

PLANNING APPLICATION FORM

Section 57 & 58

**OFFICE USE
ONLY**

Application Number **PA2025356**

Assess No: **A12491**

PID No: **3411526**

Applicant Name:	Andrew Heap					
Applicant Contact Name	Andrew					
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: Andrew Heap

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) Andrew Heap

Location / Address: 355 Bowens Road, Yorktown

Title Reference: 122364/1

Zone(s): Rural

Existing Development/Use: Vacant Land

Existing Developed Area: Vacant Land

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):

Cabin, Amenities & Pre-fab Shed

DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: <input checked="" type="checkbox"/>	Visitor Accommodation: <input type="checkbox"/>	Commercial: <input type="checkbox"/>	Other: <input type="checkbox"/>
	Description of Use: Residential Dwelling, Greenhouse & Storage Shed			

Development Type:	Building work: <input checked="" type="checkbox"/>	Demolition: <input type="checkbox"/>	Subdivision: <input type="checkbox"/>	Other: <input type="checkbox"/>
	Description of development: New cabin, amenities, greenhouse & pre-fab shed			

New or Additional Area: Cabin – 25m² / Amenities – 7m² / Greenhouse – 32m² / Pre-fab Shed – 85m²

Estimated construction cost of the proposed development: \$100,000

Building Materials:	Wall Type: C'bond & Fibre Cement	Colour: Zinalume & Monument
	Roof Type: Colorbond	Colour: Zinalume

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/ASubdivision 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,

ANDREW HEAP
Name (print)


Signed

22-10-25
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)

ANDREW HEAP
Name (print)


Signed

22-10-25
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.

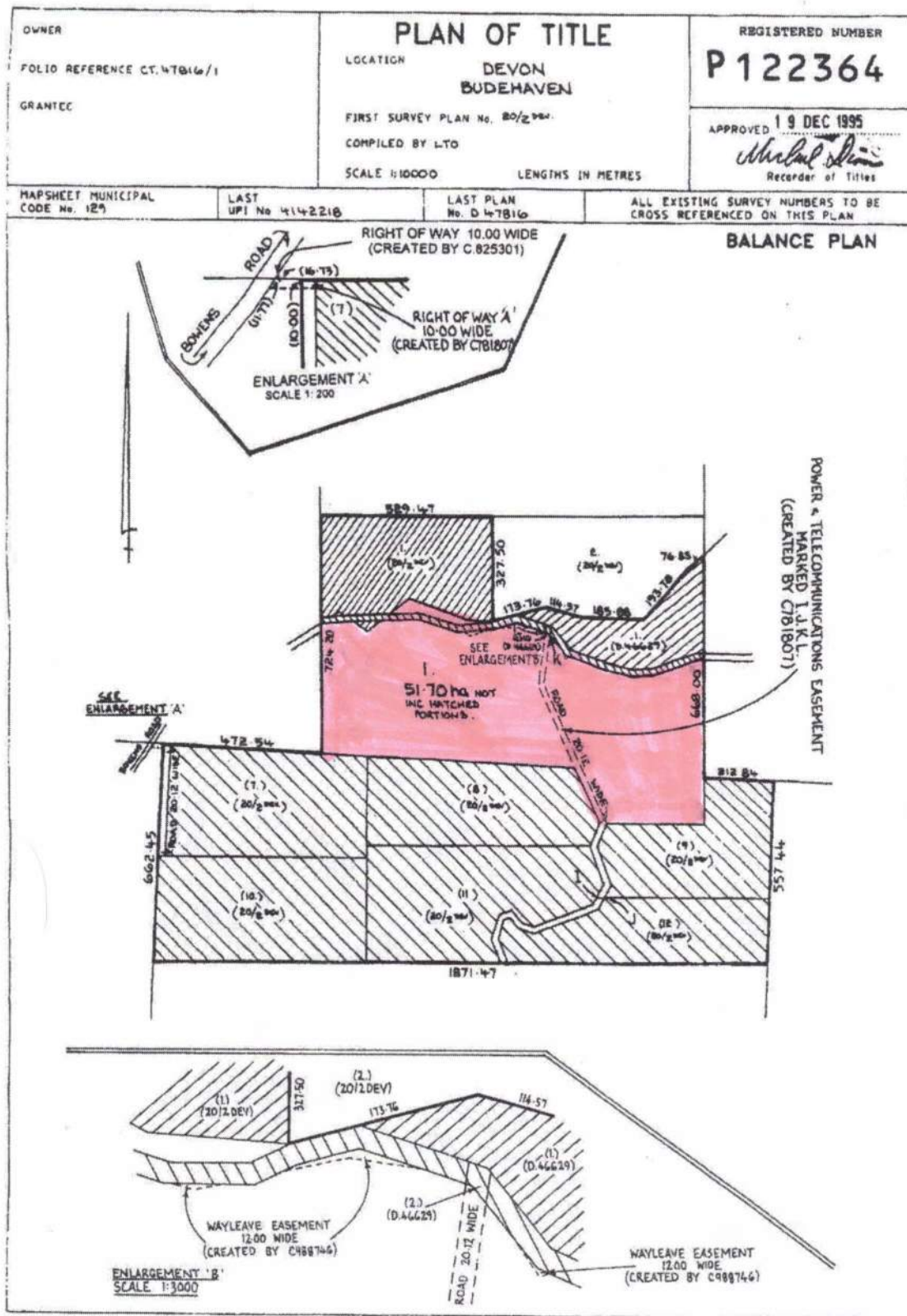
Right of Way Owner:

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.

ANDREW HEAP
Name (print)


Signed

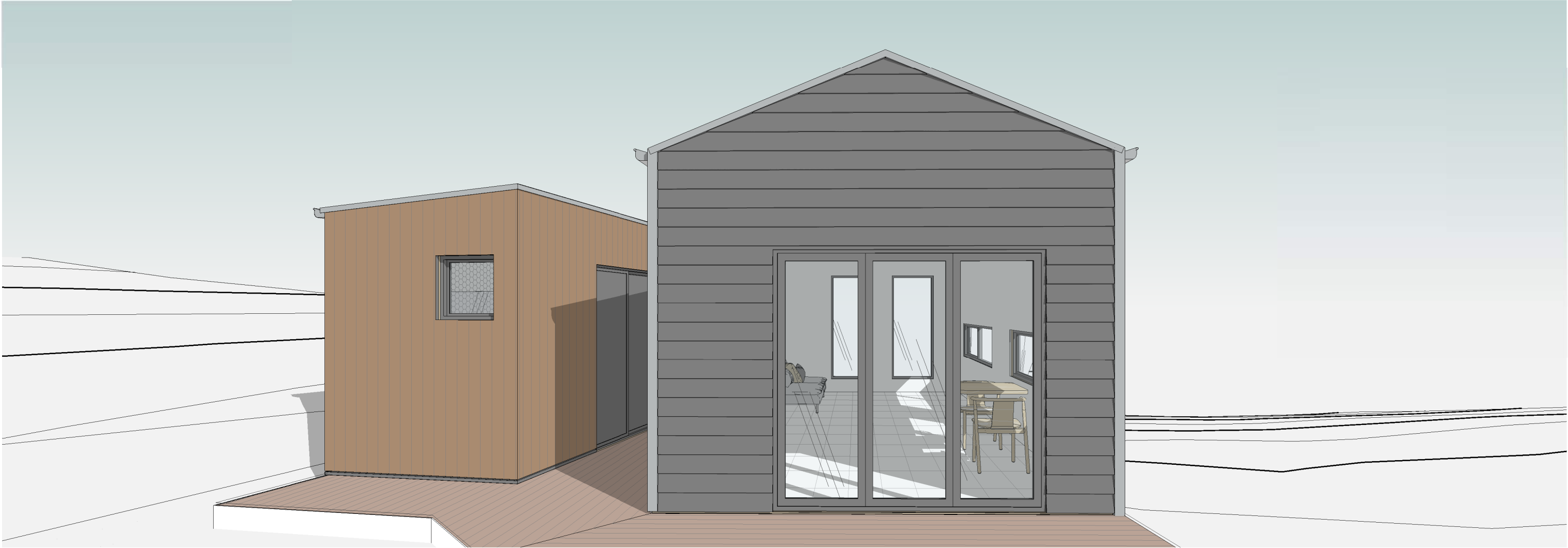
22-10-25
Date



ANDREW HEAP

Substantial Compliance Cabin & Shed

355 BOWENS ROAD, YORKTOWN



PROJECT INFORMATION

1. PROPERTY DETAILS
- 1.1 TITLE REFERENCE: 122364/1
- 1.2 PROPERTY ID: 3411526
- 1.3 SITE AREA: 18.9HA
- 1.4 ZONING: RURAL
2. DRAWINGS IN SET
- 2.1 REFER SHEET LIST
3. FLOOR AREA
- 3.1 EXISTING: N/A
- 3.2 PROPOSED: CABIN 25m² ~ AMENITIES 7m²
- GREENHOUSE 32m² ~ PRE-FAB SHED 85m²
4. DESIGN WIND SPEED
- 4.1 REFER STRUCTURAL ENGINEER
5. SOIL CLASSIFICATION
- 5.1 REFER GEOTECHNICAL ENGINEER
6. BAL RATING
- 6.1 REFER BUSH FIRE REPORT

SHEET LIST

General Series	
TITLE SHEET.....	A001
Site Plans	
SITE PLAN.....	A101
Floor Plans	
NOTATION PLAN.....	A241
Elevations	
ELEVATIONS 1.....	A301



SITE PLAN NOTES

1. CONFIRM THE LOCATIONS OF ALL PROPERTY BOUNDARIES PRIOR TO COMMENCING WORK TO ENSURE THAT THE WORKS ARE LOCATED WITHIN THE PROPERTY.
2. CONFIRM THE LOCATION AND SIZE OF ALL EX'G UNDERGROUND ASSETS PRIOR TO COMMENCING WORK.
