

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»

SUBDIVISION	<input type="checkbox"/> N/A
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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		<input type="checkbox"/> 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

**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	FOLIO
134334	0
EDITION	DATE OF ISSUE
1	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 1**STATA CORPORATION NO. [134334](#), VAN NOORD ESTATE**SCHEDULE 2**

Reservations and conditions in the Crown Grant if any

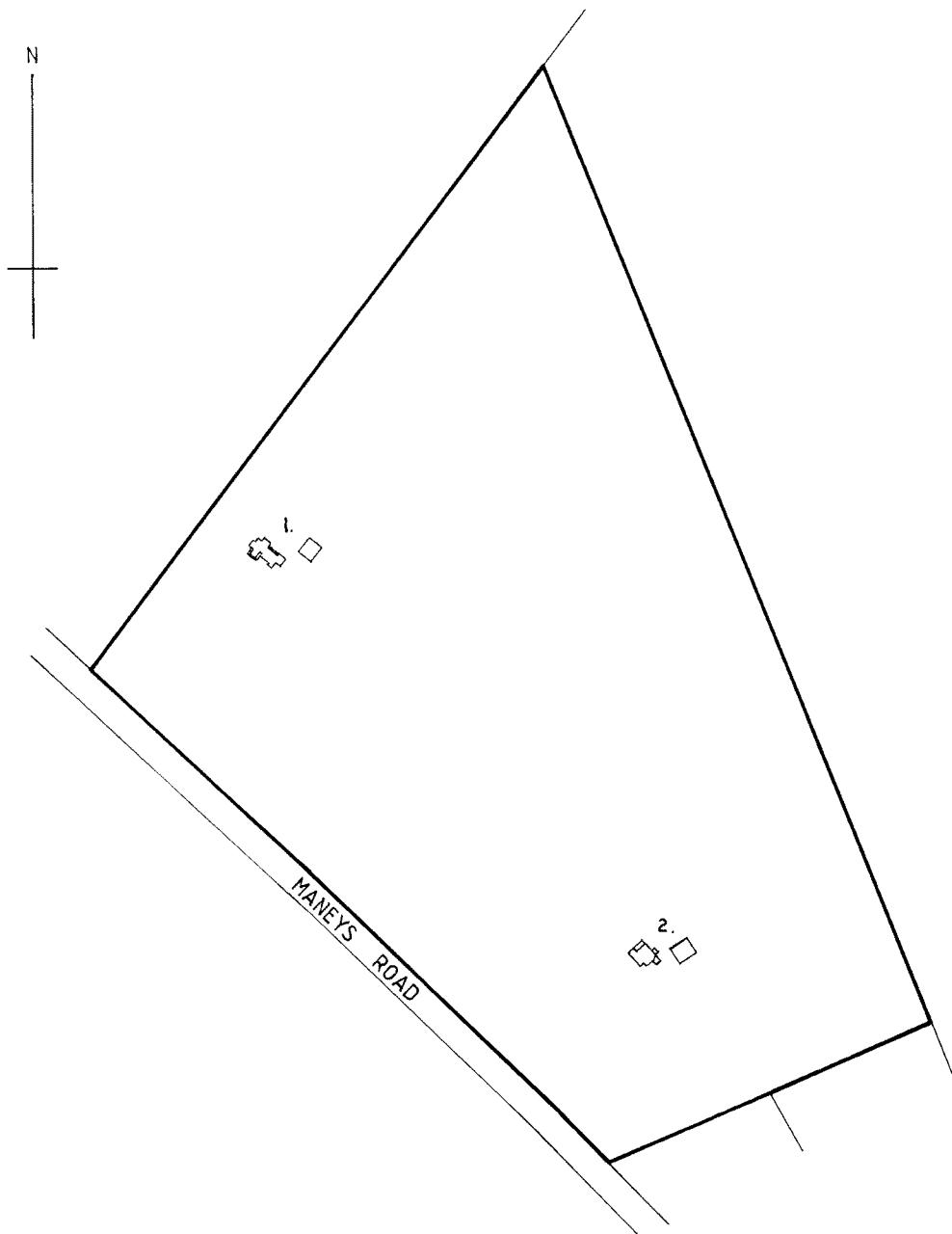
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY/TOWN SUBURB/LOCALITY FOLIO REFERENCE SITE COMPRISSES THE WHOLE OF LOT 5 ON PLAN No. 13586	STRATA PLAN SHEET 1 OF 4 SHEETS NAME OF STRATA SCHEME VAN NOORD ESTATE	REGISTERED NUMBER 134334
MAPSHEET MUNICIPAL CODE No. 129/4041	LAST UPI No. 4100971	SCALE 1: 3000 LENGTHS IN METRES

