

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number

Assess No:

PID No:

Applicant Name:	Engineering Plus					
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:	Engineering Plus
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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)	David James Jones & Tran Thi Xuan Nguyen
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Location / Address:	15 Inglis Road, Clarence Point TAS 7270
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Title Reference:	172379/17
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Zone(s):	11.0 – Rural Living
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Existing Development/Use:	Residential
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Existing Developed Area:	- m ²
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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: ☒	Visitor Accommodation: ☐	Commercial: ☐	Other: ☐
	Description of Use: Proposed Shed Designed by others			

Development Type:	Building work: ☒	Demolition: ☐	Subdivision: ☐	Other: ☐
	Description of development: Residential shed			

New or Additional Area:	80m ²
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Estimated construction cost of the proposed development:	\$75,000
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Building Materials:	Wall Type: Colorbond	Colour:
	Roof Type: Colorbond	Colour:

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 that the information contained in this application is a true and accurate representation of the proposal,
(if not the owner)

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

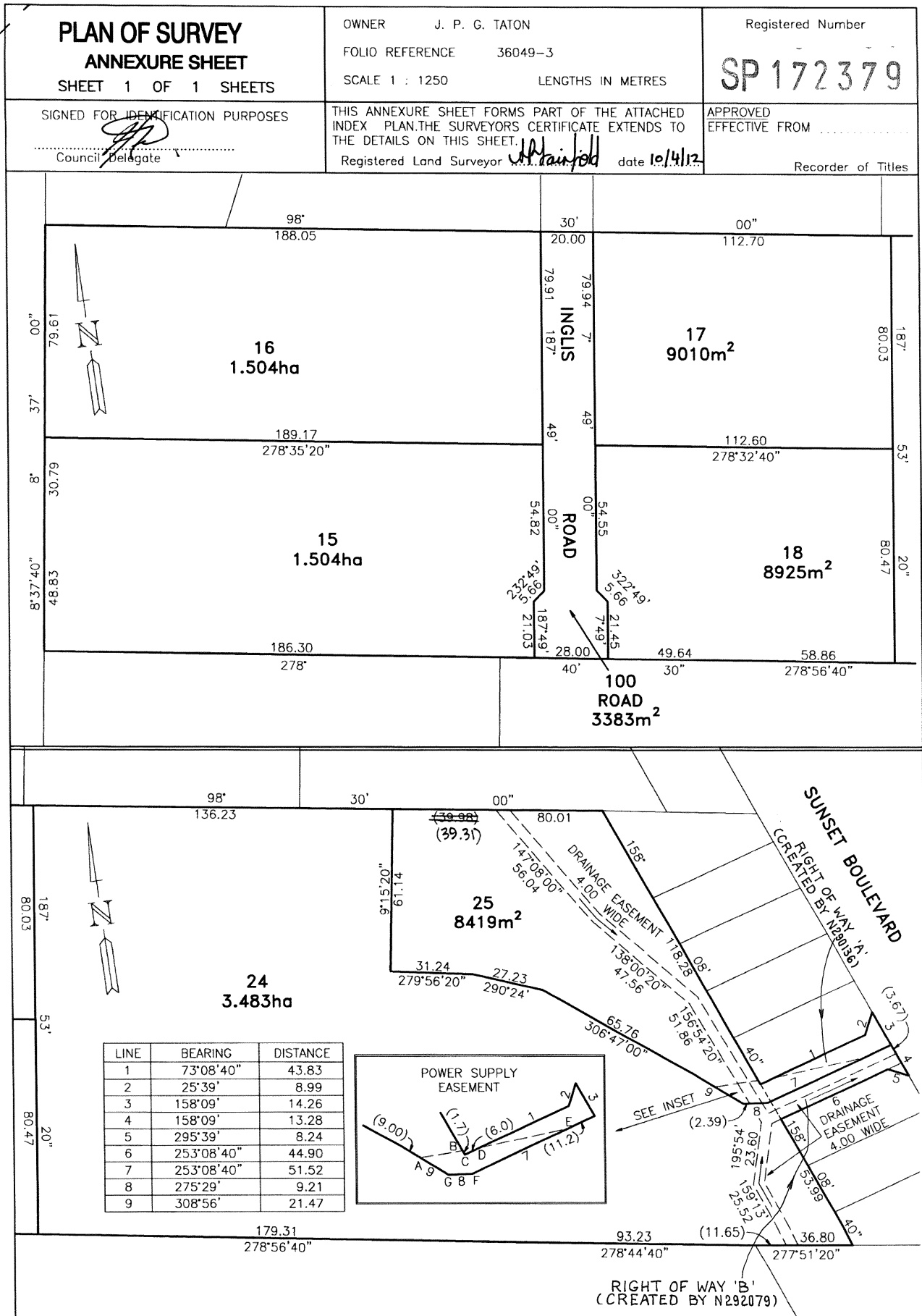
OWNER JEAN-MARIE PAUL GEORGES TATON FOLIO REFERENCE 36049-3 GRANTEE PART OF 1924-1-19 GTS TO MALCOLM MCCAUL, PETER FERGUSON & ROBERT GOW THE YOUNGER	PLAN OF SURVEY COHEN & ASSOCIATES PTY LTD, LAUNCESTON BY SURVEYOR: A.R. FAIRFIELD LAND DISTRICT OF DEVON PARISH OF STOCKPORT LOCATION SCALE 1 : 3000 LENGTHS IN METRES	REGISTERED NUMBER SP172379 APPROVED EFFECTIVE FROM - 2 NOV 2016 <i>Alice Kawa</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No 129	LAST UPI No	LAST PLAN No D 36049	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

