

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number

PA2025328

Assess No:

A2752

PID No:

7622937

Applicant Name:	Stuart and Bronny Walsh				
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.*

WEST TAMAR COUNCIL



Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: Bronny Walsh

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) Stuart Paul and Bronny Walsh

Location / Address: 25 Rowsphorn Road, Riverside, TAS 7250

Title Reference: 49484/511

Zone(s): LOT 511

Existing Development/Use: Residential

Existing Developed Area: Residential

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: Shed to store ride on mower, gardening tools, Boat etc

Development Type:

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

Description of development: Relocation of existing shed from another property in Northern Midlands Council. This has been approved previously by the Municipality of Longford to building code standards (ATTACHED). The brand is CYCLAD. Concrete pillars 900 mm deep x 450 mm diameter with hard core base and gravel top.

New or Additional Area:

Estimated construction cost of the proposed development:

Owner builder erection plus cost of shed and its relocation \$20,000

Building Materials:

Wall Type: Colourbond sheets

Colour: cream

Roof Type: Colourbond sheets

Colour: green

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:	N/A		
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,

Bronny Walsh

Name (print)



Signed

8/10/2025

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)

Applicant_Name

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.

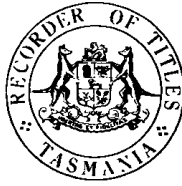
Right of Way Owner:

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

**SCHEDULE OF EASEMENTS****PLAN NO.****SP49484**

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.

LOT 1 is TOGETHER WITH a right of carriageway over the Mutual Rights of Way (Private) 6.00 wide numbered A and B shown passing through Lots 507 and 508 on the Plan.

LOT 506 is TOGETHER WITH a right of carriageway over the Mutual Rights of Way (Private) 6.00 wide numbered A and B shown passing through Lots 507 and 508 on the Plan.

LOT 507 is TOGETHER WITH a right of carriageway over the Mutual Right of Way (Private) 6.00 wide numbered B shown passing through Lot 508 on the Plan.

LOT 507 is ^{Lot 1,} SUBJECT TO a right of carriage way (appurtenant to/Lot 506, 508 and 509) over the Mutual Right of Way (Private) 6.00 wide numbered A shown passing through such Lot.

49484

LOT 508 is TOGETHER WITH a right of carriageway over the Mutual Right of Way (Private)

6.00 wide numbered A shown passing through Lot 507 on the Plan.

LOT 507 is SUBJECT TO a right of carriage way (appurtenant to ^{Lot 1,} Lot 506, 507 and 509) over the Mutual Right of Way (Private) 6.00 wide numbered B shown passing through such Lot.

LOT 509 is TOGETHER WITH a right of carriageway over the Mutual Rights of Way (Private)

6.00 wide numbered A and B shown passing through Lot 507 and 508 on the Plan.

LOT 515 & 530 are each SUBJECT TO a Pipeline Easement in favour of the Rivers & Water

Supply Commission as described in Indenture Number 38/8123 over the Pipeline Easement 10.06 wide shown passing through such Lots.

FENCING PROVISION

In respect of each Lot shown on the Plan the Vendors MOLINARA PASTORAL CO. PTY. LTD. and ANDREW ROBERT GREENEY and LISA JANE GREENEY shall not be required to fence.

THE COMMON SEAL of MOLINARA)
PASTORAL CO. PTY. LTD. as registered)
proprietor of the lands comprised in folio of)
the Register Volume 4598 Folio 68 was)
hereto affixed in the presence of:)



Director

Secretary

49484

EXECUTED by ELDERS FINANCE LTD.)
by its Attorneys under Power of Attorney)
No. 61/7548 (and the signatories declare that)
they have received no notice of revocation of)
the said Power) in the presence of:)

Shank Nair
381 Collins Street
Melbourne
Law Clerk

Edward Barton Beesley
EDWARD BARTON BEESLEY
John Arthur Kristaps
JOHN ARTHUR KRISTAPS

SIGNED by ANDREW ROBERT)
GREENEY and LISA JANE GREENEY)
as registered proprietors of the lands)
comprised in folio of the Register Volume)
4604 Folio 61 in the presence of:)

