



ABN 68 300 116 092

PLANNING APPLICATION FORM**Section 57 & 58****OFFICE USE ONLY**

Application Number: DA 2025 / 58		Date: 15.09.2025
PID: 6459453	Zone: Low Density Residential	Permitted or Discretionary

DEVELOPMENT APPLICATION DETAILS

Applicant Name:	MDC Design & Drafting				
Location/Address:	4 Currie Street Beechford, TAS 7252				
Title Reference:	128004 / 8				
Existing Development/Use: (describe the way the land is used now)	Residential – single dwelling				
Development Type:	New dwelling <input type="checkbox"/> Outbuilding <input checked="" type="checkbox"/> Addition/extension <input type="checkbox"/> Fencing <input type="checkbox"/> Demolition <input type="checkbox"/> Signage <input type="checkbox"/> Subdivision <input type="checkbox"/> Change of use <input type="checkbox"/> Other <input type="checkbox"/>				
Description/Use:	Class 10a Shed				
New floor area:	98m ²	Total floor area:	223m ²	New building height:	3.2m
Water Supply:	TasWater <input type="checkbox"/> Tank <input checked="" type="checkbox"/>		Wastewater:	TasWater <input type="checkbox"/> On-Site Wastewater System <input checked="" type="checkbox"/>	
Driveway/Vehicle Crossover:	Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Alteration Required <input type="checkbox"/> <i>Contact Council's engineering department for details on crossover construction</i>				
Does the application include Crown Land or access via a Crown Access License?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		If 'yes', please provide Crown consent to lodge the planning application in accordance with section 52 (1B) of the <i>Land Use Planning and Approvals Act 1993</i> .		

SUBDIVISIONN/A ☒

Existing Lots:		Number of total lots proposed:	
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COMMERCIAL/INDUSTRIALN/A ☒

Existing business and/or proposed business description:				
Hours of Operation:	Weekdays (Mon – Fri)		To	
	Saturday		To	
	Sunday		To	
Signage:	Yes <input type="checkbox"/> No <input type="checkbox"/>		If 'yes', please provide details with application.	
Existing no. of employees:		No. of employees (proposed):		
Parking spaces (existing)		Parking spaces (proposed)		

SEARCH OF TORRENS TITLE

VOLUME 128004	FOLIO 8
EDITION 3	DATE OF ISSUE 04-Apr-2022

SEARCH DATE : 10-Sep-2025

SEARCH TIME : 02.41 PM

DESCRIPTION OF LAND

Town of BEECHFORD

Lot 8 on Plan [128004](#)

