

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



PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2025199

Assess No: A13359

PID No: 9773754

Applicant Name:	Peter McLinden					
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.*

Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: Peter McLinden

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) Peter McLinden

Location / Address: 52 Tamar Rise, Riverside.

Title Reference: PID: 9958762 | Title Volume: 181379 | Title Folio: 104

Zone(s): 8 - General Residential

Existing Development/Use: Residential

Existing Developed Area:

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):

As per attached Planning Compliance Report

DEVELOPMENT APPLICATION DETAILS

Proposed Use:

Residential: ☒Visitor Accommodation: ☐Commercial: ☐Other: ☐

Description of Use:
Garage and Carport for car parking

Development Type:

Building work: ☒Demolition: ☐Subdivision: ☐Other: ☐

Description of development:

As per attached Planning Compliance Report

New or Additional Area:

Additional

Estimated construction cost of the proposed development:

\$65 k

Building Materials:

Wall Type: Colourbond Steel

Colour: Shale Grey

Roof Type: Colourbond Steel

Colour: Shale Grey

Application Number: «Application Number»

?? MAY
NOT BE
APPLICABLE

VISITOR ACCOMMODATION

☐ N/A

Gross Floor Area to be used per lot:	40.4 M2	Number of Bedrooms to be used:	N/A
Number of Carparking Spaces:	2	Maximum Number of Visitors at a time:	N/A

SUBDIVISION

☒ N/ASubdivision 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,

PETER MAERWIDEN
Name (print)

P. Maerwid
Signed

6/7/25
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,

Applicant_Name
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:

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

PLAN OF SURVEY ANNEXURE SHEET

SHEET 1 OF 2 SHEETS

OWNER: BASS CORPORATION PTY LTD.

FOLIO REFERENCE: F.R. 178064/1

SCALE 1:500

LENGTH IN METRES


Registered Number

SP 181379

SIGNED FOR IDENTIFICATION PURPOSES

THIS ANNEXURE SHEET FORMS PART OF THE
ATTACHED INDEX PLAN.

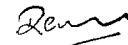
APPROVED
EFFECTIVE FROM 16 JUN 2021


Council Delegate

2/12/20
Date

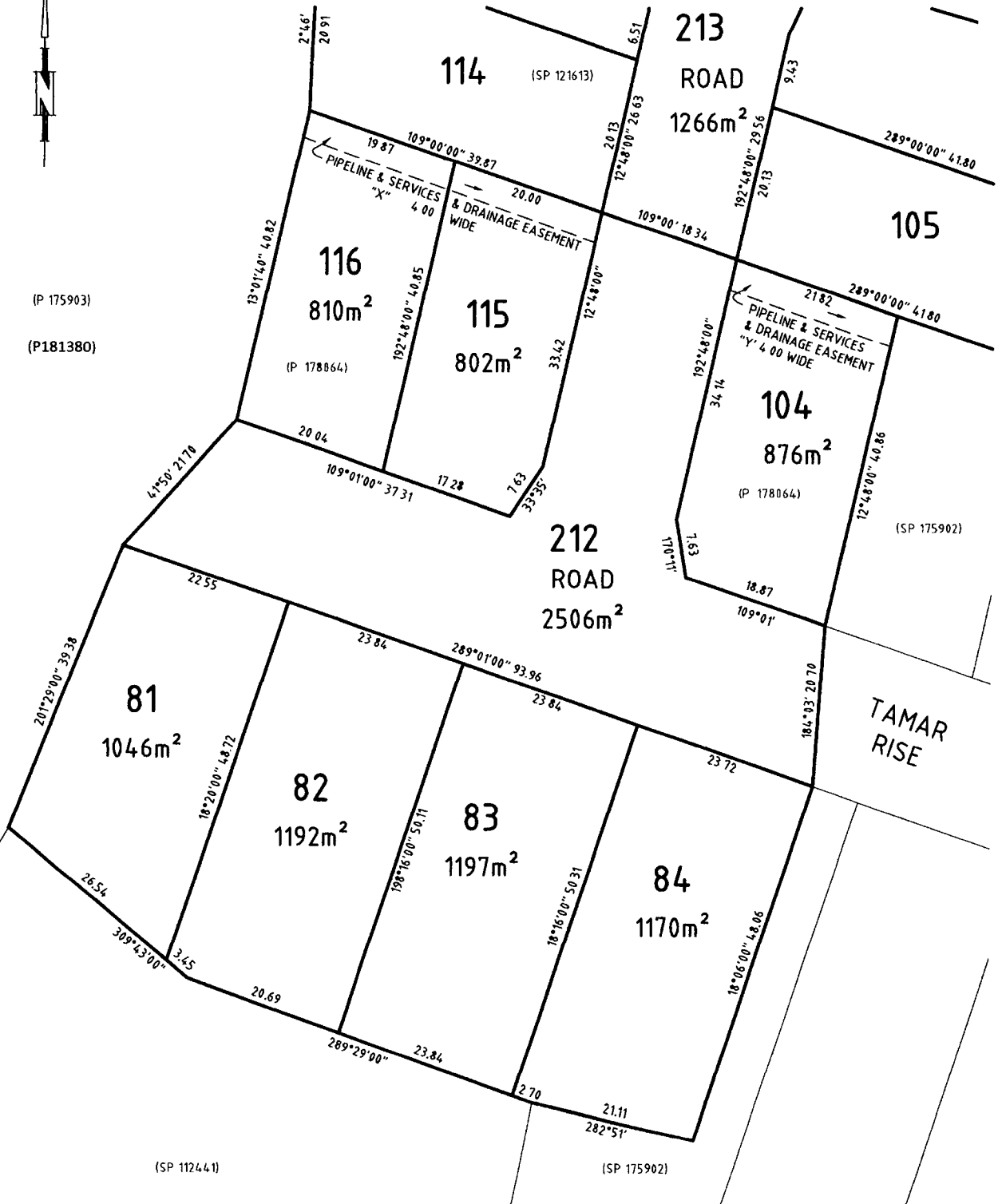

Registered Land Surveyor

25/09/2020
Date


Recorder of Titles

(P 175903)

(P181380)



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 181379

PAGE 1 OF 4 PAGE/S

EASEMENTS AND PROFITS

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

1. Lots 115 and 116 are subject to a Drainage Easement (as defined herein) in favour of West Tamar Council over the land marked "PIPELINE & SERVICES & DRAINAGE EASEMENT "X" 4.00 WIDE" on the Plan.
2. Lots 115 and 116 are subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES & DRAINAGE EASEMENT "X" 4.00 WIDE" on the Plan.
3. Lot 104 is subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES & DRAINAGE EASEMENT "Y" 4.00 WIDE" on the Plan.
4. Lot 104 is subject to a Drainage Easement (as defined herein) in favour of West Tamar Council over the land marked "PIPELINE & SERVICES & DRAINAGE EASEMENT "Y" 4.00 WIDE" on the Plan.
5. Lots 105, 106, 107, 108, 109, 110 and 111 are subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES & DRAINAGE EASEMENT "Z" 4.00 WIDE" on the Plan.
6. Lots 105, 106, 107, 108, 109, 110 and 111 are subject to a Drainage Easement (as defined herein) in favour of West Tamar Council over the land marked "PIPELINE & SERVICES & DRAINAGE EASEMENT "Z" 4.00 WIDE" on the Plan.
7. Lot 108 is subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES EASEMENT 3.00 WIDE" on the Plan.
8. Lot 110 is subject to a Drainage Easement (as defined herein) in favour of West Tamar Council over the land marked "DRAINAGE EASEMENT 3.00 WIDE" on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: BASS CORPORATION PTY LTD FOLIO REF: SOLICITOR & REFERENCE: Amelia Goss – Rae & Partners Lawyers	PLAN SEALED BY: <i>WEST TAMAR COUNCIL</i> DATE: <i>2/12/20</i> <i>DA 211/09</i> REF NO <div style="text-align: right;">  Council Delegate </div>
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP 181379
SUBDIVIDER: BASS CORPORATION PTY LTD FOLIO REFERENCE: 178064/1	

DEFINITIONS

For the purpose of this Schedule:

"Drainage Easement" means a right of drainage in gross in favour of West Tamar Council ("the Council") and in conjunction with the exercise of that right the Council will have the power set out in the statutory definition of a "right of drainage" in Schedule 8 of the *Conveyancing and Law of Property Act 1884*.

