Eden Street
Riverside Tasmania 7250
Telephone: (03) 6323 9300
Facsimile: (03) 6323 9349

West Tamar COUNCIL

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY		
	Application Number	PA2026190
	Assess No:	A9809
	PID No:	9094346

Applicant Name:	**Aaron & Sarah Olner**					
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:	Aaron & Sarah Olner

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)*	~~Garry & Lynn Olner~~ Aaron Olner & Sarah Olner & Olner
Location / Address:	758 Winkleigh Road, Winkleigh + Access over Crown Road Reserve
Title Reference:	188023/1 188023/3
Zone(s):	**20.0 Rural**
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 X
(If yes please specify the relevant components):	

DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: X	Visitor Accommodation: ☐	Commercial: ☐	Other: ☐
	Description of Use: **New Dwelling**			
Development Type:	Building work: X	Demolition: ☐	Subdivision: ☐	Other: ☐
	Description of development: **Building and Onsite Wastewater, Stormwater**			

New or Additional Area:	351.20m2	
Estimated construction cost of the proposed development:	$1,200,000	
Building Materials:	Wall Type: Metal sheet, Stone, Timber	Colour: white, natural stone, black
	Roof Type: colorbond	Colour: light grey

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
AARON & SARAH OLNER ~~Garry & Lynn Olner~~	S Olner	9/6/2026

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
Aaron & Sarah Olner	S.Olner	5/6/2026

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.

	Name (print)	Signed	Date
Crown Consent *(if required)*	Jesse Walker Unit Manager (Assessments)		28/10/26
Chief Executive Officer *(if required)*			

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: GARRY & LYNN OLNER

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
AARON OLNER		9/6/2026

OWNER GARRY PAUL OLNER
LYNN KAREN OLNER
AARON MORGAN BUTLER OLNER
SARAH LOUISE OLNER

FOLIO REFERENCE C.T. 115517/1
C.T.115516/1, C.T.115516/2, C.T.115516/3

GRANTEE PART OF LOT 3213, 198 AC. GRANTED TO STEPHEN KERRISON & PART OF LOT 13523, 40 AC. GRANTED TO ROBERT KERRISON

PLAN OF SURVEY

BY SURVEYOR R. M. PECK

LOCATION
LAND DISTRICT OF DEVON
PARISH OF MARLAND

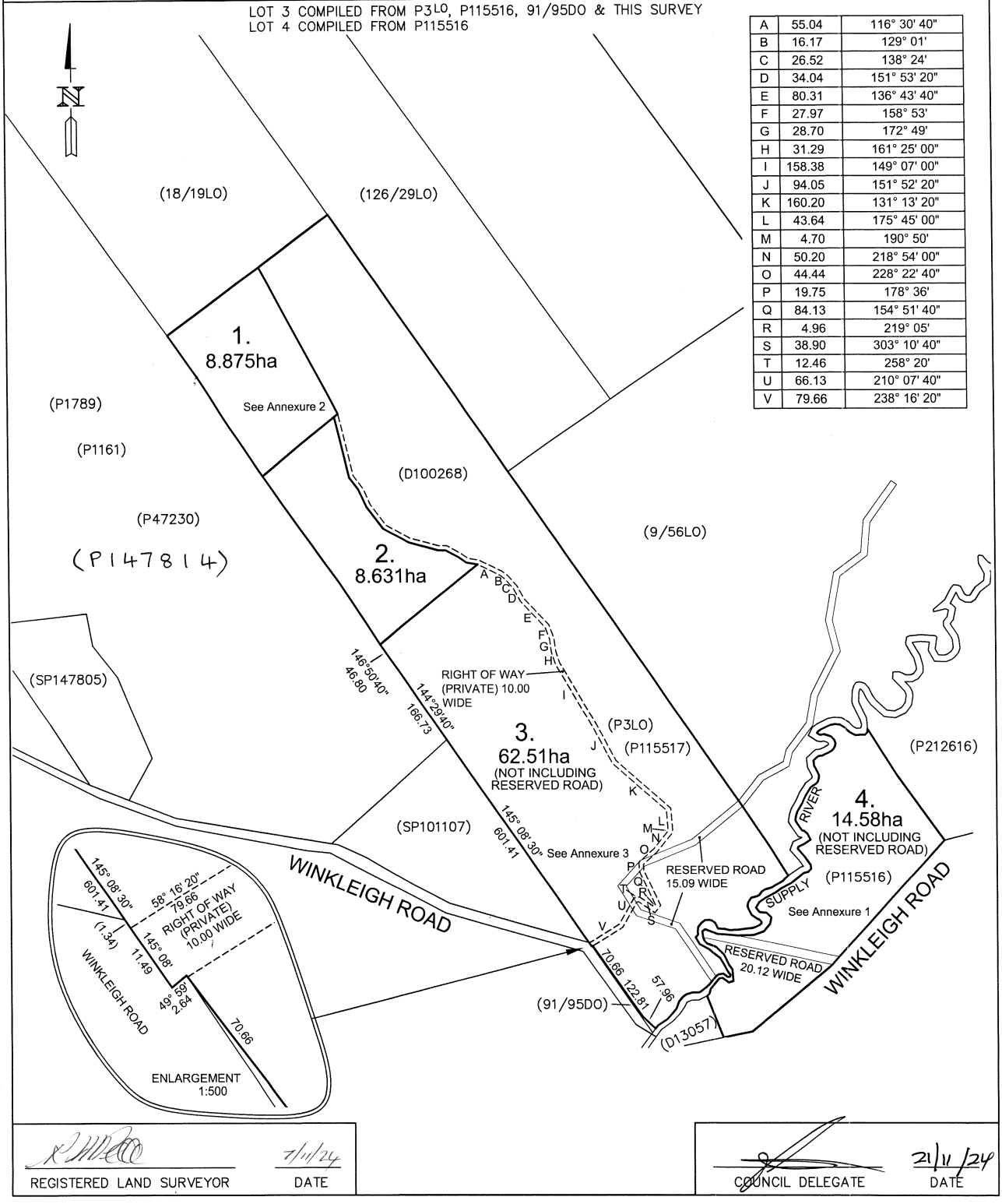
SCALE 1:8000 LENGTHS IN METRES

REGISTERED NUMBER
SP188023

~~APPROVED~~
EFFECTIVE FROM 11 DEC 2024
Recorder of Titles

MAPSHEET MUNICIPAL CODE No	LAST UPI No	LAST PLAN No. P115516 & D115517	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 3 COMPILED FROM P3LO, P115516, 91/95DO & THIS SURVEY
LOT 4 COMPILED FROM P115516