Derivation : Lot 8 (Sec.K.) Gtd. to M.H. Foot

Prior CT [210329/1](#)SCHEDULE 1[E296547](#) & [M941761](#) ASSENT to

Registered 04-Apr-2022 at 12.04 PM

SCHEDULE 2

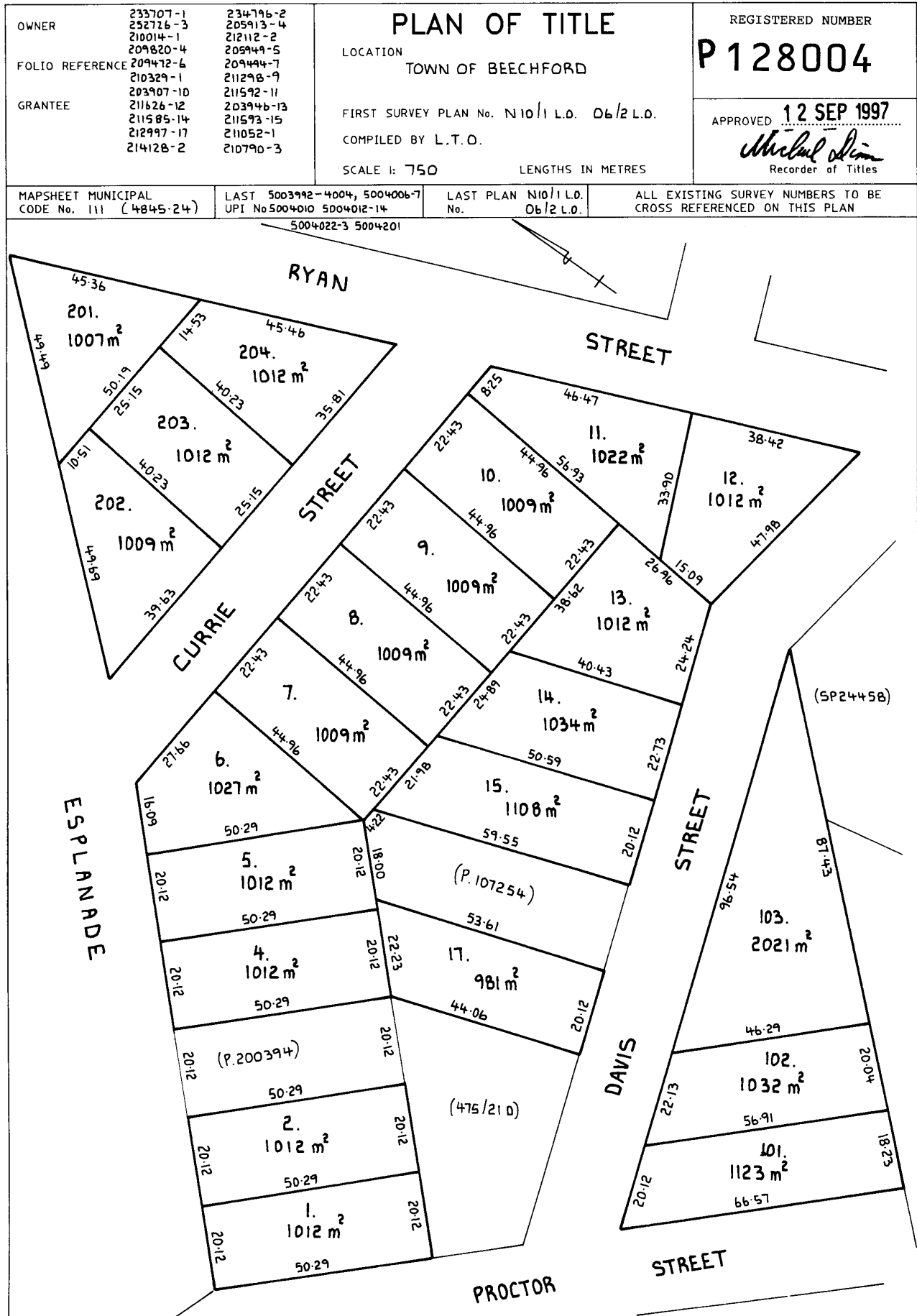
Reservations and conditions in the Crown Grant if any

