



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\24\0209
PROPERTY ADDRESS:	7 Haberfield Way PROSPECT VALE (CT: 186417/58)
DEVELOPMENT:	Multiple dwellings (2 units) - carparking.

The application can be inspected until **Tuesday, 30 April 2024**, 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.

Please note: Council will be closed from 5.00pm Wednesday 24 April 2024 & will reopen at 8:30am Friday 26 April 2024.

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 13 April 2024.

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 58 Haberfield Way"/>	Certificate of Title:	<input type="text" value="186417"/>
Suburb:	<input type="text" value="Prospect Vale"/>	<input type="text" value="7250"/>	Lot No: <input type="text" value="58"/>
Land area:	<input type="text" value="686"/>	<i>m² / ha</i>	
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: New building height:

Materials: External walls: Colour:

Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 186417	FOLIO 58
EDITION 1	DATE OF ISSUE 18-Mar-2024

SEARCH DATE : 19-Mar-2024

SEARCH TIME : 11.54 AM

DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL
 Lot 58 on Sealed Plan 186417
 Derivation : Part of 300 Acres Gtd. to Joseph Penny
 Prior CT 185985/1003

SCHEDULE 1

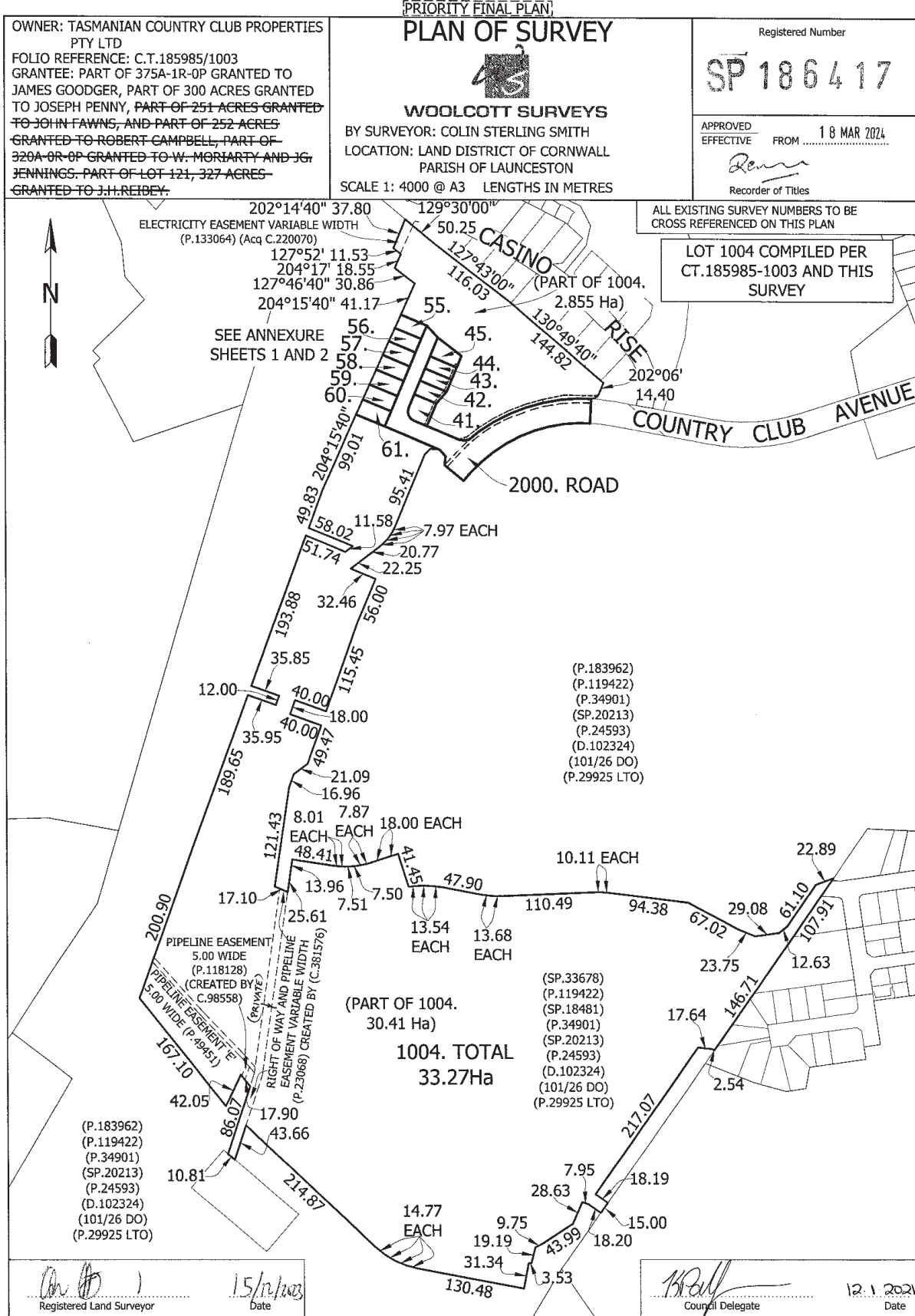
N176448 TRANSFER to TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD
 Registered 18-Mar-2024 at 12.01 PM

SCHEDULE 2

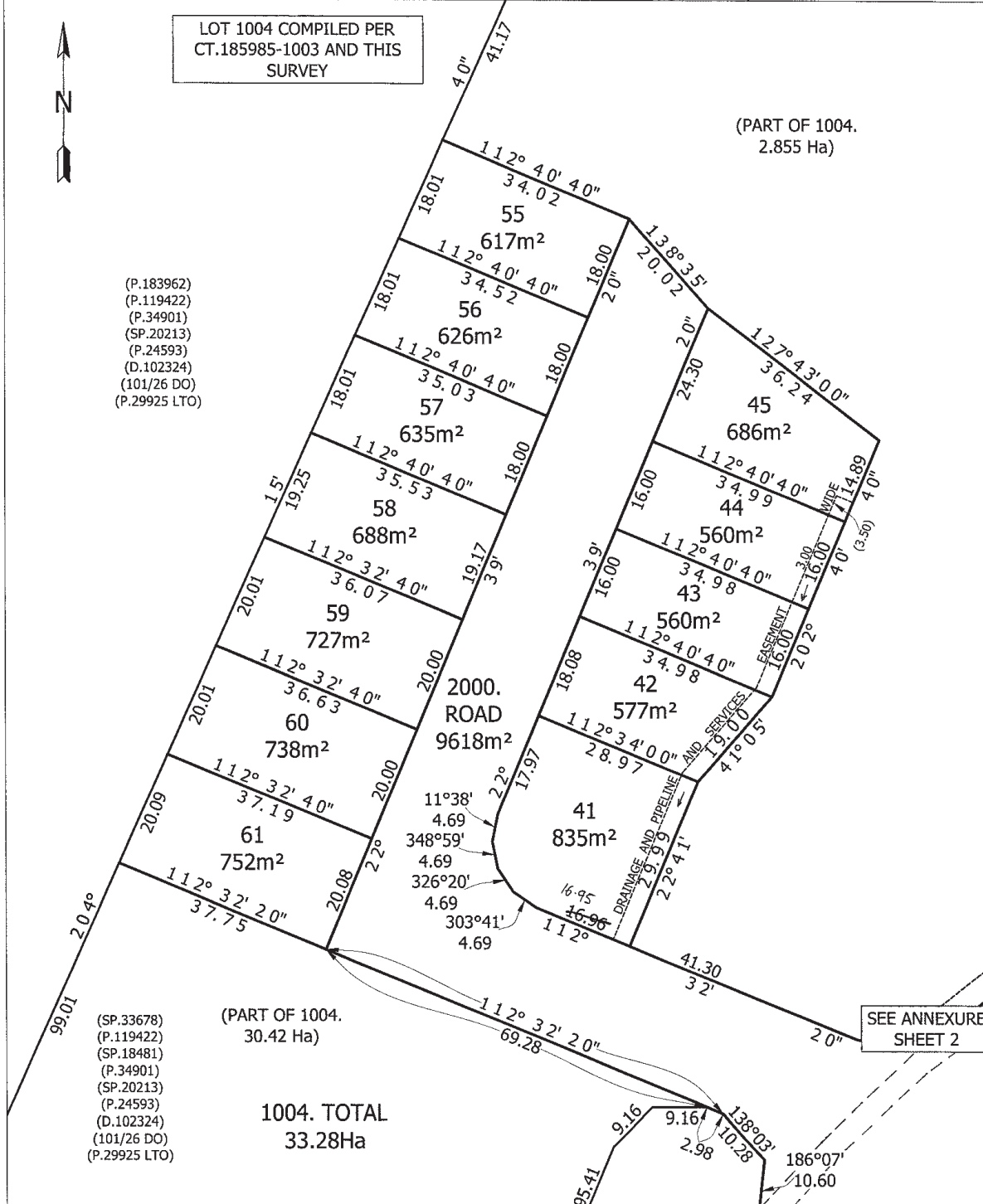
Reservations and conditions in the Crown Grant if any
 SP186417 FENCING PROVISION in Schedule of Easements
 SP185985 FENCING PROVISION in Schedule of Easements
 SP10386 & SP18481 FENCING COVENANT in Schedule of Easements
 E315541 INSTRUMENT Creating Restrictive Covenants Registered
 18-Mar-2024 at 12.03 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

