



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:	Design to Live - PA\26\0072
PROPERTY ADDRESS:	1 Liddesdale Drive DELORAINE (CT: 184483/23)
DEVELOPMENT:	Single Dwelling - setback.

The application can be inspected until **Monday, 24 November 2025**, 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 8 November 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="1 LIDDESDALE DRIVE"/>	Certificate of Title:	<input type="text" value="184483/23"/>
Suburb:	<input type="text" value="DELORAINE"/>	<input type="text" value="7304"/>	Lot No: <input type="text"/>
Land area:	<input type="text" value="1511"/>	m^2 / 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 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):	<input type="text" value="\$ 575,000"/>	<i>Includes total cost of building work, landscaping, road works and infrastructure</i>		
Description of work:	<input type="text" value="PROPOSED DWELLING"/>			
Use of building:	<input type="text" value="RESIDENTIAL"/>	<i>(main use of proposed building – dwelling, garage, farm building, factory, office, shop)</i>		
New floor area:	<input type="text" value="REFER PLANS"/> m^2	New building height:	<input type="text" value="REFER PLANS"/>	
Materials:	External walls:	<input type="text" value="REFER PLANS"/>	Colour:	<input type="text" value="REFER PLANS"/>
	Roof cladding:	<input type="text" value="REFER PLANS"/>	Colour:	<input type="text" value="REFER PLANS"/>

SEARCH OF TORRENS TITLE

VOLUME 184483	FOLIO 23
EDITION 1	DATE OF ISSUE 20-Mar-2023

SEARCH DATE : 18-Jul-2025

SEARCH TIME : 10.43 AM

DESCRIPTION OF LAND

Parish of MALLING Land District of DEVON
 Lot 23 on Sealed Plan [184483](#)
 Derivation : Part of Lot 429, 213 Acres Gtd. to James Duff
 Mackay & William Kenney
 Prior CT [37095/1](#)

SCHEDULE 1


[M892079](#) TRANSFER to PATON ENTERPRISES PTY LTD Registered
 30-Jul-2021 at noon

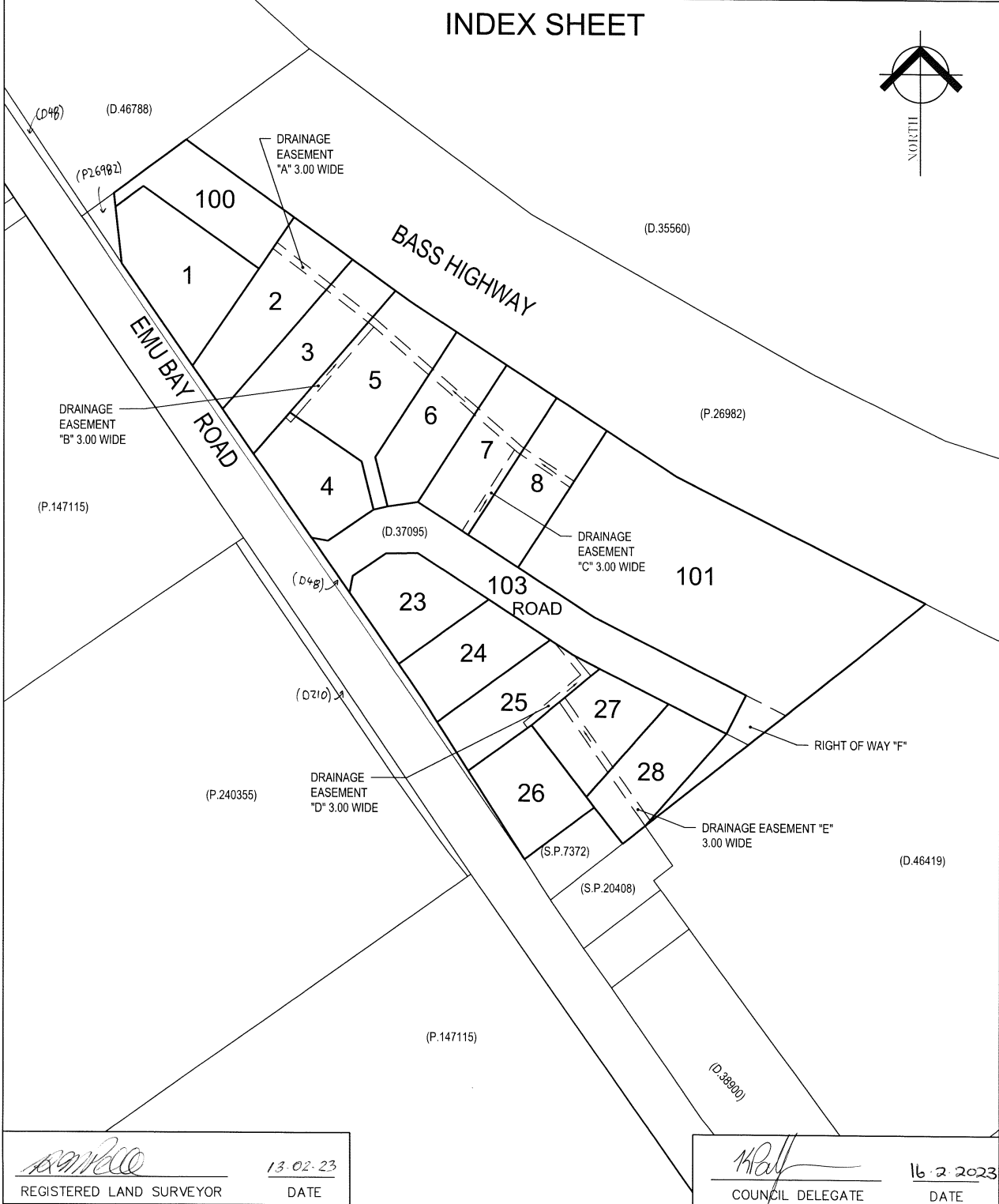
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[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

