

**PLANNING APPLICATION FORM**

Section 57 & 58

<b>OFFICE USE ONLY</b>	<b>Application Number</b>	PA2026121
	<b>Assess No:</b>	A13837
	<b>PID No:</b>	9351864

<b>Applicant Name:</b>	Design To Live					
<b>Postal Address:</b>						
<b>Contact Phone:</b>	<b>Home</b>		<b>Work</b>		<b>Mobile</b>	
<b>Email Address:</b>						

## Planning Application Lodgement Checklist

**The following documents have been submitted to support the consideration of this application:**

- |   |   |
|---|---|
| <p><b>1.</b> A current copy of the property title text, folio plan and schedule of easements</p>  | ✓ |
| <p><b>2.</b> A completed application form including a detailed description of the proposal</p>  | ✓ |
| <p><b>3.</b> A complete plan set:</p> <ul style="list-style-type: none"> <li><b>a) Floor plans</b></li> <li><b>b) Elevations</b> (from all orientations/sides and showing natural ground level and finished surface level)</li> <li><b>c) Site Plan</b> showing:                             <ul style="list-style-type: none"> <li>• Orientation</li> <li>• All title boundaries</li> <li>• Location of buildings and structure (both existing and proposed)</li> <li>• Setbacks from all boundaries</li> <li>• Native vegetation to be removed</li> <li>• Onsite services, connections and drainage details (including sewer, water and stormwater)</li> <li>• Cut and/or Fill</li> <li>• Car parking and access details (including construction material of all trafficable areas)</li> <li>• Fence details</li> <li>• Contours</li> </ul> </li> </ul> | ✓ |
| <p><b>4.</b> Other:</p>   | ✓ |

*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

<b>Applicant Name:</b>	Design To Live
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*Note: Full name(s) of person(s) or company making the application and postal address for correspondence.*

## LAND DETAILS

<b>Owner/Authority Name:</b> <i>(as per certificate of title)</i>	S GALVIN
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<b>Location / Address:</b>	15 THORNE AVENUE, LEGANA
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<b>Title Reference:</b>	187077/133
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<b>Zone(s):</b>	GENERAL RESIDENTIAL
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<b>Existing Development/Use:</b>	VACANT
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<b>Existing Developed Area:</b>	Area N/A
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## DEVELOPMENT APPLICATION DETAILS

<b>Proposed Use:</b>	Residential: <input checked="" type="checkbox"/>	Visitor Accommodation: <input type="checkbox"/>	Commercial: <input type="checkbox"/>	Other: <input type="checkbox"/>
	Description of Use: RESIDENTIAL			

<b>Development Type:</b>	Building work: <input checked="" type="checkbox"/>	Demolition: <input type="checkbox"/>	Subdivision: <input type="checkbox"/>	Other: <input type="checkbox"/>
	Description of development: PROPOSED DWELLING			

<b>New or Additional Area:</b>	Area 215.54m <sup>2</sup>
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<b>Estimated construction cost of the proposed development:</b>	\$ 500,000
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<b>Building Materials:</b>	Wall Type: BRICK VENEER	Colour: TBC
	Roof Type: ROOF TILES	Colour: TBC

# WEST TAMAR COUNCIL



Application Number: «Application Number» \_\_\_\_\_

**SUBDIVISION**  N/A

- Subdivision creating additional lots   
 Boundary adjustment with no additional lots created

<b>Number of Lots (existing) :</b>		<b>Number of Lots (proposed) :</b>	
<b>Description:</b>			
<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

<b>Hours of Operation:</b>	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	

<b>Existing Car Parking:</b>	
<b>Proposed Car Parking:</b>	

<b>Number of Employees:</b> <i>(Existing)</i>	
<b>Number of Employees:</b> <i>(Proposed)</i>	

<b>Type of Machinery installed:</b>	
<b>Details of trade waste and method of disposal:</b>	