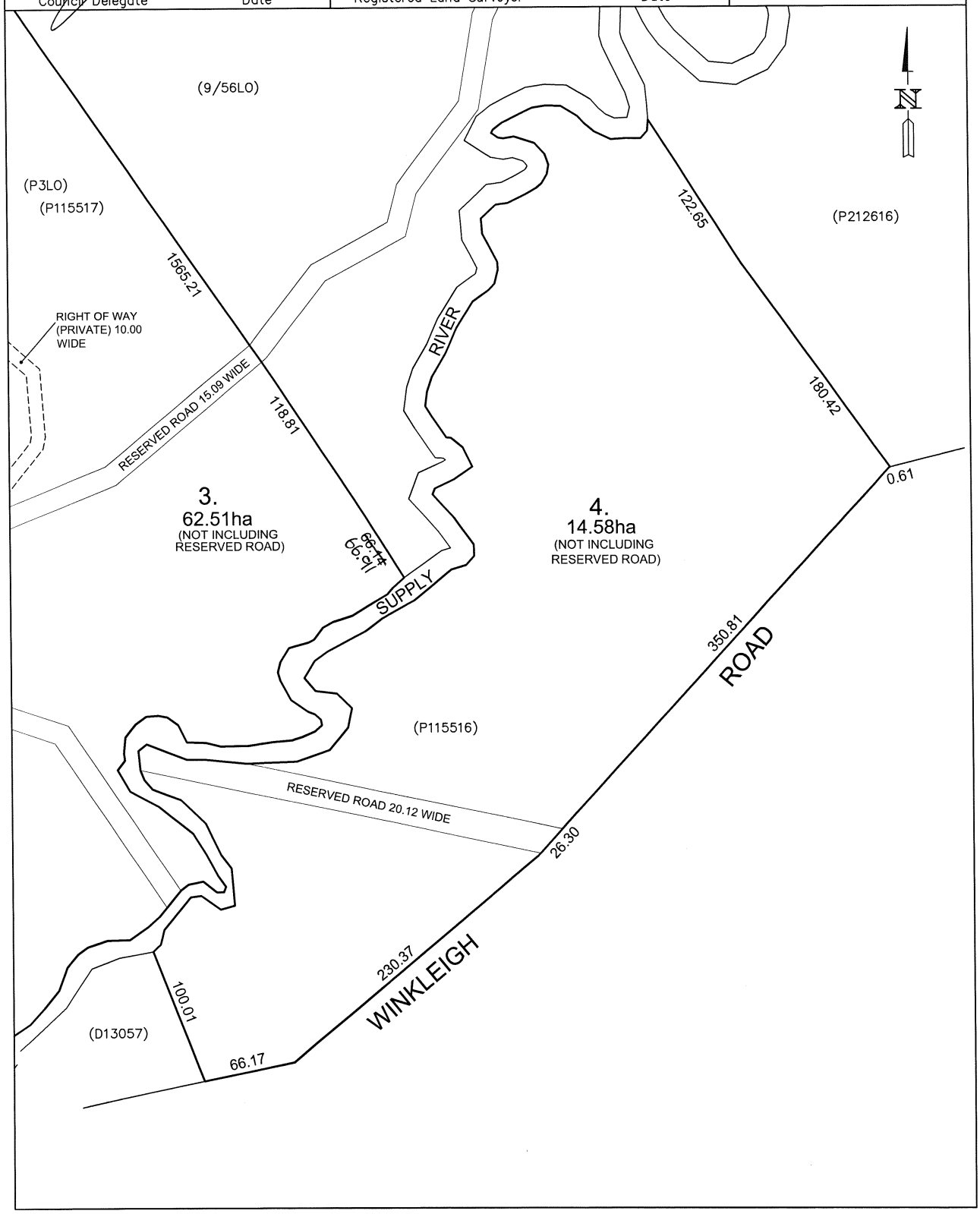


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C	26.52	138° 24'	
D	34.04	151° 53' 20"	
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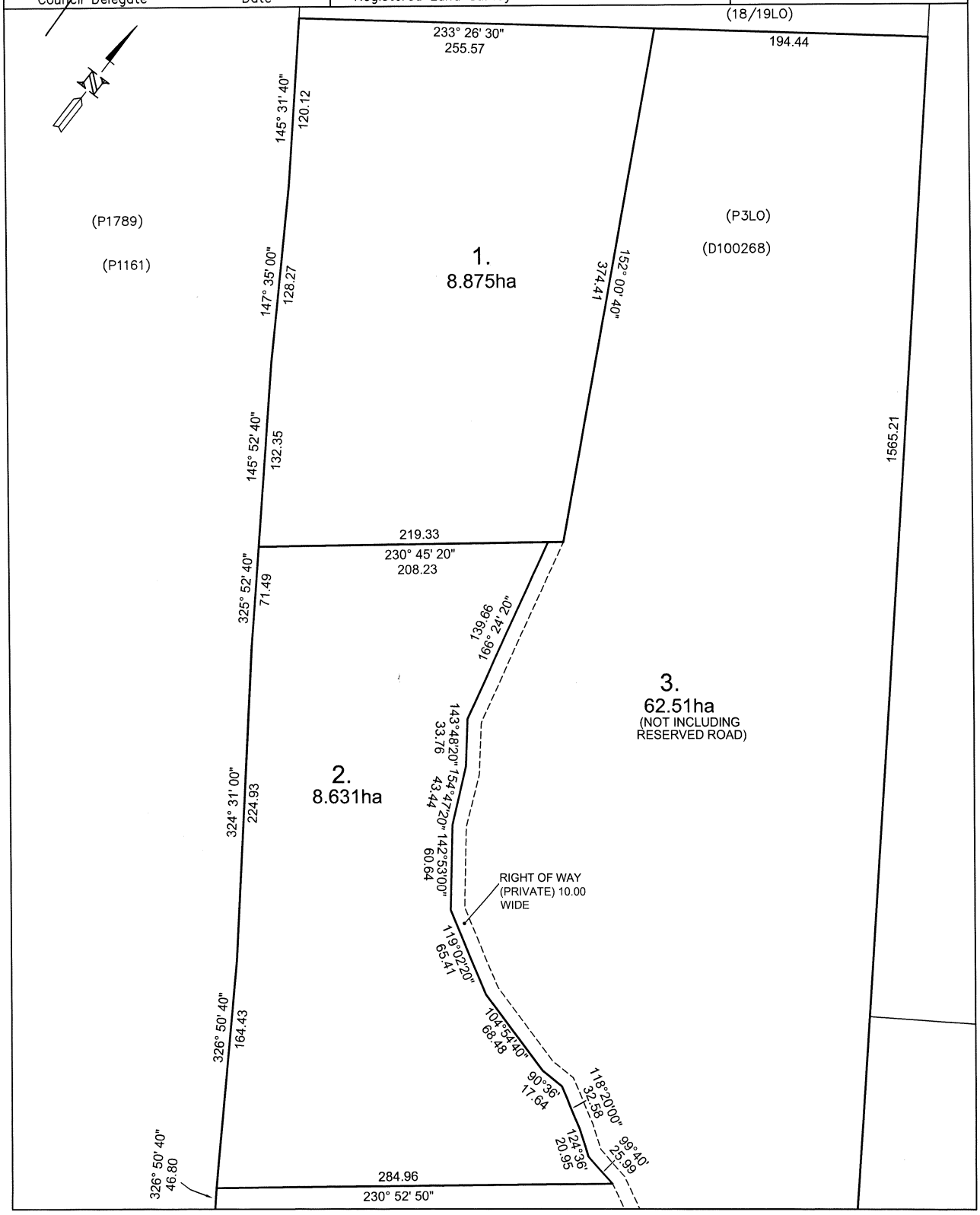
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COUNCIL DELEGATE — DATE 21/11/24

