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\0150**
PROPERTY ADDRESS:	**18 Cook Street HADSPEN (CT: 162555/9)**
DEVELOPMENT:	**Extension to Single dwelling – flood prone area.**

The application can be inspected until **Wednesday, 14 January 2026**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

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

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

Dated at Westbury on 20 December 2025.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

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: | | | | | | **Assessment No:** | | - | | | | | - | | | | |

DA | | **PA** | | **PC** | |

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

Indicate by ✓ box

PROPERTY DETAILS:

Address: 18 COOK STREET Certificate of Title: 162555/9

Suburb: HADSPEN 7290 Lot No:

Land area: 758 m^2 / ~~ha~~

Present use of land/building: 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 ☐ Building work ☐ Change of use ☐ Subdivision ☐ Demolition ☐ Forestry ☐ Other

Total cost of development *(inclusive of GST):* $ 350,000 *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work: PROPOSED EXTENSION

Use of building: RESIDENTIAL (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: REFER PLANS m^2 New building height: REFER PLANS m

Materials: External walls: REFER PLANS Colour: REFER PLANS

Roof cladding: REFER PLANS Colour: REFER PLANS

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
162555	9
EDITION	DATE OF ISSUE
4	05-Oct-2023

SEARCH DATE : 06-May-2025
SEARCH TIME : 09.36 AM

DESCRIPTION OF LAND

Town of HADSPEN
Lot 9 on Sealed Plan 162555
Derivation : Part of 1000 Acres Granted to Alexander Clerk
Prior CT 51487/1

SCHEDULE 1

M350633 TRANSFER to BRODY DENIS GEORGE BAKER Registered 03-Nov-2011 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP162555 EASEMENTS in Schedule of Easements
SP162555 FENCING COVENANT in Schedule of Easements
E361331 MORTGAGE to B&E Ltd Registered 05-Oct-2023 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Document Set ID: 3253668
Version: 1, Version Date: 27/11/2025

OWNER
~~BARRY WAYNE~~ COLGRAVE HOLDINGS PTY. LTD.

FOLIO REFERENCE
51487-1, 126269-1

GRANTEE
PART OF 1000-0-0 GTD TO ALEXANDER CLERK

PLAN OF SURVEY

COHEN & ASSOCIATES PTY LTD, LAUNCESTON

BY SURVEYOR: J.R. DAVEY

LOCATION **TOWN OF HADSPEN**

SCALE 1 : 2500 LENGTHS IN METRES

REGISTERED NUMBER
SP162555

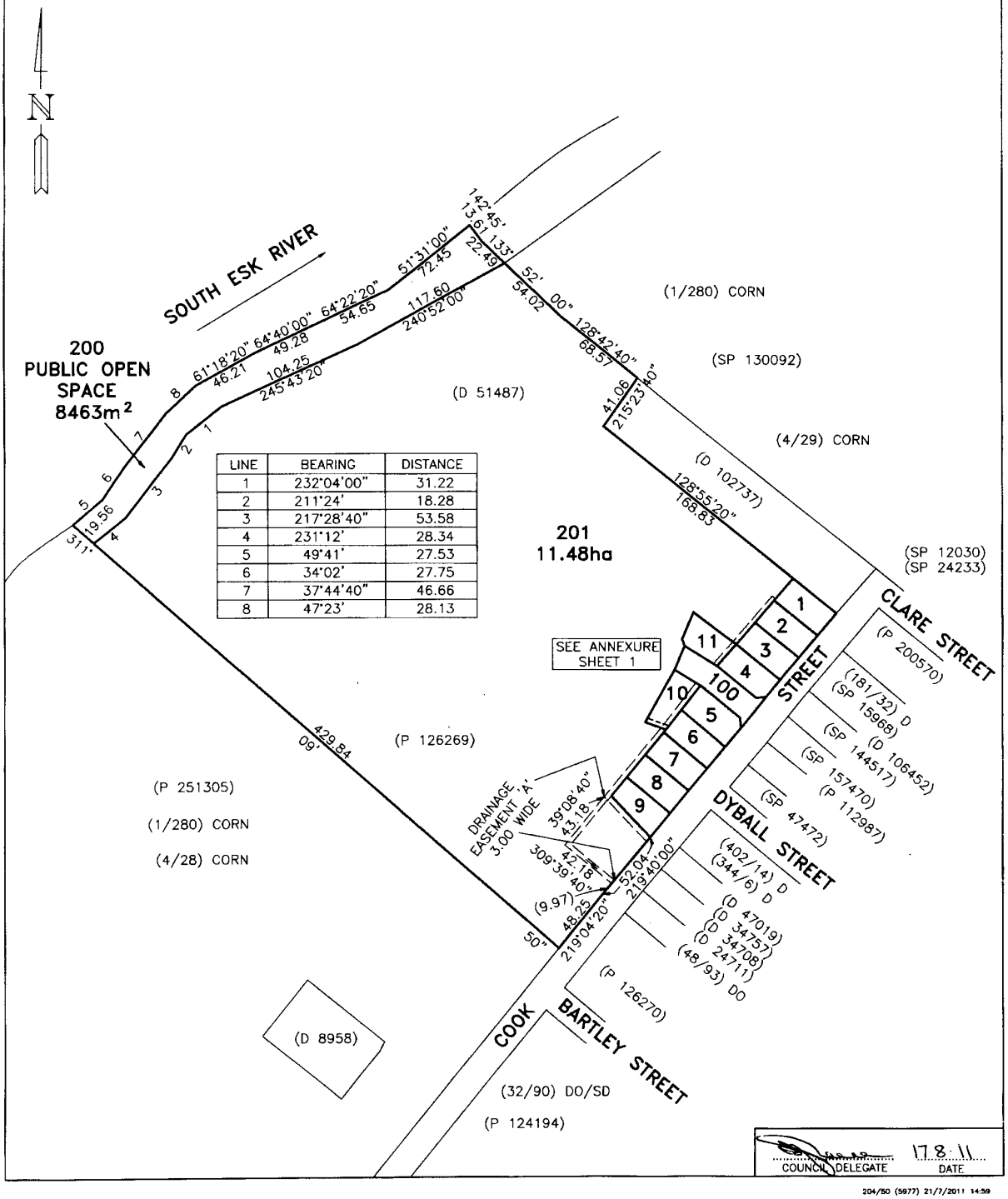
APPROVED
EFFECTIVE FROM 20 SEP 2011
Alice Kousta
Recorder of Titles

MAPSHEET MUNICIPAL CODE No 121 (5040 - 32)

LAST UPI No 6500708, 6500707

LAST PLAN No D 51487, P 126269

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



LINE	BEARING	DISTANCE
1	232°04'00"	31.22
2	211°24'	18.28
3	217°28'40"	53.58
4	231°12'	28.34
5	49°41'	27.53
6	34°02'	27.75
7	37°44'40"	46.66
8	47°23'	28.13

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PLAN OF SURVEY

ANNEXURE SHEET

SHEET 1 OF 1 SHEETS

OWNER ~~D.W.~~ COLGRAVE HOLDINGS PTY. LTD.