The map shows several land parcels with the following details:

- Parcel 16:** 1.504ha (D 36049)
- Parcel 15:** 1.504ha
- Parcel 17:** 9010m²
- Parcel 18:** 8925m²
- Parcel 24:** 3.483ha
- Parcel 25:** 8419m²
- Parcel 100:** 3383m²

Roads: HILL ROAD (UNMADE) 15.24 WIDE, CLIVE AVENUE (UNMADE) 15.24 WIDE, CHISHOLM AVENUE, INGLIS ROAD, 100 ROAD, ROAD (UNMADE) 15.24 WIDE, SUNSET BOULEVARD.

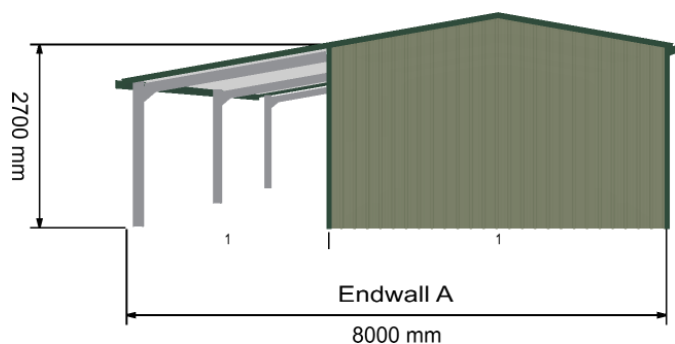
Other Labels: WEST, ARM, (P 108180), (P 127824), (P 94 DEV LO), (P 108561), (P 245069), (528/2 D), (D 8111), (D 108562), (P 112915), (D 108562), (D 108562), (P 94 DEV LO), (102/38 DO/SD), (D 21058), (SP 150959), (19/71 DO), (D 26700), (D 26701), (SP 143362), (SP 112914), (3/4 DO), (3/4 DO).



