

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2026185

Assess No: A13955

PID No: 9282979

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:

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Ø

*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) Gavin & Elise Lemon

Location / Address: 100 Eiger Court, Grindelwald TAS 7277

Title Reference: 189241/13

Zone(s): Low Density Residential

Existing Development/Use: Vacant

Existing Developed Area: Area 0.00 m²

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 Dwelling & Shed

New or Additional Area: Area 558.24 m²

Estimated construction cost of the proposed development: \$ 900,000.00

Building Materials:

Wall Type: Brick/FC	Colour: TBC
Roof Type: Steel	Colour: TBC

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:

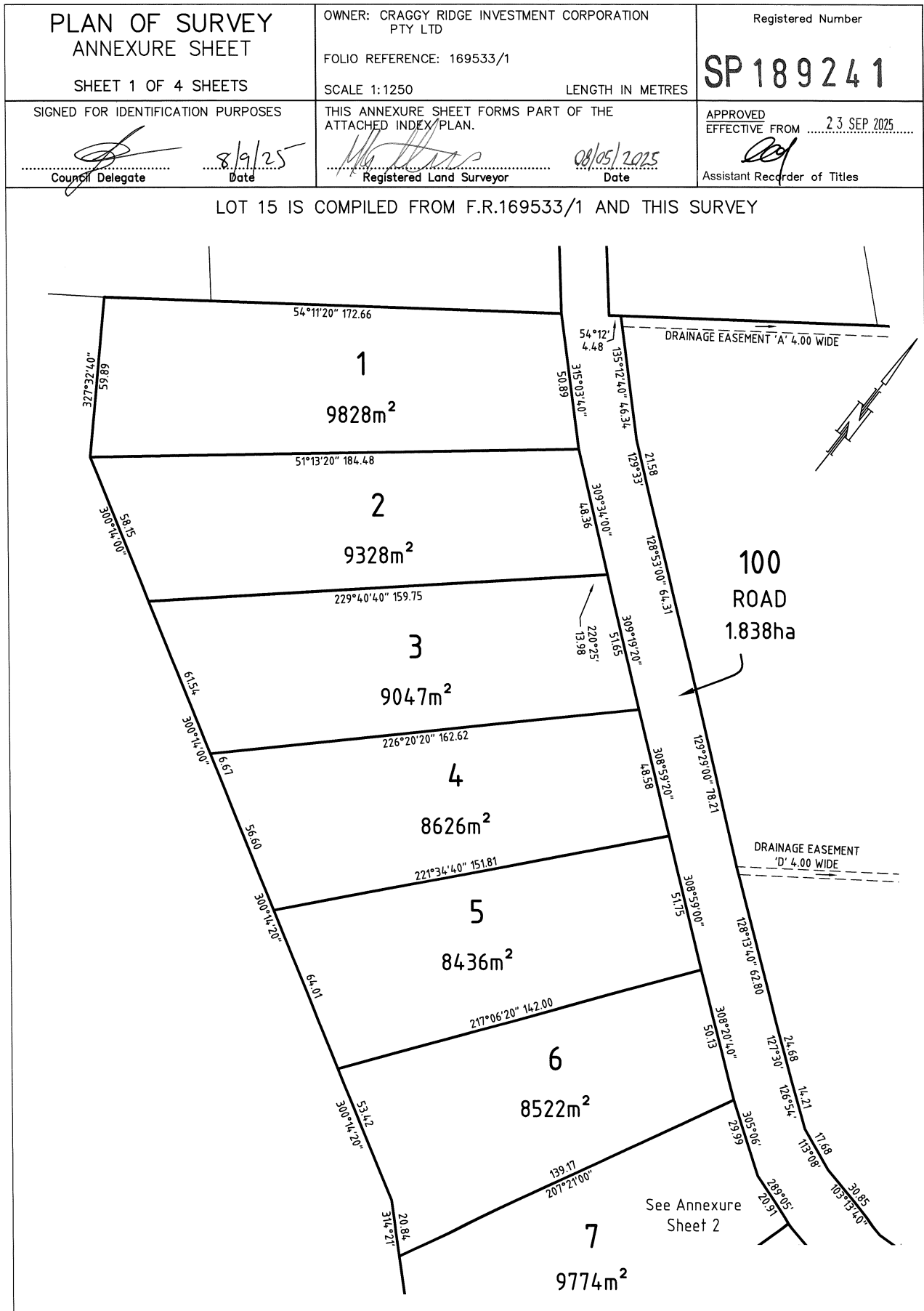
As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Name (print)

