

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number **PA2025313**

Assess No: **A898**

PID No: **3011426**

Applicant Name:	Felix Blackman				
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 | X |
| 2. A completed application form including a detailed description of the proposal | X |
| 3. A complete plan set: | X |
| a) Floor plans | X |
| b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) | X |
| c) Site Plan showing: | X |
| • Orientation | |
| • All title boundaries | |
| • Location of buildings and structure (both existing and proposed) | |
| • Setbacks from all boundaries | |
| • Native vegetation to be removed | |
| • Onsite services, connections and drainage details (including sewer, water and stormwater) | |
| • Cut and/or Fill | |
| • Car parking and access details (including construction material of all trafficable areas) | |
| • Fence details | |
| • Contours | |
| 4. Other: | |

*If submitting plans in over the counter please ensure they are A3.
All plans must be to scale.*

WEST TAMAR COUNCIL



Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: Felix Blackman, Blackman Creative Pty Ltd

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) James Bellinger & Lydia Hay

Location / Address: 45b Ecclestone Road

Title Reference: CT 105823/1

Zone(s): Low Density Residential

Existing Development/Use: Dwelling

Existing Developed Area: 299m2 existing roofed 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):

Proposed Use:

Residential: X

Visitor Accommodation: ☐

Commercial: ☐

Other: ☐

Description of Use:

Development Type:

Building work: X

Demolition: X

Subdivision: ☐

Other: ☐

Description of development: Construction of external spa area

New or Additional Area: 40m2

Estimated construction cost of the proposed development: \$25,000

Building Materials:

Wall Type: NA

Colour: NA

Roof Type: NA

Colour: NA

Application Number: «Application Number»

SUBDIVISION	X N/A
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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	X 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: NIEBUUR IRENE NIEBUUR EDGAR PETER FOLIO REFERENCE C.T. 105823\1 LOCATED GRANTEE: PART OF 500 ACRES GRANTED TO WILLIAM ADAMS BROORIBB		PLAN OF SURVEY BY SURVEYOR JOHN WILLIAM DENT of CAMPBELL SMITH PHELPS PEDLEY 3/23 BRISBANE STREET, LAUNCESTON LOCATION TOWN OF RIVERSIDE SCALE: 1:1000 LENGTHS IN METRES SURVEYORS REF: 159-09		REGISTERED NUMBER SP158330 APPROVED - 3 FEB 2010 EFFECTIVE FROM <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 129 (5041-32)	LAST UPI No HY547	LAST PLAN No. SP105823	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

LOT 2 IS COMPILED FROM CT. 105823/1 AND THIS SURVEY

28/10/2009
 COUNCIL DELEGATE DATE

45b Ecclestone Road, Riverside 7250

DA

CLIENT DETAILS
Clients: James Bellinger & Lydia Hay
Address: 45b Ecclestone Road, Riverside 7250 TAS
lutruwita

PROJECT DETAILS
Site ID: CT. 158330/1
Address: 45b Ecclestone Road, Riverside 7250 TAS
LGA: West Tamar Council
Zone: 10.0 - Low Density Residential
Lot Size: 5005m2
Heritage: -
Flood Risk: -
Bushfire Risk: BAL-Low
Landslip Risk: -
Soil Type: -
Wind Rating: -

ARCHITECTURAL CONSULTANT
Architect: Felix Blackman - blackman.architects
Contact: felix@blackmancreative.com.au

STRUCTURAL ENGINEERING
Engineer: Chris McLean D1CE Consulting Engineers
Contact: chris.mcleand1ce@gmail.com

