

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2026173

Assess No: A4866

PID No: 6068620

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.*

Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: Design To Live

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) PROGRESSIVE BUILDERS

Location / Address: 6 FULTON STREET, LEGANA

Title Reference: 25112/2

Zone(s): GENERAL RESIDENTIAL

Existing Development/Use: RESIDENTIAL

Existing Developed Area: Area 114.42m²

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 MULTIPLE DWELLINGS

New or Additional Area: Area 312.50m²

Estimated construction cost of the proposed development: \$950,000

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
---	---

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



PROPOSED MULTIPLE DWELLINGS
6 FULTON STREET,
LEGANA, 7277.

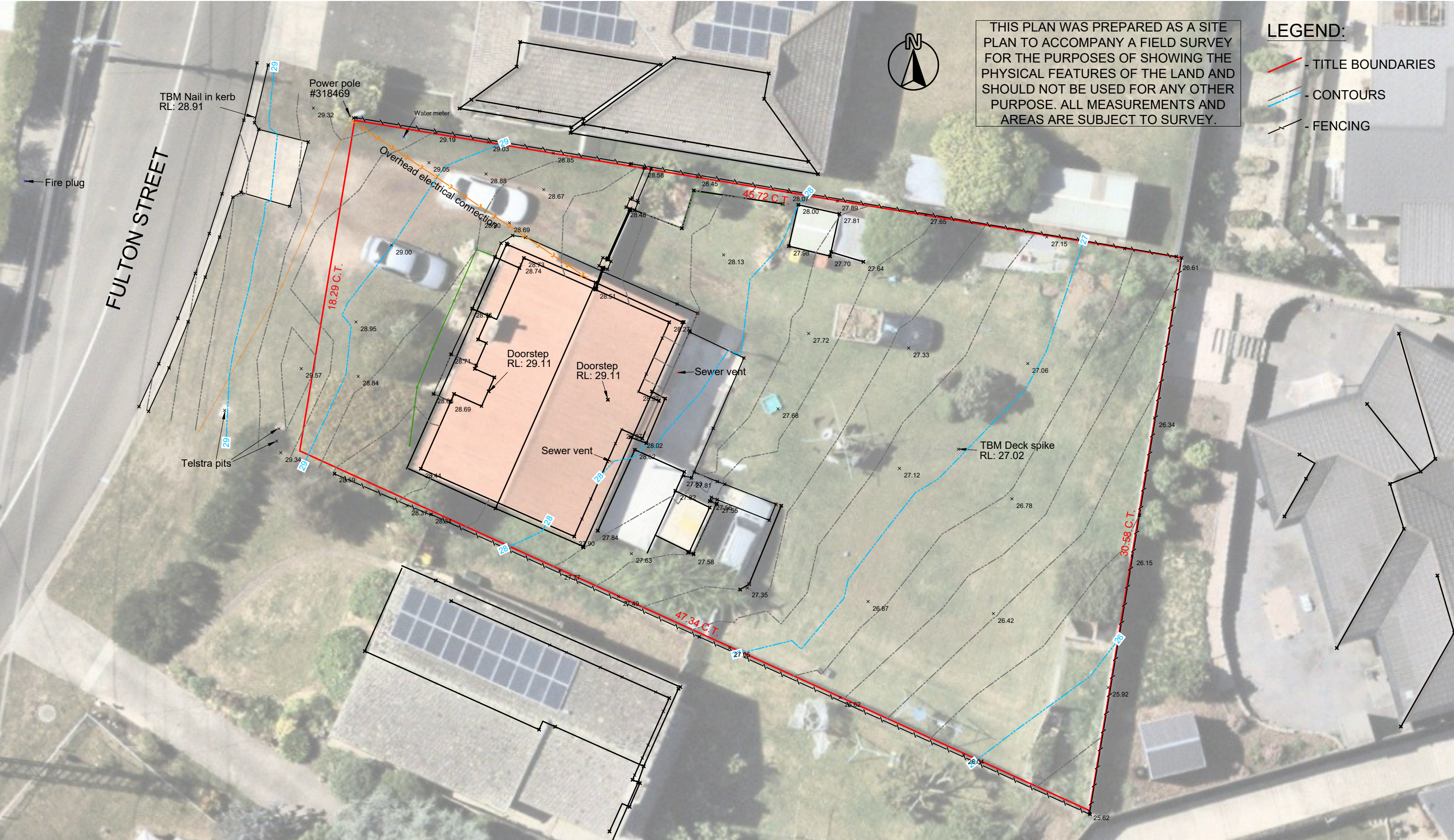


DRAWINGS

A01	COVER PAGE
A02	SITE SURVEY PLAN
A03	SITE DEMOLITION PLAN
A04	SITE PLAN
A05	LANDSCAPE PLAN
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A14	FLOOR PLAN - UNIT 3
A15	ELEVATION EASTERN - UNIT 1
A16	ELEVATIONS NTH-STH - UNIT 2
A17	ELEVATIONS EST-WST - UNIT 2
A18	ELEVATIONS NTH-STH - UNIT 3
A19	ELEVATIONS EST-WST - UNIT 3
A20	PERSPECTIVES
A21	PERSPECTIVES

CLASSIFICATION OF BUILDING		COUNCIL		ZONE	
CLASS 1A		WEST TAMAR		GENERAL RESIDENTIAL	
AREAS	(m²)	LAND TITLE REFERENCE	25112/2	ENERGY STAR RATING	TBC
UNIT 1 - EXIST. DWELLING	114.42	PROPERTY ID	6068620	CLIMATE ZONE	7
UNIT 2 - PROP. DWELLING	152.17	LOT SIZE (M²)	1118	ALPINE AREA	N/A
UNIT 2 - ALFRESCO	11.25	BAL RATING	N/A	CORROSION ENV'	LOW
UNIT 2 - PORCH	2.38	DESIGN WIND CLASS	TBC	SITE HAZARDS	LOW LANDSLIP
UNIT 3 - PROP. DWELLING	160.33	SOIL CLASSIFICATION	TBC		
UNIT 3 - ALFRESCO	14.59	PLANNING OVERLAY	PRIORITY VEGETATION AREA, LOW LANDSLIP HAZARD BAND		

	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: PROGRESSIVE BUILDERS	DRAWING COVER PAGE	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT. SIGNATURE: DATE: SIGNATURE: DATE:	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	FLTN06
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DRAWING
SITE SURVEY
PLAN

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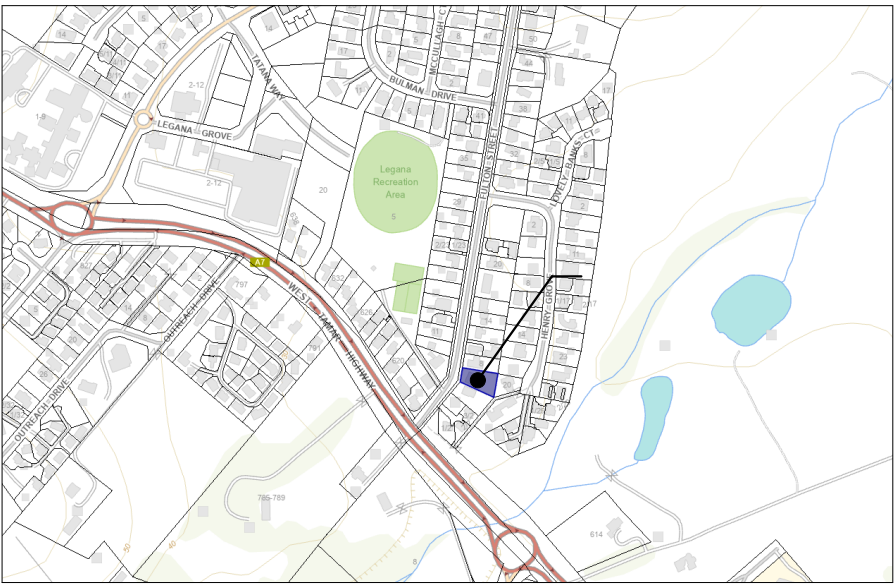
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DATE:

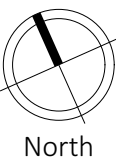
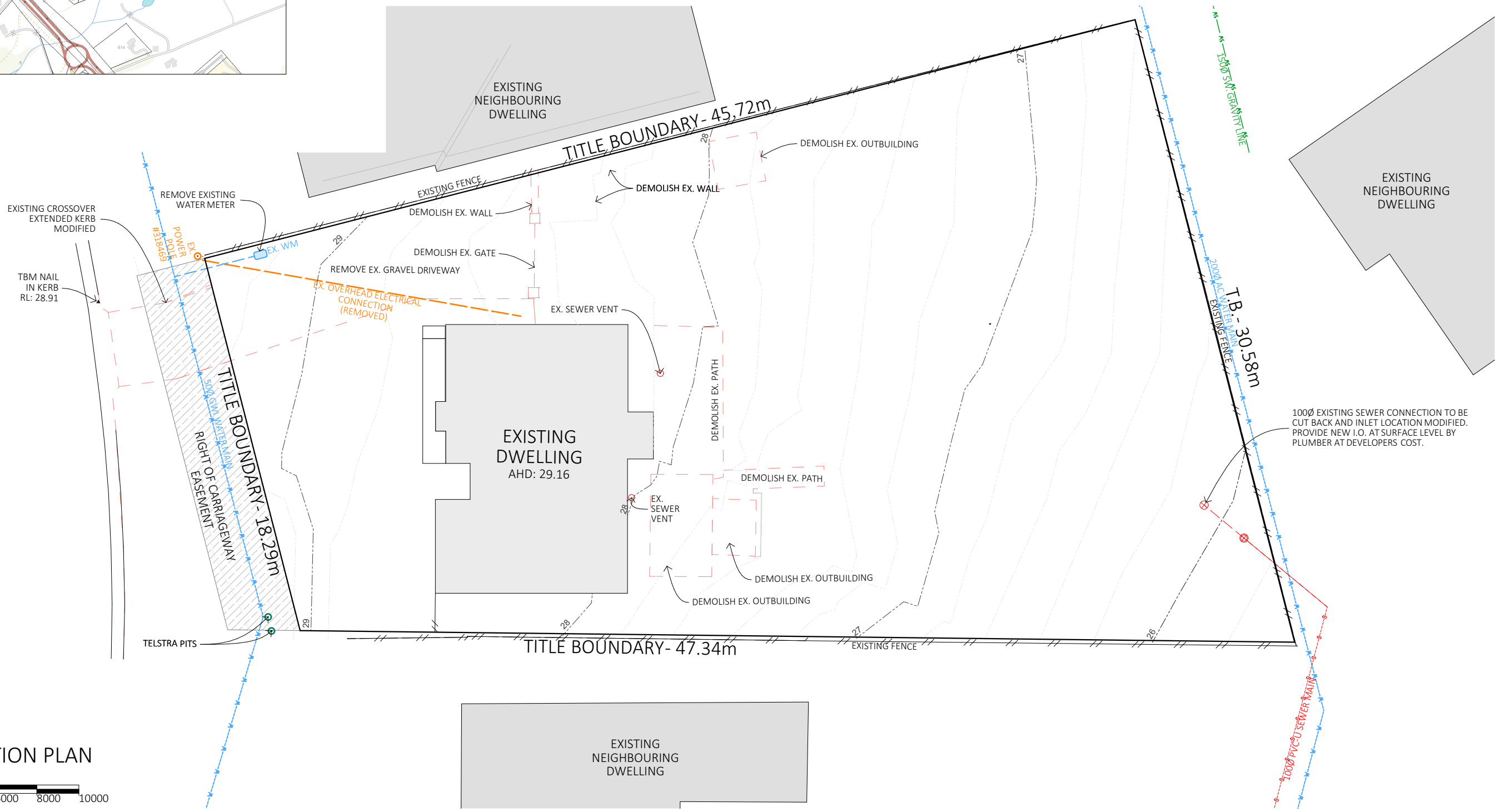
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			CHECKED	M.L.	PAGE SIZE	A3