Signed

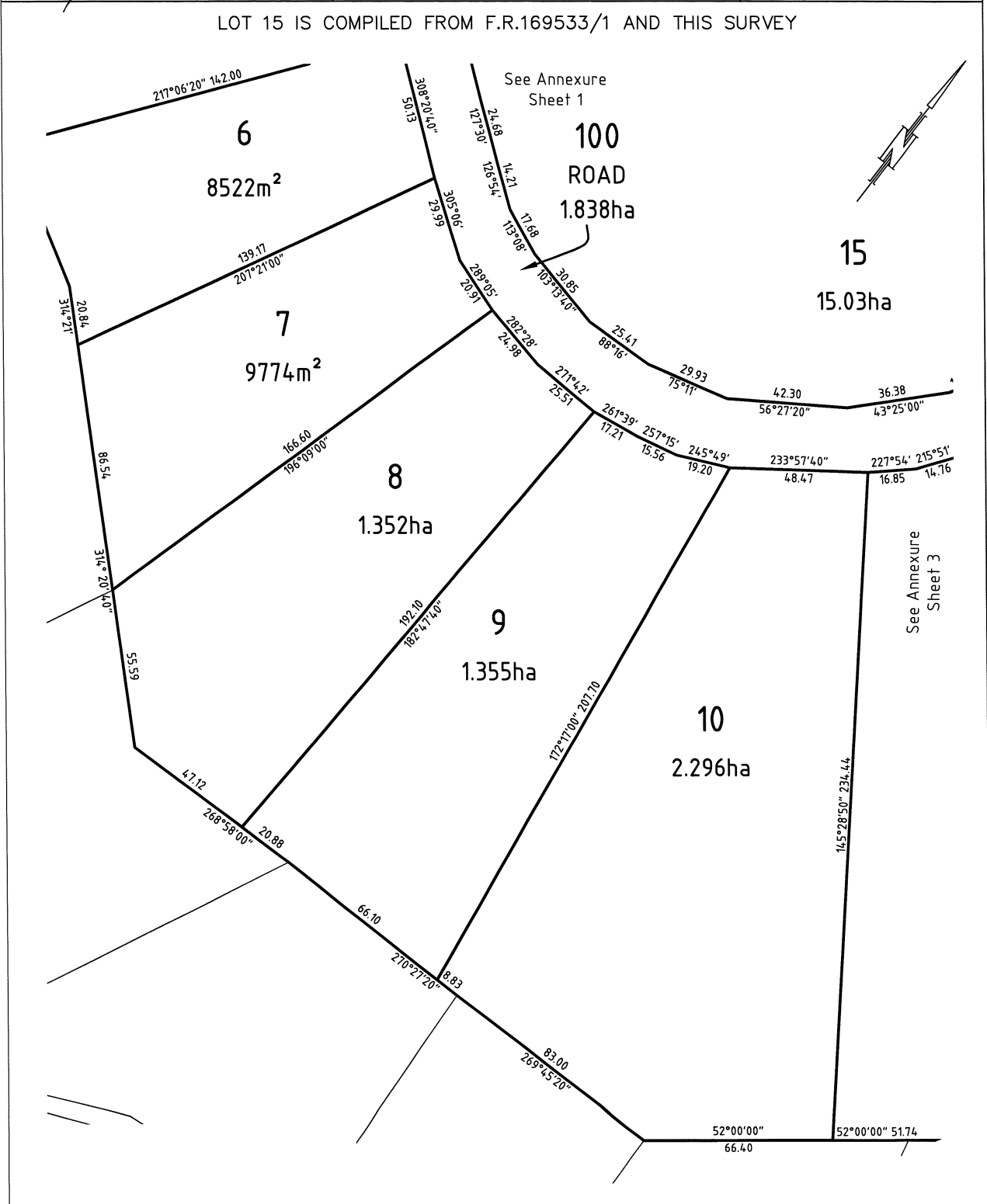
Date

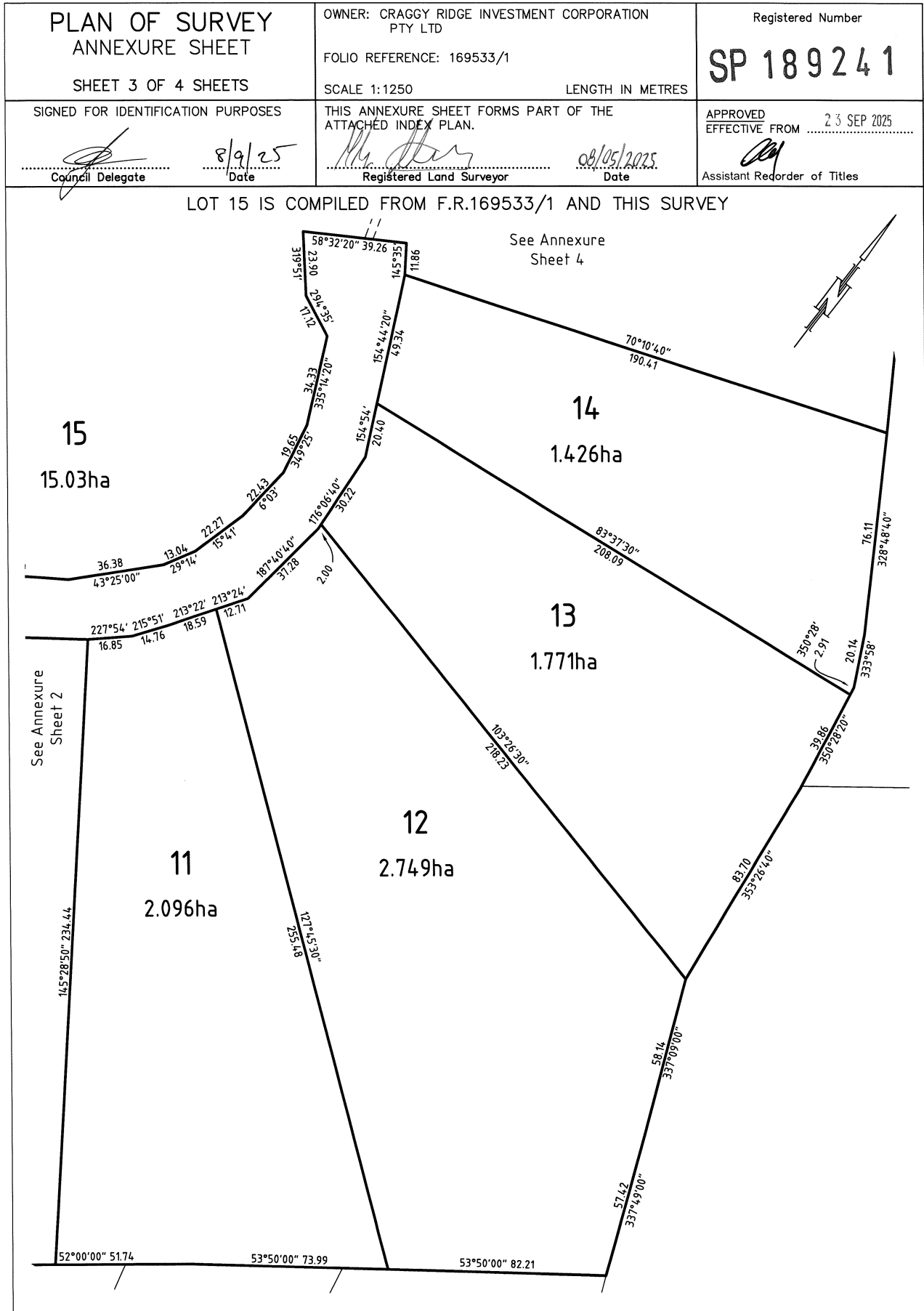
OWNER : CRAGGY RIDGE INVESTMENT CORPORATION PTY LTD FOLIO REFERENCE : F.R. 169533/1 GRANTEE : PART OF 800 ACRES GRANTED TO JOSIAS MCALLEN.	PLAN OF SURVEY BY SURVEYOR: M.R. HEATLEY of OPDA SURVEYORS, ENGINEERS & PLANNERS 3/23 BRISBANE STREET, LAUNCESTON LOCATION: LAND DISTRICT OF DEVON PARISH OF ST MICHAELS SCALE 1:4000 LENGTHS IN METRES	REGISTERED NUMBER SP189241 APPROVED EFFECTIVE FROM 23 SEP 2025 <i>[Signature]</i> Assistant Recorder of Titles
PRIORITY FINAL PLAN SURVEYORS REF: 48697 ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		
LOT 15 IS COMPILED FROM F.R.169533/1 AND THIS SURVEY A: DRAINAGE EASEMENT 'A' 4.00 WIDE B: DRAINAGE EASEMENT 'B' 4.00 WIDE C: DRAINAGE EASEMENT 'C' 4.00 WIDE & VARIABLE WIDTH D: DRAINAGE EASEMENT 'D' 3.00 WIDE F: DRAINAGE EASEMENT 'F' 4.00 WIDE G: DRAINAGE EASEMENT 'G' 3.00 WIDE H: DRAINAGE EASEMENT 'H' 10.00 WIDE		
<i>[Signature]</i> Registered Land Surveyor 08/05/2025 Date <i>[Signature]</i> Council Delegate 8/9/25 Date		

