Eden Street

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



PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE Application Number PA2025169
Assess No: A12190
PID No: 3274269

Applicant Name:	Para	gon Design & Construct			
Applicant Contact Name					
Postal Address:					
Contact Phone:	Home		Work	Mobile	
Email Address:					

Planning Application Lodgement Checklist

The following	g documents have	been submitted	to support the	consideration	of this appli	cation:

- A current copy of the property title text, folio plan and schedule of easements
 A completed application form including a detailed description of the proposal
 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:

WEST TAMAR COUNCIL



Application Number: «Application Number»

		А	PPLICANT DETAILS			
Applicant Name:	Jade Heys					
Note: Full name(s) of person(s) or company making the application and postal address for correspondence.					ondence.	
			LAND DETAILS			
Owner/Authority Name: (as per certificate of title)	Jonothan B	urk and O	livia Burk			
Location / Address:	7 Pomona R	toad, River	side			
Title Reference:	167086/2					
Zone(s):	General Re	sidential Z	one			
Existing Development/Use:		Single Dv	velling			
Existing Developed Area:		165m2				
Are any of the components in this Application seeking retrospective approval? E.g. Use and/or development that has commenced without a Planning Permit. NO (If yes please specify the relevant components):						
	DI	EVELOPN	MENT APPLICATION D	ETAILS		
Proposed Use:	Residential Description Proposed ac	of Use:	isitor Accommodation: ☐		Commercial: g property into	1
	Duildingun		Domalition.	مندناه طاندناه	:	Oth and D
Development Type:	Building work: ☑ Demolition: □ Subdivision: □ Other: □ Description of development: Proposed construction of new dwelling and associated driveways and retaining walls (IF APPLICABLE)					
New or Additional Area:		253.70m	2 (over two floors)			
Estimated construction cost of the proposed development: \$450,000						
Building Materials:		Wall Type: Timber Stud frame with fibre cement cladding and masonary brick veneer Colour: white/grey				
		Roof T	ype: custom orb sheet me	etal	Colour: wh	ite/ grey

WEST TAMAR COUNCIL



Application Number: «Application Number»

VISITOR ACCOM	MODATION	☑ N/A
SUBDIVISIO	ON	☑ N/A
Boundai		ing additional lots tional lots created
	Number of Lots (proposed) :	
	Number of Lots (proposed).	
tes a new road(s), please	supply three proposed name	es for the road(s), in order of
USTRIAL OR OTHER I	NON-RESIDENTIAL DEVE	OPMENT/USE ☑N/A
Monday / Friday:		То
Saturday:		То
Sunday:		То
	SUBDIVISION SUBDIN	Number of Lots (proposed): tes a new road(s), please supply three proposed name preference: USTRIAL OR OTHER NON-RESIDENTIAL DEVEL Monday / Friday: Saturday:

WEST TAMAR COUNCIL



Application Number: «Application Number»

APPLICANT DECLARATION

Owner:	As the owner of the land, I declare that the accurate representation of the proposal and Officers to conduct inspections as required f	d I consent to this application being submitt	
	Jonathan Burk	S BUTE	9/6/25
	Name (print)	Signed	Date
Applicant: (if not the owner)	As the applicant, I declare that I have notified the information contained in this application		·
	Jade Heys	J Heys	6/6/25
	Name (print)	Signed	Date
Please Note: If the Crown Consent	he application involves Crown Land you will no Minister, or a delegated officer of the		orm signed by the
(if required)	Name (print)	Signed	Date
Chief Executive Officer			
(if required)	Name (print)	Signed	Date
	way owner:	er of the ROW must also be notified of the o	pplication.
As the applicant,	I declare that I have notified the owner of the this application that v		ny intent to lodge
	Name (print)	Signed	Date

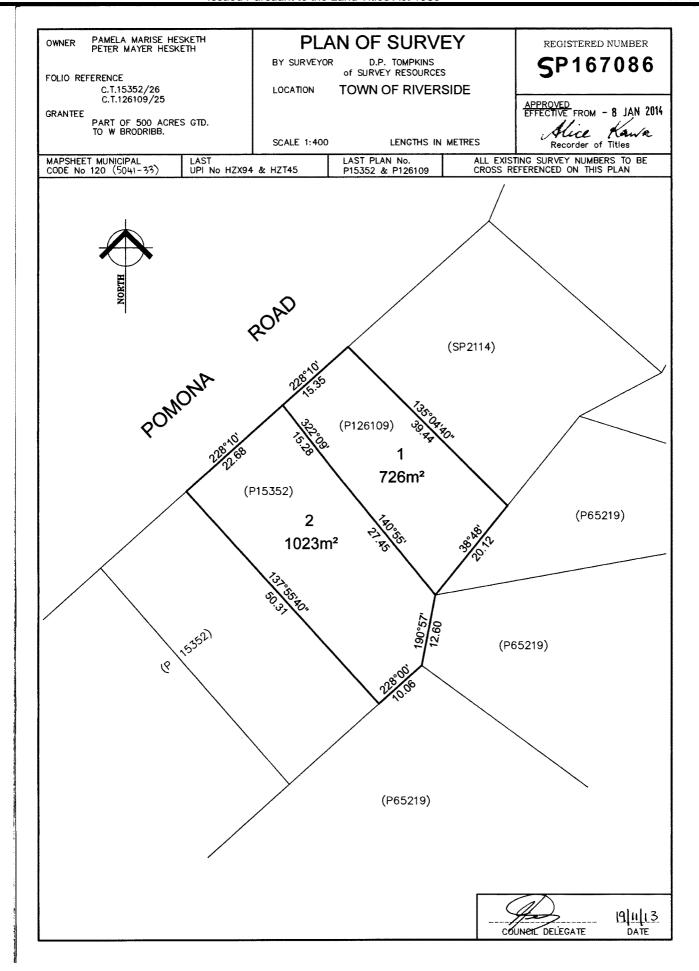


FOLIO PLAN

RECORDER OF TITLES

Tasmanian Government

Issued Pursuant to the Land Titles Act 1980



Search Date: 15 Jun 2025

Search Time: 08:22 PM

Volume Number: 167086

Revision Number: 01

Page 1 of 1



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SCHEDULE OF EASEMENTS

THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED.

SIGNATURES MUST BE ATTESTED.

SP 167086

Registered Number

PAGE 1 OF 1 PAGE

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- 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
- any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

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

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.