"Pipeline & Services Easement" means:

- (a) Firstly, the full and free right and liberty for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times:
 - (i) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
 - (ii) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
 - (iii) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
 - (v) run and pass sewage, water and electricity through and along the Infrastructure;
 - (vi) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
 - (vii) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
 - (viii) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.
- (b) Secondly, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

INTERPRETATION

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 3 OF 3 PAGES</p>	<p align="center">Registered Number</p> <p align="center">SP 181379</p>
<p>SUBDIVIDER: BASS CORPORATION PTY LTD</p> <p>FOLIO REFERENCE: 178064/1</p>	

- (d) electricity and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) any thing reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

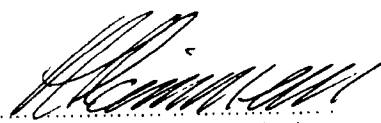
"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns

FENCING PROVISION

In respect of each Lot on the Plan
The Subdivider Bass Corporation Pty Ltd shall not be required to fence.

SIGNED BY BASS CORPORATION PTY
LTD (ACN 009 553 137) in accordance
with section 127(1) of the *Corporations Act 2001*

)
)
)









.....
Sole Director – Ross Robert Harrison
* **SOLE SECRETARY**

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Proposed Outbuilding
at 52 Tamar Rise,
Riverside, TAS. 7250

Client :

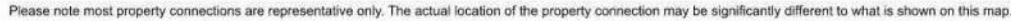
Peter McLinden

Project Details		
Council		West Tamar Council
Zone	8.0 General Residential	
Planning Overlay	Landslip Hazard Band	
PID	9958762	
Title Folio	104	
Title Volume	1 81 3 79	
Climate Zone		7
WIND SPEED		N2
SOIL CLASS		CLASS H1
STAR RATING		N/A
BAL Rating		N/A
Corrosive Environment		N/A

Area Schedule (Gross Building)		
Name	Area	Area (Squares)
Existing Lower Floor	121.43 m²	13.06
Existing Upper Level	283.71 m²	30.51
Proposed Carport	20.99 m²	2.26
Proposed Shed	19.44 m²	2.09
	445.56 m²	47.91

Site areas	
Name	Area
Site	876.45 m²
	876.45 m²

Drawing List	
Sheet Number	Sheet Name
1	Cover Page
2	Govt Infrastructure Details
3	Site Plan
4	Site/ Drainage Plan
5	Shed Floor Plan
6	Elevations (sheet 1)
7	Elevations (sheet 2)
8	Elevations (sheet 3)
9	Elevations (sheet 4)
10	3D Views
11	Section A
12	Sun Shade Diagrams



2	01.08.25	Planning App
1	17.06.25	Concept # 1
No.	Date	Description



1. Site to be prepared in accordance with engineers or surveyors' report if applicable.
2. Site to be excavated or filled to indicated levels.
3. Excavation and filling of the site to be in accordance with NCC Vol 2, H1D3 & Part 3.2 and AS2870.
4. Drainage works to be in accordance with NCC Vol 2, H2D2, Part 3.3 and AS3500.3.2
5. Surface drainage—finished ground to fall away from building for a minimum distance of 1000 at 1:20 minimum and to a point where ponding will not occur.
6. Downpipes to be connected into Council stormwater as soon as the roof is installed.
7. Install AG drain prior to footing excavation. See Drainage Plan for location.
8. Excavated material placed up-slope of AG drain. To be removed when building works are complete and used as fill on site for any low points. Install a sediment fence on the downslope side of material.
9. Construction vehicles to be parked on the street only, to prevent transferring debris onto the Street.
10. Finished slab level to be:
 - 150mm above finished ground level.
 - 50mm above paved surfaces.
 - prevent ponding of water under suspended floors.

SITE SERVICES

Electricity, Gas, Telephone, Water, Stormwater & Sewer Services locations are to be determined on site & connected as per local authority requirements.

EXTERIOR LIGHTING

Exterior lighting to illuminate pathways & carparking areas must be controlled by a sensor & shielded to prevent direct light being emitted outside the site.

CONTOURS

Contours are indicative only for the site. Refer Elevations for accurate representation of existing ground levels. The contours on this plan are to be used for the sole purpose of approvals & construction of this proposal & are to be used for no other future purpose.

BOUNDARIES

BUILDING WORK UP TO OR NEAR BOUNDARY LINES - No part of the building work, excavation and or structure including eave fascia, gutters, downpipes, retaining wall(including drainage cells), pipes and the like are to encroach into or over the boundary line. Where the building work is to be located on or near the boundary line and the boundary can not be accurately identified, a registered Land Surveyor is to undertake a re-establishment survey and clearly identify the boundary lines in relation to the set out of the construction work.

CROSSTOVERS

Vehicular cross over to be constructed in accordance with local council requirements & details (LGAT Standard Drawings DWG # TSD-R09-v2) by a contractor registered to perform such work. Notify the councils infrastructure services directorate prior to any work.

Site Plan

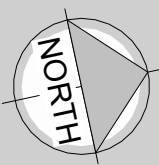
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EXISTING DWELLING



ABN 71 048 418 121
acc. # CC886J

2	01.08.25	Planning App
1	17.06.25	Concept # 1



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Proposed Outbuilding
at 52 Tamar Rise,
Riverside, TAS. 7250

