

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2025235

Assess No: A642

PID No: 9635994

Applicant Name:	Design To Live				
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: Design To Live

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) WARWICK JOHNSTONE

Location / Address: 21 LEEMAN COURT, RIVERSIDE TAS

Title Reference: 188352/21

Zone(s): GENERAL RESIDENTIAL

Existing Development/Use: VACANT

Existing Developed Area: Area N/A

DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: <input checked="" type="checkbox"/>	Visitor Accommodation: <input type="checkbox"/>	Commercial: <input type="checkbox"/>	Other: <input type="checkbox"/>
	Description of Use: RESIDENTIAL			

Development Type:	Building work: <input checked="" type="checkbox"/>	Demolition: <input type="checkbox"/>	Subdivision: <input type="checkbox"/>	Other: <input type="checkbox"/>
	Description of development: PROPOSED MULTIPLE DWELLINGS			

New or Additional Area: Area 376.47

Estimated construction cost of the proposed development: \$ 700,000

Building Materials:	Wall Type: REF. PLANS	Colour: TBC
	Roof Type: REF. PLANS	Colour: TBC

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
---	----------------

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,

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,

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:

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

<p>OWNERS: SOKRAM PTY LTD</p> <p>FOLIO REFERENCE FR 182987/1</p> <p>GRANTEE Part of 200 acres, Located to James Lucas</p>	<p style="text-align: center;">PLAN OF SURVEY</p> <p>BY SURVEYOR D.P. TOMPKINS</p> <p>LOCATION Town of RIVERSIDE</p> <p>SCALE 1:600 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP188352</p> <p>APPROVED EFFECTIVE FROM 25 FEB 2025 <i>[Signature]</i> Recorder of Titles</p>
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ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

The map shows a series of lots along CORMISTON ROAD and LEEMAN COURT. Lots 16, 17, 18, 19, 20, and 21 are highlighted. Lot 16 is 603m², Lot 17 is 605m², Lot 18 is 652m², Lot 19 is 652m², Lot 20 is 704m², and Lot 21 is 714m². The map includes bearings and distances for all boundaries. Surrounding lots are labeled with their respective survey numbers (e.g., (9), (8), (7), (6), (5), (4), (3), (2), (1), (12), (13), (14), (15), (16), (17), (18), (19), (20), (21), (22), (23), (24), (25), (26), (27), (28), (29), (30), (31), (32), (33), (34), (35), (36), (37), (38), (39), (40), (41), (42), (43), (44), (45), (46), (47), (48), (49), (50), (51), (52), (53), (54), (55), (56), (57), (58), (59), (60)).

<p><i>[Signature]</i> 20/08/24 REGISTERED LAND SURVEYOR DATE</p>	<p><i>[Signature]</i> 12/7/24 COUNCIL DELEGATE DATE</p>
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PROPOSED MULTIPLE DWELLINGS
21 LEEMAN COURT,
RIVERSIDE TAS, 7250.



DRAWING #	DRAWING
LMNC21-1	COVER PAGE
LMNC21-2	SITE SURVEY PLAN
LMNC21-3	SITE PLAN
LMNC21-4	LANDSCAPE PLAN
LMNC21-5	UNIT 1 PARKING AND TURNING
LMNC21-6	UNIT 2 PARKING AND TURNING
LMNC21-7	GUEST PARKING AND TURNING
LMNC21-8	STRATA PLAN
LMNC21-9	EXTERNAL SERVICES
LMNC21-10	UNIT 1 FLOOR PLAN
LMNC21-11	UNIT 2 FLOOR PLAN
LMNC21-12	UNIT 1 ELEVATIONS NE-SW
LMNC21-13	UNIT 1 ELEVATIONS SE-NW
LMNC21-14	UNIT 2 ELEVATIONS NE-SW
LMNC21-15	UNIT 2 ELEVATIONS SE-NW
LMNC21-16	PERSPECTIVES

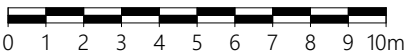
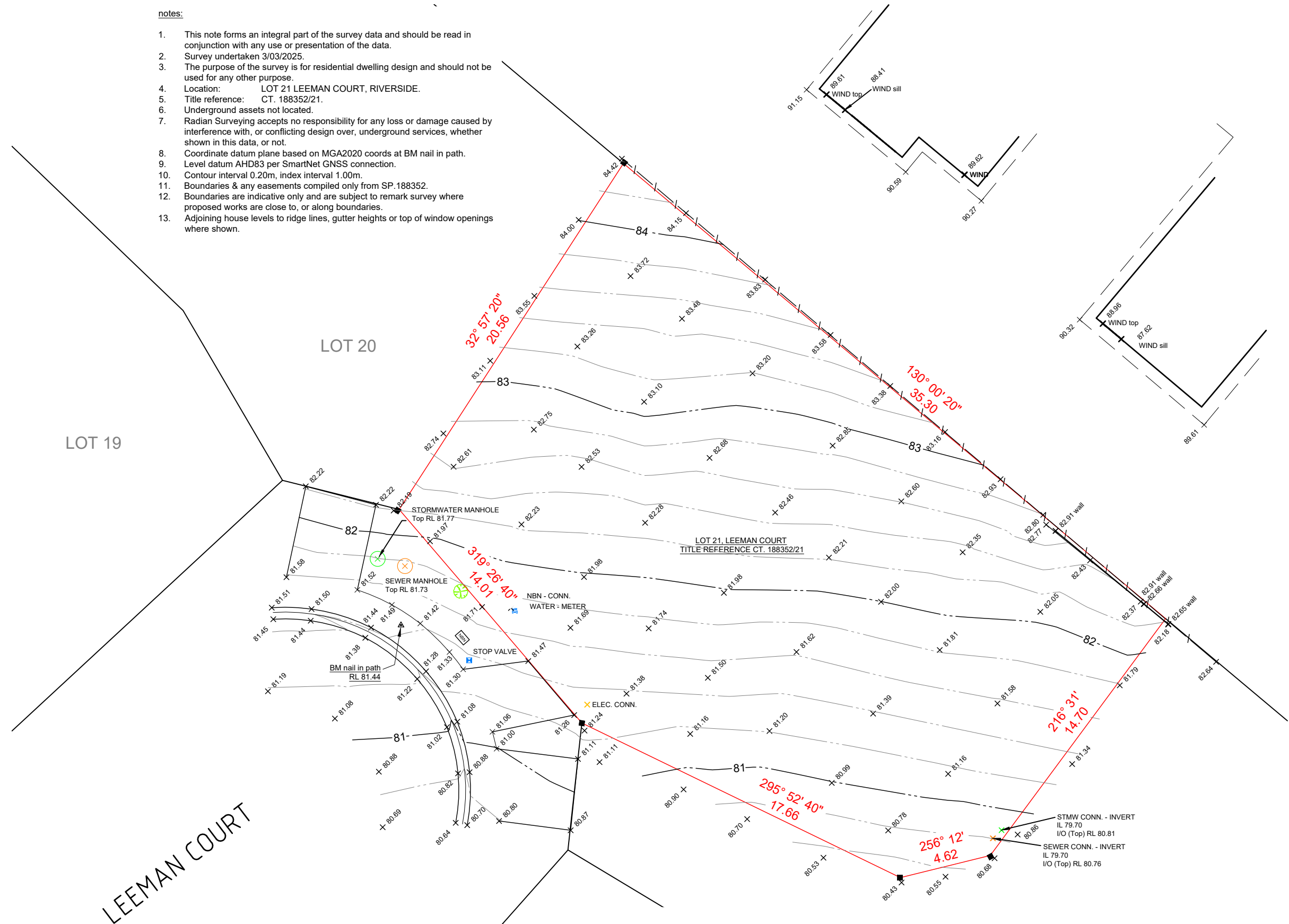
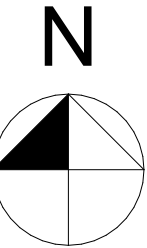
AREAS		COUNCIL		ZONE	
	(m²)	WEST TAMAR		GENERAL RESIDENTIAL	
UNIT 1	171.05	LAND TITLE REFERENCE	188352/21	ENERGY STAR RATING	TBC
UNIT 1 PATIO	13.27	PROPERTY ID	9635994	CLIMATE ZONE	7
UNIT 1 PORCH	2.55	LOT SIZE (M²)	714	ALPINE AREA	N/A
UNIT 2	179.88	BAL RATING	N/A	CORROSION ENV'	LOW
UNIT 2 ALFRESCO	6.99	DESIGN WIND CLASS	TBC	SITE HAZARDS	LANDSLIP
UNIT 2 PORCH	2.73	SOIL CLASSIFICATION	TBC		
		PLANNING OVERLAY	LOW AND MEDIUM LANDSLIP HAZARD BAND, PRIORITY VEGETATION AREA		

