

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2026145
 Assess No: A4722
 PID No: 1574882

Applicant Name:	Tas Building Design Pty Ltd		
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:	Tas Building Design 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: <i>(as per certificate of title)</i>	State Fire Commission
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Location / Address:	18 Freshwater Point Road, Legana
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Title Reference:	CT 113125/510
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Zone(s):	General Business
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Existing Development/Use:	Existing Fire Station
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Existing Developed Area:	1799 (land area)
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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 <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
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(If yes please specify the relevant components):

DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: <input type="checkbox"/>	Visitor Accommodation: <input type="checkbox"/>	Commercial: <input checked="" type="checkbox"/>	Other: <input type="checkbox"/>
	Description of Use: Storage Addition to Existing Fire Station			

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

New or Additional Area:	40
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Estimated construction cost of the proposed development:	\$150,000
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Building Materials:	Wall Type: Fack brick/Colorbond	Colour:Classic Cream
	Roof Type: Colorbond	Colour:Classic Cream

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/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: 24/7 on call	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	

Existing Car Parking:	10
Proposed Car Parking:	-

Number of Employees: (Existing)	24 volunteers
Number of Employees: (Proposed)	

Type of Machinery installed:	N/A
Details of trade waste and method of disposal:	N/A

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)

Kevin Roberts

Name (print)



Signed

28/05/26

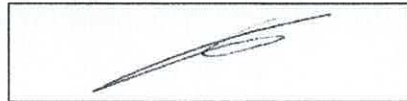
Date

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)

John Perrott

Name (print)



Signed

28/05/2026

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.

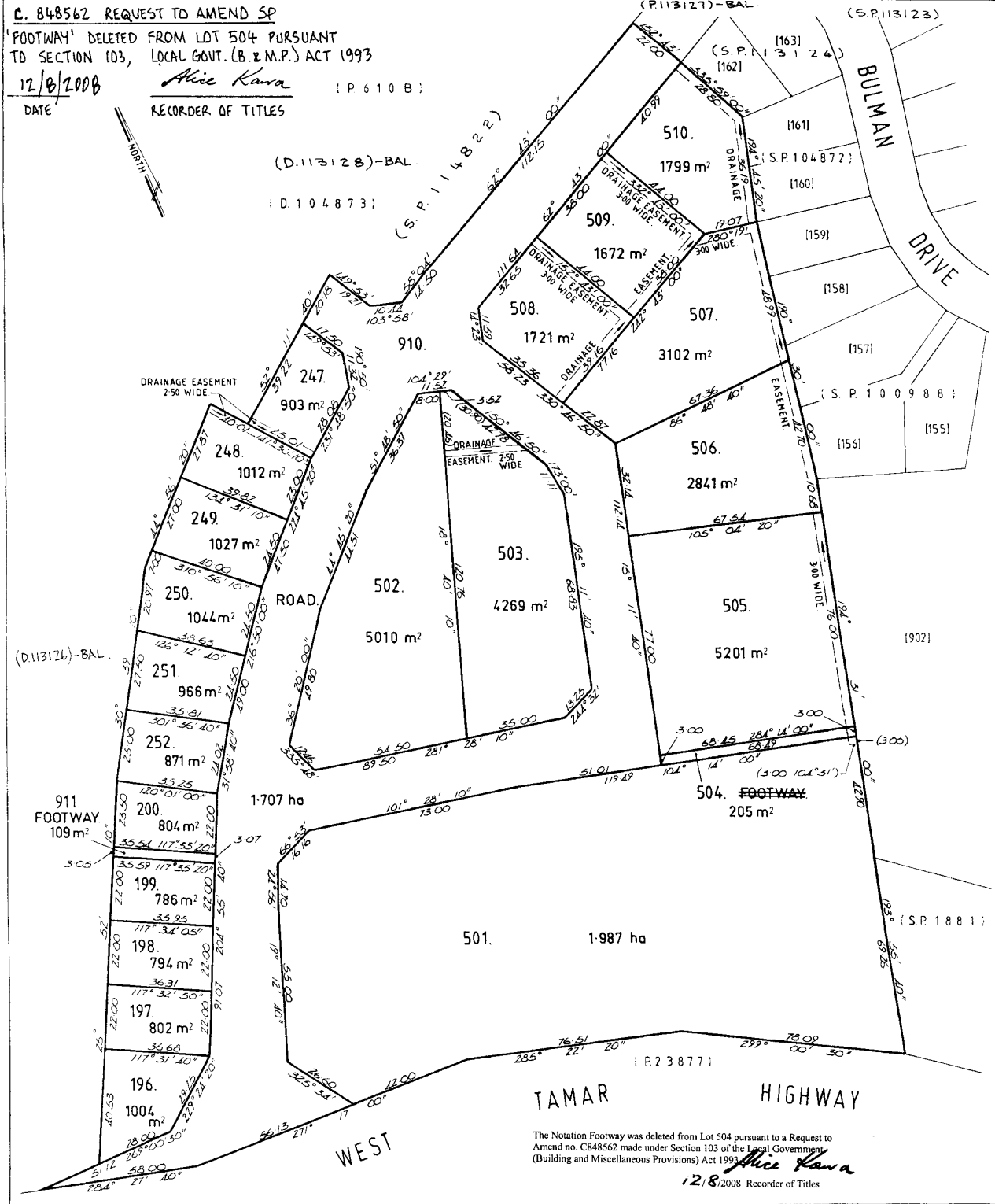
Name (print)

