



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:	<b>Design to Live - PA\26\0078</b>
PROPERTY ADDRESS:	<b>20 Clance Avenue PROSPECT VALE (CT: 188889/91)</b>
DEVELOPMENT:	<b>Single dwelling, Residential outbuilding (garage) &amp; Retaining wall - building envelope, front fence.</b>

The application can be inspected until **Tuesday, 4 November 2025**, at [www.meander.tas.gov.au](http://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](mailto: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 18 October 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="LOT 91, COUNTRY CLUB AVENUE"/>	Certificate of Title:	<input type="text" value="188889/91"/>
Suburb:	<input type="text" value="PROSPECT VALE"/>	<input type="text" value="7250"/>	Lot No: <input type="text"/>
Land area:	<input type="text" value="833"/>	$m^2 / ha$	
Present use of land/building:	<input type="text" value="VACANT"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

- Does the application involve Crown Land or Private access via a Crown Access Licence:  Yes  No
- Heritage Listed Property:  Yes  No

#### DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box

<input checked="" type="checkbox"/> Building work	<input type="checkbox"/> Change of use	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Demolition
<input type="checkbox"/> Forestry	<input type="checkbox"/> Other		

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

Description of work:

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

New floor area:   $m^2$       New building height:  m

Materials:

External walls:	<input type="text" value="REFER PLANS"/>	Colour:	<input type="text" value="TBC"/>
Roof cladding:	<input type="text" value="REFER PLANS"/>	Colour:	<input type="text" value="TBC"/>

SEARCH OF TORRENS TITLE

VOLUME 188889	FOLIO 91
EDITION 1	DATE OF ISSUE 23-Sep-2025

SEARCH DATE : 25-Sep-2025

SEARCH TIME : 09.43 AM

DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL  
 Lot 91 on Sealed Plan 188889  
 Derivation : Part of 300 Acres Gtd. to Joseph Penny  
 Prior CT 188351/1004

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  
 SP188889 FENCING PROVISION in Schedule of Easements  
 N278447 BENEFITING EASEMENT: Bushfire Hazard Management  
 Easement over the land marked Bushfire Hazard  
 Management Easement 10.00 wide on Sealed Plan 188889  
 Registered 23-Sep-2025 at 12.02 PM  
 SP185985, SP186417, SP187707 & SP188351 FENCING PROVISION in  
 Schedule of Easements  
 SP10386 & SP18481 FENCING COVENANT in Schedule of Easements  
 E172250 INSTRUMENT Creating Restrictive Covenants Registered  
 23-Sep-2025 at 12.05 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD  
 FOLIO REFERENCE: C.T.188351/1004  
 GRANTEE: PART OF 375A-1R-0P GRANTED TO JAMES GOODGER, PART OF 300 ACRES GRANTED TO JOSEPH PENNY



BY SURVEYOR: BRETT RICHARD WOOLCOTT  
 LOCATION: LAND DISTRICT OF CORNWALL  
 PARISH OF LAUNCESTON  
 SCALE 1:4000 LENGTHS IN METRES

REGISTERED NUMBER  
**SP188889**

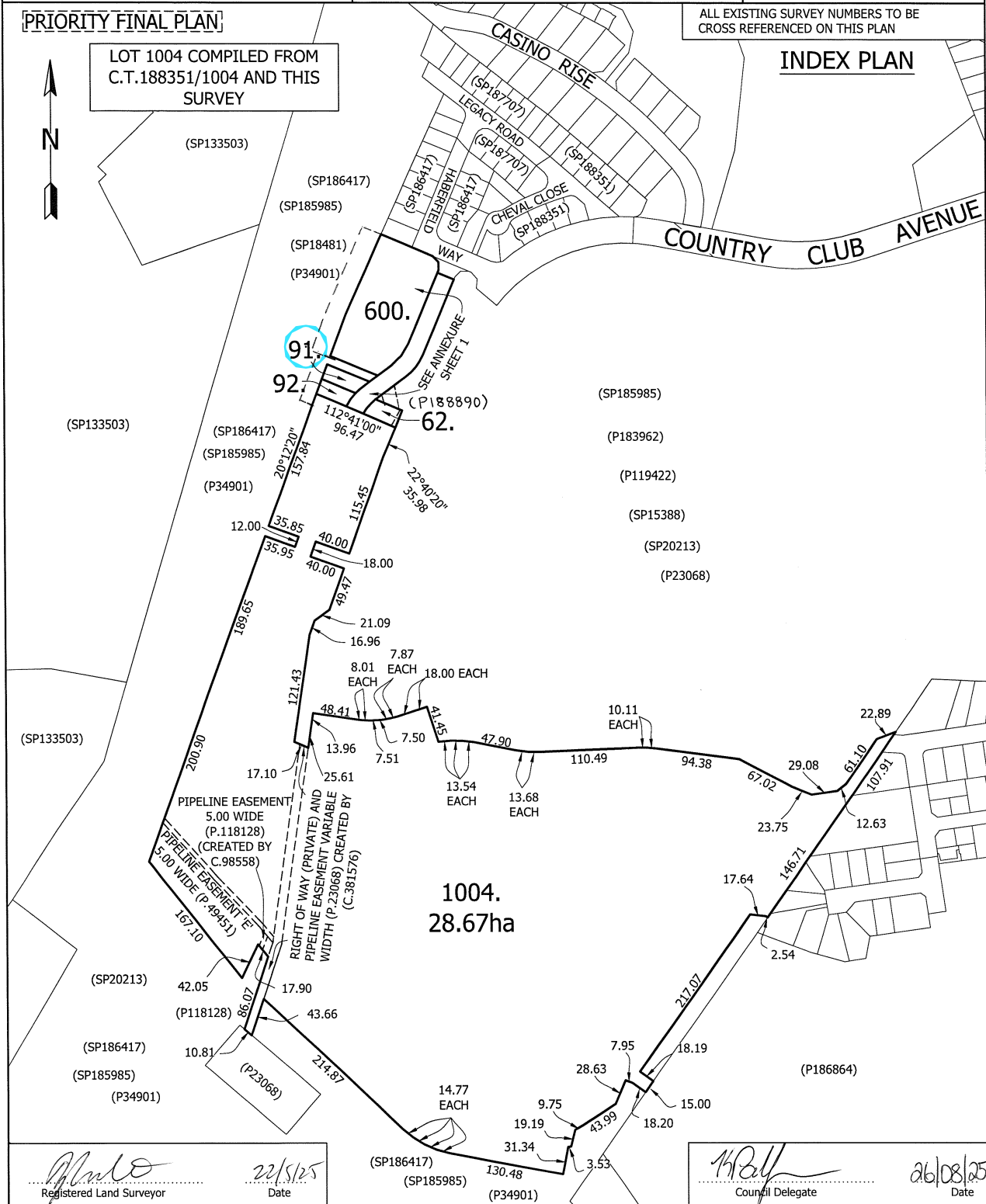
APPROVED EFFECTIVE FROM **23 SEP 2025**  
  
 Recorder of Titles

**PRIORITY FINAL PLAN**

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 1004 COMPILED FROM C.T.188351/1004 AND THIS SURVEY

