



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:

APP NO.:	<b>PA\26\0196</b>
APPLICANT:	<b>N Barrett</b>
SITE:	<b>18 Jordan Place, Deloraine (CT: 186438/10)</b>
PROPOSAL:	<b>Residential outbuilding (shed) - setback, parking area, number of vehicle accesses.</b>

The application can be inspected until **Wednesday, 11 March 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.

Notified on 21 February 2026.

Jonathan Harmey  
**GENERAL MANAGER**



Meander Valley Council  
Working Together

# 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:  Certificate of Title:

Suburb:  Lot No:

Land area:  m<sup>2</sup>

Present use of land/building:  (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):  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:  Colour:

Roof cladding:  Colour:

SEARCH OF TORRENS TITLE

VOLUME 186438	FOLIO 10
EDITION 3	DATE OF ISSUE 29-May-2025

SEARCH DATE : 12-Feb-2026

SEARCH TIME : 02.59 pm

DESCRIPTION OF LAND

Town of DELORAINE

Lot 10 on Sealed Plan [186438](#)

Derivation : Part of 11A-2R-22P (Sec. A7) Gtd. to John Jamieson

Prior CT [176040/52](#)

SCHEDULE 1

[N196278](#) TRANSFER to NICHOLAS JOHN BARRETT and MEGGAN KATE  
BAKES Registered 15-June-2024 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP186438](#) FENCING COVENANT in Schedule of Easements

[SP167883](#), [SP172820](#) & [SP176040](#) FENCING PROVISION in Schedule of  
Easements

[SP145865](#), [SP146957](#) & [SP163497](#) FENCING COVENANT in Schedule of  
Easements

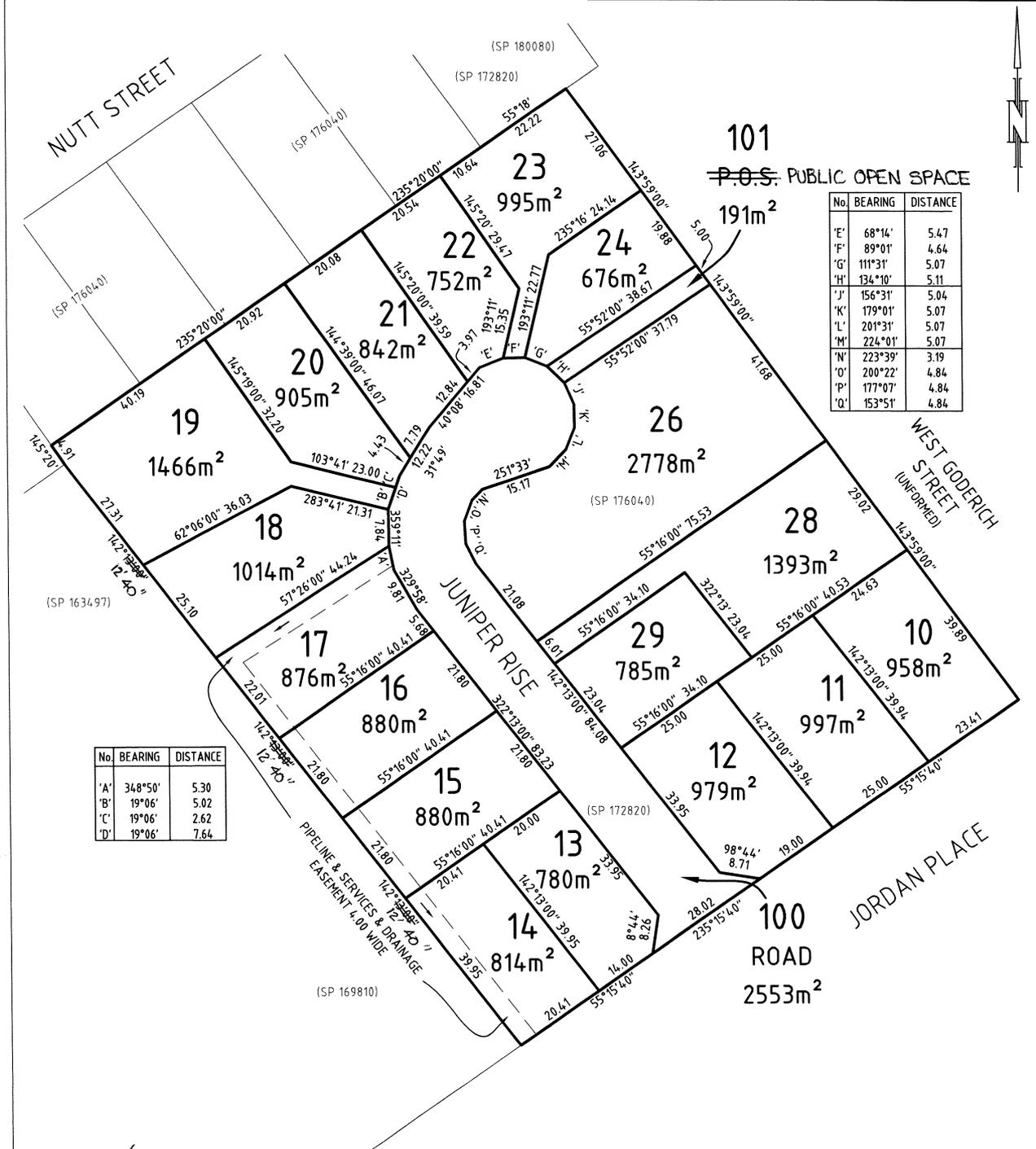
[E414269](#) MORTGAGE to Commonwealth Bank of Australia  
Registered 29-May-2025 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER : YCE HOLDINGS PTY. LTD.	<b>PLAN OF SURVEY</b> BY SURVEYOR: M.R. HEATLEY of <b>OPDA</b> <small>SURVEYORS, ENGINEERS &amp; PLANNERS</small> 3/23 BRISBANE STREET, LAUNCESTON	Registered Number <b>SP 186438</b>
FOLIO REFERENCE : F.R. 176040/52		APPROVED EFFECTIVE FROM 11 APR 2024 <i>Ren</i> Recorder of Titles
GRANTEE : PART OF (SECTION A7), 11A-2R-22P Gtd TO JOHN JAMIESON	LOCATION: TOWN OF DELORAINE	
SCALE 1:800	LENGTHS IN METRES	