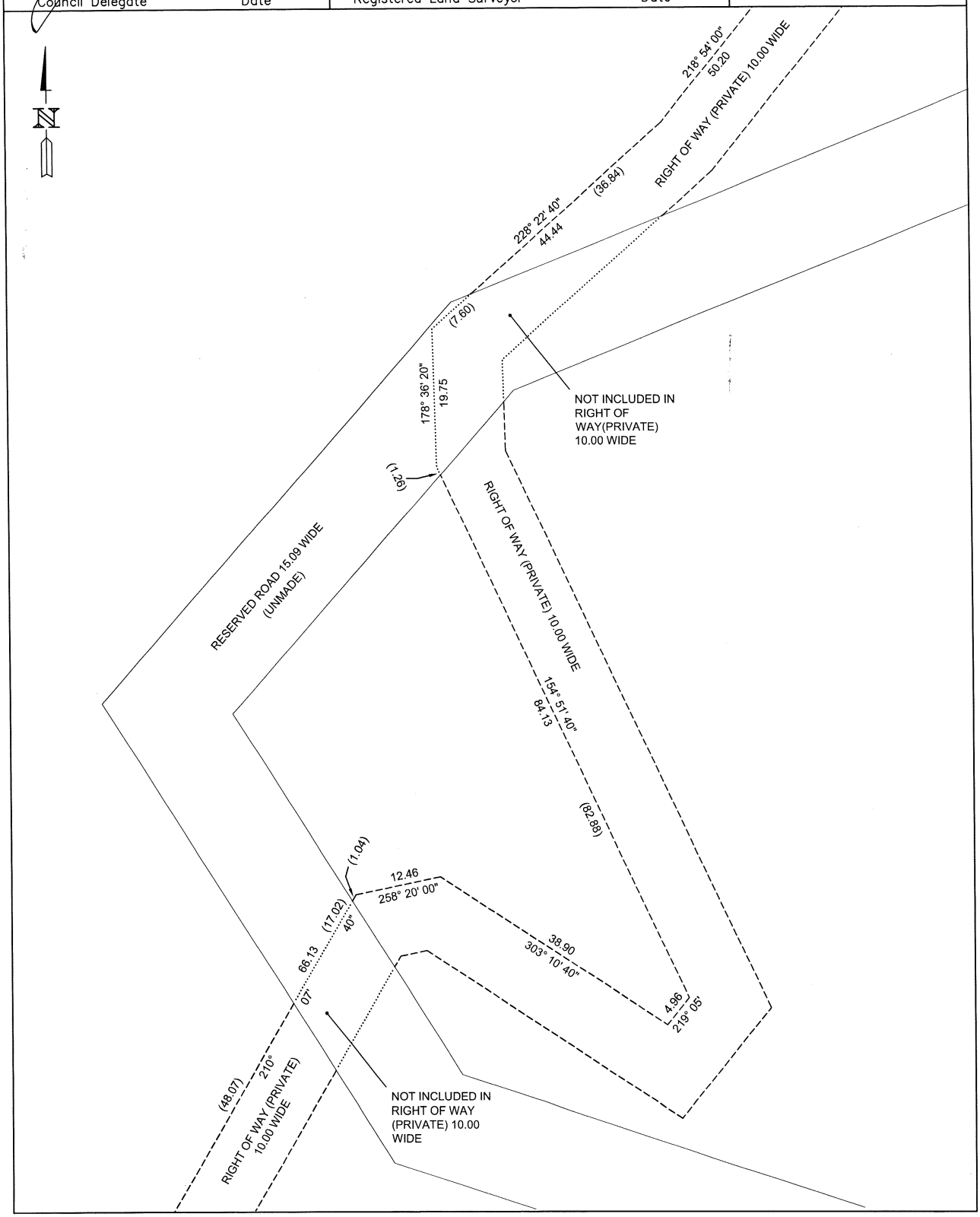
PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 3 SHEETS	OWNER GARRY PAUL OLNER, LYNN KAREN OLNER AARON MORGAN BUTLER OLNER SARAH LOUISE OLNER FOLIO REFERENCE C.T.115517/1, C.T.115516/1, C.T.115516/2, C.T.115516/3 SCALE 1:2500 LENGTH IN METRES	Registered Number SP 188023
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 21/11/24 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Land Surveyor 7/11/24 Date	~~APPROVED~~ EFFECTIVE FROM 11 DEC 2024 Recorder of Titles



PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 3 SHEETS	OWNER GARRY PAUL OLNER, LYNN KAREN OLNER AARON MORGAN BUTLER OLNER SARAH LOUISE OLNER FOLIO REFERENCE C.T.115517/1, C.T.115516/1, C.T.115516/2, C.T.115516/3 SCALE 1:2500 LENGTH IN METRES	Registered Number SP 188023
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PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 3 SHEETS	OWNER GARRY PAUL OLNER, LYNN KAREN OLNER AARON MORGAN BUTLER OLNER SARAH LOUISE OLNER FOLIO REFERENCE C.T.115517/1, C.T.115516/1, C.T.115516/2, C.T.115516/3 SCALE 1:2500 LENGTH IN METRES	Registered Number SP188023
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SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP. 188023

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

BURDENING EASEMENTS

Lot 3 on the Plan is subject to a Right of Carriageway in favour of Lots 1 and 2 and on the Plan over the land marked 'RIGHT OF WAY (PRIVATE) 10.00 WIDE' on the Plan.

BENEFITTING EASEMENTS

Lots 1 and 2 on the Plan are TOGETHER WITH a Right of Carriageway passing through Lot 3 on the Plan over the land marked 'RIGHT OF WAY (PRIVATE) 10.00 WIDE' on the Plan.

FENCING PROVISION

In relation to the lots on the Plan the Vendor (Garry Paul Olner, Lynn Karen Olner, Aaron Morgan Butler Olner and Sarah Louise Olner) shall not be required to fence.

Commonwealth Bank of Australia being the Mortgagee under registered Mortgage E371519 consents to the registration of this Schedule of Easements

SIGNED SEALED AND DELIVERED for and on behalf of COMMONWEALTH BANK OF AUSTRALIA by its Attorney Aneesha Bowden under Registration Power of Attorney No. 7266[illegible] who certifies that he/she is SENIOR CONVEYANCING OFFICER of the COMMONWEALTH BANK OF AUSTRALIA and declares that he/she has received no notice of revocation of the said Power of Attorney and in the presence of:

Yasmin Magalhaes
Bank Officer, Sydney

Garry Paul Olner

Lynn Karen Olner

Aaron Morgan Butler Olner

Sarah Louise Olner

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: GARRY PAUL OLNER, LYNN KAREN OLNER, AARON MORGAN BUTLER OLNER, SARAH LOUISE OLNER	PLAN SEALED BY: West Tamar Council
FOLIO REF: 115517/1, 115516/2, 115516/3 and115516/1	DATE: 21/11/24
SOLICITOR & REFERENCE: SIMMONS WOLFHAGEN ZED 233500	REF NO. PA2021508
	Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

OWNER GARRY PAUL OLNER
LYNN KAREN OLNER
AARON MORGAN BUTLER OLNER
SARAH LOUISE OLNER

FOLIO REFERENCE C.T. 115517/1
C.T.115516/1, C.T.115516/2, C.T.115516/3

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BY SURVEYOR R. M. PECK

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LAND DISTRICT OF DEVON
PARISH OF MARLAND

