

WEST TAMAR COUNCIL

PA2025287
A13722
9314506

Wes

Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: Geoffrey Brown Design

Note: Full name(s) of person(s) or company making the application and postc

LAND DETAILS

Owner/Authority Name:
(as per certificate of title)

Location / Address: 21 STANTON DRIVE, RIVERSIDE

Title Reference:

Zone(s):

Existing Development/Use: VACANT

Existing Developed Area: VACANT

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):

Proposed Use:

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

Description of Use:
SINGLE 3 BEDROOM HOUSE WITH
DOUBLE GARAGE

Development Type:

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

Description of development:
RENDERED HEBEL PANEL CONST.
BLACK, ALUM FRAMED, DOUBLE GLAZED
WINDOWS

New or Additional Area:

Estimated construction cost of the proposed development: \$ 700K

Building Materials:

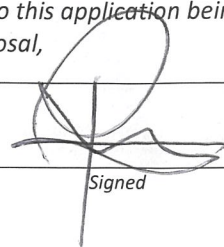
Wall Type: HEBEL PANEL Colour: WHITE
Roof Type: BLACK COLOURBOND Colour: BLACK
BEHIND PARAPET

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,

REX HESLINE
Name (print)


Signed

25/08/2025
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)

CHEOFFREY BROWN
Name (print)


Signed

28/08/2025
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

TOWN OF RIVERSIDE FOLIO REFERENCE: F.R. 4538-55 SITE COMPRISES THE WHOLE OF LOT 1 ON PLAN No. SP 38622	STRATA PLAN NEW SHEET 1 OF ³⁶ 37 SHEETS (PURSUANT TO N134727)		Registered Number 56786
	NAME OF STRATA SCHEME: 91A CORMISTON ROAD, RIVERSIDE		STRATA TITLES ACT 1998 REGISTERED <u>15-NOV-1989</u> <i>[Signature]</i> Recorder of Titles
	SCALE 1:1500	LENGTHS IN METRES	SURVEYORS REF 46803

SITE PLAN

NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1.
(ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.

Council Delegate

26.09.23
Date

Registered Land Surveyor

20/9/23
Date

STAGED/COMMUNITY DEVELOPMENT.
SCHEME No. (IF APPLICABLE)

LODGED BY **Rae + Partners (L)**

Search Date: 10 Sep 2025

Search Time: 11:19 AM

Volume Number: 56786

Revision Number: 11

Page 1 of 36

Department of Natural Resources and Environment Tasmania

www.thelist.tas.gov.au

Sheet 2 of ~~6~~ Sheets
of 36

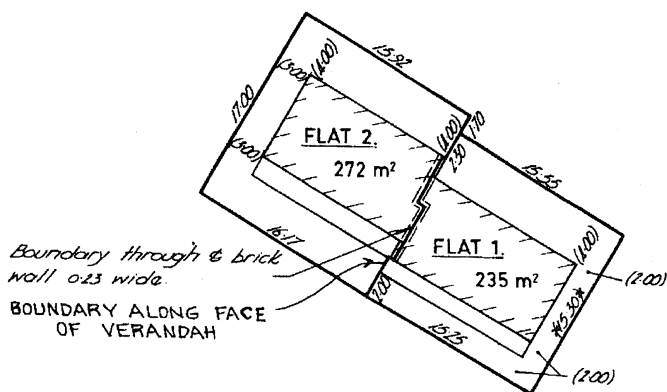
No. 2839

Town Clerk/Council Clerk



GROUND FLOOR - FLAT 1 & FLAT 2

SCALE: 1:400.



HORIZONTAL BOUNDARIES OF FLATS ARE SHOWN BY HEAVY UNBROKEN LINES.

THE BOUNDARIES OF EACH FLAT EXTEND -

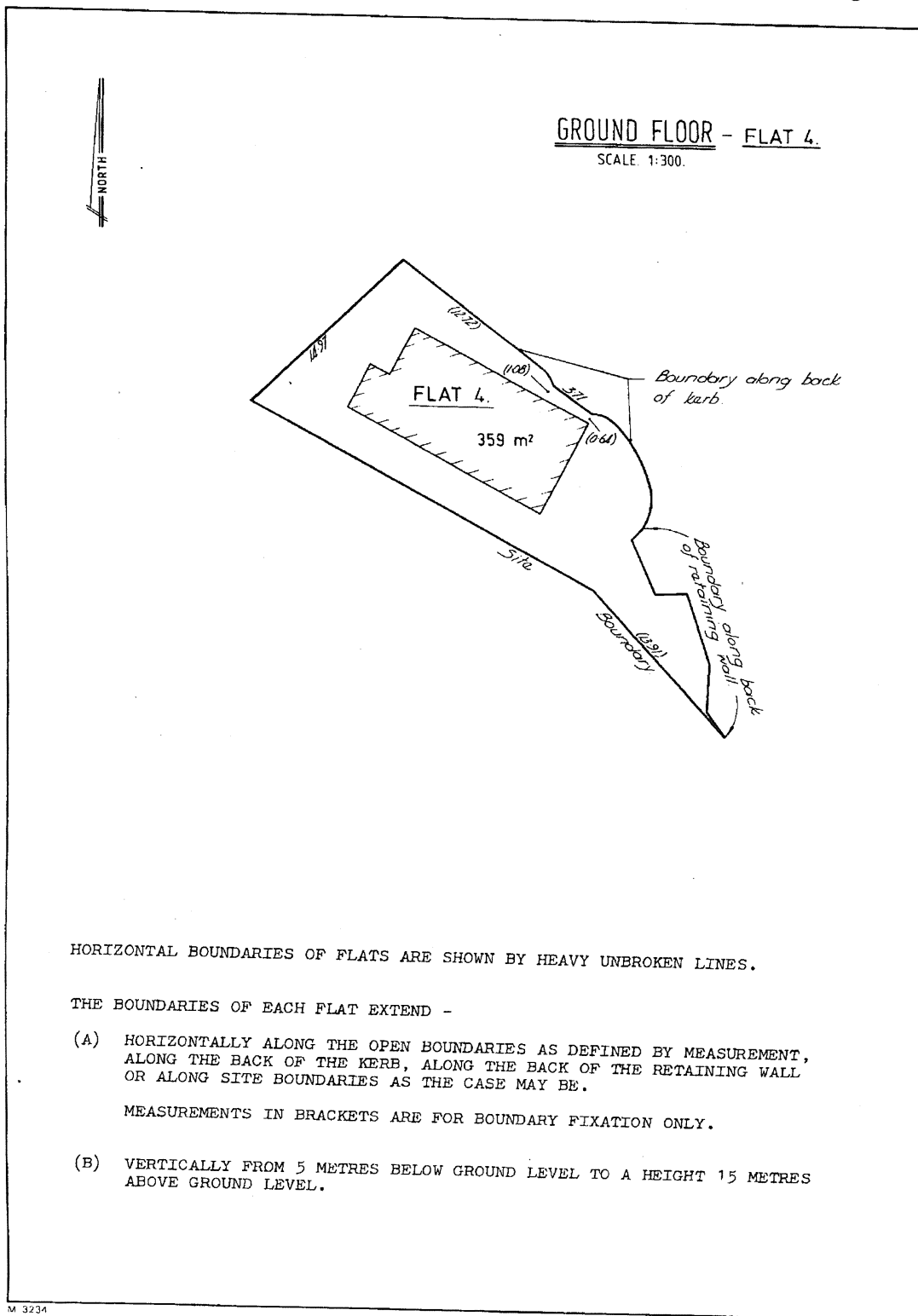
- (A) HORIZONTALLY ALONG THE OPEN BOUNDARIES AS DEFINED BY MEASUREMENT NOT WITHIN BRACKETS, ALONG THE FACE OF THE VERANDAH, THROUGH THE CENTRE LINE OF THE BRICK WALL OR ALONG THE FACE OF THE BRICK WALLS, AS THE CASE MAY BE. MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY.
- (B) VERTICALLY FROM 3 METRES BELOW GROUND LEVEL TO THE RIDGE LINE OF THE ROOF, OR THE EXTENSION THEREOF.

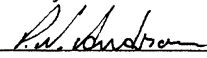
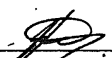
Sheet ~~7~~ 3 of ~~5~~ 6 Sheets
of 36 ~~46~~ 47 48 49

NEW SHEET 4
STRATUM PLAN

Town Clerk/Council Clerk

of 91A Cormiston Road, Riverside
(insert here name of the building)



STRATA PLAN NEW SHEET ⁴ 5 OF 21 SHEETS C 808536 OF 36		STRATA TITLES ACT 1998 Registered Number 56786	
STRATA CORPORATION No. 56786 NAME OF BODY CORPORATE: 91a CORMISTON ROAD, RIVERSIDE 7250 ADDRESS FOR THE SERVICE OF NOTICES: 91a CORMISTON ROAD, RIVERSIDE TAS, 7250			
SURVEYORS CERTIFICATE I PETER NOEL ANDERSON of LAUNCESTON a surveyor registered under the Surveyors Act 2002 certify that the building or buildings erected on the site and drawn on sheet 1 of this plan are within the site boundaries of the folio stated on sheet 1 and any encroachment beyond those boundaries is properly authorised according to law.  Registered Land Surveyor 13-02-2007 Date 154-04 Ref No.	COUNCIL CERTIFICATE I certify that the Council has: (a) approved the lots shown in this plan and (b) issued this certificate of approval in accordance with section 31 of the Strata Titles Act 1998  Council Delegate 24/5/07 Date _____ Ref No.		
GENERAL UNIT ENTITLEMENTS SEE SHEET 22 (E88351)			
LOT	UNIT ENTITLEMENT	LOT	UNIT ENTITLEMENT
1	20	33	20
2	20		
3	520		
4	20		
5	20		
6	20		
7	20		
8	20		
9	20		
10	20		
11	20		
12	20		
13	20		
14	20		
15	20		
16	20		
17	20		
18	20		
19	20		
20	20		
21	80		
		TOTAL	1000

5 of 36
Sheet 5 of 5 Sheets
17 # 18 # 19

STRATUM PLAN

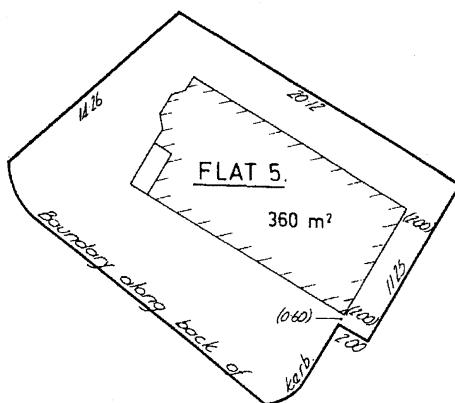
Town Clerk/Council Clerk

of 91A Cormiston Road, Riverside
(insert here name of the building)



GROUND FLOOR - FLAT 5.

SCALE: 1:300



HORIZONTAL BOUNDARIES OF FLATS ARE SHOWN BY HEAVY UNBROKEN LINES.

THE BOUNDARIES OF EACH FLAT EXTEND -

- (A) HORIZONTALLY ALONG THE OPEN BOUNDARIES AS DEFINED BY MEASUREMENT, ALONG THE BACK OR THE KERB, AS THE CASE MAY BE.

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY.

- (B) VERTICALLY FROM 5 METRES BELOW GROUND LEVEL TO A HEIGHT 15 METRES ABOVE GROUND LEVEL.

M 3234

Sheet 76 of 7 Sheets
of 36

STRATUM PLAN

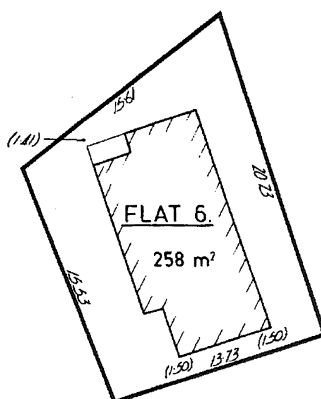
Town Clerk/Council Clerk

of 9/A Corniston Road, Riverside
(insert here name of the building)



GROUND FLOOR - FLAT 6.

SCALE: 1:300.



HORIZONTAL BOUNDARIES OF FLATS ARE SHOWN BY HEAVY UNBROKEN LINES.

THE BOUNDARIES OF EACH FLAT EXTEND -

- (A) HORIZONTALLY ALONG THE OPEN BOUNDARIES AS DEFINED BY MEASUREMENT.
MEASUREMENT IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY.
- (B) VERTICALLY FROM 5 METRES BELOW GROUND LEVEL TO A HEIGHT 15 METRES ABOVE GROUND LEVEL.

