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	PA2026320
	Assess No:	A14036
	PID No:	9498763

Applicant Name:	Mr Cabins Pty Ltd					
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.

WEST TAMAR COUNCIL

Application Number: «Application_Number»

APPLICANT DETAILS

Applicant Name:	Kerry Stott for Mr Cabins 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)*	**Ian Maxwell Gleeson**
Location / Address:	Lot 1, Lenborough Street, Beauty Point TAS 7270
Title Reference:	Lot 1 on Sealed Plan 300579
Zone(s):	

Existing Development/Use:	Residential
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: Installation of Permanent Modular Home with Decking			

New or Additional Area:	99.94sqm	
Estimated construction cost of the proposed development:	$170,000	
Building Materials:	Wall Type:	Colour:
	Roof Type:	Colour:

VISITOR ACCOMMODATION ❑N/A

Gross Floor Area to be used per lot:		**Number of Bedrooms to be used:**	2 Bedrooms
Number of Carparking Spaces:		**Maximum Number of Visitors at a time:**	

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: ***(Existing)***	
Number of Employees: ***(Proposed)***	

Type of Machinery installed:	
Details of trade waste and method of disposal:	Minimal Waste with Disposal at the Local Tip. This is due to the fact that it is manufactured overseas to Class 1A Standards

WEST TAMAR COUNCIL

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,*

Owner_Name		
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,*

Kerry Stott for Mr Cabins Pty Ltd	Kerry Stott	02/10/26
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: IAN MAXWELL GLEESON

FOLIO REFERENCE: F.R 17710/20
F.R 17710/21

GRANTEE:
PART OF 200 ACRES GTD. TO
WILLIAM MONTGOMERIE DAVIDSON

PLAN OF SURVEY

BY SURVEYOR: ANTHONY J PHILLIPS

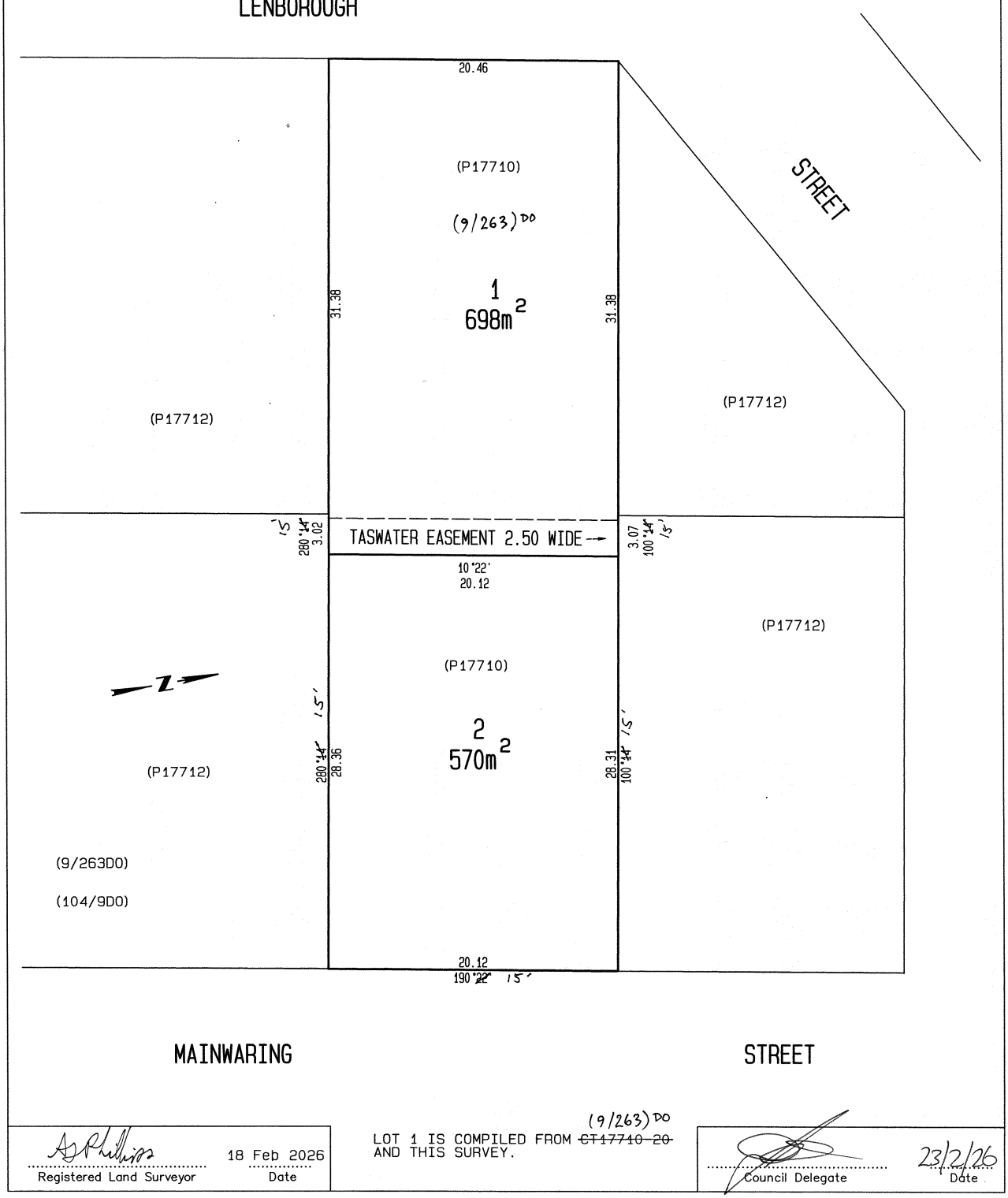
LOCATION: TOWN OF BEAUTY POINT

SCALE 1:250 LENGTHS IN METRES

REGISTERED NUMBER
SP300579

~~APPROVED~~
EFFECTIVE FROM 11 JUN 2026
Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