[E294428](#) MORTGAGE to Secure Funding Pty Ltd Registered

04-Apr-2022 at 12.05 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



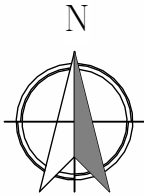
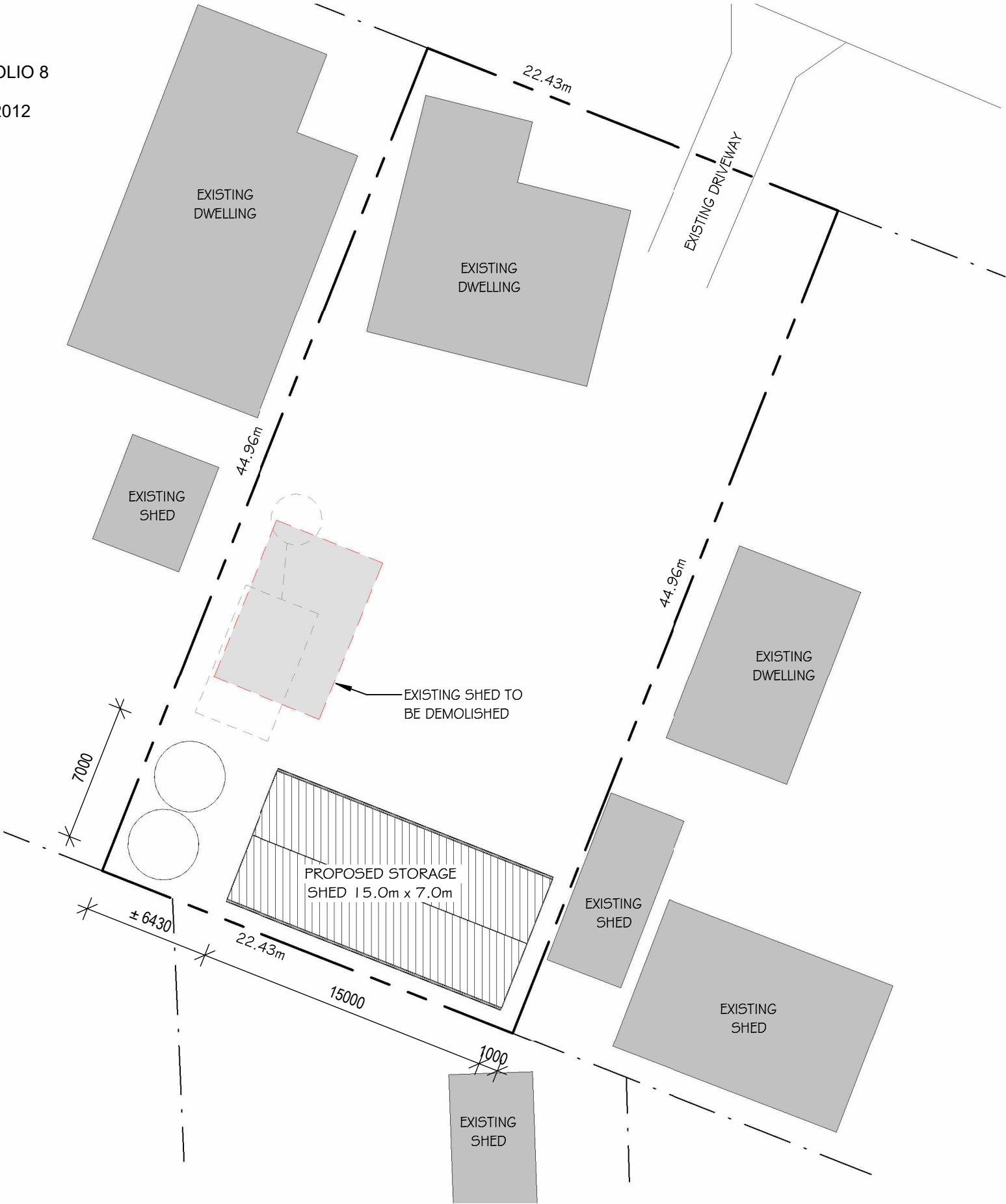
A-143

SITE INFORMATION

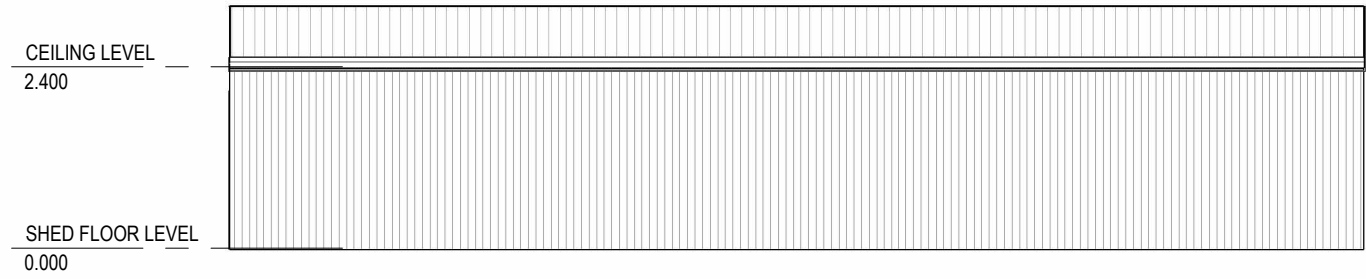
LAND TITLE REFERENCE:	VOLUME 128004 FOLIO 8
WIND CLASSIFICATION:	N3 TO AS 4055-2012
SOIL CLASSIFICATION:	TBA
CLIMATE ZONE:	7
BAL LEVEL:	N/A
ALPINE AREA:	NO
CORROSION ENVIRONMENT:	VERY HIGH
OTHER HAZARDS:	N/A
SITE AREA:	1009m²
EXIST. FLOOR AREA:	125m²
EXIST. SHED FLOOR AREA:	50m²
NEW SHED FLOOR AREA:	98m²

