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:	**MZSR Developments - PA\26\0157**
PROPERTY ADDRESS:	**26 Clance Avenue PROSPECT VALE (CT: 189623/94)**
DEVELOPMENT:	**Multiple dwellings (x2) - density, setback, building envelope, private open space, car parking, design & layout of parking areas.**

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

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: 26 Clance Avenue

Certificate of Title: 189623

Suburb: Prospect Vale 7250

Lot No: 94

Land area: 636 m^2 / *ha*

Present use of land/building: vacant *(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):* $ 500000.00 *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work: 2 new unit dwellings

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

New floor area: 275.27 m^2 New building height: 4585 m

Materials: External walls: Brick Colour: TBC

Roof cladding: Colourbond Colour: TBC

Document Set ID: 2264910
Version: 1, Version Date: 09/12/2025

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
189623	94
EDITION	DATE OF ISSUE
1	05-Dec-2025

SEARCH DATE : 08-Dec-2025
SEARCH TIME : 08.29 pm

DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL
Lot 94 on Sealed Plan 189623
Derivation : Part of 375A-1R-0P Gtd. to James Goodger & Part of 300 Acres Gtd. to Joseph Penny
Prior CT 188889/1004

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
SP189623 FENCING PROVISION in Schedule of Easements
N290746 BENEFITING EASEMENT: a Bushfire Hazard Management Easement over the lands marked Bushfire Hazard Management Easement 10.00 Wide and Bushfire Hazard Management Easement 12.00 Wide on Sealed Plan 189623 Registered 05-Dec-2025 at 12.01 pm
SP185985, SP186417, SP187707, SP188351 & SP188889 FENCING PROVISION in Schedule of Easements
SP10386 & SP18481 FENCING COVENANT in Schedule of Easements
E376902 INSTRUMENT Creating Restrictive Covenants Registered 05-Dec-2025 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Department of Natural Resources and Environment Tasmania
www.thelist.tas.gov.au
Document Set ID: 2264910
Version: 1, Version Date: 09/12/2025

OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD

FOLIO REFERENCE: C.T.188889/1004

GRANTEE: PART OF 375A-1R-0P GTD. TO JAMES GOODGER AND PART OF 300 ACRES GTD. TO JOSEPH PENNY.

PLAN OF SURVEY

Woolcott LAND SERVICES

BY SURVEYOR: BRETT RICHARD WOOLCOTT

LOCATION: LAND DISTRICT OF CORNWALL
PARISH OF LAUNCESTON

SCALE 1: 4000 @ A3 LENGTHS IN METRES

REGISTERED NUMBER

SP189623

APPROVED
EFFECTIVE FROM 5 DEC 2025

Recorder of Titles

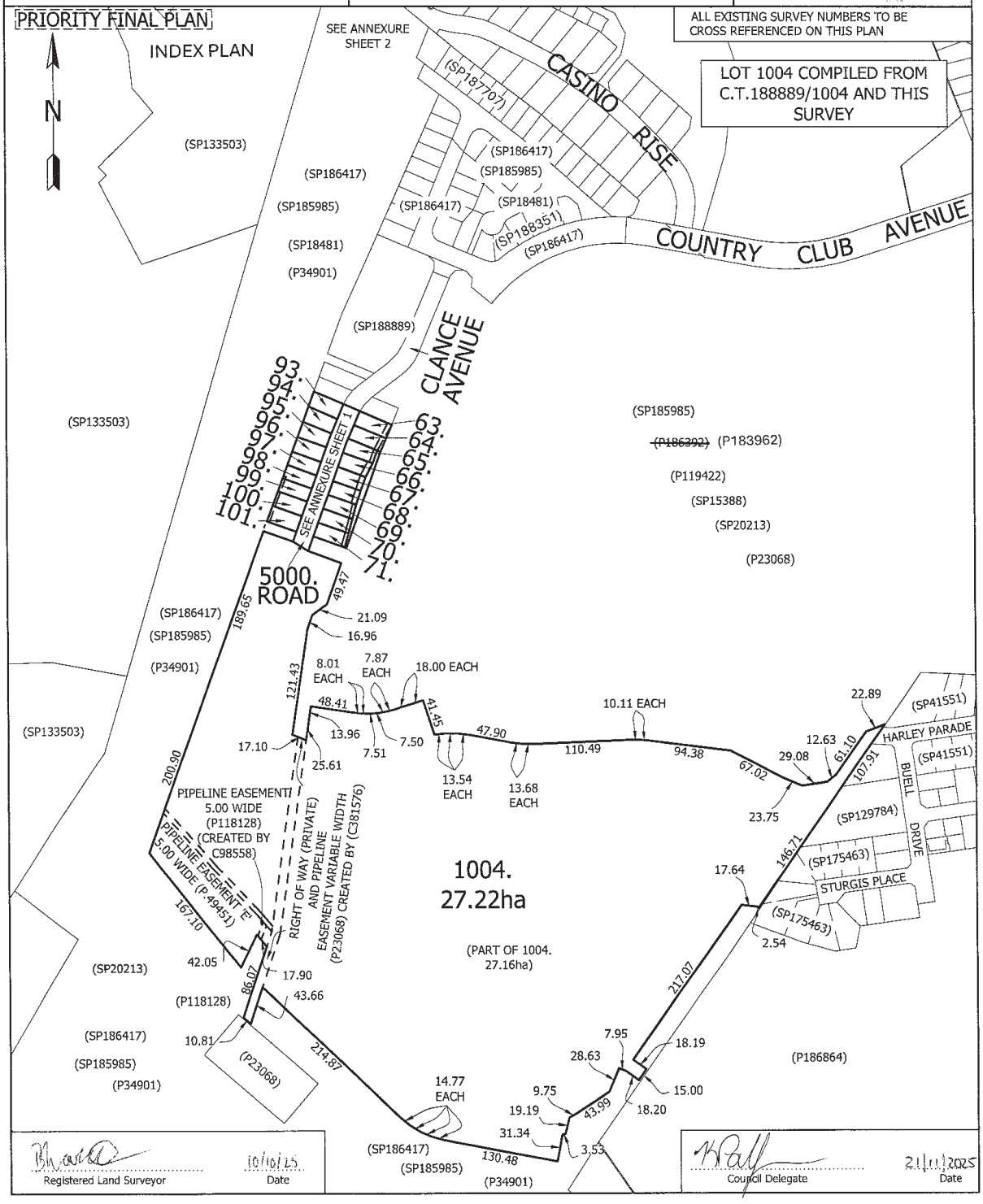
PRIORITY FINAL PLAN

INDEX PLAN

SEE ANNEXURE SHEET 2

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 1004 COMPILED FROM C.T.188889/1004 AND THIS SURVEY



Registered Land Surveyor — 10/10/25 Date

Council Delegate — 21/11/2025 Date

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Version: 1, Version Date: 09/12/2025
Department of Natural Resources and Environment Tasmania
www.thelist.tas.gov.au

PLAN OF SURVEY

Woolcott LAND SERVICES

ANNEXURE SHEET

SHEET 1 OF 2 SHEETS

OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD

FOLIO REFERENCE: C.T.188889/1004

SCALE 1: 750 LENGTHS IN METRES

Registered Number

SP 189623

SIGNED FOR IDENTIFICATION PURPOSES

Council Delegate 21/11/2025 Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.