Site Plan

Peter McLinden

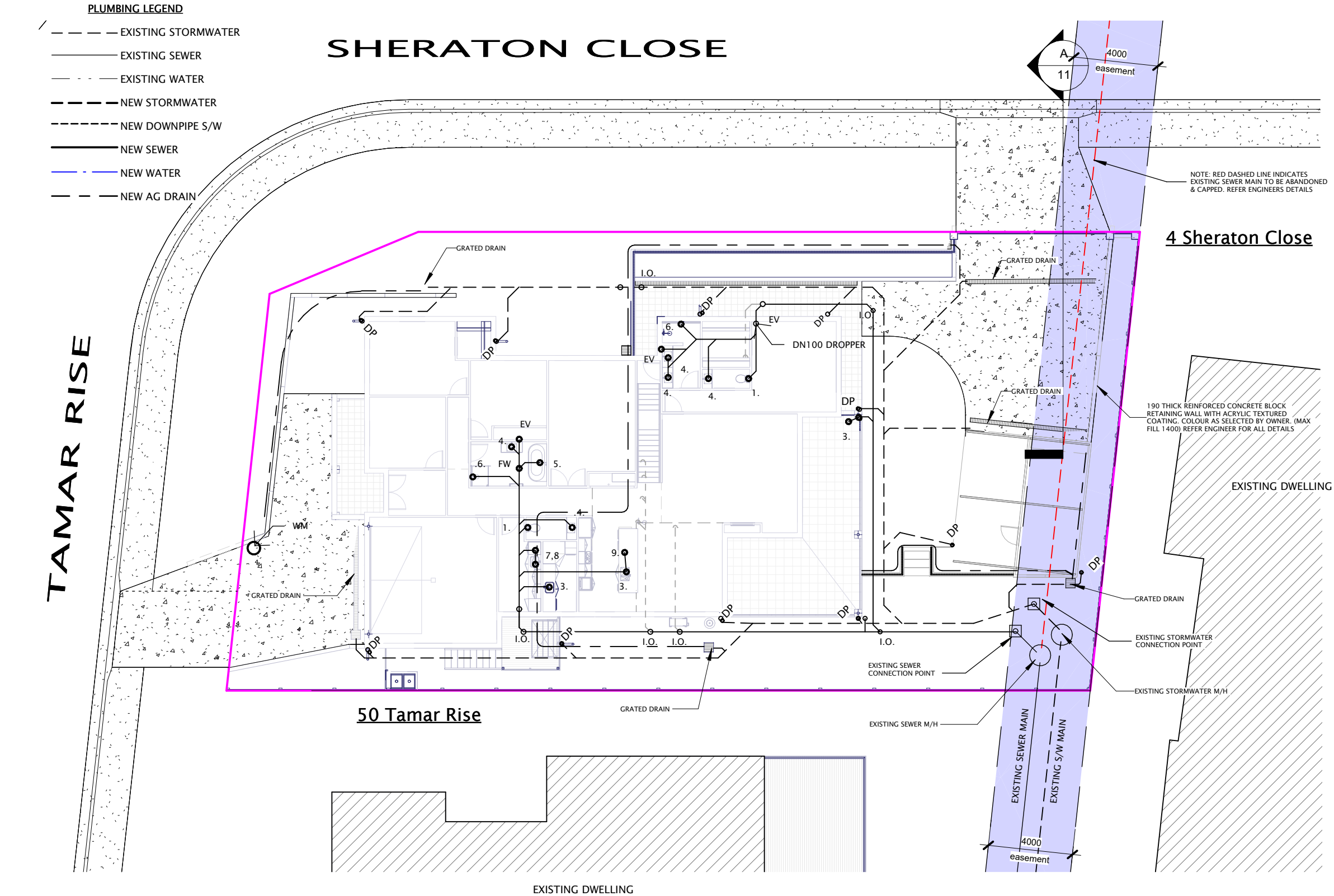
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Starting Date : 17.06.25

Plot Date : 1/08/2025
9:31:00 AM

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3 /12



PLUMBING NOTES

1. All plumbing work to comply with AS 3500 parts 1,2,3 & 4, and the Local Council plumbing regulations.
2. Hot water from the HWC is to be tempered to 50°C.
3. Hot & cold reticulation lines to be DN20 with DN15 branches to individual fixtures.
4. Drain all surface water away from footings in accordance with NCC PART 3.3.3 Surface Drainage.
5. The building Contractor must locate the connection points to the mains to verify that their positions & depths are as shown on the endorsed plans. Such verification must be completed as the first task of the building works.
6. Installation of ORG is to comply with AS3500 part 2 clauses 4.6.6.6 (minimum height below lowest fixture = 150mm) & 4.6.6.7 (Minimum height above surrounding ground finished surface level = 75mm)
7. New Sewer = DN100 pvc @ 1:60 falls min.
8. New Stormwater = DN100 pvc @ 1:100 falls min.(UNLESS NOTED OTHERWISE)
9. Grated drains to be installed via a gas sealed pit.
10. STANDARD DRAIN SIZES
TROUGH: DN50
SINK: DN50
WC: DN100
STORMWATER: DN100
12. WATER PIPE SIZES
COLD WATER: DN 20 WITH DN16 BRANCHES
HOT WATER: DN 20 WITH DN 16 BRANCHES
13. HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES AT THE FOLLOWING TEMPERATURES:
BATH BASIN & SHOWER: 50deg C
KITCHEN SINK & LAUNDRY: 60deg C
14. ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03 -2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02—2014-3.1 MRWA VERSION 2 AND TASWATER'S SUPPLEMENTS TO THESE CODES.

PLUMBING LEGEND

1. WC
2. URINAL
3. KITCHEN SINK
4. BASIN / VANITY
5. BATH
6. SHOWER
7. WASH TROUGH
8. WASHING MACHINE
9. DISHWASHER

I.O. - INSPECTION OUTLET
ORG - OVERFLOW RELEIF GULLY
DP - DOWNPIPE
EV - DN50 VENT TO AIR
M - WATER METER

TASWATER NOTES:

All works are to be in accordance with the Water Supply Code of Australia WSA 03 -2011-3.1
Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies
Code WSA 02—2014-3.1 MRWA Version 2 / WSA 02 -2002
Version 2.3 MRWA Edition 1.0 and
TasWater's supplements to these codes

PLUMBING NOTES

REACTIVE SITES - where they penetrate through external footings, stormwater, sewer, Drain waste, & vent pipes are to be lagged & flexible connections are to be provided adjacent to the footings prior to connection to the drainage to comply with AS2870-1996 Section 5.5. Additional requirements for class H & E sites.

Site/ Drainage Plan

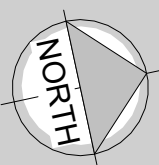
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170 Abbott Street
Launceston, Newstead,
TAS 7250.
M : 0411 294 351
E : leigh@abd.com.au
www.adamsbuildingdesign.com.au
ABN 71 048 418 121
acc. # CC886J

No.	Date	Description
2	01.08.25	Planning App
1	17.06.25	Concept # 1

Planning Approval A3



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Project :
Proposed Outbuilding
at 52 Tamar Rise,
Riverside, TAS. 7250

Drawing Title :
Site/ Drainage Plan
Client :
Peter McLinden

Scale :	1 : 200
Starting Date :	17.06.25
Plot Date :	1/08/

NOTES:
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.

Planning Approval A3

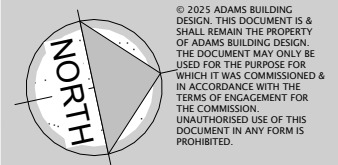
170 Abbott Street
Launceston, Newstead,
TAS 7250.

