Eden Street

Riverside Tasmania 7250 Telephone: (03) 6323 9300 Facsimile: (03) 6323 9349



PLANNING APPLICATION FORM

Section 57 & 58

 OFFICE USE ONLY
 Application Number
 PA2025308

 Assess No:
 A13668

 9424110

Applicant Name:	Coactive	e Building Design			
Applicant Contact Name					
Postal Address:	_				
Contact Phone:	Home		Work	Mobile	
Email Address:					

Planning Application Lodgement Checklist

The follo	owing docur	ments have bee	n submitted to	support the	consideration	of this application:
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- 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:

WEST TAMAR COUNCIL



Application Number: «Application_Number»

	APPLICANT DETAILS							
Applicant Name:	Applicant Name: Coactive Building Design							
Note: Full name	(s) of person(s)	or company	making the application and	postal add	ress for corre	spondence.		
			LAND DETAILS					
Owner/Authority Name: (as per certificate of title)	LEGANA PA	RK DEVELO	DPMENT PTY LTD					
Location / Address:	26 Connema	ara Close, l	egana					
Title Reference:	186003/22							
Zone(s):	General Res	sidential						
Existing Development/Use:		Vaca	ınt Land					
Existing Developed Area:								
Are any of the components	n this Annliss	الموم موادات		.12	YES			
Are any of the components in E.g. Use and/or developments						_		
					NO			
(If yes please specify the rele	evant compor	nents):						
	DE	VELOPIV	IENT APPLICATION D	ETAILS				
	Residential:	: 🗵 V		1 0	commercial:	☐ Other: ☐		
	Description							
Proposed Use:								
	Building wo		Demolition: □	Subdivis	ion: 🗆	Other: 🗆		
Development Type:	Description Two-Unit De	-						
Developent Type.	I WO OINE DO	evelopinen						
New or Additional Area:		373m²						
Estimated construction cost proposed development:	of the	700,000						
Building Materials:		Wall Ty	pe: Brick/Fc/EPS		Colour: 1	ВА		
bulluling iviaterials:		Roof Ty	pe: Colorbond		Colour: 7	Colour: TBA		

WEST TAMAR COUNCIL



Application Number: «Application_Number»

		VISITOR ACCOM	MODATION		□N/A
Gross Floor Area to be used plot:	per		lumber of Bedrooms to be ised:		
Number of Carparking Space	s:		Maximum Number of Visitors at a time:		
	·				
		SUBDIVISI	ON		□N/A
			Subdivision creat	ing additional lots	
		Bounda	ry adjustment with no addit	tional lots created	
Number of Lots (existing)):		Number of Lots (proposed) :		
Description:	<u> </u>				
If applying for a subdivision	which create		e supply three proposed name	es for the road(s), in	order of
1.		preferen	ice:		
2.					
3.					
COMMER	CIAL INDU	ISTRIAL OR OTHER	NON-RESIDENTIAL DEVEL	ODMENT/LISE	□N/A
COIVIIVIER	CIAL, INDU		NON-RESIDENTIAL DEVEL	LOPIVIEIN 17 USE	□N/A
		Monday / Friday:		То	
Hours of Operation:		Saturday:		То	
		Sunday:		То	
Existing Car Parking:					
Proposed Car Parking:					
Number of Employees: (Existing)					
Number of Employees:					
(Proposed)					
Type of Machinery installed:					
Details of trade waste and					

WEST TAMAR COUNCIL



Application Number: «Application_Number»

	APPLICANT DE	CLARATION	
Owner:	As the owner of the land, I declare that the in accurate representation of the proposal and Officers to conduct inspections as required fo	I consent to this application being submit	
	Name (print)	Signed	Date
Applicant:	As the applicant, I declare that I have notified the information contained in this application	d the owner of my intention to make this o	application and that
	Mark Benson	Mon	26/09/25
	Name (print)	Signed	Date
Crown Consent (if required)	he application involves Crown Land you will nee Minister, or a delegated officer of the Co Name (print)		Date
Chief Executive Officer			
(if required)	Name (print)	Signed	Date
	ect site is accessed via a right of way, the owner	r of the ROW must also be notified of the	аррисацоп.
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.

