

## PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE  
ONLY

Application Number PA2025388

Assess No: A3811

PID No: 1661492

<b>Applicant Name:</b>	Engineering Plus					
<b>Applicant Contact Name</b>						
<b>Postal Address:</b>						
<b>Contact Phone:</b>	<b>Home</b>		<b>Work</b>		<b>Mobile</b>	
<b>Email Address:</b>						

## 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:** Allira Beswick obo Engineering Plus

**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) Mark John Tyeson & Kim Louise Tyeson

**Location / Address:** 19 Acropolis Dr  
Legana Tas 7277

**Title Reference:** 117116/21

**Zone(s):** 10.0 - Low Density Residential Zone

**Existing Development/Use:** Residential dwelling

**Existing Developed Area:** 318.24 m<sup>2</sup>

**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:  
Proposed shed & carport

**Development Type:**

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

Description of development:  
Residential shed & carport

**New or Additional Area:** 43 m<sup>2</sup>

**Estimated construction cost of the proposed development:** 40,000

**Building Materials:**

Wall Type: colorbond Colour: monument  
Roof Type: colorbond Colour: monument

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,*

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,*

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:**

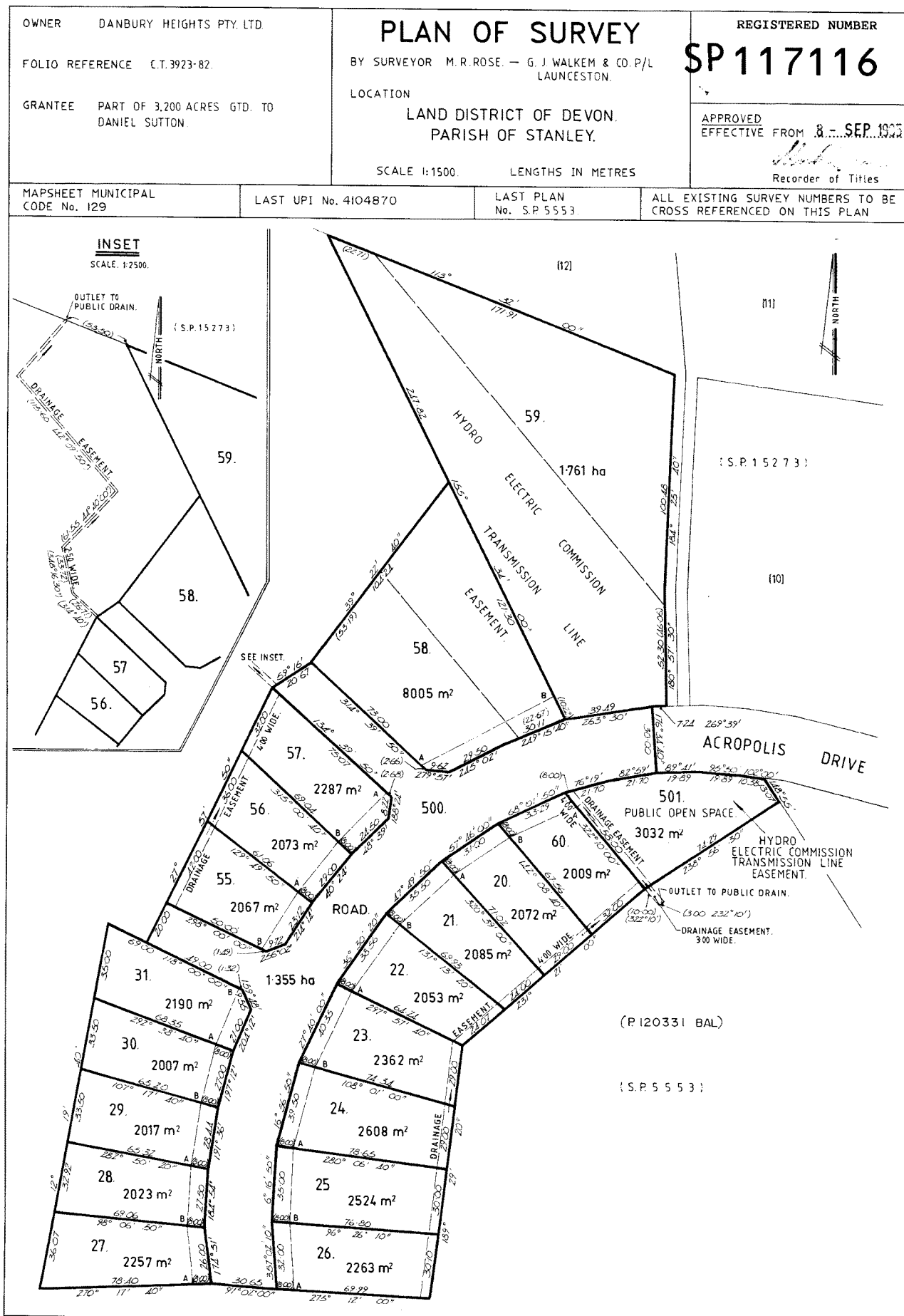
*As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.*

