



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:	G Plunkett - PA\26\0030
PROPERTY ADDRESS:	180 Main Road MEANDER (CT: 164148/3)
DEVELOPMENT:	Extension to Single dwelling - driveway.

The application can be inspected until **Monday, 25 August 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 9 August 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:	<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="180 Main Road"/>	Certificate of Title:	<input type="text" value="164148"/>
Suburb:	<input type="text" value="Meander"/>	<input type="text" value="7304"/>	Lot No: <input type="text" value="3"/>
Land area:	<input type="text" value="7609 m2"/>	<i>m² / ha</i>	
Present use of land/building:	<input type="text" value="Residential/village"/>	<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: Colour:
Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 164148	FOLIO 3
EDITION 5	DATE OF ISSUE 13-Jul-2024

SEARCH DATE : 29-Jul-2025

SEARCH TIME : 09.54 AM

DESCRIPTION OF LAND

Town of CHESHUNT

Lot 3 on Sealed Plan 164148

Derivation : part of Lot 6 (Sec A) Gtd. to S. Bradford

Prior CT 128663/1

SCHEDULE 1

N200954 TRANSFER to KELVIN THOMAS GRAHAM and LISA ANN MORISSET Registered 13-Jul-2024 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP164148 EASEMENTS in Schedule of Easements

