

Eden Street
Riverside Tasmania 7250
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PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2026044

Assess No: A12433

PID No: 3402750

Applicant Name:	VANESSA THOMSON		
Applicant Contact Name			
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: **VANESSA THOMSON**

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) **MRS VANESSA THOMSON**

 Location / Address: **unit 5/118A Freshwater Point Rd Legana.**

Title Reference:

Zone(s):

Existing Development/Use:

Existing Developed Area:

 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:

Development Type:

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

Description of development:

Garage

New or Additional Area:

Estimated construction cost of the proposed development:

Building Materials:

Wall Type: **Colour Bond**Colour: **Monument**Roof Type: **Gable**Colour: **"as above"**

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,

Owner_Name		
Name (print)	Signed	Date

Applicant:
(if not the owner)

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,

VANESSA THOMSON Applicant_Name	V. Thomason	13/2/26
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

CITY/TOWN OF LEGANA SUBURB/LOCALITY FOLIO REFERENCE F/R 159406-1 SITE COMPRISES THE WHOLE OF LOT 1 ON PLAN No. SP.159406		STRATA PLAN SHEET 1 OF 3 SHEETS		REGISTERED NUMBER 170115
NAME OF STRATA SCHEME 118A FRESHWATER POINT ROAD, LEGANA		STRATA TITLES ACT 1998 REGISTERED - 2 SEP 2015		
MAPSHEET MUNICIPAL CODE No. 129	LAST UPI No.	SCALE 1: 500	LENGTHS IN METRES	<i>Alice Kawa</i> Recorder of Titles

SITE PLAN



<p>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.</p>	<p><i>[Signature]</i> Council Delegate</p>	<p>18/7/12 Date</p>	<p><i>Paul Hodggets</i> Registered Land Surveyor</p>	<p>23/8/11 Date</p>
<p>STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE)</p>	<p>LODGED BY MICHELL HODGETTS & ASSOC. P/L (Paul Hodggets)</p>			

STRATA PLAN

SHEET 2 OF 3 SHEETS

STRATA TITLES ACT 1998

Registered Number

Council Delegate

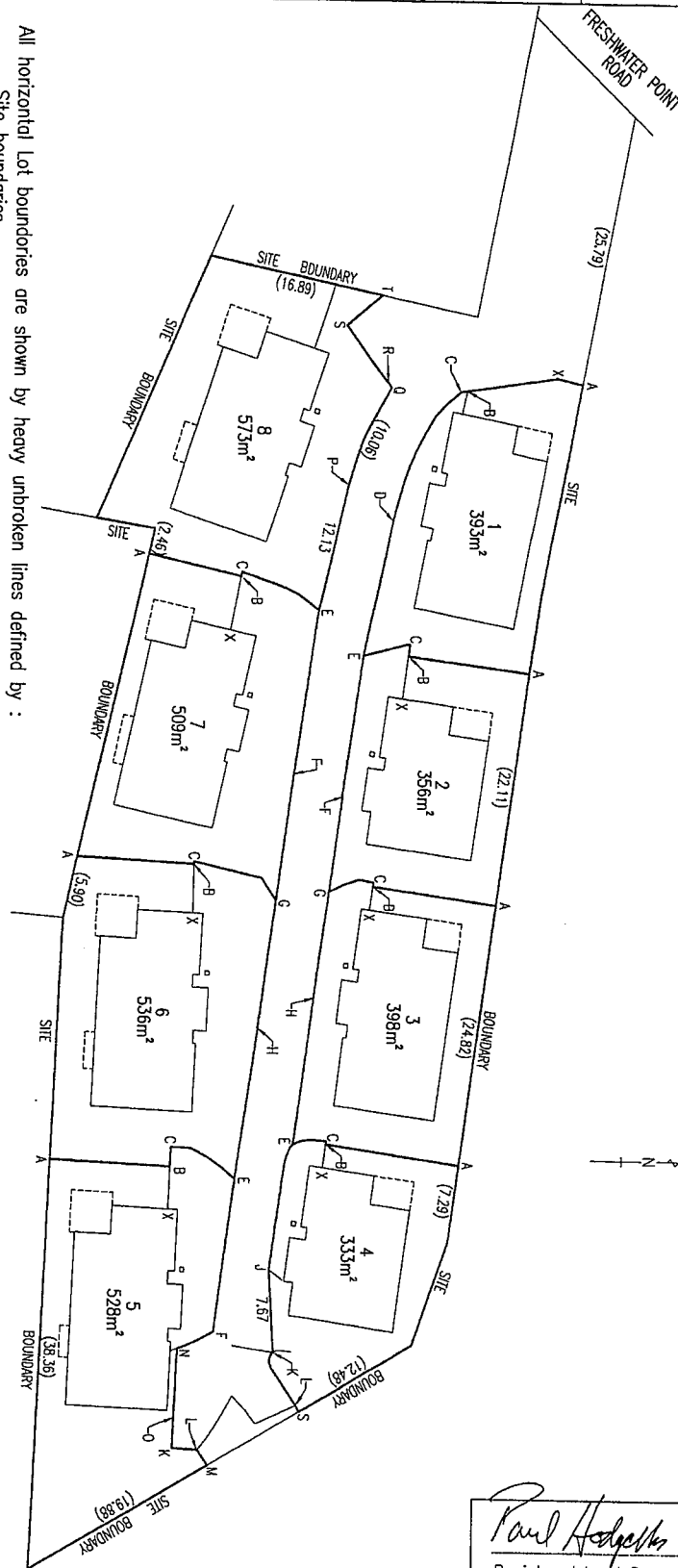
18/11/12
Date

170115

All horizontal lot boundaries are shown by heavy unbroken lines defined by :

Site boundaries
The centre of fence AB & AXB
BC is the centre of fence XB extended
The edge of concrete CD, CE, CEJ, EF, CG, GH, KL, EFN & PQR
The joint in concrete DE, FG & HE
The southern edge of paving LM
The northern edge of paving LS
The outer edge of eaves & guttering NO
OK is the outer edge of eaves & guttering NO extended
The bottom of retaining wall RST
Measurements in brackets are for boundary fixation only

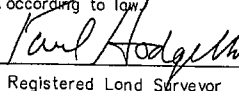
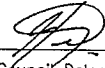
The vertical lot boundaries extend from 2.00 metre below ground level to 8.00 metres above ground level.