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.*

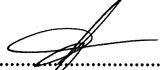

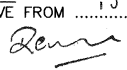
*Name (print)*

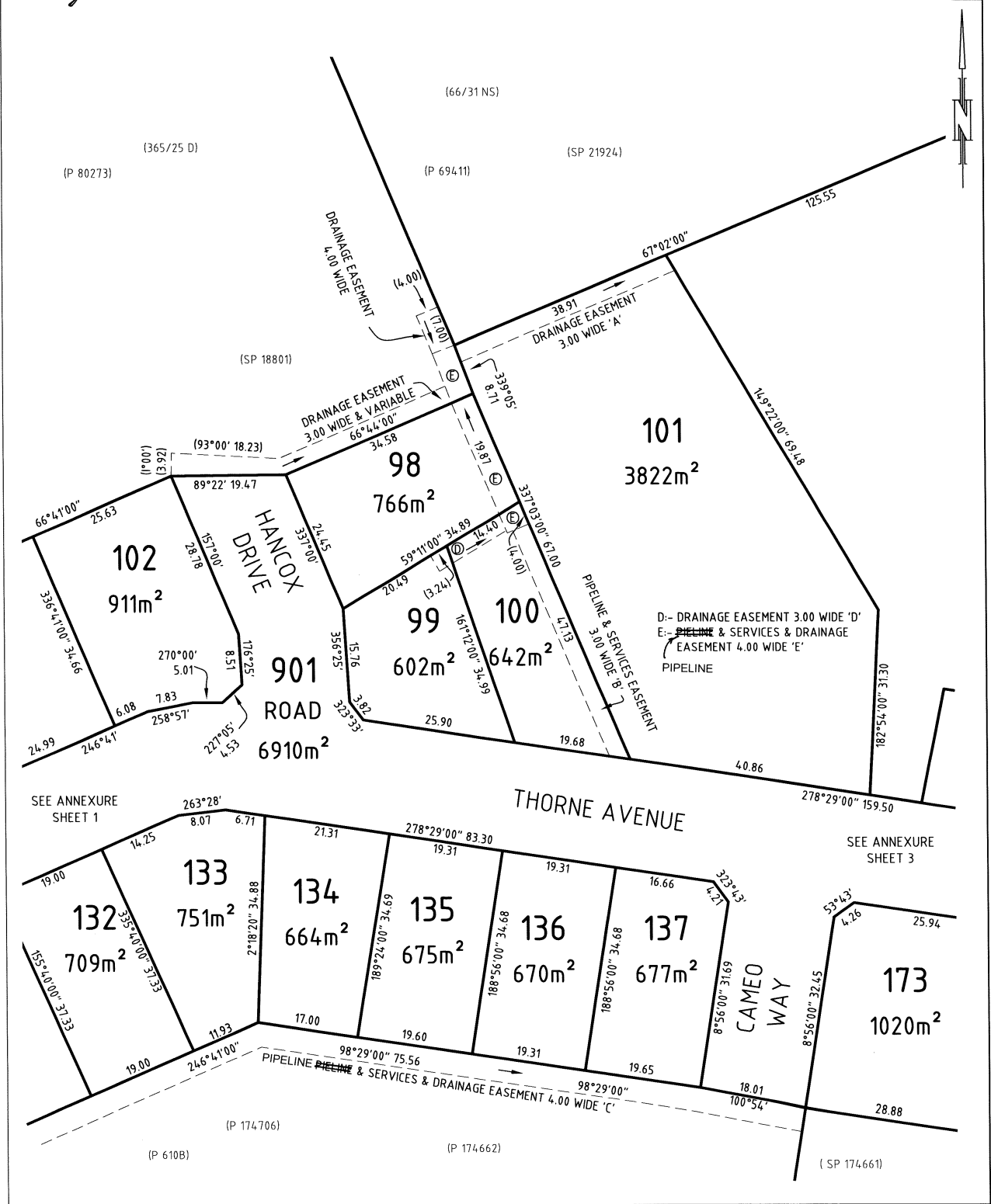
*Signed*

*Date*

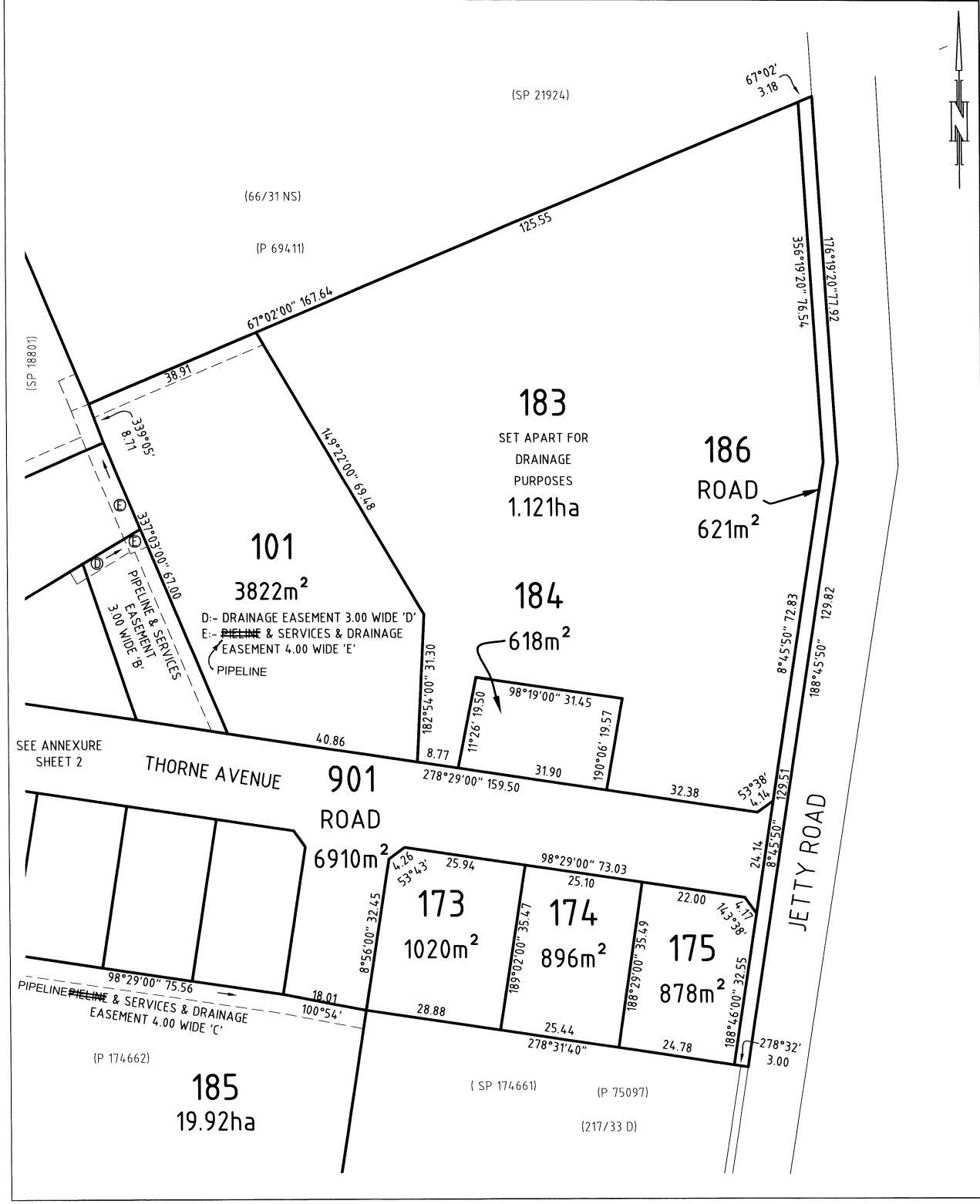




<p>PLAN OF SURVEY ANNEXURE SHEET</p> <p>SHEET 2 OF 3 SHEETS</p>	<p>OWNER: VOS CONSTRUCTION &amp; JOINERY PTY LTD</p> <p>FOLIO REFERENCE: F.R.174662/1 &amp; 174706/1</p> <p>SCALE 1:600 LENGTH IN METRES</p>	<p>Registered Number</p> <p><b>SP187077</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p>  <p>27/11/24 Date</p> <p>Council Delegate</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p>  <p>08/04/2024 Date</p> <p>Registered Land Surveyor</p>	<p><del>APPROVED</del> EFFECTIVE FROM 13 DEC 2024</p>  <p>Recorder of Titles</p>



<p>PLAN OF SURVEY ANNEXURE SHEET</p> <p>SHEET 3 OF 3 SHEETS</p>	<p>OWNER: VOS CONSTRUCTION &amp; JOINERY PTY LTD</p> <p>FOLIO REFERENCE: F.R.174662/1 &amp; 174706/1</p> <p>SCALE 1:750                      LENGTH IN METRES</p>	<p>Registered Number</p> <p><b>SP187077</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>[Signature]</i>                      27/11/24 Council Delegate                      Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>[Signature]</i>                      08/04/2024 Registered Land Surveyor                      Date</p>	<p>APPROVED EFFECTIVE FROM 13 DEC 2024</p> <p><i>[Signature]</i> Recorder of Titles</p>



UNREGISTERED DEALINGS REPORT

SEARCH DATE : 20-Apr-2026

SEARCH TIME : 04:18 pm

CT: 187077/133

N178064 PRIORITY NOTICE reserving priority for 90 days  
D/MORTGAGE Legana Orchards Pty Ltd to VOS  
Construction & Joinery Pty Ltd  
TRANSFER VOS Construction & Joinery Pty Ltd to Scott  
James Galvin and Natalie Joy Warrillow-Williams  
MORTGAGE Scott James Galvin and Natalie Joy  
Warrillow-Williams to MyState Bank Limited Lodged by  
E L CONVEYANCING on 02-Apr-2026 BP: N178064



PROPOSED DWELLING  
15 THORNE AVENUE,  
LEGANA, 7277.

