

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\0202
APPLICANT:	MZSR Developments
SITE:	44 Clance Avenue, Prospect Vale (CT: 189929/103)
PROPOSAL:	Multiple Dwellings (2) & Retaining wall - setbacks, building envelope, private open space, car parking, parking areas.

The application can be inspected until Friday, 10 April 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 21 March 2026.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



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

OFFICE USE ONLY

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

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

PROPERTY DETAILS:

Address:	<input type="text" value="Lot 103 Clance Avenue"/>	Certificate of Title:	<input type="text" value="189929"/>
Suburb:	<input type="text" value="Prospect Vale"/>	<input type="text" value="7250"/>	Lot No: <input type="text" value="103"/>
Land area:	<input type="text" value="728"/>	<i>m² / ha</i>	
Present use of land/building:	<input type="text" value="vacant"/>	<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:	<input type="text" value="Brick"/>	Colour:	<input type="text" value="TBC"/>
Roof cladding:	<input type="text" value="Colourbond"/>	Colour:	<input type="text" value="TBC"/>

SEARCH OF TORRENS TITLE

VOLUME 189929	FOLIO 103
EDITION 1	DATE OF ISSUE 13-Feb-2026

SEARCH DATE : 17-Feb-2026
SEARCH TIME : 09.48 am

DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL
Lot 103 on Sealed Plan [189929](#)
Derivation : Part of 375A-1R-0P Gtd. to James Goodger
Prior CT [189623/1004](#)

SCHEDULE 1

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

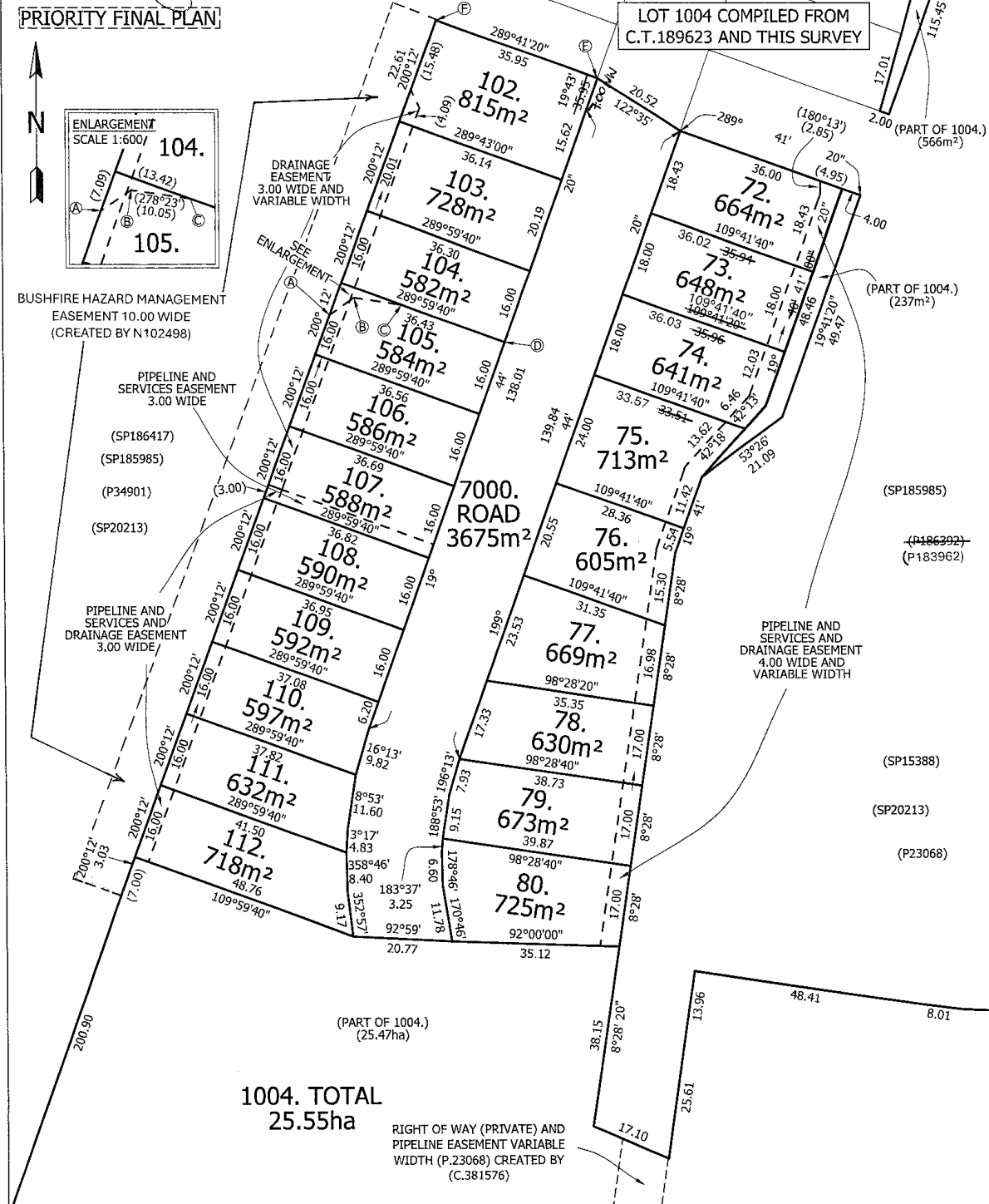
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP189929](#) EASEMENTS in Schedule of Easements
[SP189929](#) FENCING PROVISION in Schedule of Easements
[SP189929](#) SEWERAGE AND/OR DRAINAGE RESTRICTION
[SP185985](#), [SP186417](#), [SP187707](#), [SP188351](#), [SP188889](#) & [SP189623](#)
FENCING PROVISION in Schedule of Easements
[SP10386](#) & [SP18481](#) FENCING COVENANT in Schedule of Easements
[N102498](#) BENEFITING EASEMENT: a bushfire hazard management
easement over the land marked Bushfire Hazard
Management Easement 10.00 wide on Sealed Plan [189929](#)
Registered 13-Feb-2026 at 12.01 pm
[E172256](#) INSTRUMENT Creating Restrictive Covenants Registered
13-Feb-2026 at 12.02 pm

