



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:

APP NO.:	<b>PA\26\0187</b>
APPLICANT:	<b>The Shed Company Launceston</b>
SITE:	<b>1 Belt Drive, Prospect Vale (CT: 130113/2)</b>
PROPOSAL:	<b>Extension to Multiple dwellings (Residential outbuilding (garage)) - setback.</b>

The application can be inspected until **Wednesday, 11 March 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.

Notified on 21 February 2026.

Jonathan Harmey  
**GENERAL MANAGER**

# APPLICATION FORM

## PLANNING PERMIT

### Land Use Planning and Approvals Act 1993



- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

#### OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

- Is your application the result of an illegal building work?  Yes  No Indicate by ✓ box
- Have you already received a Planning Review for this proposal?  Yes  No
- Is a new vehicle access or crossover required?  Yes  No

#### PROPERTY DETAILS:

Address:	<input type="text" value="1 Belt Drive"/>	Certificate of Title:	<input type="text" value="130113"/>
Suburb:	<input type="text" value="Prospect vale Tas"/>	<input type="text" value="7250"/>	Lot No: <input type="text" value="2"/>
Land area:	<input type="text" value="6697m2"/>	<i>m<sup>2</sup> / ha</i>	
Present use of land/building:	<input type="text" value="Residential dwelling"/>	<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:  m<sup>2</sup>      New building height:

Materials: External walls:  Colour:

Roof cladding:  Colour:

SEARCH OF TORRENS TITLE

VOLUME 130113	FOLIO 2
EDITION 4	DATE OF ISSUE 12-May-2022

SEARCH DATE : 13-Jan-2026

SEARCH TIME : 11.01 am

DESCRIPTION OF LAND

Town of PROSPECT VALE  
 Lot 2 on Sealed Plan [130113](#)  
 Derivation : Part of 251 Acres Gtd. to J. Fawns, Part of 252  
 Acres Gtd to R. Campbell  
 Prior CT [129999/1](#)

