

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY	Application Number	PA2026045
	Assess No:	A10149
	PID No:	2016284

Applicant Name:	Tascad Pty Ltd		
Postal Address:			
Contact Phone:	Home		Work
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:	
------------------------	--

Note: Full name(s) of person(s) or company making the application and postal address for correspondence.

LAND DETAILS

Owner/Authority Name: <i>(as per certificate of title)</i>	
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Location / Address:	
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Title Reference:	
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Zone(s):	
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Existing Development/Use:	
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Existing Developed Area:	
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DEVELOPMENT APPLICATION DETAILS

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

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

New or Additional Area:	Area
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Estimated construction cost of the proposed development:	
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Building Materials:	Wall Type:	Colour:
	Roof Type:	Colour:

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,

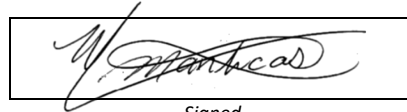
Name (print)

Signed

Date

Applicant: *(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

Chief Executive Officer
(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

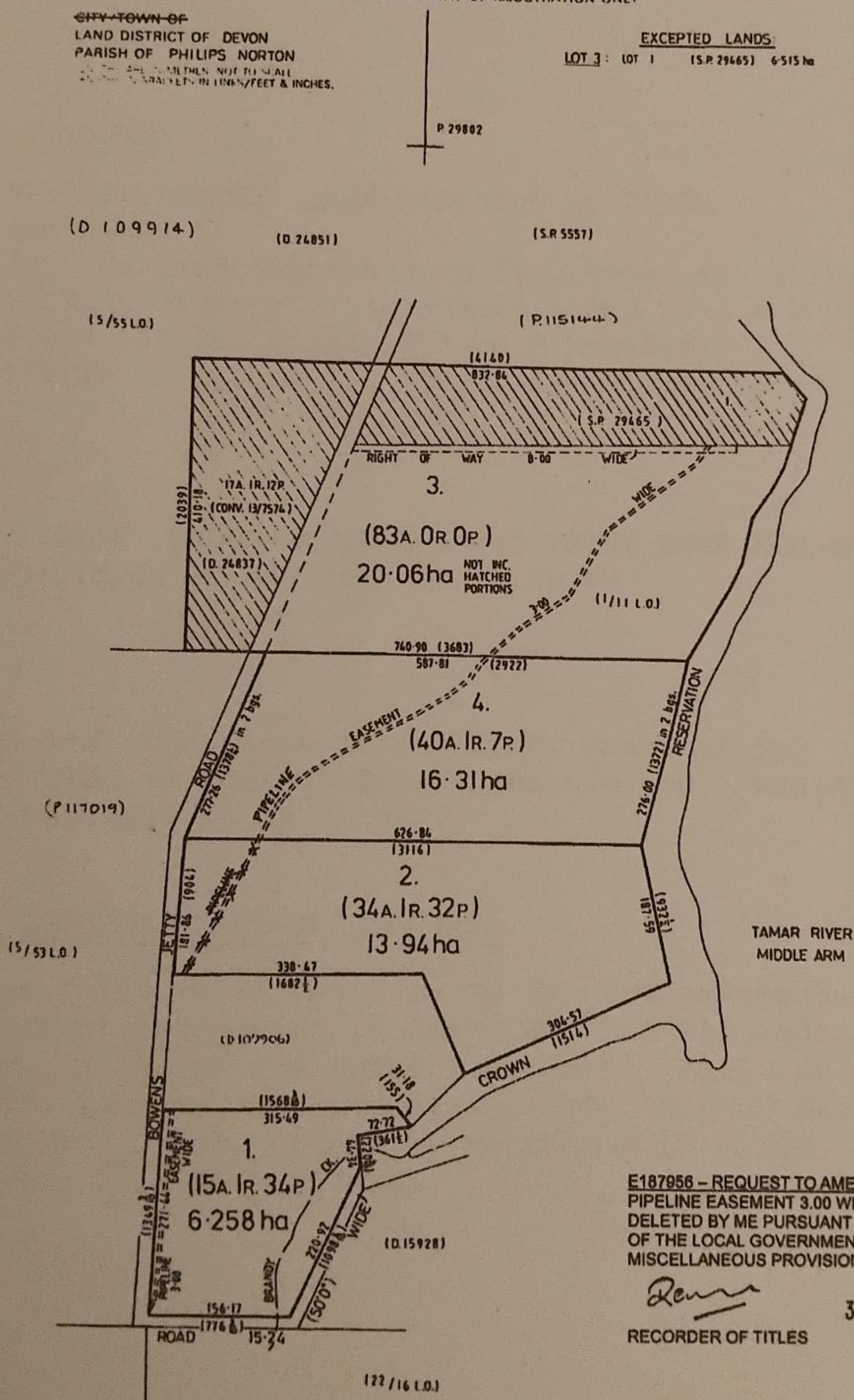
Date

CONVERSION PLAN		P. 29802
X 4785 CONV 55/8242 K.D. & M.R. BAXTER OWRS.	PART OF LOT 109, 83 ACRES, GTD. TO JOHN MENSFORTH & PART OF LOT 574, 212 ACRES, GTD. TO AUGUSTUS FREDERICK JAMES BOWEN	

