



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:	Design to Live - PA\26\0055
PROPERTY ADDRESS:	60 Jane Street BRACKNELL (CT: 11131/5)
DEVELOPMENT:	Residential outbuildings (garage and carport) - setback.

The application can be inspected until **Monday, 29 September 2025**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 13 September 2025.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



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

OFFICE USE ONLY

Property No:	<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="60 JANE STREET"/>	Certificate of Title:	<input type="text" value="11131/5"/>
Suburb:	<input type="text" value="BRACKNELL"/>	<input type="text" value="7302"/>	Lot No: <input type="text"/>
Land area:	<input type="text" value="1616"/>	m^2 / ha	
Present use of land/building:	<input type="text" value="RESIDENTIAL"/>	<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 checked="" type="checkbox"/> Demolition
	<input type="checkbox"/> Forestry	<input type="checkbox"/> Other		
Total cost of development (inclusive of GST):	<input type="text" value="\$ 70,000"/>	<i>Includes total cost of building work, landscaping, road works and infrastructure</i>		
Description of work:	<input type="text" value="PROPOSED OUTBUILDINGS"/>			
Use of building:	<input type="text" value="RESIDENTIAL"/>	<i>(main use of proposed building – dwelling, garage, farm building, factory, office, shop)</i>		
New floor area:	<input type="text" value="REF. PLANS"/> m^2	New building height:	<input type="text" value="REF. PLANS"/> m	
Materials:	External walls:	<input type="text" value="STEEL"/>	Colour:	<input type="text" value="COLORBOND"/>
	Roof cladding:	<input type="text" value="STEEL"/>	Colour:	<input type="text" value="COLORBOND"/>

SEARCH OF TORRENS TITLE

VOLUME 11131	FOLIO 5
EDITION 3	DATE OF ISSUE 19-Feb-2025

SEARCH DATE : 25-Feb-2025

SEARCH TIME : 11.51 AM

DESCRIPTION OF LAND

Town of BRACKNELL
 Lot 5 on Sealed Plan 11131
 Derivation : Part of 8A-2R-33Ps. (Section N.) Gtd. to J.
 Wadley.
 Prior CT 3699/22

SCHEDULE 1

N219407 TRANSFER to JAMIE ALAN MEAD and KALINA THERESE MEAD
 Registered 19-Feb-2025 at 12.01 PM

SCHEDULE 2

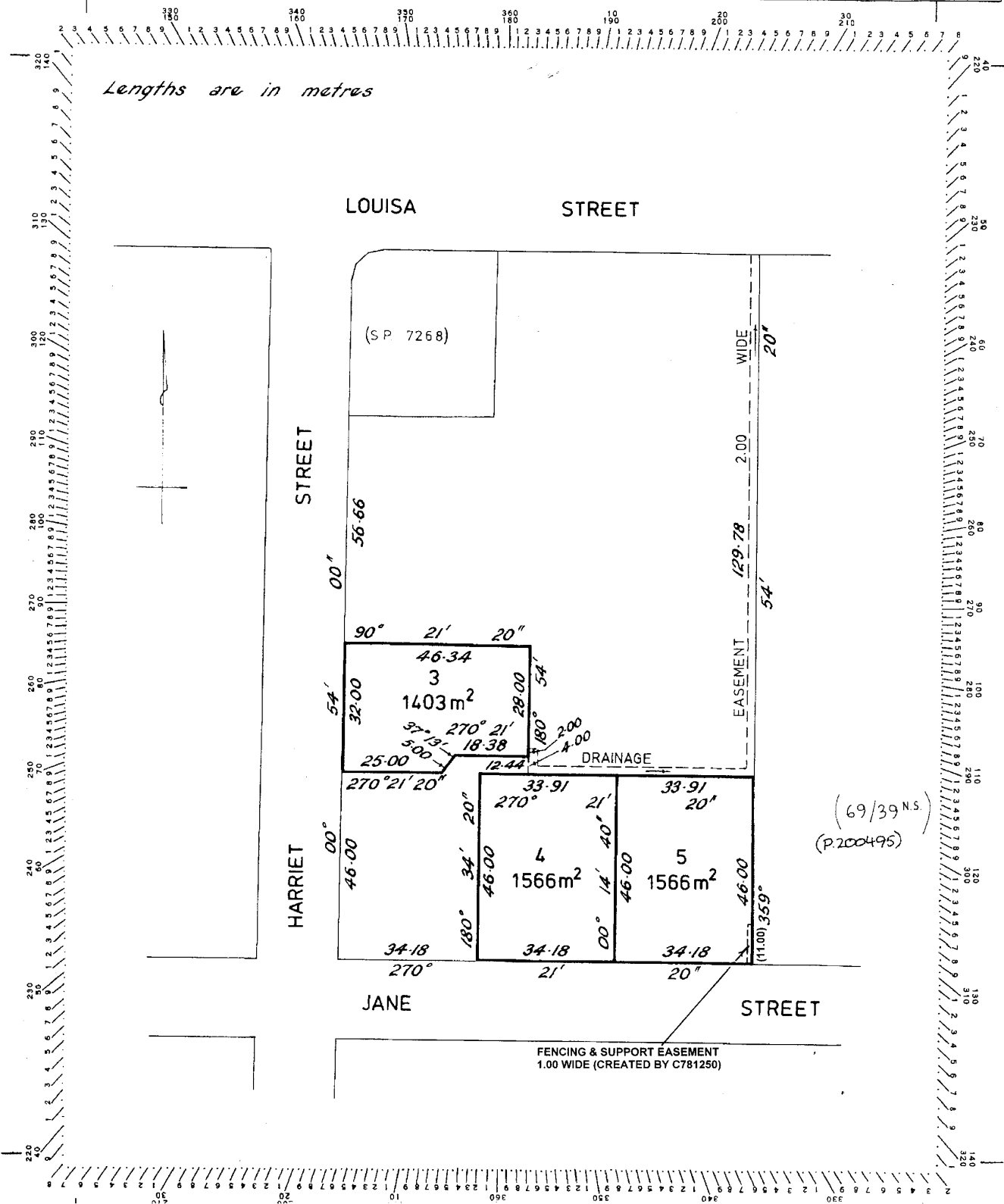
Reservations and conditions in the Crown Grant if any
 SP 11131 EASEMENTS in Schedule of Easements
 SP 11131 FENCING PROVISION in Schedule of Easements
 C781250 BURDENING EASEMENT: a fencing and support easement
 (appurtenant to Lot 1 on Plan 200495) over the
 Fencing and Support Easement 1.00 wide on Sealed Plan
 11131 Registered 12-Dec-2007 at noon
 E405085 MORTGAGE to Commonwealth Bank of Australia
 Registered 19-Feb-2025 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: <i>Annie Rebecca Quinn</i>	PLAN OF SURVEY by Surveyor <i>Edward M^oRae Pedley</i> of land situated in the	Registered Number: S.P11131
Title Reference: <i>C.T. 3494-9</i>	TOWN OF BRACKNELL	Effective from: 12 JUL 1978
Grantee: <i>Part of 8^a. 2^a. 33^b</i> <i>Granted to Joseph Wadley</i>	SEC N <i>Scale 1:1000</i>	P/I <i>M. Withman</i> Recorder of titles

Lengths are in metres





SCHEDULE OF EASEMENTS

Plan No. **S.P.**
11131

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

FENCING PROVISION:

With respect to Lots 3, 4 and 5 the Vendor (ANNIE REBECCA QUINN) shall not be required to fence

EASEMENTS:

Lots 3, 4 and 5 are together with a right of drainage over the land marked on the Plan "Drainage Easement 2.00 metres wide"

Deleted { ~~The balance of the land comprised and described in Certificate of Title Registered Volume 3494 Folio 9 is SUBJECT TO a right of drainage over the land marked on the plan "Drainage Easement 2.00 metres wide".~~

No covenants other easements or profits a Prendre are created to benefit or burden the said Lots

SIGNED by ANNIE REBECCA QUINN)
the Registered Proprietor of the)
land comprised in Certificate of)
Title Registered Volume 3494)
Folio 9 in the presence of :)

ARR Quinn
Shirley Selwyn Lewis

~~SIGNED by JUDITH ANNE CURRAN as)
Mortgagee under and pursuant to)
Memorandum of Mortgage No.)
A472472 in the presence of :)~~

11131

Certified correct for the purposes of the Real Property Act 1862, as amended.

Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of ANNIE REBELGA QUINN (Insert Subdivider's Full Name)

affecting land in

CERTIFICATE OF TITLE 3474-9 (Insert Title Reference)

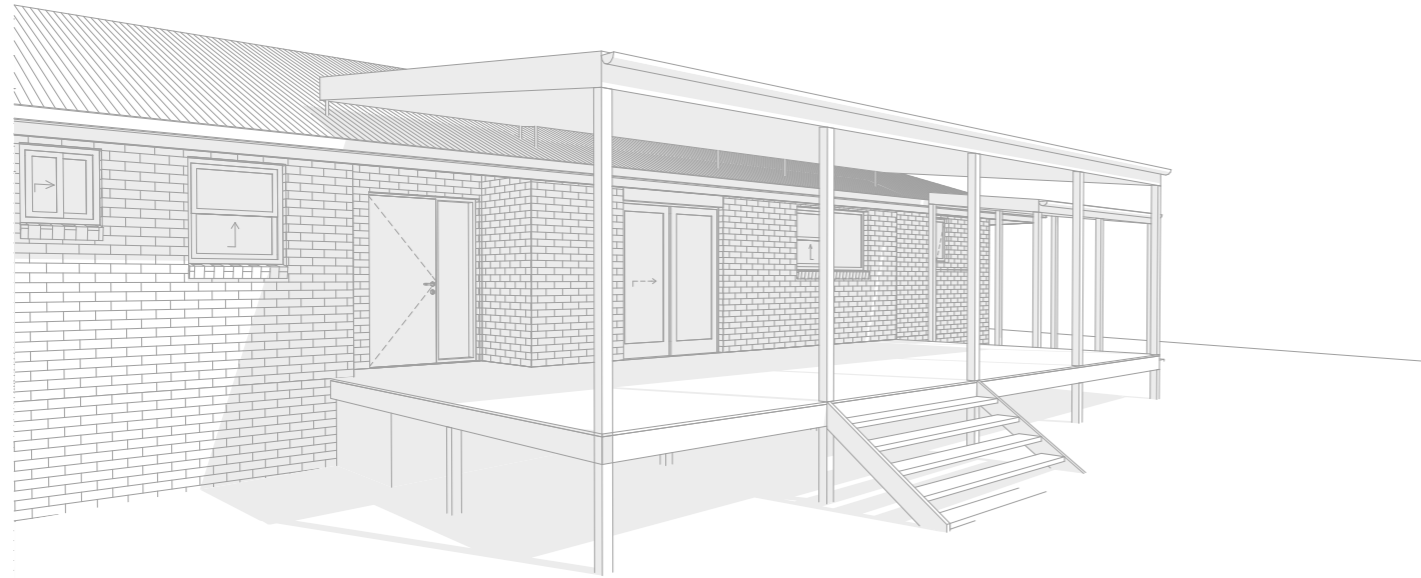
Sealed by [Signature] on 8th May 1998

[Signature] Council Clerk/Deputy Clerk

10364



PROPOSED OUTBUILDINGS
60 JANE STREET,
BRACKNELL, 7302.



DRAWING #	DRAWING
JNST60-1	COVER PAGE
JNST60-2	SITE PLAN 1:250
JNST60-3	DEMOLITION FLOOR PLAN
JNST60-4	FLOOR PLAN
JNST60-5	EXTERNAL SERVICES
JNST60-6	ELEVATIONS NTH-STH
JNST60-7	ELEVATIONS EST-WST
JNST60-8	SHED PLANS
JNST60-9	CARPORT PLANS

AREAS	(m ²)	COUNCIL	MEANDER VALLEY COUNCIL	ZONE	VILLAGE
EXISTING DWELLING	165.70	LAND TITLE REFERENCE	11131/5	ENERGY STAR RATING	N/A
PROPOSED GARAGE	90.00	PROPERTY ID	7033702	CLIMATE ZONE	7
PROPOSED DECK	45.69	LOT SIZE (M ²)	1616	ALPINE AREA	N/A
PROPOSED FRONT CARPORT	67.40	BAL RATING	N/A	CORROSION ENV'	LOW
PROPOSED REAR CARPORT	42.50	DESIGN WIND CLASS	N2	SITE HAZARDS	N/A
PROPOSED REAR WALKWAY	9.12	SOIL CLASSIFICATION	H1		
		PLANNING OVERLAY	N/A		



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

CLIENT/S:
 JAMIE & KALINA MEAD

SITE ADDRESS:
 60 JANE STREET,
 BRACKNELL, 7302.

DRAWING
COVER PAGE

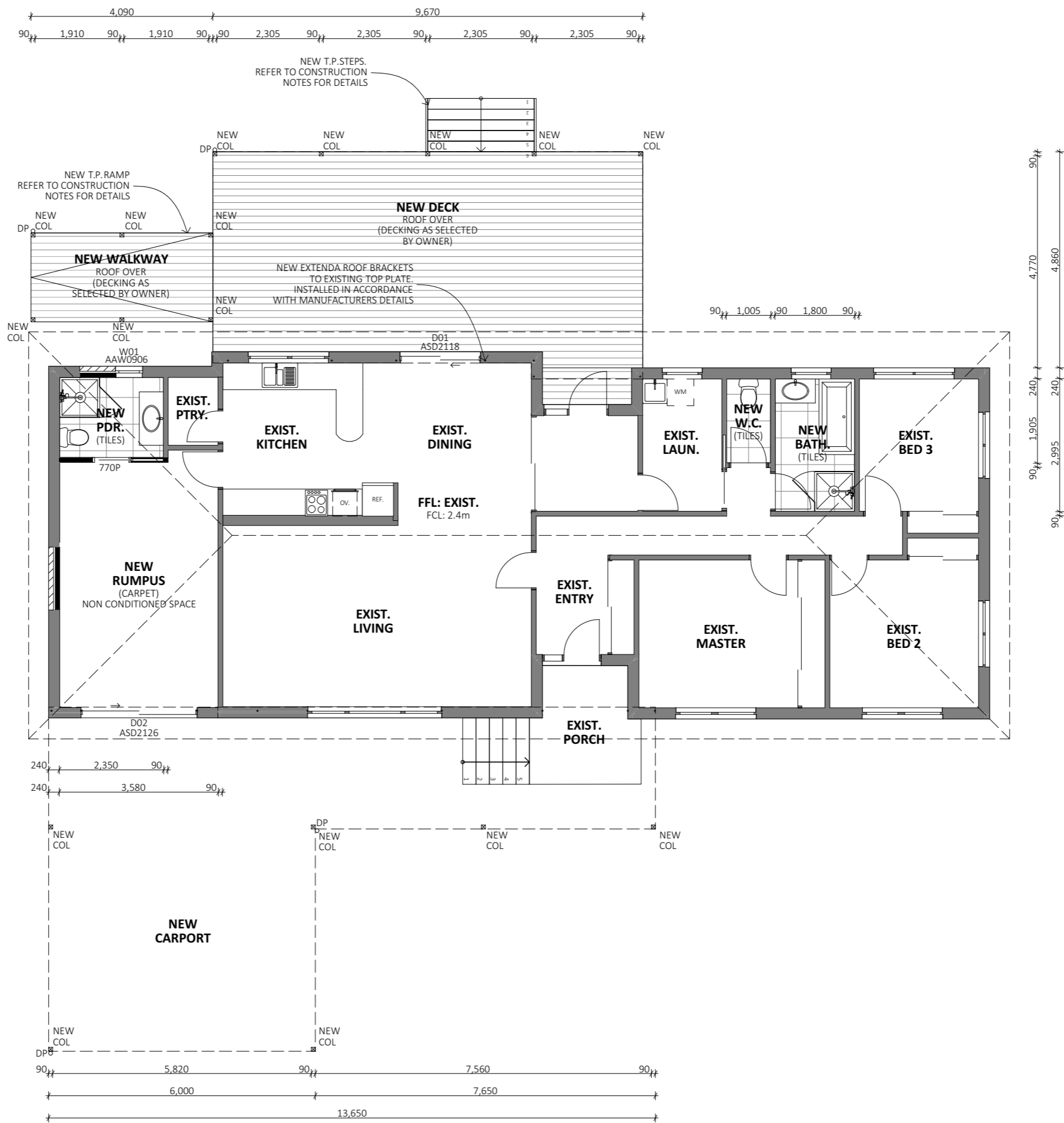
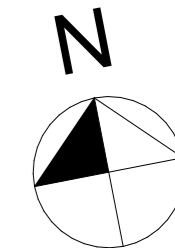
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REV.	DATE	DESCRIPTION	DESIGNER	CLIENT	JOB NUMBER	JNST60
R1	08/09/2025	FOR REVIEW				
			DRAWN	H.K.	DRAWING	1/9
			CHECKED	M.L.	SCALE (@A3)	NTS



KEY:

	NEW WALL
	EXISTING/UNMODIFIED

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**DRAWING
 FLOOR PLAN**




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			CHECKED	M.L.	SCALE (@A3)	1:100

