

PLANNING APPLICATION FORM

Section 57 & 58

**OFFICE USE
ONLY**

Application Number PA2025353

Assess No: A2431

PID No: 6050148

Applicant Name:	Plans To Build			
Applicant Contact Name	Leigh Dell			
Postal Address:	Level 1, 52-60 Brisbane St			
Contact Phone:	Home		Work	
			Mobile	0400 655 771
Email Address:	leigh@planstobuild.com.au			

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: Plans To Build

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) M Velis & H Bierbrauer

Location / Address: 41 Rannoch Ave, Riverside, Tas 7250

Title Reference: CT18547/130

Zone(s):
Existing Development/Use: Ex Dwelling

Existing Developed Area: 143

Are any of the components in this Application seeking retrospective approval?
E.g. Use and/or development that has commenced without a Planning Permit.

NO

(If yes please specify the relevant components):

DEVELOPMENT APPLICATION DETAILS

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

Description of Use:

Residential Extension & alterations

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

Description of development:

Extension & alterations

New or Additional Area: 32m2

Estimated construction cost of the proposed development: 100,000

Building Materials:

Wall Type: Ex/ FC

Colour: Grey

Roof Type: CB

Colour: Grey

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,

Owner_Name

Name (print)

Signed

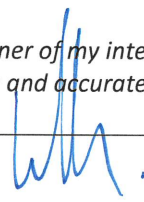
Date

Applicant:**(if not the owner)**

As the applicant, I declare that I have notified the owner of my intention to make this application and that the information contained in this application is a true and accurate representation of the proposal,

LEIGH DEU

Name (print)



Signed

28/10/25

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

SEARCH OF TORRENS TITLE

VOLUME 18547	FOLIO 130
EDITION 3	DATE OF ISSUE 14-Aug-2017

SEARCH DATE : 29-Oct-2025

SEARCH TIME : 12.31 PM

DESCRIPTION OF LAND

Town of RIVERSIDE

Lot 130 on Sealed Plan [18547](#)(Formerly Lots 2 and 129 on SP [18547](#))

Derivation : Part of 500 Acres Located to W A Brodribb

Prior CT [3991/30](#)SCHEDULE 1

[M640992](#) TRANSFER to MICHAEL JOHN VELIS and HEIDI MARIE
BIERBRAUER Registered 14-Aug-2017 at 12.01 PM