Signed

Name (print)

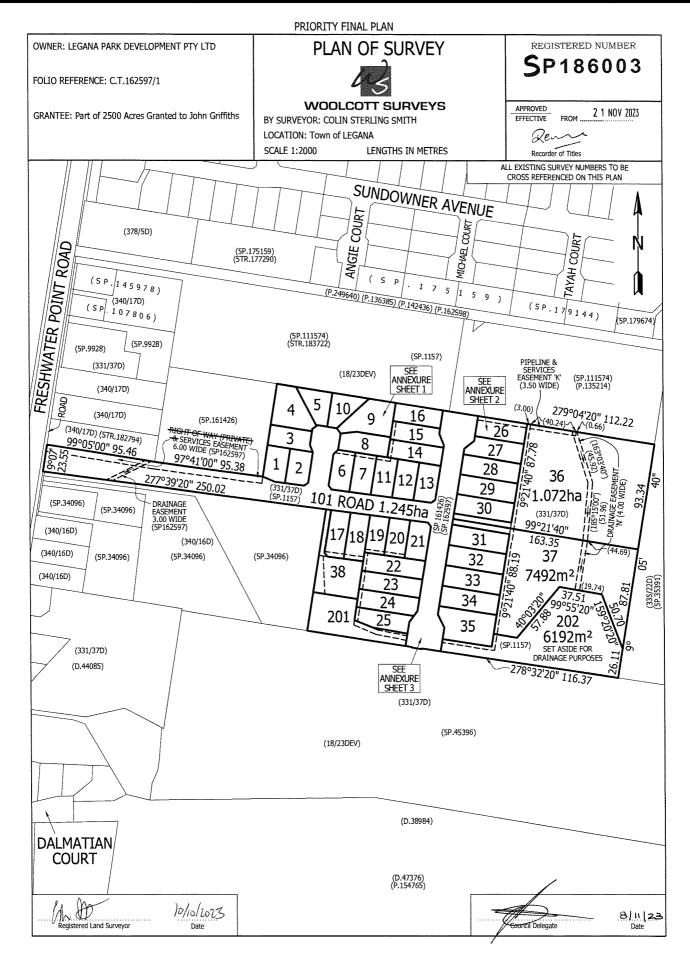
Date



RECORDER OF TITLES



Issued Pursuant to the Land Titles Act 1980



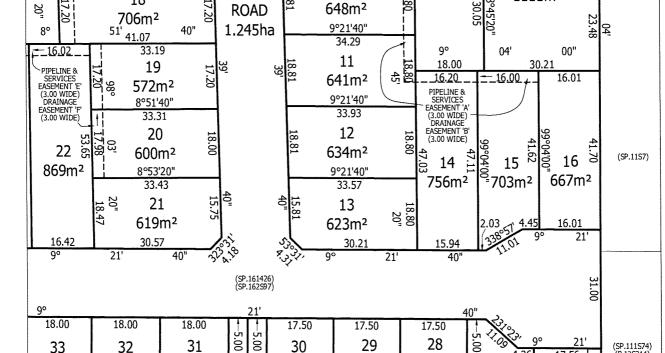


RECORDER OF TITLES



Issued Pursuant to the Land Titles Act 1980

PRIORITY FINAL PLAN OWNER: LEGANA PARK DEVELOPMENT PTY LTD **PLAN OF SURVEY** ANNEXURE SHEET FOLIO REFERENCE: C.T.162597/1 SP 186003 SHEET 1 OF 3 SHEETS SCALE 1:600 LENGTHS IN METRES WOOLCOTT SURVEYS SIGNED FOR IDENTIFICATION PURPOSES THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. 2 1 NOV 2023 EFFECTIVE Ren 10/10/2023 8/11/23 Recorder of Titles Registered Land Surveyor Date RIGHT OF WAY (PRIVATE) - SERVICES EASEMENT 6.00 WIDE (SP162597) (SP.161426) 250.02 95.38 03' 20' 18.00 27.78 36.02 2790 16.80 1 596m² 4 9.00 1064m² 9°04'20" 30.39 3 (SP.111S74) (STR.183722) 2 20.00 668m² 598m² 5 9°04' 635m² 26.90 99 9°04'20" (SP.34096) PIPELINE & SERVICES EASEMENT 'C' (4.00 WIDE) DRAINAGE EASEMENT 'D' 30.02 2 \43°12 144°04′ 5.66 < 5°52 9°04' 10 189° 40" 9°04' 27.32 (3.82) 4.50-9°11'40" 616m² 14.43 6 38.08 323°25' 5.3 98° 38 17 641m² 6 .08 702m² 9°21'40" 8°51'40" 34.65 8 9 (18/23DEV) (331/37D) (SP.1157) 39 41.07 101



648m²

ROAD

760m²

28

887m²

27

1111m²

Page 2 of 4 Search Date: 08 Sep 2025 Search Time: 01:42 PM Volume Number: 186003 Revision Number: 01

30

887m²

29

887m²

32

913m²

33

913m²

31

913m²

37 36

18

29

(SP.111S74) (P.13S214)

