



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>Honed Architecture + Design - PA\26\0016</b>
PROPERTY ADDRESS:	<b>15 Meander Valley Road CARRICK (CT: 18938/1)</b>
DEVELOPMENT:	<b>Multiple dwelling (1 existing &amp; 4 proposed) – setback, private open space, privacy, parking area, pedestrian access, attenuation area.</b>

The application can be inspected until **Monday, 23 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.

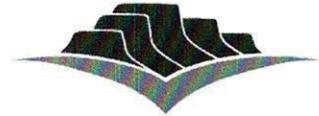
Dated at Westbury on 7 February 2026.

Jonathan Harmey  
**GENERAL MANAGER**

# APPLICATION FORM

## PLANNING PERMIT

### Land Use Planning and Approvals Act 1993



Meander Valley Council  
Working Together

- 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="15 MEANDER VALLEY ROAD"/>	Certificate of Title:	<input type="text" value="18938"/>
Suburb:	<input type="text" value="CARBICK TAS"/> <input type="text" value="7291"/>	Lot No:	<input type="text" value="1"/>
Land area:	<input type="text" value="1771"/>	m <sup>2</sup> / ha	
Present use of land/building:	<input type="text" value="SINGLE DWELLING"/>	(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
- |   |  |                                      |                                     |
|---|--|--------------------------------------|-------------------------------------|
| <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:  m<sup>2</sup> New building height:  m

Materials: External walls:  Colour:   
Roof cladding:  Colour:

SEARCH OF TORRENS TITLE

VOLUME 18938	FOLIO 1
EDITION 3	DATE OF ISSUE 23-Oct-2017

SEARCH DATE : 21-Jul-2025

SEARCH TIME : 12.20 PM

DESCRIPTION OF LAND

Town of CARRICK  
 Lot 1 on Diagram [18938](#)  
 Being the land described in Conveyance o. 57/6282  
 Derivation : Part of 2568A-0R-0Ps. Gtd. to t. Reibey.  
 Prior CT [3983/60](#)

SCHEDULE 1

[M658444](#) TRANSFER to MATHEW JAMES BURKE and RHONDA JANELLE  
 VARKER Registered 23-Oct-2017 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

N269721 PRIORITY NOTICE reserving priority for 90 days  
 TRANSFER Mathew James Burke and Rhonda Janelle Varker  
 to Melcol Constructions Pty Ltd  
 MORTGAGE Melcol Constructions Pty Ltd to Bendigo and  
 Adelaide Bank Limited Lodged by ZZIM CONVEYANCING on  
 11-Jun-2025 BP: N269721

APPROVED FROM <b>15 SEP 1982</b>	<b>CONVERSION PLAN</b>	REGISTERED NUMBER <b>D. 18938</b>
<b>ACTING DEPUTY</b> <i>Richardley</i> RECORDER OF TITLES		
FILE NUMBER <b>Y 263</b>	GRANTEE <b>PART OF 2568 · 0 · 0 THOMAS REIBEY</b>	DRAWN <i>Ab</i> 6-9-82

DSK 7162

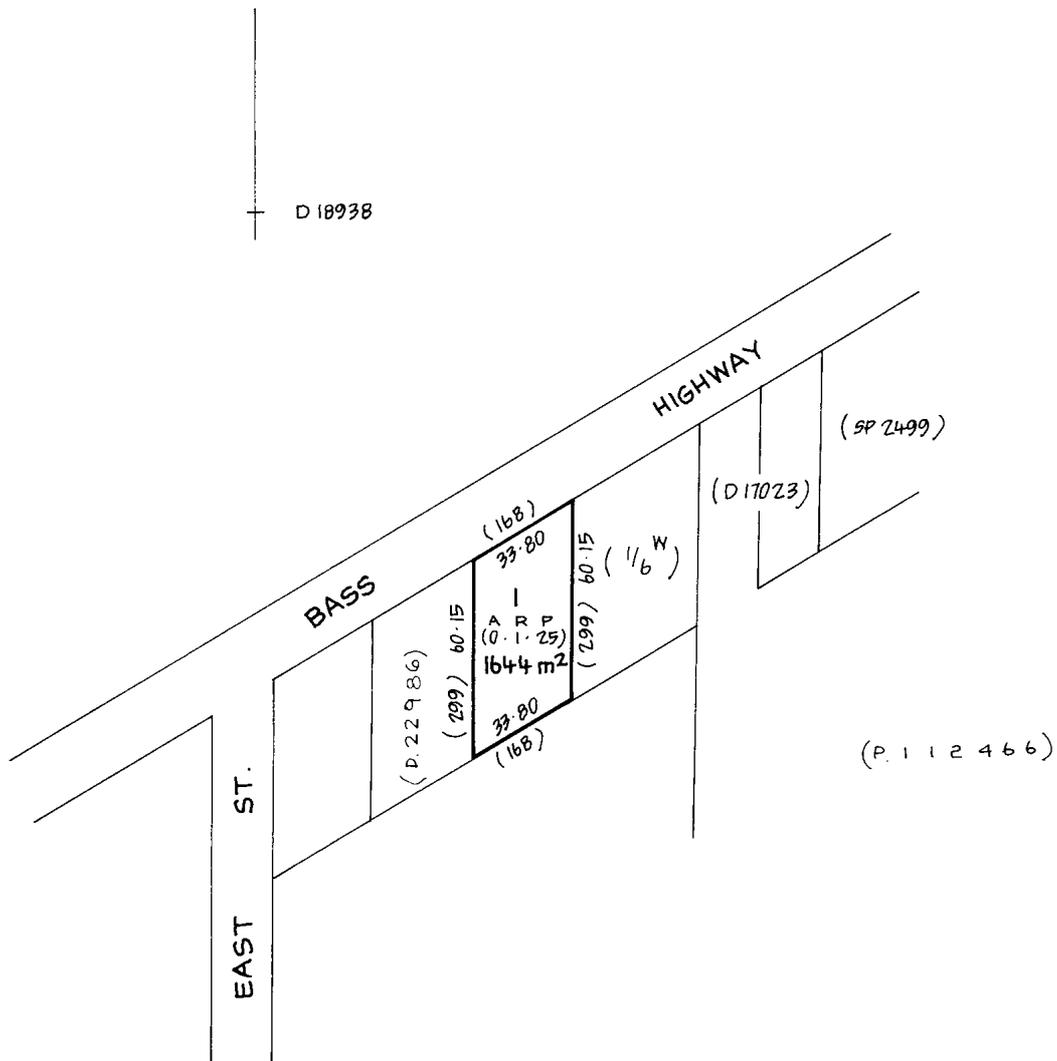
SKETCH BY WAY OF ILLUSTRATION ONLY

~~CITY/TOWN OF CARRICK~~

~~LAND DISTRICT OF~~

~~PARISH OF~~

LENGTHS ARE IN METRES NOT TO SCALE  
LENGTHS IN BRACKETS IN LINKS FEET & INCHES



18th July 2025



**Meander Valley Council**  
**26 Lyall Street**  
**Westbury**  
**Tasmania, 7303**

**Michael Bernacki**  
Registered Architect

PO Box 147  
Launceston  
Tasmania  
Australia 7250

**Attention:** Planning Department

Mobile: 0417541646

Email: mbernacki@honedarchitecture.com

**Subject:**

**Development Application for multiple dwellings located at 15 Meander Valley Road, Carrick.  
This letter outlines and addresses the relevant / applicable codes for this development.**

To whom it May Concern:

Overview: These residences are located in an General Residential Zone and we are proposing 4 new dwellings on this lot whilst maintaining the existing residence.

These new residences has been designed to take full advantage of its location, site parameters, view opportunities, natural light, site conditions, minimal site excavations and being considerate of its neighbours.

This document outlines and addresses the relevant planning standards and should be cross referenced with Honed Architecture + Design drawings attached.

To whom it May Concern:

#### **8.4 Development Standards for Dwellings**

##### **8.4.1 Residential density for multiple dwellings**

###### **A1**

Multiple dwellings must have a site area per dwelling of not less than 325m<sup>2</sup>. [We comply, the land size is 1771m<sup>2</sup> and we are proposed an additional 4 dwellings to the existing single dwelling on site.](#)

##### **8.4.2 Setbacks and building envelope for all dwellings**

[It should be noted the existing residence on site is quiet old and is located / built within the frontage setback. We do not believe this should affect the proposed dwelling due to historical position.](#)

**A1** [We believe we comply.](#)

**A2** [We believe we comply.](#)

**A2** [We believe we comply.](#)

##### **8.4.3 Site coverage and private open space for all dwellings**

###### **A1**

Dwellings must have:

(a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and [We believe we comply.](#)

**A2** [We believe we comply.](#)

##### **8.4.4 Sunlight to private open space of multiple dwellings\**

[We believe we comply.](#)

#### 8.4.5 Width of openings for garages and carports for all dwellings

A1

A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser). [We believe we comply.](#)

#### 8.4.6 Privacy for all dwellings

A1

[We believe we comply.](#)

A2

(A) [We believe we comply.](#)

(B) The window or glazed door:

(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; [We are proposing to have fixed mirror obscured glazing to the dwellings where required as noted on the attached elevations.](#)

(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or [We are proposing to have fixed mirror obscured glazing to the dwellings where required as noted on the attached elevations.](#)

(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%. [N/A](#)

A3

A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:

(a) 2.5m; or [We are proposing to have fixed mirror obscured glazing to the dwellings where required as noted on the attached elevations.](#)

(b) 1m if: [We are proposing to have fixed mirror obscured glazing to the dwellings where required as noted on the attached elevations.](#)

(i) it is separated by a screen of not less than 1.7m in height; or [We are proposing to have fixed mirror obscured glazing to the dwellings where required as noted on the attached elevations.](#)

(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level. [We are proposing to have fixed mirror obscured glazing to the dwellings where required as noted on the attached elevations.](#)

#### 8.4.7 Frontage fences for all dwellings

[The site currently has a frontage fence.](#)

#### 8.4.8 Waste storage for multiple dwellings

A1

[We believe we comply.](#)

I trust that the contents of this letter is satisfactory and does address the Meander Valley Council requirements for 15 Meander Valley Road, Carrick.

If you require any further information or clarification, please do not hesitate to contact myself.

Thank you once again.

Kind Regards



Michael Bernacki / Honed Architecture + Design.

# DEVELOPMENT APPLICATION FOR PRIVATE RESIDENCES 15 MEANDER VALLEY ROAD CARRICK, TASMANIA

DRAWING No.	DRAWING TITLE	DRAWING No.	DRAWING TITLE
A-DA-01	Cover Sheet	A-DA-16	Landscape Plan
A-DA-02	Land Survey	A-DA-17	Private Open Space Plan
A-DA-03	Site Plan	A-DA-18	Strata Title Plan
A-DA-04	Unit 1&2 - Level 1 Plan	A-DA-19	Plumbing Plan
A-DA-05	Unit 1&2 - Roof Plan	A-DA-20	Vehicle Turning Circle Diagrams
A-DA-06	Unit 1&2 - Northern Elevation	A-DA-21	Shadow Diagram 9:00am
A-DA-07	Unit 1&2 - Eastern Elevation	A-DA-22	Shadow Diagram 10:00am
A-DA-08	Unit 1&2 - Southern Elevation	A-DA-23	Shadow Diagram 11:00am
A-DA-09	Unit 1&2 - Western Elevation	A-DA-24	Shadow Diagram 12:00 Noon
A-DA-10	Unit 3&4 - Level 1 Plan	A-DA-25	Shadow Diagram 1:00Pm
A-DA-11	Unit 3&4 - Roof Plan	A-DA-26	Shadow Diagram 2:00Pm
A-DA-12	Unit 3&4 - Northern Elevation	A-DA-27	Shadow Diagram 3:00pm
A-DA-13	Unit 3&4 - Eastern Elevation		
A-DA-14	Unit 3&4 - Southern Elevation		
A-DA-15	Unit 3&4 - Western Elevation		

NOTE:  
 ARCHITECT: MICHAEL BERNACKI (929)  
 ACCREDITATION NUMBER: CC6490  
 LAND TITLE REF NUMBER: 18938 / 1  
 FLOOR AREA: REFER TO TABLE  
 SOIL CLASSIFICATION: REFER TO REPORT  
 CLIMATE ZONE: 7  
 BAL: REFER TO REPORT  
 ALPINE AREA: N/A  
 CORROSION ENVIRONMENT: N/A  
 FLOODING: NO  
 LANDSLIP: NO  
 DISPERSIVE SOILS: UNKNOWN  
 SALINE SOILS: UNKNOWN  
 SAND DUNES: NO  
 MINE SUBSIDENCE: NO  
 LANDFILL: NO  
 GROUND LEVELS: REFER PLAN

<b>UNIT 1</b>	
UNIT 1 L1 AREA	- 107M2 = 11.51SQ
UNIT 1 GARAGE AREA	- 46M2 = 4.95SQ
<b>TOTAL UNIT 1 AREA</b>	<b>- 153M2 = 16.46SQ</b>
<b>UNIT 2</b>	
UNIT 2 L1 AREA	- 107M2 = 11.51SQ
UNIT 2 GARAGE AREA	- 46M2 = 4.95SQ
<b>TOTAL UNIT 2 AREA</b>	<b>- 153M2 = 16.46SQ</b>
<b>UNIT 3</b>	
UNIT 3 L1 AREA	- 117M2 = 12.59SQ
UNIT 3 GARAGE AREA	- 46M2 = 4.95SQ
<b>TOTAL UNIT 3 AREA</b>	<b>- 163M2 = 17.54SQ</b>
<b>UNIT 4</b>	
UNIT 4 L1 AREA	- 117M2 = 12.59SQ
UNIT 4 GARAGE AREA	- 46M2 = 4.95SQ
<b>TOTAL UNIT 4 AREA</b>	<b>- 163M2 = 17.54SQ</b>
<b>EXISTING RESIDENCE</b>	
EXISTING HOUSE AREA	- 82M2 = 8.82SQ
<b>TOTAL DEVELOPMENT AREA</b>	<b>- 714M2 = 76.85SQ</b>
<b>SITE AREA</b>	<b>- 1771M2</b>
<b>SITE COVERAGE</b>	<b>- 40%</b>

REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	18.07.25	DEVELOPMENT APPLICATION	mb	mb
B	22.08.25	RESPONSE TO RFI	mb	mb
C	20.01.26	RESPONSE TO RFI	mb	mb

NOTE:

- ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE.  
 - ALL GLAZING TO COMPLY WITH BCA 3.6 AND AS1288 & AS2047  
 - ALL WET AREAS TO COMPLY WITH BCA 3.8.1 AND AS3740  
 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684  
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

NOTE:

ALL ERRORS OR ANOMALIES ARE TO BE REPORTED TO HONED ARCHITECTURE + DESIGN.

DO NOT SCALE OFF DRAWINGS.

CONFIRM ALL SIZES AND HEIGHTS ON SITE.

ALL CONSTRUCTION IS TO COMPLY WITH BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS.



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646

DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

PROJECT NAME:

PRIVATE RESIDENCE  
 15 MEANDER VALLEY ROAD  
 CARRICK

DRAWING TITLE:

COVER SHEET

DRAWN: MB

CHECKED: MB

SCALE: NTS @ A3

DATE: APRIL\_2025

PROJECT NO. 2503

DRAWING NO.

