

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY	Application Number	PA2025427
	Assess No:	A8560
	PID No:	7808061

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.*

Application Number: «Application_Number»

APPLICANT DETAILS

Applicant Name:	Design To Live Sandon Brown
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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)	IAN & CHERYL ROBINSON
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Location / Address:	131 CAMMS ROAD, KAYENA
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Title Reference:	52328/4
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Zone(s):	RURAL LIVING
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Existing Development/Use:	VACANT
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Existing Developed Area:	Area N/A
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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 DWELLING & SHED			

New or Additional Area:	Area 613.36 m ²		
Estimated construction cost of the proposed development:	\$ 800,000.00		
Building Materials:	Wall Type: REFER PLANS	Colour: REFER PLANS	
	Roof Type: REFER PLANS	Colour: REFER PLANS	

WEST TAMAR COUNCIL



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,*

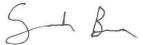
Name (print)

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)

Sandon Brown



17/12/2025

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:

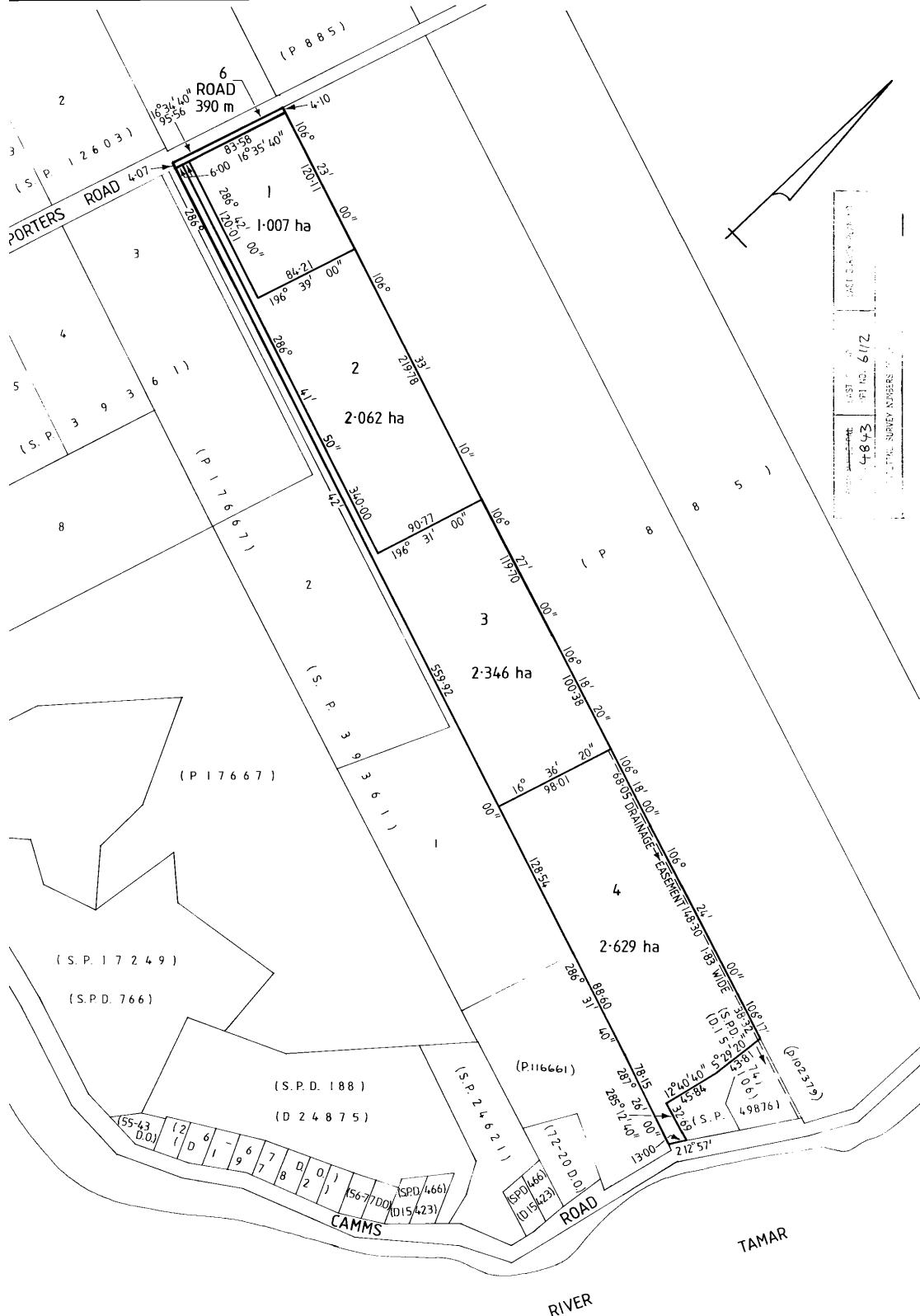
Name (print)

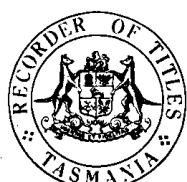
Signed

Date

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.

