

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number **PA2026022**
Assess No: **A10067**
PID No: **1985251**

Applicant Name:	BVZ Designs					
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: Bradley van Zetten

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) KEVIN & ANTONELLA VAN NORD

Location / Address: 58 MANEYS ROAD BRIDGENORTH 7277

Title Reference: 134334/1

Zone(s): RURAL LIVING

Existing Development/Use: RESIDENTIAL

Existing Developed Area: Area 405

DEVELOPMENT APPLICATION DETAILS

Proposed Use: Residential: ☒ Visitor Accommodation: ☐ Commercial: ☐ Other: ☐
Description of Use: RESIDENTIAL SHED

Development Type: Building work: ☒ Demolition: ☐ Subdivision: ☐ Other: ☐
Description of development: 11

New or Additional Area: Area 175

Estimated construction cost of the proposed development: \$ 50,000

Building Materials: Wall Type: COLORBOND Colour: Neutrals/ grays
Roof Type: 11 Colour: Neutrals/ grays

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: (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,
(if not the owner)

Bradley van Zetten

Name (print)



Signed

23/1/26

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

**General
Manager**
(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

SEARCH OF TORRENS TITLE

VOLUME 134334	FOLIO 0
EDITION 1	DATE OF ISSUE 13-July-2000

SEARCH DATE : 17-Jan-2026

SEARCH TIME : 09.12 am

DESCRIPTION OF LAND

Parish of ST MICHAELS, Land District of DEVON

Parish of STANLEY, Land District of DEVON

The Common Property for Strata Scheme [134334](#)Derivation : Part of Lots 709 and 710 Gtd. to W. Griffiths and
1280 Acres Gtd. to M. GauntPrior CT [13586/5](#)SCHEDULE 1STATATA CORPORATION NO. [134334](#), VAN NOORD ESTATESCHEDULE 2

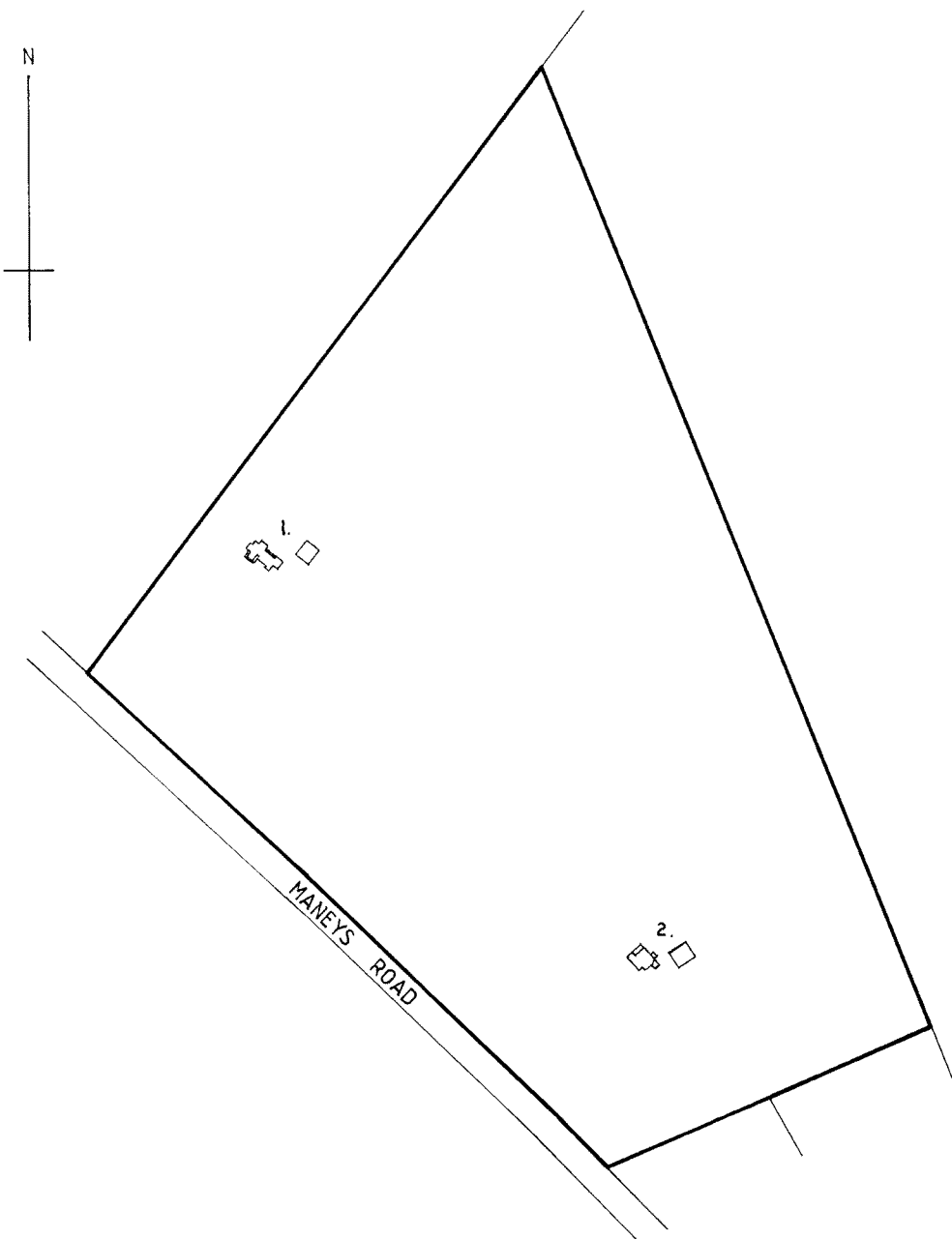
Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY/TOWN SUBURB/LOCALITY BRIDGENORTH FOLIO REFERENCE 3018-25 F/R13586-5 SITE COMPRISES THE WHOLE OF LOT 5 ON PLAN No. 13586		STRATA PLAN SHEET 1 OF 4 SHEETS		REGISTERED NUMBER 134334
NAME OF STRATA SCHEME VAN NOORD ESTATE		STRATA TITLES ACT 1998 REGISTERED 13 JUL 2000 <i>Alice Kawa</i> Recorder of Titles.		
MAPSHEET MUNICIPAL CODE No. 129/4041	LAST UPI No. 4100971	SCALE 1: 3000	LENGTHS IN METRES	

