

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2025326

Assess No: A2395

PID No: 6049788

Applicant Name:	Design To Live				
Postal Address:					
Contact Phone:	Home		Work		Mobile
Email Address:					

Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

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



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

WEST TAMAR COUNCIL



Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: Design To Live Justin Lefevre

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) ADAMSON, CHERYL & STEVE. BROUARD, SONJA & YVES

Location / Address: 24 POMONA ROAD, RIVERSIDE

Title Reference: 22037/19

Zone(s): GENERAL RESIDENTIAL

Existing Development/Use: RESIDENTIAL LOT WITH EXISTING DWELLING & SHED

Existing Developed Area: Area REF. PLANS

DEVELOPMENT APPLICATION DETAILS

Proposed Use: Residential: ☒ Visitor Accommodation: ☐ Commercial: ☐ Other: ☐
Description of Use:
RESIDENTIAL

Development Type: Building work: ☒ Demolition: ☒ Subdivision: ☐ Other: ☐
Description of development:
PROPOSED DWELLING & EXTENSION TO EXISTING DWELLING

New or Additional Area: Area REF. PLANS

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

Building Materials: Wall Type: TIMBER FRAME, LW CLAD Colour: VARIED
Roof Type: SHEET METAL Colour: VARIED

Application Number: «Application Number»

SUBDIVISION	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	N/A
---	----------------

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	

Existing Car Parking:	
Proposed Car Parking:	

Number of Employees: <i>(Existing)</i>	
Number of Employees: <i>(Proposed)</i>	

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

**General
Manager**
(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.

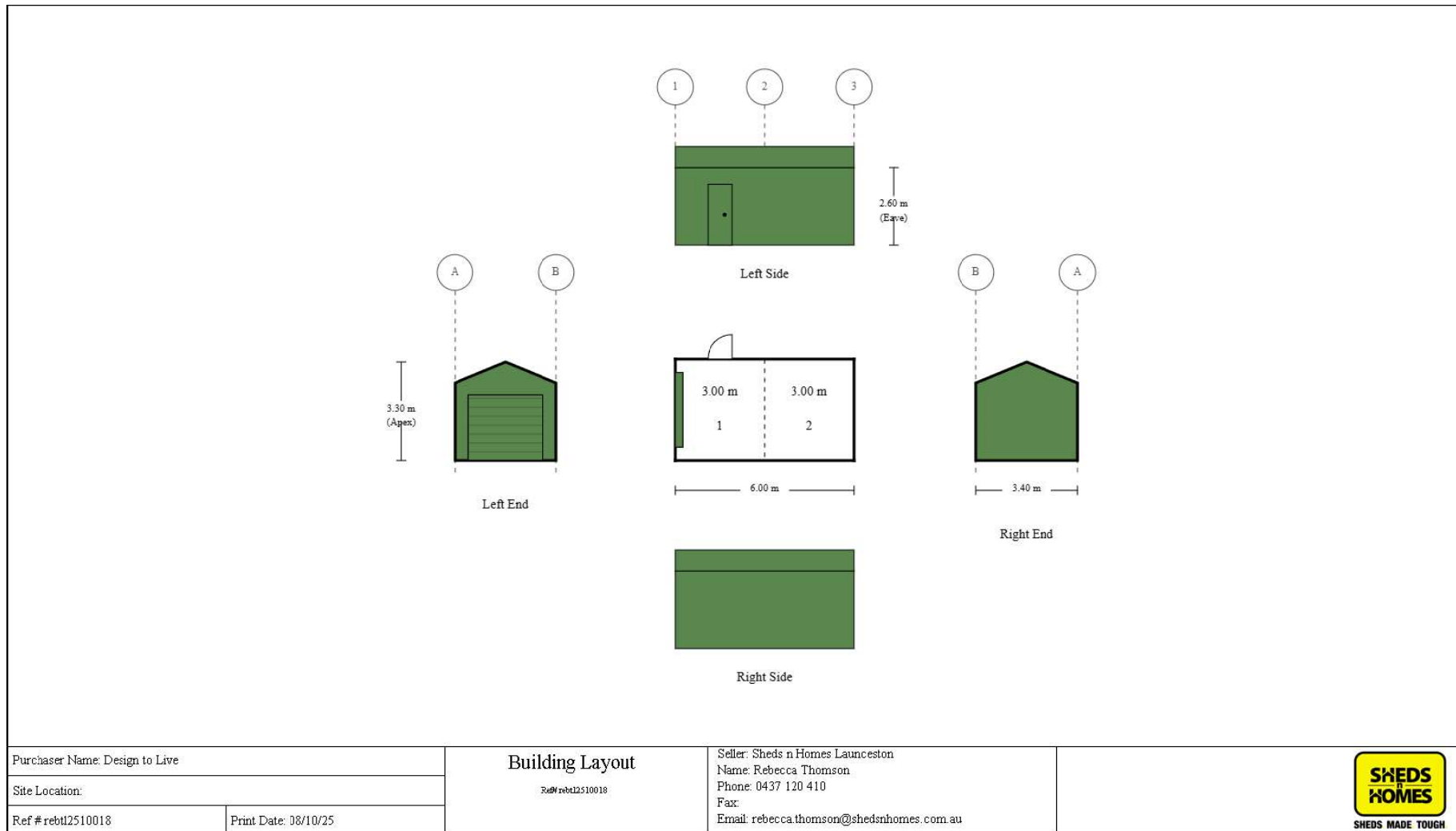
Right of Way Owner:

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





PROPOSED ADDITIONAL DWELLING
& EXTENSION
24 POMONA ROAD,
RIVERSIDE, 7250.

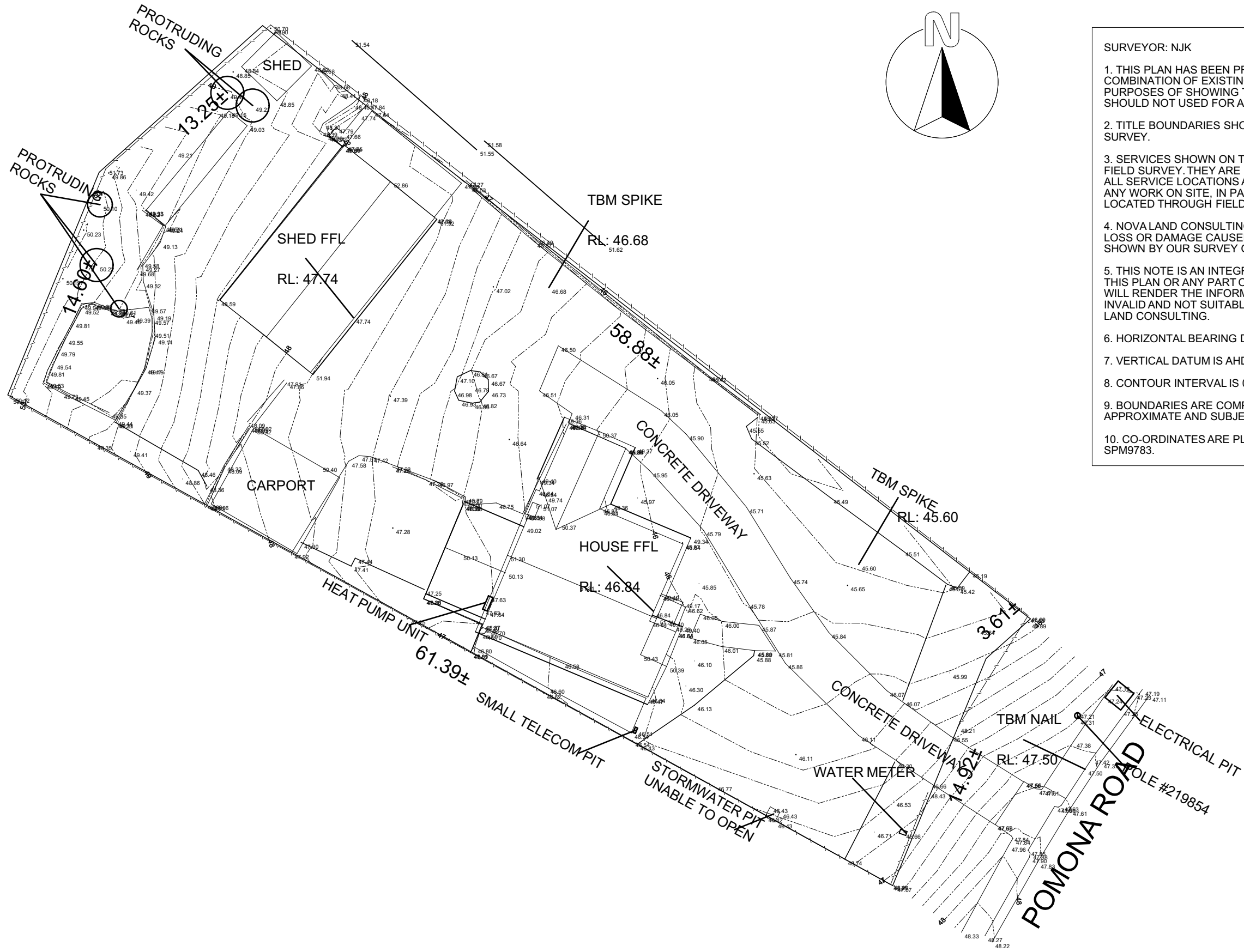


AREAS		COUNCIL	ZONE
(m²)		WEST TAMAR COUNCIL	GENERAL RESIDENTIAL
EXISTING DWELLING	106.08	LAND TITLE REFERENCE	22037/19
EXISTING ALFRESCO	28.87	PROPERTY ID	6049788
EXISTING SHED	84.60	LOT SIZE (M²)	1389
EXISTING OUTBUILDING	8.87	BAL RATING	N/A
PROPOSED EXTENSION	28.00	DESIGN WIND CLASS	N2
PROPOSED VERANDAH	19.60	SOIL CLASSIFICATION	H1
PROPOSED SHED	20.39		
PROPOSED DWELLING	88.88		
PROPOSED PORCH	4.79		

	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: ADAMSON, CHERYL & STEVE. BROUARD, SONJA & YVES SITE ADDRESS: 24 POMONA ROAD, RIVERSIDE, 7250.	DRAWING COVER PAGE	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT. SIGNATURE: DATE: SIGNATURE: DATE:	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	J.L.	JOB NUMBER	PMNR24
						R1	29/07/2025	FOR REVIEW	DRAWN	J.L.	DRAWING	1/21
						R2	08/10/2025	FOR D.A.	CHECKED	M.L.	SCALE (@A3)	NTS
						R3	22/10/2025	FOR F.I.R.				

DRAWING #	DRAWING
PMNR24-1	COVER PAGE
PMNR24-2	SITE SURVEY PLAN
PMNR24-3	SITE PLAN
PMNR24-4	LANDSCAPE PLAN
PMNR24-5	PARKING AND TURNING - LOT 1
PMNR24-6	PARKING AND TURNING - LOT 2
PMNR24-7	PARKING AND TURNING - VISITOR
PMNR24-8	STRATA PLAN
PMNR24-9	EXTERNAL SERVICES
PMNR24-10	EXTERNAL SERVICES NOTES
PMNR24-11	EX. DWELLING DEMOLITION FLOOR PLAN
PMNR24-12	EX. DWELLING PROPOSED FLOOR PLAN
PMNR24-13	PROPOSED DWELLING FLOOR PLAN
PMNR24-14	ELEVATIONS NTH-STH - LOT 1
PMNR24-15	ELEVATIONS EST-WST - LOT 1
PMNR24-16	ELEVATIONS NE-SW - LOT 2
PMNR24-17	ELEVATIONS SE-NW - LOT 2
PMNR24-18	PERSPECTIVES LOT 1
PMNR24-19	PERSPECTIVES LOT 2
PMNR24-20	SHADOW DIAGRAMS
PMNR24-21	SHADOW DIAGRAMS

ATTACHMENTS



- SURVEYOR: NJK

DATE: 14/05/25
1. THIS PLAN HAS BEEN PREPARED BY NOVA LAND CONSULTING FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT USED FOR ANY OTHER PURPOSE.

