

PLANNING APPLICATION FORM

Section 57 & 58

**OFFICE USE
ONLY**

Application Number PA2024357

Assess No: A13768

PID No: 9763164

Applicant Name:	WILKIN DESIGN		
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: ☒

Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name:

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)

Location / Address:

Title Reference:

Zone(s):

Existing Development/Use:

Existing Developed Area:

DEVELOPMENT APPLICATION DETAILS

Proposed Use:

Residential: ☐

Visitor Accommodation: ☐

Commercial: ☐

Other: ☐

Description of Use:

Development Type:

Building work: ☐

Demolition: ☐

Subdivision: ☐

Other: ☐

Description of development:

New or Additional Area:

Area

Estimated construction cost of the proposed development:

Building Materials:

Wall Type:

Colour:

Roof Type:

Colour:

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: <				

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

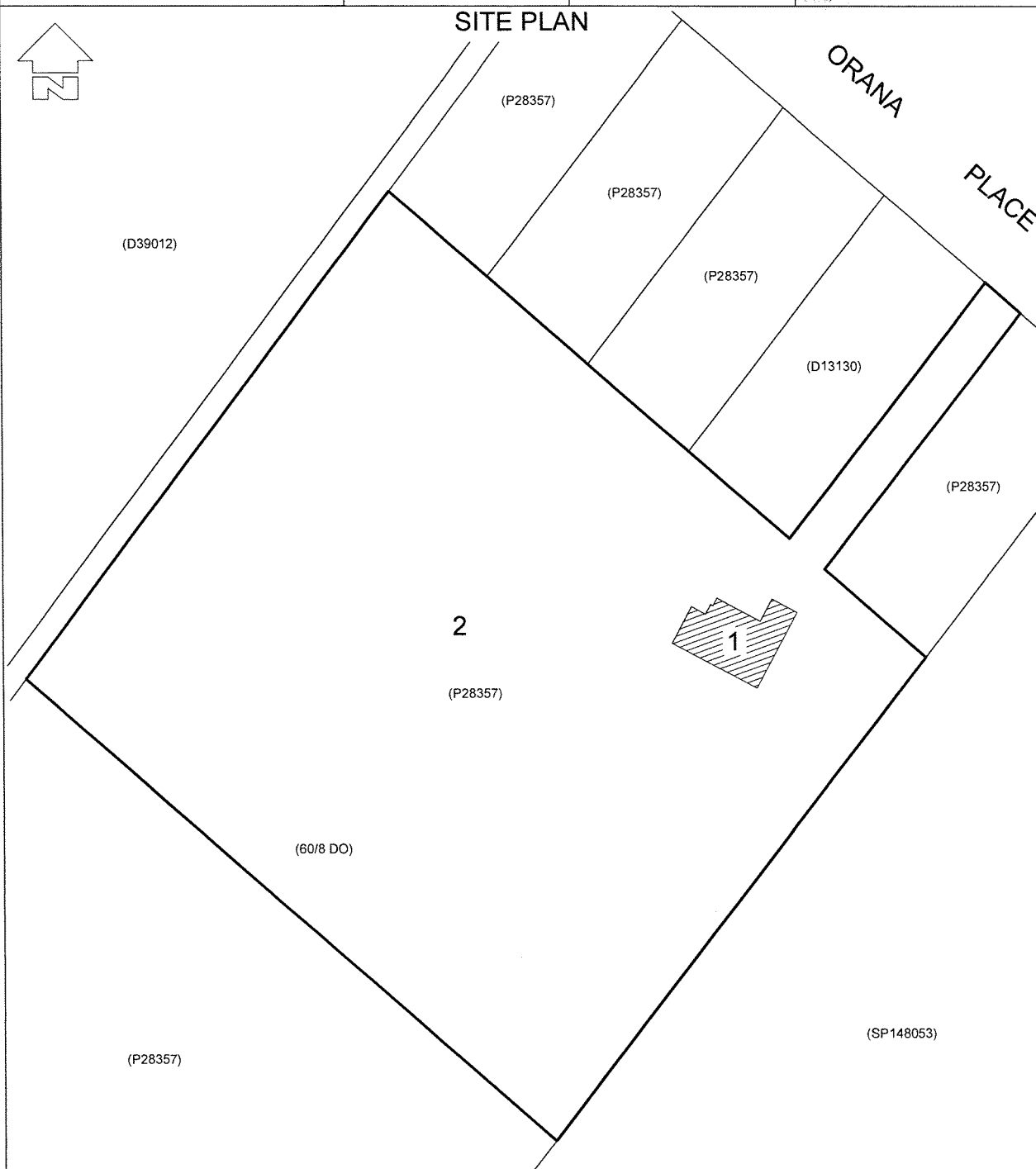
Date

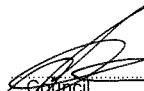
**Chief
Executive
Officer**
(if required)

Name (print)

CITY / TOWN: RIVERSIDE SUBURB/LOCALITY: FOLIO REFERENCE F/R 28357/6 SITE COMPRISES THE WHOLE OF LOT 6 ON PLAN NO. 186839	STRATA PLAN SHEET 1 OF 3 SHEETS		Registered Number 186722
	NAME OF STRATA SCHEME 47 ORANA PLACE, RIVERSIDE		STRATA TITLES ACT 1998 REGISTERED 21 MAR 2024 
	SCALE 1 : 500	LENGTHS IN METRES	RECORDED OF TITLES

SITE PLAN



NOTES: (1) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1 (2) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1		 Council Delegate	29.01.24 Date	 Registered Land Surveyor	02/12/2022 Date
STAGED/COMMUNITY DEVELOPMENT SCHEME No. (IF APPLICABLE)		N184643			
LODGED BY :- BISHOPS					

STRATA PLAN SHEET 2 OF 3 SHEETS	STRATA TITLES ACT 1998 Council Delegate 29.01.22 Date	Registered Number 186722
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SCALE 1 : 500

THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY :-
 SITE BOUNDARIES
 THE OPEN BOUNDARIES LABELLED BC & AA THAT ARE DEFINED BY MEASUREMENT AND/OR DESCRIPTION
 THE CENTRELINE OF THE PALING FENCES LABELLED AB

THE OPEN BOUNDARY LABELLED AA CONNECTS THE END OF THE PALING FENCES LABELLED A
 THE OPEN BOUNDARY LABELLED BC CONNECTS THE END OF THE PALING FENCE LABELLED B TO THE SITE TITLE CORNER C

THE VERTICAL LOT BOUNDARIES EXTEND FROM 2.00 METRES BELOW
 GROUND LEVEL TO 10.00 METRES ABOVE GROUND LEVEL

Registered Land Surveyor

02/12/2022
 Date

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	SCALE 1 : 500	LENGTHS IN METRES	<i>[Signature]</i>

