

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2026198

Assess No: A12039

PID No: 9975305

Applicant Name:	M Dobson and H Radford				
Applicant Contact Name					
Postal Address:	2a Gerrard Close, Legana 7277				
Contact Phone:	Home		Work		Mobile
Email Address:	hrprocessing@outlook.com				

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 | x |
| 2. A completed application form including a detailed description of the proposal | x |
| 3. A complete plan set: | x |
| a) Floor plans | x |
| b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) | x |
| c) Site Plan showing: | x |
| • 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: M Dobson and H Radford

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) M Dobson and H Radford

Location / Address: Lot 132 Apollo Avenue Legana 7277

Title Reference: 188522/132

Zone(s): Low Density Residential

Existing Development/Use: Vacant land

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: X Visitor Accommodation: ☐ Commercial: ☐ Other: ☐

Description of Use: Will be used as our residential home.

Development Type:

Building work: X Demolition: ☐ Subdivision: ☐ Other: ☐

Description of development: Single dwelling with a shed

New or Additional Area: 327.60 m2

Estimated construction cost of the proposed development: \$500,000

Building Materials:

Wall Type: Brick and Cement sheeting

Colour: refurbished, monument and white

Roof Type: Colorbond roofing iron

Colour: monument

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:	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:	

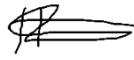
Application Number: «Application Number»

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,*

H Radford

Name (print)



Signed

14/07/2026

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)

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.

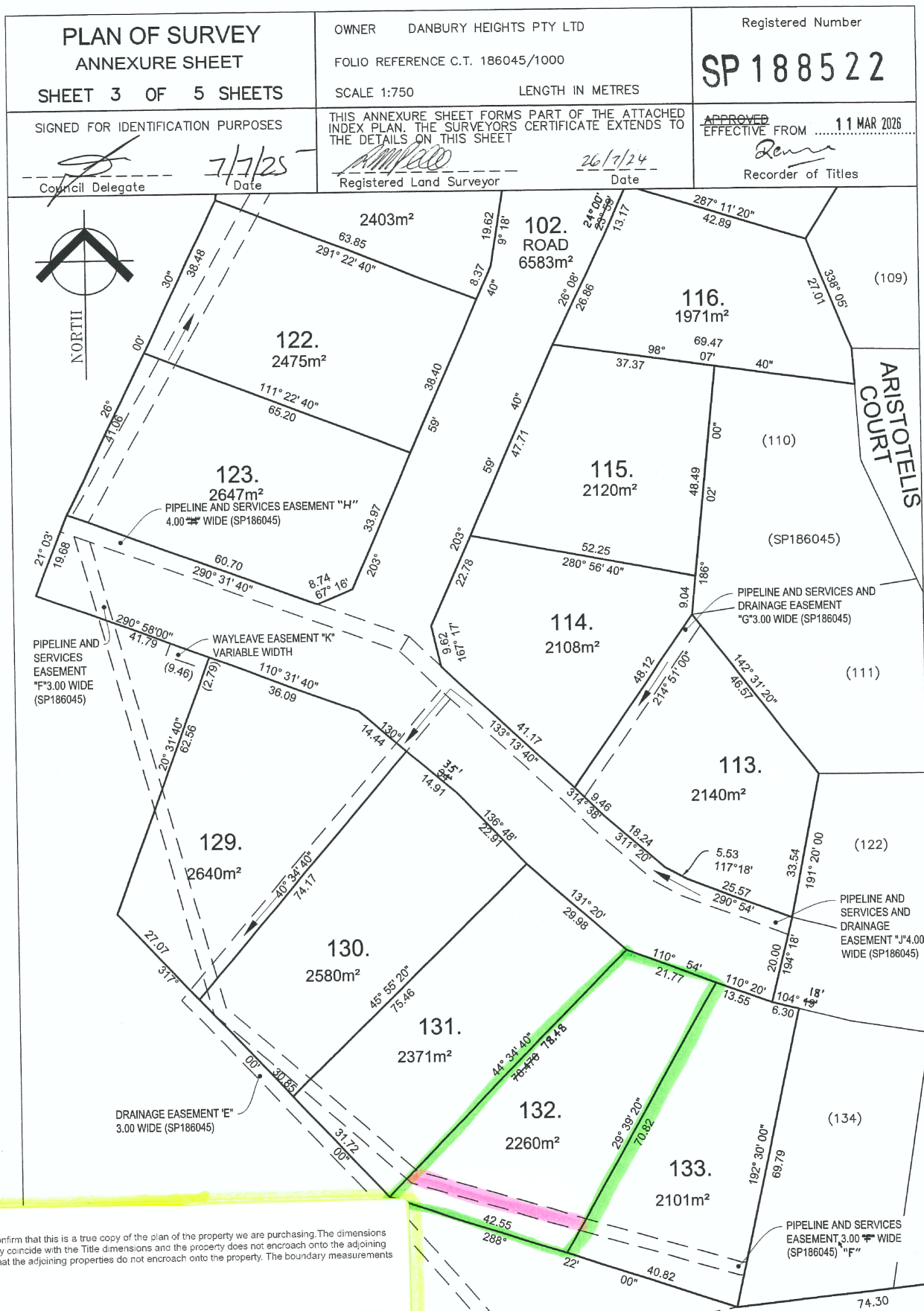
Right of Way Owner:

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



We hereby confirm that this is a true copy of the plan of the property we are purchasing. The dimensions of the property coincide with the Title dimensions and the property does not encroach onto the adjoining property and that the adjoining properties do not encroach onto the property. The boundary measurements are correct.

Signed Dobson + Radford Dated 24/5/21

PROPOSED DWELLING & SHED

LOT 132 APOLLO AVE. LEGANA

Owners	M. Dobson & H Radford
Title:	188522/132
Site Area	2260m ²
House floor area	157m ²
Deck/Landings floor area	26.6m ²
Shed area	144m ²