LOCALITY PLAN
NOT TO SCALE



SITE DEMOLITION PLAN
SCALE 1:200



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DRAWING
SITE
DEMOLITION
PLAN

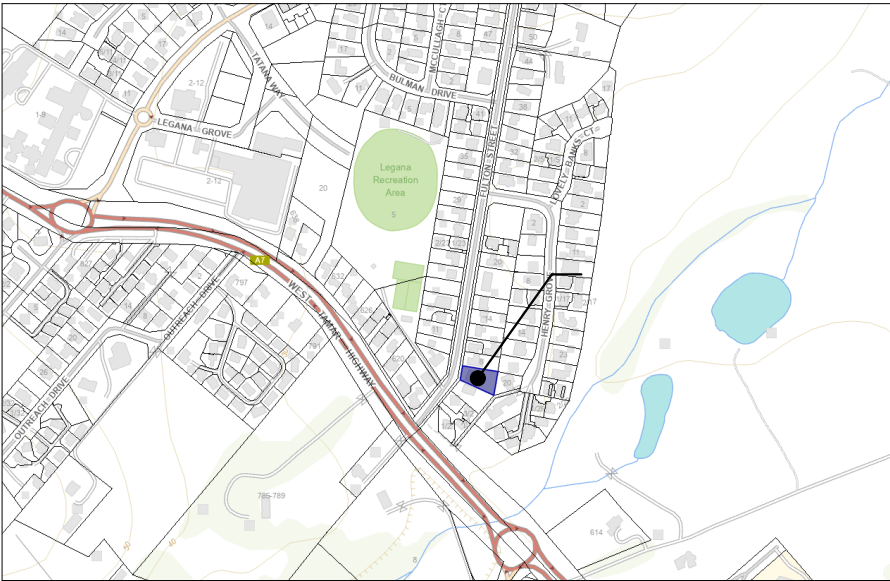
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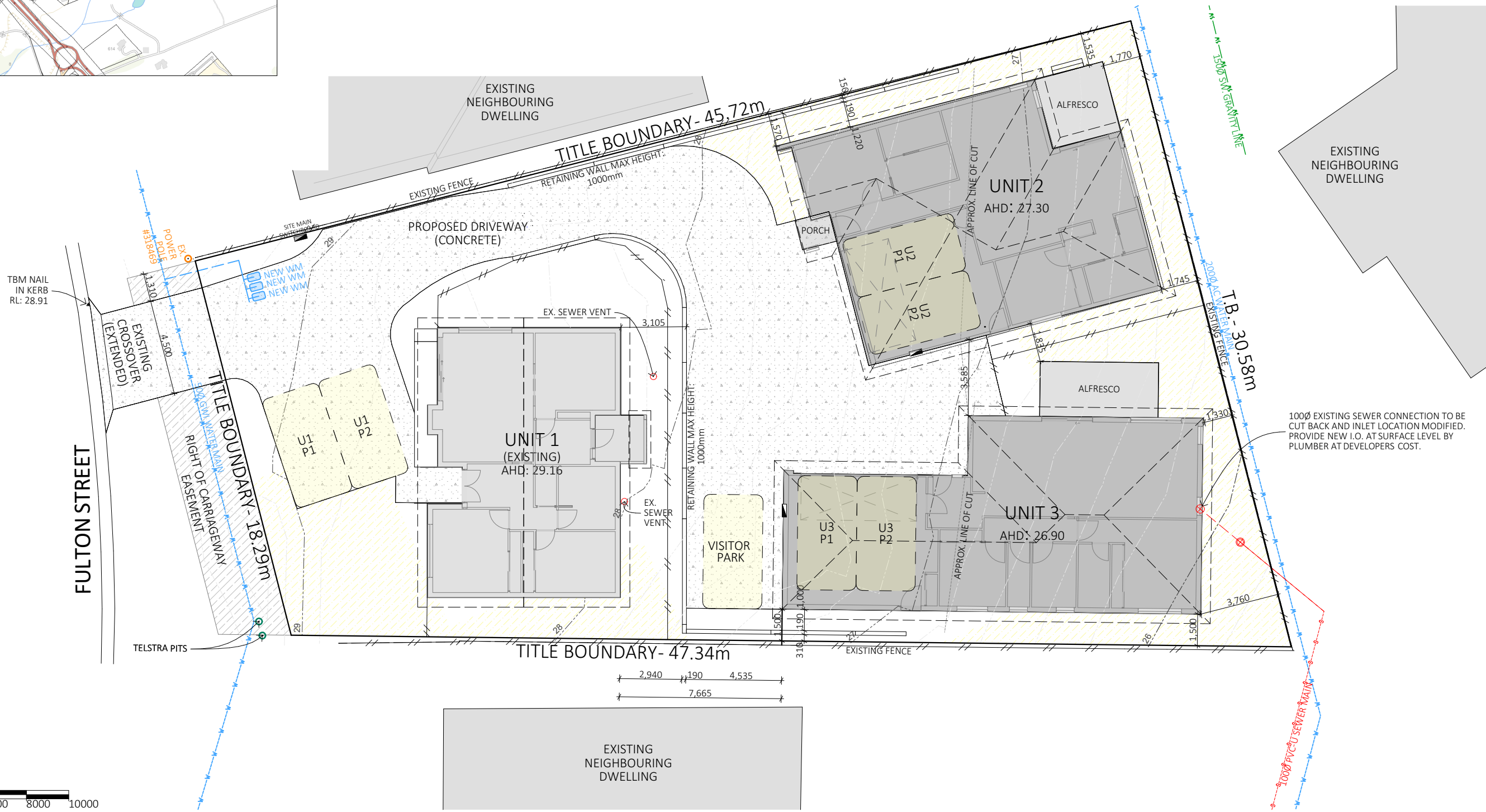


LOCALITY PLAN
NOT TO SCALE

AREA	m ²
UNIT 1 - EXIST. DWELLING	114.42
UNIT 2 - PROP. DWELLING	152.17
UNIT 2 - ALFRESCO	11.25
UNIT 2 - PORCH	2.38
UNIT 3 - PROP. DWELLING	160.33
UNIT 3 - ALFRESCO	14.59

KEY

LOW LANDSLIP AREA



SITE PLAN
SCALE 1:200

0

2000

4000

6000

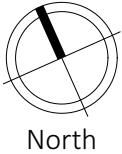
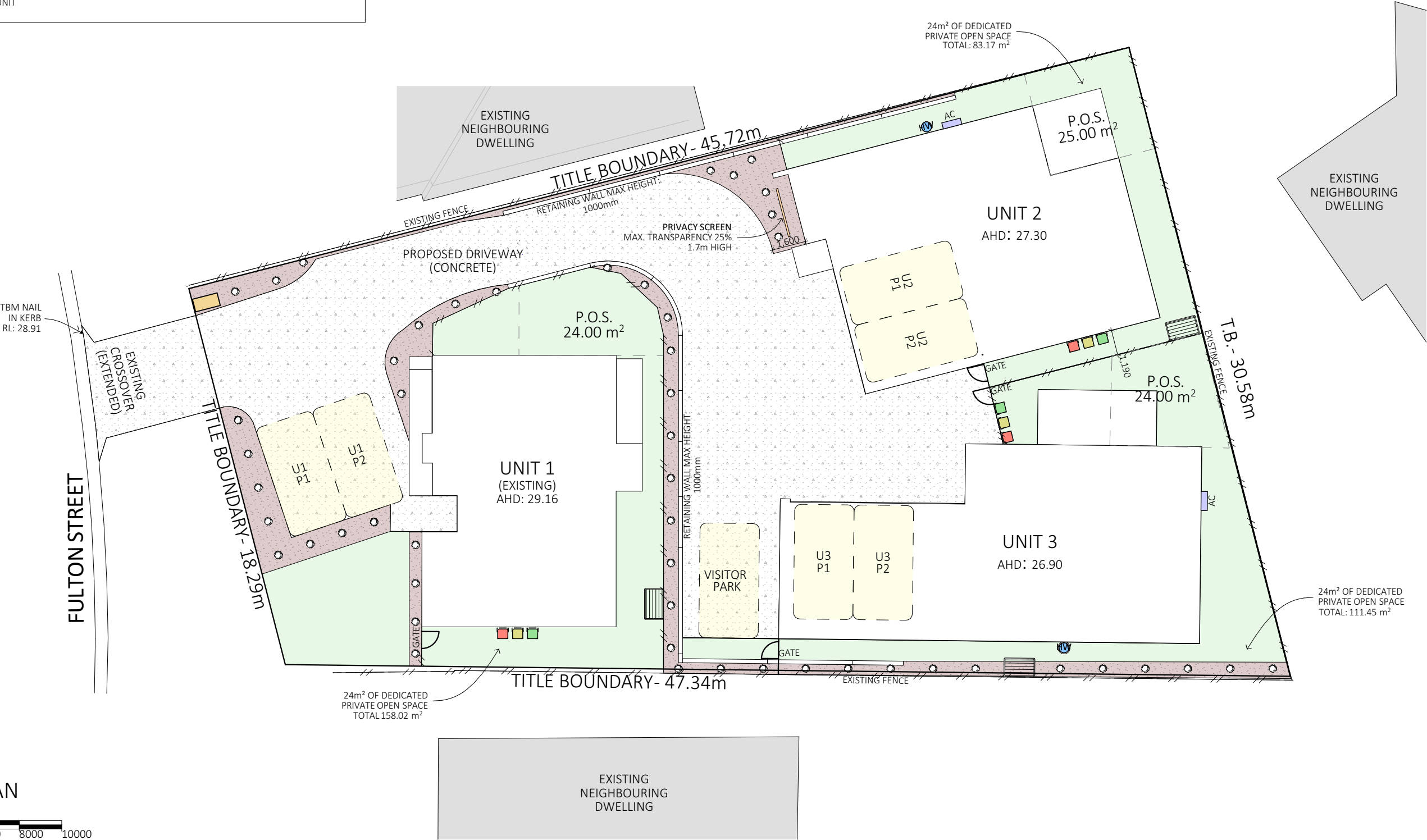
8000

10000

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LANDSCAPING KEY

- LANDSCAPING ZONE
AS SELECTED AND DESIGNED BY OWNER
- GRAVEL PATH
AS SELECTED BY OWNER
- GRASSED AREA
SYNTHETIC OR REAL GRASS AS SELECTED BY OWNER
- MAIL BOX
LOCKABLE MAIL BOXES AS SELECTED BY OWNER
- AC UNITS
LOCATION OF EXTERNAL CONDENSER UNIT
- HOTWATER UNIT
AS SELECTED BY OWNER
- CLOTHES LINE
FENCE MOUNTED, AS SELECTED BY OWNER
- WHEELIE BINS
RECYCLING, WASTE & FOGO
- 1.8m FENCING
TIMBER OR COLORBOND AS SELECTED BY OWNER.



