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	PA2026337
	Assess No:	A5524
	PID No:	7416527

Applicant Name:	Adrian Vos					
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:	Adrian Vos

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)*	Adrian Vos
Location / Address:	77a Nobelius Drive
Title Reference:	SP189662 / folio 2
Zone(s):	**10**

Existing Development/Use:	Vacant land
Existing Developed Area:	n/a

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: New dwelling (see cover letter)			

Development Type:	Building work: ☑	Demolition: ☐	Subdivision: ☐	Other: ☐
	Description of development: New dwelling (see cover letter)			

New or Additional Area:	538m2	
Estimated construction cost of the proposed development:	$600,000	
Building Materials:	Wall Type: face brickwork, painted fibre cement cladding	Colour: lighter colour selection
	Roof Type: colorbond	Colour: lighter colour selection

WEST TAMAR COUNCIL

Application Number: «Application_Number»

VISITOR ACCOMMODATION ☑N/A

Gross Floor Area to be used per lot:		**Number of Bedrooms to be used:**	
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:	

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,*

Adrian Vos	**adrianvos**	**23/10/2026**
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,*

Adrian Vos	**adrianvos**	**23/10/2026**
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*

PRIORITY FINAL PLAN

OWNER:
EDNA JOY LYONS
REGINALD ERIC LYONS

FOLIO REFERENCE:
31435-201

GRANTEE:
PART OF 2500 ACRES GTD TO JOHN GRIFFITHS

PLAN OF SURVEY

COHEN & ASSOCIATES PTY LTD, LAUNCESTON

BY SURVEYOR: S.P. VERBEETEN

LOCATION: LAND DISTRICT OF DEVON
PARISH OF STANLEY

SCALE 1 : 750 LENGTHS IN METRES

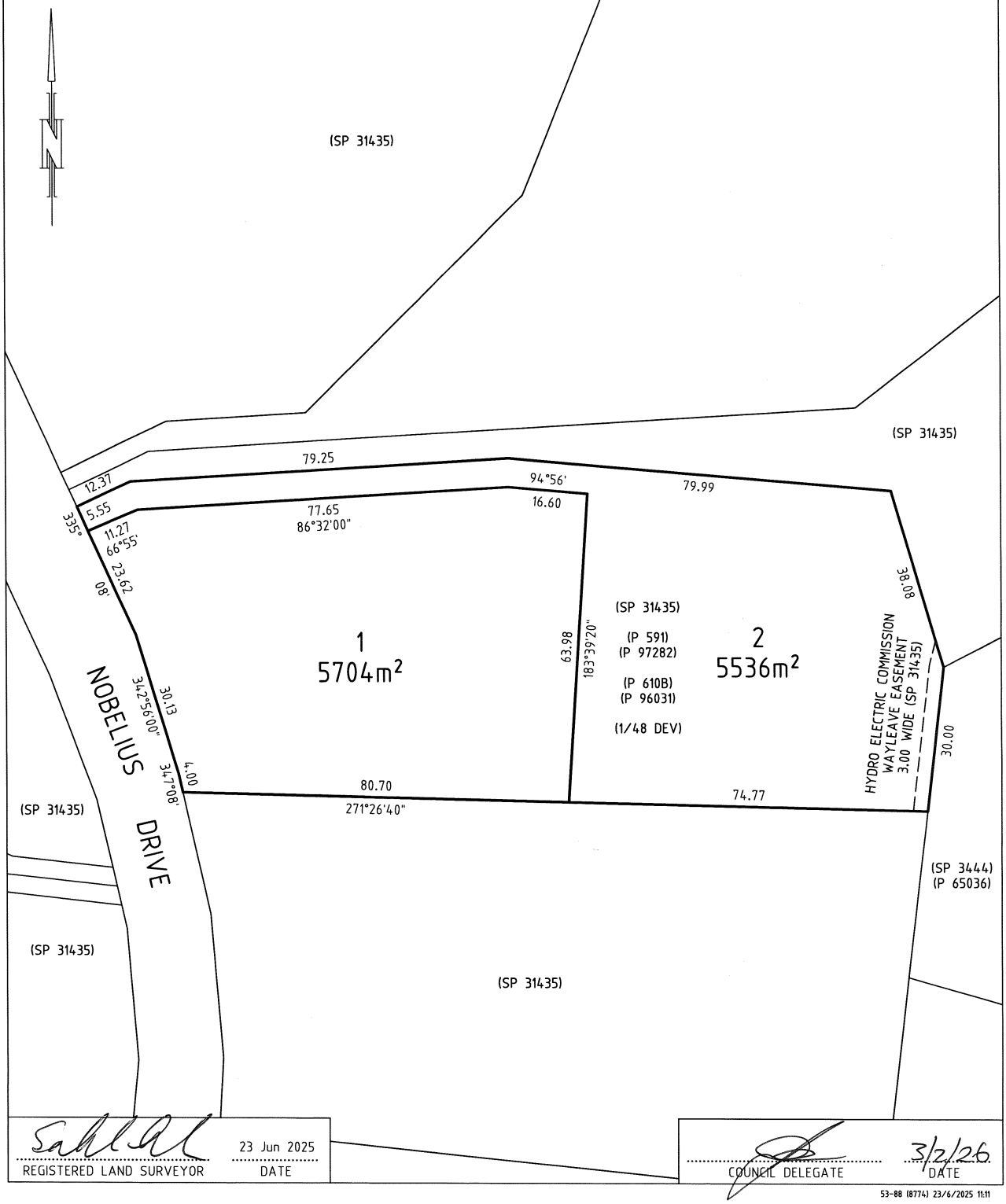
REGISTERED NUMBER
SP189662

~~APPROVED~~
EFFECTIVE FROM 19 MAR 2026

RECORDER OF TITLES

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 2 IS COMPILED FROM ~~SP 31345~~ AND THIS SURVEY
SP 31435



REGISTERED LAND SURVEYOR — 23 Jun 2025 DATE

COUNCIL DELEGATE — 3/2/26 DATE

53-88 (8774) 23/6/2025 11:11

NOBELIUS HOUSE

A. & L. VOS

77a NOBELIUS DRIVE, LEGANA

PROJECT NO. 26.08

ISSUED FOR: DEVELOPMENT APPLICATION

DATE: SEP 2026

Architectural Drawings

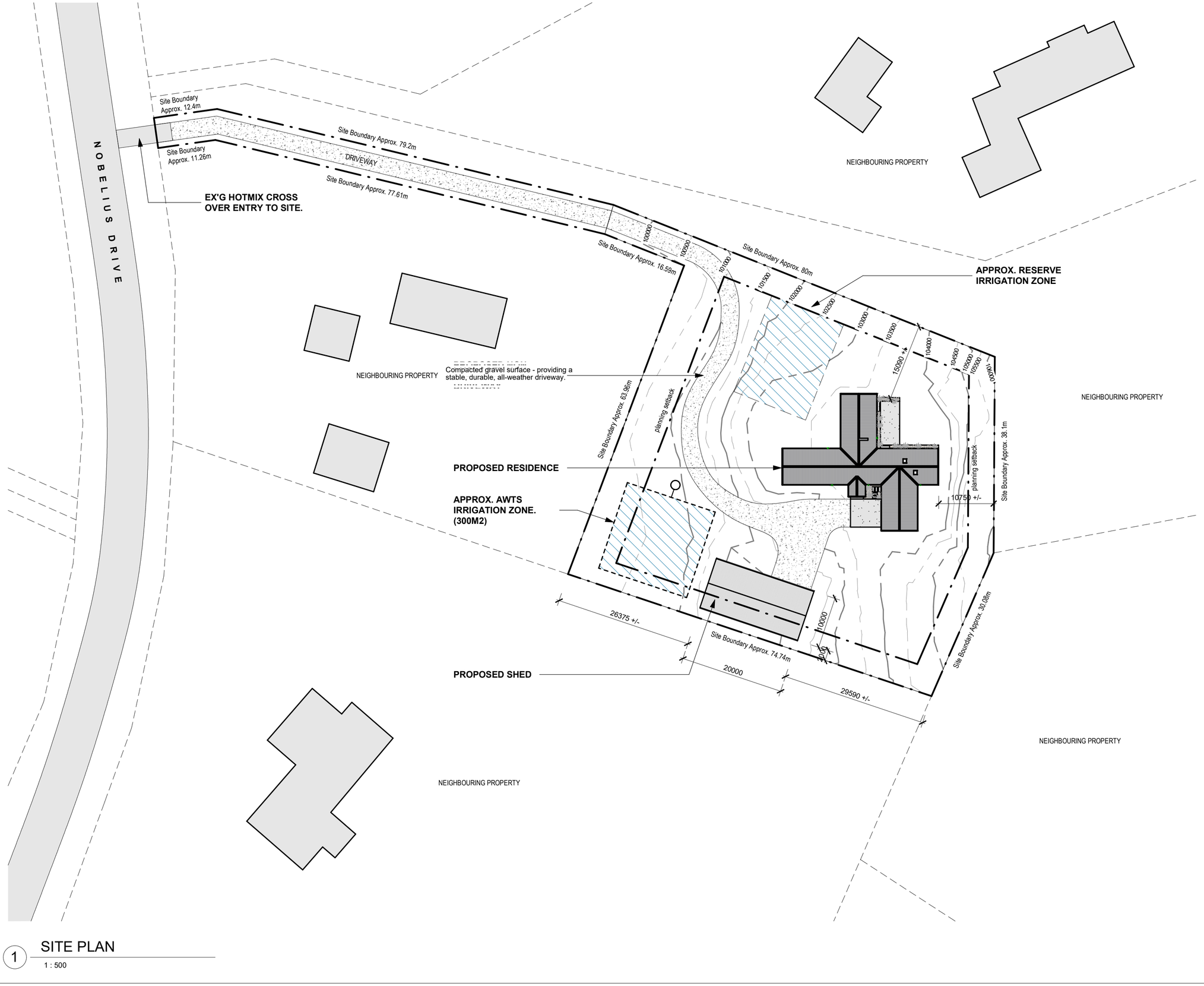
A100	COVER
A101	SITE PLAN
A104	NOTATION & DIMENSION FLOOR PLAN
A201	ELEVATIONS
A202	SHED ELEVATIONS
A701	3D PERSPECTIVE



