



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>Platinum Pro Construction Pty Ltd (S. Walters) - PA\26\0089</b>
PROPERTY ADDRESS:	<b>2 Liddesdale Drive DELORAINE (CT: 184483/4)</b>
DEVELOPMENT:	<b>Single dwelling &amp; Residential outbuilding (garage) - setbacks, driveway.</b>

The application can be inspected until **Tuesday, 4 November 2025**, 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 18 October 2025.

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="2 Liddesdale Drive"/>	Certificate of Title	<input type="text" value="184483"/>
Suburb:	<input type="text" value="Deloraine, TAS"/>	<input type="text" value="7304"/>	Lot No: <input type="text" value="4"/>
Land area:	<input type="text" value="1505"/>	<input type="text" value="m&lt;sup&gt;2&lt;/sup&gt; / ha"/>	
Present use of land/building:	<input type="text" value="vacant"/>	<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:  New building height:

Materials: External walls:  Colour:

Roof cladding:  Colour:

SEARCH OF TORRENS TITLE

VOLUME 184483	FOLIO 4
EDITION 3	DATE OF ISSUE 05-Oct-2024

SEARCH DATE : 10-Jun-2025

SEARCH TIME : 10.32 AM

DESCRIPTION OF LAND

Parish of MALLING Land District of DEVON  
 Lot 4 on Sealed Plan 184483  
 Derivation : Part of Lot 429, 213 Acres Gtd. to James Duff  
 Mackay & William Kenney  
 Prior CT 37095/1

SCHEDULE 1

N218876 TRANSFER to LIAM EDWARD TAYLOR and HANNAH KATE  
 MITCHELL-GRIMA Registered 05-Oct-2024 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP184483 EASEMENTS in Schedule of Easements  
 SP184483 FENCING COVENANT in Schedule of Easements  
 SP184483 SEWERAGE AND/OR DRAINAGE RESTRICTION  
 A854244 PROCLAMATION under Section 9A and 52A of the Roads  
 and Jetties Act 1935 Registered 21-Jul-1983 at 12.01  
 PM  
 B738897 PROCLAMATION under Section 52A of the Roads and  
 Jetties Act 1935 Registered 10-May-1995 at noon  
 E393689 MORTGAGE to Commonwealth Bank of Australia  
 Registered 05-Oct-2024 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<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. 184483

PAGE 1 OF 2 PAGES

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.

Lots 2, 3, 5, 6, 7 and 8 on the Plan are each SUBJECT TO a right of drainage for the Meander Valley Council over the land marked Drainage Easement "A" 3.00 Wide shown on the Plan.

Lots 4 and 5 on the Plan are each SUBJECT TO a right of drainage for the Meander Valley Council over the land marked Drainage Easement "B" 3.00 Wide shown on the Plan.

Lot 7 on the Plan is SUBJECT TO a right of drainage for the Meander Valley Council over the land marked Drainage Easement "C" 3.00 Wide shown on the Plan.

Lot 25 on the Plan is SUBJECT TO a right of drainage for the Meander Valley Council over the land marked Drainage Easement "D" 3.00 Wide on the Plan.


Lots 27, 28 and 101 on the Plan are each SUBJECT TO a right of drainage for the Meander Valley Council over the land marked Drainage Easement "E" 3.00 Wide on the Plan.

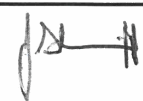
Lot 101 on the Plan is SUBJECT TO a right <sup>of</sup> carriage way for the Meander Valley Council over Right of Way "F" shown on the Plan and passing through that Lot.

FENCING COVENANT

The owner of each Lot covenants with the Vendor Paton Enterprises Pty Ltd (A.C.N. 639 417 217) that the said Paton Enterprises Pty Ltd (A.C.N. 639 417 217) shall not be required to fence.

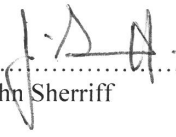
(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: PATON ENTERPRISES PTY LTD	PLAN SEALED BY: Meander Valley Council
FOLIO REF: 37095/1	DATE: 16 February 2023
SOLICITOR & REFERENCE: Shields Heritage DA Smith	PA/23/0020 REF NO.
	 Council Delegate
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	