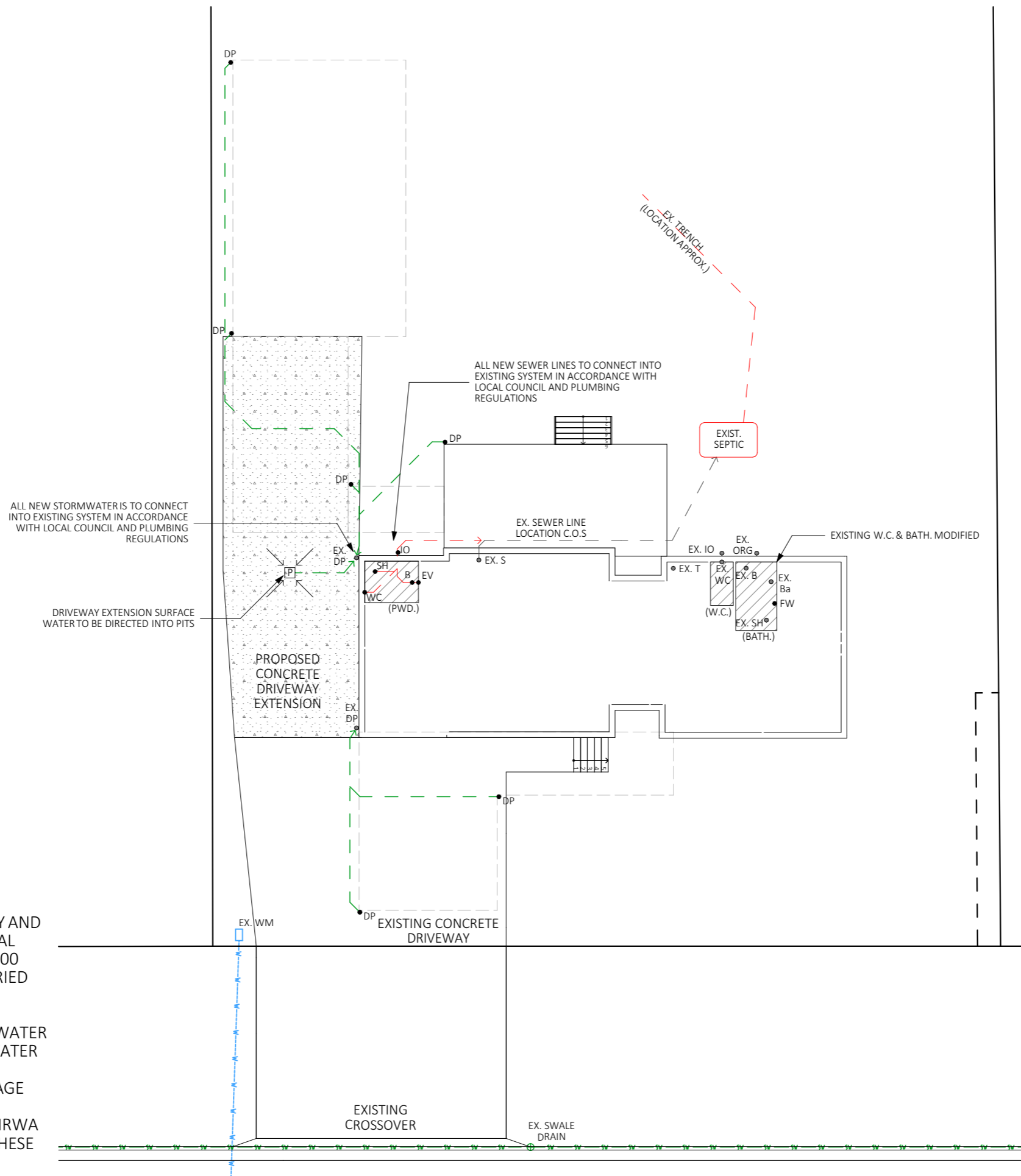
LEGEND	
B	BASIN
Ba	BATH (POP-UP PLUG WITH REMOVABLE WASTE)
S	SINK (65Ø)
T	LAUNDRY TUB (65Ø)
SH	SHOWER
WC	WATER CLOSET
EV	VENT (THROUGH TO ROOF)
IO	INSPECTION OPENING
ORG	O/FLOW RELIEF GULLY
P	DRAINAGE PIT (450 x 450mm)
DP	DOWNPIPE (90Ø)
	WET AREAS
	STORMWATER LINE (100mm PVC)
	SEWER LINE (100mm PVC)
	EXISTING SW & SEWER LINES

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.



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DRAWING
EXTERNAL
SERVICES

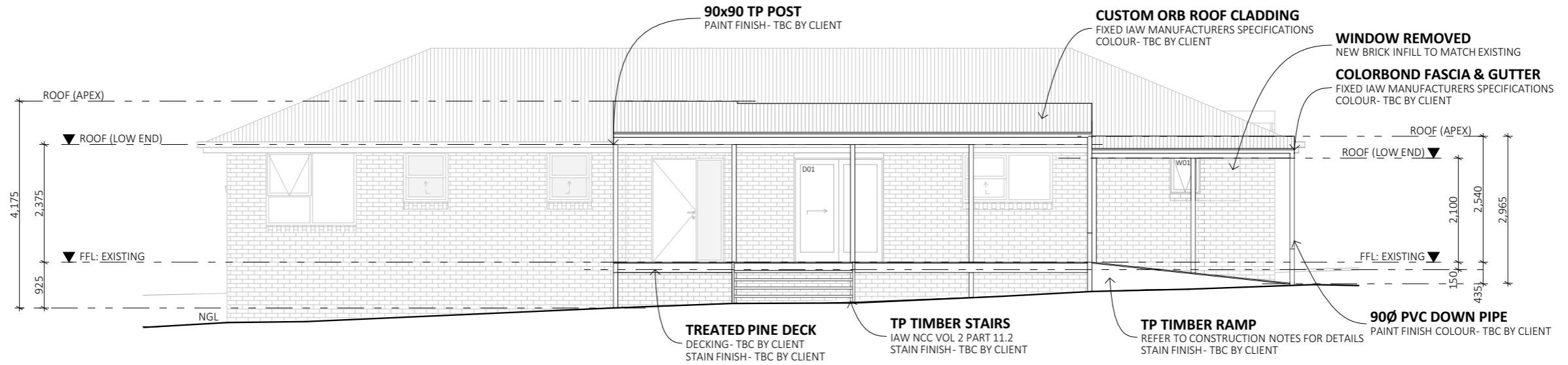
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R1	08/09/2025	FOR REVIEW				
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			CHECKED	M.L.	SCALE (@A3)	1:200



NORTHERN ELEVATION



SOUTHERN ELEVATION



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DRAWING ELEVATIONS
 NTH-STH

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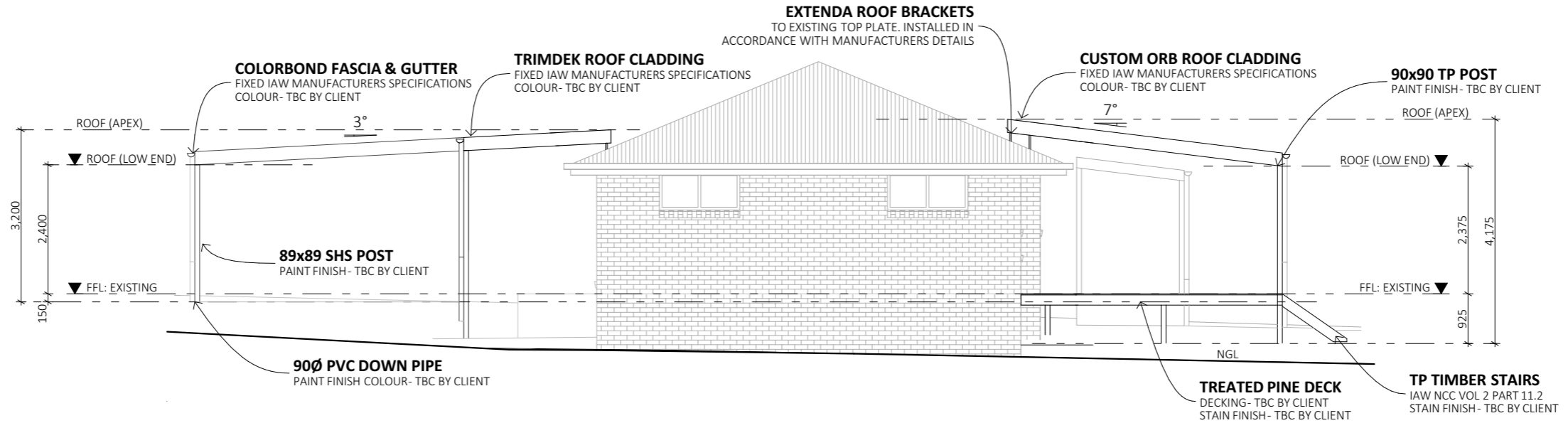
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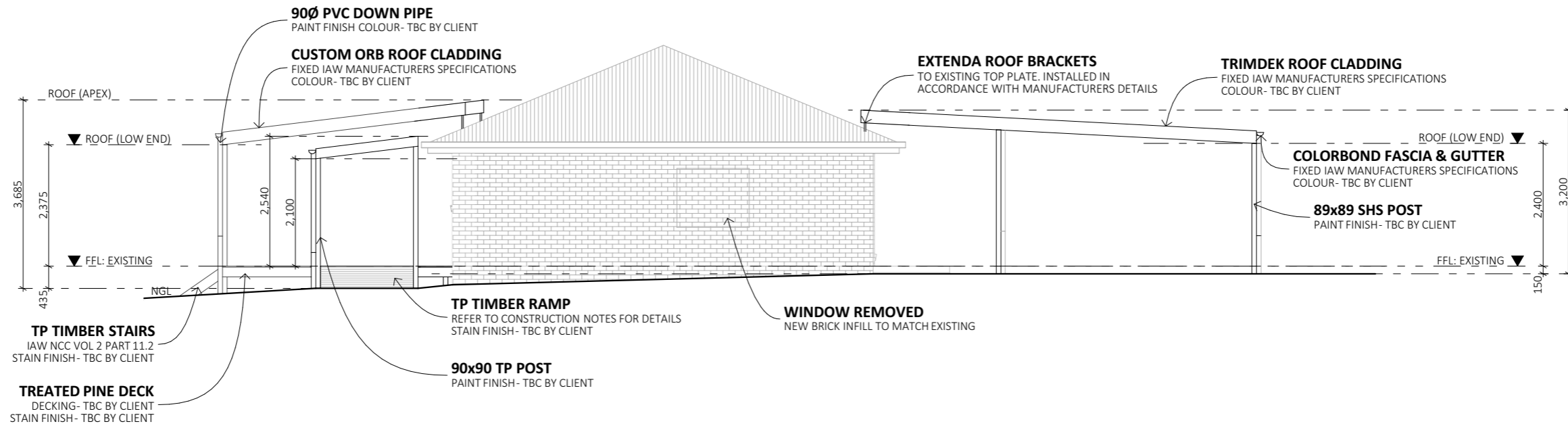
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EASTERN ELEVATION