PRIORITY FINAL PLAN	SURVEYORS REF: 49481	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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No	BEARING	DISTANCE
E'	68°14'	5.47
F'	89°01'	4.64
G'	111°31'	5.07
H'	134°10'	5.11
J'	156°31'	5.04
K'	179°01'	5.07
L'	201°31'	5.07
M'	224°01'	5.07
N'	223°39'	3.19
O'	200°22'	4.84
P'	177°07'	4.84
Q'	153°51'	4.84

No	BEARING	DISTANCE
A'	348°50'	5.30
B'	19°06'	5.02
C'	19°06'	2.62
D'	19°06'	7.64

*M. Heatley*  
Registered Land Surveyor  
18/12/2023  
Date

*13 Bell*  
Council Delegate  
14/03/2024  
Date

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 18 6 4 3 8</b>

PAGE 1 OF 2 PAGE/S

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.

Each of Lots 14, 15, 16 and 17 on the Plan are subject to a Right of Drainage over the strip of land shown on the Plan as "Pipeline & Services & Drainage Easement 4.00 wide" in favour of the Meander Valley Council.

Each of Lots 14, 15, 16 and 17 on the Plan are subject to a Pipeline and Services Easement in gross over the strip of land shown on the Plan as "Pipeline & Services & Drainage Easement 4.00 wide" in favour of TasWater.

"Pipeline and Services Easement" is defined as follows:-

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
  - (a) without doing unnecessary damage to the Easement Land; and
  - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: YCE Holdings Pty Ltd FOLIO REF: Volume 176040/52 SOLICITOR Shields Heritage – Ms J M French & REFERENCE:	PLAN SEALED BY: <i>Meander Valley Council</i> DATE: <i>14/03/2024</i> PA/14/0086/15379..... REF NO. <i>K Pall</i> Council Delegate
<p><b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 2 PAGES</p>	<p>Registered Number</p> <p><b>SP 186438</b></p>
<p>SUBDIVIDER: YCE Holdings Pty Ltd FOLIO REFERENCE: 176040/52</p>	

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

**Interpretation:**

“Infrastructure” means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

“TasWater” means Tasmanian Water & Sewerage Corporation Pty Ltd (A.C.N. 162 220653), its successors and assigns.

COVENANTS

The Owner of each of the Lots on the Plan covenant with YCE Holdings Pty Ltd (the Vendor) that the Vendor shall not be required to fence.

Executed by YCE Holdings Pty Ltd pursuant to section 127 (1) of the Corporations Act 2001

By being signed by:



Director



Sole Sole  
Director/Secretary  
[Delete one]