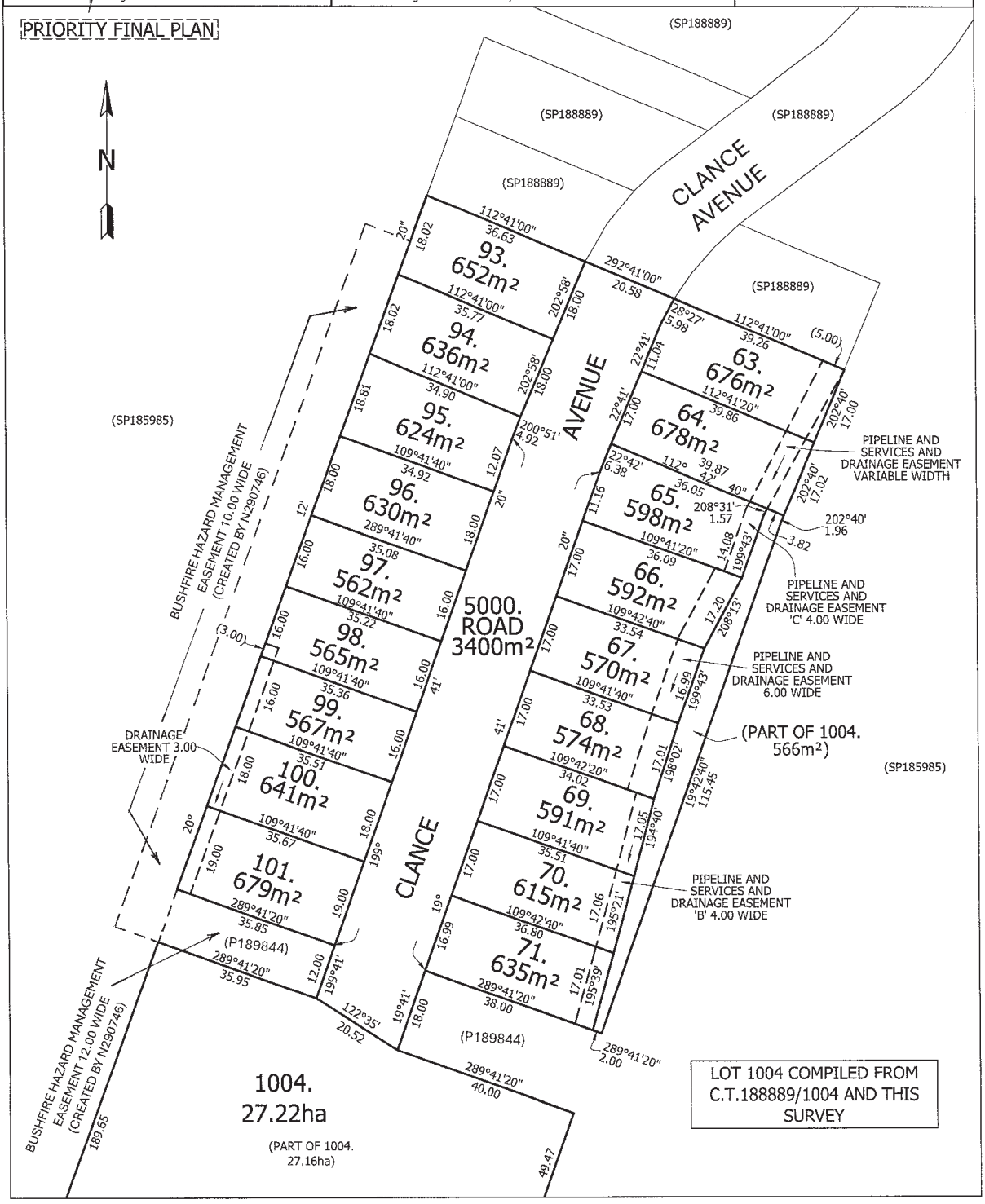
Registered Land Surveyor 10/10/25 Date

APPROVED

EFFECTIVE FROM - 5 DEC 2025

Recorder of Titles

PRIORITY FINAL PLAN



LOT 1004 COMPILED FROM C.T.188889/1004 AND THIS SURVEY

Document Set ID: 2264910
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Department of Natural Resources and Environment Tasmania
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PLAN OF SURVEY

Woolcott LAND SERVICES

ANNEXURE SHEET

SHEET 2 OF 2 SHEETS

OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD

FOLIO REFERENCE: C.T.188889/1004

SCALE 1: 10000 LENGTHS IN METRES

Registered Number

SP 189623

SIGNED FOR IDENTIFICATION PURPOSES

Council Delegate 21/11/2025 Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.

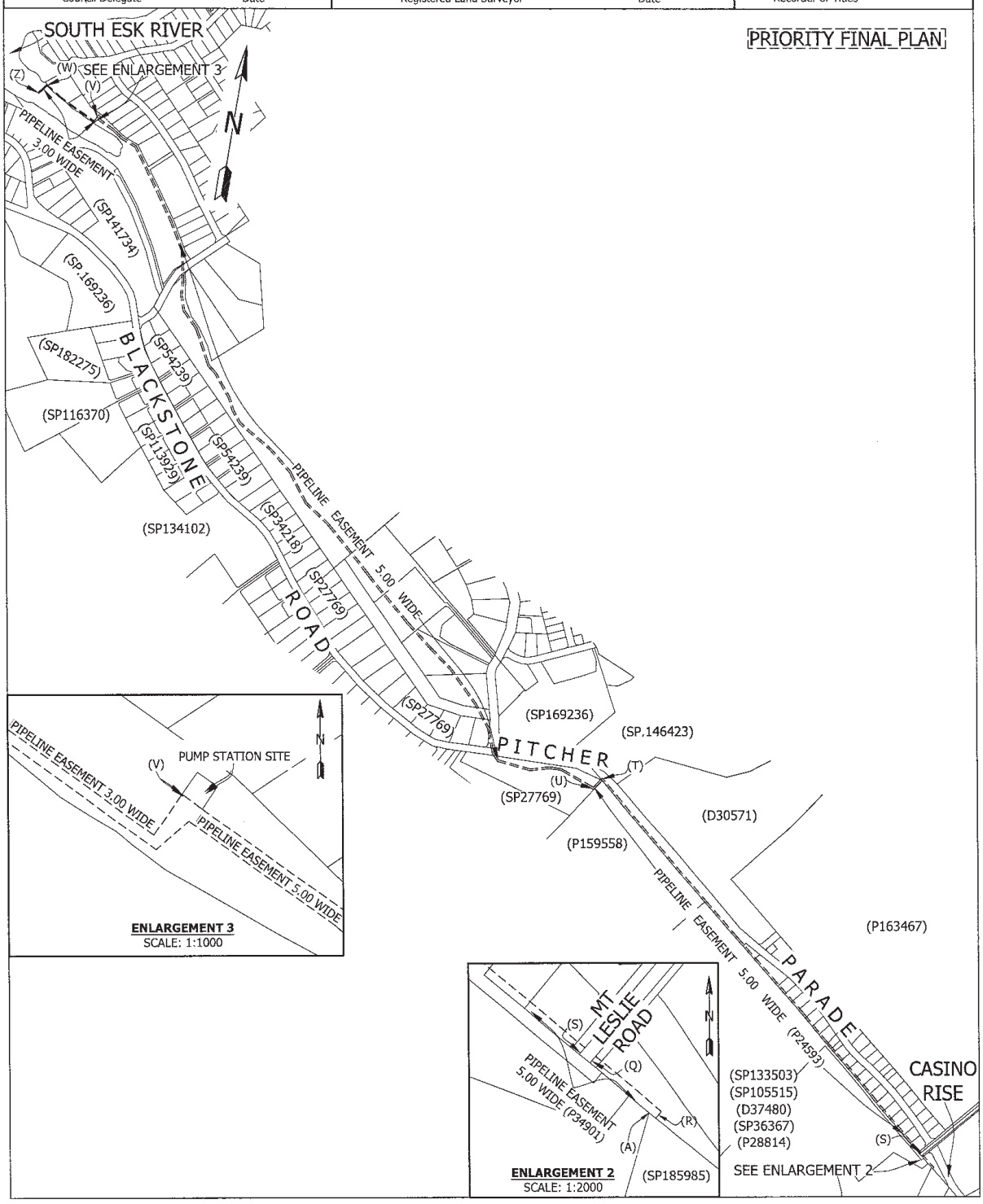
Registered Land Surveyor 10/10/25 Date

APPROVED

EFFECTIVE FROM - 5 DEC 2025

Recorder of Titles

PRIORITY FINAL PLAN



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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 189623

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 188889 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 188889/1004 SOLICITOR Con Tsamassiros, Butler McIntyre & Butler & REFERENCE: CT:251829	PLAN SEALED BY: Meander Valley Council DATE: 21/11/2025 PA\22\0243 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 6 PAGES	Registered Number SP 189623
SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: 188889/1004	

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 63 and 64 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 VARIABLE WIDTH" as shown passing through those Lots on the Plan.

9. Lots 63 and 64 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 EASMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.

10. Lot 65 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 AND DRAINAGE EASEMENT "C" 4.00 WIDE" as shown passing through Lot 65 on the Plan.

11. Lot 65 on the Plan is subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "C" 4.00 WIDE" as shown passing through Lot 65 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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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 6 PAGES	Registered Number SP 189623
SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: 188889/1004	

12. Lots 66, 67 and 68 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 6.00 WIDE" as shown passing through those Lots on the Plan.