2. TITLE BOUNDARIES SHOWN WERE NOT MARKED AT THE TIME OF THIS SURVEY.

3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.

4. NOVA LAND CONSULTING CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.

5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF NOVA LAND CONSULTING.

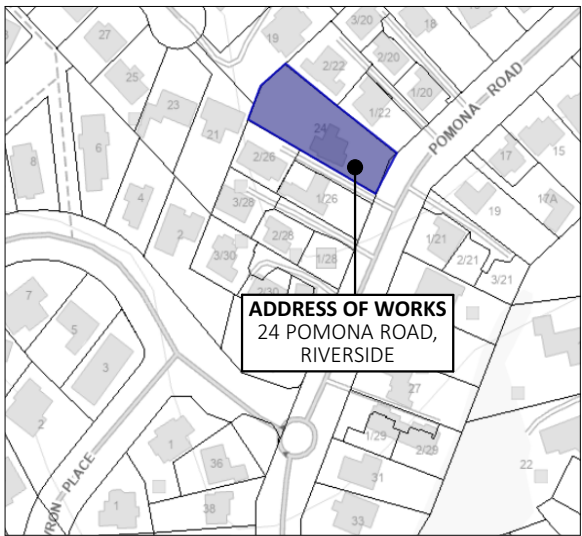
6. HORIZONTAL BEARING DATUM IS PLANE BASED ON MGA20 PER RTK GNSS.

7. VERTICAL DATUM IS AHD PER SPM9783

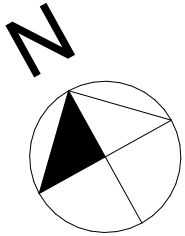
8. CONTOUR INTERVAL IS 0.2m INDEX IS 1.0m.

9. BOUNDARIES ARE COMPILED FROM P.183792 AND 21/68DO; AND ARE APPROXIMATE AND SUBJECT TO SURVEY.

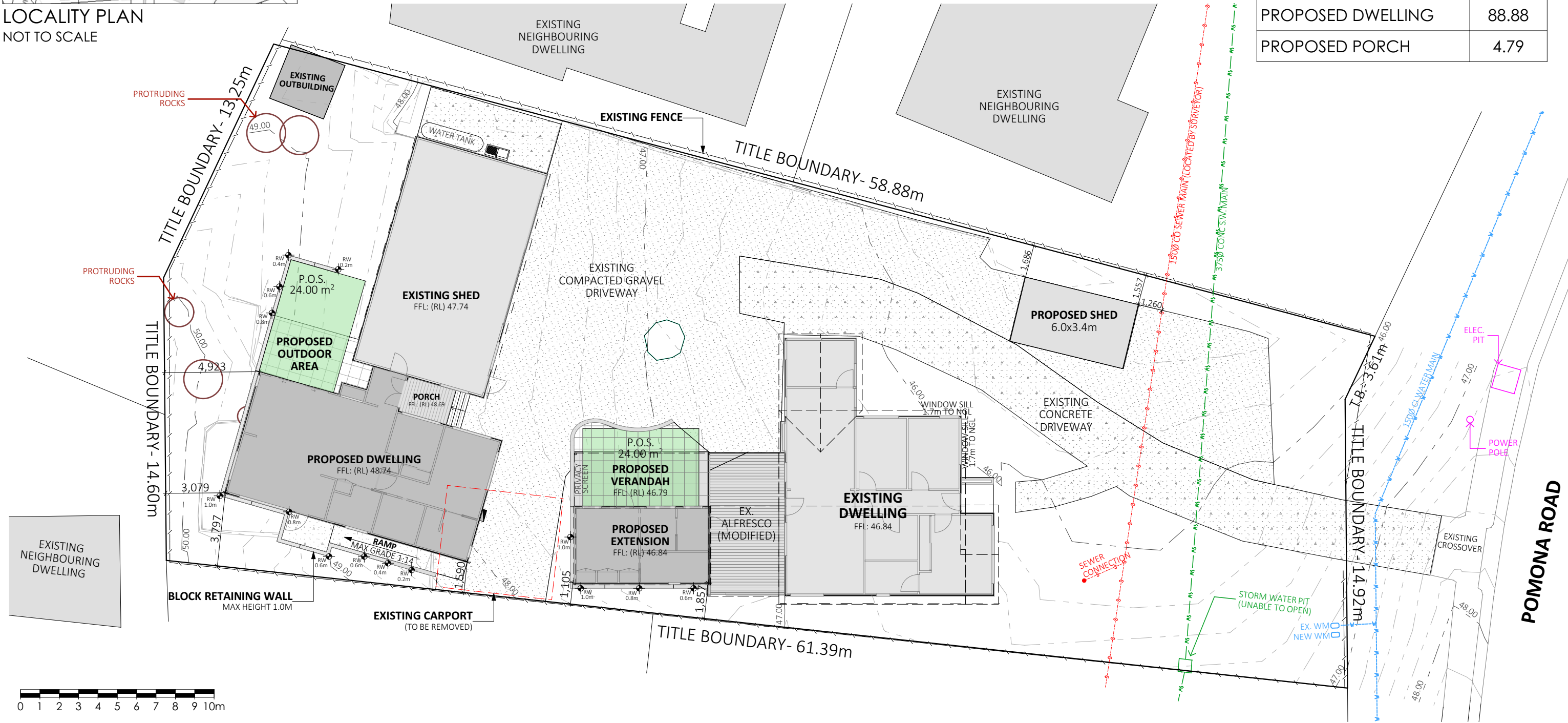
10. CO-ORDINATES ARE PLANE AND BASED ON MGA20 SCALED AROUND SPM9783.



LOCALITY PLAN
NOT TO SCALE



AREA	m ²
EXISTING DWELLING	106.08
EXISTING ALFRESCO	28.87
EXISTING SHED	84.60
EXISTING OUTBUILDING	8.87
PROPOSED EXTENSION	28.00
PROPOSED VERANDAH	19.60
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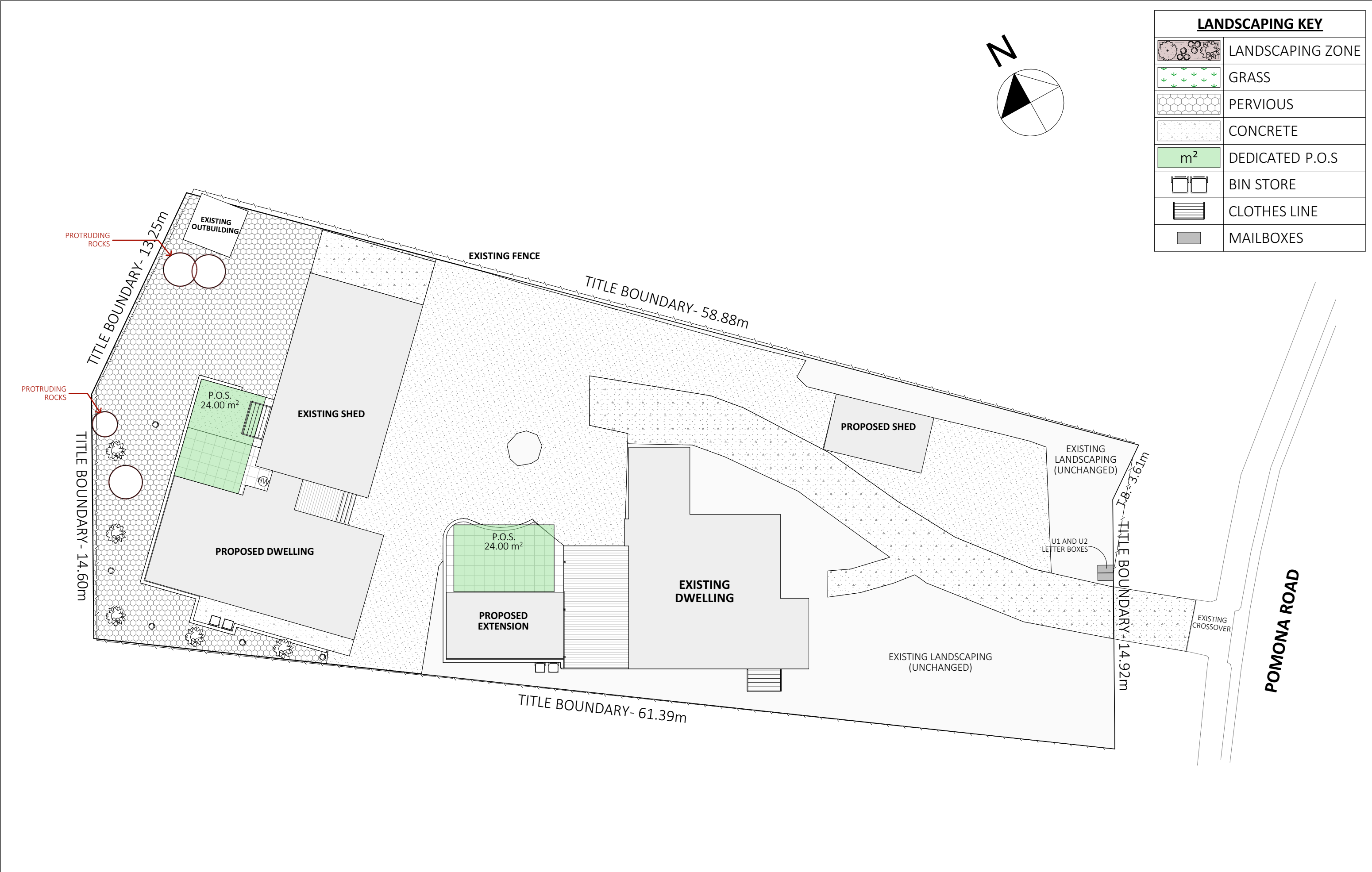
CLIENT/S:
ADAMSON, CHERYL & STEVE.
BROUARD, SONJA & YVES
SITE ADDRESS:
24 POMONA ROAD,
RIVERSIDE, 7250.