Land Title Reference:	189662/ 2	DESIGN WIND CATEGORY:	TBD
PROPERTY ID:	7416527	SOIL CLASSIFICATION:	TBD
FLOOR AREA:	Dwelling: 273m2 + 65m2 portch/verandah Shed: 200m2	CLIMATE ZONE:	7
EX'G FLOOR AREA:	N/A	BAL RATING:	N/A
SITE AREA:	5517m2		

tasmanian accreditation number: 209660612
ABN 69 199 867 883
192 Charles Street
P. O. Box 956, Launceston
Tasmania 7250
P: (03) 6331 2566
E: curtis@cmk.com.au

CMK architects



1 SITE PLAN
1 : 500

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE SITE PRIOR TO COMMENCEMENT OF ANY WORK.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT ALL RELEVANT AUTHORITIES AND OBTAIN APPROVALS FOR ALL WORK.

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NOTE:
THERE IS SOME SITE RE-GRADING ASSOCIATED WITH THE DWELLING PLATFORM. ALL EXCAVATION MATERIAL TO BE DISTRIBUTED AND RETAINED WITHIN THE SITE, NO RETAINING WALLS REQUIRED.

Issue	date	Issued for	rev
04	29/10/26	DEVELOPMENT APPLICATION	DA-1
03	22/10/26	DEVELOPMENT APPLICATION	DA
02	06/10/26	CONCEPT DESIGN	Skc
01	24/09/26	CONCEPT DESIGN	Skb

