



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:	Woolcott Land Services - PA\26\0158
PROPERTY ADDRESS:	100 Country Club Avenue PROSPECT VALE (CT: 185985/1002)
DEVELOPMENT:	Shade sails (x4) associated with horse stables - electricity transmission corridor.

The application can be inspected until **Tuesday, 27 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 10 January 2026.

Craig Davies
ACTING GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

OFFICE USE ONLY

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

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

PROPERTY DETAILS:

Address:	<input type="text" value="100 COUNTRY CLUB AV"/>	Certificate of Title:	<input type="text" value="185985/1002"/>
Suburb:	<input type="text" value="PROSPECT VALE"/>	<input type="text" value="7250"/>	Lot No: <input type="text"/>
Land area:	<input type="text"/>	<i>m² / ha</i>	
Present use of land/building:	<input type="text" value="Hotel industry"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

- Does the application involve Crown Land or Private access via a Crown Access Licence: Yes No
- Heritage Listed Property: Yes No

DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- | | | | |
|---|--|--------------------------------------|-------------------------------------|
| <input 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 185985	FOLIO 1002
EDITION 5	DATE OF ISSUE 05-Dec-2025

SEARCH DATE : 07-Jan-2026

SEARCH TIME : 10.52 am

DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL
 Lot 1002 on Sealed Plan [185985](#)
 Derivation : Part of 375A-1R-0P Gtd. to James Goodger, Part of 300 Acres Gtd. to Joseph Penny, Part of 251 Acres Gtd. to John Fawns, Part of 252 Acres Gtd. to Robert Campbell, Part of 320 Acres Gtd. to W Moriarty & J G Jennings and Part of Lot 121, 327 Acres Gtd. to J H Reibey
 Prior CTs [33678/1](#) and [183962/1](#)

SCHEDULE 1

[A944666](#), [A828545](#), [A979664](#) & [E135548](#) TASMANIAN COUNTRY CLUB-CASINO PROPRIETARY LIMITED Registered 17-May-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP185985](#) EASEMENTS in Schedule of Easements
[SP185985](#) FENCING PROVISION in Schedule of Easements
[N175180](#) BURDENING EASEMENT: a bushfire hazard management easement (appurtenant to Lots 55 to 61 inclusive on Sealed Plan [186417](#)) over the land marked Bushfire Hazard Management Easement 10.00 wide on Sealed Plan [185985](#) Registered 26-Mar-2024 at noon
[N218188](#) BURDENING EASEMENT: a bushfire hazard management easement (appurtenant to Lots 53 & 54 on Sealed Plan [187707](#)) over the land marked Bushfire Hazard Management Easement 10.00 wide on Sealed Plan [185985](#) Registered 05-Dec-2024 at noon
[N278462](#) BURDENING EASEMENT: Bushfire Hazard Management Easement (appurtenant to Lot 600 on Sealed Plan [188889](#)) over the land marked Bushfire Hazard Management Easement 25.00 wide on Sealed Plan [185985](#) Registered 23-Sept-2025 at 12.01 pm
[N278447](#) BURDENING EASEMENT: Bushfire Hazard Management Easement (appurtenant to Lots 91 & 92 on Sealed Plan [188889](#)) over the land marked Bushfire Hazard

- Management Easement 10.00 wide on Sealed Plan [185985](#)
Registered 23-Sept-2025 at 12.02 pm
- [N260363](#) BURDENING EASEMENT: a pipeline and services easement in favour of Tasmanian Water & Sewerage Corporation Pty Ltd over the land marked Pipeline and Services Easement 3.00 wide on Sealed Plan [185985](#) Registered 23-Sept-2025 at 12.03 pm
- [N260900](#) BURDENING EASEMENT: a right of drainage in favour of Meander Valley Council over the land marked Drainage Easement variable width on Sealed Plan [185985](#) Registered 23-Sept-2025 at 12.04 pm
- [SP10386](#) & [SP18481](#) FENCING COVENANT in Schedule of Easements
- [B388899](#) MORTGAGE to Australia and New Zealand Banking Group Limited Registered 09-Nov-1990 at 12.02 pm
- [E135550](#) MORTGAGE to Australia and New Zealand Banking Group Limited Registered 17-May-2018 at 12.01 pm
- [N290746](#) BURDENING EASEMENT: a Bushfire Hazard Management Easement (appurtenant to Lots 93 to 101 inclusive on Sealed Plan [189623](#)) over the land marked Bushfire Hazard Management Easement 10.00 Wide and Bushfire Hazard Management Easement 12.00 Wide on Sealed Plan [185985](#) Registered 05-Dec-2025 at 12.01 pm
- [N290732](#) BURDENING EASEMENT: a Right of carriage way in favour of Meander Valley Council over the land marked Right of Way W,X,Y,Z on Sealed Plan [185985](#) Registered 05-Dec-2025 at 12.03 pm
- [N290724](#) BURDENING EASEMENT: a Right of drainage in favour of Meander Valley Council over the lands marked Drainage Easement 'A' 3.00 Wide, Drainage Easement 'B' 3.00 Wide and Pipeline and Services and Drainage Easement Variable Width on Sealed Plan [185985](#) Registered 05-Dec-2025 at noon
- [N290680](#) BURDENING EASEMENT: a Pipeline and Services Easement in favour of Tasmanian Water & Sewerage Corporation Pty Limited over the land marked Pipeline and Services and Drainage Easement Variable Width on Sealed Plan [185985](#) Registered 05-Dec-2025 at 12.02 pm
- [E442396](#) AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 09-Dec-2025 at noon

UNREGISTERED DEALINGS AND NOTATIONS

- 189930 Plan - Pending Lodged by WOOLCOTT LAND SERVICES on 22-Dec-2025 BP: 189929

OWNER: TASMANIAN COUNTRY CLUB-CASINO PROPRIETARY LIMITED
 FOLIO REFERENCE: C.T.183962/1 & C.T.33678/1
 GRANTEE: PART OF 375A-1R-0P GRANTED TO JAMES GOODGER, PART OF 300 ACRES GRANTED TO JOSEPH PENNY, PART OF 251 ACRES GRANTED TO JOHN FAWNS, AND PART OF 252 ACRES GRANTED TO ROBERT CAMPBELL, PART OF 320A-0R-0P GRANTED TO W. MORTIARTY AND JG. JENNINGS. PART OF LOT 121 327 ACRES GRANTED TO J.H.REIBEY.

PLAN OF SURVEY



WOOLCOTT SURVEYS

BY SURVEYOR: COLIN STERLING SMITH
 LOCATION: LAND DISTRICT OF CORNWALL PARISH OF LAUNCESTON
 SCALE 1: 6000 @ A3 LENGTHS IN METRES