SCALE 1:8000 LENGTHS IN METRES

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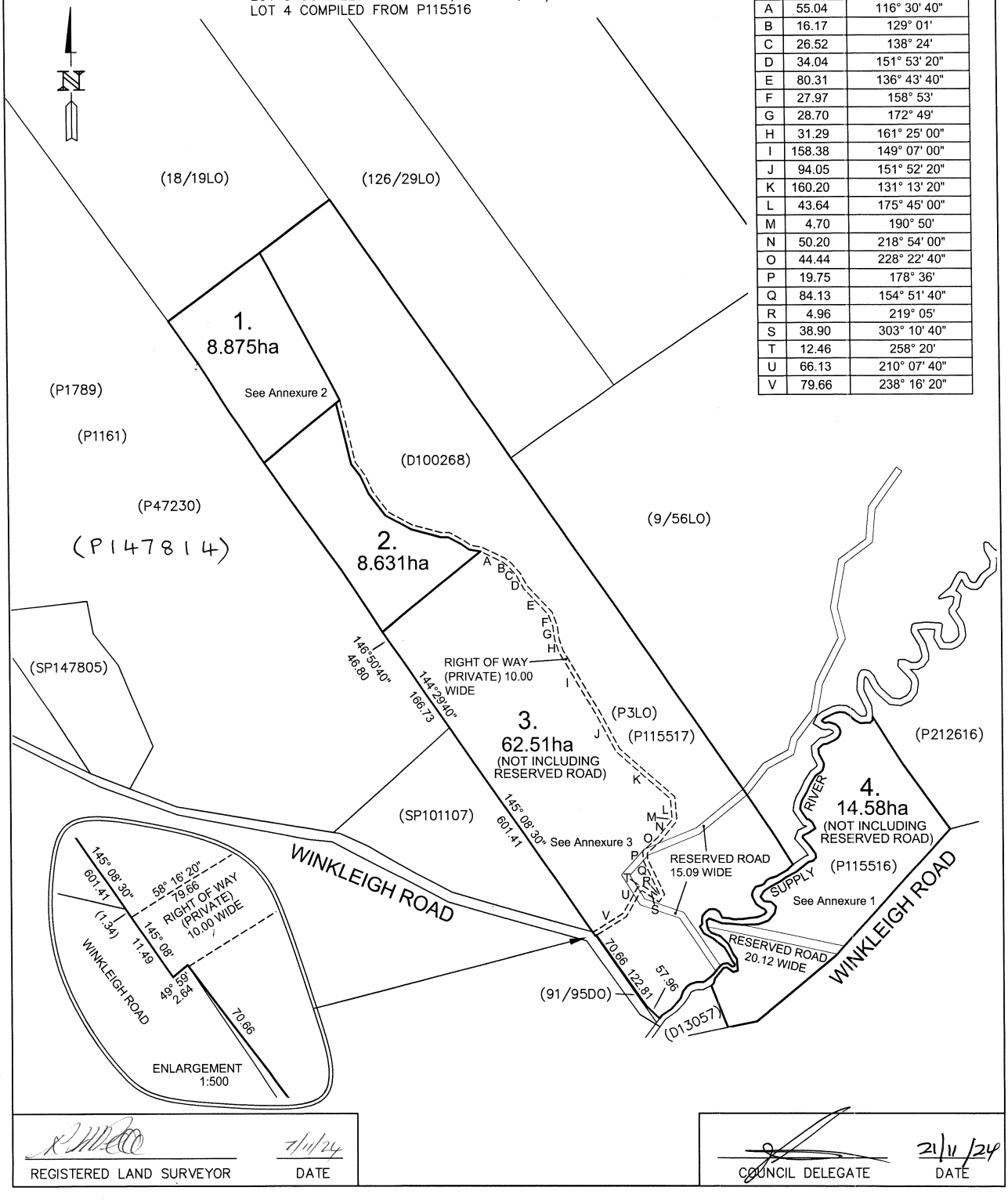
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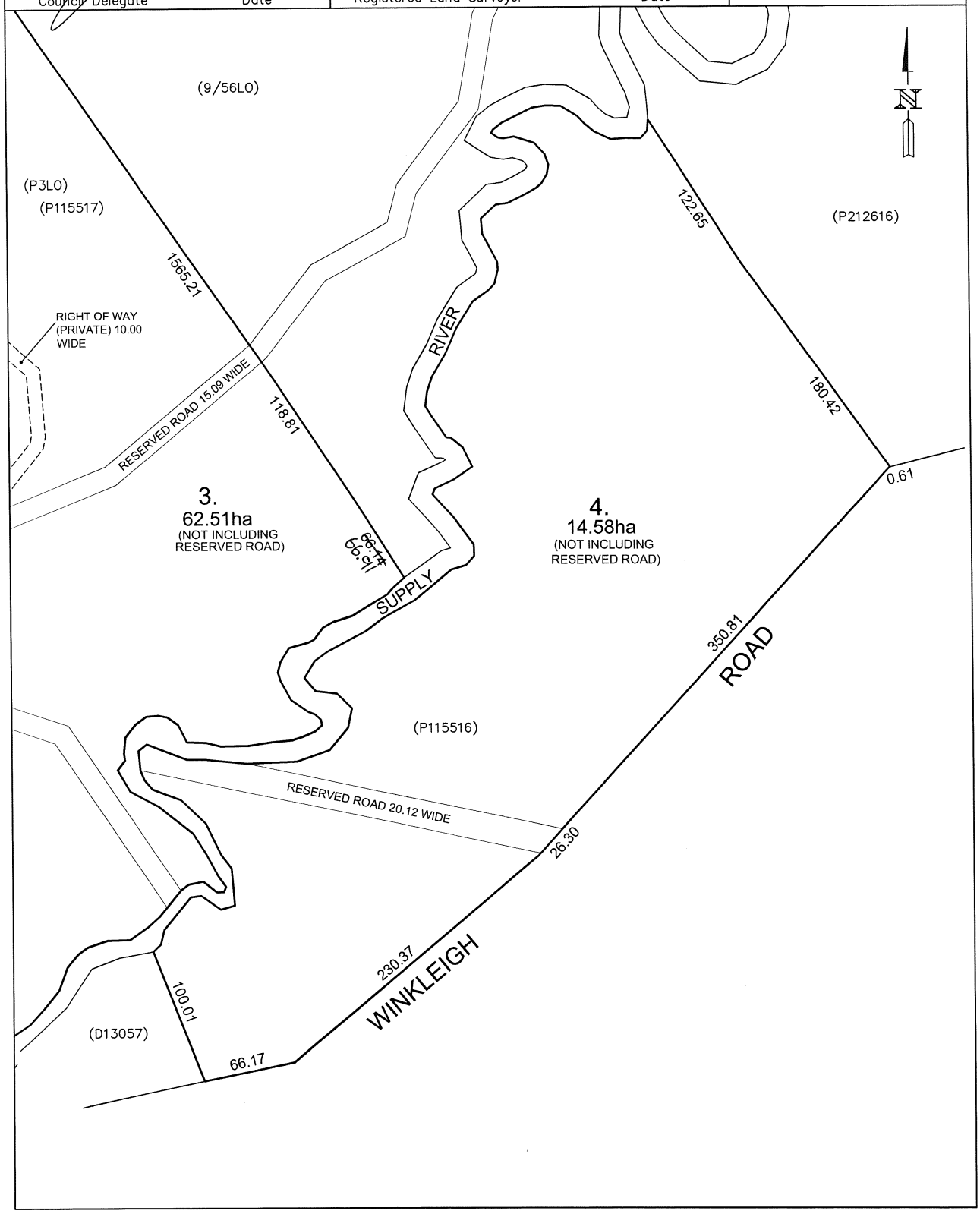
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REGISTERED LAND SURVEYOR — DATE 7/11/24

COUNCIL DELEGATE — DATE 21/11/24

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 3 SHEETS	OWNER GARRY PAUL OLNER, LYNN KAREN OLNER AARON MORGAN BUTLER OLNER SARAH LOUISE OLNER FOLIO REFERENCE C.T.115517/1, C.T.115516/1, C.T.115516/2, C.T.115516/3 SCALE 1:2500 LENGTH IN METRES	Registered Number SP 188023
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PLAN OF SURVEY
ANNEXURE SHEET