FOLIO REFERENCE 51487-1, 126269-1

SCALE 1 : 600 LENGTHS IN METRES

Registered Number

SP 162555

SIGNED FOR IDENTIFICATION PURPOSES

.....
Council Delegate

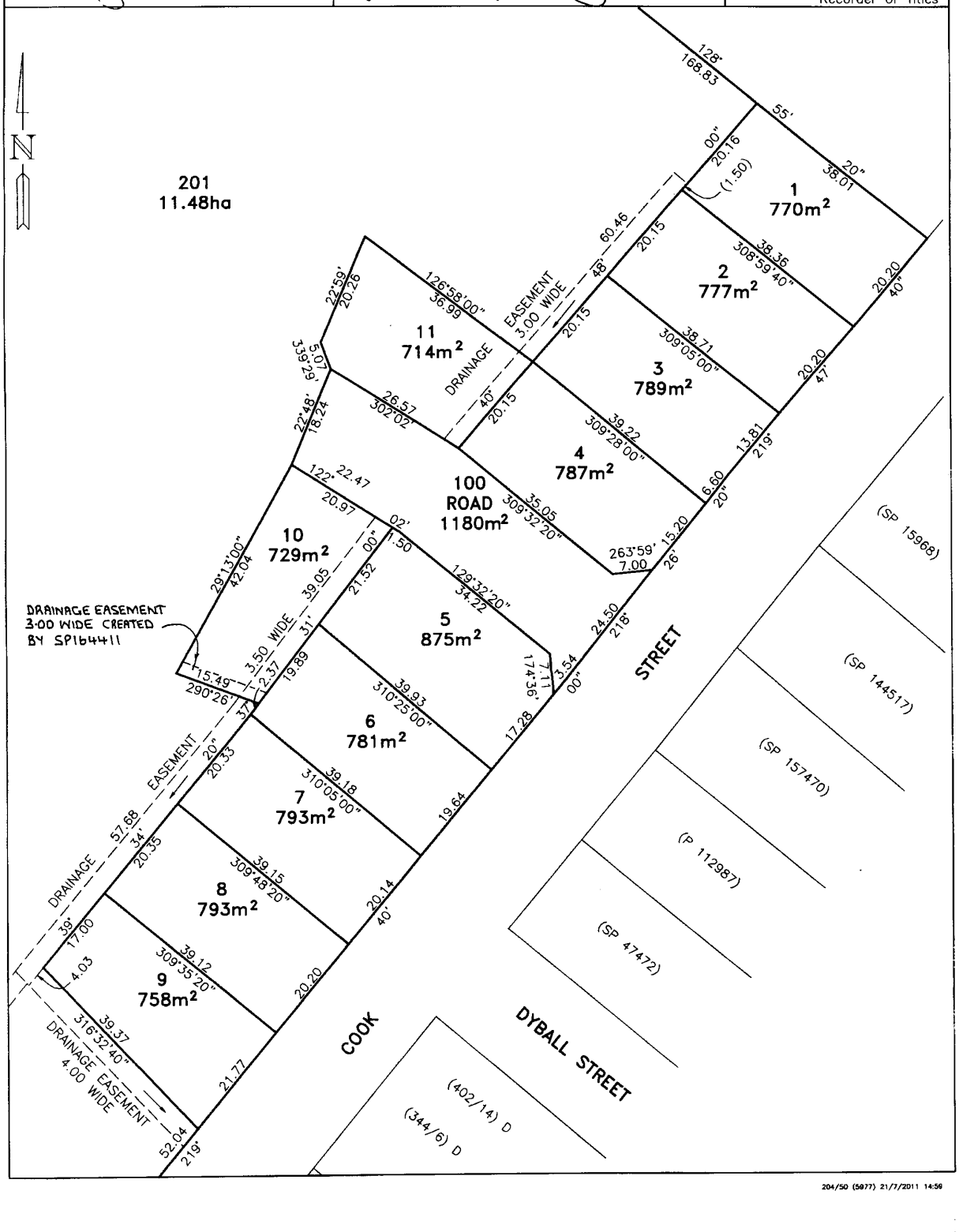
THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.

Registered Land Surveyor ..... date 21/07/11

APPROVED 20 SEP 2011

EFFECTIVE FROM .....

Alice Kawa
Recorder of Titles



204/50 (5077) 21/7/2011 14:59

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SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 162555

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.

EASEMENTS

right of

Lots 11 and 201 are each subject to a^drainage ~~easement~~ in favour of Meander Valley Council and Tasmanian Water & Sewerage Corporation (Northern Region) Pty Limited trading as Ben Lomond Water [hereinafter referred to as "Ben Lomond Water"] over the "Drainage Easement 3.00 wide" passing through such Lot.

right of

Lots 10 and 201 are each subject to a^drainage ~~easement~~ in favour of Meander Valley Council and Ben Lomond Water over the "Drainage Easement 3.50 wide" passing through such Lot.

right of

Lot 201 is subject to a^drainage ~~easement~~ in favour of Ben Lomond Water over the "Drainage Easement 'A' 3.00 wide".

right of

Lot 201 is subject to a^drainage ~~easement~~ in favour of Meander Valley Council over the "Drainage Easement 4.00 wide".

FENCING COVENANTS

The owner of each Lot on the Plan covenants with the Vendor [Barry Wayne Colgrave] that the Vendor shall not be required to fence.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: ~~B.W.~~ Colgrave Holdings Pty Ltd.	PLAN SEALED BY: Meander Valley Council
FOLIO REF: ~~CONVEYANCE~~ 51487-1, 126269-1	DATE: 17.8.11
SOLICITOR & REFERENCE: CLARKE & GEE (BRUCE DOOLAN)	PA\10\0082 REF NO. — Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP162555
SUBDIVIDER: ~~B.W~~. Colgrave Holdings Pty Ltd. FOLIO REFERENCE: ~~CONVEYANCE~~ 51487-1, 126269-1	

SIGNED by COLGRAVE HOLDINGS PTY LTD)
the registered proprietor of the land comprised in)
Certificates of Title Volume 51487 Folio 1 and)
Volume 126269 Folio 1 by being signed by its)
sole director and shareholder:-

BRUCE RICHARD DOOLAN
Solicitor
C/- Clarke & Gee
Launceston Tas 7250

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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DESIGN TO LIVE

PROPOSED EXTENSION
18 COOK STREET,
HADPSEN, 7290.

DRAWING #	DRAWING
CKST18-1	COVER PAGE
CKST18-2	SITE PLAN
CKST18-3	EX. GROUND FLOOR WITH DEMO
CKST18-4	PROPOSED GROUND FLOOR
CKST18-5	EXTERNAL SERVICES
CKST18-6	ELEVATIONS NORTH
CKST18-7	ELEVATIONS SOUTH
CKST18-8	ELEVATIONS EAST
CKST18-9	ELEVATIONS WEST
CKST18-10	PERSPECTIVES

AREAS	(m²)
EXISTING DWELLING	228.47
EXISTING PORCH	10.00
PROPOSED EXTENSION	46.86
PROPOSED ALFRESCO	24.68

COUNCIL	MEANDER VALLEY
LAND TITLE REFERENCE	162555/9
PROPERTY ID	1314055
LOT SIZE (M²)	758
BAL RATING	TBC
DESIGN WIND CLASS	TBC
SOIL CLASSIFICATION	TBC
PLANNING OVERLAY	FLOOD PRONE HAZARD AREA

ZONE	GENERAL RESIDENTIAL
ENERGY STAR RATING	TBC
CLIMATE ZONE	7
ALPINE AREA	N/A
CORROSION ENV'	TBC
SITE HAZARDS	TBC

ATTACHMENTS

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

CLIENT/S:
BRODY & DANIELLE BAKER

SITE ADDRESS:
18 COOK STREET,
HADPSEN, 7290.