SKETCH BY WAY OF ILLUSTRATION ONLY

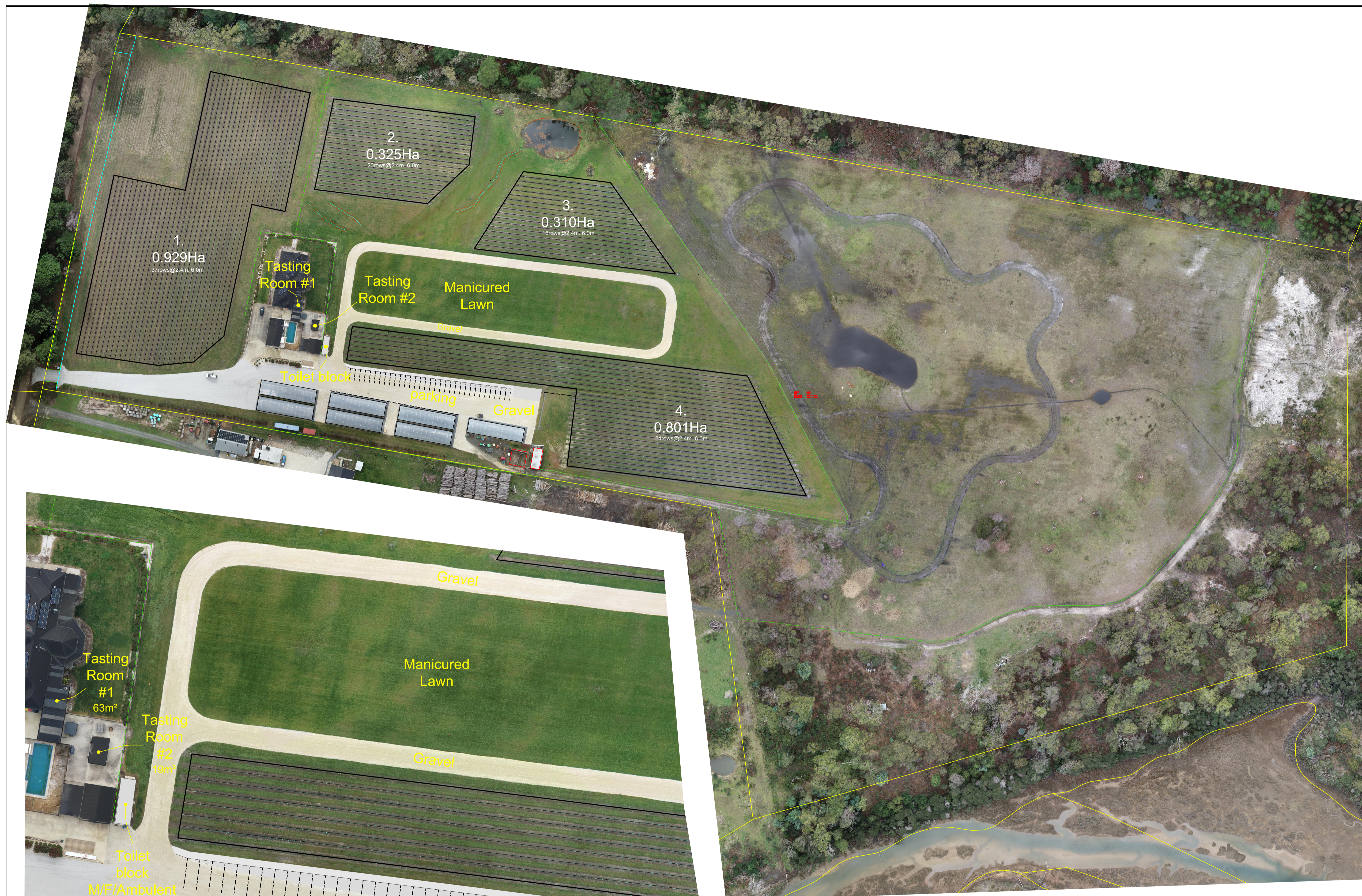
CITY-TOWN-OF
LAND DISTRICT OF DEVON
PARISH OF PHILIPS NORTON
SCALE: 1:10000
DIMENSIONS IN METRES, NOT TO SCALE
DIMENSIONS IN METRES/FEET & INCHES.

EXCEPTED LANDS:
LOT 3: LOT 1 (S.P. 29465) 6.515 ha



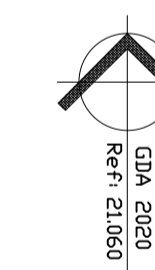
E187956 - REQUEST TO AMEND
PIPELINE EASEMENT 3.00 WIDE WITHIN LOT 2
DELETED BY ME PURSUANT TO SECTION 103
OF THE LOCAL GOVERNMENT (BUILDING &
MISCELLANEOUS PROVISIONS) ACT 1993

[Signature]
RECORDER OF TITLES 30 MAY 2024
DATE



PRELIMINARY - NOT FOR CONSTRUCTION

ISSUE	DATE	ISSUED FOR	REV.
01	29.08.25	INFORMATION	-



DIMENSIONS ARE IN METRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: MIDDLE ARM VINEYARD
 AT: 122 BOWENS JETTY ROAD
 AT: BEACONSFIELD
 FOR: B & P McCormack
 DRAWING: PROPOSED TASTING FACILITY SITE PLAN

DESIGNED: DRAWN: RMP CHECKED: RMP/ BM
 SCALES: 1:1000, 1:400 AT A1 SIZE DRAWING SHEET

PROJECT NO: 21.060 DRAWING NO: P01 REV: -



TITLE AREA
 13.95Ha +/-

DEVELOPED AREA
 5.90Ha

VINEYARD AREA
 2.365Ha

Taste Room #1
 63m²

Taste Room #2
 19m²

Poly Nursery Tunnels
 189m² (*7)
 1323m² Total

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122 BOWENS JETTY ROAD, BEACONSFIELD, 7250

PLANNING APPLICATION FOR:

- RETROSPECTIVE VINES / VINEYARD (CHANGE OF USE)
- RETROSPECTIVE POLY TUNNELS (NURSERY)
- RETROSPECTIVE PERGOLA, PROPOSED INFILL - PROPOSED TASTING ROOM (CHANGE OF USE)
- PROPOSED INFILL TO EXISTING ALFRESCO - PROPOSED TASTING ROOM (CHANGE OF USE)
- PROPOSED AMENITIES BLOCK
- PROPOSED CARPARK
- PROPOSED SIGNAGE



ABN 27 639 550 879

DRAWING TITLE

COVER PAGE

ADDRESS

122 BOWENS JETTY ROAD, BEACONSFIELD

OWNER / CLIENT

B & P MCCORMAK

NOTES

REV.	AMENDMENT	DATE
1	CONCEPT	20/10/25
2	FOR DA	13/01/26
3	RFI	26/03/26

DRAWN BY

W.M

LICENCE NO.

741767438

SCALE

NTS

DRAWING NO.

BWN122 1

SITE INFORMATION

TITLE REFERENCE	29802/2
PID	2016284
ZONE	RURAL LIVING
LAND SIZE	13.94 ha
CLIMATE ZONE	7
ALPINE AREA	N/A
OTHER HAZARDS	N/A

NOTES:

- IF IN DOUBT ASK - DESIGNER, ENGINEER, BUILDING SURVEYOR.
- DIAL BEFORE YOU DIG
- ENGINEERING , ENERGY ASSESSMENT & ANY OTHER RELEVANT REPORT/PLANS PREPARED BY CONSULTANT TO SUPERSEDE PLANS BY TASCAD PYT LTD

- CLAUSES/NOTES/IMAGES TAKEN FROM
© COMMONWEALTH OF AUSTRALIA AND THE STATES AND TERRITORIES 2022,PUBLISHED BY THE AUSTRALIAN BUILDING CODES BOARD.