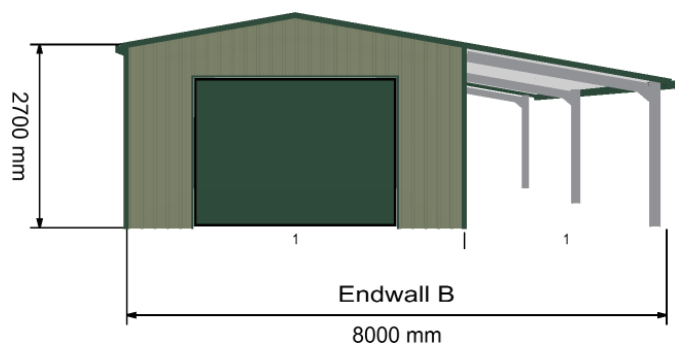
73/48 (5335) 1/3/2012 16:41

Building Specification – Drawings

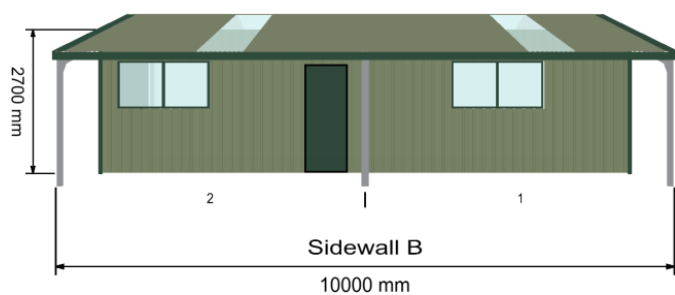
Front



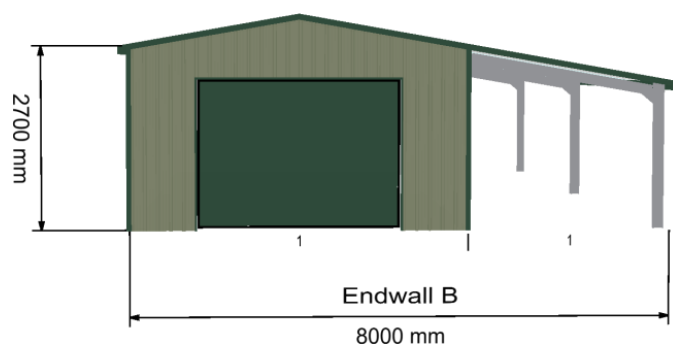
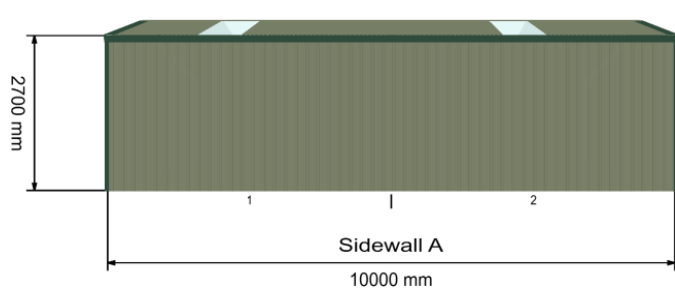
Rear



