

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2026231

Assess No: A4655

PID No: 6065593

Applicant Name:	Tascad Pty Ltd		
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.*

WEST TAMAR COUNCIL



Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: Tascad Pty Ltd

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) J. Davis & J.Clark

Location / Address: 547 Frankford Rd, Glengarry

Title Reference: 197357/1

Zone(s): Rural Living

Existing Development/Use:

Existing Developed Area: 137m2 - outbuildings

DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: ☒	Visitor Accommodation: ☐	Commercial: ☐	Other: ☐
	Description of Use: Proposed Dwelling			

Development Type:	Building work: ☒	Demolition: ☐	Subdivision: ☐	Other: ☐
	Description of development: Proposed dwelling			

New or Additional Area: Area 248.74m2

Estimated construction cost of the proposed development: \$600,000 est.

Building Materials:	Wall Type: J.Hardie	Colour: TBC
	Roof Type: Colorbond	Colour: TBC

Application Number: «Application Number»

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: <i>(Existing)</i>				
Number of Employees: <i>(Proposed)</i>				
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,

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.

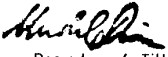
Right of Way Owner:

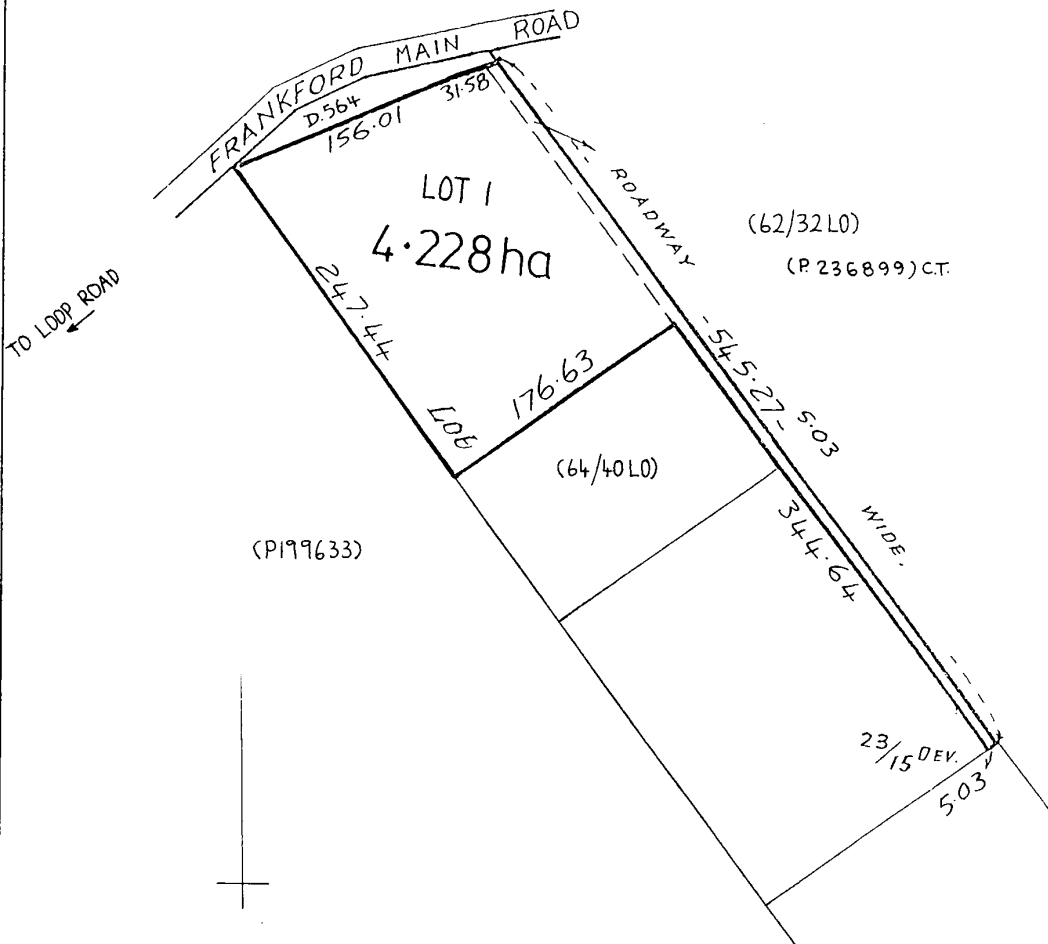
As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Name (print)