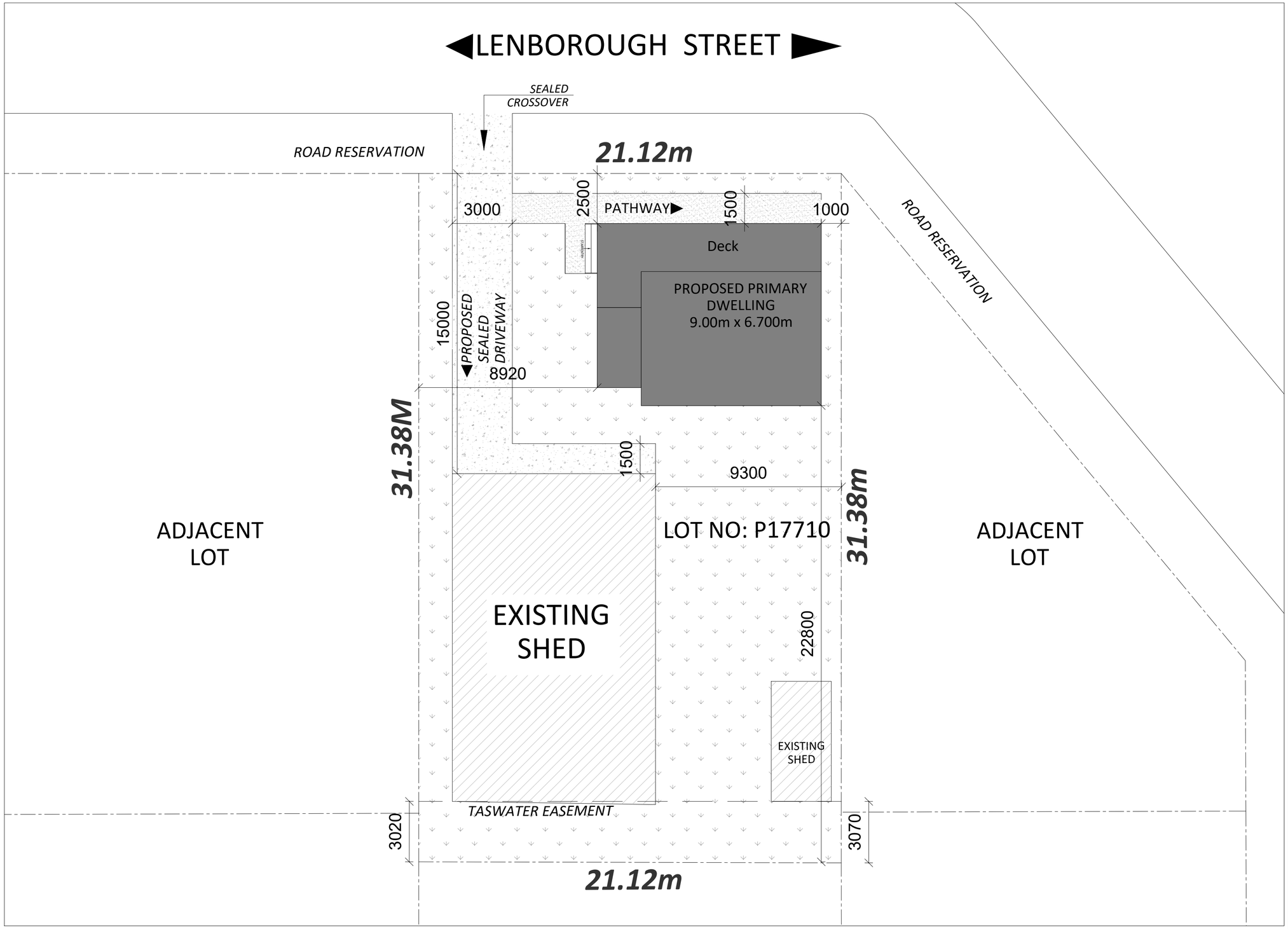
A J Phillips
Registered Land Surveyor

18 Feb 2026
Date

(9/263)D0
LOT 1 IS COMPILED FROM ~~CT17710-20~~
AND THIS SURVEY.