Left Side

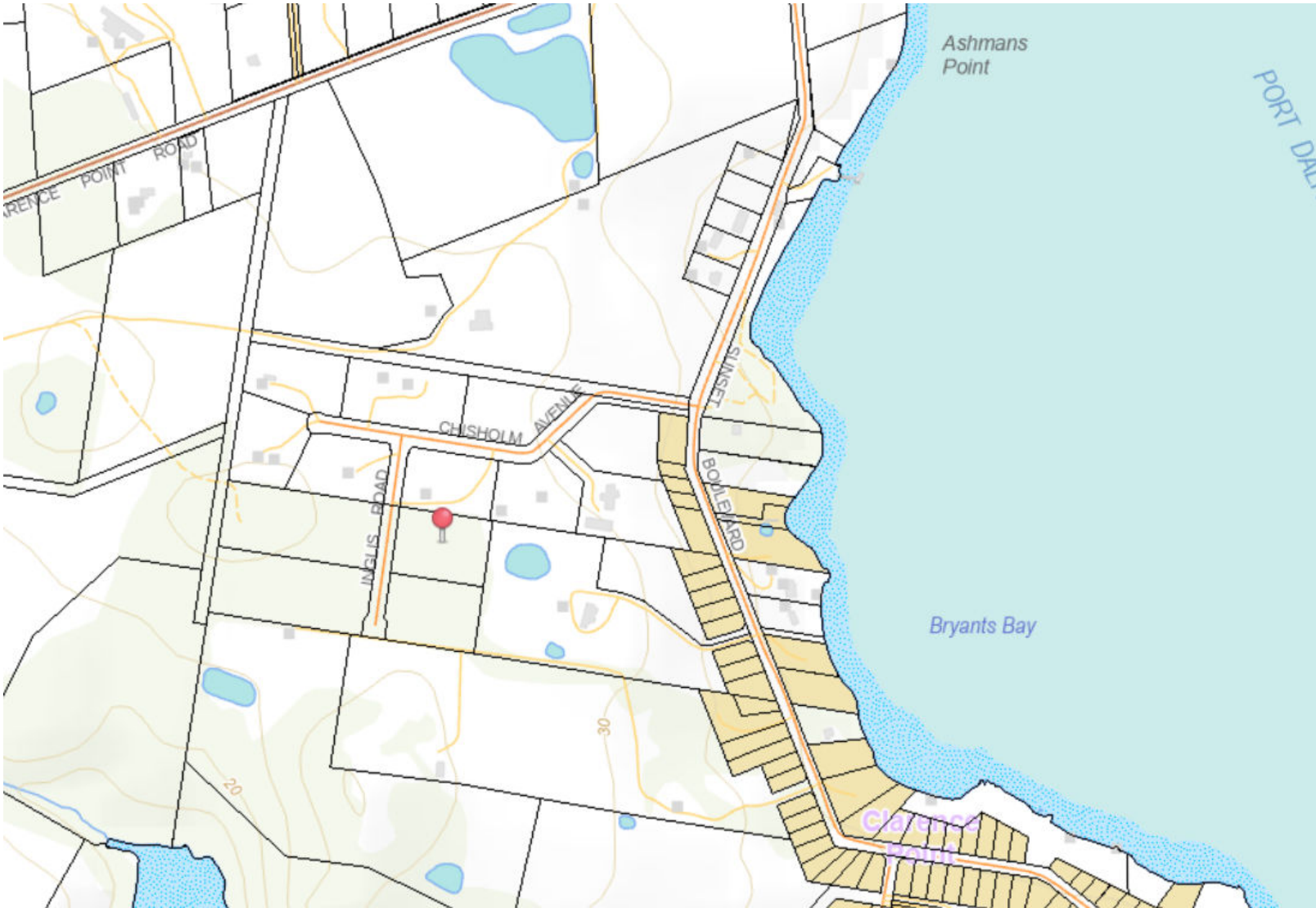


Right Side



ISSUED FOR DEVELOPMENT APPROVAL

PROPOSED SHED DESIGNED BY OTHERS



DRAWING SCHEDULE

A000	COVER PAGE
A101	LOCALITY & SITE PLAN

PROJECT NO: EP2026-203

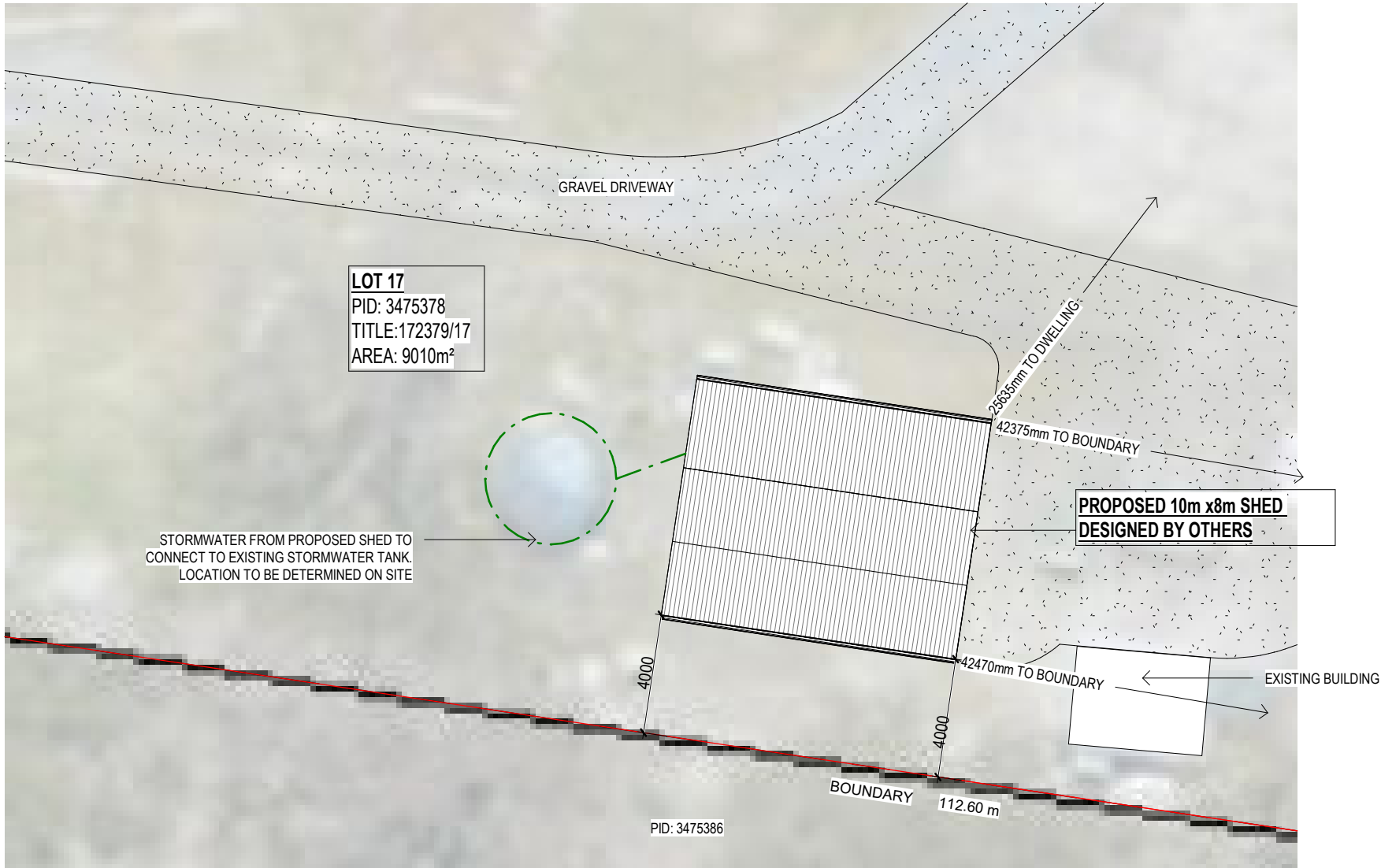
D.JONES

15 INGLIS RD
CLARENCE POINT TAS 7270

WEST TAMAR COUNCIL

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
ZONE:	11.0 RURAL LIVING
BUILDING CLASS:	CLASS 10
LAND TITLE REFERENCE NUMBER:	172379/17
DESIGN WIND SPEED:	ASSUMED "N2"