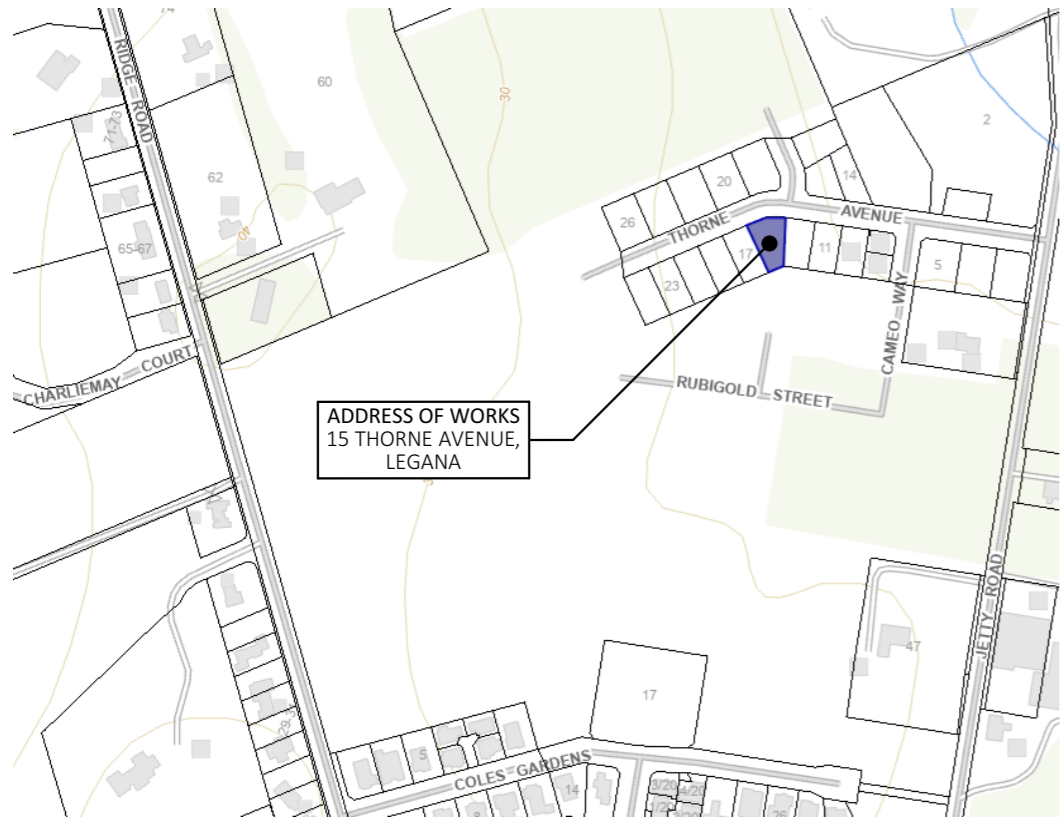
DRAWING #	DRAWING
THRN15-1	COVER PAGE
THRN15-2	SITE PLAN
THRN15-3	FLOOR PLAN
THRN15-4	EXTERNAL SERVICES
THRN15-5	ELEVATIONS N/W-S/E
THRN15-6	ELEVATIONS N/E-S/W
THRN15-7	PERSPECTIVES



AREAS	(m <sup>2</sup> )	COUNCIL	WEST TAMAR	ZONE	GENERAL RESIDENTIAL
DWELLING	182.95	LAND TITLE REFERENCE	187077/133	ENERGY STAR RATING	TBC
PORCH	2.59	PROPERTY ID	9351864	CLIMATE ZONE	7
PATIO	12.00	LOT SIZE (M <sup>2</sup> )	751	ALPINE AREA	N/A
GARDEN SHED	9.00	BAL RATING	TBC	CORROSION ENV'	LOW
		DESIGN WIND CLASS	TBC	SITE HAZARDS	BUSHFIRE PRONE
		SOIL CLASSIFICATION	TBC		
		PLANNING OVERLAY	BUSHFIRE PRONE AREA		

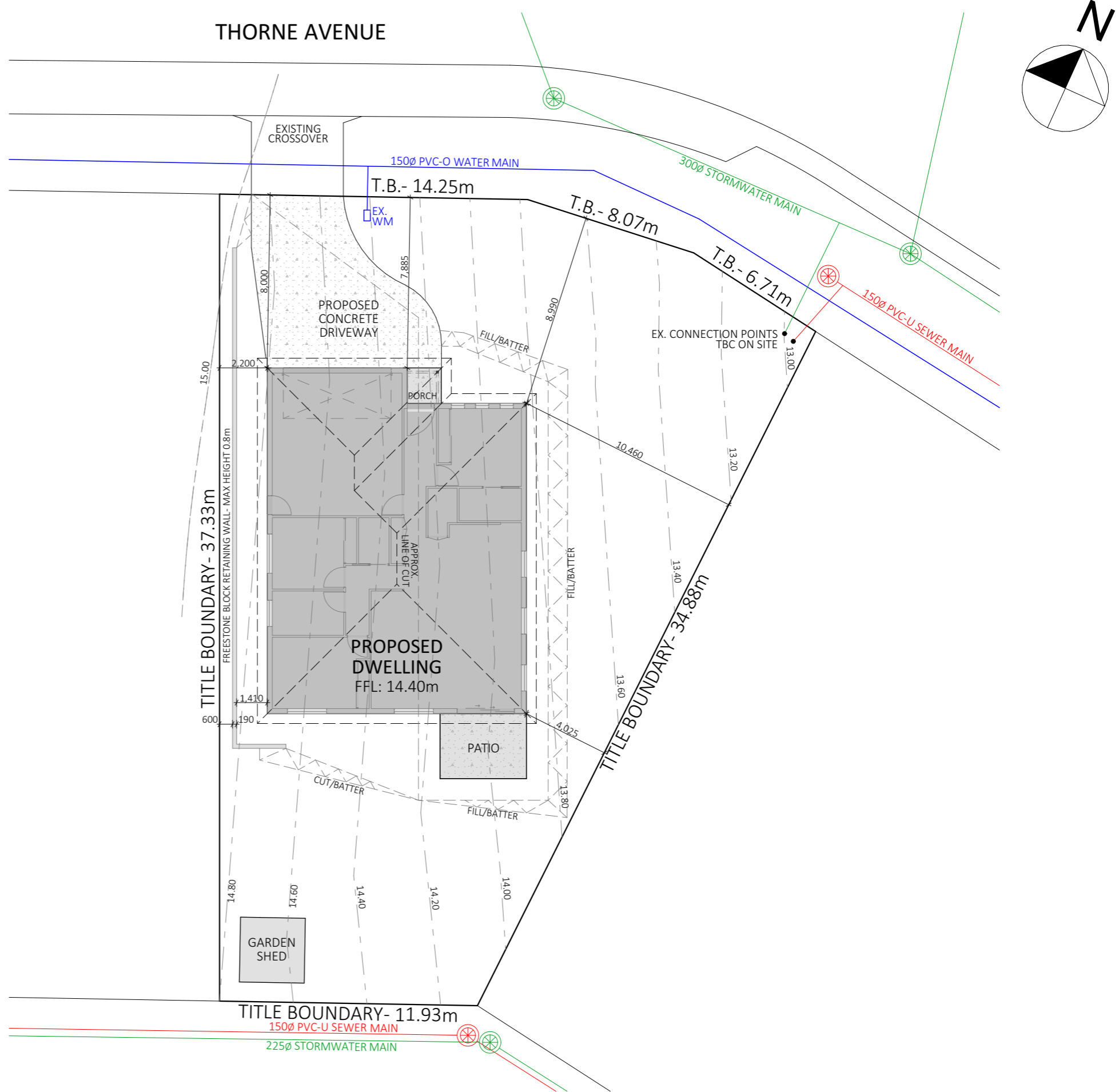
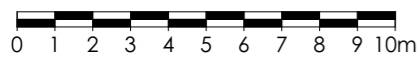
**ATTACHMENTS**