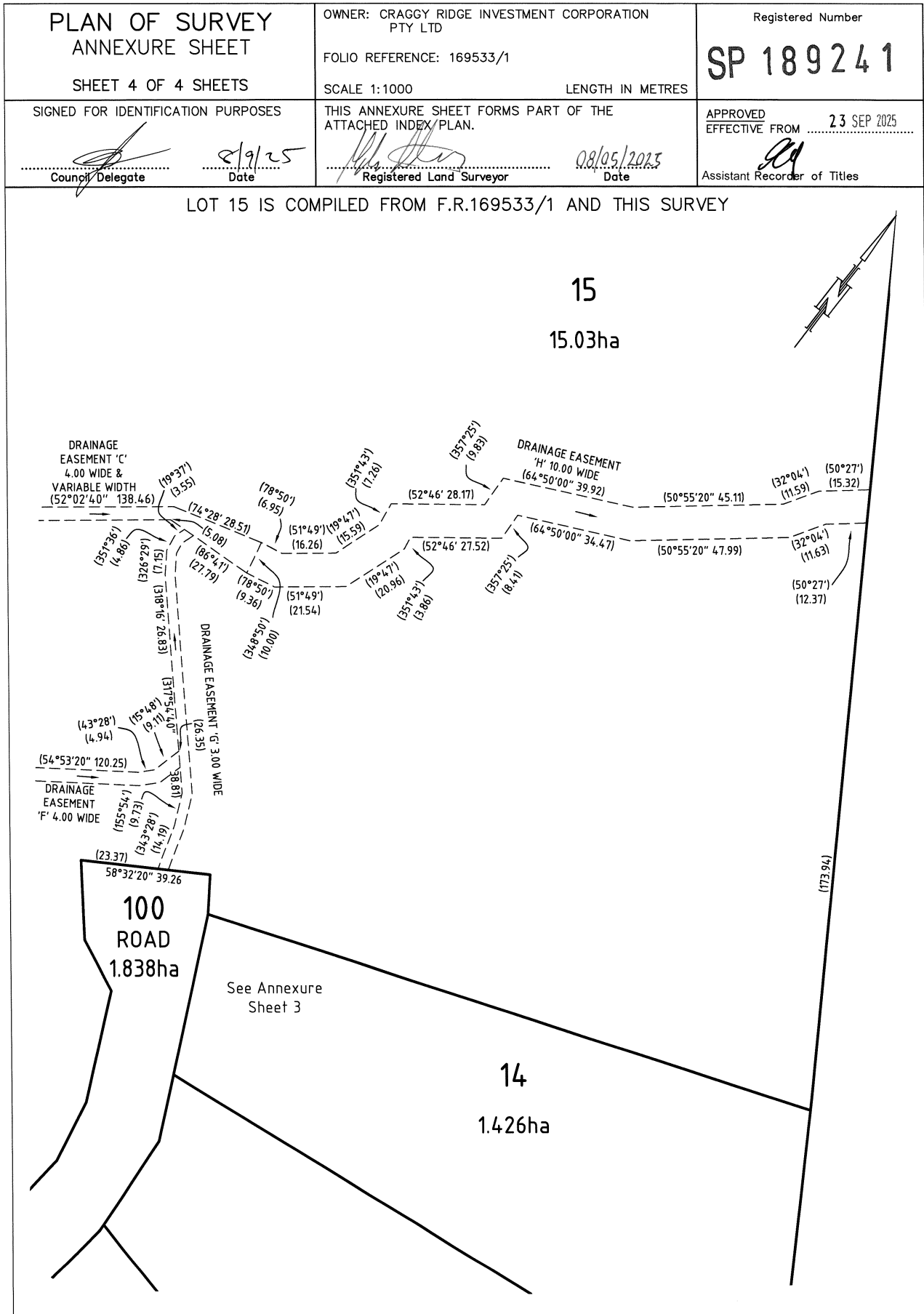


PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 4 SHEETS	OWNER: CRAGGY RIDGE INVESTMENT CORPORATION PTY LTD FOLIO REFERENCE: 169533/1 SCALE 1:1250 LENGTH IN METRES	Registered Number SP189241
SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> 8/9/25 Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> 08/05/2025 Registered Land Surveyor Date	APPROVED EFFECTIVE FROM 23 SEP 2025 <i>[Signature]</i> Assistant Recorder of Titles

LOT 15 IS COMPILED FROM F.R.169533/1 AND THIS SURVEY







SCHEDULE OF EASEMENTS	Registered Number SP 189241
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 2 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 15 on the plan is subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'A' 4.00 WIDE" shown passing through Lot 15 on the plan.