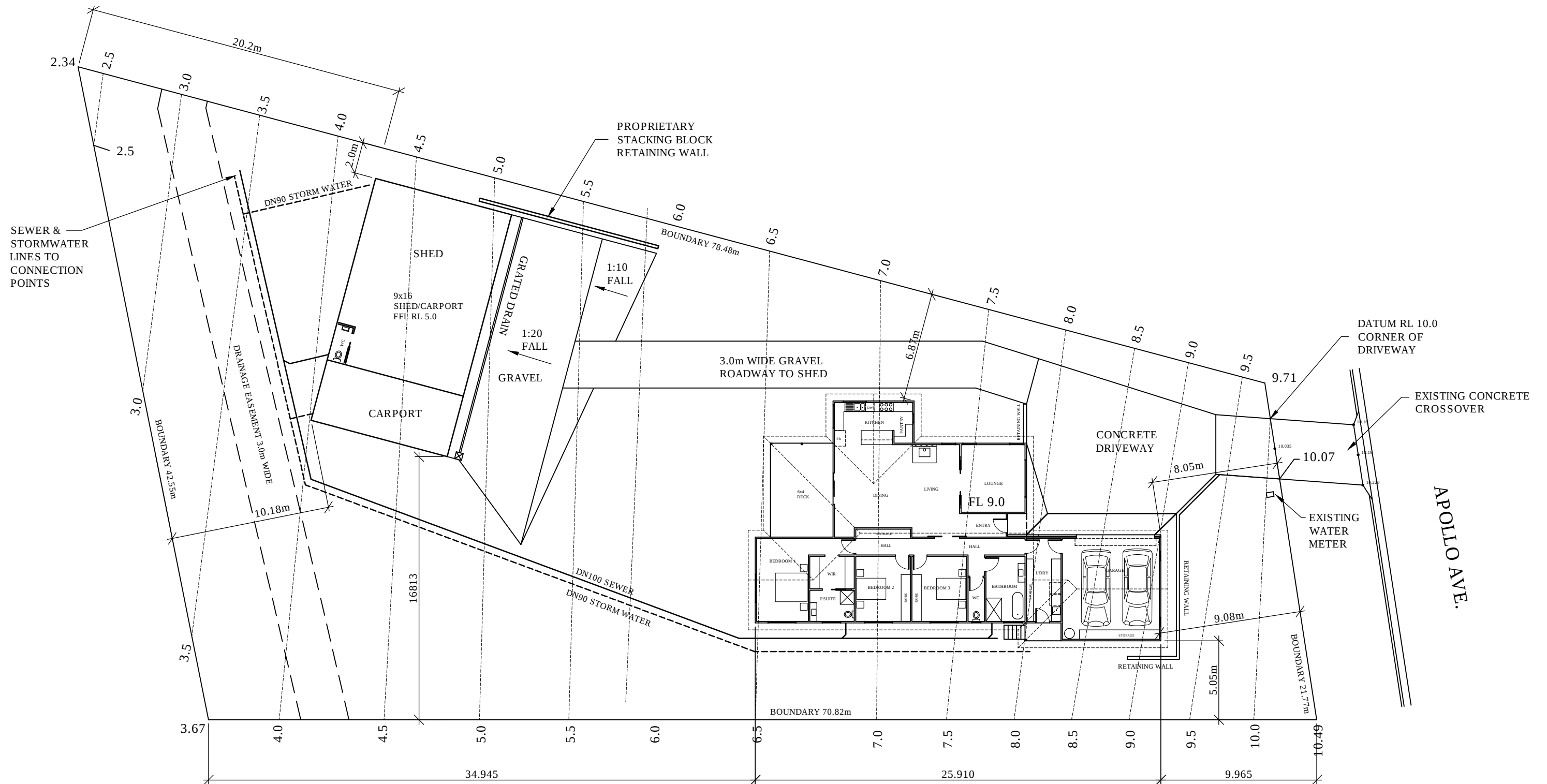
DRAWING SCHEDULE

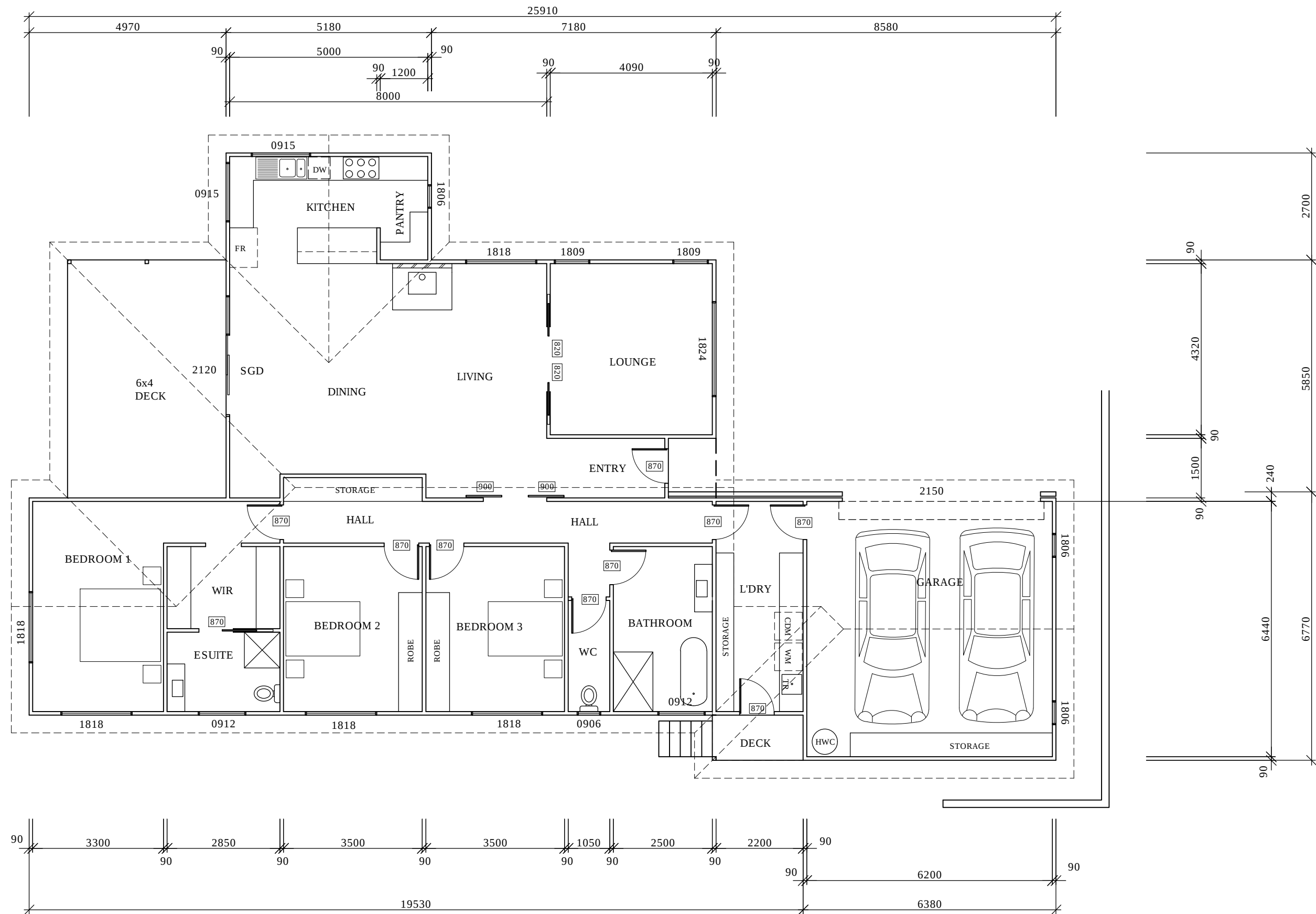
PLANNING APPROVAL

DRAWN BY BRENDEN SULZBERGER LICENCE No. CC812I

260401-1	COVER PAGE & DRAWING SCHEDULE
260401-2	SITE PLAN
260401-3	DWELLING FLOOR PLAN
260401-4	DWELLING ELEVATIONS
260401-5	DWELLING ELEVATIONS
260401-6	SHED FLOOR PLAN
260401-7	SHED ELEVATIONS
260401-8	DRIVEWAY PLAN & GRADIENTS