STRATA TITLES ACT 1998
REGISTERED 13 JUL 2000
Alice Rawa

Recorder of Titles.

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

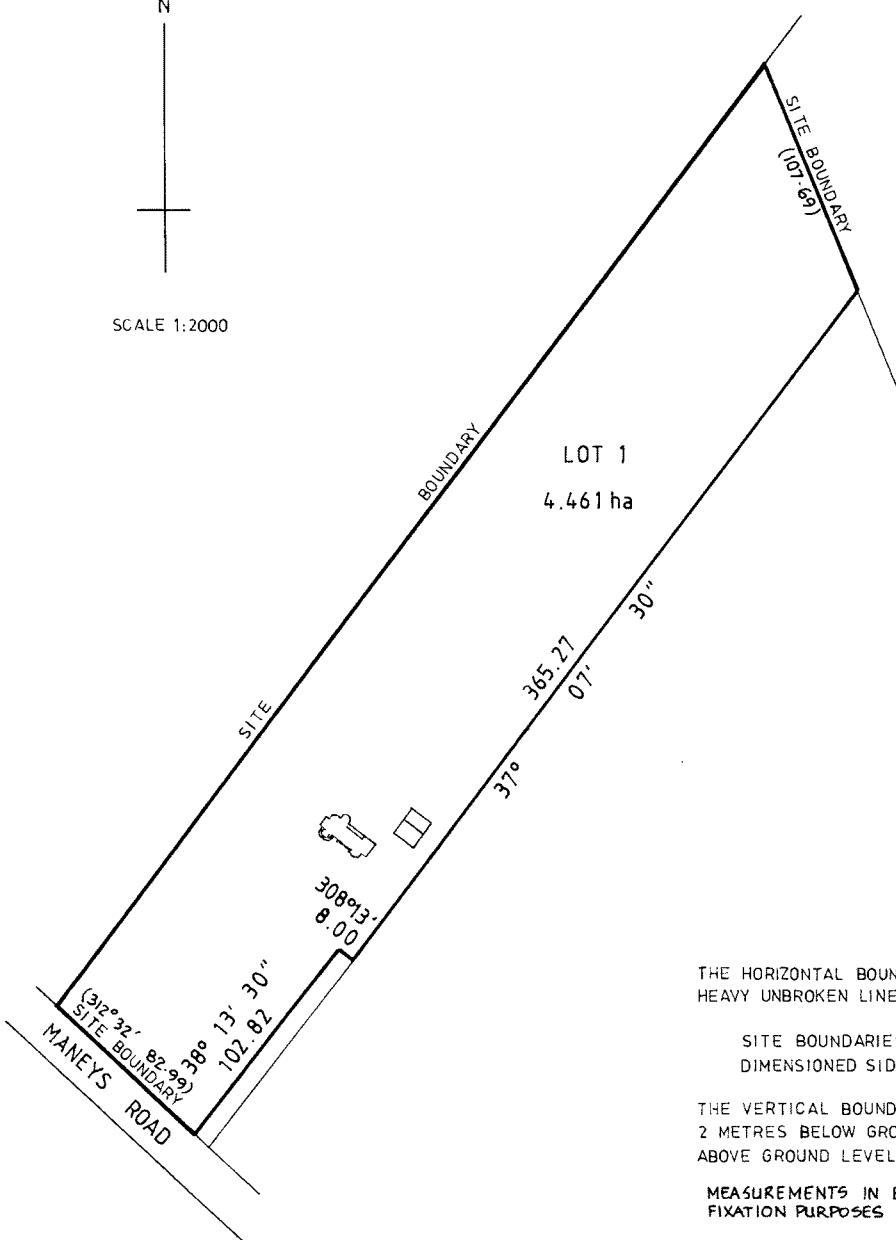
STRATA TITLES ACT 1998

Registered Number

134334

N

SCALE 1:2000



STRATA PLAN

SHEET 3 OF 4 SHEETS

STRATA TITLES ACT 1998

Registered Number

134334

SCALE 1:2000

 $37^\circ 07' 30''$ $38^\circ 10' 42''$ $13^\circ 13' 33''$ $(312^\circ 32' 11.90)$ LOT 2
16.19 ha

MANEYS SITE

BOUNDARY

ROAD



BOUNDARY

SITE

THE HORIZONTAL BOUNDARIES ARE SHOWN BY
HEAVY UNBROKEN LINES DEFINED BY:SITE BOUNDARIES