SP164148 FENCING COVENANT in Schedule of Easements

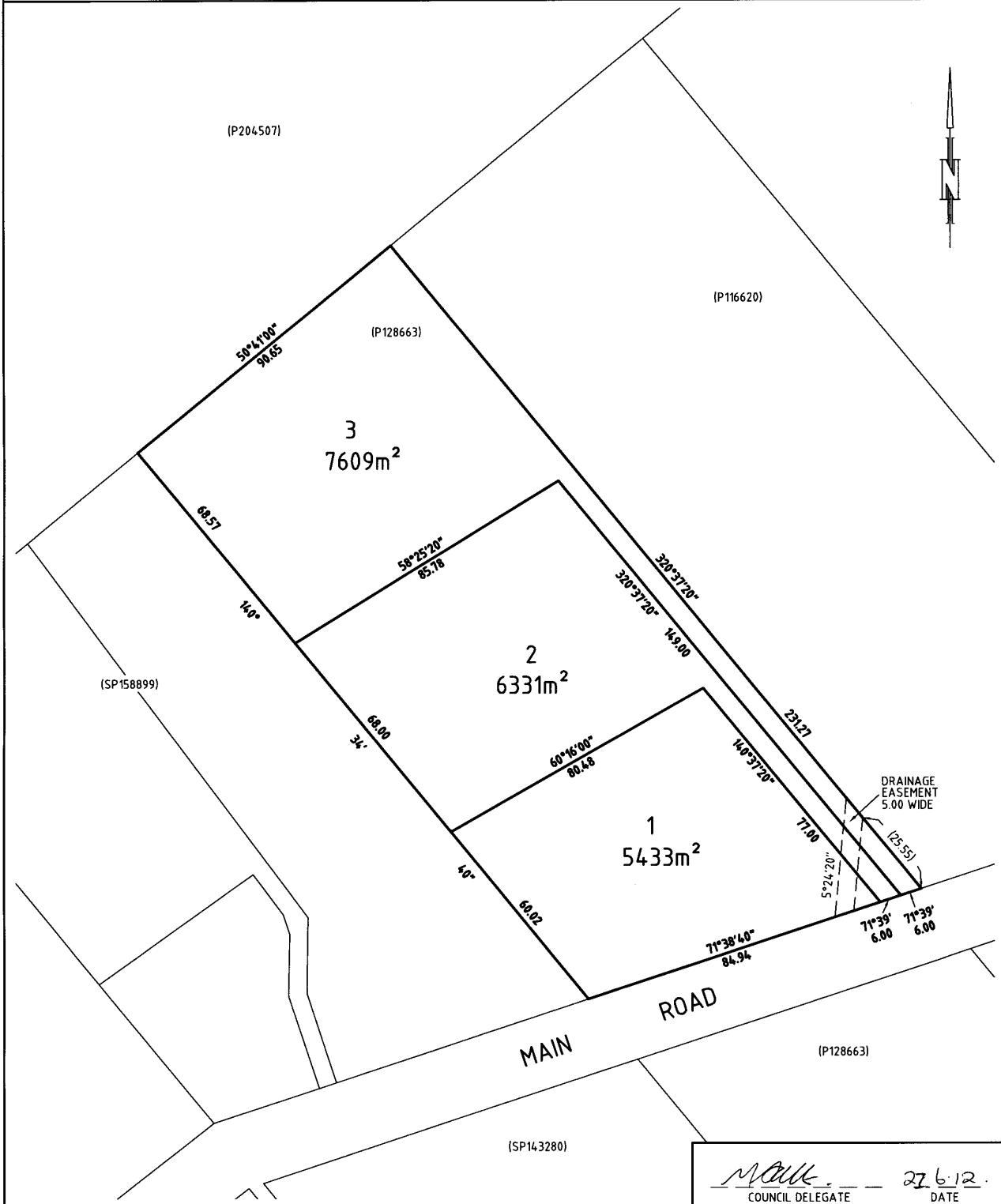
SP164148 SEWERAGE AND/OR DRAINAGE RESTRICTION

C987990 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 06-Jul-2012 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: Pauline Jean Ponder John James Ponder		<p align="center">PLAN OF SURVEY</p> BY SURVEYOR JOHN WILLIAM DENT of CAMPBELL SMITH PHELPS PEDLEY 3/23 BRISBANE STREET, LAUNCESTON		REGISTERED NUMBER SP164148
FOLIO REFERENCE: CT128663/1				APPROVED EFFECTIVE FROM - 6 JUL 2012 <i>Alice Kawa</i> Recorder of Titles
GRANTEE: Lot 6 (Section A) Granted to S. Bradford		LOCATION TOWN OF CHESHUNT (SEC. A)		
SCALE: 1:1000	LENGTHS IN METRES	SURVEYORS REF. 318-11		
MAPSHEET MUNICIPAL CODE No. 121 (4638)	LAST UPI No 4502333	LAST PLAN No. P128663	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



<p>SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>Registered Number</p> <p style="font-size: 2em; font-weight: bold;">SP 164148</p>
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PAGE 1 OF 1 PAGE
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.

FENCING COVENANT

The Owner of each Lot on the Plan covenants with John James Ponder and Pauline Jean Ponder (called "the Owners") that the Owners shall not be required to fence.

EASEMENT

Lot 1, Lot 2 and Lot 3 on the Plan are subject to a right of drainage in favour of the Meander Valley Council over the strip of land marked "DRAINAGE EASEMENT 5.00 WIDE" on the Plan.

No other easements, covenants or profit a prendre shall be created to benefit or burden any Lot shown on the Plan.

Signed by **JOHN JAMES PONDER** and **PAULINE JEAN PONDER** as the registered proprietors of the land comprised in Certificate of Title Volume 128663 Folio 1 in the presence of:

) *John James Ponder*

) *P. J Ponder*

Witness: *[Signature]* 1/5/2012.

Full name: *RICHARD McLEOD JACK*

Occupation: *DENTIST*

Residential address: *12 JENKINS ST TARANNA HOBART TAS 7053*

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: Campbell Smith Phelps Pedley</p> <p>FOLIO REF: 128663/1</p> <p>SOLICITOR & REFERENCE: Julie Byrne Legal – JLB – 20120037</p>	<p>PLAN SEALED BY: Meander Valley Council</p> <p>DATE: <i>27th June 2012</i></p> <p><i>PA11110017</i> REF NO. <i>[Signature]</i> Council Delegate</p>
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NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

SITE CLASSIFICATIONS:

Soils Classification (AS2870-2011): P
 Windloading Classification (AS4055-2006): N3
 Climate Zone: 7
 BAL Rating: 12.5
 Alpine Area: N/A
 Corrosivity Classification (AS/NZS : 2312.2): C2

NOTES:

Confirm all dimensions on site.
 Refer all discrepancies to Architect.
 Do not scale off copied drawings.
 Written dimensions take precedence.
 Dimensions are to unlined/unclad studwork.
 Matching onsite dimensions takes precedence over dimensioned drawings.

AREAS:

Site Area: 7609 sqm
 Existing Residence: Nom 157 sqm
 Existing Outbuildings - Total: 25.8 sqm
 Proposed Addition: 163.8 sqm

Total Area of All Buildings: 346.6 sqm

Site Cover Percentage: Nom 4.5%

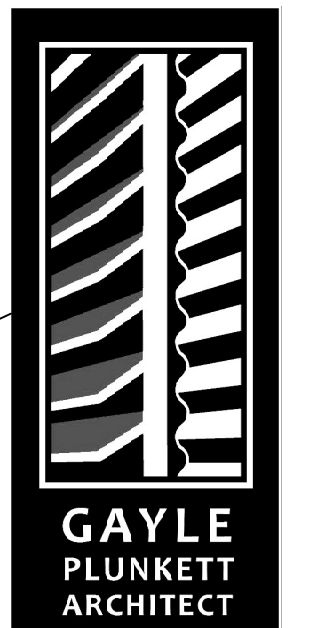
ZONING:

