

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2025308

Assess No: A13668

PID No: 9424110

Applicant Name:	Coactive Building Design				
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: Coactive Building Design

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) LEGANA PARK DEVELOPMENT PTY LTD

Location / Address: 26 Connemara Close, Legana

Title Reference: 186003/22

Zone(s): General Residential

Existing Development/Use: Vacant Land

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:

Development Type:

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

Description of development:

Two-Unit Development

New or Additional Area: 373m²
Estimated construction cost of the proposed development: 700,000

Building Materials:

Wall Type: Brick/Fc/EPS

Colour: TBA

Roof Type: Colorbond

Colour: TBA

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,

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,

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.

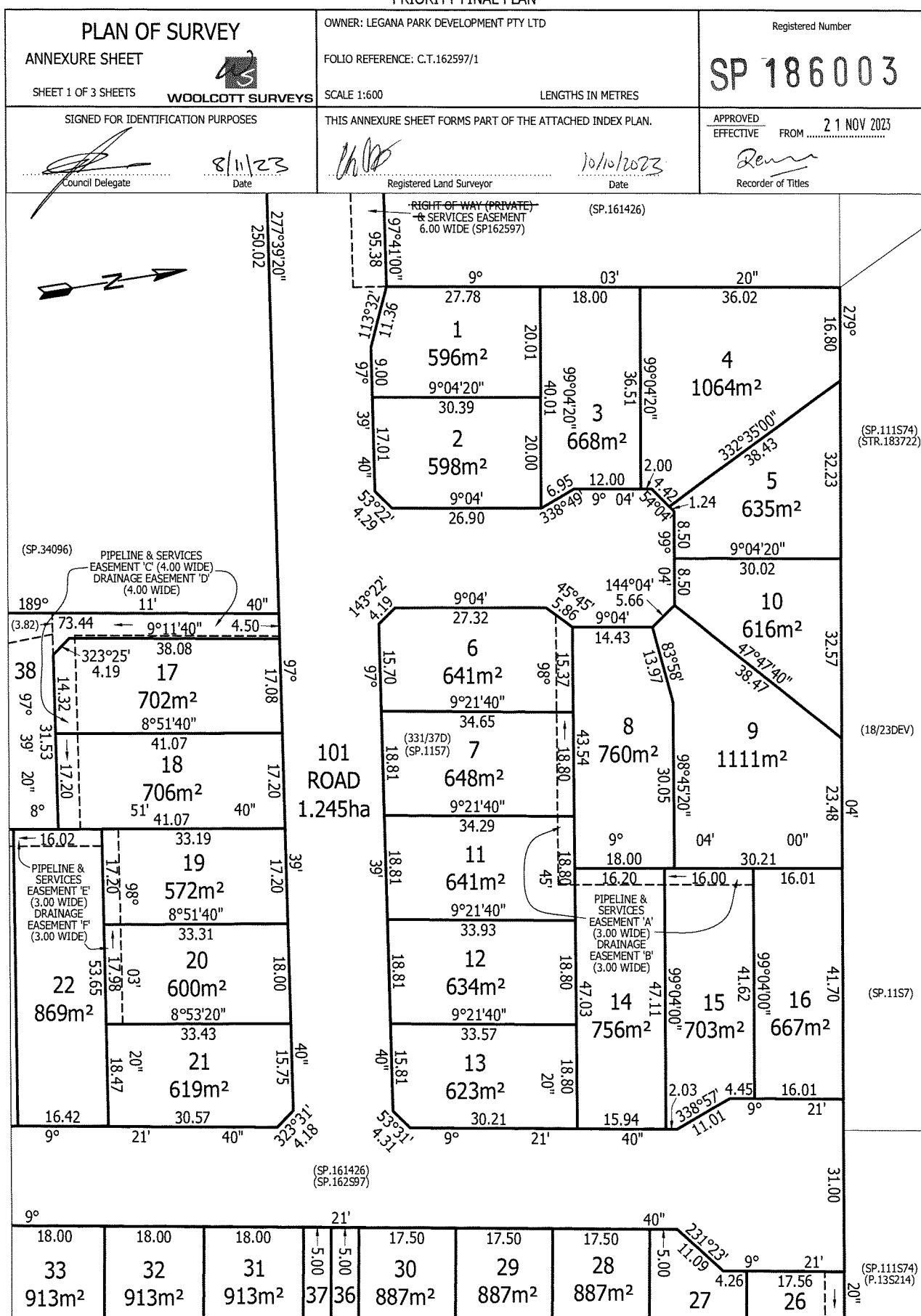
Right of Way Owner:

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.

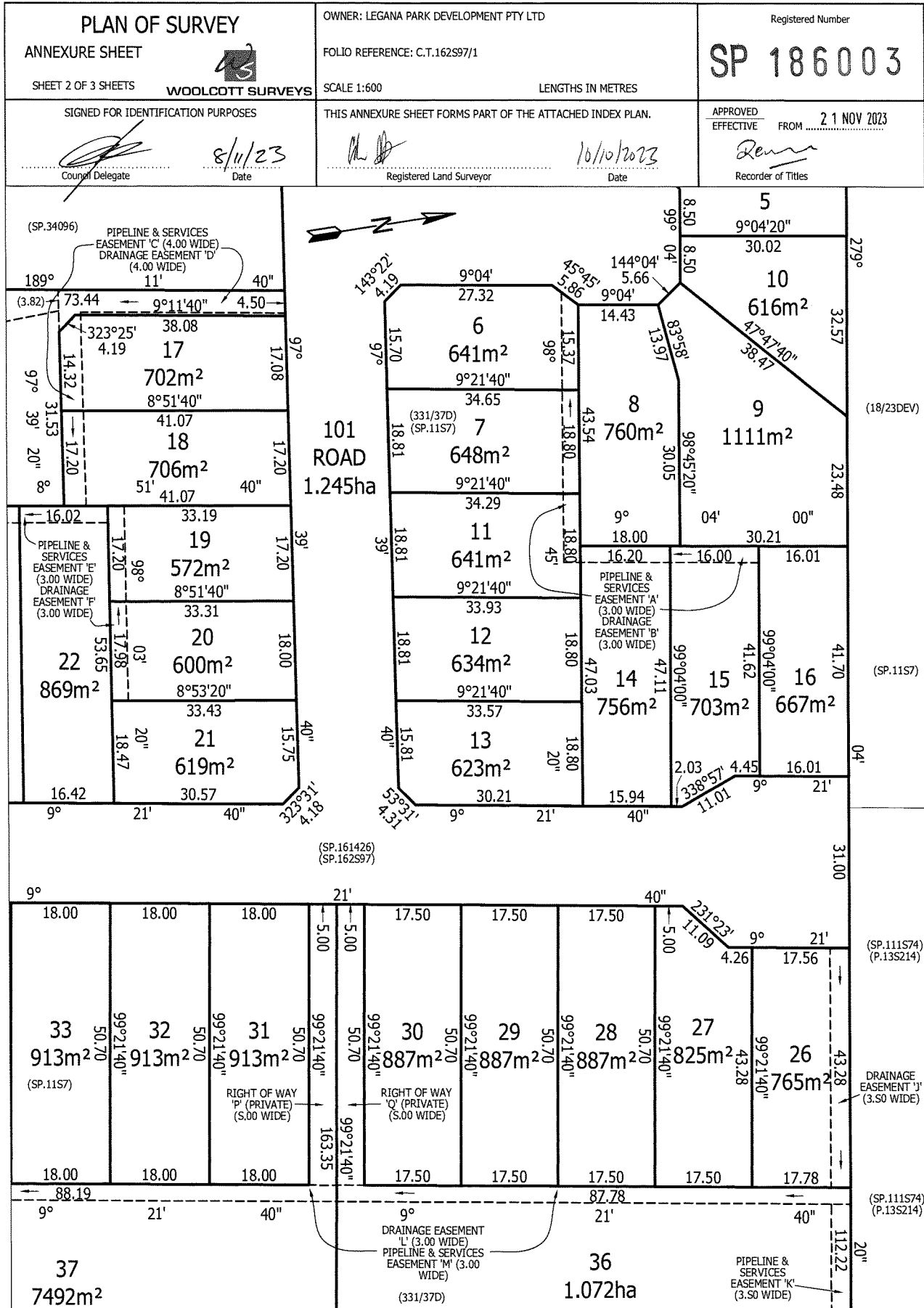
Name (print)