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DRAWING TITLE

SITE PLAN,

ADDRESS

122 BOWENS JETTY ROAD, BEACONSFIELD

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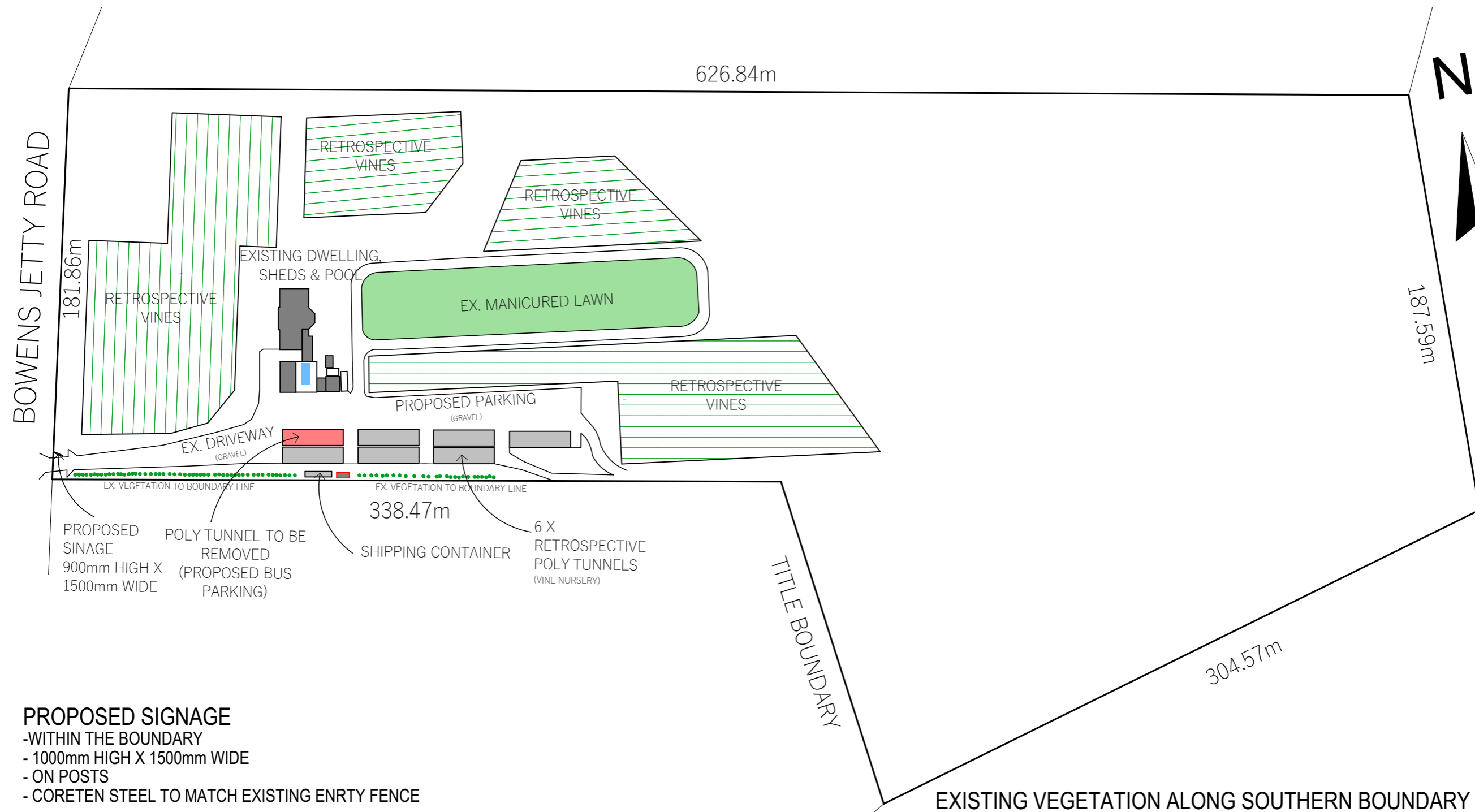
741767438

SCALE

1:2000, 1:50,
1:316.51

DRAWING NO.

