

Eden Street
Riverside Tasmania 7250
Telephone: (03) 6323 9300
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12025290884



PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2025210

Assess No: A5722

PID No: 7859053

Applicant Name:	SHANI BAKES		
Applicant Contact Name			
Postal Address:			
Contact Phone:	Home	Work	Mobile
Email Address:			

Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements ☐
2. A completed application form including a detailed description of the proposal ☐
3. A complete plan set:
 - a) Floor plans ☐
 - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) ☐
 - c) Site Plan showing: ☐
 - Orientation
 - All title boundaries
 - Location of buildings and structure (both existing and proposed)
 - Setbacks from all boundaries
 - Native vegetation to be removed
 - Onsite services, connections and drainage details (including sewer, water and stormwater)
 - Cut and/or Fill
 - Car parking and access details (including construction material of all trafficable areas)
 - Fence details
 - Contours
4. Other:

If submitting plans in over the counter please ensure they are A3.

All plans must be to scale.

Application Number: «Application Number»

APPLICANT DETAILS

 Applicant Name: SHANI BAKES

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) SHANI BAKES

 Location / Address: 1 PEDLEY PLACE LEGANA

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):

DEVELOPMENT APPLICATION DETAILS

Proposed Use:

Residential: ☐Visitor Accommodation: ☐Commercial: ☐Other: ☐

Description of Use:

9m x 7m GARAGE ROLLER DOOR GARAGE

Development Type:

Building work: ☐Demolition: ☐Subdivision: ☐Other: ☐

Description of development:

BUILDING OF COLOUR BOND GARAGE

New or Additional Area:

Estimated construction cost of the proposed development:

\$25,000

Building Materials:

Wall Type:

Colour:

Roof Type:

Colour:

Application Number: «Application Number»

VISITOR ACCOMMODATION

☐ N/A

Gross Floor Area to be used per lot:		Number of Bedrooms to be used:	
Number of Carparking Spaces:		Maximum Number of Visitors at a time:	

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,

Owner_Name

Name (print)

Signed

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,

Applicant_Name SHARON BAKES

Name (print)

SARON

Signed

11/7/25

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.

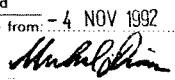
Right of Way Owner:

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)

