



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\0168</b>
PROPERTY ADDRESS:	<b>3927 Meander Valley Road EXTON (CT: 188513/1)</b>
DEVELOPMENT:	<b>Single dwelling - siting of parking area.</b>

The application can be inspected until **Tuesday, 10 February 2026**, 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 24 January 2026.

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="3927 MEANDER VALLEY ROAD"/>	Certificate of Title:	<input type="text" value="188513/1"/>
Suburb:	<input type="text" value="EXTON"/>	<input type="text" value="7303"/>	Lot No: <input type="text"/>
Land area:	<input type="text" value="2117"/>	$m^2 / ha$	
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 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="TBC"/>	Colour:	<input type="text" value="TBC"/>
	Roof cladding:	<input type="text" value="TBC"/>	Colour:	<input type="text" value="TBC"/>

SEARCH OF TORRENS TITLE

VOLUME 188513	FOLIO 1
EDITION 2	DATE OF ISSUE 31-Jul-2025

SEARCH DATE : 07-Aug-2025

SEARCH TIME : 11.32 AM

DESCRIPTION OF LAND

Parish of EXTON Land District of WESTMORLAND  
 Lot 1 on Sealed Plan [188513](#)  
 Derivation : Part of 1040 Acres Gtd. to William Field, Joseph  
 Bonney and Elizabeth Richards  
 Prior CTs [110168/1](#) and [110168/2](#)

SCHEDULE 1

[N264207](#) TRANSFER to MITCHELL RONALD FREEMAN and JORJA MAREE  
 BARBER Registered 31-Jul-2025 at 12.01 PM

SCHEDULE 2

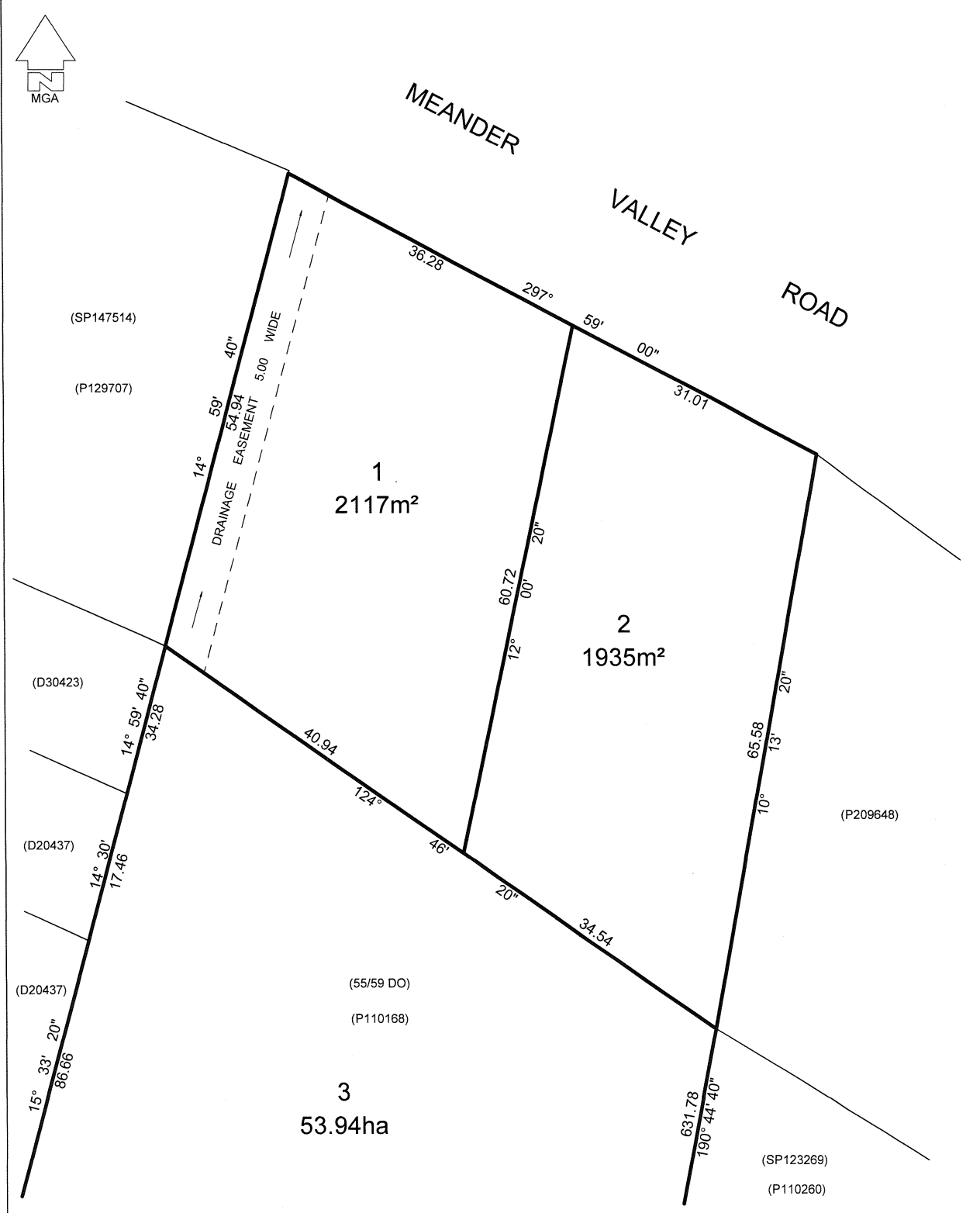
Reservations and conditions in the Crown Grant if any  
[SP188513](#) EASEMENTS in Schedule of Easements  
[SP188513](#) FENCING COVENANT in Schedule of Easements  
[E421428](#) MORTGAGE to Australia and New Zealand Banking Group  
 Limited Registered 31-Jul-2025 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