SHEET 2 OF 3 SHEETS

OWNER GARRY PAUL OLNER, LYNN KAREN OLNER
AARON MORGAN BUTLER OLNER
SARAH LOUISE OLNER

FOLIO REFERENCE C.T.115517/1, C.T.115516/1, C.T.115516/2, C.T.115516/3

SCALE 1:2500 LENGTH IN METRES

Registered Number

SP 188023

SIGNED FOR IDENTIFICATION PURPOSES

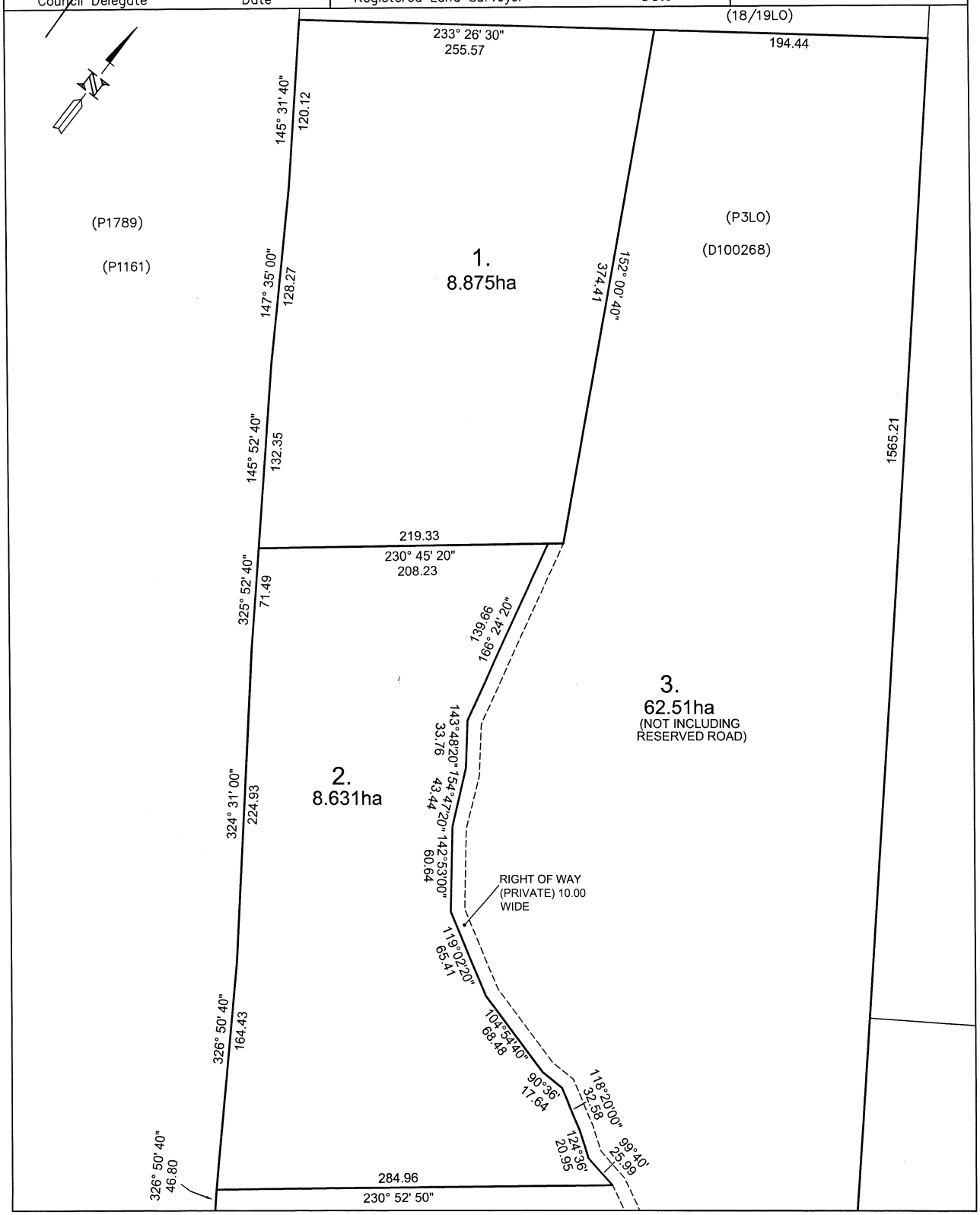
Council Delegate 21/11/24 Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET

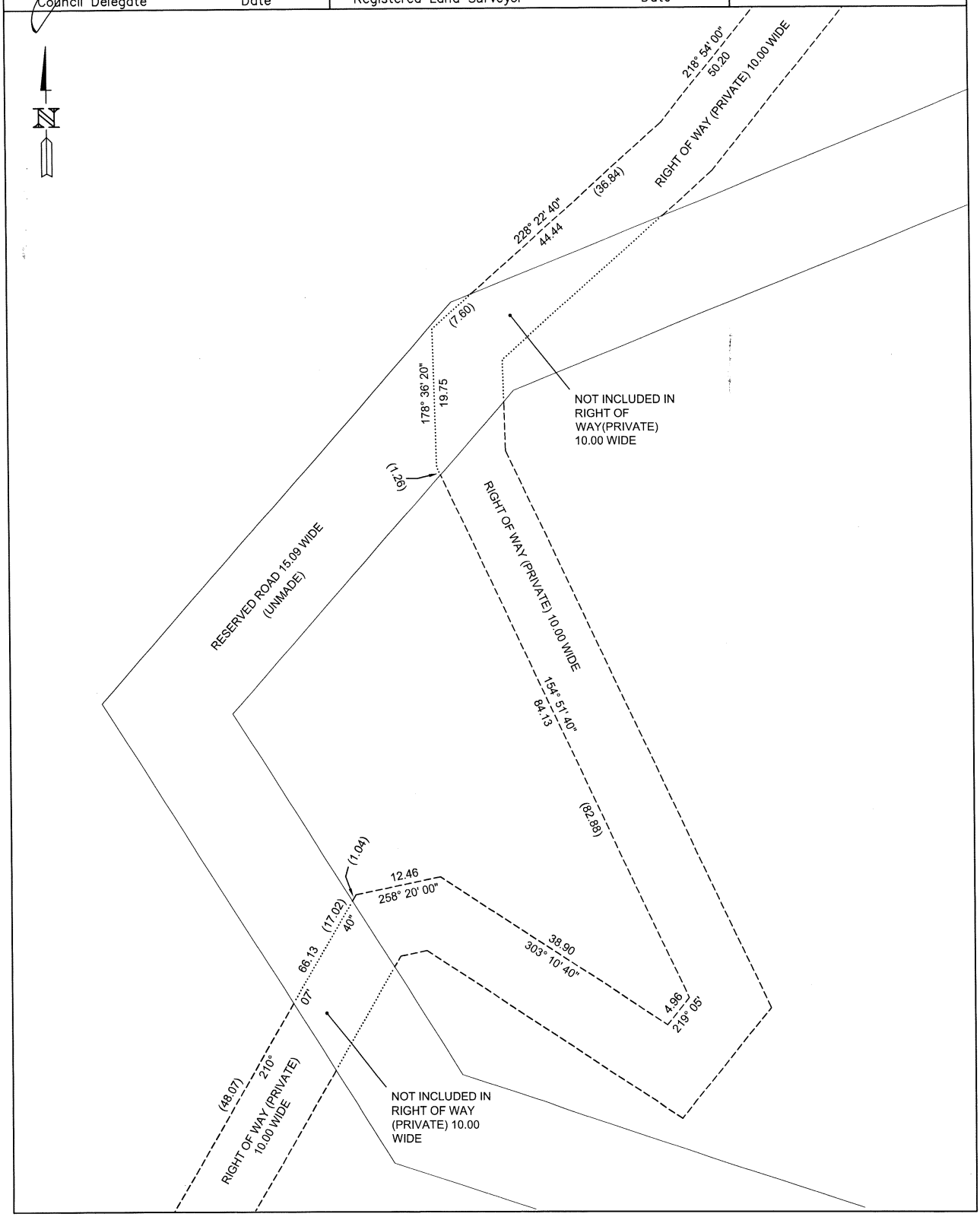
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NEW DWELLING
at 758 WINKLEIGH ROAD, WINKLEIGH TAS 7275
for AARON OLNER

REQUIRED APPROVAL STAMPS - BUILDING SURVEYOR / PERMIT AUTHORITY

NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND OR PERMIT AUTHORITY

PROJECT NUMBER:
25144

PROPERTY ID:
9094346

LAND TITLE, VOLUME & FOLIO
CT - 188023/1

SITE AREA:
88,646m2

FLOOR AREAS:
NEW DWELLING FLOOR AREA - 351.20m²

COUNCIL:
WEST TAMAR

SCHEME / ZONE:
20.0 RURAL

SCHEME / ZONE OVERLAYS:
BUSHFIRE PRONE
LANDSLIP HAZARD

SITE CLASSIFICATION:

WIND CLASSIFICATION: **

BUSHFIRE ATTACK LEVEL: BAL**

TERRAIN CLASSIFICATION: TC**

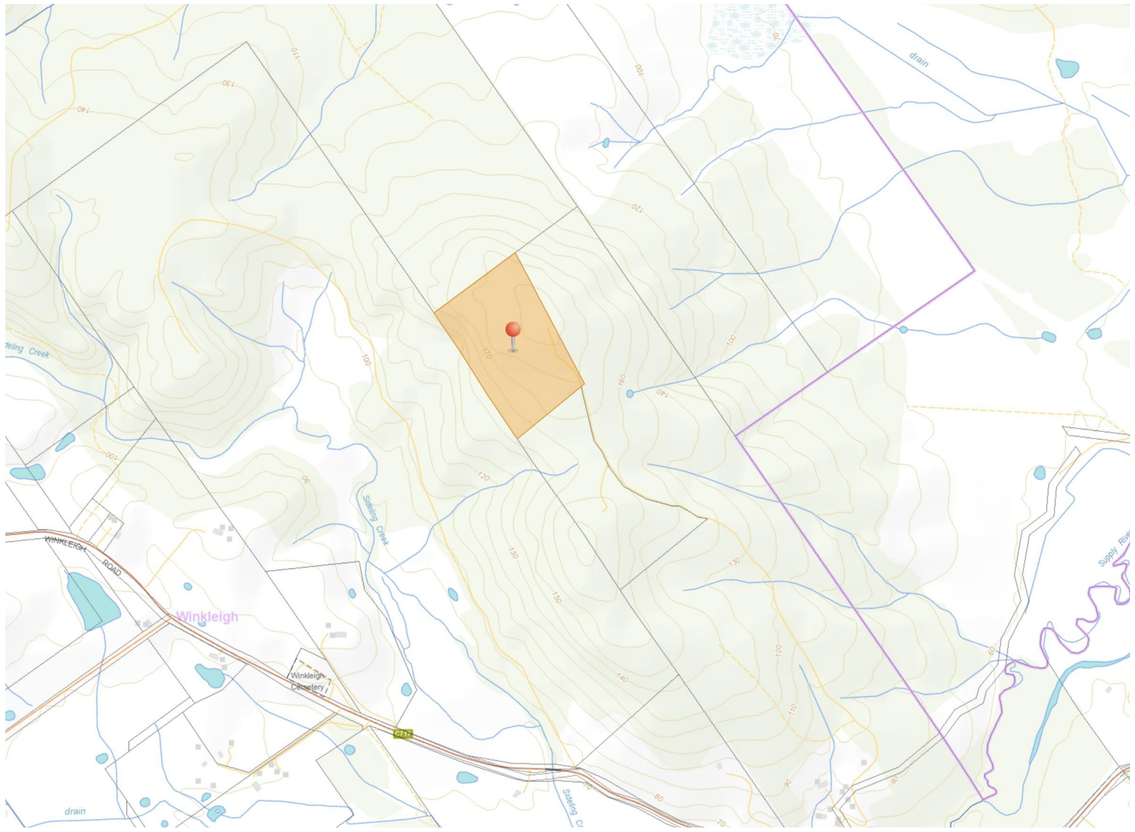
WIND REGION: A3

CLIMATE ZONE: 7

CORROSION ENVIRONMENT: LOW

ALPINE AREA: N/A

PRINT DATE:
11/09/2026



LOCATION PLAN

DRAWING SCHEDULE

A00	COVER PAGE
A01	LOCALITY SITE PLAN
A02	OVERALL SITE PLAN
A03	PART SITE PLAN
A04	FLOOR PLAN
A05	ELEVATIONS
A06	PERSPECTIVES

HIA MEMBER you're in good hands

PLANS TO BUILD

ABN 23 269 055 701
Level 1 Holyman House, 52-60 Brisbane St,
Launceston, Tasmania, 7250.
Tel - 6388 9914 - Mob - 0488 377 937
Email - jackson@planstobuild.com.au
J.E.YOUNG LIC. No. 674 563 705

GENERAL NOTES:

IN ACCORDANCE WITH THE N.C.C.S BUILDING CODE OF AUSTRALIA VOLUME TWO, ALL BUILDING WORK SHALL BE IN STRICT COMPLIANCE WITH COUNCIL LAWS, REFERENCED AUSTRALIAN STANDARDS, BUILDING ACTS & REGULATIONS REFER ALSO TO THE GENERAL REQUIREMENTS PAGE.

THE BUILDER SHALL SECURE AND MAKE SAFE THE WORKSITE IN ACCORDANCE WITH WORK SAFE TASMANIA & WHS GUIDELINES & REGULATIONS.

THE BUILDER SHALL CARRY OUT DIAL BEFORE YOU DIG REFERRAL FOR LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EARTHWORKS.

THE BUILDER SHALL INSTALL SILT TRAPS & SCREENS AT THE PROPERTY BOUNDARY TO PREVENT SILT RUNOFF INTO THE COUNCIL MAIN SYSTEM FOR THE DURATION OF SITE WORKS.

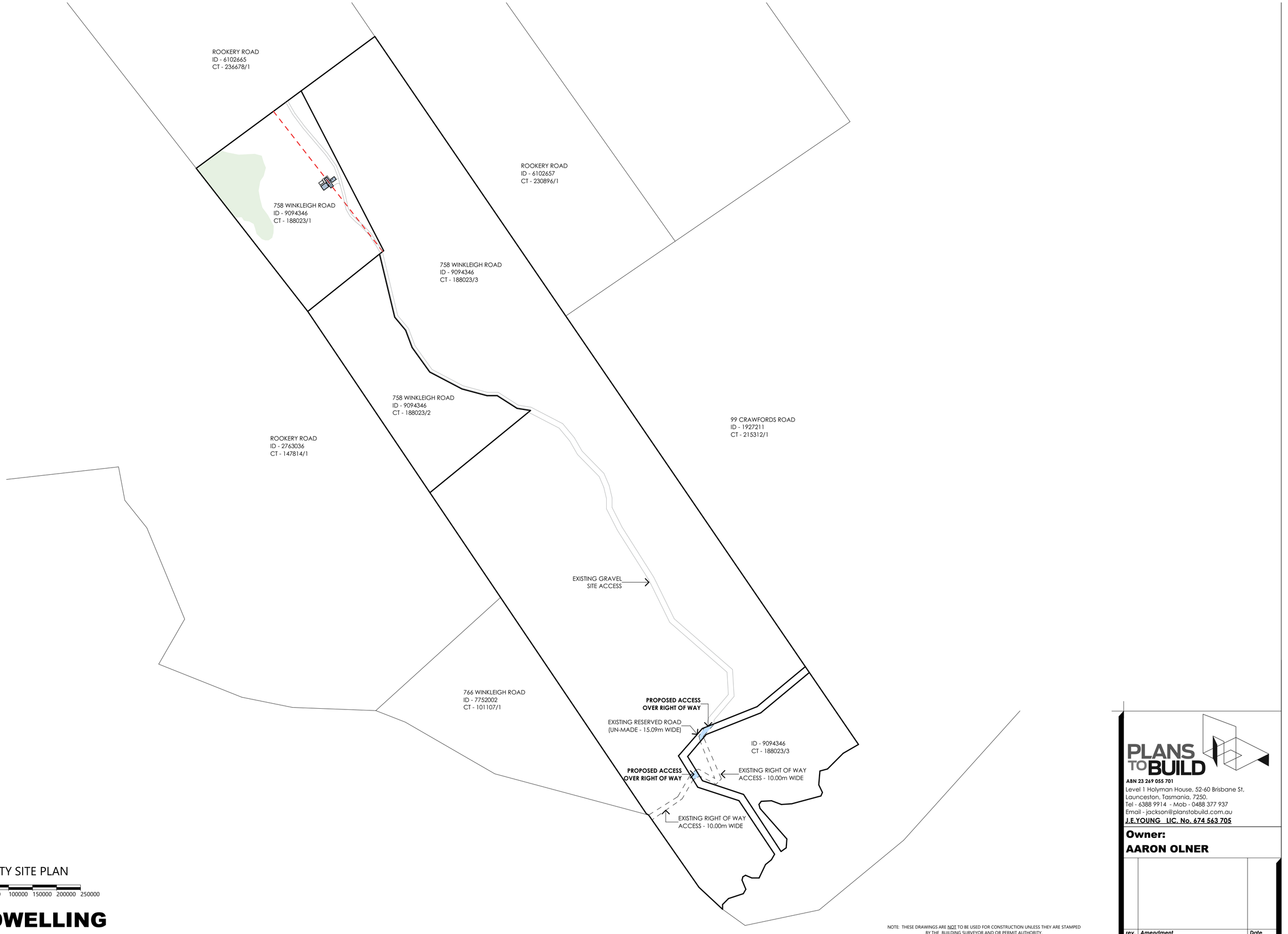
THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SETOUT OF ALL WORKS. A LAND SURVEYOR IS RECOMMENDED BY THE DESIGNER FOR ALL SETOUT. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS.

