

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2025434

Assess No: A791

PID No: 6038384

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 Dyllan Penney
------------------------	-----------------------------------

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)	NATHAN JONES
Location / Address:	62 DION CRESCENT, RIVERSIDE
Title Reference:	14604/34
Zone(s):	GENERAL RESIDENTIAL
Existing Development/Use:	DWELLING
Existing Developed Area:	Area 146.56

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 ALTERATIONS & ADDITIONS			
New or Additional Area:	Area TBC			
Estimated construction cost of the proposed development:	\$ 210,000			
Building Materials:	Wall Type: REF. PLANS	Colour: TBC		
	Roof Type: REF. PLANS	Colour: TBC		

Application Number: «Application Number»

SUBDIVISION	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> 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:

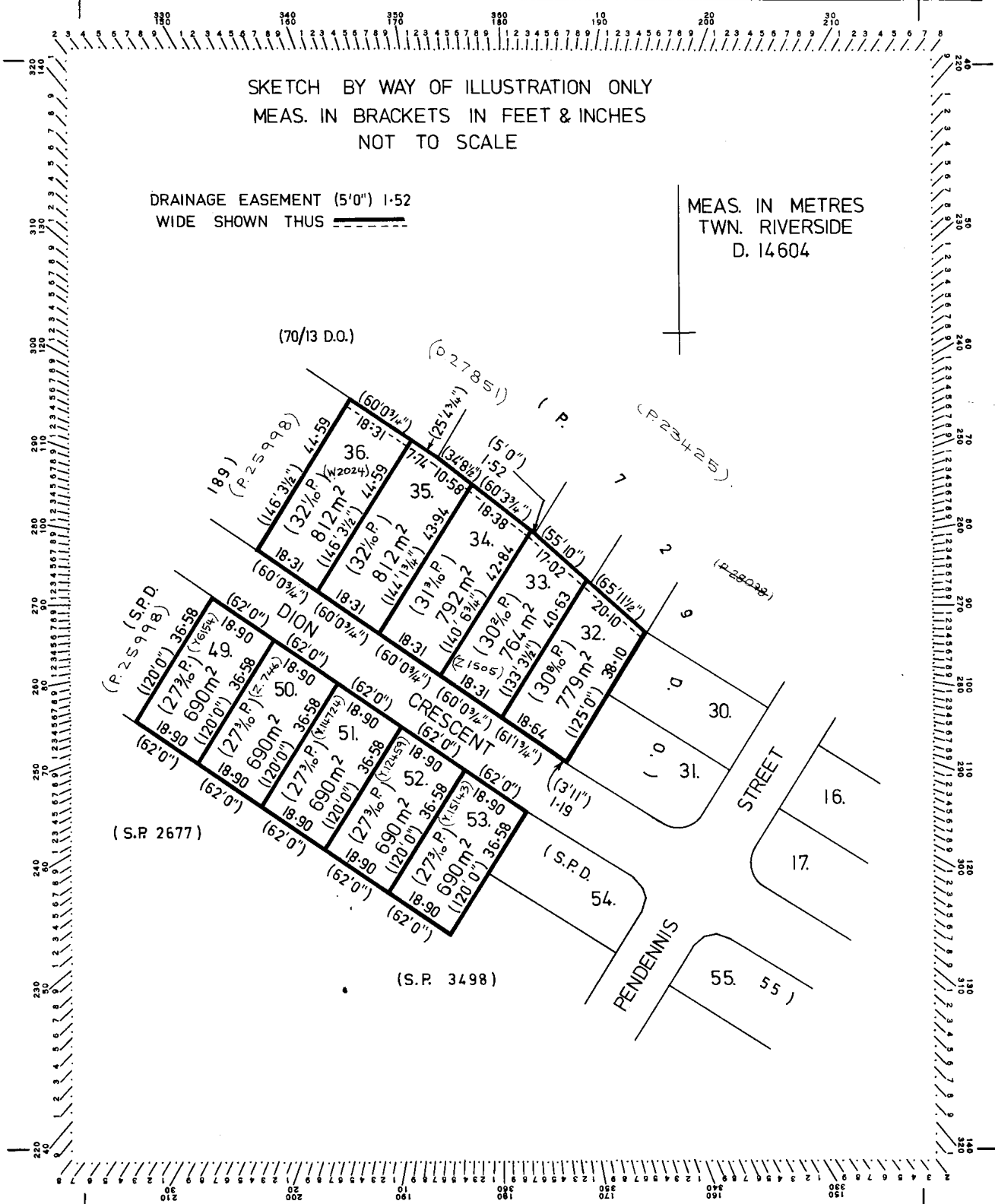
As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Name (print)

Signed

Date

Owner: DECEASED PERSONS ESTATE	PLAN OF SURVEY by Surveyor _____ of land situated in the TOWN OF RIVERSIDE SCALE 1: _____ MEASUREMENTS IN METRES	Registered Number: D. 14604
Title Reference: Z.746 (LOT 50)		APPROVED <u>10 OCT 1980</u> Effective from: _____
Grantee: PART OF 100Acres LOC. TO THOMAS SMITH		<i>J. Brooker</i> ACTING DEPUTY Recorder of titles






PROPOSED ALTERATIONS & ADDITIONS
62 DION CRESCENT,
RIVERSIDE, 7250.

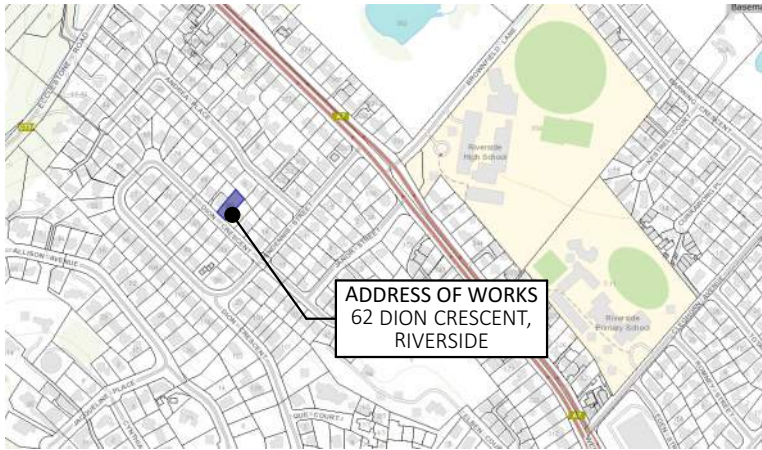


DRAWING #	DRAWING
DNCR62-1	COVER PAGE
DNCR62-2	SITE PLAN DEMO
DNCR62-3	SITE PLAN PROPOSED
DNCR62-4	LOWER GROUND & GROUND DEMOLITION PLAN
DNCR62-5	LOWER GROUND PLAN
DNCR62-6	GROUND FLOOR PLAN
DNCR62-7	EXTERNAL SERVICES
DNCR62-8	ELEVATIONS NE-SW
DNCR62-9	ELEVATIONS SE-NE
DNCR62-10	PERSPECTIVES