WESTERN ELEVATION



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**DRAWING
 ELEVATIONS
 EST-WST**

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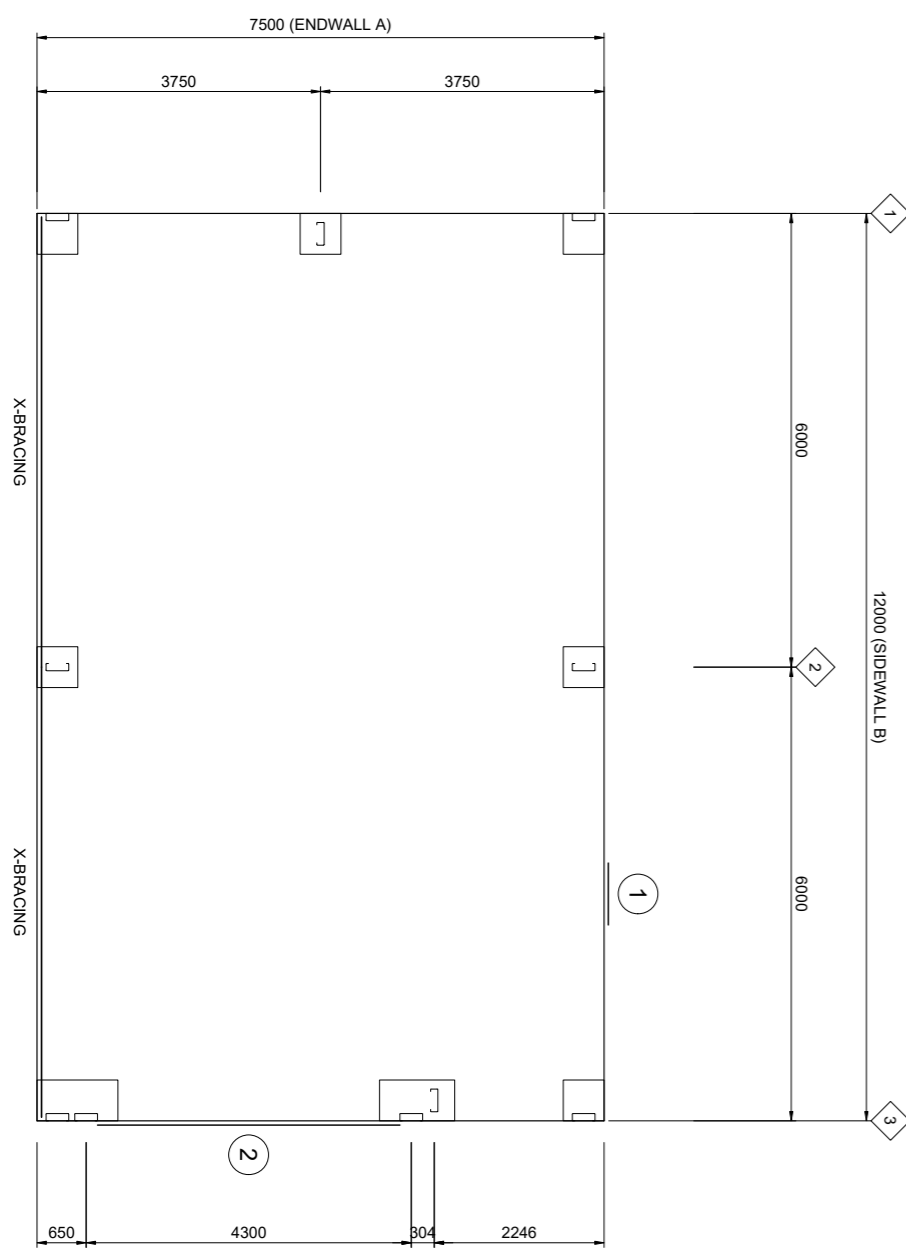
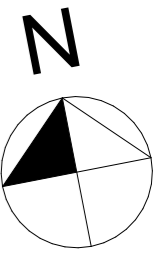
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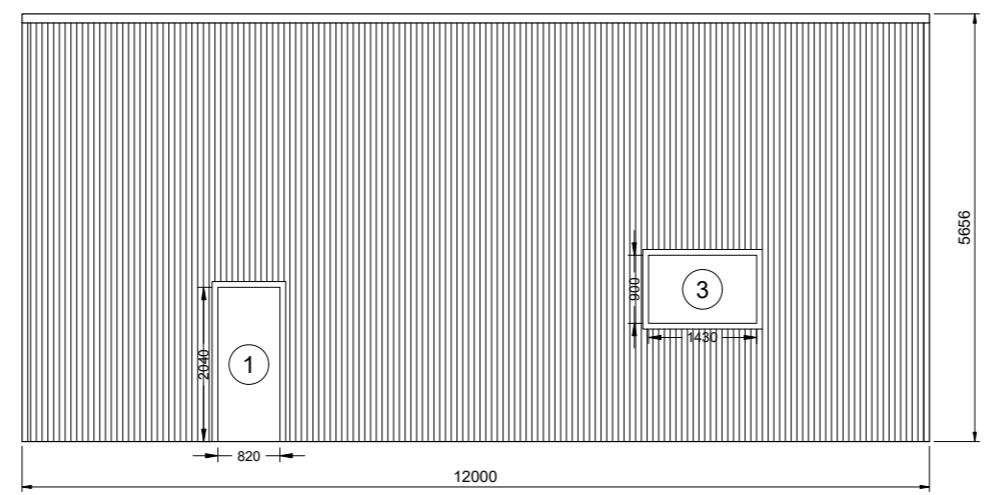
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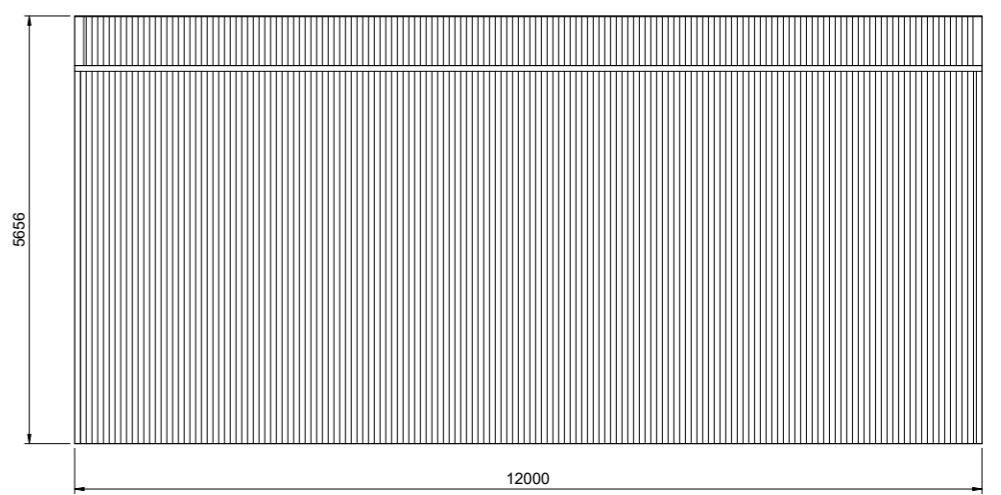
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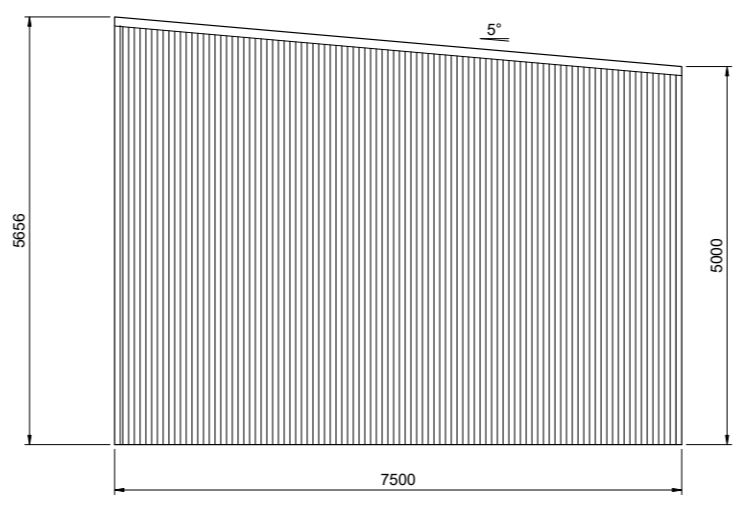
SHED FLOOR PLAN



