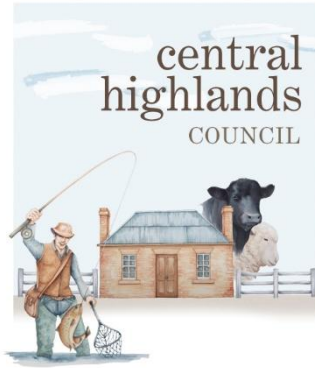




PUBLIC NOTICE DETAILS

PLANNING APPLICATION DETAILS

Application Number:	DA 2026/34
Application Type:	Discretionary Development Application
Property Location:	2069 Ellendale Road, Ouse
Proposal:	Two (2) Visitor Accommodation Units (Retrospective)
Advertising Commencement Date:	18 September 2026
Representation Period Closing Date:	02 October 2026
Responsible Officer:	Louisa Brown, Senior Planning Officer

The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal business hours.

Enquiries regarding this Application can be made by contacting Central Highlands Council on (03) 6259 5503 or by emailing development@centralhighlands.tas.gov.au. Please quote the "Application Number" when making your enquiry.

Representations on this application may be made to the General Manager in writing either by:

Post: 19 Alexander Street, Bothwell TAS 7030
Email: development@centralhighlands.tas.gov.au

All representations must include the authors full name, contact number and postal address and be received by 5.00pm on the representation period closing date.

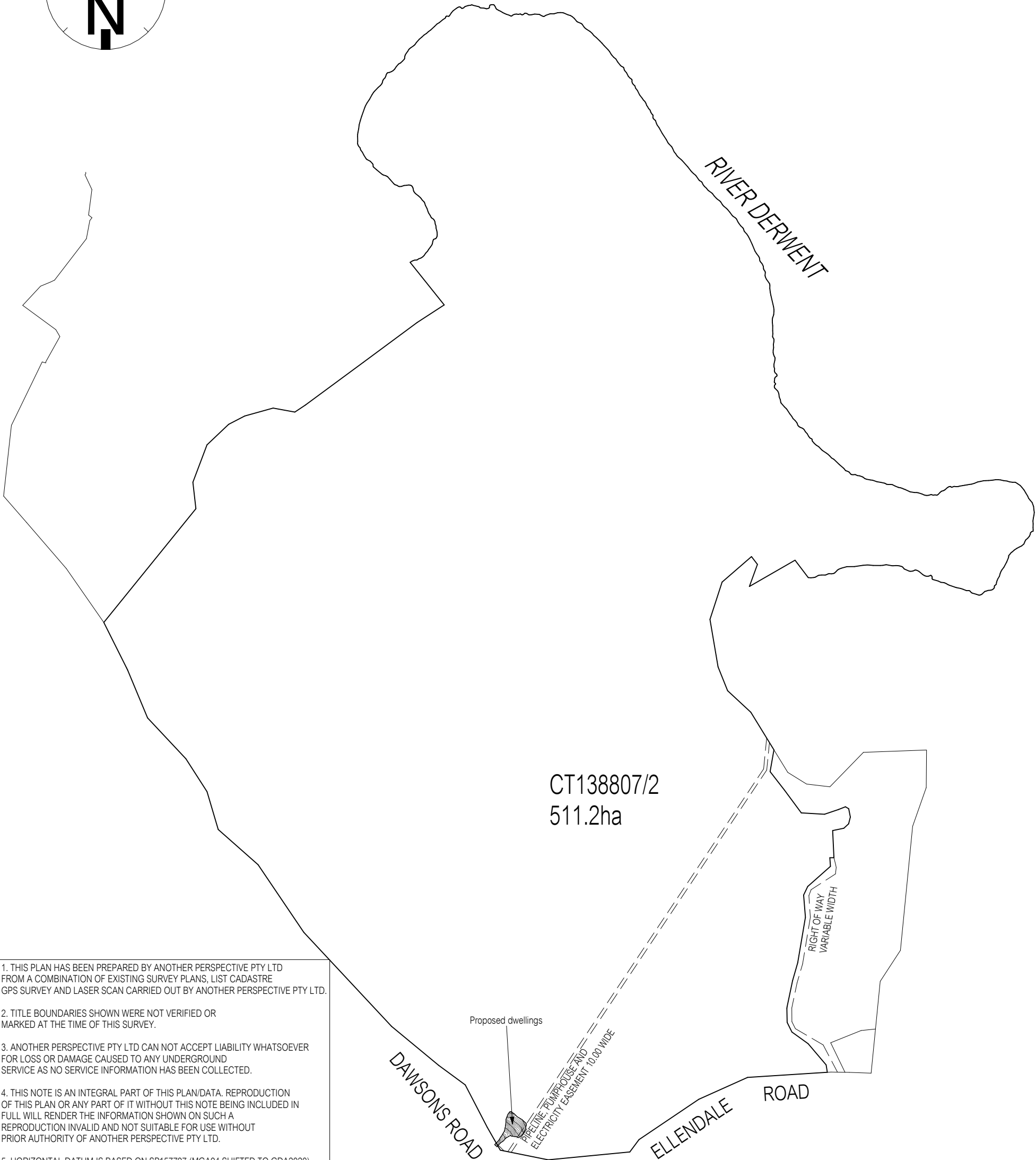
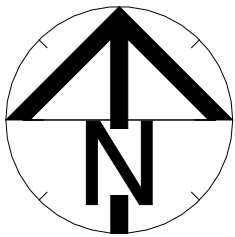


