



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:	K Mansfield - PA\26\0099
PROPERTY ADDRESS:	4 Grigg Street DELORAINE (CT: 45553/1)
DEVELOPMENT:	Residential outbuilding (garage) - building envelope, setbacks, parking areas.

The application can be inspected until **Tuesday, 3 February 2026**, at 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. 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 17 January 2026.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

Index No.	#97 15548		
Doc No.			
RCVD	10 OCT 2025	MVC	
Planning Officer	SB	Dept.	PRS
	OD		✓



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
 - Have you already received a Planning Review for this proposal? Yes No
 - Is a new vehicle access or crossover required? Yes No
- Indicate by ✓ box

PROPERTY DETAILS:

Address:	<input type="text" value="4 GRIGG ST"/>	Certificate of Title:	<input type="text" value="45553"/>
Suburb:	<input type="text" value="DELORAINE"/>	Lot No:	<input type="text" value="1"/>
Land area:	<input type="text" value="980"/>	m ² / ha	
Present use of land/building:	<input type="text" value="RESIDENTIAL"/>	(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: m² New building height: m

Materials:

External walls:	<input type="text" value="IRON"/>	Colour:	<input type="text" value="BASALT"/>
Roof cladding:	<input type="text" value="IRON"/>	Colour:	<input type="text" value="BASALT"/>

SEARCH OF TORRENS TITLE

VOLUME 45553	FOLIO 1
EDITION 4	DATE OF ISSUE 30-May-2014

SEARCH DATE : 14-Oct-2025

SEARCH TIME : 11.34 AM

DESCRIPTION OF LAND

Parish of CALSTOCK, Land District of WESTMORLAND
 Lot 1 on Diagram 45553
 Being the land described in Conveyance No. 65/8089
 Derivation : Part of 510 Acres Gtd. to P. Foote
 Prior CT 4697/22

SCHEDULE 1

M460990 TRANSFER to KARL PATRICK MANSFIELD Registered
 30-May-2014 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 M459511 MORTGAGE to BENDIGO AND ADELAIDE BANK LIMITED
 Registered 30-May-2014 at 12.03 PM

UNREGISTERED DEALINGS AND NOTATIONS

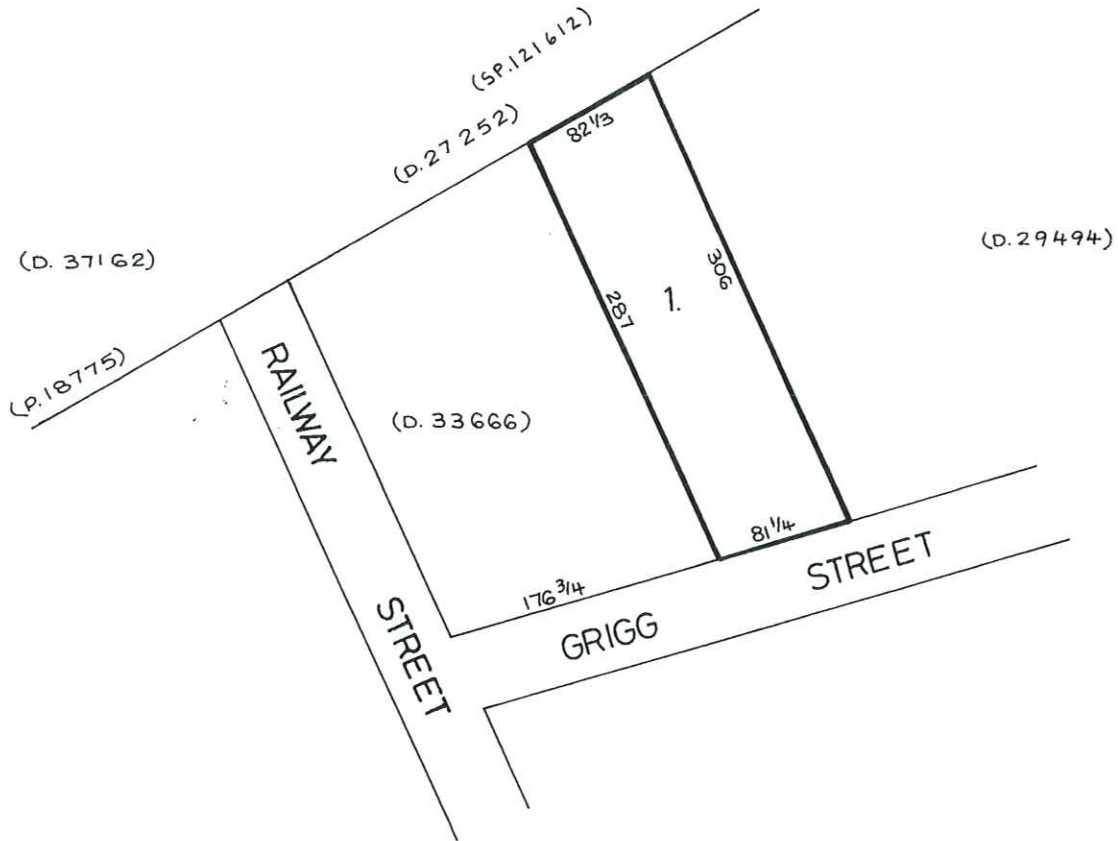
No unregistered dealings or other notations

APPROVED: 31 AUG 1990 <i>Michael Pinn</i> RECORDER OF TITLES	CONVERSION PLAN CONVERTED FROM 65/8089	REGISTERED NUMBER D. 45553
FILE NUMBER Y.12650	GRANTEE: PART OF LOT 277, 510-0-0 GTD. TO PEARSON FOOTE.	DRAWN <i>MT</i> 20/8/90

