

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2026270

Assess No: A14063

PID No: 9172692

Applicant Name:	Coactive Building Design					
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: Coactive Building Design

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) B&CM Projects Pty Ltd

Location / Address: 6 Rubigold Street
Legana TAS 7250

Title Reference: 300676/148

Zone(s): General 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: ☒ Visitor Accommodation: ☐ Commercial: ☐ Other: ☐

Description of Use:

Development Type:

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

Description of development:
Multiple Dwellings (x2)

New or Additional Area: 344m²

Estimated construction cost of the proposed development: \$900,000

Building Materials:

Wall Type: Brick / Fibre Cement Colour: TBC

Roof Type: Colorbond Colour: TBC

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:**(if not the owner)**

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,

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.

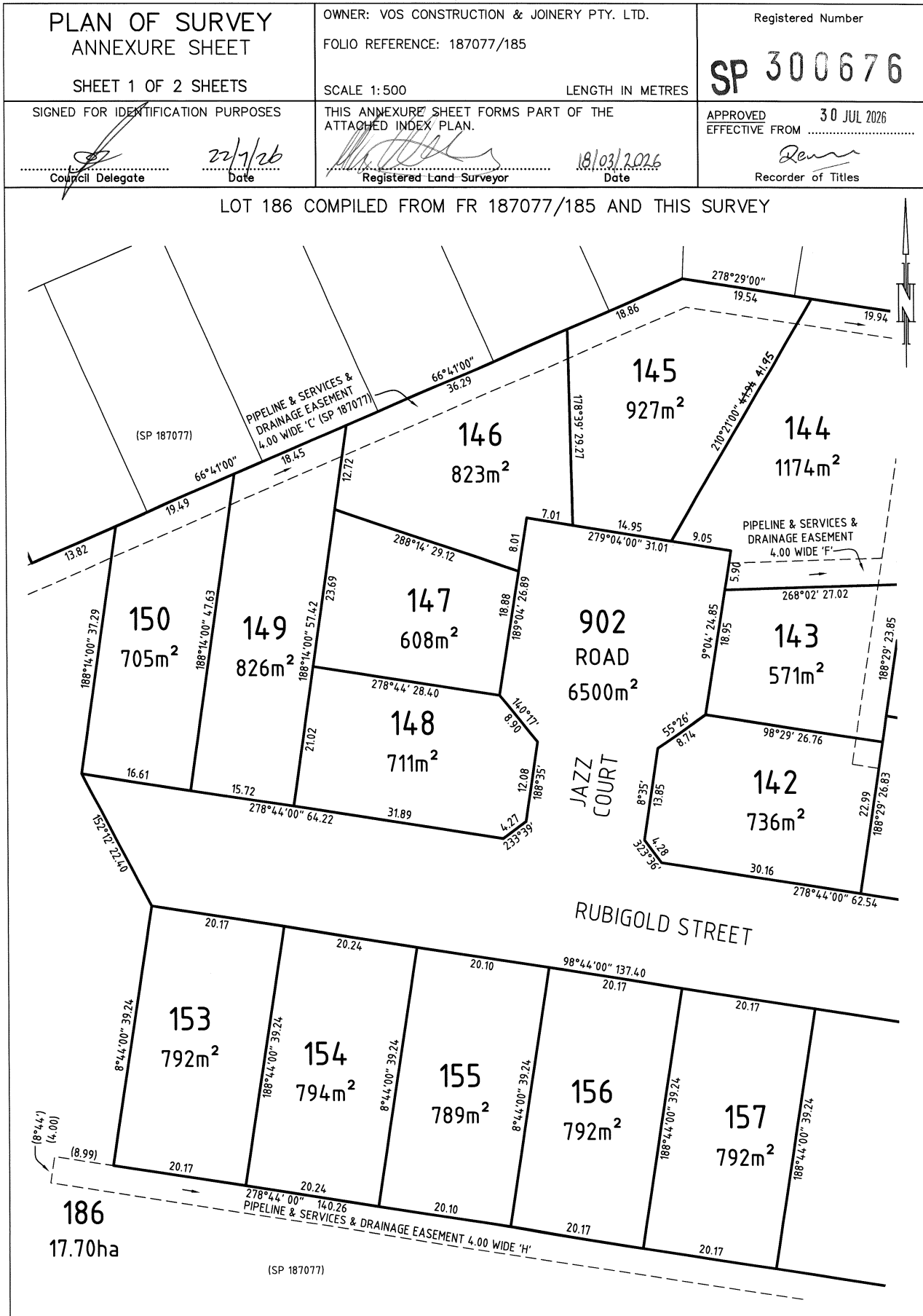
Name (print)