COVER & DRAWING SCHEDULE	PROPOSED RESIDENCE LOT 132 APOLLO AVE. LEGANA 7277	GOWLAND DRAFTING		DRAWN BRENDEN SULZBERGER	
		TELEPHONE: 6343 0282		LICENCE No.	CC812I
		EMAIL: info@gowlanddrafting.com.au		DATE	7/7/26
		ABN 16 102 865 350		SCALE	NTS @ A3
		BUILDING DESIGN & ENGINEERING DRAFTING. RESIDENTIAL & COMMERCIAL		DRAWING NO.	260401 DA1

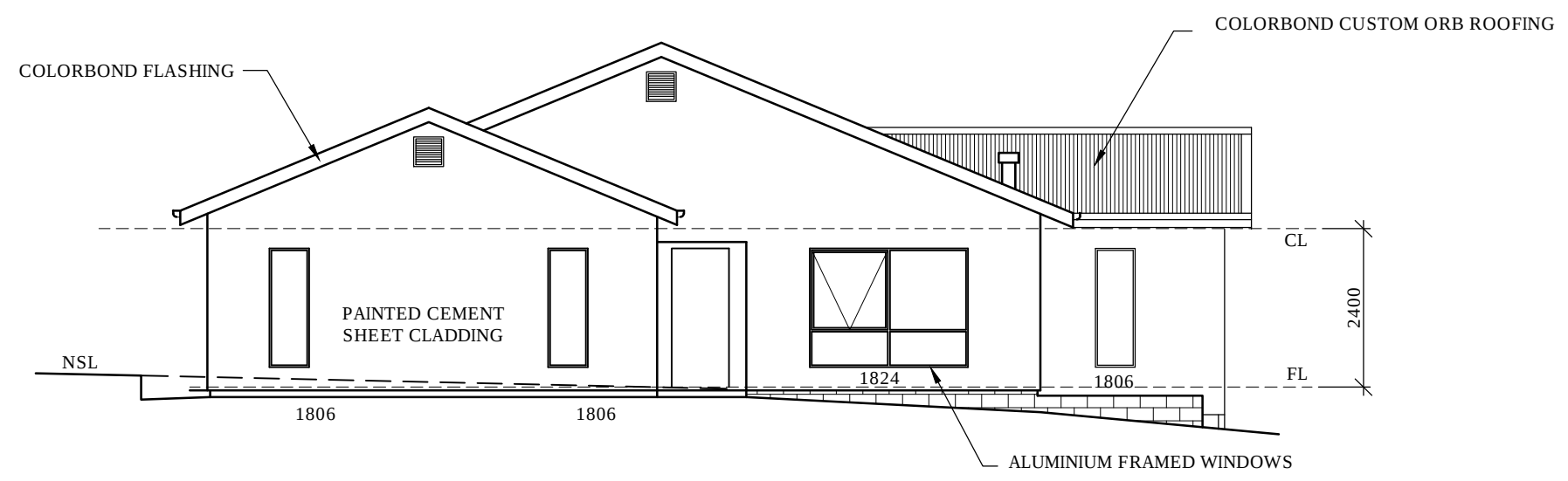




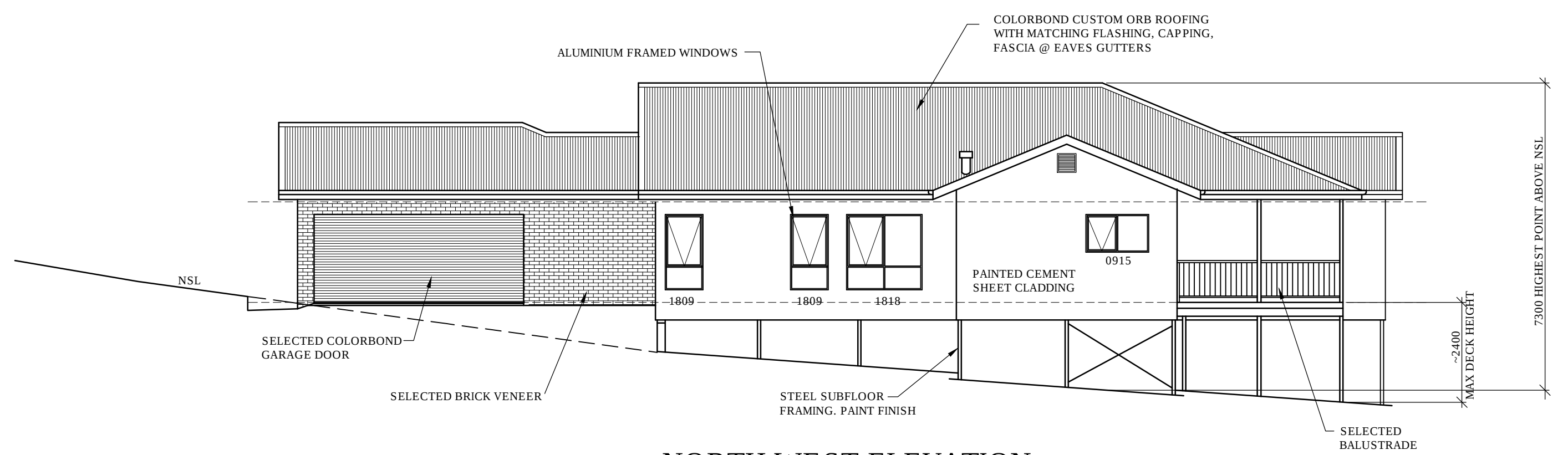
DWELLING FLOOR PLAN
SCALE 1:100

HOUSE AREA 237 m²

DWELLING FLOOR PLAN	PROPOSED RESIDENCE LOT 132 APOLLO AVE. LEGANA 7277		GOWLAND DRAFTING		DRAWN BRENDEN SULZBERGER	
			TELEPHONE: 6343 0282		LICENCE No. CC812I	
			EMAIL: info@gowlanddrafting.com.au		DATE 7/7/26	
			ABN 16 102 865 350		SCALE 1:100 @ A3	
			BUILDING DESIGN & ENGINEERING DRAFTING. RESIDENTIAL & COMMERCIAL		DRAWING NO. 260401 DA3	