Name (print)

Signed

Date





## DRAWING SCHEDULE

A00 COVER PAGE  
A01 SITE PLAN

## PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION NO:	CC2211T
ZONE:	10.0 LOW DENSITY RESIDENTIAL ZONE
BUILDING CLASS:	CLASS 10A
LAND TITLE REFERENCE NUMBER:	117116/21
DESIGN WIND SPEED:	ASSUMED 'N3'
SOIL CLASSIFICATION:	ASSUMED 'H1'
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	TBA
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	LOW
FLOODING:	NO
LANDSLIP:	MEDIUM
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75MM ABOVE GROUND LEVEL

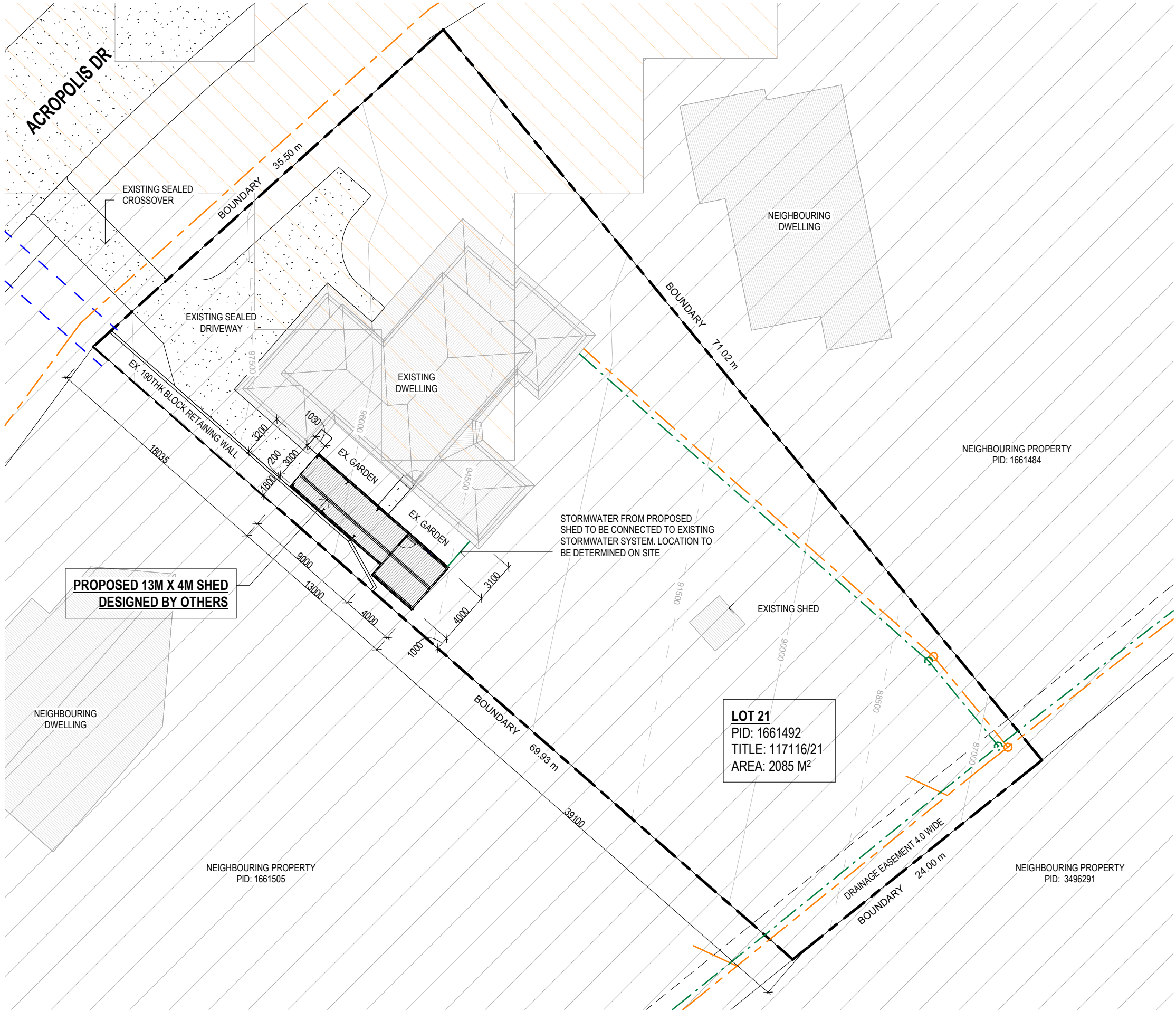
DEVELOPMENT AREA	
Name	Area
EXISTING DWELLING - FIRST FLOOR	160.11 m²
EXISTING DWELLING - GROUND FLOOR	309.54 m²
EXISTING SHED	8.71 m²
PROPOSED SHED	43.00 m²
521.35 m²	

