

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY	Application Number	PA2026263
	Assess No:	A4809
	PID No:	1671439

Applicant Name:	F COURBET					
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:

Application Number: Application Number

APPLICANT DETAILS

Applicant Name:	FREDERIC COURBET
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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: (as per certificate of title)	DANIEL SIMON DEGOEY AND KATHRYN LOUIS DEGOEY
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Location / Address:	200 FRESHWATER POINT ROAD, 7277 LEGANA,TAS
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Title Reference:	5007/36
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Zone(s):	LOW DENSITY RESIDENTIAL
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Existing Development/Use:	RESIDENTIAL
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Existing Developed Area:	SECONDARY DWELLING
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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 ☐
	NO ☒

(If yes please specify the relevant components):

DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: X	Visitor Accommodation: ☐	Commercial: ☐	Other: ☐
	Description of Use: SECONDARY DWELLING FOR MULTI-GENERATIONAL LIVING			

Development Type:	Building work: X	Demolition: ☐	Subdivision: ☐	Other: ☐
	Description of development: CONSTRUCTION OF A SECONDARY DWELLING			

New or Additional Area:	SECONDARY DWELLING
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Estimated construction cost of the proposed development:	\$300.000
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WEST TAMAR COUNCIL



Application Number: _____ Application Number _____

Building Materials:	Wall Type:	JAMES HARDIE	Colour: DOVER WHITE
	Roof Type:	COLORBOND	Colour: DOVER WHITE

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:			

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:				

WEST TAMAR COUNCIL



Application Number: _____ Application Number _____

**Details of trade waste and
method of disposal:**

MANAGED BY LICENSED BUILDER

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)

FREDERIC COURBET		31 AUG 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

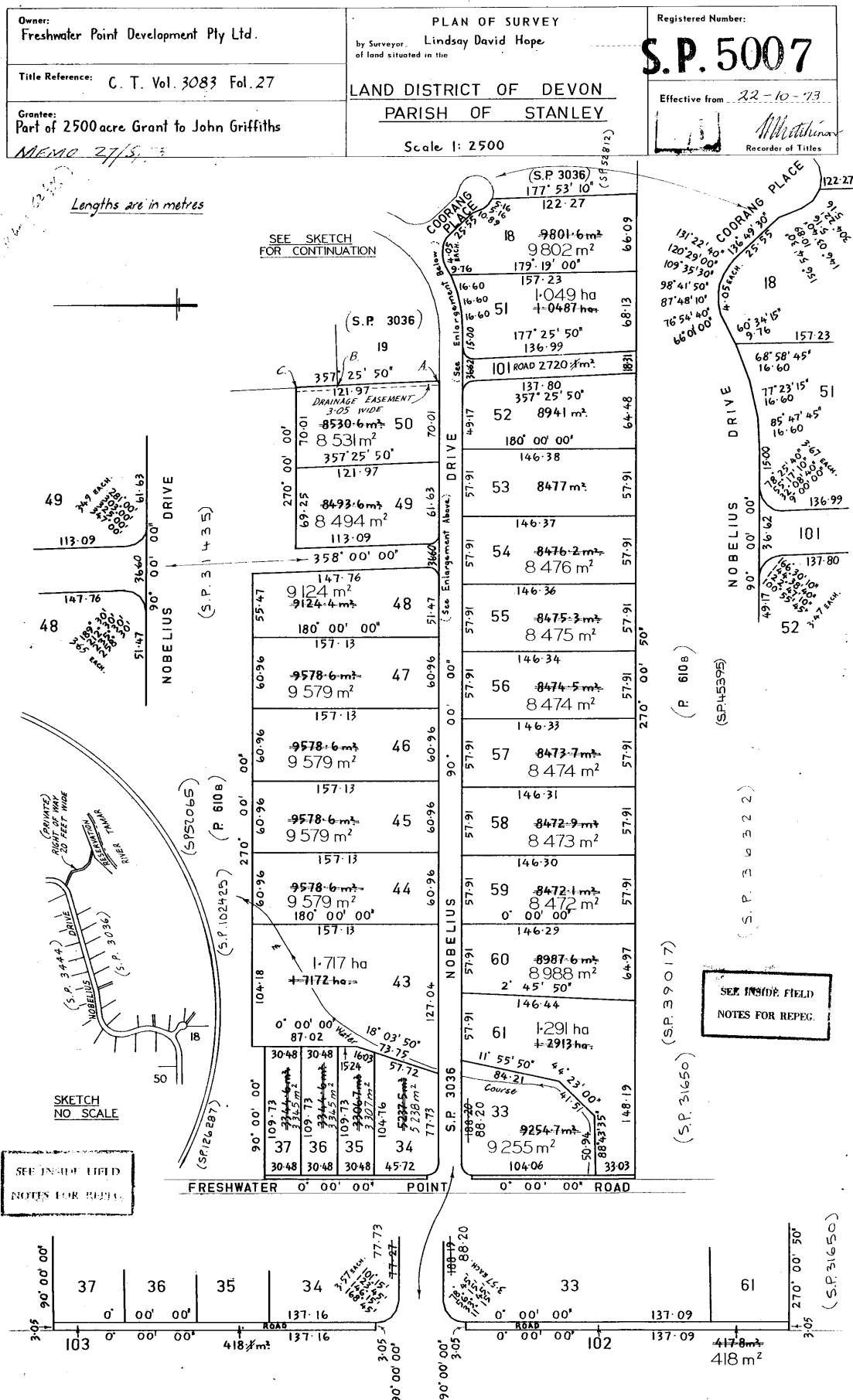
Chief Executive Officer			
(if required)	Name (print)	Signed	Date

