

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2026213

Assess No: A8388

PID No: 7511129

Applicant Name:	The Shed Company Launceston					
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.

Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: The Shed company Launceston

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) **Claire Boyes & Jonathon Wells**

Location / Address: 42 Battery Road Beaconsfield Tas 7270

Title Reference: 89151/5

Zone(s):

Existing Development/Use: Residential dwelling

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 ☐ No

(If yes please specify the relevant components):

DEVELOPMENT APPLICATION DETAILS

Proposed Use:

Residential: ☐

Visitor Accommodation: ☐

Commercial: ☐

Other: ☐

Description of Use:
Storage shed

Development Type:

Building work: ☐

Demolition: ☐

Subdivision: ☐

Other: ☐

Description of development
New Prefabricated shed and concrete slab

New or Additional Area: 96m2

Estimated construction cost of the proposed development: 32,000

Building Materials:

Wall Type: steel

Colour: monument

Roof Type: steel

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,

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)

Raymond Heald	Raymond Heald	27/07/2026
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

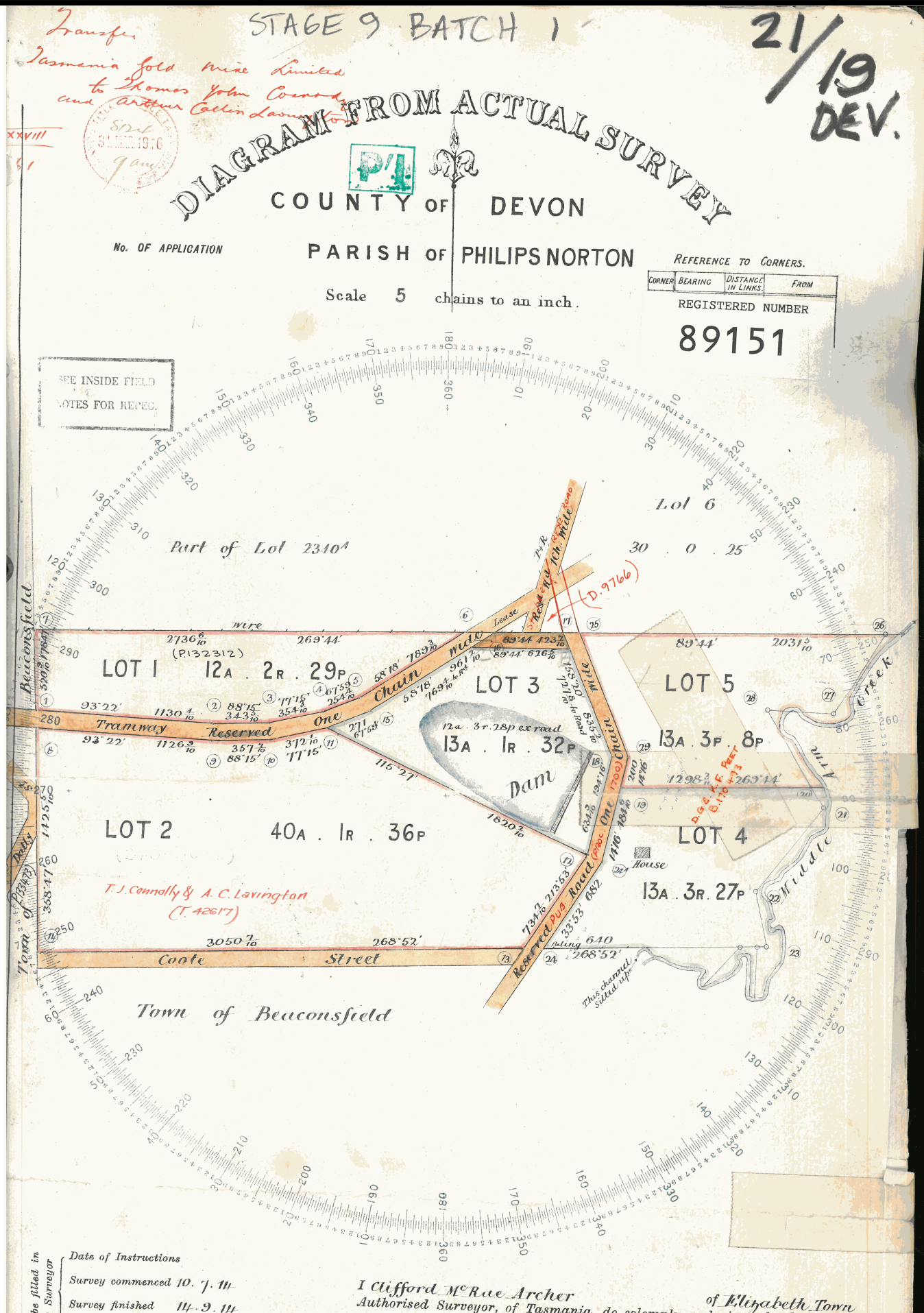
If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

