



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:	Prime Design - PA\26\0052
PROPERTY ADDRESS:	418 Heazlewoods Lane WHITEMORE (CT: 27272/1)
DEVELOPMENT:	Extension to Single dwelling (swimming pool & retaining walls) - setback.

The application can be inspected until **Monday, 22 September 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 6 September 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
 - 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:	<input type="text" value="418 Heazlewoods Lane"/>	Certificate of Title:	<input type="text" value="27272"/>
Suburb:	<input type="text" value="Whitemore"/>	<input type="text" value="7303"/>	Lot No: <input type="text" value="1"/>
Land area:	<input type="text" value="1.579"/>	$m^2 / (ha)$	
Present use of land/building:	<input type="text" value="Existing residence"/>	<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):	<input type="text" value="\$ 89000"/>	<i>Includes total cost of building work, landscaping, road works and infrastructure</i>		
Description of work:	<input type="text" value="Proposed New Pool and Retaining walls"/>			
Use of building:	<input type="text" value="Proposed new pool area"/>	<i>(main use of proposed building – dwelling, garage, farm building, factory, office, shop)</i>		
New floor area:	<input type="text" value="313.37"/> m^2	New building height:	<input type="text" value="NA"/> m	
Materials:	External walls:	<input type="text" value="Blockwork"/>	Colour:	<input type="text" value="TBC"/>
	Roof cladding:	<input type="text" value="NA"/>	Colour:	<input type="text" value="NA"/>

SEARCH OF TORRENS TITLE

VOLUME 27272	FOLIO 1
EDITION 4	DATE OF ISSUE 01-Oct-2010

SEARCH DATE : 03-Sep-2025

SEARCH TIME : 05.24 PM

DESCRIPTION OF LAND

Parish of SILLWOOD, Land District of WESTMORLAND
 Lot 1 on Sealed Plan [27272](#)
 Derivation : Part of 2560 Acres Gtd. to R. Dry.
 Prior CT [4242/72](#)

SCHEDULE 1

[M297931](#) TRANSFER to DUNCAN JOHN HEAZLEWOOD Registered
 01-Oct-2010 at noon

SCHEDULE 2

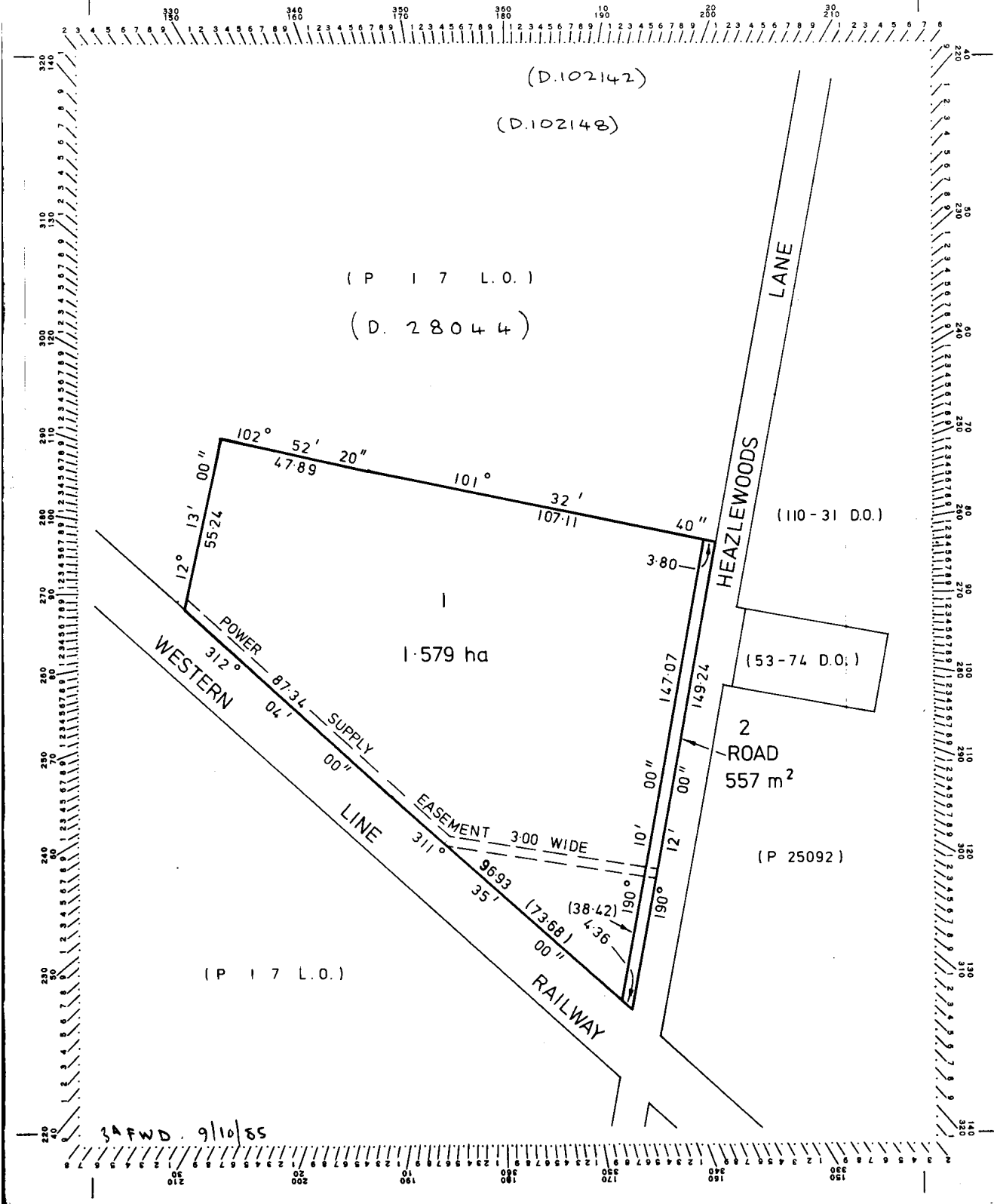
Reservations and conditions in the Crown Grant if any
 SP [27272](#) EASEMENTS in Schedule of Easements benefiting or
 burdening this land
[C494356](#) BURDENING WAYLEAVE EASEMENT with the benefit of a
 restriction as to user of land in favour of Aurora
 Energy Pty Ltd over the Wayleave Easement Variable
 Width shown passing through the said land within
 described Registered 10-Aug-2004 at noon

