



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:	Falcon Building Group - PA\24\0208
PROPERTY ADDRESS:	3 Morrison Street DELORAINE (CT: 183330/4)
DEVELOPMENT:	Community Meeting & Entertainment (place of worship) - discretionary use, hours of operation, setback, car parking, pedestrian access.

The application can be inspected until **Monday, 13 May 2024**, 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 27 April 2024.

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="3 Morrison St"/>	Certificate of Title:	<input type="text" value="183330/4"/>
Suburb:	<input type="text" value="Deloraine, TAS"/>	<input type="text" value="7304"/>	Lot No: <input type="text" value="4"/>
Land area:	<input type="text" value="0.2502 ha"/>	<i>m² / ha</i>	
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 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: *m²* New building height: *m*

Materials: External walls: Colour:

Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 183330	FOLIO 4
EDITION 1	DATE OF ISSUE 07-Oct-2022

SEARCH DATE : 20-Feb-2024

SEARCH TIME : 02.06 PM

DESCRIPTION OF LAND

Town of DELORAINE
 Lot 4 on Sealed Plan 183330
 Derivation : Part of 12A-0R-32P (Sec. AA) Gtd. to William Bakes.
 Prior CT 140295/1

SCHEDULE 1

C534363 TRANSFER to ALLAN RENWICK YOUNG and HILARY ELISE YOUNG Registered 03-Feb-2004 at noon

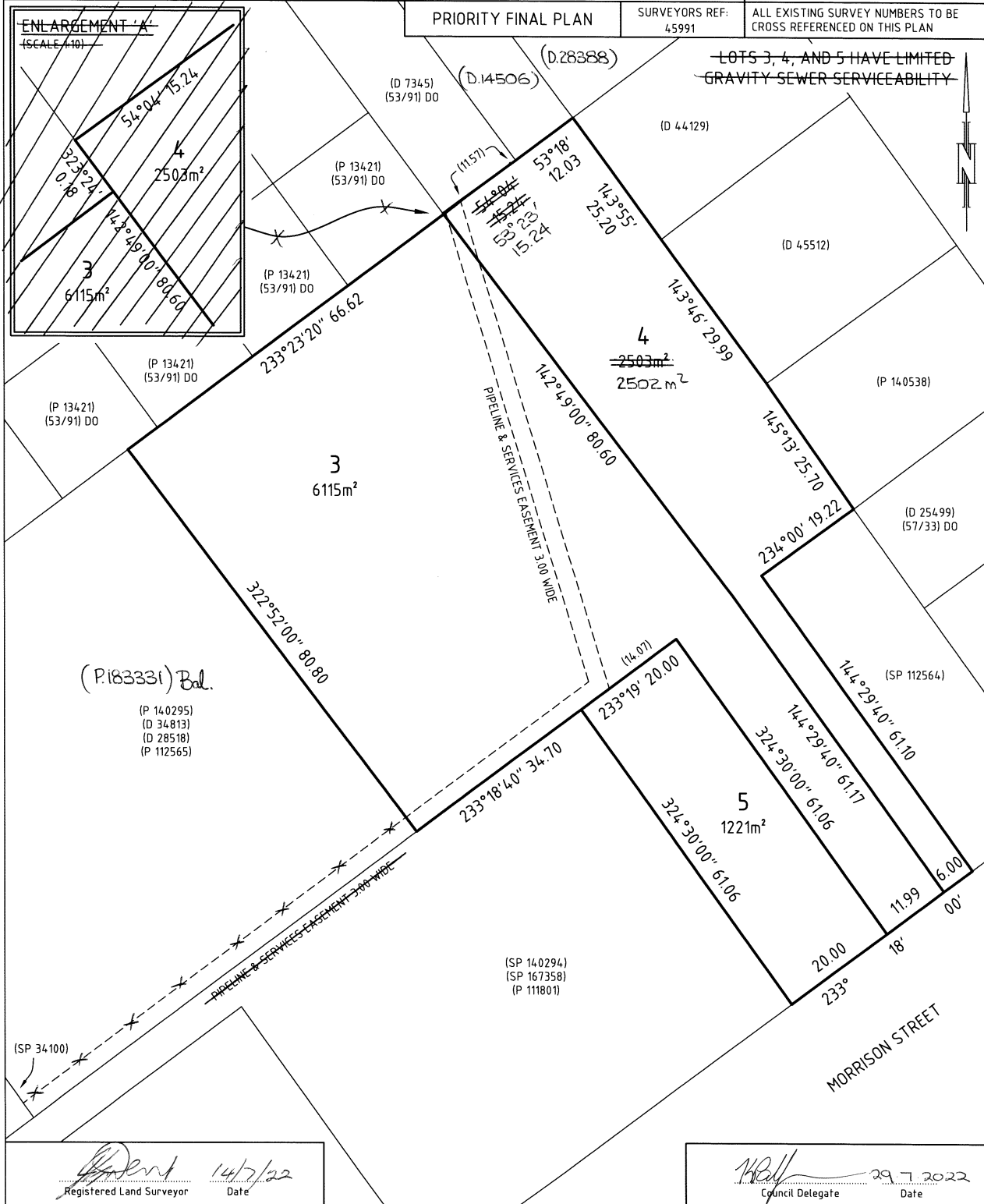
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP183330 EASEMENTS in Schedule of Easements
 SP183330 FENCING COVENANT in Schedule of Easements
 SP183330 SEWERAGE AND/OR DRAINAGE RESTRICTION
 B72102 FENCING PROVISION in Transfer
 E303431 MORTGAGE to National Australia Bank Limited
 Registered 17-May-2022 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: ALLAN RENWICK YOUNG HILARY ELISE YOUNG	PLAN OF SURVEY	REGISTERED NUMBER SP183330
FOLIO REFERENCE: F.R. 140295/1		BY SURVEYOR: J.W.DENT of OPDA <small>SURVEYORS, ENGINEERS & PLANNERS</small> 3/23 BRISBANE STREET, LAUNCESTON
GRANTEE: PART OF 12A-0R-32P (SECTION AA) GRANTED TO WILLIAM BAKES	LOCATION: TOWN OF DELORAINE	APPROVED EFFECTIVE FROM - 7 OCT 2022 <i>Renwick</i> Recorder of Titles
SCALE 1:600	LENGTHS IN METRES	SURVEYORS REF: 45991