	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	<b>CLIENT/S:</b> SCOTT GALVIN	<b>DRAWING</b> COVER PAGE	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.  <b>SIGNATURE:</b> <b>DATE:</b> <b>SIGNATURE:</b> <b>DATE:</b>	<b>COPYRIGHT:</b> 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.	<b>REV.</b> <b>DATE</b> <b>DESCRIPTION</b>	<b>DESIGNER</b> M.L. <b>JOB NUMBER</b> THRN15
	R1    30/04/2026    FOR D.A.	<b>DRAWN</b> J.L. <b>DRAWING</b> 1/7					
		<b>CHECKED</b> M.L. <b>SCALE (@A3)</b> NTS					



LOCALITY PLAN  
NOT TO SCALE

AREA	m <sup>2</sup>
DWELLING	182.95
PORCH	2.59
PATIO	12.00
GARDEN SHED	9.00



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SCOTT GALVIN

**SITE ADDRESS:**  
15 THORNE AVENUE,  
LEGANA, 7277.

**DRAWING**  
SITE PLAN

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

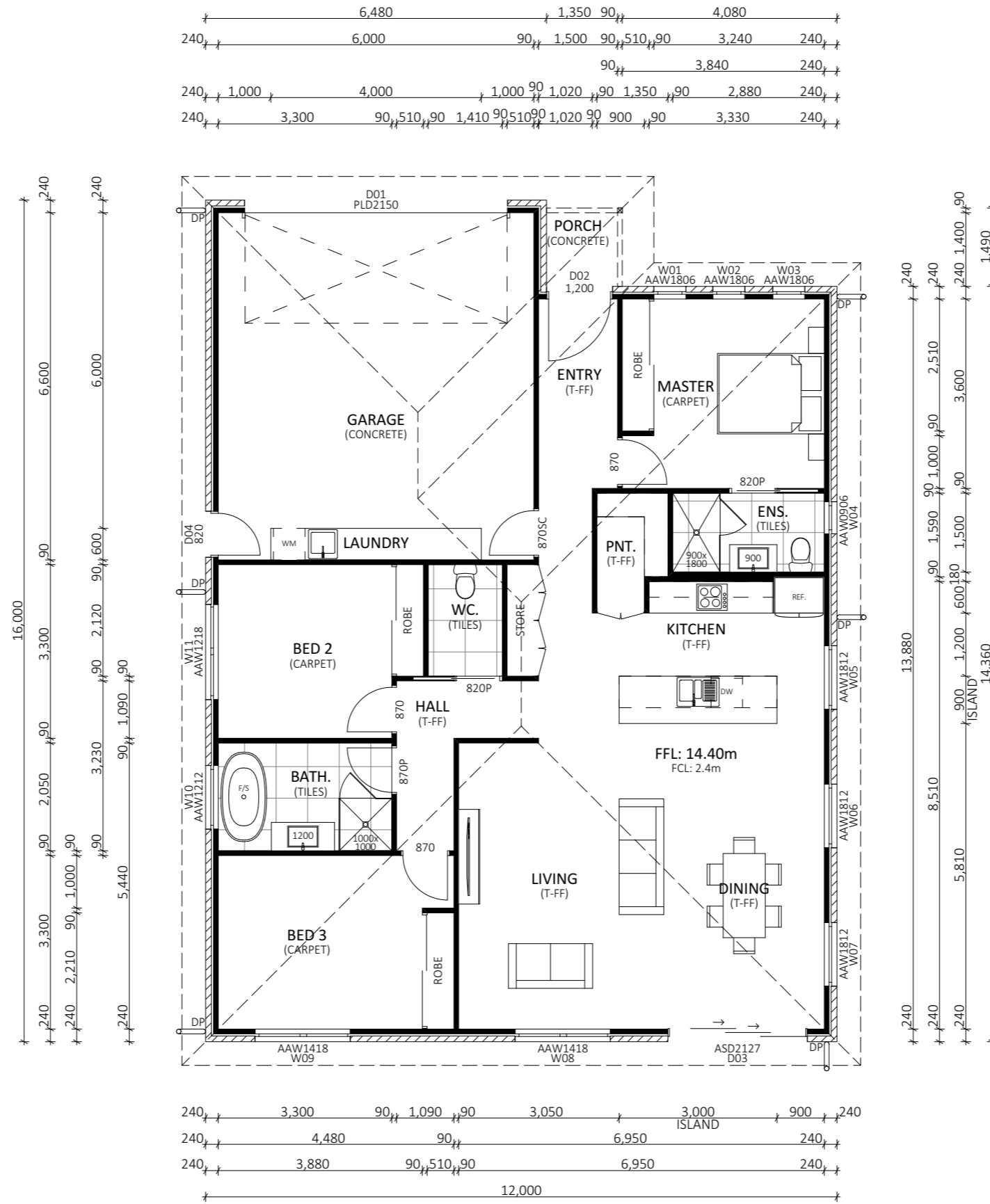
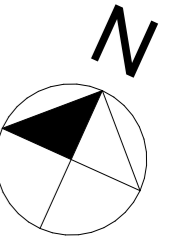
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**SIGNATURE:**