ATTACHMENTS

 <div>ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au</div>	CLIENT/S: WARWICK JOHNSTONE	DRAWING COVER PAGE	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	SIGNATURE: DATE:	SIGNATURE: DATE:	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	LMNC21
	R1						04/06/2025	FOR REVIEW	DRAWN	E.T.	DRAWING	1/16	
	R2						07/07/2025	FOR REVIEW					
									CHECKED	M.L.	SCALE (@A3)	NTS	

notes:

1. This note forms an integral part of the survey data and should be read in conjunction with any use or presentation of the data.
2. Survey undertaken 3/03/2025.
3. The purpose of the survey is for residential dwelling design and should not be used for any other purpose.
4. Location: LOT 21 LEEMAN COURT, RIVERSIDE.
5. Title reference: CT. 188352/21.
6. Underground assets not located.
7. Radian Surveying accepts no responsibility for any loss or damage caused by interference with, or conflicting design over, underground services, whether shown in this data, or not.
8. Coordinate datum plane based on MGA2020 coords at BM nail in path.
9. Level datum AHD83 per SmartNet GNSS connection.
10. Contour interval 0.20m, index interval 1.00m.
11. Boundaries & any easements compiled only from SP.188352.
12. Boundaries are indicative only and are subject to remark survey where proposed works are close to, or along boundaries.
13. Adjoining house levels to ridge lines, gutter heights or top of window openings where shown.



WARWICK JOHNSTONE LOT 21 LEEMAN COURT, RIVERSIDE EXISTING CONDITIONS - MARCH, 2025			
Job	250202	Sheet	1/1
Drawing	250202_Detail_250303.DWG	Revision	0
Scale	1:200 AT A3	Date	4/03/2025
Drawn	SCB	Checked	SCB

radian surveying pty. ltd.
p. 0407 152 366
e | admin@radiansurveying.com.au
w | radiansurveying.com.au
po box 7529 launceston tas 7250

radian
SURVEYING



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CLIENT/S:
WARWICK JOHNSTONE

SITE ADDRESS:
21 LEEMAN COURT,
RIVERSIDE TAS, 7250.

DRAWING
SITE SURVEY
PLAN

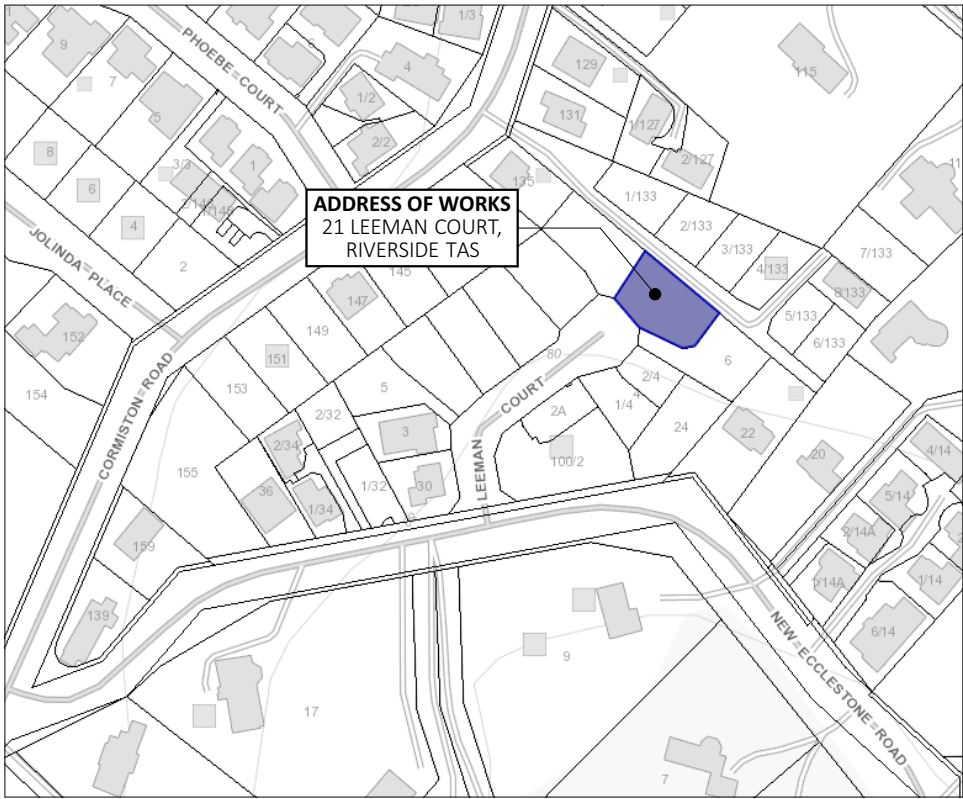
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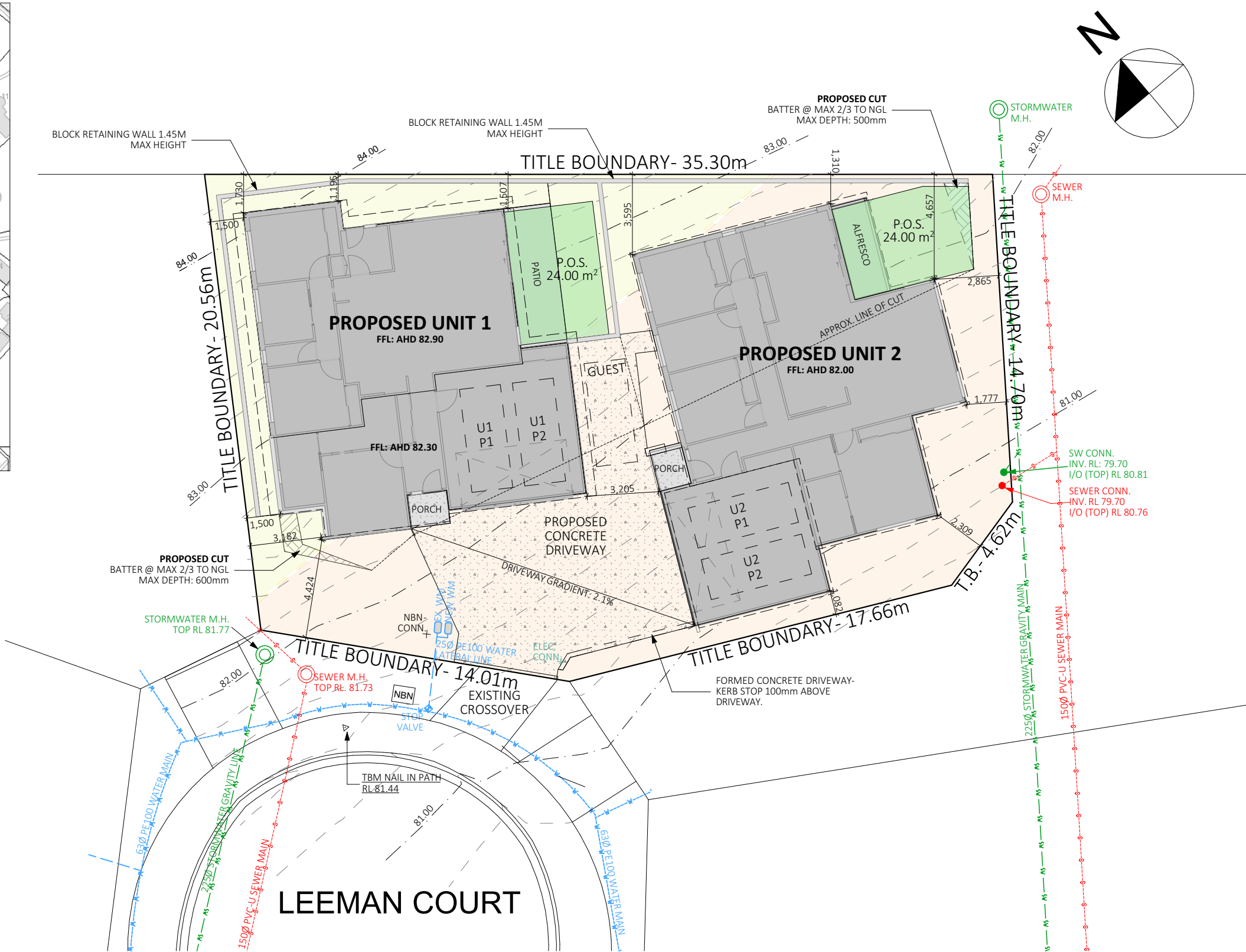
REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	LMNC21
R1	04/06/2025	FOR REVIEW	DRAWN	E.T.	DRAWING	2/16
R2	07/07/2025	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	1:200