M : 0411 294 351
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Project :
**Proposed Outbuilding
at 52 Tamar Rise,
Riverside, TAS. 7250**

Client :
Peter McLinden

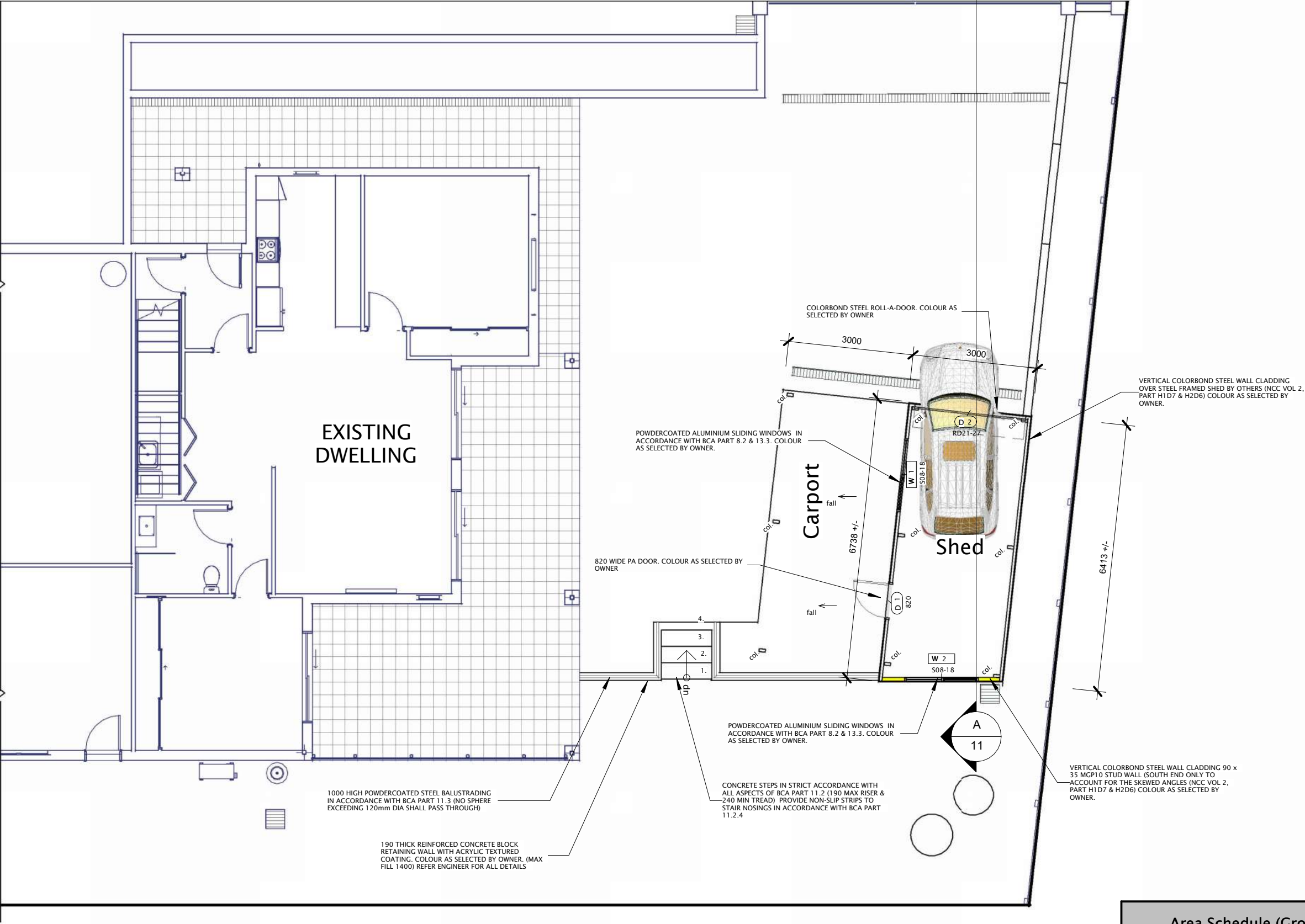
Drawing Title :
Shed Floor Plan

Scale : 1 : 100

Starting Date : 17.06.25

Plot Date : 1/08/2025
9:31:02 AM

Project No.	Drawing No.
050625	5 /12



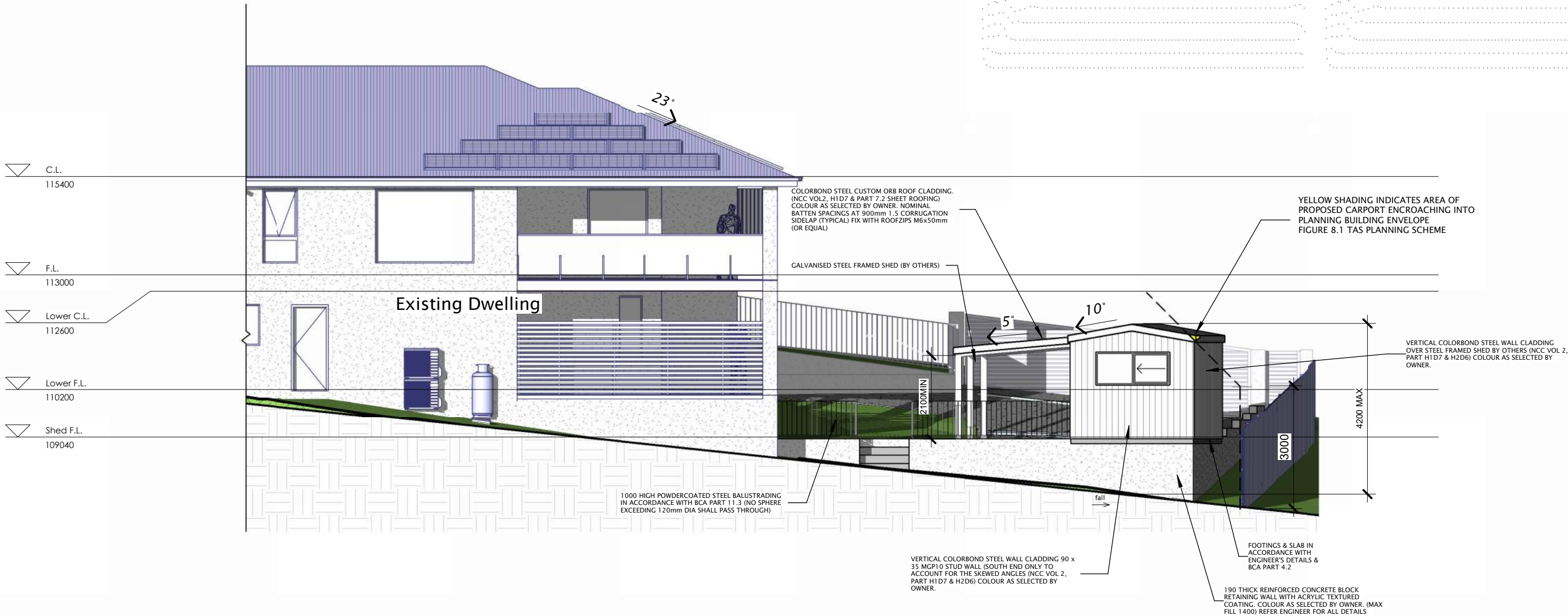
Shed F.L.

1 : 100

Area Schedule (Gross Building)		
Name	Area	Area (Squares)
Existing Lower Floor	121.43 m²	13.06
Existing Upper Level	283.71 m²	30.51
Proposed Carport	20.99 m²	2.26
Proposed Shed	19.44 m²	2.09
	445.56 m²	47.91

NOTES:
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.

