

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2026301

Assess No: A683

PID No: 6037867

Applicant Name:	Woodbury Co 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.*

Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: WOODBURY CO 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) JO WOODBURY

Location / Address: 4 CURRAWONG PL RIVERSIDE TAS 7250

Title Reference: C.T. 9260/19

Zone(s): General Residential ZONING

Existing Development/Use: RESIDENTIAL

Existing Developed Area: Area 136.4M2

DEVELOPMENT APPLICATION DETAILS

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

Development Type: Building work: ☒ Demolition: ☐ Subdivision: ☐ Other: ☐
Description of development: ALTERATION & ADDITION, NEW SHED, NEW SECONDARY DWELLING

New or Additional Area: Area 123.92M2

Estimated construction cost of the proposed development: \$ 300k

Building Materials: Wall Type: JH AXO Colour: SURFMIST
Roof Type: STEEL Colour: SURFMIST

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.			

COMMERCIAL, INDUSTRIAL OR OTHER 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:				

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,

Jo woodbury		23-Sep-26
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

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.

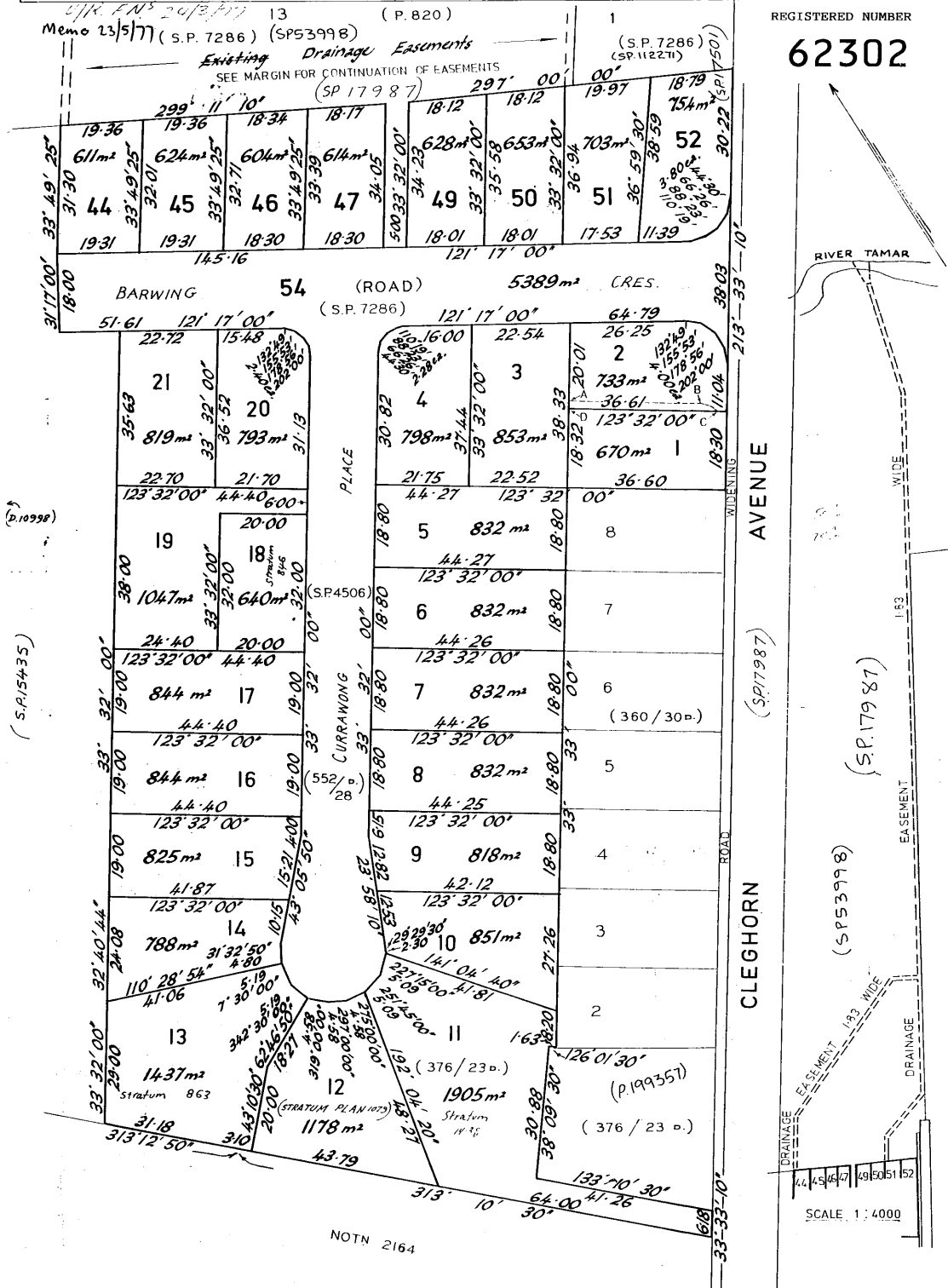
Right of Way Owner:

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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.

JO WOODBURY		23-Sep-26
Name (print)	Signed	Date

Owner: <i>Dornorm Pty. Ltd.</i> <i>& Sculthorpe Sports Pty. Ltd.</i>	PLAN OF SURVEY by Surveyor of land situated in the	Registered Number: S.P9260
Title Reference: 2051-97 C.T. 3336 - 49 & 50 C.T. 3511 - 21 C.T.	TOWN OF RIVERSIDE	Effective from 22 JUL 1977
Grantee: <i>Part of 120° 2' 4" Grant to William Crooks Grubb.</i>	Scale 1:750 (Metres)	Recorder of Titles



DEVELOPMENT APPLICATION

PROJECT INFORMATION
23/09/2026

GENERAL RESIDENTIAL ZONING
WEST TAMAR COUNCIL
RESIDENTIAL PERMITTED

BUILDING AREAS

EXISTING BUILDING AREA EXISTING DWELLING EXISTING SHED (TO BE DEMOLISHED)	136.3m2 (22m2)
PROPOSED BUILDING AREA ADDITION TO DWELLING PROPOSED VERANDAH PROPOSED DECK	38.03m2 7.22m2 8.96m2
PROPOSED SECONDARY DWELLING	42.56m2
PROPOSED SHED	27.15m2
PROPOSED NEW BUILDING AREA	123.92m2
SITE COVERAGE TOTAL ROOFED AREA (EXISTING DWELLING + EXTENSION+ SECONDARY DWELLING+SHED)	251.26m2
TOTAL SITE AREA	1047 m2
23.9% SITE COVERAGE	

BUILDING DESIGNER:	JO WOODBURY
ACCREDITATION No:	551573843
LAND TITLE REFERENCE NUMBER:	C.T. 9260/19
DESIGN WIND SPEED:	REFER ENG.
SOIL CLASSIFICATION:	REFER ENG.
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	NA
ALPINE AREA:	NOT APPLICABLE
CORROSION ENVIRONMENT:	LOW
FLOODING:	NO
LANDSLIP:	NO
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	UNKNOWN
MINE SUBSIDENCE:	NO
COASTAL INUNDATION:	NO
LANDFILL:	UNKNOWN
DATUM LEVEL AT KERB:	REFER DWGS
GROUND LEVEL:	REFER DWGS
FINISHED FLOOR LEVEL:	REFER DWGS
OVERFLOW RELIEF GULLY LEVEL:	MIN 150MM BELOW LOWEST FIXTURE

ASSOCIATED DOCUMENTS

SITE CLASSIFICATION
WASTE WATER TREATMENT ASSESSMENT (BA)
ENERGY EFFICIECY REPORT BY XXX (BA)
ENINEERING DWGS BY XXX (BA)
REFERENCED MANUFACTURERS SPECIFICATIONS

NOTES

these drawings are for permit approval purposes and additional information may be required to inform construction

drawings are subject to owner discretion.

contractors to verify all matters of specification, finish, selection and appearance with owner prior to commencing work and ensure work carried out is acceptable to owner, including design variation and alternatives.

drawings used for construction must carry building surveyor certification. Ensure there is only one version of construction dwgs being used.

contractors and prefabricators shall advise appropriately any omission, apparent error, anomaly or unclarity of all documents applicable to this construction.

builder and subcontractors to verify dimensions and levels on site prior to commencing work and ordering..