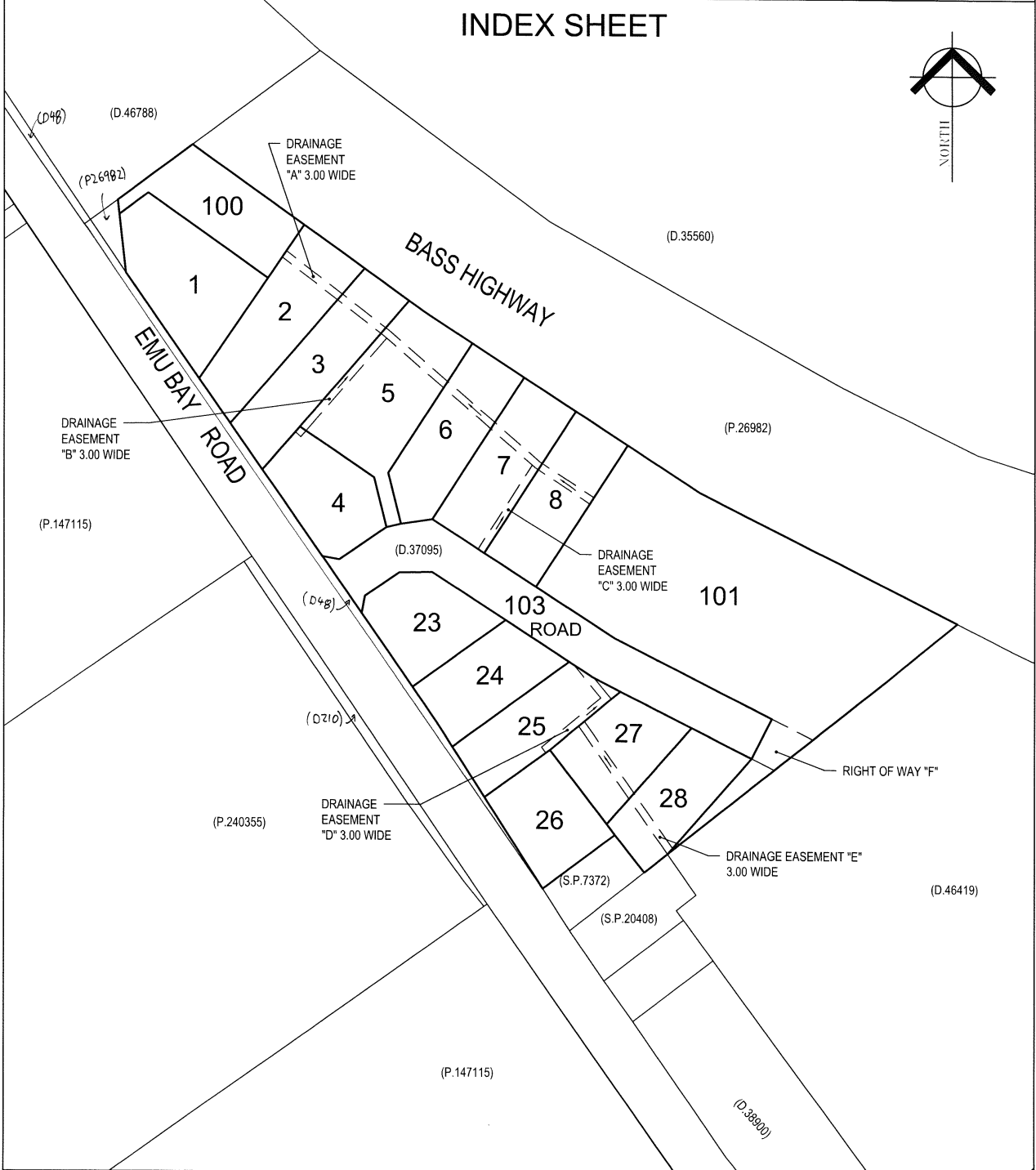
<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 2 PAGES</p>	<p>Registered Number</p> <p><b>SP, 184483</b></p>
<p>SUBDIVIDER: PATON ENTERPRISES PTY. LTD. FOLIO REFERENCE: 37095/1</p>	

EXECUTED by PATON ENTERPRISES )  
PTY LTD (A.C.N. 639 417 217)) the )  
 registered proprietor of the land comprised )  
 in Folio of the Register Volume 37095 Folio 1 )  
 pursuant to Section 127(1)(c) of the )  
 Corporations Act 2001 by being signed by )  
 the company's sole director who is also the )  
 sole company secretary )

  
 .....  
 Jason John Sherriff

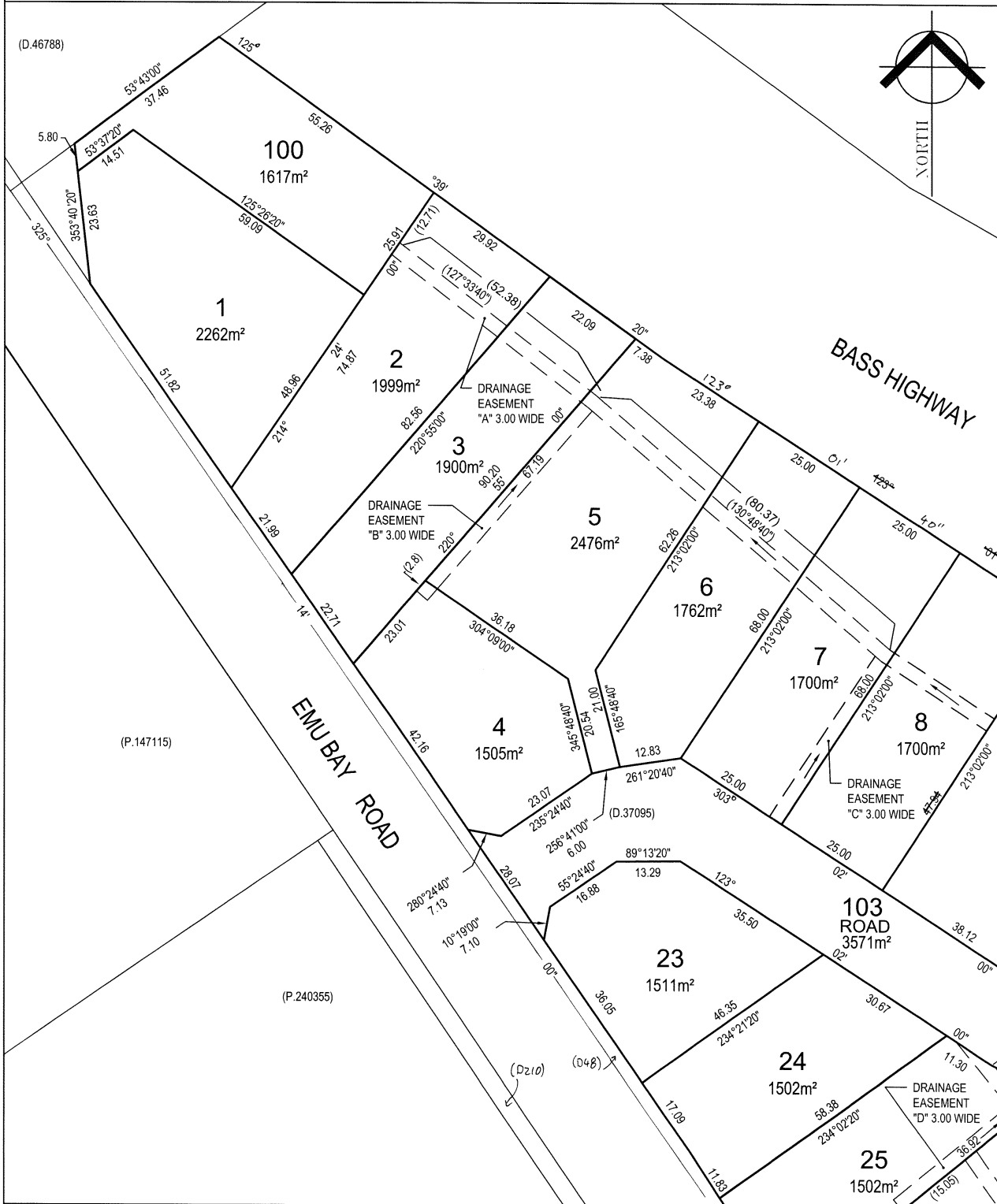
**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