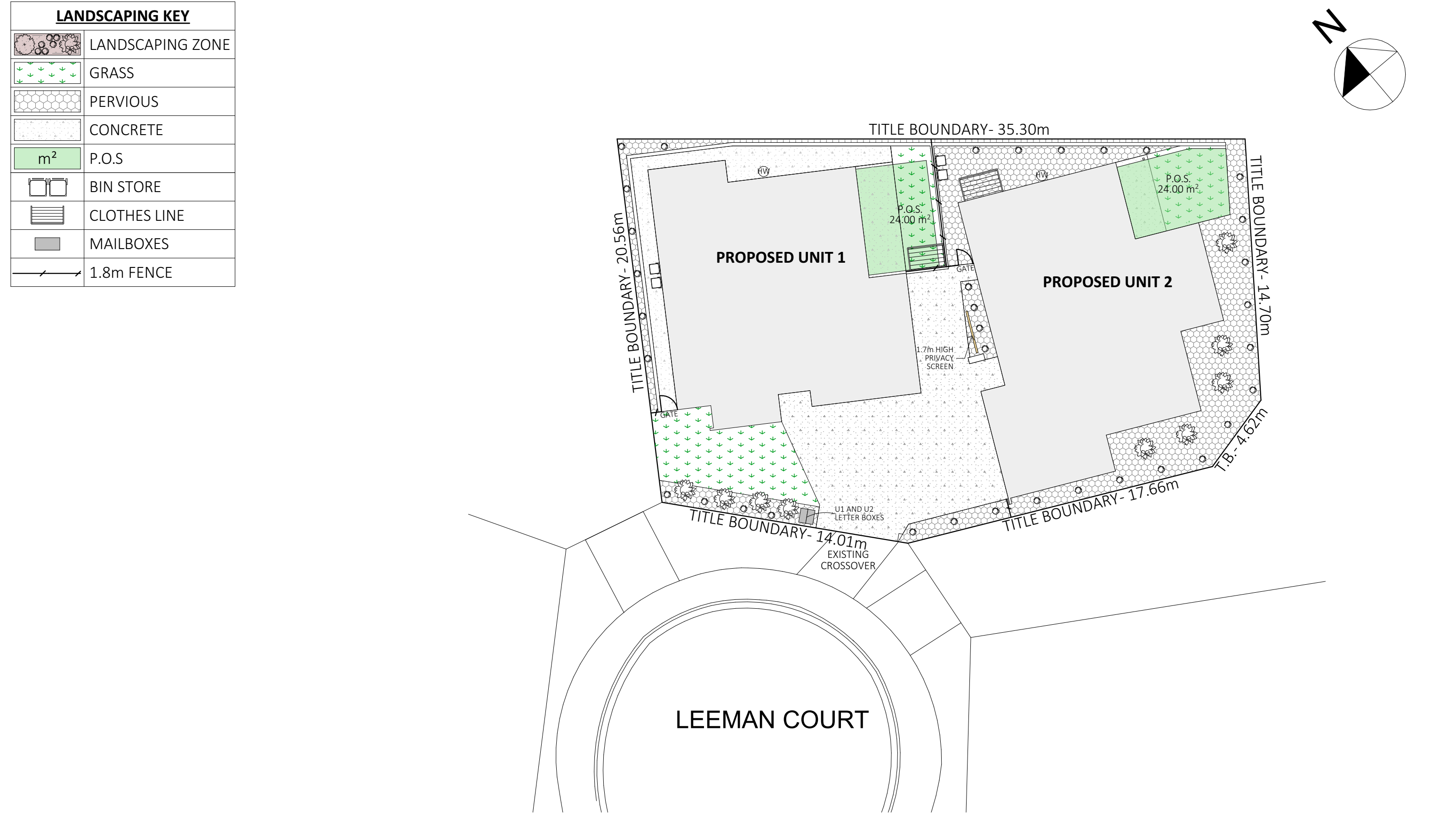
LOCALITY PLAN
NOT TO SCALE

AREA	m ²
UNIT 1	171.05
UNIT 1 PATIO	13.27
UNIT 1 PORCH	2.55
UNIT 2	179.88
UNIT 2 ALFRESCO	6.99
UNIT 2 PORCH	2.73

KEY:	
	LANDSLIP AREA MEDIUM
	LANDSLIP AREA LOW

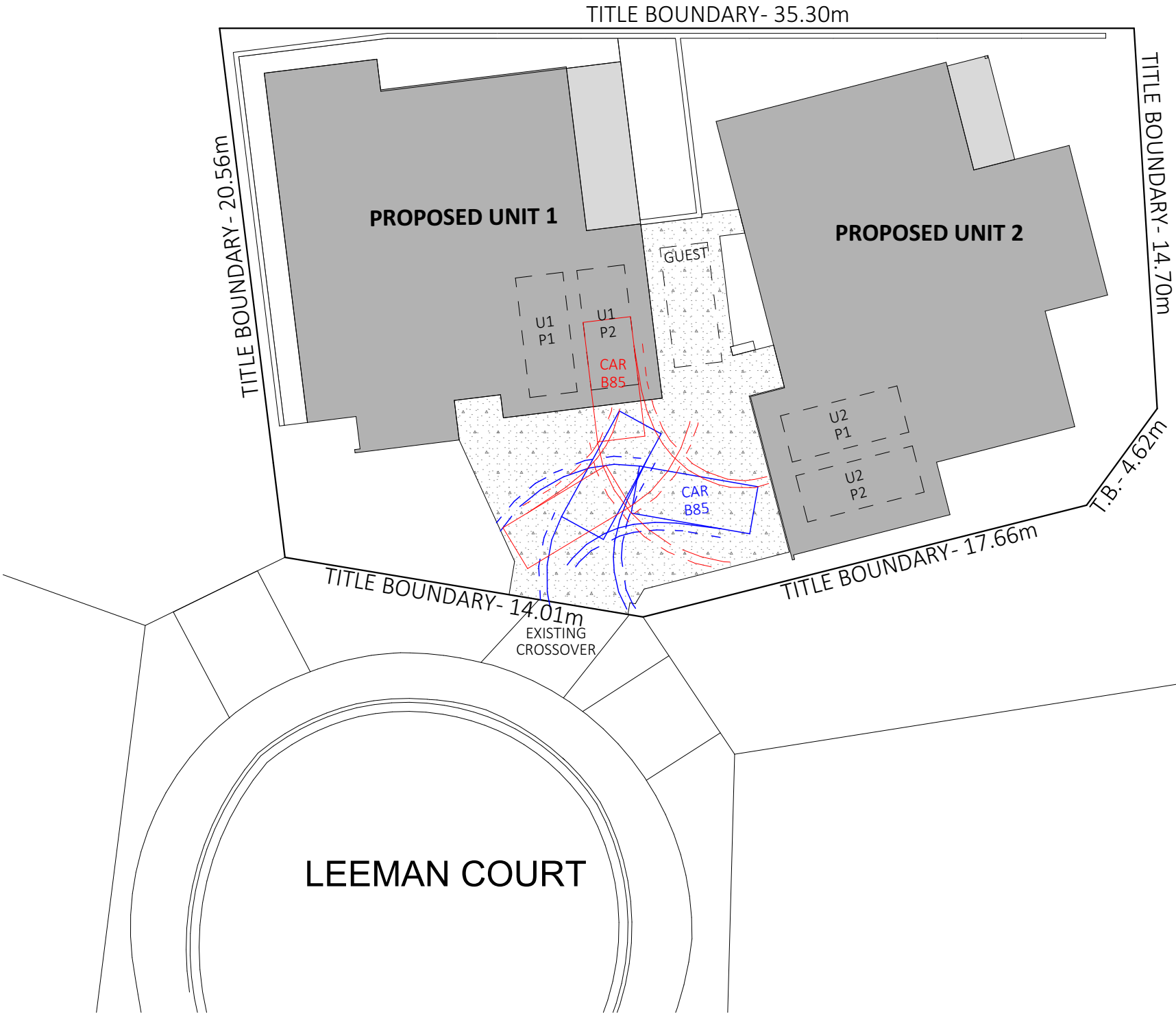
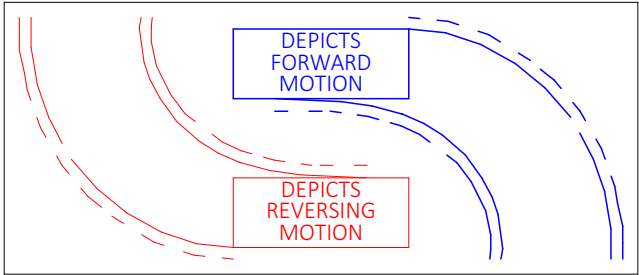
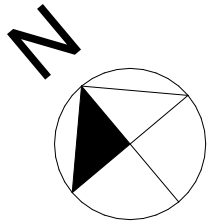


	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: WARWICK JOHNSTONE	DRAWING SITE PLAN	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	SIGNATURE: SIGNATURE:	DATE: DATE:	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	LMNC21
								R1	04/06/2025	FOR REVIEW	DRAWN	E.T.	DRAWING	3/16
								R2	07/07/2025	FOR REVIEW	CHECKED	M.L.	SCALE (@A3)	1:200



PARKING SUMMARY

UNIT 1
TWO PARKING SPACES
FORWARD ENTRY, FORWARD EXIT.