SITE PLAN



NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.	STAGED/COMMUNITY DEVELOPMENT SCHEME No. (IF APPLICABLE)
	LODGED BY FISHER & JACK PTY. LTD.

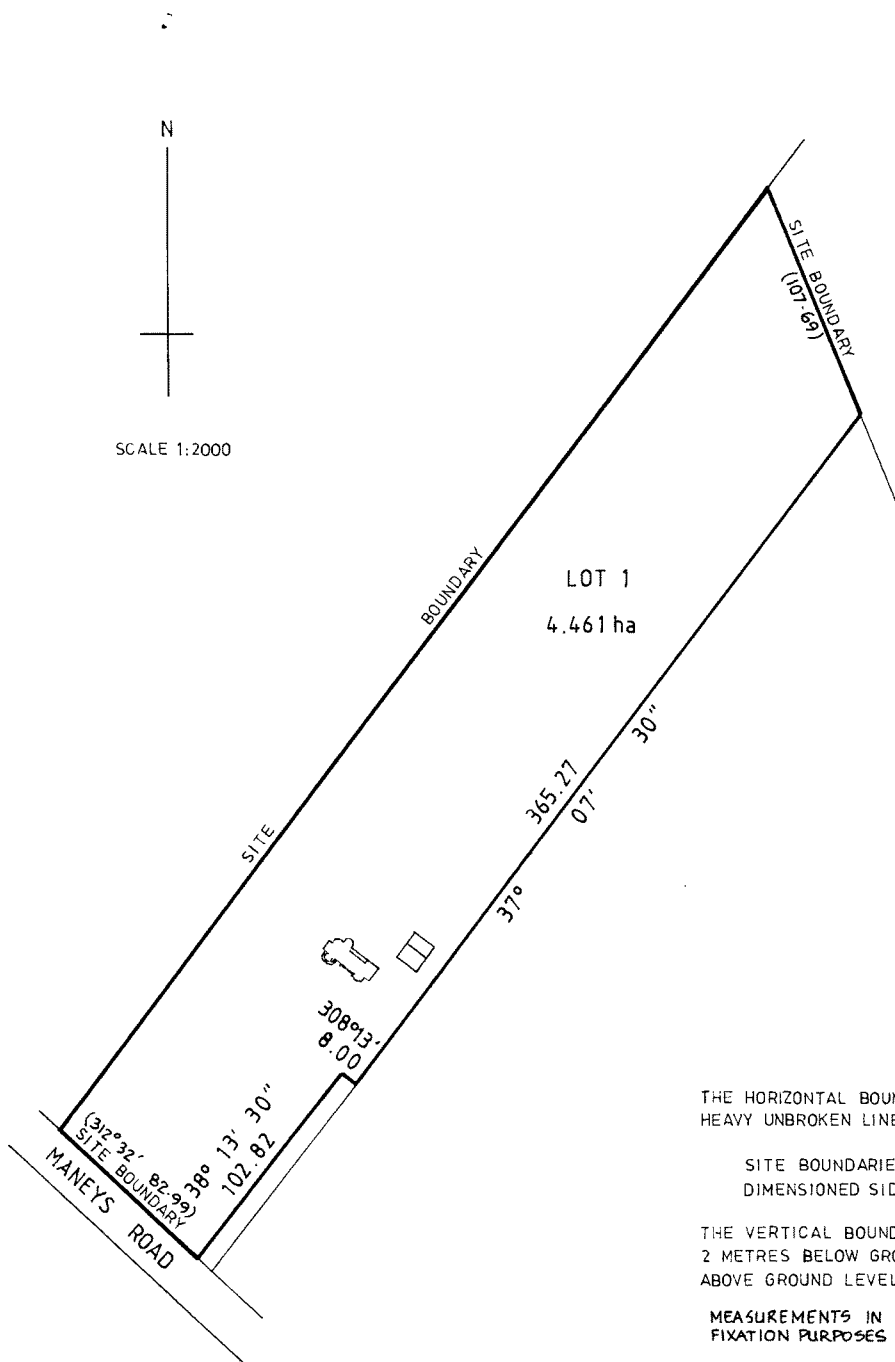
STRATA PLAN

SHEET 2 OF 4 SHEETS

STRATA TITLES ACT 1998

Registered Number

134334



THE HORIZONTAL BOUNDARIES ARE SHOWN BY
HEAVY UNBROKEN LINES DEFINED BY:

SITE BOUNDARIES
DIMENSIONED SIDES WHICH ARE OPEN

THE VERTICAL BOUNDARIES EXTEND FROM
2 METRES BELOW GROUND LEVEL TO 10 METRES
ABOVE GROUND LEVEL

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY
FIXATION PURPOSES ONLY.

