

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2025224

Assess No: A13429

PID No: 2899785

Applicant Name:	WILKIN DESIGN & DRAFTING PTY LTD				
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.*

WEST TAMAR COUNCIL



Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: WILKIN DESIGN & DRAFTING PTY LTD

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) L. BASSANELLI

Location / Address: 26 JULIAN ST, BEACONSFIELD TAS 7270

Title Reference: 155164/2

Zone(s): GENERAL RESIDENTIAL

Existing Development/Use: VACANT LAND

Existing Developed Area: 550m²

DEVELOPMENT APPLICATION DETAILS

Proposed Use:

Residential: <input checked="" type="checkbox"/>	Visitor Accommodation: <input type="checkbox"/>	Commercial: <input type="checkbox"/>	Other: <input type="checkbox"/>
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Description of Use: RESIDENTIAL DWELLING

Development Type:

Building work: <input checked="" type="checkbox"/>	Demolition: <input type="checkbox"/>	Subdivision: <input type="checkbox"/>	Other: <input type="checkbox"/>
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Description of development: PROPOSED DWELLING.

New or Additional Area: Area 38.88m²

Estimated construction cost of the proposed development: \$250,000

Building Materials:

Wall Type: AXON CLADDING	Colour: TBC
Roof Type: COLORBOND CUSTOM ORB	Colour: TBC

Application Number: «Application Number»

SUBDIVISION	<input type="checkbox"/> N/A
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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	<input type="checkbox"/> N/A
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Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	

Existing Car Parking:	
Proposed Car Parking:	

Number of Employees: <i>(Existing)</i>	
Number of Employees: <i>(Proposed)</i>	

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,

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 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 ADAM CHARLES BOOTH FOLIO REFERENCE 230728-1 GRANTEE WHOLE OF LOTS 1 & 2 0a-1r-10p IN SECTION EE GTD TO PHEOBIE ANN BARRETT		PLAN OF SURVEY BY SURVEYOR A.R.FAIRFIELD OF COHEN & ASSOCIATES PTY LTD, LAUNCESTON LOCATION TOWN OF BEACONSFIELD SECTION Ee SCALE 1 : 500 LENGTHS IN METRES		REGISTERED NUMBER SP155164 APPROVED EFFECTIVE FROM 27 AUG. 2008 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No 129 (4843-12)	LAST UPI No 4101665	LAST PLAN No P230728	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

The diagram shows a survey plan for Section Ee of the Town of Beaconsfield. It features two main lots: Lot 1 (794m²) and Lot 2 (550m²). Lot 1 is bounded by Weld Street to the west, Julian Street to the south, and a drainage easement to the east. Lot 2 is bounded by Julian Street to the south and a drainage easement to the west. The plan also shows several other lots, including (C9/3 LO), (R5/16 LO), (F7/7 LO), (S P 21070), (237/15 LO), (16/12 LO), and (P 409 LO). Streets shown include Weld Street, Julian Street, Margaret Street, Bell Street, and an unnamed street. Various measurements and bearings are provided for the boundaries, such as 94°, 17.64', 44', 00", 33.93', 173.31', 8.22', 28.83', 40", 34', 28.25', 235', 35.18.40", 45.00', 158.09', 26.33', and (17.26'). A drainage easement is indicated between the two lots.

COUNCIL DELEGATE

5.8.08
DATE

36/98 (4064) 17/7/2008 18:19

SCHEDULE OF EASEMENTS

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

Registered Number

SP 155164

PAGE 1 OF 1 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.

FENCING PROVISION

The vendor shall not be required to fence.

SIGNED by **ADAM CHARLES BOOTH**
the registered proprietor of the land comprised
in Folio of the Register Volume 230728
Folio 1 in the presence of:

Witness:

Full name:

Full address: 21 Ingamells St Prospect Tas 7250

Occupation:

Business Manager.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Adam Charles Booth
FOLIO REF: 230728 | 1
SOLICITOR: BISHOPS
& REFERENCE: G. Bailey

PLAN SEALED BY: West Tamar Council
DATE: 5th August 2008
51/05
REF NO. Council Delegate

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

TB007A_73634_002.DOC

CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING ASSESSMENT.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE ASSESSMENT IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