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21 LEEMAN COURT,
RIVERSIDE TAS, 7250.

DRAWING
UNIT 1
PARKING AND
TURNING

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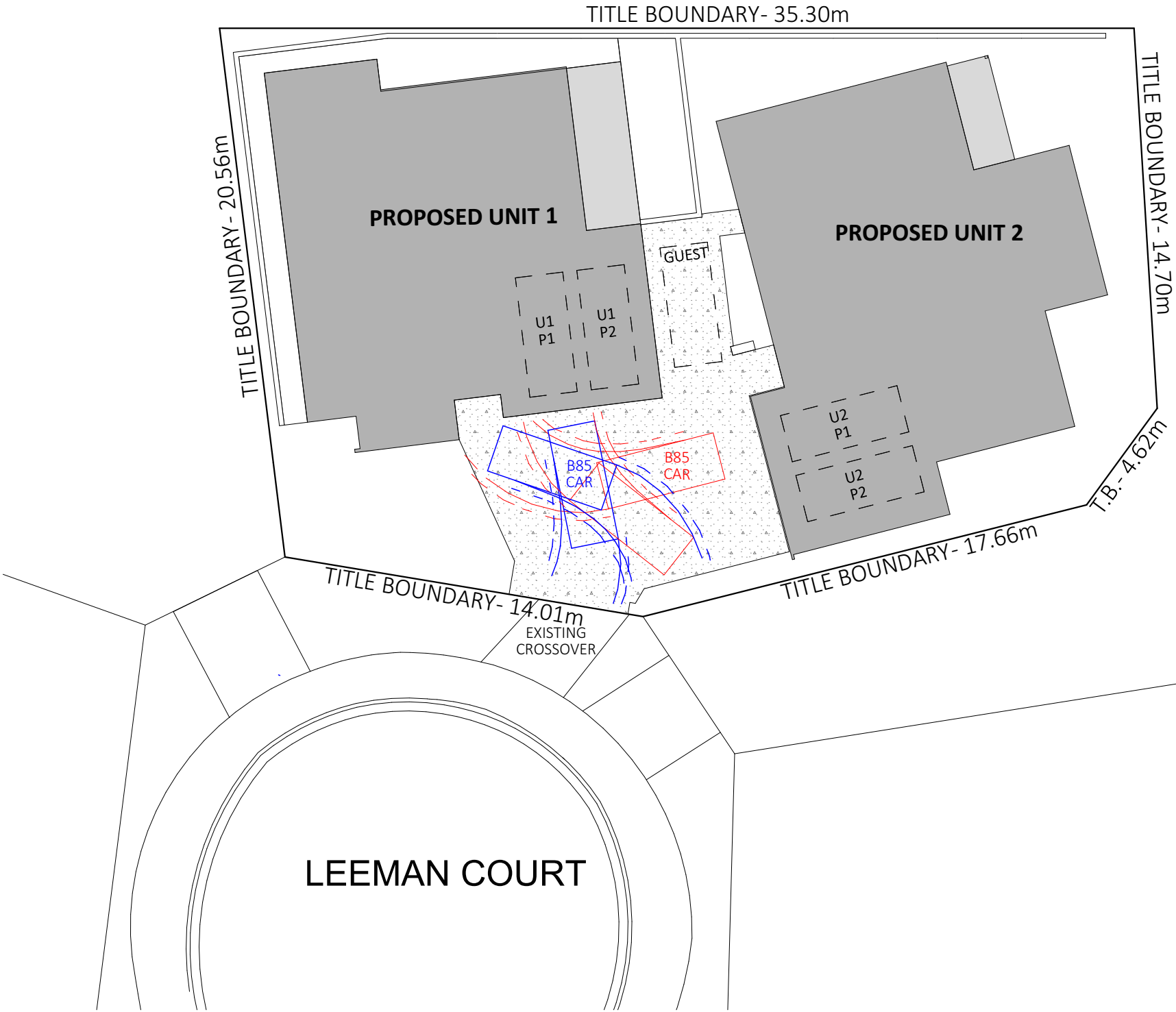
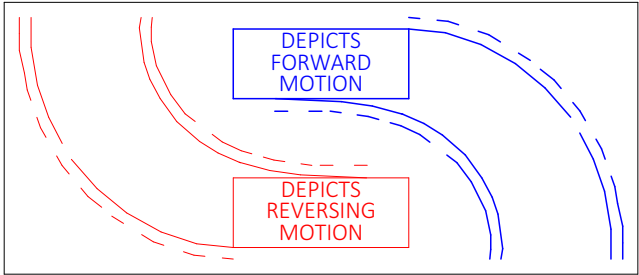
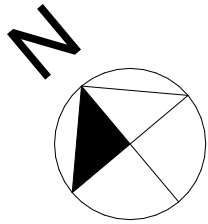
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R1	04/06/2025	FOR REVIEW	DRAWN	E.T.	DRAWING	5/16
R2	07/07/2025	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	1:200

PARKING SUMMARY

UNIT 2
TWO PARKING SPACES
FORWARD ENTRY, FORWARD EXIT.



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WARWICK JOHNSTONE

SITE ADDRESS:
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RIVERSIDE TAS, 7250.

DRAWING
UNIT 2
PARKING AND
TURNING

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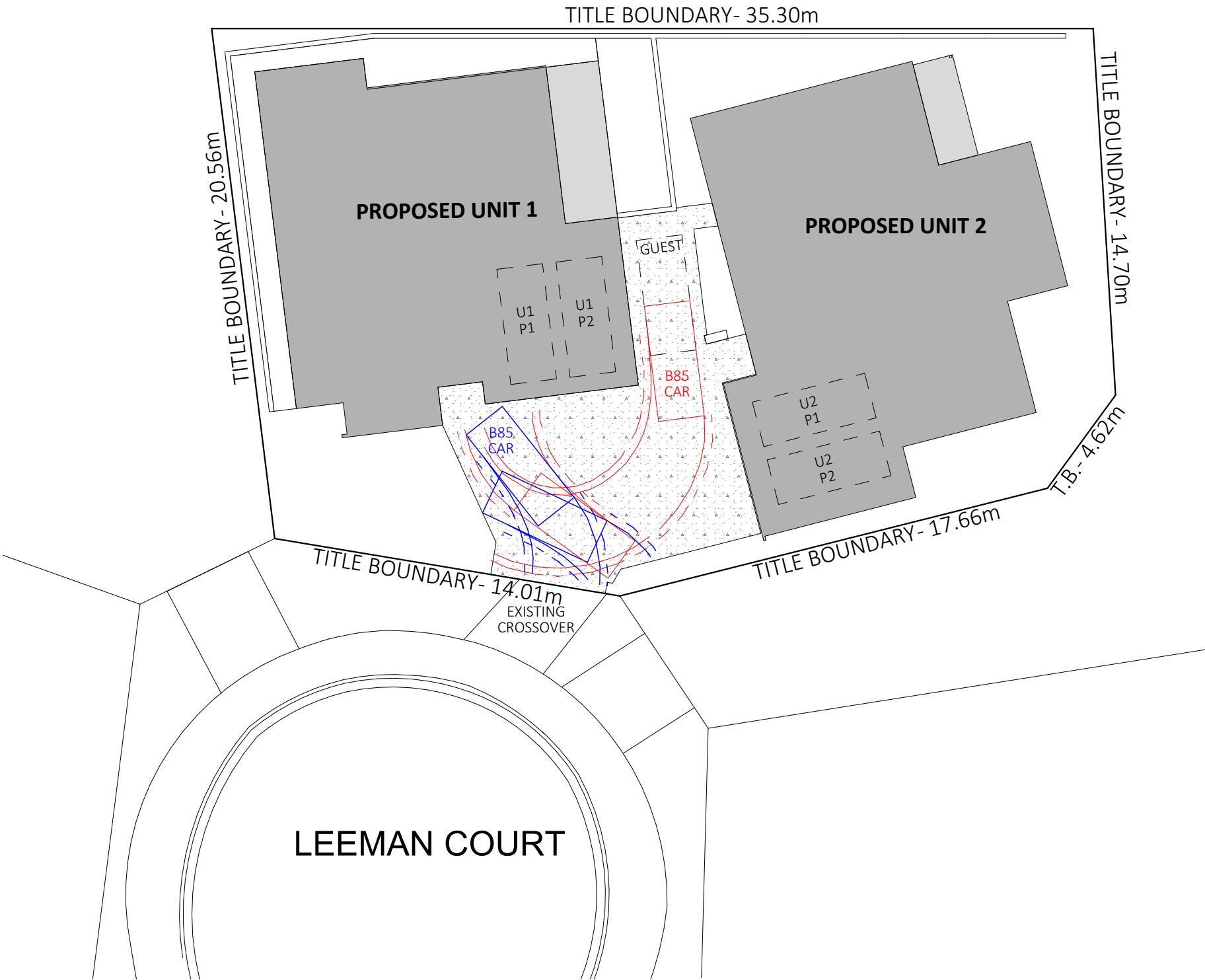
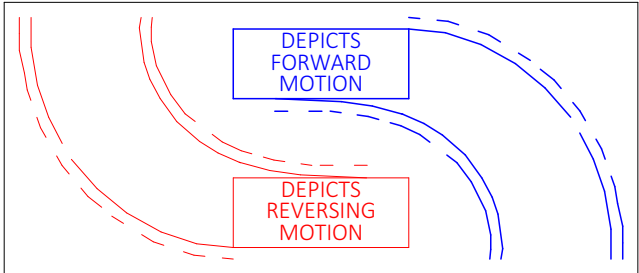
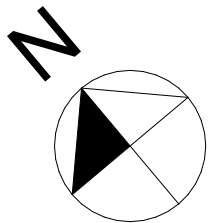
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R1	04/06/2025	FOR REVIEW	DRAWN	E.T.	DRAWING	6/16
R2	07/07/2025	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	1:200

