

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number **PA2025266**

Assess No: **A8960**

PID No: **2255453**

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 Lyndon Stubbs

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) JASON & WENDY SHERRIFF

Location / Address: LOT 19, GREEN HEART ESTATE, GREENS BEACH

Title Reference: TBC

Zone(s): LOW DENSITY

Existing Development/Use: VACANT

Existing Developed Area: Area 0

DEVELOPMENT APPLICATION DETAILS

Proposed Use: Residential: ☒ Visitor Accommodation: ☐ Commercial: ☐ Other: ☐
Description of Use:
PROPOSED DWELLING & SHED

Development Type: Building work: ☒ Demolition: ☐ Subdivision: ☐ Other: ☐
Description of development:
CONSTRUCTION OF NEW DWELLING & SHED

New or Additional Area: Area 315.7

Estimated construction cost of the proposed development: \$ 500,000

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
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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: 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,

(if not the owner)

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

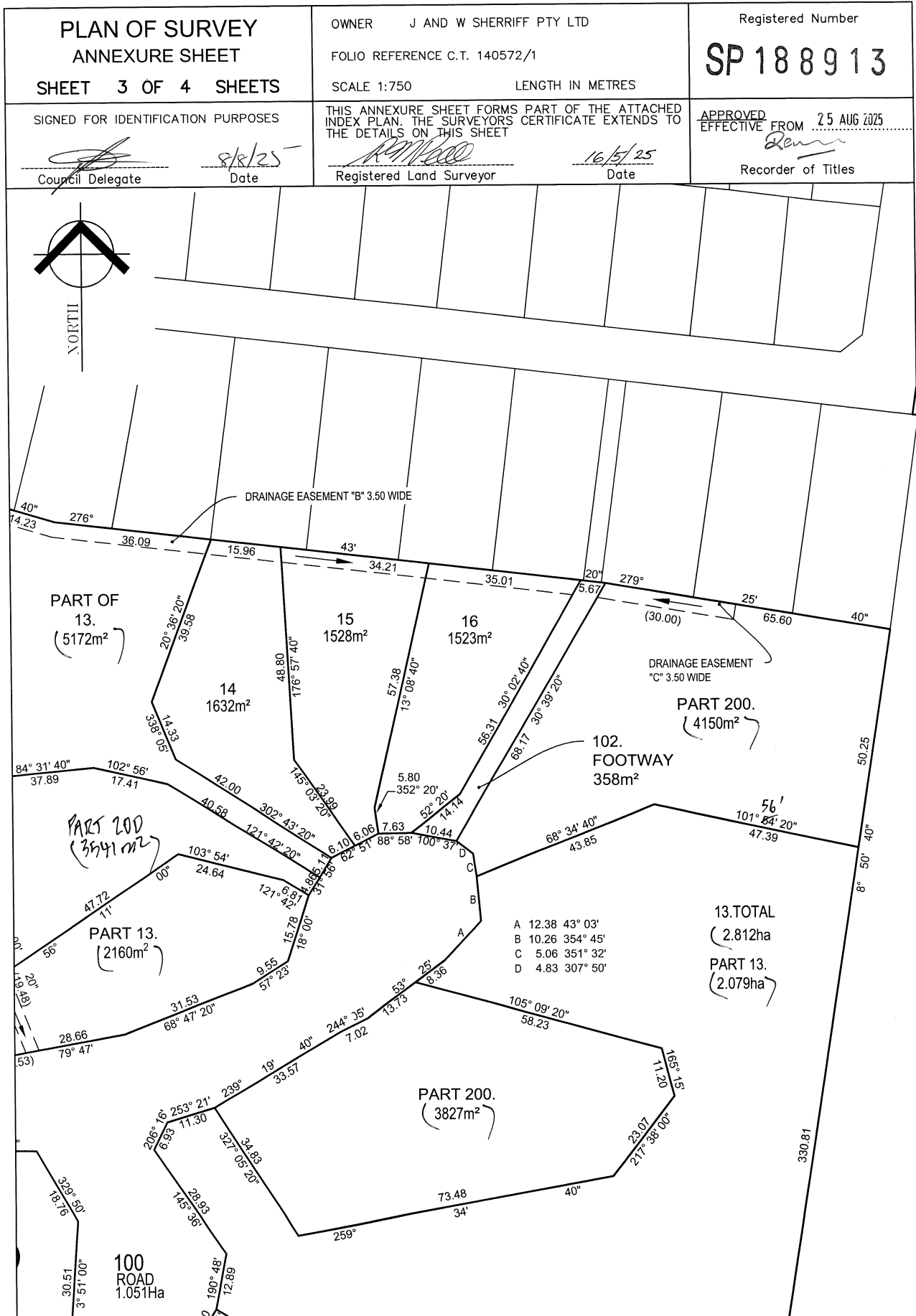
Date

OWNER J & W SHERRIFF PTY LTD FOLIO REFERENCE C.T. 140572/1 GRANTEE PART OF LOT 26615, 158^{AC} 3^R 9^G GRANTED TO JAMES THOMAS SQUIRES	PLAN OF SURVEY BY SURVEYOR R. M. PECK LOCATION LAND DISTRICT OF DEVON PARISH OF STOCKPORT SCALE 1:2000 LENGTHS IN METRES	REGISTERED NUMBER SP188913 APPROVED EFFECTIVE FROM 25 AUG 2025 Recorder of Titles	
MAPSHEET MUNICIPAL CODE No	LAST UPI No	LAST PLAN No. P 140572	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

NORTH

LOT 103 IS COMPILED FROM
P1050 (P55327)
CT140572/1 AND THIS SURVEY

<i>[Signature]</i> REGISTERED LAND SURVEYOR	16/5/25 DATE
<i>[Signature]</i> COUNCIL DELEGATE	8/8/25 DATE





PROPOSED DWELLING & SHED
LOT 19, GREEN HEART ESTATE,
GREENS BEACH, 7270.

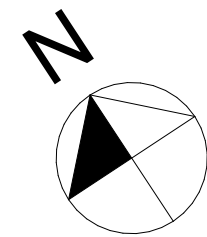


DRAWING #	DRAWING
GRHR19-1	COVER PAGE
GRHR19-2	LOCATION PLAN
GRHR19-3	SITE PLAN
GRHR19-4	FLOOR PLAN
GRHR19-5	EXTERNAL SERVICES
GRHR19-6	ELEVATIONS NTH-STH
GRHR19-7	ELEVATIONS EST-WST
GRHR19-8	PERSPECTIVES

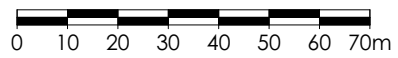
AREAS		COUNCIL		ZONE	
	(m²)	WEST TAMAR		LOW DENSITY	
DWELLING	188.31	LAND TITLE REFERENCE	188913/200	ENERGY STAR RATING	TBC
PORCH	2.65	PROPERTY ID	2255453	CLIMATE ZONE	7
ALFRESCO	16.86	LOT SIZE (M²)	2,081	ALPINE AREA	N/A
PROPOSED SHED	108.00	BAL RATING	12.5	CORROSION ENV'	HIGH
		DESIGN WIND CLASS	TBC	SITE HAZARDS	N/A
		SOIL CLASSIFICATION	TBC		
		PLANNING OVERLAY	WATERWAY AND COASTAL PROTECTION, PRIORITY VEGETATION AND BUSHFIRE-PRONE AREAS		