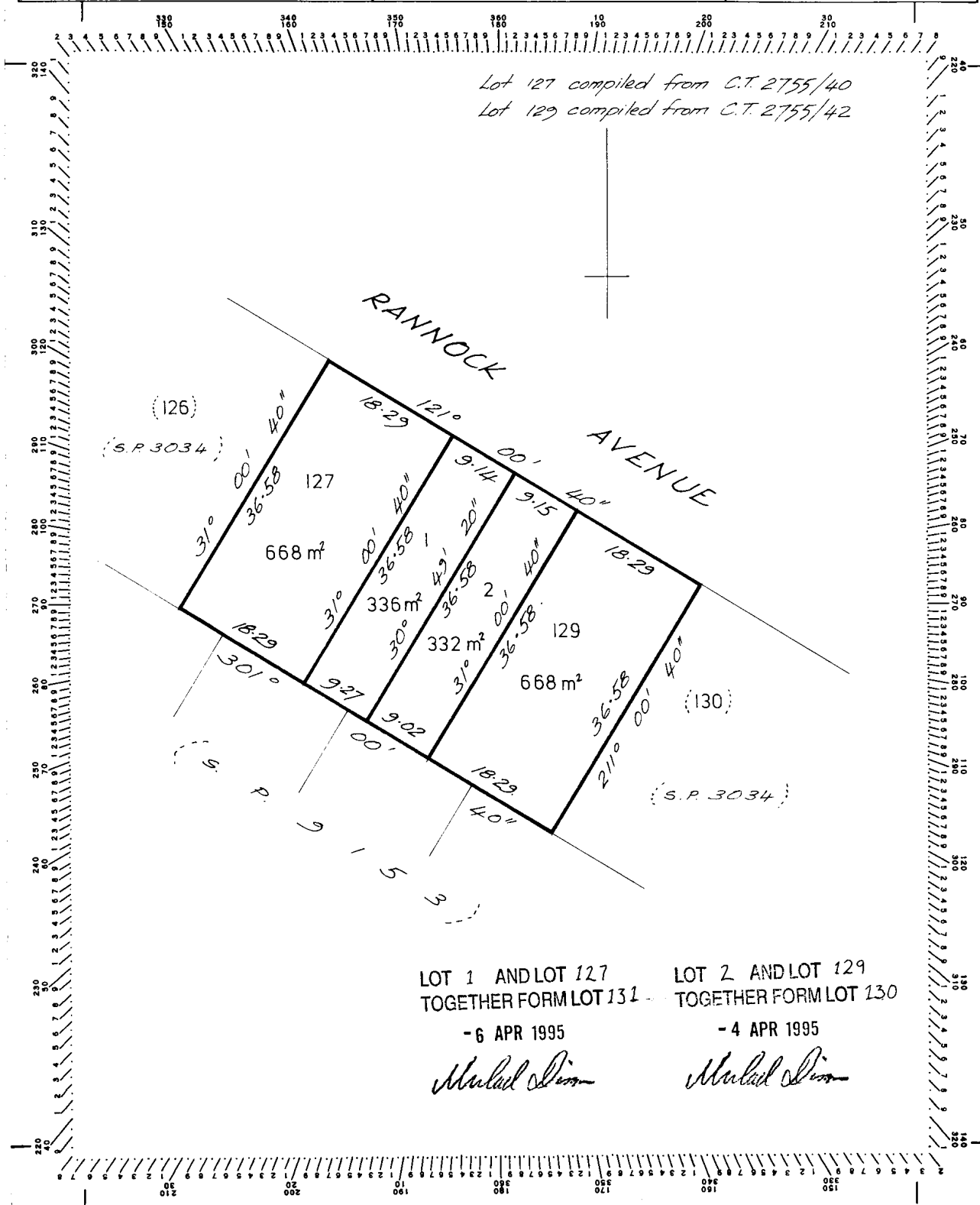
SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP [60772](#) COVENANTS in Schedule of Easements[A389427](#) FENCING PROVISION in Transfer[A398159](#) FENCING PROVISION in Transfer[E103686](#) MORTGAGE to B & E LTD Registered 14-Aug-2017 at 12.
02 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: <i>Liam Richard Clayton, Anne Elizabeth Clayton & John Thomas Waldren</i>	PLAN OF SURVEY by Surveyor <i>G. L. Walkem</i> of land situated in the	Registered Number: S.P. 18547
Title Reference: <i>C.T. 2755/40, 2755/41, 2755/42.</i>	TOWN OF RIVERSIDE	Effective from: 10 NOV 1982
Grantee: <i>Part of 500^a located to W.A. Brodribb.</i>	SCALE 1: <i>500</i>. MEASUREMENTS IN METRES	<i>J. Bronte</i> ACTING DEPUTY, Recorder of titles





SCHEDULE OF EASEMENTS

PLAN NO.

**S.P.
18547**

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

Lots 127, 129, 1 and 2 (which formerly comprised Lots 127 to 129 on Sealed Plan 3034) **EASEMENTS** are affected by restrictive covenants set forth in Sealed Plan 3034.

No easements or profit a prendre are created to be of benefit or burden the land shown on the plan.

SIGNED by Liam Richard Clayton and Anne Elizabeth Clayton the registered proprietors of the land comprised in Certificate of Title Volume 2755 Folio 40 in the presence of :-

Liam R Clayton
A Clayton

*As Solicitor
hereunto.*

Signed by

GORDON WILLIAM LAWRENCE

as Attorney for THE COMMERCIAL BANK OF AUSTRALIA LIMITED and as the Act and deed of the said Bank in the presence of :-

Gordon Lawrence
Bank Officer,
Hobart.

as Mortgagee by virtue of Memorandum of Mortgage No. A 443540

**THE COMMERCIAL BANK
OF AUSTRALIA LIMITED**
BY ITS ATTORNEY

Gordon Lawrence
WHO HEREBY CERTIFIES THAT HE HAS RECEIVED NO NOTICE OF REVOCATION OF POWER No. 22901 GRANTED TO HIM.