PARKING SUMMARY

GUEST PARKING
ONE PARKING SPACE
FORWARD ENTRY, FORWARD EXIT.



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DRAWING
GUEST
PARKING AND
TURNING

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R1	04/06/2025	FOR REVIEW	DRAWN	E.T.	DRAWING	7/16
R2	07/07/2025	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	1:200

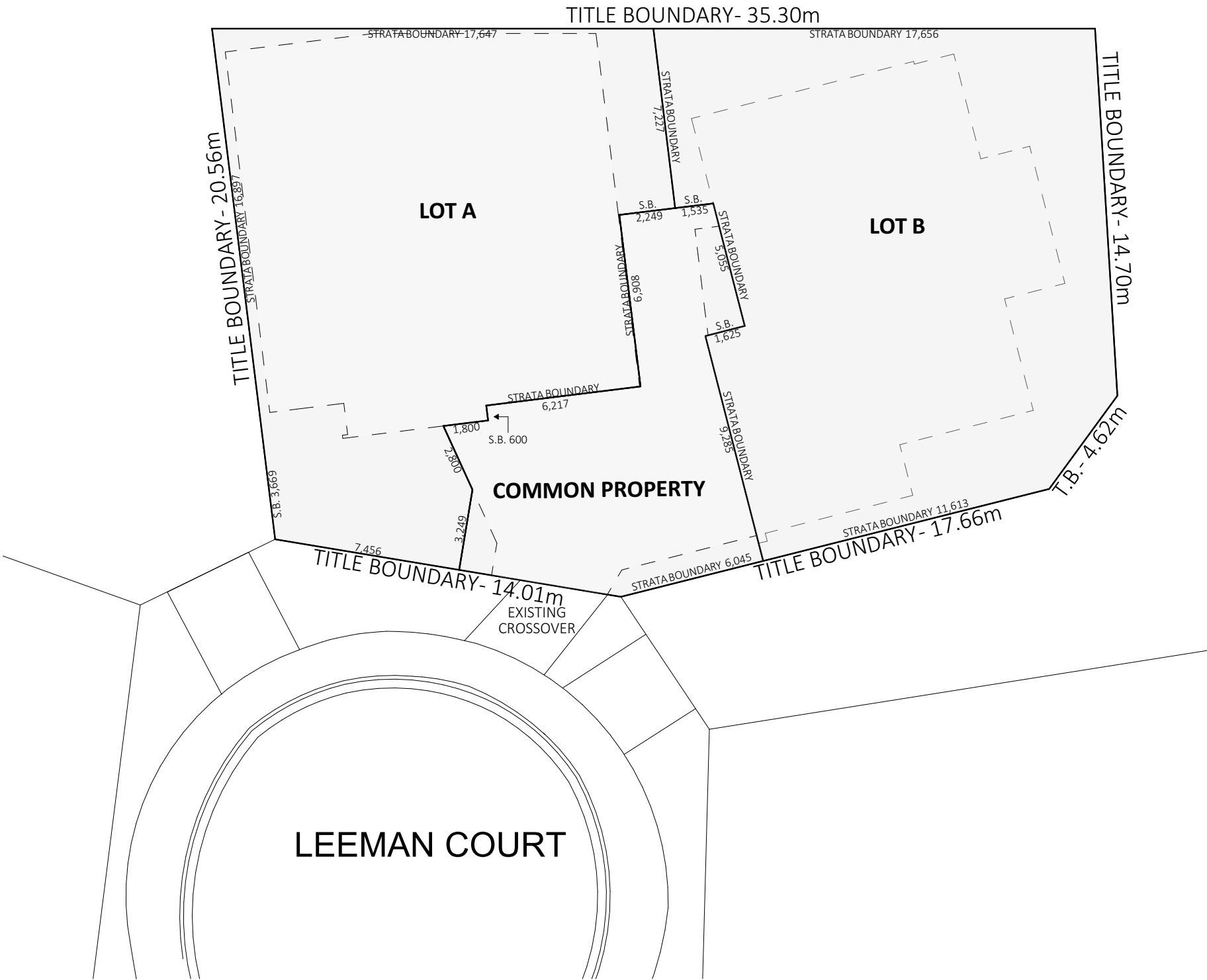
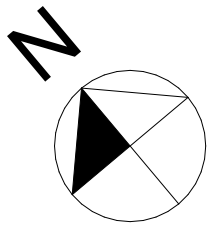
LOT SUMMARY

LOT A 292.72 m²
IMPERVIOUS 222.81 m² (76.11%)

LOT B 310.89 m²
IMPERVIOUS 191.41 m² (61.56%)

COMMON PROPERTY 110.62 m²
IMPERVIOUS 96.19 m² (86.95%)

TOTAL SITE IMPERVIOUS AREA:
510.65m² / 71.51%



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SITE ADDRESS:
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RIVERSIDE TAS, 7250.





DRAWING
STRATA PLAN

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SIGNATURE: DATE:

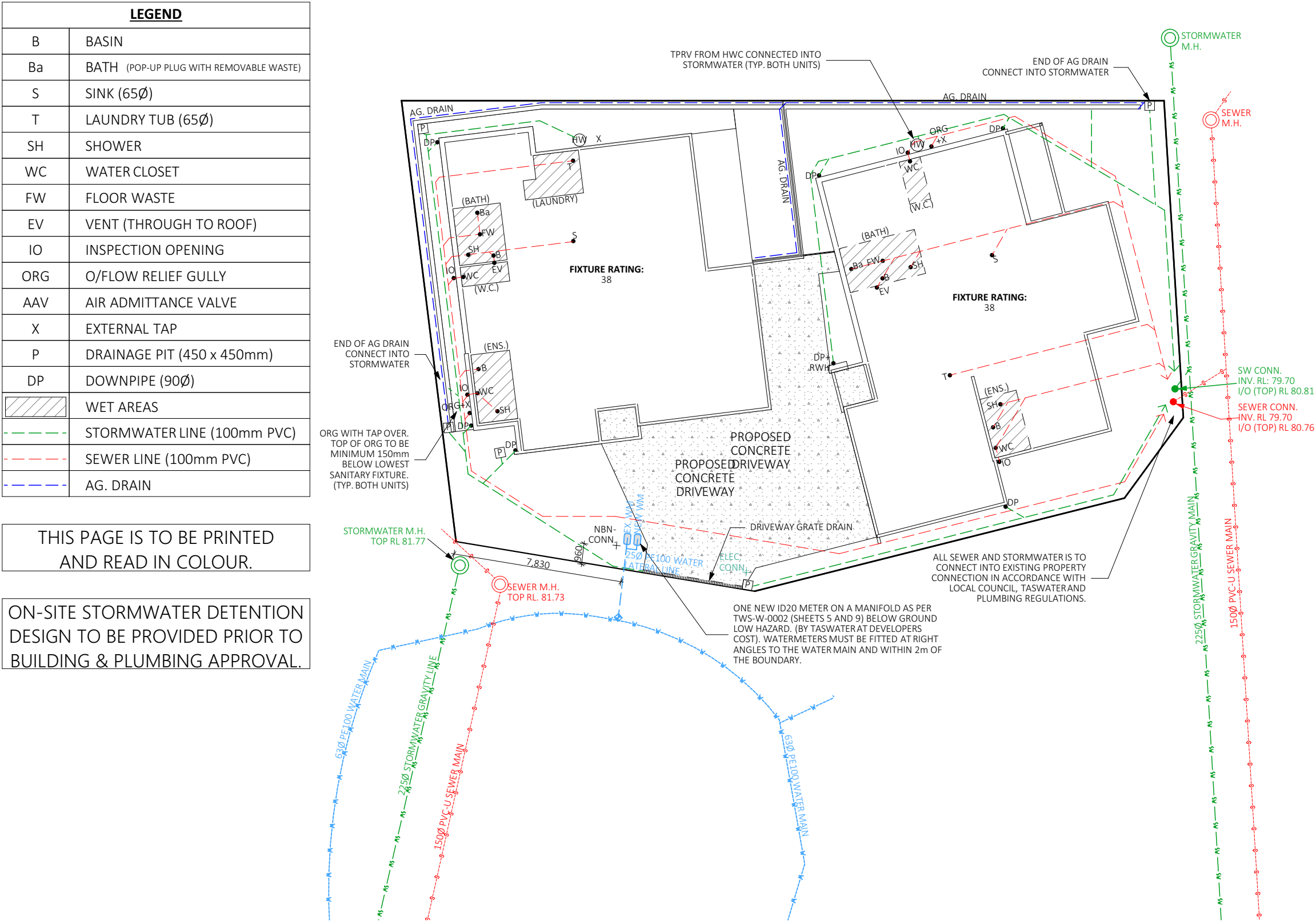
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R2	07/07/2025	FOR REVIEW				
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LEGEND	
B	BASIN
Ba	BATH (POP-UP PLUG WITH REMOVABLE WASTE)
S	SINK (65Ø)
T	LAUNDRY TUB (65Ø)
SH	SHOWER
WC	WATER CLOSET
FW	FLOOR WASTE
EV	VENT (THROUGH TO ROOF)
IO	INSPECTION OPENING
ORG	O/FLOW RELIEF GULLY
AAV	AIR ADMITTANCE VALVE
X	EXTERNAL TAP
P	DRAINAGE PIT (450 x 450mm)
DP	DOWNPIPE (90Ø)
	WET AREAS
	STORMWATER LINE (100mm PVC)
	SEWER LINE (100mm PVC)
	AG. DRAIN

