

## PLANNING APPLICATION FORM

Section 57 & 58

|                    |   |                              |
|--------------------|---|------------------------------|
| OFFICE USE<br>ONLY | Application Number<br>Assess No:<br>PID No: | PA2025434<br>A791<br>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:<br>(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:<br>RESIDENTIAL               |   |                                      |                                 |

|                   |   |                                      |                                       |                                 |
|-------------------|---|--------------------------------------|---------------------------------------|---------------------------------|
| Development Type: | Building work: <input checked="" type="checkbox"/>              | Demolition: <input type="checkbox"/> | Subdivision: <input type="checkbox"/> | Other: <input type="checkbox"/> |
|                   | Description of development:<br>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 |  |

# 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:  |  |                             |  |
| <b>If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:</b> |  |                             |  |
| 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:<br><i>(Existing)</i> |  |
| Number of Employees:<br><i>(Proposed)</i> |  |

|   |  |
|---|--|
| Type of Machinery installed:                      |  |
| Details of trade waste and<br>method of disposal: |  |

# WEST TAMAR COUNCIL



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,*

Dyllan Penney

Signed

19/12/2025

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.*

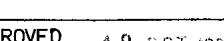
**Right of Way Owner:**

Name (print)

Signed

Date

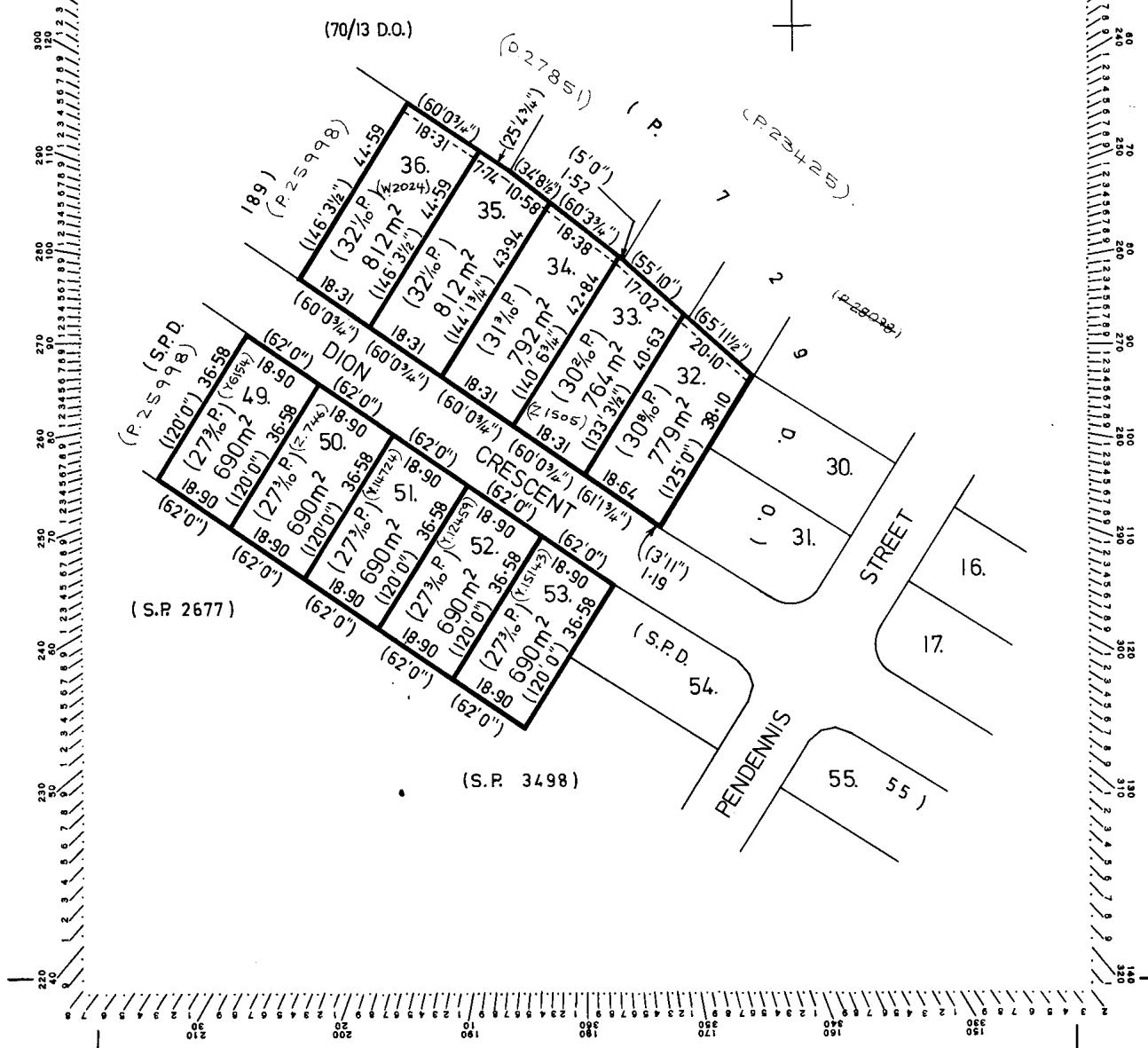
*As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.*

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

SKETCH BY WAY OF ILLUSTRATION ONLY  
MEAS. IN BRACKETS IN FEET & INCHES  
NOT TO SCALE

DRAINAGE EASEMENT (5'0") 1-52  
WIDE SHOWN THUS \_\_\_\_\_

MEAS. IN METRES  
TWN. RIVERSIDE  
D. 14604





# PROPOSED ALTERATIONS & ADDITIONS

## 62 DION CRESCENT, RIVERSIDE, 7250.



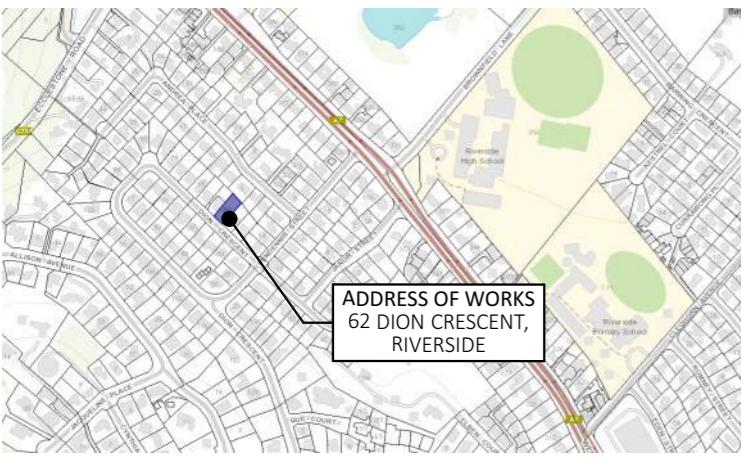
### DRAWING #    DRAWING

|           |                                       |
|-----------|---------------------------------------|
| 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                          |