DRAWING
SITE PLAN

I/WE APPROVE THESE DRAWING TO BE
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SIGNATURE:
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DATE:

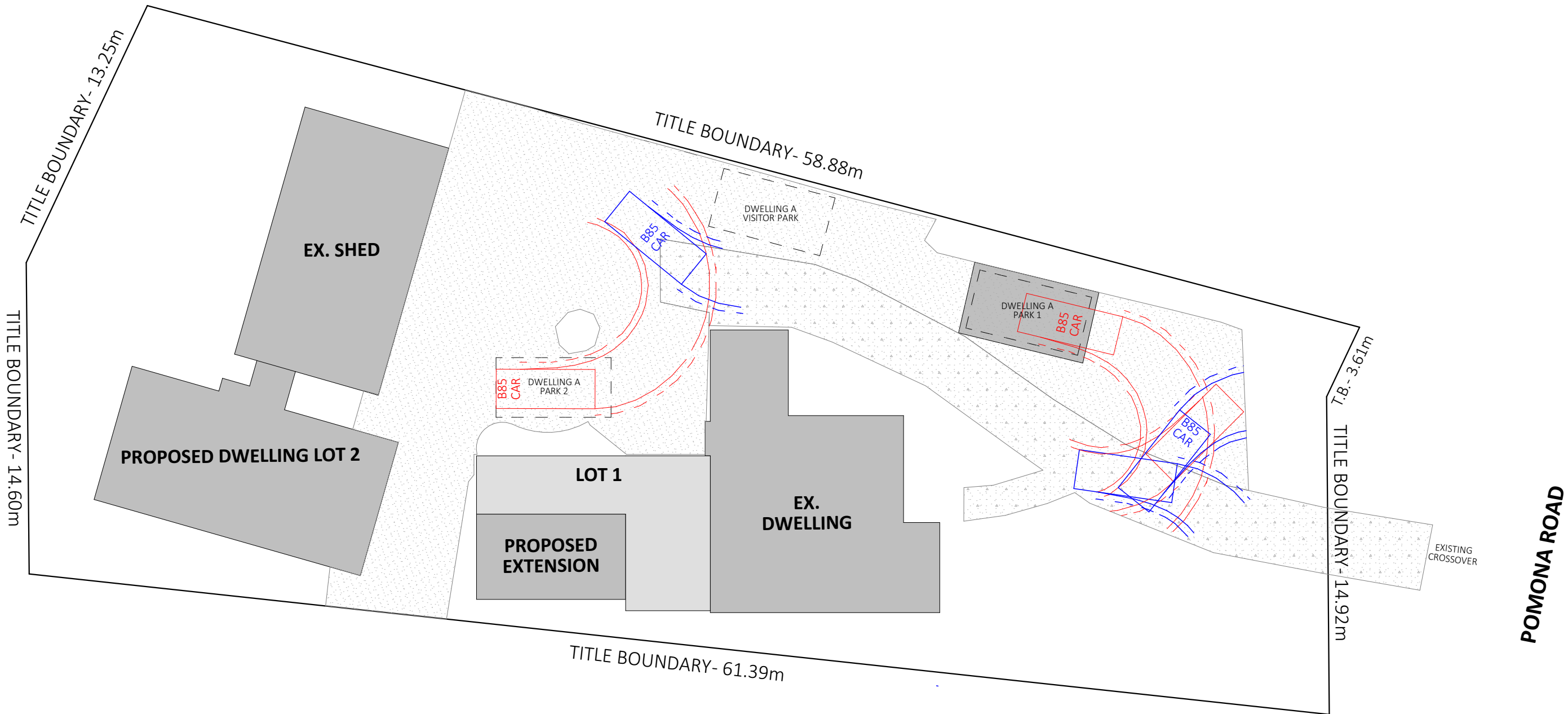
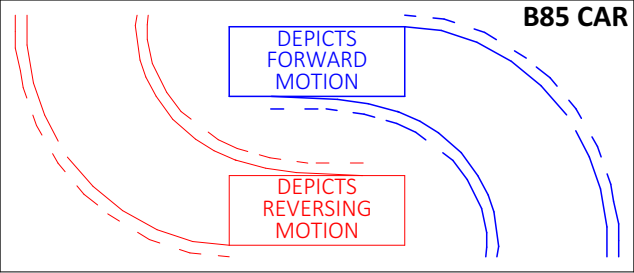
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R1	29/07/2025	FOR REVIEW	DRAWN	J.L.	DRAWING	3/21
R2	08/10/2025	FOR D.A.		J.L.	DRAWING	3/21
R3	22/10/2025	FOR F.I.R.	CHECKED	M.L.	SCALE (@A3)	1:200



PARKING SUMMARY

DWELLING LOT 1
TWO PARKING SPACES
FORWARD ENTRY, FORWARD EXIT.



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DRAWING
PARKING AND
TURNING - LOT
1

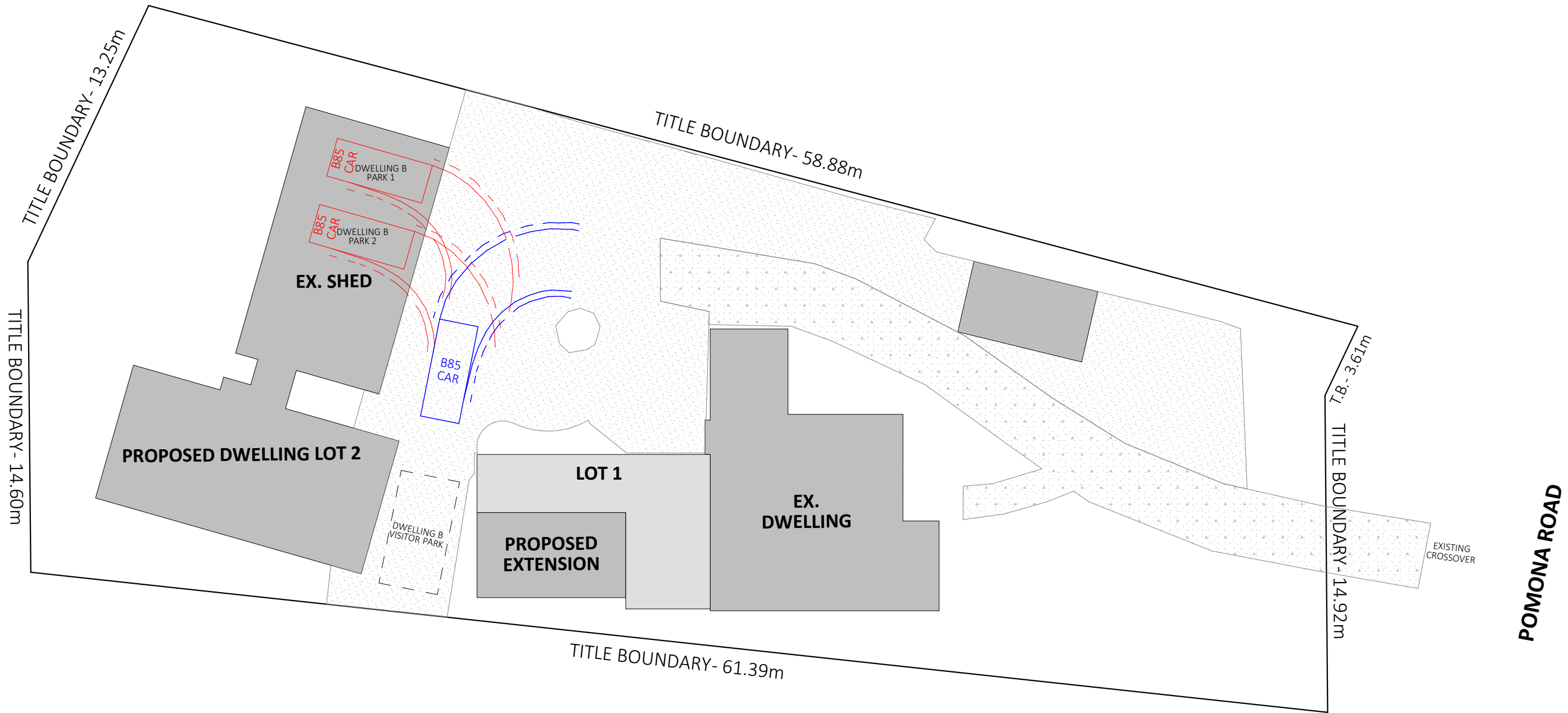
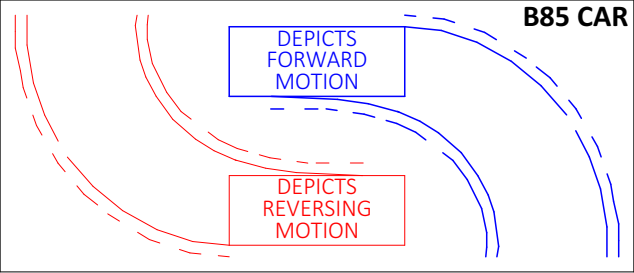
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R3	22/10/2025	FOR F.I.R.	CHECKED	M.L.	SCALE (@A3)	1:200

PARKING SUMMARY

DWELLING LOT 2
TWO PARKING SPACES
FORWARD ENTRY, FORWARD EXIT.



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DRAWING
PARKING AND
TURNING - LOT
2

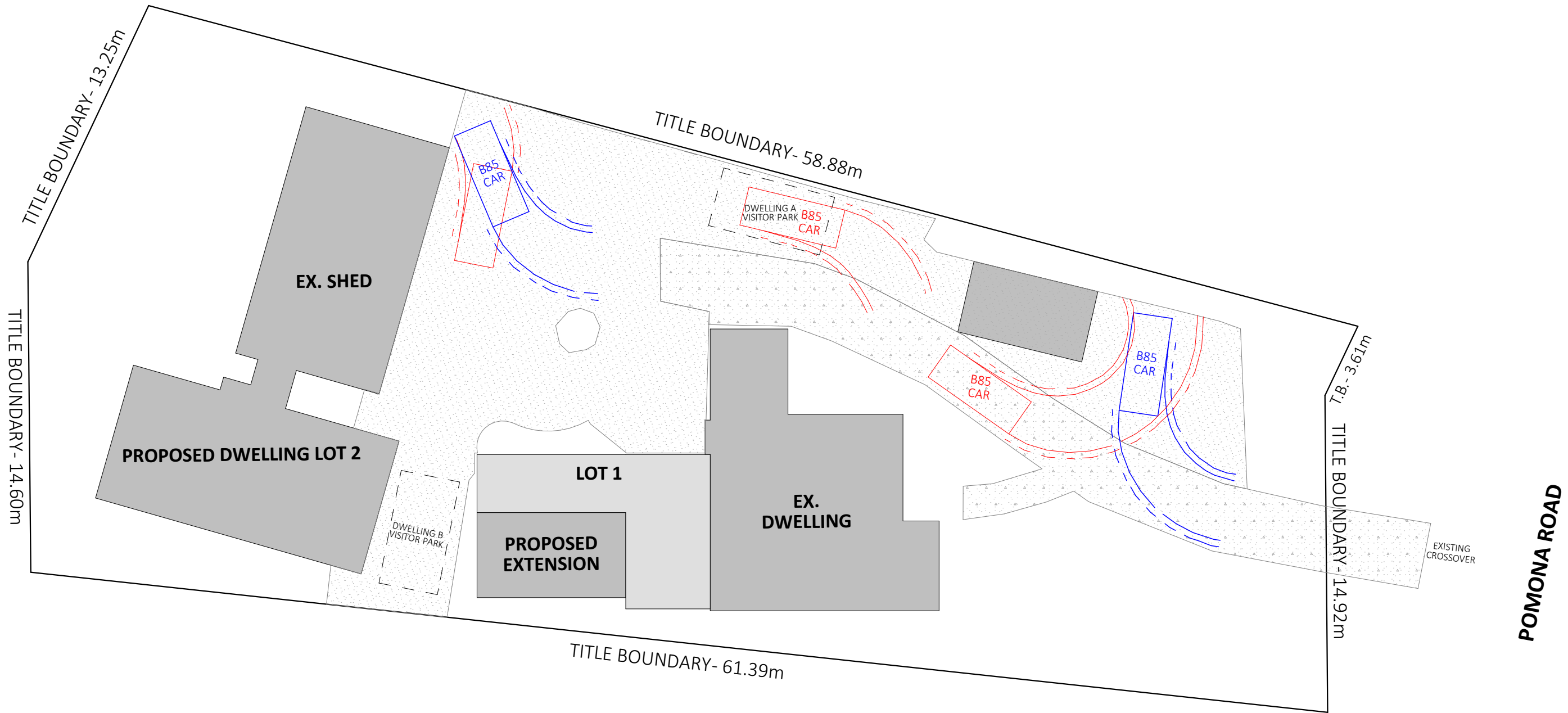
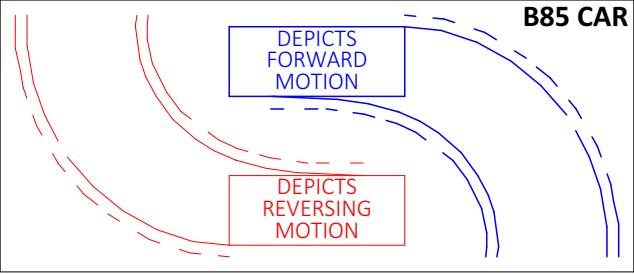
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PARKING SUMMARY

GUEST PARKING
DWELLING LOT 1: ONE PARKING SPACE
DWELLING LOT 2: ONE PARKING SPACE
FORWARD ENTRY, FORWARD EXIT.