AP2025-2490 - PROPOSED DWELLINGS (COMPASS DERWENT RIVER PROPERTIES PTY LTD)
2069 Ellendale Road,
OUSE

SHEET	DRAWING TITLE
01	LOCATION PLAN
01a	SITE PLAN

	SITE PLANS	31 July 2026	ST	SF	01 - 01a
No.	Amendment	Date	Drawn	Checked	Sheet

Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer:	Client / Project info	Soil Classification: TBC Title Reference: CT138807/2 Floor Areas: N/A Porch / Deck Areas: N/A Wind Speed: TBC Climate Zone: 7 Alpine Zone: N/A Corrosion Environment: LOW Certified BAL: TBC Designed BAL: TBC (Refer to Standard Notes for Explanation)	COVER SHEET		
	ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED DWELLINGS (COMPASS DERWENT RIVER PROPERTIES PTY LTD) 2069 Ellendale Road, OUSE		AP2025-2490		
				Date	31 July 2026	Sheet
				Scale		00/01



1. THIS PLAN HAS BEEN PREPARED BY ANOTHER PERSPECTIVE PTY LTD FROM A COMBINATION OF EXISTING SURVEY PLANS, LIST CADASTRE GPS SURVEY AND LASER SCAN CARRIED OUT BY ANOTHER PERSPECTIVE PTY LTD.

2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED AT THE TIME OF THIS SURVEY.

3. ANOTHER PERSPECTIVE PTY LTD CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE AS NO SERVICE INFORMATION HAS BEEN COLLECTED.

4. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF ANOTHER PERSPECTIVE PTY LTD.

5. HORIZONTAL DATUM IS BASED ON SP157797 (MGA94 SHIFTED TO GDA2020) DISTANCES ARE SCALED TO PLANE (CSF 0.99958618 about SPM 8792)

6. VERTICAL DATUM IS AHD (RTK GPS).

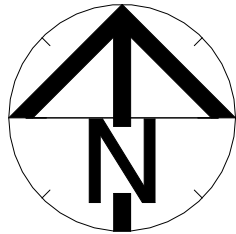
7. CONTOUR INTERVAL IS 0.1 METRE, INDEX IS 1.0 METRE.

NOTE: BOUNDARIES AND EASEMENTS (IF INCLUDED) ARE COMPILED FROM SURVEY PLAN SP157797, SP137999, SP152986, SP138807 AND LIST CADASTRE FOR RIVERS EDGE BOUNDARY WHERE NO EXISTING PLANS WERE FOUND.