13. Lots 66, 67 and 68 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 6.00 WIDE" as shown passing through those Lots on the Plan.

14. Lots 69, 70 and 71 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 "B" 4.00 WIDE" a shown passing through those Lots on the Plan.

15. Lots 69, 70 and 71 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 "B" 4.00 WIDE" as shown passing through those Lots on the Plan.

16. Lots 98, 99, 100 and 101 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" as shown passing through those Lots 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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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 6 PAGES	Registered Number SP 189623
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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

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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"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 Variable Width";
(ii) "Pipeline and Services and Drainage Easement "C" 4.00 Wide";
(iii) "Pipeline and Services and Drainage Easement 6.00 Wide"; and
(iv) "Pipeline and Services and Drainage Easement "B" 4.00 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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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP 189623
SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: 188889/1004	

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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PROPOSED MULTIPLE DWELLINGS
LOT 94 CLANCE AVENUE,
PROSPECT VALE, 7250.

DRAWING #	DRAWING
HBRF94 -1	COVER PAGE
HBRF94 -2	SITE PLAN
HBRF94 -3	STRATA PLAN
HBRF94 -4	LANDSCAPE PLAN
HBRF94 -5	PARKING AND TURNING
HBRF94 -6	EXTERNAL SERVICES
HBRF94 -7	UNIT 1 FLOOR PLAN
HBRF94 -8	UNIT 2 FLOOR PLAN
HBRF94 -9	UNIT 1 ELEVATIONS NTH-STH
HBRF94 -10	UNIT 1 ELEVATIONS EST-WST
HBRF94 -11	UNIT 2 ELEVATIONS NTH-STH
HBRF94 -12	UNIT 2 ELEVATIONS EST-WST

AREAS	(m^2)
UNIT 1	132.86
UNIT 2	142.41
UNIT 1 PORCH	2.66
UNIT 2 PORCH	2.70

COUNCIL	
MEANDER VALLEY	
LAND TITLE REFERENCE	189623/94
PROPERTY ID	TBC
LOT SIZE (M^2)	636
BAL RATING	TBC
DESIGN WIND CLASS	TBC
SOIL CLASSIFICATION	TBC
PLANNING OVERLAY	SITE SPECIFIC AREA PLAN & BUSHFIRE PRONE AREA

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

ATTACHMENTS

DESIGN TO LIVE
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 94 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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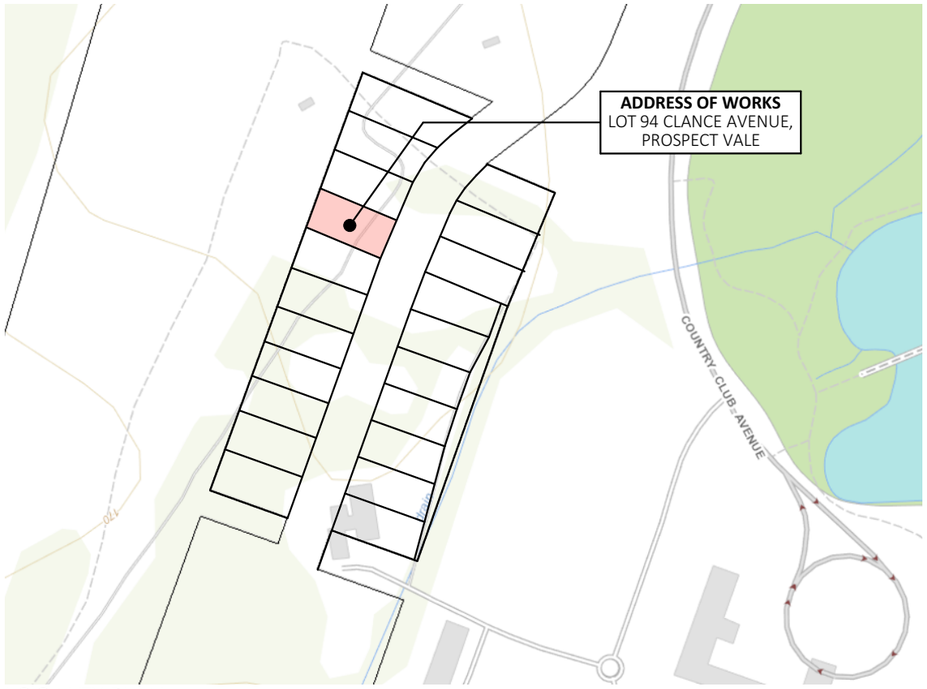
REV.	DATE	DESCRIPTION
R1	06/02/2025	FOR DA
R2	27/03/2025	FOR DA

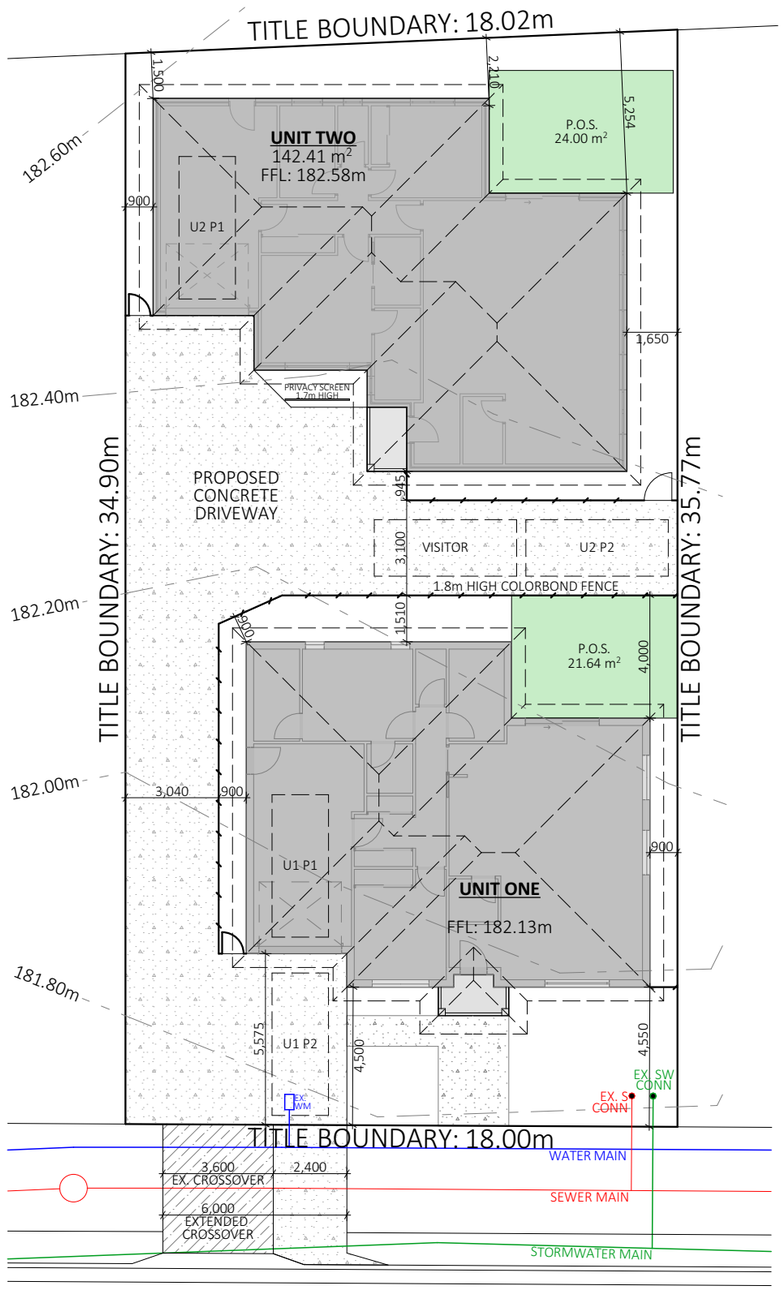
DESIGNER	M.L.	JOB NUMBER	HBRF94
DRAWN	J.L.	DRAWING	1/12
CHECKED	M.L.	SCALE (@A3)	NTS

Document Set ID: 2264910
Version: 1, Version Date: 09/12/2025



LOCALITY PLAN
NOT TO SCALE

AREA	m²
UNIT 1	132.86
UNIT 2	142.41
UNIT 1 PORCH	2.66
UNIT 2 PORCH	2.70



HABERFIELD WAY

N

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

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 94 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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R2	27/03/2025	FOR DA