Signed

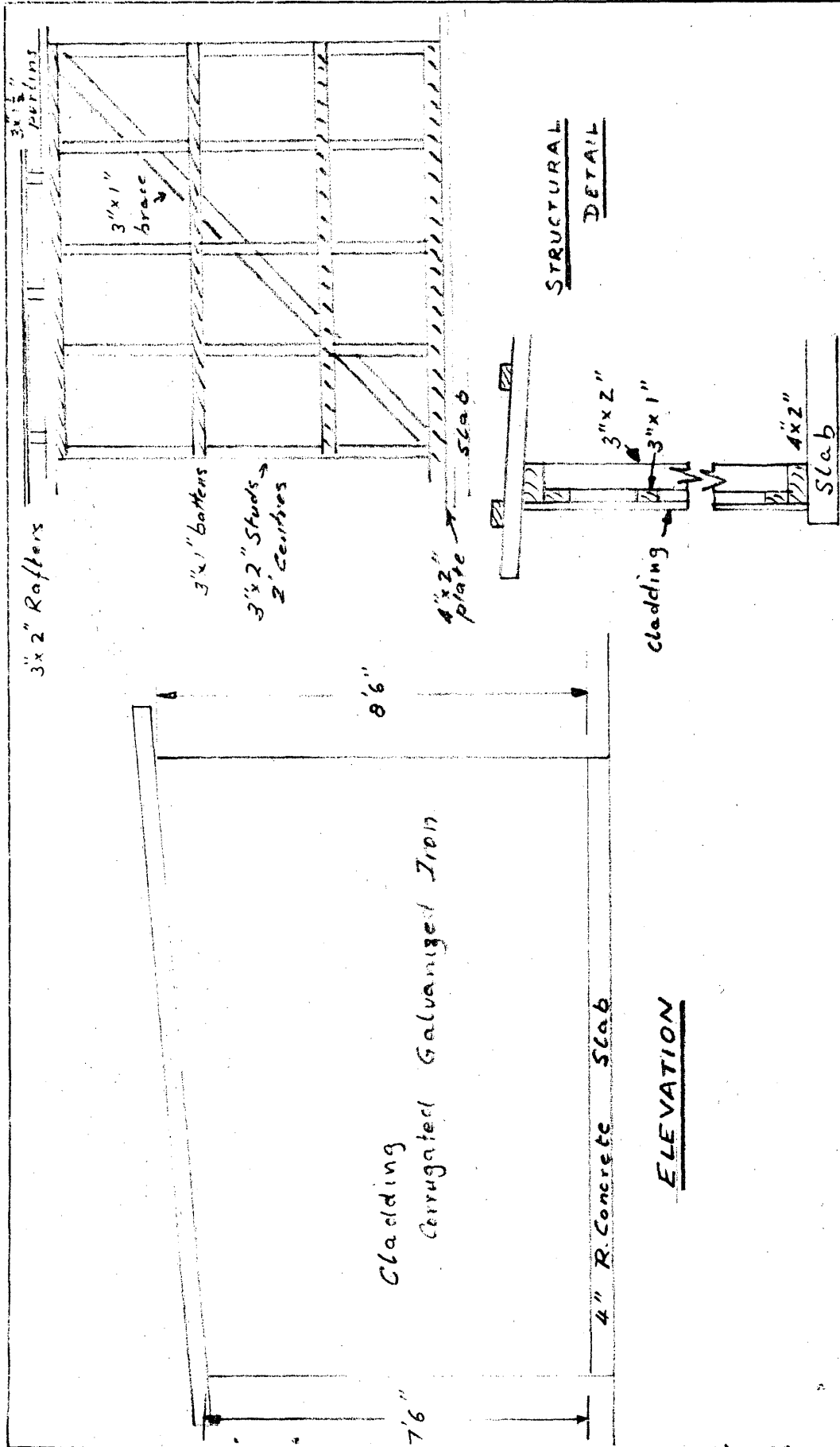
Date

OWNER FOLIO REFERENCE C.T. 3378-42 GRANTEE		PLAN OF TITLE LOCATION DEVON-MARLAND FIRST SURVEY PLAN No. (23/15 DEV) COMPILED BY L.T.O SCALE 1: 3000 LENGTHS IN METRES		Registered Number P197357 APPROVED 21 AUG 1997  Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 129(4842)	LAST UPI No 400782	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

