

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2025281

Assess No: A12029

PID No: 3204690

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 Denika McDonald-Hodges

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) NATALIE & SHANE SUTER

Location / Address: 41 ACROPOLIS DRIVE, LEGANA

Title Reference: 164551/170

Zone(s): LOW DENSITY

Existing Development/Use: VACANT

Existing Developed Area: Area

DEVELOPMENT APPLICATION DETAILS

Proposed Use: Residential: ☒ Visitor Accommodation: ☐ Commercial: ☐ Other: ☐
Description of Use:
RESIDENTIAL

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

New or Additional Area: Area REFER PLAN

Estimated construction cost of the proposed development: \$ 1.2m

Building Materials:

Wall Type:	REFER PLAN	Colour:	REFER PLAN
Roof Type:	REFER PLAN	Colour:	REFER PLAN

Application Number: «Application Number»

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: <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.

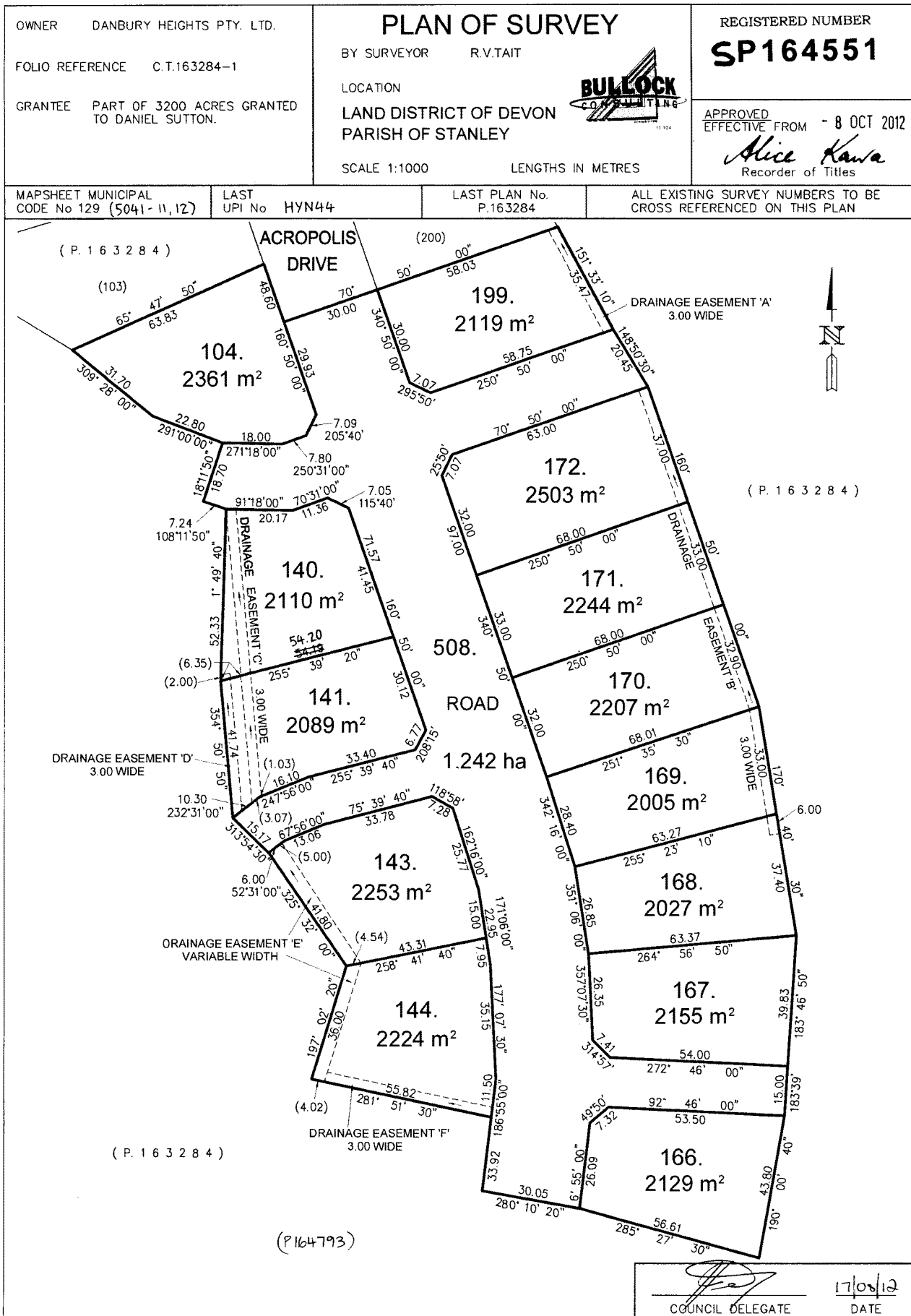
Right of Way Owner:

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





PROPOSED DWELLING & SHED
41 ACROPOLIS DRIVE,
LEGANA, 7277.



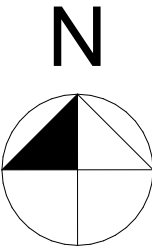
DRAWING #	DRAWING
ACRP41-1	COVER PAGE
ACRP41-2	SITE SURVEY PLAN
ACRP41-3	SITE PLAN
ACRP41-4	GROUND FLOOR PLAN
ACRP41-5	FIRST FLOOR PLAN
ACRP41-6	EXTERNAL SERVICES
ACRP41-7	ELEVATIONS NTH-STH
ACRP41-8	ELEVATIONS EST-WST
ACRP41-9	PERSPECTIVES

AREAS		COUNCIL		ZONE	
	(m²)	WEST TAMAR		LOW DENSITY	
ENTRY PORCH	8.94	LAND TITLE REFERENCE	164551/170	ENERGY STAR RATING	TBC
GROUND FLOOR	235.93	PROPERTY ID	3204690	CLIMATE ZONE	7
FIRST FLOOR	171.84	LOT SIZE (M²)	2207	ALPINE AREA	N/A
L'DRY PORCH	6.55	BAL RATING	TBC	CORROSION ENV'	LOW
PROPOSED SHED	96.00	DESIGN WIND CLASS	TBC	SITE HAZARDS	N/A
ALFRESCO	40.97	SOIL CLASSIFICATION	TBC		
DECK	12.93	PLANNING OVERLAY	BUSHFIRE PRONE AREAS, PRIORITY VEGETATION		

ATTACHMENTS

	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: NATALIE & SHANE SUTER	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	ACRP41
							R1	06/03/2025	FOR REVIEW				
										DRAWN	D.M.	DRAWING	1/9
										CHECKED	M.L.	SCALE (@A2)	NTS

SITE ADDRESS:
41 ACROPOLIS DRIVE,
LEGANA, 7277.



