

This planning application is open for public comment until 22 December 2025

Reference no	PLN-25-0228
Site	187 PATEENA ROAD LONGFORD
Proposed Development	Pool house
Zone	11.0 Rural Living
Use class	Residential

Written representations may be made during this time to the General Manager; mailed to PO Box 156, Longford, Tasmania 7301, delivered to Council offices or a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)



PLANNING APPLICATION

For Buildings, Works and Change of Use $\,$

(E.g. Residential houses, sheds, carports, retaining walls, visitor accommodation, commercial development, signage etc.)



Exhibited

The Proposal				
Description of proposal: PROPOSED POOL HOUSE				
Driveway construction material:	EXISTING GRAVEL			
·	The Land			
Cita adduses.	187 PATEENA ROAD, LONGFORD TAS , 7301			
Site address:				
Title reference:	C/T: 122423/1			
Existing buildings on site:	RESIDENTAIL			
Existing use of site:	RESIDENTAIL			
Applican	t justification of any variation/discretion to the			
Tasmo	anian Planning Scheme – Northern Midlands			



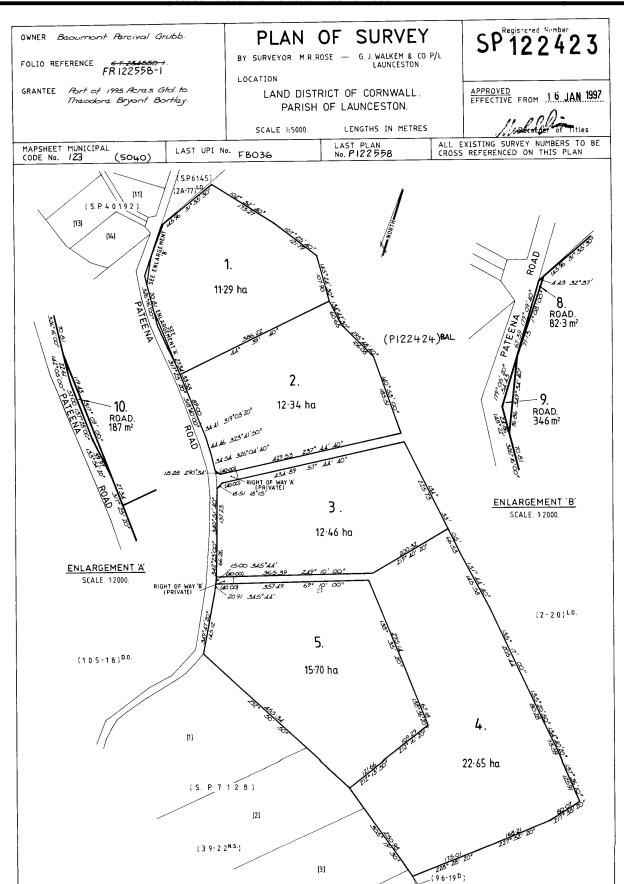
FOLIO PLAN

RECORDER OF TITLES

Exhibited



Issued Pursuant to the Land Titles Act 1980





PROPOSED POOL HOUSE 187 PATEENA ROAD, LONGFORD TAS, 7301.

Received 02.12.2025

DRAWING #	DRAWING	Exhibited
PTN187-1	COVER PAGE	
PTN187-2	SITE PLAN	
PTN187-3	PART SITE PLAN	
PTN187-4	EXTERNAL SERVICES	
PTN187-5	FLOOR PLAN	
PTN187-6	ELEVATIONS	
PTN187-7	ELEVATIONS	
PTN187-8	PERSPECTIVES	

AREAS		COUNCIL	COUNCIL		
	(m^2)	NORTHERN MID	LANDS COUNCIL	RURAL LIVING	
EXISTING DWELLING	314.39	LAND TITLE REFERENCE	122423/1	ENERGY STAR RATING	6.1
EXISTING ALFRESCO 2 24 EXISTING CARPORT 1 63 EXISTING CARPORT 2 72 EXISTING SHED 1 13 EXISTING SHED 2 36	39.14 24.78	PROPERTY ID	1781718	CLIMATE ZONE	7
	63.90 72.00 135.00	LOT SIZE (M²)	111,799 ±	ALPINE AREA	N/A
		BAL RATING	19	CORROSION ENV'	LOW
	360.00 77.90	DESIGN WIND CLASS	N3	SITE HAZARDS	LOW LANDSLIP HAZARD BAND
PROPOSED DECK	41.52	SOIL CLASSIFICATION	H1		5,5
PROPOSED PAVED AREA	44.34	PLANNING OVERLAY	BUSHFIRE-PRONE AREAS, PRIC OBSTACLE LIMITATION AREA,		

Ē	ESIGN

ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319

SITE ADDRESS:

E. info@designtolive.com.au W. designtolive.com.au

CLIENT/S: ADAM & ADELE BEECHEY

187 PATEENA ROAD,

LONGFORD TAS, 7301.