DRAWING INDEX



Location Plan NTS

GENERAL NOTES

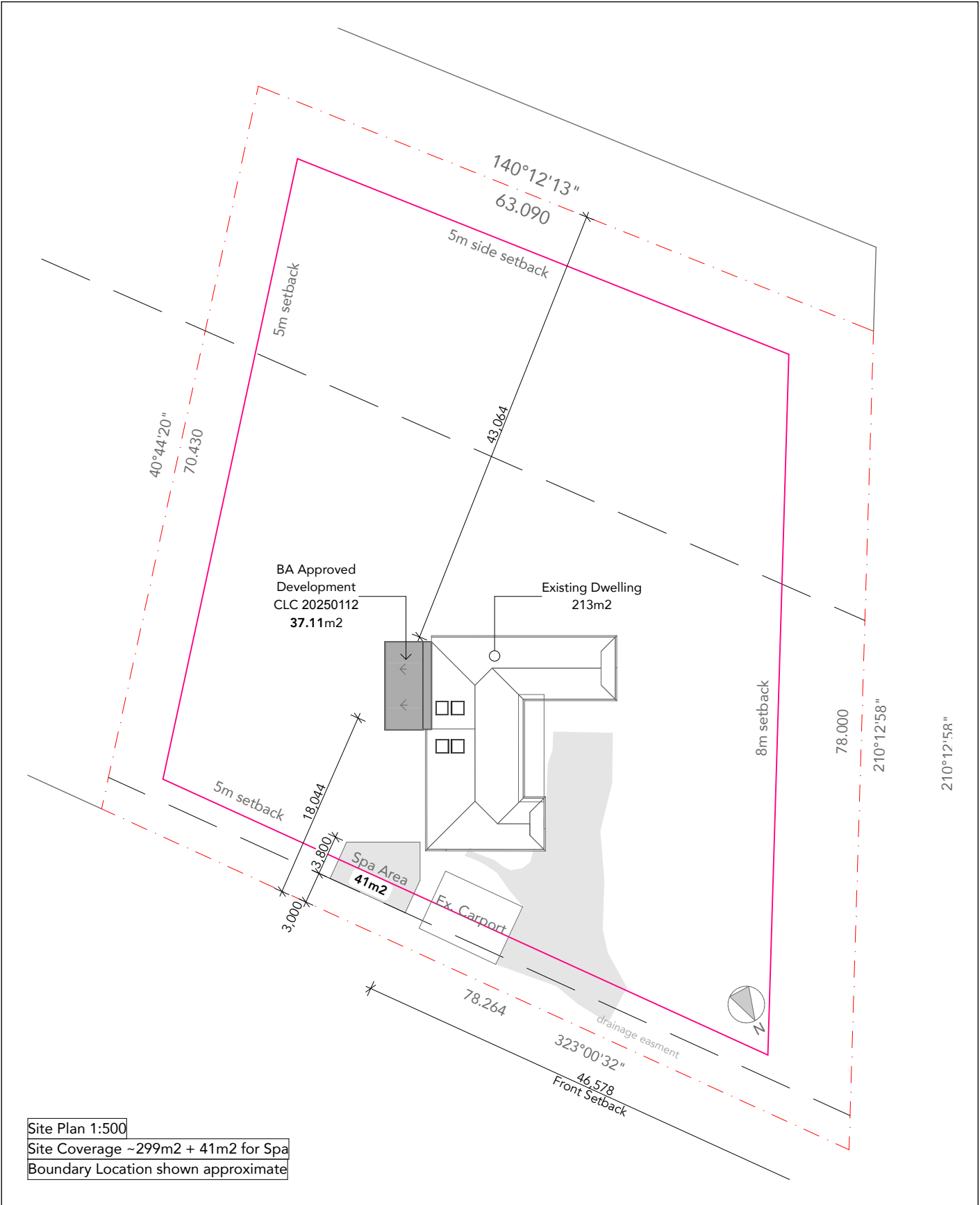
To be read in conjunction with design drawings /documents issued in this package and coordination with M&E, structural/civil and landscape design packages. In the event of discrepancies, refer to the architect for clarification. Levels are in millimetres to Australian Height Datum (AHD) unless noted otherwise. Do not scale drawing when printing. This is a design intent drawing for information only and is not to be used for construction unless expressly permitted. Contractor should verify all conditions on site and notify of any variations from dimensions before construction. All building works to comply with National Construction Codes - Building & Plumbing Codes of Australia, Australian Standards, Building Acts and Regulations and Council Bylaws.



