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\0164**
PROPERTY ADDRESS:	**28 Montpelier Drive PROSPECT VALE (CT: 189642/4)**
DEVELOPMENT:	**Single dwelling - privacy.**

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

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

Meander Valley Council
Working Together

OFFICE USE ONLY

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

DA | | **PA** | | **PC** 26\0086

- 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: 28 Montpelier Drive — Certificate of Title: 189642/4

Suburb: Prospect Vale — 7250 — Lot No: 4

Land area: 563 *m² / 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):* $ 475420.00 *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work: new dwelling

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

New floor area: 236.65 m² New building height: 6.6 m

Materials: External walls: Brick Colour: TBC

Roof cladding: Colourbond Colour: TBC

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
189642	4
EDITION	DATE OF ISSUE
1	13-Nov-2025

SEARCH DATE : 06-Jan-2026
SEARCH TIME : 03.38 pm

DESCRIPTION OF LAND

Town of PROSPECT VALE
Lot 4 on Sealed Plan 189642
Derivation : Part of Location to J. Rowe
Prior CT 187501/200

SCHEDULE 1

C401458 TRANSFER to BASS CORPORATION PTY LTD Registered 24-Nov-2003 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP189642 EASEMENTS in Schedule of Easements
SP189642 FENCING PROVISION in Schedule of Easements
SP8930 & SP187501 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

N303122 PRIORITY NOTICE reserving priority for 90 days TRANSFER Bass Corporation Pty Ltd to Chun Fai Cheuk and Lai Ming Yu Lodged by E L CONVEYANCING on 01-Dec-2025 BP: N303122
N303113 TRANSFER to CHUN FAI CHEUK and LAI MING YU Lodged by E L CONVEYANCING on 22-Dec-2025 BP: N303113

OWNER : BASS CORPORATION PTY. LTD.