BWN122 2



PROPOSED SIGNAGE

- WITHIN THE BOUNDARY
- 1000mm HIGH X 1500mm WIDE
- ON POSTS
- CORETEN STEEL TO MATCH EXISTING ENRTY FENCE



EXISTING VEGETATION ALONG SOUTHERN BOUNDARY



RETROSPECTIVE VINES

RETROSPECTIVE VINES



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SITE PLAN

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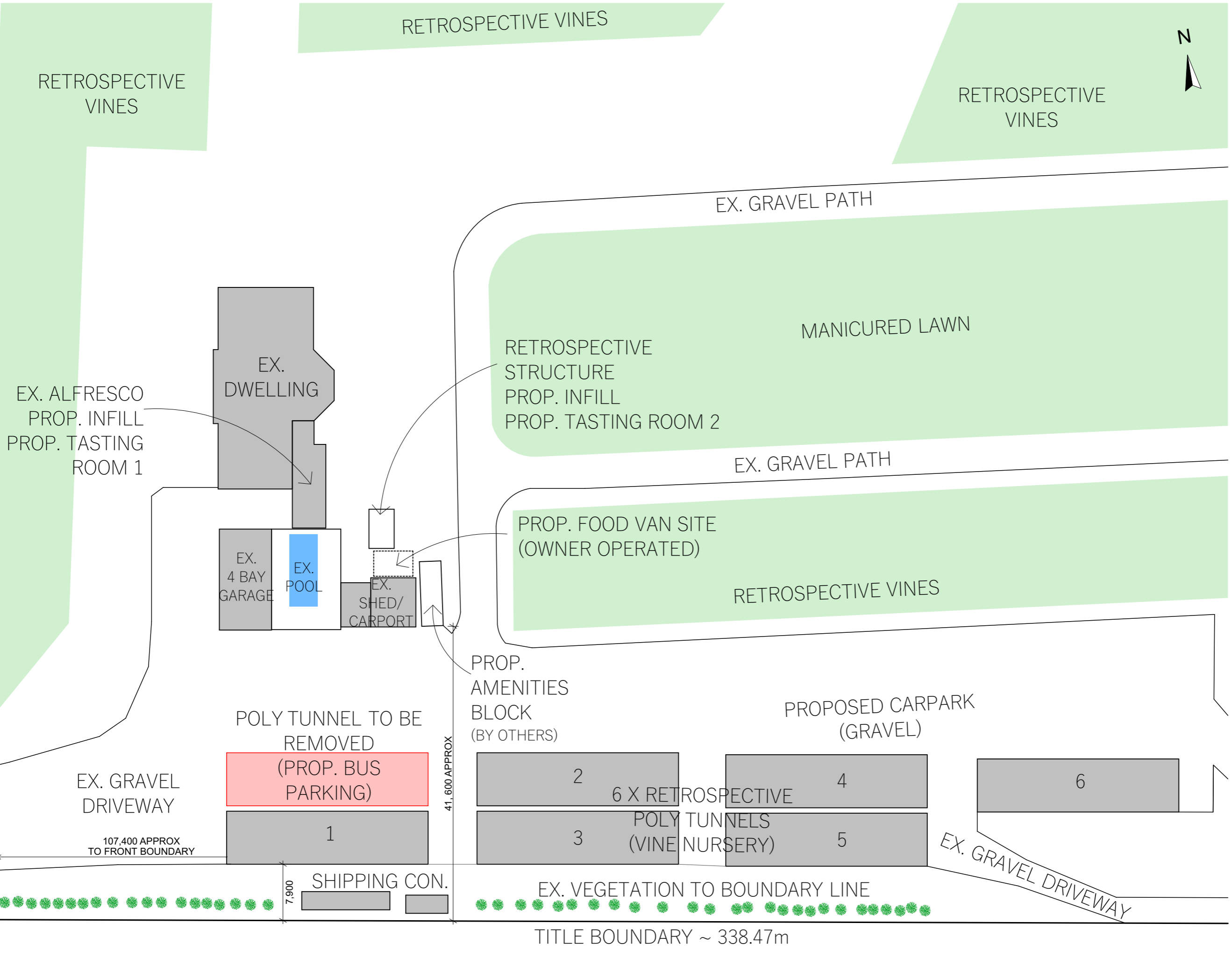
741767438

SCALE

1:500

DRAWING NO.

BWN122 3



EX. GRAVEL DRIVEWAY

107,400 APPROX TO FRONT BOUNDARY

POLY TUNNEL TO BE REMOVED (PROP. BUS PARKING)

SHIPPING CON.

7,900

41,600 APPROX

PROP. AMENITIES BLOCK (BY OTHERS)

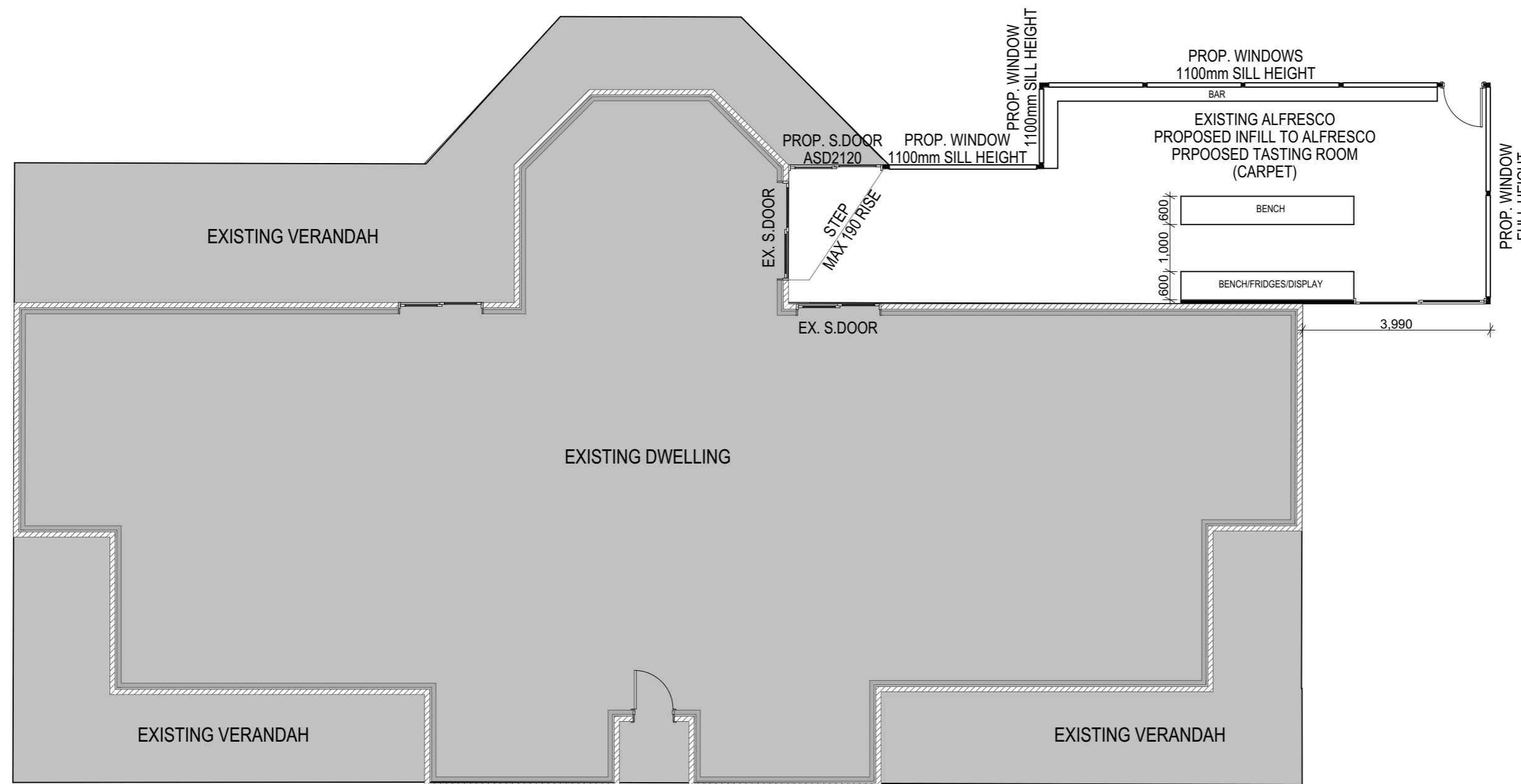
PROPOSED CARPARK (GRAVEL)

