

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY	Application Number	PA2026088
	Assess No:	A4858
	PID No:	6066043

Applicant Name:	Tascad 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:	
------------------------	--

Note: Full name(s) of person(s) or company making the application and postal address for correspondence.

LAND DETAILS

Owner/Authority Name: <i>(as per certificate of title)</i>	
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Location / Address:	
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Title Reference:	
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Zone(s):	
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Existing Development/Use:	
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Existing Developed Area:	
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DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: <input type="checkbox"/>	Visitor Accommodation: <input type="checkbox"/>	Commercial: <input type="checkbox"/>	Other: <input type="checkbox"/>
	Description of Use:			

Development Type:	Building work: <input type="checkbox"/>	Demolition: <input type="checkbox"/>	Subdivision: <input type="checkbox"/>	Other: <input type="checkbox"/>
	Description of development:			

New or Additional Area:	Area
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Estimated construction cost of the proposed development:	
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Building Materials:	Wall Type:	Colour:
	Roof Type:	Colour:

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,

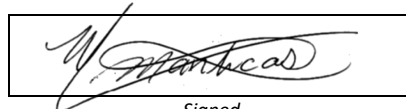
Name (print)

Signed

Date

Applicant: *(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,

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

27
P14

273/11P

DIAGRAM FROM ACTUAL



COUNTY OF DEVON
PARISH OF STANLEY

The Common Seal of the Benbowfield Municipal Council has been hereto affixed in the presence of us this 14th day of July one thousand nine hundred and fifty two in pursuance of authorisation given at a meeting of the said Council held on the 14th day of July 1952