### ATTACHMENTS

|                            |                       |                                   |
|----------------------------|-----------------------|-----------------------------------|
| AREAS<br>(m <sup>2</sup> ) | COUNCIL<br>WEST TAMAR | ZONE<br>GENERAL RESIDENTIAL       |
| EXISTING DWELLING          | 123.56                | LAND TITLE REFERENCE<br>14604/34  |
| PROPOSED PORCH             | 5.91                  | PROPERTY ID<br>6038384            |
| PROPOSED FRONT DECK        | 21.99                 | LOT SIZE (M <sup>2</sup> )<br>792 |
| PROPOSED EXTENSION         | 47.71                 | BAL RATING<br>TBC                 |
| PROPOSED REAR DECK         | 47.75                 | DESIGN WIND CLASS<br>TBC          |
| PROPOSED CARPORT           | 16.74                 | SOIL CLASSIFICATION<br>TBC        |
|                            | PLANNING OVERLAY      | N/A                               |

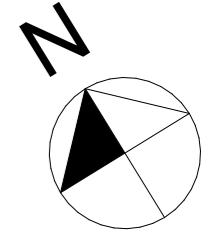
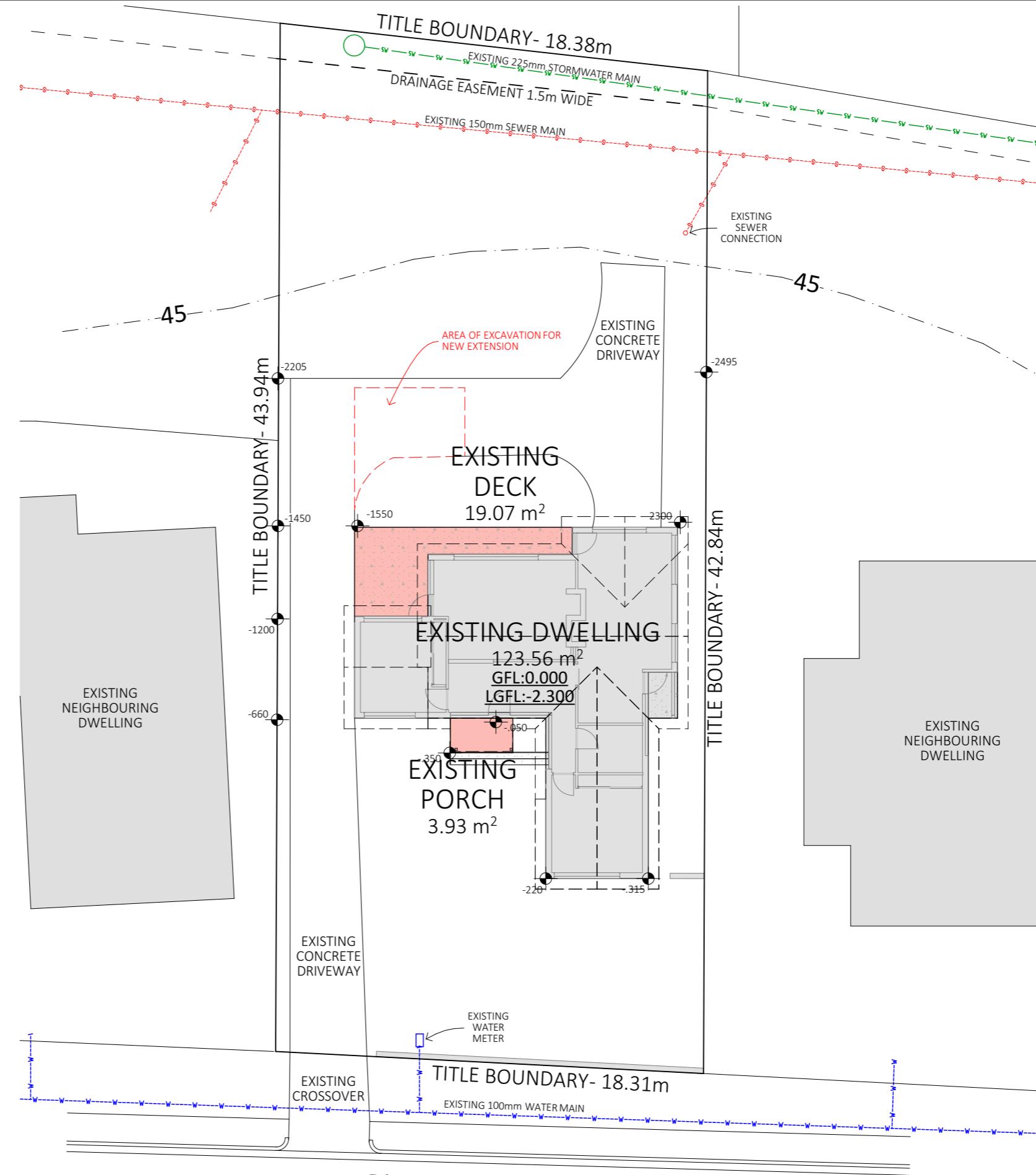
| REV.    | DATE       | DESCRIPTION | DESIGNER | M.L. | JOB NUMBER | DNCR62 |
|---------|------------|-------------|----------|------|------------|--------|
| R1      | 19/12/2025 | CONCEPT     |          |      |            |        |
| R2      | 19/12/2025 | FOR DA      |          |      |            |        |
| CHECKED | M.L.       | SCALE (@A3) | NTS      |      |            |        |