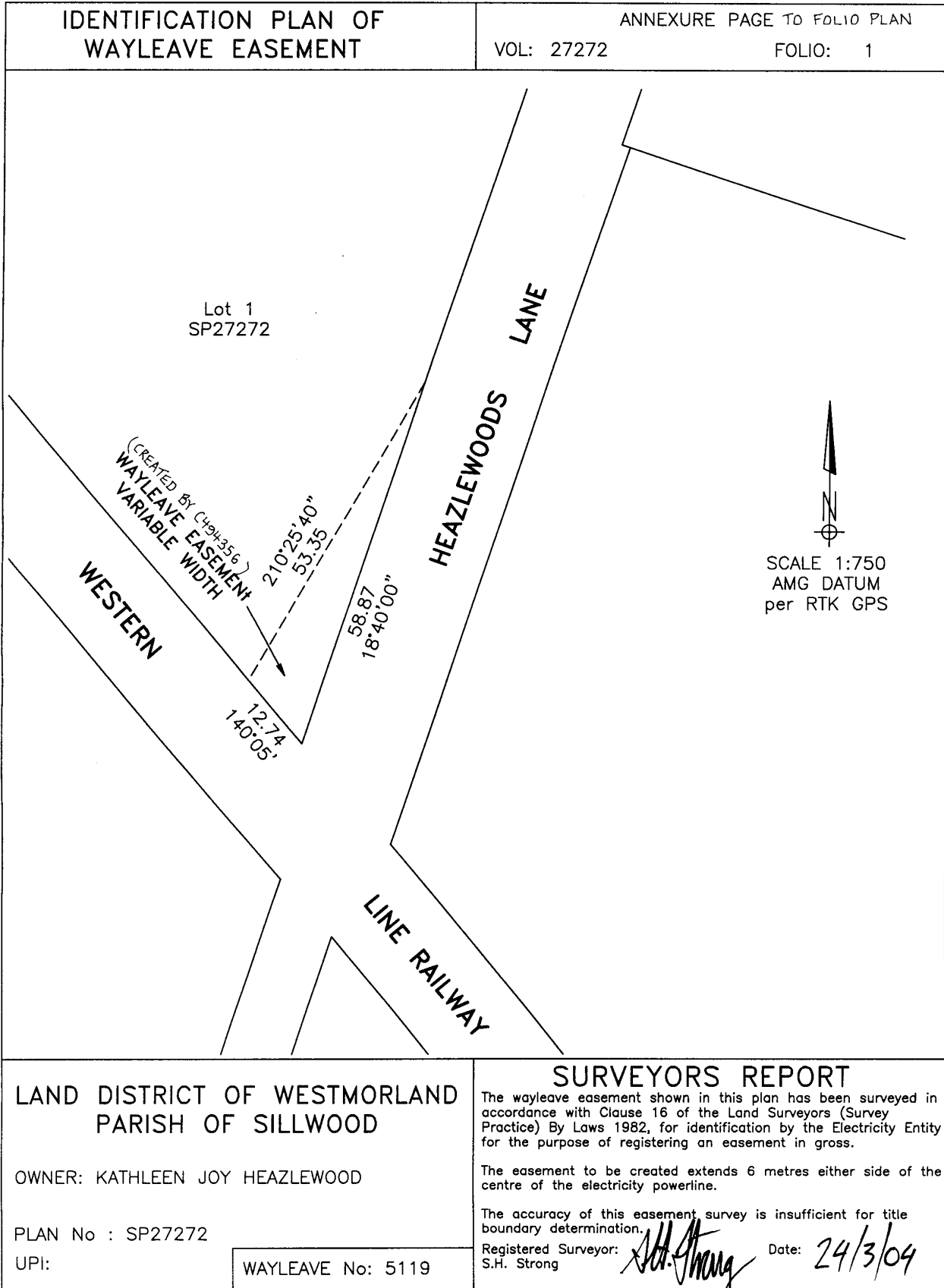
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

51-40 B

Owner: Russell George Bratton & Malcolm Leslie Wright	<p align="center">PLAN OF SURVEY</p> by Surveyor <u>C. J. Cohen</u> of land situated in the	Registered Number: <p align="center">S.P.27272</p>
Title Reference: Conveyance N ^o 12-9528	LAND DISTRICT OF WESTMORLAND	
Grantee: Part of 2 560 acres granted to Richard Dry	PARISH OF SILLWOOD	
SCALE 1:1 250 MEASUREMENTS IN METRES		Approved— <u>27 FEB 1986</u> Effective from: _____ <p align="center"><i>Anthony Lee</i></p> Acting Recorder of Titles







SCHEDULE OF EASEMENTS

PLAN NO.

S. P27272

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

EASEMENTS

and 2 are each
 Lot 1/15 SUBJECT TO the full right and liberty for the Hydro Electric Commission with or without inspectors workmen servants agents or other authorised persons to enter upon the strip of land marked 'Power Supply Easement 3.00 wide' shown on the Plan and to lay repair replace maintain and remove wires cables and junctions therein with the said Hydro Electric Commission making good any damage to the surface occasioned thereby.

SIGNED by RUSSELL GEORGE BRATTON]
 and MALCOLM LESLIE WRIGHT the]
 Owners of the land comprised in]
 Indenture of Conveyance Registered]
 No. 12/9528 in the presence of:-]

R. G. Bratton

Malcolm Leslie Wright

Malcolm Leslie Wright
 217 St John St Launceston
 Clerk

THIS COPY SCHEDULE CONSISTS OF 1 PAGE/S

27272

This is the schedule of easements attached to the plan of RUSSELL GEORGE
(Insert Subdivider's Full Name)

BRAYTON & MALCOLM LESLIE WRIGHT affecting land in

CONVEYANCE No. 12 - 9528
(Insert Title Reference)

Sealed by MUNICIPALITY OF WESTBURY on 8TH JULY, 1985

Solicitor's Reference [Signature]
Council Clerk/Town Clerk

OS-K 3134

PROPOSED NEW POOL 418 HEAZLEWOODS LANE, WHITEMORE D.J. HEAZLEWOOD PD25084

BUILDING DRAWINGS

<u>No</u>	<u>DRAWING</u>
01	SITE PLAN
02	PART SITE PLAN
03	ELEVATIONS
04	POOL NOTES
05	POOL NOTES
06	POOL NOTES
07	POOL NOTES

ENCLOSED POOL AREA 313.37 m2 (33.73 SQUARES)