FOLIO REFERENCE : F.R. 187501/200

GRANTEE : PART OF LOCATION TO J. ROWE

PLAN OF SURVEY

BY SURVEYOR: M.R.HEATLEY of PDA SURVEYORS, ENGINEERS & PLANNERS
3/23 BRISBANE STREET, LAUNCESTON

LOCATION: TOWN OF PROSPECT VALE

SCALE 1:750 LENGTHS IN METRES

Registered Number

SP189642

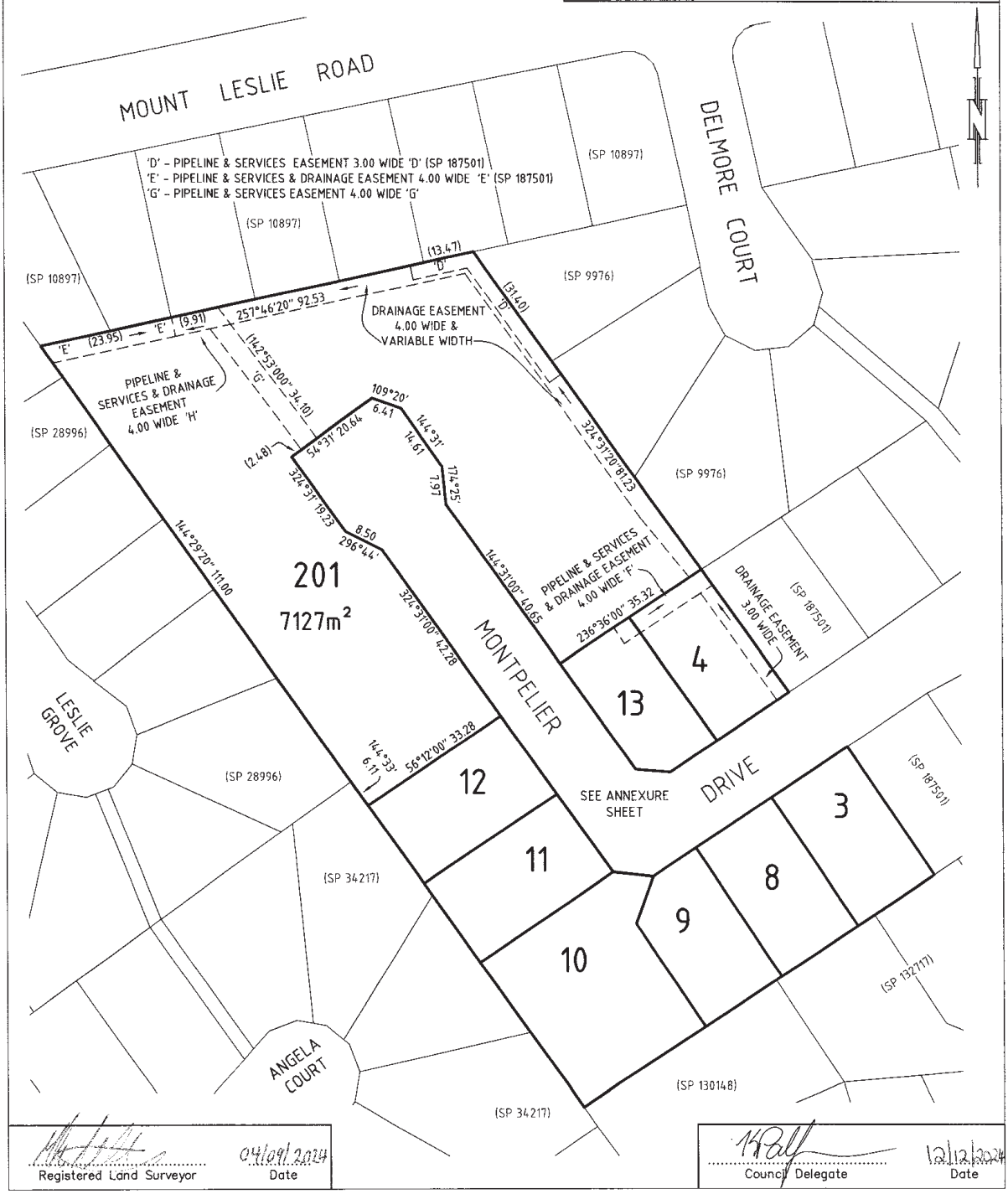
~~APPROVED~~ EFFECTIVE FROM 13 NOV 2025

Recorder of Titles

PRIORITY FINAL PLAN

SURVEYORS REF: 51574LK

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Registered Land Surveyor — 04/09/2024 Date

Council Delegate — 12/12/2024 Date

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 1 SHEET	OWNER: BASS CORPORATION PTY. LTD. FOLIO REFERENCE: 187501/200 SCALE 1:500 LENGTH IN METRES	Registered Number SP 189642
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 12/12/2024 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 04/09/2024 Date	~~APPROVED~~ EFFECTIVE FROM 13 NOV 2025 Recorder of Titles

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 189642

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

Lot 13 is subject to a Pipeline & Services Easement (as defined herein) in gross in favour of Tasmanian Water and Sewerage Corporation Pty Ltd (its successors and assigns) over the "Pipeline & Services & Drainage Easement 4.00 wide 'F'" passing through such Lot ("the Easement Land").

Lot 13 is subject to a right of drainage in favour of Meander Valley Council over the "Pipeline & Services & Drainage Easement 4.00 wide 'F'" passing through such Lot.

Lot 4 is subject to a Pipeline & Services Easement (as defined herein) in gross in favour of Tasmanian Water and Sewerage Corporation Pty Ltd (its successors and assigns) over the "Pipeline & Services & Drainage Easement 4.00 wide 'F'" passing through such Lot ("the Easement Land").

Lot 4 is subject to a right of drainage in favour of Meander Valley Council over the "Pipeline & Services & Drainage Easement 4.00 wide 'F'" passing through such Lot.

Lot 4 is subject to a right of drainage in favour of Meander Valley Council over the "Drainage Easement 3.00 wide" passing through such Lot.