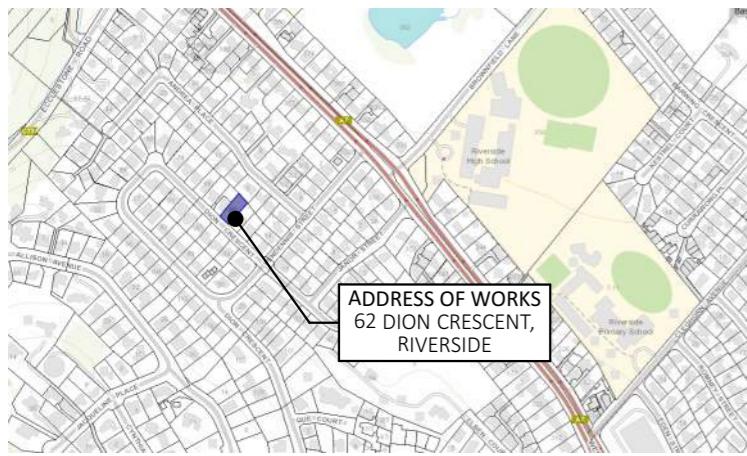


LOCALITY PLAN  
NOT TO SCALE

| AREA              | m <sup>2</sup> |
|-------------------|----------------|
| EXISTING DWELLING | 123.56         |
| EXISTING DECK     | 19.07          |
| EXISTING PORCH    | 3.93           |

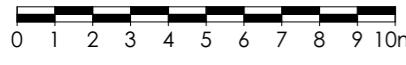
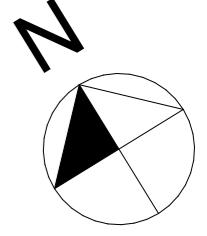
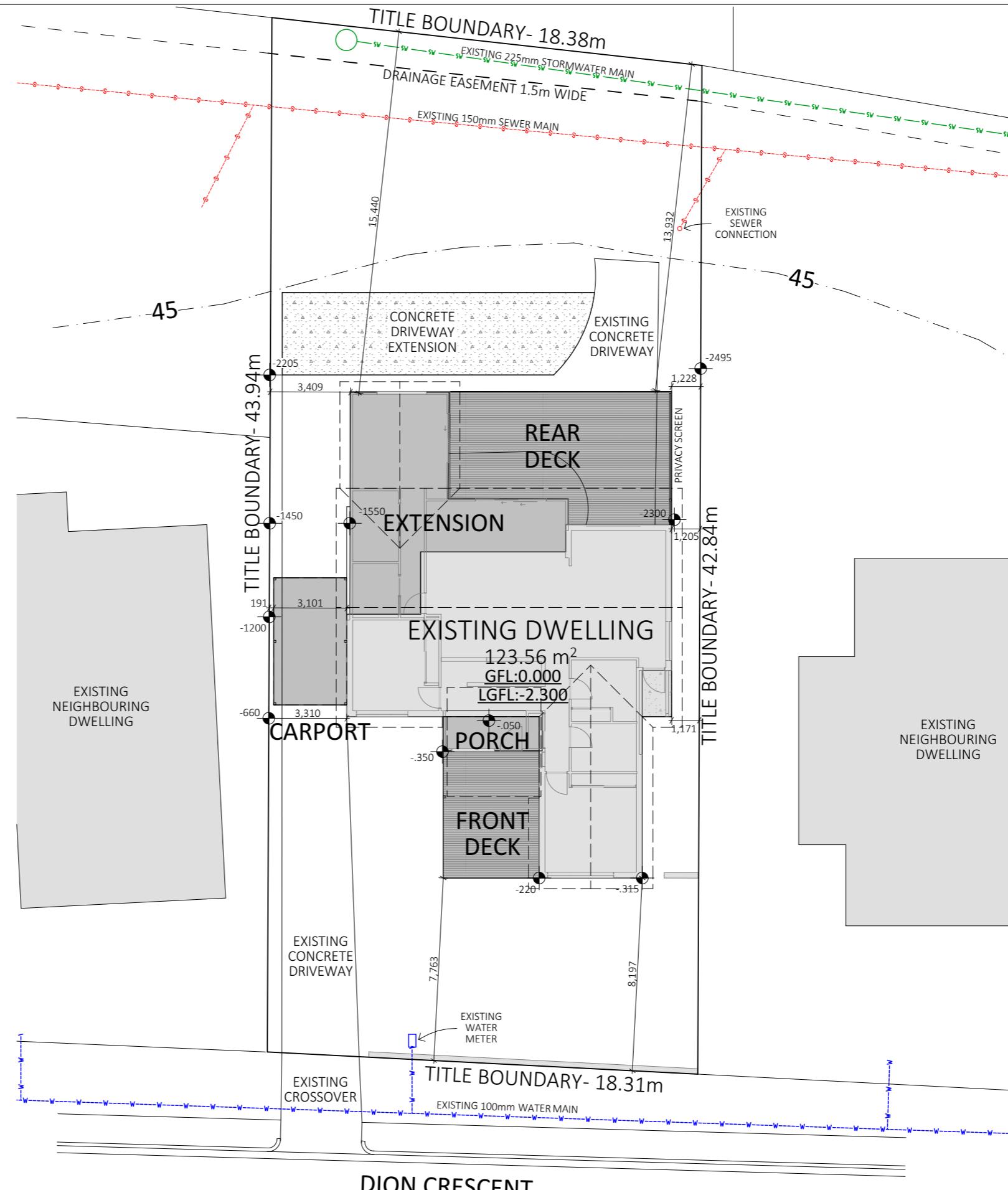
**DEMOLITION:**  
EXISTING DECK & PORCH TO BE FULLY REMOVED

