



Meander Valley Council  
Working Together

## PLANNING NOTICE

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

APPLICANT:	<b>J Blake - PA\24\0267</b>
PROPERTY ADDRESS:	<b>2 East Parade DELORAINE (CT: 232454/1)</b>
DEVELOPMENT:	<b>Residential outbuilding (glass house) - setback.</b>

The application can be inspected until **Monday, 15 July 2024**, at [www.meander.tas.gov.au](http://www.meander.tas.gov.au) or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to [planning@mvc.tas.gov.au](mailto:planning@mvc.tas.gov.au). Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 29 June 2024.

Jonathan Harmey  
**GENERAL MANAGER**

# APPLICATION FORM



Meander Valley Council  
Working Together

## 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="2 EAST PARADE"/>	Certificate of Title:	<input type="text" value="C232454/1"/>
Suburb:	<input type="text" value="DELORAINÉ"/>	<input type="text" value="7304"/>	Lot No: <input type="text"/>
Land area:	<input type="text" value="1007"/>	m <sup>2</sup> / ha	
Present use of land/building:	<input type="text" value="RESIDENTIAL (URBAN MIXED USE ZONE)"/>	(vacant, residential, rural, industrial, commercial or forestry)	

- Does the application involve Crown Land or Private access via a Crown Access Licence:  Yes  No
- Heritage Listed Property:  Yes  No

#### DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- |   |  |                                      |                                     |
|---|--|--------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry                 | <input type="checkbox"/> Other         |                                      |                                     |

Total cost of development (inclusive of GST):  Includes total cost of building work, landscaping, road works and infrastructure

Description of work:

Use of building:  (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area:  m<sup>2</sup> New building height:  m DEPENDING ON BUILDING DESIGNER PLAN

Materials: External walls:  Colour:

Roof cladding:  Colour:

SEARCH OF TORRENS TITLE

VOLUME 232454	FOLIO 1
EDITION 8	DATE OF ISSUE 10-Mar-2020

SEARCH DATE : 25-Jun-2024

SEARCH TIME : 11.52 AM

DESCRIPTION OF LAND

Town of DELORAINE

Lot 1 on Plan 232454

Derivation : Part of Lot 1 Sec.B. Gtd. to A. Humphries

Prior CT 3192/49

SCHEDULE 1

M725585 & E208506 ANNA MARGARET BLAKE Registered  
10-Mar-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469  
TASMANIA  
REAL PROPERTY ACT, 1862, as amended  
NOTE - REGISTERED FOR THE  
CONVENIENCE TO REPLACEMENT



CERTIFICATE OF TITLE

Register Book  
Vol. Fol.  
3192 49

Cert. of Title Vol. 210 Fol. 169

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

*[Signature]*

Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF DELORAINE  
ONE ROD ONE PERCH on the Plan hereon

FIRST SCHEDULE (continued overleaf)

VERDUN SYDNEY CAMERON of Deloraine, Funeral Director *[Signature]*

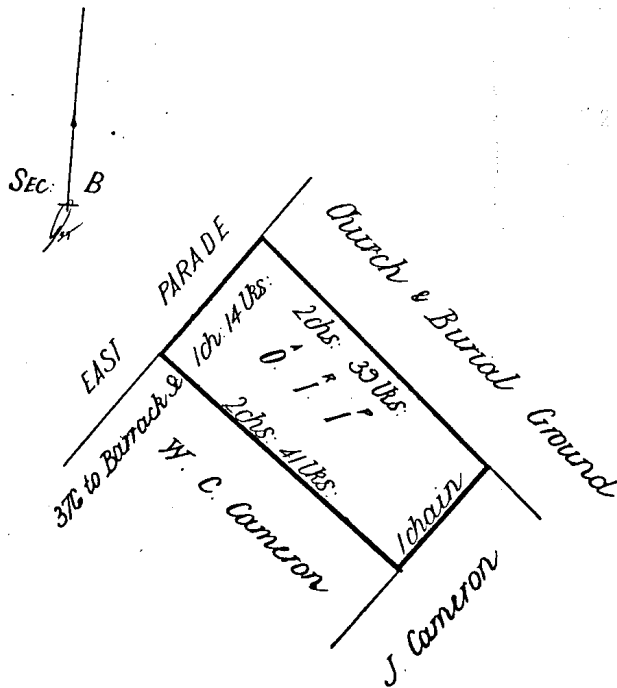
SECOND SCHEDULE (continued overleaf)

NIL.

