

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY	Application Number	PA2025392
	Assess No:	A13429
	PID No:	2899785

Applicant Name:	WILKIN DESIGN & DRAFTING PTY LTD				
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:	WILKIN DESIGN & DRAFTING PTY LTD
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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)	L. BASSANELLI
Location / Address:	26 JULIAN ST, BEACONSFIELD TAS 7270
Title Reference:	155164/2
Zone(s):	GENERAL RESIDENTIAL

Existing Development/Use:	VACANT LAND
Existing Developed Area:	550m ²

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			

Development Type:	Building work: <input checked="" type="checkbox"/>	Demolition: <input type="checkbox"/>	Subdivision: <input type="checkbox"/>	Other: <input type="checkbox"/>
	Description of development: PROPOSED DWELLING, retrospective shed and retrospective fence.			

New or Additional Area:	Area 38.88m ²		
Estimated construction cost of the proposed development:	\$275,000		
Building Materials:	Wall Type: AXON CLADDING	Colour: TBC	
	Roof Type: COLORBOND CUSTOM ORB	Colour: TBC	

WEST TAMAR COUNCIL



Application Number: «Application_Number»

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: <i>(Existing)</i>				
Number of Employees: <i>(Proposed)</i>				
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)

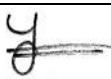
Signed

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,*
(if not the owner)

WILKIN DESIGN & DRAFTING
TODD WILKIN

Name (print)



Signed

26/11/25

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.

Name (print)

Signed

Date

SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS
& MORTGAGEES OF THE LAND AFFECTED.
SIGNATURES MUST BE ATTESTED.

Registered Number

SP 155164

PAGE 1 OF 1 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown 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 a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown 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 a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

FENCING PROVISION

The vendor shall not be required to fence.

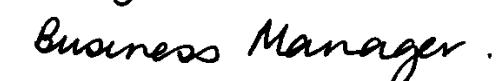


SIGNED by **ADAM CHARLES BOOTH**
the registered proprietor of the land comprised
in Folio of the Register Volume 230728
Folio 1 in the presence of:

Witness: 

Full name: 

Full address: 

Occupation: 

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Adam Charles Booth FOLIO REF: 230728 11 SOLICITOR: BISHOPS & REFERENCE: G. Barley	PLAN SEALED BY: West Tamar Council DATE: 5 th August 2008 51/05 REF NO.  Council Delegate
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NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

TB007A_73634_002.DOC

CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING ASSESSMENT.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE ASSESSMENT IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

THESE DOCUMENTS ARE INTENDED FOR COUNCIL PLANNING APPLICATION ONLY, THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED BY "WILKIN DESIGN & DRAFTING" THE DRAWER RETAINS ALL "INTELLECTUAL PROPERTY"



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PROJECT INFORMATION

NEW DWELLING
26 JULIAN ST BEACONSFIELD TAS 7270

CONTACT

laura@wilkindesign.com.au

DESIGNER DATE

T. WILKIN 11/09/2025
Acc: CC678 X

INFORMATION

PID 2899785

TITLE REFERENCE 155164/2

SOIL CLASS TBC

WIND CLASSIFICATION TBC

BAL 19

CORROSION ENVIRONMENT N/A

SITE INFORMATION

COUNCIL WEST TAMAR

ZONE GENERAL RESIDENTIAL

KNOWN SITE HAZARDS NONE

ALPINE AREA N/A

CLIMATE ZONE 7

TOTAL SITE AREA: 550m²

DWELLING FLOOR AREA: 38.88m²

NEW DWELLING
26 JULIAN ST BEACONSFIELD
TAS 7270

PLANNING PERMIT AMENDMENT



ID	NAME
DA-01	COVER
DA-02	SITE PLAN
DA-03	FLOOR PLAN & ELEVATIONS
DA-04	STORAGE SHED PLAN & ELEVATIONS
DA-05	3D VIEWS
DA-06	3D VIEWS

NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES SLOPE = H:L		
SOIL TYPE	COMPACTED FILL	CUT
STABLE ROCK	2:3	8:1
SAND	1:2	1:2
SILT	1:4	1:4
CLAY (FIRM)	1:2	1:1
(SOFT)	NOT SUITABLE	2:3
SOFT SOILS	NOT SUITABLE	NOT SUITABLE



SATELLITE IMAGERY

1:1000

WELD ST

SITE PLAN
1:200

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]

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NEW DWELLING

210 WELD ST

EXISTING SEWER MAIN

EXISTING TREE

SITE LEGEND

S - - - Ø100 UPVC SEWER MAIN
SW - - - Ø100 UPVC STORMWATER LINE

VACANT LAND
22-24 JULIAN ST

BELL ST

JULIAN ST

PROPOSED DWELLING

PROPOSED
FENCE 1800H
BOUNDARY 28.83 m

PROPOSED
FENCE 1800H
BOUNDARY 33.93m

PROPOSED
FENCE 1800H
BOUNDARY 29.39m

PROPOSED
FENCE 1800H
BOUNDARY 8.22m

PROPOSED
FENCE 1800H
BOUNDARY 3.0m

PROPOSED
FENCE 1800H
BOUNDARY 4.5m

PROPOSED
FENCE 1800H
BOUNDARY 5.030

PROPOSED
FENCE 1800H
BOUNDARY 6.705

PROPOSED
FENCE 1800H
BOUNDARY 3.886

PROPOSED
FENCE 1800H
BOUNDARY 4.525

PROPOSED
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BOUNDARY 5.030

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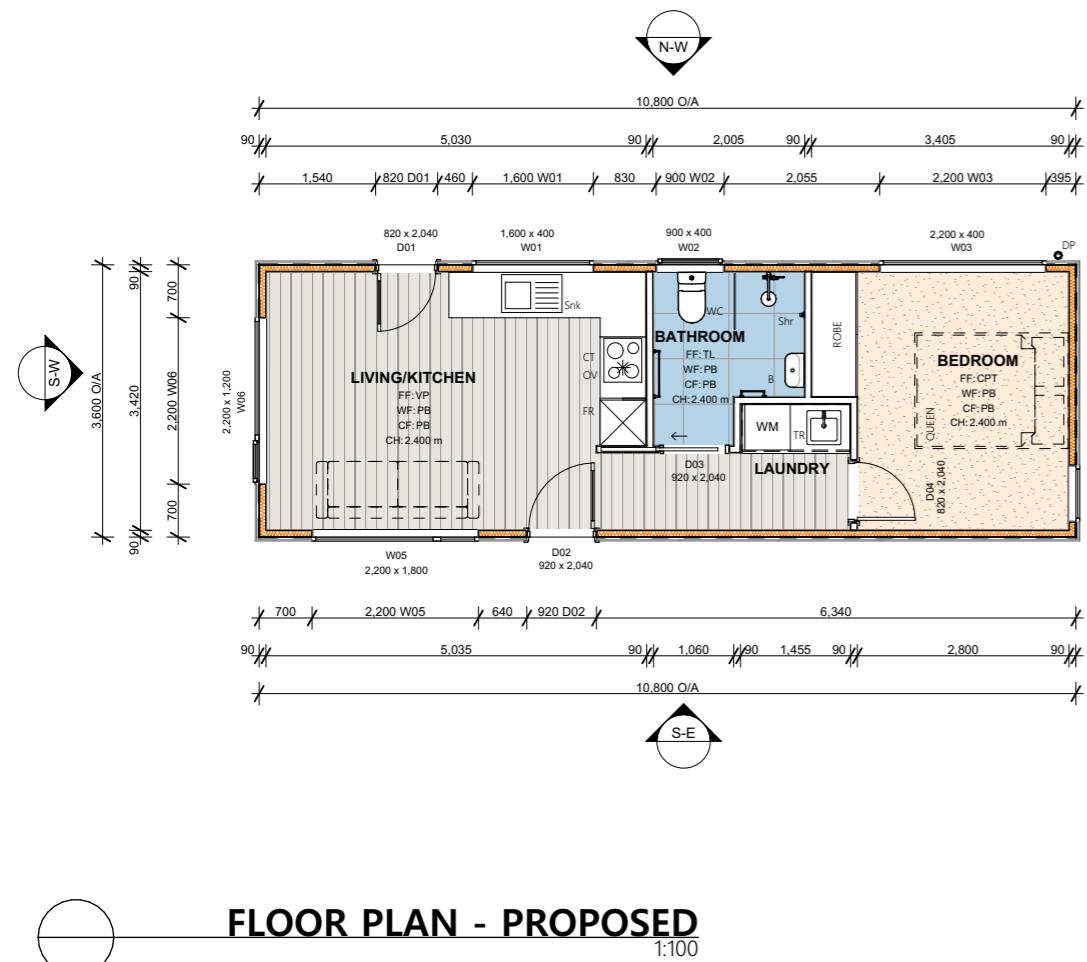
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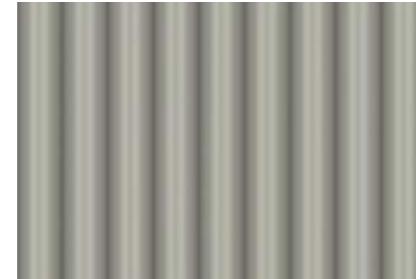
PROPOSED
FENCE 1800H
BOUNDARY 4.525