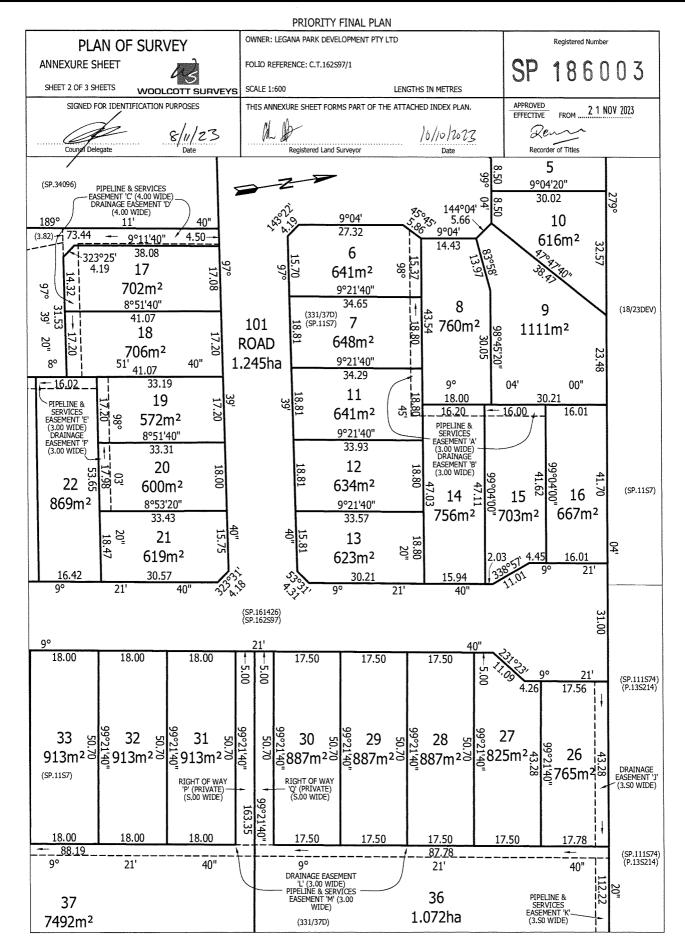
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RECORDER OF TITLES



Issued Pursuant to the Land Titles Act 1980



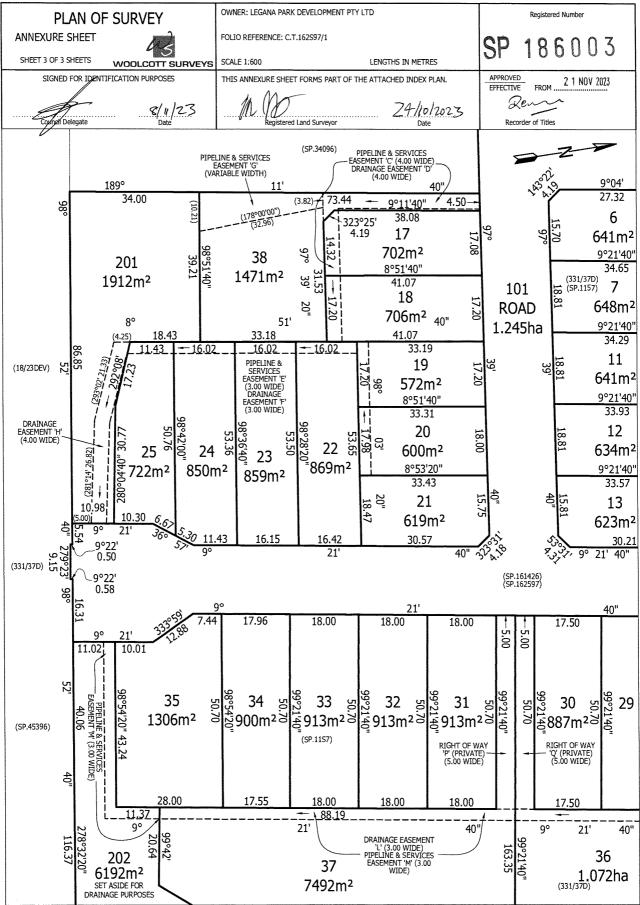


RECORDER OF TITLES



Issued Pursuant to the Land Titles Act 1980

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

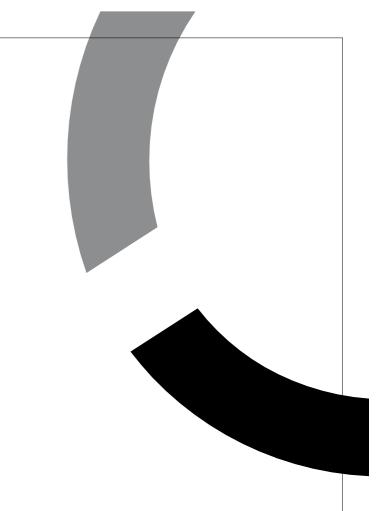
Ap03 Private Open Space Plan

Ap04 Unit 1 Floor Plan
Ap05 Unit 2 Floor Plan
Ap06 Unit 1 Elevations
Ap07 Unit 2 Elevations