PROPERTY ADDRESS

RECORDED OF TITLES ARE NO LONGER SUBSISTING.  
Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER  
232454



Part of Lot 1, Sec. B. - Gtd. to A. Humphries - Meas. in Links.

FIRST Edition. Registered

Derived from

C.T. Vol. 210. Fol. 169. Transfer 106327 B.J. Cameron.

SITE PLAN

LENGTH 7.63 (51cm FROM BACK FENCE BORDERING 4 E. BARNAC)  
DEPTH 3.67 (20cm FROM SIDE FENCE BORDERING CEMETERY)  
SLOPE OF LAND IS 3.3%

EXTENSION OF WATER TO GLASSHOUSE DESIRED **2 East Parade Delorain**





ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

IN P. 1169  
TASMANIA  
REAL PROPERTY ACT, 1862, as Amended  
NOTE - REGISTERED FOR THE  
CONVENIENCE TO REPLA



CERTIFICATE OF TITLE

Register Book  
Vol. Fol.

3192 49

Cert. of Title Vol. 210 Fol. 169

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

*[Signature]*

Recorder of Titles.

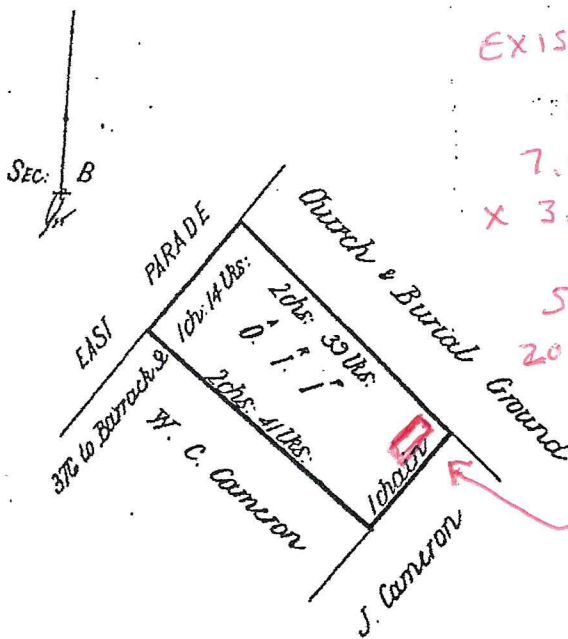


DESCRIPTION OF LAND

TOWN OF DELORAINÉ  
ONE ROD ONE PERCH on the Plan hereon  
FIRST SCHEDULE (continued overleaf)  
VERDUN SYDNEY CAMERON of Deloraine, Funeral Director  
SECOND SCHEDULE (continued overleaf)  
NIL.

PROPERTY ADDRESS

REGISTERED NUMBER 232454  
 Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.



EXISTING STRUCTURE IS  
7.63M LONG  
X 3.67M DEEP.  
AND  
51 CM FROM BACK FENCE  
202 CM FROM SIDE FENCE  
GLASSHOUSE  
PROPOSED HEIGHT  
IS 3.20M TO  
3.50M DEPENDING  
ON BUILDING  
DESIGNER PLANS

Part of Lot 1, Sec. B. - Gtd. to A. Humphries - Meas. in Links.