DIMENSIONED SIDES WHICH ARE OPENTHE VERTICAL BOUNDARIES EXTEND FROM 2.00 METRES
BELOW GROUND LEVEL TO 10.00 METRES ABOVE GROUND LEVEL
MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION
PURPOSES ONLY.

SEE SURVEY NOTES FOR DETAILS OF OPEN BOUNDARY FIXATION

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

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

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

C

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.

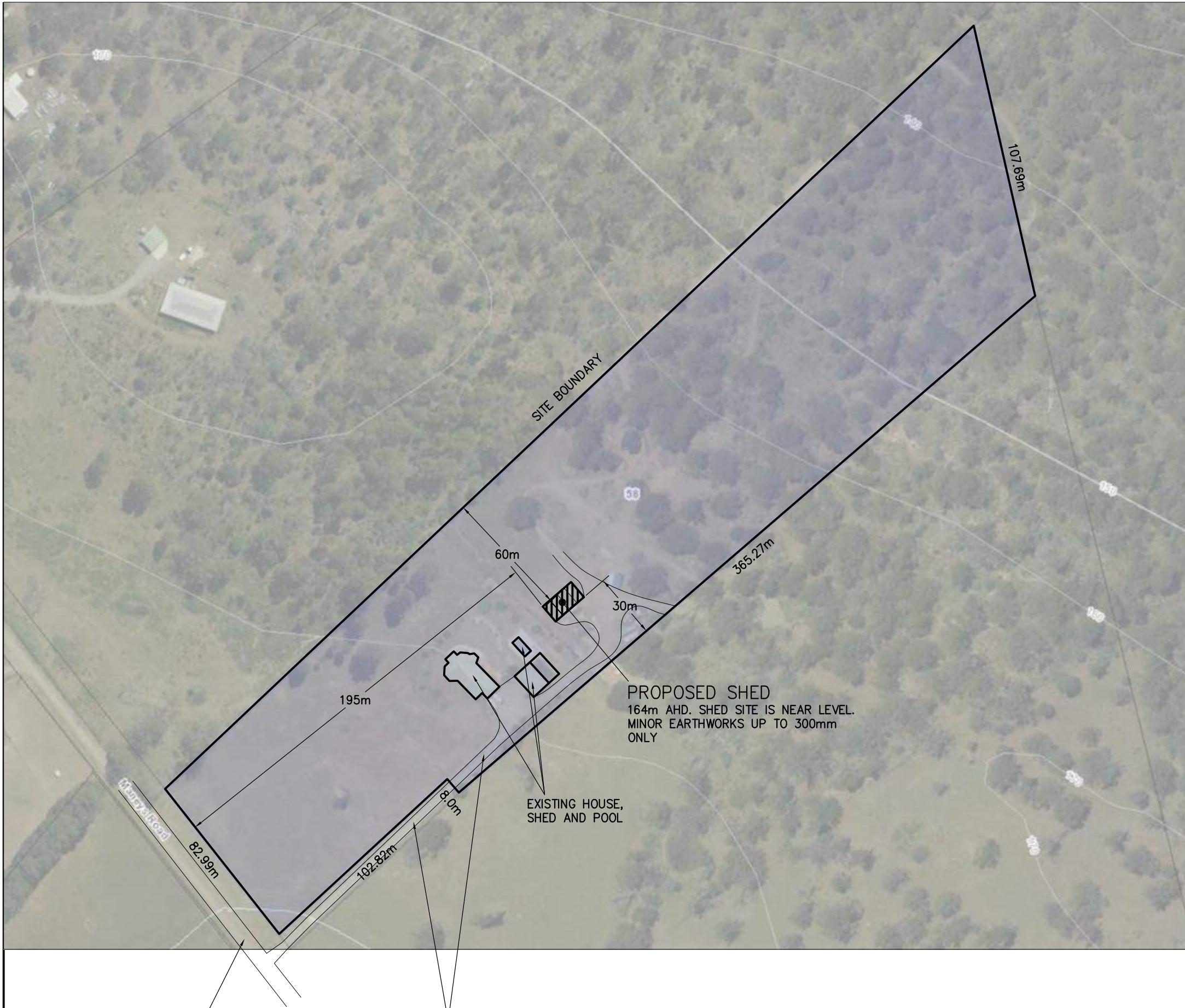
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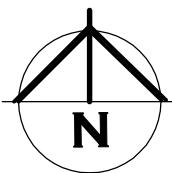
DESIGNS

