

4 JUL 2025

Application Number: «Application Number»

BY: \_\_\_\_\_

APPLICANT DETAILS

Applicant Name: \_\_\_\_\_

**Note:** Full name(s) of person(s) or company making the application and postal address for correspondence.

LAND DETAILS

Owner/Authority Name:  
(as per certificate of title)

VICTOR L JOYCE

Location / Address:

49A NOBLETUS DRIVE LEGANA TAS 7277

Title Reference:

Zone(s):

Existing Development/Use:

Existing Developed Area:

Are any of the components in this Application seeking retrospective approval?  
E.g. Use and/or development that has commenced without a Planning Permit.

YES ☐

NO ☐

(If yes please specify the relevant components):

Proposed Use:

Residential: ☐

Visitor Accommodation: ☐

Commercial: ☐

Other: ☐

Description of Use:

GARAGE SHED

Development Type:

Building work: ☐

Demolition: ☐

Subdivision: ☐

Other: ☐

Description of development:

SHED

New or Additional Area:

Estimated construction cost of the  
proposed development:

\$ 20,679.00

Building Materials:

Wall Type:

Colour:

Roof Type:

Colour:

Application Number: «Application Number»

## SUBDIVISION

□ N/A

Subdivision creating additional lots ☐Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :

Number of Lots (proposed) :

Description:

If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:

1.

2.

3.

## COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE

□ N/A

Hours of Operation:

Monday / Friday:

To

Saturday:

To

Sunday:

To

Existing Car Parking:

Proposed Car Parking:

Number of Employees:

(Existing)

Number of Employees:

(Proposed)

Type of Machinery installed:

Details of trade waste and  
method of disposal:

Application Number: «Application Number»

### APPLICANT DECLARATION

**Owner:**

*As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,*

V. L. Joyce

Name (print)

*V. L. Joyce*

Signed

4/7/25

Date

**Applicant:**  
(if not the owner)

*As the applicant, I declare that I have notified the owner of my intention to make this application and that the information contained in this application is a true and accurate representation of the proposal,*

Name (print)

Signed

Date

*Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.*

**Crown  
Consent**  
(if required)

Name (print)

Signed

Date

**Chief  
Executive  
Officer**  
(if required)

Name (print)

Signed

Date

*If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.*

**Right of Way Owner:**

*As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.*

Name (print)

Signed

Date



Application Number: Application Number

## APPLICANT DECLARATION

**Owner:** As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal.

Name (print)

Signed

Date

**Applicant:** As the applicant, I declare that I have notified the owner of my intention to make this application and that the information contained in this application is a true and accurate representation of the proposal.

(if not the owner)

Name (print)

Signed

Date

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

**Crown  
Consent**

(if required)

Name (print)

Signed

Date

**Chief  
Executive  
Officer**

(if required)

Name (print)

Signed

Date

If the subject site is accessed via a right of way, the owner of the R/W must also be notified of the application.

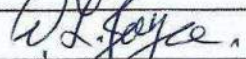
**Right of Way Owner:**

C &amp; C CARDEN

As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

VICTOR L JOYCE

Name (print)



Signed

9-7-25

Date

<p>OWNER: VICTOR LAWRENCE JOYCE</p> <p>FOLIO REFERENCE: CT 24304/85</p> <p>GRANTEE: PART OF 2500 ACRES GRANTED TO JOHN GRIFFITHS</p>	<p><b>PLAN OF SURVEY</b></p> <p>BY SURVEYOR: ANTHONY JOHN PHILLIPS</p> <p>LOCATION: TOWN OF LEGANA</p> <p>SCALE 1: 750      LENGTHS IN METRES</p>	<p>REGISTERED NUMBER <b>SP185696</b></p> <p>APPROVED EFFECTIVE FROM - 9 OCT 2023 <i>Deena</i> Recorder of Titles</p>
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LOT 2 IS COMPILED FROM THIS SURVEY AND CT24304-85.