OS # 2062

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF
LAND DISTRICT OF WESTMORLAND
PARISH OF CALSTOCK
~~LENGTHS ARE IN METRES. NOT TO SCALE.~~
~~LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.~~



ARCHITECTURAL DOCUMENTATION

SHEET INDEX:

01	COVER SHEET
02	LOCATION PLAN
03	SITE PLAN
04	FLOOR PLAN
05	ELEVATIONS
06	ELEVATIONS
07	TASWATER SECTION
08	SHADOW ANALYSIS
09	BUILDING ENVELOPE BREACHES

PROJECT NOTES:

TITLE REFERENCE	45553/1
PROPERTY ID	6258045
LOCAL AUTHORITY	MEANDER VALLEY COUNCIL
BUILDING CLASS	CLASS 10a
BUILDING ZONE	GENERAL RESIDENTIAL
PREVAILING WINDS	N/W
DESIGN WIND SPEED	REGION A1-A5, N2
SOIL CLASSIFICATION	N/A
CLIMATE ZONE	7
BUSHFIRE ATTACK LEVEL	N/A
CORROSION ENVIRONMENT	LOW
ALPINE AREA	N/A- LESS THAN 900m AHD

PLANNING ANALYSIS- GENERAL RESIDENTIAL:

Z8.4.1	RESIDENTIAL DENSITY FOR MULTIPLE DWELLINGS	N/A
Z8.4.2	SETBACKS AND BUILDING ENVELOPE FOR ALL DWELLINGS	A3 NON-COMPLIANCE
Z8.4.3	SITE COVERAGE AND PRIVATE OPEN SPACE FOR ALL DWELLINGS	WE COMPLY
Z8.4.4	SUNLIGHT TO PRIVATE OPEN SPACE OF MULTIPLE DWELLINGS	N/A
Z8.4.5	WIDTH OF OPENINGS FOR GARAGES AND CARPORTS FOR ALL DWELLINGS	WE COMPLY
Z8.4.6	PRIVACY FOR ALL DWELLINGS	WE COMPLY
Z8.4.7	FRONTAGE FENCES FOR ALL DWELLINGS	N/A
Z8.4.8	WASTE STORAGE FOR MULTIPLE DWELLINGS	N/A

PERFORMANCE CRITERIA RATIONALE:

Z8.4.2 P3

The siting and scale of a dwelling must:

(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:

(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;
The proposed outbuilding and lean-to will not overshadow any adjacent dwelling habitable rooms.

(ii) overshadowing the private open space of a dwelling on an adjoining property;
The proposed outbuilding and lean-to will cause some overshadowing to the private open space at 6 Grigg Street during the afternoon. Refer to shadow analysis showing the extent of overshadowing during the winter solstice.

(iii) overshadowing of an adjoining vacant property; and
The proposed outbuilding and lean-to will not overshadow any adjoining vacant property.

(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;
The proposed outbuilding and lean-to is located to the rear of the property, adjacent to an existing outbuilding of similar proportions at 2 Grigg Street. The proposed is to be built within 200mm of the rear boundary adjacent to 4 Railway Street & the side boundary adjacent to 6 Grigg Street. When viewed from 6 Grigg Street, the proposed building mass will be open for 6.5m (Lean-to) and will be solid for the remaining 12m, with a height of 4.5m at the gutter to 5.67m at the ridge. As the proposed buildings are located to the rear of the property, approximately 62m in length, the loss of amenity to 6 Grigg Street will be minimal. When viewed from 4 Railway Street, the proposed building mass will be a continuation of the existing conditions at 2 Grigg Street.

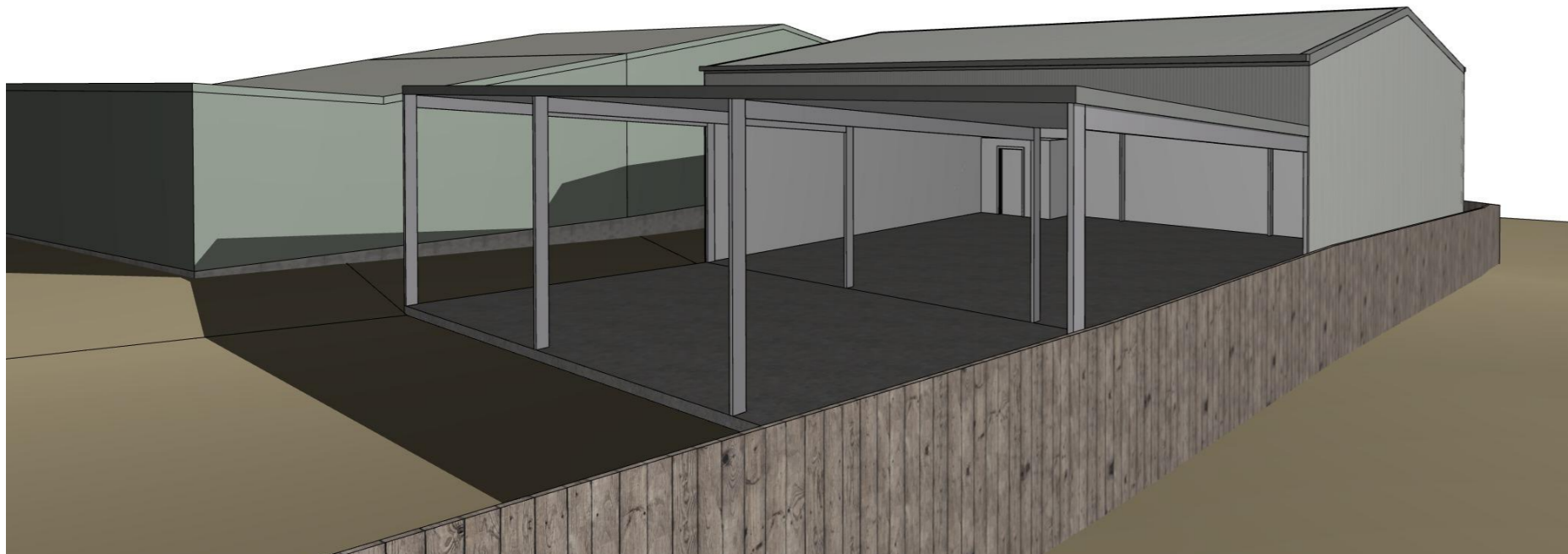
(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and
The proposed outbuilding and lean-to is consistent with existing established properties in the area. The adjacent outbuilding at 2 Grigg Street is of similar size and located on the side and rear title boundaries.