LANDSCAPE PLAN

SCALE 1:200
0 2000 4000 6000 8000 10000



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DRAWING
LANDSCAPE
PLAN

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			CHECKED	M.L.	PAGE SIZE	A3

LOT SUMMARY

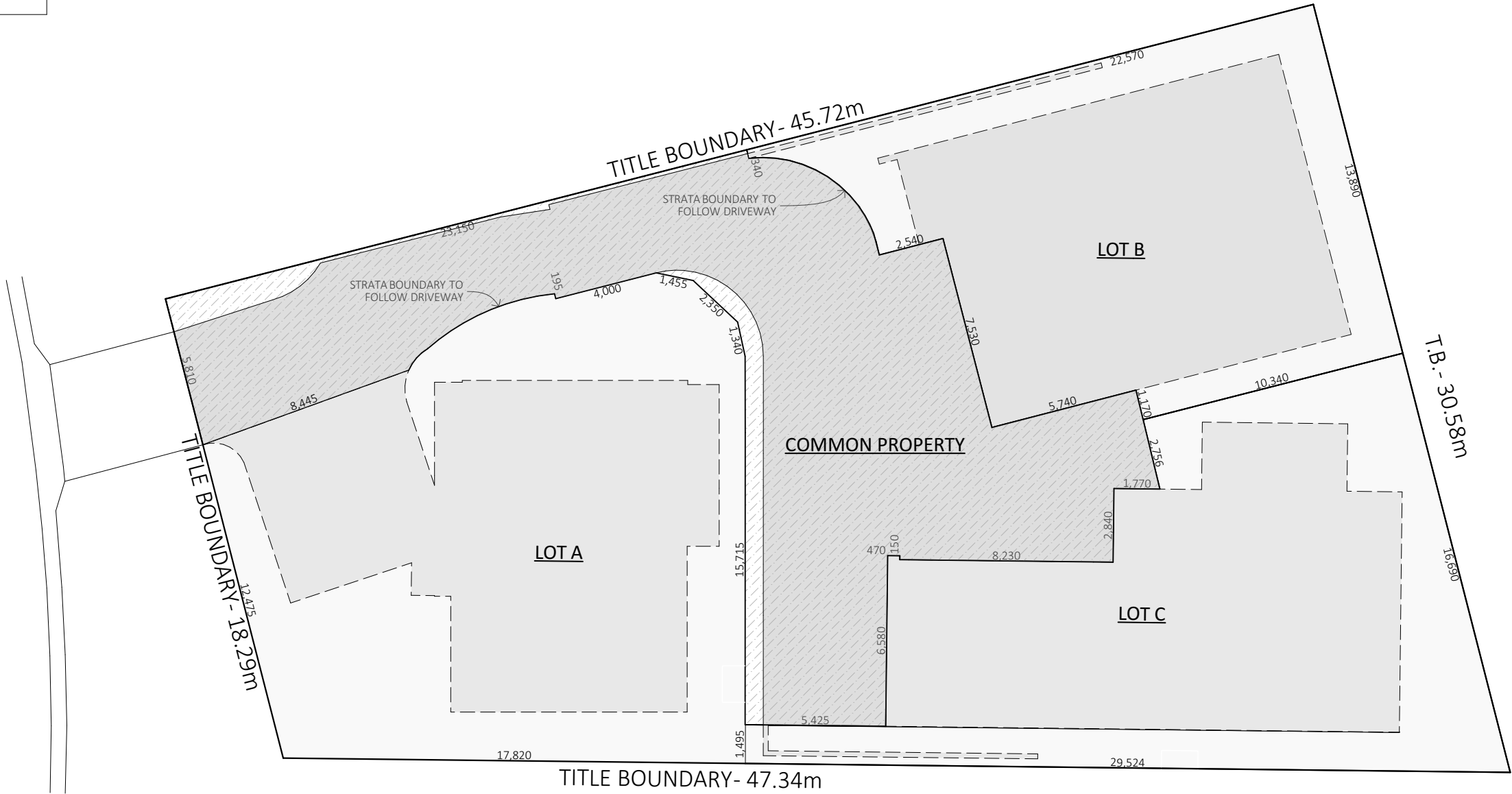
LOT A 318.62 m²
LOT A IMPERVIOUS 176.99 m² (55.55%)

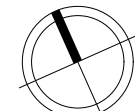
LOT B 235.38 m²
LOT B IMPERVIOUS 166.10m² (70.55%)

LOT C 270.48 m²
LOT C IMPERVIOUS 175.91 m² (65.04%)

COMMON PROPERTY 292.48 m²
COMMON PROPERTY IMPERVIOUS 270.36 m² (92.44%)

SITE 1118m²
SITE IMPERVIOUS 789.36m² (70.60%)





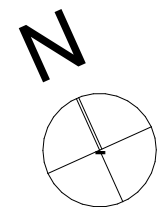
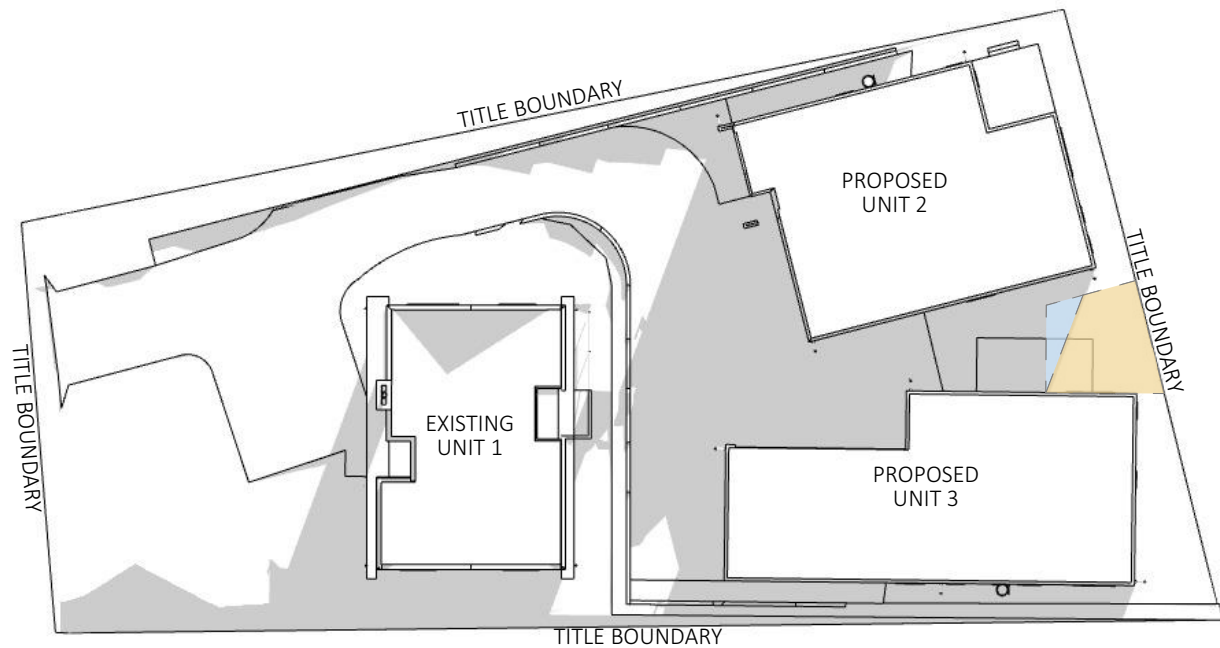
STRATA PLAN

SCALE 1:200

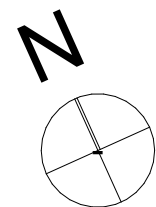
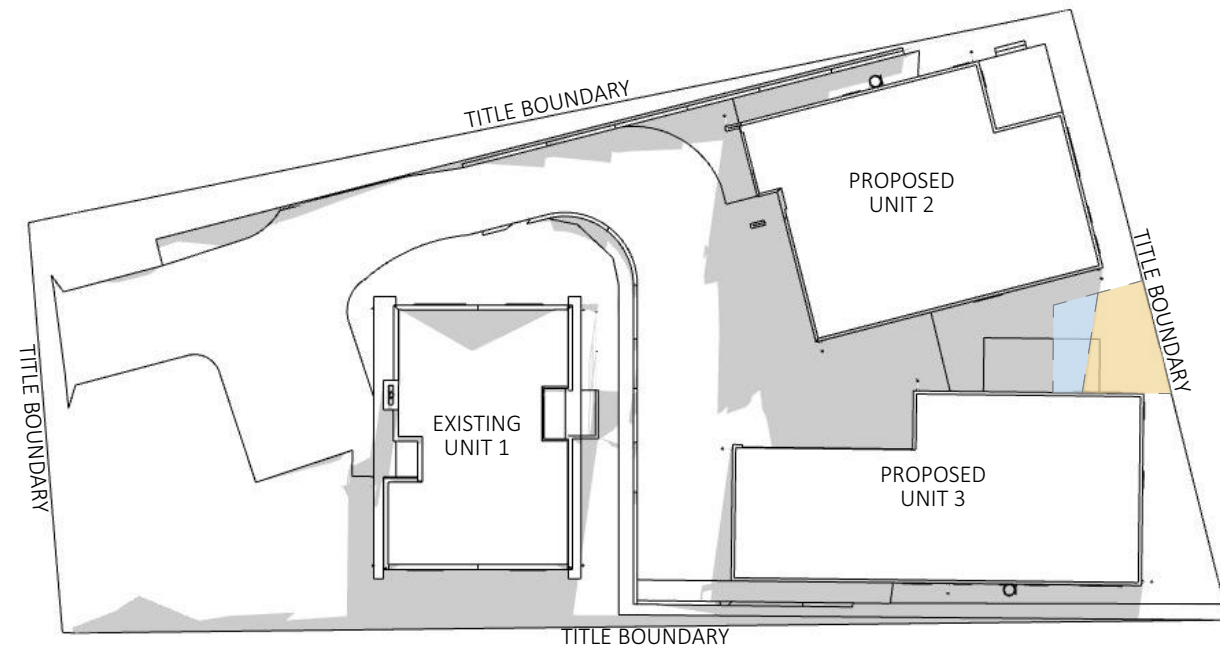
0 2000 4000 6000 8000 10000