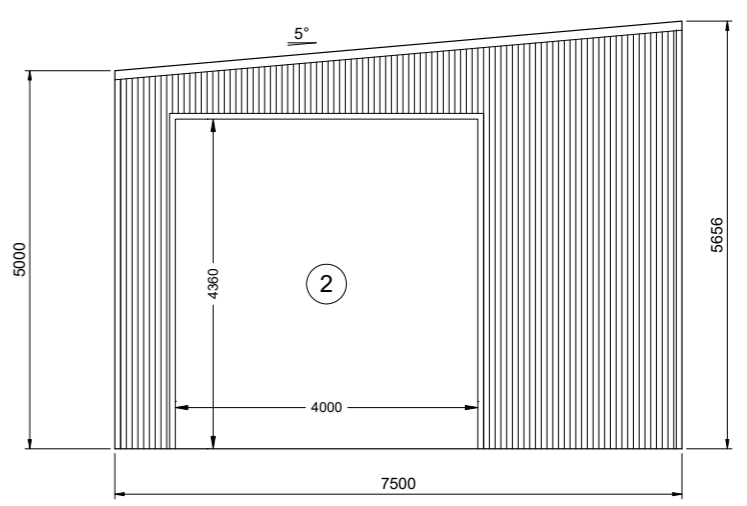
EASTERN ELEVATION



WESTERN ELEVATION



NORTHERN ELEVATION



SOUTHERN ELEVATION



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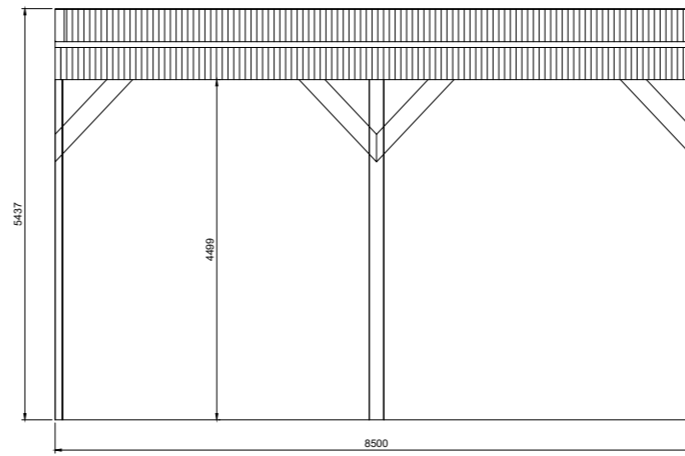
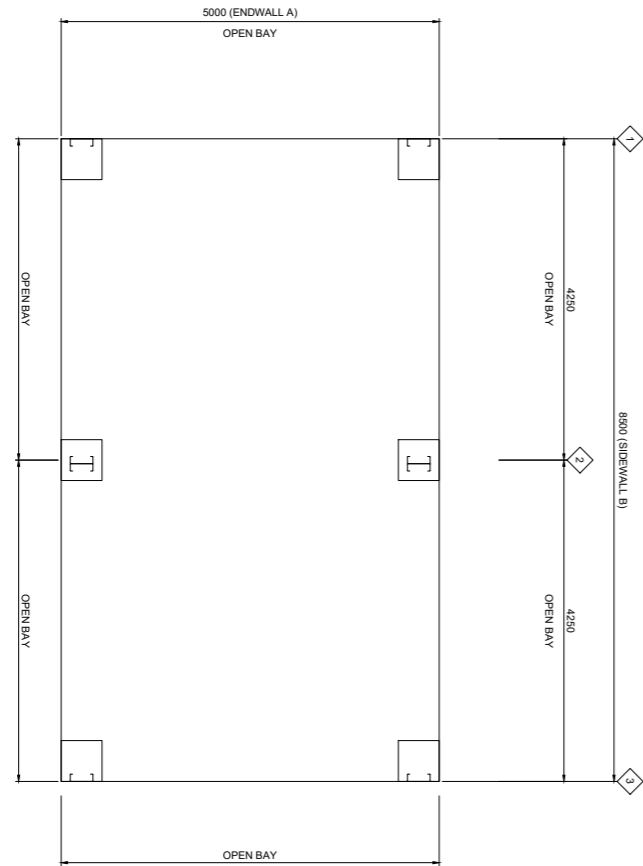
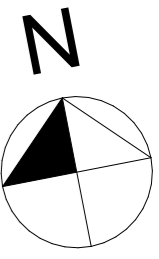
DRAWING
SHED PLANS

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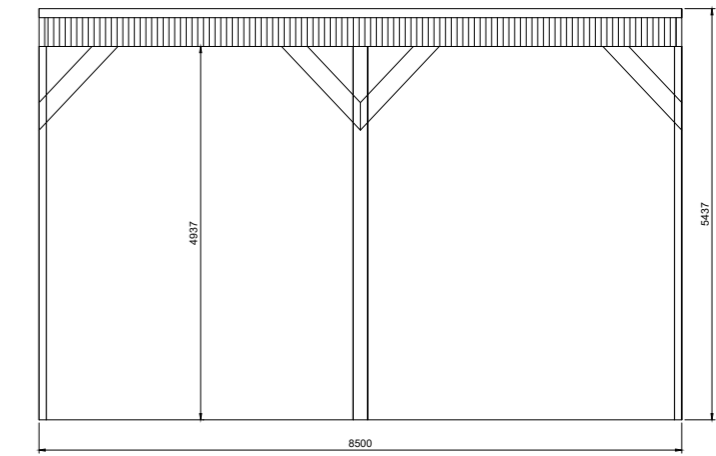
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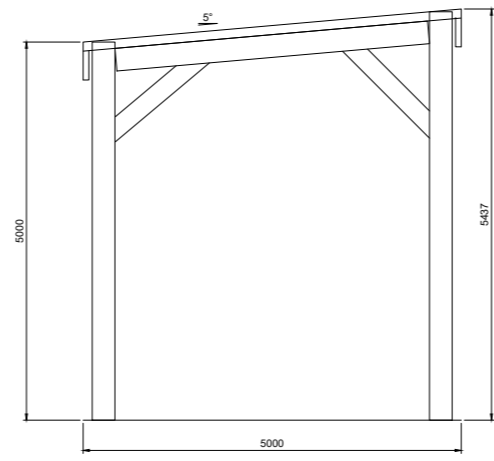
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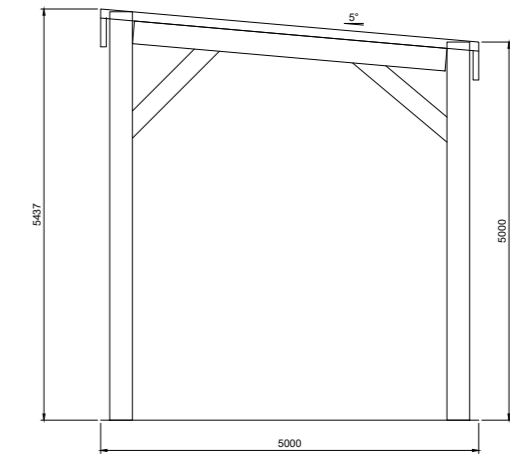
EASTERN ELEVATION