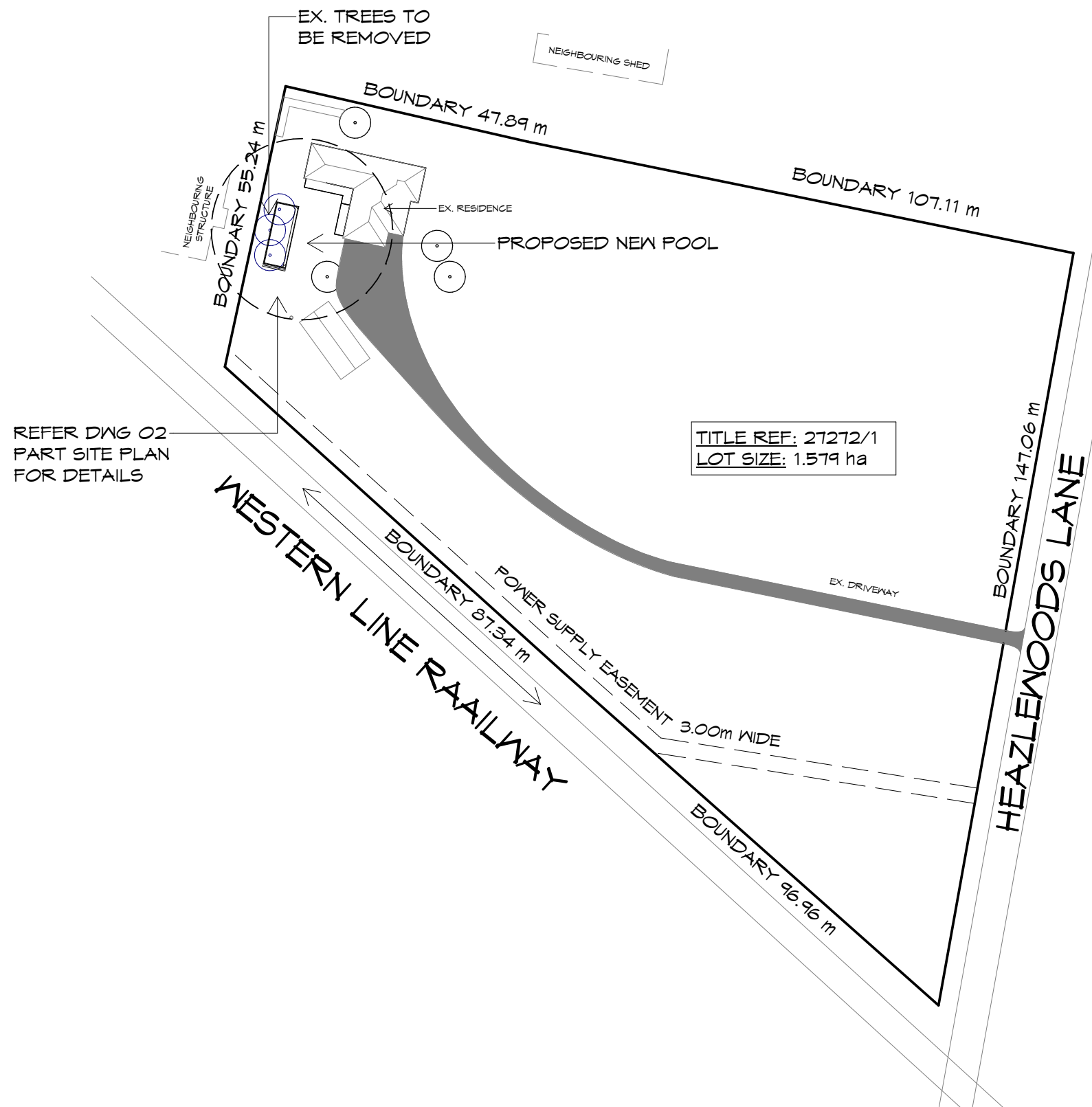
GENERAL PROJECT INFORMATION
TITLE REFERENCE: 1/27272
SITE AREA: 1.579 ha
DESIGN WIND SPEED: N/A
SOIL CLASSIFICATION: N/A
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: NO
BAL RATING: N/A
OTHER KNOWN HAZARDS: BISHFIRE PRONE AREA



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info@primedesigntas.com.au primedesigntas.com.au
Accredited Building Practitioner: Frank Geskus -No CC246A

AUGUST 2025

PLANNING



GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

SITE PLAN

1 : 1000



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Project:
PROPOSED NEW POOL
418 HEAZLEWOODS LANE,
WHITEMORE

Client name:
D.J. HEAZLEWOOD

Drawing:
SITE PLAN

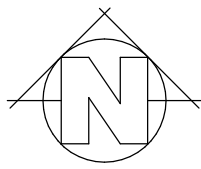
Drafted by: I.J. Approved by: T.W.

Date: 22.08.2025 Scale: 1 : 1000

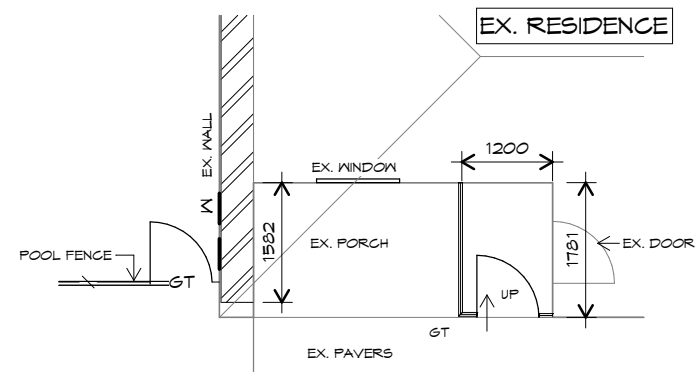
Project/Drawing no: PD25084 -01 Revision: 02



Accredited building practitioner: Frank Geskus -No CC246A



TITLE REF: 27272/1
LOT SIZE: 1.579 ha



ENTRANCE CALL OUT

1 : 100

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

POOL FENCE & GATE TO COMPLY WITH AS1926 C/W SELF CLOSING DEVICE SEE CALLOUT

EX. FENCE TO BE REMOVED AND REPLACED WITH NEW POOL FENCE TO COMPLY AS. 1926

PAVERS AROUND POOL TO CLIENTS SPEC, EXTENT TO BE CONFIRMED ON SITE

PROPOSED NEW POOL BY TASMANIAN REEF POOLS 12.2 BRAMPPTON POOL SHELL. REFER TO MANUFACTURERS SPECS FOR DETAILS

EX. WINDOWS TO BE UPGRADED TO COMPLY WITH AS. 1926

EX. SEPTIC TANK DICHARGE VIA PUMP TO EVAPORATION BEDS

EVAPORATION BEDS APPROX. 15m SOUTH EAST OF EX. RESIDENCE

DATUM
EX. FLOOR
RL:100.230

NOTE:
EXTENT OF POOL BATTER TO BE CONFIRMED ON SITE

BATTER NOTE
BATTER AS PER ABCB HOUSING PROVISIONS PART 3.2.1. REFER TO STANDARD DETAILS TABLE

ENSURE PROPOSED BATTER NON-CLIMBABLE PER AS. 1926

NEW FILTER/PUMP TO BE INSTALLED INSIDE EXISTING SHED CONFIRM LOCATION ON SITE

HEAT PUMP TO BE LOCATED OUTSIDE POSTION TO BE CONFIRMED ON SITE

EX. POWERLINE OVERHEAD TO BE MOVE UNDERGROUND (WORKS BY OTHERS)

DISCHARGE 2-300 LITRES OF BACKWASH WATER 3 TIMES A YEAR. MANUAL OPERATION BY HOME OWNER AS PART OF POOL MAINTENANCE. MAINTENANCE TO MANUFACTURERS SPEC ON PUMP AND FILTER SYSTEM.

1m HIGH STAND PIPE C/W SPRINKLER HEAD TO IRRIGATE BACKWASH WATER. CONFIRM LOCATION ON SITE. ENSURE SPRINKLER IS CLEAR OF EXISTING ONSITE WASTE WATER SYSTEM

PART SITE PLAN

1 : 200

ENCLOSED POOL AREA 313.37 m2 (33.73 SQUARES)