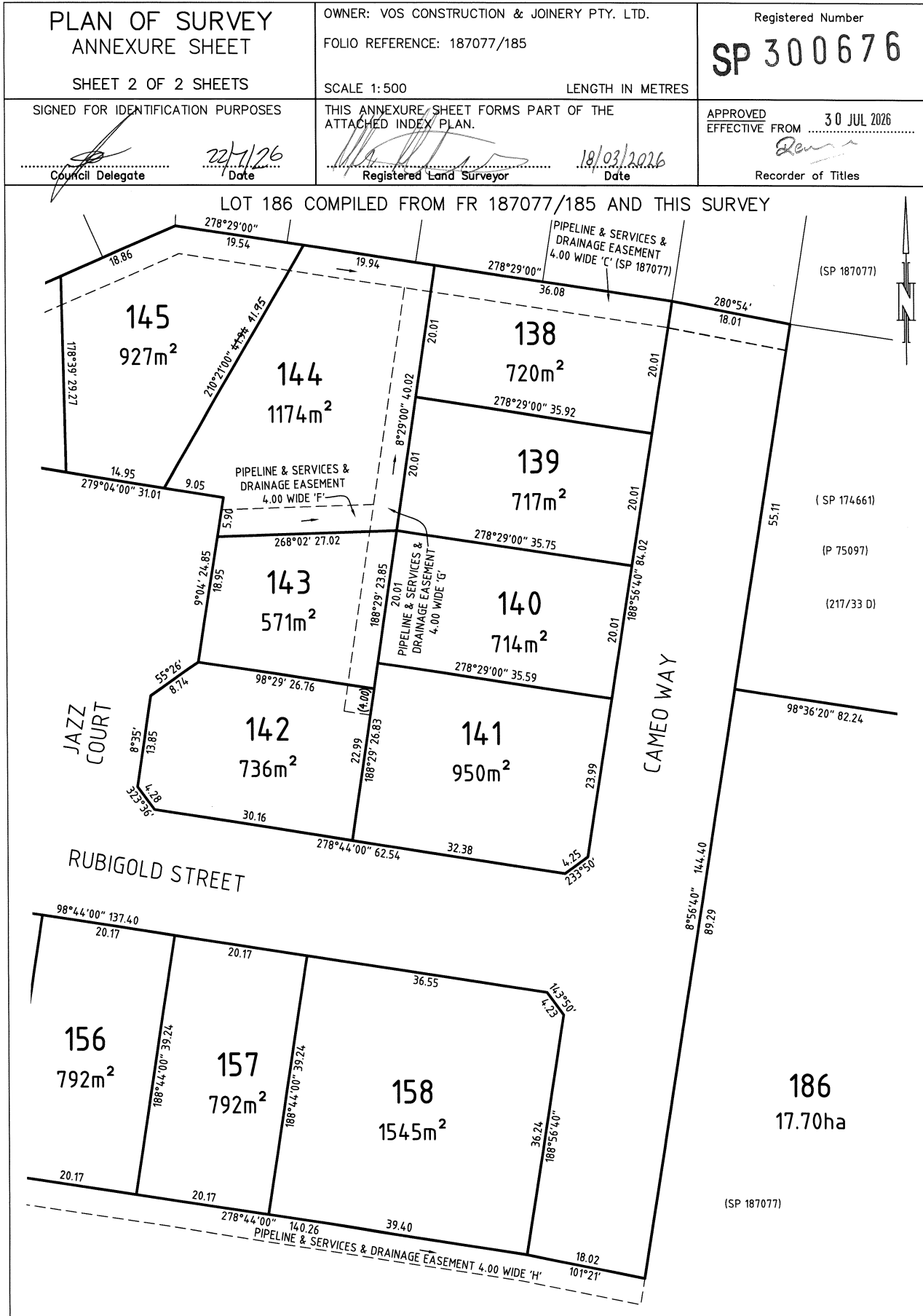
Signed

Date

OWNER : VOS CONSTRUCTION & JOINERY PTY. LTD.	PLAN OF SURVEY BY SURVEYOR: M.R. HEATLEY of OPDA SURVEYORS, ENGINEERS & PLANNERS 3/23 BRISBANE STREET, LAUNCESTON LOCATION: TOWN OF LEGANA SCALE 1:2500 LENGTHS IN METRES	REGISTERED NUMBER SP300676
FOLIO REFERENCE : F.R. 187077/185		APPROVED EFFECTIVE FROM 30 JUL 2026 <i>Ren</i> Recorder of Titles
GRANTEE : PART OF 2500 ACRES Gtd TO JOHN GRIFFITHS	PRIORITY FINAL PLAN	SURVEYORS REF: 55171LK
	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

<i>[Signature]</i> Registered Land Surveyor	18/03/2026 Date	<i>[Signature]</i> Council Delegate	22/7/26 Date
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Two Unit Development

at

6 Rubigold Street, Legana

for

B&CM Projects Pty Ltd

Project No.

26016

Drawings:

Ap01	Site Plan
Ap02	Strata Plan
Ap03	Unit 1 Floor Plan
Ap04	Unit 2 Floor Plan
Ap05	Unit 1 Elevations
Ap06	Unit 2 Elevations

Issue:

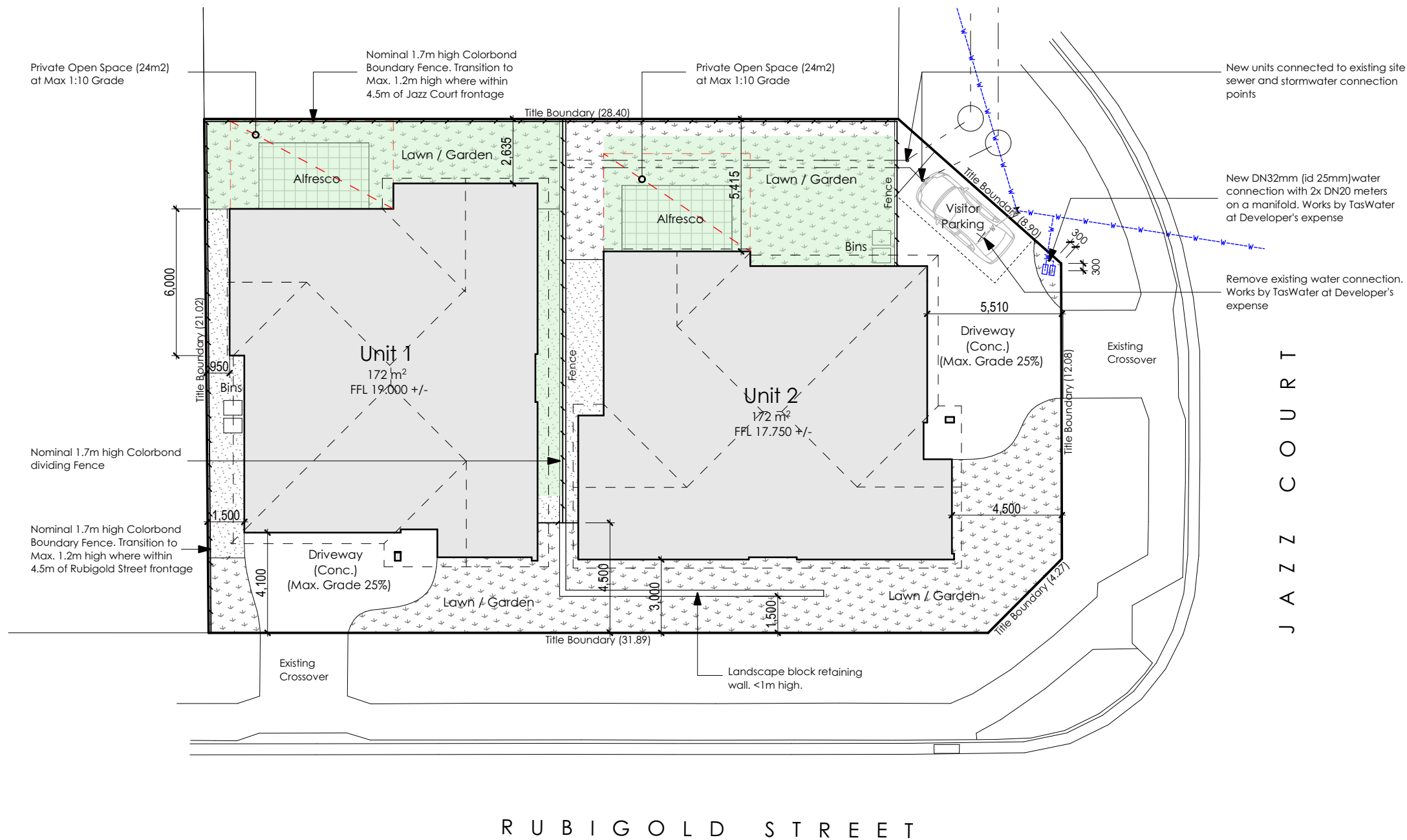
For Approval

coactive
building design

Mark Benson Lic. 916876147 | ABN 55 657 809 151
Level 2, 52-60 Brisbane Street, Launceston TAS 7250
Email: info@coactivebuildingdesign.com.au
Phone: 0455 669 949 coactivebuildingdesign.com.au

Area Schedule:
Site Area: 711m2
Unit 1 Floor Area: 172m2
Unit 2 Floor Area: 172m2
Site Area per Dwelling: 355.5m2
Site Coverage: 350m2 (49%)

Shaded area denotes minimum 60m² of private open space per dwelling



Site Plan
Scale 1:200

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A3	15.09.26	For Planning Approval	MB
A2	14.09.26	For Planning Approval	MB
A1	02.09.26	For Planning Approval	MB
REV.	DATE	DESCRIPTION	INT.