SEE SURVEY NOTES FOR DETAILS OF OPEN BOUNDARY
FIXATION

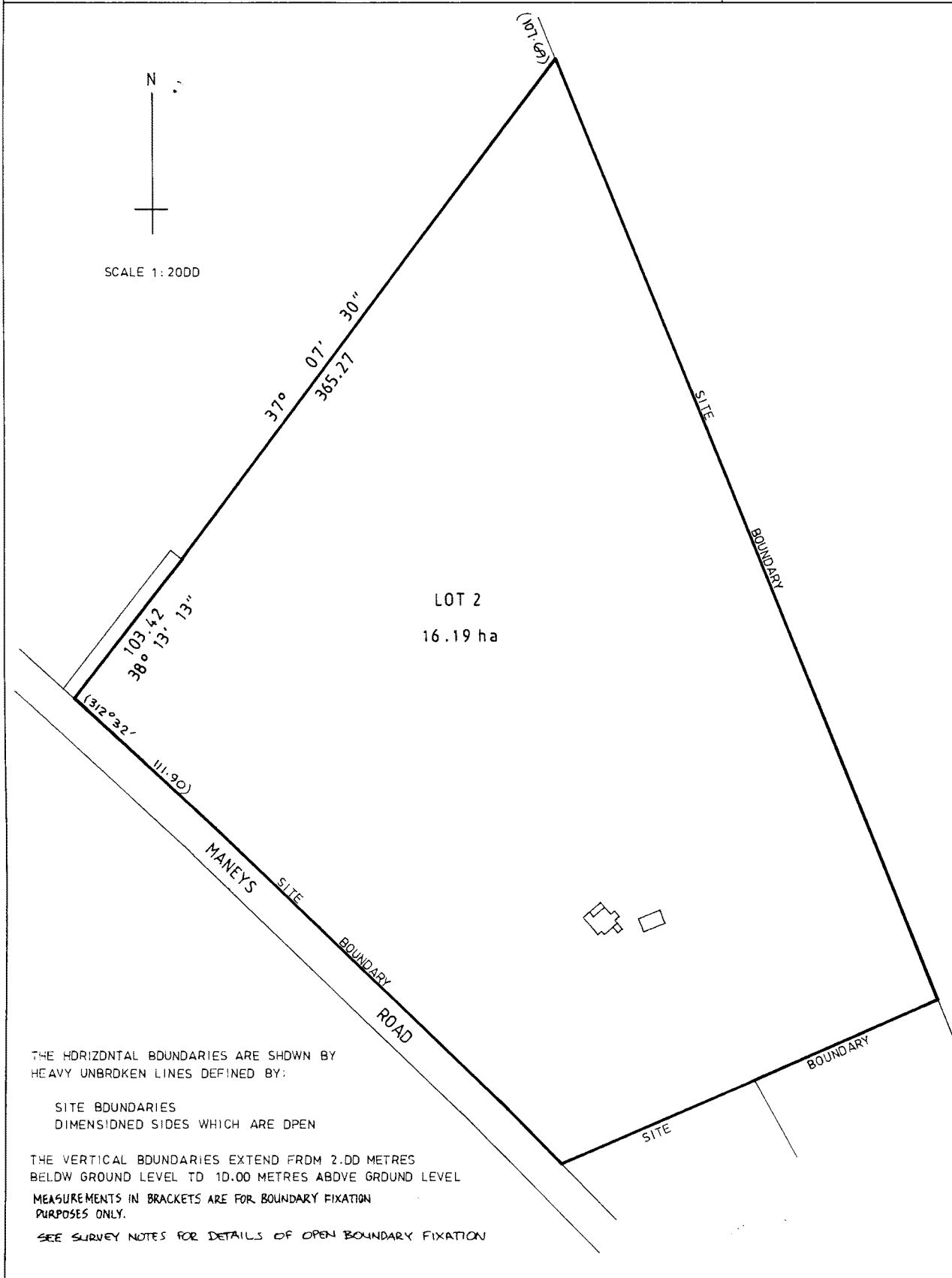
STRATA PLAN

SHEET 3 OF 4 SHEETS

STRATA TITLES ACT 1998

Registered Number

134334



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LEGEND
PAGE 1# COVER PAGE
PAGE 2# SITE PLAN
PAGE 3# FLOOR PLAN
PAGE 4# ELEVATIONS

COUNCIL – WEST TAMAR COUNCIL
ZONE – RURAL LIVING
CODE – BUSHFIRE PRONE AREA
LANDSLIDE BAND – NIL

TITLE REFERENCE – 134334/1
PROPERTY ID – 1985251

WIND CLASSIFICATION N2
DESIGN GUST SPEED (VU) 40M/S

SITE CLASS H1 AS PER AS2870

BUSHFIRE–PRONE AREA BAL RATING N/A

CORROSION ENVIRONMENT – MEDIUM

ALPINE AREA – N/A LESS THAN 900m AHD

OTHER HAZARDS – N/A

ALL DIMENSIONS SHOWN ARE TO OUTSIDE OF
BRICKWORK CLADDING OR TIMBER FRAMING ON CLAD
HOUSES UNLESS NOTED OTHERWISE

CONFIRM ALL DIMENSIONS AND SERVICES ON SITE
PRIOR TO COMMENCEMENT OF WORKS

IF IN ANY DOUBT ABOUT BEARING AND BOUNDARIES
THEN THESE MUST BE CONFIRMED ONSITE BY A
SURVEYOR PRIOR TO SETOUT

ENSURE DRAWINGS USED ONSITE ARE STAMPED
'APPROVED' PLANS BY BUILDING SURVEYOR AND
PERMIT AUTHORITY

H4D9 CONDENSATION MANAGEMENT TO BE
COMPLIANT WITH NCC PART 10.8 CONDENSATION
MANAGEMENT.

NOTES
(1)REFER TO THE GUIDANCE IN THE "CONDENSATION IN
BUILDINGS TASMANIAN DESIGNERS' GUIDE" – CURRENT VERSION
AVAILABLE AT WWW.CBOS.TAS.GOV.AU. THIS GUIDE MUST BE
READ IN CONJUNCTION WITH THE NCC.

IF ANY DISCREPANCIES, APPARENT ERROR,
ANOMALY OR AMBIGUITY WITHIN THE
DOCUMENTATION IS FOUND. THE DESIGNER IS TO BE
CONTACTED PRIOR TO ANY MORE CONSTRUCTION
CONTINUING.

ENSURE THAT DRAWINGS ARE NOT SCALED AND
THAT THE NOTED DIMENSIONS ARE USED FOR
ACCURACY. IF IN ANY DOUBT CONTACT DESIGNER

PROPOSED SHED FOR A AND K NOORD AT 58 MANEYS ROAD BRIDGENORTH 7277

©

BRADLEY VAN ZETTEN 2026

THE DESIGN, DETAILS AND SPECIFICATIONS ON THIS PLAN ARE PROJECT SPECIFIC AND MUST NOT BE USED ON ANY OTHER WITHOUT EXPRESS PERMISSION OF THE AUTHOR.