General Residential/Village



1 Aerial View
 - NTS Scale

2 Proposed New Site Plan
 - Scale 1 : 1000 at A3 size



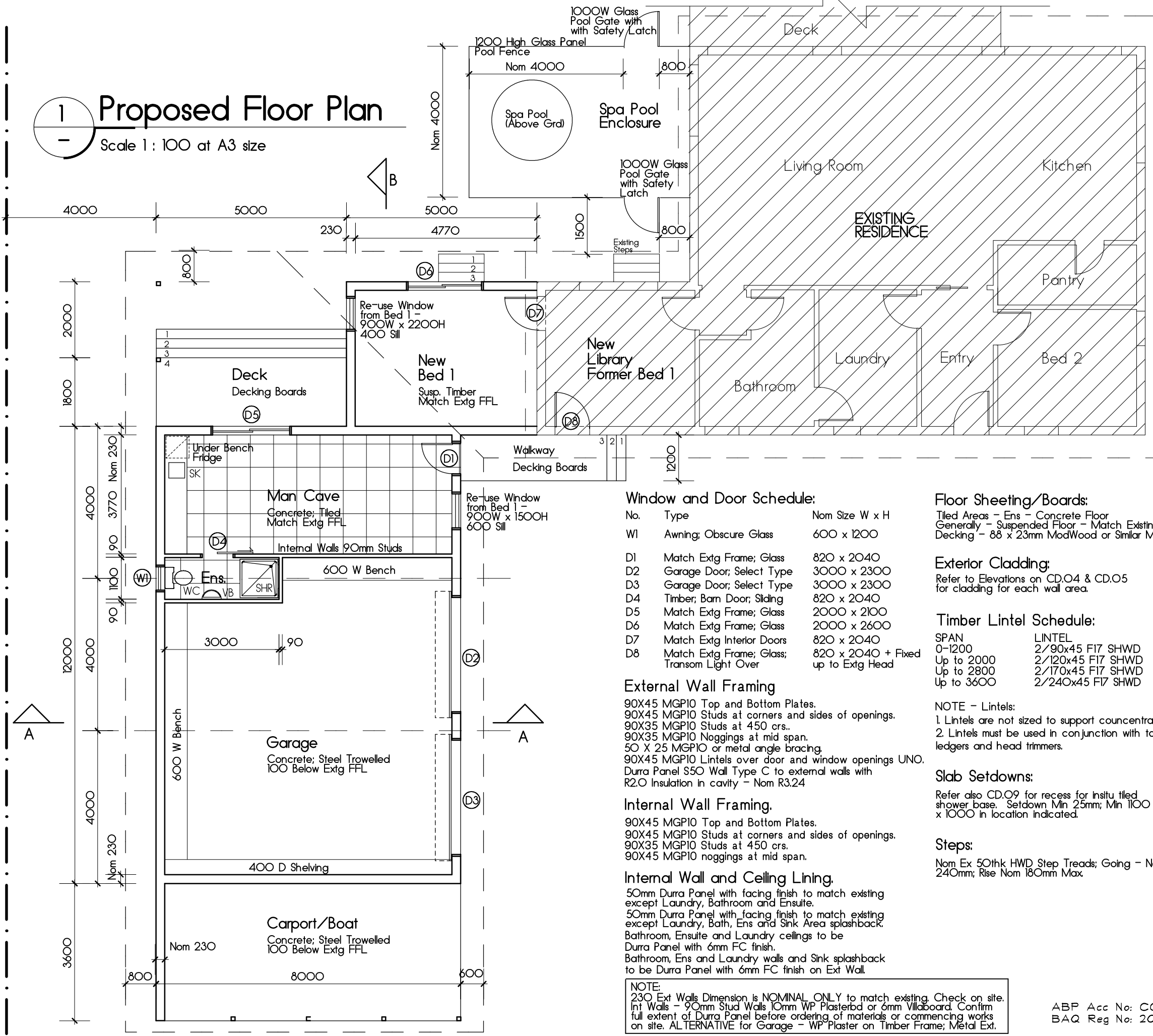
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 Deloraine TAS 7304
 Mobile: 0418 873 112
 ABP Acc No: CC4022J
 BAQ Reg No: 2081

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Appl for Planning/Building Permit - Setback 4m Application for Building Permit		B A	GP GP	28-7-25 5-6-25	Checked Apprvd	Date	Drawn Plotted	Date Date	Job Addition to Residence 180 Main Road, Meander	Dwg Title Proposed Site Plan Scale 1 : 1000	Job No. MG-25.01	Dwg No. CD.01	Rev. B
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1 Proposed Floor Plan

Scale 1 : 100 at A3 size



Window and Door Schedule:

No.	Type	Nom Size W x H
W1	Awning; Obscure Glass	600 x 1200
D1	Match Extg Frame; Glass	820 x 2040
D2	Garage Door; Select Type	3000 x 2300
D3	Garage Door; Select Type	3000 x 2300
D4	Timber; Barn Door; Sliding	820 x 2040
D5	Match Extg Frame; Glass	2000 x 2100
D6	Match Extg Frame; Glass	2000 x 2600
D7	Match Extg Interior Doors	820 x 2040
D8	Match Extg Frame; Glass; Transom Light Over	820 x 2040 + Fixed up to Extg Head

External Wall Framing

90X45 MGPI0 Top and Bottom Plates.
 90X45 MGPI0 Studs at corners and sides of openings.
 90X35 MGPI0 Studs at 450 crs.
 90X35 MGPI0 Noggings at mid span.
 50 X 25 MGPI0 or metal angle bracing.
 90X45 MGPI0 Lintels over door and window openings UNO.
 Durra Panel S50 Wall Type C to external walls with R2.0 Insulation in cavity - Nom R3.24

Internal Wall Framing.

90X45 MGPI0 Top and Bottom Plates.
 90X45 MGPI0 Studs at corners and sides of openings.
 90X35 MGPI0 Studs at 450 crs.
 90X45 MGPI0 noggings at mid span.

Internal Wall and Ceiling Lining.

50mm Durra Panel with facing finish to match existing except Laundry, Bathroom and Ensuite.
 50mm Durra Panel with facing finish to match existing except Laundry, Bath, Ens and Sink Area splashback.
 Bathroom, Ensuite and Laundry ceilings to be Durra Panel with 6mm FC finish.
 Bathroom, Ens and Laundry walls and Sink splashback to be Durra Panel with 6mm FC finish on Ext Wall.

NOTE:
 230 Ext Walls Dimension is NOMINAL ONLY to match existing. Check on site.
 Int Walls - 90mm Stud Walls 10mm WP Plasterbd or 6mm Villaboard. Confirm full extent of Durra Panel before ordering of materials or commencing works on site. ALTERNATIVE for Garage - WP Plaster on Timber Frame; Metal Ext.

Floor Sheeting/Boards:

Tiled Areas - Ens - Concrete Floor
 Generally - Suspended Floor - Match Existing Timber
 Decking - 88 x 23mm ModWood or Similar Manufactured Board

Exterior Cladding:

Refer to Elevations on CD.04 & CD.05 for cladding for each wall area.

Timber Lintel Schedule:

SPAN	LINTEL
0-1200	2/90x45 F17 SHWD
Up to 2000	2/120x45 F17 SHWD
Up to 2800	2/170x45 F17 SHWD
Up to 3600	2/240x45 F17 SHWD

NOTE - Lintels:

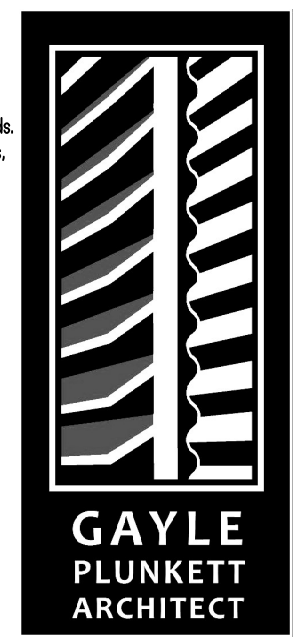
- Lintels are not sized to support concentrated loads.
- Lintels must be used in conjunction with top plates, ledgers and head trimmers.

Slab Setdowns:

Refer also CD.09 for recess for insitu tiled shower base. Setdown Min 25mm; Min 1100 x 1000 in location indicated.

Steps:

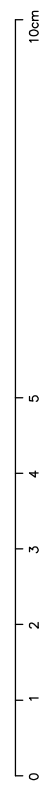
Nom Ex 50thk HWD Step Treads; Going - Nom 240mm; Rise Nom 180mm Max



