

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2026209

Assess No: A5832

PID No: 2560941

Applicant Name:	My Build Collective					
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: My Build Collective

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) Stephen and Donna Hill

Location / Address: 1 Rosevears Drive, Legana TAS 7277

Title Reference: 142286/4

Zone(s): Rural Living Zone B

Existing Development/Use: Residential

Existing Developed Area: Existing Dwelling

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: outbuilding

Development Type:

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

Description of development: proposed outbuilding and carport

New or Additional Area: Shed = 48m2, Carport = 32m2

Estimated construction cost of the proposed development: \$45,000

Building Materials:

Wall Type: colorbond

Colour: smooth cream

Roof Type: colorbond

Colour: mountain blue

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,

Owner_Name		
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)

Jocelyn Gee		15.07.26
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:

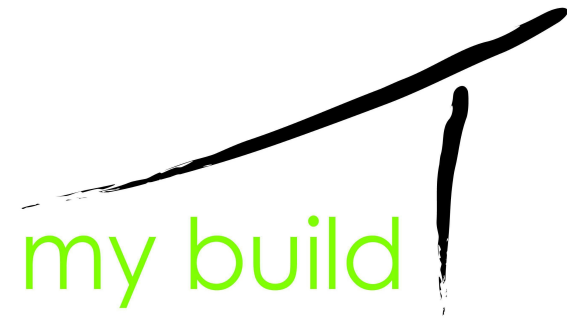
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As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Jocelyn Gee		15.07.26
Name (print)	Signed	Date

OWNER IVAN JORDAN ELIZABETH JORDAN		PLAN OF SURVEY		REGISTERED NUMBER SP142286	
FOLIO REFERENCE 138412/1 20661/5 20661/6 20661/7		BY SURVEYOR M.R.ROSE FOR COHEN & ASSOCIATES PTY LTD, LAUNCESTON		APPROVED EFFECTIVE FROM -1 DEC 2004 <i>Alice Kawa</i> Recorder of Titles	
GRANTEE PART OF 800 ACRES GRANTED TO JOSIAS MCALLAN		LOCATION LAND DISTRICT OF DEVON PARISH OF ST.MICHAELS			
		SCALE 1:750 LENGTHS IN METRES			
MAPSHEET MUNICIPAL CODE No 129 (5042-51)	LAST UPI No 4105427, 4105428 4105429, 4105430	LAST PLAN No P 138412 D 20661	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

The diagram illustrates a survey plan for four land parcels. Parcel 1 (2904m²) is at the top left, Parcel 2 (2174m²) is in the middle left, Parcel 3 (2211m²) is in the middle right, and Parcel 4 (2366m²) is at the bottom right. The plan includes a north arrow pointing upwards. The scale is 1:750. The plan is situated near Rosevears Drive and Highway, with a Tamar River to the west. Various boundary measurements are provided in metres and degrees/minutes/seconds.