A-DA-01 C



REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	18.07.25	DEVELOPMENT APPLICATION	mb	mb
B	22.08.25	RESPONSE TO RFI	mb	mb
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DEVELOPMENT APPLICATION



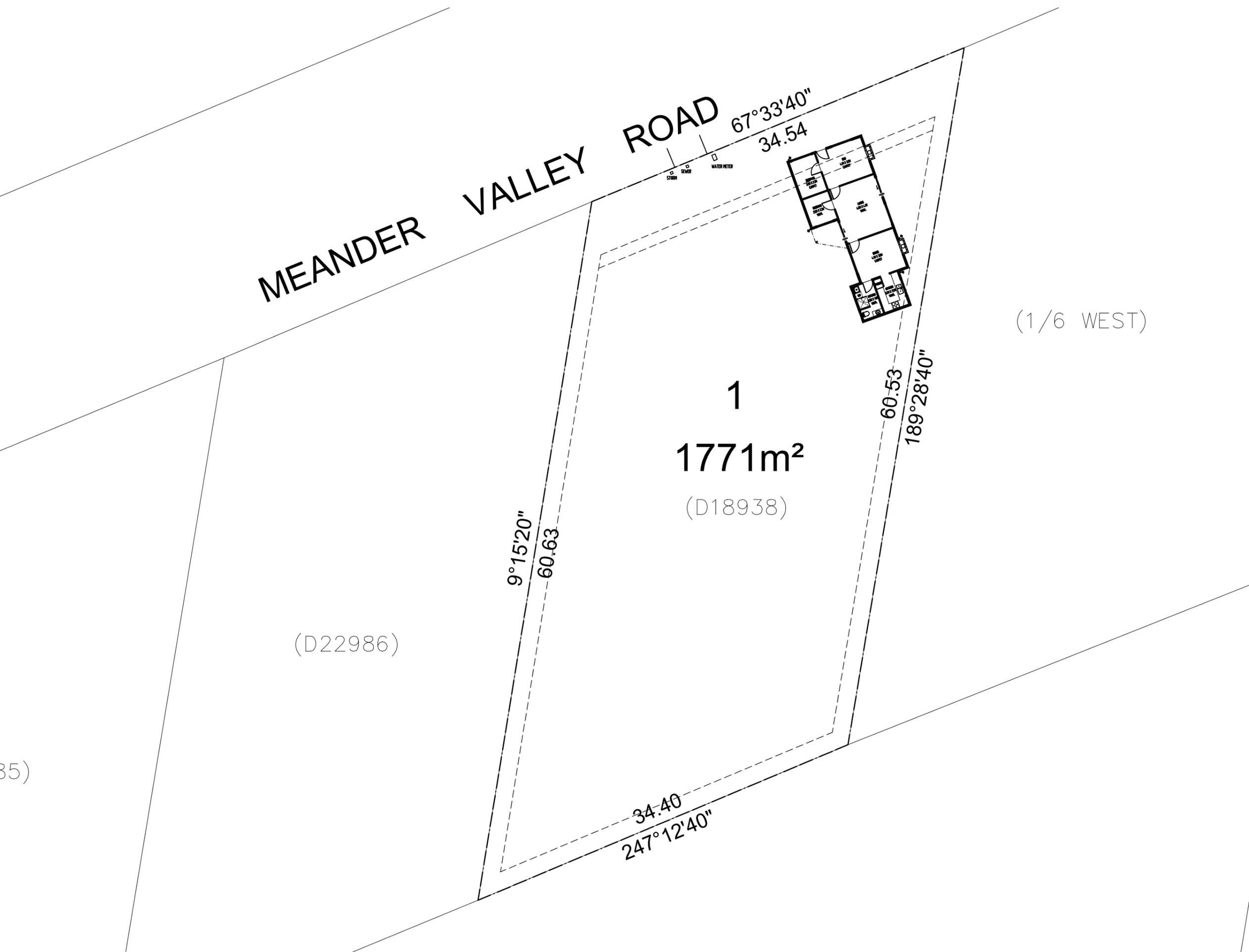
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PROJECT NAME:  
 PRIVATE RESIDENCE  
 15 MEANDER VALLEY ROAD  
 CARRICK

DRAWING TITLE:  
 LAND SURVEY

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 CHECKED: MB

SCALE: 1:300 @ A3  
 DATE: APRIL\_2025  
 PROJECT NO. 2503  
 DRAWING NO. A-DA-02 C



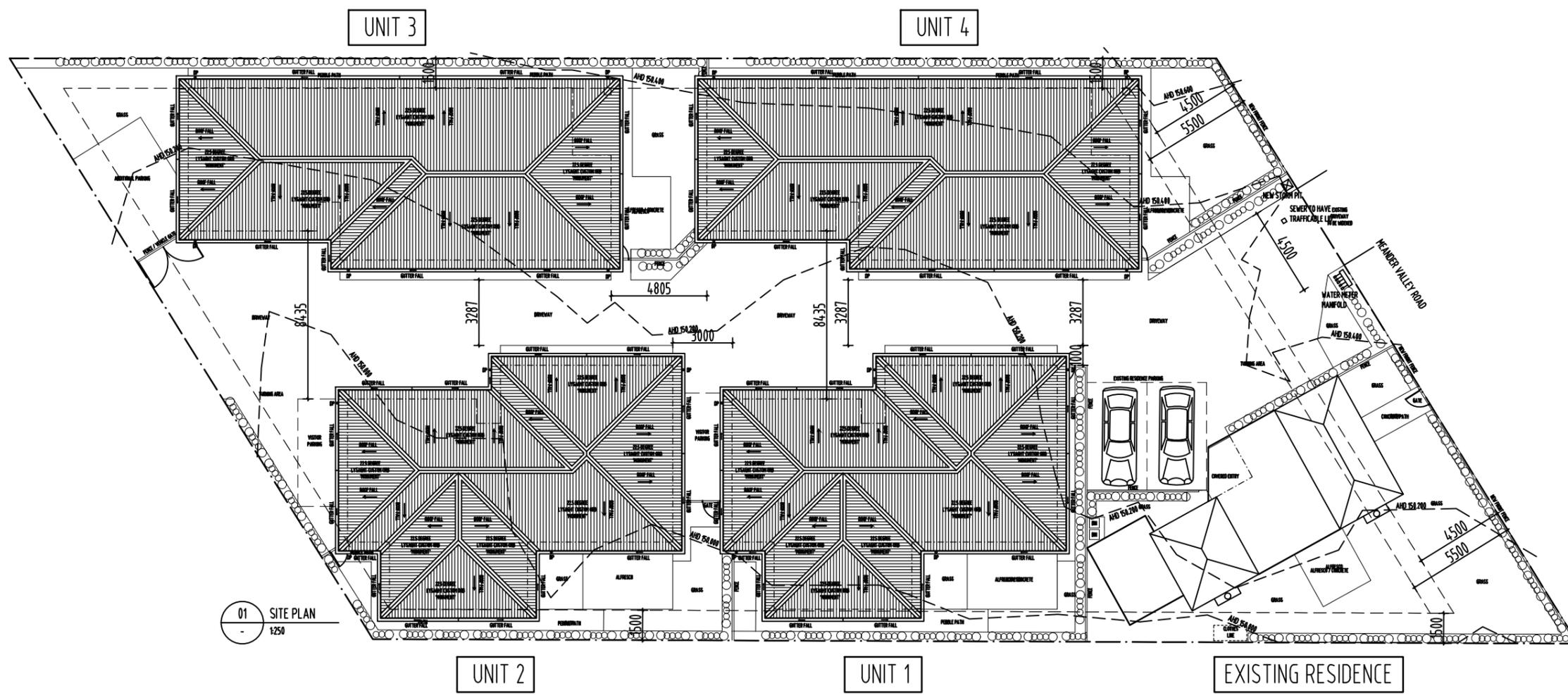


REVISION

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C	20.01.26	RESPONSE TO RFI	mb	mb

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01 SITE PLAN  
 1:250

DEVELOPMENT APPLICATION



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PROJECT NAME:  
 PRIVATE RESIDENCE  
 15 MEANDER VALLEY ROAD  
 CARRICK

DRAWING TITLE:  
 SITE PLAN

DRAWN: MB  
 CHECKED: MB  
 SCALE: 1:250 @ A3  
 DATE: APRIL\_2025  
 PROJECT NO. 2503  
 DRAWING NO. A-DA-03 C



REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	18.07.25	DEVELOPMENT APPLICATION	mb	mb
B	22.08.25	RESPONSE TO RFI	mb	mb
C	20.01.26	RESPONSE TO RFI	mb	mb

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DEVELOPMENT APPLICATION



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PROJECT NAME:

PRIVATE RESIDENCE  
 15 MEANDER VALLEY ROAD  
 CARRICK

DRAWING TITLE:

UNIT 1 & 2  
 LEVEL 1 PLAN

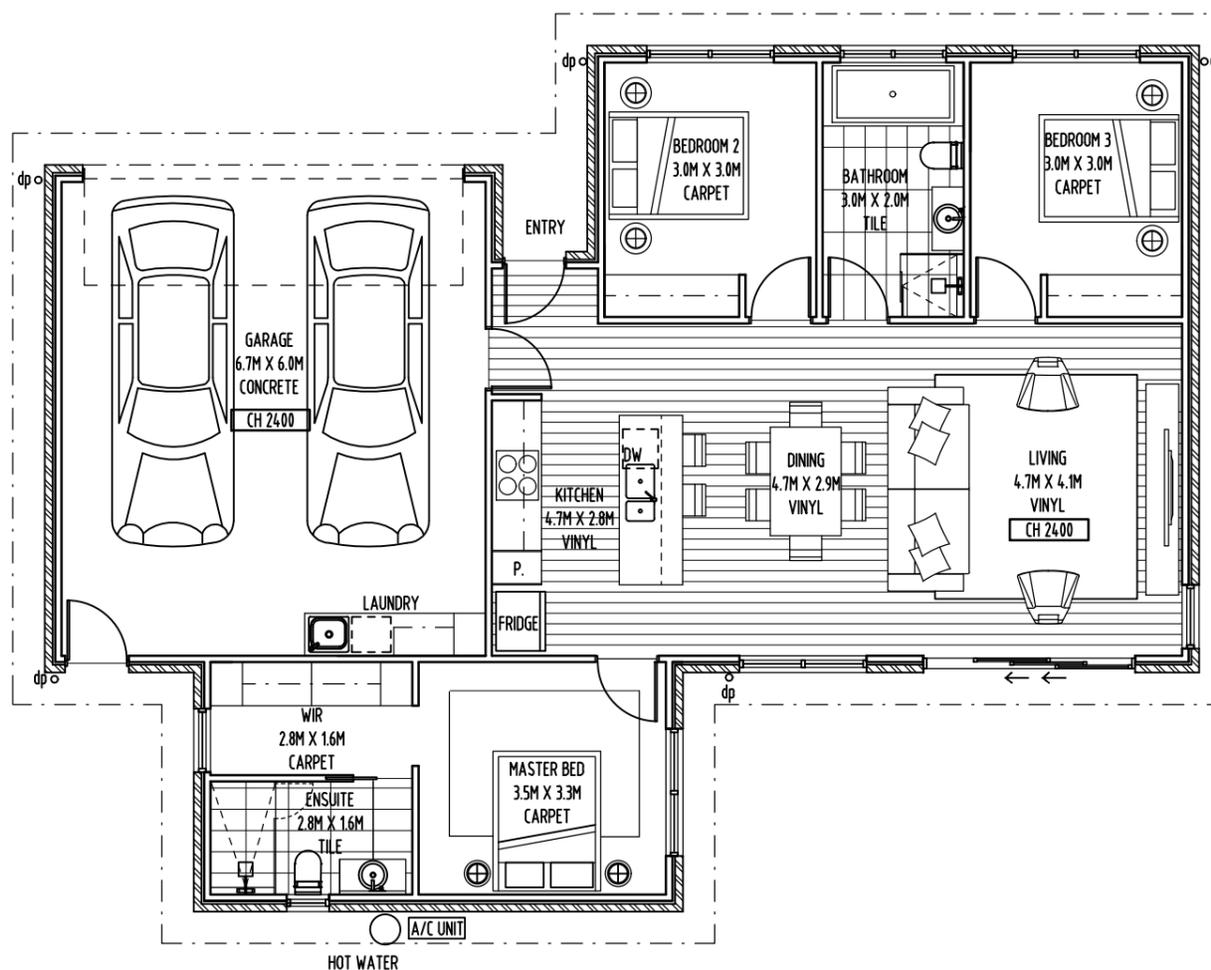
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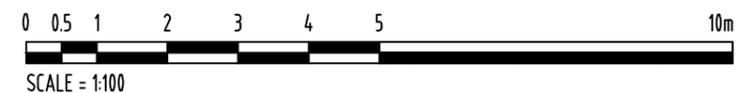
DATE: APRIL\_2025

PROJECT NO. 2503

DRAWING NO. A-DA-04 C



01 UNIT 1&2 - LEVEL 1 PLAN  
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REVISION

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DRAWING TITLE:  
 UNIT 1 & 2  
 ROOF PLAN

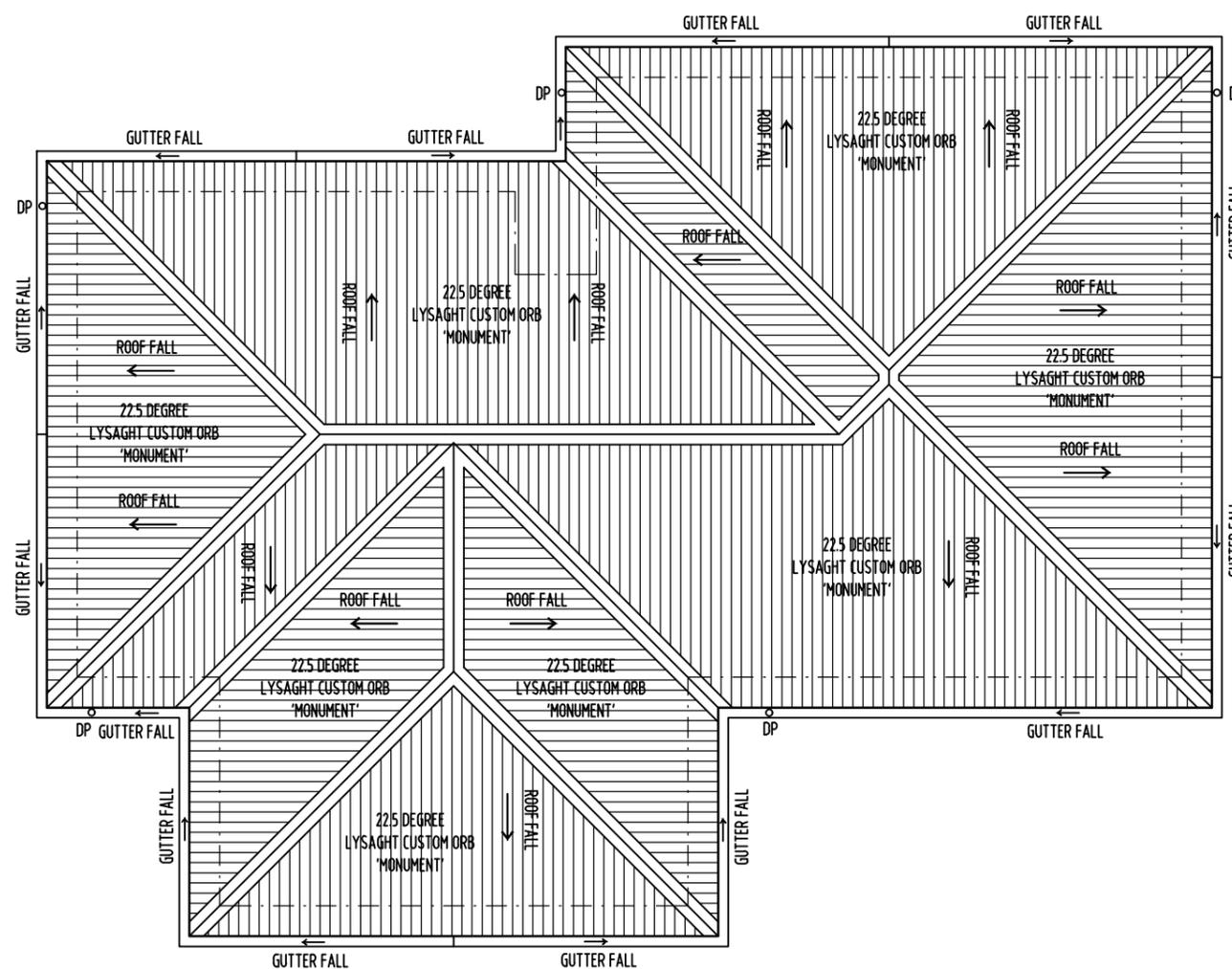
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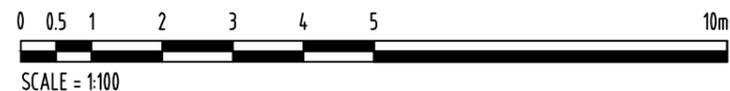
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01 UNIT 1&2 - ROOF PLAN  
 1:100