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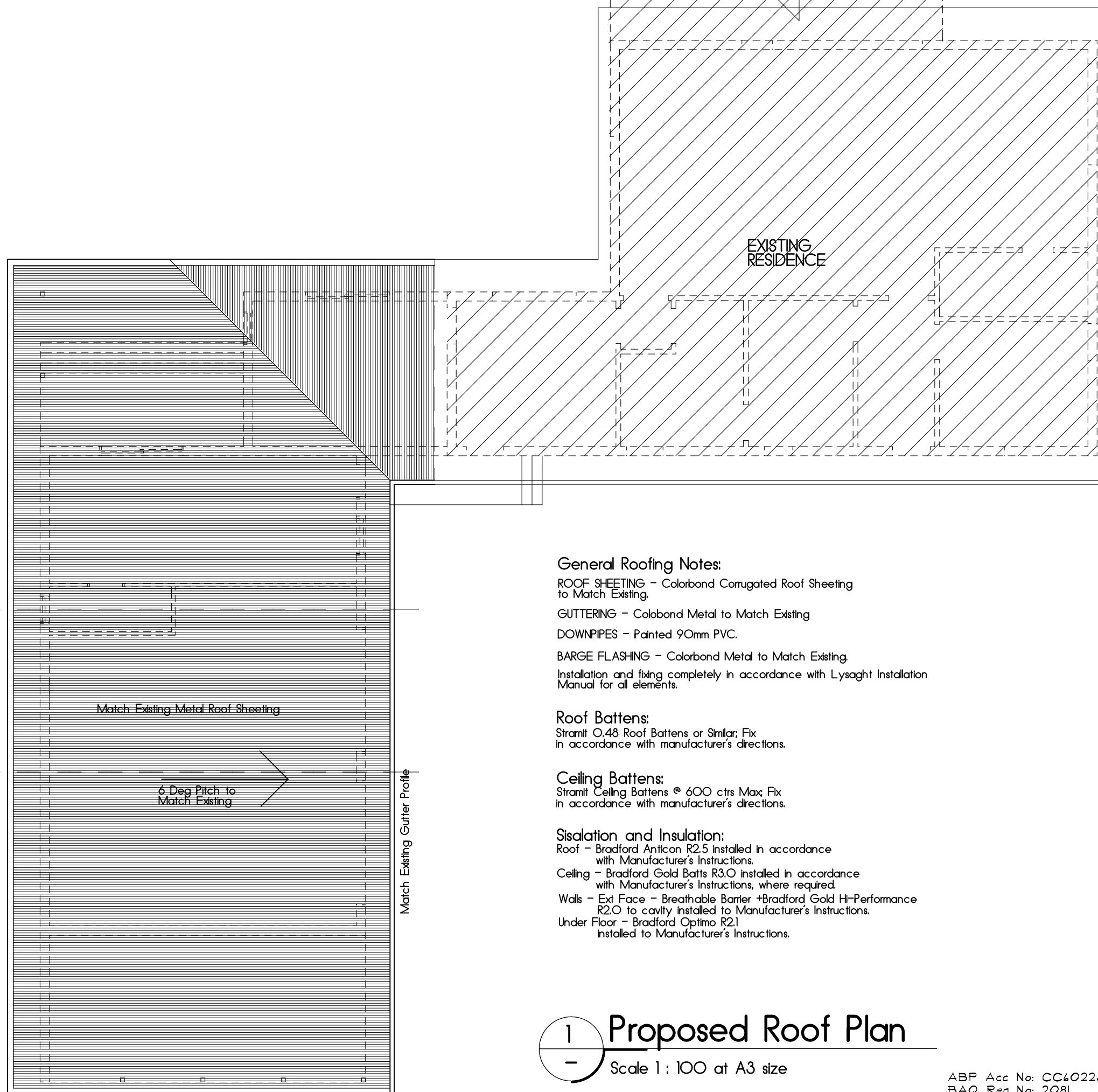
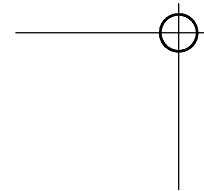
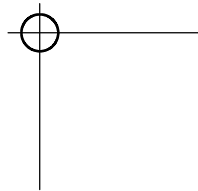
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A3 Original



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Revisions and Issues	Rev.	By	Date	Apprvd Date	Plotted Date					



General Roofing Notes:

- ROOF SHEETING - Colorbond Corrugated Roof Sheetting to Match Existing.
 - GUTTERING - Colobond Metal to Match Existing
 - DOWNPIPES - Painted 90mm PVC.
 - BARGE FLASHING - Colorbond Metal to Match Existing.
- Installation and fixing completely in accordance with Lysaght Installation Manual for all elements.

Roof Battens:

Stramit 0.48 Roof Battens or Similar; Fix in accordance with manufacturer's directions.

Ceiling Battens:

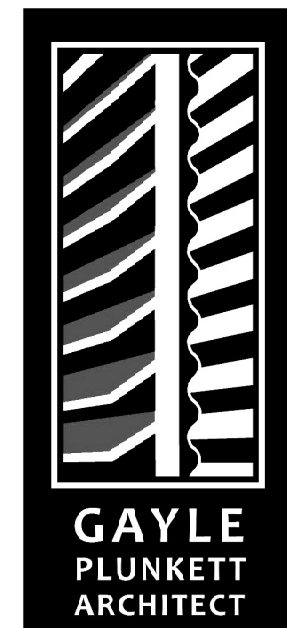
Stramit Ceiling Battens @ 600 ctrs Max; Fix in accordance with manufacturer's directions.