M 3234

Sheet 87 of 36 Sheets
of 36

STRATUM PLAN

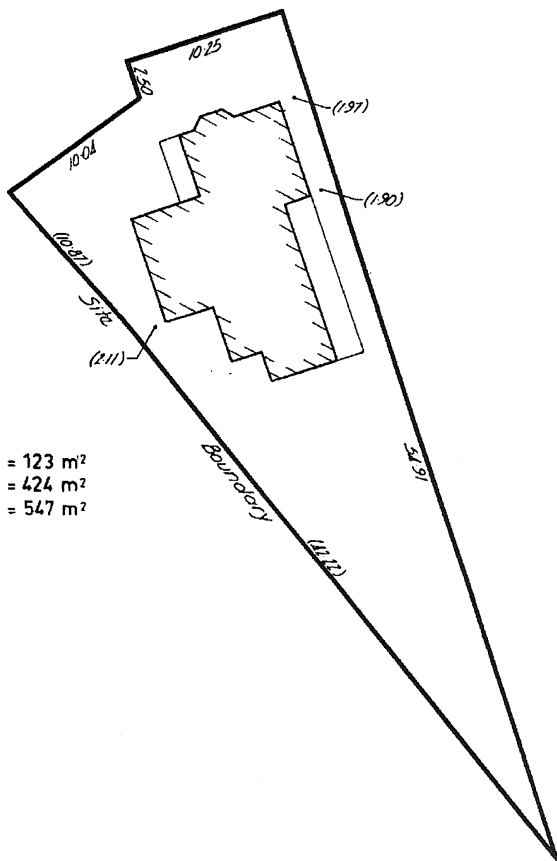
Town Clerk/Council Clerk

of 91A Cormiston Road, Riverside.
(insert here name of the building)



GROUND FLOOR - FLAT 7.

SCALE: 1:300.



FLAT 7.

FLOOR AREA = 123 m²
OPEN AREA = 424 m²
TOTAL AREA = 547 m²

Horizontal boundaries of the flat are shown by heavy unbroken lines.

The boundaries of the flat extend -

- Horizontally along open boundaries as defined by measurement or along site boundaries as the case may be.

Measurements in brackets are for boundary fixation only.

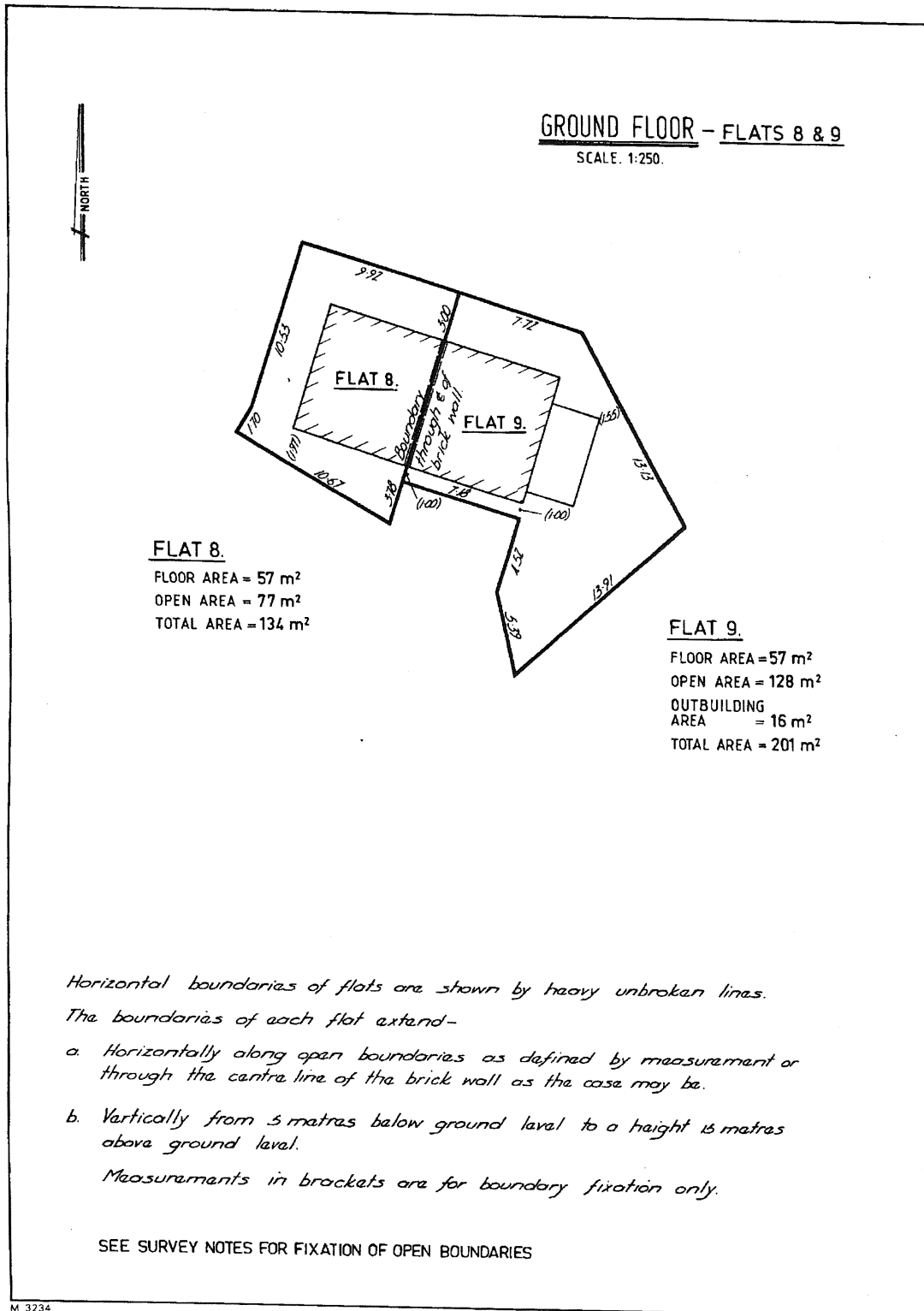
- Vertically from 5 metres below ground level to a height 15 metres above ground level.

M 3234

Sheet ~~9~~ 8 of ~~40~~ 12 Sheets

STRATUM PLAN

of 36 of 91A Cormiston Road, Riverside.
(insert here name of the building)



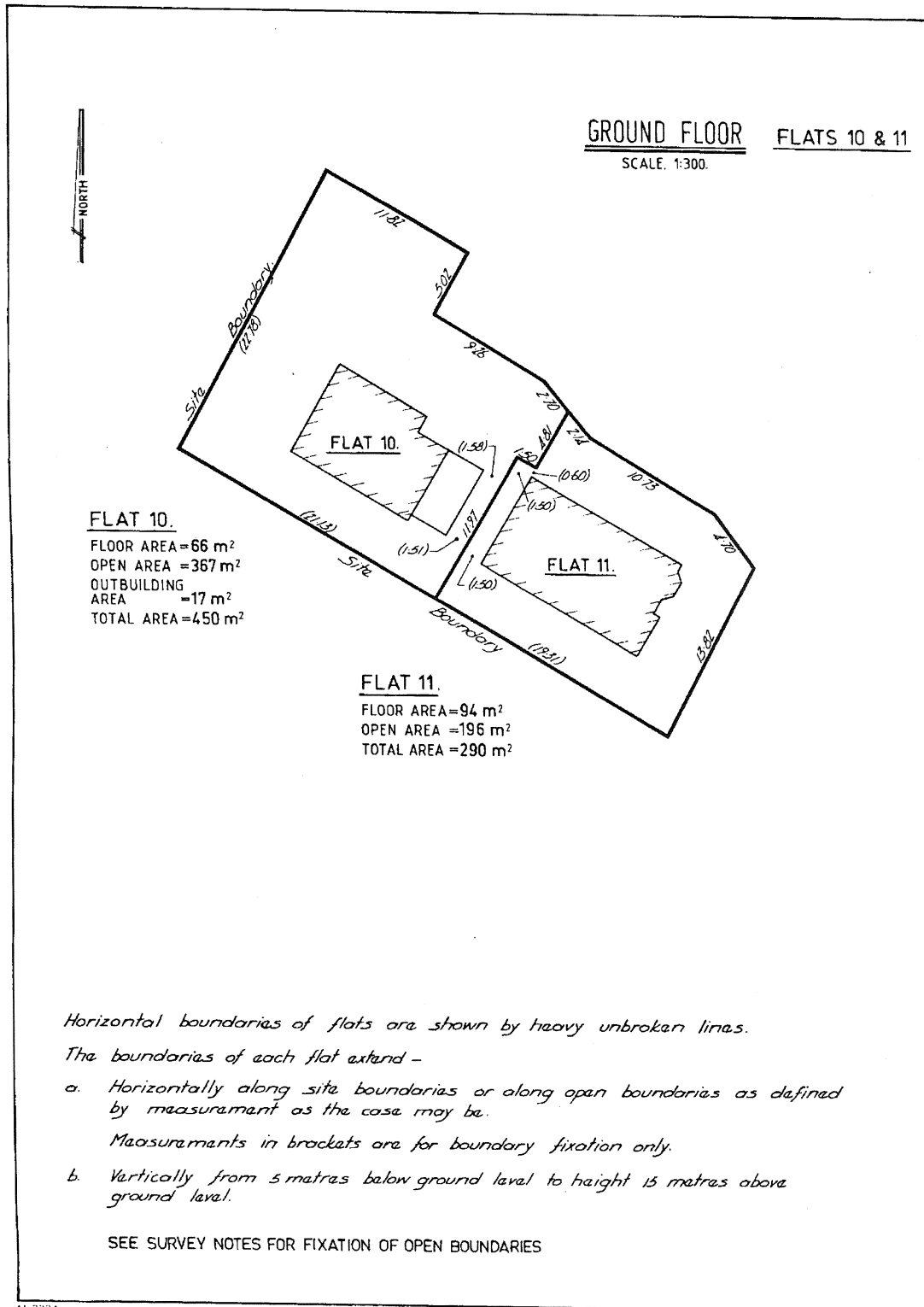
M 3234

Sheet 109 of 10 H 12 Sheets

STRATUM PLAN

Town Clerk/Council Clerk

of 91A Cormiston Road, Riverside
(insert here name of the building)



M 3234

Sheet ~~11~~ 10 of ~~11~~ 12 13 Sheets
of 36

STRATUM PLAN

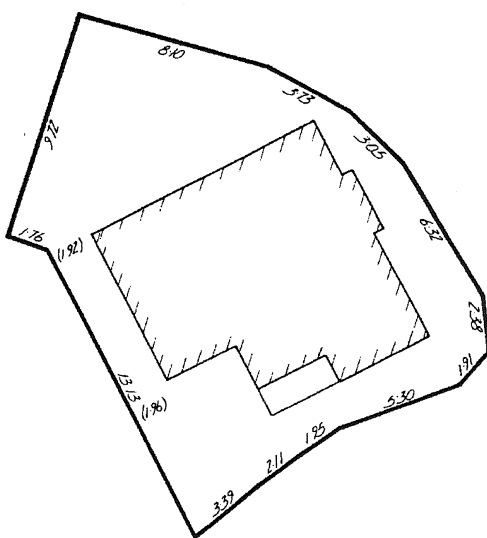
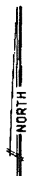
Town Clerk/Council Clerk

of 9/A Cormiston Road, Riverside
(insert here name of the building)



GROUND FLOOR - FLAT 12.

SCALE 1:200



FLAT 12.

FLOOR AREA = 92 m²
OPEN AREA = 155 m²
TOTAL AREA = 247 m²

Horizontal boundaries of the flat are shown by heavy unbroken lines.

The boundaries of each flat extend -

- Horizontally along open boundaries as defined by measurement.
- Vertically from 5 metres below ground level to a height of 15 metres above ground level.

Measurements in brackets are for boundary fixation only.

