



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>A Friend Designs - PA\26\0143</b>
PROPERTY ADDRESS:	<b>22 Tower Hill Street DELORAINE (CT:172312/1)</b>
DEVELOPMENT:	<b>Extension to Business &amp; Professional Services (Allied Health building) - setback.</b>

The application can be inspected until **Thursday, 8 January 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.

Dated at Westbury on 13 December 2025.

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
  - 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="22 Tower Hill Street"/>	Certificate of Title:	<input type="text" value="172312-1"/>
Suburb:	<input type="text" value="Deloraine"/>	Lot No:	<input type="text" value="1"/>
Land area:	<input type="text" value="3180sq/m"/>		<i>m<sup>2</sup> / ha</i>
Present use of land/building:	<input type="text" value="Commercial"/>		<i>(vacant, residential, rural, industrial, commercial or forestry)</i>
• Does the application involve Crown Land or Private access via a Crown Access Licence:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
• Heritage Listed Property:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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

Materials:

External walls:	<input type="text" value="Brick veneer"/>	Colour:	<input type="text" value="Light brown"/>
Roof cladding:	<input type="text" value="Colourbond corrugated"/>	Colour:	<input type="text" value="Red"/>

SEARCH OF TORRENS TITLE

VOLUME 172312	FOLIO 1
EDITION 1	DATE OF ISSUE 10-May-2017

SEARCH DATE : 22-Oct-2025

SEARCH TIME : 03.01 PM

DESCRIPTION OF LAND

Town of DELORAINE

Lot 1 on Sealed Plan [172312](#)

Derivation : Part of Lot 9, 1A-0R-35P, Gtd. to James Pascoe &

Part of Lot 10, 1A-0R-35P, Gtd. to Edward Francis Dease

Prior CTs [124494/1](#) and [124494/2](#)

SCHEDULE 1

[E69405](#) & [E69408](#) TRANSFER to DWMC PTY LTD

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP172312](#) EASEMENTS in Schedule of Easements

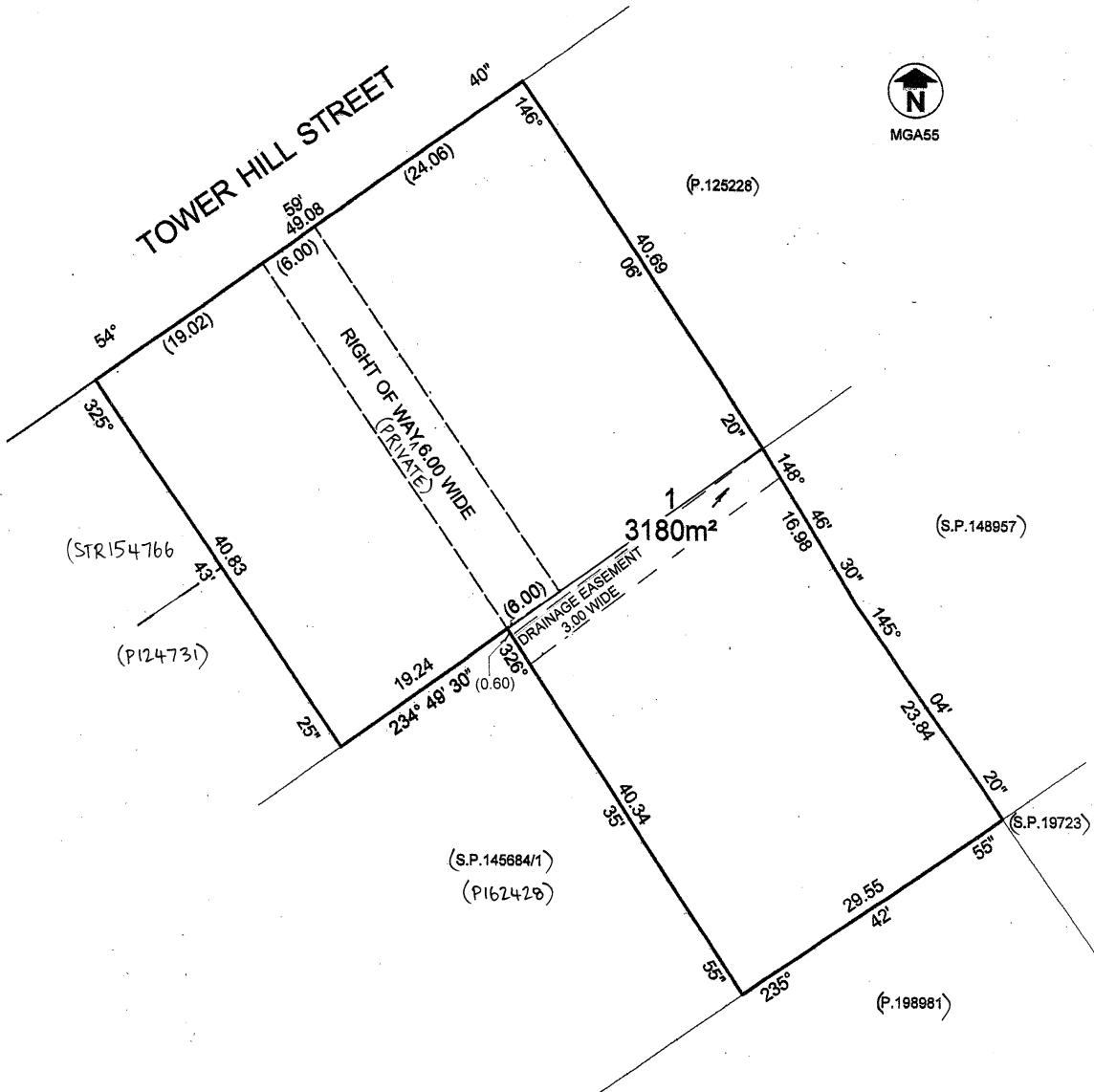
[E69409](#) MORTGAGE to Westpac Banking Corporation Registered  
10-May-2017 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER <del>ROUFARAH PTY. LTD</del> <i>Dwmc Pty Ltd</i> <del>AMEED ROUFAEL &amp; LINA FARAH</del>		<b>PLAN OF SURVEY</b>		REGISTERED NUMBER <b>SP172312</b>
FOLIO REFERENCE C.T. 124494-1 C.T. 124494-2		BY SURVEYOR GARY I. FISHER LOCATION		APPROVED EFFECTIVE FROM 10 MAY 2017 <i>Muse Kawa</i> Recorder of Titles
GRANTEE PART OF LOT 9, 1A. OR. 35P. GTD. TO JAMES PASCOE, PART OF LOT 10, 1A. OR. 35P. GTD. TO FRANCIS DEASE EDWARD		TOWN OF DELORAINE (SEC. 5)		
MAPSHEET MUNICIPAL CODE No. 121 (4640-43)		LAST UPI No GY56, GVZ67		LAST PLAN No. P124494
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN				