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



<p><i>Anthony John Phillips</i> Registered Land Surveyor</p>	<p>6.7.23 Date</p>
<p><i>Deena</i> Council Delegate</p>	<p>9/8/23 Date</p>



<b>SCHEDULE OF EASEMENTS</b>	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 185696

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**

1. Lots 1 and 2 are subject to a wayleave easement in favour of the Hydro Electric Commission as defined by section 2 of The Hydro Electric Commission Act 1944 over the strip of land shown on the plan as "WAYLEAVE EASEMENT" created by and more fully set forth in SP 24304.
2. Lot 2 is subject to a right of carriage way over the land marked "RIGHT OF WAY PRIVATE (6.00 WIDE)" as shown on the plan. & RIGHT OF WAY (PRIVATE), DRAINAGE, SERVICES AND WATER SUPPLY EASEMENT 6.00 WIDE as shown on the Plan.
3. Lot 1 is together with a right of carriage way over the land marked "RIGHT OF WAY PRIVATE (6.00 WIDE)" as shown on the plan. & RIGHT OF WAY (PRIVATE), DRAINAGE, SERVICES AND WATER SUPPLY EASEMENT 6.00 WIDE as shown on the plan.
4. Lot 2 is subject to a Pipeline Easement (as defined herein) over the land marked "DRAINAGE, SERVICES AND WATER SUPPLY EASEMENT (6.00 WIDE)" as shown on the plan. RIGHT OF WAY (PRIVATE),
5. Lot 1 is together with a Pipeline Easement (as defined herein) over the land marked "DRAINAGE, SERVICES AND WATER SUPPLY EASEMENT (6.00 WIDE)" as shown on the plan. RIGHT OF WAY (PRIVATE),
6. Lot 2 is subject to a right of drainage over the land marked "DRAINAGE, SERVICES AND WATER SUPPLY EASEMENT (6.00 WIDE)" as shown on the plan. RIGHT OF WAY (PRIVATE),
7. Lot 1 is together with a right of drainage over the land over the land marked "DRAINAGE, SERVICES AND WATER SUPPLY EASEMENT (6.00 WIDE)" as shown on the plan. RIGHT OF WAY (PRIVATE),
8. Lot 2 is subject to an Electrical Easement (as defined herein) over the land marked "DRAINAGE, SERVICES AND WATER SUPPLY EASEMENT (6.00 WIDE)" as shown on the plan. RIGHT OF WAY (PRIVATE),
9. Lot 1 is together with an Electrical Easement (as defined herein) over the land marked "DRAINAGE, SERVICES AND WATER SUPPLY EASEMENT (6.00 WIDE)" as shown on the plan.

  
Victor Lawrence Joyce

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: VICTOR LAWRENCE JOYCE	PLAN SEALED BY: West Tamar Council
FOLIO REF: Volume 24304 Folio 85	DATE: 9/8/2023
SOLICITOR: Rae & Partners Sophie Greenacre	PA2022322
REFERENCE: SCG:232851	REF NO. Council Delegate

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

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<p align="center"><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p align="center">PAGE 2 OF 3 PAGES</p>	<p align="center">Registered Number</p> <p align="center"><b>SP 185696</b></p>
<p>SUBDIVIDER: VICTOR LAWRENCE JOYCE FOLIO REFERENCE: Volume 24304 Folio 85</p>	

**DEFINITIONS**

"Electrical Easement" is defined as:

The full and free right and liberty for the owner of the Lot 1 and their servants and contractors (hereinafter called "the Dominant Tenement") at all times hereinafter:

- (a) to maintain, lay, erect and install anything used for, or in connection with the generation, transmission or distribution of electricity (hereinafter called "the electricity infrastructure") of such material and type as the owner of Lot 1 may determine above, on or under the land marked <sup>RIGHT OF WAY (PRIVATE)</sup> "DRAINAGE, SERVICES AND WATER SUPPLY EASEMENT (6.00 WIDE)" (hereinafter called the "servient land");
- (b) to enter into and upon the servient land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing the electricity infrastructure without doing unnecessary damage to the servient land and making good all damage occasioned thereby;
- (c) to erect fencing and signs upon the servient land if in the opinion of the owner of Lot 1 these are necessary for reasons of safety; and
- (d) to cause or permit electrical energy to flow or be transmitted or distributed through the electricity infrastructure.