SEE SURVEY NOTES FOR FIXATION OF OPEN BOUNDARIES

M 3234

Sheet 1211 of 1213 Sheets
of 36

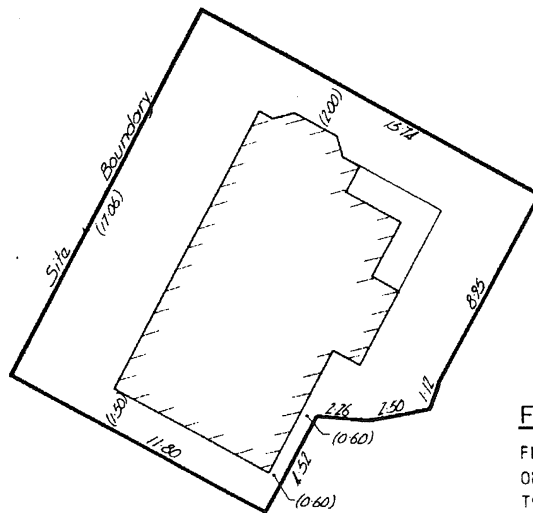
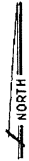
STRATUM PLAN

..... of 91A Cormiston Road, Riverside
~~Town Clerk~~/Council Clerk (insert here name of the building)



GROUND FLOOR - FLAT 13.

SCALE. 1:200.



FLAT 13.

FLOOR AREA = 96 m²

OPEN AREA = 151 m²

TOTAL AREA = 247 m²

Horizontal boundaries of the flat are shown by heavy unbroken lines.

The boundaries of the flat extend -

- a. Horizontally along open boundaries as defined by measurement or along site boundaries as the case may be.

Measurements in brackets are for boundary fixation only.

- b. Vertically from 3 metres below ground level to a height of 15 metres above ground level.

(See survey notes in file for open boundary fixation).

Sheet ~~13~~ 12 of ~~13~~ 36 Sheets

STRATUM PLAN

Town Clerk/Council Clerk

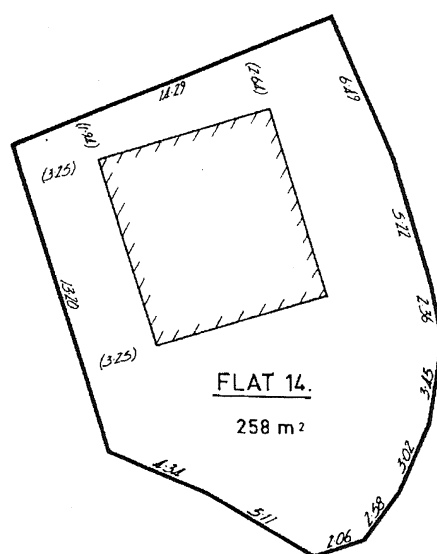
of 91A Cornistown Road, Riverside
(insert here name of the building)



GROUND FLOOR

FLAT 14.

SCALE: 1:200.



The horizontal flat boundaries are shown by heavy unbroken lines defined by -

Measurement where the boundary is open

Measurement in brackets is for boundary fixation only.

The vertical flat boundaries extend from 500 metres below ground level to 1500 metres above ground level.

(SEE SURVEY NOTES IN FILE FOR OPEN BOUNDARY FIXATION)

M 3234

Sheet ~~13~~ of ~~14~~ Sheets
of 36

STRATUM PLAN

Town Clerk/Council Clerk

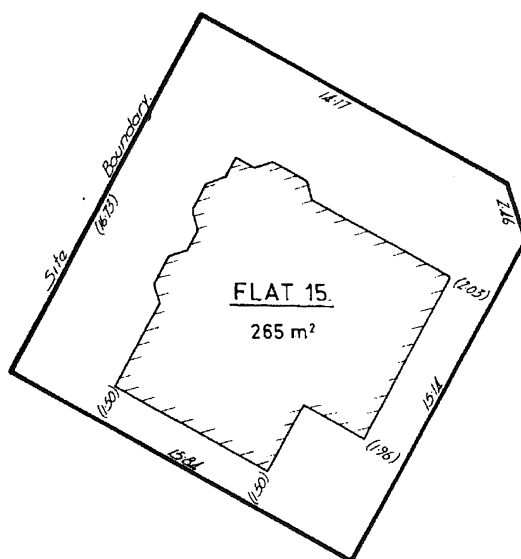
of 91A CORMISTON ROAD, RIVERSIDE
(insert here name of the building)



GROUND FLOOR **FLAT 15.**

SCALE: 1:200

NORTH



The horizontal flat boundaries are shown by heavy unbroken lines defined by:

*Measurement where boundary is open
Site boundary*

Measurements in brackets are for boundary fixation only.

*The vertical flat boundaries extend from 5.00 metres below ground level
to 15.00 metres above ground level.*

{ SEE SURVEY NOTES IN FILE FOR OPEN BOUNDARY FIXATION }

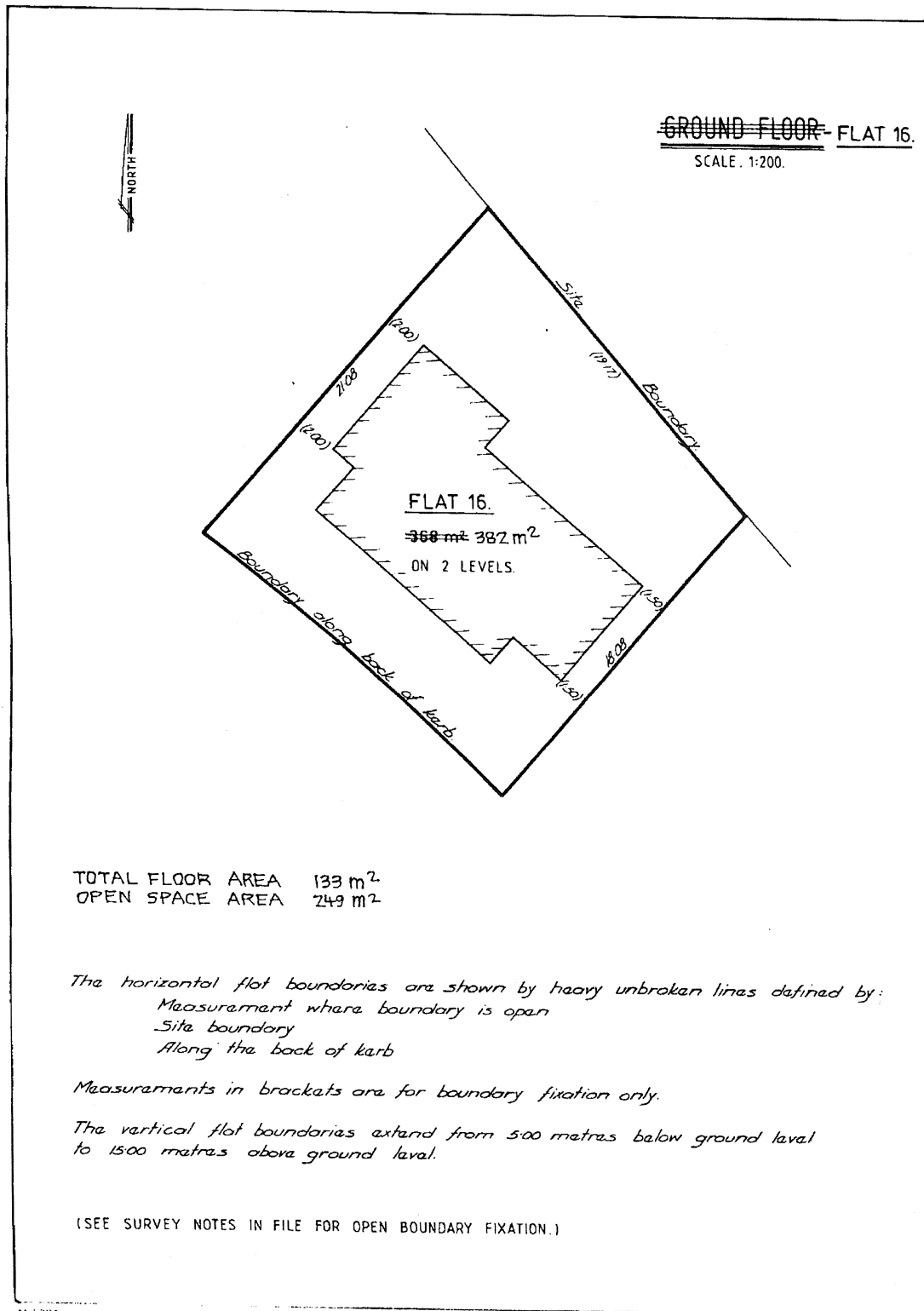
M 3234

Sheet ~~15~~ 14 of ~~18~~ 17 Sheets
of 36

STRATUM PLAN

Town Clerk/Council Clerk

of 21A Cornistown Road, Riverside
(insert here name of the building)

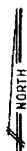


Sheet ~~16~~ 15 of ~~16~~ 36 Sheets

STRATUM PLAN

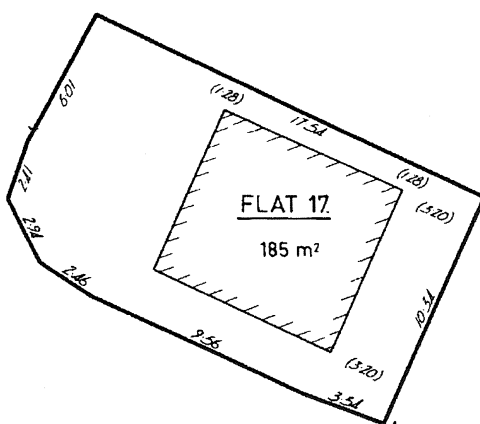
Town Clerk/Council Clerk

of 91A Carmiston Road, Riverside
(insert here name of the building)



GROUND FLOOR - FLAT 17.

SCALE: 1:200.



The horizontal flat boundaries are shown by heavy unbroken lines defined by:
Measurement where boundary is open

Measurements in brackets are for boundary fixation only.

The vertical flat boundaries extend from 500 metres below ground level to 1500 metres above ground level.

(SEE SURVEY NOTES IN FILE FOR OPEN BOUNDARY FIXATION)

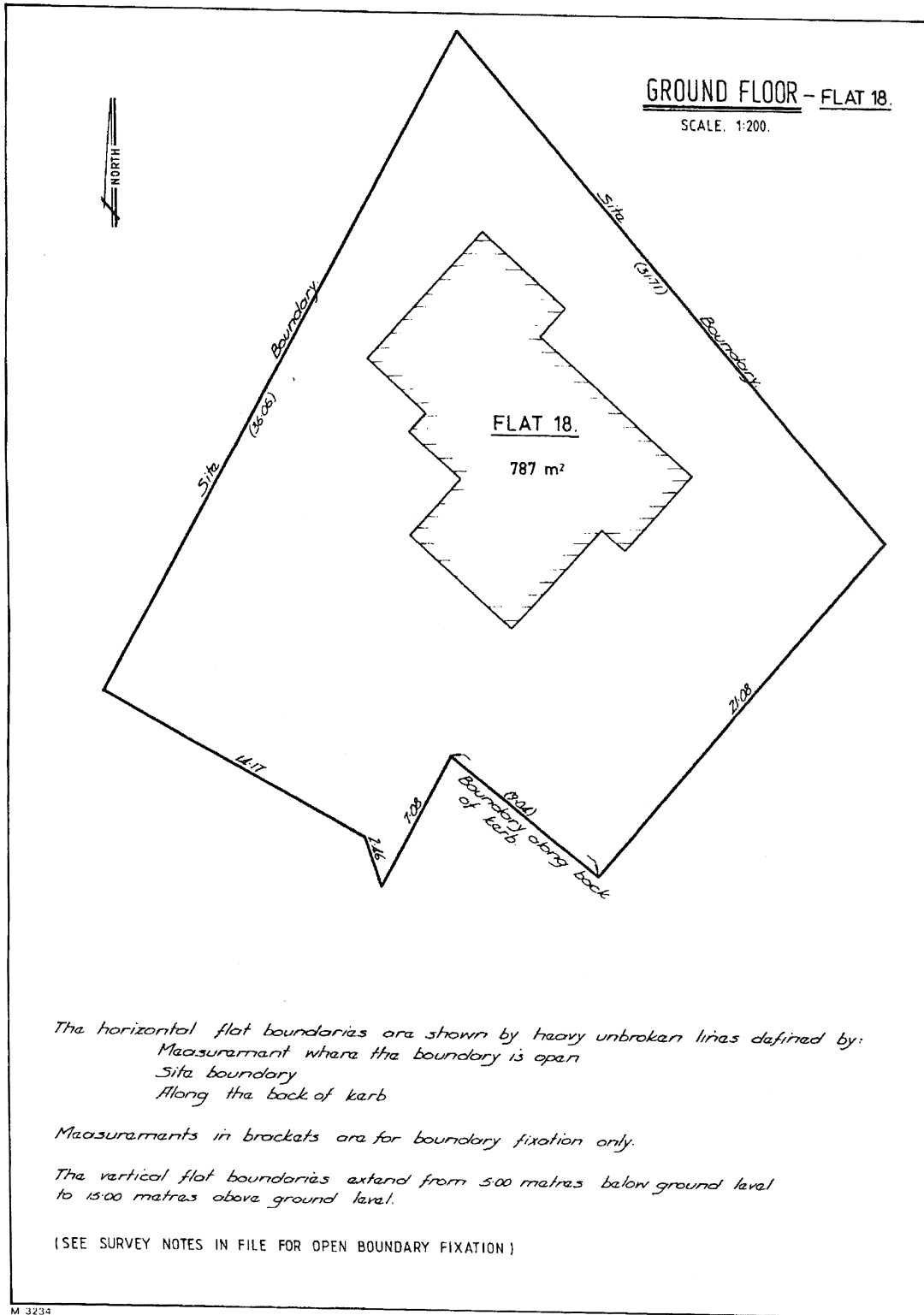
MA 3234

Sheet ~~17~~ 16 of ~~17~~ 18 Sheets

STRATUM PLAN

Stratum Plan 2039

Town Clerk/Council Clerk of 91A Cornistown Road, Riverside
(insert here name of the building)