347-349 Wellington Street
South Launceston TAS 7249

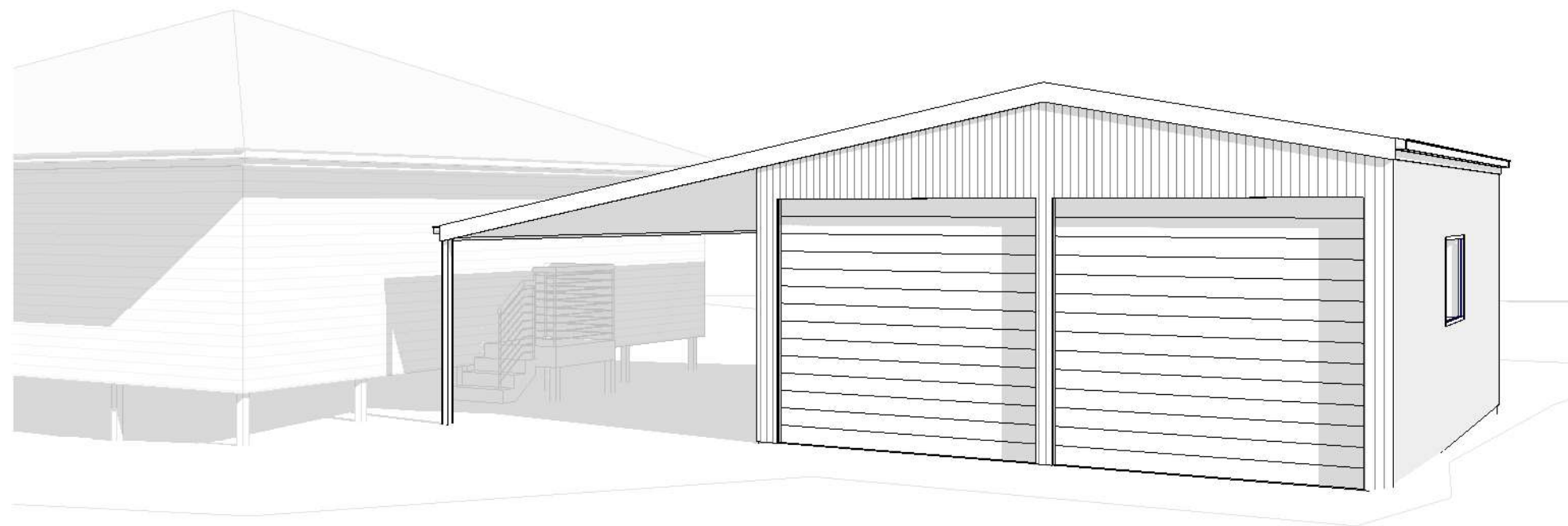
P: (03) 6326 7686

E: info@mybuildcollective.com.au
www.mybuildcollective.com.au

Drawing Schedule

- A 01 Cover Page
- A 02 Site Plan
- A 03 Proposed Floor Plan
- A 04 Elevations
- A 05 Proposed Roof Plan

Total Floor Area	m ²	sq
Existing Residence	105.27	11.33
Proposed New Carport	32.72	3.52
Proposed New Shed	48.00	5.17
Total	185.99	20.02



PROPOSED NEW SHED/CARPORT FOR MR S. & MRS D. HILL 1 ROSEVEARS DRIVE, LEGANA

LOCAL COUNCIL:
WEST TAMAR COUNCIL

ACCREDITATION COMPLIANCE:
MURRAY GRIFFITHS CC 11171

PROJECT:
PROPOSED NEW
SHED/CARPORT
1 ROSEVEARS DRIVE,
LEGANA

TITLE REFERENCE: 142286/4

CLIMATE ZONE: 7

SOIL CLASSIFICATION: TBC

DESIGN WIND SPEED: TBC

BAL RATING: TBC

SITE HAZARDS: N/A

JOB No: J-01045
DATE: 15.07.26

planning

REVISION NO. DRAWING NO.

