

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2025225

Assess No: A13104

PID No: 9577458

Applicant Name:	HONED ARCHITECTURE + DESIGN		
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: HONED ARCHITECTURE + DESIGN.

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) JUDITH & DAVID CLARK

Location / Address: 10 ALLISON AVE, RIVERSIDE

Title Reference: 17 8699/5

Zone(s): GENERAL RESIDENTIAL

Existing Development/Use: VACANT LAND.

Existing Developed Area: N/A.

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

Description of Use: SINGLE DWELLING

Development Type:

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

Description of development: SINGLE DWELLING

New or Additional Area: 386m²

Estimated construction cost of the proposed development: \$800,000

Building Materials:

Wall Type: JAMES HARDIE Colour: WHITE.

Roof Type: COLOR BOND Colour: SUPREMAST/WHITE

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,

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)

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

OWNER ROLPH GREGORY VOS & ANITA ROLINDA VOS FOLIO REFERENCE C.T. 178110/200 GRANTEE PART OF 500^A LOCATED TO WILLIAM ADAM BRODRIBB PART OF 100^A TO T. SMITH		PLAN OF SURVEY BY SURVEYOR R.M. PECK LOCATION TOWN OF RIVERSIDE SCALE 1:300 LENGTHS IN METRES		REGISTERED NUMBER SP178699 APPROVED EFFECTIVE FROM 17 MAR 2020 <i>Ren</i> Recorder of Titles			
MAPSHEET MUNICIPAL CODE No 129 (5041)		LAST UPI No		LAST PLAN No. SP178110		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

[Signature]

COUNCIL DELEGATE

10/2/2020

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 178699
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PAGE 1 OF 4 PAGES

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.

Lot 3 is subject to a pipeline and services easement in gross as defined herein (in favour of the Tasmanian Water and Sewerage Corporation Pty Limited its successors and assigns) ("TasWater") over the land marked DRAINAGE, PIPELINE & SERVICES EASEMENT "B" 3.00 WIDE (SP 1747573) ("the Easement Land") passing through that lot on the plan

Lot 3 is subject to a right of drainage in gross (in favour of West Tamar Council) over the land marked DRAINAGE, PIPELINE & SERVICES EASEMENT "B" 3.00 WIDE (SP 1747573) and DRAINAGE EASEMENT "C" 3.00 WIDE (SP 1747573) passing through that lot on the plan

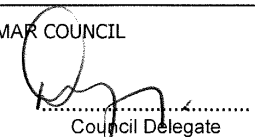
Lot 5 is subject to a pipeline and services easement in gross as defined herein (in favour of the Tasmanian Water and Sewerage Corporation Pty Limited its successors and assigns) ("TasWater") over the land marked DRAINAGE, PIPELINE & SERVICES EASEMENT "B" 3.00 WIDE (SP 1747573) ("the Easement Land") passing through that lot on the plan

Lot 5 is subject to a right of drainage in gross (in favour of West Tamar Council) over the land marked DRAINAGE, PIPELINE & SERVICES EASEMENT "B" 3.00 WIDE (SP 1747573) passing through that lot on the plan

FENCING PROVISION

In respect to the lots on the plan the vendor (Rolph Gregory Vos and Anita Rolinda Vos) shall not be required to fence

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: R G & A R VOS FOLIO REF: 178110-200 SOLICITOR & REFERENCE: RAE & PARTNERS (MLK)	PLAN SEALED BY: WEST TAMAR COUNCIL DATE: 10/2/2020 PA 2016 006 REF NO.  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 178699
SUBDIVIDER: R G & A R VOS FOLIO REFERENCE: 178110-200	

INTERPRETATION

The Pipeline and Services Easement means:-

THE FULL RIGHT AND LIBERTY for the TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) 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;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) 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; and
- (7) 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 all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) 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

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;

R G Vos: _____

A R Vos: _____

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.

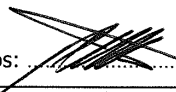
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 178699
SUBDIVIDER: R G & A R VOS FOLIO REFERENCE: 178110-200	

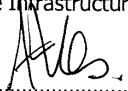
- (d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
- (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
- (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
 - (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace anything that supported, protected or covered the Infrastructure.

"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;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) anything reasonably required to support, protect or cover any of the Infrastructure;

R G Vos: 

A R Vos: 

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 178699
SUBDIVIDER: R G & A R VOS FOLIO REFERENCE: 178110-200	

- (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

Signed by the said ROLPH GREGORY VOS & ANITA ROLINDA VOS being)

the registered proprietor of Folio 178110-200 in the presence of)

Witness:)

Print Full Name: DAVID PATRICK GREGORY

Postal Address: 6 SPRING GROVE
YOUNGTOWN 7249

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REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	23.07.25	DEVELOPMENT APPLICATION	mb	mb
B	27.08.25	RESPONSE TO RFI	mb	mb

NOTE:

ALL ERRORS OR ANOMALIES ARE TO BE REPORTED TO HONED ARCHITECTURE + DESIGN.

DO NOT SCALE OF DRAWINGS.

CONFIRM ALL SIZES AND HEIGHTS ON SITE.

ALL CONSTRUCTION IS TO COMPLY WITH BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS.



PO BOX 147, LAUNCESTON,
TASMANIA 7250 Ph: 0417541646

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PROJECT NAME:

PRIVATE RESIDENCE
10 ALLISON AVENUE
RIVERSIDE

DRAWING TITLE:

COVER SHEET

DRAWN:

MB

CHECKED:

MB

SCALE:

NTS @ A3

DATE:

SEPTEMBER 2024

PROJECT NO.

2421

DRAWING NO.

A-DA-01

B

DEVELOPMENT APPLICATION FOR PROPOSED RESIDENCE 10 ALLISON AVENUE RIVERSIDE, TASMANIA

DRAWING No. DRAWING TITLE

A-DA-01	Cover Sheet
A-DA-02	Land Survey
A-DA-03	Site Plan
A-DA-04	Level 2 Plan
A-DA-05	Level 1 Plan
A-DA-06	Roof Plan
A-DA-07	Level 2 Site Plan
A-DA-08	Level 1 Site Plan
A-DA-09	Northern Elevation
A-DA-10	Eastern Elevation
A-DA-11	Southern Elevation
A-DA-12	Western Elevation
A-DA-13	Northern Sectional Courtyard Elevation
A-DA-14	Eastern Sectional Courtyard Elevation
A-DA-15	Southern Sectional Courtyard Elevation
A-DA-16	Western Sectional Courtyard Elevation
A-DA-17	Shadow Diagram 9:00am
A-DA-18	Shadow Diagram 10:00am
A-DA-19	Shadow Diagram 11:00am
A-DA-20	Shadow Diagram 12:00 Noon
A-DA-21	Shadow Diagram 1:00Pm
A-DA-22	Shadow Diagram 2:00Pm
A-DA-23	Shadow Diagram 3:00pm

NOTE:

ARCHITECT: MICHAEL BERNACKI (929)
ACCREDITATION NUMBER: CC6490
LAND TITLE REF NUMBER: 178699 / 5
FLOOR AREA: REFER TO TABLE
SOIL CLASSIFICATION: REFER TO REPORT
CLIMATE ZONE: 7
BAL: REFER TO REPORT
ALPINE AREA: N/A
CORROSION ENVIRONMENT: N/A
FLOODING: NO
LANDSLIP: NO
DISPERSIVE SOILS: UNKNOWN
SALINE SOILS: UNKNOWN
SAND DUNES: NO
MINE SUBSIDENCE: NO
LANDFILL: NO
GROUND LEVELS: REFER PLAN

LEVEL 1 HOUSE AREA	- 72M2 = 7.75SQ
LEVEL 1 DECK AREA	- 36M2 = 8.87SQ
LEVEL 2 HOUSE AREA	- 178M2 = 19.16SQ
LEVEL 2 DECK AREA	- 45M2 = 4.48SQ
LEVEL 2 GARAGE AREA	- 55M2 = 5.92SQ

TOTAL AREA	- 386M2 = 4155SQ
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INTERNAL COURTYARD AREAS NOT INCLUDED

SITE AREA = 805M2

SITE COVERAGE = 39.5%



REVISION

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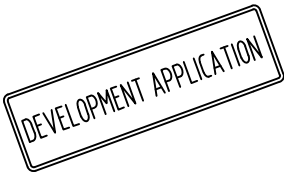
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PROJECT NAME:

PRIVATE RESIDENCE
10 ALLISON AVENUE
RIVERSIDE

DRAWING TITLE:

LAND SURVEY

DRAWN:

MB

CHECKED:

MB

SCALE:

1:500 @ A3

DATE:

SEPTEMBER 2024

PROJECT NO:

2421

DRAWING NO:

A-DA-02

B

TBM NAIL
RL: 90.23

TBM NAIL
RL: 90.84

ALLISON
AVENUE

LIGHT POLE

WATER TAP
(NO METER)

HIGHLY ROCK FILLED AREA

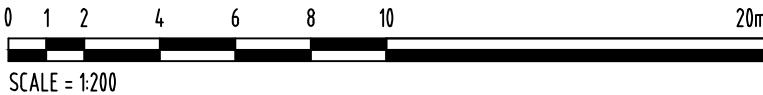
ELECTRICAL AND TELECOM
CONNECTIONS (PARTIALLY DESTROYED)

WATER TAP
(NO METER)

ELECTRICAL INFRASTRUCTURE EASEMENT 2.00M WIDE

SEWER AND
STORMWATER CONNECTIONS

DRAINAGE EASEMENT 3.00M WIDE





REVISION				
No	DATE	DESCRIPTION	BY	CHECK
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DEVELOPMENT APPLICATION



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PROJECT NAME:

PRIVATE RESIDENCE
10 ALLISON AVENUE
RIVERSIDE

DRAWING TITLE:

SITE PLAN

DRAWN: MB

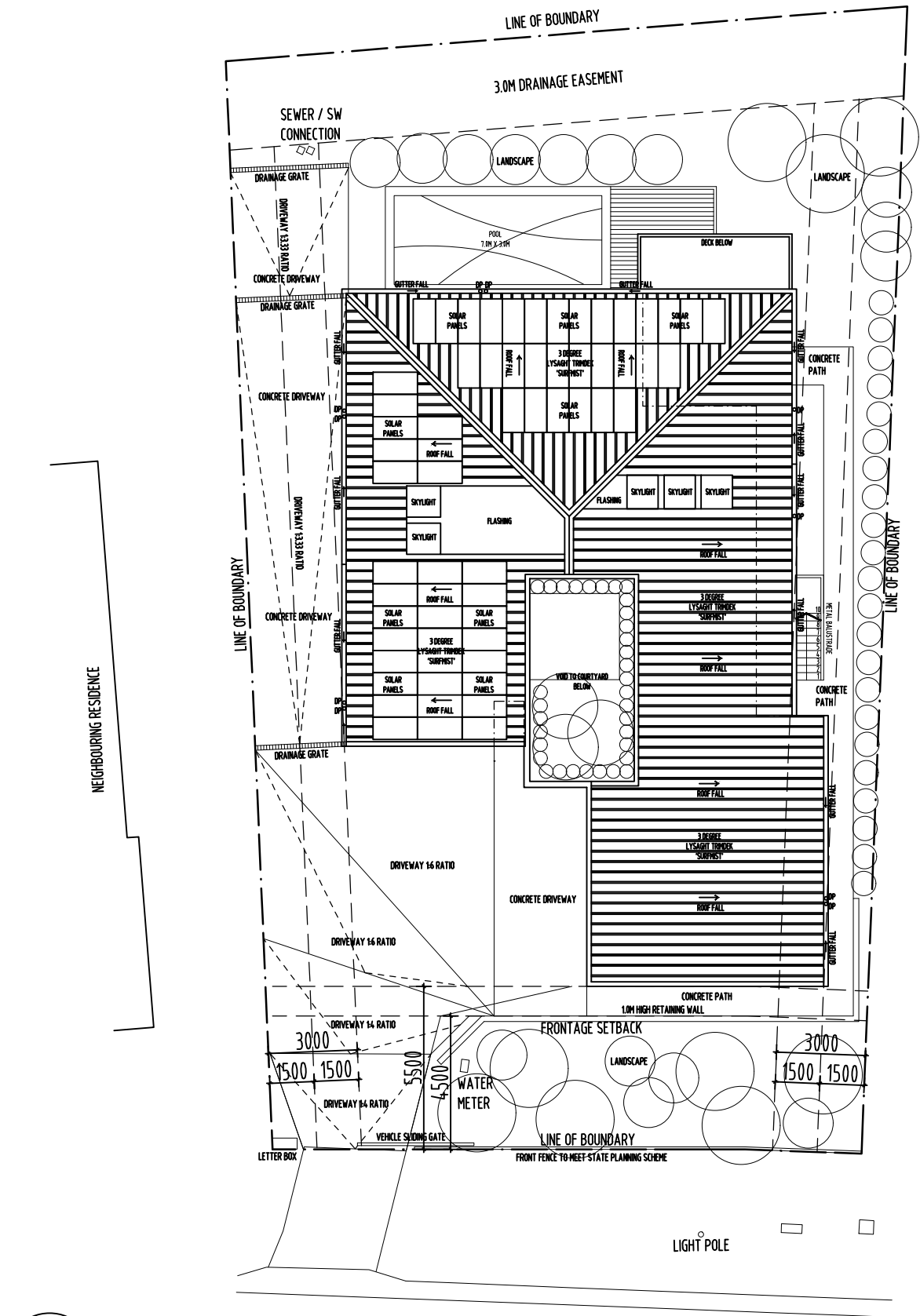
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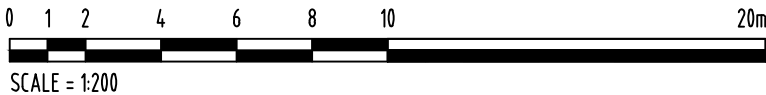
DATE: SEPTEMBER 2024