EASEMENTS

Nil

COVENANTS

Nil

EXECUTED by PETER MAYER HESKETH and PAMELA MARISE HESKETH The registered proprietor of Certificate of Title Volume 15352 Folio 26 and Volume 126109 Folio 25 in the presence of:

Witness Signature ..

Wdinne.

Occupation Admin Assistant

Address LOON ST ROWOR do

Peter M. Heskett Antlesketh

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: PM & PM HESKETH

FOLIO REF: VOLUME 15352 FOLIO 26 & VOLUME

126109 FOLIO 25

SOLICITOR

& REFERENCE: Rae & Partners (Phil Lebski)136060

PLAN SEALED BY: WEST TAMAR COUNCIL

DATE: 19 November 2013

PA2013271

REF NO.

Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

Page 1 of 1 Search Time: 01:21 PM Volume Number: 167086 Search Date: 09 Jun 2025 Revision Number: 01

PROJECT DETAILS

BUILDING CLASS 1A 167086/2 LAND TITLE REFERENCE **DESIGN WIND SPEED** N2

SOIL CLASSIFICATION **TBD** CLIMATE ZONE

BUSHFIRE PRONE BAL RATING

ALPINE AREA N/A **MODERATE**

CORROSION ENVIRONMENT

FLOODING

LANDSLIP DISPERSIVE SOILS

SALINE SOILS SAND DUNES

MINE SUBSIDENCE LANDFILL

GROUND LEVELS

REFER PLANS 75MM ABOVE GROUND ORG LEVEL

LEVEL SURFACE

N/A

NO

NO

NO

NO

NO

UNKNOWN

UNKNOWN

CLIENT:

JONNY AND OLIVIA BURK

PROJECT:

PROPOSED STRATA AND NEW RESIDENCE

ADDRESS:

7 POMONA ROAD, RIVERSIDE

PROJECT NO: **BURKE2025/1**

STATUS:

CONTROLLED DOCUMENT

DRAWING SCHEDULE:

ISSUED FOR / DESCRIPTION: PLANNING APPROVAL

A01 SITE PLAN GROUND FLOOR A02 SITE PLAN FIRST FLOOR **A03** PROPOSED STRATA PLAN 1 A04 PROPOSED STRATA PLAN 1

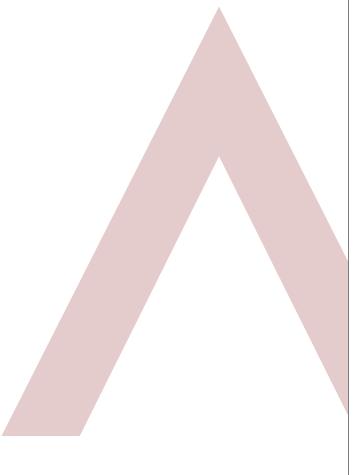
A05 CAR PARKING PLAN

CONCEPT SITE DRAINAGE PLAN A06

CONSTRUCTION SITE MANAGEMENT PLAN A07

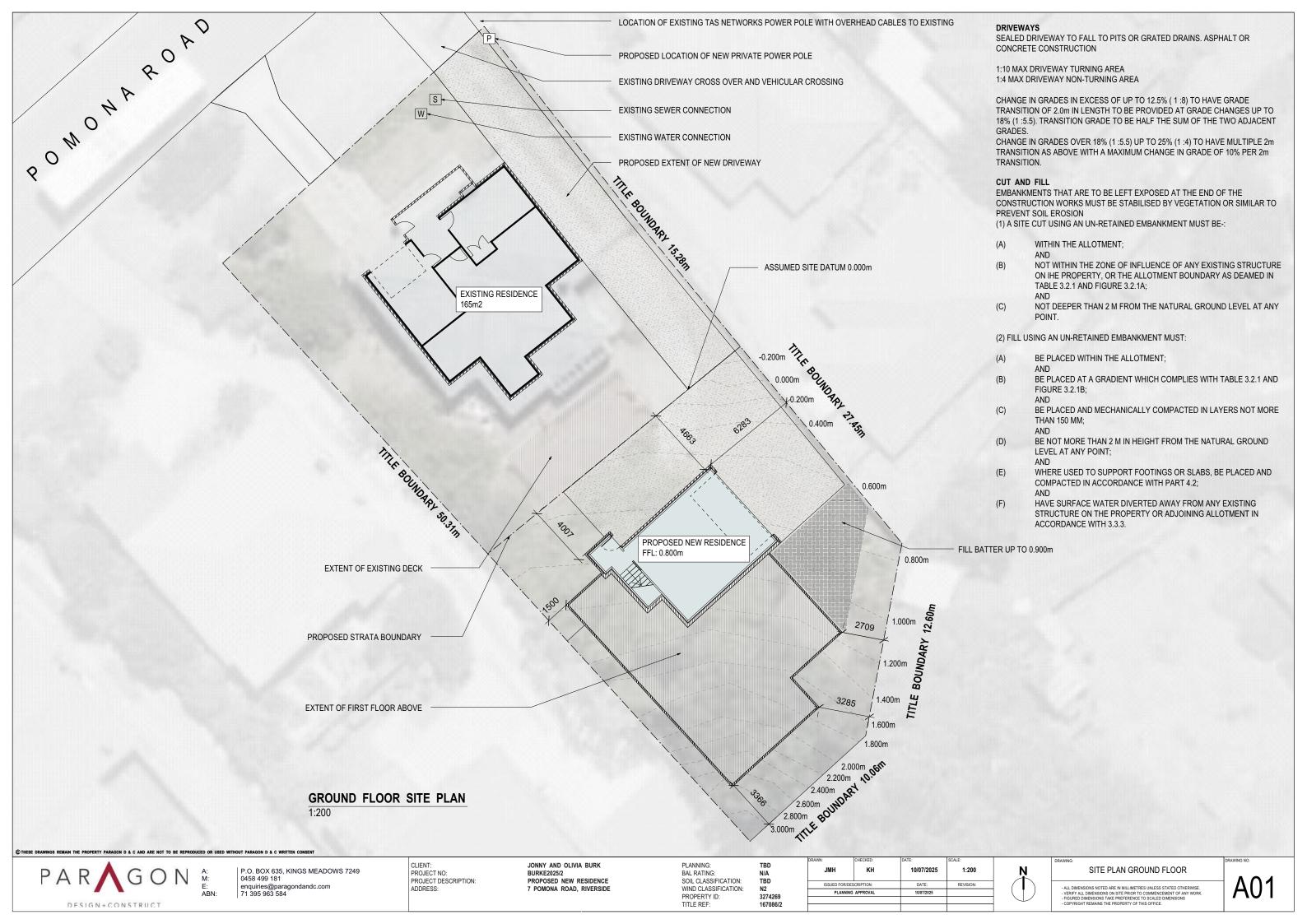