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**DRAWING
PARKING AND
TURNING -
VISITOR**

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LOT SUMMARY

LOT 1- 706.12m²
LOT 2- 545.77m²
COMMON PROPERTY A- 135.07m²
COMMON PROPERTY B- 2.25m²
TOTALSITE IMPERVIOUS AREA - 513.16 m² (36.94%)



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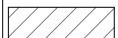
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DRAWING
STRATA PLAN

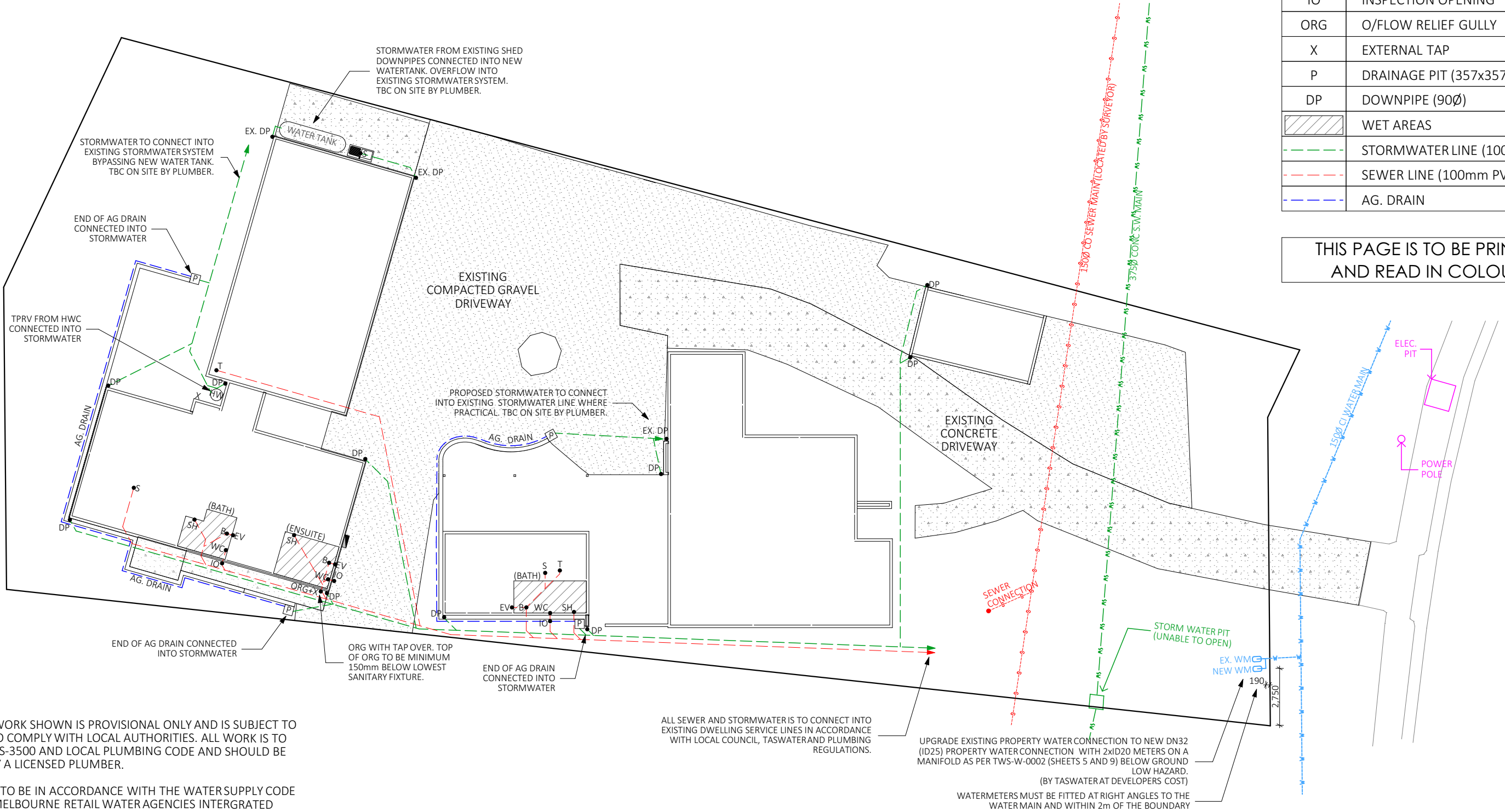
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LEGEND	
B	BASIN
S	SINK (65Ø)
T	LAUNDRY TUB (65Ø)
SH	SHOWER
WC	WATER CLOSET
EV	VENT (THROUGH TO ROOF)
IO	INSPECTION OPENING
ORG	O/FLOW RELIEF GULLY
X	EXTERNAL TAP
P	DRAINAGE PIT (357x357x452D)
DP	DOWNPIPE (90Ø)
	WET AREAS
	STORMWATER LINE (100mm PVC)
	SEWER LINE (100mm PVC)
	AG. DRAIN

THIS PAGE IS TO BE PRINTED
AND READ IN COLOUR.



NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTEGRATED CODE (WSA 03-2011-3.1 VERSION 3.0) AND THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTEGRATED CODE (WSA 02-2014-3.1 MRWA VERSION 2.0) AND TASWATER'S SUPPLEMENTS TO THESE CODES.



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**DRAWING
EXTERNAL
SERVICES**

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INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES

THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE- PLUMBING CODE OF AUSTRALIA.

- THERMAL INSULATION FOR HEATED WATER PIPING MUST:
- A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND
 - B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ; AND
 - C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

1. INTERNAL PIPING

- a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS-
 - i) WITHIN AN UNVENTILATED WALL SPACE
 - ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS: OR
 - iii) BETWEEN CEILING INSULATION AND A CEILING
- MUST HAVE A MINIMUM R-VALUE OF 0.2

2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE

- a) ALL FLOW AND RETURN PIPING
- b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM, MUST HAVE A MINIMUM R-VALUE OF 0.45

3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE

- a) ALL FLOW AND RETURN PIPING
- b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.6

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.



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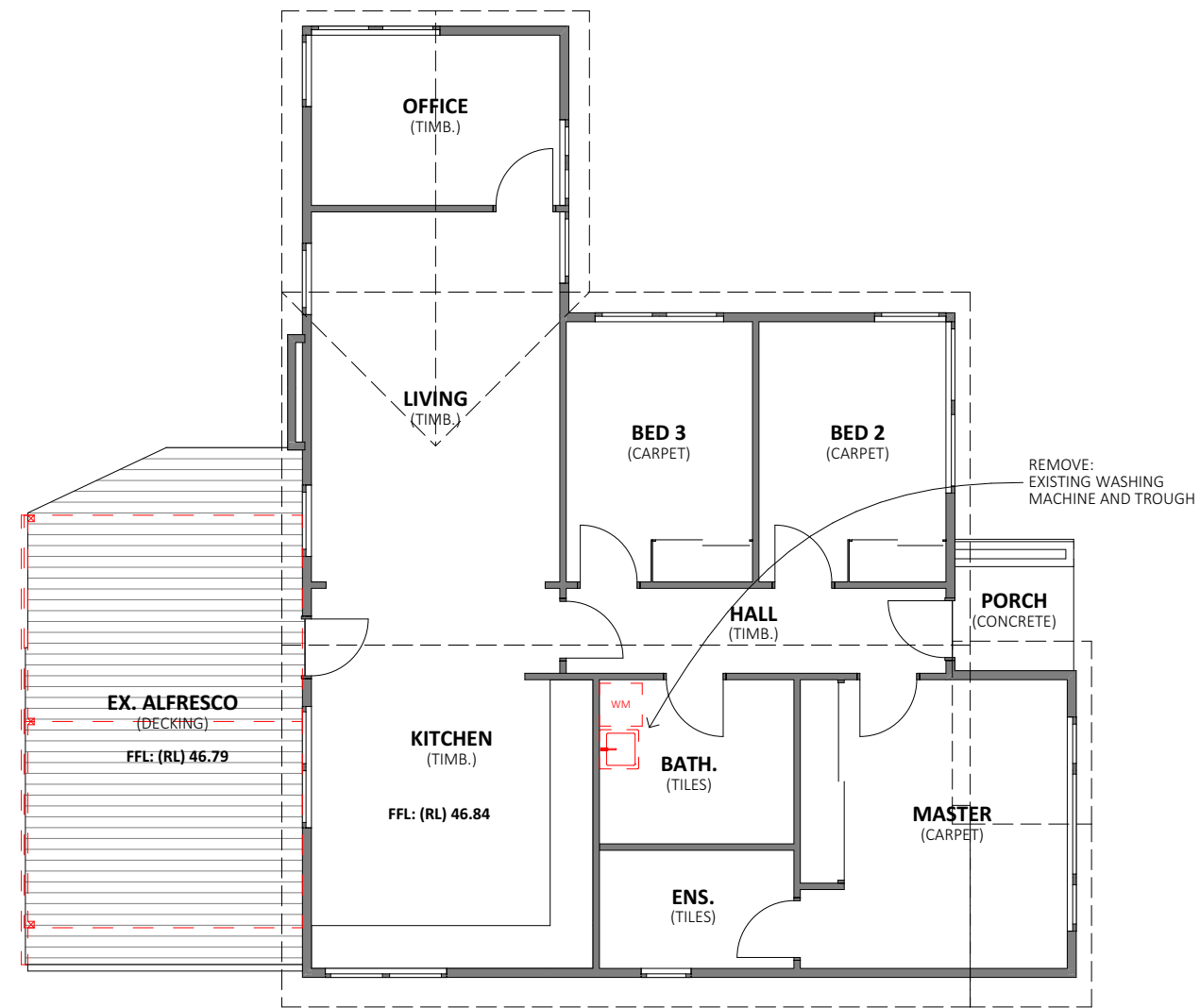
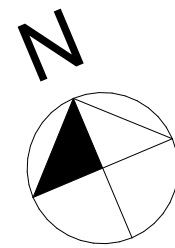
DRAWING
EXTERNAL
SERVICES
NOTES