NORTH EAST (FRONT) ELEVATION
SCALE 1:100



NORTH WEST ELEVATION
SCALE 1:100

DWELLING ELEVATIONS

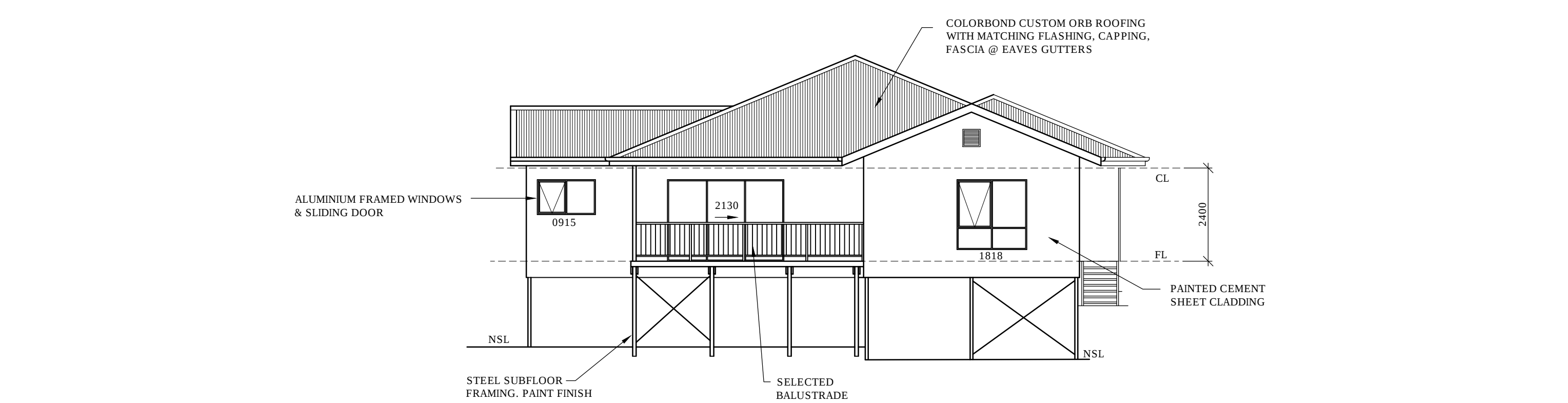
PROPOSED RESIDENCE
LOT 132 APOLLO AVE.
LEGANA 7277

GOWLAND DRAFTING

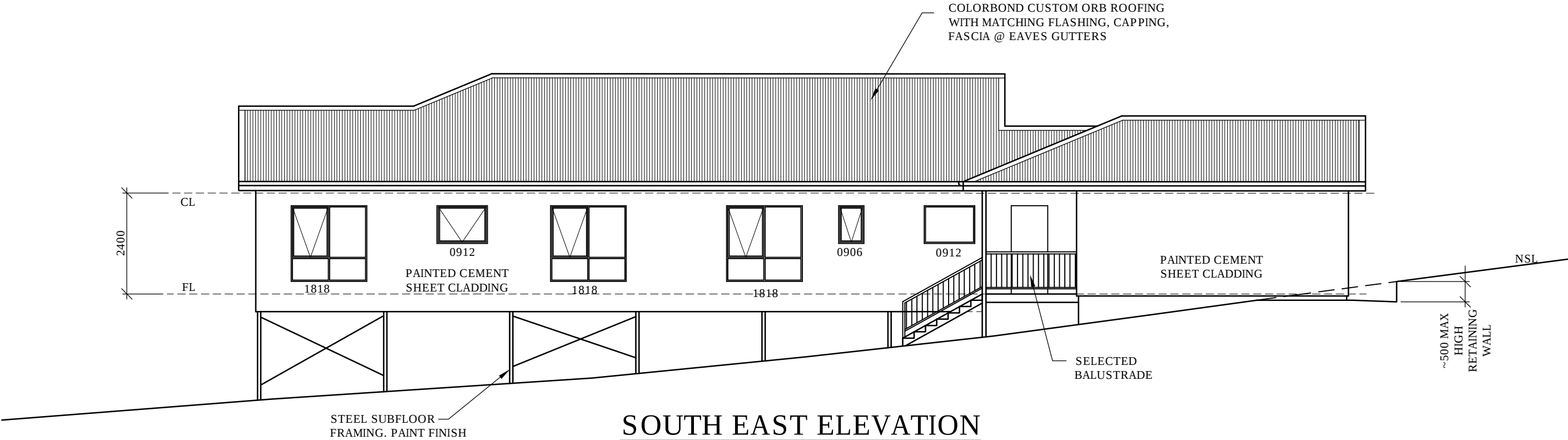
TELEPHONE: 6343 0282
EMAIL: info@gowlanddrafting.com.au
ABN 16 102 865 350