AREAS	(m²)	COUNCIL	WEST TAMAR	ZONE	GENERAL RESIDENTIAL
EXISTING DWELLING	123.56	LAND TITLE REFERENCE	14604/34	ENERGY STAR RATING	TBC
PROPOSED PORCH	5.91	PROPERTY ID	6038384	CLIMATE ZONE	7
PROPOSED FRONT DECK	21.99	LOT SIZE (M²)	792	ALPINE AREA	N/A
PROPOSED EXTENSION	47.71	BAL RATING	TBC	CORROSION ENV'	LOW
PROPOSED REAR DECK	47.75	DESIGN WIND CLASS	TBC	SITE HAZARDS	N/A
PROPOSED CARPORT	16.74	SOIL CLASSIFICATION	TBC		
		PLANNING OVERLAY	N/A		

ATTACHMENTS

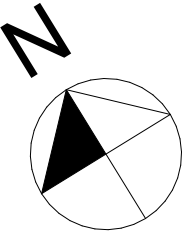
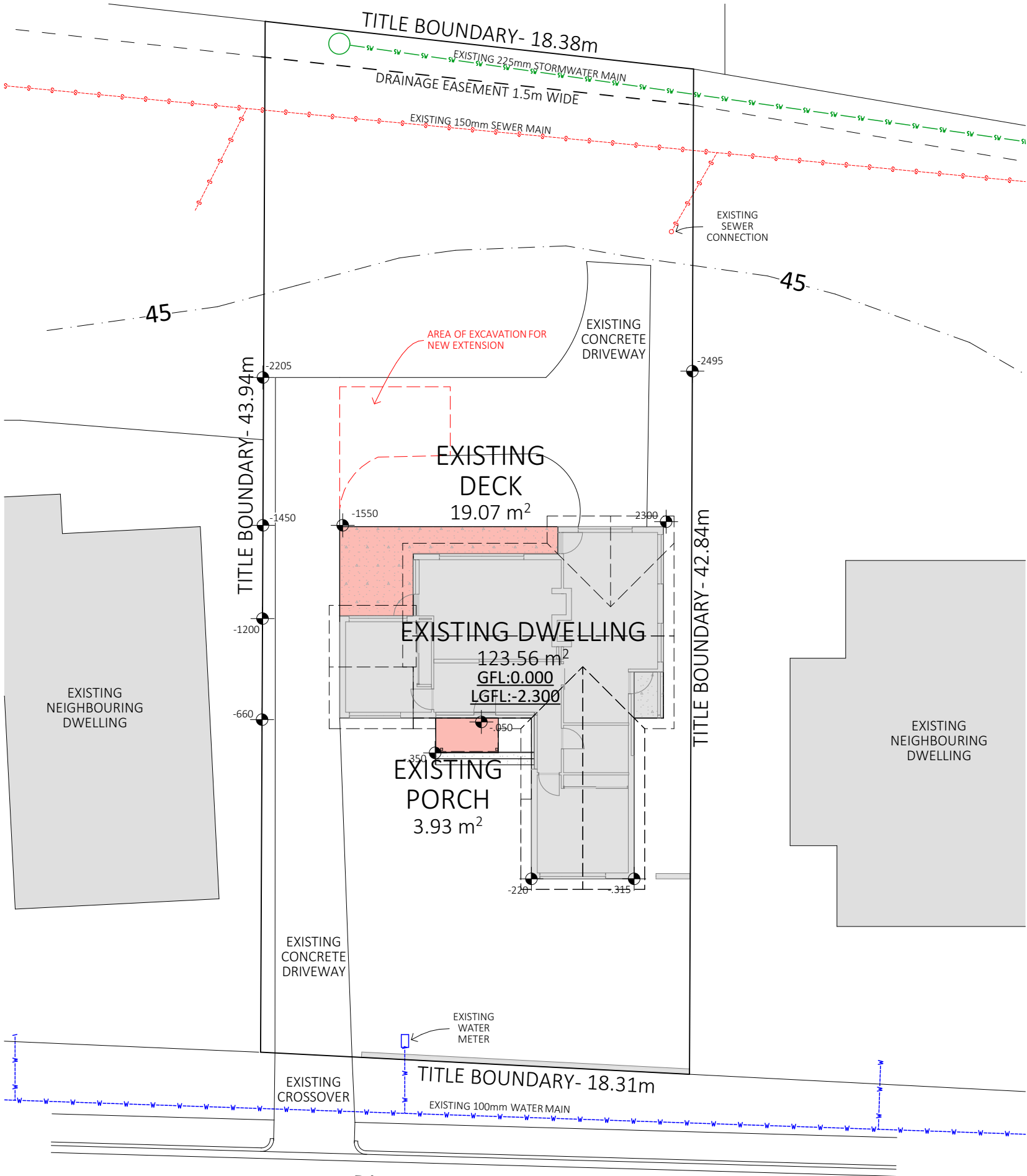
 <div>ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au</div>	CLIENT/S: NATHAN JONES	DRAWING COVER PAGE	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in 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	DNCR62
					R1	19/12/2025	CONCEPT	DRAWN	D.P	DRAWING	1/10
					R2	19/12/2025	FOR DA				
											CHECKED
	SITE ADDRESS: 62 DION CRESCENT, RIVERSIDE, 7250.		SIGNATURE:	DATE:							
			SIGNATURE:	DATE:							