DRAWING SCHEDULE

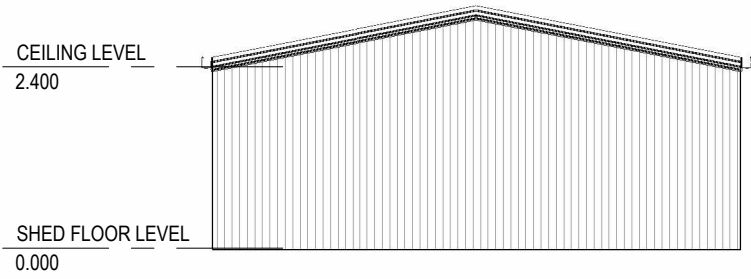
A01	PROPOSED SITE PLAN
A02	PLAN & ELEVATIONS
A03	SHADOW PLANS



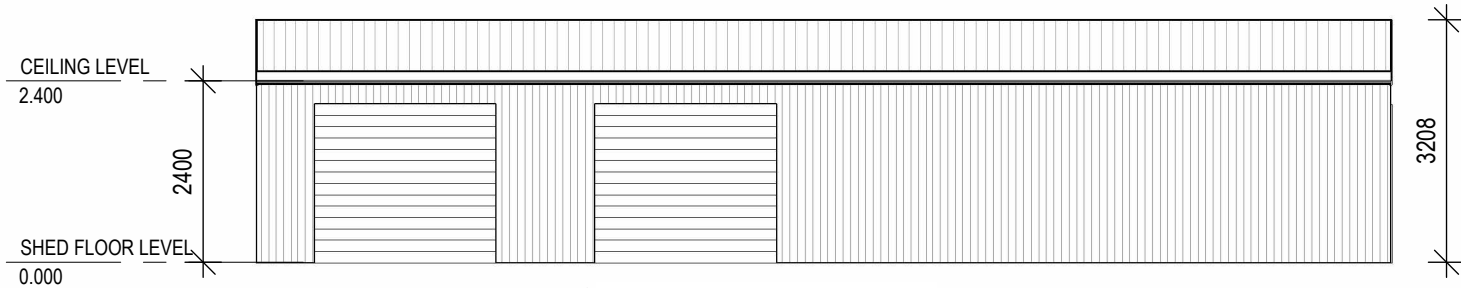
ISSUE	DESCRIPTION	DATE	AUTH	PROJECT:	MDC DESIGN & drafting	DATE:	DRAWING TITLE:
A	Development Application	08.09.25	MC	NEW SHED	ACCREDITED PRACTITIONER: CC72119	DRAWN: MC	PROPOSED SITE PLAN
				SITE: 4 CURRIE STREET BEECHFORD 7252	PO BOX 129 GEORGE TOWN TAS 7253	CHK: MC	PROJECT No. 2521
				FOR: DAVID UPSTON	TELEPHONE: 0427655957	SCALE: NTS	SD A01
					mdc.designs@icloud.com		01 OF 3 A3 ORIGINAL
							ISSUE: A