REGISTERED NUMBER
SP185985

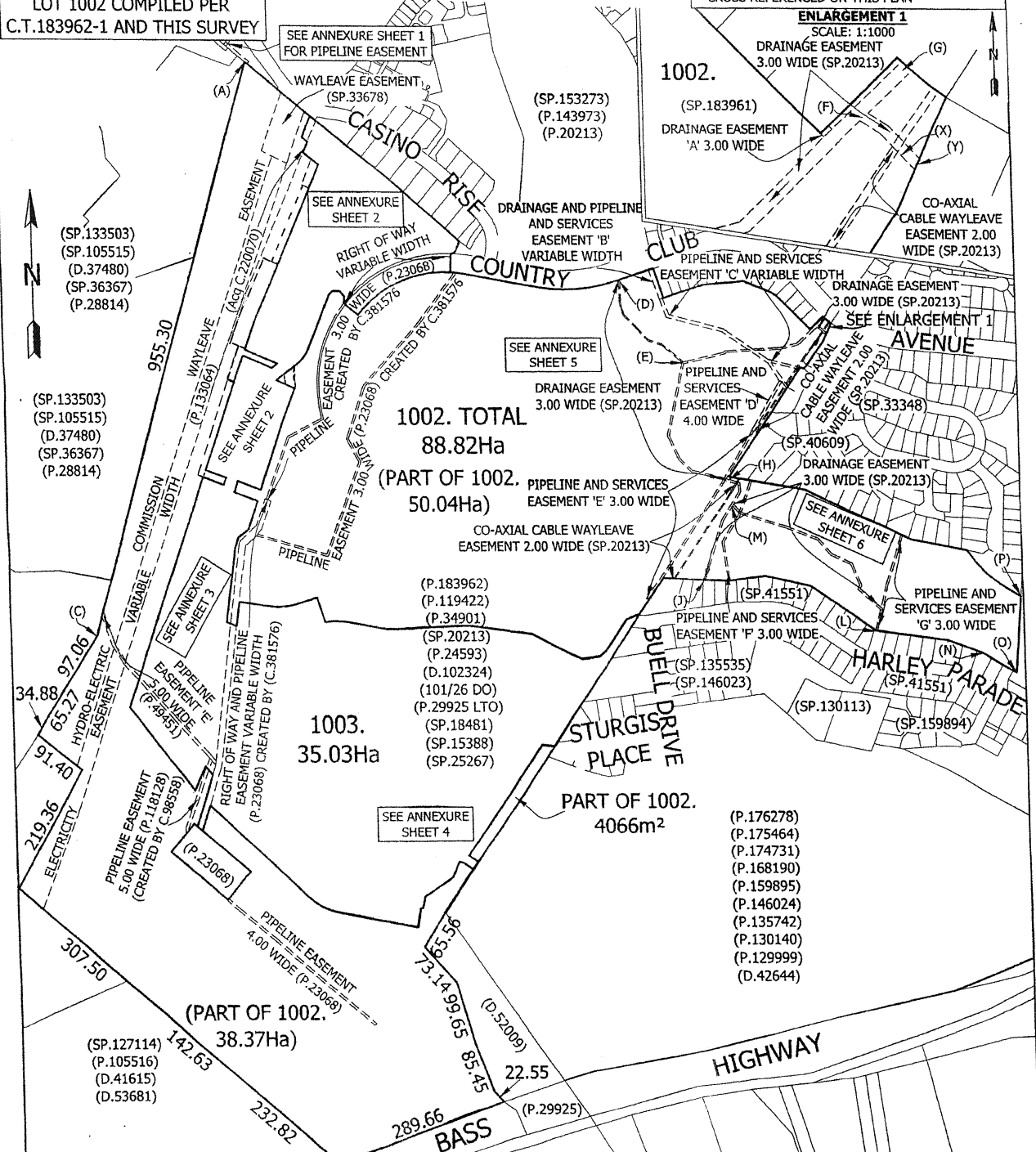
APPROVED EFFECTIVE FROM 19 DEC 2023

Reilly
 Recorder of Titles

LOT 1002 COMPILED PER C.T.183962-1 AND THIS SURVEY

PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



1002. TOTAL
 88.82Ha
 (PART OF 1002.
 50.04Ha)

1003.
 35.03Ha

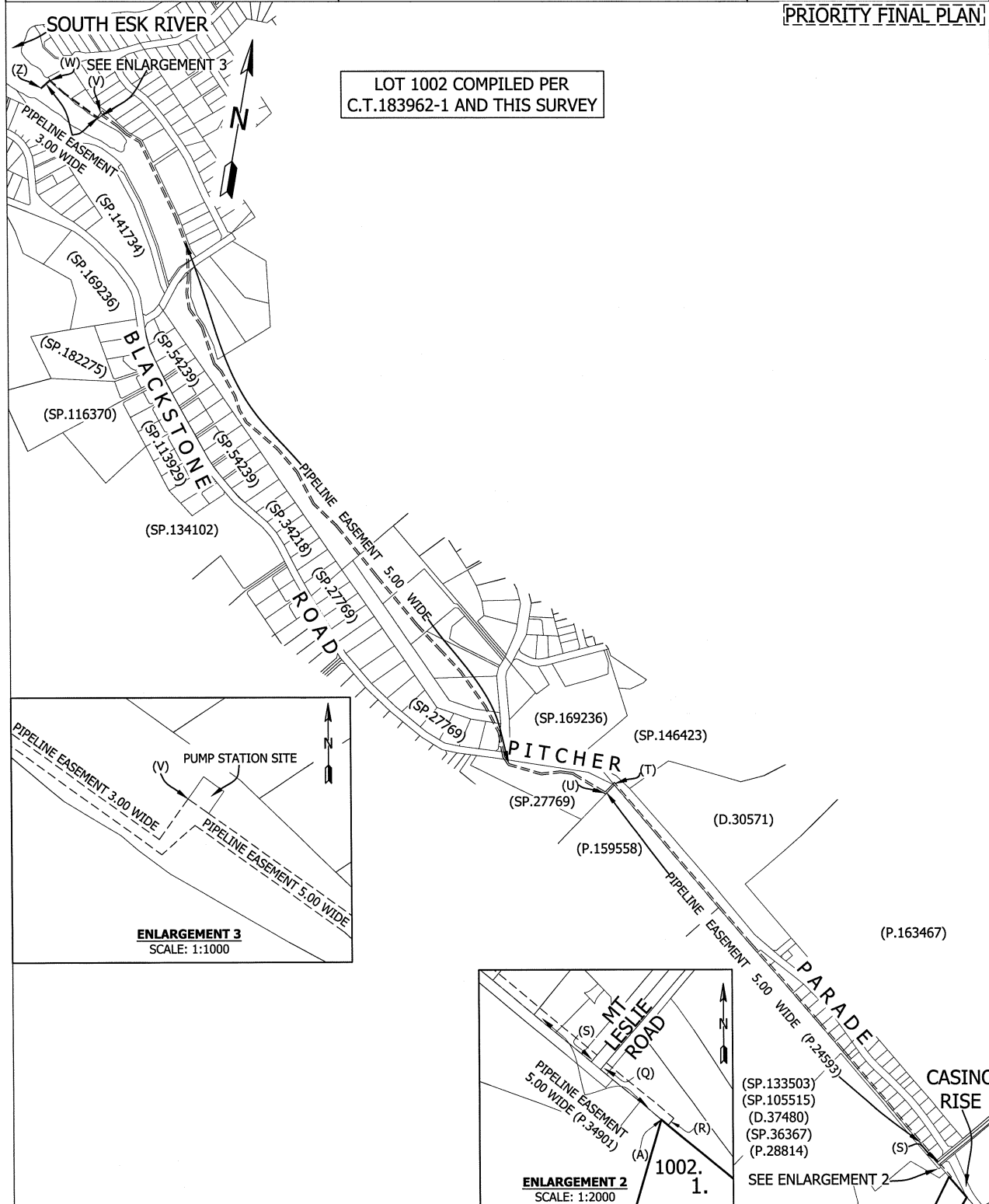
(PART OF 1002.
 38.37Ha)

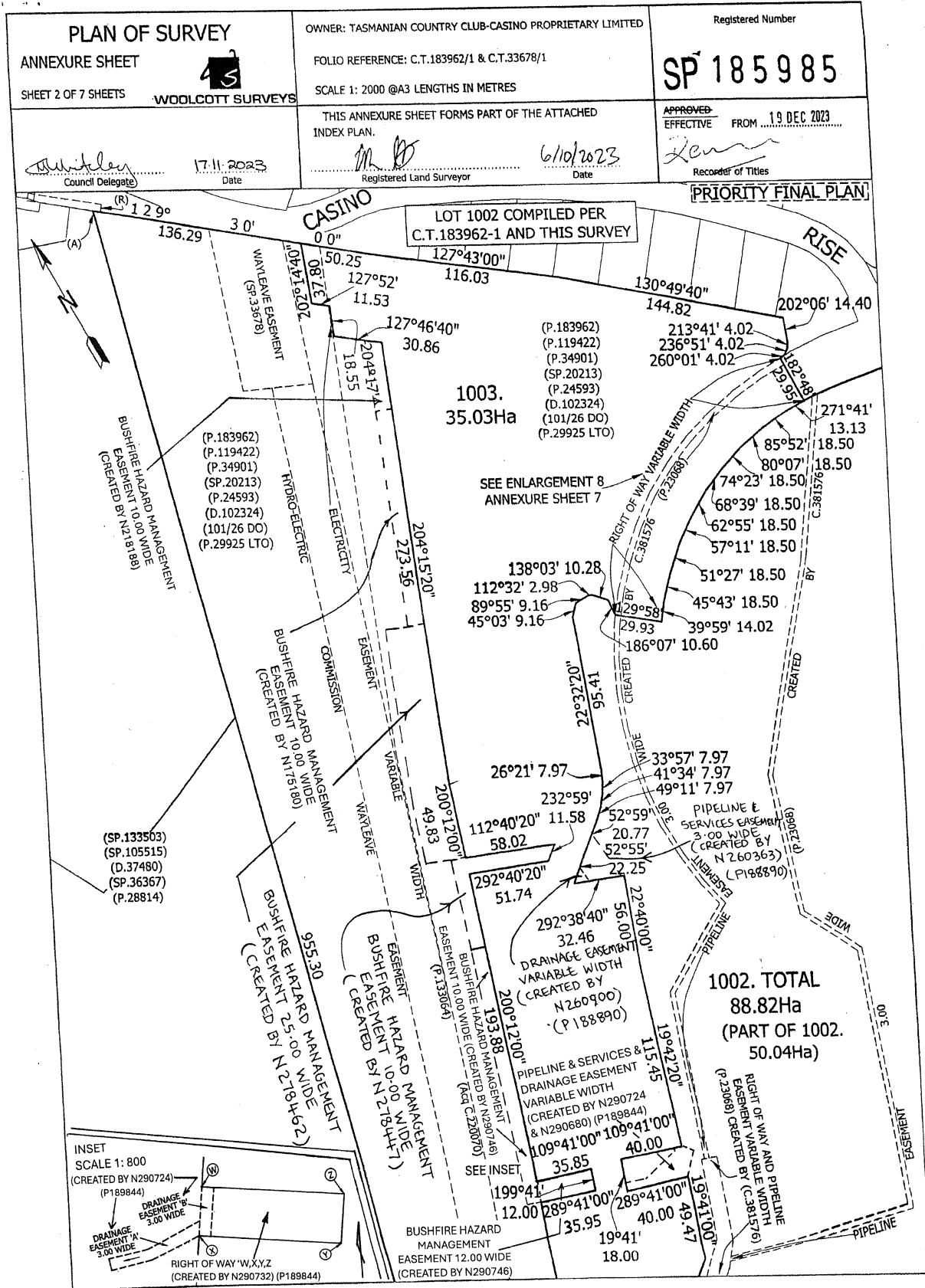
PART OF 1002.
 4066m²

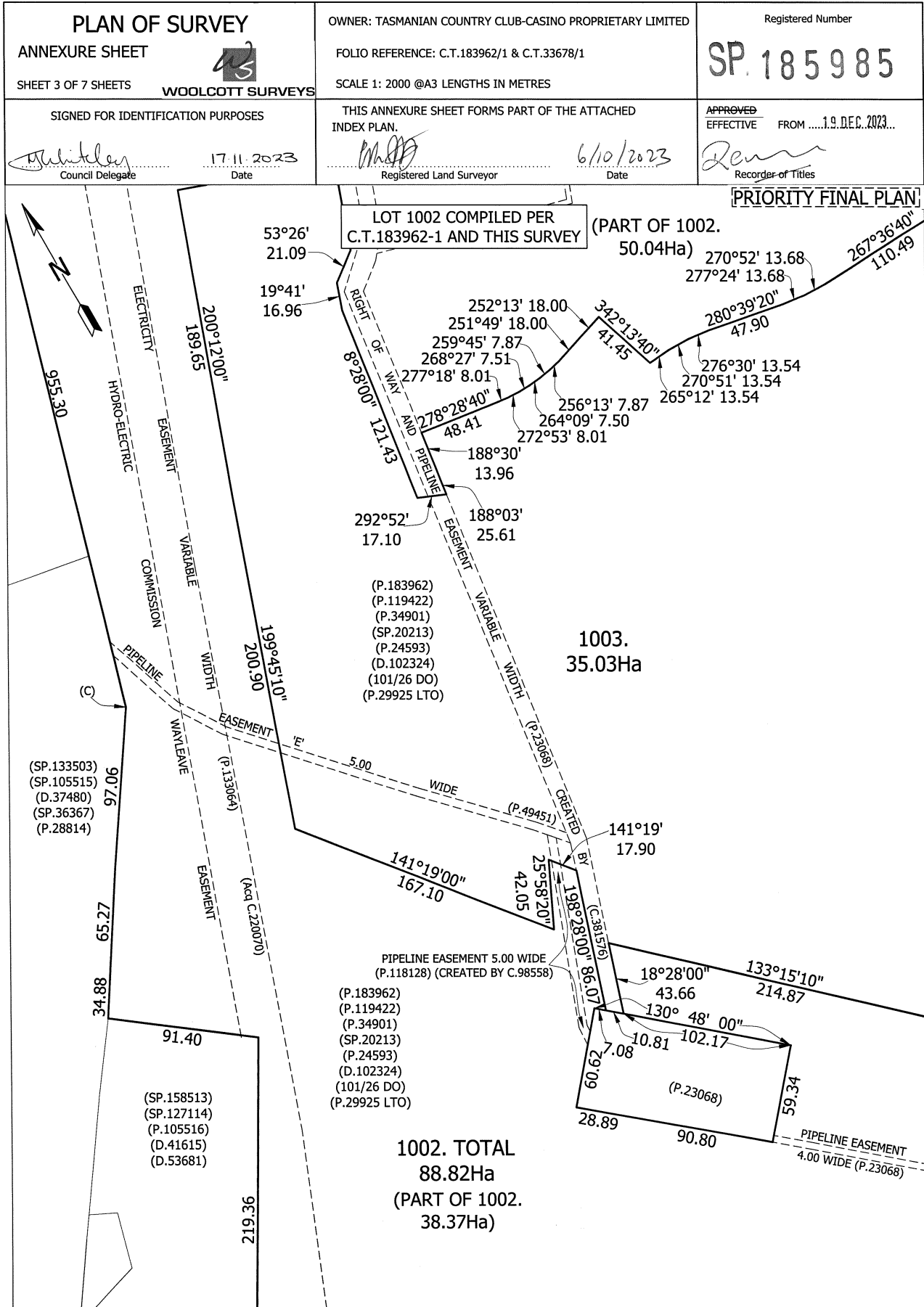
Colin Sterling Smith
 Registered Land Surveyor
 6/10/2023
 Date