LOCALITY PLAN
NOT TO SCALE

AREA	m ²
EXISTING DWELLING	123.56
EXISTING DECK	19.07
EXISTING PORCH	3.93

DEMOLITION:
EXISTING DECK & PORCH TO BE FULLY REMOVED



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DRAWING
SITE PLAN DEMO

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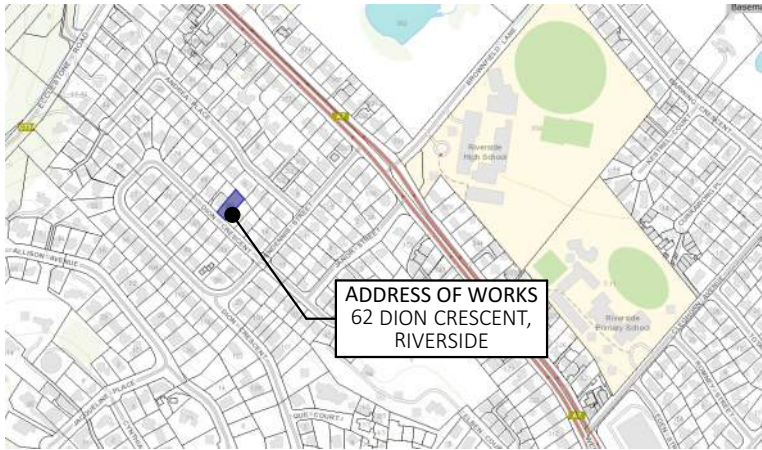
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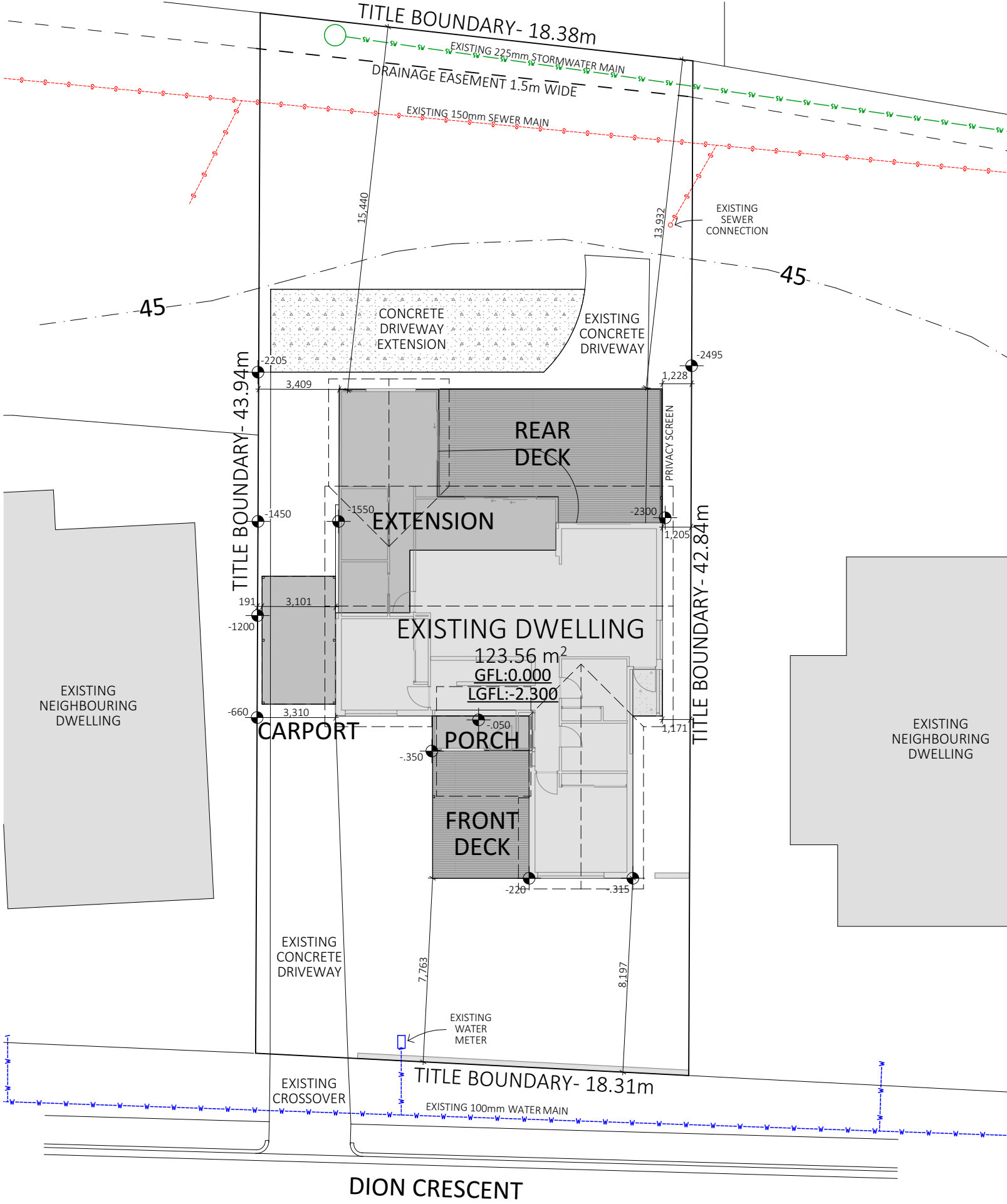
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			CHECKED	M.L.	SCALE (@A3)	1:200



LOCALITY PLAN
NOT TO SCALE

AREA	m ²
EXISTING DWELLING	123.56
PROPOSED PORCH	5.91
PROPOSED FRONT DECK	21.99
PROPOSED EXTENSION	47.71
PROPOSED REAR DECK	47.75
PROPOSED CARPORT	16.74