BUILDING DESIGN & ENGINEERING DRAFTING. RESIDENTIAL & COMMERCIAL

DRAWN	BRENDEN SULZBERGER	
LICENCE No.	CC812I	
DATE	7/7/26	
SCALE	1:100 @ A3	
DRAWING NO.	260401 DA4	

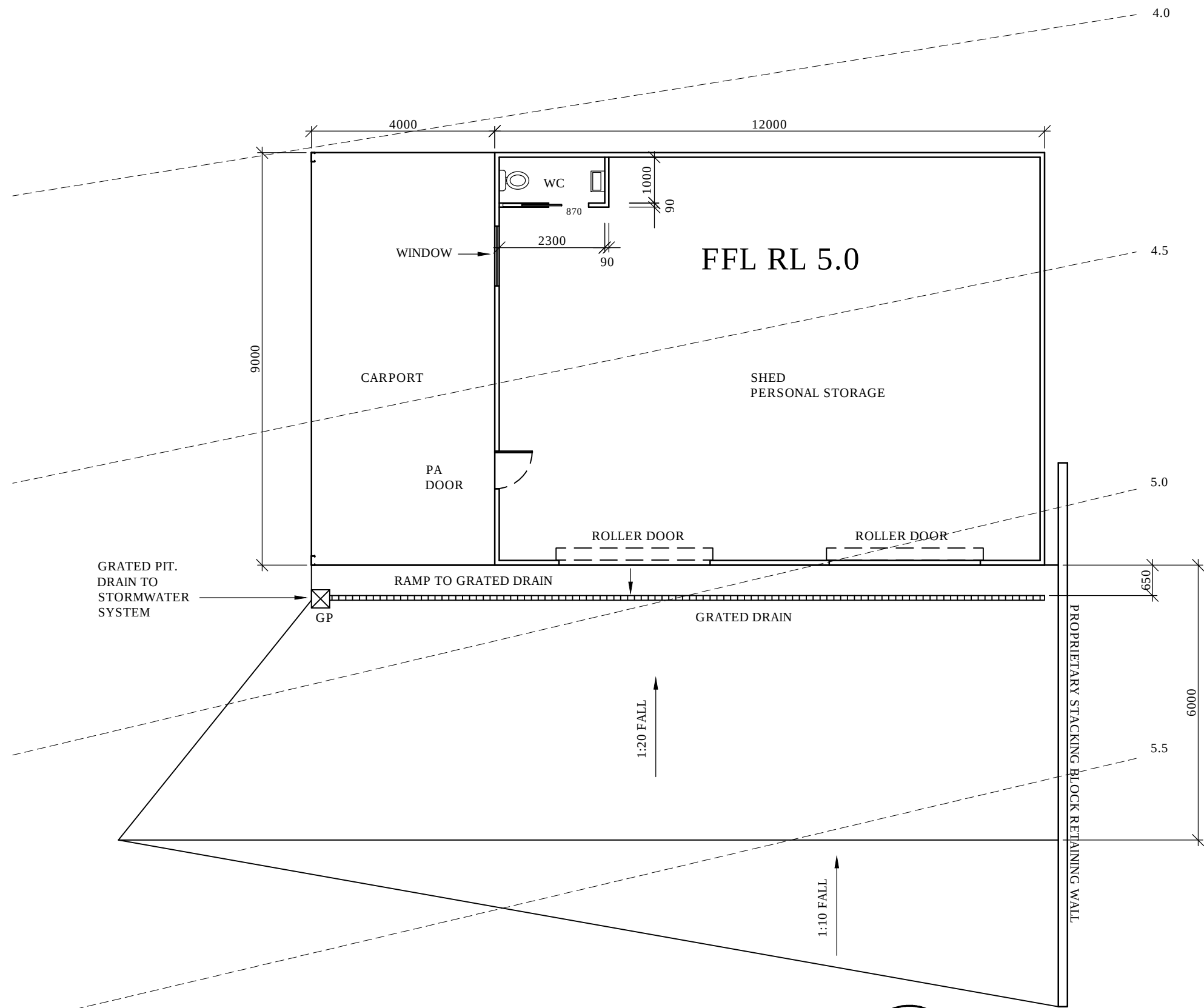


SOUTH WEST ELEVATION
SCALE 1:100



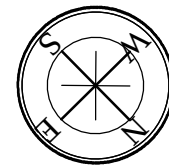
SOUTH EAST ELEVATION
SCALE 1:100

DWELLING ELEVATIONS	PROPOSED RESIDENCE LOT 132 APOLLO AVE. LEGANA 7277	GOWLAND DRAFTING		DRAWN BRENDEN SULZBERGER	
		TELEPHONE: 6343 0282 EMAIL: info@gowlanddrafting.com.au ABN 16 102 865 350		LICENCE No. CC812I	
				DATE 7/7/26	
				SCALE 1:100 @ A3	
				BUILDING DESIGN & ENGINEERING DRAFTING. RESIDENTIAL & COMMERCIAL	



SHED FLOOR PLAN
SCALE 1:100

REFER TO PLANS BY OTHERS FOR SPECIFIC DETAILS



SHED FLOOR LAN

PROPOSED RESIDENCE
LOT 132 APOLLO AVE.
LEGANA 7277

GOWLAND DRAFTING

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EMAIL: info@gowlanddrafting.com.au