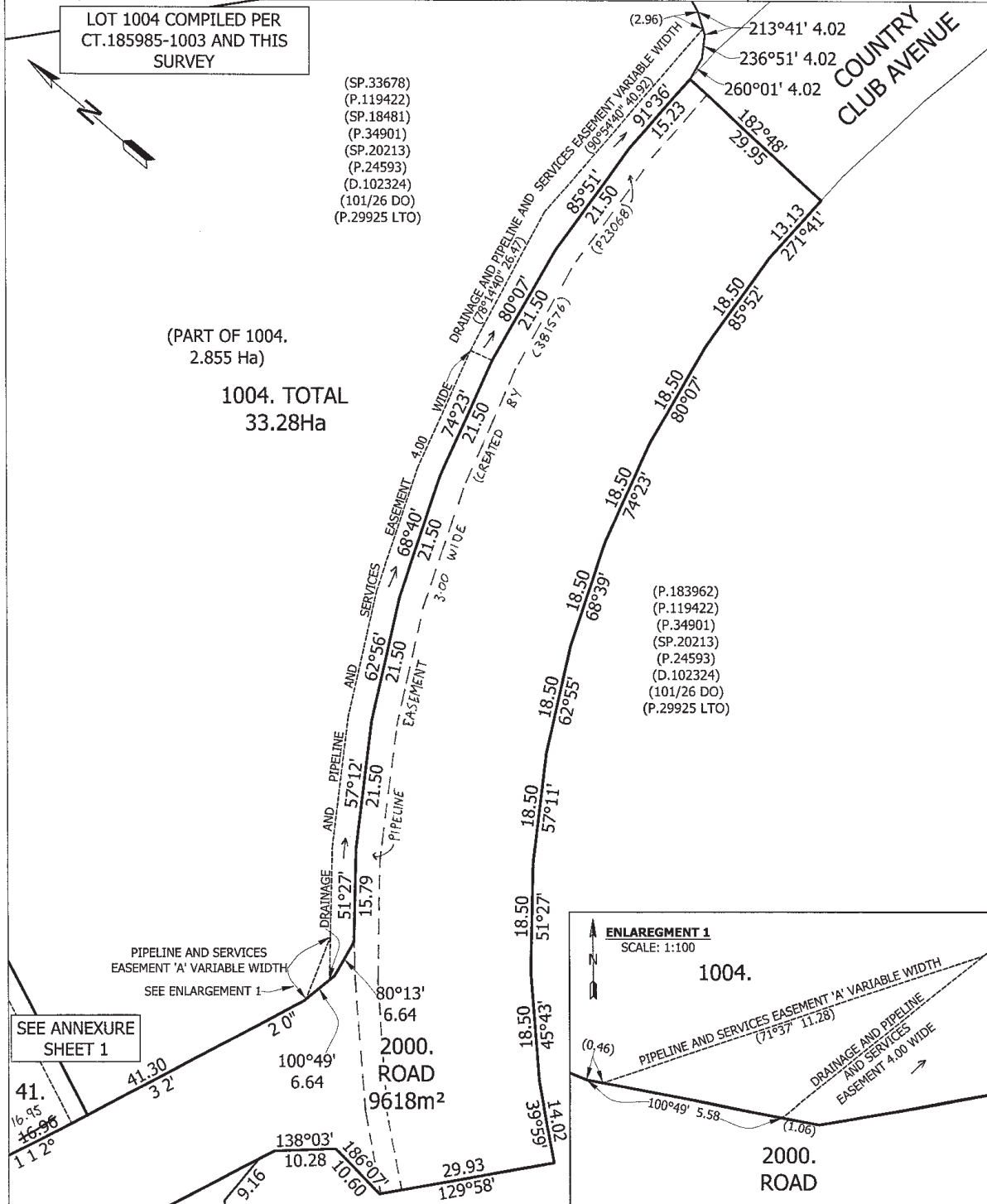


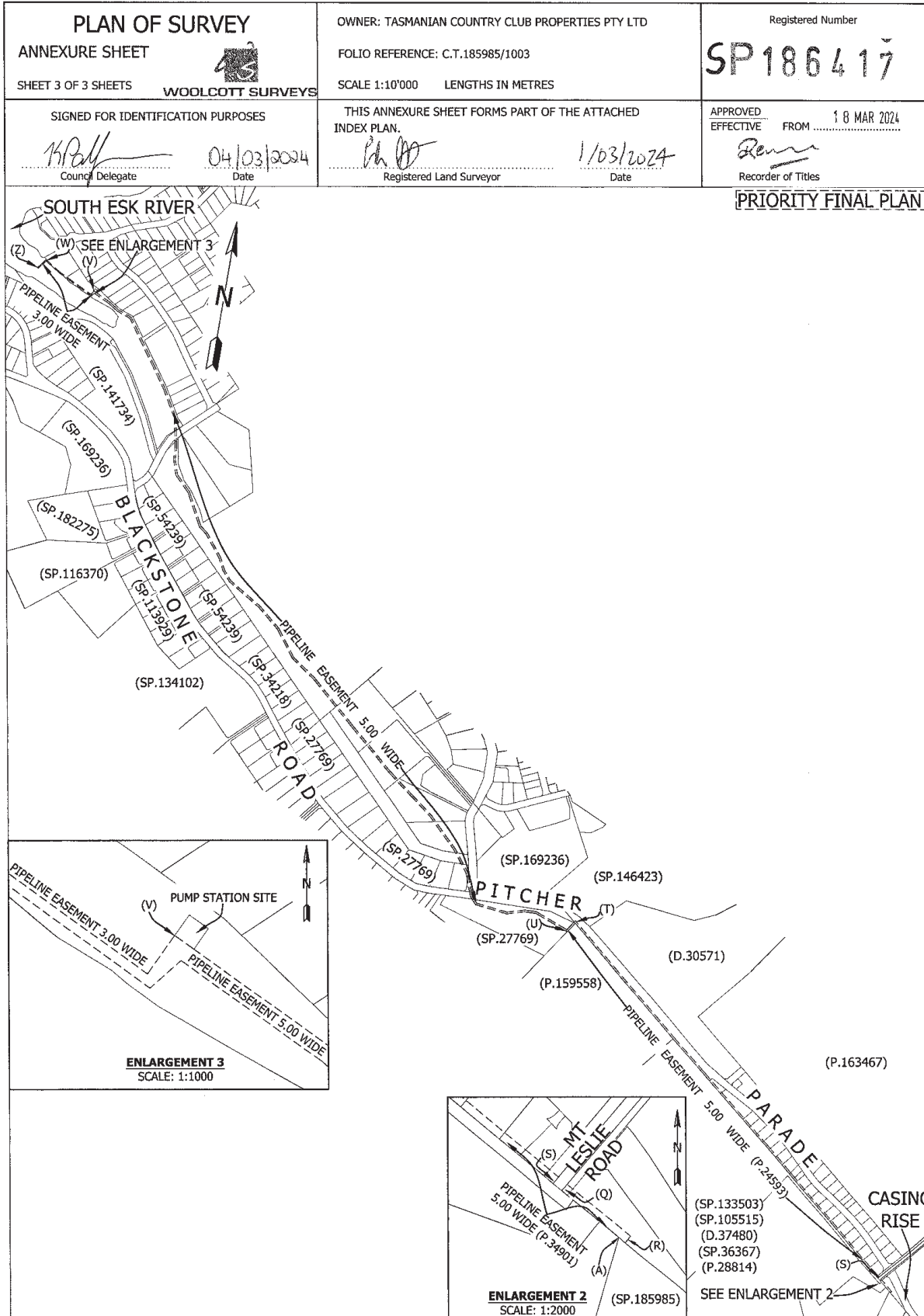
PLAN OF SURVEY		OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD	Registered Number
ANNEXURE SHEET		FOLIO REFERENCE: C.T.185985/1003	SP 186417
SHEET 1 OF 3 SHEETS		SCALE 1:600 @ A3 LENGTHS IN METRES	
SIGNED FOR IDENTIFICATION PURPOSES		THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.	
 Council Delegate		 Registered Land Surveyor	
12.1.2024 Date		15/12/2023 Date	
		APPROVED EFFECTIVE FROM 18 MAR 2024 Recorder of Titles	



PRIORITY FINAL PLAN

PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 3 SHEETS WOOLCOTT SURVEYS	OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: C.T.185985/1003 SCALE 1:600 @ A3 LENGTHS IN METRES	Registered Number SP186417
	SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 12.1.2024 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN Registered Land Surveyor 15/12/2023 Date





SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 186417

PAGE 1 OF 5 PAGES

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:-

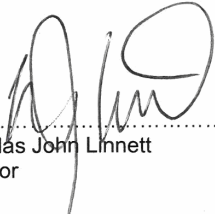
- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

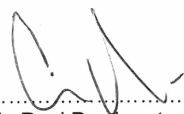
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EXISTING EASEMENTS CARRIED FORWARD FROM CERTIFICATE OF TITLE VOLUME 185985 FOLIO 1003

1. Lot 1004 on the Plan is subject to a pipeline easement (as fully defined in dealing no. C381576) in favour of the Meander Valley Council over the land marked "RIGHT OF WAY AND PIPELINE EASEMENT VARIABLE WIDTH" as shown on the Plan. (PRIVATE)
2. Lot 1004 on the Plan is subject to a right of carriage way (appurtenant to lot 8 on Plan No. 23068) over the land marked "RIGHT OF WAY AND PIPELINE EASEMENT VARIABLE WIDTH" as shown on the Plan. (PRIVATE)
3. Lot 1004 on the Plan is subject to pipeline rights (as fully defined in dealing no. B805803) in favour of Tasmania Irrigation Pty Ltd (ACN 722 799 075) over the land marked "PIPELINE EASEMENT 'E' 5.00 WIDE" on the Plan (subject to the provisions contained in dealing B805803).
4. Lot 1004 on the Plan is subject to pipeline rights (as fully defined in dealing no. C98558) in favour of TasWater over the land marked "PIPELINE EASEMENT 5.00 WIDE" shown on the Plan (subject to provisions contained in dealing C98558).
5. Lot 1004 on the Plan is subject to an electricity easement (as fully defined in dealing no. C220070), in favour of Tasmanian Networks Pty Ltd (ACN 167 357 299) over the land marked "ELECTRICITY EASEMENT VARIABLE WIDTH" as shown on the Plan.
6. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183962 is together with water supply pipeline and pump rights (as fully defined in dealing no. A979664) over the land marked "PIPELINE EASEMENT 5.00 WIDE" and also marked "STUVWZ" and "PUMP STATION SITE" as shown on Plan 183962 & PIPELINE EASEMENT 3.00 WIDE the

** 12/3/2024
Solicitor G.P. Seidinger*


.....
Nicholas John Linnett
Director


.....
Colin Paul Dewhurst
Director

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REF 185985/1003 SOLICITOR Con Tsamassiros, Butler McIntyre & Butler & REFERENCE: CT:230682	PLAN SEALED BY: <i>Meander Valley Council</i> DATE: <i>12 January 2024</i> <i>PA/22/0243</i> REF NO. <i>13 Paul</i> Council Delegate
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 186417</p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 185985/1003</p>	

7. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183962 is together with the full right and liberty for the registered proprietor for the time being (which registered proprietor is hereinafter referred to as "the Owner") of the said land within described (which land is hereinafter referred to as "the Dominant Land") to draw and convey water from the South Esk River to the Dominant Land by means of a water supply pipeline installed or to be installed as hereinafter appears within that portion of the land marked "PIPELINE EASEMENT 5.00 WIDE" and also marked "Q R" on Plan 185985 (and which portion of land is hereinafter referred to as "the Servient Land") and to install lay relay inspect maintain repair renew remove and cleanse a one hundred and fifty millimetre water supply pipeline along within and under the Servient Land and at a depth where practicable of at least one half of a metre below the surface together with all such sluice and other valves manholes inspection openings stopcocks and other fittings of whatever nature as may be necessary.

8. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183692 is together with the full right and liberty for the owner of the Dominant Land for the purposes set forth herein to enter upon the Servient Land at any time with or without inspectors workmen servants agents or other persons authorised by the owner of the Dominant Land to pass and repass on foot or with motor vehicles in over along and upon the Servient Land PROVIDED THAT the water supply pipeline shall be of such strength and so jointed in every part as not to permit the escape of any water passing through the same AND PROVIDED FURTHER THAT the owner of the Dominant Land shall make good any damage or disturbance which may be caused to the Servient Land in relation to any installation inspection maintenance repair renewal removal replacement of cleaning of the water supply pipeline.

NEW EASEMENTS CREATED

* SEE PAGE 5 FOR 8A
12/3/2024

9. Lots 41, 42, 43, 44 and 45 on the Plan are subject to a **right of drainage** in favour of Meander Valley Council over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT 3.00 WIDE" as shown passing through those lots on the Plan.

10. Lots 41, 42, 43, 44 and 45 on the Plan are subject to a **Pipeline and Services Easements** in favour of TasWater over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT 3.00 WIDE" as shown passing through those lots on the Plan.

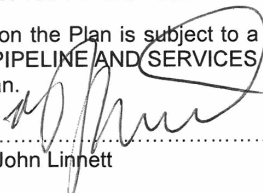
11. Lot 1004 on the Plan is subject to a **right of drainage** in favour of Meander Valley Council over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT 4.00 WIDE" as shown passing through Lot 1004 on the plan.

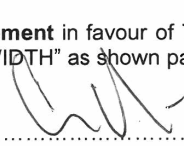
12. Lot 1004 on the Plan is subject to a **Pipeline and Services Easement** in favour of TasWater over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT 4.00 WIDE" as shown passing through Lot 1004 on the Plan.

13. Lot 1004 on the Plan is subject to a **right of drainage** in favour of Meander Valley Council over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH" as shown passing through Lot 1004 on the plan.

14. Lot 1004 on the Plan is subject to a **Pipeline and Services Easement** in favour of TasWater over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH" as shown passing through Lot 1004 on the Plan.

15. Lot 1004 on the Plan is subject to a **Pipeline and Services Easement** in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT 'A' VARIABLE WIDTH" as shown passing through Lot 1004 on the Plan.


.....
Nicholas John Linnett
Director


.....
Colin Paul Dewhurst
Director

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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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 186417</p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 185985/1003</p>	

FENCING PROVISION

In respect of the Lots shown on the Plan the Vendor, Tasmanian Country Club Properties Pty Ltd, shall not be required to fence.

DEFINITIONS

In this Schedule of Easements:

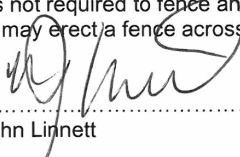
The **Pipeline and Services Easement** is defined to mean:-

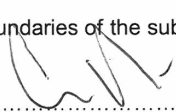
THE FULL RIGHT AND LIBERTY for TasWater at all times to

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) 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;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) 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; and
- (7) 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 all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the subject lot from the highway at any then existing vehicle entry and cross the subject lot to the Easement Land; and
- (8) 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 subject lot.

PROVIDED ALWAYS THAT:

- (a) The registered proprietors of each Lot on the Plan that are subject to the **Pipeline and Services Easement** (each described as "the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
 - (i) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (ii) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (iii) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (iv) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (v) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (vi) permit or allow any action which the Owner must not do or acquiesce in that action.
- (b) TasWater is not required to fence any part of the Easement Land.
- (c) The Owner may erect a fence across the Easement Land at the boundaries of the subject Lot.

.....

 Nicholas John Linnett
 Director

.....

 Colin Paul Dewhurst
 Director

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 186417</p>
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- (d) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (i) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (ii) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (e) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (f) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
 - (i) reinstate the ground level of the Easement Land; or
 - (ii) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (iii) replace any thing that supported, protected or covered the Infrastructure.

And for the purpose of the definition of **Pipeline and Services Easement** and this Schedule of Easements:


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

- (i) sewer pipes and water pipes and associated valves;
- (ii) telemetry and monitoring devices;
- (iii) inspection and access pits;
- (iv) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (v) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (vi) any thing reasonably required to support, protect or cover any of the Infrastructure;
- (vii) 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
- (viii) where the context permits, any part of the Infrastructure.

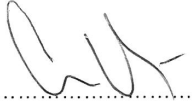
"Easement Land" means the land described as:

- (i) "Drainage and Pipeline and Services Easement 3.00 wide"
- (ii) "Drainage and Pipeline and Services Easement Variable Width"
- (iii) "Drainage and Pipeline Services Easement 4.00 wide"
- (iv) "Pipeline and Services Easement 'A' Variable Width"

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



.....
Nicholas John Linnett
Director



.....
Colin Paul Dewhurst
Director

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<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 185985/1003</p>	

Executed by **Tasmanian Country Club Properties Pty Ltd** (ACN 647 888 873) pursuant to section 127(1) of the *Corporations Act 2001* (Cth)

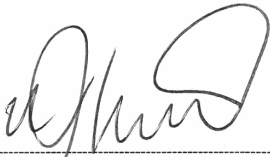
By:

Nicholas John Linnett

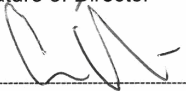
Director

Colin Paul Dewhurst

Director




Signature of Director



Signature of Director

8A. LOT 2000 ON THE PLAN IS SUBJECT TO A PIPELINE EASEMENT (AS FULLY DEFINED IN DEALING C381576) IN FAVOUR OF THE MEANDER VALLEY COUNCIL OVER THE LAND MARKED 'PIPELINE EASEMENT 3.00 WIDE' AS SHOWN ON THE PLAN.

* CON TASMANIAN
Solicitor for Subdivider.
12/3/2024

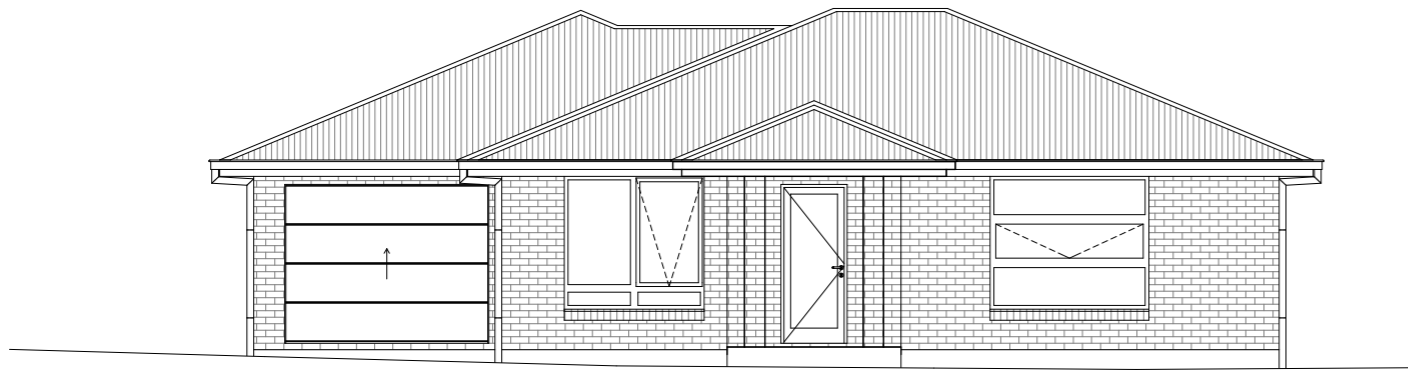


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PROPOSED MULTIPLE DWELLINGS
 LOT 58 HABERFIELD WAY,
 PROSPECT VALE, 7250.