ANOTHER PERSPECTIVE ARE NOT REGISTERED LAND SURVEYORS AND IF REQUIRED A REGISTERED LAND SURVEYOR SHOULD BE ENGAGED TO IDENTIFY AND MARK TITLE BOUNDARIES & EASEMENTS.

No.	Date	Int.	Amendment changes as per cover sheet
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Notes - Builder to verify all dimensions and levels on site prior to commencement of work - All work to be carried out in accordance with the current National Construction Code. - All materials to be installed according to manufacturers specifications. - Do not scale from these drawings. - No changes permitted without consultation with designer.	Designer:	Client / Project info	LOCATION PLAN	
	ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED DWELLINGS (COMPASS DERWENT RIVER PROPERTIES PTY LTD) 2069 Ellendale Road, OUSE	Drawn	ST AP2025-2490
			Date	31 July 2026 Sheet
			Scale	1 : 12500
			01/01	



DAWSONS ROAD

CT138807/2
511.2ha

Boundary Setback 74500

Boundary Setback 81500

Boundary Setback 93600

Boundary Setback 69300

Proposed dwelling

Proposed dwelling

PIPELINE, PUMPHOUSE AND
ELECTRICITY EASEMENT 10.00 WIDE

1. THIS PLAN HAS BEEN PREPARED BY ANOTHER PERSPECTIVE PTY LTD FROM A COMBINATION OF EXISTING SURVEY PLANS, LIST CADASTRE GPS SURVEY AND LASER SCAN CARRIED OUT BY ANOTHER PERSPECTIVE PTY LTD.
 2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED AT THE TIME OF THIS SURVEY.
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No.	Date	Int.	Amendment changes as per cover sheet
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 - Do not scale from these drawings.
 - No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