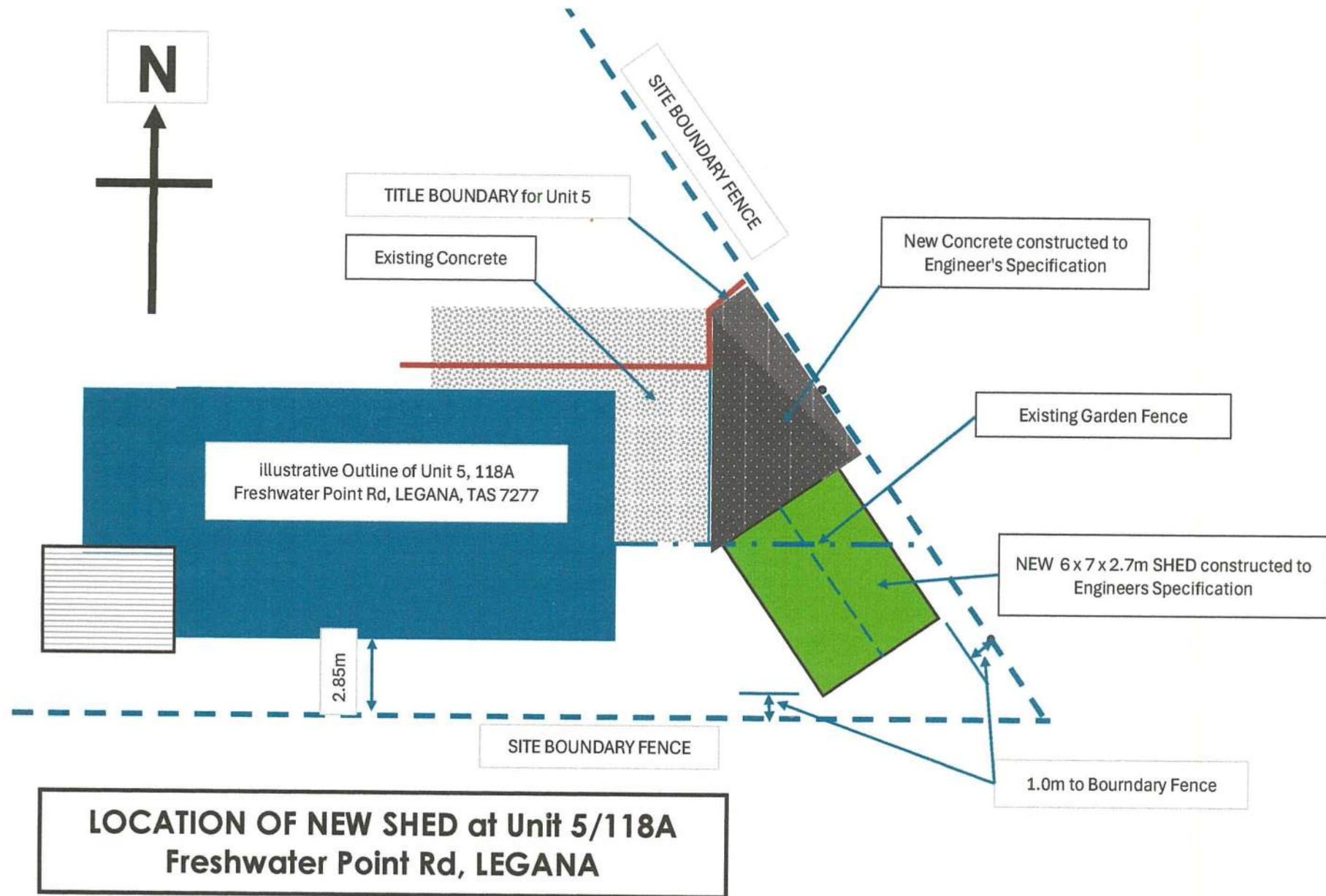


GROUND FLOOR
Scale 1:400

Paul Hedger
Registered Land Surveyor

23/3/11
Date

STRATA PLAN SHEET 3 OF 3 SHEETS		STRATA TITLES ACT 1998	Registered Number 170115
NAME OF BODY CORPORATE: STRATA CORPORATION No. 170115, 118A FRESHWATER POINT ROAD, LEGANA ADDRESS FOR THE SERVICE OF NOTICES: 118A FRESHWATER POINT ROAD, LEGANA, 7277			
SURVEYORS CERTIFICATE I, <u>PAUL HODGETTS</u> of <u>LAUNCESTON</u> a surveyor registered under the Surveyors Act 2002 certify that the building or buildings erected on the site and shown on sheet 1 of this plan are within the site boundaries of the folio stated on sheet 1 and any encroachment beyond those boundaries is properly authorised according to law.  <u>23/3/11</u> <u>208203</u> Registered Land Surveyor Date Ref No		COUNCIL CERTIFICATE I certify that the <u>WEST TAMAR</u> Council has: (a) approved the lots shown in this plan and (b) issued this certificate of approval in accordance with section 31 of the Strata Titles Act 1998  <u>18/11/12</u> Council Delegate Date Ref No	
GENERAL UNIT ENTITLEMENTS			
LOT	UNIT ENTITLEMENT		
1	1		
2	1		
3	1		
4	1		
5	1		
6	1		
7	1		
8	1		
TOTAL	8		



GENERAL NOTES

These documents show the general arrangement of the building and include some items not supplied (refer to the quotation for nomination of all items to be provided). All items not nominated therein shall be supplied and installed by others.

The plans provided here are the latest at the time of print. Earlier plans provided may have become outdated due to engineering changes and should not be used. The plans and drawings are extensive and give all the information needed for a competent person to erect the building. The building is not designed to stand up by itself when it is partially complete. Consequently, construction bracing is critical during erection.

The owner has been requested to check off the BOM after the building delivery. You should check that you are able to locate all materials nominated in the BOM. You should also confirm that the length and size (including thickness), nominated in the BOM is what has been provided. Any missing items are the responsibility of the client once correct delivery has been confirmed as per Terms and Conditions of Sale.

DESIGN CRITERIA

These building plans have been prepared to comply with the standards nominated in the engineer's letter. All plans are not to Scale.

ADDITIONAL DOCUMENTATION TO BE SUPPLIED BY PURCHASER/OWNER

The Purchaser/Owner is responsible for:

- *Provision of Soils Report for the site and in the building area on which the building is to be erected
- *Site Plan and Drainage Plans
- *Any other plans not covered by these engineering plans requested by the local Council or the authority

RAINWATER AND DRAINAGE

All Rainwater and drainage designs are the responsibility of the purchaser/owner. Residential gutters and downpipes where supplied are based on average rainfall for the state and may not be sufficient for your building size or usage. Please speak to your building designer or contractor to ensure gutters are fit for purpose.

BUILDING CONSTRUCTION REQUIREMENTS

The Builder and Purchaser are to ensure that all construction is carried out in accordance with the Plans, the Construction Manual and the Bill of Materials (BOM).

It is the responsibility of the builder to ensure that they are familiar with the operational risks and their obligations in carrying out construction work.

The builder must ensure that they have an appropriate Health & Safety Plan (The Plan) compliant with and as required by their local, state and federal regulations. The Plan will need to take into account the site conditions, the size of the building and the experience of the construction personnel. The Plan will, most likely, differ for each project.

The builder must ensure that The Plan is adhered to. Particular attention should be paid to the requirements to ensure that any person working at heights are properly trained and following the requirements as set out by The Plan.

It is recommended that you check with the appropriate authority in your area as to your responsibilities.

TEMPORARY SUPPORT, LIFTING AND SHORING

The design of temporary propping shoring, lifting and support during construction has not been undertaken and is not included in our engagement. This work is the responsibility of the Contractor undertaking the construction of the building.

