

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2025169

Assess No: A12190

PID No: 3274269

Applicant Name:	Paragon Design & Construct					
Applicant Contact Name						
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: Jade Heys

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) **Jonothan Burk and Olivia Burk**

Location / Address: 7 Pomona Road, Riverside

Title Reference: 167086/2

Zone(s): General Residential Zone

Existing Development/Use: Single Dwelling

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.

YES ☐

NO ☒

(If yes please specify the relevant components):

DEVELOPMENT APPLICATION DETAILS

Proposed Use:

Residential: <input checked="" type="checkbox"/>	Visitor Accommodation: <input type="checkbox"/>	Commercial: <input type="checkbox"/>	Other: <input type="checkbox"/>
--------------------------------------------------	-------------------------------------------------	--------------------------------------	---------------------------------

Description of Use:
Proposed additional new dwelling and strata title existing property into 2 lots

Development Type:

Building work: <input checked="" type="checkbox"/>	Demolition: <input type="checkbox"/>	Subdivision: <input type="checkbox"/>	Other: <input type="checkbox"/>
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Description of development:
Proposed construction of new dwelling and associated driveways and retaining walls (IF APPLICABLE)

New or Additional Area: 253.70m² (over two floors)

Estimated construction cost of the proposed development: \$450,000

Building Materials:	Wall Type: Timber Stud frame with fibre cement cladding and masonry brick veneer	Colour: white/grey
	Roof Type: custom orb sheet metal	Colour: white/ grey

Application Number: «Application Number»

VISITOR ACCOMMODATION

☒ N/A

Gross Floor Area to be used per lot:		Number of Bedrooms to be used:	
Number of Carparking Spaces:		Maximum Number of Visitors at a time:	

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:	

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,

Jonathan Burk		9/6/25
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)

Jade Heys		6/6/25
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)	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:

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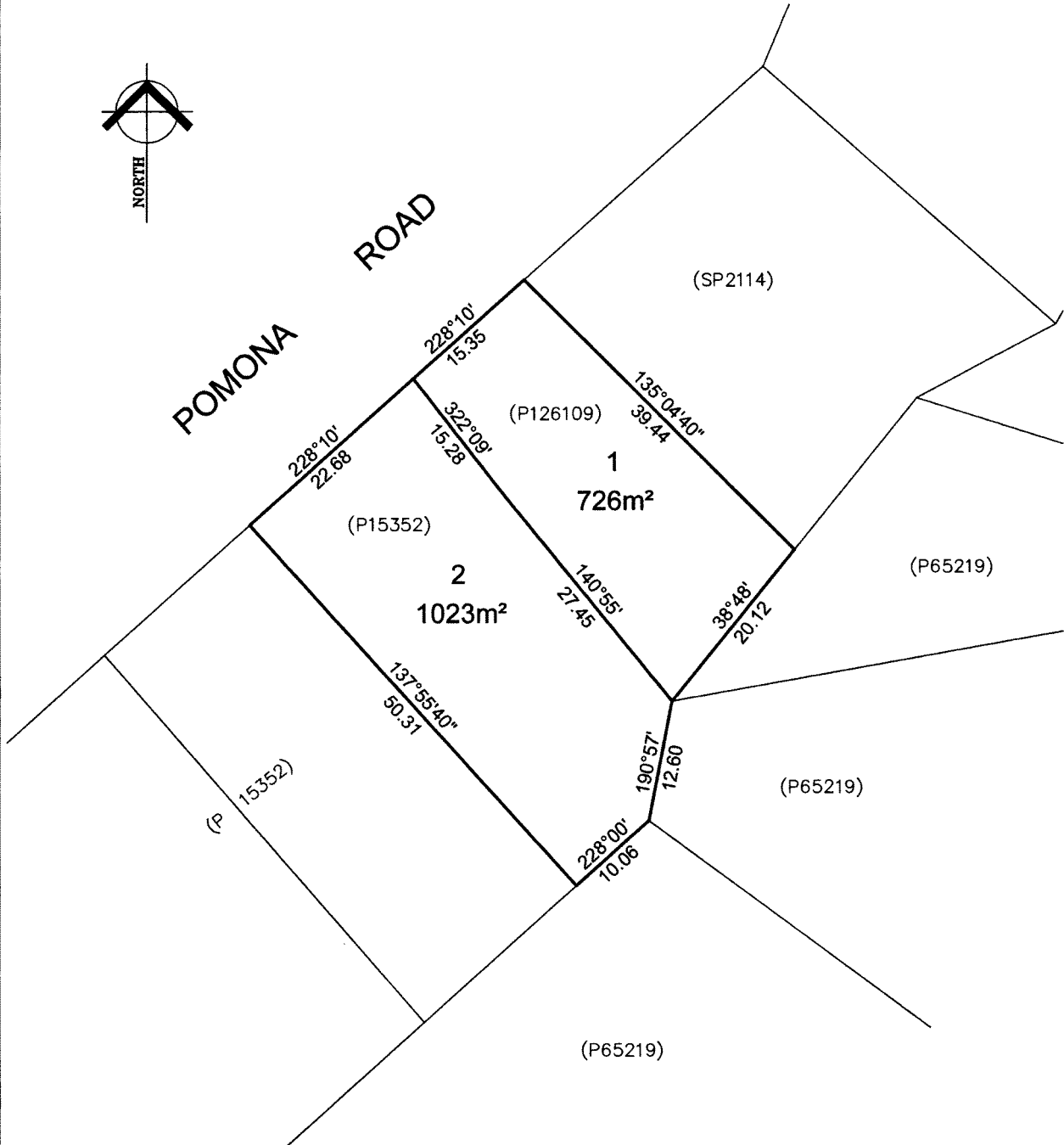
As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.