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DRAWING
SITE PLAN
PROPOSED

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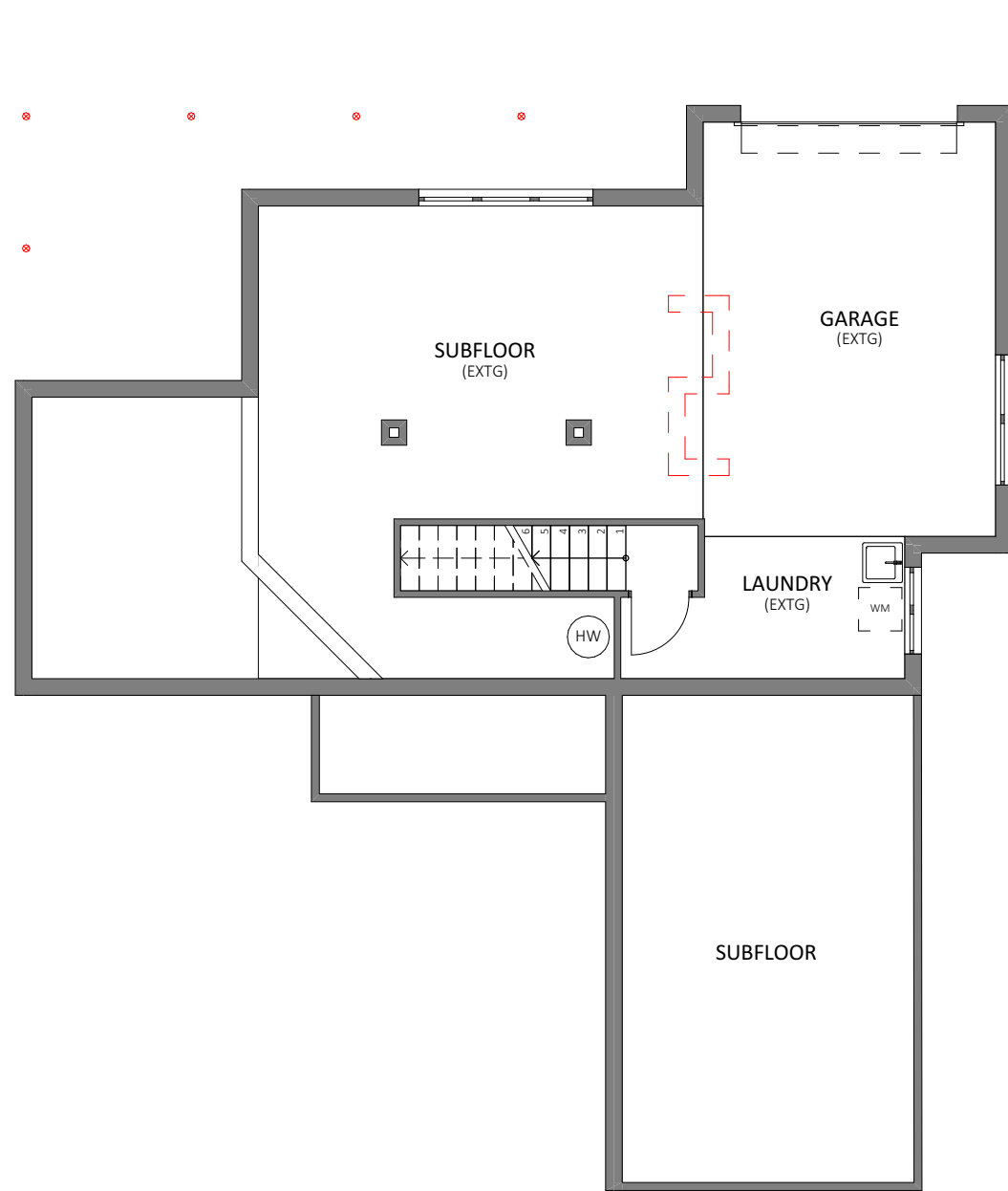
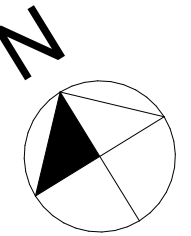
SIGNATURE:
SIGNATURE:

DATE:
DATE:

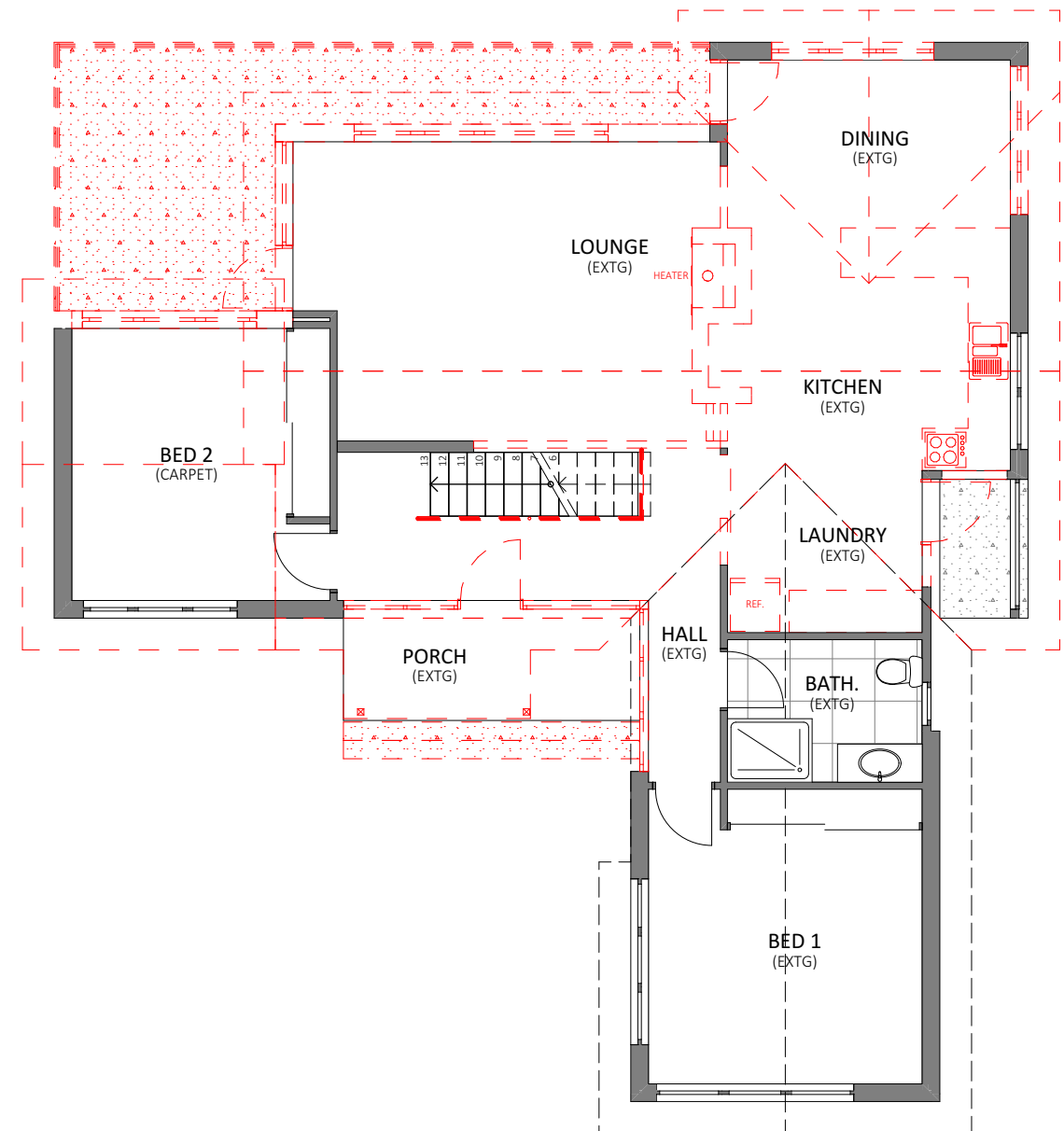
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LOWER GROUND FLOOR