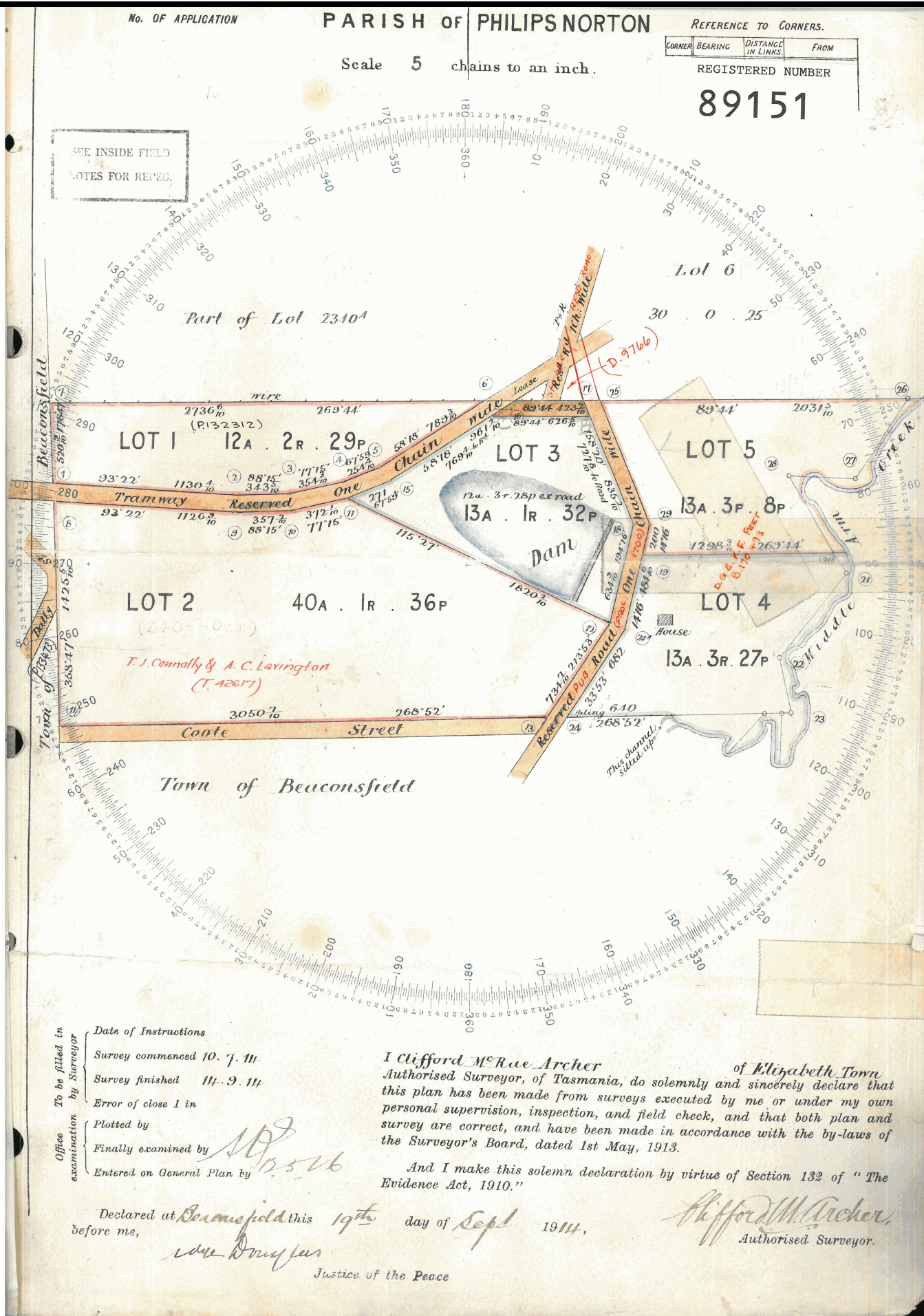
Right of Way Owner:

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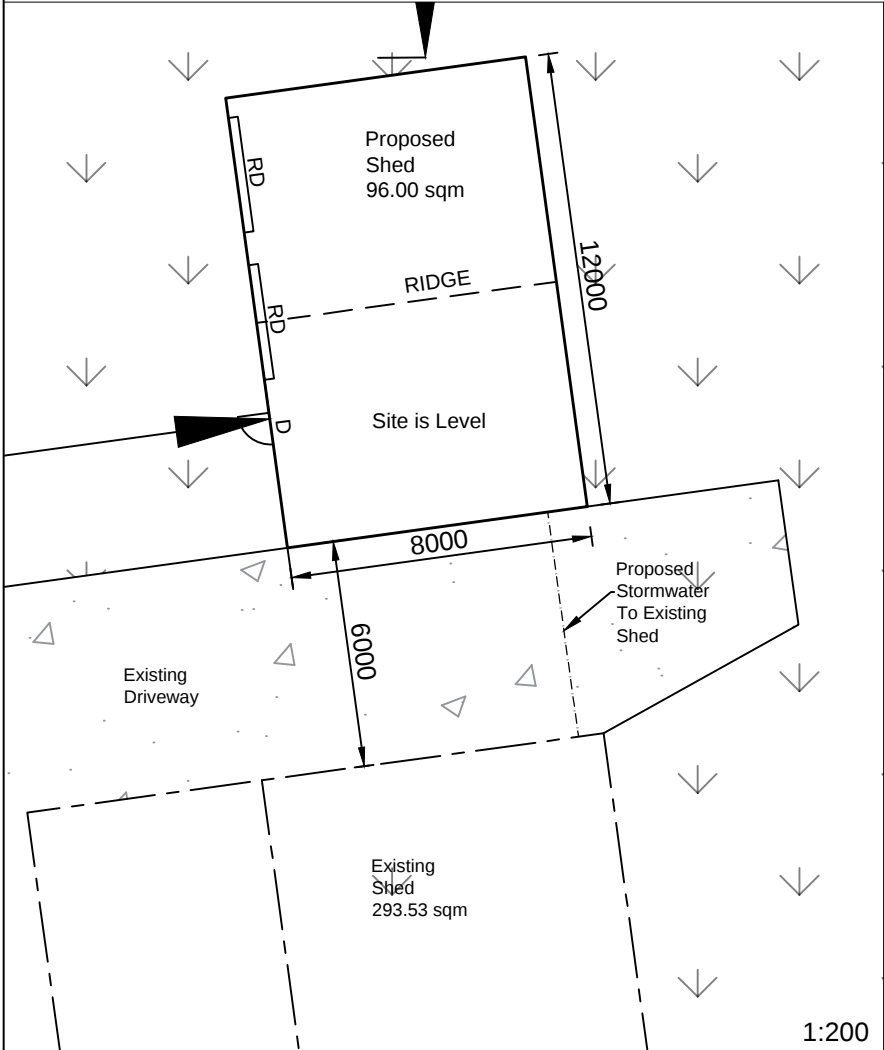
As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Name (print)	Signed	Date





IMPORTANT NOTES
ALL DIMENSIONS, BOTH NEW & EXISTING, TO BE CHECKED & VERIFIED ONSITE PRIOR TO CONSTRUCTION.
ALL WORKS TO BE CONSTRUCTED IN A PROPER & ACCEPTABLE TRADESMAN-LIKE MANNER.
ALL WORK TO BE IN ACCORDANCE WITH BCA, RELEVANT AUSTRALIAN STANDARDS AND RELEVANT BUILDING SURVEYORS' REQUIREMENTS.
PRECAUTION ARE TO BE IN PLACE TO MINIMISE THE SPREAD OF MUD & DEBRIS, BY VEHICLE EXITING THE SITE. NOISE TO BE MINIMISED.
SUITABLE PORTABLE FIRE EXTINGUISHERS TO BE AVAILABLE AT ALL TIMES. THE BUILDER IS TO PREVENT ANY ACTIVITY FROM CAUSING DAMAGE TO ADJOINING SITES.
DRAINAGE TO COMPLY WITH AS 3500.4. ALL FOOTINGS TO COMPLY WITH AS 2870-2011.
ALL GLAZING SHALL BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS A.S. 1288-2006.
ALL MATERIALS AND METHOD OF CONSTRUCTION, TESTING ETC. SHALL COMPLY WITH RELEVANT AUSTRALIAN STANDARDS & CURRENT BUILDING CODE OF AUSTRALIA. DP-DOWNPipes ARE CONNECTED TO EXISTING STORM WATER DRAINAGE OR TO THE APPROVED LOCATION BY THE AUTHORITIES.