OWNER PATON ENTERPRISES PTY LTD	<p><b>PLAN OF SURVEY</b></p> <p>BY SURVEYOR R. M. PECK</p> <p>LOCATION LAND DISTRICT OF DEVON PARISH OF MALLING</p> <p>SCALE 1:1500 LENGTHS IN METRES</p>	REGISTERED NUMBER <b>SP184483</b>
FOLIO REFERENCE C.T. 37095/1,		<p>APPROVED EFFECTIVE FROM 20 MAR 2023</p> <p><i>R. M. Peck</i> Recorder of Titles</p>
GRANTEE PART OF LOT 429 213 <sup>AC</sup> GRANTED TO JAMES DUFF MACKAY AND WILLIAM KENNEY	<p>6ty° 21.120</p>	
MAPSHEET MUNICIPAL CODE No	LAST UPI No	LAST PLAN No. D.37095
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

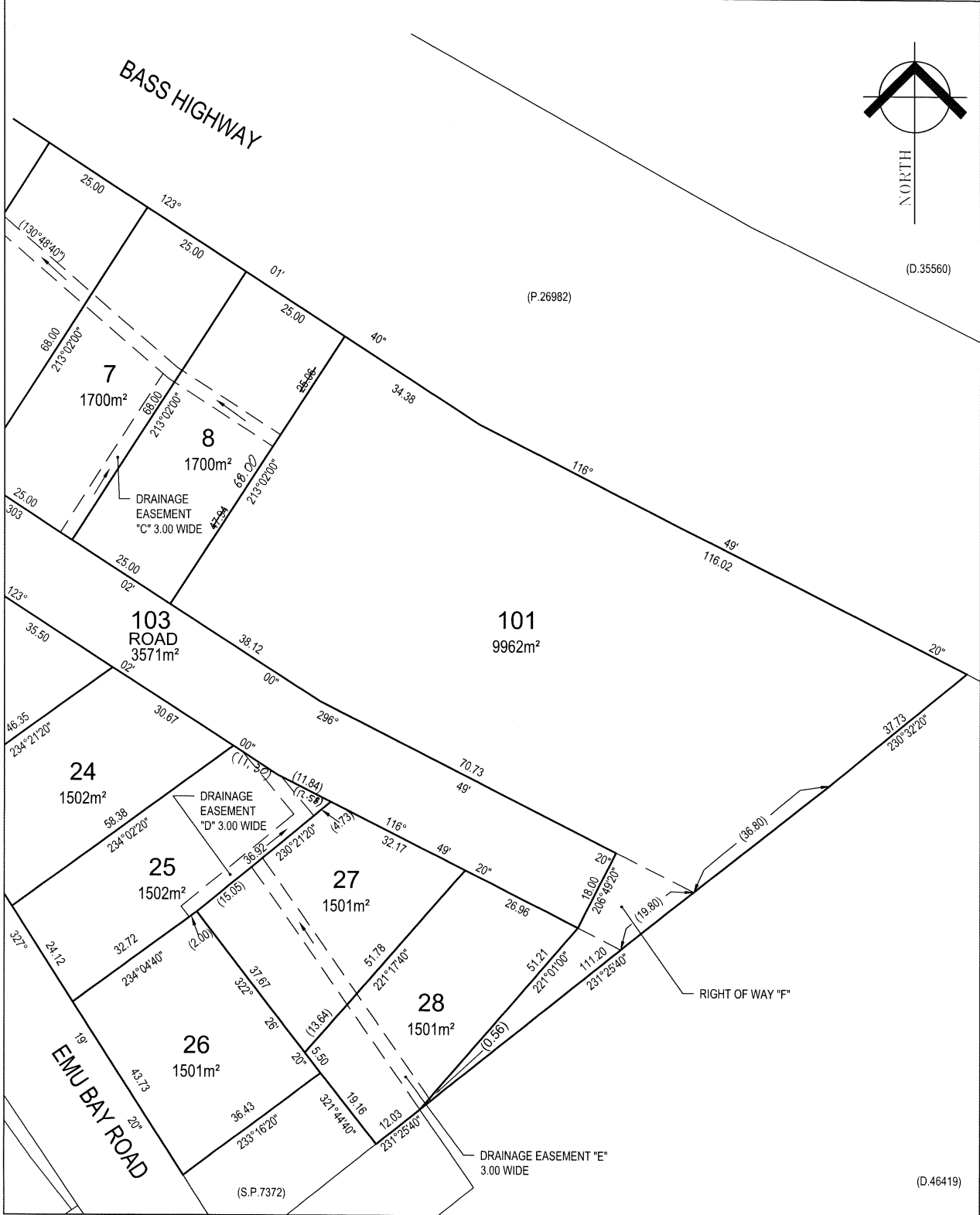


<i>R. M. Peck</i> REGISTERED LAND SURVEYOR	13.02.23 DATE	<i>M. Peck</i> COUNCIL DELEGATE	16.2.2023 DATE
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<p><b>PLAN OF SURVEY</b> <b>ANNEXURE SHEET</b> <b>SHEET 1 OF 2 SHEETS</b></p>	<p>OWNER PATON ENTERPRISES PTY LTD FOLIO REFERENCE C.T. 37095/1 SCALE 1:750 LENGTH IN METRES</p>	<p>Registered Number <b>SP. 184483</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> 16.2.2023 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET <i>[Signature]</i> 19/12/22 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 20 MAR 2023 <i>[Signature]</i> Recorder of Titles</p>