Signed

Date

OWNER <i>Banwarrin Enterprises Proprietary Limited.</i>	PLAN OF SURVEY	REGISTERED NUMBER
FOLIO REFERENCE <i>CT.1352-77, CT.104873-1, CT.104874-1</i>		BY SURVEYOR <i>M.R. ROSE — G. J. WALKEM & CO. P/L LAUNCESTON.</i>
GRANTEE <i>Part of 2500 Acres Gtd to John Griffiths.</i>	LOCATION TOWN OF LEGANA.	APPROVED EFFECTIVE FROM <i>11/8/1994</i>
MAPSHEET MUNICIPAL CODE No. 41	SCALE 1:1250 LENGTHS IN METRES	<i>Alice Kara</i> Recorder of Titles

LAST UPI No. <i>40791, 40788, 5349</i>	LAST PLAN No. <i>D.104873, D.104874</i>	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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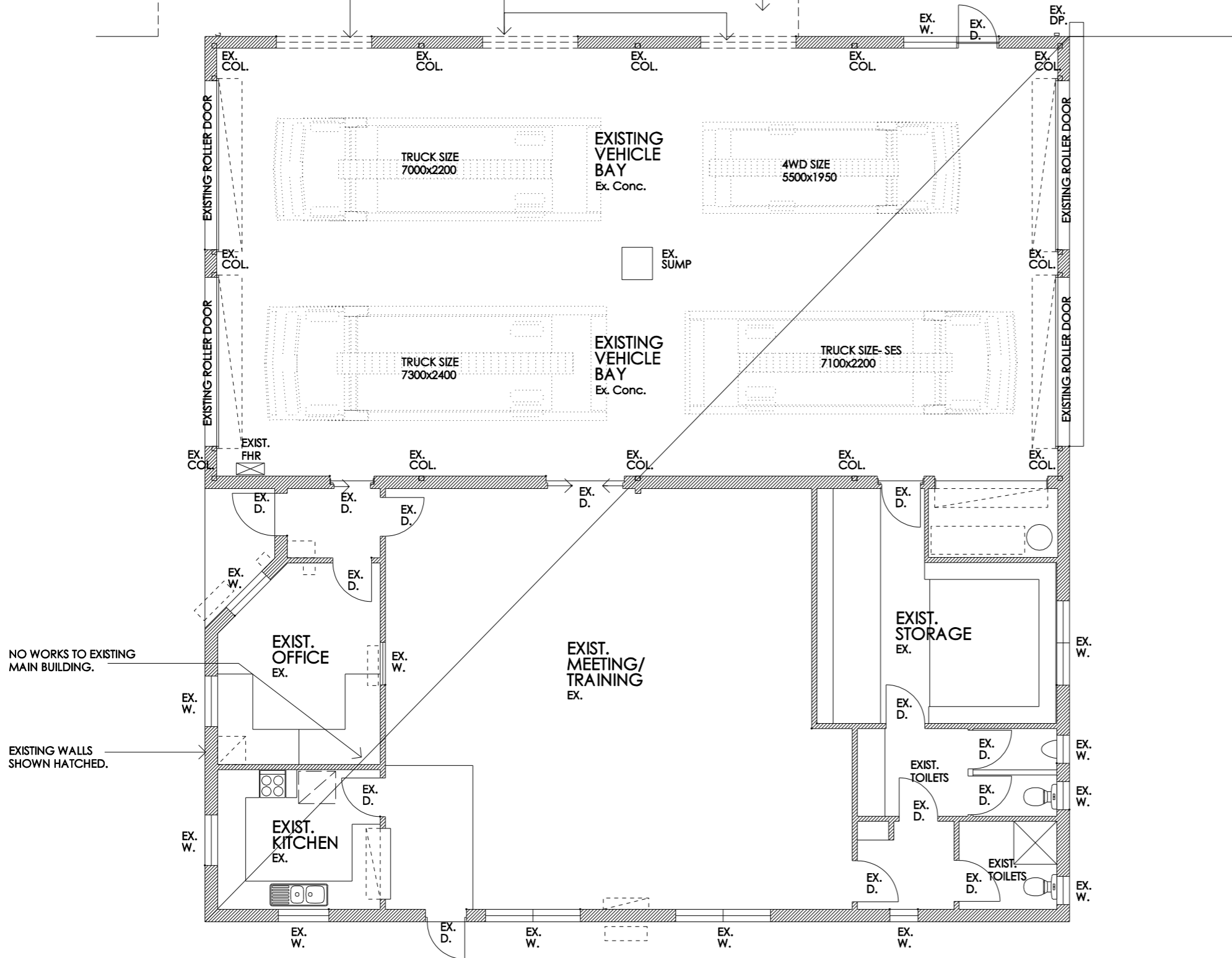
EXISTING HOLDING TANK REMOVED.
REFER SITE PLAN FOR NEW
POSITION.

REMOVE EXISTING WINDOWS x2
DEMOLISH OPENINGS FOR NEW
ACCESS. REFER FLOOR PLAN.
MAKE GOOD ALL AREAS.

REMOVE EXISTING WINDOW OVER
FOR NEW HIGHLIGHT WINDOW.
BRICKWORK TO REMAIN BELOW
REFER FLOOR PLAN.
MAKE GOOD ALL AREAS.

REMOVE EXISTING CONCRETE
PATH & PART CONCRETE KERB.
MAKE GOOD.

REMOVE EXISTING BITUMEN
& EXCAVATE FOR NEW WORKS.
MAKE GOOD TO EXISTING
BITUMEN AREA WITH NEW
BITUMEN. REFER FLOOR PLAN/
SITE PLAN.



DEMOLITION PLAN
SCALE 1:100

note:
- all works shown dotted (walls, etc.)
are to be removed or demolished.
- salvage all items where possible &
store to proprietors direction unless to
be re-used.
- demolition showing main items.
contractor to allow for all demolition
to suit the intent of the overall works.

creative practical design solutions

TAS BUILDING DESIGN Pty. Ltd.

Kevin J. Roberts

m. 0408 882283

a. p.o.box 2018
howrah 7018

e. tas.buildingdesign@bigpond.com

cc 652

residential
commercial

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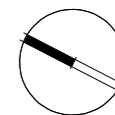
Project and Address:
**Proposed Alterations &
Additions to Legana Fire
Station at 18 Freshwater
Point Road, Legana.**