ABN 16 102 865 350

BUILDING DESIGN & ENGINEERING DRAFTING. RESIDENTIAL & COMMERCIAL

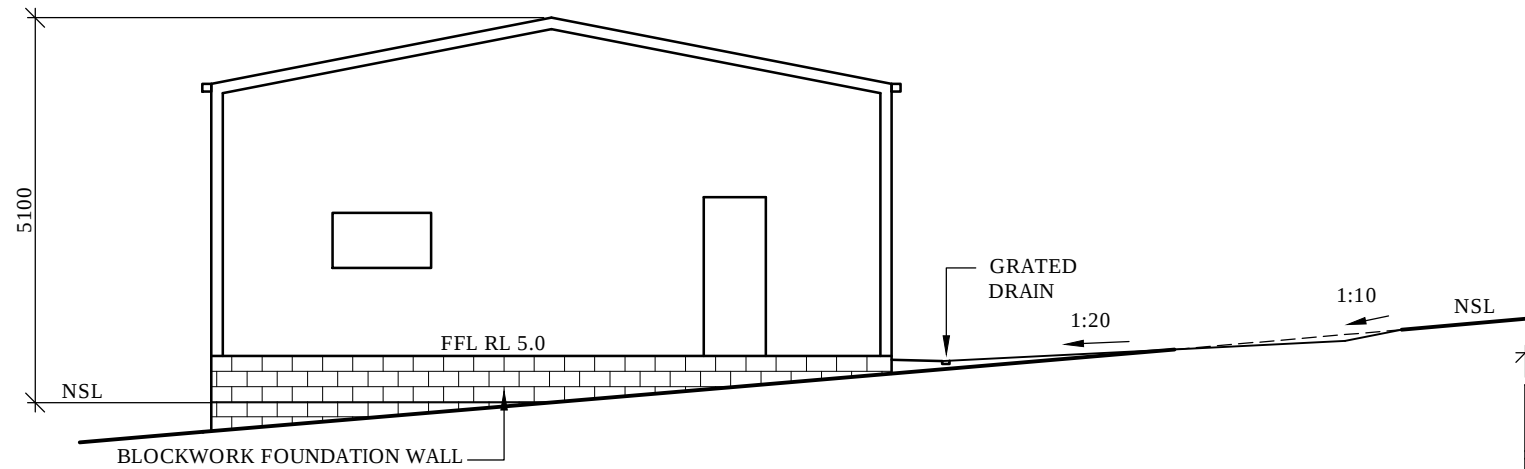
DRAWN BRENDEN SULZBERGER

LICENCE No. CC812I

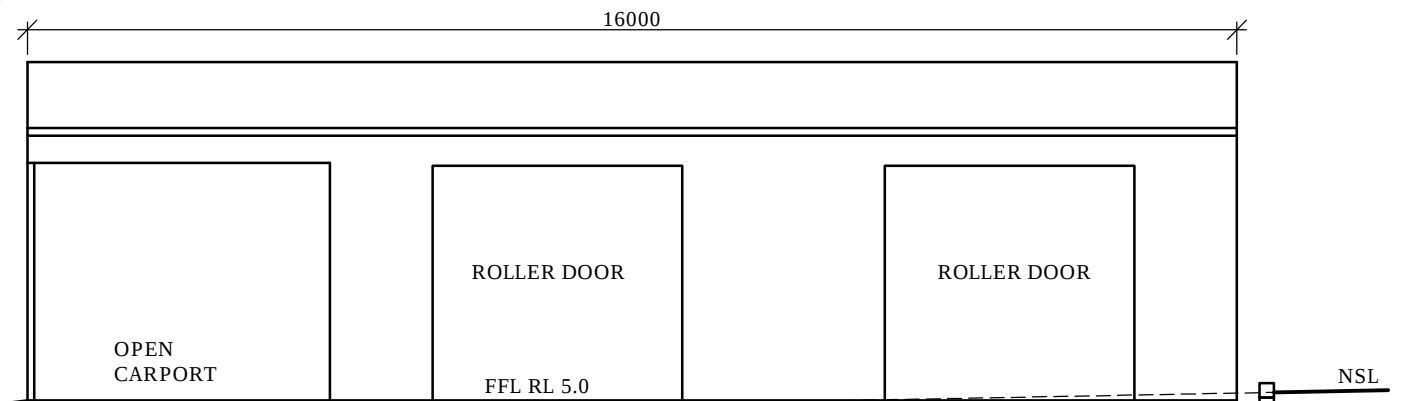
DATE 7/7/26

SCALE 1:100 @ A3

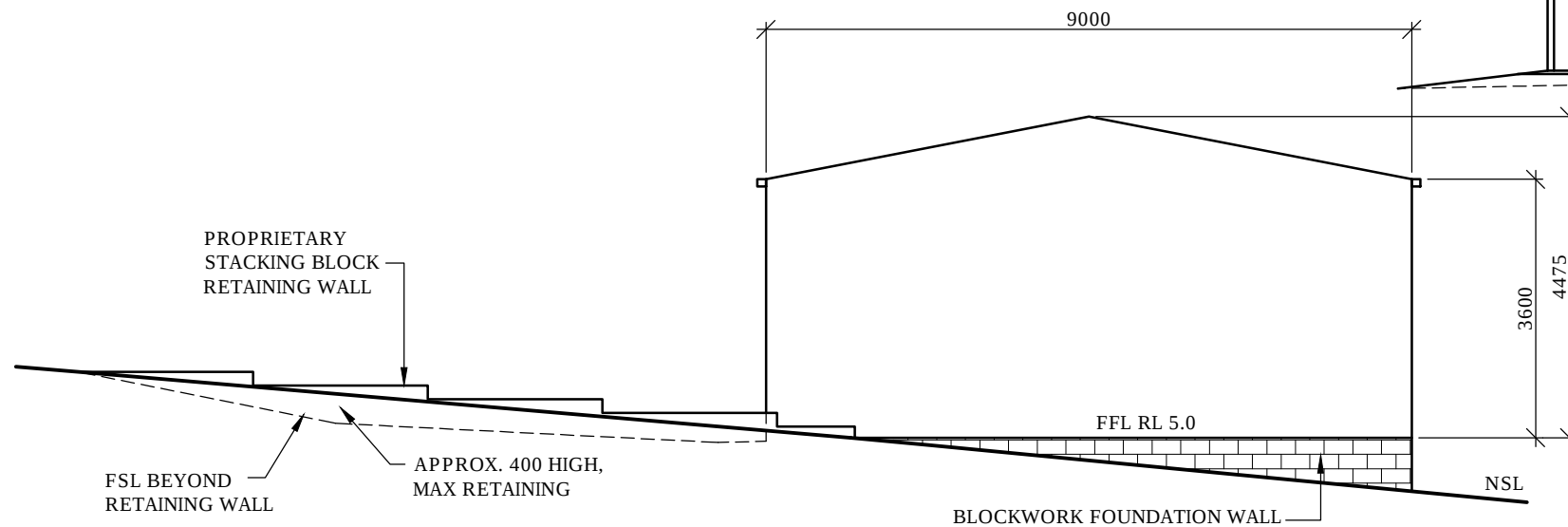
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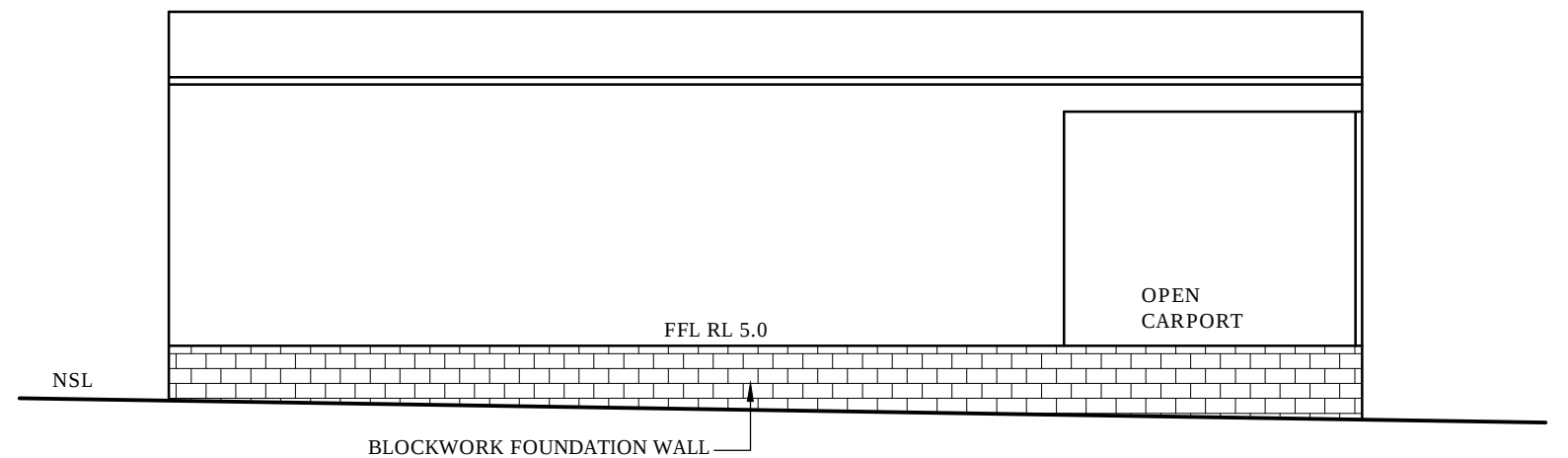
SOUTH EAST ELEVATION
SCALE 1:100



NORTH EAST (FRONT) ELEVATION
SCALE 1:100



NORTH WEST (FRONT) ELEVATION
SCALE 1:100



SOUTH WEST ELEVATION
SCALE 1:100

REFER TO PLANS BY OTHERS FOR SPECIFIC DETAILS

SHED ELEVATIONS

PROPOSED RESIDENCE
LOT 132 APOLLO AVE.
LEGANA 7277

GOWLAND DRAFTING

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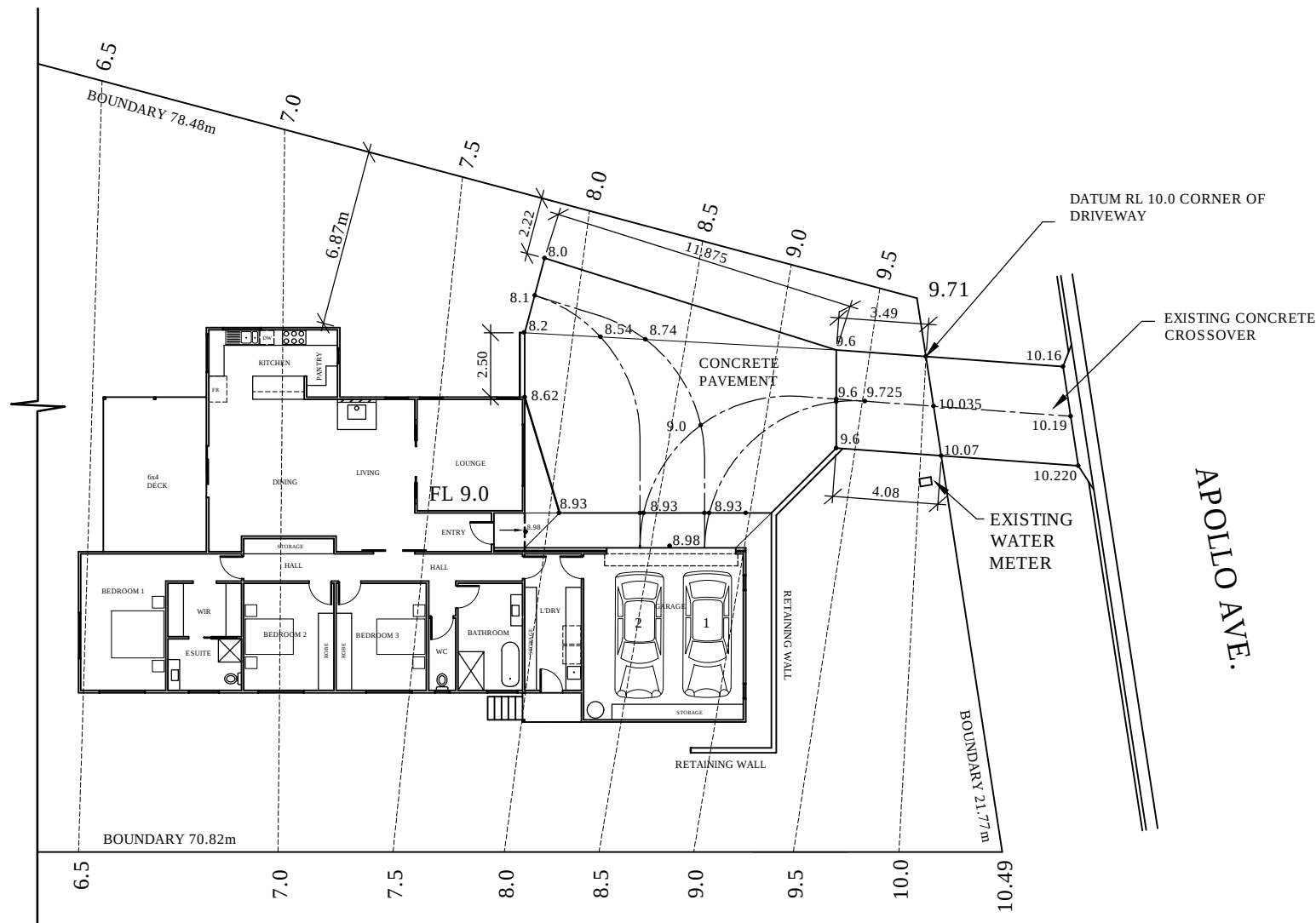
DRAWN BRENDEN SULZBERGER