EX. VEGETATION TO BOUNDARY LINE

TITLE BOUNDARY ~ 338.47m

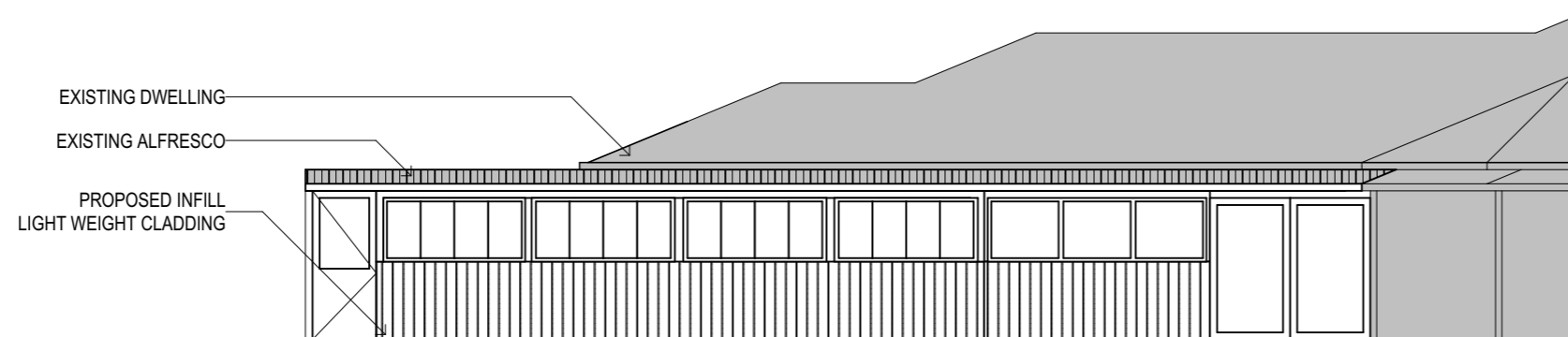
EX. GRAVEL DRIVEWAY

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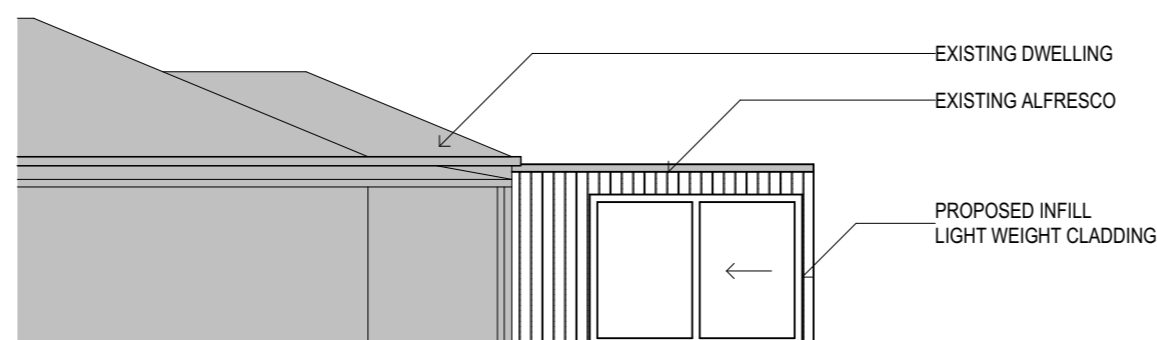


FLOOR PLAN- PROPOSED TASTING ROOM 1
(EXISTING ALFRESCO, PROPOSED INFILL)