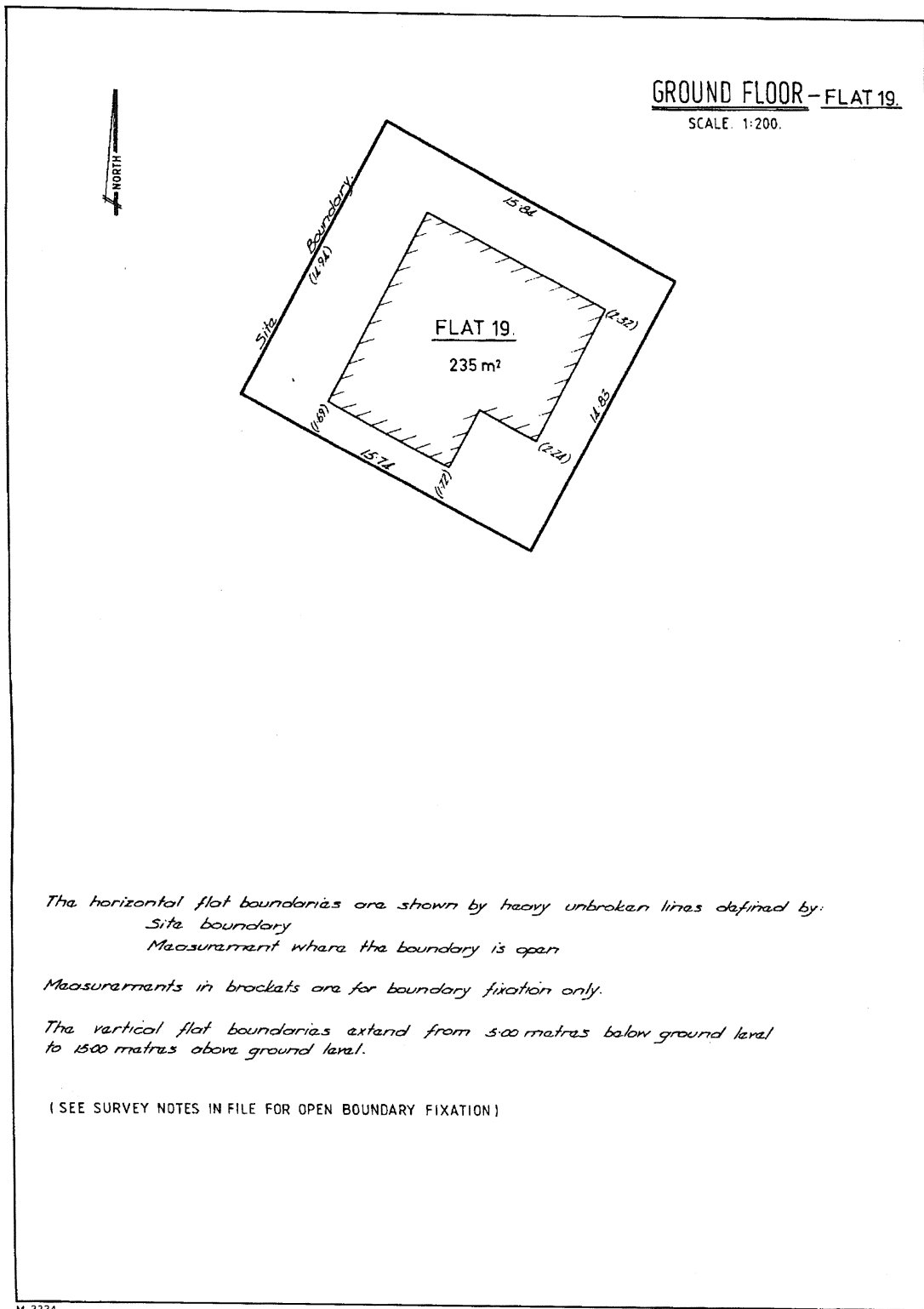


M 3234

Sheet ~~18~~ 17 of ~~18-19~~ 36 Sheets

STRATUM PLAN

Town Clerk/Council Clerk of 91A Cormiston Road, Riverside
(insert here name of the building)



Sheet 18 of 36 of 19 Sheets

STRATUM PLAN

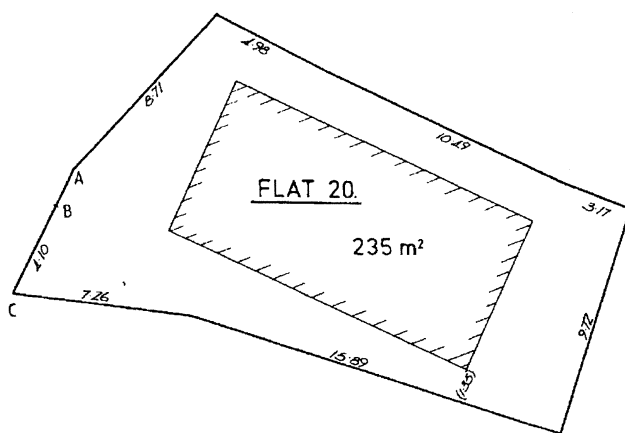
Town Clerk/Council Clerk

of 91A Cornistion Road, Riversdale
(insert here name of the building)



GROUND FLOOR - FLAT 20

SCALE: 1:200



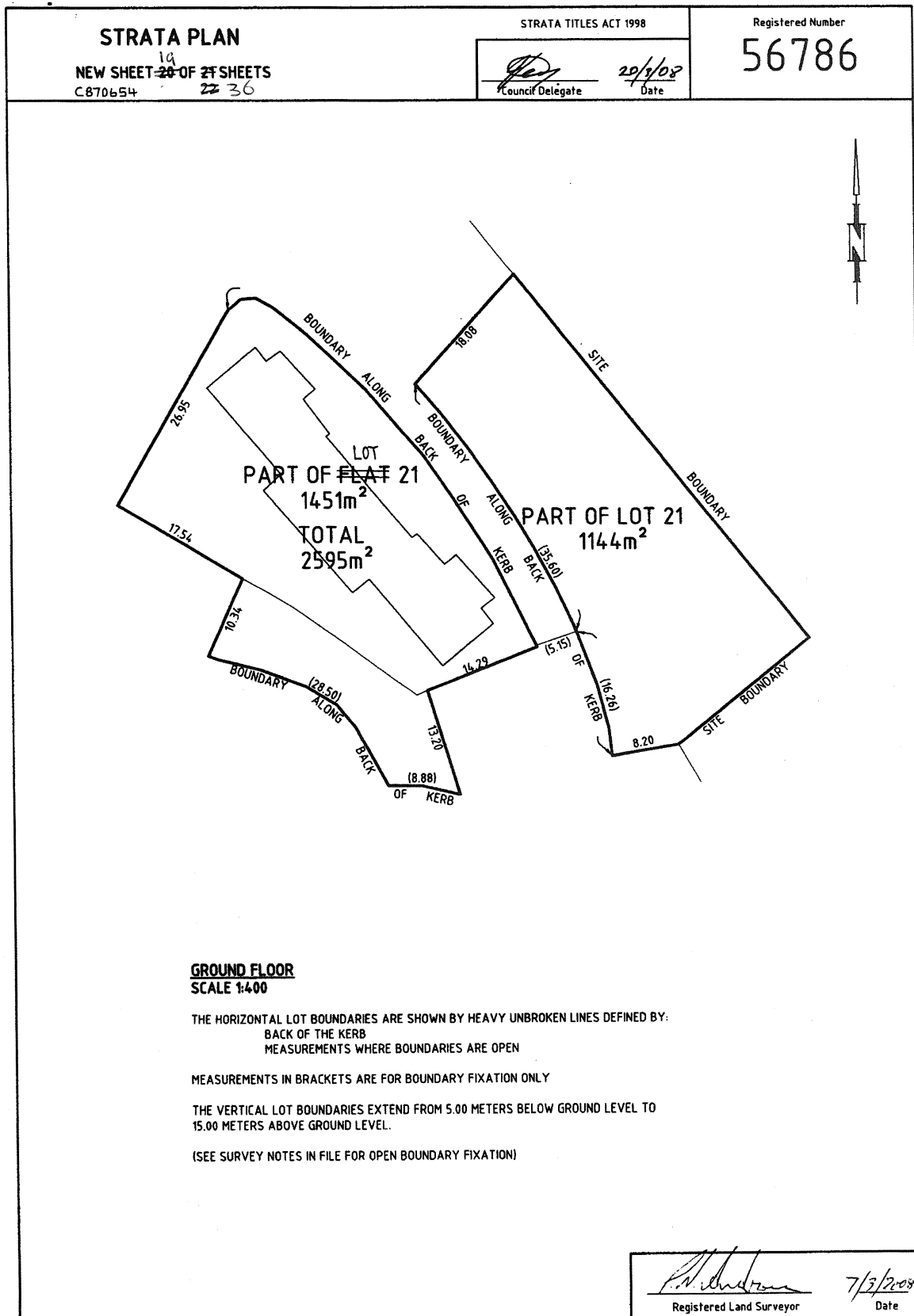
The horizontal flat boundaries are shown by heavy unbroken lines defined by:
Measurements where the boundaries are open
The centre of the fence labelled AB

Measurement in brackets is for boundary fixation only.
BC is the prolongation of the centre of the fence labelled AB.

The vertical flat boundaries extend from 500 metres below ground level to 1500 metres above ground level.

(SEE SURVEY NOTES IN FILE FOR OPEN BOUNDARY FIXATION)

M 3234



STRATA PLAN NEW SHEET ²⁰21 OF 21 SHEETS C 808536 of 36	STRATA TITLES ACT 1998 <i>[Signature]</i> 29/5/07 Council Delegate Date	Registered Number 56786
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LOT 33
534m²

GROUND FLOOR
SCALE 1:200

THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:
 SITE BOUNDARIES
 MEASUREMENTS WHERE BOUNDARIES ARE OPEN
 THE CENTRE OF THE FENCE LABELLED A - B
 B - C IS THE PROLONGATION OF THE CENTRE OF THE FENCE LABELLED A - B
 D IS A PAINT MARK ON KERB

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

THE VERTICAL LOT BOUNDARIES EXTEND FROM 5.00 METERS BELOW GROUND LEVEL TO 15.00 METERS ABOVE GROUND LEVEL.

