Eden Street
Riverside Tasmania 7250
Telephone: (03) 6323 9300
Facsimile: (03) 6323 9349

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY		
	Application Number	PA2026328
	Assess No:	A5399
	PID No:	7406556

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.

WEST TAMAR COUNCIL

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)*	BRETT SCOTT-AITKEN
Location / Address:	132 JAY DEE ROAD, GLENGARRY
Title Reference:	31843/1
Zone(s):	RURAL LIVING
Existing Development/Use:	RESIDENTIAL DWELLING
Existing Developed Area:	Area 376m^2

DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: ☑	Visitor Accommodation: ☐	Commercial: ☐	Other: ☐
	Description of Use: RESIDENTIAL WITH 2x FARM SHEDS			

Development Type:	Building work: ☑	Demolition: ☐	Subdivision: ☐	Other: ☐
	Description of development: PROPOSED MULTIPLE 7b FARM SHEDS			

New or Additional Area:	Area 468m^2	
Estimated construction cost of the proposed development:	$ 150,000	
Building Materials:	Wall Type: METAL	Colour: TBC
	Roof Type: METAL	Colour: TBC

WEST TAMAR COUNCIL

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: ***(Existing)***	
Number of Employees: **(*Proposed*)**	

Type of Machinery installed:	
Details of trade waste and method of disposal:	

WEST TAMAR COUNCIL

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,*

Lyndon Stubbs		15/10/2026
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*

33-86

Owner: ~~Brian Ross Curtis &~~ Mandy Patricia Curtis

Title Reference: C.T. Vol. 2565 Fol. 20

Grantee: Part of Lot 24388, 107 acres, Henry Nash – pur.