Lot 15 on the plan is subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'B' 4.00 WIDE" shown passing through Lot 15 on the plan.

Lot 15 on the plan is subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'C' 4.00 WIDE & VARIABLE WIDTH" shown passing through Lot 15 on the plan.

Lot 15 on the plan is subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'D' 3.00 WIDE" shown passing through Lot 15 on the plan.

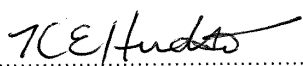
Lot 15 on the plan is subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'F' 4.00 WIDE" shown passing through Lot 15 on the plan.

Lot 15 on the plan is subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'G' 3.00 WIDE" shown passing through Lot 15 on the plan.

Lot 15 on the plan is subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'H' 10.00 WIDE" shown passing through Lot 15 on the plan.

COVENANTS

Those parts of Lots 15 and 100 on the plan formerly comprised in Lots 9 and 15 on Sealed Plan 106310 are affected by the restrictive covenants more particularly set forth in SP51549 and SP106310.


Kenneth Ernest Hudson – Director


David John Vautin - Director

(USE ANNEXURE PAGES FOR CONTINUATION)

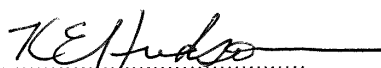
SUBDIVIDER: Craggy Ridge Investment Corporation Pty Ltd FOLIO REF: Volume 169533 Folio 1 SOLICITOR & REFERENCE: Penny Sproal - PS:248278	PLAN SEALED BY: West Tamar Council DATE: <u>8/9/25</u> <u>PA2020105</u> REF NO.	 Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.		

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 189241
SUBDIVIDER: Craggy Ridge Investment Corporation Pty Ltd FOLIO REFERENCE: Volume 169533 Folio 1	

FENCING COVENANT

The Owner of each lot on the Plan covenants with the Vendor (Craggy Ridge Investment Corporation Pty Ltd) that the Vendor shall not be required to fence.

EXECUTED by Craggy Ridge Investment Corporation Pty Ltd (ACN 165 719 746) being the registered proprietor of the land comprised in folio of the Register Volume 169533 Folio 1 pursuant to Section 127 of the Corporations Act 2001:


.....
Kenneth Ernest Hudson – Director


.....
David John Vautin - Director

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



PROPOSED DWELLING & SHED,
100 EIGER COURT,
GRINDELWALD, 7277.



DRAWING #	DRAWING
A01	COVER PAGE
A02	SITE PLAN 1:500
A03	SITE PLAN 1:200
A04	FLOOR PLAN
A05	EXTERNAL SERVICES
A06	ELEVATIONS NTH-STH
A07	ELEVATIONS EST-WST
A08	PERSPECTIVES

CLASSIFICATIONS OF BUILDINGS		COUNCIL		ZONE	
CLASSES 1A & 10A		WEST TAMAR		LOW DENSITY RESIDENTIAL	
AREAS	(m²)	LAND TITLE REFERENCE	189241/13	ENERGY STAR RATING	TBC
DWELLING	298.21	PROPERTY ID	3601231	CLIMATE ZONE	7
DECK 1	74.59	LOT SIZE (ha)	1.771	ALPINE AREA	N/A
DECK 2	10.58	BAL RATING	TBC	CORROSION ENV'	LOW
PORCH	4.86	DESIGN WIND CLASS	TBC	SITE HAZARDS	BUSHFIRE LANDSLIP
SHED	170.00	SOIL CLASSIFICATION	TBC		
		PLANNING OVERLAY	BUSHFIRE-PRONE AREAS, LOW LANDSLIP HAZARD BAND, MEDIUM LANDSLIP HAZARD BAND & PRIORITY VEGETATION AREA		

	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENTS: GAVIN & ELISE LEMON	DRAWING COVER PAGE	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	
		SITE ADDRESS: 100 EIGER COURT, GRINDELWALD, 7277.		SIGNATURE:	DATE:
				SIGNATURE:	DATE:

ATTACHMENTS

101263 SHED DOCUMENTATION

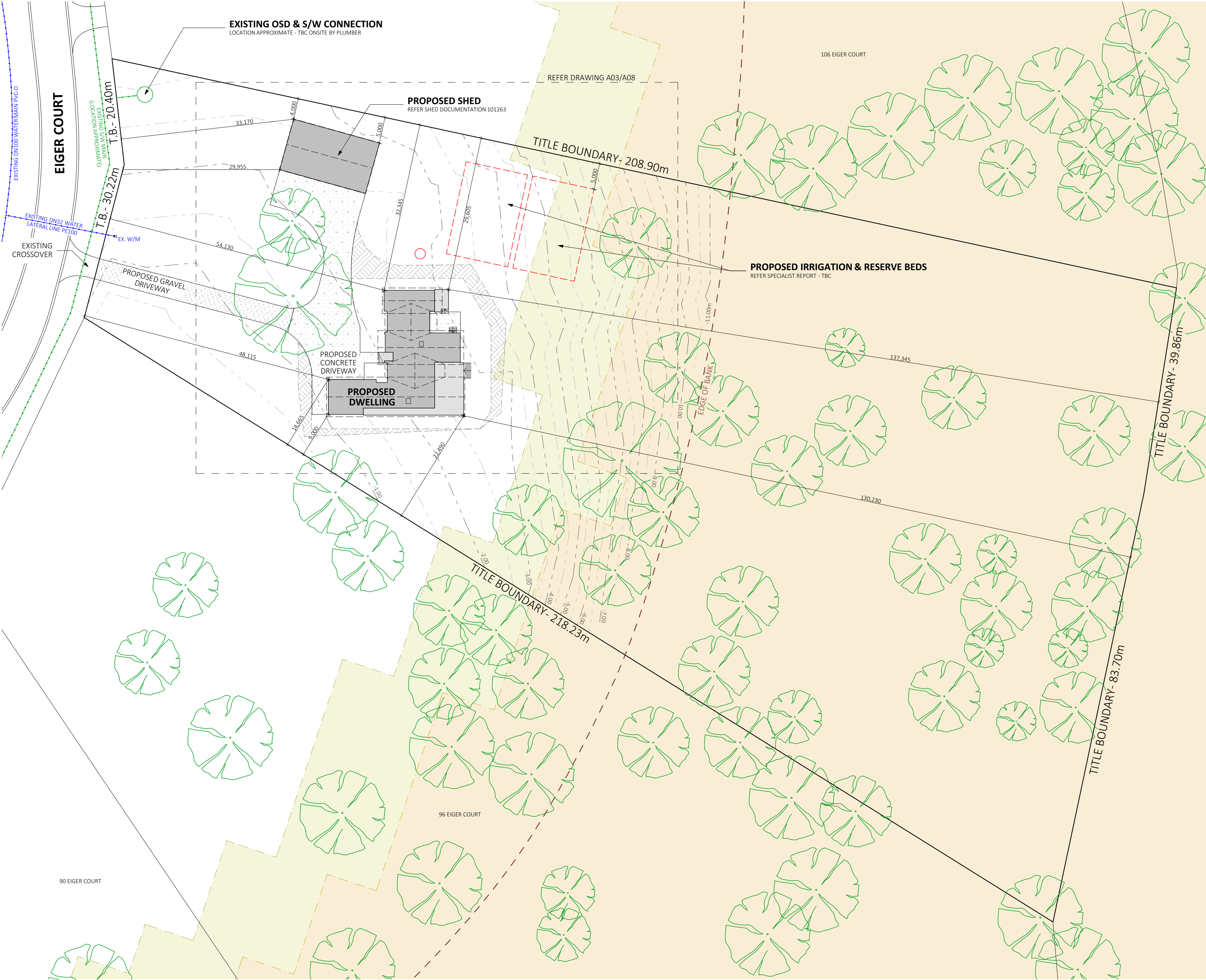
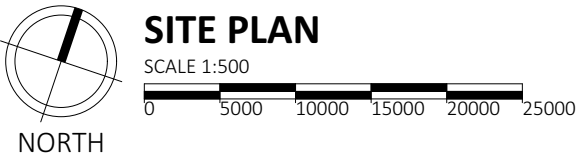


LOCALITY PLAN
NOT TO SCALE

NOTE:
NO VEGETATION TO BE REMOVED
TOTAL SITE IMPERVIOUS AREA 1000.00m²

KEY:	
	LOW LANDSLIP HAZARD BAND
	MEDIUM LANDSLIP HAZARD BAND

AREA	m ²
DWELLING	298.21
DECK 1	74.59
DECK 2	10.58
PORCH	4.86
SHED	170.00



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DRAWING
SITE PLAN 1:500

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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	EGRC13
R1	03/07/2026	FOR PLANNING	DRAWN	S.B.	DRAWING	A02 2 OF 8
R2	06/07/2026	FOR PLANNING				
R3	20/07/2026	PLANNING RFI	CHECKED	M.L.	PAGE SIZE	A2
R4	29/07/2026	DRIVEWAY UPDATE				

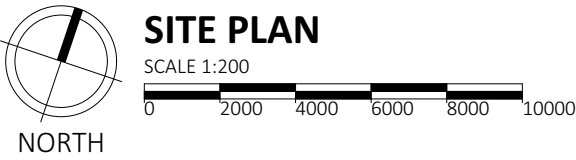


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NOTE:
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DRAWING
SITE PLAN 1:200