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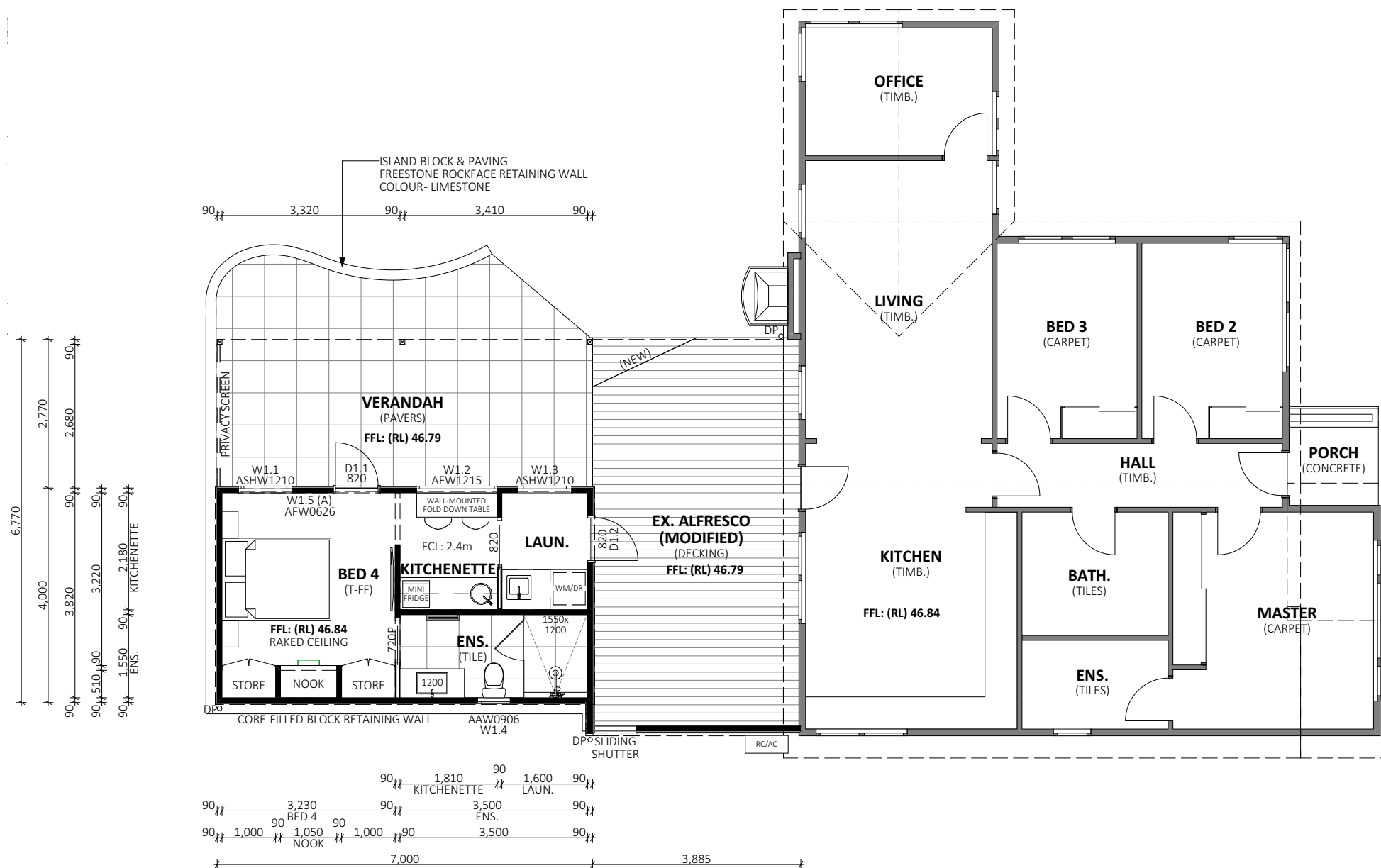
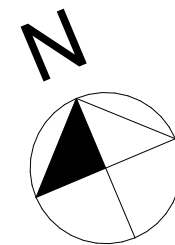


NOTE: LAUNDRY FACILITIES IN
EXISTING BATHROOM TO BE REMOVED

KEY:	
	NEW WALL
	WALL TO BE REMOVED
	EXISTING/UNMODIFIED



 ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: ADAMSON, CHERYL & STEVE. BROUARD, SONJA & YVES	DRAWING EX. DWELLING DEMOLITION FLOOR PLAN	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	SIGNATURE: SIGNATURE:	DATE: DATE:	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	J.L.	JOB NUMBER	PMNR24
	R1						29/07/2025	FOR REVIEW	DRAWN	J.L.	DRAWING	11/21	
	R2						08/10/2025	FOR D.A.		CHECKED	M.L.	SCALE (@A3)	1:100
	R3						22/10/2025	FOR F.I.R.					



KEY:	
	NEW WALL
	EXISTING/UNMODIFIED



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SITE ADDRESS:
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DRAWING
EX. DWELLING
PROPOSED
FLOOR PLAN

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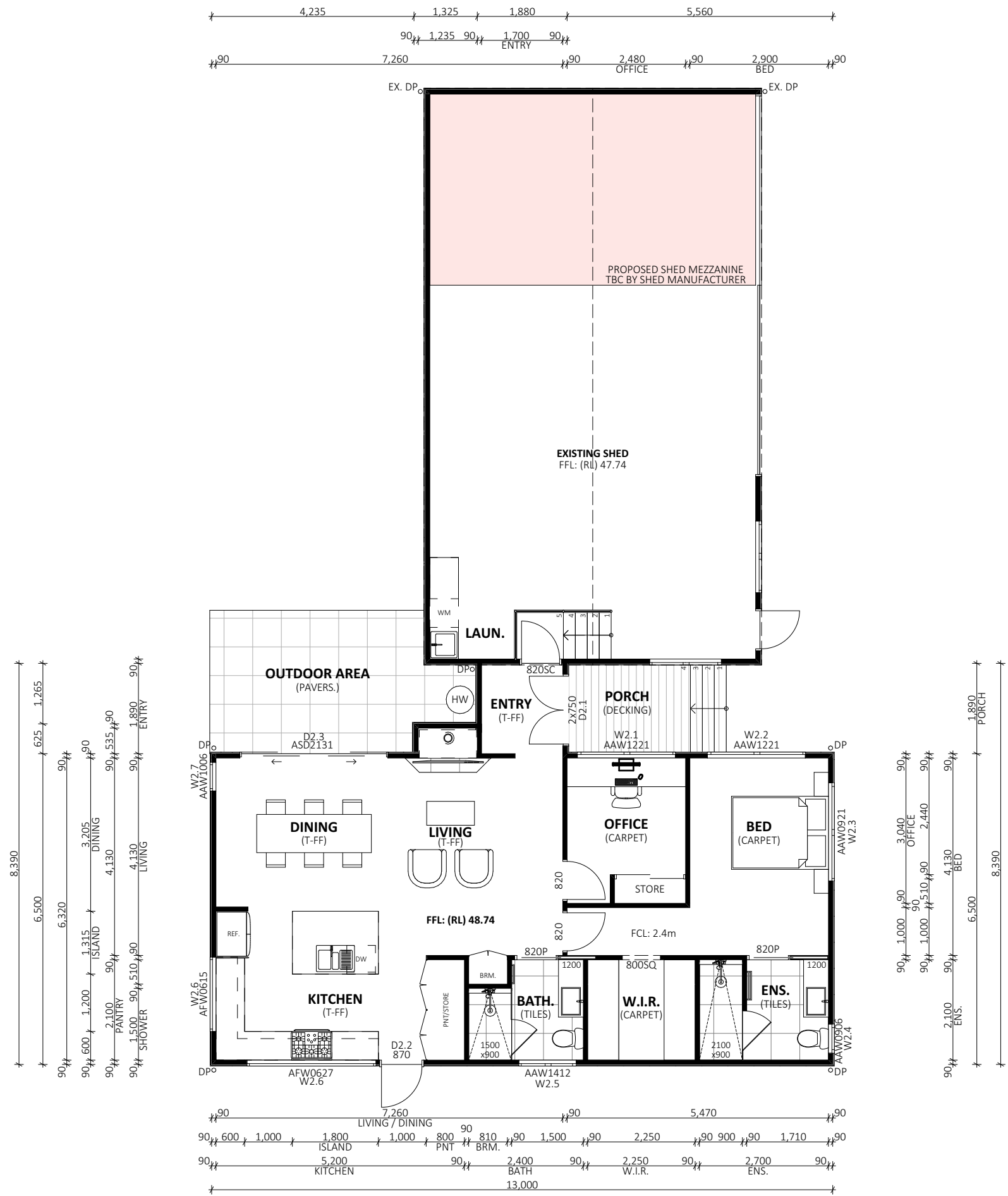
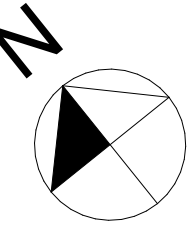
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R1	29/07/2025	FOR REVIEW	DRAWN	J.L.	DRAWING	12/21
R2	08/10/2025	FOR D.A.		J.L.	DRAWING	12/21
R3	22/10/2025	FOR F.I.R.	CHECKED	M.L.	SCALE (@A3)	1:100



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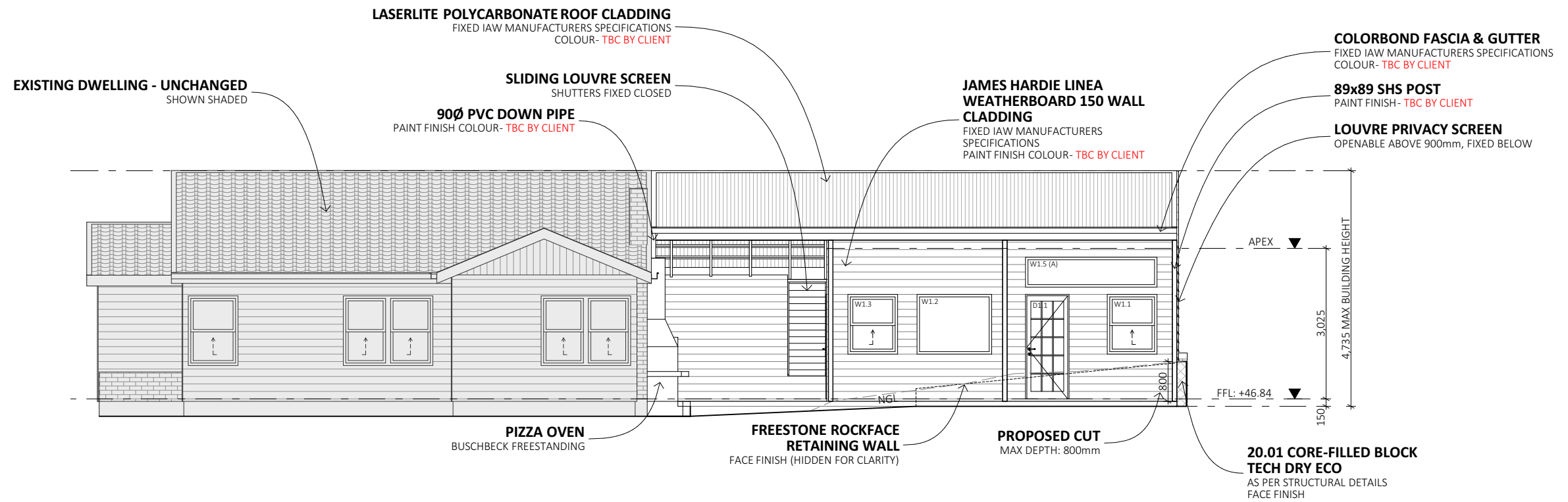
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**DRAWING
PROPOSED
DWELLING
FLOOR PLAN**