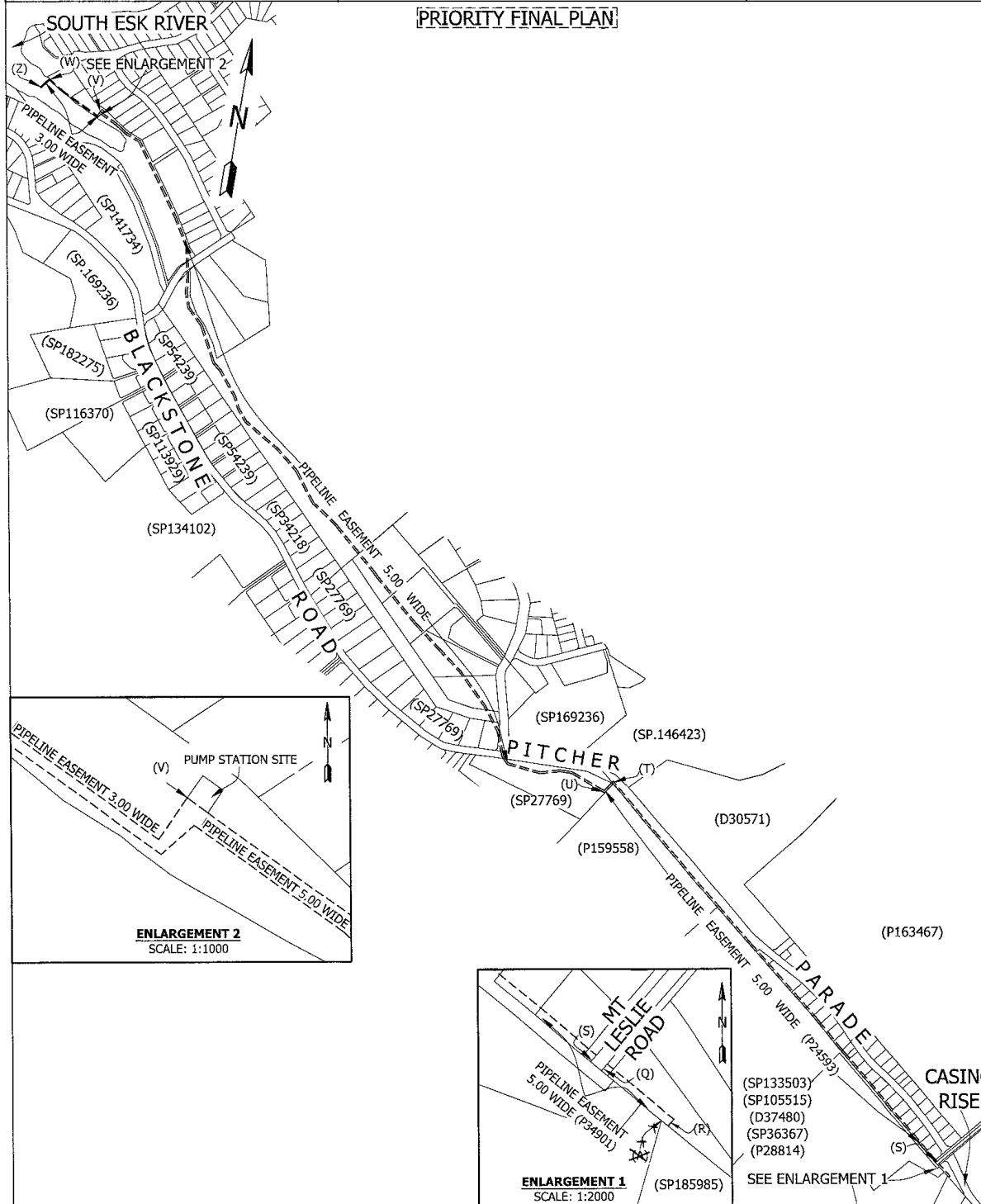
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>PLAN OF SURVEY Woolcott ANNEXURE SHEET LAND SERVICES SHEET 1 OF 2 SHEETS</p>	<p>OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: C.T.189623/1004 SCALE 1:750 LENGTHS IN METRES</p>	<p>Registered Number SP 189929</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> 29/01/2026 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> 9/2/25 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 13 FEB 2026 <i>[Signature]</i> Recorder of Titles</p>



<p>PLAN OF SURVEY Woolcott ANNEXURE SHEET LAND SERVICES SHEET 2 OF 2 SHEETS</p>	<p>OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: C.T.189623/1004 SCALE 1:10000 LENGTHS IN METRES</p>	<p>Registered Number SP 189929</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>N. Hickey</i> 29/01/2026 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> 8/02/25 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 13 FEB 2026 <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 189929

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.

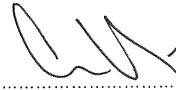
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EXISTING EASEMENTS CARRIED FORWARD FROM CERTIFICATE OF TITLE VOLUME 189623 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 189623/1004 SOLICITOR Con Tsamassiros, Butler McIntyre & Butler & REFERENCE: CT:242733	PLAN SEALED BY: <i>Meander valley Council</i> DATE: <i>29/01/2026</i> <i>PA12210243</i> REF NO. <i>PA12210243</i>  Council Delegate
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 189929</p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 189623/1004</p>	

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.

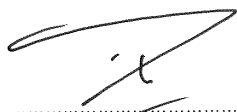
7. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183692 is together with the full right and liberty for the owner of the Dominant Land for the purposes set forth herein to enter upon the Servient Land at any time with or without inspectors workmen servants agents or other persons 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 72, 73, 74, 75, 76, 77, 78, 79 and 80 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 4.00 WIDE AND VARIABLE WIDTH" as shown passing through those Lots on the Plan.

9. Lots 72, 73, 74, 75, 76, 77, 78, 79 and 80 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 4.00 WIDE AND VARIABLE WIDTH" as shown passing through those Lots on the Plan.

10. Lots 102, 103, 104, 105, 106 and 107 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 AND VARIABLE WIDTH" as shown passing through those Lots 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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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 189929</p>
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11. Lots 107, 108, 109, 110, 111 and 112 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 3.00 WIDE" as shown passing through those Lots on the Plan.
12. Lots 107, 108, 109, 110, 111 and 112 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 3.00 WIDE" as shown passing through those Lots on the Plan.
13. Lot 107 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 EASEMENT 3.00 WIDE" as shown passing through Lot 107 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:

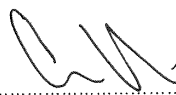
The **Pipeline and Services Easement** is defined to mean:-

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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- (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

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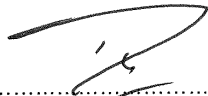
“Infrastructure” means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (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 4.00 Wide and Variable Width”; and
- (ii) “Pipeline and Services and Drainage Easement 3.00 Wide”;
- (iii) “Pipeline and Services Easement 3.00 Wide”

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



.....
Daniel Joseph Hanna
Director



.....
Colin Paul Dewhurst
Director

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 6 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 189929</p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 189623/1004</p>	

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



Daniel Joseph Hanna - Director



Colin Paul Dewhurst - Director

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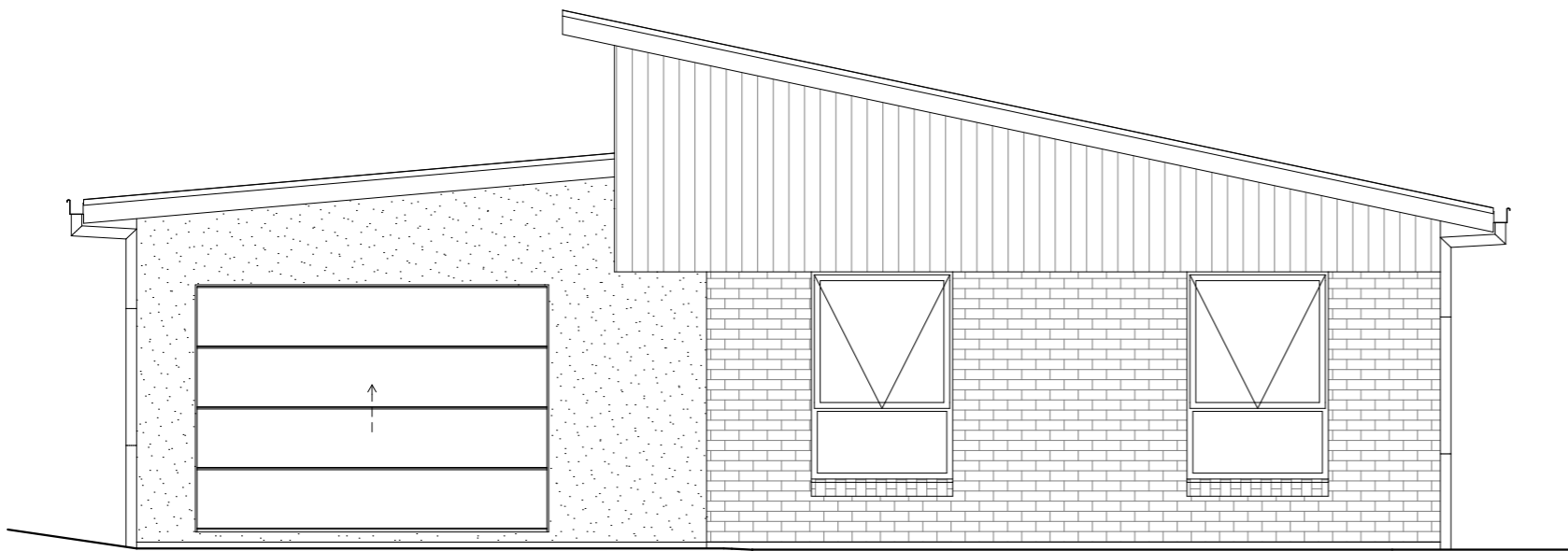
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PROPOSED MULTIPLE DWELLINGS
 LOT 103 CLANCE AVENUE,
 PROSPECT VALE, 7250.