Lot 201 is subject to a right of drainage in favour of Meander Valley Council over the "Drainage Easement 4.00 wide & Variable Width'" passing through such Lot.

Lot 201 is subject to a Pipeline & Services Easement (as defined herein) in gross in favour of Tasmanian Water and Sewerage Corporation Pty Ltd (its successors and assigns) over the "Pipeline & Services & Drainage Easement 4.00 wide 'H'" passing through such Lot ("the Easement Land").

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Bass Corporation Pty Ltd FOLIO REF: ~~185701/200~~ * 187501/200 3/12/24 SOLICITOR & REFERENCE: Amelia Goss – Rae & Partners Lawyers	PLAN SEALED BY: Meander Valley Council DATE: 12/12/2024 DA 235/2003 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

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* William Douglas Edwards as legal practitioner for the Vendor

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP 189642
SUBDIVIDER: BASS CORPORATION PTY LTD FOLIO REFERENCE: ~~185701/200~~ 187501/200	2/12/24

Lot 201 is subject to a right of drainage in favour of Meander Valley Council over the "Pipeline & Services & Drainage Easement 4.00 wide 'H'" passing through such Lot.

Lot 201 is subject to a Pipeline & Services Easement in gross in favour of Tasmanian Water and Sewerage Corporation Pty Ltd (its successors and assigns) over the "Pipeline & Services & Drainage Easement 3.00 Wide "D" passing through such Lot ("the Easement Land") as created by SP~~185701~~. 187501 * 2/12/24

Lot 201 is subject to a right of drainage in favour of Meander Valley Council over the "Pipeline & Services & Drainage Easement 4.00 Wide "E" passing through such Lot as created by SP~~185701~~. 187501 * 2/12/24

Lot 201 is subject to a Pipeline & Services Easement in gross in favour of Tasmanian Water and Sewerage Corporation Pty Ltd (its successors and assigns) over the "Pipeline & Services & Drainage Easement 4.00 Wide "E" passing through such Lot ("the Easement Land") as created by SP~~185701~~. 187501 * 2/12/24

Lot 201 is subject to a Pipeline & Services Easement in gross in favour of Tasmanian Water and Sewerage Corporation Pty Ltd (its successors and assigns) over the "Pipeline & Services Easement 4.00 Wide "G" passing through such Lot ("the Easement Land").

Interpretation:

For the purpose of this Schedule:

"Pipeline & Services Easement" is defined as follows:

(a) Firstly, the full and free right and liberty for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times:
- (i) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (ii) 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;
- (iii) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (v) run and pass sewage, water and electricity through and along the Infrastructure;
- (vi) 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;
- (vii) 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 any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

* William Douglas Edwards as legal practitioner for the Vendor

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 3 PAGES	Registered Number SP 189642
SUBDIVIDER: BASS CORPORATION PTY LTD FOLIO REFERENCE: ~~185701/200~~ 187501/200 * 2/12/24	

(viii) 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 Lot.

(b) Secondly, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

(a) sewer pipes and water pipes and associated valves;
(b) telemetry and monitoring devices;
(c) inspection and access pits;
(d) electricity and other conducting media (excluding telemetry and monitoring devices);
(e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
(f) any thing reasonably required to support, protect or cover any other Infrastructure;
(g) 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
(h) where the context permits, any part of the Infrastructure.

"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

FENCING PROVISION

The Vendor * 2/12/24

In respect of each Lot on the Plan ~~The Subdivider~~ Bass Corporation Pty Ltd shall not be required to fence.

EXECUTED by **BASS CORPORATION PTY LTD** as registered proprietor of the property comprised in Folio of the Register Volume ~~185701~~ 187501 Folio 200 in accordance with Section 127 of the Corporations Act in the presence of:

* 2/12/24

.....