DRAWING #	DRAWING
CNTR58 -1	COVER PAGE
CNTR58 -2	SITE PLAN
CNTR58 -3	STRATA PLAN
CNTR58 -4	LANDSCAPE PLAN
CNTR58 -5	PARKING AND TURNING 1
CNTR58 -6	UNIT 1 FLOOR PLAN
CNTR58 -7	UNIT 2 FLOOR PLAN
CNTR58 -8	EXTERNAL SERVICES
CNTR58 -9	UNIT 1 ELEVATIONS NTH-STH
CNTR58 -10	UNIT 1 ELEVATIONS EST-WST
CNTR58 -11	UNIT 2 ELEVATIONS NTH-STH
CNTR58 -12	UNIT 2 ELEVATIONS EST-WST

ATTACHMENTS

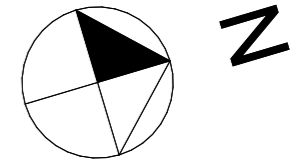
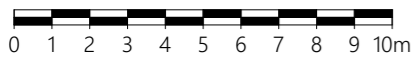
AREAS	(m ²)	COUNCIL	MEANDER VALLEY	ZONE	GENERAL RESIDENTIAL
UNIT 1	136.36	LAND TITLE REFERENCE	186417/58	ENERGY STAR RATING	TBC
UNIT 2	150.57	PROPERTY ID	TBC	CLIMATE ZONE	7
UNIT 1 PORCH	2.66	LOT SIZE (M ²)	686	ALPINE AREA	N/A
UNIT 2 PORCH	2.70	BAL RATING	12.5 - 19	CORROSION ENV'	TBC
		DESIGN WIND CLASS	N2	SITE HAZARDS	TBC
		SOIL CLASSIFICATION	H1		
		PLANNING OVERLAY	SITE SPECIFIC AREA PLAN & BUSHFIRE PRONE AREA		

ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S:	DRAWING COVER PAGE	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	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	CNTR58		
	MZSR DEVELOPMENTS				SIGNATURE:	DATE:	R1	09/11/2023	CONCEPT	DRAWN	D.M.	DRAWING	1/12
	SITE ADDRESS: LOT 58 HABERFIELD WAY, PROSPECT VALE, 7250.				SIGNATURE:	DATE:	R2	19/03/2024	FOR DA	CHECKED	M.L.	SCALE (@A3)	NTS



LOCALITY PLAN
NOT TO SCALE

UNIT 1	136.36
UNIT 2	150.57
UNIT 1 PORCH	2.66
UNIT 2 PORCH	2.70



CLIENT/S:
MZSR DEVELOPMENTS

SITE ADDRESS:
LOT 58 HABERFIELD WAY,
PROSPECT VALE, 7250.

DRAWING
SITE 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	CNTR58
R1	09/11/2023	CONCEPT				
R2	19/03/2024	FOR DA	DRAWN	D.M.	DRAWING	2/12
			CHECKED	M.L.	SCALE (@A3)	1:200

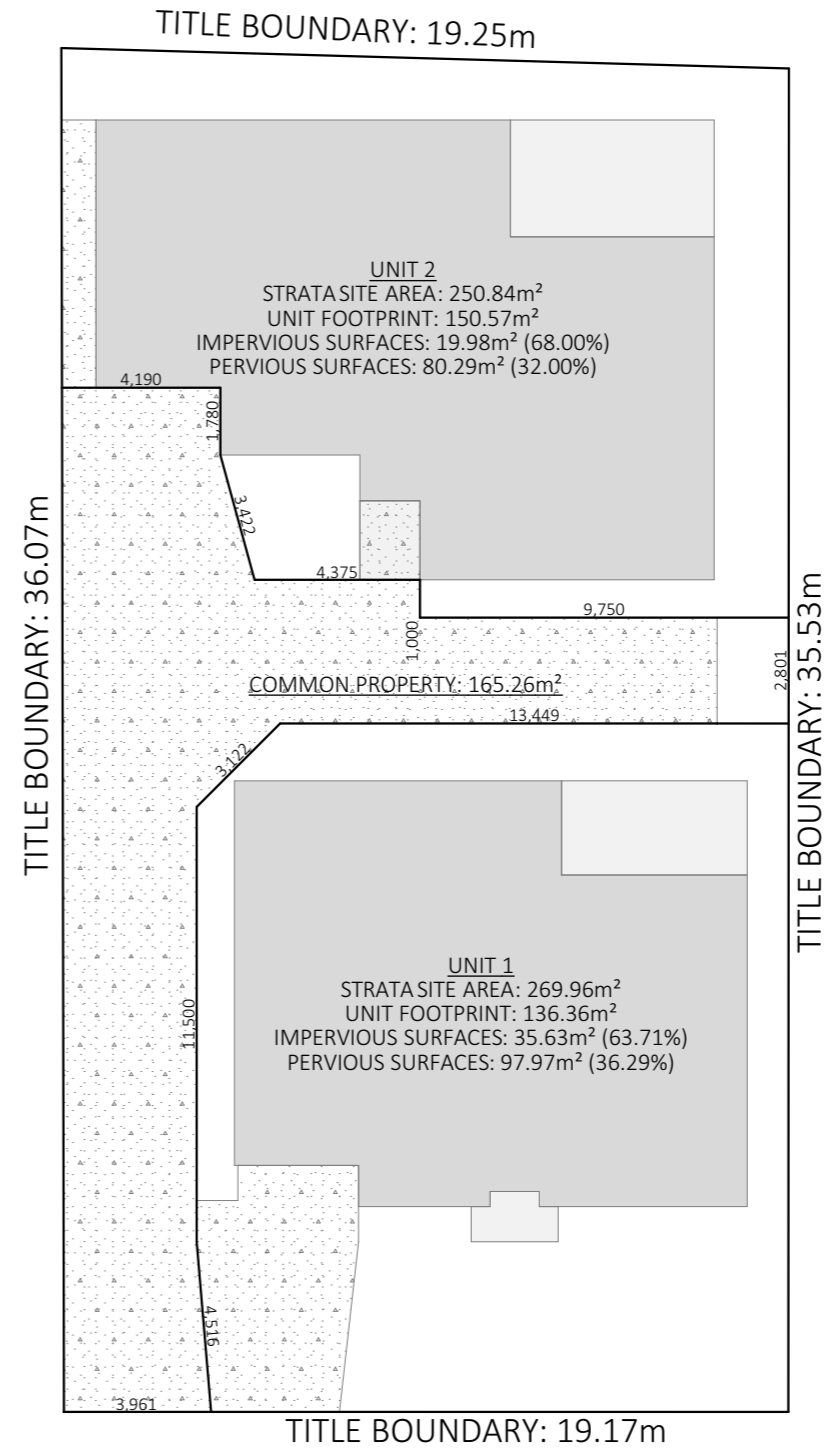
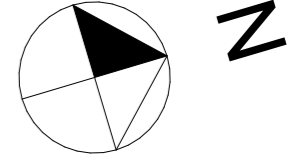


LOCALITY PLAN
NOT TO SCALE

UNIT 1	136.36
UNIT 2	150.57
UNIT 1 PORCH	2.66
UNIT 2 PORCH	2.70

TOTAL SITE COVERAGE: 286.93m² (41.8% OF OVERALL SITE)

TOTAL IMPERVIOUS SURFACES: 519.88m² (75.78% OF OVERALL SITE)



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CLIENT/S:
MZSR DEVELOPMENTS

SITE ADDRESS:
LOT 58 HABERFIELD WAY,
PROSPECT VALE, 7250.

DRAWING
STRATA PLAN

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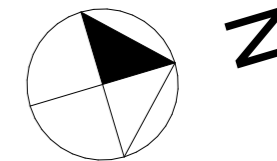
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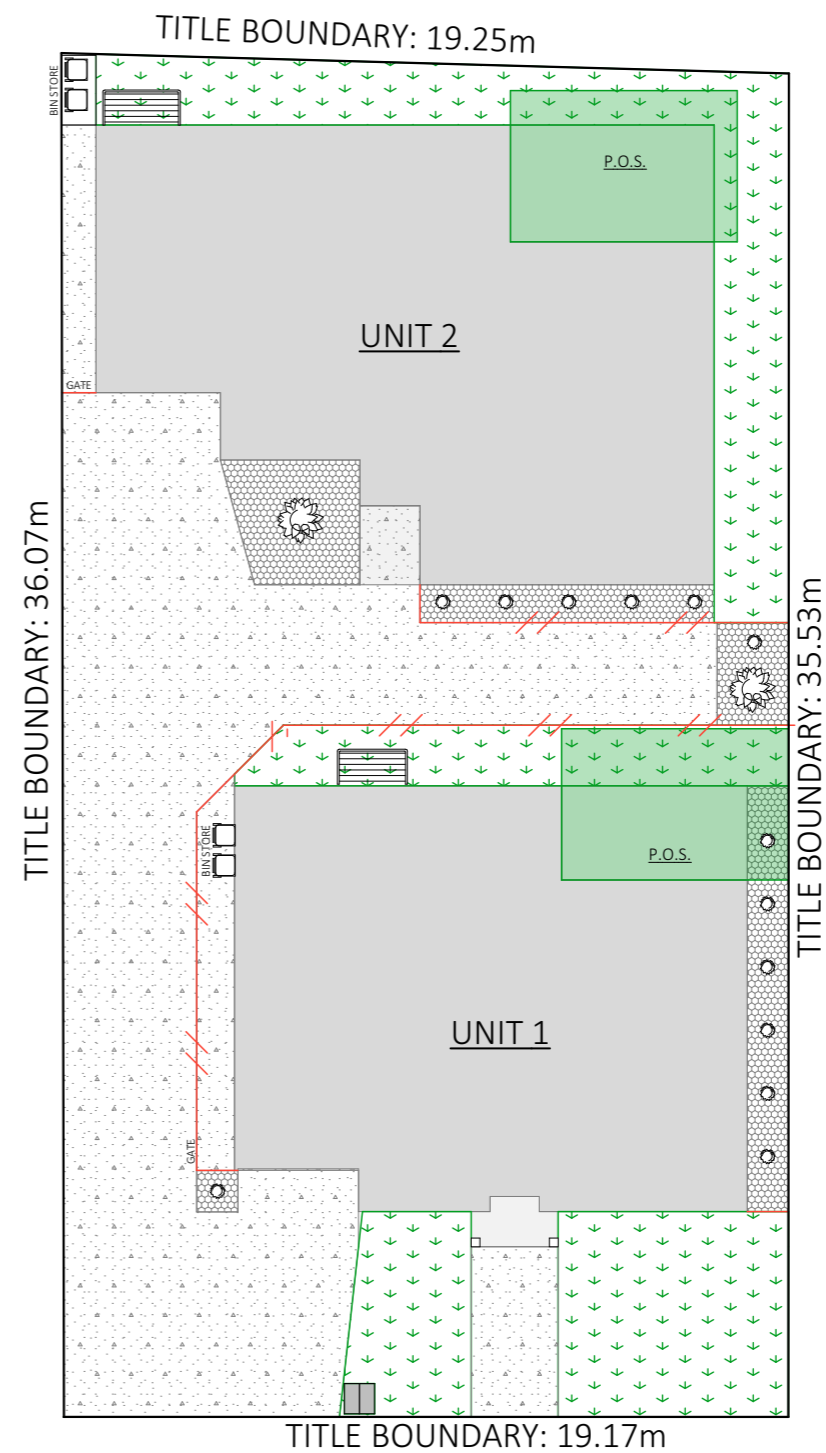
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KEY