## PROPOSED SHED

MARK JOHN TYESON  
& KIM LOUISE TYESON  
19 ACROPOLIS DR  
LEGANA TAS 7277

WEST TAMAR COUNCIL

## ISSUED FOR DEVELOPMENT APPROVAL



**DRAINAGE**  
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

**NOTE**  
STORMWATER FROM PROPOSED SHED TO BE DIRECTED INTO EXISTING STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

LEGEND	
	SEWER
	WATER
	STORMWATER
	MEDIUM LANDSLIP HAZARD BAND
	LOW LANDSLIP HAZARD BAND


PLANNING APPROVAL

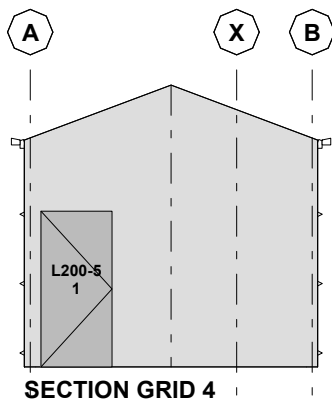
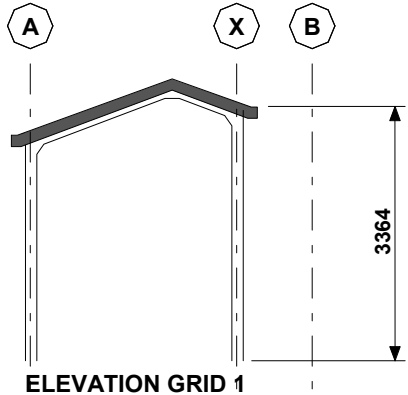
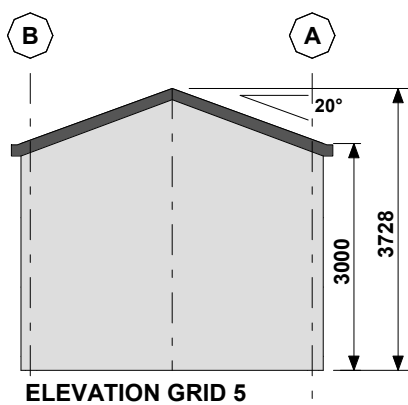
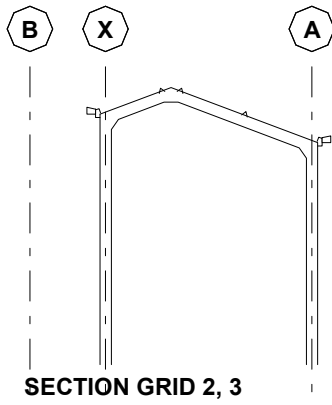
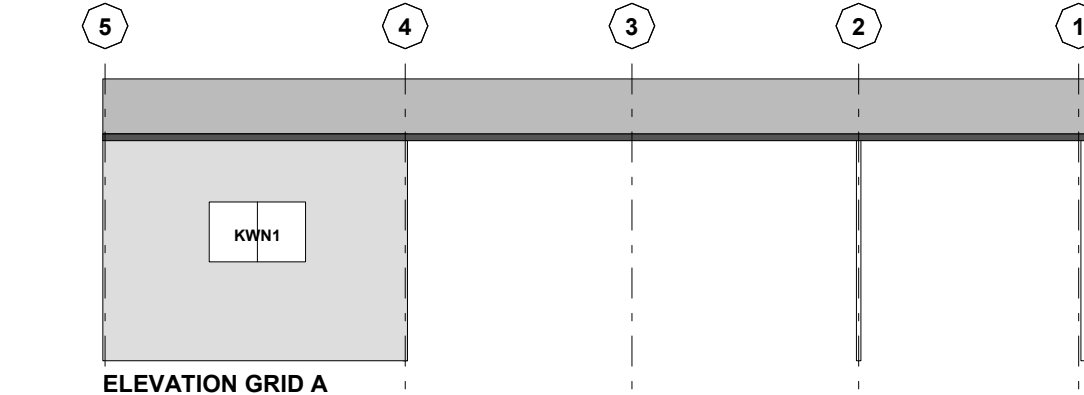
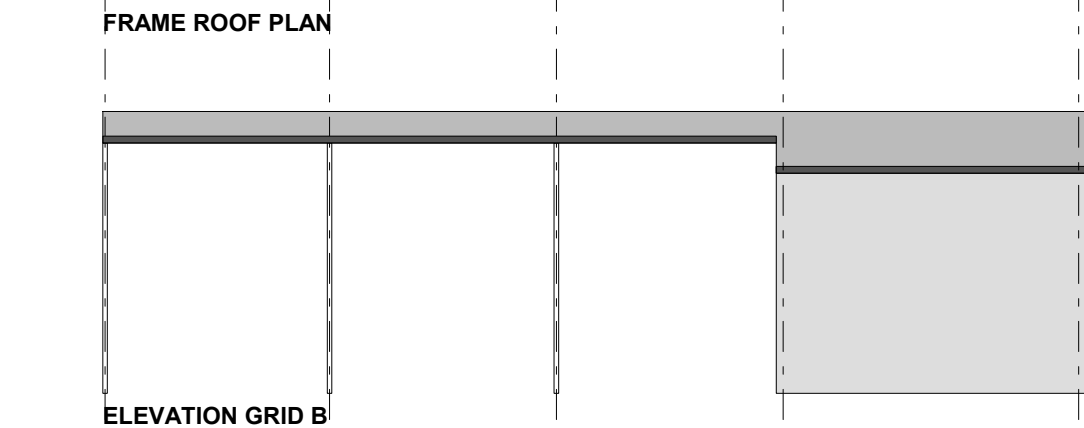
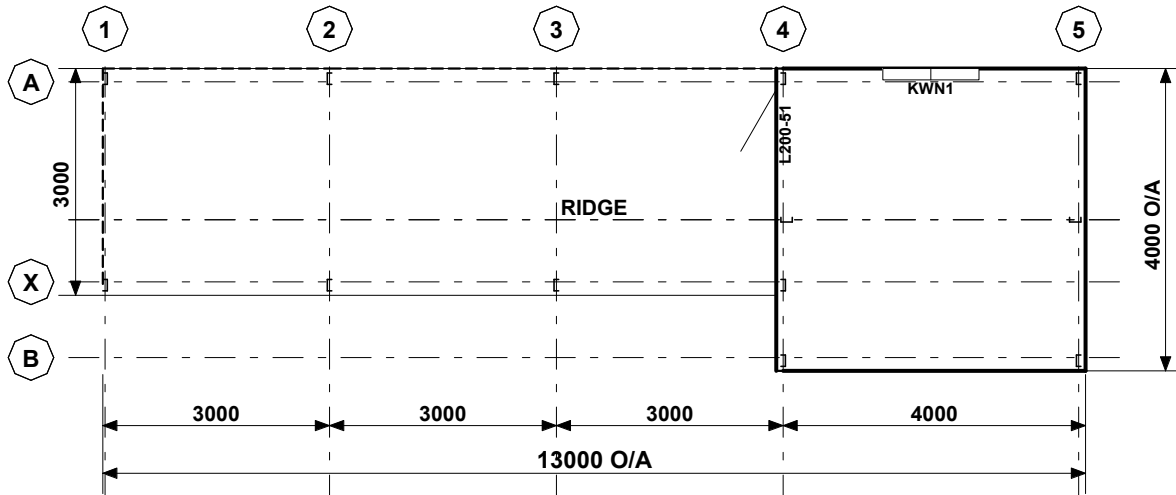
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Client: M. & K. TYESON  
Project: PROPOSED SHED  
Address: 19 ACROPOLIS DR  
LEGANA TAS 7277