3. ALL SITE DIMENSIONS ARE TO OUTSIDE OF CLADDING UNLESS NOTED OTHERWISE.
4. ALL REDUCED LEVELS ARE INDICATIVE AND MUST BE CONFIRMED ON SITE BY A LICENSED SURVEYOR PRIOR TO COMMENCING CONSTRUCTION.
5. ALL BUILDING SETOUT MUST BE UNDERTAKEN BY A LICENSED SURVEYOR.

SITE PLAN LEGEND

- HATCHED AREAS GENERALLY INDICATE EXISTING BUILDINGS AND STRUCTURES
- $XXX^{\circ} XX' XX''$
 $XX.XX$ SITE BOUNDARY BEARING & DISTANCE
- DASH DENOTES DRAINAGE EASEMENT
- CENTRELINE DENOTES SITE BOUNDARY
- FENCELINE DENOTES SITE AND/OR BOUNDARY FENCE

01 LOCATION PLAN
SCALE 1 : 5000

Revisions			
P4	01.12.25	DEVELOPMENT APPLICATION	SG
P3	28.10.25	DEVELOPMENT APPLICATION	SG
P2	22.05.25	PRELIMINARY	SG
P1	10.01.25	PRELIMINARY	SG
Rev	Date	Reason for issue	App'd





01 SITE PLAN
SCALE 1 : 500

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- CENTRELINE DENOTES SITE BOUNDARY
- FENCELINE DENOTES SITE AND/OR BOUNDARY FENCE



FLOOR PLAN NOTES

1. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL DRAWINGS, SCHEDULES AND SPECIFICATIONS.
2. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS AND SPECIFICATIONS.