SLAB AND/OR PIER DETAILS - GENERAL

- * The minimum size of Piers under the columns and End Wall Mullions are nominated on the Material Specifications Plan. When the slab and piers are poured as one pour, the depth of the pier is to the top of the slab.* Where columns or end wall mullions have been removed, piers are not required.
- * End wall mullion spacing may move due to location of openings or doors. Check layout and component position plan, and relocate piers as required.
- * The Slab Plan indicates those parts of the slab which are 50mm below main slab/piers.
- * Footings and slabs, including internal and edge beams, must be founded on natural soil with a minimum allowable bearing pressure of 100kPa. Design covers soil classifications of A, S, M, H1 or H2 for a class 10a building.
- * The footing designs have been calculated with cohesion values of 0kPa, 50kPa and 100kPa for dense sandy soils and clay soils only.
- * A site specific geotechnical investigation has not been performed. The builder will need to verify the soil type and conditions.
- * Site conditions different to those specified require a modified design.
- * Sub grade shall be excavated and compacted to a minimum of 100% standard dry density ratio and within 2% of the OMC to comply with AS2159.
- * Designs are in accordance with AS 3600:2018
- * All concrete to be in accordance with AS 3600:2018. Minimum 25 Mpa, with 80mm slump.
- * Concrete should be cured for 7 days before commencing construction of the building.

Concrete Slab

For Class A, S or M Sites

- * Slab thickness to be a minimum of 100mm with SL 72 mesh and 40mm top cover.

- * Concrete piers under Roller Doors Jambs to be a minimum size as below: MC20019 - 450mm dia x 500mm deep, centered to the C Section

Where heavy traffic is to go through the roller doors, it is recommended that the slab edge should be thickened to 200mm deep by 300mm wide for the length between the mullions. Place an additional section of SL 72 mesh, 50mm from the base in all thickenings.

For Class H1 or H2 Sites

- * Slab thickness to be a minimum of 100mm with SL 82 mesh and 40mm top cover.
- * Perimeter beams 550mm deep x 300mm wide with Y12 3 bar Trench Mesh to the perimeter of the building.
- * Internal beams 550mm deep by 300mm wide with Y12 3 bar Trench Mesh at a max spacing of 4m.
- * Concrete piers under Roller Doors Jambs to be a minimum size as below: MC20019 - 450mm dia x 650mm deep, centered to the C Section

Concrete Piers Only

For Class A, S or M Sites

- * Concrete piers under Roller Door Jambs to be a minimum size as below: MC20019 - 450mm dia x 1000mm deep, centered to the C Section

For Class H1 or H2 Sites

- * Concrete piers under Roller Door Jambs to be a minimum size as below: MC20019 - 450mm dia x 1300mm deep, centered to the C Section

SHEETED PORTALS AND MULLIONS

All end wall mullions provide critical support to portal frames and cannot be repositioned or removed under any circumstances without engineering approval.

BRACING NOTES

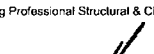
- * Refer to Connection Details.
- * All Cross Bracing is achieved with 30 mm x 1.2 mm strap G450.
- * Cross bracing is to be fixed taut and secured with 14.20 x 22 frame screws at each end, quantity as per connection details.
- * Fly bracing to be fixed to the purlins/girts on all mid portal rafters, columns and end wall mullions. Fly bracing is to be fitted to every second purlin/girt, or, on every one, where the spacing between fly braces would exceed the maximum specified below for the relevant column/rafter size:
 - C150 - maximum 1800mm spacing
 - C200, C250 - maximum 2200mm spacing
 - C300 - maximum 2800mm spacing
 - C350 - maximum 2800mm spacing
 - C400 - maximum 2800mm spacing

Initial measurement is from the haunch of the column/rafter, and from the rafter for any end wall mullions.

- * The first fly brace is to be placed at the purlin/girt closest to the haunch or top of the mullion.* All bracing strap ends to be located as close as practical to structural member's (columns, rafters, mullions) centerline.

BOLTS

- * Unless otherwise nominated, all bolts are grade 4.6

Revision	Date	Initial	Purchaser Name: Philip Rice		General Notes NOT FOR CONSTRUCTION Page 1 of 2 ©Copyright Steels IP Pty Ltd	Seller: Sheds n Homes Launceston Name: Jakaryn Pty Ltd Phone: 03 6343 3649 Fax: Email: ian.thomson@shedsnhomes.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEO No. 24223: TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature:  John Ronaldson Date: 12/02/2026
			Site Location: 118A Freshwater Point Rd Legana TAS 7277 Australia				
			Drawing # SLAN260009 - 2	Print Date: 12/02/2026			

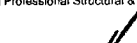
* All tensioned bolts shall be tensioned using the part turn method (refer to AS4100). For the erector, full details are in the construction manual.

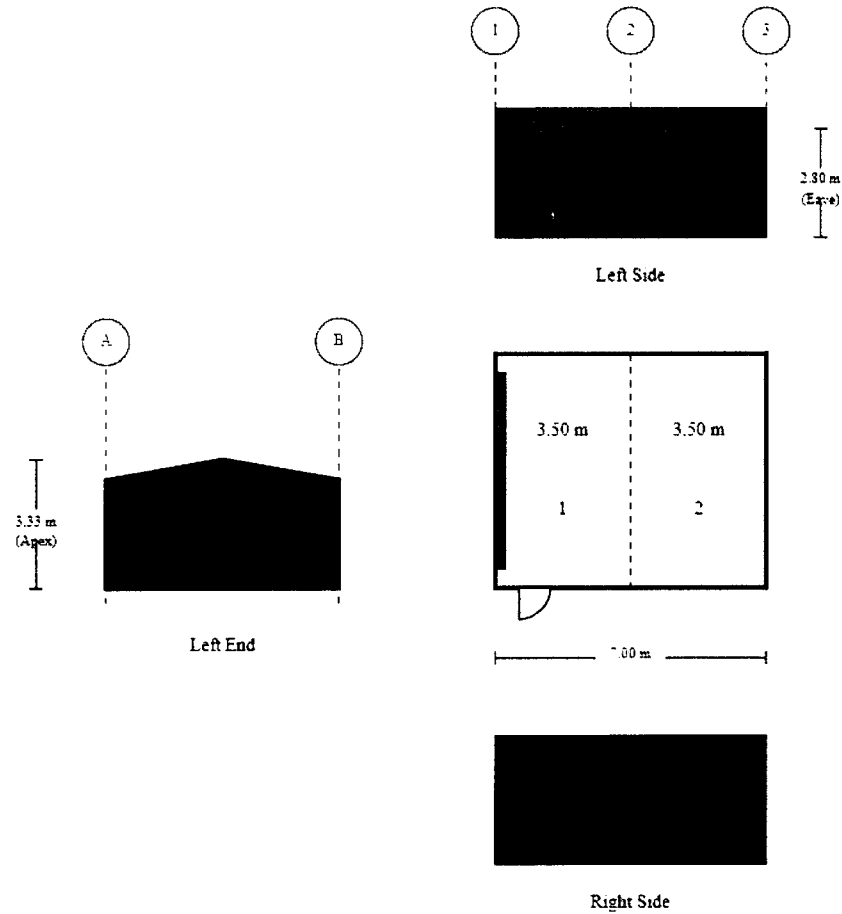
ROLLER DOORS

All Roller doors are NOT wind rated. All comments regarding roller doors are referenced from inside the building looking out.

OTHER MATERIALS NOTES

- * All Sheeting, Flashing and framing screws are Climaseal 3.
- * All purlin material has Z350 zinc coating with minimum strength of 450MPa.