**INDEX PLAN**

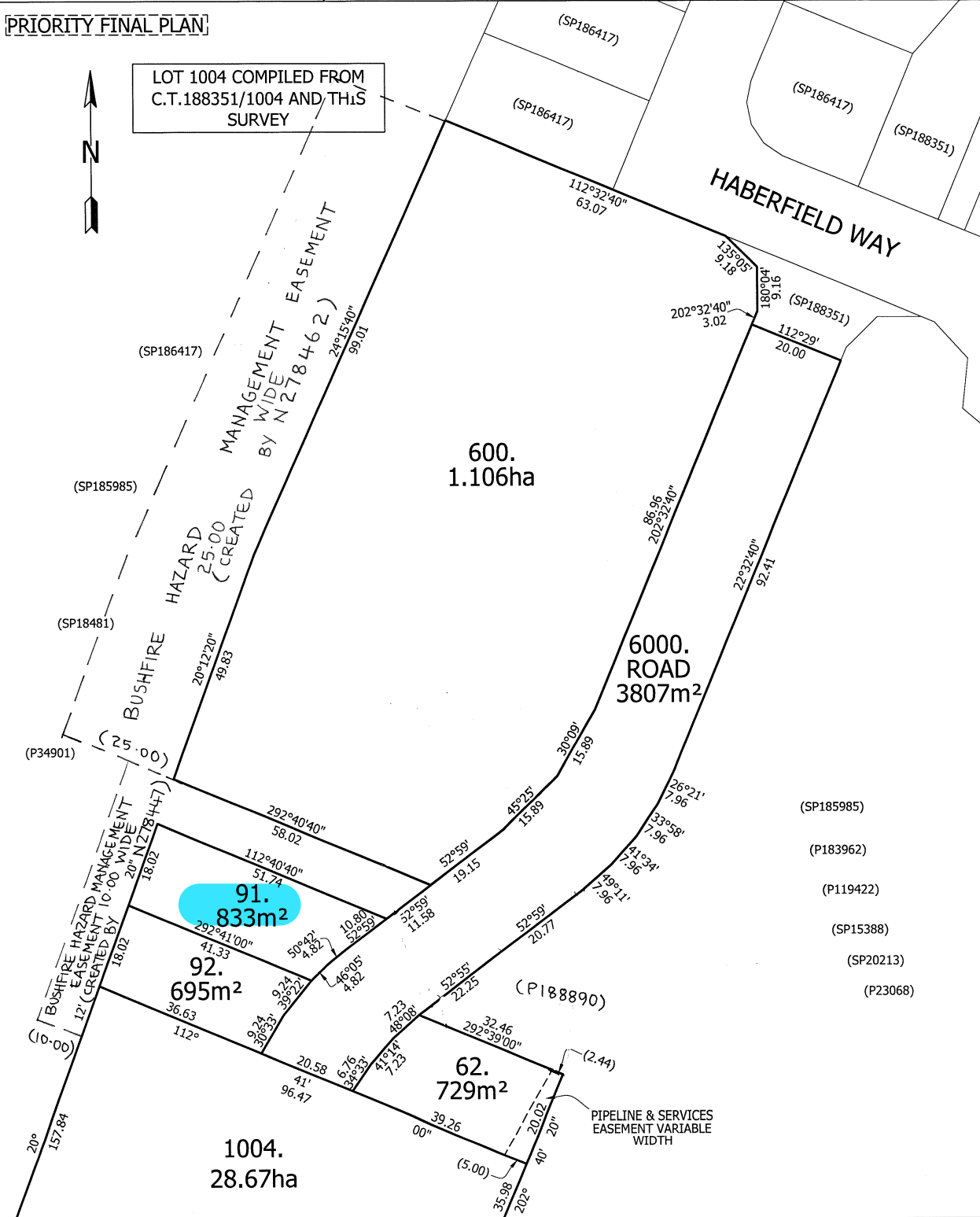


Registered Land Surveyor  
 Date: 22/11/25

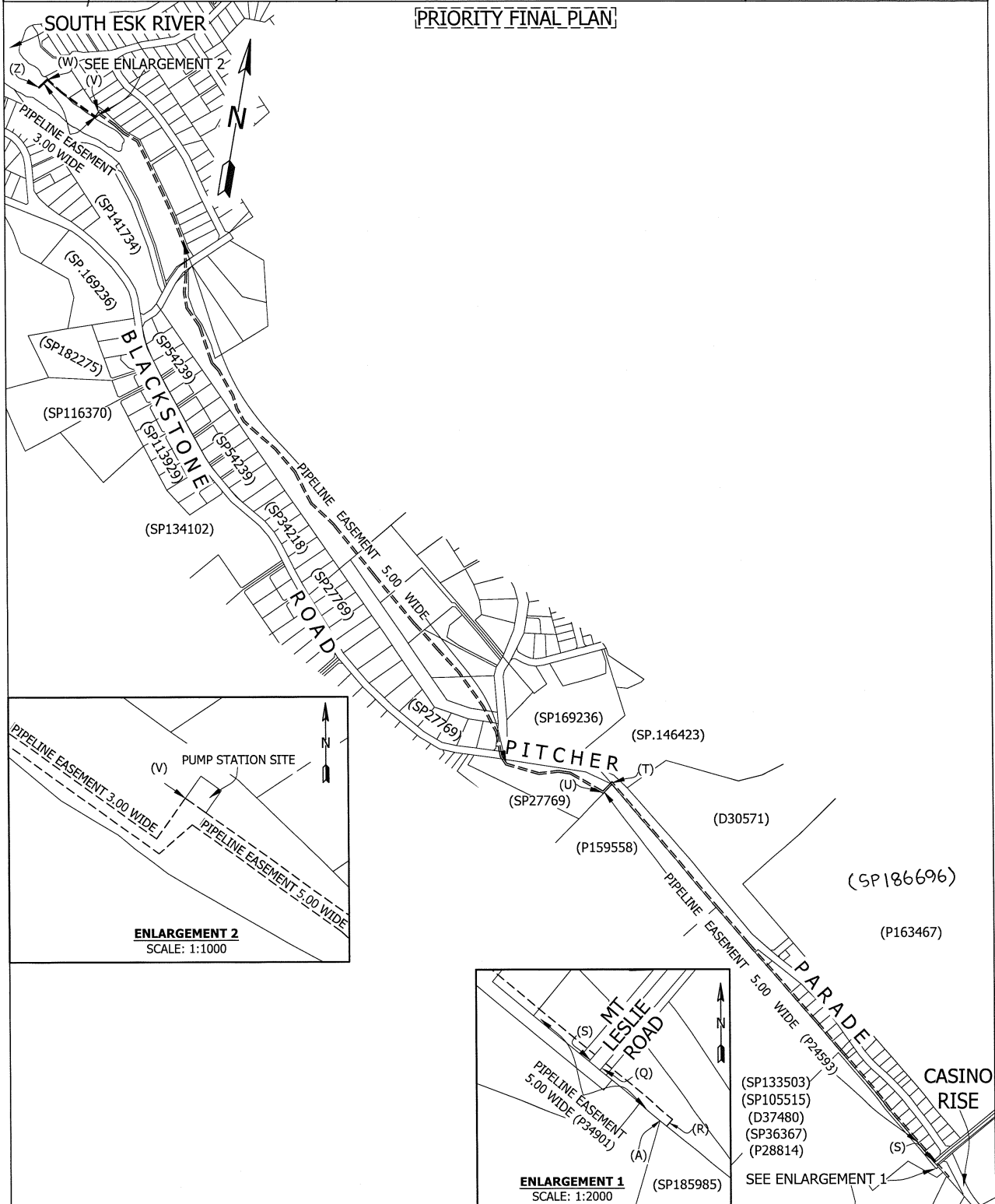
Council Delegate  
 Date: 26/08/25

<p><b>PLAN OF SURVEY</b></p> <p><b>ANNEXURE SHEET</b> SHEET 1 OF 2 SHEETS</p>	<p>OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p>	<p>Registered Number</p> <p><b>SP 188889</b></p>
	<p>FOLIO REFERENCE: C.T.188351/1004</p> <p>SCALE 1: 750 LENGTHS IN METRES</p>	<p>APPROVED EFFECTIVE 23 SEP 2025</p> <p>FROM .....</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>[Signature]</i> 26/08/2025 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>[Signature]</i> 27/5/25 Registered Land Surveyor Date</p>	<p><i>[Signature]</i> Recorder of Titles</p>

**PRIORITY FINAL PLAN**



<p><b>PLAN OF SURVEY</b></p> <p><b>Woolcott</b> ANNEXURE SHEET LAND SERVICES SHEET 2 OF 2 SHEETS</p>	<p>OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: C.T.188351/1004</p> <p>SCALE 1:10000 LENGTHS IN METRES</p>	<p>Registered Number</p> <p><b>SP 188889</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>[Signature]</i> 26/08/2025 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>[Signature]</i> 22/8/25 Registered Land Surveyor Date</p>	<p><del>APPROVED</del> EFFECTIVE FROM 23 SEP 2025</p> <p><i>[Signature]</i> Recorder of Titles</p>





PROPOSED DWELLING AND SHED  
 LOT 91, COUNTRY CLUB AVENUE,  
 PROSPECT VALE, 7250.



DRAWING #	DRAWING
CNTR91-1	COVER PAGE
CNTR91-2	SITE PLAN
CNTR91-3	GROUND FLOOR PLAN
CNTR91-4	FIRST FLOOR PLAN
CNTR91-5	EXTERNAL SERVICES
CNTR91-6	ELEVATIONS - NORTH & SOUTH
CNTR91-7	ELEVATIONS - EAST & WEST
CNTR91-8	SHED PLANS
CNTR91-9	PERSPECTIVES
CNTR91-10	9AM SUN STUDY
CNTR91-11	10AM SUN STUDY
CNTR91-12	11AM SUN STUDY
CNTR91-13	12PM SUN STUDY
CNTR91-14	3PM SUN STUDY

AREAS	(m <sup>2</sup> )	COUNCIL	MEANDER VALLEY	ZONE	GENERAL RESIDENTIAL
DWELLING	297.84	LAND TITLE REFERENCE	188889/91	ENERGY STAR RATING	TBC
FIRST FLOOR	89.37	PROPERTY ID	9261230	CLIMATE ZONE	7
PORCH	7.96	LOT SIZE (M <sup>2</sup> )	833	ALPINE AREA	N/A
ALFRESCO	18.38	BAL RATING	19	CORROSION ENV'	LOW
SHED	36.00	DESIGN WIND CLASS	N2	SITE HAZARDS	N/A
		SOIL CLASSIFICATION	H-2		
		PLANNING OVERLAY	BUSHFIRE-PRONE AREAS CODE, COUNTRY CLUB ESTATE SPECIFIC AREA PLAN & ELECTRICITY TRANSMISSION INFRASTRUCTURE PROTECTION CODE		