SITE PLAN

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LODGED BY :- BISHOPS					

STRATA PLAN

SHEET 2 OF 3 SHEETS

STRATA TITLES ACT 1998

Registered Number

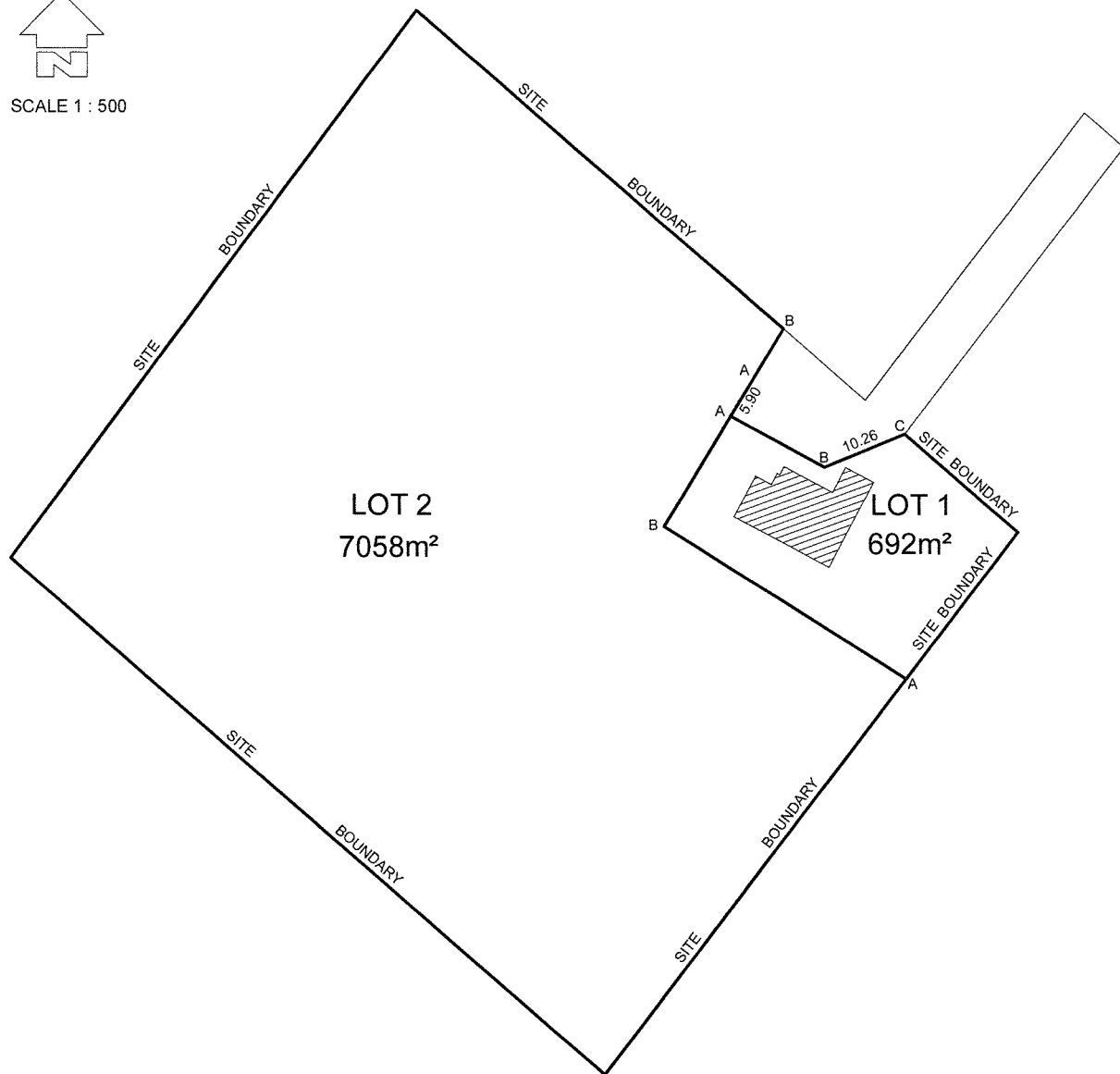
186722

Council Delegate

29.01.22
Date



SCALE 1 : 500



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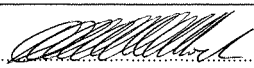
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Registered Land Surveyor 02/12/2022
Date

Planning Department
West Tamar Council
2-4 Eden St,
RIVERSIDE, TAS 7250

Dear Planner,

Development Application – A multi-unit development for Three Amigo's Developments Pty Ltd – Lot 2, 47 Orana Place, Riverside, TAS. 7250.

The Proposal

The proposed development is for a multi-unit development consisting of 11 units across the 7,058m² lot. Lot sizes for individual units vary in area; Unit 01 – 764.63m², Unit 02 – 408.82m², Unit 03 – 486.72m², Unit 04 – 374.17m², Unit 05 – 429.13m², Unit 06 421.72m², Unit 07 – 396.71m², Unit 08 – 407.33m², Unit 09 – 397.53m², Unit 10 – 397.54m², and Unit 11 – 422.45m². With all units exceeding the minimum requirement for site area per dwelling.

The proposal incorporates various unit types across the site. All units include 3 bedrooms, 2 bathrooms, a laundry and open plan kitchen, dining and living areas and a double car garage. Due to the sloping nature of the site, decks will provide private open space accessed directly from the living spaces. All units have been located on site and designed to maximise views and optimise solar access during winter. Floor areas vary between the units; units 01-03, 06-11 have a total floor area of 192.76m² and units 04-05 have a floor area of 180.19m². The total area of all units is 1408.31m², which equates to a site coverage of 19.95%. Each dwelling has access to a deck positioned to the North and off living areas with a minimum floor area of 26m². Due to the sloping nature of the site together with the scale and bulk of each unit, overshadowing of private open space will be minimal.

Setbacks from the side and rear boundaries vary, refer to plans for setbacks of units from boundaries. A designated waste area is located off the sealed accessway, that will have a impervious surface and screened from the street with min. 1.2m high screen. Access to the site will be via the existing crossover and the proposed development will utilise a sealed surface to min. 5

habitable rooms within the development/ between the units are minimal due to the distribution and the sloping nature of the site.

(ii) overshadowing the private open space of a dwelling on an adjoining property;

Overshadowing of private open space of the neighbouring dwellings surrounding the site is minimal due to the natural topography of the land and the bulk and scale of the individual units.

(iii) overshadowing of an adjoining vacant property; and

Overshadowing of the vacant land adjacent to the property along the North-West boundary is minimal due to the proposed development is South of these lots.

(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;

The character, scale and bulk of the development will not cause unreasonable loss of amenity when viewed from adjoining properties. Colours and materials are consistent with properties in the area. The design and materiality of the units has been considered with the variation in selected materials, colours and finishes lessening the visual impact when the development is viewed from adjoining properties. Landscaping will further assist with the planting of small to medium trees proposed across the site.

(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and

The separation is consistent with established properties in the area, notably the unit development 447 W Tamar Rd downslope of 46 Orana Place.

(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:

(i) an adjoining property;

No existing solar energy installations on neighbouring properties and for any future installations the proposed development will have minimal impact due to the distribution and the sloping nature of the site and the existing setbacks of the existing dwellings from the boundaries of the properties.

or (ii) another dwelling on the same site.

No existing solar energy installations on the existing dwelling located on the lot.