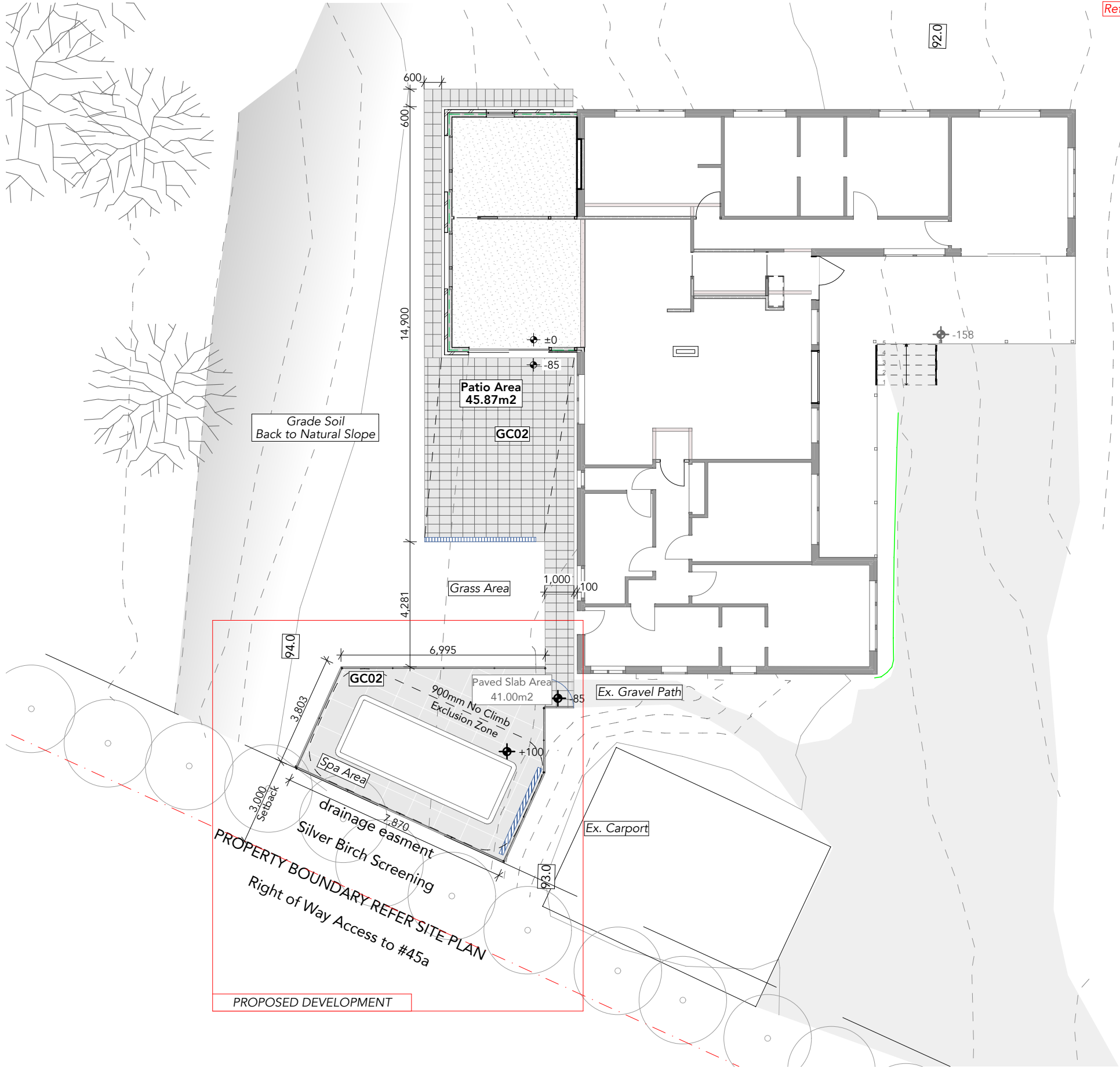
blackman.architects

Felix Blackman - Registered Architect (TAS)
0437 340 493 felix@blackmancreative.com.au
R9 / 34 Patterson St, Launceston TAS 7250