Sole Director/Sole Secretary – Ross Robert Harrison

* William Day is Edwards as legal practitioner for the Vendor

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PROPOSED DWELLING
LOT 4, MONTPELIER DRIVE, PROSPECT VALE, 7250.

DRAWINGS

A01	COVER PAGE
A02	SITE PLAN
A03	FLOOR PLAN
A04	EXTERNAL SERVICES
A05	ELEVATIONS NTH-STH
A06	ELEVATIONS EST-WST

CLASSIFICATION OF BUILDING		COUNCIL		ZONE	
CLASS 1A		MEANDER VALLEY		GENERAL RESIDENTIAL	
AREAS	(m^2)	LAND TITLE REFERENCE	189642/4	ENERGY STAR RATING	TBC
PROPOSED DWELLING	236.65	PROPERTY ID	9095725	CLIMATE ZONE	7
ALFRESCO	18.75	LOT SIZE (M^2)	563	ALPINE AREA	N/A
PORCH	6.86	BAL RATING	N/A	CORROSION ENV'	LOW
		DESIGN WIND CLASS	N1	SITE HAZARDS	N/A
		SOIL CLASSIFICATION	H1		
		PLANNING OVERLAY	PRIORITY VEGETATION		

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 4, MONTPELIER DRIVE, PROSPECT VALE, 7250.

DRAWING
COVER PAGE

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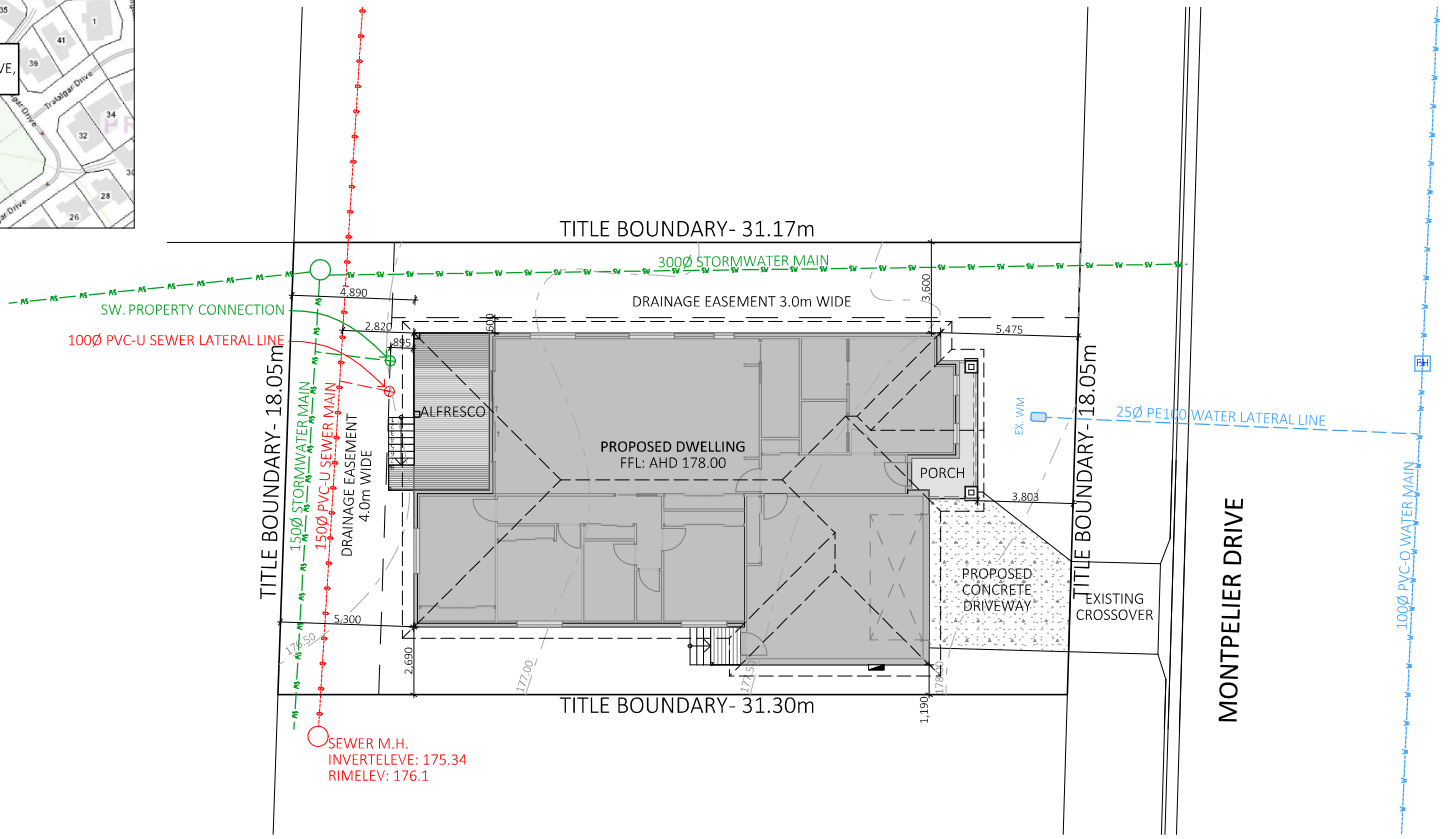
DESIGNER	M.L.	**JOB NUMBER**	MNTP04
DRAWN	E.T.	**DRAWING**	A01 1 OF 6
CHECKED	M.L.	**PAGE SIZE**	**A3**