<p><b>PLAN OF SURVEY</b> ANNEXURE SHEET SHEET 1 OF 1 SHEETS</p>	<p>OWNER: NEIL ALFRED ATKINS FOLIO REFERENCE: F/R 110168/1, F/R 110168/2 F/R 110169/3, F/R 37734/1 SCALE: 1: 400 LENGTHS IN METRES</p>	<p>Registered Number <b>SP188513</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> Council Delegate 09/04/2025 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET. <i>[Signature]</i> Registered Land Surveyor 17/02/2025 Date</p>	<p><del>APPROVED</del> 24 APR 2025 EFFECTIVE FROM <i>[Signature]</i> Recorder of Titles</p>



<p><b>SCHEDULE OF EASEMENTS</b></p> <p><b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS &amp; MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>Registered Number</p> <p style="font-size: 2em;"><b>SP 188513</b></p>
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PAGE 1 OF 1 PAGE/S

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.

~~Lot 1 on the plan is subject to a Right of Drainage over the "Drainage Easement 5.00 wide" marked on the plan appurtenant to Lot 3 on the plan.~~

Lot 1 on the plan is subject to a Right of Drainage over the "Drainage Easement 5.00 Wide" marked on the plan in favour of the Meander Valley Council. —

~~Lot 3 is together with the benefit of a Right of Drainage over the "Drainage Easement 5.00 wide" on that part of Lot 1 marked on the plan.~~

FENCING COVENANT

The owners of each Lot on the Plan covenant with the Vendor that The Vendor (Neil Alfred Atkins) is not required to contribute to the cost of fencing.

SIGNED by NEIL ALFRED ATKINS ) *N.A. Atkins*  
 in the presence of: )

Witness sign: ..... *S. Drake* .....