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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 COMPAKTED 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 COMPAKTED 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

REVISION NUMBER	DATE	DRAWING: SITE PLAN	
REVISION 1	18 / 01 / 2026		
REVISION 2	22 / 01 / 2026		
REVISION 3	06 / 02 / 2026		
		DESIGNED: B. v. Z.	APPROVED.
		DRAWN: B. v. Z.	DATE: 06 / 02 / 26
		SCALE - A3 - 1:2000.	DRAWING No.: NOOR0126 - 2/4

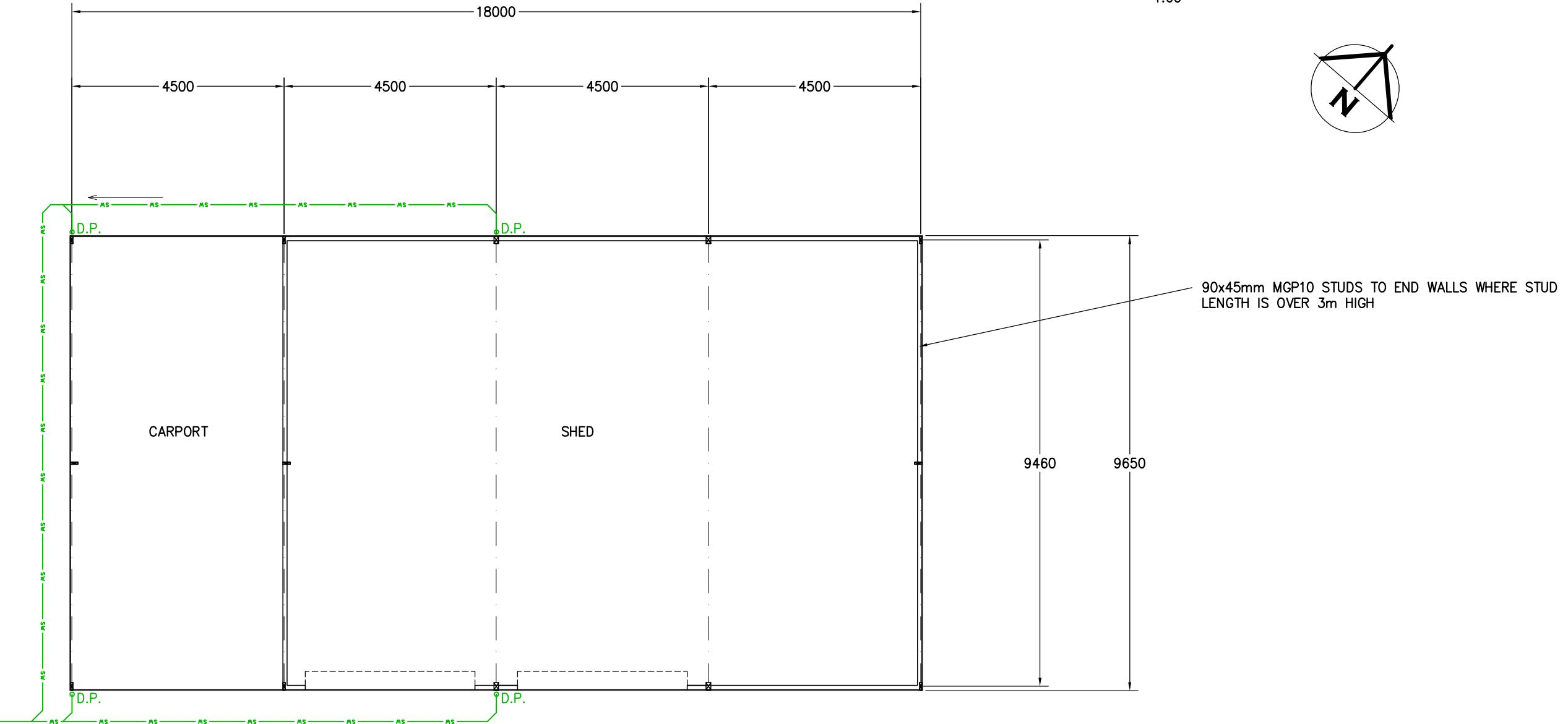
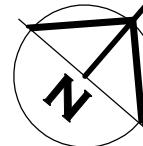
BRICK VENEER WALL
EXTERNAL 90mm TIMBER FRAMED WALL WITH LIGHTWEIGHT SHEET CLADDING INSTALLED WITH CAVITY FIXING
INTERNAL 90mm STUD WALL WITH 10mm PLASTER BOARD LINING THROUGHOUT. (WET AREA PLASTERBOARD TO WET AREA WALLS)
EXTENT OF RAKED CEILING