NOTE:
POOL NOT TO BE USED UNTIL ALL POOL FENCING & GATES HAVE BEEN CONSTRUCTED AND INSPECTED



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WHITEMORE**

Client name:
D.J. HEAZLEWOOD

Drawing:
PART SITE PLAN

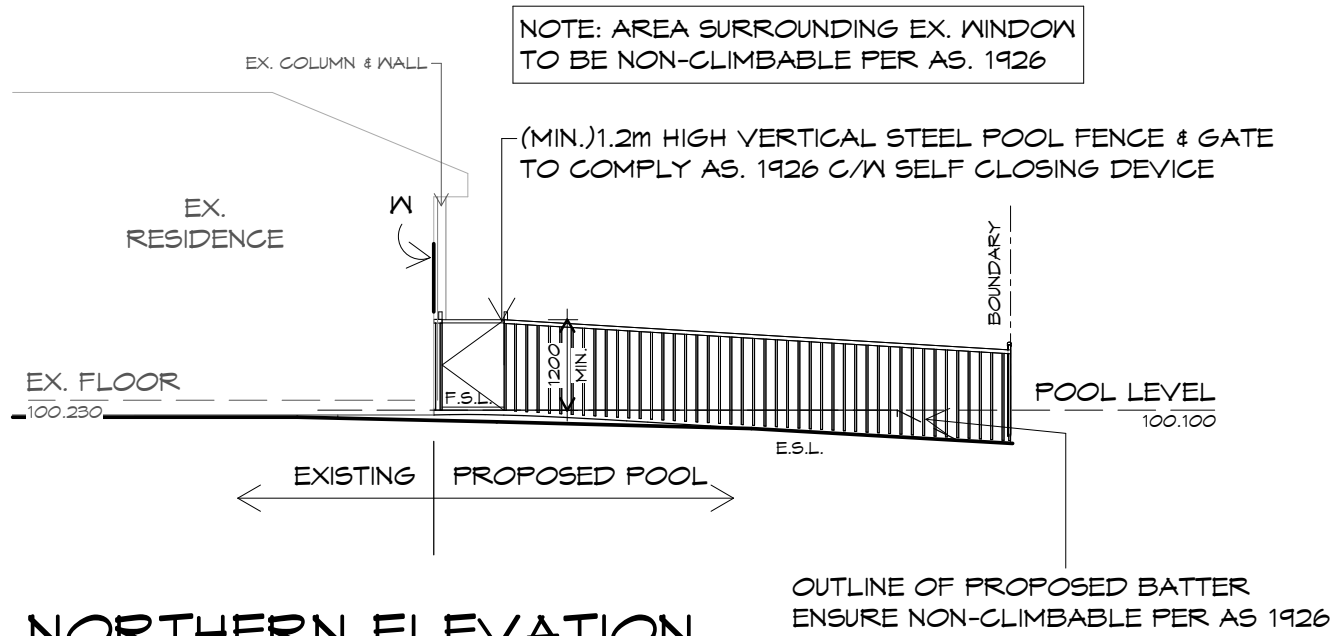
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Scale: As indicated

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Revision: 02

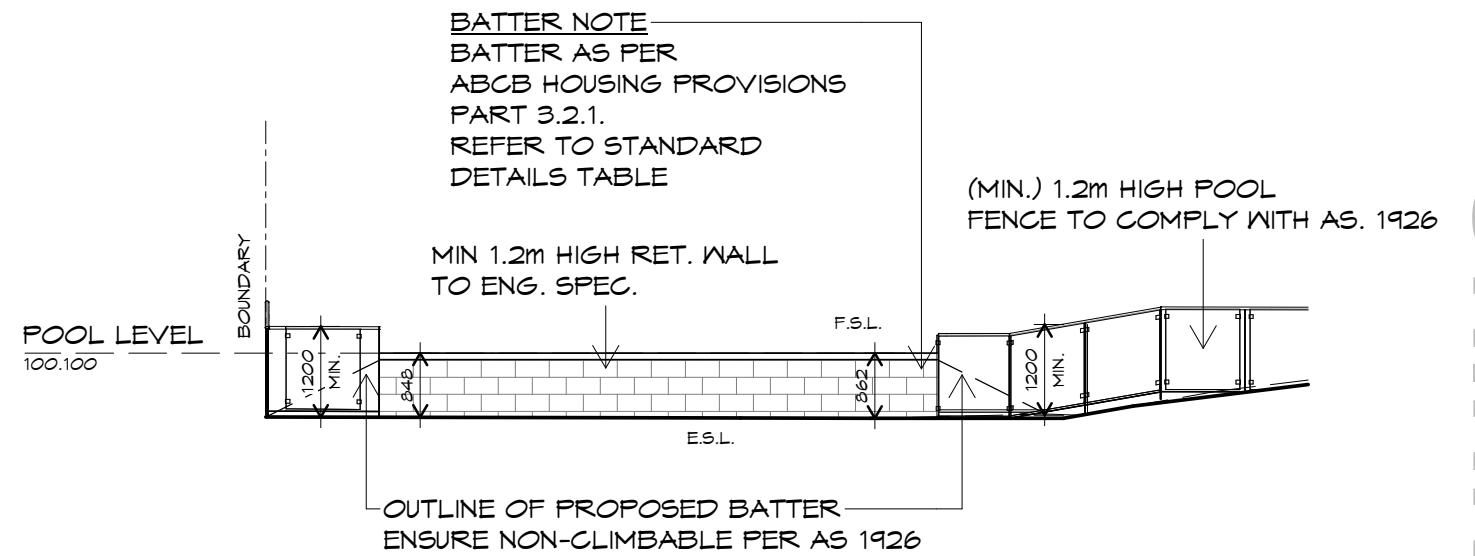
Accredited building practitioner: Frank Gekus -No CC246A





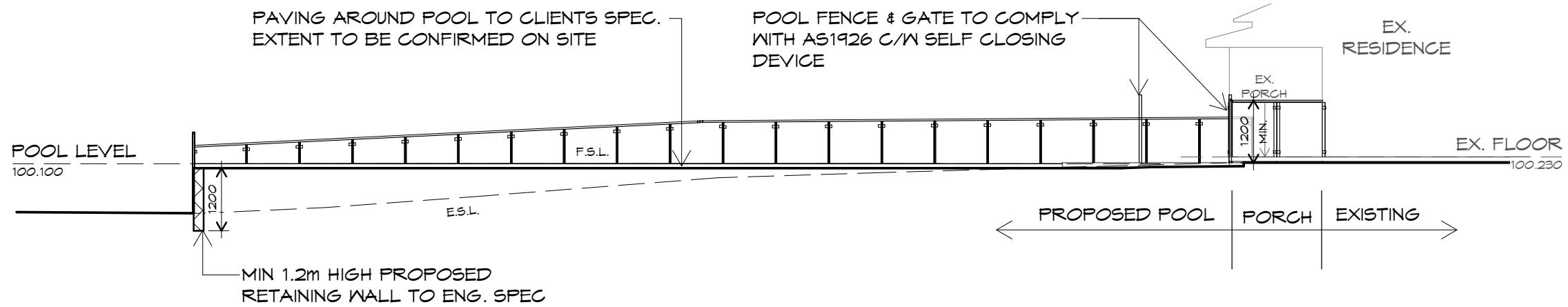
NORTHERN ELEVATION

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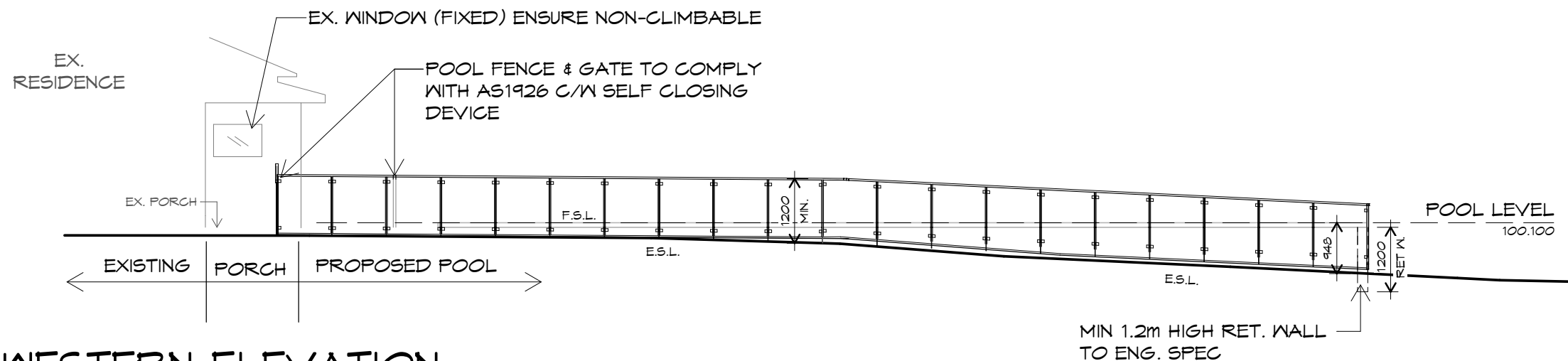
SOUTHERN ELEVATION

