

PLANNING NOTICE

An application has been received for a Permit under s.57 of the *Land Use Planning Approvals Act 1993*:

APP NO.:	PA\26\0182
APPLICANT:	Optimo Awnings Northern Pty Ltd
SITE:	6 Chelsea Close, Prospect Vale (CT: 127542/33)
PROPOSAL:	Extension to Single dwelling (awning) - waterway.

The application can be inspected until Friday, 10 April 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.

Notified on 21 March 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="6 Chelsea Close"/>	Certificate of Title:	<input type="text" value="126891/2"/>
Suburb:	<input type="text" value="Prospect Vale"/>	<input type="text" value="7250"/>	Lot No: <input type="text" value="33"/>
Land area:	<input type="text" value="878m2"/>	<i>m² / ha</i>	
Present use of land/building:	<input type="text" value="Residential"/>	<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 127542	FOLIO 33
EDITION 6	DATE OF ISSUE 29-Nov-2023

SEARCH DATE : 21-Jan-2026

SEARCH TIME : 01.47 pm

DESCRIPTION OF LAND

Town of PROSPECT VALE
 Lot 33 on Sealed Plan [127542](#)
 Derivation : Part of 375a 1r 0ps Gtd to J Goodger
 Prior CT [126891/2](#)

SCHEDULE 1

[N136803](#) TRANSFER to GRAEME ANTHONY MARLOW and TRACY LEE
 HARGRAVES as tenants in common in equal shares
 Registered 06-July-2023 at 12.02 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP127542](#) EASEMENTS in Schedule of Easements
[SP127542](#) COVENANTS in Schedule of Easements
[SP112905](#),[SP127542](#) FENCING PROVISION in Schedule of Easements
[E368116](#) MORTGAGE to Commonwealth Bank of Australia
 Registered 29-Nov-2023 at noon