DRAWING
COVER PAGE

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

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R2	17/11/2025	FOR DA
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DESIGNER	M.L.	JOB NUMBER	CKST18
DRAWN	D.M.	DRAWING	1/10
CHECKED	M.L.	SCALE (@A3)	NTS

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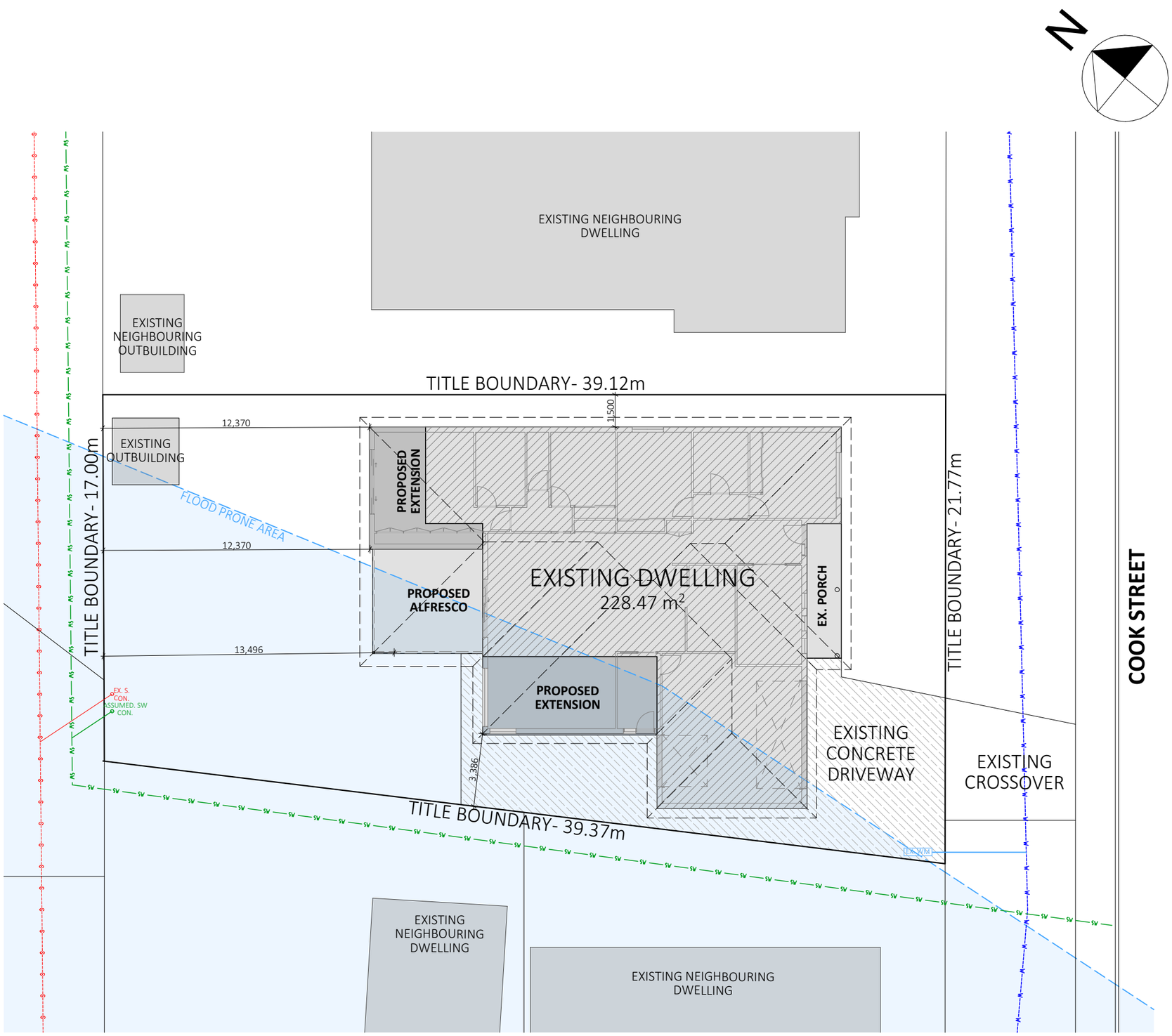

AREA	m²
EXISTING DWELLING	228.47
EXISTING PORCH	10.00
PROPOSED EXTENSION	46.86
PROPOSED ALFRESCO	24.68

NOTE:
NO CONTOURS SHOWN. LESS THAN 200mm OF FALL ACROSS SITE.

0 1 2 3 4 5 6 7 8 9 10m

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DRAWING
SITE PLAN

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

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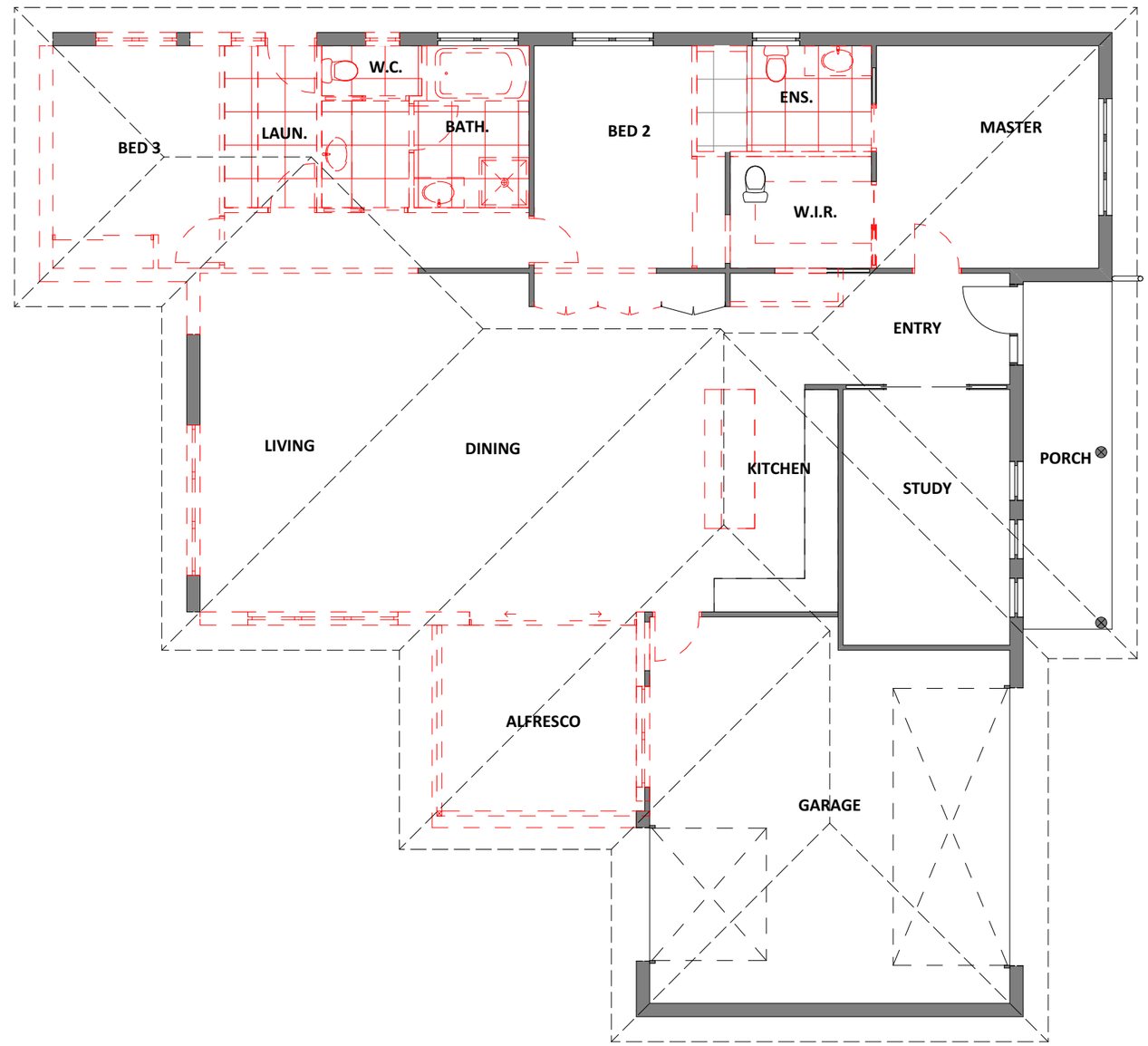