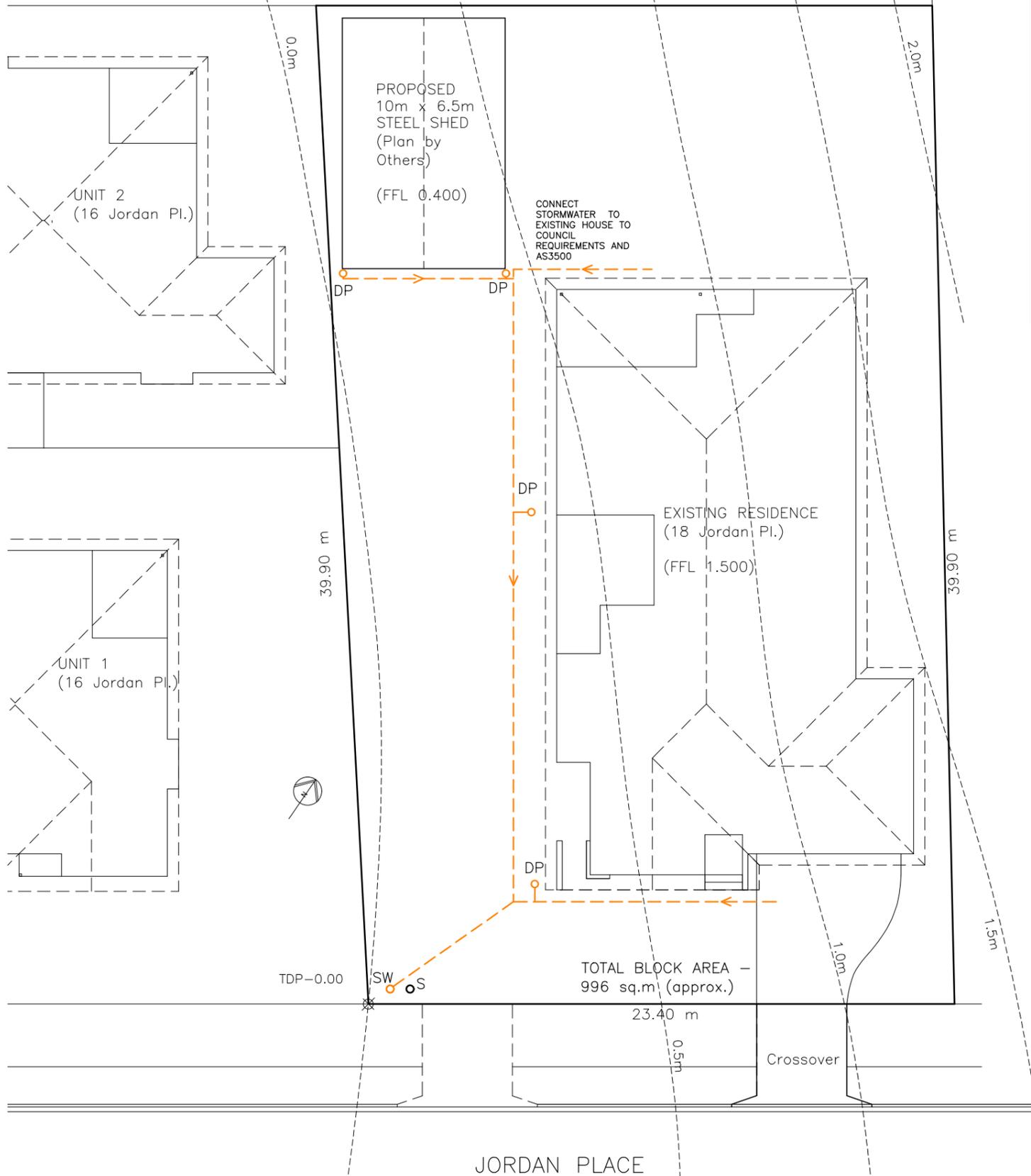


Stephen Edward Joyce

**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.

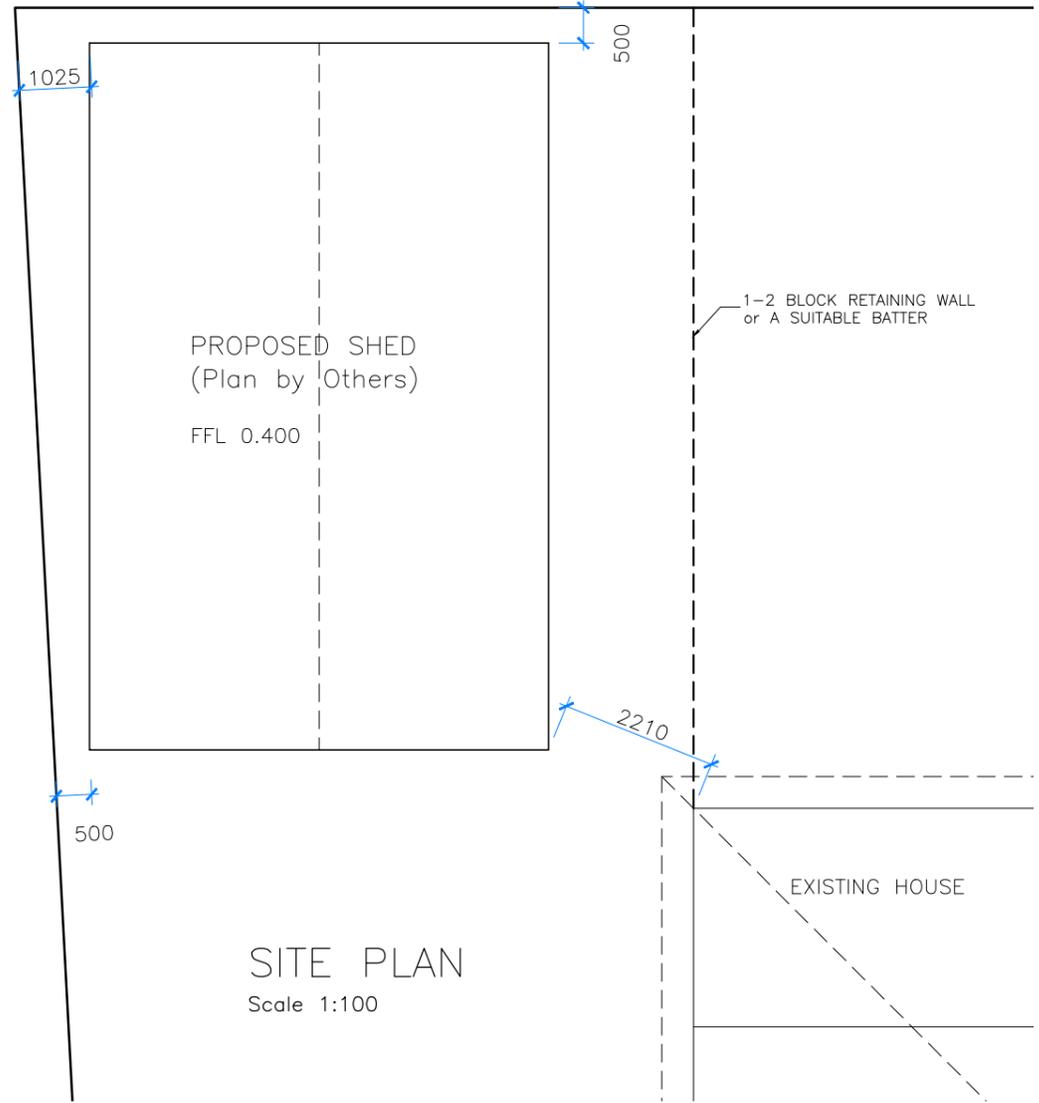
• THIS PLAN HAS BEEN DRAWN BY THIS DESIGNER TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA (NCC Vol.2) AND ALL REQUIREMENTS OF LOCAL AUTHORITIES.  
 • USE ONLY FIGURED DIMENSIONS. DO NOT SCALE.  
 • NO WORK SHOULD COMMENCE UNTIL LOCAL AUTHORITIES HAVE APPROVED THE BUILDING APPLICATION. THE DESIGNER DOES NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION OR INTERPRETATION. ALL WORK SHOULD BE IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERS CERTIFICATES  
 • CONTRACTORS SHOULD ENSURE ALL WORK IS CLEAR OF EXISTING SERVICES WHETHER SHOWN ON DRAWINGS OR NOT. SERVICES SHOULD BE LOCATED IN CONJUNCTION WITH RELEVANT AUTHORITIES.