Jo Woodbury. Phone: 0407 319 437
jo@buildingdesignstudio.com.au
www.buildingdesignstudio.com.au

4 CURRAWONG PL RIVERSIDE TAS 7250

ALTERATION & ADDITION + SECONDARY DWELLING + SHED

JO WOODBURY



DRAWING SHEETS

Sheet	Drawing	Current Revision	Current Revision Date
A001	TITLE SHEET		
A002	MATERIALS NOTES		
A100	SITE PLAN		
A101	EXISTING & DEMOLITION PLAN		
A102	FLOOR PLAN		
A201	ELEVATIONS		
A202	ELEVATIONS		
B101	SECONDARY DWELLING FLOOR PLAN		
B201	ELEVATIONS_ SEC DWELLING		
B202	ELEVATIONS_ SEC DWELLING		
C101	SHED FLOOR PLAN		
C102	SHED ELEVATIONS		
D101	3D VISUALS		
D102	3D VISUALS		

MATERIAL NOTES

WALL CLADDINGS, INSULATION AND MEMBRANES

MATERIAL FINISHS - PALETTE

INSTALL ALL CLADDINGS, MEMBRANES AND LININGS IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND NCC RECOMMENDATIONS.

EXTERIOR WALL CLADDINGS

EC01 James Hardie 'Axon' Sheet cladding on JH cavity batten system in accordance with manufacturers specification . Texture paint finish in accordance with manufacturers techinal guide. Colour SURFMIST - TBC

INSTALLATION GUIDE

https://assets.ctfassets.net/rg5y8r6t6cjr/75S0wcW88Z0l2OeN7wrCFa/5f0c3425b62ed6749adb914fefc3f0d7/Axon_Cladding_Installation_Guide_Sep_2021.pdf

EC02 STONE VENEER CLADDING

WINDOWS AND GLAZED DOORS

DOUBLE GLAZED UNITS U.O.N. (REFER WINDOW SCHEDULE)

FRAME TYPE: ALUMINIUM
COLOUR: SURFMIST

FLOOR FINISHES

FF01: Overlay flooring - confirm selection with owner
FF02: Tiles - confirm selection with owner. Contractor to allow for fully compliant waterproof membrane to AS3740 and laying of tiles.
FF03: Selected Carpet on underlay installed in accordance with manufacturers specification

ROOF CLADDING

R01: Lysaght Trimdeck, Colorbond 'Surfmist' on 35mm timber roof battens @ 900crs typical. Roof membrane 'Proctor Group' High Tensile HT-R vapour permeable roofing underlay, shall be installed in accordance with AS/NZS 4200.2 Pliable Building Membranes and Underlays, Part 2 Installation in accordance with maunfacturers specifications, and with the printed face upwards.

R02: Lysaght Custom orb roof sheet, Colorbond 'Surfmist' on 35mm timber roof battens @ 900crs typical. Roof membrane 'Proctor Group' High Tensile HT-R vapour permeable roofing underlay, shall be installed in accordance with AS/NZS 4200.2 Pliable Building Membranes and Underlays, Part 2 Installation in accordance with maunfacturers specifications, and with the printed face upwards.

GUTTERS & FASCIAS

G01: Metroll Hi-Front Quad Gutter. Colorbond 'SURFMIST'
F01: Metroll Metroline Fascia system. Colorbond 'SURFMIST'

MEMBRANES

Wall Membrane:
Class 4 'Proctor Group'ProctorWrap RW' Residential Wrap typical under all claddings installed to manufacturers spec in accordance with AS/NZS 4200.2. Supply refer Bradford Insulation Group

Roof Membrane:
Class 4 'Proctor Group' ProctorWrap™ HTS vapour permeable membrane, shall be installed in accordance with AS/NZS 4200.2 Pliable Building Membranes and Underlays, Part 2 Installation Requirements, and with the printed face upwards.

INSULATION

Typical External Wall Insulation:
'Bradford Gold' Hi- Performance batts' R2.7 90mm wall batts
typical throughout to all external walls unless specified otherwise.

Typical Ceiling Insulation:
'Bradford Gold' Hi- Performance batts' R5.0 240mm
OR 'Bradford Gold' Hi- Performance batts' R2.7.0 90mm where required to ensure min. 25mm ventilation to roof cavity

Typical Floor Insulation:
'Bradford' Optimo Underfloor batts' R2.5 90mm typical throughout to all suspended timber floors above unconditioned / externally exposed spaces.

Exposed Steel Work:
All exposed steelwork to be painted in accordance with the Australian Standard AS/NZS 2312, "Guide to the protection of structural steel against atmospheric corrosion by the use of protective coatings"

INTERNAL WALL LININGS:

10mm 'Knauf MastaShield' Plasterboard,
paint finish,Dulux Professional® enviro2 LowSheen Interior Acrylic colour to be specified

WET AREA LININGS

6mm Villaboard or 10mm 'Knauf MastaShield' Wet Area Plasterboard,
Dulux Professional® Wash & Wear Kitchen & Bathroom Low Sheen to be used in all wet areas Colours to be specified.

CEILINGS:

CL01
10mm 'Knauf MastaShield' Plasterboard,
Rondo '226' fixing clip' and 'Rondo '308' 16mm furring channel,

WET AREA CEILING LINING

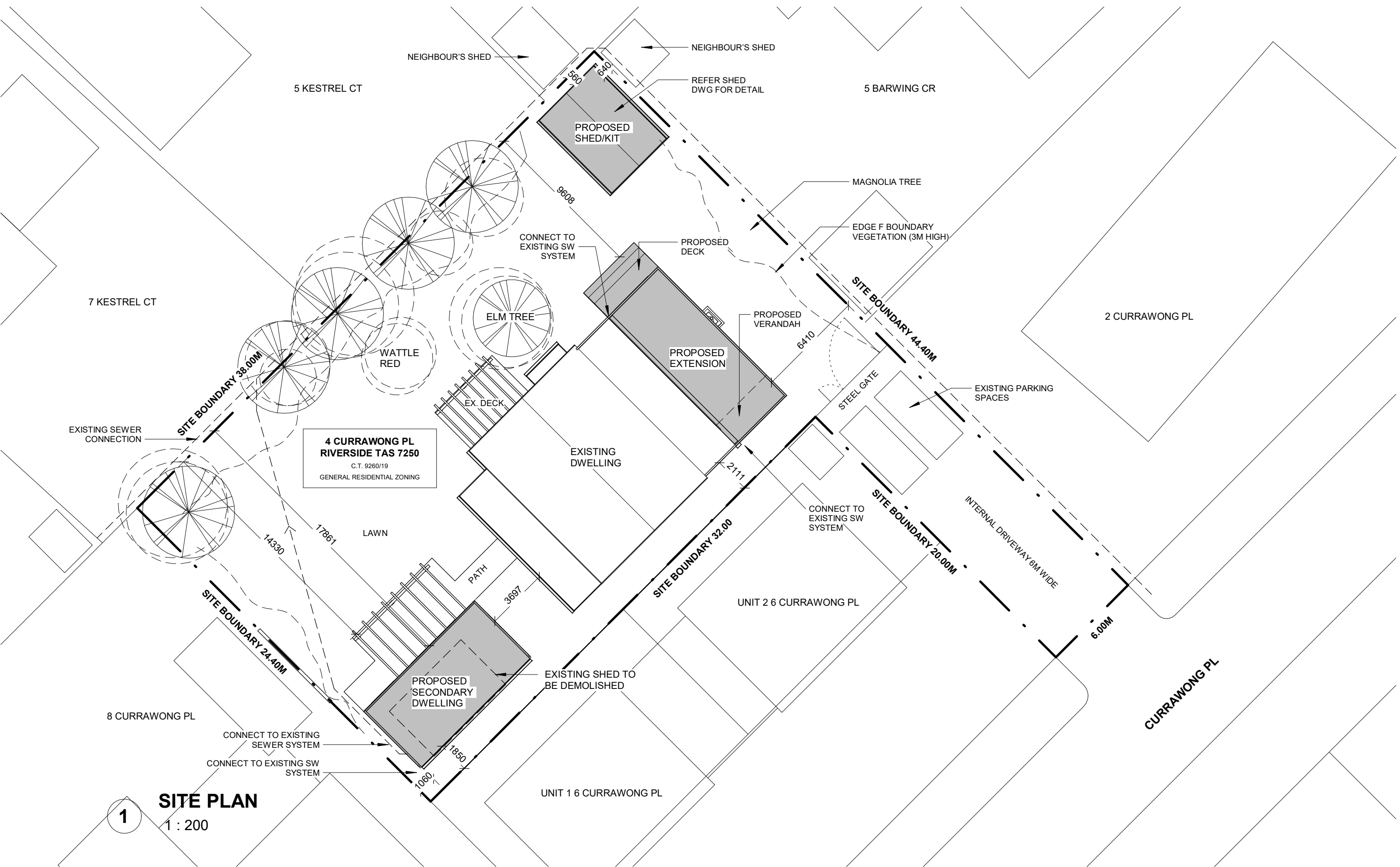
CL02
10mm 'Knauf MastaShield' Wet Area Plasterboard
Dulux Professional® Wash & Wear Kitchen & Bathroom Ceiling Flat to all wet area ceilings