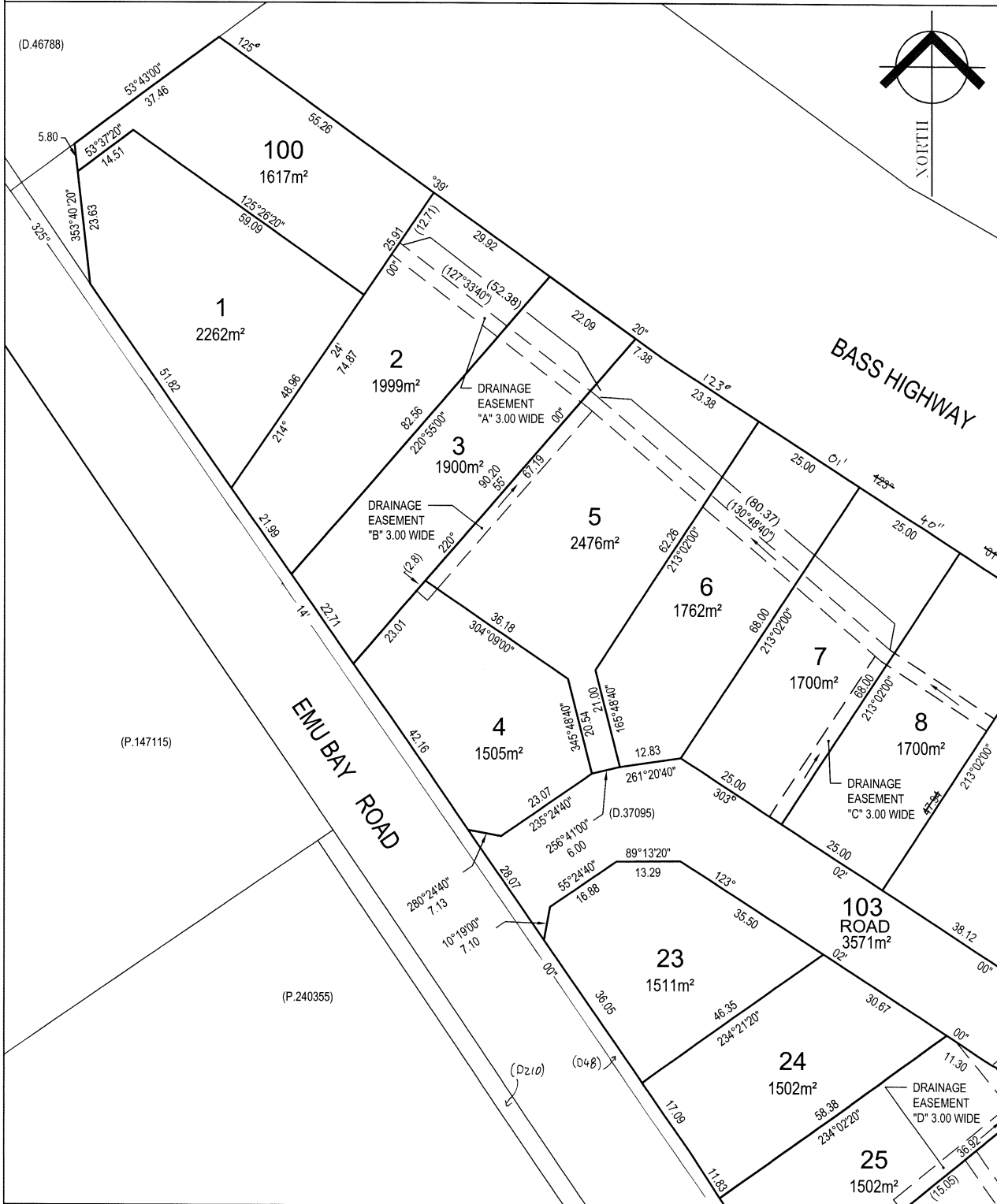
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