Sisalation and Insulation:

- Roof - Bradford Anticon R2.5 installed in accordance with Manufacturer's Instructions.
- Ceiling - Bradford Gold Batts R3.0 installed in accordance with Manufacturer's Instructions, where required.
- Walls - Ext Face - Breathable Barrier +Bradford Gold Hi-Performance R2.0 to cavity installed to Manufacturer's Instructions.
- Under Floor - Bradford Optimo R2.1 installed to Manufacturer's Instructions.

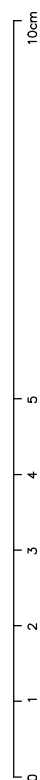
1 Proposed Roof Plan

Scale 1 : 100 at A3 size

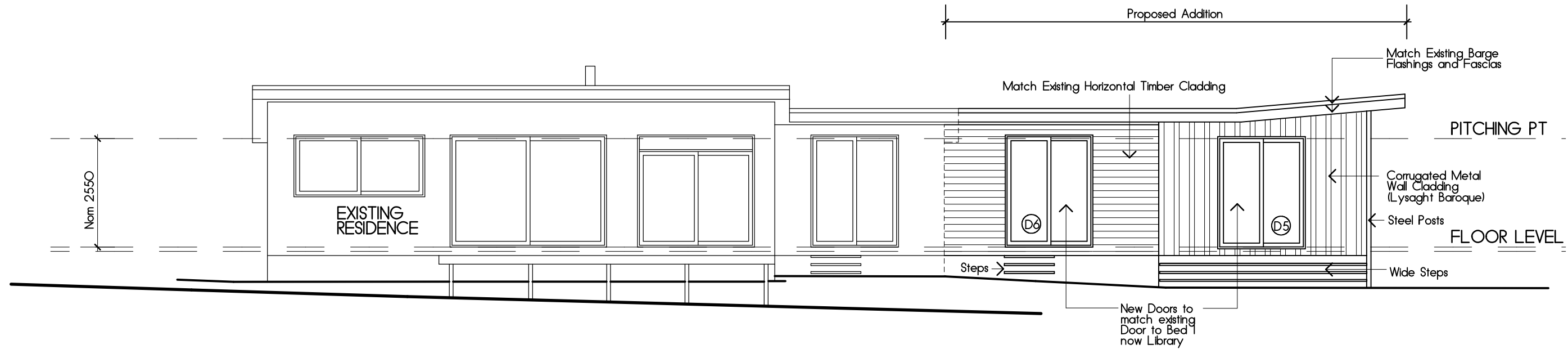


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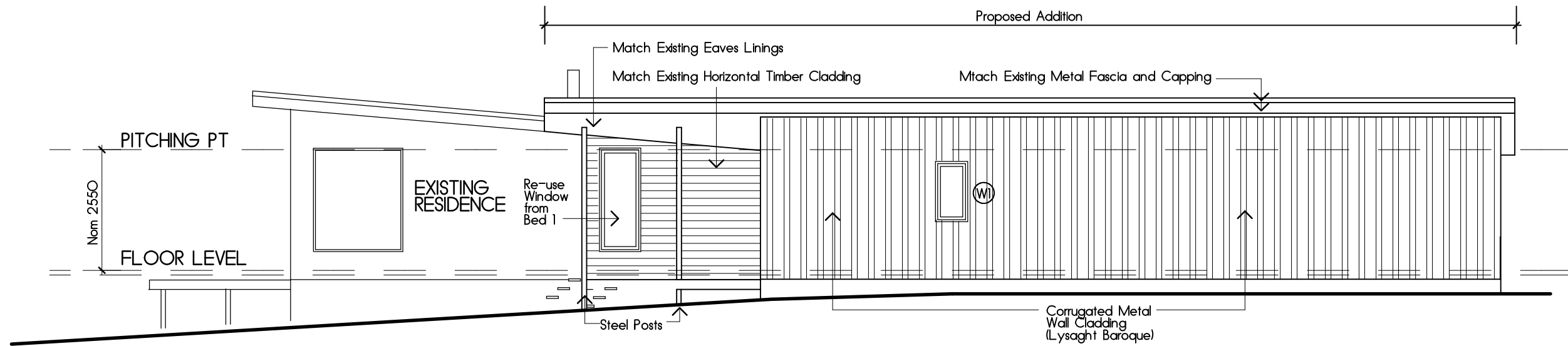
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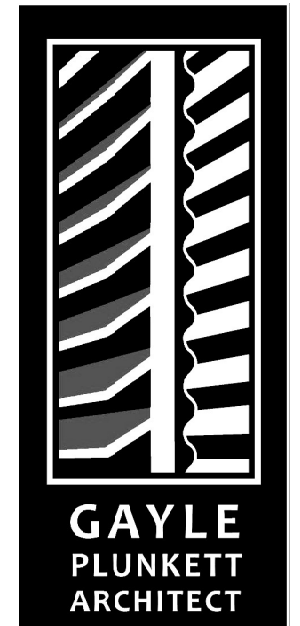
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1 Proposed North West Elevation
 Scale 1 : 100 at A3 size