EXTERNAL CEILING / SOFFIT LININGS

CL03
4.5mm Cement sheet eaves lining with proprietry joining strips

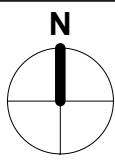
CL04
6mm James Hardie™ Flex Sheet

 WOODBURY&CO BUILDING DESIGN Phone 0407 319 437 28 Denison Road/ West Launceston TAS 7250 jo@woodburyco.com.au	REVISION:	DESCRIPTION:	DATE:		Client: JO WOODBURY	Project No: JW2026	Drawing Title MATERIALS NOTES	COPYRIGHT: This is the sole property of Woodbury & Co, and may not be used in whole, or in part without written or formal consent from Woodbury & Co. Legal action will be taken against any person/s infringing the copyright.	Sheet No: A002
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					at 4 CURRAWONG PL RIVERSIDE TAS 7250	Drawn By: Jo Woodbury	Date: 23/09/2026		
						Accreditation No. 551573843	Scale:		
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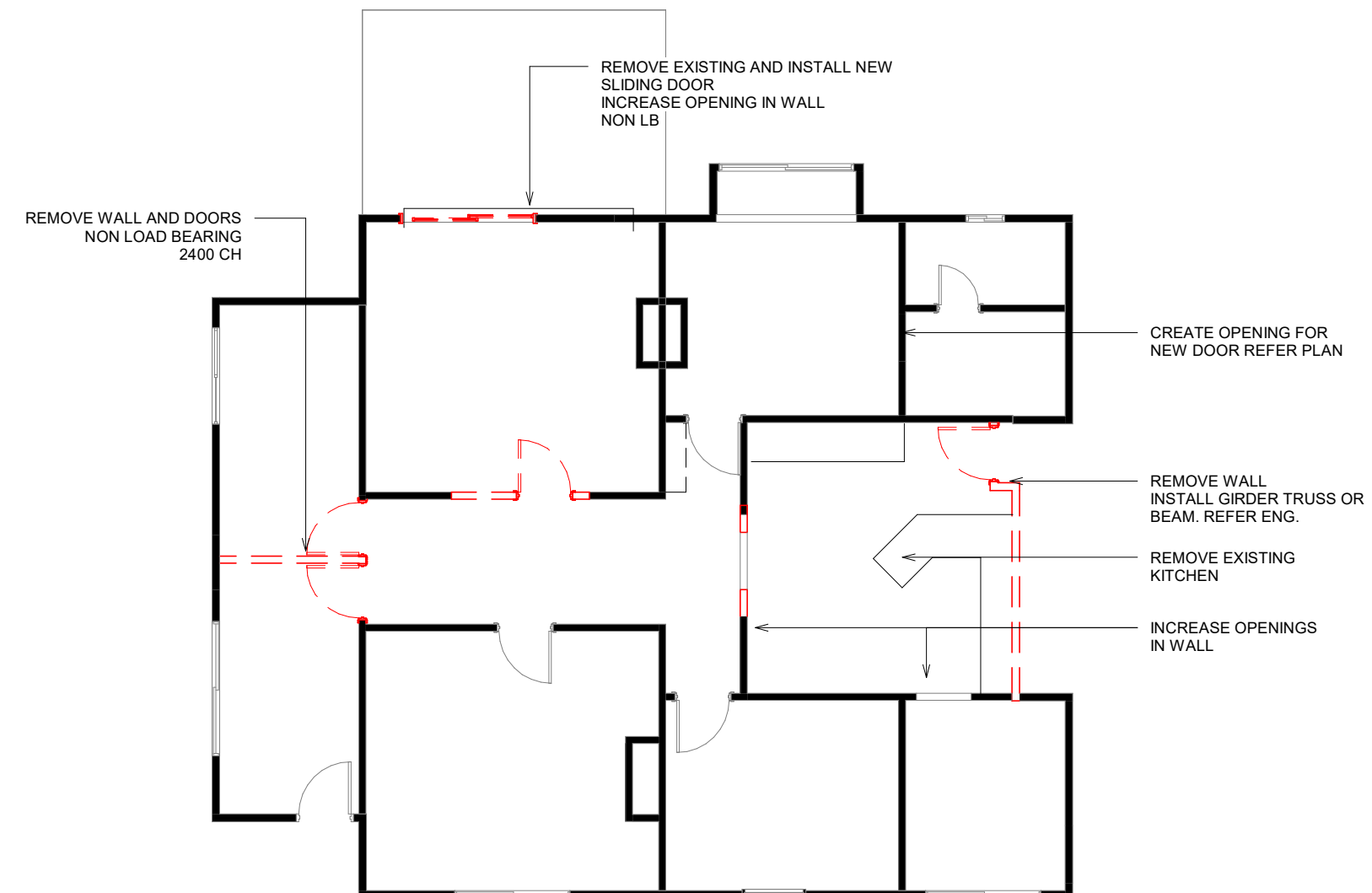
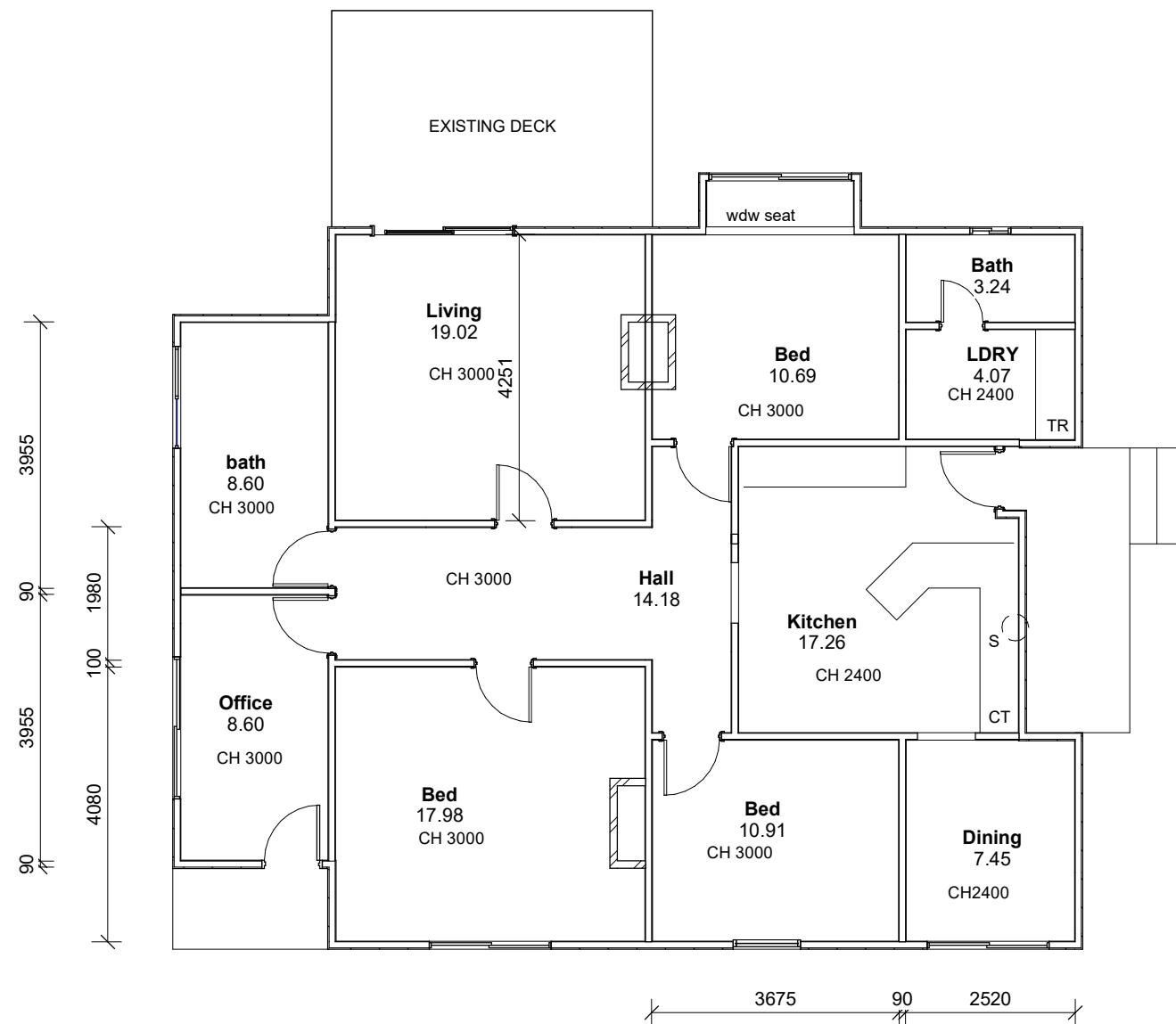
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Project:	ALTERATION & ADDITION
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Project No:	JW2026
Drawn By:	Jo Woodbury
Accreditation No.	551573843