(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:

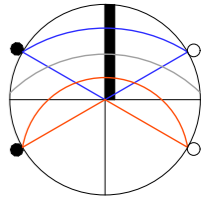
(i) an adjoining property; or

(ii) another dwelling on the same site.

The proposed outbuilding and lean-to will not overshadow any existing solar energy installations on the same site or adjoining properties.



DA	FOR PERMIT					CLIENT: KARL MANSFIELD	 SO SERVICES 0439 334 417 soservicestas@gmail.com 38 Burns Street, Invermay TAS 7248 Australia	TITLE: COVER SHEET	10
						PROJECT: PRE-FABRICATED OUTBUILDING AND LEAN-TO		PROJECT No: REV: SHEET SIZE: SCALE: 25057 1 A3 N/A	
		1	2	ADDITIONAL INFORMATION REQUEST	SRO	07.01.26		ADDRESS: 4 GRIGG STREET, DELORAINE	
		0	1	DEVELOPMENT APPLICATION	SRO	15.12.25			
REV.	ISSUE	ISSUED FOR/ DESCRIPTION:	BY:	DATE:					



DA

FOR PERMIT

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1	2	ADDITIONAL INFORMATION REQUEST	SRO	07.01.26
0	1	DEVELOPMENT APPLICATION	SRO	15.12.25

CLIENT:
KARL MANSFIELD

PROJECT:
PRE-FABRICATED OUTBUILDING AND LEAN-TO

ADDRESS:
4 GRIGG STREET, DELORAINE



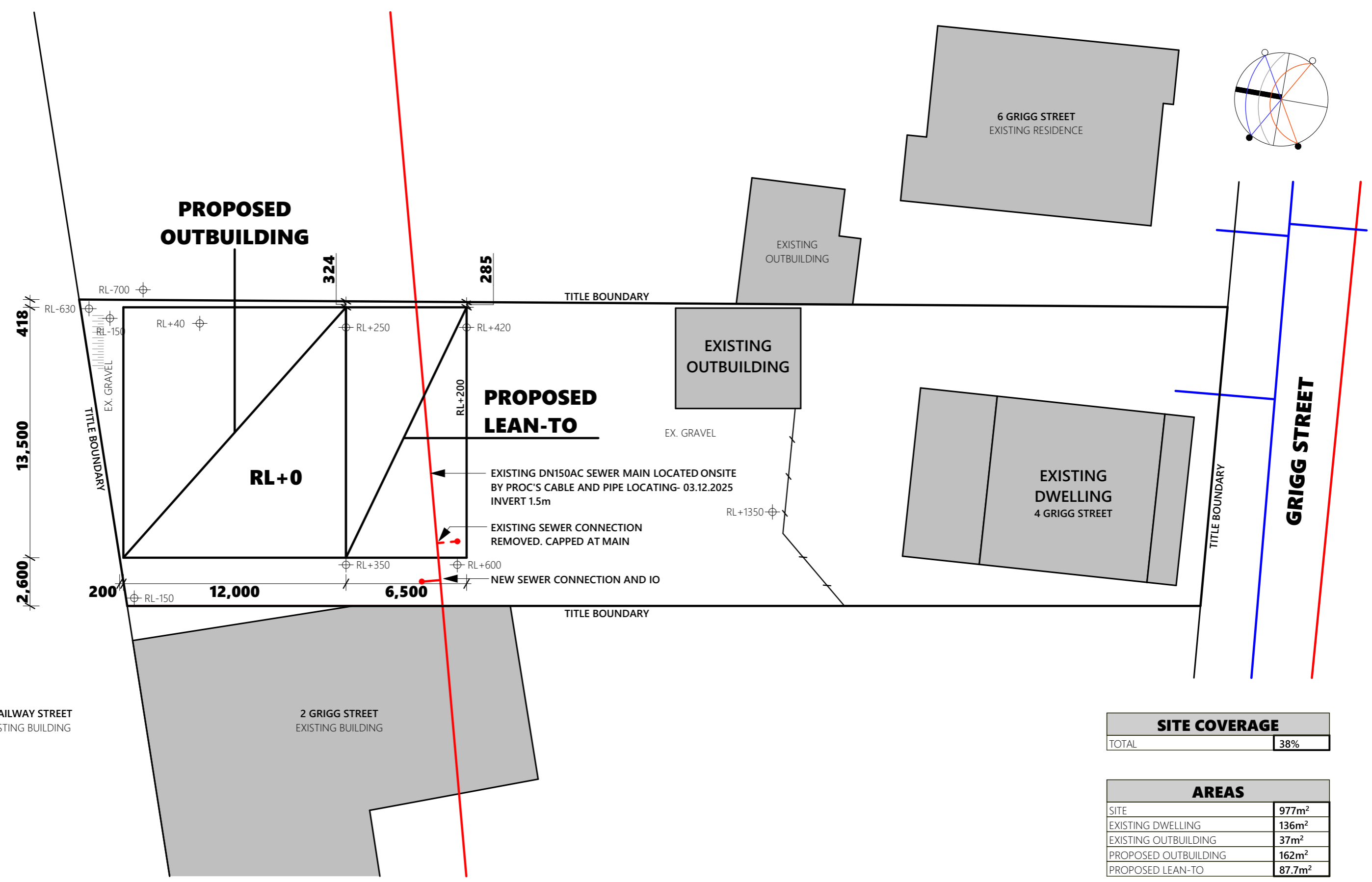
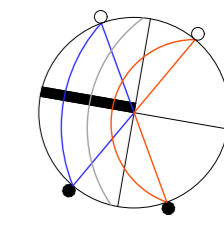
**SO
SERVICES**