DRAWINGS

- A01 COVER PAGE
- A02 SITE PLAN
- A03 SITE SECTION
- A04 PARKING SECTIONS
- A05 STRATA PLAN
- A06 LANDSCAPE PLAN
- A07 PARKING AND TURNING
- A08 UNIT 1&2 FLOOR PLAN
- A09 EXTERNAL SERVICES
- A10 UNIT 1&2 ELEVATIONS NTH-STH
- A11 UNIT 1 ELEVATIONS EST-WST
- A12 UNIT 2 ELEVATIONS EST-WST



CLASSIFICATION OF BUILDING CLASS 1A	COUNCIL MEANDER VALLEY	ZONE GENERAL RESIDENTIAL
AREAS (m ²)	LAND TITLE REFERENCE 189623/1004 (189929-103)	ENERGY STAR RATING TBC
UNIT 1 148.87	PROPERTY ID 9413896	CLIMATE ZONE 7
UNIT 2 148.87	LOT SIZE (M ²) 726	ALPINE AREA N/A
	BAL RATING TBC	CORROSION ENV' LOW
	DESIGN WIND CLASS TBC	SITE HAZARDS BUSHFIRE PRONE AREAS
	SOIL CLASSIFICATION TBC	
PLANNING OVERLAY BUSHFIRE PRONE AREAS, PRIORITY VEGETATION AREA		

ACC # 371799313
 ABN. 71 615 812 747
 PH. 6344 7319
 E. info@designtolive.com.au
 W. designtolive.com.au

CLIENT/S:
 MZSR DEVELOPMENTS

SITE ADDRESS:
 LOT 103 CLANCE AVENUE,
 PROSPECT VALE, 7250.

**DRAWING
 COVER PAGE**

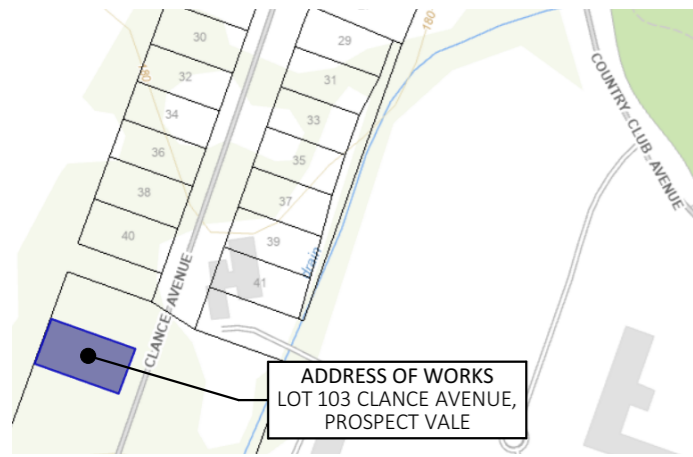
I/WE APPROVE THESE DRAWING TO BE
 CORRECT PER CONTRACT.

SIGNATURE: **DATE:**

SIGNATURE: **DATE:**

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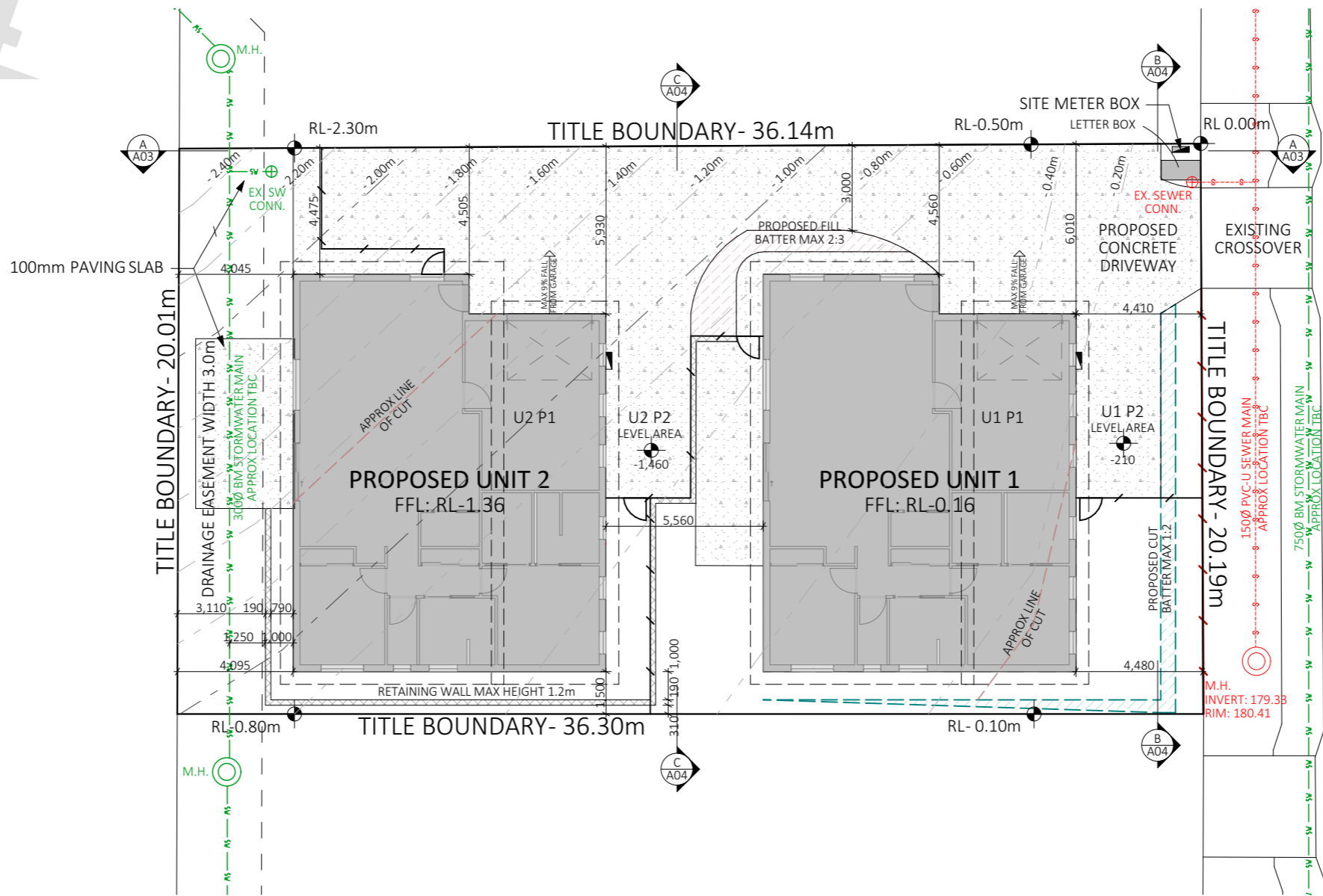
REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	CLN103
R1	17/02/2026	FOR DA	DRAWN	H.K.	DRAWING	A01
R2	06/03/2026	MVC RFI				1 OF 12
R3	12/03/2026	MVC RFI 2	CHECKED	M.L.	PAGE SIZE	A3



LOCALITY PLAN
NOT TO SCALE

AREA	m ²
UNIT 2	148.87
UNIT 1	148.87

NOTE: NO VEGETATION TO BE REMOVED



SITE PLAN

SCALE 1:200
0 2000 4000 6000 8000 10000

DESIGN
ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au
Document Set ID: 2319105