J.W. Dent
Registered Land Surveyor
Date: 14/7/22

W. Bakes
Council Delegate
Date: 29.7.2022

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 183330

PAGE 1 OF 3 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.

EASEMENTS

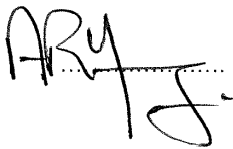
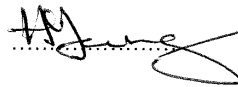
Lots 3 and 4 ("the Lot") are subject to a Pipeline and Services Easement (as defined herein) in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked "PIPELINE & SERVICES EASEMENT 3.00 WIDE" as shown on the plan ("the Easement Land").

DEFINITIONS

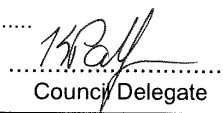
"Pipeline and Services Easement" is defined as follows:

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;

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: A.R. & H.E. YOUNG FOLIO REF: Volume 140295 Folio 1 SOLICITOR Rae & Partners - Stuart Blom & REFERENCE: SPB:220664	PLAN SEALED BY: Meander Valley Council DATE: 29 July 2022 PA10910140 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 3 PAGES</p>	<p>Registered Number</p> <p>SP 183330</p>
<p>SUBDIVIDER: A.R. & H.E. YOUNG FOLIO REFERENCE: Volume 140295 Folio 1</p>	

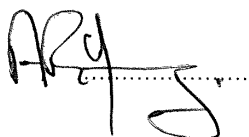
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible 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.

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);




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.

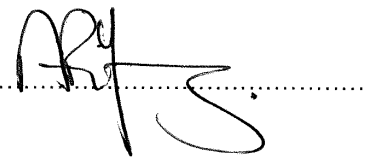
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP.183330
SUBDIVIDER: A.R. & H.E. YOUNG FOLIO REFERENCE: Volume 140295 Folio 1	


- (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.

FENCING COVENANT

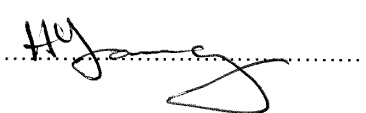
The owner of each lot on the plan covenants with Allan Renwick Young and Hilary Elise Young ("the Vendor") that the Vendor will not be required to fence any lot on the plan.


SIGNED by the said **ALLAN RENWICK YOUNG**)
 being a registered proprietor of Folio of the)
 Register Volume 140295 Folio 1 in the presence of)



Witness Signature: 
 Witness Full Name: JOSEPH COWELL
 Occupation: FINANCE & ADMIN
 Address: 8 EAST GODERICH ST, DELORaine TAS 7304

SIGNED by the said **HILARY ELISE YOUNG**)
 being a registered proprietor of Folio of the)
 Register Volume 140295 Folio 1 in the presence of)



Witness Signature: 
 Witness Full Name: JOSEPH COWELL
 Occupation: FINANCE & ADMIN
 Address: 8 EAST GODERICH ST, DELORaine TAS 7304

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.