(SEE SURVEY NOTES IN FILE FOR OPEN BOUNDARY FIXATION)

[Signature] 13-2-07
Registered Land Surveyor Date

STRATA PLAN SHEET ²¹ 23 OF ³⁶ 38 SHEETS (PURSUANT TO E297796)		STRATA TITLES ACT 1998	Registered Number 56786
NOTE: THIS SHEET SHOULD ONLY BE USED WHERE: – (i) THE LOTS HAVE A SPECIAL UNIT ENTITLEMENT, OR (ii) THE BODY CORPORATE HAS BEEN DIVIDED		 Registered Land Surveyor Date <u>11/4/21</u>	 Council Delegate Date <u>09.02.2022</u>
THE PURPOSES UNDER SECTION 16 FOR WHICH A SPECIAL UNIT ENTITLEMENT MAY BE USED		(i) for fixing the proportionate contribution to be made by the owner of the lot to the body corporate; or (ii) for fixing the owner's proportionate interest in the common property; or (iii) for fixing the number of votes to be exercisable by the owner of the lot at a general meeting of the body corporate; or (iv) for fixing the proportion of the body corporate's income to be apportioned to the owner of the lot.	
NAME OF (THIS) BODY CORPORATE		THE PURPOSES UNDER SECTION 16 FOR WHICH A SPECIAL UNIT ENTITLEMENT MAY BE USED	
LOT No.	GENERAL	UNIT ENTITLEMENT SPECIAL (IF ANY)	
		ia	ib
1	20	20	
2	20	20	
3	500	500	1
4	20	20	
5	20	20	
6	20	20	
7	20	20	
8	20	20	
9	20	20	
10	20	20	
11	20	20	
12	20	20	
13	20	20	
14	20	20	
15	20	20	
16	20	20	
17	20	20	
18	20	20	
19	20	20	
20	20	20	
21	160	160	
33	20	20	
45	20	20	
TOTAL	1080	1080	1

Special Unit Entitlements

16(2)(b)(i)(a) SPECIAL UNIT ENTITLEMENT "A" is a special unit entitlement operating for the purposes of-

- Fixing the proportionate contribution to be made by a lot owner to the body corporate in respect to expenses relating to body corporate insurance, administration, security and contributions
- Fixing the proportionate contribution to be made a lot owner to the body corporate in respect to expenses relating to common property upkeep and maintenance
- Fixing the number of votes exercisable by a lot owner at a general meeting of the body corporate

16(2)(b)(i)(b) SPECIAL UNIT ENTITLEMENT "B" is a special unit entitlement that has the effect of reducing-

- The contributions payable under special unit entitlement "A" by 90%
- The voting rights exercisable under special unit entitlement "A" by 90%

STRATA PLAN NEW SHEET ^{22 36}23 OF 35 SHEETS (PURSUANT TO N134727)	STRATA TITLES ACT 1998 Council Delegate Date	Registered Number 56786
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LOT 41

461m²

GROUND FLOOR
SCALE 1:125

THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES
DEFINED BY:

- SITE BOUNDARIES
- MEASUREMENTS WHERE BOUNDARIES ARE OPEN
- A-A: BACK OF KERB
- A-B, B-C: EXTENSION OF THE LINE BETWEEN PLASTIC CORNER PEGS
- B-B: THE LINE BETWEEN PLASTIC CORNER PEGS

THE VERTICAL LOT BOUNDARIES EXTEND FROM 5.00 METERS BELOW GROUND
LEVEL TO 15.00 METERS ABOVE GROUND LEVEL.

(SEE SURVEY NOTES IN FILE FOR OPEN BOUNDARY FIXATION)
(SEE SURVEY NOTES IN FILE FOR PLASTIC CORNER PEG MEASUREMENT)

Registered Land Surveyor
Date 6/2/23

STRATA PLAN NEW SHEET ²³24 OF ³⁶35 SHEETS (PURSUANT TO N134727)	STRATA TITLES ACT 1998 Surveyors Ref: 46803	Registered Number 56786
Council Delegate _____		Date <u>17/04/2023</u>

LOT 42
540m²

GROUND FLOOR
SCALE 1:125

THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES
DEFINED BY:

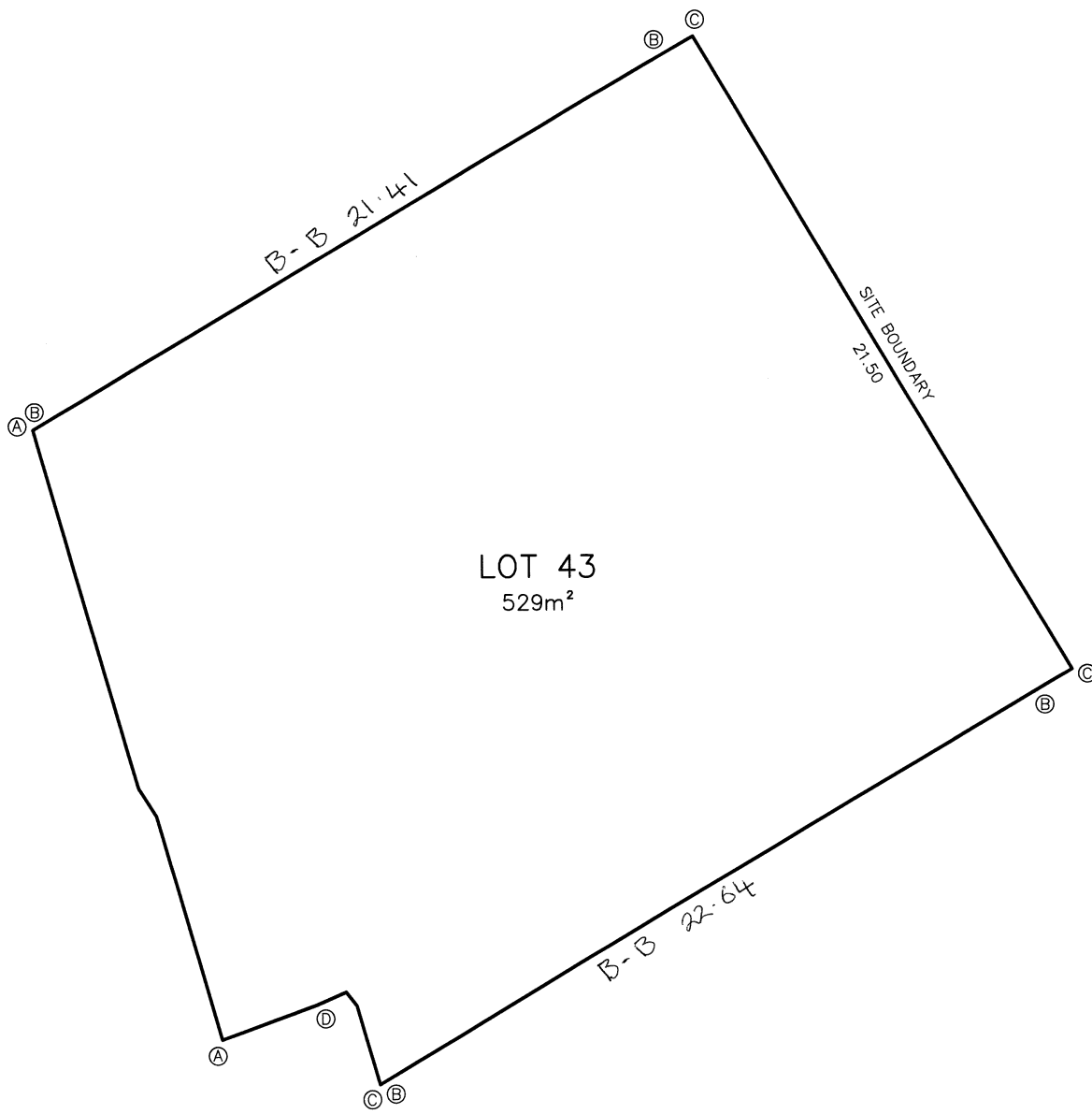
SITE BOUNDARIES
 A-A: BACK OF KERB
 A-B, B-C: EXTENSION OF THE LINE BETWEEN PLASTIC CORNER PEGS
 B-B: THE LINE BETWEEN PLASTIC CORNER PEGS

THE VERTICAL LOT BOUNDARIES EXTEND FROM 5.00 METERS BELOW GROUND
LEVEL TO 15.00 METERS ABOVE GROUND LEVEL.

(SEE SURVEY NOTES IN FILE FOR PLASTIC CORNER PEG MEASUREMENT)

Registered Land Surveyor _____	Date <u>6/2/23</u>
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STRATA PLAN NEW ²⁴ SHEET ³⁶ 25 OF 35 SHEETS (PURSUANT TO N134727)		STRATA TITLES ACT 1998  17/09/2023 Council Delegate Date	Registered Number 56786
Surveyors Ref: 46803			



LOT 43
529m²

GROUND FLOOR
SCALE 1:125

THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES
DEFINED BY:

SITE BOUNDARIES	Boundaries
A-A:	BACK OF KERB
A-B, B-C:	EXTENSION OF THE LINE BETWEEN PLASTIC CORNER PEGS
B-B:	THE LINE BETWEEN PLASTIC CORNER PEGS
A-D:	EDGE OF BITUMEN
C-D:	BASE OF RETAINING WALL

THE VERTICAL LOT BOUNDARIES EXTEND FROM 5.00 METERS BELOW GROUND
LEVEL TO 15.00 METERS ABOVE GROUND LEVEL.

(SEE SURVEY NOTES IN FILE FOR PLASTIC CORNER PEG MEASUREMENT)

 Registered Land Surveyor	6/2/23 Date
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STRATA PLAN NEW SHEET ²⁵26 OF ³⁶35 SHEETS (PURSUANT TO N134727)	STRATA TITLES ACT 1998 Council Delegate 17/04/2023 Date	Registered Number 56786																		
Surveyors Ref: 46803 LOT 44 724m²																				
GROUND FLOOR SCALE 1:150 THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY: <table style="width: 100%; border: none;"> <tr> <td colspan="2">SITE BOUNDARIES</td> </tr> <tr> <td>A-A:</td> <td>BASE OF RETAINING WALL</td> </tr> <tr> <td>A-B, B-C:</td> <td>EXTENSION OF THE LINE BETWEEN PLASTIC CORNER PEGS</td> </tr> <tr> <td>B-B:</td> <td>THE LINE BETWEEN PLASTIC CORNER PEGS</td> </tr> <tr> <td>A-D:</td> <td>BACK OF FOOTPATH</td> </tr> <tr> <td>D-E:</td> <td>EXTENSION OF EDGE OF CONCRETE</td> </tr> <tr> <td>E-F:</td> <td>EDGE OF CONCRETE</td> </tr> <tr> <td>F-G:</td> <td>EXTENSION OF CENTRELINE OF FENCE</td> </tr> <tr> <td>G-G:</td> <td>CENTRELINE OF FENCE</td> </tr> </table> THE VERTICAL LOT BOUNDARIES EXTEND FROM 5.00 METERS BELOW GROUND LEVEL TO 15.00 METERS ABOVE GROUND LEVEL. (SEE SURVEY NOTES IN FILE FOR PLASTIC CORNER PEG MEASUREMENT)			SITE BOUNDARIES		A-A:	BASE OF RETAINING WALL	A-B, B-C:	EXTENSION OF THE LINE BETWEEN PLASTIC CORNER PEGS	B-B:	THE LINE BETWEEN PLASTIC CORNER PEGS	A-D:	BACK OF FOOTPATH	D-E:	EXTENSION OF EDGE OF CONCRETE	E-F:	EDGE OF CONCRETE	F-G:	EXTENSION OF CENTRELINE OF FENCE	G-G:	CENTRELINE OF FENCE
SITE BOUNDARIES																				
A-A:	BASE OF RETAINING WALL																			
A-B, B-C:	EXTENSION OF THE LINE BETWEEN PLASTIC CORNER PEGS																			
B-B:	THE LINE BETWEEN PLASTIC CORNER PEGS																			
A-D:	BACK OF FOOTPATH																			
D-E:	EXTENSION OF EDGE OF CONCRETE																			
E-F:	EDGE OF CONCRETE																			
F-G:	EXTENSION OF CENTRELINE OF FENCE																			
G-G:	CENTRELINE OF FENCE																			
 Registered Land Surveyor		6/2/23 Date																		

STRATA PLAN

^{26 36}
SHEET ~~22~~ OF ~~35~~ SHEETS
(PURSUANT TO N118273)