PROPOSED DWELLINGS (COMPASS DERWENT RIVER
PROPERTIES PTY LTD)
2069 Ellendale Road,
OUSE



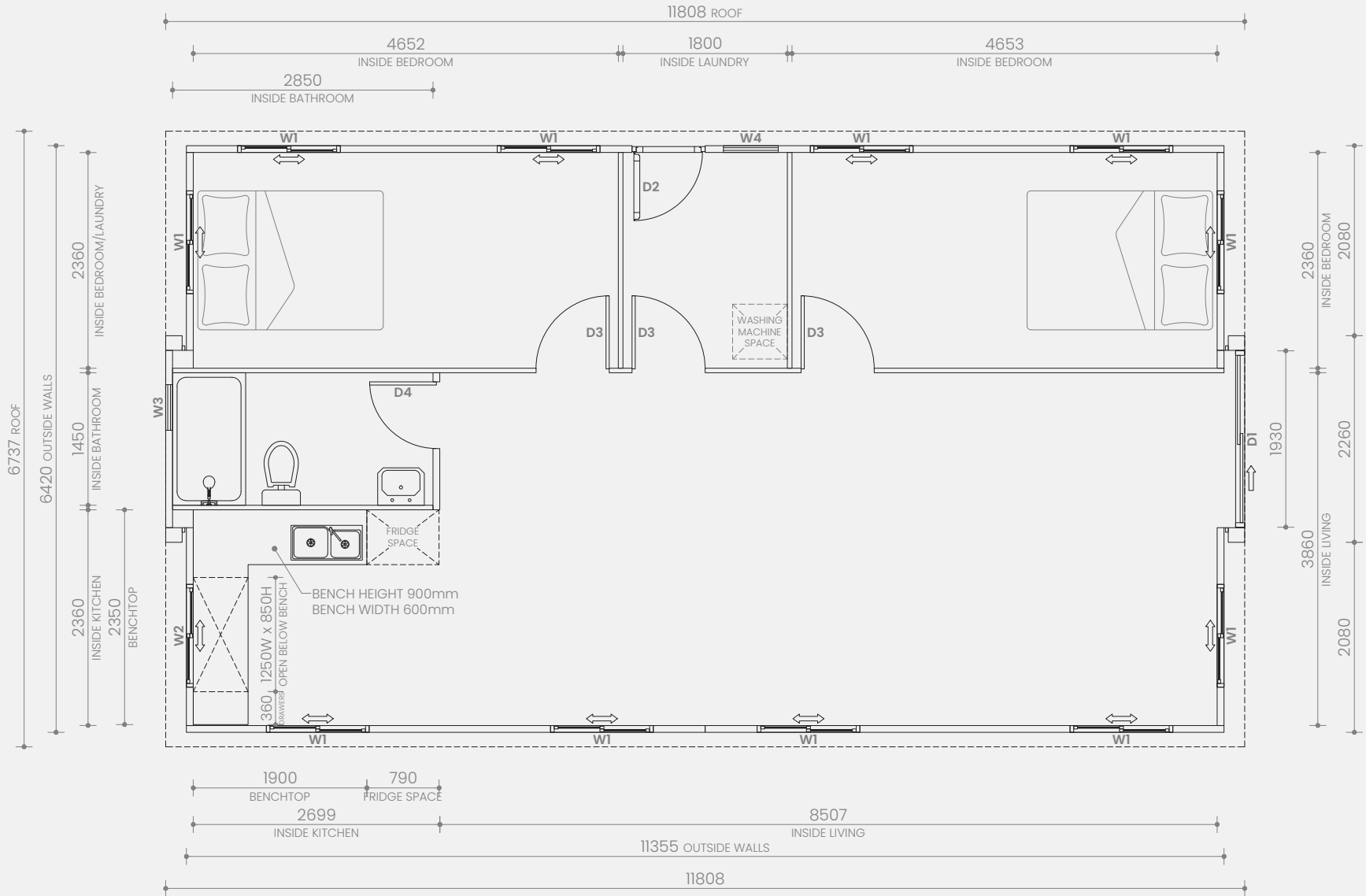
SITE PLAN

Drawn	ST	AP2025-2490
Date	31 July 2026	Sheet
Scale	1 : 500	

01a/01

W1	Double sliding window	1125W x 1100H	D1	sliding door	1930W x 2270H
W2	Double sliding window	1125W x 800H	D2	External hinged door	800W x 2080H
W3	Awning window	500W x 500H	D3	Internal hinged door	800W x 2040H
W4	Awning window	600W x 600H	D4	Internal hinged door	730W x 2040H

Note: All window and door dimensions include the outer frame



Haven 40ft 2.4m High Ceiling

2 Bedroom: Laundry, L-shaped Kitchen and Premium Bathroom

Closed Length: 11.8m
 Closed Width: 2.26m
 Height: 2.57m
 Total Weight: 8,000kg

Open Length: 11.8m
 Open Width: 6.74m
 Total Internal: 71m²
 Total External: 79.6m²



SKU: 1000101510
 Version 1.0 April 2024 ©



29 May 2026

Central Highlands Council

Attn: Louisa Brown

19 Alexander St

Bothwell, TAS 700

Delivered via email to: KBradburn@centralhighlands.tas.gov.au, and
development@centralhighlands.tas.gov.au

Re: Request for Further information, Planning Permit Application DA 2026 / 00034

Dear Louisa,

Thank you for your correspondence of 26 May 2026 outlining the request for further information for our planning application.

Please see below for the information and comments.

1. Site Plan

- a. Location and use of all existing structures on Property. Please see below site map (Fig. 1) with infrastructure labelled and key for buildings on the left hand side.

