

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2026170

Assess No: A7085

PID No: 6083839

Applicant Name:	Design To Live- Hayley Kingshott				
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- Hayley Kingshott

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) ALLAN & JULIE WRIGHT

Location / Address: 234 WELD STREET, BEACONSFIELD

Title Reference: 242378/1

Zone(s): RURAL LIVING

Existing Development/Use: RESIDENTIAL

Existing Developed Area: Area REF. PLANS

DEVELOPMENT APPLICATION DETAILS

Proposed Use: Residential: ☒ Visitor Accommodation: ☐ Commercial: ☐ Other: ☐
Description of Use:
RESIDENTIAL

Development Type: Building work: ☒ Demolition: ☐ Subdivision: ☐ Other: ☐
Description of development:
PROPOSED SHED & GAZEBO

New or Additional Area: Area REF. PLANS

Estimated construction cost of the proposed development: \$ 100,000

Building Materials:
Wall Type: REF. PLANS Colour: REF. PLANS
Roof Type: REF. PLANS Colour: REF. PLANS

Application Number: «Application Number»

SUBDIVISION	☒ N/A
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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
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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)

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

OS-D 435

ANNEXURE TO CERTIFICATE OF TITLE

VOL.

3964

FOL.

47



ACTING DEPUTY Recorder of Titles

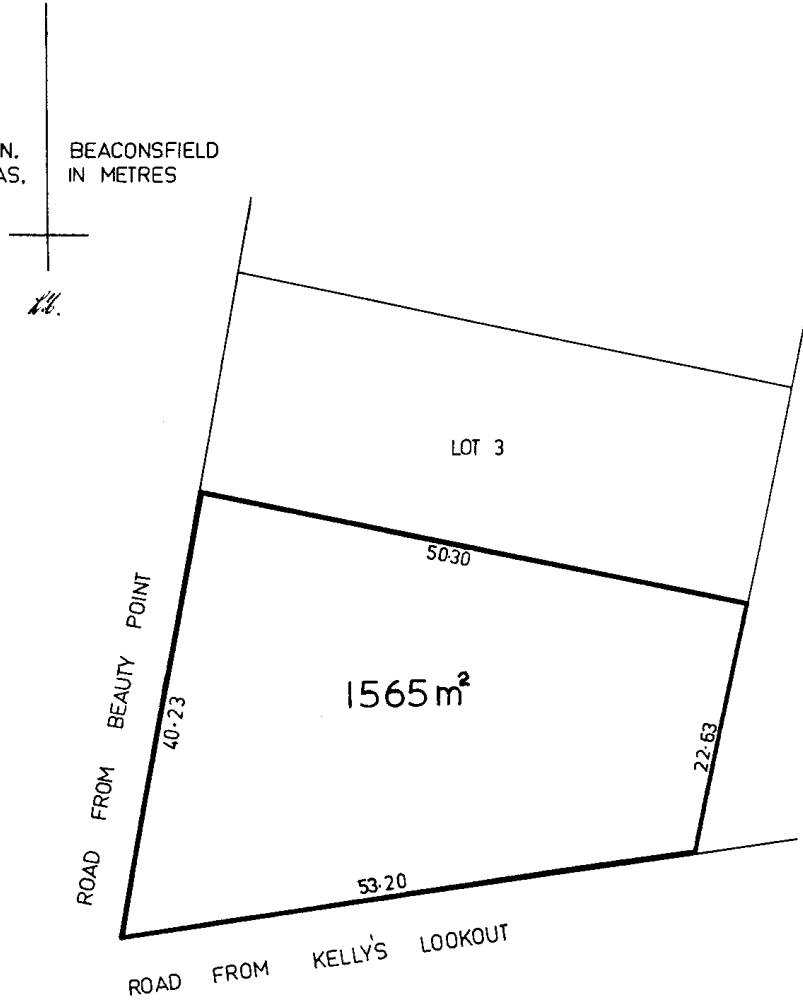
REGISTERED NUMBER

242378

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

TWN.
MEAS.