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PROJECT NAME:  
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 15 MEANDER VALLEY ROAD  
 CARRICK

DRAWING TITLE:  
 UNIT 1 & 2  
 NORTHERN ELEVATION

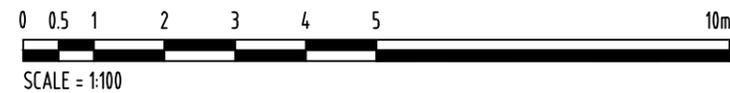
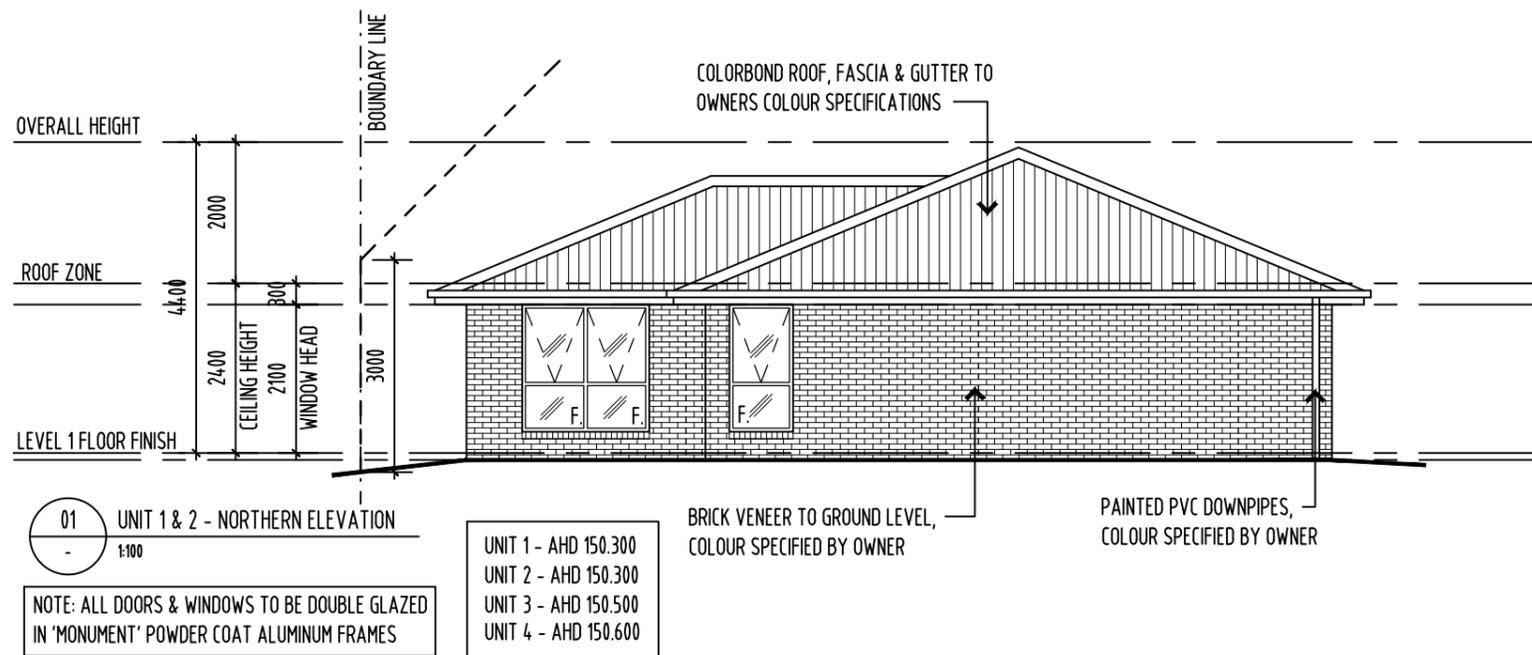
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DATE: APRIL 2025

PROJECT NO. 2503

DRAWING NO. A-DA-06 C

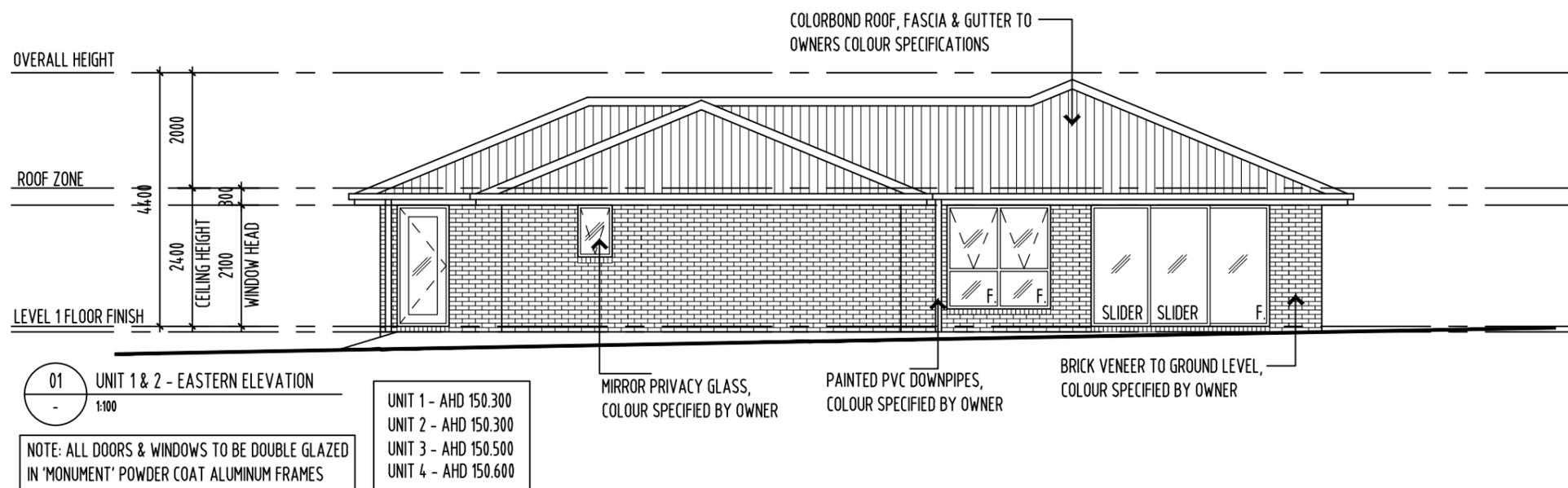


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 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684  
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

NOTE:  
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DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646

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PROJECT NAME:

PRIVATE RESIDENCE  
 15 MEANDER VALLEY ROAD  
 CARRICK

DRAWING TITLE:

UNIT 1 & 2  
 EASTERN ELEVATION

DRAWN: MB  
 CHECKED: MB

SCALE: 1:100 @ A3

DATE: APRIL 2025

PROJECT NO. 2503

DRAWING NO. A-DA-07 C

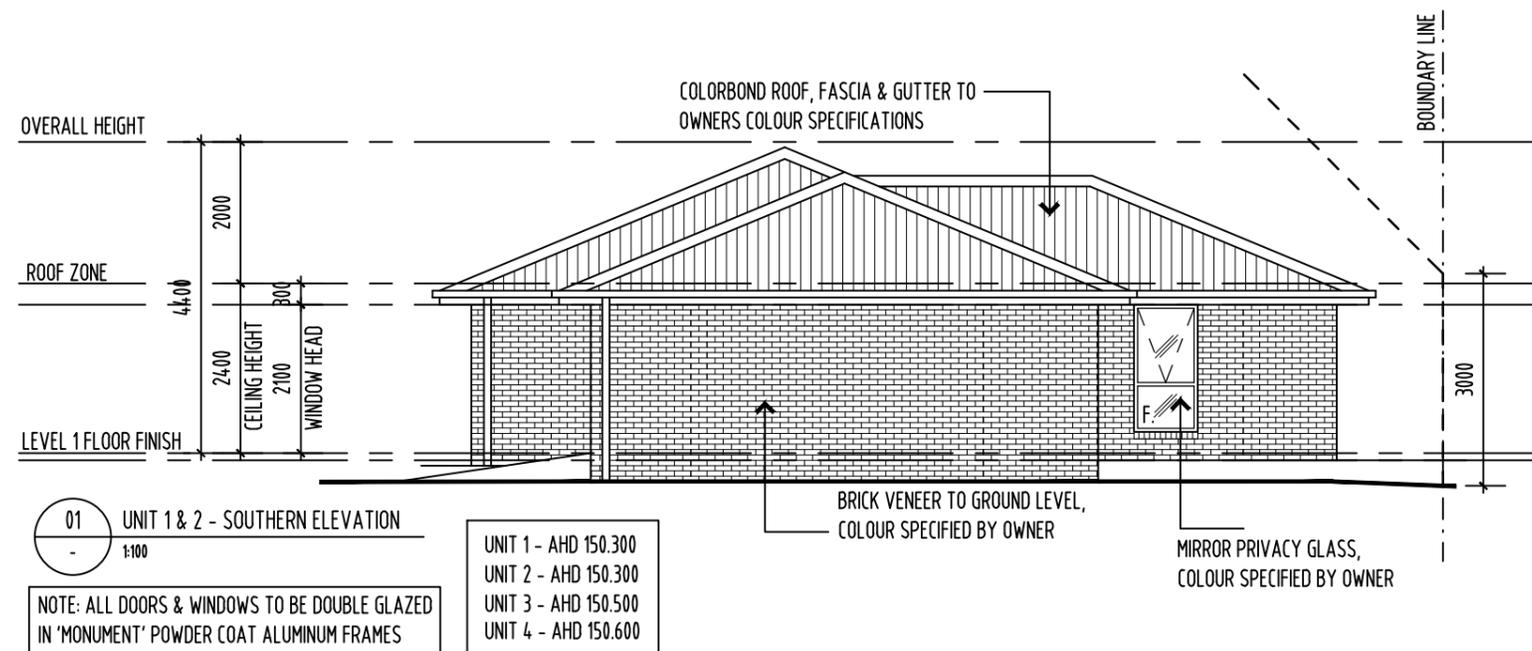


REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	18.07.25	DEVELOPMENT APPLICATION	mb	mb
B	22.08.25	RESPONSE TO RFI	mb	mb
C	20.01.26	RESPONSE TO RFI	mb	mb

NOTE:  
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DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646

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PROJECT NAME:  
 PRIVATE RESIDENCE  
 15 MEANDER VALLEY ROAD  
 CARRICK

DRAWING TITLE:  
 UNIT 1 & 2  
 SOUTHERN ELEVATION

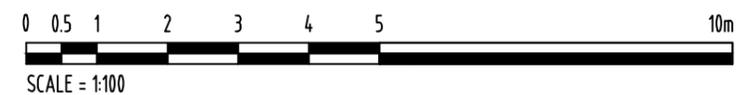
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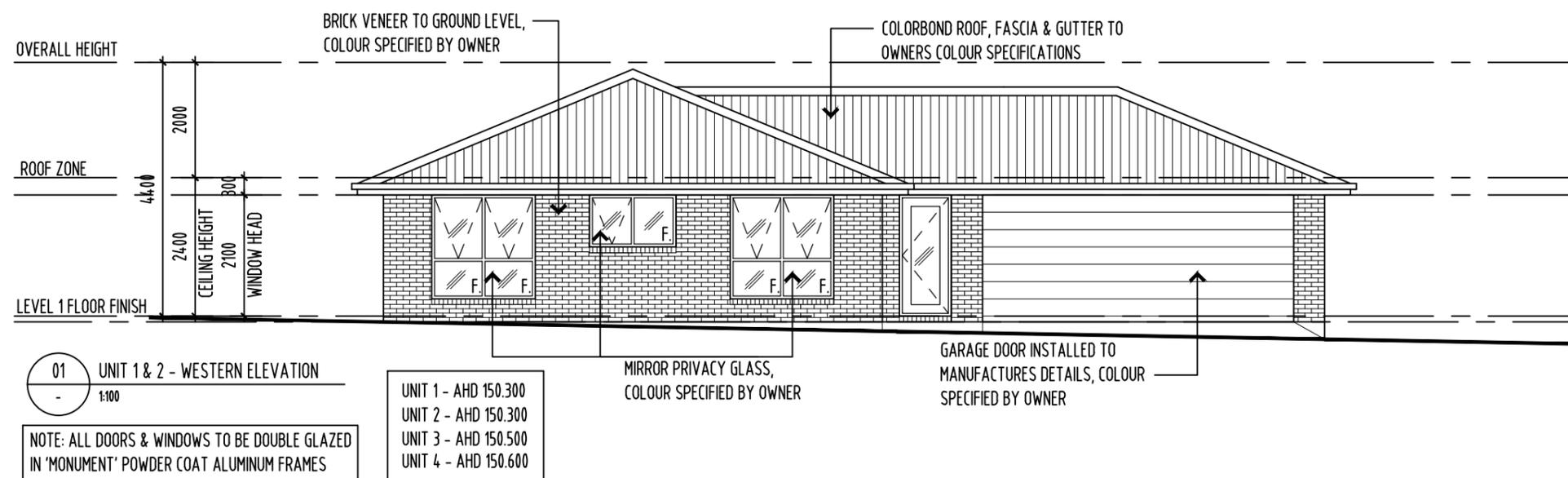
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DATE: APRIL 2025

PROJECT NO. 2503

DRAWING NO. A-DA-08 C





REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	18.07.25	DEVELOPMENT APPLICATION	mb mb
B	22.08.25	RESPONSE TO RFI	mb mb
C	20.01.26	RESPONSE TO RFI	mb mb