**ATTACHMENTS**

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

**CLIENT/S:**  
 DANIELLE DWYER & TIM QUILL

**SITE ADDRESS:**  
 LOT 91, COUNTRY CLUB AVENUE, PROSPECT VALE, 7250

**DRAWING**  
 COVER PAGE

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

**SIGNATURE:**                      **DATE:**

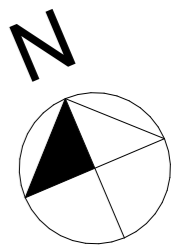
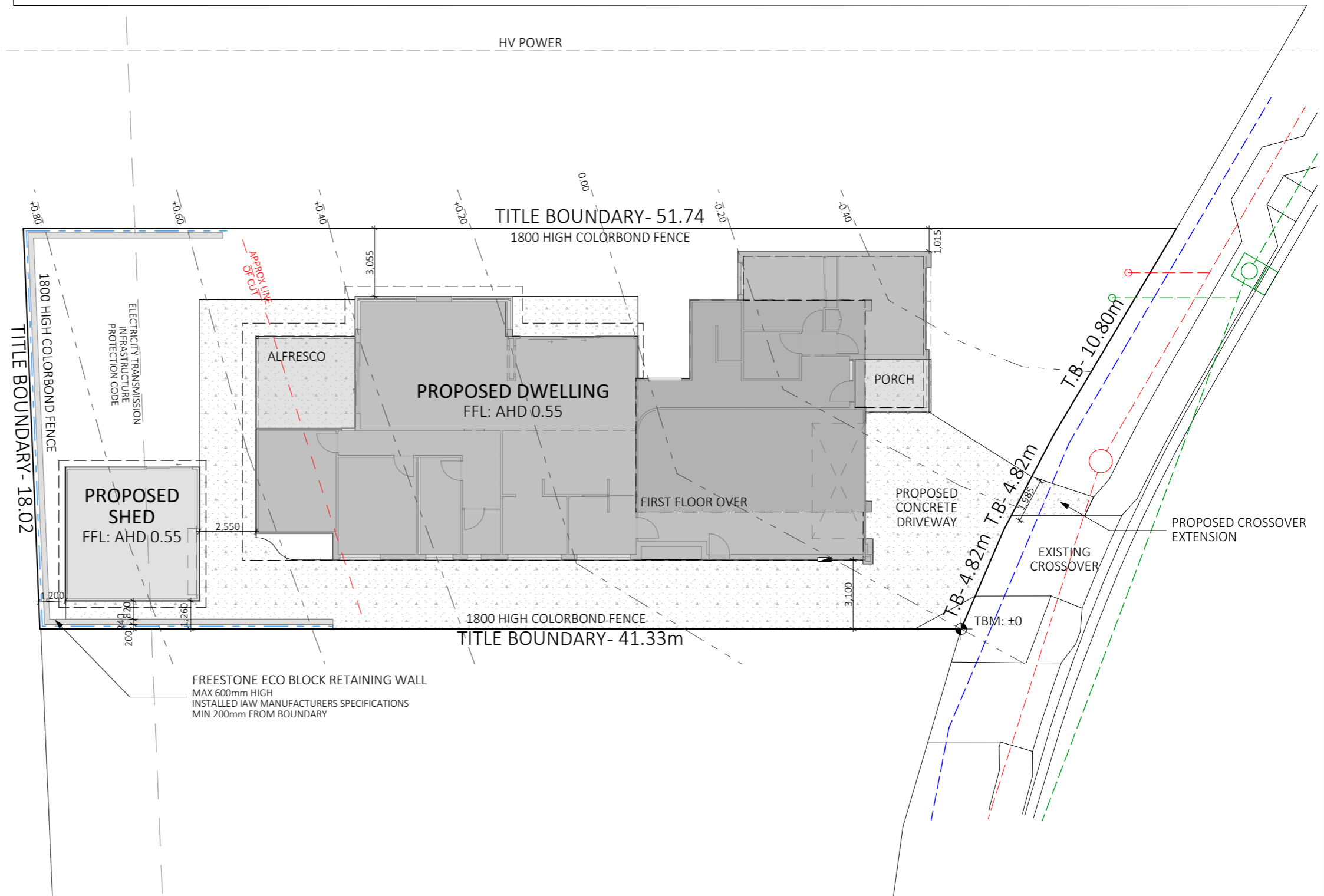
**SIGNATURE:**                      **DATE:**

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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	CNTR91
R1	25/09/2025	FOR D.A.				
R2	9/10/2025	F.I.R.				
			<b>DRAWN</b>	L.S.	<b>DRAWING</b>	<b>1/14</b>
			<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	<b>NTS</b>



LOCALITY PLAN  
NOT TO SCALE



AREA	m <sup>2</sup>
DWELLING	297.84
FIRST FLOOR	89.37
PORCH	7.96
ALFRESCO	18.38
SHED	36.00



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**CLIENT/S:**  
DANIELLE DWYER & TIM QUILL

**SITE ADDRESS:**  
LOT 91, COUNTRY CLUB  
AVENUE, PROSPECT VALE, 7250

**DRAWING**  
**SITE PLAN**

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

**SIGNATURE:**  
**SIGNATURE:**

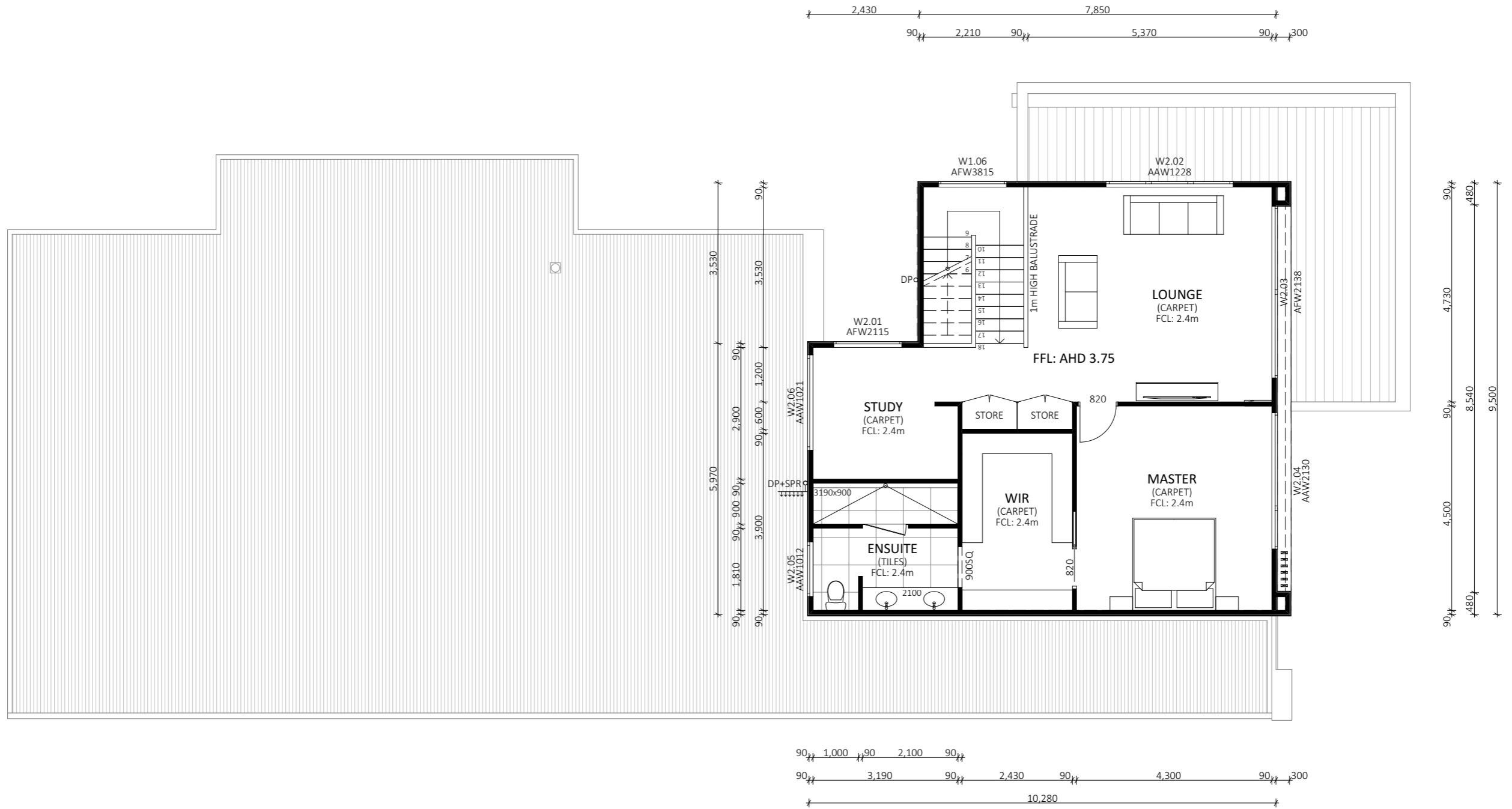
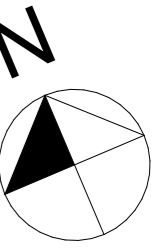
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**DATE:**

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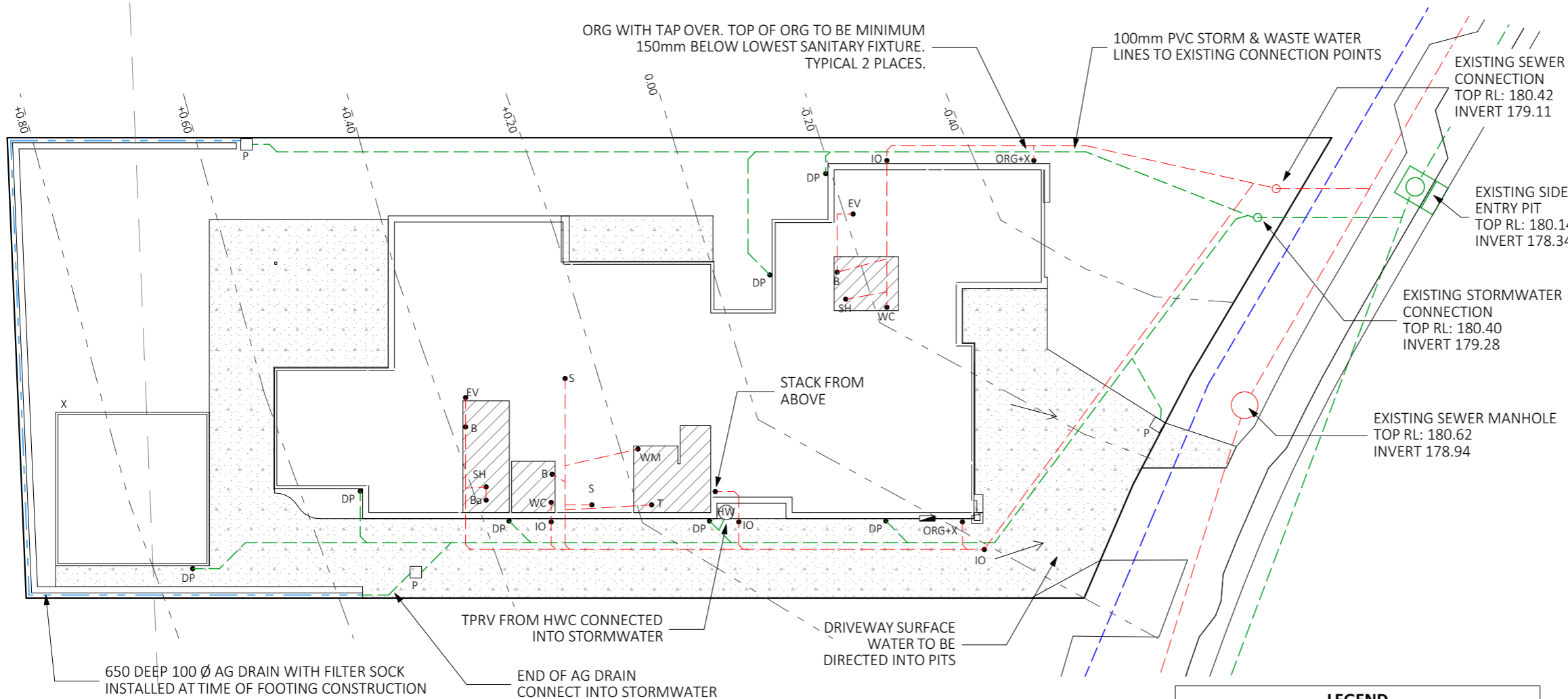
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R1	25/09/2025	FOR D.A.				
R2	9/10/2025	F.I.R.				
			<b>DRAWN</b>	L.S.	<b>DRAWING</b>	<b>2/14</b>
			<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	<b>1:200</b>





REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	CNTR91
R1	25/09/2025	FOR D.A.	<b>DRAWN</b>	L.S.	<b>DRAWING</b>	<b>4/14</b>
R2	9/10/2025	F.I.R.	<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	<b>1:100</b>



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:

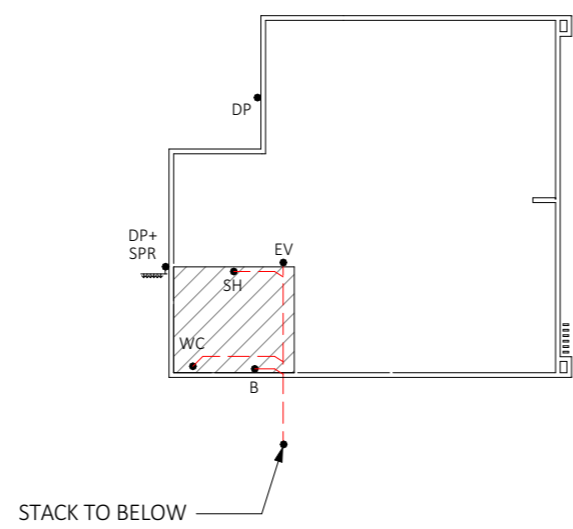
- 1. INTERNAL PIPING**
- a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS-
    - i) WITHIN AN UNVENTILATED WALL SPACE
    - ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS; OR
    - iii) BETWEEN CEILING INSULATION AND A CEILING
 MUST HAVE A MINIMUM R-VALUE OF 0.2

- 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.

LEGEND	
B	BASIN
Ba	BATH
S	SINK (65Ø)
T	LAUNDRY TUB (65Ø)
WM	WASHING MACHINE STANDPIPE
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



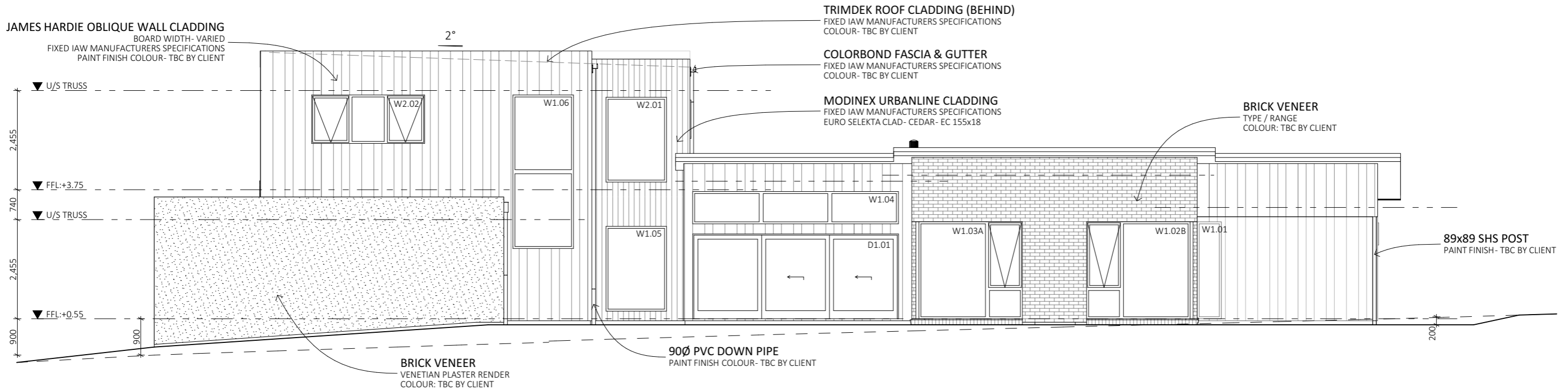
FIRST FLOOR

THIS PAGE IS TO BE PRINTED AND READ IN COLOUR.

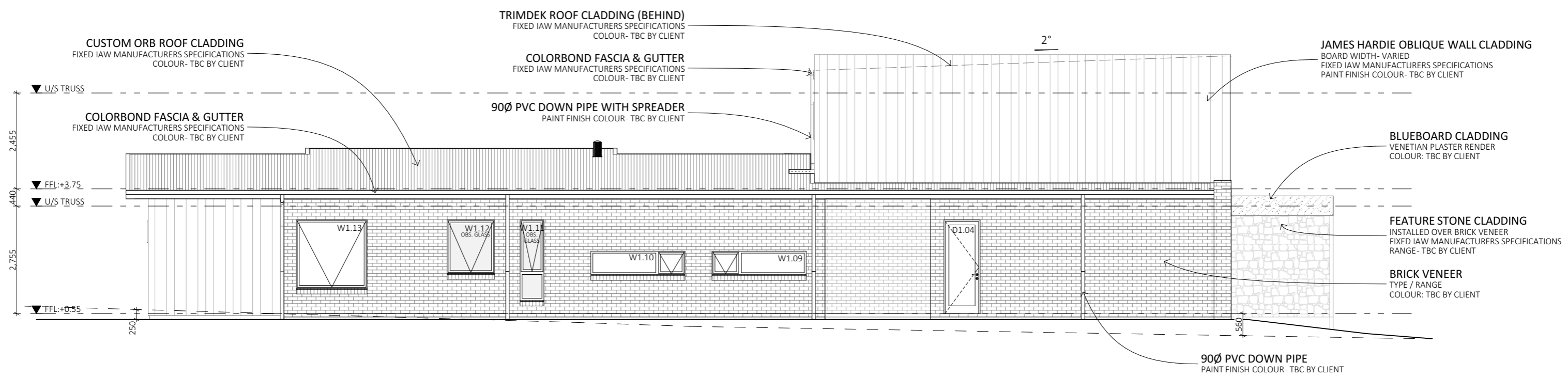
**NOTES:**  
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.

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.

<p>ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au Document Set ID: 2227818 Version: 1, Version Date: 10/10/2025</p>	<p><b>CLIENT/S:</b> DANIELLE DWYER &amp; TIM QUILL</p>	<p><b>DRAWING EXTERNAL SERVICES</b></p>	<p>I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.</p> <p><b>SIGNATURE:</b> _____ <b>DATE:</b> _____</p> <p><b>SIGNATURE:</b> _____ <b>DATE:</b> _____</p>	<p><b>COPYRIGHT:</b> This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.</p>	<p><b>REV.</b> <b>DATE</b> <b>DESCRIPTION</b></p>	<p><b>DESIGNER</b> M.L. <b>JOB NUMBER</b> CNTR91</p>	
	<p><b>SITE ADDRESS:</b> LOT 91, COUNTRY CLUB AVENUE, PROSPECT VALE, 7250</p>				<p>R1 25/09/2025 FOR D.A.</p>		<p><b>DRAWN</b> L.S. <b>DRAWING</b> 5/14</p>
	<p><b>DESIGNER</b> M.L. <b>SCALE (@A3)</b> 1:200</p>				<p>R2 9/10/2025 F.I.R.</p>		<p><b>CHECKED</b> M.L. <b>SCALE (@A3)</b> 1:200</p>



NORTHERN ELEVATION



SOUTHERN ELEVATION



**DESIGN**  
 ACC # 371799313  
 ABN. 71 615 812 747  
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 W. designtolive.com.au  
 Document Set ID: 2227818  
 Version: 1, Version Date: 10/10/2025