Revision	Date	Initial	Purchaser Name: Philip Rice		General Notes NOT FOR CONSTRUCTION Page 2 of 2 ©Copyright Steels IP Pty Ltd	Seller: Sheds n Homes Launceston Name: Jakaryn Pty Ltd Phone: 03 6343 3649 Fax: Email: ian.thomson@shedsnhomes.com.au	Apex Engineering Group PTY LTO ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 OLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature:  John Ronaldson Date: 12/02/2026
			Site Location: 118A Freshwater Point Rd Legana TAS 7277 Australia				
			Drawing # SLAN260009 - 2	Print Date: 12/02/2026			



Purchaser Name: Philip Rice

Site Location: 118A Freshwater Point Rd Legana TAS 7277 Australia

Drawing # SLAN260009 - 3

Print Date: 12/02/2026

Layout
NOT FOR CONSTRUCTION
 Not to Scale
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Seller: Sheds n Homes Launceston
 Jakelyn Pty Ltd
 Phone: 03 6343 3649
 Fax:
 Email: ian.thomson@shedsnhomes.com.au

Apex Engineering Group PTY LTD
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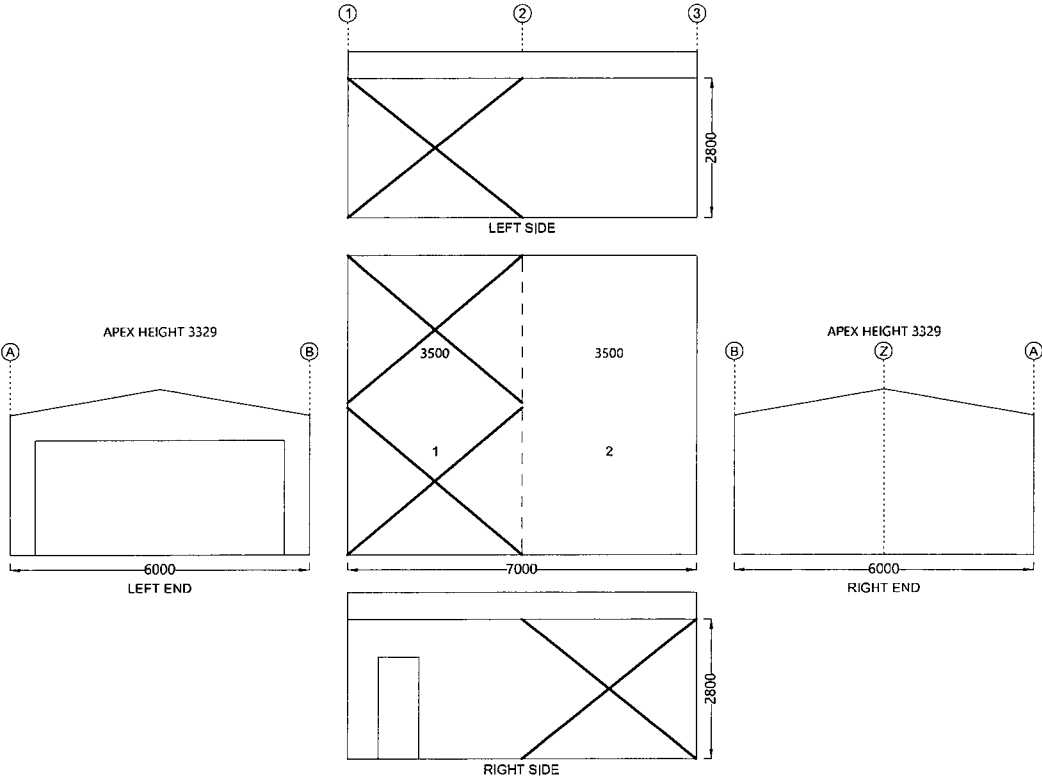
Signature:


John Ronaldson

Date: John Ronaldson

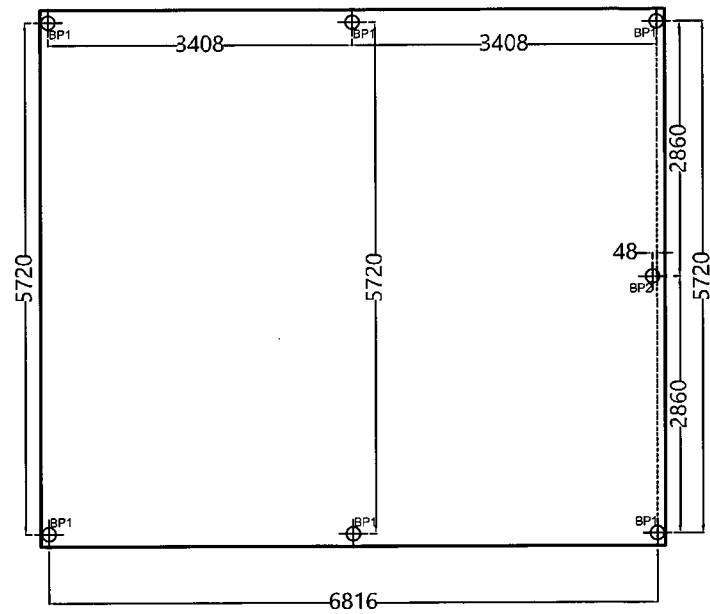
Date: 12/02/2026


Cross Bracing is achieved with 30 mm x 1.2 mm strap. Refer to Connection Details.



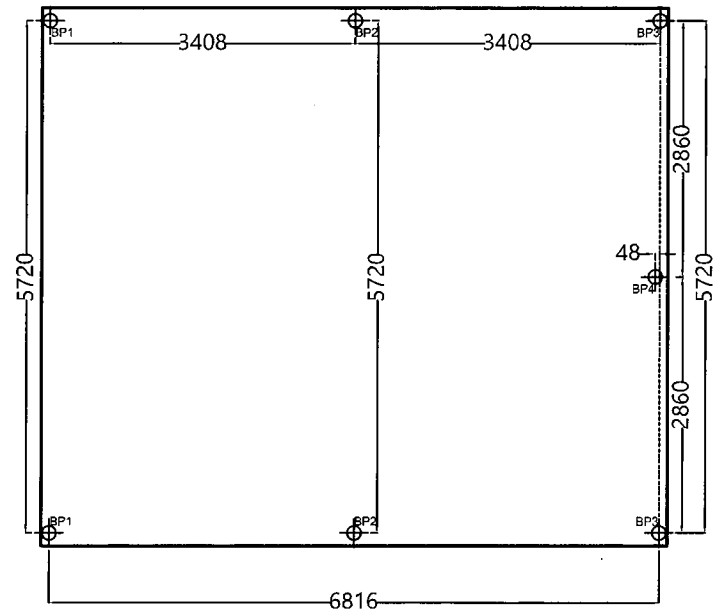
Revision	Date	Initial	Purchaser Name: Philip Rice		Bracing NOT FOR CONSTRUCTION NOT TO SCALE Page 1 of 1 ©Copyright Steels IP Pty Ltd	Seller: Sheds n Homes Launceston Name: Jakeryn Pty Ltd Phone: 03 6343 3649 Fax: Email: len.thomson@shedsnhomes.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PED003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature:  John Ronaldson Date: 12/02/2026
			Site Location: 118A Freshwater Point Rd Legana TAS 7277 Australia				
			Drawing # SLAN260009 - 5	Print Date: 12/02/2026			


Concrete Piers (Slab)
These dimensions are provided as a guide only. It is the responsibility of the concreter to confirm that all dimensions are correct.
Refer to Material Specification Sheet(s) for the Pier Sizes.



