

PLANNING NOTICE

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

APP NO.:	PA\26\0197
APPLICANT:	S Peach
SITE:	99 Silver Wattle Drive, Reedy Marsh (CT: 42741/3)
PROPOSAL:	Single dwelling, Secondary residence & Residential outbuilding, (x2 shipping container with roof, x2 carport, x3 shed) - site coverage, driveway.

The application can be inspected until Monday, 30 March 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.

Notified on 14 March 2026.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



Meander Valley Council
Working Together

- 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="99 Silver Wattle Drive"/>	Certificate of Title:	<input type="text" value="SP 42741"/>
Suburb:	<input type="text" value="Reedy Marsh"/> <input type="text" value="TAS"/>	Lot No:	<input type="text" value="3"/>
Land area:	<input type="text" value="9.351"/>		<input type="text" value="m<sup>2</sup> / ha"/>
Present use of land/building:	<input type="text" value="Residential"/>		(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 42741	FOLIO 3
EDITION 3	DATE OF ISSUE 25-Jun-2024

SEARCH DATE : 08-Oct-2025

SEARCH TIME : 01.02 PM

DESCRIPTION OF LAND

Parish of WYCOMBE, Land District of DEVON
 Lot 3 on Sealed Plan 42741
 Derivation : Part of Lot 14959 Gtd. to W. Harvey
 Prior CT 4643/99

SCHEDULE 1

N191336 TRANSFER to SUZANNE FAYE PEACH of fifty undivided
 1/100 shares, DANIELLE CHRISTINE SERONG of
 twenty-five undivided 1/100 shares and DAMIEN BERNARD
 GRAEME CLEARY of twenty-five undivided 1/100 shares
 as tenants in common Registered 25-Jun-2024 at 12.
 02 PM

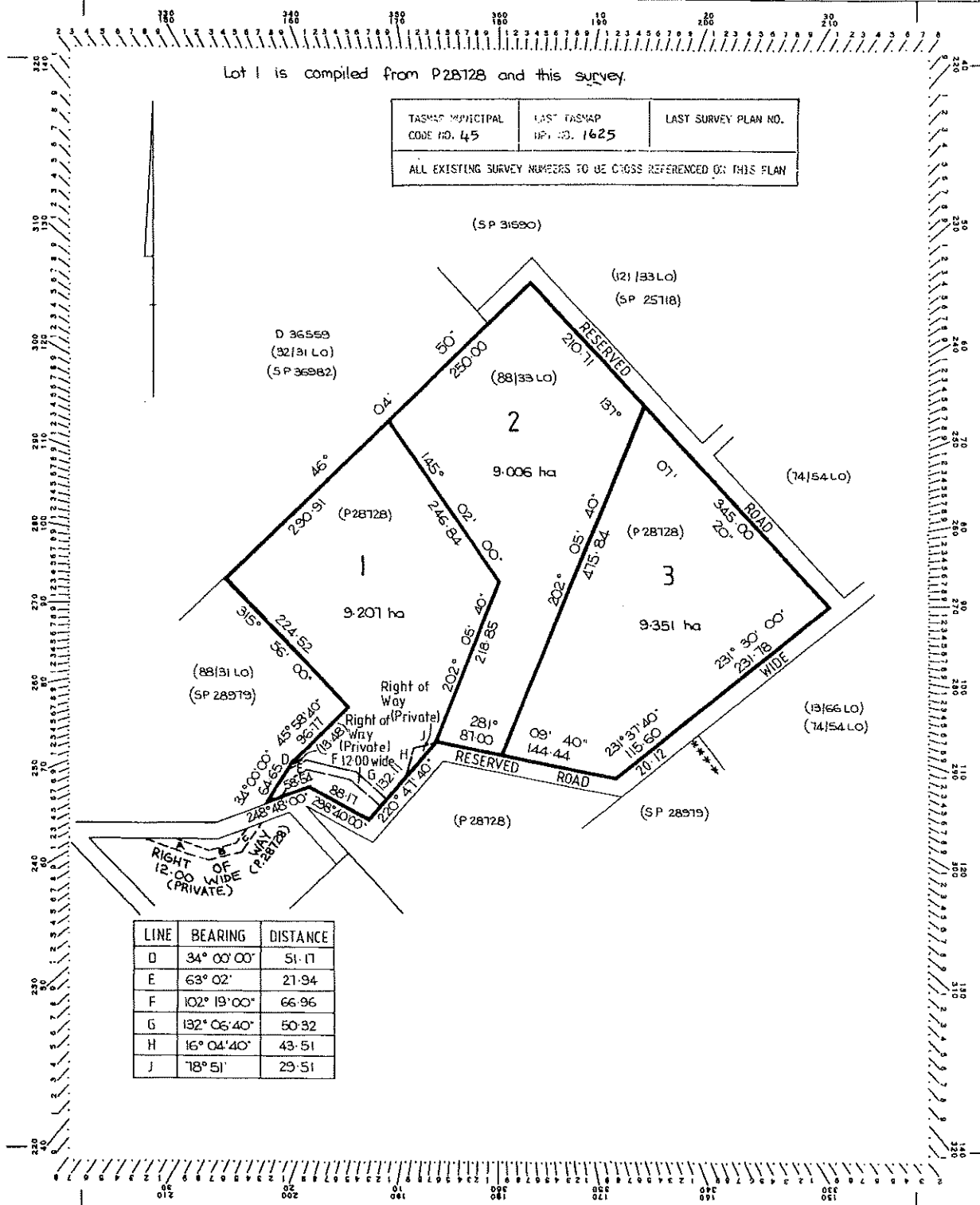
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 42741 BENEFITING EASEMENT: Right of Carriageway over the
 Right of Way marked A.B.C.D.E.F.G. and H.J. on Sealed
 Plan No. 42741
 SP 42741 FENCING COVENANT in Schedule of Easements
 E377965 MORTGAGE to Credit Union Australia Ltd Registered
 25-Jun-2024 at 12.03 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