KEY:	
	ELEMENT TO BE REMOVED
	EXISTING/UNMODIFIED

0 1 2 3 4 5m

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DRAWING
EX. GROUND FLOOR WITH DEMO

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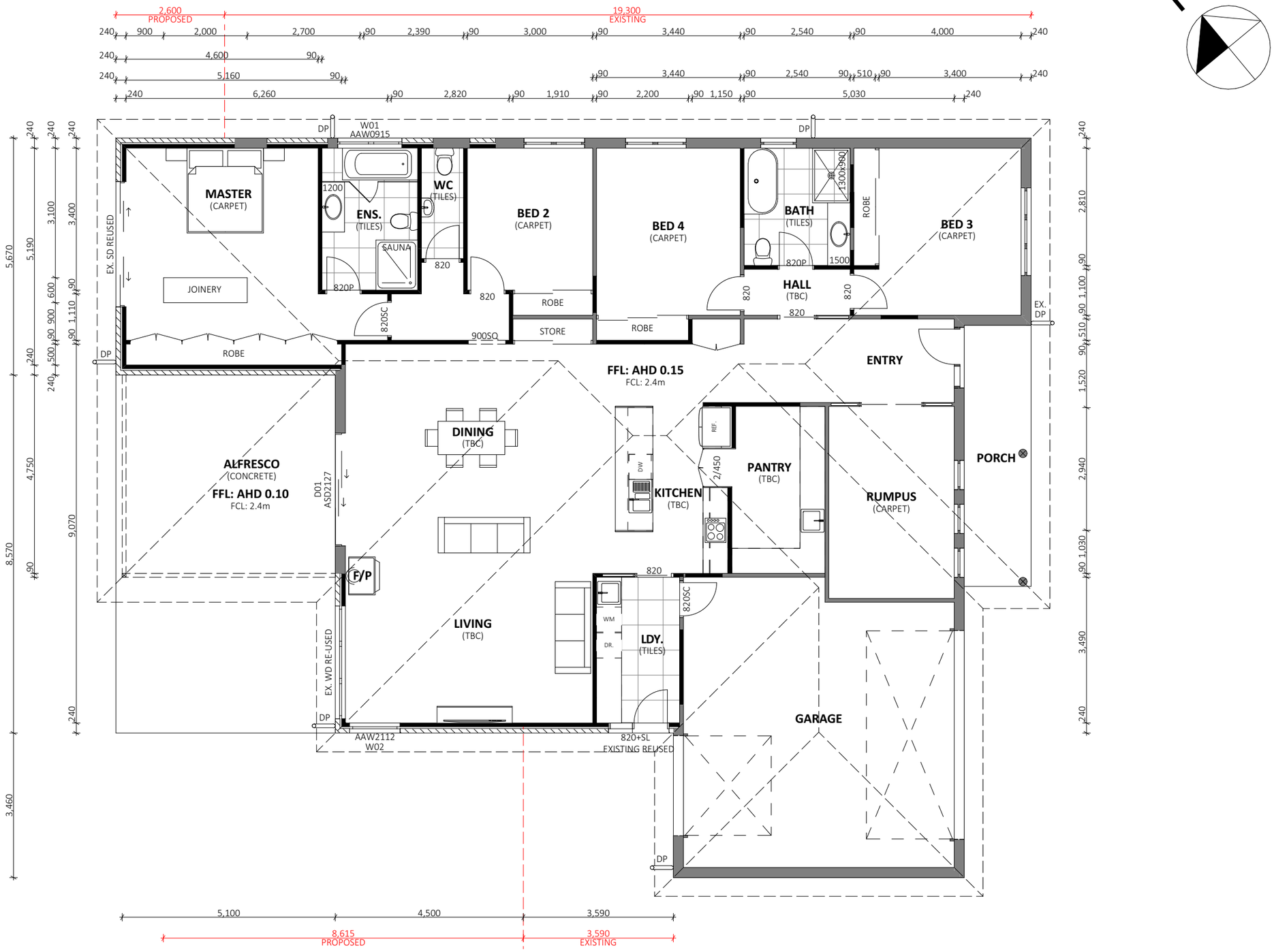

KEY:	
	NEW WALL
	EXISTING/UNMODIFIED

0 1 2 3 4 5m

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SITE ADDRESS:
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DRAWING
PROPOSED
GROUND
FLOOR

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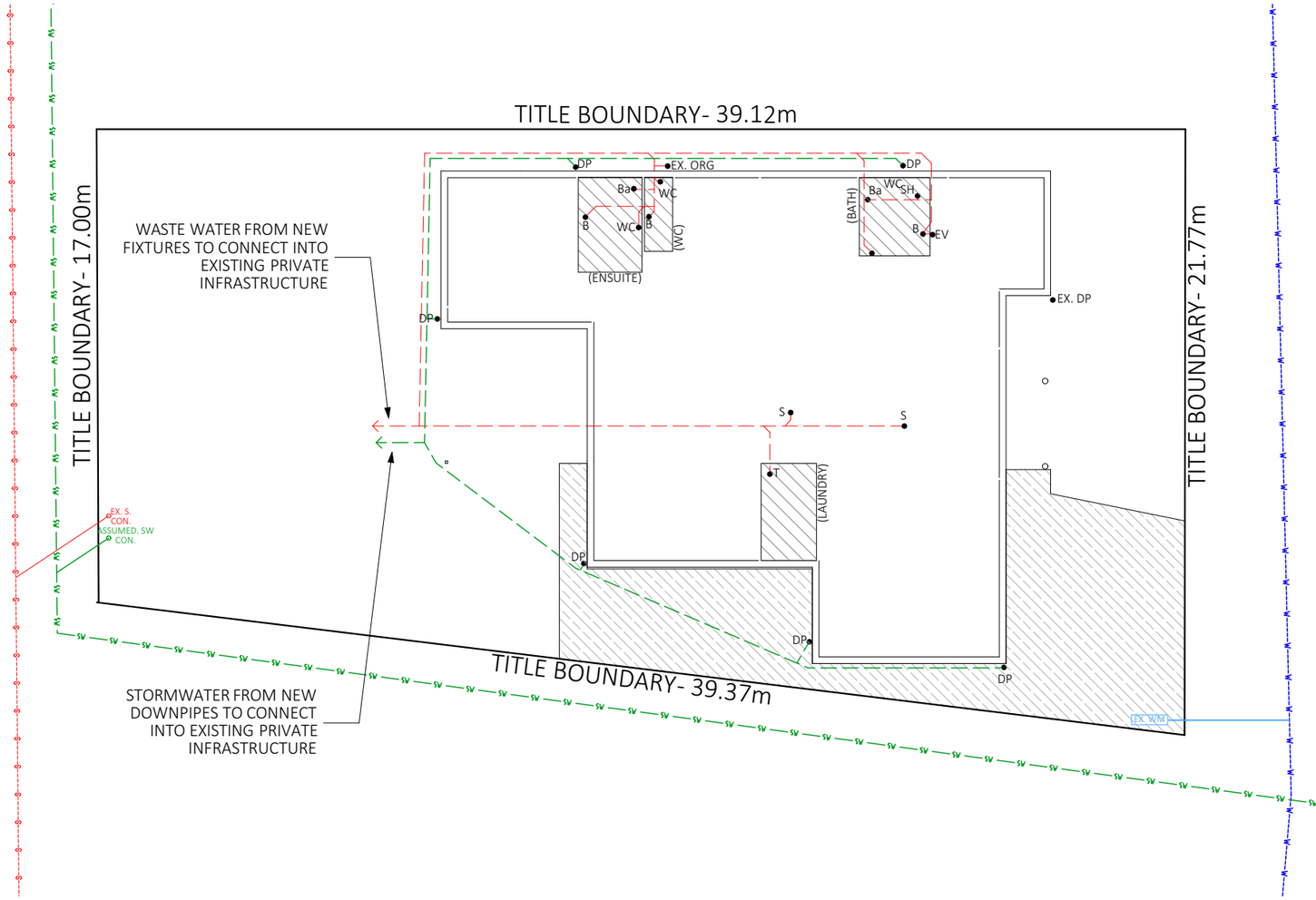
LEGEND	
B	BASIN
Ba	BATH (POP-UP PLUG WITH REMOVABLE WASTE)
S	SINK (65Ø)
T	LAUNDRY TUB (65Ø)
SH	SHOWER
WC	WATER CLOSET
FW	FLOOR WASTE
EV	VENT (THROUGH TO ROOF)
IO	INSPECTION OPENING
ORG	O/FLOW RELIEF GULLY
RE	RODDING EYE
X	EXTERNAL TAP
P	DRAINAGE PIT (450 x 450mm)
DP	DOWNPIPE (90Ø)
	WET AREAS
	STORMWATER LINE (100mm PVC)
	SEWER LINE (100mm PVC)
	AG. DRAIN