"Pipeline Easement" is defined as:

A right to lay and maintain water pipes for every person who is at any time entitled to an estate or interest in any part of the land herein indicated as the dominant tenement or any part thereof with which the rights shall be capable of enjoyment for the purpose of carrying fresh water to the dominant tenement or any such part thereof over or under the land here indicated as the land over which the right is to subsist through and along the last mentioned land and the right for every such person his servants and workmen with or without vehicles from time to time at all times hereafter if he or they should see fit to enter into and upon the last mentioned land and to inspect repair cleanse and amend any such water pipes without doing unnecessary damage to the said land.

**FENCING COVENANTS**

1. The owner of each lot on the plan covenants with Victor Lawrence Joyce ("the Vendor") that the Vendor will not be required to fence any lot on the plan.
2. Each lot on the plan is burdened by the covenants created by and more fully set forth in SP 24304.

  
Victor Lawrence 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.

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<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF 3 PAGES	Registered Number <b>SP 185696</b>
SUBDIVIDER: VICTOR LAWRENCE JOYCE FOLIO REFERENCE: Volume 24304 Folio 85	

SIGNED by VICTOR LAWRENCE JOYCE as registered proprietor  
of the property comprised in Folio of the Register Volume 24304  
Folio 85 the presence of:

  
Victor Lawrence Joyce

(witness signature)   
(witness full name) Jorja Marshall  
(witness occupation) Receptionist  
(witness address) 8/113 Cimitiere Street, Launceston, TAS, TASO

**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.

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# CERTIFICATE OF TITLE

LAND TITLES ACT 1980

49A.



TASMANIA

## TORRENS TITLE

VOLUME		FOLIO
185696		1
EDITION	DATE OF ISSUE	
1	09-Oct-2023	
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 LEGANA  
Lot 1 on Sealed Plan 185696  
Derivation : Part of 2500 Acres Gtd. to John Griffiths  
Prior CT 24304/85