VACANT BLOCK  
(Lot 28 Juniper Rise)



### Site Information

Land Title Reference:	<b>186438/10</b>	Certificate folio and volume
Property ID:	<b>9426159</b>	
Wind Classification:	<b>N1</b>	Attached Site Classification to AS 4055-2006
Soil Classification:	<b>M</b>	Attached Site Classification to AS 2870-2011
Climate Zone:	<b>7</b>	www.abcb.gov.au map
BAL Level	<b>N/A</b>	Proposed dwelling constructed in an existing built up residential area. The surrounding 100m is a combination of existing residences, non-vegetated areas including roads, footpaths and buildings and low threat vegetation including managed grassland and maintained lawns.
Alpine Area:	<b>NA</b>	NCC Vol.2 2022 Schedule1 Glossary Fig. 3 and Table 2
Corrosion Environment:	<b>NA</b>	For steel subject to the influence of salt water, breaking surf or heavy industrial areas, refer to NCC Vol.2 2022 section 6.3.9 & AS 4100. Cladding and fixings to manufacturer's specifications.
Other Hazards:	<b>NA</b>	High wind, earthquake, flooding, landslapse, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice or other relevant factors
Shed Area:	<b>85.0 sq.m</b>	



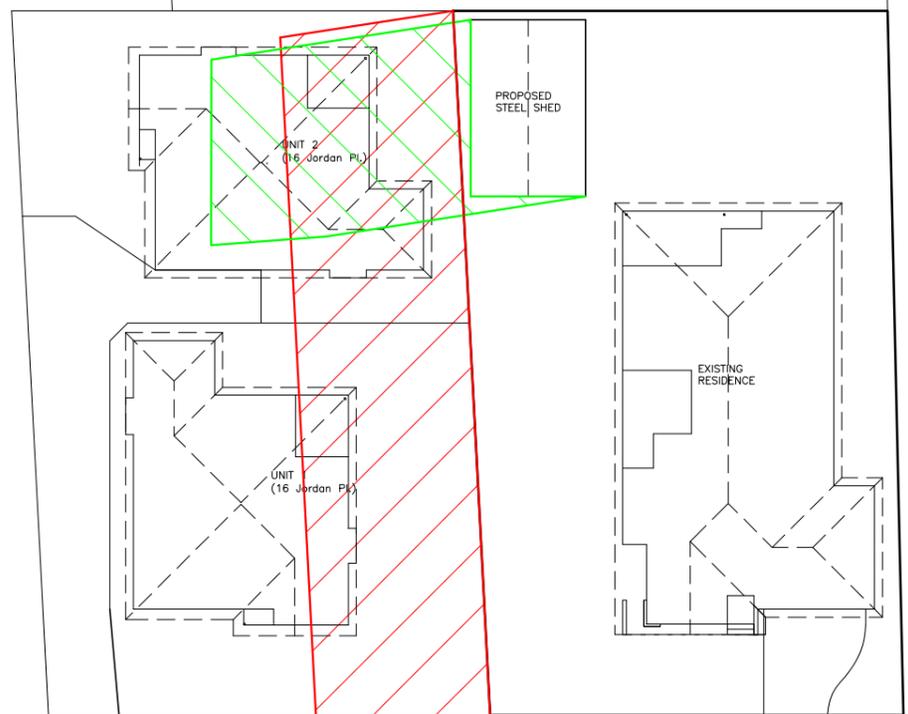
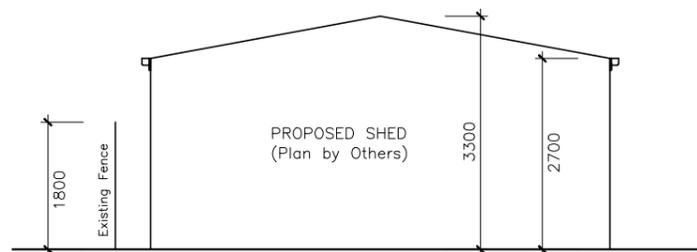
**Mark Evans**  
 Building Designs & Drafting  
 Trading as MDE Building Designs  
 Accred. No. CC1629 D  
 11 Balfour Place  
 Launceston 7250  
 Mob. 0407071492  
 mdebuildingdesigns@bigpond.com  
 ABN 62650579624