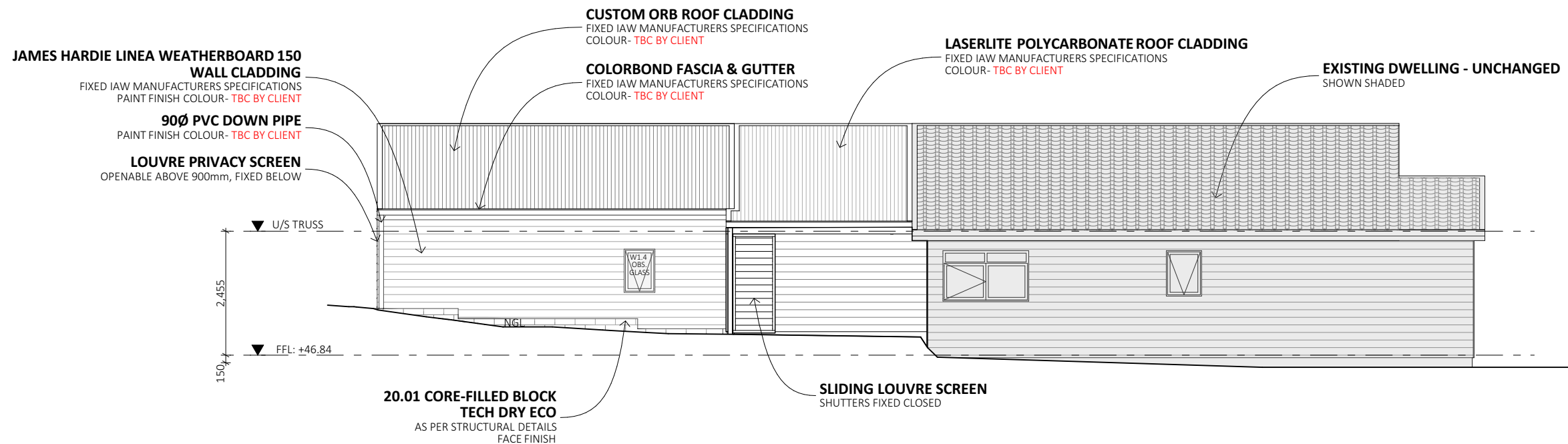
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REV.	DATE	DESCRIPTION	DESIGNER	J.L.	JOB NUMBER	PMNR24
R1	29/07/2025	FOR REVIEW	DRAWN	J.L.	DRAWING	13/21
R2	08/10/2025	FOR D.A.				
R3	22/10/2025	FOR F.I.R.	CHECKED	M.L.	SCALE (@A3)	1:100



NORTHERN ELEVATION



SOUTHERN ELEVATION



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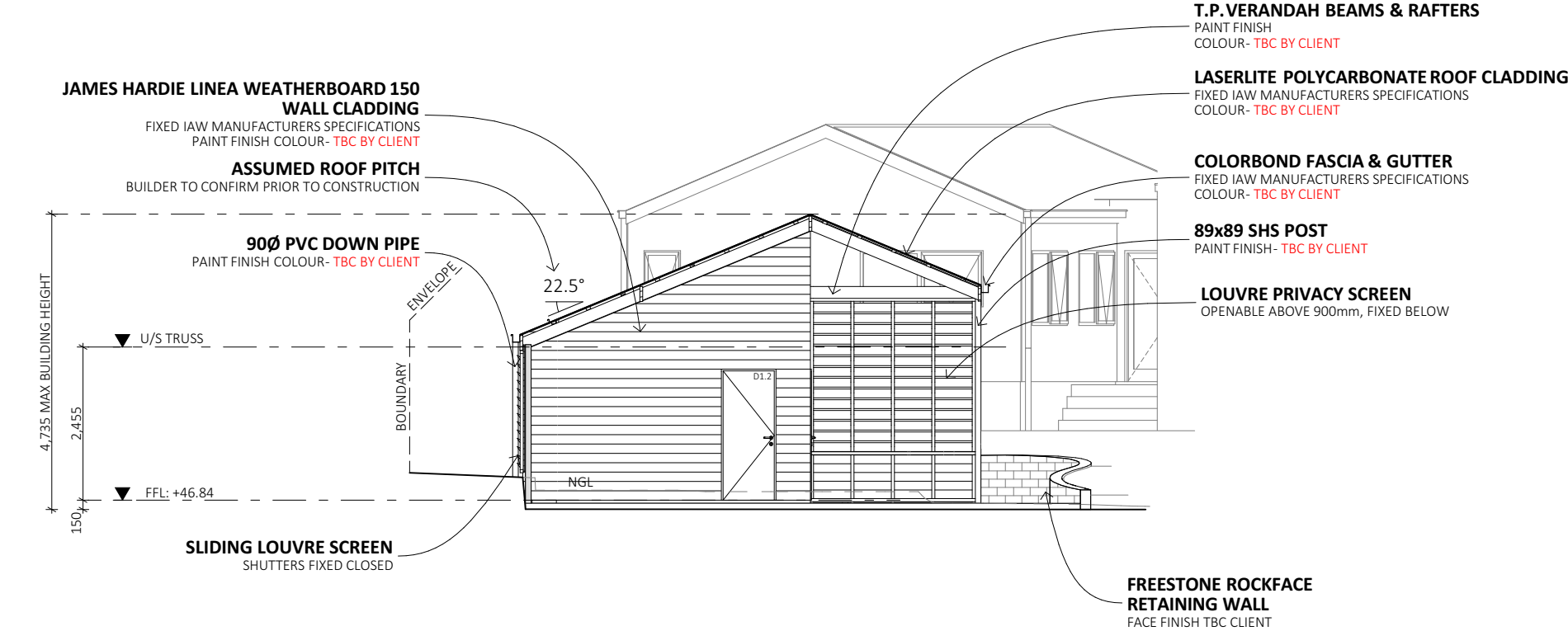
DRAWING
ELEVATIONS
NTH-STH - LOT 1

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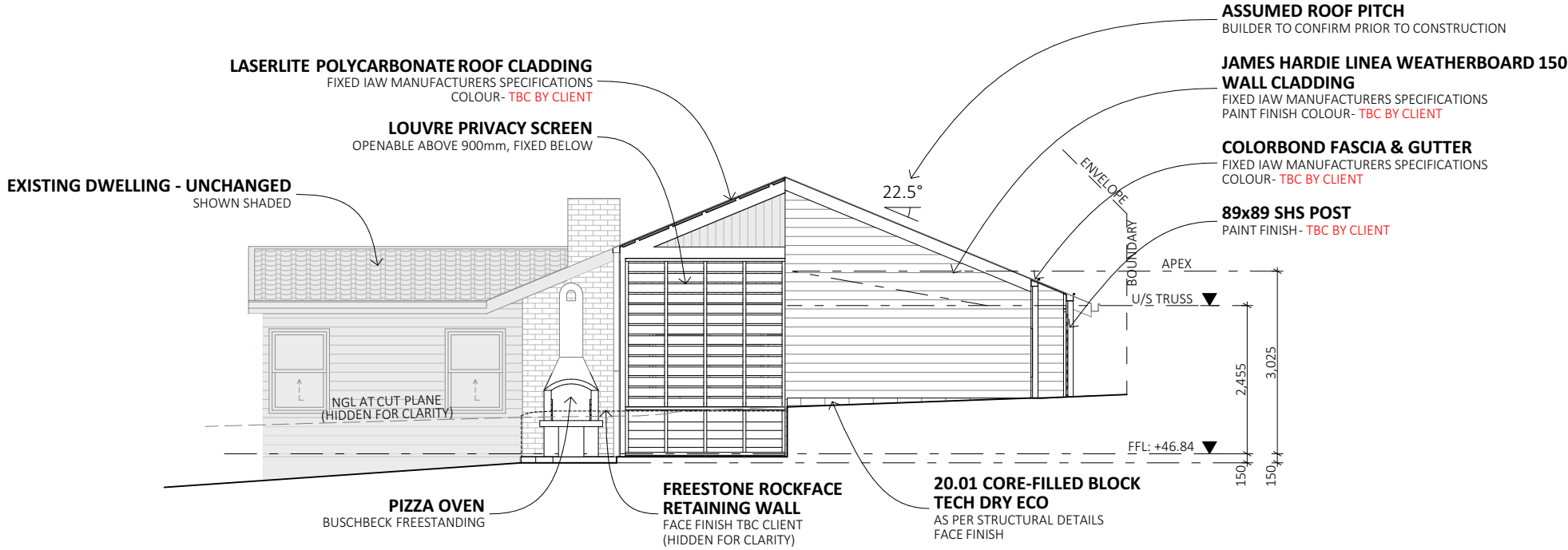
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REV.	DATE	DESCRIPTION	DESIGNER	J.L.	JOB NUMBER	PMNR24
R1	29/07/2025	FOR REVIEW	DRAWN	J.L.	DRAWING	14/21
R2	08/10/2025	FOR D.A.		J.L.		
R3	22/10/2025	FOR F.I.R.	CHECKED	M.L.	SCALE (@A3)	1:100

EASTERN ELEVATION



WESTERN ELEVATION



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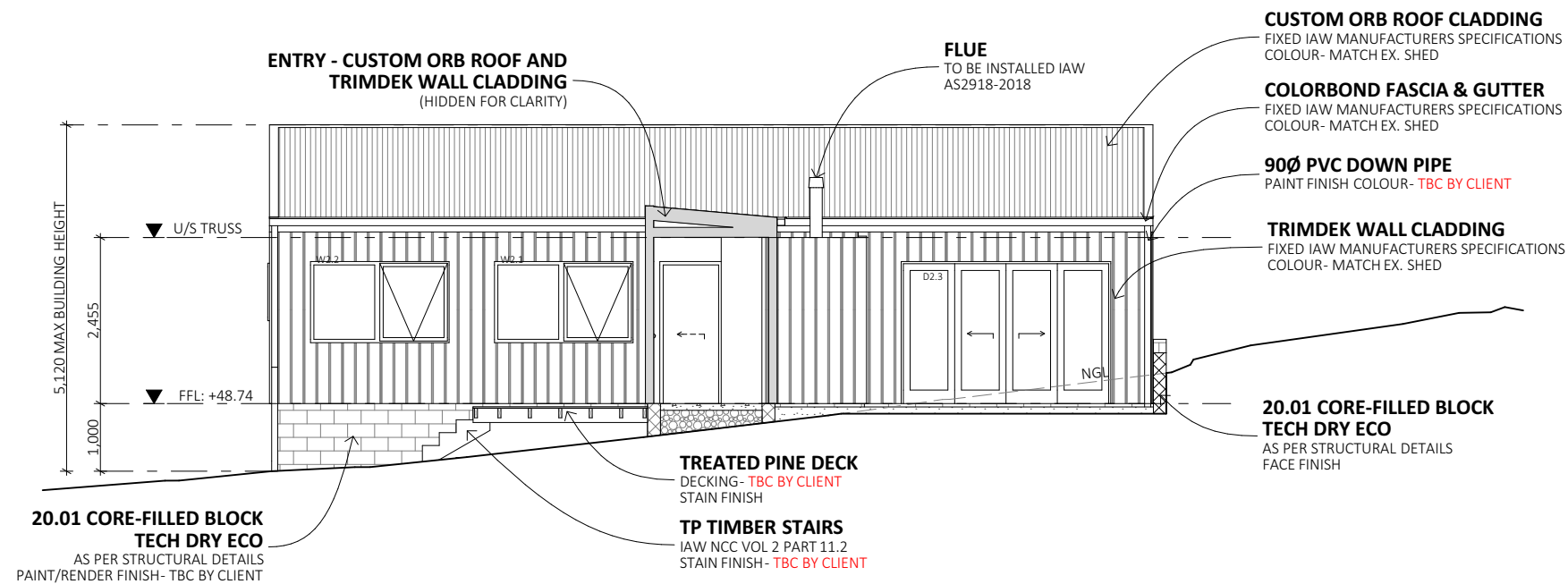
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**DRAWING
ELEVATIONS**
EST-WST - LOT 1