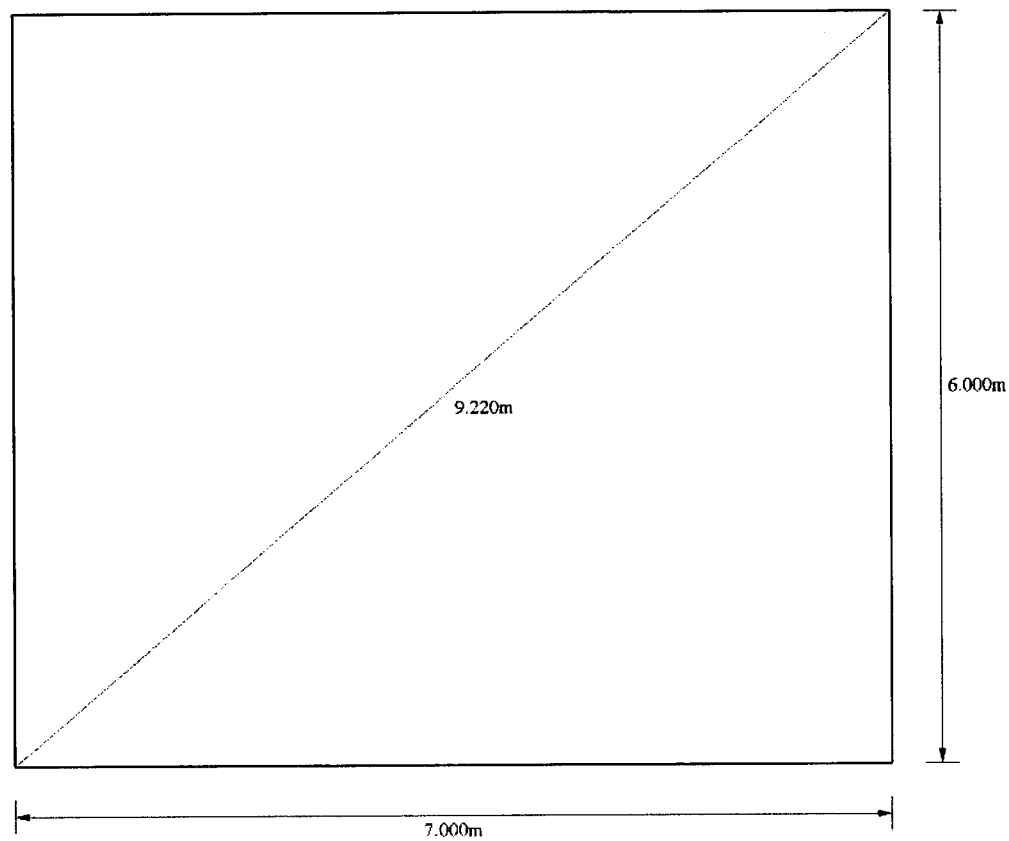
Revision	Date	Initial	Purchaser Name: Philip Rice		<div>Concrete Piers (Slab)</div> <div>PIER MEASUREMENT ONLY. NOT FOR CONSTRUCTION</div> <div>NOT TO SCALE</div> <div>Page 1 of 1</div> <div>©Copyright Steets IP Pty Ltd</div>	<div>Seller: Sheds n Homes Launceston</div> <div>Name: Jakaryn Pty Ltd</div> <div>Phone: 03 6343 3649</div> <div>Fax:</div> <div>Email: ian.thomson@shedsnhomes.com.au</div>	<div>Apex Engineering Group PTY LTD</div> <div>ACN 632 588 562</div> <div>MIE Aust. (Registered NER Structural) 5276680</div> <div>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;</div> <div>Practising Professional Structural & Civil Engineers</div> <div>Signature:  John Ronaldson</div> <div>Date: 12/02/2026</div>
			Site Location: 118A Freshwater Point Rd Legana TAS 7277 Australia				
			Drawing # SLAN260009 - 6	Print Date: 12/02/2026			

Concrete Piers (NO Slab)
These dimensions are provided as a guide only. It is the responsibility of the concreter to confirm that all dimensions are correct.
Refer to Material Specification Sheet(s) for the Pier Sizes.



Revision	Date	Initial	Purchaser Name: Philip Rice		Concrete Piers (NO Slab) PIER MEASUREMENT ONLY. NOT FOR CONSTRUCTION NOT TO SCALE Page 1 of 1 ©Copyright Steel IP Pty Ltd	Seller: Sheds n Homes Launceston Name: Jakeryn Pty Ltd Phone: 03 6343 3649 Fax: Email: ian.thomson@shedsnhomes.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 M/E Aust. (Registered NER Structural) 5276680 QLD : R/PEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature:  John Ronaldson Date: 12/02/2026
			Site Location: 118A Freshwater Point Rd Legana TAS 7277 Australia				
			Drawing # SLAN260009 - 6				
			Print Date: 12/02/2026				

These dimensions are provided as a guide only. It is the responsibility of the concreter to confirm that all dimensions are correct.



Purchaser Name: Philip Rice

Site Location: 118A Freshwater Point Rd Legana TAS 7277 Australia

Drawing # SLAN260009 - 7

Print Date: 12/02/2026

Slab Dimensions
Also refer to Concrete Piers Plan, NOT FOR CONSTRUCTION
Not to Scale
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Seller: Sheds n Homes Launceston
Jakelyn Pty Ltd
Phone: 03 6343 3649
Fax:
Email: ian.thomson@shedsnhomes.com.au

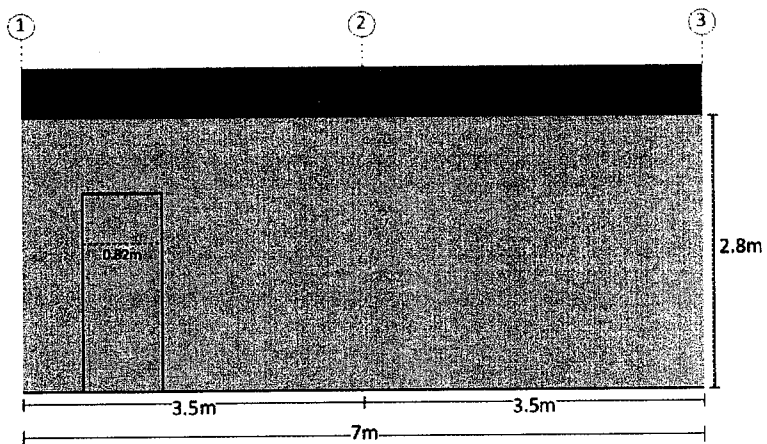
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Practising Professional Structural & Civil Engineers

Signature:

Date: John Ronaldson
Date: 12/02/2026

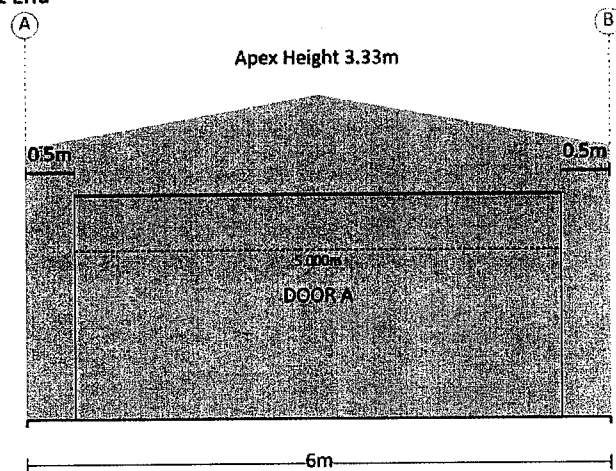
This setout is provided as a guide only. It is the responsibility of the concreter/erector to confirm that all dimensions are correct.