Melita
 Council Delegate
 17.11.2023
 Date

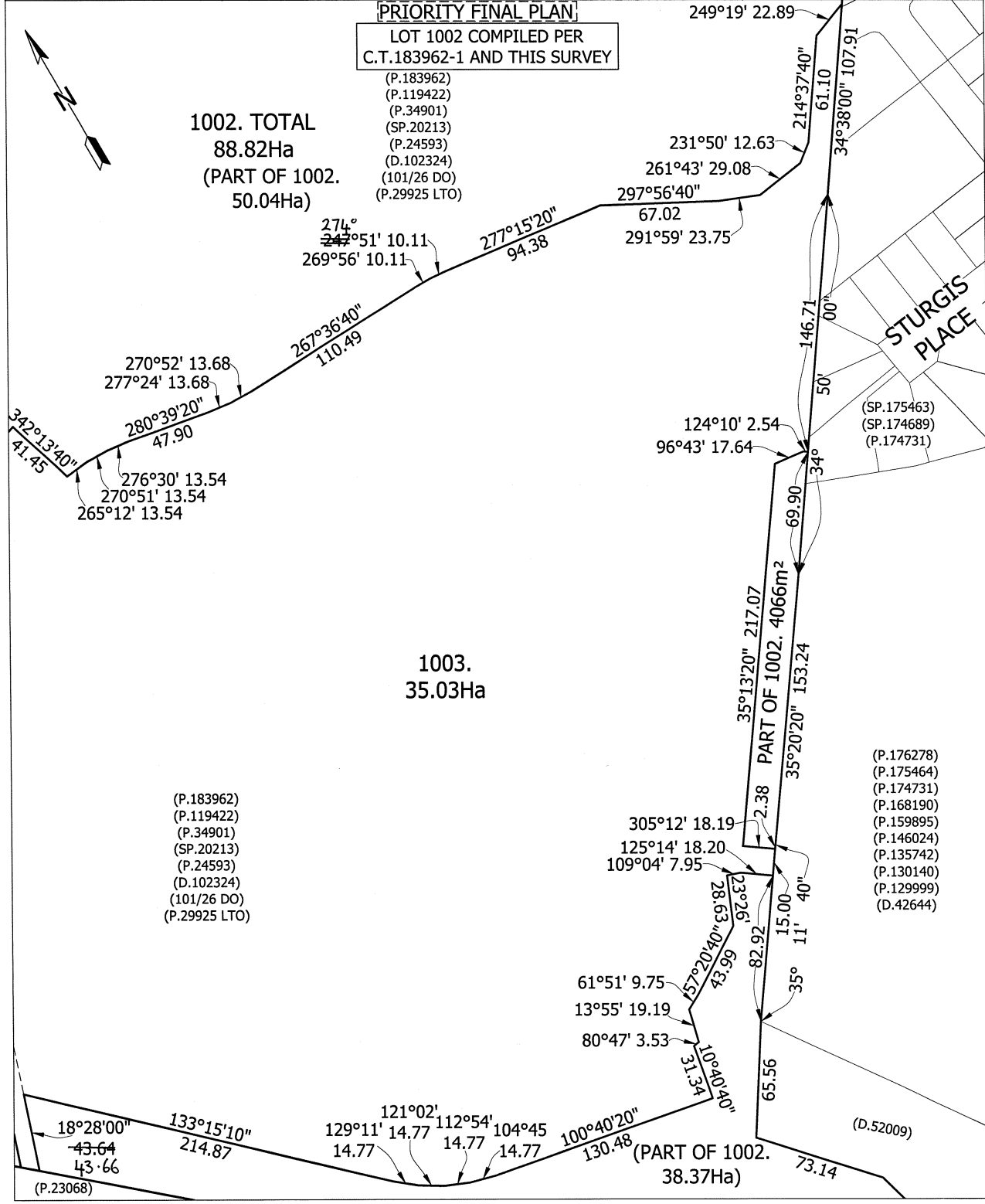
<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 7 SHEETS WOOLCOTT SURVEYS</p>	<p>OWNER: TASMANIAN COUNTRY CLUB-CASINO PROPRIETARY LIMITED FOLIO REFERENCE: C.T.183962/1 & C.T.33678/1 SCALE 1:10'000 LENGTHS IN METRES</p>	<p>Registered Number SP. 185985</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> 17.11.2023 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> 6/10/2023 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 19 DEC 2023 <i>[Signature]</i> Recorder of Titles</p>