ISSUE:	DATE:	DESCRIPTION:
A1	DEC. 2025	FOR ALL APPROVALS AND TENDERS

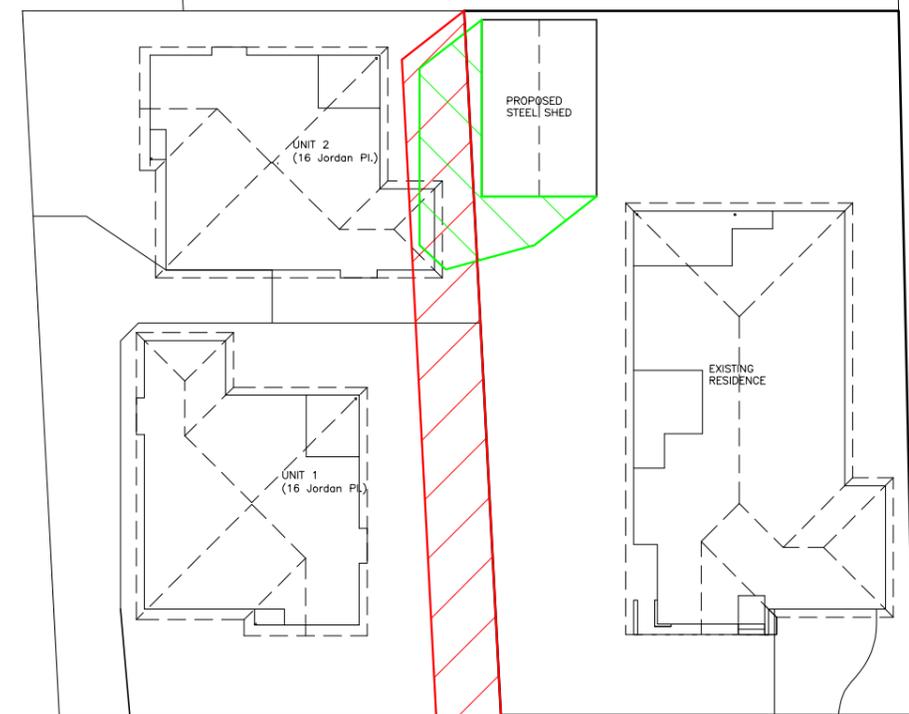
CLIENT: N.J BARRETT & M.K BAKES  
 PROJECT: STEEL SHED (Plan by Others)  
 18 JORDAN PLACE  
 DELORAINE

DRAWING TITLE(S):  
 SITE/ SERVICES PLAN

SCALE: 1:200 (A3) Check dimensions. Dimensions take precedence over scale	DRAWING NO: <b>A02</b> DRAWN BY: ME SHEET NO. : 1 of 2
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SHADOW DIAGRAM  
9am 21st JUNE.