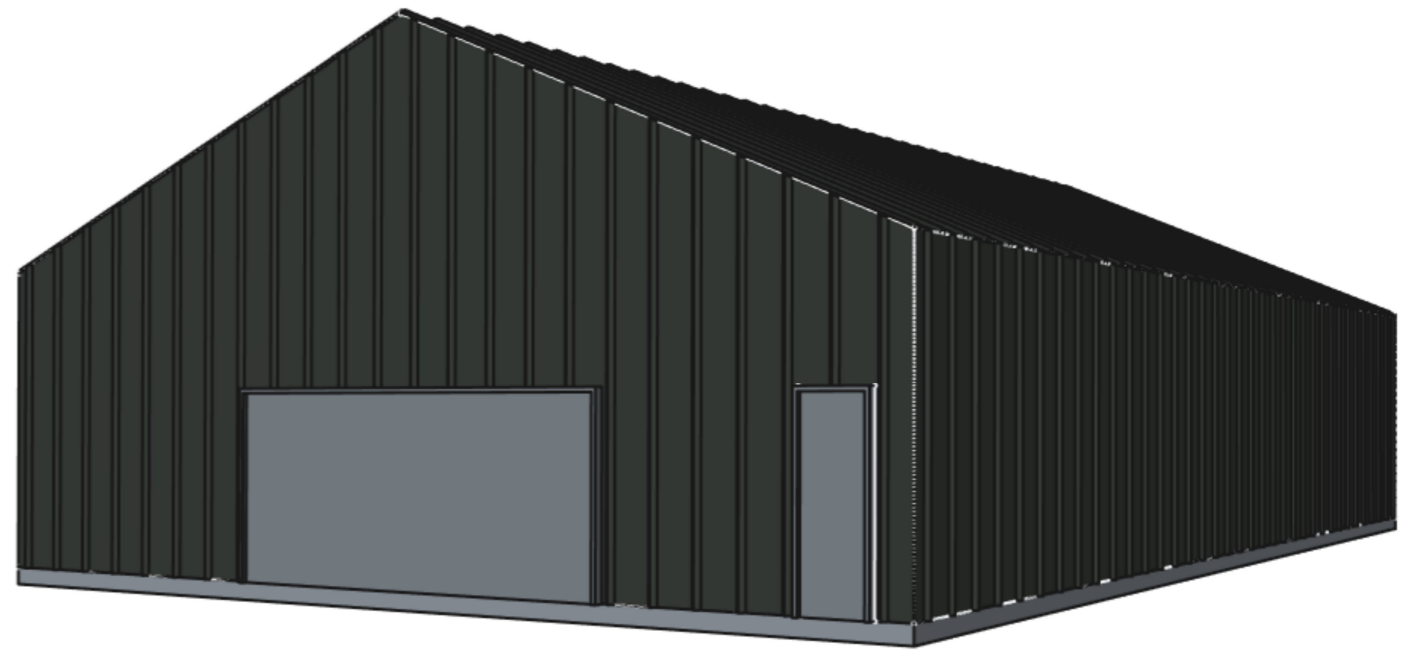
Owner: Evans Bushing Pty. Ltd.	<p align="center">PLAN OF SURVEY</p> <p>by Surveyor, MR. E. R. P. FRANKS of land situated in the</p> <p align="center">LAND DISTRICT OF DEVON PARISH OF WYCOMBE</p> <p>SCALE 1: 5000 MEASUREMENTS IN METRES</p>	Registered Number:
Title Reference: C.T. 4281-8		<p align="center">SP42741</p> <p>Approved: <u>2-MAR-1990</u> Effective from:</p> <p align="right"><i>M. Sullivan</i> Recorder of Titles</p>
Grantee: Part of Lot 14959, 136a Or 39p, William Harvey Pur.		





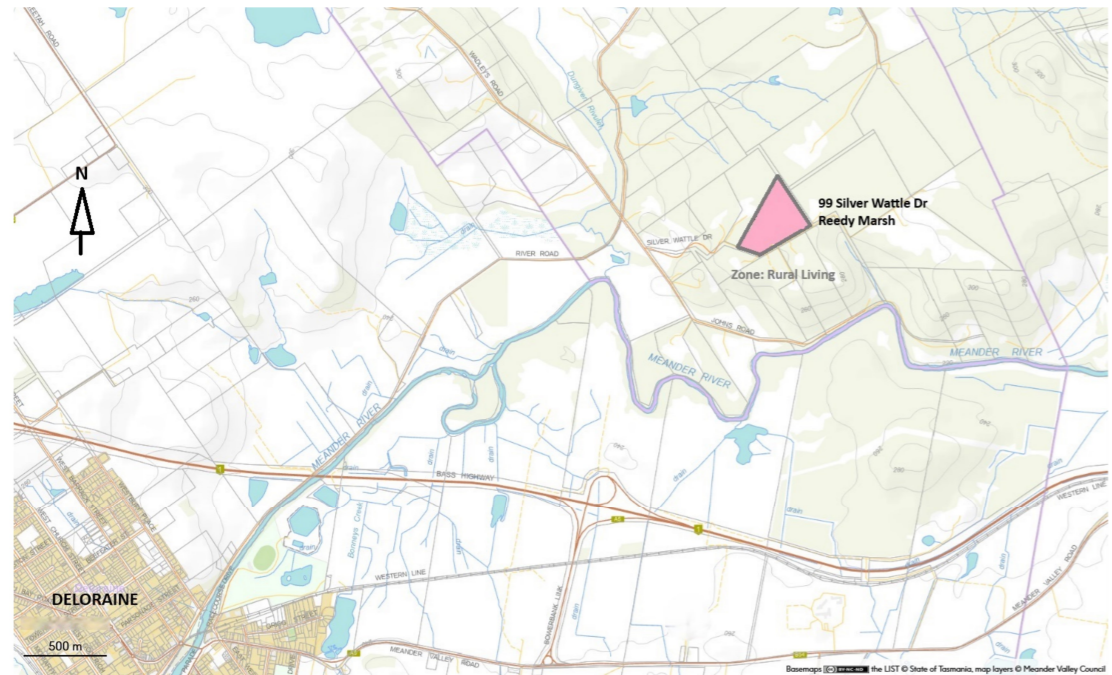
Front View of House

D1
NTS



Side and Front (East) View of Shed

D2
NTS



Location Map

D3
NTS

SHEET LIST	
A-0	Cover Sheet
A-1	Site Plan
A-2	Floor Plan
A-3	Soil and Water Management
A-4	House Elevations
A-5	Shed Floor Plan / Soil & Water Mgmnt
A-6	Shed Elevations
A-7	Carport