Signed

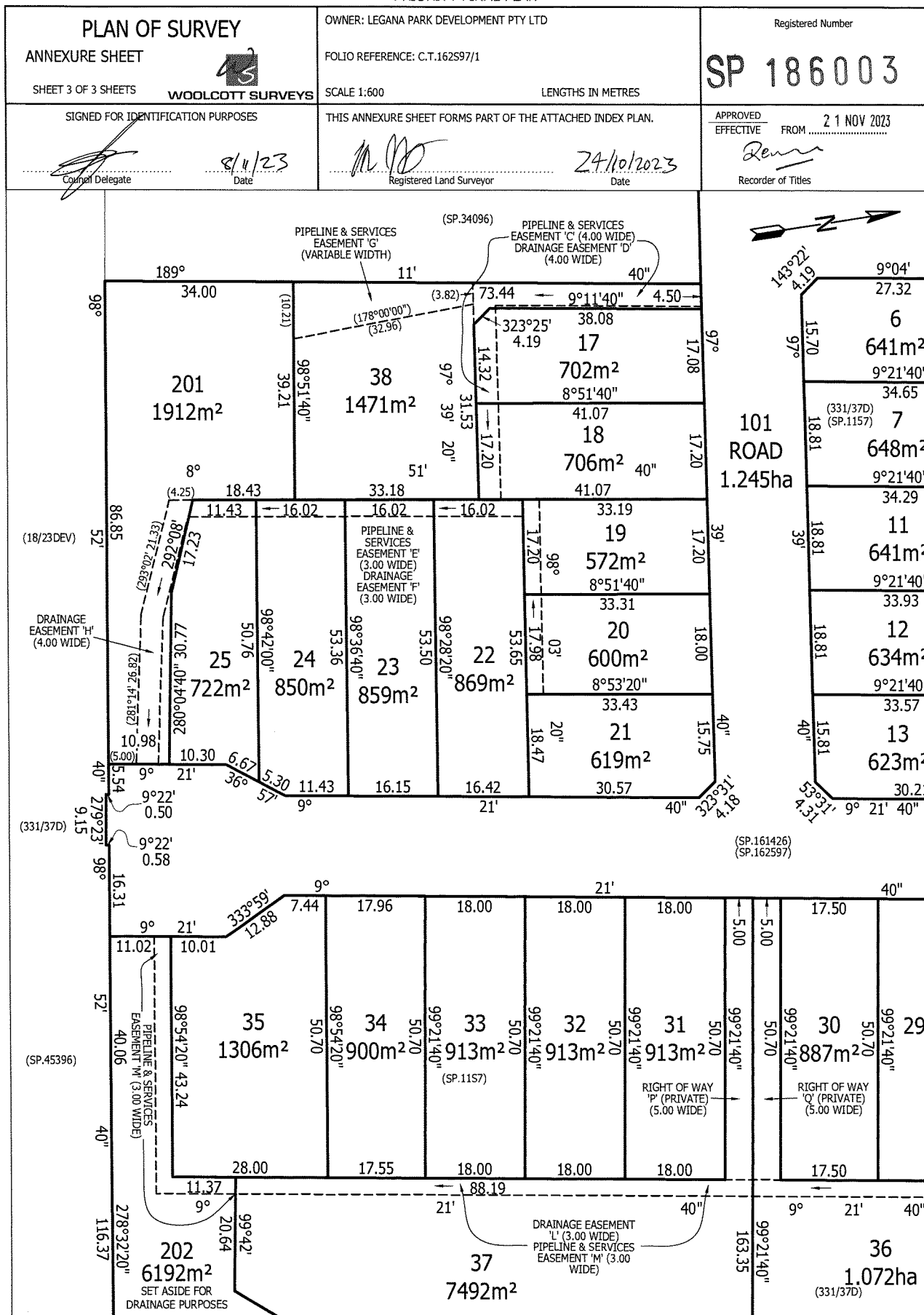
Date



PRIORITY FINAL PLAN



PRIORITY FINAL PLAN



Proposed Two-Unit Development

at

26 Connemara Close, Legana

for

OH Developments Co Pty Ltd

Project No.

25024

Drawings:

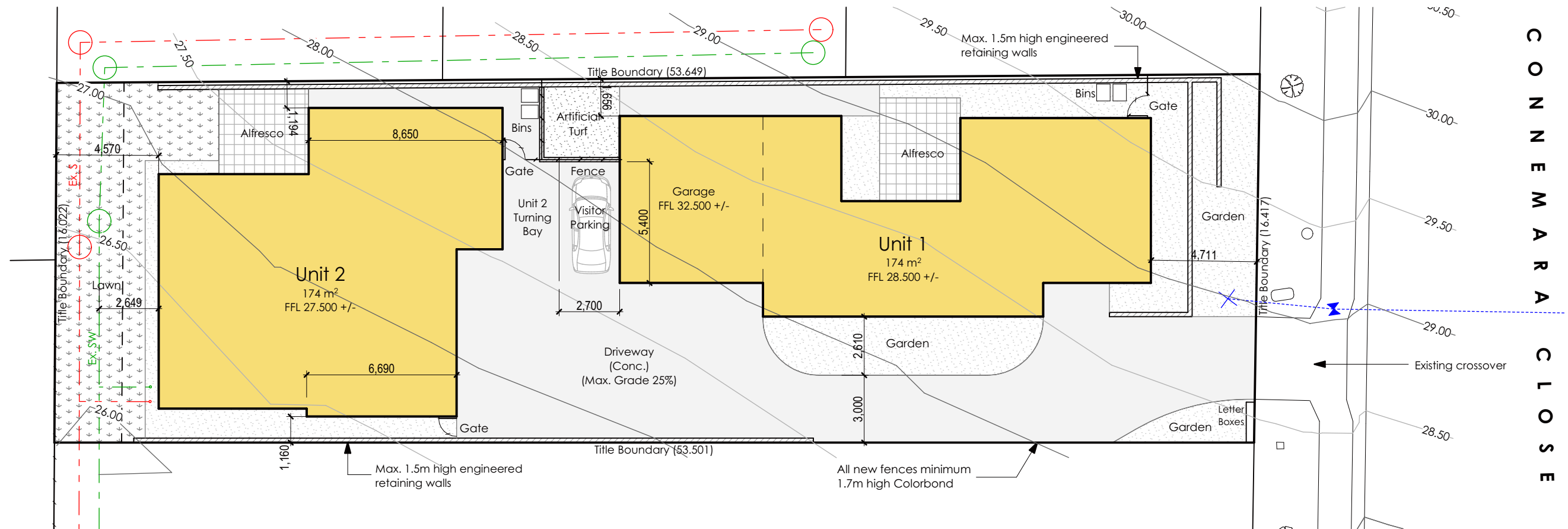
Ap01	Site Plan
Ap02	Strata Plan
Ap03	Private Open Space Plan
Ap04	Unit 1 Floor Plan
Ap05	Unit 2 Floor Plan
Ap06	Unit 1 Elevations
Ap07	Unit 2 Elevations
Ap08	Retaining Wall Elevations

Issue:

For Approval

coactive
building design

Mark Benson Lic. 916876147 | ABN 55 657 809 151
Level 1, 52-60 Brisbane Street, Launceston TAS 7250
Email: info@coactivebuildingdesign.com.au
Phone: 0455 669 949 coactivebuildingdesign.com.au



Site Plan
Scale 1:200

Area Schedule:

Site Area: 869m²
Unit 1 Floor Area: 174m²
Unit 1 Undercover Outdoor Area: 14m²
Unit 2 Floor Area: 174m²
Unit 2 Undercover Outdoor Area: 11m²
Site Coverage: 373m² (43%)

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A2	22.10.25	RFI Response	MB
A1	26.09.25	Planning Application	MB
REV.	DATE	DESCRIPTION	INT.