Ap08 Retaining Wall Elevations

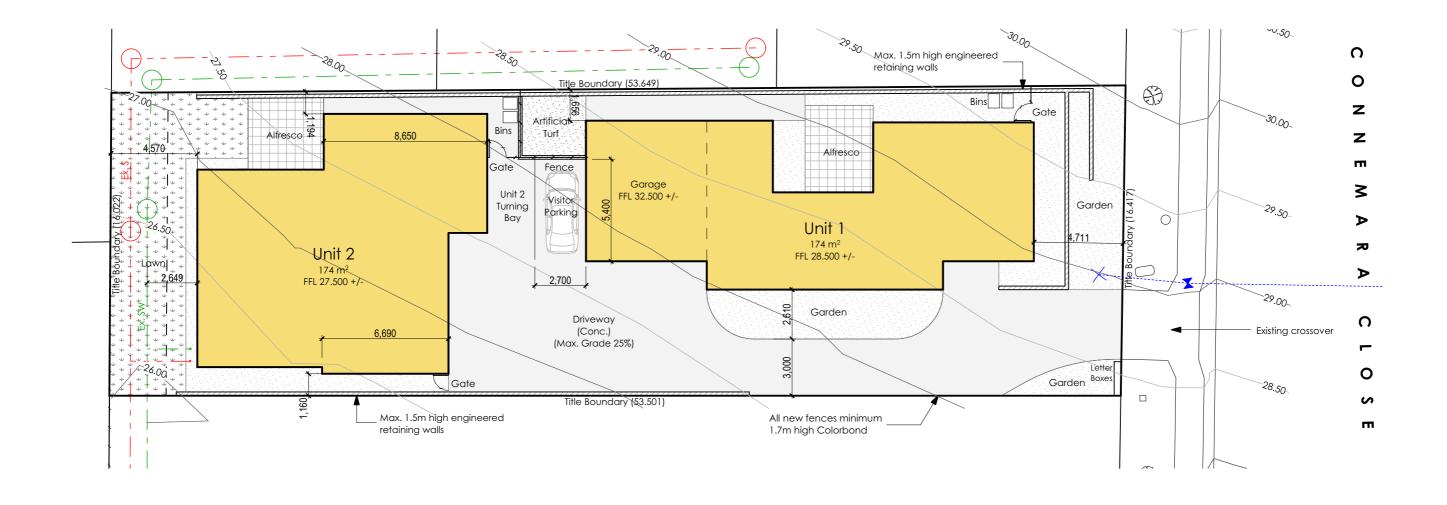
Issue:

For Approval





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

<u>Area Schedule:</u>

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%)

coactive

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 Proposed Two-Unit Development

