

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\0134
PROPERTY ADDRESS:	7 Jordan Place DELORAIN (CT: 189159/1)
DEVELOPMENT:	Residential outbuilding (garage) – number of vehicle accesses.

The application can be inspected until **Monday, 8 December 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 22 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:		Assessment No:		-		-	
DA\		PA\		PC\			

- 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:	7 JORDAN PLACE	Certificate of Title:	189159/1
Suburb:	DELORAINE	7304	Lot No:
Land area:	1704	m^2 / ha	
Present use of land/building:	VACANT	(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	☐ Building work	☐ Change of use	☐ Subdivision	☐ Demolition
	☐ Forestry	☐ Other		
Total cost of development (inclusive of GST):	\$ 40,000	Includes total cost of building work, landscaping, road works and infrastructure		
Description of work:	PROPOSED SHED			
Use of building:	RESIDENTIAL	(main use of proposed building – dwelling, garage, farm building, factory, office, shop)		
New floor area:	144 m^2	New building height:	5.249 m	
Materials:	External walls:	Colorbond	Colour:	TBC
	Roof cladding:	Colorbond	Colour:	TBC

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
189159		1
EDITION	DATE OF ISSUE	
1	30-Sep-2025	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles



DESCRIPTION OF LAND

Town of DELORAINE
Lot 1 on Sealed Plan 189159
Derivation : Part of 11A-2R-22P (Section A8) Gtd. to John
Jamieson
Prior CTs 168627/4 and 186303/5

SCHEDULE 1

M543077 & N195249 TRANSFER to MICKEY ROY LINGER and CHRISTINE
LOUISE LINGER

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP189159 EASEMENTS in Schedule of Easements
SP146648, SP168627 & SP186303 FENCING COVENANT in Schedule of
Easements

OWNER: MICKEY ROY LINGER, CHRISTINE LOUISE LINGER

FOLIO REFERENCE: F.R.186303-5,
F.R.168627-4

GRANTEE: PART OF 11A - 2R - 22Ps (SECTION A8) GRANTED TO JOHN JAMIESON.