0439 334 417
soservicestas@gmail.com
38 Burns Street, Invermay
TAS 7248 Australia

TITLE:
LOCATION PLAN

PROJECT No: **25057** REV: **1** SHEET SIZE: **A3** SCALE: **1:500**

02



SITE COVERAGE	
TOTAL	38%

AREAS	
SITE	977m ²
EXISTING DWELLING	136m ²
EXISTING OUTBUILDING	37m ²
PROPOSED OUTBUILDING	162m ²
PROPOSED LEAN-TO	87.7m ²

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	0	1	DEVELOPMENT APPLICATION	SRO	15.12.25
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CLIENT:
KARL MANSFIELD

PROJECT:
PRE-FABRICATED OUTBUILDING AND LEAN-TO

ADDRESS:
4 GRIGG STREET, DELORAIN

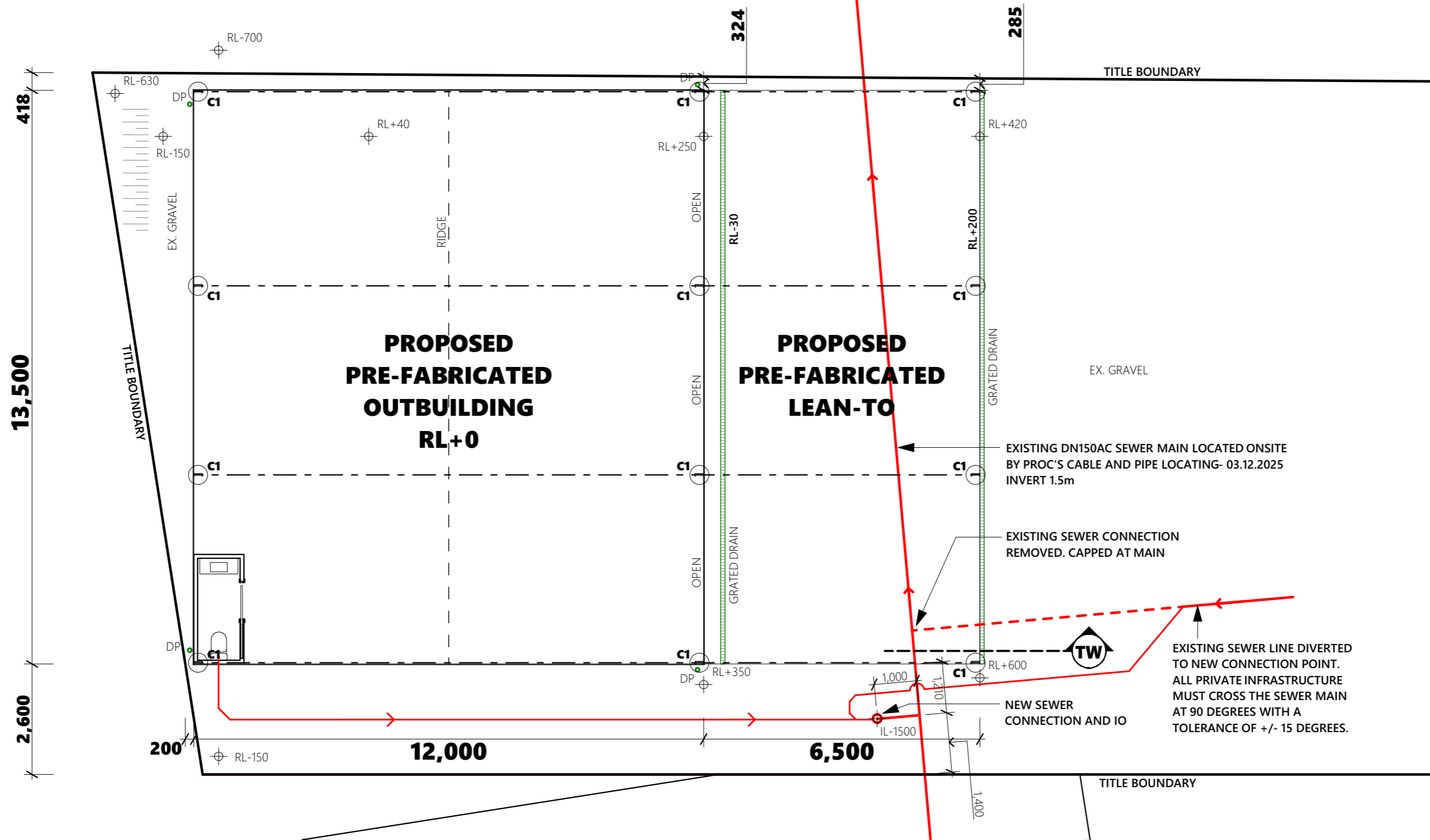
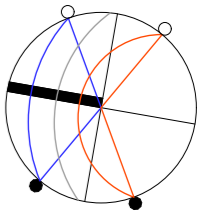
SO SERVICES