FLOOR PLAN LEGEND

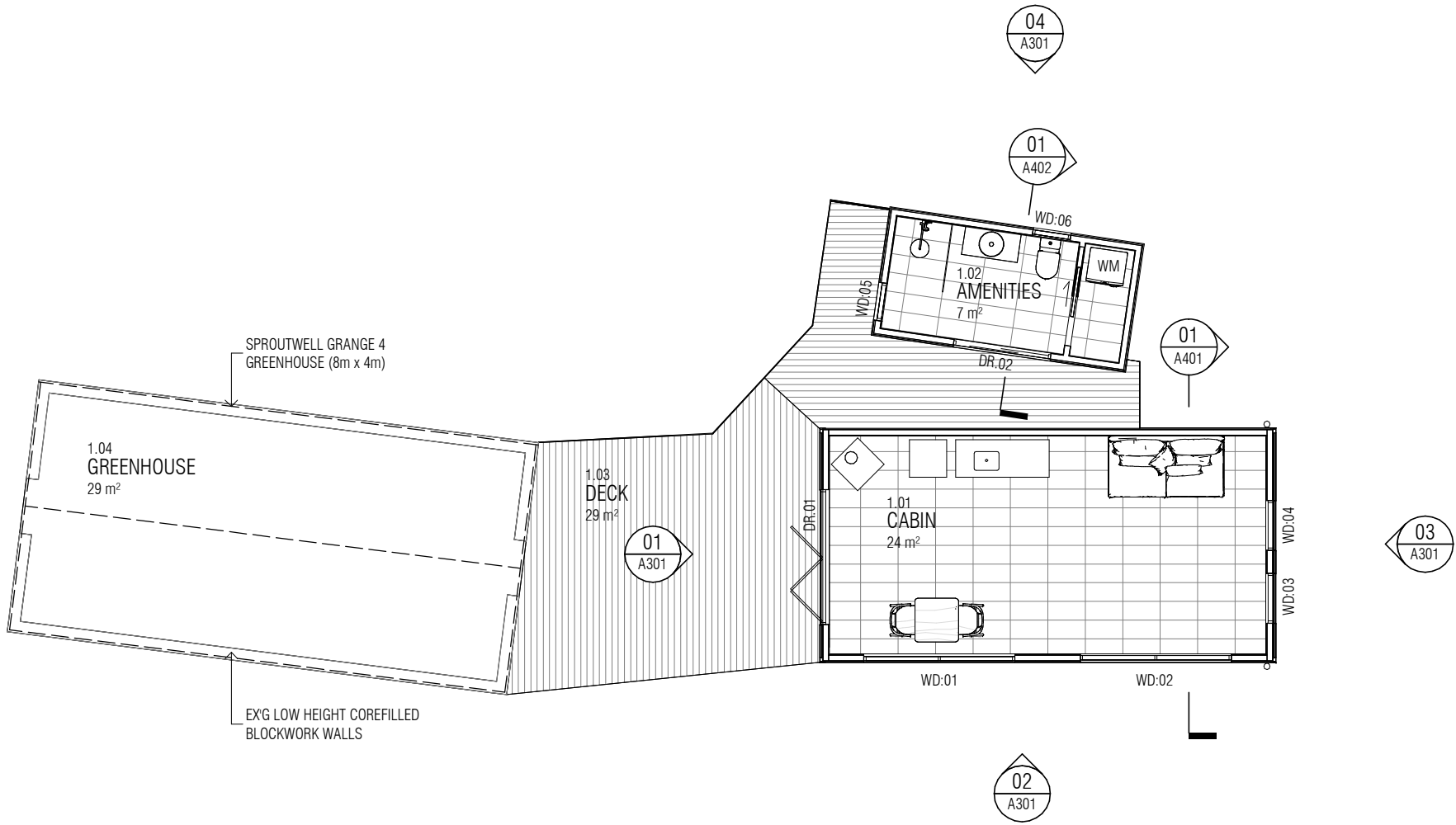
<div></div>	TIMBER OR STEEL STUD FRAMING AS DOCUMENTED
<div></div>	CLAY OR CONCRETE MASONRY BRICK AS DOCUMENTED
<div></div>	CONCRETE MASONRY BLOCK AS DOCUMENTED
<div></div>	EXISTING WALL
DR:XX	DOOR NUMBER REFERENCE TAG. NUMBER REFERS TO DOOR TYPE (xx) REFER TO DOOR SCHEDULE FOR DETAILS
WD:XX	WINDOW NUMBER REFERENCE TAG. TEXT REFERS TO WINDOW (WD), NUMBER REFERS TO WINDOW NUMBER (xx). REFER TO WINDOW SCHEDULE AND DETAILS
PL:XX	PARTITIONS & LININGS TYPE REFERENCE TAG. TEXT REFERS TO PARTITIONS & LINING (PL), NUMBER REFERS TO PARTITION & LINING TYPE. REFER TO PARTITION & LININGS SCHEDULE AND DETAILS
CD:XX	CLADDING TYPE REFERENCE TAG. TEXT REFERS TO CLADDING (CD), NUMBER REFERS TO CLADDING TYPE. REFER TO SCHEDULE AND DETAILS
XX Axxx	ELEVATION REFERENCE TAG. UPPER NUMBER REFERS TO ELEVATION REFERENCE. LOWER TEXT AND NUMBER REFERS TO SHEET NUMBER