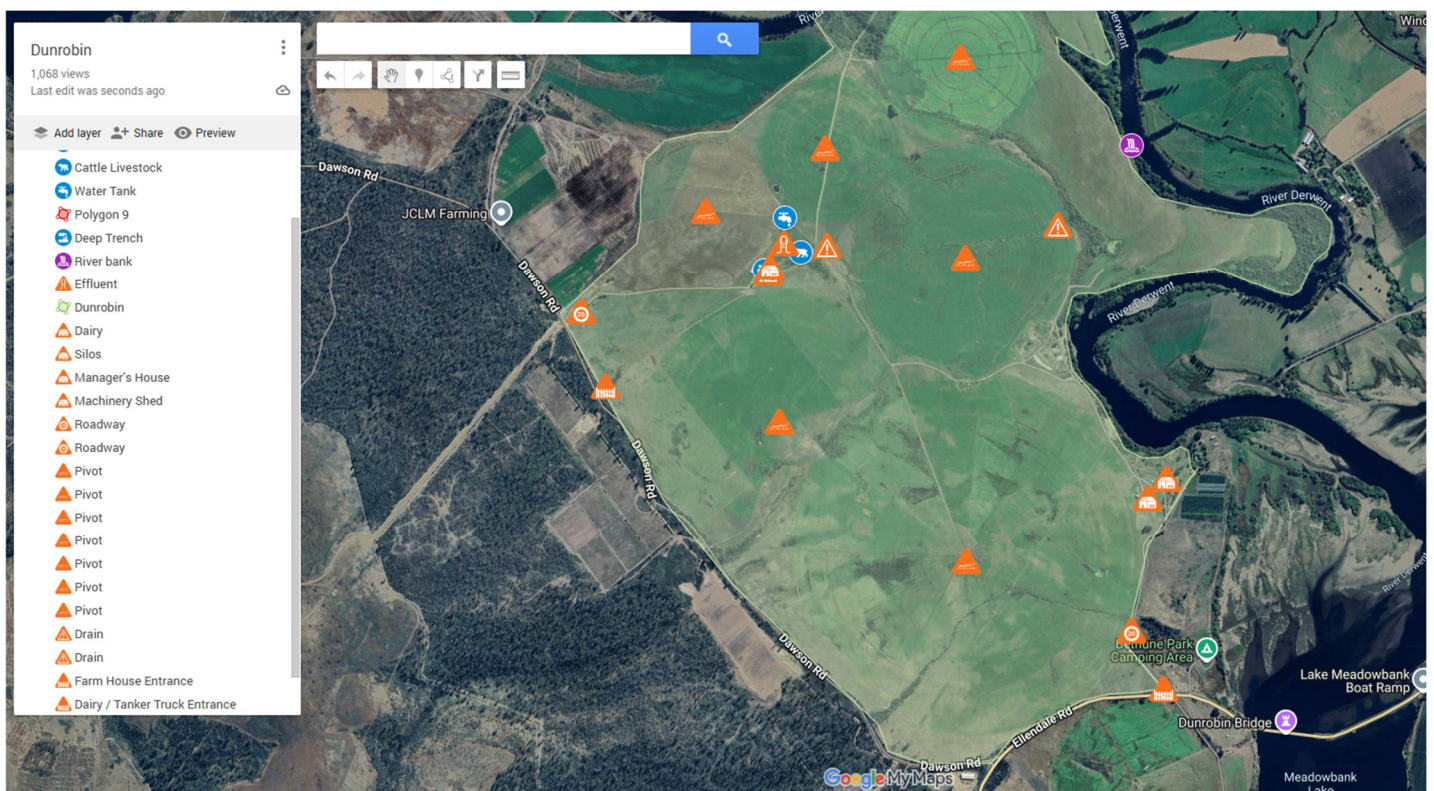


Fig. 1. Full site map with all infrastructure (entrances, buildings, pivots, etc.)

- b. Location of Visitor Accommodation Units (Ref. Fig.2, Fig. 3, Fig. 4)
 - i. Address 294-396 Dawson Rd
 - ii. Distance from road to units is 88m.
 - iii. Distance between the units is 25m.
 - iv. GPS location of unit 1: 42° 53.809" 146° 71.724" (ref pin marks on maps below)
 - v. GPS location of unit 2: 42° 53.793" 146° 71.706" (ref pin marks on maps below)



Fig. 2. Full site map with all infrastructure (entrances, buildings, pivots, etc.)