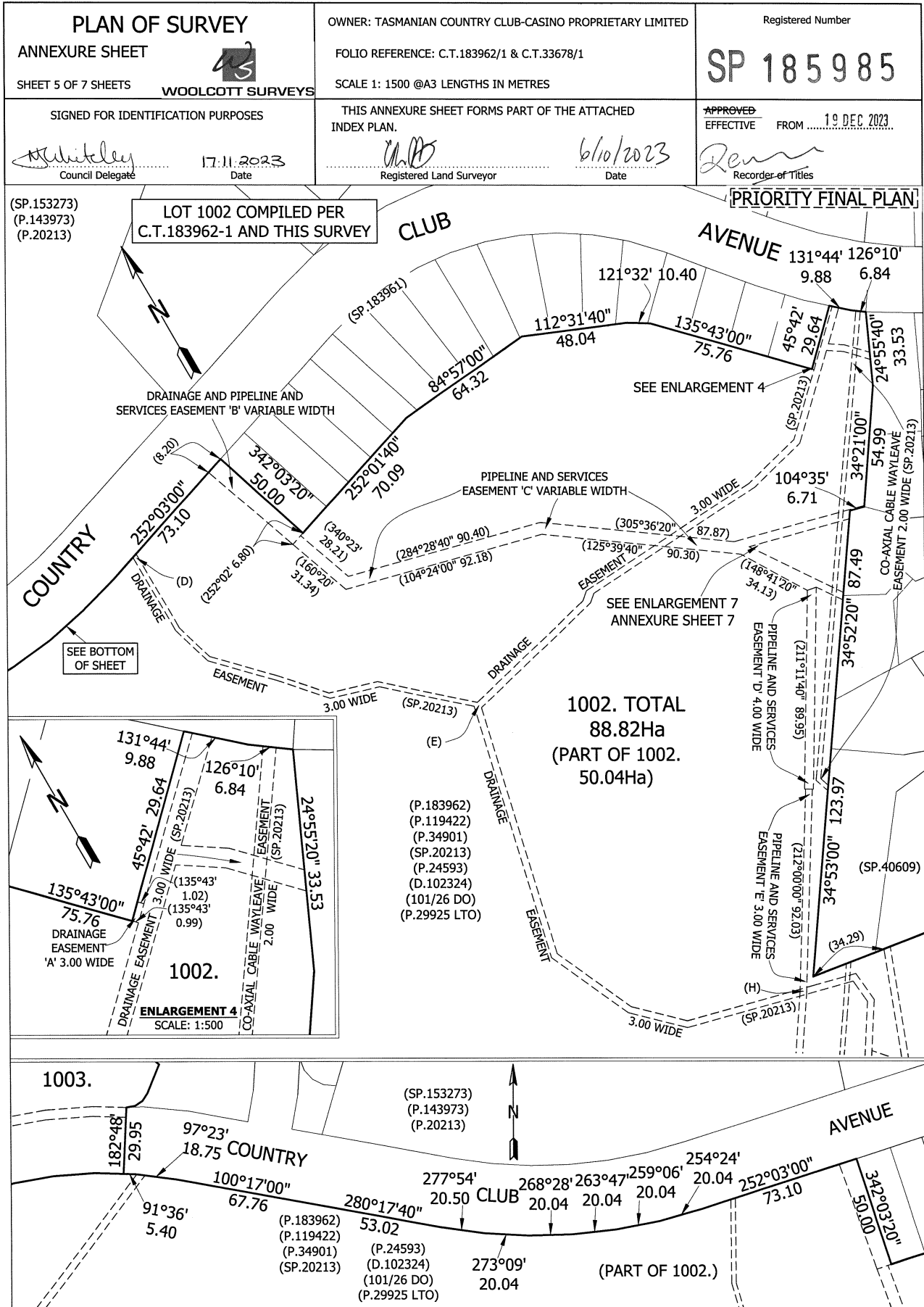


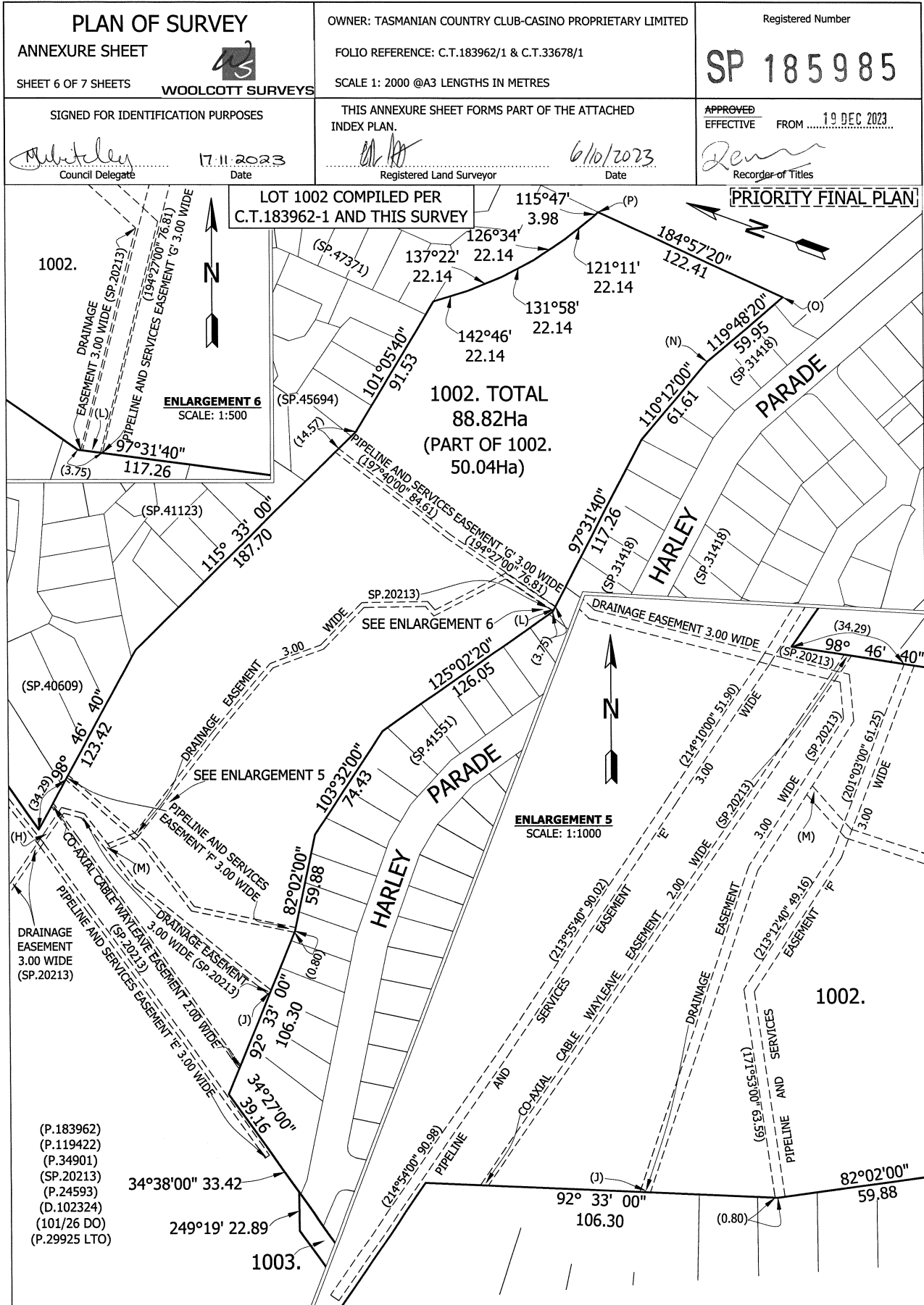




<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 4 OF 7 SHEETS WOOLCOTT SURVEYS</p>	<p>OWNER: TASMANIAN COUNTRY CLUB-CASINO PROPRIETARY LIMITED FOLIO REFERENCE: C.T.183962/1 & C.T.33678/1 SCALE 1: 2000 @A3 LENGTHS IN METRES</p>	<p>Registered Number SP. 185985</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> 17.11.2023 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> 6/10/2023 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 19.DEC.2023... <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 185985

PAGE 1 OF 6 PAGES
7* K.B. 07-01-2

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 183961 FOLIO 1

- 183962 * K.B. 07-09-2023
- Those parts of Lots 1002 and 1003 on the Plan which formerly comprised Lot 1 on Plan 183962 are
1. ~~Lot 1002 on the Plan~~ 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 also marked "STUVWZ" and "PUMP STATION SITE" as shown on the Plan.
 2. Lot 1002 on the Plan is subject to ^{such rights} ~~a right of drainage~~ over the land marked "DRAINAGE EASEMENT 3.00 WIDE" and also marked "~~D E G H~~" as shown passing through Lot 1002 on the Plan appurtenant to the balance of the land previously comprised in Indenture of Conveyance No. 53/7347 and the balance of the land previously contained in Certificate of Title Registered Volume 3998 Folio 77 at the date of acceptance thereof EXCEPTING lots 3 and 5 on Plan 3998 and for the Warden Councillors and Electors of the Municipality of Westbury as may be necessary to drain the storm water and other surplus waters from the lands of the dominant owner and the said balance lands * GFED, YF & HE
 3. Lot 1002 on the Plan is subject to the full free right and liberty for Telstra Group Limited (hereinafter referred to as "Telstra") at all times hereafter with workmen and others and machinery to enter into and upon the strips of land marked "CO-AXIAL CABLE WAYLEAVE EASEMENT 2.00 METRES WIDE" on the Plan and to lay and maintain thereon and therein such telephonic and other equipment as shall from time to time be determined by Telstra to maintain the same and lay new equipment in substitution therefore and in addition thereto to do all necessary works and things in connection therewith without doing unnecessary damage to the said strips of land and leaving the same in neat and tidy condition.
 4. Lot 1002 on the Plan is subject to a right of drainage appurtenant to ^{balance of} the land previously contained in Certificate of Title registered Vol. 3998 Fol. 77 over the land marked "DRAINAGE EASEMENT 3.00 WIDE" and also marked "X Y" as shown on the Plan, as may be necessary to drain stormwater and other surplus water from the land previously contained in the said Certificate of Title registered Vol. 3998 Fol. 77.
 5. Lot 1002 on the Plan is subject to a right of drainage appurtenant to the balance of the land previously comprised in Indenture of Conveyance No. 53/7347 over the land marked "DRAINAGE EASEMENT 3.00 WIDE" and also marked "J H & L M" as shown on the Plan, as may be necessary to drain the stormwater and other surplus water from ~~the balance of~~ the land previously comprised in Indenture No. 53/7347.

.....
Daniel Joseph Hanna
Director

.....
Colin Paul Dewhurst
Secretary


(USE ANNEXURE PAGES FOR CONTINUATION)


SUBDIVIDER: TASMANIAN COUNTRY CLUB-CASINO PTY LTD FOLIO REF 183962/1 & 33678/1 SOLICITOR Con Tsamassiros, Butler McIntyre & Butler & REFERENCE: CT230682	PLAN SEALED BY: <i>Meander Valley Council</i> DATE: <i>17 November 2023</i> <i>PA/22/0243</i> REF NO. <i>Whitely</i> Council Delegate
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NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 6 PAGES <i>7*11.8.07 - 09 - 2023</i></p>	<p>Registered Number</p> <p>SP 185985</p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB-CASINO PTY LTD</p> <p>FOLIO REFERENCE: 183962/1 & 33678/1</p>	

- Those parts of Lots 1002 and 1003 on the Plan which formerly comprised Lot 1 on Plan 183962 are
6. ~~Lot 1002 on the Plan 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 land previously comprised in Certificate of Title registered Vol. 4166 Fol. 98 (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" as shown 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. Lot 1002 on the Plan is subject to the full free right and liberty for TasWater (appurtenant to lot 8 on Plan No. 23068) for the purposes of the Waterworks Clauses Act, 1985 (hereinafter referred to as "the said Act") at all times hereafter with workmen and others and machinery to enter upon the strip of land marked "PIPELINE EASEMENT 4.00 WIDE" as shown on the Plan, and to lay and maintain water through and along the same and from time to time to inspect cleanse repair and maintain the same and when and where necessary to lay new pipes in substitution therefore and in addition thereto and to do all necessary works and things in connection therewith or as may be authorised by the said Act without doing unnecessary damage to the said strip of land and leaving the same in neat and tidy condition.
 8. Lot 1002 on the Plan is subject to a wayleave easement as defined by Section 2 of the Hydro-Electric Commission Act, 1944 in favour of the Hydro-Electric Commission over the land marked "HYDRO-ELECTRIC COMMISSION WAYLEAVE EASEMENT" as shown on the Plan. and "WAYLEAVE EASEMENT"
 9. Lots 1002 and 1003 on the Plan are 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 AND PIPELINE EASEMENT VARIABLE WIDTH" as shown on the Plan.
 10. Lots 1002 and 1003 on the Plan are subject to a right of carriage way (appurtenant to lot 8 on Plan No. 23068) over the land marked "RIGHT OF WAY AND PIPELINE EASEMENT VARIABLE WIDTH" as shown on the Plan.
 11. Lots 1002 and 1003 on the Plan are subject to a pipeline easement (as fully defined in dealing no. C381576) in favour of the Meander Valley Council over the land marked "PIPELINE EASEMENT 3.00 WIDE" as shown on the Plan.
 12. ~~Lots 1002 and 1003 on the Plan are~~ together with the full right and liberty for the owner of the Dominant Land (as described in paragraph 6 above) for the purposes set forth herein to enter upon the Servient Land (as described in paragraph 6 above) 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.


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Daniel Joseph Hanna
Director


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Colin Paul Dewhurst
Secretary


NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 6 PAGES 7* K.B. 09-09-2023</p>	<p>Registered Number</p> <p>SP 185985</p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB-CASINO PTY LTD</p> <p>FOLIO REFERENCE: 183962/1 & 33678/1</p>	


- 13. Lots 1002 and 1003 on the Plan are 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 therein).
- 14. Lots 1002 and 1003 on the Plan are subject to pipeline rights (as fully defined in dealing no. C98558) in favour of TasWater over the land marked "PIPELINE EASEMENT 5.00 WDE" shown on the Plan (subject to provisions).
- 15. Lots 1002 and 1003 on the Plan are subject to an electricity easement (as fully defined in dealing no. C220070), in favour of TasNetworks over the land marked "ELECTRICITY EASEMENT VARIABLE WIDTH" as shown on the Plan.

NEW EASEMENTS CREATED

- 16. Lot 1002 on the Plan is subject to **right of drainage** in favour of Meander Valley Council over the land marked "DRAINAGE EASEMENT 'A' 3.00 WIDE" as shown passing through Lot 1002 on the Plan.
- 17. Lot 1002 on the Plan is subject to a **right of drainage** in favour of Meander Valley Council over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT 'B' VARIABLE WIDTH" as shown passing through Lot 1002 on the Plan.
- 18. Lot 1002 on the Plan is subject to a **Pipeline and Services Easements** in favour of TasWater over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT 'B' VARIABLE WIDTH" as shown passing through Lot 1002 on the Plan.
- 19. Lot 1002 on the Plan is subject to a **Pipeline and Services Easement** in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT 'C' VARIABLE WIDTH" as shown passing through Lot 1002 on the Plan.
- 20. Lot 1002 on the Plan is subject to a **Pipeline and Services Easement** in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT 'D' 4.00 WIDE" as shown passing through Lot 1002 on the Plan.
- 21. Lot 1002 on the Plan is subject to a **Pipeline and Services Easement** in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT 'E' 3.00 WIDE" as shown passing through Lot 1002 on the Plan.
- 22. Lot 1002 on the Plan is subject to a **Pipeline and Services Easement** in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT 'F' 3.00 WIDE" as shown passing through Lot 1002 on the Plan.
- 23. Lot 1002 on the Plan is subject to a **Pipeline and Services Easement** in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT 'G' 3.00 WIDE" as shown passing through Lot 1002 on the Plan.