ATTACHMENTS

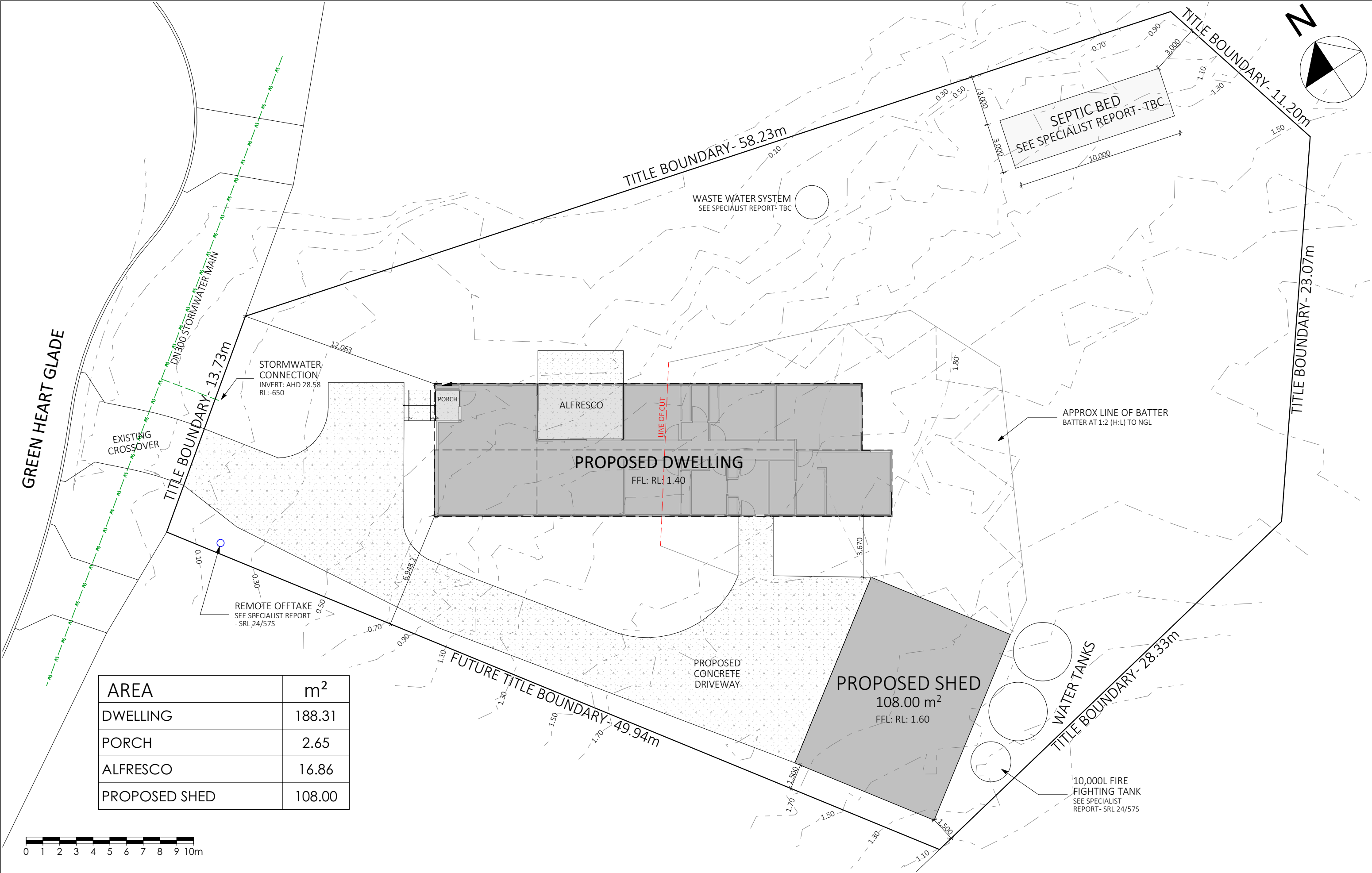
LINV1009376633 SHED DOCUMENTS

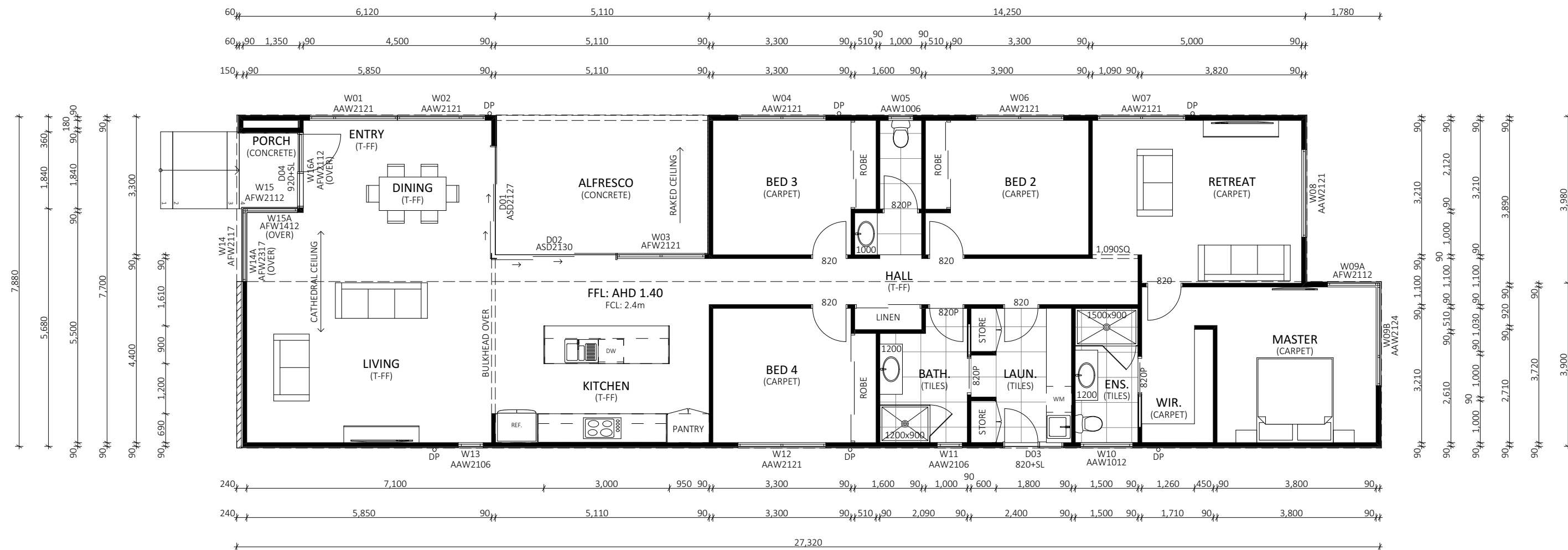
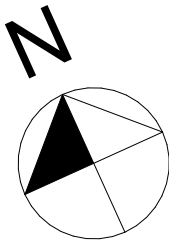


REFER DRAWING
GRHR19 3/8



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									R2	19/09/2025	TITLE UPDATED	CHECKED	M.L.	SCALE (@A3)	1:1500





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**DRAWING