Office: 6331 7021  
info@engineeringplus.com.au

SITE PLAN  
SCALE 1 : 300

				Date Drawn: 29.10.25	<div>Project: PROPOSED SALES</div> <div>Address: 19 ACROPOLIS DR LEGANA TAS 7277</div> <div>Office: 6331 7021 info@engineeringplus.com.au</div> <div><div>ENGINEERING PLUS</div><div>BUILDING DESIGN PROJECT MANAGEMENT CIVIL / STRUCTURAL ENGINEERING</div></div>
				Drawn: J. Nguyen	
				Checked: J. Nguyen	
				Approved: J. Pfeiffer	
				Scale: As Shown @ A3	
A	ISSUED FOR DEVELOPMENT APPROVAL	26.11.25	J.N	Accredited Building Designer	<div>Drawing No: EP-20252-359 A01 / A01</div> <div>Rev A</div>
Sk2	ISSUED FOR REVIEW	25.11.25	J.N	Designer Name: J. Pfeiffer	
Sk1	ISSUED FOR REVIEW	29.10.25	J.N	Accreditation No: CC2211T	
Rev:	Amendment:	Date:	Int:		



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Solutions Pty Ltd  
trading as RANBUILD

#### CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	MO
WALLS	TRIMDEK 0.42 BMT	CB	PB
CORNERS	-	CB	PB
BARGE	-	CB	MO
GUTTER	HI-QUAD	CB	MO

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

#### ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
1	KWN1	AMI - Reg A & B, 790x1274 CLR + FG Fly Screen, Window Kit (BDSP)
1	L200-51	Larnec Door, in-swing & Frame Kit, 200/InW, Std. 2040 x 920 C/Bond

#### Accredited Practitioner

Alexander Filonov  
CC4719P  
LEVEL 1, 12 BEAUMONT ST  
HAMILTON NSW 2303  
+61 2 4962 4311  
14/11/2025

ARCHITECTURAL DRAWING ONLY, FOR BUILDING PERMIT STAGE

#### CLIENT

Mark Tyeson

#### SITE

19 Acropolis Drive  
LEGANA TAS 7277

#### BUILDING

DELUXE  
4000 SPAN x 3000 EAVE x 13000 LONG

#### TITLE

GENERAL ARRANGEMENT

SCALE A3 SHEET 1:100	DRAWING NUMBER 441045-GA	REV B	PAGE 1/6
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