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DEVELOPMENT APPLICATION



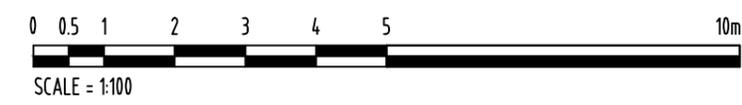
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PROJECT NAME:  
 PRIVATE RESIDENCE  
 15 MEANDER VALLEY ROAD  
 CARRICK

DRAWING TITLE:  
 UNIT 1 & 2  
 WESTERN ELEVATION

DRAWN: MB  
 CHECKED: MB

SCALE: 1:100 @ A3  
 DATE: APRIL\_2025  
 PROJECT NO: 2503  
 DRAWING NO: A-DA-09 C





REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	18.07.25	DEVELOPMENT APPLICATION	mb	mb
B	22.08.25	RESPONSE TO RFI	mb	mb
C	20.01.26	RESPONSE TO RFI	mb	mb

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DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph:0417541646

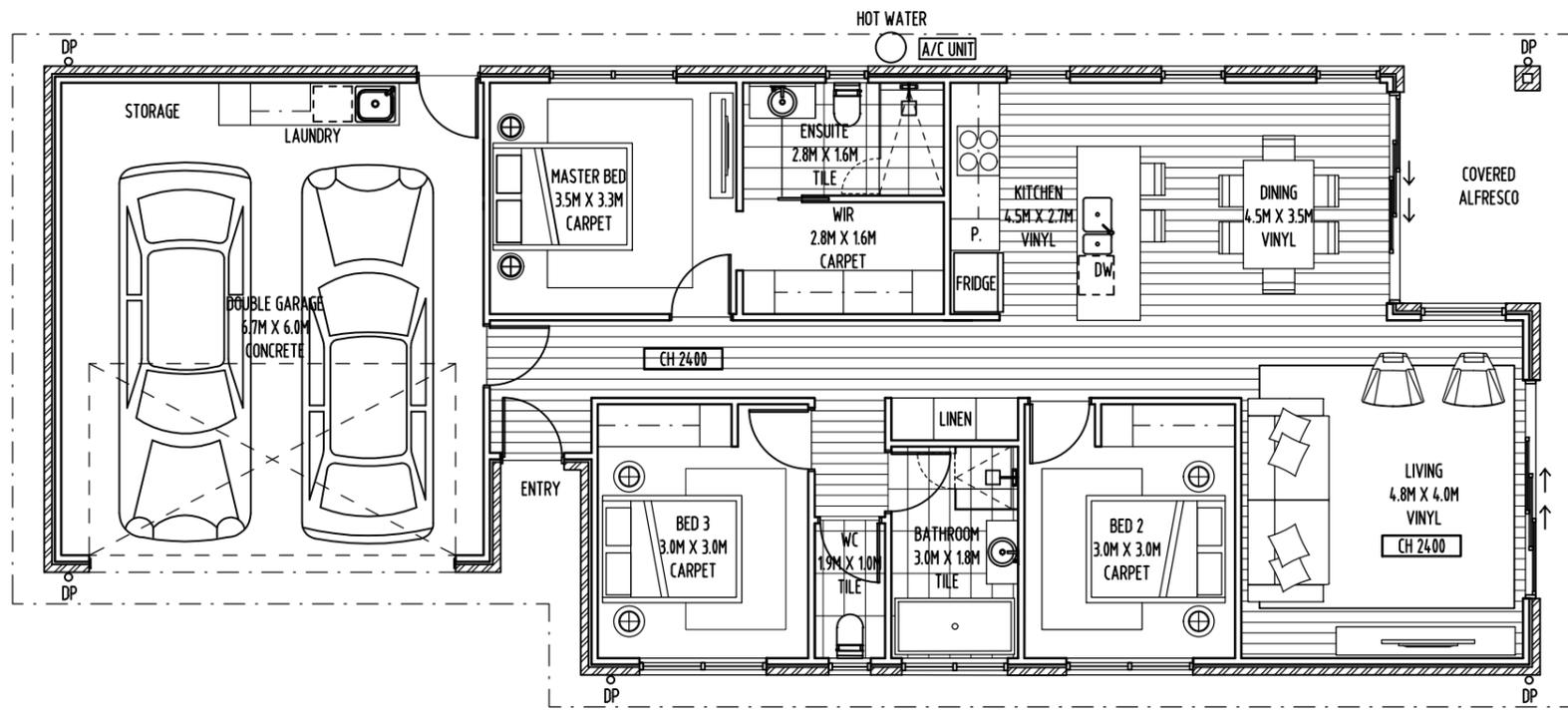
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PROJECT NAME:  
 PRIVATE RESIDENCE  
 15 MEANDER VALLEY ROAD  
 CARRICK

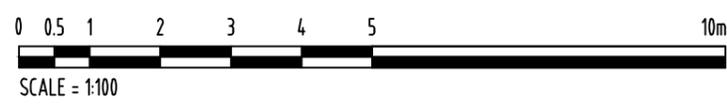
DRAWING TITLE:  
 UNIT 3 & 4  
 LEVEL 1 PLAN

DRAWN: MB  
 CHECKED: MB

SCALE: 1:100@ A3  
 DATE: APRIL\_2025  
 PROJECT NO. 2503  
 DRAWING NO. A-DA-10 C



01 UNIT 3&4 - LEVEL 1 PLAN  
 1:100





REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	18.07.25	DEVELOPMENT APPLICATION	mb	mb
B	22.08.25	RESPONSE TO RFI	mb	mb
C	20.01.26	RESPONSE TO RFI	mb	mb

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DEVELOPMENT APPLICATION



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PROJECT NAME:  
 PRIVATE RESIDENCE  
 15 MEANDER VALLEY ROAD  
 CARRICK

DRAWING TITLE:  
 UNIT 3 & 4  
 ROOF PLAN

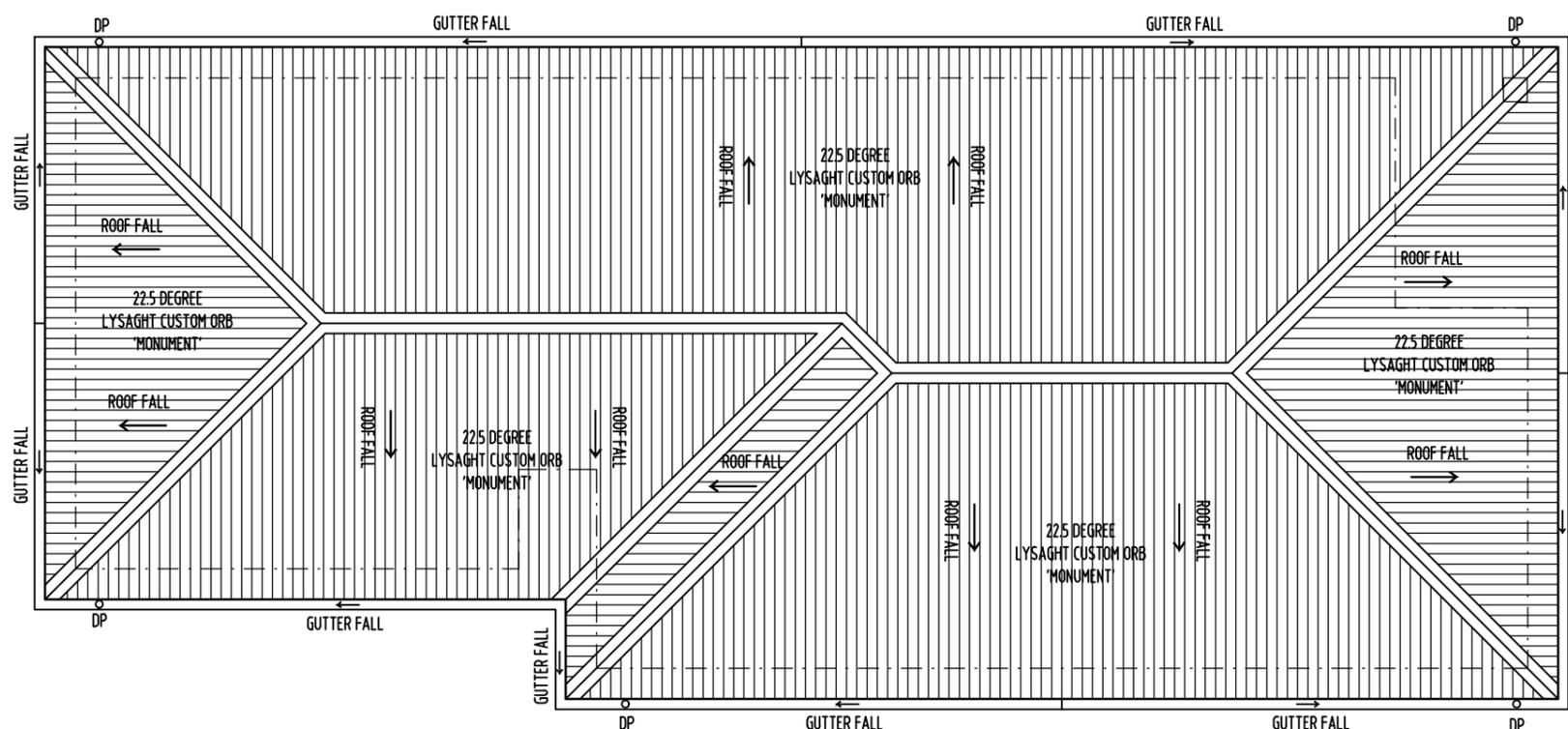
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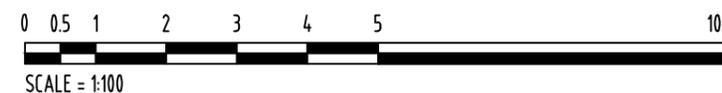
DATE: APRIL\_2025

PROJECT NO. 2503

DRAWING NO. A-DA-11 C



01 UNIT 3&4 - ROOF PLAN  
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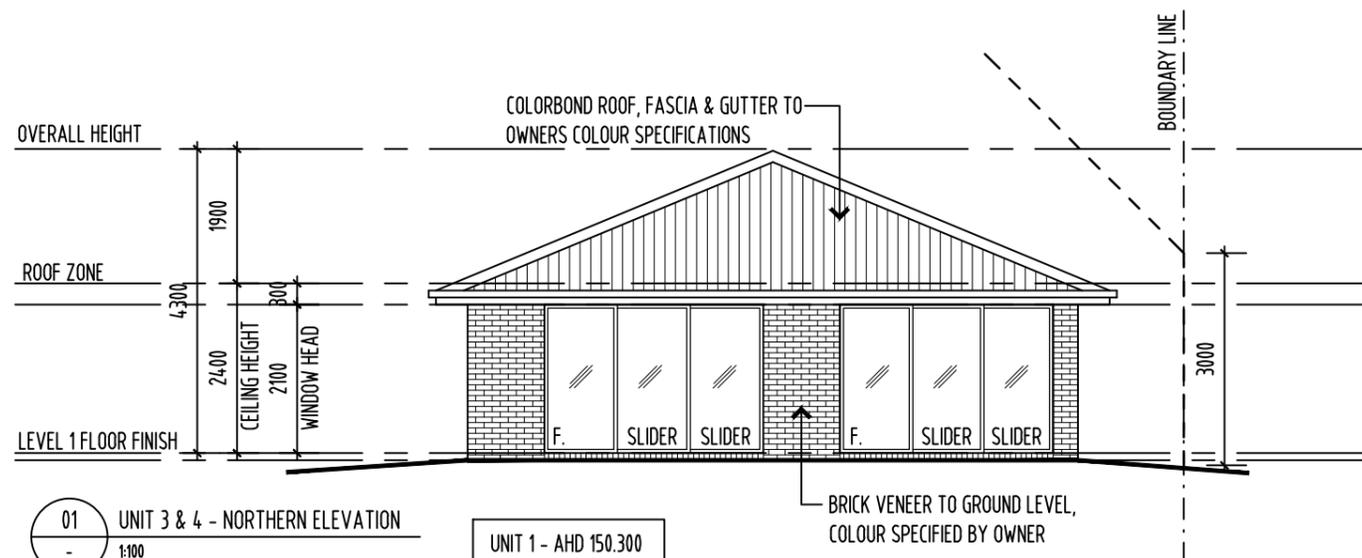


REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	18.07.25	DEVELOPMENT APPLICATION	mb	mb
B	22.08.25	RESPONSE TO RFI	mb	mb
C	20.01.26	RESPONSE TO RFI	mb	mb

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01 UNIT 3 & 4 - NORTHERN ELEVATION  
 1:100

NOTE: ALL DOORS & WINDOWS TO BE DOUBLE GLAZED IN 'MONUMENT' POWDER COAT ALUMINUM FRAMES

UNIT 1 - AHD 150.300  
 UNIT 2 - AHD 150.300  
 UNIT 3 - AHD 150.500  
 UNIT 4 - AHD 150.600

DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646

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PROJECT NAME:  
 PRIVATE RESIDENCE  
 15 MEANDER VALLEY ROAD  
 CARRICK

DRAWING TITLE:  
 UNIT 3 & 4  
 NORTHERN ELEVATION

DRAWN: MB  
 CHECKED: MB

SCALE: 1:100@ A3

DATE: APRIL 2025

PROJECT NO. 2503

DRAWING NO. A-DA-12 C





01 UNIT 3 & 4 - EASTERN ELEVATION  
1:100

NOTE: ALL DOORS & WINDOWS TO BE DOUBLE GLAZED IN 'MONUMENT' POWDER COAT ALUMINUM FRAMES

UNIT 1 - AHD 150.300  
UNIT 2 - AHD 150.300  
UNIT 3 - AHD 150.500  
UNIT 4 - AHD 150.600

REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	18.07.25	DEVELOPMENT APPLICATION	mb	mb
B	22.08.25	RESPONSE TO RFI	mb	mb
C	20.01.26	RESPONSE TO RFI	mb	mb

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DEVELOPMENT APPLICATION



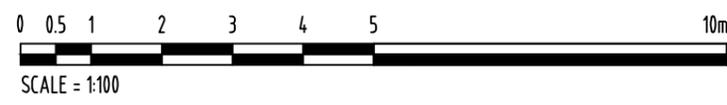
PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646

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PROJECT NAME:  
PRIVATE RESIDENCE  
15 MEANDER VALLEY ROAD  
CARRICK

DRAWING TITLE:  
UNIT 3 & 4  
EASTERN ELEVATION

DRAWN: MB  
CHECKED: MB  
SCALE: 1:100@ A3  
DATE: APRIL 2025  
PROJECT NO. 2503  
DRAWING NO. A-DA-13 C



REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	18.07.25	DEVELOPMENT APPLICATION	mb	mb
B	22.08.25	RESPONSE TO RFI	mb	mb
C	20.01.26	RESPONSE TO RFI	mb	mb

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DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646

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PROJECT NAME:  
 PRIVATE RESIDENCE  
 15 MEANDER VALLEY ROAD  
 CARRICK