LICENCE No. CC812I

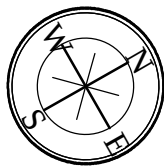
DATE 7/7/26

SCALE 1:100 @ A3

DRAWING NO. 260401 DA7



DRIVEWAY PLAN
SCALE 1:250



GARAGE FFL 9.0	-20 FALL AT GARAGE DOOR THRESHOLD					EXISTING CROSSOVER	
	3.6%	9.6%	11.2%	11.5%	2.9%		
CHAINAGE	0.00	1.36	8.33	9.44	12.12	17.45	
FSL	8.98	8.93	9.60	9.725	10.035	10.19	

CARPARK 1 - DRIVEWAY GRADIENT
SCALE 1:250 FORWARDS INTO GARAGE

GARAGE FFL 9.0	-20 FALL AT GARAGE DOOR THRESHOLD			
	3.7%	2.6%	6.4%	13.7%
CHAINAGE	0.00	1.36	4.77	8.81
FSL	8.98	8.93	9.0	8.74

CARPARK 1 - DRIVEWAY GRADIENT
SCALE 1:250 REVERSING FROM GARAGE

GARAGE FFL 9.0	-20 FALL AT GARAGE DOOR THRESHOLD					EXISTING CROSSOVER	
	3.6%	1.7%	10.8%	11.2%	11.5%	2.9%	
CHAINAGE	0.00	1.36	5.51	11.02	12.13	14.81	20.14
FSL	8.98	8.93	9.0	9.60	9.725	10.035	10.190

CARPARK 2 - DRIVEWAY GRADIENT
SCALE 1:250 FORWARDS INTO GARAGE

GARAGE FFL 9.0	-20 FALL AT GARAGE DOOR THRESHOLD		
	3.7%	5.9%	14.5%
CHAINAGE	0.00	1.36	7.61
FSL	8.98	8.93	8.54

CARPARK 2 - DRIVEWAY GRADIENT
SCALE 1:250 REVERSING FROM GARAGE

DRIVEWAY PLAN
& GRADIENTS

PROPOSED RESIDENCE
LOT 132 APOLLO AVE.
LEGANA 7277

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ABN 16 102 865 350

BUILDING DESIGN & ENGINEERING DRAFTING. RESIDENTIAL & COMMERCIAL

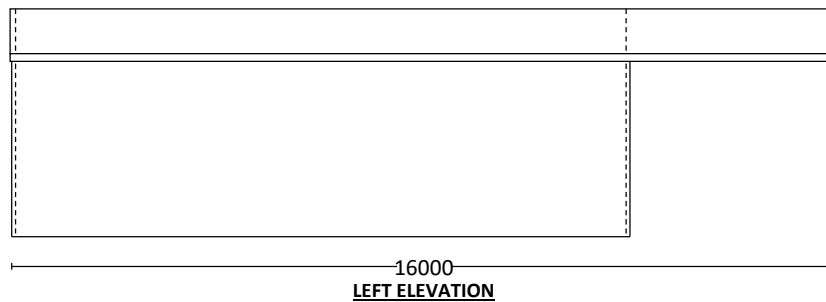
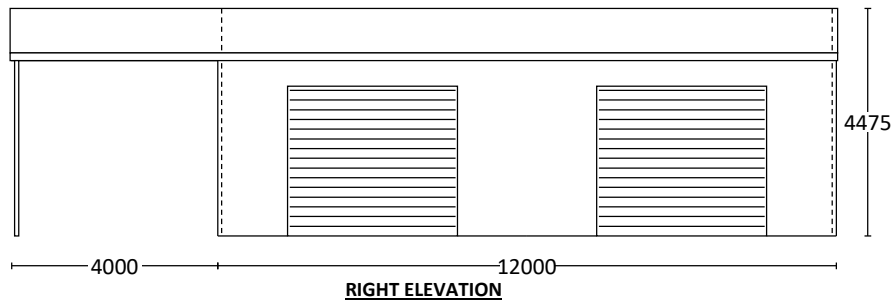
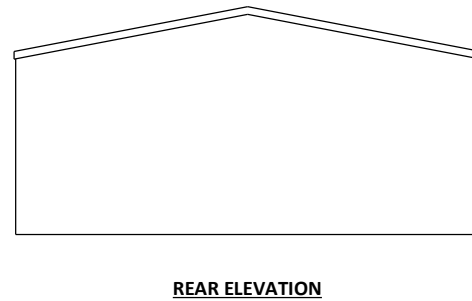
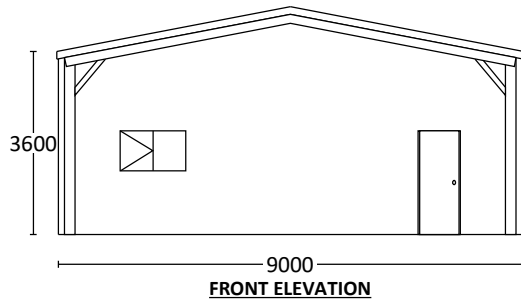
DRAWN BRENDEN SULZBERGER

