

## PLANNING NOTICE

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

<b>APP NO.:</b>	PA\26\0210
<b>APPLICANT:</b>	Rare Innovation Pty Ltd
<b>SITE:</b>	100 Country Club Avenue, Prospect Vale (CT: 185985/1002)
<b>PROPOSAL:</b>	Alterations to Hotel Industry (Extension to maintenance shed, carpentry shed, chemical storage shed & relocation of washdown area) - waterway protection area.

The application can be inspected until **Monday, 4 May 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 18 April 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="100 COUNTRY CLUB AVE"/>	Certificate of Title:	<input type="text" value="185985"/>
Suburb:	<input type="text" value="PROSPECT VALE TAS"/> <input type="text" value="7250"/>	Lot No:	<input type="text" value="1002"/>
Land area:	<input type="text" value="N/A"/>	m <sup>2</sup> / ha	
Present use of land/building:	<input type="text" value="COMMERCIAL"/>	(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 checked="" type="checkbox"/> Demolition
	<input type="checkbox"/> Forestry	<input type="checkbox"/> Other		
Total cost of development (inclusive of GST):	<input type="text" value="\$ 500,000"/>	Includes total cost of building work, landscaping, road works and infrastructure		
Description of work:	<input type="text" value="MODIFICATIONS TO EXISTING MAINTENANCE SHED, NEW SHED EXTENSION, WASH BAY + STORAGE, NEW CARPENTRY SHED"/>			
Use of building:	<input type="text" value="MAINTENANCE AND EQUIPMENT STORAGE"/>	(main use of proposed building – dwelling, garage, farm building, factory, office, shop)		
New floor area:	<input type="text" value="672 / 144 m&lt;sup&gt;2&lt;/sup&gt; (MAINTENANCE + STORE) (CARPENTRY SHED)"/>	New building height:	<input type="text" value="4.7 / 4.85 m"/>	
Materials:	External walls:	<input type="text" value="COLORBOND"/>	Colour:	<input type="text" value="DARK (TO MATCH EXISTING)"/>
	Roof cladding:	<input type="text" value="COLORBOND"/>	Colour:	<input type="text" value="DARK (TO MATCH EXISTING)"/>

SEARCH OF TORRENS TITLE

VOLUME 185985	FOLIO 1002
EDITION 6	DATE OF ISSUE 13-Feb-2026

SEARCH DATE : 20-Feb-2026

SEARCH TIME : 04.17 pm

DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL  
 Lot 1002 on Sealed Plan [185985](#)  
 Derivation : Part of 375A-1R-0P Gtd. to James Goodger, Part of  
 300 Acres Gtd. to Joseph Penny, Part of 251 Acres Gtd. to John  
 Fawns, Part of 252 Acres Gtd. to Robert Campbell, Part of 320  
 Acres Gtd. to W Moriarty & J G Jennings and Part of Lot 121,  
 327 Acres Gtd. to J H Reibey  
 Prior CTs [33678/1](#) and [183962/1](#)

SCHEDULE 1

[A944666](#), [A828545](#), [A979664](#) & [E135548](#) TASMANIAN COUNTRY  
 CLUB-CASINO PROPRIETARY LIMITED Registered  
 17-May-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
[SP185985](#) EASEMENTS in Schedule of Easements  
[SP185985](#) FENCING PROVISION in Schedule of Easements  
[N175180](#) BURDENING EASEMENT: a bushfire hazard management  
 easement (appurtenant to Lots 55 to 61 inclusive on  
 Sealed Plan [186417](#)) over the land marked Bushfire  
 Hazard Management Easement 10.00 wide on Sealed Plan  
[185985](#) Registered 26-Mar-2024 at noon  
[N218188](#) BURDENING EASEMENT: a bushfire hazard management  
 easement (appurtenant to Lots 53 & 54 on Sealed Plan  
[187707](#)) over the land marked Bushfire Hazard  
 Management Easement 10.00 wide on Sealed Plan [185985](#)  
 Registered 05-Dec-2024 at noon  
[N278462](#) BURDENING EASEMENT: Bushfire Hazard Management  
 Easement (appurtenant to Lot 600 on Sealed Plan  
[188889](#)) over the land marked Bushfire Hazard  
 Management Easement 25.00 wide on Sealed Plan [185985](#)  
 Registered 23-Sept-2025 at 12.01 pm  
[N278447](#) BURDENING EASEMENT: Bushfire Hazard Management  
 Easement (appurtenant to Lots 91 & 92 on Sealed Plan  
[188889](#)) over the land marked Bushfire Hazard

- Management Easement 10.00 wide on Sealed Plan [185985](#)  
Registered 23-Sept-2025 at 12.02 pm
- [N260363](#) BURDENING EASEMENT: a pipeline and services easement  
in favour of Tasmanian Water & Sewerage Corporation  
Pty Ltd over the land marked Pipeline and Services  
Easement 3.00 wide on Sealed Plan [185985](#) Registered  
23-Sept-2025 at 12.03 pm
- [N260900](#) BURDENING EASEMENT: a right of drainage in favour of  
Meander Valley Council over the land marked Drainage  
Easement variable width on Sealed Plan [185985](#)  
Registered 23-Sept-2025 at 12.04 pm
- [SP10386](#) & [SP18481](#) FENCING COVENANT in Schedule of Easements  
[B388899](#) MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 09-Nov-1990 at 12.02 pm
- [E135550](#) MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 17-May-2018 at 12.01 pm
- [N102498](#) BURDENING EASEMENT: a bushfire hazard management  
easement (appurtenant to Lots 102-112 inclusive on  
Sealed Plan [189929](#)) over the land marked Bushfire  
Hazard Management Easement 10.00 wide on Sealed Plan  
[185985](#) Registered 13-Feb-2026 at 12.01 pm
- [N290746](#) BURDENING EASEMENT: a Bushfire Hazard Management  
Easement (appurtenant to Lots 93 to 101 inclusive on  
Sealed Plan [189623](#)) over the land marked Bushfire  
Hazard Management Easement 10.00 Wide and Bushfire  
Hazard Management Easement 12.00 Wide on Sealed Plan  
[185985](#) Registered 05-Dec-2025 at 12.01 pm
- [N290732](#) BURDENING EASEMENT: a Right of carriage way in favour  
of Meander Valley Council over the land marked Right  
of Way W,X,Y,Z on Sealed Plan [185985](#) Registered  
05-Dec-2025 at 12.03 pm
- [N290724](#) BURDENING EASEMENT: a Right of drainage in favour of  
Meander Valley Council over the lands marked Drainage  
Easement 'A' 3.00 Wide, Drainage Easement 'B' 3.00  
Wide and Pipeline and Services and Drainage Easement  
Variable Width on Sealed Plan [185985](#) Registered  
05-Dec-2025 at noon
- [N290680](#) BURDENING EASEMENT: a Pipeline and Services Easement  
in favour of Tasmanian Water & Sewerage Corporation  
Pty Limited over the land marked Pipeline and  
Services and Drainage Easement Variable Width on  
Sealed Plan [185985](#) Registered 05-Dec-2025 at 12.02 pm
- [E442396](#) AGREEMENT pursuant to Section 78 of the Land Use  
Planning and Approvals Act 1993 Registered  
09-Dec-2025 at noon


UNREGISTERED DEALINGS AND NOTATIONS

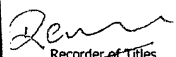
189930 PLAN Lodged by WOOLCOTT LAND SERVICES on 22-Dec-2025  
BP: [189929](#)

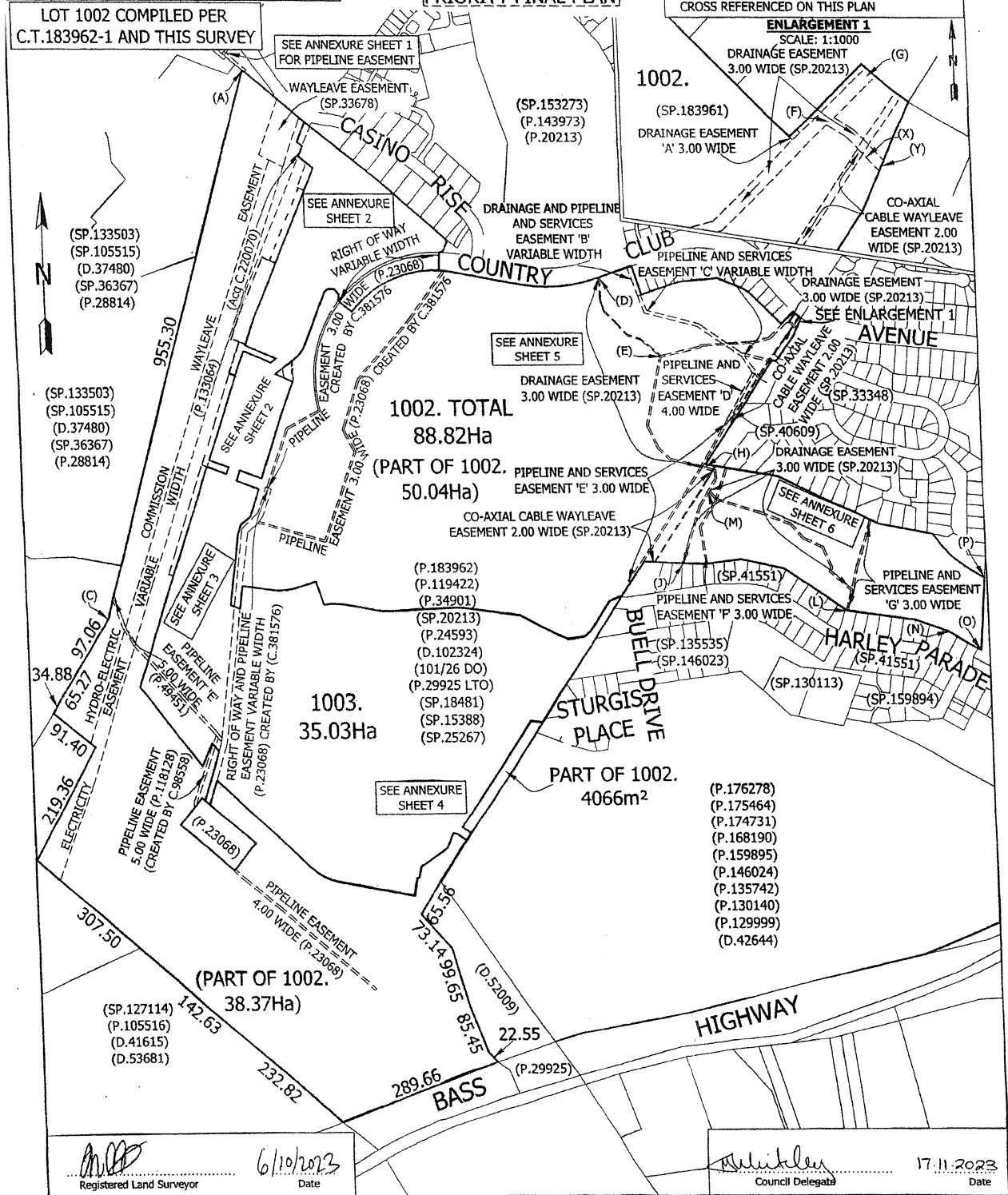
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N301073 TRANSFER of EASEMENT Right of Drainage Lodged by  
BUTLER MCINTYRE & B on 03-Feb-2026 BP: N301073

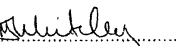
OWNER: TASMANIAN COUNTRY CLUB-CASINO PROPRIETARY LIMITED  
 FOLIO REFERENCE: C.T.183962/1 & C.T.33678/1  
 GRANTEE: PART OF 375A-1R-0P GRANTED TO JAMES GOODGER, PART OF 300 ACRES GRANTED TO JOSEPH PENNY, PART OF 251 ACRES GRANTED TO JOHN FAWNS, AND PART OF 252 ACRES GRANTED TO ROBERT CAMPBELL, PART OF 320A-0R-0P GRANTED TO W. MORIARTY AND JG. JENNINGS. PART OF LOT 121 327 ACRES GRANTED TO J.H.REIBEY.

**PLAN OF SURVEY**  
  
**WOOLCOTT SURVEYS**  
 BY SURVEYOR: COLIN STERLING SMITH  
 LOCATION: LAND DISTRICT OF CORNWALL PARISH OF LAUNCESTON  
 SCALE 1: 6000 @ A3 LENGTHS IN METRES