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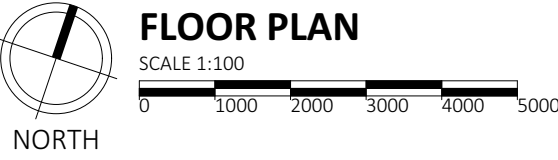
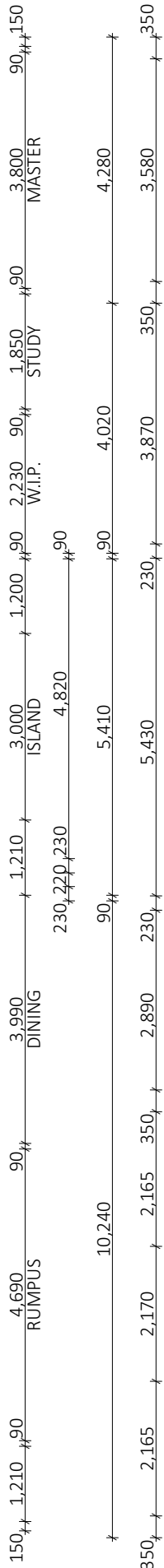
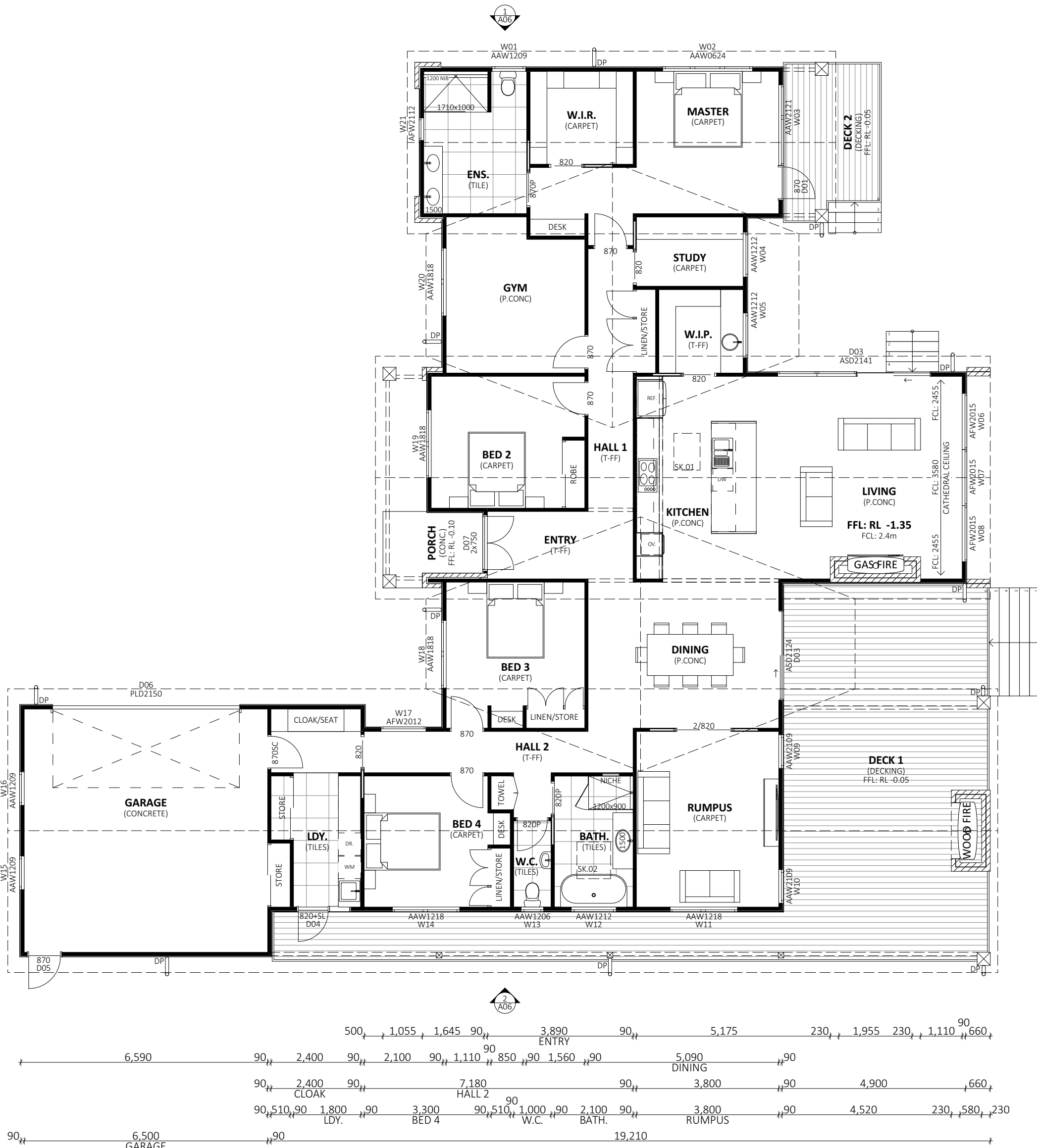
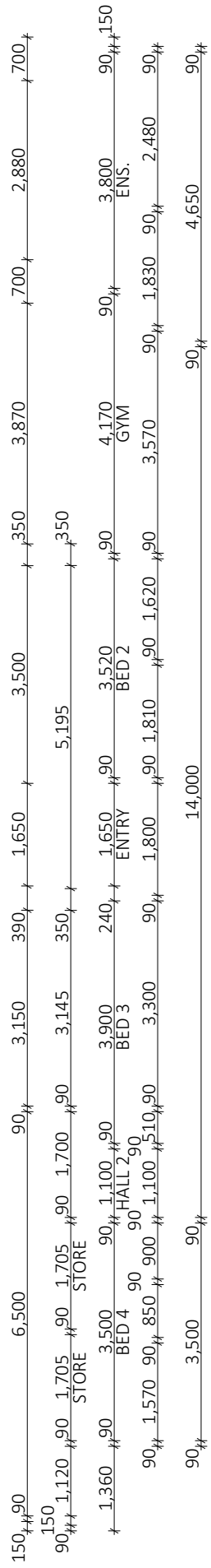
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R2	06/07/2026	FOR PLANNING				
R3	20/07/2026	PLANNING RFI	CHECKED	M.L.	PAGE SIZE	A2
R4	29/07/2026	DRIVEWAY UPDATE				



	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au		CLIENTS: GAVIN & ELISE LEMON	DRAWING FLOOR PLAN	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.		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	EGRC13
	R1	03/07/2026	FOR PLANNING		DRAWN	S.B.		DRAWING	A04 4 OF 8					
	R2	06/07/2026	FOR PLANNING											
	R3	20/07/2026	PLANNING RFI											
	R4	29/07/2026	DRIVEWAY UPDATE		CHECKED	M.L.		PAGE SIZE	A2					

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
X	EXTERNAL TAP
P	DRAINAGE PIT (450 x 450mm)
DP	DOWNSPIPE (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 DOWNPINES.