D:\Revit 2025\mclinden\mclinden 2400.rvt



East Elevation

1 : 100



170 Abbott Street
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Project :
Proposed Outbuilding
at 52 Tamar Rise,
Riverside, TAS. 7250

Drawing Title :
Elevations (sheet 1)

Client :
Peter McLinden

Scale : 1 : 100

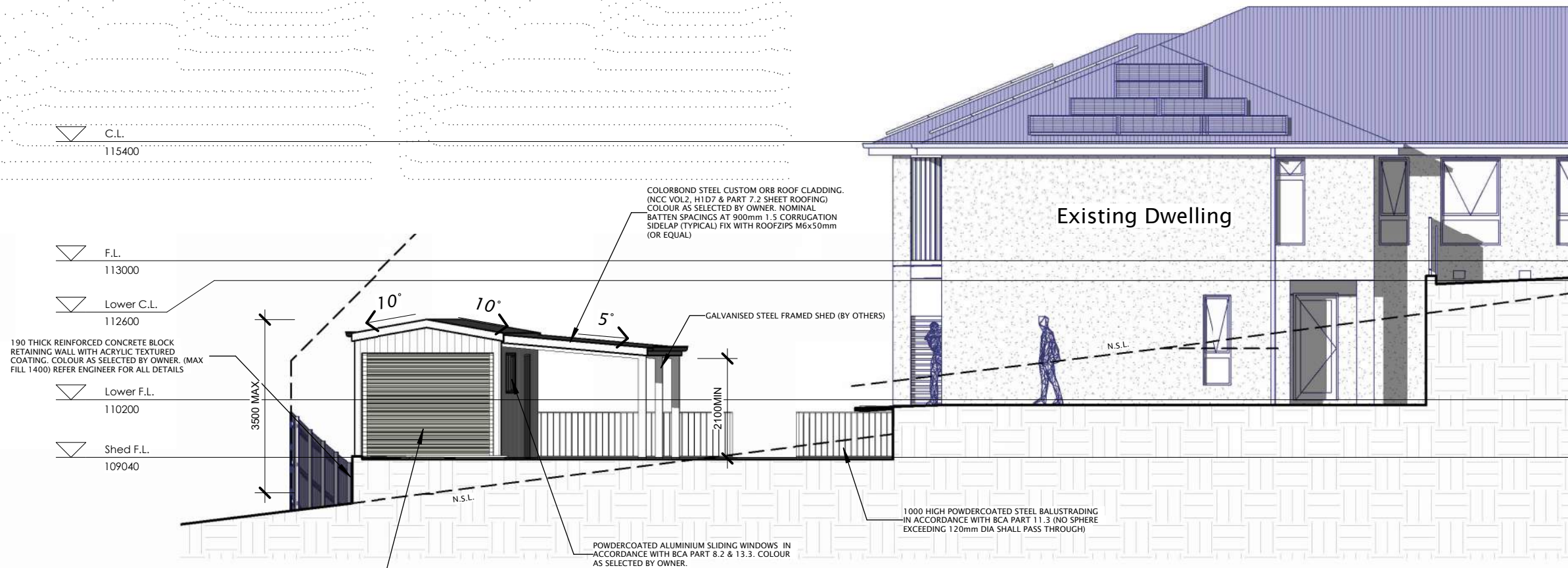
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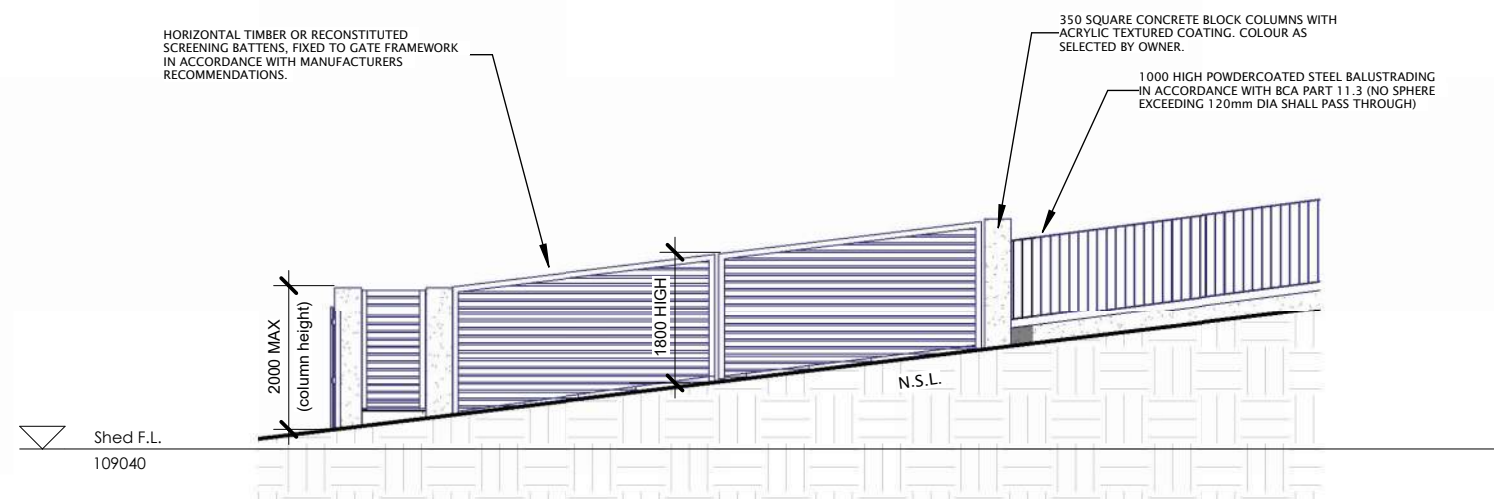
Drawing No.
6 /12

NOTES:
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.



West Elevation

1 : 100



Driveway Gate Elevation

1 : 100



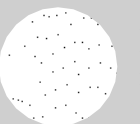
Planning Approval A3

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2	01.08.25	Planning App
1	17.06.25	Concept # 1
No.	Date	Description



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Proposed Outbuilding
at 52 Tamar Rise,
Riverside, TAS. 7250

Peter McLinden

Elevations (sheet 2)

Scale : 1 : 100

Starting Date : 17.06.25

Plot Date : 1/08/2025
9:31:05 AM

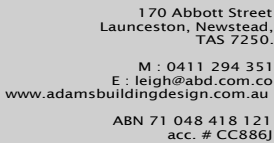
050625

7 /12

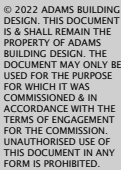
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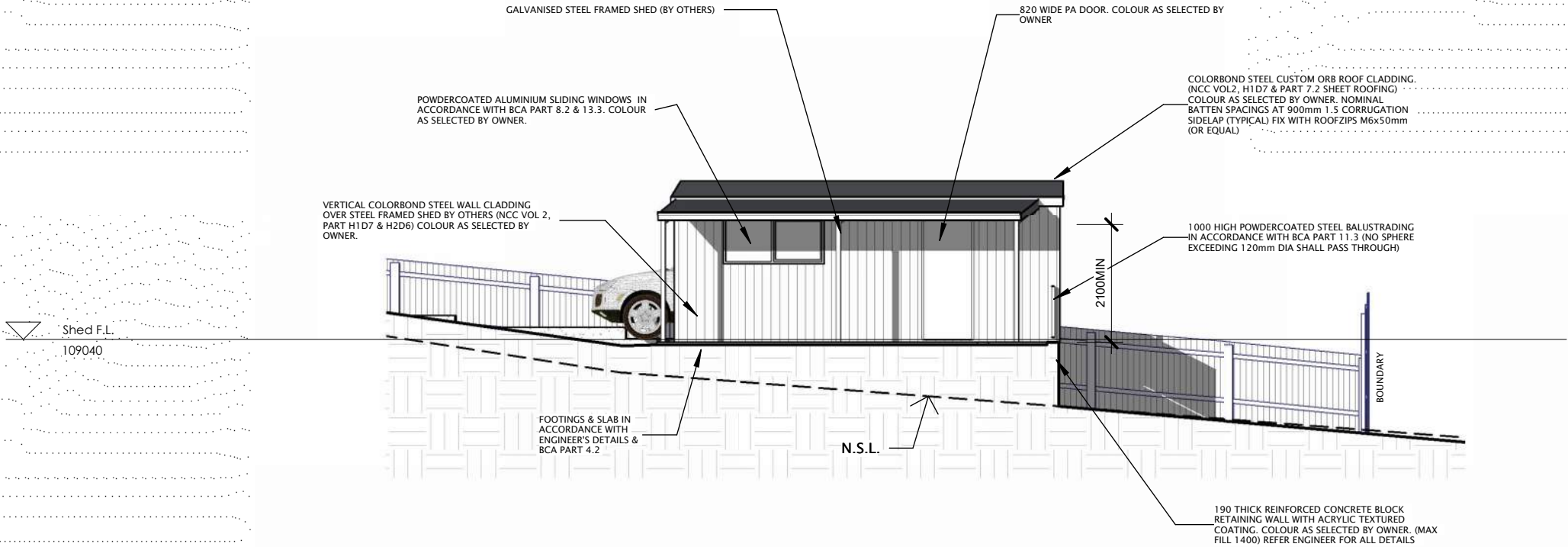
Planning Approval A3