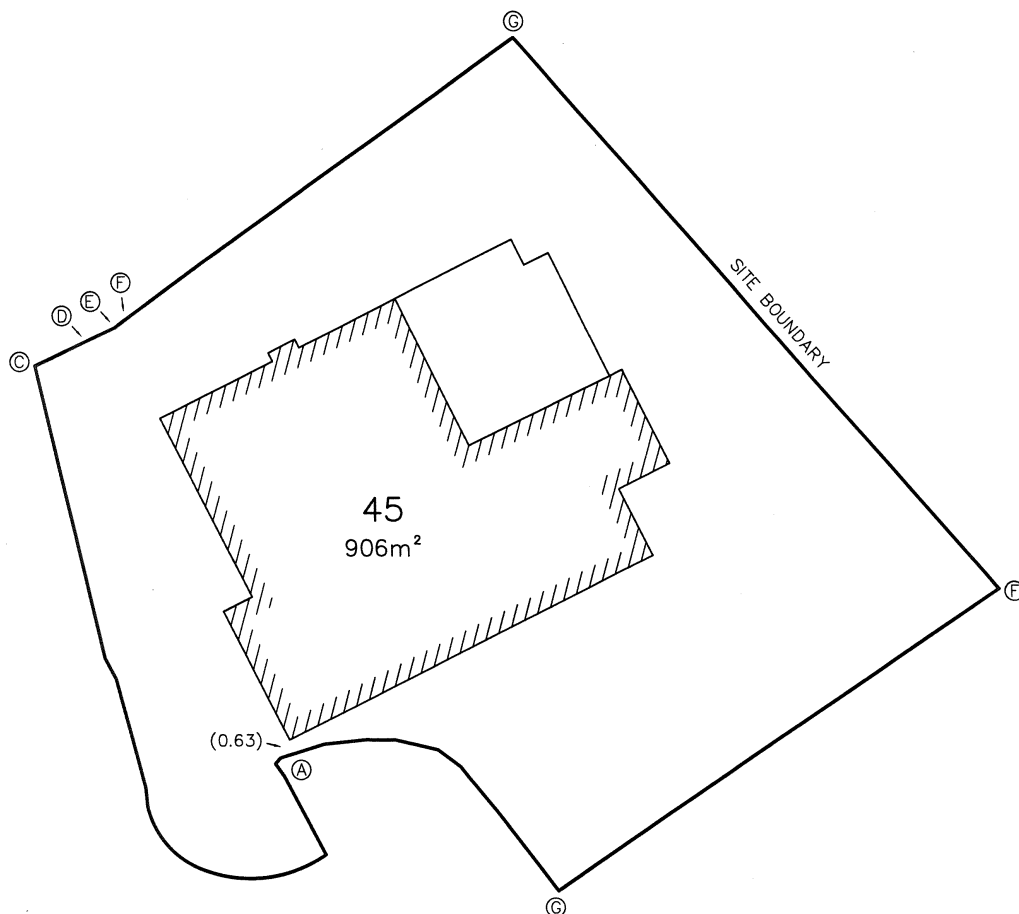
Surveyors Ref: 46803

STRATA TITLES ACT 1998


Council Delegate
Date 2/3/23

Registered Number

56786



GROUND FLOOR

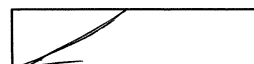
SCALE 1:200

THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:

SITE BOUNDARIES

- A-C: BACK OF FOOTPATH
- C-D: EXTENSION OF EDGE OF CONCRETE
- D-E: EDGE OF CONCRETE
- E-F: EXTENSION OF CENTRELINE OF FENCE
- F-G: CENTRELINE OF FENCE
- G-A: BOTTOM EDGE OF RETAINING WALL

THE VERTICAL LOT BOUNDARIES EXTEND FROM 5.00 METERS BELOW GROUND LEVEL TO 15.00 METERS ABOVE GROUND LEVEL.


Registered Land Surveyor
Date 3/2/23

STRATA PLAN NEW SHEET 27 OF ³⁶35 SHEETS (PURSUANT TO N134727)	STRATA TITLES ACT 1998 Council Delegate Date 17/04/2023	Registered Number 56786
LOT 46 717m²		
GROUND FLOOR SCALE 1:150 THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY: SITE BOUNDARIES A-A: CENTRELINE OF FENCE A-B: OUTSIDE EDGE OF RETAINING WALL B-C: BACK OF FOOTPATH C-D, D-A: EXTENSION OF THE LINE BETWEEN PLASTIC CORNER PEGS D-D: THE LINE BETWEEN PLASTIC CORNER PEGS THE VERTICAL LOT BOUNDARIES EXTEND FROM 5.00 METERS BELOW GROUND LEVEL TO 15.00 METERS ABOVE GROUND LEVEL. (SEE SURVEY NOTES IN FILE FOR PLASTIC CORNER PEG MEASUREMENT)		
 Registered Land Surveyor Date 6/2/23		

STRATA PLAN NEW SHEET ³⁶28 OF 35 SHEETS (PURSUANT TO N134727)	STRATA TITLES ACT 1998 Council Delegate Date 17/04/2023	Registered Number 56786										
Surveyors Ref: 46803 LOT 47 846m²												
<u>GROUND FLOOR</u> SCALE 1:200 THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY: <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">SITE BOUNDARIES</td> <td></td> </tr> <tr> <td>A-C:</td> <td>BACK OF FOOTPATH</td> </tr> <tr> <td>A-B, B-C:</td> <td>EXTENSION OF THE LINE BETWEEN PLASTIC CORNER PEGS</td> </tr> <tr> <td>B-B:</td> <td>THE LINE BETWEEN PLASTIC CORNER PEGS</td> </tr> <tr> <td>C-C:</td> <td>OUTSIDE EDGE OF RETAINING WAL</td> </tr> </table> THE VERTICAL LOT BOUNDARIES EXTEND FROM 5.00 METERS BELOW GROUND LEVEL TO 15.00 METERS ABOVE GROUND LEVEL. (SEE SURVEY NOTES IN FILE FOR PLASTIC CORNER PEG MEASUREMENT)			SITE BOUNDARIES		A-C:	BACK OF FOOTPATH	A-B, B-C:	EXTENSION OF THE LINE BETWEEN PLASTIC CORNER PEGS	B-B:	THE LINE BETWEEN PLASTIC CORNER PEGS	C-C:	OUTSIDE EDGE OF RETAINING WAL
SITE BOUNDARIES												
A-C:	BACK OF FOOTPATH											
A-B, B-C:	EXTENSION OF THE LINE BETWEEN PLASTIC CORNER PEGS											
B-B:	THE LINE BETWEEN PLASTIC CORNER PEGS											
C-C:	OUTSIDE EDGE OF RETAINING WAL											
 Registered Land Surveyor Date 6/2/23												

STRATA PLAN NEW SHEET 29 OF ³⁶35 SHEETS (PURSUANT TO N134727)	STRATA TITLES ACT 1998 Council Delegate 17/04/2023 Date	Registered Number 56786
LOT 48 576m²		

STRATA PLAN NEW SHEET 30 OF ³⁶35 SHEETS (PURSUANT TO N134727)	STRATA TITLES ACT 1998 Council Delegate Date 17/04/2023	Registered Number 56786
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LOT 49

588m²

GROUND FLOOR

SCALE 1:150

THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES
DEFINED BY:

SITE BOUNDARIES

- A-A: THE LINE BETWEEN PLASTIC SURVEY PEGS
- A-B: EXTENSION OF THE LINE BETWEEN PLASTIC SURVEY PEGS
- B-B: BACK OF RETAINING WALL
- B-C: EDGE OF BITUMEN
- C-C: BACK OF KERB

THE VERTICAL LOT BOUNDARIES EXTEND FROM 5.00 METERS BELOW GROUND LEVEL
TO 15.00 METERS ABOVE GROUND LEVEL.

(SEE SURVEY NOTES IN FILE FOR PLASTIC CORNER PEG MEASUREMENT)

Registered Land Surveyor

Date
6/2/23

STRATA PLAN NEW SHEET ³⁶31 OF 35 SHEETS (PURSUANT TO N134727)	STRATA TITLES ACT 1998 Council Delegate 17/04/2023 Date	Registered Number 56786
LOT 50 632m²		
GROUND FLOOR SCALE 1:150 THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY: SITE BOUNDARIES A-A: THE LINE BETWEEN PLASTIC SURVEY PEGS A-B: EXTENSION OF THE LINE BETWEEN PLASTIC SURVEY PEGS B-B: BACK OF RETAINING WALL B-C: EDGE OF BITUMEN C-C: BACK OF KERB THE VERTICAL LOT BOUNDARIES EXTEND FROM 5.00 METERS BELOW GROUND LEVEL TO 15.00 METERS ABOVE GROUND LEVEL. (SEE SURVEY NOTES IN FILE FOR OPEN BOUNDARY FIXATION) (SEE SURVEY NOTES IN FILE FOR PLASTIC CORNER PEG MEASUREMENT)		
 Registered Land Surveyor 6/2/23 Date		

STRATA PLAN NEW SHEET 32 OF 36 SHEETS (PURSUANT TO N134727)		STRATA TITLES ACT 1998 17/04/2023 Date	Registered Number 56786
Surveyors Ref: 46803		Council Delegate	

LOT 51
 626m²

GROUND FLOOR
 SCALE 1:150

THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:

SITE BOUNDARIES
 A-A: THE LINE BETWEEN PLASTIC SURVEY PEGS
 A-B: EXTENSION OF THE LINE BETWEEN PLASTIC SURVEY PEGS
 B-B: BACK OF KERB

THE VERTICAL LOT BOUNDARIES EXTEND FROM 5.00 METERS BELOW GROUND LEVEL TO 15.00 METERS ABOVE GROUND LEVEL.

(SEE SURVEY NOTES IN FILE FOR OPEN BOUNDARY FIXATION)
 (SEE SURVEY NOTES IN FILE FOR PLASTIC CORNER PEG MEASUREMENT)

Registered Land Surveyor	6/2/23 Date
---	----------------

STRATA PLAN NEW SHEET 33 OF 36 SHEETS (PURSUANT TO N134727)	STRATA TITLES ACT 1998 Council Delegate 17/04/2023 Date	Registered Number 56786
--	---	---

LOT 52

608m²

GROUND FLOOR

SCALE 1:150

THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:

SITE BOUNDARIES

A-A: THE LINE BETWEEN PLASTIC SURVEY PEGS

A-B: EXTENSION OF THE LINE BETWEEN PLASTIC SURVEY PEGS

B-B: BACK OF KERB

THE VERTICAL LOT BOUNDARIES EXTEND FROM 5.00 METERS BELOW GROUND LEVEL TO 15.00 METERS ABOVE GROUND LEVEL.

(SEE SURVEY NOTES IN FILE FOR OPEN BOUNDARY FIXATION)

(SEE SURVEY NOTES IN FILE FOR PLASTIC CORNER PEG MEASUREMENT)

 Registered Land Surveyor 6/2/23 Date
--

STRATA PLAN NEW SHEET 34 ³⁶ OF 35 SHEETS (PURSUANT TO N134727)		STRATA TITLES ACT 1998 _____ 17/04/2023 Council Delegate Date	Registered Number 56786
Surveyors Ref: 46803			

LOT 53

622m²
621

GROUND FLOOR

SCALE 1:150

THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES
DEFINED BY:

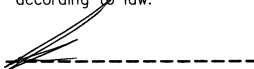
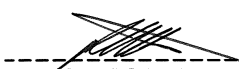
- SITE BOUNDARIES
- MEASUREMENTS WHERE BOUNDARIES ARE OPEN
- A-A: THE LINE BETWEEN PLASTIC SURVEY PEGS
- A-B: EXTENSION OF THE LINE BETWEEN PLASTIC SURVEY PEGS
- B-B: BACK OF KERB

THE VERTICAL LOT BOUNDARIES EXTEND FROM 5.00 METERS BELOW GROUND LEVEL
TO 15.00 METERS ABOVE GROUND LEVEL.

(SEE SURVEY NOTES IN FILE FOR OPEN BOUNDARY FIXATION)
(SEE SURVEY NOTES IN FILE FOR PLASTIC CORNER PEG MEASUREMENT)

~~_____~~
Registered Land Surveyor

6/2/23
Date

STRATA PLAN NEW SHEET ³⁶ 35 OF 35 SHEETS (PURSUANT TO N134727)		STRATA TITLES ACT 1998	Registered Number 56786
NAME OF BODY CORPORATE: 91A CORMISTON ROAD, RIVERSIDE ADDRESS FOR THE SERVICE OF NOTICES: 91A CORMISTON ROAD, RIVERSIDE			
SURVEYORS CERTIFICATE I, Aaron Ronald Denne of Launceston a surveyor registered under the Surveyors Act 2002 certify that the building or buildings erected on the site and drawn on sheet 1 of this plan are within the site boundaries of the folio stated on sheet 1 and any encroachment beyond those boundaries is properly authorised according to law.  Registered Land Surveyor <u>6/2/23</u> Date <u>46803</u> Ref No.		COUNCIL CERTIFICATE I certify that the <u>West Tamar</u> Council has: (a) approved the lots shown in this plan and (b) issued this certificate of approval in accordance with section 31 of the Strata Titles Act 1998  Council Delegate <u>17/04/2023</u> Date <u>MI 2023024</u> Ref No.	
GENERAL UNIT ENTITLEMENTS			
LOT	UNIT ENTITLEMENT	LOT	UNIT ENTITLEMENT
1	20	52 42	40
2	20	43	40
4	20	44	40
5	20	45	40
6	20	46	40
7	20	47	40
8	20	48	40
9	20	49	40
10	20	50	40
11	20	51	40
12	20	52	40
13	20	53	40
14	20	TOTAL	1080
15	20		
16	20		
17	20		
18	20		
19	20		
20	20		
21	160		
33	20		
41	40		

[illegible]



NOTES

Date of Survey: 24 February 2025

Bearing datum is GDA2020 per Single Base CORS GNSS.