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



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

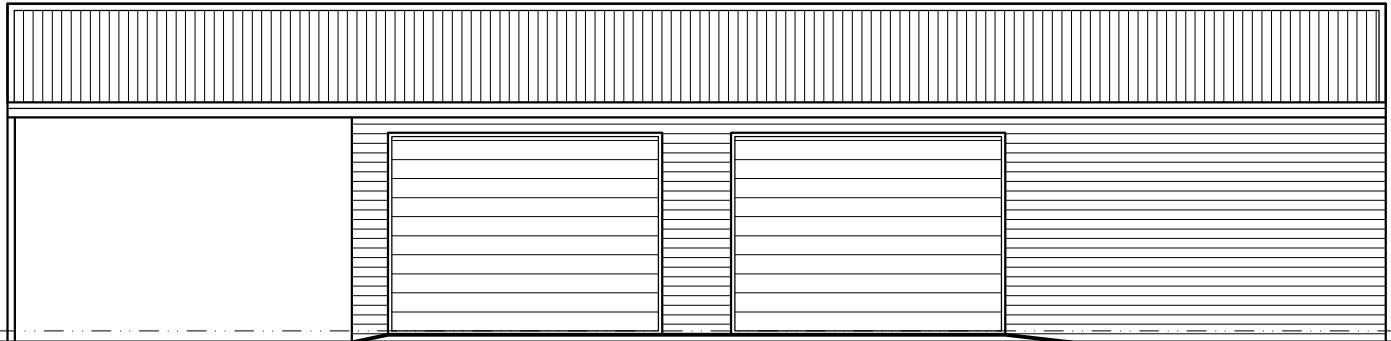
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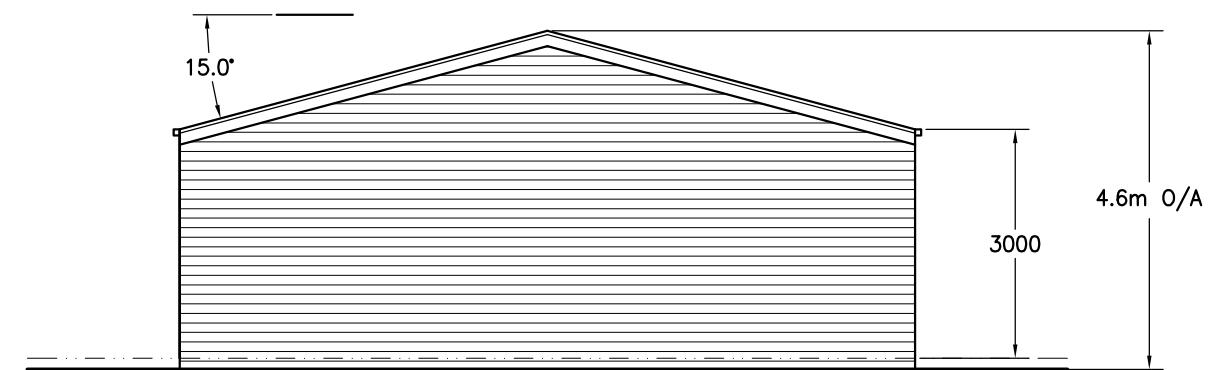
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SOUTH EAST ELEVATION