1 : 100



EASTERN ELEVATION

1 : 100



WESTERN ELEVATION

1 : 100

PLANNING
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Drawing:
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Drafted by: I.J. Approved by: T.W.

Date: 22.08.2025 Scale: 1 : 100

Project/Drawing no: PD25084 -03 Revision: 02



Accredited building practitioner: Frank Geskus -No CC246A

SAFETY FENCING CONSTRUCTION

THE STRENGTH AND RIGIDITY OF FENCING COMPONENTS AND ELEMENTS MUST COMPLY WITH A.S.1926.1 - 2012

THE EFFECTIVE HEIGHT OF FENCING MUST BE NOT LESS THAN 1.2m, AND INCLUDE A NON-CLIMBABLE ZONE WITH HAND AND FOOT HOLDS NOT LESS THAN 900mm DISTANCE BETWEEN. BOUNDARY FENCES NOT LESS THAN 1800mm HIGH.

FENCING CONSTRUCTED OF PERFORATED OR MESH MATERIAL WITH APERTURES MORE THAN 13mm BUT LESS THAN 100mm, IN WHICH CASE THE EFFECTIVE HEIGHT MUST NOT BE LESS 1800mm.

RETAINING WALLS OR OTHER SIMILAR BOUNDARIES WHICH FORM PART OF THE SAFETY FENCING MUST COMPLY WITH AS1926.1 WITH A SLOPE NOT MORE THAN 15DEG FROM THE VERTICAL, AND EFFECTIVE HEIGHT NOT LESS THAN 1800mm.

THE CLEARANCE BETWEEN THE BOTTOM OF THE FENCING AND THE FINISHED GROUND LEVEL MUST NOT BE MORE THAN 100mm. SURROUNDING AREA TO BE STABLE AND INTACT AT ALL TIMES (LOOSE SAND NOT ACCEPTABLE).

NO PROJECTIONS OR INDENTATIONS ON THE OUTSIDE SURFACE OF THE FENCING

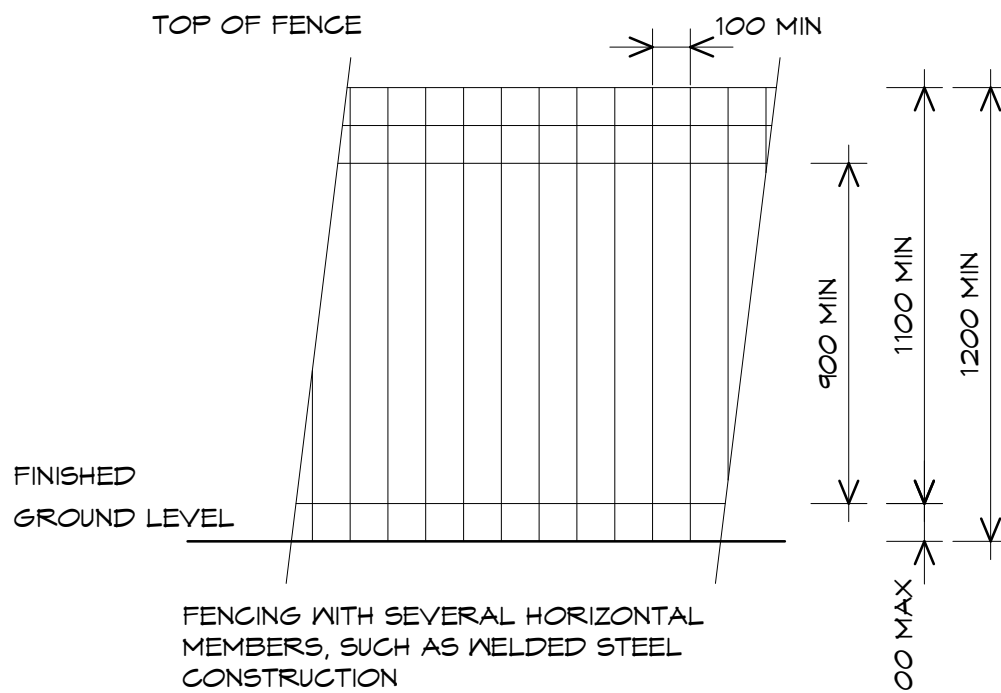
HORIZONTAL OR NEAR HORIZONTAL FENCING COMPONENTS, SUCH AS RAILS, RODS, WIRES OR BRACING, THAT COULD BE USED AS HOLDS FOR CLIMBING MUST -

- i) IF LOCATED ON THE OUTSIDE FENCING; OR
 - ii) IF LOCATED ON THE INSIDE OF THE FENCING AND THE VERTICAL MEMBERS ARE SPACED MORE THAN 10mm APART;
- BE SPACED IN ACCORDANCE WITH THE NON-CLIMBABLE ZONE AS ILLUSTRATED IN AS1926.1

THE CLEAR GAP BETWEEN ADJACENT VERTICAL OR NEAR VERTICAL MEMBERS MUST NOT BE MORE THAN 100mm.

BOUNDARY FENCE

WHERE A BOUNDARY FENCE ACTS AS A BARRIER TO A POOL, IT SHALL HAVE A HEIGHT NOT LESS THAN 1800mm ON THE INSIDE AND NCZ 5 FORMED AS A QUADRANT OF 900mm RADIUS DOWN FROM THE TOP OF THE INSIDE OF THE BARRIER. SEE FIGURE 2.2(a)



SPACING OF HORIZONTAL MEMBERS

FIGURE 1

GATES AND FITTINGS

AS PER AS1926.1 - 2012

- a- GATES MUST SWING OUTWARDS FROM POOL AREA.
- b- GATES MUST BE FITTED WITH SELF CLOSING DEVICE THAT WILL RETURN THE GATE TO THE CLOSED POSITION AND OPERATING LATCHING DEVICE

- i) FROM ANY POSITION FROM RESTING ON THE LATCHING MECHANISM TO FULLY OPEN; AND
- ii) FROM STATIONARY START WITHOUT THE APPLICATION OF A MANUAL FORCE.