<p><b>PLAN OF SURVEY</b> <b>ANNEXURE SHEET</b> <b>SHEET 2 OF 2 SHEETS</b></p>	<p>OWNER PATON ENTERPRISES PTY LTD FOLIO REFERENCE C.T. 37095/1 SCALE 1:750 LENGTH IN METRES</p>	<p>Registered Number <b>SP. 184483</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>M. Kelly</i> Council Delegate 16.2.2023 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET <i>R.M. O'Connell</i> Registered Land Surveyor 13.02.23 Date</p>	<p>APPROVED EFFECTIVE FROM 20 MAR 2023 <i>Rebecca</i> Recorder of Titles</p>





# PLATINUM PRO

*Construction*

NEW DWELLING AND SHED - 2 LIDDESDALE DRIVE, DELORAINE

Hannah Mitchell-Grima and Liam Taylor

PROJECT N°: PPC - 2376

DEVELOPMENT APPLICATION

## SITE INFORMATION

**SITE AREA: 1504.6 m<sup>2</sup>**

WIND SPEED: N3

CLIMATE ZONE: 7

SOIL CLASSIFICATION: CLASS H1

BUSHFIRE ATTACK LEVEL: BAL TBC

ALPINE AREA: N/A

CORROSION ENVIRONMENT: N/A

## FLOOR AREAS

PROPOSED FLOOR AREA: 169.0 m<sup>2</sup> (18.2 SQUARES)

ALFRESCO AREA: 11.1 m<sup>2</sup>



## DRAWING SCHEDULE - REV A

- A00 Cover Page
- A01 Site Plan
- A02 Floor Plan
- A03 Elevations 1 of 2
- A04 Elevations 2 of 2
- A05 Shed Plan and Elevations