Council Delegate

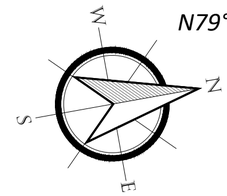
23/2/26
Date



SITE DETAILS	
LOT/PLAN	P17710
LOT SIZE	698 SQ.M
COUNCIL	
WEST TAMAR COUNCIL	
ZONE	
GENERAL RESIDENTIAL ZONE	

FLOOR AREA	
PROPOSED DWELLING	60.30 SQ.M
MODULAR BATHROOM	8.8 SQ.M
DECK AREA	30.84 SQ.M
EXISTING SHED	167.1 SQ.M
TOTAL AREA	267.04 SQ.M
SITE COVER %	38.26%

LEGENDS	
BOUNDARY LINE	
ROOF LINE	



01 SITE **SITE PLAN**
SCALE 1:6000

All units are in mm

MR CABINS

PRIMARY DWELLING

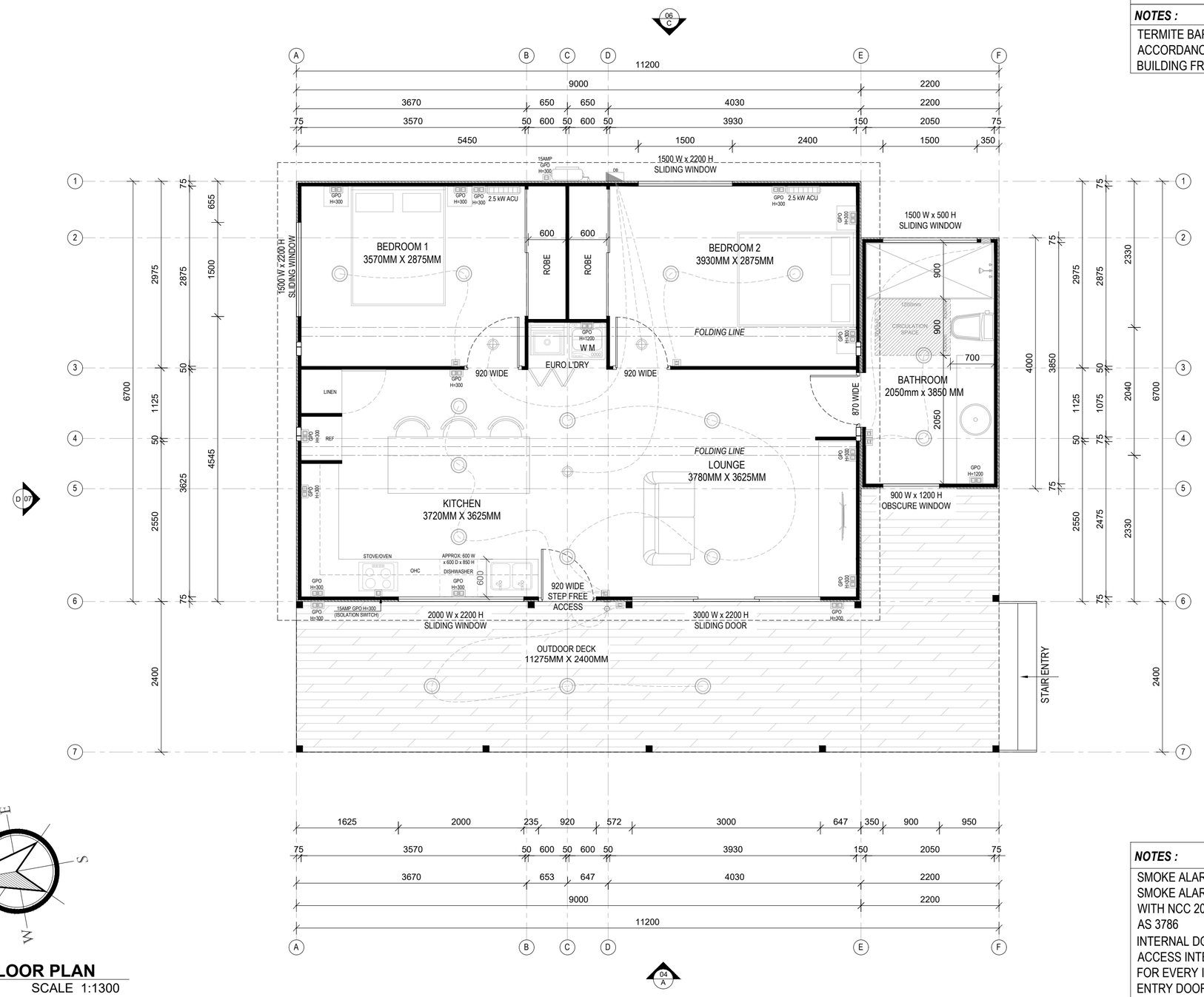
SITE PLAN

ALL DIMENSIONS ARE IN MILLIMETRES

PROJECT : 30 FT EXPANDABLE HOUSE
CLIENT : IAN GLEESON
LOCATION : 10 LENBOROUGH STREET, BEAUTY POINT, TAS 7270, AUSTRALIA

DATE : 27.10.2026
REV NO : REV-B
SHEET NO : 01
PROJECT NO: 34976

AMENDMENTS



NOTES :
REFER TO STRUCTURAL DRAWINGS FOR BEAM AND COLUMN SIZES.
NOTES :
TERMITE BARRIER TO BE PROVIDED IN ACCORDANCE WITH AS 3660.1 'PROTECTION OF BUILDING FROM SUBTERRANEAN TERMITES'.