DRAWING TITLE:  
 UNIT 3 & 4  
 SOUTHERN ELEVATION

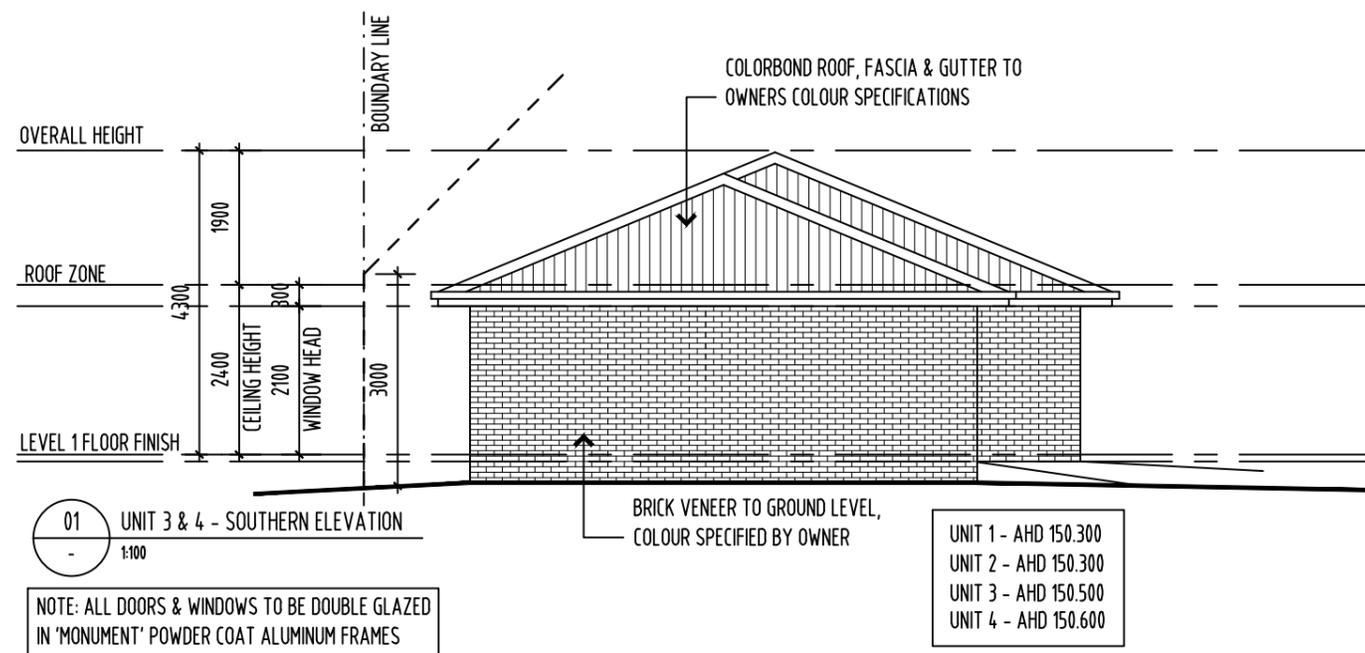
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DATE: APRIL\_2025

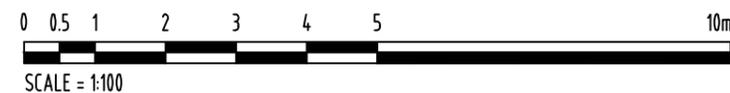
PROJECT NO. 2503

DRAWING NO. A-DA-14 C



NOTE: ALL DOORS & WINDOWS TO BE DOUBLE GLAZED IN 'MONUMENT' POWDER COAT ALUMINIUM FRAMES

UNIT 1 - AHD 150.300  
 UNIT 2 - AHD 150.300  
 UNIT 3 - AHD 150.500  
 UNIT 4 - AHD 150.600



REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	18.07.25	DEVELOPMENT APPLICATION	mb	mb
B	22.08.25	RESPONSE TO RFI	mb	mb
C	20.01.26	RESPONSE TO RFI	mb	mb

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DEVELOPMENT APPLICATION

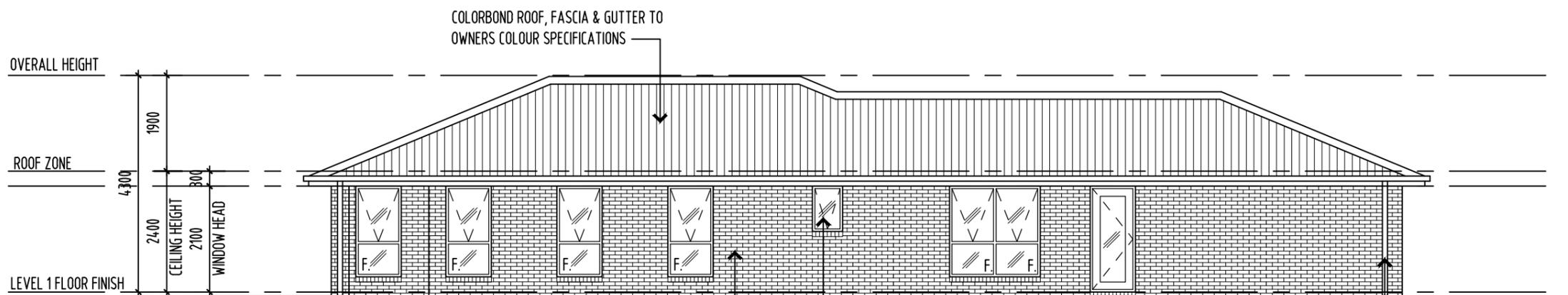


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PROJECT NAME:  
 PRIVATE RESIDENCE  
 15 MEANDER VALLEY ROAD  
 CARRICK

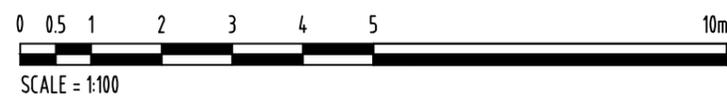
DRAWING TITLE:  
 UNIT 3 & 4  
 WESTERN ELEVATION

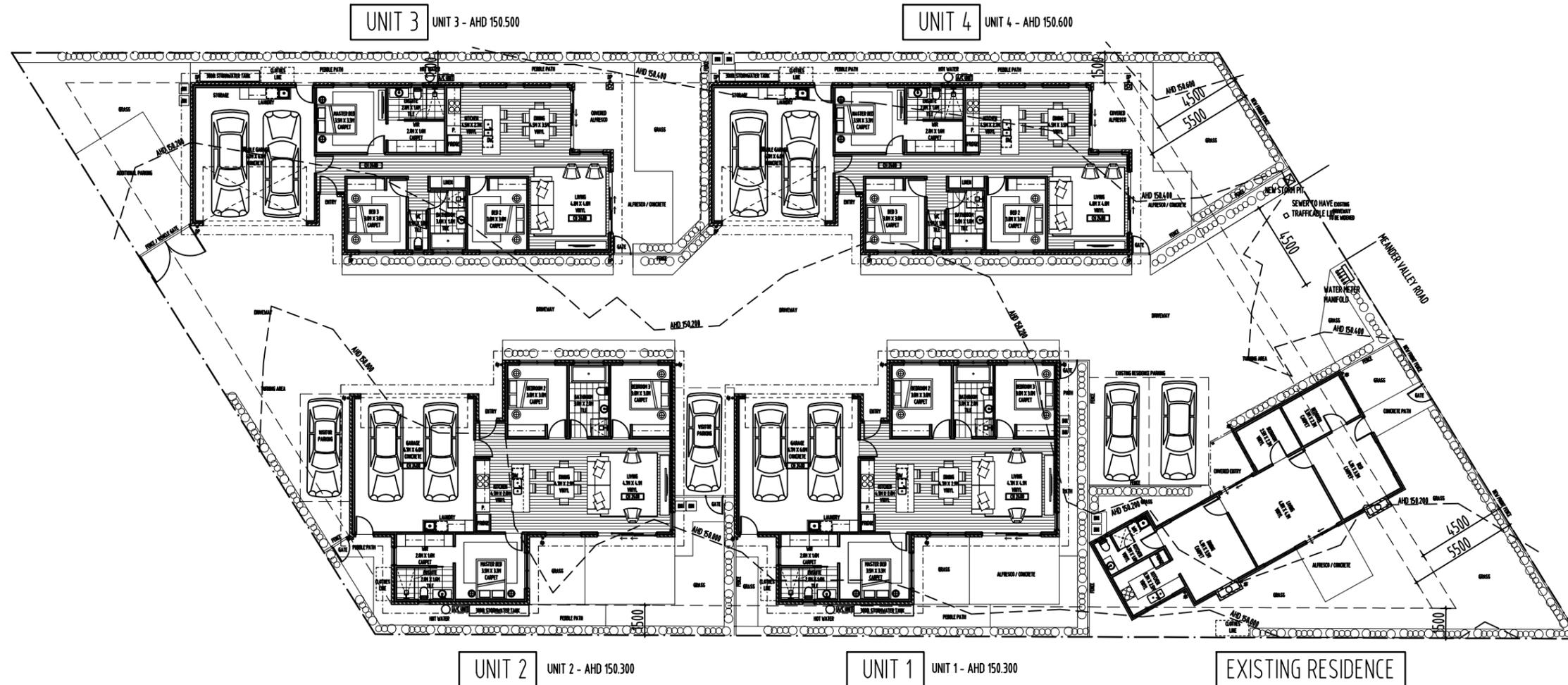
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 DATE: APRIL 2025  
 PROJECT NO. 2503  
 DRAWING NO. A-DA-15 C



01 UNIT 3 & 4 - WESTERN ELEVATION  
 - 1:100  
 NOTE: ALL DOORS & WINDOWS TO BE DOUBLE GLAZED IN 'MONUMENT' POWDER COAT ALUMINIUM FRAMES

UNIT 1 - AHD 150.300  
 UNIT 2 - AHD 150.300  
 UNIT 3 - AHD 150.500  
 UNIT 4 - AHD 150.600





**REVISION**

No	DATE	DESCRIPTION	BY	CHECK
A	18.07.25	DEVELOPMENT APPLICATION	mb	mb
B	22.08.25	RESPONSE TO RFI	mb	mb
C	20.01.26	RESPONSE TO RFI	mb	mb

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DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646

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**PROJECT NAME:**  
PRIVATE RESIDENCE  
15 MEANDER VALLEY ROAD  
CARRICK

**DRAWING TITLE:**  
LANDSCAPE PLAN

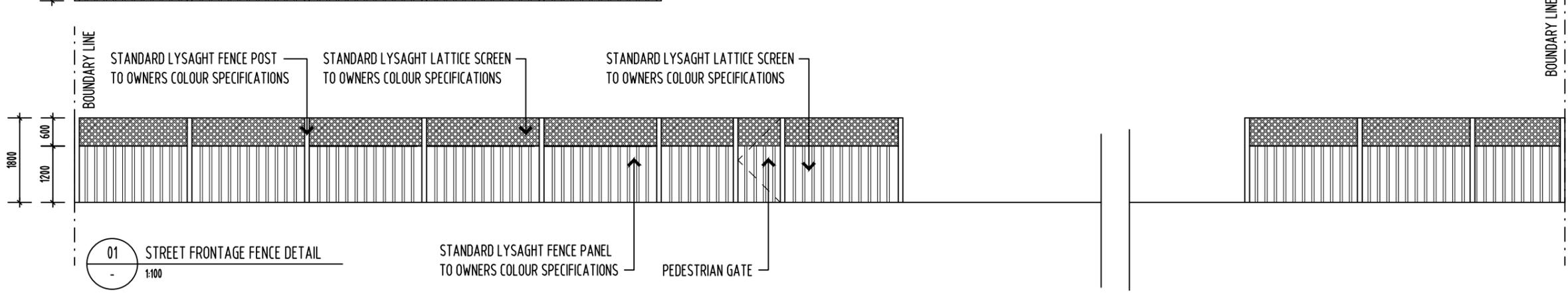
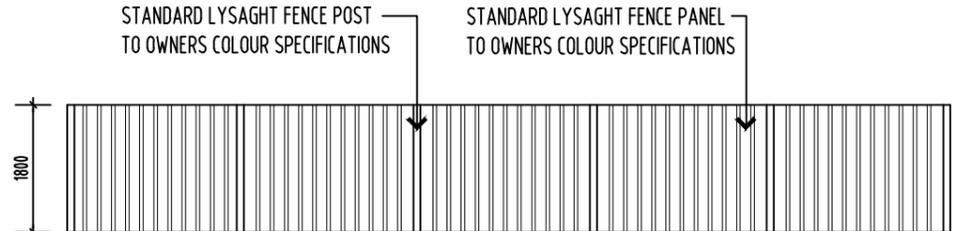
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**SCALE:** 1:250 @ A3  
**DATE:** APRIL 2025  
**PROJECT NO.:** 2503  
**DRAWING NO.:** A-DA-16

01 LANDSCAPE PLAN  
- 1:250

**GENERAL CONCRETE NOTE:**  
ALL DRIVEWAYS TO BE CONCRETE TO ENGINEER SPEC. BRUSHED FINISH.  
ALL DECK / EXTERNAL LAUNDRY AREAS TO BE TIMBER FRAMED TO CLIENT SELECTION.  
ALL CONCRETE WORK TO MEET BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS.

**LANDSCAPE SCHEDULE:**  
LOW MAINTENANCE AND MINIMAL FOLIAGE SELECTION OF PLANTS TO ENCOURAGE BIO DIVERSITY  
LOMANDRA LONGIFOLIA, CALLISTEMON, PONGO PYGMAEUS,  
EVER LASTING CHRYSOCEPHALUM APRICLTIUM, LEUCODENDRON, SAGGLOMANDRA LONGIFOLIA,

01 INTERNAL FENCE DETAIL  
- 1:100



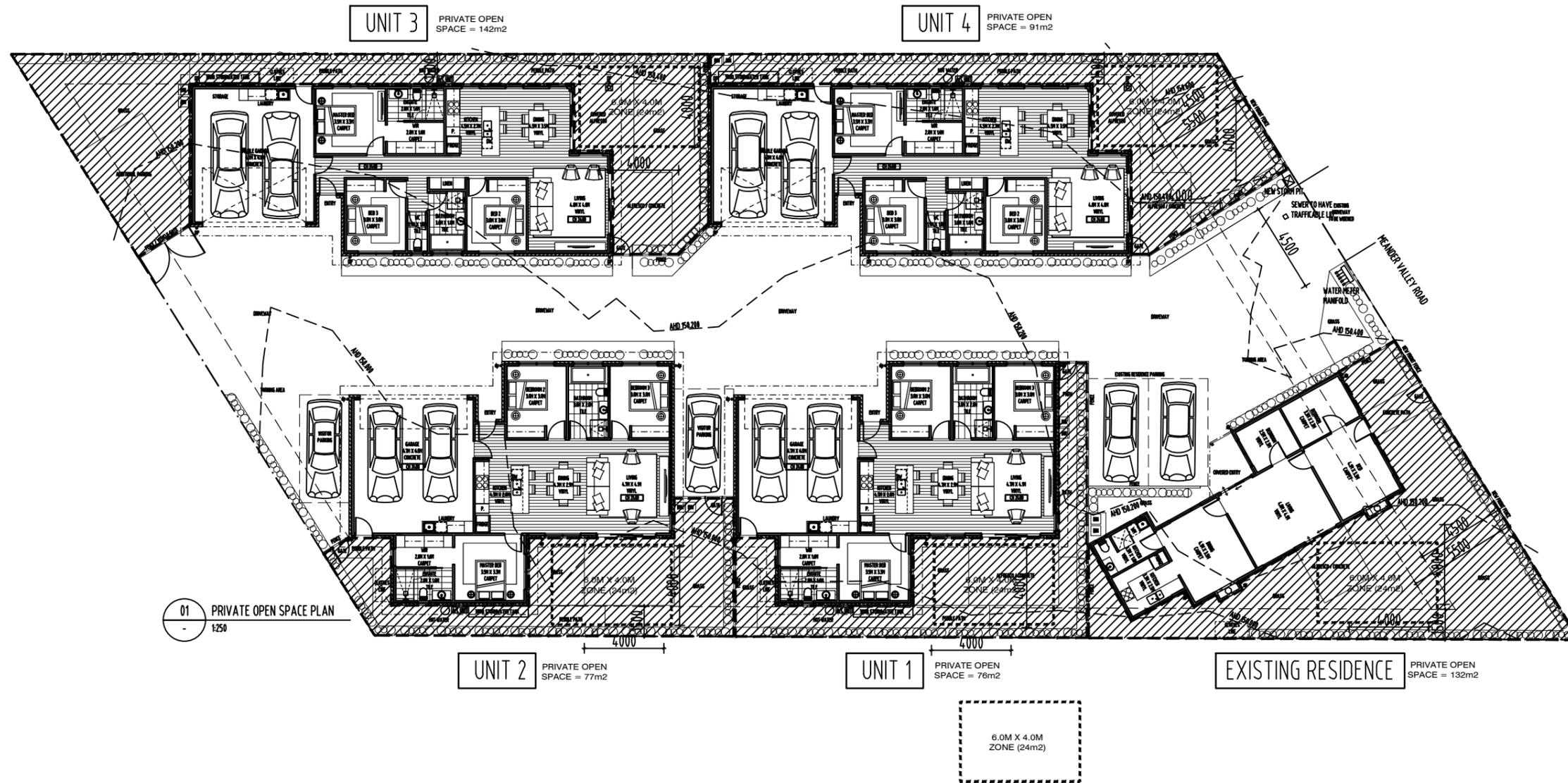


REVISION

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DEVELOPMENT APPLICATION



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PROJECT NAME:  
 PRIVATE RESIDENCE  
 15 MEANDER VALLEY ROAD  
 CARRICK