Owner: John George Miedecke & Sandra Junee Miedecke	PLAN OF SURVEY by Surveyor, C. J. COHEN OF COHEN & ASSOCIATES PTY LTD. of land situated in the LAND DISTRICT OF DEVON PARISH OF WELLS SCALE 1: 2500 MEASUREMENTS IN METRES	Registered Number: SP52328 Approved: Effective from 10 JAN 1992 Recorder of Titles
Title Reference: C.T. VOL. 4785 FOL. 33		
Grantee: Part of 1000 acres granted to Thomas Scott		



**SCHEDULE OF EASEMENTS****PLAN NO.****SP52328**

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

FENCING PROVISION

In respect of each lot on the plan the Vendors JOHN GEORGE MIEDECKE and SANDRA JUNEE MIEDECKE shall not be required to fence.

EASEMENTS

~~Lots 3 and 4 are together with a right of drainage over the drainage easement on the plan marked "DRAINAGE EASEMENT 1.83 WIDE".~~

~~Lot 4 is subject to a right of drainage appurtenant to Lot 3 over the drainage easement on the plan marked "DRAINAGE EASEMENT 1.83 WIDE".~~

Each lot on the plan is together with a right of way over the roadways shown on Land Titles Office Plan No. 885 as set forth in Conveyance No. 30/6003.

Each lot on the plan is together with a right of footway over the reservation along the River Tamar shown on Land Titles Office Plan No. 885 as set forth in Conveyance No. 30/6003.

Each lot on the plan is together with a general drainage right over the other portions of the land comprised in Land Titles Office Plan No. 885 as set forth in Conveyance No. 30/6003.

Each lot on the plan is together with a right of access to the water springs shown on Lots 5 and 31 on Land Titles Office Plan No. 885 by the roadways shown on the said plan as set forth in Conveyance No. 30/6003.

52328

Each lot on the plan is subject to a general drainage right (appurtenant) to G. Whitfield and F.G. French and the owners of the other portions of the land comprised in Land Titles Office Plan No. 885 over the land described such lot in Conveyance No. 30/6003 as set forth in Conveyance No. 30/6003.

~~Each lot on the plan is together with a right of drainage over the Drainage Easement shown on Diagram No. 47683 as set forth in SPD 74.~~

SIGNED by JOHN GEORGE MIEDECKE)
and SANDRA JUNEE MIEDECKE the)
registered proprietors of the)
land comprised in Folio of the)
Register Volume 4785 Folio 33)
in the presence of)

Many Imearh,
solicitor,
tenant.

Moder
J.G. Miedecke

52328

This is the schedule of easements attached to the plan of JOHN GEORGE MIEDECKE and
(Insert Subdivider's Full Name)

..... SANDRA JUNEE MIEDECKE affecting land in

..... FOLIO OF THE REGISTER VOLUME 4785, FOLIO 33
(Insert Title Reference)

Sealed by MUNICIPALITY OF BEACONSFIELD on 20 12 1991

Solicitor's Reference Council Clerk/Treasurer

OS-K 3134



PROPOSED DWELLING & SHED,
131 CAMMS ROAD,
KAYENA, 7270.



DRAWING # **DRAWING**

CMM131-1	COVER PAGE
CMM131-2	SITE PLAN 1:1000
CMM131-3	SITE PLAN 1:200 - PART A
CMM131-4	SITE PLAN 1:200 - PART B
CMM131-5	FLOOR PLAN
CMM131-6	EXTERNAL SERVICES - PART A
CMM131-7	EXTERNAL SERVICES - PART B
CMM131-8	EXTERNAL SERVICES - PART C
CMM131-9	ELEVATIONS NE-SW
CMM131-10	ELEVATIONS SE-NW
CMM131-11	PERSPECTIVES

CLASSIFICATIONS OF BUILDINGS		COUNCIL	ZONE
CLASSES 1a & 10a		WEST TAMAR	RURAL LIVING
AREAS (m ²)	LAND TITLE REFERENCE	52328/4	ENERGY STAR RATING TBC
DWELLING 342.46	PROPERTY ID	7808061	CLIMATE ZONE 7
PORCH 54.90	LOT SIZE (m ²)	26568	ALPINE AREA N/A
PROPOSED SHED 216.00	BAL RATING	TBC	CORROSION ENV' MEDIUM
	DESIGN WIND CLASS	TBC	SITE HAZARDS BUSHFIRE
	SOIL CLASSIFICATION	TBC	LOW - MEDIUM LANDSLIP LOW COASTAL EROSION
PLANNING OVERLAY	BUSHFIRE-PRONE AREAS, LOW COASTAL EROSION HAZARD BAND, LOW LANDSLIP HAZARD BAND, MEDIUM LANDSLIP HAZARD BAND, PRIORITY VEGETATION AREA & WATERWAY AND COASTAL PROTECTION AREA		