Rev01 A01

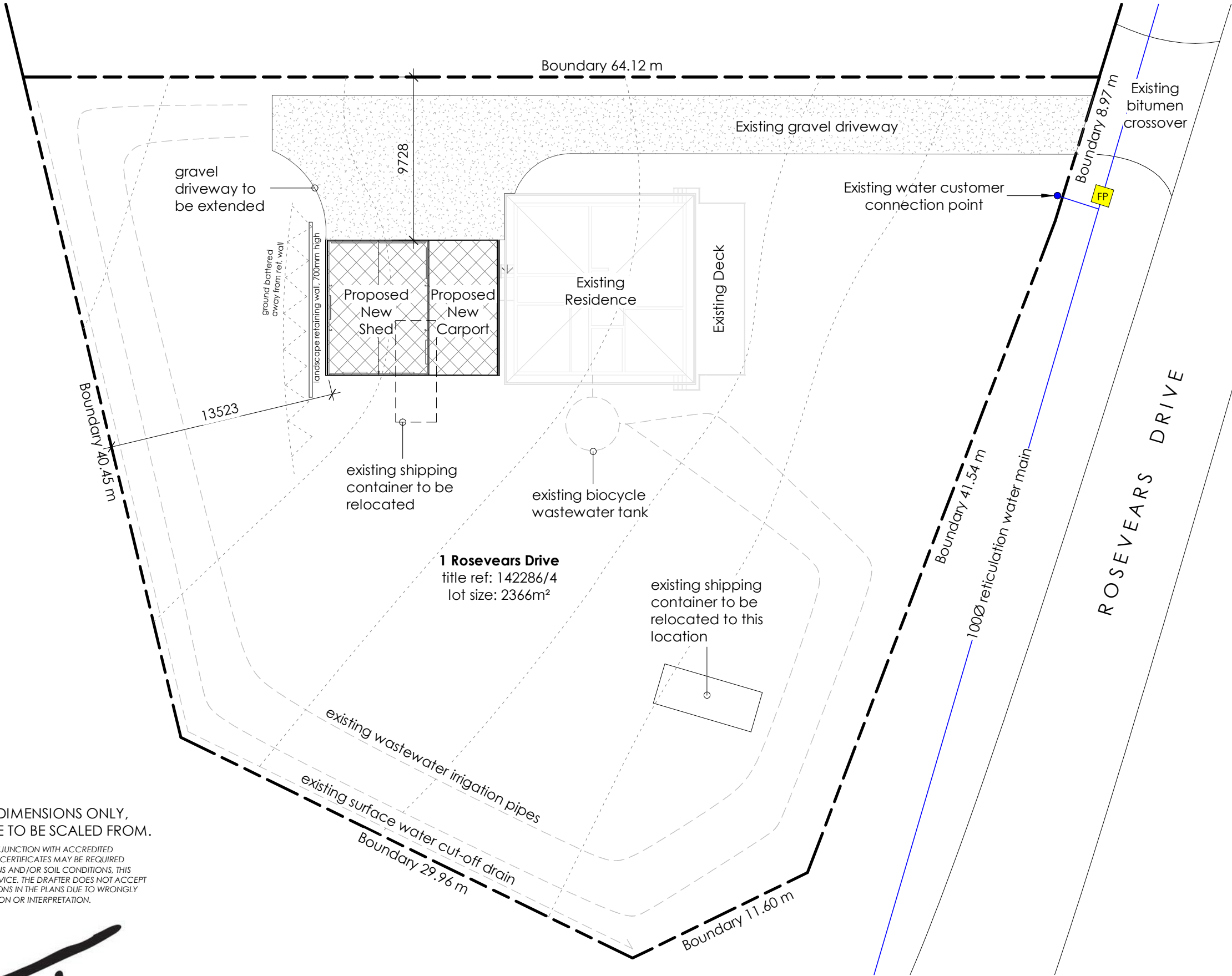
PLEASE REFER TO INDICATED DIMENSIONS ONLY, DRAWINGS ARE NOT SUITABLE TO BE SCALED FROM.

DISCLAIMER: THESE PLANS SHOULD BE READ IN CONJUNCTION WITH ACCREDITED ENGINEERING DRAWINGS. STRUCTURAL ENGINEERS CERTIFICATES MAY BE REQUIRED CERTIFY STRUCTURAL DESIGN, WIND CLASSIFICATIONS AND/OR SOIL CONDITIONS, THIS WORK IS OUTSIDE THE SCOPE OF THIS DRAFTING SERVICE. THE DRAFTER DOES NOT ACCEPT ANY RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS DUE TO WRONGLY SUPPLIED INFORMATION, NOR FOR MISCONSTRUCTION OR INTERPRETATION.

PLEASE NOTE:

BOUNDARY LINE AND FINAL POSITION OF NEW BUILDING TO BE CONFIRMED ON SITE AT SET-OUT STAGE BY REGISTERED SURVEYOR, BEFORE COMMENCEMENT OF WORKS.

ANY EXTERNAL WALL WITHIN 900mm OF THE SITE BOUNDARY MUST BE FIRE RATED.



BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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PROPOSED SITE PLAN

1 : 250



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LOCAL COUNCIL:
WEST TAMAR COUNCIL

ACCREDITATION COMPLIANCE:
MURRAY GRIFFITHS CC 11171

PROJECT:
PROPOSED NEW
SHED/CARPORT
1 ROSEVEARS DRIVE,
LEGANA
FOR MR S. & MRS D. HILL

TITLE REFERENCE: 142286/4

DESIGNED BY: M. Griffiths
DRAWN BY: J. Gee

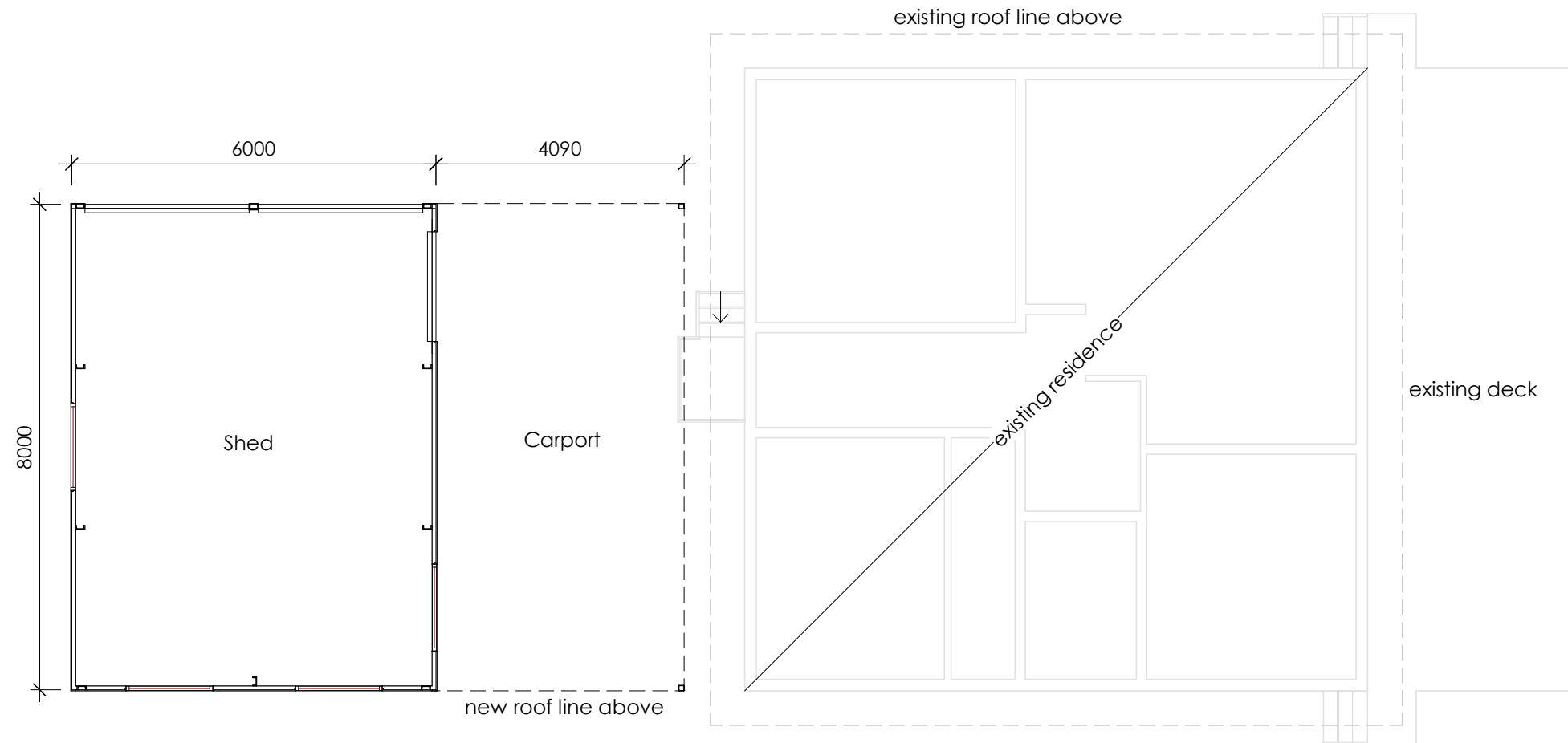
JOB No: J-01045
DATE: 15.07.26

REVISION NO.

Rev01

DRAWING NO.