FLOOR PLAN**

I/WE APPROVE THESE DRAWING TO BE
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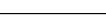
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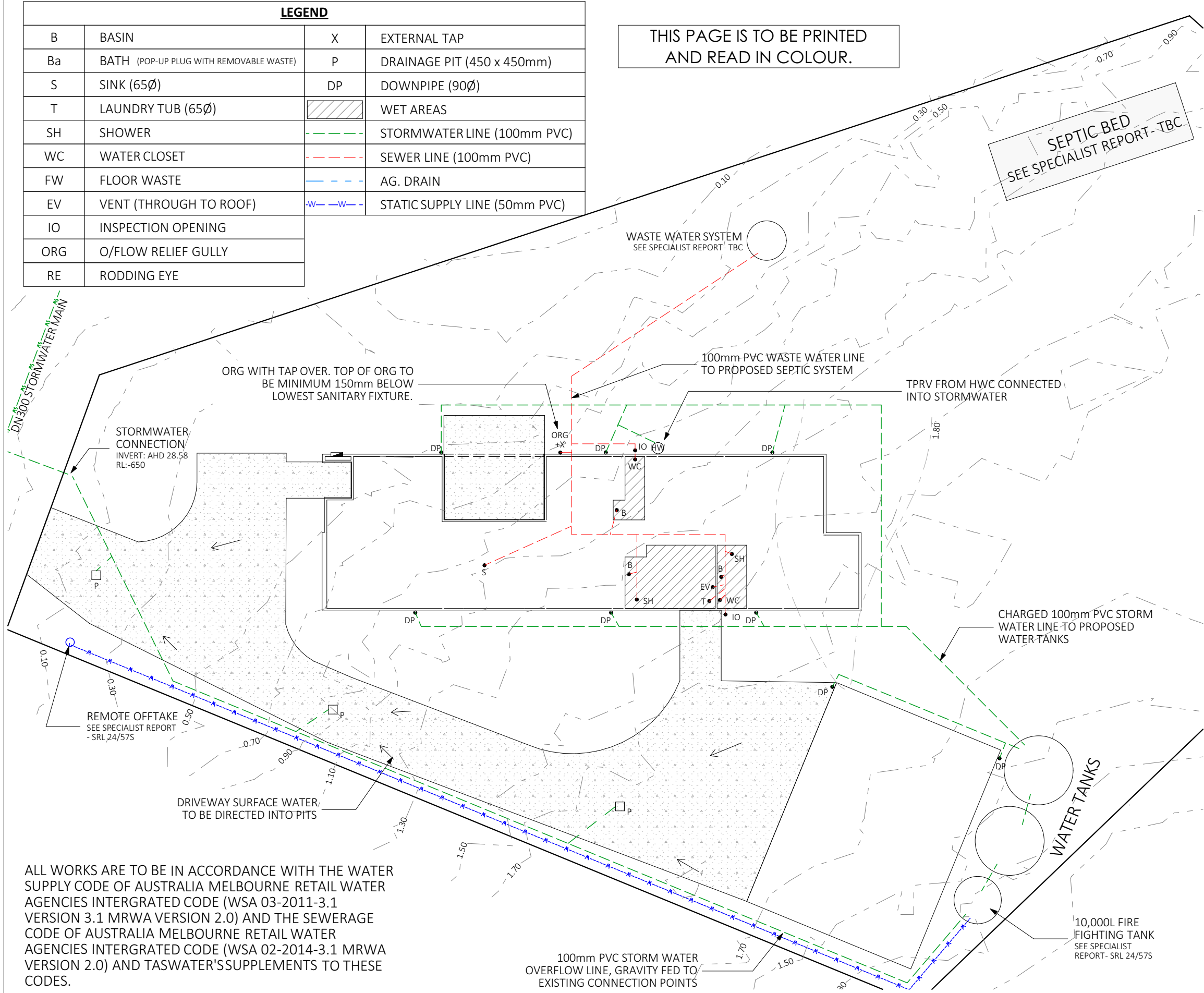
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LEGEND			
B	BASIN	X	EXTERNAL TAP
Ba	BATH (POP-UP PLUG WITH REMOVABLE WASTE)	P	DRAINAGE PIT (450 x 450mm)
S	SINK (65Ø)	DP	DOWNPIPE (90Ø)
T	LAUNDRY TUB (65Ø)		WET AREAS
SH	SHOWER		STORMWATER LINE (100mm PVC)
WC	WATER CLOSET		SEWER LINE (100mm PVC)
FW	FLOOR WASTE		AG. DRAIN
EV	VENT (THROUGH TO ROOF)		STATIC SUPPLY LINE (50mm PVC)
IO	INSPECTION OPENING		
ORG	O/FLOW RELIEF GULLY		
RE	RODDING EYE		