# PLATINUM PRO

*Construction*

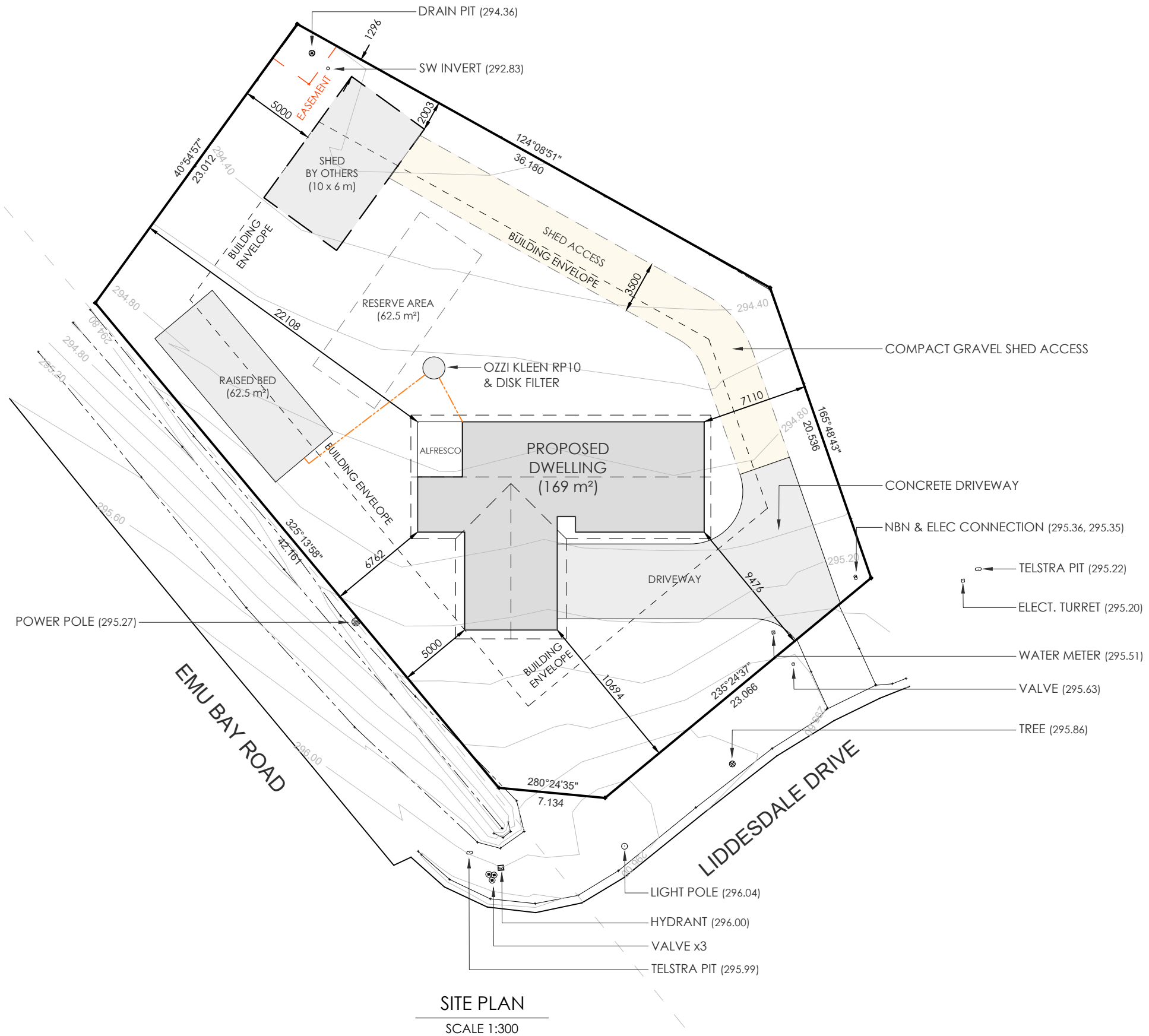
NEW DWELLING AND SHED - 2 LIDDESDALE DRIVE, DELORAINE

Hannah Mitchell-Grima and Liam Taylor

PROJECT N<sup>o</sup>: PPC - 2376

DEVELOPMENT APPLICATION

POWER POLE (294.27) → ●



**DRAINAGE PLAN LEGEND**

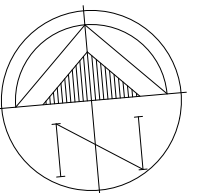
--- SEPTIC LINE

**SITE AREA:**

DWELLING:	169.0 m <sup>2</sup>	(18.2 Sq.)
ALFRESCO:	11.1 m <sup>2</sup>	
SHED:	60.0 m <sup>2</sup>	
SITE COVERAGE:	240.1 m <sup>2</sup>	(16.0 %)
SITE AREA:	1504.6 m <sup>2</sup>	

**SITE PLAN**

SCALE 1:300



**PLATINUM PRO**  
*Construction*

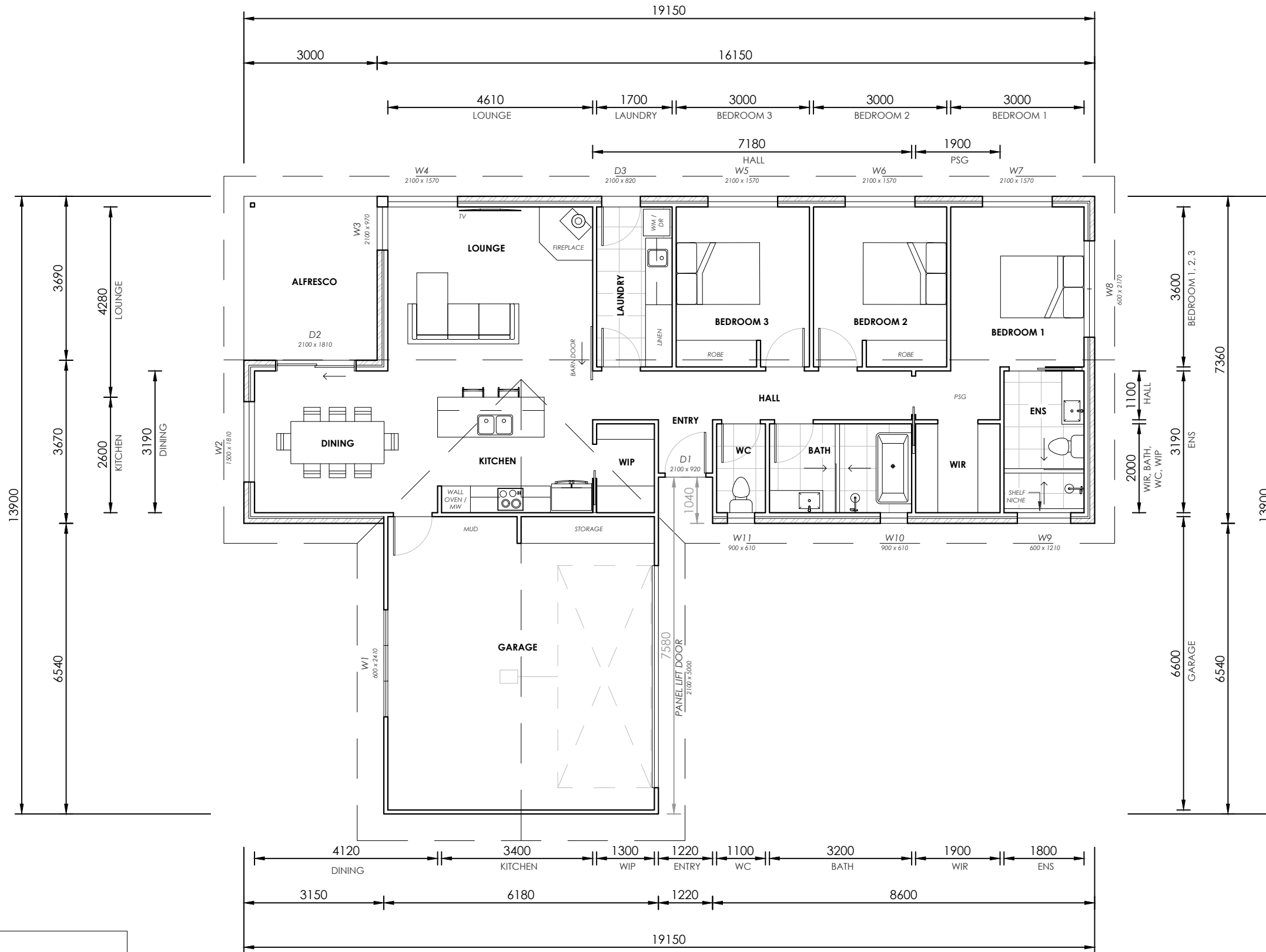
135a Sheffield Road, Spreyton 7310  
ph: 03 6427 2676  
ABN: 78 440 511 272  
Licence No. 539021287  
info@platinumproconstruction.com.au

**PROPOSED NEW DWELLING**

CLIENT(s): Hannah Mitchell-Grima and Liam Taylor  
PROJECT ADDRESS: 2 LIDDESDALE DRIVE, DELORAINE  
PROJECT N<sup>o</sup>: PPC - 2376

REVISIONS		
REV.	DESCRIPTION	DATE
-	Development Application	16.06.25
A	Shed Plans & Cut, Fill & Apex Heights	26.06.25