Name (print)	Signed	Date

OWNER PAMELA MARISE HESKETH PETER MAYER HESKETH		PLAN OF SURVEY		REGISTERED NUMBER SP167086
FOLIO REFERENCE C.T.15352/26 C.T.126109/25		BY SURVEYOR D.P. TOMPKINS of SURVEY RESOURCES		APPROVED EFFECTIVE FROM - 8 JAN 2014 <i>Alice Kawa</i> Recorder of Titles
GRANTEE PART OF 500 ACRES GTD. TO W BRODRIBB.		LOCATION TOWN OF RIVERSIDE		
		SCALE 1:400		LENGTHS IN METRES
MAPSHEET MUNICIPAL CODE No 120 (5041-33)	LAST UPI No HZX94 & HZT45	LAST PLAN No. P15352 & P126109	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



NORTH




 COUNCIL DELEGATE

19/11/13
 DATE

SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 167086
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EASEMENTS AND PROFITS

PAGE 1 OF 1 PAGE

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.

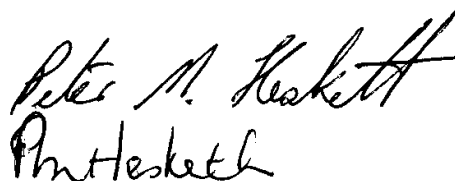
EASEMENTS


Nil

COVENANTS

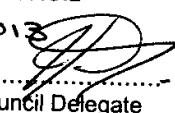
Nil

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:)


P M Hesketh

Witness Signature 
Full Name Suzanne Jackson
Occupation Admin Assistant
Address Eden St, Batterside

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: P M & P M 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: <u>19 November 2013</u> <u>PA2013271</u> REF NO.  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

BUILDING CLASS	1A
LAND TITLE REFERENCE	167086/2
DESIGN WIND SPEED	N2
SOIL CLASSIFICATION	TBD
CLIMATE ZONE	7
BUSHFIRE PRONE BAL RATING	N/A
ALPINE AREA	N/A
CORROSION ENVIRONMENT	MODERATE
FLOODING	NO
LANDSLIP	NO
DISPERSIVE SOILS	UNKNOWN
SALINE SOILS	UNKNOWN
SAND DUNES	NO
MINE SUBSIDENCE	NO
LANDFILL	NO
GROUND LEVELS	REFER PLANS
ORG LEVEL	75MM ABOVE GROUND LEVEL SURFACE