New Meeting Hall 3 Morrison St, Deloraine

Project details


Council	Meander Valley Council
Zone	General Residential
Planning Overlay	-
PID	9379575
Title Folio	4
Title Volume	183330
Climate Zone	7
Design Wind Speed	-
Soil Class	-
BAL Rating	n/a
Energy Rating	-
Corrosive Environment	Moderate
Other	-

Area Schedule

Name	Area m ²
Site Area	2,503m ²
New Roofed Floor Area	146m ²
Impervious surfaces area	829m ²
Permeable surfaces area	1,528m ²

Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	14/02/2024	01	01

REVISION

 **Cataract Designs**

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Project Name New Meeting Hall	
Project No.	24006
Project Address	3 Morrison St, Deloraine
Client	#Client Full Name
Drawn	P Ludbey
Approved	P Ludbey

Cover Page	
Status	Sketch
Original size	A3 (Landscape)
Drawing No. /Revision	

SK 000-01



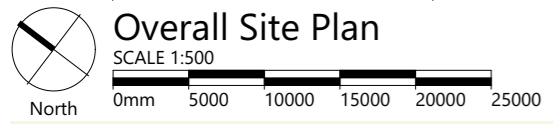
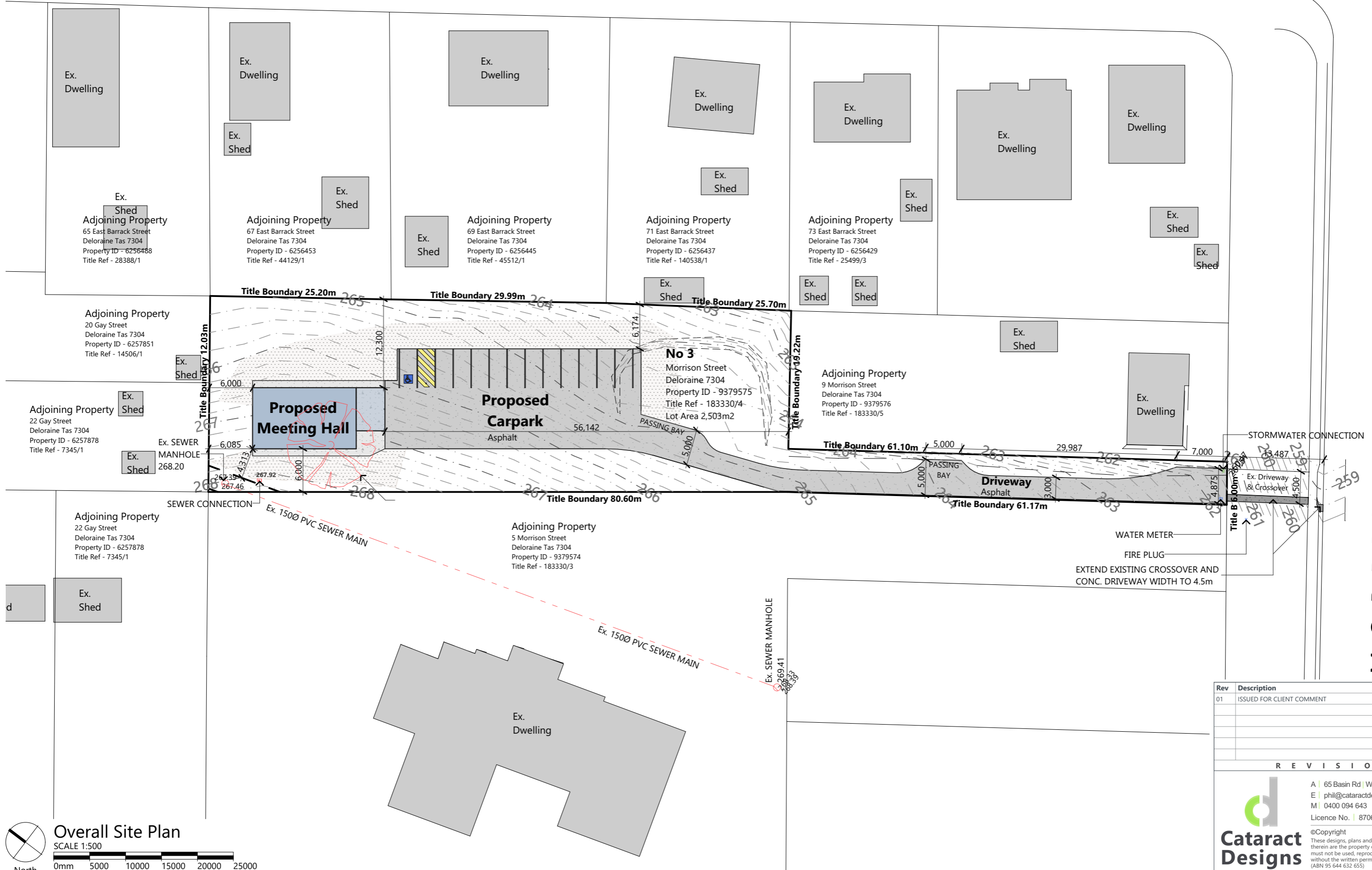
Drawing Schedule

SK 000	Cover Page
SK 001	Overall Site Plan
SK 002	Site Plan
SK 100	Floor Plan
SK 200	Elevations
SK 201	Elevations & Section