-  1.8m COLORBOND FENCE
-  PRIVATE OPEN SPACE
-  GRASS
-  MULCH
-  CONCRETE
-  LOW LYING SHRUB
MAX MATURE HEIGHT 0.5m
SPECIES SELECTION BY CLIENT
-  MEDIUM SHRUB
MAX MATURE HEIGHT 1m
SPECIES SELECTION BY CLIENT



HABERFIELD WAY



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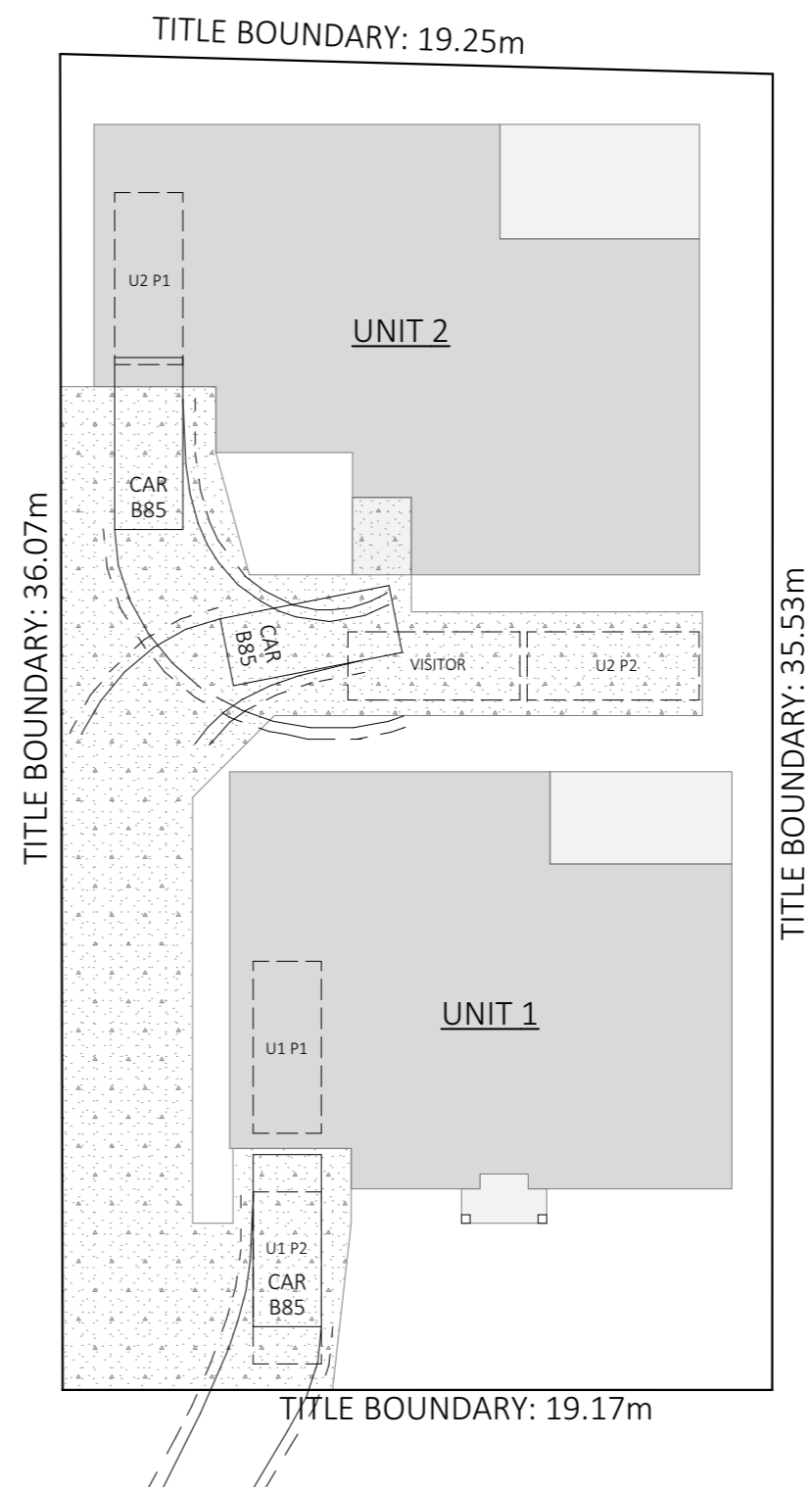
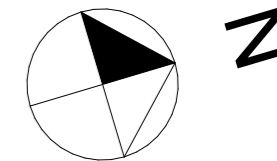
**DRAWING
 LANDSCAPE
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UNIT 1:
 1 x GARAGE SPACE (FORWARD ENTRY/REVERSE EXIT)
 1 x PARKING SPACE (FORWARD ENTRY/REVERSE EXIT)
 1 x ON STREET VISITOR PARK

UNIT 2:
 1 GARAGE SPACE (FORWARD ENTRY/FORWARD EXIT)
 1 x PARKING SPACE (FORWARD ENTRY/FORWARD EXIT)
 1 x OFF STREET VISITOR PARK (FORWARD ENTRY/FORWARD EXIT)



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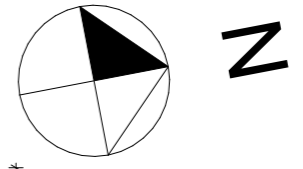
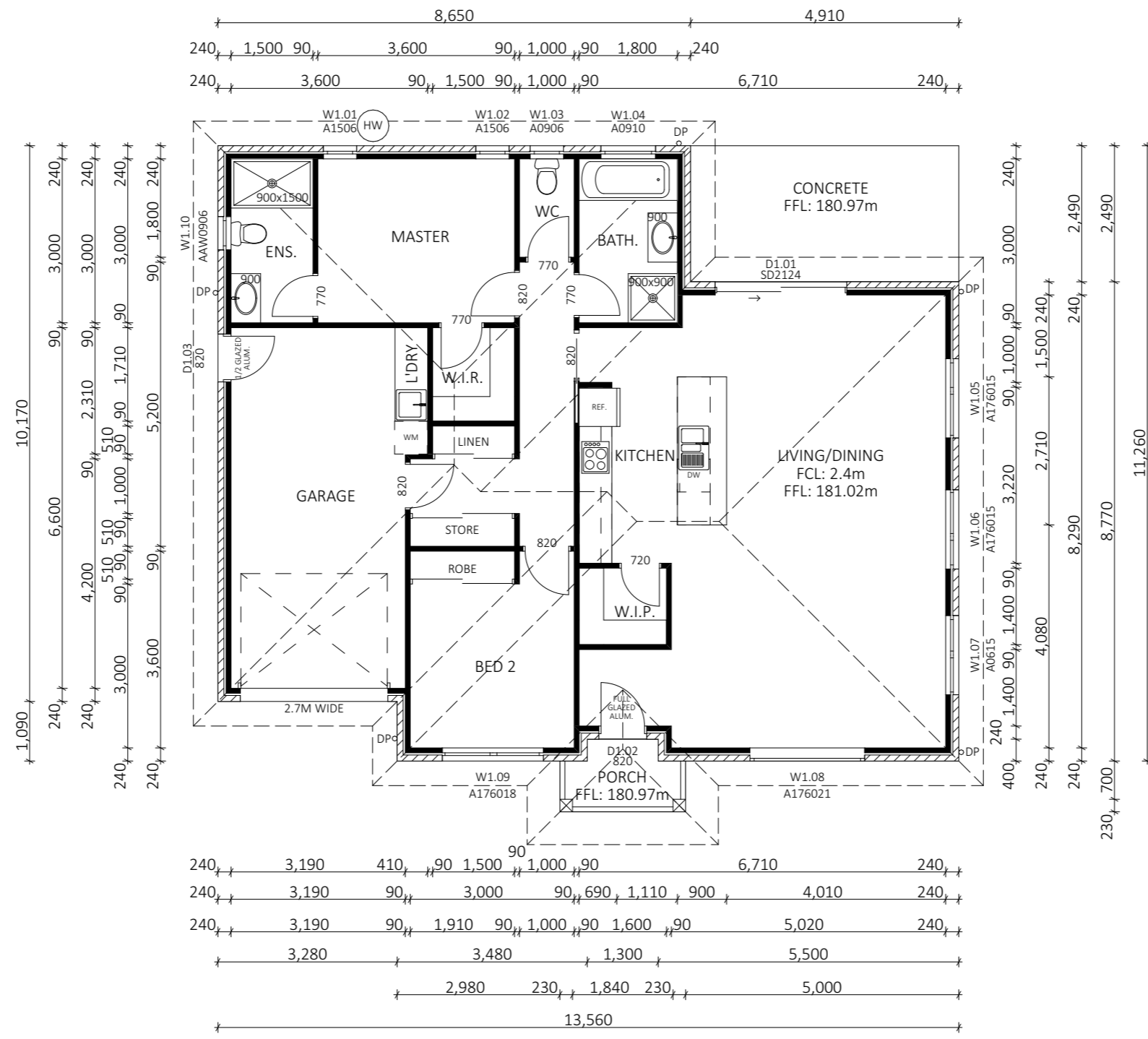
DRAWING
 PARKING AND
 TURNING 1