Witness Full Name: *SUSAN LOUISE DRAKE*

Witness Street Address: *1185 MOLE CREEK ROAD*  
*CHUDLEIGH TAS 7304*

*+ Helen*  
*21/4/2025*  
*Rene Helen Atkins*  
*Solicitor for subdivid*

(USE ANNEXURE PAGES FOR CONTINUATION)

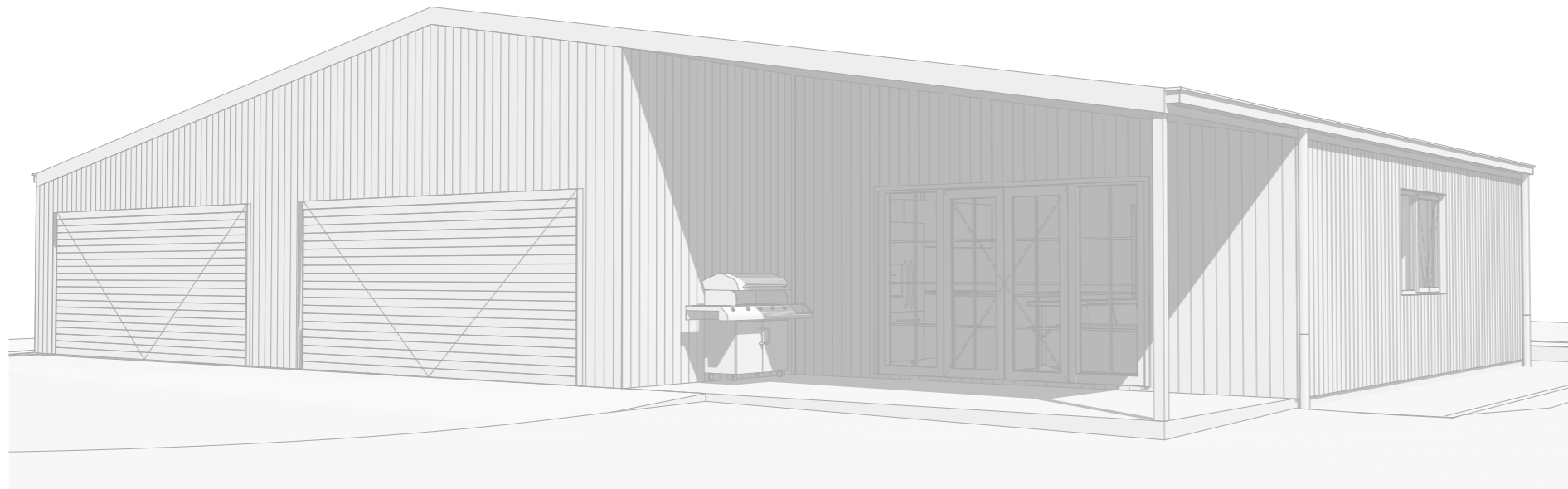
<p>SUBDIVIDER: NA Atkins</p> <p>FOLIO REF: 110168/1, 110168/2, 110169/3, 37734/1</p> <p>SOLICITOR &amp; REFERENCE: Shields Heritage 240445 KHA</p>	<p>PLAN SEALED BY: <i>Meander Valley Council</i></p> <p>DATE: <i>09/04/2025</i></p> <p><i>PA/23/0194</i></p> <p>REF NO. _____</p> <p style="text-align: right;"><i>[Signature]</i> Council Delegate</p>
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**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.



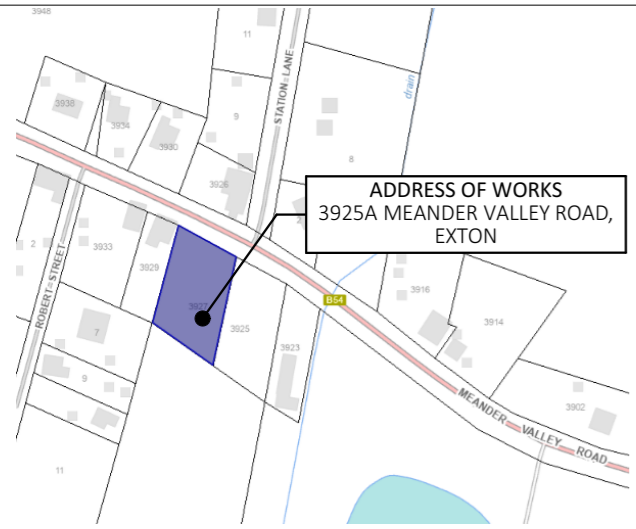
**PROPOSED DWELLING**  
**3925A MEANDER VALLEY ROAD,**  
**EXTON, 7303.**

DRAWING #	DRAWING
M3925A-1	COVER PAGE
M3925A-2	SITE PLAN
M3925A-3	FLOOR PLAN
M3925A-4	EXTERNAL SERVICES
M3925A-5	ELEVATIONS NTH-STH
M3925A-6	ELEVATIONS EST-WST