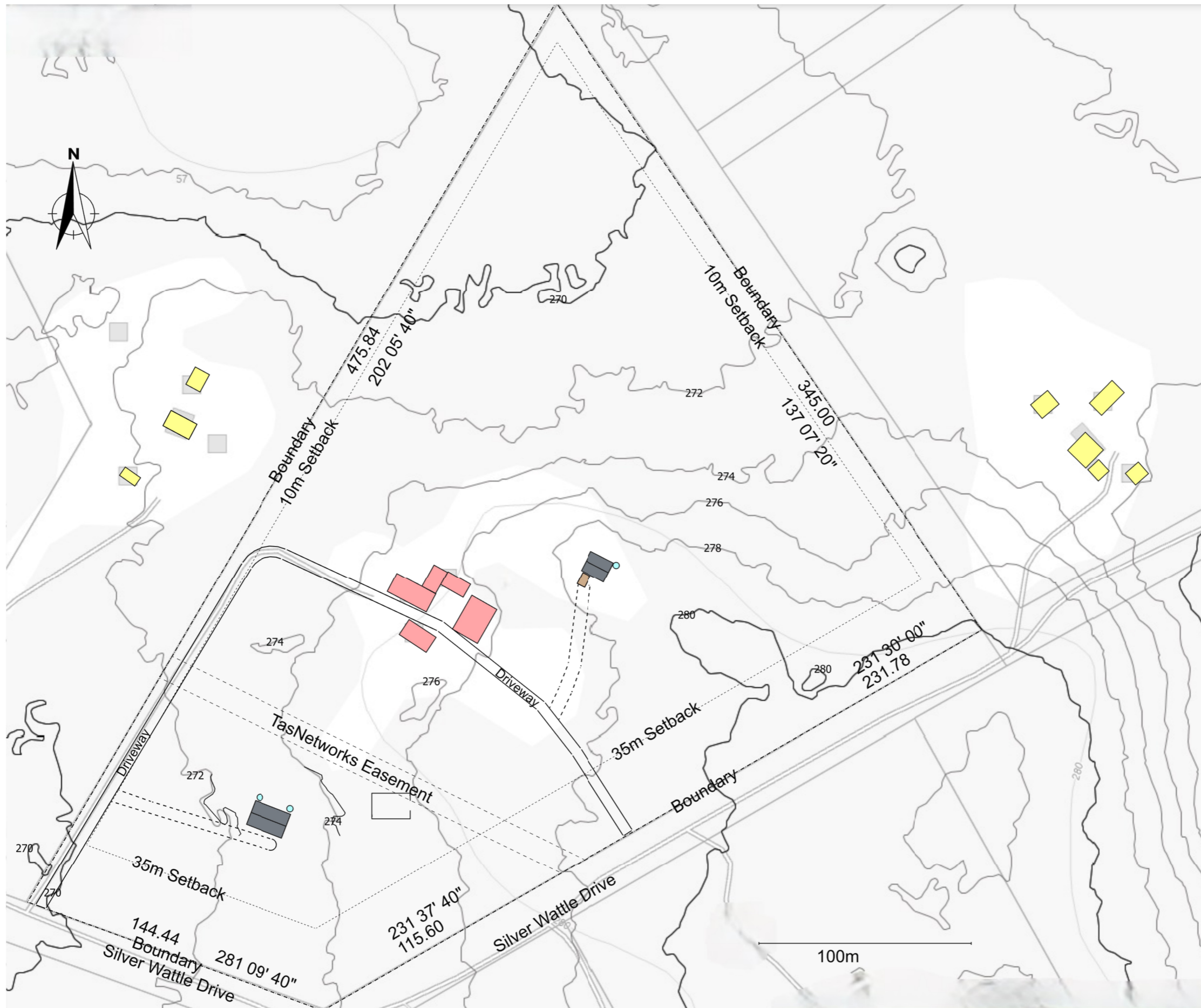
Development Application - Tasmanian Planning Scheme	
Local Government Authority	Meander Valley Council
Address	99 Silver Wattle Drv Reedy Marsh
PID	PID- 7634428
CT	CT - 42741 / 3
Area (m2)	93,442
Development Description	1 x Dwelling (1 Bedroom Detached House)
	1 X Detached Shed
NCC Class	1 and 10
Zone	Rural Living D
Hazards	Bushfire Prone Area
Easements	TasNetworks Powerline



Residential Drafting Services
 ABN: 16 639 272 860
 2B/4 Tomaree Rd Shoal Bay 2315 Australia
 Phone: 0408 866 021
 Email: mark@residentialdraftingservices.com.au
 Web: www.residentialdraftingservices.com.au

CLIENT:	Suze Peach
PROJECT NAME:	99 Silver Wattle Drive
SITE:	99 Silver Wattle Drive Reedy Marsh Tas 7304
REV:	Description Date: Drawn By: Checked By:

DRAWING:	Cover Sheet
PROJECT NO:	DA-01
REVISION NO:	1
DATE:	09/03/2026
SCALE:	NTS
DRAWN BY:	MB
DRAWING NO:	
CHECKED BY:	SP
	A-0



AREA	m ²
LOT SIZE:	93,442
HOUSE (covered area):	101.76
SHED (covered area):	216
SITE COVERAGE:	0.34%

LEGEND	
	Proposed New Buildings
	Proposed New Water Tanks
	Existing Buildings
	Neighbouring Existing Buildings
	Proposed New Carport

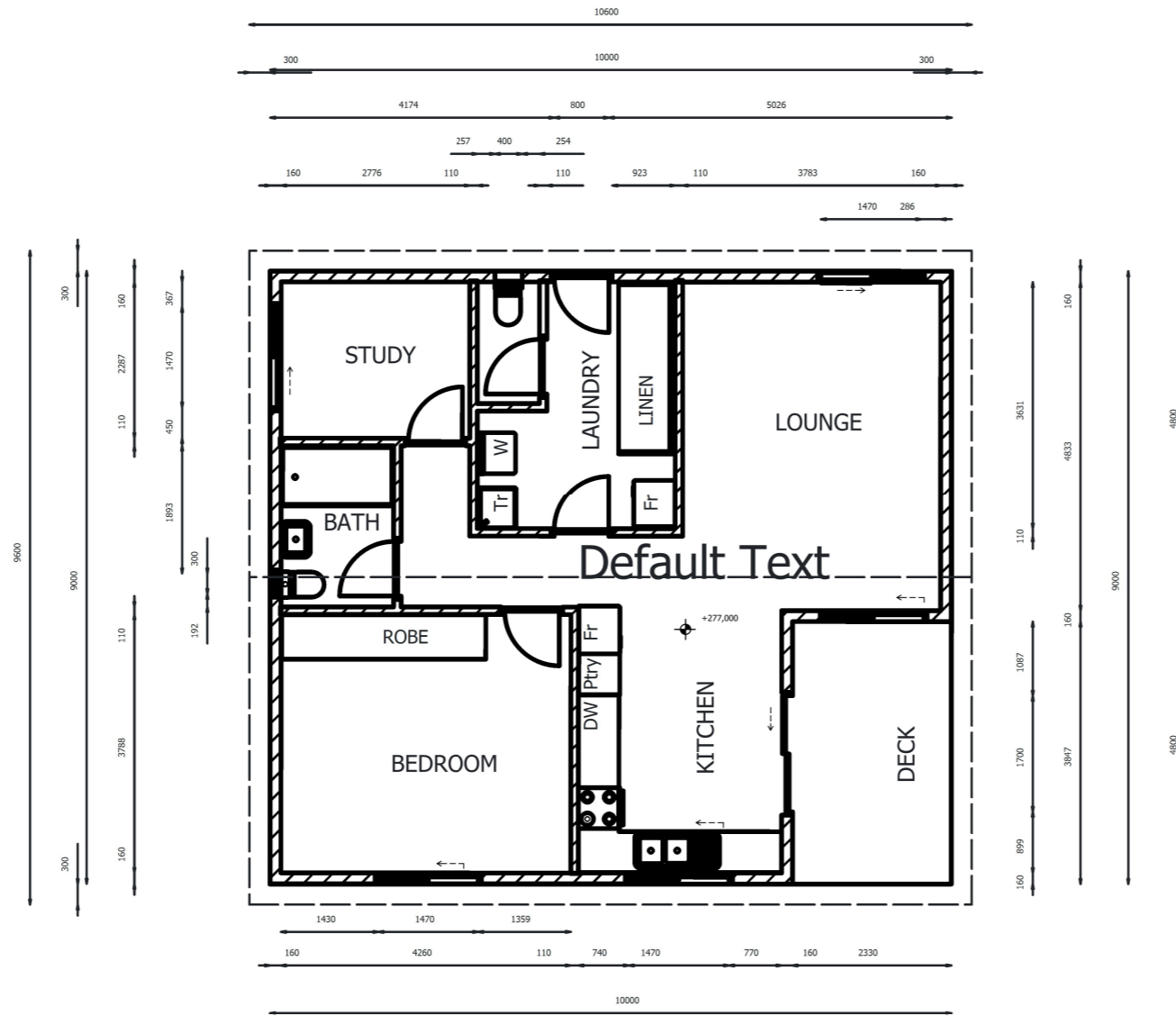


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REV	Description	Date	Drawn By	Checked By
1	Addition of Carport	2/3/2026	MB	SP