GROUND FLOOR

KEY:	
	ITEMS DEMOLISHED
	EXISTING/UNMODIFIED



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DRAWING
LOWER GROUND
& GROUND
DEMOLITION PLAN

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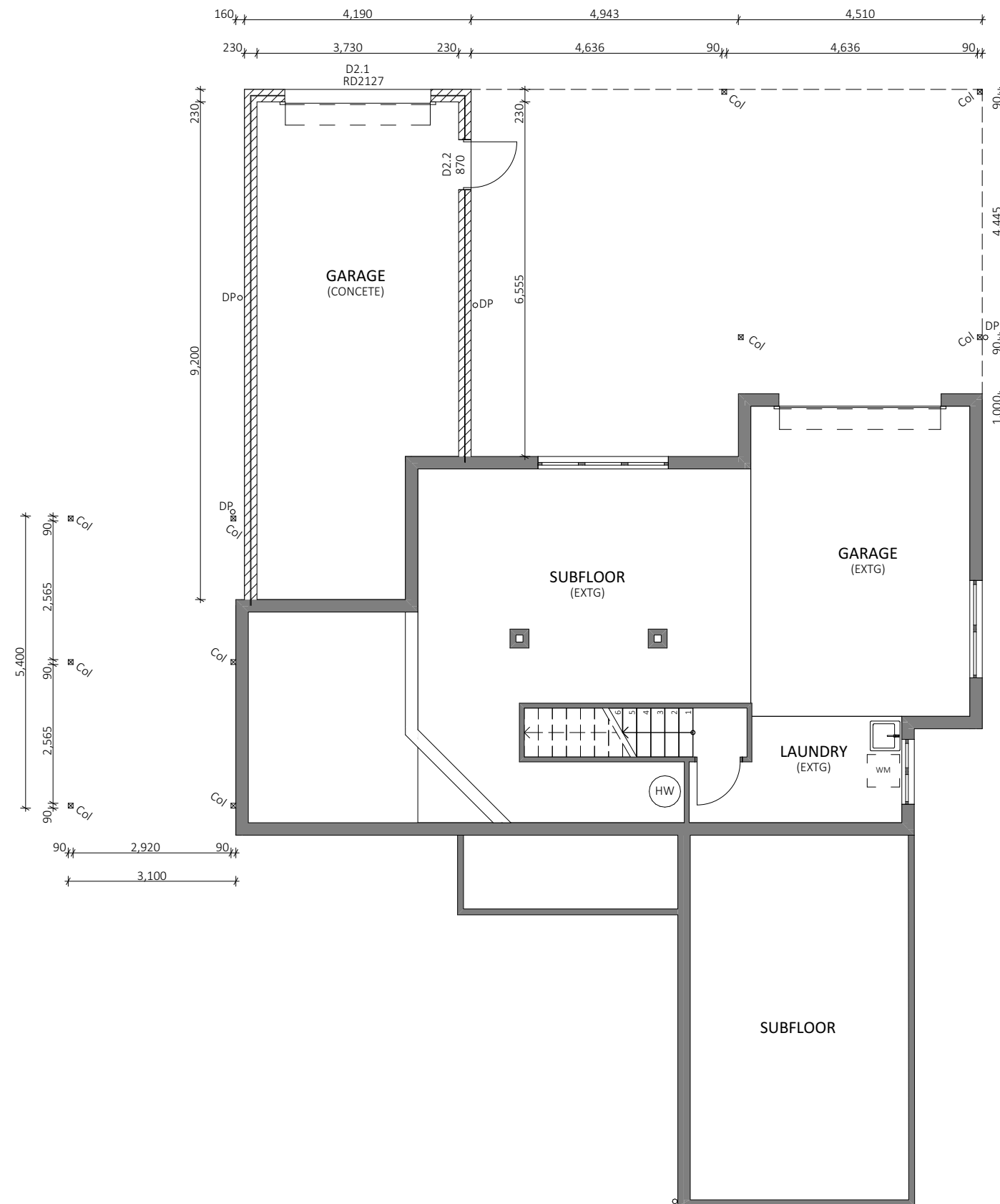
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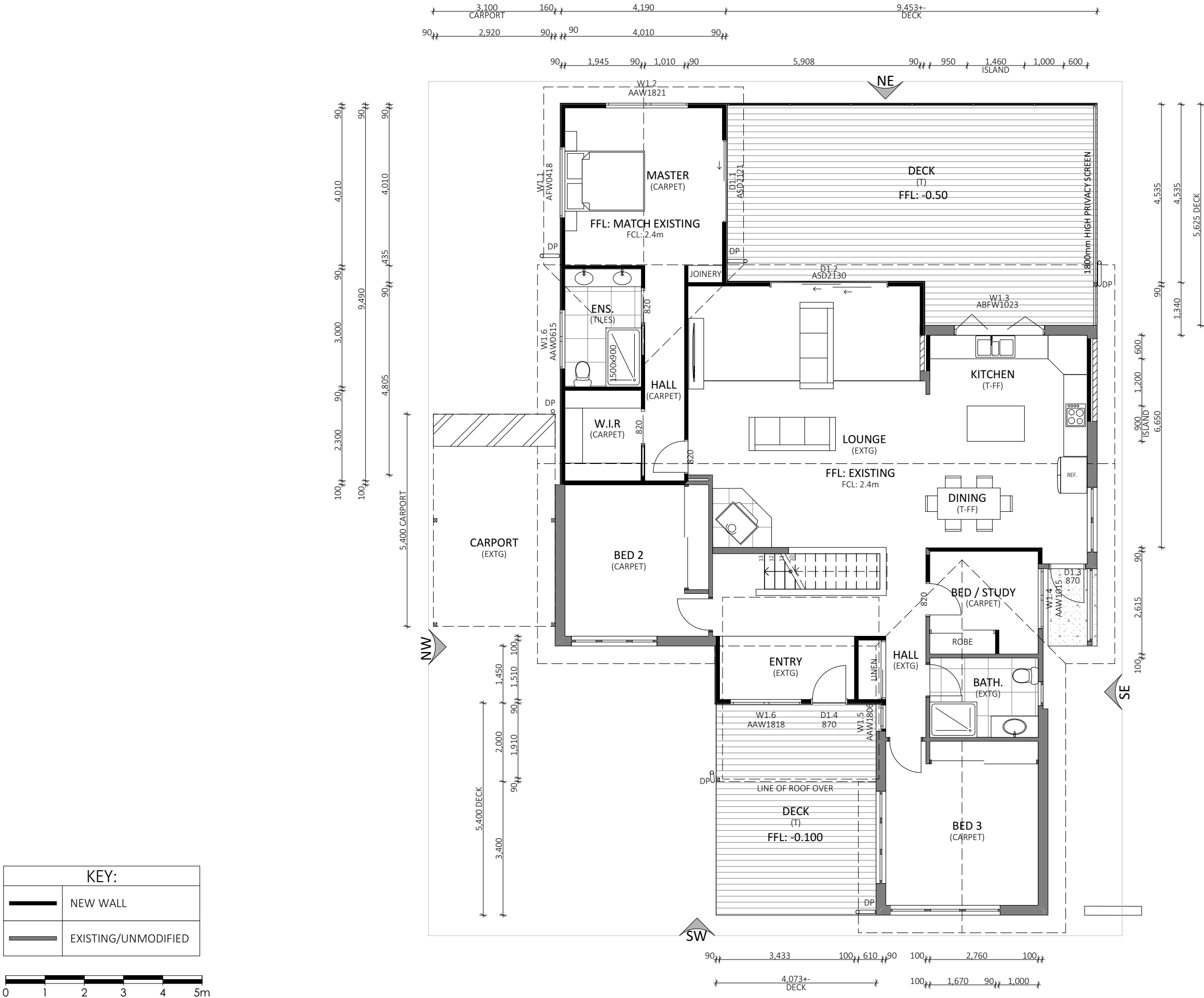
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R2	19/12/2025	FOR DA				
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A horizontal number line is shown, labeled from 0 to 5m. The line is divided into five equal segments by tick marks at 0, 1, 2, 3, 4, and 5m. The segments are colored alternately: the first segment (0 to 1m) is white, the second (1 to 2m) is black, the third (2 to 3m) is white, the fourth (3 to 4m) is black, and the fifth (4 to 5m) is white.