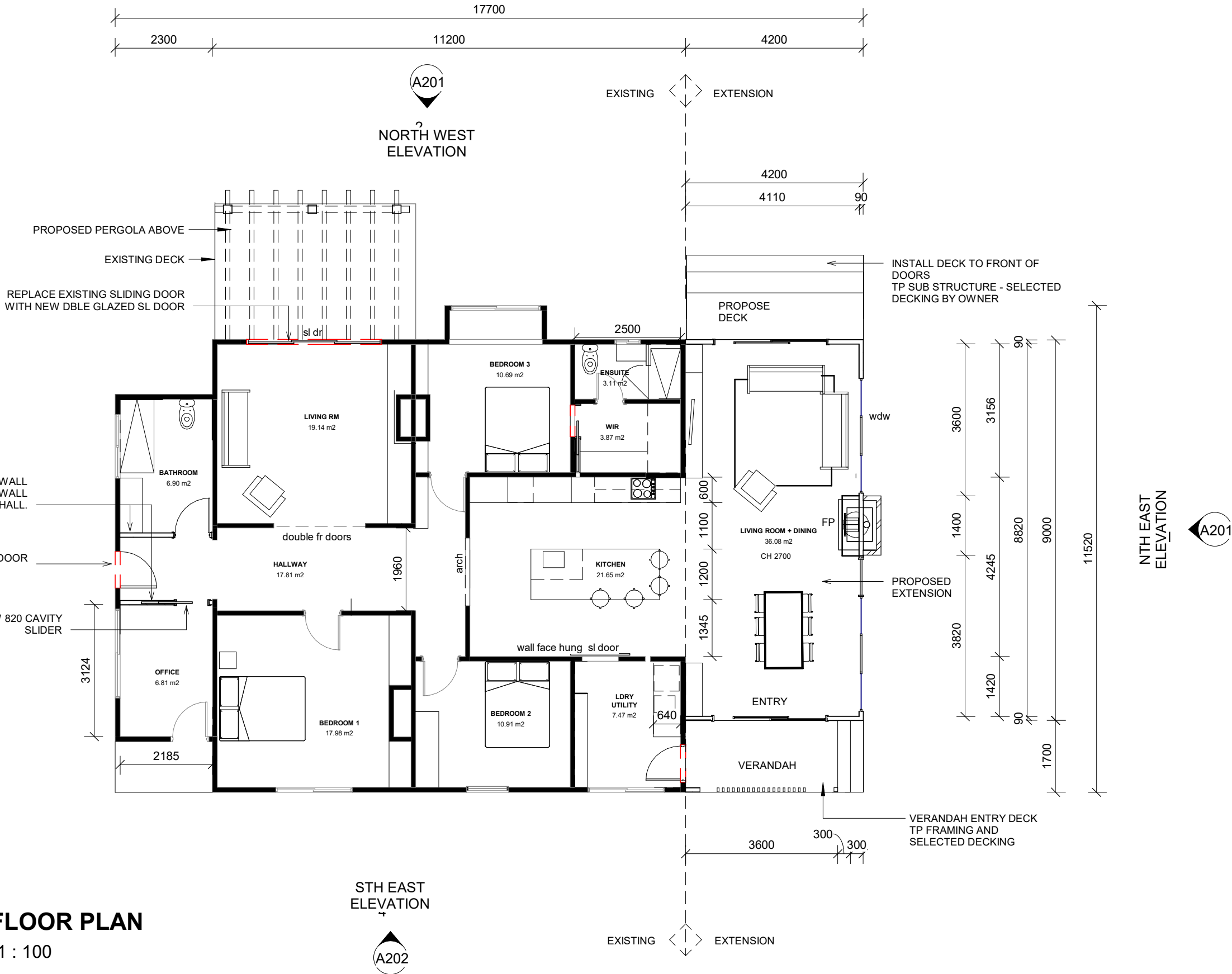
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Date:	23/09/2026
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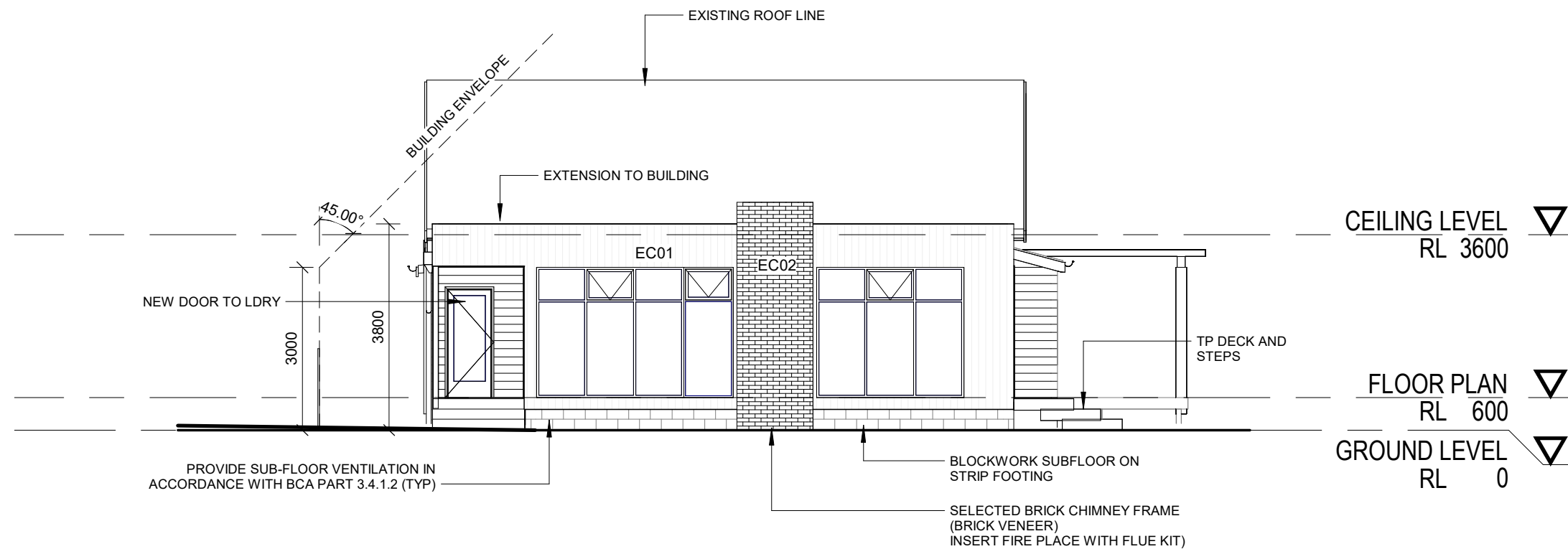
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ROOM SCHEDULE			
Name	Area	Perimeter	Floor Finish
LIVING RM	19.14	18463	
BEDROOM 3	10.69	14059	
WIR	3.87	8021	
ENSUITE	3.11	8398	
BATHROOM	6.90	10683	
HALLWAY	17.81	25039	
LIVING ROOM + DINING	36.08	25800	
KITCHEN	21.65	18939	
BEDROOM 2	10.91	13280	
BEDROOM 1	17.98	18359	
LDRYUTILITY	7.47	10981	
OFFICE	6.81	10600	