MATERIALS



WB
JAMES HARDIE AXON CLADDING
PAINT FINISH COLOUR TBC

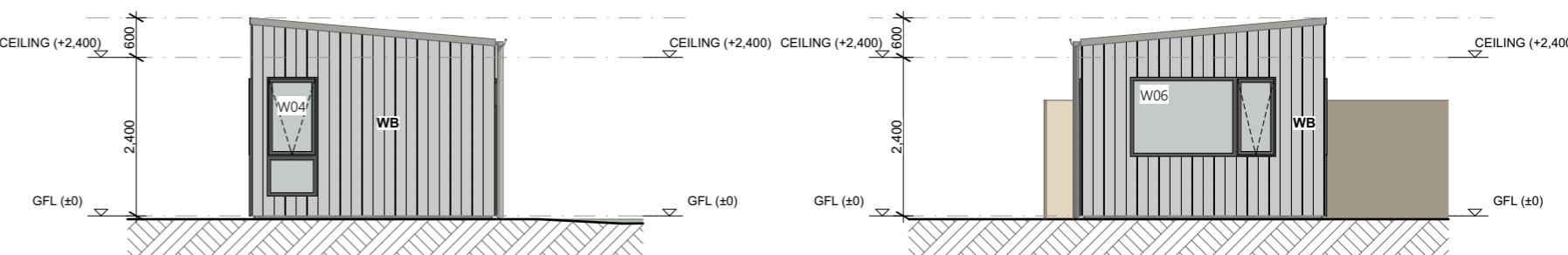


MC
COLORBOND CUSTOM ORB
COLOUR TBC

DEVELOPMENT APPLICATION ONLY
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NORTH-WEST ELEVATION 1:100



NORTH-EAST ELEVATION 1:100

SOUTH-WEST ELEVATION 1:100



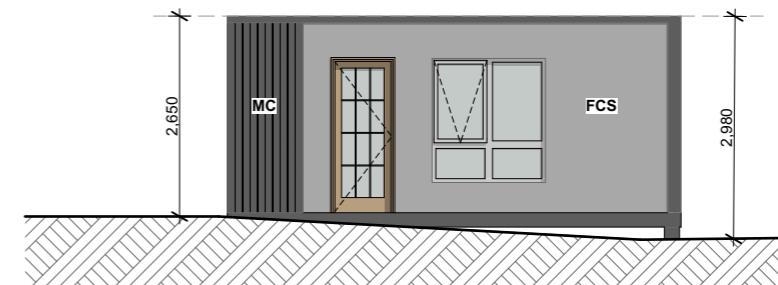
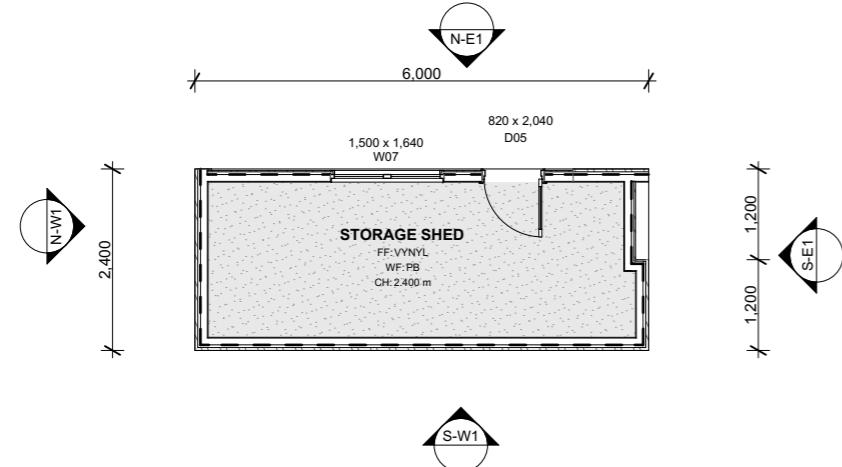
SOUTH-EAST ELEVATION 1:100

PROJECT
NEW DWELLING
26 JULIAN ST BEACONSFIELD TAS 7270
CLIENT
LARISSA MARIE BASSANELLI
DESIGNER
T. WILKIN
ACCREDITATION NO.
CC678X

DATE
11/09/2025
SCALE
As shown @ A3
1:100
CONTACT
Email: laura@wilkindesign.com.au
Phone: 0432 928 361
PO BOX 478
LAUNCESTON, TAS. 7250