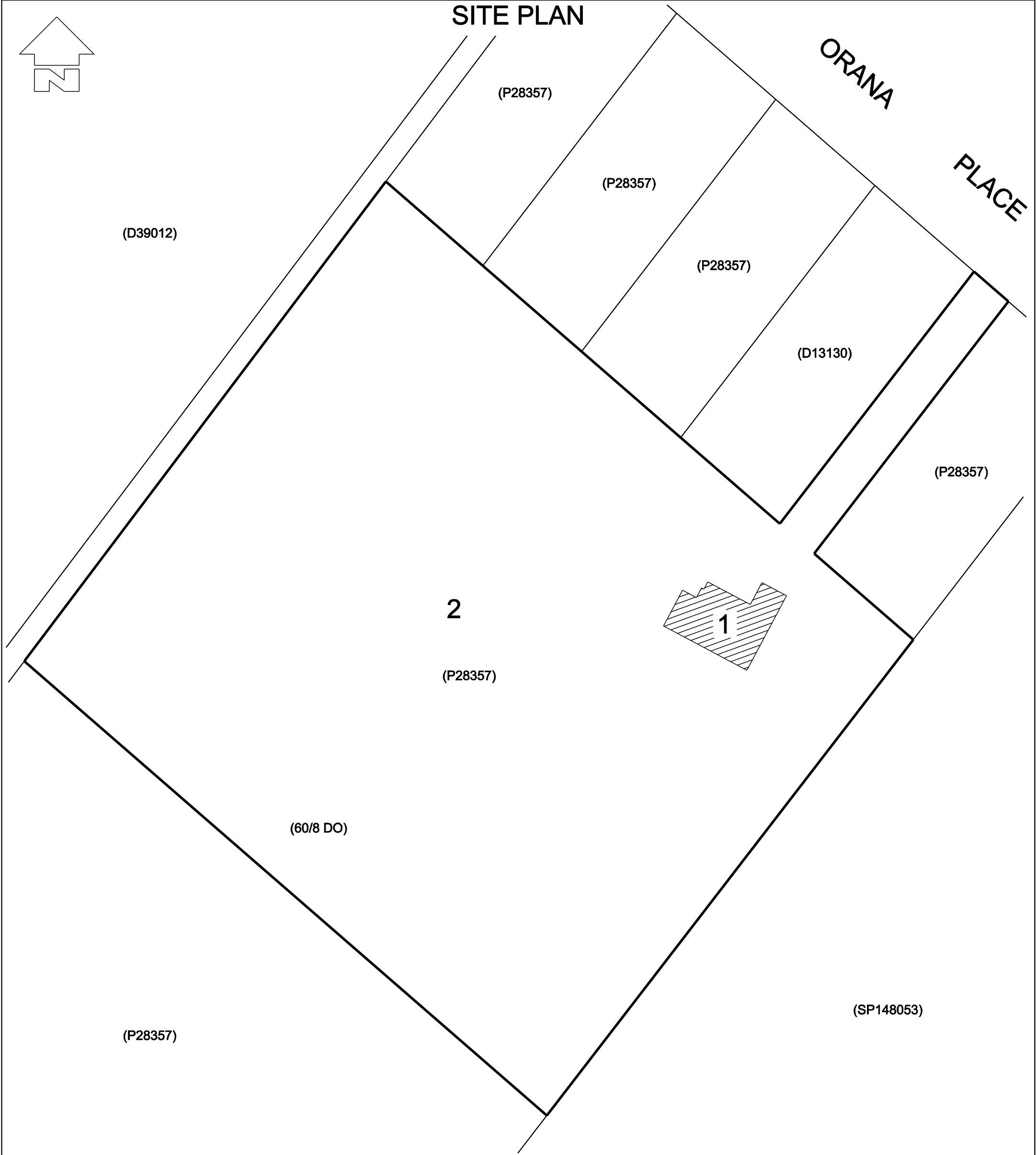
Please advise of any additional information that will be required to assist Council with the assessment of this application to achieve a positive outcome.

If you have any queries, please do not hesitate to contact me,

Yours sincerely,

Laura Walduck

CITY / TOWN: RIVERSIDE SUBURB/LOCALITY: FOLIO REFERENCE F/R 28357/6 SITE COMPRISES THE WHOLE OF LOT 1 ON PLAN NO.	STRATA PLAN SHEET 1 OF 3 SHEETS		Registered Number
	NAME OF STRATA SCHEME 47 ORANA PLACE, RIVERSIDE		STRATA TITLES ACT 1998 REGISTERED
	SCALE 1 : 500	LENGTHS IN METRES	



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	STAGED/COMMUNITY DEVELOPMENT SCHEME No. (IF APPLICABLE) N/A			
LODGED BY :-				