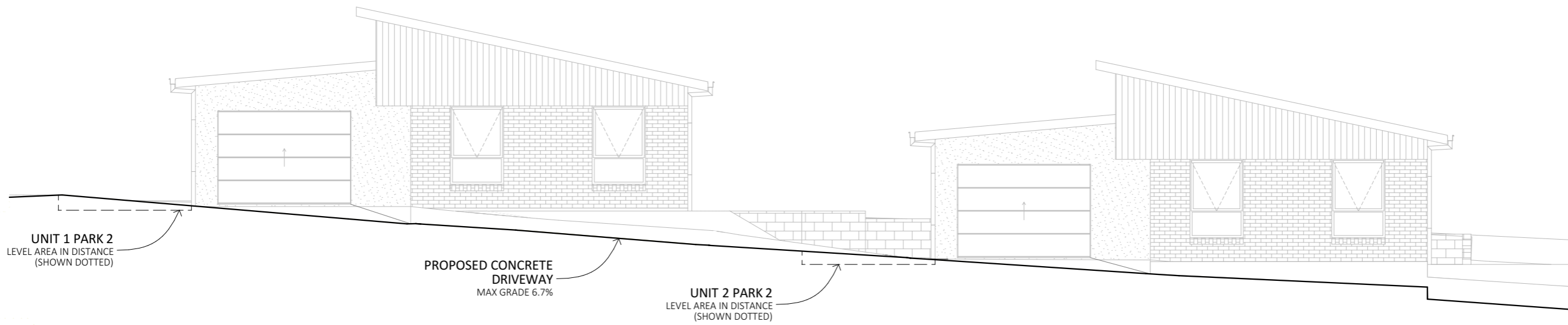
CLIENT/S:
MZSR DEVELOPMENTS
SITE ADDRESS:
LOT 103 CLANCE AVENUE,
PROSPECT VALE, 7250.

DRAWING
SITE PLAN

I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.
SIGNATURE: **DATE:**
SIGNATURE: **DATE:**

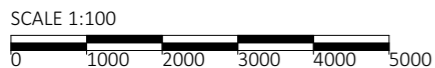
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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	CLN103
R1	17/02/2026	FOR DA				
R2	06/03/2026	MVC RFI	DRAWN	H.K.	DRAWING	A02 2 OF 12
R3	12/03/2026	MVC RFI 2	CHECKED	M.L.	PAGE SIZE	A3



A
A02

SITE SECTION



ACC # 371799313
 ABN. 71 615 812 747
 PH. 6344 7319
 E. info@designtolive.com.au
 W. designtolive.com.au

CLIENT/S:
 MZSR DEVELOPMENTS

SITE ADDRESS:
 LOT 103 CLANCE AVENUE,
 PROSPECT VALE, 7250.

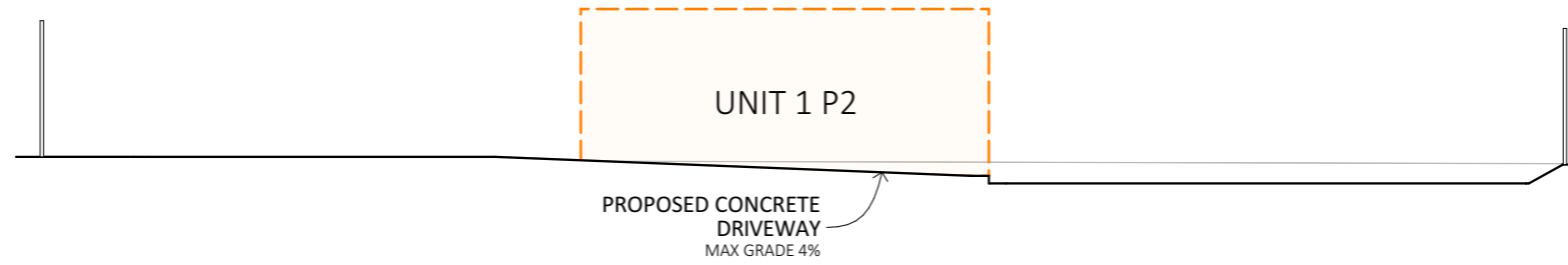
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 SITE SECTION

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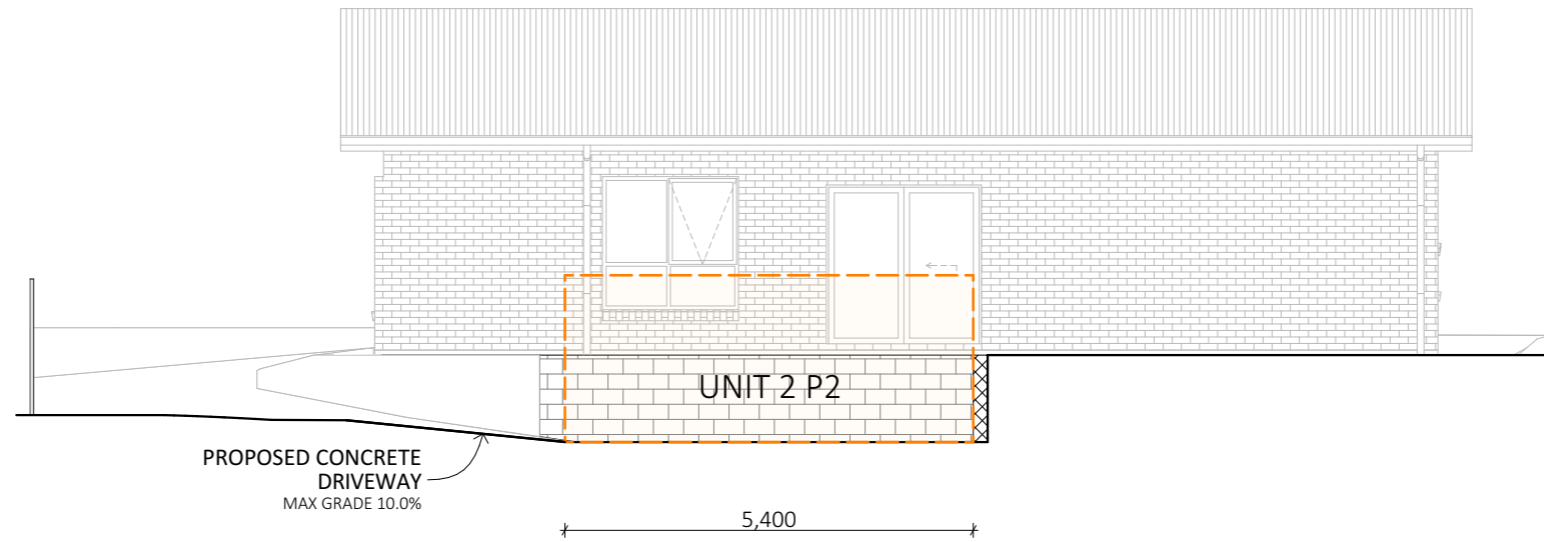
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R1	17/02/2026	FOR DA	DRAWN	H.K.	DRAWING	A03 3 OF 12
R2	06/03/2026	MVC RFI				
R3	12/03/2026	MVC RFI 2	CHECKED	M.L.	PAGE SIZE	A3



B
A02

UNIT 1 P2 SECTION

SCALE 1:100
0 1000 2000 3000 4000 5000



C
A02

UNIT 2 P2 SECTION

SCALE 1:100
0 1000 2000 3000 4000 5000



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SITE ADDRESS:
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PROSPECT VALE, 7250.