Horizontal datum is plane with a MGA2020 datum adopted at SPM10018, with coordinates of:
E 507104.986
N 5416453.993 per the LIST.

Vertical datum is AHD83 per SPM 10018 with reputed RL 67.763m.

Vertical datum is AHD83 per Single Base CORS GNSS.

Contour Interval 0.25m

While reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during survey.

Only those features/points specifically requested by Rex Hesline have been located and subsequently shown on this plan.

Prior to any demolition, excavation, final design or construction on this site, a comprehensive site investigation should be undertaken to locate all above and below ground service infrastructure.

All coordinates within this file, although stated to the nearest 0.001 metre, are approximate only and are only within 0.015m of the stated coordinate (horizontally and vertically).

The boundaries shown on this plan are taken from The List and, as such, are approximate only.

If any works are to be conducted on or near the boundary a re-establishment survey will be required.

Any DTM modeling that is to be done from the accompanying 3D digital file must be done using only the layer 'DTM_TRIANGLE' to ensure that surface matches that verified by PDA Surveyors. No responsibility is taken for the use or interpretation of this data in any other format.

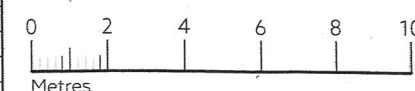
Some feature levels are not shown on this plan for clarity. These can be found turned on in model space.

LEGEND

- Title boundary
- Surrounding boundary
- Top/toe of bank
- / - / - Fence
- +—+—+— Water connection pipe
- x Spot height
- Δ Survey point
- ⊠ Boundary peg

REV	AMENDMENTS	DRAWN	DATE	APPR
E				
D				
C				
B				
A				

SCALE 1: 200 (A3)



SURVEYOR	DL	GEOID	54174
DRAWN	DP	CHECKED	LK
DATE	26 Feb 2025		

DETAIL SURVEY
T.R. 56786/43
21 STANTON DRIVE, RIVERSIDE
REX HESLINE



3/23 Brisbane Street,
Launceston, Tasmania, 7250
PHONE: +61 03 6331 4099
FAX: +61 03 6334 3098
EMAIL: pda.ltn@pda.com.au
www.pda.com.au
Also at: Hobart, Burnie,
Devonport & Kingston

SCALE	PAPER
1:200	(A3)
JOB NUMBER	DRAWING
54174-D01	

ROOF/SITE PLAN:

HESWINE/GOOD HOUSE: 21 STANTON DVE RIVERSIDE.

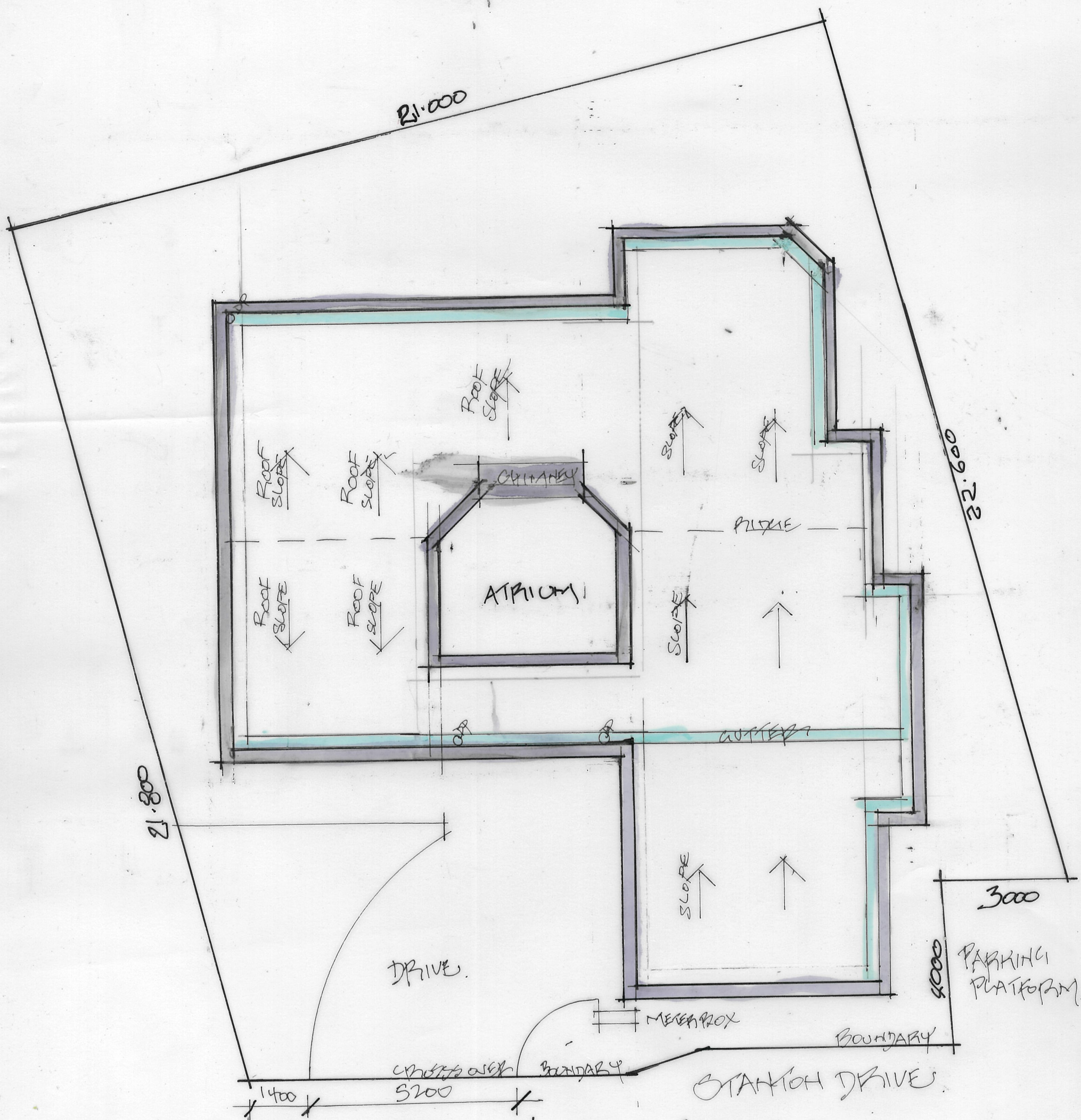
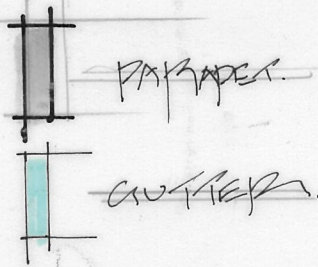
GEOFFREY BROWN DESIGN: email - info@geoffreybrown.design.com.