North

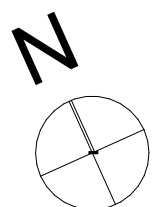
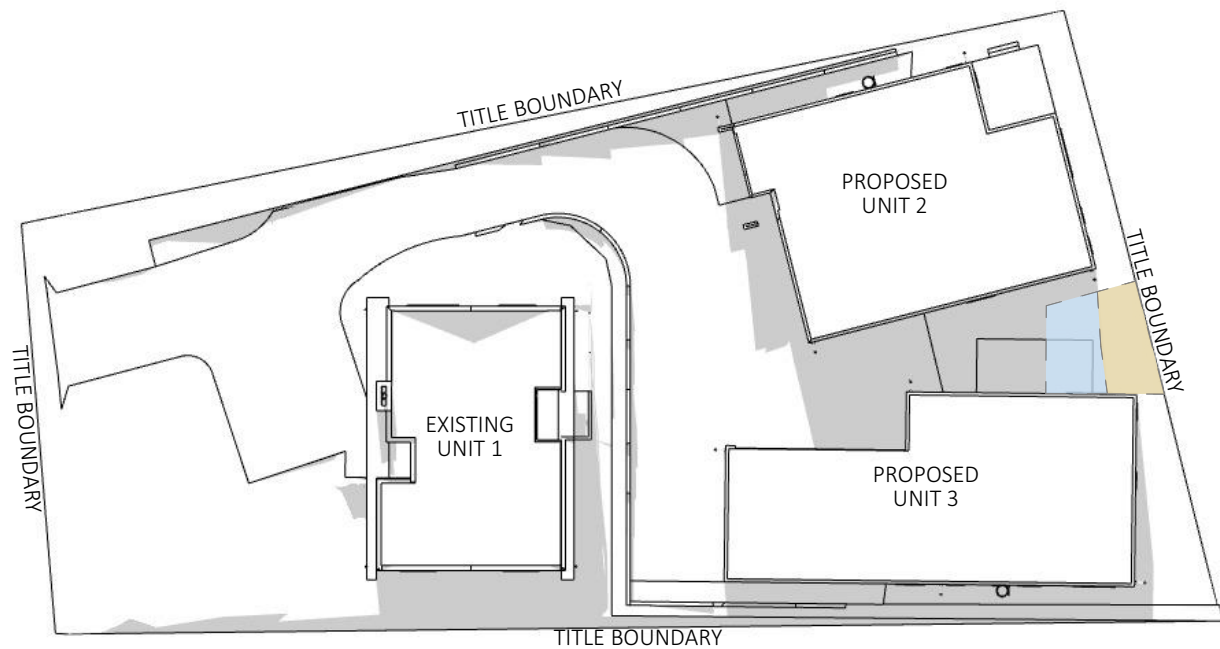
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						R2	03/07/2026	FOR D.A.	CHECKED	M.L.	PAGE SIZE	A3



9am - 21st JUNE (WINTER SOLSTICE)

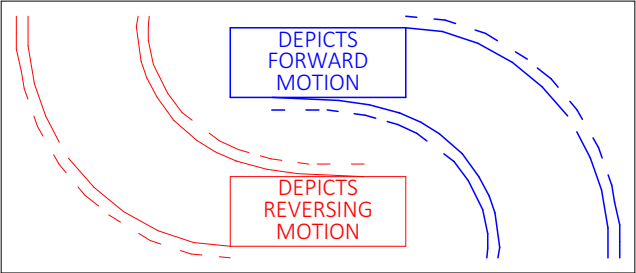


10am - 21st June (WINTER SOLSTICE)

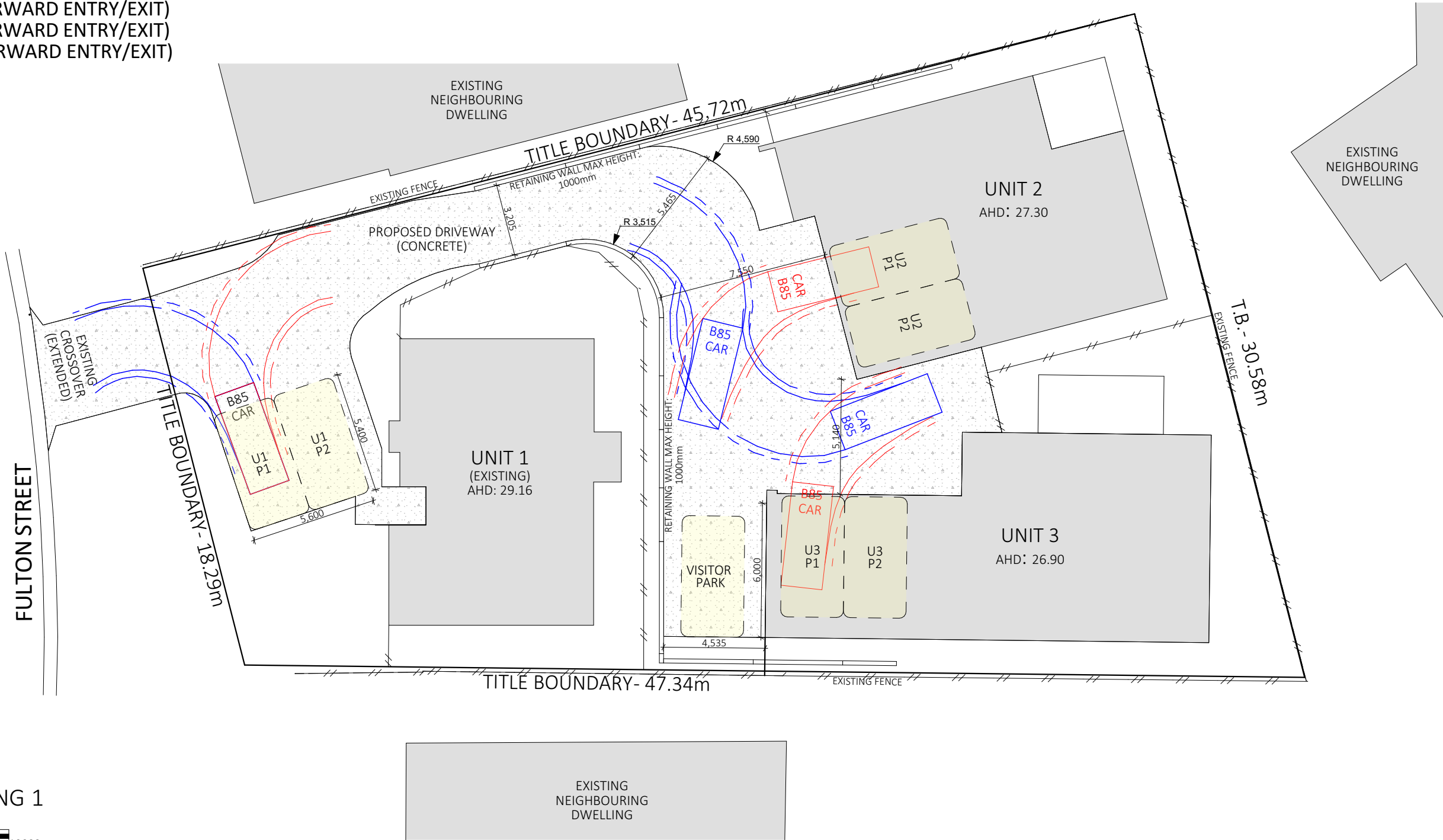


11am - 21st June (WINTER SOLSTICE)

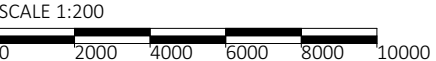
-  PRIVATE OPEN SPACE- SHADED
-  PRIVATE OPEN SPACE- UNSHADED (GREATER THAN 50%)



PARKING:
UNIT 1 - 2 x PARKING SPACES (FORWARD ENTRY/EXIT)
UNIT 2 - 2 x GARAGE SPACES (FORWARD ENTRY/EXIT)
UNIT 3 - 2 x GARAGE SPACES (FORWARD ENTRY/EXIT)
VISITOR - 1 x PARKING SPACE (FORWARD ENTRY/EXIT)



PARKING AND TURNING 1



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CLIENT/S:
PROGRESSIVE BUILDERS

SITE ADDRESS:
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LEGANA, 7277.

DRAWING
PARKING AND
TURNING 1

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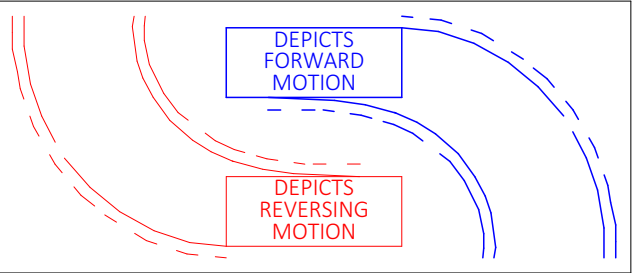
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DATE:

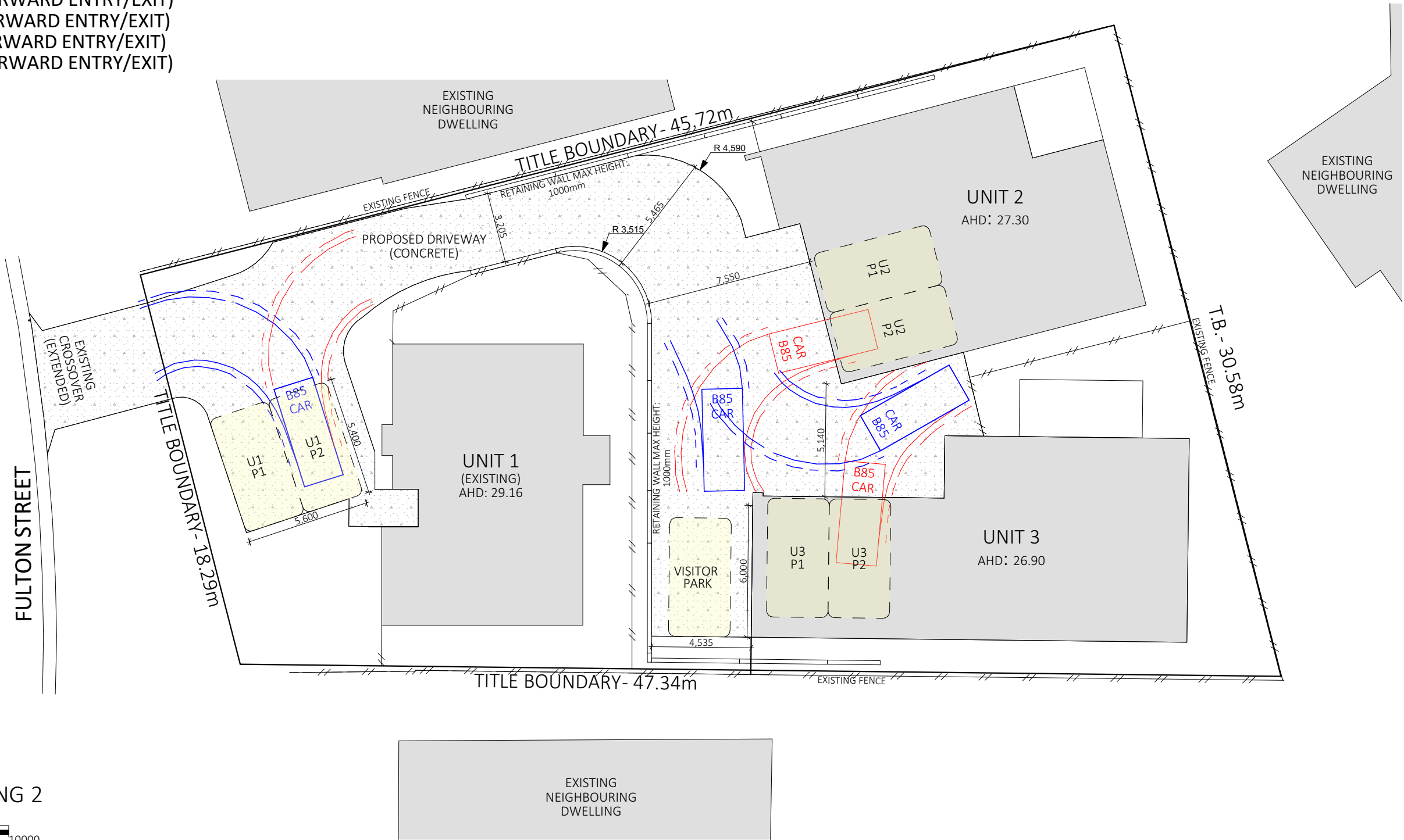
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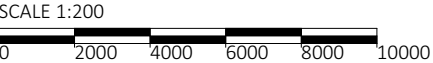
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R2	03/07/2026	FOR D.A.				
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PARKING:
UNIT 1 - 2 x PARKING SPACES (FORWARD ENTRY/EXIT)
UNIT 2 - 2 x GARAGE SPACES (FORWARD ENTRY/EXIT)
UNIT 3 - 2 x GARAGE SPACES (FORWARD ENTRY/EXIT)
VISITOR - 1 x PARKING SPACE (FORWARD ENTRY/EXIT)