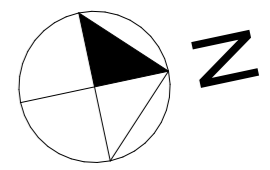
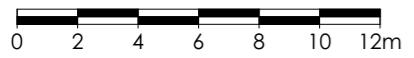
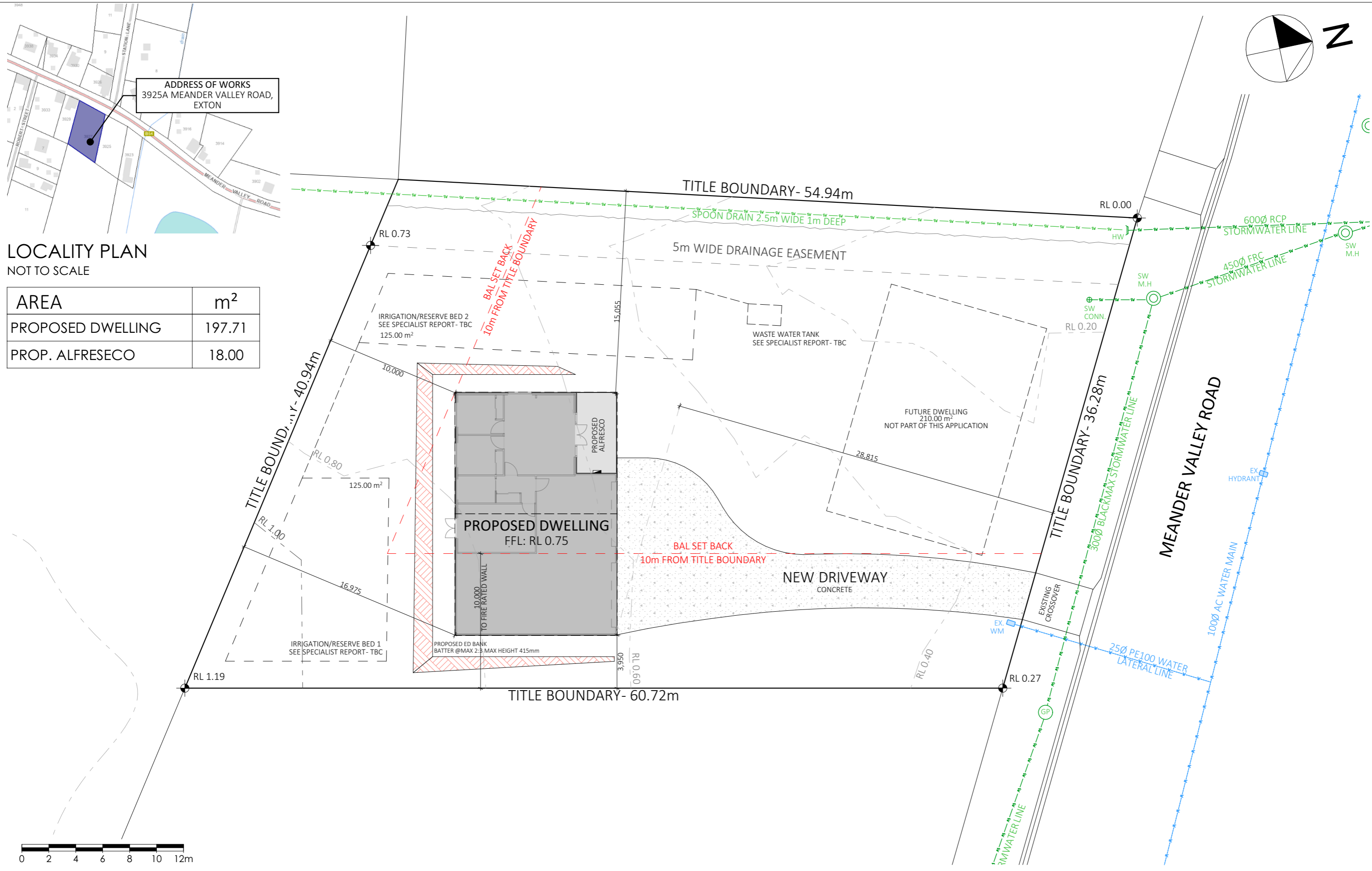
CLASSIFICATION OF BUILDING		COUNCIL		ZONE	
CLASS TBC		MEANDER VALLEY		VILLAGE	
AREAS	(m <sup>2</sup> )	LAND TITLE REFERENCE	188513/1	ENERGY STAR RATING	TBC
PROPOSED DWELLING	197.71	PROPERTY ID	9397380	CLIMATE ZONE	7
PROP. ALFRESECO	18.00	LOT SIZE (M <sup>2</sup> )	2117	ALPINE AREA	N/A
		BAL RATING	19	CORROSION ENV'	LOW
		DESIGN WIND CLASS	TBC	SITE HAZARDS BUSHFIRE PRONE AREAS	
		SOIL CLASSIFICATION	TBC		
PLANNING OVERLAY BUSHFIRE PRONE AREAS					