1 FLOOR PLAN
1 : 100



ELEVATION LEGEND

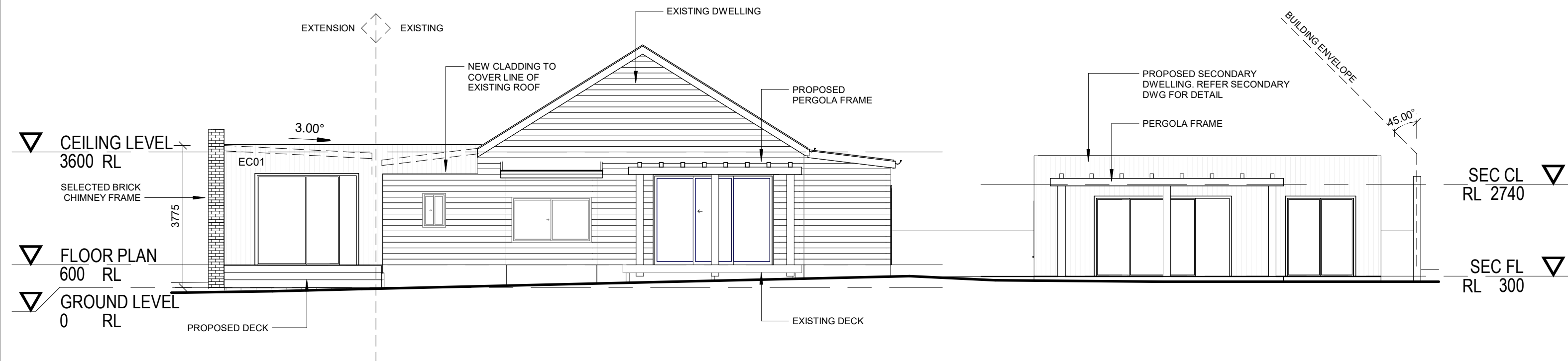
- EC01** James Hardie 'Axon' Sheet cladding. Colour 'SURFMIST'
- EC02** STONE VENEER CLADDING
- R01** Lysaght Trimdeck, Colorbond 'Surfmist'
- R02:** Lysaght Custom orb roof sheet, Colorbond 'Surfmist'
- G01** Metroll Hi-Front Quad Gutter Colorbond SURFMIST
- F01** Metroll Metroline Fascia system Colorbond SURFMIST

All proprietry products to be installed in accordance with manufacturers specifaction

Refer material notes for detailed information

Windows & doors - refer schedules

1 NTH EAST ELEVATION
1 : 100



2 NORTH WEST ELEVATION
1 : 100



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BUILDING DESIGN
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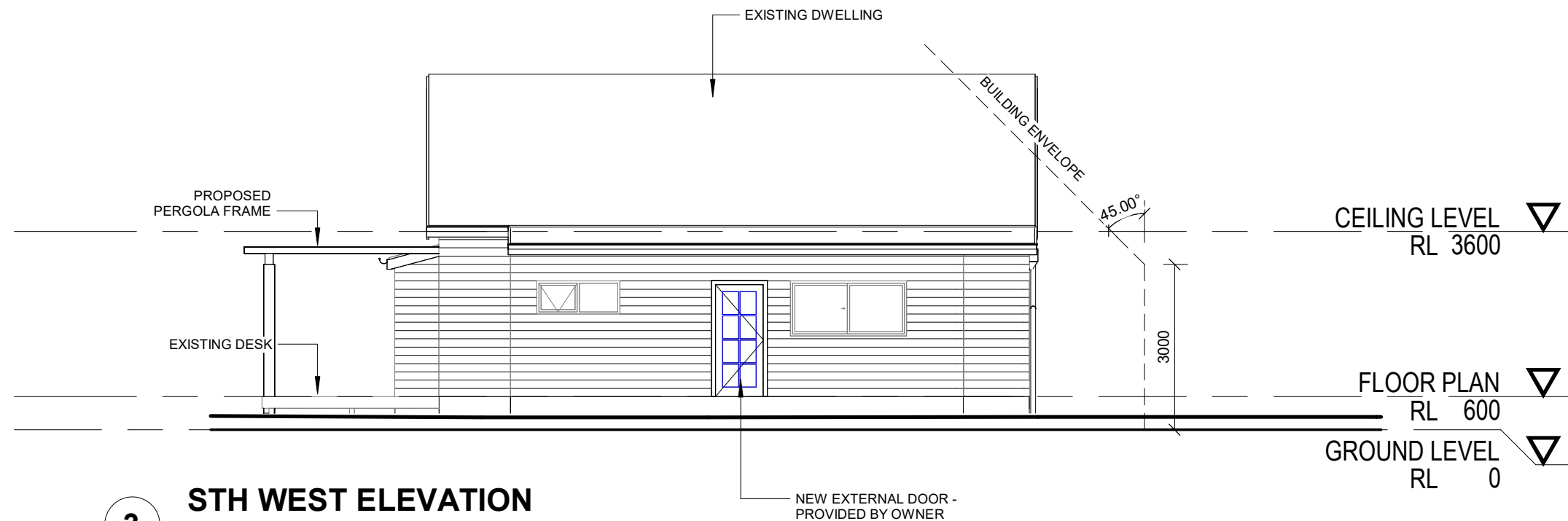
Client: JO WOODBURY
Project: ALTERATION & ADDITION
at 4 CURRAWONG PL RIVERSIDE TAS 7250

Project No: **JW2026**
Drawn By: Jo Woodbury
Accreditation No. 551573843

Drawing Title
ELEVATIONS
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3 **STH WEST ELEVATION**
1 : 100

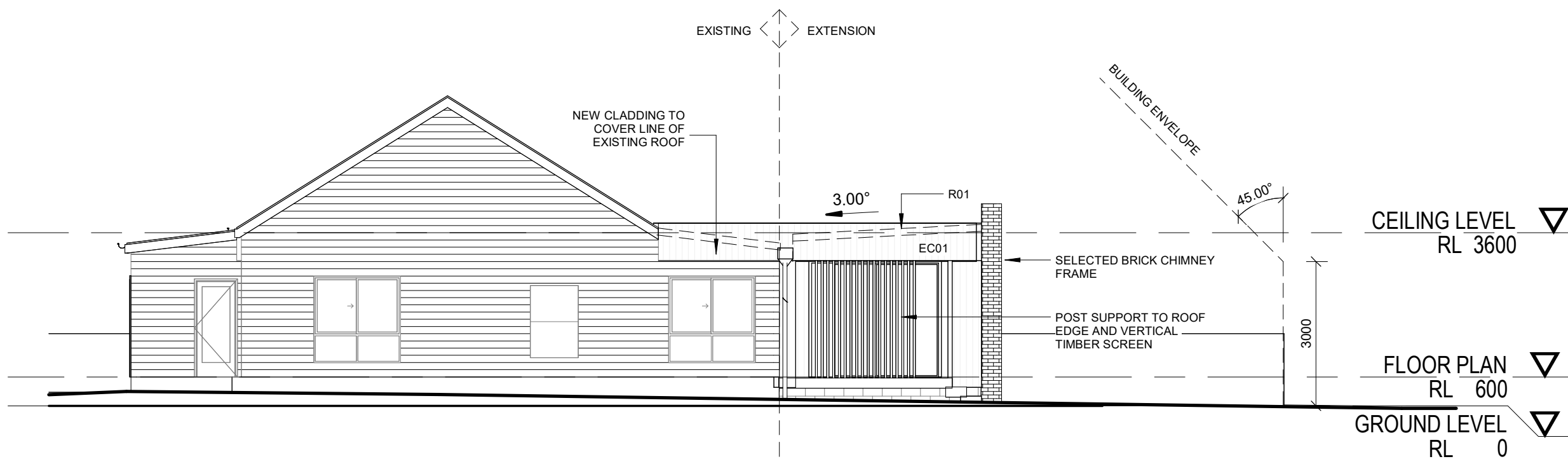
ELEVATION LEGEND

- EC01** James Hardie 'Axon' Sheet cladding. Colour 'SURFMIST'
- EC02** STONE VENEER CLADDING
- R01** Lysaght Trimdeck, Colorbond 'Surfmist'
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All proprietry products to be installed in accordance with manufacturers specifaction