FLOOR AREA	
FLOOR AREA	60.30 SQ.M
ITEMS	**COLOUR / SIZES**
INTERNAL HEIGHT	2.400M (FROM F.L)
EXTERIOR WALL	50MM THICK EPS SANDWICH PANEL + 25MM THICK PU BOARD CLADDING
INTERIOR WALL	50MM THICK EPS SANDWICH PANEL
MAIN (MIDDLE) CONTAINER ROOF	50MM PLUS HIGHER THICK EPS SANDWICH ROOF PANEL, 0.4MM COLOR STEEL SHEET DOUBLE-SIDED
SIDE CONTAINER ROOF	75MM THICK EPS SANDWICH ROOF PANEL, 0.4MM COLOR STEEL SHEET DOUBLE-SIDED
GABLE TRUSS ROOF	CORRUGATED COMPOSITE INSULATION PANEL (75MM THICK WITH 0.6MM STEEL SKINS EPS CORE INSULATED TRUSS ROOF PANEL WITH R6.0 BRADFORD GOLD HI-PERFORMANCE INSULATION OR INSULATION LAYER HAVING R-VALUE 6.0
FLOORING MATERIAL / FLOOR COVERINGS	14MM CEMENT SANDING BOARD, 50MM EPS INSULATION (R2 FLOOR INSULATION). PANEL THICKNESS CAN VARY BASED ON THE ENERGY ASSESSMENT REPORT.

LEGENDS	
15 amp PIP	15 amp POWER INLET PLUG
	LIGHT SWITCH
GPO	DOUBLE POWER OUTLET
BB	DOUBLE POWER POINT BELOW BENCH (BB) - 300mm
AB	DOUBLE POWER POINT ABOVE BENCH (AB) - 1200mm
	LED CEILING LIGHT, 20W
	EXHAUST FAN
DB	DISTRIBUTION BOX
	2.5KW SPLIT-TYPE ACU
	WALL MOUNTED LAMP
	HARDWIRED SMOKE ALARM

N80°00'W

02 FLOOR PLAN
PLAN SCALE 1:1300

All units are in mm

NOTES :
SMOKE ALARMS- SMOKE ALARMS ARE PROVIDED IN ACCORDANCE WITH NCC 2022 VOLUME TWO, PART 10.7.2(C) AND AS 3786 INTERNAL DOOR THRESHOLD - STEP FREE ACCESS INTERNAL DOOR THRESHOLD PROVIDED FOR EVERY INTERNAL DOORS AND BUILDING ENTRY DOOR AS PER LHD REQUIREMENTS. WINDOWS IN SHOWER AREAS ARE PROVIDED IN ACCORDANCE WITH AS 3740 / ABCB HOUSING PROVISIONS PART 10.2

DOORS & WINDOWS	
ENTRANCE DOOR	SWING DOOR, SLIDING DOOR (CENTRED GLASS PANE, FRAME COLOUR: BLACK)
INTERIOR DOOR	SWING DOOR
BATHROOM DOOR	SWING DOOR
WINDOWS	ALUMINIUM FRAMED LOW-E GLAZING 5MM BLUE COATED GLASS + 12A + 5MM WHITE GLASS. WINDOW FRAME COLOUR: BLACK

BATHROOM / ENSUITE INSTALLATION
CERAMIC MATERIAL TOILET, SHOWER ENCLOSURE, CERAMIC SINK CABINET, MIRROR CABINET.
HOBLESS / STEP FREE SHOWER - SHOWER TO HAVE A HOBLESS, STEP-FREE ENTRY.
WALL REINFORCEMENT - PROVIDE WALL REINFORCEMENT FOR FUTURE GRAB RAILS.