THESE DOCUMENTS ARE INTENDED FOR COUNCIL PLANNING APPLICATION ONLY, THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED BY "WILKIN DESIGN & DRAFTING" THE DRAWER RETAINS ALL "INTELLECTUAL PROPERTY"

ID	NAME
DA-01	COVER
DA-02	SITE PLAN
DA-03	FLOOR PLAN & ELEVATIONS
DA-04	3D VIEWS



wilkin
design

NEW DWELLING
26 JULIAN ST BEACONSFIELD
TAS 7270

PROJECT INFORMATION

NEW DWELLING
26 JULIAN ST BEACONSFIELD TAS 7270

CONTACT

laura@wilkindesign.com.au

DESIGNER	DATE
T. WILKIN Acc: CC678 X	5/08/2025

INFORMATION

PID	2899785
TITLE REFERENCE	155164/2
SOIL CLASS	TBC
WIND CLASSIFICATION	TBC
BAL	19
CORROSION ENVIRONMENT	N/A

SITE INFORMATION

COUNCIL	WEST TAMAR
ZONE	GENERAL RESIDENTIAL
KNOWN SITE HAZARDS	NONE
ALPINE AREA	N/A
CLIMATE ZONE	7
TOTAL SITE AREA:	550m ²
DWELLING FLOOR AREA:	38.88m ²



NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES SLOPE = H:L		
SOIL TYPE	COMPACTED FILL	CUT
STABLE ROCK	2:3	8:1
SAND	1:2	1:2
SILT	1:4	1:4
CLAY (FIRM)	1:2	1:1
(SOFT)	NOT SUITABLE	2:3
SOFT SOILS	NOT SUITABLE	NOT SUITABLE