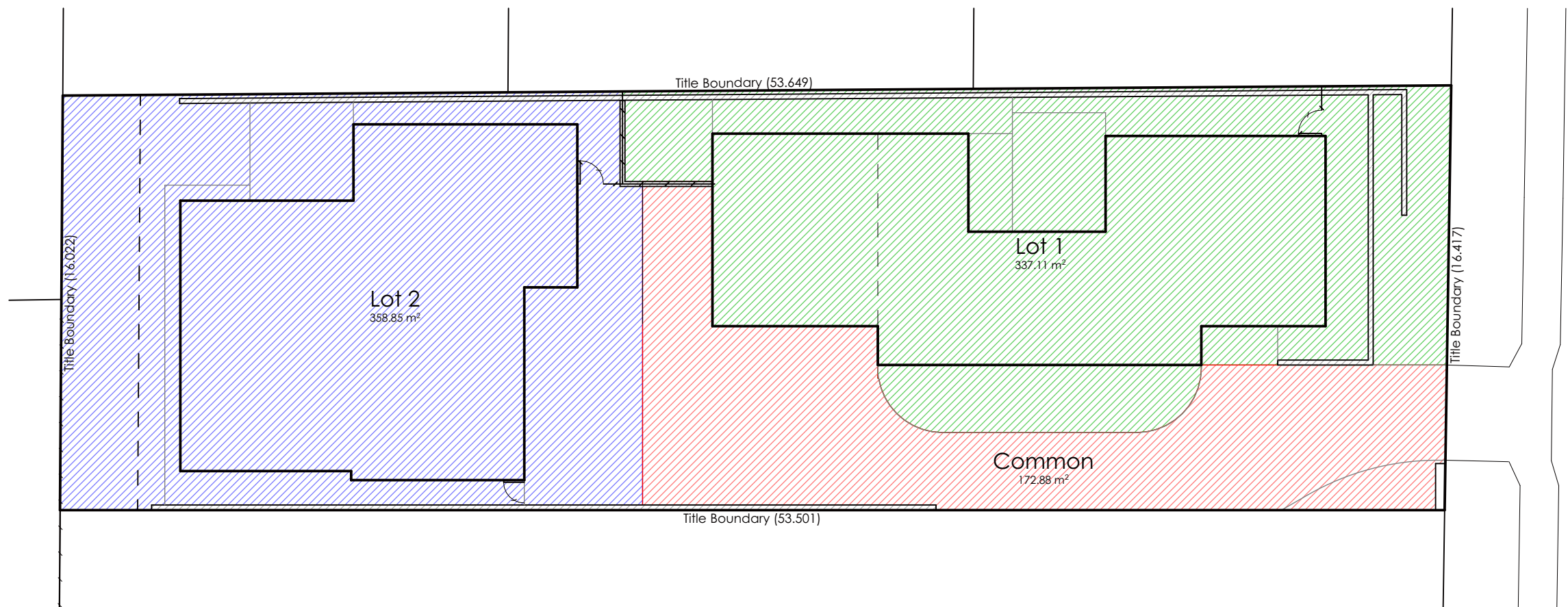
FOR APPROVAL

DESIGNED: MJB
DRAWN: MJB
CHECKED: -
SCALES: @ A3

DRAWING TITLE:
Site Plan

PROJECT NO: 25024
DRAWING NO: Ap01
REV: A2





Site Strata Plan
Scale 1:200

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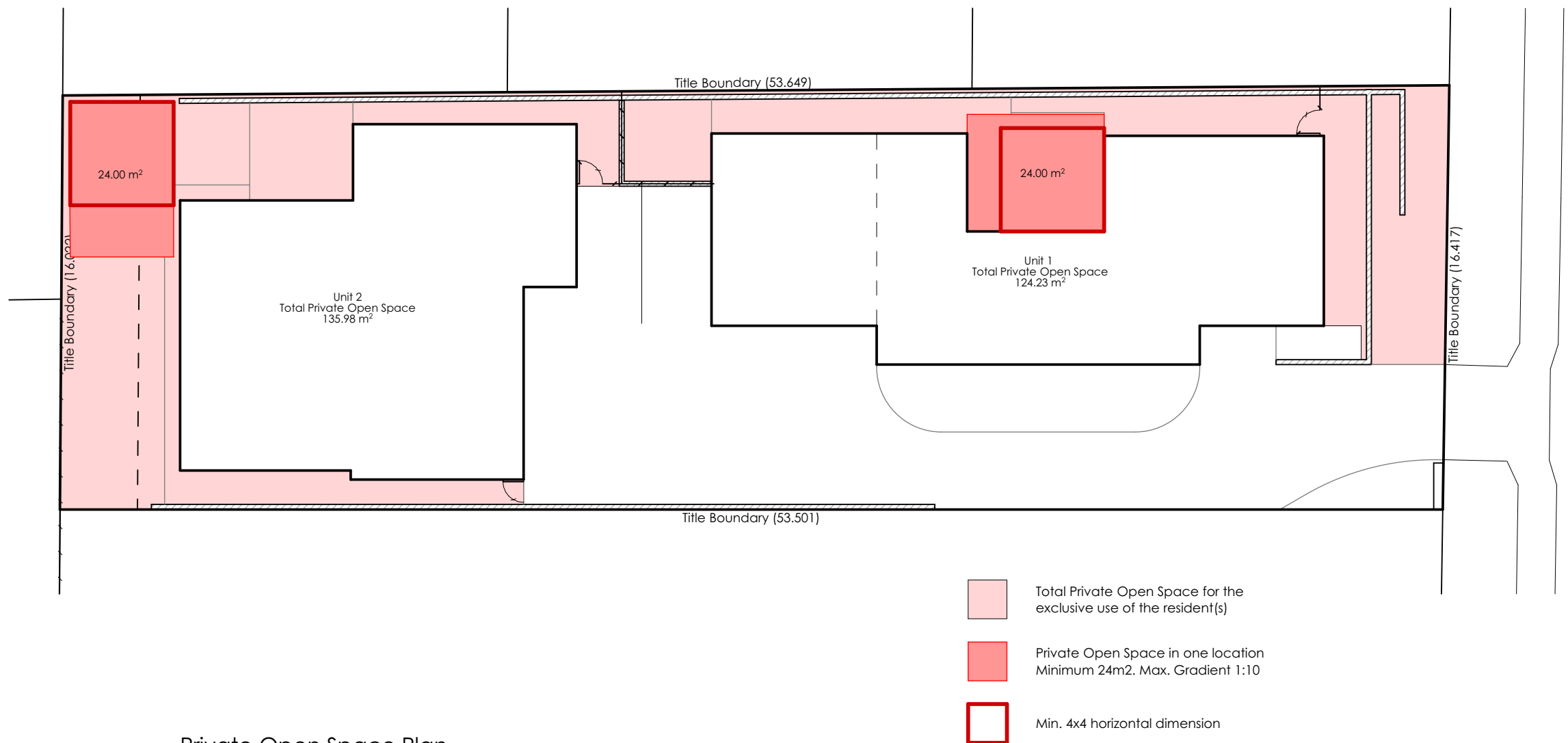
FOR APPROVAL

DESIGNED: MJB
DRAWN: MJB
CHECKED: -
SCALES: @ A3

DRAWING TITLE:
Strata Plan

PROJECT NO: 25024
DRAWING NO: Ap02
REV. A2





Private Open Space Plan
Scale 1:200

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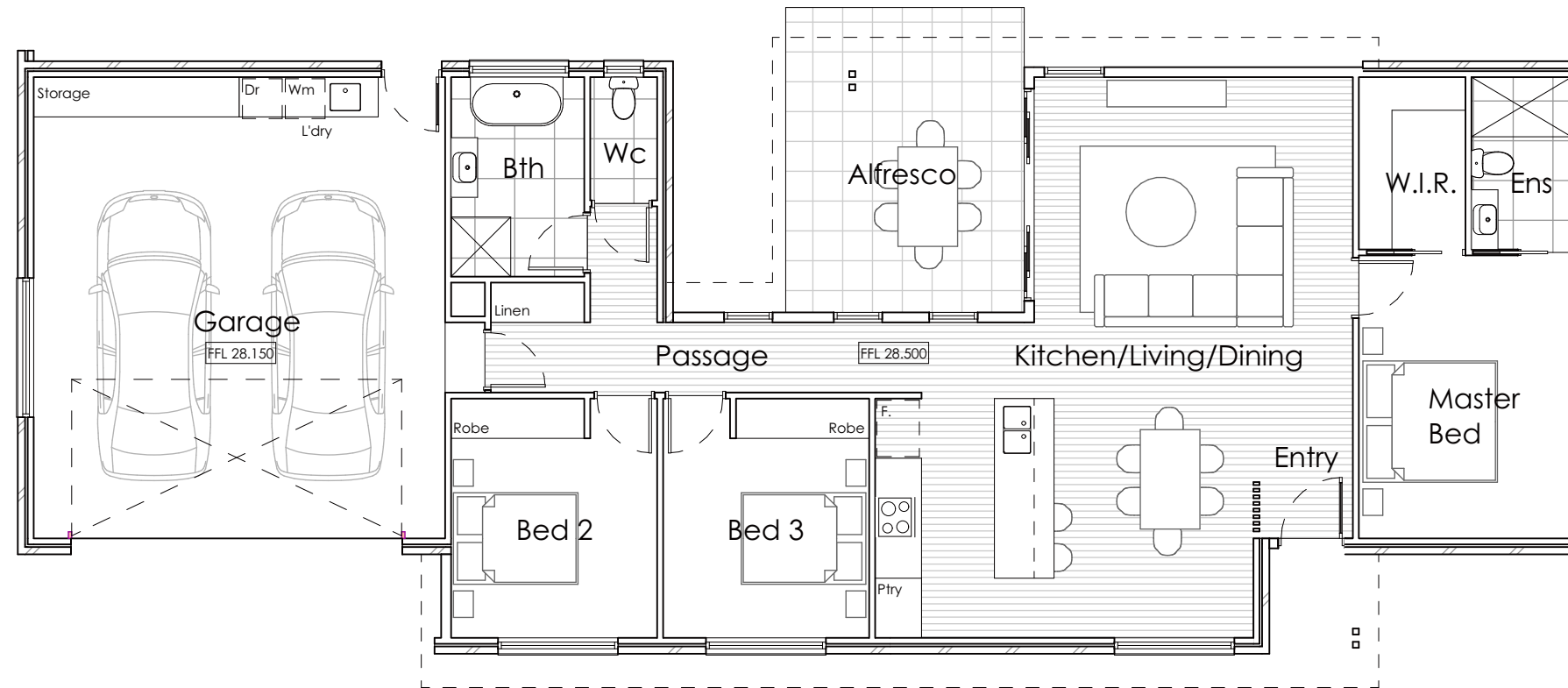
FOR APPROVAL