Project Title.
NOBELIUS HOUSE

Client.
A. & L. VOS

Location.
77a NOBELIUS DRIVE, LEGANA

Project No.
26.08

Drawing Title.
SITE PLAN

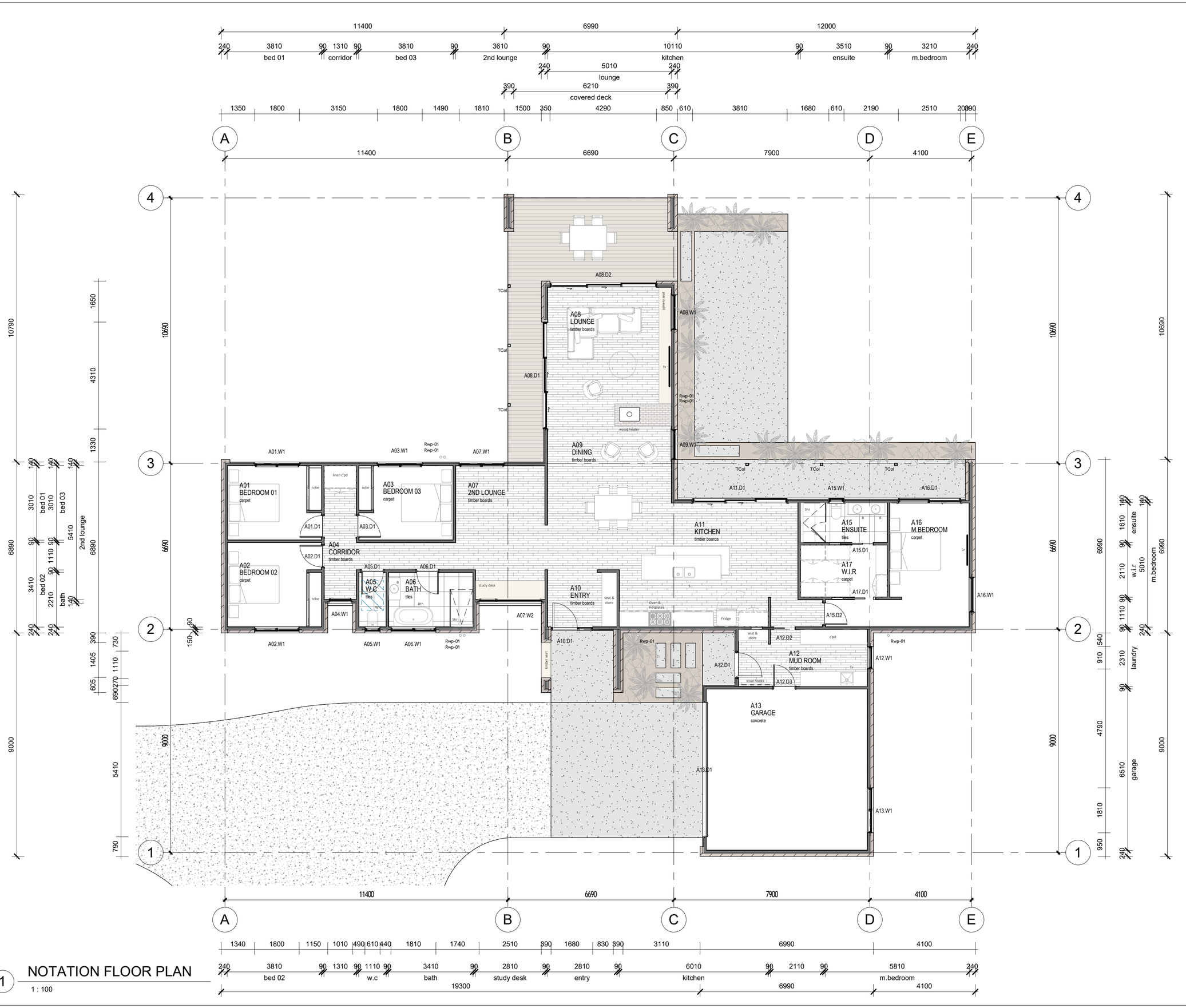
Date.
SEP 2026

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1 : 500

Sheet No.
A101

Rev.
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CMK architects
tasmanian accreditation number: 209650612
ABN 89 199 867 883
192 Charles Street
P.O. Box 956, Launceston
Tasmania 7250
P: (03) 6331 2556
E: curtis@cmk.com.au



1 NOTATION FLOOR PLAN

1 : 100

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GENERAL NOTES

- DENOTES DEMOLISHED WALL
- DENOTES EX'G WALL
- DENOTES TIMBER STUD WALL
- DENOTES BLOCK WALL
- DENOTES BRICK WALL
- eCol DENOTES EXISTING COLUMN
- Col DENOTES STEEL COLUMN
- DS DENOTES DOUBLE STUD COLUMN
- Rwp DENOTES RAIN WATER PIPE TYPE
- Rwh DENOTES RAIN WATER HEAD
- 000 DENOTES POINT LEVEL