WESTERN ELEVATION



NORTHERN ELEVATION



SOUTHERN ELEVATION

SHED FLOOR PLAN




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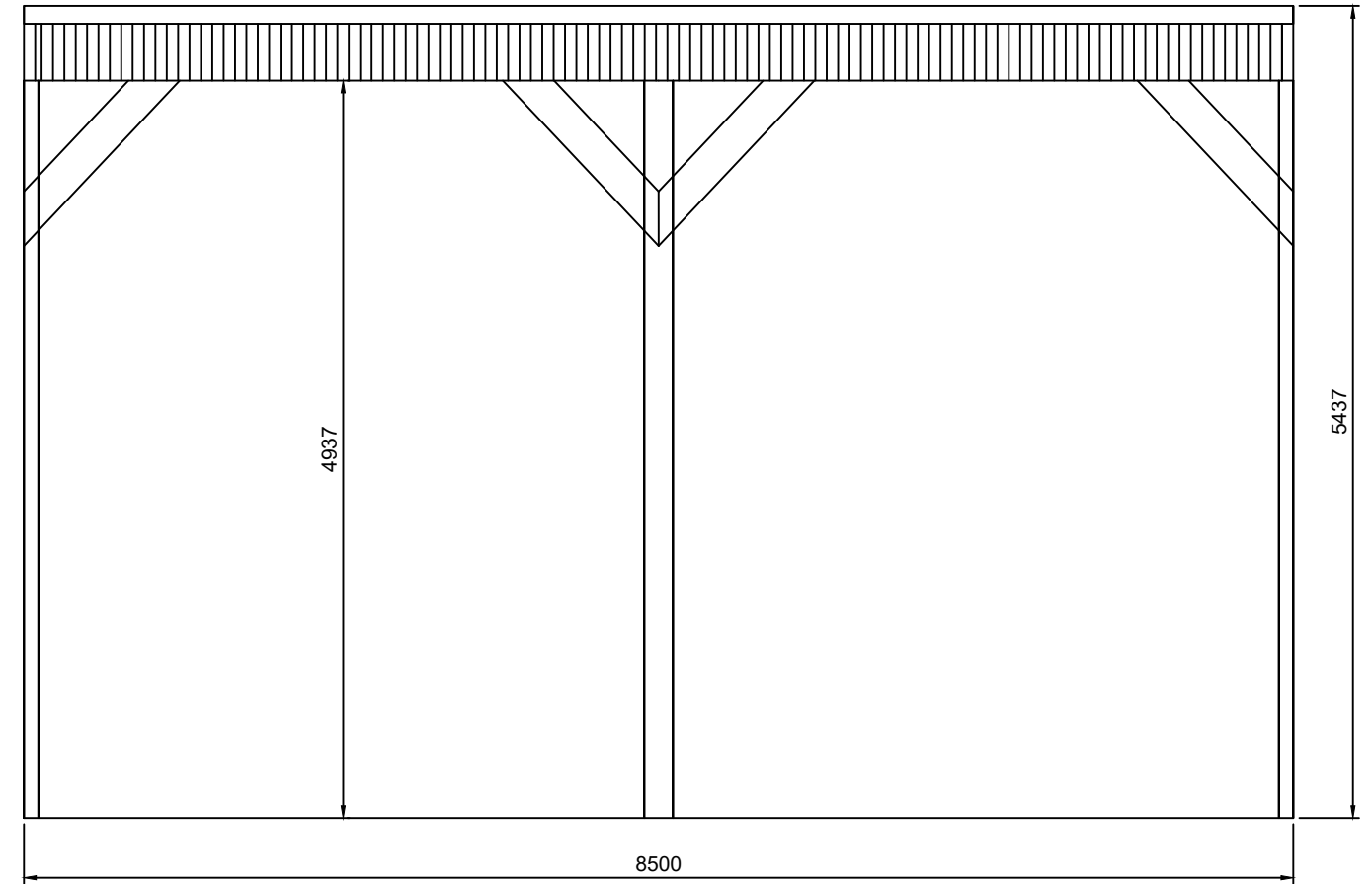
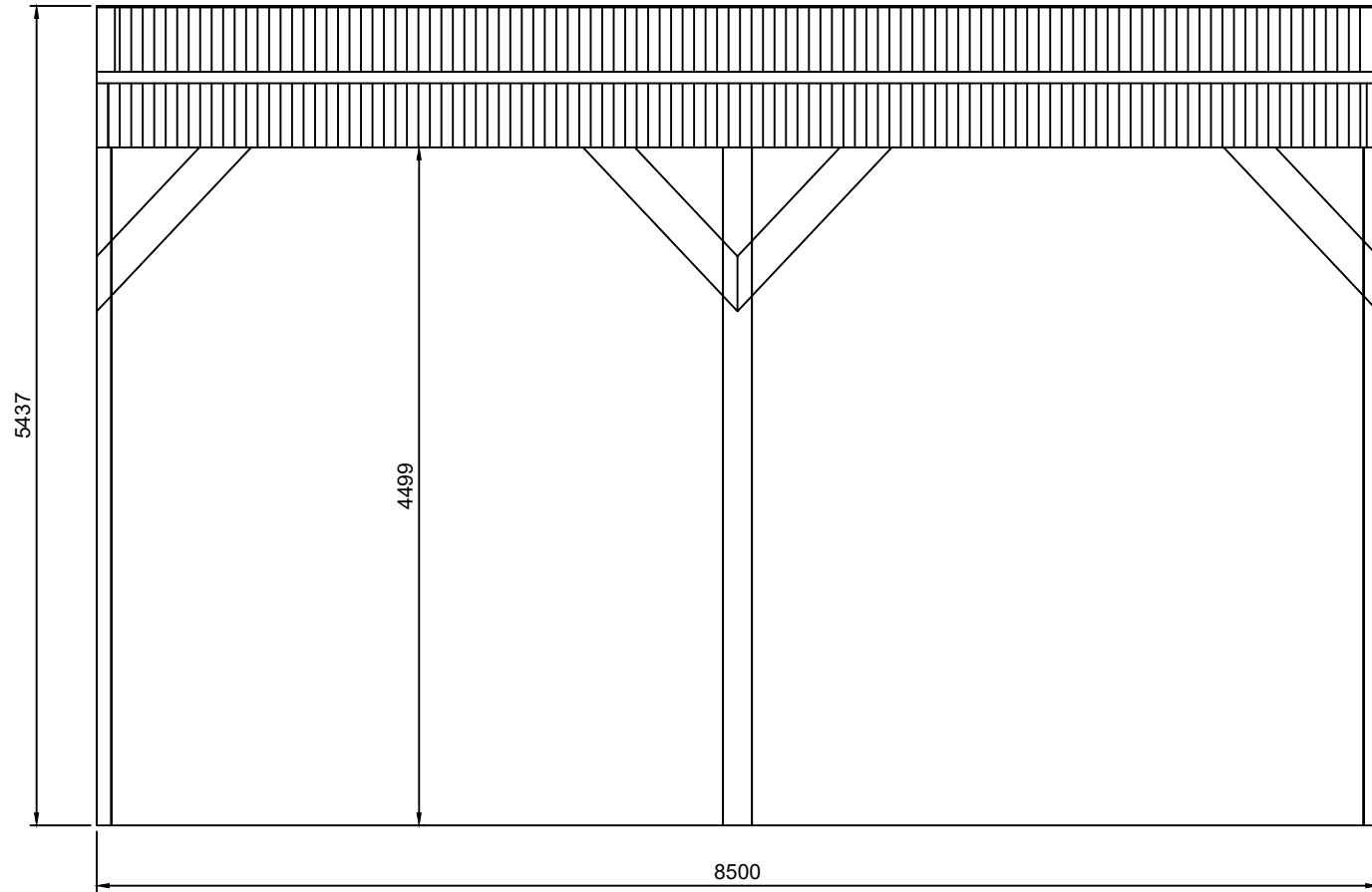
DRAWING
CARPORT
PLANS

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SIGNATURE: _____ **DATE:** _____

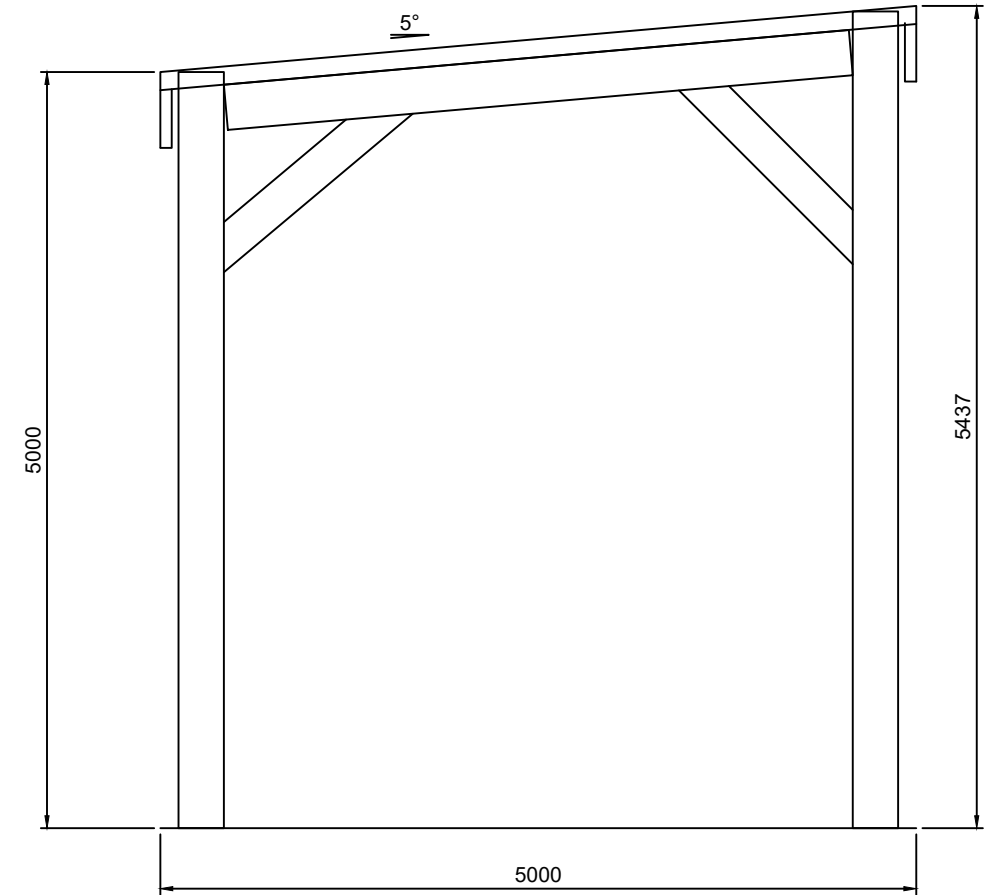
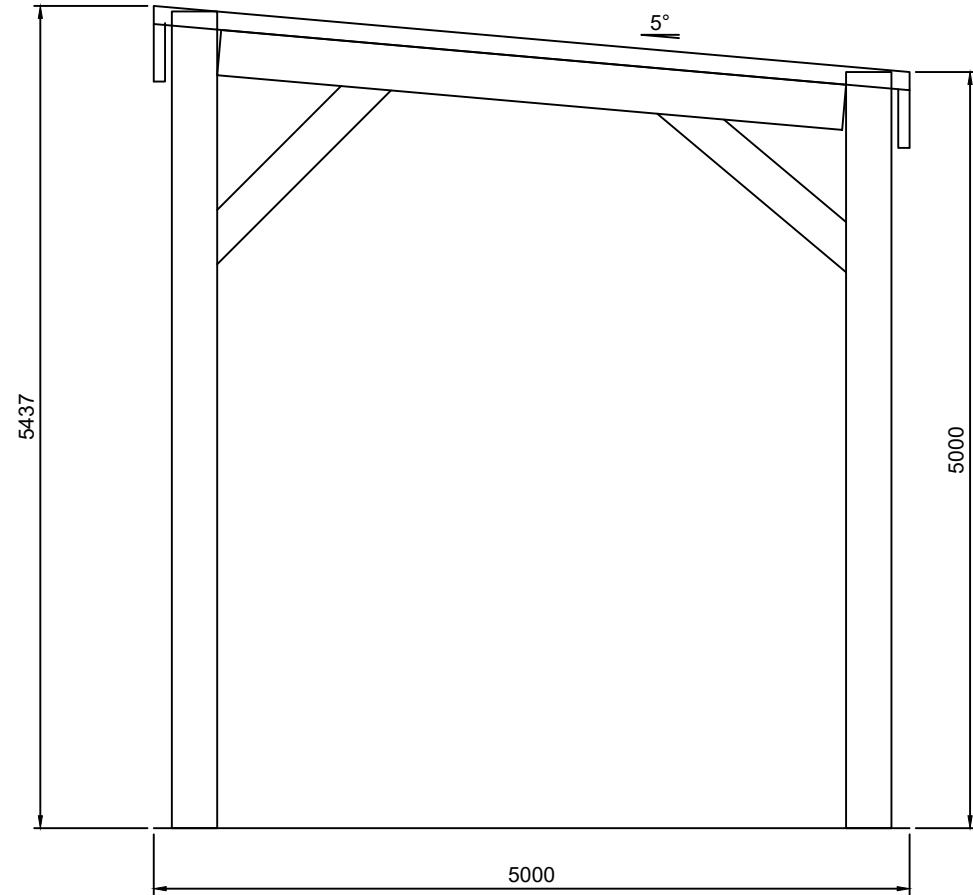
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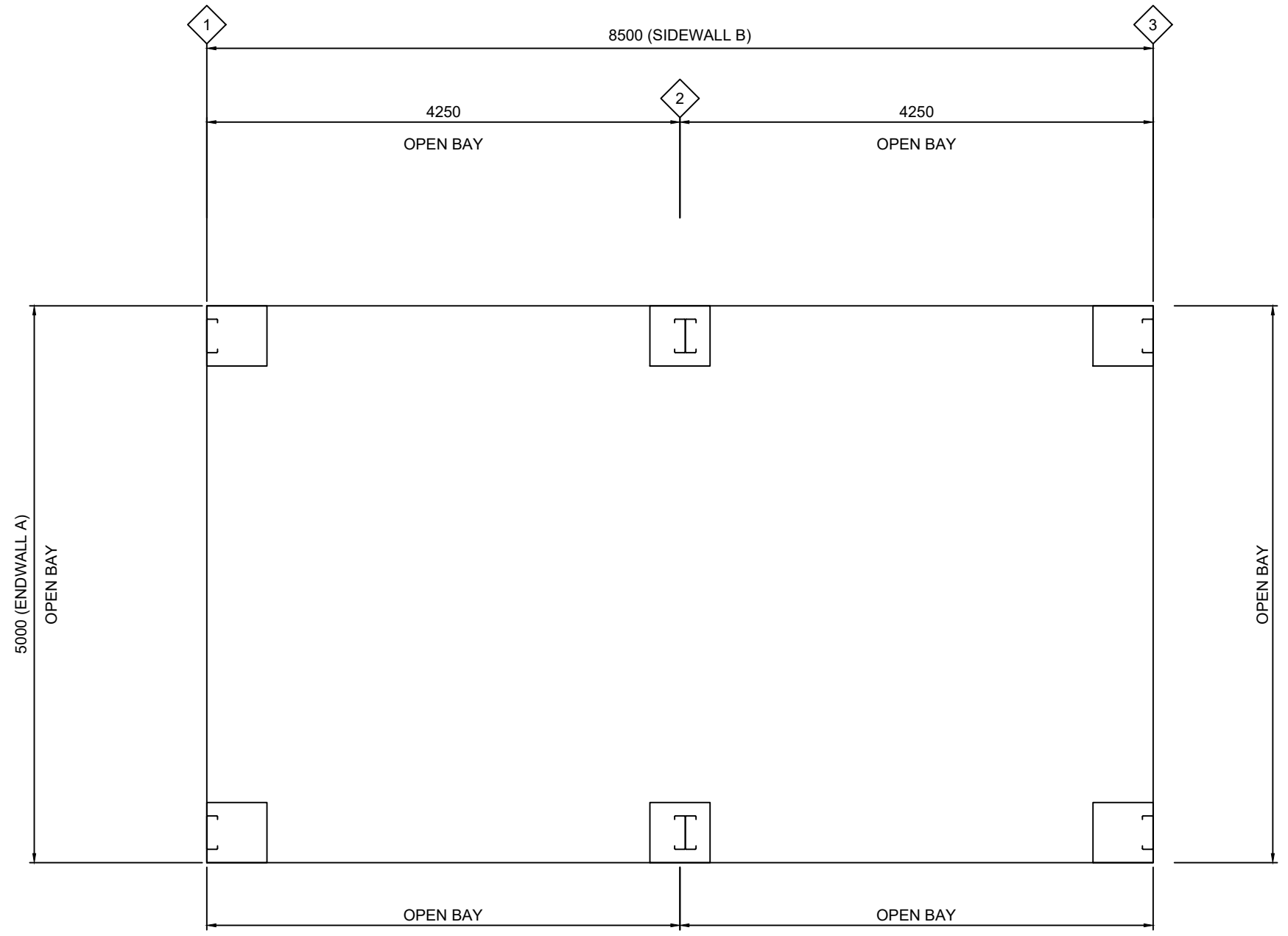
1 RIGHT ELEVATION
2 SCALE: 1:50