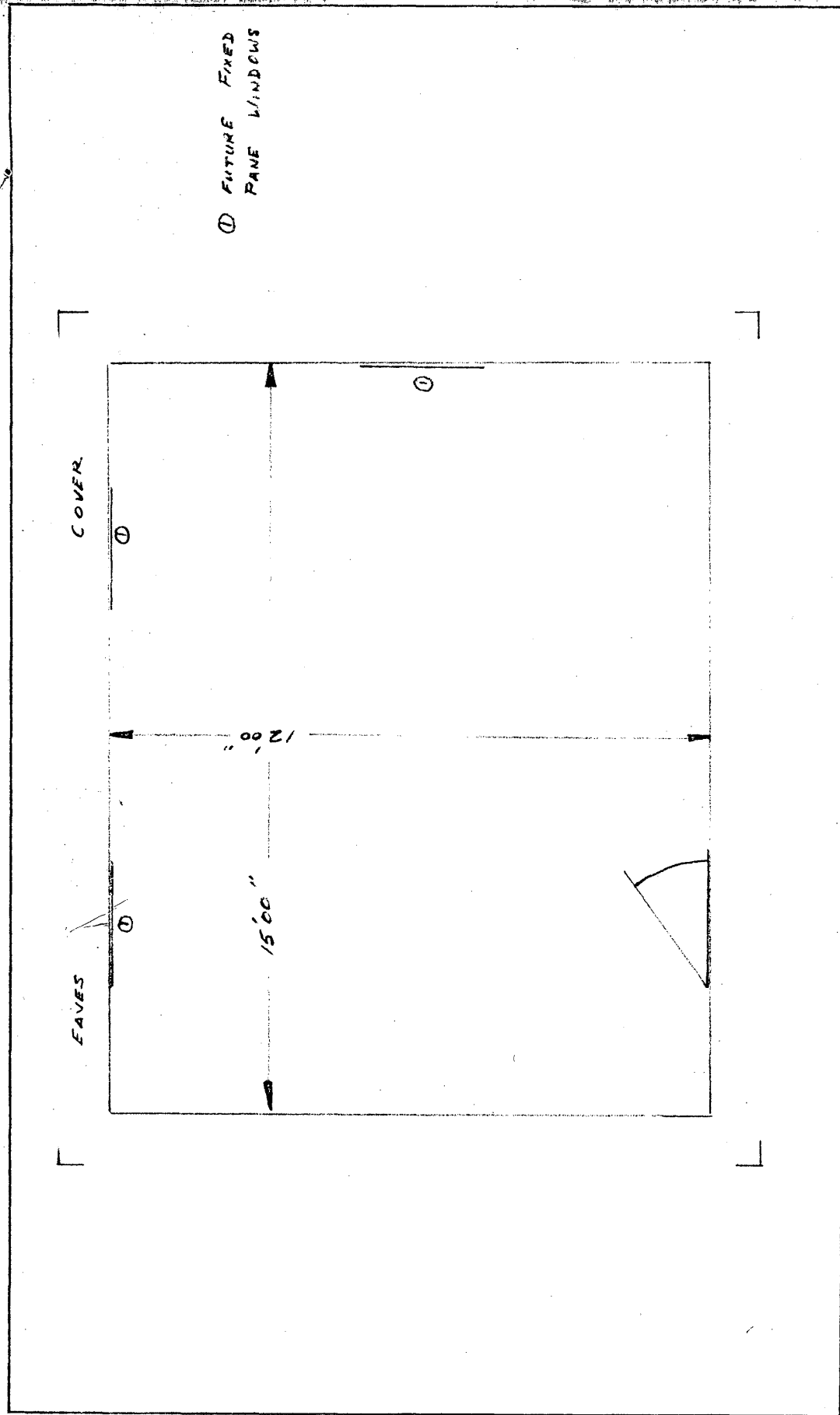


The diagram shows a triangular plot of land labeled 'LOT 1' with an area of '4.228 ha'. The plot is bounded by 'FRANKFORD MAIN ROAD' to the north and 'TO LOOP ROAD' to the west. A 'ROADWAY' runs along the eastern boundary. The plot is divided into two sections: a larger upper section and a smaller lower section labeled '(64/40 L0)'. Dimensions are provided for various boundaries: 156.01, 31.58, 247.44, 176.63, 545.27, 5.03, 344.64, and 503. Other labels include '(62/32 L0)', '(P. 236899) C.T.', and '(P199633)'. A north arrow is located in the bottom left corner of the diagram area.

A-143



SCALE:	DATE: 14-5-73
DRG. No.	



① FUTURE FIXED
PANE WINDOWS

COVER

EAVES

12'00"

15'00"

CONSTRUCTION SHED & FUTURE WORKSHOP
PLAN

SCALE: 1" = 2'-0"
DATE: 10/5/73
DRG. No.