FLOOR NOTES

- eS DENOTES EX'G SURFACE
- Cp DENOTES CARPET FLOOR COVERING
- Ft DENOTES FLOOR TILE COVERING
- Tb DENOTES TIMBER FLOOR BOARDS
- Td DENOTES FLOOR TIMBER DECKING
- Cwa DENOTES CONCRETE WASHED AGGREGATE
- Brfp DENOTES BRICKFACE PAVERS

PLUMBING FIXTURE NOTES

- B DENOTES BASIN
- S DENOTES SINK
- Tr DENOTES TROUGH
- W.C DENOTES TOILET PAN
- Shr DENOTES SHOWER
- Bth DENOTES BATH
- GD DENOTES GRATED DRAIN

0 0.5 1 2 3 4 5

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02	19/09/26	CONCEPT DESIGN	Skb
01	28/08/26	CONCEPT DESIGN	Ska

Project Title.
NOBELIUS HOUSE

Client.
A. & L. VOS

Location.
77a NOBELIUS DRIVE, LEGANA

Project No.
26.08

Drawing Title.
NOTATION & DIMENSION FLOOR PLAN

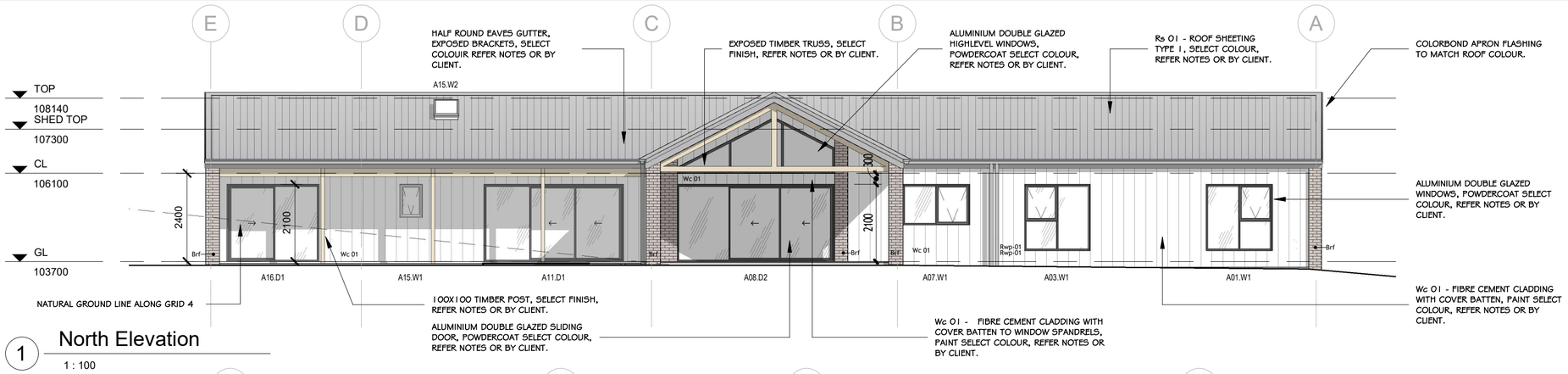
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SEP 2026

Scale.
1 : 100

Sheet No.
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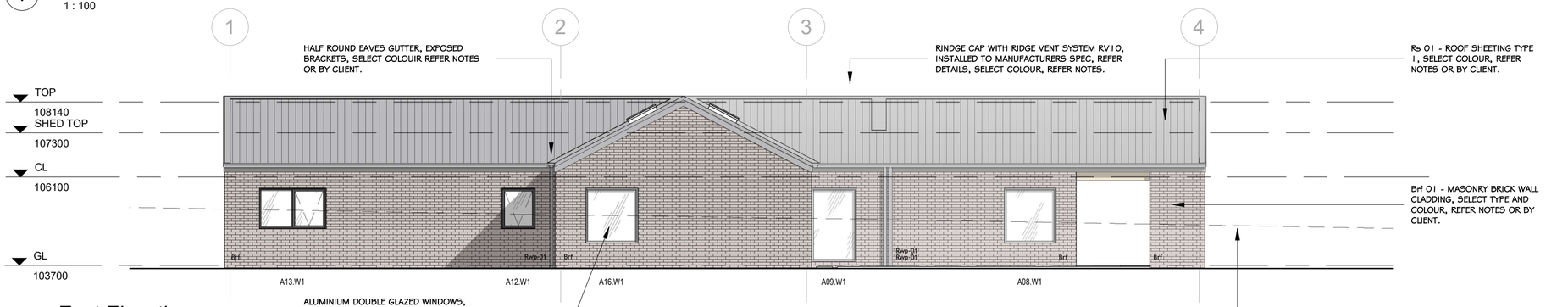
Rev.
DA