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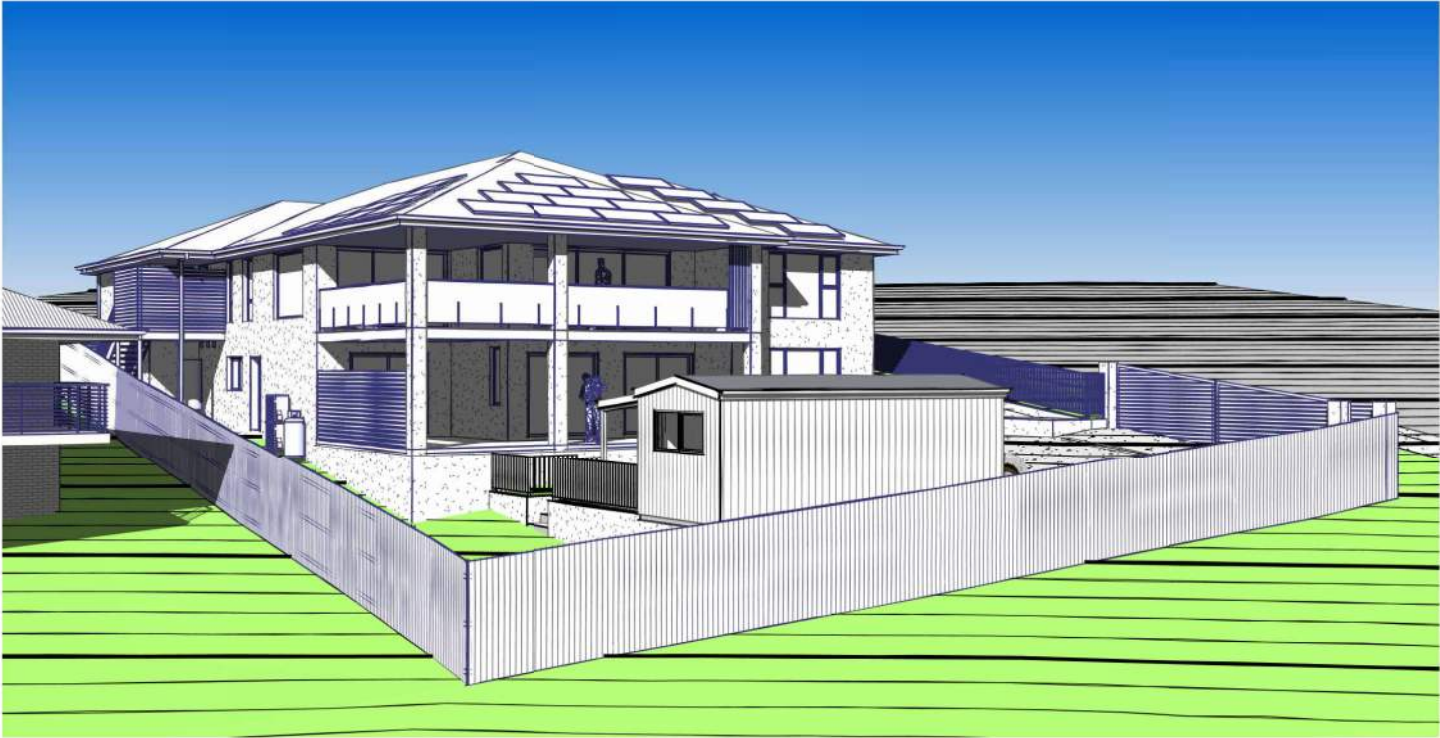
NOTES:
REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.

D:\Revit 2025\mclinden\mclinden 2400.rvt



South Elevation

1 : 100



NE View



NW View

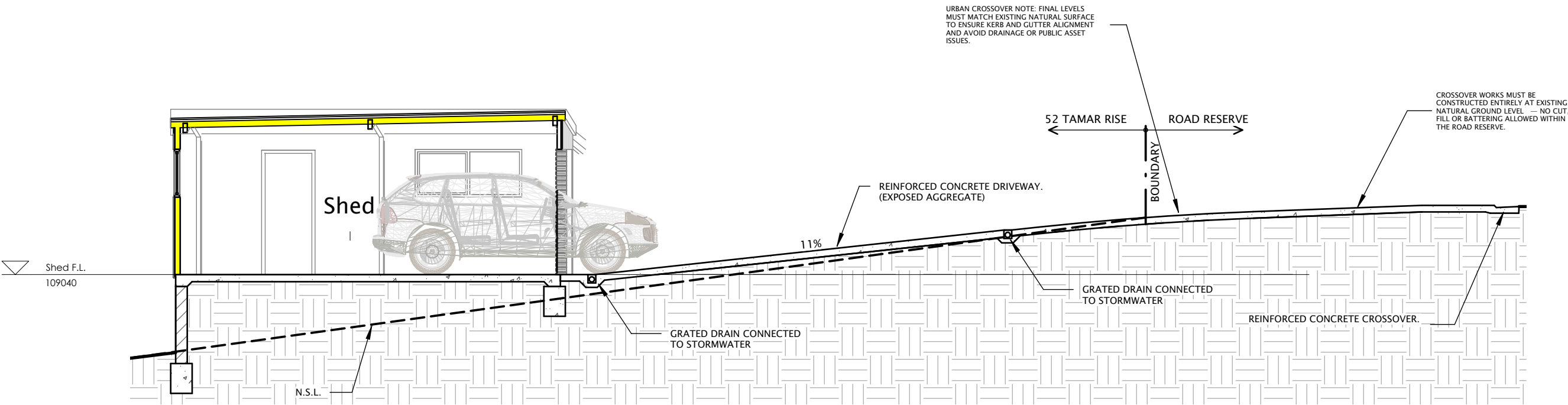


West View

NOTE:
GROUND LEVELS INDICATED IN 3D IMAGES
ARE INDICATIVE ONLY & SHOULD NOT
BE RELIED UPON FOR CONSTRUCTION
PURPOSES. REFER SITE, CONTOUR PLAN
& ELEVATIONS FOR TRUE GROUND LEVELS.