Client:
State Fire Commission

Drawing Title:
Demolition Plan

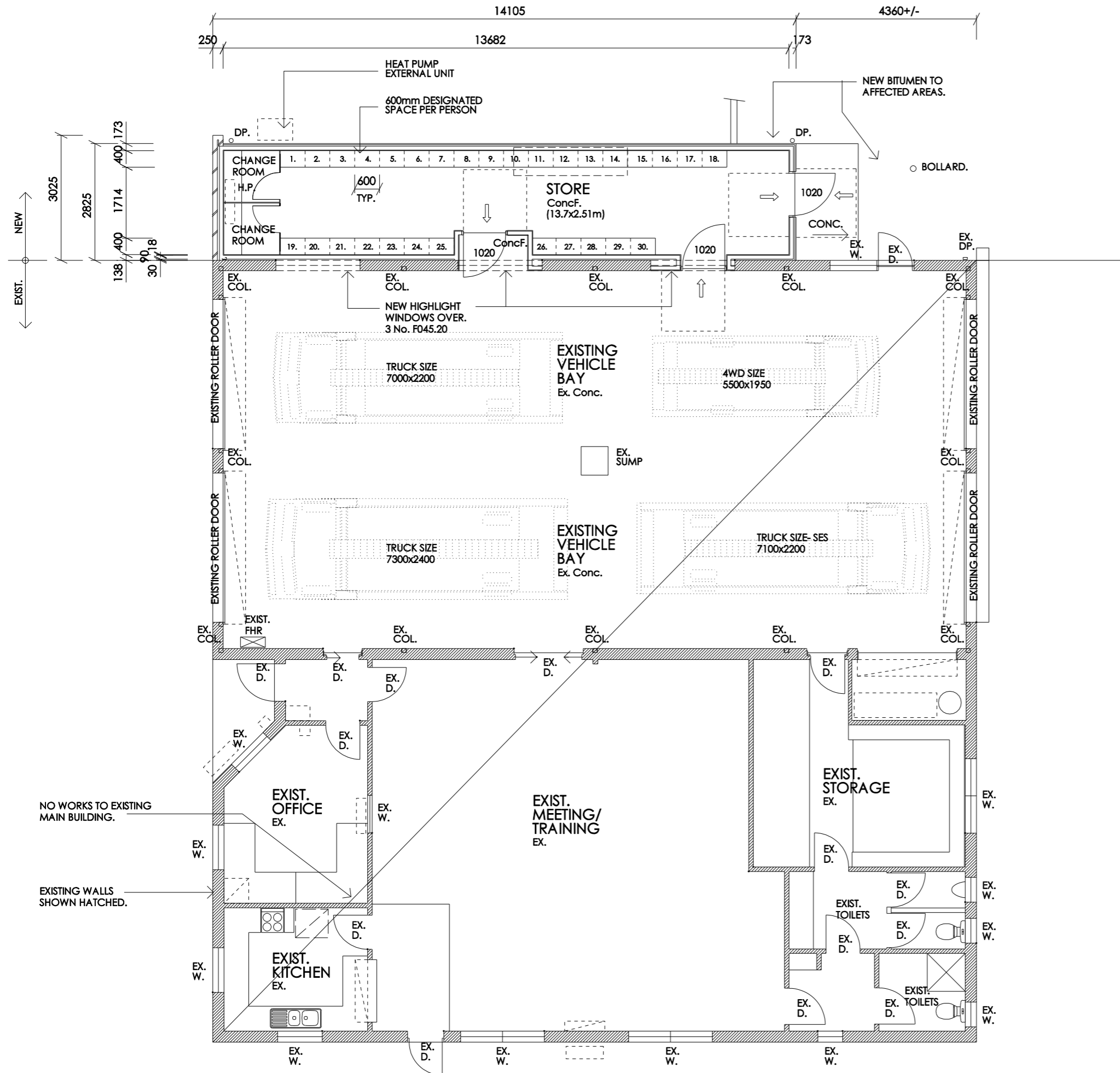
Please note: - Verify all dimensions on site. Figured
dimensions take precedence over scale readings.

Plot Date: 28/05/2026 Drawn: KJR
Approval: preliminary Scale: 1:100 @ A3



NORTH

Project No.:
26.06
Drawing No.: SK02 Rev. -



FLOOR PLAN
SCALE 1:100

EXISTING FLOOR AREA:- 346 sq.m.
ADDITIONAL FLOOR AREA:- 40 sq.m.
TOTAL NEW AREA:- 386 sq.m.