A02



planning

LOCAL COUNCIL: WEST TAMAR COUNCIL	
ACCREDITATION COMPLIANCE: MURRAY GRIFFITHS CC 11171	
PROJECT: PROPOSED NEW SHED/CARPORT 1 ROSEVEARS DRIVE, LEGANA FOR MR S. & MRS D. HILL	

TITLE REFERENCE:		142286/4	
DESIGNED BY:		DRAWN BY:	
M. Griffiths		J. Gee	
JOB No:		DATE:	
J-01045		15.07.26	
REVISION NO.		DRAWING NO.	
Rev01		A03	

Total Floor Area	m ²	sq
Existing Residence	105.27	11.33
Proposed New Carport	32.72	3.52
Proposed New Shed	48.00	5.17
Total	185.99	20.02



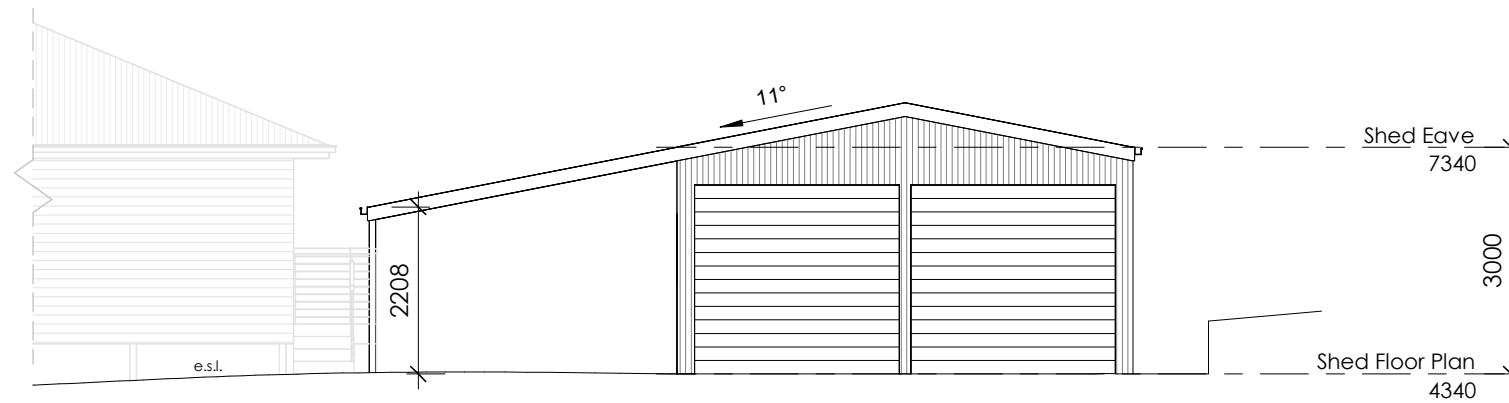
FLOOR PLAN

1 : 100