LICENCE No. CC812I

DATE 7/7/26

SCALE 1:250 @ A3

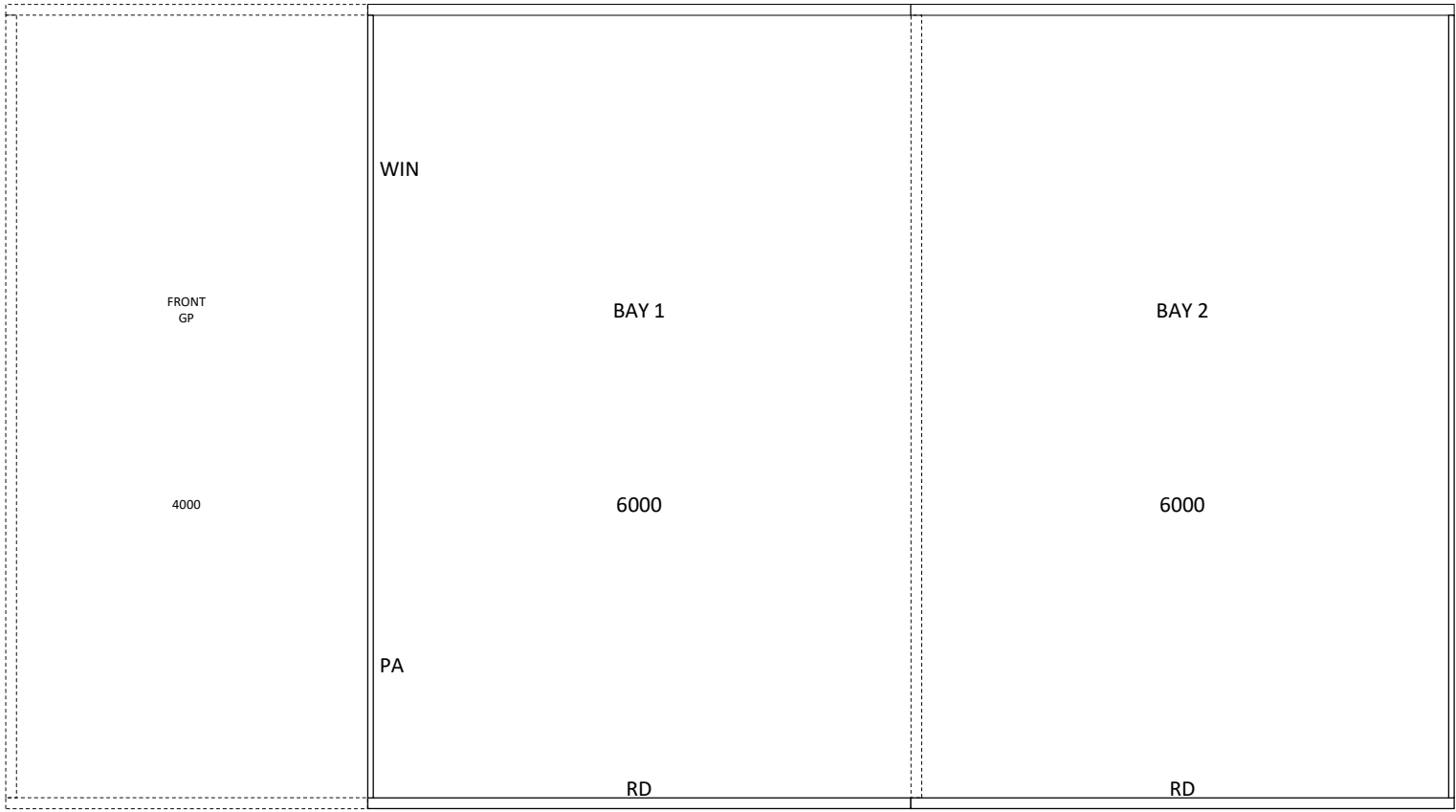
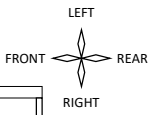
DRAWING NO. 260401 DA8



QUOTATION NO. VFURM0194507-2
QUOTATION FOR

KIT MATERIALS AS DETAILED \$19,530.00
GST OF \$1,775.45 INCLUDED IN THE ABOVE AMOUNT

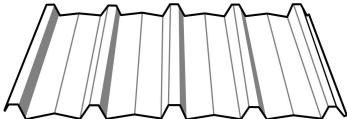
GABLE SHED
BUILDING CLASS - CLASS 10A
WIND DESIGN: WS 45 M/S - VDES 39 M/S
11 DEGREE ROOF PITCH
ROOF: 0.42 BMT (0.47 TCT) TRIMDEK - C/BOND
WALLS: 0.42 BMT (0.47 TCT) TRIMDEK - C/BOND
WALLS CLAD VERTICALLY
GUTTER: HI-FRONT QUAD GUTTER - C/BOND
DOWNPIPES: NO DOWNPIPES SUPPLIED
ROLLFORMED FRAME WITH TOPSPAN PURLINS & GIRTS
COLOR TBA 790H 1274W WIN TO FRONT ELEVATION
C/BOND ENTRANCE DOOR TO FRONT ELEVATION
C/BOND 2950H 3300W DOM RD TO RIGHT ELEVATION
C/BOND 2950H 3300W DOM RD TO RIGHT ELEVATION
NO ROOF MESH, SISILATION OR INSULATION INCLUDED
ALL ROLLER DOORS MANUALLY OPERATED
SITE DELIVERY NOT INCLUDED



YOUR BUILDING CONTAINS THE FOLLOWING CLADDING OPTIONS

QUOTATION NO. VFURM0194507-2

ROOF CLADDING



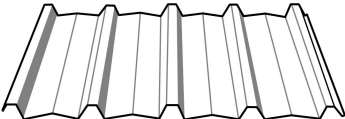
0.42 BMT (0.47 TCT) TRIMDEK

OPTIONS

0.42 CUSTOM ORB



WALL CLADDING



0.42 BMT (0.47 TCT) TRIMDEK

OPTIONS

0.35 MULTICLAD



0.42 MULTICLAD



0.35 CUSTOM ORB



0.42 CUSTOM ORB

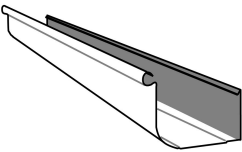


0.35 TRIMWALL



NOTE: CHANGE OF CLADDING OPTIONS WILL BE
SUBJECT TO RE-QUOTING.

GUTTERING



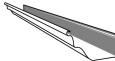
HI-FRONT QUAD GUTTER

OPTIONS

SQUARELINE



OGEE



NONE

NO
GUTTER
SUPPLIED

DOWNPIPES

NO
DOWNPIPES
SUPPLIED

NO DOWNPIPES SUPPLIED

OPTIONS

100x50 RECT.



100x75 RECT.



90MM DIA. STEEL



90MM DIA. PVC



YOUR BUILDING IS DESIGNED TO THE HIGHEST STANDARDS

THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA - NCC2019
AUSTRALIAN STANDARD 1170.0:2011 - STRUCTURAL DESIGN ACTIONS - GENERAL PRINCIPALS
AUSTRALIAN STANDARD 1170.1:2011 - STRUCTURAL DESIGN ACTIONS - PERMANENT, ACTIONS
AUSTRALIAN STANDARD 1170.2:2011 - STRUCTURAL DESIGN ACTIONS - WIND ACTIONS
AUSTRALIAN STANDARD 1170.4:2011 - STRUCTURAL DESIGN ACTIONS - EARTHQUAKE LOADS
AUSTRALIAN STANDARD 3600:2018 - CONCRETE STRUCTURES
AUSTRALIAN STANDARD 4055:2002- WIND LOADS
AUSTRALIAN STANDARD 4600:2018 - STEEL STRUCTURES
AUSTRALIAN STANDARD 3566.2:2002- SELF DRILLING FASTENERS
AUSTRALIAN STANDARD 1252:1983- STRUCTURAL ASSEMBLIES

HAVE YOU CONSIDERED?

REPLACING A ROOF SHEET WITH A SKYLIGHT SHEET ?
ADDING A GLASS DOOR TO YOUR BUILDING ?
ADDING REMOTE ELECTRIC OPERATORS TO THE ROLLER DOORS ?
ADDING A ROTARY VENT TO THE ROOF ?
CONTACT OUR OFFICE FOR PRICING FOR THESE OPTIONS