Right Side



Measurements are from the outside of end girts (end bays) and/or centre of columns (mid bays) to inside of

Left End



Measurements are from the outside of side girts to the inside of component opening size.

Purchaser Name: Philip Rice

Site Location: 118A Freshwater Point Rd Logan TAS 7277 Australia

Drawing # SLAN260009 - 10

Print Date: 12/02/2026

Component Position
NOT FOR CONSTRUCTION
Not to Scale
Page 1 of 1
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Seller: Sheds n Homes Launceston
Jaken Pty Ltd
Phone: 03 6343 3649
Fax:
Email: ian.thomson@shedsnhomes.com.au

Apex Engineering Group PTY LTD
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Practising Professional Structural & Civil Engineers

Signature:

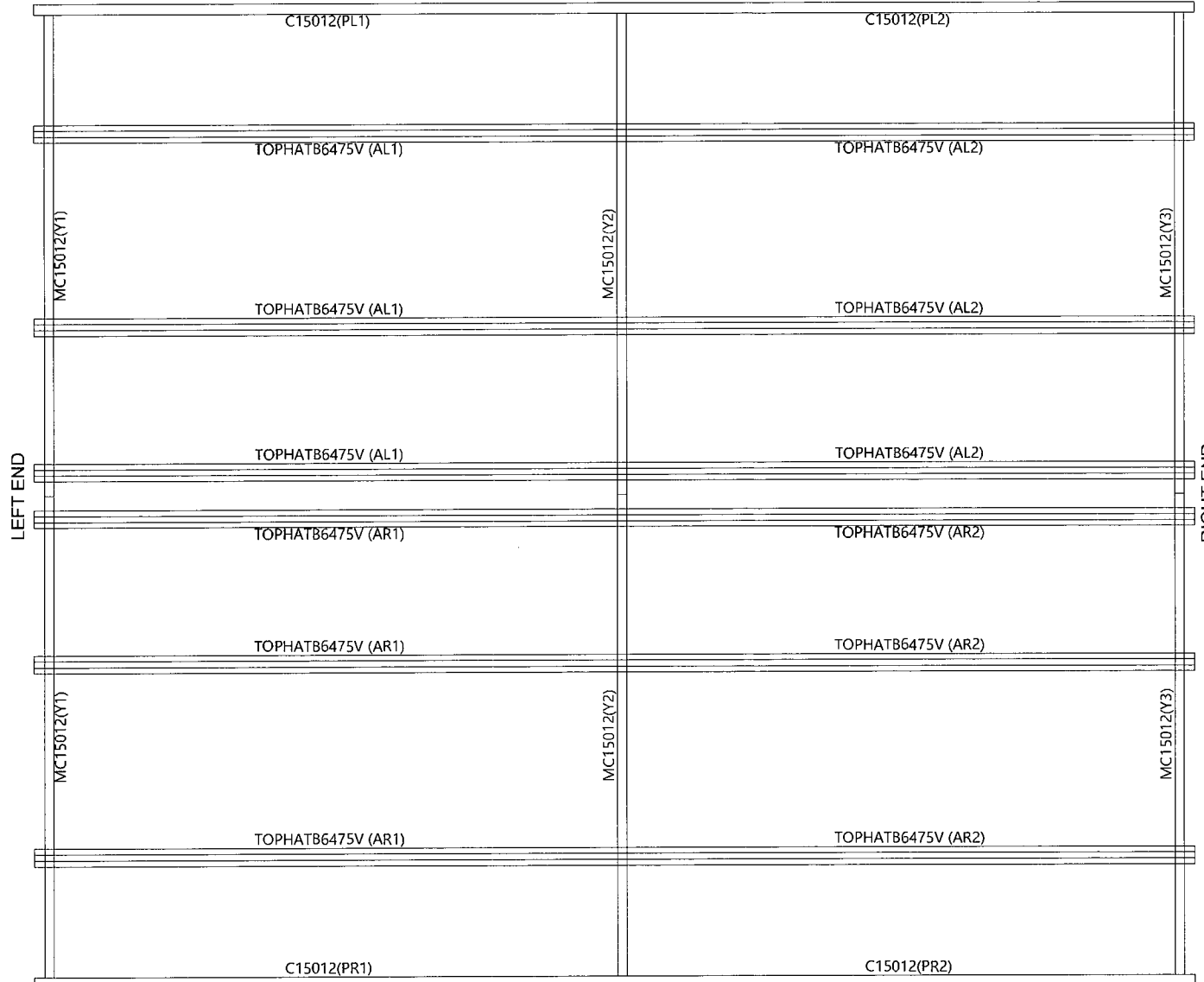
Date: John Ronaldson

Date: 12/02/2026

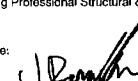
ROOF (TOP VIEW)

LEFT SIDE

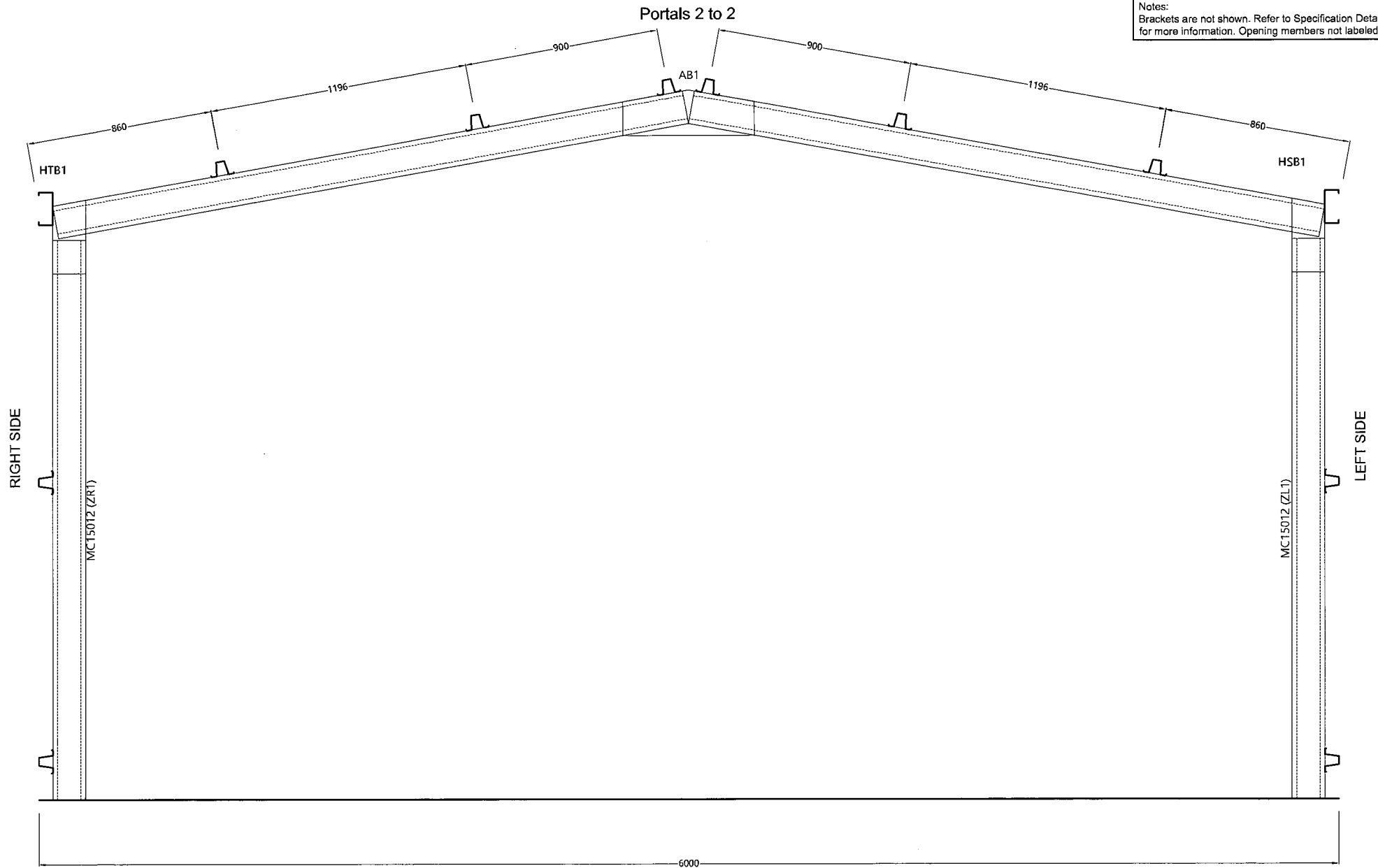
Notes:
Brackets are not shown. Refer to Specification Details
for more information. Opening members not labeled.