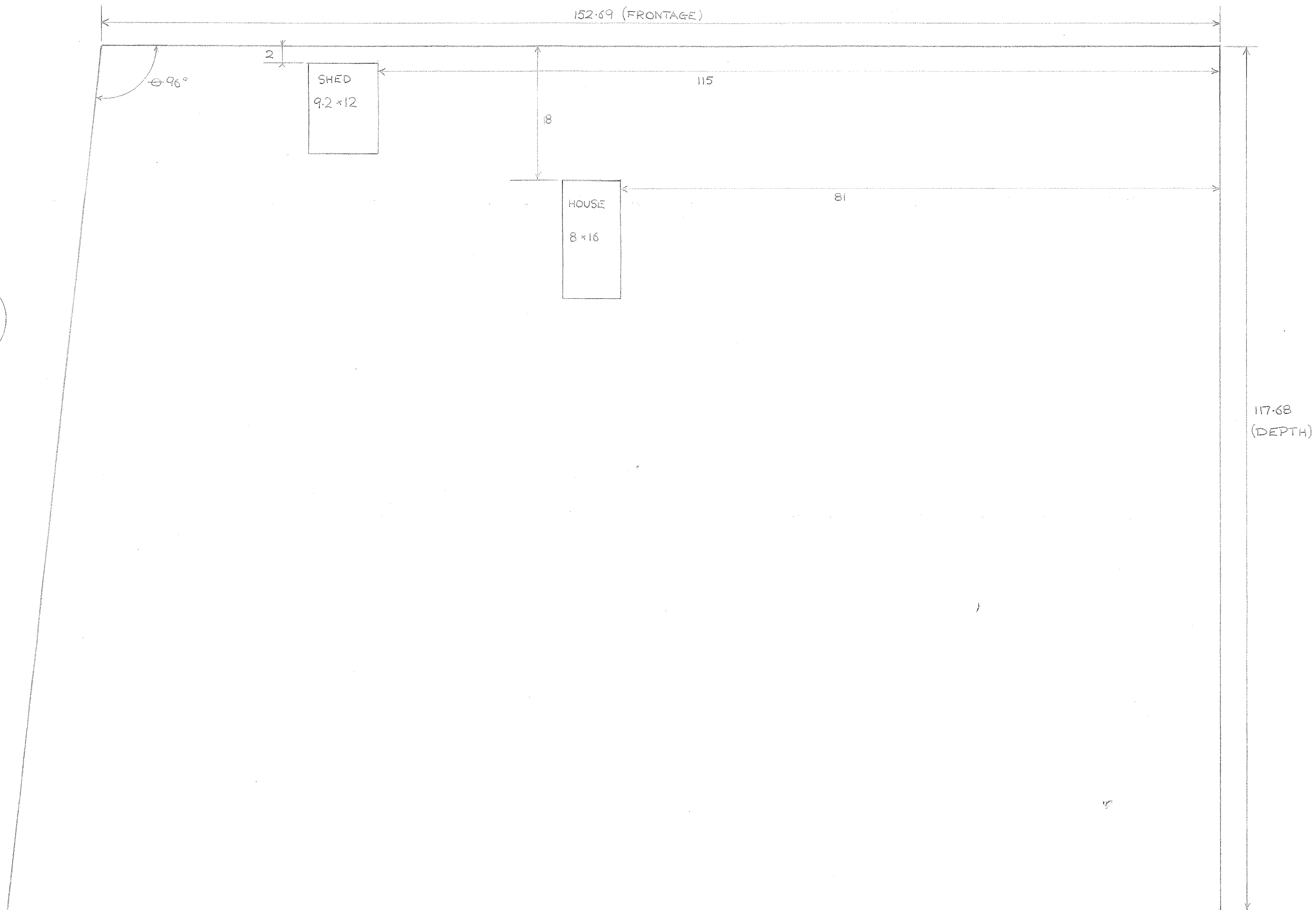
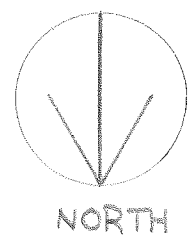
Andrew Robert Greeney
Lisa Jane Greeney

A. Greeney
L. Greeney

This is the schedule of easements attached to the plan of MOLINARA PASTORAL CO. PTY. LTD.
(Insert Subdivider's Full Name)
..... affecting land in
CT 4604/61 CT 4504/68
(Insert Title Reference)

Sealed by on 19.....
Solicitor's Reference
Council Clerk/Town Clerk

OS-K 3134



LOT: 3 "GIBBET HILL"