	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	<b>CLIENT/S:</b> MITCHELL FREEMAN & JORJA BARBER <b>SITE ADDRESS:</b> 3925A MEANDER VALLEY ROAD, EXTON, 7303.	<b>DRAWING</b> COVER PAGE	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT. <b>SIGNATURE:</b> <b>DATE:</b> <b>SIGNATURE:</b> <b>DATE:</b>	<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.	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>DESIGNER</th> <th>M.L.</th> <th>JOB NUMBER</th> <th>M3925A</th> </tr> </thead> <tbody> <tr> <td>R1</td> <td>16/12/2025</td> <td>FOR REVIEW</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td><b>DRAWN</b></td> <td>H.K.</td> <td><b>DRAWING</b></td> <td><b>1/6</b></td> </tr> <tr> <td></td> <td></td> <td></td> <td><b>CHECKED</b></td> <td>M.L.</td> <td><b>SCALE (@A3)</b></td> <td>NTS</td> </tr> </tbody> </table>	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	M3925A	R1	16/12/2025	FOR REVIEW								<b>DRAWN</b>	H.K.	<b>DRAWING</b>	<b>1/6</b>				<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	NTS
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			<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	NTS																												



**LOCALITY PLAN**  
NOT TO SCALE

AREA	m <sup>2</sup>
PROPOSED DWELLING	197.71
PROP. ALFRESECO	18.00



**DESIGN TO LIVE**

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

**CLIENT/S:**  
MITCHELL FREEMAN &  
JORJA BARBER

**SITE ADDRESS:**  
3925A MEANDER VALLEY ROAD,  
EXTON, 7303.

**DRAWING**  
**SITE PLAN**

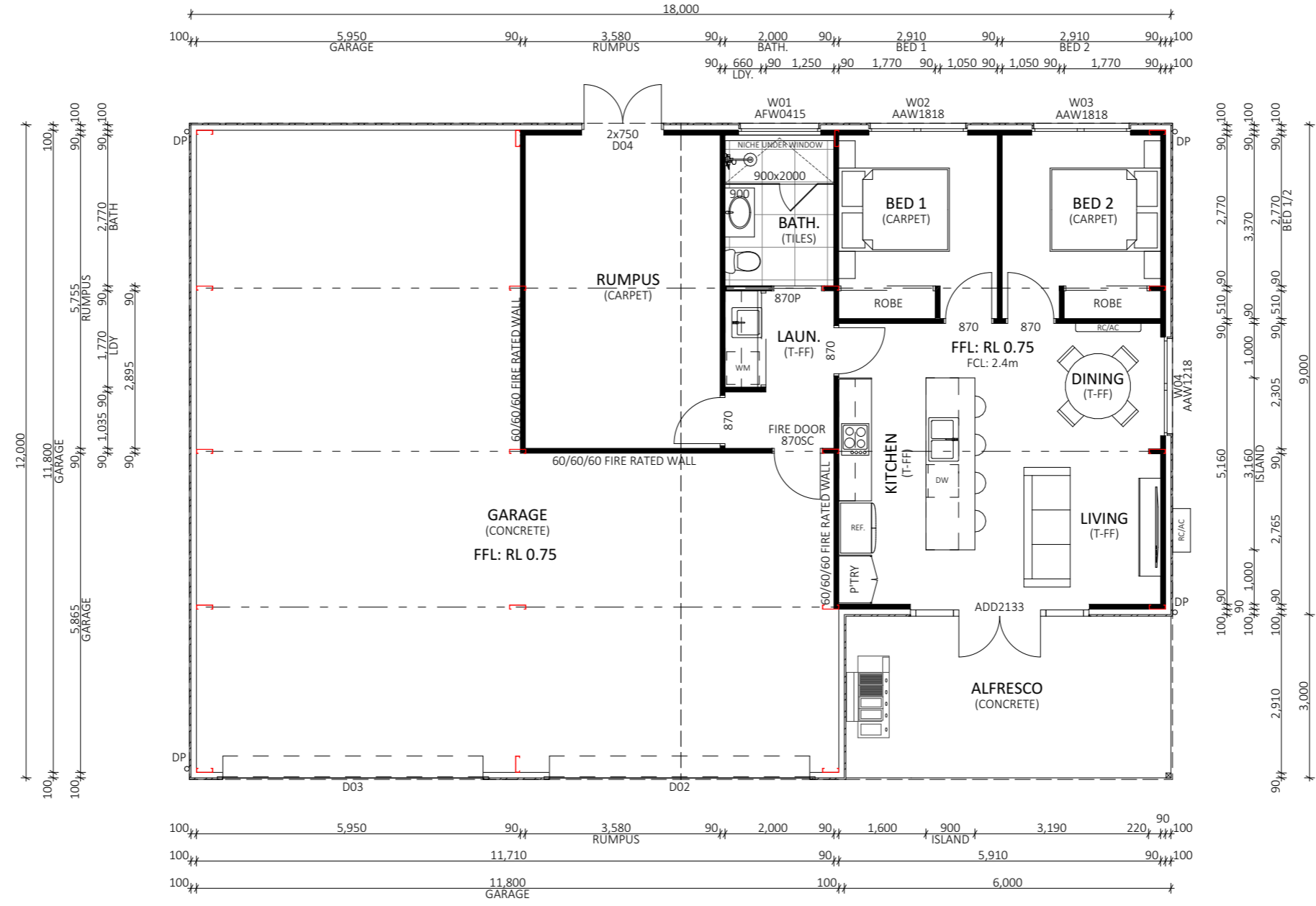
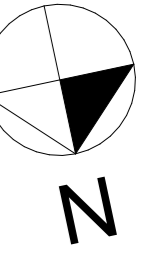
I/WE APPROVE THESE DRAWING TO BE  
CORRECT PER CONTRACT.

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

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R1	16/12/2025	FOR REVIEW	<b>DRAWN</b>	H.K.	<b>DRAWING</b>	<b>2/6</b>
			<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	<b>1:250</b>



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**SITE ADDRESS:**  
 3925A MEANDER VALLEY ROAD,  
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**DRAWING  
 FLOOR PLAN**