Project No. 24006

EAST BARRACK STREET

MORRISON STREET



Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	14/02/2024	PL	PL

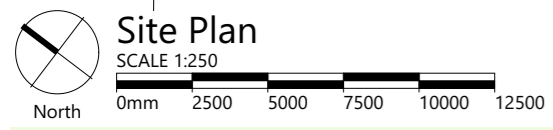
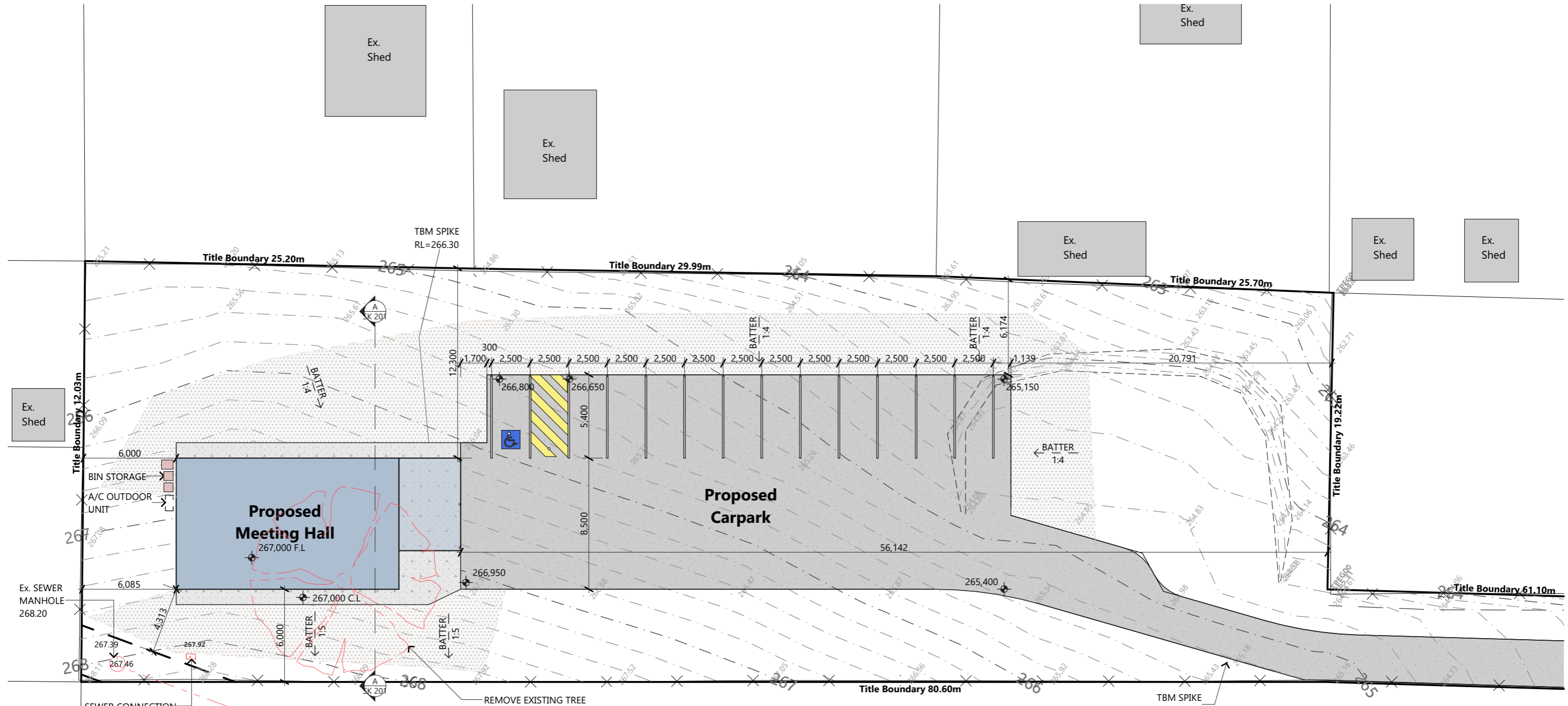
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Original size	A3 (Landscape)
Drawing No. /Revision	SK 001-01

New Meeting Hall 3 Morrison St, Deloraine

Project No.
24006



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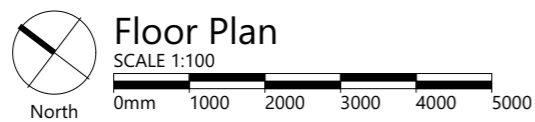
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New Meeting Hall 3 Morrison St, Deloraine