0439 334 417
soservicestas@gmail.com
38 Burns Street, Invermay
TAS 7248 Australia

TITLE:
SITE PLAN

PROJECT No: **25057** REV: **1** SHEET SIZE: **A3** SCALE: **1:200**

03



DA

REV.	ISSUE	ISSUED FOR/ DESCRIPTION:	BY:	DATE:
1	2	ADDITIONAL INFORMATION REQUEST	SRO	07.01.26
0	1	DEVELOPMENT APPLICATION	SRO	15.12.25

CLIENT:
KARL MANSFIELD

PROJECT:
PRE-FABRICATED OUTBUILDING AND LEAN-TO

ADDRESS:
4 GRIGG STREET, DELORAINE

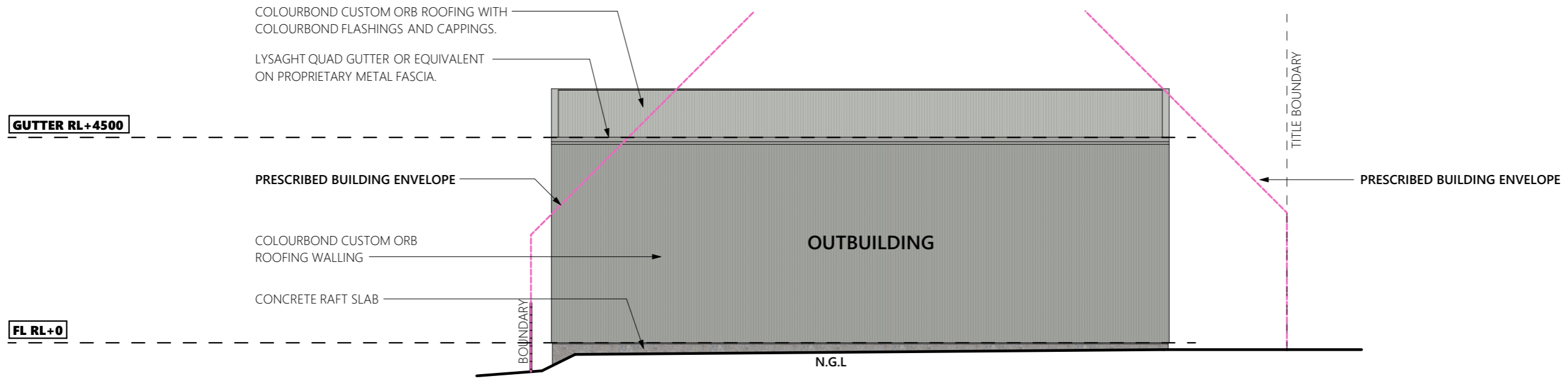
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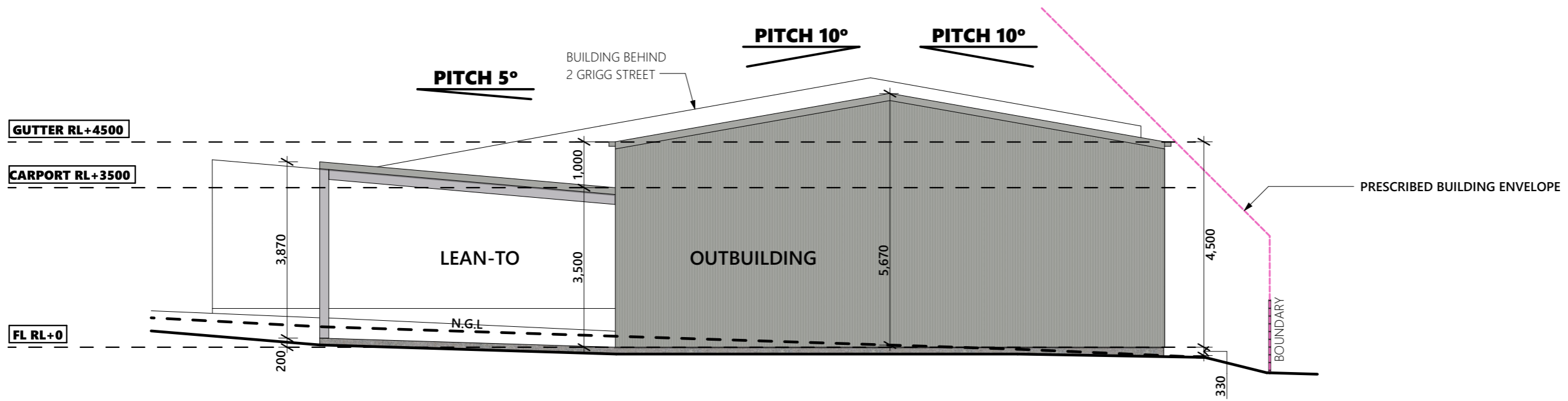
TITLE:
FLOOR PLAN