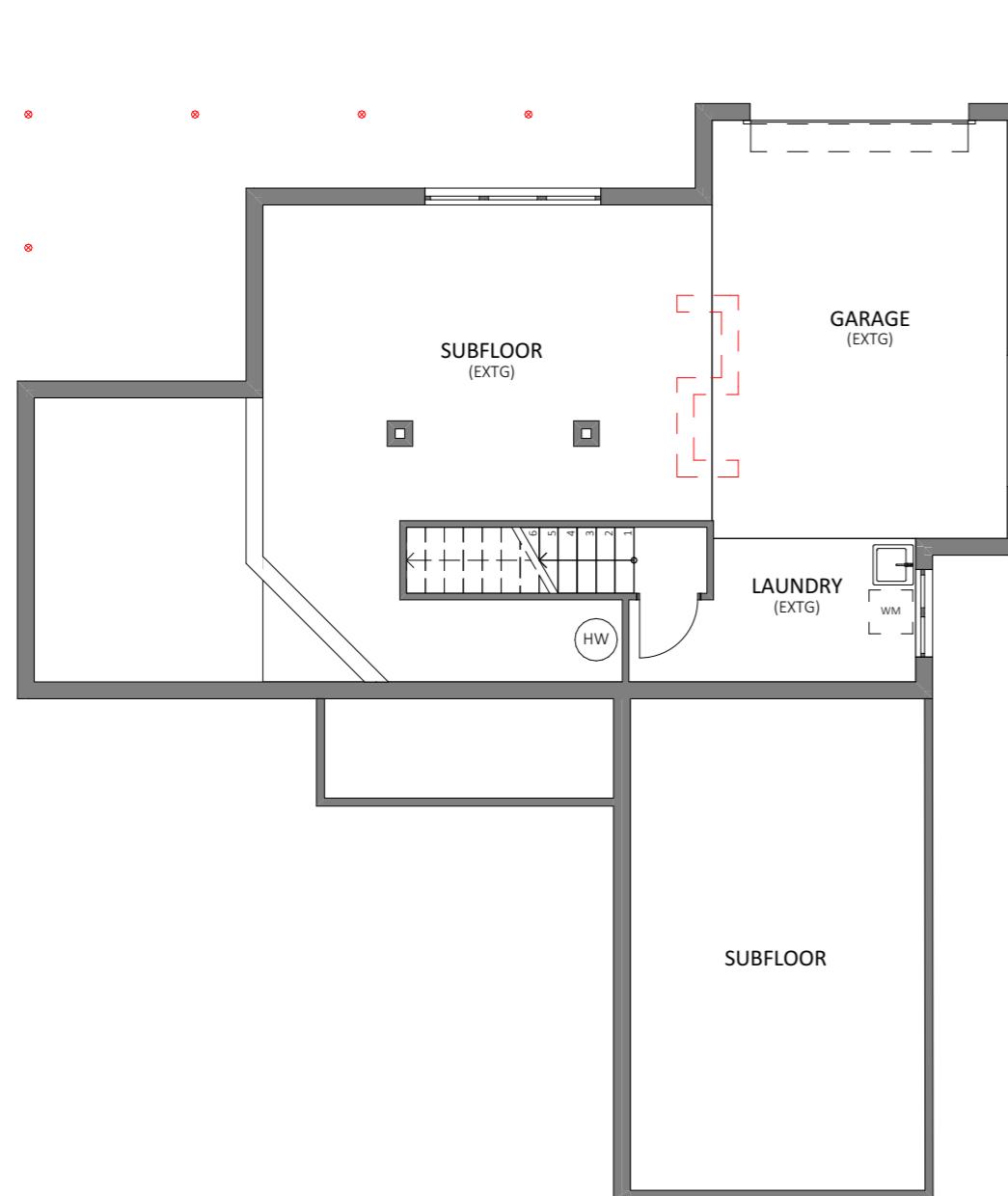
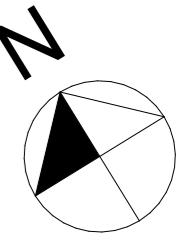




## LOCALITY PLAN NOT TO SCALE

| AREA                | m <sup>2</sup> |
|---------------------|----------------|
| EXISTING DWELLING   | 123.5          |
| PROPOSED PORCH      | 5.91           |
| PROPOSED FRONT DECK | 21.99          |
| PROPOSED EXTENSION  | 47.71          |
| PROPOSED REAR DECK  | 47.75          |
| PROPOSED CARPORT    | 16.74          |