2 LEFT ELEVATION
2 SCALE: 1:50



2 FRONT ELEVATION
3 SCALE: 1:50

1 REAR ELEVATION
3 SCALE: 1:50



1 FLOOR PLAN
6 SCALE: 1:50



151 Smeaton Grange Road,
Smeaton Grange, NSW, 2567
Phone: 02 4648 7777
Fax: 02 4648 7700
Email: sales@bestsheds.com.au

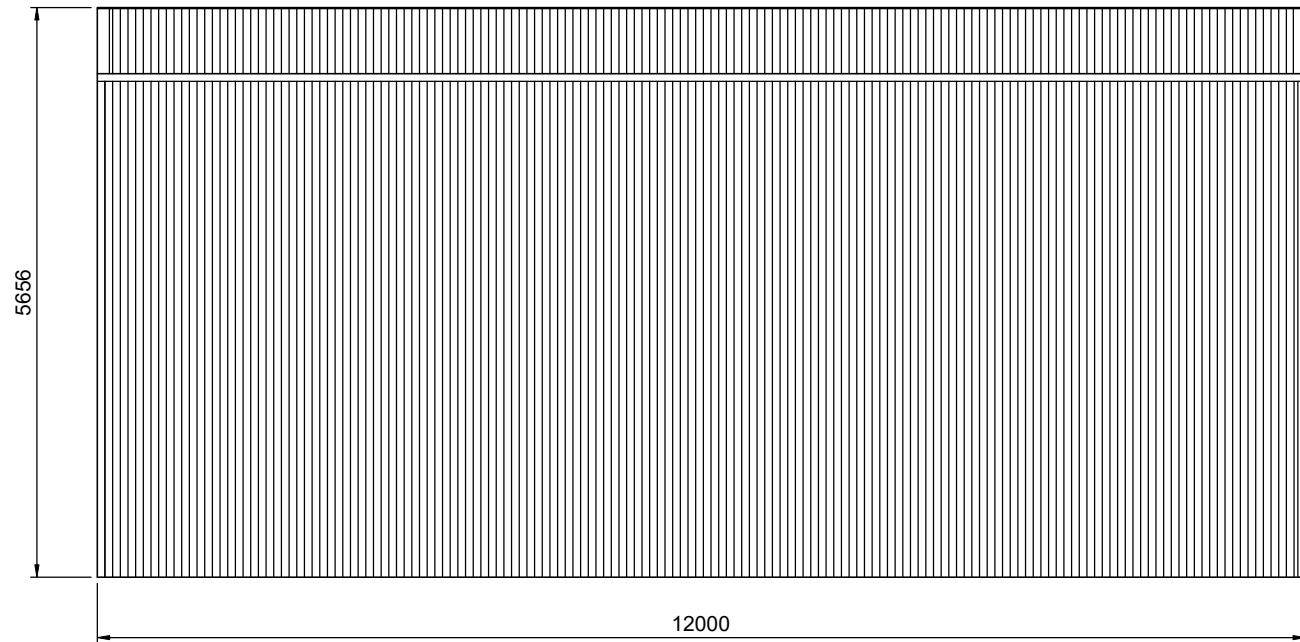


CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Bend MIEAust RPEng
RPEQ 15562 TBP PE003976 (VIC)