THIS PAGE IS TO BE PRINTED
AND READ IN COLOUR.



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.

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

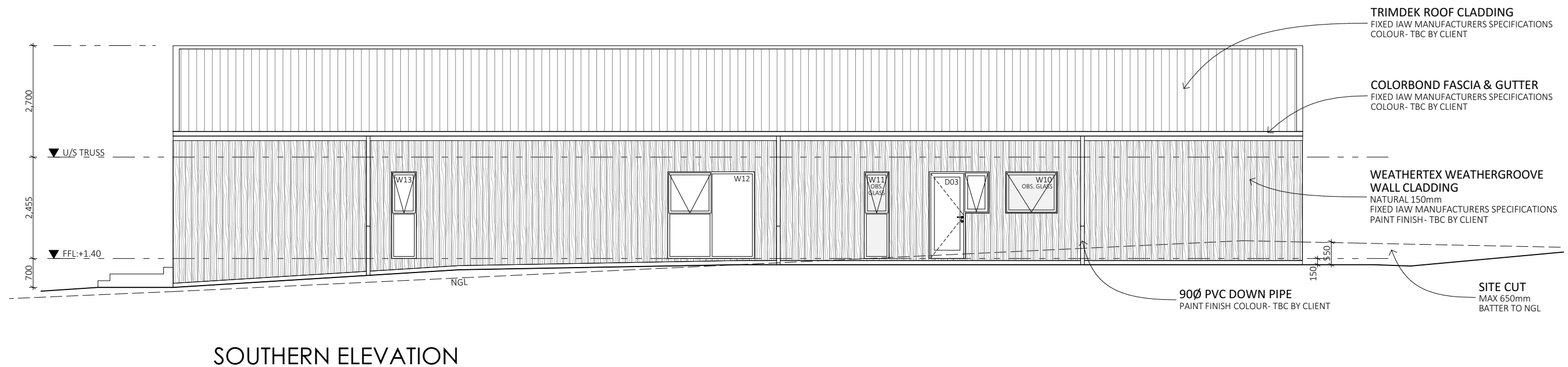
2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE
a) ALL FLOW AND RETURN PIPING
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM,
MUST HAVE A MINIMUM R-VALUE OF 0.45

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.