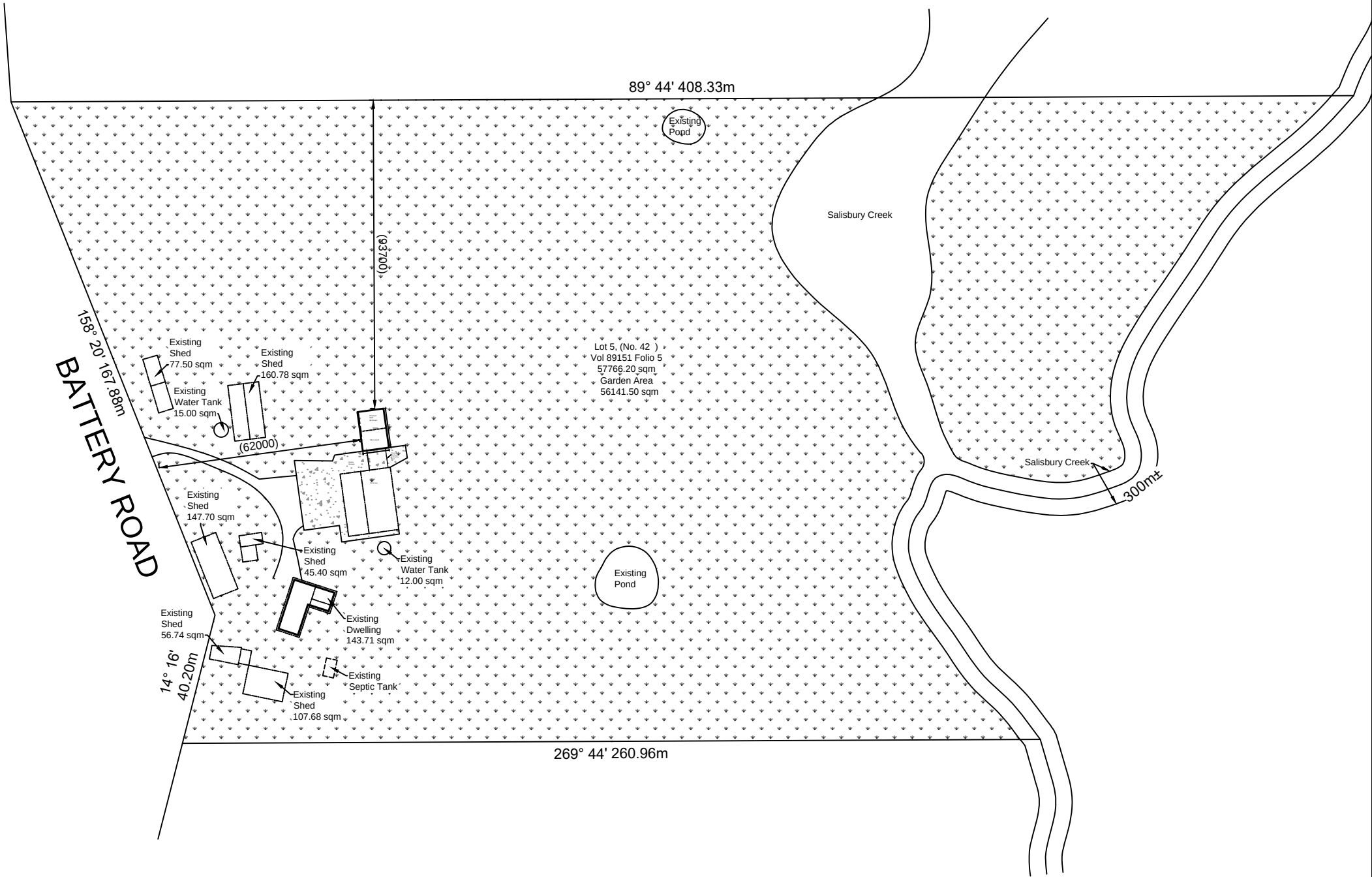


Site Area (m ²)	57766.20
Existing Dwelling (m ²)	143.71
Existing Shed (m ²)	595.80
Existing Water Tank (m ²)	27.00
Proposed Shed (m ²)	96.00
Total Site Coverage (m ²)	862.51
Total Site Coverage (%)	1.49
Site Permeability	56141.50 m ² (97.19%)
Proposed Garden Area	56141.50 m ² (97.19%)