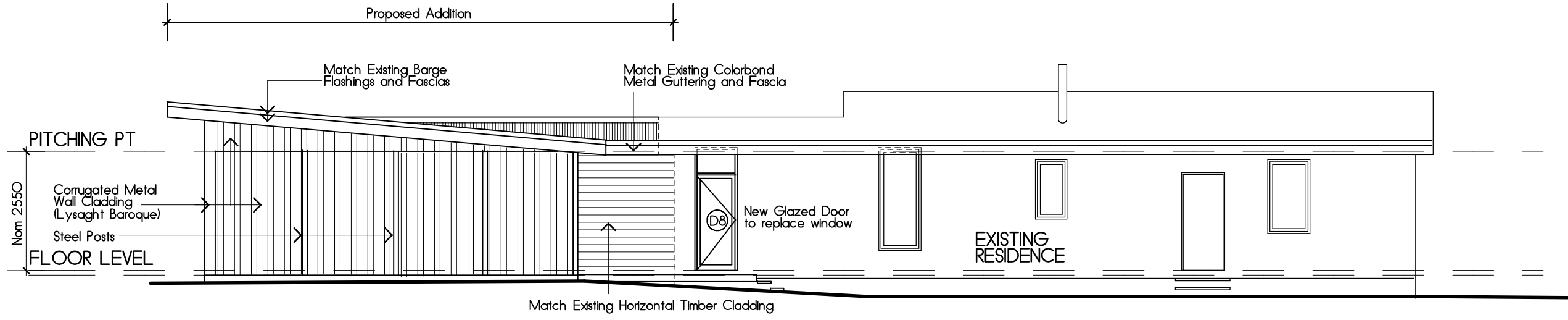
2 Proposed South West Elevation
 Scale 1 : 100 at A3 size



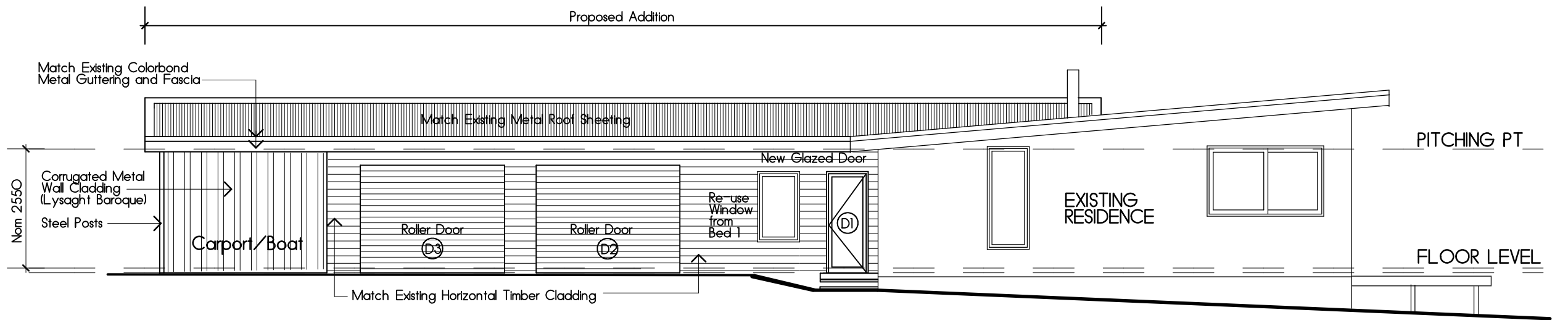
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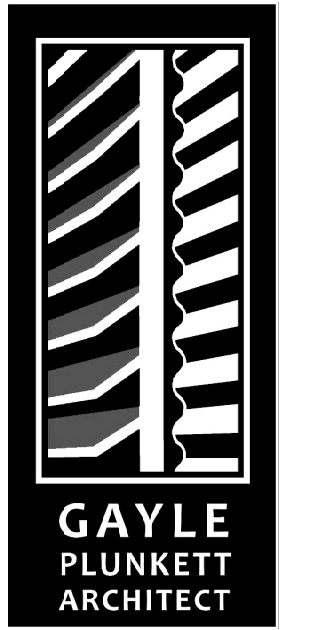
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Revisions and Issues		Rev.	By	Date	Apprvd	Date	Plotted	Date					