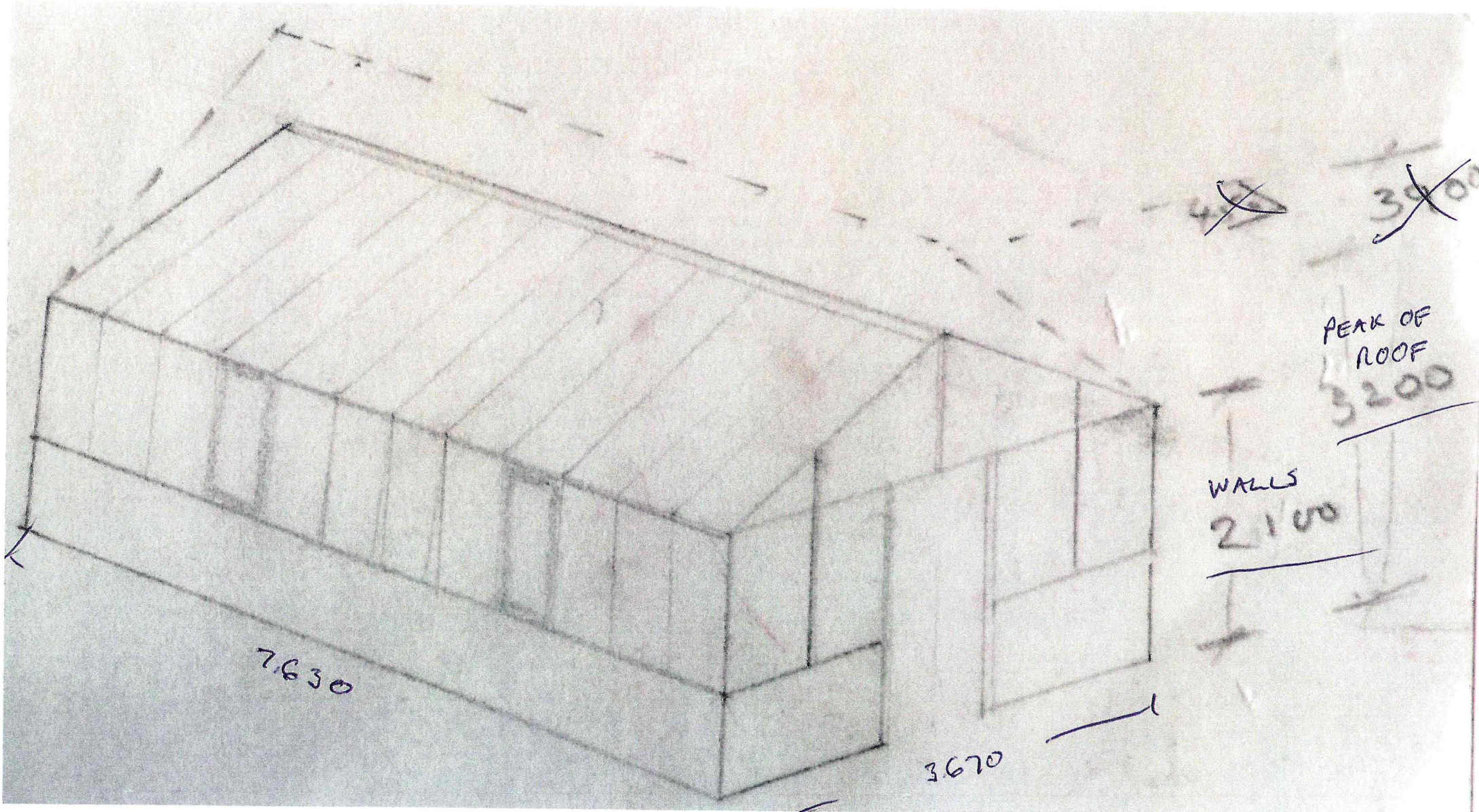
FIRST Edition, Registered

Derived from C.T. Vol. 210, Fol. 169. Transfer 106327 B.J. Cameron.

THE ORIGINAL TITLE IS NOT HELD BY THE APPLICANT.

JOSH BLOLE  
2 EAST PARADE  
DEBORNWE 7304

PHONE 0407 487 129  
EMAIL ATHOLYN2@OUTLOOK.COM



DOWNWARD SLOPE FROM BACK LEFT CORNER TO FRONT RIGHT CORNER IS 3.3% (28cm)  
THIS SLOPE WILL REMAIN IN NEWLY BUILT STRUCTURE.

EXISTING STRUCTURE IS LOCATED AT THE BACK OF THE PROPERTY





EXISTING STRUCTURE - GROUND SLOPE 13.20M (3.3%)



EXISTING STRUCTURE IS 51 CM FROM BACK FENCE AND 20 CM FROM SIDE FENCE



WOODEN GAZEBO IN THE GARDEN (7 EAST HANOVER ST.)