Scale: Drawing@A3
Date Drawn: 23-July-26

Do Not Scale Drawing
Written Dimensions take
priority over scale



Site Details

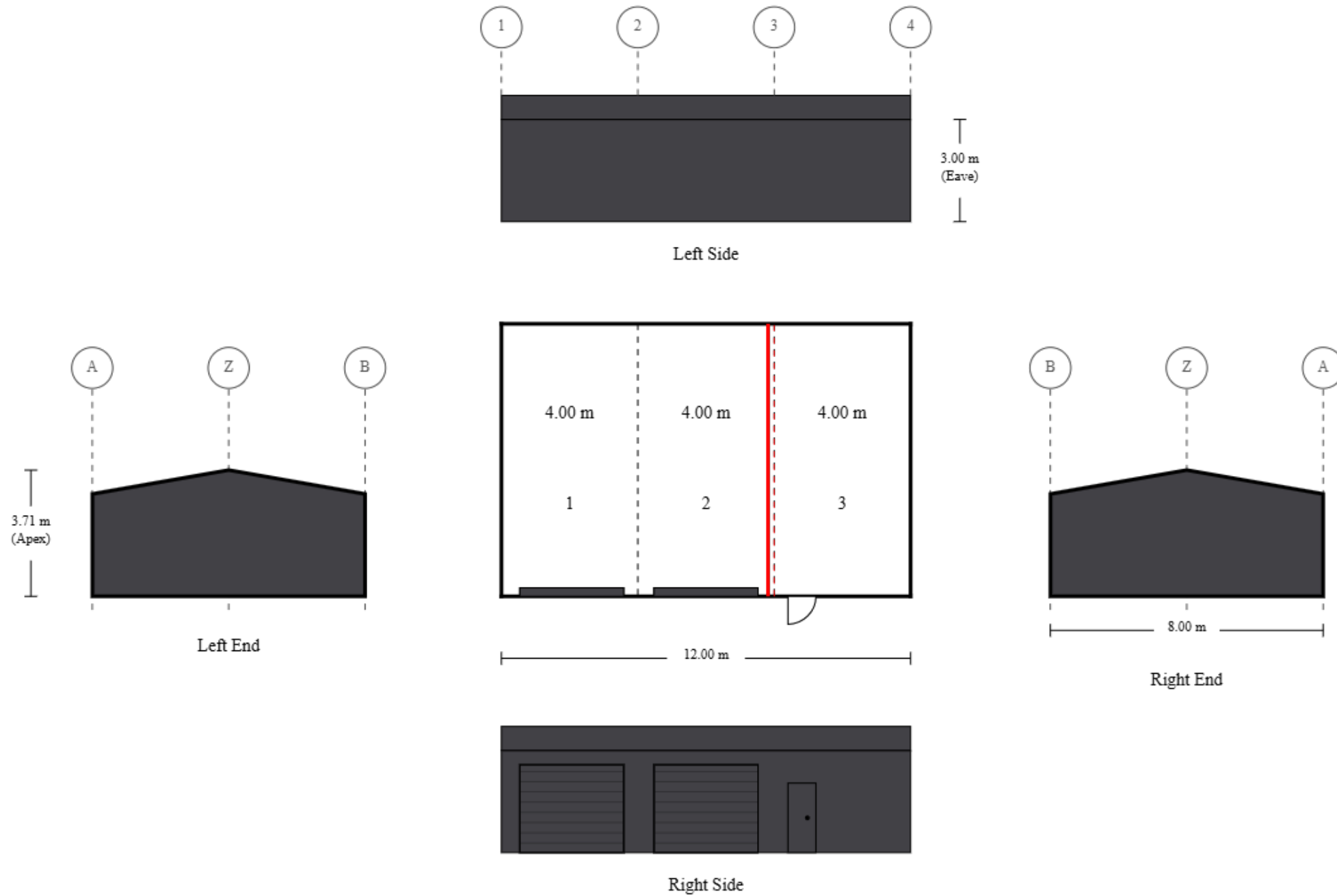
Client Name: Claire Boyes & Jonathon Andrew Wells
Street Address: 42 Battery Road
City/Suburb: Beaconsfield TAS
Postcode: 7270
State: VIC

Drawing Name:

Site Plan

CONSTRUCTION NOTES:

Storm water pipes to be connected to nearest existing storm water drainage system (L.P.D) in accordance with AS 3500.



Purchaser Name: Jonathon Wells

Site Location: 4438 W Tamar Hwy Beauty Point TAS 7270 Australia

Drawing # TLAN250029 - 0

Print Date: 27/07/2026

Layout
Not to Scale
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Seller: The Shed Company Launceston
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Fax:
Email: launceston@theshedcompany.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
ME Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T. : 303557ES;
Practising Professional Structural & Civil Engineers

Signature:

J. Ronaldson

Date: John Ronaldson

Date: 27/07/2026