PARKING AND TURNING 2



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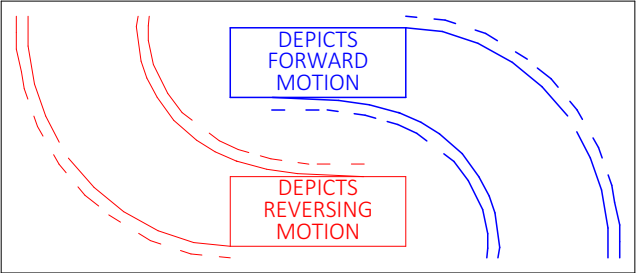
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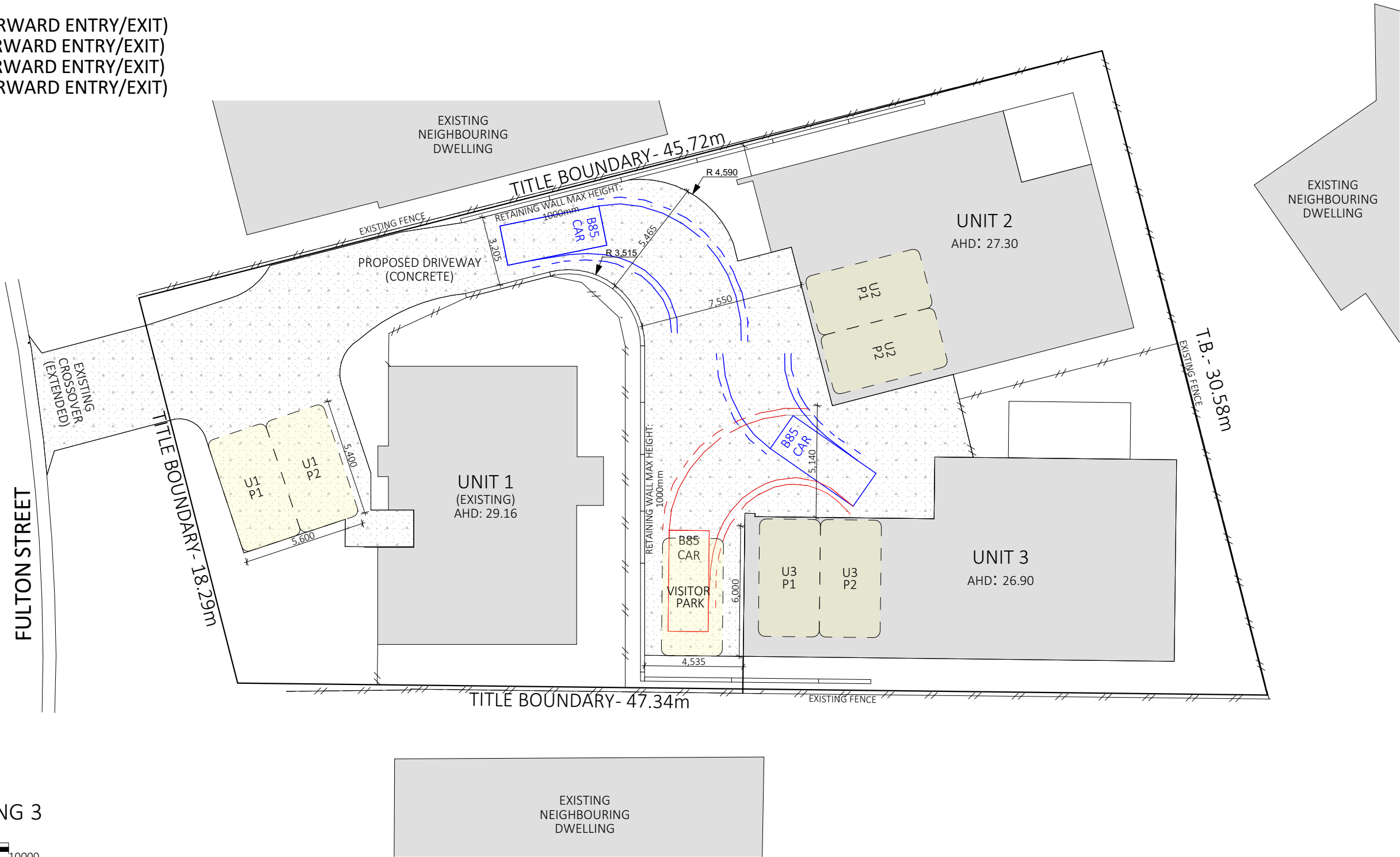
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R2	03/07/2026	FOR D.A.				
			CHECKED	M.L.	PAGE SIZE	A3



PARKING:
UNIT 1 - 2 x PARKING SPACES (FORWARD ENTRY/EXIT)
UNIT 2 - 2 x GARAGE SPACES (FORWARD ENTRY/EXIT)
UNIT 3 - 2 x GARAGE SPACES (FORWARD ENTRY/EXIT)
VISITOR - 1 x PARKING SPACE (FORWARD ENTRY/EXIT)



PARKING AND TURNING 3
SCALE 1:200



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PARKING AND
TURNING 3

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R2	03/07/2026	FOR D.A.				
			CHECKED	M.L.	PAGE SIZE	A3

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:

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

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

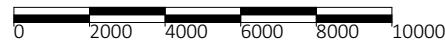
a) ALL FLOW AND RETURN PIPING
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING
WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER
HEATING SYSTEM
MUST HAVE A MINIMUM R-VALUE OF 0.6
PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH
AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO
COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

ALL 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.

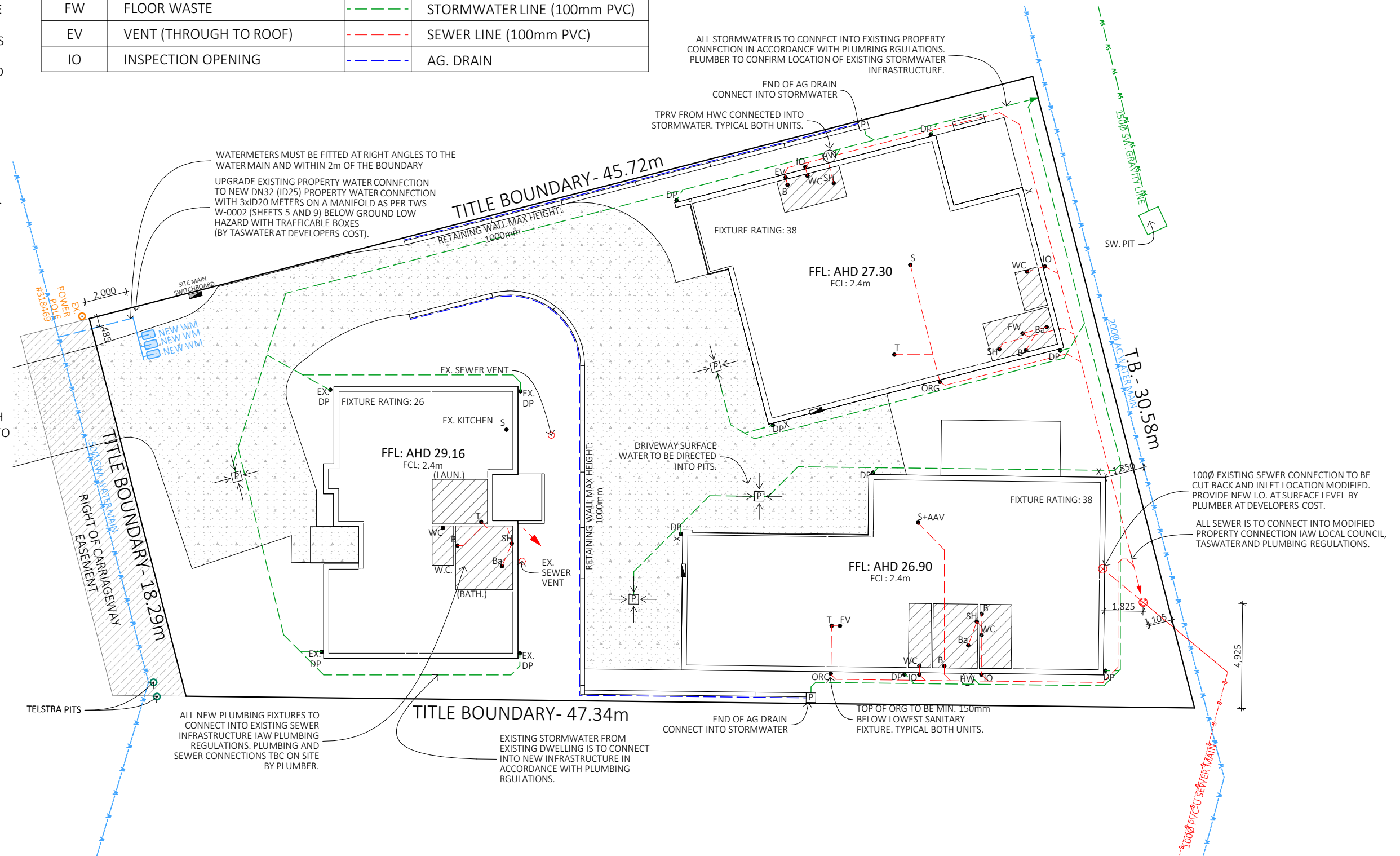
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AND READ IN COLOUR.