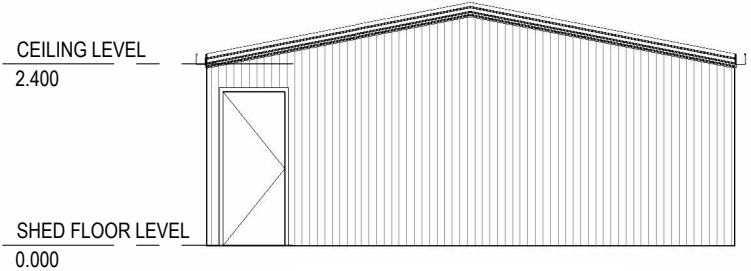
South Elevation
1 : 100



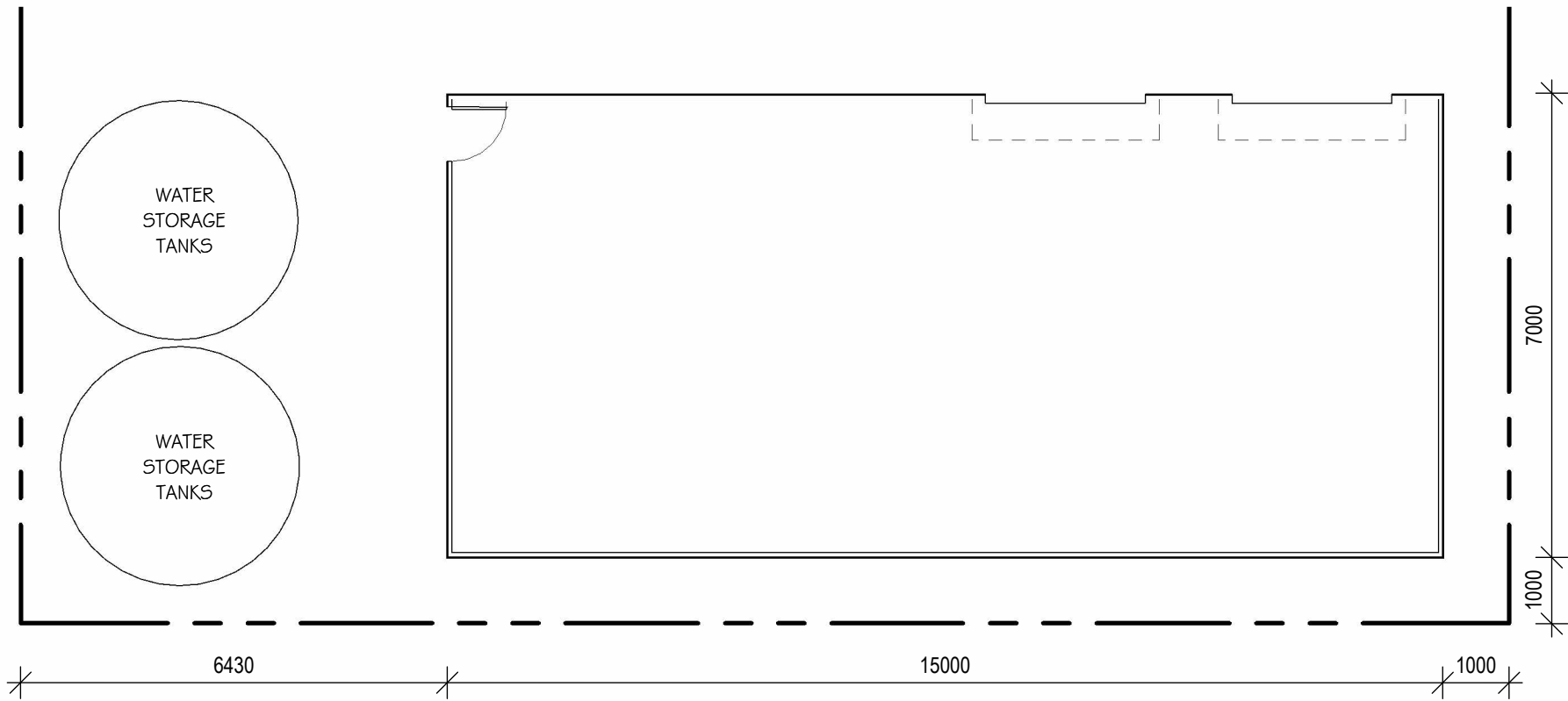
East Elevation
1 : 100



North Elevation
1 : 100

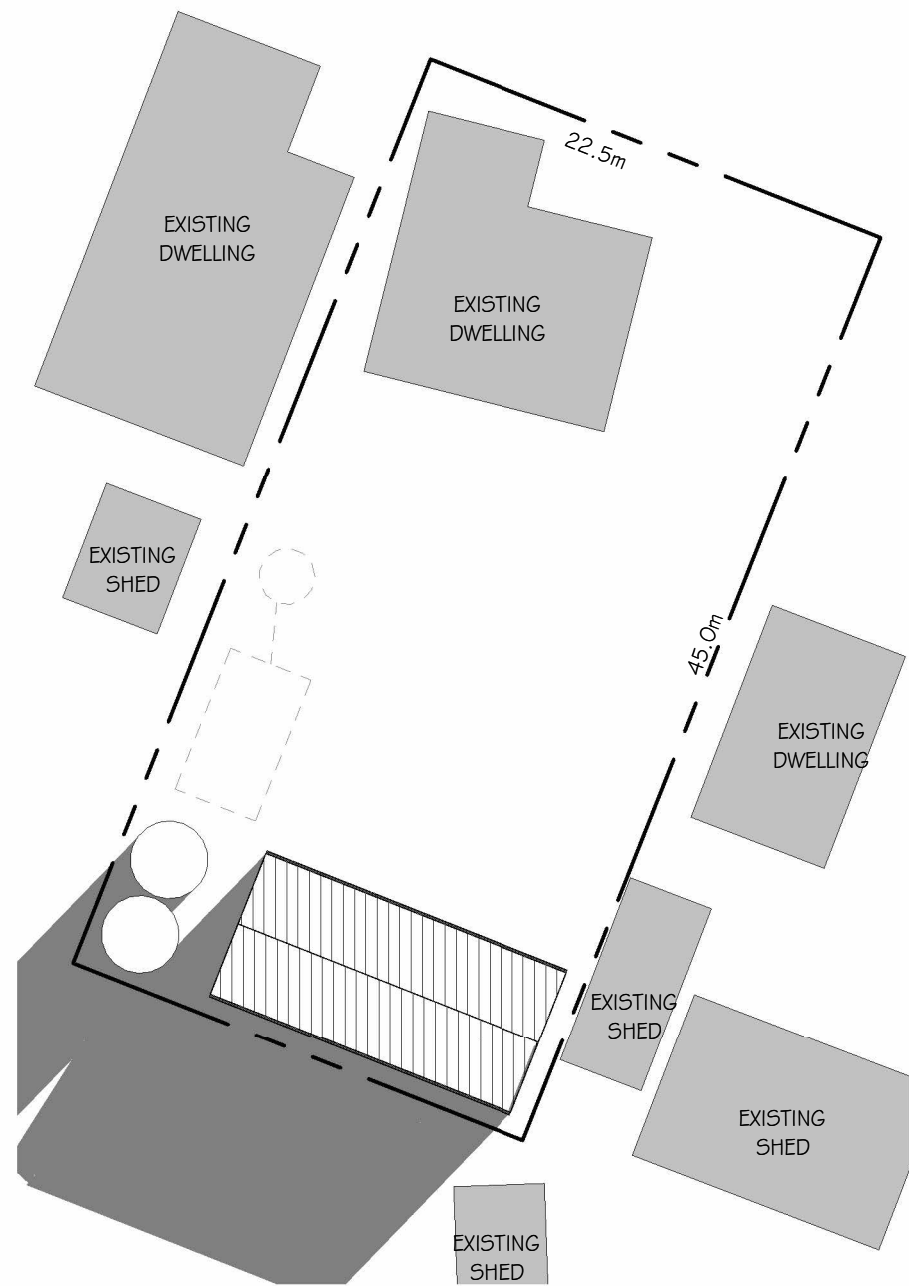


West Elevation
1 : 100

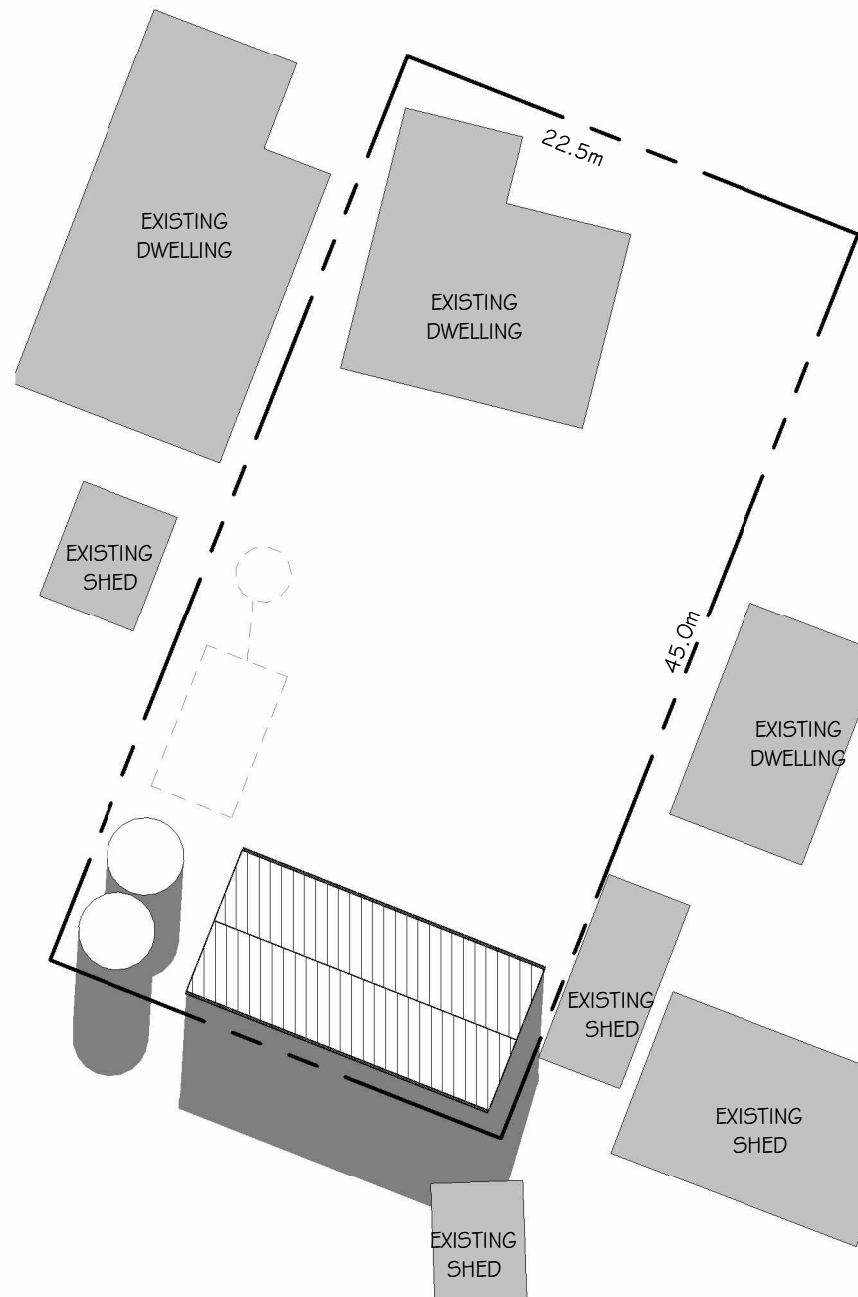


FLOOR PLAN
1 : 100

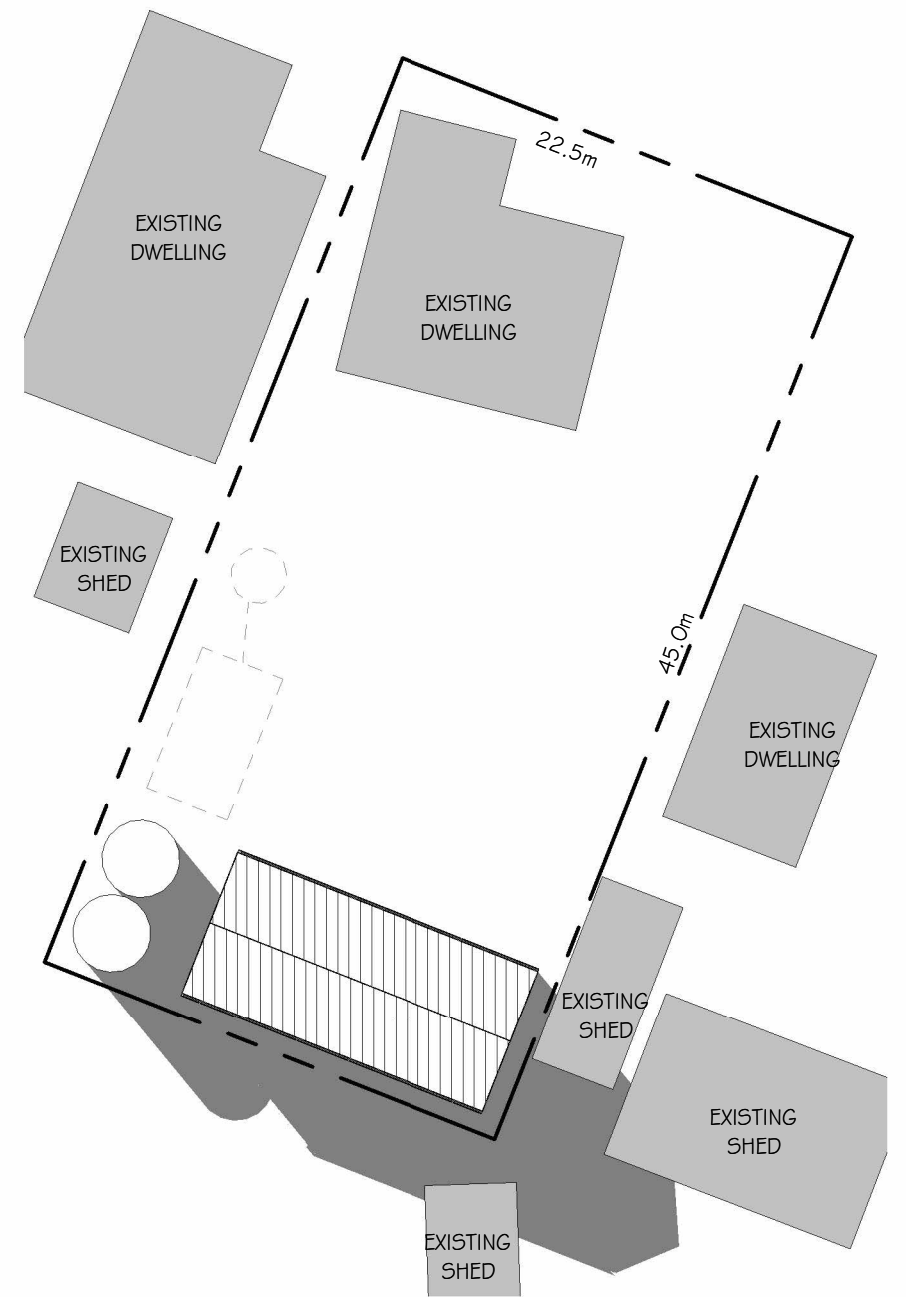