PROJECT No: **25057** REV: **1** SHEET SIZE: **A3** SCALE: **1:100**

04



1 NORTH ELEVATION
1:100



2 EAST ELEVATION
1:100

DA

FOR PERMIT				
1	2	ADDITIONAL INFORMATION REQUEST	SRO	07.01.26
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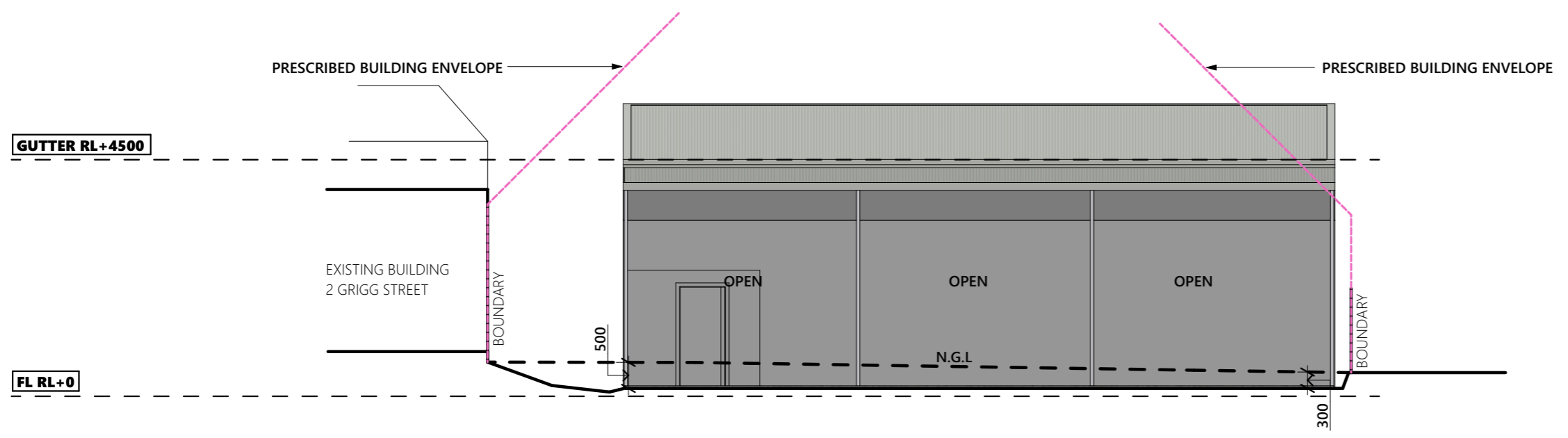
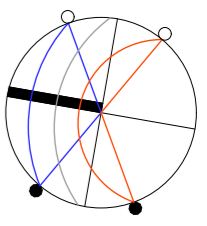
CLIENT:
KARL MANSFIELD
PROJECT:
PRE-FABRICATED OUTBUILDING AND LEAN-TO
ADDRESS:
4 GRIGG STREET, DELORAINÉ



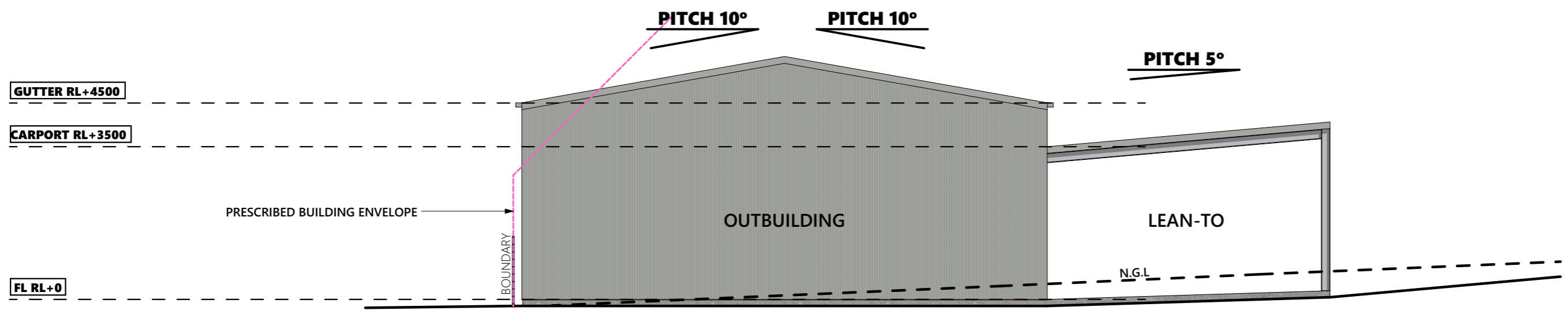
SO SERVICES
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soservicestass@gmail.com
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TAS 7248 Australia

TITLE:
ELEVATIONS
PROJECT No: **25057** REV: **1** SHEET SIZE: **A3** SCALE: **1:100**

05



3 SOUTH ELEVATION
1:100



4 WEST ELEVATION
1:100

DA

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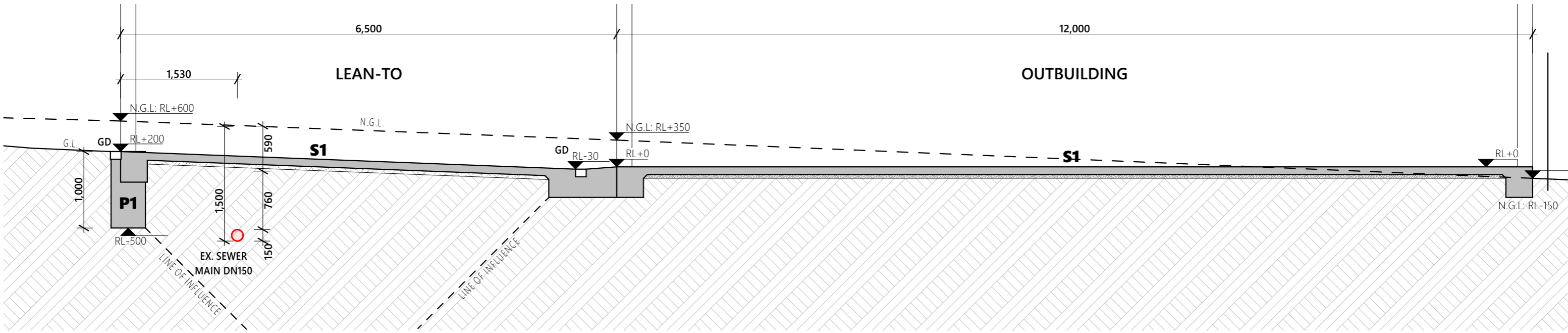
CLIENT:
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PROJECT:
PRE-FABRICATED OUTBUILDING AND LEAN-TO
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TITLE:
ELEVATIONS
PROJECT No: **25057** REV: **1** SHEET SIZE: **A3** SCALE: **1:100**