THIS PAGE IS TO BE PRINTED
AND READ IN COLOUR.

ON-SITE STORMWATER DETENTION
DESIGN TO BE PROVIDED PRIOR TO
BUILDING & PLUMBING APPROVAL.



INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES
THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE- PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:
A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND
B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ; AND
C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

1. INTERNAL PIPING
a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS-
i) WITHIN AN UNVENTILATED WALL SPACE
ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS: OR
iii) BETWEEN CEILING INSULATION AND A CEILING
MUST HAVE A MINIMUM R-VALUE OF 0.2

2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE
a) ALL FLOW AND RETURN PIPING
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM, MUST HAVE A MINIMUM R-VALUE OF 0.45

3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE
a) ALL FLOW AND RETURN PIPING
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.6

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 03-2011-3.1 VERSION 3.1 MRWA VERSION 2.0) AND THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 02-2014-3.1 MRWA VERSION 2.0) AND TASWATER'S SUPPLEMENTS TO THESE CODES.



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W. designtolive.com.au

CLIENT/S:
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SITE ADDRESS:
21 LEEMAN COURT,
RIVERSIDE TAS, 7250.

**DRAWING
EXTERNAL
SERVICES**

I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.

SIGNATURE: **DATE:**
SIGNATURE: **DATE:**

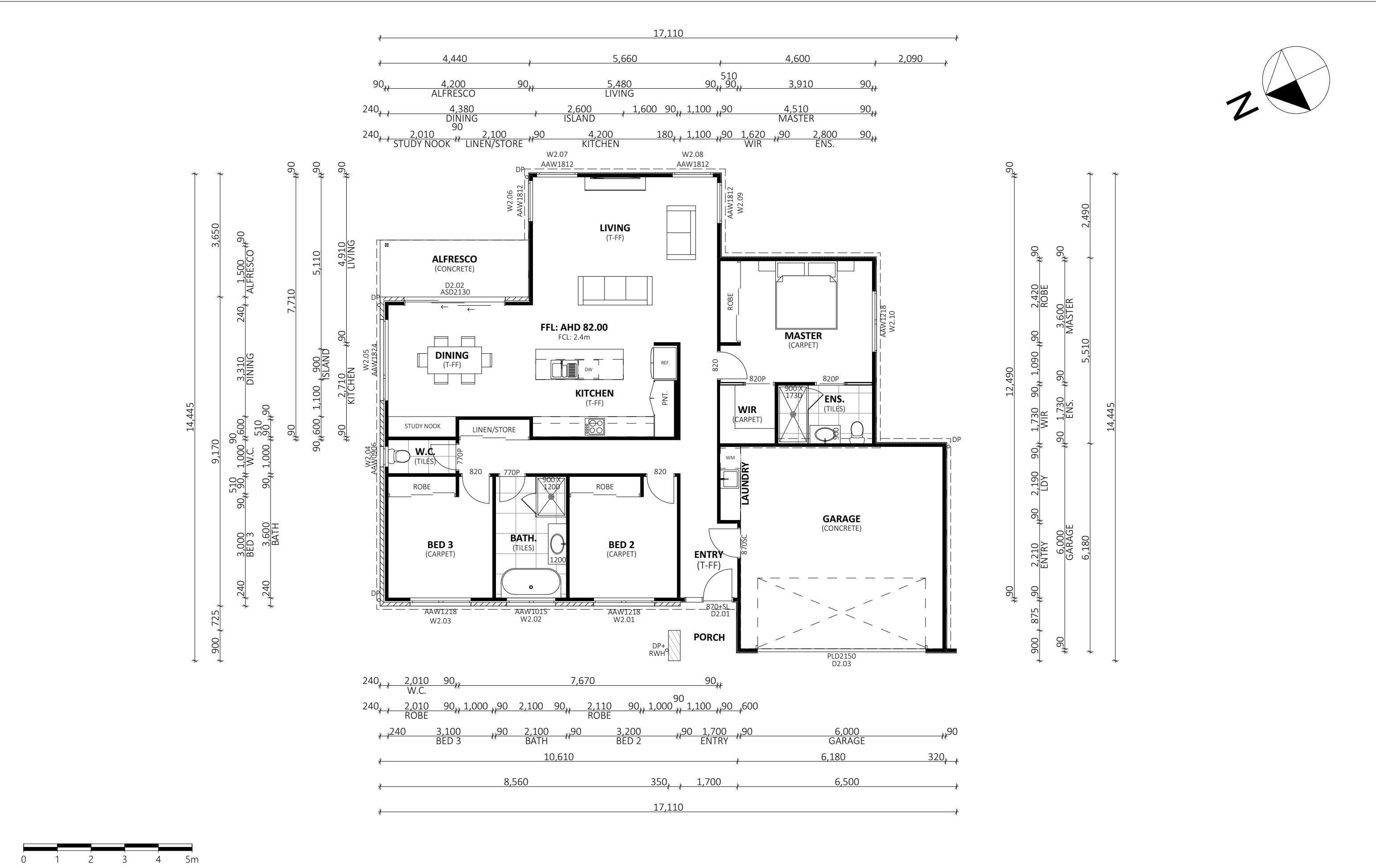
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R2	07/07/2025	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	1:200



SITE ADDRESS:
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RIVERSIDE TAS, 7250.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	LMNC21
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R2	07/07/2025	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	1:100



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CLIENT/S:
WARWICK JOHNSTONE

SITE ADDRESS:
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RIVERSIDE TAS, 7250.