REVISION NUMBER	DATE
REVISION 1	18 / 01 / 2026
REVISION 2	22 / 01 / 2026
REVISION 3	06 / 02 / 2026

B

VZ

DESIGNS

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SITE PLAN

UN-RETAINED BULK EARTHWORKS – SITE CUT AND FILL PART 3.2.1

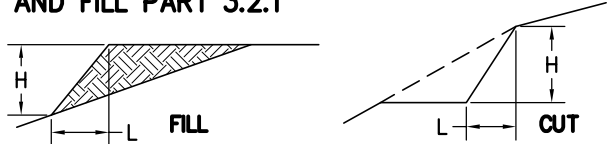


TABLE 3.2.1: SOIL TYPE		EMBANKMENT SLOPES H:L	
		COMPACTED FILL	CUT
STABLE ROCK		3:3	8:1
SAND		1:2	1:2
CLAY	FIRM CLAY	1:2	1:1
	SOFT CLAY	NOT SUITABLE	2:3
SOFT SOILS		NOT SUITABLE	NOT SUITABLE

EMBANKMENTS THAT ARE TO BE LEFT EXPOSED AT THE END OF THE CONSTRUCTION WORKS MUST BE STABILISED BY VEGETATION OR SIMILAR TO PREVENT SOIL EROSION

(1)A SITE CUT USING AN UN-RETAINED EMBANKMENT MUST BE--
(A)WITHIN THE ALLOTMENT; AND
(B)NOT WITHIN THE ZONE OF INFLUENCE OF ANY EXISTING STRUCTURE ON THE PROPERTY, OR THE ALLOTMENT BOUNDARY AS DEFINED IN TABLE 3.2.1 AND FIGURE 3.2.1A; AND
(C)NOT DEEPER THAN 2 M FROM THE NATURAL GROUND LEVEL AT ANY POINT.

(2)FILL, USING AN UN-RETAINED EMBANKMENT MUST--
(A)BE PLACED WITHIN THE ALLOTMENT; AND
(B)BE PLACED AT A GRADIENT WHICH COMPLIES WITH TABLE 3.2.1 AND FIGURE 3.2.1B; AND
(C)BE PLACED AND MECHANICALLY COMPACTED IN LAYERS NOT MORE THAN 150 MM; AND
(D)BE NOT MORE THAN 2 M IN HEIGHT FROM THE NATURAL GROUND LEVEL AT ANY POINT; AND
(E)WHERE USED TO SUPPORT FOOTINGS OR SLABS, BE PLACED AND COMPACTED IN ACCORDANCE WITH PART 4.2; AND
(F)HAVE SURFACE WATER DIVERTED AWAY FROM ANY EXISTING STRUCTURE ON THE PROPERTY OR ADJOINING ALLOTMENT IN ACCORDANCE WITH 3.3.3.

SITE AREA TABLE		
	SQUARE METER	PERCENTAGE OF LOT
SITE AREA	44610	
BUILDING AREA EXCLUDING EAVES UP TO 0.6m WIDE (AS PER PLANNING SCHEME)	405	0.9
PROPOSED BUILDING AREA	175	0.4
AREA FREE FROM BUILDING AREA	44030	98.7



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PROJECT: PROPOSED SHED FOR
A AND K NOORD
AT 58 MANEYS ROAD
BRIDGENORTH 7277

DRAWING: SITE PLAN

DESIGNED: B. v. Z.
DRAWN: B. v. Z.

APPROVED.
DATE: 06 / 02 / 26

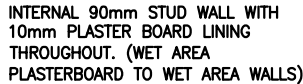
SCALE – A3 – 1:2000.

DRAWING No.:
NOOR0126 – 2/4

REVISION NUMBER	DATE
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REVISION 3	06 / 02 / 2026



**EXTERNAL 90mm TIMBER FRAMED WALL
WITH LIGHTWEIGHT SHEET CLADDING
INSTALLED WITH CAVITY FIXING**

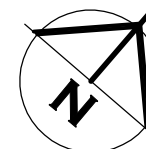


THIS PAGE FEATURES COLORED LINES
AND SHOULD ONLY BE PRINTED IN
COLOR. GREEN TEXT IN THE NOTE
SECTION SERVES AS A REFERENCE