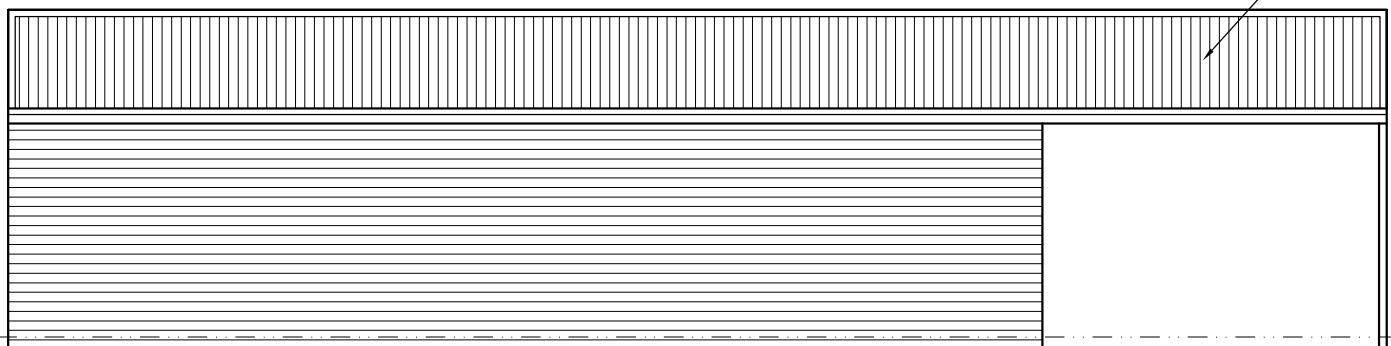
■ COLORBOND CUSTOM ORB
SHEET ROOFING

■ COLORBOND CUSTOM ORB
SHEET WALL CLADDING

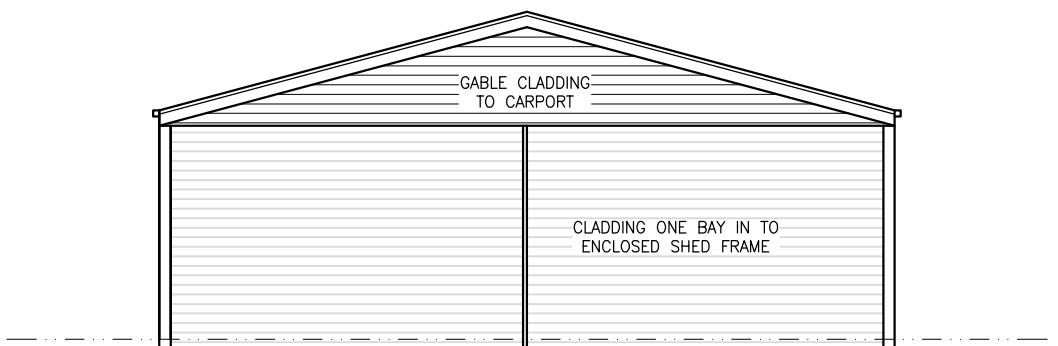


NORTH EAST ELEVATION

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 CUTTERS, UNLESS FIXED TO METAL
FASCIA

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