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SITE INFORMATION

TITLE REFERENCE	197357/1
PID	6065593
ZONE	RURAL LIVING
LAND SIZE	4.228 ha
PROPOSED DWELLING	248.74m2
WIND CLASS	TBC
CLIMATE ZONE	7
ALPINE AREA	N/A
OTHER HAZARDS	N/A

PROPOSED DWELLING & RETROSPECTIVE SHED 547 FRANKFORD ROAD, GLENGARRY



ABN 27 639 550 879

DRAWING TITLE

COVER PAGE

ADDRESS

547 FRANKFORD RD,
GLENGARRY

OWNER / CLIENT

J. DAVIS

NOTES

REV.	AMENDMENT	DATE
1	CONCEPTS	03/06/26
2	PRELIMINARY	17/07/26
3	RFI	01/10/26

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W.M

LICENCE NO.

741767438

SCALE

NTS

DRAWING NO.

547FRNK1

Figure 3.3.3a Site surface drainage

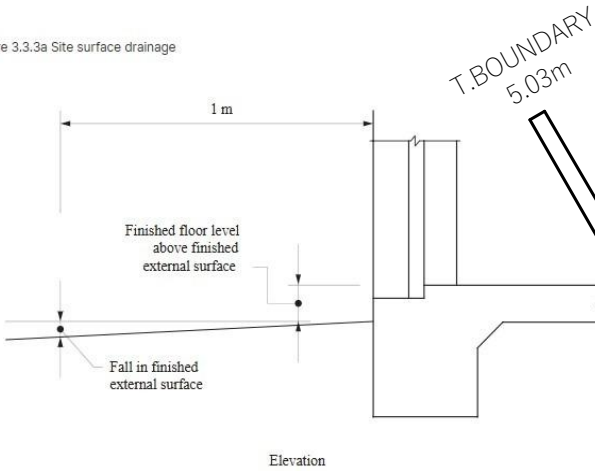
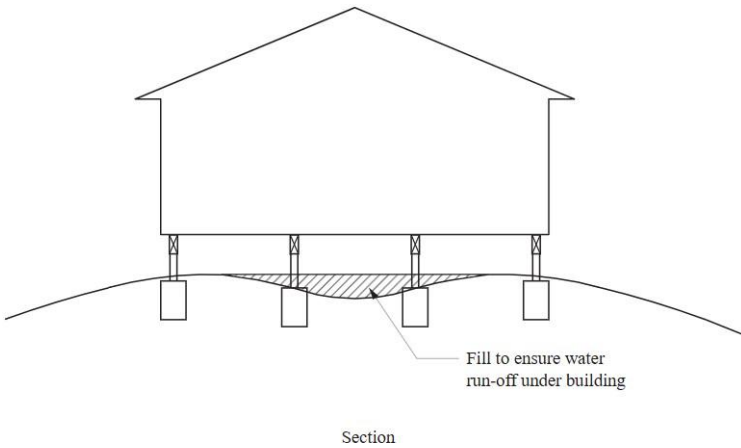


Figure 3.3.3b Grading of ground under suspended floors



SITE WORKS & DRAINAGE

SITE TO BE PREPARED AS PER SURVEYORS REPORT IF APPLICABLE.
SITE TO BE EXCAVATED OR FILLED TO INDICATED DIMENSIONS.
SURFACE WATER TO THE DIRECTED AWAY FROM DWELLING AND
GROUND UNDER SUBFLOORS TO BE GRADED SO THAT GROUND WATER IS
PREVENTED FROM PONDING UNDER THE DWELLING AS PER BCA VOL.2
PART 3.3

