

PLANNING NOTICE

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

APP NO.:	PA\26\0209
APPLICANT:	N Madden
SITE:	17 West Parade, Deloraine (CT: 23932/6)
PROPOSAL:	Change of use (Café) – discretionary use, parking, traffic.

The application can be inspected until Monday, 30 March 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.

Notified on 14 March 2026.

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="17 West Parade"/>	Certificate of Title:	<input type="text"/>
Suburb:	<input type="text" value="Deloraine"/> <input type="text" value="7304"/>	Lot No:	<input type="text"/>
Land area:	<input type="text" value="683 m<sup>2</sup>"/> m ² / ha		
Present use of land/building:	<input type="text" value="Vacant"/>	<small>(vacant, residential, rural, industrial, commercial or forestry)</small>	

- 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 checked="" 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: Colour:
Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 23932	FOLIO 6
EDITION 4	DATE OF ISSUE 07-Feb-2026

SEARCH DATE : 02-Mar-2026
 SEARCH TIME : 01.41 pm

DESCRIPTION OF LAND

Town of DELORAINÉ
 Lot 6 on Diagram [23932](#)
 Being the land described in Conveyance No. 60/8983
 Derivation : Part of 2A-2R-0Ps. (Section M.) Gtd. to J. Bonney
 Prior CT [4204/75](#)

SCHEDULE 1

[N298706](#) TRANSFER to BROADLAND DRIVE PROPERTY PTY LTD
 Registered 07-Feb-2026 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[N295519](#) MORTGAGE to MyState Bank Limited Registered
 07-Feb-2026 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

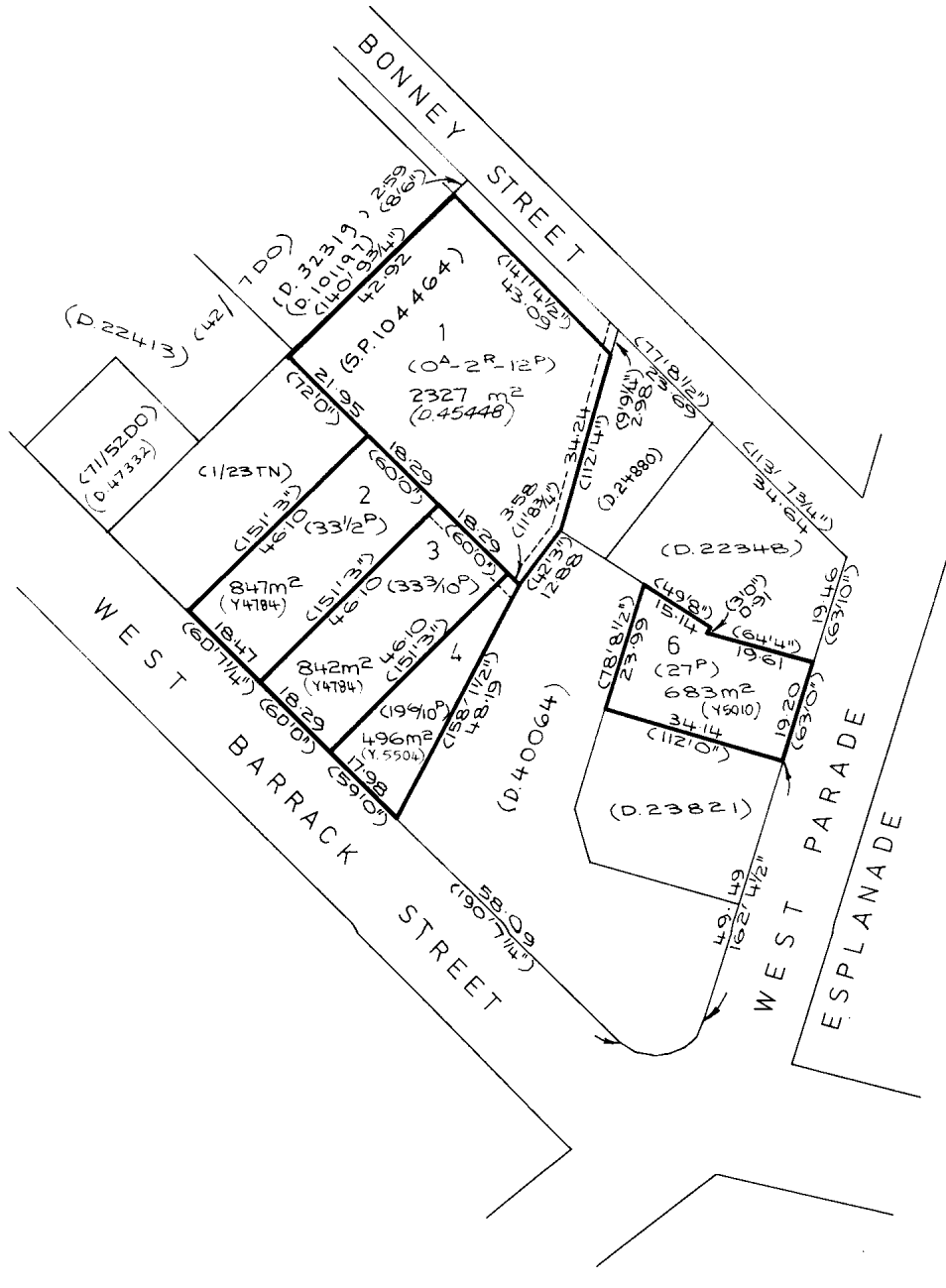
APPROVED FROM - 7 SEP 1984 <i>E. A. Thayer</i> RECORDER OF TITLES	CONVERSION PLAN (21/800)	REGISTERED NUMBER D. 23932
FILE NUMBER	GRANTEE PART OF 3 ^A -0 ^R -0 ^P GTD. TO JOSEPH BONNEY PART OF 2 ^A -2 ^R -0 ^P GTD. TO JOHN BONNEY (SEC.M.) S.L. 27/8/84	