W. J. Carr Warden
J. K. Kelly Councillor
W. J. Kelly Council Clerk

No. OF APPLICATION

L.C. Simmonds Owner

Part of 2500ac Granted to John Griffiths

Scale 2 chains to an inch

CT. 469/188

REFERENCE TO CORNERS

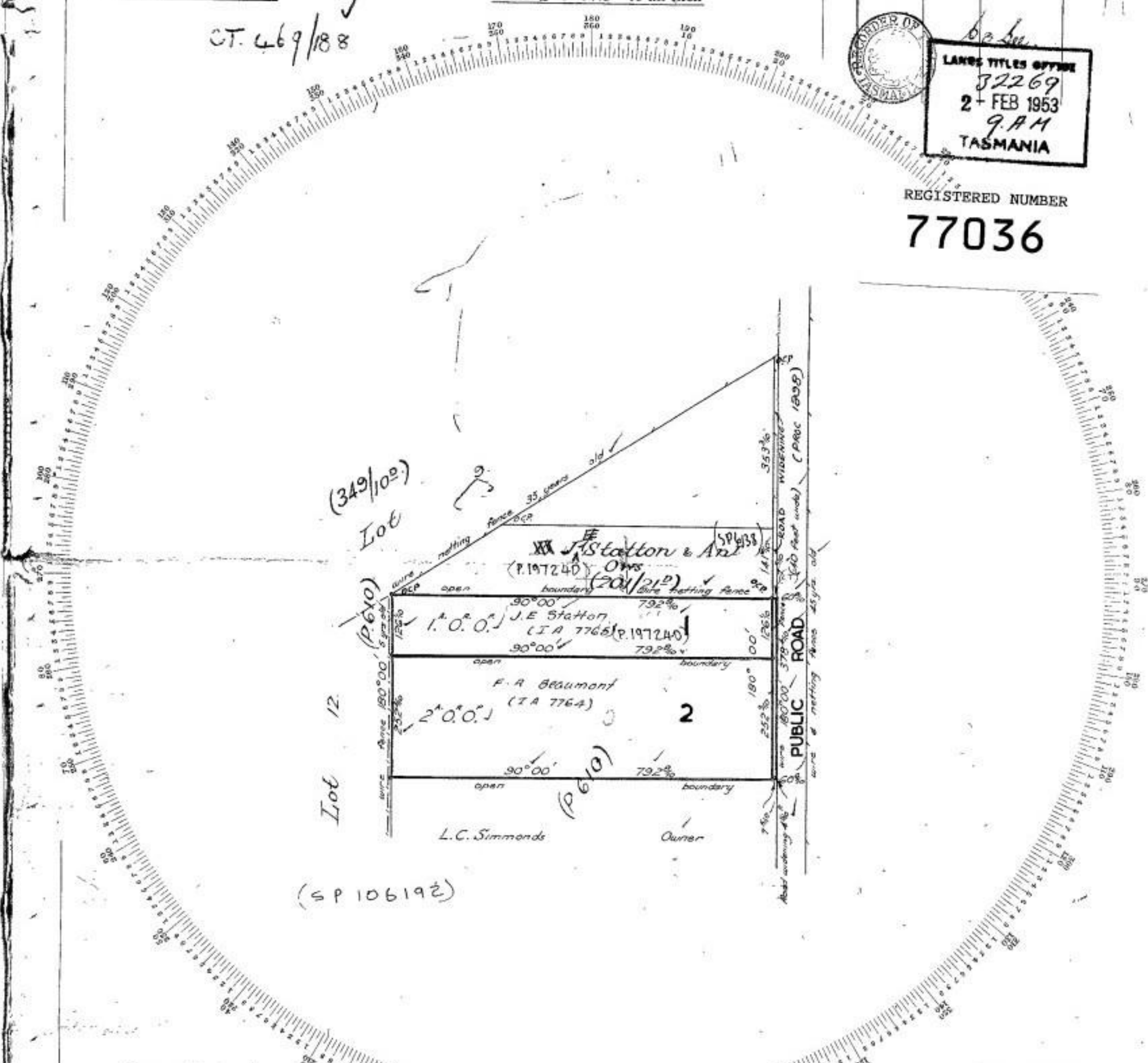
COR.	BEARING	DISTANCE IN LINKS	FROM



LANDS TITLES OFFICE
32269
2 FEB 1953
9 AM
TASMANIA

REGISTERED NUMBER

77036



To be filled in by Surveyor

Date of Instructions

Survey commenced 2.5.52.

Survey finished 2.5.52.

Error of close 1 in nil.

Office Examination

Regulations Checked *[initials]*

Computations checked *[initials]*

Examination as to Boundaries *[initials]*

Entered on Diagrams *[initials]*

Entered on General Plan -

State Permanent Marks *[initials]*

Finally examined *[initials]*

Report: I, Edward McKee Podley, of Launceston, Registered Surveyor of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection and field check and that both plan and survey are correct, and has been made in accordance with the Land Surveyors' By-Law No. 2, dated 3rd July, 1946.

Dated this 5th day of May 1952

May be acted upon

Acted upon

[Signature]
Authorised Surveyor.

JOHN W. COHEN
AUTHORISED SURVEYOR
AND TOWN PLANNER
24 PATERNON STREET
LAUNCESTON
TASMANIA

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PROPOSED EXTENSION/ ALTERATIONS 131 FRESHWATER POINT ROAD,



ABN 27 639 550 879

DRAWING TITLE

COVER PAGE

ADDRESS

131 FRESHWATER
POINT ROAD

OWNER / CLIENT

T & J BARWICK

NOTES

REV.	AMENDMENT	DATE
2	CHANGES	16/07/25
3	PRELIMS	09/02/26
4	DRAFT CON.	13/03/26
5	FOR DA	25/03/26
6	FOR CON.	06/05/26

DRAWN BY

W.M

LICENCE NO.

741767438

SCALE

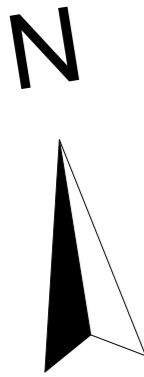
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131FRS 1

SITE INFORMATION

TITLE REFERENCE	77036/2
PID	6066043
ZONE	RURAL LIVING
LAND SIZE	8,094m ²
EXISTING DWELLING	174.68m ²
PROP. EXTENSION	57.83m ²
PROP. CARPORT	82.76m ²
WIND CLASS	N2
CLIMATE ZONE	7
ALPINE AREA	N/A
OTHER HAZARDS	N/A



SITE WORKS & DRAINAGE

SITE TO BE PREPARED AS PER SURVEYORS REPORT IF APPLICABLE.
 SITE TO BE EXCAVATED OR FILLED TO INDICATED DIMENSIONS.
 SURFACE WATER TO BE DIRECTED AWAY FROM DWELLING AND
 GROUND UNDER SUBFLOORS TO BE GRADED SO THAT GROUND WATER IS
 PREVENTED FROM PONDING UNDER THE DWELLING AS PER BCA VOL.2
 PART 3.3



ABN 27 639 550 879

DRAWING TITLE

SITE PLAN,

ADDRESS

131 FRESHWATER
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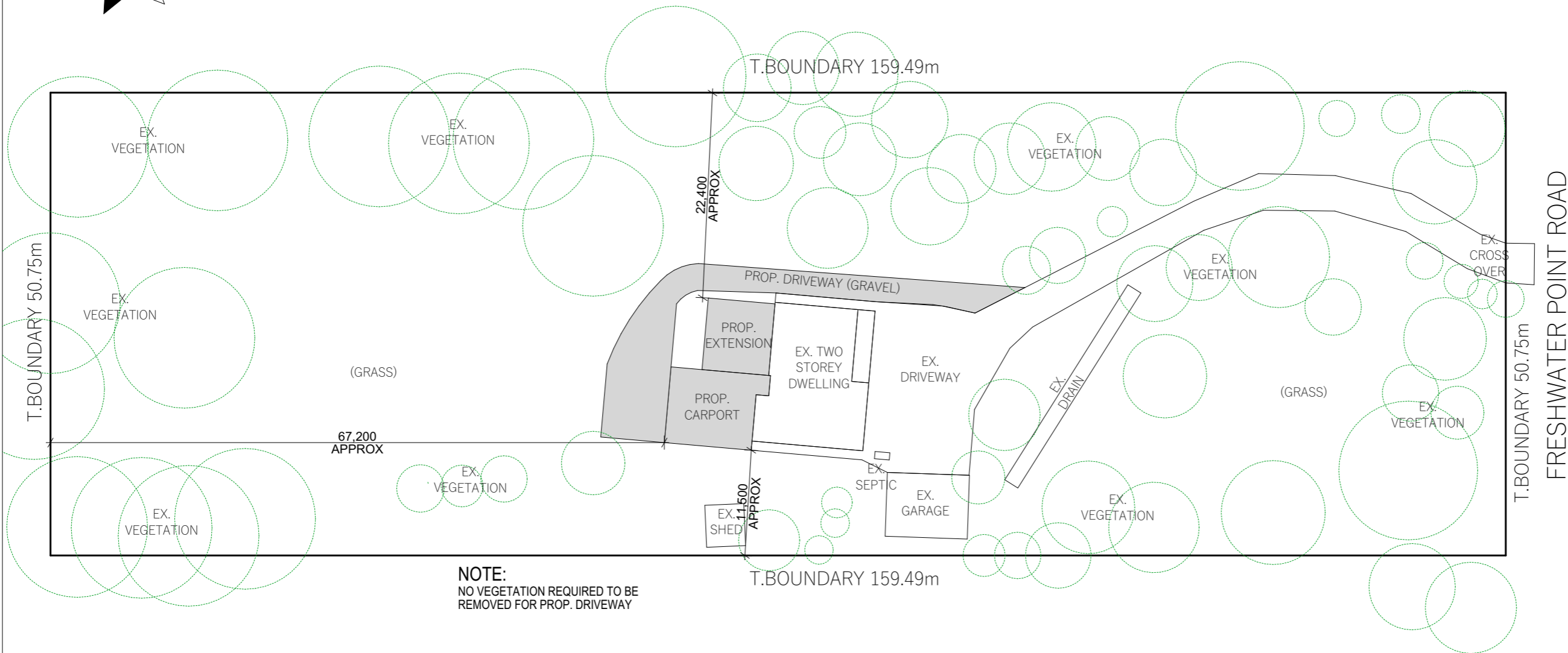
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1:500