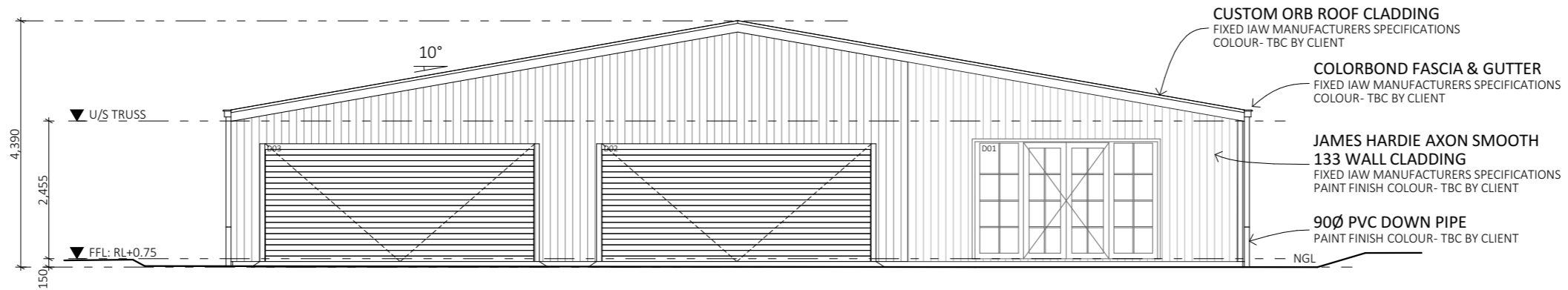
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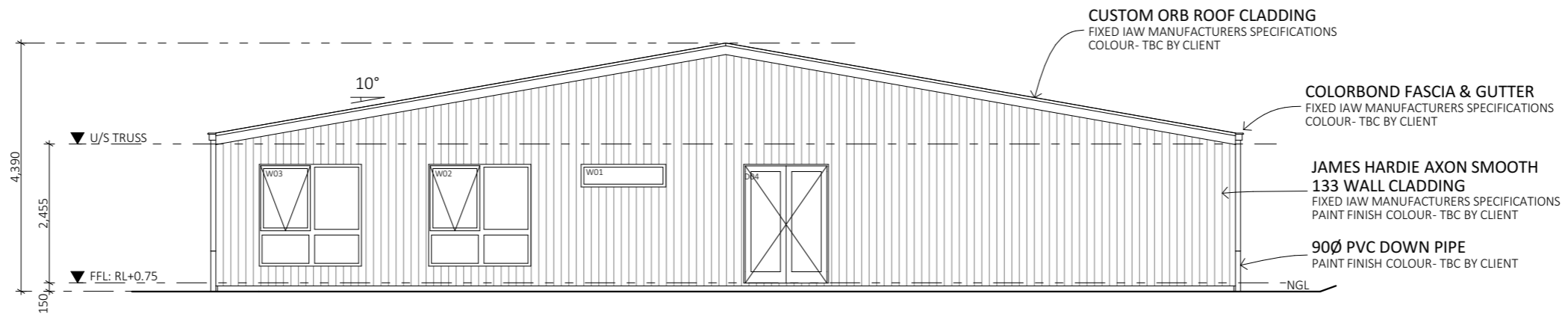
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			<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	<b>1:100</b>