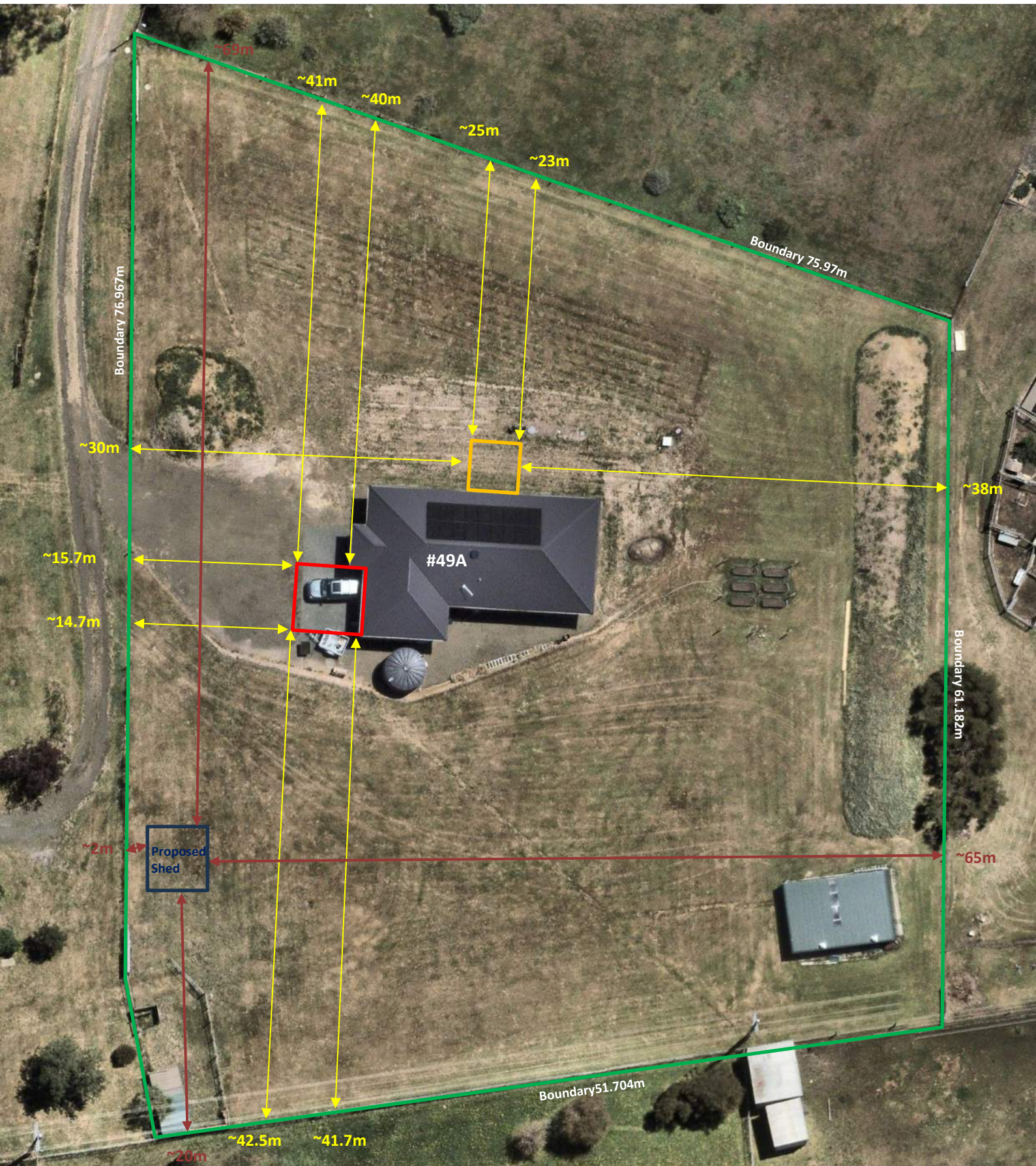
### SCHEDULE 1

M543351 TRANSFER to VICTOR LAWRENCE JOYCE Registered  
21-Oct-2015 at 12.01 PM

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP185696 EASEMENTS in Schedule of Easements  
SP185696 COVENANTS in Schedule of Easements  
SP185696 FENCING COVENANT in Schedule of Easements  
SP 24304 COVENANTS in Schedule of Easements  
SP 24304 FENCING COVENANT in Schedule of Easements

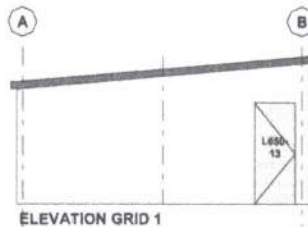
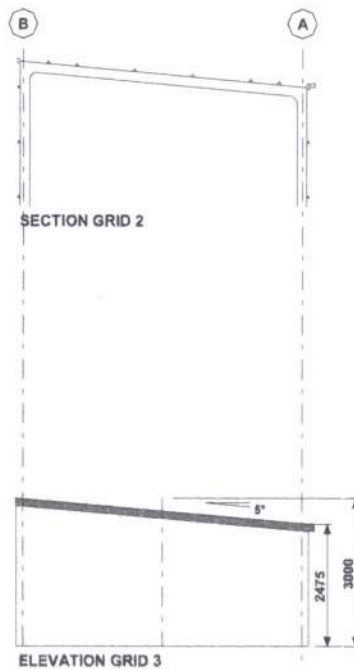
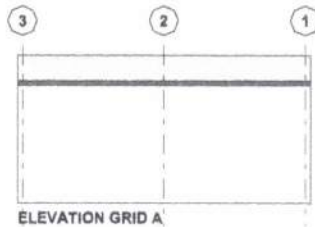
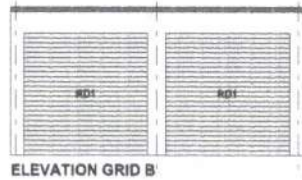






# AERIAL SITE PLAN 49A NOB





**RANBUILD**

Copyright 2025  
Lysaght Building  
Solutions Pty Ltd  
trading as RANBUILD

#### CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	SM
WALLS	TRIMDEK 0.42 BMT	CB	SM
CORNERS	-	CB	SM
BARGE	-	CB	SM
GUTTER	H9-QUAD	CB	SM