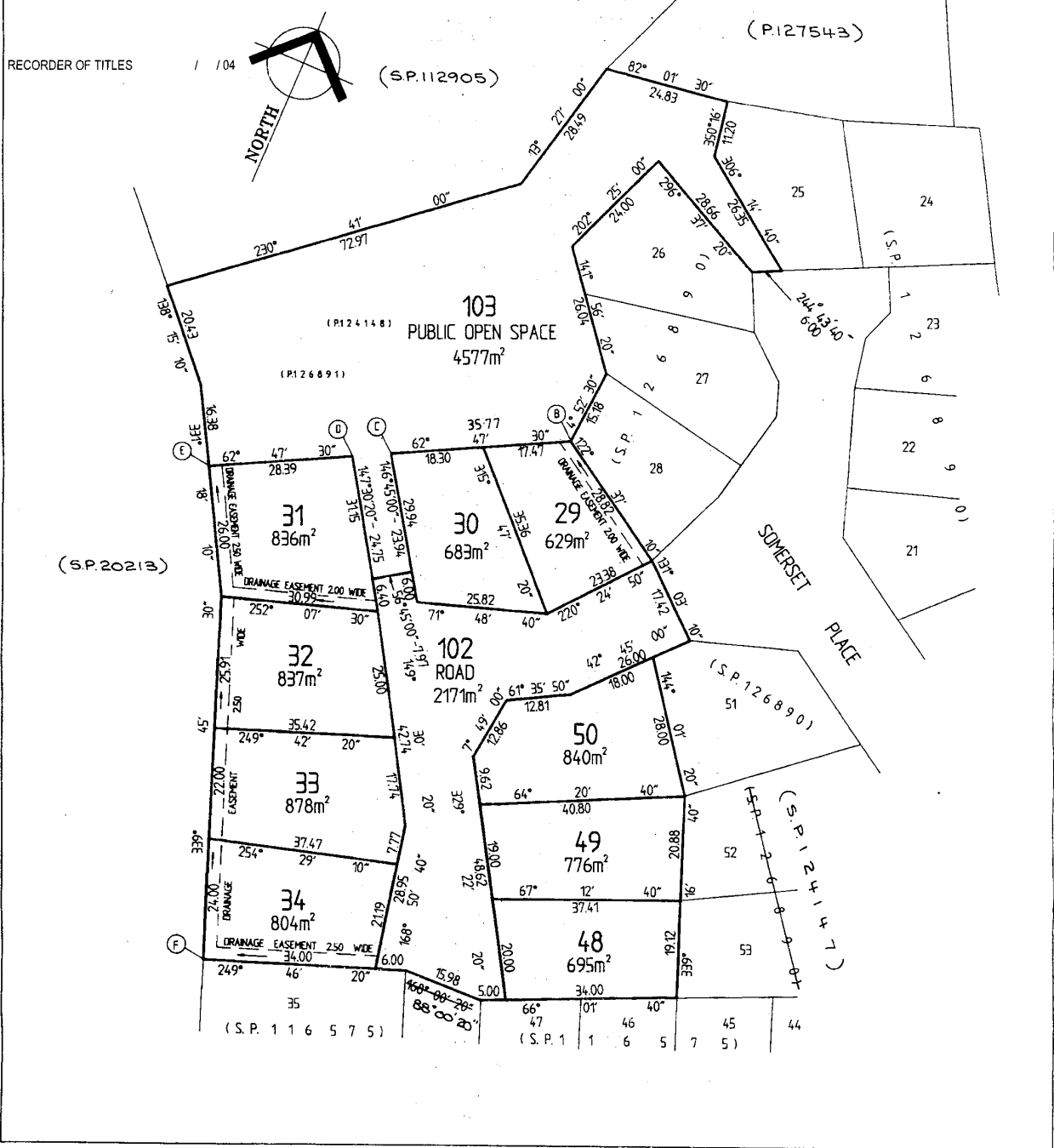
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER MT. LESLIE ESTATES PTY. LTD.	PLAN OF SURVEY	REGISTERED NUMBER
FOLIO REFERENCE CT Vol 126891 Fol 2		SP127542
GRANTEE PART OF 375 - 1 - 0 GRANTED TO JAMES GOODGER.	BY SURVEYOR: JOHN WILLIAM DENT of CAMPBELL-SMITH PHELPS PEDLEY PTY. LTD. of 60 ELPHIN RD. LAUNCESTON of land situated in the	REGISTERED NUMBER
	LOCATION	APPROVED 4 JUN 1997
	TOWN of PROSPECT VALE	<i>[Signature]</i> Recorder of Titles
	SCALE 1: 750 LENGTHS IN METRES	

MAPSHEET MUNICIPAL CODE No. 121 (5040-13.23)	LAST UPI No. FEA-68-FHM 38	LAST PLAN No. P.126891	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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C576914 THE NOTATION "PUBLIC OPEN SPACE" HAS BEEN DELETED FROM THAT PORTION OF LOT 103 COMPILED IN LOT 1 ON SP141797 PURSUANT TO A REQUEST TO AMEND UNDER SECTION 103 OF THE LOCAL GOVERNMENT (B&MP) ACT NO.96 OF 1993.



<p align="center">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 align="center">REGISTERED NUMBER</p> <p align="center">SP1 27542</p>
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EASEMENTS AND PROFITS PAGE 1 OF 2 PAGES

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 storm water 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

Lots 31-34 are subject to a right of drainage for the benefit of the Meander Valley Council over the DRAINAGE EASEMENT 2.50 WIDE on the plan and lots 29 and 31 are subject to a right of drainage for the benefit of the Meander Valley Council over the DRAINAGE EASEMENTS 2.00 WIDE on the plan.