PLAN OF SURVEY

by Surveyor R.V. Tait

of land situated in the

LAND DISTRICT OF DEVON

PARISH OF MARLAND

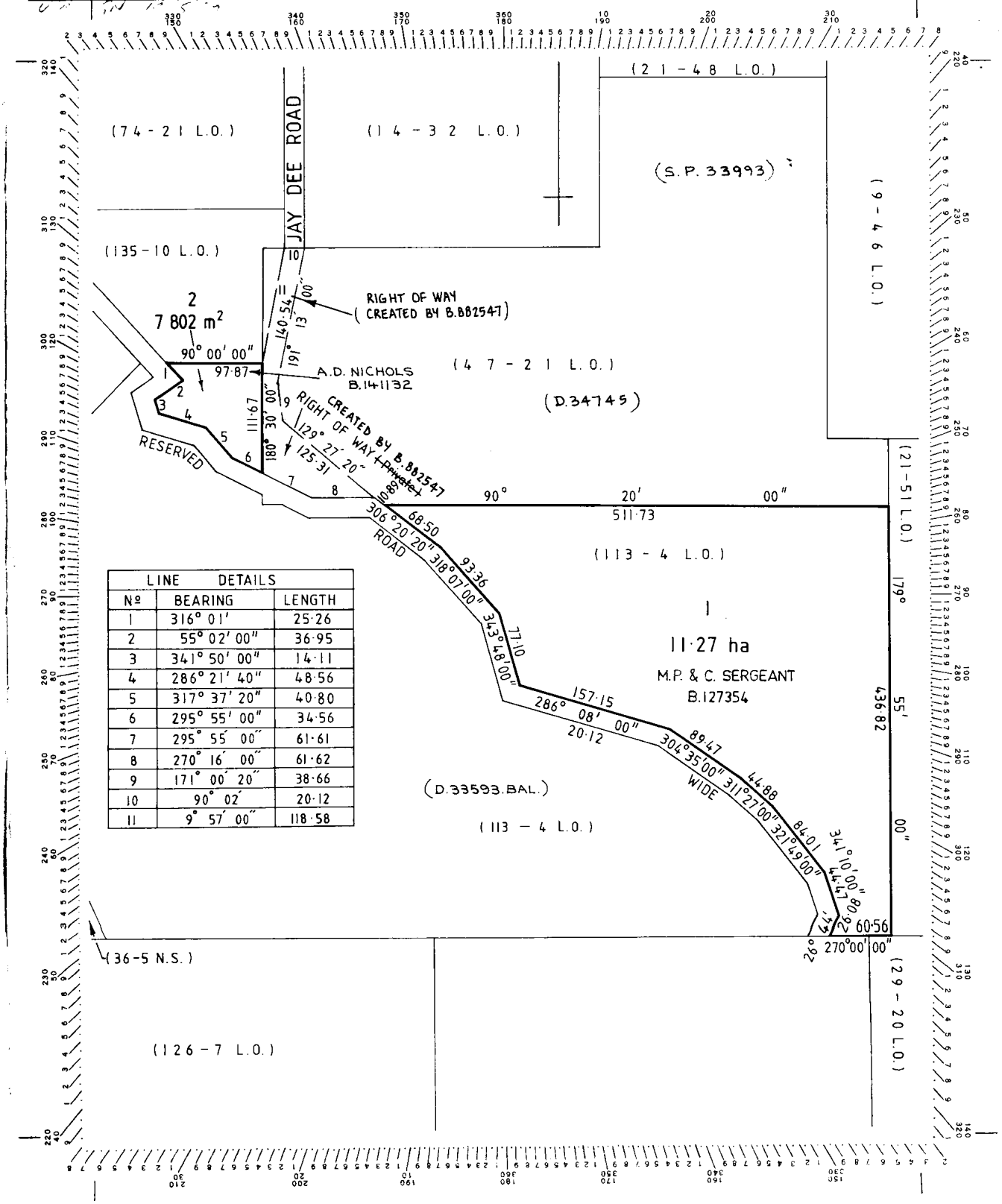
SCALE 1:4 000 MEASUREMENTS IN METRES

Registered Number: **D31843**

Approved

~~Effective from:~~ 25 AUG 1987

ACTING Recorder of Titles



LINE DETAILS		
№	BEARING	LENGTH
1	316° 01'	25·26
2	55° 02' 00"	36·95
3	341° 50' 00"	14·11
4	286° 21' 40"	48·56
5	317° 37' 20"	40·80
6	295° 55' 00"	34·56
7	295° 55' 00"	61·61
8	270° 16' 00"	61·62
9	171° 00' 20"	38·66
10	90° 02'	20·12
11	9° 57' 00"	118·58

PROPOSED MULTIPLE 7b FARM SHEDS
132 JAY DEE ROAD,
GLENGARRY, 7275.

DRAWINGS

A01	COVER PAGE
A02	LOCATION PLAN
A03	SITE PLAN
A04	SITE PLAN
A05	EXTERNAL SERVICES

CLASSIFICATION OF BUILDING		COUNCIL		ZONE	
CLASS 7b		WEST TAMAR		RURAL LIVING - ZONE D	
AREAS	(m²)	LAND TITLE REFERENCE	31843/1	ENERGY STAR RATING	N/A
PROPOSED SHED 1	252.00	PROPERTY ID	7406556	CLIMATE ZONE	7
PROPOSED SHED 2	216.00	LOT SIZE (ha)	11.27	ALPINE AREA	N/A
EXISTING DWELLING	376.41	BAL RATING	N/A	CORROSION ENV'	LOW
EXISTING TANK 1	9.62	DESIGN WIND CLASS	TBC	SITE HAZARDS	N/A
EXISTING TANK 2	9.62	SOIL CLASSIFICATION	TBC		
EXISTING TANK 3	13.20	PLANNING OVERLAY	PRIORITY VEGETATION AREA, WATERWAY AND COASTAL PROTECTION AREA, BUSHFIRE-PRONE AREAS, MEDIUM LANDSLIP HAZARD BAND, LOW LANDSLIP HAZARD BAND		
SHED DEMOLISHED	41.91				
SHED RELOCATED	33.91				

ATTACHMENTS

JODIW2609014-1	SHED 1 PLANS
JODIW2609003-1	SHED 2 PLANS

DESIGN TO LIVE
ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
BRETT SCOTT-AITKEN

SITE ADDRESS:
132 JAY DEE ROAD,
GLENGARRY, 7275.