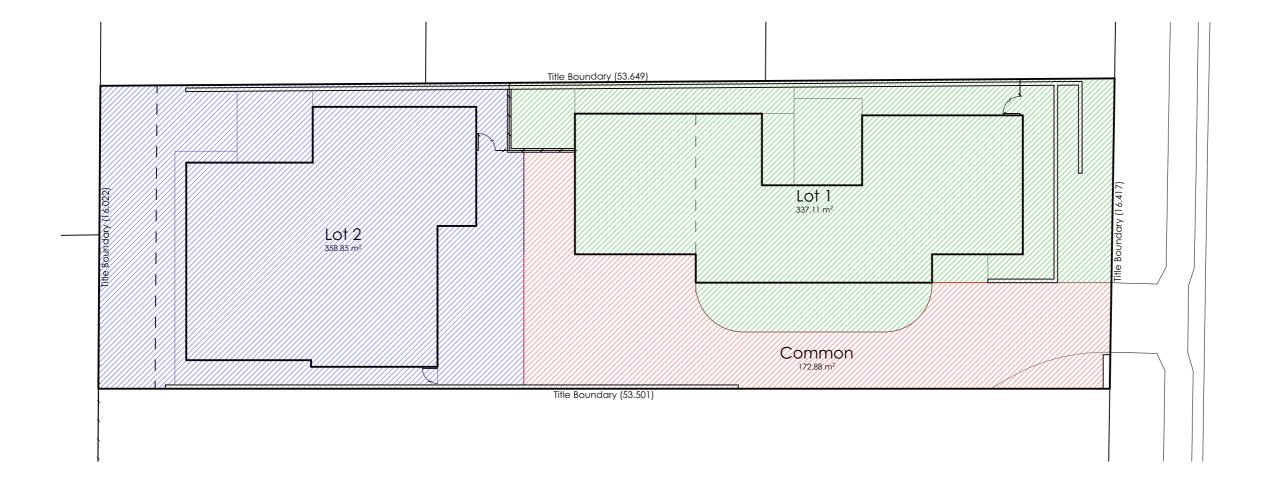
26 Connemara Close, Legana

for

OH Developments Co Pty Ltd

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

FOR APPROVAL								
DESIGNED:	DRAWN:	CHECKED:	SCALES:					
MJB	MJB	-	@ A3					
DRAWING TITLE: Site Pla	n		NORTH:					
PROJECT NO:	DRAWIN	G NO:	REV.					
25024	Ap	01	A2					



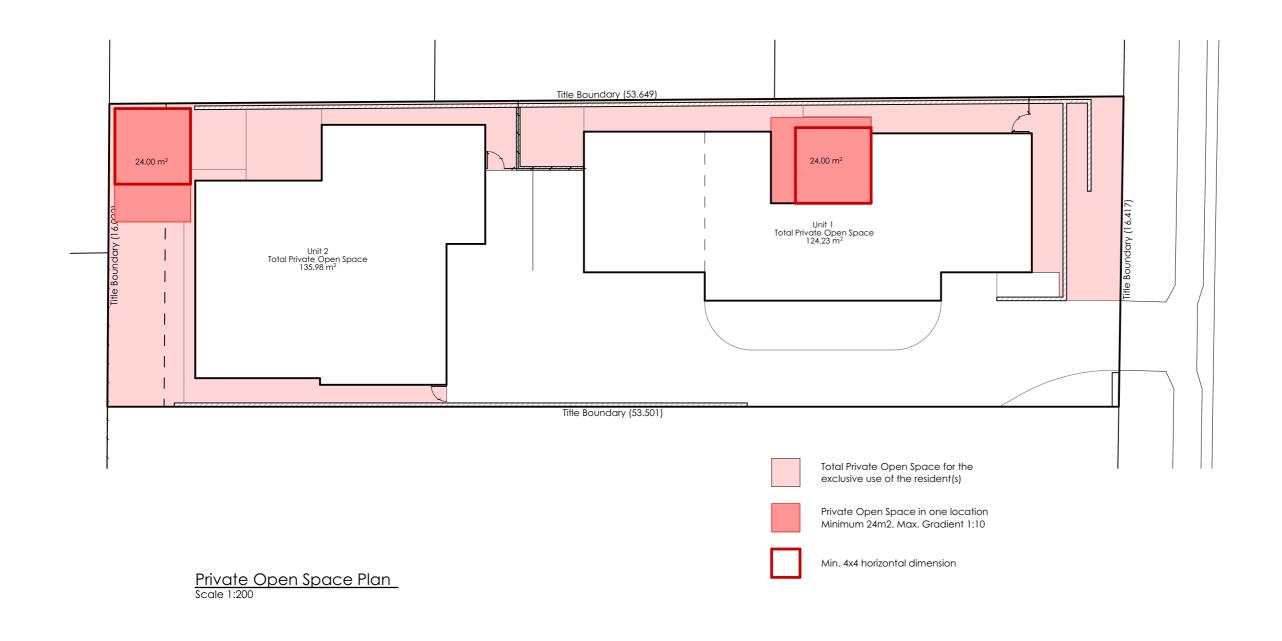
Site Strata Plan Scale 1:200



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 Proposed Two-Unit Development
at
26 Connemara Close, Legana
for
OH Developments Co Pty Ltd

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

DESIGNED:	DRAWN:	CHECKED:	SCALES:
MJB	MJB	-	@ A3
DRAWING TITLE: Strata	Plan		NORTH:
PROJECT NO:	DRAWIN	NG NO:	REV.
25024	A	00	A O





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

					FOR APPR	OVAL	
COCCTIVE building design	Proposed Two-Unit Development at 26 Connemara Close, Legana				DESIGNED: MJB DRAWING TITLE:	DRAWN: CHI	CKED: SCALES: @ A3
Mark Benson Lic. 916876147 ABN 55 657 809 151 Level 1, 52-60 Brisbane Street, Launceston TAS 7250 Email: info@coactivebuildingdesign.com.au	OH Developments Co Pty Ltd	A2 22.10.25 A1 26.09.25		MB MB	Private (Plan	Open Spac	ce NORTH:
Phone: 0455 669 949 coactivebuildingdesign.com.au		REV. DATE	DESCRIPTION	INT.	PROJECT NO: 25024	Ap03	REV.