DESIGNED: MJB DRAWN: MJB CHECKED: - SCALES: @ A3

DRAWING TITLE:
Private Open Space Plan

PROJECT NO: 25024 DRAWING NO: Ap03 REV. A2





Unit 1 Floor Plan
Scale 1:100

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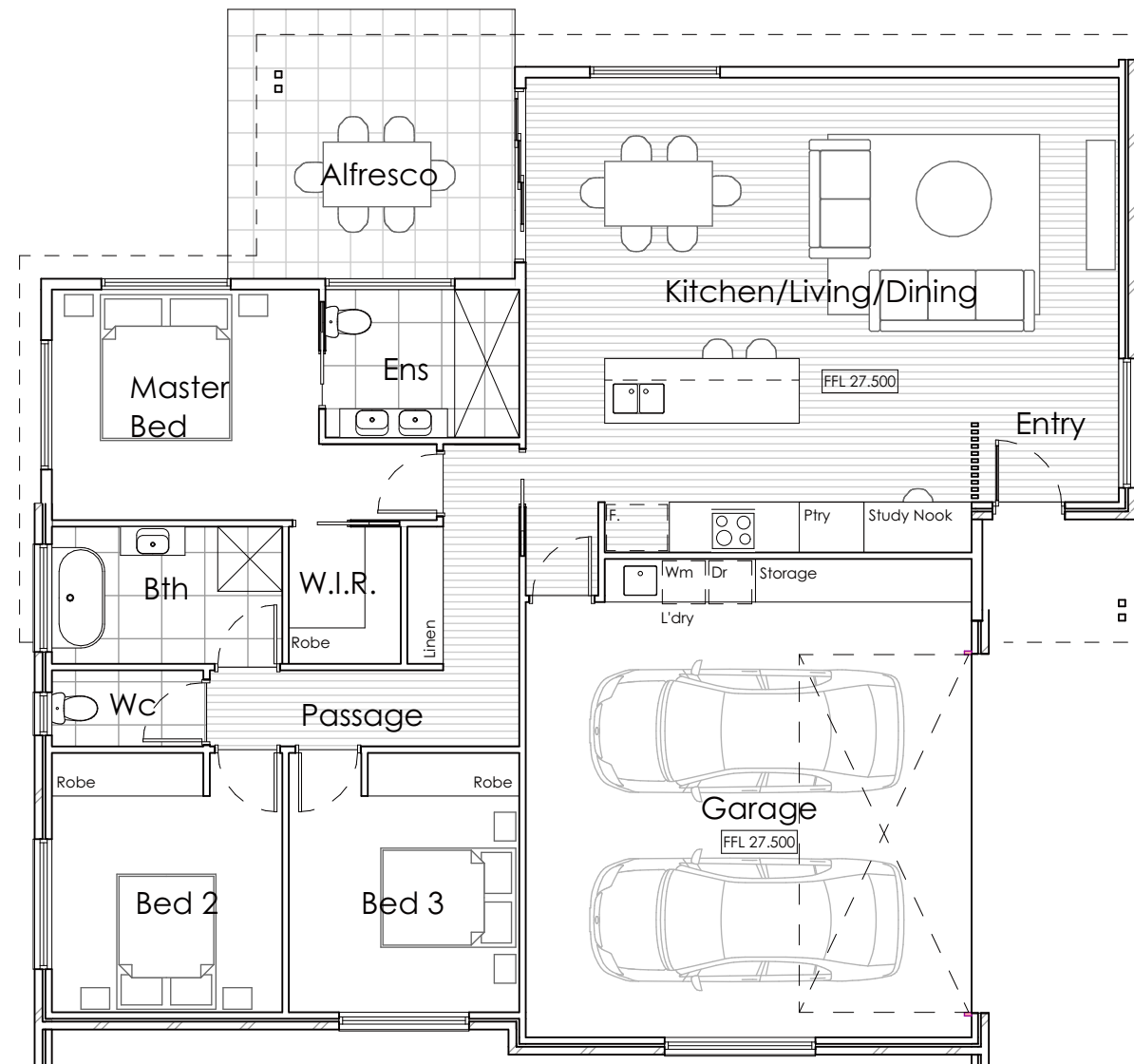
FOR APPROVAL

DESIGNED: MJB DRAWN: MJB CHECKED: - SCALES: @ A3

DRAWING TITLE:
Unit 1 Floor Plan

PROJECT NO: 25024 DRAWING NO: Ap04 REV. A2





Unit 2 Floor Plan
Scale 1:100

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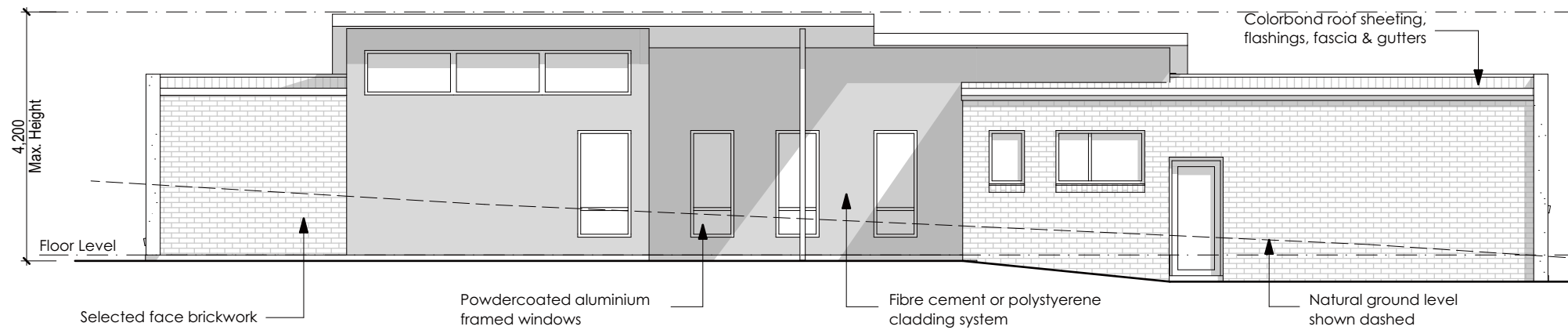
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DESIGNED: MJB DRAWN: MJB CHECKED: - SCALES: @ A3