06



TW# TASWATER SECTION
SCALE 1 : 50

DA

FOR PERMIT

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1	2	ADDITIONAL INFORMATION REQUEST	SRO	07.01.26
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CLIENT:
KARL MANSFIELD
PROJECT:
PRE-FABRICATED OUTBUILDING AND LEAN-TO
ADDRESS:
4 GRIGG STREET, DELORAINE



SO SERVICES
0439 334 417
soservicestas@gmail.com
38 Burns Street, Invermay
TAS 7248 Australia

TITLE:
TASWATER SECTION
PROJECT No: **25057** REV: **1** SHEET SIZE: **A3** SCALE: **1:50**

10



DA	FOR PERMIT				
	1	2	ADDITIONAL INFORMATION REQUEST	SRO	07.01.26
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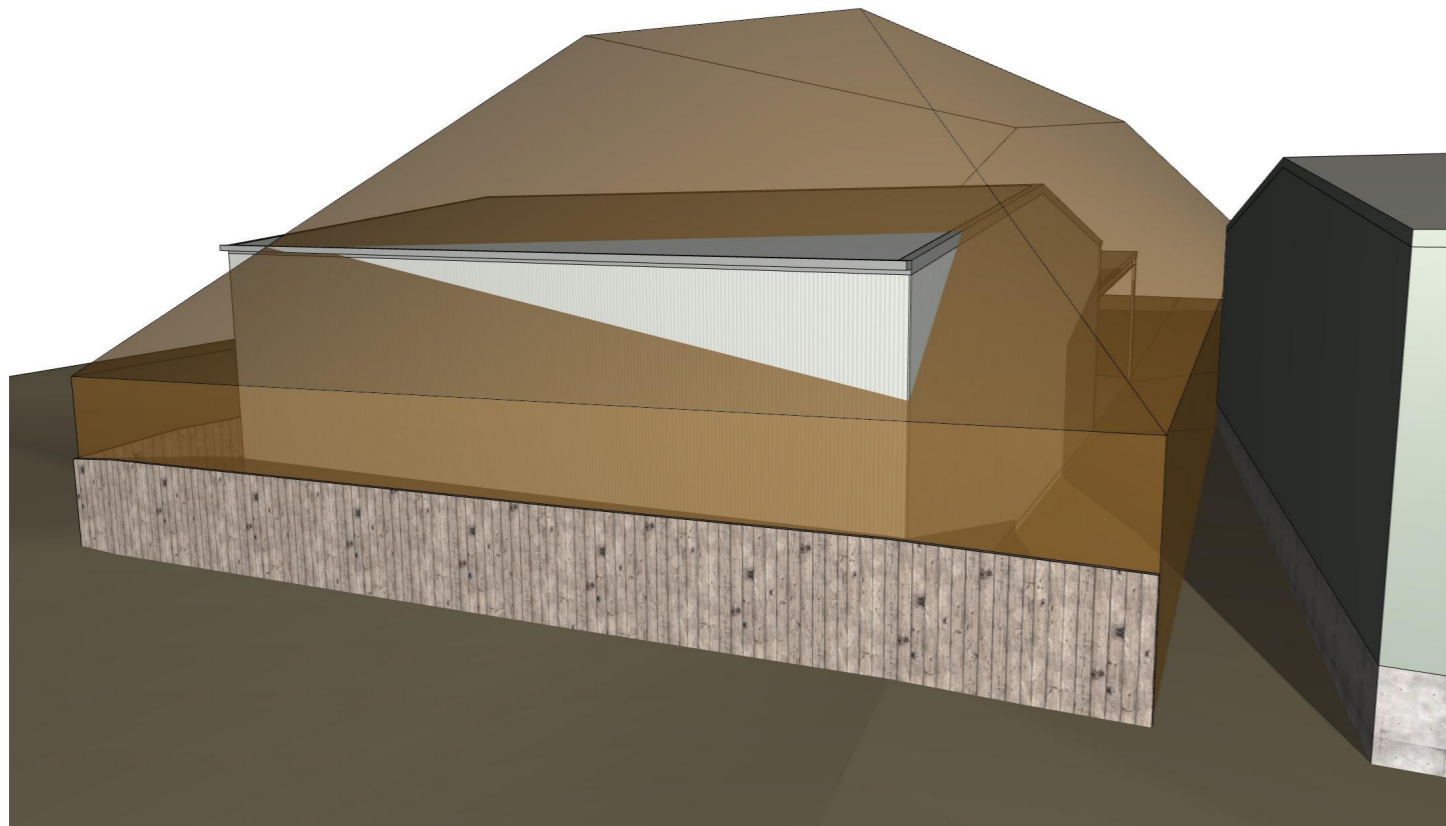
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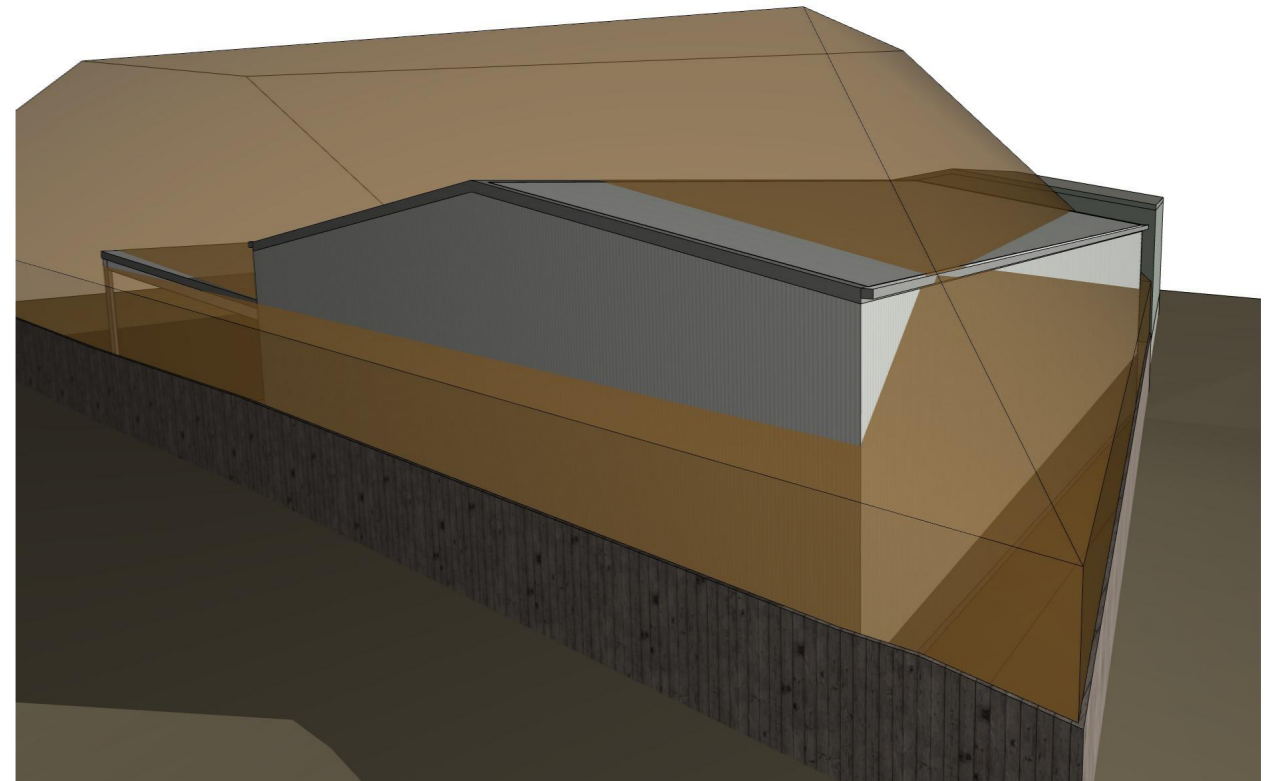
TITLE:
SHADOW ANALYSIS