WINDOW SCHEDULE

NOTE 1.	ALL WINDOW FRAMES TO BE POWDERCOAT FINISH, COLOUR AS LISTED IN WINDOW SCHEDULE
NOTE 2.	ALL OPENABLE WINDOWS TO BE FITTED WITH MATCHING INSECT MESH SCREENS
NOTE 3.	WINDOW U-VALUE - REFER ENERGY EFFICIENCY REPORT
WD:01	2400W x 600H - AWNING / FIXED WINDOW, DOUBLE GLAZED, POWDERCOAT FINISH
WD:02	2400W x 600H - AWNING / FIXED WINDOW, DOUBLE GLAZED, POWDERCOAT FINISH
WD:03	800W x 2000H - FIXED WINDOW, DOUBLE GLAZED, POWDERCOAT FINISH
WD:04	800W x 2000H - FIXED WINDOW, DOUBLE GLAZED, POWDERCOAT FINISH
WD:05	600W x 600H - AWNING WINDOW, DOUBLE GLAZED, POWDERCOAT FINISH
WD:06	600W x 600H - AWNING WINDOW, DOUBLE GLAZED, POWDERCOAT FINISH

DOOR SCHEDULE

NOTE 1.	ALL ALUMINIUM FRAMING TO BE POWDERCOAT FINISH. COLOUR AS LISTED IN DOOR SCHEDULE
NOTE 2.	REFER DOOR HARDWARE SCHEDULE FOR DOOR HARDWARE
DR:01	2150W X 2100H ALUMINIUM BIFOLD DOOR. DOUBLE GLAZED, POWDERCOAT FINISH, COLOUR TBC
DR:02	1600W X 2100H ALUMINIUM SLIDING DOOR FX. DOUBLE GLAZED, POWDERCOAT FINISH, COLOUR TBC
DR:03	820W x 2040H SOLID CORE FLUSH PANEL CAVITY SLIDING DOOR, PAINT FINISH