ATTACHMENTS

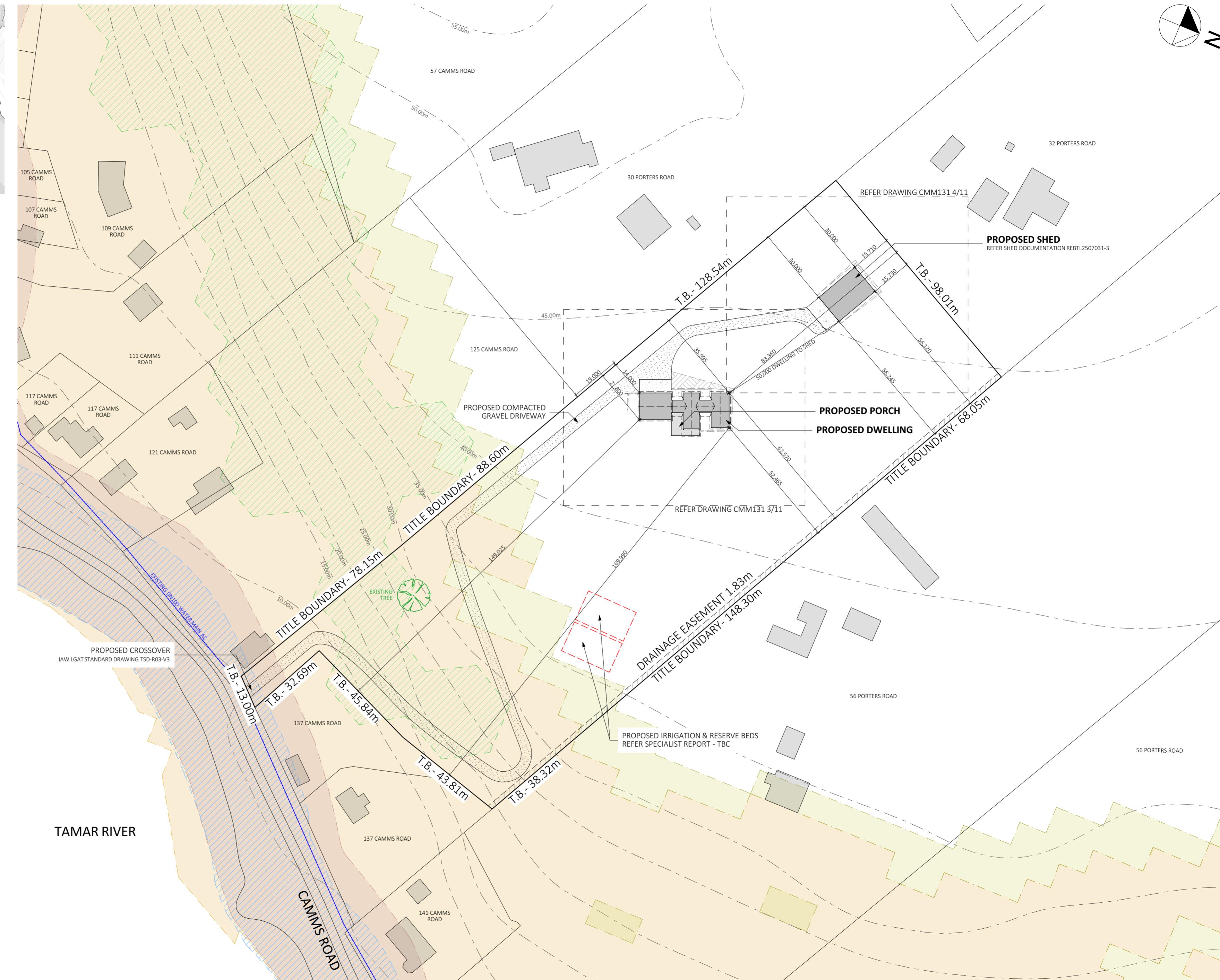
REBTL2507031-3 SHED DOCUMENTATION



LOCALITY PLAN

NOT TO SCALE

ADDRESS OF W
131 CAMMS RO
KAYENA 72A



NOTE:
NO VEGETATION TO BE REMOVED

KEY:

-  LOW LANDSLIP HAZARD BAND
-  MEDIUM LANDSLIP HAZARD BAND
-  LOW COASTAL EROSION HAZARD BAND
-  PRIORITY VEGETATION AREA
-  WATERWAY COASTAL PROTECTION AREA

AREA	m ²
DWELLING	342.46
PORCH	54.90
PROPOSED SHED	216.00

CLIENTS:
IAN & CHERYL ROBINSON

SITE ADDRESS:
131 CAMMS ROAD,

**DRAWING
SITE PLAN
1:1000**

	I/WE APPROVE THESE DRAWING TO CORRECT PER CONTRACT.
SIGNATURE:	DATE

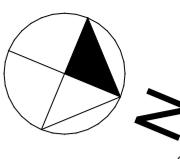
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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	CMM13
R1	17/12/2025	FOR PLANNING	DRAWN	S.B.	DRAWING	2/11
			CHECKED	M.I.	SCALE (@A3)	1:1000



LOCALITY PLAN NOT TO SCALE



AREA	m ²
DWELLING	342.46
PORCH	54.90
PROPOSED SHED	216.00

A horizontal scale bar with markings from 0 to 10 meters. The first 8 meters are marked with 1m intervals, and the last 2 meters are marked with 0.5m intervals.

CLIENTS: IAN & CHERYL ROBINSO

DRAWING
SITE PLAN 1:2
PART B

I/WE APPROVE THESE DRAWING TO
CORRECT PER CONTRACT.