SURVEYOR: NJK DATE: 28/11/24

1. THIS PLAN HAS BEEN PREPARED BY NOVALAND CONSULTING FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT USED FOR ANY OTHER PURPOSE.

2. TITLE BOUNDARIES SHOWN WERE NOT MARKED AT THE TIME OF THIS SURVEY.

3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.

4. NOVALAND CONSULTING CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.

5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF NOVALAND CONSULTING.

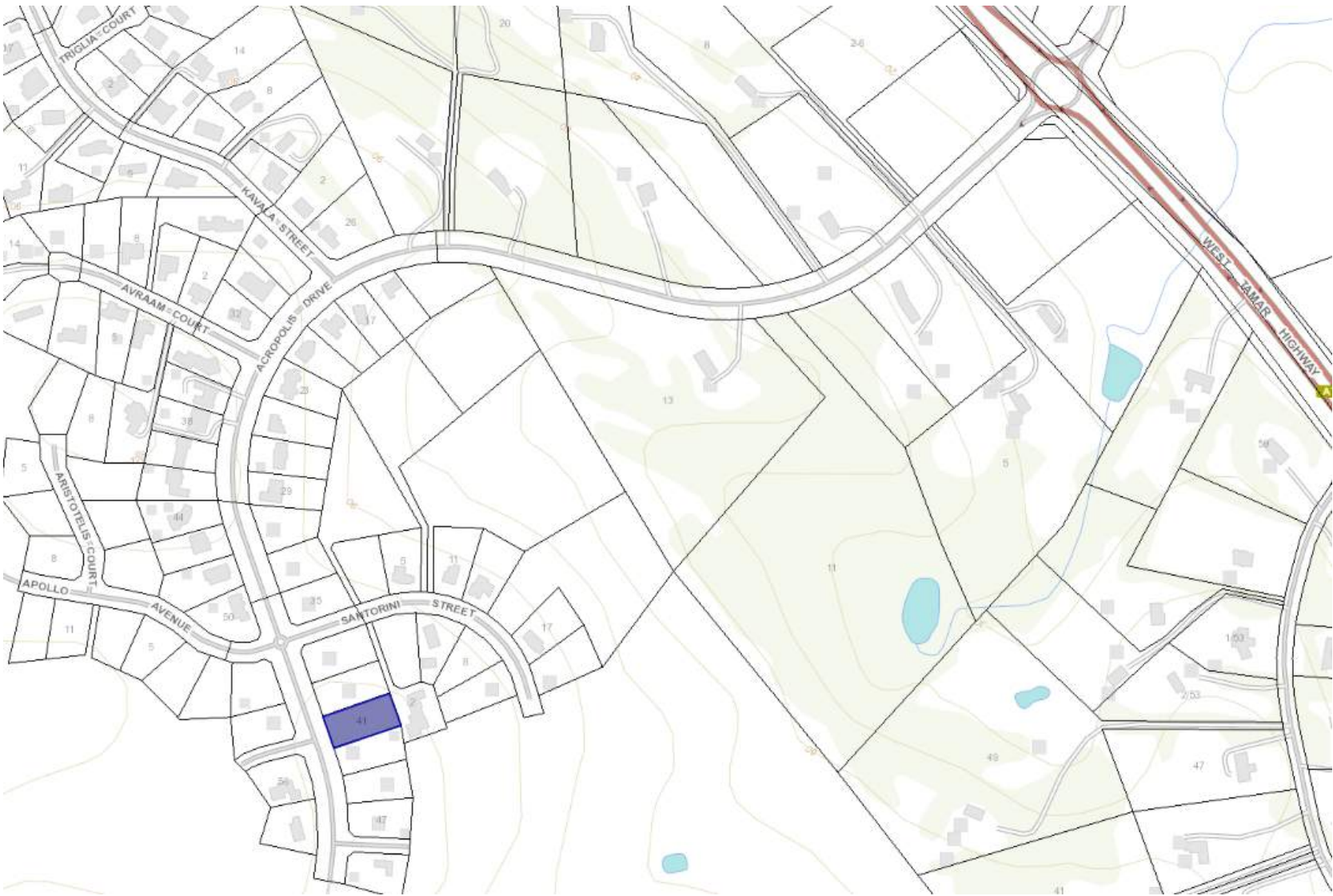
6. HORIZONTAL BEARING DATUM IS PLANE BASED ON MGA20 PER GNSS.