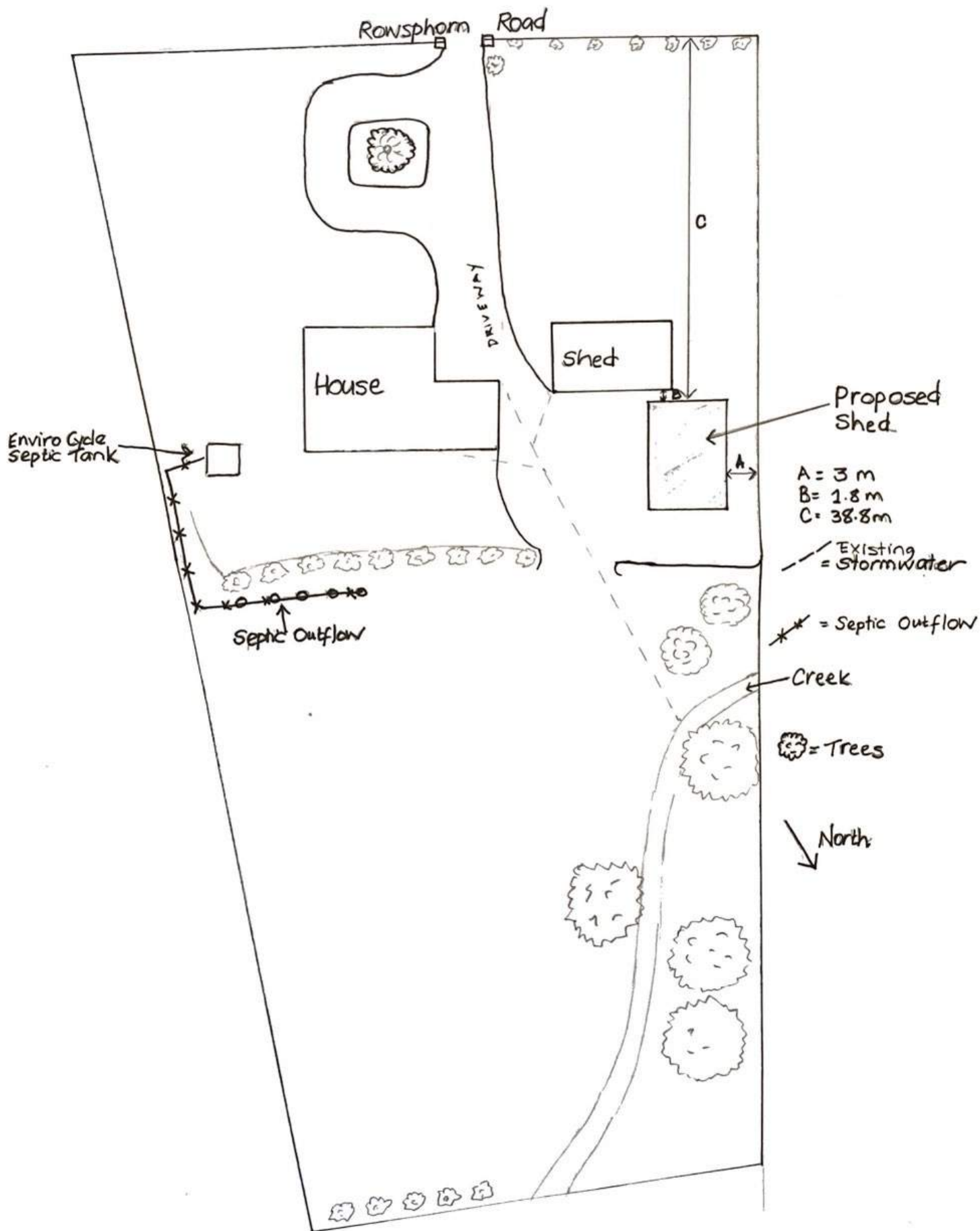
SURVEY: P18088

SCALE - 1:500
UNITS - METRES

D HAMER

7/9/93

Site Plan for Proposed 9x12x2.4m Shed
 25 Rowspharm Rd, Riverside
 Bronny Walsh



CYCLAD BUILDINGS

91 ST. LEONARDS ROAD, LAUNCESTON
 POSTAL: 12 MIAMI PLACE, YOUNGTOWN 7249