SIGNED by Philip Leigh Corby and Joseph Aloysius Maloney as Mortgagees by Virtue of Memorandum of Mortgage No. A462497 in the presence of :-

Philip Leigh Corby
Joseph Aloysius Maloney

Philip Leigh Corby
Joseph Aloysius Maloney

SIGNED by Liam Richard Clayton, Anne Elizabeth Clayton and John Thomas Waldren the registered proprietors of the land comprised in Certificate of Title Volume 2755 Folio 41 in the presence of :-

Liam Richard Clayton
Anne Elizabeth Clayton
John Thomas Waldren

Liam Richard Clayton
Anne Elizabeth Clayton

John Thomas Waldren

SIGNED by John Thomas Waldren the registered proprietor of the land comprised in Certificate of Title Volume 2755 Folio 42 in the presence of :-

John Thomas Waldren

John Thomas Waldren

SIGNED by AUSTRALIA AND NEW ZEALAND SAVINGS BANK LIMITED as Mortgagee under Memorandum of Mortgage No. A407739 by its Attorney John Kaye MYHILL (who certifies that he has received no notice of revocation of Power of Attorney No. 54/8528 under which this instrument is signed) in the presence of:

John Kaye Myhill

Bank Officer
Launceston

AUSTRALIA AND NEW ZEALAND
SAVINGS BANK LIMITED
By its Attorney
John Kaye Myhill
Area Manager

Certified correct for the purposes of the Real Property Act 1862, as amended.

P.L. CORBY & CO.

Per:

~~Solicitor~~ Solicitor for the Subdivider

This is the schedule of easements attached to the plan of Liam Richard Clayton, Anne
(Insert Subdivider's Full Name)

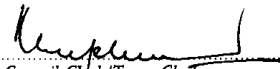
Elizabeth Clayton and John Thomas Waldren

..... affecting land in

Certificates of Title Volume 2755 Folio 40, Volume 2755 Folio 41 and

Volume 2755 Folio 42
(Insert Title Reference)