PLAN OF SURVEY NOVA

LAND
CONSULTING

BY SURVEYOR: COLIN STERLING SMITH

LOCATION: TOWN OF DELORAINE

SCALE 1:700

LENGTHS IN METRES

REGISTERED NUMBER

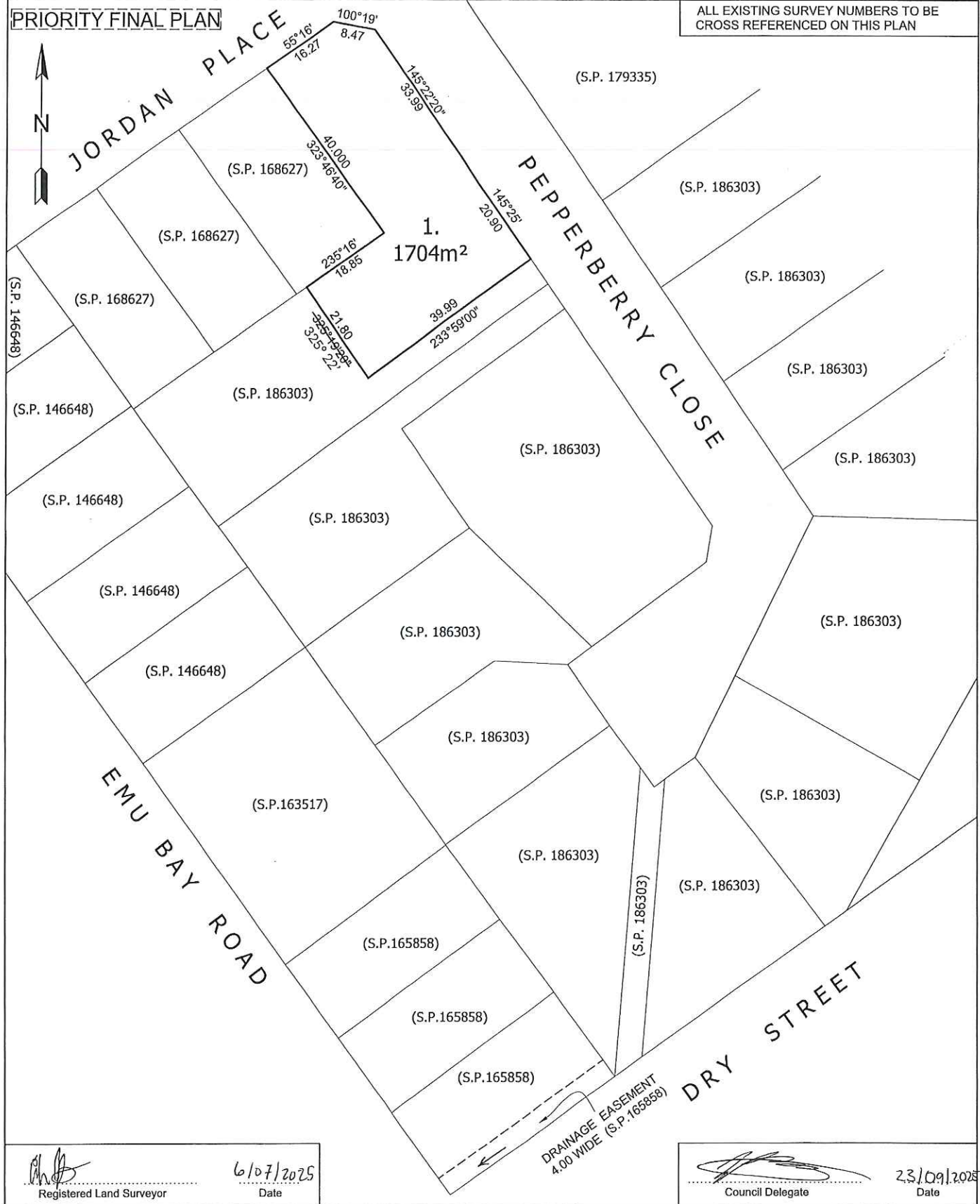
SP189159

APPROVED
EFFECTIVE FROM 30 SEP 2025

Assistant Recorder of Titles

PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN



SCHEDULE OF EASEMENTS

Registered Number

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS
& MORTGAGEES OF THE LAND AFFECTED.
SIGNATURES MUST BE ATTESTED.

SP 189159

EASEMENTS AND PROFITS

PAGE 1 OF 1 PAGE

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.

That part of Lot 1 on the plan formerly comprised in Lot 5 on Sealed Plan 186303

~~Lot 1 on the Plan~~ is together with an existing right of drainage over the land marked 'DRAINAGE EASEMENT (SP165858) 4.00 WIDE" on the Plan.

No other easements covenants or profits a prendre are intended to be created to benefit or burden any lot on the plan.

Signed by **MICKEY ROY LINGER**

and **CHRISTINE LOUISE LINGER** the

registered proprietors of the land

in Folio of the Register Volume 168627

Folio 4 and Folio of the Register Volume

186303 Folio 5 in the presence of:

) *ML*
) *Chinger*
)
)
)
)

Witness' signature: *[Signature]*

Witness' full name: *Connie Johanna Bisham*

Witness' full address: *63 Emu Bay Road, Deloraine, TAS, 7304*

SUBDIVIDER: Mickey Roy Linger & Christine Louise Linger

FOLIO REF: 186303-5 & 168627-4 & 168627/4

SOLICITOR

& REFERENCE: JULIE BYRNE LEGAL -

JLB.20250127 JLB.20250127

PLAN SEALED BY: MEANDER VALLEY COUNCIL

DATE: *23/09/2025*

PA12510081

REF NO.

[Signature]
Council Delegate

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

COUNCIL APPROVAL

(Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993)
The subdivision shown in this plan is approved

Registered Number

SP189159

THE COMMON SEAL of the Meander Valley Council
has been hereunto affixed this 23rd day of
September 2025 pursuant to a resolution
of Council delegating authority to the General Manager
to affix the Corporation's Seal

 Acting Director General Manager
Development & Regulatory Services

In witness whereof the common seal of
has been affixed, pursuant to a resolution of the Council of the said municipality
passed the day of 20 , in the presence of us
Member
Member
Council Delegate

Council Reference PA/25/0081

NOMINATIONS

For the purpose of section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993
the owner has nominated

Julie Byrne Legal	Solicitor to act for the owner
Nova Land Consulting	Surveyor to act for the owner

OFFICE EXAMINATION:

Indexed ✓ Computed ✓ Examined ME 29/9/25

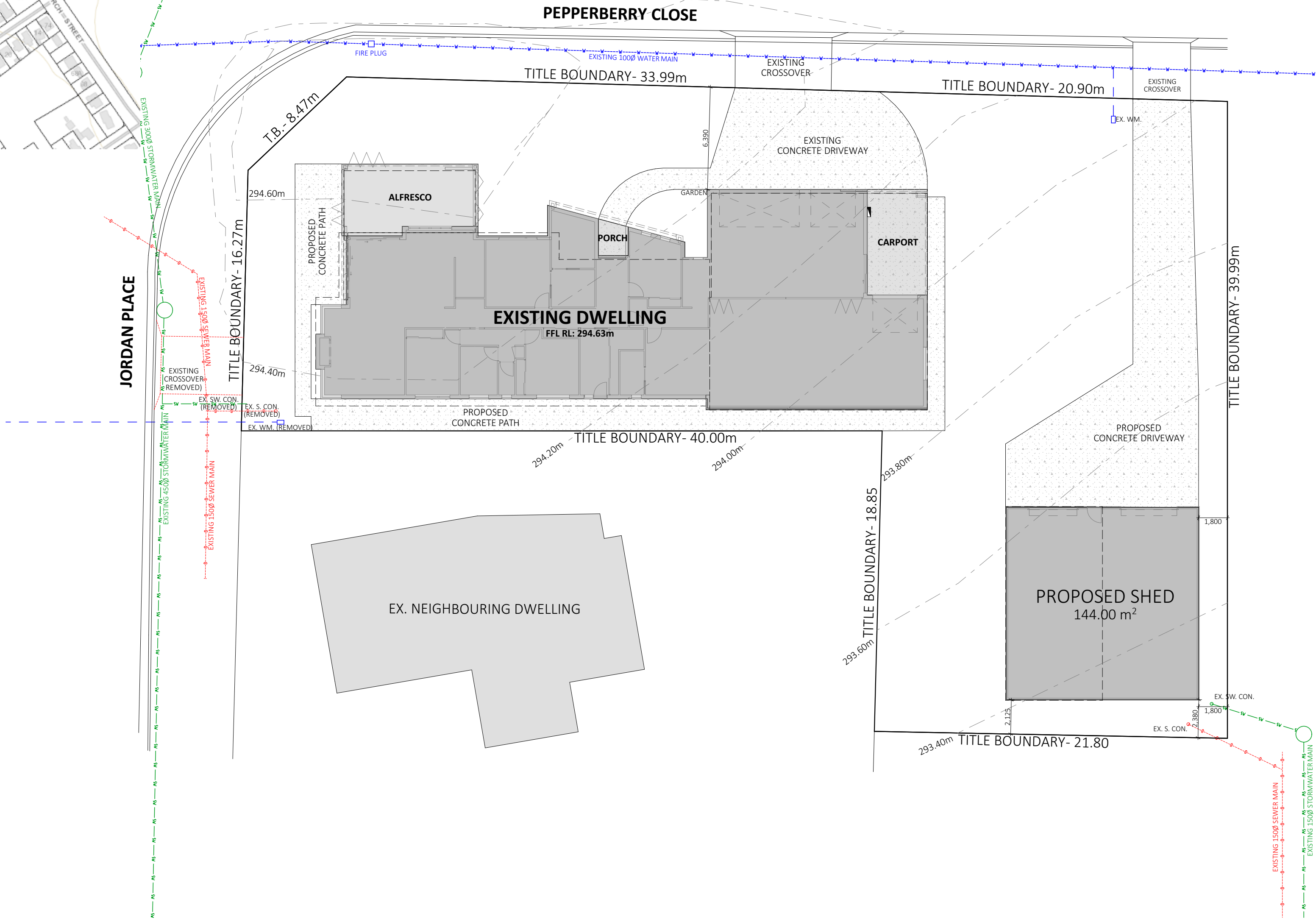
ATTACHMENTS

AREAS		COUNCIL	ZONE												
	(m²)	MEANDER VALLEY		GENERAL RESIDENTIAL											
EXISTING	406.95	LAND TITLE REFERENCE	189159/1	ENERGY STAR RATING	TBC										
EXISTING CARPORT	24.65	PROPERTY ID	9441335	CLIMATE ZONE	7										
EXISTING PORCH	3.78	LOT SIZE (M²)	1704	ALPINE AREA	N/A										
EXISTING ALFRESCO	35.24	BAL RATING	N/A	CORROSION ENV'	LOW										
PROPOSED SHED	144.00	DESIGN WIND CLASS	N2	SITE HAZARDS	N/A										
		SOIL CLASSIFICATION	P/M												
		PLANNING OVERLAY				N/A									
 ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: CHRISTINE & MICK LINGER		DRAWING COVER PAGE	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.		COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.		REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	JRDN07	
	SITE ADDRESS: 7 JORDAN PLACE, DELORAINES, 7304.			SIGNATURE:	DATE:		R1	13/10/2025	FOR REVIEW	DRAWN	D.M.	DRAWING	1/5		
							R2	20/10/2025	FOR DA						
										CHECKED	M.L.	SCALE (@A2)	NTS		