 TELEPHONE: (003) 39 4489

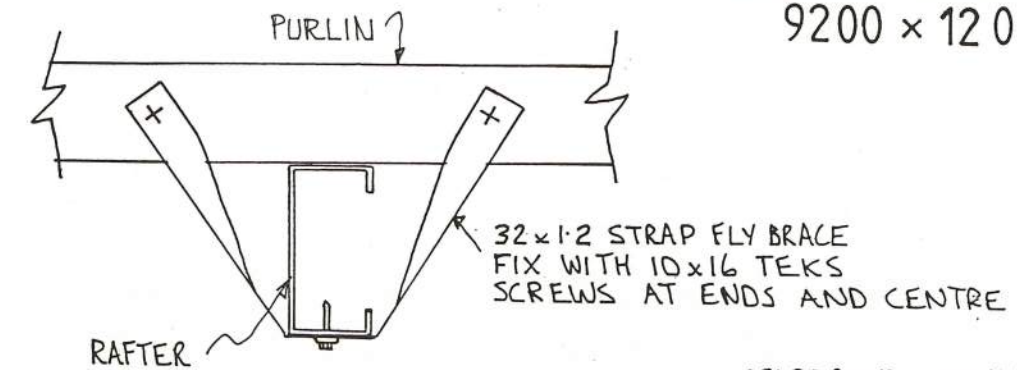
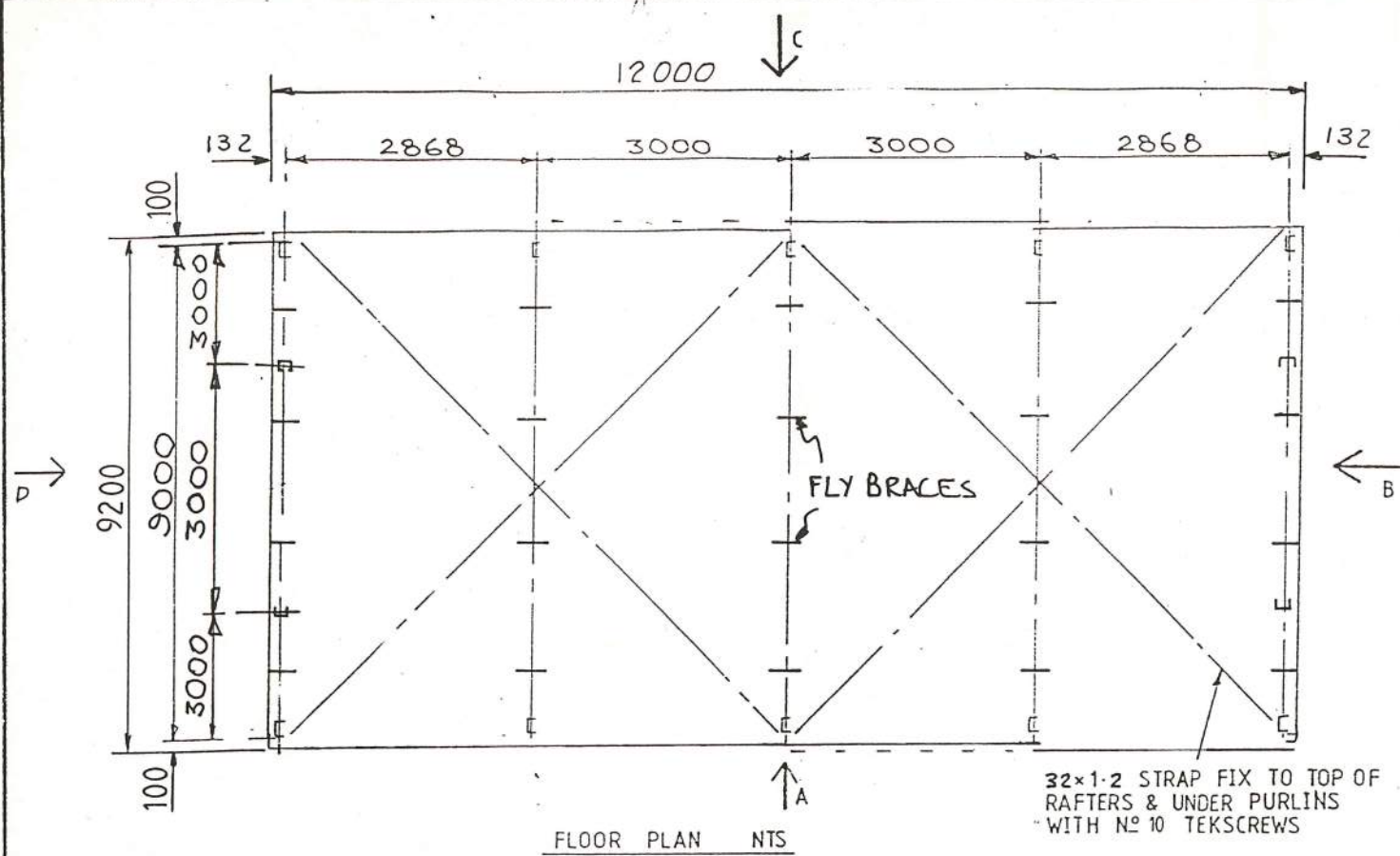
DATE	20/8/93	DRAWN	JPO	SCALE	NTS
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CLIENT: RON HAMER
 P.O. BOX 126
 WHITE MARK 7255