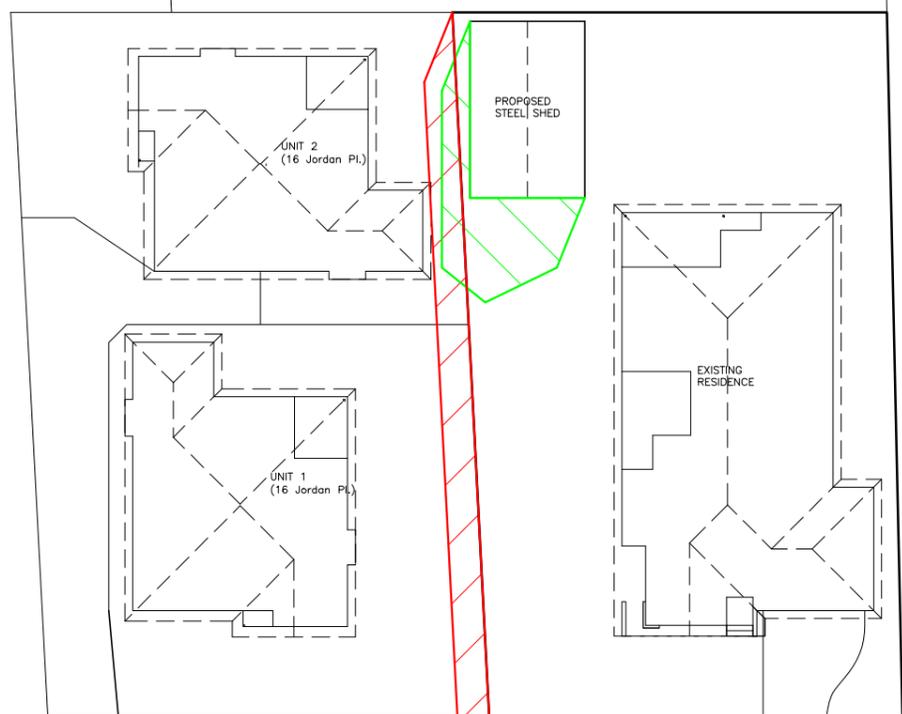


SHADOW DIAGRAM  
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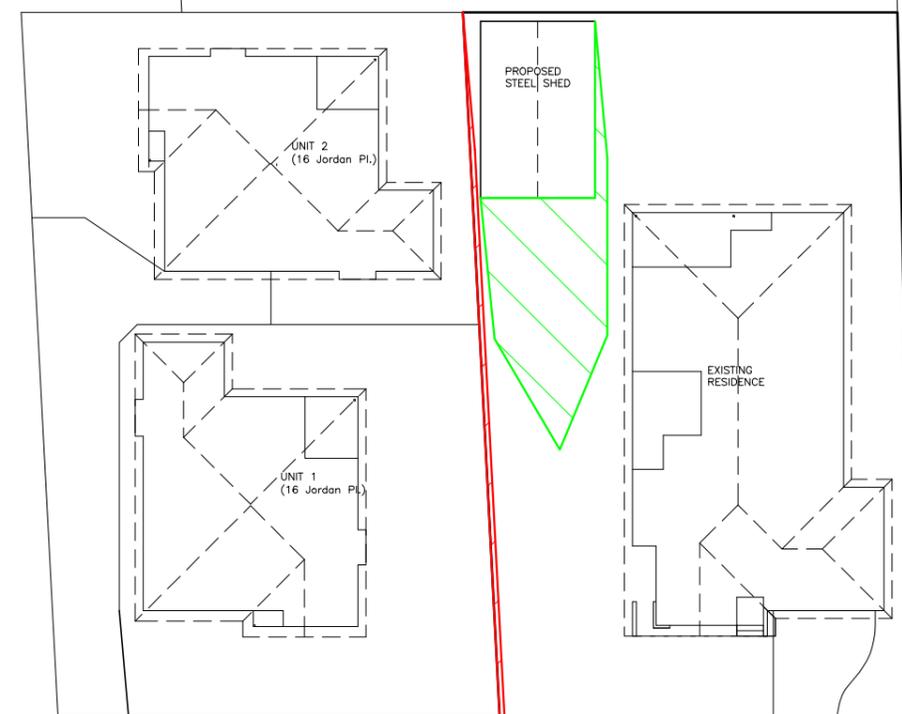


— SHADOW— EXISTING  
1800 HIGH FENCE

— SHADOW OF  
PROPOSED SHED



SHADOW DIAGRAM  
1pm 21st JUNE.



SHADOW DIAGRAM  
3pm 21st JUNE.

• THIS PLAN HAS BEEN DRAWN BY THIS DESIGNER TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA (NCC Vol.2) AND ALL REQUIREMENTS OF LOCAL AUTHORITIES.  
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• CONTRACTORS SHOULD ENSURE ALL WORK IS CLEAR OF EXISTING SERVICES WHETHER SHOWN ON DRAWINGS OR NOT. SERVICES SHOULD BE LOCATED IN CONJUNCTION WITH RELEVANT AUTHORITIES.

ISSUE: DATE: DESCRIPTION:  
A1 DEC. 2025 FOR ALL APPROVALS AND TENDERS

CLIENT: N.J BARRETT & M.K BAKES  
PROJECT: STEEL SHED (Plan by Others)  
18 JORDAN PLACE  
DELORAINE

DRAWING TITLE(S):  
SHADOW DIAGRAMS

SCALE:  
1:400  
(A3)  
Check dimensions.  
Dimensions take  
precedence over scale

DRAWING NO: **A02**  
DRAWN BY: ME  
SHEET NO. : 2 of 2

**Building Designs & Drafting**  
11 Balfour Place  
Launceston 7250  
Trading as  
MDE Building Designs  
Accred No. CC1629 D  
ABN 62650579624  
Mob. 0407071492  
mdebuildingdesigns@bigpond.com