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

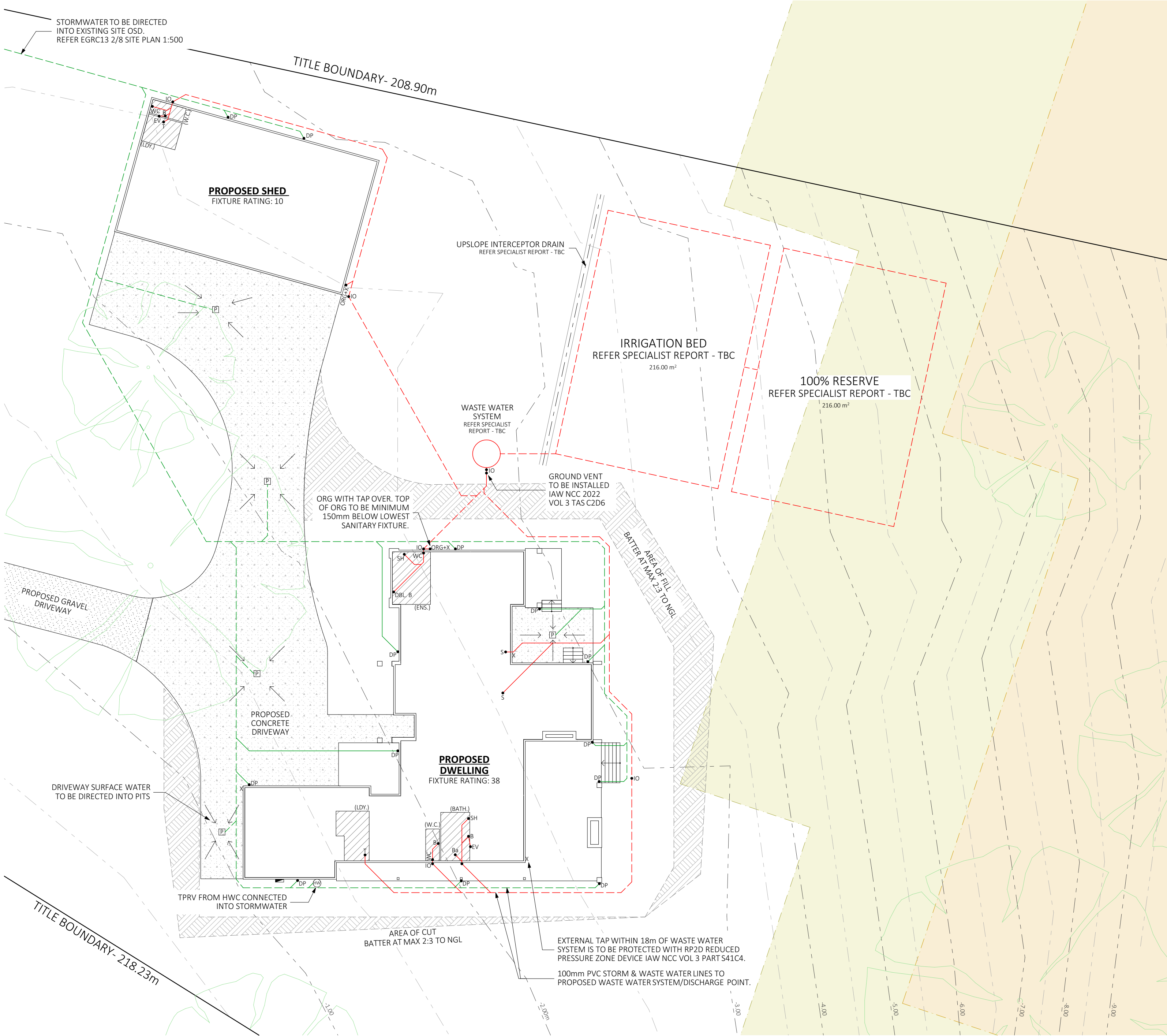
HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

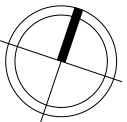
- 1. INTERNAL PIPING**
a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS-
i) WITHIN AN UNVENTILATED WALL SPACE
ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS; OR
iii) BETWEEN CEILING INSULATION AND A CEILING
MUST HAVE A MINIMUM R-VALUE OF 0.2

- 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.





NORTH

EXTERNAL SERVICES PLAN

SCALE 1:200

0 2000 4000 6000 8000 10000



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CLIENTS:
GAVIN & ELISE LEMON

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DRAWING
EXTERNAL
SERVICES

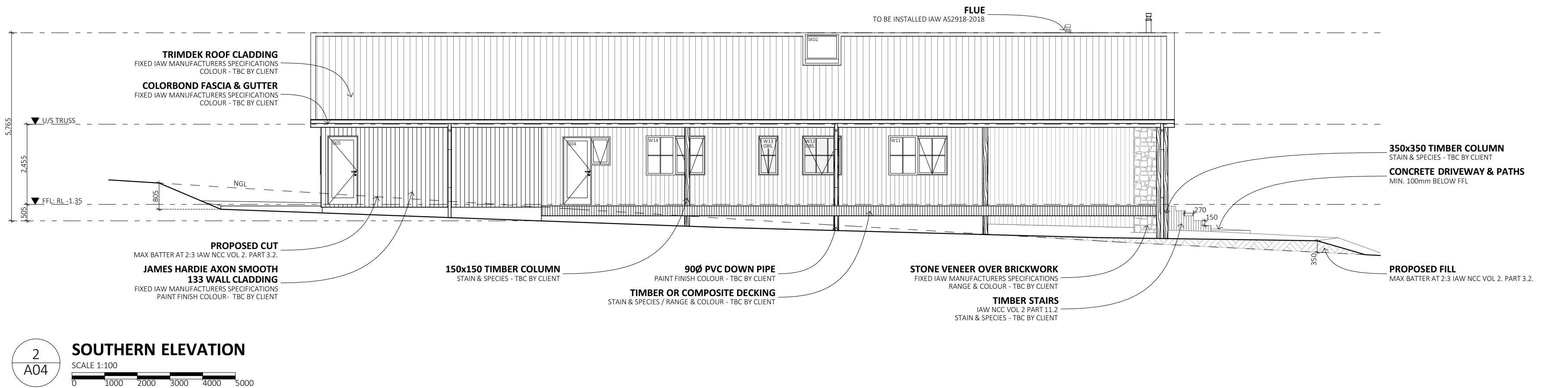
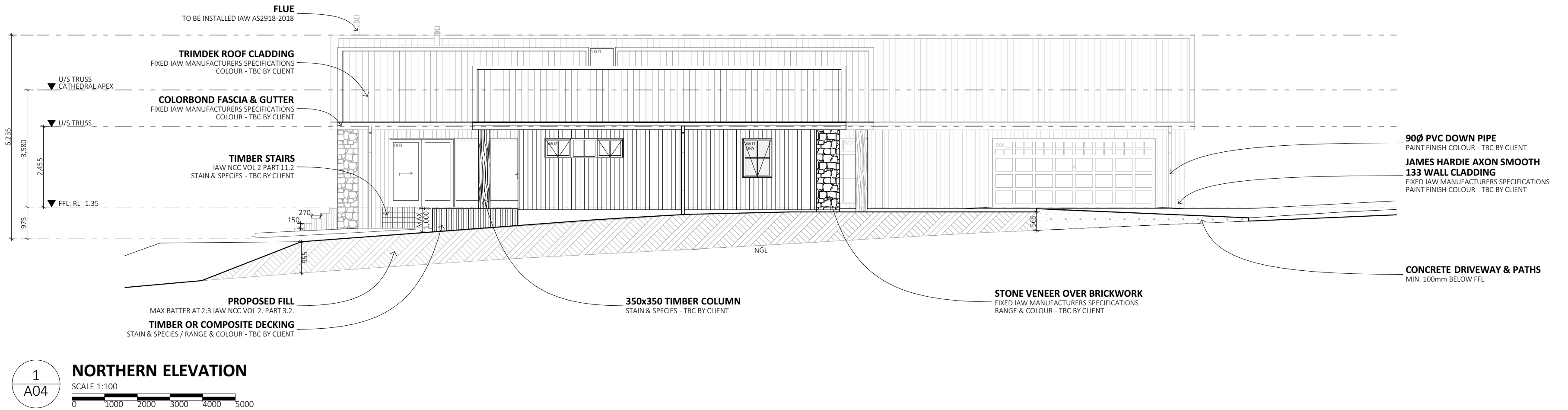
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R2	06/07/2026	FOR PLANNING				
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**DRAWING
ELEVATIONS
NTH-STH**