PROJECT NO. 2421

DRAWING NO. A-DA-03 B



01 SITE PLAN
- 1:200





REVISION				
No	DATE	DESCRIPTION	BY	CHECK
A	23.07.25	DEVELOPMENT APPLICATION	mb	mb
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DEVELOPMENT APPLICATION

HONED
ARCHITECTURE
+ DESIGN

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PROJECT NAME:
PRIVATE RESIDENCE
10 ALLISON AVENUE
RIVERSIDE

DRAWING TITLE:
LEVEL 2 PLAN

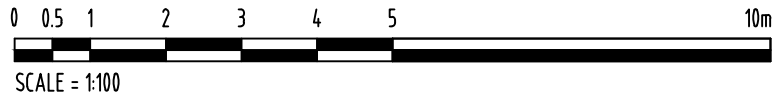
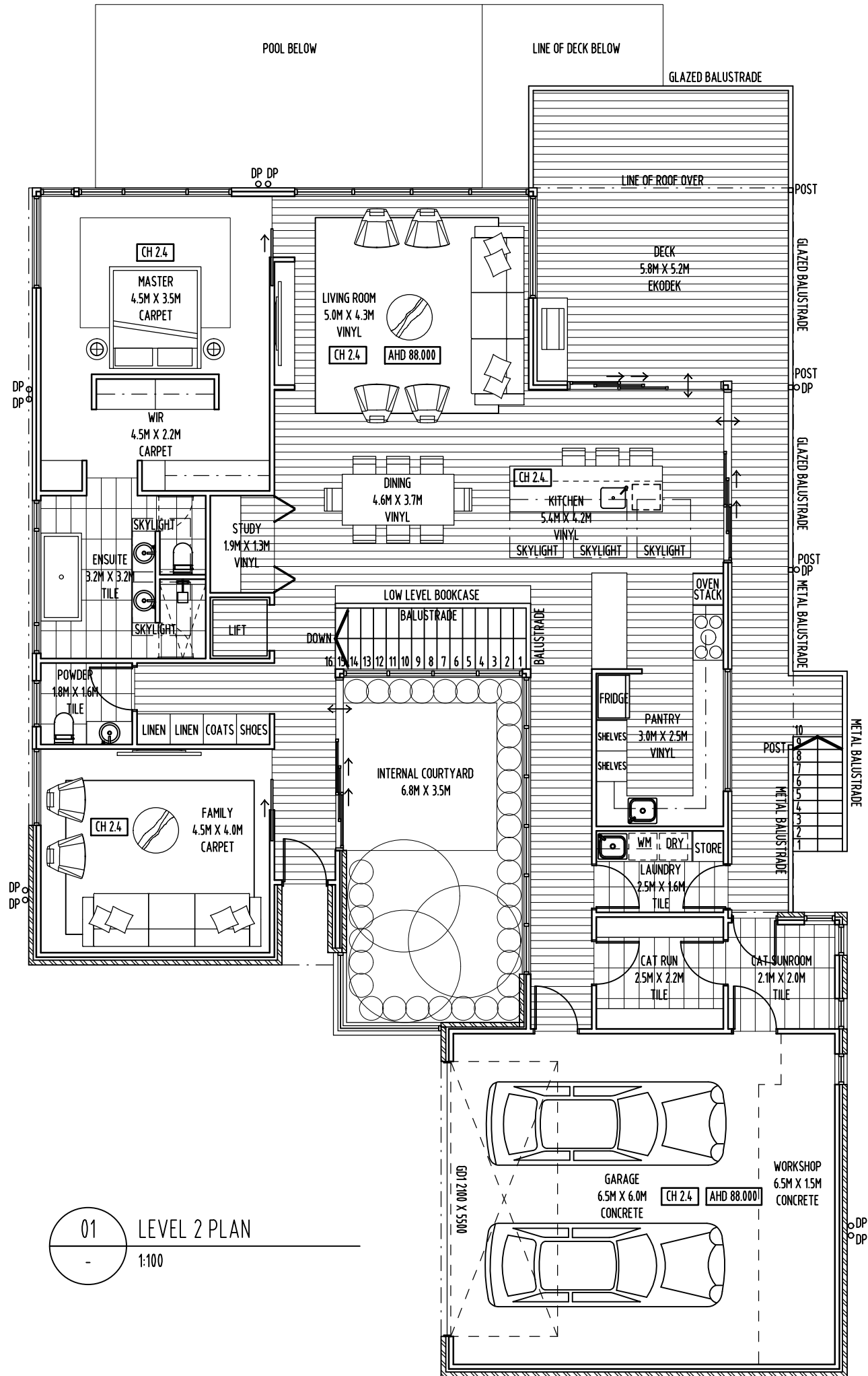
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DATE: SEPTEMBER 2024

PROJECT NO. 2421

DRAWING NO. A-DA-04 B





REVISION				
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DEVELOPMENT APPLICATION

HONED
ARCHITECTURE
+ DESIGN

PO BOX 147, LAUNCESTON,
TASMANIA 7250 Ph: 0417541646

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PROJECT NAME:

PRIVATE RESIDENCE
10 ALLISON AVENUE
RIVERSIDE

DRAWING TITLE:

LEVEL 1 PLAN

DRAWN: MB

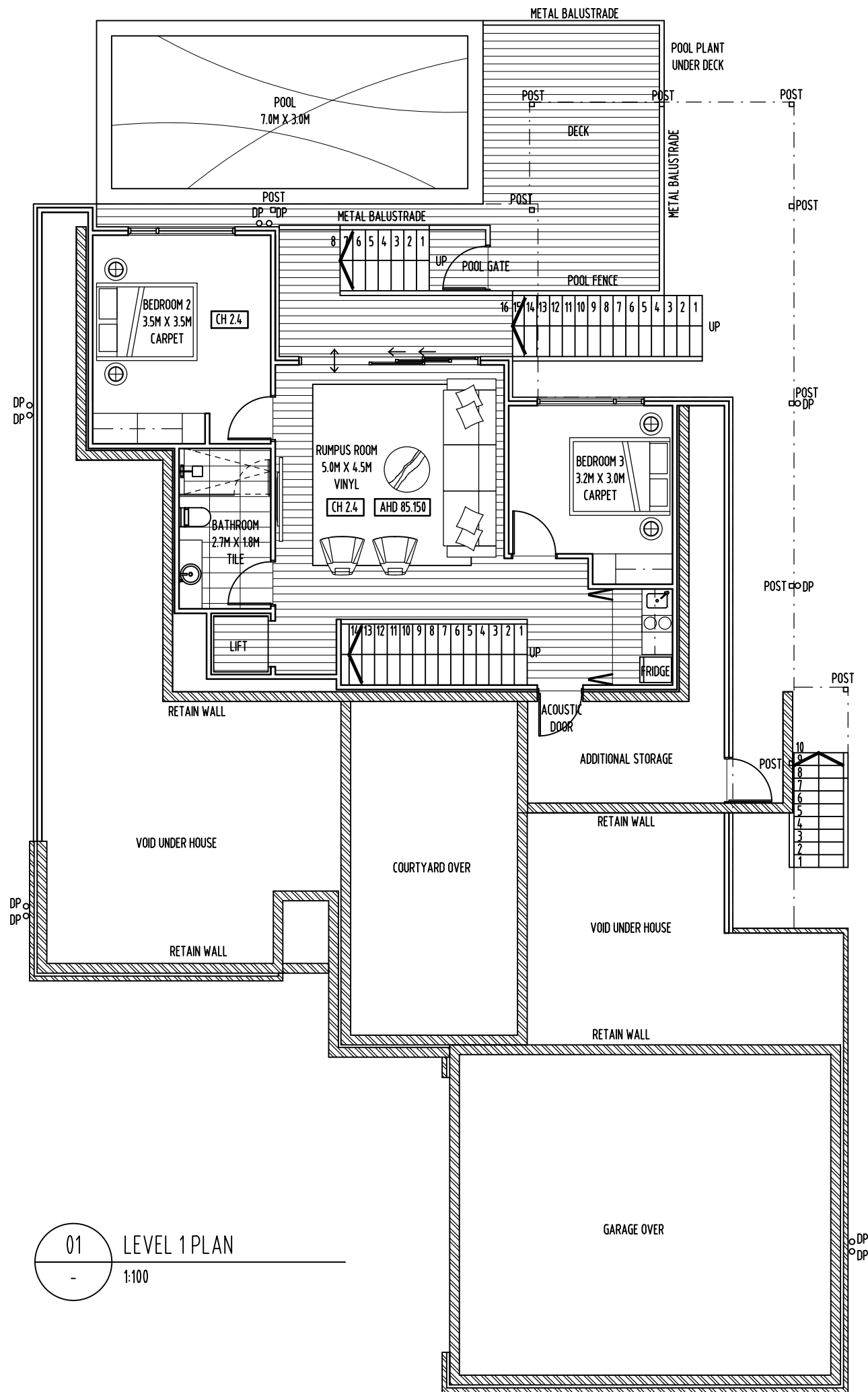
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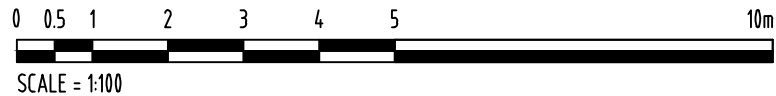
DATE: SEPTEMBER 2024

PROJECT NO. 2421

DRAWING NO. A-DA-05 B



01 LEVEL 1 PLAN
- 1:100





REVISION				
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DEVELOPMENT APPLICATION



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TASMANIA 7250 Ph: 0417541646