BEACONSFIELD
IN METRES

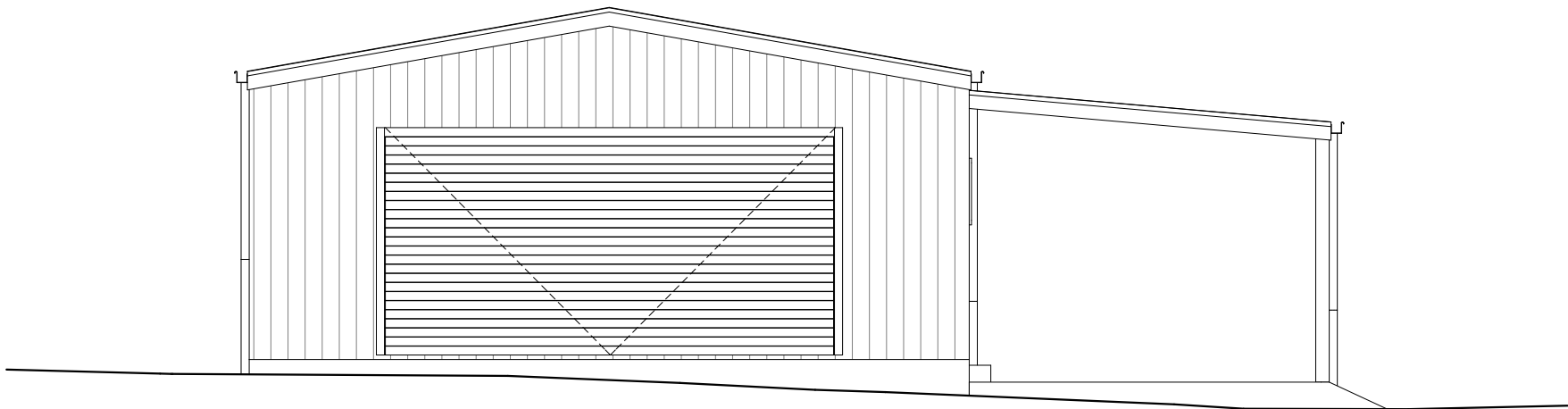




PROPOSED SHED & GAZEBO
234 WELD STREET,
BEACONSFIELD, 7270.

DRAWINGS

A01	COVER PAGE
A02	SITE SURVEY PLAN
A03	SITE DEMOLITION PLAN
A04	SITE PLAN
A05	SHED FLOOR PLAN
A06	EXTERNAL SERVICES
A07	ELEVATIONS NTH-STH
A08	ELEVATIONS EST-WST



CLASSIFICATION OF BUILDING		COUNCIL		ZONE	
CLASS 10A		WEST TAMAR		RURAL LIVING	
AREAS	(m²)	LAND TITLE REFERENCE	242378/1	ENERGY STAR RATING	N/A
EXISTING DWELLING	130.68	PROPERTY ID	6083839	CLIMATE ZONE	7
EXISTING CARPORT	26.02	LOT SIZE (M²)	1587	ALPINE AREA	N/A
PROPOSED SHED	80.00	BAL RATING	EXEMPT	CORROSION ENV'	LOW
PROPOSED GAZEBO	18.00	DESIGN WIND CLASS	TBC	SITE HAZARDS	BUSHFIRE PRONE AREAS
		SOIL CLASSIFICATION	TBC		
		PLANNING OVERLAY	BUSHFIRE PRONE AREAS		

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PH. 6344 7319
E. info@designtolive.com.au
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CLIENT/S:
ALLAN & JULIE WRIGHT

SITE ADDRESS:
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BEACONSFIELD, 7270.