7. VERTICAL DATUM IS AHD PER SPM10463.

8. CONTOUR INTERVAL IS 0.2m INDEX IS 1.0m.

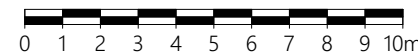
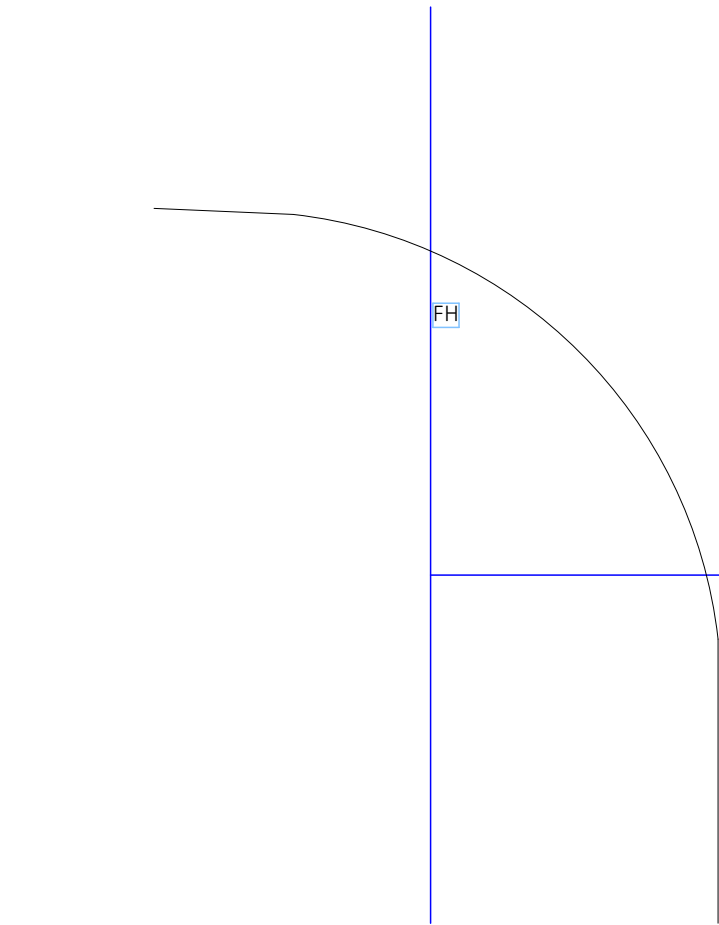
9. BOUNDARIES AND EASEMENTS ARE COMPILED FROM SP.164551; AND ARE APPROXIMATE AND SUBJECT TO SURVEY.

10. CO-ORDINATES ARE PLANE AND BASED ON MGA20 SCALED AROUND SPM10463.



LOCALITY PLAN
NOT TO SCALE

AREA	m ²
GROUND FLOOR	235.93
ENTRY PORCH	8.94
FIRST FLOOR	171.84
PROPOSED SHED	96.00
L'DRY PORCH	6.55
ALFRESCO	40.97
DECK	12.93



ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
NATALIE & SHANE SUTER

SITE ADDRESS:
41 ACROPOLIS DRIVE,
LEGANA, 7277.

DRAWING
SITE PLAN

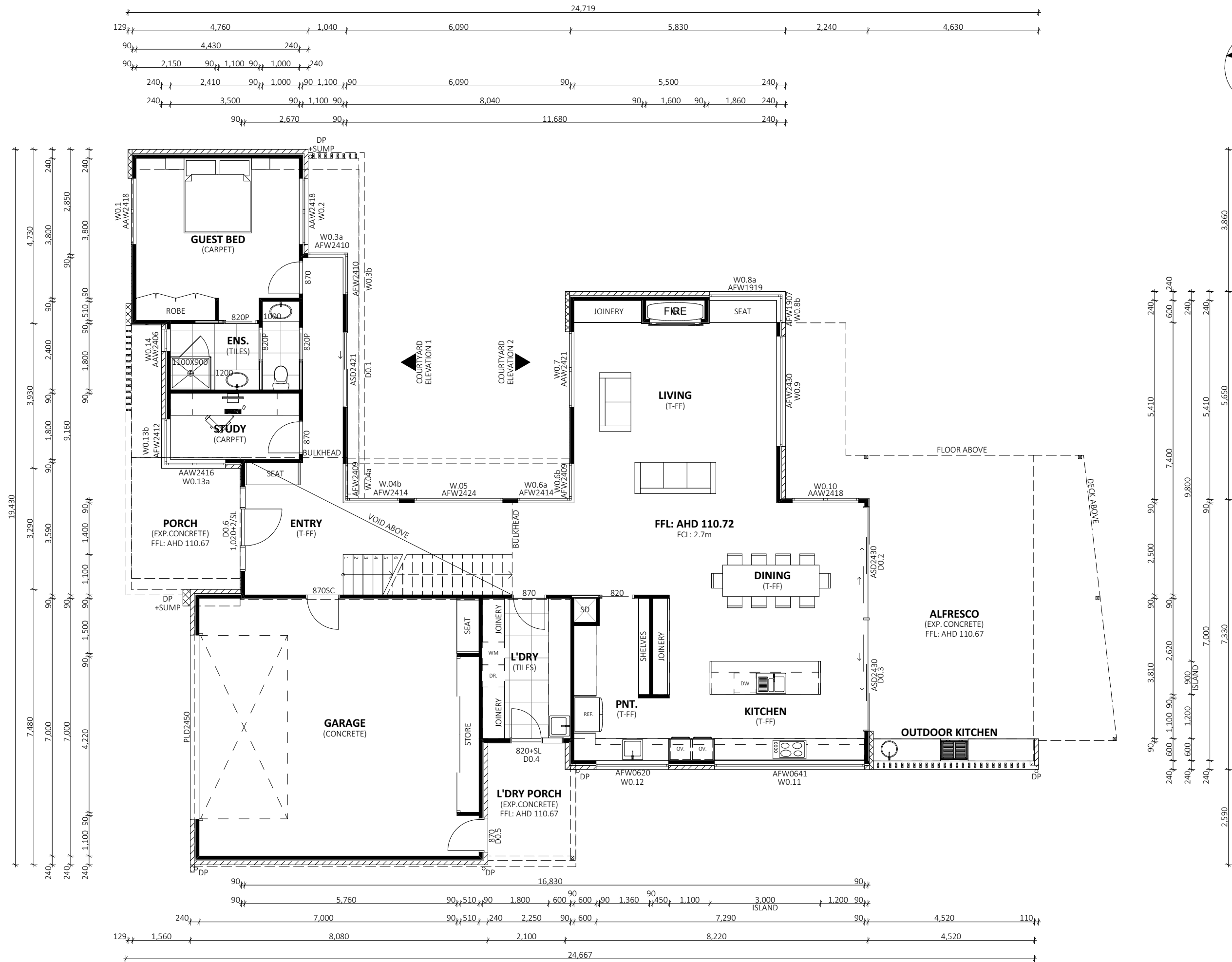
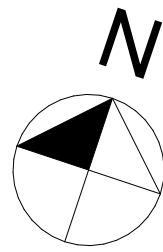
I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.