DRAWING
UNIT 2 FLOOR
PLAN

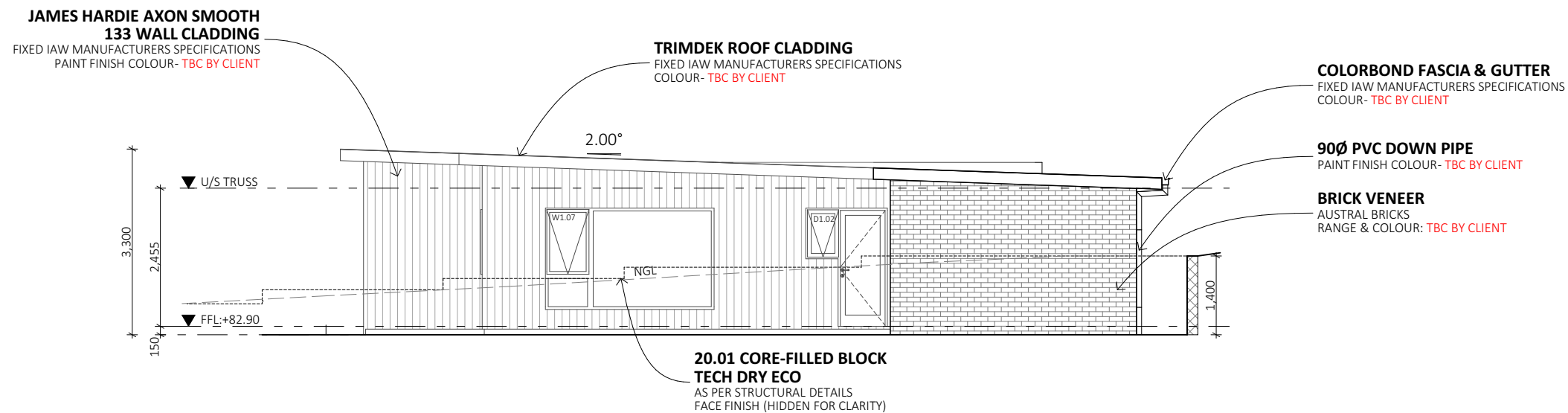
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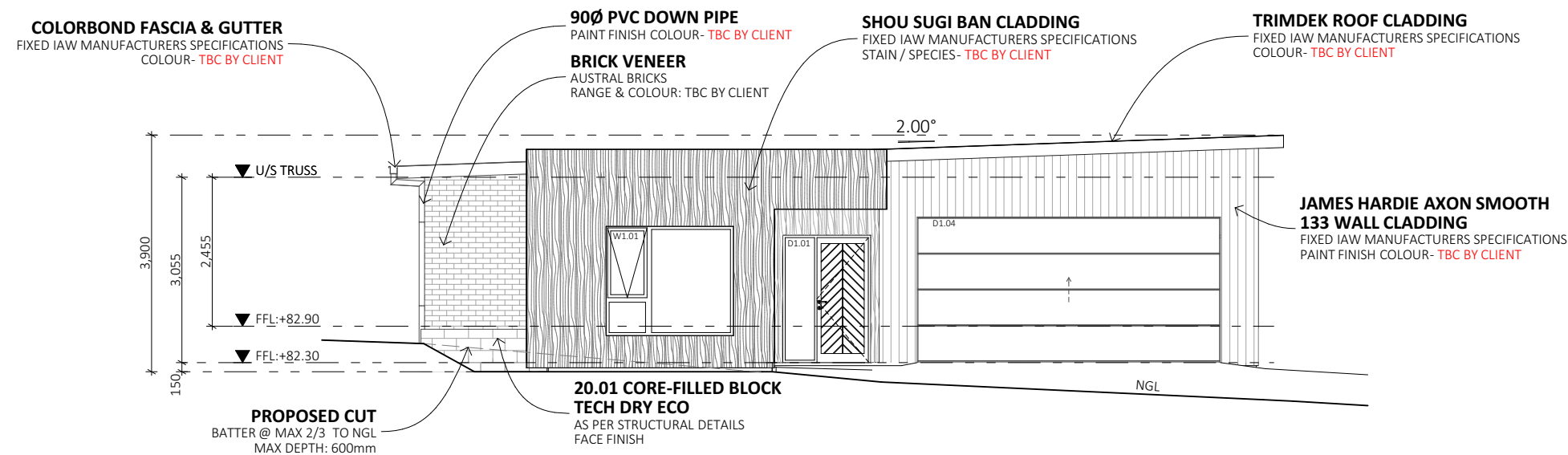
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NORTH EASTERN ELEVATION



SOUTH WESTERN ELEVATION



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DRAWING
UNIT 1
ELEVATIONS
NE-SW

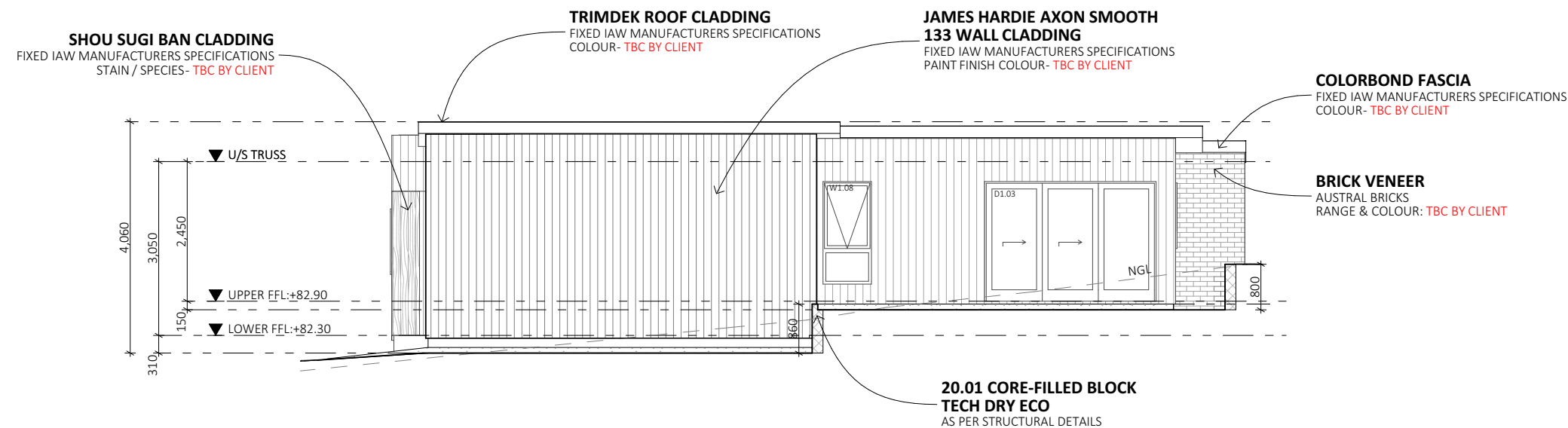
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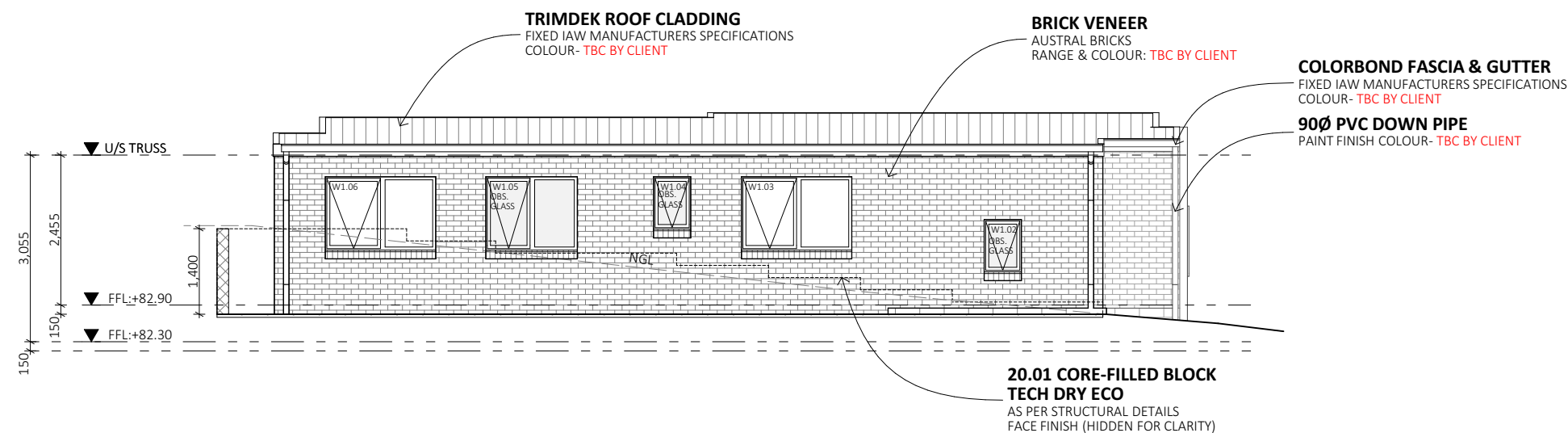
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R1	04/06/2025	FOR REVIEW	DRAWN	E.T.	DRAWING	12/16
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DRAWING
UNIT 1
ELEVATIONS
SE-NW