LOCALITY PLAN
NOT TO SCALE

AREA	m²
PROPOSED DWELLING	236.65
ALFRESCO	18.75
PORCH	6.86



North

SITE PLAN
SCALE 1:200
0 2000 4000 6000 8000 10000

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DRAWING
SITE PLAN

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FLOOR PLAN

SCALE 1:100

0 1000 2000 3000 4000 5000

North

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 4, MONTPELIER DRIVE, PROSPECT VALE, 7250.	**DRAWING** FLOOR PLAN	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT. **SIGNATURE:** **DATE:** **SIGNATURE:** **DATE:**	COPYRIGHT: 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.	**REV.**	**DATE**	**DESCRIPTION**	**DESIGNER**	M.L.	**JOB NUMBER**	MNTP04
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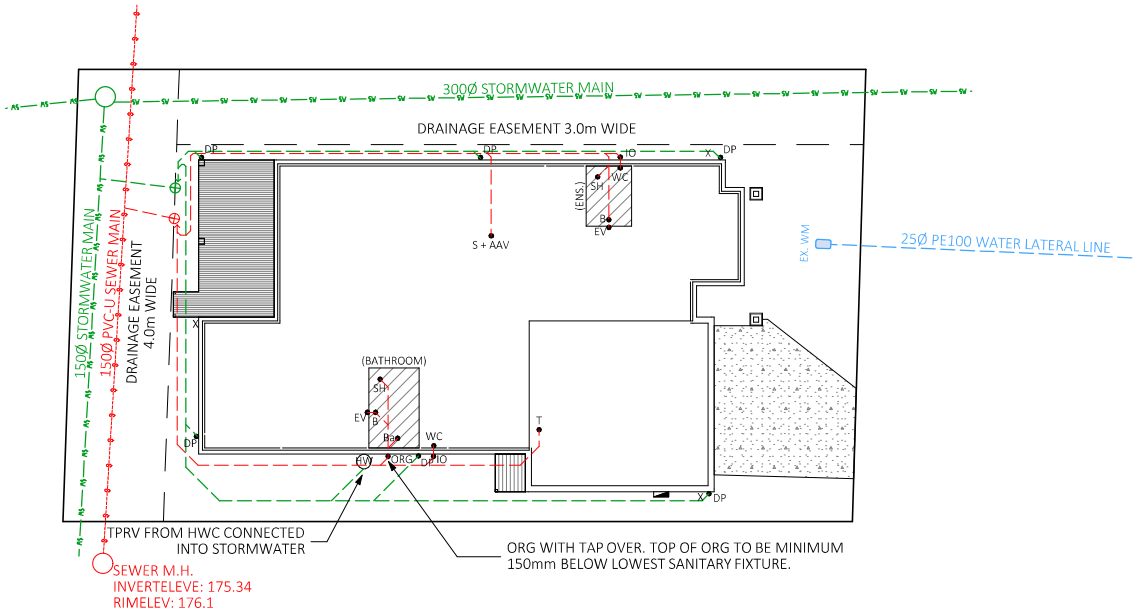
									CHECKED	M.L.	**PAGE SIZE**	**A3**