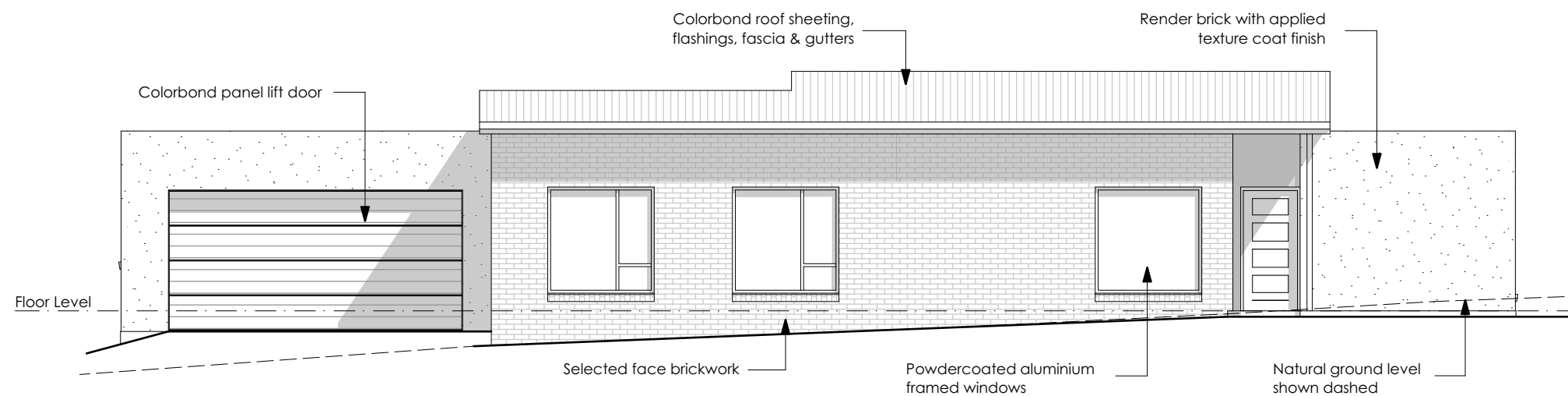
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Unit 2 Floor Plan