<u>Unit 1 Floor Plan</u> Scale 1:100



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 Proposed Two-Unit Development

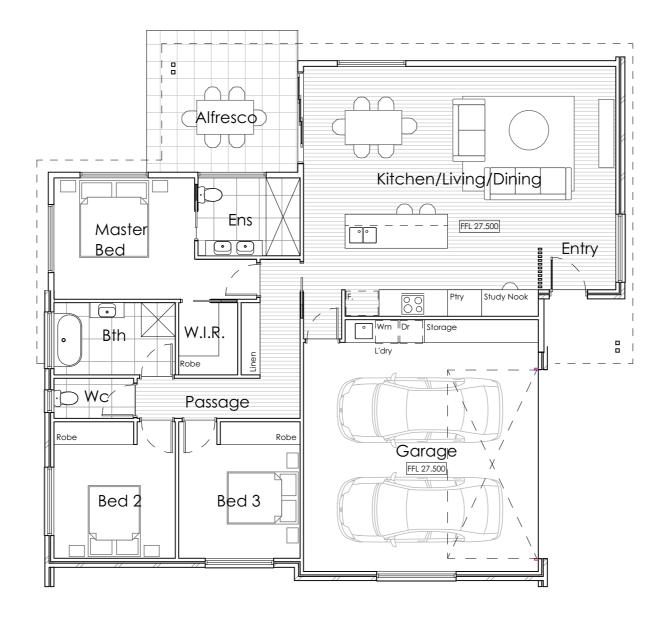
26 Connemara Close, Legana

for

OH Developments Co Pty Ltd

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A1	26.09.25	Planning Application	MB
REV.	DATE	DESCRIPTION	INT.

DESIGNED:	DRAWN:	CHECKED:	SCALES:
MJB	MJB	-	@ A3
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PRO JECT NO:	DRAWIN	IG NO:	REV.
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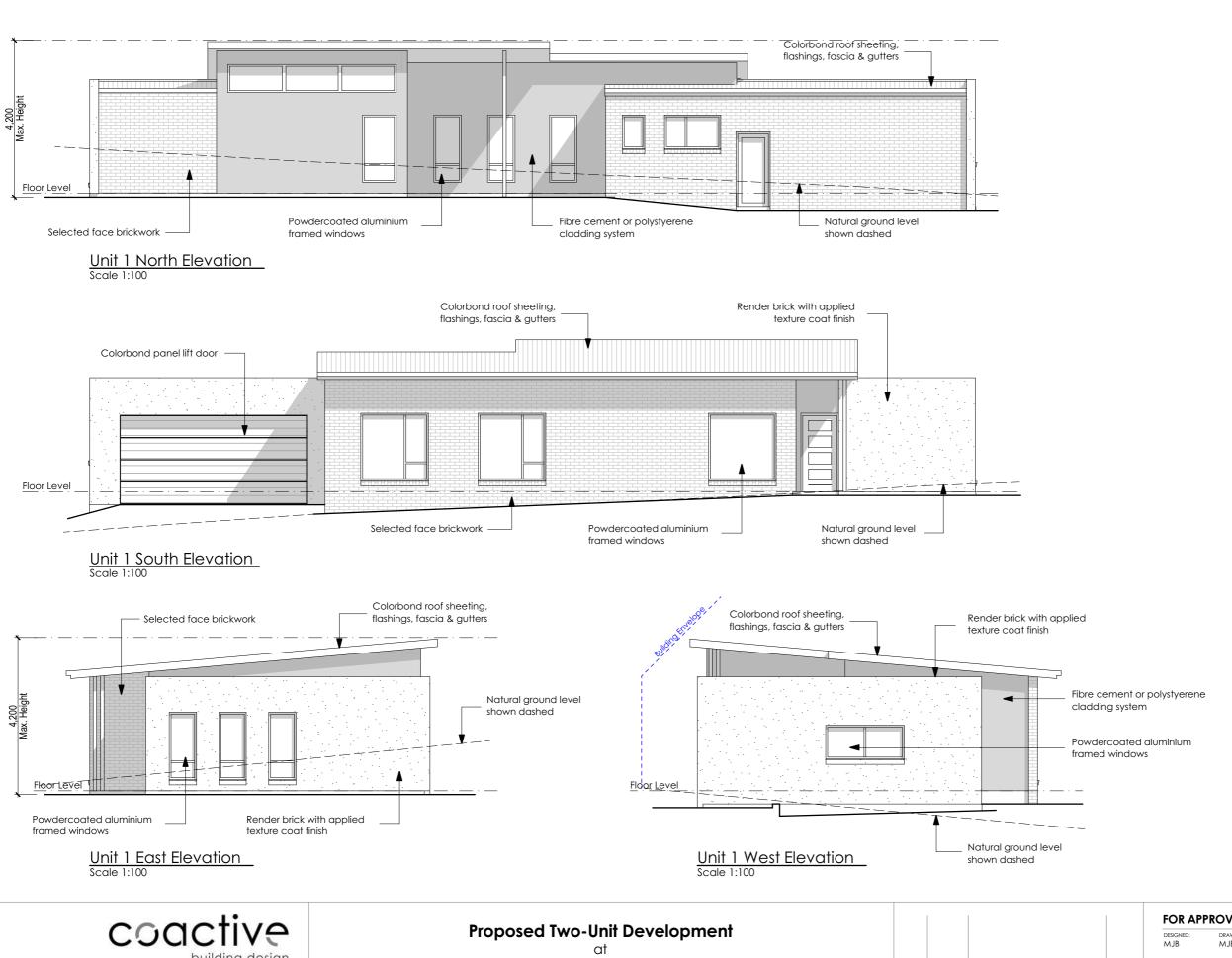
Unit 2 Floor Plan Scale 1:100