SOIL CLASSIFICATION:	ASSUMED "H1"
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	N/A
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	HIGH
FLOODING:	NO
LANDSLIP:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

REVISION SCHEDULE			
REVISION NO	DESCRIPTION	DATE	ISSUED BY
SK1	Revision 1	01.09.26	C.R
A	Revision 2	04.09.26	C.R



SITE PLAN
SCALE 1 : 200

DRAINAGE

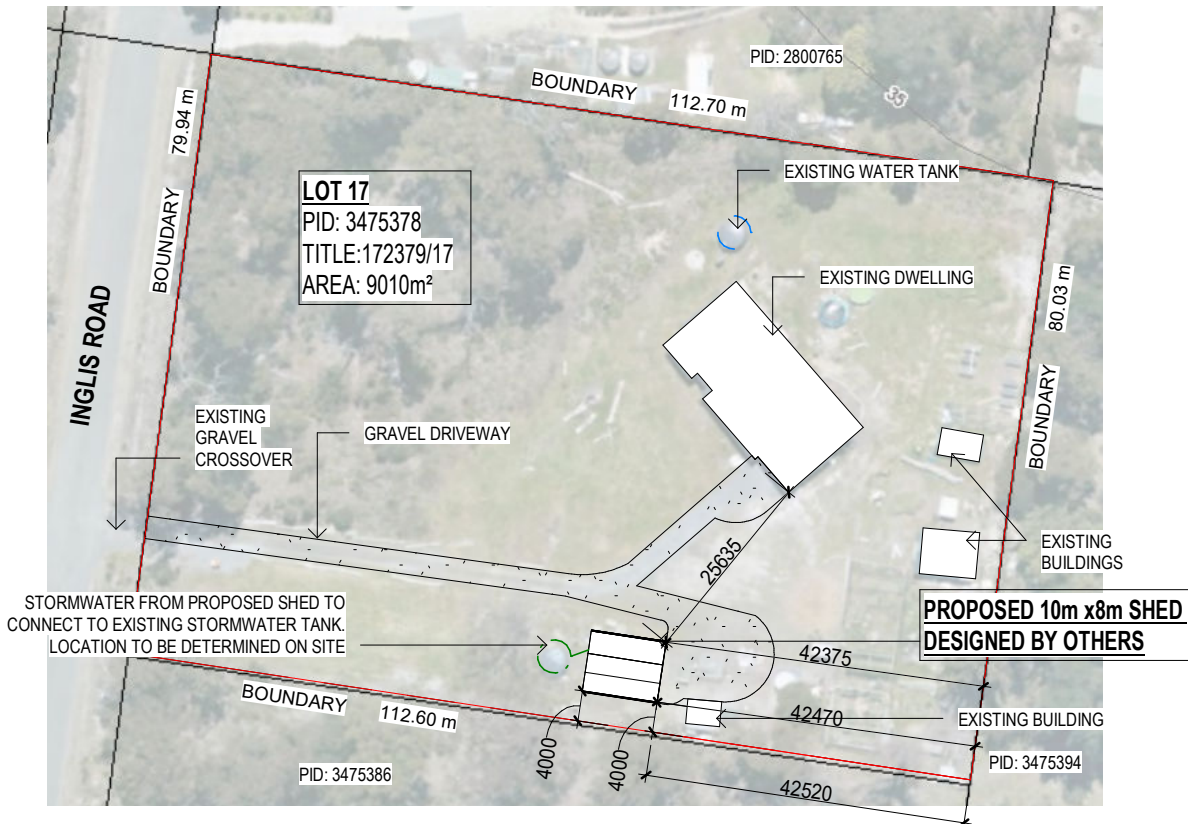
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENSED TRADESMAN ONLY.