SCHEDULE 1

[C124111](#) TRANSFER to DAVID IVAN CHAPMAN Registered  
 26-Aug-1998 at noon

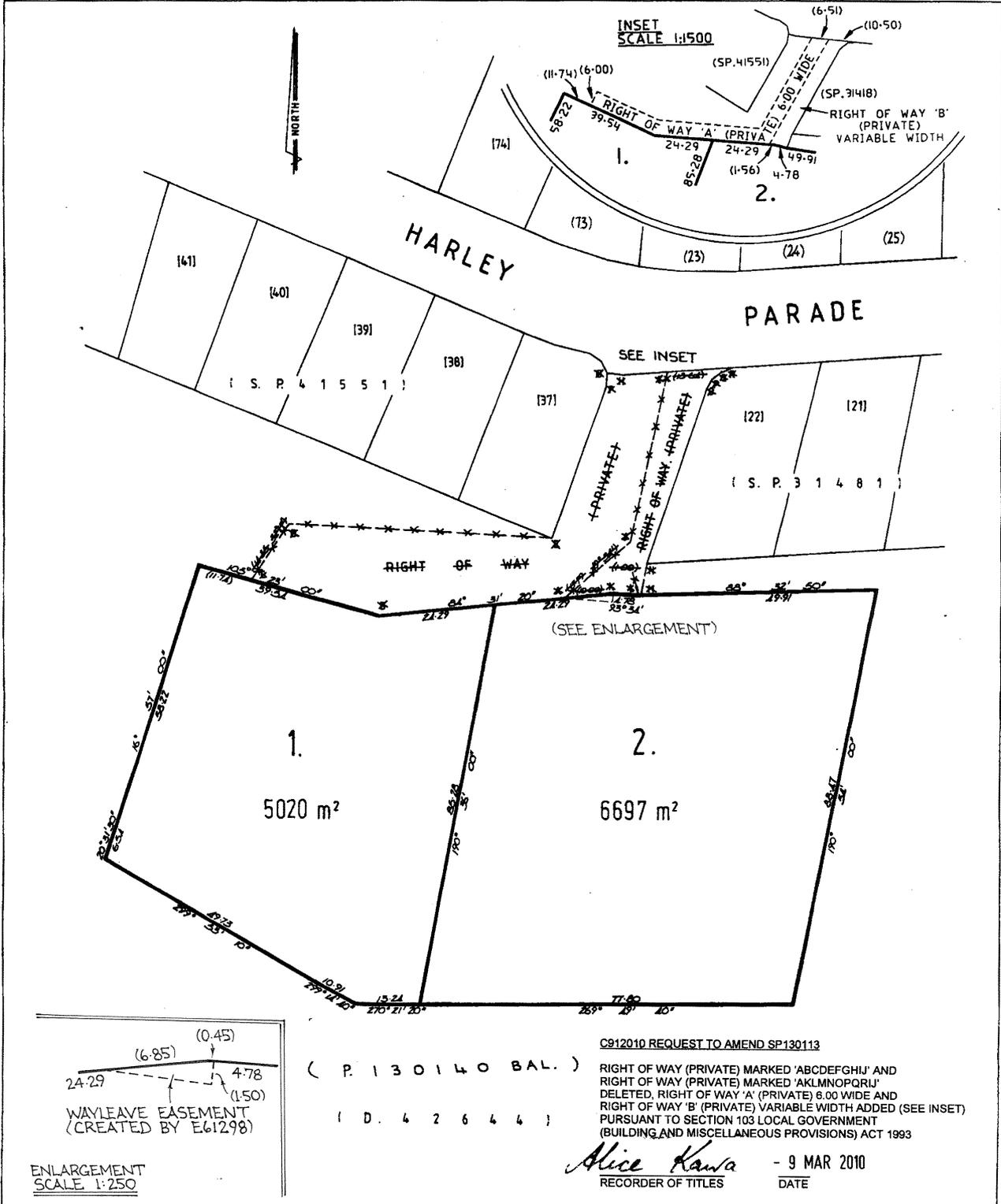
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP [130113](#) EASEMENTS in Schedule of Easements  
 SP [130113](#) COVENANTS in Schedule of Easements  
 SP [130113](#) FENCING COVENANT in Schedule of Easements  
[E61298](#) BURDENING WAYLEAVE EASEMENT with the benefit of a  
 restriction as to user of land in favour of Tasmanian  
 Networks Pty Ltd over the land marked Wayleave  
 Easement on Sealed Plan [130113](#) Registered  
 22-Nov-2017 at noon  
[B738897](#) PROCLAMATION under Section 52A of the Roads and  
 Jetties Act 1935 Registered 10-May-1995 at noon  
[C124112](#) MORTGAGE to Australia and New Zealand Banking Group  
 Limited Registered 26-Aug-1998 at 12.01 pm  
[E302757](#) MORTGAGE to Australia and New Zealand Banking Group  
 Limited Registered 12-May-2022 at noon

UNREGISTERED DEALINGS AND NOTATIONS

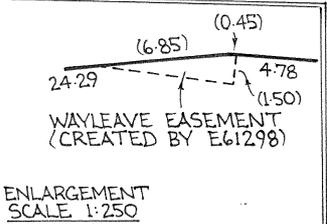
NOTICE: This folio is affected as to amended easements  
 pursuant to Request to Amend No. C912010 made under  
 Section 103 of the Local Government (Building and  
 Miscellaneous Provisions) Act 1993. Search Sealed  
 Plan No. 146023 Lodged by DOUGLAS & COLLINS on  
 24-Dec-2009 BP: C912010

OWNER TOSI PTY. LTD.	<b>PLAN OF SURVEY</b>	REGISTERED NUMBER <b>SP130113</b>
FOLIO REFERENCE F/R 129999-1 <del>E.T. 42644-1</del>		BY SURVEYOR G. J. WALKEM - G. J. WALKEM & CO. LAUNCESTON.
GRANTEE PART OF 251 ACRES GTD. TO JOHN FAWNS AND PART OF 252 ACRES GTD. TO ROBERT CAMPBELL.	LOCATION <b>TOWN OF PROSPECT VALE.</b>	APPROVED EFFECTIVE FROM <b>13 JUL 1998</b> <i>Mindel</i> Recorder of Titles
SCALE 1:750. LENGTHS IN METRES		
MAPSHEET MUNICIPAL CODE No. 121. (5040-23)	LAST UPI No. FSB 58	LAST PLAN No. <del>D. 42644</del> P. 129999
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