A08 GROUND FLOOR PLAN FIRST FLOOR PLAN **A09**

A10 **ELEVATIONS A11 ELEVATIONS**



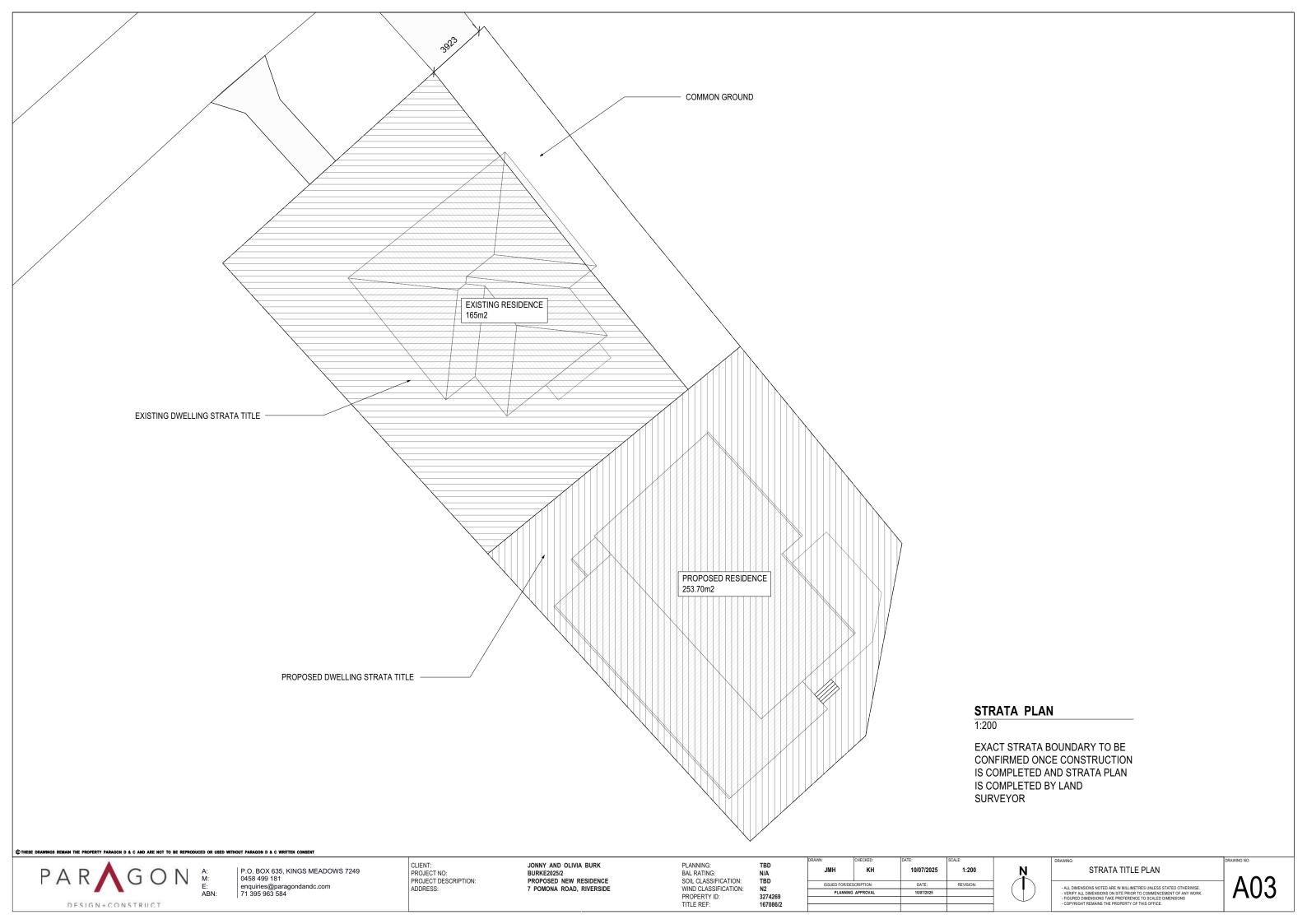


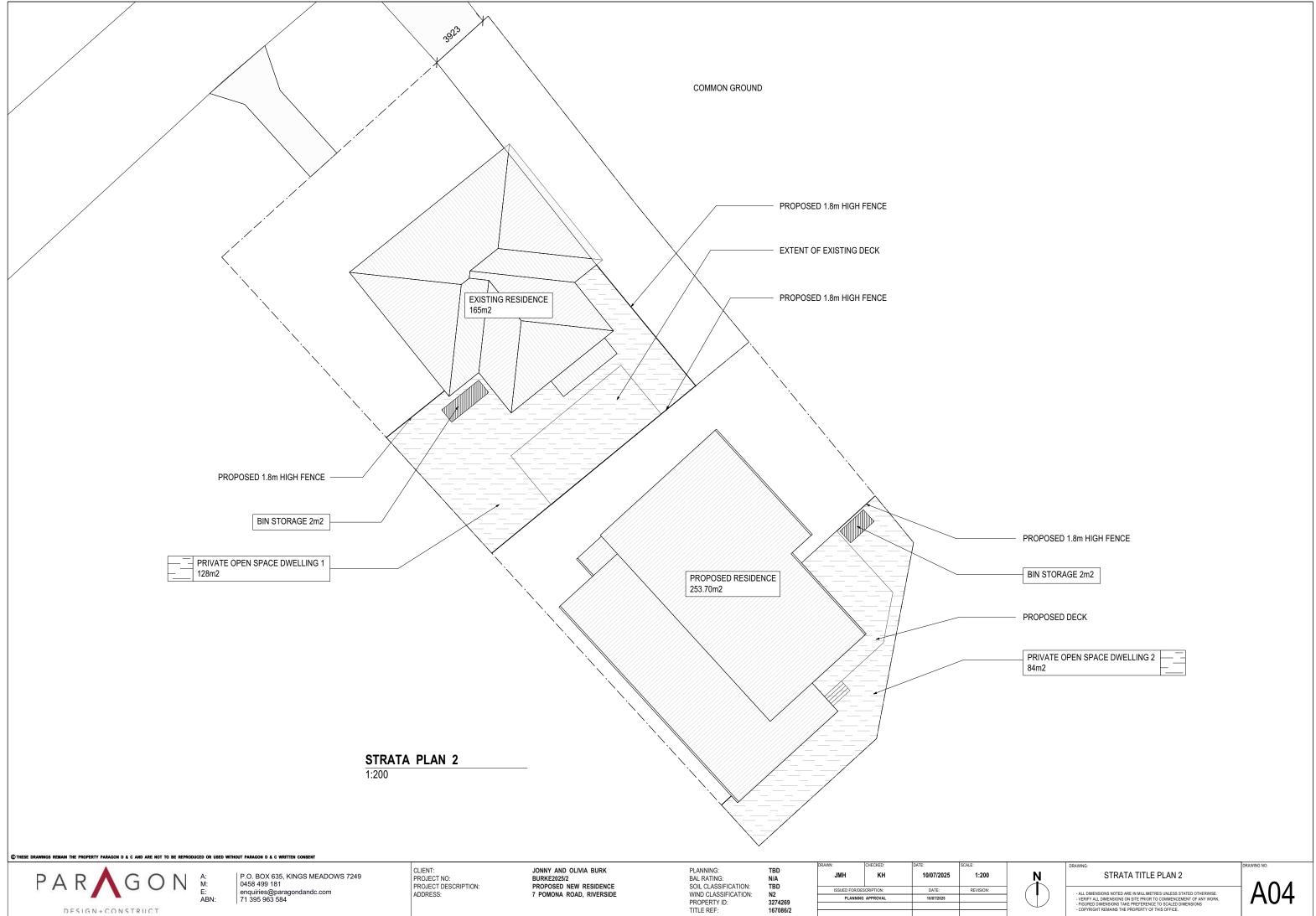
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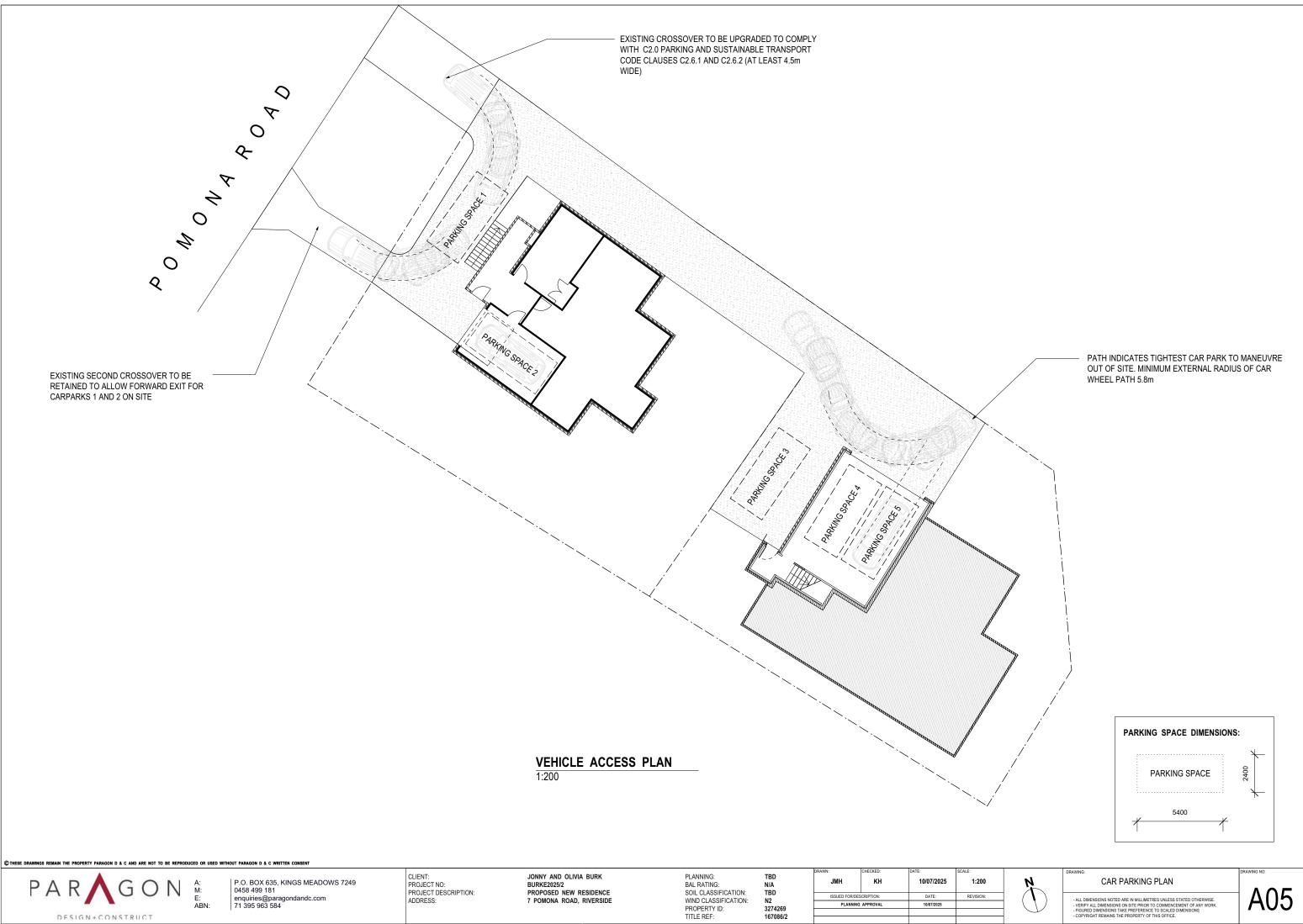
enquiries@parago 71 395 963 584