DRAWING
COVER PAGE

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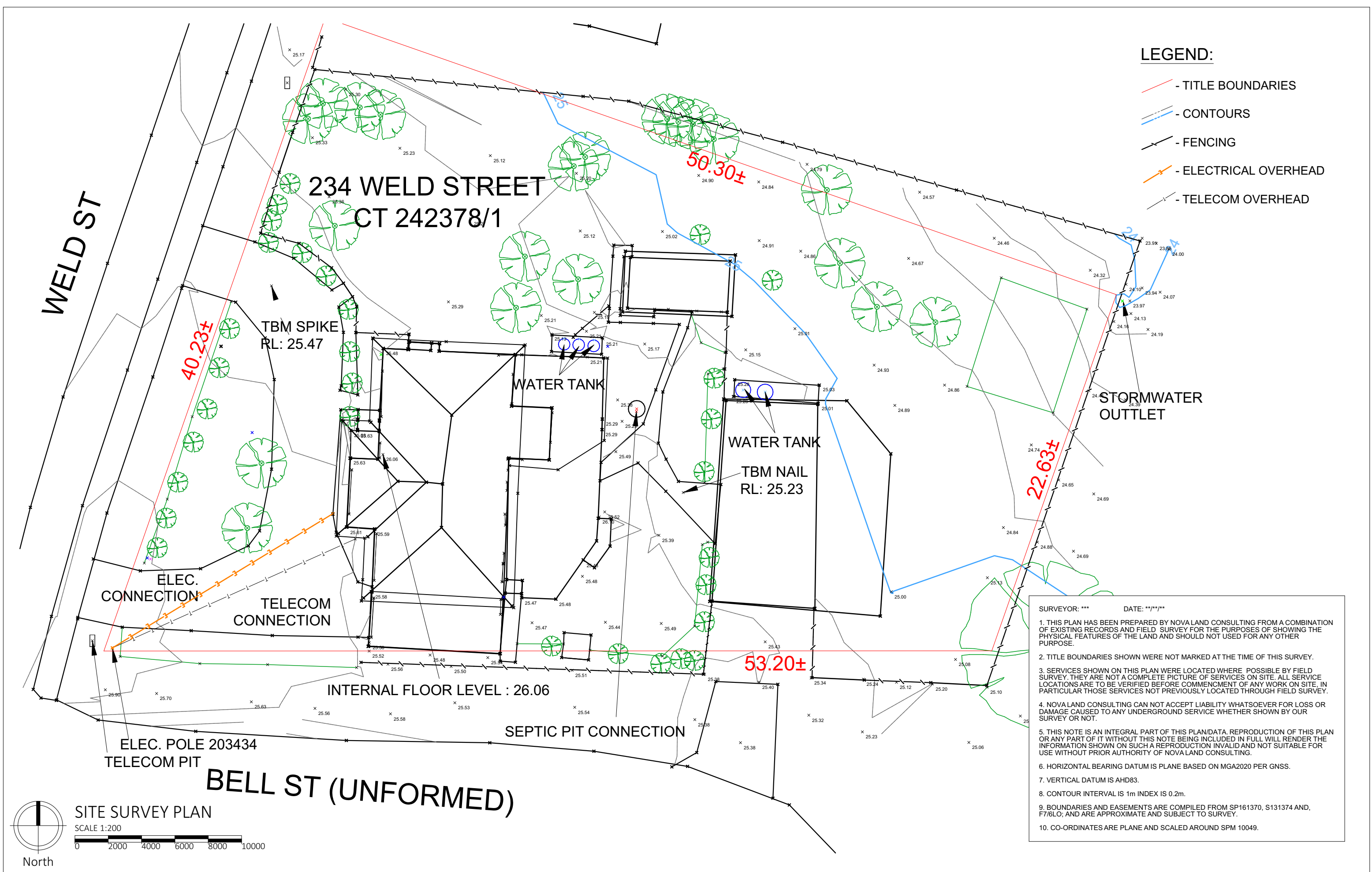
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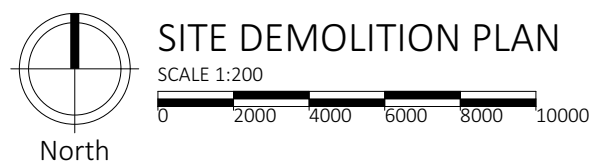
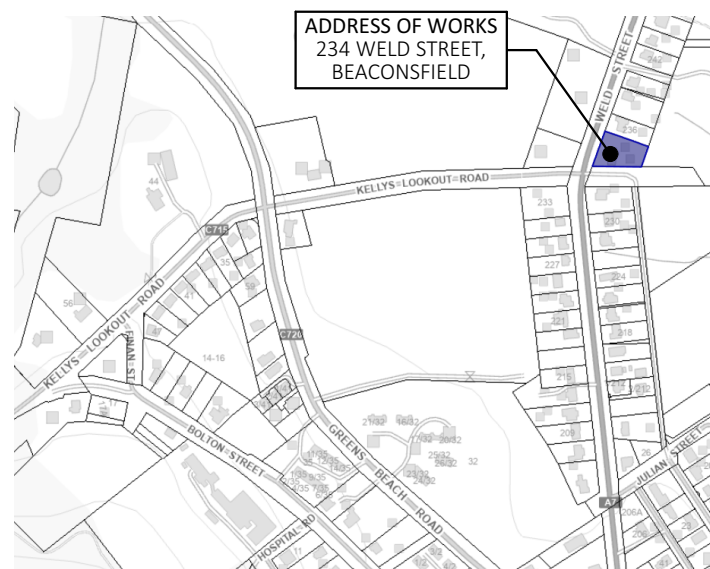