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:

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



Site Information

Owners	Dan and Kate Degoey
Property Address	200 FRESHWATER PT RD, LEGANA,TAS 7277
Property ID	1671439
Title Reference	5007/36

Land gross area 3345sqm

Local Provisions Schedule: Low Density Residential

Relevant Overlay to site:

- Low and Medium landslip hazard band

Building Classification: 1a

Wind Classification: TBC

Soil Classification: TBC

Climate Zone: 7

BAL Level: N/A

Alpine Area: N/A

Corrosion Environment: N/A

Other Hazards: LOW AND MEDIUM LANDSLIP HAZARD BAND

SHEET INDEX

SHEET 01 COVER PAGE
SHEET 02 SITE PLANS
SHEET 03 PLANS
SHEET 04 ROOF PLAN
SHEET 05 ELEVATIONS SE
SHEET 06 ELEVATIONS NW
SHEET 07 DRAINAGE PLAN



locality

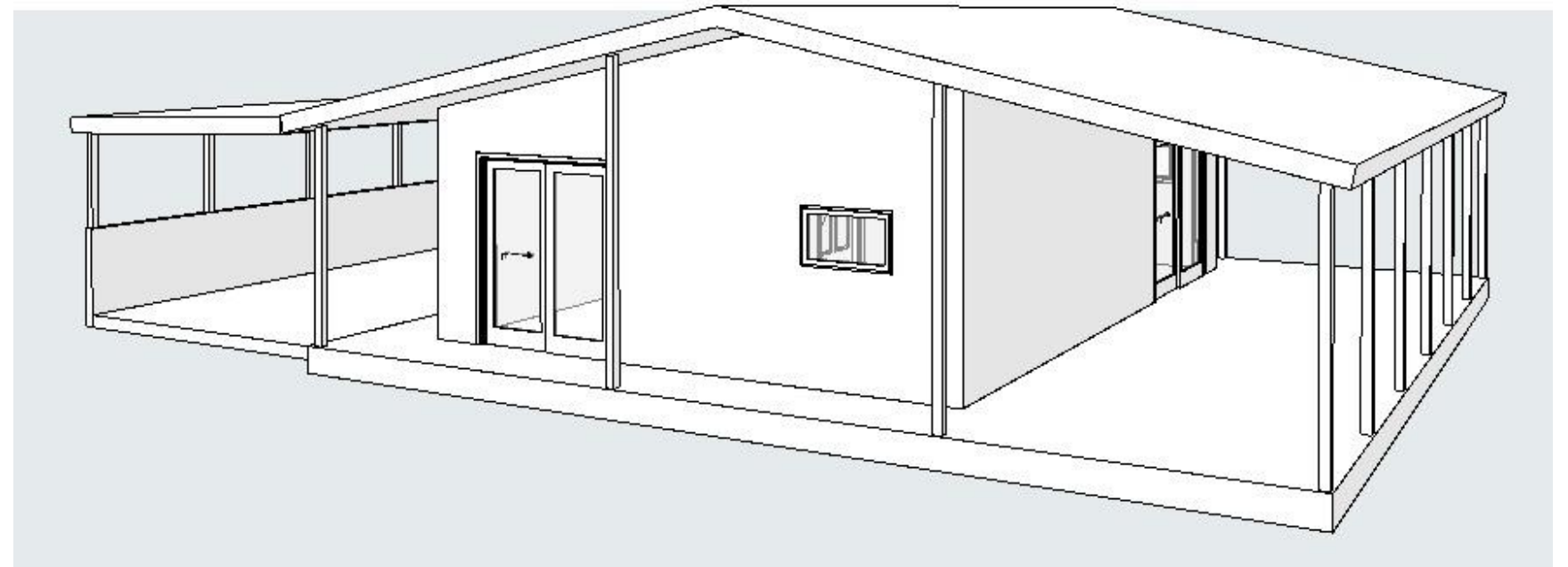


IMAGE INDICATIVE ONLY

DRAWING NOT FOR CONSTRUCTION

Contact:
Frederic Courbet
frederic.courbet@gmail.com
0450 732 359

Building designer licence
number 012476792

Title : **COVER PAGE**

Project : 200 FRESHWATER PT RD, TAS
7277 LEGANA

Issue: **DEVELOPMENT APPROVAL**

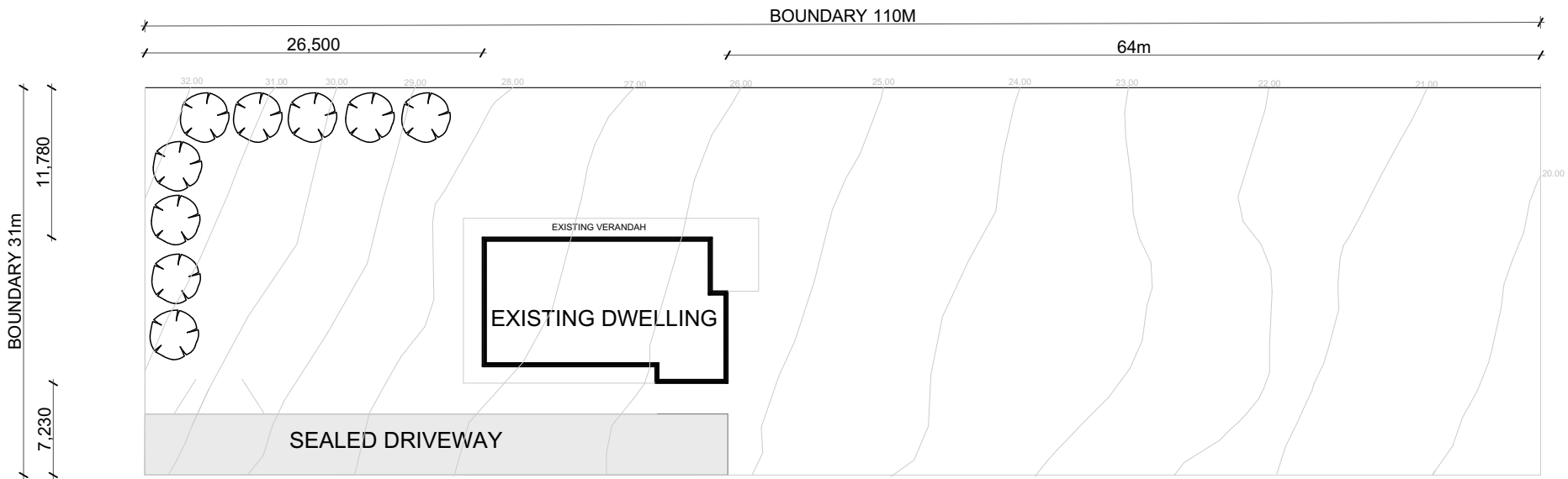
Client : **DAN & KATE DEGOEY**

Revision 01	
Scale @ A3: 1:137.08, 1:125	Issue date : 8/09/2026
Drawn by: FC	

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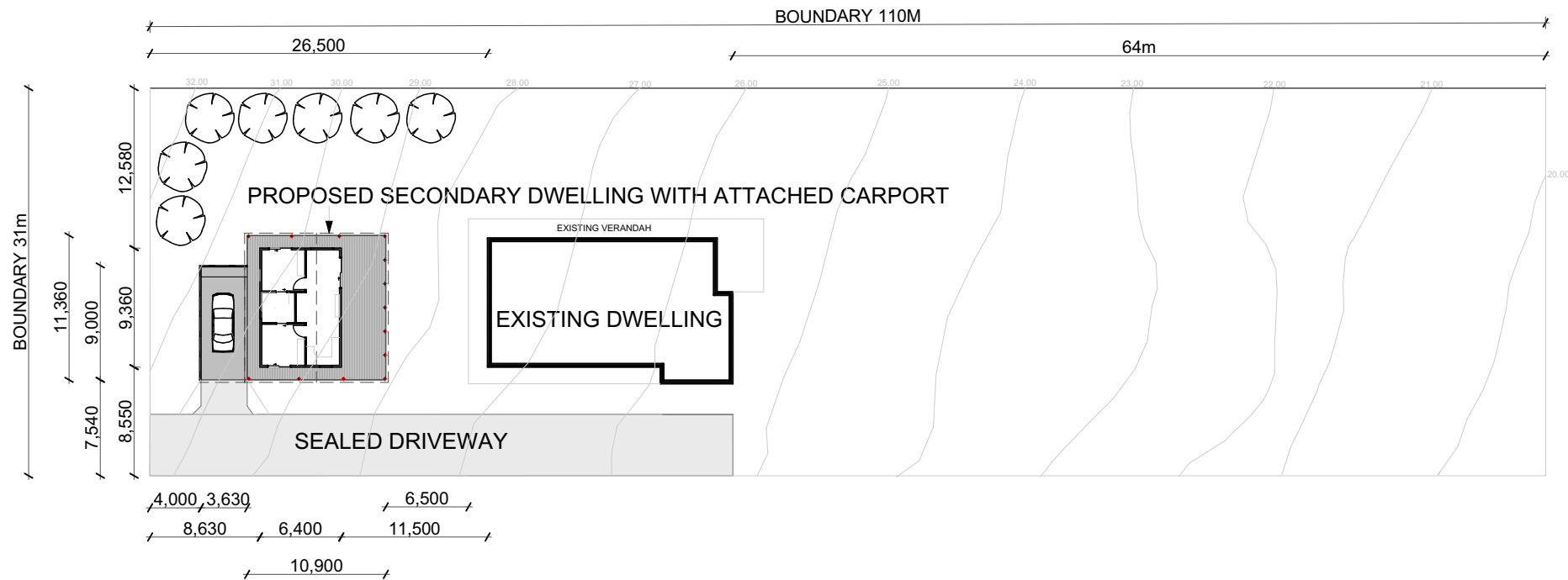
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NOTE:
Contour Lines (m) (LiDAR Derived)