enquiries@paragondandc.com 71 395 963 584

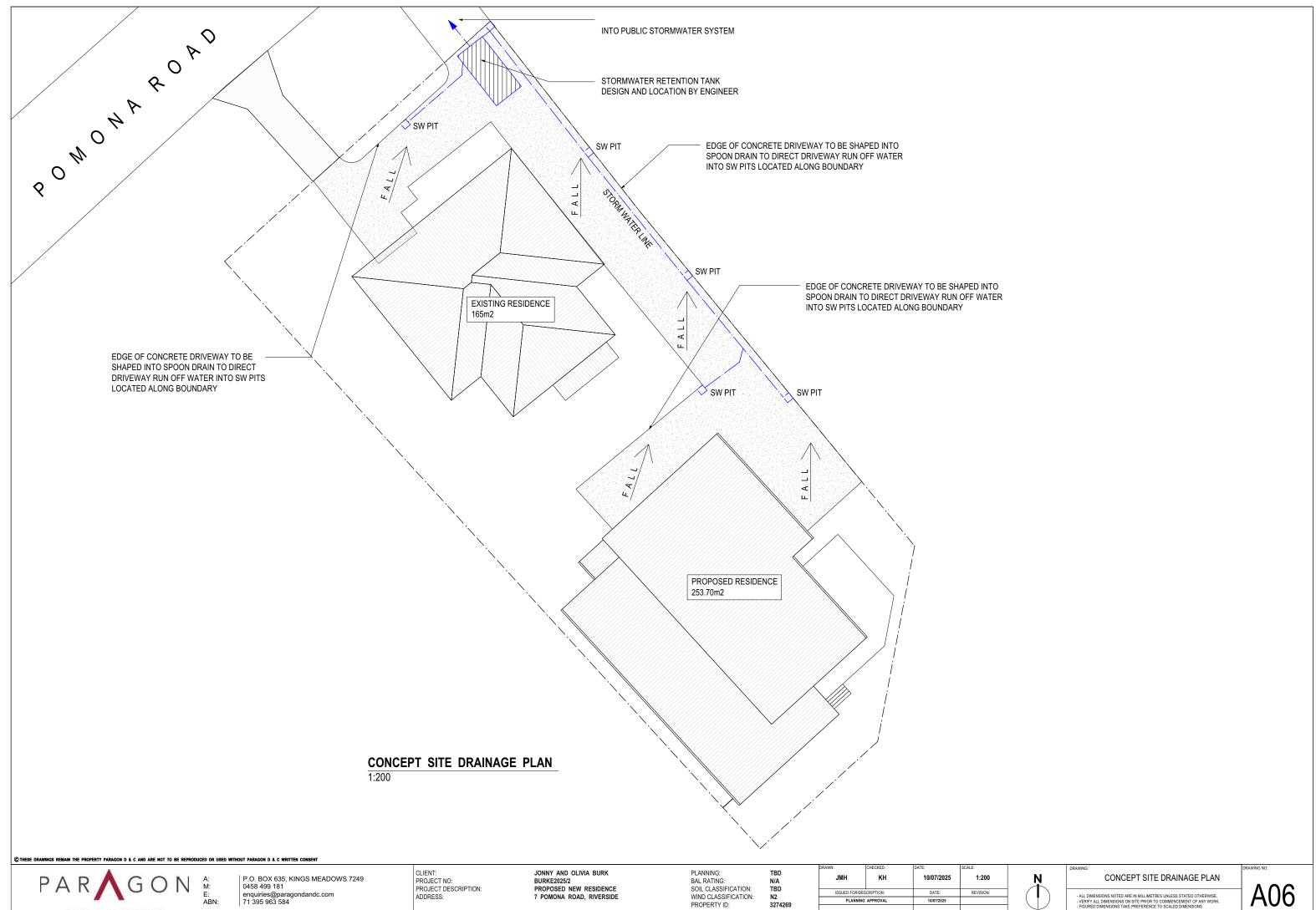
PLANNING: BAL RATING: SOIL CLASSIFICATION: WIND CLASSIFICATION: PROPERTY ID: TITLE REF:



enquiries@paragondandc.com 71 395 963 584

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JMH	KH	10/07/2025	1:200
ISSUED FOR/DESCRIPTION:		DATE:	REVISION:
PLANNING APPROVAL		10/07/2025	

A05



- ALL DIMENSIONS NOTED ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
- VERIEY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.
- FIGURED DIMENSIONS TAKE PEFERENCE TO SCALED DIMENSIONS
- COPYRIGHT REMAINS THE PROPERTY OF THIS OFFICE.

BUILDING SITE DURING CONSTRUCTION TO COMPLY WITH EPA TASMANIA, SOIL AND WATER MANAGEMENT ON BUILDING SITES WHERE POSSIBLE. REFER TO FACT SHEETS 1-19 EPA.TAS.GOV.AU/ENVIRONMENT/WATER/STORMWATER/SOIL-AND-WATER-MANAGEMENT-ON-BUILDING

FACT SHEET 3 - SOIL AND WATER MANAGEMENT.

PLAN TO BE KEPT ONSITE AND ALL TIMES AND ALL WORKERS UNDERSTAND THE SWMP

FACT SHEET 5 - MINIMISE SOIL DISTURBANCE.

DO TRACK MACHINERY UP AND DOWN THE SLOPE TO CREATE GROOVES FROM THE WHEELS/ OR TRACKS THAT WILL CATCH RAINFALL. THE GROOVES WILL ROUGHEN THE SURFACE IN A WAY THAT WILL SLOW RUNOFF. AS PER FACT SHEET CLEARING FOR WORKS TO BE LIMITED TO WITHIN 5 METRES FROM THE EDGE OF ANY ESSENTIAL CONSTRUCTION ACTIVITY. NO TOPSOIL SHALL BE REMOVED FROM LAND OUTSIDE THE AREAS OF GROUND DISTURBANCE SHOWN. ALL AREAS OF GROUND DISTURBANCE MUST BE DRESSED WITH TOP SOIL AND WHERE APPROPRIATE REVEGETATED AND STABILISED TO PREVENT FUTUR EROSION OR SILTATION.

FACT SHEET 6 - PRESERVE VEGETATION.

WHERE EXISTING TREES ARE TO REMAIN ON THE SITE, ESTABLISH NO GO AREA AROUND TREES OF BRIGHT TAPE ON STAR PICKETS MINIMUM 1m AWAY FROM BASE OF TREE EXISTING GROUND VEGETATION TO BE RETAINED WHEN EVER POSSIBLE. MINIMUM 400mm WIDE GRASS STRIPS TO BE RETAINED ON BACK OF KERB FOR FILTERING RUNOFF. INSTALLED AS PER FACT

FACT SHEET 7 - DIVERT UP-SLOPE WATER

DIVERSION CHANNEL TO BE CONSTRUCTED ON HIGHSIDE OF SITE MINIMUM 150MM DEEP WITH 10% MAX FALL WITH A CURVED SHAPE WITH EXCAVATED SOIL FROM THE CHANNEL ON THE DOWN-SLOPE SIDE TO INCREASE DIVERSION CHANNEL CAPACITY. LEVEL SPREADER TO END OF DIVERSION CHANNEL TO ENSURE WATER DISCHARGE IS SLOW MOVING MINIMUM 4M WIDE. INSTALLED AS PER

FACT SHEET 8 - EROSION CONTROL MATS AND BLANKETS

WHERE FINISHED BATTERS ARE PROPOSED TO BE STEEPER THAN 1:3 EROSION CONTROL BLANKETS TO BE INSTALLED ON BATTER FOR SITE REHABILITATION. INSTALLED AS PER FACT SHEET