Project No.
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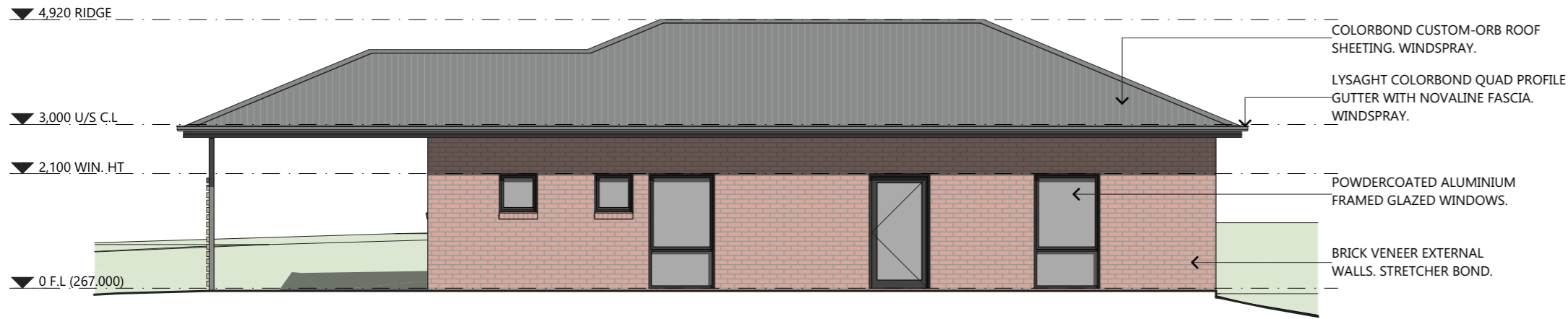
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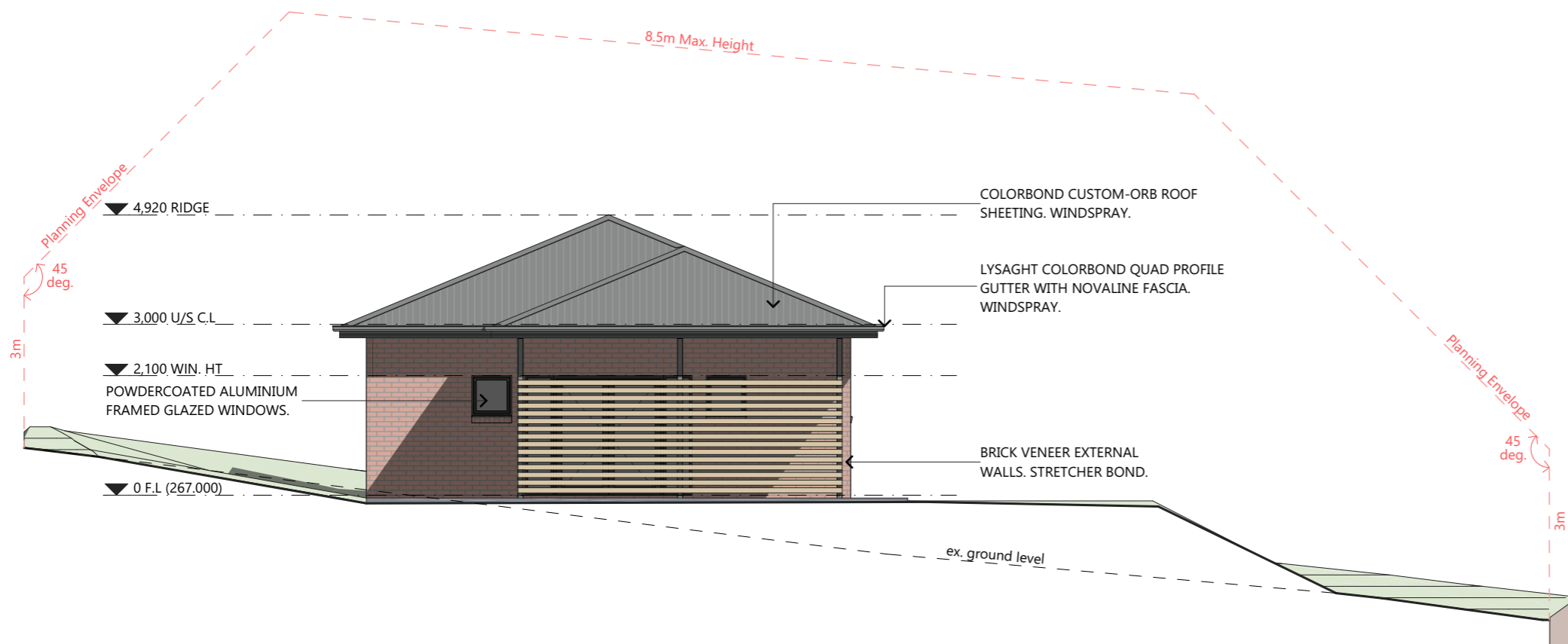
New Meeting Hall