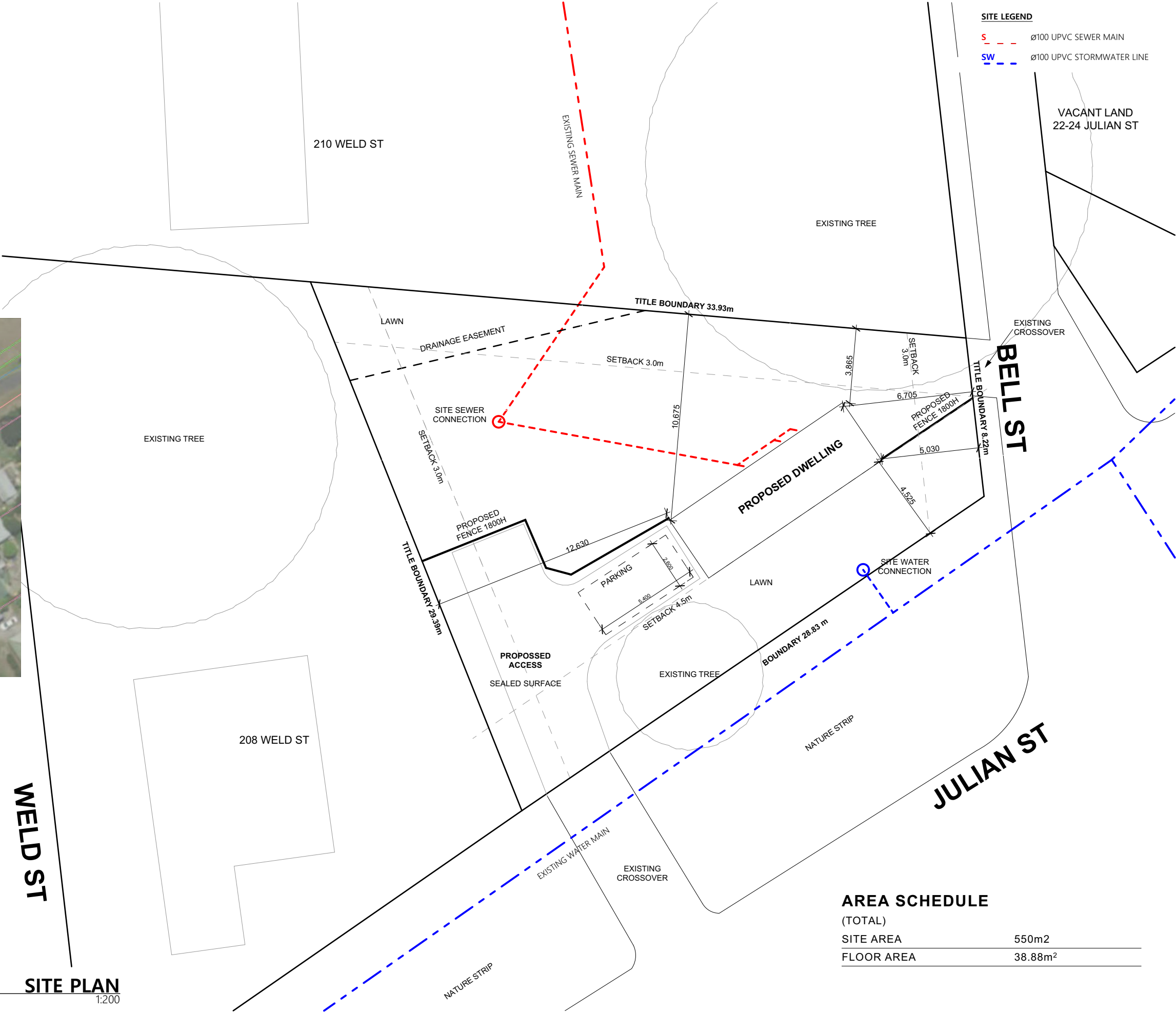
SATELLITE IMAGERY
1:1000

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]



NEW DWELLING

SITE PLAN
1:200



SITE LEGEND
S - - - - - ø100 UPVC SEWER MAIN
SW - - - - - ø100 UPVC STORMWATER LINE

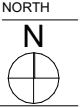
AREA SCHEDULE

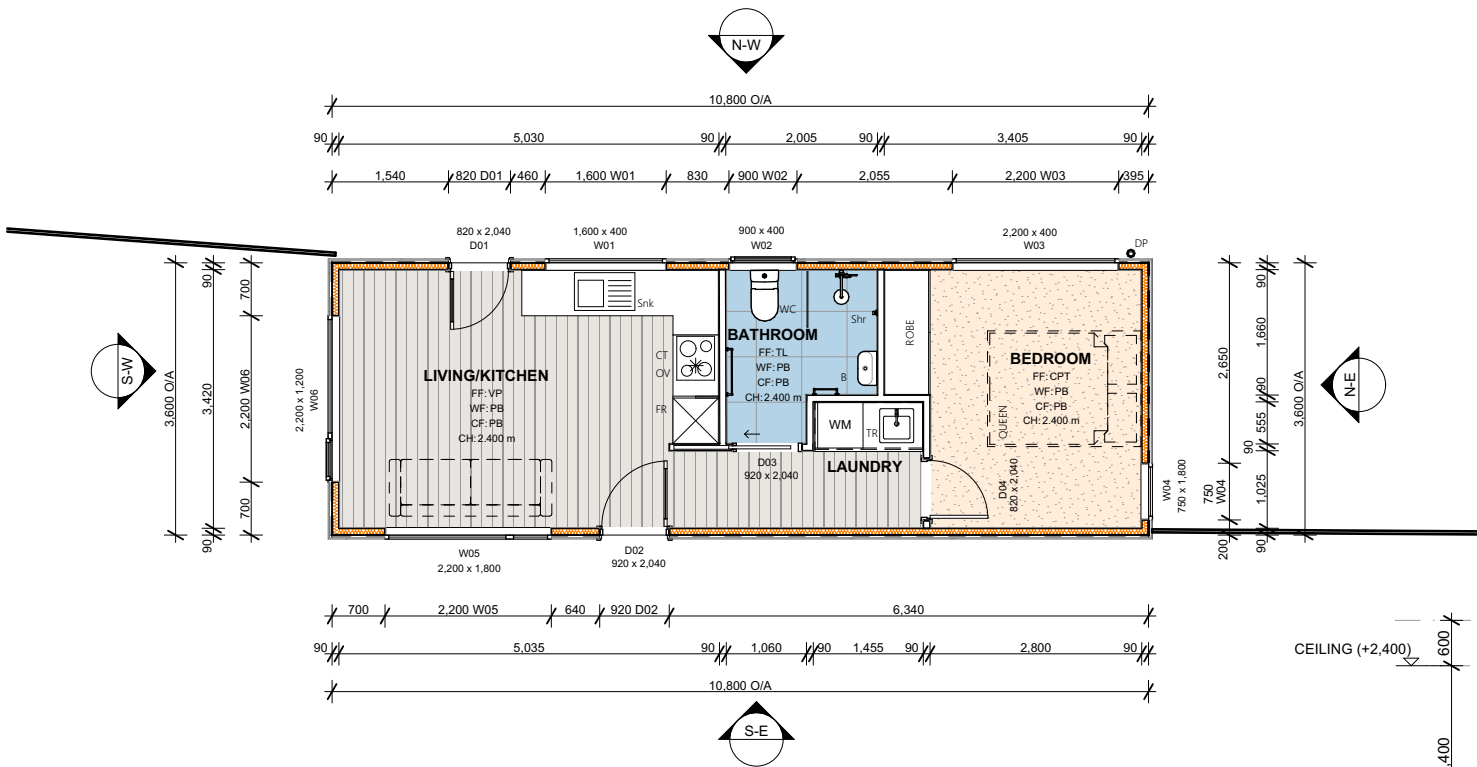
(TOTAL)	
SITE AREA	550m ²
FLOOR AREA	38.88m ²