THIS PAGE IS TO BE PRINTED AND READ IN COLOUR.



NOTE:
NEW GREY WATER PLUMBING FIXTURES TO RUN THROUGH EXISTING ORG. ORG TO BE UPGRADED TO SUIT CURRENT STANDARDS IF REQUIRED. TBC ON SITE BY LICENSED PLUMBER.

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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CLIENT/S:
BRODY & DANIELLE BAKER

SITE ADDRESS:
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EXTERNAL SERVICES

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R1	29/10/2025	FOR REVIEW

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CHECKED	M.L.	**SCALE (@A3)**	1:200

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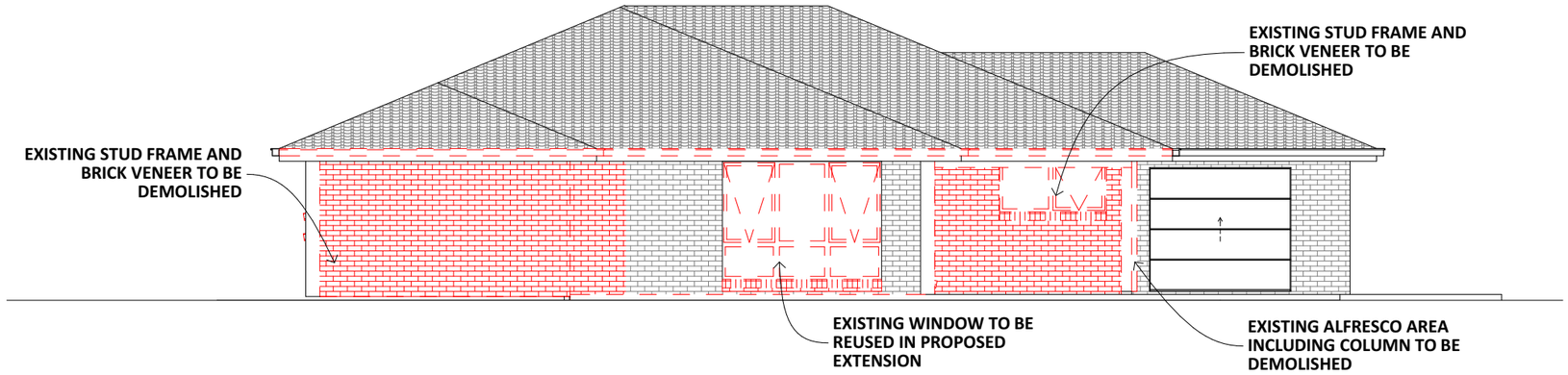
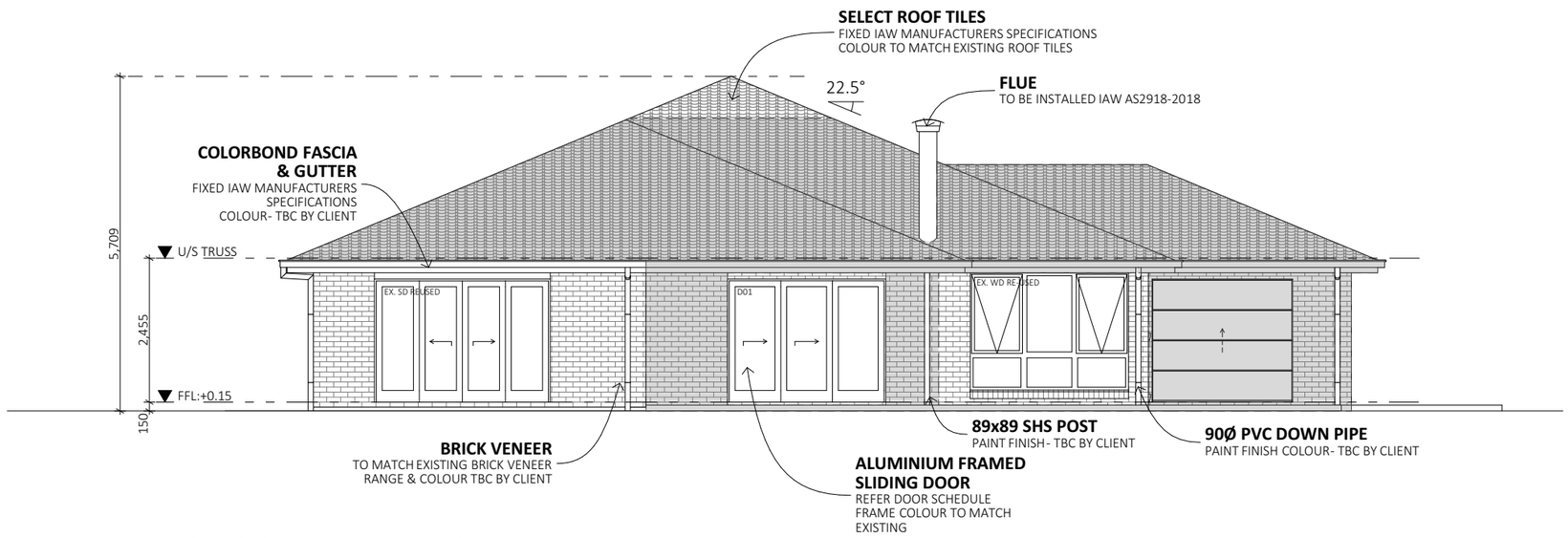


EXISTING ELEVATION



PROPOSED ELEVATION

EXISTING STRUCTURE SHOWN SHADED GREY

0 1 2 3 4 5m

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DRAWING
ELEVATIONS
NORTH

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DESIGNER	M.L.	**JOB NUMBER**	CKST18
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CHECKED	M.L.	**SCALE (@A3)**	1:100