STRATA PLAN

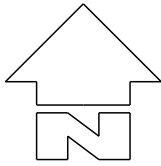
SHEET 2 OF 3 SHEETS

STRATA TITLES ACT 1998

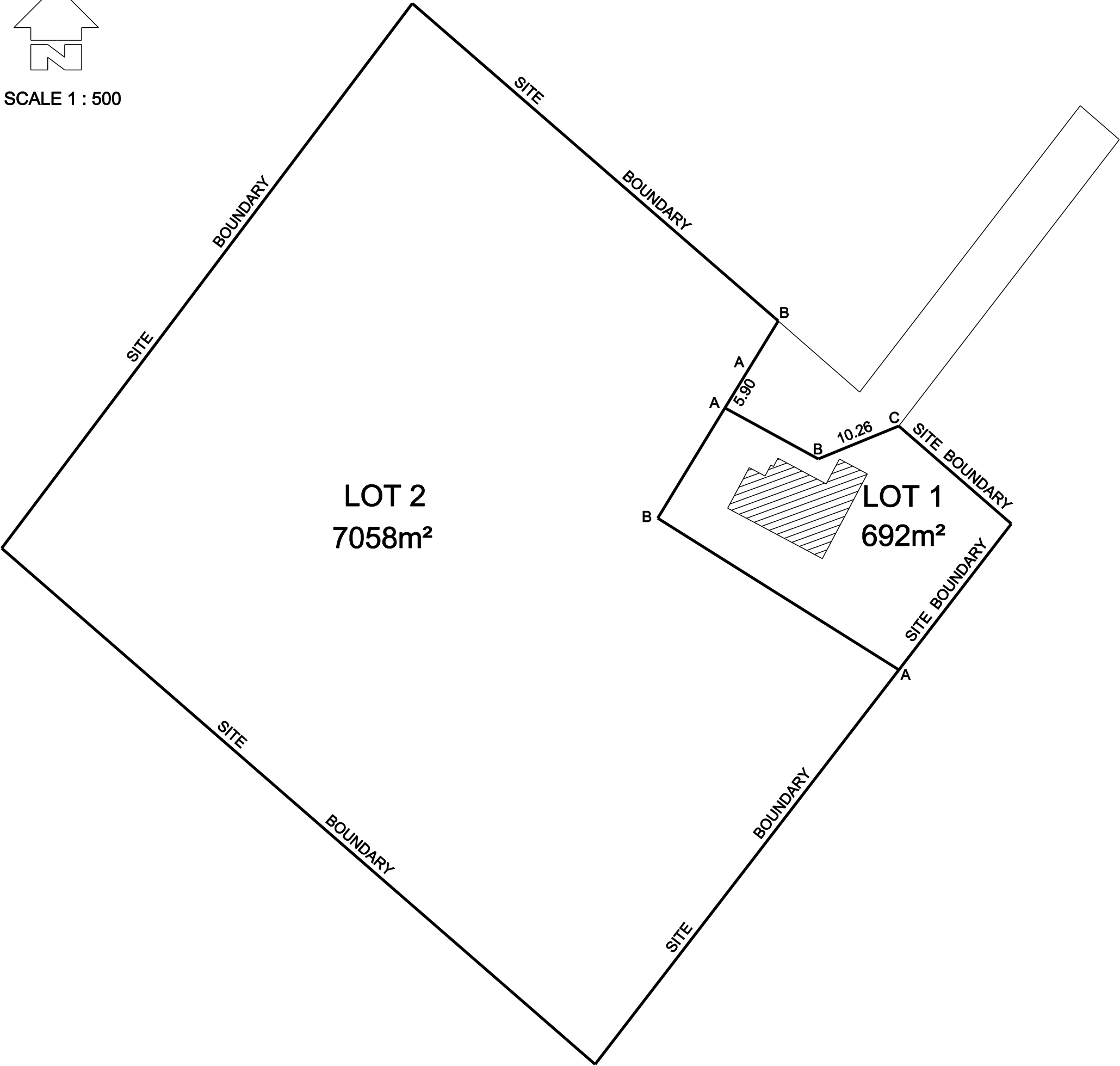
Registered Number

Council Delegate

Date



SCALE 1 : 500



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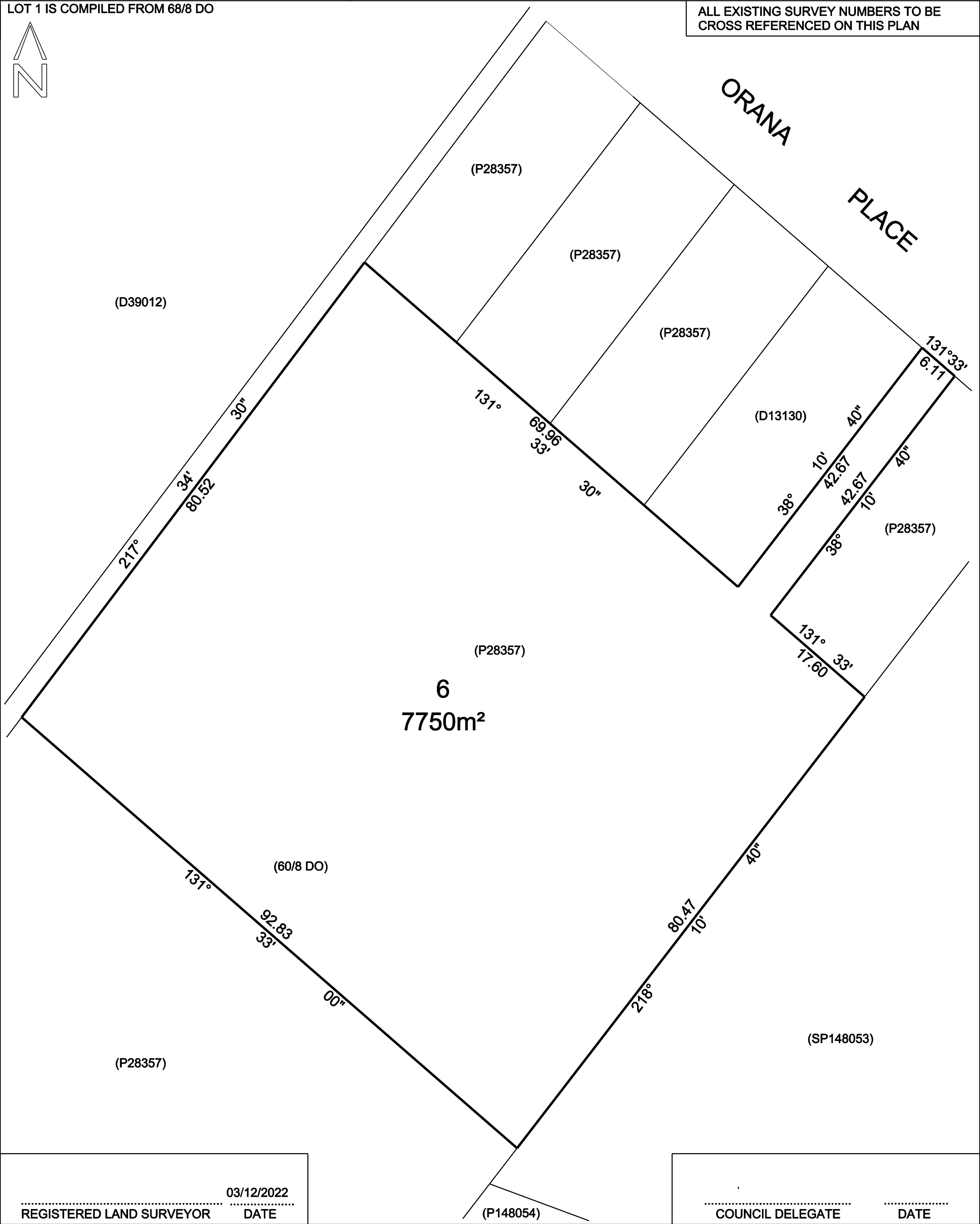
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GROUND LEVEL TO 10.00 METRES ABOVE GROUND LEVEL

Registered Land Surveyor

Date

02/12/2022

OWNER:	PLAN OF SURVEY BY SURVEYOR DALLAS McCULLOCH D.J.McCULLOCH SURVEYING RIVERSIDE, TASMANIA 7250	Registered Number
FOLIO REFERENCE: F/R 28357/6		APPROVED EFFECTIVE FROM
GRANTEE: PART OF 200A-0R-0P LOCATED TO JAMES LUCAS	LOCATION TOWN OF RIVERSIDE	Recorder of Titles
SCALE 1 : 500		LENGTHS IN METRES



MASTER PLAN
STAGED DEVELOPMENT SCHEME

SECTION 35 (1) STRATA TITLES ACT 1998

SHEET 1 OF 1 SHEETS SCALE 1 : 500 (A3)

Registered Number

NAME OF STAGED STRATA SCHEME: 47 ORANA PLACE, RIVERSIDE

STAGE 1 IS THE CONSTRUCTION & COMPLETION OF THE LOT 1 DEVELOPMENT
STAGE 2 IS THE CONSTRUCTION & COMPLETION OF THE LOT 2 DEVELOPMENT

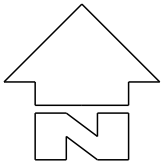
THE STAGE 1 CONSTRUCTION ZONE IS THE WHOLE OF THE LOT 1 AREA
THE STAGE 2 CONSTRUCTION ZONE IS THE WHOLE OF THE LOT 2 AREA

THE ACCESS ZONE FOR STAGE 1 IS THE WHOLE OF THE HATCHED AREA
THE ACCESS ZONE FOR STAGE 2 IS THE WHOLE OF THE HATCHED AREA