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					R2	19/12/2025	FOR DA				



KEY:	
<div></div>	NEW WALL
<div></div>	EXISTING/UNMODIFIED



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DRAWING
GROUND FLOOR
PLAN

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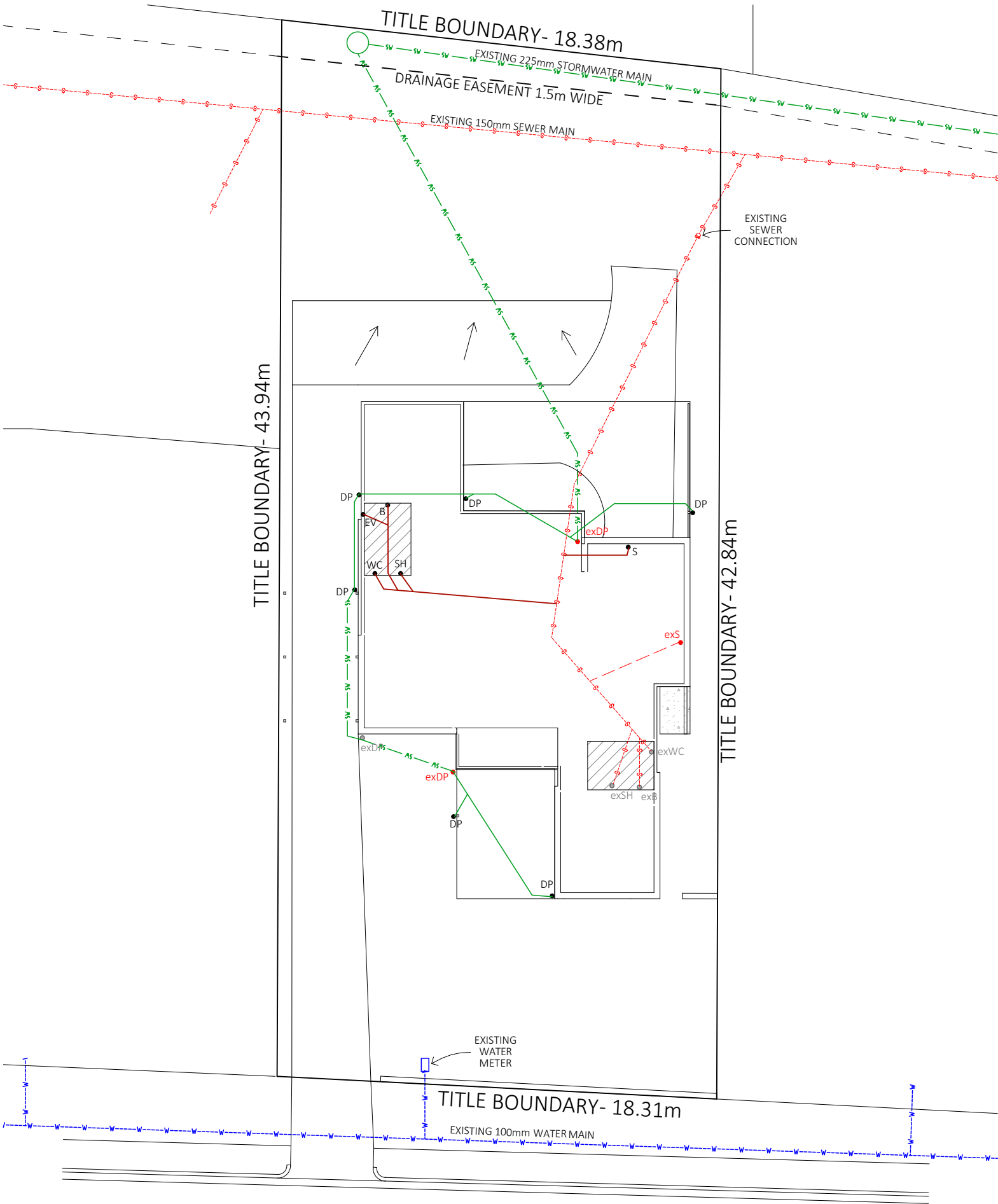
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R1	19/12/2025	CONCEPT	DRAWN	D.P	DRAWING	6/10
R2	19/12/2025	FOR DA				
			CHECKED	M.L.	SCALE (@A3)	1:100