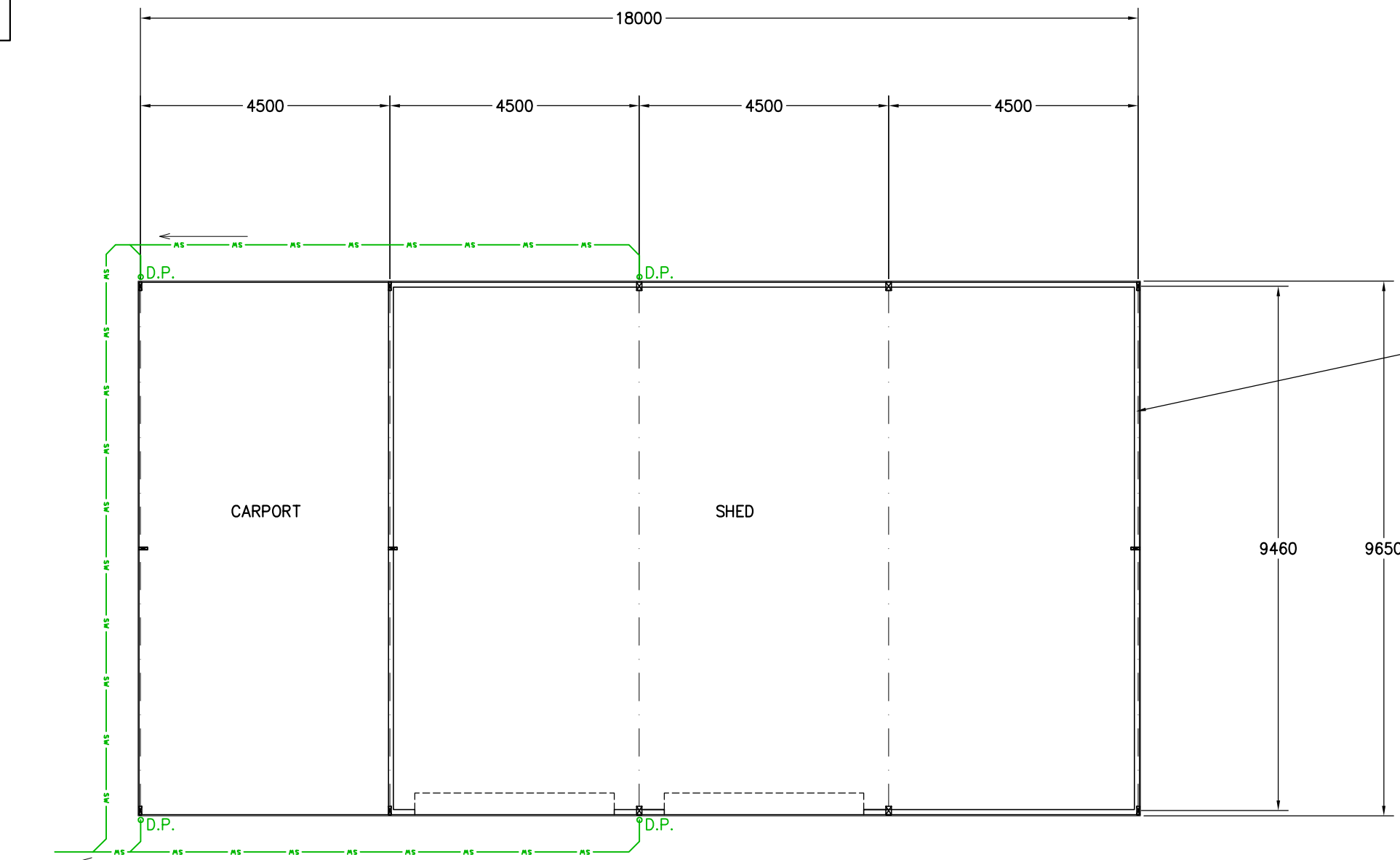
← OPEN ARROW DENOTES DIRECTION
OF FALL OF PIPEWORK

ALL DRAINAGE WORK TO COMPLY WITH AS3500, TASMANIAN
PLUMBING CODE AND LOCAL COUNCIL REQUIREMENTS.
LOCATION AND DEPTH OF EXISTING SERVICES TO BE
CONFIRMED ONSITE

STORM WATER BRANCH LINES TO BE DN90 DIA
CLASS SH SOLVENT WELD UPVC, LAID AT MIN GRADE OF
1:60



90x45mm MGP10 STUDS TO END WALLS WHERE STUD LENGTH IS OVER 3m HIGH



STORMWATER CONNECTED VIA
INGROUND CHARGED PIPES TO
EXISTING STORMWATER TANKS ON
EXISTING SHED. EXACT LOCATION
CONFIRMED ONSITE

FLOOR PLAN

BRICK VENEER - DIMENSIONS AND AREA TO OUTSIDE CLADDING.
CLAD FRAME - DIMENSIONS AND AREA TO OUTSIDE OF TIMBER FRAMING CLADDING IN ADDITION TO DIMENSIONS.

BUILDER TO ENSURE ALL DOOR AND DOOR HARDWARE SELECTED TO HAVE 820mm CLEAR OPENING TO COMPLY WITH LIVABLE HOUSING DESIGN.
WITH THE EXCEPTION OF NON HABITABLE ROOMS, ONLY IF SHOWN ON PLAN THAT SMALLER SIZED DOOR TO BE USED

BUILDER TO ENSURE THRESHOLDS THROUGH DOORS TO COMPLY WITH LIVABLE HOUSING DESIGN SECTION 3. WITH MAXIMUM 5mm STEP FROM FFL TO FFL OR THRESHOLD RAMP INSTALLED

AREA TABLE		
	SQUARE METER	BUILDING SQUARES
SHED AREA	131.0	14.1
CARPORT AREA	43.6	4.7
TOTAL AREA	174.6	18.8

[illegible]