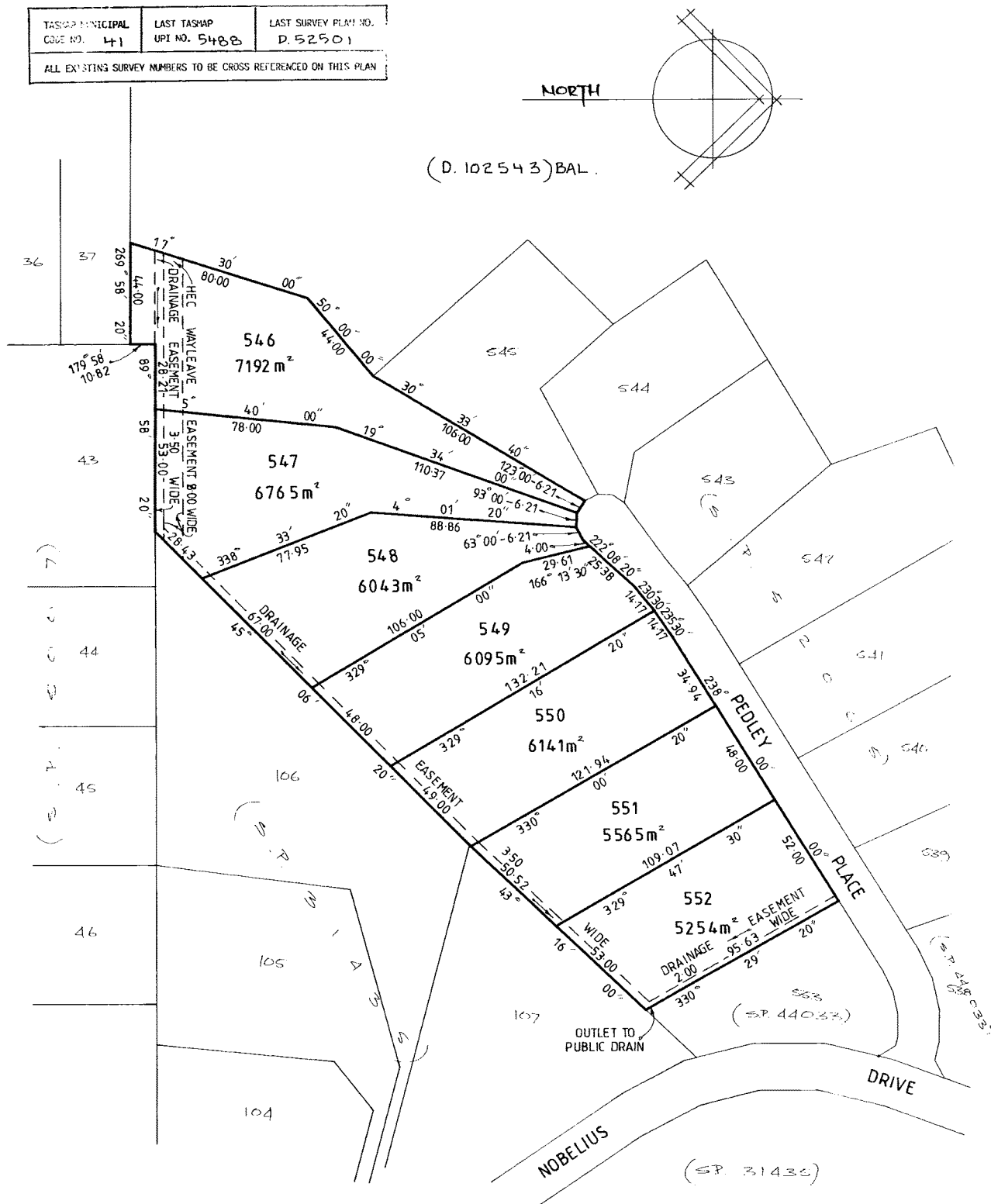
Signed

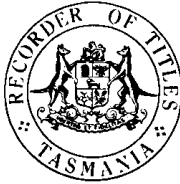
Date

Owner: NOBELIUS PTY. LTD.	PLAN OF SURVEY by Surveyor: JOHN WILLIAM DENT of of land situated in the CAMPBELL SMITH PHELPS PEDLEY PTY. LTD. of 60 ELPHIN RD., LAUNCESTON, of land situated in the TOWN OF LEGANA SCALE 1:1500 MEASUREMENTS IN METRES	REGISTERED NUMBER SP102425
Title Reference: 4704/88 C.T. 52501-1		Approved Effective from: - 4 NOV 1992
Grantee: PART OF 2500 ACRES GRANTED TO JOHN GRIFFITHS.		 Recorder of Titles

TASKAP MUNICIPAL CODE NO. 41	LAST TASKAP UPI NO. 5488	LAST SURVEY PLAN NO. D. 52501
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ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN





SCHEDULE OF EASEMENTS

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

Lots 546 and 547 on the plan are subject to a wayleave easement as defined in Section 2 of the Hydro Electric Commission Act 1944 over the H.E.C. Wayleave Easement 8.00 wide shown on the plan.

FENCING COVENANT

The Owner of each Lot shown on the plan covenants with the Vendor (Nobelius Proprietary Limited) that the Vendor shall not be required to fence.

RESTRICTIVE COVENANTS:

The owner of each Lot shown on the plan covenants with the Vendor (Nobelius Proprietary Limited) and the owner or owners for the time being of every other Lot shown on the plan to the intent that the burden of this covenant shall run with and bind the Covenantor's Lot and every part thereof and that the benefit may be annexed to and devolve with each and every part of every other Lot shown on the plan to observe the following stipulations:

- (a) that there shall not be erected on such Lot any buildings other than a private dwelling house and the buildings usually appurtenant thereto.
- (b) that there shall not be erected on such Lot any dwelling house of a less size than 150 square metres exclusive of outbuildings.
- (c) that there shall not be erected on such Lot or attached to any dwelling house or any outbuilding any advertisement hoarding bill or poster or any similar erection of an unsightly nature (except any notice or advertisement in the usual form for the sale or letting of such Lot or any building erected thereon).