**DRAWING
PARKING
SECTIONS**

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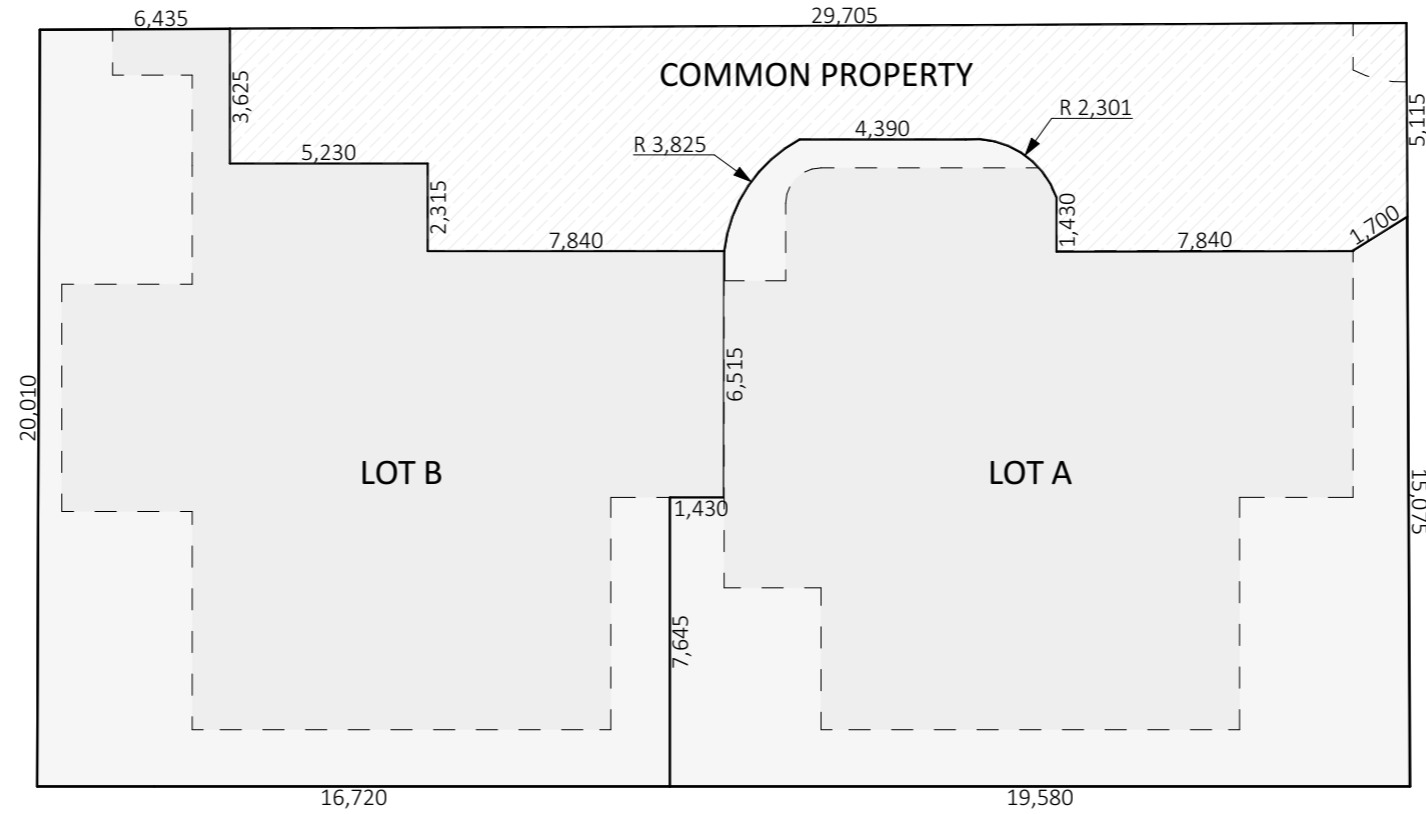
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R3	12/03/2026	MVC RFI 2	CHECKED	M.L.	PAGE SIZE	A3

LOT SUMMARY

LOT A- 291.27 m ²	
IMPERVIOUS AREA- 196.64 m ²	(68%)
LOT B- 287.34 m ²	
IMPERVIOUS AREA- 200.96 m ²	(70%)
COMMON PROPERTY- 149.40 m ²	
IMPERVIOUS AREA- 147.23 m ²	(98%)
TOTAL SITE - 726m ²	
IMPERVIOUS AREA 544.83 m ²	(75%)



STRATA PLAN

SCALE 1:200



North



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DRAWING
STRATA PLAN

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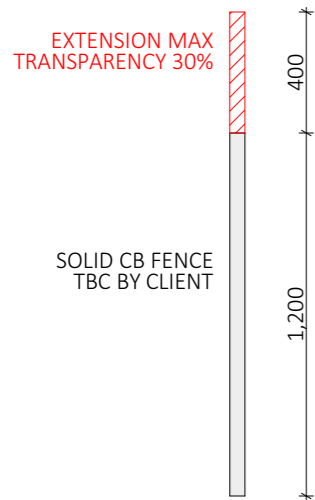
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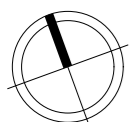
LANDSCAPING KEY	
	GRASS
	PERVIOUS
	CONCRETE
	DEDICATED P.O.S
	BIN STORE
	CLOTHES LINE
	MAILBOXES
	1.8m C.B. FENCE
	1.2m FENCE +400mm EXTENSION

	LOW LYING SHRUB MAX MATURE HEIGHT 0.5m SPECIES SELECTION BY CLIENT
	MEDIUM SHRUB MAX MATURE HEIGHT 1m SPECIES SELECTION BY CLIENT