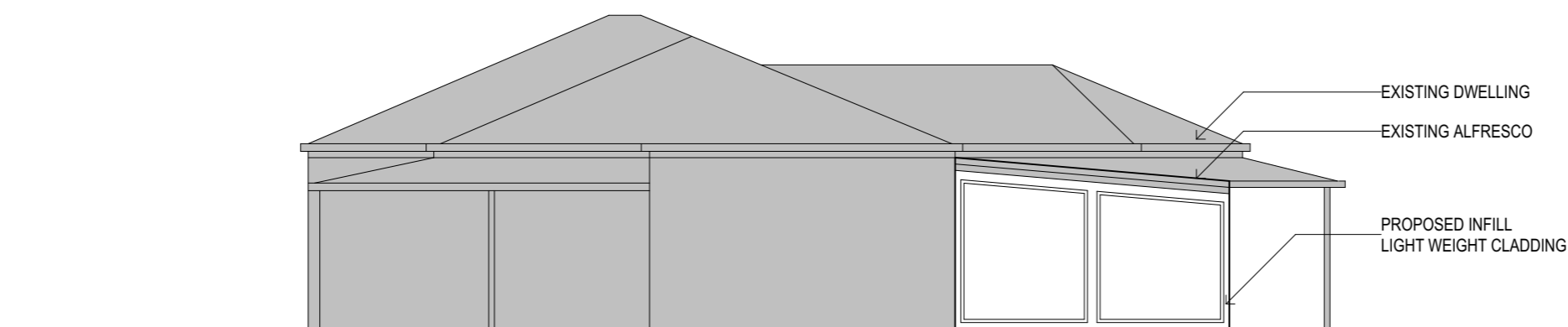
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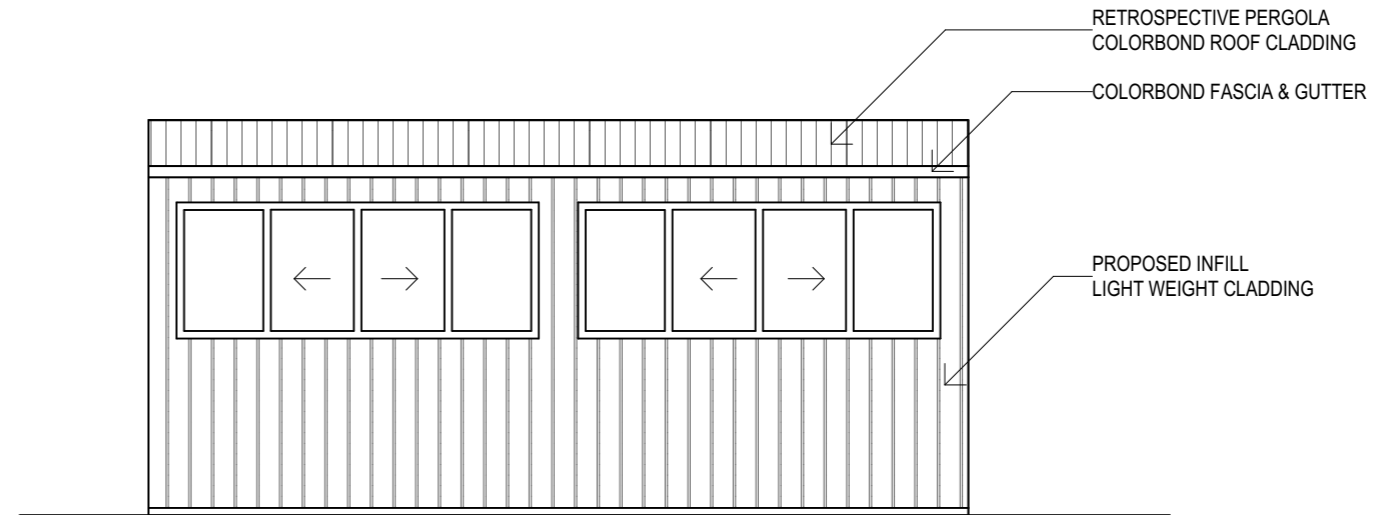
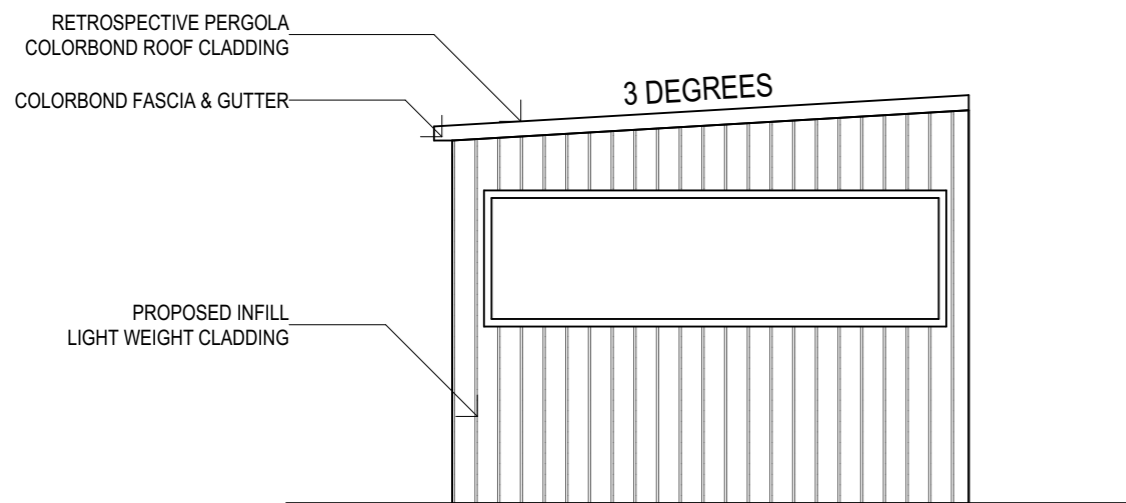
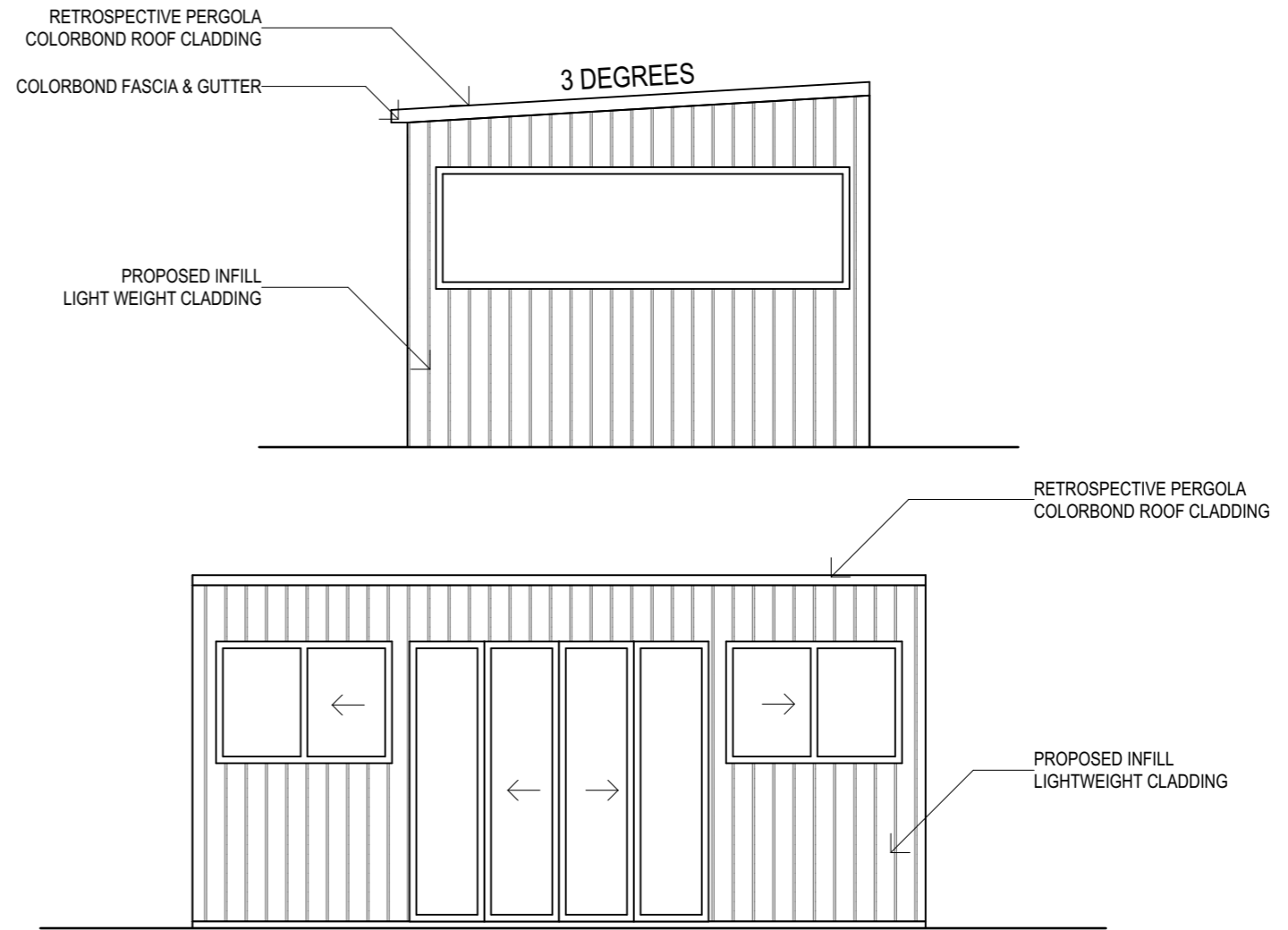
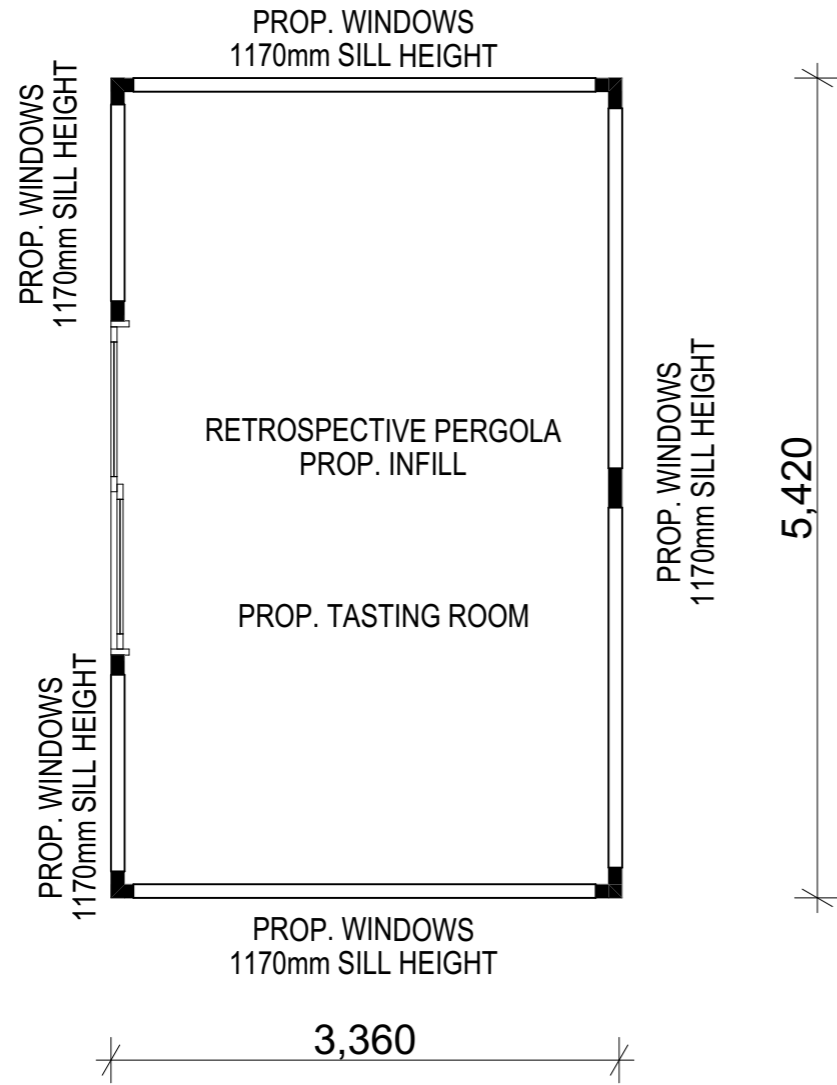
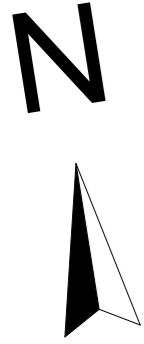
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