DRAWING TITLE:  
 PRIVATE OPEN SPACE  
 PLAN

DRAWN: MB

CHECKED: MB

SCALE: 1:250 @ A3

DATE: APRIL 2025

PROJECT NO. 2503

DRAWING NO. A-DA-17 C

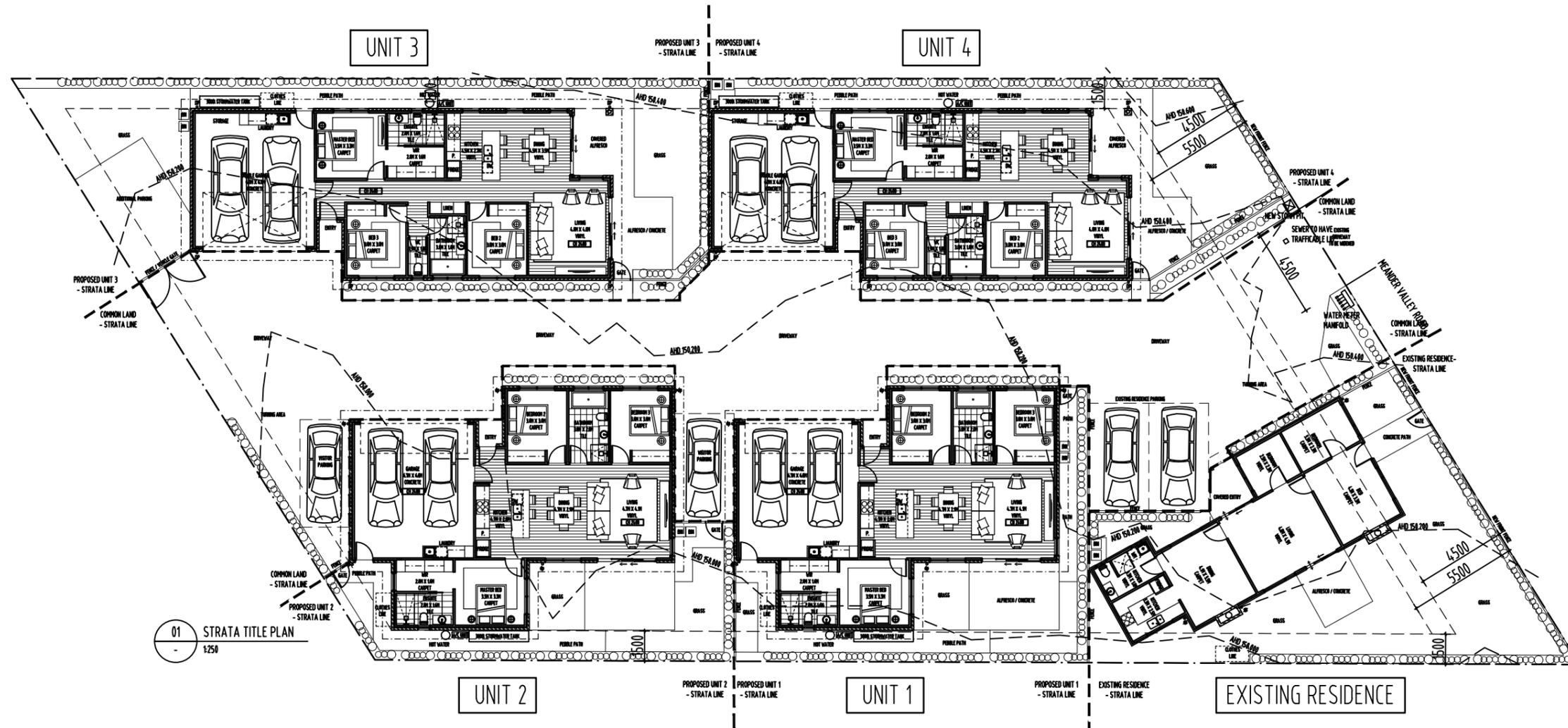


REVISION

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01 STRATA TITLE PLAN  
 1:250

DEVELOPMENT APPLICATION



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 TASMANIA 7250 Ph: 0417541646  
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PROJECT NAME:  
 PRIVATE RESIDENCE  
 15 MEANDER VALLEY ROAD  
 CARRICK

DRAWING TITLE:  
 STRATA TITLE PLAN

DRAWN:	MB
CHECKED:	MB
SCALE:	1:250 @ A3
DATE:	APRIL_2025
PROJECT NO.	2503
DRAWING NO.	A-DA-18



REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	18.07.25	DEVELOPMENT APPLICATION	mb	mb
B	22.08.25	RESPONSE TO RFI	mb	mb
C	20.01.26	RESPONSE TO RFI	mb	mb

NOTE:  
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DEVELOPMENT APPLICATION

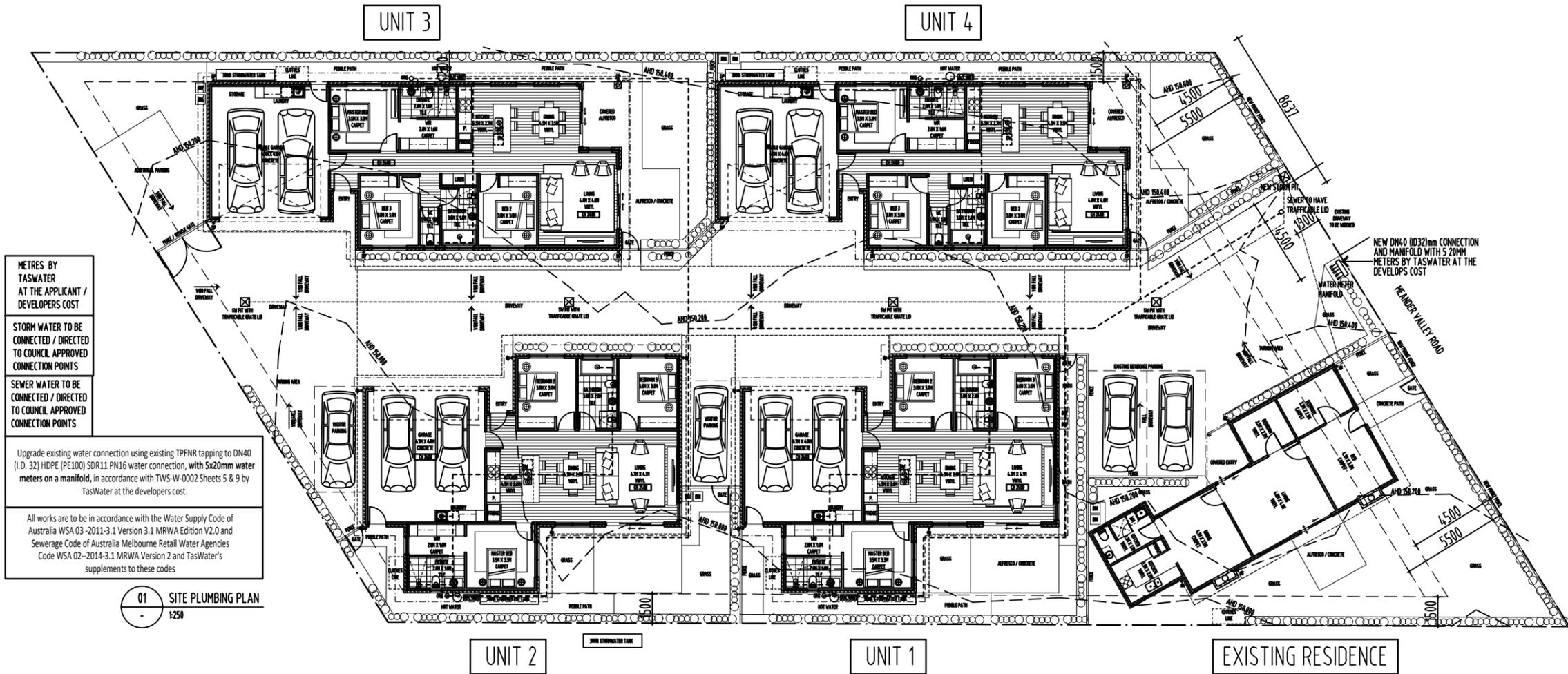


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PROJECT NAME:  
 PRIVATE RESIDENCE  
 15 MEANDER VALLEY ROAD  
 CARRICK

DRAWING TITLE:  
 SITE PLUMBING PLAN

DRAWN: MB  
 CHECKED: MB  
 SCALE: 1:250 @ A3  
 DATE: APRIL 2025  
 PROJECT NO. 2503  
 DRAWING NO. A-DA-19 C



METRES BY TASWATER AT THE APPLICANT / DEVELOPERS COST  
 STORM WATER TO BE CONNECTED / DIRECTED TO COUNCIL APPROVED CONNECTION POINTS  
 SEWER WATER TO BE CONNECTED / DIRECTED TO COUNCIL APPROVED CONNECTION POINTS  
 Upgrade existing water connection using existing TPFNR tapping to DN40 (I.D. 32) HDPE (PE100) SDR11 PN16 water connection, with 5x20mm water meters on a manifold, in accordance with TWS-W-0002 Sheets 5 & 9 by TasWater at the developers cost.  
 All works are to be in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2 and TasWater's supplements to these codes

01 SITE PLUMBING PLAN  
 1:250

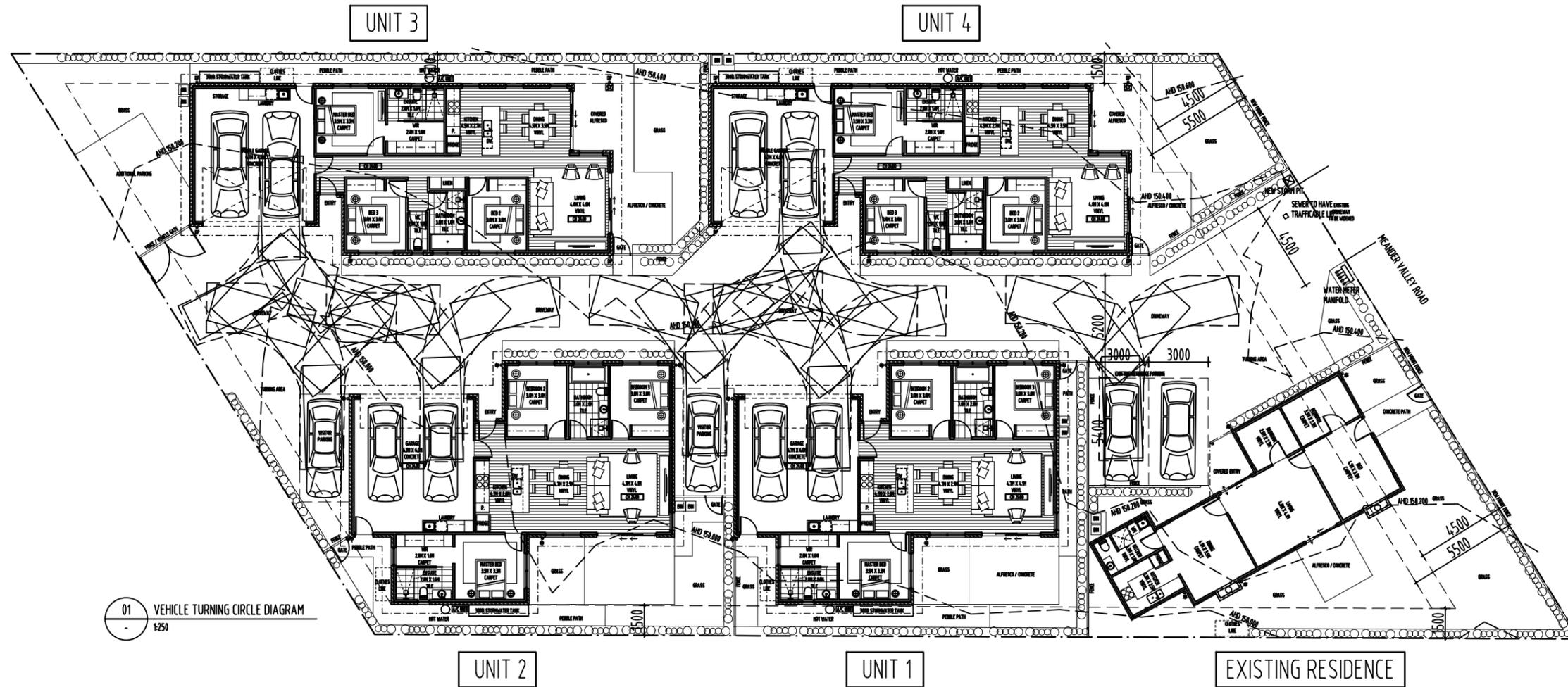


REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	18.07.25	DEVELOPMENT APPLICATION	mb	mb
B	22.08.25	RESPONSE TO RFI	mb	mb
C	20.01.26	RESPONSE TO RFI	mb	mb

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DEVELOPMENT APPLICATION



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PROJECT NAME:  
 PRIVATE RESIDENCE  
 15 MEANDER VALLEY ROAD  
 CARRICK