PROJECT
NEW DWELLING
26 JULIAN ST BEACONSFIELD TAS 7270
CLIENT
LARISSA MARIE BASSANELLI
DESIGNER
T. WILKIN
ACCREDITATION NO.
CC678X

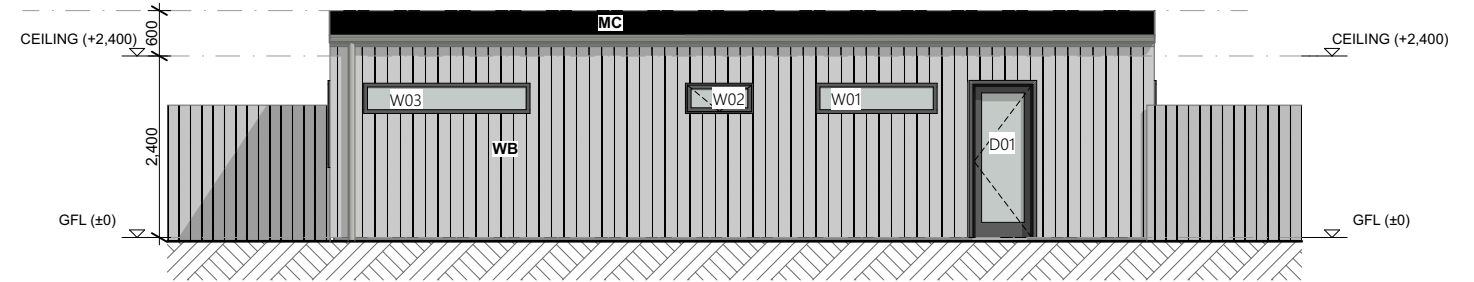
DATE
5/08/2025
SCALE
As shown @ A3
1:200, 1:1000
CONTACT
Email: laura@wilkindesign.com.au
Phone: 0432 928 361
PO BOX 478
LAUNCESTON, TAS. 7250