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	ACRP41
R1	06/03/2025	FOR REVIEW				
			DRAWN	D.M.	DRAWING	3/9
			CHECKED	M.L.	SCALE (@A2)	1:200



ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
NATALIE & SHANE SUTER

SITE ADDRESS:
41 ACROPOLIS DRIVE,
LEGANA, 7277.

DRAWING
GROUND FLOOR
PLAN

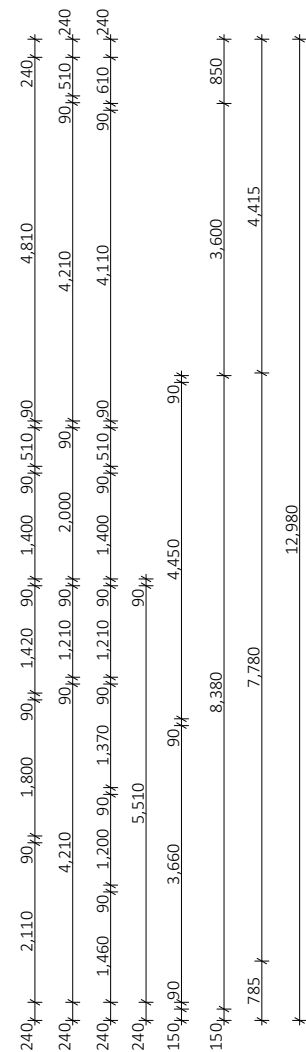
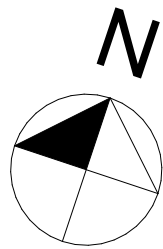
I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.

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	ACRP41
R1	06/03/2025	FOR REVIEW				
			DRAWN	D.M.	DRAWING	4/9
			CHECKED	M.L.	SCALE (@A2)	1:100



ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
NATALIE & SHANE SUTER

SITE ADDRESS:
41 ACROPOLIS DRIVE,
LEGANA, 7277.

DRAWING
FIRST FLOOR
PLAN

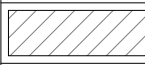
I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.

SIGNATURE: **DATE:**

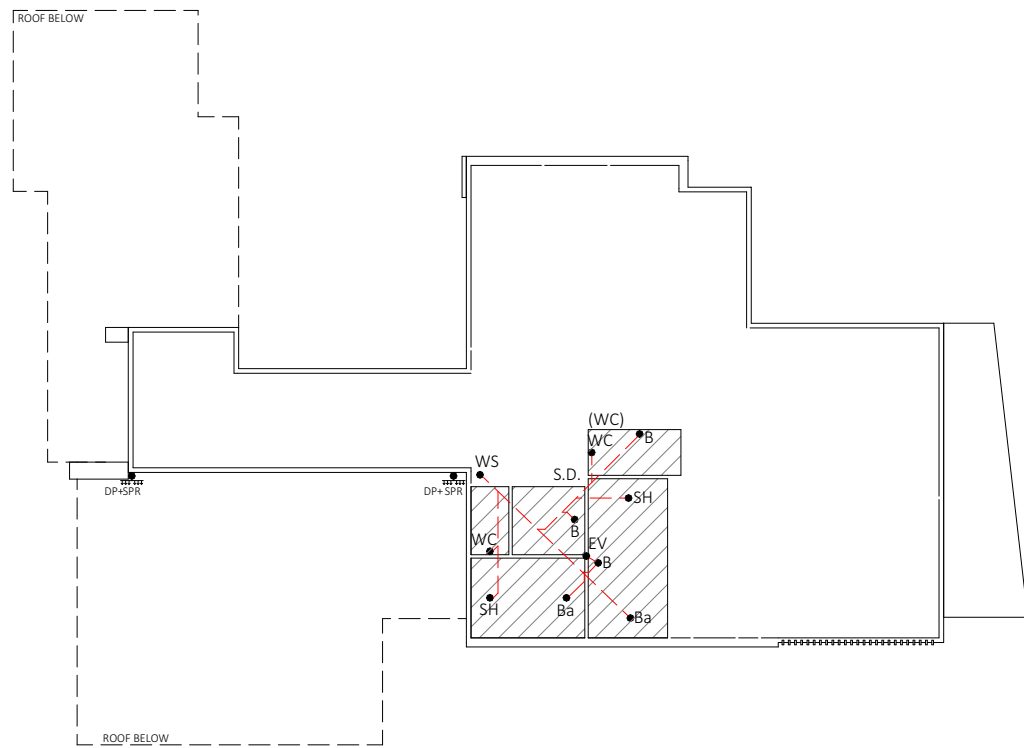
SIGNATURE: **DATE:**

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.