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

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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	CMM1
R1	17/12/2025	FOR PLANNING	DRAWN	S.B.	DRAWING	4/11
			CHECKED	M.I.	SCALE (@A3)	1:200

<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
X	EXTERNAL TAP
P	DRAINAGE PIT (450 x 450mm)
DP	DNPIPE (90Ø)
	WET AREAS
	CHARGED S/W LINE (100mm PVC)
	STORMWATER LINE (100mm PVC)
	SEWER LINE (100mm PVC)

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.

SERVICE

**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

3. 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

NOTES:

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

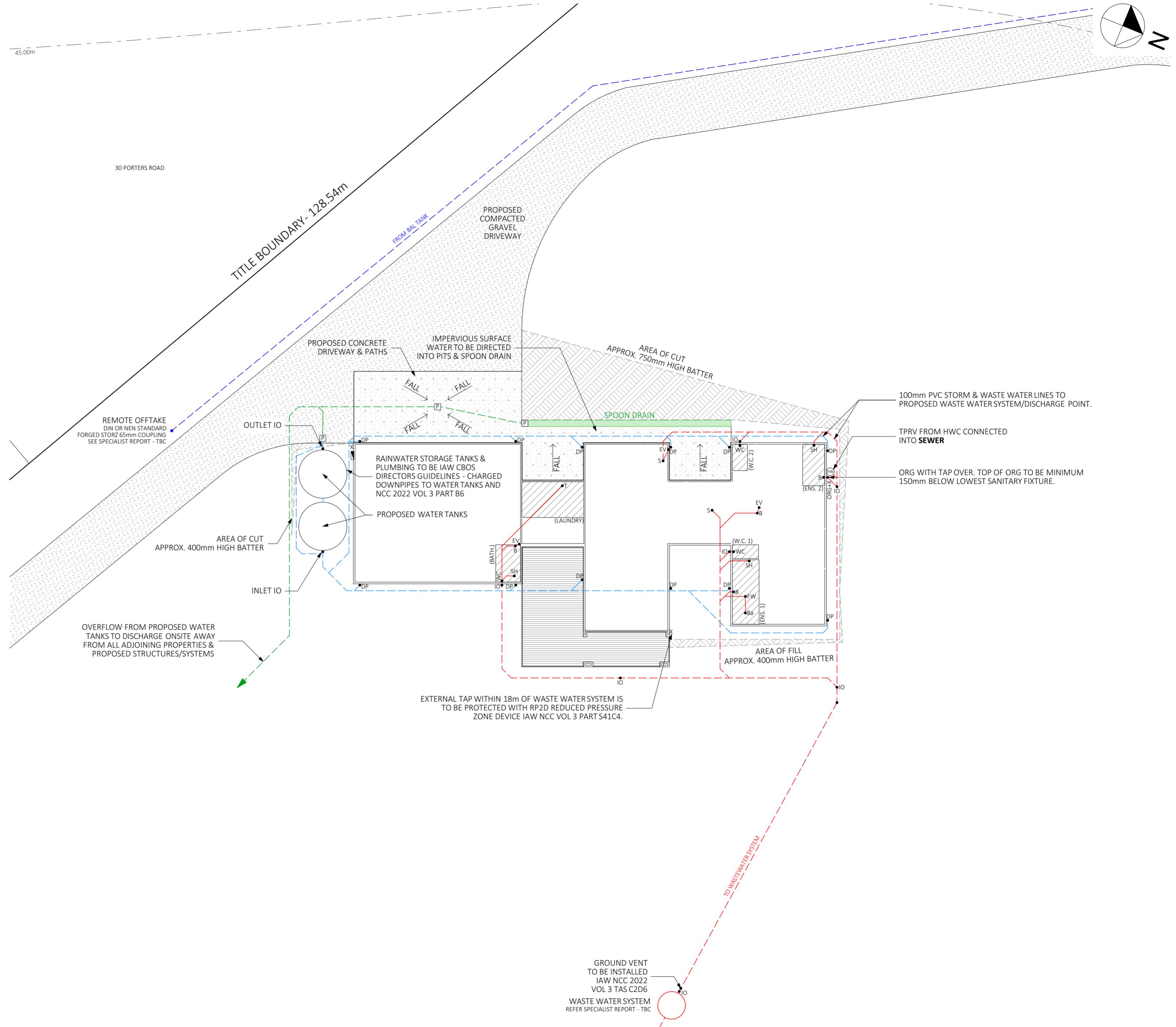
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3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB

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



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

CLIENTS: IAN & CHERYL ROBINSON

DRAWING EXTERNAL SERVICES

I/WE APPROVE THESE DRAWING TO
CORRECT PER CONTRACT.

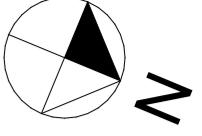
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REV.	DATE	DESCRIPTION	DE
R1	17/12/2025	FOR PLANNING	

			D
			CH

GNER M.L. **JOB NUMBER** CMM13

AWN S.B. DRAWING 6/11
CKED M.L. SCALE (@A3) 1:200



LEGEND	
B	BASIN
Ba	BATH
S	SINK (65Ø)
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STORMWATER LINE (100mm PVC)	
SEWER LINE (100mm PVC)	
THIS PAGE IS TO BE PRINTED AND READ IN COLOUR.	