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

SIGNATURE:

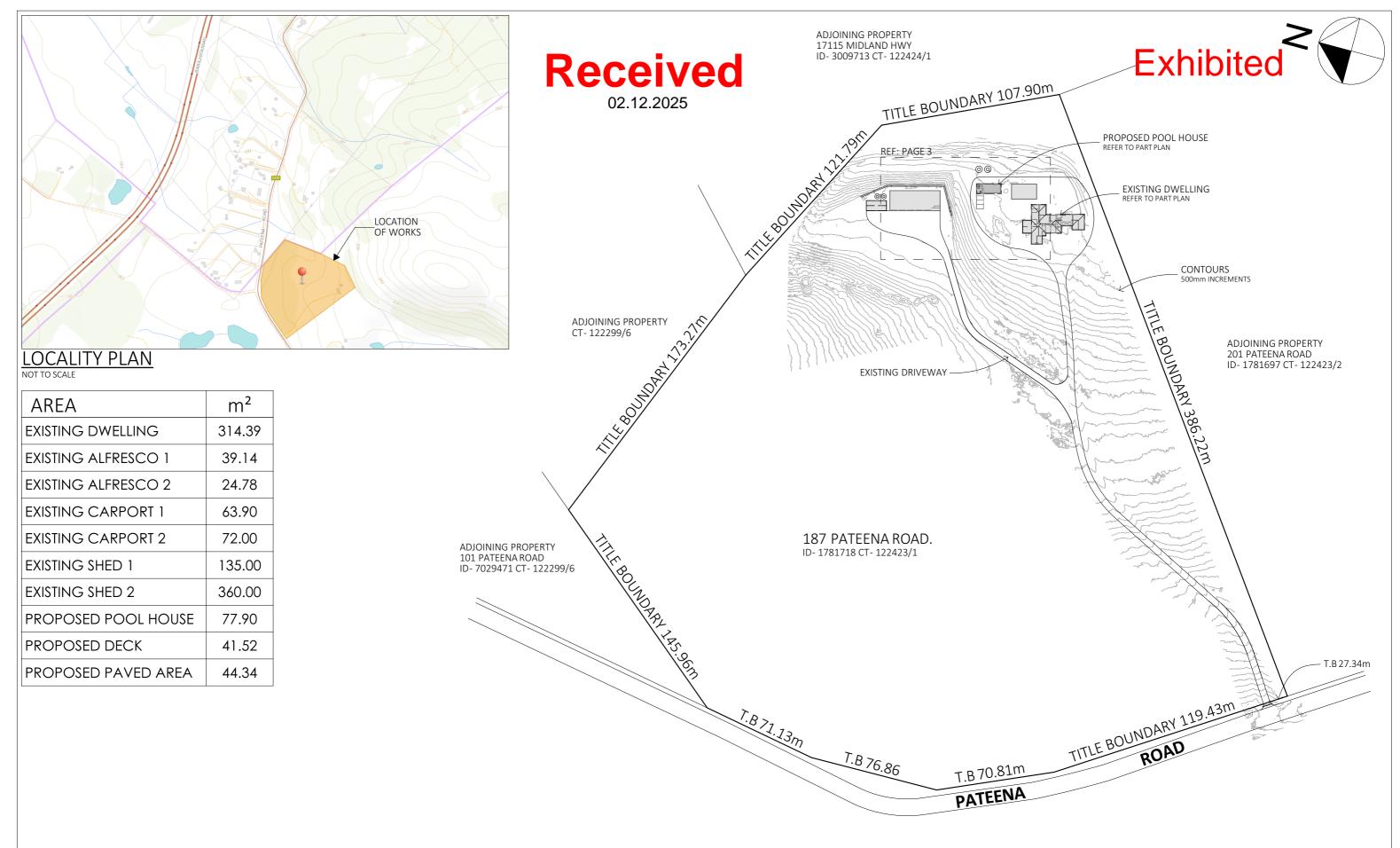
SIGNATURE:

DATE:

DATE:

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	PTN 1871
) ,	R1	17/11/2025	PLANNING	DRAWN	B.L.W	DRAWING	1/8
				CHECKED	M.L.	SCALE (@A3)	NTS



0 10 20 30 40 50 60 70 80 90m

DESIGN

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

W. designtolive.com.au

CLIENT/S: ADAM & ADELE BEECHEY

SITE ADDRESS: 187 PATEENA ROAD,

LONGFORD TAS, 7301.