BUILDING:
 9.0 m SPAN x 12.0 m LONG x 2.4 m HIGH

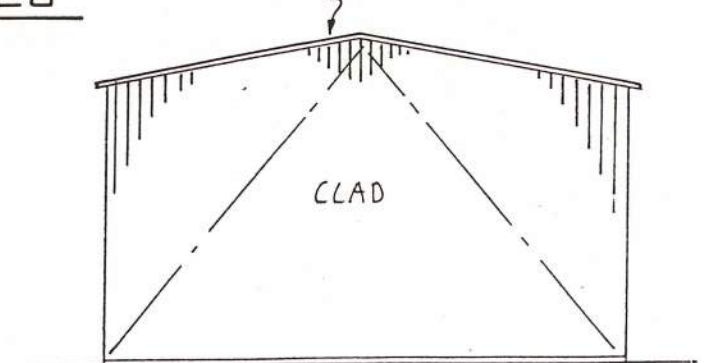
OVERALL SLAB SIZE

9200 x 12000

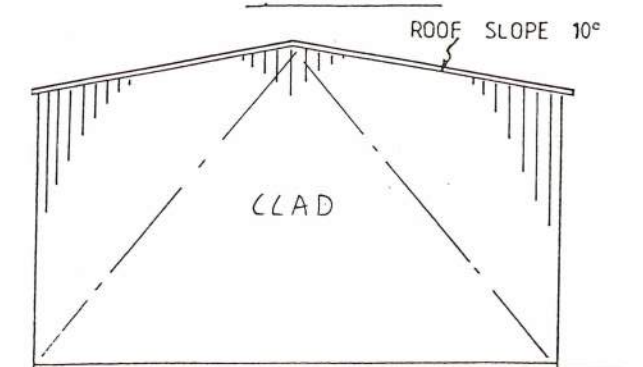


FLY BRACE DETAILS

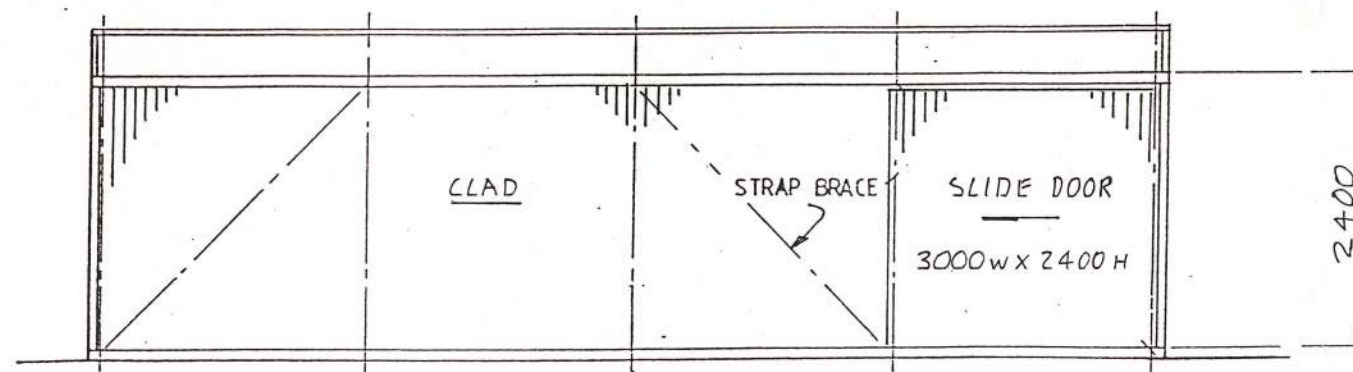
COLORBOND SQUARE RIB ROOF AND WALL SHEETING