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 Proposed Two-Unit Development
26 Connemara Close, Legana
for
OH Developments Co Pty Ltd

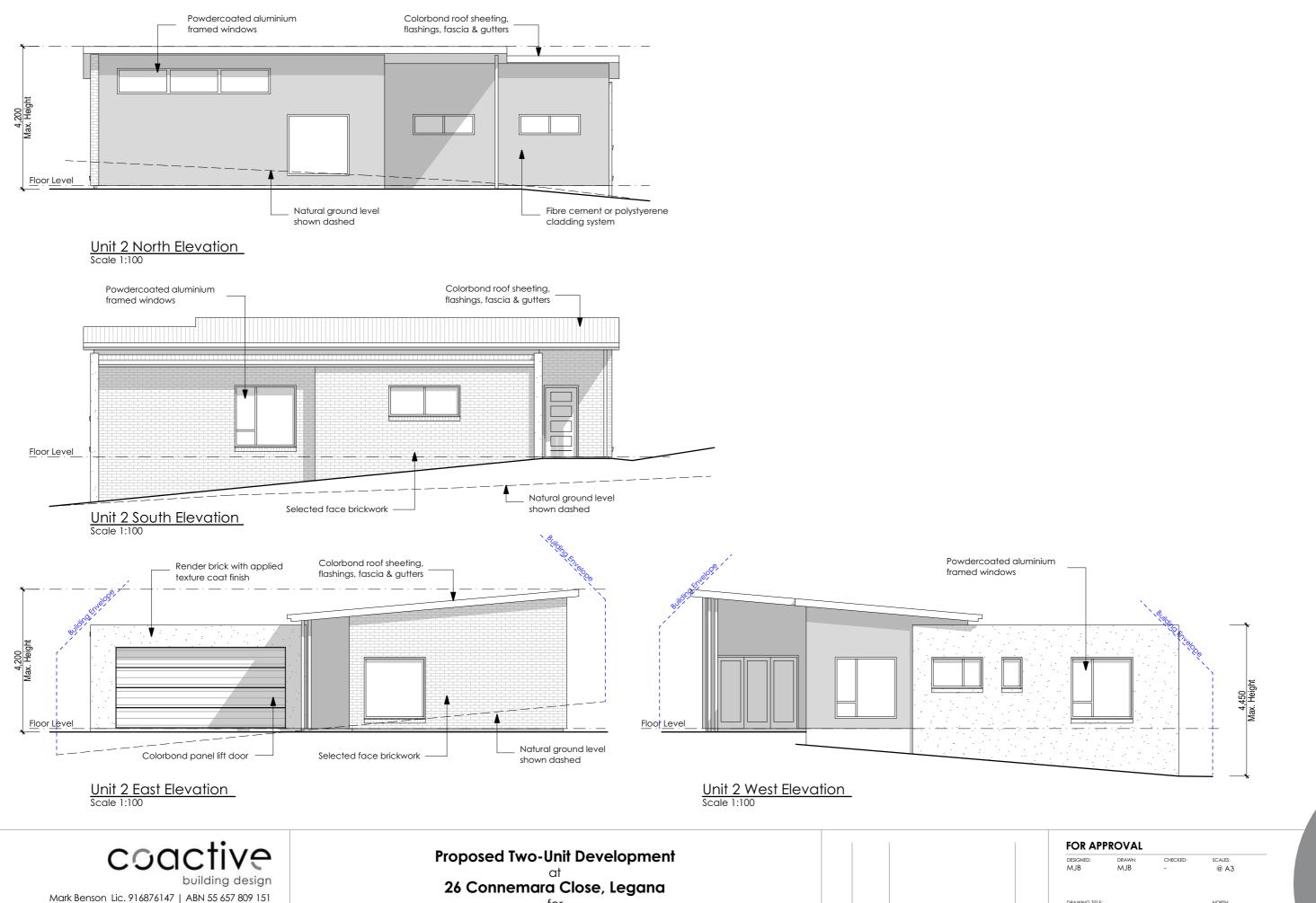
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A1	26.09.25	Planning Application	MB
REV.	DATE	DESCRIPTION	INT.