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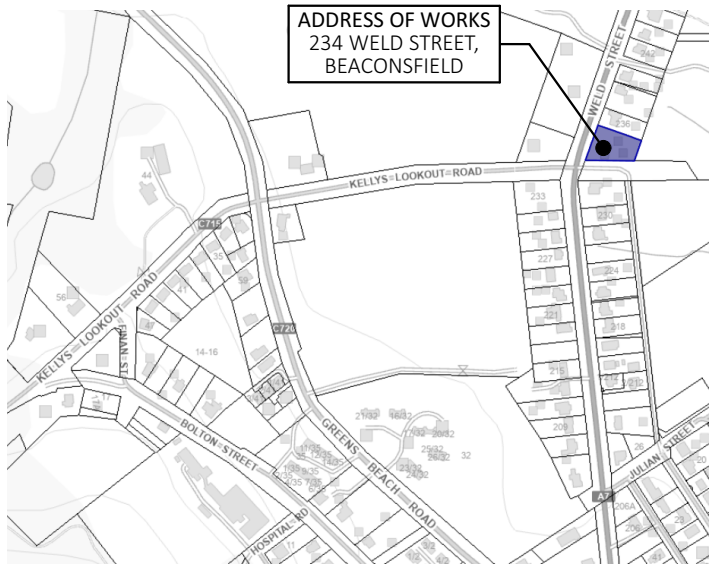
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R1	23/06/2026	FOR DA	DRAWN	H.K.	DRAWING	A01 1 of 8
R2	27/07/2026	FOR DA				
			CHECKED	M.L.	PAGE SIZE	A3