1.2m FENCE DETAIL

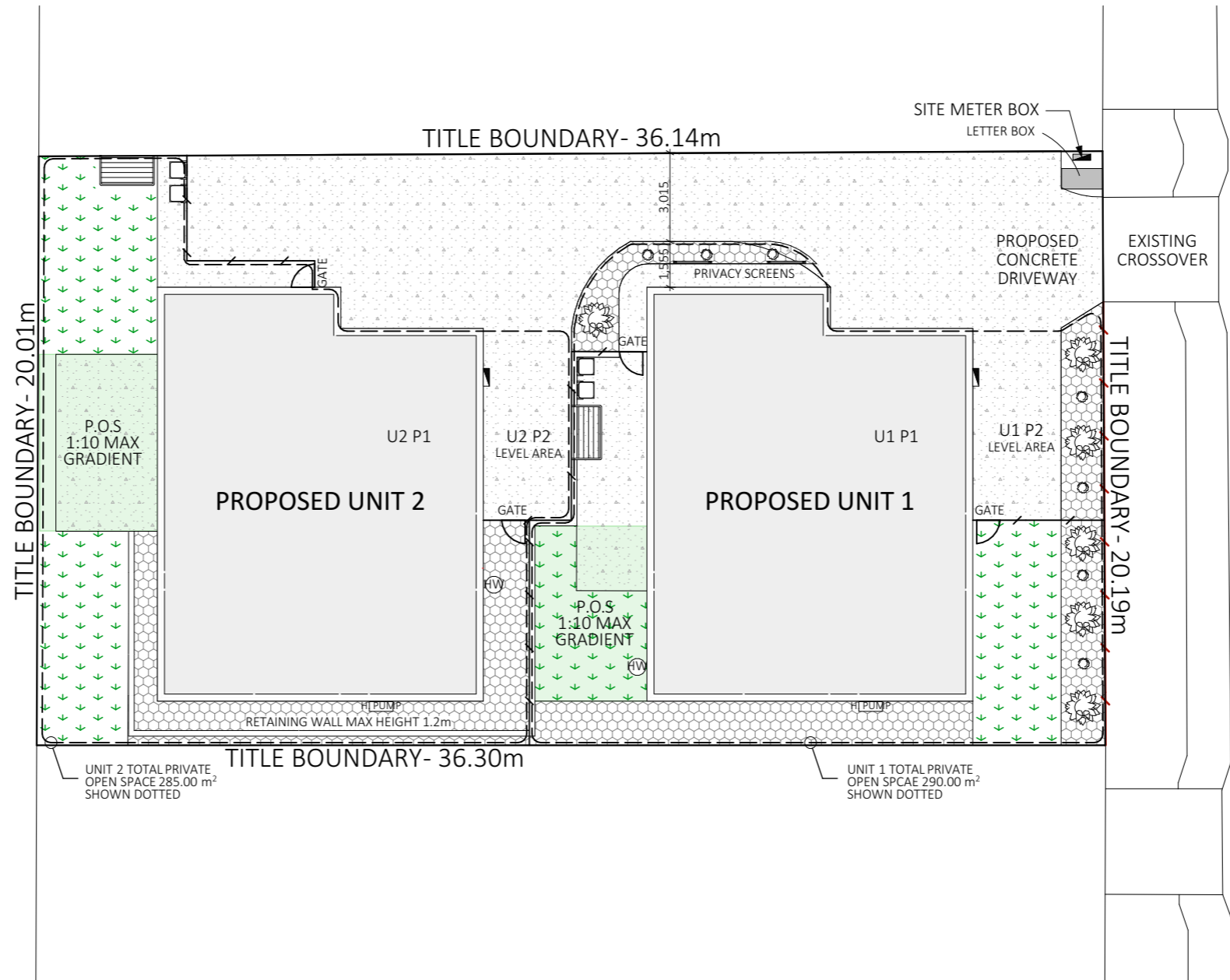
SCALE 1:25



North

LANDSCAPE PLAN

SCALE 1:200



CLANCE AVENUE



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DRAWING
LANDSCAPE
PLAN

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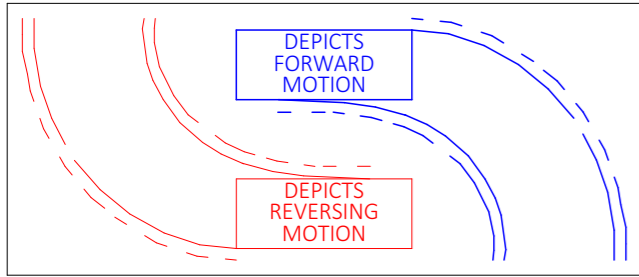
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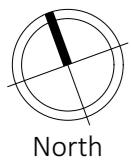
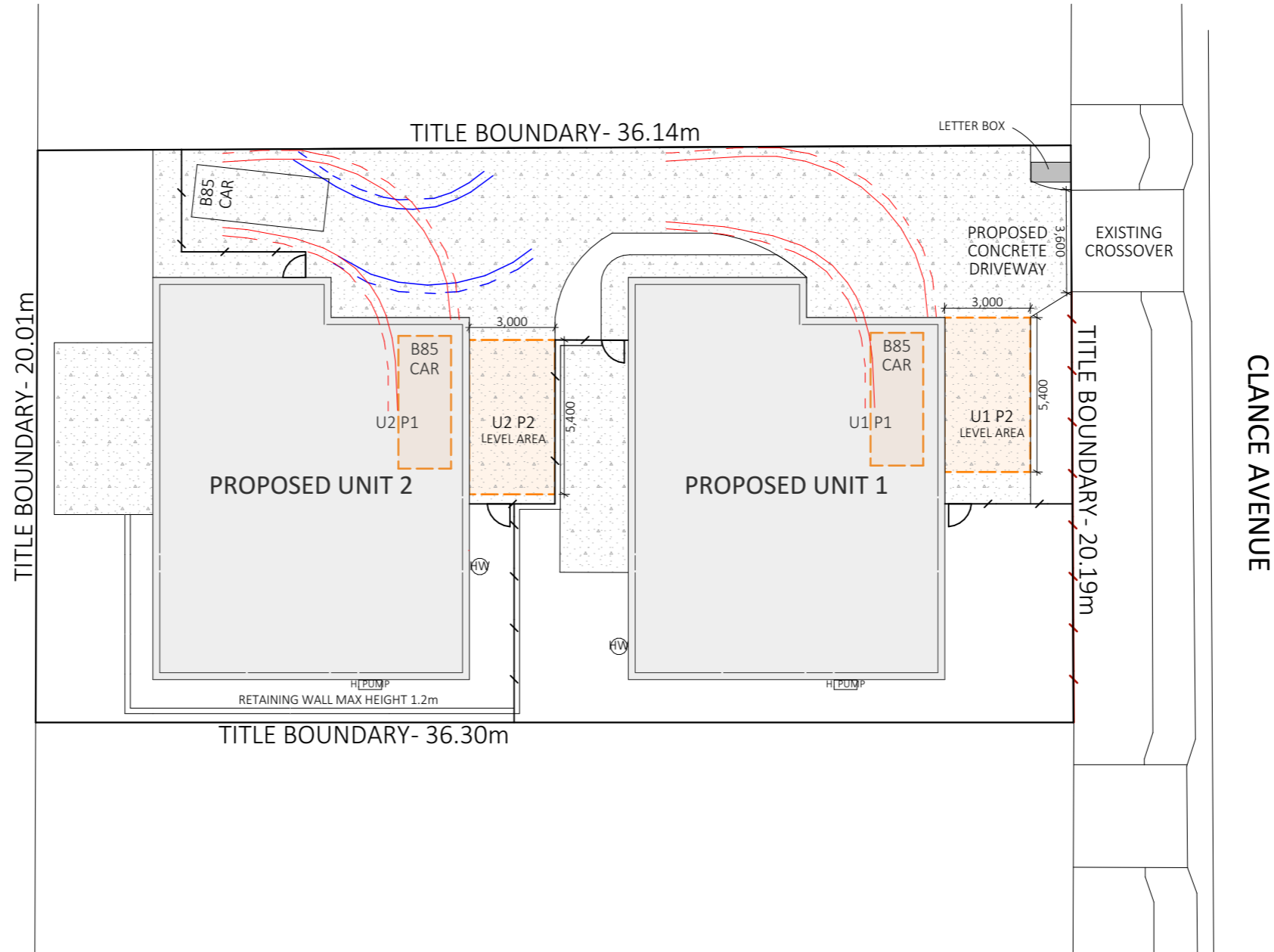
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PARKING:

UNIT 1 - 2 x PARKING SPACES (FORWARD ENTRY/EXIT)
 UNIT 2 - 2 x PARKING SPACES (FORWARD ENTRY/EXIT)



PARKING AND TURNING 1

SCALE 1:200

0 2000 4000 6000 8000 10000

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**DRAWING
 PARKING AND
 TURNING**

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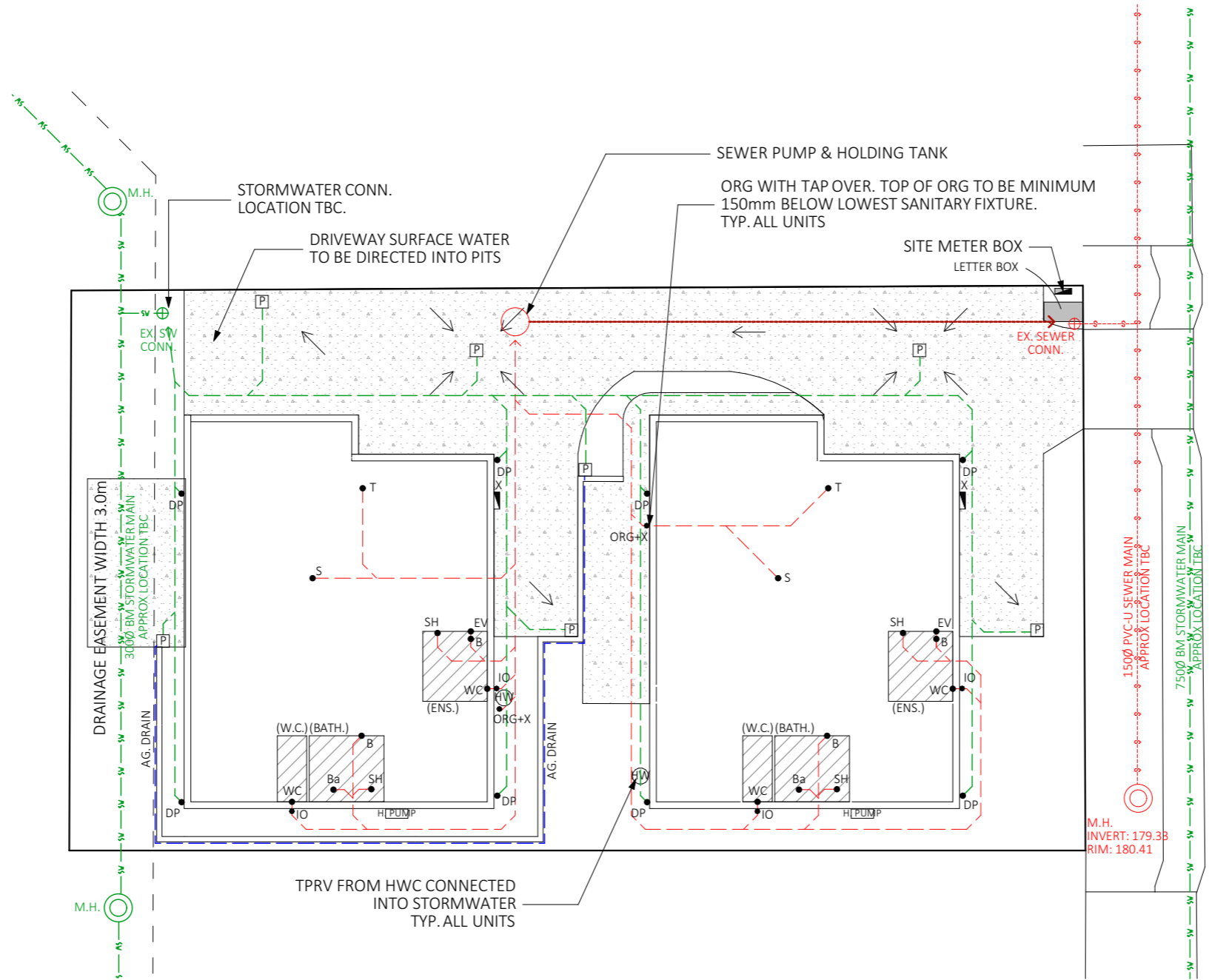
LEGEND	
B	BASIN
Ba	BATH
S	SINK (65Ø)
T	LAUNDRY TUB (65Ø)
SH	SHOWER
WC	WATER CLOSET
EV	VENT (THROUGH TO ROOF)
IO	INSPECTION OPENING
ORG	O/FLOW RELIEF GULLY
X	EXTERNAL TAP
P	DRAINAGE PIT (357x357x452D)
DP	DOWNPIPE (90Ø)
	WET AREAS
	STORMWATER LINE (100mm PVC)
	SEWER LINE (100mm PVC)
	LOW PRESSURE SEWER CONN.
	AG. DRAIN