NOTE

STORMWATER FROM PROPOSED SHED TO BE DIRECTED INTO EXISTING STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

NOTE:

ALL WORKS ARE TO COMPLY WITH BUT NOT LIMITED TO THE LATEST NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA AND RELEVANT LOCAL AUTHORITIES, UNLESS SPECIFIED. IN SUCH CASES, A RELEVANT REPORT WILL BE PRESENTED. MEASUREMENTS INDICATED ON DRAWINGS ARE CLEAR DIMENSIONS TO STRUCTURAL FRAMELINE AND DO NOT INCLUDE PLASTERBOARD LININGS OR INTERNAL FINISHES. UNLESS OTHERWISE STATED, ALL PROPOSED INTERNAL WALLS ARE SHOWN AS STRUCTURAL STUDS ONLY. BUILDER IS TO VERIFY ALL INTERNAL WIDTHS AND CLEARANCES PRIOR TO CONSTRUCTION TO ENSURE STRICT COMPLIANCE WITH CURRENT NCC STANDARDS. SPECIAL ATTENTION MUST BE GIVEN TO MINIMUM CLEAR WIDTHS FOR ACCESSIBLE CORRIDORS, DOORWAYS, AND SANITARY COMPARTMENT REQUIREMENTS. BUILDERS MUST VERIFY ALL MEASUREMENTS, SERVICES, MATERIALS, AND LEVELS ON-SITE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING PLUS OF ANY ERRORS OR DISCREPANCIES FOUND. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS. DO NOT PROCEED WHERE DISCREPANCIES EXIST BETWEEN ENGINEERING AND ARCHITECTURAL DRAWINGS. ENGINEERING PLUS DOES NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION RESULTING FROM A FAILURE TO VERIFY SITE CONDITIONS OR ADHERE TO THE NCC STANDARDS MENTIONED ABOVE.



LOCALITY PLAN
SCALE 1 : 1000



LEGEND	
	SEWER
	EXISTING SEWER
	WATER
	EXISTING WATER
	STORMWATER
	EXISTING STORMWATER
	LOW LANDSLIP ZONE
	MEDIUM LANDSLIP ZONE
	HIGH LANDSLIP ZONE
	PRIORITY VEGETATION
	BUSHFIRE MANAGEMENT ZONE
	FILLED AND BATTER BACK REGION
	CUT AND BATTER BACK REGION

NOTE:

THE ENTIRETY OF THE PROPERTY LOT SITS WITHIN A BUSHFIRE ZONE & PRIORITY VEGETATION AREA

info@engineeringplus.com.au
Ph 03 6331 7021



Accredited Building Designer

Designer Name : G. Pfeiffer
Accreditation No : CC2211T
Revision Number : A
Revision Description : Revision 2
Revision Date : 04.09.26
Revision Issued By : C.R

Date Drawn: Issue Date

Drawn: Designer
Checked: Checker
Approved: J. Pfeiffer
Scale: As Shown @ A3

Client:

Project:

Page:

Address:

D.JONES
PROPOSED SHED DESIGNED BY
LOCALITY & SITE PLAN
15 INGLIS RD
CLARENCE POINT TAS 7270

DEVELOPMENT APPROVAL

EP2026-203

A101