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PROJECT NAME:
PRIVATE RESIDENCE
10 ALLISON AVENUE
RIVERSIDE

DRAWING TITLE:
ROOF PLAN

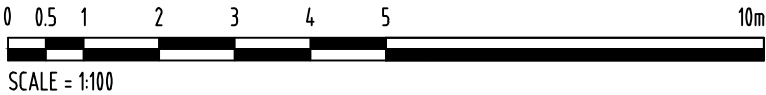
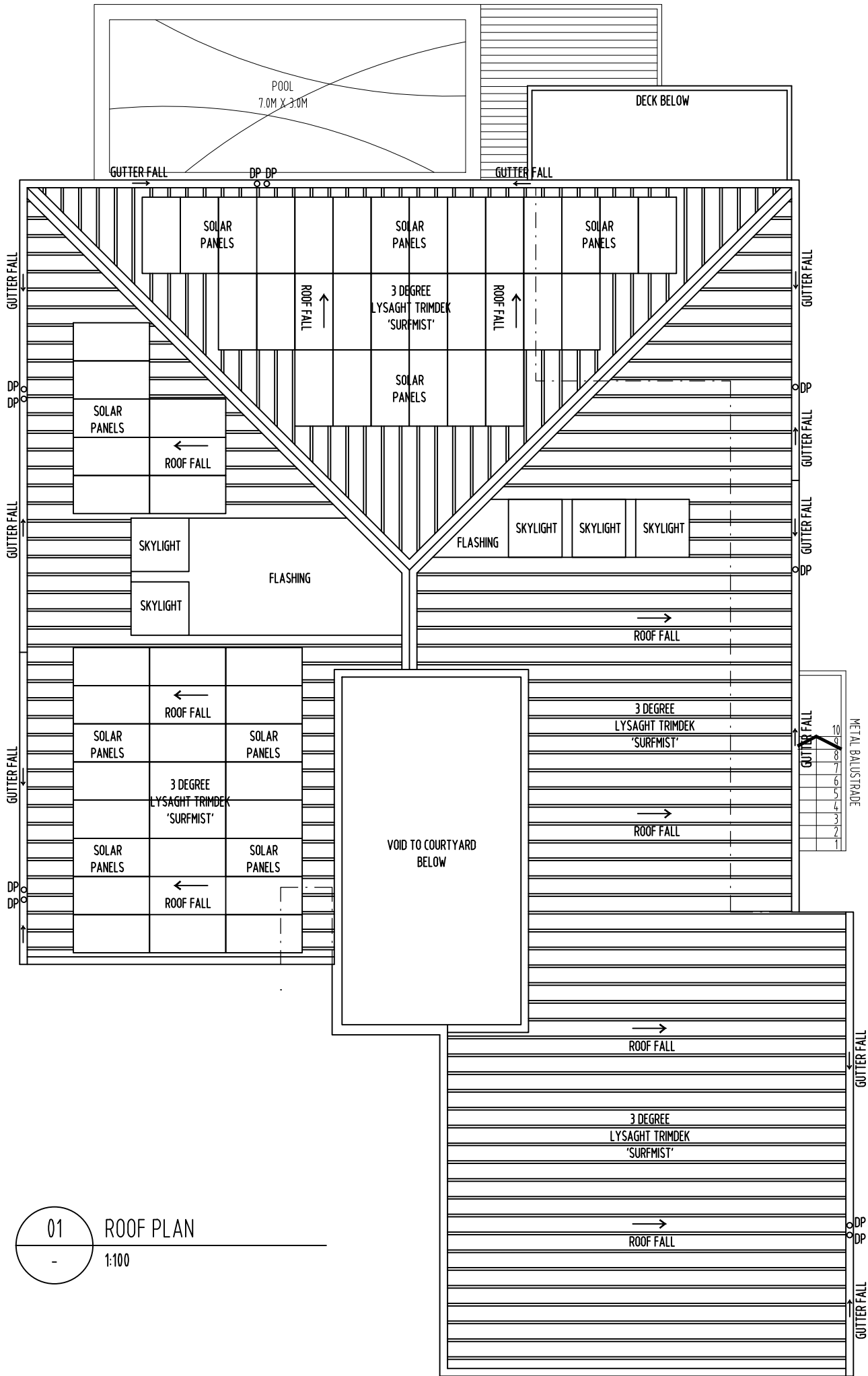
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CHECKED: MB

SCALE: 1:100 @ A3

DATE: SEPTEMBER 2024

PROJECT NO. 2421

DRAWING NO. A-DA-06 B





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DEVELOPMENT APPLICATION



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TASMANIA 7250 Ph: 0417541646

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PROJECT NAME:

PRIVATE RESIDENCE
10 ALLISON AVENUE
RIVERSIDE

DRAWING TITLE:

LEVEL 2
SITE PLAN

DRAWN: MB

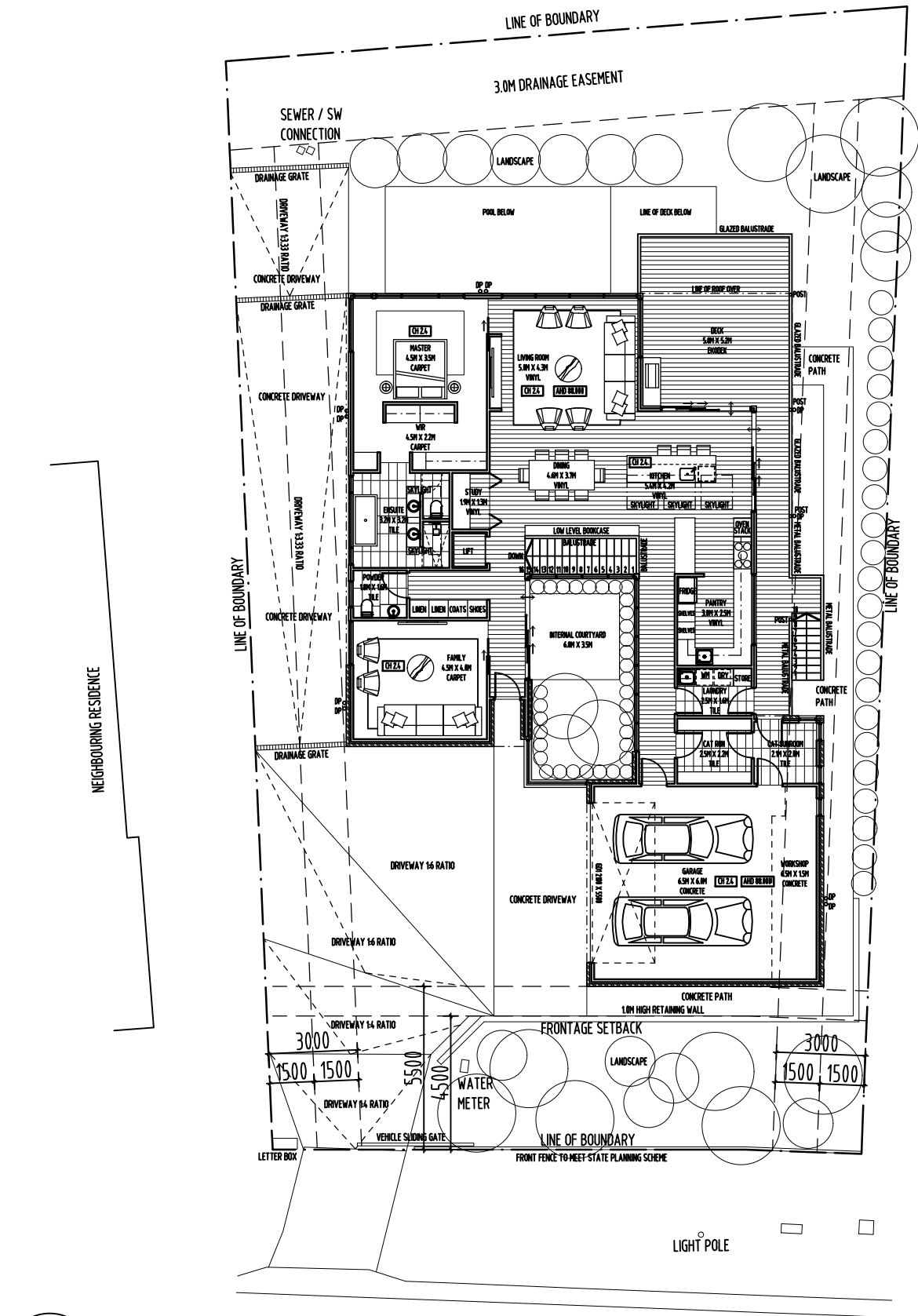
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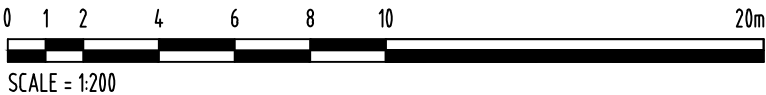
DATE: SEPTEMBER 2024

PROJECT NO. 2421

DRAWING NO. A-DA-07 B



01 LEVEL 2 SITE PLAN
- 1:200





REVISION				
No	DATE	DESCRIPTION	BY	CHECK
A	23.07.25	DEVELOPMENT APPLICATION	mb	mb
B	27.08.25	RESPONSE TO RFI	mb	mb

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DEVELOPMENT APPLICATION



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PROJECT NAME:

PRIVATE RESIDENCE
10 ALLISON AVENUE
RIVERSIDE

DRAWING TITLE:

LEVEL 1
SITE PLAN

DRAWN: MB

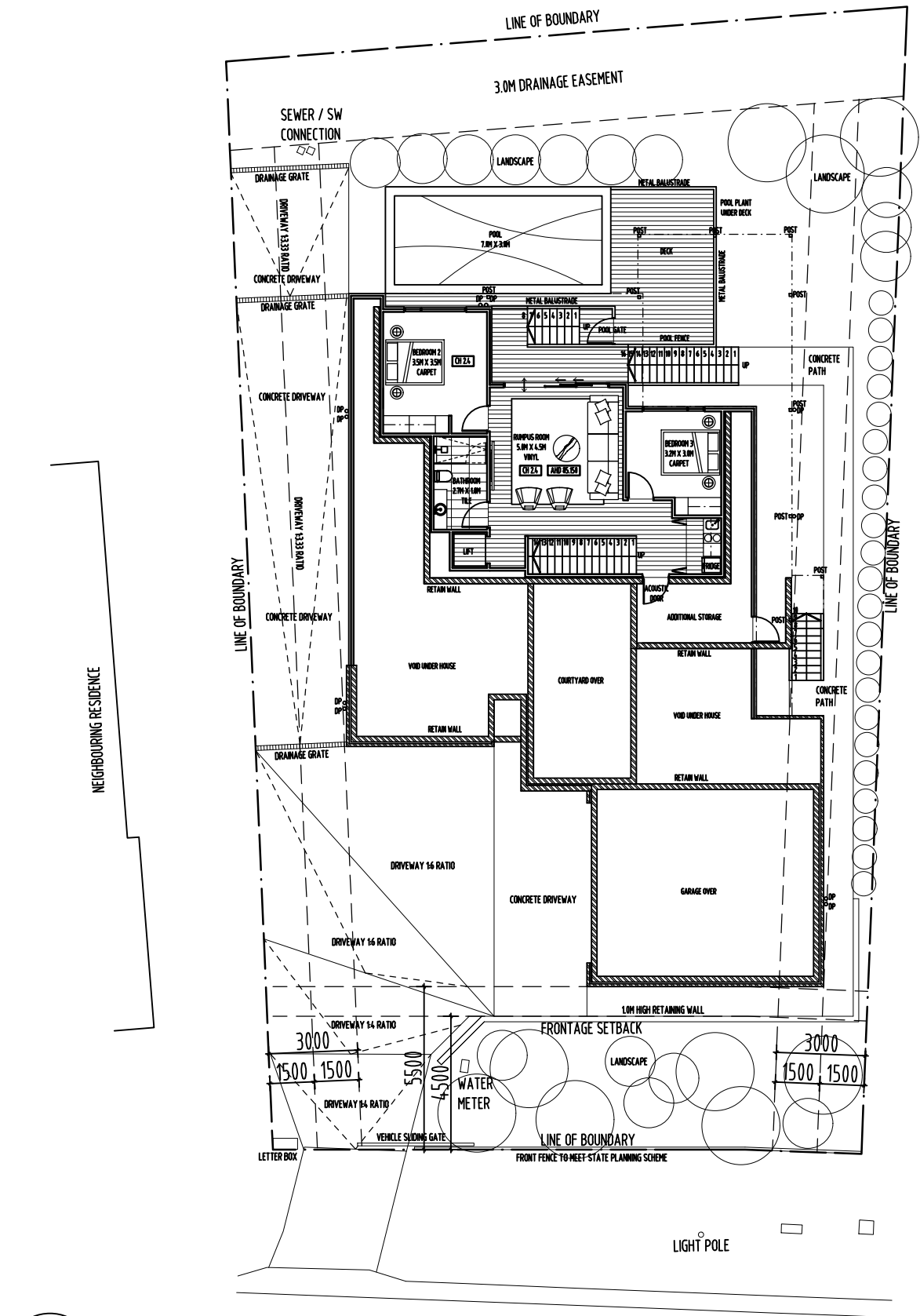
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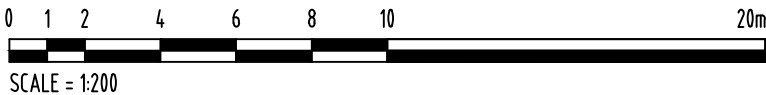
DATE: SEPTEMBER 2024