Fig. 3. Site map, zoomed into development site for Visitor Accommodation units



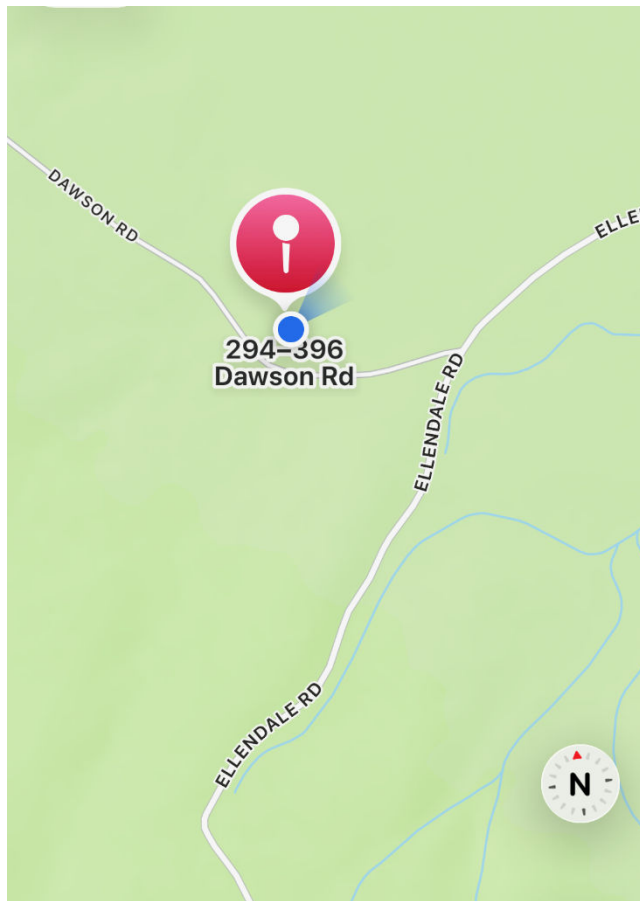


Fig. 4. GoogleMaps location of planned visitor accommodation site.

- c. Location of all vehicular access to the property. Please ref Fig. 2 site map with entrances and infrastructure noted.
- d. Location of internal driveway and car parking, including details of driveway material.
 - i. Driveway material is compacted gravel and sand.
 - ii. Please ref Fig 5. map below with entrance noted.



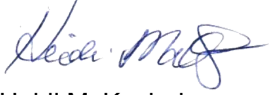
Fig 5. Planned driveway entrance

2. Elevations

- a. Base / Ground elevation at site of both units is 129m above sea level.
- b. Height of each unit is 2.6m (ref building specifications attached)
- c. Maximum elevation of top of units not to exceed 132m

We trust this addresses the request for further information. However, if you do need anything else, don't hesitate to contact us.

Sincerely,



Heidi McKechnie
Support Hub Operations Manager
Compass Agri Australia Pty Ltd, *on behalf of Compass Derwent River Properties Pty Ltd*



Cc: Nigel Pannett (Managing Director, Compass Agri), Ryan Ashby (Tas Operations Manager, Compass Agri)





SPECIFICATIONS

Haven

40ft Expander

The My Little House team works closely with our manufacturing partners to ensure that the standard inclusions in the **Haven 40ft Expander** range offer our customers a quality product at an affordable price. The following information outlines specific product inclusions. For more details on why customers choose My Little House, please contact our friendly team of Sales Representatives, or scan the QR Code below.

Specifications

Frame, Exterior Walls, and Roofs

The Haven 40ft Expander range is manufactured with a heavy-duty steel frame, sealed with zinc rich primer undercoat, and finished in 'Grand Grey' epoxy paint. The walls and side ceilings are constructed using EPS (expanded polystyrene) sandwich panels, selected for their superior thermal and acoustic insulation properties.