EXISTING SITE PLAN

1:500



PROPOSED SITE PLAN

1:500

DRAWING NOT FOR CONSTRUCTION

Contact:
Frederic Courbet
frederic.courbet@gmail.com
0450 732 359

Building designer licence
number 012476792

Title :
SITE PLANS

Project : 200 FRESHWATER PT RD, TAS
7277 LEGANA

Issue:
DEVELOPMENT APPROVAL

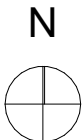
Client :
DAN & KATE DEGOEY

Revision
01
Scale @ A3:
1:500
Drawn by:
FC

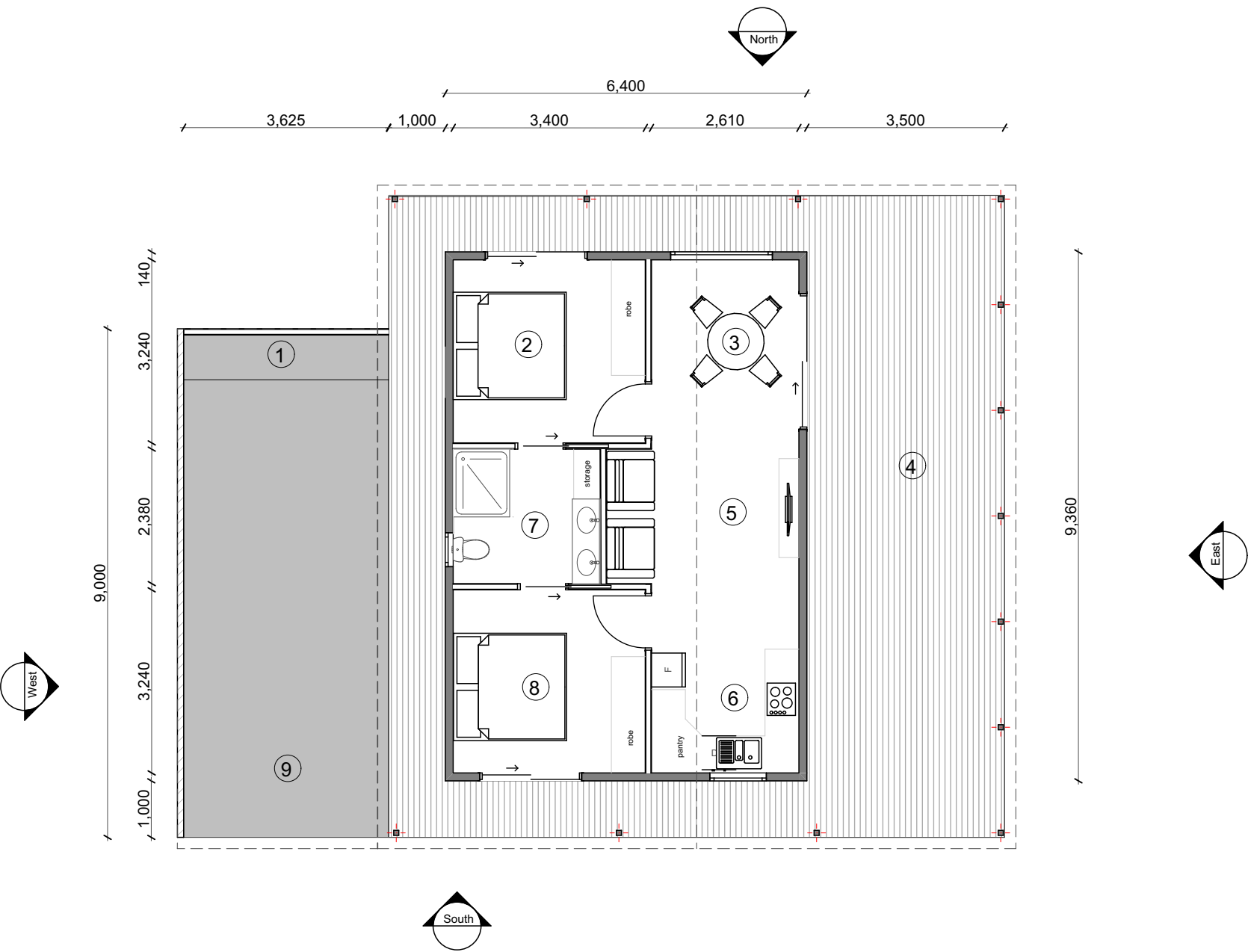
Issue date :
8/09/2026

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Revision Notes			
Rev	Date	By	Note
01	08-09-26	FC	SEALED DRIVEWAY



- ① Laundry -storage,2200 CL-Concrete
- ② Bedroom 01,2400 CL-Carpet
- ③ Dining,2400 CL-Timber
- ④ Deck,2400 CL-Timber
- ⑤ Living,2400CL-Timber
- ⑥ Kitchen,2400 CL -Timber
- ⑦ Bathroom,2400CL-Tiles
- ⑧ Bedroom 02,2400CL-Carpet
- ⑨ Carport,2400CL- Concrete



Proposed Floor Plan

1:100

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Contact:
Frederic Courbet
frederic.courbet@gmail.com
0450 732 359

Building designer licence
number 012476792

Title :
PLANS

Issue:
DEVELOPMENT APPROVAL

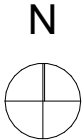
Project : 200 FRESHWATER PT RD, TAS
7277 LEGANA

Client :
DAN & KATE DEGOEY

Revision
01
Scale @ A3:
1:100
Issue date :
8/09/2026
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Revision Notes			
Rev	Date	By	Note
01	08-09-26	FC	SEALED DRIVEWAY





1:100

- 1 Colorbond custom orb 90. Colour Dover White
2 James Hardie cladding Primeline Newport. Colour Dover White
3 Double glazed windows uPVC. Colour Dover White
4 Concrete slab
5 Brick wall