MR CABINS

PRIMARY DWELLING

FLOOR PLAN

ALL DIMENSIONS ARE IN MILLIMETRES

PROJECT : 30 FT EXPANDABLE HOUSE

CLIENT : IAN GLEESON

LOCATION : 10 LENBOROUGH STREET, BEAUTY POINT, TAS 7270, AUSTRALIA

DATE : 27.10.2026

REV NO : REV-B

SHEET NO : 02

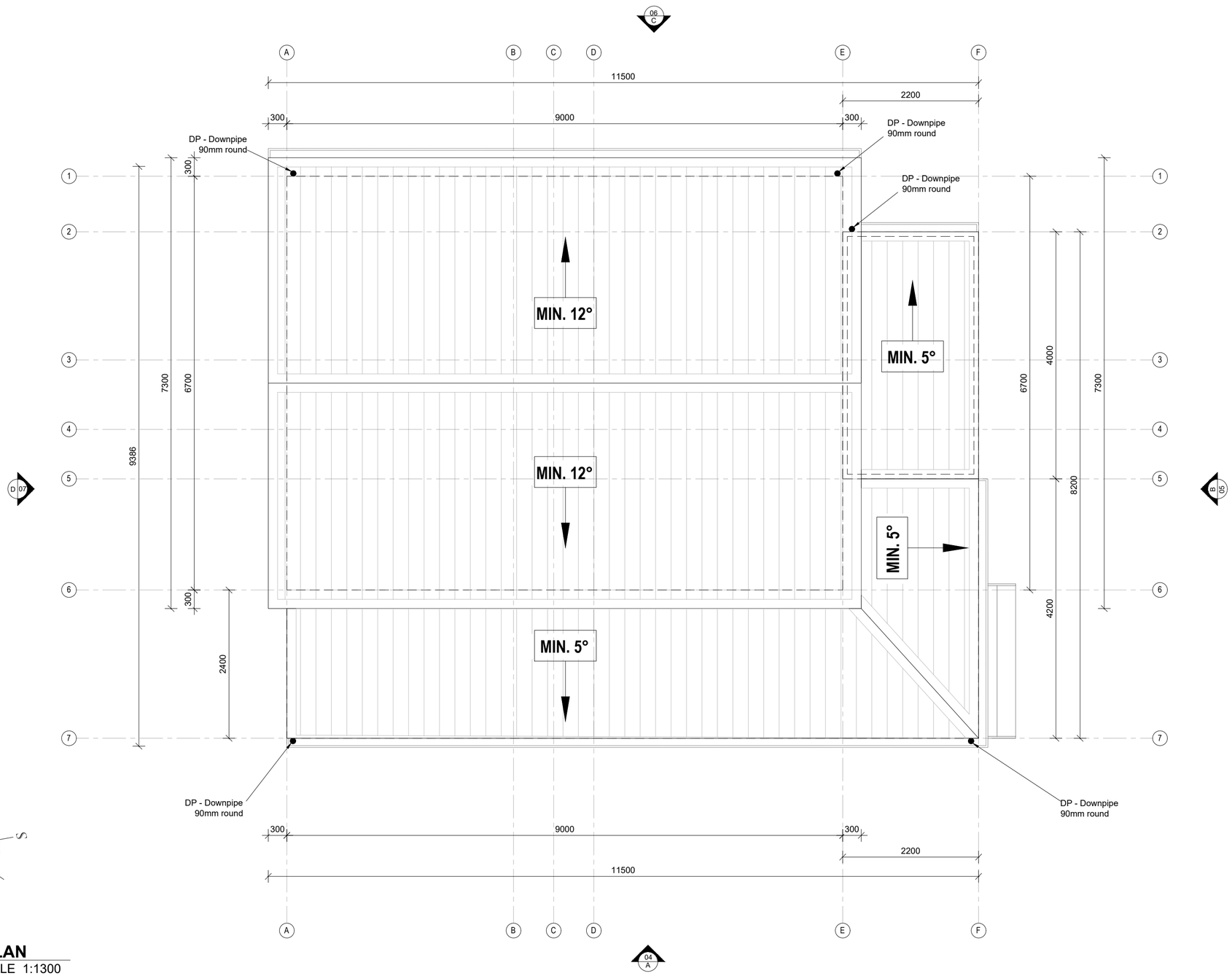
PROJECT NO: 34976

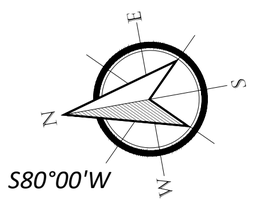
AMENDMENTS

NOTES:

DOWNPIPES:

1. DOWNPIPES LOCATIONS ARE CONNECTED TO THE EXISTING BELOW GROUND STORMWATER DRIANAGE SYSTEM IN ACCORDANCE WITH AS3500





03 ROOF PLAN
PLAN
SCALE 1:1300

All units are in mm

LEGENDS

● DP	DOWNPIPE : QUANTITY - 5
	CORRUGATED COMPOSITE INSULATION PANEL (75MM THICK EPS PANEL WITH R6 BRADFORD INSULATION LAYER HAVING R-VALUE 6.0), BLACK COLOUR
	75 MM THICK STEEL EPS SANDWICH PANEL DECK ROOF PANEL
- - - - - - -	BUILDING LINE