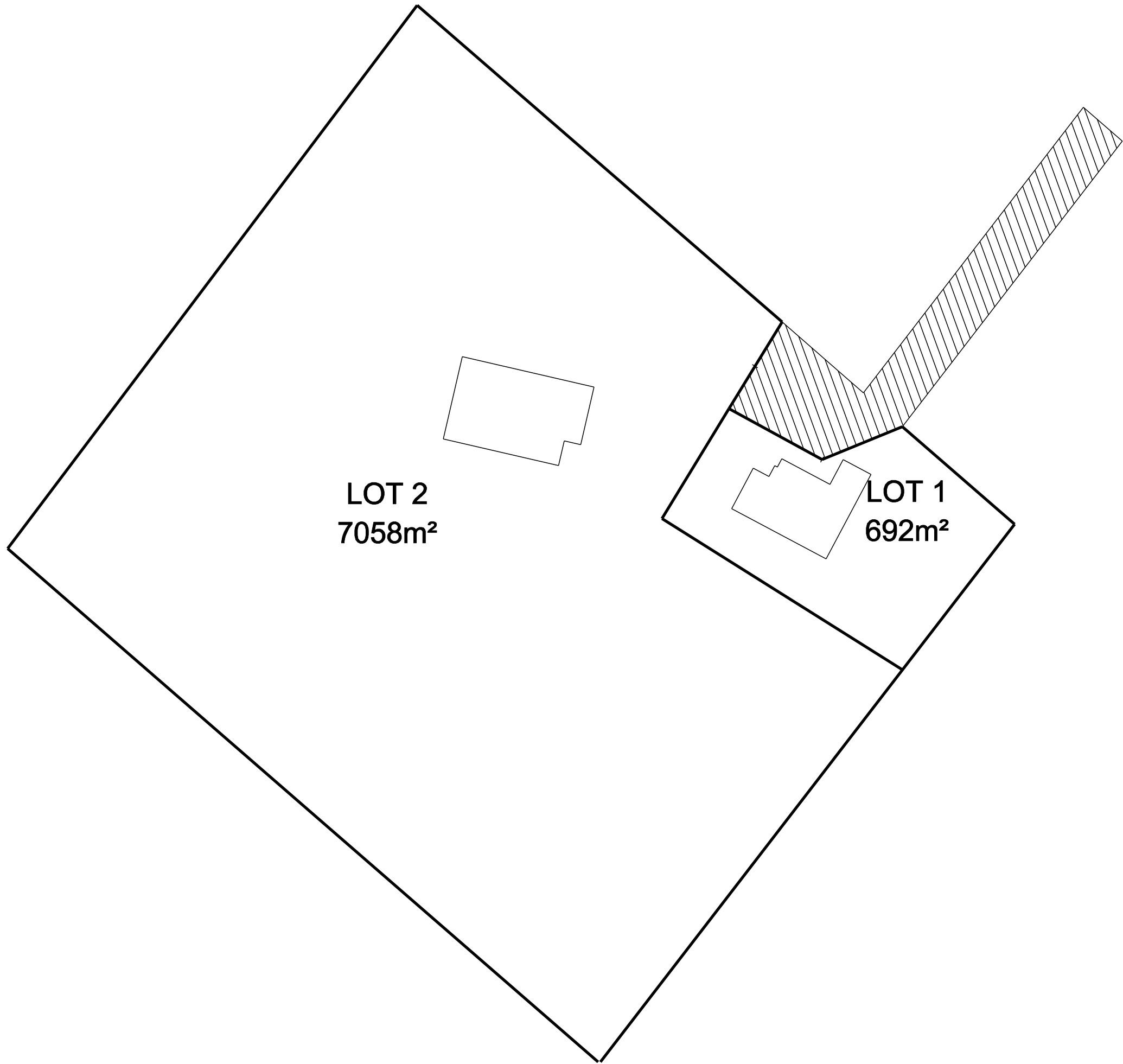
THE WHOLE OF THE HATCHED AREA IS THE COMMON PROPERTY LAND

LOT 1 AREA = +/- 692m² & UNIT ENTITLEMENT = 10 (1/2th OF 20 TOTAL)
LOT 2 AREA = +/- 7058m² & UNIT ENTITLEMENT = 10 (1/2th OF 20 TOTAL)