THIS PAGE IS TO BE PRINTED AND READ IN COLOUR.

NOTES:

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 03-2011-3.1 VERSION 3.1 MRWA VERSION 2.0) AND THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 02-2014-3.1 MRWA VERSION 2.0) AND TASWATER'S SUPPLEMENTS TO THESE CODES.



INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES

THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE- PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:
 A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND
 B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ; AND
 C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

1. INTERNAL PIPING

- a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS-
 - i) WITHIN AN UNVENTILATED WALL SPACE
 - ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS; OR
 - iii) BETWEEN CEILING INSULATION AND A CEILING
 MUST HAVE A MINIMUM R-VALUE OF 0.2

2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE

- a) ALL FLOW AND RETURN PIPING
- b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM, MUST HAVE A MINIMUM R-VALUE OF 0.45

3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE

- a) ALL FLOW AND RETURN PIPING
- b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.6

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.



EXTERNAL SERVICES



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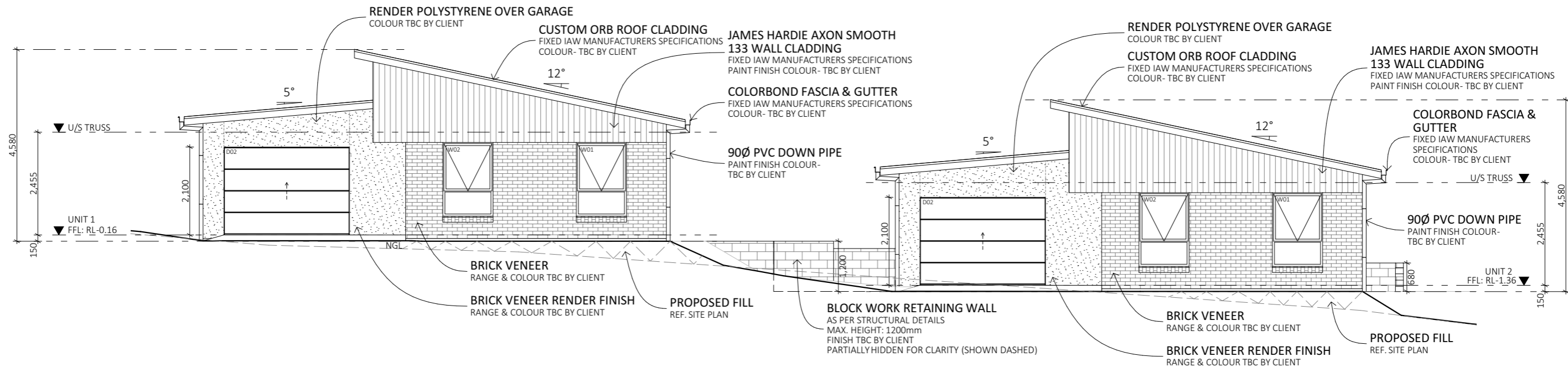
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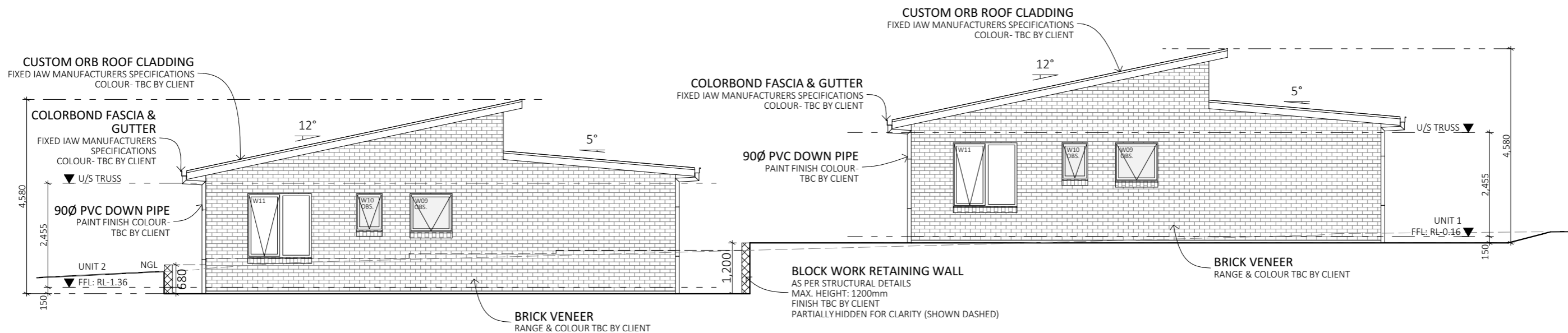
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R3	12/03/2026	MVC RFI 2	CHECKED	M.L.	PAGE SIZE	A3



1
A08

UNIT 1&2 NORTHERN ELEVATION
SCALE 1:100



2
A08

UNIT 1&2 SOUTHERN ELEVATION
SCALE 1:100



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DRAWING
UNIT 1&2
ELEVATIONS
NTH-STH