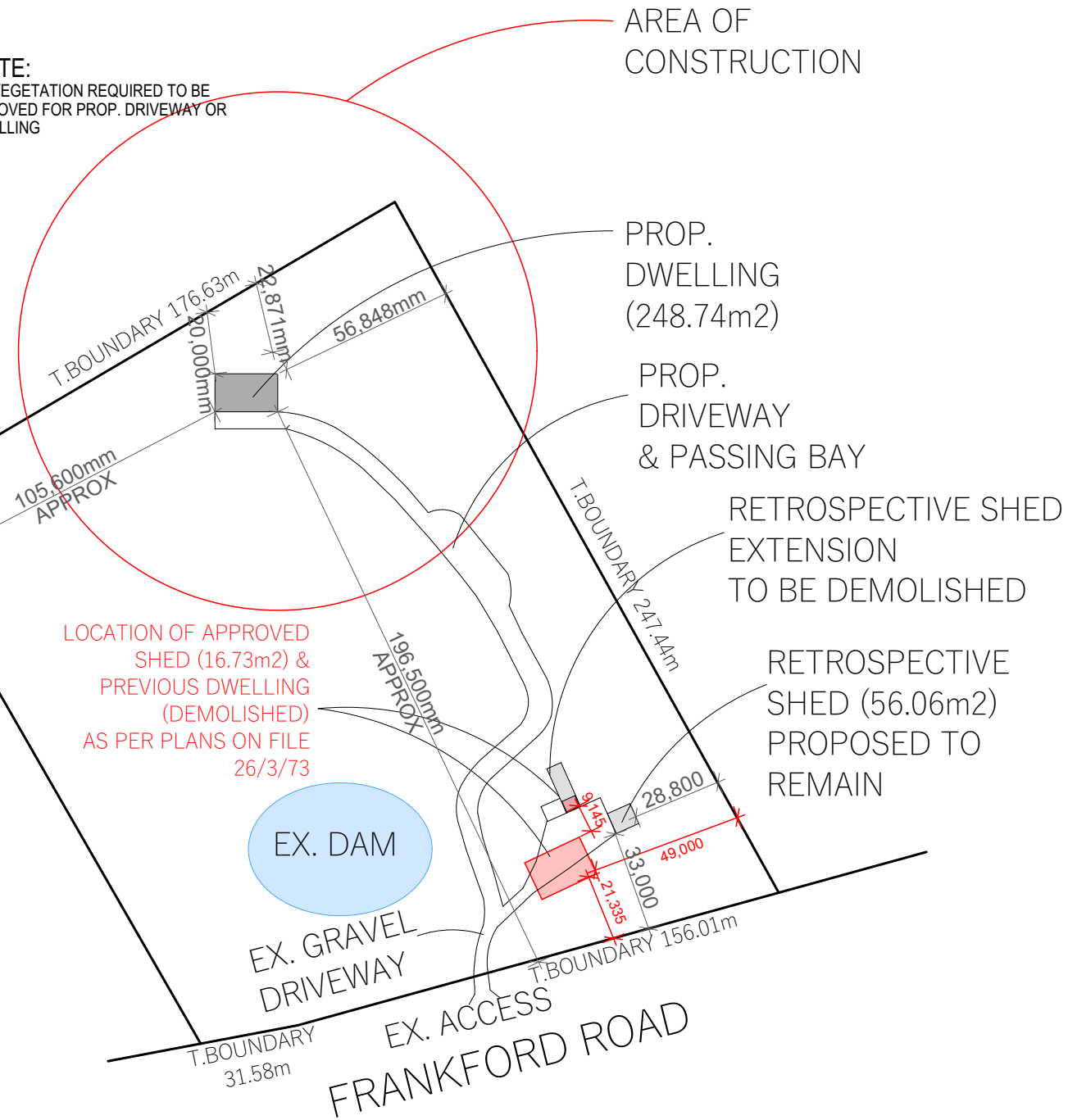
3.3.3 SURFACE WATER DRAINAGE

- (a) SLAB ON GROUND
FINISHED GROUND LEVEL ADJACENT TO A BUILDING:
THE EXTERNAL FINISHED SURFACE SURROUNDING THE SLAB MUST BE DRAINED TO MOVE SURFACE WATER
AWAY FROM THE BUILDING AND GRADED TO GIVE A SLOPE OF NOT LESS THAN (SEE FIGURE 3.3.3a)
(i) 25mm OVER THE FIRST 1m FROM THE BUILDING
(A) IN LOW RAINFALL INTENSITY AREAS FOR SURFACES THAT ARE REASONABLY IMPERMEABLE (SUCH AS
CONCRETE OR CLAY PAVING)
(ii) 50mm OVER THE FIRST 1m FROM THE BUILDING IN ANY OTHER CASE.
- (b) SLAB ON GROUND
FINISHED SLAB HEIGHTS:
THE HEIGHT OF THE SLAB ON GROUND ABOVE EXTERNAL FINISHED SURFACES MUST BE NOT LESS THAN
(i) 100mm ABOVE THE FINISHED GROUND LEVEL, IN LOW RAINFALL INTENSITY AREAS OR SANDY, WELL DRAINED
AREAS; OR
(ii) 50mm ABOVE IMPERMEABLE (PAVED OR CONCRETE) AREAS THAT SLOPE AWAY FROM THE BUILDING IN
ACCORDANCE WITH (a); OR
(iii) 150mm IN ANY OTHER CASE.