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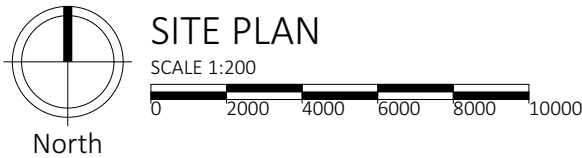
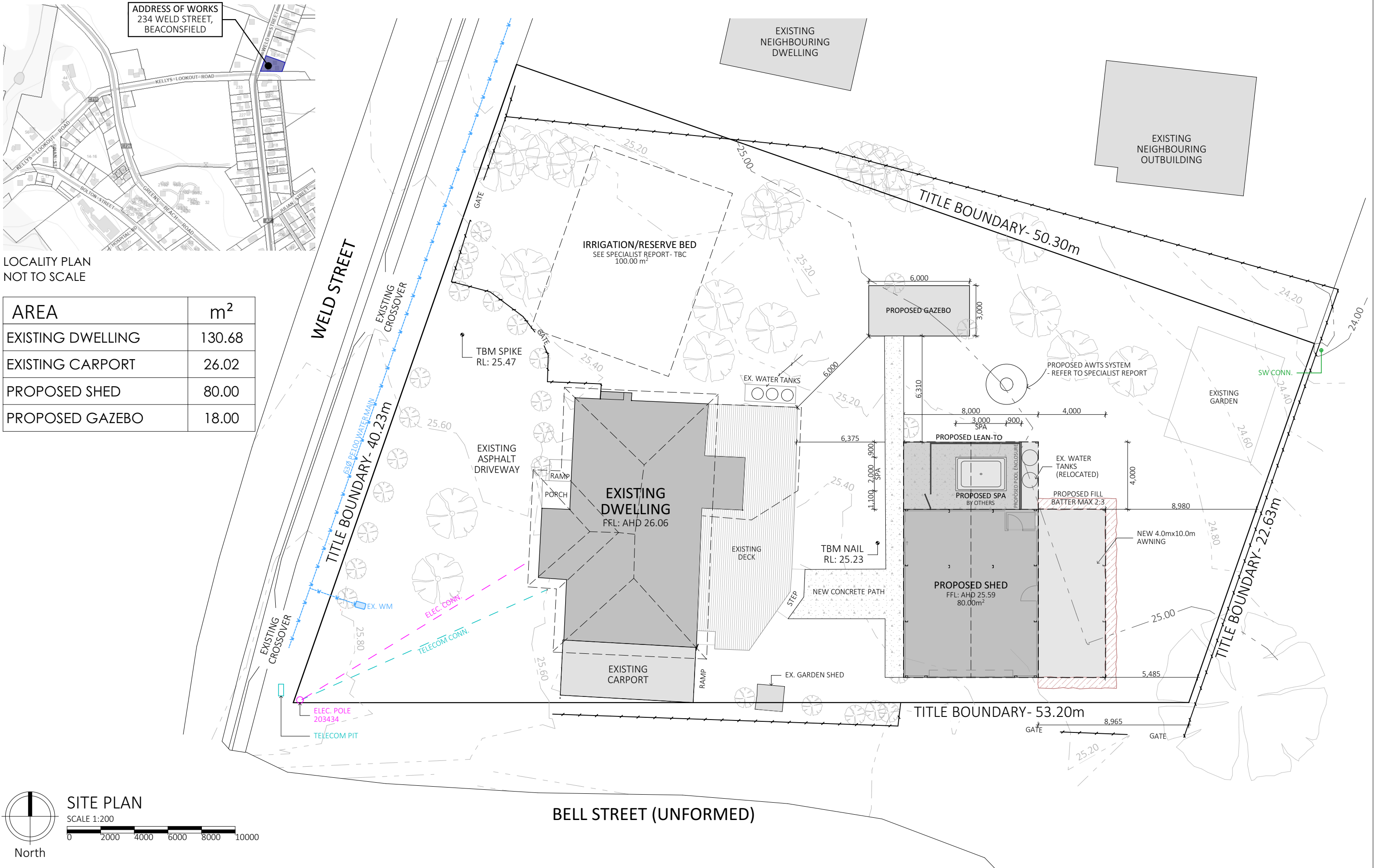