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**DATE:**

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R1	30/04/2026	FOR D.A.	<b>DRAWN</b>	J.L.	<b>DRAWING</b>	<b>2/7</b>
			<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	1:200



**CLIENT/S:**  
 SCOTT GALVIN  
  
**SITE ADDRESS:**  
 15 THORNE AVENUE,  
 LEGANA, 7277.

**DRAWING**  
**FLOOR PLAN**

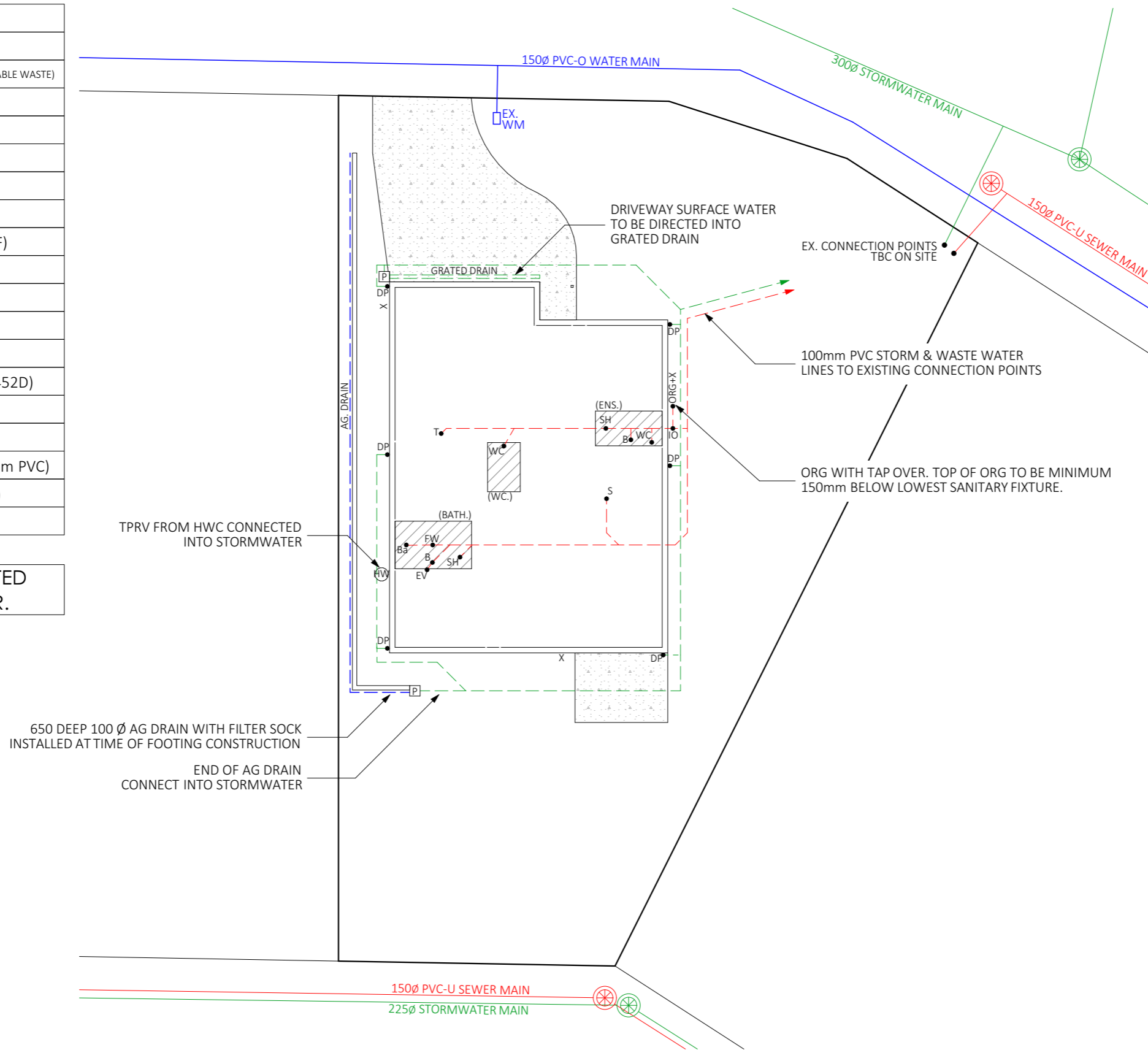
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			<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	<b>1:100</b>