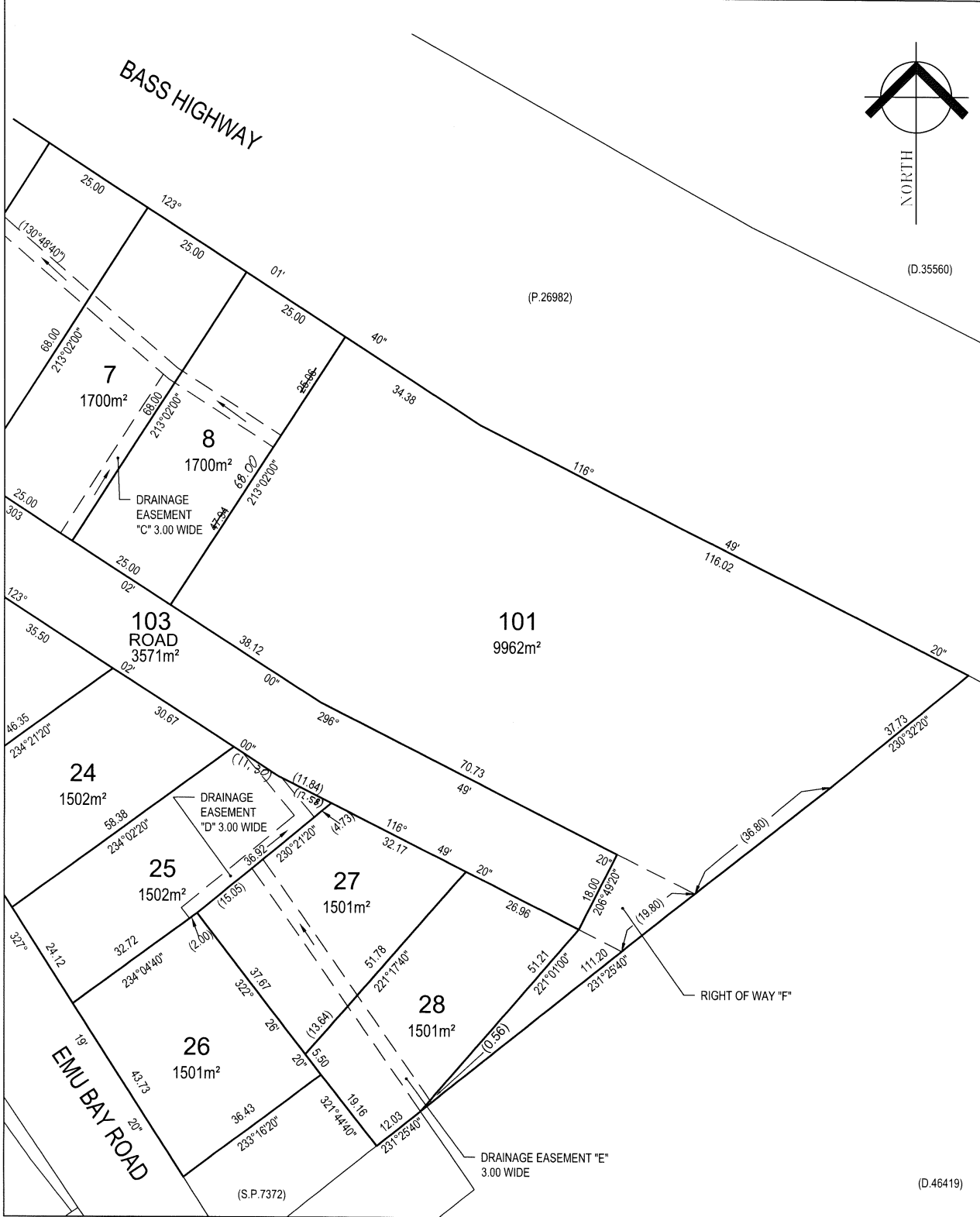
OWNER PATON ENTERPRISES PTY LTD	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR R. M. PECK</p> <p>LOCATION LAND DISTRICT OF DEVON PARISH OF MALLING</p> <p>SCALE 1:1500 LENGTHS IN METRES</p>	REGISTERED NUMBER SP184483
FOLIO REFERENCE C.T. 37095/1,		APPROVED EFFECTIVE FROM 20 MAR 2023
GRANTEE PART OF LOT 429 213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



<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 2 SHEETS</p>	<p>OWNER PATON ENTERPRISES PTY LTD FOLIO REFERENCE C.T. 37095/1 SCALE 1:750 LENGTH IN METRES</p>	<p>Registered Number SP. 184483</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>PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 2 SHEETS</p>	<p>OWNER PATON ENTERPRISES PTY LTD FOLIO REFERENCE C.T. 37095/1 SCALE 1:750 LENGTH IN METRES</p>	<p>Registered Number SP. 184483</p>
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SCHEDULE OF EASEMENTS	Registered Number
NOTE: 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.