01 NOTATION PLAN
SCALE 1 : 100



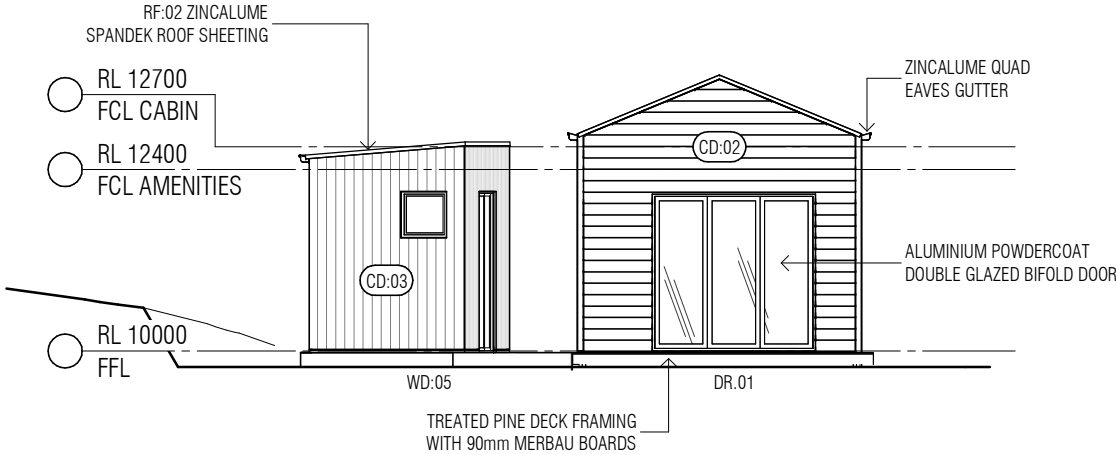
CLADDING SCHEDULE

- CD:01

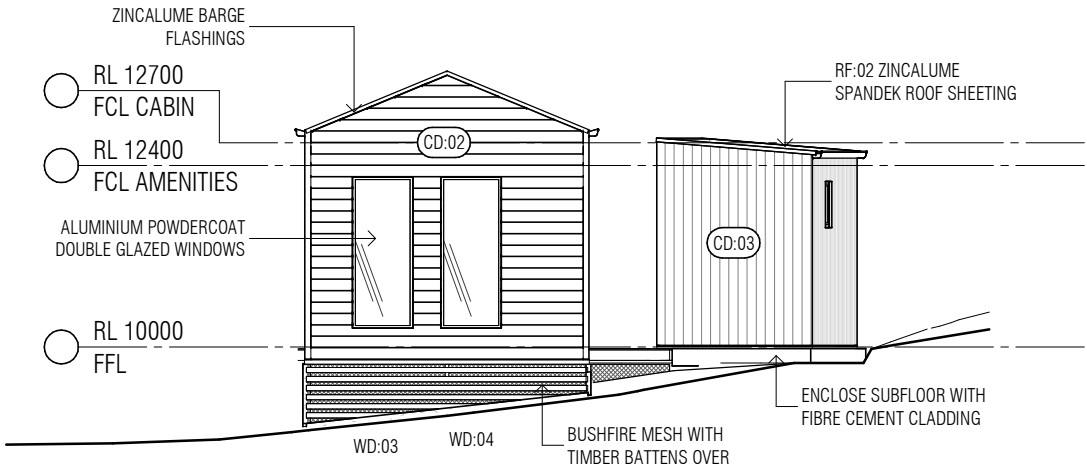
BLUESCOPE LYSAGHT CUSTOM ORB, 0.42 BMT
COLORBOND STEEL, COLOUR ZINCALUME.
SUPPLY CLADDING ASSEMBLY COMPLETE WITH ALL
PROPRIETARY FLASHINGS IN MIN 0.6 BMT COLORBOND
STEEL, COLOUR TO MATCH CLADDING. VERTICAL FIXED,
OVER VAPOUR PERMEABLE SARKING, TAPE ALL LAPS,
JOINS & PENETRATIONS WITH MANUFACTURER'S
RECOMMENDED TAPE (TYP.)
- CD:02

JAMES HARDIE SCYON LINEA CLADDING ON H3 BATTENS
OVER VAPOUR PERMEABLE SARKING. INSTALLED TO
MANUFACTURES SPECIFICATION.
- CD:03