DRAWING
COVER PAGE

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

SIGNATURE: **DATE:**

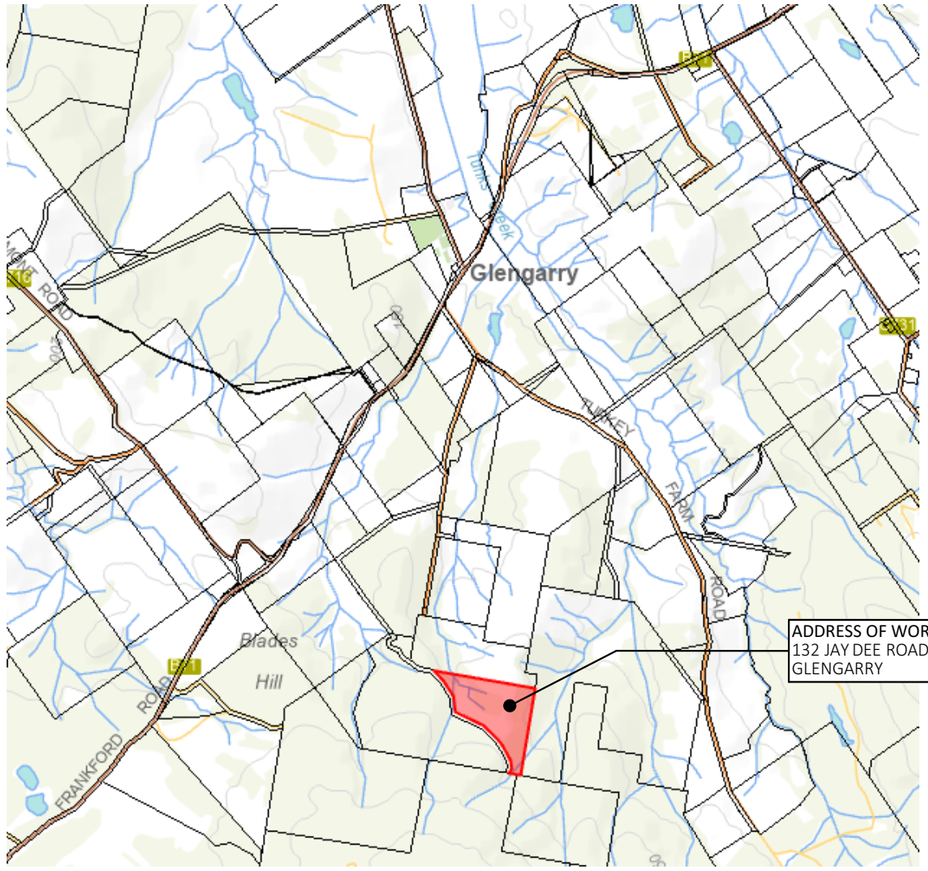
SIGNATURE: **DATE:**

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
R1	15/10/2026	FOR DA
R2	27/10/2026	DA FIR

DESIGNER	M.L.	**JOB NUMBER**	JYD132
DRAWN	L.S.	**DRAWING**	A01 1 OF 5
CHECKED	M.L.	**PAGE SIZE**	**A3**

KEY
PRIORITY VEGETATION
WATERWAY AND COASTAL PROTECTION
LANDSLIP HAZARD - LOW
LANDSLIP HAZARD - MEDIUM



LOCALITY PLAN
NOT TO SCALE

REFER DRAWING
JYD132 A03 (3 OF 5)

TITLE BOUNDARY- 511.73m

T.B.- 68.50m

T.B.- 93.36m

T.B.- 77.10m

JAY DEE ROAD T.B.- 157.15m

T.B.- 89.47m

T.B.- 44.88m

T.B.- 84.01m

T.B.- 44.47m

T.B.- 26.08m

TITLE BOUNDARY- 435.82m

TITLE BOUNDARY- 60.56m

200.00 210.00 220.00

220.00 210.00 200.00

EXISTING DAM

WTA-C7.0
NATURAL ASSETS CODE
PRIORITY VEGETATION AREA

WTA-C7.0
NATURAL ASSETS CODE
WATERWAY AND COASTAL PROTECTION

EXISTING GRAVEL DRIVEWAY

100.460
147.800
230.00
128.000
104.600
25.390
105.860
60.370
230.00

REFER DRAWING
JYD132 A04 (4 OF 5)

AREA	m²
PROPOSED SHED 1	252.00
PROPOSED SHED 2	216.00
EXISTING DWELLING	376.41
EXISTING TANK 1	9.62
EXISTING TANK 2	9.62
EXISTING TANK 3	13.20
SHED DEMOLISHED	41.91
SHED RELOCATED	33.91

NORTH

LOCATION PLAN
SCALE 1:2000
0 20000 40000 60000 80000 100000

DESIGN TO LIVE
ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
BRETT SCOTT-AITKEN

SITE ADDRESS:
132 JAY DEE ROAD,
GLENGARRY, 7275.