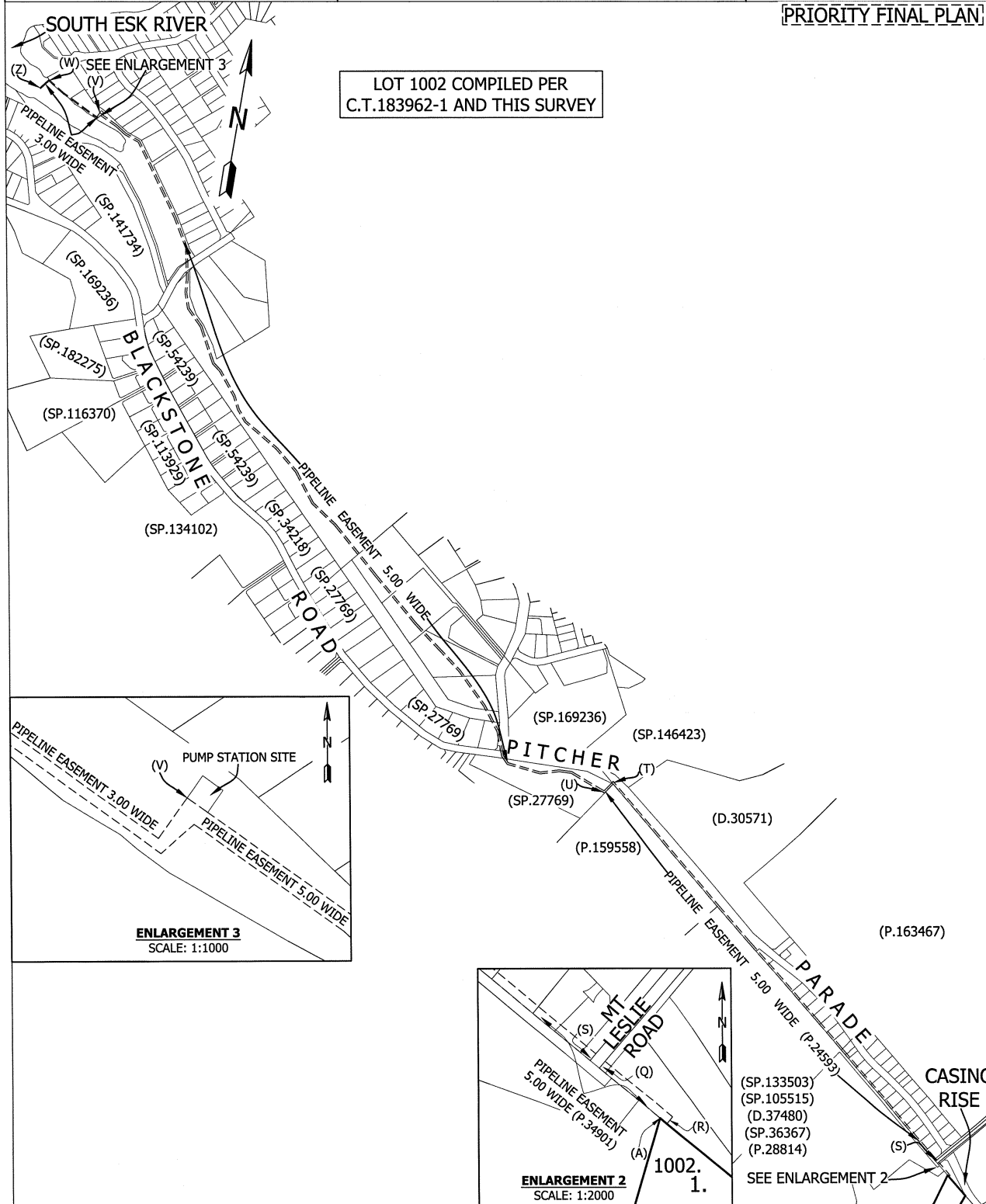
REGISTERED NUMBER  
**SP185985**  
 APPROVED EFFECTIVE FROM 19-DEC-2023  
  
 Recorder of Titles



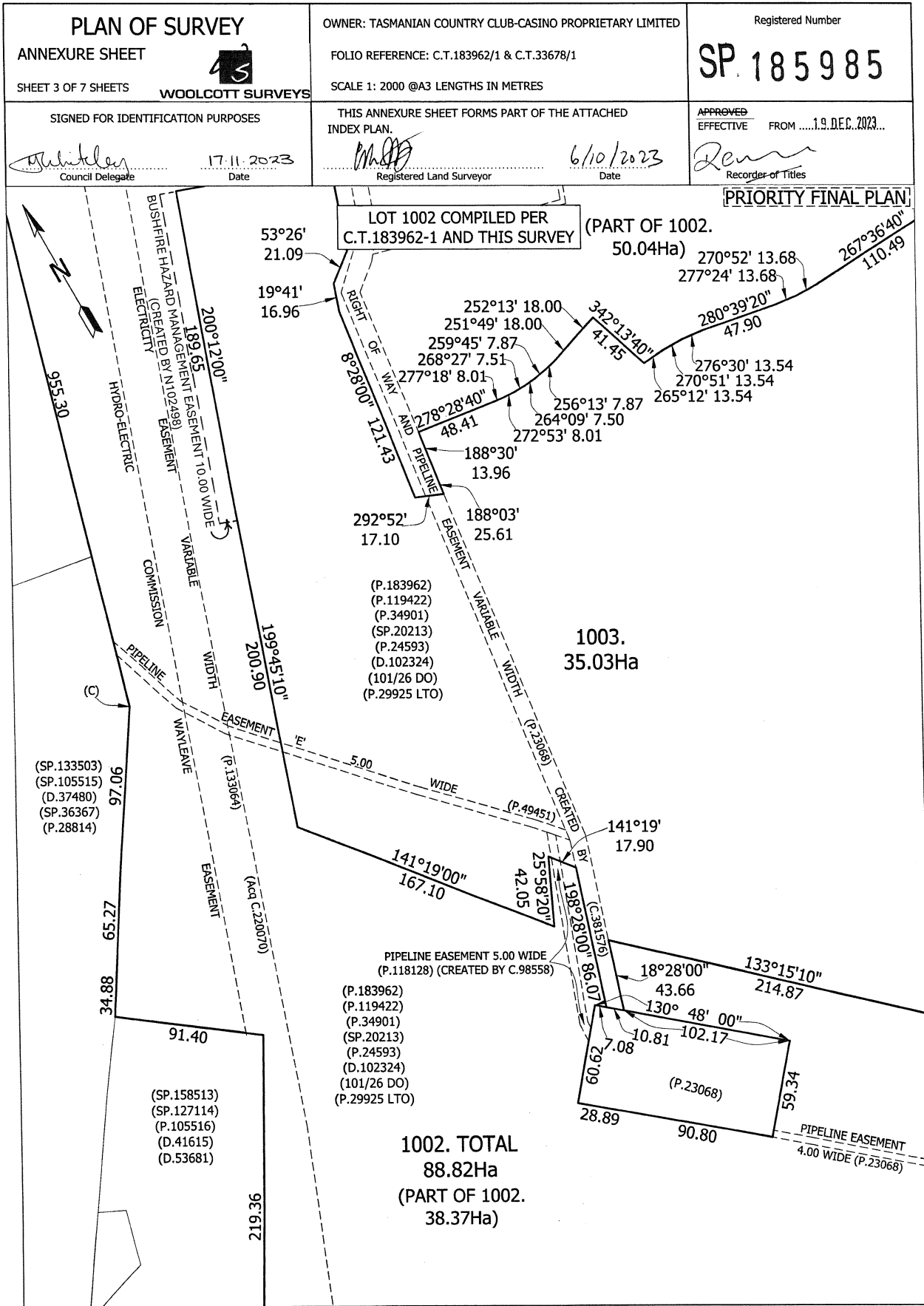
  
 Registered Land Surveyor  
 6/10/2023  
 Date

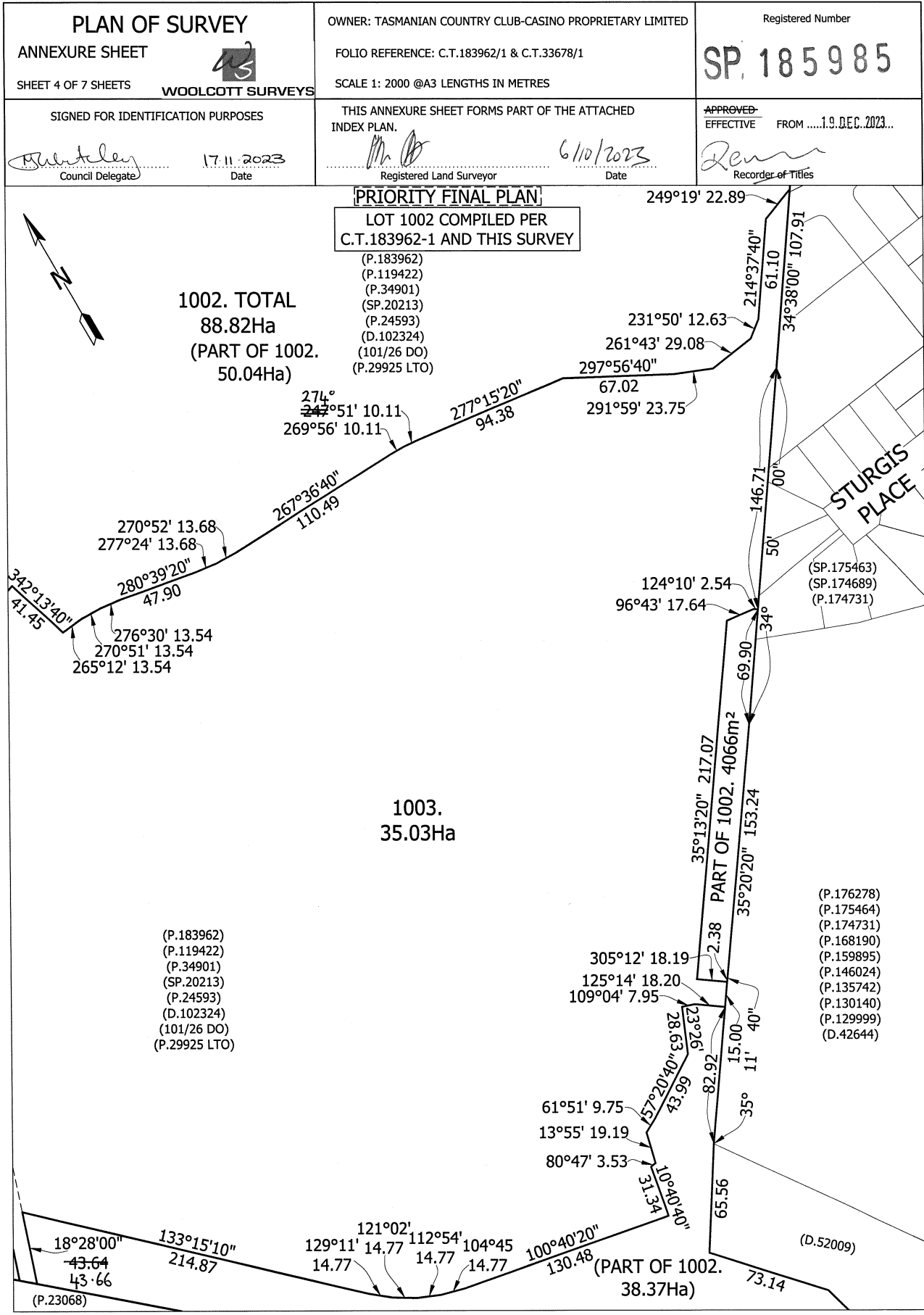
  
 Council Delegate  
 17-11-2023  
 Date

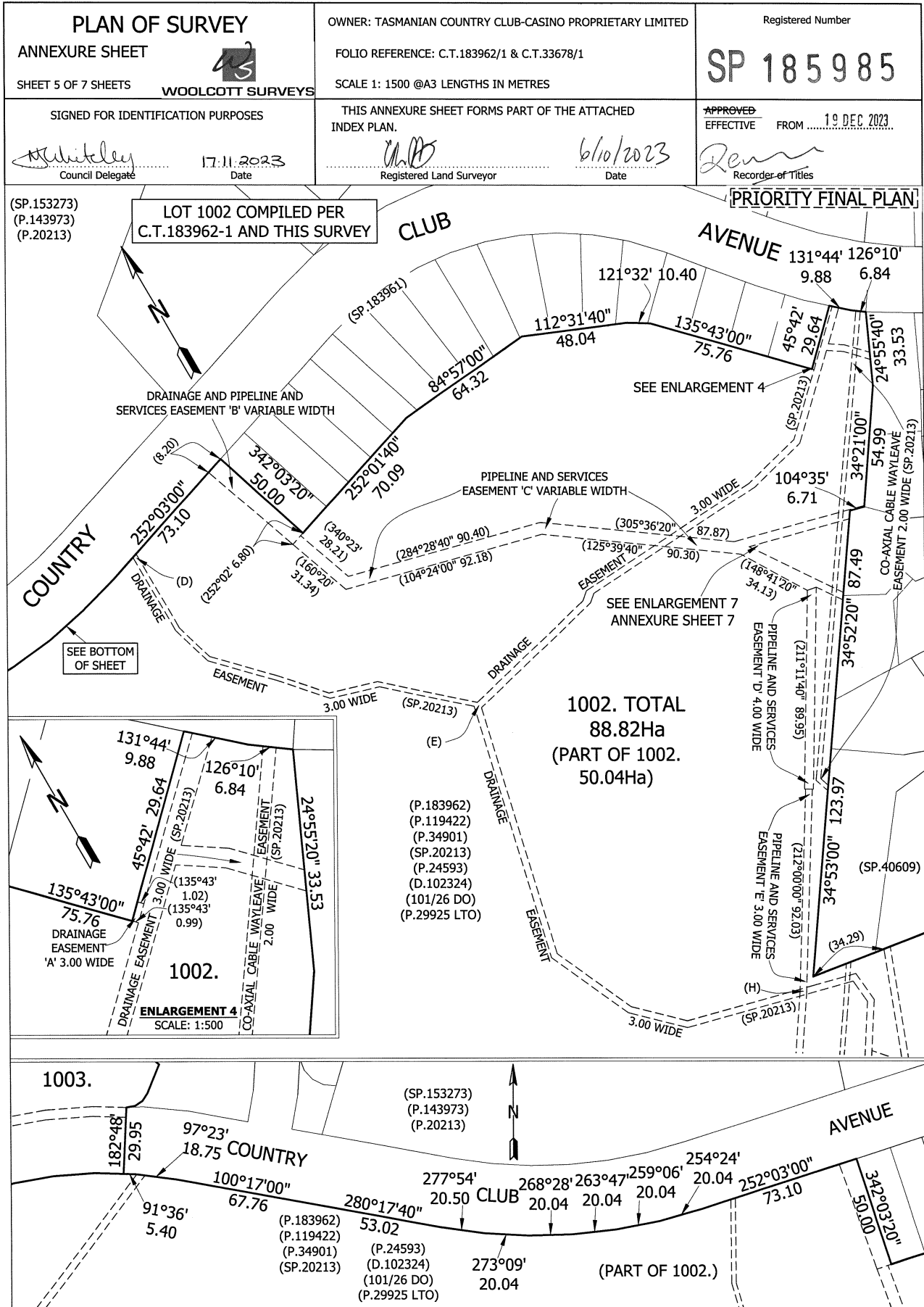
<p><b>PLAN OF SURVEY</b> ANNEXURE SHEET SHEET 1 OF 7 SHEETS WOOLCOTT SURVEYS</p>	<p>OWNER: TASMANIAN COUNTRY CLUB-CASINO PROPRIETARY LIMITED FOLIO REFERENCE: C.T.183962/1 &amp; C.T.33678/1 SCALE 1:10'000 LENGTHS IN METRES</p>	<p>Registered Number <b>SP. 185985</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> 17.11.2023 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> 6/10/2023 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 19 DEC 2023 <i>[Signature]</i> Recorder of Titles</p>















<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 185985

PAGE 1 OF 6 PAGES

7\* K.B. 07-01-2

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 183961 FOLIO 1**

- 183962 \* K.B. 07-09-2023
1. Those parts of Lots 1002 and 1003 on the Plan which formerly comprised Lot 1 on Plan 183962 are ~~Lot 1002 on the Plan~~ 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 the Plan.
  2. Lot 1002 on the Plan is subject to <sup>such rights</sup> ~~a right of drainage~~ over the land marked "DRAINAGE EASEMENT 3.00 WIDE" and also marked "~~D E G H~~" as shown passing through Lot 1002 on the Plan appurtenant to the balance of the land previously comprised in Indenture of Conveyance No. 53/7347 and the balance of the land previously contained in Certificate of Title Registered Volume 3998 Folio 77 at the date of acceptance thereof EXCEPTING lots 3 and 5 on Plan 3998 and for the Warden Councillors and Electors of the Municipality of Westbury as may be necessary to drain the storm water and other surplus waters from the lands of the dominant owner and the said balance lands \* GFED, YF & HE
  3. Lot 1002 on the Plan is subject to the full free right and liberty for Telstra Group Limited (hereinafter referred to as "Telstra") at all times hereafter with workmen and others and machinery to enter into and upon the strips of land marked "CO-AXIAL CABLE WAYLEAVE EASEMENT 2.00 METRES WIDE" on the Plan and to lay and maintain thereon and therein such telephonic and other equipment as shall from time to time be determined by Telstra to maintain the same and lay new equipment in substitution therefore and in addition thereto to do all necessary works and things in connection therewith without doing unnecessary damage to the said strips of land and leaving the same in neat and tidy condition.
  4. Lot 1002 on the Plan is subject to a right of drainage appurtenant to <sup>balance of</sup> the land previously contained in Certificate of Title registered Vol. 3998 Fol. 77 over the land marked "DRAINAGE EASEMENT 3.00 WIDE" and also marked "X Y" as shown on the Plan, as may be necessary to drain stormwater and other surplus water from the land previously contained in the said Certificate of Title registered Vol. 3998 Fol. 77.
  5. Lot 1002 on the Plan is subject to a right of drainage appurtenant to the balance of the land previously comprised in Indenture of Conveyance No. 53/7347 over the land marked "DRAINAGE EASEMENT 3.00 WIDE" and also marked "J H & L M" as shown on the Plan, as may be necessary to drain the stormwater and other surplus water from ~~the balance of~~ the land previously comprised in Indenture No. 53/7347.