MR CABINS

PRIMARY DWELLING

ROOF PLAN

ALL DIMENSIONS ARE IN MILLIMETRES

PROJECT : 30 FT EXPANDABLE HOUSE

CLIENT : IAN GLEESON

LOCATION : 10 LENBOROUGH STREET, BEAUTY POINT, TAS 7270, AUSTRALIA

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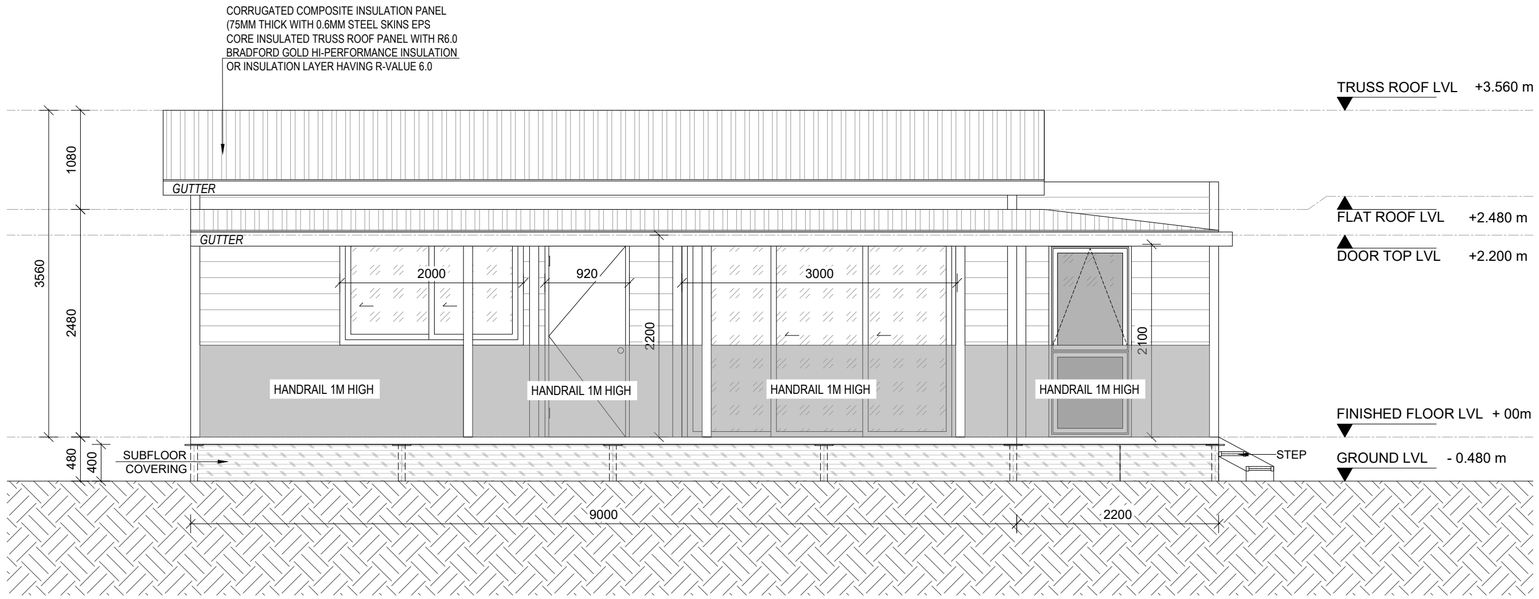
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PROJECT NO: 34976

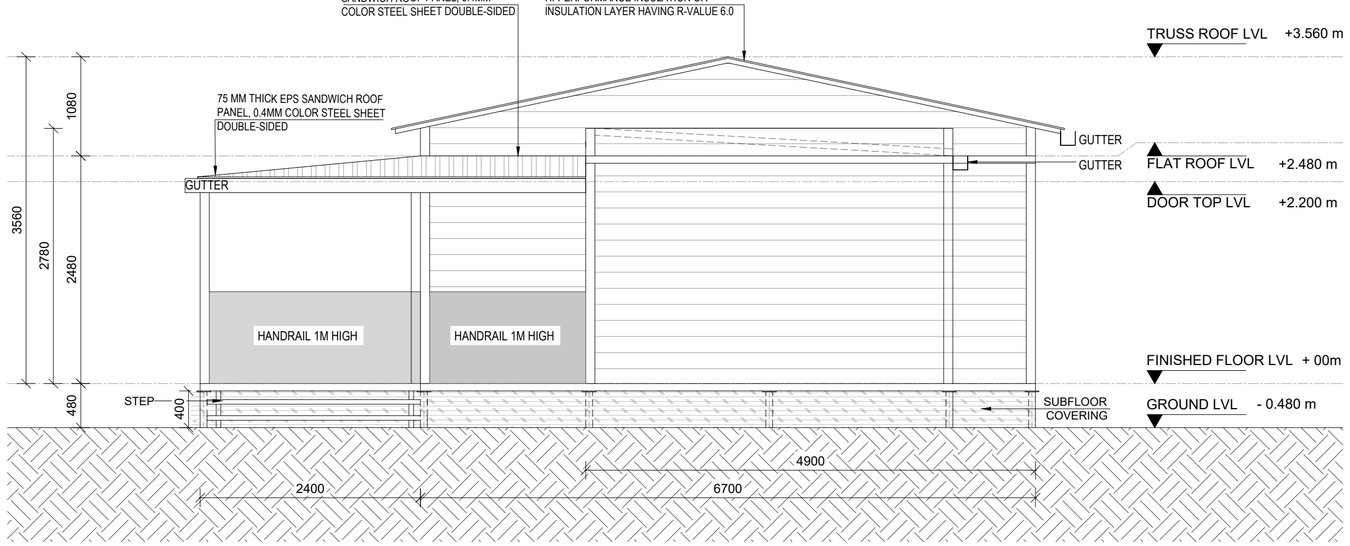
AMENDMENTS

NOTES

REFER TO ENGINEERING DRAWING FOR STRUCTURAL SPECIFICATIONS



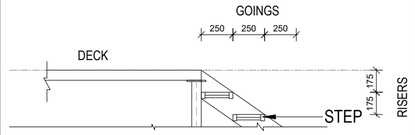
04 ELEVATION - A (FRONT)
SCALE 1:1200



05 ELEVATION - B (RIGHT)
SCALE 1:1200

NOTES:

1. PANEL THICKNESS OR INSULATION CAN VARY BASED ON ENERGY ASSESSMENT.
2. TRUSS ROOF: CORRUGATED COMPOSITE INSULATION PANEL (75MM THICK WITH 0.6MM STEEL SKINS EPS CORE INSULATED TRUSS ROOF PANEL WITH R6.0 BRADFORD GOLD HI-PERFORMANCE INSULATION OR INSULATION LAYER HAVING R-VALUE 6.0