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	R2						27/07/2026	FOR DA					
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LOCALITY PLAN
NOT TO SCALE

AREA	m ²
EXISTING DWELLING	130.68
EXISTING CARPORT	26.02
PROPOSED SHED	80.00
PROPOSED GAZEBO	18.00



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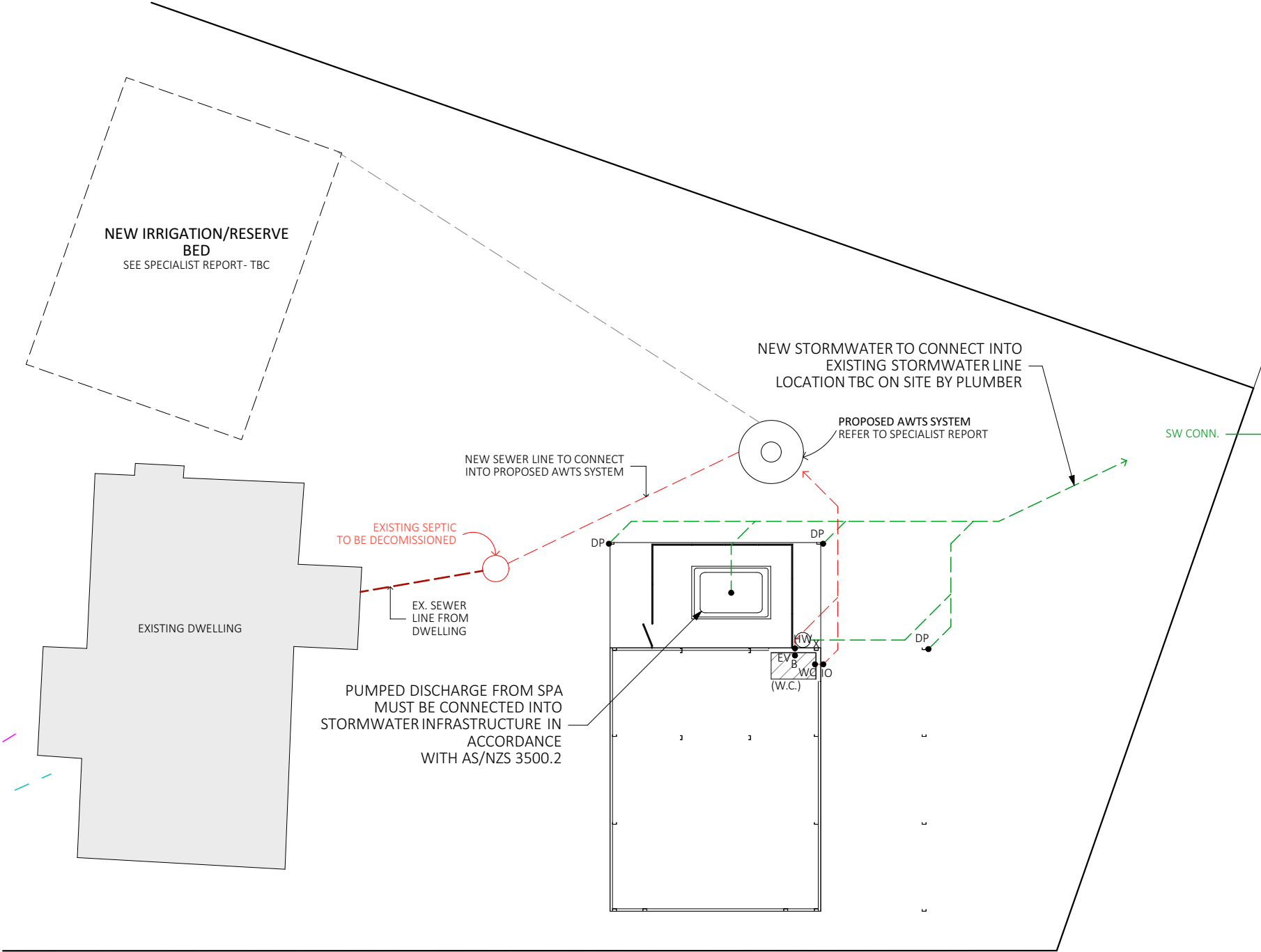
LEGEND

B	BASIN
SH	SHOWER
WC	WATER CLOSET
EV	VENT (THROUGH TO ROOF)
IO	INSPECTION OPENING
X	EXTERNAL TAP
DP	DOWNPIPE (90Ø)
	WET AREAS
	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 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 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.