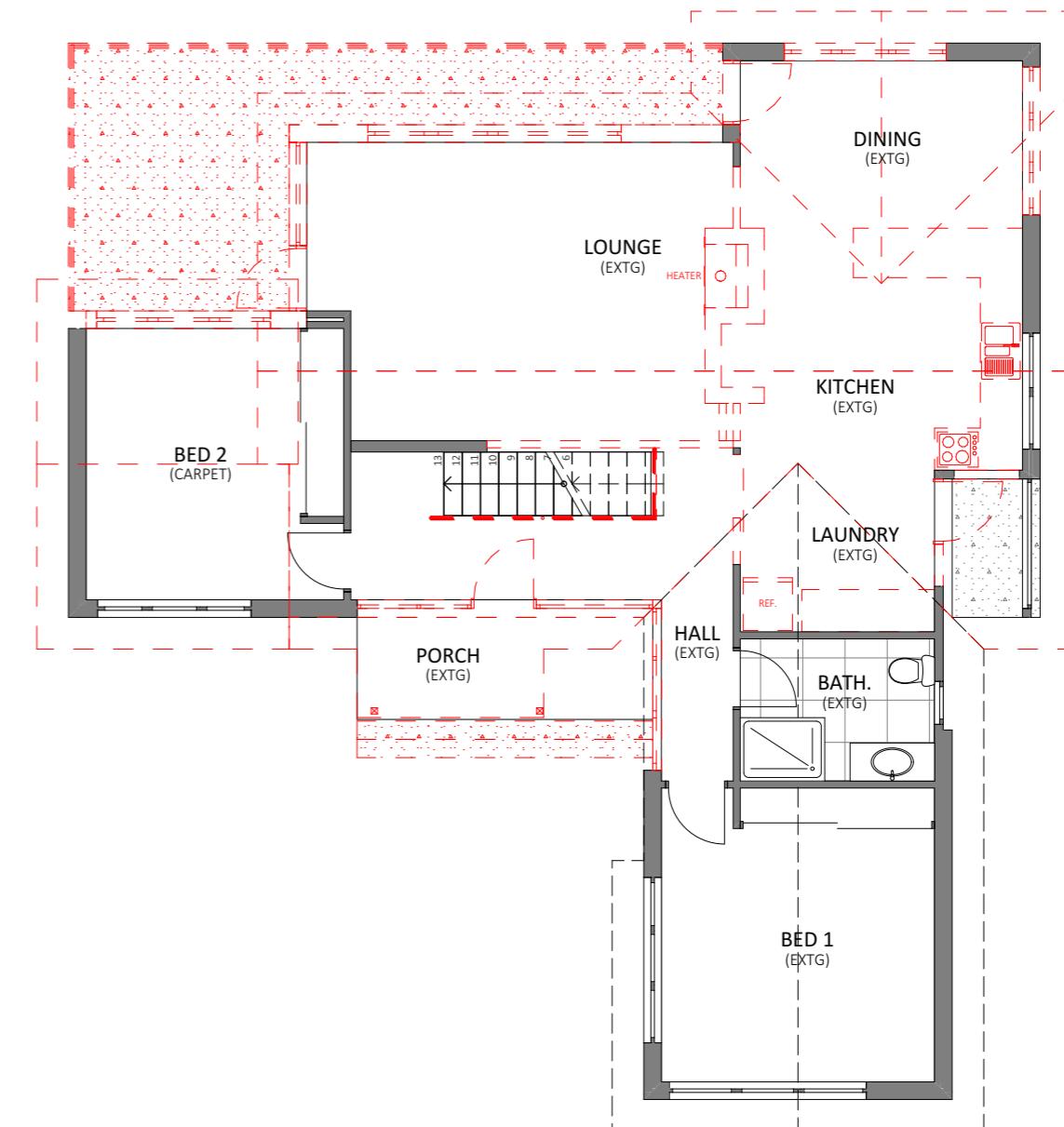




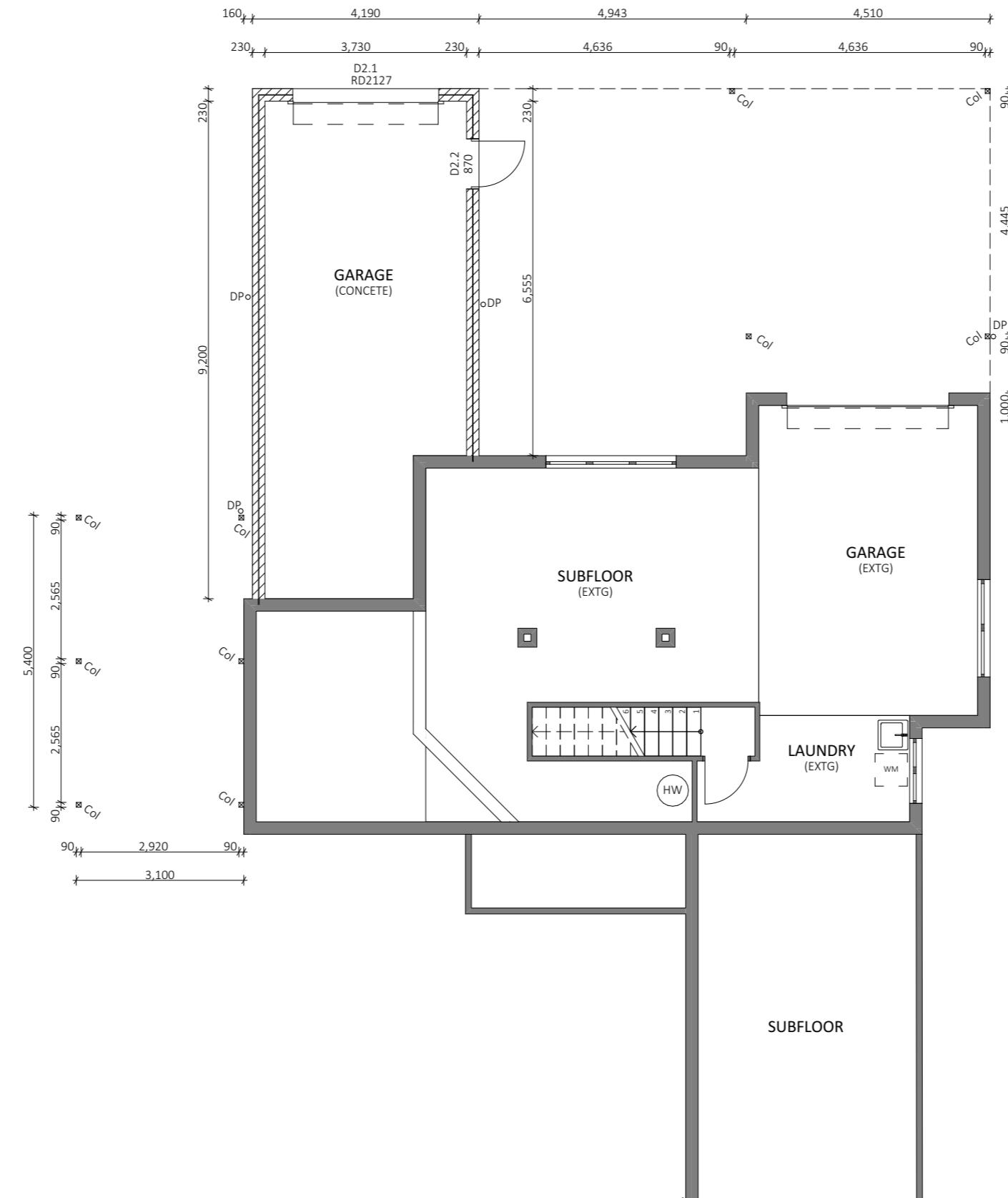
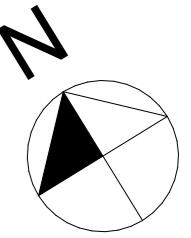
| KEY: |                     |
|------|---------------------|
|      | ITEMS DEMOLISHED    |
|      | EXISTING/UNMODIFIED |

0 1 2 3 4 5m

LOWER GROUND FLOOR



GROUND FLOOR



| KEY: |                     |
|------|---------------------|
| —    | NEW WALL            |
| —    | EXISTING/UNMODIFIED |

A horizontal number line with tick marks at integer intervals from 0 to 5. The tick mark for 5 is labeled '5m'. The segment of the line starting at 4 and ending at 5m is shaded black.



ACC # 371799313  
ABN. 71 615 812 747  
PH. 6344 7319  
E. [info@designtolive.com.au](mailto:info@designtolive.com.au)  
W. [designtolive.com.au](http://designtolive.com.au)