DRAWING
LOCATION
PLAN

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

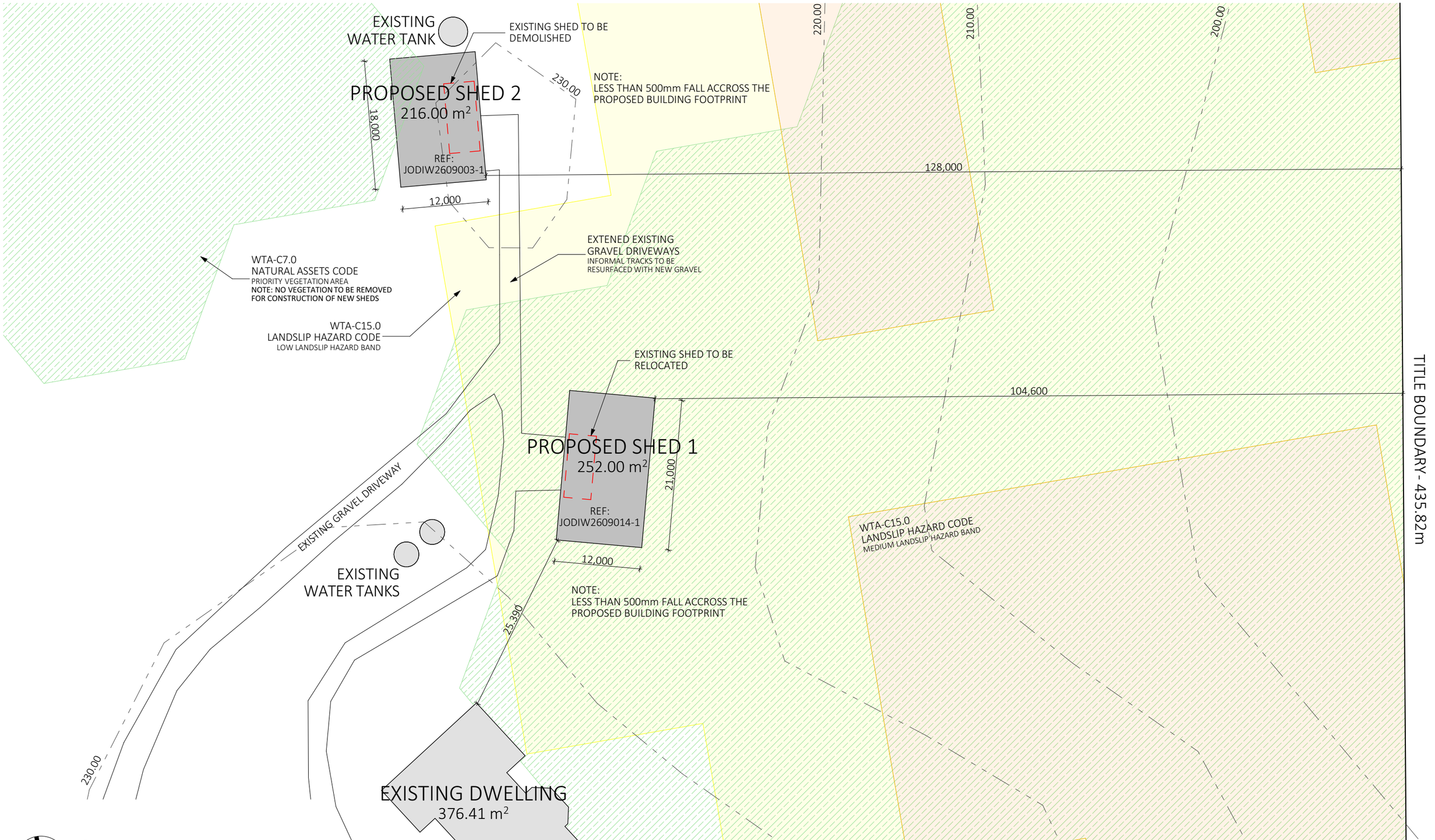
SIGNATURE: **DATE:**

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
R1	15/10/2026	FOR DA
R2	27/10/2026	DA FIR

DESIGNER	M.L.	**JOB NUMBER**	JYD132
DRAWN	L.S.	**DRAWING**	A02 2 OF 5
CHECKED	M.L.	**PAGE SIZE**	**A3**



NORTH

SITE PLAN

SCALE 1:500

0 5000 10000 15000 20000 25000

DESIGN TO LIVE
ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
BRETT SCOTT-AITKEN

SITE ADDRESS:
132 JAY DEE ROAD,
GLENGARRY, 7275.