LEGEND	
B	BASIN
Ba	BATH (POP-UP PLUG WITH REMOVABLE WASTE)
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 (357x357x452D)
DP	DOWNPIPE (90Ø)
	WET AREAS
	STORMWATER LINE (100mm PVC)
	SEWER LINE (100mm PVC)
	AG. DRAIN

THIS PAGE IS TO BE PRINTED AND READ IN COLOUR.



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.

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.

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 EXTERNAL SERVICES**

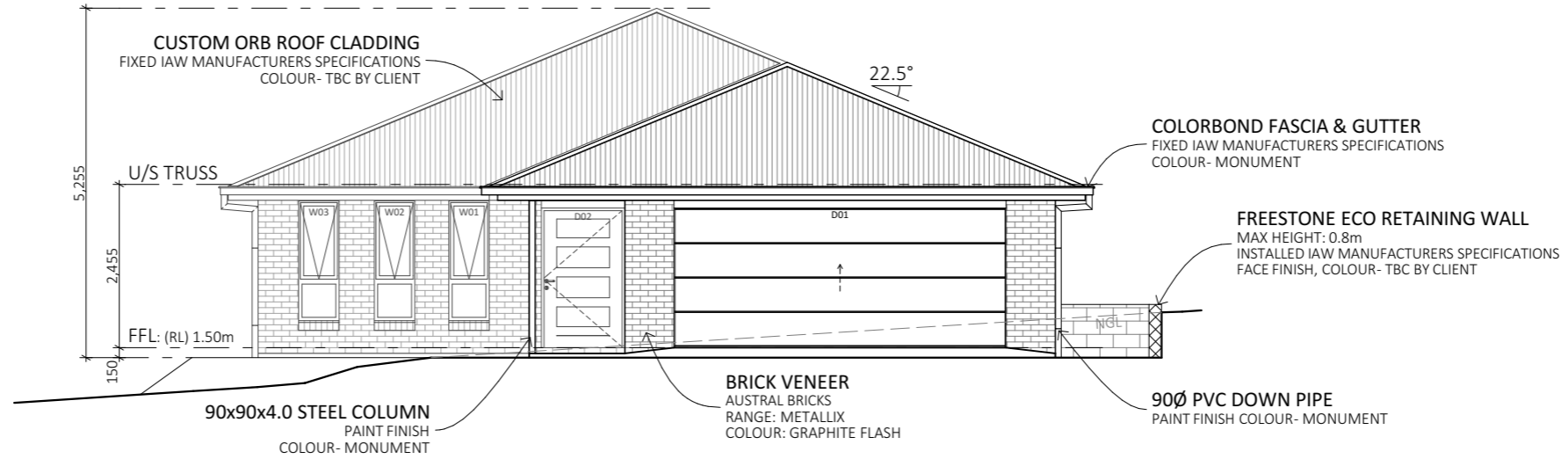
I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

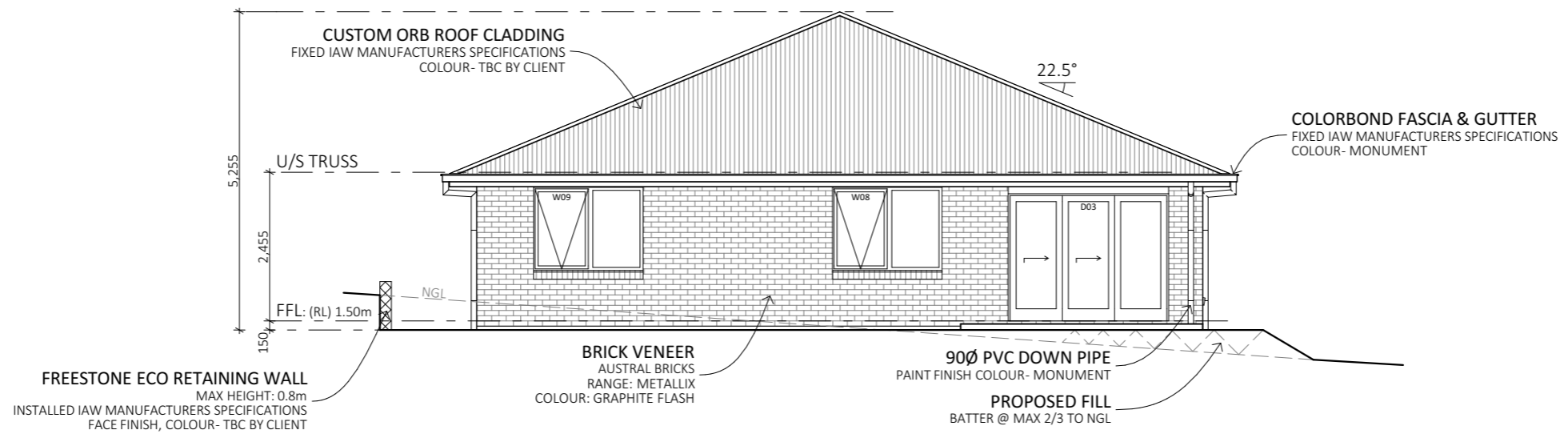
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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	THRNI5
R1	30/04/2026	FOR D.A.	<b>DRAWN</b>	J.L.	<b>DRAWING</b>	<b>4/7</b>
			<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	1:200