FOR APPROVAL

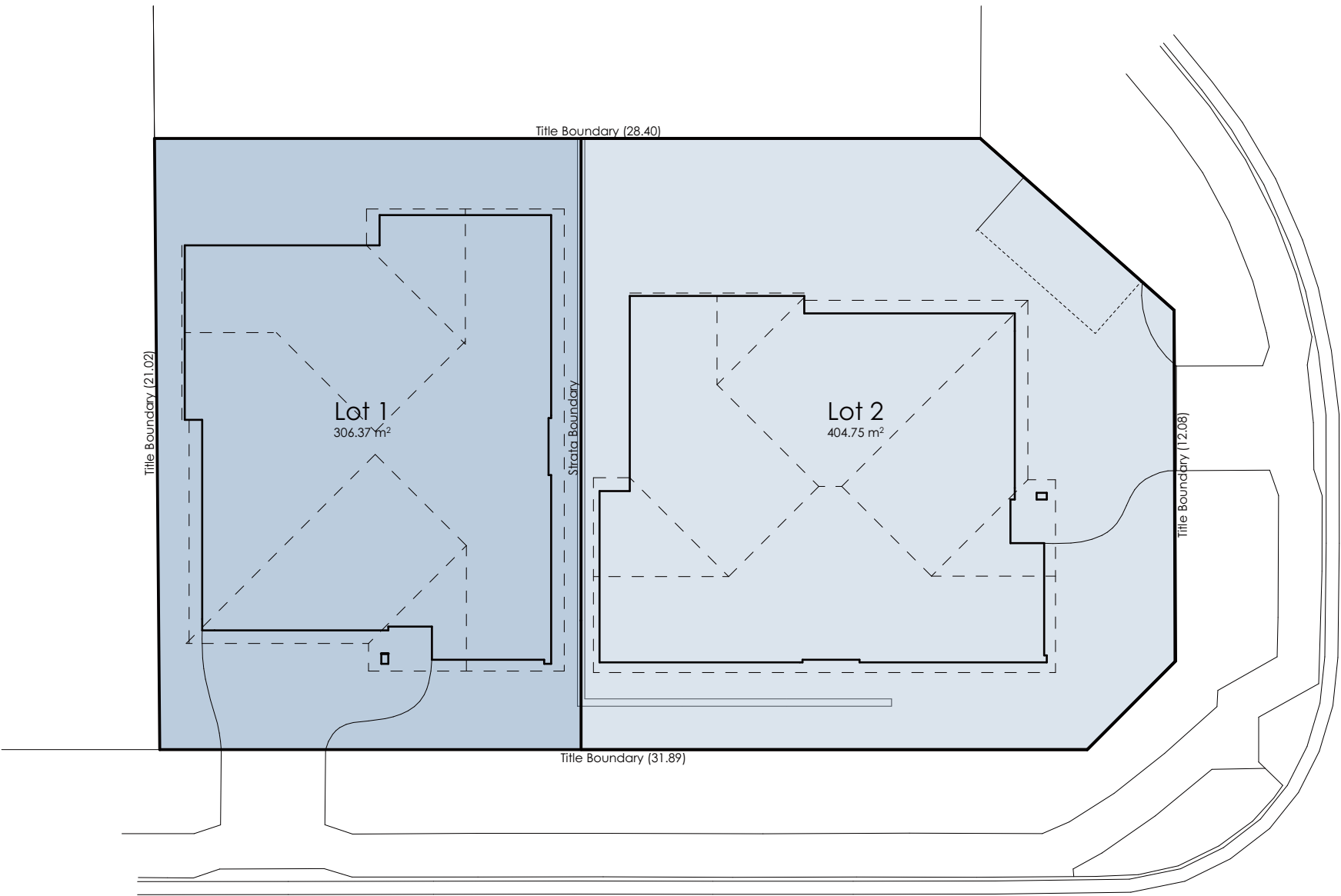
DESIGNED: MJB
DRAWN: MJB
CHECKED: -
SCALES: 1:200 @ A3

DRAWING TITLE:
Site Plan

PROJECT NO: 26016
DRAWING NO: Ap01
REV. A3



Note:
All service infrastructure, including but not limited to water meter, electrical board, cables, wires, pipes and drains shall be deemed Common Property regardless if it is contained within the horizontal boundaries of a lot, as defined under the Strata Titles Act



Site Strata Plan
Scale 1:200

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A1	02.09.26	For Planning Approval	MB
REV.	DATE	DESCRIPTION	INT.

FOR APPROVAL

DESIGNED:
MJB

DRAWN:
MJB

CHECKED:
-

SCALES:
1:200 @ A3

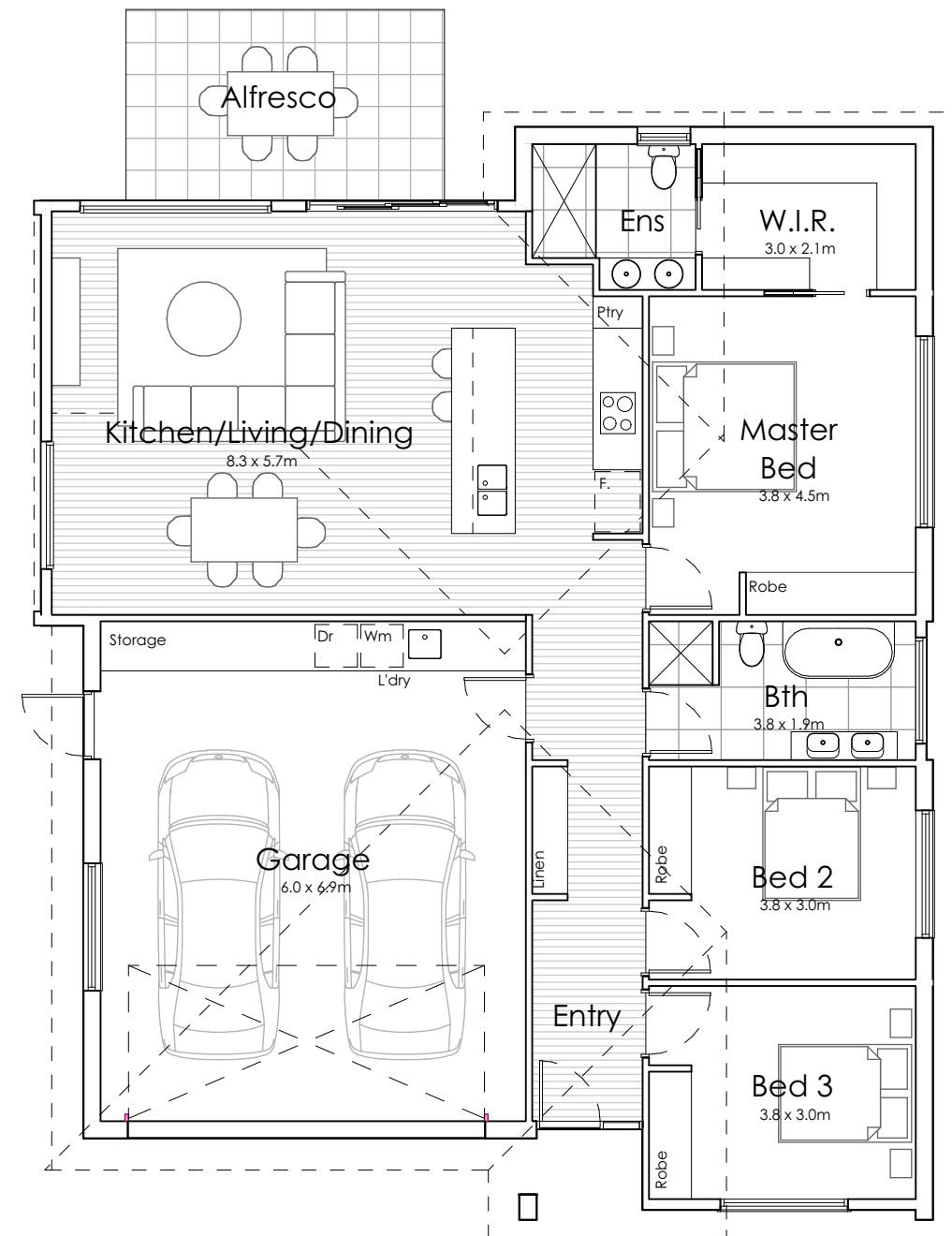
DRAWING TITLE:
Strata Plan

PROJECT NO:
26016

DRAWING NO:
Ap02

REV.
A2

NORTH:



Unit 1 Floor Plan
Scale 1:100

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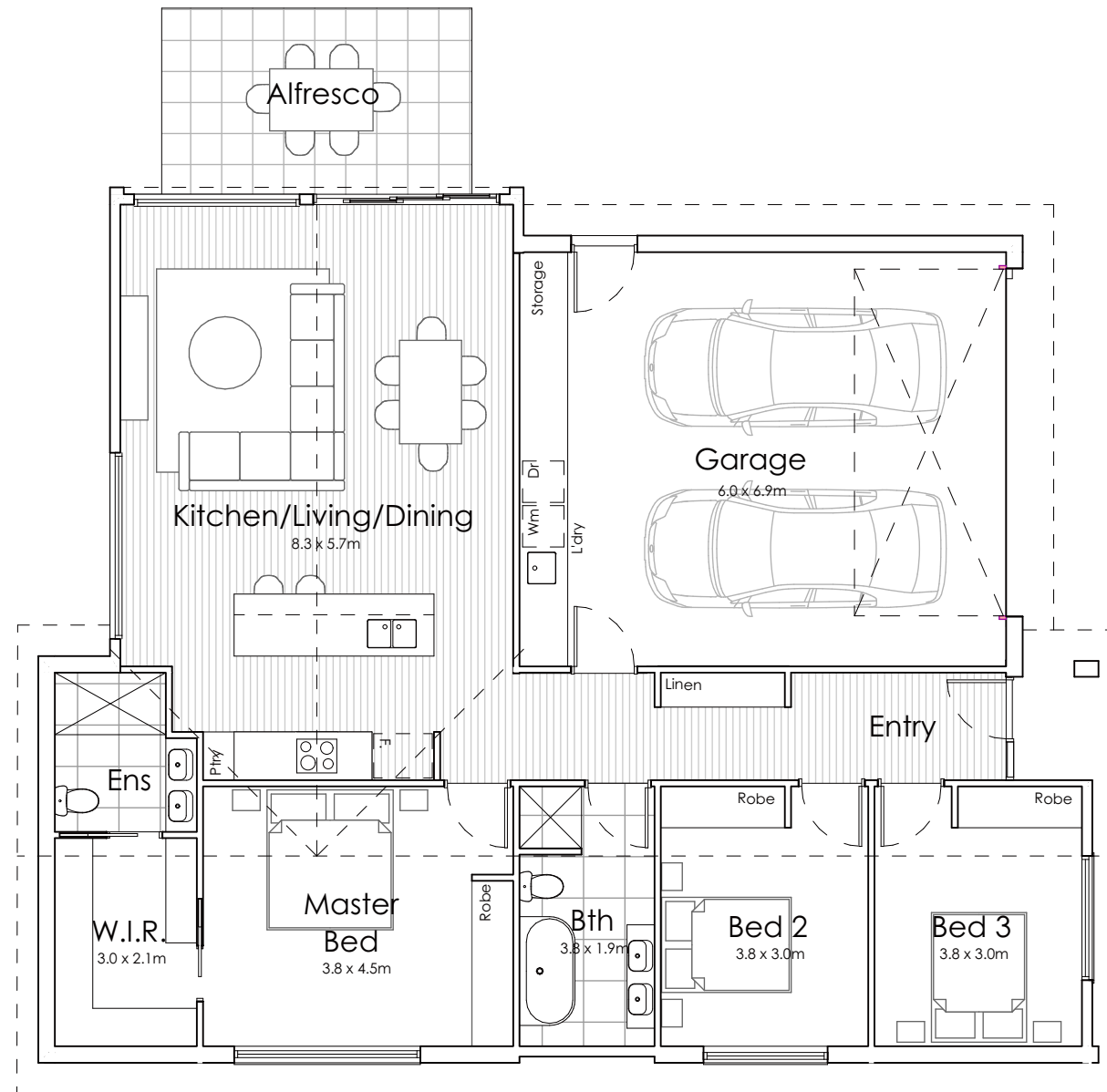
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DESIGNED: MJB DRAWN: MJB CHECKED: - SCALES: 1:100 @ A3