LEGEND	
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
RE	RODDING EYE
X	EXTERNAL TAP
P	DRAINAGE PIT (450 x 450mm)
	WET AREAS
	STORMWATER LINE (100mm PVC)
	SEWER LINE (100mm PVC)
	AG. DRAIN

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 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'SSUPPLEMENTS 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.

NOTE:
NEW PLUMBING FIXTURES TO RUN THROUGH EXISTING ORG. ORG TO BE UPGRADED TO SUIT CURRENT STANDARDS IF REQUIRED. TBC ON SITE BY LICENSED PLUMBER.



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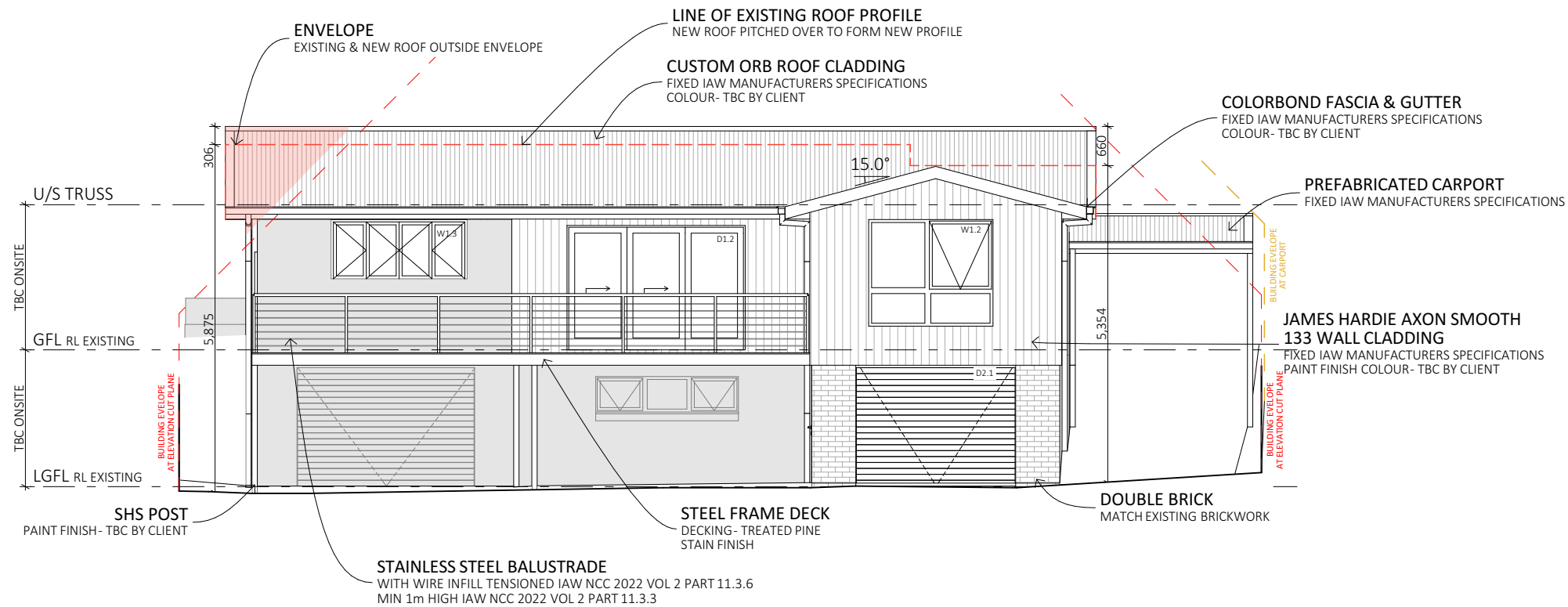
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**DRAWING
EXTERNAL
SERVICES**

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SIGNATURE:
DATE:
DATE:

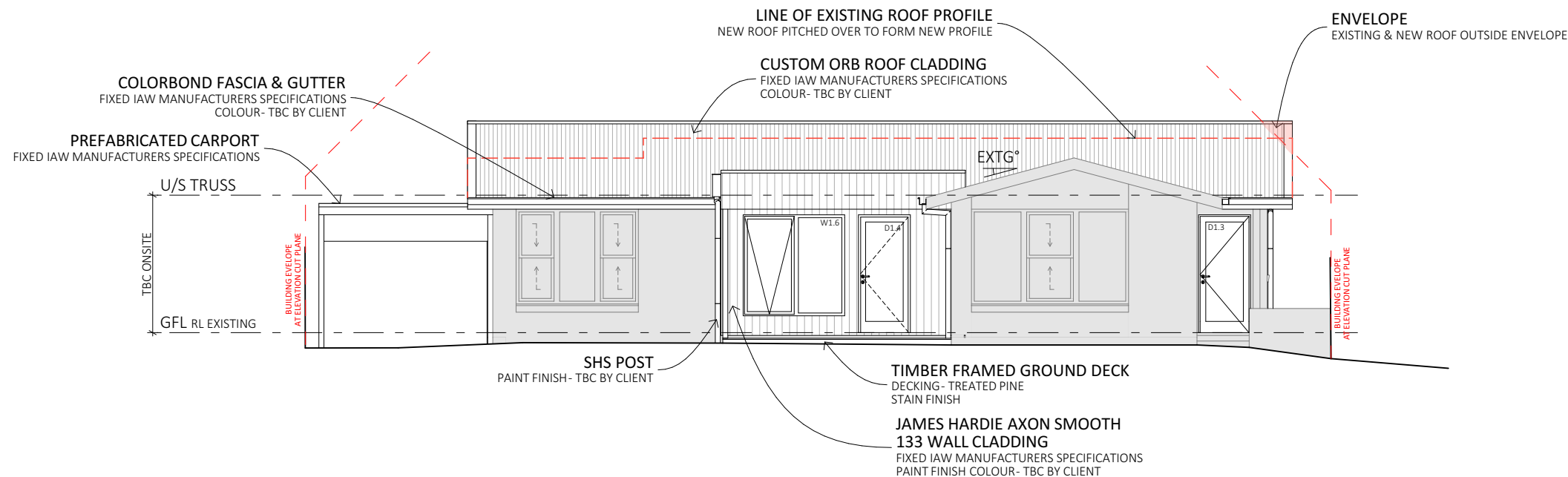
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			CHECKED	M.L.	SCALE (@A3)	1:200