3 Morrison St, Deloraine

Project No.
24006



E01 EASTERN ELEVATION
 SCALE 1:100
 SK 100



E02 SOUTHERN ELEVATION
 SCALE 1:100
 SK 100

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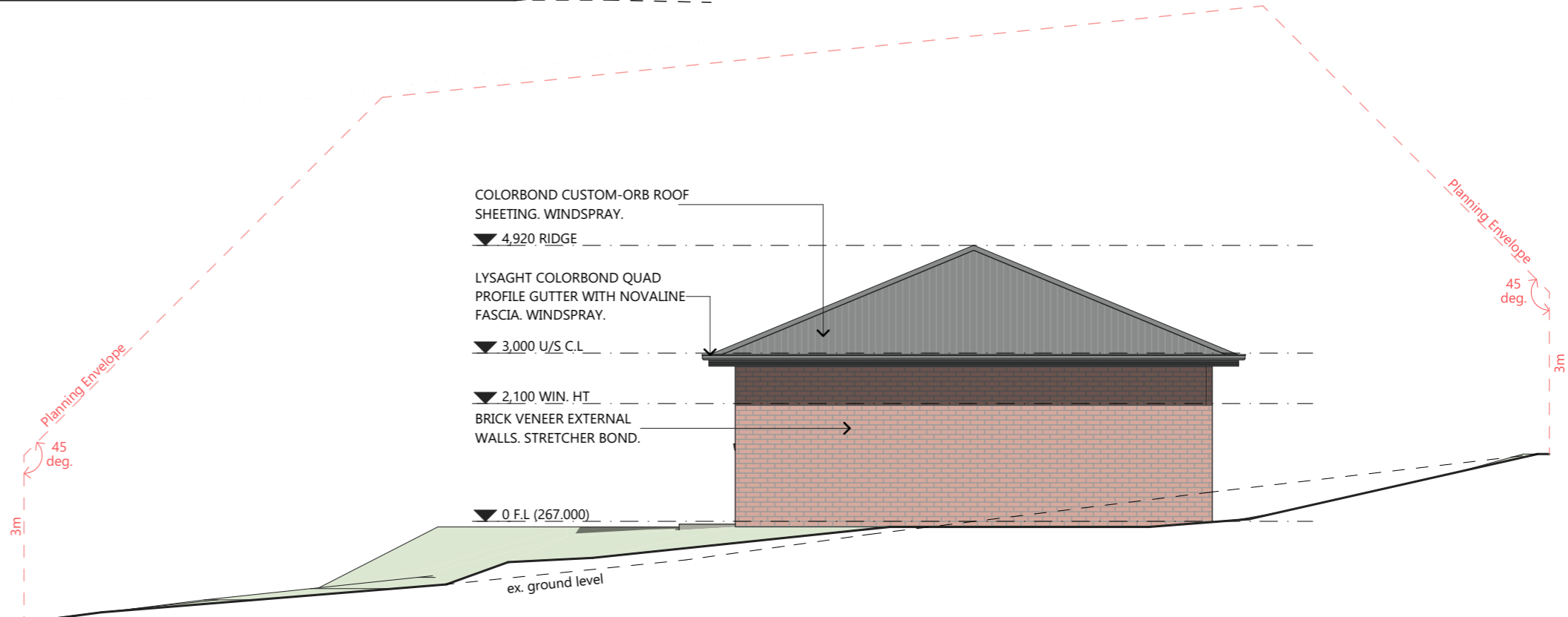
New Meeting Hall

3 Morrison St, Deloraine

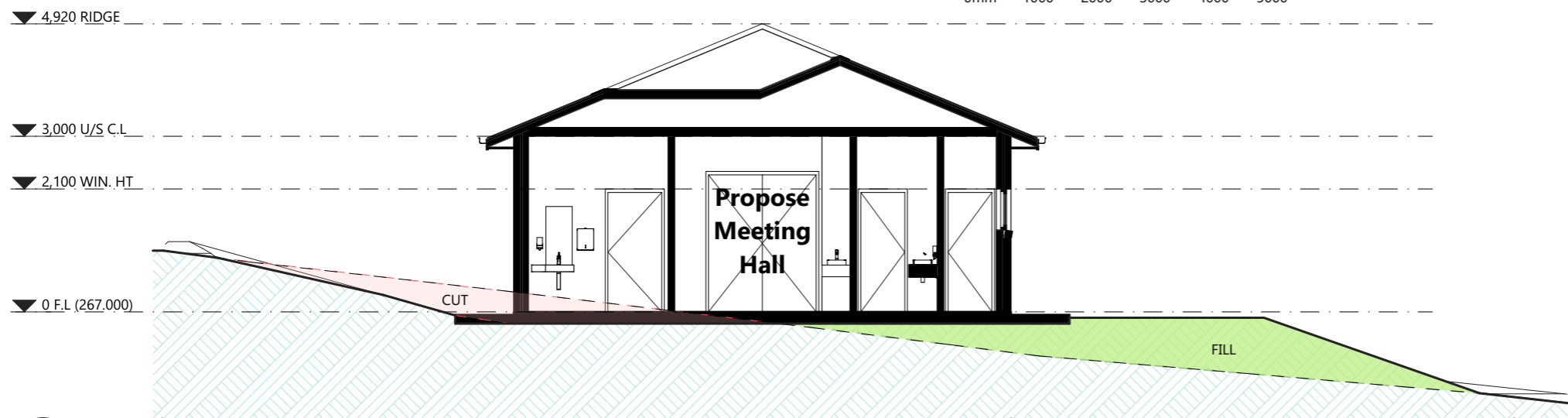
Project No.
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E03 WESTERN ELEVATION
 SCALE 1:100
 0mm 1000 2000 3000 4000 5000