1 Proposed South East Elevation
 Scale 1 : 100 at A3 size



2 Proposed North East Elevation
 Scale 1 : 100 at A3 size

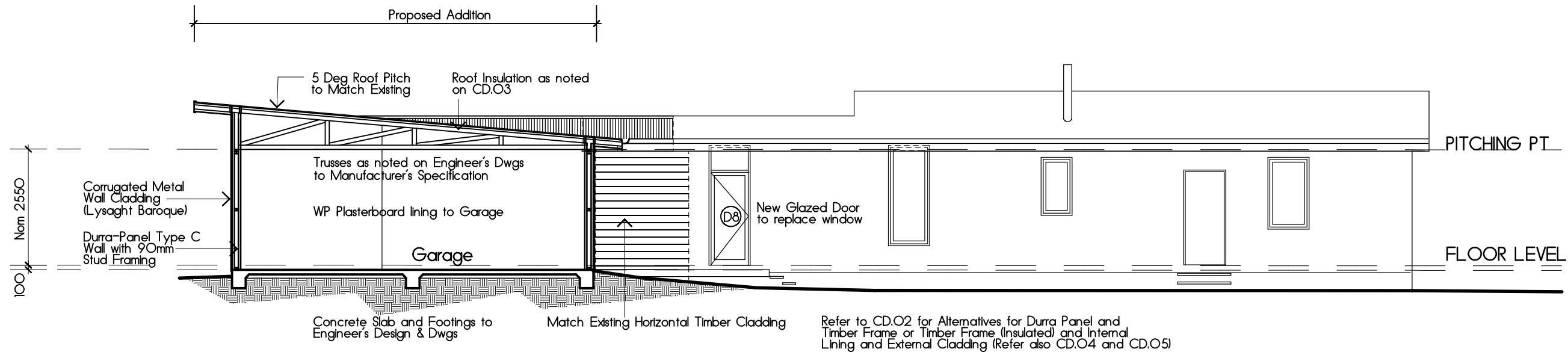


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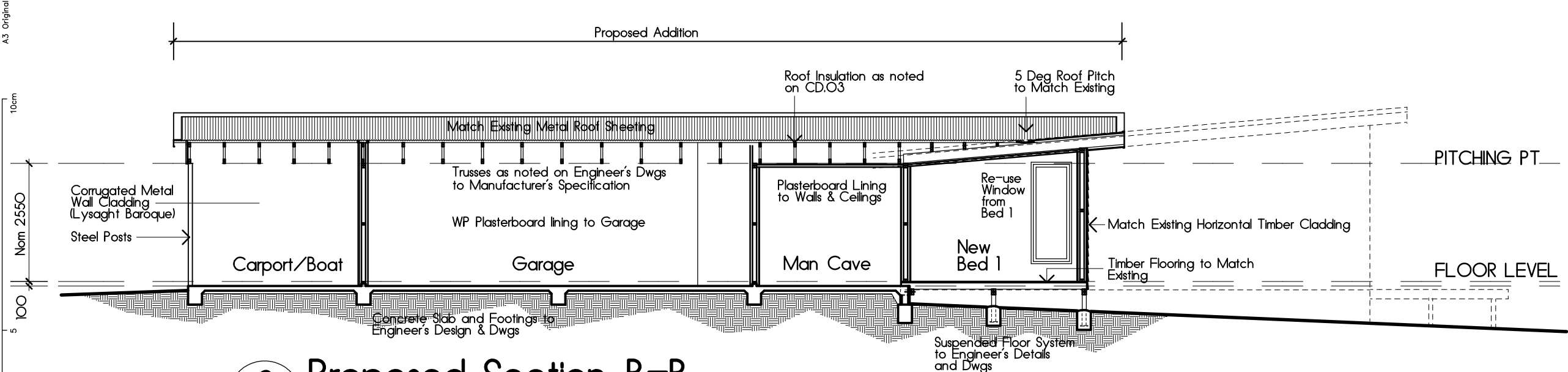
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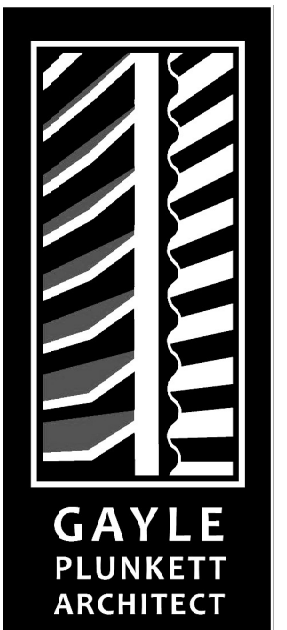
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Revisions and Issues				Rev.	By	Date	Apprvd Date	Plotted Date			Scale 1 : 100			



1 Proposed Section A-A
 Scale 1 : 100 at A3 size



2 Proposed Section B-B
 Scale 1 : 100 at A3 size



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