PROJECT NO: 25024 DRAWING NO: Ap05 REV. A2

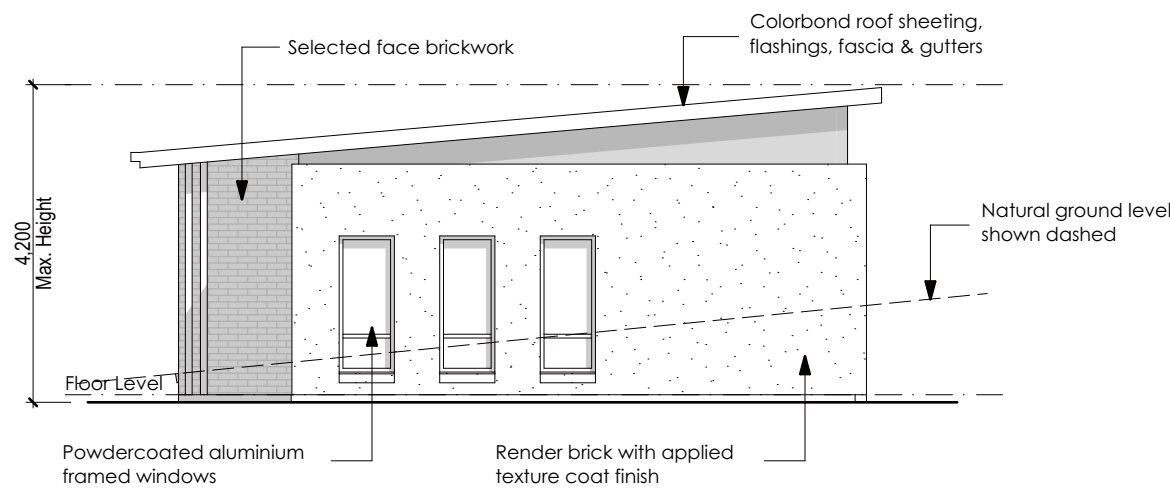




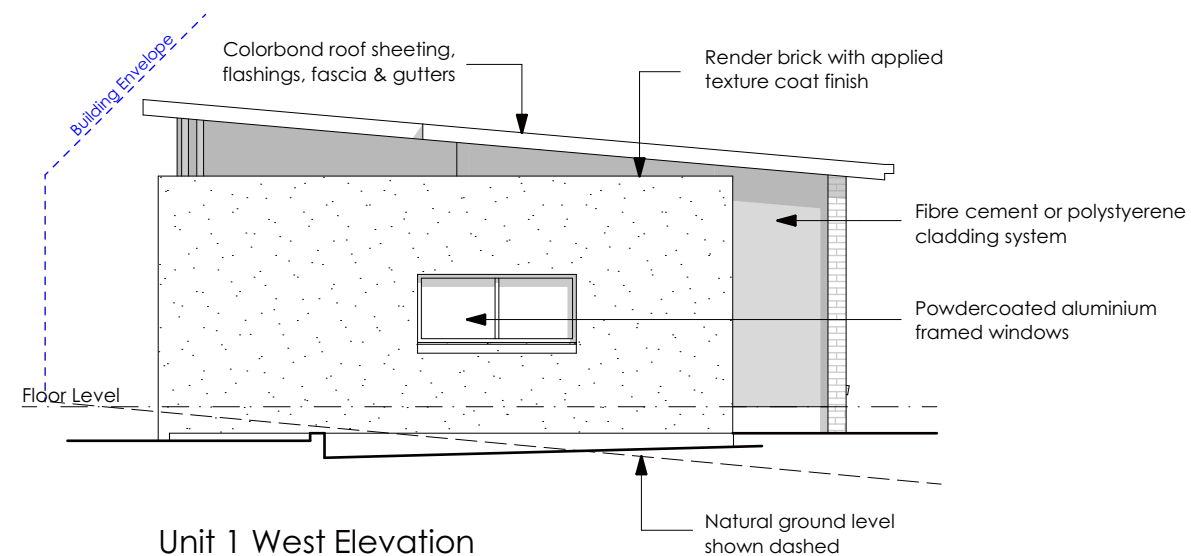
Unit 1 North Elevation
Scale 1:100



Unit 1 South Elevation
Scale 1:100



Unit 1 East Elevation
Scale 1:100



Unit 1 West Elevation
Scale 1:100

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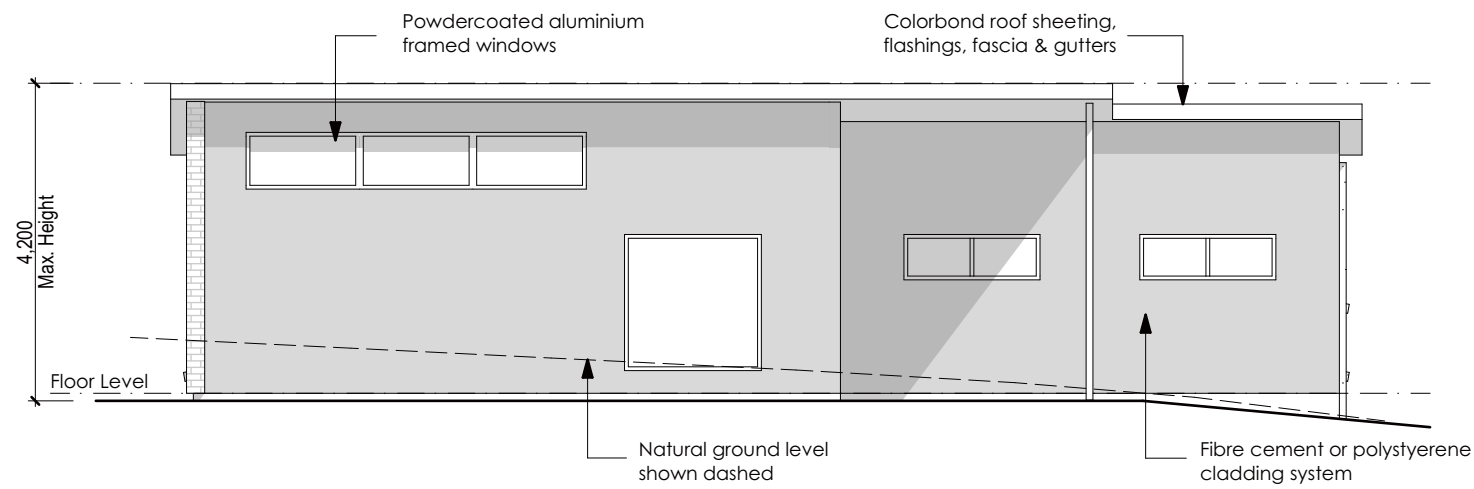
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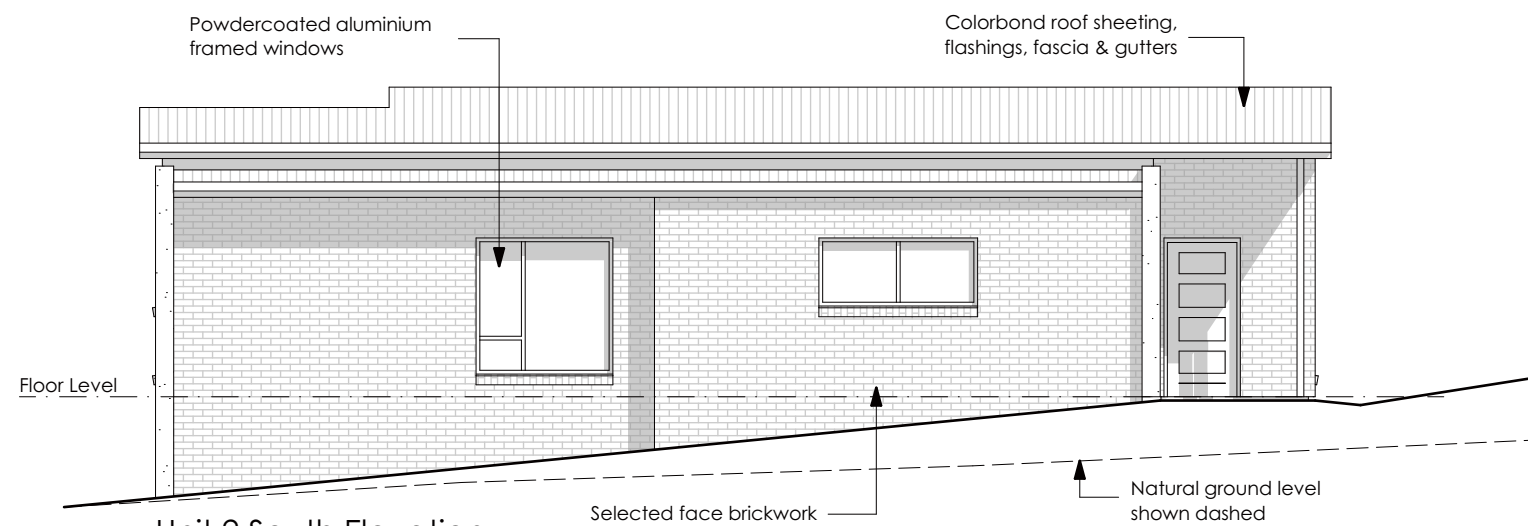
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DRAWING TITLE:
Unit 1 Elevations

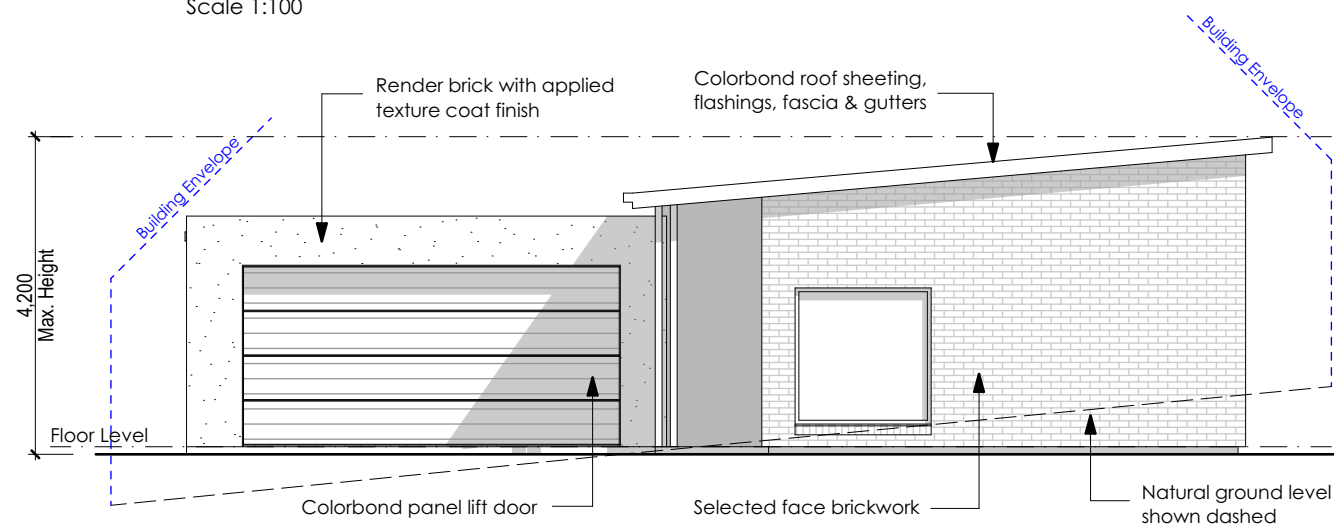
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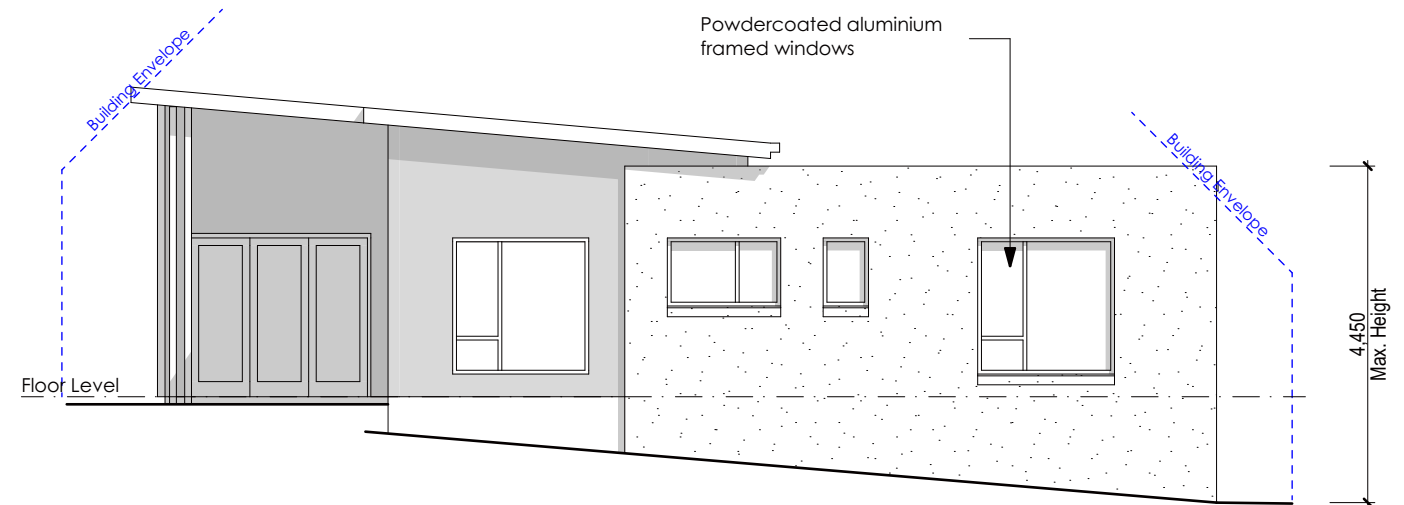
Unit 2 North Elevation
Scale 1:100