Refer material notes for detailed information

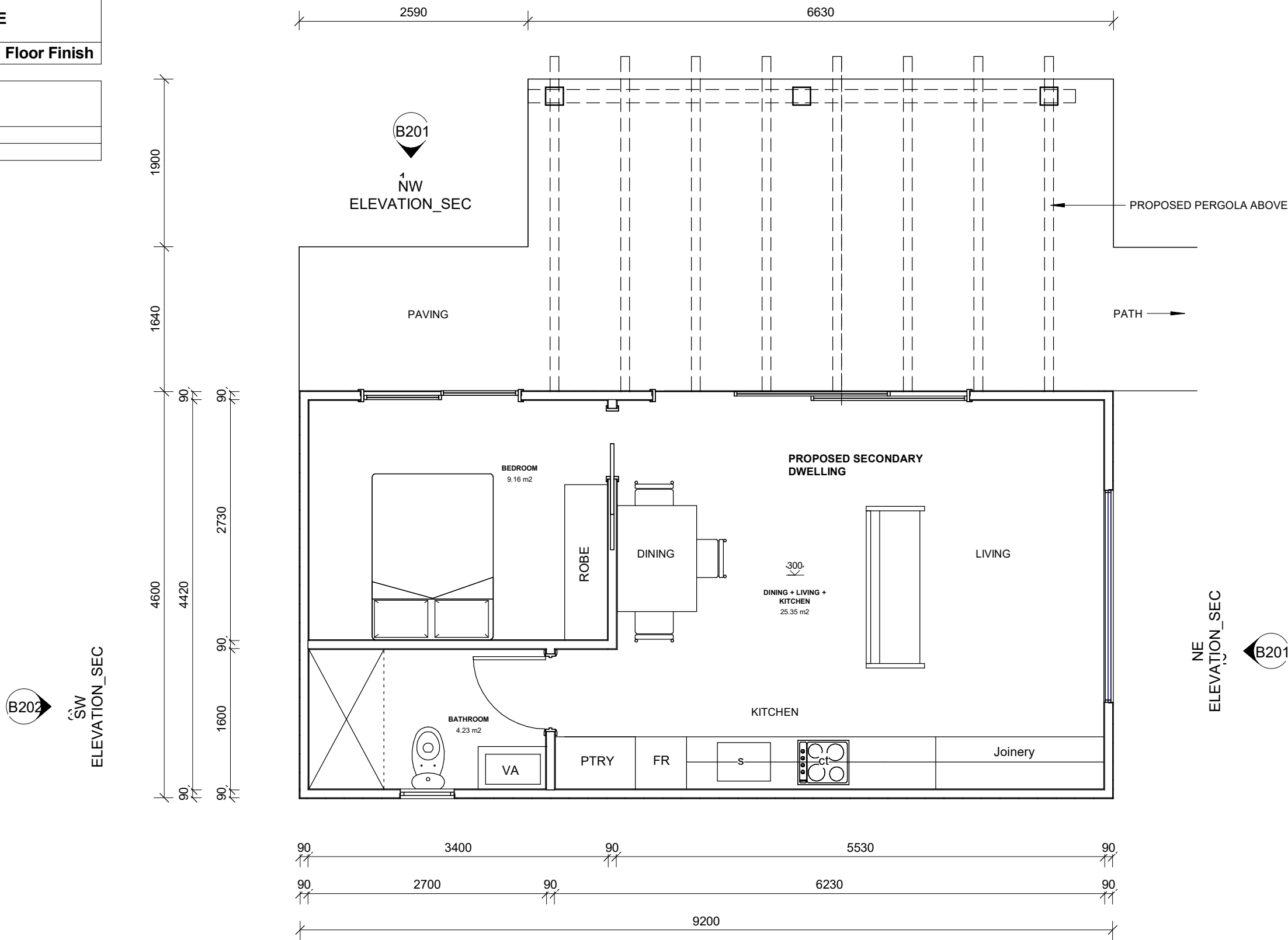
Windows & doors - refer schedules



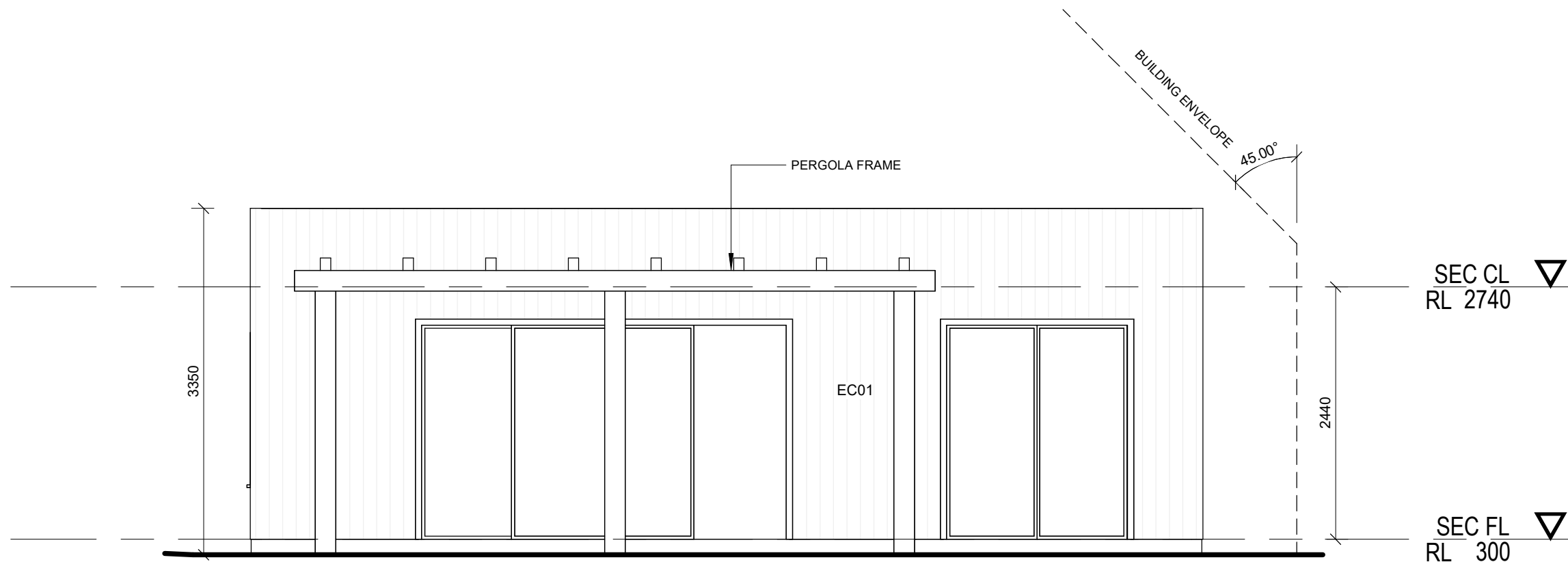
4 **STH EAST ELEVATION**
1 : 100

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				at 4 CURRAWONG PL RIVERSIDE TAS 7250	Accreditation No. 551573843	Scale: 1 : 100		

ROOM SCHEDULE			
Name	Area	Perimeter	Floor Finish
DINING + LIVING + KITCHEN	25.35	21220	
BEDROOM	9.16	12180	
BATHROOM	4.23	8520	

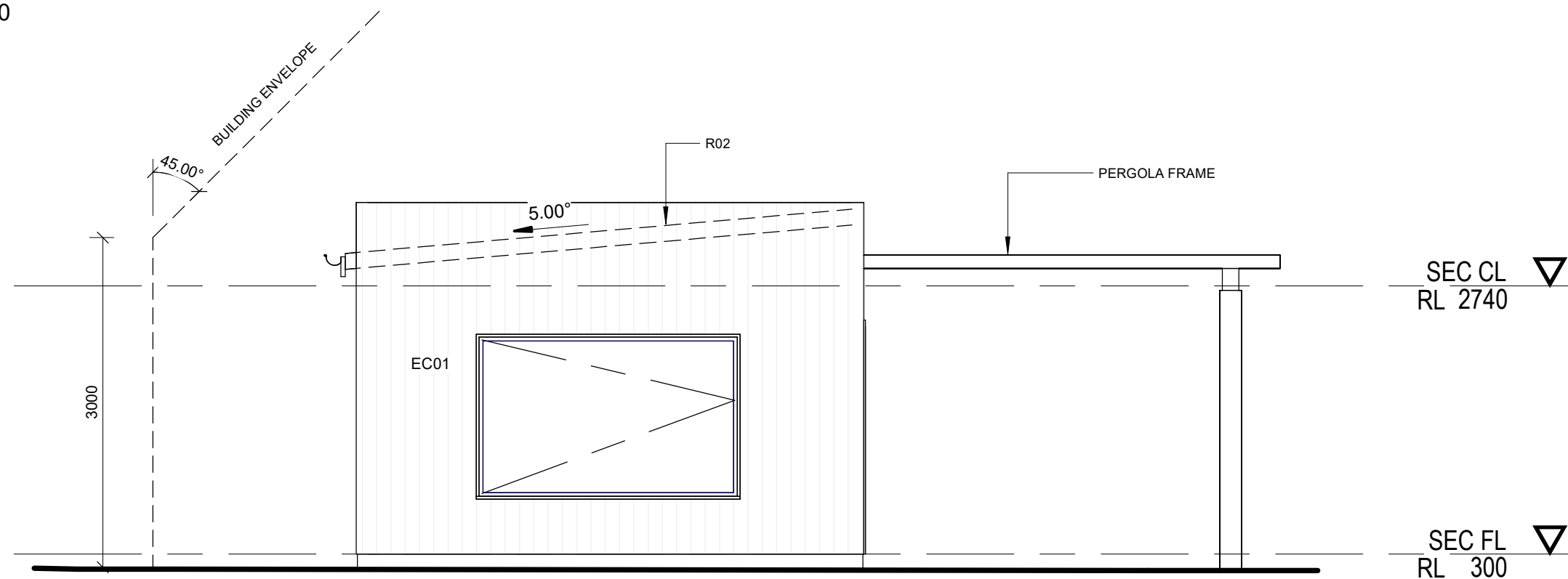


1 SECONDARY DWELLING PLAN
1 : 50



- ELEVATION LEGEND**
- EC01** James Hardie 'Axon' Sheet cladding. Colour 'SURFMIST'
- EC02** STONE VENEER CLADDING
- R01** Lysaght Trimdeck, Colorbond 'Surfmist'
- R02:** Lysaght Custom orb roof sheet, Colorbond 'Surfmist'
- G01** Metroll Hi-Front Quad Gutter Colorbond SURFMIST
- F01** Metroll Metroline Fascia system Colorbond SURFMIST
- All proprietry products to be installed in accordance with manufacturers specifaction
- Refer material notes for detailed information
- Windows & doors - refer schedules