FLOOR PLAN LEGEND	
	EXISTING WALLS
	250mm BRICK VENEER WALLS. (NOT INCLUDING INTERNAL 18mm PLY LINING.)
	173mm EXTERNAL NEW TIMBER WALLS. 18mm INTERNAL PLY LINING - 90mm STUD WALLS - 35mm TIMBER BATTEN - 30mm TRIMDEK VERTICAL CLADDING
	90mm INTERNAL TIMBER FRAMED WALLS.
Ex. D.	EXISTING DOOR
Ex. W.	EXISTING WINDOW
Ex. Conc.	EXISTING CONCRETE FLOOR
ConcF.	CONCRETE WITH CLEAR COAT FINISH or EPOXY PAINT FINISH or COMMERCIAL GRADE VINYL FLOOR WITH COVERED SKIRTING.

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Project and Address:
Proposed Alterations & Additions to Legana Fire Station at 18 Freshwater Point Road, Legana.

Client:
State Fire Commission

Drawing Title:
Floor Plan

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

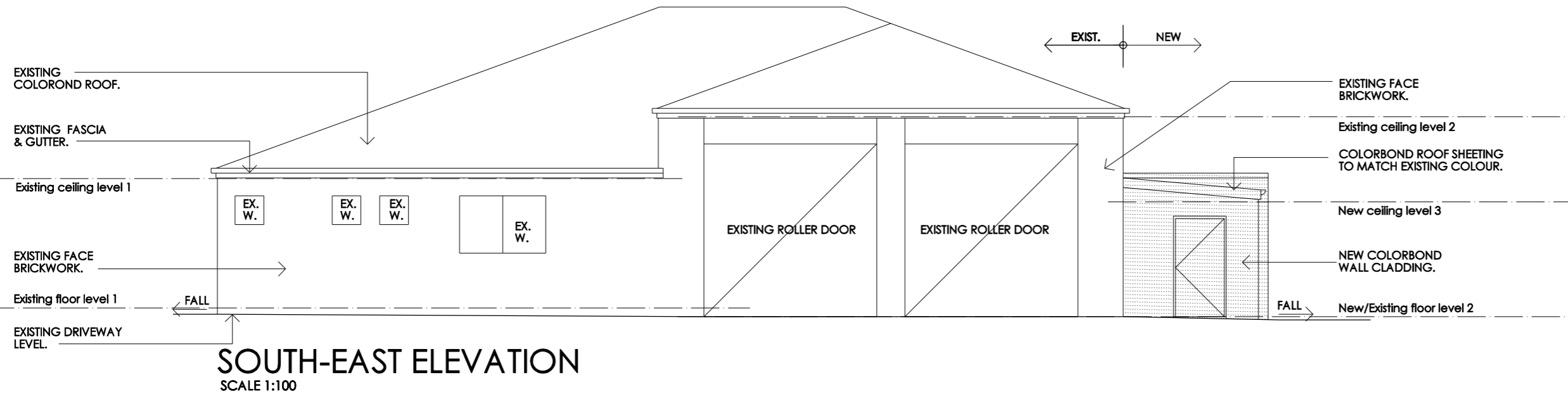