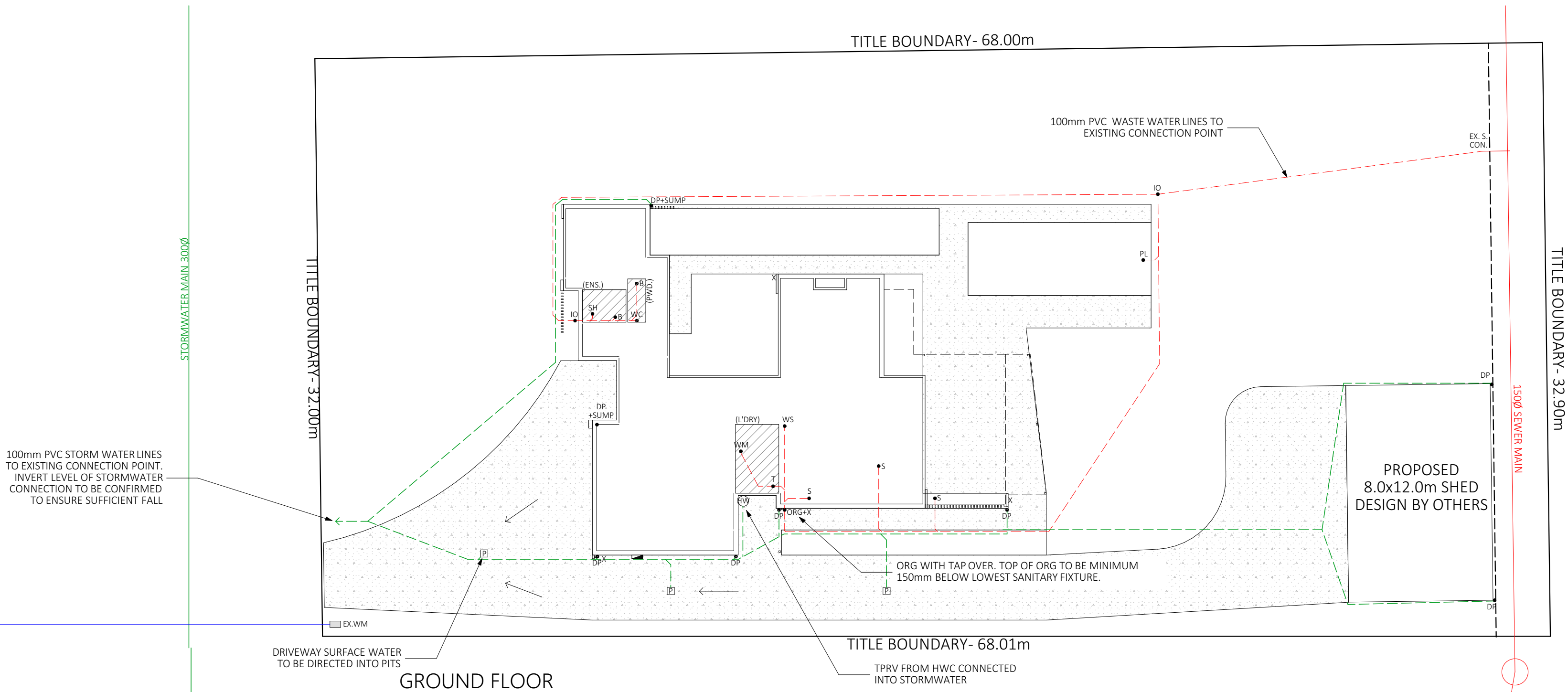
REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	ACRP41
R1	06/03/2025	FOR REVIEW				
			DRAWN	D.M.	DRAWING	5/9
			CHECKED	M.L.	SCALE (@A2)	

<u>LEGEND</u>	
B	BASIN
Ba	BATH
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
WS	WASTE STACK
X	EXTERNAL TAP
P	DRAINAGE PIT (450 x 450mm)
PL	POOL WASTE
	WET AREAS
	STORMWATER LINE (100mm PVC)
	SEWER LINE (100mm PVC)
	AG. DRAIN

**THIS PAGE IS TO BE PRINTED
AND READ IN COLOUR.**



FIRST FLOOR



GROUND FLOOR

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 CEILINGMUST 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