DRAWING
SITE PLAN

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

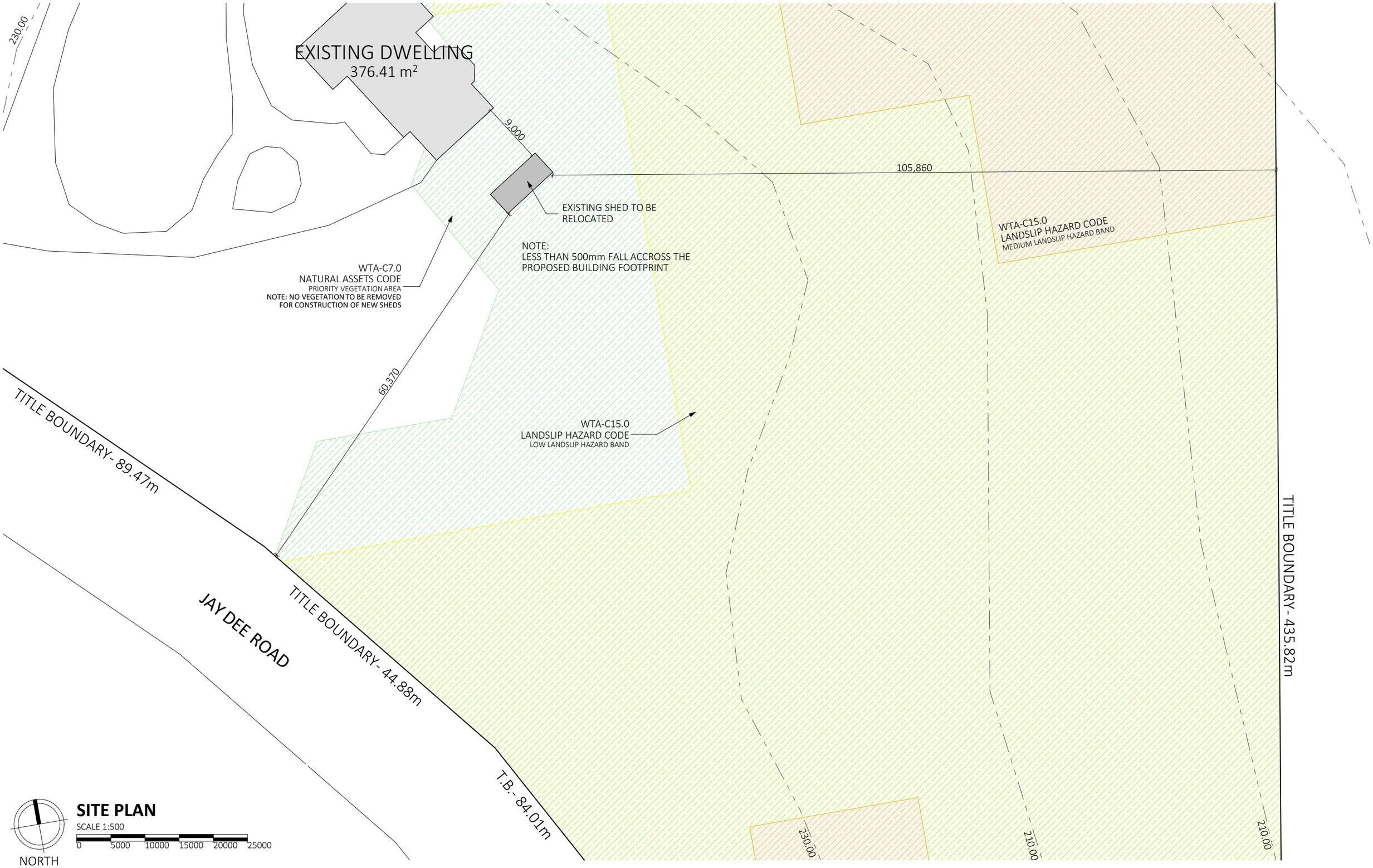
SIGNATURE: **DATE:**

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
R1	15/10/2026	FOR DA
R2	27/10/2026	DA FIR