THIS PLAN IS COMPILED FROM  
 C.T. 124494-1, C.T. 124494-2 AND  
 SIC REF. 157218



*[Signature]*  
 COUNCIL DELEGATE  
 16.12.11  
 DATE



**Site - Imposed over Listmap aerial photo with Sewer, Stormwater & power layouts**  
 Scale 1:1000 @ A3

# Proposed Alterations & Additions to Allied Health Building

Documentation for Planning Development Application

## Architectural - A3 Drawings Schedule

- TP01 - Cover & Site Aerial Photo
- TP02 - Existing & Proposed Site Plans
- TP03 - Proposed Site & Elevation
- TP04 - Existing & Demolition
- TP05 - Proposed Floor & Roof Plan
- TP06 - Elevations & Section A

## Building Designers Details

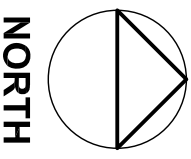
**Designer:** Alex Friend  
**Licence Number:** 110598562  
**Mobile Number:** 0412 844 920  
**Email Address:** friendalexander0@gmail.com  
**Postal Address:** 2 Salisbury Crescent, West Launceston TAS 7250

## Site Information

Land Title Reference No:	Volume No.	172312	Folio. 1
Property I.D: 6264701	Plan of Survey:	SP172312	
	Edition:	1	
	Lot No:	1	
	Area:	3180m <sup>2</sup>	
Assumed Wind Classification:	N2	As to AS 4055 - 2021	
Assumed Soil Classification:	M	Site Classification to AS 2870-2011	
Subsidiary Classification:	N/A		
Climate Zone:	7		
BAL Level:	N/A		
Alpine Area:	No	BCA Figure 3.7.5.2	
Corrosion Environment:	Low		