CLIENT:
Suze Peach
 PROJECT NAME: 99 Silver Wattle Drive
 SITE:
99 Silver Wattle Drive
Reedy Marsh
Tas 7304

DRAWING: Site Plan	
PROJECT NO: DA-01	REVISION NO: 1
DATE: 09/03/2026	SCALE: NTS
DRAWN BY: MB	DRAWING NO:
CHECKED BY: SP	A-1



FP1
1:100

House Floor Plan



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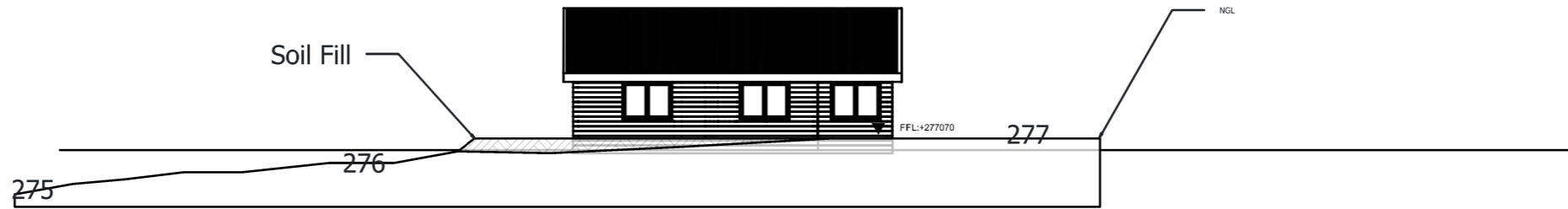
REV:	Description	Date	Drawn By:	Checked By:
1	Addition of Carport	2/3/2026	MB	SP

CLIENT:
Suze Peach

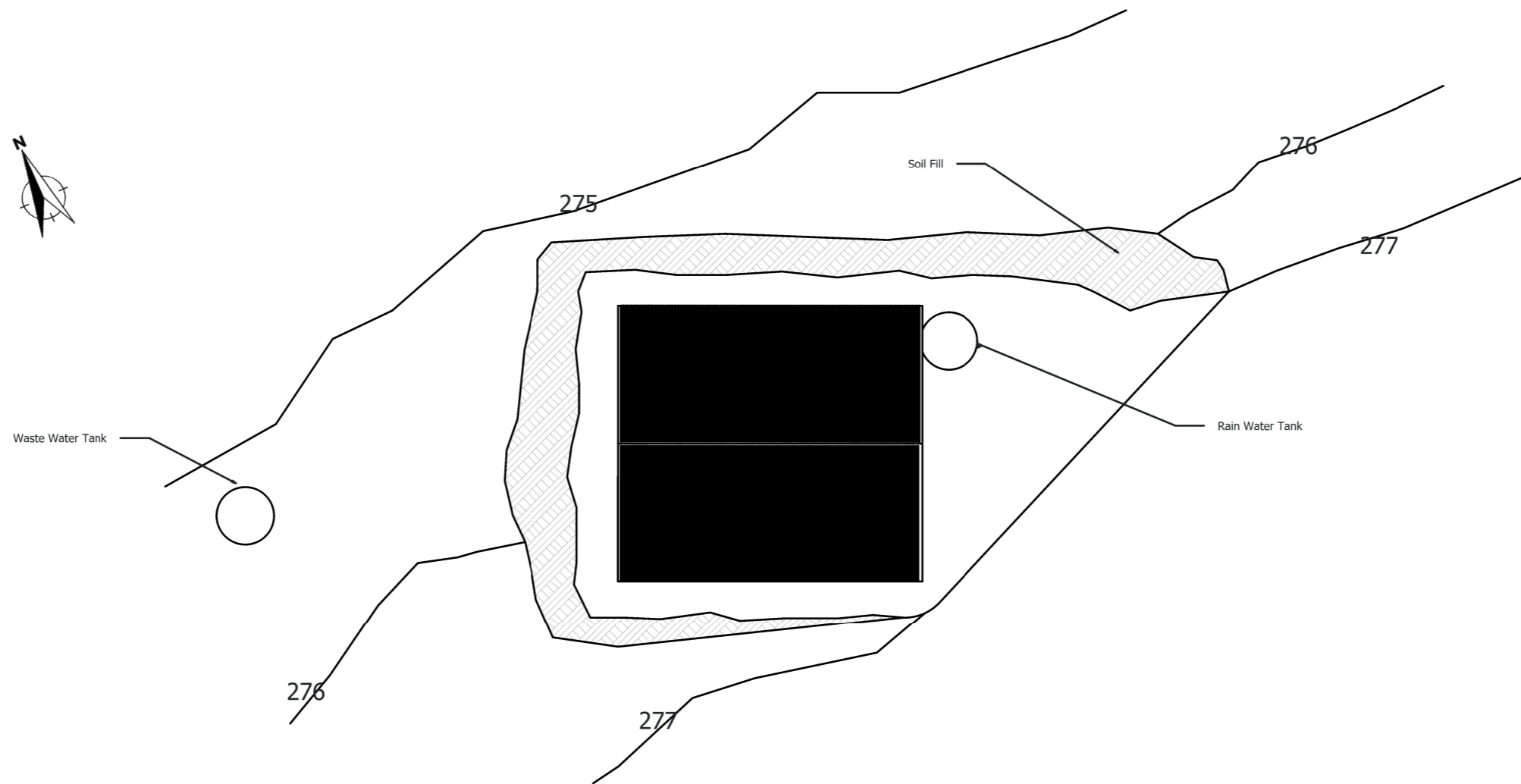
PROJECT NAME: 99 Silver Wattle Drive

SITE:
99 Silver Wattle Drive
Reedy Marsh
Tas 7304

DRAWING: House Floor Plan	
PROJECT NO: DA-01	REVISION NO: 1
DATE: 09/03/2026	SCALE: 1:100@A3
DRAWN BY: MB	DRAWING NO:
CHECKED BY: SP	A-3