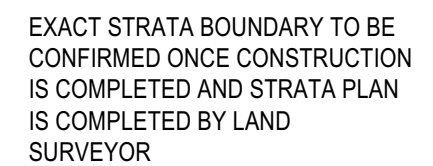
ISSUED FOR / DESCRIPTION:
PLANNING APPROVAL

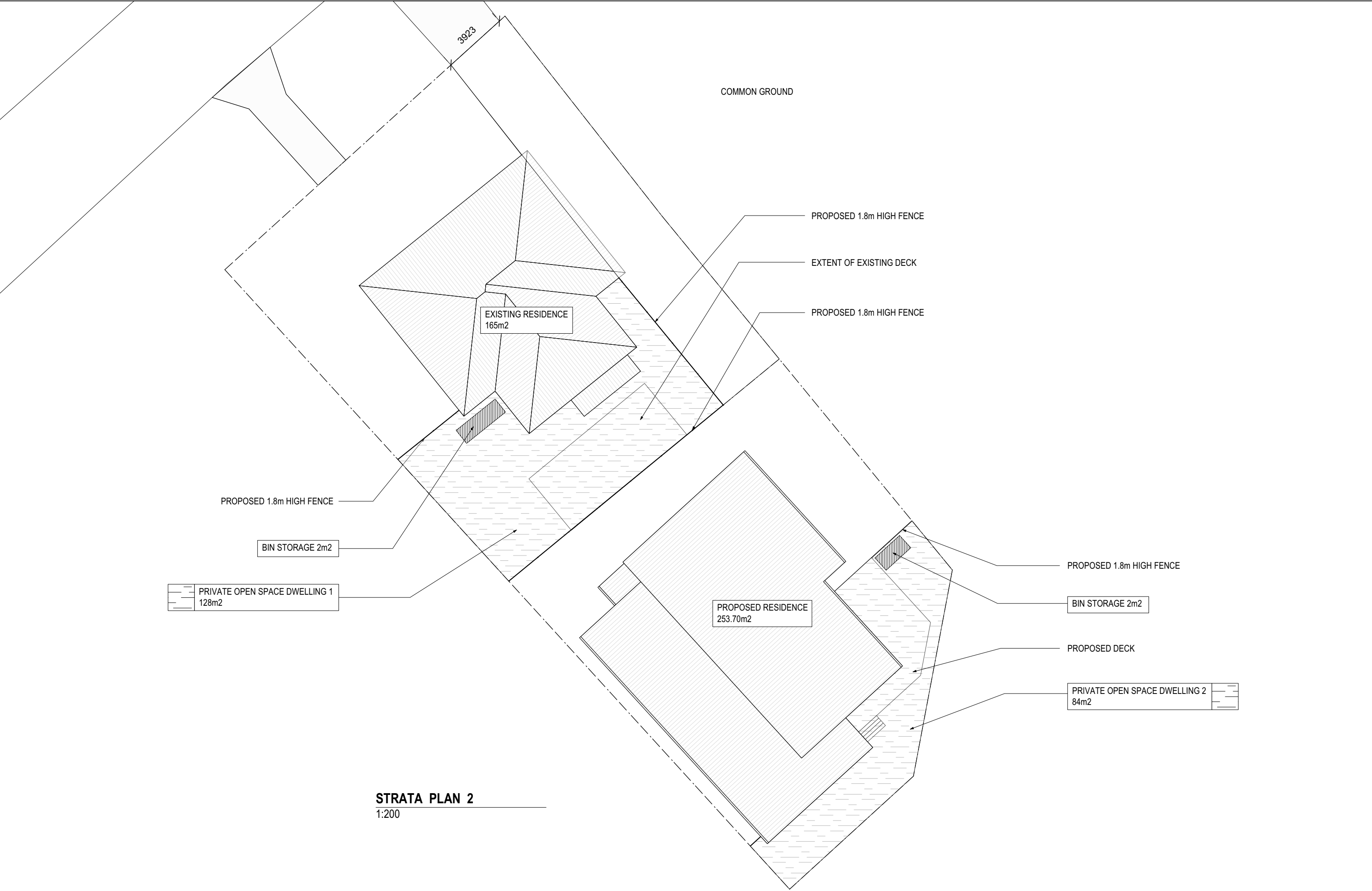
A01	SITE PLAN GROUND FLOOR
A02	SITE PLAN FIRST FLOOR
A03	PROPOSED STRATA PLAN 1
A04	PROPOSED STRATA PLAN 1
A05	CAR PARKING PLAN
A06	CONCEPT SITE DRAINAGE PLAN
A07	CONSTRUCTION SITE MANAGEMENT PLAN
A08	GROUND FLOOR PLAN
A09	FIRST FLOOR PLAN
A10	ELEVATIONS
A11	ELEVATIONS



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POMONA ROAD