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**DRAWING
ELEVATIONS
NTH-STH**

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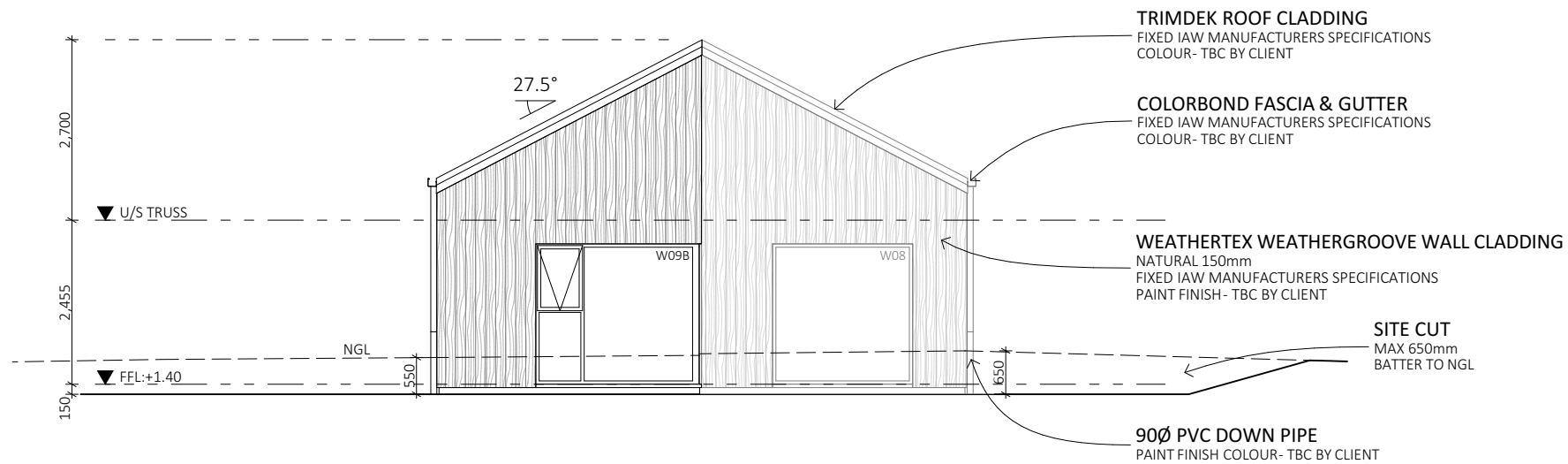
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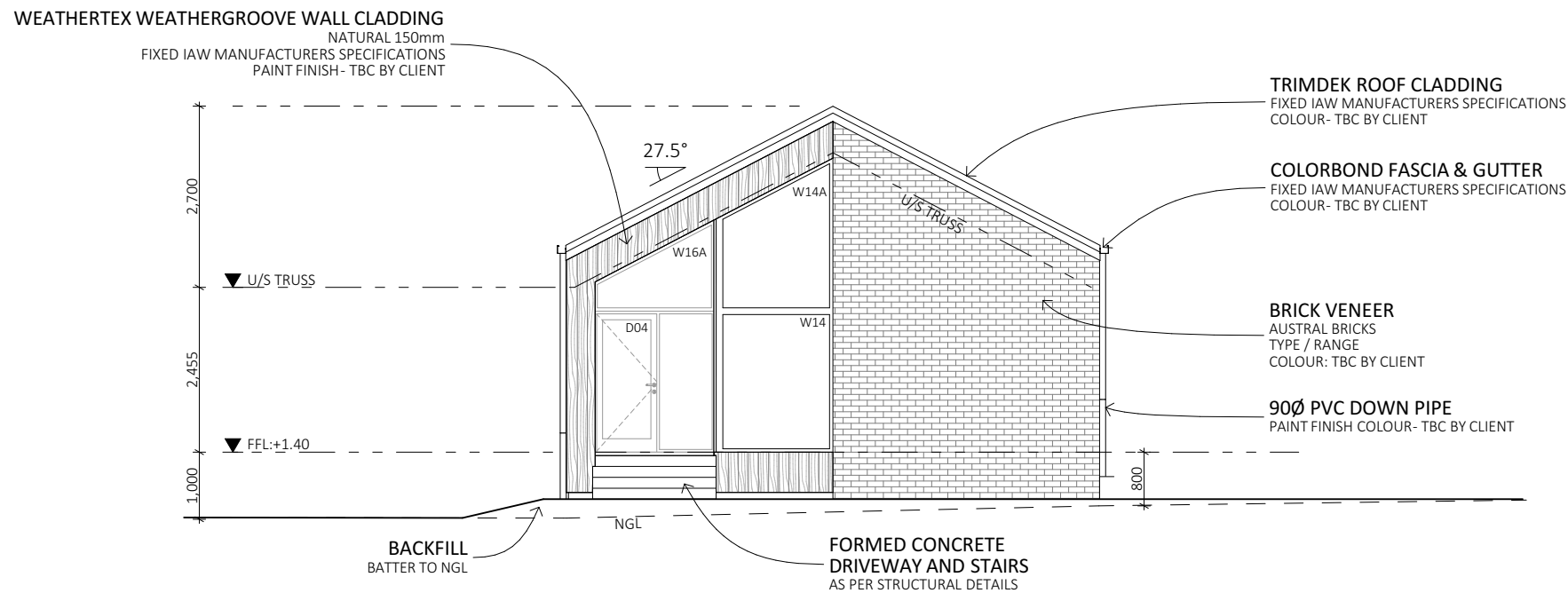
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EASTERN ELEVATION