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, 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.

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
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0 1 2 3 4 5 6 7 8 9 10m



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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:
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 B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ; AND
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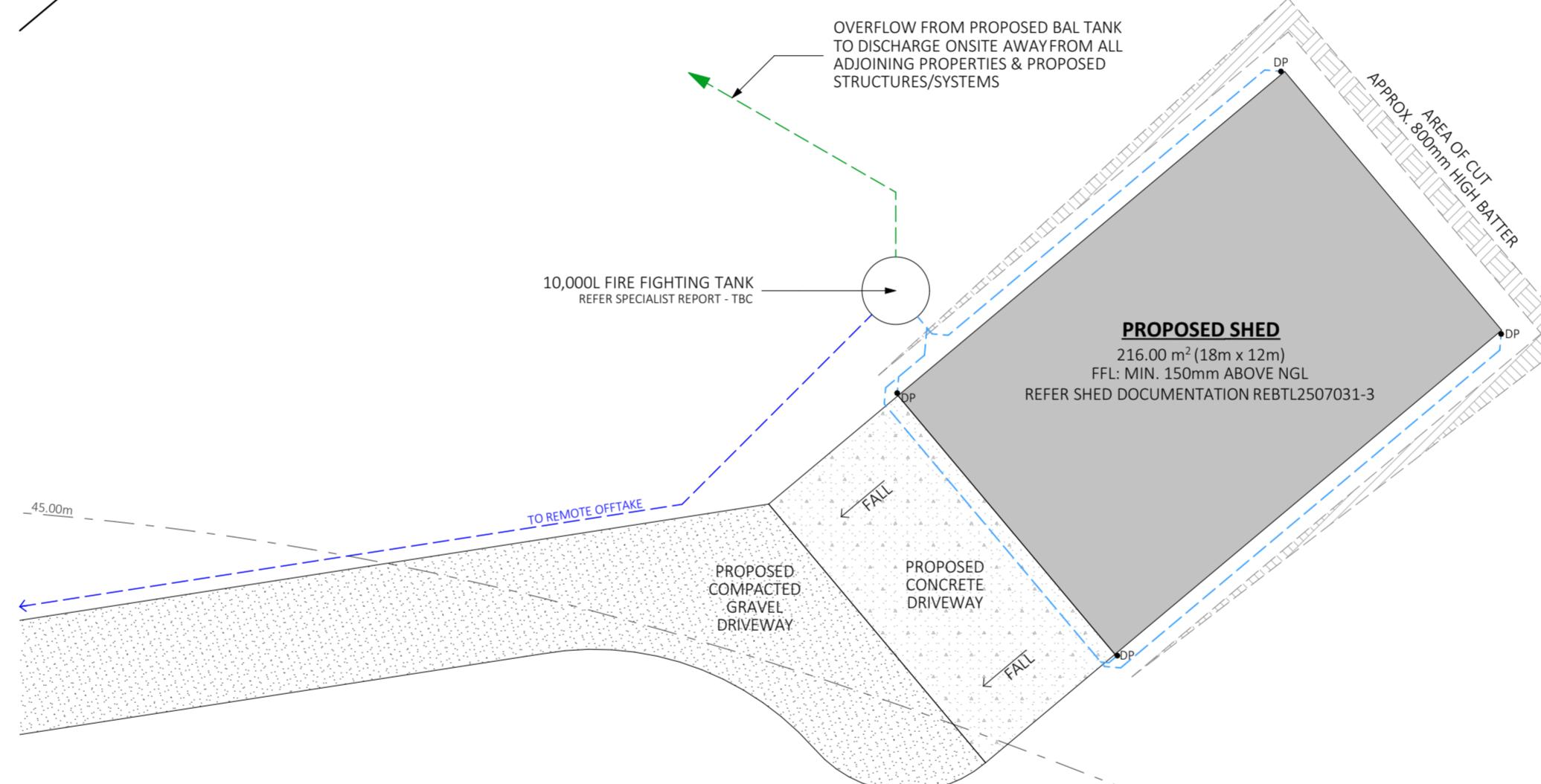
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30 PORTERS ROAD

TITLE BOUNDARY- 128.54m

32 PORTERS ROAD

TITLE BOUNDARY- 98.01m



REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	CMM131
R1	17/12/2025	FOR PLANNING	DRAWN	S.B.	DRAWING	7/11
			CHECKED	M.L.	SCALE (@A3)	1:200

<u>LEGEND</u>	
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MUST HAVE A MINIMUM R-VALUE OF 0.6

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CLIENTS: IAN & CHERYL ROBINSON