FACT SHEET 9 - PROTECT SERVICES TRENCHES AND STOCKPILES

ALL STOCKPILES TO BE POSITIONED CLEAR OF WATER COURSES AND TO ENSURE THAT NO SILT RUNOFF CAN ENTER A WATER COURSE. TOP SOIL TO BE STOCKPILED SEPARATELY AND SPREAD OVER BACKFILLED AREAS. SPOIL TO BE STOCKPILED IN A NARROW CORRIDOR ON THE UPSTREAM SIDE OF ALL EXCAVATION. TEMPORARY CATCH DRAINS TO BE CONSTRUCTED ON THE UPSTREAM SIDE OF STOCKPILES AND EXCAVATED AREAS, DIRECTING RUNOFF TO EXISTING STORMWATER SYSTEM. SERVICE TRENCHES TO HAVE SOIL PLACED ON TOPSIDE OF TRENCH TO DIVERT WATER FLOW AWAY FROM THE TRENCH LINE.

FACT SHEET 10 - EARLY ROOF DRAINAGE CONNECTION

DOWNPIPES TO BE CONNECTED INTO STORMWATER SYSTEM AS SOON AS THE ROOF IS INSTALLED. TEMPORARY DOWNPIPES TO DIRECT WATER TO TUFTED AREAS.

FACT SHEET 12 - STABILISED SITE ACCESS

DIVERSION HUMP INSTALLED ON ROAD ACCESS WITH WATER DIRECTED TO SEPARATE SILT FENCE. INSTALLED AS PER FACT SHEET

FACT SHEET 13 - WHEEL WASH

EVERY EFFORT TO BE MADE TO MINIMISE SPREADING SEDIMENT ON TO SEALED AREAS WHEN VEHICLES LEAVE THE SITE, INCLUDING THE WASHING DOWN OF TYRES.

FACT SHEET 14 - SEDIMENT FENCES

SEDIMENT FENCE INSTALLED AS PER DETAIL AND FACT SHEET

FACT SHEET 15 - PROTECTION OF STORMWATER PITS

PITS INSTALLED ONSITE TO BE CONSTRUCTED WITH DRIVEWAY AT END OF JOB AFTER FINISHED CONSTRUCTION OF BUILDING. THEREFORE NO REQUIREMENTS FOR PITS.

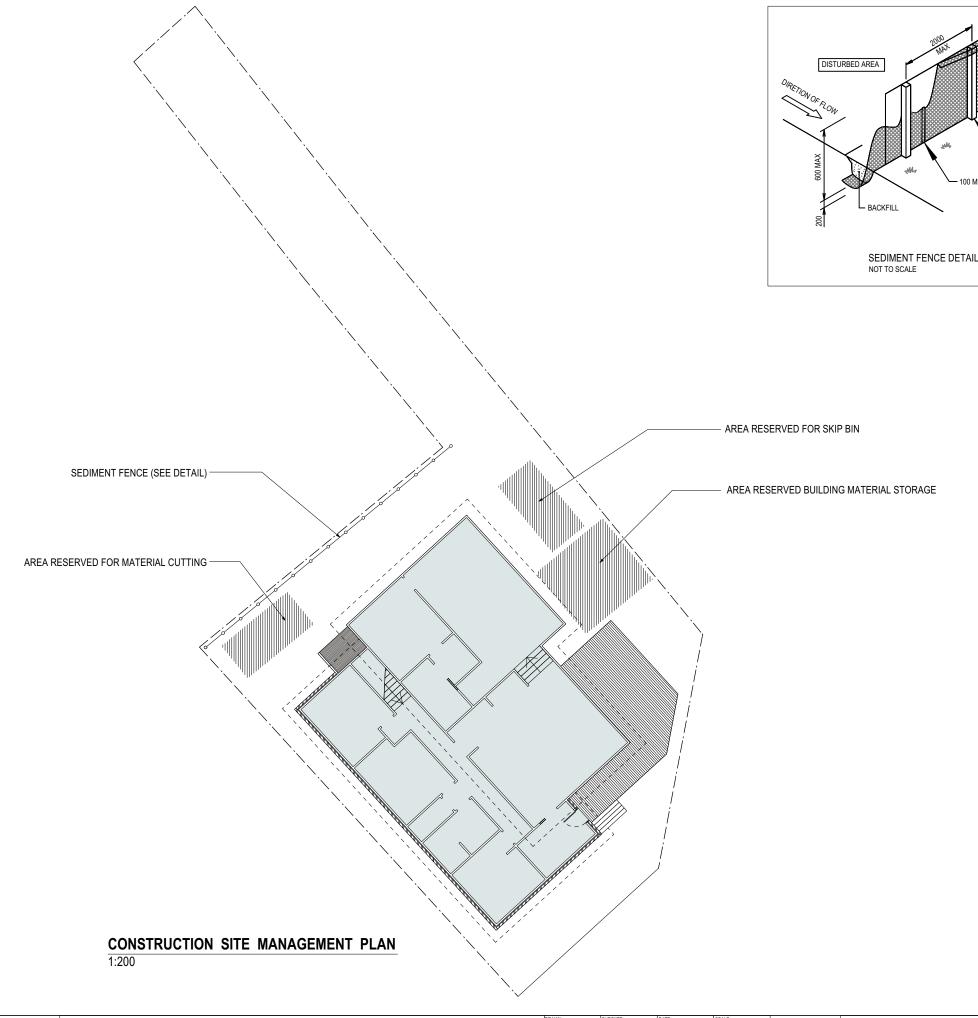
FACT SHEET 16 - PROTECTED CONCRETE, BRICK AND TILE CUTTING

ALL CUTTING TO BE INSIDE NOMINATED AREA AS PER SWMP WITH FILTER SOCKS INSTALLED ON LOW SIDE. SLURRY TO BE DISPOSED OFF IN GEOTEXTILE LINED DITCH OR DRUMS

FACT SHEET 18 - DUST CONTROL

DURING EXTENDED PERIODS OF DRY WEATHER, DAMPEN THE SITE SLIGHTLY WITH A LIGHT APPLICATION OF WATER DURING EXCAVATION OR WHEN DUST IS BEING RAISED

FACT SHEET 19 - SITE REVEGETATION ALL OF SITE THAT IS NOT FINISHED IN HARD SURFACES TO BE REVEGETATION WITH GRASS OR MULCH AS PER LANDSCAPING PLAN OR TO OWNERS DETAILS