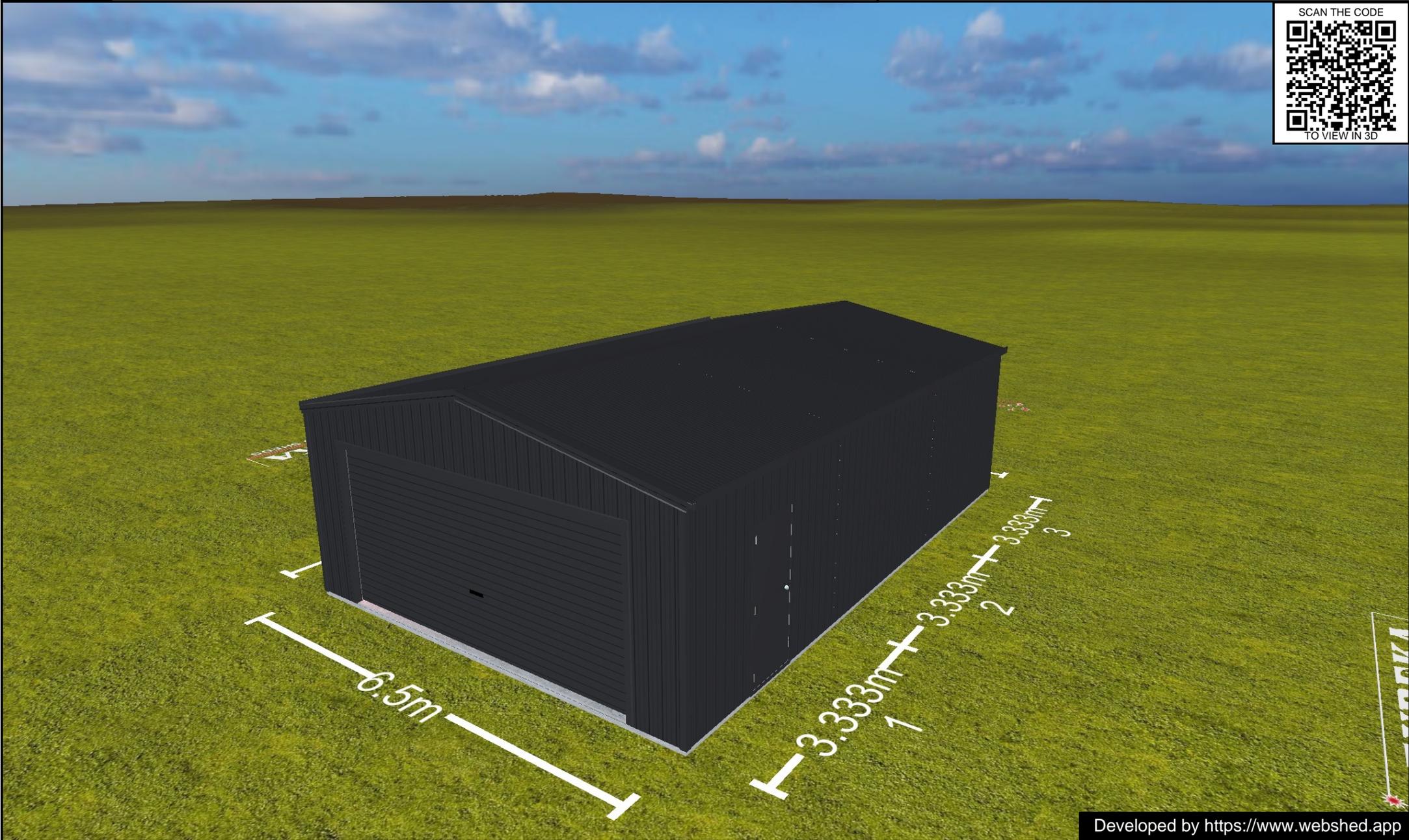


<https://eurekagarages.com.au>  
(03) 6338 2930  
21 Connector Park Dr  
Kings Meadows TAS 7249

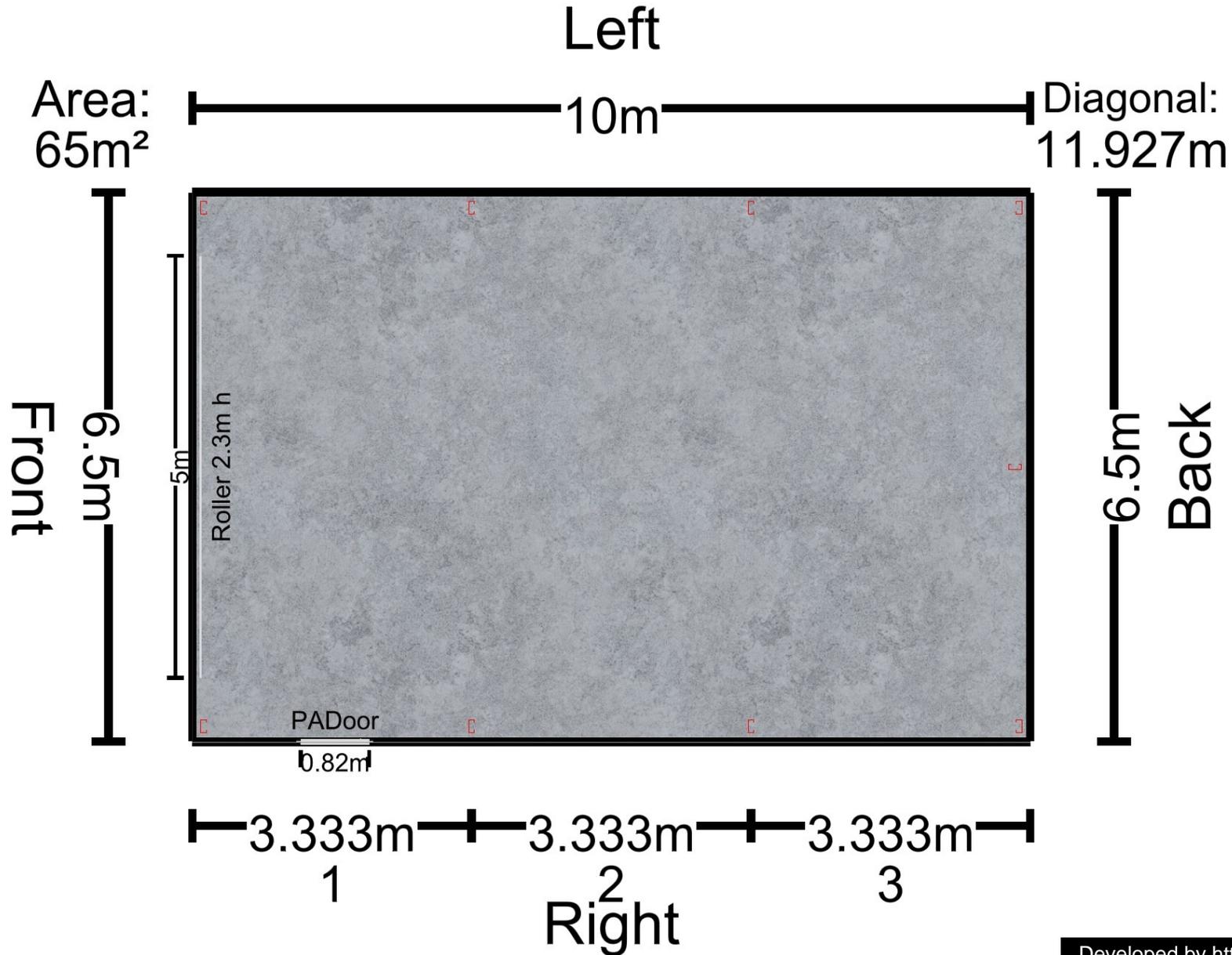
Eureka Launceston  
[launceston@eurekagarages.com.au](mailto:launceston@eurekagarages.com.au)  
Quote No: QAG20905