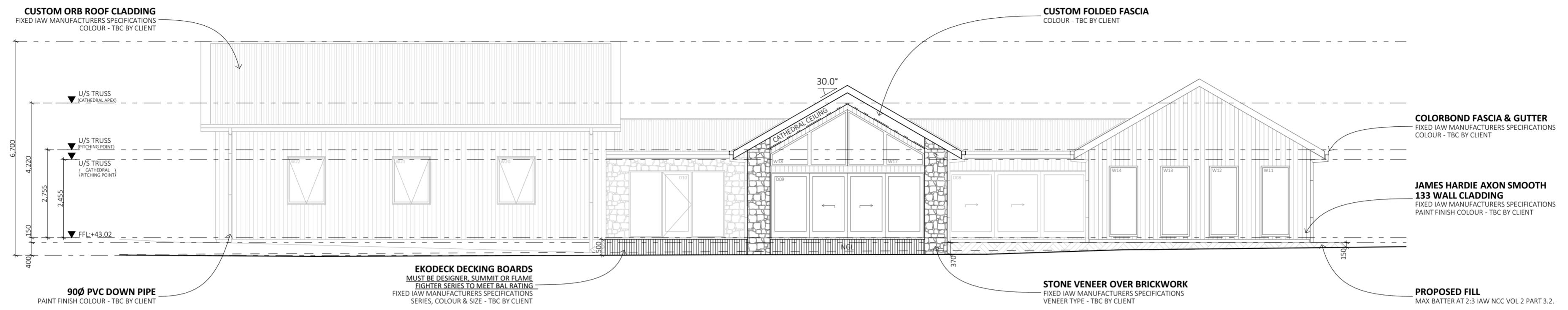
DRAWING EXTERNAL SERVICES

I/WE APPROVE THESE DRAWING TO
CORRECT PER CONTRACT.

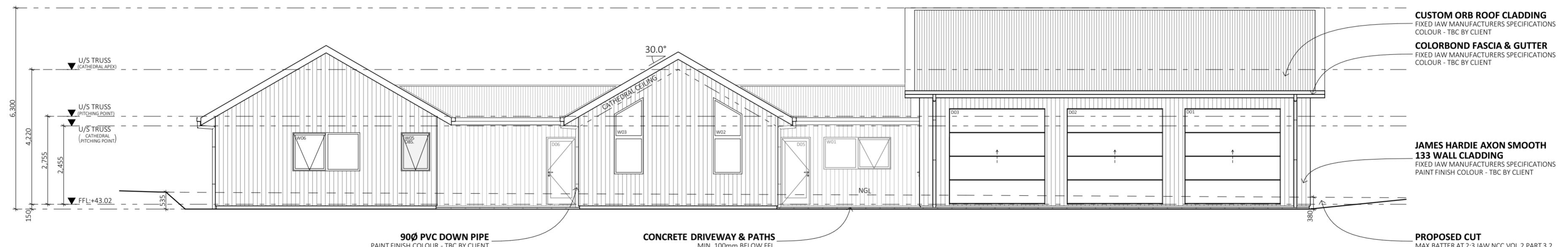
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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	CMM
R1	17/12/2025	FOR PLANNING	DRAWN	S.B.	DRAWING	8/1
			CHECKED	M.I.	SCALE (@A3)	1:20