.....  
Daniel Joseph Hanna  
Director

.....  
Colin Paul Dewhurst  
Secretary


(USE ANNEXURE PAGES FOR CONTINUATION)


SUBDIVIDER: TASMANIAN COUNTRY CLUB-CASINO PTY LTD FOLIO REF 183962/1 & 33678/1 SOLICITOR Con Tsamassiros, Butler McIntyre & Butler & REFERENCE: CT230682	PLAN SEALED BY: <i>Meander Valley Council</i> DATE: <i>17 November 2023</i> <i>PA/22/0243</i> REF NO. <i>Whitely</i> Council Delegate
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**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 6 PAGES <i>7*11.8.07 - 09 - 2023</i></p>	<p>Registered Number</p> <p><b>SP 185985</b></p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB-CASINO PTY LTD</p> <p>FOLIO REFERENCE: 183962/1 &amp; 33678/1</p>	

- Those parts of Lots 1002 and 1003 on the Plan which formerly comprised Lot 1 on Plan 183962 are
6. ~~Lot 1002 on the Plan 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 land previously comprised in Certificate of Title registered Vol. 4166 Fol. 98 (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" as shown on the Plan (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 on 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.
  7. Lot 1002 on the Plan is subject to the full free right and liberty for TasWater (appurtenant to lot 8 on Plan No. 23068) for the purposes of the Waterworks Clauses Act, 1985 (hereinafter referred to as "the said Act") at all times hereafter with workmen and others and machinery to enter upon the strip of land marked "PIPELINE EASEMENT 4.00 WIDE" as shown on the Plan, and to lay and maintain water through and along the same and from time to time to inspect cleanse repair and maintain the same and when and where necessary to lay new pipes in substitution therefore and in addition thereto and to do all necessary works and things in connection therewith or as may be authorised by the said Act without doing unnecessary damage to the said strip of land and leaving the same in neat and tidy condition.
  8. Lot 1002 on the Plan is subject to a wayleave easement as defined by Section 2 of the Hydro-Electric Commission Act, 1944 in favour of the Hydro-Electric Commission over the land marked "HYDRO-ELECTRIC COMMISSION WAYLEAVE EASEMENT" as shown on the Plan. and "WAYLEAVE EASEMENT"
  9. Lots 1002 and 1003 on the Plan are 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.
  10. Lots 1002 and 1003 on the Plan are 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.
  11. Lots 1002 and 1003 on the Plan are subject to a pipeline easement (as fully defined in dealing no. C381576) in favour of the Meander Valley Council over the land marked "PIPELINE EASEMENT 3.00 WIDE" as shown on the Plan.
  12. ~~Lots 1002 and 1003 on the Plan are~~ together with the full right and liberty for the owner of the Dominant Land (as described in paragraph 6 above) for the purposes set forth herein to enter upon the Servient Land (as described in paragraph 6 above) 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.

  
.....  
Daniel Joseph Hanna  
Director

  
.....  
Colin Paul Dewhurst  
Secretary


**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.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 6 PAGES <i>7* K.B. 09-09-2023</i></p>	<p>Registered Number</p> <p style="font-size: 2em; font-weight: bold;">SP 185985</p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB-CASINO PTY LTD</p> <p>FOLIO REFERENCE: 183962/1 &amp; 33678/1</p>	

- 13. Lots 1002 and 1003 on the Plan are 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 therein).
- 14. Lots 1002 and 1003 on the Plan are subject to pipeline rights (as fully defined in dealing no. C98558) in favour of TasWater over the land marked "PIPELINE EASEMENT 5.00 WDE" shown on the Plan (subject to provisions).
- 15. Lots 1002 and 1003 on the Plan are subject to an electricity easement (as fully defined in dealing no. C220070), in favour of TasNetworks over the land marked "ELECTRICITY EASEMENT VARIABLE WIDTH" as shown on the Plan.

**NEW EASEMENTS CREATED**

- 16. Lot 1002 on the Plan is subject to **right of drainage** in favour of Meander Valley Council over the land marked "DRAINAGE EASEMENT 'A' 3.00 WIDE" as shown passing through Lot 1002 on the Plan.
- 17. Lot 1002 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 'B' VARIABLE WIDTH" as shown passing through Lot 1002 on the Plan.
- 18. Lot 1002 on the Plan is subject to a **Pipeline and Services Easements** in favour of TasWater over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT 'B' VARIABLE WIDTH" as shown passing through Lot 1002 on the Plan.
- 19. Lot 1002 on the Plan is subject to a **Pipeline and Services Easement** in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT 'C' VARIABLE WIDTH" as shown passing through Lot 1002 on the Plan.
- 20. Lot 1002 on the Plan is subject to a **Pipeline and Services Easement** in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT 'D' 4.00 WIDE" as shown passing through Lot 1002 on the Plan.
- 21. Lot 1002 on the Plan is subject to a **Pipeline and Services Easement** in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT 'E' 3.00 WIDE" as shown passing through Lot 1002 on the Plan.
- 22. Lot 1002 on the Plan is subject to a **Pipeline and Services Easement** in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT 'F' 3.00 WIDE" as shown passing through Lot 1002 on the Plan.
- 23. Lot 1002 on the Plan is subject to a **Pipeline and Services Easement** in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT 'G' 3.00 WIDE" as shown passing through Lot 1002 on the Plan.



.....  
Daniel Joseph Hanna  
Director



.....  
Colin Paul Dewhurst  
Secretary

**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.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 4 OF 6 PAGES 7th K.B. 07-09-2022</p>	<p>Registered Number</p> <p>SP 185985</p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB-CASINO PTY LTD</p> <p>FOLIO REFERENCE: 183962/1 &amp; 33678/1</p>	

- 24. Lot 1002 on the Plan is together with a **right of carriage way** appurtenant to Lot 1003 on the Plan over the land marked "RIGHT OF WAY VARIABLE WIDTH" as shown passing through Lot 1003 on the Plan.
- 25. Lot 1003 on the Plan is subject to a **right of carriage way** in favour of Lot 1002 over the land marked "RIGHT OF WAY VARIABLE WIDTH" as shown passing through Lot 1003 on the Plan.

**FENCING PROVISION**

In respect of the Lots shown on the Plan the Vendor, Tasmanian Country Club-Casino 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;



.....

Daniel Joseph Hanna  
Director



.....

Colin Paul Dewhurst  
Secretary

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<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 5 OF 7 PAGES</p>	<p>Registered Number</p> <p><b>SP 185985</b></p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB-CASINO PTY LTD</p> <p>FOLIO REFERENCE: 183962/1 &amp; 33678/1</p>	

- (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.
- (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);
- (vi) 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;
- (vii) any thing reasonably required to support, protect or cover any of the Infrastructure;
- (viii) 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 ‘B’ Variable Width”
- (ii) “Pipeline and Services Easement ‘C’ Variable Width”
- (iii) “Pipeline and Services Easement ‘D’ 4.00 wide”
- (iv) “Pipeline and Services Easement ‘E’ 3.00 wide”

.....  
Daniel Joseph Hanna  
Director


.....  
Colin Paul Dewhurst  
Secretary


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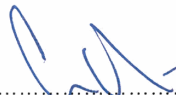
<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 6 OF 7 PAGES</p>	<p>Registered Number</p> <p><b>SP 185985</b></p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB-CASINO PTY LTD</p> <p>FOLIO REFERENCE: 183962/1 &amp; 33678/1</p>	

- (v) "Pipeline and Services Easement 'F' 3.00 wide"
- (vi) "Pipeline and Services Easement 'G' 3.00 wide"

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

\*  07-09-2023  
Kieren Byfield as solicitor  
for Subdivider

  
.....  
Daniel Joseph Hanna  
Director

  
.....  
Colin Paul Dewhurst  
Secretary

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<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 7 OF 7 PAGES</p>	<p>Registered Number</p> <p><b>SP 185985</b></p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB-CASINO PTY LTD</p> <p>FOLIO REFERENCE: 183962/1 &amp; 33678/1</p>	

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

By:

Daniel Joseph Hanna

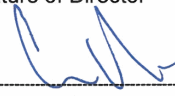
Director

Colin Paul Dewhurst

Secretary



Signature of Director



Signature of Secretary

**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.

CLIENT:  
COUNTRY CLUB TASMANIA

PROJECT:  
CCT MAINTENANCE SHED

ADDRESS:  
100 COUNTRY CLUB AVENUE, PROSPECT VALE

PROJECT No:  
250022

STATUS:  
CONTROLLED DOCUMENT

ISSUED FOR / DESCRIPTION:  
PLANNING APPROVAL

DRAWINGS:

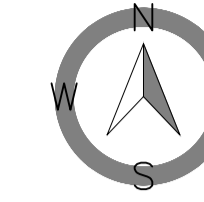
- ACOV - COVER SHEET
- A000 - CODE OVERLAY PLAN
- A001 - SITE PLAN**
- A002 - DEMOLITION SITE PLAN
- A003 - DEMOLITION PLAN - MAINTENANCE SHED INTERNAL**
- A004 - MAINTENANCE SHED OVERALL - FLOOR PLAN
- A005 - GROUND FLOOR AND MEZZANINE - FLOOR PLANS
- A006 - MAINTENANCE SHED - ELEVATIONS SHEET 1**
- A007 - MAINTENANCE SHED - ELEVATIONS SHEET 2
- A020 - CARPENTRY SHED - FLOOR PLAN
- A021 - CARPENTRY SHED - ELEVATIONS SHEET 1
- A022 - CARPENTRY SHED - ELEVATIONS SHEET 2
- CT101 - PROPOSAL PLAN**

PROPERTY ID: 9798443 & 9798443  
TITLE REFERENCE: 185985/1002 & 153273/66  
FLOOR AREA: -

DESIGN WIND SPEED: N/A  
SOIL CLASSIFICATION: N/A  
CLIMATE ZONE: 7

COUNCIL: MEANDER VALLEY COUNCIL  
ZONE: MAJOR TOURISM  
CODE OVERLAY: 4 - MEA-C4.0 ELECTRICITY TRANSMISSION INFRASTRUCTURE PROTECTION CODE - ELECTRICITY TRANSMISSION CORRIDOR  
7 - MEA-C7.0 - NATURAL ASSETS CODE - WATERWAY AND COASTAL PROTECTION AREAS  
13 - MEA-C13.0 - BUSHFIRE PRONE AREAS CODE - BUSHFIRE PRONE AREAS  
GENERAL OVERLAY: N/A

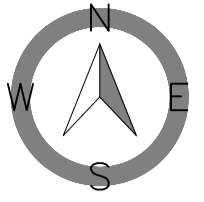
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02	PLANNING APPROVAL	TC	30-01-26	DO NOT SCALE - IF IN DOUBT, ASK THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257		DESIGN CHK: RJ			SCALE: - SHEET SIZE: A1 DWGS IN SET: -
01	PLANNING APPROVAL	TC	20-01-26			DRAWN BY: LM			
00	PLANNING APPROVAL	LM	05-11-25			DRAFT CHK: BT			
REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:	APPROVED: R.JESSON	ACRED. No: CC58481	DATE: 20-01-26			PROJECT No: 250022 DWG No: ACOV REV: 02




**CODE OVERLAYS PLAN**  
SCALE 1:500

- BUSHFIRE-PRONE AREA  
- REFER LISTMAP
- WATERWAY AND COASTAL PROTECTION AREA  
- REFER LISTMAP
- PRIORITY VEGETATION AREA  
- REFER LISTMAP

		STATUS: <b>CONTROLLED DOCUMENT</b>		DESIGN BY: LM	 22-24 Paterson Street Launceston TAS 7250 <a href="http://rarein.com.au">rarein.com.au</a> P.03 6388 9200	CLIENT: COUNTRY CLUB TASMANIA	TITLE: CODE OVERLAYS PLAN
		DO NOT SCALE - IF IN DOUBT, ASK <small>THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257</small>		DESIGN CHK: RJ		PROJECT: CCT MAINTENANCE SHED	SCALE: 1:250 SHEET SIZE: A1 DWGS IN SET: -
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00	PLANNING APPROVAL	TC	30-01-26	DRAFT CHK: BT			
REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:	APPROVED: R.JESSON	ACRED. No: CC58481	DATE: 20-01-26	