Nick Barrett  
[nick\\_barrett\\_@hotmail.com](mailto:nick_barrett_@hotmail.com)  
0448808164  
18 Jordan Place  
Deloraine Tasmania 7304

3D View [View & Edit in 3D: https://www.eurekagarages.com.au/request-a-quote/shed-designer.html#QRh8yw10Qy8/0](https://www.eurekagarages.com.au/request-a-quote/shed-designer.html#QRh8yw10Qy8/0)

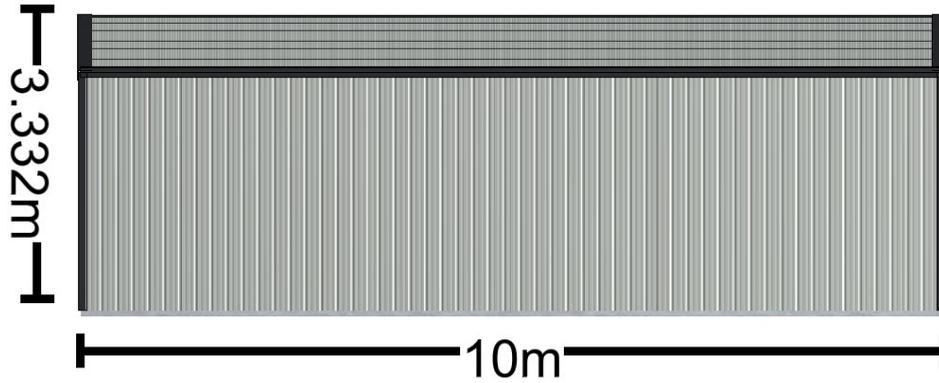


Floor Plan [View & Edit in 3D: https://www.eurekagarages.com.au/request-a-quote/shed-designer.html#QRh8yw10Qy8/0](https://www.eurekagarages.com.au/request-a-quote/shed-designer.html#QRh8yw10Qy8/0)

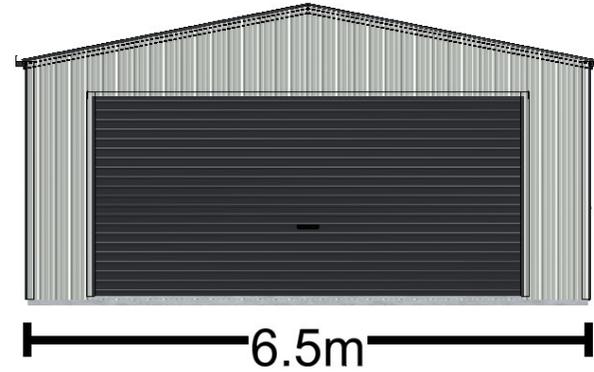


Elevations

View & Edit in 3D: <https://www.eurekagarages.com.au/request-a-quote/shed-designer.html#QRh8yw10Qy8/0>



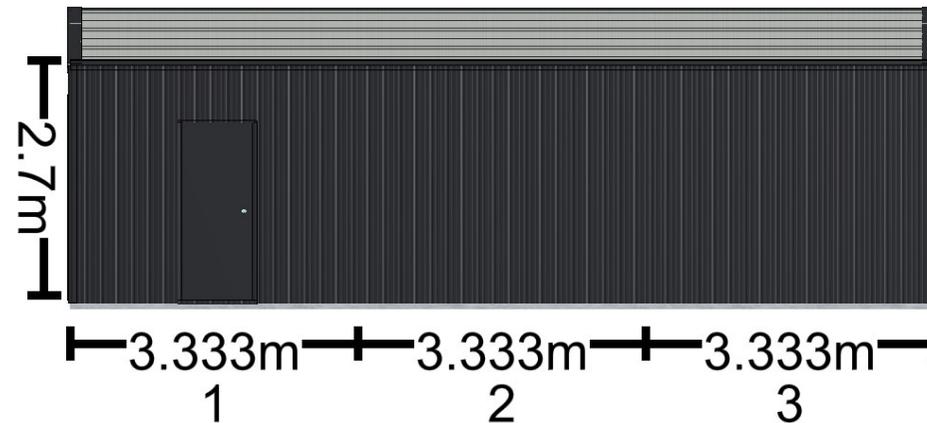
Left



Front



Back



Right

**Jana Rockliff**

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**From:** [REDACTED]  
**Sent:** Thursday, 12 February 2026 2:30 PM  
**To:** Planning - Meander Valley Council  
**Subject:** 18 Jordan Place

In regards to the planning application for a shed at 18 Jordan Place Deloraine, as per phone conversation there will be a concrete driveway to the shed. Stormwater connecting to existing infrastructure.

Thanks