DESIGNED:	DRAWN:	CHECKED:	SCALES:
MJB	MJB	-	@ A3
DRAWING TITLE: Unit 2 F	loor Pla	n	NORTH:



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R APPROVAL	
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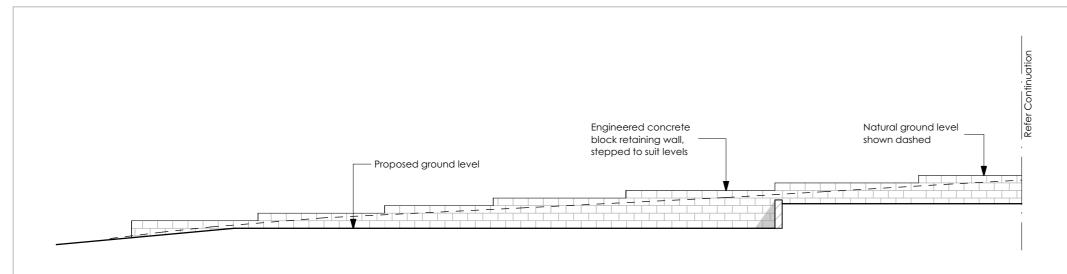
Email: info@coactivebuildingdesign.com.au Phone: 0455 669 949 coactivebuildingdesign.com.au

Level 1, 52-60 Brisbane Street, Launceston TAS 7250

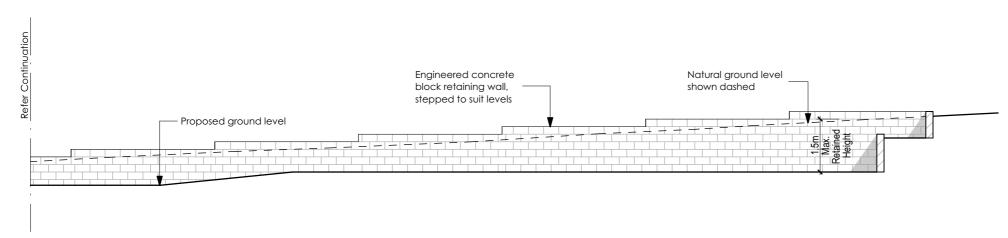
OH Developments Co Pty Ltd

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REV.	DATE	DESCRIPTION	INT.

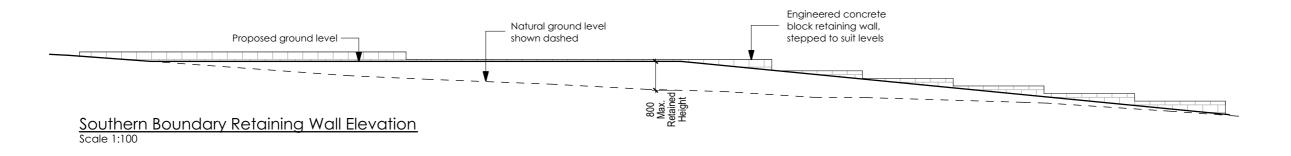
FOR API	FOR APPROVAL			
designed: MJB	drawn: MJB	CHECKED:	scales: @ A3	
DRAWING TITLE:	Elevatior	าร	NORTH:	
PROJECT NO: 25024	DRAWIN	G NO:	REV.	



Northern Boundary Retaining Wall Elevation Scale 1:100



Northern Boundary Retaining Wall Elevation Scale 1:100



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

Proposed Two-Unit Development 26 Connemara Close, Legana **OH Developments Co Pty Ltd**

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

DESIGNED:	DRAWN:	CHECKED:	SCALES:	
MJB	MJB	-	@ A3	
Elevati	ing Wall		NORTH:	
Lievaii	10113			
PROJECT NO:	DRAWIN	IG NO:	REV.	