EXISTING CROSSOVER TO BE UPGRADED TO COMPLY WITH C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE CLAUSES C2.6.1 AND C2.6.2 (AT LEAST 4.5m WIDE)

EXISTING SECOND CROSSOVER TO BE RETAINED TO ALLOW FORWARD EXIT FOR CARPARKS 1 AND 2 ON SITE

PATH INDICATES TIGHTEST CAR PARK TO MANEUVRE OUT OF SITE. MINIMUM EXTERNAL RADIUS OF CAR WHEEL PATH 5.8m

PARKING SPACE 1

PARKING SPACE 2

PARKING SPACE 3

PARKING SPACE 4

PARKING SPACE 5

VEHICLE ACCESS PLAN
1:200

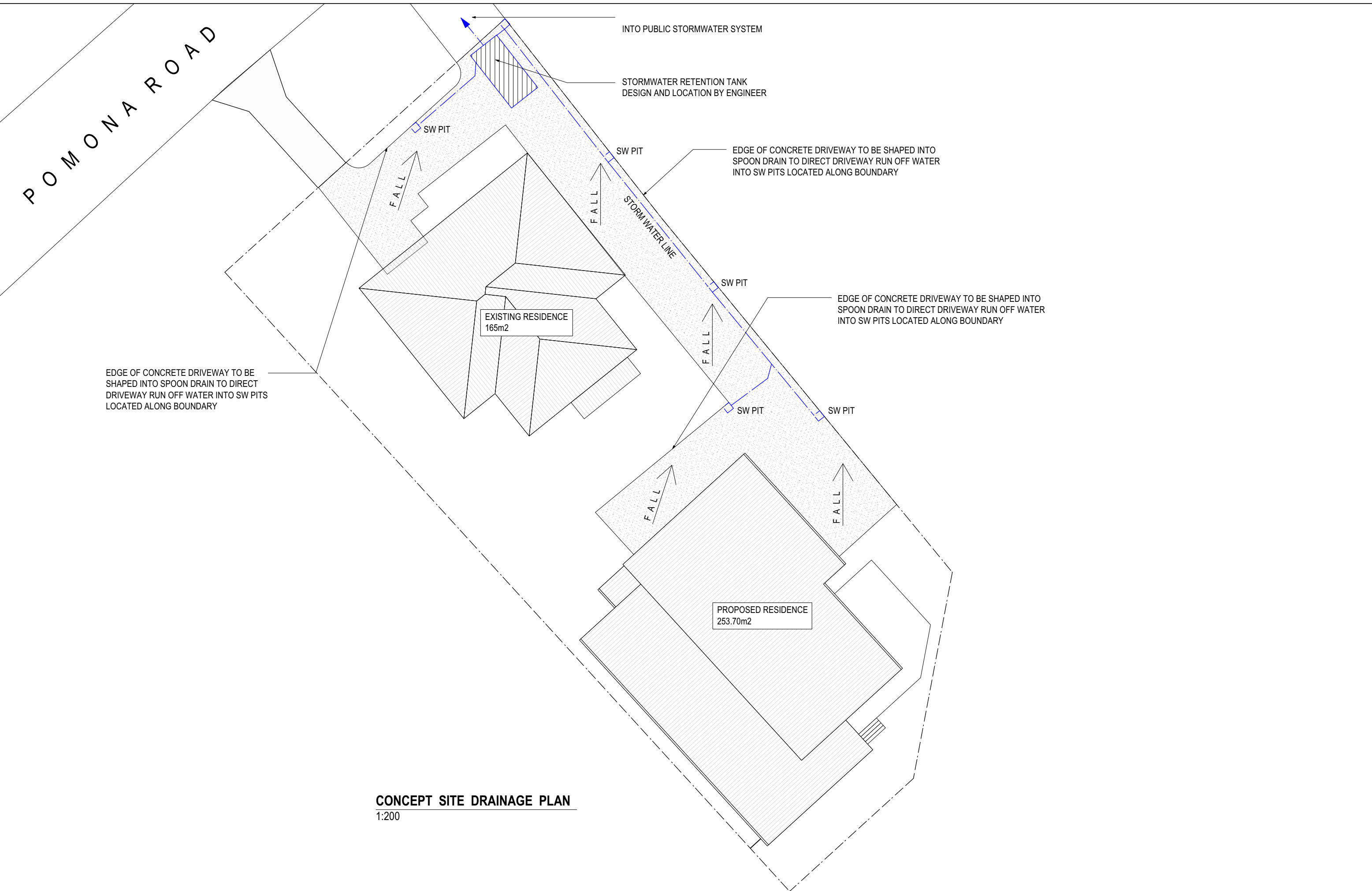
PARKING SPACE DIMENSIONS:

PARKING SPACE

5400

2400

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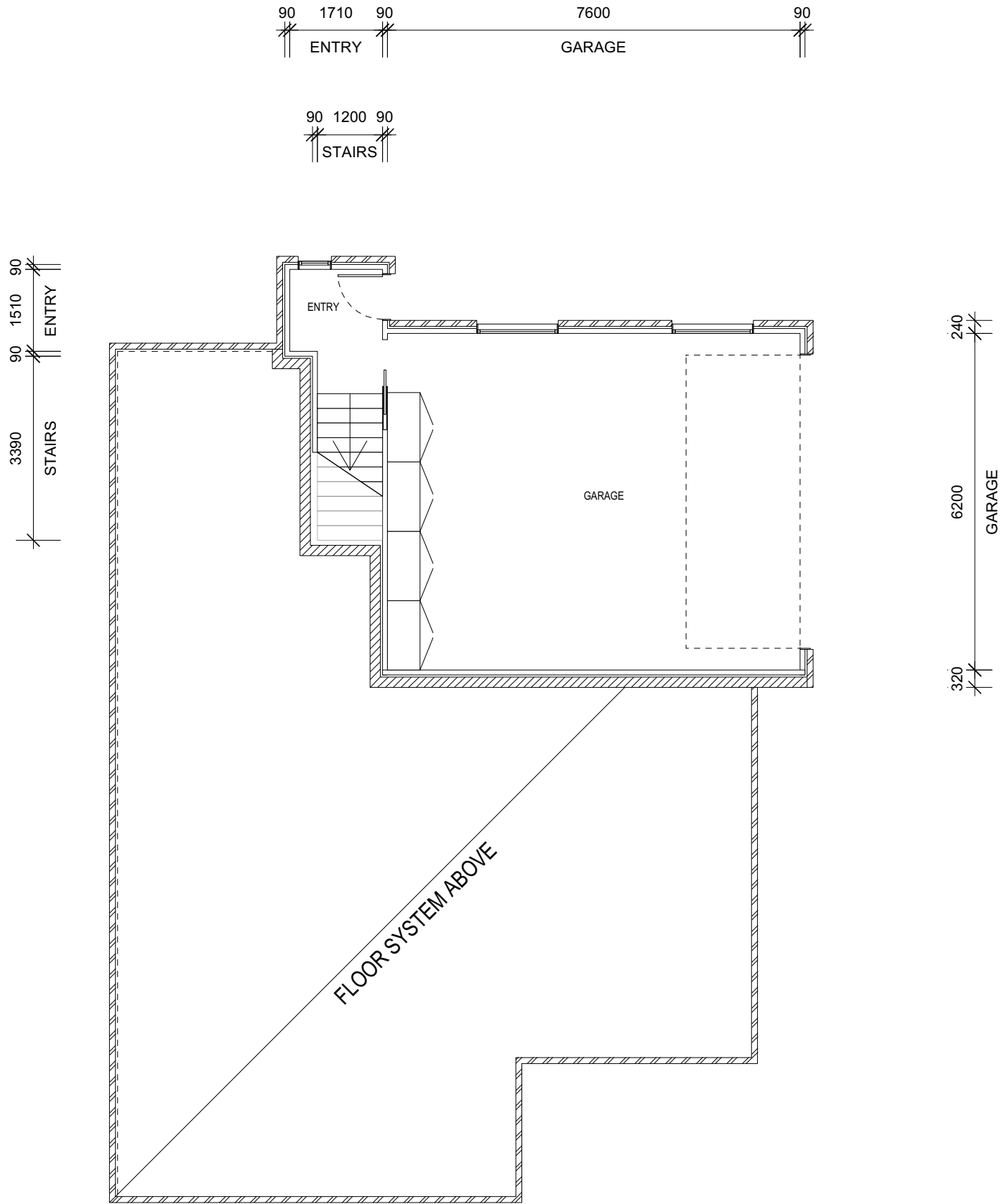
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							<div>ISSUED FOR/DESCRIPTION:</div> <div>PLANNING APPROVAL</div>		<div>DATE:</div> <div>10/07/2025</div>	<div>REVISION:</div>			