DRAWING TITLE
FLOOR PLAN & ELEVATIONS
DRAWING
DA-03
JOB NO.
DA25-1448





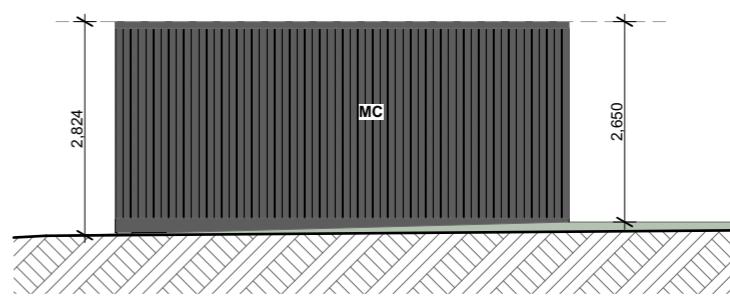
MATERIALS



FCS
FIBRE CEMENT SHEET CLADDING
PAINT FINISH



MC
SHEET METAL
COLOUR - MONUMENT



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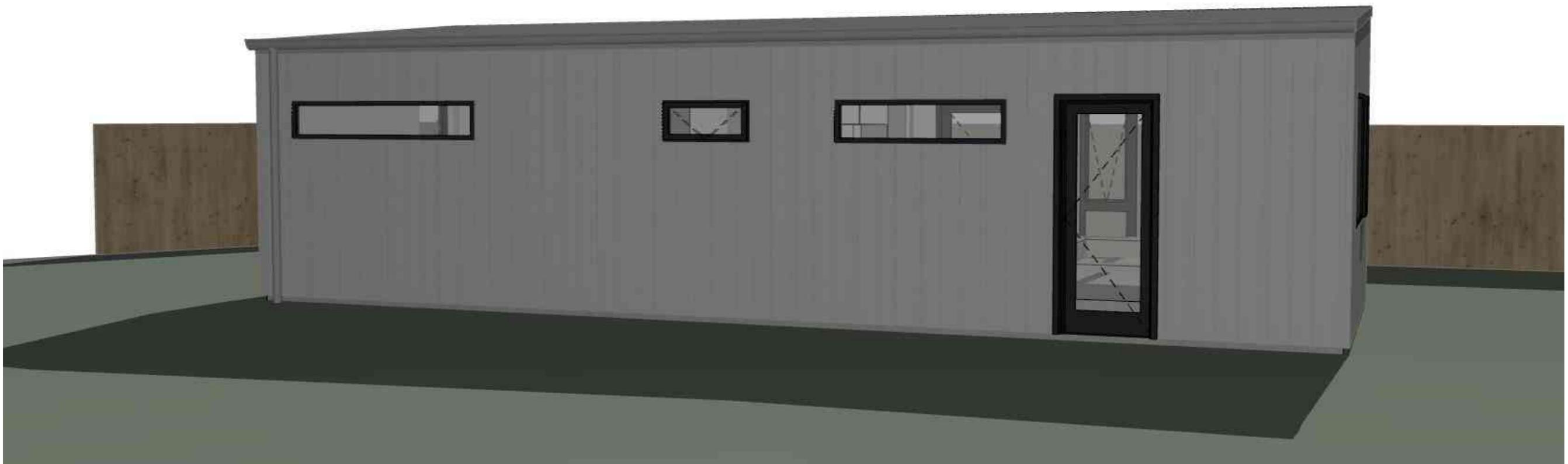
NEW DWELLING

PROJECT
NEW DWELLING
26 JULIAN ST BEACONSFIELD TAS 7270
CLIENT
LARISSA MARIE BASSANELLI
DESIGNER
T. WILKIN

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11/09/2025
SCALE
As shown @ A3
1:100
CONTACT
Email: laura@wilkindesign.com.au
Phone: 0432 928 361
PO BOX 478
LAUNCESTON, TAS. 7250