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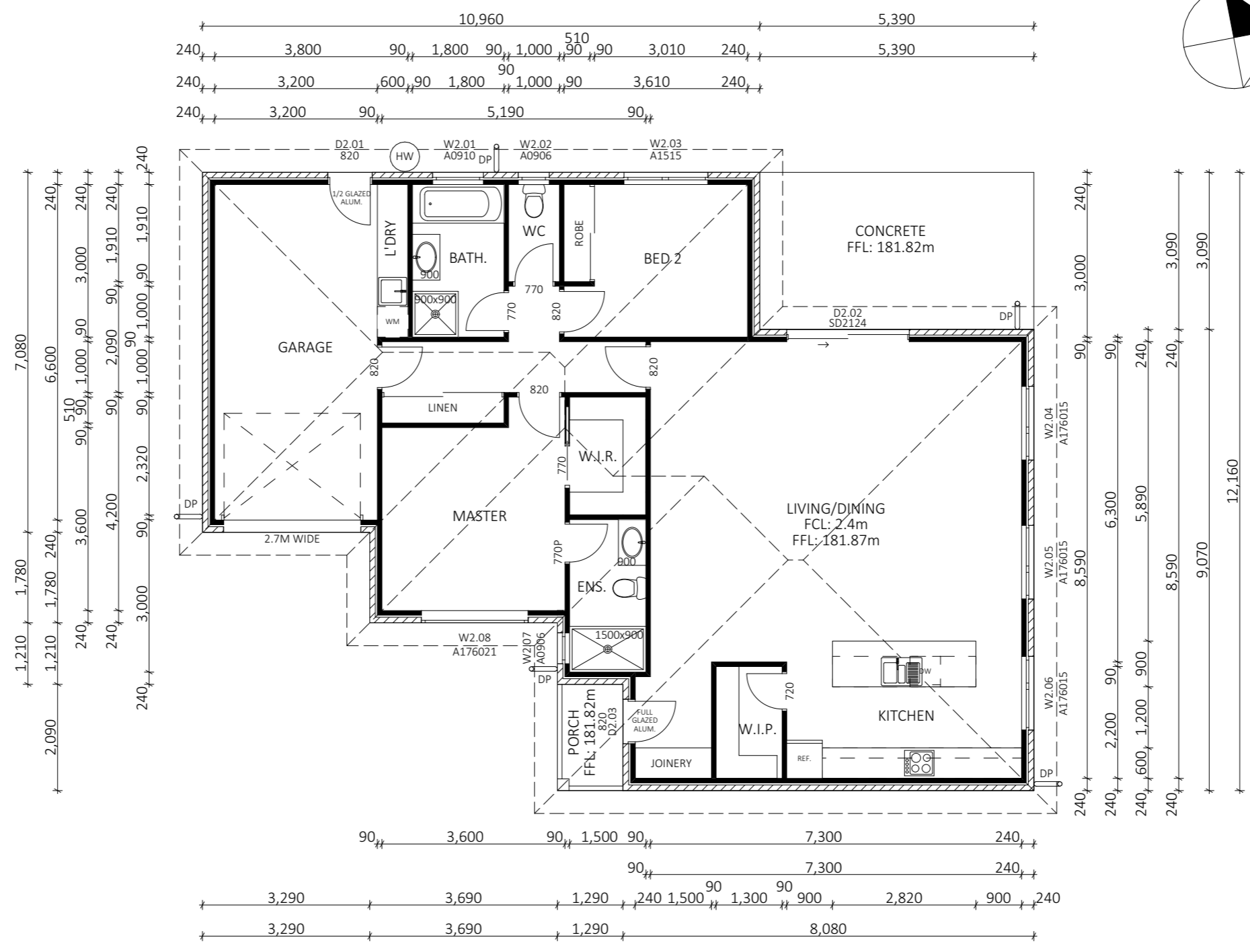
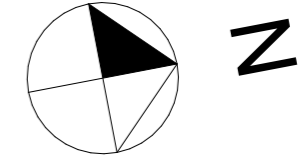
DRAWING
UNIT 1 FLOOR
PLAN

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DRAWING
UNIT 2 FLOOR
PLAN

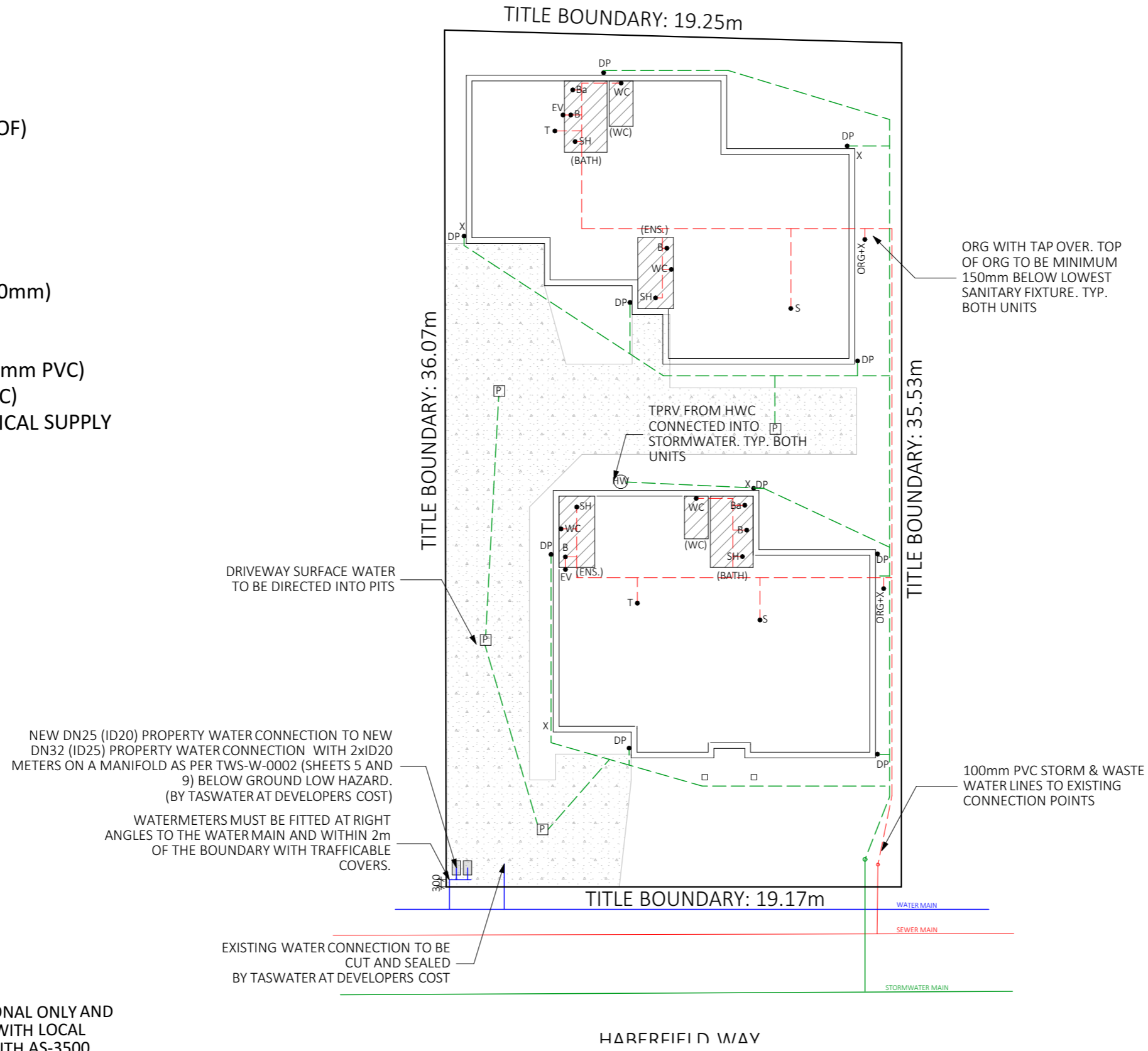
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LEGEND

- B - BASIN
- Ba - BATH
- S - SINK (65Ø)
- T - LAUNDRY TUB (65Ø)
- SH - SHOWER
- WC - WATER CLOSET
- FW - FLOOR WASTE
- EV - VENT (THROUGH TO ROOF)
- FWG - FLOOR WASTE GULLY
- IO - INSPECTION OPENING
- ORG - O/FLOW RELIEF GULLY
- RE - RODDING EYE
- HW - HOT WATER CYLINDER
- X - EXTERNAL TAP
- P - DRAINAGE PIT (450 x 450mm)
- DP - DOWNPIPE (90 Ø)
-  - WET AREAS
-  - STORMWATER LINE (100mm PVC)
-  - SEWER LINE (100mm PVC)
-  - UNDERGROUND ELECTRICAL SUPPLY



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.

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

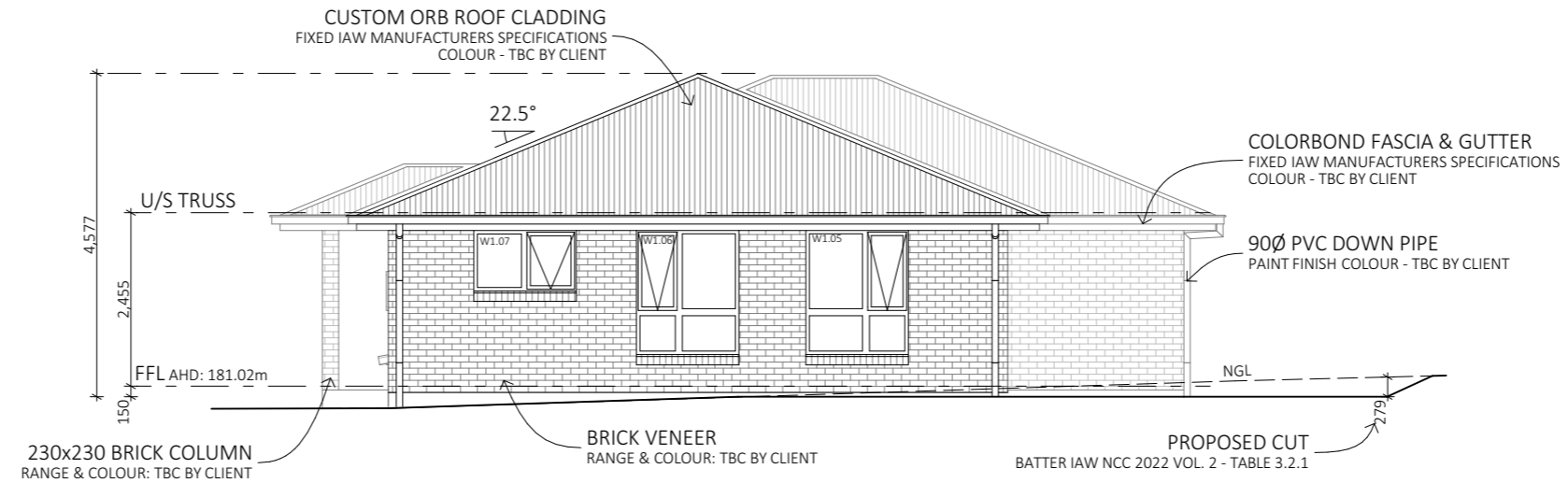
2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE
a) ALL FLOW AND RETURN PIPING
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM,
MUST HAVE A MINIMUM R-VALUE OF 0.45