WESTERN ELEVATION



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DRAWING
ELEVATIONS
EST-WST

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**DRAWING
PERSPECTIVES**

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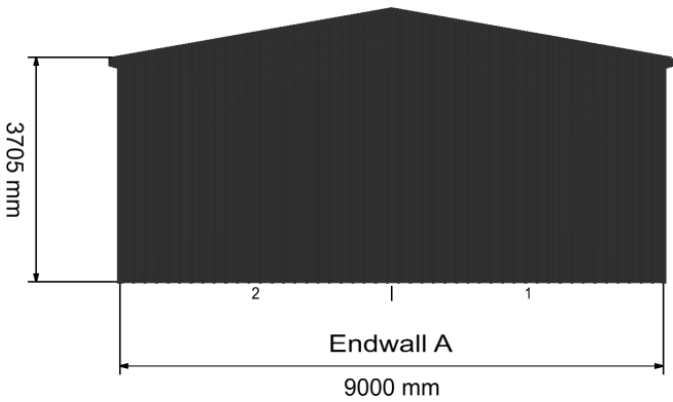
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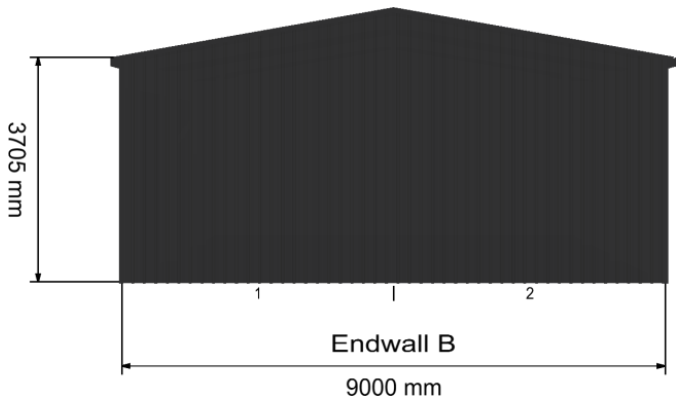
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Building Specification – Drawings

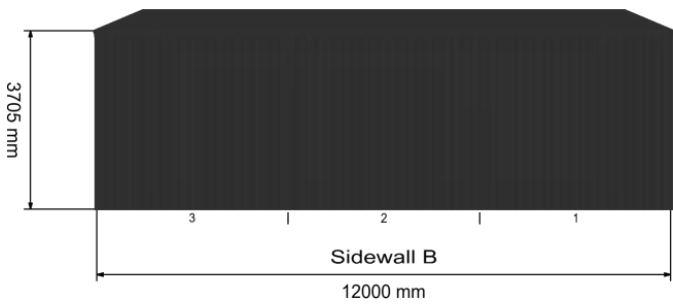
Front



Rear



Left Side



Right Side