DRAWING TITLE
STORAGE SHED PLAN & ELEVATIONS
DRAWING
DA-04
JOB NO.
DA25-1448





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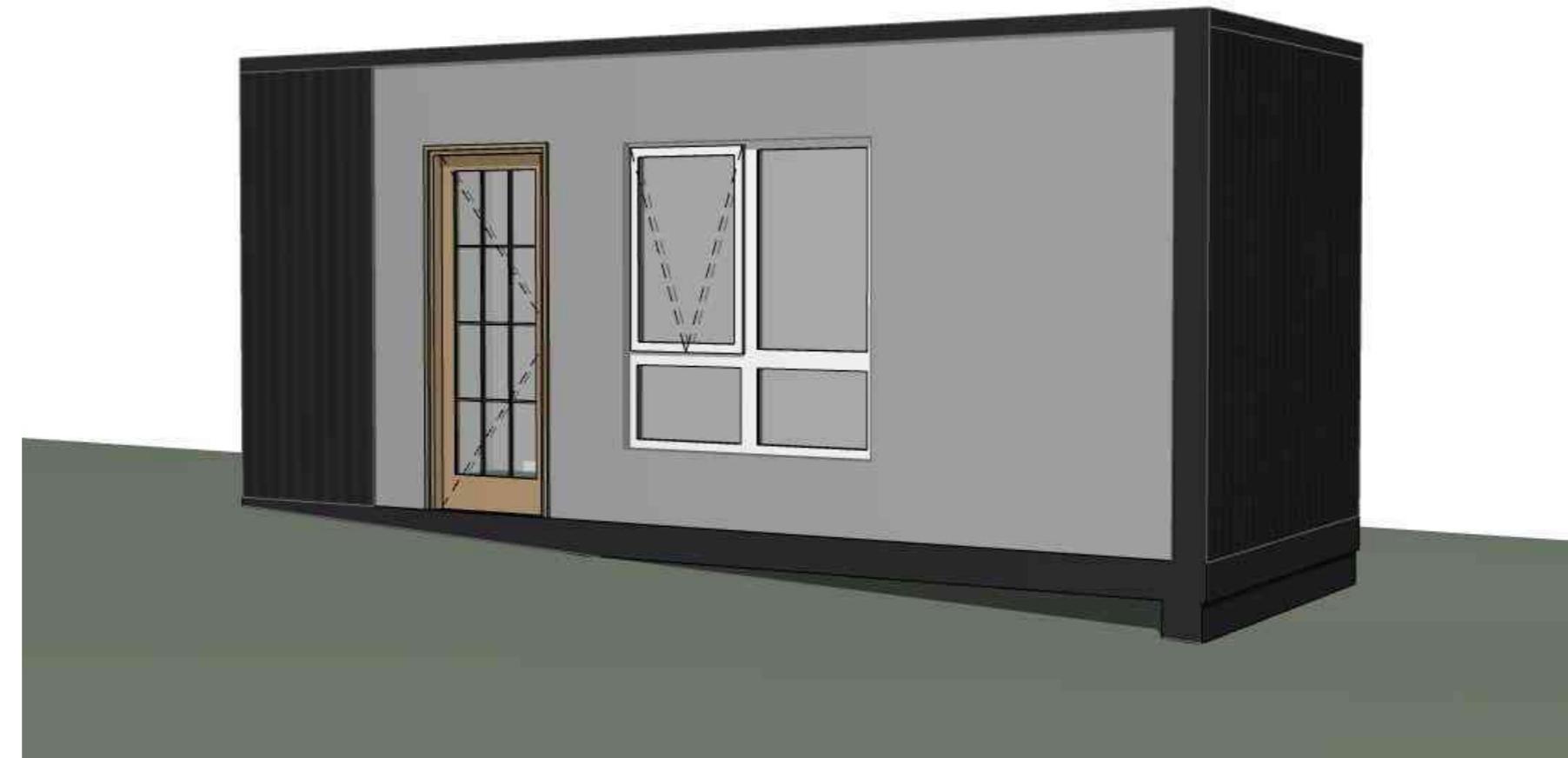
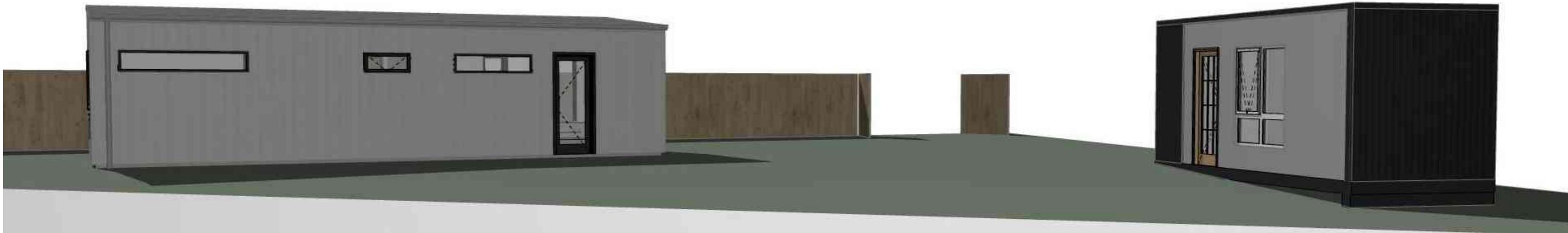
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NEW DWELLING

PROJECT NEW DWELLING
26 JULIAN ST BEACONSFIELD TAS 7270
CLIENT LARISSA MARIE BASSANELLI
DESIGNER T. WILKIN ACCREDITATION NO. CC678X

DATE 11/09/2025 SCALE As shown @ A3
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DRAWING TITLE 3D VIEWS
DRAWING DA-05
JOB NO. DA25-1448
NORTH



DEVELOPMENT APPLICATION ONLY
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NEW DWELLING

PROJECT NEW DWELLING
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CLIENT LARISSA MARIE BASSANELLI
DESIGNER T. WILKIN ACCREDITATION NO. CC678X

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DRAWING TITLE 3D VIEWS
DRAWING DA-06
JOB NO. DA25-1448
NORTH