NORTH EASTERN ELEVATION

NOTE:
EXISTING DWELLING SHOWN SHADED (UNCHANGED)



SOUTH WESTERN ELEVATION

NOTE:
EXISTING DWELLING SHOWN SHADED (UNCHANGED)



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DRAWING
ELEVATIONS NE-SW

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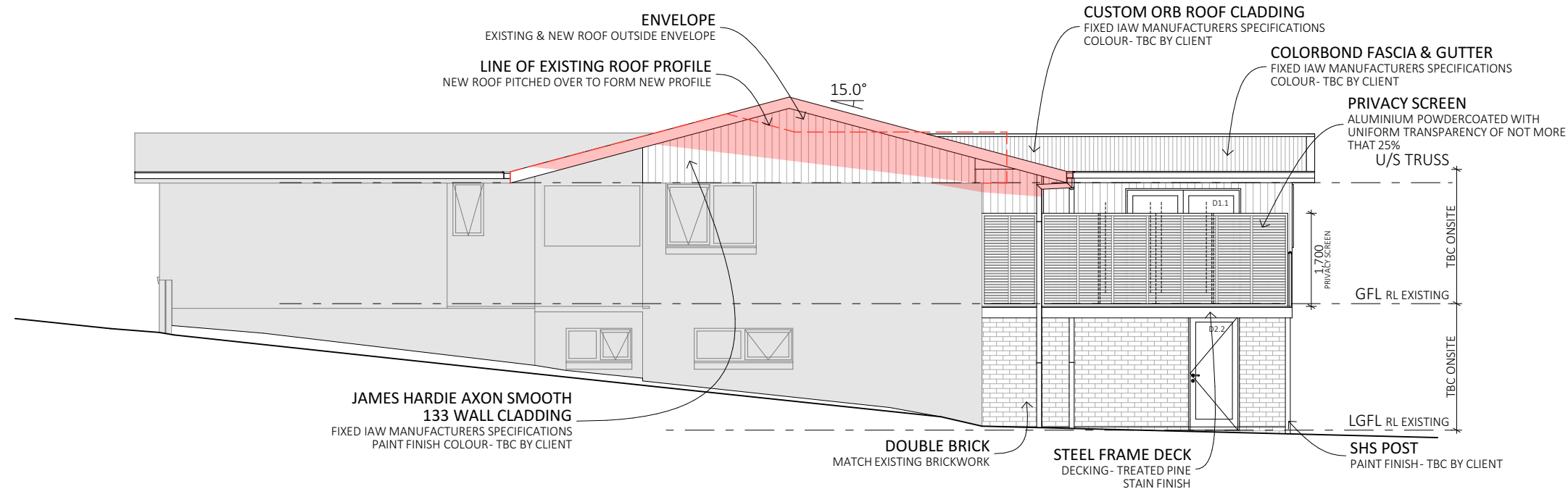
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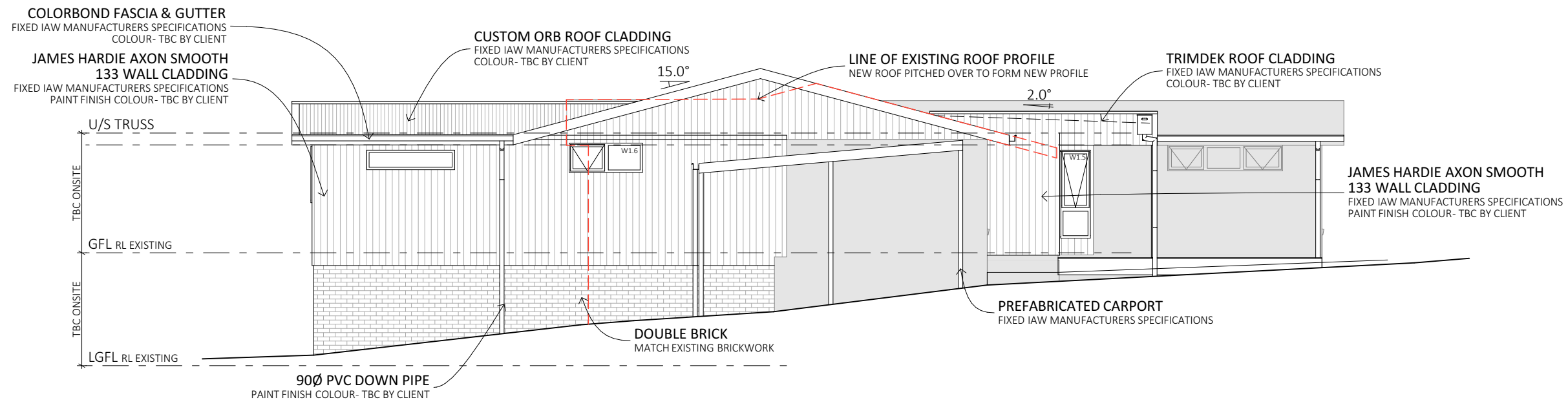
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R2	19/12/2025	FOR DA				
			CHECKED	M.L.	SCALE (@A3)	1:100



SOUTH EASTERN ELEVATION

NOTE:
EXISTING DWELLING SHOWN SHADED (UNCHANGED)



NORTH WESTERN ELEVATION

NOTE:
EXISTING DWELLING SHOWN SHADED (UNCHANGED)



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CLIENT/S:
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SITE ADDRESS:
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RIVERSIDE, 7250.

DRAWING
ELEVATIONS SE-NE

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DATE:

SIGNATURE:

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**DRAWING
PERSPECTIVES**

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SIGNATURE: **DATE:**

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