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Site Plan 1:500
Site Coverage ~299m2 + 41m2 for Spa
Boundary Location shown approximate



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REVISIONS

ref. 24004_45bECCL_DA_250923.pln

Client/s

James Bellinger

Site Address

45b Ecclestone Road,
Riverside 7250 TAS
lutruwita

Project Name

45b Ecclestone Road

Drawing Title

Landscape Plan

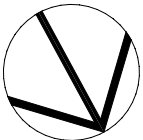
Stage
DA

Scale
@ A3

Issued for Construction

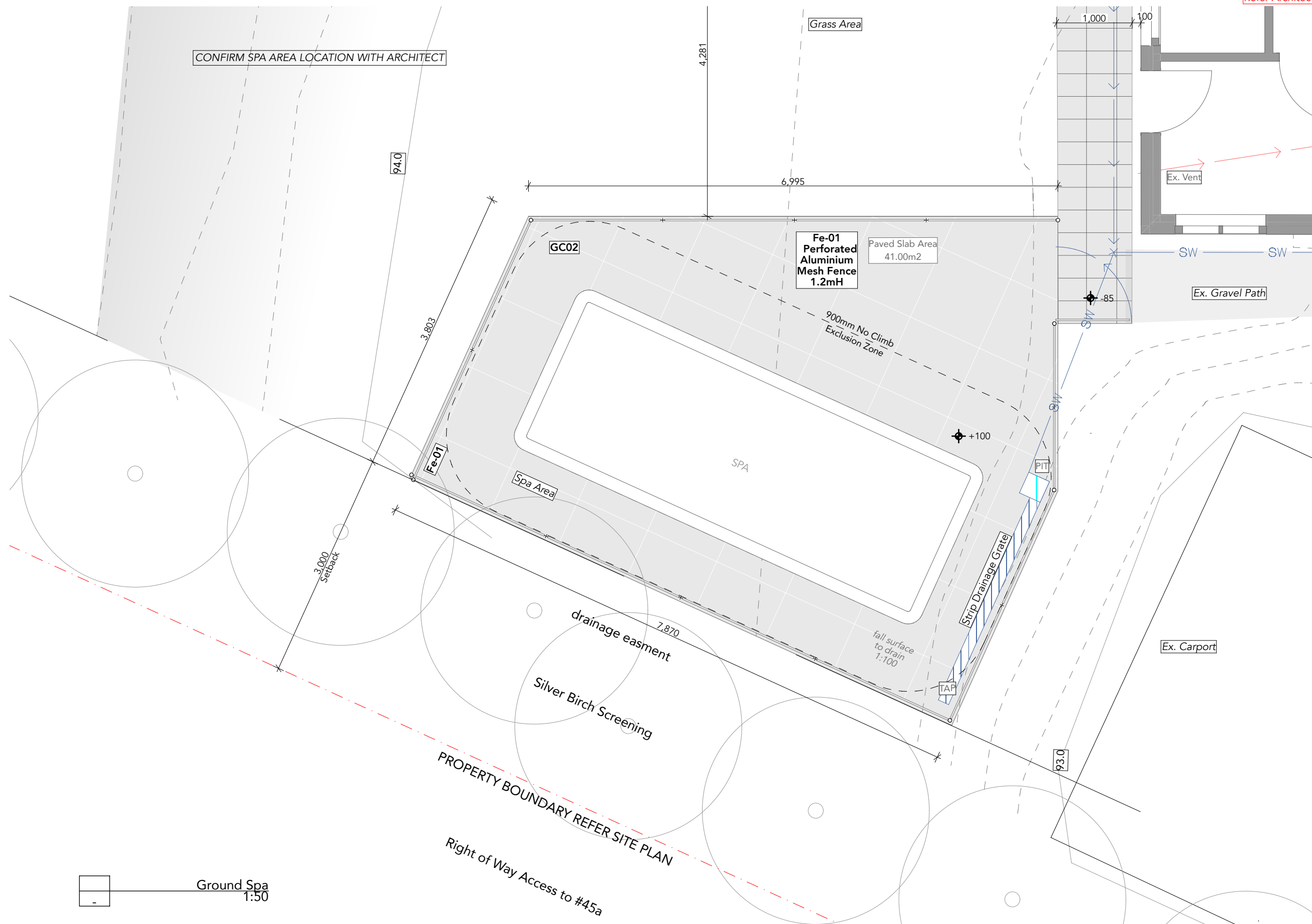
Project ID
24004

Published
30/9/2025



A110

Refer Architectural Design Specification for all codes.



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Project Name

45b Ecclestone Road

Drawing Title
Spa Plan

Stage	DA
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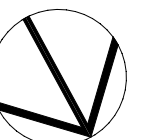
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A111

AS 1926.1 - 2024 Notes on Mesh Materials, Gates, Hinges and Latches.

Refer to full standard.

2.3.2 Perforated material or mesh

The following requirements apply to barriers using perforated and mesh materials:

a) Perforated materials or mesh shall be durable and conform to the requirements of Clause 3.3.2

b) Materials with openings less than 100mm shall conform with the relevant provisions of Clause 2.1 and 2.2.

c) Materials with openings greater than 100mm shall not be used.

d) Openings shall be measured horizontally across their widest part.

e) Internal barriers shall be installed in such a manner that -

(i) the barrier height is a minimum of 1200mm;

(i) when 250 N is applied at any point along the top of the barrier; the barrier heigh shall be a minimum of 1200mm; and