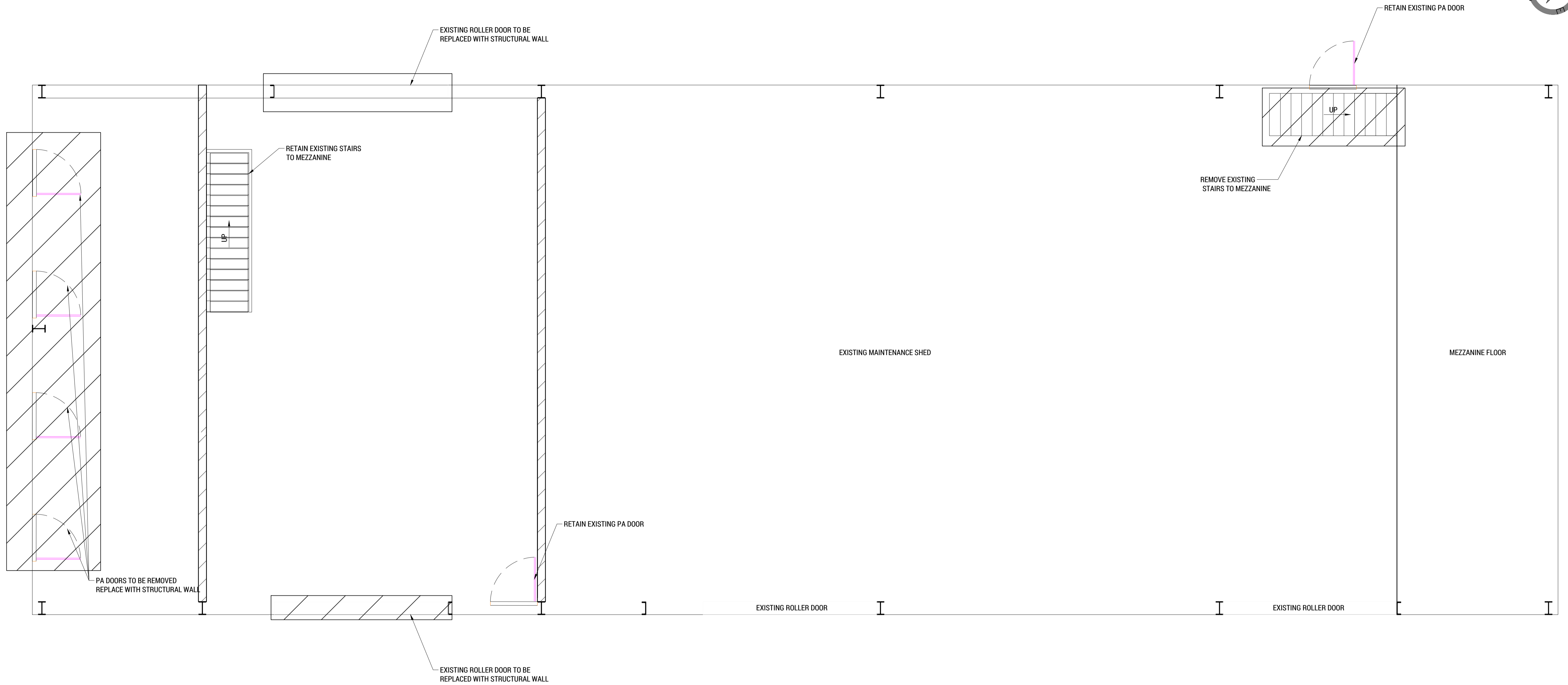
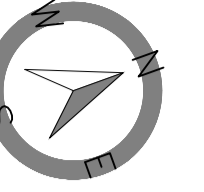
**PROPOSED SITE PLAN**  
SCALE 1:250

		STATUS: <b>CONTROLLED DOCUMENT</b>		DESIGN BY: LM	 22-24 Paterson Street Launceston TAS 7250 <a href="http://rarein.com.au">rarein.com.au</a> P.03 6388 9200	CLIENT: COUNTRY CLUB TASMANIA	TITLE: PROPOSED SITE PLAN
02	PLANNING APPROVAL	TC	30-01-26	DESIGN CHK: RJ		PROJECT: CCT MAINTENANCE SHED	SCALE: 1:250 SHEET SIZE: A1 DWGS IN SET: -
01	PLANNING APPROVAL	TC	20-01-26	DRAWN BY: LM		ADDRESS: COUNTRY CLUB AVENUE, PROSPECT VALE.	PROJECT No: <b>250022</b> DWG No: <b>A001</b> REV: <b>02</b>
00	PLANNING APPROVAL	LM	05-11-25	DRAFT CHK: BT			
REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:	APPROVED: R.JESSON	ACRED. No: CC58481	DATE: 20-01-26	



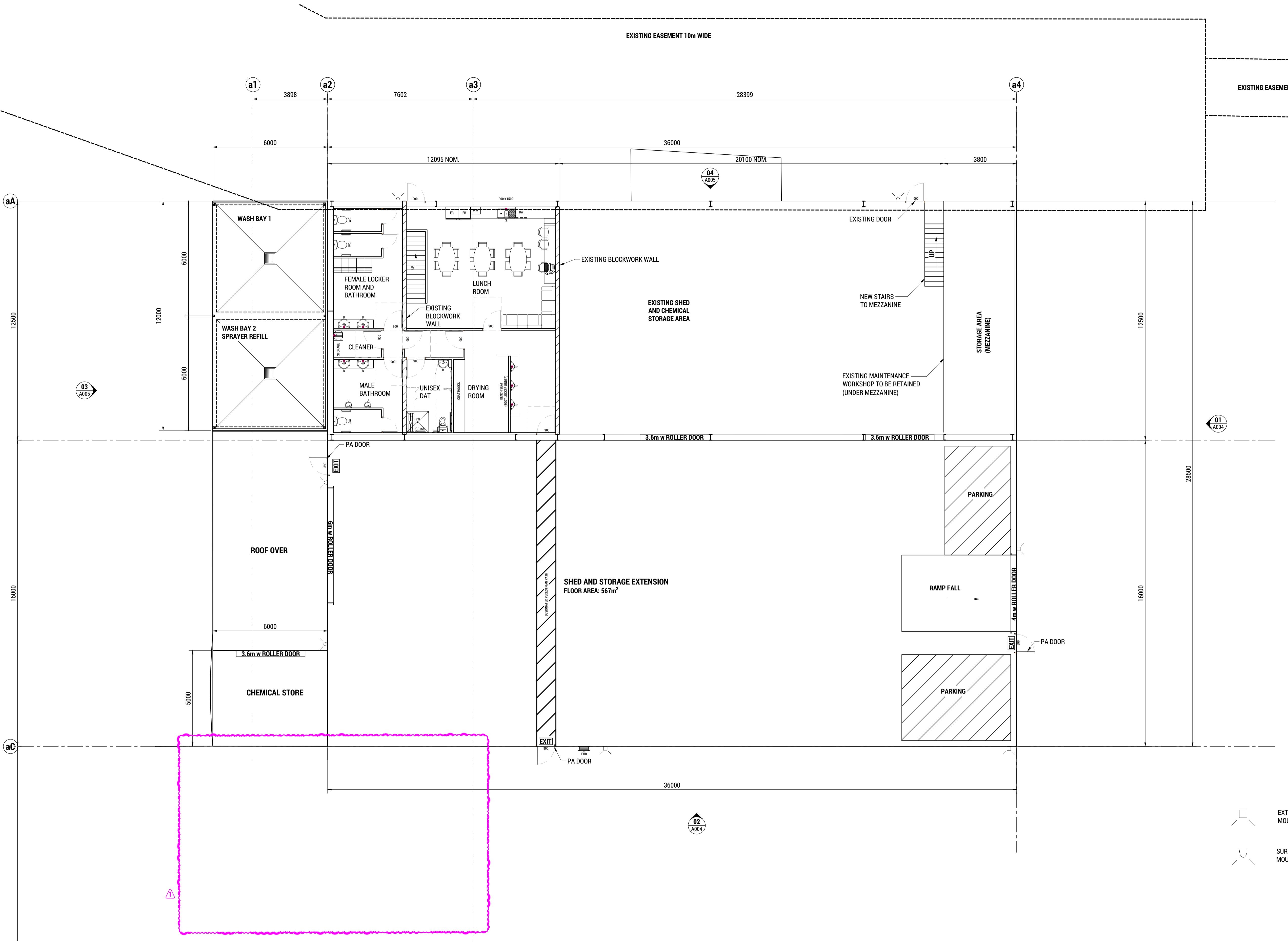
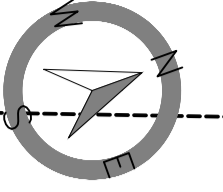
**DEMOLITION PLAN**  
SCALE 1:200

		STATUS: <b>CONTROLLED DOCUMENT</b>		DESIGN BY: LM	 rarein.com.au P.03 6388 9200	CLIENT: COUNTRY CLUB TASMANIA	TITLE: DEMOLITION PLAN
		DO NOT SCALE - IF IN DOUBT, ASK THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257		DESIGN CHK: RJ		PROJECT: CCT MAINTENANCE SHED	SCALE: 1:200 SHEET SIZE: A1 DWGs IN SET: -
				DRAWN BY: LM		ADDRESS: COUNTRY CLUB AVENUE, PROSPECT VALE.	PROJECT No: 250022 DWG No: A002 REV: 01
01	PLANNING APPROVAL	TC	30-01-26	DRAFT CHK: BT	22-24 Paterson Street Launceston TAS 7250		
00	PLANNING APPROVAL	LM	05-11-25	DATE: 20-01-26			
REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:	APPROVED: R.JESSON	ACRED. No: CC58481		



**MAINTENANCE SHED - INTERNAL DEMOLITION PLAN**  
 SCALE 1:50

		STATUS: <b>CONTROLLED DOCUMENT</b>		DESIGN BY: LM	 22-24 Paterson Street Launceston TAS 7250 <a href="http://rarein.com.au">rarein.com.au</a> P.03 6388 9200	CLIENT: COUNTRY CLUB TASMANIA	TITLE: MAINTENANCE SHED - DEMOLITION PLAN
		DO NOT SCALE - IF IN DOUBT, ASK		DESIGN CHK: RJ		PROJECT: CCT MAINTENANCE SHED	SCALE: 1:50 SHEET SIZE: A1 DWGS IN SET: -
01	PLANNING APPROVAL	TC	28-01-26	DRAWN BY: LM	APPROVED: R.JESSON ACRED. No: CC58481 DATE: 20-01-26	ADDRESS: COUNTRY CLUB AVENUE, PROSPECT VALE.	PROJECT No: <b>250022</b> DWG No: <b>A003</b> REV: <b>01</b>
00	PLANNING APPROVAL	LM	05-11-25	DRAFT CHK: BT			
REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:				