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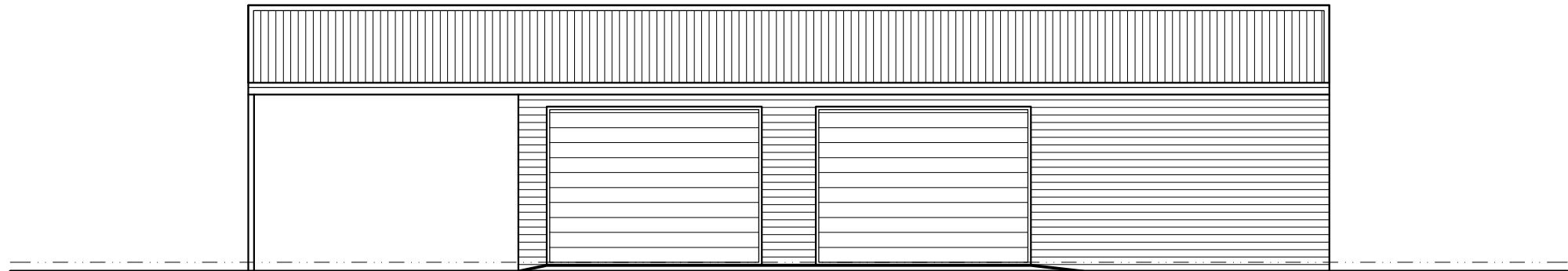
DRAWING: FLOOR PLAN

DESIGNED:	B. v. Z.
DRAWN:	B. v. Z.

APPROVED.
DATE: 06 / 02 / 26

SCALE - A3 - 1:100.