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Daniel Joseph Hanna
Director



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Colin Paul Dewhurst
Secretary

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 6 PAGES 7th K.B. 07-09-2022</p>	<p>Registered Number</p> <p>SP 185985</p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB-CASINO PTY LTD</p> <p>FOLIO REFERENCE: 183962/1 & 33678/1</p>	

24. Lot 1002 on the Plan is together with a **right of carriage way** appurtenant to Lot 1003 on the Plan over the land marked "RIGHT OF WAY VARIABLE WIDTH" as shown passing through Lot 1003 on the Plan.
25. Lot 1003 on the Plan is subject to a **right of carriage way** in favour of Lot 1002 over the land marked "RIGHT OF WAY VARIABLE WIDTH" as shown passing through Lot 1003 on the Plan.

FENCING PROVISION

In respect of the Lots shown on the Plan the Vendor, Tasmanian Country Club-Casino 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
- (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;


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Daniel Joseph Hanna
Director


.....
Colin Paul Dewhurst
Secretary

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 7 PAGES</p>	<p>Registered Number</p> <p>SP 185985</p>
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- (iii) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
- (iv) do any thing 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.
- (b) TasWater is not required to fence any part of the Easement Land.
- (c) The Owner may erect a fence across the Easement Land at the boundaries of the subject Lot.
- (d) 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.
- (e) 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.
- (f) 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 any thing 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);
- (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) any thing 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
- (viii) where the context permits, any part of the Infrastructure.

"Easement Land" means the land described as:

- (i) "Drainage and Pipeline and Services Easement 'B' Variable Width"
- (ii) "Pipeline and Services Easement 'C' Variable Width"
- (iii) "Pipeline and Services Easement 'D' 4.00 wide"
- (iv) "Pipeline and Services Easement 'E' 3.00 wide"

.....
Daniel Joseph Hanna
Director


.....
Colin Paul Dewhurst
Secretary

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

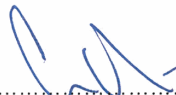
<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 6 OF 7 PAGES</p>	<p>Registered Number</p> <p>SP 185985</p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB-CASINO PTY LTD</p> <p>FOLIO REFERENCE: 183962/1 & 33678/1</p>	

- (v) "Pipeline and Services Easement 'F' 3.00 wide"
- (vi) "Pipeline and Services Easement 'G' 3.00 wide"

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

*  07-09-2023
Kieren Byfield as solicitor
for Subdivider


.....
Daniel Joseph Hanna
Director


.....
Colin Paul Dewhurst
Secretary

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 7 OF 7 PAGES</p>	<p>Registered Number</p> <p>SP 185985</p>
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Executed by **Tasmanian Country Club-Casino Pty Ltd** (ACN 647 888 873) pursuant to section 127(1) of the *Corporations Act 2001* (Cth)

By:

Daniel Joseph Hanna

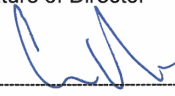
Director

Colin Paul Dewhurst

Secretary



Signature of Director

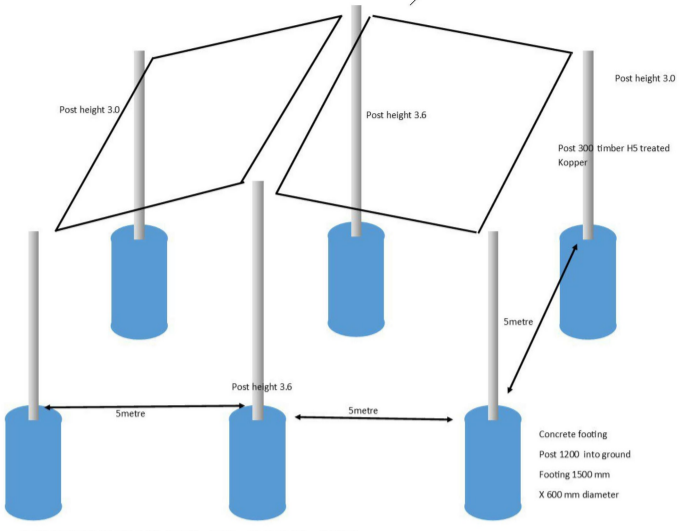


Signature of Secretary

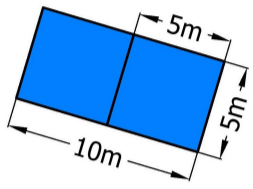
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THIS PLAN WAS PREPARED AS A PROPOSAL PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

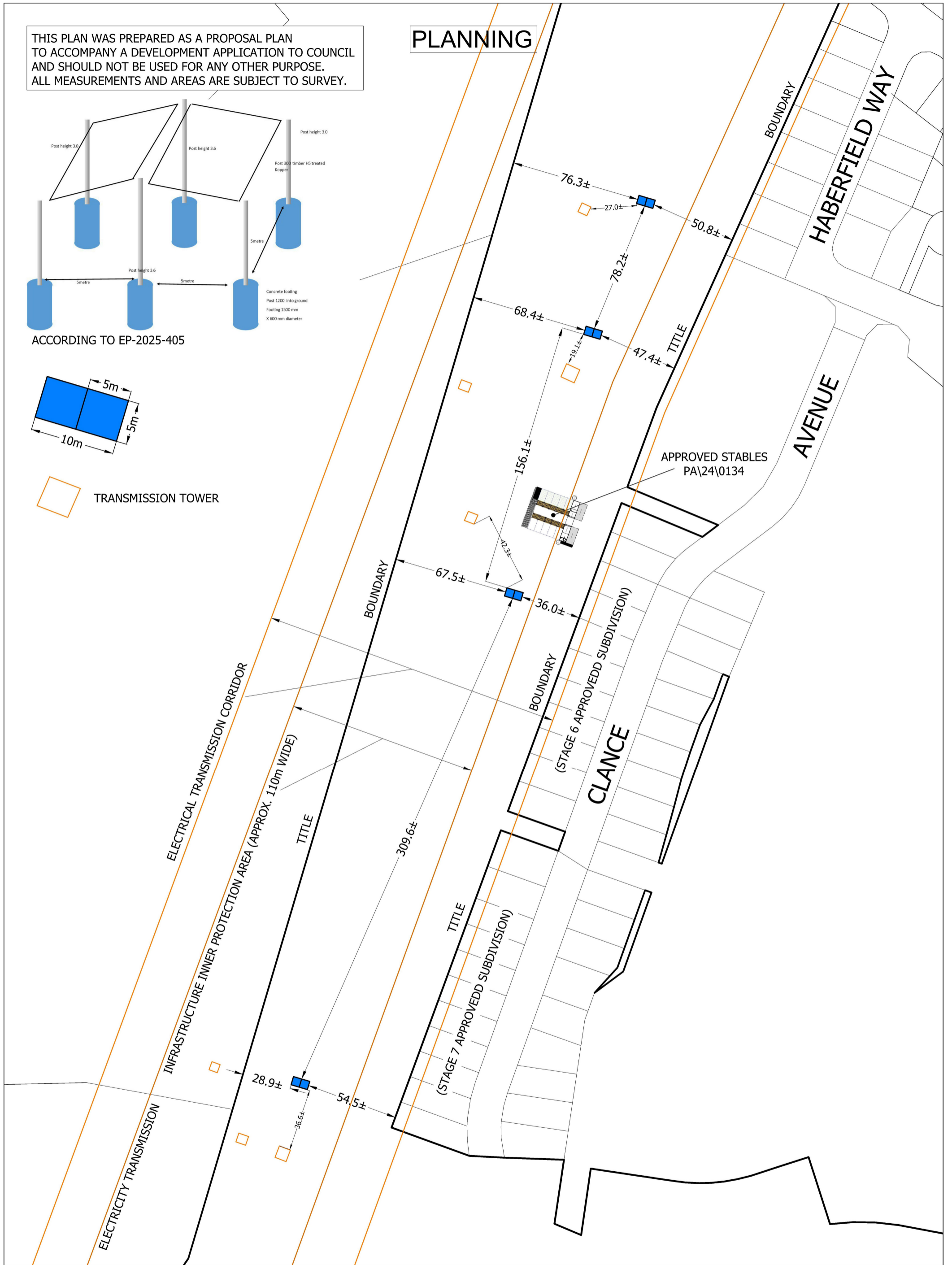
PLANNING



ACCORDING TO EP-2025-405



TRANSMISSION TOWER



PROPOSED SHADE SAIL LAYOUT

100 COUNTRY CLUB AVENUE, PROSPECT VALE
C.T.185985/1002



10 Goodman Court Invermay TAS 7248
PO Box 593 Mowbray Heights TAS 7248
Phone (03) 6332 3760
Email: enquiries@woolcott.au

Job Number
L251115

Drawn EGB	File name L251115_PropPlan_241125_v1.0.dwg	Date 24/11/25	Scale 1:2000@A3	Edition v1.0	Sheet 1/1
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GENERAL