SCALE 1:200



LEGEND			
B	BASIN	ORG	O/FLOW RELIEF GULLY
Ba	BATH (POP-UP PLUG WITH REMOVABLE WASTE)	AAV	AIR ADMITTANCE VALVE
S	SINK (65Ø)	X	EXTERNAL TAP
T	LAUNDRY TUB (65Ø)	P	DRAINAGE PIT (357x357x452D)
SH	SHOWER	DP	DOWNPIPE (90Ø)
WC	WATER CLOSET		WET AREAS
FW	FLOOR WASTE	- - - - -	STORMWATER LINE (100mm PVC)
EV	VENT (THROUGH TO ROOF)	- - - - -	SEWER LINE (100mm PVC)
IO	INSPECTION OPENING	- - - - -	AG. DRAIN



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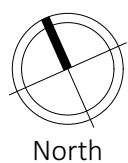
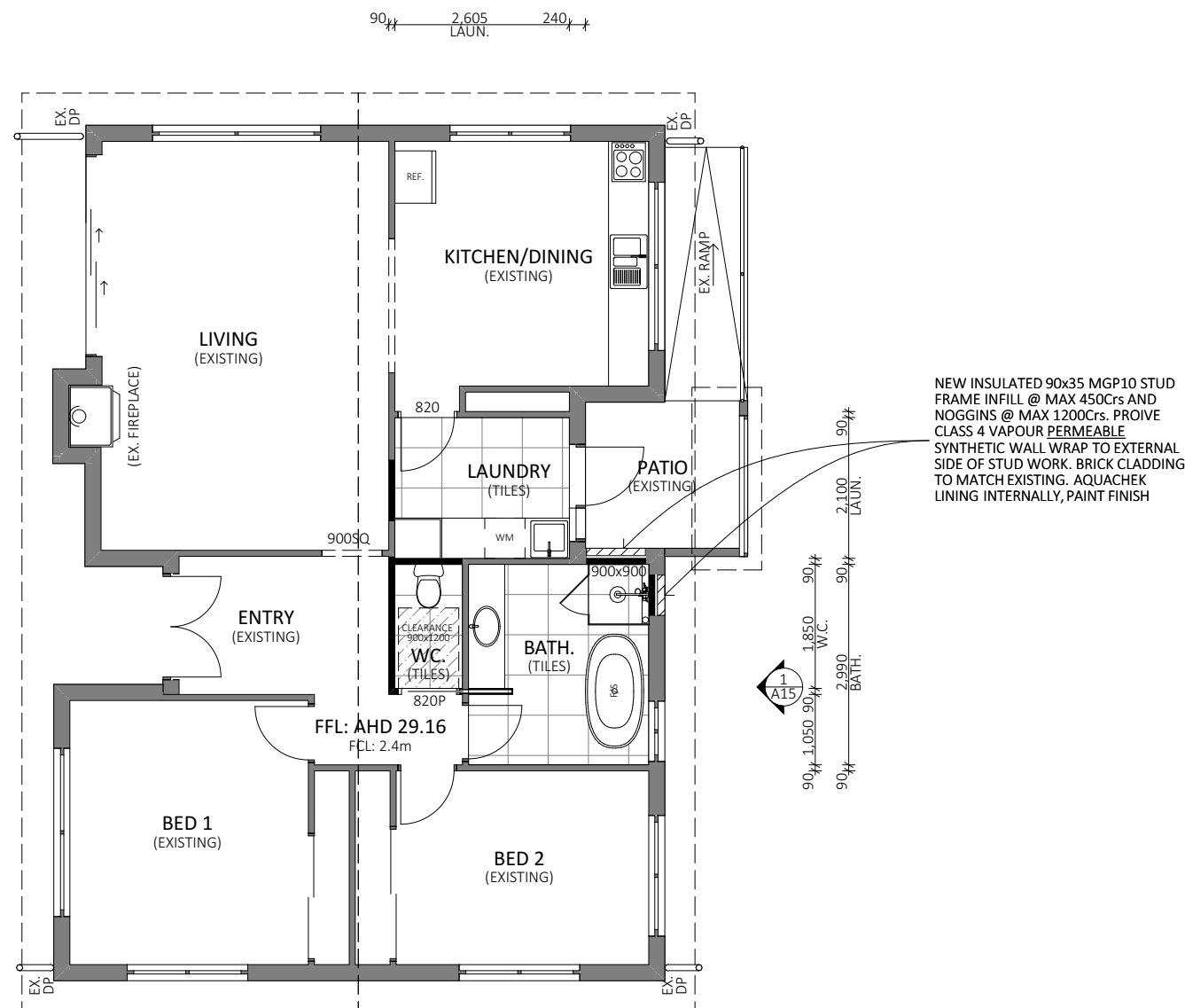
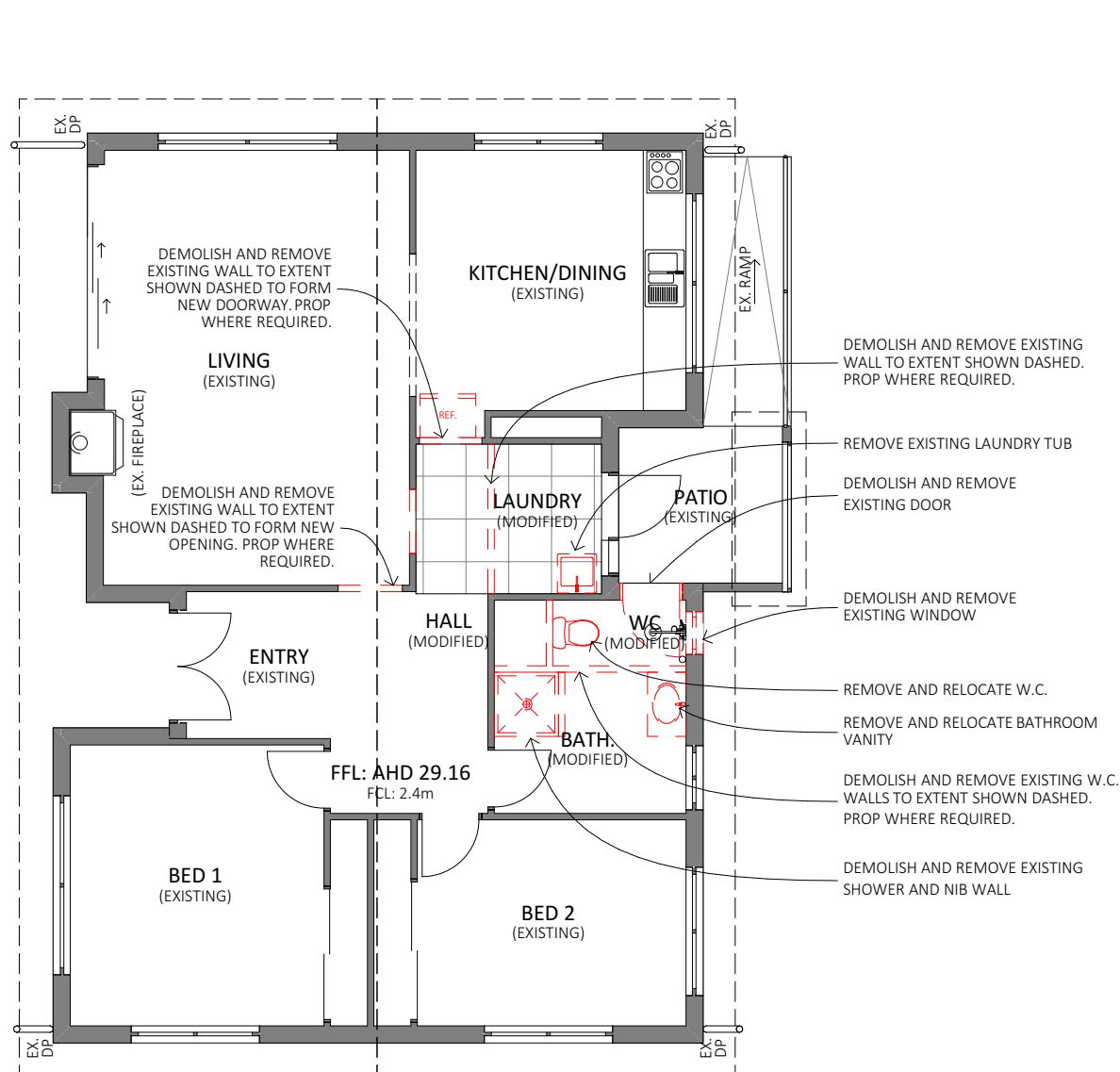
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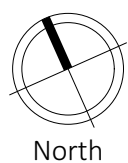
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DEMOLITION PLAN- UNIT 1