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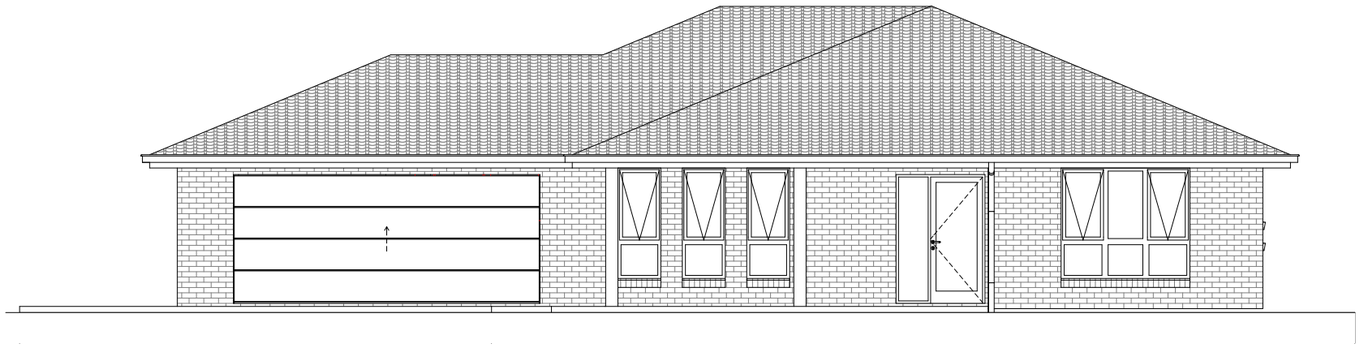
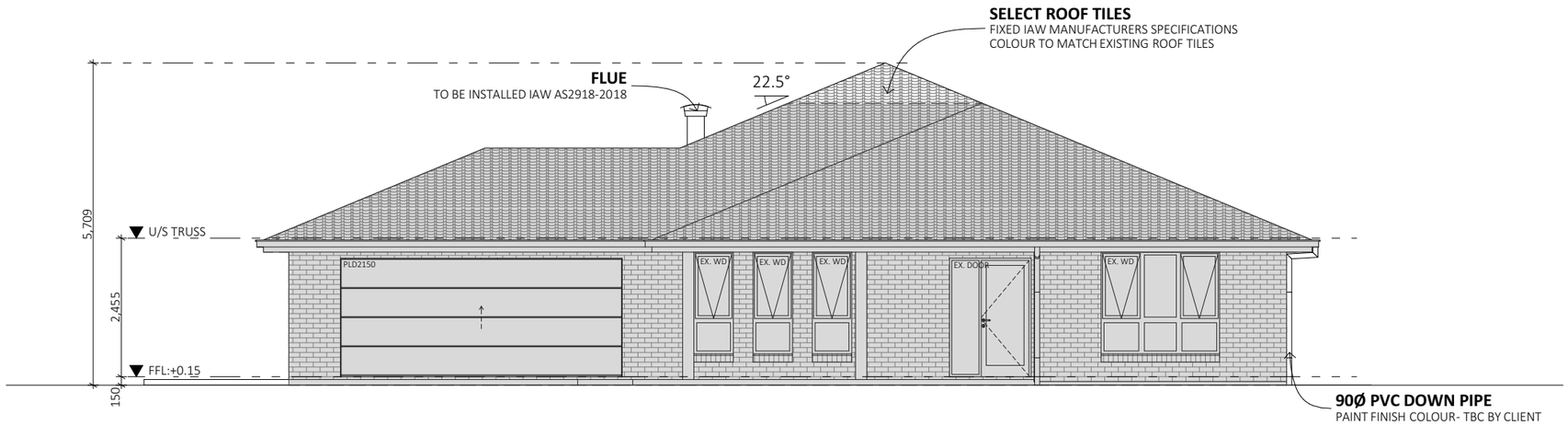


EXISTING ELEVATION



PROPOSED ELEVATION

EXISTING STRUCTURE SHOWN SHADED GREY

0 1 2 3 4 5m

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CLIENT/S:
BRODY & DANIELLE BAKER

SITE ADDRESS:
18 COOK STREET,
HADPSEN, 7290.

DRAWING
ELEVATIONS
SOUTH

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

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DESIGNER	M.L.	**JOB NUMBER**	CKST18
DRAWN	D.M.	**DRAWING**	**7/10**
CHECKED	M.L.	**SCALE (@A3)**	1:100

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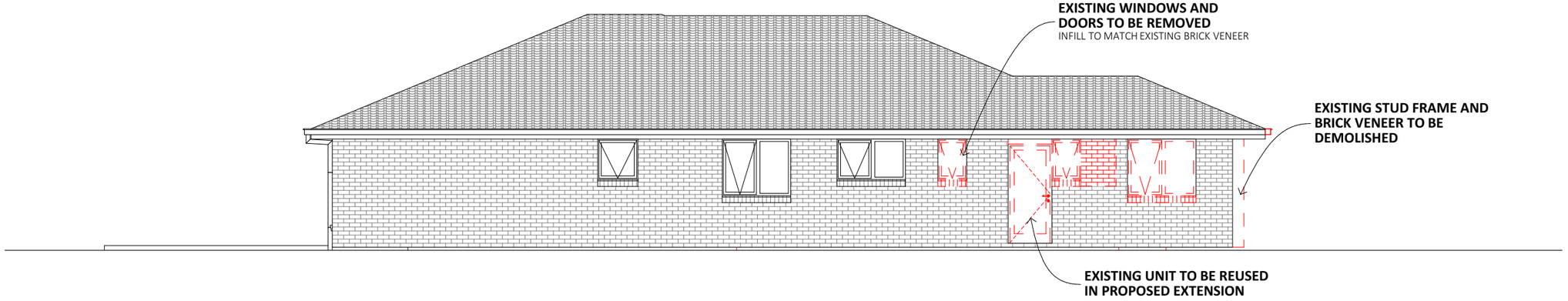
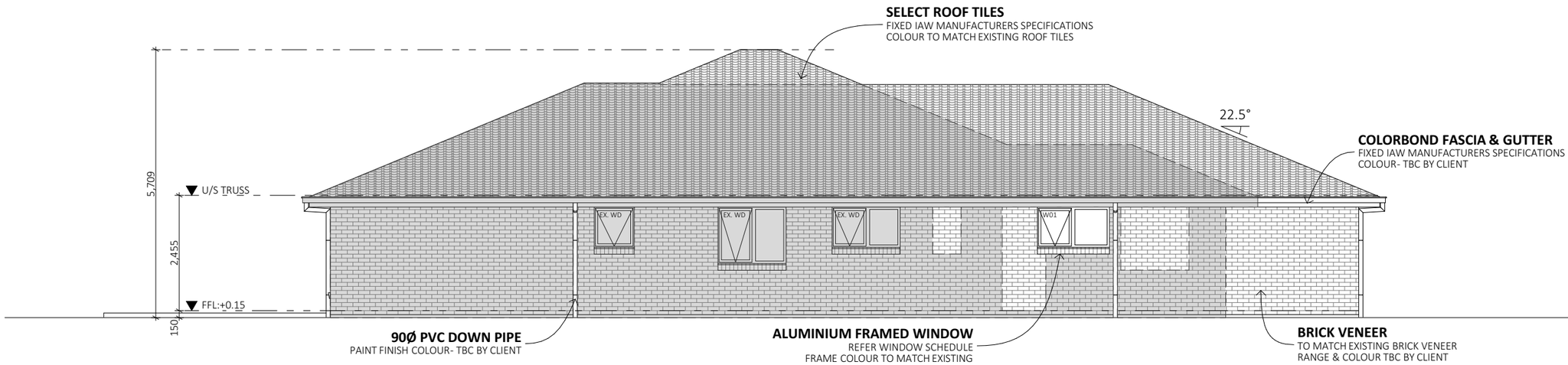


EXISTING ELEVATION



PROPOSED ELEVATION

EXISTING STRUCTURE SHOWN SHADED GREY

0 1 2 3 4 5m

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CLIENT/S:
BRODY & DANIELLE BAKER

SITE ADDRESS:
18 COOK STREET,
HADPSEN, 7290.