1:100

Gutter, fascia matching roof colour and down pipe matching wall colour

Roof pitch 12° and 3° were illustrated

DRAWING NOT FOR CONSTRUCTION

Contact:
Frederic Courbet
frederic.courbet@gmail.com
0450 732 359

Building designer licence
number 012476792

Title : ELEVATIONS SE

Project : 200 FRESHWATER PT RD, TAS
7277 LEGANA

Issue: **DEVELOPMENT APPROVAL**

Client : DAN & KATE DEGOEY

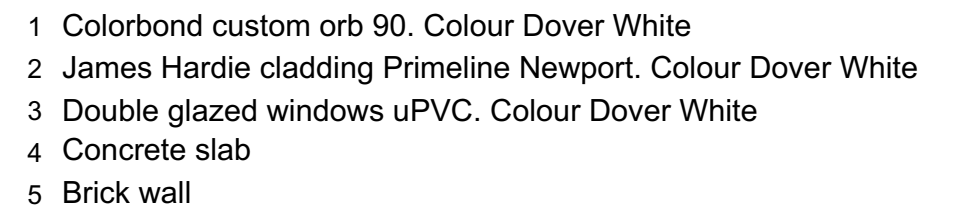
Revision
01

Scale @ A3: 1:100	Issue date : 8/09/2026
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FC

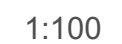
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1:100

Roof pitch 12° and 3° were illustrated

[illegible]

LEGEND

- Wet Areas

IO

ORG

EV

DP
- -

-

-

-

-
- Inspection point

Overflow Relief Gully

Vent Pipe

Down Pipe

Silt pit

- Sewer line (100mm UPVC)

DWVPVC-U Class SN6 @ Min.1.65%

(to AS/NZS 1260:2009)
- Stormwater line (100mm UPVC)

PVC-U Class SN4 @ Min.1%

(to AS/NZS 1254:2010)

"ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03 -2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02 2014-3.1 MRWA VERSION 2 AND TASWATER'S SUPPLEMENTS TO THESE CODES"

Install inspection openings at major bends for stormwater and all low points of downpipes.

All plumbing & drainage to be in accordance with local Council requirements, and AS_3500 Plumbing Code of Australia and the relevant state plumbing code all plumbing work to be completed by a qualified and licensed plumber.

Sewer and stormwater connection points are approximate only.

Services

The heated water system must be designed and installed with Part B2 of NCC Volume Three - Plumbing Code of Australia.

Thermal insulation for heated water piping must:

a)

be protected against the effects of weather and sunlight; and

b)

be able to withstand the temperatures within the piping; and

c)

use thermal insulation in accordance with AS/NZS 4859.1

Heated water piping that is not within a conditioned space must be thermally insulated as follows:

1. Internal piping

a) All flow and return internal piping that is -

i) within an unventilated wall space

ii) within an internal floor between storeys; or

iii) between ceiling insulation and a ceiling

must have a minimum R-Value of 0.2 (ie 9mm of closed cell polymer insulation)
2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space

a) All flow and return piping

b) Cold water supply piping and Relief valve piping- within 500mm of the connection to central water heating system