SITE PLAN				
SCALE @ A3	DATE	DRAWN BY	CHECKED	SHEET N <sup>o</sup> .
1:200	16.06.25	LR	RI	A01
<b>DEVELOPMENT APPLICATION</b>				
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FLOOR PLAN  
SCALE 1:100

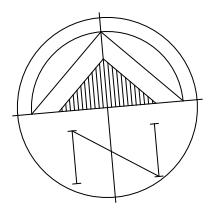
**FLOOR AREA:**  
 DWELLING: 169.0 m<sup>2</sup> (18.2 Sq.)  
 ALFRESCO: 11.1 m<sup>2</sup>

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 info@platinumproconstruction.com.au

**PROPOSED NEW DWELLING**  
 CLIENT(s): Hannah Mitchell-Grima and Liam Taylor  
 PROJECT ADDRESS: 2 LIDDESDAL DRIVE, DELORAINE  
 PROJECT N<sup>o</sup>: PPC - 2376

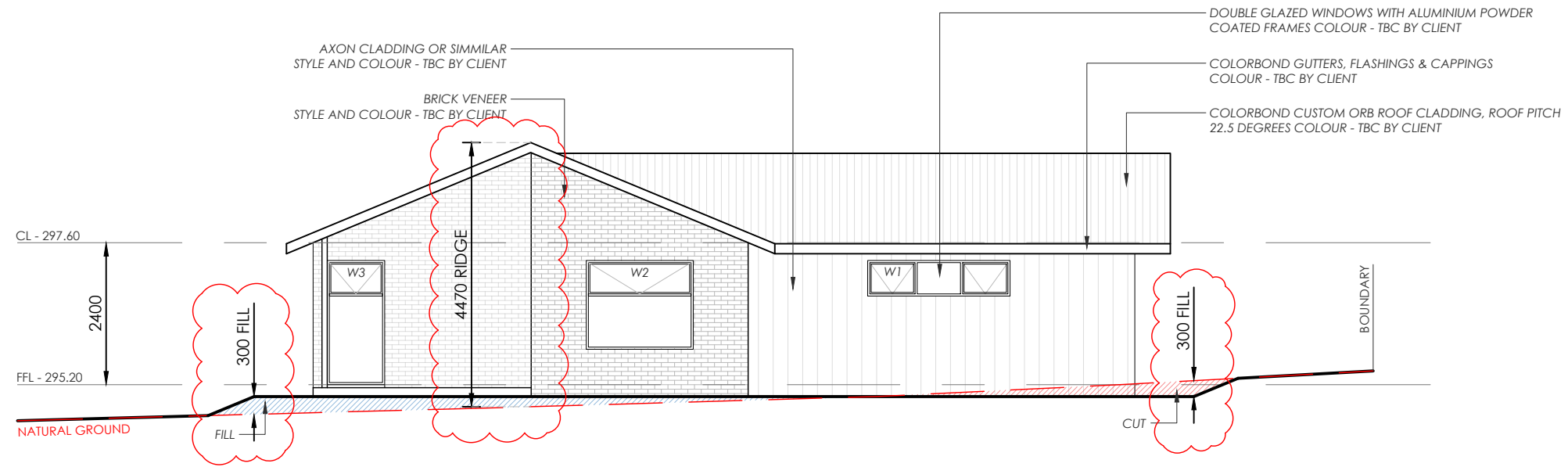
REVISIONS		
REV.	DESCRIPTION	DATE
-	Development Application	16.06.25
A	Shed Plans & Cut, Fill & Apex Heights	26.06.25

FLOOR PLAN				
SCALE @ A3	DATE	DRAWN BY	CHECKED	SHEET N <sup>o</sup> .
1:100	16.06.25	LR	RI	A02
<b>DEVELOPMENT APPLICATION</b>				
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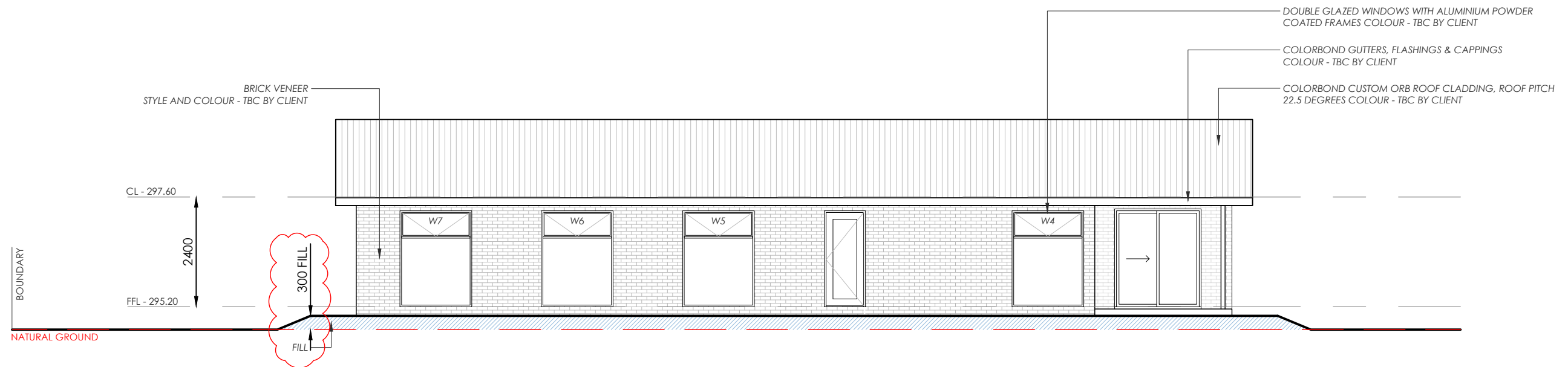
# WEST ELEVATION