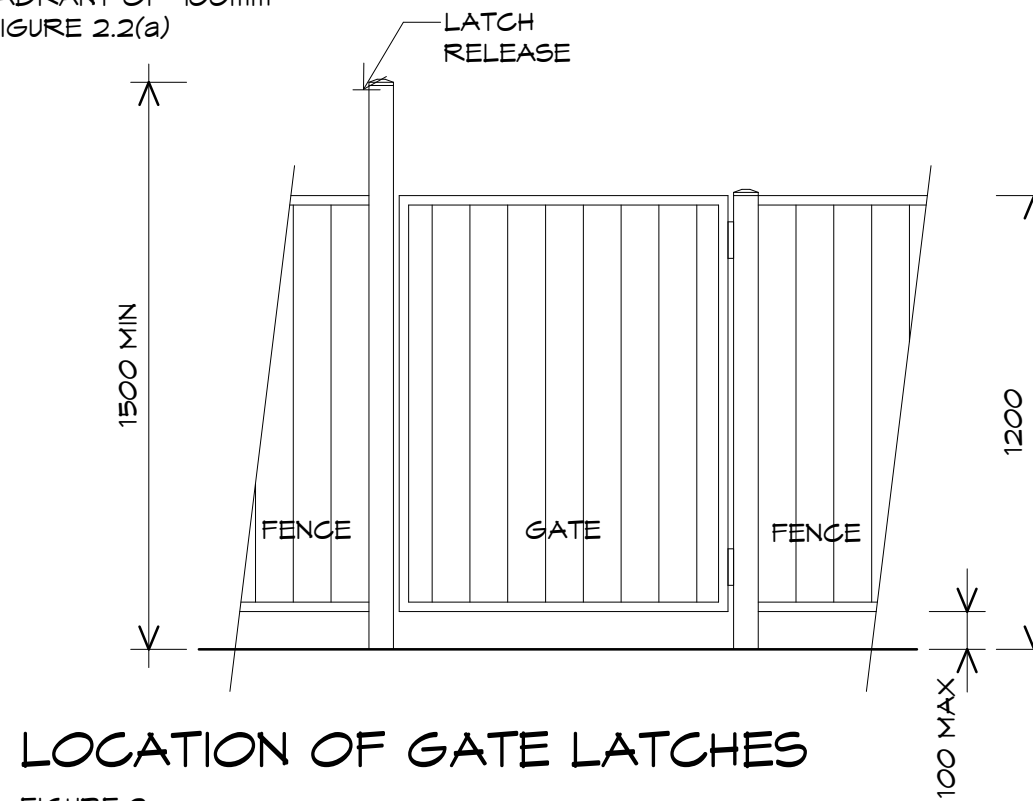
c- GATES MUST BE FITTED WITH A LATCHING DEVICE

- i) THAT WILL AUTOMATICALLY OPERATE ON THE CLOSING OF THE GATE AND PREVENT THE GATE FROM BEING REOPENED WITHOUT MANUAL RELEASE; AND

- ii) THAT CANNOT BE ADVERTANTLY ADJUSTED IN OPERATION OR ADJUST WITHOUT THE USE OF TOOLS

- iii) NOT ABLE TO BE LOCKED IN THE 'OPEN' POSITION.

THE SELF CLOSING DEVICE MAY REQUIRE A CUSHIONED BACK-CHECKING OPERATION TO PREVENT SHOCK WHEN THE GATE IS CLOSING. SAFETY FENCING SHOULD CONSIST OF BARRIERS OR WALLS OF SUFFICIENT HEIGHT AND DESIGNED AND CONSTRUCTED WITHOUT OPENINGS AND FOOTHOLDS THAT WOULD ENABLE A YOUNG CHILD TO CLIMB THROUGH OR OVER THE FENCE AND PROVIDED WITH CHILD RESISTANT SELF-CLOSING AND LATCHING DEVICES ON THE GATES.



LOCATION OF GATE LATCHES

FIGURE 2

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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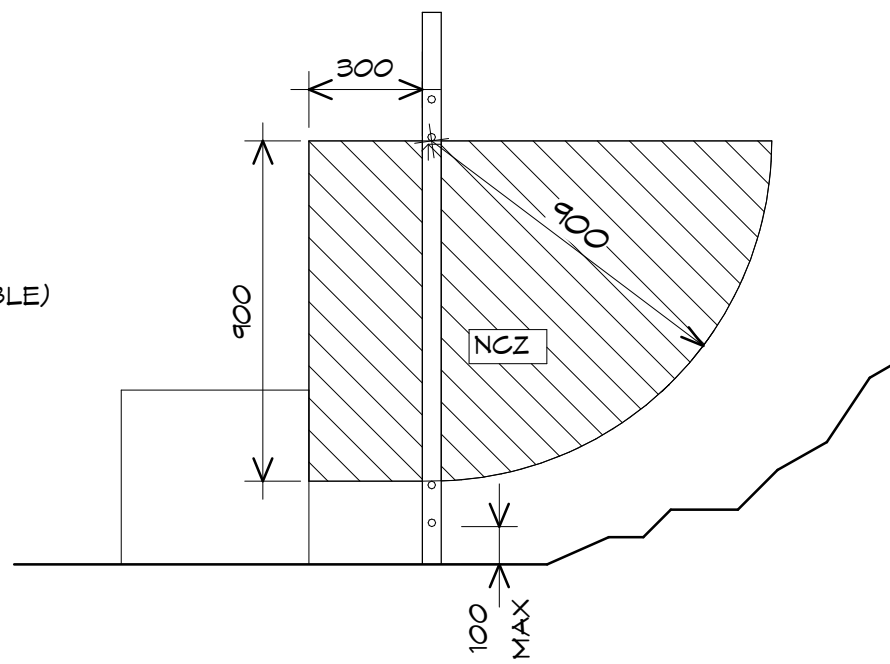
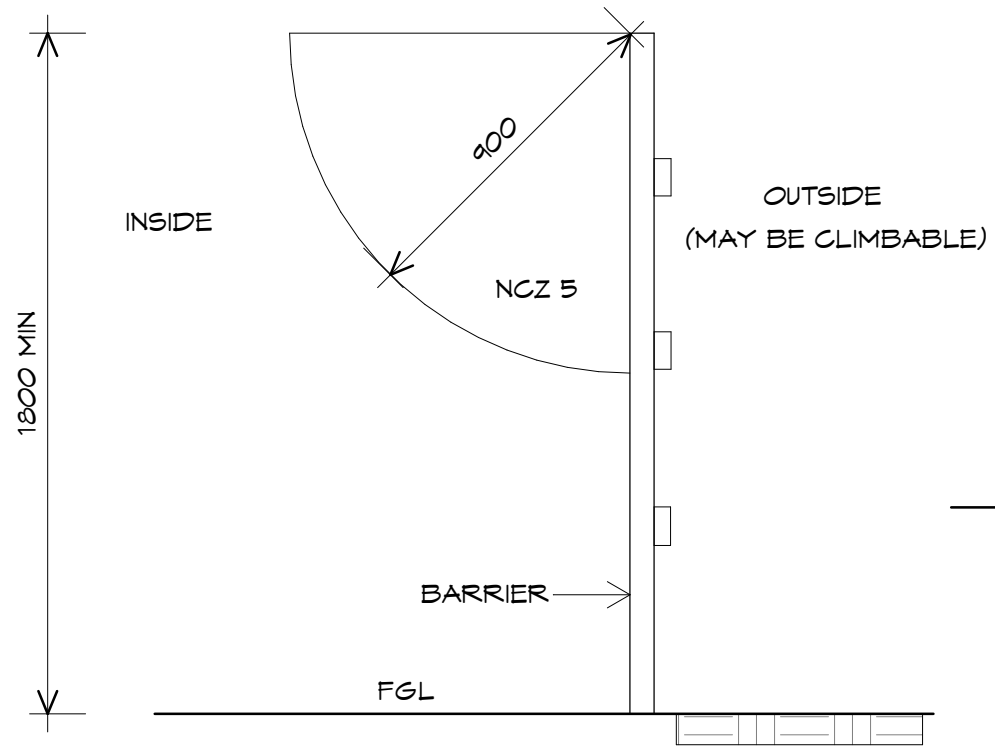
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Date: 22.08.2025 Scale: 1 : 20