- 1 ATTENTION IS DRAWN TO THE PROVISIONS OF AS2870 APPENDICES A & F WHICH OUTLINE FOUNDATION MAINTENANCE AND CONSTRUCTION REQUIREMENTS.
- 2 ALL SURFACE WATER NEAR THE PERIMETER OF THE STRUCTURE SHALL BE DIRECTED INTO THE STORMWATER SYSTEM OR OTHERWISE DISPOSED OF AWAY FROM THE HOUSE.
- 3 SUNDRY CONSTRUCTION NOTES:
 - NO PART OF THE FOOTING IS TO BE ON FILL
 - VAPOUR BARRIER UNDER SLAB IS REQUIRED
 - FINISHED FLOOR LEVEL IS TO BE A MINIMUM OF 150mm ABOVE SURROUNDING GROUND LEVEL UNLESS STATED OTHERWISE.
 - ALL REINFORCEMENT TO BE LAPPED ONE FULL GRID MESH ON ALL SIDES
 - ANY SERVICE PIPE PENETRATION THROUGH THE EDGE BEAM SHALL BE LOCATED IN THE MIDDLE THIRD OF THE DEPTH
- 4 PROVIDE ARTICULATION IN BRICKWORK IN ACCORDANCE WITH CEMENT & CONCRETE ASSOCIATION RECOMMENDATIONS (IF APPLICABLE).
- 5 PROVISIONS FOR STEEP SITES:
 - NO EXCAVATION INTO THE SLOPE SHALL BE CARRIED OUT UNLESS SPECIFICALLY APPROVED BY THE DESIGNER.
 - WATER ON THE HIGH SIDE OF ANY WORKS SHALL NOT BE ALLOWED TO ENTER THE SUBSOIL UNLESS SPECIAL DRAINS ARE PROVIDED.
- 6 TREE AND SHRUB PLANTING IN THE VICINITY OF THE FOOTINGS SHOULD BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF AS 2870.
- 7 THIS DESIGN HAS BEEN PREPARED IN ACCORDANCE WITH THE GENERAL GUIDELINES OF AS2870. IT WILL THEREFORE NOT PROVIDE A HIGH DEGREE OF SHRINKAGE CRACK CONTROL. THIS WILL POTENTIALLY AFFECT BRITTLE SURFACES SUCH AS FLOOR TILES AND MAY CRACK THEM. AN IMPROVEMENT IN FLEXIBILITY OF THESE FINISHES WILL BE ACHIEVED BY THE USE OF FLEXIBLE ADHESIVES AND GROUTS.
- 8 COPIES OF THE STANDARDS REFERRED TO ABOVE ARE AVAILABLE AT THE OFFICE OF ENGINEERING PLUS FOR PERUSAL BY THE OWNERS AND BUILDERS.
- 9 THIS PLAN IS STRUCTURAL ONLY. IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR THE OWNER TO COMPLY WITH GOOD PRACTICE IN SUCH MATTERS AS FLASHINGS, WATERPROOFING AND THE LIKE. SPECIAL ATTENTION IS DRAWN TO THE NEED TO KEEP PERMANENT WATER TABLES BELOW SLAB LEVELS IN ALL SITES ENSURE THAT THE FLOOR LEVEL IS PLACED AT SUCH A HEIGHT THAT PROPER SEWER AND STORMWATER DRAINAGE IS ACHIEVED.
- 10 THE DETAILS SHOWN ON THIS/THESE DRAWINGS ARE CONSISTENT WITH ARCHITECTURAL DRAWINGS AT THE TIME OF DESIGN. THERE MAY BE A NEED TO MODIFY THEM ONCE WORK COMMENCES TO ALLOW FOR ANY MATTERS WHICH WERE NOT KNOWN ABOUT AT THE TIME OF DESIGN.
- 11 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL, ENGINEERING AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT PRIOR TO COMMENCEMENT OF WORK.
- 12 ANY DETAIL SHOWN ON THESE DRAWINGS BEING PRIMARILY OF AN ARCHITECTURAL NATURE IS SCHEMATIC. FULL COMPLIANCE WITH THE BCA IS REQUIRED, WHETHER SHOWN ON THESE DRAWINGS OR NOT.

FOUNDATIONS

- 1 FOUNDATION MATERIAL IS TO ACHIEVE AN ALLOWABLE BEARING PRESSURE AS NOTED ON THE DETAILS DRAWING.
- 2 ENSURE CONCRETE FOOTING MINIMUM 150mm CLEAR OF ANY ISOLATED ROCK OR FLOATER. PROVIDE SAND PACKING TO ENSURE SEPARATION.
- 3 FOOTINGS TO BE TAKEN DOWN TO FOUNDATION MATERIAL APPROVED BY BUILDING SURVEYOR AND/OR ENGINEER.
- 4 PLACE FILL UNDER SUSPENDED SLAB AS FORMWORK WHERE NOTED, AND ENSURE MOISTURE CONTENT IS MARGINALLY ABOVE THE OPTIMUM FOR THE PARTICULAR MATERIAL.
- 5 ALL FOUNDATION EXCAVATIONS TO BE APPROVED BY BUILDING SURVEYOR AND/OR ENGINEER PRIOR TO POURING CONCRETE.
- 6 ALL TRENCHING AND OTHER TEMPORARY EXCAVATIONS TO BE IN ACCORDANCE WITH AS2870, IN TERMS OF RATIO OF DEPTH TO HORIZONTAL DISTANCE FROM FOOTING.

CONCRETE

- 1 CONCRETE IS TO BE PLACED IN ACCORDANCE WITH STANDARD PRACTICE WITH PARTICULAR ATTENTION PAID TO VIBRATING ALL CONCRETE.
- 2 ALL CONCRETE TO HAVE A STRENGTH OF MINIMUM CLASS N25 @ 28 DAYS
- 3 NO SILICA FUME, FLY ASH OR SUCH OTHER CEMENT SUBSTITUTE TO BE ADDED TO STRUCTURAL CONCRETE.
- 4 CONTINUOUS CURING TO BE CARRIED OUT SO THAT THE SLAB IS KEPT DAMP FOR 7 - 10 DAYS AND SPRAYED COMPOUNDS ARE PREFERRED. COMMENCE PROMPTLY AFTER SURFACE HAS BEEN FINISHED.
- 5 SLUMP IN CONCRETE SHOULD BE THE MINIMUM POSSIBLE, AND NOT MORE THAN 80mm. IF IT IS LESS THAN THIS VALUE, IE: 60-80mm, SHRINKAGE CRACKING IN THE CONCRETE WILL BE MINIMISED, AND THIS IS RECOMMENDED. NO WATER TO BE ADDED TO SUPPLIED CONCRETE. CONSIDERATION MAY BE GIVEN TO POURING DEEP BEAMS FIRST, THEN COMPLETE THE SLAB LAST, PROVIDING THE TWO SECTIONS ARE WELL VIBRATED AND A COLD JOINT IS NOT FORMED.

STRUCTURAL TIMBER

- T1 ALL TIMBER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT VERSIONS OF A.S.1684 & A.S.1720, AND THE CURRENT DESIGN DRAWINGS. WHERE TIMBER SIZES & CONNECTIONS ARE NOT SHOWN, DETAILS PROVIDED IN THE TIMBER FRAMING CODES SHALL APPLY.
- T2 ALL DISCREPANCIES BETWEEN A.S.1684 REQUIREMENTS AND THE STRUCTURAL DESIGN DOCUMENTS, SHOULD BE BROUGHT TO THE ATTENTION OF ENGINEERING PLUS, AND ALL PROPOSED CHANGES TO THE DESIGN DOCUMENTS WILL REQUIRE THE APPROVAL OF ENGINEERING PLUS.
- T3 TIMBER SHOWN ON STRUCTURAL DRAWINGS SHALL BE SEASONED HARDWOOD OF STRESS GRADE F17 UNLESS OTHERWISE SPECIFIED.
- T4 ALL MANUFACTURED LVL TIMBER TO BE HYSPAN, OR HAVE APPROVED EQUIVALENT PROPERTIES, WITH A MINIMUM DENSITY OF 560-650 Kg/m3 AND A JOINT GROUP OF JD4, AND INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
- T5 ALL LOAD BEARING WALLS SHALL HAVE SUPPORT MEMBERS DIRECTLY UNDER THE WALL LINE, AS PER A.S.1684 REQUIREMENTS. MEMBER SIZES CAN BE DETERMINED FROM A.S.1684 SUPPLEMENTS OR CONSULT ENGINEER FOR FURTHER SIZING.
- T6 STUD SIZES FOR WALL HEIGHTS OVER 2.7m HIGH SHALL BE DETERMINED FROM THE A.S.1684 SUPPLEMENTS, OR CONSULT ENGINEER. SIZES GREATER THAN STANDARD WALL FRAMING WILL BE REQUIRED.
- T7 ALL STRUCTURAL MEMBERS THAT REQUIRE NOTCHING OVER SUPPORTS CAN BE DONE SO AS PER A.S.1684 REQUIREMENTS. SPANS FOR SUCH MEMBERS MUST BE REDUCED TO SINGLE SPAN ONLY, IRRESPECTIVE OF LENGTH. FOR LVL OR MANUFACTURED TIMBER PRODUCTS, REFER TO MANUFACTURERS SPECIFICATIONS.
- T8 IF PACKING IS REQUIRED TO LEVEL MEMBERS, ENSURE PACKING IS CORROSION RESISTANT, INCOMPRESSIBLE MATERIAL OVER THE FULL AREA OF THE SUPPORT.
- T9 PROVIDE DOUBLE BLOCKING BETWEEN ADJACENT STRUCTURAL MEMBERS TO SUPPORT POINT LOADS ABOVE.
- T10 STUDS SUPPORTING CONCENTRATED LOADS, AND JAMB STUDS AND MULLIONS SHALL BE DETERMINED FROM A.S.1684 - 6.3.2.2 & 6.3.2.3 RESPECTIVELY, OR CONSULT ENGINEER.
- T11 LINTELS HAVE NOT BEEN DESIGNED FOR GIRDER TRUSS LOADS, AND IT IS ASSUMED FOR DESIGN PURPOSES THAT ALL EXTERNAL STRUCTURAL TIMBER FRAMED WALLS ARE LOAD BEARING. CONSULT ENGINEER SHOULD FUTURE TRUSS DESIGN NOT REFLECT THIS.
- T12 BOLTS AND COACH SCREWS SHALL COMPLY WITH AS1112, TIGHTENED TO A SNUG TIGHT FIT UNLESS SHOWN OTHERWISE.
- T13 EVERY BOLT AND COACH SCREW TIGHTENED AGAINST A TIMBER SURFACE SHALL BE PROVIDED WITH A WASHER AT EACH END. WASHER Ø TO BE MIN. 4xBOLTØ THICKNESS TO BE MIN. 1/4xBOLTØ. END AND SIDE DISTANCES IN ACCORDANCE WITH AS1720, FOR BOLTS AS FOLLOWS:
 - END - 8xD TENSION, 5xD LATERALLY LOADED
 - SIDE - 2xD TENSION, 4xD LATERALLY LOADED
 - 5xD BOLT GAUGE (BETWEEN BOLTS)
- T14 REFER TO ARCHITECTS OR OTHERS DRAWINGS FOR ALL ADDITIONAL NON-STRUCTURAL TIMBER DETAILS.
- T15 TOP PLATES SHALL BE PROVIDED ALONG THE FULL LENGTH OF WALLS, INCLUDING OVER OPENINGS

REINFORCEMENT

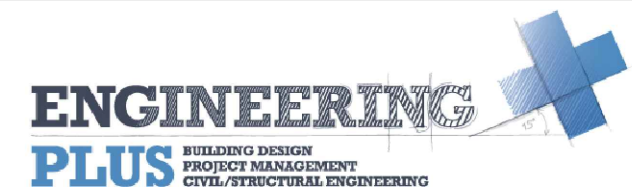
- 1 COVER TO REINFORCEMENT IS TO BE AS FOLLOWS:
 - TRENCH MESH 50mm
 - SLAB MESH - BOTTOM 20mm
 - SLAB MESH - TOP 30mm
 - 40mm (SEE NOTE 4)
- 2 WHERE N12 STARTER BARS ARE REQUIRED, ENSURE 500MM SPLICE LENGTH.
- 3 NEW RIBBED REINFORCING MESHES MAY BE SUBSTITUTED FOR ANY MESH NOTED ON THIS DRAWING, IN ACCORDANCE WITH MANUFACTURERS GUIDELINES ON EQUIVALENT PERFORMANCE.
- 4 IT IS RECOMMENDED THAT TOP COVER TO REINFORCEMENT IN SLABS BE INCREASED TO 40mm TO LIMIT ANY CRACKING IN SLABS DUE TO PLASTIC SHRINKAGE NEAR BEAMS. REDUCE TO 30mm WHERE TWO LAYERS OF REINFORCEMENT IS SPECIFIED.
- 5 ALL REINFORCING TO SLAB/FOOTINGS AND REINFORCED CONCRETE WALLS IN WET AREAS TO BE EARTHED IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN AS/NZS 3000 : 2007 WIRING RULES, CLAUSE 5.6.2.5 & THE BCA.