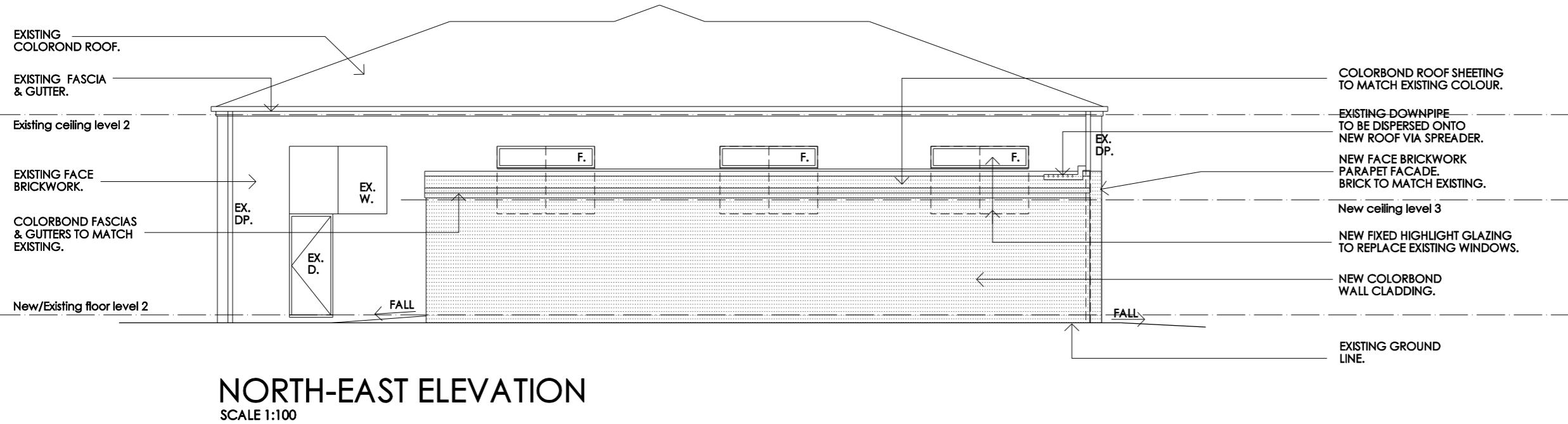
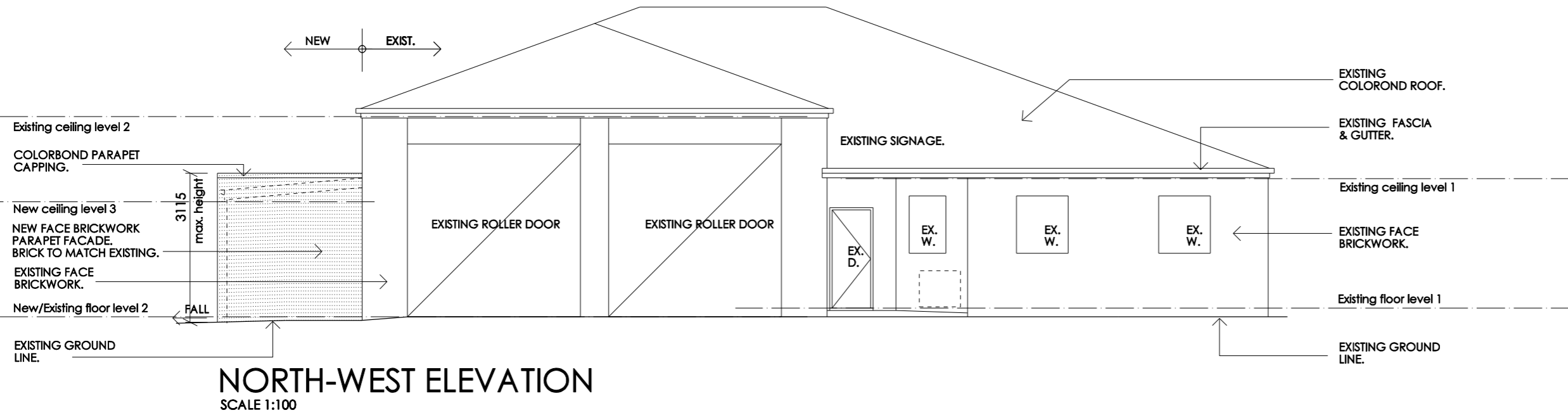
Plot Date: 28/05/2026 Drawn: KJR

Approval: preliminary Scale: 1:100 @ A3

Project No.:
26.06

Drawing No.: **SK03** Rev. -

NORTH



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Kevin J. Roberts

m. 0408 882283

a. p.o.box 2018 howrah 7018

e. tas.buildingdesign@bigpond.com

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Project and Address:
Proposed Alterations & Additions to Legana Fire Station at 18 Freshwater Point Road, Legana.

Client:
State Fire Commission

Drawing Title:
Elevations

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

Plot Date: 12/06/2026	Drawn: KJR
Approval: preliminary	Scale: 1:100 @ A3
Project No.:	26.06
Drawing No.:	SK04
Rev.:	A