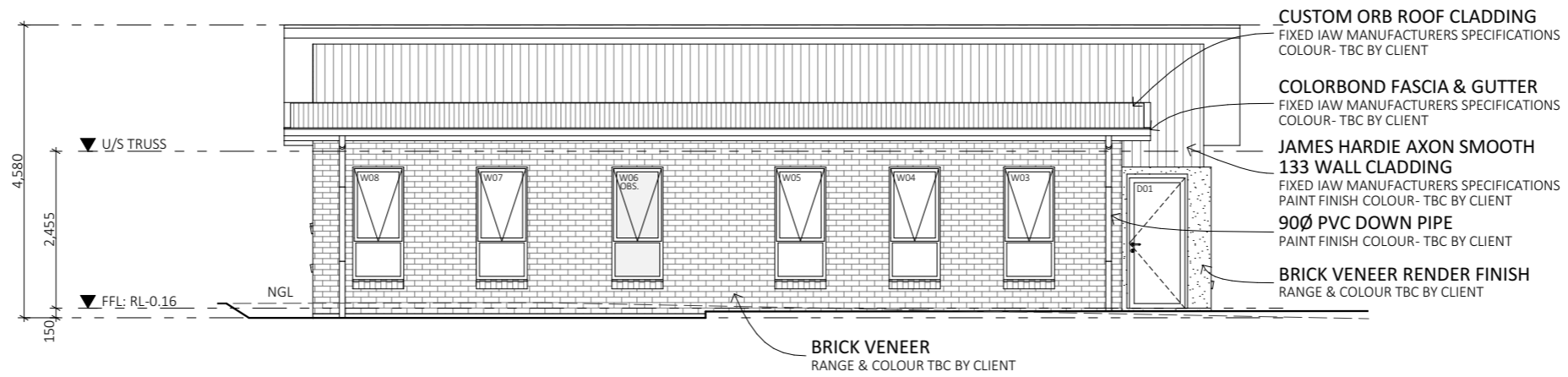
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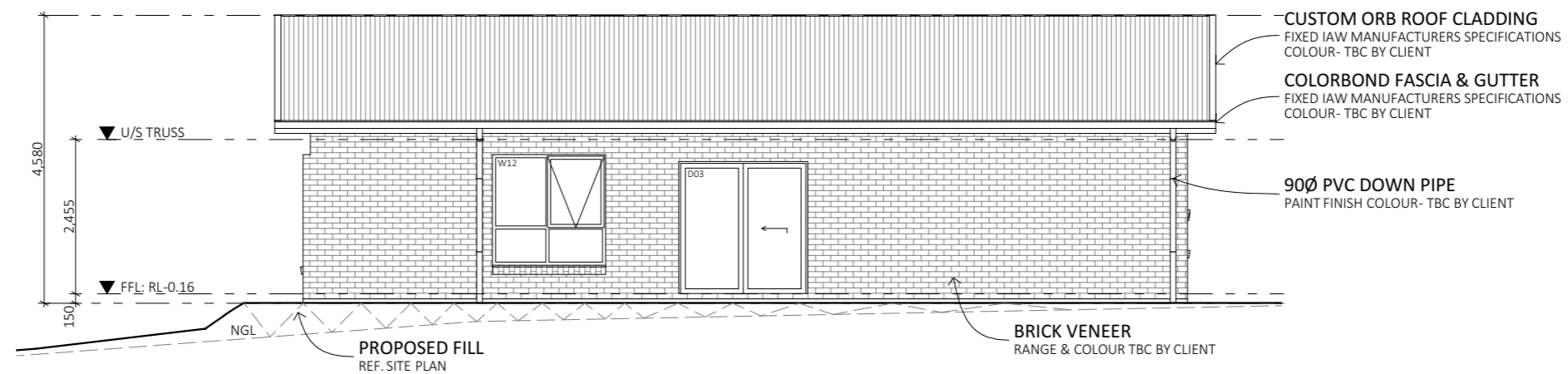
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R2	06/03/2026	MVC RFI	DRAWN	H.K.	DRAWING	10 of 12
R3	12/03/2026	MVC RFI 2	CHECKED	M.L.	PAGE SIZE	A3



1
A08

UNIT 1 EASTERN ELEVATION
SCALE 1:100



2
A08

UNIT 1 WESTERN ELEVATION
SCALE 1:100



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DRAWING
UNIT 1
ELEVATIONS
EST-WST

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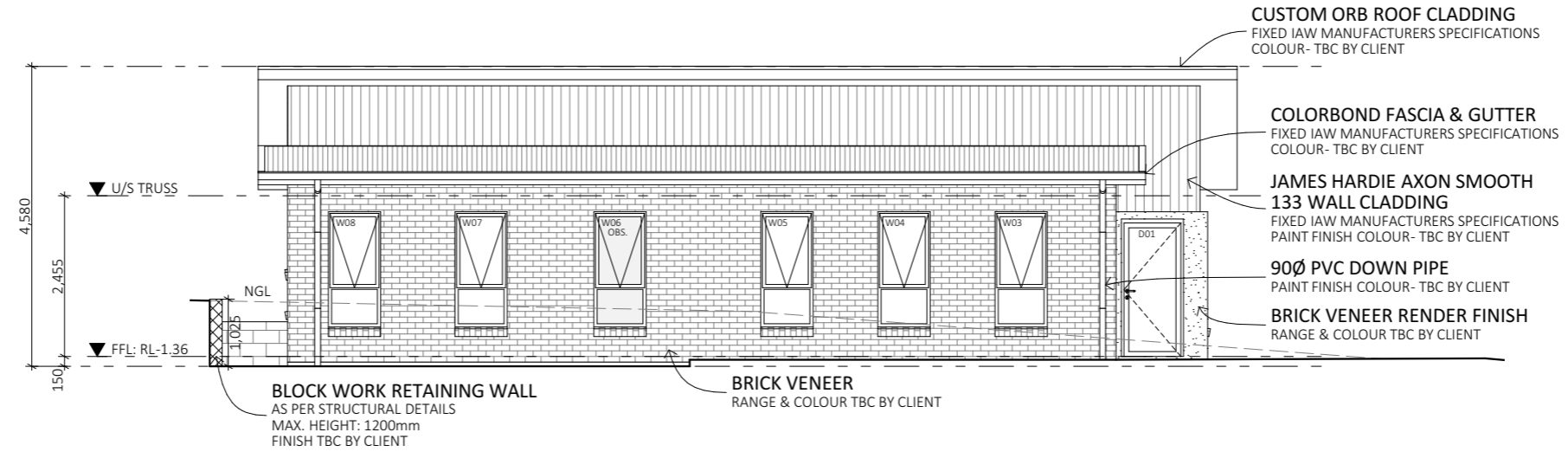
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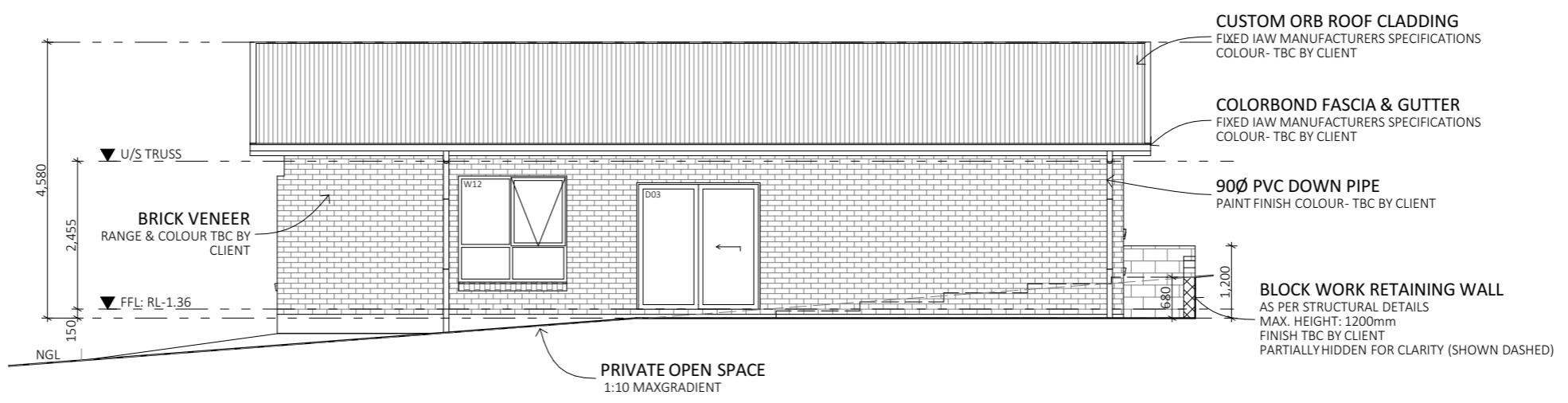
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R3	12/03/2026	MVC RFI 2	CHECKED	M.L.	PAGE SIZE	A3



1
A08

UNIT 2 EASTERN ELEVATION
SCALE 1:100



2
A08

UNIT 2 WESTERN ELEVATION
SCALE 1:100

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R2	06/03/2026	MVC RFI	DRAWN	H.K.	DRAWING	A12 12 of 12
R3	12/03/2026	MVC RFI 2	CHECKED	M.L.	PAGE SIZE	A3