**CLIENT/S:**  
 DANIELLE DWYER & TIM QUILL

**SITE ADDRESS:**  
 LOT 91, COUNTRY CLUB  
 AVENUE, PROSPECT VALE, 7250

**DRAWING**  
 ELEVATIONS -  
 NORTH &  
 SOUTH

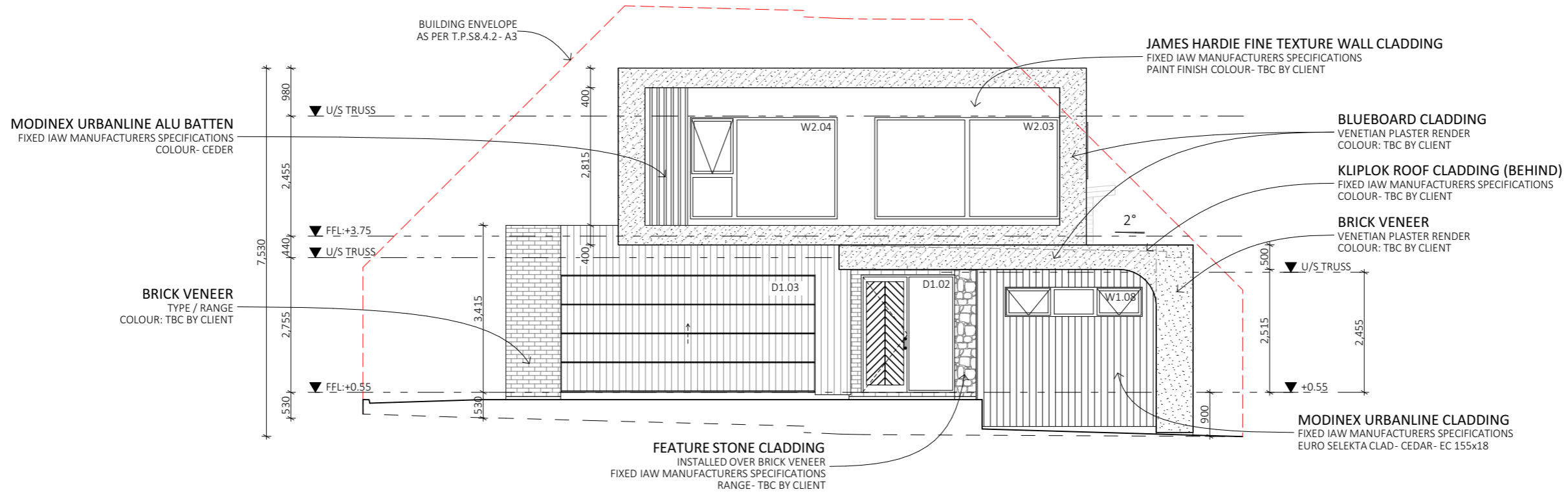
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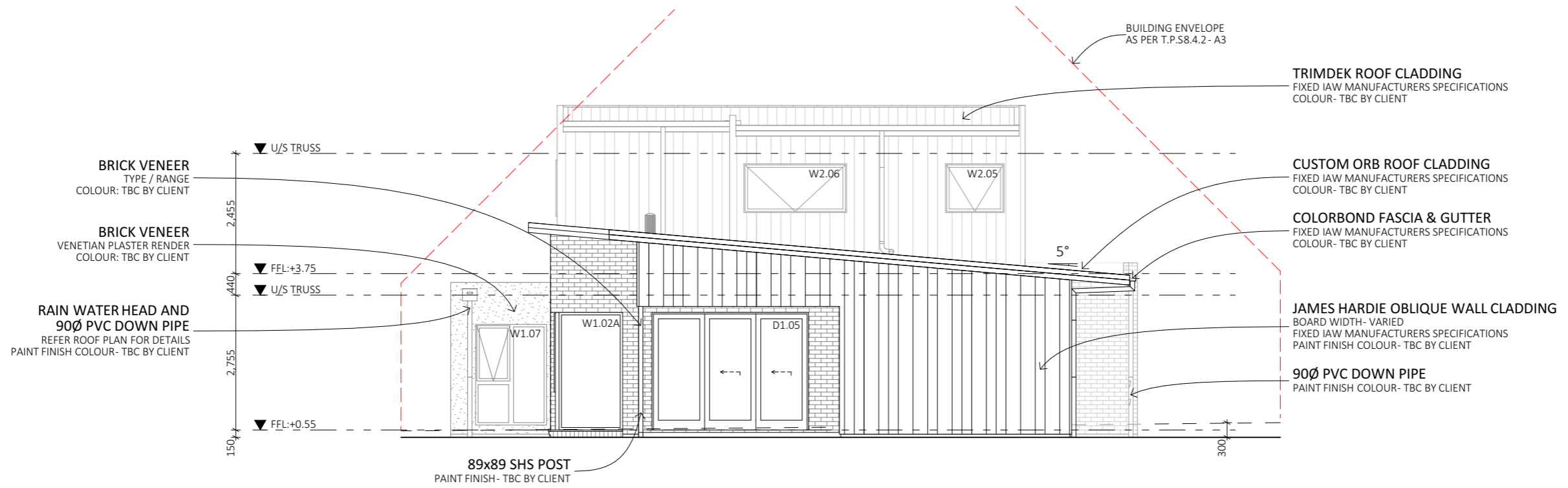
**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

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R2	9/10/2025	F.I.R.				
			<b>DRAWN</b>	L.S.	<b>DRAWING</b>	<b>6/14</b>
			<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	<b>1:100</b>



**EASTERN ELEVATION**



**WESTERN ELEVATION**



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 LOT 91, COUNTRY CLUB  
 AVENUE, PROSPECT VALE, 7250

**DRAWING**  
**ELEVATIONS -**  
**EAST & WEST**

I/WE APPROVE THESE DRAWING TO BE  
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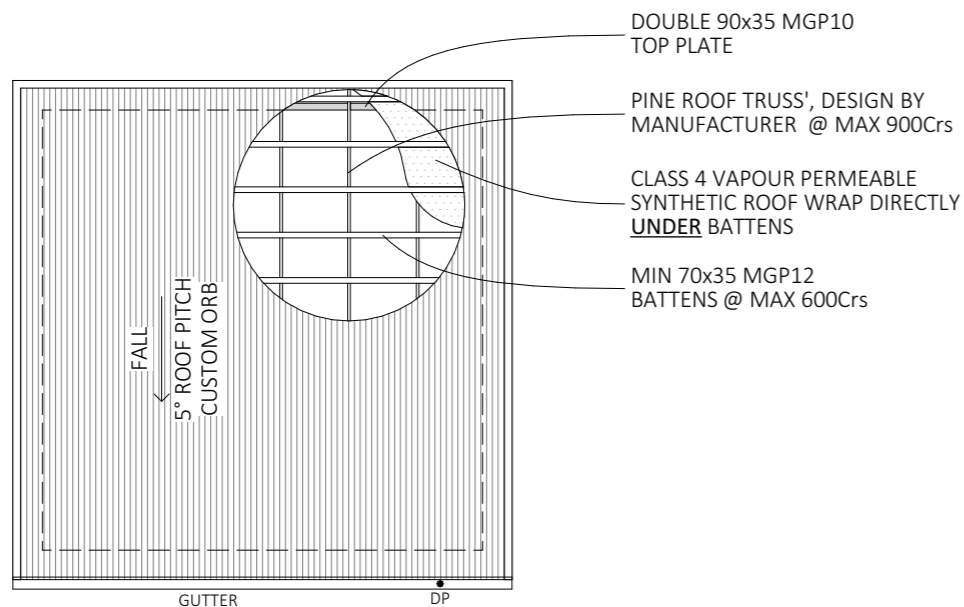
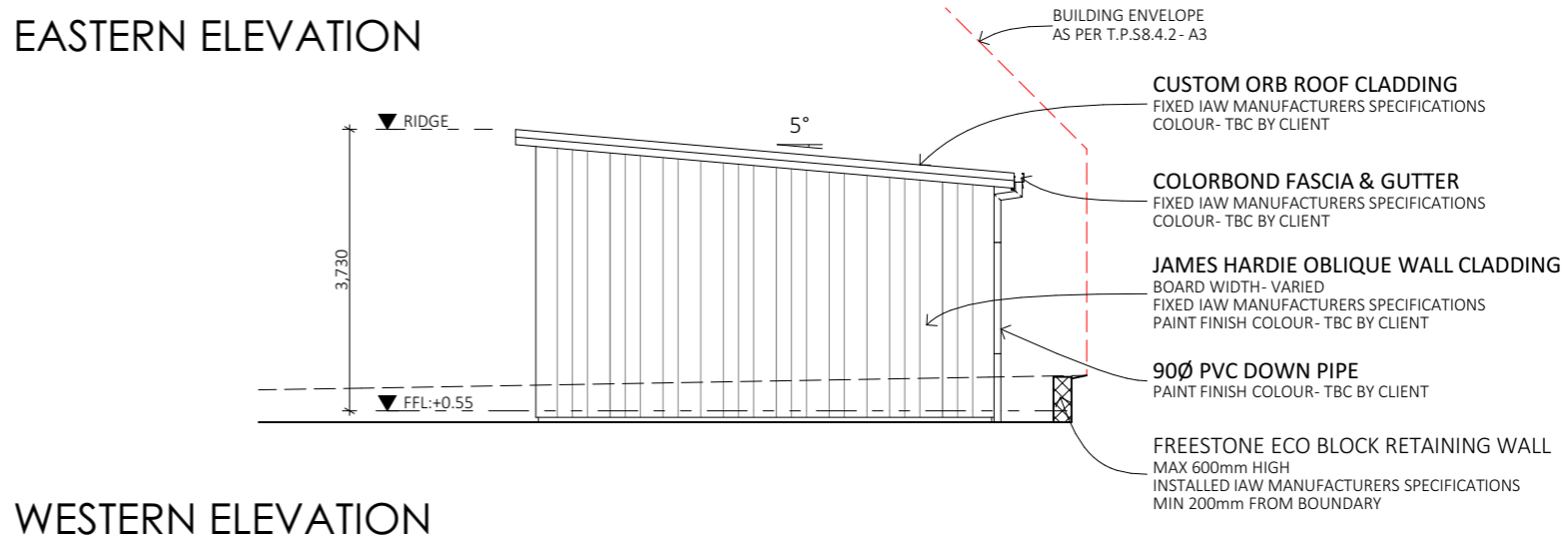
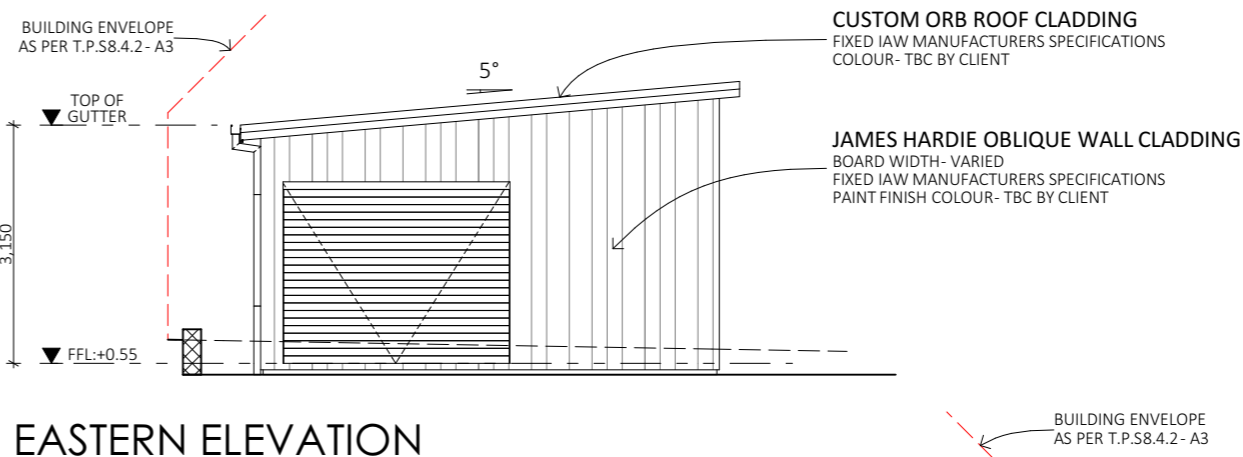
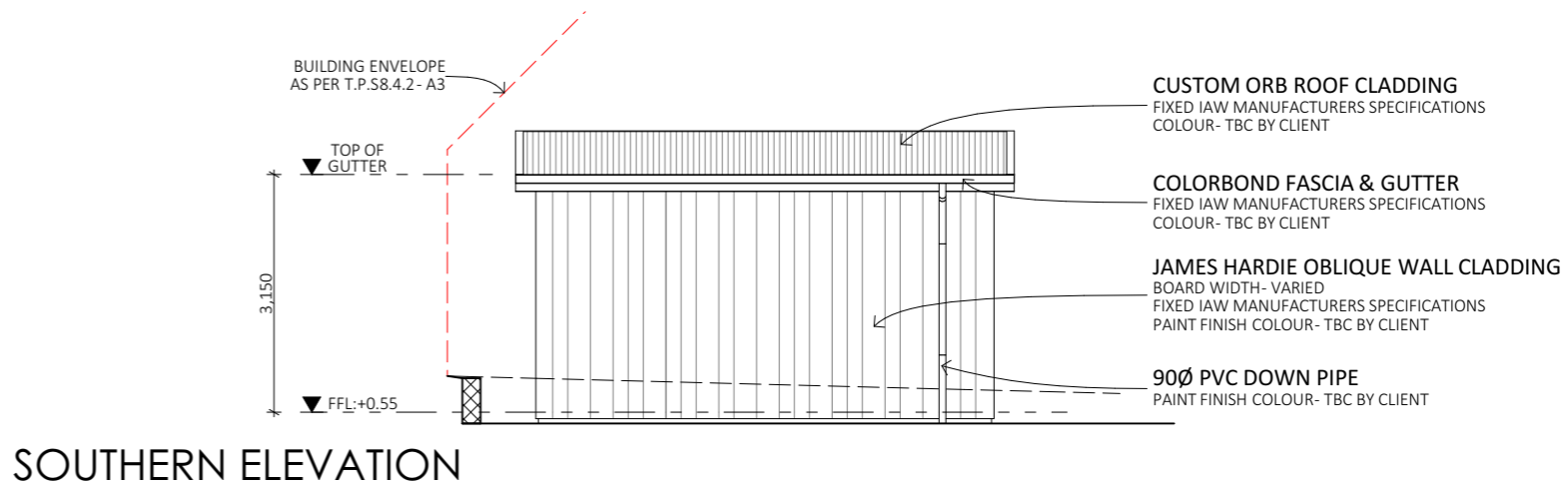
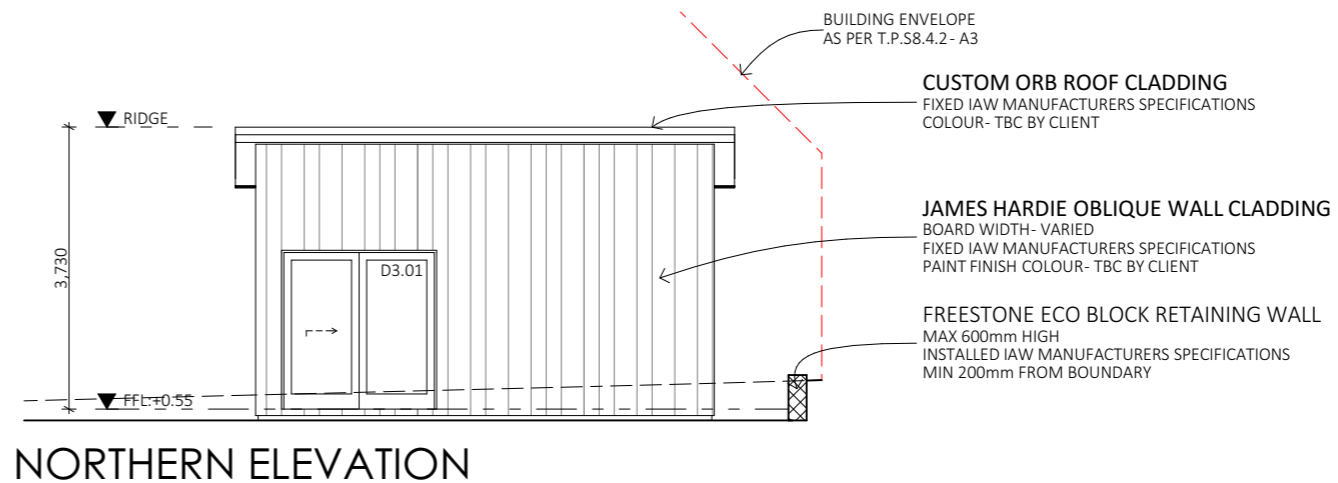
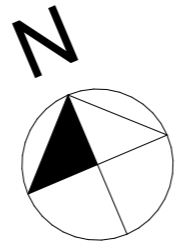
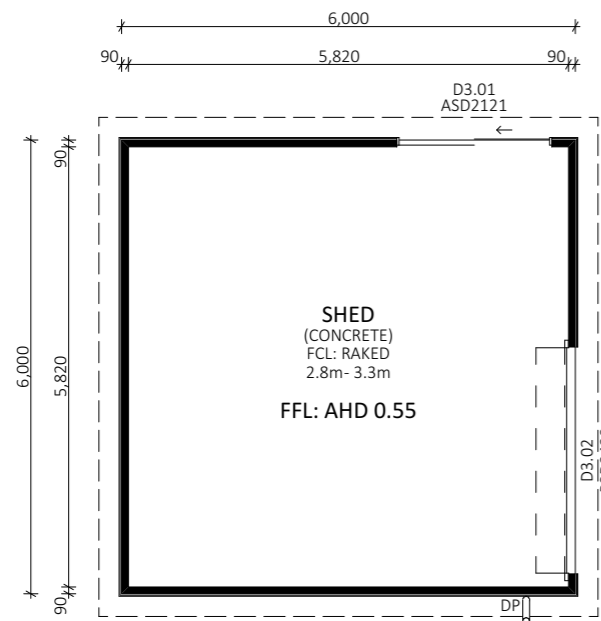
**SIGNATURE:**  
**SIGNATURE:**