(iii) when a vertical lift force of 100 N is applied at any point along the bottom of the barrier, the gap between the bottom of the barrier and the FGL shall be a maximum of 100mm.

2.4 Gates and fittings

2.4.1 Gates

2.4.1.1 Operation of Gates

Gates shall -

a) be fitted with:

(i) a latch conforming to Clause 2.4.2;

b) only swing outwards, away from the spa area;

c) be located so that the arc of operation is clear of any buidling or doorway;

d) be able to swing freely throuh the arc of operation; and

e) have a maxmum opening of 100mm beneath the gate when closed.

2.4.1.2 Self-Closing Device

The self closing devise shall be capable of closing the the gate from -

a) fully open;

b) resting on the latch; and

c) anywhere between a) and b)

Note 1 - The self closing device may require a cushioned back checking device to percent shock when the gate is closing.

Note 2 - Gates subject to wind loading (which may prevent their loading) may require special consideration.

2.4.2.1 General

The following requirements apply to the spa latch;

a) The latch shall -

(i) automatically operate on the closing of the gate; and

(ii) prevent the gate from being re-opened without being manually released.

b) The latch shall not -

(i) Inadvertantly adjust during operation;

(i) lock in the 'open' position;

(iii) be adjustable without the use of tools; and

(iv) relase bt the insertion of any implement in the 10mm openning shown below.

2.4.2.3 Requirements for latch release - Less than 1500mm above FGL

a) be on the inside of the barrier

b) be in a position that to release the latch from the outside of the barrier; it will be necessary to reach over or the barrier at -