**FLOOR PLAN & ELEVATIONS - PROPOSED TASTING ROOM 2
(RETROSPECTIVE PERGOLA, PROPOSED INFILL)**



ABN 27 639 550 879

DRAWING TITLE

, FLOOR PLAN & ELEVATIONS

ADDRESS

122 BOWENS JETTY ROAD, BEACONSFIELD

OWNER / CLIENT

B & P MCCORMAK

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LICENCE NO.

741767438

SCALE

1:50

DRAWING NO.

BWN122 6



ABN 27 639 550 879

DRAWING TITLE

6 X RETROSPECTIVE
POLY TUNNELS ,

ADDRESS

122 BOWENS JETTY
ROAD, BEACONSFIELD

OWNER / CLIENT

B & P MCCORMAK

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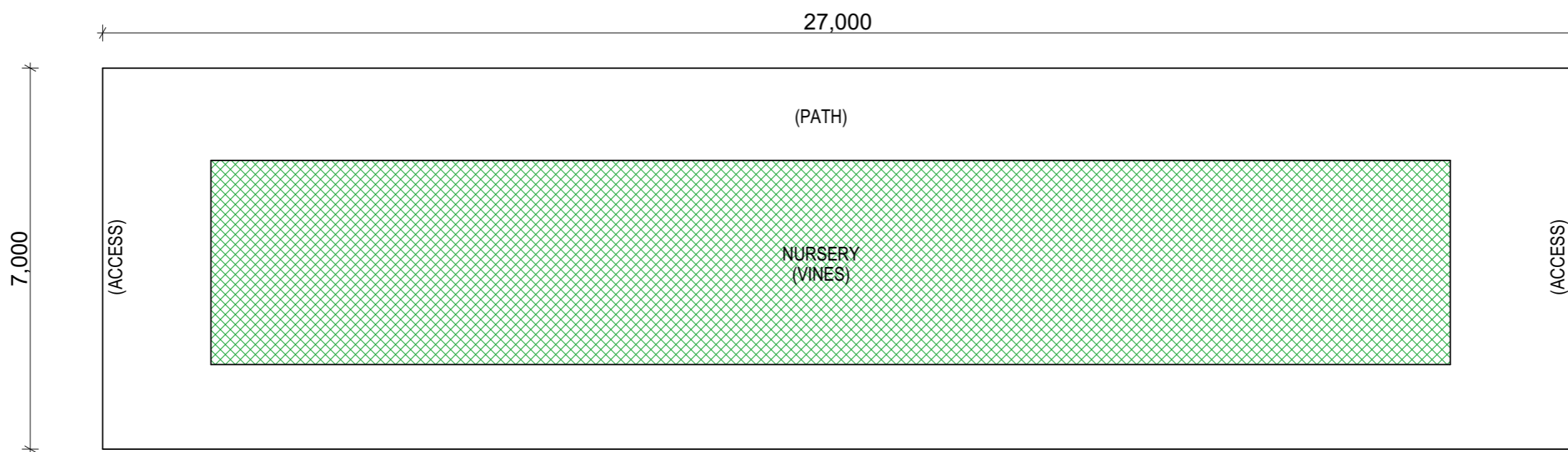
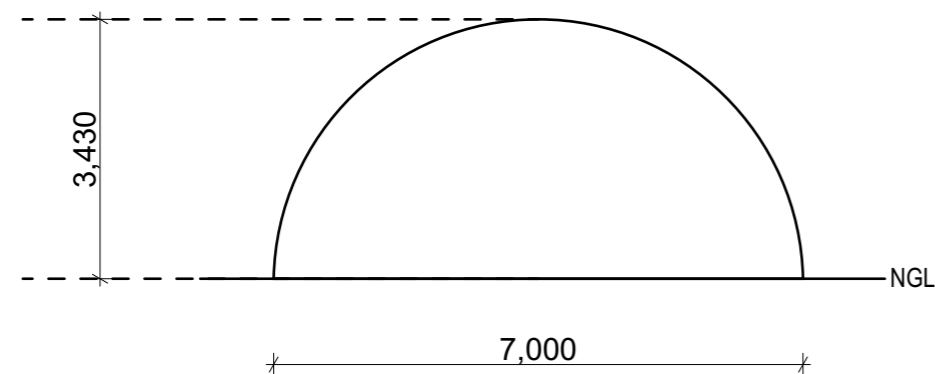
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BWN122 7