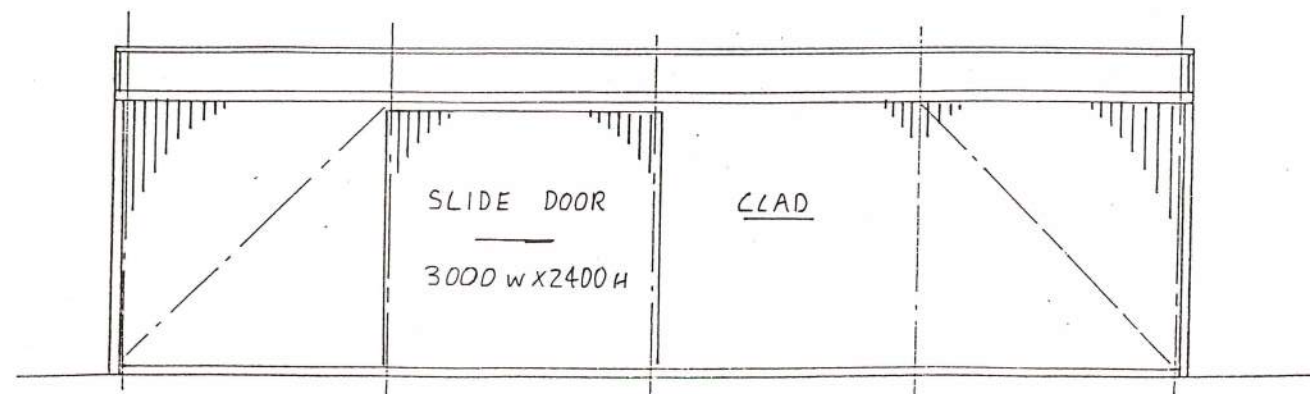
ELEVATION B



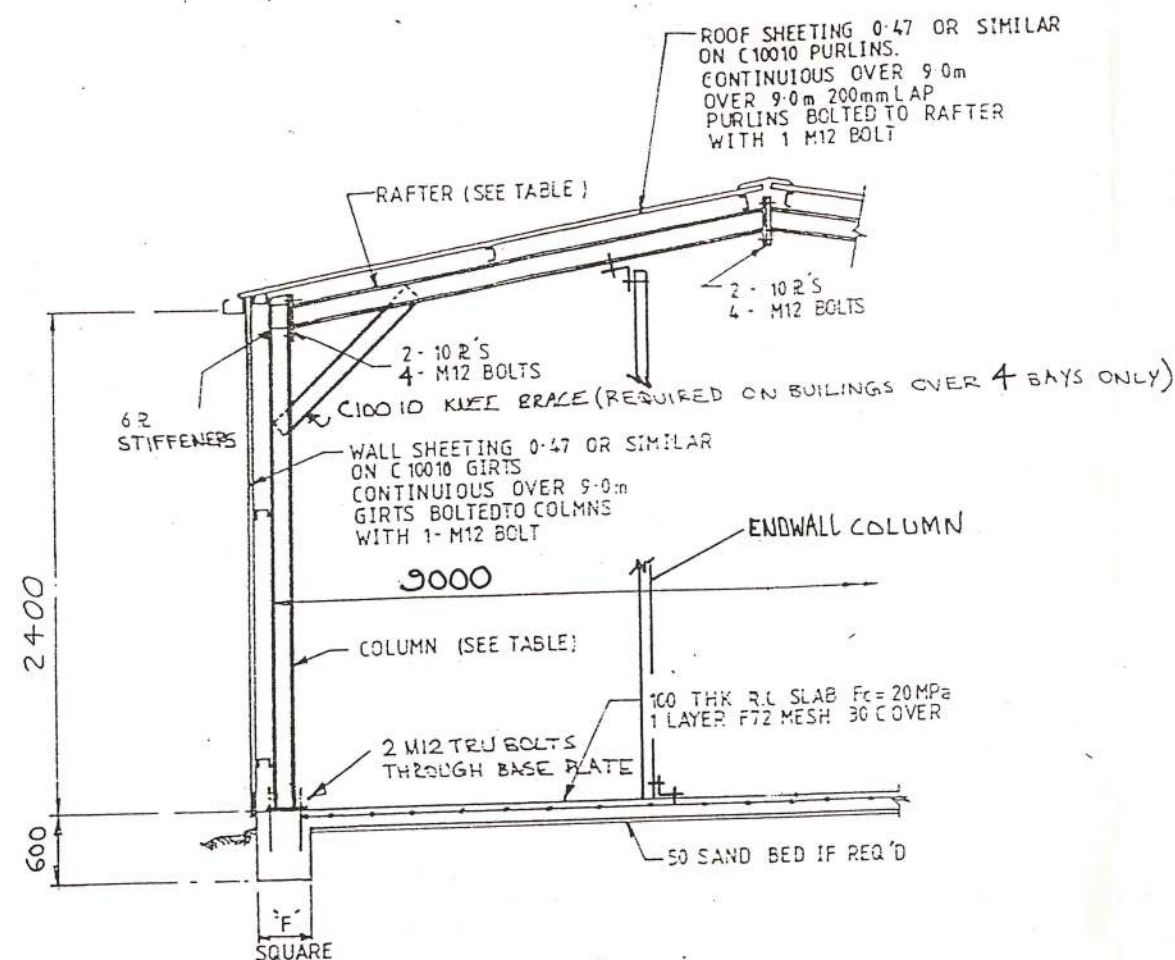
ELEVATION D



ELEVATION C

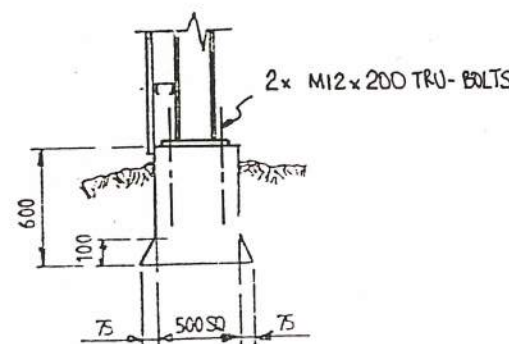


DRG N° 9/1

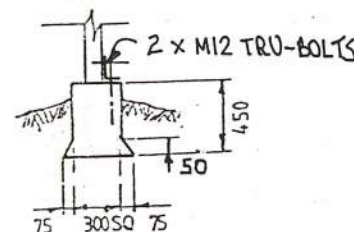