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131FRS 2



NOTE:
NO VEGETATION REQUIRED TO BE
REMOVED FOR PROP. DRIVEWAY

3.3.3 SURFACE WATER DRAINAGE

(a) SLAB ON GROUND

FINISHED GROUND LEVEL ADJACENT TO A BUILDING:
THE EXTERNAL FINISHED SURFACE SURROUNDING THE SLAB MUST BE DRAINED TO MOVE SURFACE WATER AWAY FROM THE BUILDING AND GRADED TO GIVE A SLOPE OF NOT LESS THAN (SEE FIGURE 3.3.3a)

(i) 25mm OVER THE FIRST 1m FROM THE BUILDING

(A) IN LOW RAINFALL INTENSITY AREAS FOR SURFACES THAT ARE REASONABLY IMPERMEABLE (SUCH AS CONCRETE OR CLAY PAVING)

(ii) 50mm OVER THE FIRST 1m FROM THE BUILDING IN ANY OTHER CASE.

(b) SLAB ON GROUND

FINISHED SLAB HEIGHTS:

THE HEIGHT OF THE SLAB ON GROUND ABOVE EXTERNAL FINISHED SURFACES MUST BE NOT LESS THAN

(i) 100mm ABOVE THE FINISHED GROUND LEVEL, IN LOW RAINFALL INTENSITY AREAS OR SANDY, WELL DRAINED AREAS; OR

(ii) 50mm ABOVE IMPERMEABLE (PAVED OR CONCRETE) AREAS THAT SLOPE AWAY FROM THE BUILDING IN ACCORDANCE WITH (a); OR

(iii) 150mm IN ANY OTHER CASE.

FOUNDATIONS

FOOTINGS, FOUNDATIONS & OR SLAB TO BE STRICTLY TO STRUCTURAL ENGINEERS PLANS

Figure 3.3.3a Site surface drainage

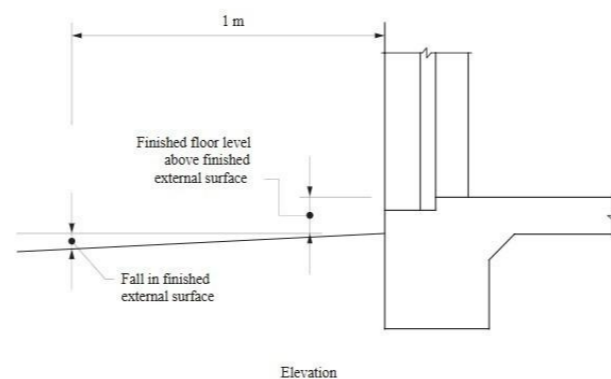
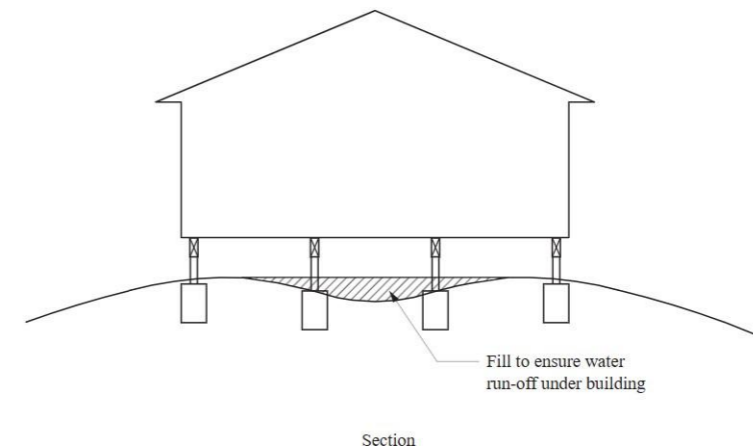