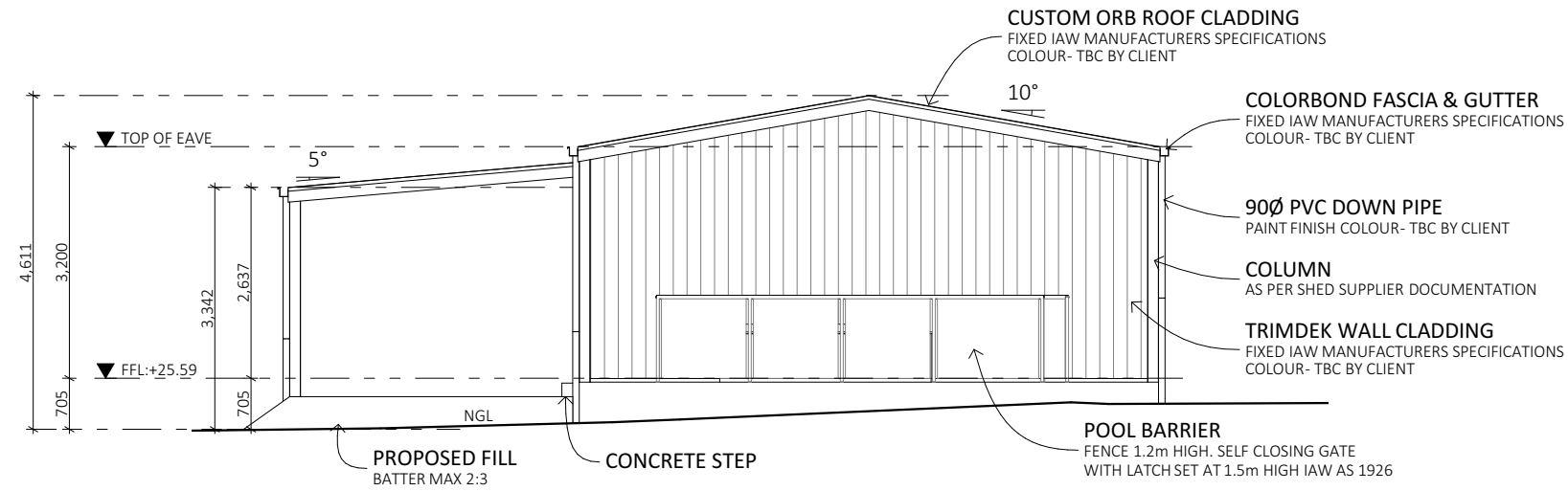
EXTERNAL SERVICES

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North

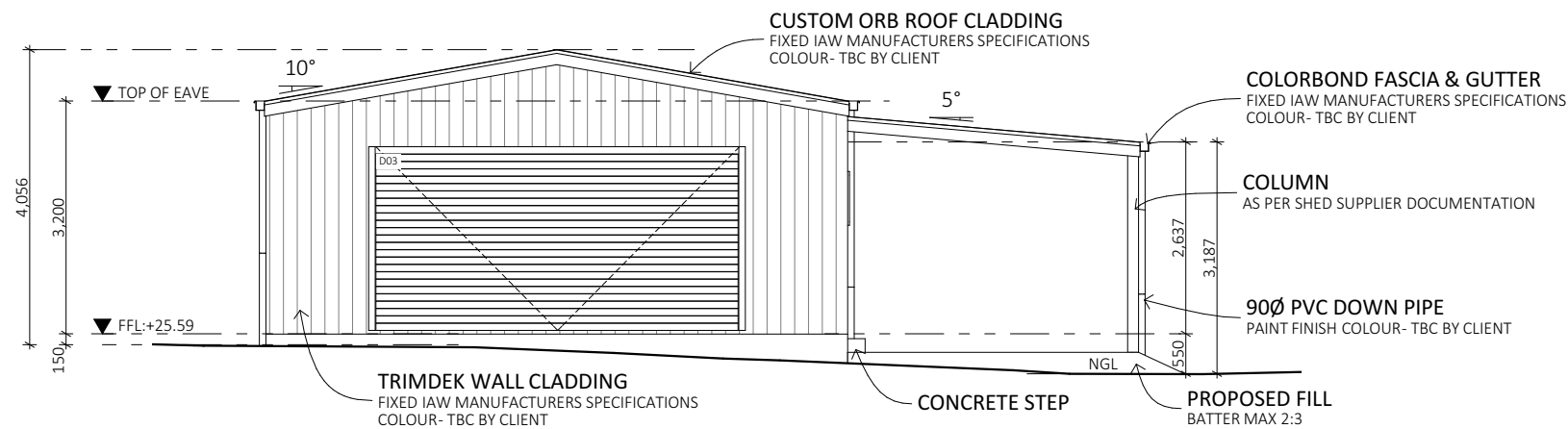
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									R2	27/07/2026	FOR DA	CHECKED	M.L.	PAGE SIZE	6 OF 8 A3



1
A05

NORTHERN ELEVATION

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0 1000 2000 3000 4000 5000



2
A05

SOUTHERN ELEVATION

SCALE 1:100
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**DRAWING
ELEVATIONS
NTH-STH**