- Modern and stylish cladding is available (as an optional extra) for the exterior of the Haven 40ft Expander range.
- The centre roof utilises a steel cladding outer and 50mm EPS sandwich panels.
- Exterior walls and ceiling are constructed using 75mm EPS (expanded polystyrene) sandwich panels.
- The unique folding frame design allows the My Little House Expander range to be portable and transportable.



Flooring and Internal Trim

Each Haven 40ft Expander is fitted with Magnesium Concrete Composite (MgO) flooring with a thick timber-look vinyl covering. MgO flooring offers excellent thermal insulation whilst being rot and insect resistant.

- MgO board is utilised for its strength, and moisture, rot, and insect resistance.
- Floor skirting board trim and capping pieces are supplied with all units.
- Grey PVC vinyl is supplied pre-laid on the MgO flooring.



Windows and Doors

No matter the configuration, the Haven 40ft Expander range is supplied with double glazed toughened glass external windows and front entry door as standard.

- Interior bedroom doors are pre-hung with the lock body fitted, ready for the handle set to be secured.
- Exterior windows are supplied with Aluminium frames and mesh fly screens.
- Sliding front entry door supplied with Aluminium frame and security lock.
- Internal door to bathroom is finished with modern look frosted privacy glass.



Version 1.3 August 2024 ©

SPECIFICATIONS

Haven 40ft Expander



Electrical

The Haven 40ft Expander range come mostly pre-wired, with the final connections left for a qualified tradesperson to carry out once installation is complete. The Electrical Distribution Board (EDB) is pre-installed inside each unit, centrally located (where applicable). Light switches and power-points are mostly pre-installed (where possible) in convenient locations throughout each unit.

- Low power draw, round LED lights are supplied for each room with pre-fitted light switches.
- 2.5mm 3-core wiring exits the rear of each unit, ready for final connection.
- Includes a 6 double-width circuit breaker Electronic Distribution Board (EDB). This board features two (2) pre-wired 10 Amp circuits, facilitating straightforward connections to additional services like electric hot water systems and split-system air conditioners.*
- The electrical system in the Haven 40ft Expander range is designed to accommodate air-conditioning, power hot-water, and other auxiliary electrical items*
- Australian compliant electrical components.

*Please speak to your local qualified tradesperson to ensure you select accessories that are compatible with the pre-wired electrical system.



Bathroom

Similar to the electrical system, The Haven 40ft Expander bathroom is supplied mostly pre-fitted and ready for final connection by a qualified tradesperson once installation is complete.

- White ceramic toilet supplied with soft-close lid.
- Exhaust fan pre-installed and wired to light switch.
- Premium large shower with semi-frameless sliding glass screen, chrome mixer tapware and a modern rain showerhead with a hand-held.
- Vanity unit pre-installed with chrome mixer tapware and pop-up waste.
- Overhead cupboard supplied with mirror and hanging rack.



Kitchen

Each 'L-shaped' kitchen supplied with an Haven 40ft Expander comes partly assembled but requires assembly during the installation process. The L-shaped configuration offers ample bench space whilst providing enough room for a refrigerator and dishwasher.

- Stainless steel double bowl sink with flick mixer tapware.
- White quartz silica free bench-top with rear mini splash riser.
- Floor-mounted soft close cabinetry with cupboards and drawers provides ample storage.
- Floor kickplate and door handles supplied.
- Wall-mounted cabinetry supplied with pre-installed mounting points.