LEGEND	
B	BASIN
Ba	BATH
S	SINK (65Ø)
T	LAUNDRY TUB (65Ø)
SH	SHOWER
WC	WATER CLOSET
EV	VENT (THROUGH TO ROOF)
IO	INSPECTION OPENING
ORG	O/FLOW RELIEF GULLY
X	EXTERNAL TAP
P	DRAINAGE PIT (357x357x452D)
DP	DOWNPIPE (90Ø)
	WET AREAS
	STORMWATER LINE (100mm PVC)
	SEWER LINE (100mm PVC)

THIS PAGE IS TO BE PRINTED AND READ IN COLOUR.

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

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 03-2011-3.1 VERSION 3.1 MRWA VERSION 2.0) AND THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 02-2014-3.1 MRWA VERSION 2.0) AND TASWATER'S SUPPLEMENTS TO THESE CODES.



INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES
THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE-PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:
A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND
B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ; AND
C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

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

2.PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE
a) ALL FLOW AND RETURN PIPING
b)COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM,
MUST HAVE A MINIMUM R-VALUE OF 0.45

3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE
a)ALL FLOW AND RETURN PIPING
b)COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM
MUST HAVE A MINIMUM R-VALUE OF 0.6

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

North

EXTERNAL SERVICES
SCALE 1:200
0 2000 4000 6000 8000 10000

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MZSR DEVELOPMENTS

SITE ADDRESS:
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DRAWING
EXTERNAL SERVICES