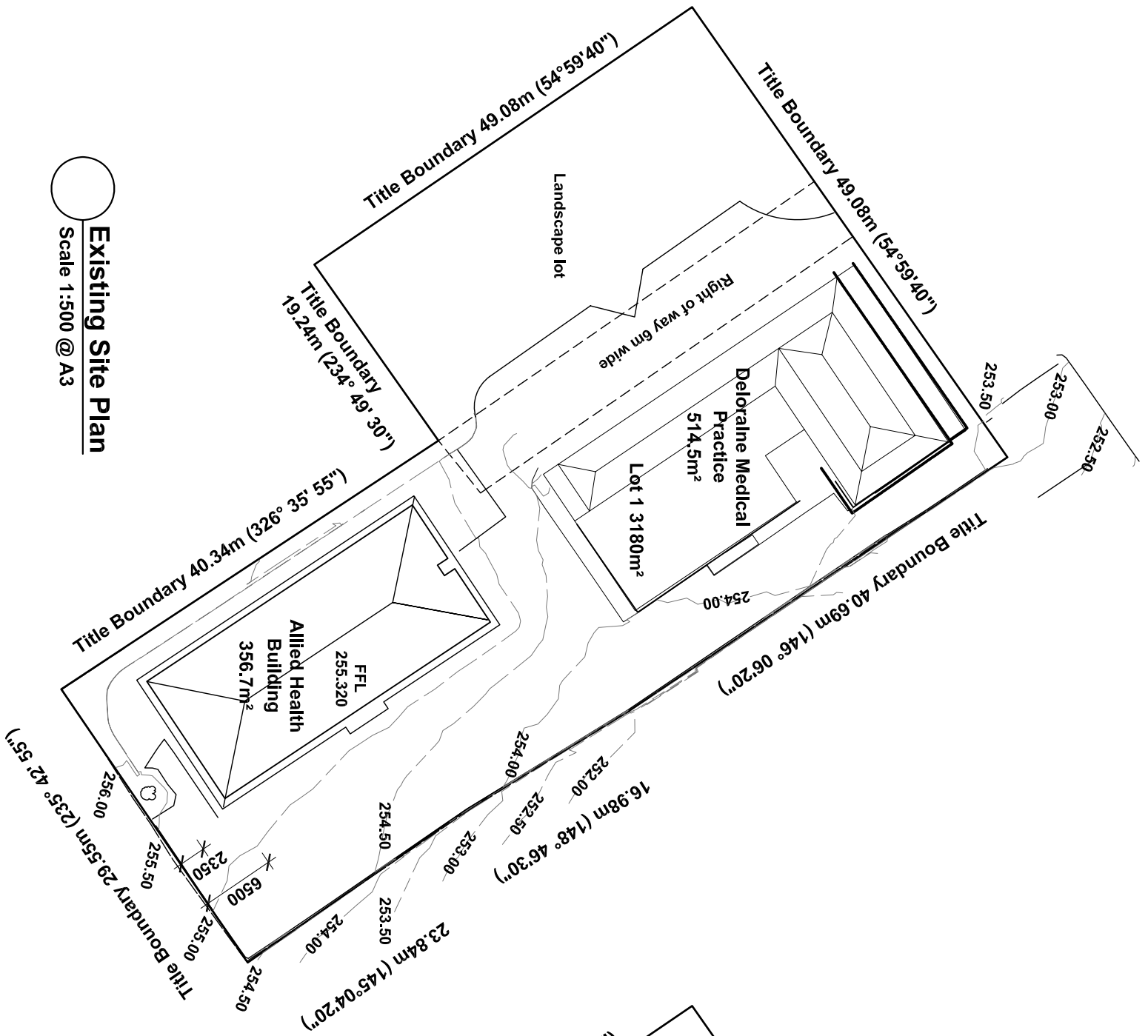
## Site Areas

Total site:	3180m <sup>2</sup>
Medical Practice:	514.5m <sup>2</sup>
Allied Health Building:	356.7m <sup>2</sup>
Area of extension:	52.17m <sup>2</sup>
Total roofed area (excl. eaves):	923.37m <sup>2</sup>
Proposed site coverage:	29.04%

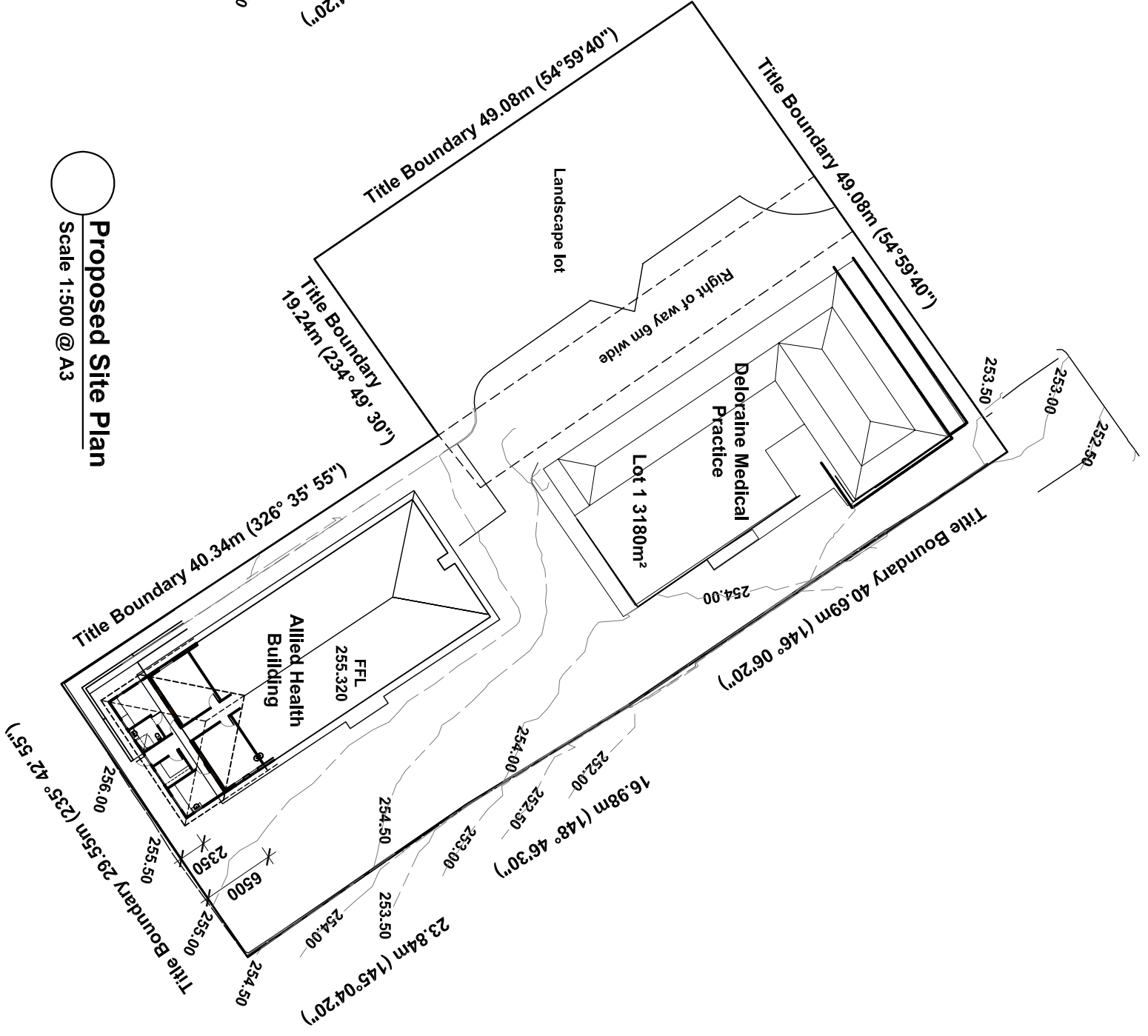


Project: Job No. 2509  
**Alterations & Additions to Allied Health Building**  
 Client:  
 Deloraine & Westbury Medical Pty. Ltd.  
 Address:  
 22 Tower Hill Street,  
 Deloraine TAS 7304

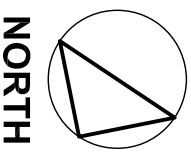
Drawing Title:  
**Cover Page & Aerial Photo**  
 Drawn By: A.R.F. Print Date: 19/11/25  
 Scale: @ A3 Drawing No.:  
**1:1000 TP01**  
**Town Planning Set**



**Existing Site Plan**  
Scale 1:500 @ A3



**Proposed Site Plan**  
Scale 1:500 @ A3



Project Job No. 2509  
Alterations & Additions to  
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Client:  
**Deloraine & Westbury  
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Address:  
**22 Tower Hill Street,  
Deloraine TAS 7304**

