

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2026233

Assess No: A13138

PID No: 2005112

APPLICANT DETAILS

Applicant Name:					
Postal Address:					
Contact Phone:	Home		Work		Mobile
Email Address:					

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)		
Location / Address:		
Title Reference:		
Zone(s):		
Existing Development/Use:		
Existing Developed Area:	Area	

DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: ☐	Visitor Accommodation: ☐	Commercial: ☐
	Other:		
Development Type:	Building work: ☐	Demolition: ☐	Subdivision: ☐
	Other:		
New or Additional Area:	Area		
Estimated construction cost of the proposed development:	\$		
Building Materials:	Wall Type:	Colour:	
	Roof Type:	Colour:	

WEST TAMAR COUNCIL

Application Number: «Application Number» _____

SUBDIVISION	☐ N/A
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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.			

NON-RESIDENTIAL DEVELOPMENT/USE	☐ N/A
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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:	

WEST TAMAR COUNCIL

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 (if not the owner) 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

**General
Manager**
(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

SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 134323
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PAGE 1 OF 2 PAGE/S
EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

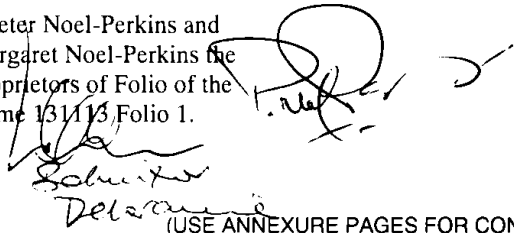
COVENANTS

The owner of Lot 2 shown on the plan covenants with Peter Noel-Perkins and Constance Margaret Noel-Perkins (hereinafter called "the Vendor") and the owners for the time being of Lot 3 shown on the plan to the intent that the burden of this covenant may run with and bind Lot 2 and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of Lot 3 shown on the plan that no buildings, wall, structure, plant, tree or any other improvement or form of vegetation whatsoever be constructed suffered to exist or remain on any part of Lot 2 exceeding a perpendicular height of 8.0 metres above the natural undisturbed surface of the ground at the point of such improvement on Lot 2 as at the date of acceptance of the plan.

FENCING COVENANT

The owner of each Lot shown on the plan covenants with the Vendor that the Vendor shall not be required to fence.

SIGNED by Peter Noel-Perkins and
 Constance Margaret Noel-Perkins the
 Registered proprietors of Folio of the
 Register Volume 131113 Folio 1.




(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Peter Noel-Perkins and Constance Margaret Noel-Perkins FOLIO REF: C/T Volume 131113 Folio 1 SOLICITOR & REFERENCE: Lewis Saunders & Co CWR 200161	PLAN SEALED BY: Meander Valley ^{West Tamar} Council DATE: 30TH JUNE, 2000 077199. REF NO.
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	



Council Delegate

INTERNAL ALTERATIONS & CHANGE OF USE

at 15 HUDSON STREET, SIDMOUTH TAS 7270

for R & L SMITH

PROJECT NUMBER:
26108

PROPERTY ID:
2005112

LAND TITLE, VOLUME & FOLIO
CT - 134323/2

SITE AREA:
8,477m2

FLOOR AREAS:
EXISTING BUILDING FLOOR AREA - 71m²
EXISTING CARPORT FLOOR AREA - 42m²

COUNCIL:
WEST TAMAR

SCHEME / ZONE:
11.0 RURAL LIVING

SCHEME / ZONE OVERLAYS:
BUSHFIRE PRONE
LANDSLIP HAZARD
SCENIC ROAD CORRIDOR

SITE CLASSIFICATION:

WIND CLASSIFICATION: **

BUSHFIRE ATTACK LEVEL: BAL**

TERRAIN CLASSIFICATION: TC**

WIND REGION: A3

CLIMATE ZONE: 7

CORROSION ENVIRONMENT: ***

ALPINE AREA: N/A

PRINT DATE:
30/07/2026



LOCATION PLAN

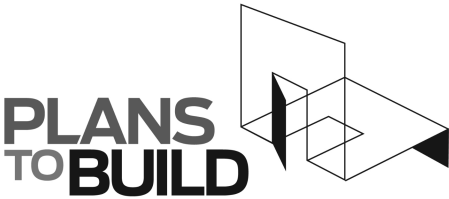
REQUIRED APPROVAL STAMPS - BUILDING SURVEYOR / PERMIT AUTHORITY
NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND/OR PERMIT AUTHORITY