Figure 3.3.3b Grading of ground under suspended floors





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131 FRESHWATER POINT ROAD		
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W.M		
LICENCE NO.		
741767438		
SCALE		
1:200		
DRAWING NO.		
131FRS	3	

NOTE:
1:200 SITE PLAN ROTATED
WHEN COMPARED TO SITE
PLAN AT 1:500



ABN 27 639 550 879

DRAWING TITLE

EXISTING GROND
FLOOR PLAN

ADDRESS

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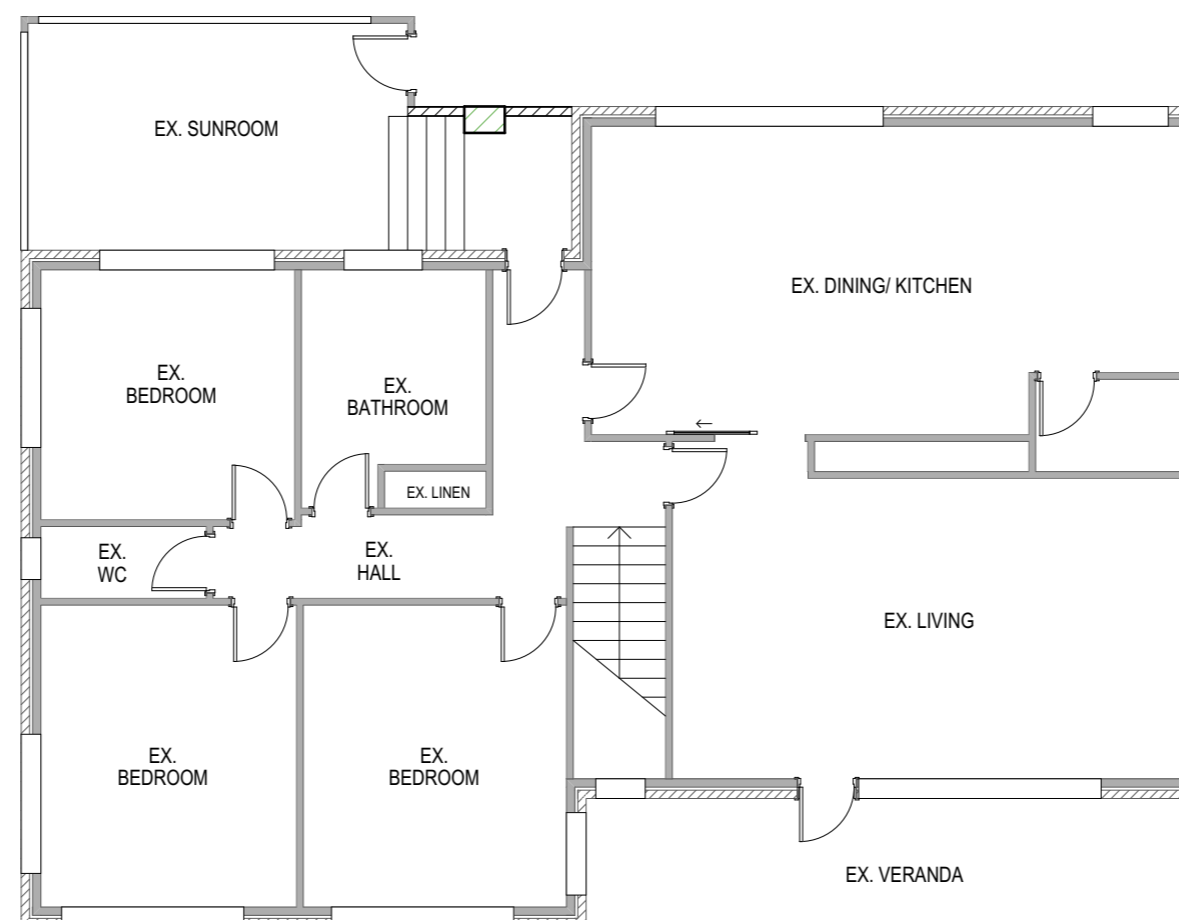
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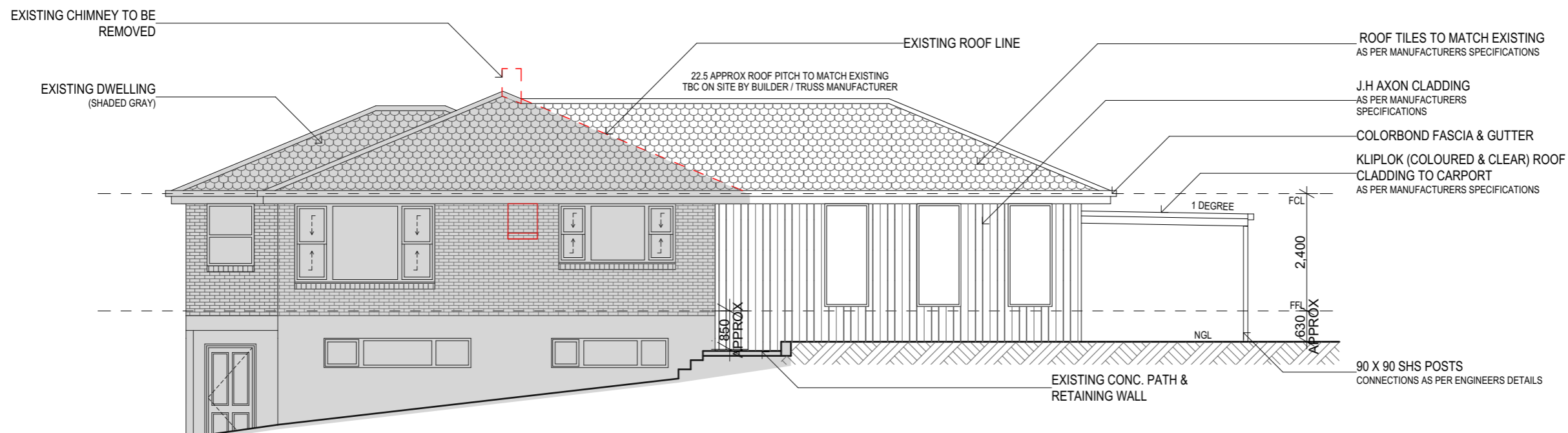
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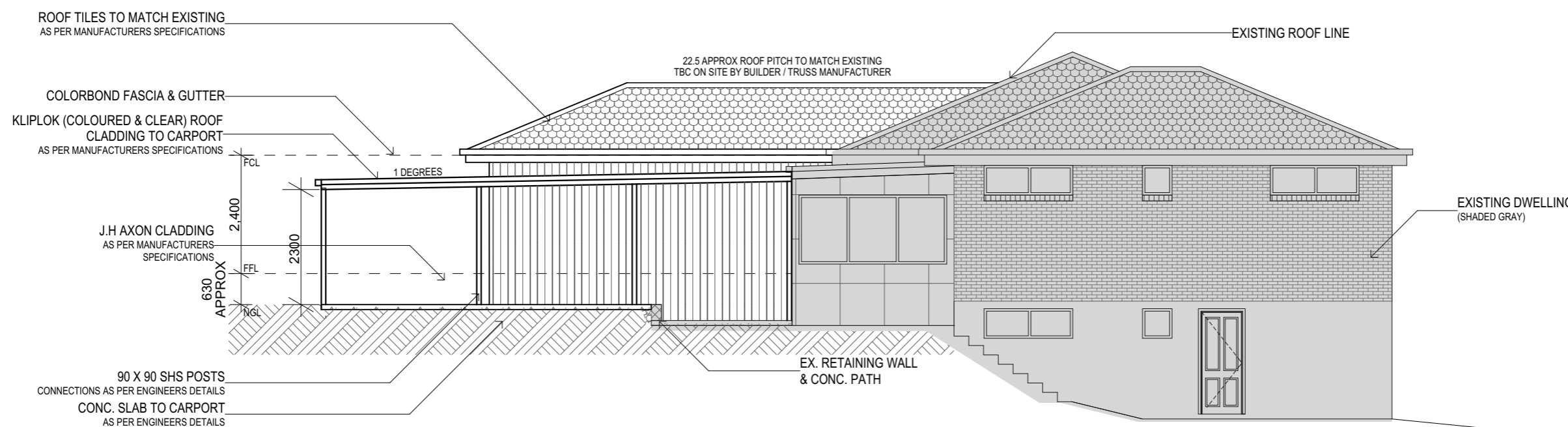