LOCALITY PLAN
NOT TO SCALE

DWELLING APPROVED UNDER PA25.0081
TO BE CONSTRUCTED



AREA	m ²
EXISTING	406.95
EXISTING CARPORT	24.65
EXISTING PORCH	3.78
EXISTING ALFRESCO	35.24
PROPOSED SHED	144.00



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CLIENT/S:
CHRISTINE & MICK LINGER

SITE ADDRESS:
7 JORDAN PLACE,
DELORAINE, 7304.

DRAWING
SITE PLAN

I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.

SIGNATURE:

DATE:

SIGNATURE:

DATE:

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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	JRDN07
R1	13/10/2025	FOR REVIEW	DRAWN	D.M.	DRAWING	2/5
R2	20/10/2025	FOR DA				
			CHECKED	M.L.	SCALE (@A2)	1:200

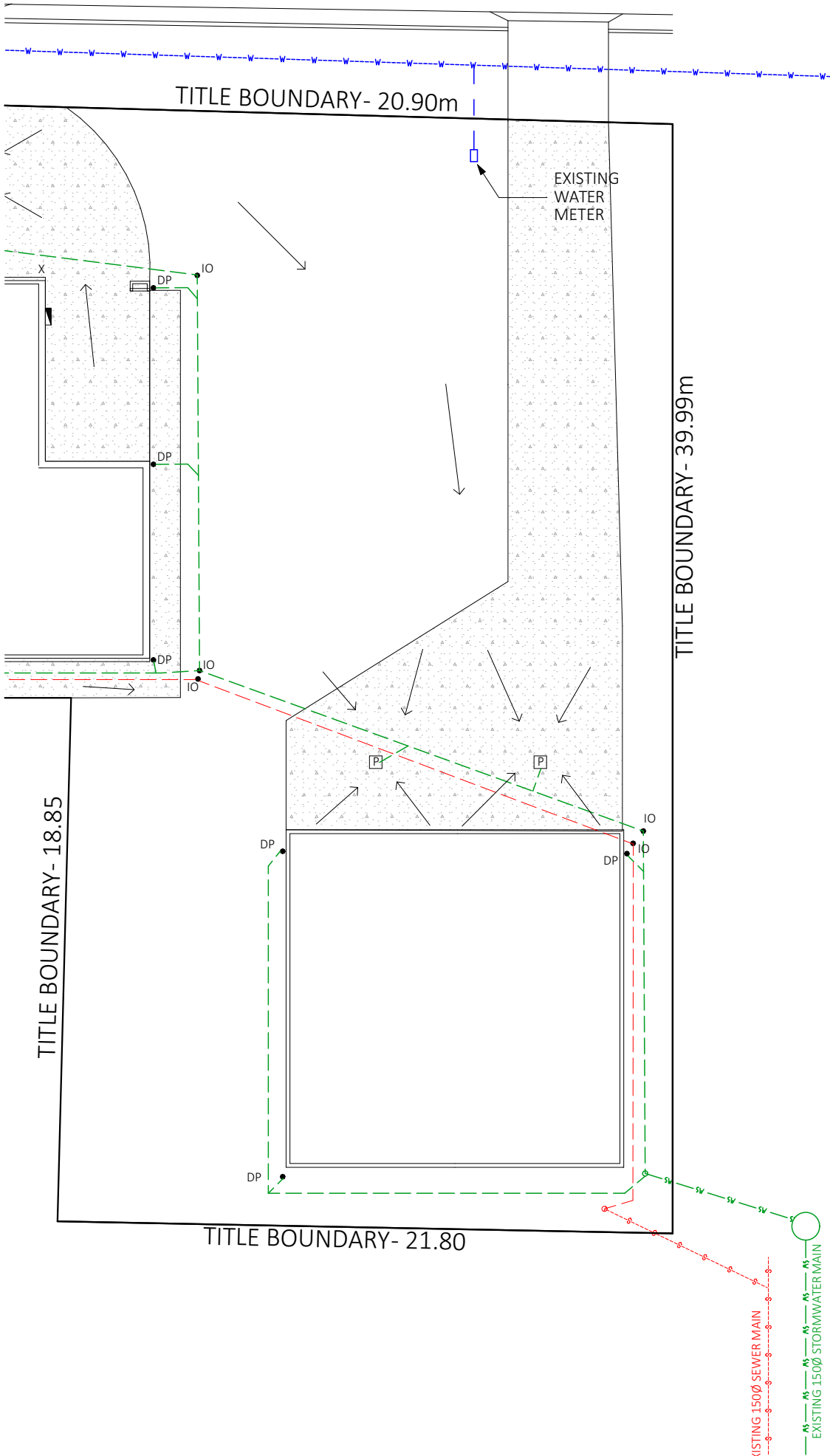
LEGEND	
B	BASIN
Ba	BATH
S	SINK (65Ø)
T	LAUNDRY TUB (65Ø)
SH	SHOWER
WC	WATER CLOSET
FW	FLOOR WASTE
EV	VENT (THROUGH TO ROOF)
IO	INSPECTION OPENING
ORG	O/FLOW RELIEF GULLY
DP	DOWNPIPE (90mm PVC)
X	EXTERNAL TAP
P	DRAINAGE PIT (450 x 450mm)
	WET AREAS
	STORMWATER LINE (100mm PVC)
	SEWER LINE (100mm PVC)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