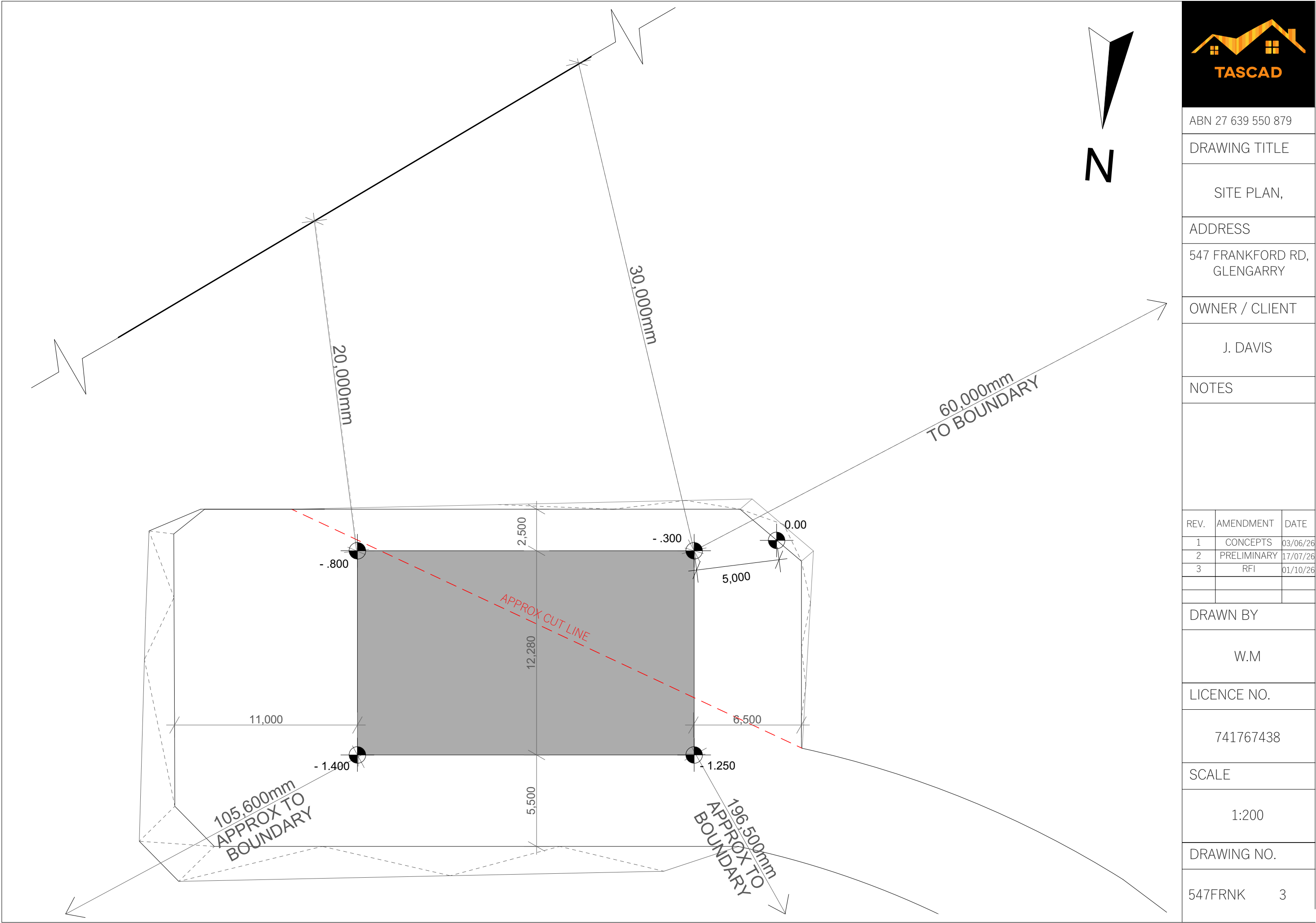
FOUNDATIONS

FOOTINGS, FOUNDATIONS & OR SLAB TO BE STRICLY TO STRUCTURAL ENGINEERS PLANS

NOTE:
NO VEGETATION REQUIRED TO BE
REMOVED FOR PROP. DRIVEWAY OR
DWELLING



		
ABN 27 639 550 879		
DRAWING TITLE		
, SITE PLAN		
ADDRESS		
547 FRANKFORD RD, GLENGARRY		
OWNER / CLIENT		
J. DAVIS		
NOTES		
REV.	AMENDMENT	DATE
1	CONCEPTS	03/06/26
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741767438		
SCALE		
1:2000		
DRAWING NO.		
547FRNK 2		