1 NW ELEVATION_SEC
1 : 50



2 NE ELEVATION_SEC
1 : 50

ELEVATION LEGEND

EC01

James Hardie 'Axon' Sheet cladding.
Colour 'SURFMIST'

EC02

STONE VENEER CLADDING

R01

Lysaght Trimdeck,
Colorbond 'Surfmist'

R02:

Lysaght Custom orb roof sheet,
Colorbond 'Surfmist'

G01

Metroll Hi-Front Quad Gutter
Colorbond SURFMIST

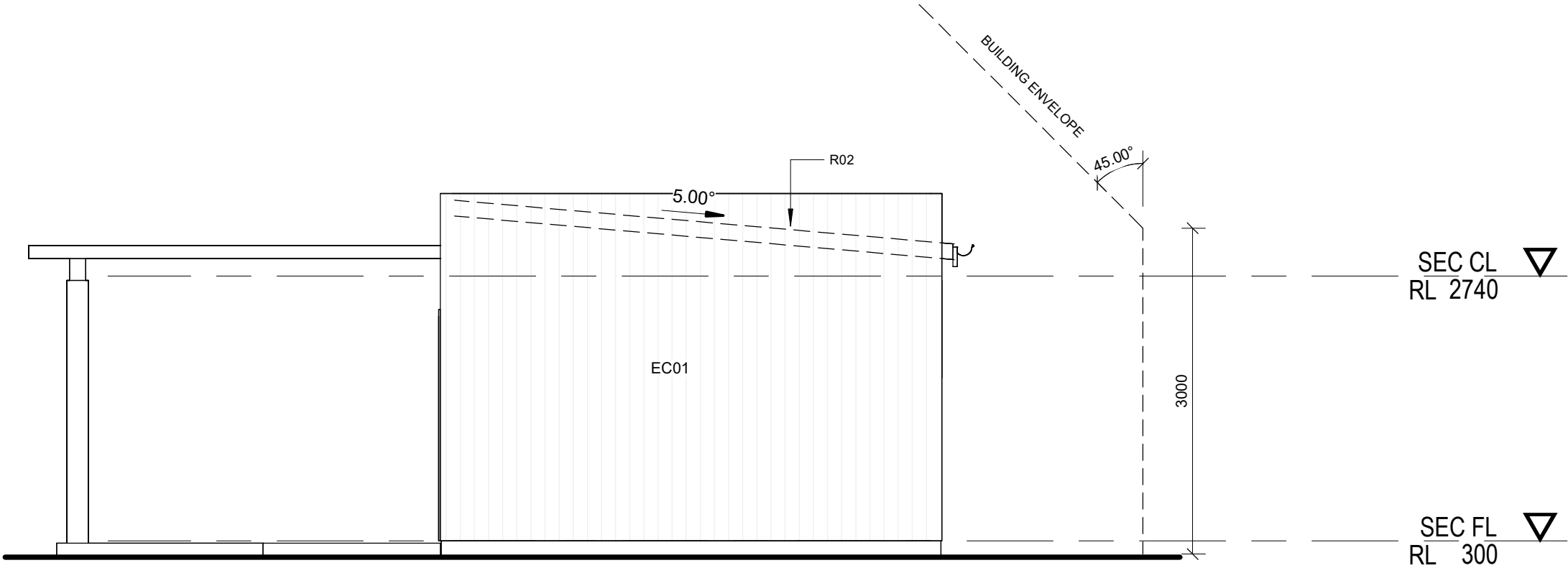
F01

Metroll Metroline Fascia system
Colorbond SURFMIST

All proprietry products to be installed in
accordance with manufacturers specifaction