SCALE 1:100 DATE 26th AUGUST 2025

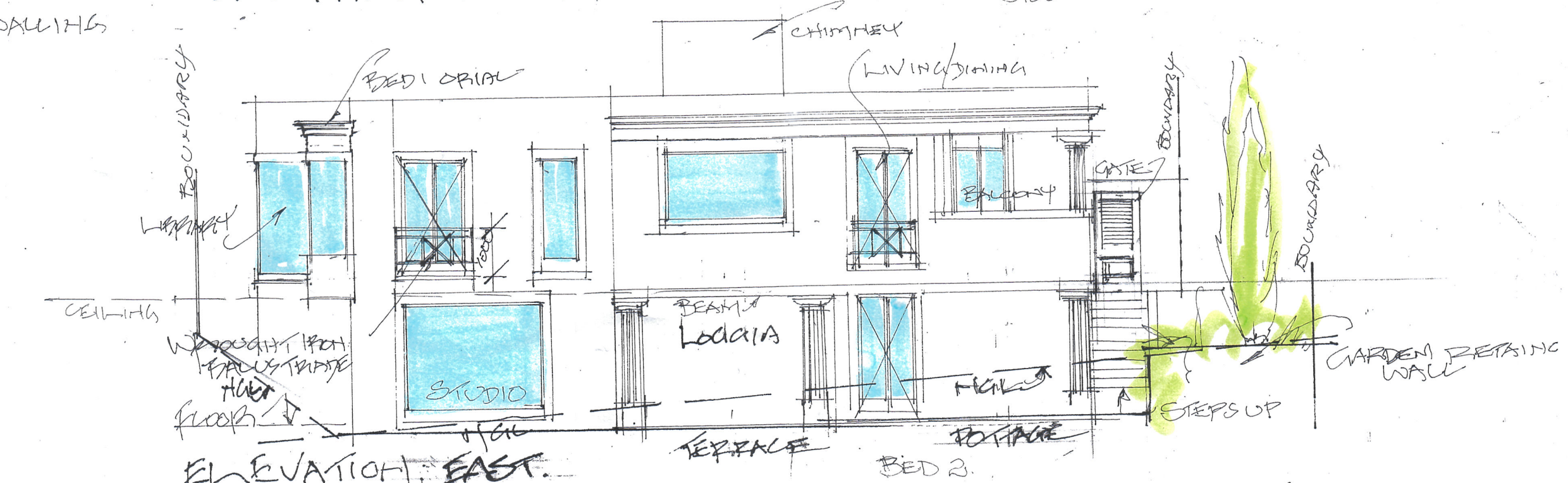
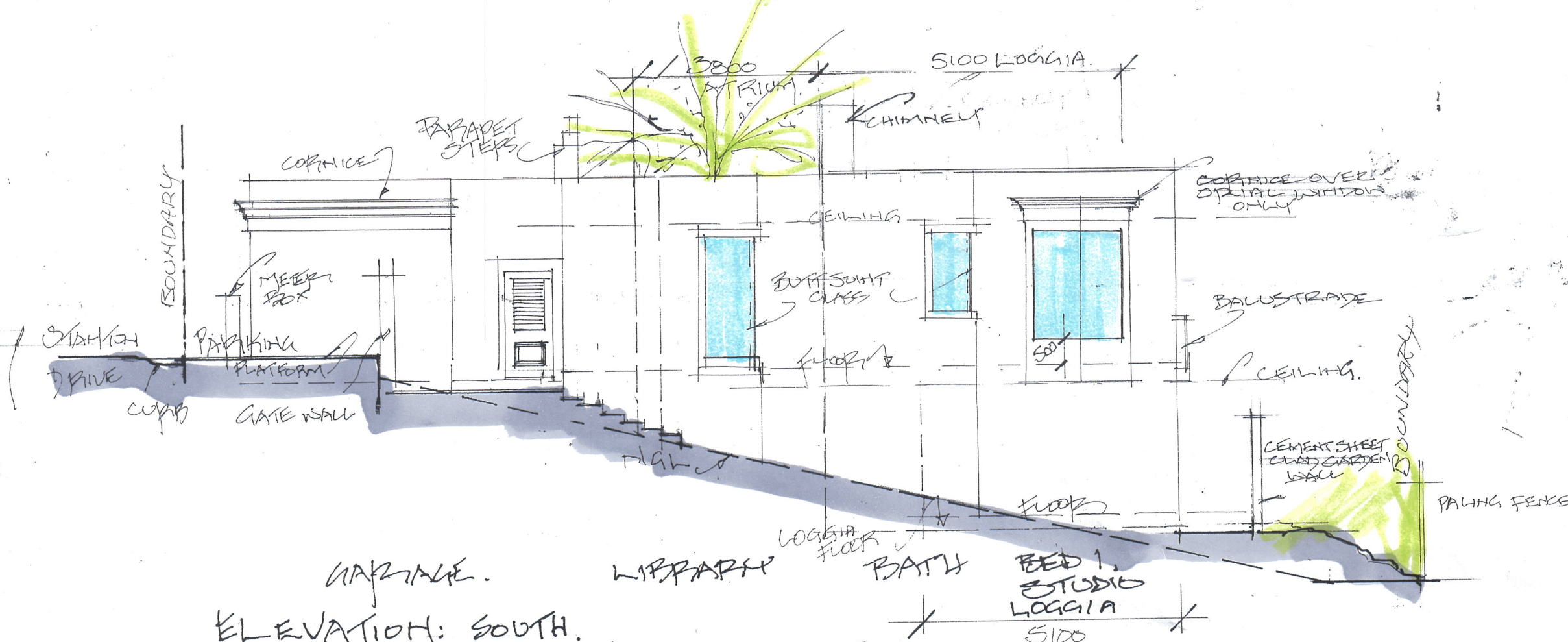
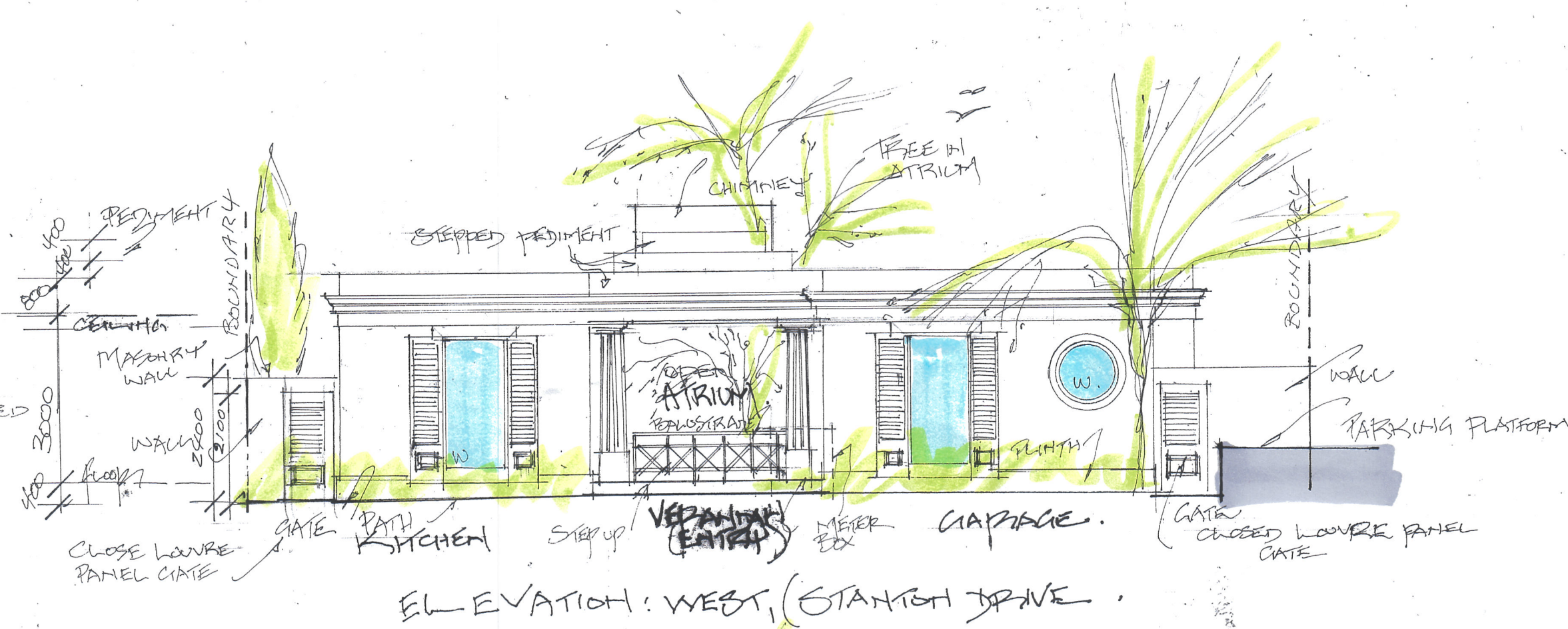
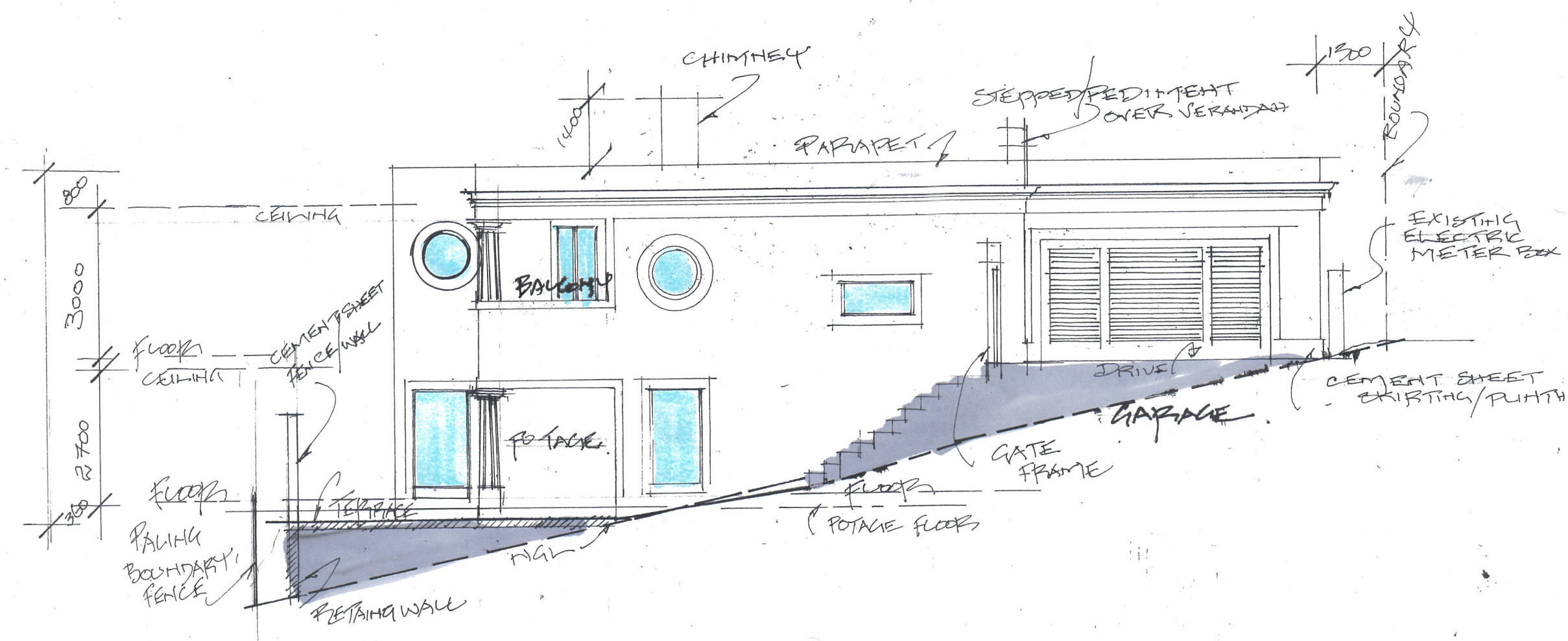
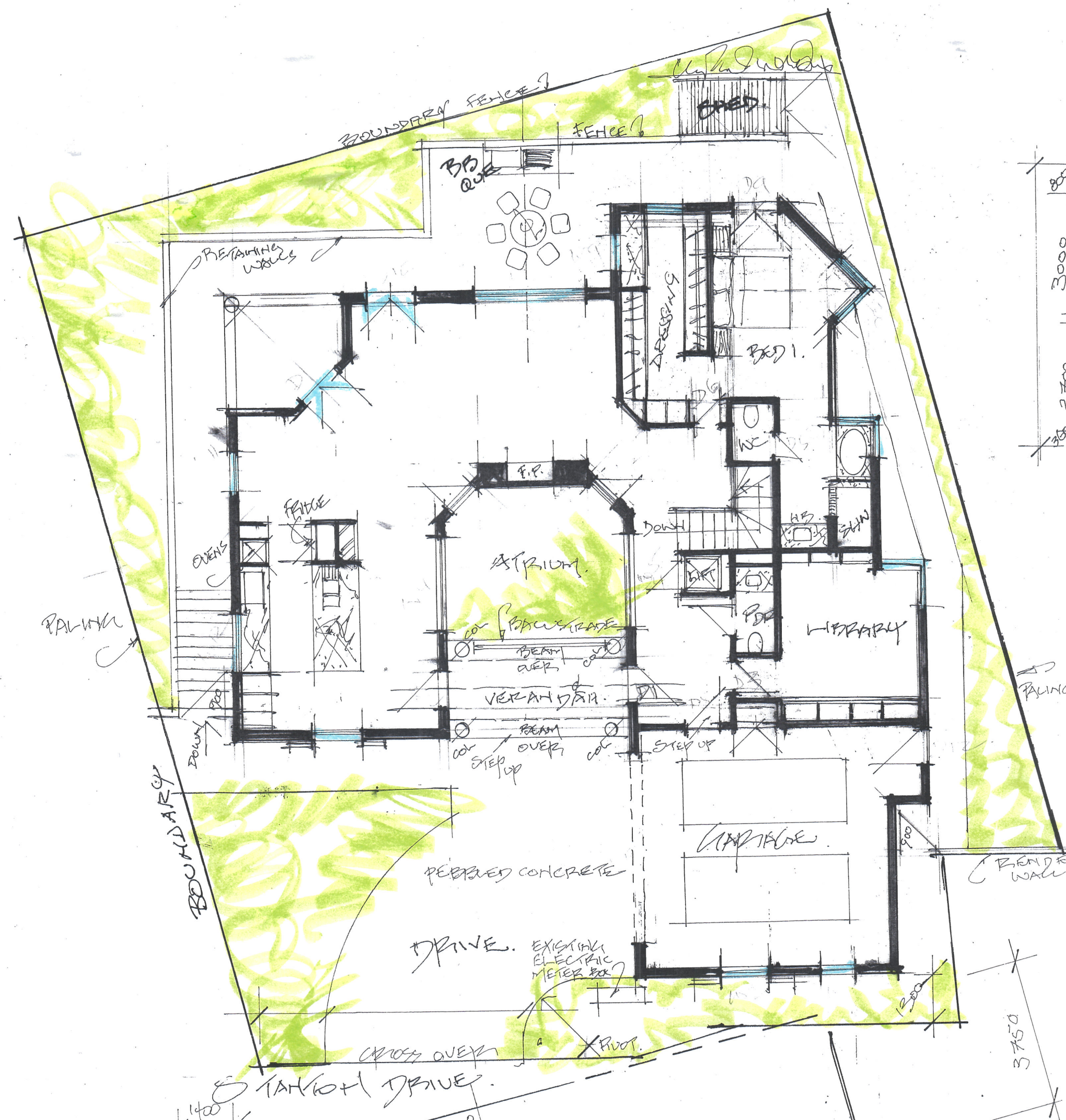
PHONE 0425710532

ADDRESS 156 HIGH ST. CAMPBELL TOWN 7210.

TOE: ROOF CHANGING BLACK
DURO-BOND
STEEL ROOFING



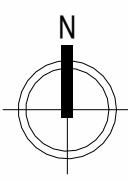
PLAN: ROOF SITE.



HESLINE - GOOD RESIDENCE: 21 STANTON DRIVE, RIVERSIDE
 LAUNCESTON, TASMANIA.
 GEOFFREY BROWN DESIGN
 180 HIGH ST., CAMPELL TOWN, 0710 TASMANIA
 SCALE 1:100 EMAIL geoffreybrown@tdesign.com.au PH 0415 410 632 DATE AUGUST 2025



SHADOW DIAGRAM JUNE 21 9am
SCALE: 1:200





SHADOW DIAGRAM JUNE 21 12pm

SCALE: 1 : 200



SHADOW DIAGRAM JUNE 21 3pm

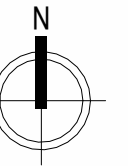
SCALE: 1 : 200



SHADOW DIAGRAM DECEMBER 21 9am
SCALE: 1 : 200



SHADOW DIAGRAM DECEMBER 21 12pm
SCALE: 1 : 200



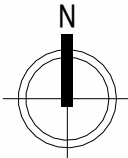


STANTON DYE

No 19

No 21
CT 56786/43

No 23



SHADOW DIAGRAM DECEMBER 21 3pm

SCALE: 1 : 200