S1
1:200
South Elevation Soil Fill



S2
1:200
Overhead View Soil Fill and AHD contours

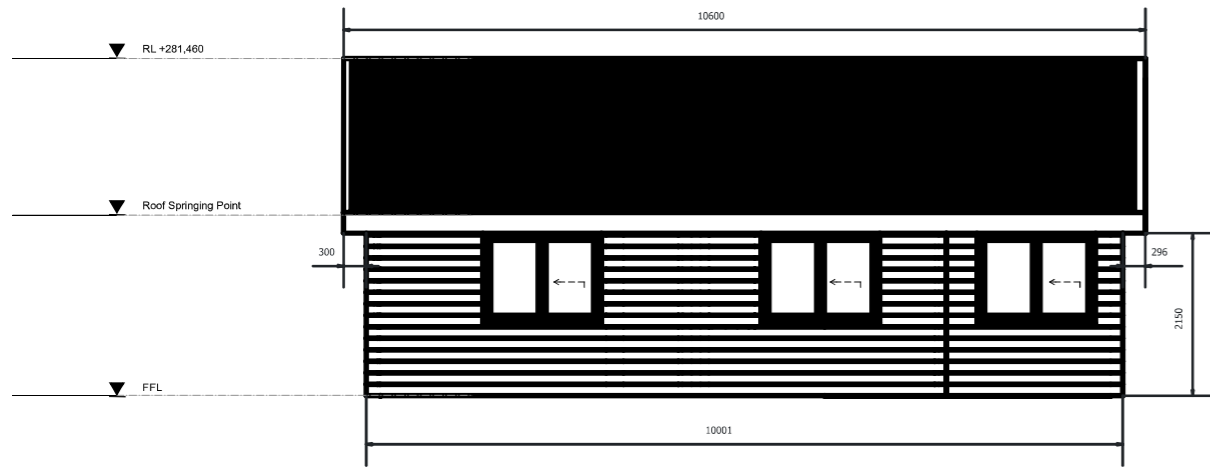


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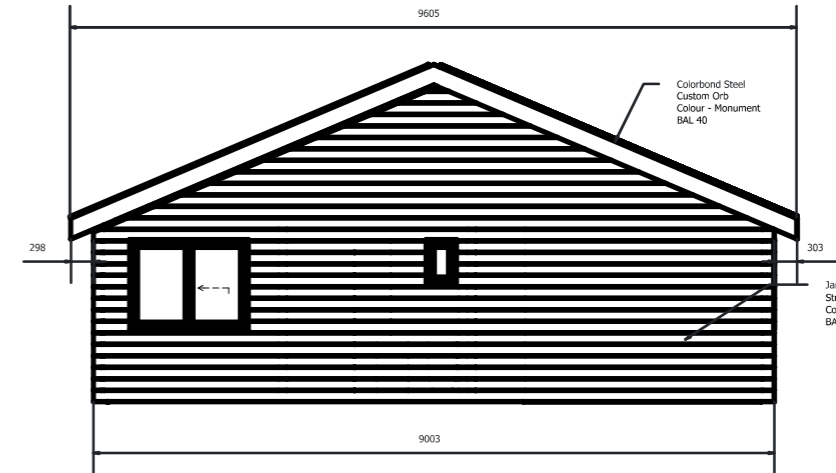
REV	Description	Date	Drawn By	Checked By
1	Addition of Carport	2/3/2026	MB	SP

CLIENT:
Suze Peach
 PROJECT NAME: 99 Silver Wattle Drive
 SITE:
99 Silver Wattle Drive
Reedy Marsh
Tas 7304

DRAWING: Soil and Water Management	
PROJECT NO DA-01	REVISION NO: 1
DATE: 09/03/2026	SCALE: 1:200@A3
DRAWN BY: MB	DRAWING NO:
CHECKED BY: SP	A-4



D1
1:100
House - South Side View

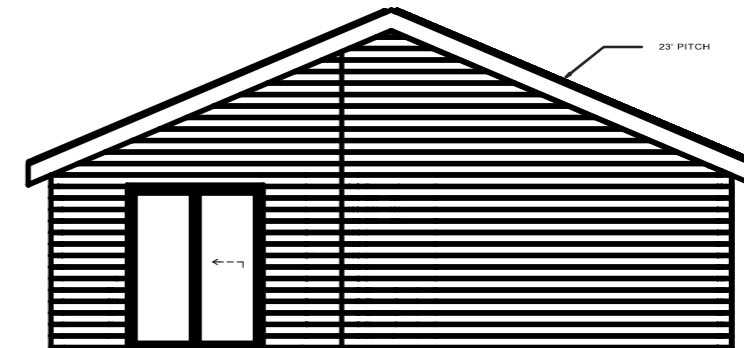


James Hardie Cladding and Fascia Boards
Sira Fibre Cement
Colour - Dark Grey
BAL 40

D2
1:100
House - East Side View



D3
1:100
House - North Side View



D4
1:100
House - West Side View

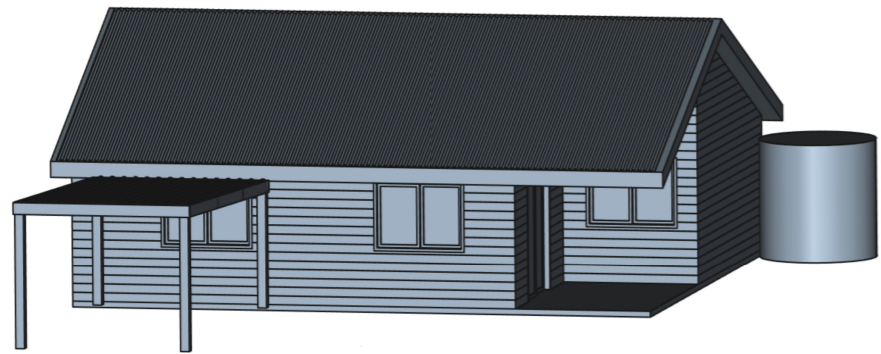


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REV:	Description	Date:	Drawn By:	Checked By:
1	Addition of Carport	2/3/2026	MB	SP

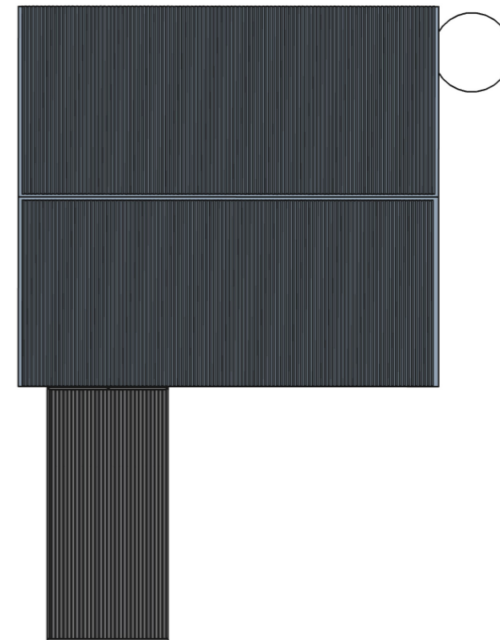
CLIENT:
Suze Peach
PROJECT NAME: 99 Silver Wattle Drive
SITE:
99 Silver Wattle Drive
Reedy Marsh
Tas 7304

DRAWING: House Elevations	
PROJECT NO DA-01	REVISION NO: 1
DATE: 09/03/2026	SCALE: 1:100@A3
DRAWN BY: MB	DRAWING NO:
CHECKED BY: SP	A-4