THIS PAGE IS TO BE PRINTED
AND READ IN COLOUR.

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'SSUPPLEMENTS TO THESE CODES.



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.



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DRAWING
EXTERNAL
SERVICES

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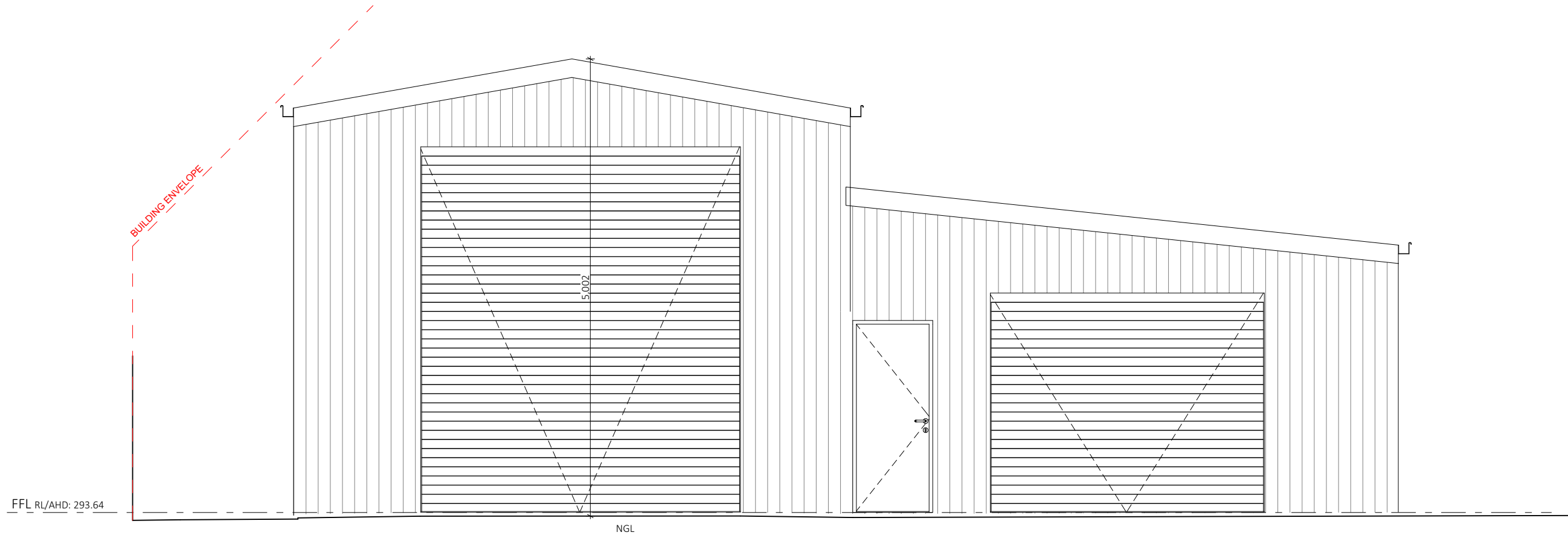
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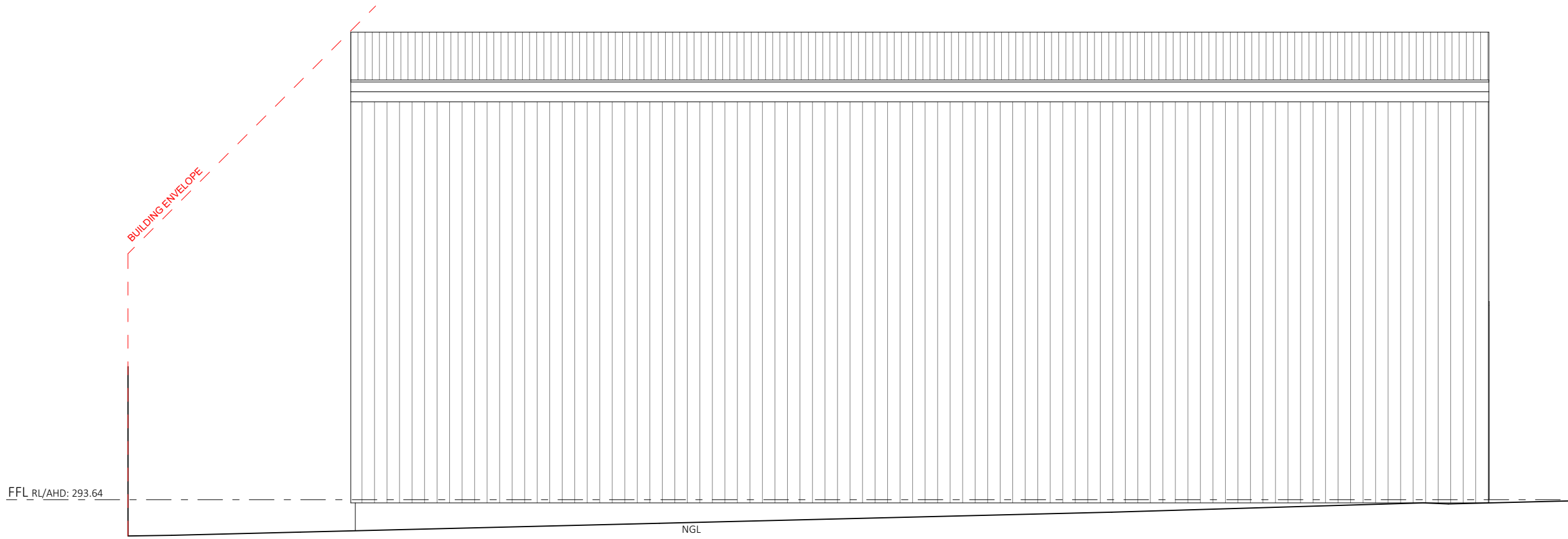
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