TITLE REFERENCE: F/R 28357/6



SCALE 1 : 500



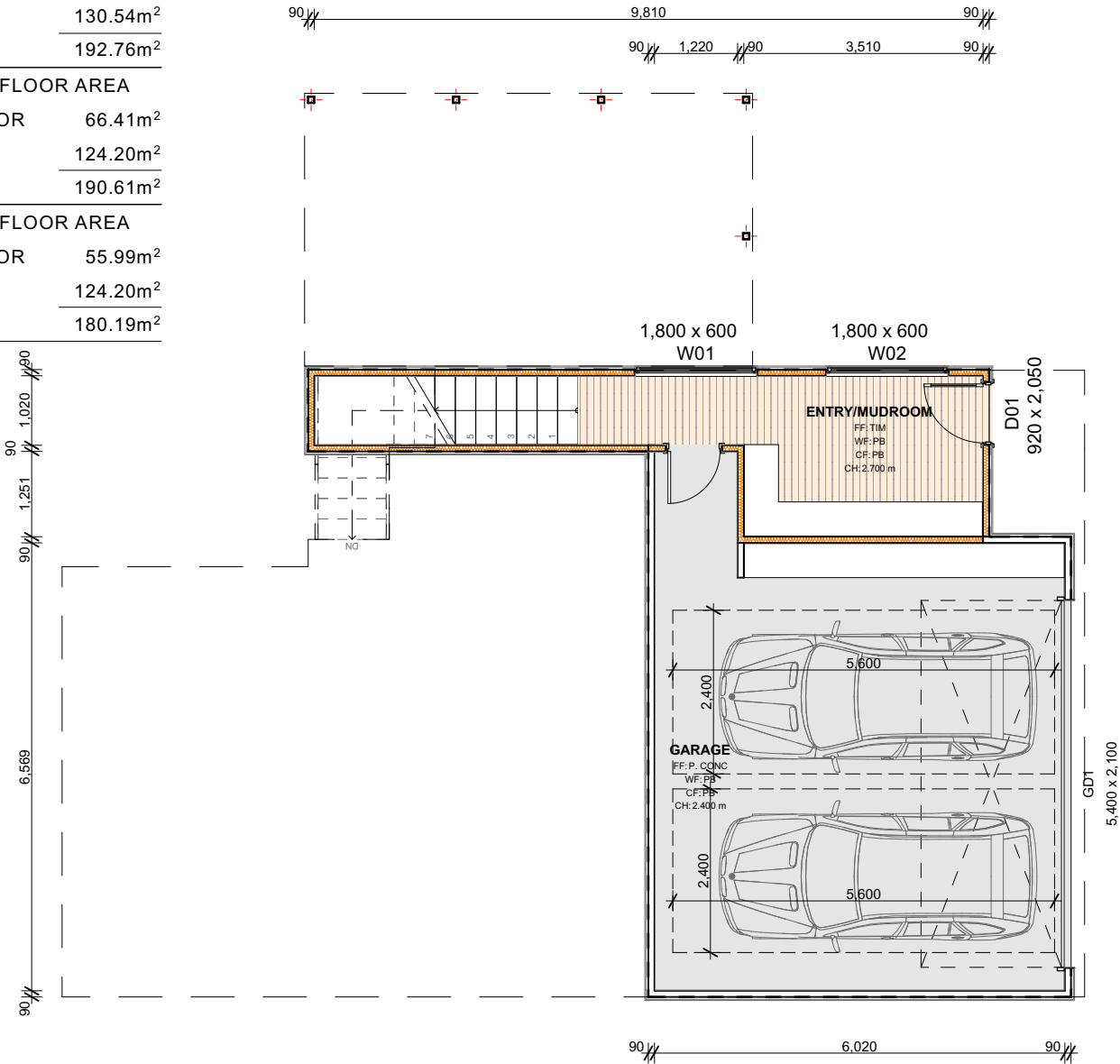
AREA SCHEDULE

UNIT TYPE 01 FLOOR AREA	
GROUND FLOOR	55.99m ²
FIRST FLOOR	124.20m ²
	180.19m ²

UNIT TYPE 02 FLOOR AREA	
GROUND FLOOR	62.22m ²
FIRST FLOOR	130.54m ²
	192.76m ²

UNIT TYPE 03 FLOOR AREA	
GROUND FLOOR	66.41m ²
FIRST FLOOR	124.20m ²
	190.61m ²

UNIT TYPE 04 FLOOR AREA	
GROUND FLOOR	55.99m ²
FIRST FLOOR	124.20m ²
	180.19m ²



GROUND FLOOR PLAN - UNIT TYPE 01
1:100

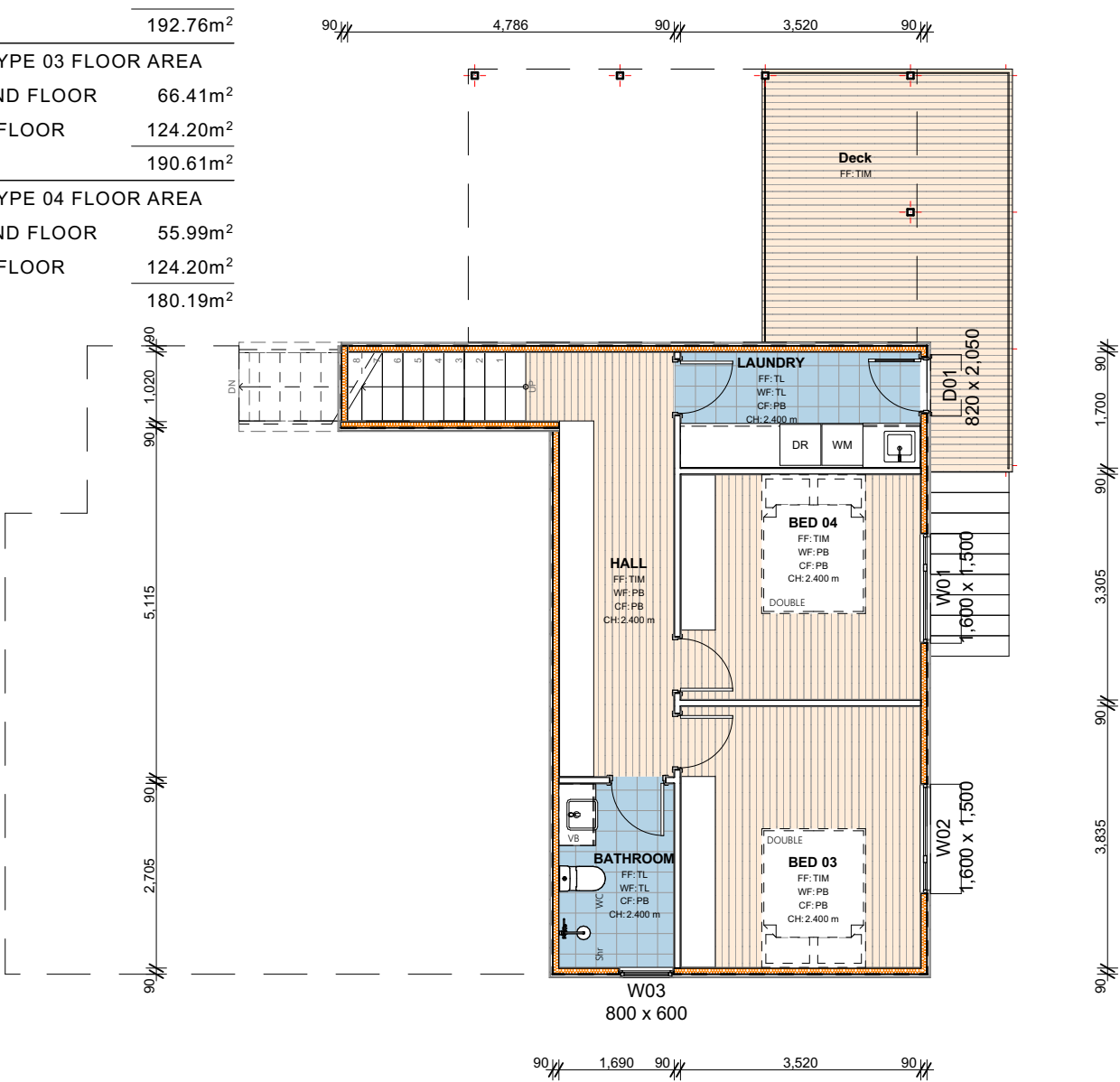
AREA SCHEDULE

UNIT TYPE 01 FLOOR AREA	
GROUND FLOOR	55.99m ²
FIRST FLOOR	124.20m ²
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UNIT TYPE 02 FLOOR AREA	
GROUND FLOOR	62.22m ²
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	192.76m ²