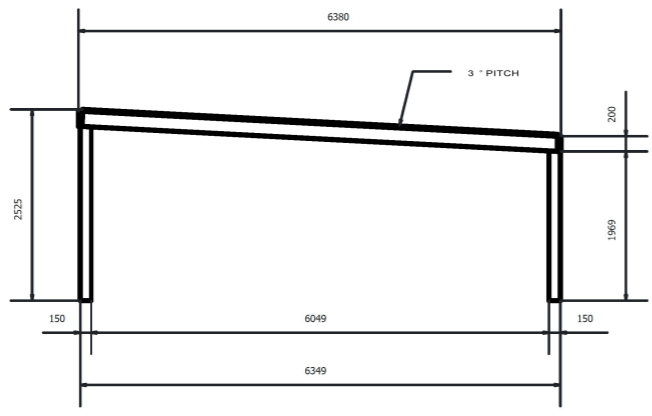
D1
NTS

View of House and Carport



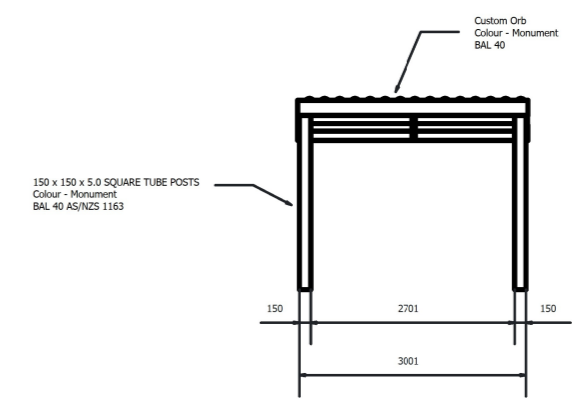
D2
NTS

Top View of House and Carport



D3
1:100

Carport Right Side Elevation



D4
1:100

Carport Front Elevation



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 Web: www.resdraft.com.au

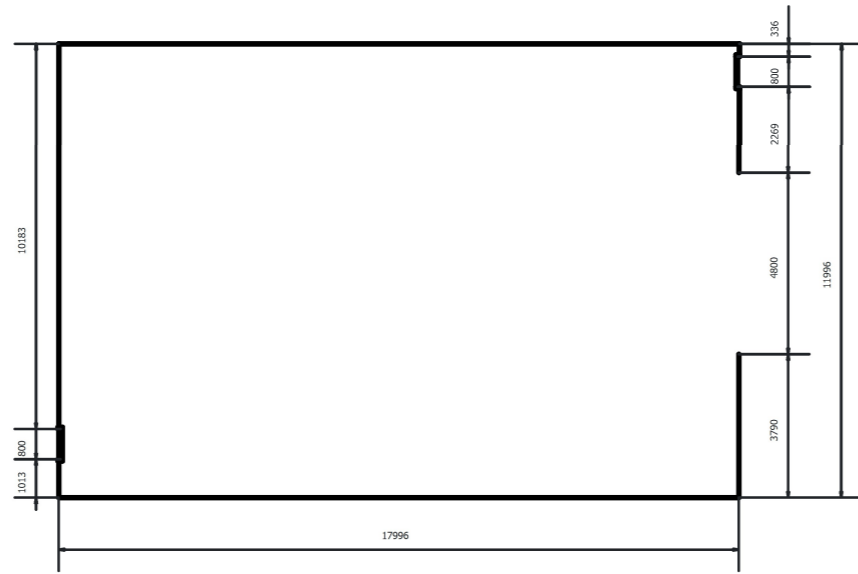
REV	Description	Date	Drawn By	Checked By
1	Addition of Carport	2/3/2026	MB	SP

CLIENT:
Suze Peach

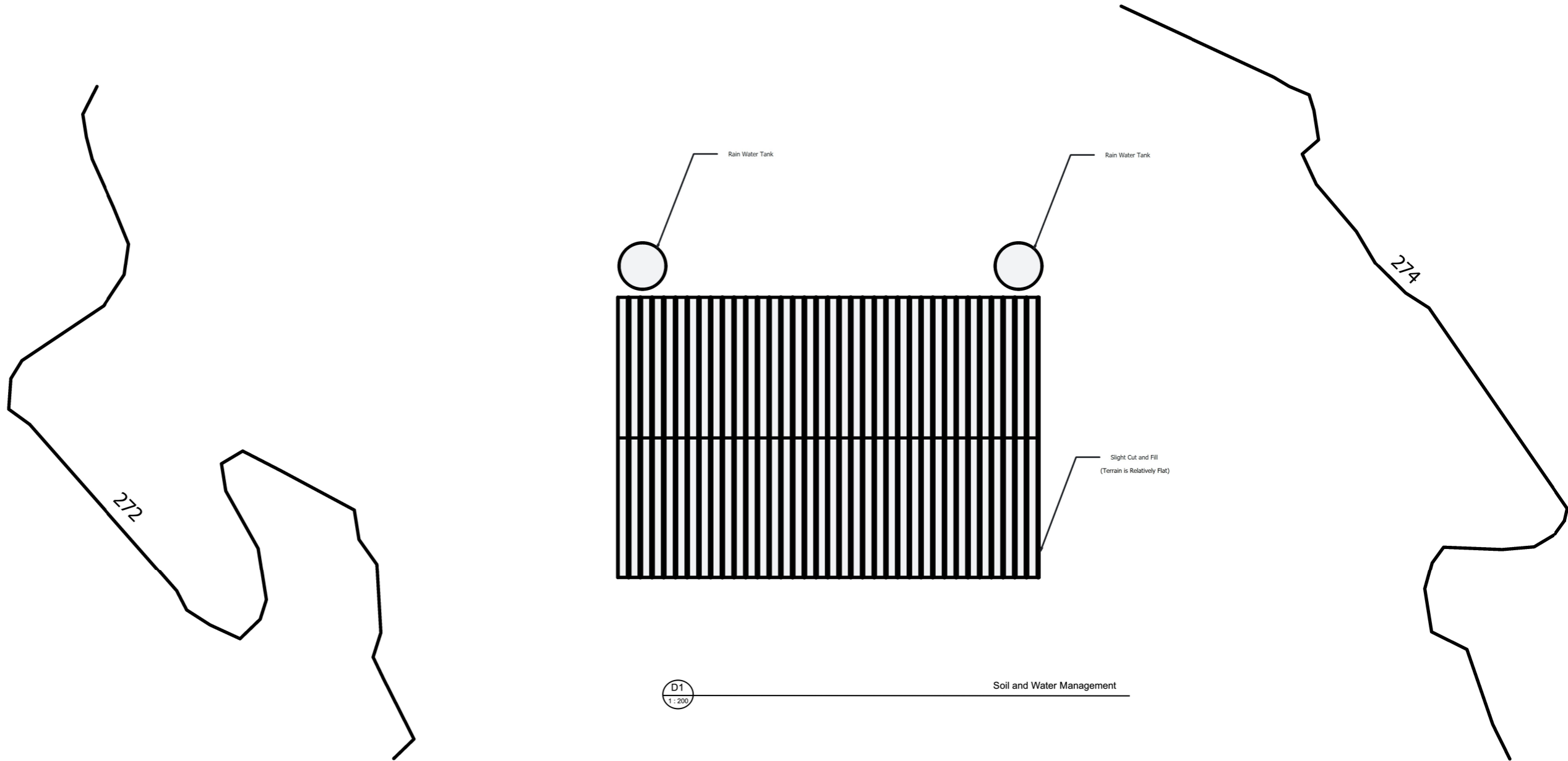
PROJECT NAME: 99 Silver Wattle Drv

SITE:
99 Silver Wattle Drive
Reedy Marsh
Tas 7304

DRAWING: Proposed Carport	
PROJECT NO: DA-01	REVISION NO: 1
DATE: 09/03/2026	SCALE: NTS
DRAWN BY: MB	DRAWING NO:
CHECKED BY: SP	A-7