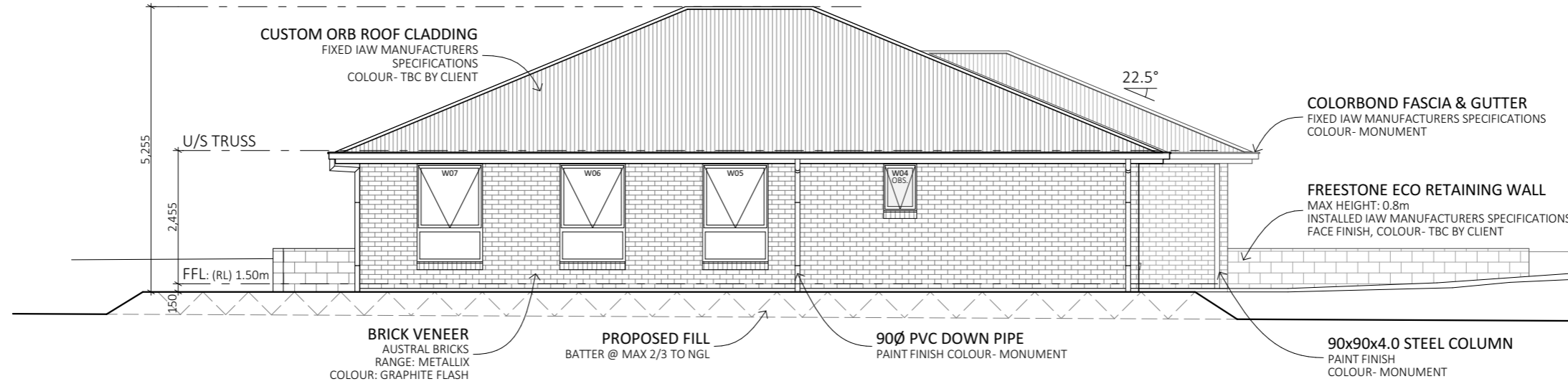
NORTH-WESTERN ELEVATION



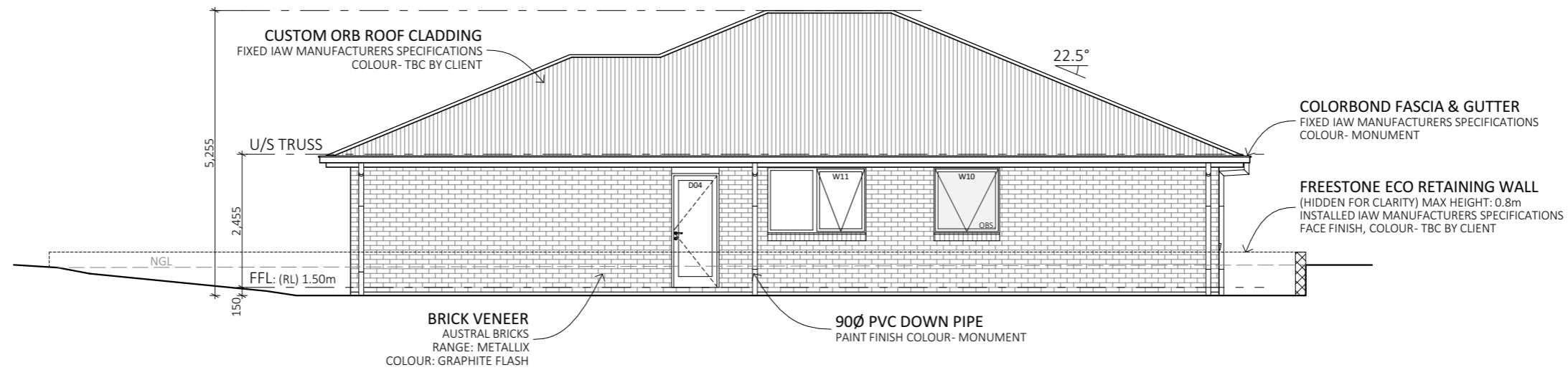
SOUTH-EASTERN ELEVATION



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R1	30/04/2026	FOR D.A.				
			<b>DRAWN</b>	J.L.	<b>DRAWING</b>	<b>5/7</b>
			<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	<b>1:100</b>



NORTH-EASTERN ELEVATION



SOUTH-WESTERN ELEVATION



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R1	30/04/2026	FOR D.A.				
			<b>DRAWN</b>	J.L.	<b>DRAWING</b>	<b>6/7</b>
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**DRAWING  
 PERSPECTIVES**

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			<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	<b>NTS</b>