Drawing Title:  
**Exist & Prop  
Site Plans**  
Drawn By: A.R.F. Print Date: 19/11/25  
Scale: @ A3 Drawing No.:  
**1:500 TP02**  
**Town Planning Set**

Area of works

Raised landscaped Lot

Title Boundary 40.34m (326° 35' 55")

Boundary 19.24m (234° 49' 30")

Title Boundary 49.08m (54° 59' 40")

Right of way 6m wide

Note: There are 3 pipes entering this pit

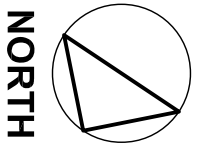
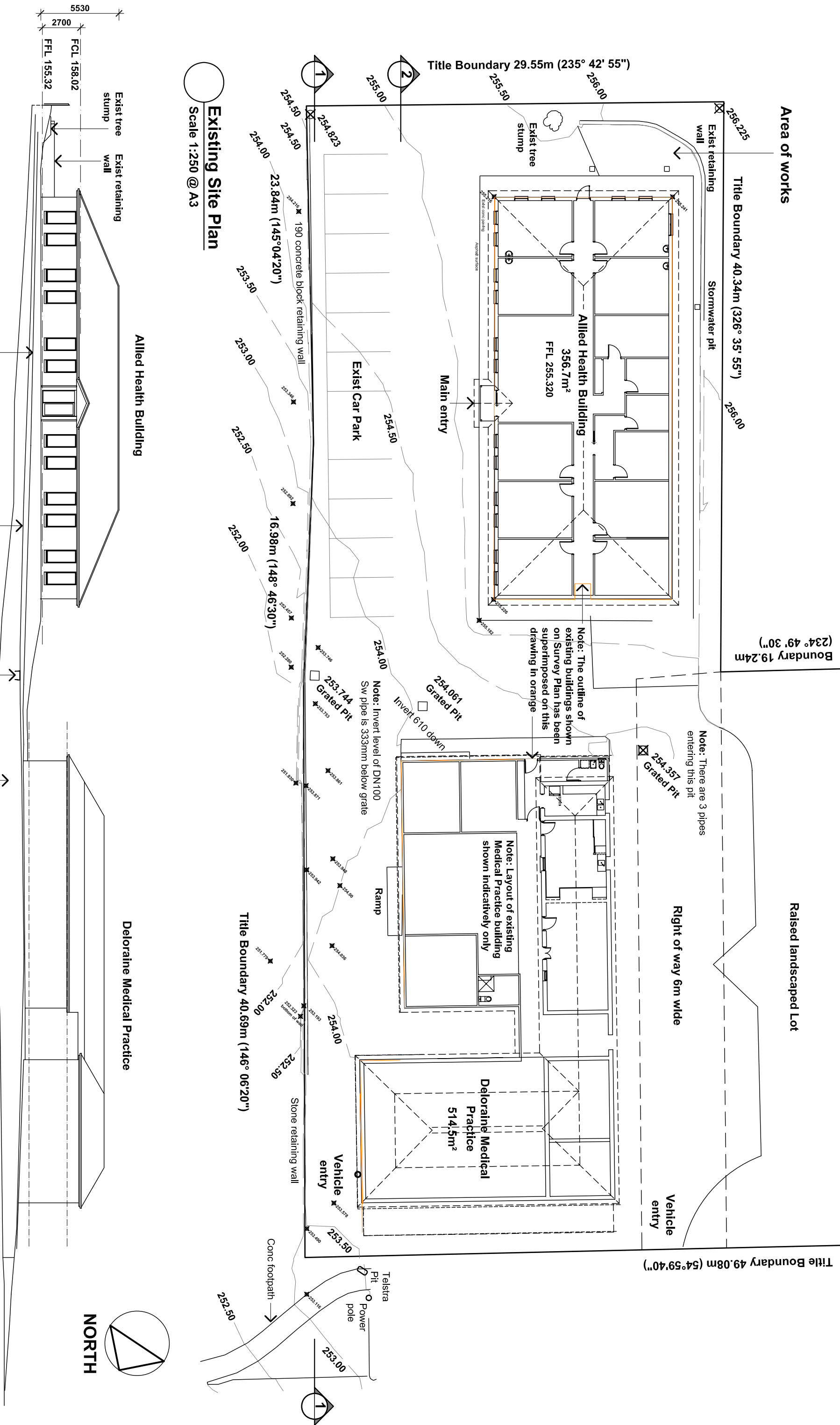
Note: The outline of existing buildings shown on Survey Plan has been superimposed on this drawing in orange

Note: Layout of existing Medical Practice building shown indicatively only

Title Boundary 29.55m (235° 42' 55")

### Existing Site Plan

Scale 1:250 @ A3



### Existing East Elevation

Scale 1:250 @ A3

Section 2 - Ground line to top of retaining wall

Section 1 - Ground line to top of retaining wall

253.742 Grated Pit

Retaining wall

Ground line to base of boundary retaining wall

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Drawing Title:

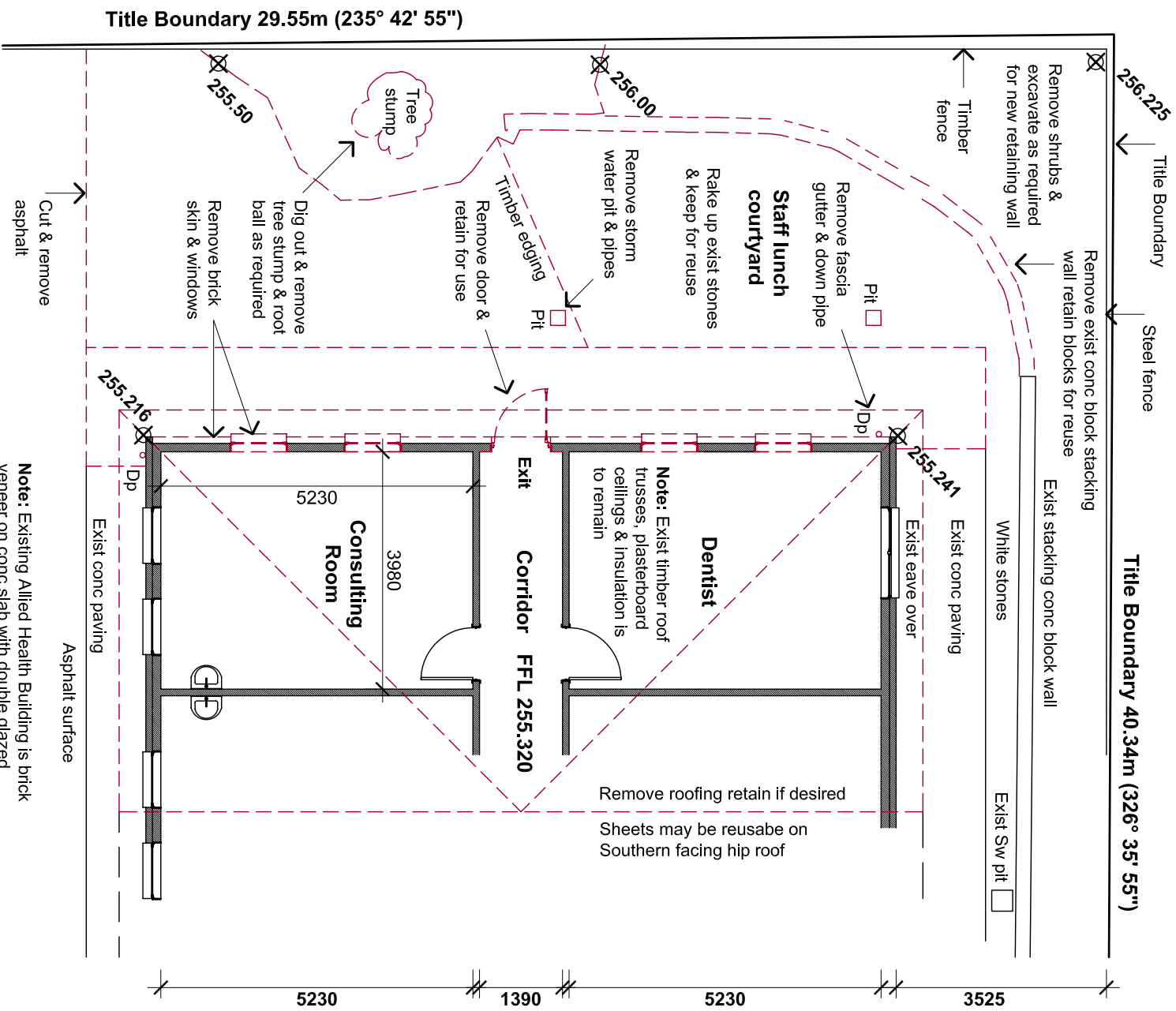
# Exist Site & Elevation

Drawn By: A.R.F. Print Date: 19/11/25  
Scale: @ A3 Drawing No.:

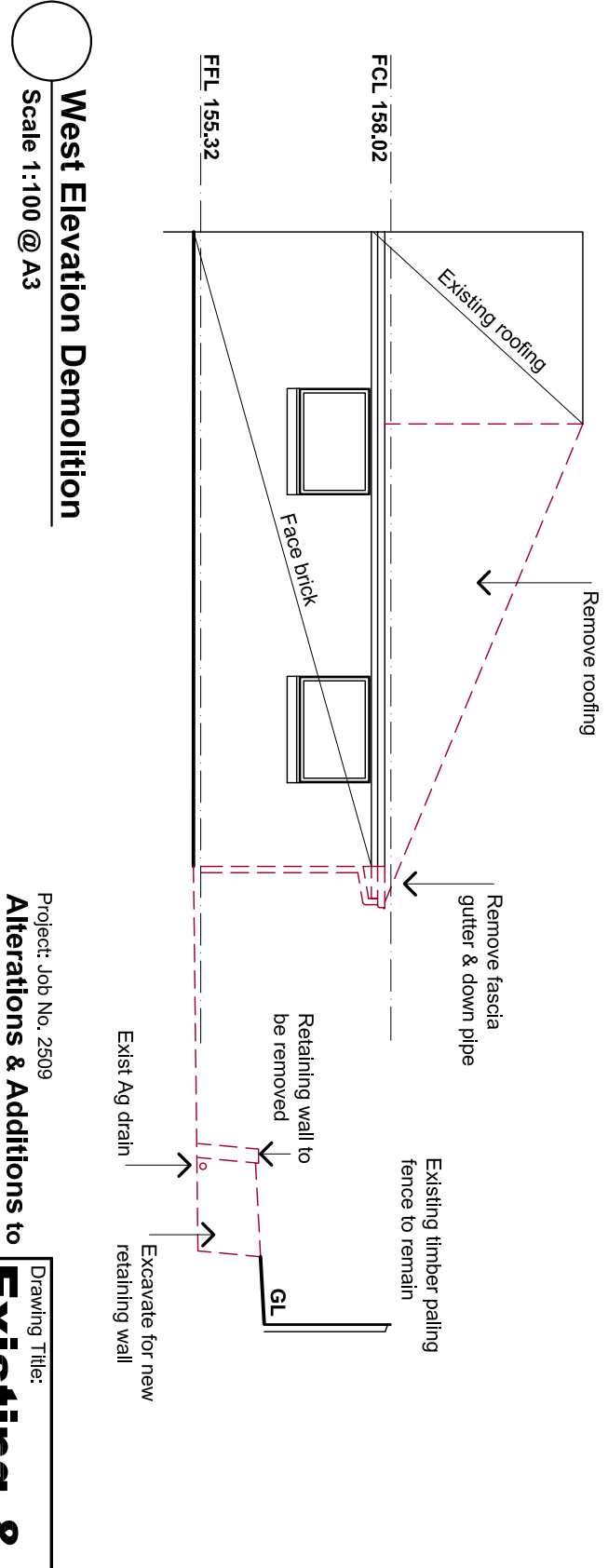
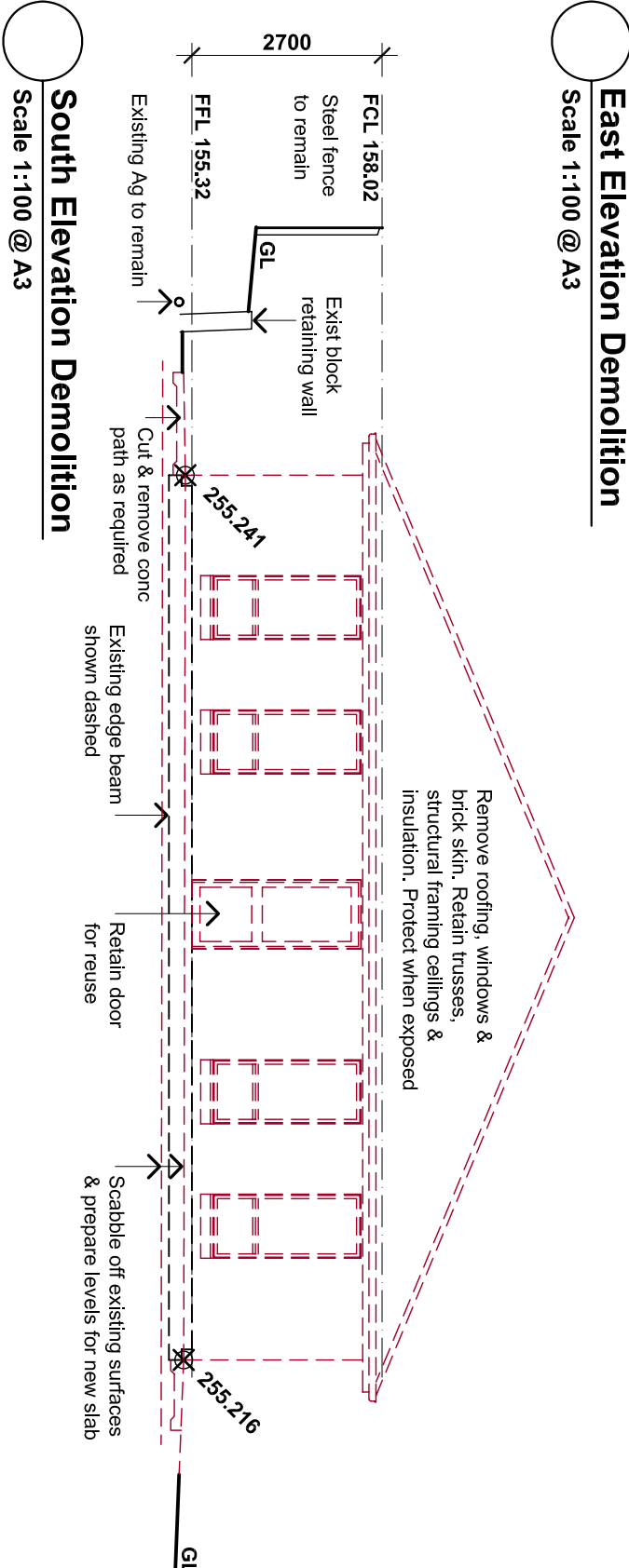
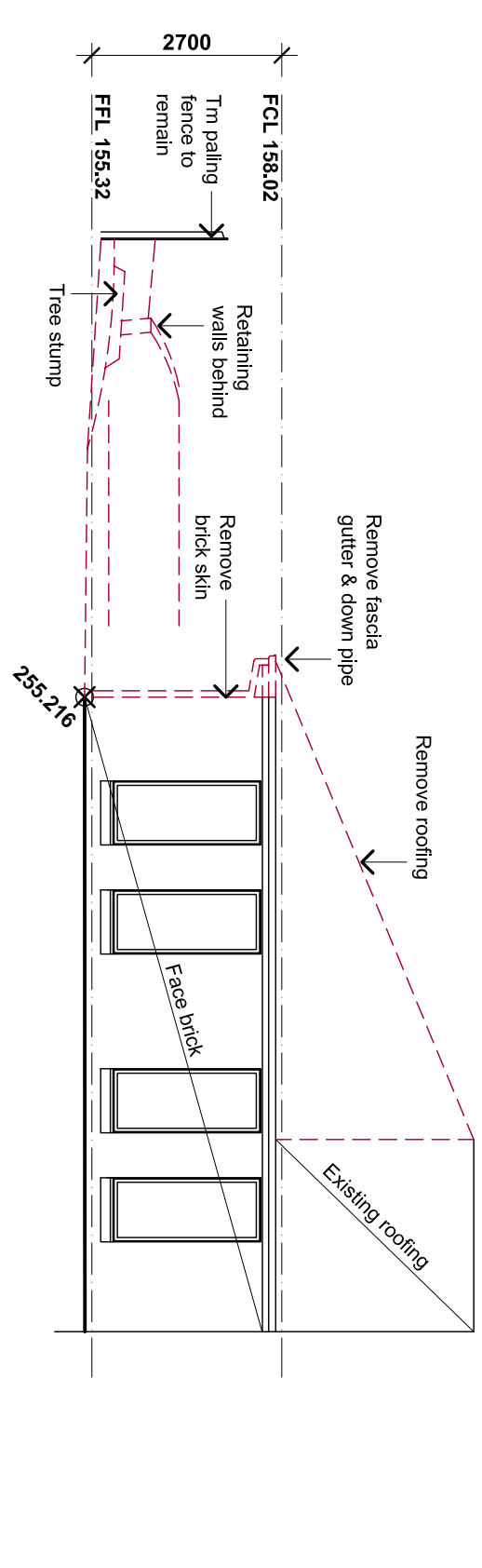
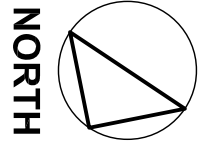
**1:250 TP03**