D1
1:200
Floor Plan



D1
1:200
Soil and Water Management



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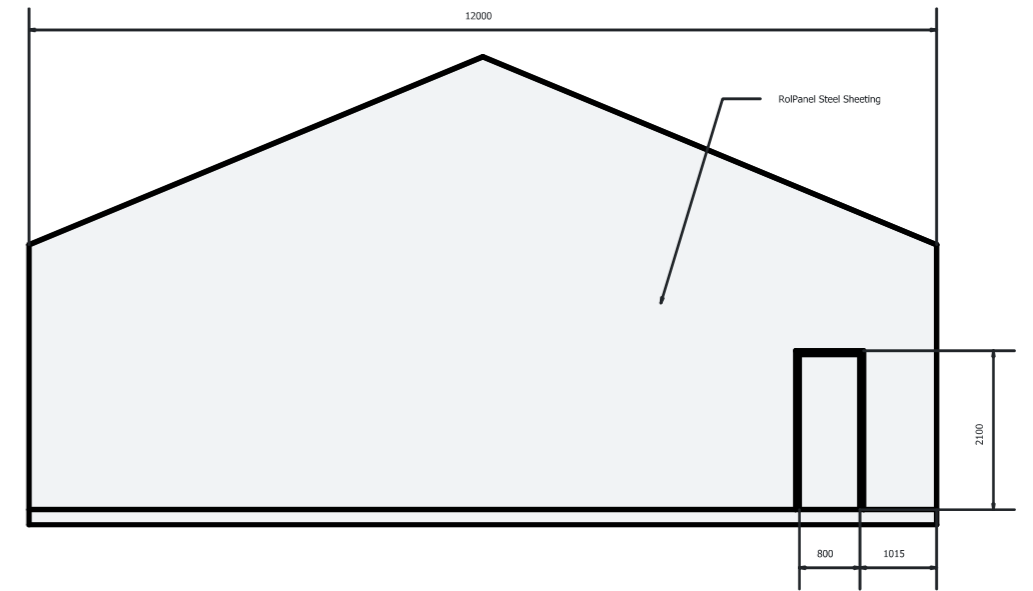
REV	Description	Date	Drawn By	Checked By
1	Addition of Carport	2/3/2026	MB	SP

CLIENT:
Suze Peach
 PROJECT NAME: 99 Silver Wattle Drv
 SITE:
99 Silverwater Drive
Reedy Marsh
Tas 7304

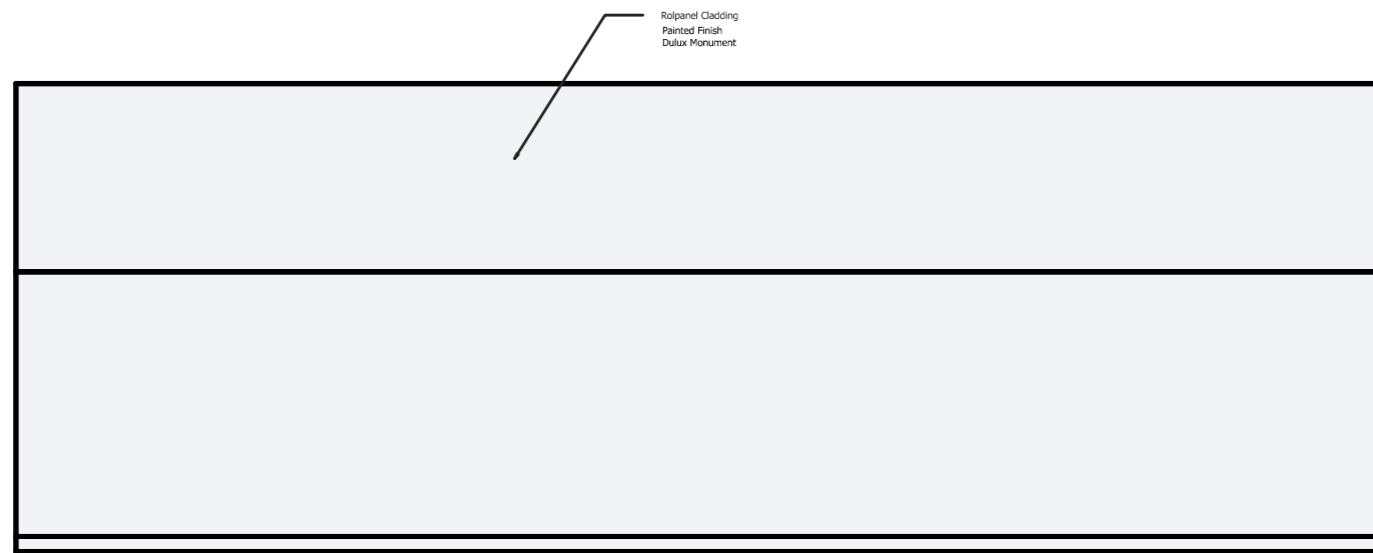
DRAWING: Shed Floor Plan / Soil and Water Mgmt	
PROJECT NO DA-01	REVISION NO: 1
DATE: 09/03/2026	SCALE: 1:200@A3
DRAWN BY: MB	DRAWING NO:
CHECKED BY: SP	A-5



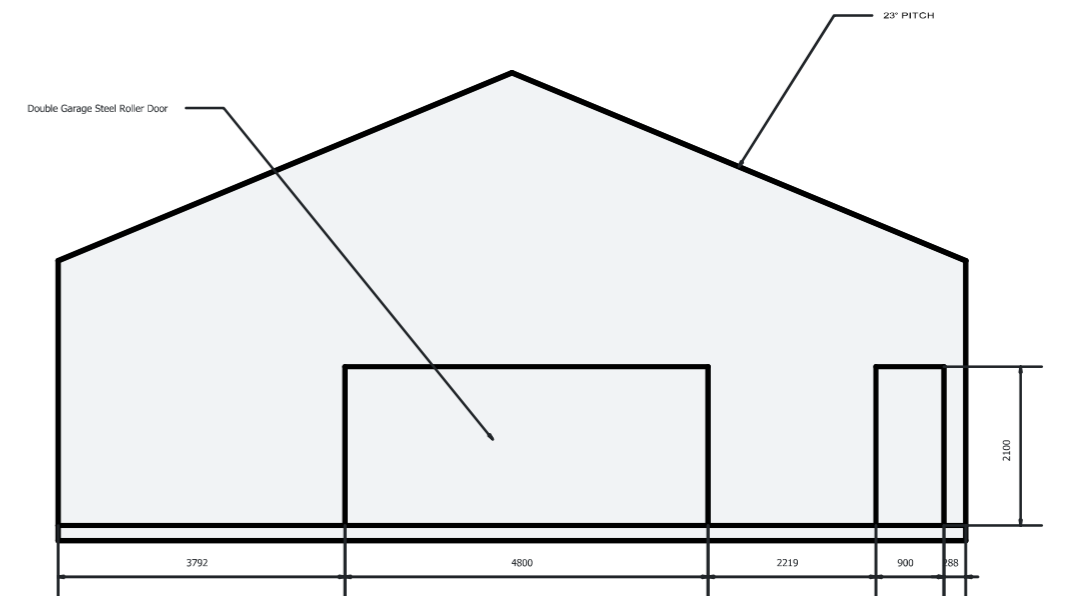
D1 Shed - Elevation North View
1:100



D2 Shed - Elevation West View
1:100



D3 Shed - Elevation South View
1:100



D4 Shed - Elevation East View
1:100



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REV	Description	Date	Drawn By	Checked By
1	Addition of Carport	2/3/2026	MB	SP