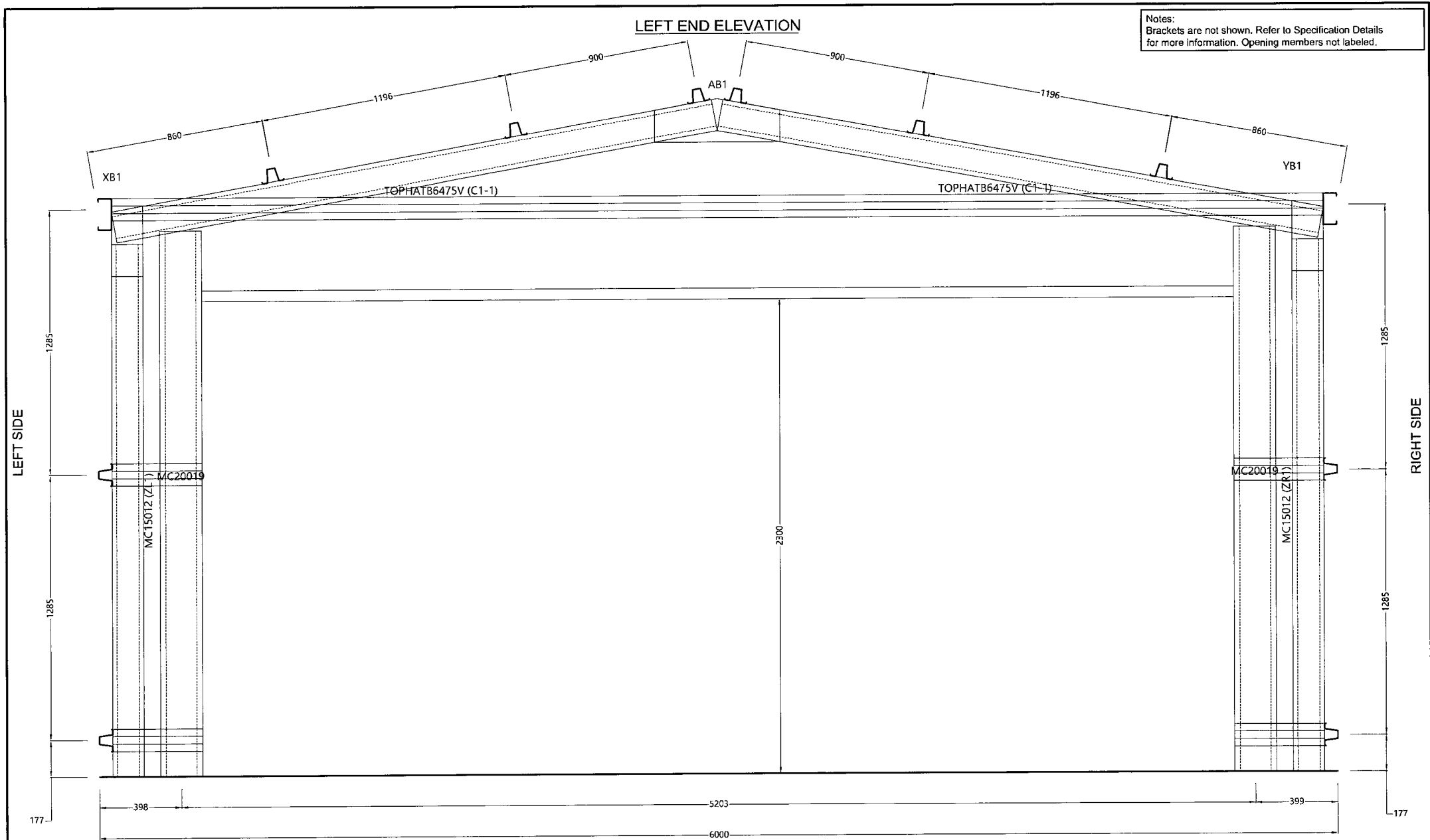
RIGHT SIDE

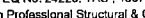
Revision	Date	Initial	Purchaser Name: Philip Rice		Purlin and Girt Plan NOT FOR CONSTRUCTION NOT TO SCALE Page 1 of 4 ©Copyright Steels IP Pty Ltd	Seller: Sheds n Homes Launceston Name: Jakeryn Pty Ltd Phone: 03 6343 3649 Fax: Email: ian.thomson@shedsnhomes.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature:  John Ronaldson Date: 12/02/2026
			Site Location: 118A Freshwater Point Rd Legana TAS 7277 Australia				
			Drawing # SLAN260009 - 11	Print Date: 12/02/2026			