Unit 2 South Elevation
Scale 1:100



Unit 2 East Elevation
Scale 1:100



Unit 2 West Elevation
Scale 1:100

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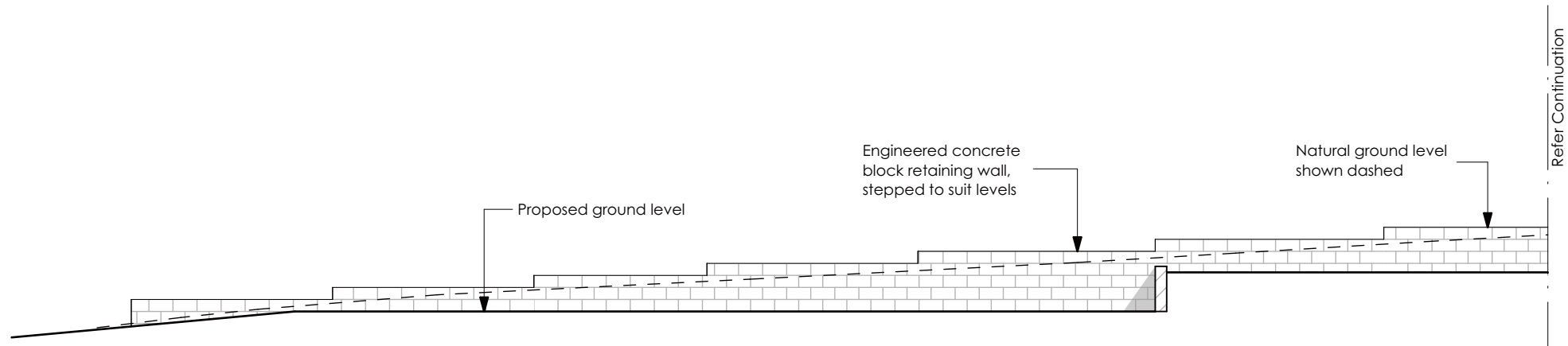
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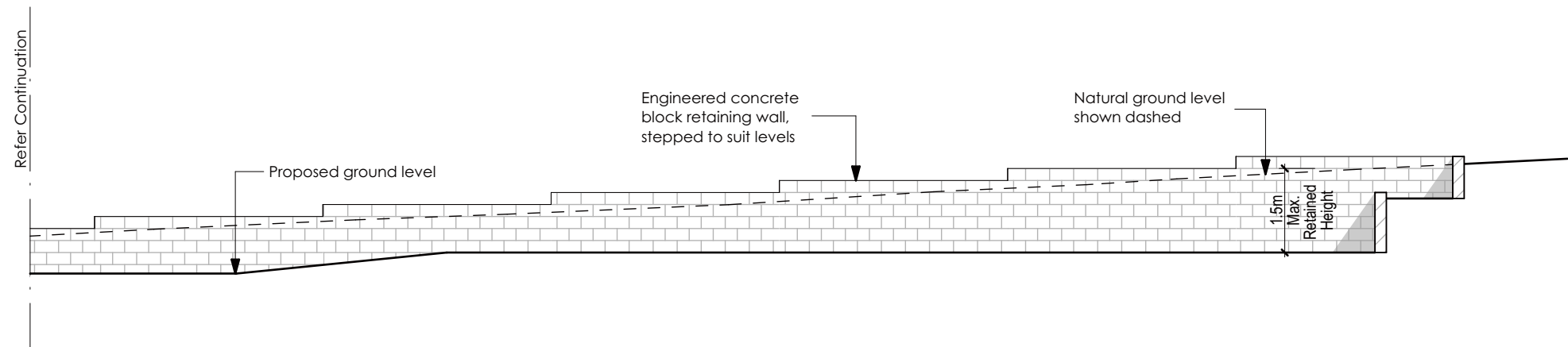
DESIGNED: MJB DRAWN: MJB CHECKED: - SCALES: @ A3

DRAWING TITLE:
Unit 2 Elevations

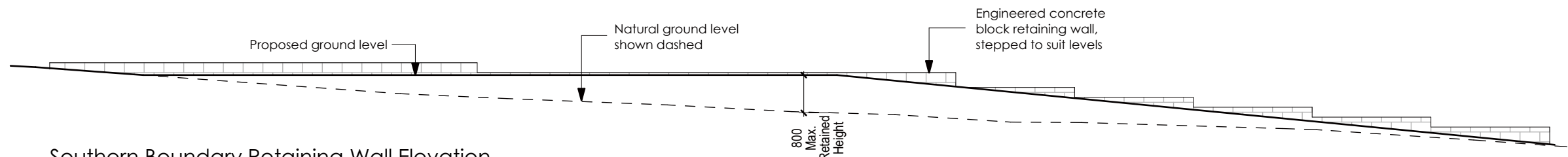
PROJECT NO: 25024 DRAWING NO: Ap07 REV: A2



Northern Boundary Retaining Wall Elevation
Scale 1:100



Northern Boundary Retaining Wall Elevation
Scale 1:100



Southern Boundary Retaining Wall Elevation
Scale 1:100

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REV.	DATE	DESCRIPTION	INT.

FOR APPROVAL

DESIGNED: MJB	DRAWN: MJB	CHECKED: -	SCALES: @ A3
DRAWING TITLE: Retaining Wall Elevations			NORTH:
PROJECT NO: 25024	DRAWING NO: Ap08	REV. A2	