SCALE 1:100



# NORTH ELEVATION

SCALE 1:100



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## PROPOSED NEW DWELLING

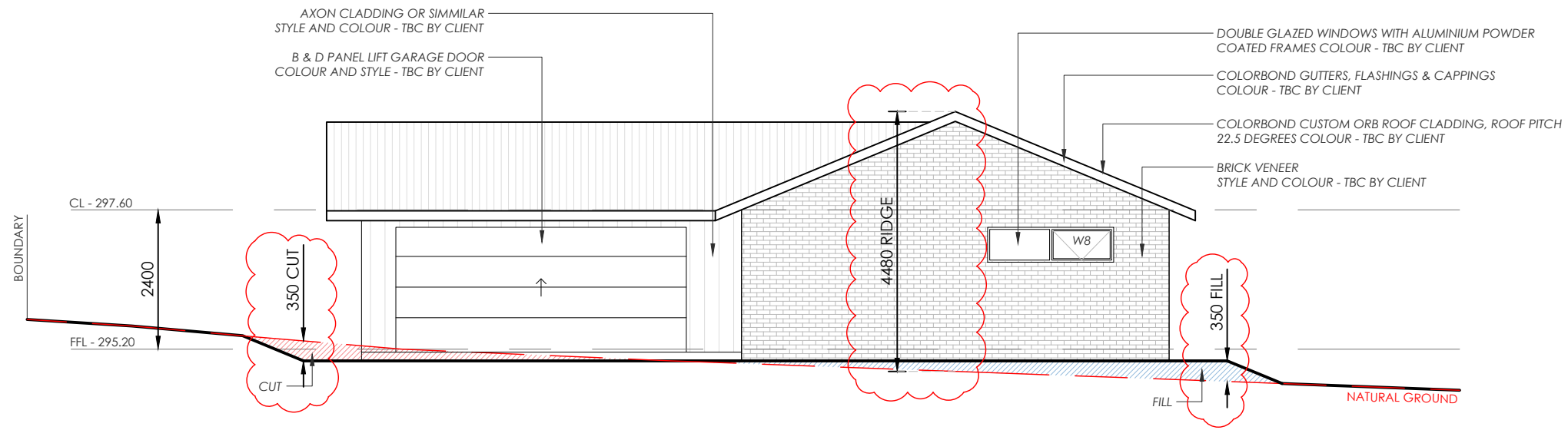
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PROJECT N<sup>o</sup>: PPC - 2376

REVISIONS		
REV.	DESCRIPTION	DATE
-	Development Application	16.06.25
A	Shed Plans & Cut, Fill & Apex Heights	26.06.25

ELEVATIONS 1 OF 2				
SCALE @ A3	DATE	DRAWN BY	CHECKED	SHEET N <sup>o</sup> .
1:100	16.06.25	LR	RI	A03
<b>DEVELOPMENT APPLICATION</b>				
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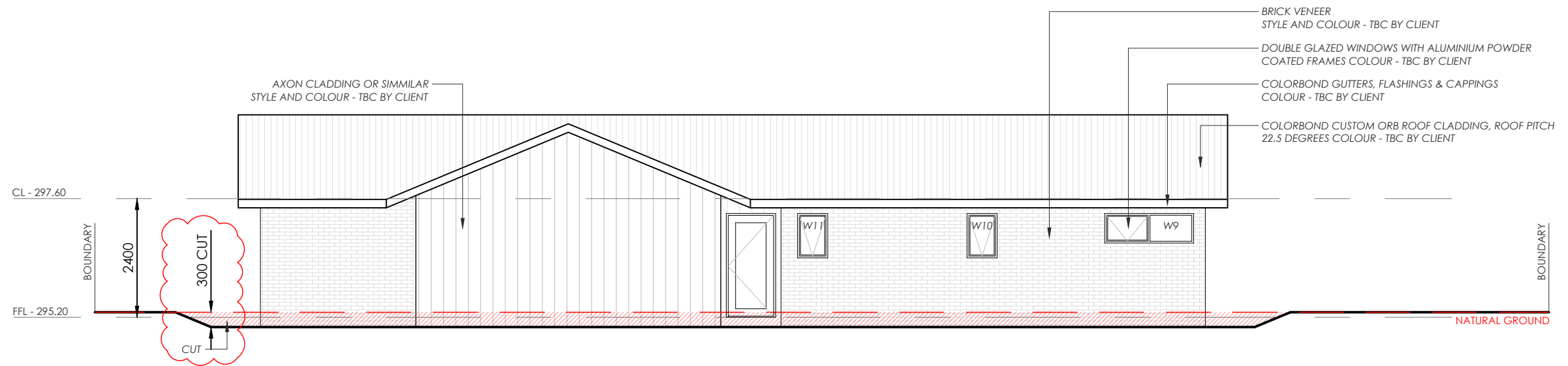
EAST ELEVATION

SCALE 1:100



SOUTH ELEVATION

SCALE 1:100



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PROPOSED NEW DWELLING

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REVISIONS

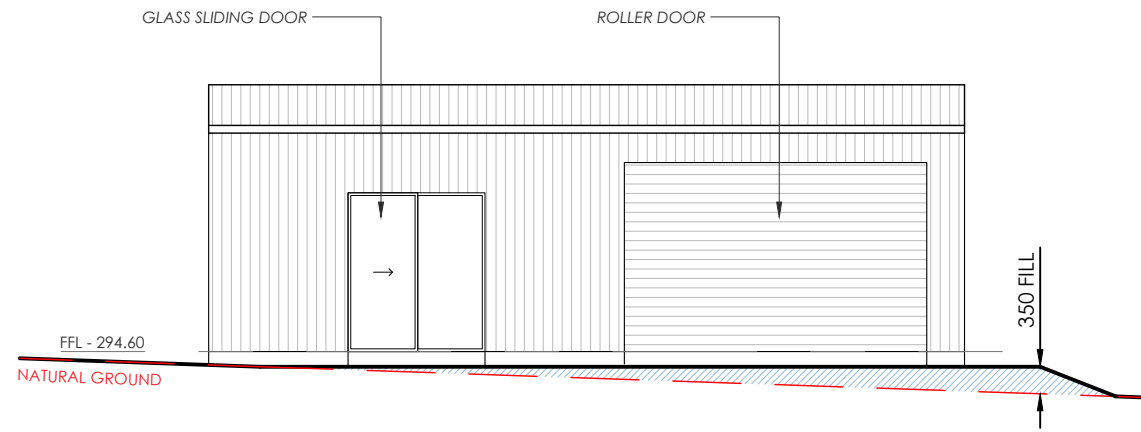
REV.	DESCRIPTION	DATE
-	Development Application	16.06.25
A	Shed Plans & Cut, Fill & Apex Heights	26.06.25