**DATE:**  
**DATE:**

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R1	25/09/2025	FOR D.A.				
R2	9/10/2025	F.I.R.	<b>DRAWN</b>	L.S.	<b>DRAWING</b>	<b>7/14</b>
			<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	<b>1:100</b>



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DANIELLE DWYER & TIM QUILL

**SITE ADDRESS:**  
LOT 91, COUNTRY CLUB  
AVENUE, PROSPECT VALE, 7250

**DRAWING**  
**SHED PLANS**

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

**SIGNATURE:**  
**SIGNATURE:**

**DATE:**  
**DATE:**

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R1	25/09/2025	FOR D.A.				
R2	9/10/2025	F.I.R.				
			<b>DRAWN</b>	L.S.	<b>DRAWING</b>	<b>8/14</b>
			<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	<b>1:100</b>



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 PH. 6344 7319  
 E. info@designtolive.com.au  
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**CLIENT/S:**  
 DANIELLE DWYER & TIM QUILL

**SITE ADDRESS:**  
 LOT 91, COUNTRY CLUB  
 AVENUE, PROSPECT VALE, 7250

**DRAWING  
 PERSPECTIVES**

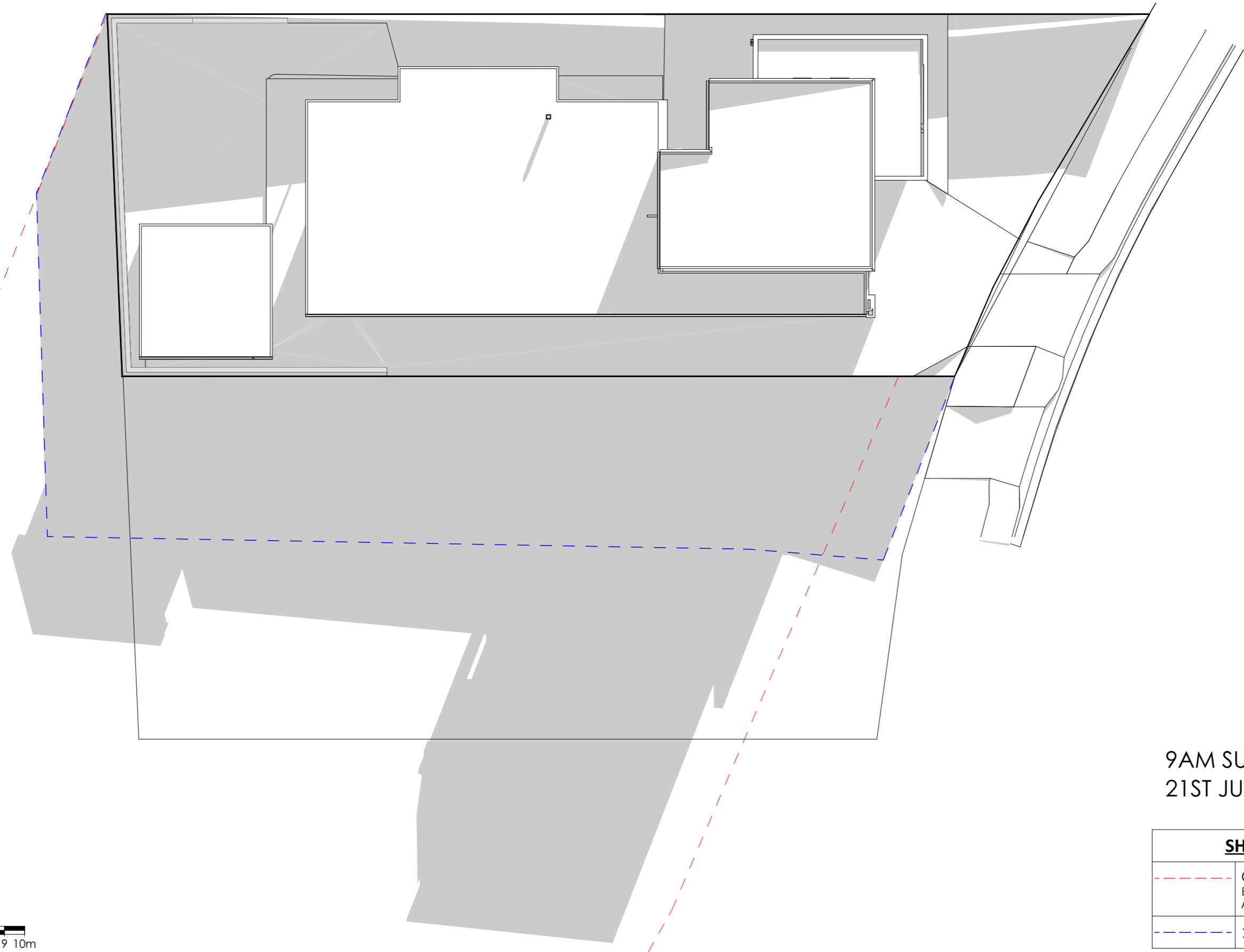
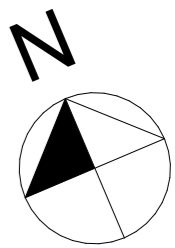
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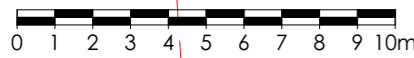
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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	CNTR91
R1	25/09/2025	FOR D.A.	<b>DRAWN</b>	L.S.	<b>DRAWING</b>	<b>9/14</b>
R2	9/10/2025	F.I.R.	<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	<b>NTS</b>