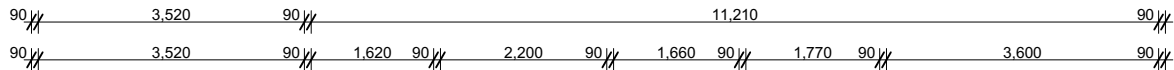
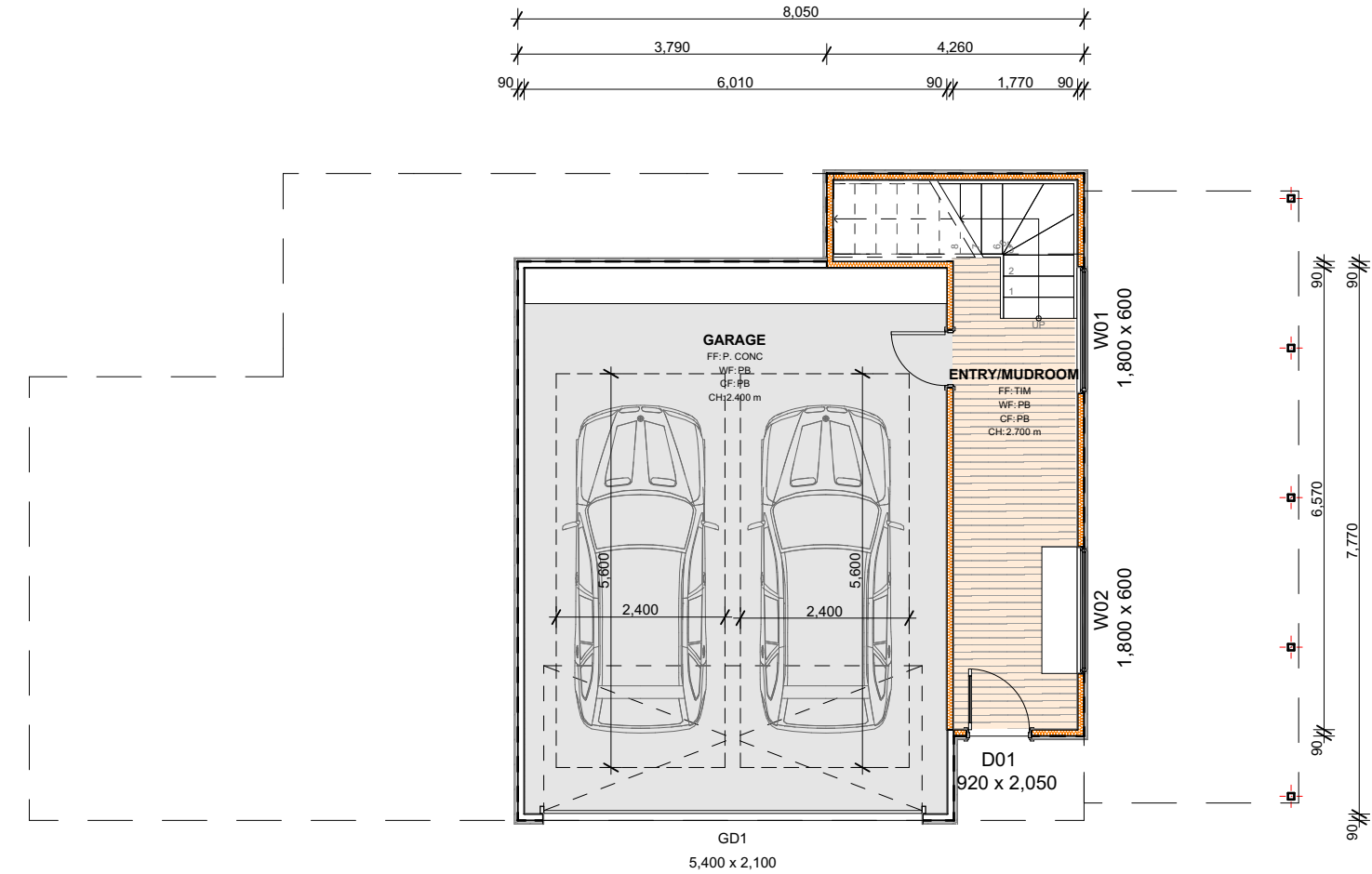
UNIT TYPE 03 FLOOR AREA	
GROUND FLOOR	66.41m ²
FIRST FLOOR	124.20m ²
	190.61m ²

UNIT TYPE 04 FLOOR AREA	
GROUND FLOOR	55.99m ²
FIRST FLOOR	124.20m ²
	180.19m ²

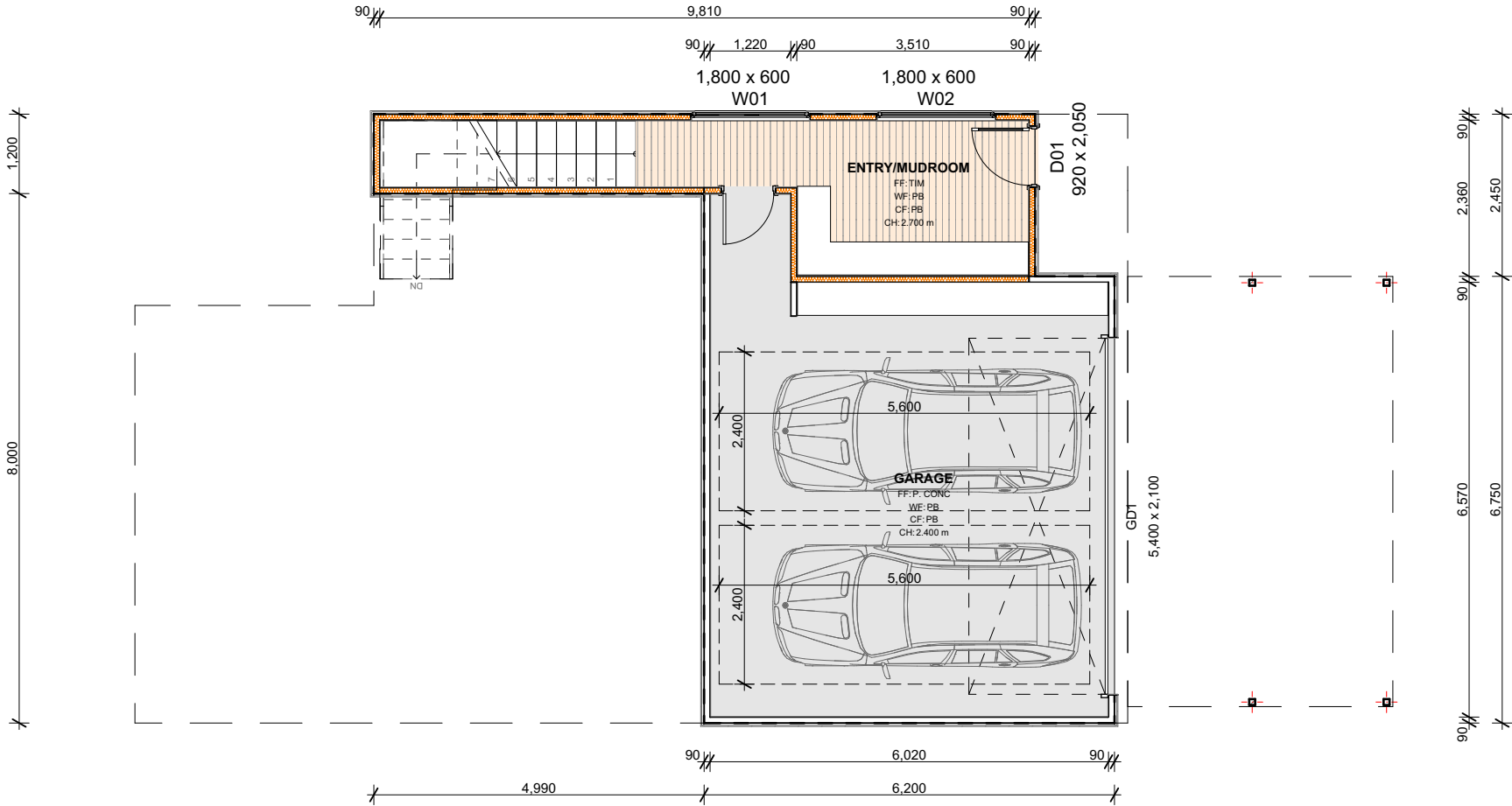


AREA SCHEDULE	
UNIT TYPE 01 FLOOR AREA	
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FIRST FLOOR	130.54m ²
	192.76m ²
UNIT TYPE 03 FLOOR AREA	
GROUND FLOOR	66.41m ²
FIRST FLOOR	124.20m ²
	190.61m ²
UNIT TYPE 04 FLOOR AREA	
GROUND FLOOR	55.99m ²
FIRST FLOOR	124.20m ²
	180.19m ²