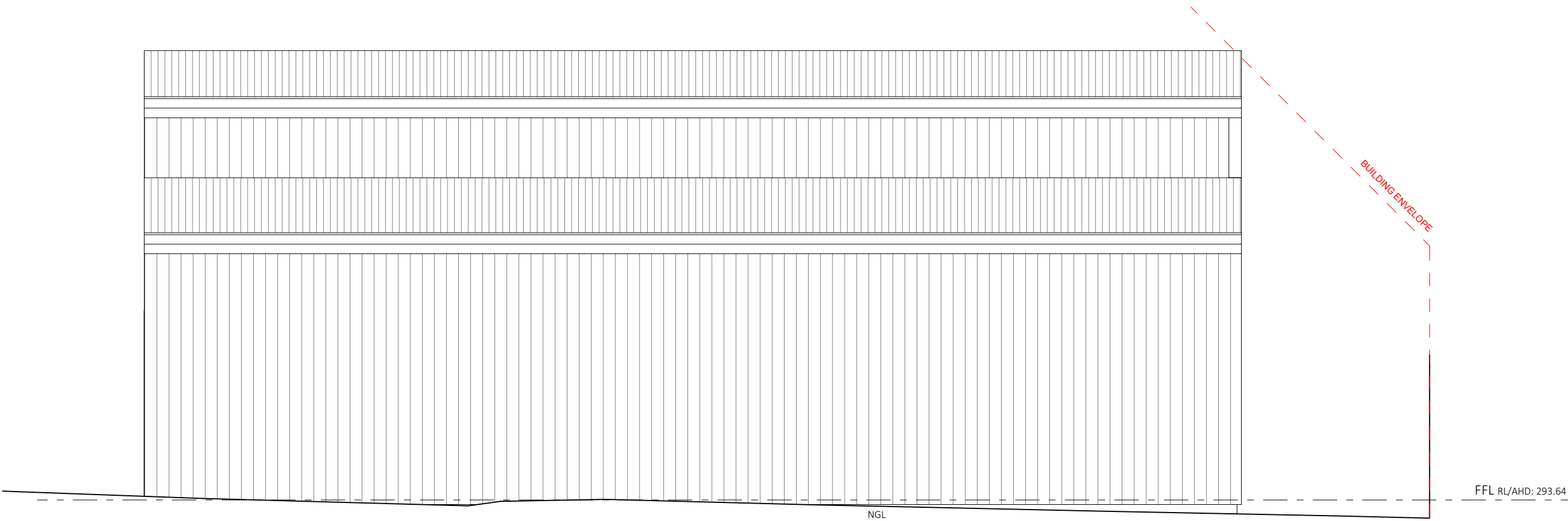
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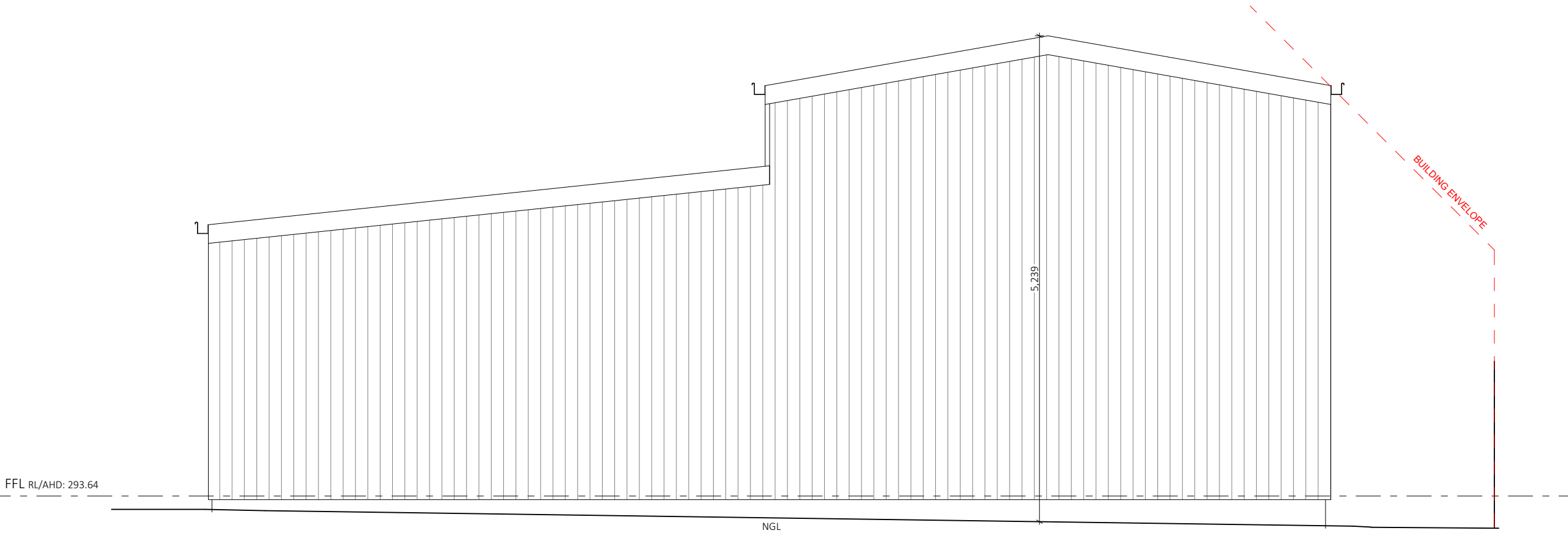
NORTH EASTERN ELEVATION



SOUTH EASTERN ELEVATION



NORTH WESTERN ELEVATION



SOUTH WESTERN ELEVATION