ELEVATIONS 2 OF 2

SCALE @ A3	DATE	DRAWN BY	CHECKED	SHEET N <sup>o</sup> .
1:100	16.06.25	LR	RI	A04
<b>DEVELOPMENT APPLICATION</b>				
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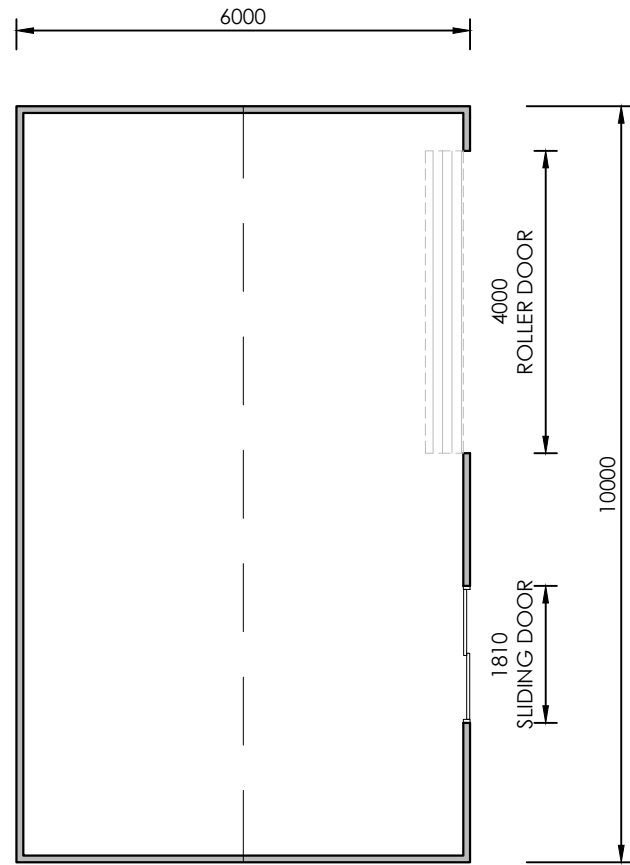
**SOUTH EAST ELEVATION (FRONT)**

SCALE 1:100



**SOUTH WEST ELEVATION (SIDE)**

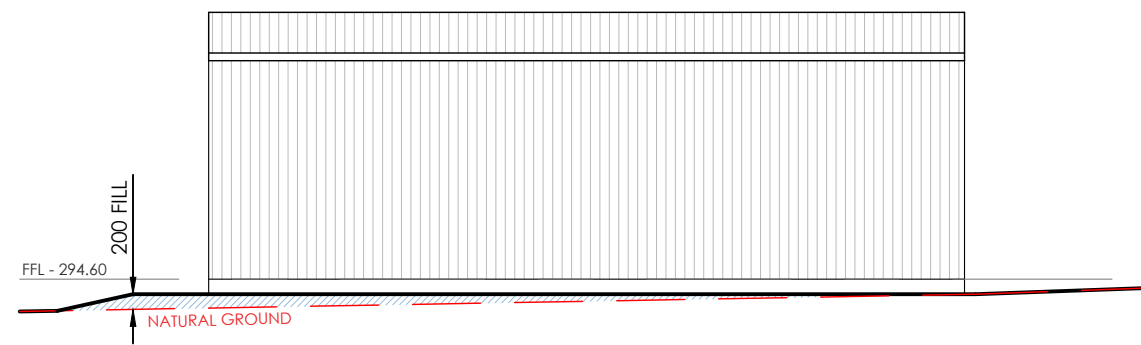
SCALE 1:100



**FLOOR PLAN**  
SCALE 1:100

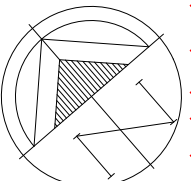
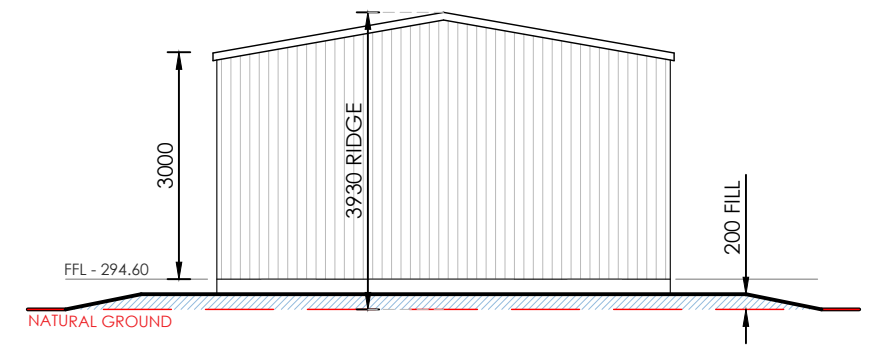
**NORTH WEST ELEVATION (BACK)**

SCALE 1:100



**NORTH EAST ELEVATION (SIDE)**

SCALE 1:100



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SHED PLANS AND ELEVATIONS				
SCALE @ A3	DATE	DRAWN BY	CHECKED	SHEET N <sup>o</sup> .
1:100	16.06.25	LR	RI	A05
<b>DEVELOPMENT APPLICATION</b>				
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