DESIGNER	M.L.	**JOB NUMBER**	HBRF94
DRAWN	J.L.	**DRAWING**	**2/12**
CHECKED	M.L.	**SCALE (@A3)**	1:200

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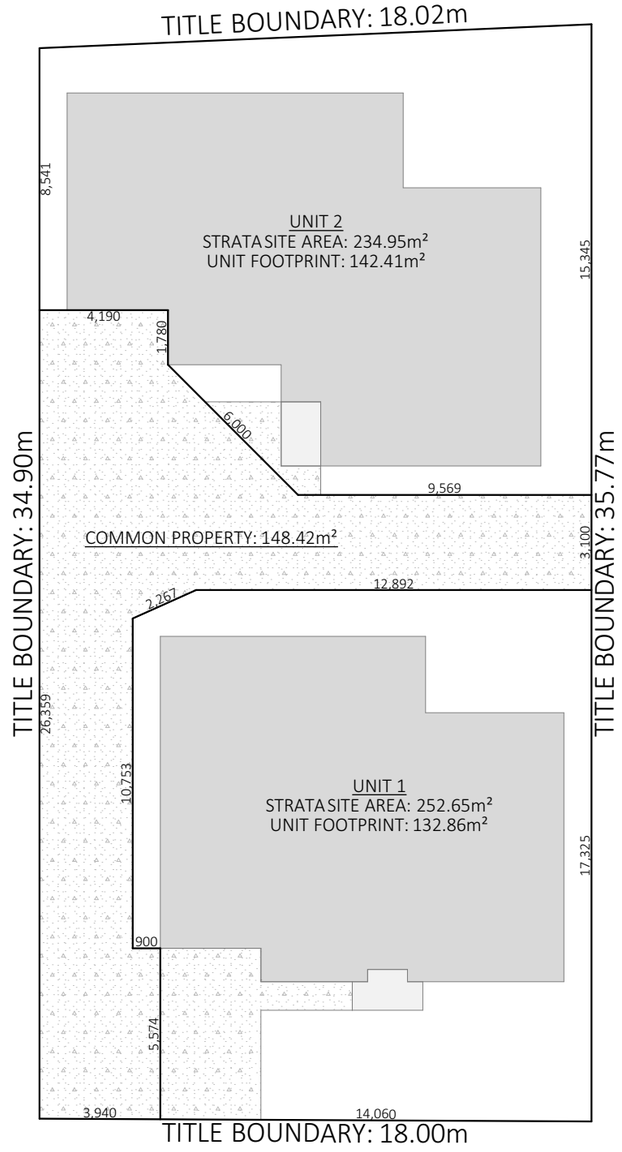

TOTAL SITE COVERAGE: 275.27m² (43.28% OF OVERALL SITE)

TOTAL IMPERVIOUS SURFACES: 462.45m² (72.71% OF OVERALL SITE)

DESIGN TO LIVE

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 94 CLANCE AVENUE,
PROSPECT VALE, 7250.

DRAWING
STRATA PLAN

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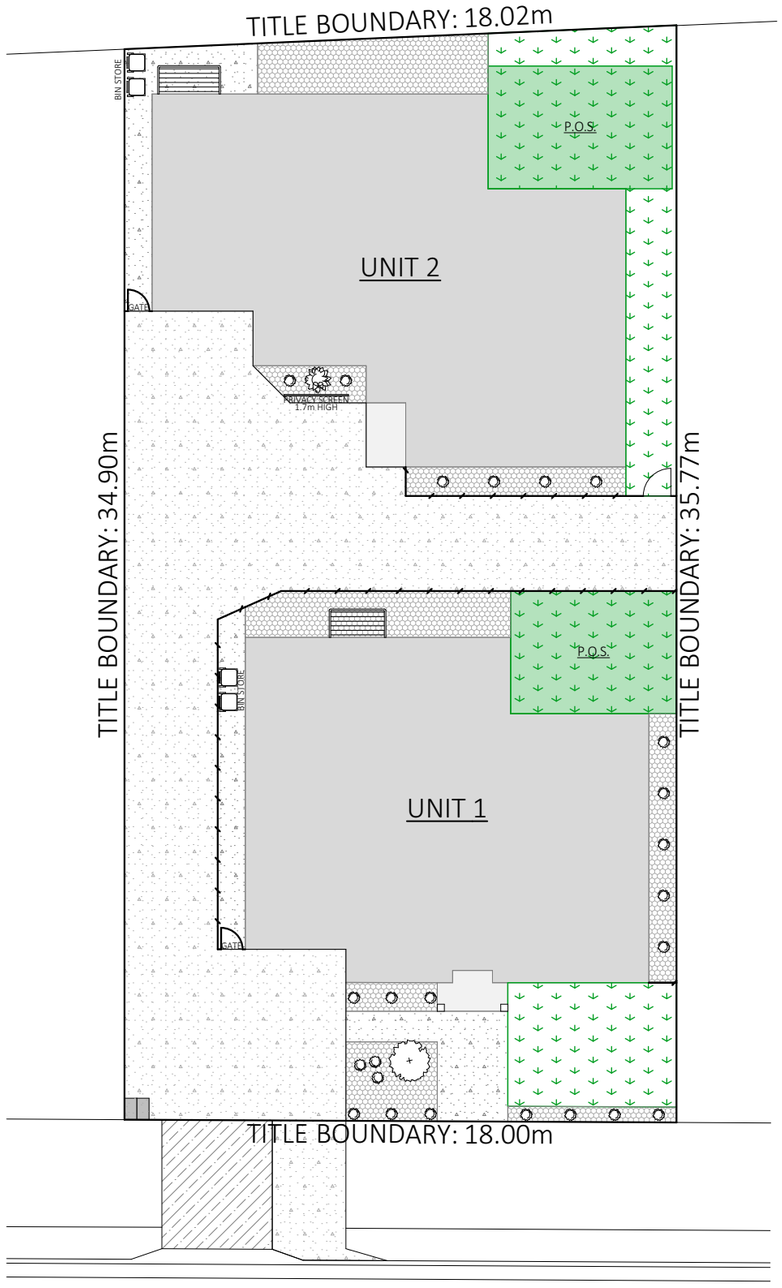
LANDSCAPING KEY	
	LANDSCAPING ZONE
	GRASS
	PERVIOUS
	CONCRETE
	P.O.S.
	BIN STORE
	CLOTHES LINE
	MAILBOXES
	1.8m FENCE



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DRAWING
LANDSCAPE PLAN

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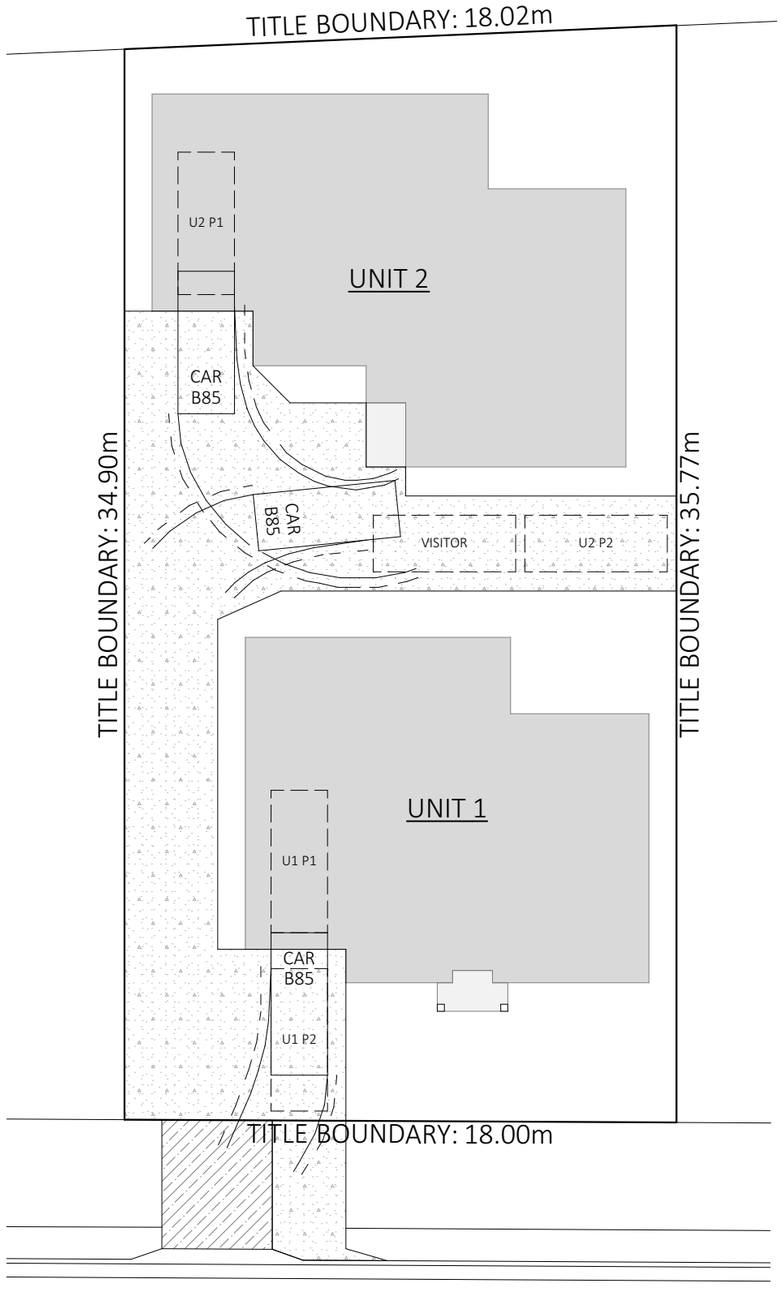