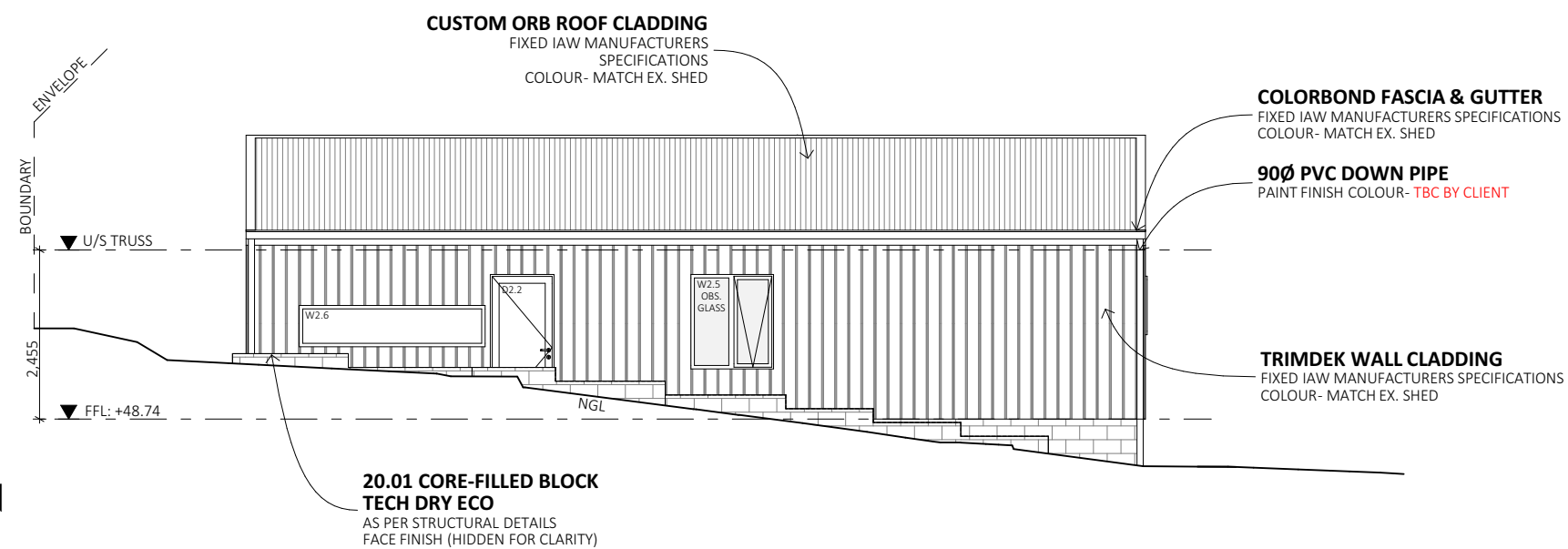
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R1	29/07/2025	FOR REVIEW	DRAWN	J.L.	DRAWING	15/21
R2	08/10/2025	FOR D.A.		J.L.	DRAWING	15/21
R3	22/10/2025	FOR F.I.R.	CHECKED	M.L.	SCALE (@A3)	1:100



NORTH EASTERN ELEVATION



SOUTH WESTERN ELEVATION



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DRAWING
ELEVATIONS NE-
SW - LOT 2

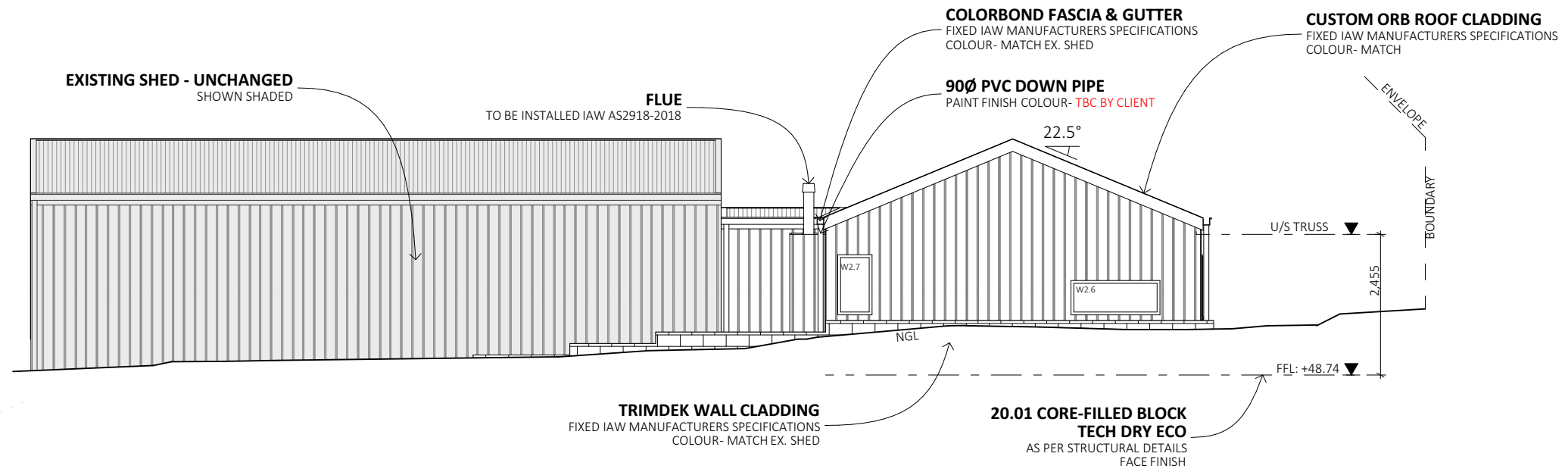
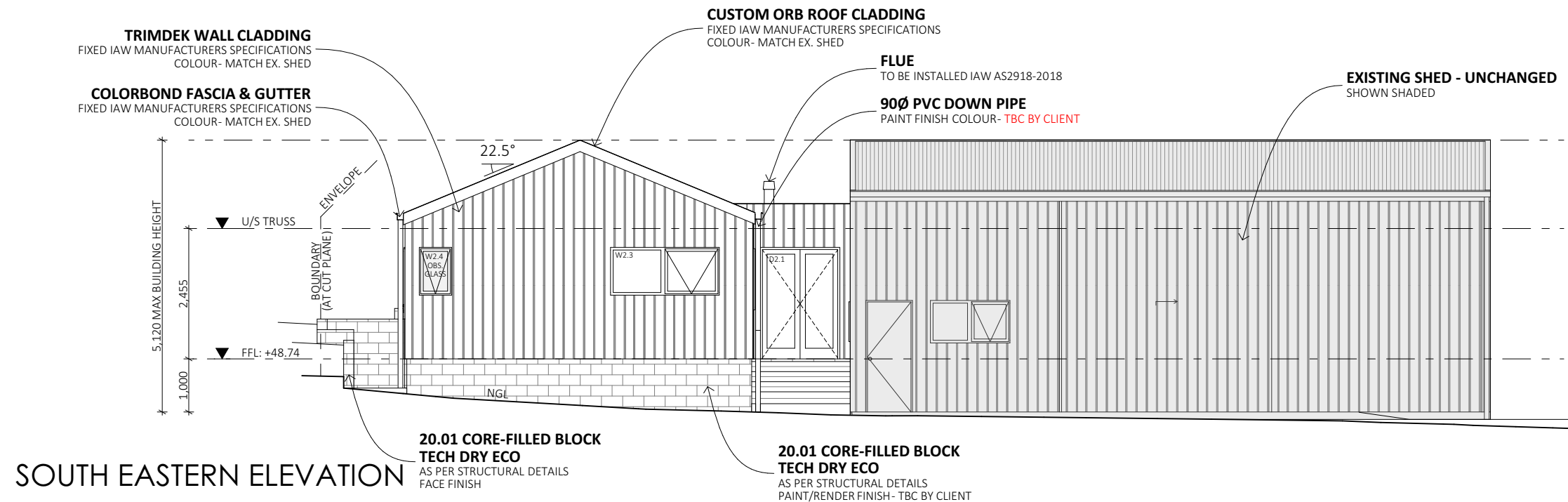
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REV.	DATE	DESCRIPTION	DESIGNER	J.L.	JOB NUMBER	PMNR24
R1	29/07/2025	FOR REVIEW	DRAWN	J.L.	DRAWING	16/21
R2	08/10/2025	FOR D.A.		J.L.		
R3	22/10/2025	FOR F.I.R.	CHECKED	M.L.	SCALE (@A3)	1:100



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DRAWING
ELEVATIONS SE-
NW - LOT 2

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REV.	DATE	DESCRIPTION	DESIGNER	J.L.	JOB NUMBER	PMNR24
R1	29/07/2025	FOR REVIEW	DRAWN	J.L.	DRAWING	17/21
R2	08/10/2025	FOR D.A.				
R3	22/10/2025	FOR F.I.R.	CHECKED	M.L.	SCALE (@A3)	1:100



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**DRAWING
PERSPECTIVES
LOT 1**

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R1	29/07/2025	FOR REVIEW	DRAWN	J.L.	DRAWING	18/21
R2	08/10/2025	FOR D.A.		J.L.	DRAWING	18/21
R3	22/10/2025	FOR F.I.R.	CHECKED	M.L.	SCALE (@A3)	NTS



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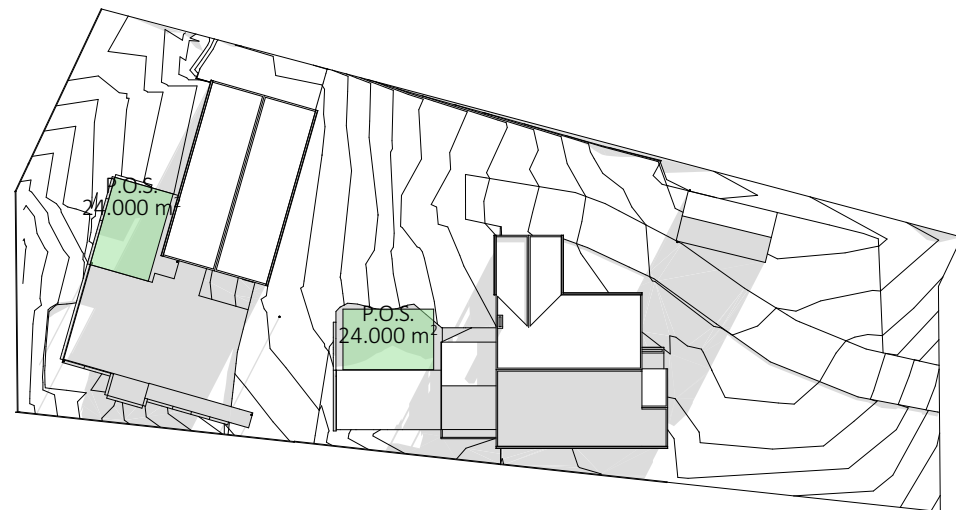
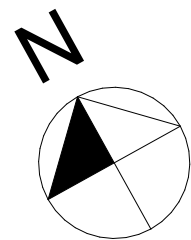
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**DRAWING
PERSPECTIVES
LOT 2**