PROJECT NO. 2421

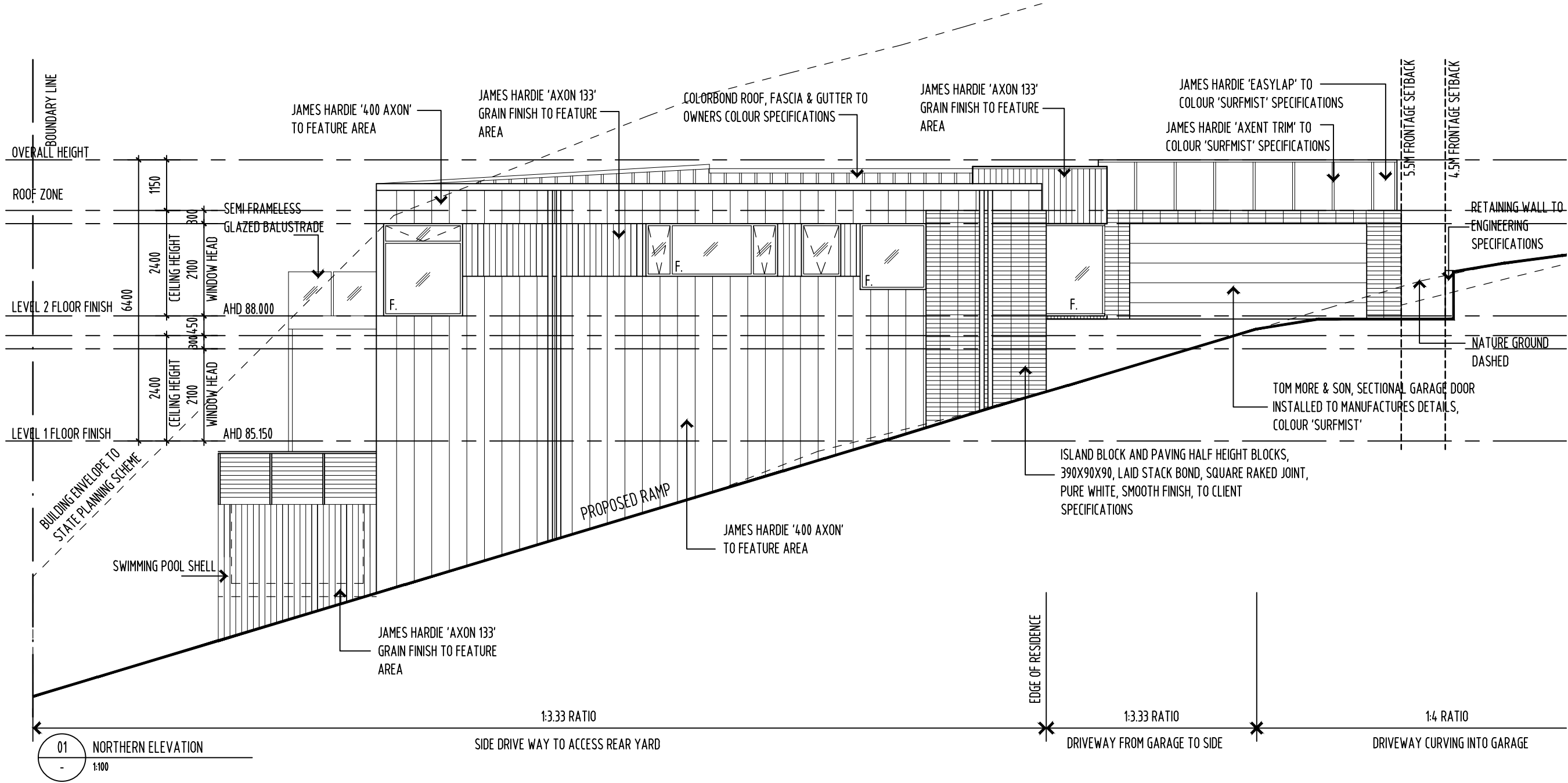
DRAWING NO. A-DA-08 B



01 LEVEL 1 SITE PLAN
- 1:200



REVISION					
No	DATE	DESCRIPTION	BY	CHECK	
A	23.07.25	DEVELOPMENT APPLICATION	mb	mb	
B	27.08.25	RESPONSE TO RFI	mb	mb	



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DEVELOPMENT APPLICATION



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PROJECT NAME:

PRIVATE RESIDENCE
10 ALLISON AVENUE
RIVERSIDE

DRAWING TITLE:

NORTHERN ELEVATION

DRAWN: MB

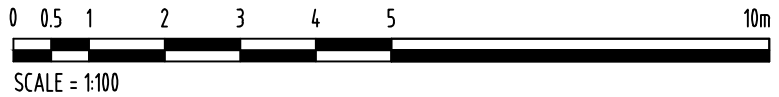
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SCALE: 1:100 @ A3

DATE: SEPTEMBER 2024

PROJECT NO. 2421

DRAWING NO. A-DA-09 B



DEVELOPMENT APPLICATION

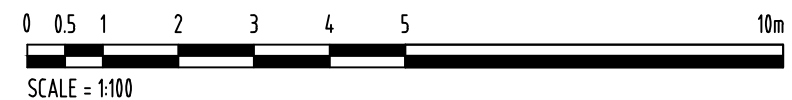
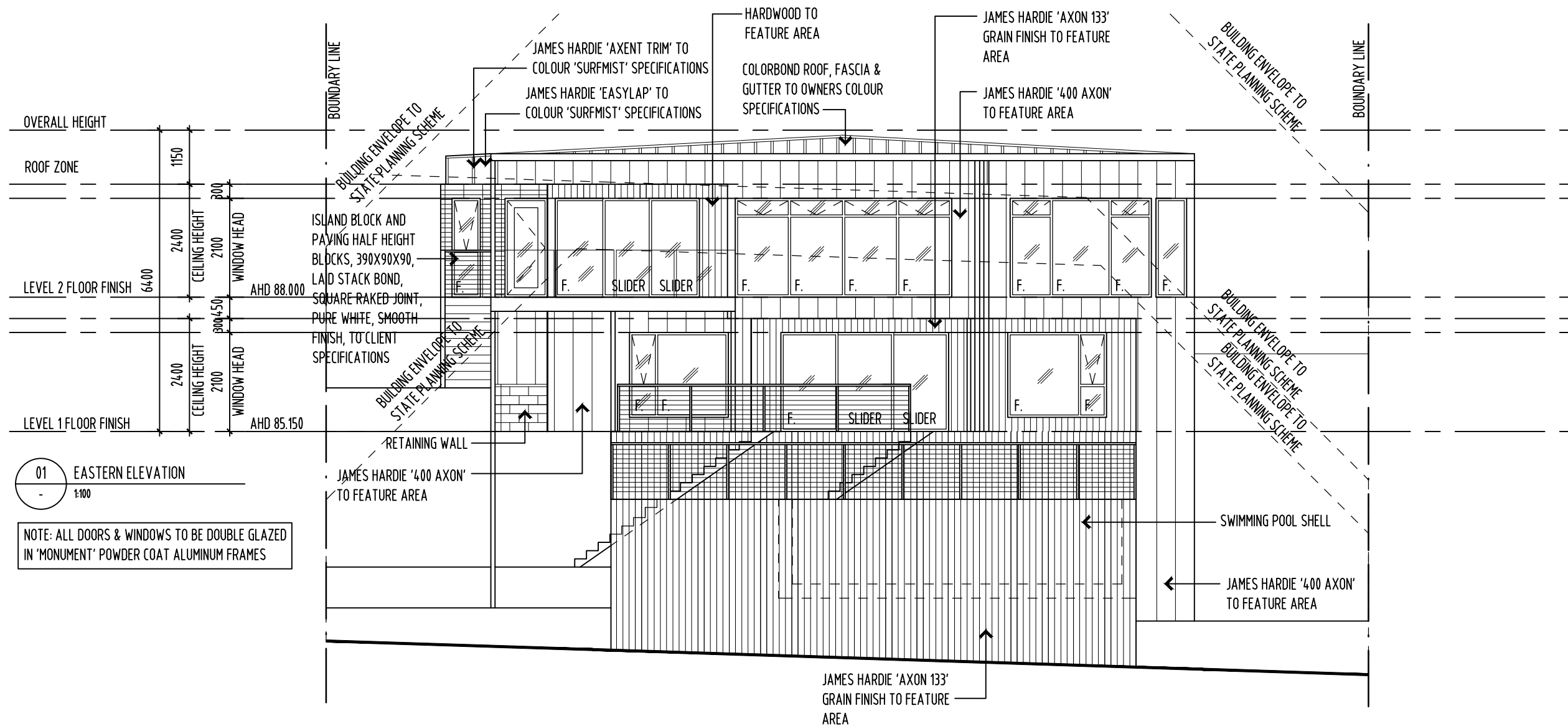


PROJECT NAME:
PRIVATE RESIDENCE
10 ALLISON AVENUE
RIVERSIDE

DRAWING TITLE:

EASTERN ELEVATION

ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING



REVISION				
No	DATE	DESCRIPTION	BY	CHECK
A	23.07.25	DEVELOPMENT APPLICATION	mb	mb
B	27.08.25	RESPONSE TO RFI	mb	mb

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DEVELOPMENT APPLICATION

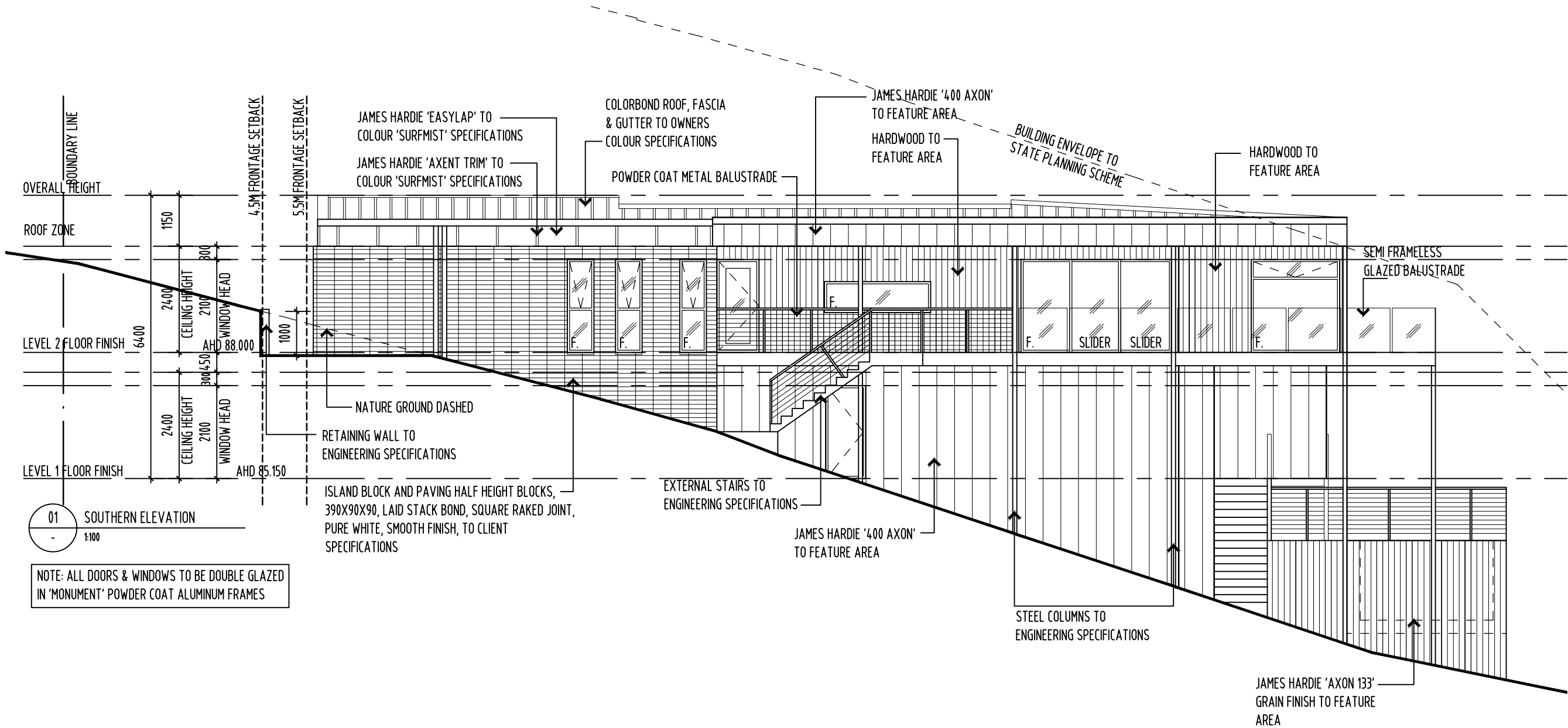


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PROJECT NAME:
PRIVATE RESIDENCE
10 ALLISON AVENUE
RIVERSIDE

DRAWING TITLE:
SOUTHERN ELEVATION

DRAWN: MB
CHECKED: MB
SCALE: 1:100 @ A3
DATE: SEPTEMBER 2024
PROJECT NO. 2421
DRAWING NO. A-DA-11 B



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No	DATE	DESCRIPTION	BY	CHECK
A	23.07.25	DEVELOPMENT APPLICATION	mb	mb
B	27.08.25	RESPONSE TO RFI	mb	mb

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PROJECT NAME:

PRIVATE RESIDENCE
10 ALLISON AVENUE
RIVERSIDE

DRAWING TITLE:

WESTERN ELEVATION

DRAWN: MB

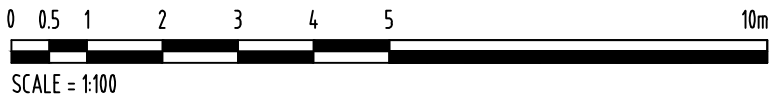
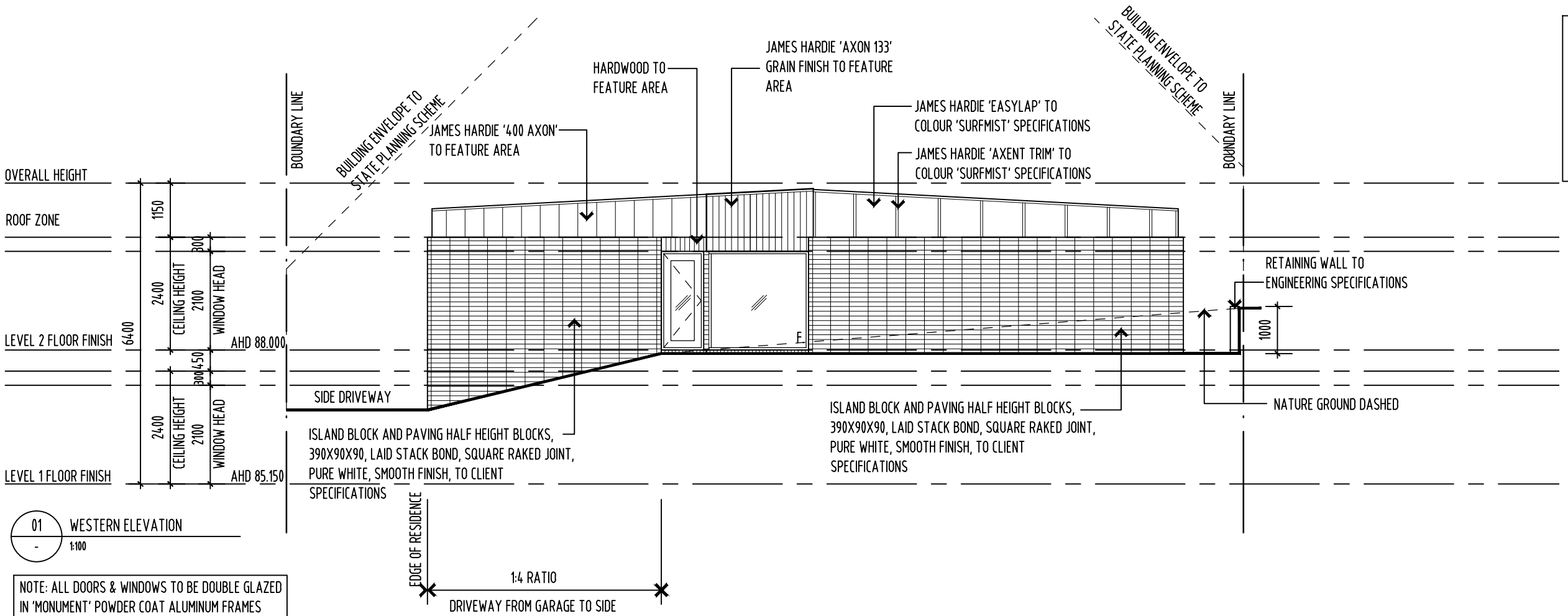
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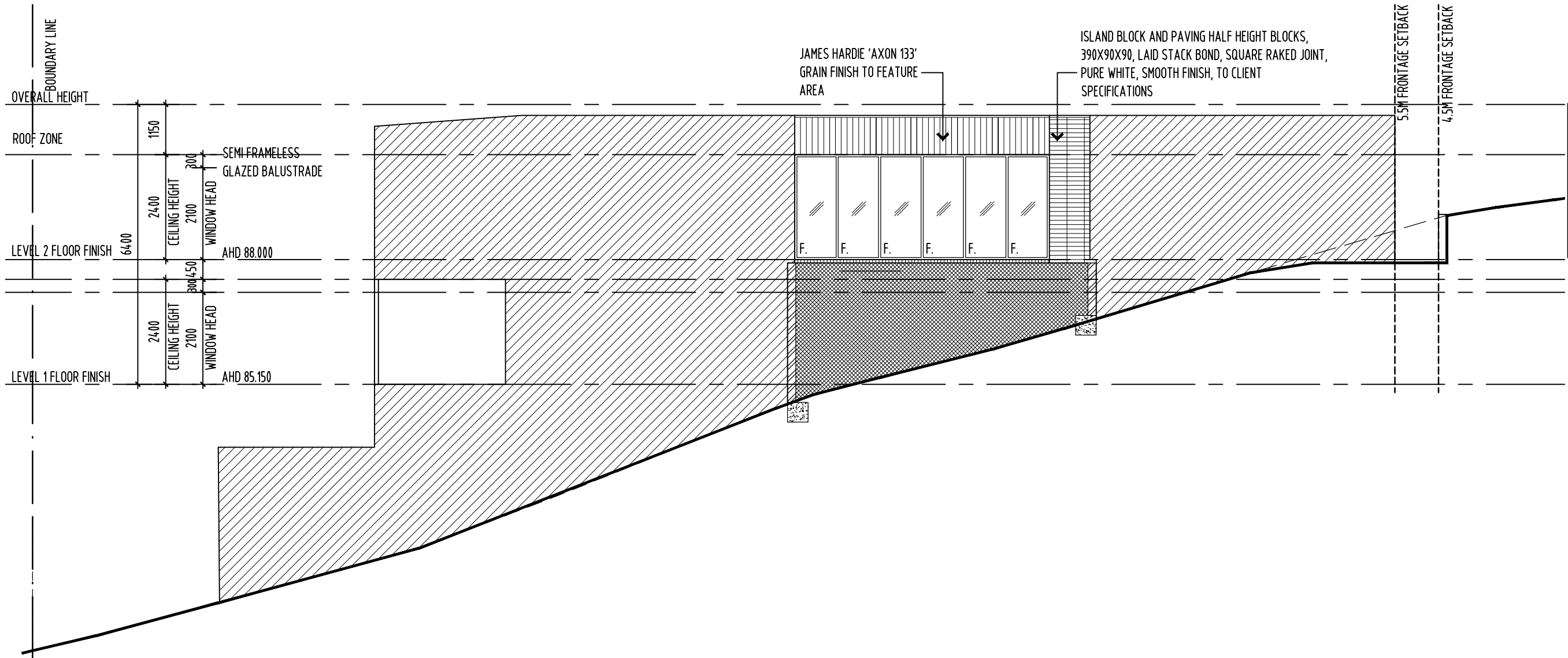
DATE: SEPTEMBER 2024

PROJECT NO. 2421

DRAWING NO. A-DA-12 B



REVISION				
No	DATE	DESCRIPTION	BY	CHECK
A	23.07.25	DEVELOPMENT APPLICATION	mb	mb
B	27.08.25	RESPONSE TO RFI	mb	mb



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PROJECT NAME:

PRIVATE RESIDENCE
10 ALLISON AVENUE
RIVERSIDE

DRAWING TITLE:

NORTHERN SECTIONAL
COURTYARD ELEVATION

DRAWN: MB

CHECKED: MB

SCALE: 1:100 @ A3

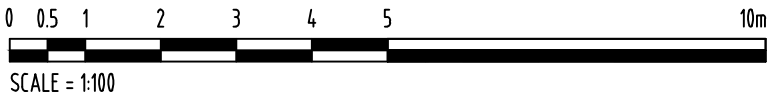
DATE: SEPTEMBER 2024

PROJECT NO. 2421

DRAWING NO. A-DA-13 B

01 NORTHERN SECTIONAL COURTYARD ELEVATION
1:100

NOTE: ALL DOORS & WINDOWS TO BE DOUBLE GLAZED
IN 'MONUMENT' POWDER COAT ALUMINUM FRAMES



REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	23.07.25	DEVELOPMENT APPLICATION	mb	mb
B	27.08.25	RESPONSE TO RFI	mb	mb

NOTE:

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PROJECT NAME:

PRIVATE RESIDENCE
10 ALLISON AVENUE
RIVERSIDE

DRAWING TITLE:

EASTERN SECTIONAL
COURTYARD ELEVATION

DRAWN: MB

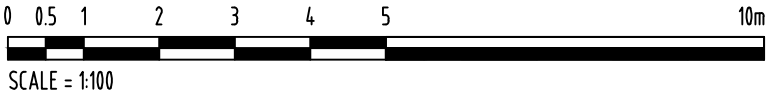
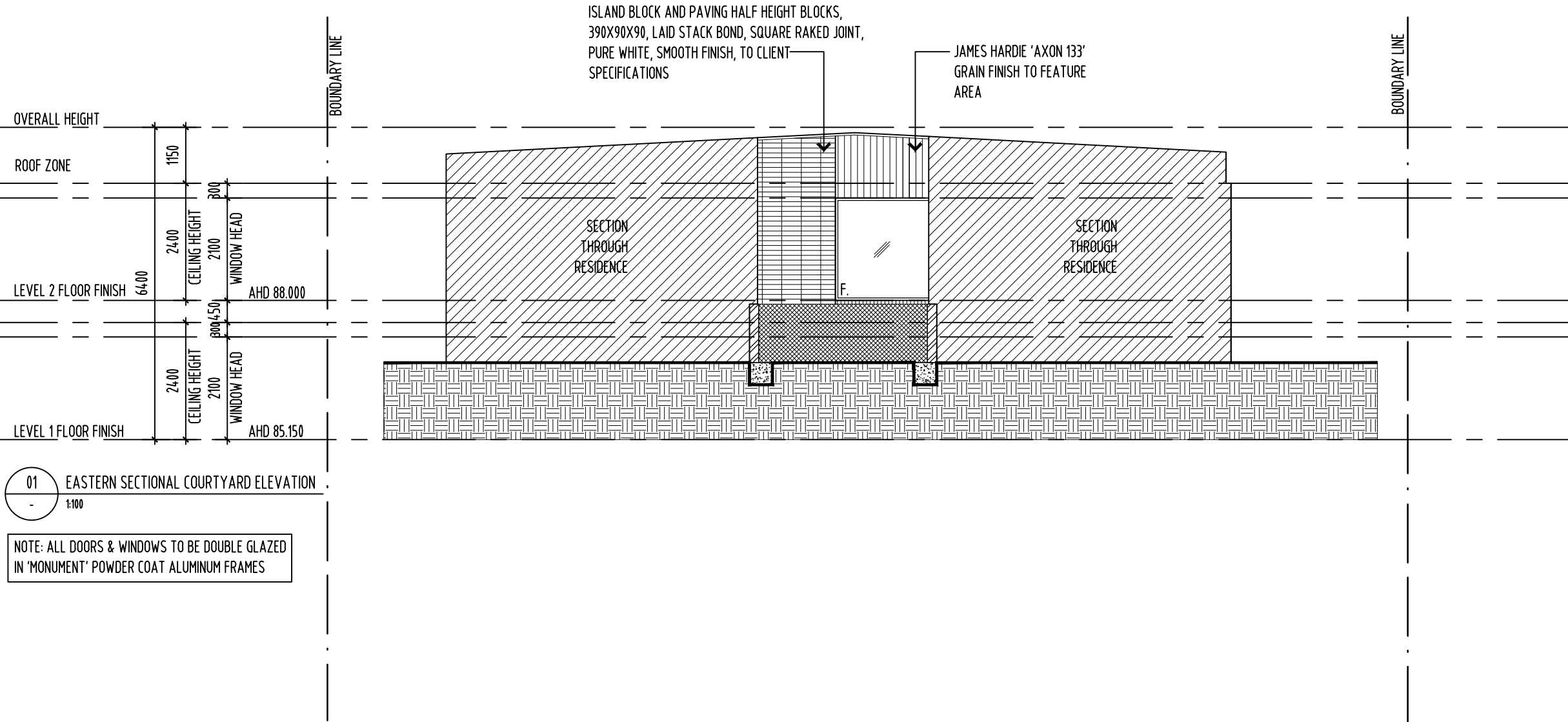
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DATE: SEPTEMBER_2024

PROJECT NO. 2421

DRAWING NO. A-DA-14 B



REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	23.07.25	DEVELOPMENT APPLICATION	mb	mb
B	27.08.25	RESPONSE TO RFI	mb	mb