Refer material notes for detailed information

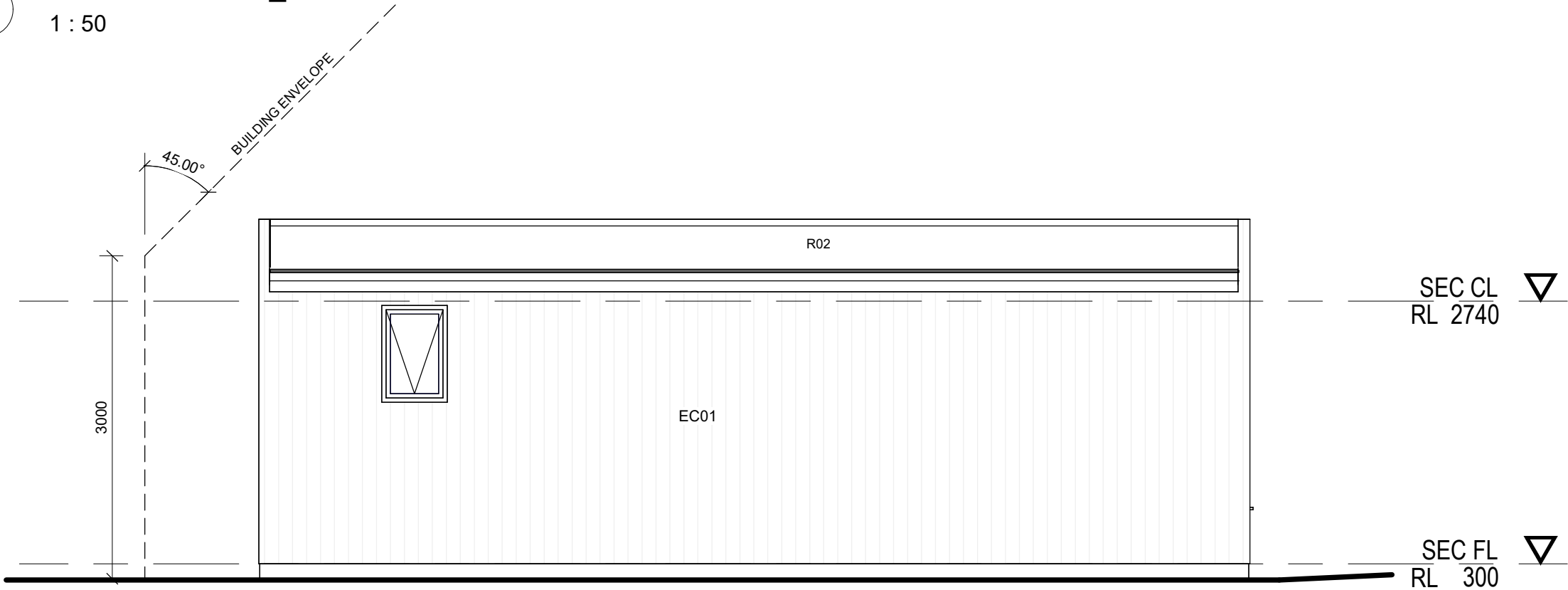
Windows & doors - refer schedules



3

SW ELEVATION_SEC

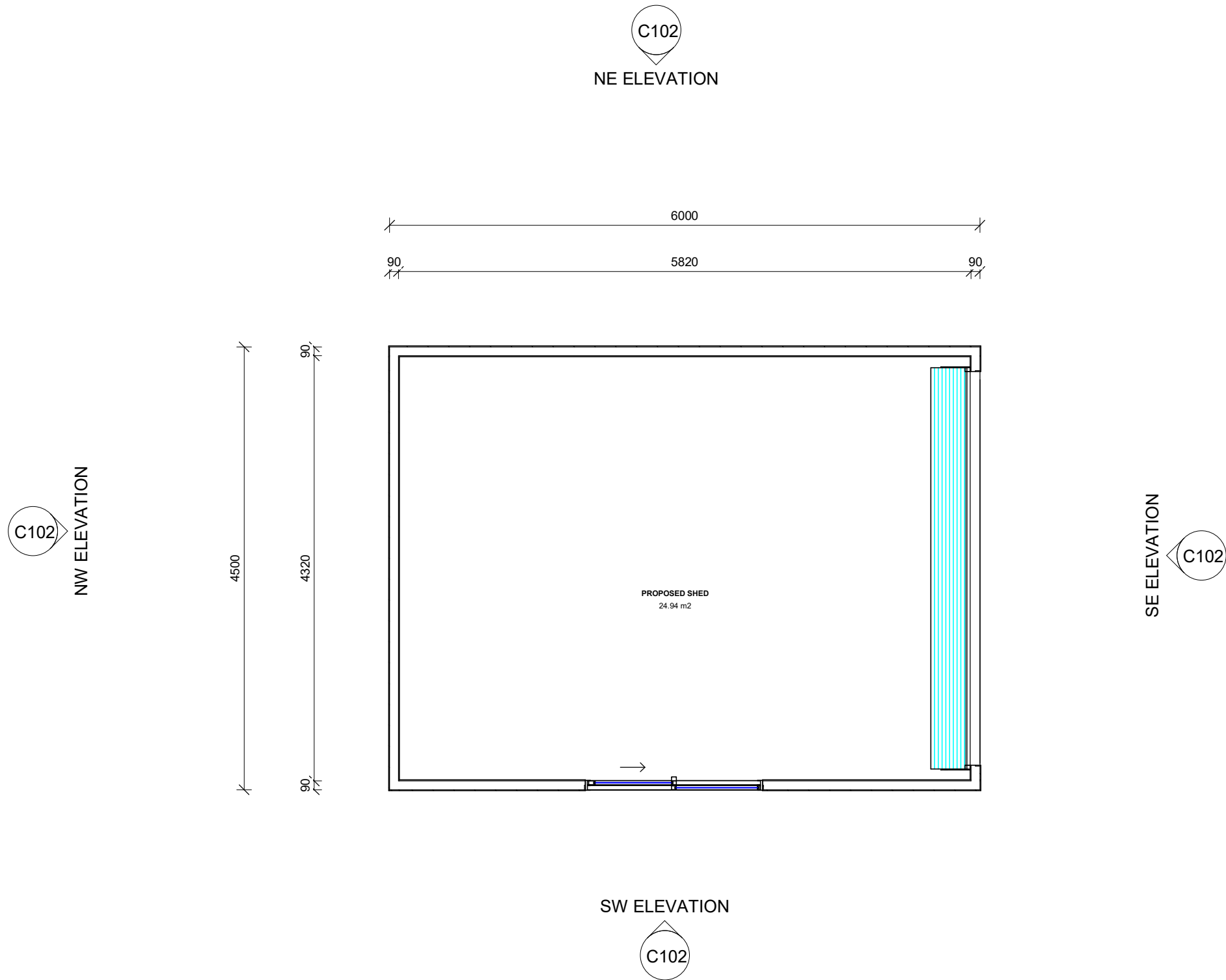
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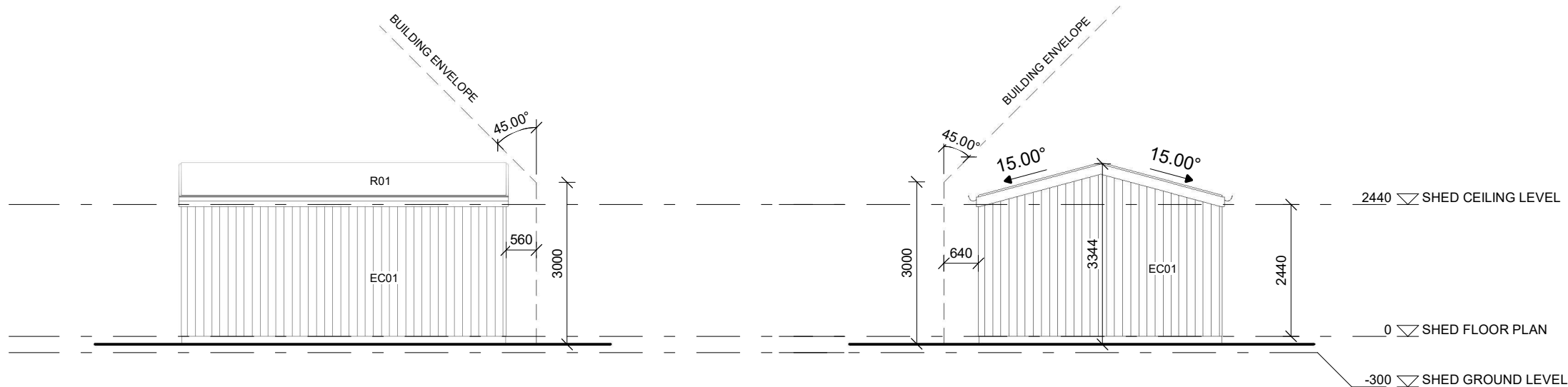
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SE ELEVATION_SEC

1 : 50

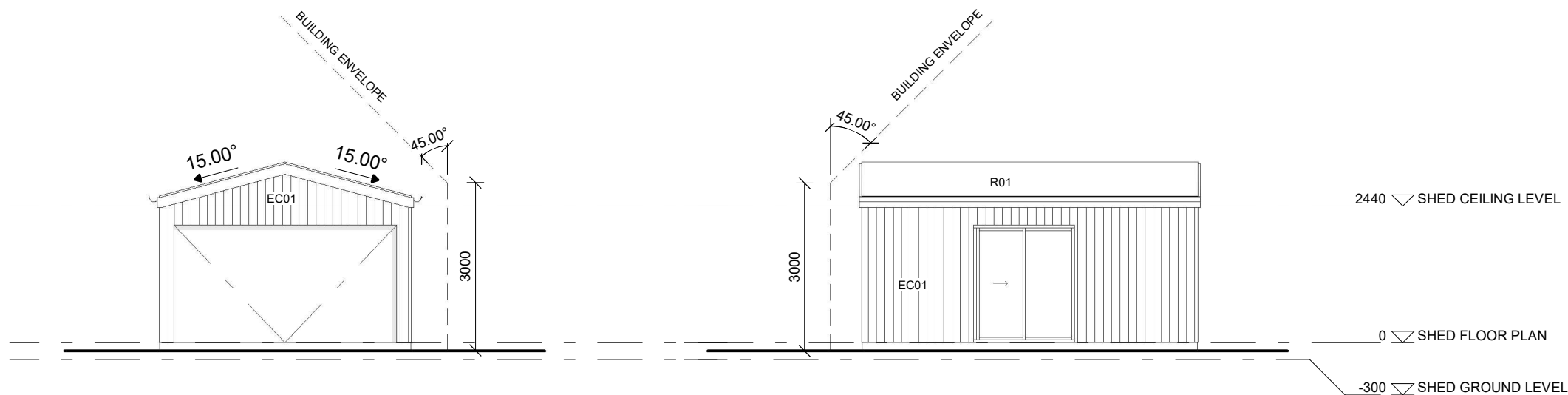


1 **SHED FLOOR PLAN**
1 : 50



1 NE ELEVATION
1 : 100

2 NW ELEVATION
1 : 100



3 SE ELEVATION
1 : 100

4 SW ELEVATION
1 : 100

ELEVATION LEGEND

EC01	COLOURBOND TRIMDEK. COLOR 'SURFMIST'
R01	Colourbond Custom Orb - COLOR 'SURFMIST'
G01	Metroll Hi-Front Quad Gutter COLOR 'SURFMIST'
F01	Metroll Metroline Fascia system COLOR 'SURFMIST'

All propriety products to be installed in
accordance with manufacturers specifaction

Refer material notes for detailed information

Windows & doors - refer schedules

REVISION:	DESCRIPTION:	DATE:

Client:	JO WOODBURY
Project:	ALTERATION & ADDITION
at	4 CURRAWONG PL RIVERSIDE TAS 7250

Project No:	JW2026
Drawn By:	Jo Woodbury
Accreditation No.	551573843

Drawing Title	SHED ELEVATIONS
Date:	23/09/2026
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REVISION:	DESCRIPTION:	DATE:

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Project:	ALTERATION & ADDITION
at	4 CURRAWONG PL RIVERSIDE TAS 7250

Project No:	JW2026
Drawn By:	Jo Woodbury
Accreditation No.	551573843

Drawing Title	3D VISUALS
Date:	23/09/2026
Scale:	

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