UNIT 1:
1 x GARAGE SPACE (FORWARD ENTRY/REVERSE EXIT)
1 x PARKING SPACE (FORWARD ENTRY/REVERSE EXIT)
1 x ON STREET VISITOR PARK

UNIT 2:
1 GARAGE SPACE (FORWARD ENTRY/FORWARD EXIT)
1 x PARKING SPACE (FORWARD ENTRY/FORWARD EXIT)
1 x OFF STREET VISITOR PARK (FORWARD ENTRY/FORWARD EXIT)

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CLIENT/S:
MZSR DEVELOPMENTS

SITE ADDRESS:
LOT 94 CLANCE AVENUE,
PROSPECT VALE, 7250.

DRAWING
PARKING AND TURNING

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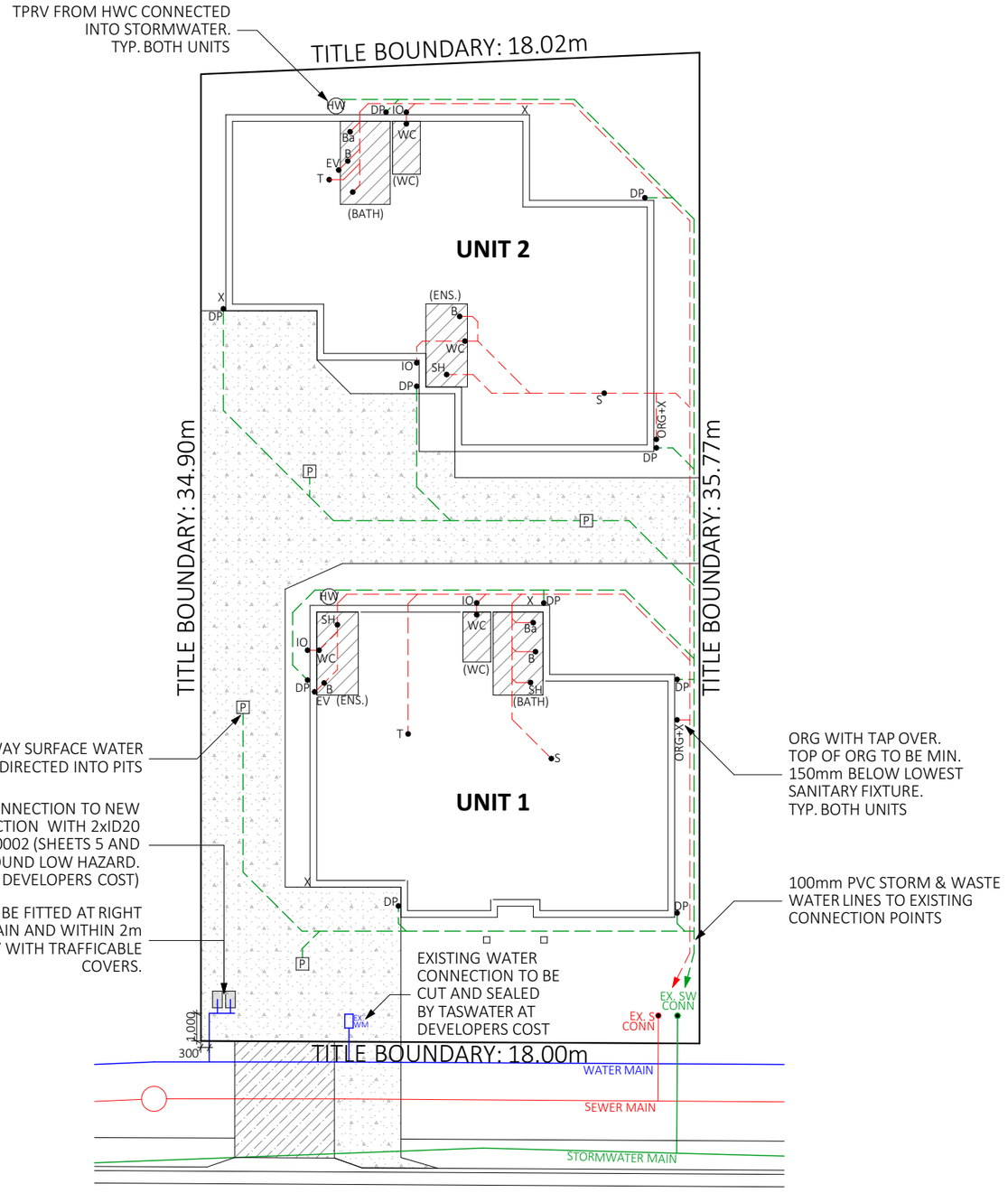
LEGEND	
DP	DOWNPIPE (90Ø)
B	BASIN
Ba	BATH
S	SINK (65Ø)
T	LAUNDRY TUB (65Ø)
SH	SHOWER
WC	WATER CLOSET
FW	FLOOR WASTE
EV	VENT (THROUGH TO ROOF)
IO	INSPECTION OPENING
ORG	O/FLOW RELIEF GULLY
RE	RODDING EYE
X	EXTERNAL TAP
P	DRAINAGE PIT (450 x 450mm)
	WET AREAS
	STORMWATER LINE (100mm PVC)
	SEWER LINE (100mm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

THIS PAGE IS TO BE PRINTED AND READ IN COLOUR.



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.

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.

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.

DESIGN TO LIVE
ACC # 371799313
ABN. 71 615 812 747
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W. designtolive.com.au

CLIENT/S:
MZSR DEVELOPMENTS

SITE ADDRESS:
LOT 94 CLANCE AVENUE, PROSPECT VALE, 7250.