C912010 REQUEST TO AMEND SP130113  
 ( P. 130140 BAL. )  
 ( D. 42644 )  
 RIGHT OF WAY (PRIVATE) MARKED 'ABCDEF GHIJ' AND RIGHT OF WAY (PRIVATE) MARKED 'AKLMNOPQRIJ' DELETED, RIGHT OF WAY 'A' (PRIVATE) 6.00 WIDE AND RIGHT OF WAY 'B' (PRIVATE) VARIABLE WIDTH ADDED (SEE INSET) PURSUANT TO SECTION 103 LOCAL GOVERNMENT (BUILDING AND MISCELLANEOUS PROVISIONS) ACT 1993

*Alice Kawa* - 9 MAR 2010  
 RECORDER OF TITLES DATE



# PROPOSED SHED FOR DAVE CHAPMAN 1 BELT DRIVE PROSEPECT VALE TAS 7250

**STAGE | PLANNING STAGE | REVISION 01**

## INDEX

SHEET NO.	SHEET NAME
A0.0	COVER PAGE
A1.0	PROPOSED SITE PLAN
A2.0	SHADOW DIAGRAMS

## SITE DETAILS

PLANNING ZONE:	MEANDER VALLEY COUNCIL GENERAL RESIDENTIAL
EXISTING SITE AREA:	6697M <sup>2</sup>
PRO. SHED:	204M <sup>2</sup>
PRO. DWELLING COVERAGE:	3.04%

## PROJECT INFORMATION

CLIENT: DAVE CHAPMAN
TITLE REFERENCE: 130113/2
CLASSIFICATION: 10a CLASS
WIND CLASS: N3
SOIL CLASS: TBC
CLIMATE ZONE: ZONE 7
TOPOGRAPHY CLASS: TBC
CORROSION ENVIRONMENT: N/A
KNOWN HAZARDS: N/A



RICHMOND PROJECTS  
M | (+61 0) 423 826 156  
E | INFO@RICHMONDPROJECTS.NET

LICENCE NO: 15023031 (QLD), 035660588 (TAS)

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REV	AMENDMENT DETAILS	BY	DATE

### PROJECT STAGE

**PLANNING STAGE**

### PROJECT DETAILS

**PROPOSED SHED**

**1 BELT DRIVE**

**PROSEPECT VALE TAS 7250**

### CLIENT DETAILS

**DAVE CHAPMAN**

### DRAWING TITLE

**COVER PAGE**

### DRAWN

**T.F**

### DESIGNED

**E.R**

### CHECKED

**E.R**

### ISSUE DATE

**16.02.26**

### DRAWING SCALE

**1 : 50**

### SHEET SIZE

**A3**



### PROJECT NUMBER

**RP02605**

### DRAWING NUMBER

**A0.0**

### REVISION

**01**



CONSTRUCTION AND MATERIALS IN ACCORDANCE WITH AS 1684.2 AND AS 3959 FOR BUSHFIRE ATTACK LEVEL - BAL N/A GLAZING TO BE IN ACCORDANCE WITH AS1288 AND AS2047 WIND SPEED 40M/S N2