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

#### ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
2	RD1	Steel-Line R.D. Manual "A", 2400 high x 2540 wide Clear Opening C/B
1	L850-13	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/Band

#### Accredited Practitioner

Alexander Filonov  
CC4719P  
LEVEL 1, 12 BEAUMONT ST  
HAMILTON NSW 2303  
+61 2 4962 4311  
03/07/2025

ARCHITECTURAL DRAWING ONLY, FOR BUILDING PERMIT STAGE

#### CLIENT

Victor Joyce

#### SITE

49A nobellus Drive  
LEGANA TAS 7277

#### BUILDING

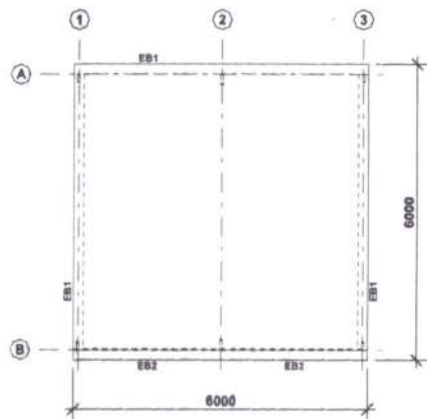
DELUXE SKILLION  
6000 SPAN x 2475/3000 EAVE x 6000 LONG

#### TITLE

GENERAL ARRANGEMENT

SCALE A3 SHEET 1:100	DRAWING NUMBER 438349-GA	REV B	PAGE 1/6
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### RC SLAB

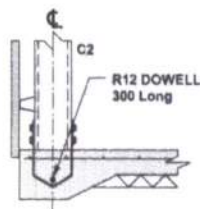
THIS GENERAL PURPOSE RC FLOOR DESIGN IS SUITABLE FOR STRUCTURES USED FOR DOMESTIC, FARM AND COMMERCIAL NON-HABITABLE BUILDINGS SUCH AS GARAGES, STORAGE SHEDS, BARN, STABLES ETC. THE DESIGN IS NOT SUITABLE FOR STRUCTURES CONVERTED FOR USE AS A DWELLING. ALL DIMENSIONS SHOULD BE CHECKED AND VERIFIED PRIOR TO COMMENCEMENT OF ANY WORKS. IF SLIDING DOORS ARE INCLUDED ON THIS PROJECT, A STRIP FOOTING OR PAD FOOTINGS WILL BE NECESSARY, AND MUST BE POURED IN CONJUNCTION WITH THIS GARAGE'S SLAB OR FOOTINGS.

SEE ERECTION INSTRUCTIONS FOR ADDITIONAL NOTES.

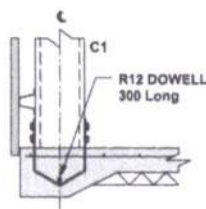
### REFERENCE

SEE SLAB DETAIL DRAWING FOR:-

- SITE FOUNDATION CLASSIFICATION NOTES
- MINIMUM SITE PREPARATION NOTES
- CONCRETE SPECIFICATION NOTES
- CONCRETE REINFORCEMENT NOTES
- SLAB ON GRADE NOTES
- DETAIL S1/EB1 - SLAB EDGE TYPE 1
- DETAIL S1/EB2 - SLAB EDGE TYPE 2
- DETAIL S1/A - SLAB CONTROL JOINT
- DETAIL S1/C - SLAB CONSTRUCTION JOINT



### C150 CAST IN STRAP



### C200 CAST IN STRAP

**Accredited Practitioner**  
Alexander Filonov  
CC4719P  
LEVEL 1, 12 BEAUMONT ST  
HAMILTON NSW 2303  
+61 2 4962 4311  
03/07/2025

FOR BUILDING PERMIT STAGE

**CLIENT**  
Victor Joyce

**SITE**  
49A nobellus Drive  
LEGANA TAS 7277

**BUILDING**  
DELUXE SKILLION  
6000 SPAN x 2475/3000 EAVE x 6000 LONG

**TITLE**  
RC SLAB PLAN

SCALE A3 SHEET 1:100, 1:20	DRAWING NUMBER ENG4/1-438349	REV B	PAGE 5/6
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