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PROJECT NAME:
PRIVATE RESIDENCE
10 ALLISON AVENUE
RIVERSIDE

DRAWING TITLE:
SOUTHERN SECTIONAL
COURTYARD ELEVATION

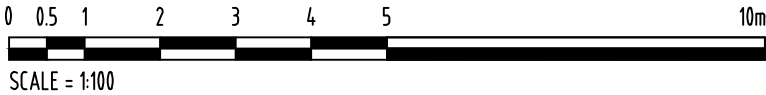
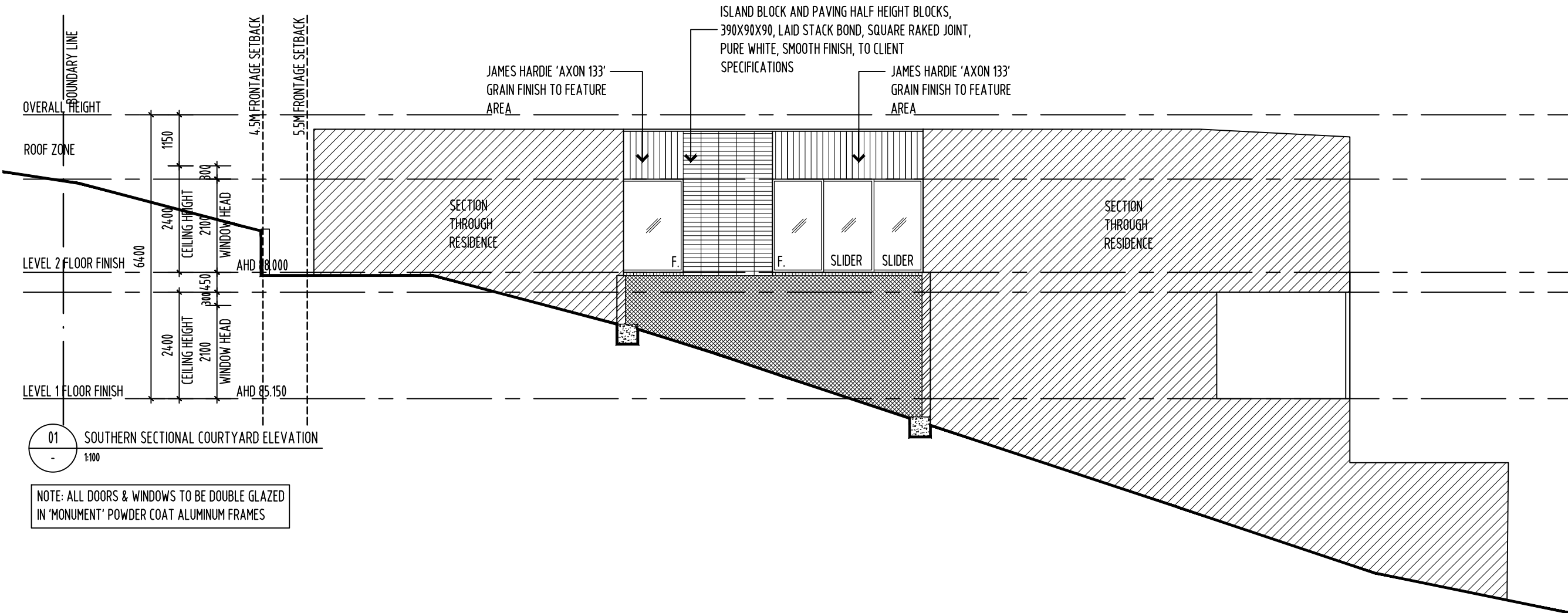
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SCALE: 1:100 @ A3

DATE: SEPTEMBER 2024

PROJECT NO: 2421

DRAWING NO: A-DA-15 B



REVISION					
No	DATE	DESCRIPTION	BY	CHECK	
A	23.07.25	DEVELOPMENT APPLICATION	mb	mb	
B	27.08.25	RESPONSE TO RFI	mb	mb	

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DEVELOPMENT APPLICATION



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PROJECT NAME:

PRIVATE RESIDENCE
10 ALLISON AVENUE
RIVERSIDE

DRAWING TITLE:

WESTERN SECTIONAL
COURTYARD ELEVATION

DRAWN: MB

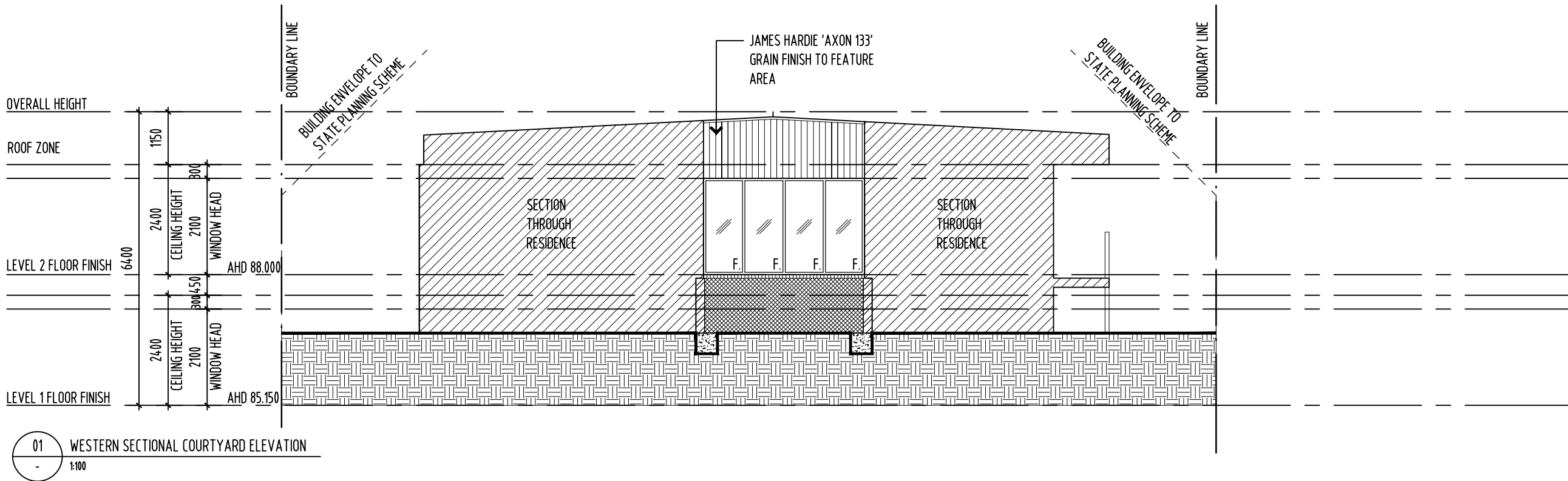
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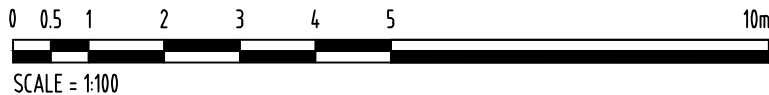
DATE: SEPTEMBER 2024

PROJECT NO: 2421

DRAWING NO: A-DA-16 B



NOTE: ALL DOORS & WINDOWS TO BE DOUBLE GLAZED
IN 'MONUMENT' POWDER COAT ALUMINUM FRAMES





REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	27.08.25	RESPONSE TO RFI	mb	mb

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PROJECT NAME:

PRIVATE RESIDENCE
10 ALLISON AVENUE
RIVERSIDE

DRAWING TITLE:

SHADOW STUDY
9AM

DRAWN:

MB

CHECKED:

MB

SCALE:

1:200 @ A3

DATE:

SEPTEMBER 2024

PROJECT NO.

2421

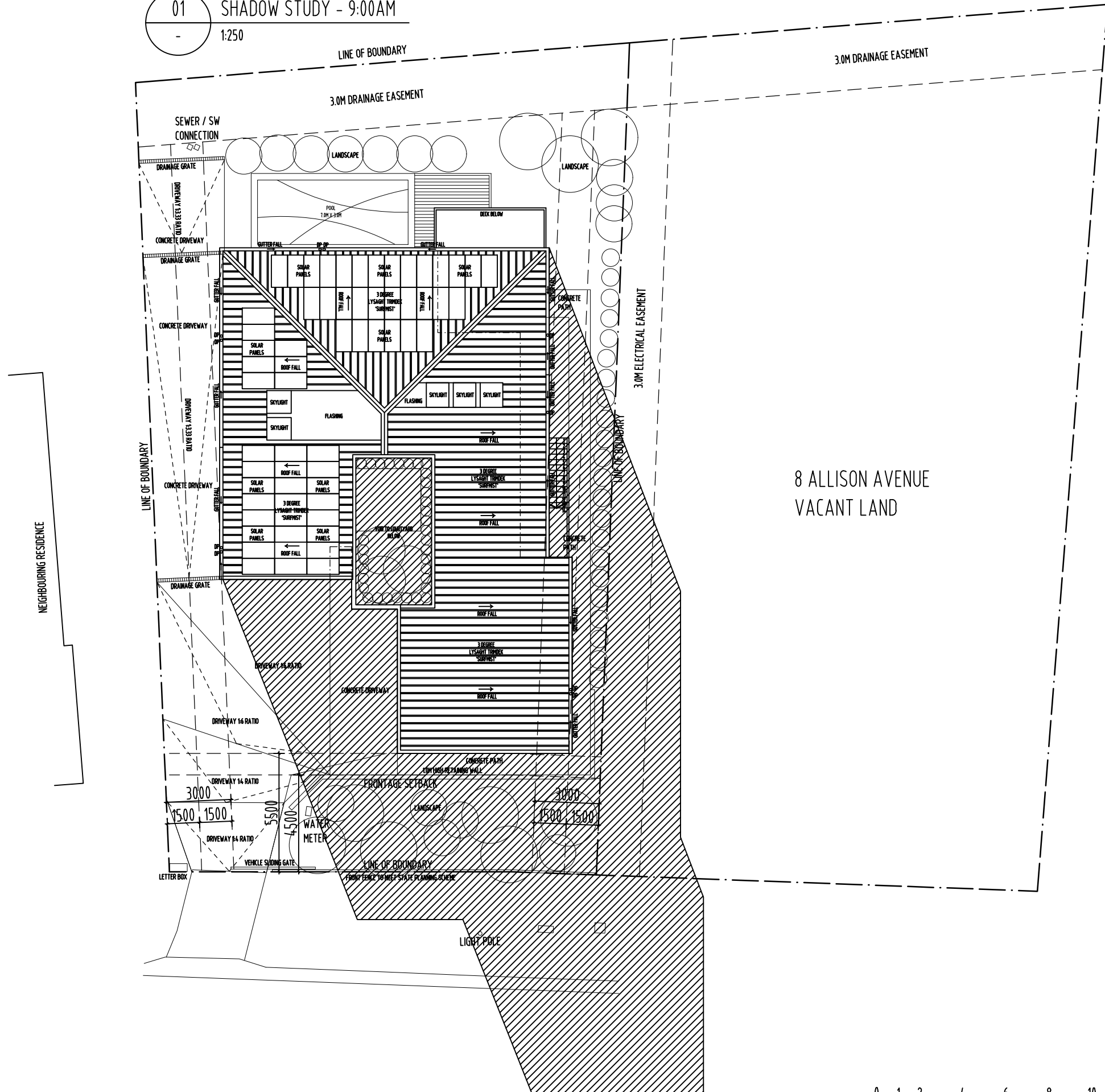
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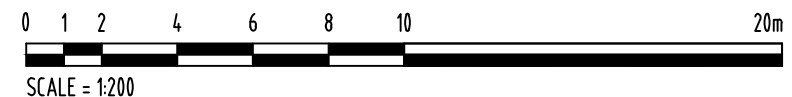
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01 SHADOW STUDY - 9:00AM

1:250



8 ALLISON AVENUE
VACANT LAND





REVISION				
No	DATE	DESCRIPTION	BY	CHECK
A	27.08.25	RESPONSE TO RFI	mb	mb

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PROJECT NAME:

PRIVATE RESIDENCE
10 ALLISON AVENUE
RIVERSIDE

DRAWING TITLE:

SHADOW STUDY
10AM

DRAWN: MB

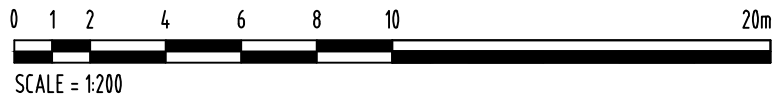
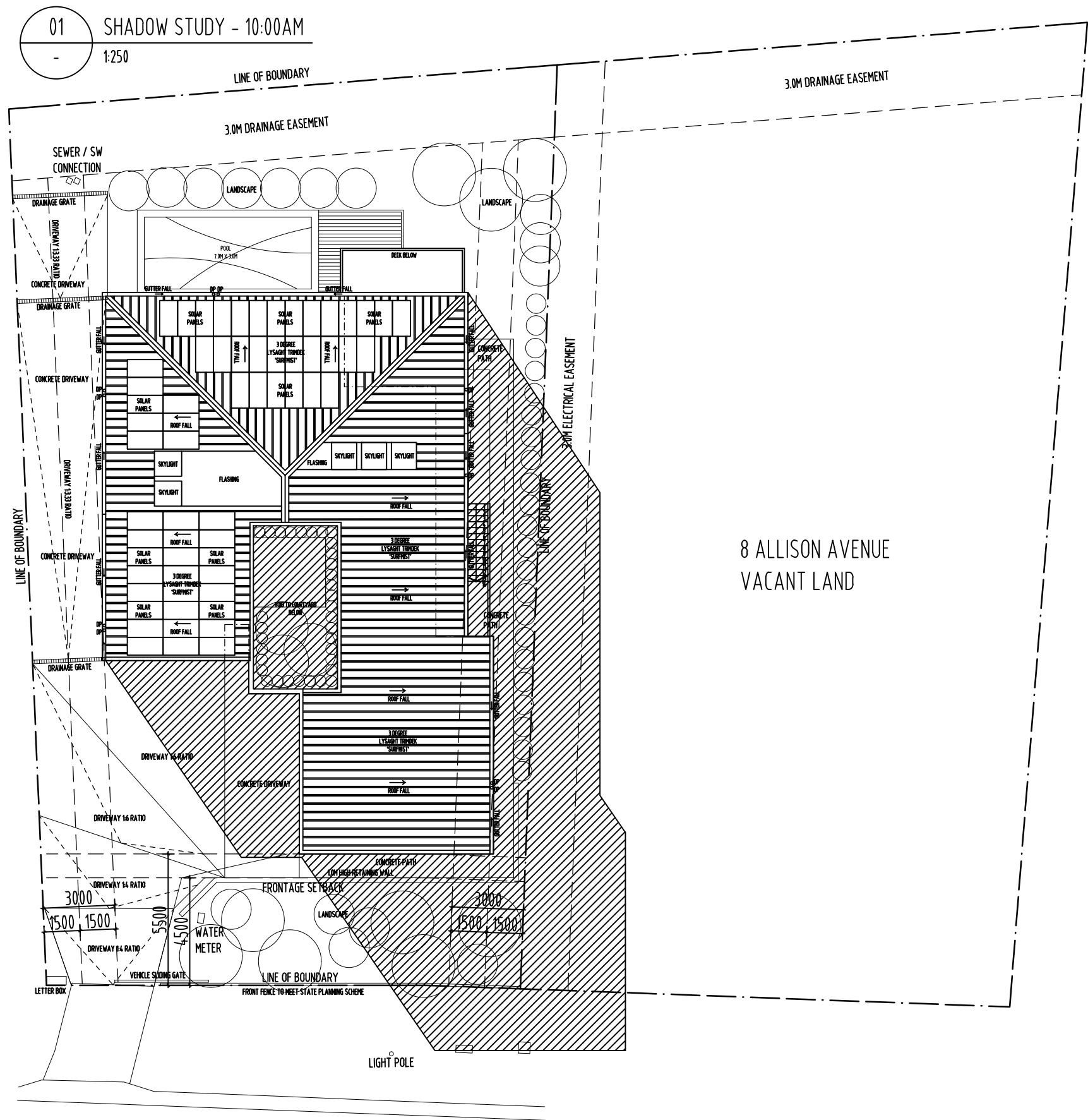
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SCALE: 1:200 @ A3

DATE: SEPTEMBER 2024

PROJECT NO: 2421

DRAWING NO: A-DA-18 A





REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	27.08.25	RESPONSE TO RFI	mb	mb

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PROJECT NAME:

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10 ALLISON AVENUE
RIVERSIDE

DRAWING TITLE:

SHADOW STUDY
11AM

DRAWN:

MB

CHECKED:

MB

SCALE:

1:200 @ A3

DATE:

SEPTEMBER 2024

PROJECT NO.

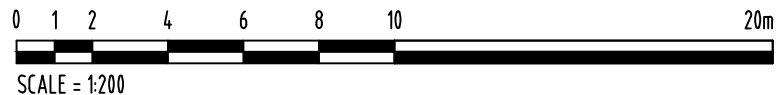
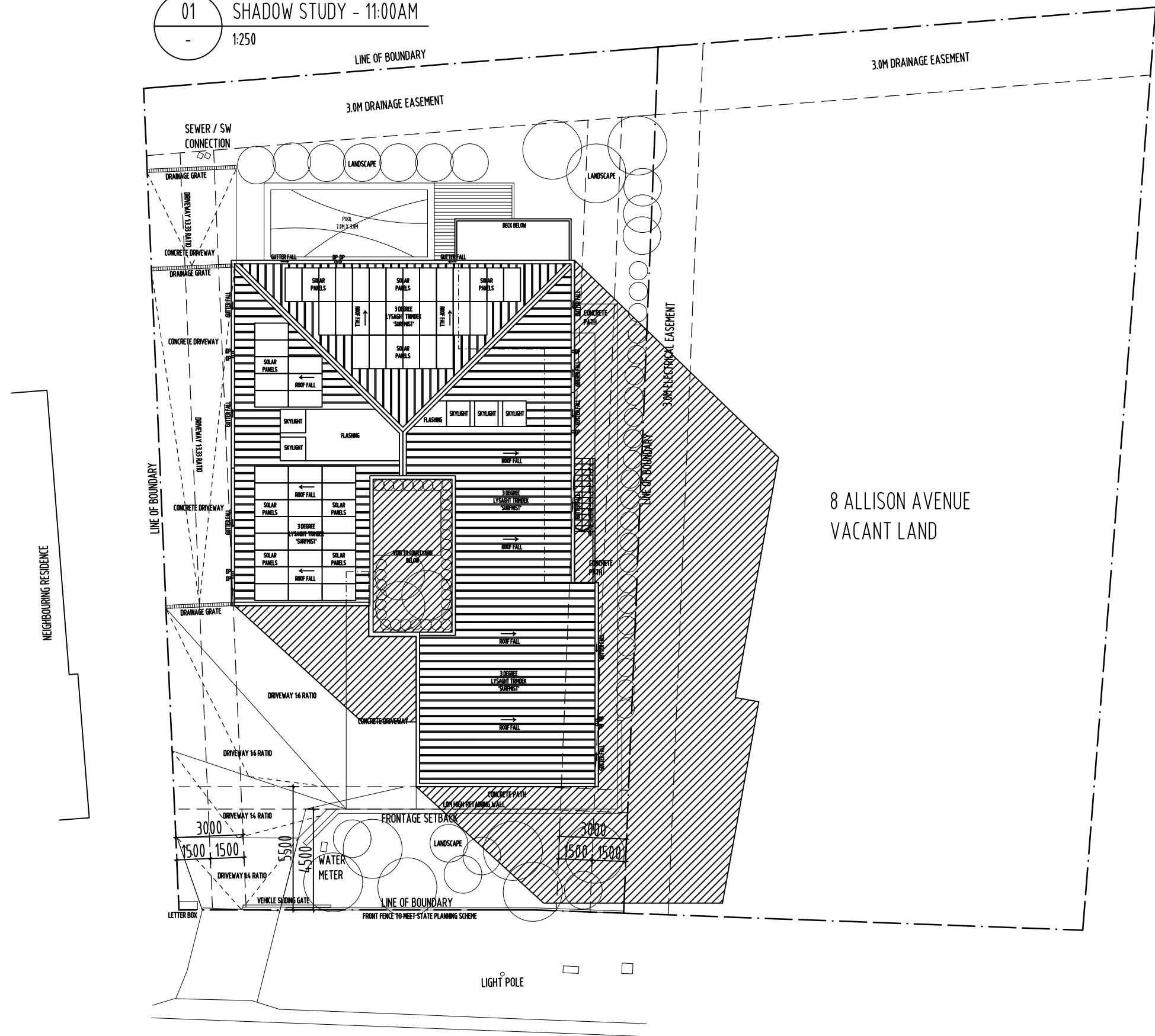
2421

DRAWING NO.

A-DA-19

A

01 SHADOW STUDY - 11:00AM
1:250





REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	27.08.25	RESPONSE TO RFI	mb	mb

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PROJECT NAME:

PRIVATE RESIDENCE
10 ALLISON AVENUE
RIVERSIDE

DRAWING TITLE:

SHADOW STUDY
12 NOON

DRAWN:

MB

CHECKED:

MB

SCALE:

1:200 @ A3

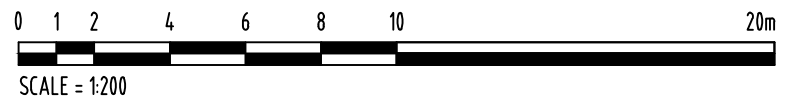
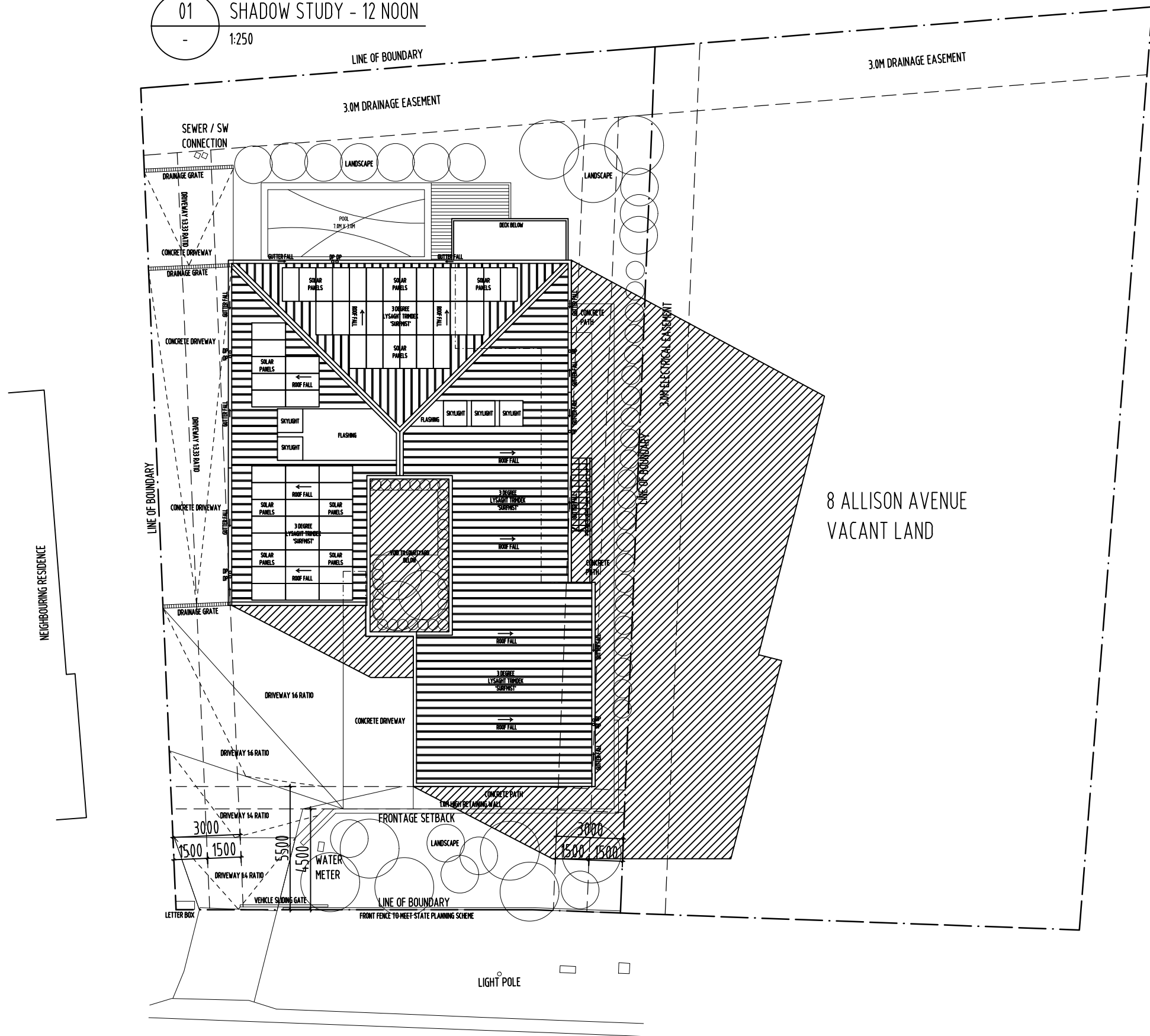
DATE:

SEPTEMBER 2024

PROJECT NO. 2421

DRAWING NO. A-DA-20

A

01 SHADOW STUDY - 12 NOON
1:250



01 SHADOW STUDY - 1PM
1:250

REVISION				
No	DATE	DESCRIPTION	BY	CHECK
A	27.08.25	RESPONSE TO RFI	mb	mb

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DEVELOPMENT APPLICATION

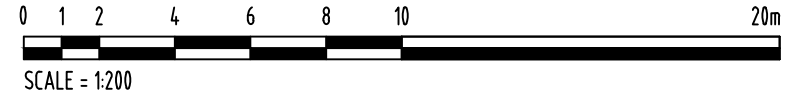
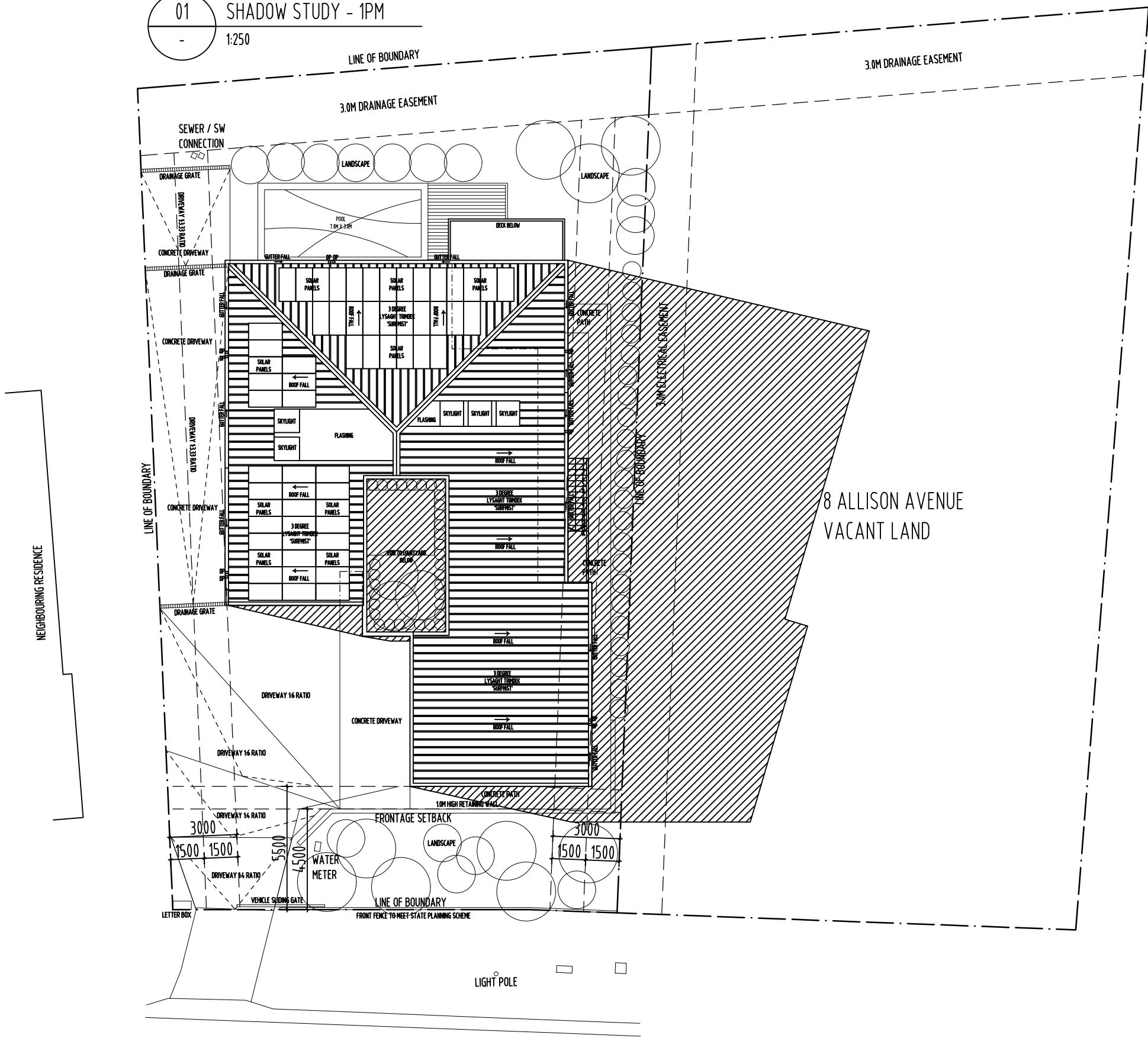


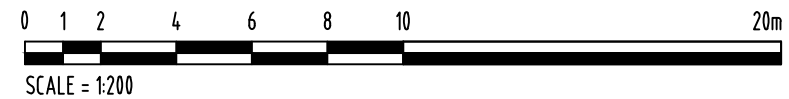
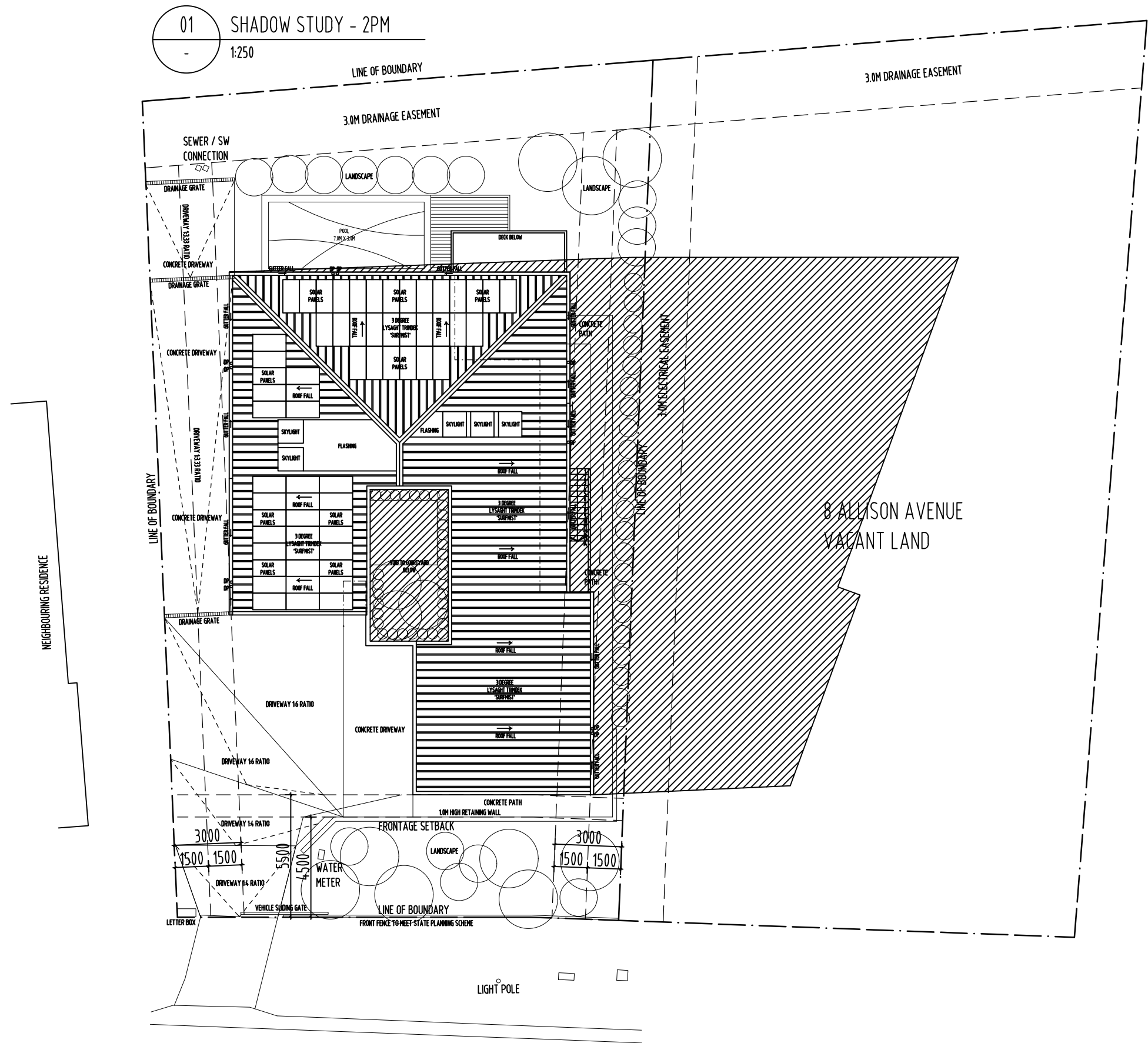
PO BOX 147, LAUNCESTON,
TASMANIA 7250 Ph: 0417541646
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PROJECT NAME:
PRIVATE RESIDENCE
10 ALLISON AVENUE
RIVERSIDE

DRAWING TITLE:
SHADOW STUDY
1PM

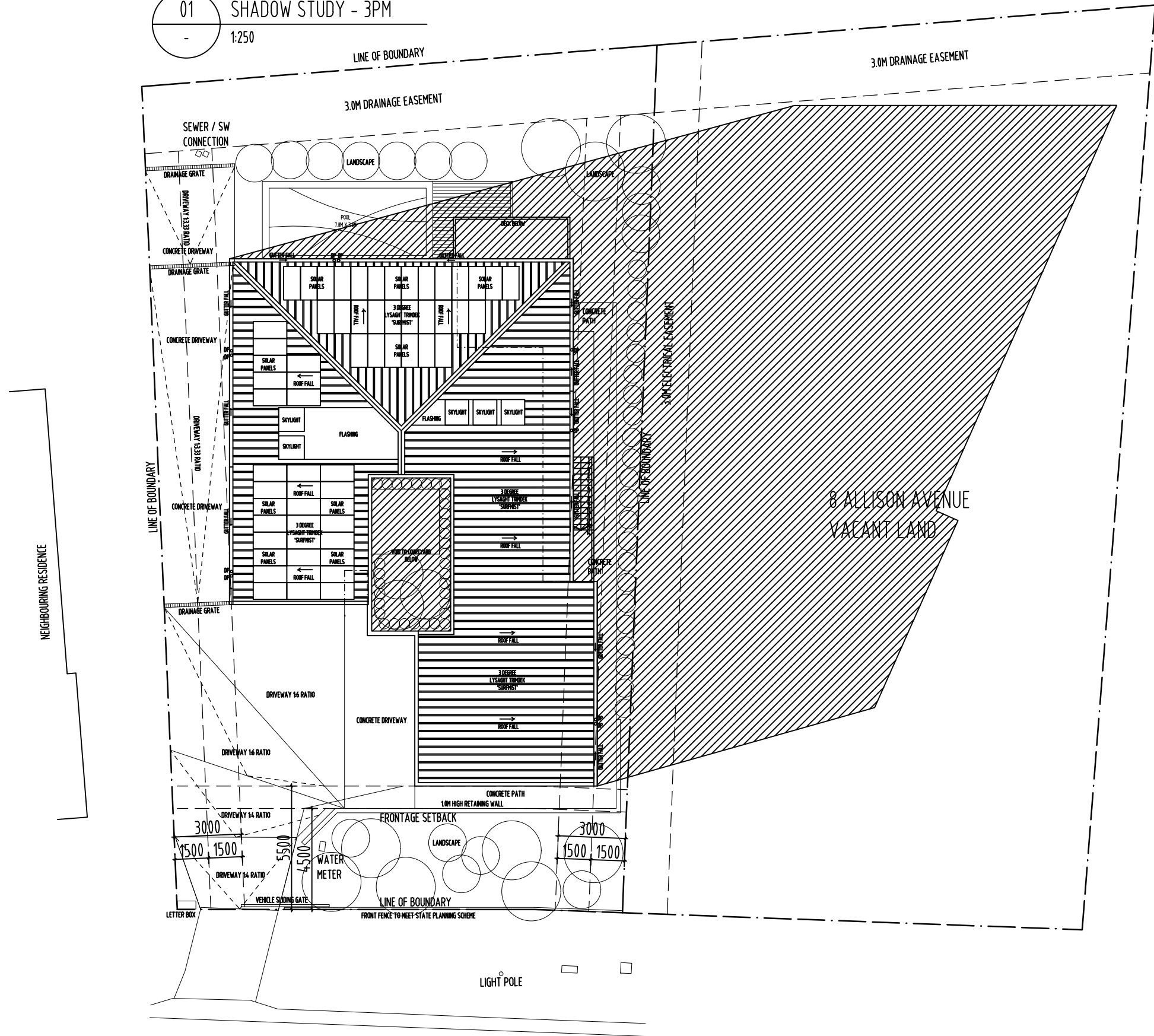
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SCALE: 1:200 @ A3
DATE: SEPTEMBER 2024
PROJECT NO. 2421
DRAWING NO. A-DA-21 A







01 SHADOW STUDY - 3PM
- 1:250



REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	27.08.25	RESPONSE TO RFI	mb	mb

NOTE:

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DEVELOPMENT APPLICATION

HONED
ARCHITECTURE
+ DESIGN

PO BOX 147, LAUNCESTON,
TASMANIA 7250 Ph: 0417541646

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PROJECT NAME:

PRIVATE RESIDENCE
10 ALLISON AVENUE
RIVERSIDE

DRAWING TITLE:

SHADOW STUDY
3PM

DRAWN: MB

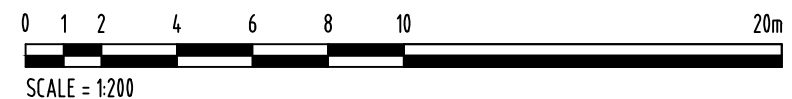
CHECKED: MB

SCALE: 1:200 @ A3

DATE: SEPTEMBER 2024

PROJECT NO. 2421

DRAWING NO. A-DA-23



SCALE = 1:200