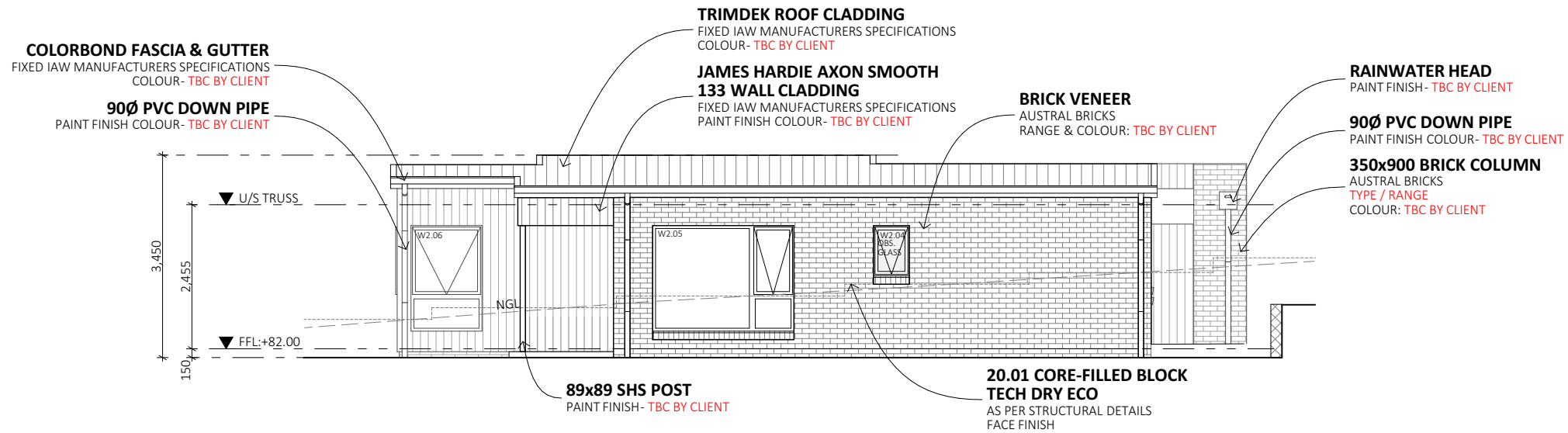
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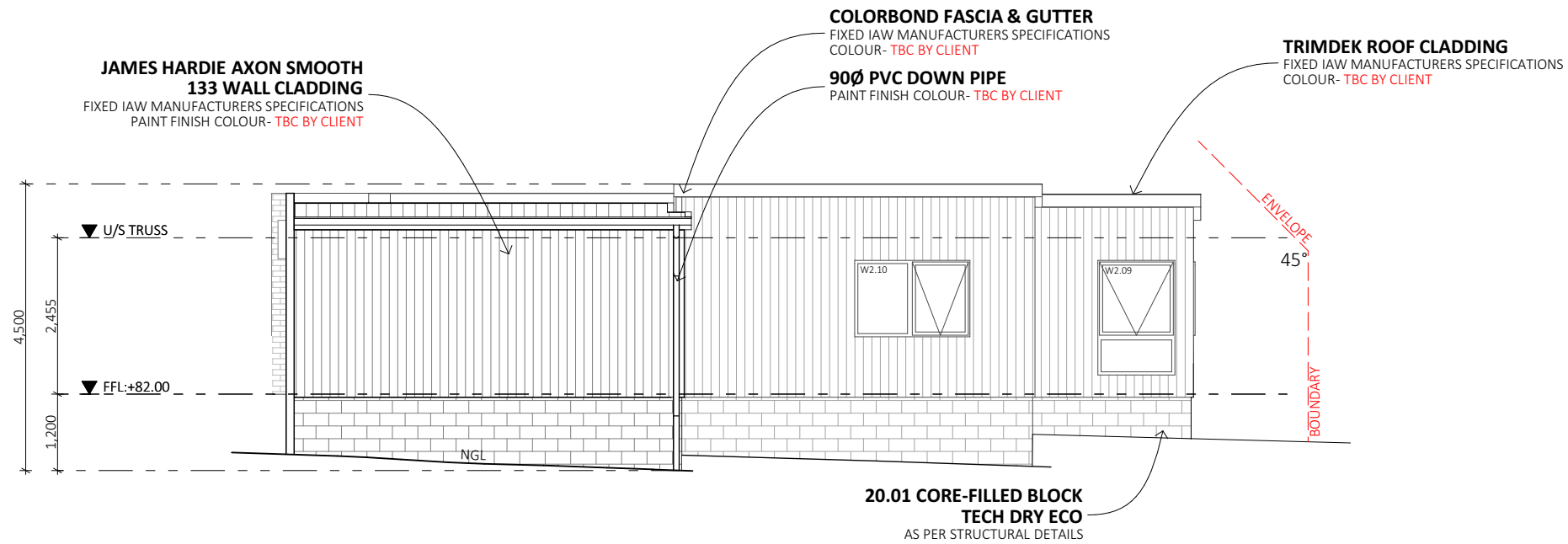
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R2	07/07/2025	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	1:100



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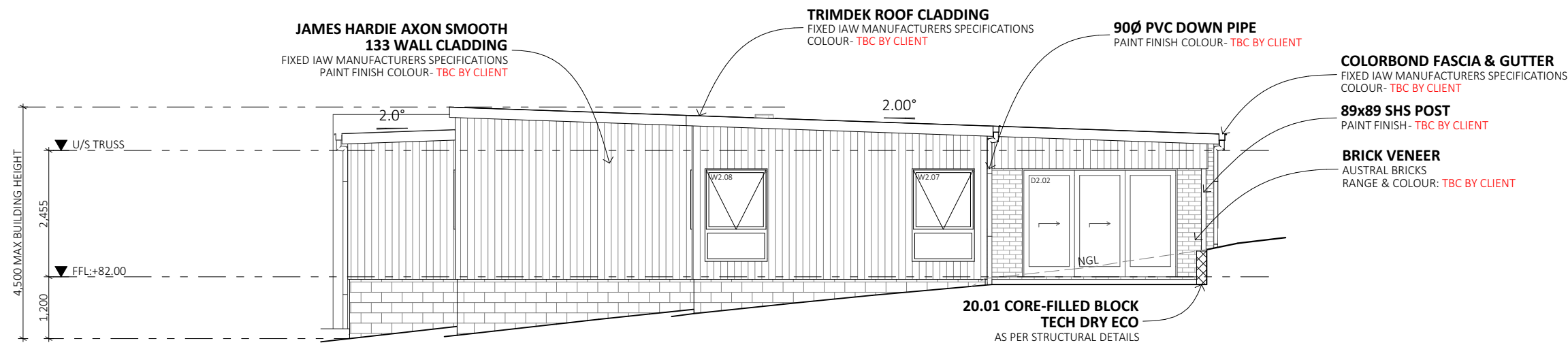


SOUTH WESTERN ELEVATION

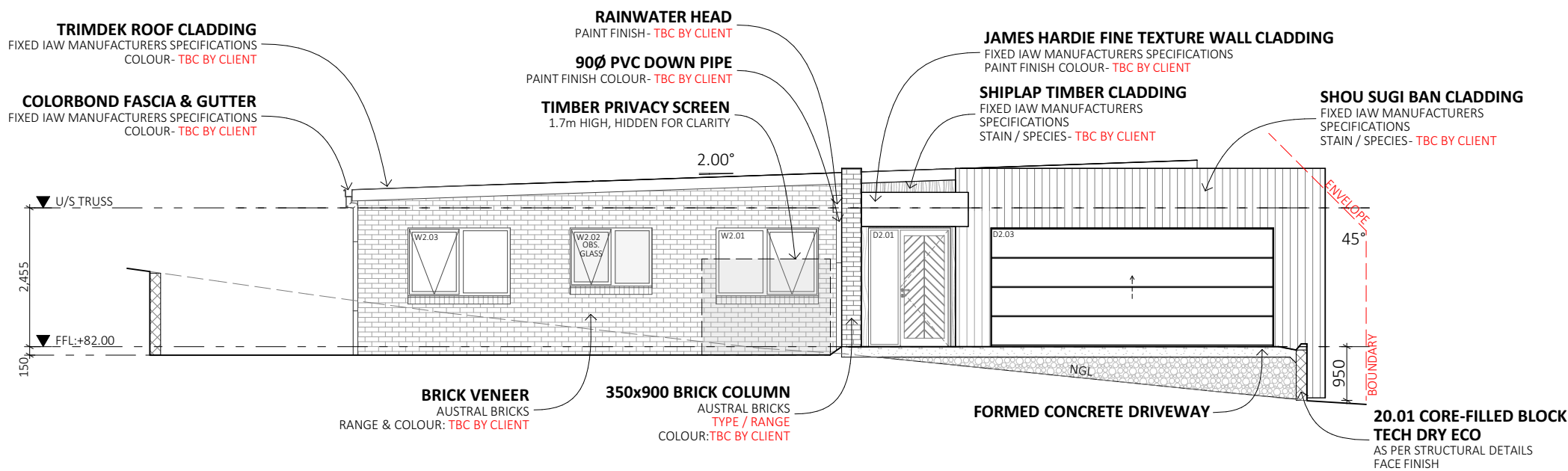


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						R1	04/06/2025	FOR REVIEW	DRAWN	E.T.	DRAWING	14/16
						R2	07/07/2025	FOR REVIEW	CHECKED	M.L.	SCALE (@A3)	1:100



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**DRAWING
PERSPECTIVES**

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R1	04/06/2025	FOR REVIEW	DRAWN	E.T.	DRAWING	16/16
R2	07/07/2025	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	NTS