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF DELORAINÉ
LAND DISTRICT OF
PARISH OF
LENGTHS ARE IN METRES. NOT TO SCALE
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES
DRAINAGE EASEMENT (6'0")
1'83 WIDE SHOWN THUS ==

SEC.M.
D.23932

SEE SURVEY NOTES FOR RE-MARK PLAN





1

2

3

4

5

6

7

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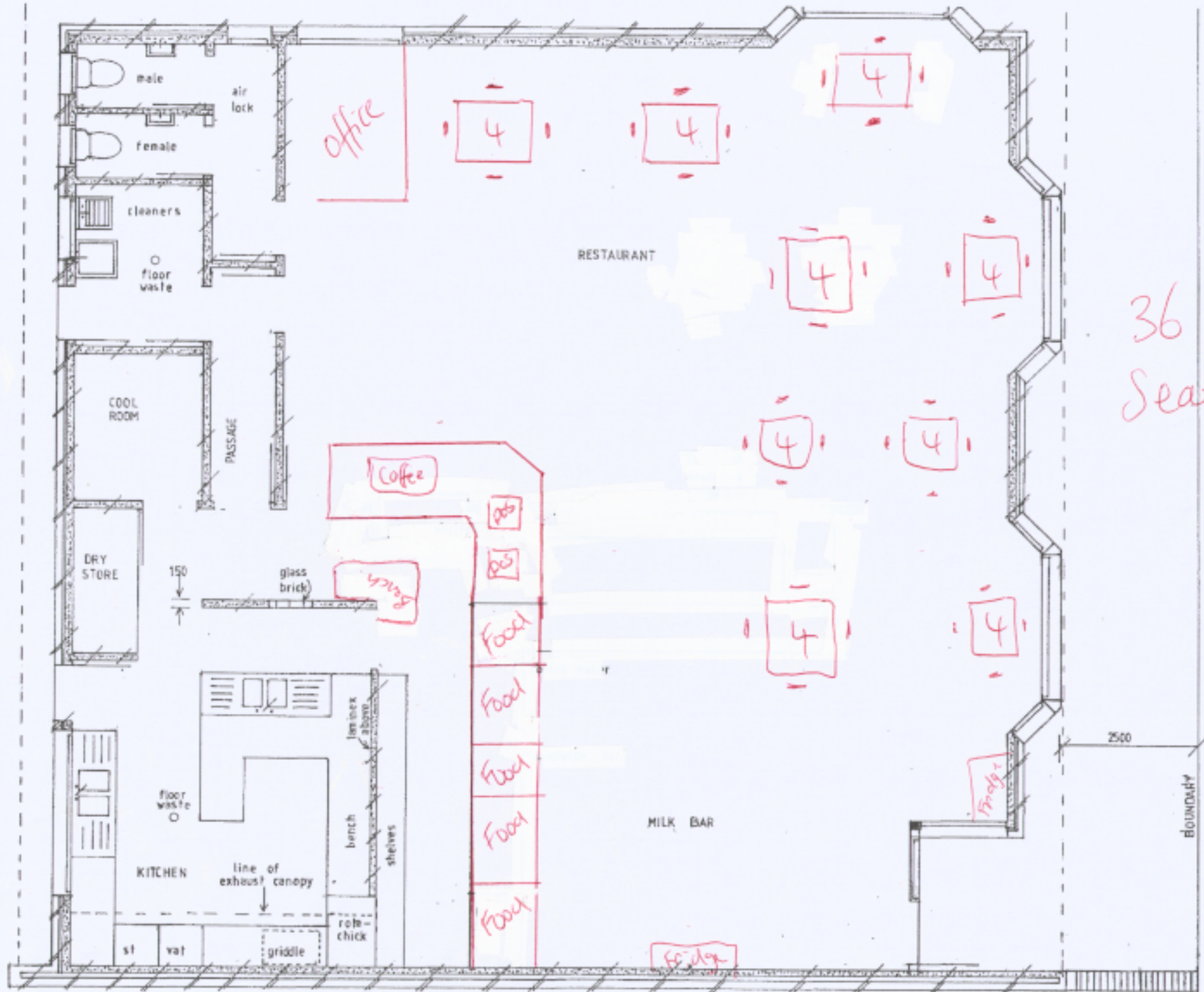
17