DRAWING TITLE:
Unit 1 Floor Plan

PROJECT NO: 26016 DRAWING NO: Ap03 REV. A1





Unit 2 Floor Plan
Scale 1:100

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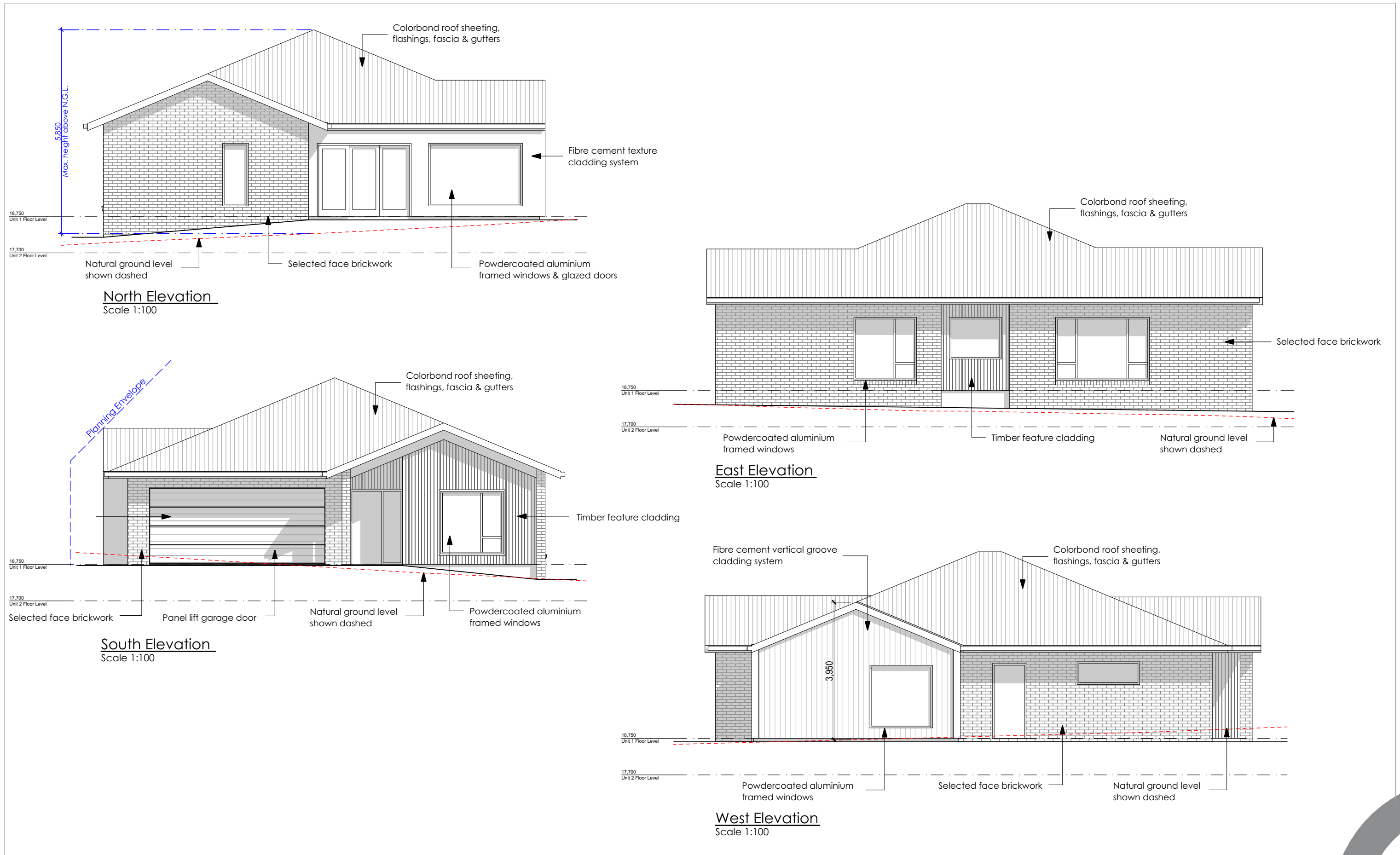
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DESIGNED: MJB DRAWN: MJB CHECKED: - SCALES: 1:100 @ A3