DRAWING
EXTERNAL SERVICES

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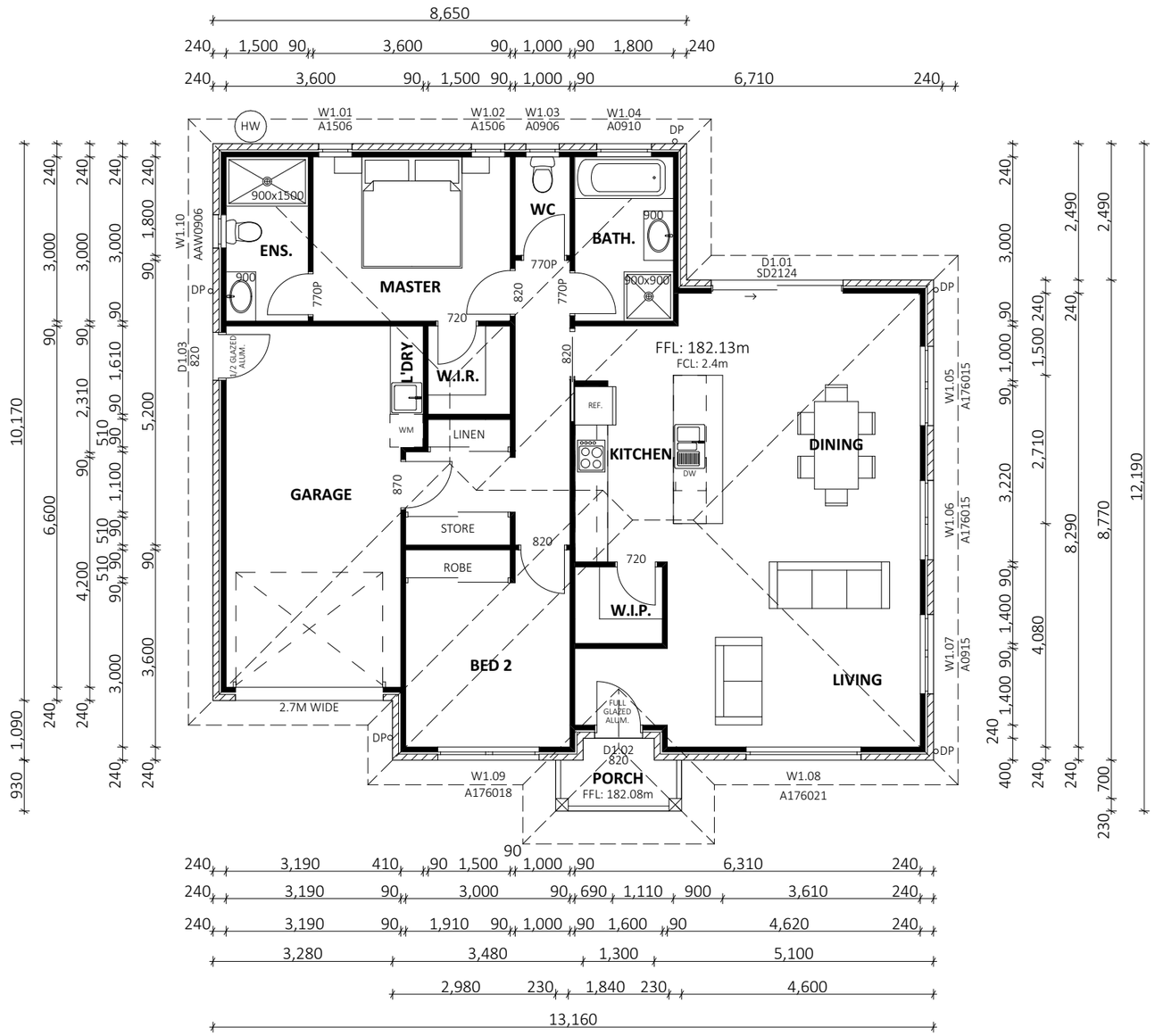

ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	**CLIENT/S:** MZSR DEVELOPMENTS **SITE ADDRESS:** LOT 94 CLANCE AVENUE, PROSPECT VALE, 7250.	**DRAWING** UNIT 1 FLOOR PLAN	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT. **SIGNATURE:** **DATE:** **SIGNATURE:** **DATE:**

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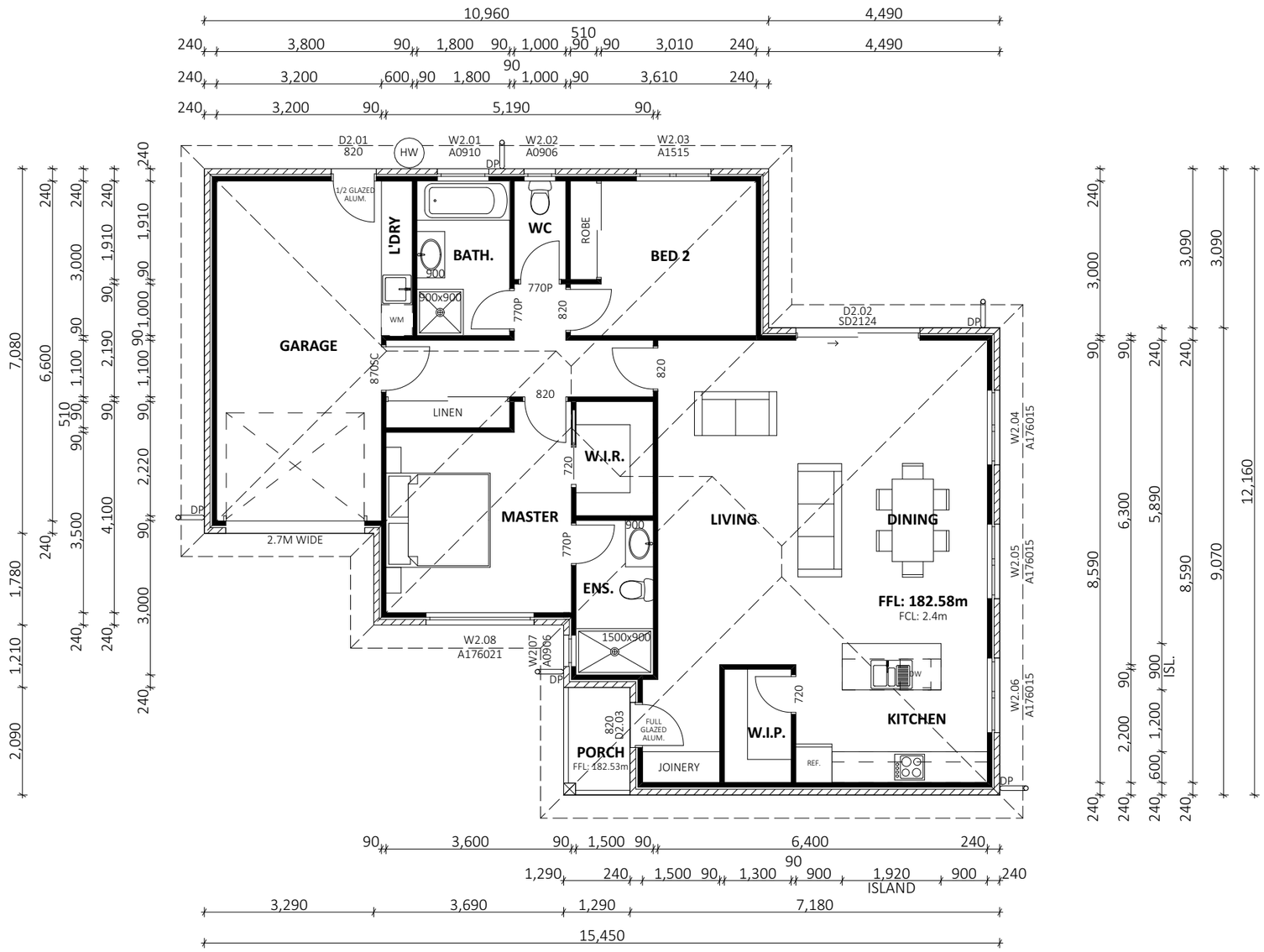
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90
3,610
240
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3,200
90
5,190
90
D2.01
820
HW
W2.01
A0910
DP
W2.02
A0906
W2.03
A1515
1/2 GLAZED ALUM.
L'DRY
BATH.
900
WC
ROBE
BED 2
770P
770P
820
900x900
WM
GARAGE
870SC
820
D2.02
SD2124
DP
LINEN
820
W.I.R.
720
W2.04
A176015
DP
MASTER
2.7M WIDE
770P
900
LIVING
DINING
ENS.
FFL: 182.58m
FCL: 2.4m
W2.05
A176015
W2.08
A176021
W2107
A0906
1500x900
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W2.06
A176015
KITCHEN
720
W.I.P.
820
D2.03
FULL GLAZED ALUM.
PORCH
FFL: 182.53m
JOINERY
REF.
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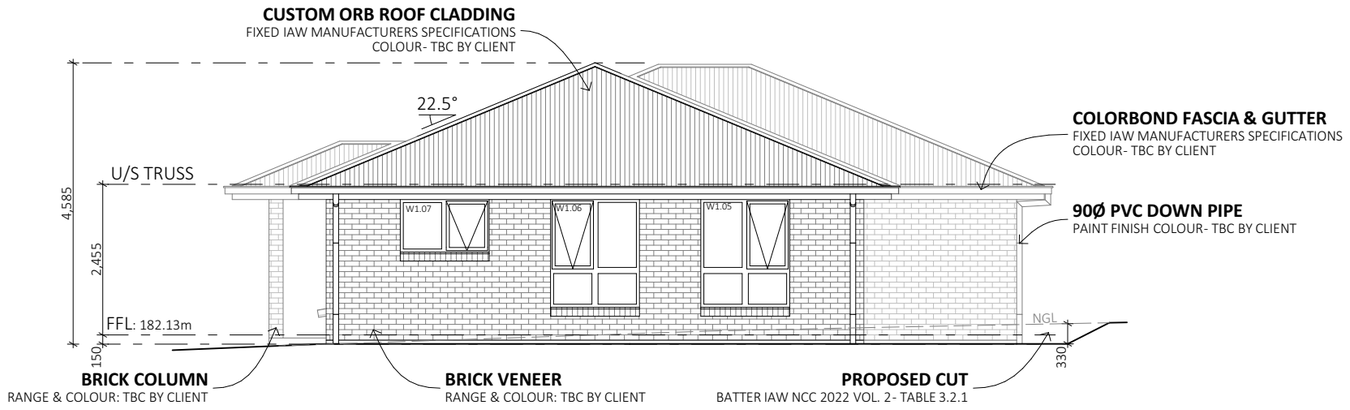
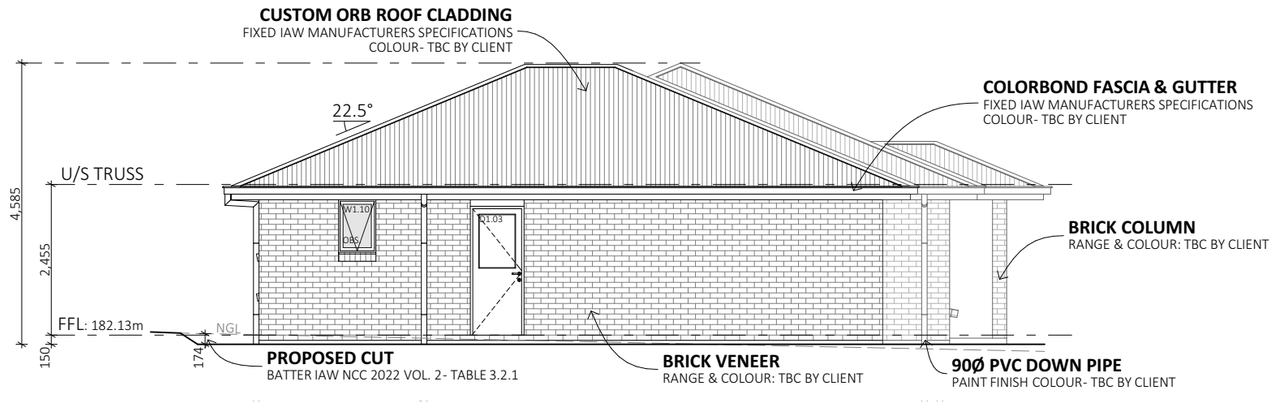