DRAWINGSITE PLAN

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

SIGNATURE:

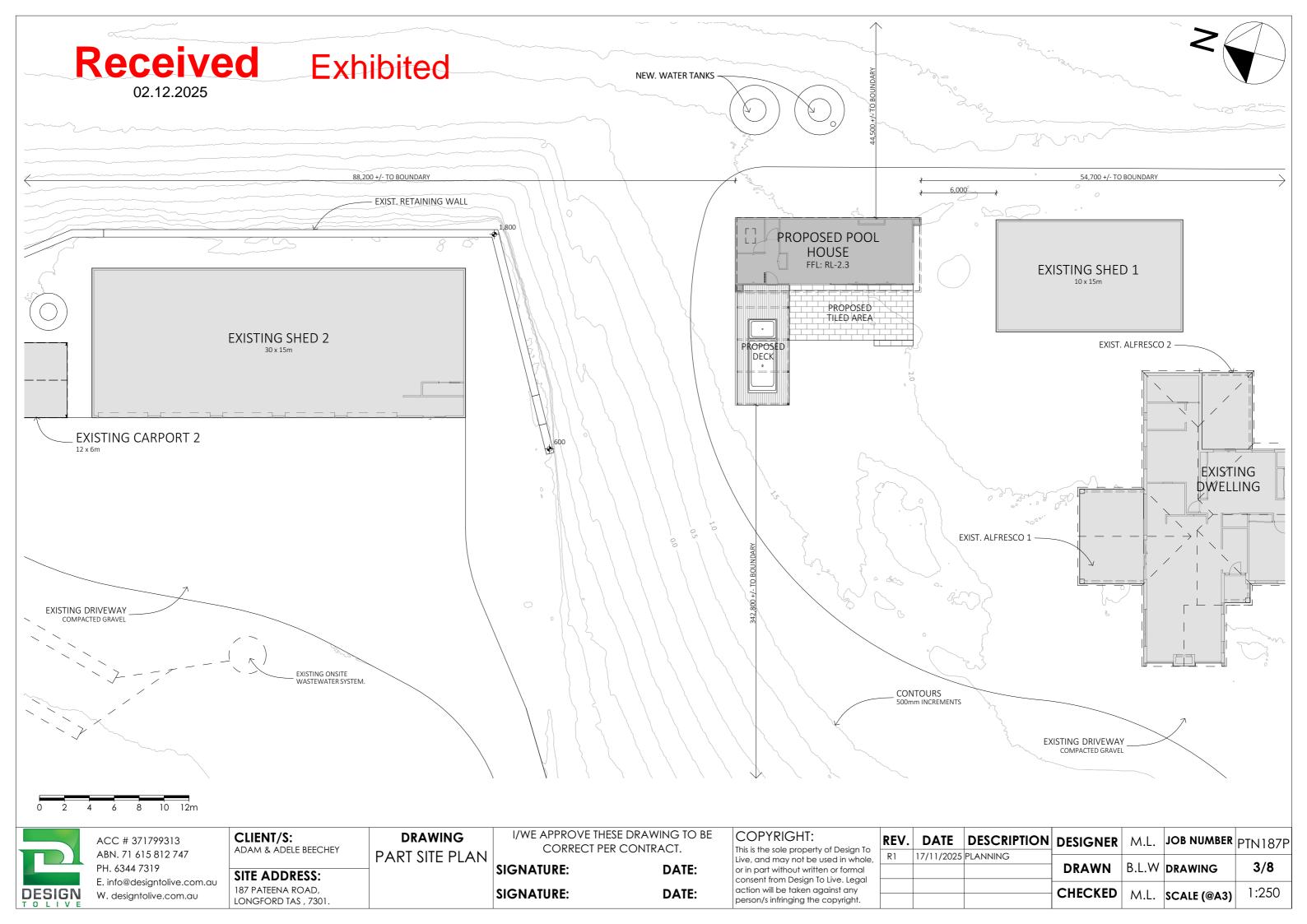
DATE:

SIGNATURE: DATE:

CO	PY	'RI	GI	H1
This is	tho	مامء	nr	nn

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.