EXISTING EASEMENT 3m WIDE

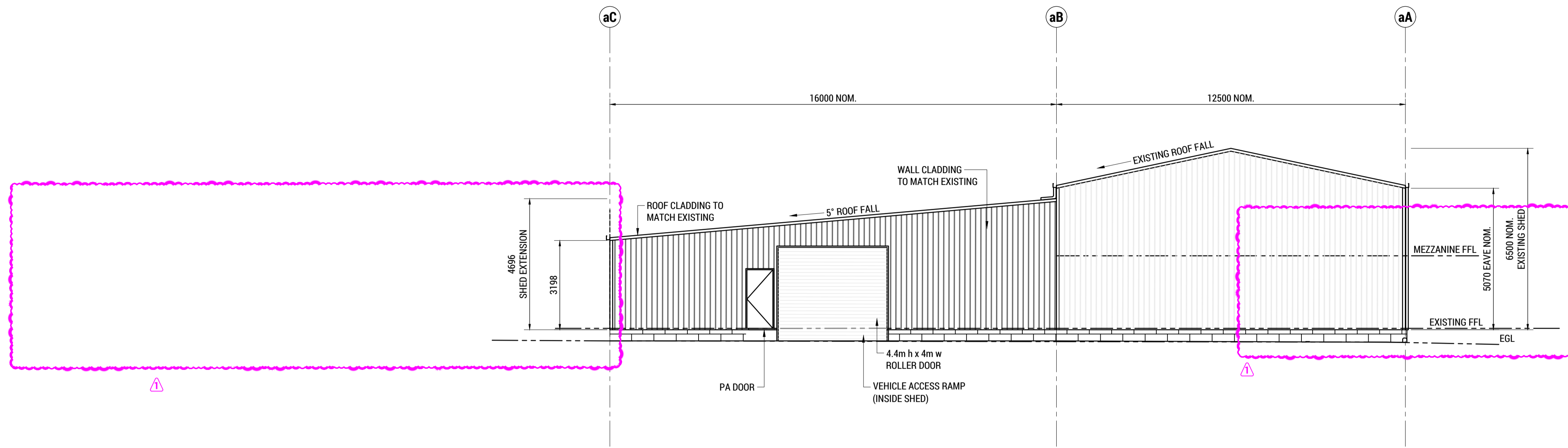
EXISTING EASEMENT 10m WIDE

EXTERNAL FLOOD 100 W LED MOUNTED UNDER EAVE LINE

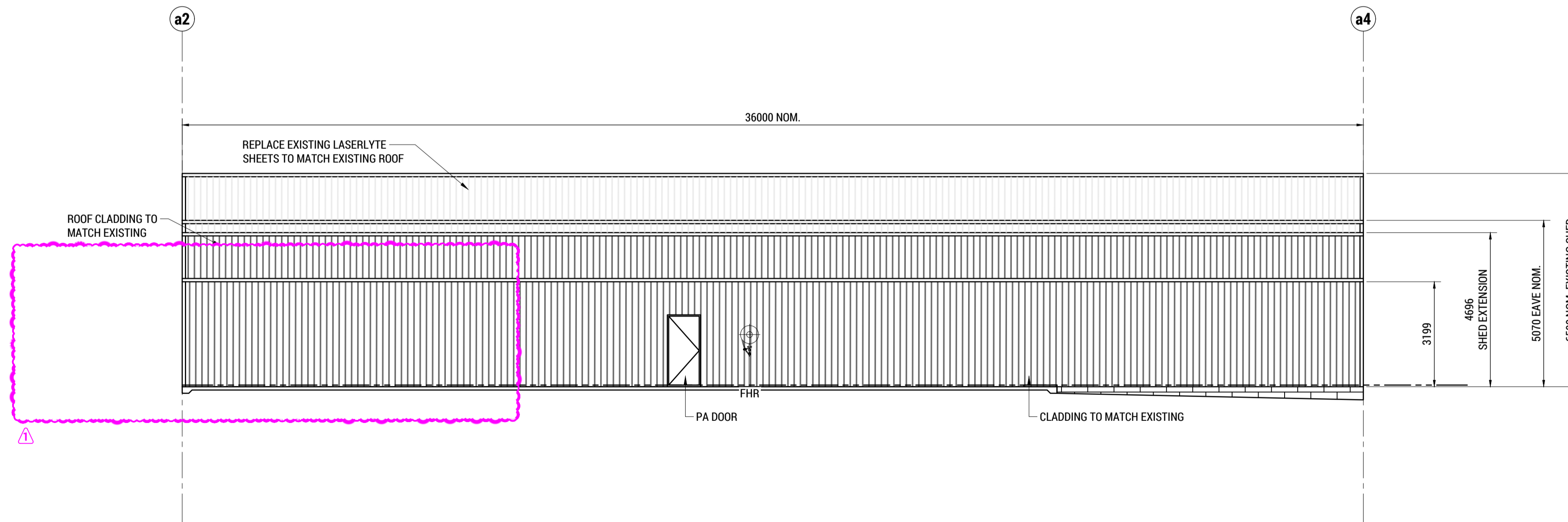
SURVEILLANCE WALL LIGHT MOUNTED AT 2.1m

STATUS: <b>CONTROLLED DOCUMENT</b>		DESIGN BY: LM	 22-24 Paterson Street Launceston TAS 7250 <a href="http://rarein.com.au">rarein.com.au</a> P.03 6388 9200	CLIENT: COUNTRY CLUB TASMANIA	TITLE: MAINTENANCE SHED OVERALL - FLOOR PLAN
DO NOT SCALE - IF IN DOUBT, ASK		DESIGN CHK: RJ		PROJECT: CCT MAINTENANCE SHED	SCALE: 1:100 SHEET SIZE: A1 DWGS IN SET: -
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257		DRAWN BY: LM		ADDRESS: COUNTRY CLUB AVENUE, PROSPECT VALE.	PROJECT No: 250022 DWG No: A004 REV: 01
01 PLANNING APPROVAL	TC 28-01-26	DRAFT CHK: BT			
00 PLANNING APPROVAL	LM 05-11-25				
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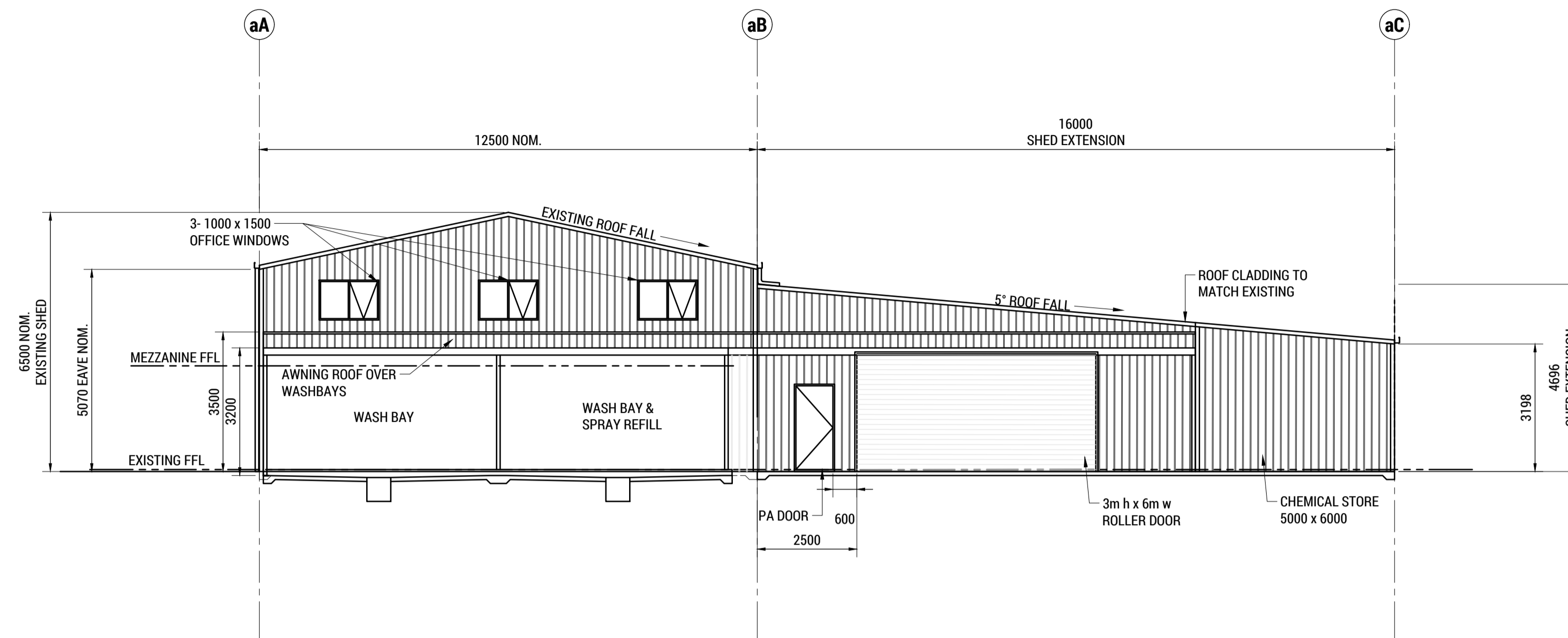


**01 NORTH EAST ELEVATION**  
A003 SCALE 1:100

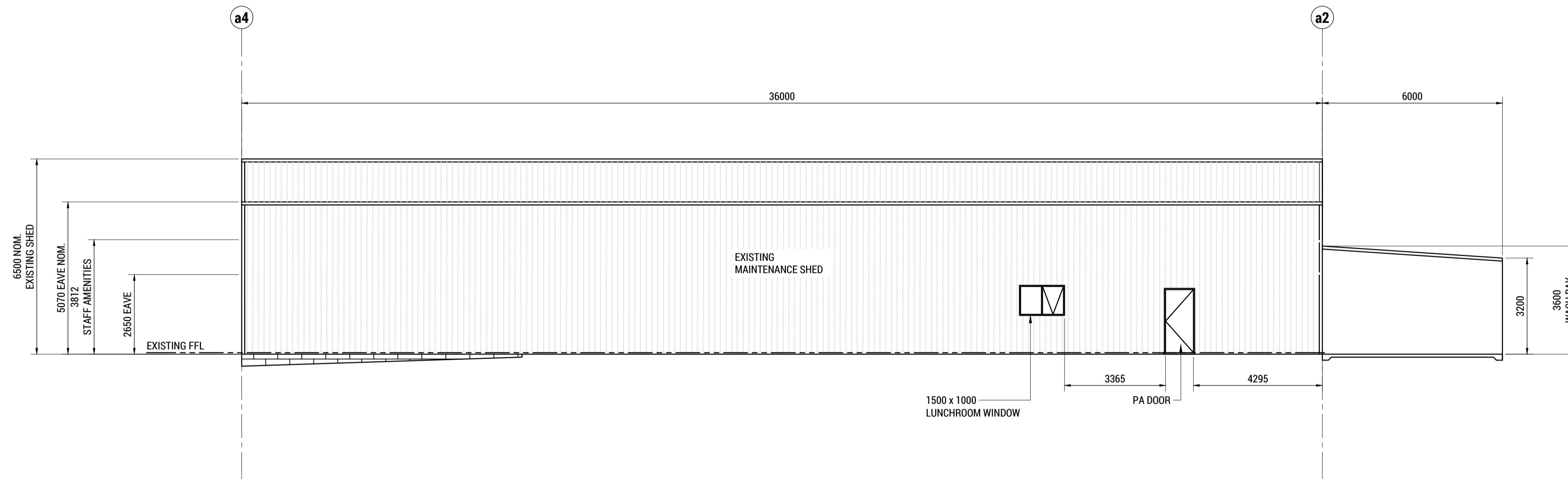


**02 SOUTH EAST ELEVATION**  
A003 SCALE 1:100


		STATUS: <b>CONTROLLED DOCUMENT</b>		DESIGN BY: LM	 22-24 Paterson Street Launceston TAS 7250 <a href="http://rarein.com.au">rarein.com.au</a> P.03 6388 9200	CLIENT: COUNTRY CLUB TASMANIA	TITLE: MAINTENANCE SHED - ELEVATIONS SHEET 1
		DO NOT SCALE - IF IN DOUBT, ASK THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257		DESIGN CHK: RJ		PROJECT: CCT MAINTENANCE SHED	SCALE: 1:100 SHEET SIZE: A1 DWGS IN SET: -
01	PLANNING APPROVAL	TC	28-01-26	DRAWN BY: LM	ADDRESS: COUNTRY CLUB AVENUE, PROSPECT VALE.	PROJECT No: <b>250022</b> DWG No: <b>A006</b> REV: <b>01</b>	
00	PLANNING APPROVAL	LM	05-11-25	DRAFT CHK: BT			
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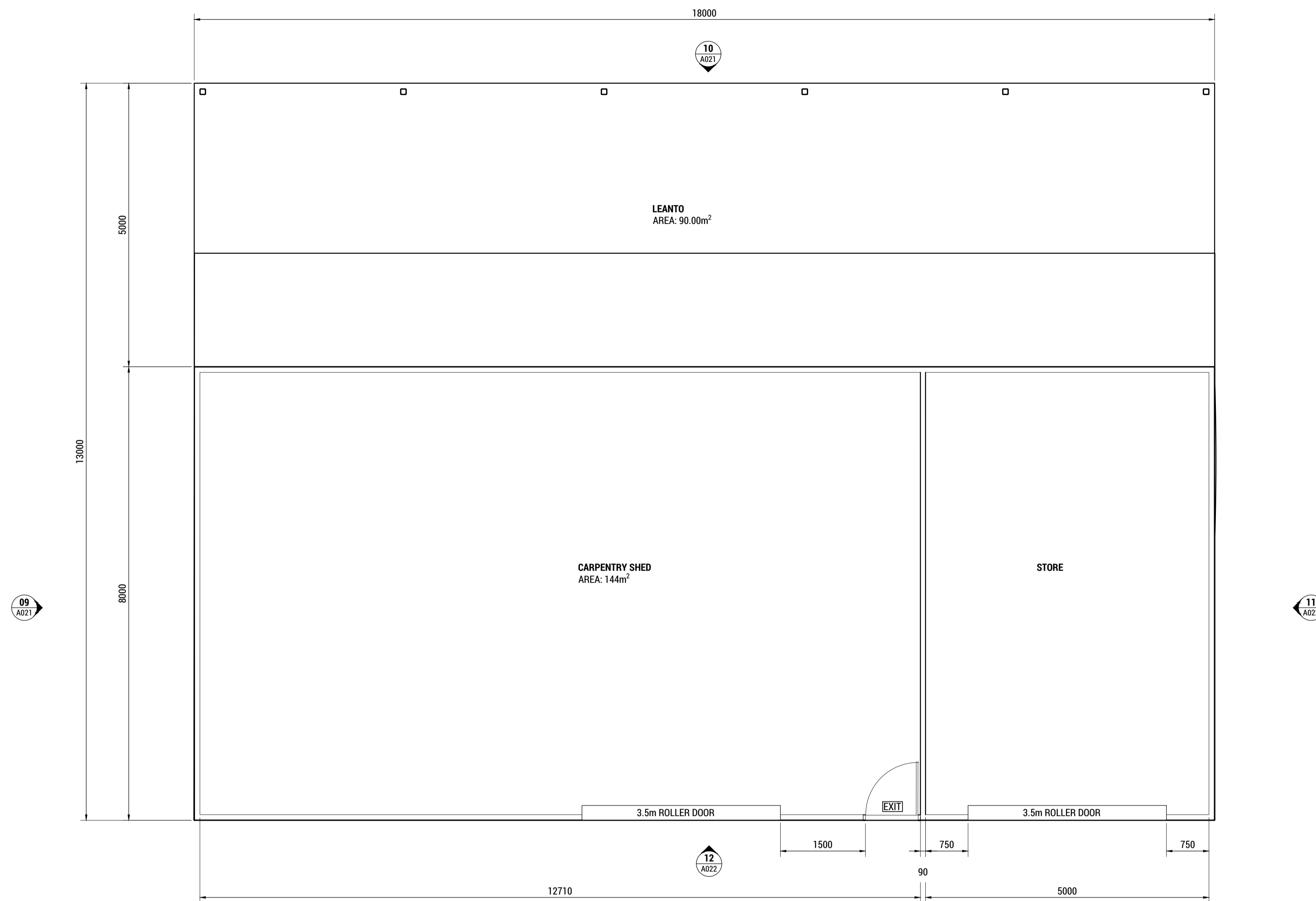