COVENANTS

A. The owner of each lot shown on the plan covenants with the Vendor (Mt. Leslie Estates Pty. Ltd.) and the owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the Covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations:-

1. That there shall not be erected on such lot any buildings other than one private dwelling and out buildings usually appurtenant thereto.
2. That no building erected on such lot shall be used for any purpose other than as a private dwelling provided that the Vendor may at any time in its absolute and uncontrolled discretion give written permission to the Covenantor for a building erected on a lot to be used as a display home for such period as the Vendor may determine.
3. That there shall not be erected on such lot any private dwelling of less size than one hundred and forty square metres (exclusive of outbuildings).
4. That there shall not be kept on such lot any animals other than domestic animals.
5. That there shall not be affixed or displayed upon any part of such lot any posters bills or advertisements (except any notice or advertisement:
 - (1) in the usual form for the sale or letting of such lot or buildings thereon or;
 - (2) in a form approved of by the Vendor for the exhibition of a display home erected upon such lot)
 or any hoarding or structure for the use as a bill posting or advertising station and in the event of any breach of this covenant the Vendor its servants and agents may at any time without notice to the Covenantor and at the cost of the Covenantor enter upon such lot and remove any poster bill advertisement hoarding or structure which may be affixed displayed or erected thereon in contravention of this covenant.

<p>SUBDIVIDER: Mt Leslie Estates Pty. Ltd. FOLIO REF: Volume 126891 Folio 2 SOLICITOR & REFERENCE: Douglas & Collins Mr J.D. Abey</p>	<p>PLAN SEALED BY: Meander Valley Council DATE: 6th May 1997 REF No. 41195 Council Delegate General Manager</p>
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NOTE: THE COUNCIL DELEGATE MUST SIGN THE CERTIFICATE FOR THE PURPOSE OF IDENTIFICATION

SCHEDULE OF EASEMENTS

PAGE 2 OF 2 PAGES

SP 127542

6. That no engine or machinery worked or driven by steam, gas, electricity or other mechanical power and used for any trade operations shall be erected affixed or placed on any part of such lot and no trade or business whatsoever shall be carried on or be permitted or suffered to be carried on on any part of such lot but the letting of private dwelling or the use of a private dwelling as a display home shall not be deemed a trade or business.
7. That no trees, logs, earth, clay, stone, gravel or sand shall be stored or heaped on such lot or any part thereon or excavated, carried away or removed from such lot or any part thereof except such as may be necessary for the purpose of road or driveway construction or for levelling or filling such lot or for the formation of any buildings, swimming pool or barbecue to be erected thereon.
8. That no part of the outer walls below the height of any ceiling in any room of any building erected on such lot shall be constructed in uncoloured iron and no portion of any roof of any building shall be constructed of uncoloured galvanised or corrugated iron.
9. That no portion of any outbuilding erected on a lot shall be finished with uncoloured materials.
10. That there shall not be erected any boundary or other fences on a lot between the building line for such lot (as determined by the Meander Valley Council or its successor) and the front boundary of such lot without the prior written consent of the Vendor.
11. That in respect to Lots 29-34 (inclusive) (subject always to the provisions of the Boundary Fences Act 1908 or such other enactment relating to boundary fences which may be in force from time to time) no fence may be constructed on the boundary lines marked BC and DEF on the Plan unless the fence is constructed of chain wire mesh.


The Vendor reserves the right for itself or assigns to sell lease or otherwise deal with any lot either subject to the above restrictive covenants or any of them or not and subject to such modification or amendments or full release thereof as the Vendor thinks fit and the exercise of the said right in relation to any lot shall not release the owner of any other lot from any of the conditions or covenants imposed upon such other lots or give the owner of any lot any right of action against the Vendor provided that the right reserved to the Vendor shall only extend to restrictive covenants 4-11 (inclusive).

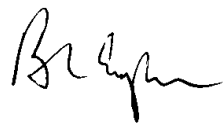
FENCING PROVISION

B. In respect of each lot the Vendor (Mt. Leslie Estates Pty. Ltd.) shall not be required to fence.

THE COMMON SEAL of MT. LESLIE ESTATES PTY. LTD. as registered proprietor of the land contained in Certificate of Title Volume 126891 Folio 2 was hereunto affixed by order of the board of directors in the presence of:



Director 

Authorised Signatory 





Thu Feb 20 2025

Imagery © 2026 Nearmap, HERE

2 m

Nearmap

Tracey HANGRAVES
6 CHELSEA CLOSE
PROSPECT VALE