SCALE 1:100
0 1000 2000 3000 4000 5000



FLOOR PLAN- UNIT 1

SCALE 1:100
0 1000 2000 3000 4000 5000

KEY:	
	NEW WALL
	WALL TO BE REMOVED
	EXISTING/UNMODIFIED



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FLOOR PLANS -
UNIT 1

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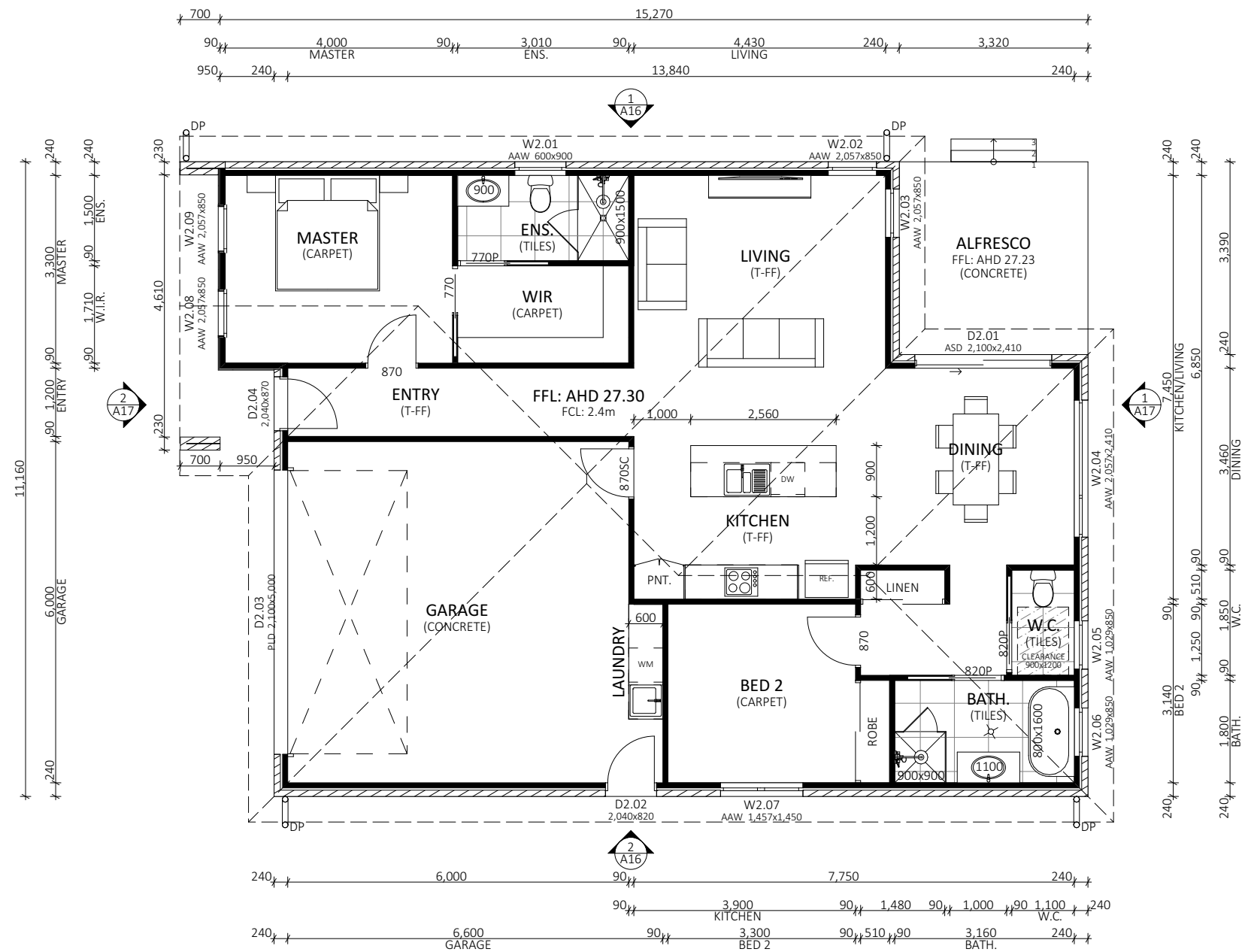
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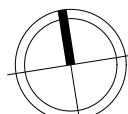
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FLOOR PLAN UNIT 2

SCALE 1:100

0

1000

2000

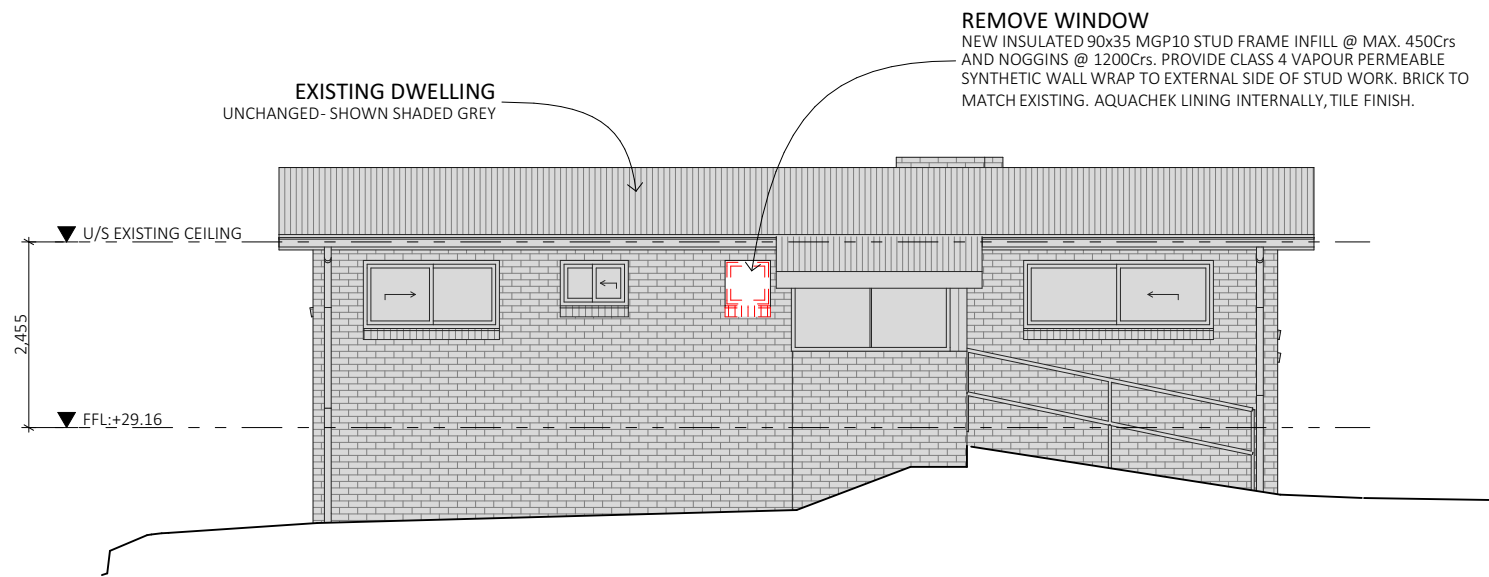
3000

4000

5000

Project North

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1
A12

EASTERN ELEVATION- UNIT 1

SCALE 1:100
0 1000 2000 3000 4000 5000



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DRAWING
ELEVATION
EASTERN - UNIT
1

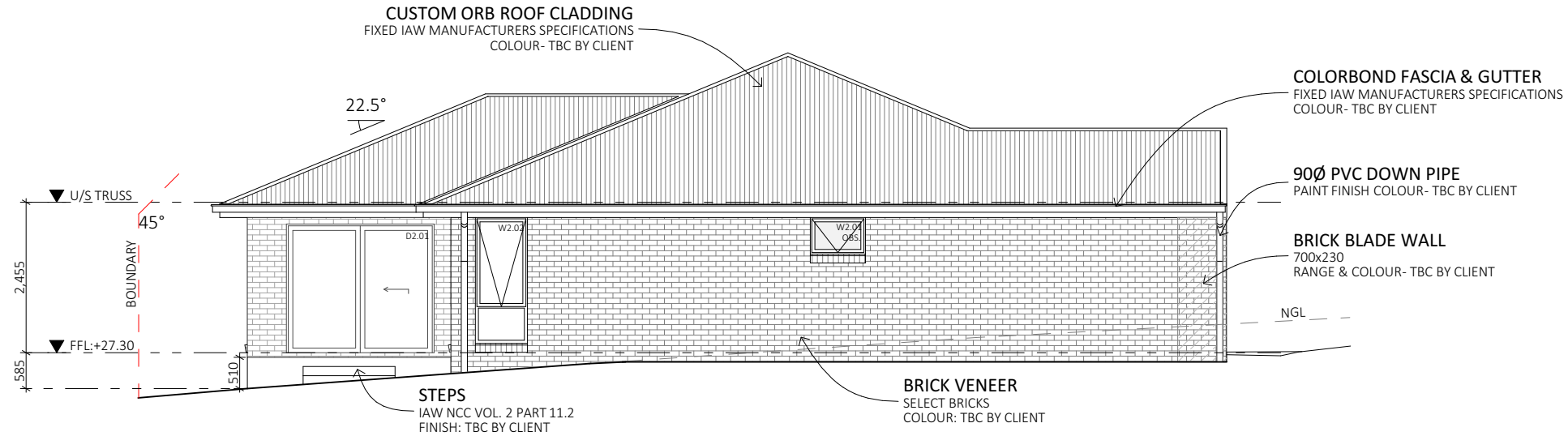
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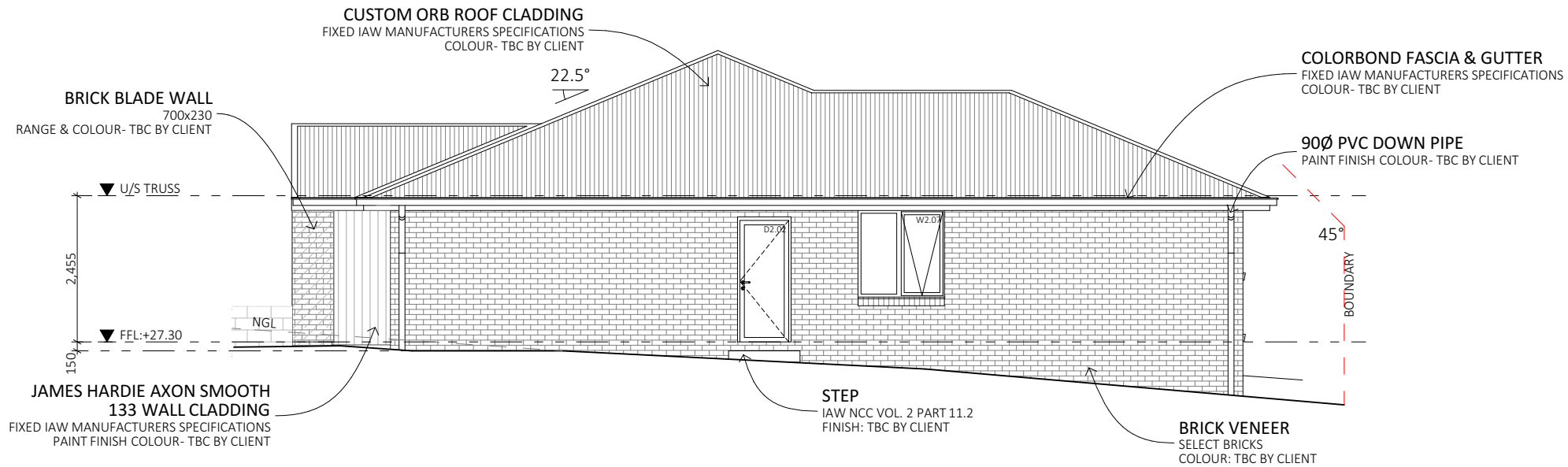
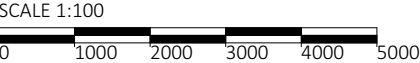
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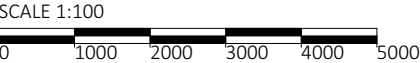
1
A13

NORTHERN ELEVATION- UNIT 2



2
A13

SOUTHERN ELEVATION- UNIT 2



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ELEVATIONS**
NTH-STH - UNIT 2