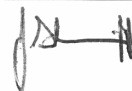
Lot 101 on the Plan is SUBJECT TO a right ^{of} carriage_{way} for the Meander Valley Council over Right of Way "F" shown on the Plan and passing through that Lot.

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.

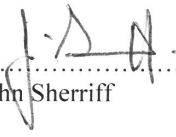
(USE ANNEXURE PAGES FOR CONTINUATION)

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
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	



<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 2 PAGES</p>	<p>Registered Number</p> <p>SP, 184483</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.



PROPOSED DWELLING
1 LIDDESDALE DRIVE,
DELORAINÉ , 7304.

DRAWING # DRAWING

LDDS01-1	COVER PAGE
LDDS01-2	SITE PLAN
LDDS01-3	FLOOR PLAN
LDDS01-4	EXTERNAL SERVICES
LDDS01-5	ELEVATIONS NE-SW
LDDS01-6	ELEVATIONS SE-NW
LDDS01-7	PERSPECTIVES



AREAS	(m ²)	COUNCIL	MEANDER VALLEY COUNCIL	ZONE	LOW DENSITY RESIDENTIAL
DWELLING	230.96	LAND TITLE REFERENCE	184483/23	ENERGY STAR RATING	TBC
ALFRESCO	23.38	PROPERTY ID	9414939	CLIMATE ZONE	7
PORCH	4.30	LOT SIZE (M ²)	1511	ALPINE AREA	N/A
		BAL RATING	12.5	CORROSION ENV'	LOW
		DESIGN WIND CLASS	TBC	SITE HAZARDS	BUSHFIRE-PRONE AREAS
		SOIL CLASSIFICATION	TBC		
		PLANNING OVERLAY	BUSHFIRE-PRONE AREAS		


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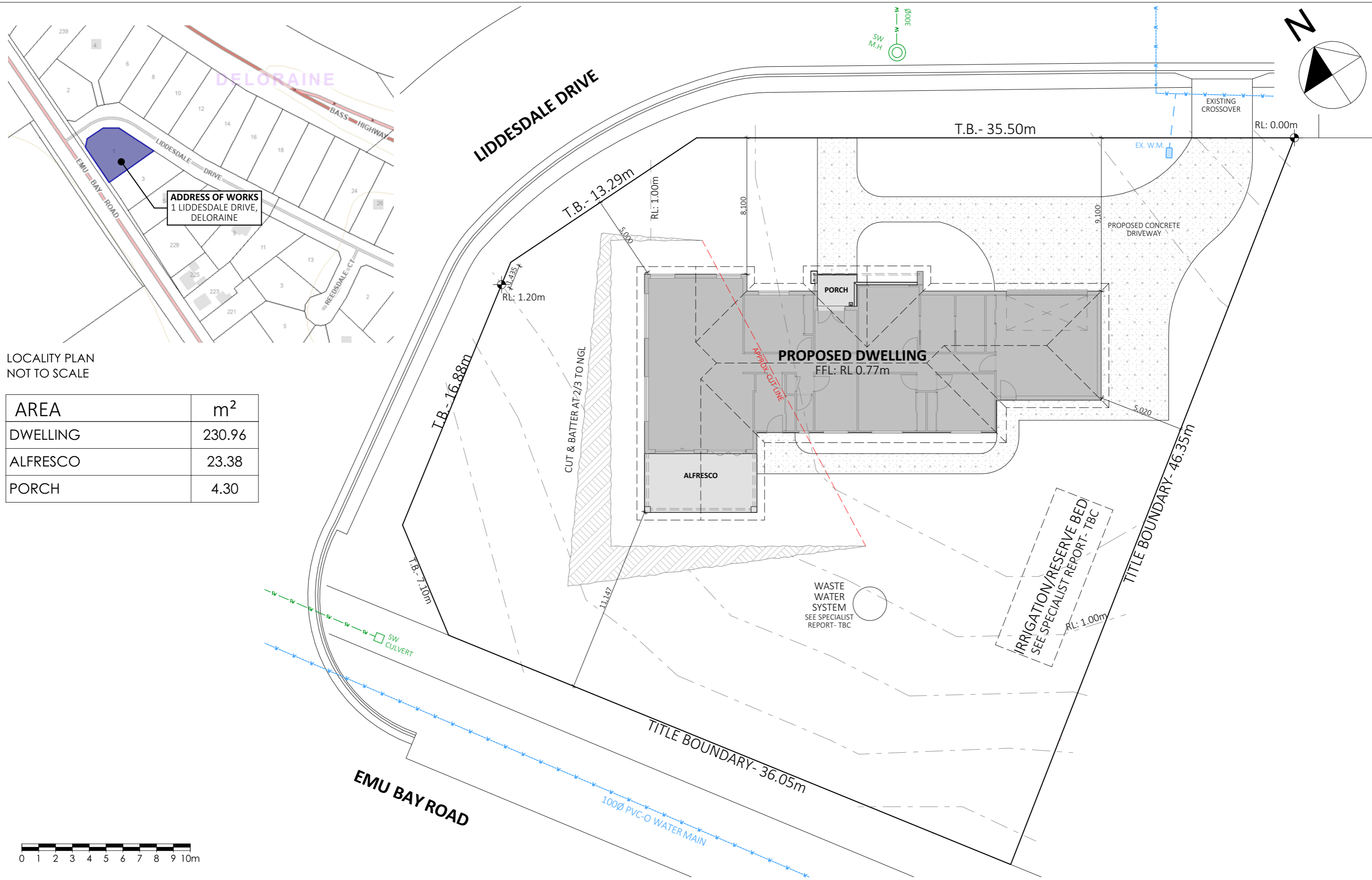
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R1	28/08/2025	FOR D.A	DRAWN	D.M.	DRAWING	1/7
			CHECKED	B.H.	SCALE (@A3)	NTS