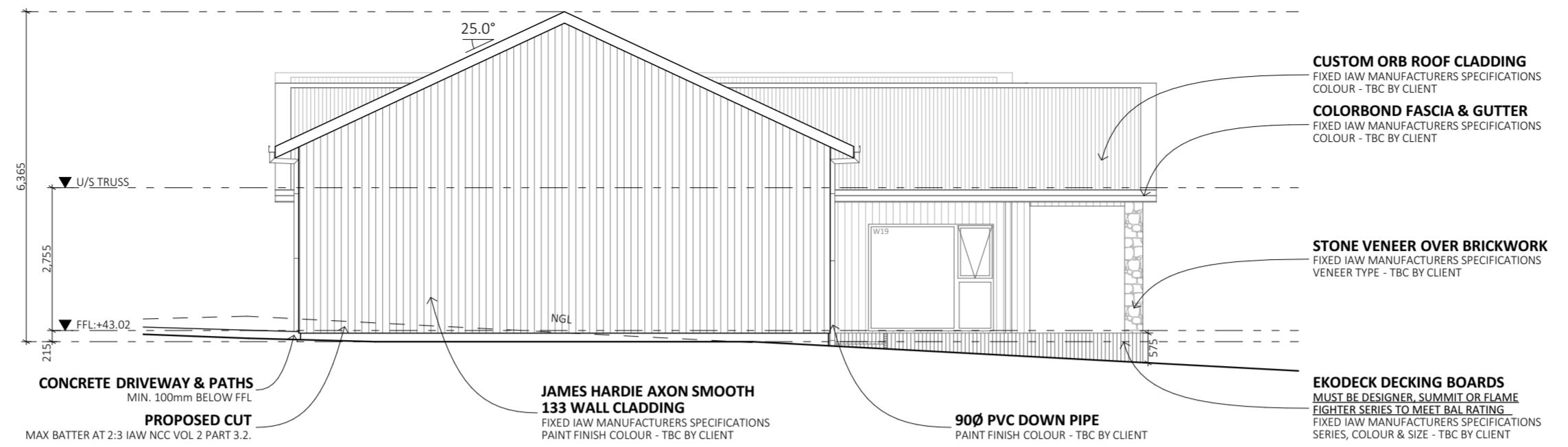


NORTH EASTERN ELEVATION

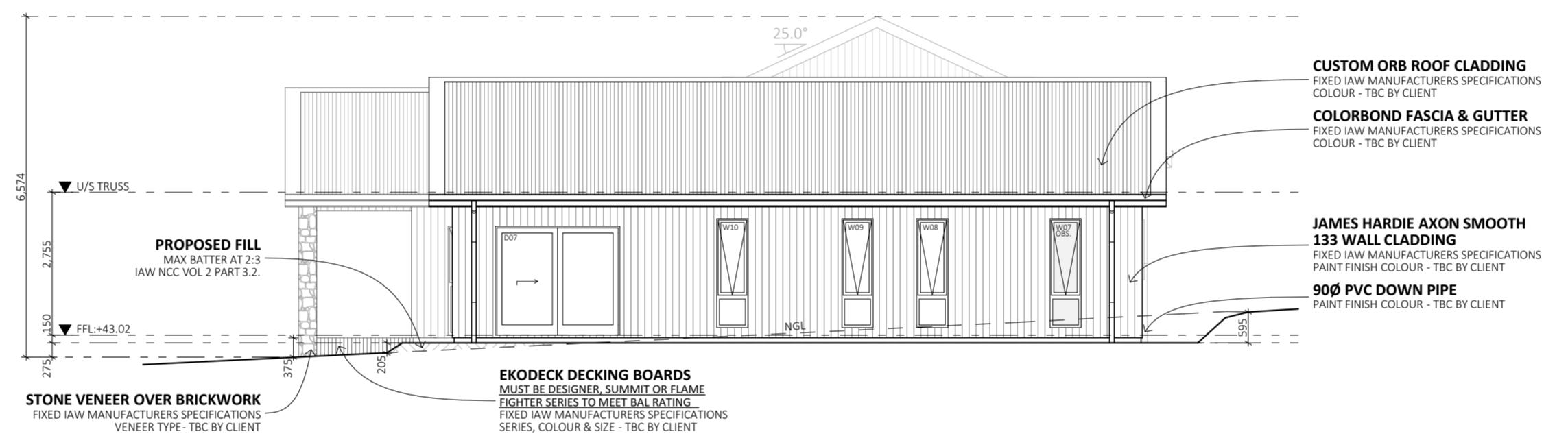


SOUTH WESTERN ELEVATION

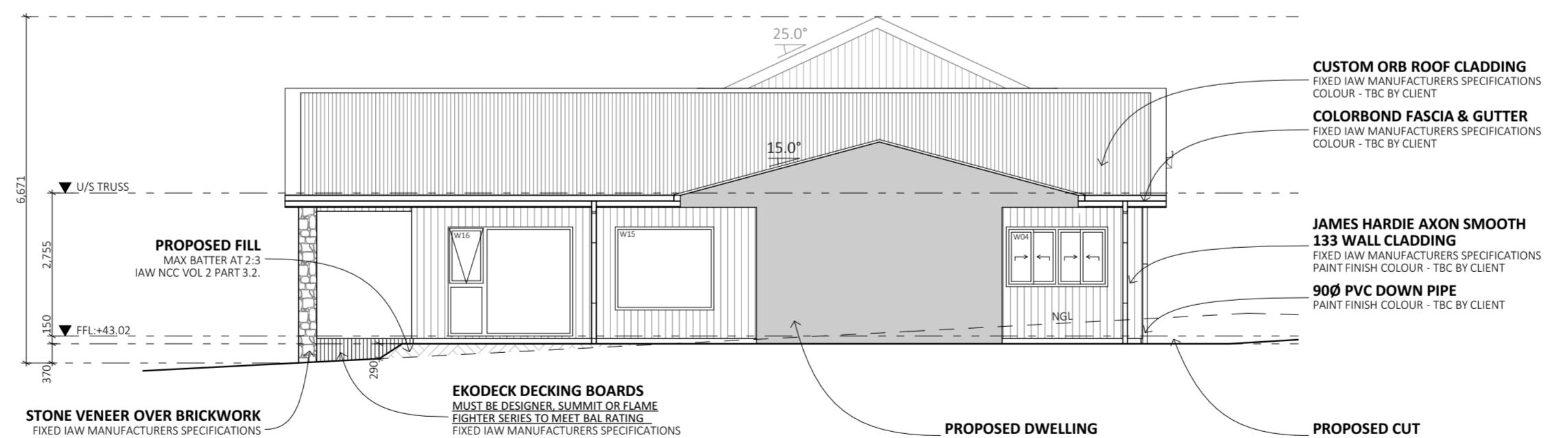




SOUTH EASTERN ELEVATION



NORTH WESTERN ELEVATION - A



NORTH WESTERN ELEVATION - 1



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

CLIENTS:
IAN & CHERYL ROBINSON

SITE ADDRESS:
131 CAMMS ROAD,

**DRAWING
ELEVATION
NW**

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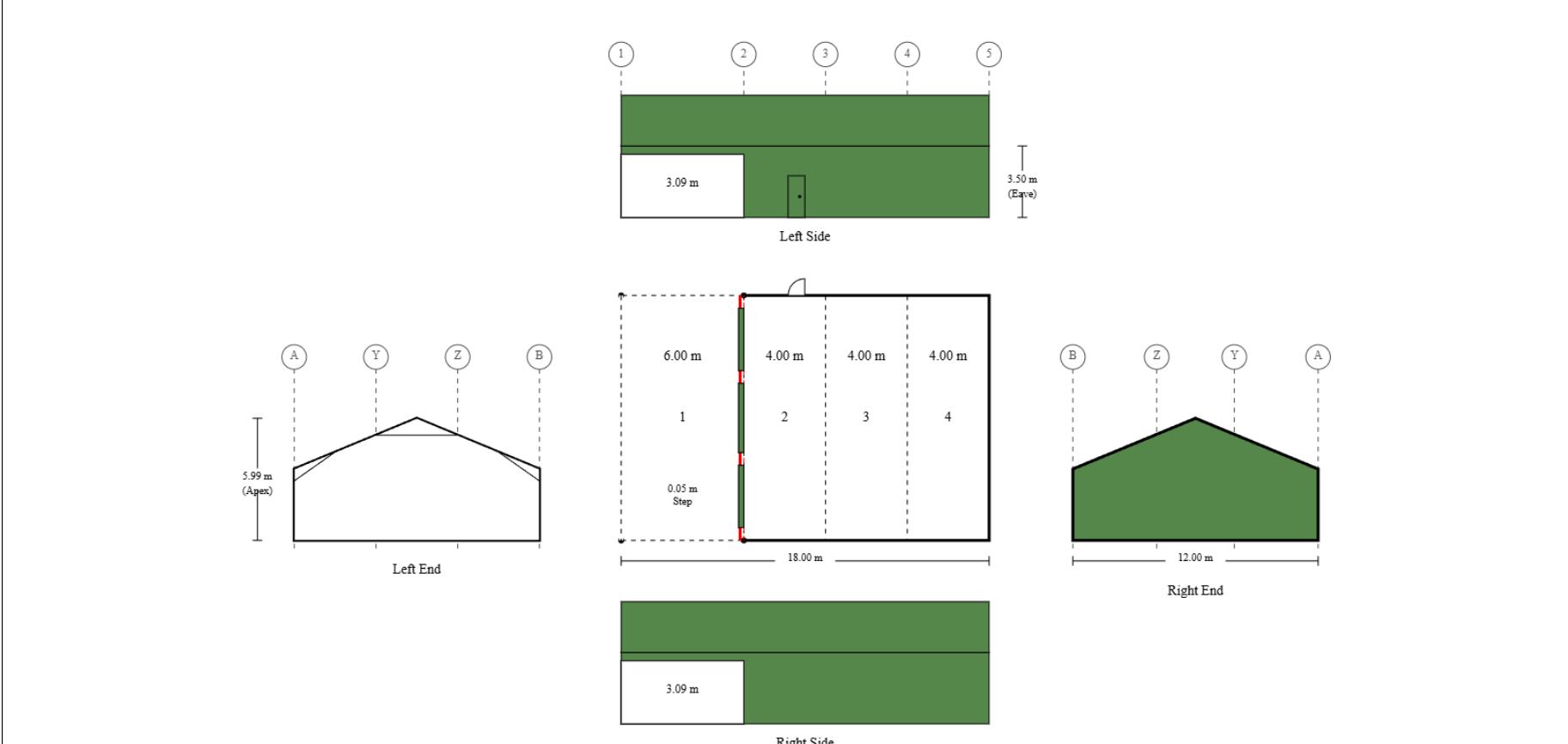
REV.	DATE	DESCRIPTION
R1	17/12/2025	FOR PLANNING

DESIGNER	M.L.	JOB NUMBER	CMM131
DRAWN	S.B.	DRAWING	10/11
CHECKED	M.L.	SCALE (@A3)	1:100





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Purchaser Name: Ian Robinson	
Site Location:	
Ref # rebt12507031-3	Print Date: 15/12/25

Building Layout

Ref# rebt12507031-3

Seller: Sheds n Homes Launceston
Name: Rebecca Thomson
Phone: 03 6343 3649
Fax:
Email: rebecca.thomson@shedsnhomes.com.au



DESIGN CRITERIA

Site Location and Building Orientation	Geographic Co-ordinates of <-41.19714, 146.91152>. Refer to the image below showing this location and the left side orientation.
Address for Reference Purposes	131 Camms Rd Kayena TAS 7270 Australia
Building Orientation	Left Side of building orientated to 182° (southerly direction)
NCC Version	NCC 2022
Design Wind Criteria for the Highest Cardinal Direction	Importance Level 2 with a Vr of 45.00 m/s ; Region A4; TC = 2.5; Mt = 1.11; Mc = 1; Ms = 1.0; giving a Vdes of 43.5 m/s.
Earthquake	An Earthquake Acceleration Co-efficient (Z) of up to 0.08 has been allowed for in the design of the building, however wind is the determining design factor.
Other Design Factors	No Snow Loading allowed.

LOCATION & ORIENTATION FOR DETERMINING THE DESIGN CRITERIA