**03 SOUTH WEST ELEVATION**  
A003 SCALE 1:100

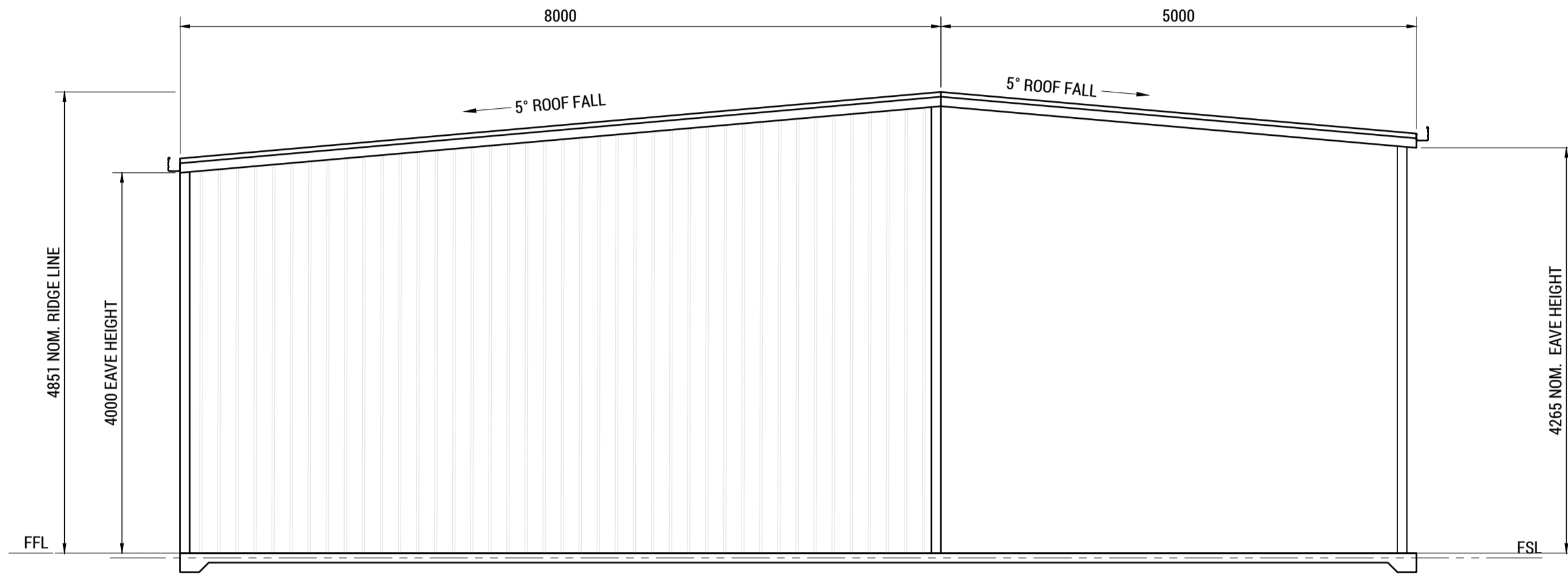


**04 NORTH WEST ELEVATION**  
A003 SCALE 1:100

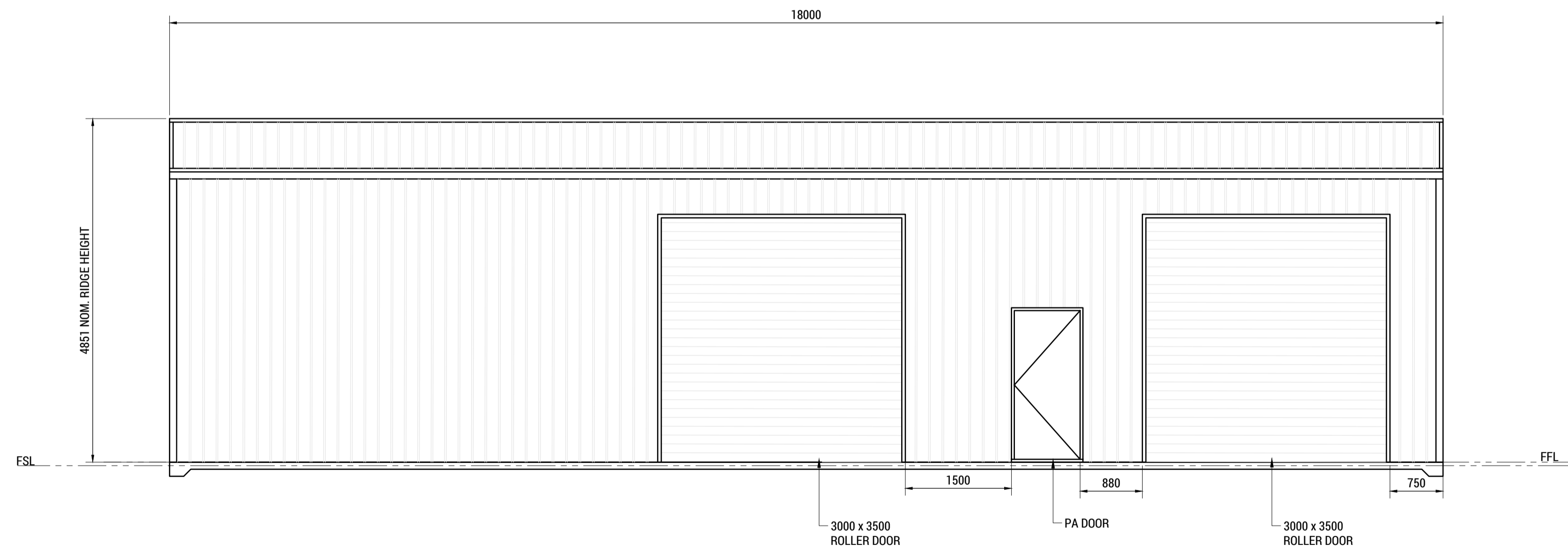
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		DO NOT SCALE - IF IN DOUBT, ASK <small>THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257</small>		DESIGN CHK: RJ		PROJECT: CCT MAINTENANCE SHED	SCALE: 1:100 SHEET SIZE: A1 DWGS IN SET: -
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00 PLANNING APPROVAL	LM 05-11-25	APPROVED: R.JESSON	ACRED. No: CC58481	DRAFT CHK: BT		DATE: 20-01-26	
REV: ISSUED FOR / DESCRIPTION:	BY: DATE:						




E		STATUS: <b>CONTROLLED DOCUMENT</b>		DESIGN BY: LM	 22-24 Paterson Street Launceston TAS 7250 <a href="http://rarein.com.au">rarein.com.au</a> P.03 6388 9200	CLIENT: COUNTRY CLUB TASMANIA	TITLE: CARPENTRY SHED - FLOOR PLAN
D		DO NOT SCALE - IF IN DOUBT, ASK		DESIGN CHK: RJ		PROJECT: CCT MAINTENANCE SHED	SCALE: 1:50 SHEET SIZE: A1 DWGS IN SET: -
C		THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257		DRAWN BY: LM		ADDRESS: COUNTRY CLUB AVENUE, PROSPECT VALE.	PROJECT No: <b>250022</b> DWG No: <b>A020</b> REV: <b>00</b>
B				DRAFT CHK: BT			
00	PLANNING APPROVAL	LM	05-11-25	APPROVED: R.JESSON	ACRED. No: CC58481	DATE: 20-01-26	
REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:				

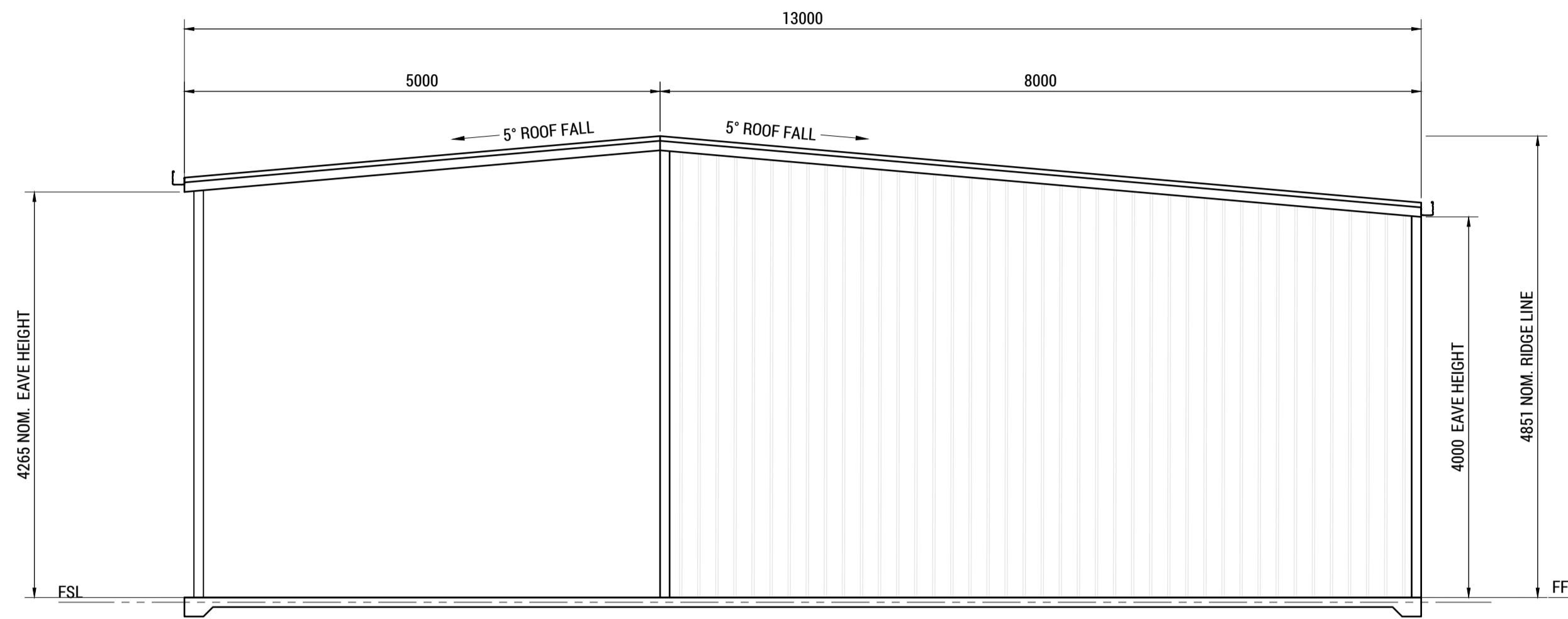


**09 NORTH EAST ELEVATION**  
A020 SCALE 1:50

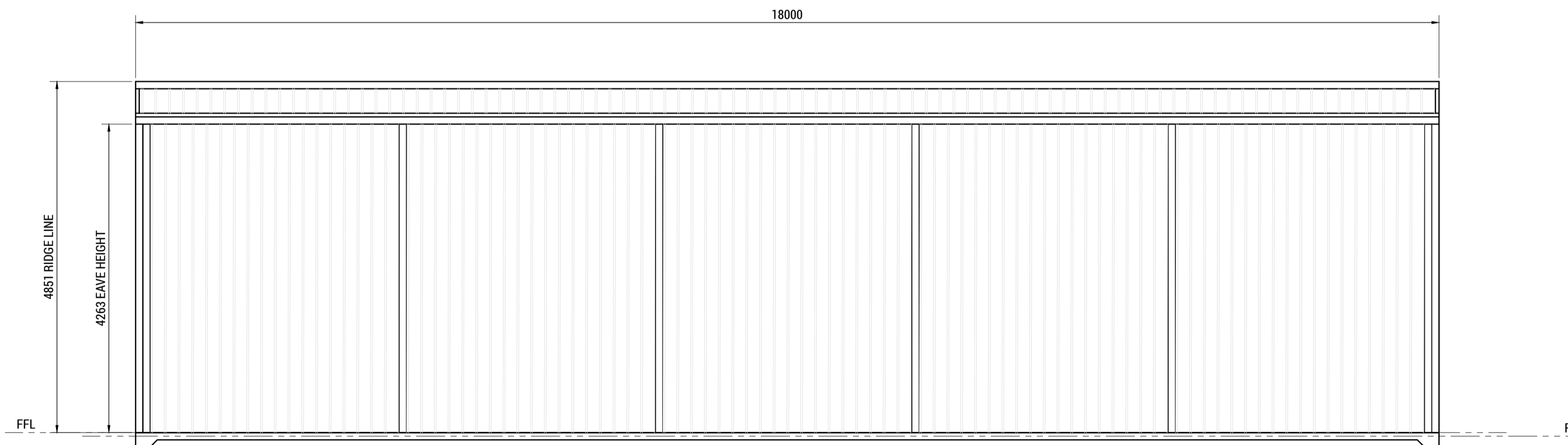


**10 SOUTH EAST ELEVATION**  
A020 SCALE 1:50


		STATUS: <b>CONTROLLED DOCUMENT</b>		DESIGN BY: LM	 22-24 Paterson Street Launceston TAS 7250 <a href="http://rarein.com.au">rarein.com.au</a> P.03 6388 9200	CLIENT: COUNTRY CLUB TASMANIA	TITLE: CARPENTRY SHED ELEVATIONS - SHEET 1
		DO NOT SCALE - IF IN DOUBT, ASK <small>THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257</small>		DESIGN CHK: RJ		PROJECT: CCT MAINTENANCE SHED	SCALE: 1:250 SHEET SIZE: A1 DWGS IN SET: -
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00	PLANNING APPROVAL	LM	05-11-25	DRAFT CHK: BT			
REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:	APPROVED: R.JESSON	ACRED. No: CC58481	DATE: 20-01-26	



**11 SOUTH WEST ELEVATION**  
A020 SCALE 1:50



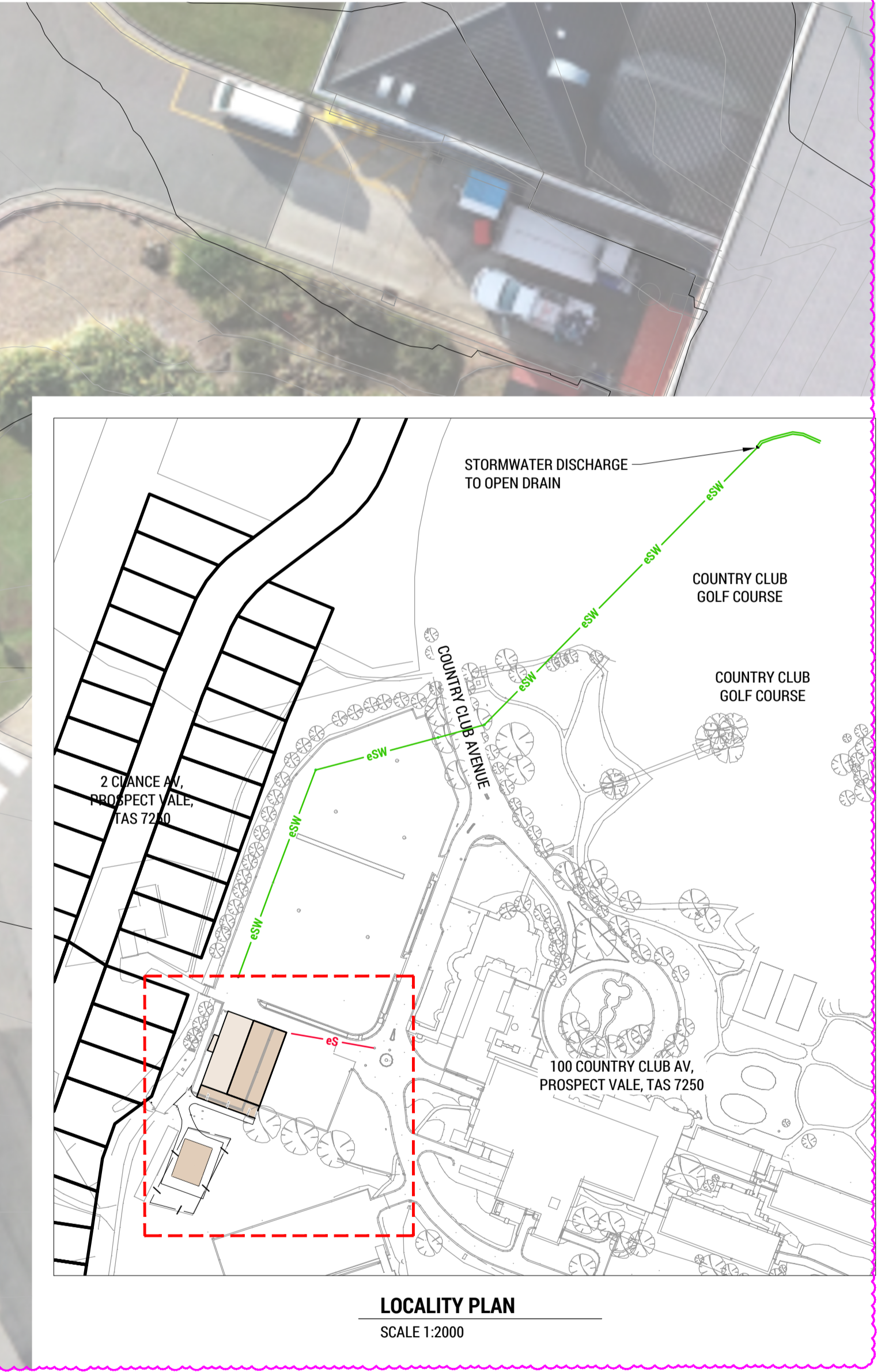
**12 NORTH WEST ELEVATION**  
A020 SCALE 1:50