STAIR DETAIL
THE STAIRS COMPLY WITH BCA 3.9.1
SCALE 1:1000

LIVABLE HOUSING STANDARDS DESIGN CONSIDERATIONS

DWELLING ENTRANCE
1. LEVEL THRESHOLD CAN INCLUDE A 5MM ROUNDED OR BEVELLED LIP, A RAMP NO STEEPER THAN 1:8 WHICH DOES NOT EXTEND BEYOND THE DOOR JAMB OR A SILL WITH A TOTAL HEIGHT NO MORE THAN 15MM WITH EACH UPSTAND NO GREATER THAN 5MM INCREMENTS.
2. AT LEAST ONE ENTRANCE DOOR TO THE DWELLING HAS MINIMUM CLEAR OPENING WIDTH OF 820MM

WEATHERPROOFING
3. TERMITE BARRIER TO BE PROVIDED IN ACCORDANCE WITH AS 3660.1 "PROTECTION OF BUILDING FROM SUBTERRANEAN TERMITES".
4. APPROPRIATE WEATHERPROOFING FOR THE STEP FREE ENTRY IS PROVIDED. THIS IS PROVIDED BY ONE OR ACOMBINATION OF METHODS APPROPRIATE TO THE SITE/DESIGN WHICH INCLUDE THE FOLLOWING: CHANNEL DRAIN, DECKING, ROOF COVERING.

INTERNAL DOORS
5. ALL INTERNAL DOORS TO HAVE 820MM CLEAR OPENING WIDTH.

CORRIDOR
6. 1000 MM (MINIMUM) WIDE ON THE GROUND/ENTRY LEVEL TO HABITABLE ROOMS, LAUNDRY AND COMPLIANT TOILET.

INTERNAL THRESHOLDS AND FLOOR FINISHES
7. A LEVEL THRESHOLD (INCLUDING TRANSITION BETWEEN FLOOR FINISHES) IS PROVIDED AT ALL INTERNAL DOORS ON THE GROUND/ ENTRY LEVEL.

TOILET PAN
8. CLEAR CIRCULATION SPACE IN FRONT OF THE TOILET PAN MEASURING 900 MM WIDE X 1200 MM LENGTH.
NOTE: CIRCULATION SPACE MUST BE CLEAR OF OBSTRUCTIONS SUCH AS THE SWING OF THE DOOR, VANITY ETC. BUT A TOILET ROLL HOLDER AND SKIRTINGS CAN ENCROACH.
9. 450 MM FROM THE NEAREST OBSTRUCTION (E.G. BASIN OR VANITY) TO THE CENTRE OF THE TOILET PAN.

HOBLESS STEP FREE SHOWER
10. AT LEAST ONE SHOWER MUST HAVE A HOBLESS AND STEP-FREE ENTRY.
11. A LIP NOT MORE THAN 5 MM IN HEIGHT MAY BE PROVIDED FOR WATER RETENTION PURPOSES.

REINFORCING IN WALLS
12. WALL REINFORCEMENT (BATHROOM, WC, SHOWER) USE STRUCTURAL PLY OR SIMILAR TO SUPPORT RAILS AND FIXTURES TO THE WALLS.

MR. CABINS

PRIMARY DWELLING

ELEVATIONS

ALL DIMENSIONS ARE IN MILLIMETRES

PROJECT : 30 FT EXPANDABLE HOUSE
CLIENT : IAN GLEESON
LOCATION : 10 LENBOROUGH STREET, BEAUTY POINT, TAS 7270, AUSTRALIA

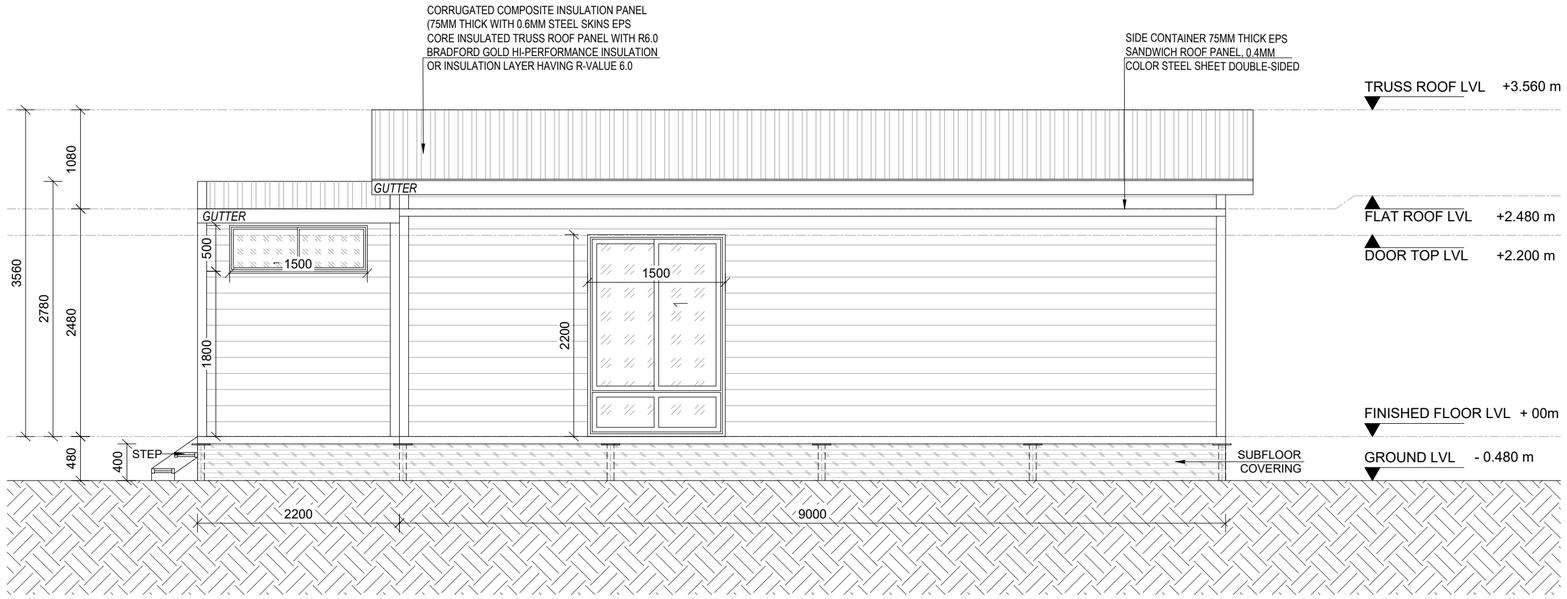
DATE : 27.10.2026
REV NO : REV-B
SHEET NO : 04
PROJECT NO: 34976