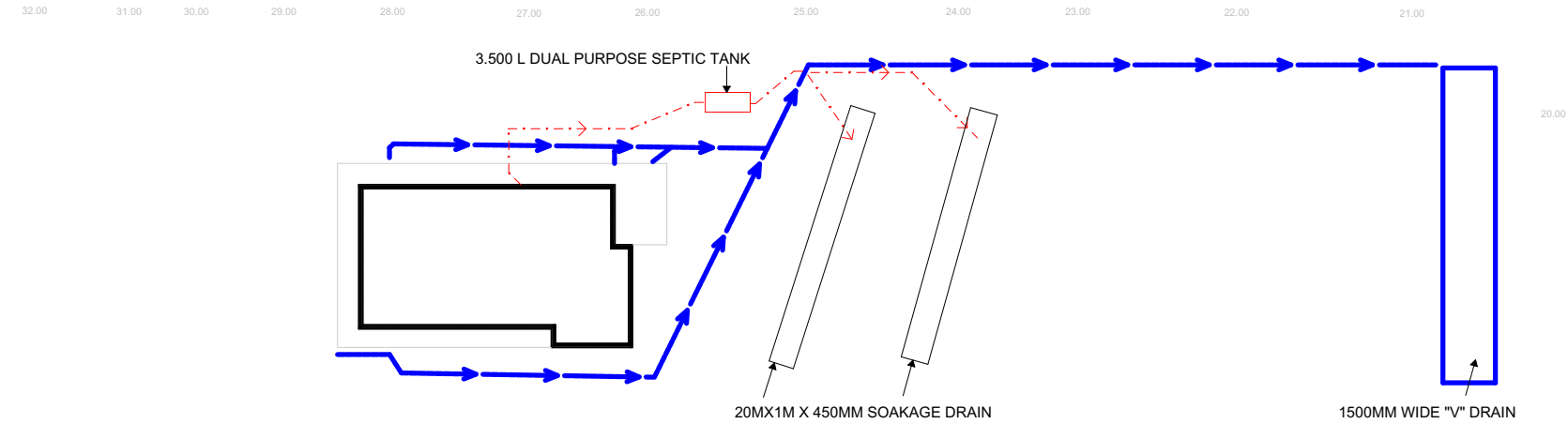
must have a minimum R-Value of 0.45 (ie 19mm of closed cell polymer insulation)
3. Piping located outside the building or in an unenclosed building sub-floor or roof space

a) All flow and return piping

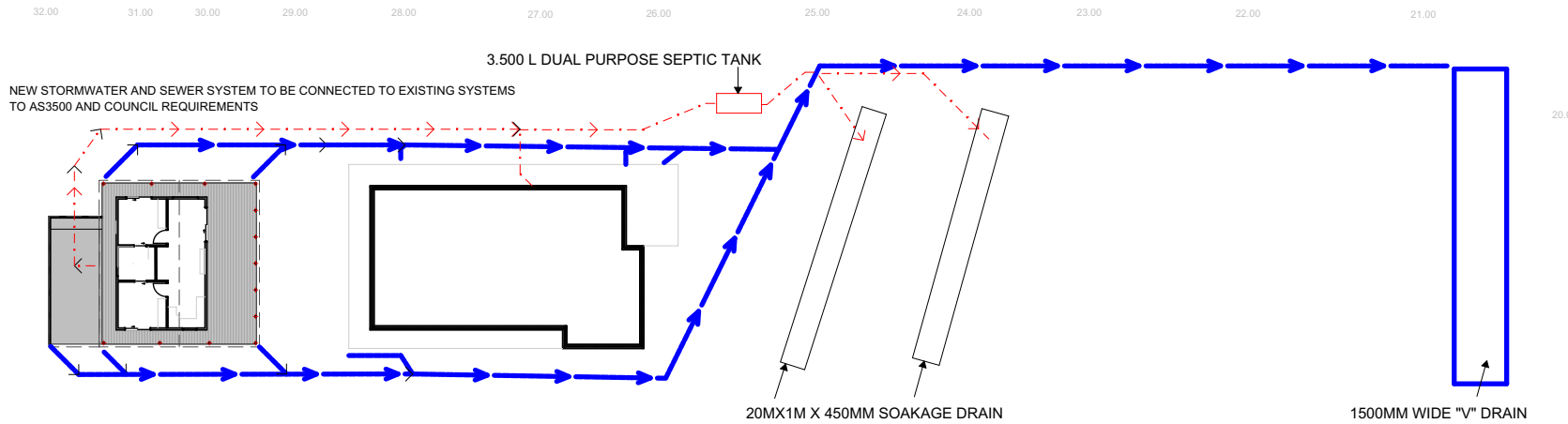
b) Cold water supply piping and Relief valve piping- within 500mm of the connection to central water heating system

Must have a minimum R-Value of 0.6 (ie 25mm of closed cell polymer insulation)

Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.



EXISTING DRAINAGE PLAN 1:500



PROPOSED DRAINAGE PLAN 1:500

Contact:
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Building designer licence
number 012476792

Title :
DRAINAGE PLAN

Project : 200 FRESHWATER PT RD, TAS
7277 LEGANA

Revision
00
Drawing
SHEET 07

Scale @ A3:
1:500
Issue date :
8/09/2026
Drawn by:
FC

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Any discrepancy in drawings or specifications shall be referred to the designer.

Issue:
CONSTRUCTION CERTIFICATE

Client :
DAN & KATE DEGOEY

Revision Notes			
Rev	Date	By	Note