CMK architects
tasmanian accreditation number: 209660612
ABN 69 199 867 883
102 Charles Street
P.O. Box 956, Launceston
Tasmania 7250
P: (03) 6331 2556
E: curtis@cmk.com.au



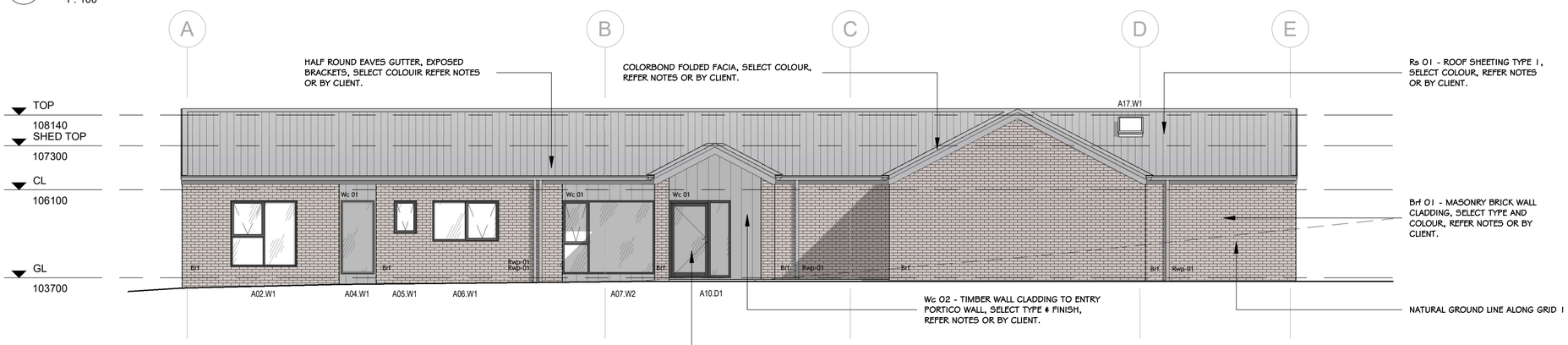
1 North Elevation

1 : 100



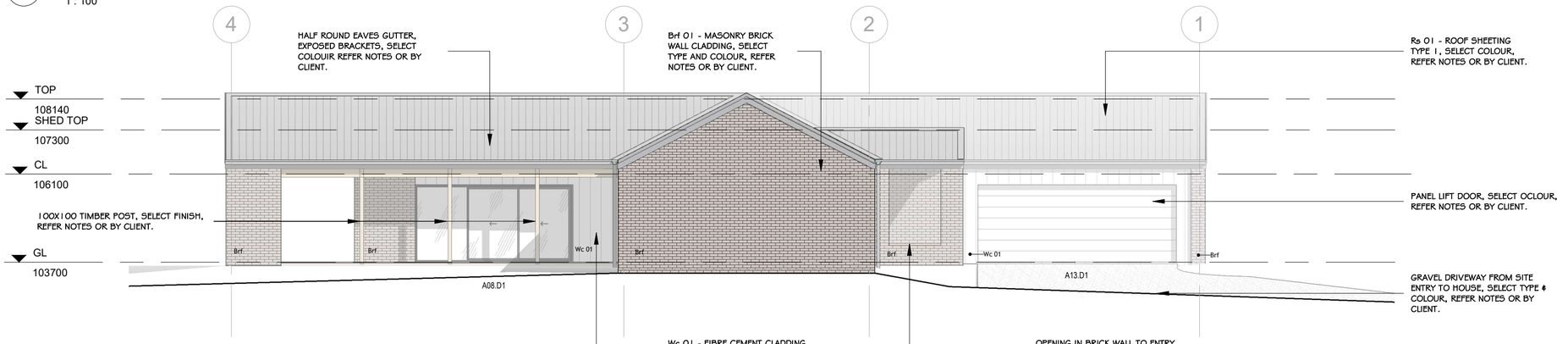
2 East Elevation

1 : 100



3 South Elevation

1 : 100



4 West Elevation

1 : 100

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Project Title.
NOBELIUS HOUSE