PROJECT No: **25057** REV: **1** SHEET SIZE: **A3** SCALE: **1:200**

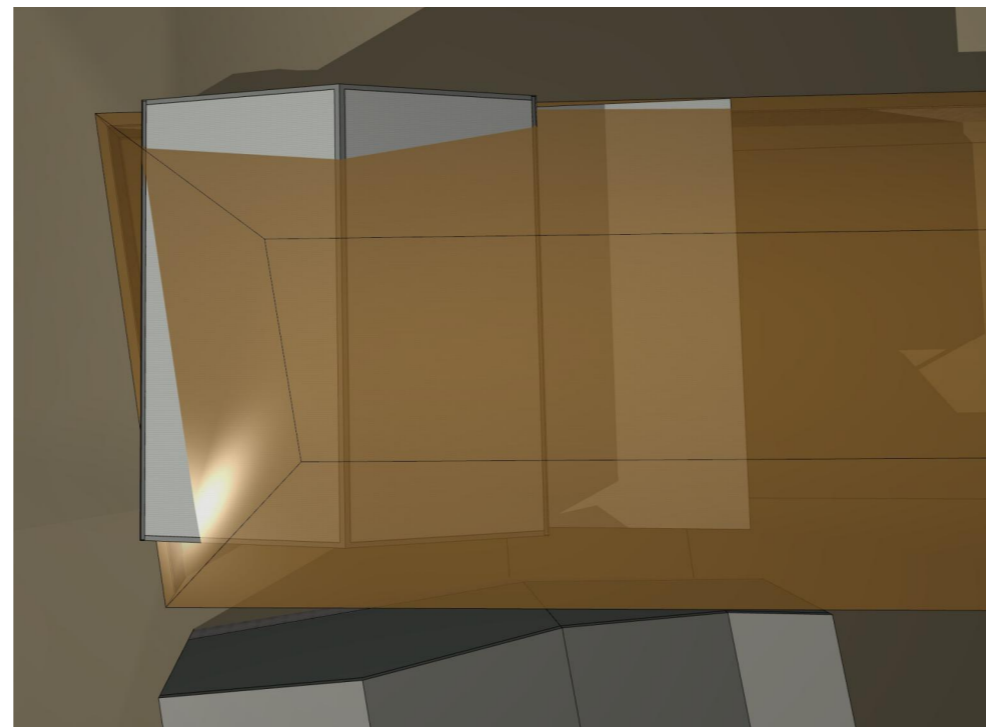
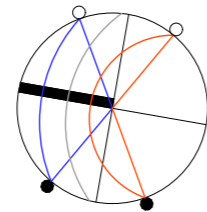
08



NORTHERN PERSPECTIVE



NORTH EASTERN PERSPECTIVE



AERIAL PERSPECTIVE

DA

FOR PERMIT

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TITLE:
BUILDING ENVELOPE BREACHES

PROJECT No: **25057** REV: **1** SHEET SIZE: **A3** SCALE: **N/A**

09