DRAWING TITLE:
Unit 2 Floor Plan

PROJECT NO: 26016 DRAWING NO: Ap04 REV. A1





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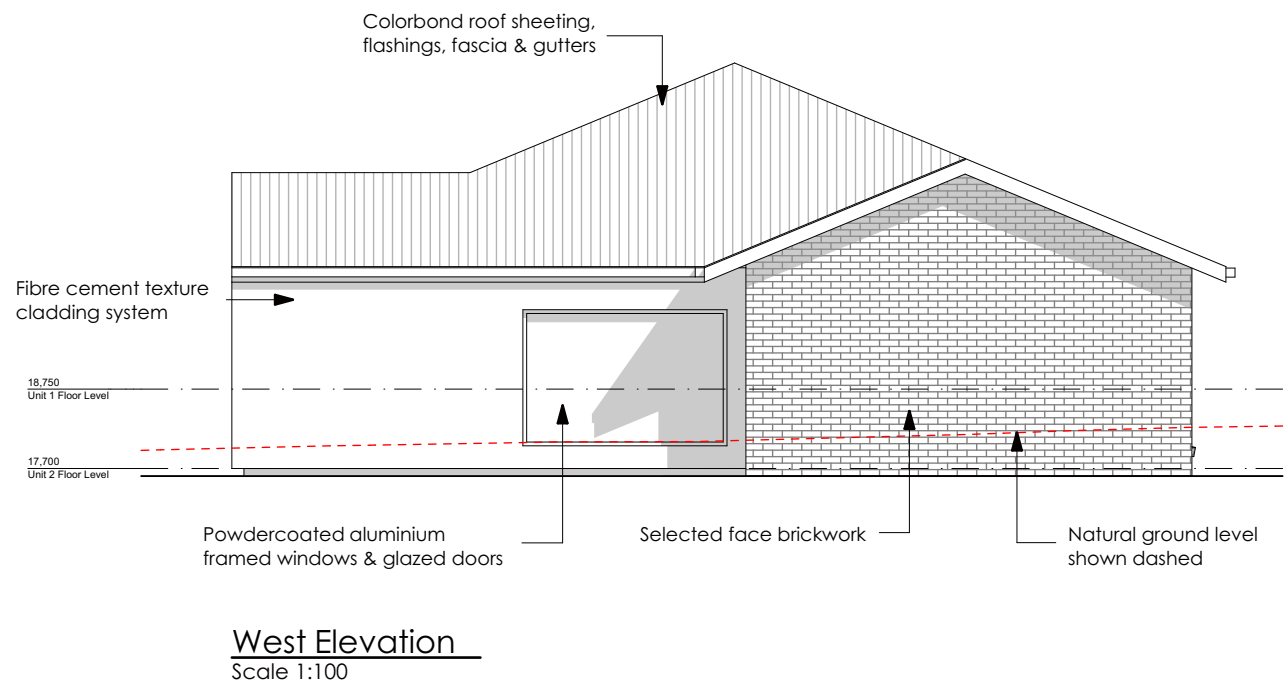
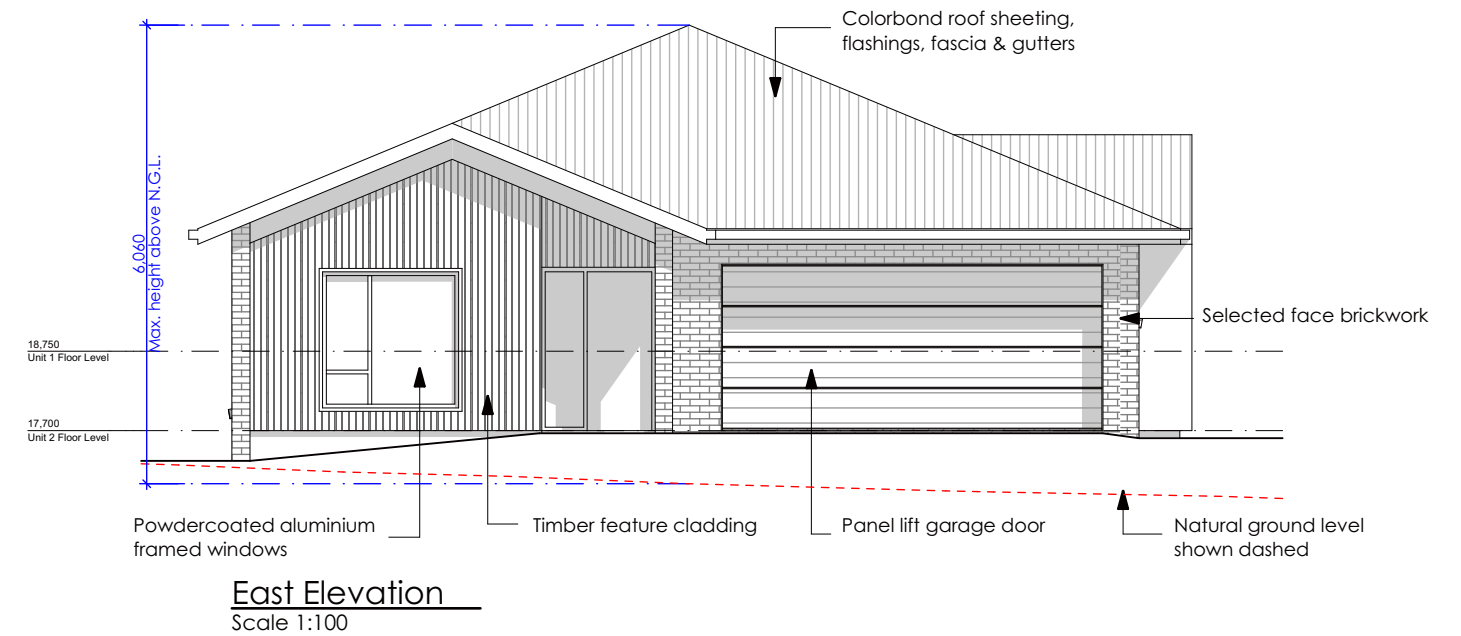
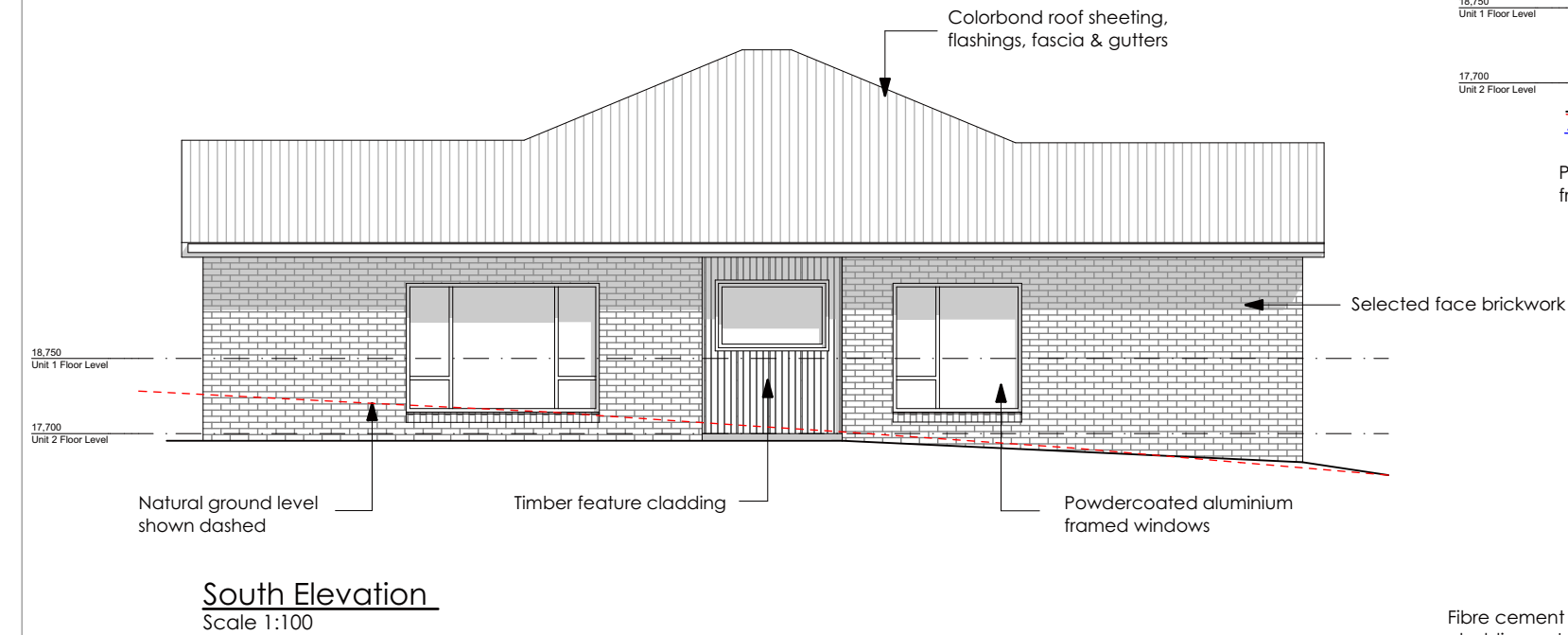
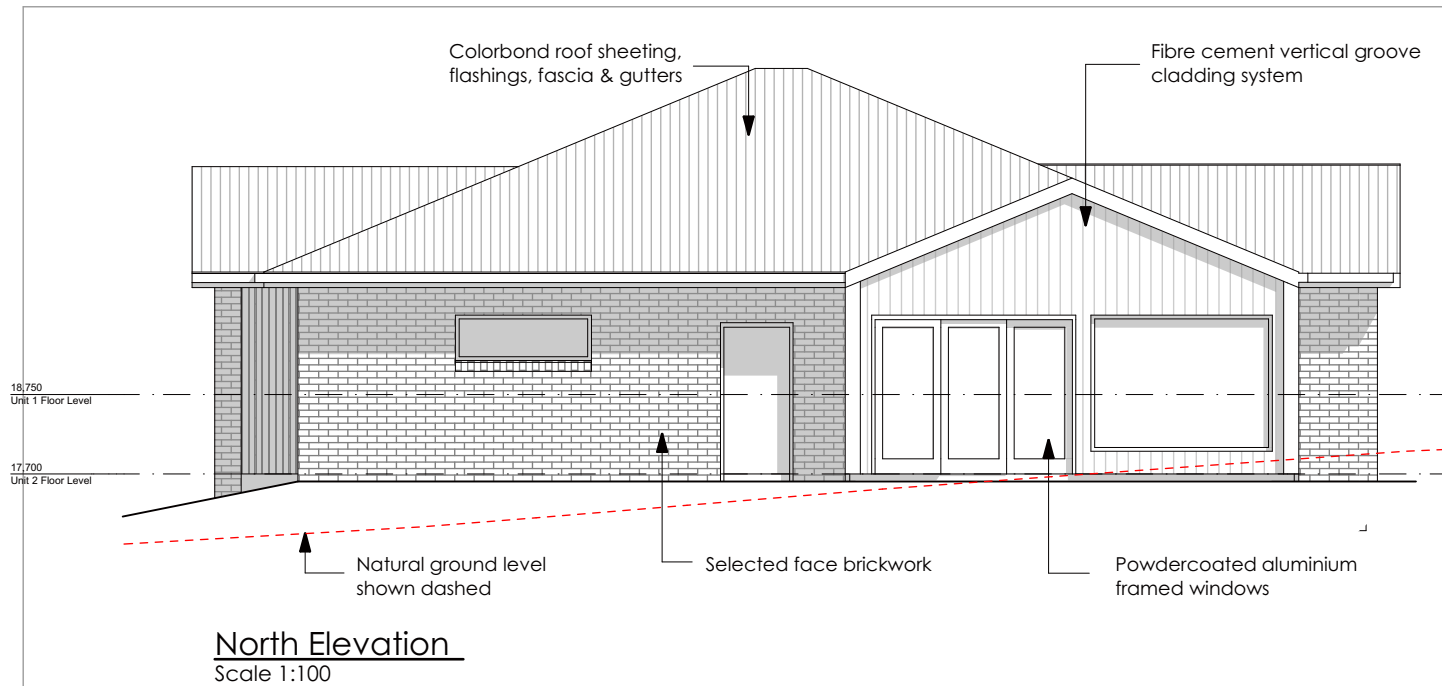
A1	02.09.26	For Planning Approval	MB
REV.	DATE	DESCRIPTION	INT.

FOR APPROVAL

DESIGNED: MJB DRAWN: MJB CHECKED: - SCALES: 1:100 @ A3

DRAWING TITLE:
Unit 1 Elevations

PROJECT NO: 26016 DRAWING NO: Ap05 NORTH: REV. A1



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DESIGNED: MJB DRAWN: MJB CHECKED: - SCALES: 1:100 @ A3

DRAWING TITLE:
Unit 2 Elevations

PROJECT NO: 26016 DRAWING NO: Ap06 REV. A1