PROPOSED GROUND FLOOR PLAN



ABN 27 639 550 879

DRAWING TITLE

ELEVATIONS,

ADDRESS

547 FRANKFORD RD,
GLENGARRY

OWNER / CLIENT

J. DAVIS

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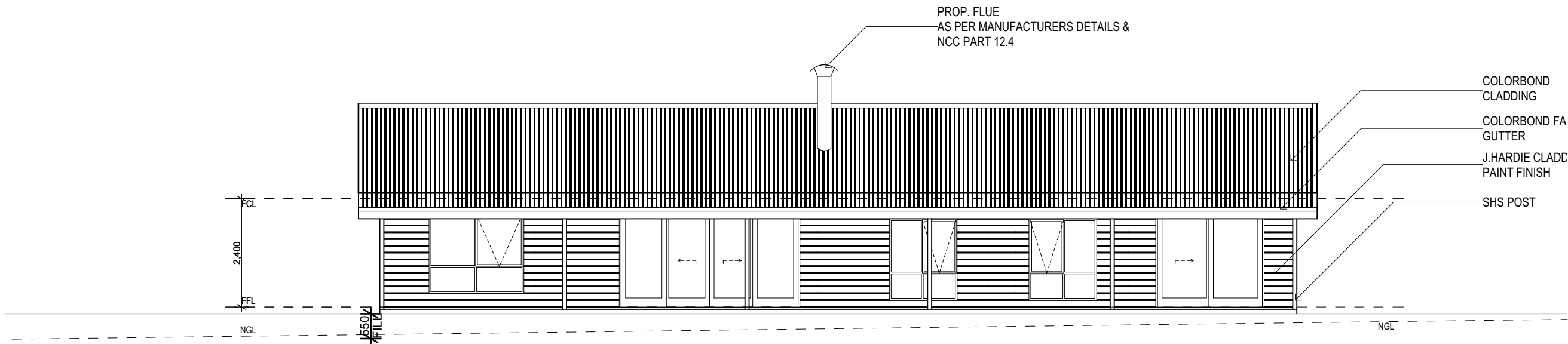
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SCALE

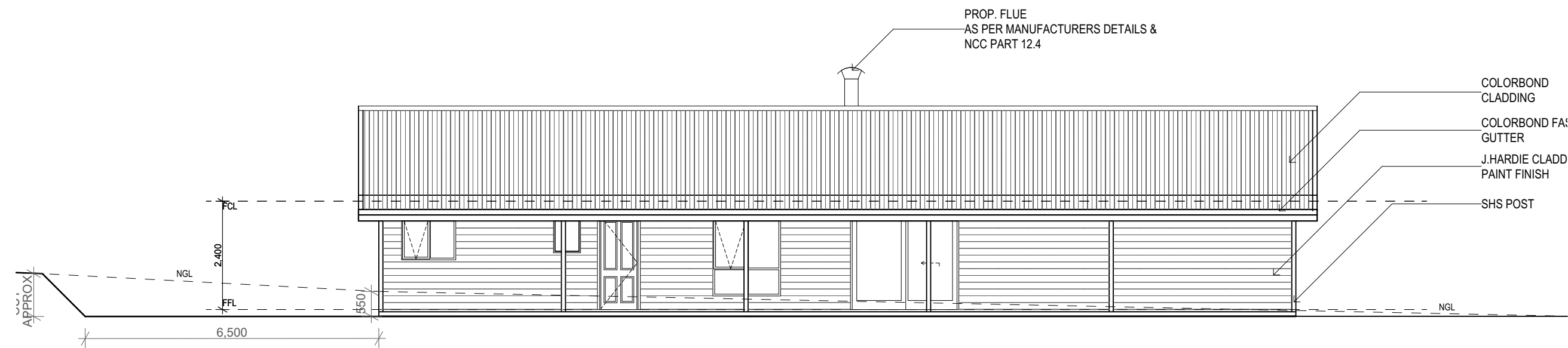
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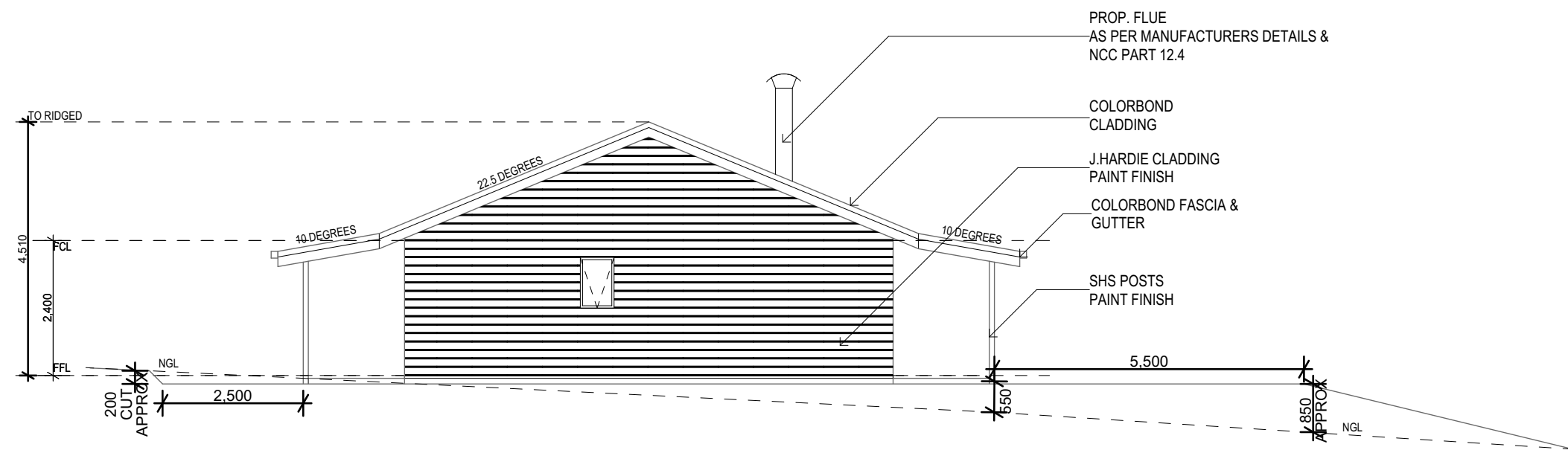
NORTH ELEVATION