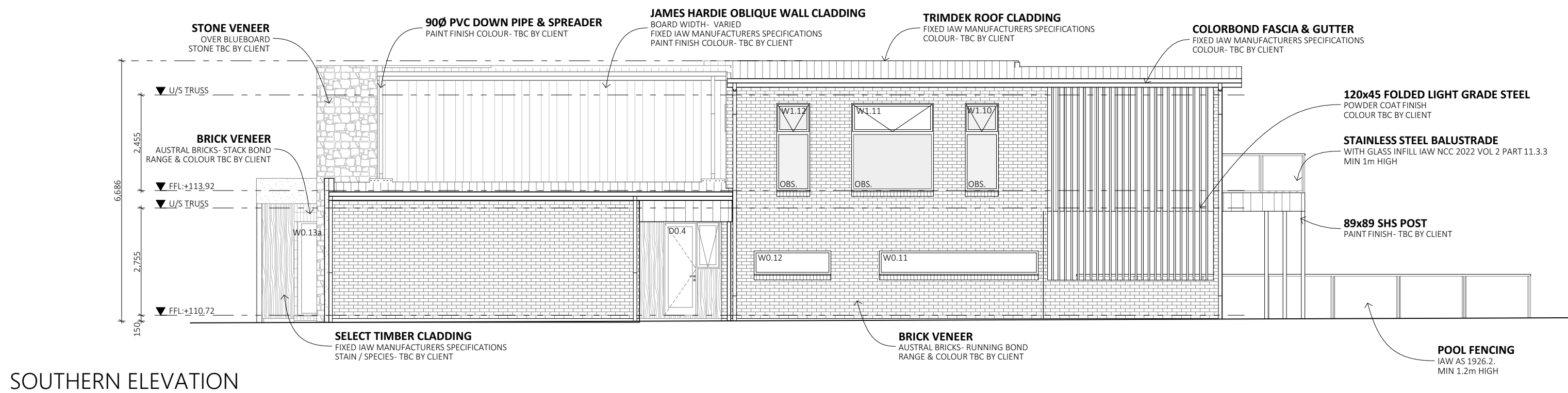
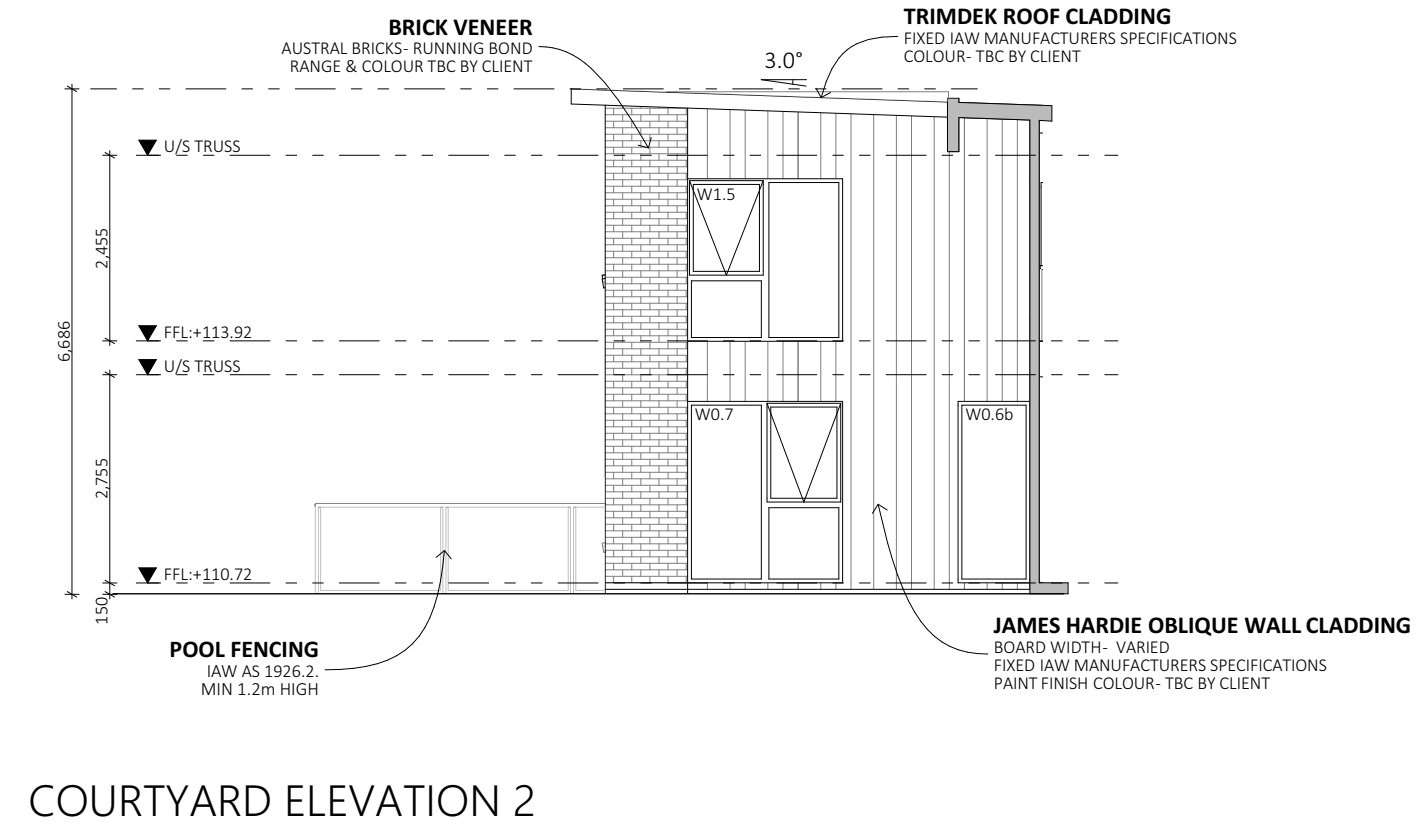
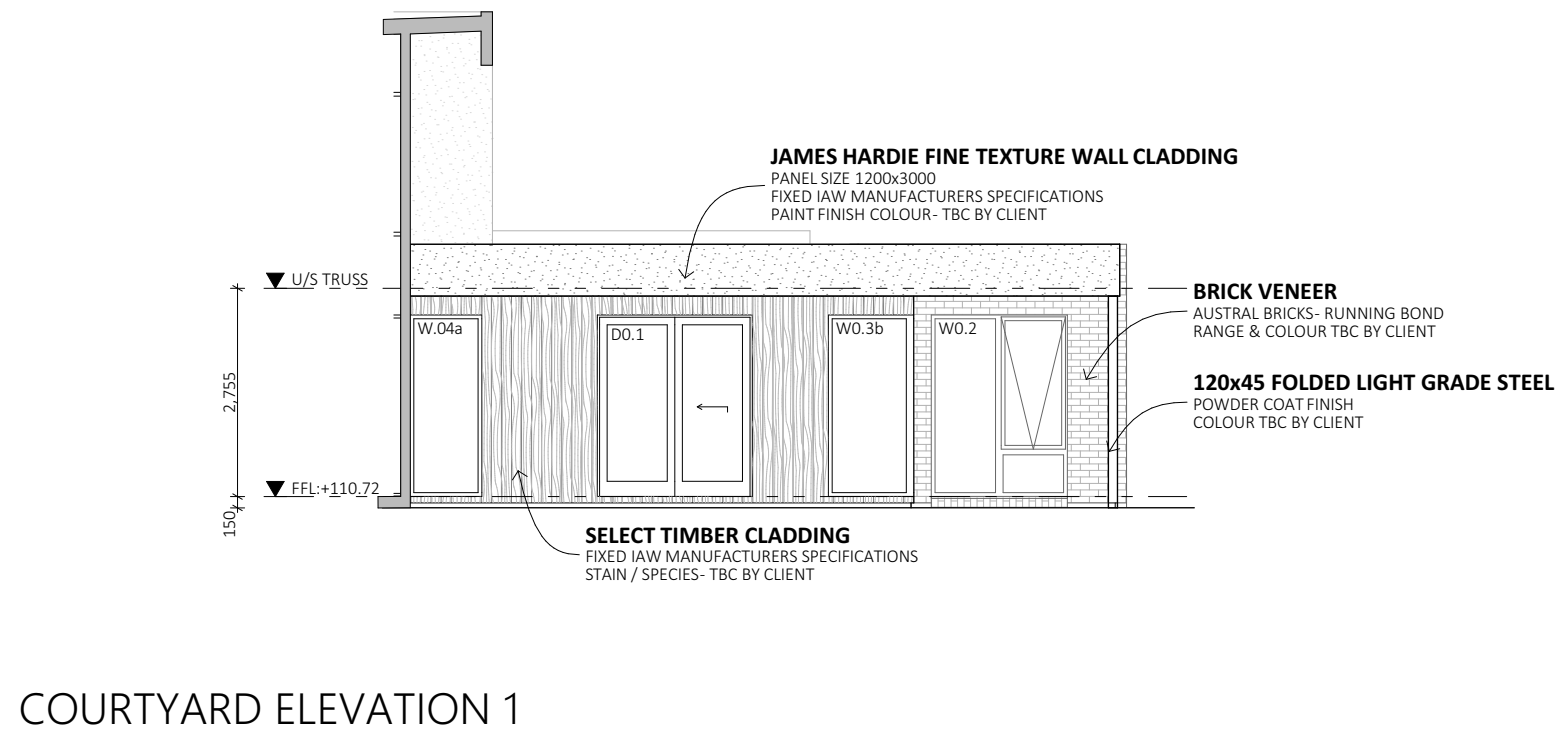
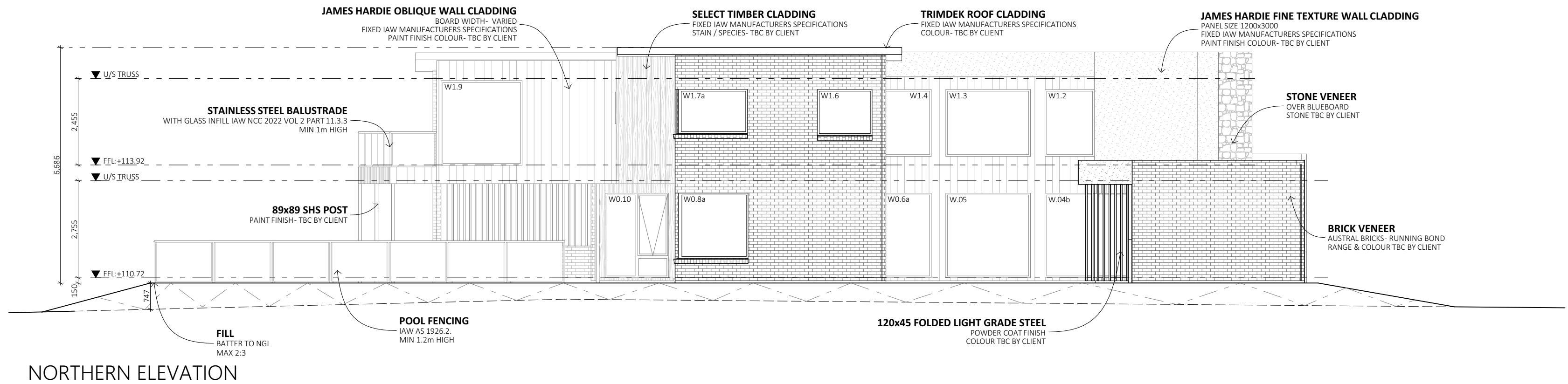
- a) ALL FLOW AND RETURN PIPING
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING
WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER
HEATING SYSTEM
MUST HAVE A MINIMUM R-VALUE OF 0.6