DRAWING SCHEDULE

- A00 COVER PAGE
- A01 SITE PLAN
- A02 FLOOR PLANS
- A03 ELEVATIONS



MEMBER
you're in good hands



ABN 23 269 055 701
Level 1 Holyman House, 52-60 Brisbane St,
Launceston, Tasmania, 7250.
Tel - 6388 9914 - Mob - 0488 377 937
Email - jackson@planstobuild.com.au
J.E.YOUNG LIC. No. 674 563 705

GENERAL NOTES:

IN ACCORDANCE WITH THE N.C.C.S BUILDING CODE OF AUSTRALIA VOLUME TWO, ALL BUILDING WORK SHALL BE IN STRICT COMPLIANCE WITH COUNCIL LAWS, REFERENCED AUSTRALIAN STANDARDS, BUILDING ACTS & REGULATIONS REFER ALSO TO THE GENERAL REQUIREMENTS PAGE.

THE BUILDER SHALL SECURE AND MAKE SAFE THE WORKSITE IN ACCORDANCE WITH WORK SAFE TASMANIA & WHS GUIDELINES & REGULATIONS.

THE BUILDER SHALL CARRY OUT DIAL BEFORE YOU DIG REFERRAL FOR LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EARTHWORKS.

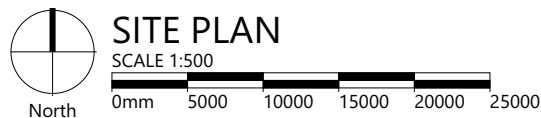
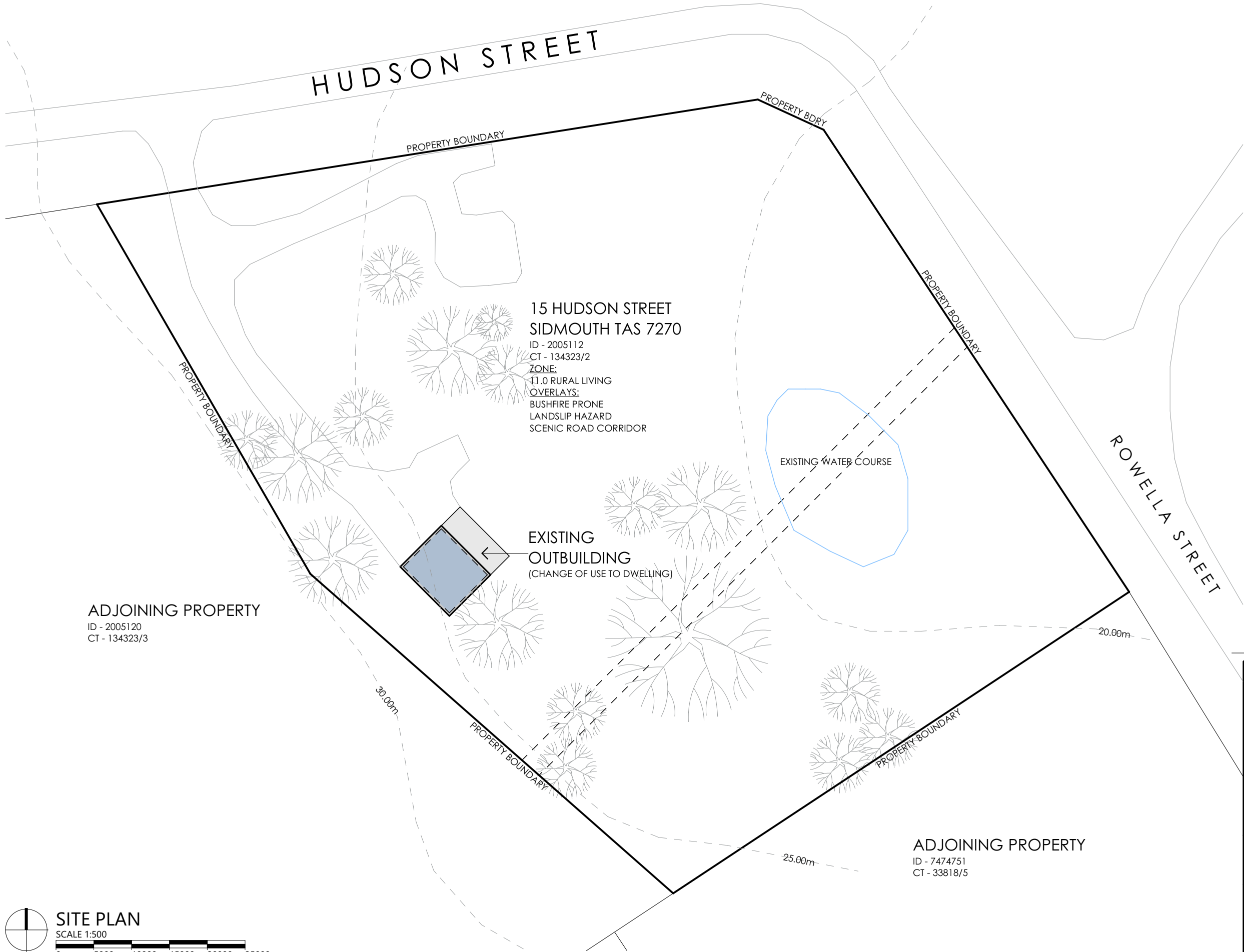
THE BUILDER SHALL INSTALL SILT TRAPS & SCREENS AT THE PROPERTY BOUNDARY TO PREVENT SILT RUNOFF INTO THE COUNCIL MAIN SYSTEM FOR THE DURATION OF SITE WORKS.

THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SETOUT OF ALL WORKS. A LAND SURVEYOR IS RECOMMENDED BY THE DESIGNER FOR ALL SETOUT. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS.

ALL FITTINGS & FIXTURES INSTALLED SHALL BE PURCHASED AS NEW CONDITION & QUALITY & CARRY THE RELEVANT AUSTRALIAN STANDARD, AND CODEMARK & WATERMARK COMPLIANCES.

rev.	Amendment	Date
DRAWING No:		ISSUE: CONCEPTUAL
A00		REV: 0

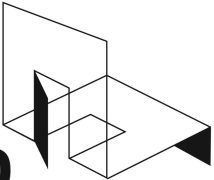


INTERNAL ALTERATIONS & CHANGE OF USE

15 HUDSON STREET, SIDMOUTH TAS 7270

NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND/OR PERMIT AUTHORITY.

PROJECT NUMBER: 26108	SCALE: IF IN DOUBT ASK SCALE @ A3	PRINT DATE: 30/07/2026	DRAWING No: A01	ISSUE: CONCEPTUAL REV: 0
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PLANS TO BUILD

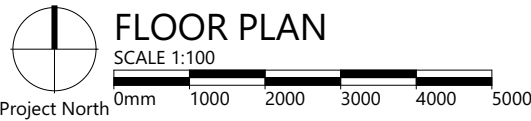
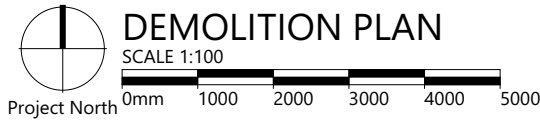
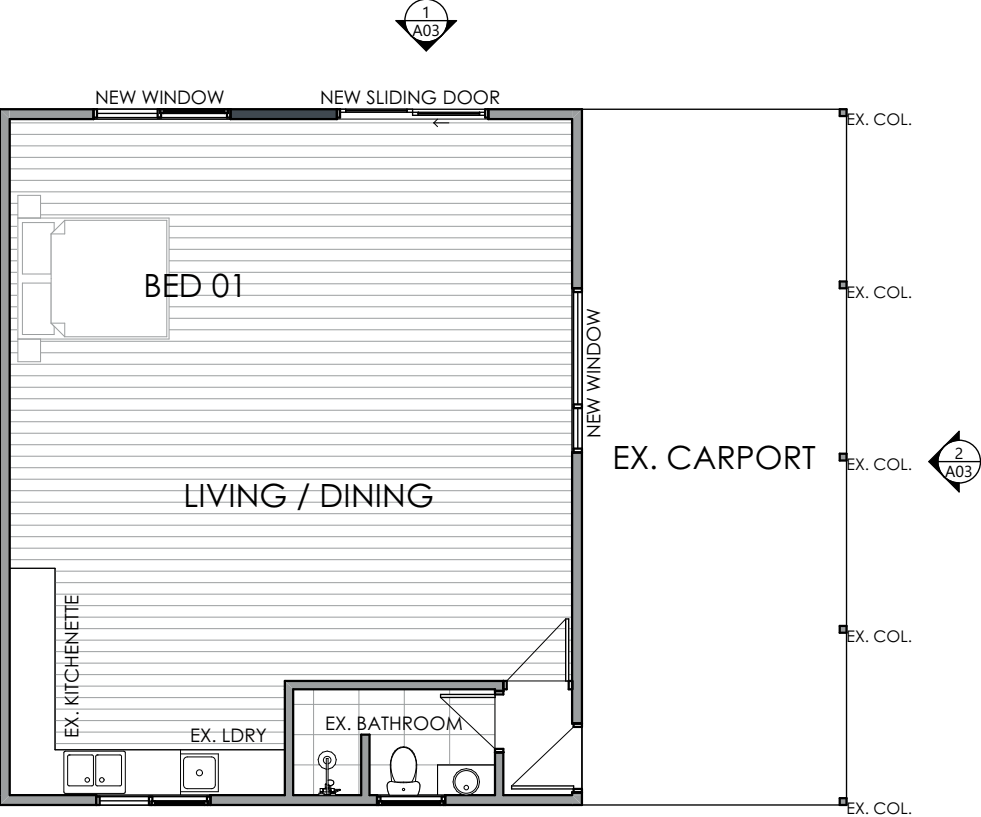
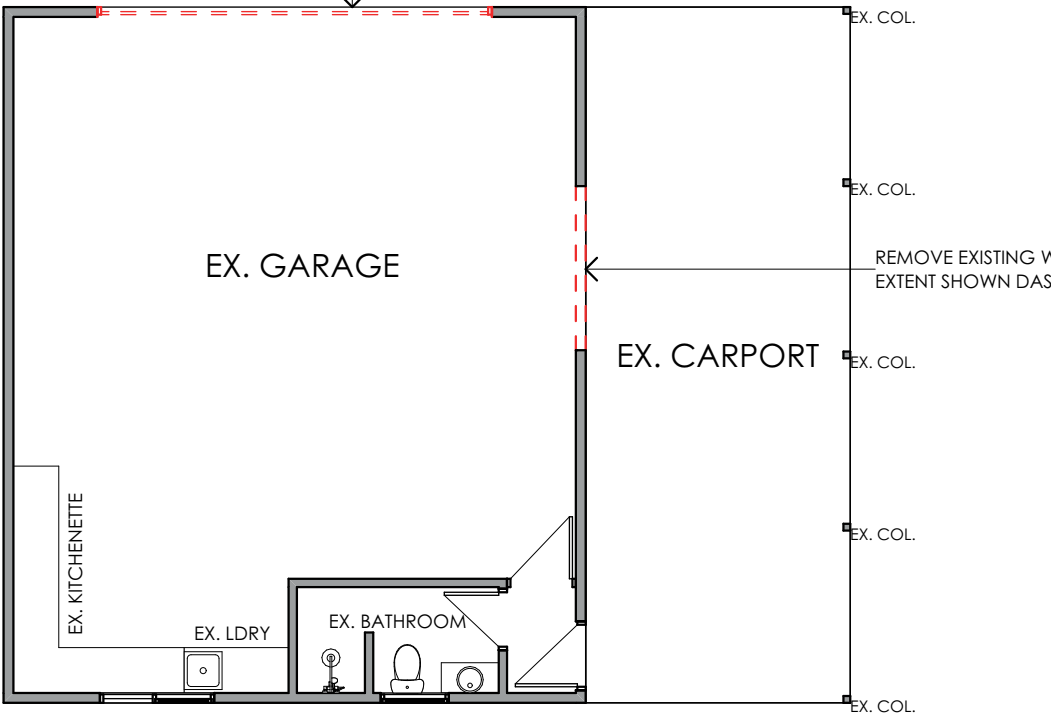
ABN 23 269 055 701
Level 1 Holyman House, 52-60 Brisbane St,
Launceston, Tasmania, 7250.
Tel - 6388 9914 - Mob - 0488 377 937
Email - jackson@planstobuild.com.au
J.E.YOUNG LIC. No. 674 563 705

Owner:
R & L SMITH

rev.	Amendment	Date

2 of 4

REMOVE EXISTING ROLLER DOOR
TO EXTENT SHOWN DASHED.
MAKE GOOD FOR NEW OPENINGS AND
IN-FILL TO MATCH EXISTING CLADDING.