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

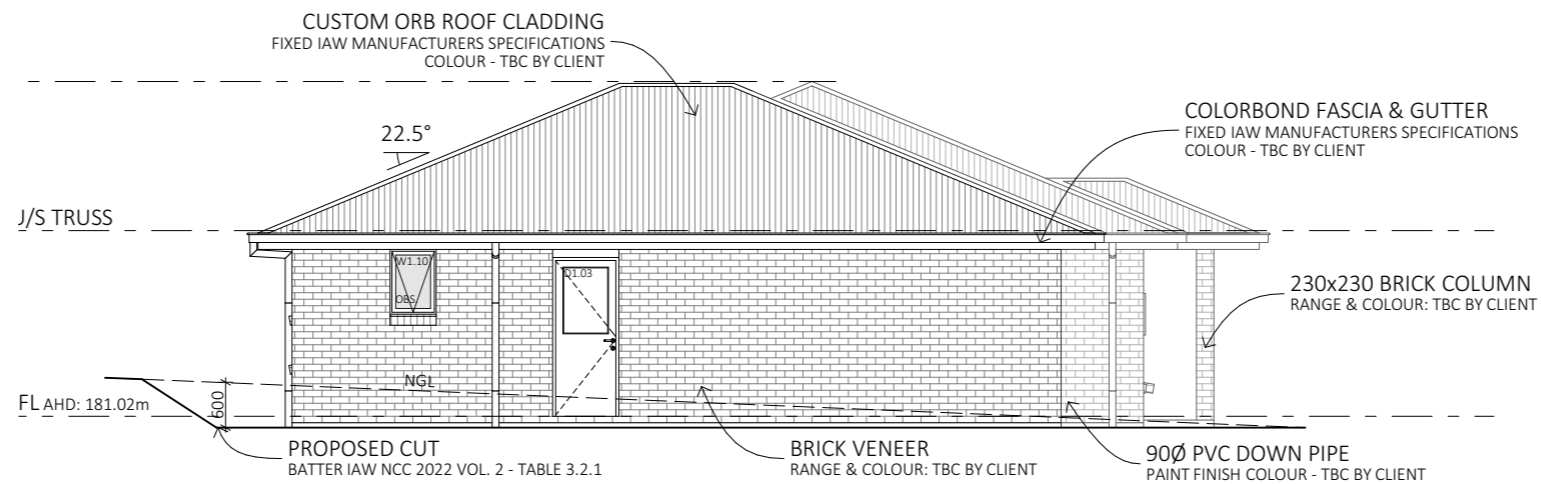
PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

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</p>	<p>CLIENT/S: MZSR DEVELOPMENTS</p>	<p>DRAWING EXTERNAL SERVICES</p>	<p>I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.</p>	<p>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.</p>	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	CNTR58
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NORTHERN ELEVATION



SOUTHERN ELEVATION



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CLIENT/S:
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DRAWING
 UNIT 1
 ELEVATIONS
 NTH-STH

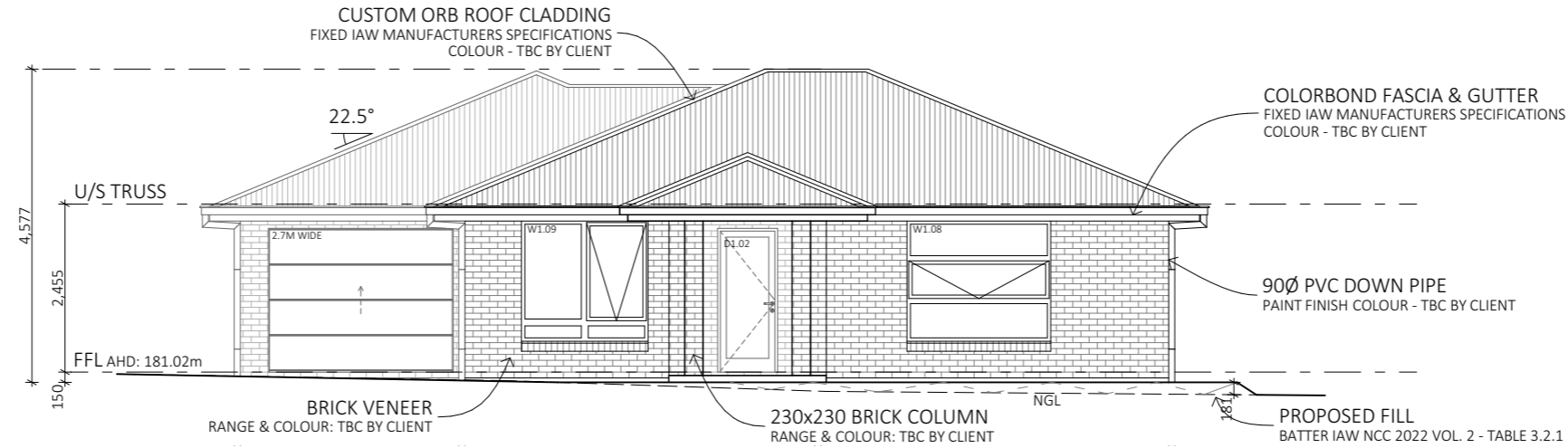
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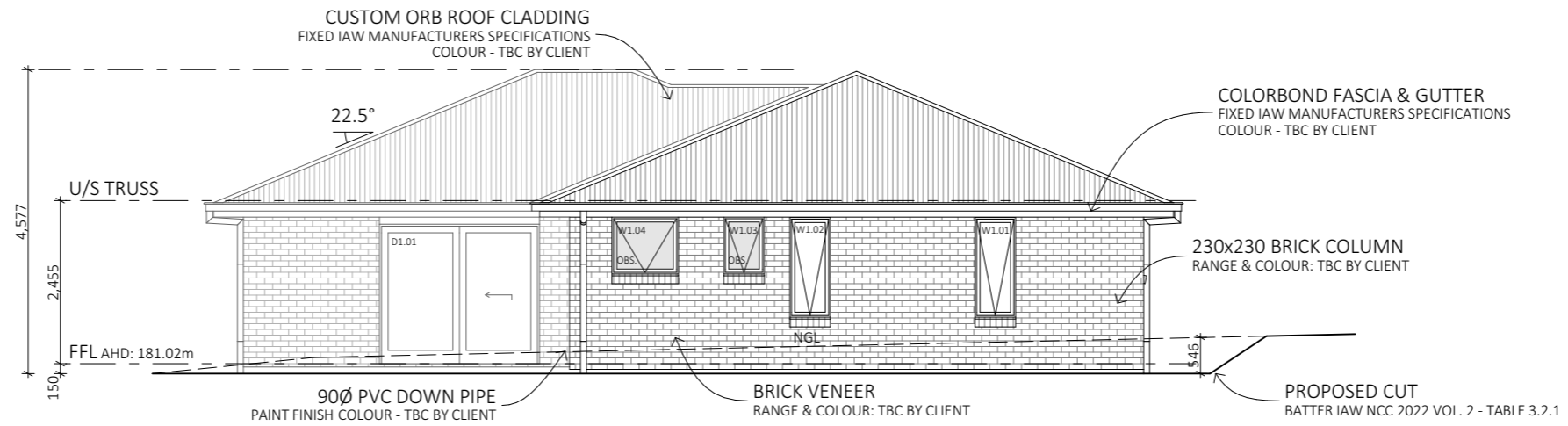
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EASTERN ELEVATION



WESTERN ELEVATION



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DRAWING
 UNIT 1
 ELEVATIONS
 EST-WST