**CLIENT/S:**  
NATHAN JONES

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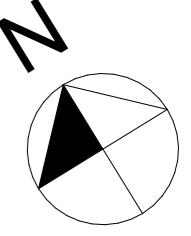
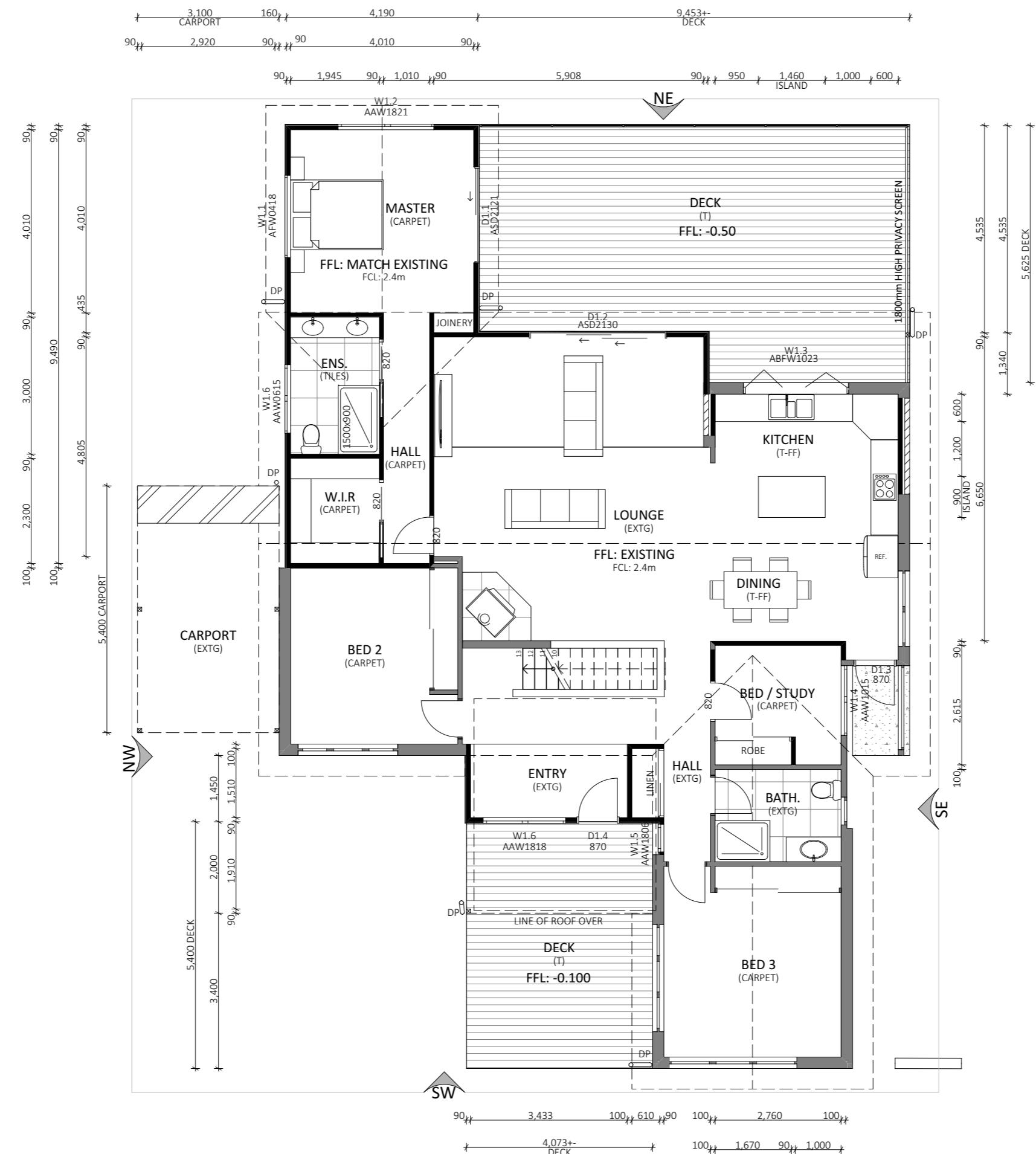
**SITE ADDRESS:**  
62 DION CRESCENT,  
RIVERSIDE, 7250

## **DRAWING LOWER GROUND PLAN**

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

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| REV. | DATE       | DESCRIPTION | DESIGNER | M.L. | JOB NUMBER  | DNCR62 |
|------|------------|-------------|----------|------|-------------|--------|
| R1   | 19/12/2025 | CONCEPT     |          |      |             |        |
| R2   | 19/12/2025 | FOR DA      | DRAWN    | D.P  | DRAWING     | 5/10   |
|      |            |             | CHECKED  | M.L. | SCALE (@A3) | 1:100  |



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E. [info@designtolive.com](mailto:info@designtolive.com)  
W. [designtolive.com.au](http://designtolive.com.au)

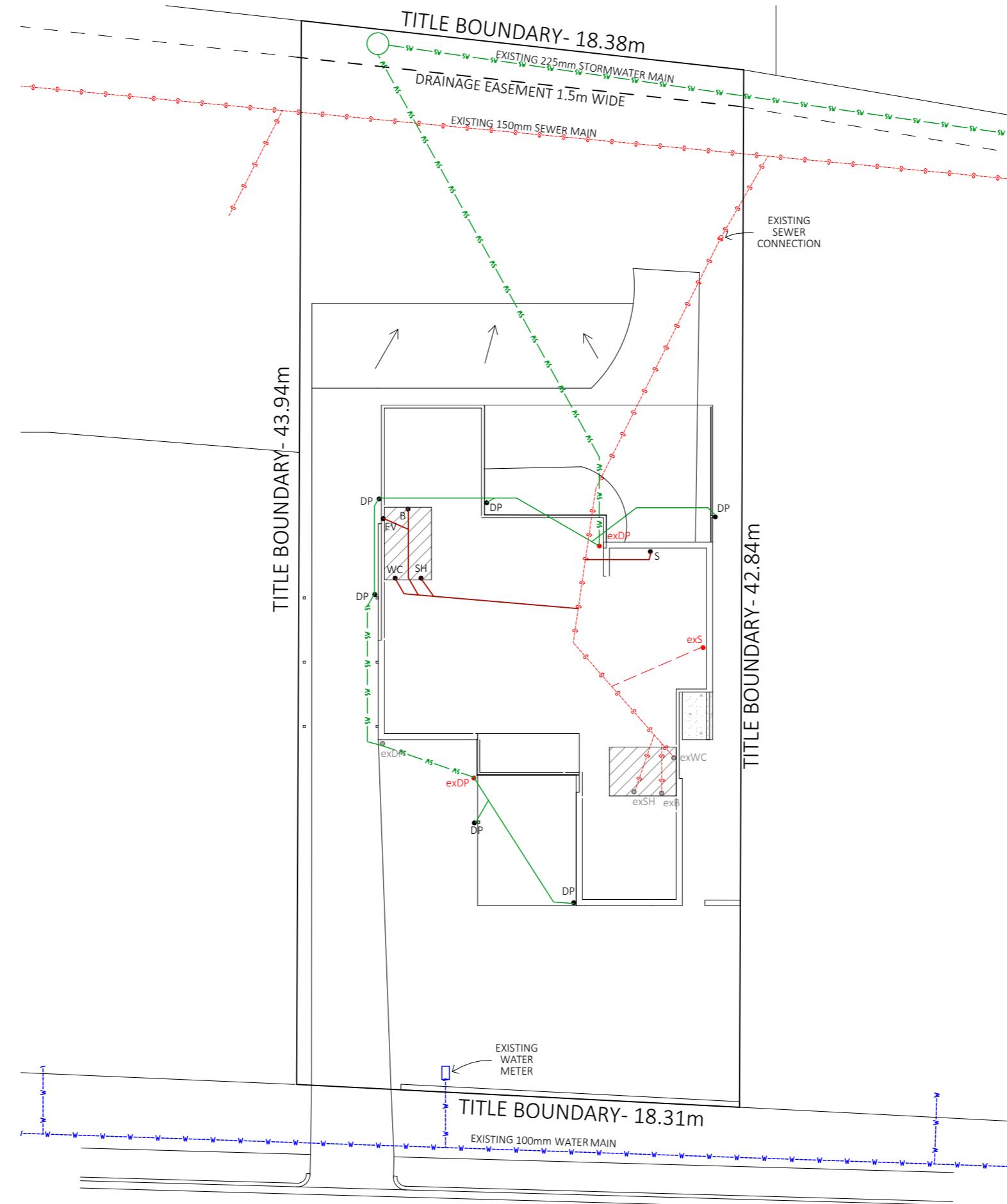
| LEGEND   |                             |
|--|-----------------------------|
| B  | BASIN                       |
| Ba   | BATH                        |
| S  | SINK (65Ø)                  |
| T  | LAUNDRY TUB (65Ø)           |
| SH   | SHOWER                      |
| WC   | WATER CLOSET                |
| 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'S SUPPLEMENTS TO THESE CODES.