SPECIFICATIONS

Haven 40ft Expander

Plumbing

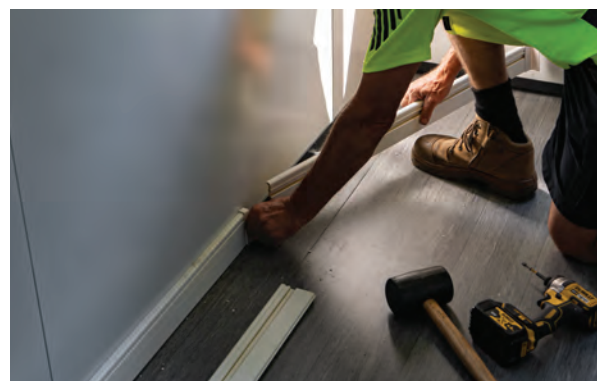
As with the electrical system, much of the plumbing for the Haven 40ft Expander range comes pre-installed and ready for the final connection by a qualified tradesperson. The Haven 40ft Expander range is designed with separate waste and grey water plumbing, which exits from the centre rear section of each unit.

- Taps, shower, and other plumbing fixtures are supplied with WaterMark certification.
- Kitchen and bathroom supplied with pre-plumbed hot and cold water threaded brass inlets.
- Grey water exits via a 50mm PVC outlet.
- Waste exists via a 100mm PVC outlet.
- Kitchen sink plumbing utilises PVC pipes. The PVC plumbing system includes inlets for dishwashers and other appliances.



Installation

The Haven 40ft Expander range is designed with DIY installation in mind. However, My Little House recommends the use of qualified tradespeople wherever possible. Our units can be installed or removed within a day, by following our comprehensive installation guidelines which are supplied with each unit. Additional products like 240V electric winches can be purchased separately to aid in the installation process.



Key Features

- Strong 75mm thermally insulated walls and 50mm thermally insulated ceiling.
- Heavy duty steel frame.
- Double glazed glass windows and entry doors.
- Australian compliant electrical components.
- Designed for all Australian conditions.
- Large full-width shower with sliding glass doors and modern rain showerhead with a hand-held.
- Industry leading 3-year structural warranty*

Terms & conditions apply.

Dimensions

	Length	Width	Height 2.26m Model	Height 2.4m Model
Closed	11.8m	2.26m	2.5m	2.6m
Open	11.8m	6.4m	2.5m	2.6m
Height with Gable Roof	3.4m ²		External Area	74m ²

Disclaimer:

*The My Little House range of relocatable homes are designed and sold to be mounted on an ADR approved trailer for use as a registerable caravan and not sold as Class 1A Buildings.
*Images may differ from actual product and are subject to change.

19.2 Certificates of Title



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 138807	FOLIO 2
EDITION 7	DATE OF ISSUE 30-May-2023

SEARCH DATE : 21-May-2024

SEARCH TIME : 02.52 PM

DESCRIPTION OF LAND

Parish of SUTHERLAND Land District of BUCKINGHAM
Lot 2 on Sealed Plan 138807
Derivation : For grantees see plan
Prior CT 138000/1

SCHEDULE 1

M736882 TRANSFER to ASGARD HOLDINGS AUSTRALIA PTY LIMITED
Registered 05-Apr-2019 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 138807 EASEMENTS in Schedule of Easements
SP 138807 COVENANTS in Schedule of Easements
SP 138807 FENCING PROVISION in Schedule of Easements
M941219 BURDENING EASEMENT: a pipeline, pumphouse and
electricity easement (appurtenant to Lot 2 on Plan
152987) over the land marked Pipeline Pumphouse and
Electricity Easement 10.00 wide on Sealed Plan 138807
Registered 30-May-2022 at 12.01 PM
M866140 BURDENING EASEMENT: an electricity easement
(appurtenant to Lot 2 on Plan 152987) over the land
marked Electricity Easement 6.00 wide on Sealed Plan
138807 Registered 30-May-2022 at 12.03 PM
M993463 BURDENING EASEMENT: A Pipeline, Pumphouse and
Electricity Easement (appurtenant to Lot 2 on Sealed
Plan 151066 and Lot 1 on Sealed Plan 152986) over the
land marked Pipeline Pumphouse and Electricity
Easement 10.00 wide on Sealed Plan 138807 Registered
30-May-2023 at 12.02 PM
N110081 CAVEAT by Eastern Tiers Pty Ltd Registered
07-Dec-2022 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