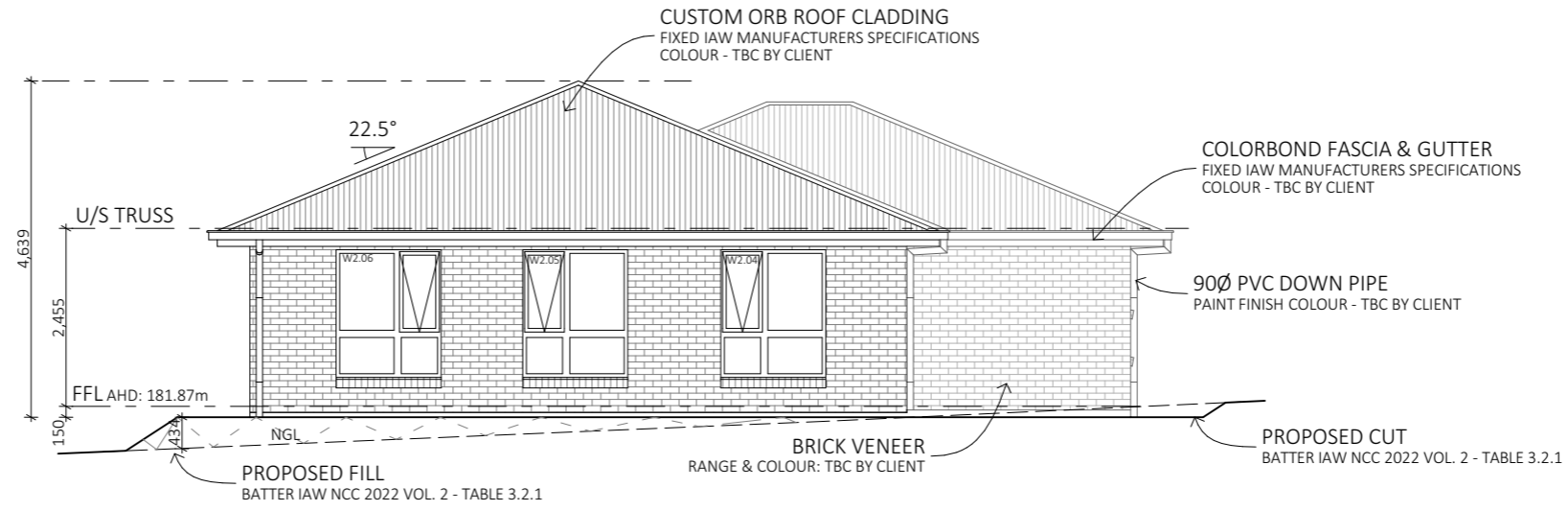
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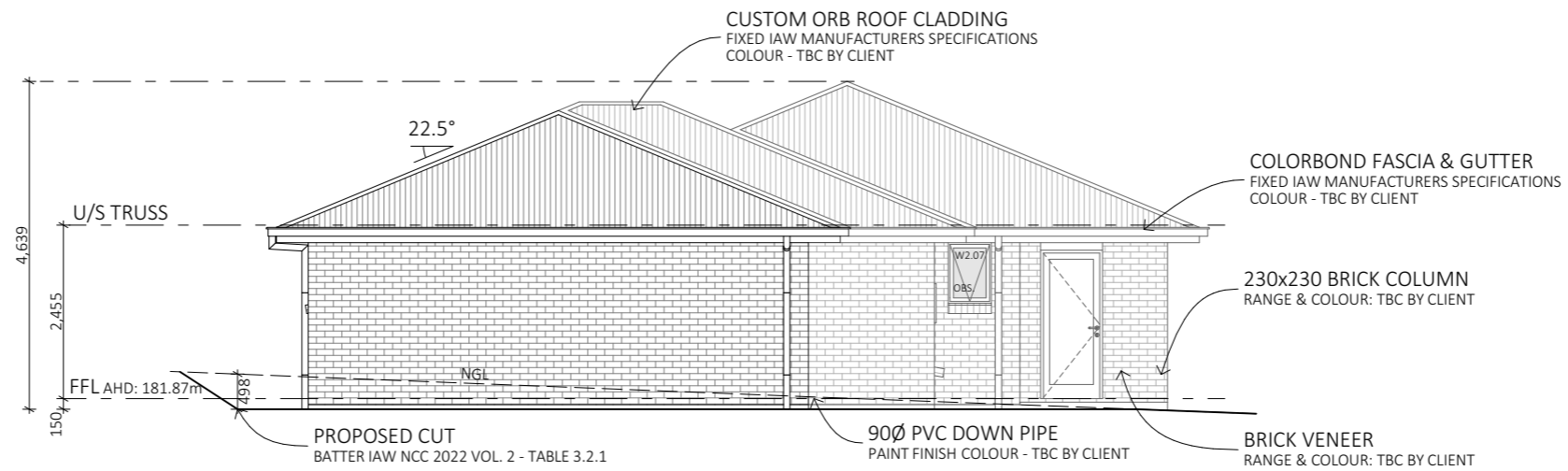
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NORTHERN ELEVATION



SOUTHERN ELEVATION



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CLIENT/S:
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SITE ADDRESS:
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DRAWING
 UNIT 2
 ELEVATIONS
 NTH-STH

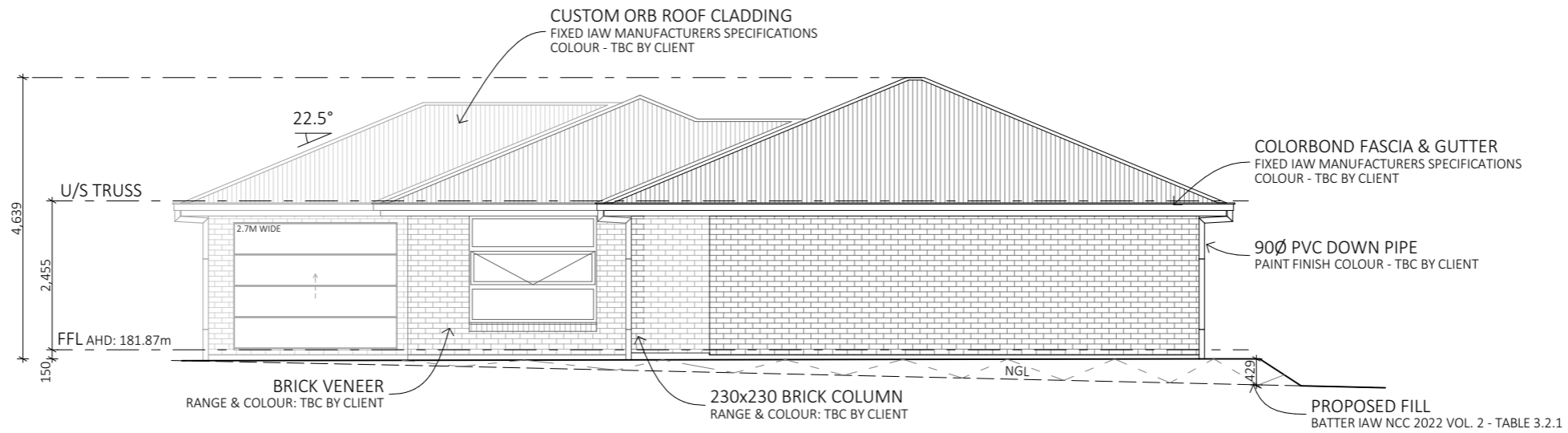
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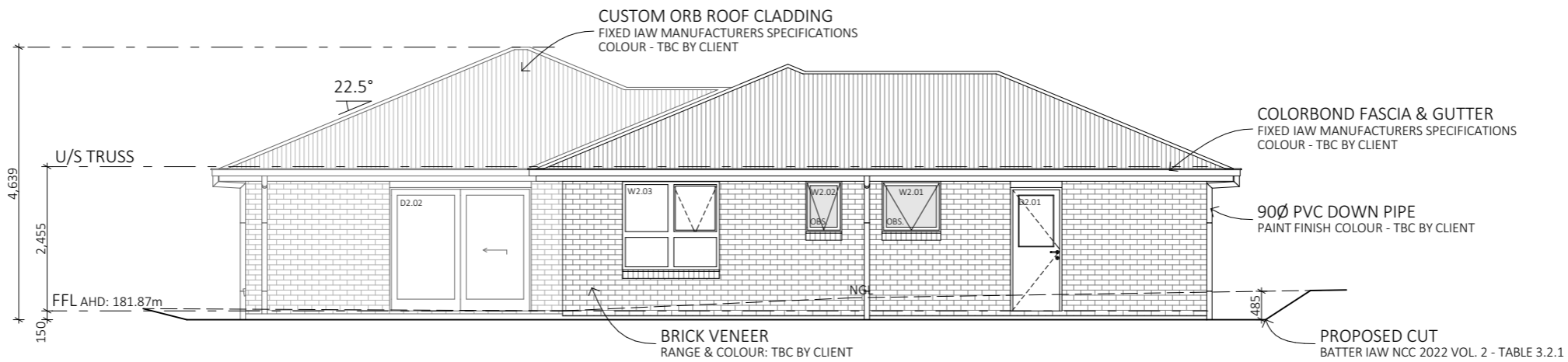
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EASTERN ELEVATION



WESTERN ELEVATION



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DRAWING
 UNIT 2
 ELEVATIONS
 EST-WST

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Mail: 202 Wellington Street, South Launceston 7249 5 April 2024

A.B.N: 71 615 812 747

Phone: 6344 7319

Email: info@designtolive.com.au

Further Information

Development: Proposed Multiple Dwellings

Owner: MZSR Developments

Address: Lot 58 Haberfield Way

Council: Meander Valley Council

Zone: General Residential

Please find below additional information for the proposed development at the above address.

8.4.3 – Site Coverage and Private Open Space for all dwellings

A2. Relies on performance criteria P2. Unit 1 has a small amount of batter in the backyard in an area that forms the required 24m² of private open space for this unit. It is approximately 3sqm in size along the rear fence of this unit. The unit still has ample space that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertainment, and children's play. It is conveniently located off the living and kitchen area of the unit and is oriented to take full advantage of sunlight.

It is reasonable to assume that area of batter will not cause any detriment to the users of unit one in the useability of their private open space due its limited size. It is also reasonable to assume that along the fence line of most properties, this area is utilized for landscaping and planting of gardens – to which a small batter would have insignificant impact.

C2.5.1 Car parking numbers

A1. Relies on performance criteria P1. The number of car parking spaces meet the reasonable needs of the use. The shared crossover leaves approximately 12m of on street parking available at the front boundary available for visitor parking to Unit 1. Haberfield Way is part of a new subdivision where constructed roads are approximately 10m wide, meaning there is generous width for on street parking as well as two-way traffic. Due to the size of the subdivision, it is unlikely that there will be high volumes of traffic.

Unit 1 has ample room in front of the garage for a second car parking space if required (approx. 5.5m) that will not interfere with driveway access to Unit 2. Unit 2 has ample room for visitor parking behind U2 P2, despite the tandem parking arrangement for Unit 2, it is also reasonable to assume that if the resident has a visitor at Unit 2 they would not need to leave during this period and would not be impacted by the visitor park blocking their parking space access. There is also ample access to public transport within a reasonable walking distance with the nearest bus stop located within less than 250m from the property.

Regards,
Denika McDonald-Hodges
M. Arch