TYPICAL PORTAL DETAIL NTS

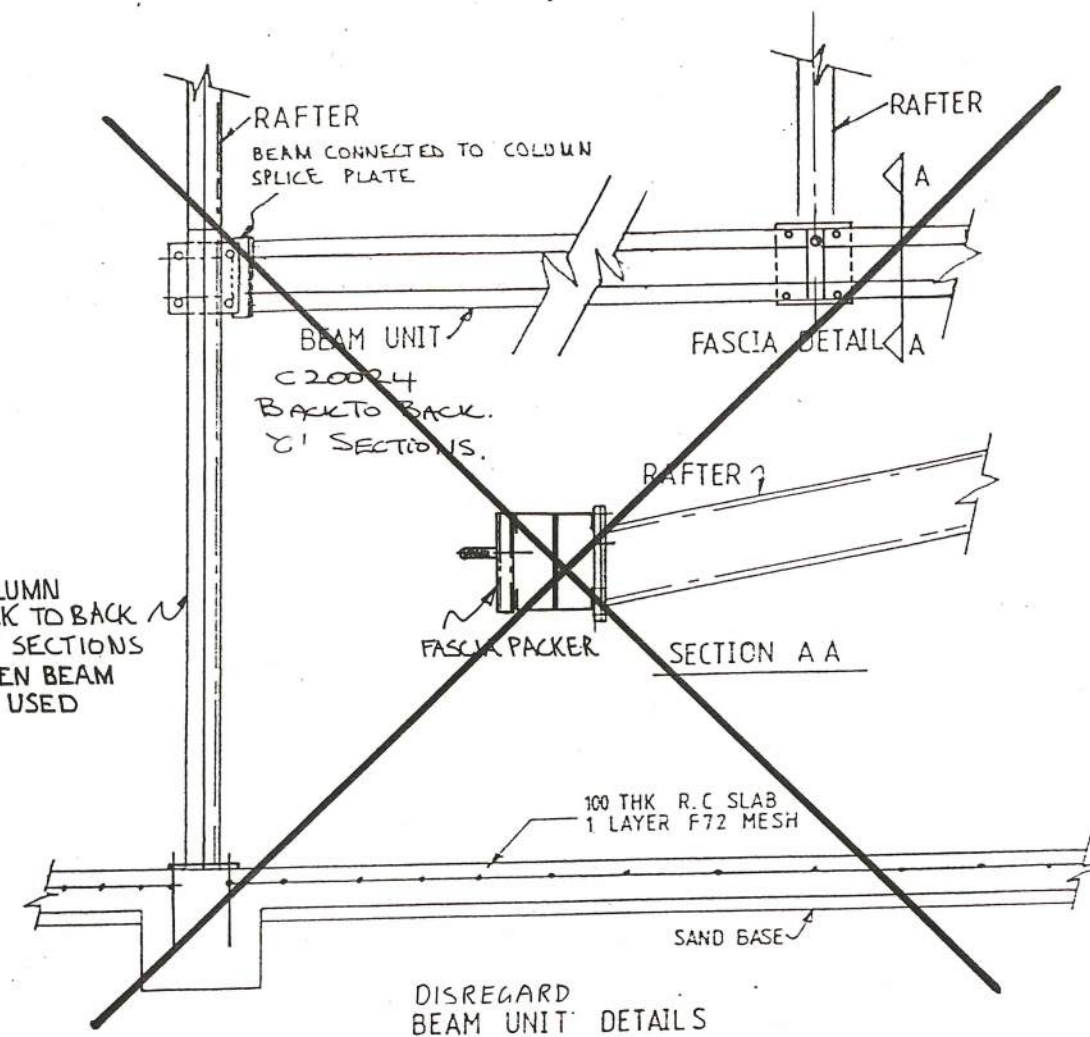
FASCIA HEIGHT	WIND CATEGORY	COLUMN SECTION	RAFTER SECTION	FOOTING DIM F	ENDWALL COLUMN
2400	CAT 2	C20013	C20013	400	C15015
3000	CAT 2	C20013	C20013	400	C15015
3600	CAT 2	C20013	C20013	400	C15015