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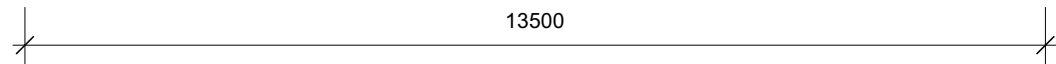
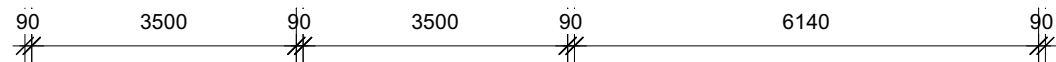
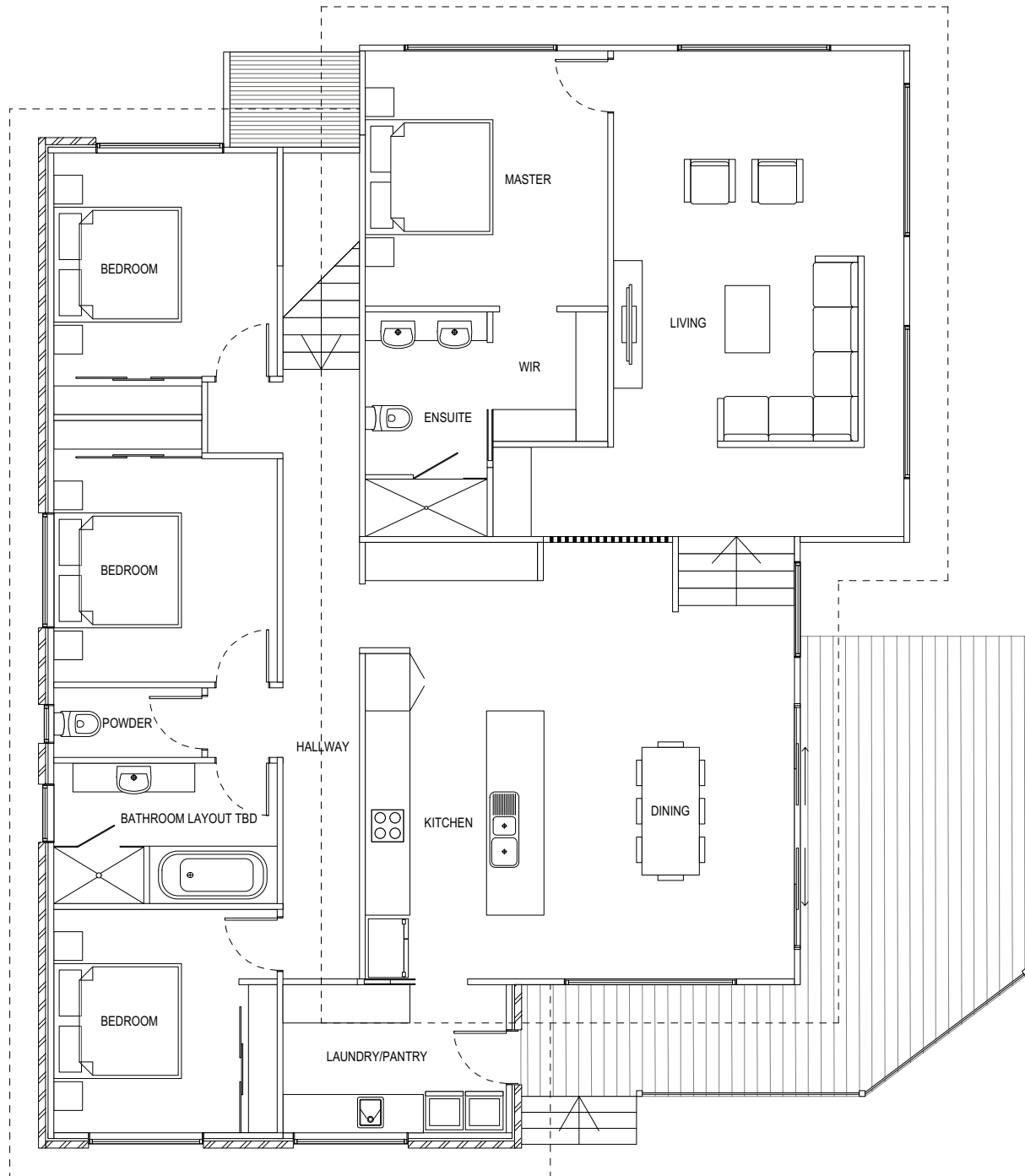
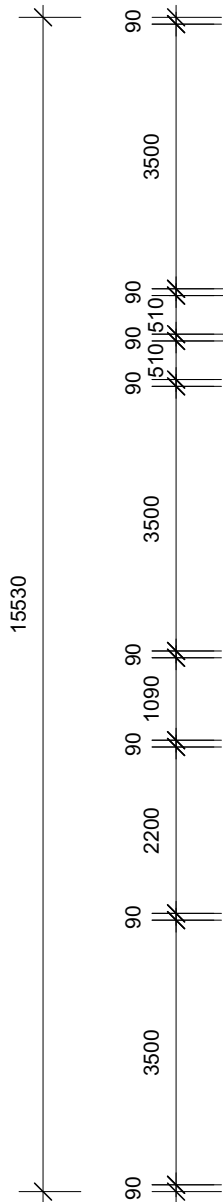
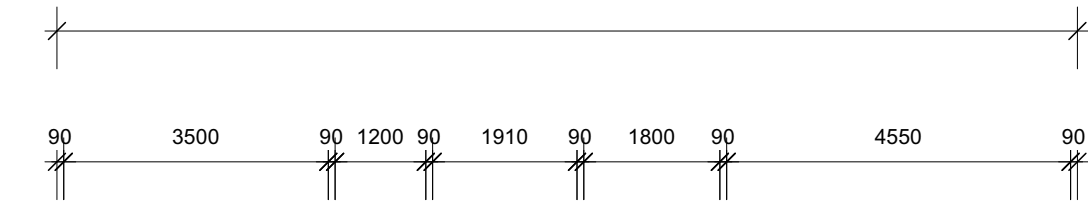
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A:
M:
E:
ABN:

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

DRAWN:	CHECKED:	DATE:	SCALE:
JMH	KH	10/07/2025	1:100
ISSUED FOR/DESCRIPTION:		DATE:	REVISION:
PLANNING APPROVAL		10/07/2025	



DRAWING:
GROUND FLOOR PLAN

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DRAWING NO:

A09

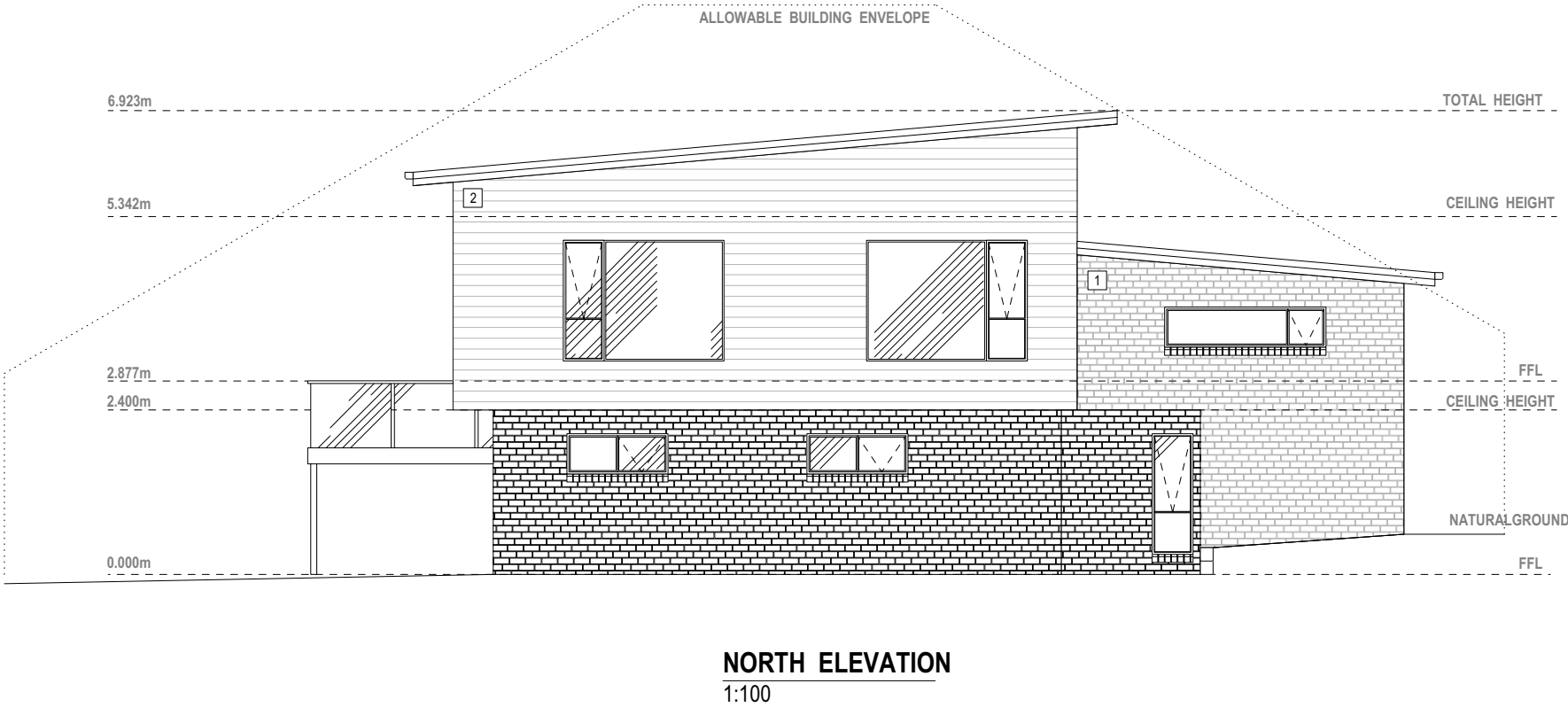
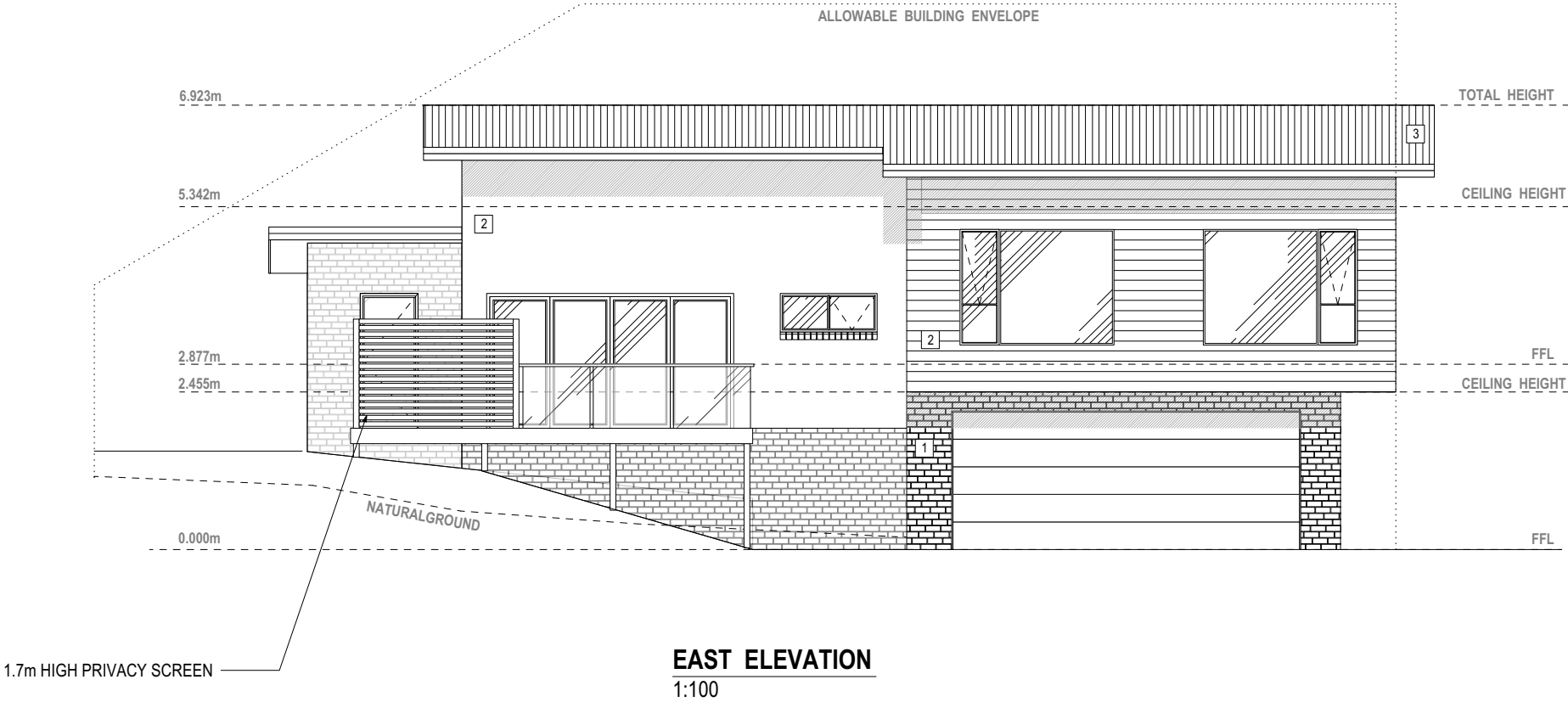
EXTERIOR FINISHES SCHEDULE