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DRAWING
SITE PLAN

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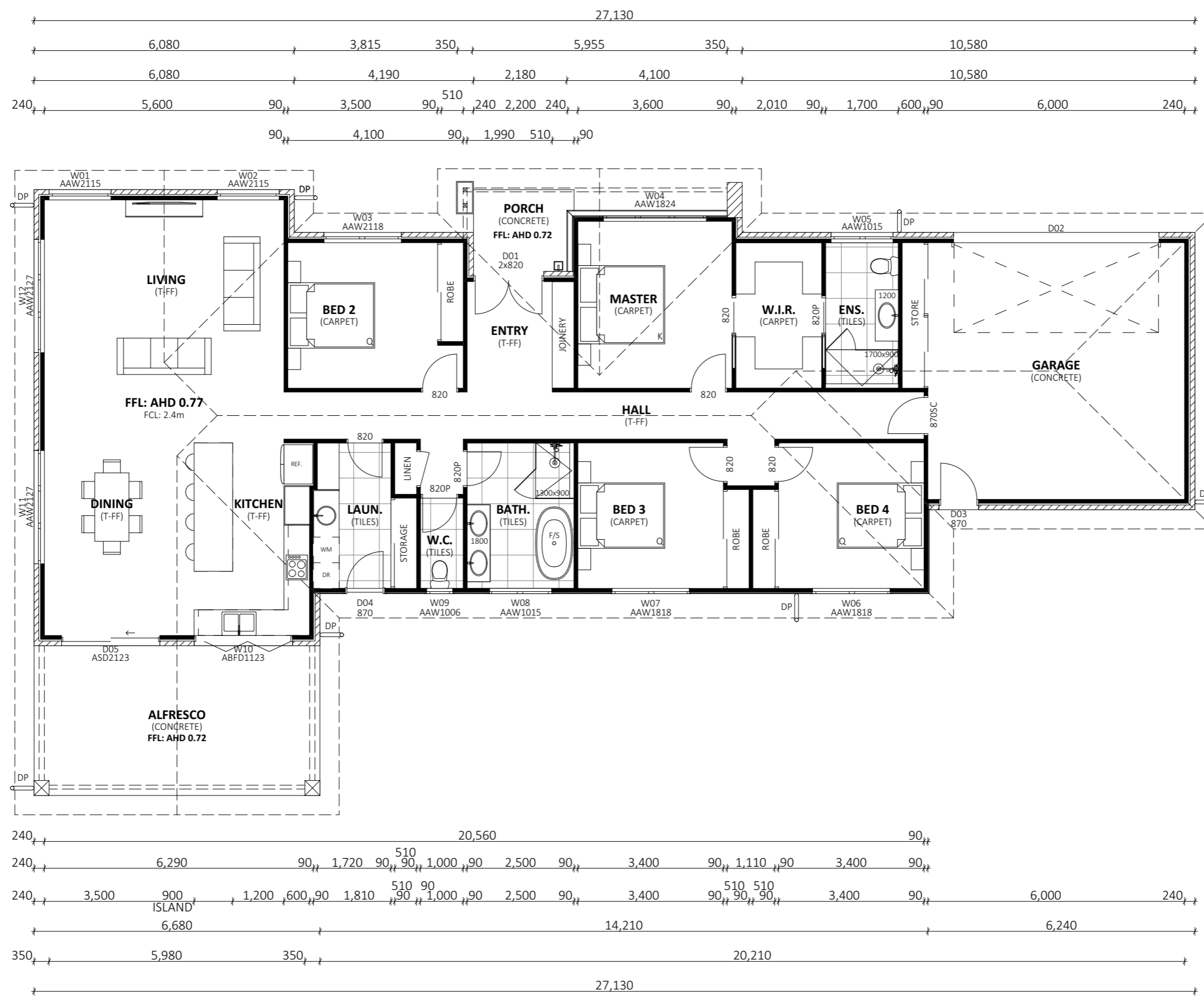
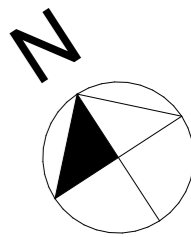
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**DRAWING
 FLOOR PLAN**