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

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

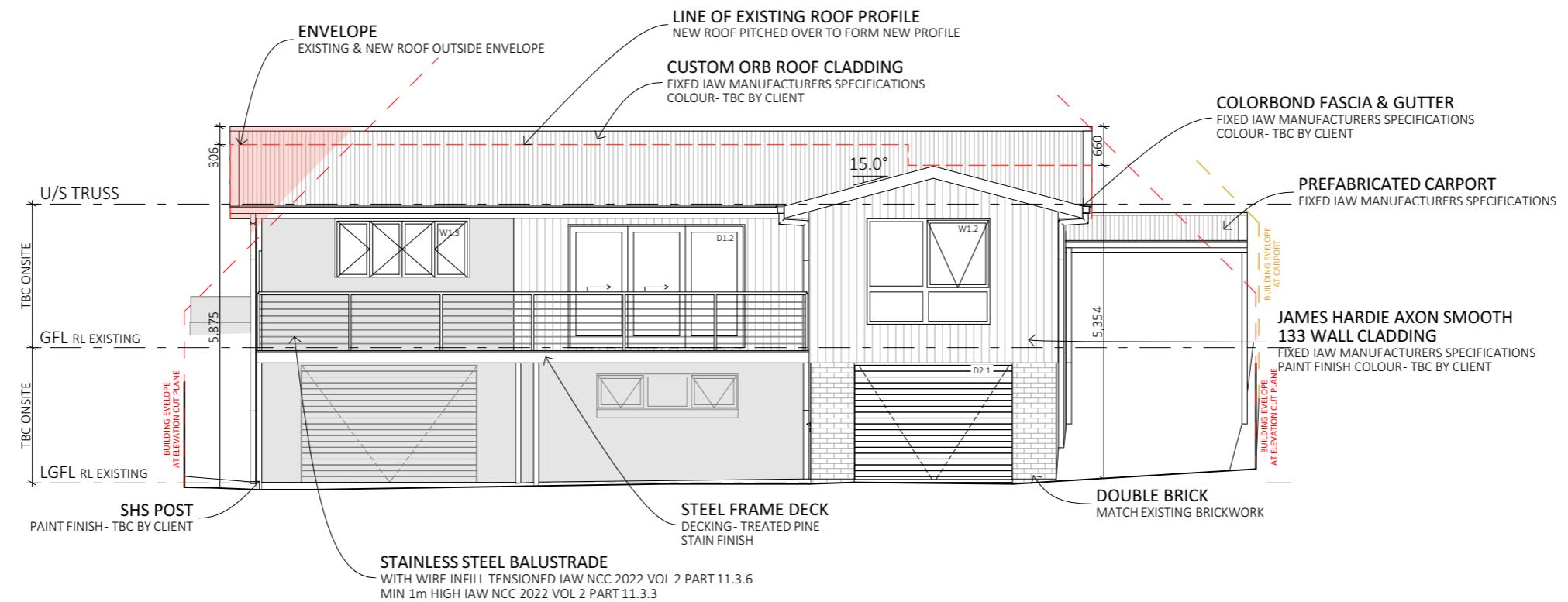
##### 3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE

- 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:

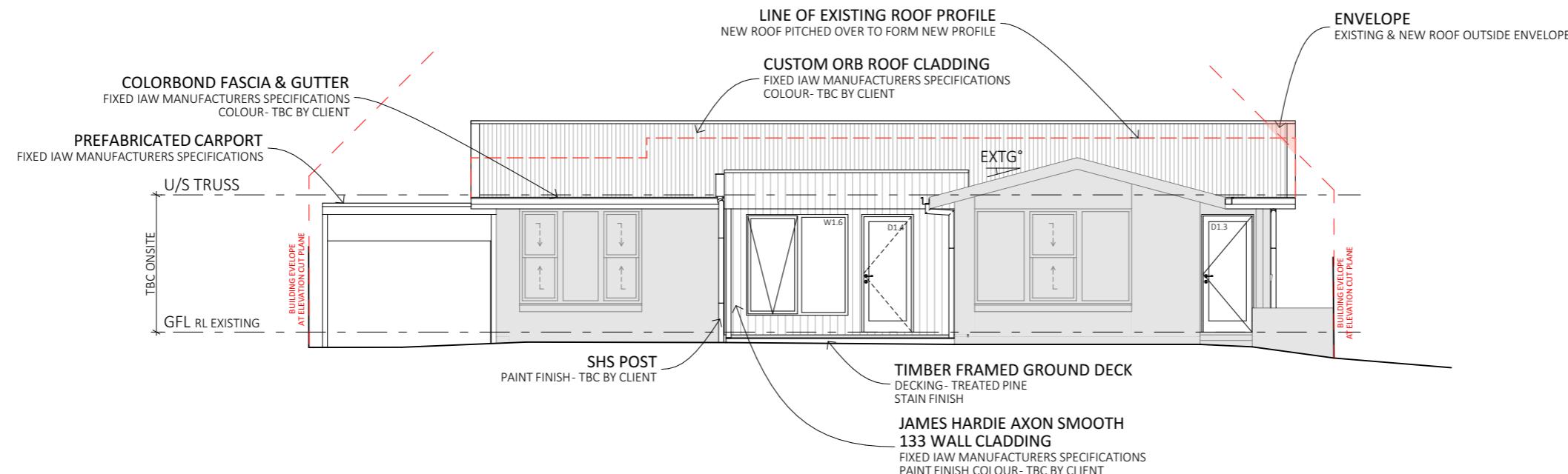
NEW PLUMBING FIXTURES TO RUN THROUGH EXISTING ORG. ORG TO BE UPGRADED TO SUIT CURRENT STANDARDS IF REQUIRED. TBC ON SITE BY LICENSED PLUMBER.