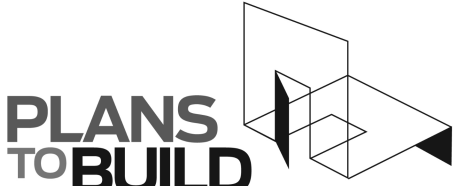


INTERNAL ALTERATIONS & CHANGE OF USE

15 HUDSON STREET, SIDMOUTH TAS 7270

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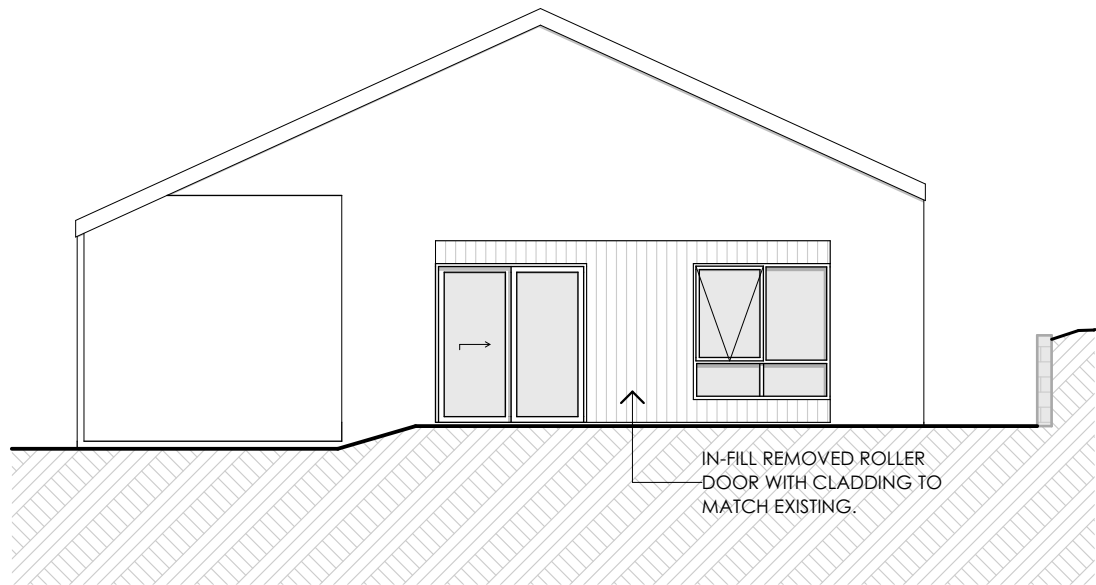
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			DRAWING No: A02	ISSUE: CONCEPTUAL
			3 of 4	REV: 0



