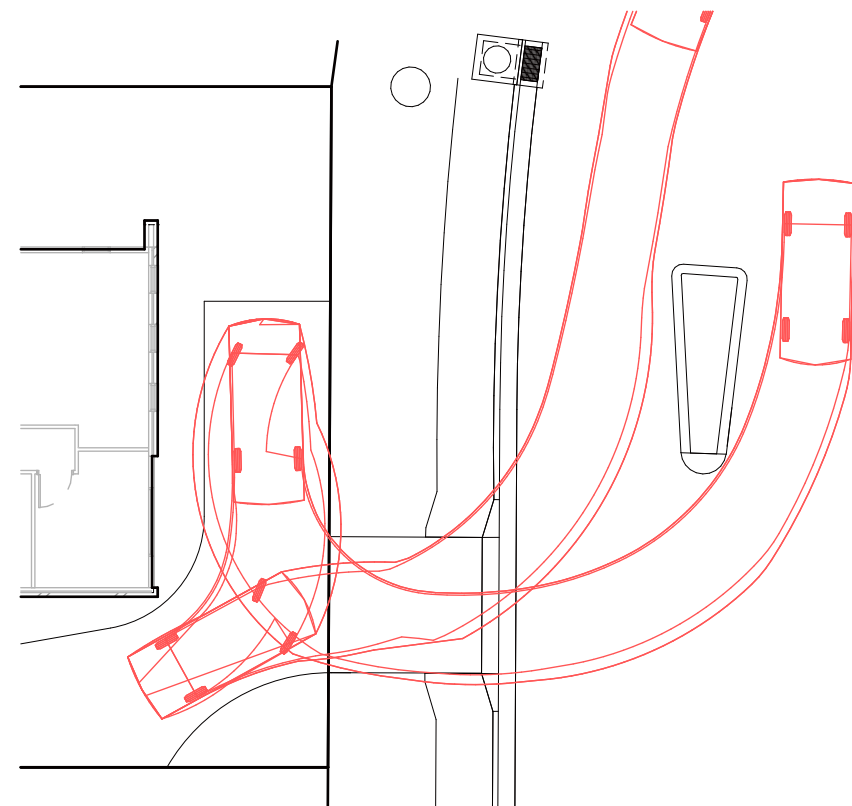
DESIGNED: MJB DRAWN: MJB CHECKED: - SCALES: 1:100 @ A3

DRAWING TITLE: Unit 2 Elevations

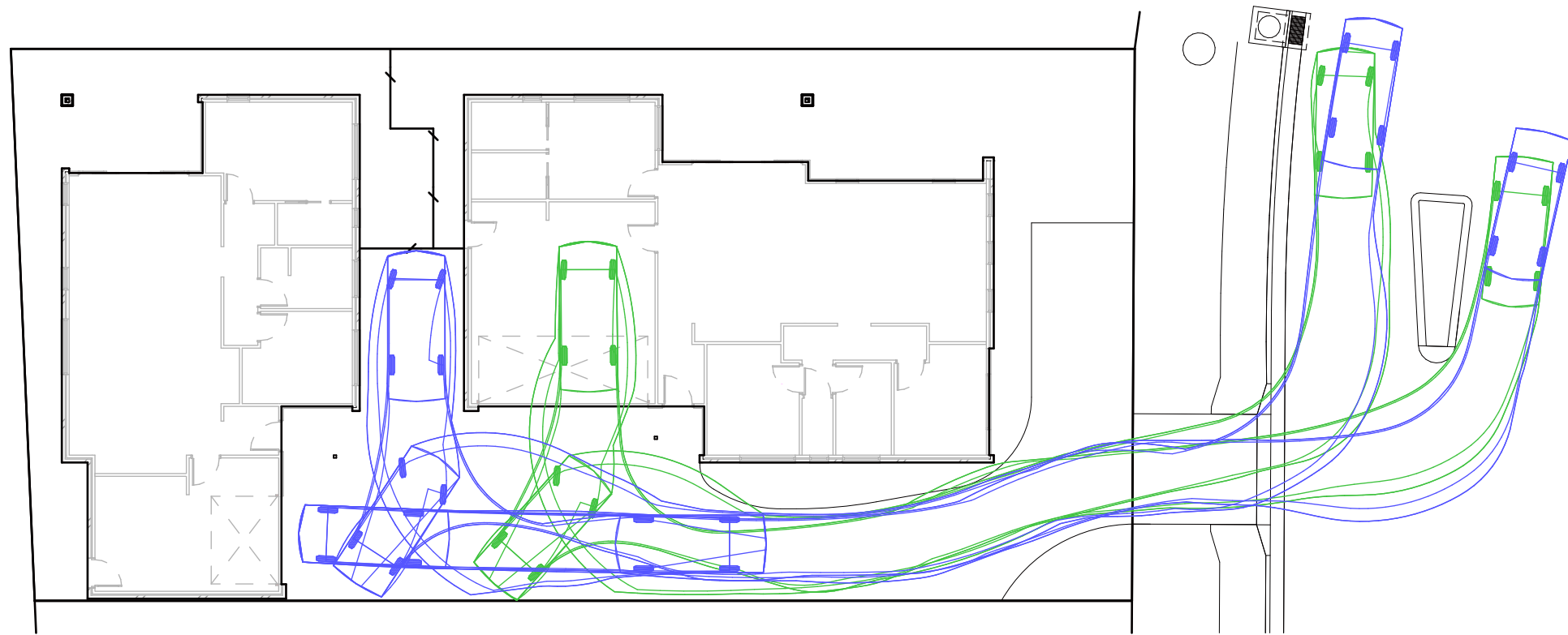
PROJECT NO: 24029 DRAWING NO: Ap05 REV: A4