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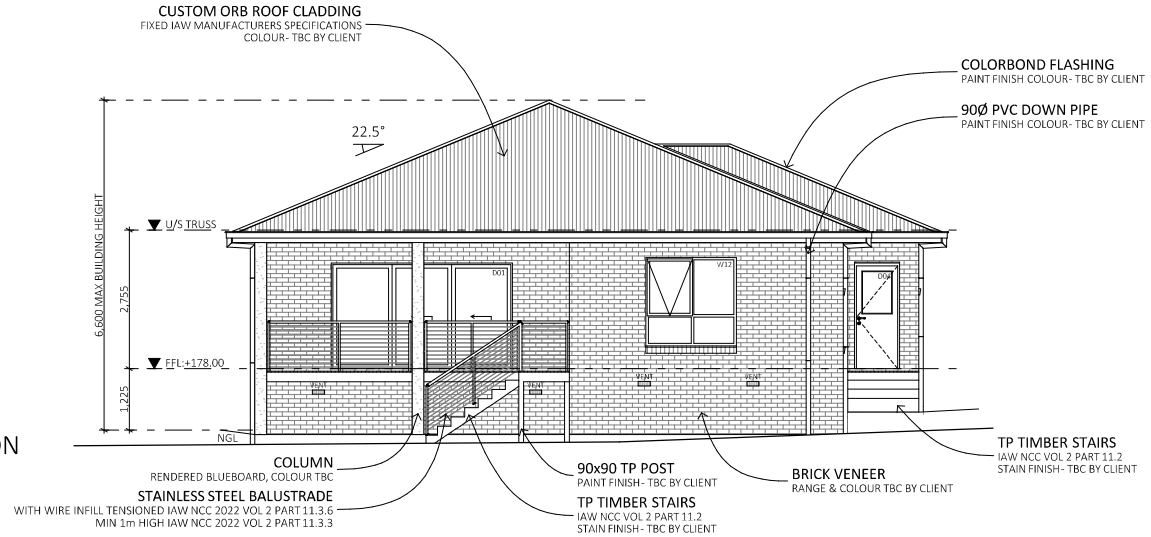
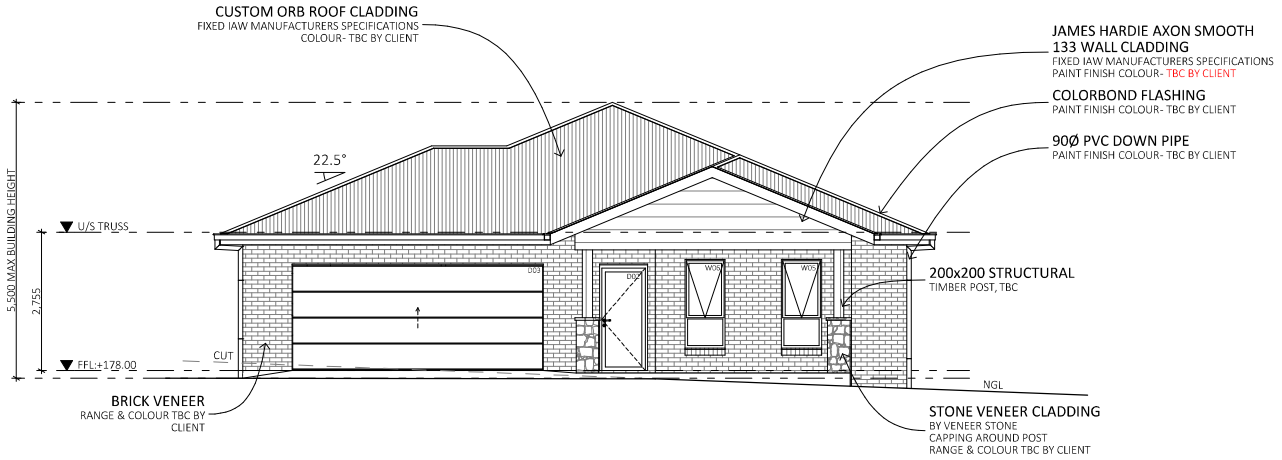