DRAWING
ELEVATIONS
EAST

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REV.	DATE	DESCRIPTION
R2	17/11/2025	FOR DA
R1	29/10/2025	FOR REVIEW

DESIGNER	M.L.	**JOB NUMBER**	CKST18
DRAWN	D.M.	**DRAWING**	**8/10**
CHECKED	M.L.	**SCALE (@A3)**	1:100

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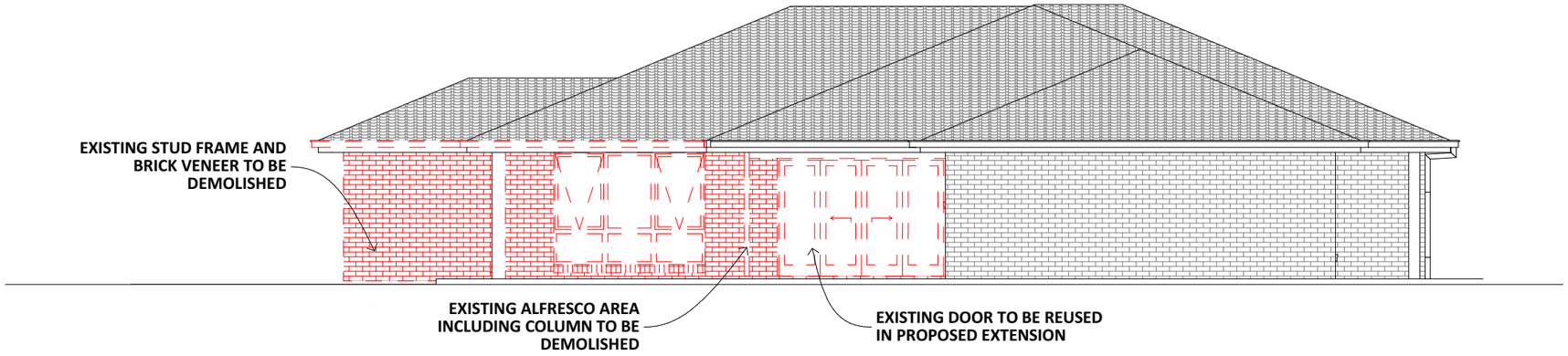
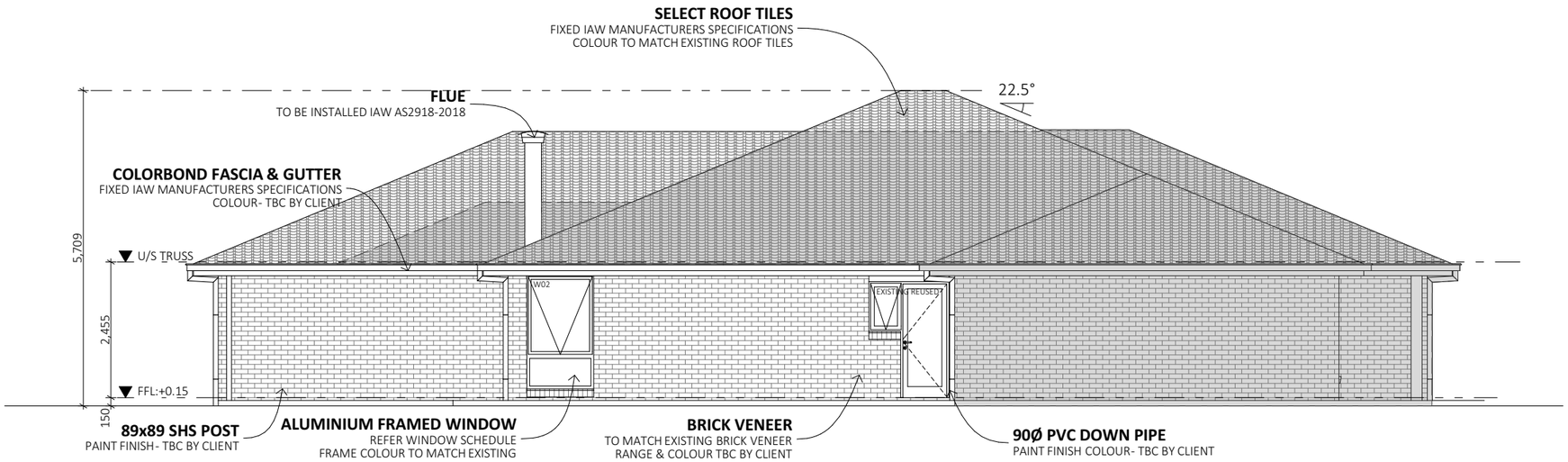


EXISTING ELEVATION



PROPOSED ELEVATION

EXISTING STRUCTURE SHOWN SHADED GREY

0 1 2 3 4 5m

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DRAWING
ELEVATIONS
WEST

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DESIGNER	M.L.	**JOB NUMBER**	CKST18
DRAWN	D.M.	**DRAWING**	**9/10**
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DESIGNER	M.L.	**JOB NUMBER**	CKST18
DRAWN	D.M.	**DRAWING**	**10/10**
CHECKED	M.L.	**SCALE (@A3)**	NTS

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HYDRODYNAMICA

44 Penquite Road
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ABN: 169 442 993 50

MEMO **17 December 2025**

Re: 18 Cook Street Hadspen Flood-Prone Area Code Response

1. Introduction

An extension and alfresco area are proposed for the existing dwelling at 18 Cook Street, Hadspen. The proposed works overlap the Flood-prone Hazard Areas Code overlay in the Meander Valley Local Provisions Schedule. Figure 1 shows the proposed works and overlay extents:

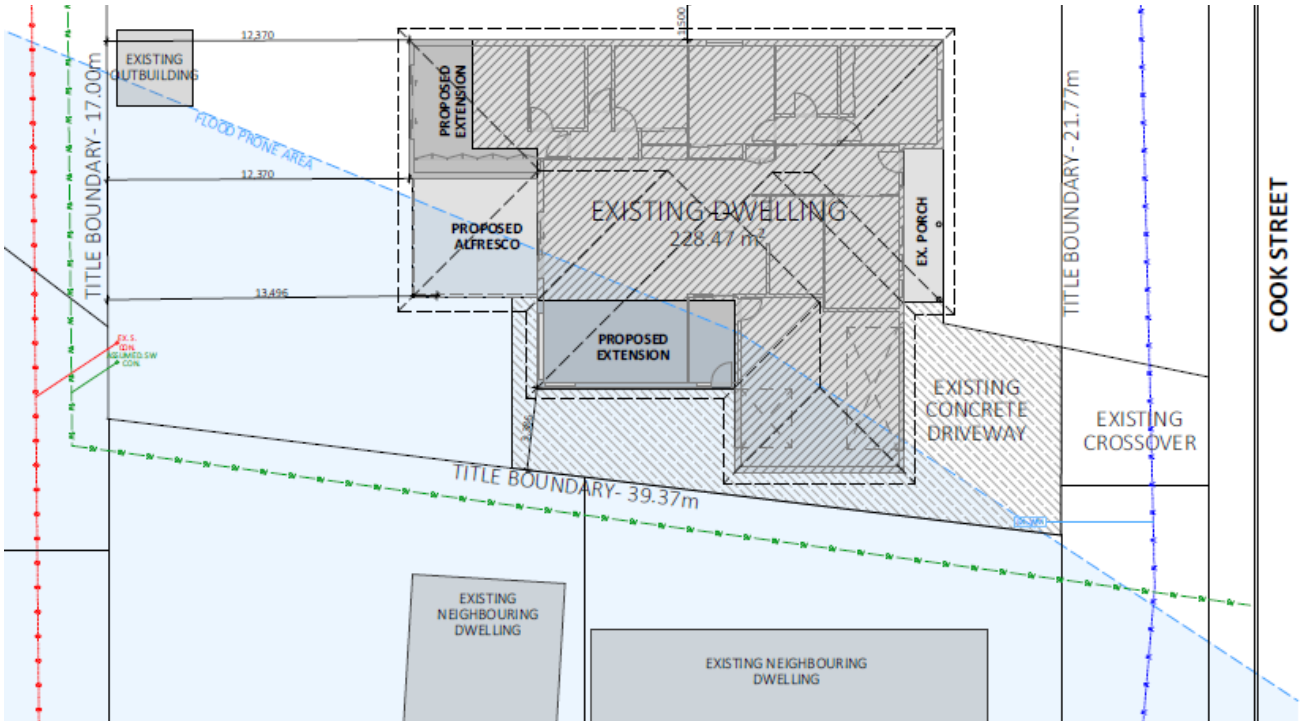

Figure 1. The proposed development (from Design to Live drawing CKST18 2/10 Rev. 2)

This memo provides a Flood-Prone Area Code response in accordance with the requirements in the Tasmanian Planning Scheme.