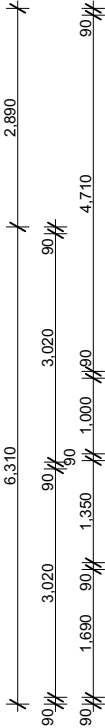
GROUND FLOOR PLAN - UNIT TYPE 03
1:100



AREA SCHEDULE	
UNIT TYPE 01 FLOOR AREA	
GROUND FLOOR	55.99m ²
FIRST FLOOR	124.20m ²
	180.19m ²
UNIT TYPE 02 FLOOR AREA	
GROUND FLOOR	62.22m ²
FIRST FLOOR	130.54m ²
	192.76m ²
UNIT TYPE 03 FLOOR AREA	
GROUND FLOOR	66.41m ²
FIRST FLOOR	124.20m ²
	190.61m ²
UNIT TYPE 04 FLOOR AREA	
GROUND FLOOR	55.99m ²
FIRST FLOOR	124.20m ²
	180.19m ²



GROUND FLOOR PLAN - UNIT TYPE 04
1:100





Wilkin Design

47 Orana Place, Riverside

Traffic Impact Assessment

March 2025



CELEBRATING 15 YEARS
2008 - 2023

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This TIA also addresses the relevant clauses of C2.0, *Parking and Sustainable Parking Code*, and C3.0, *Road and Railway Assets Code*, of the Tasmanian Planning Scheme – West Tamar, 2021.

1.3 Statement of Qualification and Experience

This TIA has been prepared by an experienced and qualified traffic engineer in accordance with the requirements of Council's Planning Scheme and The Department of State Growth's, *Traffic Impact Assessment Guidelines*, August 2020, as well as Council's requirements.

The TIA was prepared by Keith Midson. Keith's experience and qualifications are briefly outlined as follows:

- 29 years professional experience in traffic engineering and transport planning.
- Master of Transport, Monash University, 2006
- Master of Traffic, Monash University, 2004
- Bachelor of Civil Engineering, University of Tasmania, 1995
- Engineers Australia: Fellow (FIEAust); Chartered Professional Engineer (CPEng); Engineering Executive (EngExec); National Engineers Register (NER)

1.4 Project Scope

The project scope of this TIA is outlined as follows:

- Review of the existing road environment in the vicinity of the site and the traffic conditions on the road network.
- Provision of information on the proposed development with regards to traffic movements and activity.
- Identification of the traffic generation potential of the proposal with respect to the surrounding road network in terms of road network capacity.
- Review of the parking requirements of the proposed development. Assessment of this parking supply with Planning Scheme requirements.
- Traffic implications of the proposal with respect to the external road network in terms of traffic efficiency and road safety.

1.5 Subject Site

The subject site is located at Lot 2, 47 Orana Place, Riverside. The site currently contains a single residential dwelling.

2.1.3 Ecclestone Road

Ecclestone Road connects between West Tamar Road at its northern end and extends to a rural area to the west, connecting to Bridgenorth Road. The posted speed limit of Ecclestone Road near the Orana Place intersection is 60-km/h.

Traffic volumes are estimated to be in the order of 1,500 vehicles per day near Orana Place.

2.2 Road Safety Performance

Crash data can provide valuable information on the road safety performance of a road network. Existing road safety deficiencies can be highlighted through the examination of crash data, which can assist in determining whether traffic generation from the proposed development may exacerbate any identified issues.

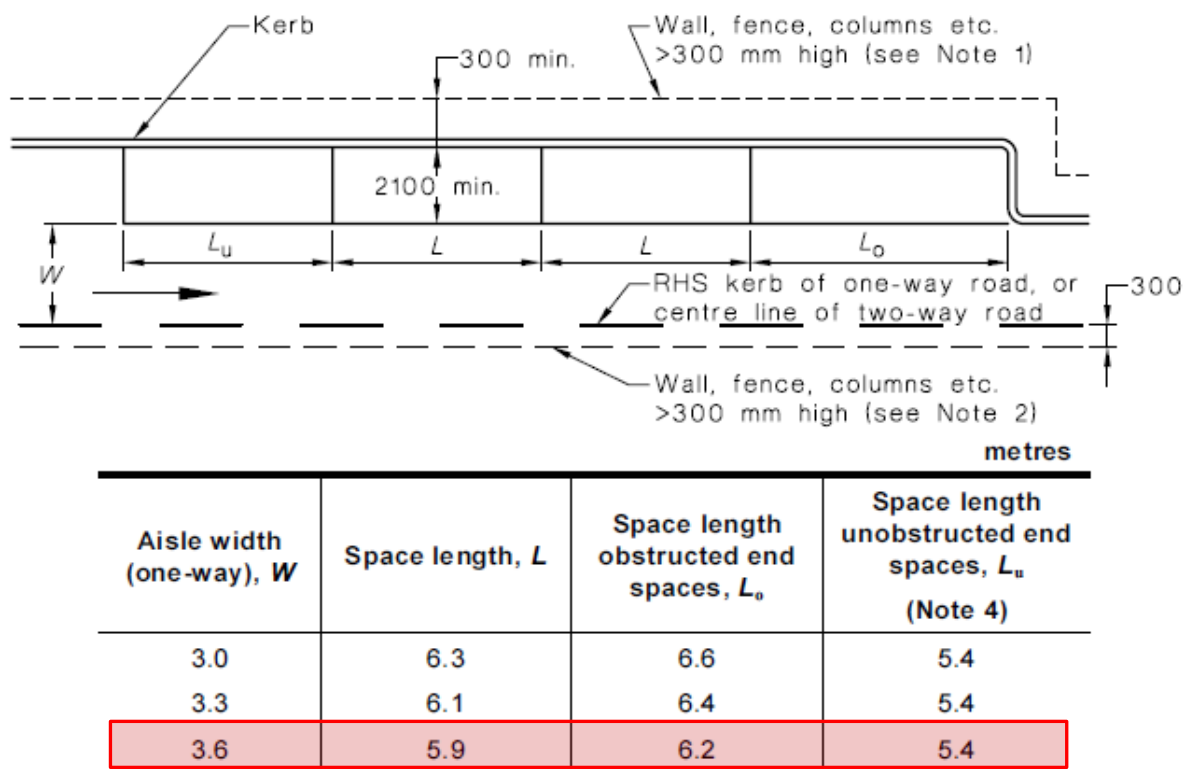
Crash data was obtained from the Department of State Growth for a five-year period between 1st January 2020 and 31st December 2024 for the full length of Orana Place.

One crash was reported during this time:

- 5:30am, Friday 8th October 2021 – ‘other-curve’ single vehicle collision at the intersection of Fort Street and Orana Place resulting in property damage only.

The crash history does not provide any indication that there are pre-existing road safety deficiencies in the road network that may be exacerbated by traffic generated by the proposed development. Importantly no crashes were reported at the Orana Place junctions with West Tamar Road and Ecclestone Road.

Figure 7 AS2890.1 Parallel Parking Dimension Requirements



The parking dimensions are typically as follows:

- Space width 2.6 metres
- Space length 6.7 metres
- Adjacent aisle width exceeds 3.6 metres