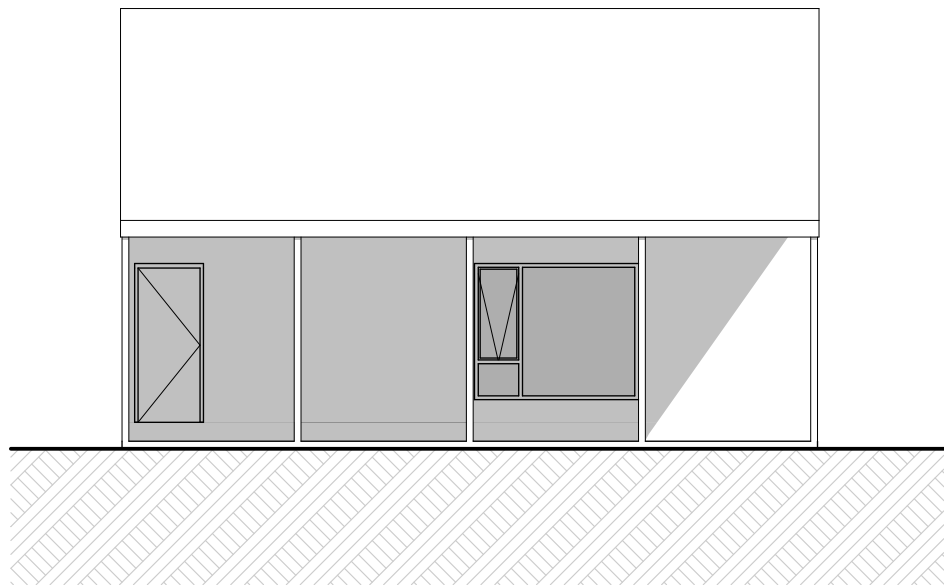
**PLANS
TO BUILD**

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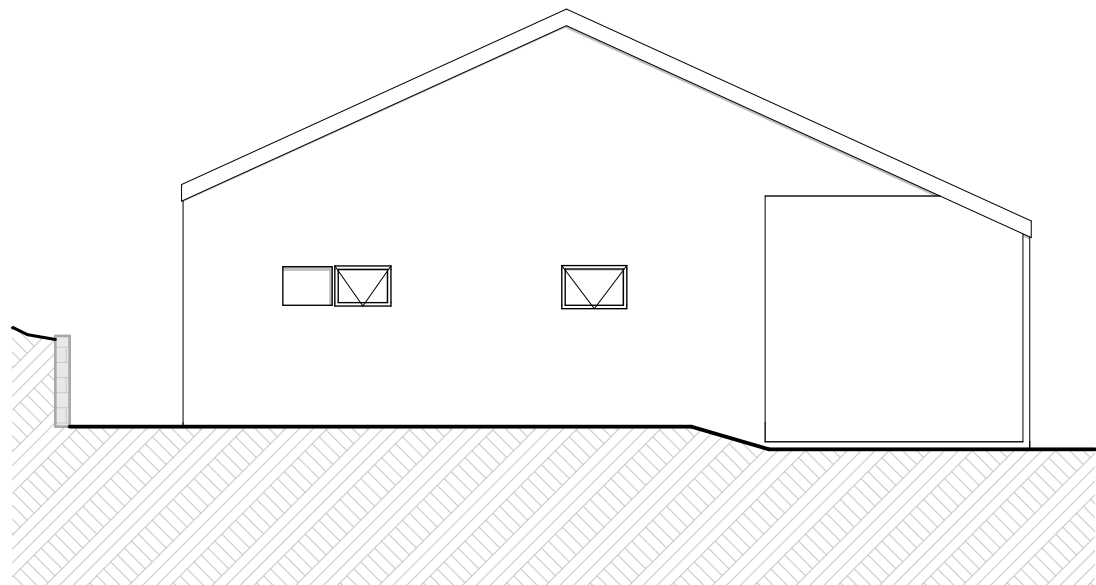
Owner:
R & L SMITH



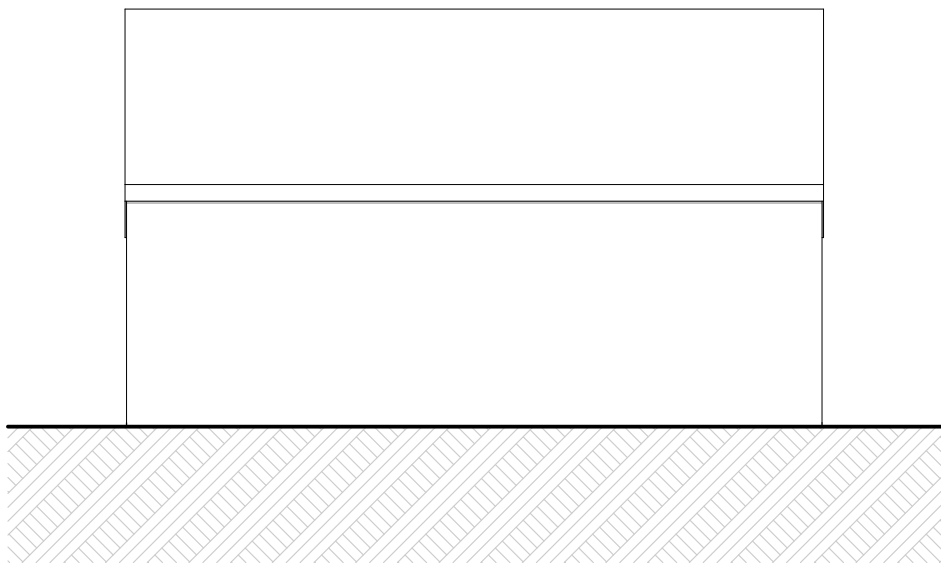
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SCALE 1:100
0mm 1000 2000 3000 4000 5000



2 EAST ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



3 SOUTH ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



4 WEST ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

INTERNAL ALTERATIONS & CHANGE OF USE
15 HUDSON STREET, SIDMOUTH TAS 7270

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PLANS
TOBUILD

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Launceston, Tasmania, 7250.
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Owner:
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rev.	Amendment	Date