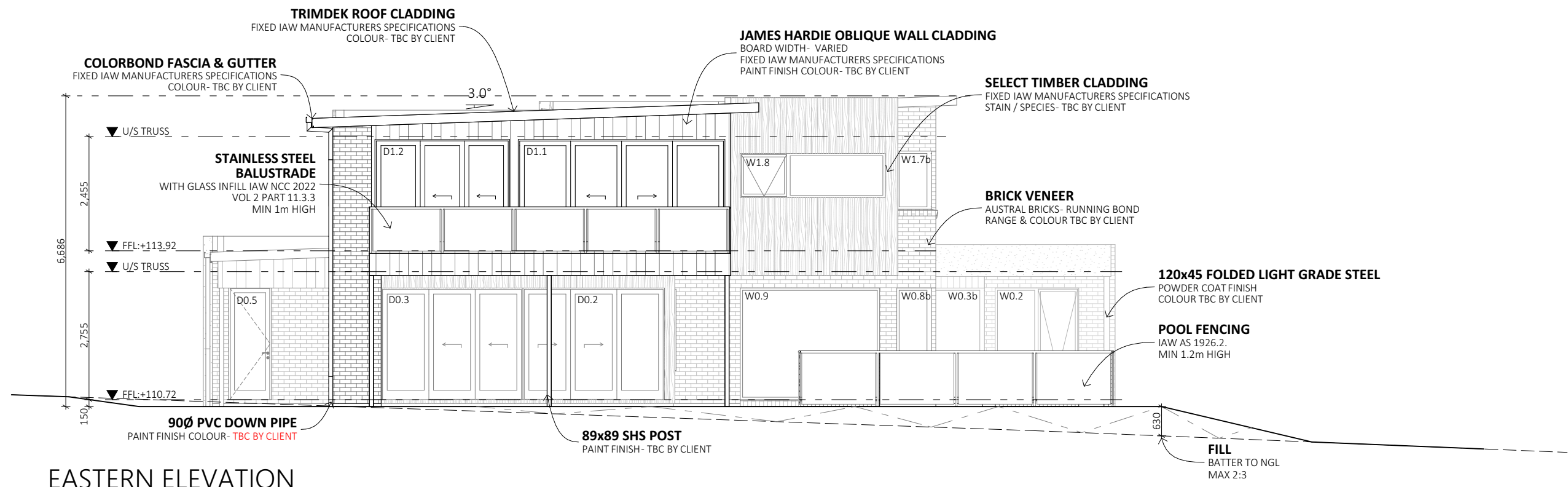
PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

NOTES:

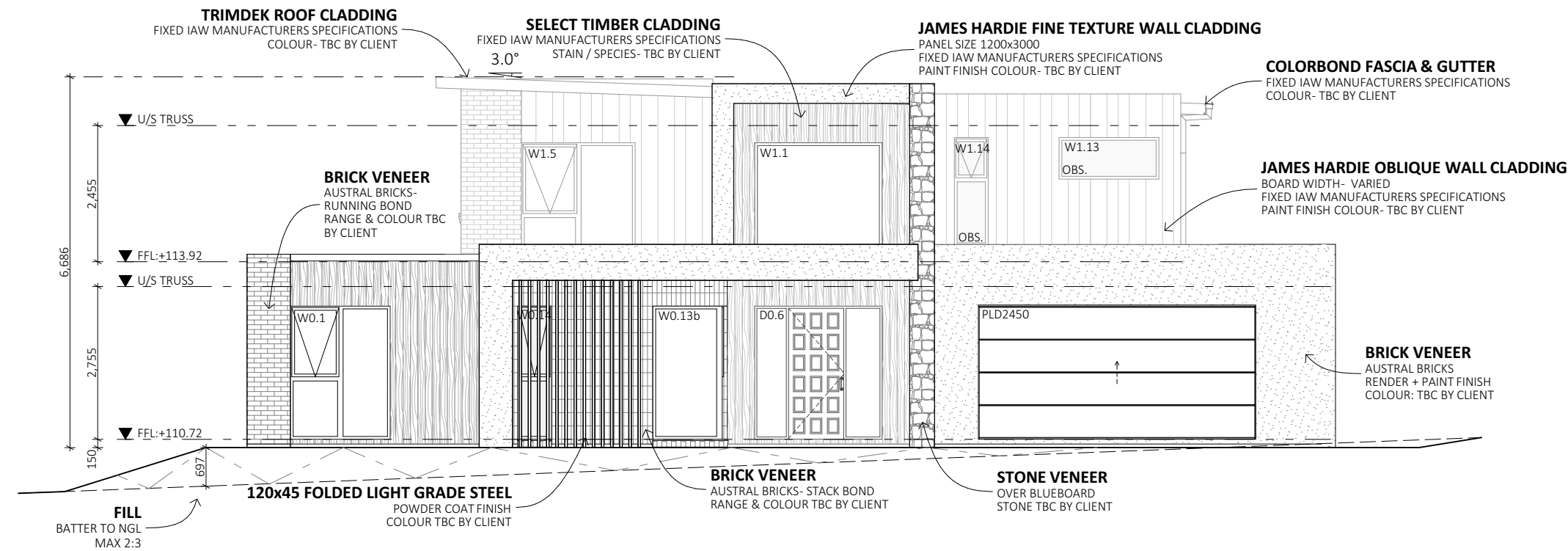
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.

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





EASTERN ELEVATION



WESTERN ELEVATION



ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
NATALIE & SHANE SUTER

SITE ADDRESS:
41 ACROPOLIS DRIVE,
LEGANA, 7277.

DRAWING
ELEVATIONS
EST-WST

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	ACRP41
R1	06/03/2025	FOR REVIEW				
			DRAWN	D.M.	DRAWING	8/9
			CHECKED	M.L.	SCALE (@A2)	1:100



ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
NATALIE & SHANE SUTER

SITE ADDRESS:
41 ACROPOLIS DRIVE,
LEGANA, 7277.

DRAWING
PERSPECTIVES

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

SIGNATURE:

DATE:

SIGNATURE:

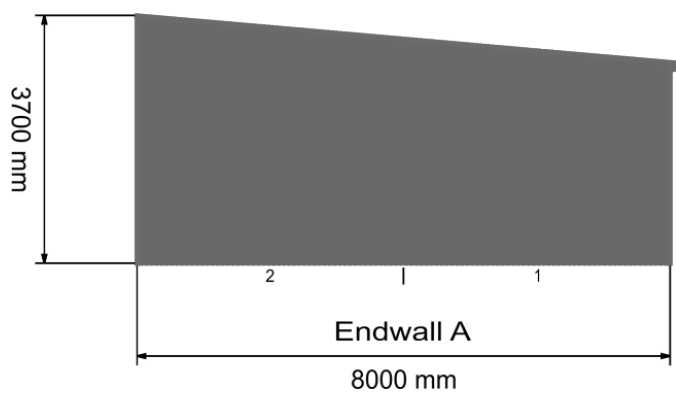
DATE:

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.

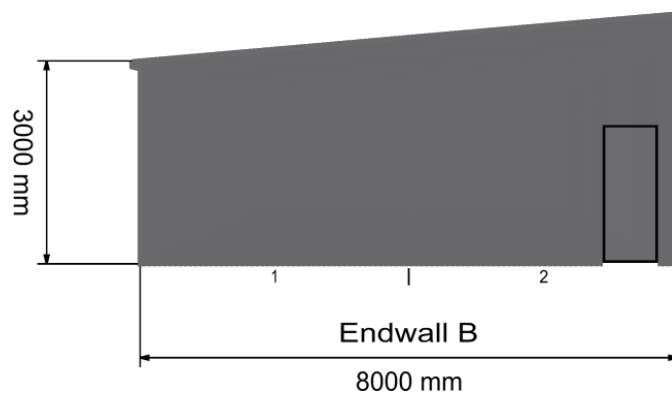
REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	ACRP41
R1	06/03/2025	FOR REVIEW				
			DRAWN	D.M.	DRAWING	9/9
			CHECKED	M.L.	SCALE (@A2)	NTS

Building Specification – Drawings

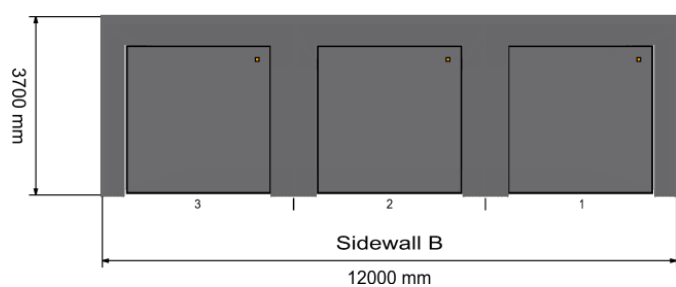
Front



Rear



Left Side



Right Side