FOOTING DETAIL FOR PORTAL FRAME COLUMNS WHERE SLAB IS NOT REQ'D



FOOTING DETAIL END FRAME INT' COL WHERE SLAB IS NOT REQ'D



DESIGN CRITERIA

ROOF LIVE LOAD
UNIFORMLY DISTRIBUTED 0.25 KPa
POINT LOAD 4.5 KN
DEFLECTIONS LIMITED FOR INDUSTRIAL USAGE

CLIENT RON HAMER
P.O. BOX 126
WHITE MARK
FLINDERS ISLAND 7255

DATE 20/8/93
SCALE NTS
DRAWN JPO

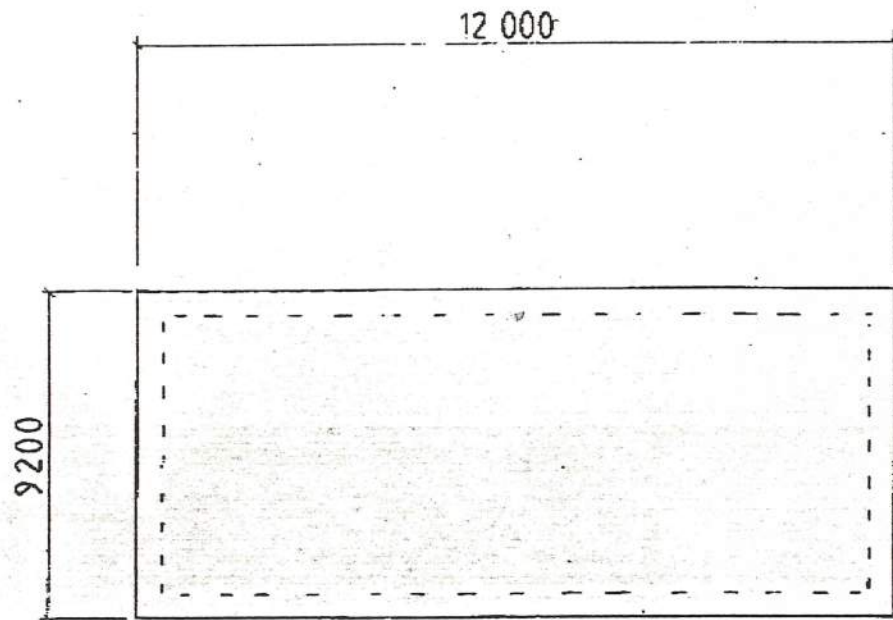
CYCLAD BUILDINGS
91 ST. LEONARDS ROAD, LAUNCESTON
POSTAL: 12 MIAMI PLACE, YOUNGTOWN 7249
TELEPHONE: (003) 39 4489

B

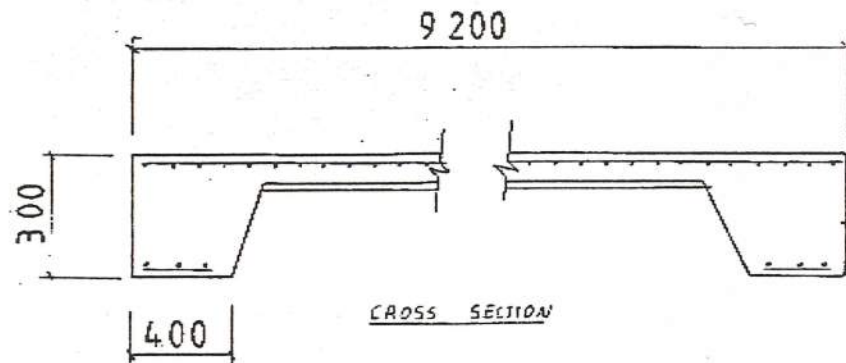
9.0 m SPAN x 12.0 m LONG x 2.4 m HIGH

Building Surveyor

DRG No 9/2



PLAN



CROSS SECTION

SLAB DETAILS

SIZE: 9 200 × 12 000 O/A

100 THICK

F_c 25 MPa

F72 MESH 30 COVER

TRENCH MESH F8 TM

DRAWN	JPO	CHECKED		DATE	20/8/93	SCALE	NTS
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