Delivery area

West Parade

7.43

19



36
Seats.

FLOOR PLAN 1:50

SHFT 02



PLANNING SUPPORTING STATEMENT

Change of Use – Food Services (Bakery Café)

17 West Parade, Deloraine TAS 7304

Applicant: Nathan Madden

Land Owner: NL&CA Madden superfund Pty Ltd

Operator: JJ's Bakery Parkside

1. Proposal Overview

This application seeks approval for a Change of Use to “Food Services” (Bakery Café) within the existing commercial building at 17 West Parade, Deloraine.

The proposal involves:

- Artisan bakery production
- Takeaway food and beverages
- Ancillary internal customer seating

No external building works are proposed.

There are:

- No extensions
- No increase in building footprint
- No change to building height
- No alterations to external walls or roof
- No new access points

All works are internal fit-out only.

2. Nature of Operation

The premises will operate as a counter-service bakery café.

Key characteristics:

- Counter service only
- No table service
- No bookings
- No liquor licence
- No amplified music
- No evening trading

The business is daytime oriented and services local residents and passing trade.

3. Hours of Operation

Proposed trading hours:

Monday – Sunday

6:30am – 5:00pm

The use is limited to standard daytime bakery hours.

No late-night activity is proposed.

4. Internal Seating Capacity

The internal layout provides:

- 24 table settings
- Maximum 36 customer seats

All seating is contained entirely within the existing building envelope.

No outdoor seating is proposed under this application.

5. Building and Works

The total development cost for internal fit-out is approximately:

\$150,000 (including GST)

Works include:

- Installation of food preparation benches and cabinetry
- Refrigeration and display units
- Point-of-sale counter
- Customer seating
- Compliance upgrades to meet food safety standards

No structural modifications are proposed.

6. Floor Area

The application relates to the existing commercial building.

No increase in floor area is proposed.

Total floor area is 31 m².

7. Parking Provision

On-Site Parking

- Approximately 10 on-site car parking spaces
- Existing access arrangements retained
- No changes to crossover or driveway

Street Parking

- 3 marked spaces directly in front of the premises
- Approximately 7–10 additional spaces along the same side of the street
- Corner site location providing distributed parking access
- Approximately 12 spaces located opposite the premises

Bicycle Parking

- 3 bike parks located opposite the premises

8. Staff Parking

Staff numbers per shift: 3–6 maximum.

Staff will utilise alternative parking arrangements and will not rely on primary customer parking spaces at the frontage of the premises.

9. Traffic and Amenity Impact

The proposed use:

- Operates during daytime hours only

- Is predominantly takeaway-focused
- Has short customer dwell times (typically 15–30 minutes)
- Does not involve entertainment or licensed trading

The proposal:

- Utilises an existing commercial building
- Does not intensify site footprint
- Does not alter building envelope
- Does not modify access arrangements

Given the scale of internal seating (36 seats maximum), short stay turnover, and existing parking supply (10 on-site spaces plus street capacity), the anticipated traffic impact is modest and consistent with neighbourhood-scale food services.

The use is compatible with the surrounding locality.

10. Conclusion

The proposal represents a low-impact, daytime bakery café operating within an existing commercial building.

There are:

- No external alterations
- No expansion of built form

- No new access
- No late-night activity
- No outdoor dining proposed

The development is considered appropriate for the site and consistent with neighbourhood amenity.

Approval of this change of use is respectfully requested.

Regards

Nathan Madden

Jjs Bakery.

- External Lighting

No additional high-impact lighting is proposed.

Any external lighting will be:

- Low-level wall-mounted fittings.
- Used for security purposes only.
- Downward facing and baffled to prevent light spill onto neighbouring properties or roadway.

- Commercial Vehicle Hours (Deliveries)

Deliveries will occur during standard business hours only.

Proposed delivery window:

- Between 7:00am and 5:00pm Monday to Friday.
No late-night or early-morning heavy vehicle movements are proposed.

Please also note the following confirmations:

- The proposed signage for the premises will be located in the same position as the existing signage on the property.
- The signage will be the same type and approximately the same size as the existing signage currently installed on the building.

I have also attached a photograph showing the front of the property as requested.