)			DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	PTN187F
€,	R1	17/11/2025	PLANNING	DRAWN	B.L.W	DRAWING	2/8
				CHECKED	M.L.	SCALE (@A3)	1:2000



	<u>LEGEND</u>		
В	BASIN		
Ва	BATH (POP-UP PLUG WITH REMOVABLE WASTE)		
S	SINK (65Ø)		
Т	LAUNDRY TUB (65Ø)		
SH	SHOWER		
WC	WATER CLOSET		
FW	FLOOR WASTE		
EV	VENT (THROUGH TO ROOF)		
Ю	INSPECTION OPENING		
ORG	O/FLOW RELIEF GULLY		
RE	RODDING EYE		
Х	EXTERNAL TAP		
Р	DRAINAGE PIT (450 x 450mm)		
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.

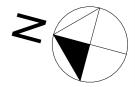
NOTES:

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.

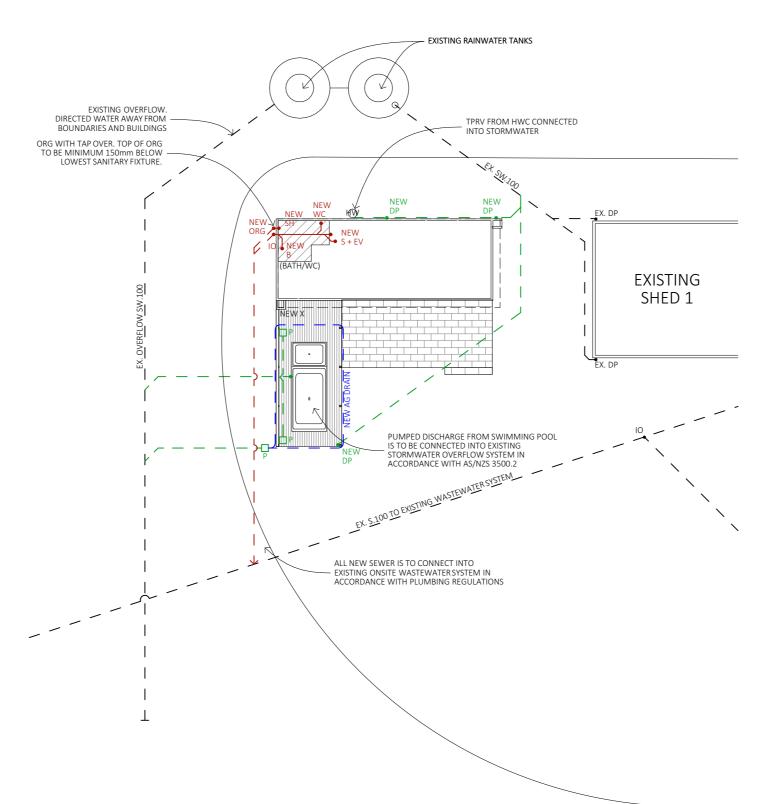
ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 03-2011-3.1 VERSION 3.1 MRWA VERSION 2.0) AND THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 02-2014-3.1 MRWA VERSION 2.0) AND TASWATER'S SUPPLEMENTS TO THESE CODES.

Received

Exhibited



02.12.2025



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 ISi)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.



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

CLIENT/S: ADAM & ADELE BEECHEY

SITE ADDRESS: 187 PATEENA ROAD,

LONGFORD TAS, 7301.

DRAWING EXTERNAL SERVICES

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

SIGNATURE:

SIGNATURE:

DATE:

DATE:

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.

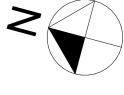
This is the sole property of Design To

-	_						
			DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	PTN187F
	R1	17/11/2025	PLANNING	DRAWN	B.L.W	DRAWING	4/8
				CHECKED	M.L.	SCALE (@A3)	1:250