NORTHERN ELEVATION



SOUTHERN ELEVATION

0 1 2 3 4 5m

DESIGN
ACC # 371799313
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PH. 6344 7319
E. info@designtolive.com.au
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CLIENT/S:
MZSR DEVELOPMENTS

SITE ADDRESS:
LOT 94 CLANCE AVENUE,
PROSPECT VALE, 7250.

DRAWING
UNIT 1
ELEVATIONS
NTH-STH

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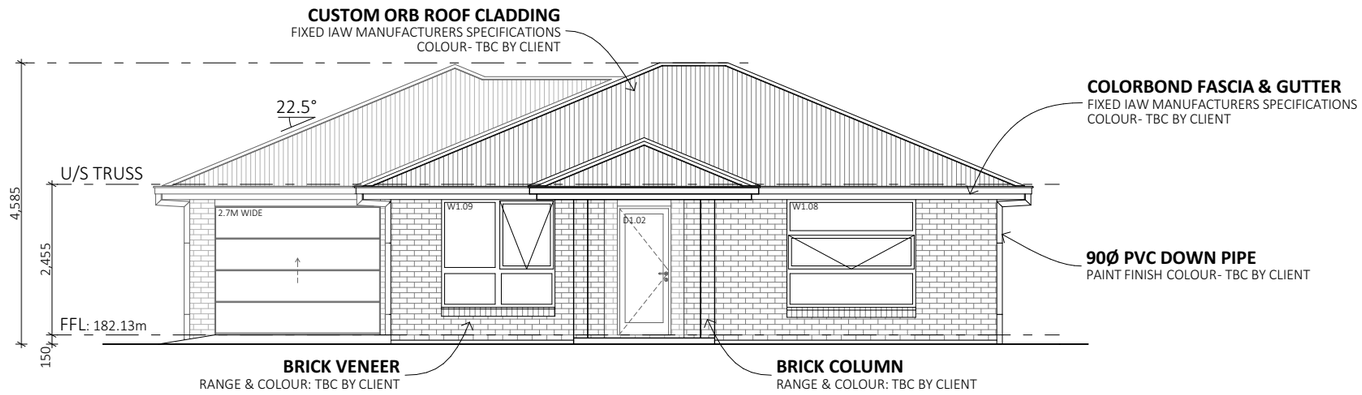
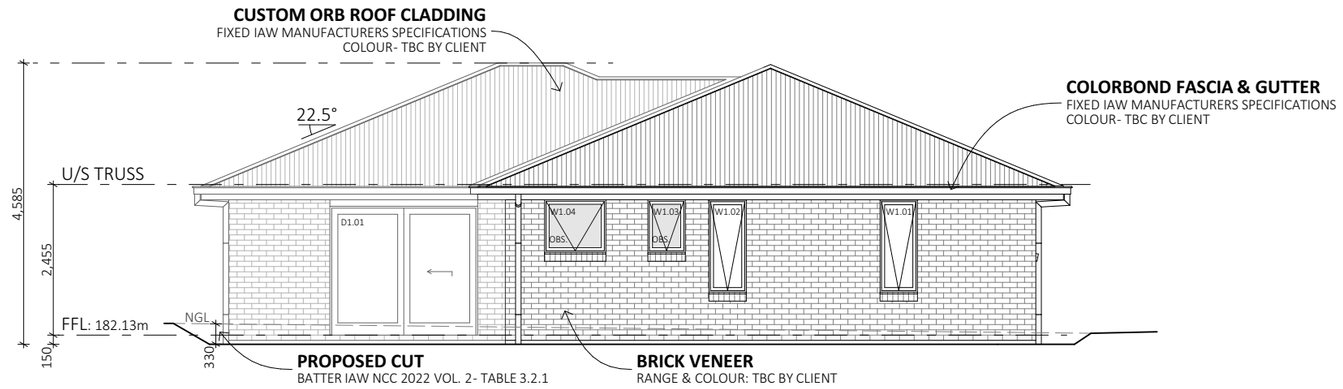


EASTERN ELEVATION



WESTERN ELEVATION

0 1 2 3 4 5m

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DRAWING
UNIT 1
ELEVATIONS
EST-WST