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A	Development Application	08.09.25	MC	NEW SHED	ACCREDITED PRACTITIONER: CC7219	DRAWN: MC	PLAN & ELEVATIONS		
				SITE: 4 CURRIE STREET BEECHFORD 7252	PO BOX 129 GEORGE TOWN TAS 7253	CHK: MC	PROJECT No.	02 OF 3	ISSUE:
				FOR: DAVID UPSTON	TELEPHONE: 0427655957	SCALE: 1 : 100	2521	SD A02 A3 ORIGINAL	A
					mdc.designs@icloud.com				



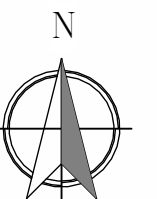
SHADOW PLAN 21 JUNE 9am
NTS



SHADOW PLAN 21 JUNE 12pm
NTS



SHADOW PLAN 21 JUNE 3pm
NTS



ISSUE	DESCRIPTION	DATE	AUTH	PROJECT:	MDC DESIGN & drafting	DATE:	DRAWING TITLE:		
A	Development Application	08.09.25	MC	NEW SHED	ACCREDITED PRACTITIONER: CC7219	DRAWN: MC	SHADOW PLANS		
				SITE: 4 CURRIE STREET BEECHFORD 7252	PO BOX 129 GEORGE TOWN TAS 7253	CHK: MC	PROJECT No.	03 OF 3	ISSUE:
				FOR: DAVID UPSTON	TELEPHONE: 0427655957	SCALE: NTS	2521	SD A03	A
					mdc.designs@icloud.com			A3 ORIGINAL	