1 / A03 NORTH WESTERN ELEVATION

SCALE 1:100

0 1000 2000 3000 4000 5000



2 / A03 SOUTH EASTERN ELEVATION

SCALE 1:100

0 1000 2000 3000 4000 5000

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DRAWING
ELEVATIONS
NTH-STH

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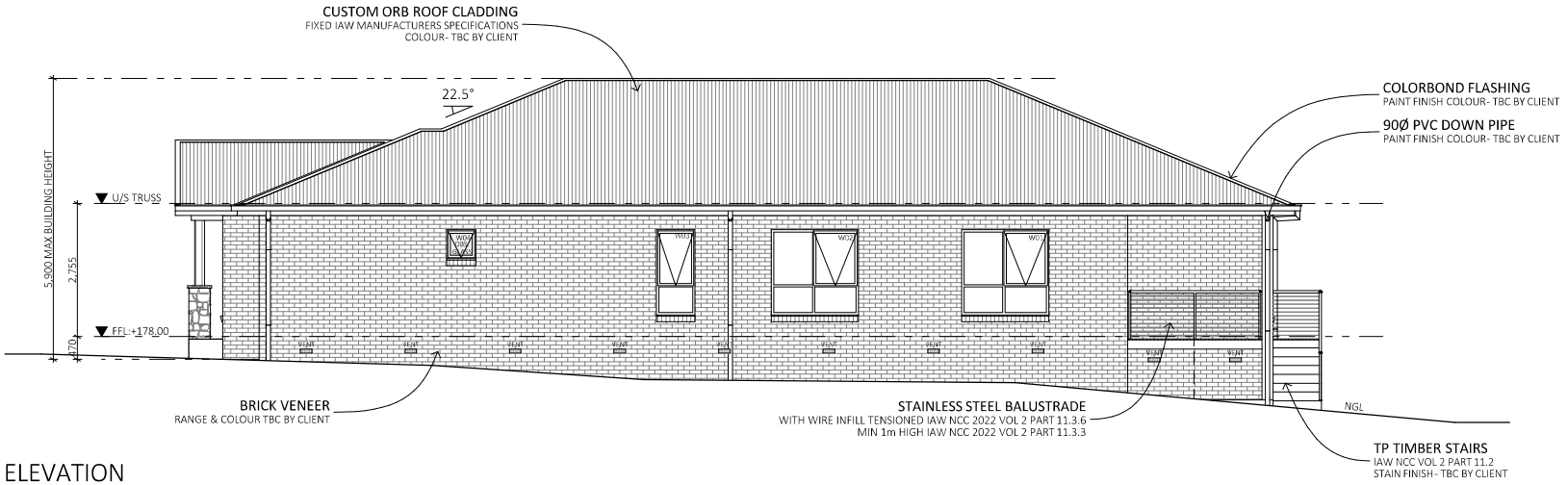
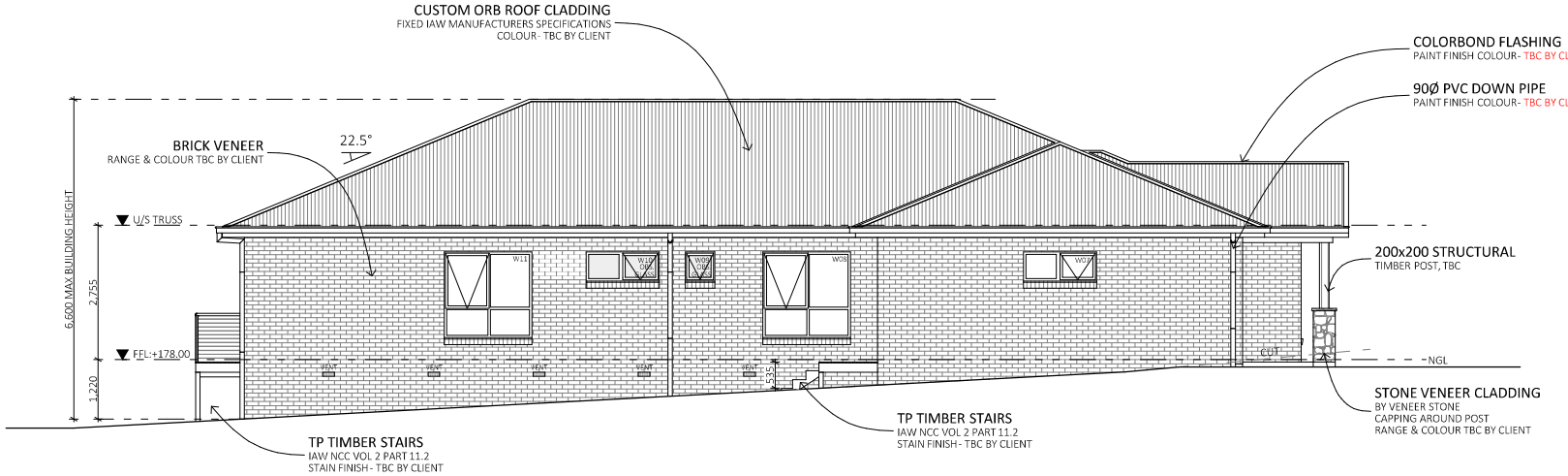


3 / A03

NORTH EASTERN ELEVATION

SCALE 1:100

0 1000 2000 3000 4000 5000



4 / A03

SOUTH WESTERN ELEVATION

SCALE 1:100

0 1000 2000 3000 4000 5000

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DRAWING
ELEVATIONS
EST-WST

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