Each lot on the plan is subject to a right of drainage for the Warden Councillors and Electors of the Municipality of Beaconsfield over such portion of the drainage easement shown on the plan passing through such lot.

- (d) that there shall not be erected on such Lot any boundary fence of undressed wooden palings or any other type of fence which in the opinion of the Vendor is of an unsightly nature.
- (e) that there shall not be kept on such Lot any greyhounds or poultry or any animals for commercial purposes PROVIDED HOWEVER that this condition shall not preclude the keeping at the rear of the dwelling house of a small number of fowls for domestic use.

AND it is hereby declared that the Vendor shall have the right to alter modify amend release or waive any of the foregoing conditions and restrictive covenants without being required to obtain the consent of any previous or subsequent purchaser of any Lot on the plan. The exercise of the said right in relation to any Lot on the plan shall not release the owner of any Lot from any of the conditions or covenants effected or imposed upon any Lot on the plan or give to any such owner any right of action against the Vendor.

THE COMMON SEAL of NOBELIUS PROPRIETARY LIMITED the registered proprietor of the land comprised in Certificate of Title volume 4704 folio 88 was hereunto affixed in accordance with its articles of association in the presence of:

.....)Director

.....)Secretary

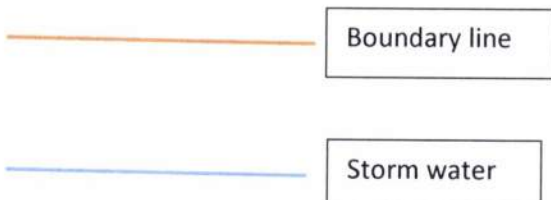


AUSTRALIA AND NEW ZEALAND
RAILWAYS GROUP LIMITED by
its Attorney,
who hereby certifies that
this is a true and correct
copy of the original
of the document
under which the land
is situated is the property of:
John Officer, Hobart.

AUSTRALIA AND NEW ZEALAND
RAILWAYS GROUP LIMITED
by its Attorney
Regional Manager - Retail & Commercial

This is the schedule of easements attached to the plan of Nobelius Pty Ltd
(Insert Subdivider's Full Name)
 affecting land in
4704/88
(Insert Title Reference)
 Sealed by Municipality of Beaconsfield on 9th October 1992
 Solicitor's Reference
Council Clerk/Town Clerk

OS-K 3134





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QUOTE/CONTRACT: VFURM0848393-1

QUOTATION FOR

ANDREW BARWICK

KIT MATERIALS AS DETAILED	\$14,120.00
TRADE DISCOUNT	-\$2,120.00
TOTAL	\$12,000.00

GST OF \$1,090.91 INCLUDED IN THE ABOVE AMOUNT

QUOTE VALID FOR 14 DAYS FROM THE 10/7/2025. SUBJECT TO ACCEPTANCE OF OUR TRADING TERMS AND CONDITIONS OF SALE.

GABLE SHED

BUILDING CLASS - CLASS 10A

WIND DESIGN: WS 45 M/S - VDES 39 M/S

11 DEGREE ROOF PITCH

ROOF: 0.42 BMT (0.47 TCT) CUSTOM ORB - C/BOND

WALLS: 0.42 BMT (0.47 TCT) TRIMDEK - C/BOND

WALLS CLAD VERTICALLY

GUTTER: HI-FRONT QUAD GUTTER - C/BOND

DOWNPIPES: NO DOWNPIPES SUPPLIED

ROLLFORMED FRAME WITH TOPSPAN PURLINS & GIRTS

C/BOND ENTRANCE DOOR TO LEFT ELEVATION

C/BOND 2050H 2400W DOM RD TO FRONT ELEVATION

C/BOND 2050H 2400W DOM RD TO FRONT ELEVATION

C/BOND 2050H 2400W DOM RD TO FRONT ELEVATION

NO ROOF MESH, SISILATION OR INSULATION INCLUDED

ALL ROLLER DOORS MANUALLY OPERATED

FREE SITE DELIVERY (CONDITIONS APPLY)