NORTHERN ELEVATION



SOUTHERN ELEVATION



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 W. designtolive.com.au

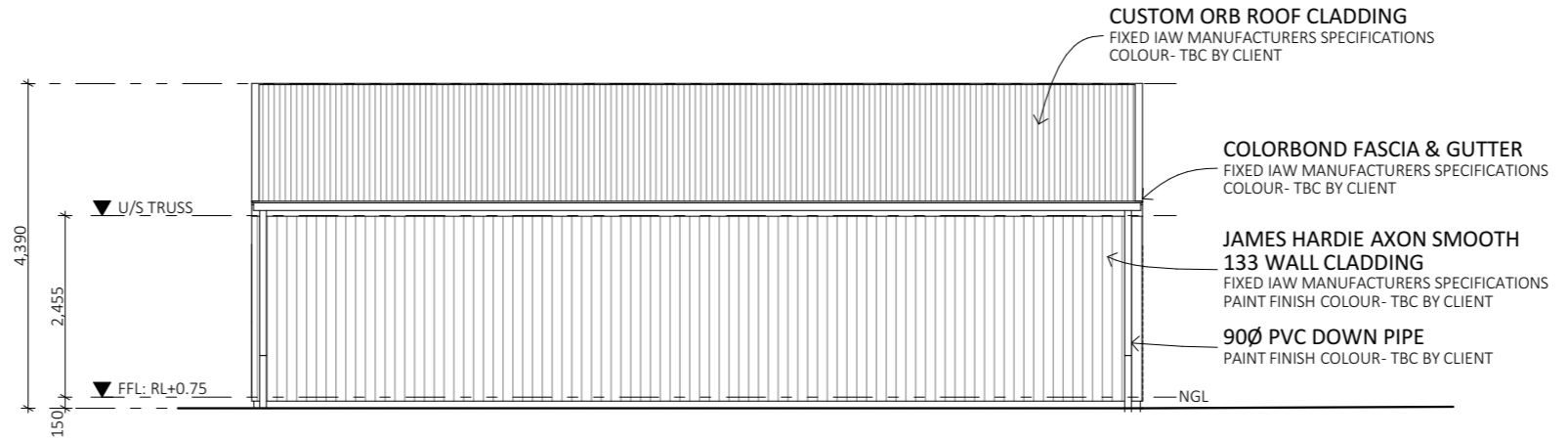
**CLIENT/S:**  
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 JORJA BARBER  
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**DRAWING  
 ELEVATIONS  
 NTH-STH**

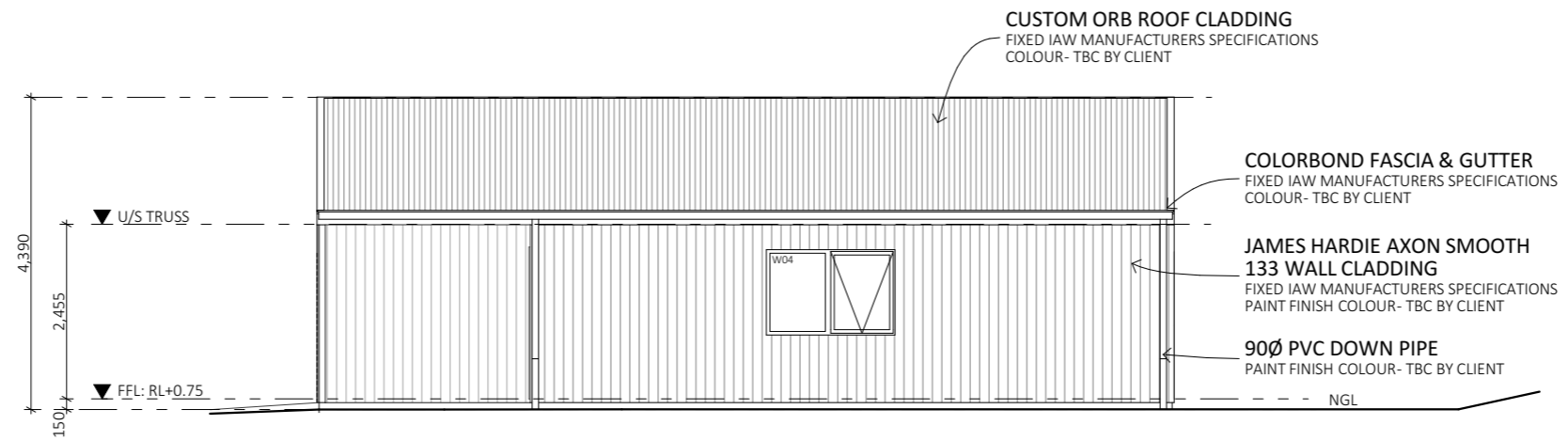
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			<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	1:100



EASTERN ELEVATION



WESTERN ELEVATION



REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	M3925A
R1	16/12/2025	FOR REVIEW	<b>DRAWN</b>	H.K.	<b>DRAWING</b>	<b>6/6</b>
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