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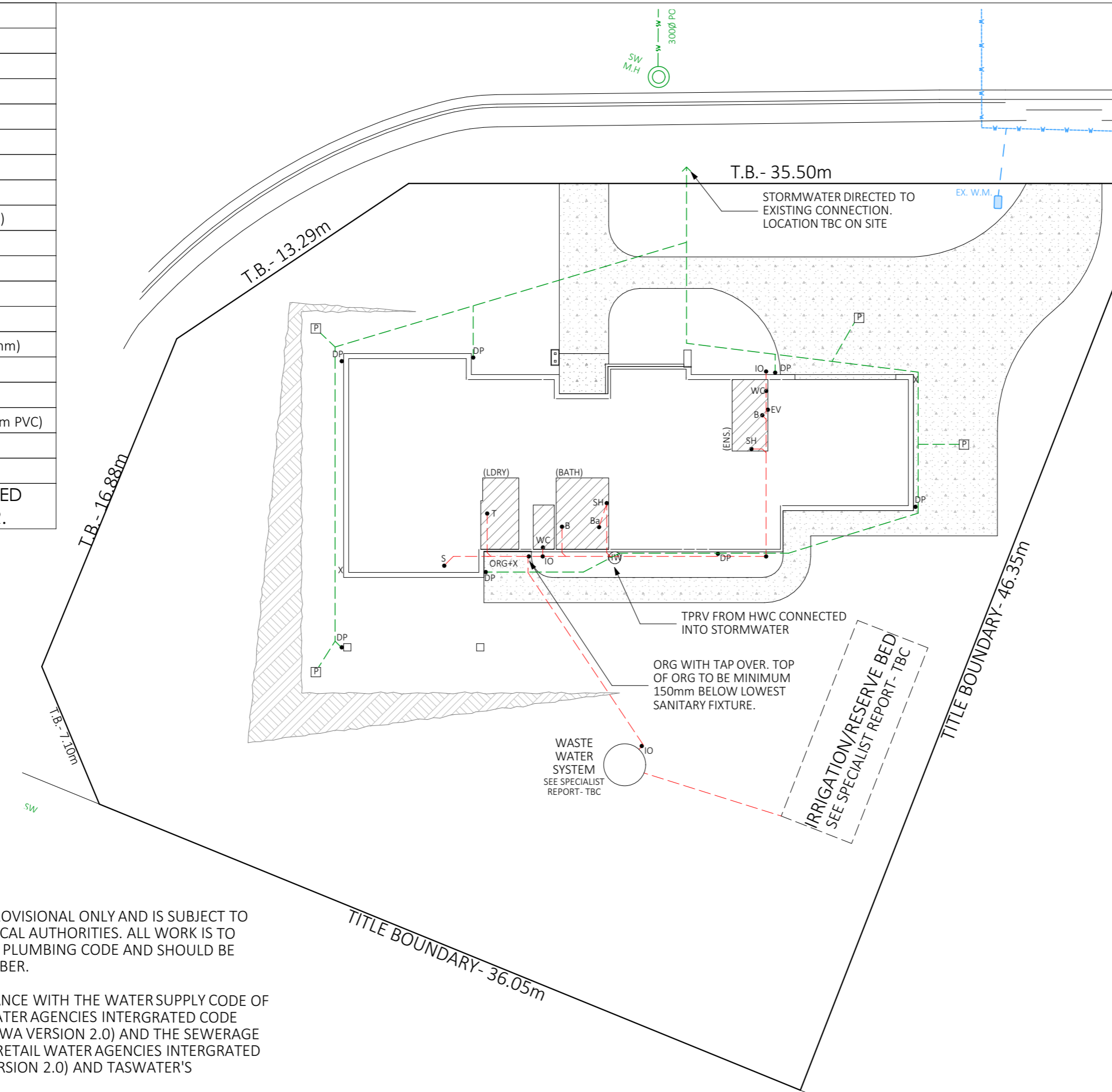
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LEGEND	
B	BASIN
Ba	BATH
S	SINK (65Ø)
T	LAUNDRY TUB (65Ø)
SH	SHOWER
WC	WATER CLOSET
FW	FLOOR WASTE
EV	VENT (THROUGH TO ROOF)
IO	INSPECTION OPENING
ORG	O/FLOW RELIEF GULLY
RE	RODDING EYE
X	EXTERNAL TAP
P	DRAINAGE PIT (450 x 450mm)
DP	DOWNPIPE (90Ø)
	WET AREAS
	STORMWATER LINE (100mm PVC)
	SEWER LINE (100mm PVC)
	AG. DRAIN

THIS PAGE IS TO BE PRINTED AND READ IN COLOUR.



INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES
THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE- PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:
A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND
B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ; AND
C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

1. INTERNAL PIPING
a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS-
i) WITHIN AN UNVENTILATED WALL SPACE
ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS: OR
iii) BETWEEN CEILING INSULATION AND A CEILING
MUST HAVE A MINIMUM R-VALUE OF 0.2

2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE
a) ALL FLOW AND RETURN PIPING
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM, MUST HAVE A MINIMUM R-VALUE OF 0.45

3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE
a) ALL FLOW AND RETURN PIPING
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.6

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 03-2011-3.1 VERSION 3.1 MRWA VERSION 2.0) AND THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 02-2014-3.1 MRWA VERSION 2.0) AND TASWATER'S SUPPLEMENTS TO THESE CODES.



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DRAWING EXTERNAL SERVICES

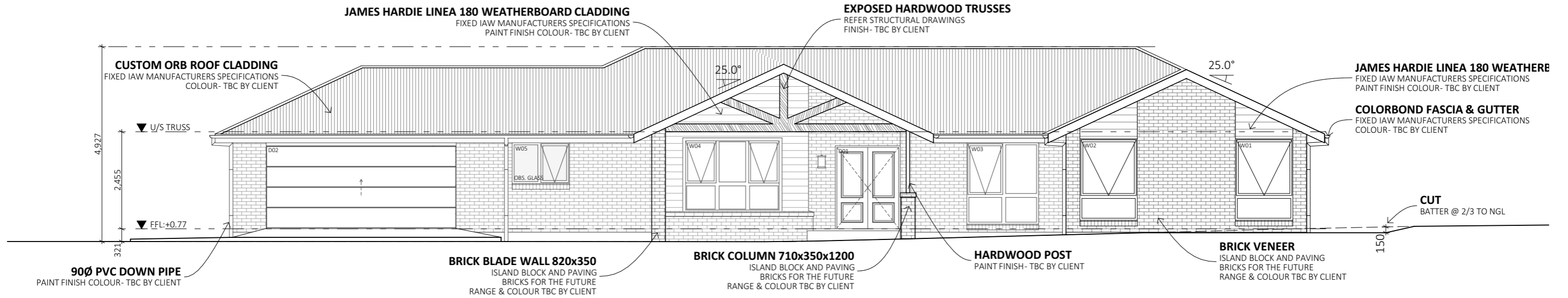
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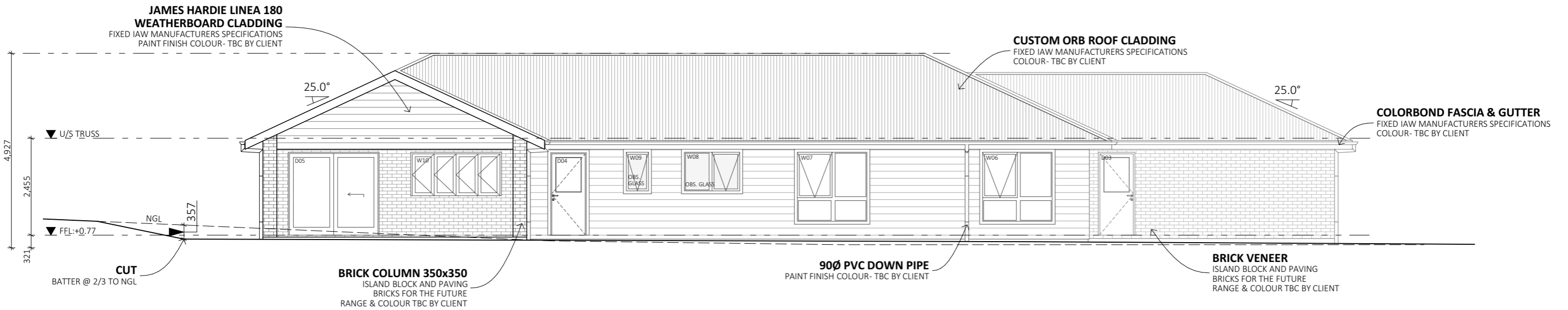
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NORTH EASTERN ELEVATION