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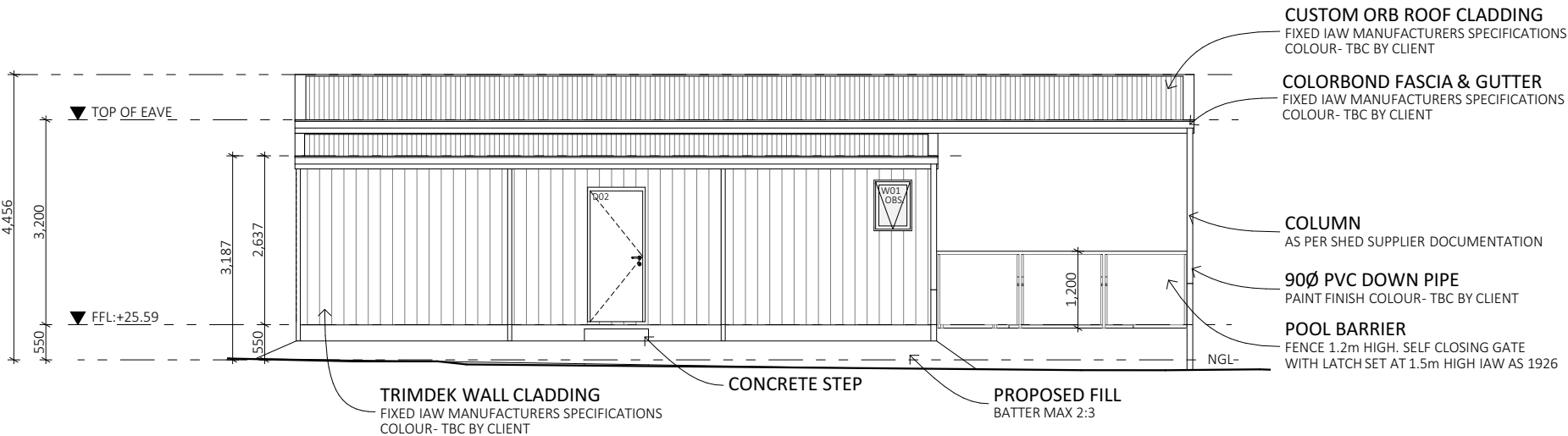
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R2	27/07/2026	FOR DA				
			CHECKED	M.L.	PAGE SIZE	A3

1
A05

EASTERN ELEVATION

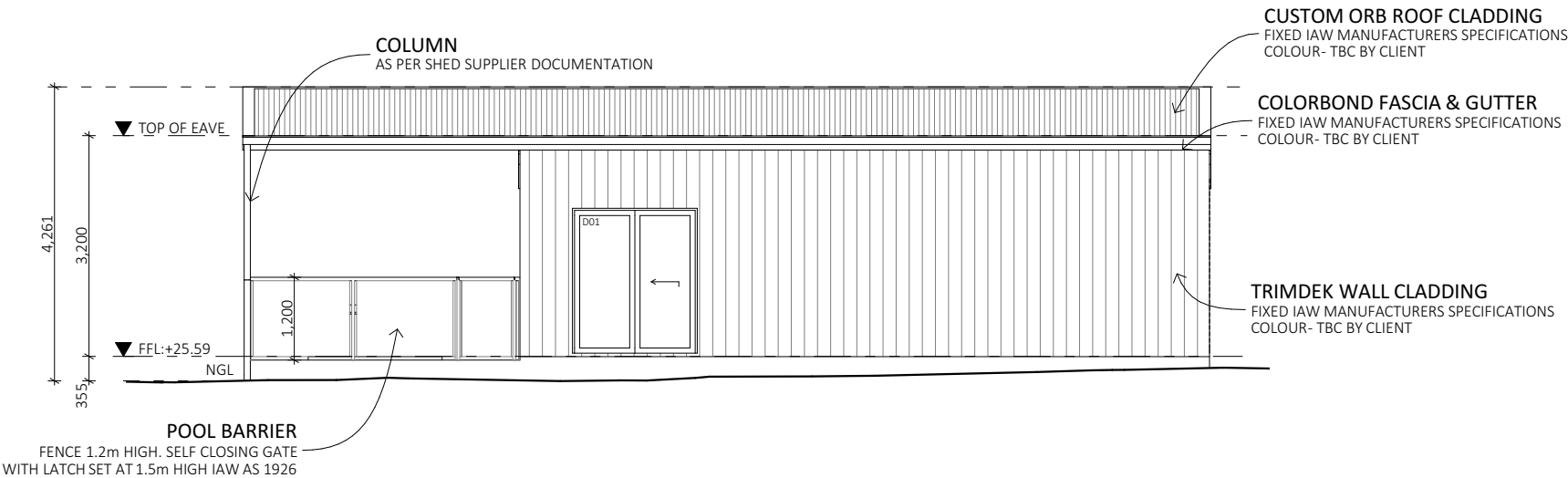
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2
A05

WESTERN ELEVATION

SCALE 1:100
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DRAWING
ELEVATIONS
EST-WST

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R2	27/07/2026	FOR DA				
			CHECKED	M.L.	PAGE SIZE	A3