EXISTING GROUND FLOOR PLAN

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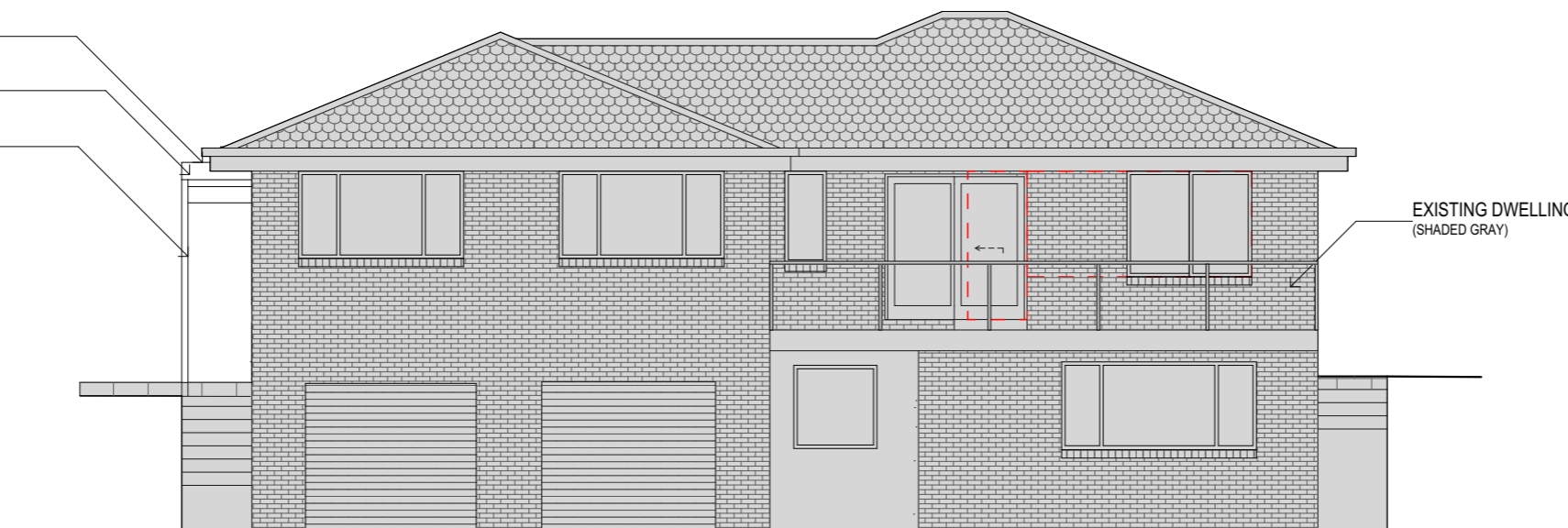
NORTH ELEVATION