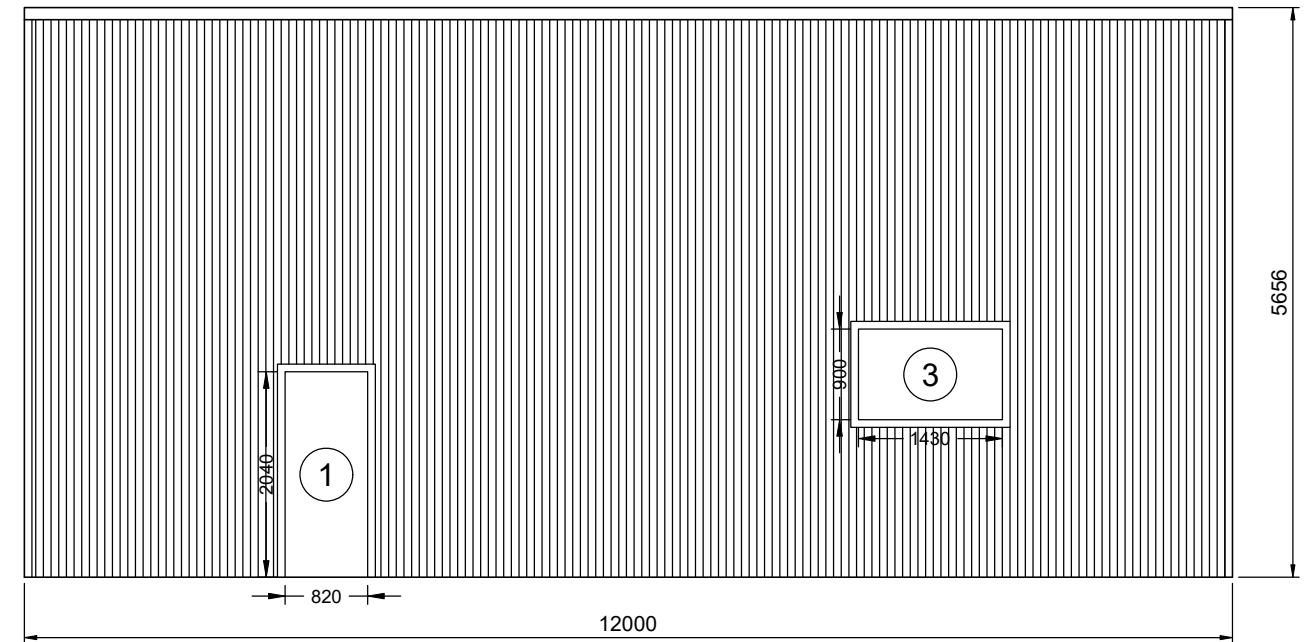
Signature:  Date: 17.07.2025

Customer Name: SK TILT 'N' TOW
Site Address: 60 Jane Street
Bracknell,
TAS, 7302

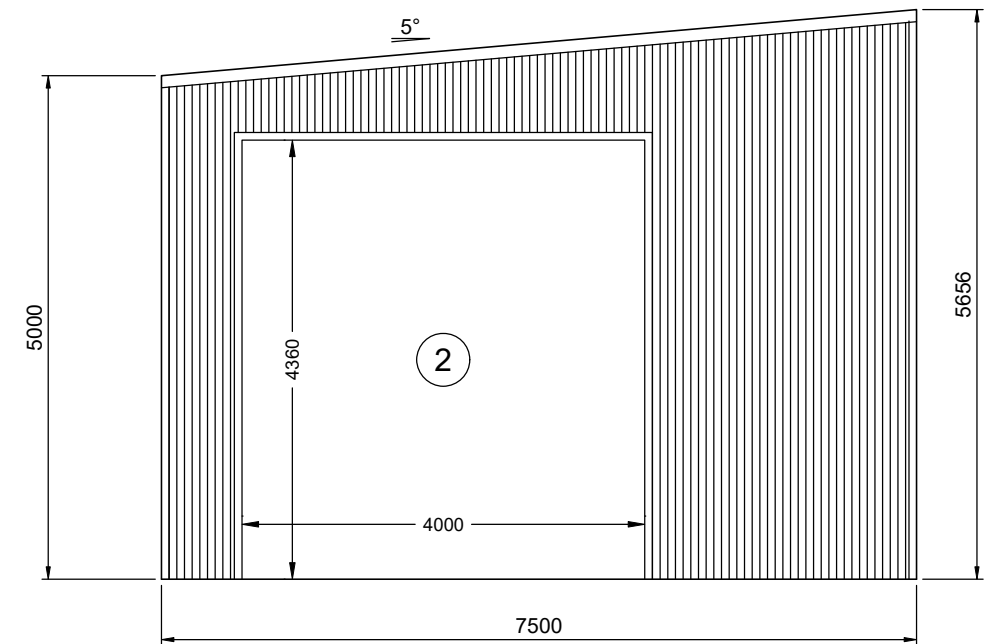
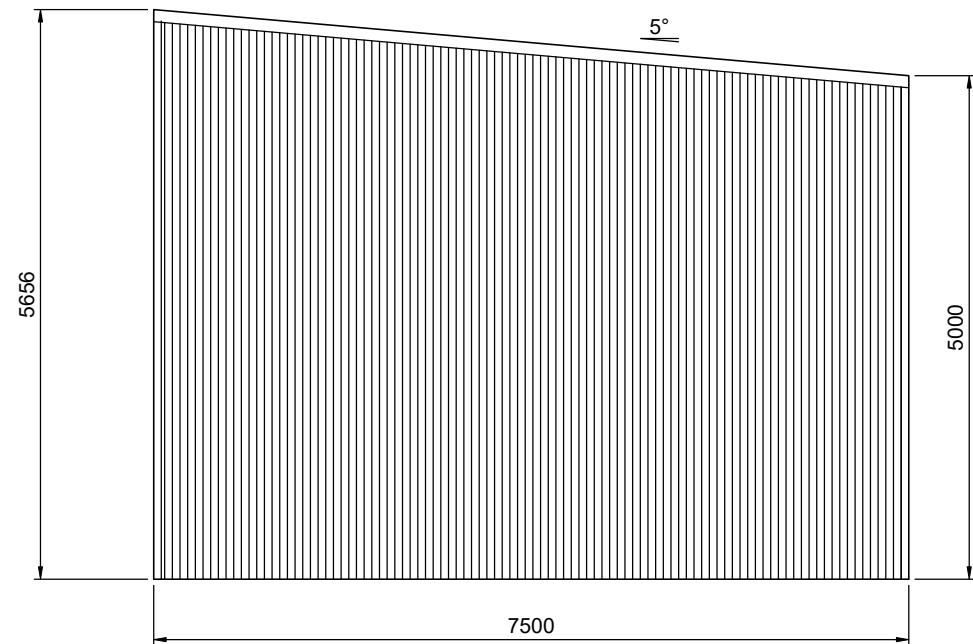
DATE 17-07-2025
JOB NO. 2829725505
SHEET 6 of 9



1 RIGHT ELEVATION
2 SCALE: 1:75

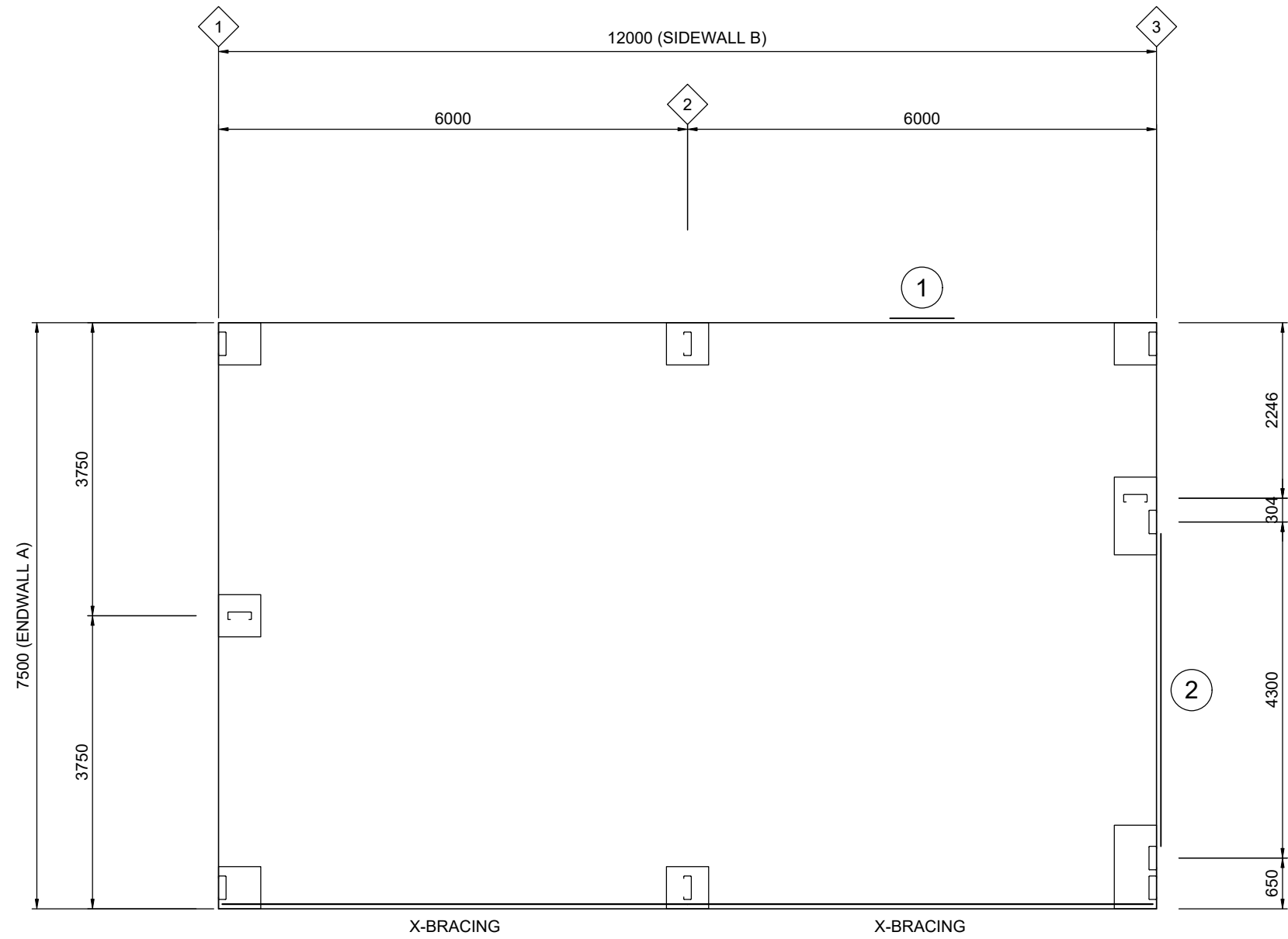


2 LEFT ELEVATION
2 SCALE: 1:75



2 FRONT ELEVATION
3 SCALE: 1:75

1 REAR ELEVATION
3 SCALE: 1:75



1 FLOOR PLAN
5 SCALE: 1:75