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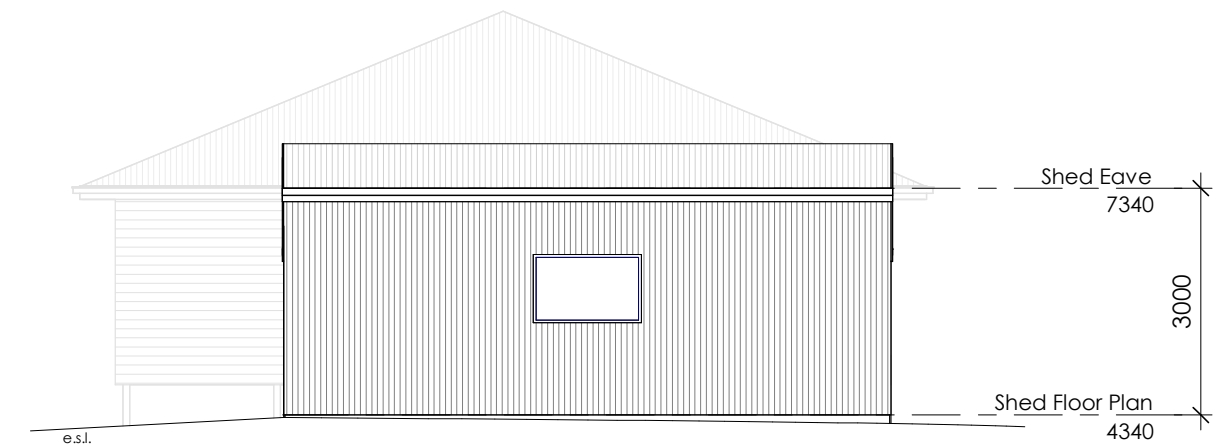
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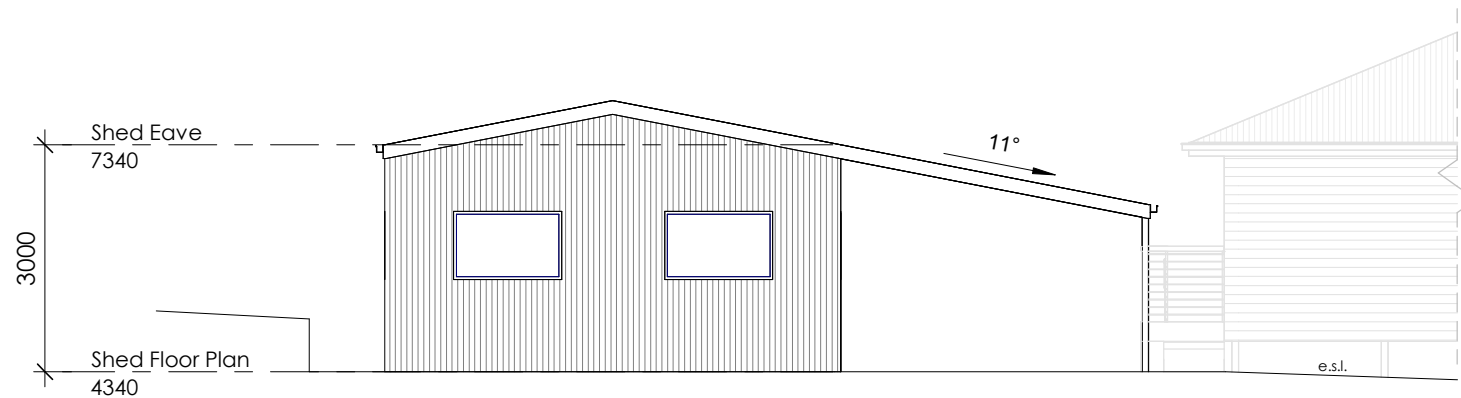
NORTH-WEST ELEVATION

1 : 100



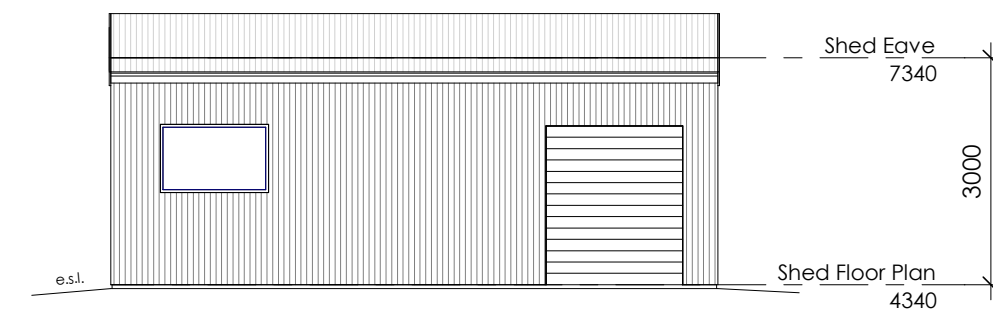
SOUTH-WEST ELEVATION

1 : 100



SOUTH-EAST ELEVATION

1 : 100



NORTH-EAST ELEVATION

1 : 100



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LOCAL COUNCIL: WEST TAMAR COUNCIL	
ACCREDITATION COMPLIANCE: MURRAY GRIFFITHS CC 11171	
PROJECT: PROPOSED NEW SHED/CARPORT 1 ROSEVEARS DRIVE, LEGANA FOR MR S. & MRS D. HILL	