DRAWING TITLE
SITE PLAN
DRAWING
DA-02
JOB NO.
DA25-1448

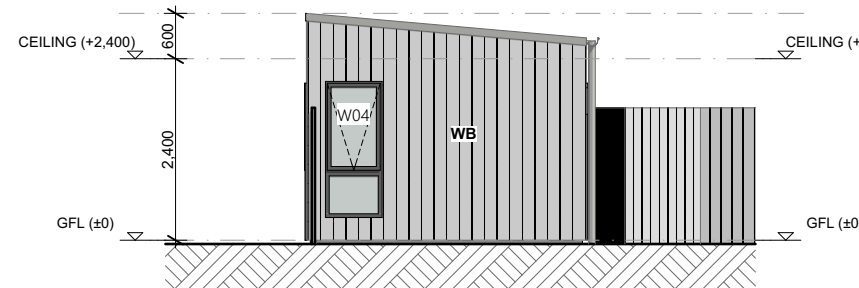




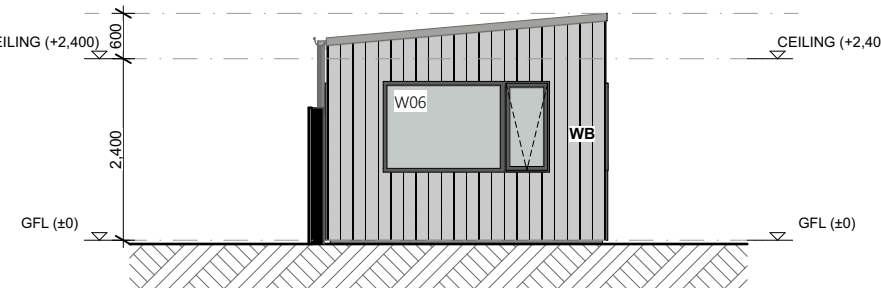
NORTH-WEST ELEVATION
1:100



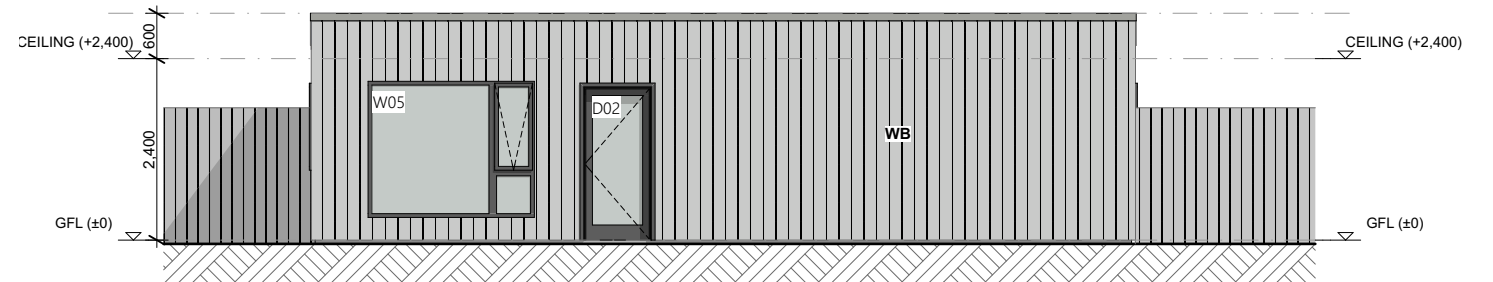
NORTH-EAST ELEVATION
1:100



SOUTH-WEST ELEVATION
1:100



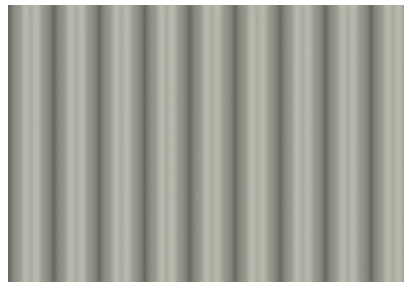
SOUTH-EAST ELEVATION
1:100



MATERIALS



WB
JAMES HARDIE AXON CLADDING
PAINT FINISH COLOUR TBC



MC
COLORBOND CUSTOM ORB
COLOUR TBC

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[NOT FOR CONSTRUCTION]

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NEW DWELLING

PROJECT
NEW DWELLING
26 JULIAN ST BEACONSFIELD TAS 7270
CLIENT
LARISSA MARIE BASSANELLI
DESIGNER
T. WILKIN
ACCREDITATION NO.
CC678X

DATE
5/08/2025
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As shown @ A3
1:100
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Phone: 0432 928 361
PO BOX 478
LAUNCESTON, TAS. 7250

DRAWING TITLE
FLOOR PLAN & ELEVATIONS
DRAWING
DA-03
JOB NO.
DA25-1448

NORTH





DEVELOPMENT APPLICATION ONLY
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NEW DWELLING

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NEW DWELLING
26 JULIAN ST BEACONSFIELD TAS 7270
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LAUNCESTON, TAS. 7250

DRAWING TITLE
3D VIEWS
DRAWING
DA-04
JOB NO.
DA25-1448
NORTH