DRAWING No.:
NOOR0126 - 3/4



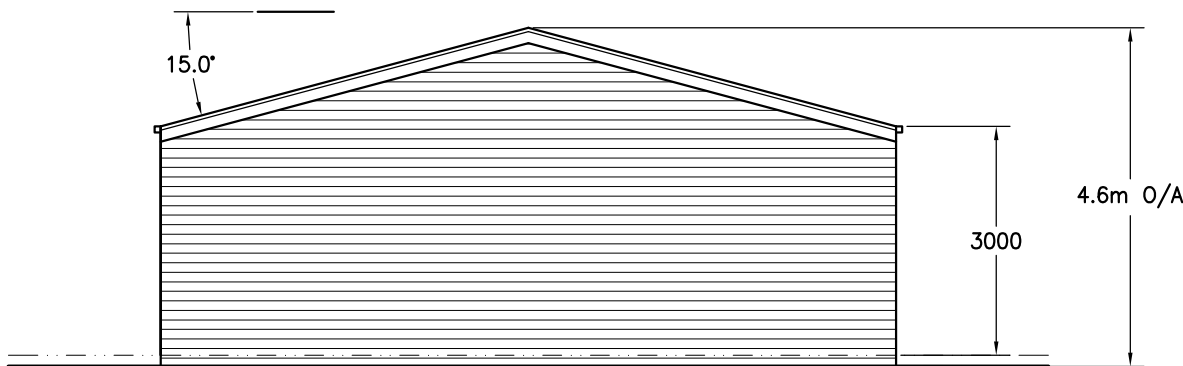
SOUTH EAST ELEVATION



COLORBOND CUSTOM ORB
SHEET ROOFING

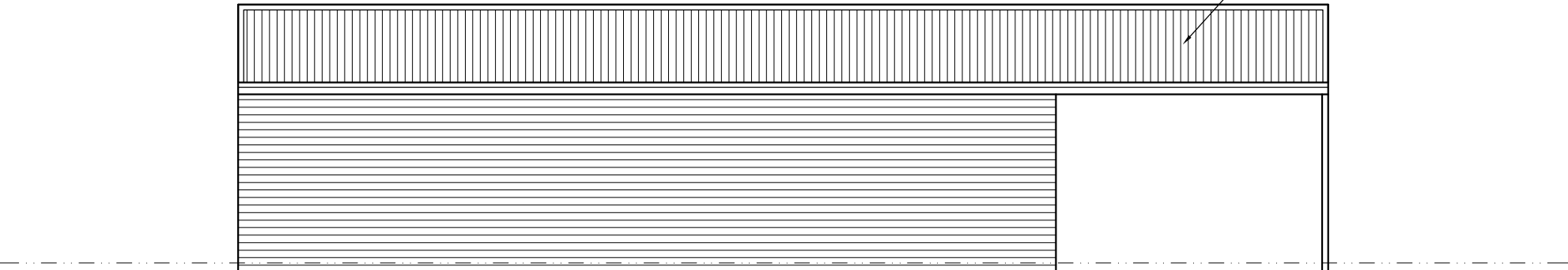


COLORBOND CUSTOM ORB
SHEET WALL CLADDING

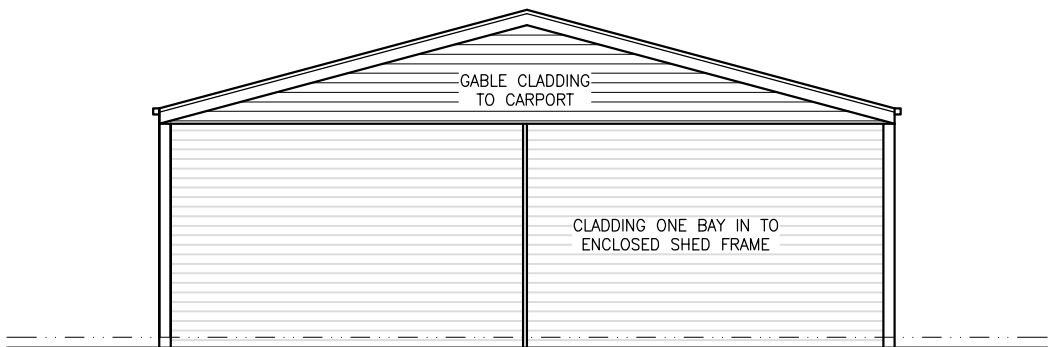


NORTH EAST ELEVATION

COLORBOND CUSTOM ORB ROOF SHEETING
ONE AND A HALF CORRUGATION SIDE LAP
(TYPICAL). FIXED AT SIDE LAPS. 3
FIXINGS FOR INTERNAL SPANS AND
5 FOR END SPANS. FIXED WITH ROOFZIPS
M6–11x50mm FOR SOFTWOOD AND STEEL
0.55–1.0mm BMT BATTENS
12–14x35 METAL TEK 1.0–3.0mm BMT
STEEL BATTENS
12–11x50mm FOR HARDWOOD



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

ROOF CLADDING TO COMPLY WITH NCC PART 7.1–7.5

GUTTERS AND DOWNPIPES INSTALLED AS PER NCC PART 7.4

GUTTER MUST BE INSTALLED WITH A FALL NOT LESS THAN

- 1:500 FOR EAVES GUTTERS, UNLESS FIXED TO METAL FASCIAS

WHERE HIGH FRONTED GUTTERS ARE INSTALLED, PROVISION MUST BE MADE TO AVOID ANY OVERFLOW BACK INTO THE ROOF OR BUILDING STRUCTURE BY INCORPORATING OVERFLOW MEASURERS OR THE LIKE

DOWNPIPES MUST—

(A)NOT SERVE MORE THAN 12 M OF GUTTER LENGTH FOR EACH DOWNPIPE; AND

(B)BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS; AND

(C)BE SELECTED IN ACCORDANCE WITH THE APPROPRIATE EAVES GUTTER SECTION AS SHOWN IN TABLE 7.4.3A, TABLE 7.4.3B AND TABLE 7.4.3C.