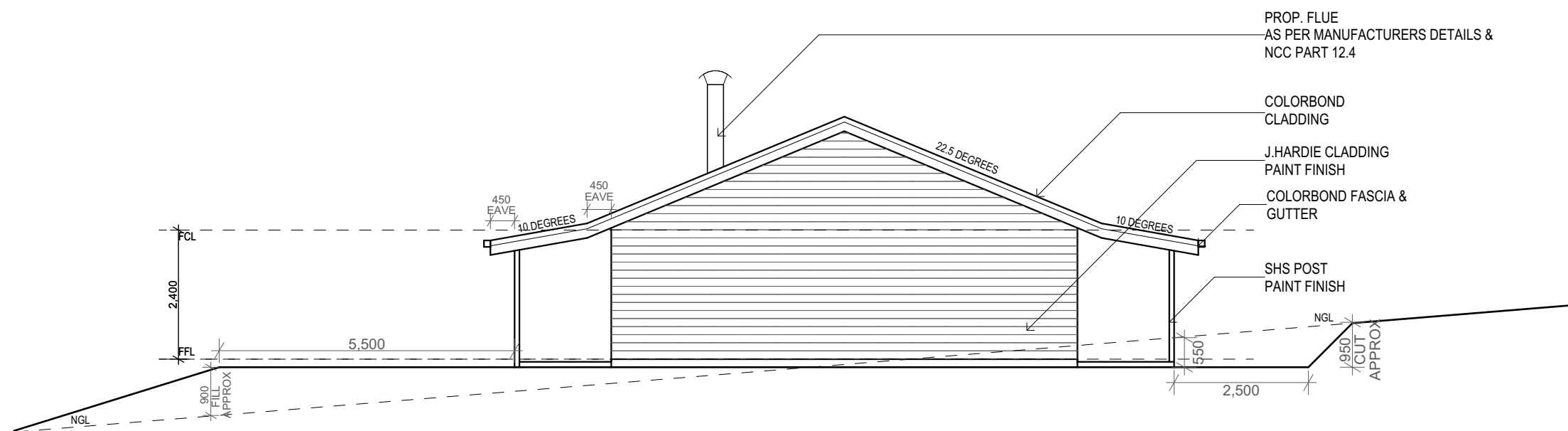
SOUTH ELEVATION



ABN 27 639 550 879		
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ELEVATIONS,		
ADDRESS		
547 FRANKFORD RD, GLENGARRY		
OWNER / CLIENT		
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DRAWN BY		
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SCALE		
1:100		
DRAWING NO.		
547FRNK	6	



EAST ELEVATION



WEST ELEVATION



ABN 27 639 550 879

DRAWING TITLE

RETROSPECTIVE SHED,

ADDRESS

547 FRANKFORD RD,
GLENGARRY

OWNER / CLIENT

J. DAVIS

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W.M

LICENCE NO.

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SCALE

1:100

DRAWING NO.

547FRNK 7