Parking Space Vehicle Tracking - Unit Space 1
Scale 1:200



Parking Space Vehicle Tracking - Visitor Space
Scale 1:200



Parking Space Vehicle Tracking - Unit Space 2
Scale 1:200

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Phone: 0455 669 949 coactivebuildingdesign.com.au

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A2	30.01.25	Planning Review	MB
A1	20.12.24	Planning Review	MB
REV.	DATE	DESCRIPTION	INT.

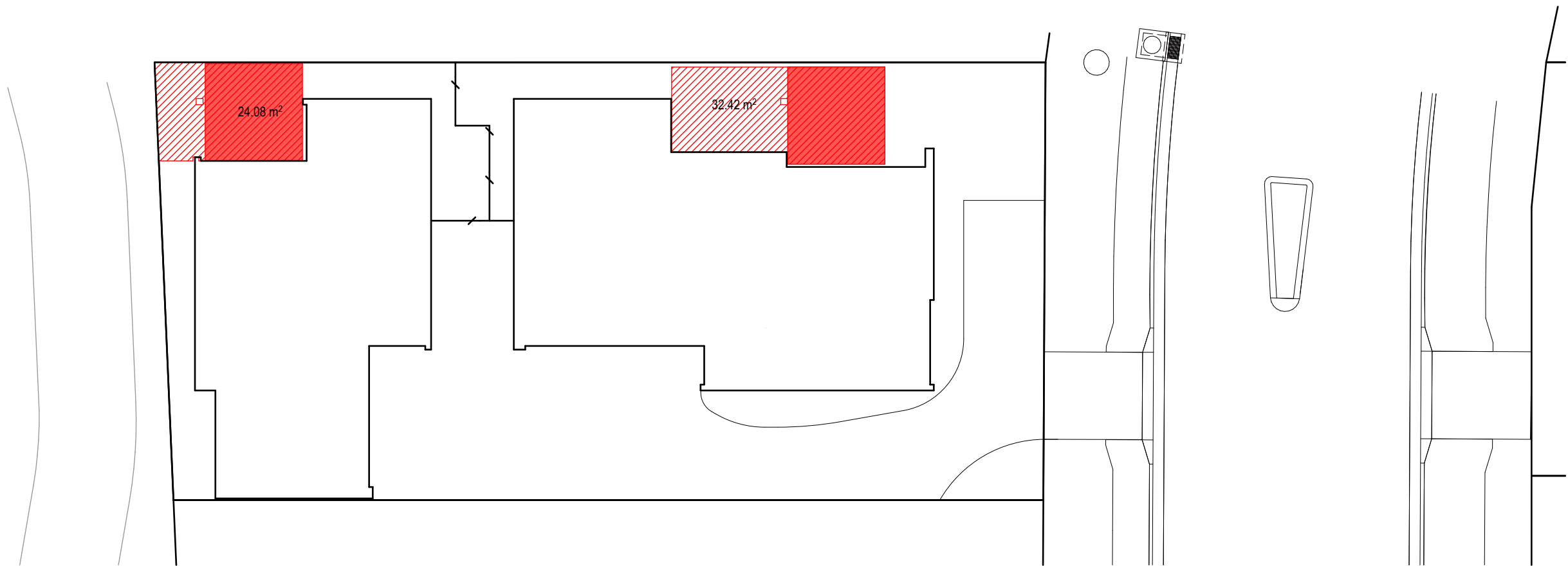
FOR APPROVAL

DESIGNED: MJB DRAWN: MJB CHECKED: - SCALES: 1:200 @ A3

DRAWING TITLE:
Turning Path Plan

PROJECT NO: 24029 DRAWING NO: Ap06 REV. A4





Private Open Space Plan
Scale 1:200

-  Private Open Space in one location minimum 24m² at max. 1:10 gradient
-  Minimum 4x4m horizontal dimension

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A3	27.02.25	Client Review	MB
A2	30.01.25	Planning Review	MB
A1	20.12.24	Planning Review	MB
REV.	DATE	DESCRIPTION	INT.

FOR APPROVAL

DESIGNED:
MJB

DRAWN:
MJB

CHECKED:
-

SCALES:
1:200 @ A3

DRAWING TITLE:
Private Open Space Plan

NORTH:


PROJECT NO:
24029

DRAWING NO:
Ap07

REV.
A4