ALL FITTINGS & FIXTURES INSTALLED SHALL BE PURCHASED AS NEW CONDITION & QUALITY & CARRY THE RELEVANT AUSTRALIAN STANDARD, AND CODEMARK & WATERMARK COMPLIANCES.

rev.	Amendment	Date

DRAWING No: **A00**	ISSUE: SCHEMATIC
1 of 7	REV: 0



LOCALITY SITE PLAN
SCALE 1:5000
North
0mm 50000 100000 150000 200000 250000

NEW DWELLING

758 WINKLEIGH ROAD, WINKLEIGH TAS 7275

NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND OR PERMIT AUTHORITY.

PROJECT NUMBER:	SCALE: IF IN DOUBT ASK	PRINT DATE:
25144	SCALE @ A2	11/09/2026

PLANS TO BUILD
ABN 23 269 055 701
Level 1 Holyman House, 52-60 Brisbane St,
Launceston, Tasmania, 7250.
Tel - 6388 9914 - Mob - 0488 377 937
Email - jackson@planstobuild.com.au
J.E.YOUNG LIC. No. 674 563 705

Owner:
AARON OLNER

rev.	Amendment	Date

DRAWING No: A01 2 of 7
ISSUE: SCHEMATIC
REV: 0



SITE PLAN NOTES

SURFACE AND SUBSURFACE DRAINAGE SYSTEMS
IN ACCORDANCE WITH PART D2. NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A STORMWATER DRAINAGE SYSTEM MUST BE IN ACCORDANCE WITH AS/NZS 3500.3

SOIL AND WATER MANAGEMENT
PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT WORKS THE APPLICANT OR BUILDER MUST INSTALL ALL NECESSARY SILT FENCES AND CUT-OFF DRAINS TO PREVENT THE SOIL, GRAVEL AND OTHER DEBRIS FROM ESCAPING THE SITE. ADDITIONAL WORKS MAY BE REQUIRED ON COMPLEX SITES.

NO MATERIAL OR DEBRIS IS TO BE TRANSPORTED ONTO THE ROAD RESERVE (INCLUDING THE NATURE STRIP, FOOTPATH AND ROAD PAVEMENT). ANY MATERIAL THAT IS DEPOSITED ONTO THE ROAD RESERVE AS A RESULT OF THE DEVELOPMENT ACTIVITY IS TO BE REMOVED BY THE APPLICANT OR BUILDER.

THE SILT FENCING, CUT-OFF DRAINS AND OTHER WORKS TO MINIMISE EROSION ARE TO BE MAINTAINED ON THE SITE UNTILL SUCH TIME AS THE SITE HAS REVEGETATED SUFFICIENTLY TO MITIGATE EROSION AND SEDIMENT TRANSPORT.

OVERALL SITE PLAN
SCALE 1:2000
North
0mm 20000 40000 60000 80000 100000

NEW DWELLING

758 WINKLEIGH ROAD, WINKLEIGH TAS 7275

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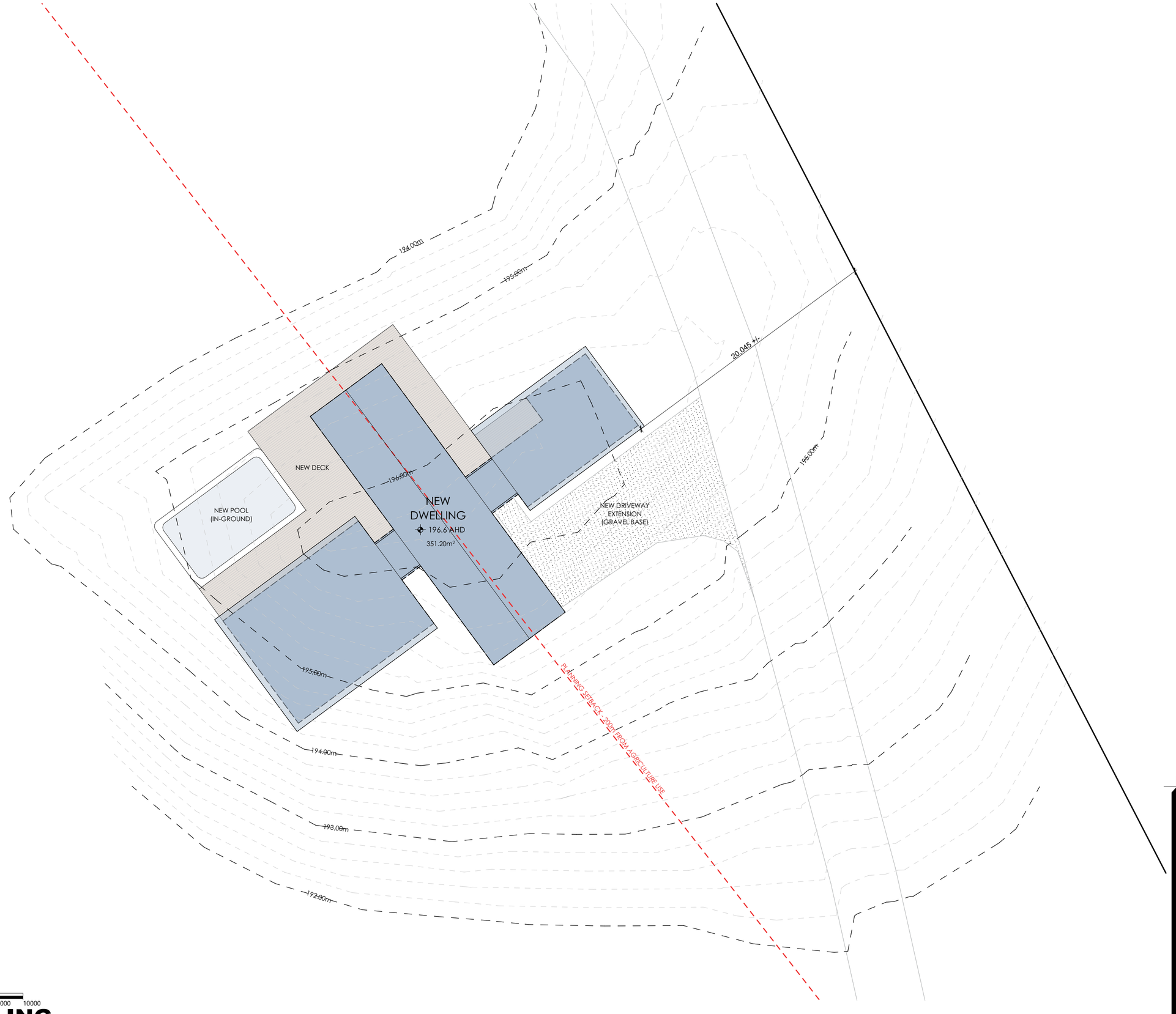
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Email - jackson@planstobuild.com.au
J.E.YOUNG LIC. No. 674 563 705

Owner:
AARON OLNER

rev.	Amendment	Date

DRAWING No: A02 3 of 7
ISSUE: SCHEMATIC
REV: 0



PART SITE PLAN
SCALE 1:200

North

0mm 2000 4000 6000 8000 10000

NEW DWELLING

758 WINKLEIGH ROAD, WINKLEIGH TAS 7275

SITE PLAN NOTES

SURFACE AND SUBSURFACE DRAINAGE SYSTEMS
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SOIL AND WATER MANAGEMENT
PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT WORKS THE APPLICANT OR BUILDER MUST INSTALL ALL NECESSARY SILT FENCES AND CUT-OFF DRAINS TO PREVENT THE SOIL, GRAVEL AND OTHER DEBRIS FROM ESCAPING THE SITE. ADDITIONAL WORKS MAY BE REQUIRED ON COMPLEX SITES.

NO MATERIAL OR DEBRIS IS TO BE TRANSPORTED ONTO THE ROAD RESERVE (INCLUDING THE NATURE STRIP, FOOTPATH AND ROAD PAVEMENT). ANY MATERIAL THAT IS DEPOSITED ONTO THE ROAD RESERVE AS A RESULT OF THE DEVELOPMENT ACTIVITY IS TO BE REMOVED BY THE APPLICANT OR BUILDER.