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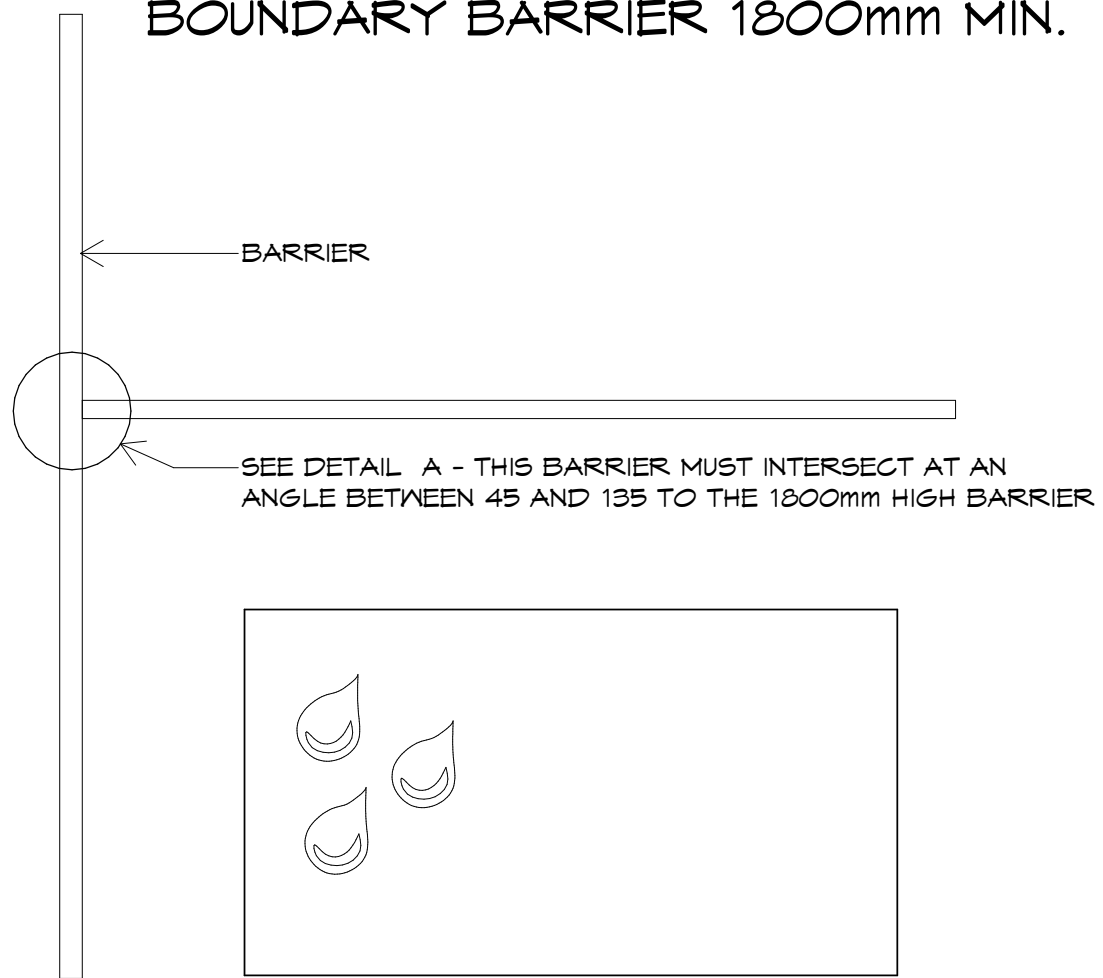


Accredited building practitioner: Frank Geskus -No CC246A

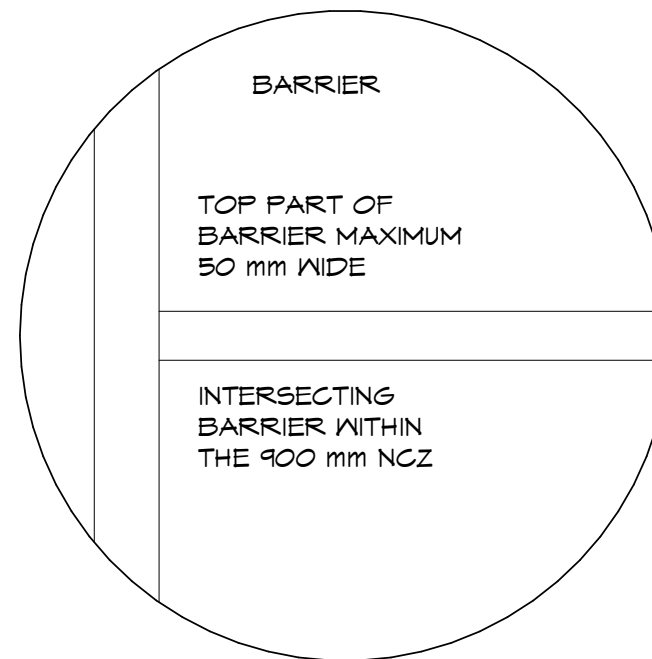


FENCING WITH VERTICAL MEMBERS WHERE SPACING IS GREATER THAN 10mm, SUCH AS WELDED STEEL CONSTRUCTION

BOUNDARY BARRIER 1800mm MIN.