East View

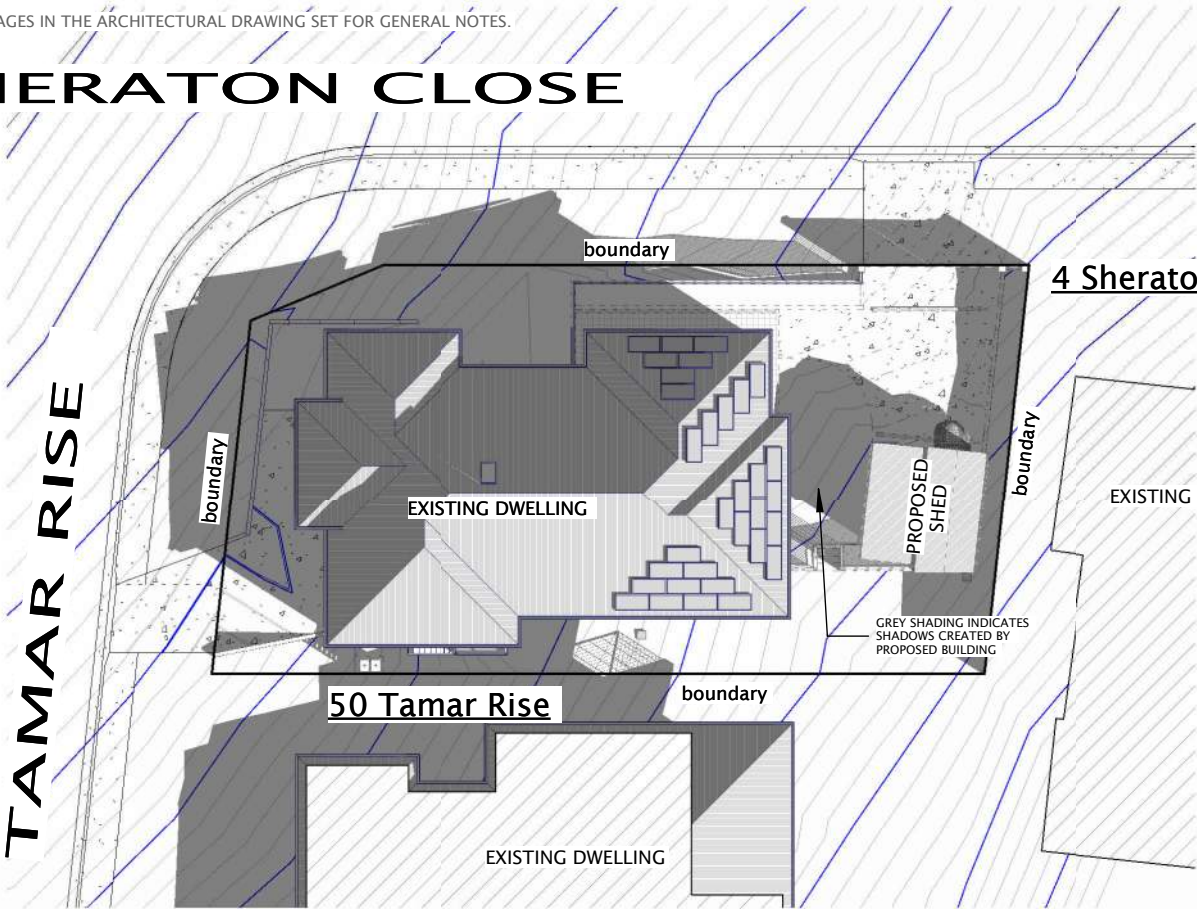


Section A.
1 : 75

NOTES:
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.