**SITE GENERAL NOTES**

CONFIRM ALL DIMENSIONS ON SITE TO EXISTING DWELLINGS PRIOR TO COMMENCEMENT OF ANY WORK. EXISTING PLUMBING AND ELECTRICAL WORKS TO BE REMOVED AND MADE GOOD AS NECESSARY. THE EXACT LOCATION OF UNDERGROUND AND ABOVEGROUND SERVICES SHALL BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. THIS DRAWING SET TO BE READ IN CONJUNCTION WITH THE SPECIFICATION PROVIDED. BEWARE OF EXISTING SERVICES. CONFIRM LOCATIONS PRIOR TO EXCAVATION. REFER ALL MAJOR WORKS TO RAMPS, WALKWAYS, DRIVEWAYS ETC (INCLUDING CARPARK WORKS, LEVELS & DATUMS) REFER CIVIL ENGINEERS DOCUMENTATION. ALL SITE WORKS SHALL BE IN ACCORDANCE WITH N.C.C., CSIRO BTF 18,19,22 AND AS2870 MINIMAL SITE DISTURBANCE IS TO BE CARRIED OUT. SEDIMENT CONTROL; 'GEOLAB' SILT FENCE 1000 OR SIMILAR. TOPSOIL STOCKPILES REMAINING ON THE SITE TO BE COVERED WITH PLASTIC, DEQUATELY RETAINED ALONG ALL EDGES. UNUSED STOCKPILES TO BE REMOVED FROM SITE OR USED FOR FUTURE LANDSCAPING.

**SITE PREPARATION AND EXCAVATION**

IN ACCORDANCE WITH PART 3.1 OF CURRENT N.C.C., AND TO LOCAL COUNCIL REQUIREMENTS. INTERNAL FINISHED FLOOR LEVEL (FFL) TO BE MIN. 150MM ABOVE FINISHED EXTERNAL GROUND AREAS (FLOWER BEDS OR GRASSED AREAS) AND MIN. 50 MM ABOVE FINISHED EXTERNAL SEALED SURFACES (PAVED AREAS). PROVIDE 50 MM MIN. FALL FOR THE FIRST METRE AWAY FROM BUILDING TOWARDS LOWER GROUND OR ALTERNATIVELY SUFFICIENT DRAINAGE PROVISIONS (AG DRAINS, SUMPS OR SIMILAR).

**FOOTINGS**

CONCRETE FOOTINGS AND SLABS IN ACCORDANCE WITH PART 3.2 OF CURRENT N.C.C. AND AS 2870.1 AND ENGINEERS SPECS. UNLESS OTHERWISE SPECIFIED, FOOTINGS 25MPA / SLAB 25MPA. STRIP FOOTINGS TO BE PLACED WITH A MECHANICAL VIBRATOR. CONCRETE SLABS TO BE MOISTURE CURED FOR MIN. OF 7 DAYS OR APPLY APPROVED CURING COMPOUND. PROVIDE WALL CAVITY DRAINAGE WITH WEEPHOLES AT 960 MAX CENTRES ALONG LINE ABOVE FINISHED GROUND LEVEL. (SLAB AREA).

**WORKPLACE HEALTH AND SAFETY**

BUILDER SHALL COMPLY WITH ALL WORKPLACE HEALTH AND SAFETY REQUIREMENTS REQUIRED BY LEGISLATION FOR THE CONSTRUCTION OF THE STRUCTURE AND SHALL ASSES ALL WORKPLACE HEALTH AND SAFETY ISSUES BEFORE COMMENCEMENT OF CONSTRUCTION AND LIASE WITH THE DESIGNER IF NECESSARY TO AVOID/MINIMISE RISKS DURING CONSTRUCTION.

**SERVICES**

BUILDER TO LOCATE ALL SERVICES BEFORE COMMENCEMENT OF CONSTRUCTION. SEWERAGE TO COMPLY WITH LOCAL AUTHORITY REGULATIONS AND WATER SUPPLY ACT 1949. ROOF WATER DISCHARGE TO DOWNPIPES TO RAINWATER STORAGE TANKS IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS. TANK OVERFLOW TO BE DIRECTED OR DISCHARGE AS PER LOCAL AUTHORITY REQUIREMENTS. RAINWATER TANK AND WASTE SERVICES TO BE CONNECTED TO LOCAL AUTHORITY SEWERAGE SYSTEM OR AS PER HYDRAULIC ENGINEERS DEISGN.

NOTE: RICHMOND PROJECTS GIVES NO WARRANTY REGARDING THE PRECENSE OF LOCATION OF BURIED SERVICES, INCLUDING NEW-INSTALLED SERVICES. "AS CONSTRUCTED" LOCATIONS MAY DIFFER FROM WHAT IS DRAWN ON THIS PLAN.