DRAWING TITLE:  
 VEHICLE TURNING DIAGRAMS

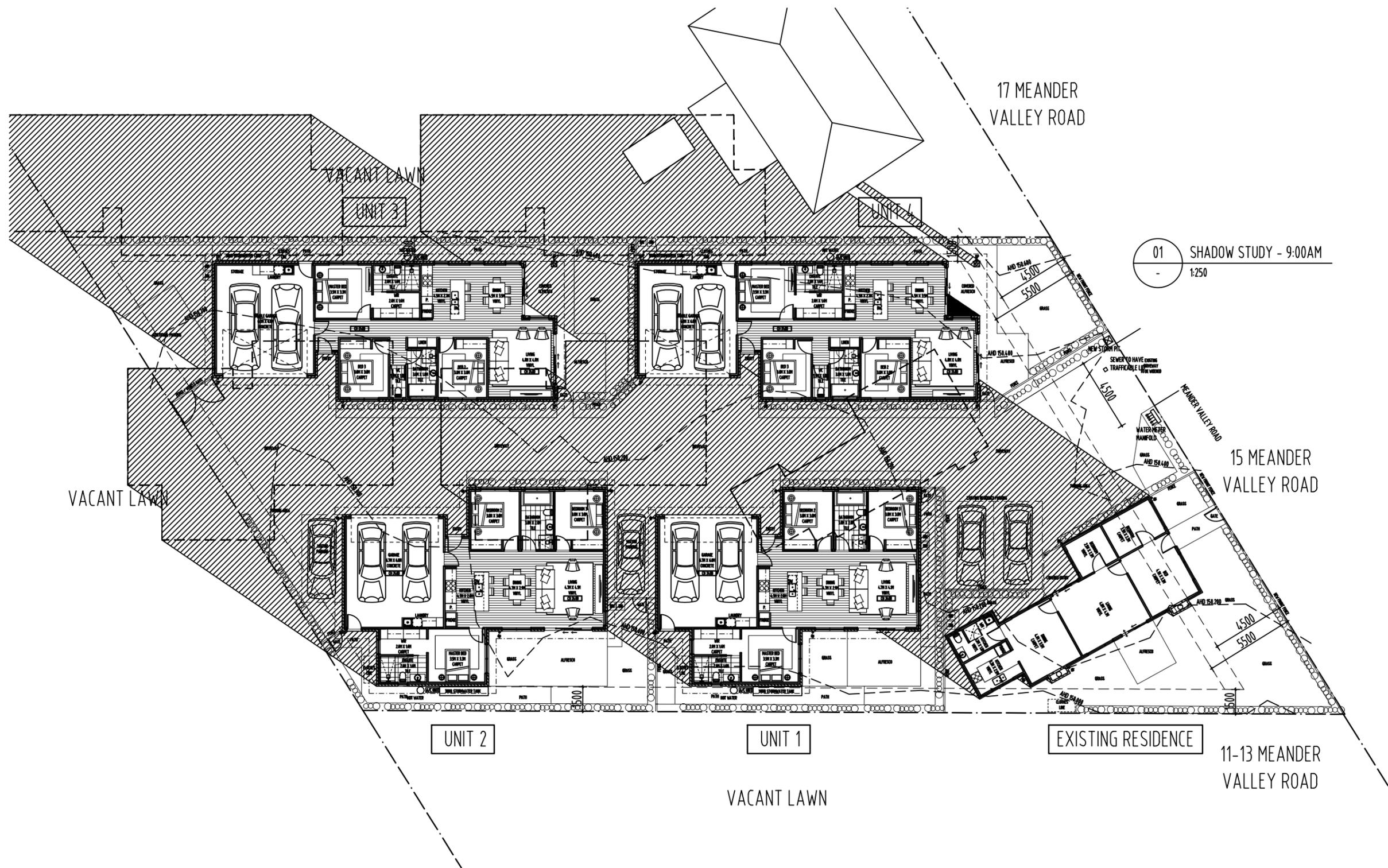
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 DATE: APRIL 2025  
 PROJECT NO: 2503  
 DRAWING NO: A-DA-20 C



REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	18.07.25	DEVELOPMENT APPLICATION	mb mb
B	22.08.25	RESPONSE TO RFI	mb mb
C	20.01.26	RESPONSE TO RFI	mb mb

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DEVELOPMENT APPLICATION



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PROJECT NAME:  
 PRIVATE RESIDENCE  
 15 MEANDER VALLEY ROAD  
 CARRICK

DRAWING TITLE:  
 SHADOW STUDY  
 21ST JUNE  
 9AM

DRAWN: MB  
 CHECKED: MB

SCALE: 1:250@ A3  
 DATE: APRIL 2025  
 PROJECT NO. 2503  
 DRAWING NO. A-DA-21

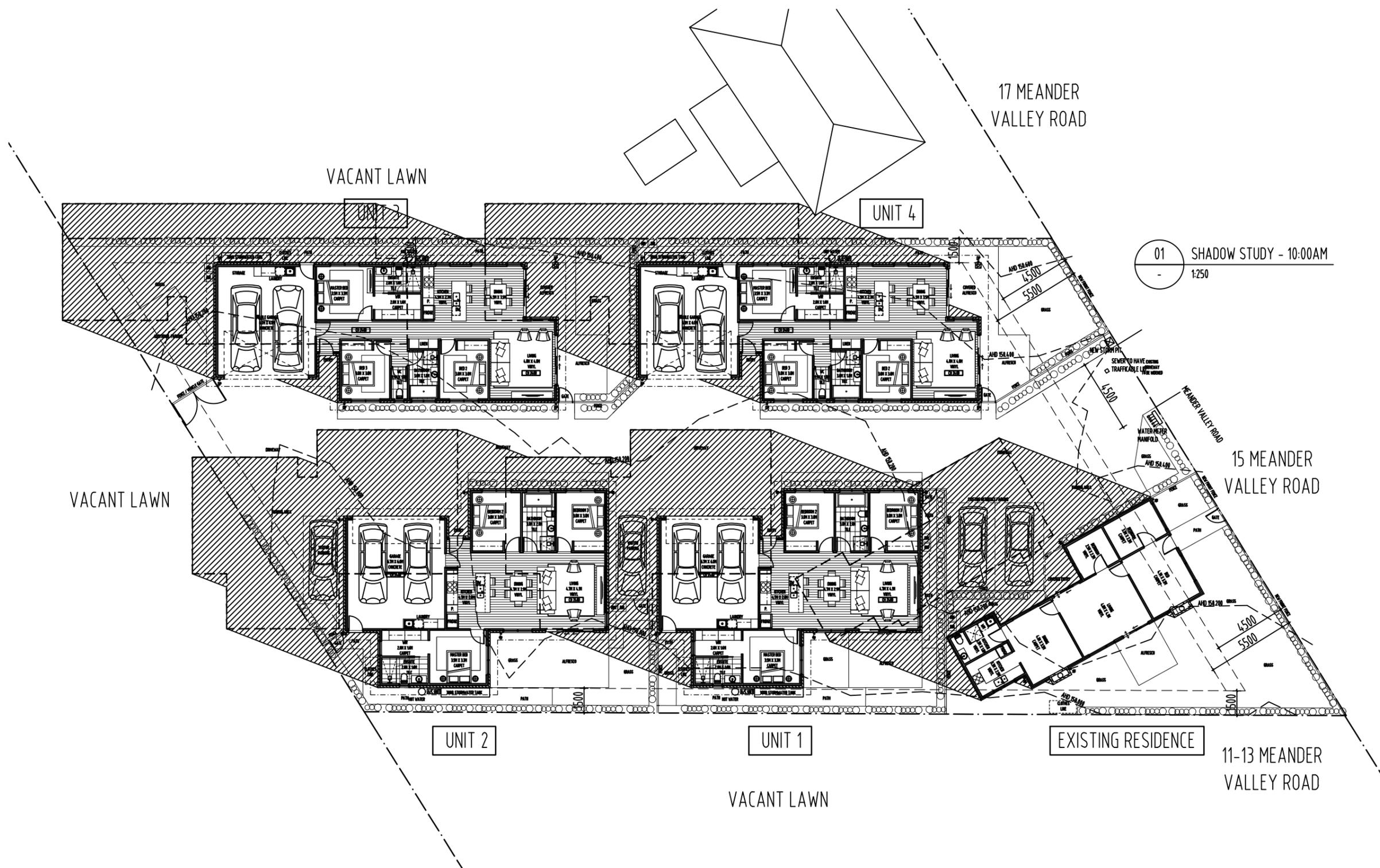


REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	18.07.25	DEVELOPMENT APPLICATION	mb	mb
B	22.08.25	RESPONSE TO RFI	mb	mb
C	20.01.26	RESPONSE TO RFI	mb	mb

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DEVELOPMENT APPLICATION



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PROJECT NAME:  
 PRIVATE RESIDENCE  
 15 MEANDER VALLEY ROAD  
 CARRICK

DRAWING TITLE:  
 SHADOW STUDY  
 21ST JUNE  
 10AM

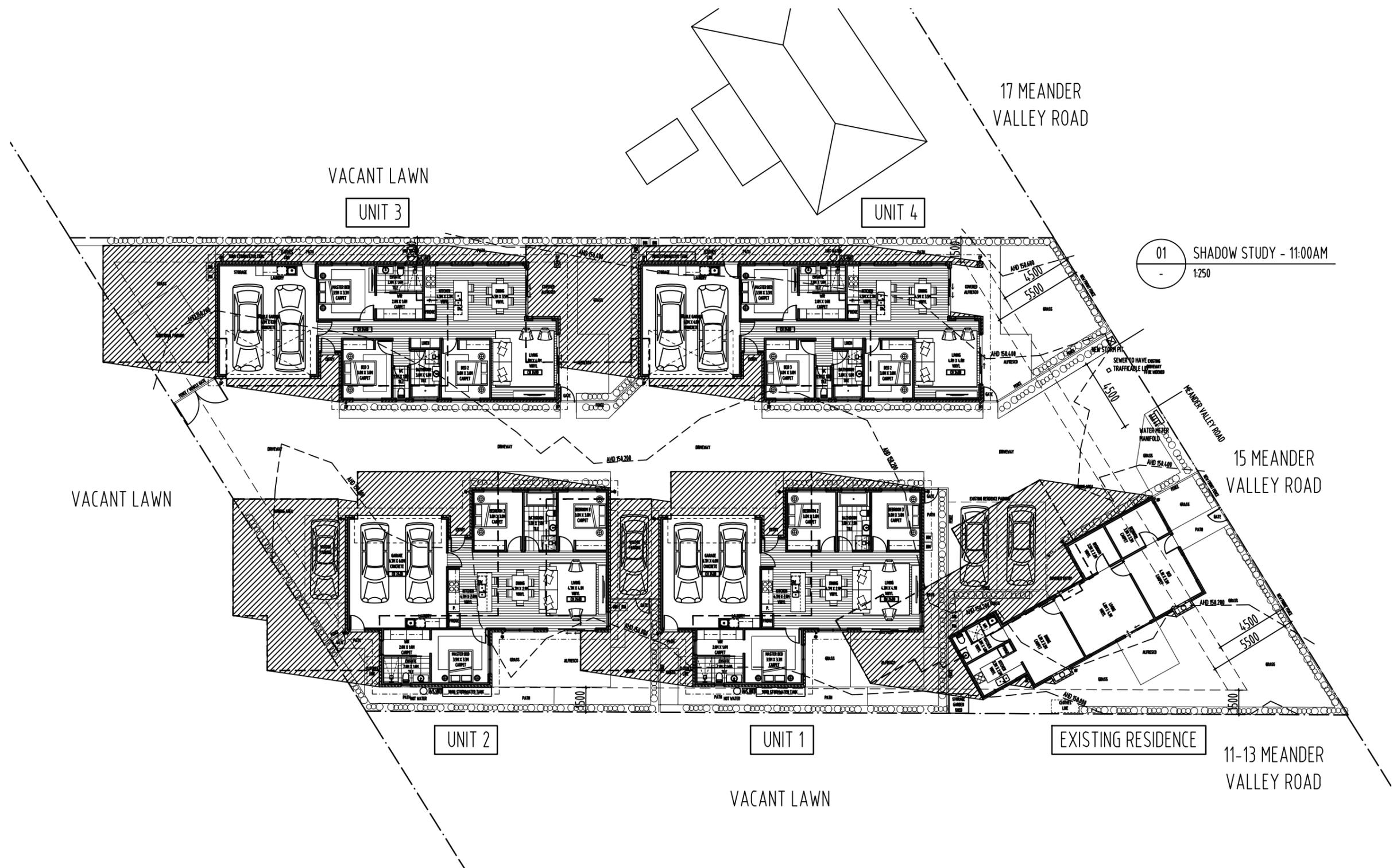
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 DATE: APRIL 2025  
 PROJECT NO. 2503  
 DRAWING NO. A-DA-22 C



REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	18.07.25	DEVELOPMENT APPLICATION	mb mb
B	22.08.25	RESPONSE TO RFI	mb mb
C	20.01.26	RESPONSE TO RFI	mb mb

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PROJECT NAME:  
 PRIVATE RESIDENCE  
 15 MEANDER VALLEY ROAD  
 CARRICK

DRAWING TITLE:  
 SHADOW STUDY  
 21ST JUNE  
 11AM

DRAWN: MB  
 CHECKED: MB

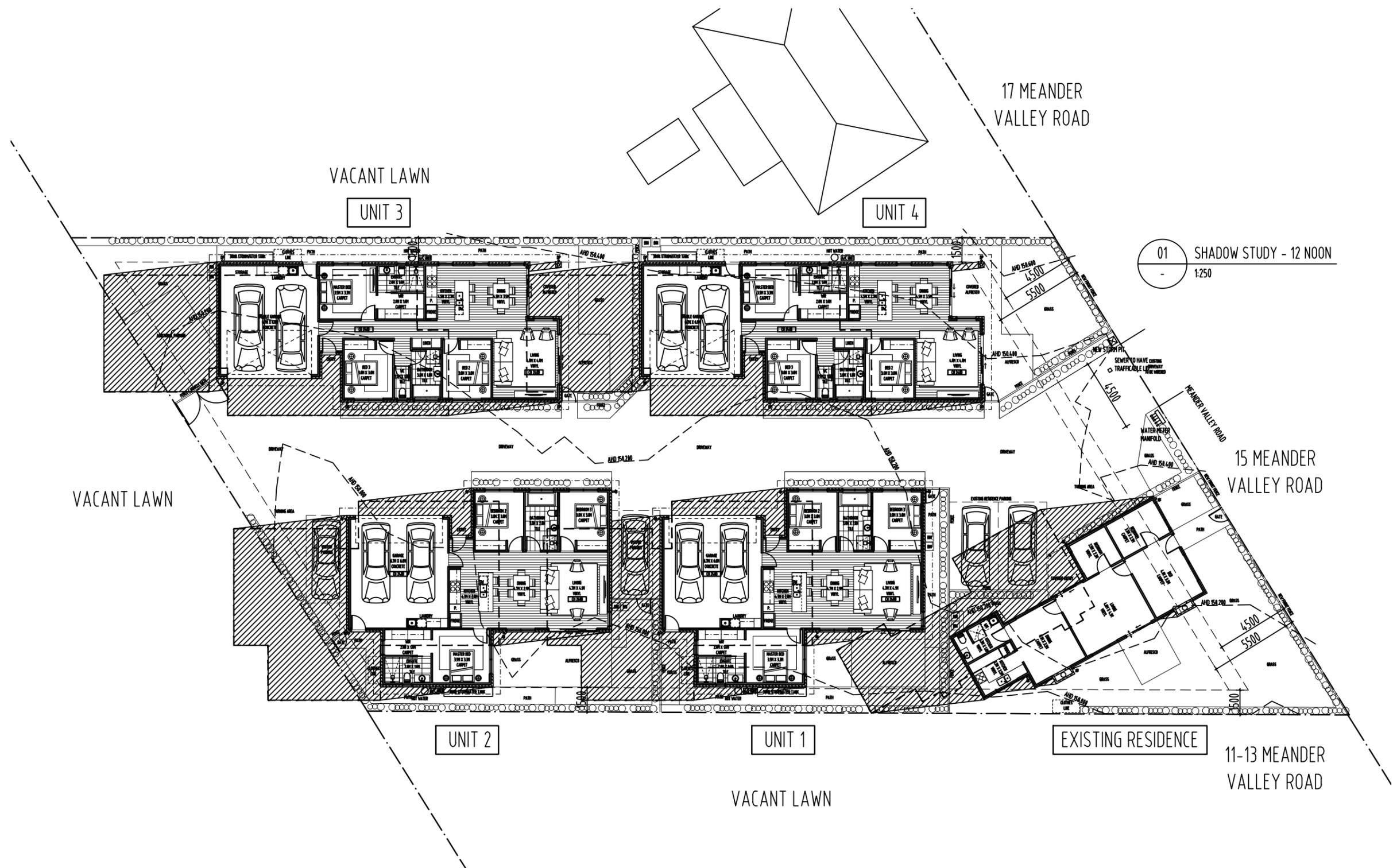
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 DATE: APRIL 2025  
 PROJECT NO. 2503  
 DRAWING NO. A-DA-23



REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	18.07.25	DEVELOPMENT APPLICATION	mb mb
B	22.08.25	RESPONSE TO RFI	mb mb
C	20.01.26	RESPONSE TO RFI	mb mb

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01 SHADOW STUDY - 12 NOON  
 1:250

DEVELOPMENT APPLICATION



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PROJECT NAME:  
 PRIVATE RESIDENCE  
 15 MEANDER VALLEY ROAD  
 CARRICK

DRAWING TITLE:  
 SHADOW STUDY  
 21ST JUNE  
 12 NOON

DRAWN: MB  
 CHECKED: MB

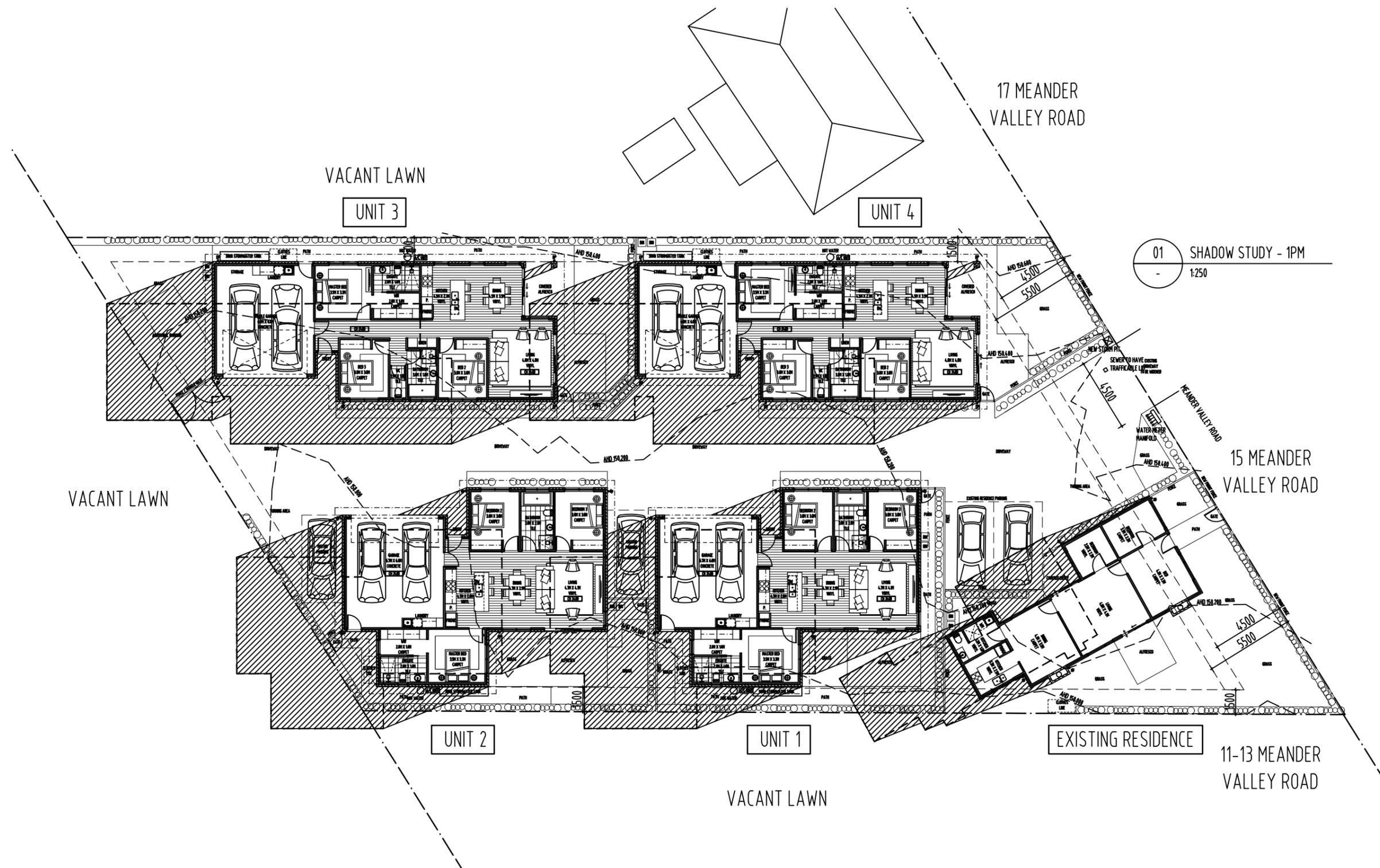
SCALE: 1:250@ A3  
 DATE: APRIL 2025  
 PROJECT NO. 2503  
 DRAWING NO. A-DA-24 C



REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	18.07.25	DEVELOPMENT APPLICATION	mb mb
B	22.08.25	RESPONSE TO RFI	mb mb
C	20.01.26	RESPONSE TO RFI	mb mb

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DEVELOPMENT APPLICATION



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PROJECT NAME:  
 PRIVATE RESIDENCE  
 15 MEANDER VALLEY ROAD  
 CARRICK

DRAWING TITLE:  
 SHADOW STUDY  
 21ST JUNE  
 1PM

DRAWN: MB

CHECKED: MB

SCALE: 1:250@ A3

DATE: APRIL 2025

PROJECT NO. 2503

DRAWING NO. A-DA-25



REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	18.07.25	DEVELOPMENT APPLICATION	mb	mb
B	22.08.25	RESPONSE TO RFI	mb	mb
C	20.01.26	RESPONSE TO RFI	mb	mb

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DEVELOPMENT APPLICATION



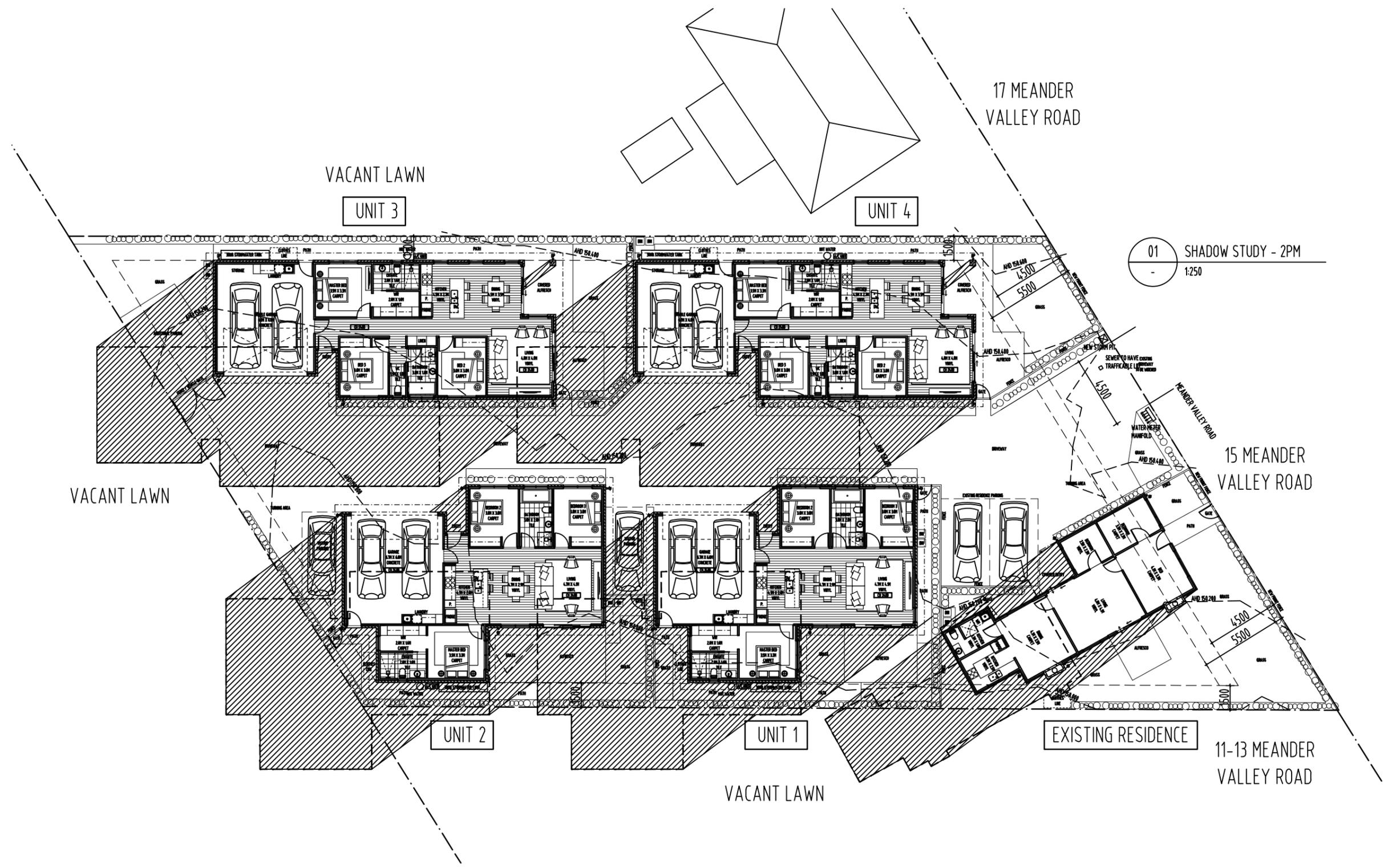
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PROJECT NAME:  
 PRIVATE RESIDENCE  
 15 MEANDER VALLEY ROAD  
 CARRICK

DRAWING TITLE:  
 SHADOW STUDY  
 21ST JUNE  
 2PM

DRAWN: MB  
 CHECKED: MB

SCALE: 1:250@ A3  
 DATE: APRIL\_2025  
 PROJECT NO. 2503  
 DRAWING NO. A-DA-26





REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	18.07.25	DEVELOPMENT APPLICATION	mb	mb
B	22.08.25	RESPONSE TO RFI	mb	mb
C	20.01.26	RESPONSE TO RFI	mb	mb

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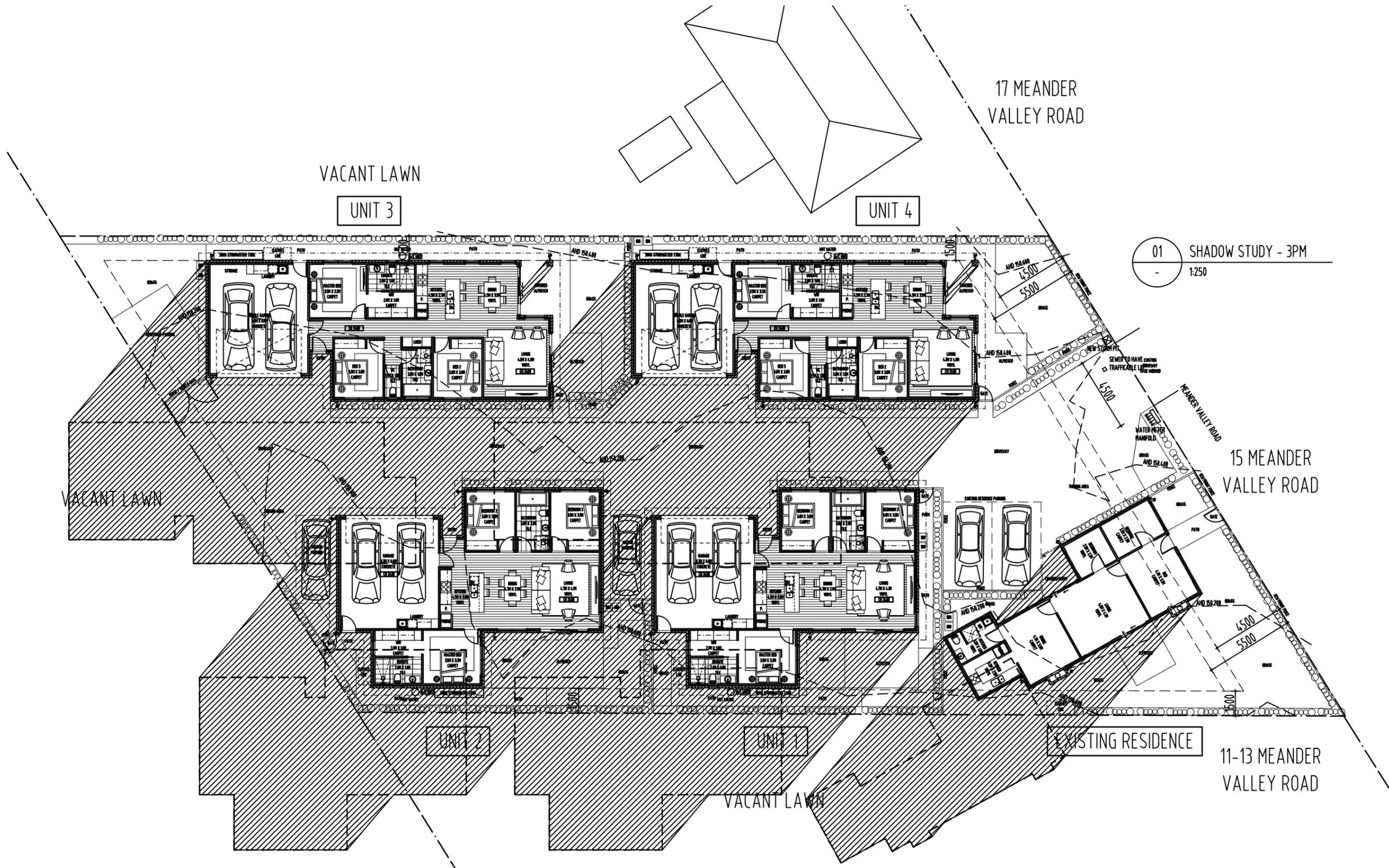
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DEVELOPMENT APPLICATION



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PROJECT NAME:

PRIVATE RESIDENCE  
15 MEANDER VALLEY ROAD  
CARRICK

DRAWING TITLE:

SHADOW STUDY  
21ST JUNE  
3PM

DRAWN: MB

CHECKED: MB

SCALE: 1:250@ A3

DATE: APRIL 2025

PROJECT NO. 2503

DRAWING NO. A-DA-27