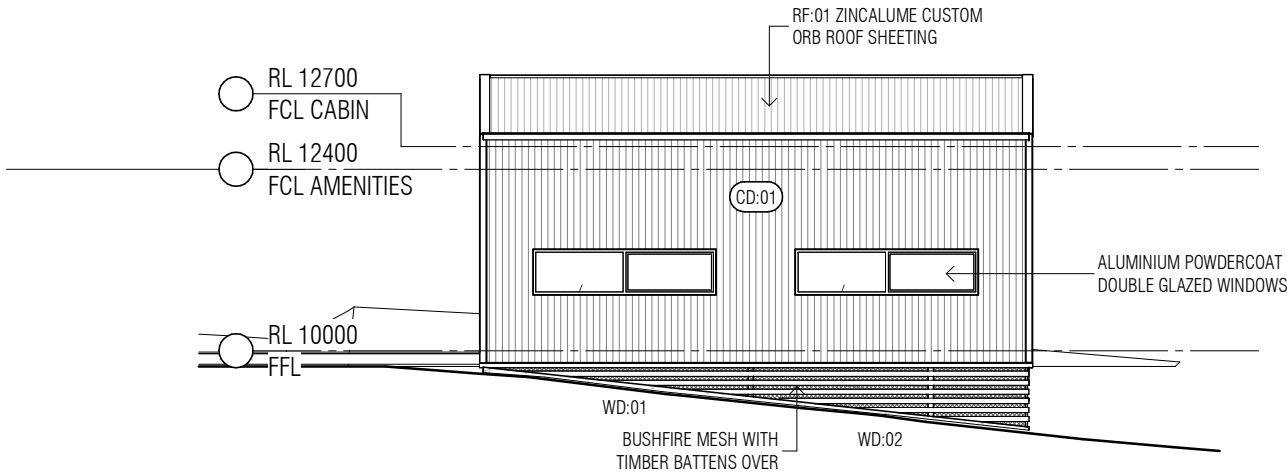
JAMES HARDIE SCYON AXON 133 SMOOTH CLADDING ON
19mm H3 BATTENS OVER BRADFORD ENVIROSEAL
PROCTORWRAP RESIDENTIAL WALL (RW) VAPOUR
PERMEABLE SARKING



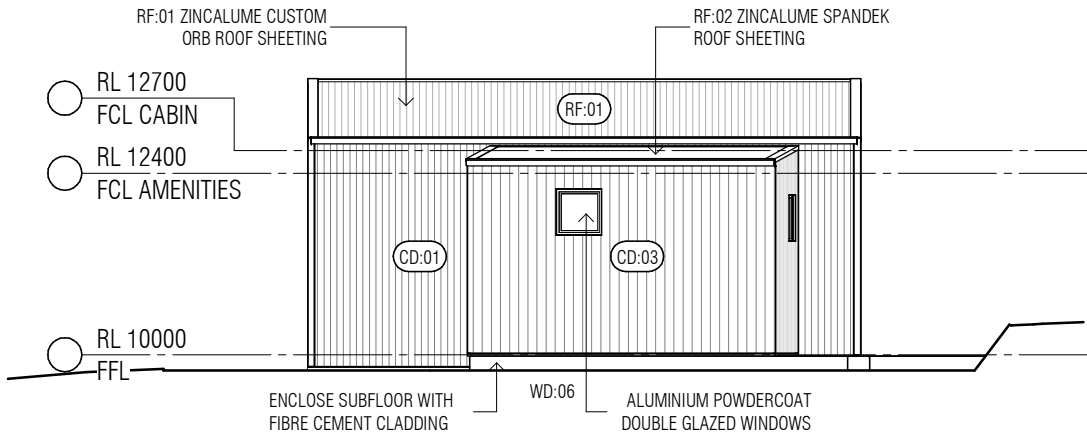
01 NORTH WEST ELEVATION
A241 SCALE 1 : 100