SOUTH ELEVATION

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KLIPOK (COLOURED & CLEAR) ROOF
CLADDING TO CARPORT
AS PER MANUFACTURERS SPECIFICATIONS
COLORBOND FASCIA
90 X 90 SHS POSTS
CONNECTIONS AS PER ENGINEERS DETAILS

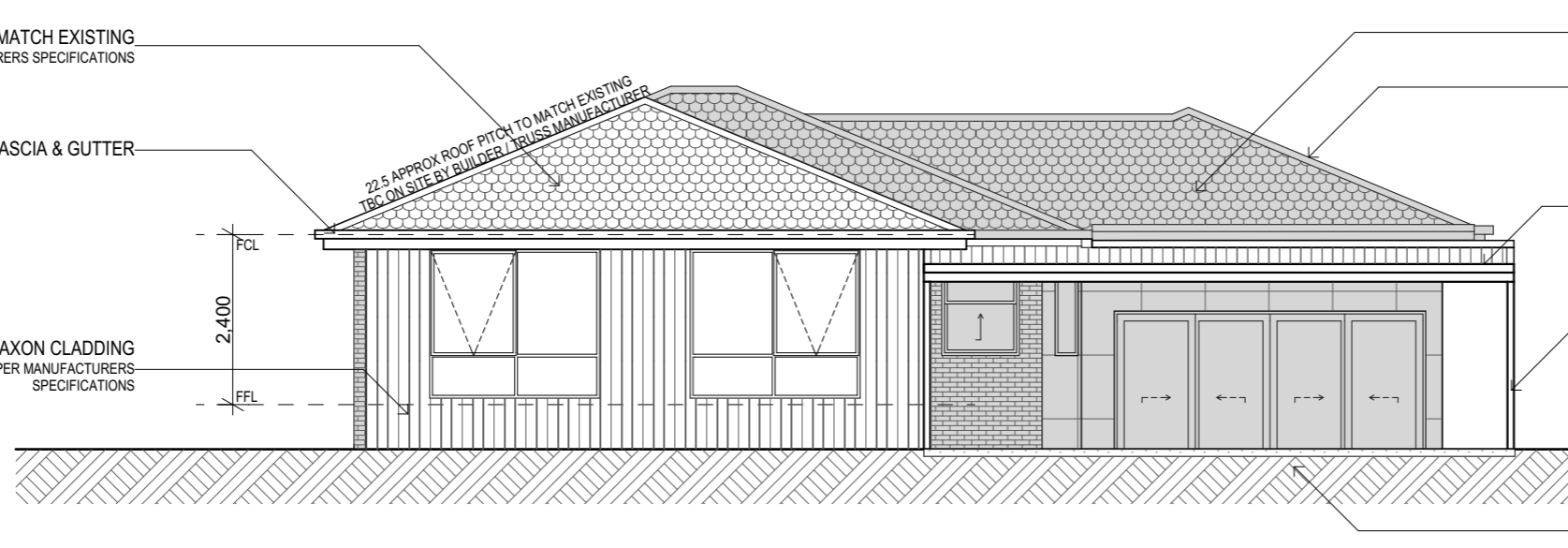


EAST ELEVATION

ROOF TILES TO MATCH EXISTING
AS PER MANUFACTURERS SPECIFICATIONS

COLORBOND FASCIA & GUTTER

J.H AXON CLADDING
AS PER MANUFACTURERS
SPECIFICATIONS



WEST ELEVATION

ENERGY REQUIREMENTS SUMMARY:

CEILING/ROOF = R5.0 INSULATION TO CEILINGS (INCLUDING EXISTING AREAS)

EXTERNAL WALLS = R2.5 INSULATION TO ALL EXTERNAL WALLS

SUB-FLOOR = R2.5 INSULATION TO ALL EXTERNAL WALLS (TO PROPOSED ONLY)

WINDOWS/GLAZED DOORS =
DOUBLE GLAZING & ALUMINIUM FRAMES

REFER TO CERTIFICATE FOR U & SHGC REQUIREMENTS.

GENERAL NOTES:

-DOWN LIGHTS TO BE SEALED LED UNITS AND IC-4 OR IC-F RATED TO ALLOW INSULATION TO FULLY COVER.

-ALL EXHAUST FANS TO BE SELF CLOSING. MAX 250mm DIA.