SOIL CLASSIFICATION TO AS2870

ASSUMED CLASS 'H1'

WIND CLASSIFICATION TO AS4055

ASSUMED N2 - 40m/s (ult)



DRAWING SCHEDULE
FOR THIS PROJECT
DRAWING NO: S01- S03

ISSUED FOR REVIEW

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Client: **COUNTRY CLUB CASINO**
Project: **PROPOSED SAIL CLOTHS**
Address: **10 CASINO RISE
PROSPECT VALE TAS 7250**

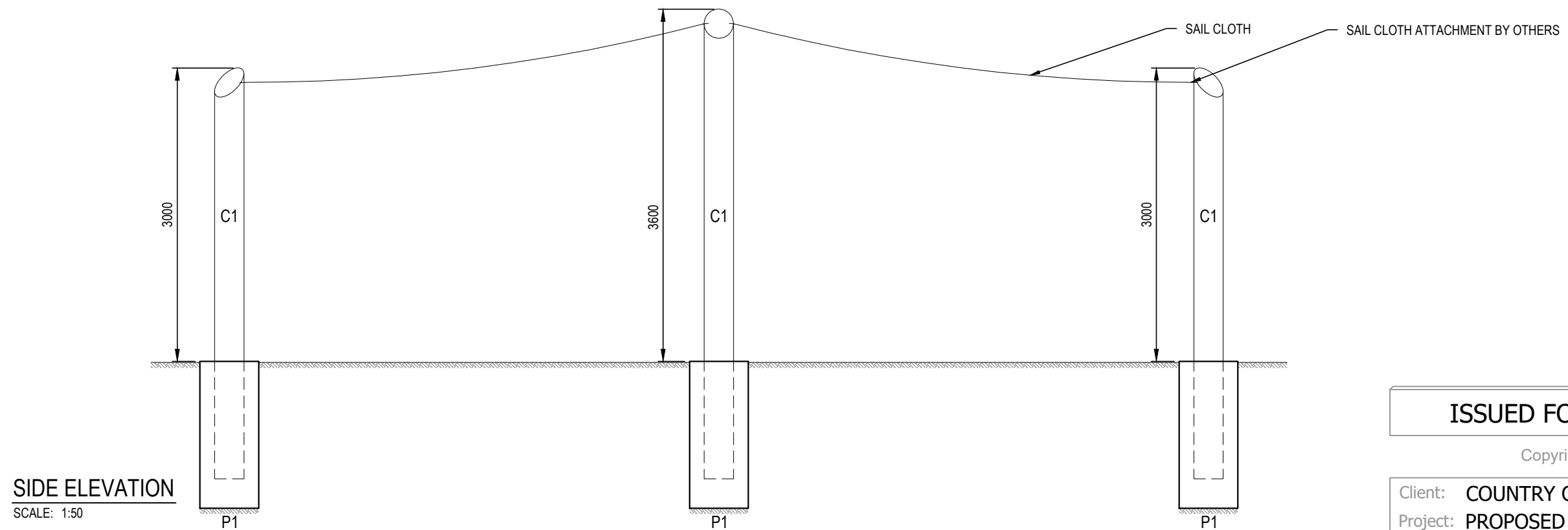
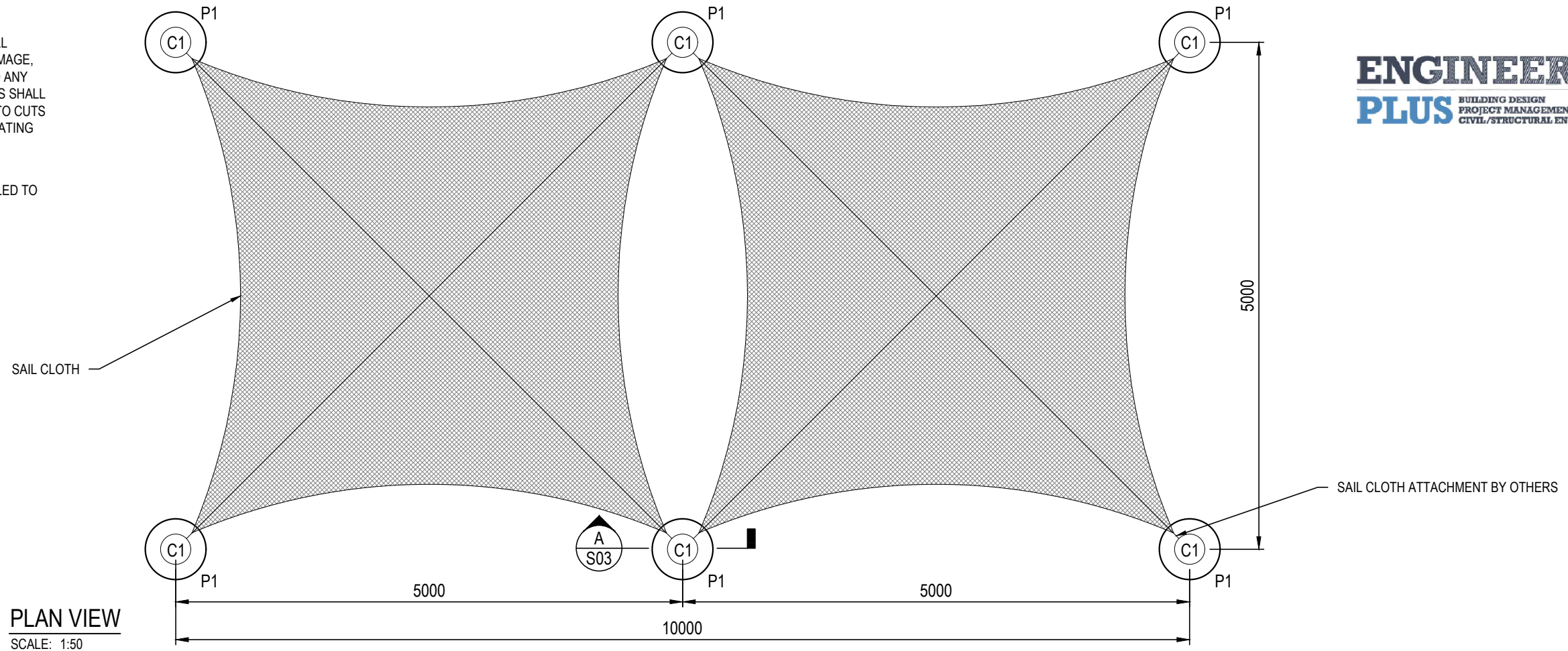
Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au



						Date Drawn: 03.12.25
						Drawn: J. Hall
						Checked: J. Hall
						Approved: J. Pfeiffer
						Scale: As Shown @ A3
						Accredited Building Designer
						Designer Name: J.Pfeiffer
						Accreditation No: CC2211T
0	ISSUED FOR REVIEW	03.12.25	J.H.			
Rev:	Amendment:	Date:	Int:			
						Drawing No: Rev EP-2025-405 S01/S03 0

NOTE:
MEASURES SHALL BE TAKEN DURING ALL CONSTRUCTION ACTIVITY TO AVOID DAMAGE, EITHER DIRECTLY OR TRANSMITTED, TO ANY ADJACENT OR NEARBY PROPERTY. THIS SHALL INCLUDE TEMPORARY EXPOSURE DUE TO CUTS AND FILLS, AS WELL AS BLASTING, VIBRATING COMPACTION AND THE LIKE.

NOTE:
ALL PROPRIETARY ITEMS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND INSTALLATION GUIDES



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Project: PROPOSED SAIL CLOTHS
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PROSPECT VALE TAS 7250

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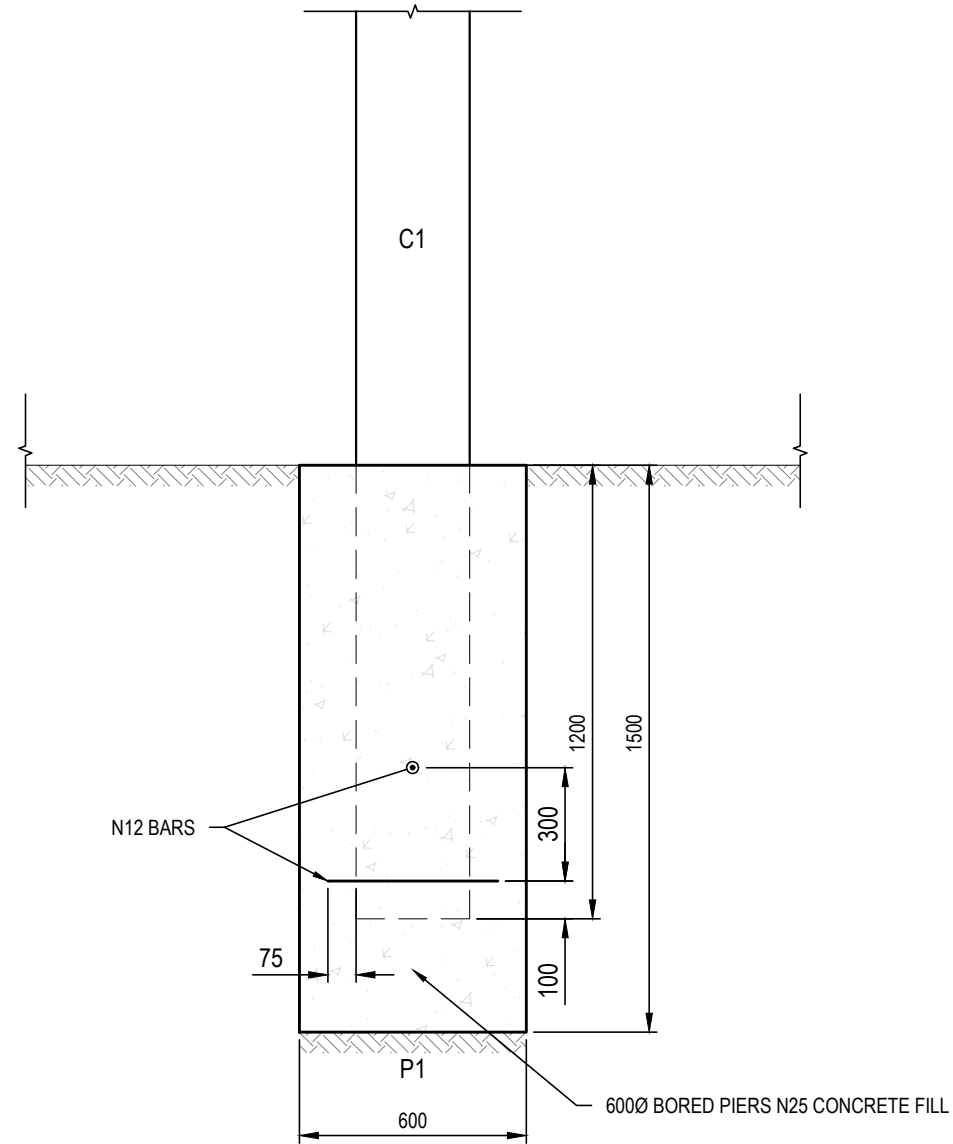
MARK	DESCRIPTION	REMARK
P1	600Øx1500 DEEP BORED PIER	CONCRETE FOOTING
C1	300Ø H5 TREATED KOPPER	TIMBER COLUMN