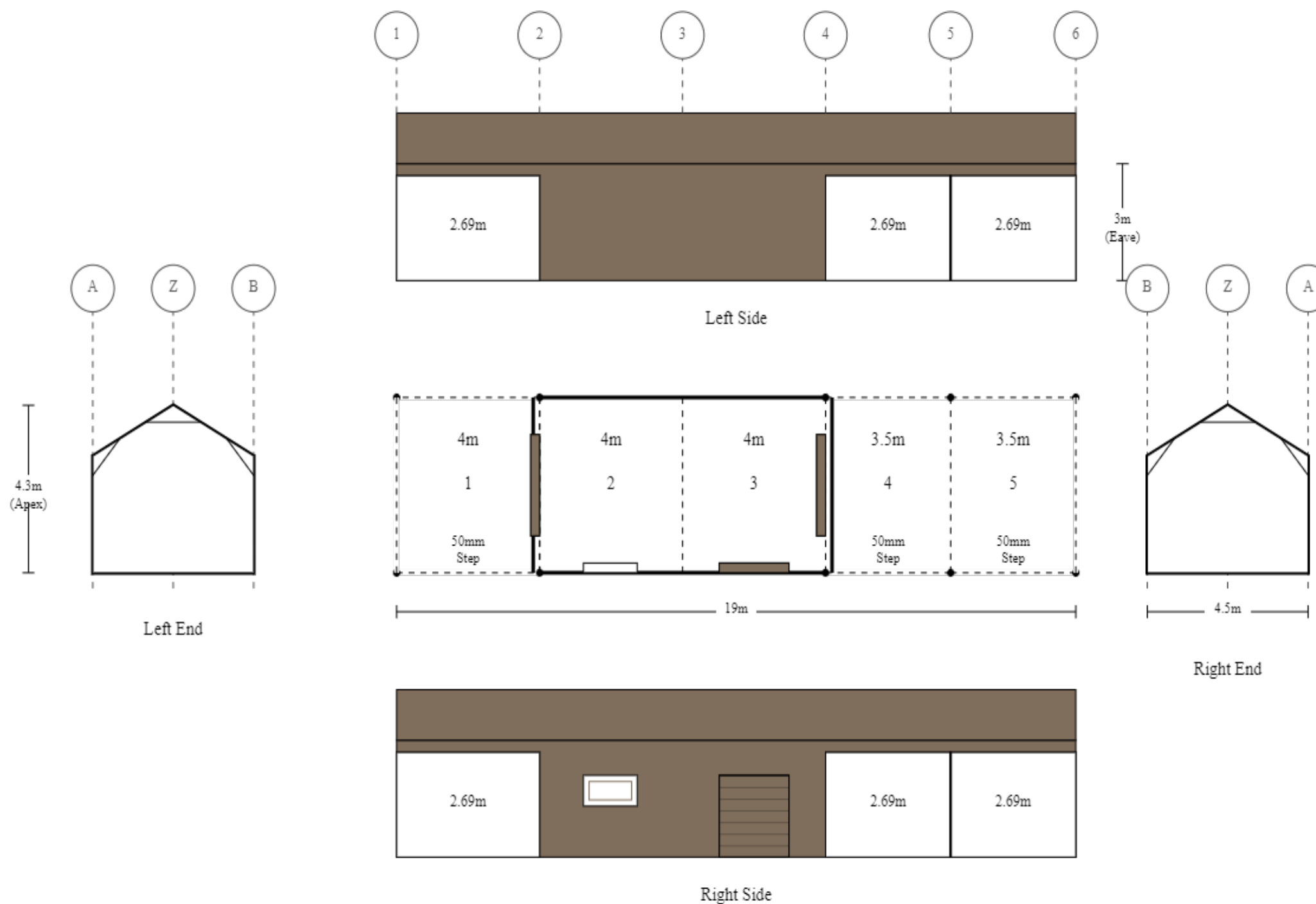
03 SOUTH EAST ELEVATION
A241 SCALE 1 : 100



02 SOUTH WEST ELEVATION
A241 SCALE 1 : 100



04 NORTH EAST ELEVATION
A241 SCALE 1 : 100



Purchaser Name: Andrew Heap

Site Address: 355 Bowens Road York Town TAS 7270 Australia

Drawing # SLAN214111 - 3

Print Date: 09/12/21

Layout
Not to Scale
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Seller: Sheds n Homes Launceston
Alteco Pty Ltd
Phone: 0437120410
Fax:
Email: ian.thomson@shedsnhomes.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
ME Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

Signature:

John Ronaldson

John Ronaldson

Date: 09/12/21