FOR ROOF CATCHMENTS UP TO 50SQ/M PER DOWNPIPE MEDIUM RECTANGULAR GUTTERS OR 115MM 'D' GUTTERS MAY BE USED WITH 90ØMM DOWNPIPES

EAVE AND GUTTER OVERFLOW MEASURE TO BE INSTALLED FOR 1% ANNUAL EXCEEDANCE PROBABILITY

BOX GUTTERS AS PER AS3500.3

7.4.6 ACCEPTABLE CONTINUOUS OVERFLOW MEASURE

(1) FOR A FRONT FACE SLOTTED GUTTER WITH—

A MINIMUM SLOT OPENING AREA OF 1200 MM² (A) PER METRE OF GUTTER; AND

(a) THE LOWER EDGE OF THE SLOTS INSTALLED A MINIMUM OF 25 MM BELOW THE TOP OF THE FASCIA,

THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 0.5 L/S/M, CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6A.

(2) FOR A CONTROLLED BACK GAP WITH—

(a) A PERMANENT MINIMUM 10 MM SPACER INSTALLED BETWEEN THE GUTTER BACK AND THE FASCIA; AND

(b) ONE SPACER PER BRACKET, WITH THE SPACER NOT MORE THAN 50 MM WIDE; AND

(c) THE BACK OF THE GUTTER INSTALLED A MINIMUM OF 10 MM BELOW THE TOP OF THE FASCIA,

THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 1.5 L/S/M, CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6B.

(3) FOR THE CONTROLLED BACK GAP OPTION, THE SPACER CAN BE A PROPRIETARY CLIP OR BRACKET THAT PROVIDES THE REQUIRED OFFSET OF

THE GUTTER FROM THE FASCIA.



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