## NORTH EASTERN ELEVATION

### NOTE:

EXISTING DWELLING SHOWN SHADED (UNCHANGED)



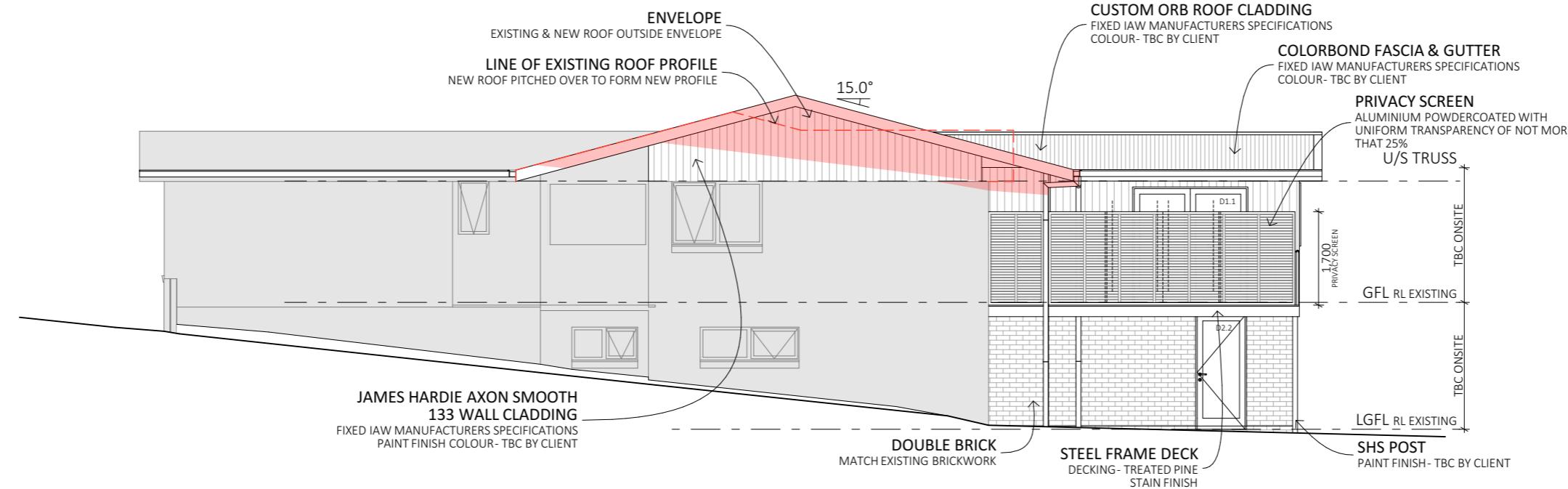
## SOUTH WESTERN ELEVATION

### NOTE:

EXISTING DWELLING SHOWN SHADED (UNCHANGED)



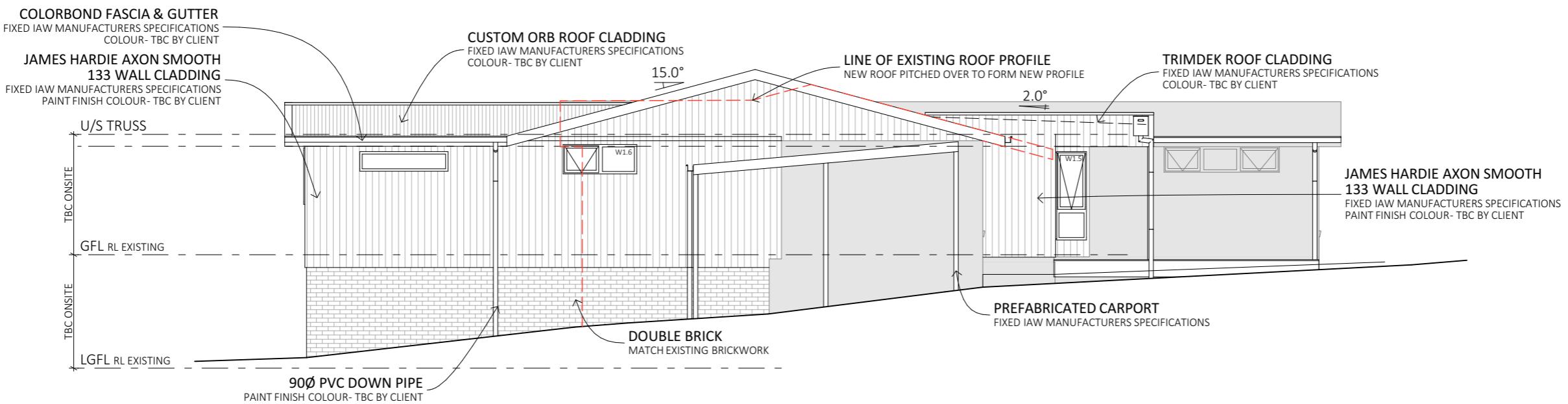
| <b>REV.</b> | <b>DATE</b> | <b>DESCRIPTION</b> | <b>DESIGNER</b> | <b>M.L.</b> | <b>JOB NUMBER</b> | <b>DNCR62</b> |
|-------------|-------------|--------------------|-----------------|-------------|-------------------|---------------|
| R1          | 19/12/2025  | CONCEPT            |                 |             |                   |               |
| R2          | 19/12/2025  | FOR DA             |                 |             |                   |               |
|             |             |                    |                 |             |                   |               |



## SOUTH EASTERN ELEVATION

### NOTE:

EXISTING DWELLING SHOWN SHADED (UNCHANGED)



## NORTH WESTERN ELEVATION

### NOTE:

EXISTING DWELLING SHOWN SHADED (UNCHANGED)