E04 NORTHERN ELEVATION
 SCALE 1:100
 0mm 1000 2000 3000 4000 5000



A SECTION AA
 SCALE 1:100
 0mm 1000 2000 3000 4000 5000

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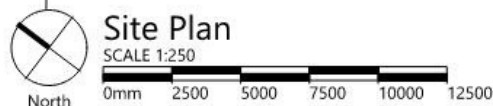
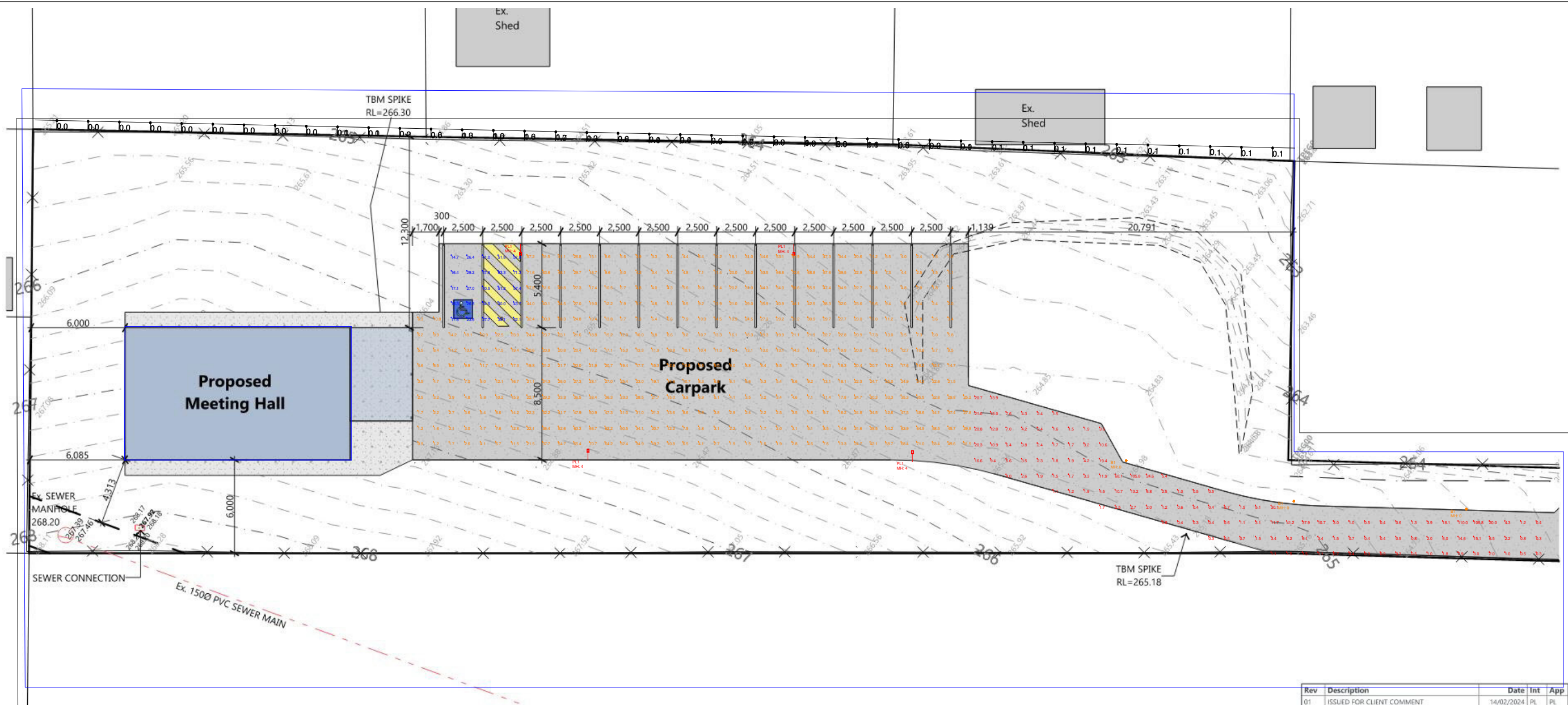
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New Meeting Hall

3 Morrison St, Deloraine

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Original size	A3 (Landscape)
Drawing No. /Revision	SK 002-01

New Meeting Hall

3 Morrison St, Deloraine

Project No.
24006

Scale = 1 : 275



Decrolux Lighting Pty Ltd
2 Rickman St, Deloraine, TAS 7304
ABN 74 642 067 221
P: 1300 827 284
E: sales@decrolux.com

PROJECT Morrison St Hall External.AGI		DATE: 10-04-2024	
DESIGN NUMBER: 1867	FILE NAME: Morrison St Hall External.AGI	ITERATION: ORG.	DESIGNED BY: AH
			CHECKED BY: J.G

PAGE SIZE: A3	DESIGNED BY: AH
SHEET: Page 1 of 2	CHECKED BY: J.G

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Grid Z	Max/Avg
Carpark PC3	Illuminance	Lux	19.9	72.6	0.9	0	3.7
Carpark PCD	Illuminance	Lux	36.3	71.3	14.7	0	2.0
Driveway	Illuminance	Lux	7.9	110.0	0.3	0	13.9
ObtrusiveLight_1_Cd_Seg1	Obtrusive - Cd	N.A.	33.2	141	1	N.A.	N.A.
ObtrusiveLight_1_Ill_Seg1	Obtrusive - Ill	Lux	0.3	2.0	0.0	N.A.	N.A.