(b) INTERSECTING BARRIER WITH TOP LESS THAN 50mm IN WIDTH



DETAIL A

FIGURE 2.2 (IN PART) BOUNDARY BARRIERS
DIMENSIONS IN MILLIMETRES

FOR MORE DETAIL REFER TO AS 1926.1 - 2012



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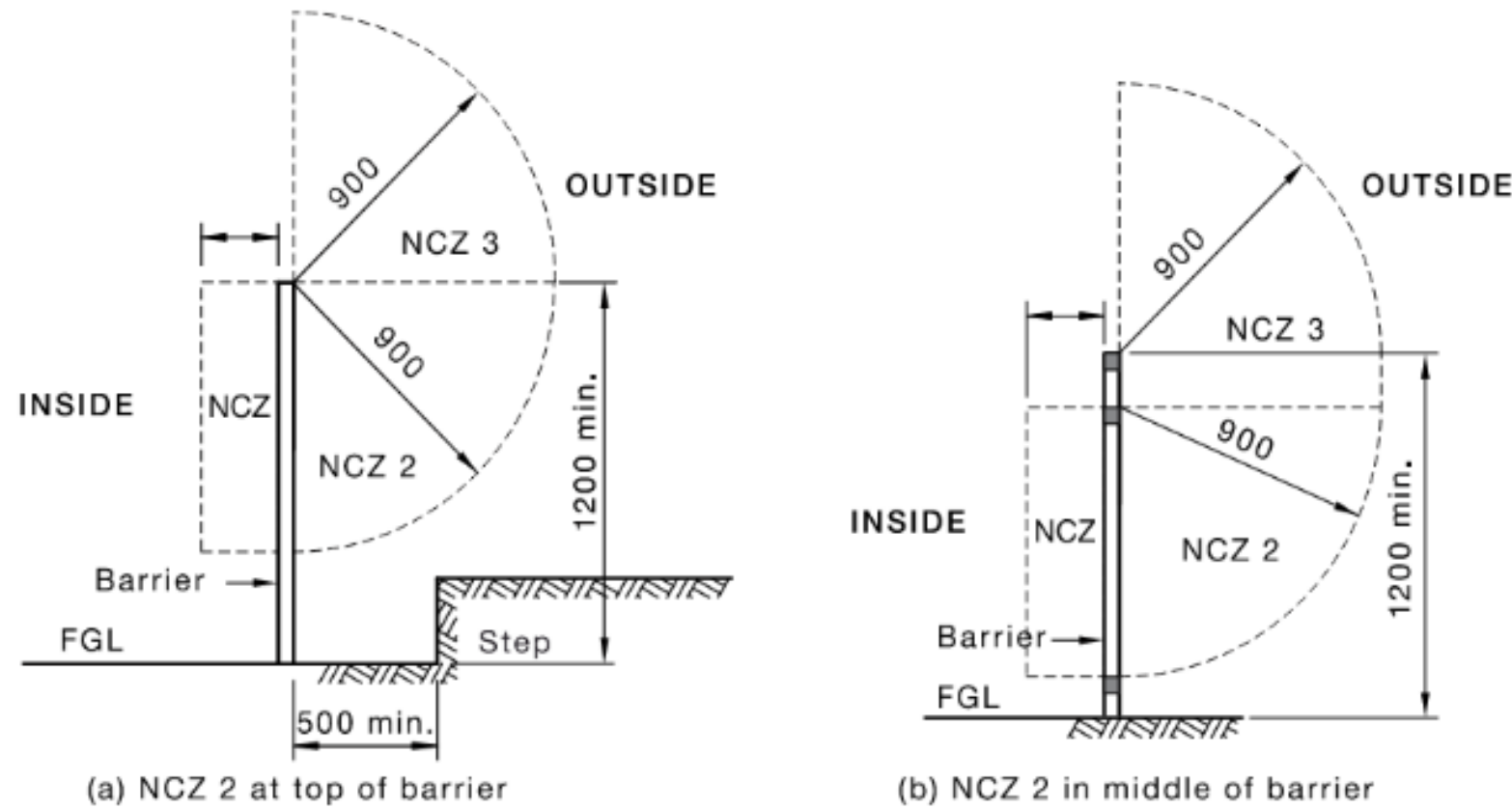
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NOTE: The lower radius point of NCZ 2 may be located anywhere on the barrier provided there are no aids for climbing within the arc.

DIMENSIONS IN MILLIMETRES

FIGURE 2.1 (in part) EXAMPLES OF NON-CLIMBABLE ZONES (NCZs)



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Drafted by: I.J. Approved by: T.W.

Date: 22.08.2025 Scale:

22.08.2025

Project/Drawing no: PD25084 -06 Revision: 02

Accredited building practitioner: Frank Geskus -No CC246A



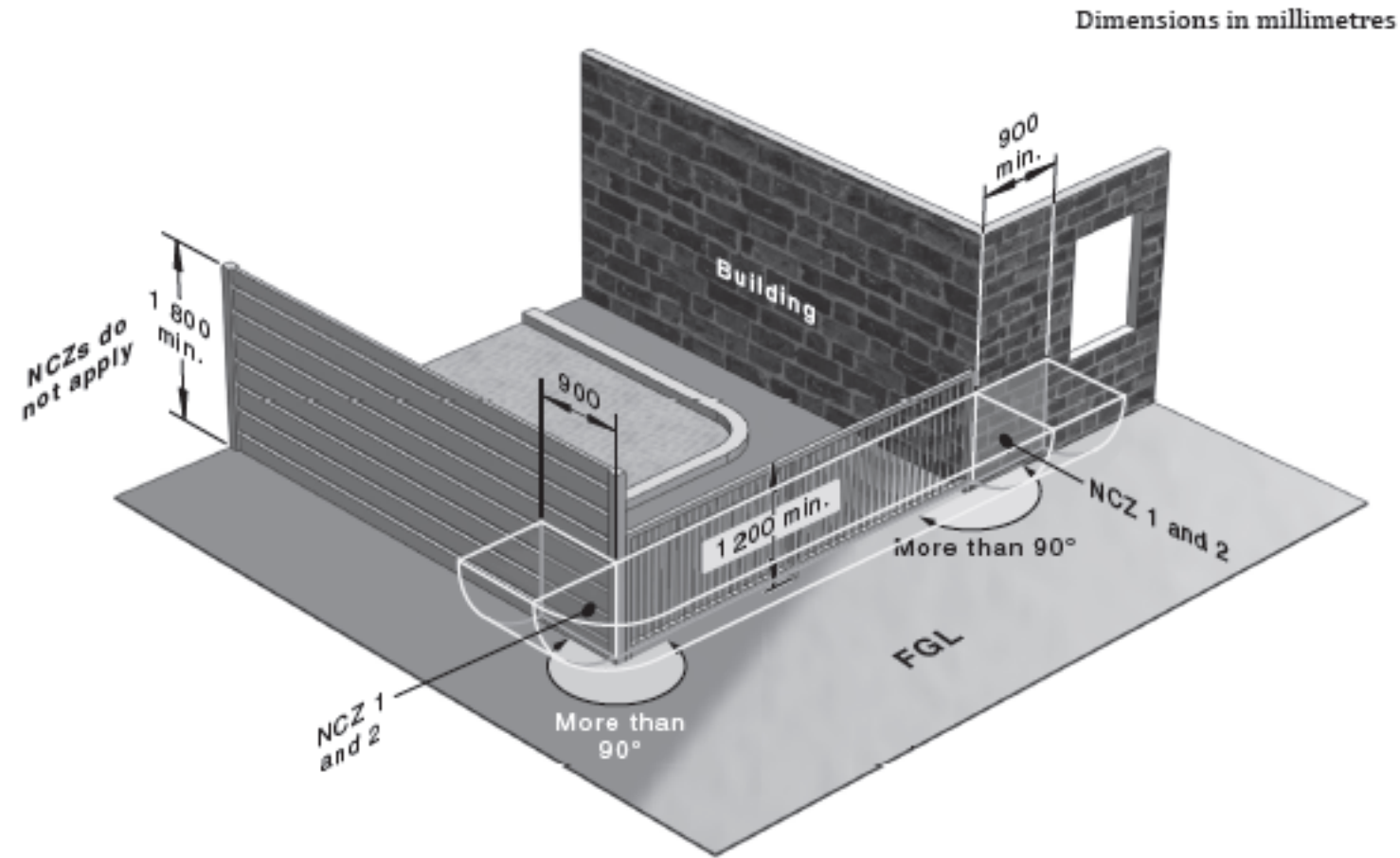


Figure 2.3 — Intersecting internal barriers

2.2.5 Intersecting barriers

Where a barrier with a height less than 1800 mm intersects with a barrier with a height not less than 1800 mm at an angle greater than 90° then NCZs 1 and 2 on the lower barrier shall extend 900 mm beyond that intersection (see Figure 2.3).



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