Client.
A. & L. VOS

Location.
77a NOBELIUS DRIVE, LEGANA

Project No.
26.08

Drawing Title.
ELEVATIONS

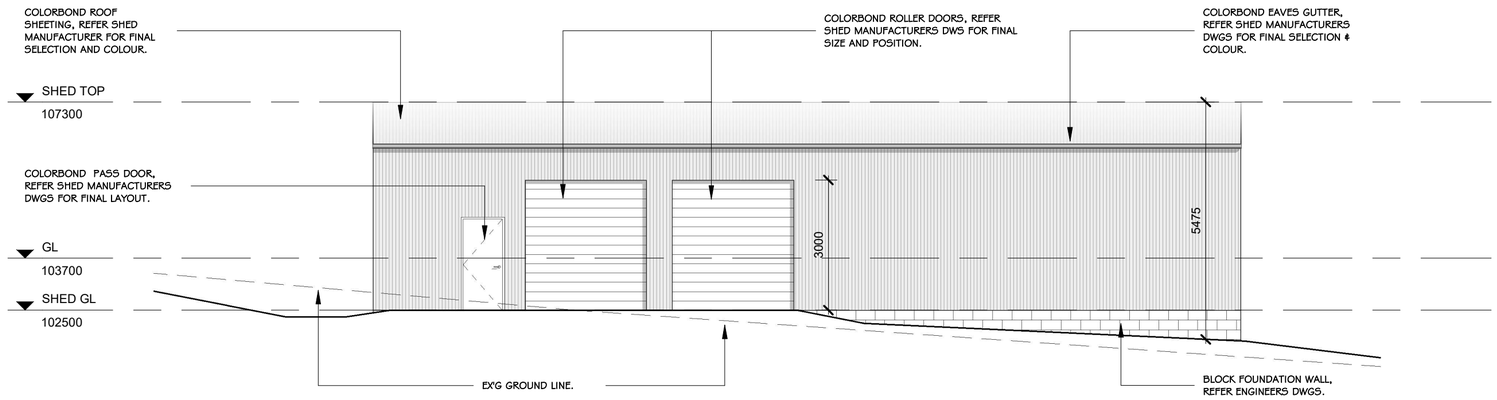
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SEP 2026

Scale.
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Sheet No.
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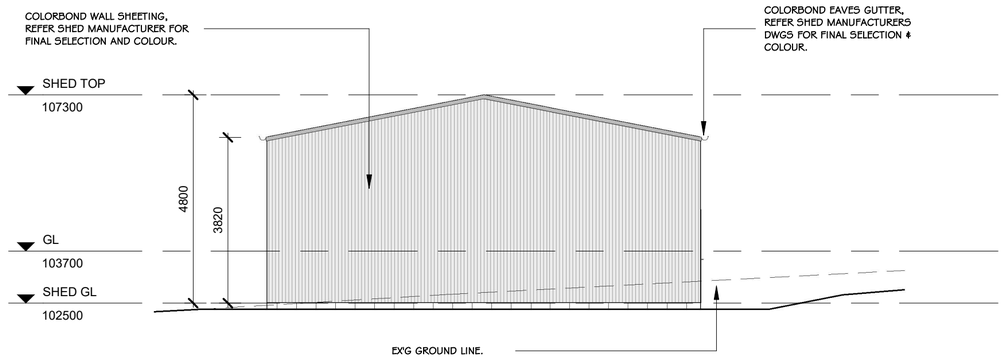
Rev.
DA

CMK architects
tasmanian accreditation number: 2096506I2
ABN 69 199 857 883
192 Charles Street
P.O. Box 556, Launceston
Tasmania 7250
P: (03) 6331 2556
E: curtis@cmk.com.au