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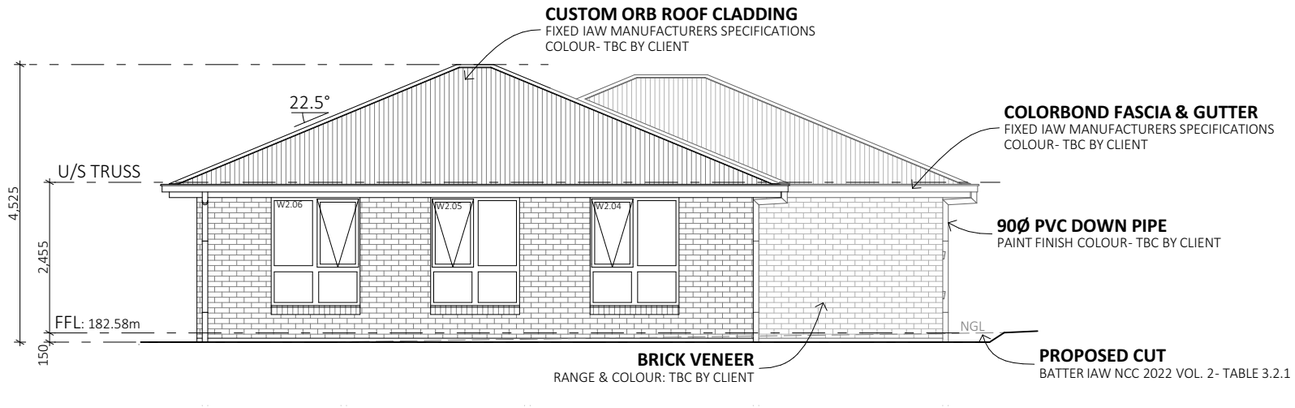
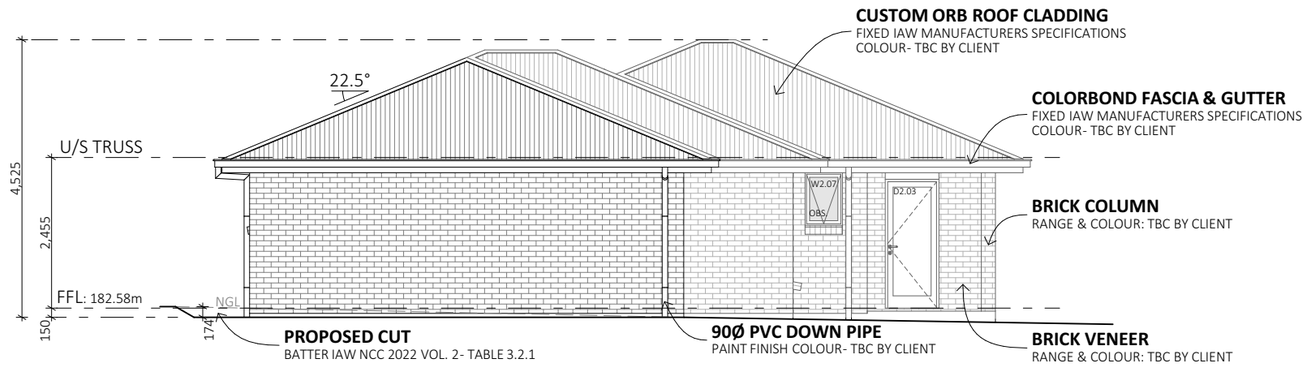


NORTHERN ELEVATION



SOUTHERN ELEVATION

0 1 2 3 4 5m

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CLIENT/S:
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SITE ADDRESS:
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DRAWING
UNIT 2
ELEVATIONS
NTH-STH

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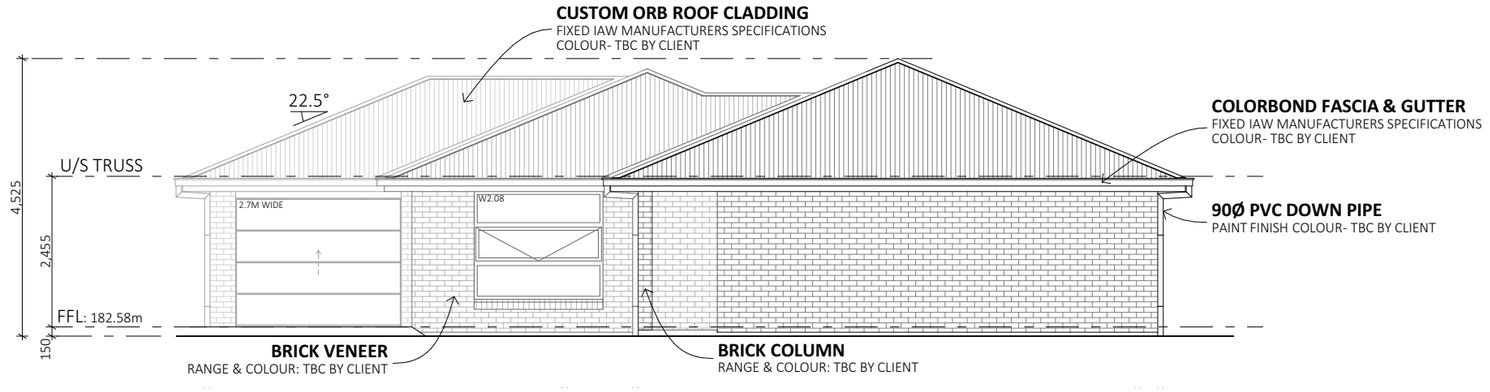
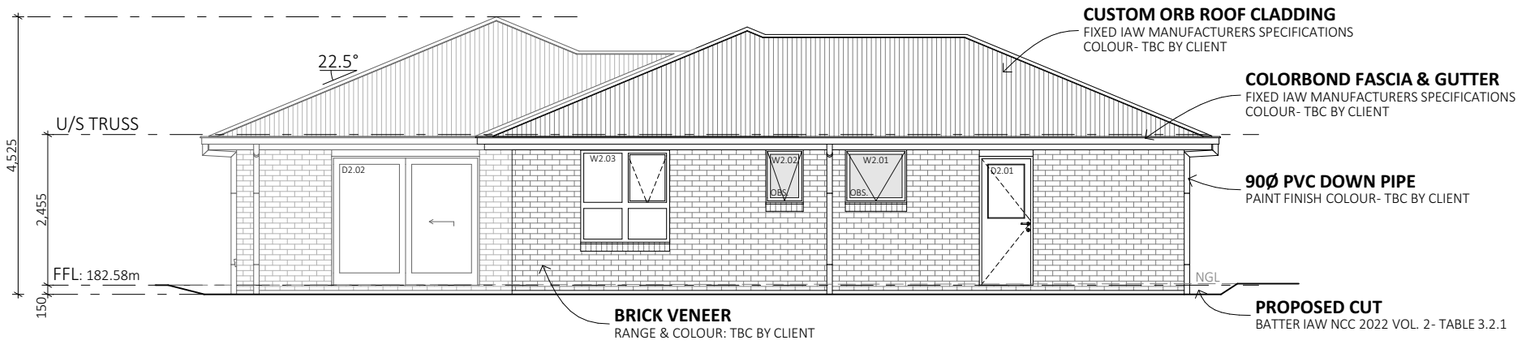


EASTERN ELEVATION



WESTERN ELEVATION

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PROSPECT VALE, 7250.

DRAWING
UNIT 2
ELEVATIONS
EST-WST

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Mail: 202 Wellington Street, South Launceston 7249
A.B.N: 71 615 812 747
Phone: 6344 7319
Email: info@designtolive.com.au

6 February 2025

Planning Application Cover Letter

Development: Proposed multiple dwellings
Owner: MZSR Developments
Address: Lot 94, Haberfield Way, Prospect Vale
Council: Meander Valley
Zone: General Residential

Please find below further information for the proposed Development at the above address.

8.4.3 Site coverage and private open space for all dwellings

A1 (a) - a site coverage of not more than 50% (excluding eaves up to 0.6m wide).

Complies.

P1 *(b) - private open space that is of a size and with dimensions that are appropriate for the size of the dwelling.*

Unit One has a dedicated private open space of 21.64m^2. The clothesline for this dwelling is outside of the dedicated private open space which allows more outdoor recreation space for the occupants. There is adequate storage space for this dwelling, including space for a barbeque. Reasonable space for landscaping has been provided, including grassed areas in the private open space.

P2 - A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play.

The private open space is conveniently located outside of the dwelling's kitchen/living/dining area and accessed via a glass sliding door, serving as an extension of the dwelling. The private open space is situated to the North of the unit and will receive sunlight from late morning to late afternoon which is beneficial for the occupants.

Regards,
Justin Lefevre
(B.Env.Des)

Document Set ID: 2264910
Version: 1, Version Date: 09/12/2025

MZSR Developments

P.o Box 27, Prospect

To: Meander Valley Council

Att: Brenton Josey

Reply to planning for Lot 94 No 26 Clance Avenue Prospect Vale (Multiple dwellings (x2)

P1 – 8.4.2 Density of multiple dwellings

The proposal provides two unit dwellings on 636m2. Other multiple dwellings within the area are located at No 58 and No 45 Haberfield Way Prospect (both recently constructed). No other unit dwellings are currently located near this proposal.

The land developers have designated unit Lots, with this Lot being one proposed and set aside for units.

These units will blend in with all future proposed dwellings and will be compatible with the density of the area. This development will not exceed the capacity of infrastructure services, in fact will have less impact than a 4 + bedroom single dwelling home.

This proposal has been specifically designed to take in the mountain views, it has no rear neighbours as this area behind has a bushfire easement running along all the rear boundaries.

The Country Club Tasmania venue is located just 200m away, with walking tracks located just within 20m from this Lot. Public transport is located within 150m which includes the local bus service.

Chris Reissig

Licenced Builder CC1080

Master Builders Australia Member

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