9AM SUN STUDY  
21ST JUNE

SHADOW KEY	
	GENERAL RESIDENTIAL BUILDING ENVELOPE AS PER T.P.S8.4.2 - A3
	1.8m FENCE



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**CLIENT/S:**  
DANIELLE DWYER & TIM QUILL

**SITE ADDRESS:**  
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**DRAWING**  
9AM SUN STUDY

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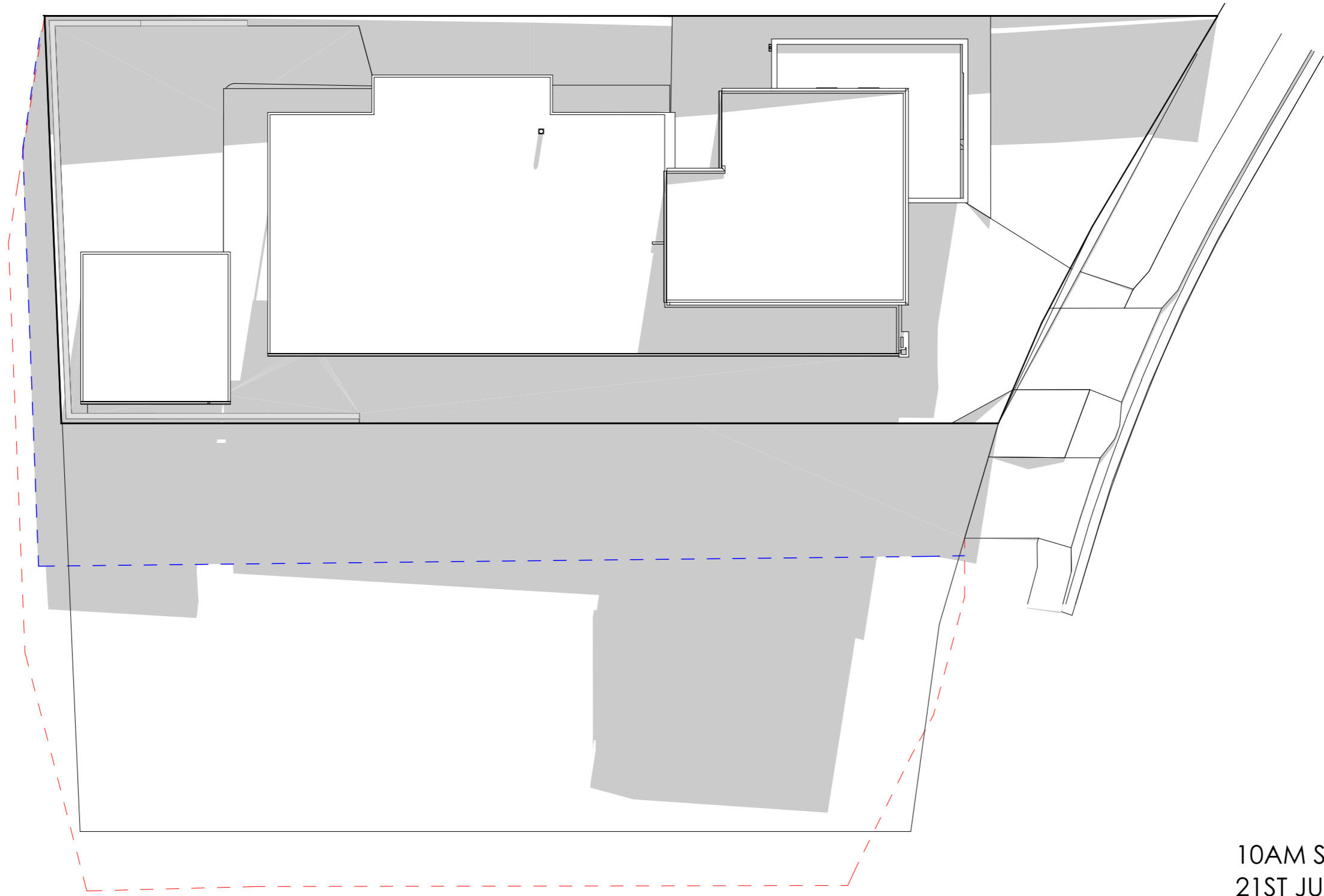
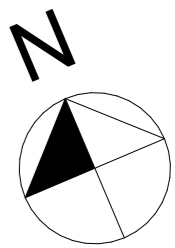
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**DATE:**



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REV.	DATE	DESCRIPTION
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R2	9/10/2025	F.I.R.

DESIGNER	M.L.	JOB NUMBER	CNTR91
<b>DRAWN</b>	L.S.	<b>DRAWING</b>	<b>10/14</b>
<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	1:200



10AM SUN STUDY  
21ST JUNE

SHADOW KEY	
	GENERAL RESIDENTIAL BUILDING ENVELOPE AS PER T.P.S8.4.2 - A3
	1.8m FENCE




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**DRAWING**  
10AM SUN STUDY

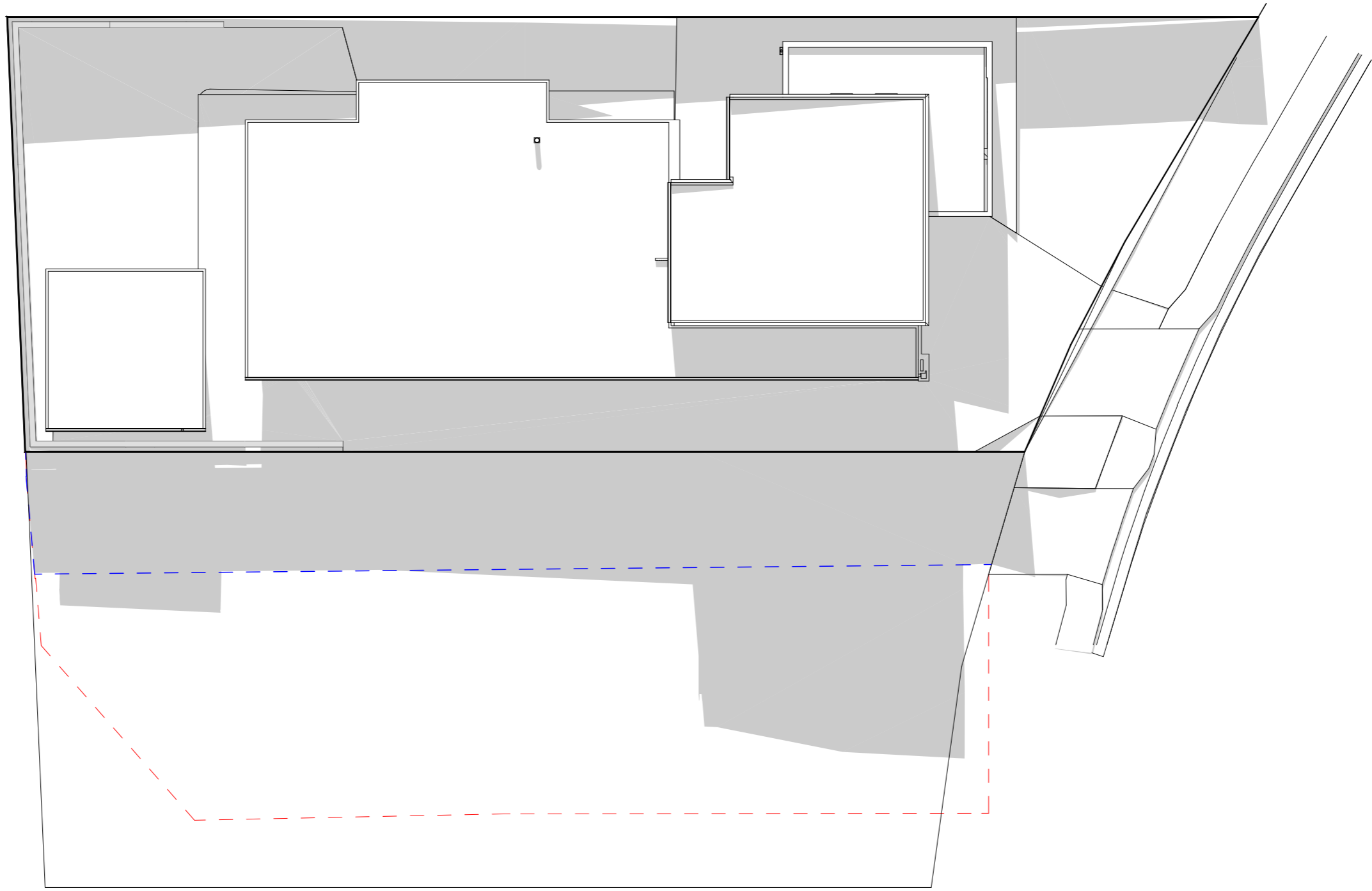
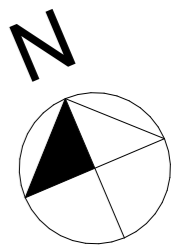
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R1	25/09/2025	FOR D.A.				
R2	9/10/2025	F.I.R.				
			<b>DRAWN</b>	L.S.	<b>DRAWING</b>	<b>11/14</b>
			<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	<b>1:200</b>