- 1

FACED BRICKWORK
- 2

FIBRE CEMENT CLADDING
- 3

CUSTOM ORB ROOF SHEETING



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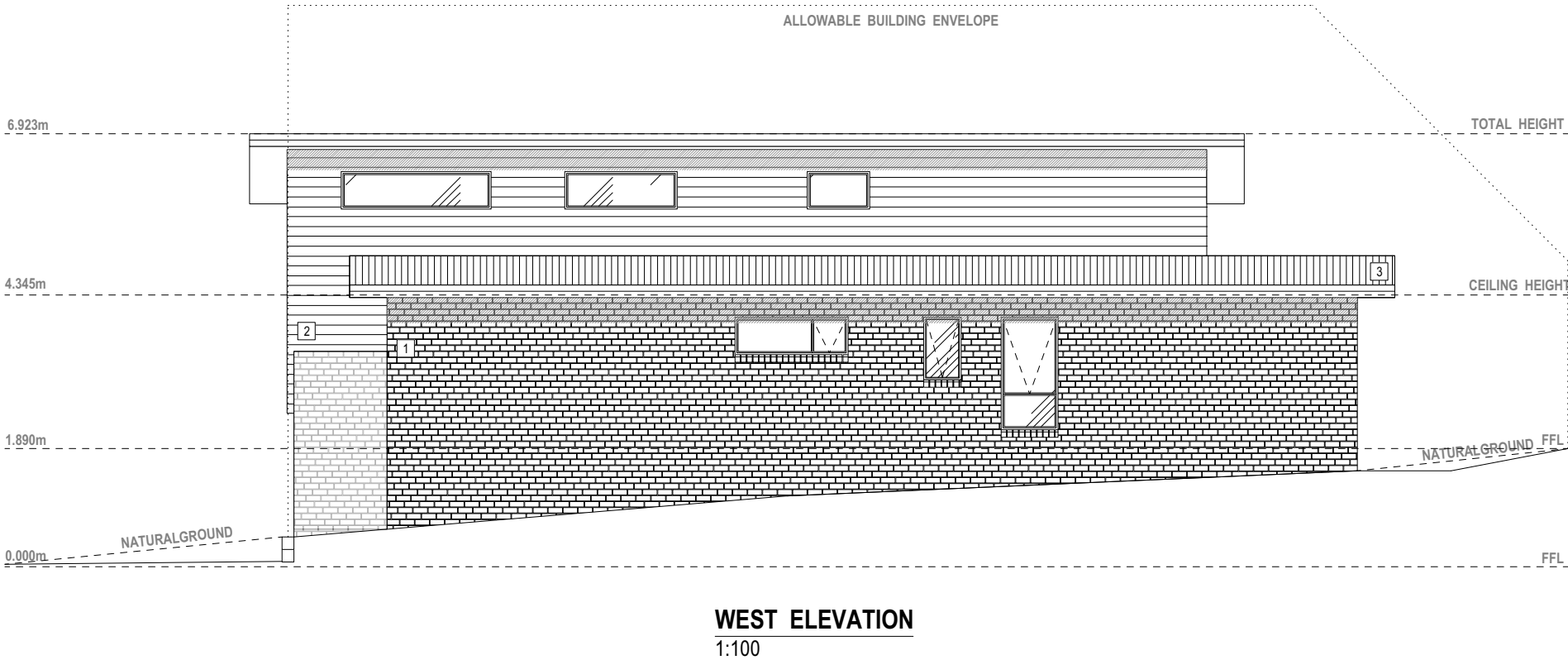
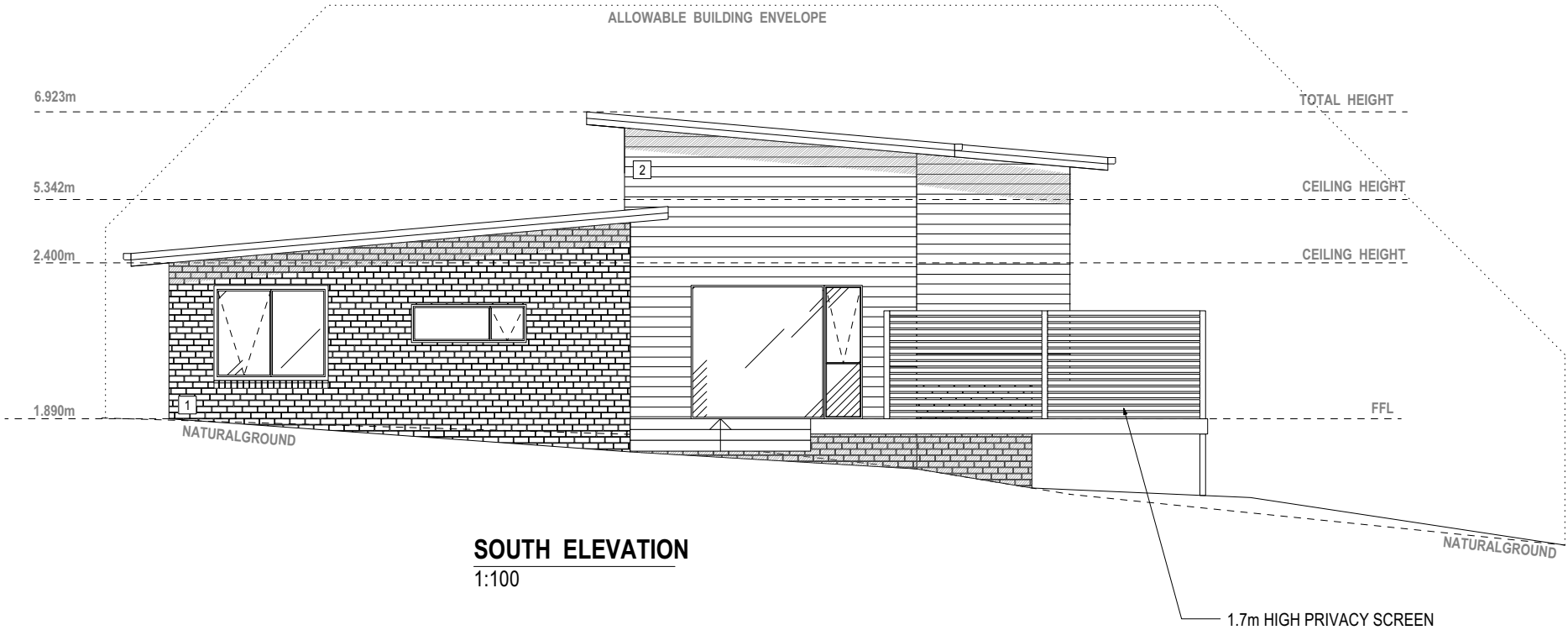
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