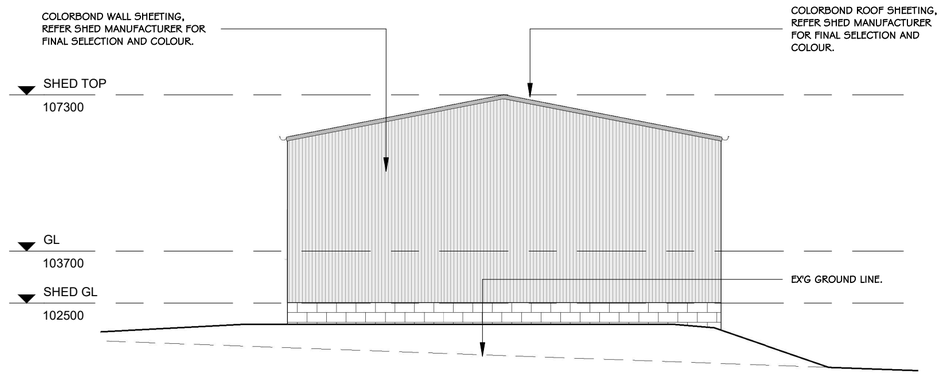
1 Shed - North Elevation

1 : 100



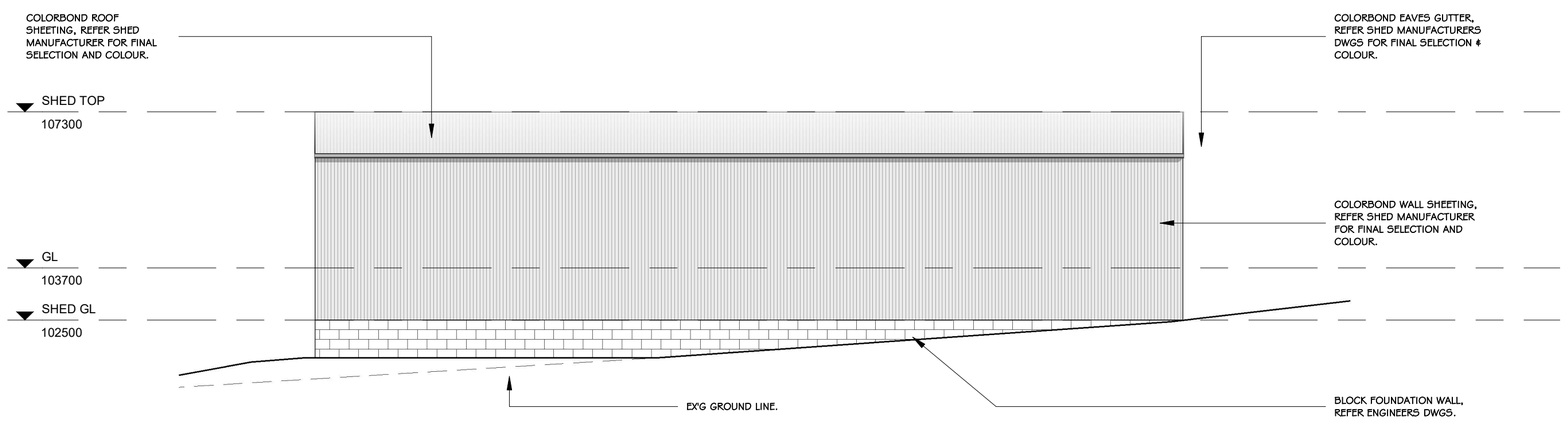
2 Shed - East Elevation

1 : 100



4 Shed - West Elevation

1 : 100



3 Shed - South Elevation

1 : 100

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Project Title.
NOBELIUS HOUSE

Client.
A. & L. VOS

Location.
77a NOBELIUS DRIVE, LEGANA

Project No.
26.08

Drawing Title.
SHED ELEVATIONS

Date.
SEP 2026

Scale.
1 : 100

Sheet No.
A202

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tasmanian accreditation number: 209660612
ABN 69 199 867 883
192 Charles Street
P.O. Box 956, Launceston
Tasmania 7250
P: (03) 6331 2556
E: curtis@cmk.com.au
architects









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NOBELIUS HOUSE

Client.
A. & L. VOS

Location.
77a NOBELIUS DRIVE, LEGANA

Project No.
26.08

Drawing Title.
3D PERSPECTIVE

Date.
SEP 2026

Scale.

Sheet No.
A701

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DA-1

tasmanian accreditation number: 209660612
ABN 69 199 867 883
192 Charles Street
P.O. Box 556, Launceston
Tasmania 7250
P: (03) 6331 2556
E: curtis@cmk.com.au

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