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PROJECT NO:

JONNY AND OLIVIA BURK BURKE2025/2

PLANNING: BAL RATING: TITLE REF

10/07/2025 KH 1:200 JMH



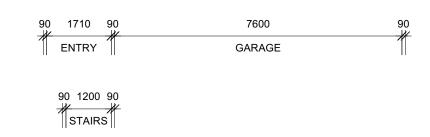
CONSTRUCTION SITE MANAGEMENT PLAN

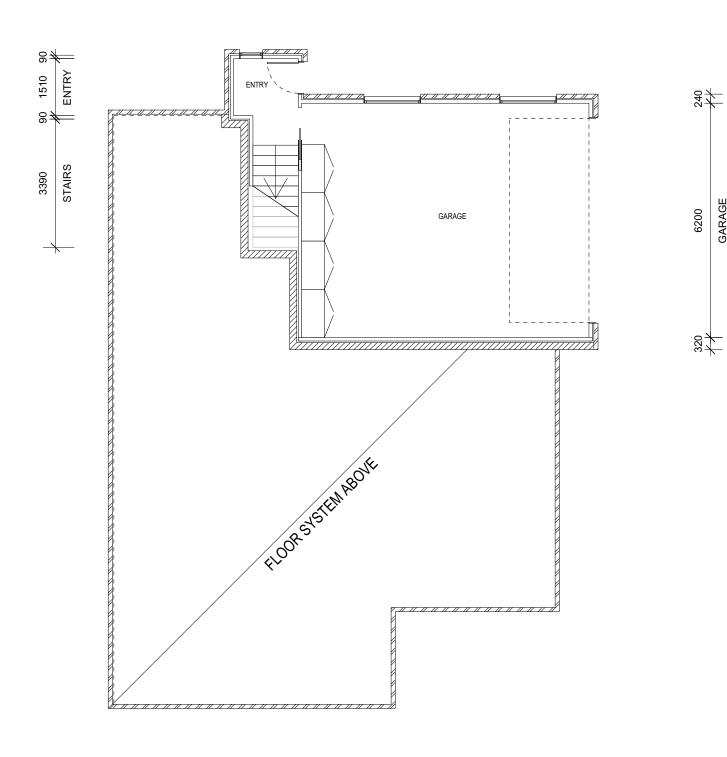
GEOTEXTILE FABRIC

POSTS OR STEEL PICKETS

100 MIN VERTICAL OVERLAP OF FABRIC

UNDISTURBED AREA





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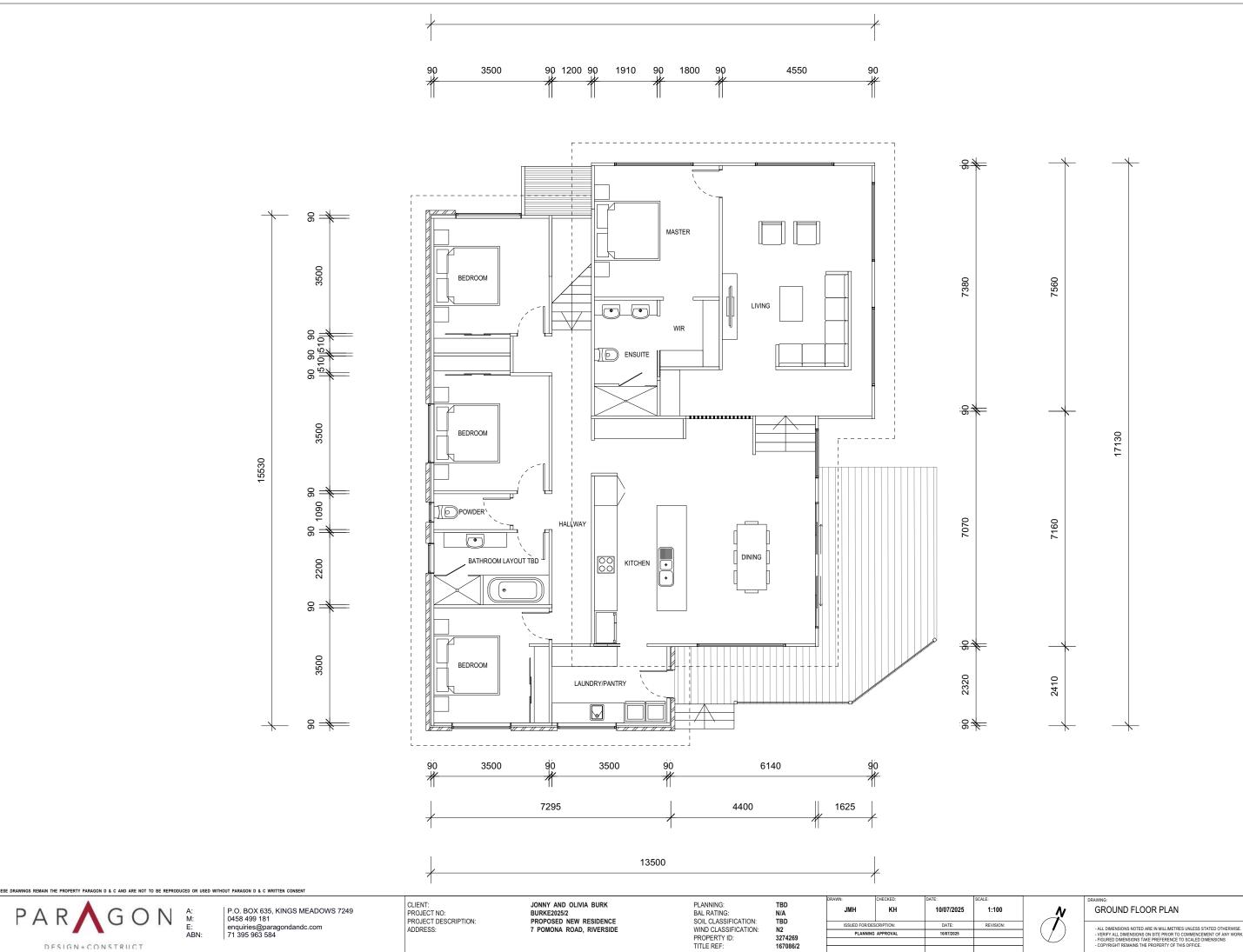