Exhibited 90_{ky} 2,000 90_{ky} 2,160 90_{ky} 600 _k 904 600 4 10,600 2,200 90_{kk} 1,100 90_{kk} 10,000 3,390 14,080 **SKYLIGHT** W03 BATH. LIVING (T-FF) POOL TABLE 1,100 90 1,170 90 1 FFL: RL:2.30 FCL: 2.4m SAUNA SELF CLOSING DOOR WITH LATCH SET AT 1.5m HIGH IAW AS 1926 W02 AFW2133 DECK SAUNA INSERT WITH GLASS FRONT AS SELECTED BY OWNER. ROOF OVERHANG ABOVE TO FORM WEATHER PROTECTION (DECKING) ROOF OVERHANG SHOWN DOTTED POOL GATE FFL: RL:2.25 1.2m HIGH GLASS GATE. SELF CLOSING GATE WITH LATCH SET AT 1.5m HIGH IAW AS 1926 TILED AREA (SANDSTONE TILES) FFL: RL:2.25 **SOLID NIB WALL** 1.2m HIGH IAW AS 1926. ROLLER BLINDS ABOVE TO FORM WINDBREAK STEP 450 GOING. 190 RISER **SWIM SPA** FLUSH WITH DECKING 5.9x2.2m **POOL BARRIER** 1.2m HIGH GLASS POOL FENCE IAW AS 1926 **BLOCKWORK RETAINING** WALL UNDER TO FORM RECESS FOR SPA. SEE STRUCTURAL DRAWINGS SUBFLOOR CLEARANCE AROUND -SPA FOR SERVICING 1,000 2,300 1,000 4,010 100_{kk}45 4,300

Received

02.12.2025



EXISTING SHED 1

DESIGN

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

CLIENT/S: ADAM & ADELE BEECHEY

SITE ADDRESS: 187 PATEENA ROAD,

LONGFORD TAS, 7301.

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

SIGNATURE:

SIGNATURE:

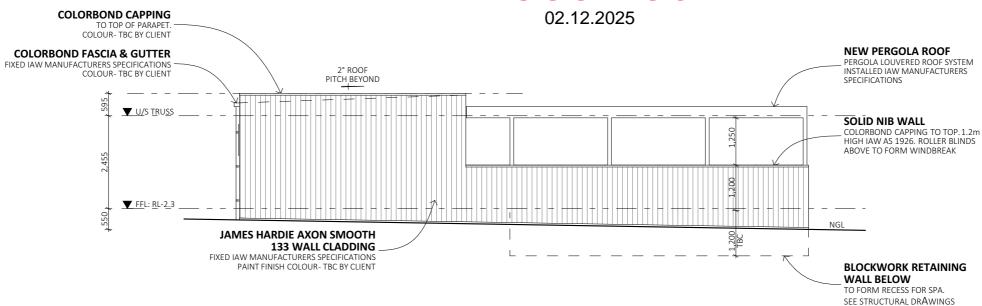
DATE:

DATE:

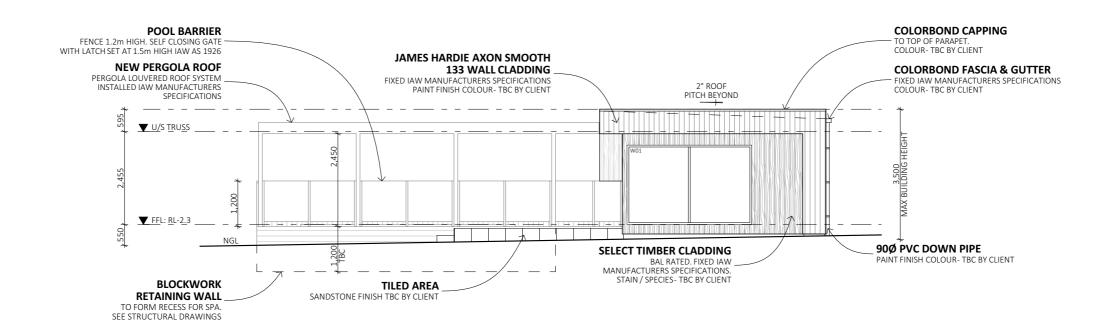
This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

			DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	PTN 187
,	R1	17/11/2025	PLANNING	DRAWN	B.L.W	DRAWING	5/8
				CHECKED	M.L.	SCALE (@A3)	1:100

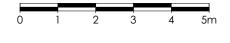
Exhibited Received



NORTHERN ELEVATION



SOUTHERN ELEVATION





ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au CLIENT/S: ADAM & ADELE BEECHEY

SITE ADDRESS: 187 PATEENA ROAD, LONGFORD TAS, 7301. **DRAWING**ELEVATIONS

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

SIGNATURE:

SIGNATURE:

DATE:

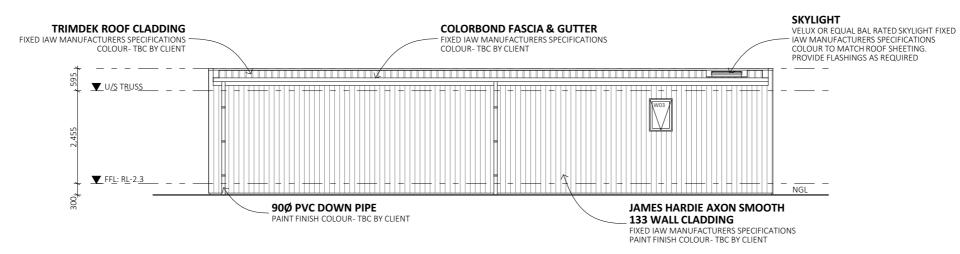
DATE:

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.

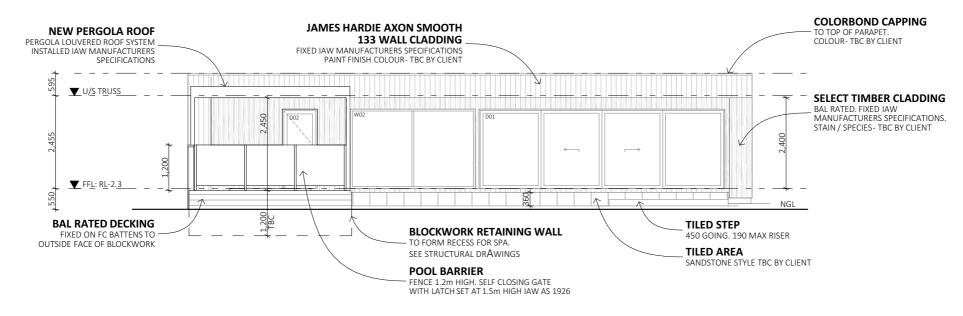
			DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	PTN187P
,	R1	17/11/2025	PLANNING	DRAWN	B.L.W	DRAWING	6/8
				CHECKED	M.L.	SCALE (@A3)	1:100

Exhibited Received

02.12.2025



EASTERN ELEVATION



WESTERN ELEVATION





ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au CLIENT/S: ADAM & ADELE BEECHEY

SITE ADDRESS: 187 PATEENA ROAD, LONGFORD TAS , 7301. **DRAWING**ELEVATIONS

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

SIGNATURE:

SIGNATURE:

DATE:

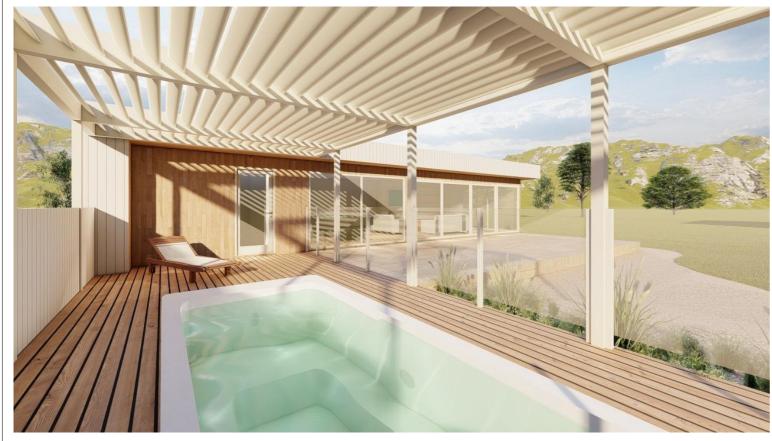
DATE:

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.

		DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	PTN187P
R1	17/11/2025	PLANNING	DRAWN	B.L.W	DRAWING	7/8
			CHECKED	M.L.	SCALE (@A3)	1:100











ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au CLIENT/S: ADAM & ADELE BEECHEY

SITE ADDRESS:

187 PATEENA ROAD, LONGFORD TAS , 7301. **DRAWING**PERSPECTIVES

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

SIGNATURE:

SIGNATURE:

DATE:

DATE:

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.

EV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	PTN 187F
21	17/11/2025	PLANNING		5 1 147		0.40
			DRAWN	B.L.W	DRAWING	8/8
			CHECKED	N / I	SCALE (@A2)	NTS
				17/11/2025 PLANNING DRAWN	17/11/2025 PLANNING DRAWN B.L.W	