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2. Existing Flood Data and Flood Levels

The Meander Valley flood overlay is derived from the *2D Flood Plan Mapping Stage 1* flood maps (Hydrodynamica/JMG, 2016). The overlay is the mapped extent of the 1% AEP climate change (CC) flood, which was inclusive of a 15% increase in rainfall intensity to 2085. Figure 2 is an extract from this mapping, with a callout box showing 18 Cook Street and the mapped flood level at that location:

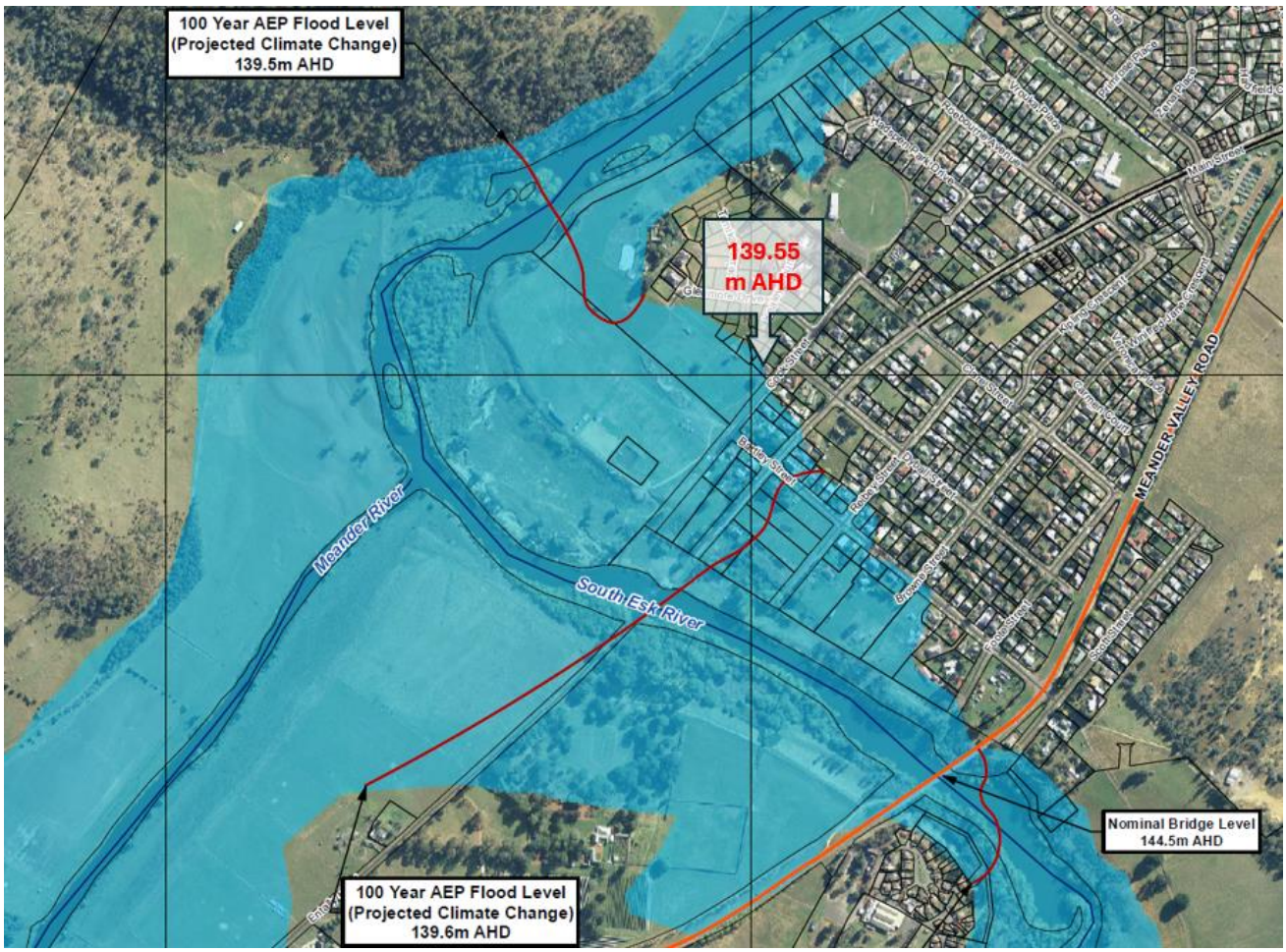

Figure 2. 1% AEP CC (H-DNA/JMG, 2016) with 18 Cook St Flood Level

The SES has recently released the Tasmanian Strategic Flood Mapping (TSFM). The 1% AEP CC flood extent, which is inclusive of a 16.3% increase in present day rainfall, is shown in Figure 3:

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Figure 3. 1% AEP CC (State of Tasmania, 2019) with 18 Cook St Flood Level

When comparing Figures 2 to 3 it is evident the 2016 study flood level is higher than that in the newer study. The 2016 study flood level is 139.55m AHD, and the SES level 139.24m AHD.

3. Surveyed and Design Levels

It is understood that, as part of the subdivision of Glenmore Drive, fill was introduced to the area to reduce flood risks. Hydrodynamica attempted to get the constructed details and finished fill levels, but MVC were unable to provide them.

As such, we engaged Esk Spatial to undertake survey of site levels and the finished floor level (FFL) of the existing dwelling. The proposed works with retain the same FFL.

Site levels are presented in Figure 4:

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Figure 4. Surveyed levels (Esk Spatial, 15/12/2025)

Esk Spatial confirmed the existing FFL is 140.19m AHD.

It is clear that:

- All site levels are above the defined 1% AEP CC flood level (139.55m AHD); and
- The existing and proposed FFL (140.19m AHD) is 640mm above the defined 1% AEP CC flood level.

It is determined that at subdivision stage the site was filled significantly, so the 2016 flood mapping and flood overlay no longer reflect the extent of the 1% AEP CC on the site.

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4. Response to C12 Flood-Prone Areas Hazard Code

Responses to the performance criteria are provided in red:

C12.6.1 Buildings and works within a flood-prone hazard area

P1.1 Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:

(a) the type, form, scale and intended duration of the development;

At subdivision stage the site was filled, and it is no longer affected by the 1% AEP CC flood. No risk.

(b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;

No increase in risk.

(c) any advice from a State authority, regulated entity or a council; and

MVC's Manager Engineering and Assets (email 18/11/2025) advised that, when there is a discrepancy between the 2016 H-DNA/JMG mapping and the SES mapping, the 2016 mapping is to be used.

(d) the advice contained in a flood hazard report, and

Ther is no risk and no advice is required.

P1.2 A flood hazard report also demonstrates that the building and works:

(a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and

The site and proposed works are not subject to flooding.

(b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.

The proposed FFL is 640mm above the 1% AEP CC flood level. A tolerable risk is maintained.

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It is therefore concluded by the author that the development meets the performance criteria.

Cameron Oakley

CONSULTING ENGINEER

B.Tech, B.Eng (Hons), MBA

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