11 AM SUN STUDY  
21ST JUNE

SHADOW KEY	
	GENERAL RESIDENTIAL BUILDING ENVELOPE AS PER T.P.S8.4.2 - A3
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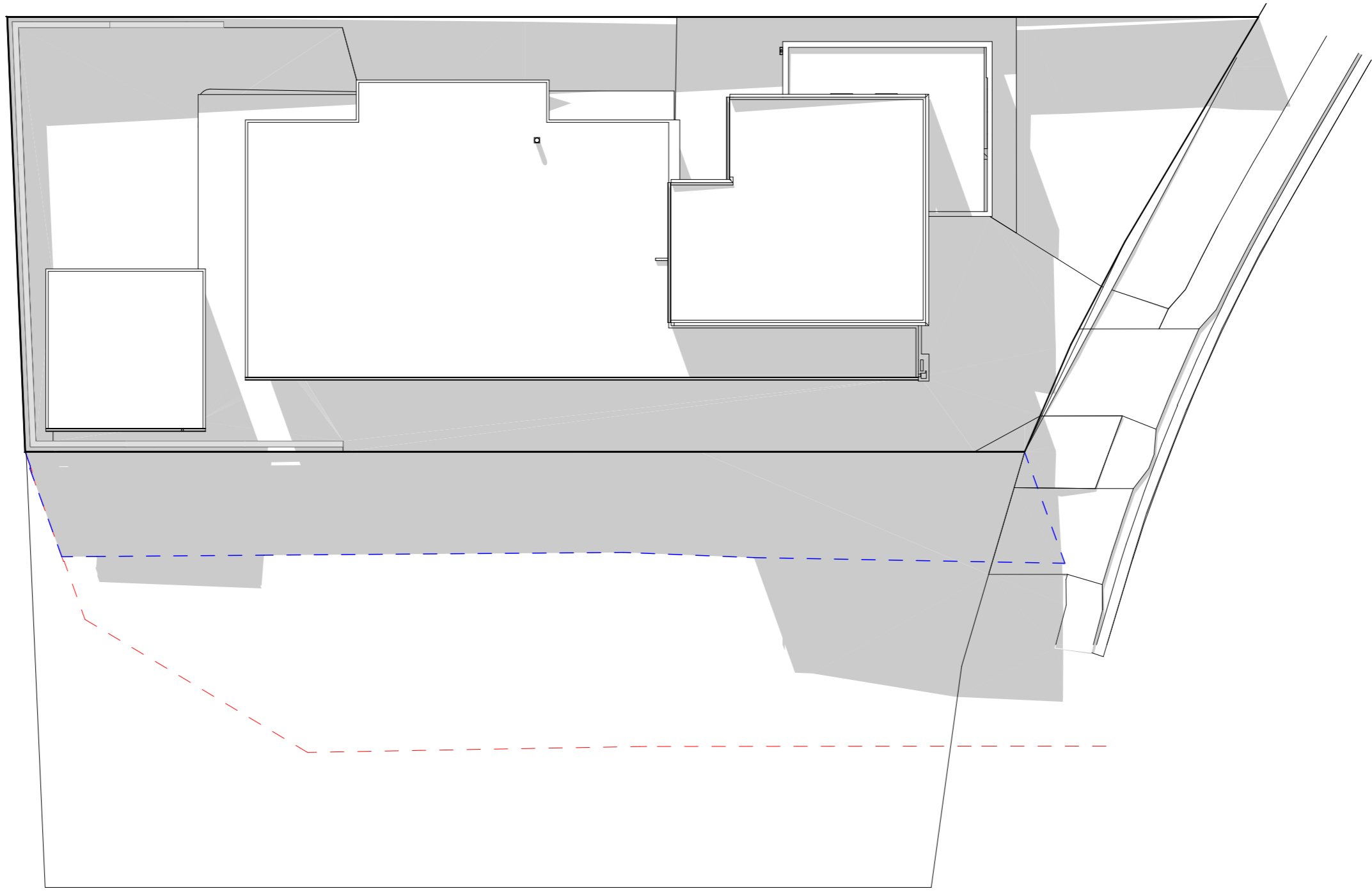
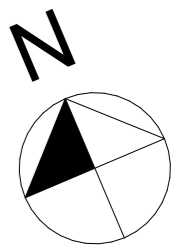
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R2	9/10/2025	F.I.R.				
			<b>DRAWN</b>	L.S.	<b>DRAWING</b>	<b>12/14</b>
			<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	<b>1:200</b>



12PM SUN STUDY  
21ST JUNE

SHADOW KEY	
	GENERAL RESIDENTIAL BUILDING ENVELOPE AS PER T.P.S8.4.2 - A3
	1.8m FENCE




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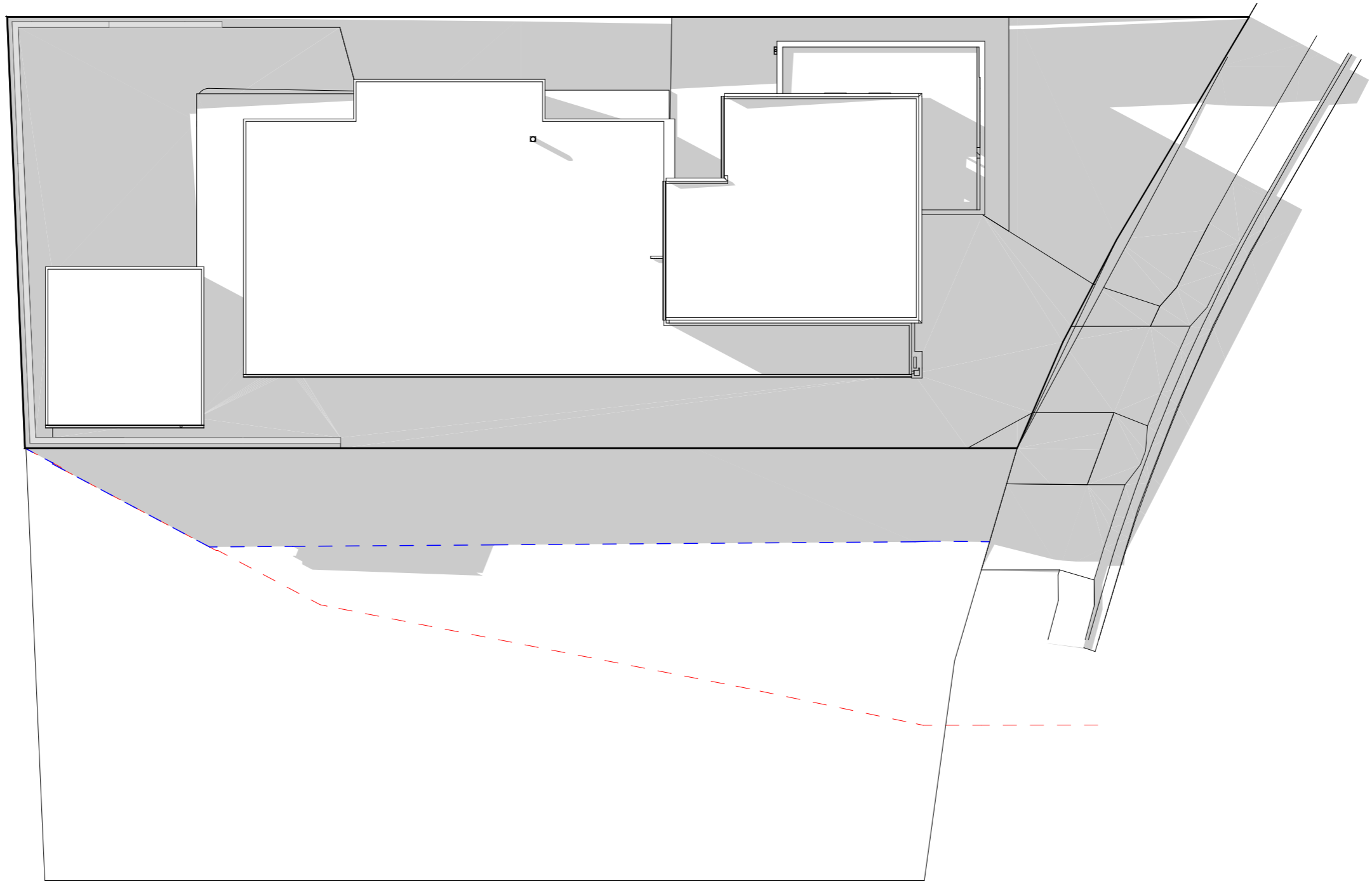
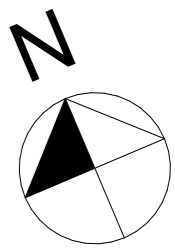
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			<b>DRAWN</b>	L.S.	<b>DRAWING</b>	<b>13/14</b>
			<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	<b>1:200</b>



3PM SUN STUDY  
21ST JUNE

SHADOW KEY	
	GENERAL RESIDENTIAL BUILDING ENVELOPE AS PER T.P.S8.4.2 - A3
	1.8m FENCE



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**DRAWING**  
3PM SUN STUDY

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REV.	DATE	DESCRIPTION
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R2	9/10/2025	F.I.R.

DESIGNER	M.L.	JOB NUMBER	CNTR91
<b>DRAWN</b>	L.S.	<b>DRAWING</b>	<b>14/14</b>
<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	1:200