-ALL WINDOW FRAMES TO BE WEATHER STRIPPED.

-ALL GAPS & CRACKS SEALED.

-ALL GLAZING TO REFER TO NATHERS CERTIFICATE FOR MINIMUM U & SHGC VALUES.

-PLEASE NOTE R VALUES NOTED REPRESENT ADDED INSULATION & NOT TOTAL SYSTEM R VALUE.

-R3.0 (R2.5 UNDER NCC 2019) INSULATION ALLOWED TO CEILING PERIMETER DUE TO HEIGHT RESTRICTIONS (WHERE APPLICABLE).

R2.5 INSULATION TO ALL SKYLIGHT SHAFTS (WHERE APPLICABLE)

-MIN R1.0 RIGID INSULATION TO THE VERTICAL EDGE OF THE CONCRETE SLAB ON GROUND (REQUIRED ONLY WITH ANY SLAB HEATING SYSTEM)

-ALL INSULATION TO BE INSTALLED IN ACCORDANCE WITH AS.3999.

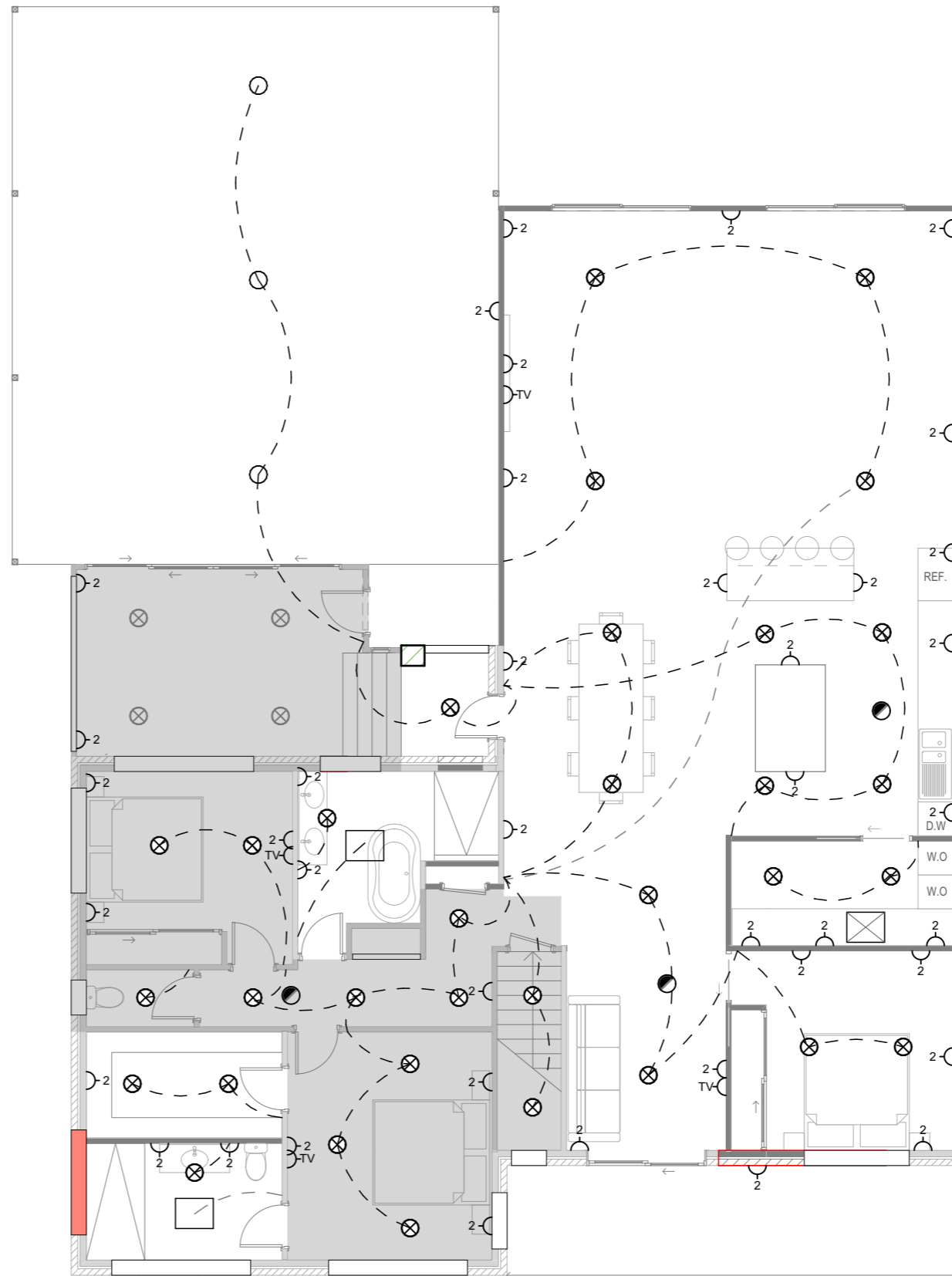
-REFER TO PAGE 5 OF THE NATHERS CERTIFICATE FOR ALL OTHER NCC ENERGY EFFICIENCY REQUIREMENTS.