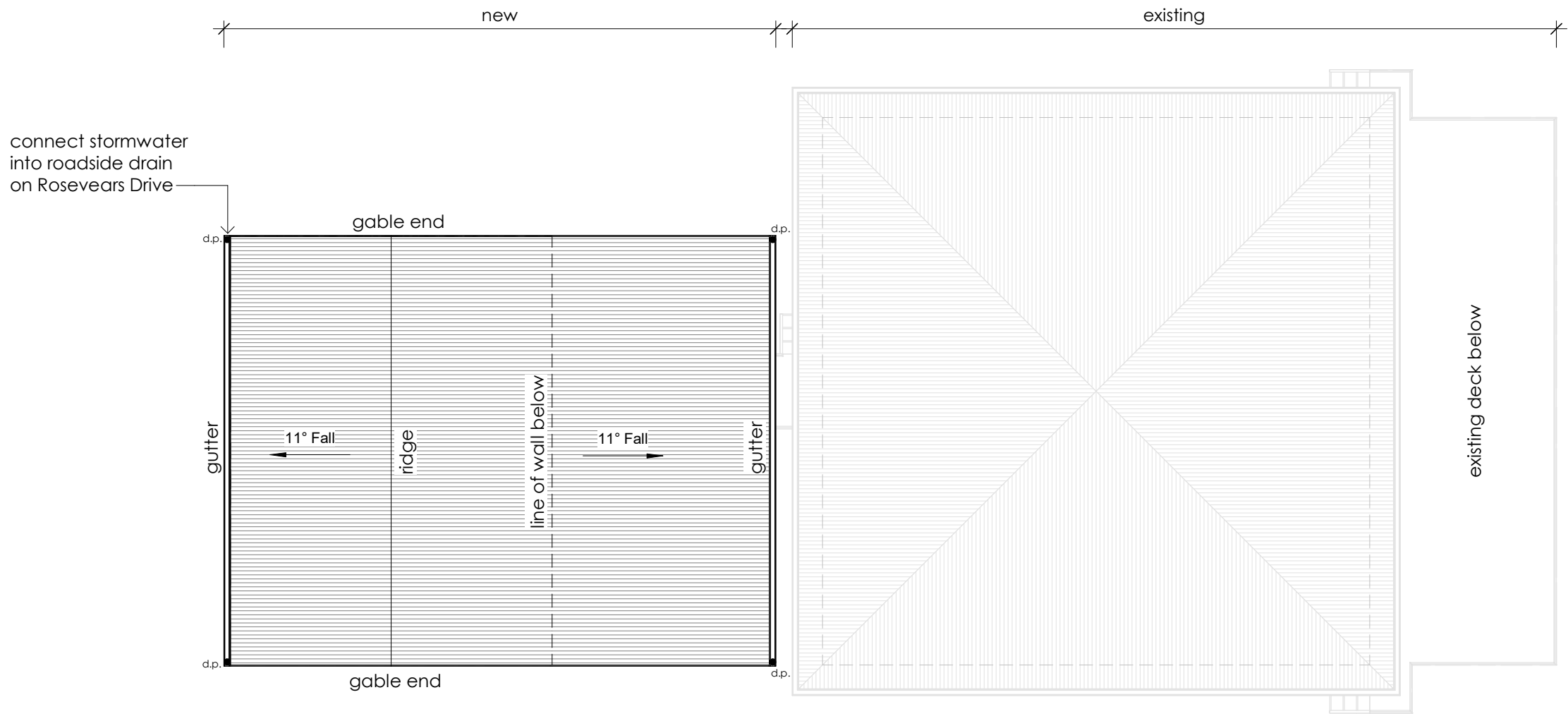
TITLE REFERENCE: 142286/4	
DESIGNED BY: M. Griffiths	DRAWN BY: J. Gee
JOB No: J-01045	DATE: 15.07.26
REVISION NO. Rev01	DRAWING NO. A04

LEGEND:

- D.P. ● = DOWNPIPES
SP. ● = SPREADERS

PLEASE NOTE:

COLORBOND CLADDING FITTED TO ROOF AS PER
AS1562.1 AND PART 7.2 OF NCC.



planning

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DESIGNED BY: M. Griffiths	DRAWN BY: J. Gee
JOB No: J-01045	DATE: 15.07.26
REVISION NO. Rev01	DRAWING NO. A05

ROOF PLAN

1 : 100

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