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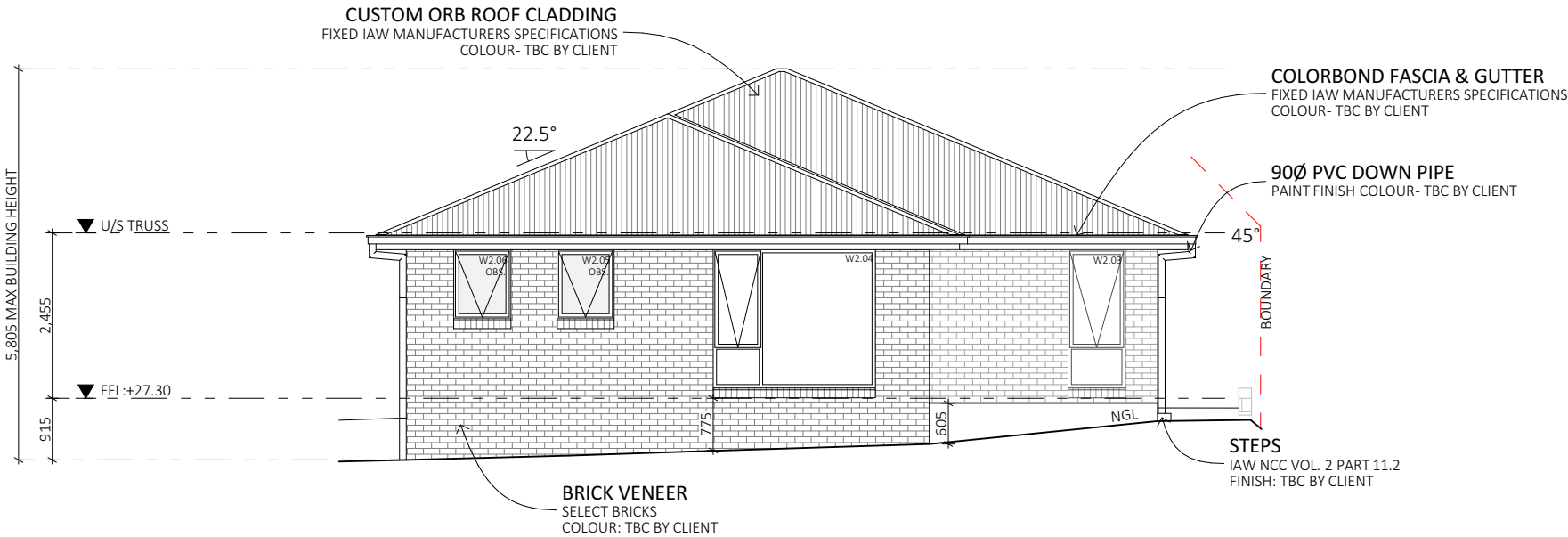
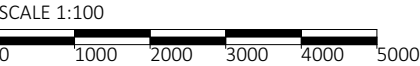
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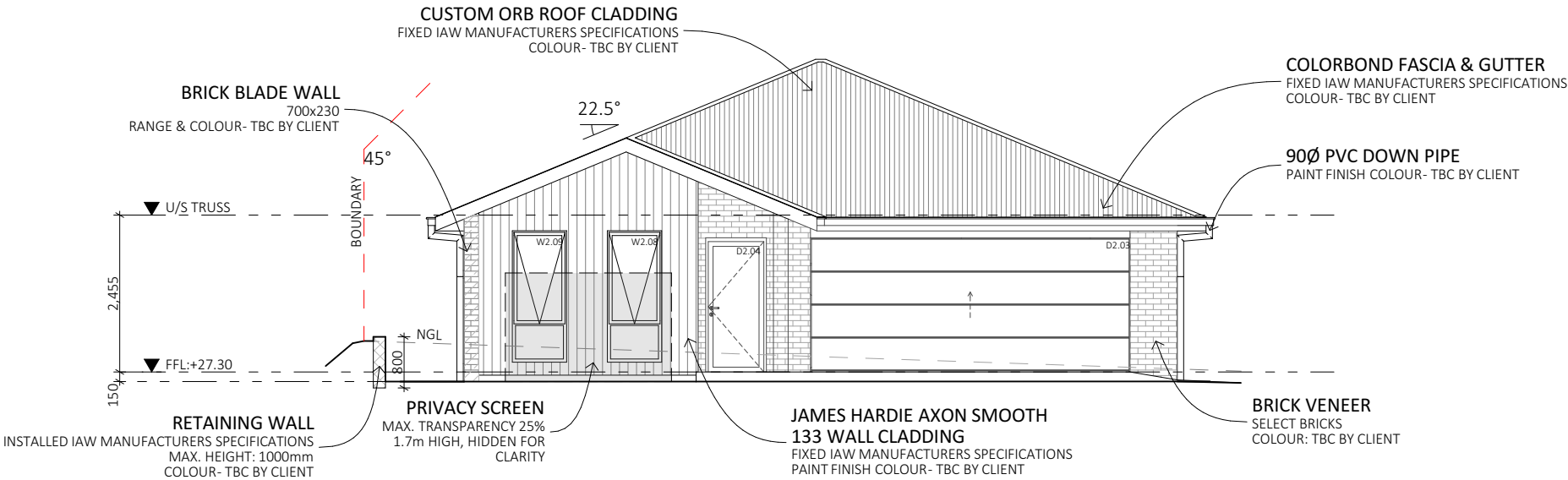
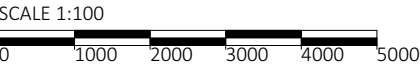
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A13

EASTERN ELEVATION- UNIT 2



2
A13

WESTERN ELEVATION- UNIT 2



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EST-WST - UNIT 2

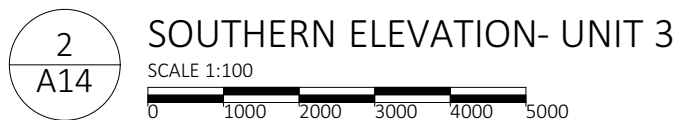
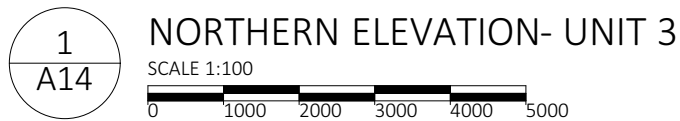
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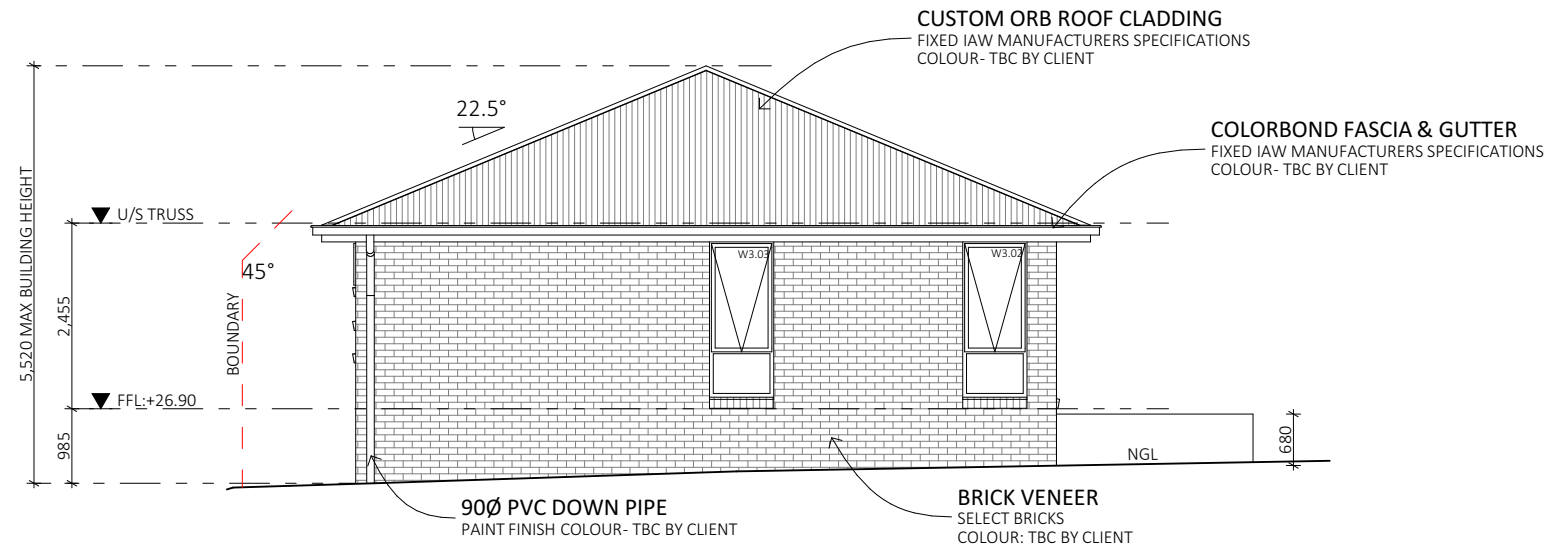
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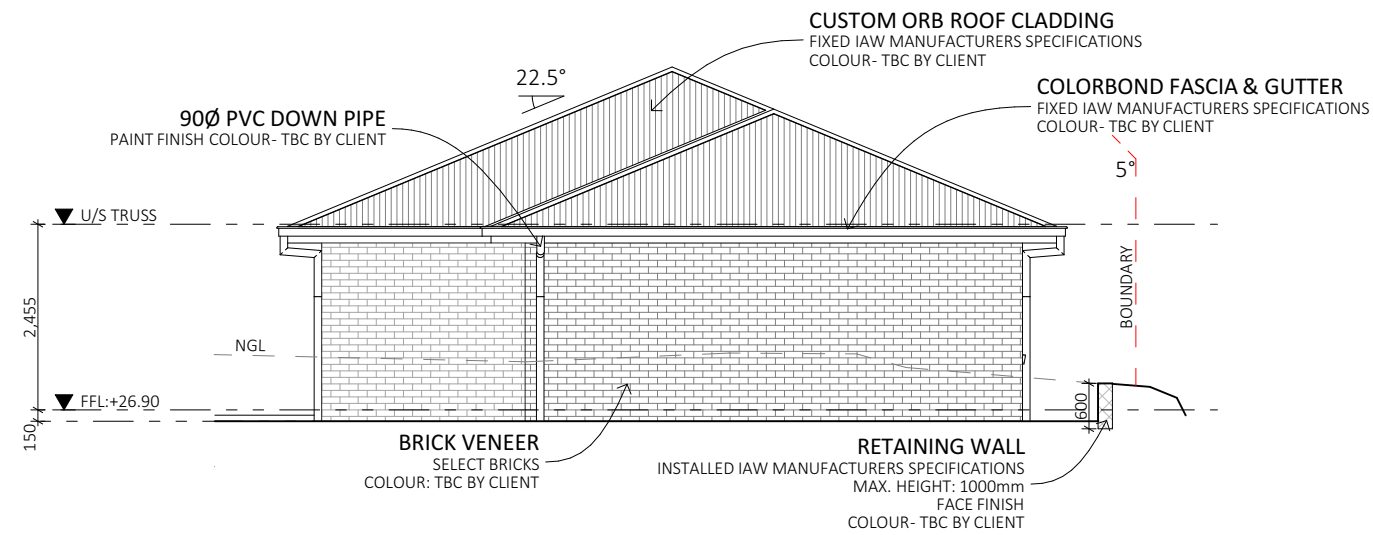
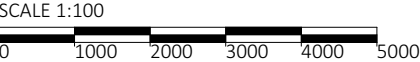
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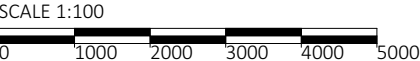
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A14

EASTERN ELEVATION- UNIT 3



2
A14

WESTERN ELEVATION- UNIT 3



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