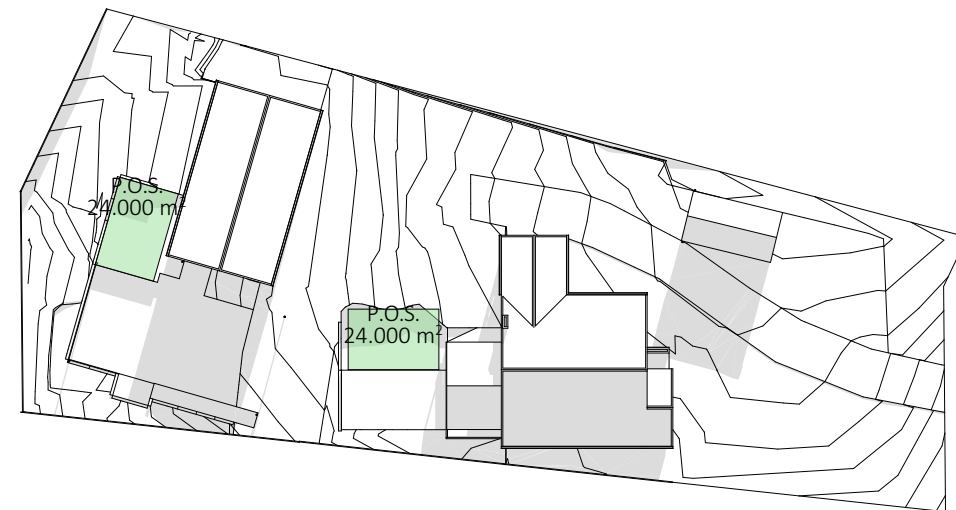
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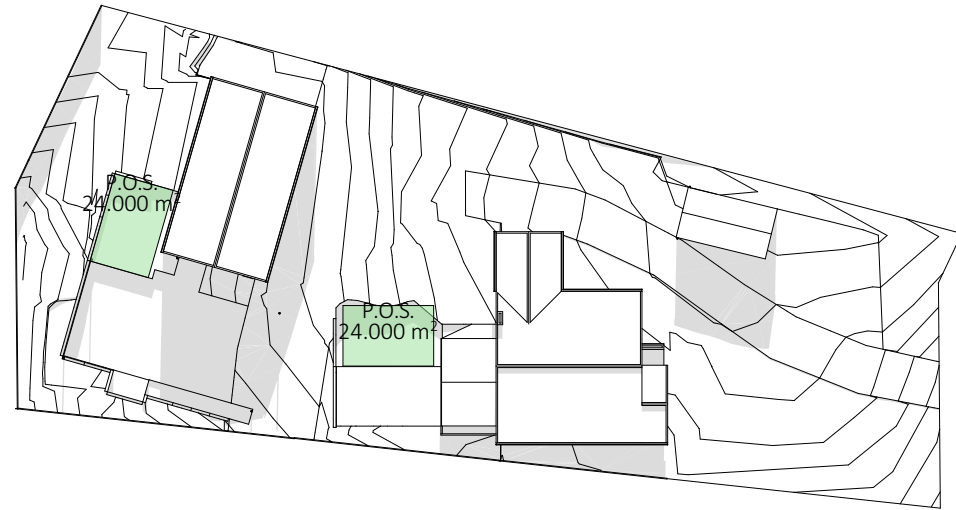
REV.	DATE	DESCRIPTION	DESIGNER	J.L.	JOB NUMBER	PMNR24
R1	29/07/2025	FOR REVIEW	DRAWN	J.L.	DRAWING	19/21
R2	08/10/2025	FOR D.A.		J.L.	DRAWING	19/21
R3	22/10/2025	FOR F.I.R.	CHECKED	M.L.	SCALE (@A3)	NTS



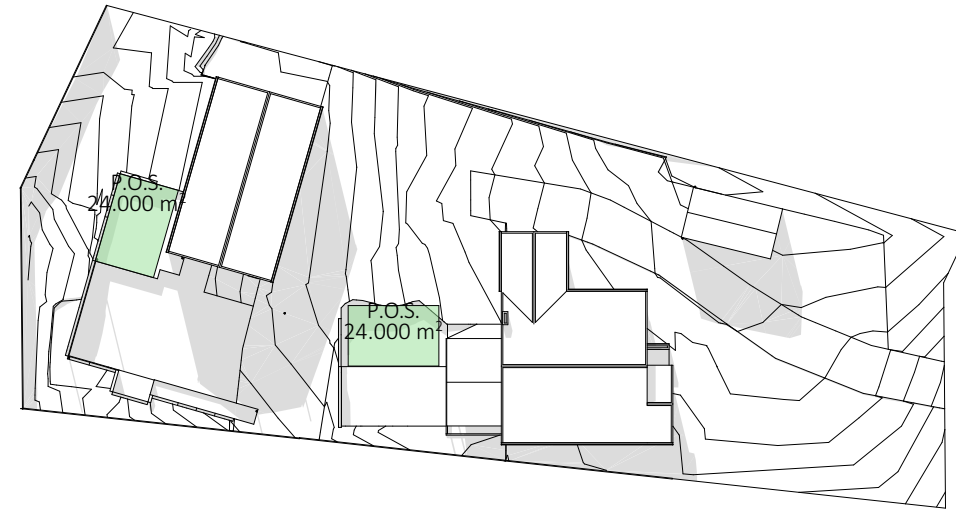
9AM



10AM



11AM



12PM

SHADOW DIAGRAMS SHOWN AT WINTER SOLSTICE



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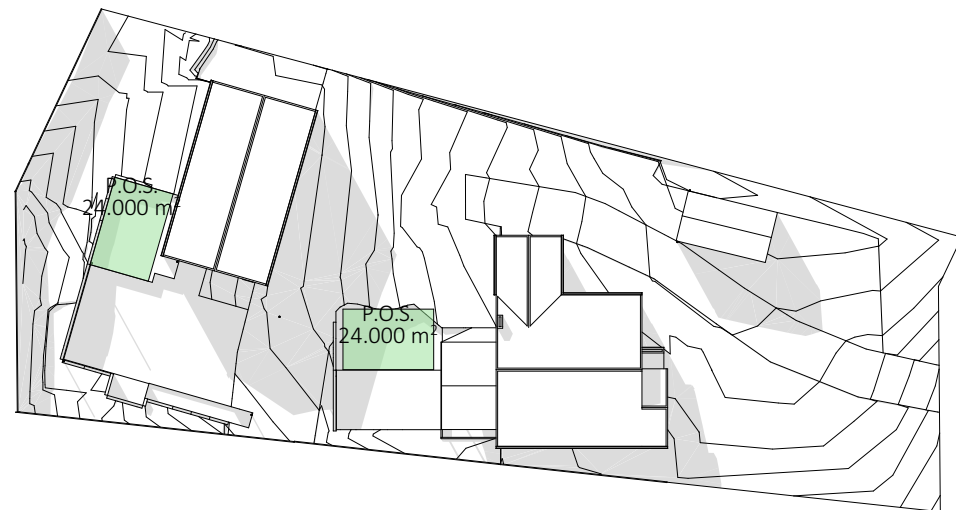
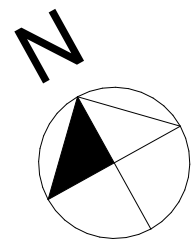
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RIVERSIDE, 7250.

**DRAWING
SHADOW
DIAGRAMS**

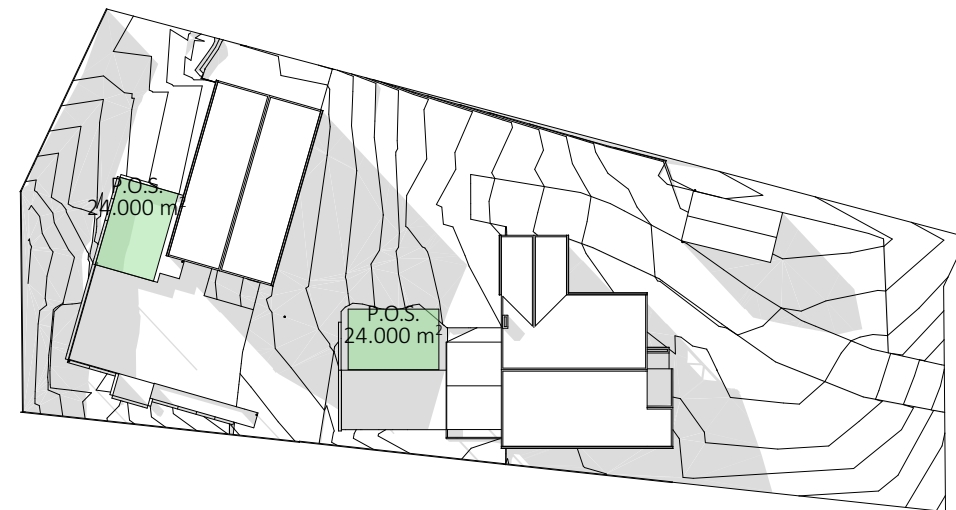
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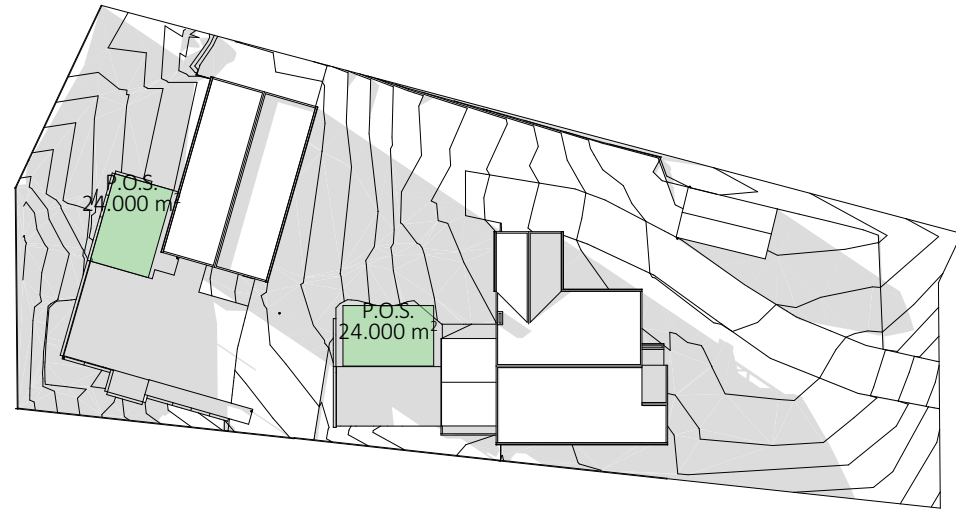
REV.	DATE	DESCRIPTION	DESIGNER	J.L.	JOB NUMBER	PMNR24
R1	29/07/2025	FOR REVIEW	DRAWN	J.L.	DRAWING	20/21
R2	08/10/2025	FOR D.A.		J.L.	DRAWING	20/21
R3	22/10/2025	FOR F.I.R.	CHECKED	M.L.	SCALE (@A3)	1:500



1PM



2PM



3PM

SHADOW DIAGRAMS SHOWN AT WINTER SOLSTICE



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SHADOW
DIAGRAMS**

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R2	08/10/2025	FOR D.A.		J.L.	DRAWING	21/21
R3	22/10/2025	FOR F.I.R.	CHECKED	M.L.	SCALE (@A3)	1:500