CLIENT:
Suze Peach

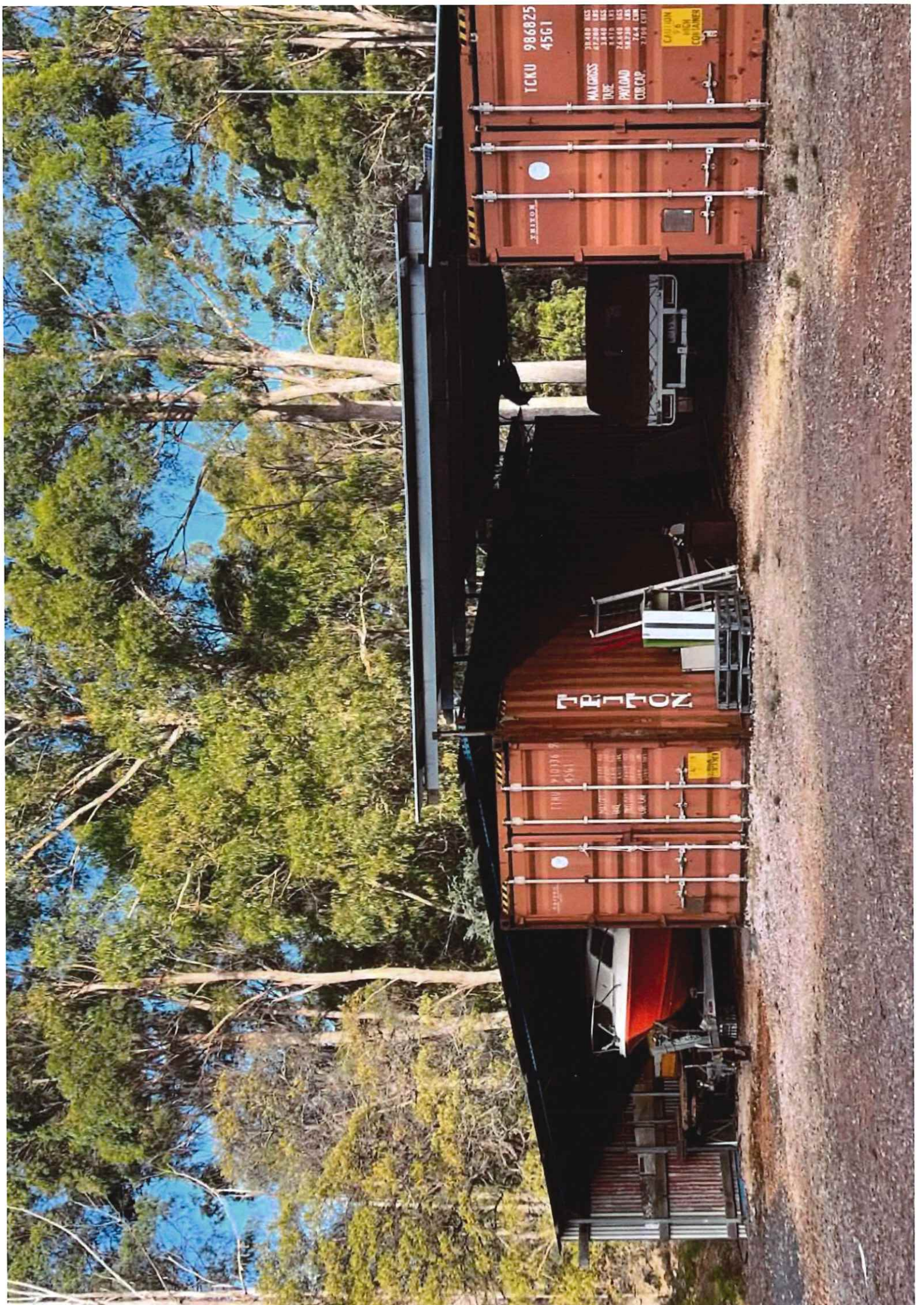
PROJECT NAME: 99 Silver Wattle Drv
SITE:
99 Silver Wattle Drive
Reedy Marsh
Tas 7304

DRAWING: Shed Elevations	
PROJECT NO DA-01	REVISION NO: 1
DATE: 09/03/2026	SCALE: 1:100@A3
DRAWN BY: MB	DRAWING NO:
CHECKED BY: SP	A-6

Samantha Bailey

From: [REDACTED]
Sent: Thursday, 5 February 2026 7:58 PM
To: Planning - Meander Valley Council
Subject: Att. Jana. Peach, Serong, Cleary application
Attachments: 1000061914.jpg; 1000061915.jpg

The proposed dwelling on the housepad is not locked in with a builder yet but will be of the footprint in the application.
The current dwelling will be decommissioned and used as extra sleeping space for family when visiting.
A photos of the existing sheds.
A photo of containers.
The current dwelling is approx 6.5m x 9.5m.



TCKU 986825
45G1

MAX GROSS
TARE
PAYLOAD
CU.CAP.

26400 KGS
6340 KGS
20060 KGS
58.730 CBM
7.641 CBM
2.750 CUYD

CAUTION
7.6
HIGH
CONTAINER

TERRAZ

TERRAZ
TCKU 986825
45G1

MAX GROSS
TARE
PAYLOAD
CU.CAP.

26400 KGS
6340 KGS
20060 KGS
58.730 CBM
7.641 CBM
2.750 CUYD

CAUTION
7.6
HIGH
CONTAINER



Jana Rockliff

From: [REDACTED]
Sent: Monday, 23 February 2026 1:04 PM
To: Planning - Meander Valley Council
Subject: Re: PA\26\0197 - S54 Request for further information - 99 Silver Wattle Drive, Reedy Marsh - Single dwelling and residential outbuilding

Thank you for your email and your visit to our property to help us understand the requirements. When the dwelling is complete we have decided to reduce the livable floor area in the existing structure to 60m².

The driveway to the new dwelling will be gravel and a carport will be added to the western side.

Thank you
S. Peach.

On Wed, 18 Feb 2026, 1:14 pm Planning - Meander Valley Council, <planning@mvc.tas.gov.au> wrote:

Hi Suzanne

Thank you for submitting an application for a Single dwelling and residential outbuilding at [99 Silver Wattle Drive, Reedy Marsh](#).

As discussed, please find attached request for further information.

If you have any questions, please contact the planning team at Council on 6393 5320.

Kind Regards

Jana