**Town Planning Set**





**Existing Plan & Demolition**  
Scale 1:100 @ A3

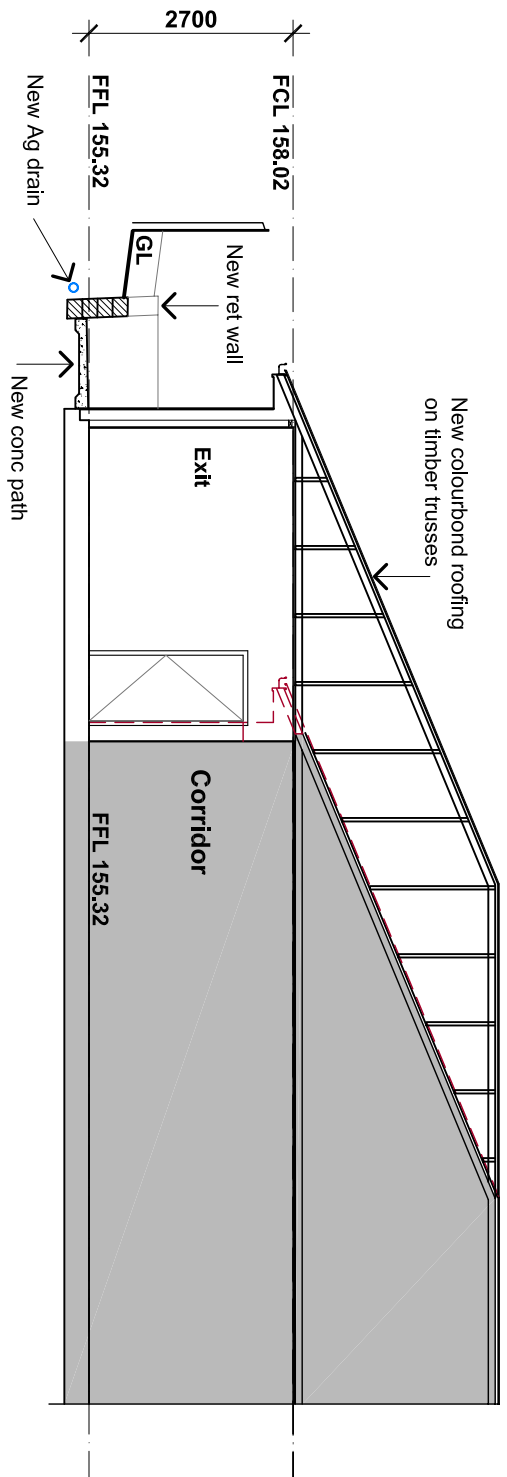


Project Job No. 2509  
**Alterations & Additions to Allied Health Building**  
 Client: Deloraine & Westbury Medical Pty. Ltd.  
 Address: 22 Tower Hill Street, Deloraine TAS 7304

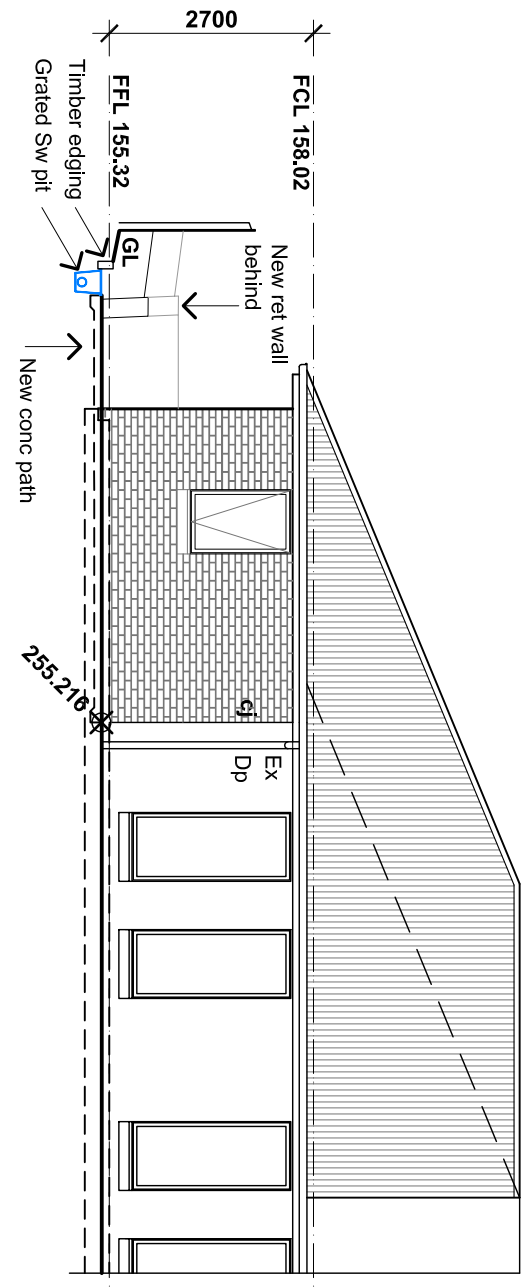
Drawn By: A.R.F. Print Date: 19/11/25  
 Scale: @ A3 Drawing No: **TP05**