P.O. BOX 635, KINGS MEADOWS 7249 0458 499 181 enquiries@paragondandc.com 71 395 963 584 CLIENT: PROJECT NO: PROJECT DESCRIPTION: ADDRESS: JONNY AND OLIVIA BURK BURKE2025/2 PROPOSED NEW RESIDENCE 7 POMONA ROAD, RIVERSIDE PLANNING: BAL RATING: SOIL CLASSIFICATION: WIND CLASSIFICATION: PROPERTY ID: TITLE REF:

TBD N/A TBD N2 3274269 167086/2

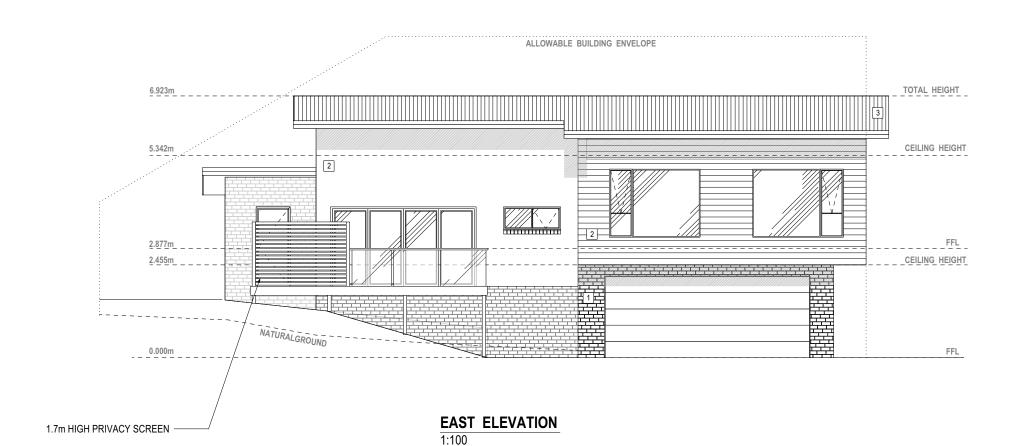
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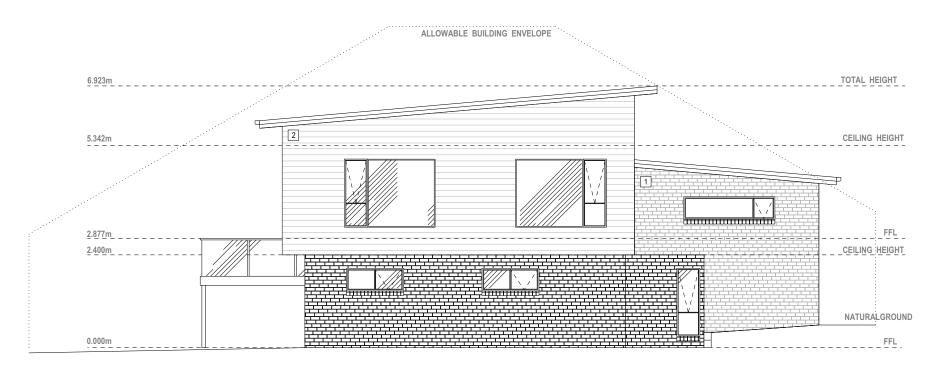
PLANNING: BAL RATING: SOIL CLASSIFICATION: WIND CLASSIFICATION: PROPERTY ID: TITLE REF:

A09



EXTERIOR FINISHES SCHEDULE

- 1 FACED BRICKWORK
- 2 FIBRE CEMENT CLADDING
- 3 CUSTOM ORB ROOF SHEETING



NORTH ELEVATION

1:100

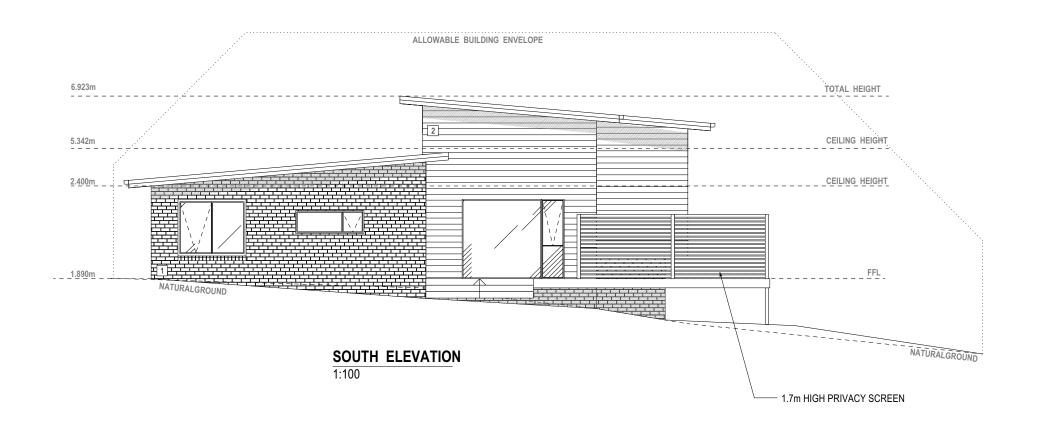
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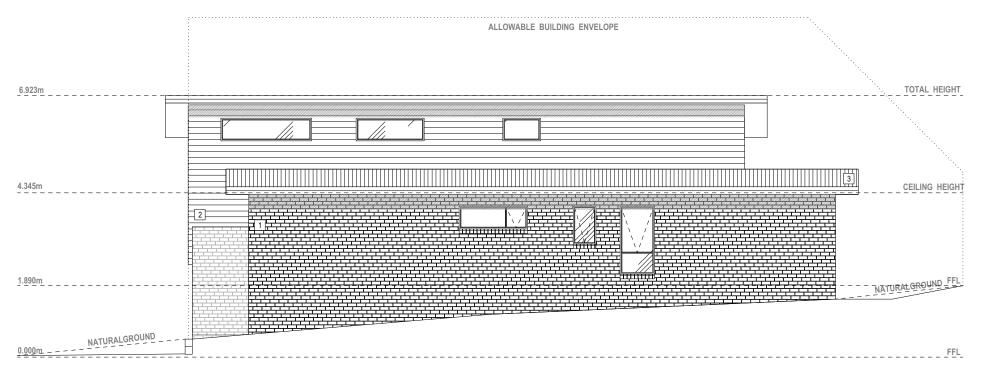


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PLANNING APPROVAL		10/07/2025	

EXTERIOR FINISHES SCHEDULE

- 1 FACED BRICKWORK
- 2 FIBRE CEMENT CLADDING
- 3 CUSTOM ORB ROOF SHEETING





WEST ELEVATION

1:100

TBD N/A TBD N2 3274269

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