THE SILT FENCING, CUT-OFF DRAINS AND OTHER WORKS TO MINIMISE EROSION ARE TO BE MAINTAINED ON THE SITE UNTILL SUCH TIME AS THE SITE HAS REVEGETATED SUFFICIENTLY TO MITIGATE EROSION AND SEDIMENT TRANSPORT.

PLANS TO BUILD
ABN 23 269 055 701
Level 1 Holyman House, 52-60 Brisbane St,
Launceston, Tasmania, 7250.
Tel - 6388 9914 - Mob - 0488 377 937
Email - jackson@planstobuild.com.au
J.E.YOUNG LIC. No. 674 563 705

Owner:
AARON OLNER

rev.	Amendment	Date

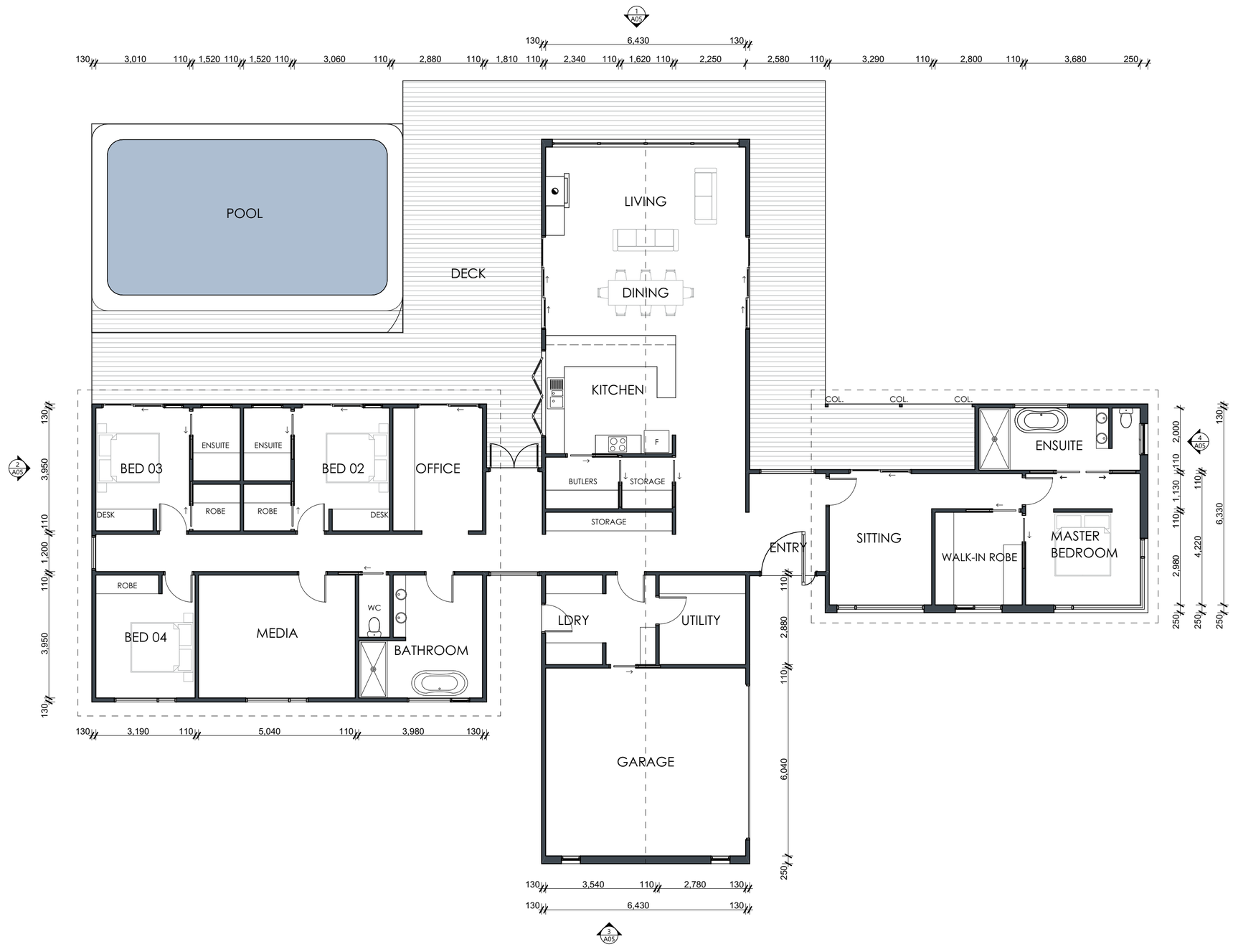
NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND OR PERMIT AUTHORITY.

PROJECT NUMBER:	SCALE: IF IN DOUBT ASK	PRINT DATE:
25144	SCALE @ A2	11/09/2026

DRAWING No: A03 — 4 of 7
ISSUE: SCHEMATIC
REV: 0

FLOOR PLAN LEGEND

- NEW WALLS
- PAINT GRADE HOLLOW CORE INTERIOR SWING DOOR WITH ARCHITRAVES, JAMBS AND STOPS. PAINT FINISH
- PAINT GRADE HOLLOW CORE **(SOLID IN WETAREAS)** INTERIOR CAVITY SLIDING DOOR WITH ARCHITRAVES AND JAMBS. PAINT FINISH
- W## POWDERCOATED ALUMINIUM FRAMED GLAZED WINDOWS REFER TO DOOR AND WINDOW SCHEDULE



FLOOR PLAN
SCALE 1:100
North
0mm 1000 2000 3000 4000 5000

NEW DWELLING

758 WINKLEIGH ROAD, WINKLEIGH TAS 7275

NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND OR PERMIT AUTHORITY.

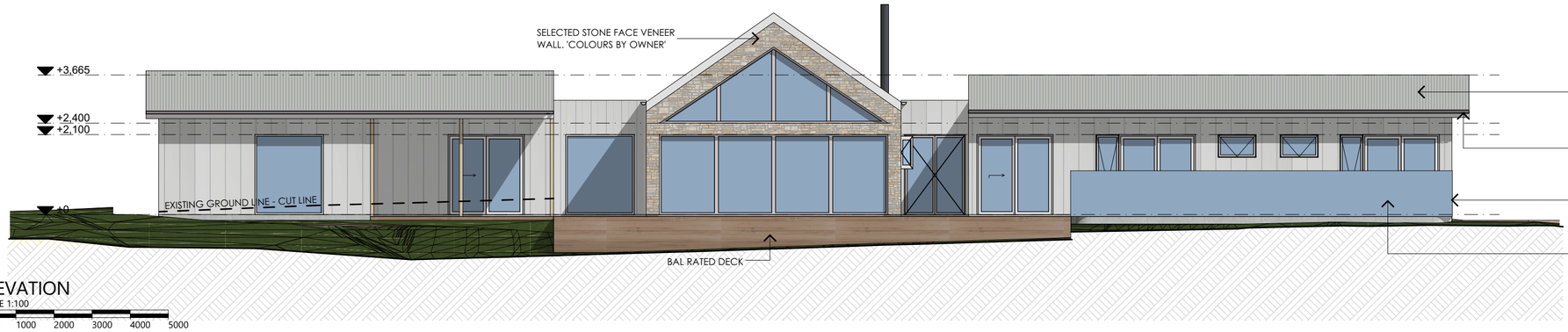
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DRAWING No: A04 — 5 of 7
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1 - ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



2 - ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



3 - ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



4 - ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

ELEVATION NOTES

WALL CLADDING SYSTEMS MUST BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES DETAILS, INSTRUCTIONS & SPECIFICATIONS.

INSTALL THE WALL CLADDING SYSTEM COMPLETE WITH JOINTS, TRIMS, FLASHINGS , SEALS , FIXINGS & FINISHES IN STRICT ACCORDANCE WITH MANUFACTURES DETAILS TO ENSURE A WEATHER-PROOF AND WATERTIGHT INSTALLATION.

REFER TO GLAZING CALCULATOR FOR WINDOW & GLAZING DETAILS TYP.

NEW DWELLING

758 WINKLEIGH ROAD, WINKLEIGH TAS 7275

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NEW DWELLING

758 WINKLEIGH ROAD, WINKLEIGH TAS 7275

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