DESIGNER	M.L.	**JOB NUMBER**	JYD132
DRAWN	L.S.	**DRAWING**	A03 3 OF 5
CHECKED	M.L.	**PAGE SIZE**	**A3**



DESIGN TO LIVE
ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
BRETT SCOTT-AITKEN

SITE ADDRESS:
132 JAY DEE ROAD,
GLENGARRY, 7275.

DRAWING
SITE PLAN

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
R1	15/10/2026	FOR DA
R2	27/10/2026	DA FIR

DESIGNER	M.L.	**JOB NUMBER**	JYD132
DRAWN	L.S.	**DRAWING**	A04 4 OF 5
CHECKED	M.L.	**PAGE SIZE**	**A3**

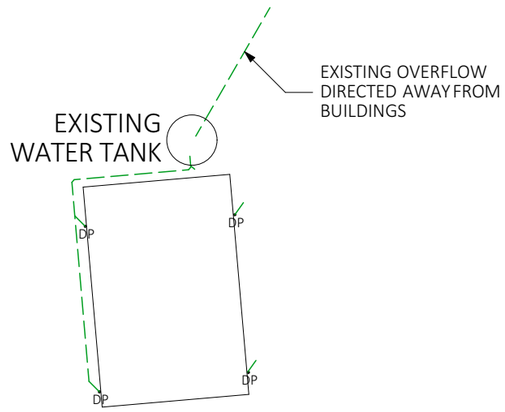
LEGEND	
B	BASIN
Ba	BATH (POP-UP PLUG WITH REMOVABLE WASTE)
S	SINK (65Ø)
T	LAUNDRY TUB (65Ø)
SH	SHOWER
WC	WATER CLOSET
FW	FLOOR WASTE
EV	VENT (THROUGH TO ROOF)
IO	INSPECTION OPENING
ORG	O/FLOW RELIEF GULLY
RE	RODDING EYE
X	EXTERNAL TAP
P	DRAINAGE PIT (357x357x452D)
DP	DOWNPIPE (90Ø)
	WET AREAS
	STORMWATER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

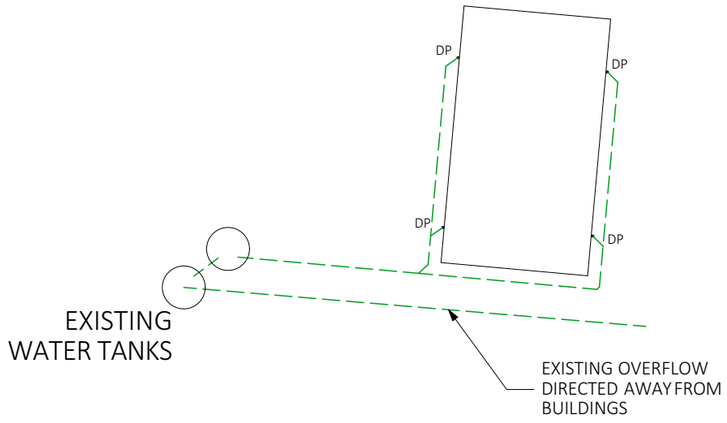
THIS PAGE IS TO BE PRINTED AND READ IN COLOUR.

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'SSUPPLEMENTS TO THESE CODES.









EXTERNAL SERVICES

SCALE 1:500

0 5000 10000 15000 20000 25000

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.

DESIGN TO LIVE
ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
BRETT SCOTT-AITKEN

SITE ADDRESS:
132 JAY DEE ROAD, GLENGARRY, 7275.

DRAWING
EXTERNAL SERVICES

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
R1	15/10/2026	FOR DA
R2	27/10/2026	DA FIR

DESIGNER	M.L.	**JOB NUMBER**	JYD132
DRAWN	L.S.	**DRAWING**	A05 5 OF 5
CHECKED	M.L.	**PAGE SIZE**	**A3**