Luminaire Location Summary				
LumNo	Orient	Tilt	Z	Tag (Qty)
1	270	0	4	PL1 (1)
2	270	0	4	PL1 (1)
3	90	0	4	PL1 (1)
4	90	0	4	PL1 (1)
5	265.858	0	0	B1 (1)
6	270	0	0	B1 (1)
7	270	0	0	B1 (1)

Sr No	Luminaire Details	Colour Temperature	Tag	Luminaire Image	Catalogue Number	Wattage	Lumen	IP Rating	Lighting Control	Mounting
1	Pole Mounted LED Luminaire	4000K	PL1		LC6105-T4	25w	4166 lm	IP66	Switched	Pole
2	Bollard Lighting	4000K	B1		LC1371	20w	1162 lm	IP65	Remote PE Cell	Surface

Notes and Assumption:-

- 1) This Lighting Design is issued subject to the information / brief / drawings provided by the client and normal accuracies and tolerances of photometry and software as described within AS 3827.
- 2) Design complies with LTPs of:
 - a. AS 1158.3.1 CAT PC3 & PCD for external carparks.
 - b. AS 4282 Zone A3 Curfew limits for obtrusive lighting
- 3) A Light Loss Factor (LLF) of 0.8 has been applied in accordance with AS 1680.2.1:2008
- 4) Mounting heights are shown on the design.

Obtrusive Light - Compliance Report

AS/NZS 4282:2019, A3 - Medium District Brightness, Curfew

Filename: Morrison St Hall External

10-04-2024 11:30:02

Illuminance

Maximum Allowable Value: 2 Lux

Calculations Tested (1):

Calculation Label	Test Results	Max. Illum.	
ObtrusiveLight_1_Ill_Seg1	PASS		2.0

Luminous Intensity (Cd) At Vertical Planes

Maximum Allowable Value: 2500 Cd

Calculations Tested (1):

Calculation Label	Test Results
ObtrusiveLight_1_Cd_Seg1	PASS

Upward Waste Light Ratio (UWLR)

Maximum Allowable Value: 2.0 %

Calculated UWLR: 1.0 %

Test Results: **PASS**



PROJECT

Morrison St Hall External.AGI

DATE: 10-04-2024

PAGE SIZE:

A3

DESIGNED BY:

AH

DESIGN NUMBER: 1867

FILE NAME: Morrison St Hall External.AGI

ITERATION: ORG.

SHEET:

Page 2 of 2

CHECKED BY:

J.G

Decrolux Lighting Pty Ltd
2 Rickman St, Deloraine, TAS 7304
ABN 74 642 067 221

P: 1300 827 284
E: sales@decrolux.com

1. Description of use

To address the planning scheme standards for a Discretionary Use in General Residential Zone please provide information detailing:

- Hours of operation/use.
 - Sunday: 6am – 8am
 - Monday: 6pm – 8pm

- Exterior lighting, and the hours of operation.
 - Downlights to portico ceiling and approx. 2 x spotlights
 - Pole mounted LED luminaires & bollard lighting as per attached 'External Lighting Report'.

- Whether any commercial deliveries will occur.
 - No

- Expected number of visitors (on average and peak), seating capacity.
 - Average: 40
 - Peak: 50

- Type and intensity of traffic generated by the use.
 - Approx. 10 families will be attending the church, arriving in separate cars. Therefore, the proposed 12 carparking spaces is sufficient.

- How the use will not cause an unreasonable loss of amenity to adjacent sensitive uses and any mitigation measures to be implemented.
 - No unreasonable loss of amenity due to minimal operating hours (usually 1.5 – 2 hrs per week total), and hall + parking areas are well set back from all boundaries. Boundary fencing for neighbour privacy and site security to be installed, if not already in place.

2. Plans

Please update the plans to show:

- Table C2.2 of the C2.0 Parking and Sustainable Transport Code requires the first 7m of driveway from the road carriageway to be a minimum width of 4.5m. The plans currently show the 7m commencing at the frontage boundary. Please amend.

- Refer to amended plans emailed 16.04.24

Where applicable, please update the plans to show:

- Location of bin storage.

- Rear wall – Refer to amended plans emailed 16.04.24

- Position of any air conditioning/heating units.

- Rear Wall – Refer to amended plans emailed 16.04.24

- Any signage to the street

- No
-

TasWater Request for Additional Information:

1. To allow TasWater to determine potential hydraulic service capacity limitations, please provide the following:

a. Calculations of the number of proposed Equivalent Tenements.

Advice: This one could be assessed against ET Code EF04 'Conference Centre'.

Estimated Visitors = 50 Max

ET:

- Water = 0.45 (50 x 0.009)
- Sewer = 0.7 (50 x 0.014)