		STATUS: <b>CONTROLLED DOCUMENT</b>		DESIGN BY: LM	 22-24 Paterson Street Launceston TAS 7250 <a href="http://rarein.com.au">rarein.com.au</a> P.03 6388 9200	CLIENT: COUNTRY CLUB TASMANIA	TITLE: CARPENTRY SHED ELEVATIONS - SHEET 2
		DO NOT SCALE - IF IN DOUBT, ASK		DESIGN CHK: RJ		PROJECT: CCT MAINTENANCE SHED	SCALE: 1:50 SHEET SIZE: A1 DWGS IN SET: -
		THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257		DRAWN BY: LM		ADDRESS: COUNTRY CLUB AVENUE, PROSPECT VALE.	PROJECT No: <b>250022</b> DWG No: <b>A022</b> REV: <b>00</b>
00	PLANNING APPROVAL	LM	05-11-25	DRAFT CHK: BT			
REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:	APPROVED: R.JESSON	ACRED. No: CC58481	DATE: 20-01-26	



R.L. 174.700	0.000	2.398	5.398	10.000	20.000	29.405	30.000	32.476	37.233
Cut	+0.010	+0.240	+0.281		+0.366	+0.247	-0.440	-0.500	-0.666
Fill									
Design Levels	179.343	179.194	179.123	179.100	179.100	179.100	179.100	179.100	179.165
Existing Levels	179.333	179.954	179.842	178.734	178.853	179.540	179.600	179.950	179.831
Chainage	0.000	3.898	5.398	10.000	20.000	29.405	30.000	32.476	37.233

LONGITUDINAL SECTION  
Scales: H 1:250 V 1:100  
**PROPOSED DRIVEWAY - INDICATIVE LONG-SECTION**  
SCALE: H 1:250, V 1:100



**LOCALITY PLAN**  
SCALE 1:2000

NOTE:  
THIS PLAN IS PRELIMINARY AND PROVIDED FOR PROPOSAL PURPOSES ONLY. ALL SERVICES AND LEVELS ARE INDICATIVE AND SUBJECT TO CHANGE FOLLOWING DETAILED SURVEY AND DESIGN.

**C101 - PROPOSAL PLAN**  
SCALE 1:200

REV.	ISSUED FOR / DESCRIPTION:	BY:	DATE:
2	PLANNING APPROVAL	TC	28-01-26
1	PLANNING APPROVAL	TC	20-01-26
0	PLANNING APPROVAL	JWG	05-11-25

STATUS:	DESIGN BY:	DESIGN CHK:	DRAWN BY:	DRAFT CHK:	DATE:
<b>CONTROLLED DOCUMENT</b>	JWG	RJ	JWG	RJ	20-01-26

**rare.**  
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P. 03 6388 9200

CLIENT:	COUNTRY CLUB TASMANIA
PROJECT:	CCT MAINTENANCE SHED
ADDRESS:	COUNTRY CLUB AVENUE, PROSPECT VALE

TITLE:	PROPOSAL PLAN
SCALE:	1:200
SHEET SIZE:	A1
DWG'S IN SET:	-
PROJECT No:	250022
DWG No:	C101
REV:	2

Our Ref: 250022

16<sup>th</sup> February 2026

Meander Valley Council  
26 Lyall St  
Westbury TAS 7303

### MAINTENANCE SHED – 100 COUNTRY CLUB AVE, PROSPECT VALE – PREVIOUS DA RFI RESPONSES

The below information is provided in response to the RFI from Meander Valley Council for the previous development application PA\26\0123 dated 19<sup>th</sup> Dec 2025, and is provided to pre-emptively support this new DA application for items related specifically to the maintenance shed.

1.
  - a. Planning overlays have been added to the plans. The relevant codes associated with the project location
    - 7.0 Natural Assets Code – Waterway Protection
    - 7.0 Natural Assets Code – Priority Vegetation Area
    - 13.0 Bushfire-Prone Areas Code
  - b. Boundary setbacks are shown
  - c. Proposed accessways will be sealed (hotmix).
2.
  - a. Hours of Operation – 6am to 5pm 7 days a week to match golf course operations.
  - b. External Lighting shown on plans. Two types - surveillance and safety flood lighting using 100W LED mounted at building eave height to light public areas and low level wall mounted surveillance lighting around the rear of the buildings.
  - c. Commercial vehicle movements relating to business operations to take place between 7am and 10am on weekdays with 10 vehicles on weekdays. Spasmodic movements outside these times as required by business operations.
3. Staffing for the maintenance operations will be focused on Golf Course greenkeeping and general facilities maintenance. There will be 20 staff using the facility. Some staffing roles are management focused and will use the offices. The current golf course upgrade has required increased permanent staff to provide a top quality international golf facility.
4. Excavation works will be contained within the property and the works area. The proposed maintenance shed and associated facilities will connect to the existing Country Club stormwater system. Revised plans no longer encroach into the existing open drain except for crossing of the driveway up to the new carpentry shed for which a new culvert will be provided (or otherwise shape driveway to maintain open drain capacity).



5. The public discharge points are a significant distance from the proposed development because of the size of the site. The discharge of the connecting internal system is now shown on plan C101. The discharges are accounted for as part of the overall lake system that eventually discharge into Lot 108 Mt Leslie Road CT:153273/108 for the main system. The new chemical store area will be designed and constructed to meet the Dangerous Good Manifest, the current status for the site. The wash bays will be connected to an appropriate treatment train in accordance with TasWater's trade waste guidelines. The existing petroleum storage system is to remain unaffected.
9. There is currently 63 car spaces in the adjacent gate-controlled compound area of the current maintenance shed. Currently maintenance equipment is stored outdoors in some of these car spaces. The available car spaces is 26. The plan with the new maintenance shed is to store the plant and equipment in the shed. Once these works are completed there will be 34 available car spaces including the 3 accessible spaces that are currently marked. These spaces will be available for maintenance staff.
12. No works proposed to existing fuel storage
13. The carpentry shed will be used in the maintenance operations of the overall resort facilities. No new joinery construction will take place. All machinery will be fitted with dust extraction. The carpentry shed is an annex to the maintenance operations and staff will avail themselves of the proposed facilities in the maintenance shed. Service connections are provided for typical stormwater surface and roof drainage, and as a contingency for possible future connection or for minor fixtures such as water taps.
14. The HV cable has been located behind the proposed works. This has been documented on Plan C101 and is 2m clear of the building works.

Yours faithfully,



Rodney Jesson  
Director  
Civil and Infrastructure

Our Ref: 250022

10<sup>th</sup> April 2026

Meander Valley Council  
26 Lyall St  
Westbury TAS 7303

## MAINTENANCE SHED – 100 COUNTRY CLUB AVE, PROSPECT VALE – SECTION 51 RFI RESPONSE

The following is provided in response to the Section 51 request for information dated 18<sup>th</sup> March 2026:

1. In accordance with C13.4.1 (a) of the Tasmanian Planning Scheme, the proposal is exempt from from application of the Bushfire-Prone Areas Code as determined by an accredited person with insufficient increase in risk. The supporting *Bushfire Exemption Report* provided by Woolcott Land Services will be provided along with this letter.
2. Response to C14.6.1 of the Tasmanian Planning Scheme:

### Acceptable Solution A1

*Excavation, excluding on land subject to the Macquarie Point Development Corporation Act 2012, must involve less than 250m<sup>3</sup> of site disturbance.*

### Response:

The proposal involves less than 250m<sup>3</sup> of site disturbance. Acceptance Solution A1 is met.

No works are proposed to the existing fuel storage and with development being extension of existing structures on relatively level ground, ground disturbance will be limited to minor excavation for slabs near surface level. Minimal ground disturbance is required and will be less than 250m<sup>3</sup>.

Yours Faithfully,



Jack Saunders  
Civil Engineer  
B Eng (Civil)

April 2026

# BUSHFIRE EXEMPTION REPORT

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New maintenance shed

Hazardous use - chemical storage

100 Country Club AV Prospect Vale 7250



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Job Number: L250220

Prepared by: Geoff McGregor ([geoff@woolcott.au](mailto:geoff@woolcott.au))

Bushfire Hazard Practitioner BFP-176 (1,2,3b)

Rev.no	Description	Date
1	Final	09/04/2026

## References

*Director's Determination - Bushfire Hazard Areas - 2024 v1.2.*

*AS 3959:2018 Construction of buildings in bushfire prone areas, s.l.:* Standards Australia Limited 2018.

Tasmanian Planning Commission, 2024. *Tasmanian Planning Scheme - State Planning Provisions, s.l.:* Tasmanian Planning Commission.

The referenced documents were referred to in the preparation of and should be read in connection with this report.

Prepared by

Woolcott Land Services Pty Ltd

ABN 63 677 435 924

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## Executive Summary

This bushfire exemption has been prepared for Tasmanian Country Club-Casino Proprietary Limited in support of a Development Application (DA) for the construction of a maintenance shed. The proposed development is classified as a hazardous use due to the storage of petroleum fuels and chemicals in a section of the proposed shed.

The subject land is located within the Bushfire-Prone Areas Overlay under the Tasmanian Planning Scheme - Meander Valley Local Provisions Schedule, triggering the need to address bushfire risk as part of the planning approval process.

Signed



Author: Geoff McGregor

Accreditation No: BFP 176

### DISCLAIMER

This report deals with the potential bushfire risk only, all other statutory assessments sit outside of this report. This report is not to be used for future or further development on the site, other than what has been specifically provided for in the certified plans attached. Woolcott Land Services accepts no responsibility to any purchaser, prospective purchaser or mortgagee of the property who in any way rely on this report. This report does not guarantee that buildings will survive in the event of a bushfire. If characteristics of the property change or are altered from those which have been identified, the exempt classification may be different to that which has been identified in this report. In this event the report is considered to be void.

---

## Site Details

<b>Address</b>	100 Country Club Avenue Prospect Vale 7250
<b>Property ID</b>	9798443
<b>Title</b>	C.T. 185985/1002
<b>Property Owners</b>	TASMANIAN COUNTRY CLUB-CASINO PROPRIETARY LIMITED
<b>Planning Authority</b>	Meander Valley Council
<b>Planning Scheme</b>	Tasmanian Planning Scheme – Meander Valley Local Provisions.
<b>Access</b>	Existing access from Country Club Avenue.
<b>Zone</b>	Major Tourism
<b>Identified on a Bushfire Overlay Map</b>	Yes
<b>Proposal</b>	Maintenance shed
<b>Existing use</b>	Tourism
<b>Water Supply</b>	Reticulated water supply

---

## Site Description

The subject site is located within the Country Club Tasmania complex at Prospect Vale, approximately 10 kilometres south-west of the Launceston CBD, within the Meander Valley municipal area. The site forms part of a large, integrated resort precinct that is well established within the locality.

The broader site comprises an expansive complex set within landscaped grounds, incorporating a range of facilities including the casino, accommodation and recreational amenities. The grounds include an 18-hole golf course, extensive areas of maintained open space, and substantial at-grade car parking areas. Internal access roads provide for efficient vehicular circulation throughout the site.

The immediate area surrounding the proposed shed is characterised by a mix of open space associated with the golf course and areas of landscaped land. The topography of the site is gently undulating, with established vegetation and maintained grassed areas contributing to a parkland setting.

The surrounding locality is undergoing change, with land to the north, west and south-west of the proposed shed zoned General Residential and is currently under development for residential subdivision.

Access to the site is provided via the established road network servicing the Country Club complex, which connects to Country Club Avenue and the broader Westbury Road arterial route.

## BAL Assessment

Although the site is within the Bushfire-prone areas overlay the site has been assessed as BAL LOW, the reason for this assessment is based on the following:

- The nearest bushfire-prone vegetation is located 115 metres to the south of the proposed storage shed. This vegetation has been classified as shrubland and is situated upslope of the proposed development.
- In accordance with Table 2.6 of AS3959:2018, vegetation that is over 100m from a site results in a classification of BAL LOW, as the proposed shed is over 100m from the Shrubland, the classification of BAL LOW can be applied.