**Existing & Demolition**  
 Drawing Title:  
 Scale: 1:100 @ A3

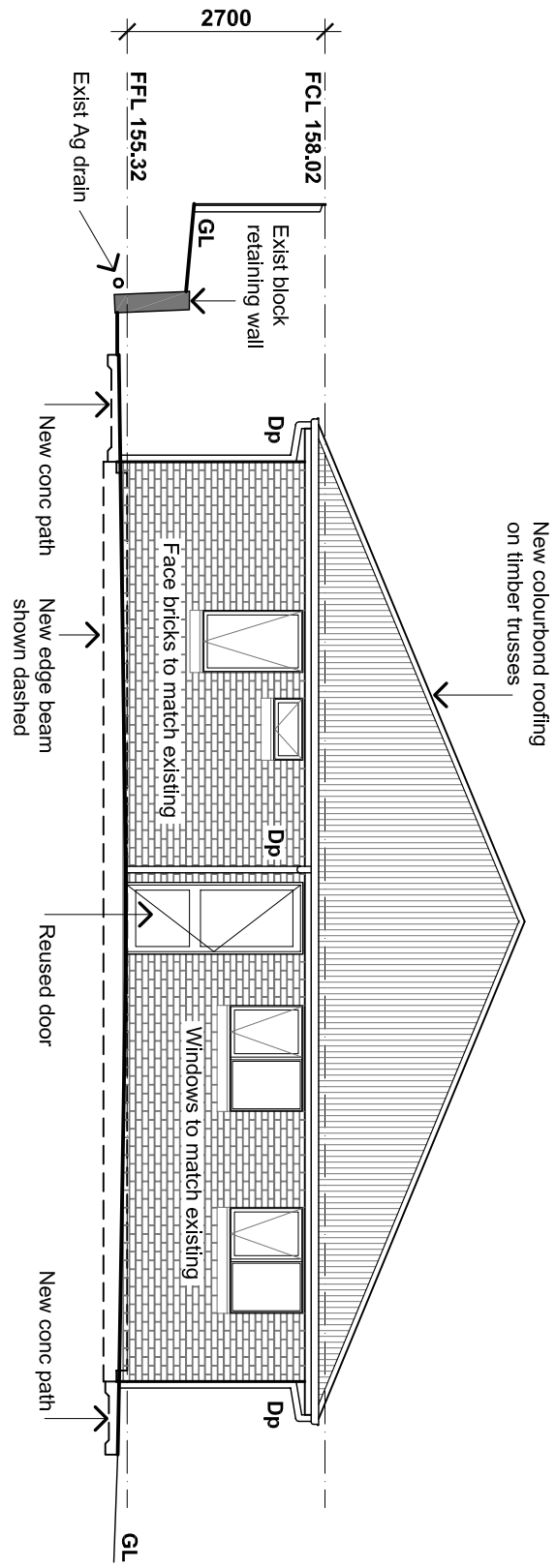




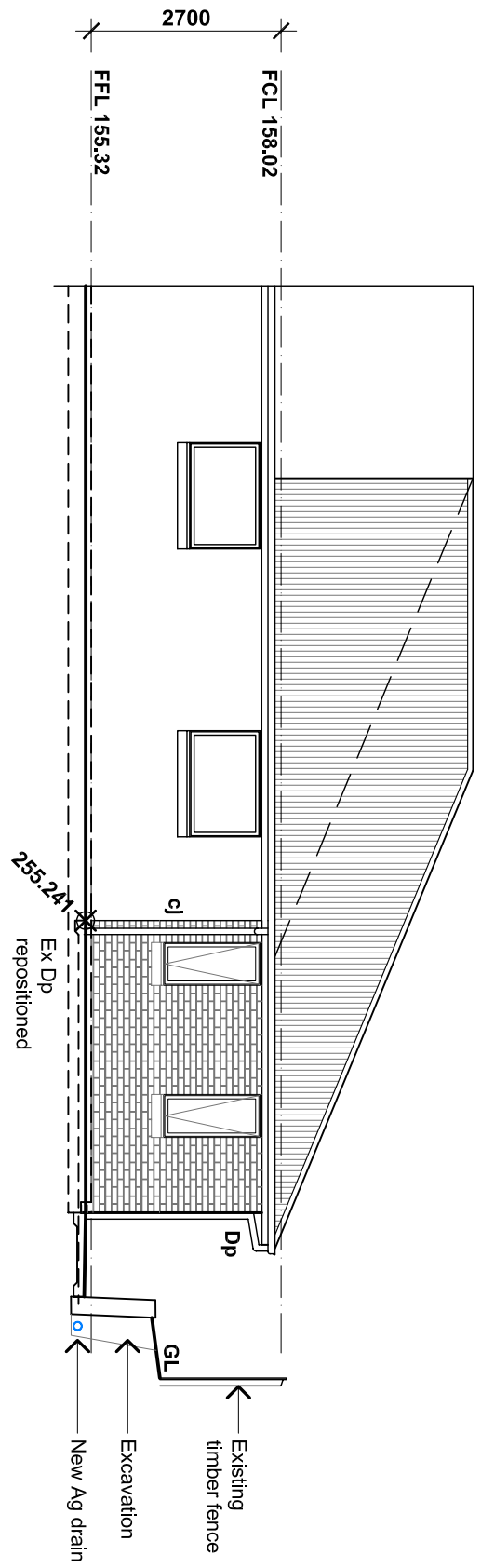
**Proposed Section A-A**  
Scale 1:100 @ A3



**Proposed East Elevation**  
Scale 1:100 @ A3



**Proposed South Elevation**  
Scale 1:100 @ A3



**Proposed West Elevation**  
Scale 1:100 @ A3

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Drawing Title:  
**Elevations & Section A**  
 Drawn By: A.R.F. Print Date: 19/11/25  
 Scale: @ A3 Drawing No.:  
**1:100 TP07**  
**Town Planning Set**