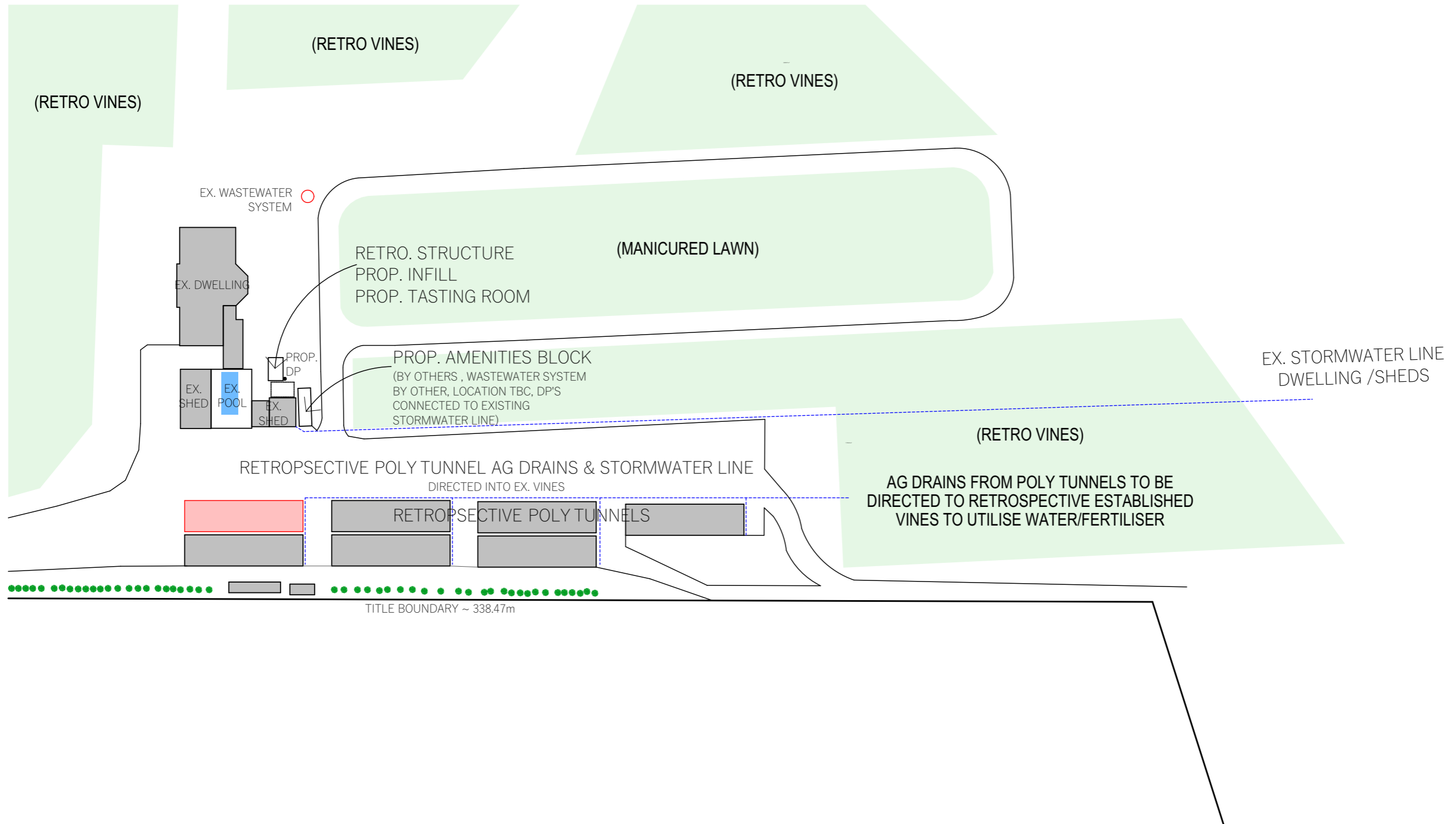
FLOOR PLAN & ELEVATION - POLY TUNNELS (RETROSPECTIVE POLY TUNNELS X 6)

KEY

- WC = WATER CLOSET (TOILET)
- B= BASIN
- BA = BATH
- T=TUB
- S=SINK
- SH = SHOWER
- IO = INSPECTION OPENING
- ORG=OVERFLOW RELIEF GULLY
- AV=AIR VENT
- P = PIT
- DP= DOWNPIPE
- HCW= HOT WATER CYLINDER
- X = EXTERNAL TAP

SITE WORKS & DRAINAGE

SITE TO BE PREPARED AS PER SURVEYORS REPORT IF APPLICABLE.
 SITE TO BE EXCAVATED OR FILLED TO INDICATED DIMENSIONS OF APPLICABLE
 SURFACE WATER TO BE DIRECTED AWAY FROM DWELLING AND GROUND UNDER SUBFLOORS TO BE GRADED SO THAT GROUND WATER IS PREVENTED FROM PONDING UNDER THE DWELLING AS PER NCC VOL.2 PART 3.1.3.3



ABN 27 639 550 879

DRAWING TITLE

, DRAINAGE PLAN

ADDRESS

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OWNER / CLIENT

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LICENCE NO.

741767438

SCALE

1:100, 1:1000

DRAWING NO.

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