Figure 1 Aerial view of the subject site (Source: LIST)

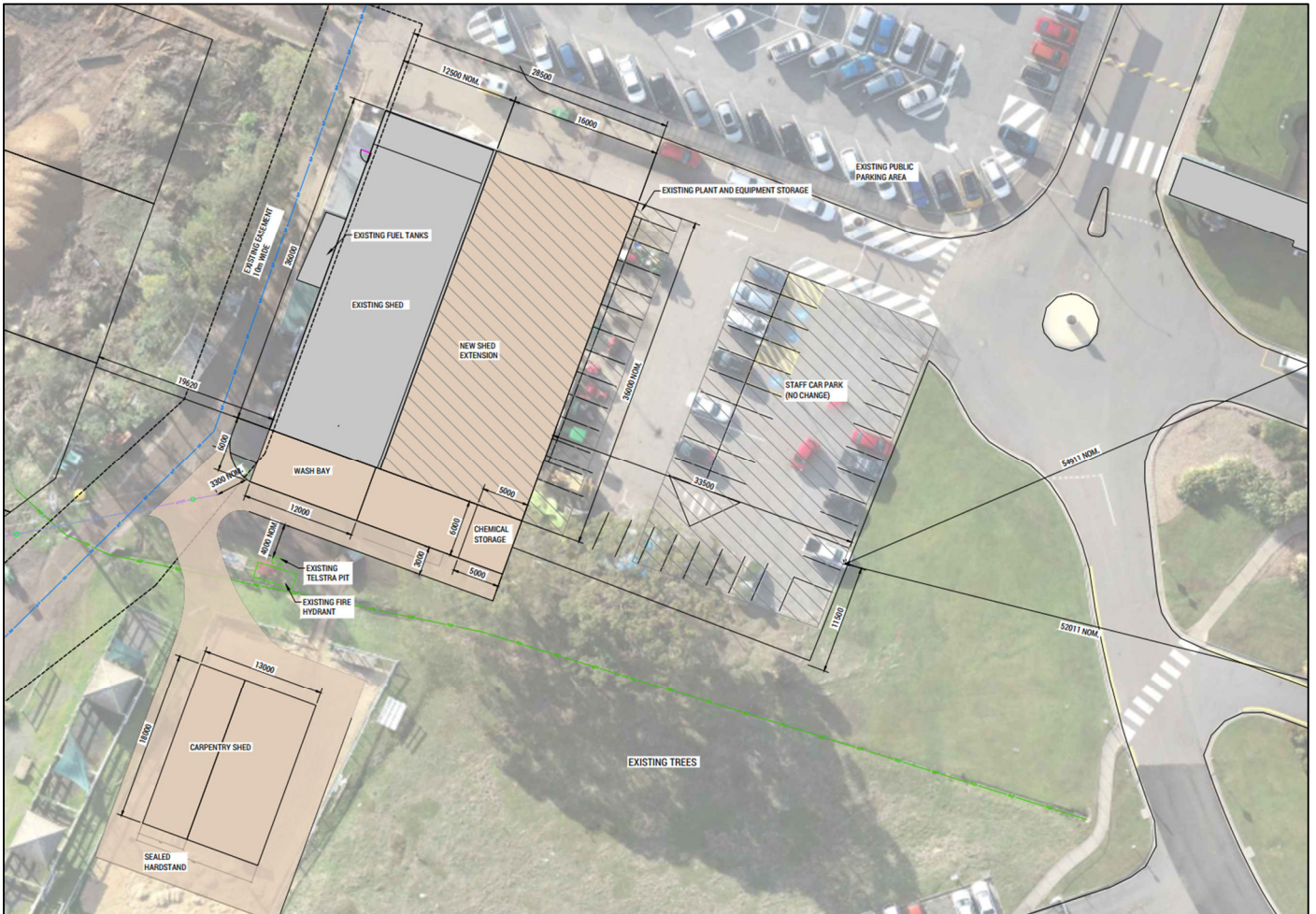
The site is zoned Major Tourism.



Figure 2 Zoning of the subject site (Source: LIST)

# Proposal

It is proposed to extend the existing maintenance shed



### 4.3 Site photos



Figure 5 looking at the location of the proposed shed extension.



Figure 5 looking towards the shed location from the shrubland



Figure 6 looking northwest over the new subdivision



Figure 7 looking south over the proposed shed location.

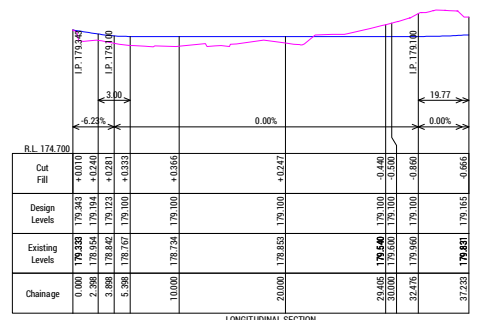
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## **Justification and Conclusion.**

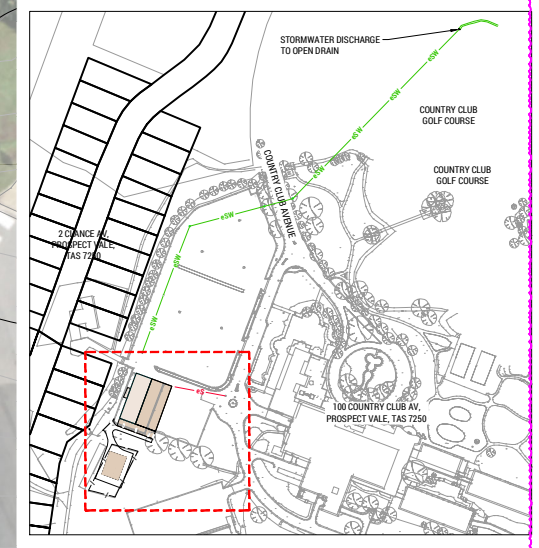
Due to the separation distance of the bushfire prone vegetation and the proposed shed, BAL LOW can be achieved without the need of a hazard management area. There is insufficient risk to warrant a BAL assessment and bushfire hazard management plan for this application. The existing access and reticulated water supply achieve the same outcome as the Directors Determination requirements without requiring anything to be implemented as part of the development, further reducing any bushfire risk.

Annexure 1 –Proposal Plan

Annexure 2 – Form 55



**PROPOSED DRIVEWAY - INDICATIVE LONG-SECTION**  
SCALE: H 1:250, V 1:100



**LOCALITY PLAN**  
SCALE 1:2000

NOTE:  
THIS PLAN IS PRELIMINARY AND PROVIDED FOR PROPOSAL PURPOSES ONLY. ALL SERVICES AND LEVELS ARE INDICATIVE AND SUBJECT TO CHANGE FOLLOWING DETAILED SURVEY AND DESIGN.

**C101 - PROPOSAL PLAN**  
SCALE 1:200

2	PLANNING APPROVAL	TC	28-01-26
1	PLANNING APPROVAL	TC	20-01-26
0	PLANNING APPROVAL	JWG	05-11-25
REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:

STATUS: <b>CONTROLLED DOCUMENT</b>		DESIGN BY: JWG
DO NOT SCALE - IF IN DOUBT, ASK		DESIGN CHK: RJ
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSES FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABRN 51 619 598 217		DRAWN BY: JWG
APPROVED: R. JESSON		DRAFT CHK: RJ
ACRED. No: C058481		DATE: 20-01-26

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03 6388 9200

22-24 Paterson Street  
Launceston TAS 7250

CLIENT: COUNTRY CLUB TASMANIA
PROJECT: CCT MAINTENANCE SHED
ADDRESS: COUNTRY CLUB AVENUE, PROSPECT VALE

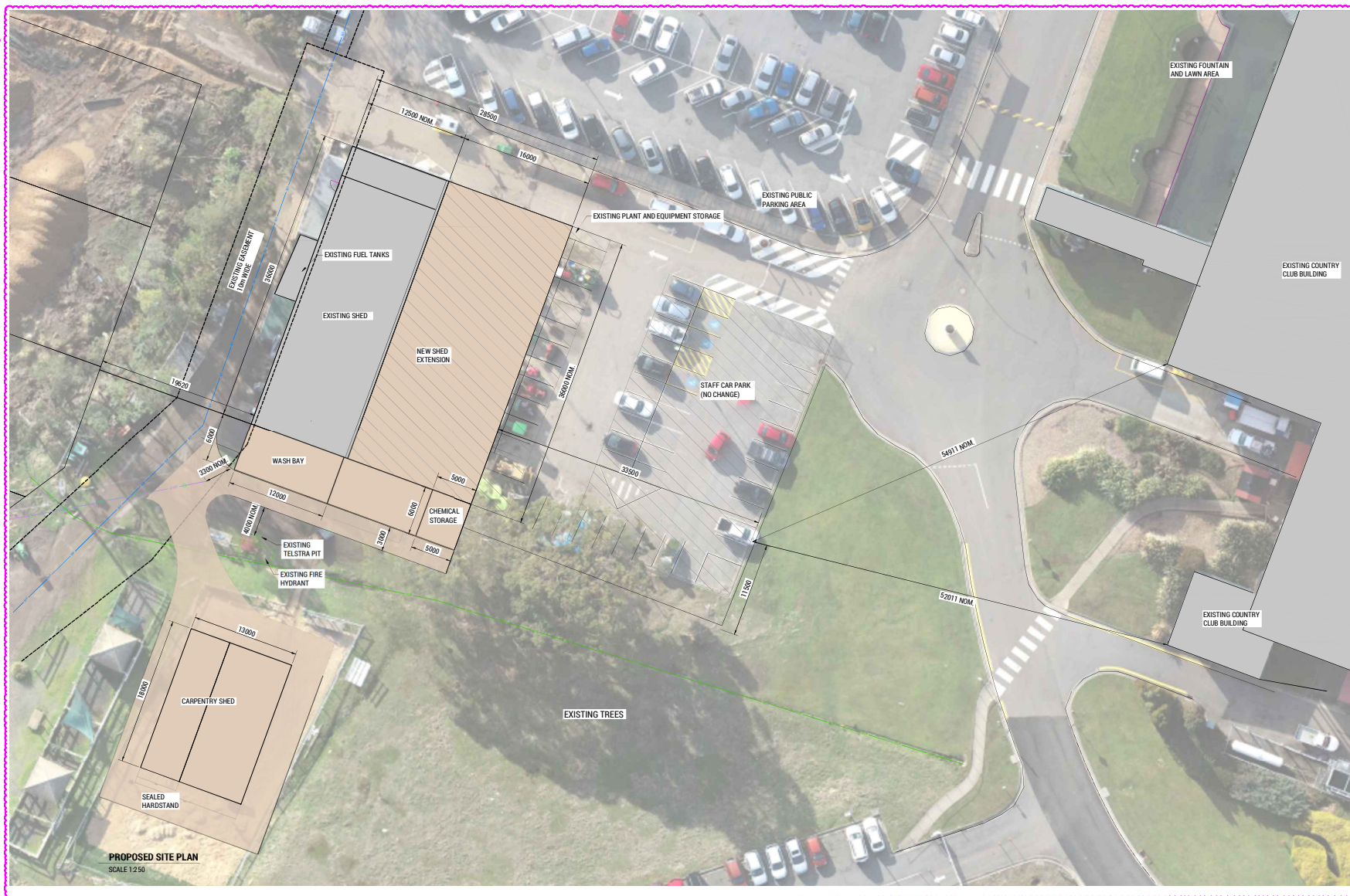
TITLE: PROPOSAL PLAN
SCALE: 1:200 SHEET SIZE: A1 DWGxIN SET: -
PROJECT No: <b>250022</b> DWG No: <b>C101</b> REV: <b>2</b>



**CODE OVERLAYS PLAN**  
SCALE 1:500

- BUSHFIRE-PRONE AREA  
- REFER LISTMAP
- WATERWAY AND COASTAL PROTECTION AREA  
- REFER LISTMAP
- PRIORITY VEGETATION AREA  
- REFER LISTMAP

		STATUS: <b>CONTROLLED DOCUMENT</b>		DESIGN BY: LM		CLIENT: COUNTRY CLUB TASMANIA	TITLE: CODE OVERLAYS PLAN
		DO NOT SCALE - IF IN DOUBT, ASK THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 986 257		DESIGN CHK: RJ		PROJECT: CCT MAINTENANCE SHED	SCALE: 1:250 SHEET SIZE: A1 DWG# IN SET: -
00 PLANNING APPROVAL	TC	30-01-26		DRAWN BY: LM	22-24 Pelerson Street Launceston TAS 7250 03 6398 9200	ADDRESS: COUNTRY CLUB AVENUE, PROSPECT VALE.	PROJECT No: 250022 DWG No: A000 REV: 00
REV. ISSUED FOR / DESCRIPTION:	BY:	DATE:	APPROVED: R.JESSON	DRAFT CHK: BT			
			ACRED. No: CC59481	DATE: 20-01-26			



**PROPOSED SITE PLAN**  
SCALE 1:250

		STATUS:		DESIGN BY: LM		CLIENT: COUNTRY CLUB TASMANIA		TITLE: PROPOSED SITE PLAN	
		<b>CONTROLLED DOCUMENT</b>		DESIGN CHK: RJ		PROJECT: CCT MAINTENANCE SHED		SCALE: 1:250 SHEET SIZE: A1 DWG# IN SET: -	
02 PLANNING APPROVAL		TC	30-01-26	DO NOT SCALE - IF IN DOUBT, ASK		DRAWN BY: LM		PROJECT No: 250022 DWG No: A001 REV: 02	
01 PLANNING APPROVAL		TC	20-01-26	THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 998 257		DRAFT CHK: BT			
00 PLANNING APPROVAL		LM	05-11-25	APPROVED: R. JESSON ACRID. No: CC59481		DATE: 20-01-26		ADDRESS: COUNTRY CLUB AVENUE, PROSPECT VALE.	
REV. ISSUED FOR / DESCRIPTION:		BY:	DATE:	APPROVED: R. JESSON ACRID. No: CC59481		DATE: 20-01-26		22-24 Paterson Street Launceston TAS 7250	



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01	PLANNING APPROVAL	TC	30-01-26
00	PLANNING APPROVAL	LM	05-11-25
REV	ISSUED FOR / DESCRIPTION:	BY	DATE

STATUS: CONTROLLED DOCUMENT		DESIGN BY: LM
DO NOT SCALE - IF IN DOUBT, ASK		DESIGN CHK: RJ
DRAWN BY: LM		DRAFT CHK: BT
APPROVED: R.JESSON	ACRED: No. CC58481	DATE: 20-01-26

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CLIENT: COUNTRY CLUB TASMANIA
PROJECT: CCT MAINTENANCE SHED
ADDRESS: COUNTRY CLUB AVENUE, PROSPECT VALE.

TITLE: DEMOLITION PLAN
SCALE: 1:200 SHEET SIZE: A1 DWG IN SET: -
PROJECT No: 250022 DWG No: A002 REV: 01

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To:  Owner /Agent  
 Address  
  Suburb/postcode

Form **55**

## Qualified person details:

Qualified person:   
Address:    Phone No:   
Fax No:   
Licence No:  Email address:

Qualifications and Insurance details:  (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise:  (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

## Details of work:

Address:    Lot No:   
Certificate of title No:   
The assessable item related to this certificate:  (description of the assessable item being certified)  
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

## Certificate details:

Certificate type:  (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

This certificate is in relation to the above assessable items, at any stage, as part of – (tick one)

building work, plumbing work or plumbing installation or demolition work

OR

a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:

Bushfire Exemption Report – 100 Country Club AV Prospect Vale  
Geoff McGregor – 09/04/2026

Relevant  
calculations:

NA - Exemption

References:

- Australian Standards 3959 – *Construction of Buildings in Bushfire Prone Areas*, Standards Australia – 2018.
- Directors' determination – Bushfire Hazard Areas v1.1
- Tasmanian Planning Scheme - Current Version.

*Substance of Certificate: (what it is that is being certified)*

C13.4 Use or Development Exempt from the Code - there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures.

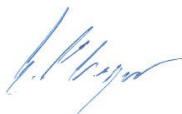
*Scope and/or Limitations*

1. The assessed Bushfire Attack Level is correct at the time of certification. No liability can be accepted for the actions of other parties that compromise the effectiveness of the recommended hazard management area of construction standards.

**I certify the matters described in this certificate.**

Qualified person:

*Signed:*



*Certificate No:*

BFP-176

*Date:*

9/04/2026