SHERATON CLOSE

TAMAR RISE

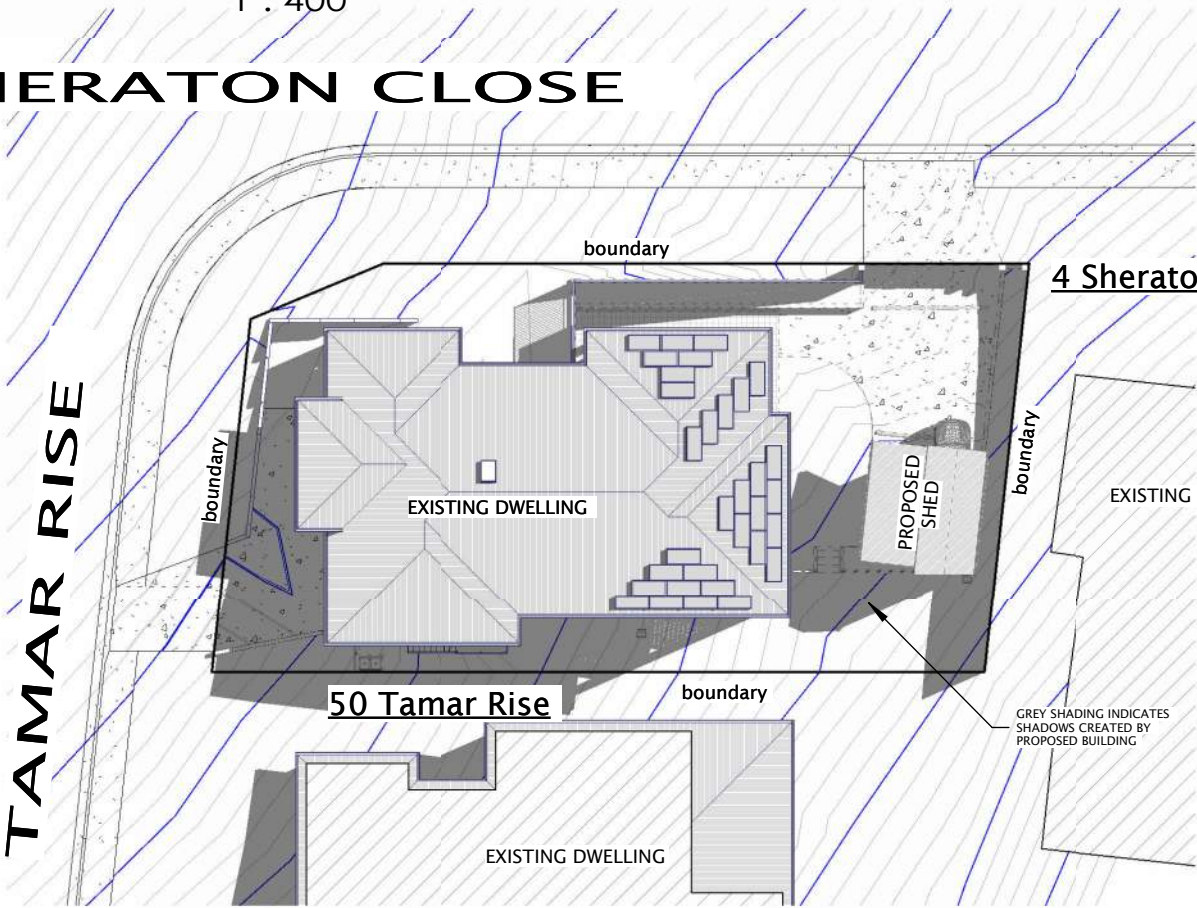


9AM June 21

1 : 400

SHERATON CLOSE

TAMAR RISE

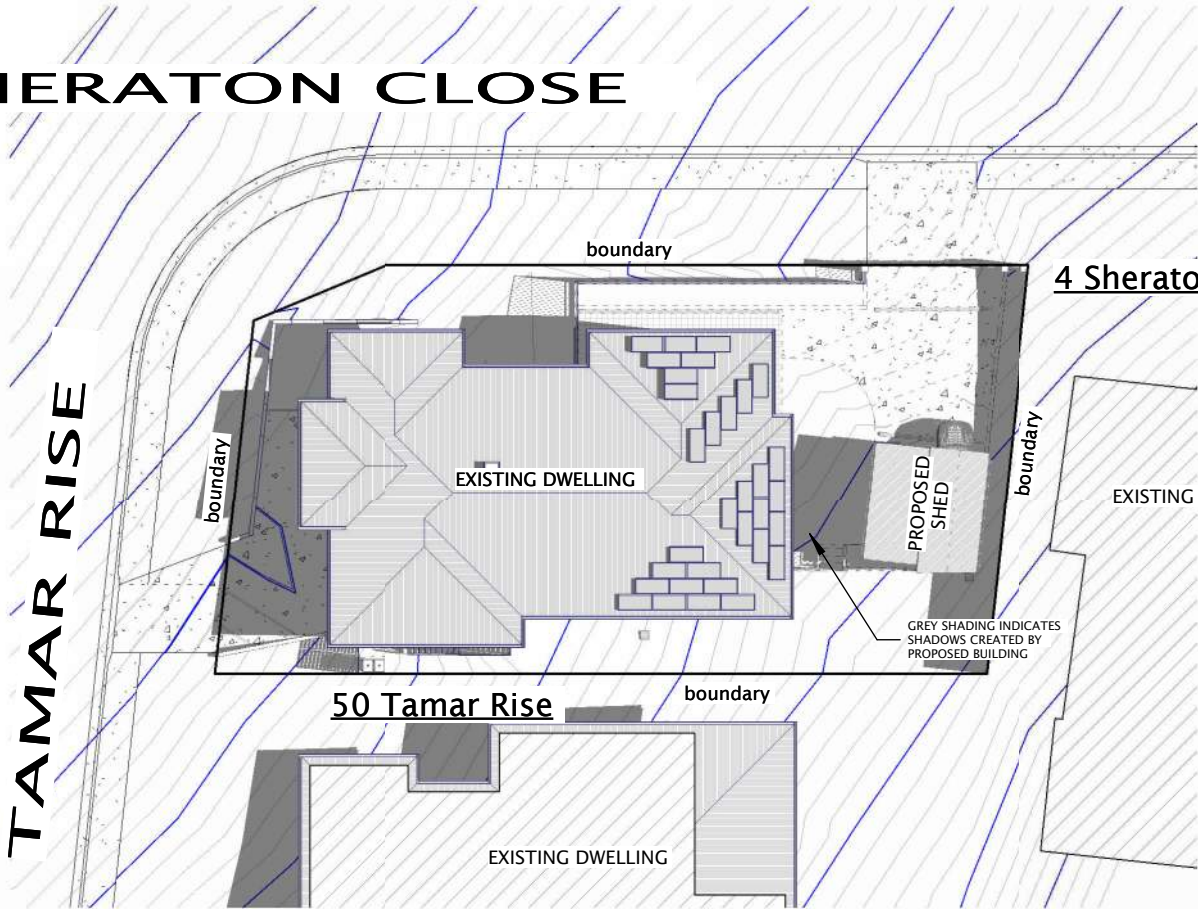


1pm June 21

1 : 400

SHERATON CLOSE

TAMAR RISE

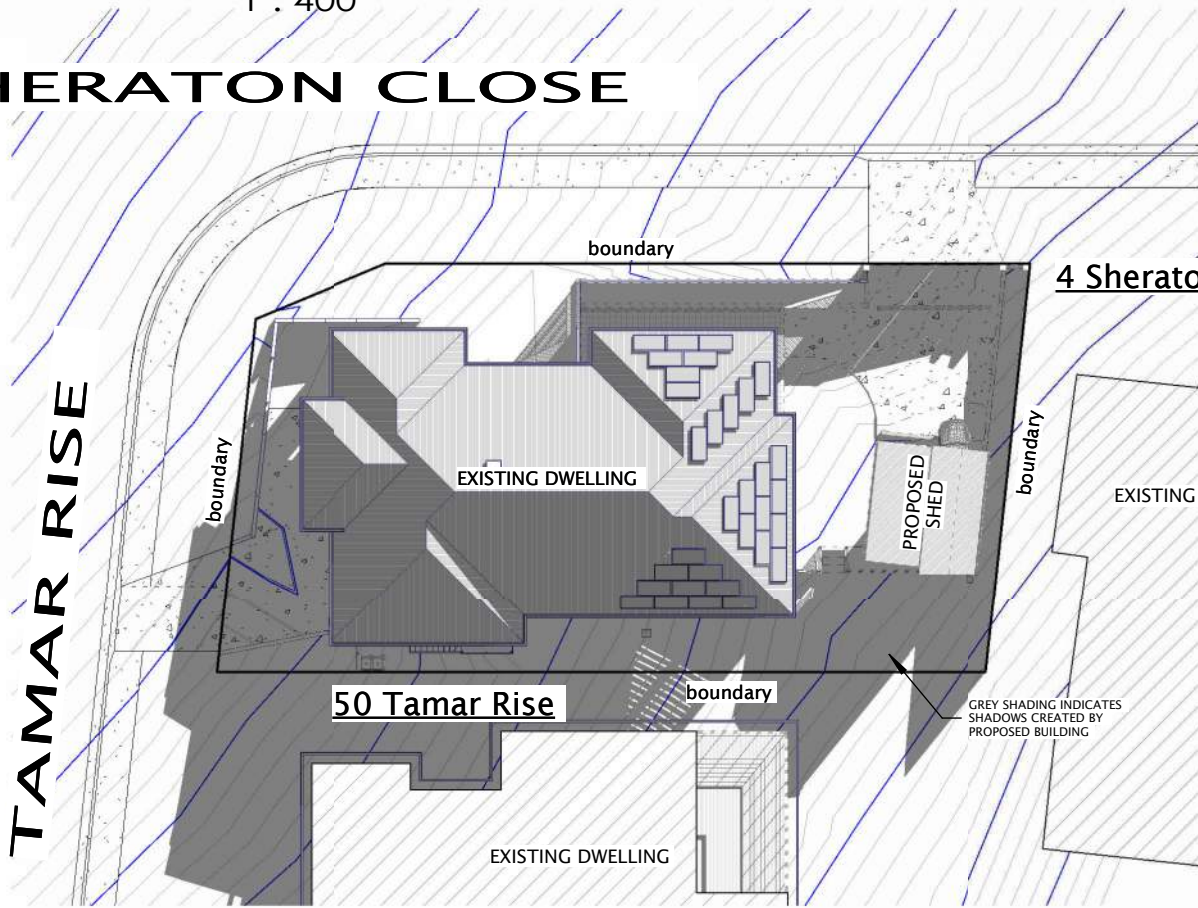


11AM June 21

1 : 400

SHERATON CLOSE

TAMAR RISE



3pm June 21

1 : 400

Planning Approval A3

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Project :
Proposed Outbuilding
at 52 Tamar Rise,
Riverside, TAS. 7250

Client :
Peter McLinden

Drawing Title :
Sun Shade Diagrams

Scale : 1 : 400

Starting Date : 17.06.25

Plot Date : 1/08/2025
9:31:15 AM

Project No.	Drawing No.
050625	12 / 12