INITIAL IDENTIFICATION AS PER DBYD (DIAL BEFORE YOU DIG - TELEPHONE: 1100 HTTP://WWW.1100.COM.AU)



SITE INFORMATION	
SITE AREA	6697M <sup>2</sup>
TOTAL BUILDING AREA	204M <sup>2</sup>
TOTAL SITE COVERAGE	3.04%



1 OVERALL SITE PLAN  
A1.0 1: 600

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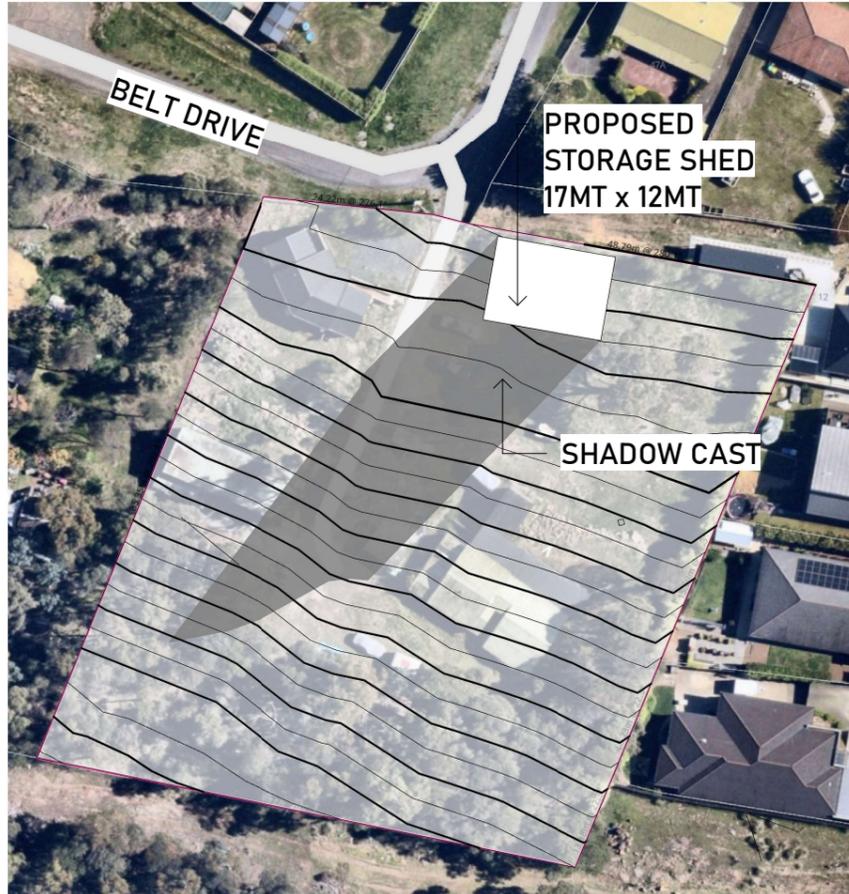
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1 BELT DRIVE  
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**DAVE CHAPMAN**

DRAWING TITLE  
**PROPOSED SITE PLAN**

DRAWN  
T.F  
DESIGNED  
E.R  
CHECKED  
E.R  
ISSUE DATE  
16.02.26  
DRAWING SCALE SHEET SIZE  
As indicated A3



PROJECT NUMBER  
**RP02605**  
DRAWING NUMBER  
**A1.0**  
REVISION  
**01**



**2** 9am 21st June  
 A2.0 1:1000



**3** 12pm 21st June  
 A2.0 1:1000



**1** 3pm 21st June  
 A2.0 1:1000

REV	AMENDMENT DETAILS	BY	DATE

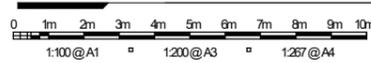
PROJECT STAGE  
**PLANNING STAGE**

PROJECT DETAILS  
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**SHADOW DIAGRAMS**

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PROJECT NUMBER  
**RP02605**  
 DRAWING NUMBER  
**A2.0**  
 REVISION  
**01**



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