AMENDMENTS

NOTES

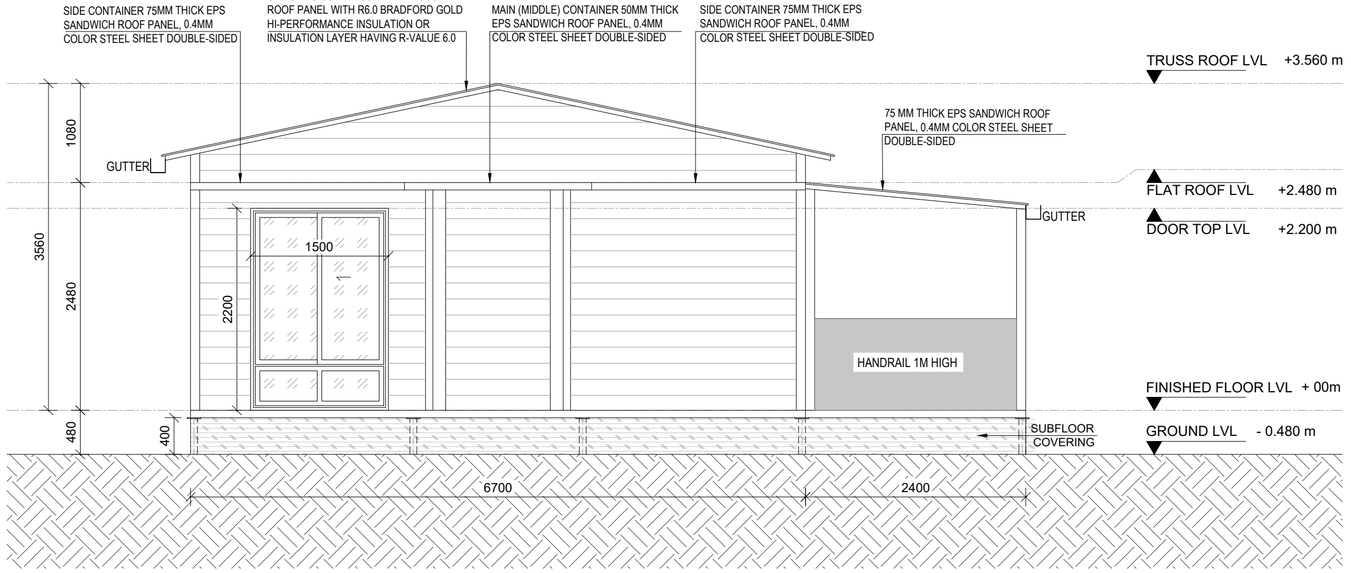
BASED ON THE SITE CONDITION, HEIGHT OF THE STUMPS FROM THE GROUND WILL VARY (MAXIMUM 900MM HEIGHT WITHOUT CROSS BRACING).

FOR SKID AND SUB-FLOOR BRACE DETAILS, REFER ENGINEERING DRAWINGS.



06 ELEVATION - C (REAR)

SCALE 1:1200

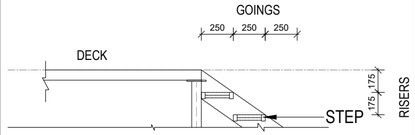


07 ELEVATION - D (LEFT)

SCALE 1:1200

NOTES:

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STAIR DETAIL

THE STAIRS COMPLY WITH BCA 3.9.1

SCALE 1:1000

LIVABLE HOUSING STANDARDS DESIGN CONSIDERATIONS

DWELLING ENTRANCE

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MR. CABINS

PRIMARY DWELLING

ELEVATIONS

ALL DIMENSIONS ARE IN MILLIMETRES

PROJECT : 30 FT EXPANDABLE HOUSE

CLIENT : IAN GLEESON

LOCATION : 10 LENBOROUGH STREET, BEAUTY POINT, TAS 7270, AUSTRALIA

DATE : 27.10.2026

REV NO : REV-B

SHEET NO : 05

PROJECT NO: 34976

AMENDMENTS

NOTES

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FOR SKID AND SUB-FLOOR BRACE DETAILS, REFER ENGINEERING DRAWINGS.