(i) a minimum height of 1200mm above FGL

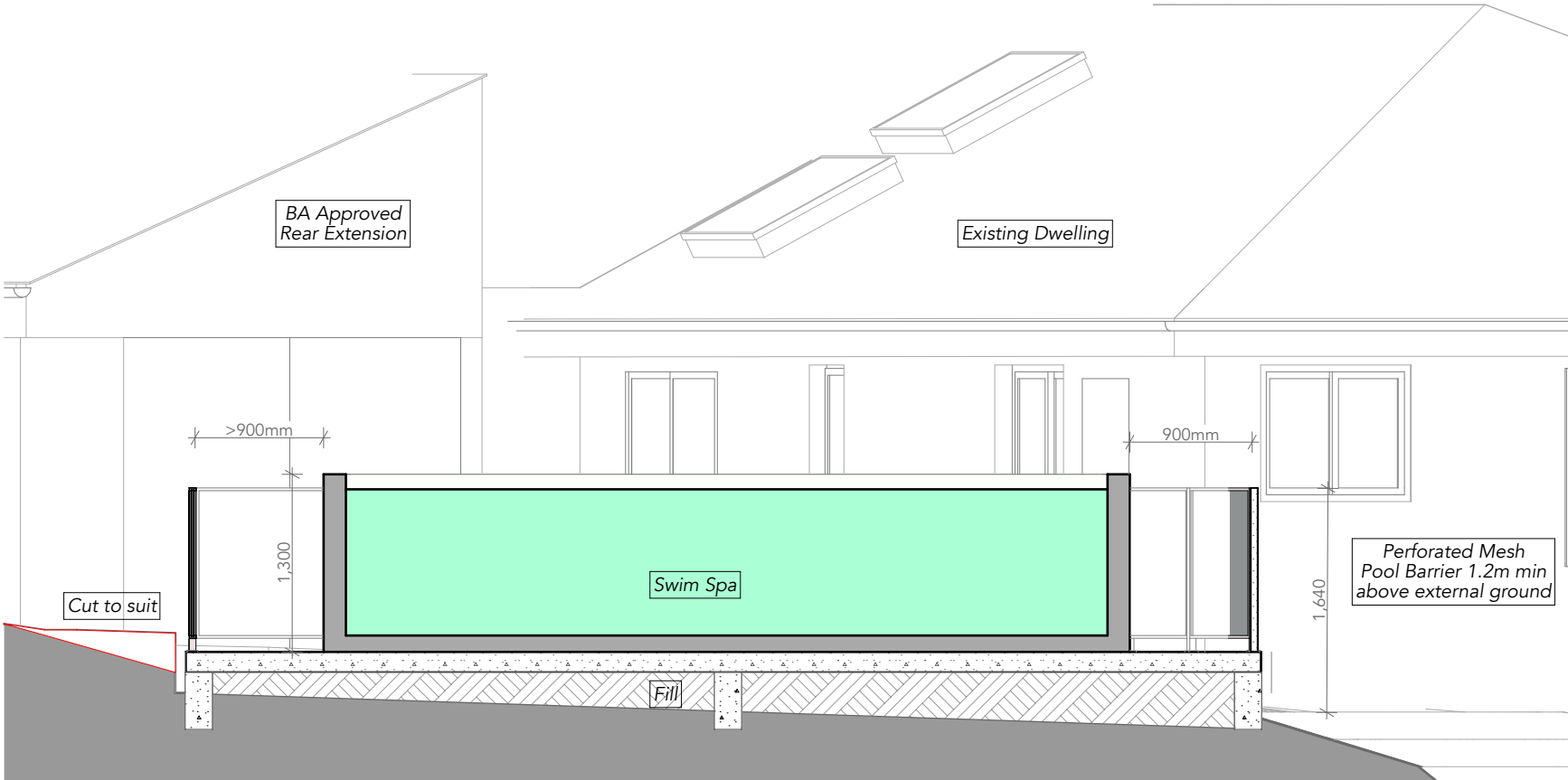
(iii) be a minimum of 150mm below the top of the barrier.

2.4.3 Gate Hinges

2.4.3 Gate hinges

Gate hinges that protrude out from the barrier with a horizontal top surface depth greater than 10 mm and those that create an opening between the barrier post and the gate frame stile of greater than 10 mm shall not be permitted in NCZs 1 and 2.

Hinges (including hinges equipped with a cap) with a top surface sloped at 60° or greater to the horizontal may be located within NCZs 1 and 2



S-09 Section
- 1:50

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