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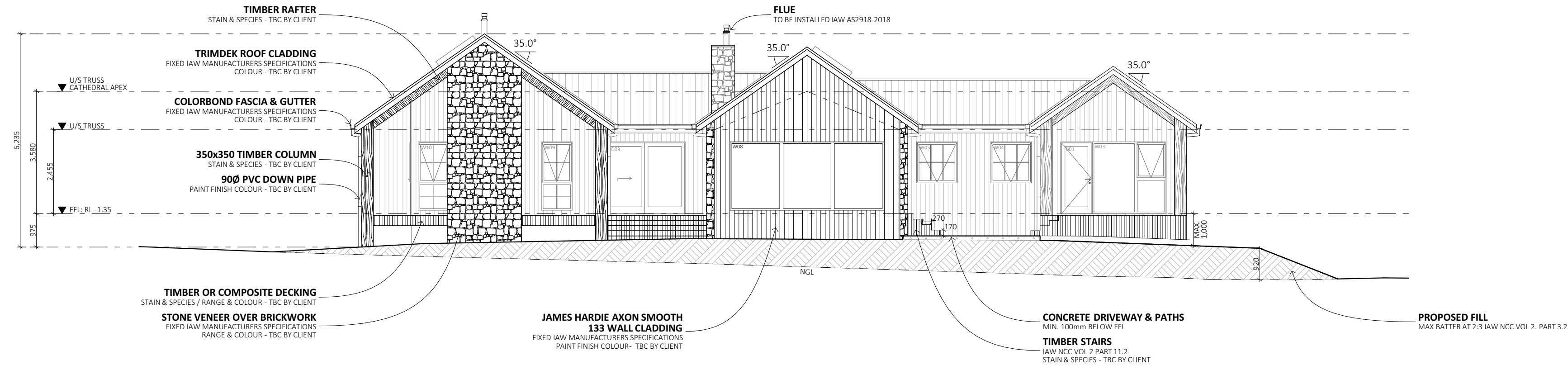
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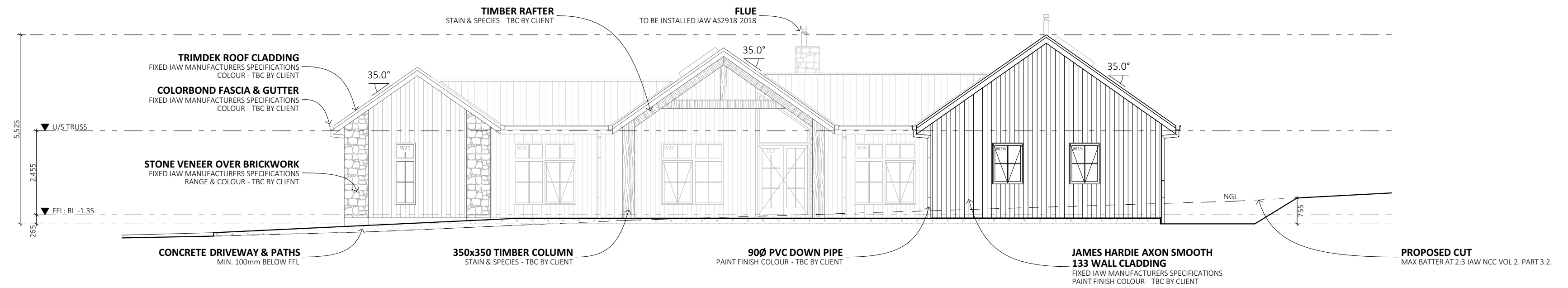
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R3	20/07/2026	PLANNING RFI	CHECKED	M.L.	PAGE SIZE	A2
R4	29/07/2026	DRIVEWAY UPDATE				



1
A04
EASTERN ELEVATION
SCALE 1:100
0 1000 2000 3000 4000 5000



2
A04
WESTERN ELEVATION
SCALE 1:100
0 1000 2000 3000 4000 5000



NOTE:
ARTIST IMPRESSIONS ARE FOR **ILLUSTRATIVE PURPOSES ONLY**. THEY ARE NOT TO SCALE AND SHOULD NOT BE RELIED UPON AS AN EXACT REPRESENTATION. SURROUNDING CONTEXT HAS BEEN REMOVED OR ALTERED FOR CLARITY.



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CLIENTS:
GAVIN & ELISE LEMON

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GRINDELWALD, 7277.

**DRAWING
PERSPECTIVES**

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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	EGRC13
R1	03/07/2026	FOR PLANNING	DRAWN	S.B.	DRAWING	A08 8 OF 8
R2	06/07/2026	FOR PLANNING				
R3	20/07/2026	PLANNING RFI	CHECKED	M.L.	PAGE SIZE	A08
R4	29/07/2026	DRIVEWAY UPDATE				