0	ISSUED FOR REVIEW	03.12.25	J.H.
Rev:	Amendment:	Date:	Int:

Date Drawn: 03.12.25
Drawn: J. Hall
Checked: J. Hall
Approved: J. Pfeiffer
Scale: As Shown @ A3

Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: EP-2025-405 S02/S03
Rev: 0



SECTION A
 SCALE 1:20
 S02

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Client: COUNTRY CLUB CASINO
 Project: PROPOSED SAIL CLOTHS
 Address: 10 CASINO RISE
 PROSPECT VALE TAS 7250

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 jack@engineeringplus.com.au
 trin@engineeringplus.com.au

				Date Drawn: 03.12.25
				Drawn: J. Hall
				Checked: J. Hall
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
0	ISSUED FOR REVIEW	03.12.25	J.H.	Accredited Building Designer
Rev:	Amendment:	Date:	Int:	Designer Name: J.Pfeiffer
				Accreditation No: CC2211T

Accredited Building Designer
 Designer Name: J.Pfeiffer
 Accreditation No: CC2211T

Drawing No: EP-2025-405 S03/S03
 Rev: 0



Our Ref: L251115

5 December 2025

Planning Department

Meander Valley Council

By email planning@mvc.tas.gov.au

Dear Planning

Development of shade sails associated with existing horse yard

Please find enclosed the following information in support of a planning application for the above.

- Completed application form
- Copy of Folio text and plans
- Site plan
- Construction plan

Subject site

ADDRESS	PROPERTY ID	TITLE REFERENCE
100 Country Club Avenue, Prospect Vale TAS 7250	9798443	185985/1002

This application is for the development of shade sail structures to be constructed on the land at 100 Country Club Avenue. The shade sails will be used in association with the horse yard (stables) development as approved under PA\24\0134. The development will provide shaded areas for the horses in the nearby paddocks. Each structure will measure 5m x 10m and will be maximum 3.6m in height. Sails will be fixed to wooden posts in a fashion similar to those at the holding yards. See Figure 1 and 2.



Launceston

P 03 6332 3760
E enquiries@woolcott.au
A 10 Goodman Court Invermay TAS 7248
W woolcottland.au

St Helens

P 03 6376 1972
E admin@ecosurv.com.au
A Cecilia Street, St Helens TAS 7216
W woolcottland.au



Figure 1 & 2 Existing shade sails and fixtures

The development will be wholly in the Major Tourism Zone and subservient to the existing stables, so, considered to be a Permitted Use (Tourist Operation). The Development Standards apply.

24.0 Major Tourism Zone

24.1 Zone Purpose

Zone purpose	
24.1.1	To provide for large scale tourist facilities which include a range of use and development.
24.1.2	To provide for compatible use and development that complements or enhances the tourist facilities on the site.
24.1.3	To provide for development that does not unreasonably impact on surrounding areas.
24.1.4	To ensure that any commercial uses support the tourist purpose of the site and do not compromise or distort the role of existing activity centres.

Response

The proposed is an existing use that is subservient to the Hotel Industry use on the site. Hotel Industry is a permitted use.



24.4 Development Standards for Buildings and Works

24.4.1 Building height

Objective	
To provide for a building height that does not cause an unreasonable impact on adjoining properties and the visual character of the area.	
Acceptable Solutions	Performance Criteria
A1 Building height must be not more than 10m.	<p>P1 Building height must:</p> <ul style="list-style-type: none"> a) not cause an unreasonable loss of amenity from overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings on adjoining properties, having regard to: <ul style="list-style-type: none"> (i) the height, bulk and form of the building; (ii) separation from existing buildings on adjoining properties; and (iii) any buffers created by natural or other features; and b) (b) minimise the impact on the visual character of the area, having regard to: <ul style="list-style-type: none"> (i) the topography of the site; (ii) any existing vegetation; and (iii) visibility from adjoining roads and public open spaces.

Response

A1 The acceptable solution is achieved. The building height is 3.6m.



<p>A2 Building height:</p> <ul style="list-style-type: none"> a) within 10m of a General Residential Zone, Low Density Residential Zone or Rural Living Zone must be not more than 8.5m; or b) within 10m of an Inner Residential Zone must be not more than 9.5m. 	<p>P2 Building height, within 10m of a General Residential Zone, Inner Residential Zone, Low Density Residential or Rural Living Zone, must be consistent with buildings existing on established properties in the adjoining zone and not cause an unreasonable loss of residential amenity, having regard to:</p> <ul style="list-style-type: none"> a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; b) overlooking and reduction of privacy to adjoining properties; and c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.
--	---

Response

A1 The acceptable solution is achieved; the building height is 3.6m.

24.4.2 Setbacks

Objective	
That the building setback:	
<ul style="list-style-type: none"> a) is compatible with the character of the surrounding area; b) does not cause an unreasonable loss of amenity to adjoining residential areas; and c) minimises potential conflicts with adjoining properties. 	
Acceptable Solutions	Performance Criteria
<p>A1 Buildings must have a setback from a frontage of:</p> <ul style="list-style-type: none"> a) not less than 10m; b) not less than existing buildings on the site; or c) not more or less than the maximum and minimum setbacks of the buildings on 	<p>P1 Buildings must have a setback from a frontage that is compatible with the character of the surrounding area, having regard to:</p> <ul style="list-style-type: none"> a) the setbacks of buildings existing on established adjacent properties; and b) provision of adequate vehicle access, parking and landscaping.



adjoining lots.	
-----------------	--

Response

A1 The acceptable solution is achieved. The development is more than 10m from any frontage.

<p>A2 Buildings must have a setback from an adjoining property within a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone of not less than:</p> <ul style="list-style-type: none"> a) 5m; or b) half the wall height of the building, whichever is the greater. 	<p>P2 Buildings must be sited to not cause an unreasonable loss of residential amenity to adjoining properties within a General Residential Zone, Inner Residential Zone, Low Density Residential or Rural Living Zone, having regard to:</p> <ul style="list-style-type: none"> a) the topography of the site; b) the size, shape and orientation of the site; c) the setback of existing buildings on the site and adjoining properties; d) the bulk and form of proposed buildings; e) overlooking and reduction of privacy of dwellings on adjoining properties; f) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings on adjoining properties; and g) any existing screening or the ability to implement screening.
---	---

Response

A2 The acceptable solution is achieved. The setback to an adjoining property is more than 5m.

<p>A3 Buildings for a sensitive use must be separated from a Rural Zone or Agriculture Zone a distance of:</p> <ul style="list-style-type: none"> a) not less than 200m; or b) if an existing building for a sensitive use is within 200m, not less than the existing building. 	<p>P3 Buildings for a sensitive use must be sited to not conflict or interfere with an agricultural use in the Rural Zone or Agriculture Zone, having regard to:</p> <ul style="list-style-type: none"> a) the size, shape and topography of the site; b) the pattern of separation of any existing buildings for sensitive uses on adjoining properties;
---	---



	<ul style="list-style-type: none"> c) the location of existing buildings for sensitive uses on the site; d) the existing and potential use of adjoining properties in those zones; and e) any proposed or existing attenuation measures.
--	---

Response

Not applicable. No sensitive use is proposed.

<p>A4 Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from the General Residential Zone, Inner Residential Zone, Low Density Residential Zone and Rural Living Zone.</p>	<p>P4 Air conditioning, air extraction, pumping, heating or refrigeration systems, compressors or generators within 10m of an adjoining General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to sensitive uses in the adjoining zone, having regard to:</p> <ul style="list-style-type: none"> a) the characteristics and frequency of emissions generated; b) the nature of the proposed use; c) the topography of the site and location of adjoining sensitive uses; and d) any proposed or existing mitigation measures.
--	---

Response

A4 The acceptable solution is achieved; no plant equipment is proposed.

C4.0 Electricity Transmission Infrastructure Protection Code

C4.5 Use Standards

C4.5.1 Sensitive use within a substation facility buffer area

Response

The proposed does not include a sensitive use and the site is not associated with a substation.



C4.5.2 Dust or other airborne particulates within an electricity transmission corridor

Response

P1 The Use is not listed in Table C4.1.

C4.6 Development Standards for Buildings or Works

C4.6.1 Buildings or works within an electricity transmission corridor

Response

P1 The performance criteria are addressed. The proposed shade sail structures will be in the inner protection area of the electricity transmission corridor.

The structures will be 3.6m in height and the posts constructed from non-conductive materials.

The development is wholly in the protection area and will be for 4 individual structures.

Advice from the electricity entity has been sought. The development will be treated (earthed) in accordance with recommendations listed in TransGrid Fencing Guidelines information and as advised by TasNetworks.

Summary

The proposal is for development within the Major Tourism Zone and within the Inner Protection Area of the Electricity transmission corridor. The structures are proposed accordingly and a permit for development is sought from Meander Valley Council.

With regards

Michelle Schleiger
Town Planner
Woolcott Land Services