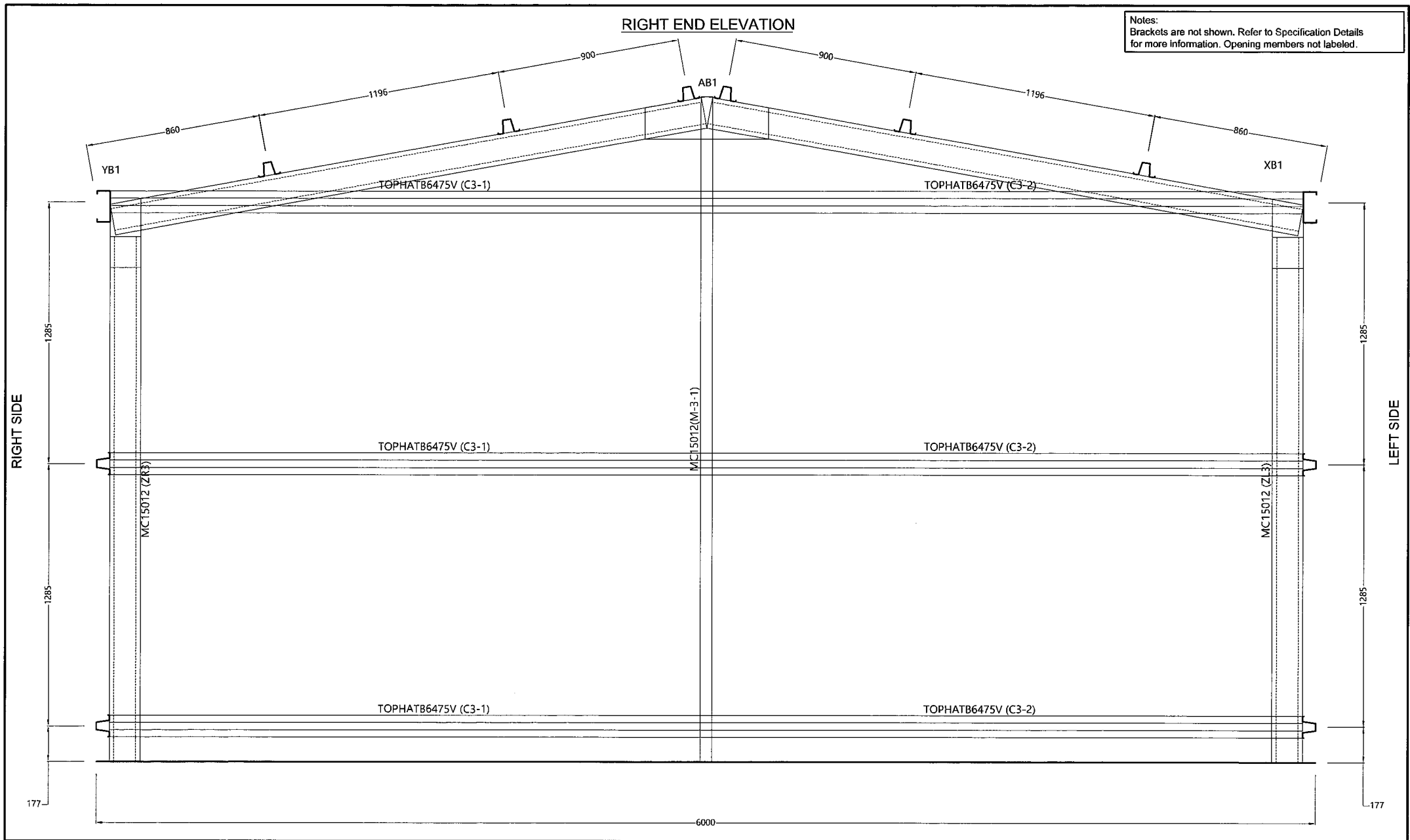
Notes:
Brackets are not shown. Refer to Specification Details
for more information. Opening members not labeled.

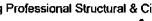


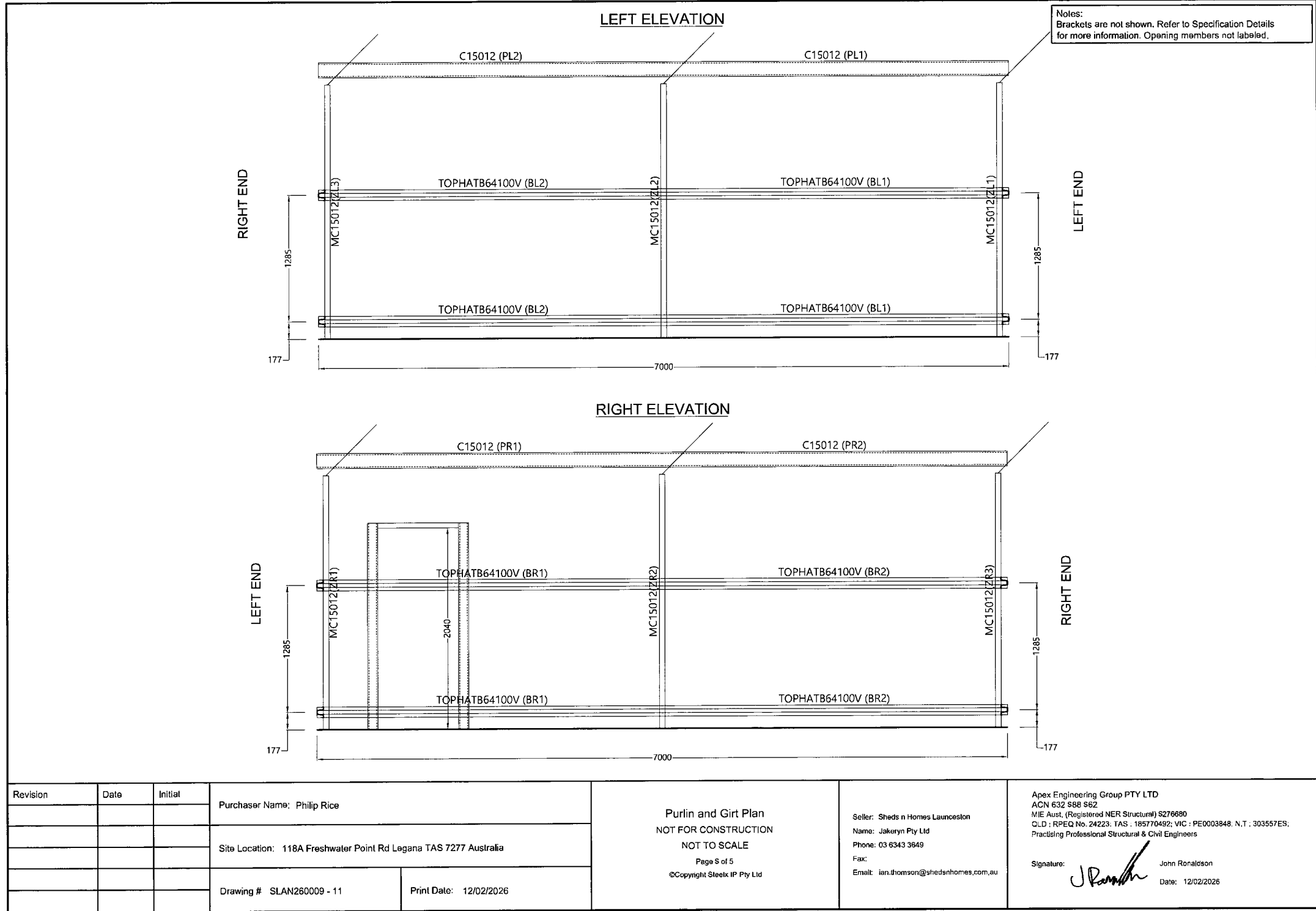
Revision	Date	Initial	Purchaser Name: Philip Rice		Purlin and Girt Plan NOT FOR CONSTRUCTION NOT TO SCALE Page 2 of 4 ©Copyright Steelx IP Pty Ltd	Seller: Sheds n Homes Launceston Name: Jakaryn Pty Ltd Phone: 03 6343 3649 Fax: Email: ian.thomson@shedsnhomes.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T. : 303557ES; Practising Professional Structural & Civil Engineers Signature:  John Ronaldson Date: 12/02/2026
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			Site Location: 118A Freshwater Point Rd Legana TAS 7277 Australia				
			Drawing # SLAN260009 - 11	Print Date: 12/02/2026			





Site Location:

Geographic coordinates of
-41.35616,147.05564

The address provided for reference purpose only is:
118A Freshwater Point Rd Legana TAS 7277