KEY

- DOWNLIGHT ⊗
- BATTEN HOLD ○
- TASTIC □
- TV POINT)-TV
- GPO)-2
- SMOKE ALARM ●
- RANGEHOOD ⊠

KEY

- EXISTING DWELLING (UNMODIFIED)
- EXISTING WALLS
- PROPOSED WALLS
- TO BE REMOVED



NOTE:

PROPOSED SMOKE ALARM TO BE HARDWIRED AND INTERLINKED TO EXISTING SMOKE ALARM/S ON GROUND FLOOR AS PER BCA PART 9.5.1 & 9.5.4

ELECTRICAL

ALL WIRING, LIGHTING, ELECTRICAL OUTLETS & FIXTURES MUST BE INSTALLED BY A LICENCED PRACTITIONER.

ALL LIGHTING, ELECTRICAL FITTINGS, FIXTURES & HEIGHTS AS SELECTED BY CLIENT & CONFIRMED ON SITE WITH ELECTRICIAN.

SMOKE ALARMS TO BE HARDWIRED & INTERCONNECTED AS PER NCC 9.5.2



ABN 27 639 550 879

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ELECTRICAL PLAN

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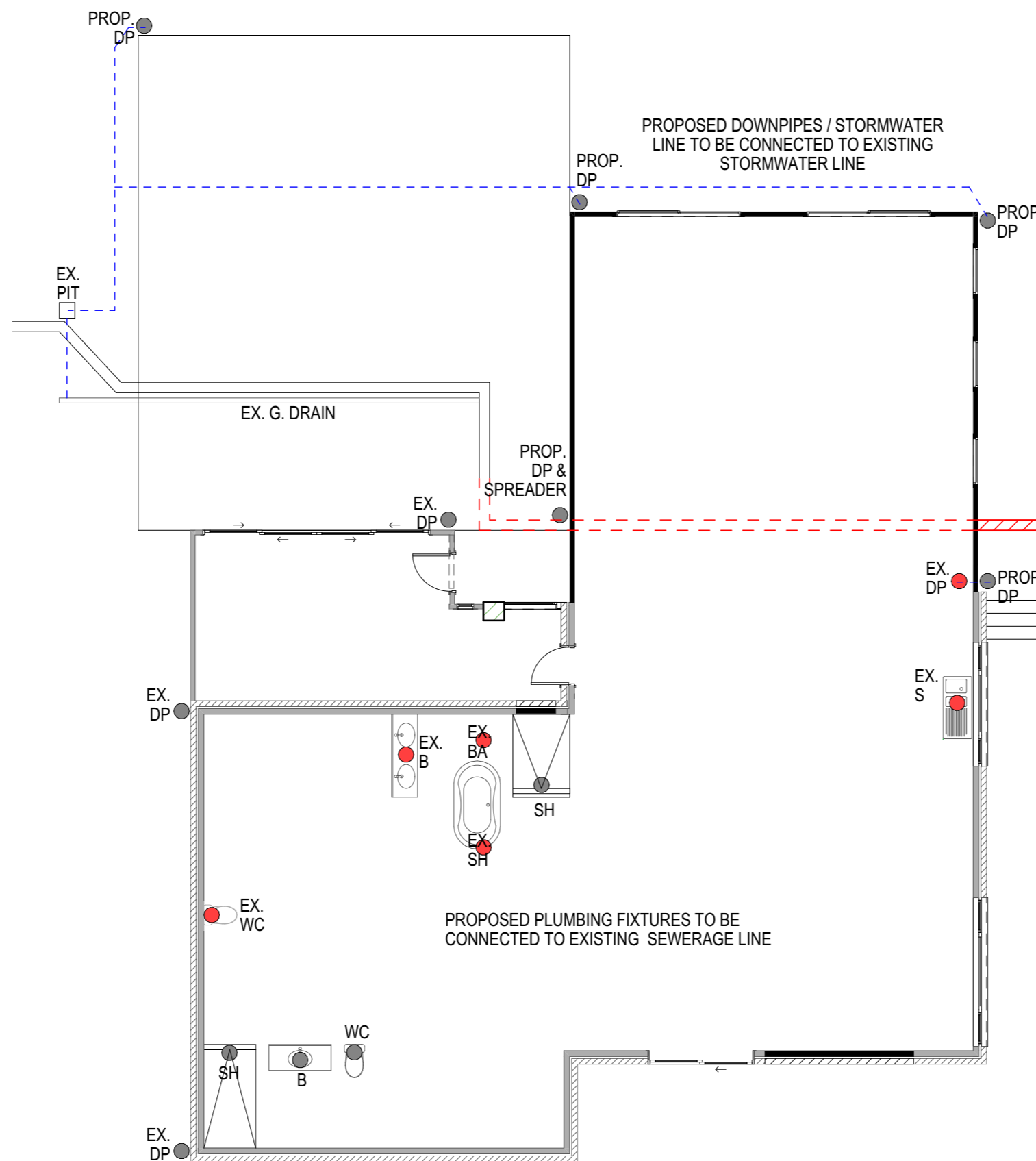
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KEY

- WC = WATER CLOSET (TOILET)
- B= BASIN
- SH = SHOWER
- IO = INSPECTION OPENING
- ORG=OVERFLOW RELIEF GULLY
- AV=AIR VENT
- P = PIT
- DP= DOWNPIPE
- HCW= HOT WATER CYLINDER
- X = EXTERNAL TAP