SOUTH WESTERN ELEVATION



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DRAWING
ELEVATIONS NE-
SW

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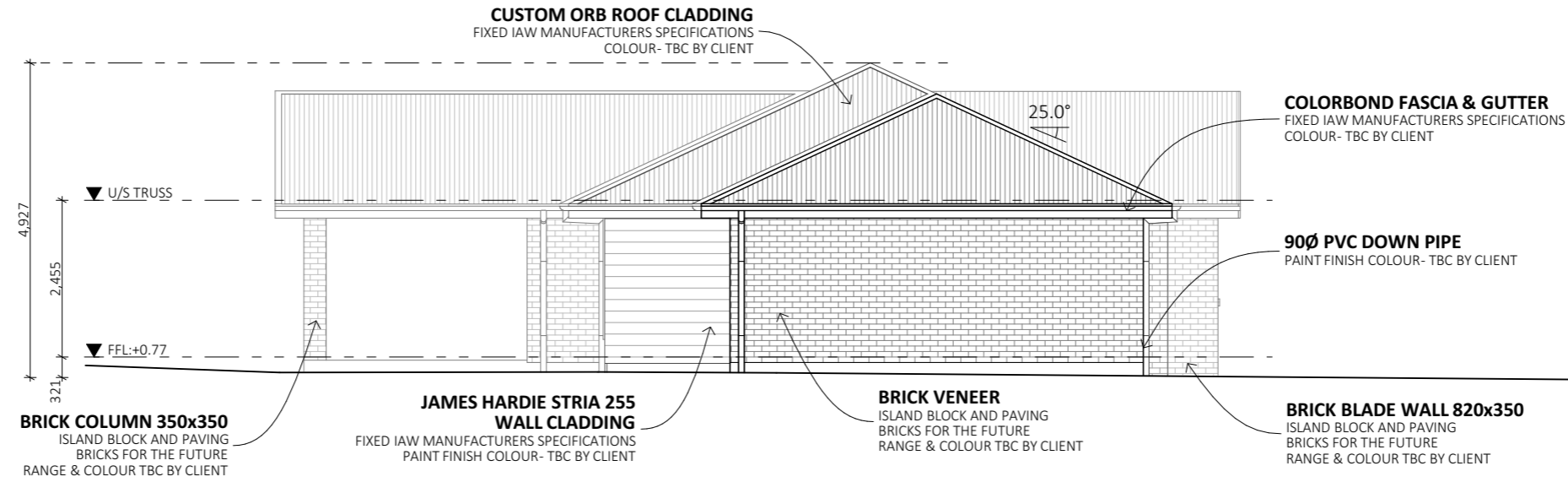
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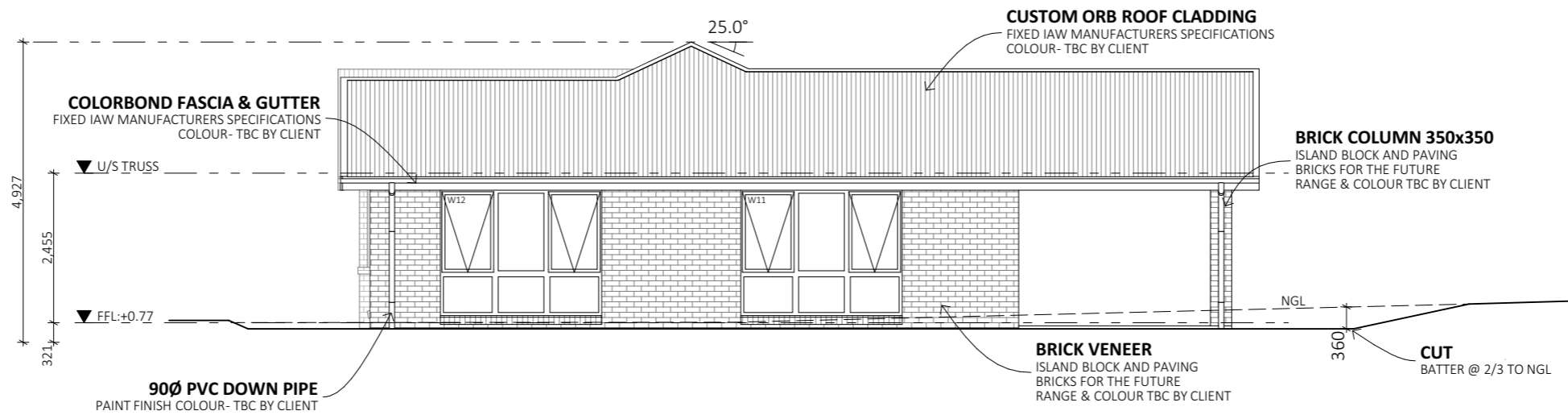
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SOUTH EASTERN ELEVATION



NORTH WESTERN ELEVATION



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DRAWING PERSPECTIVES

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