Sealed by Municipality of Beaconsfield on 22nd June, 1982

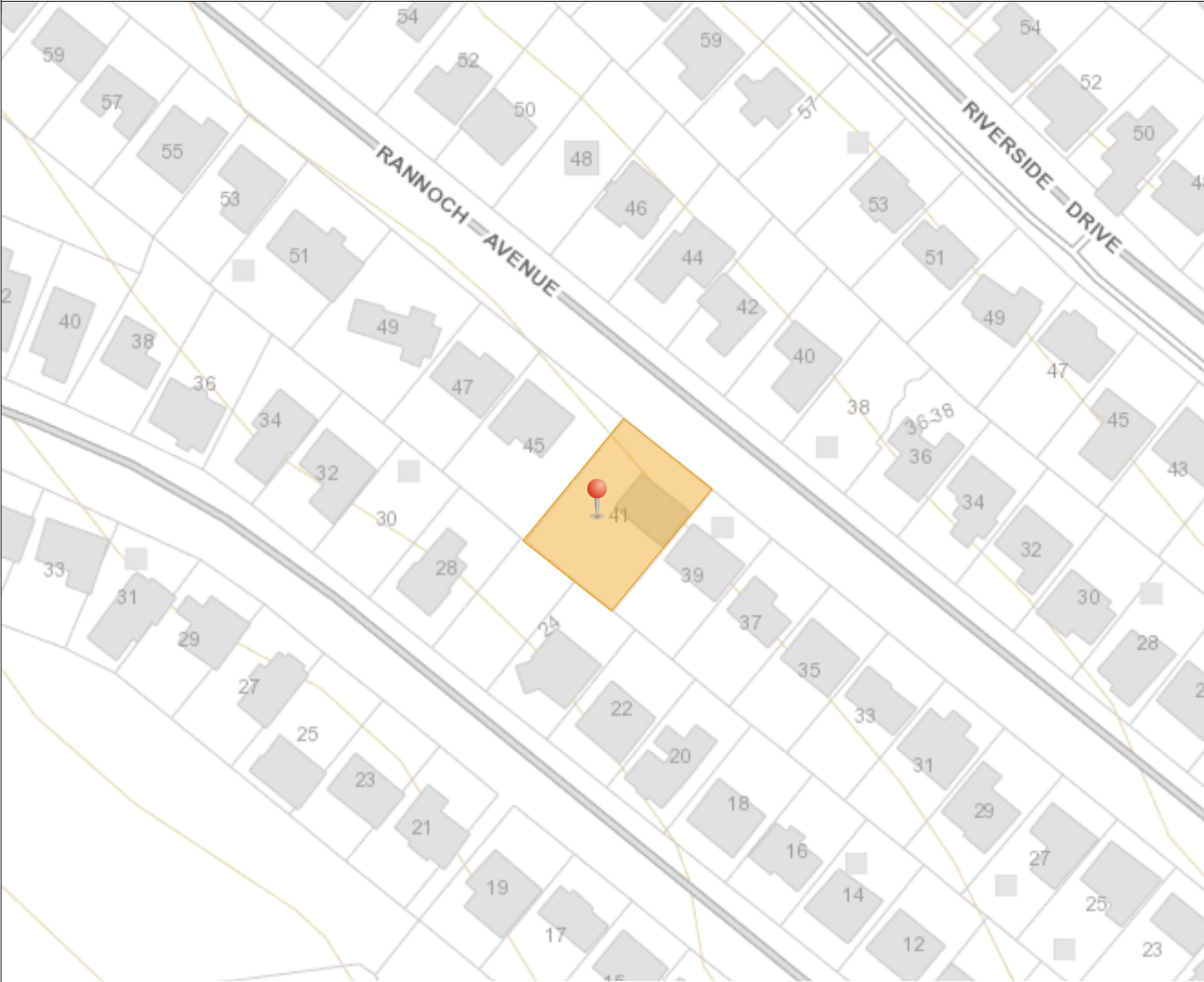

Council Clerk/Town Clerk

10365

ALTERATIONS & ADDITIONS

at 41 RANNOCH AVENUE RIVERSIDE TAS 7250

for M. J. VELIS & H. M. BIERBRAUER



LOCATION PLAN

REQUIRED APPROVAL STAMPS - BUILDING SURVEYOR / PERMIT AUTHORITY

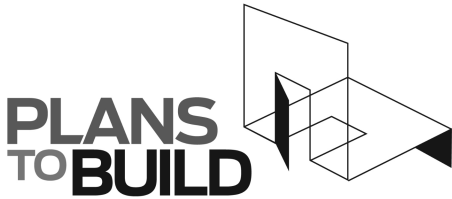
NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND/OR PERMIT AUTHORITY

DRAWING SCHEDULE

- A00 COVER PAGE
- A01 SITE PLAN
- A02 FIRST FLOOR DEMOLITION PLAN
- A03 PROPOSED GROUND FLOOR PLAN
- A04 PROPOSED FIRST FLOOR PLAN
- A05 ROOF PLAN
- A06 NORTHERN & EASTERN ELEVATIONS
- A07 SOUTHERN & WESTERN ELEVATIONS
- A08 SECTION AA



MEMBER
you're in good hands



ABN 23 269 055 701
Level 1, Holyman House, 52-60 Brisbane St,
Launceston, Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@planstobuild.com.au
L.M.DELL LIC. No. CC5932 G

GENERAL NOTES:

IN ACCORDANCE WITH THE N.C.C.S BUILDING CODE OF AUSTRALIA VOLUME TWO, ALL BUILDING WORK SHALL BE IN STRICT COMPLIANCE WITH COUNCIL LAWS, REFERENCED AUSTRALIAN STANDARDS, BUILDING ACTS & REGULATIONS REFER ALSO TO THE GENERAL REQUIREMENTS PAGE.

THE BUILDER SHALL SECURE AND MAKE SAFE THE WORKSITE IN ACCORDANCE WITH WORK SAFE TASMANIA & WHS GUIDELINES & REGULATIONS.

THE BUILDER SHALL CARRY OUT DIAL BEFORE YOU DIG REFERRAL FOR LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EARTHWORKS.

THE BUILDER SHALL INSTALL SILT TRAPS & SCREENS AT THE PROPERTY BOUNDARY TO PREVENT SILT RUNOFF INTO THE COUNCIL MAIN SYSTEM FOR THE DURATION OF SITE WORKS.

THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SETOUT OF ALL WORKS. A LAND SURVEYOR IS RECOMMENDED BY THE DESIGNER FOR ALL SETOUT. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

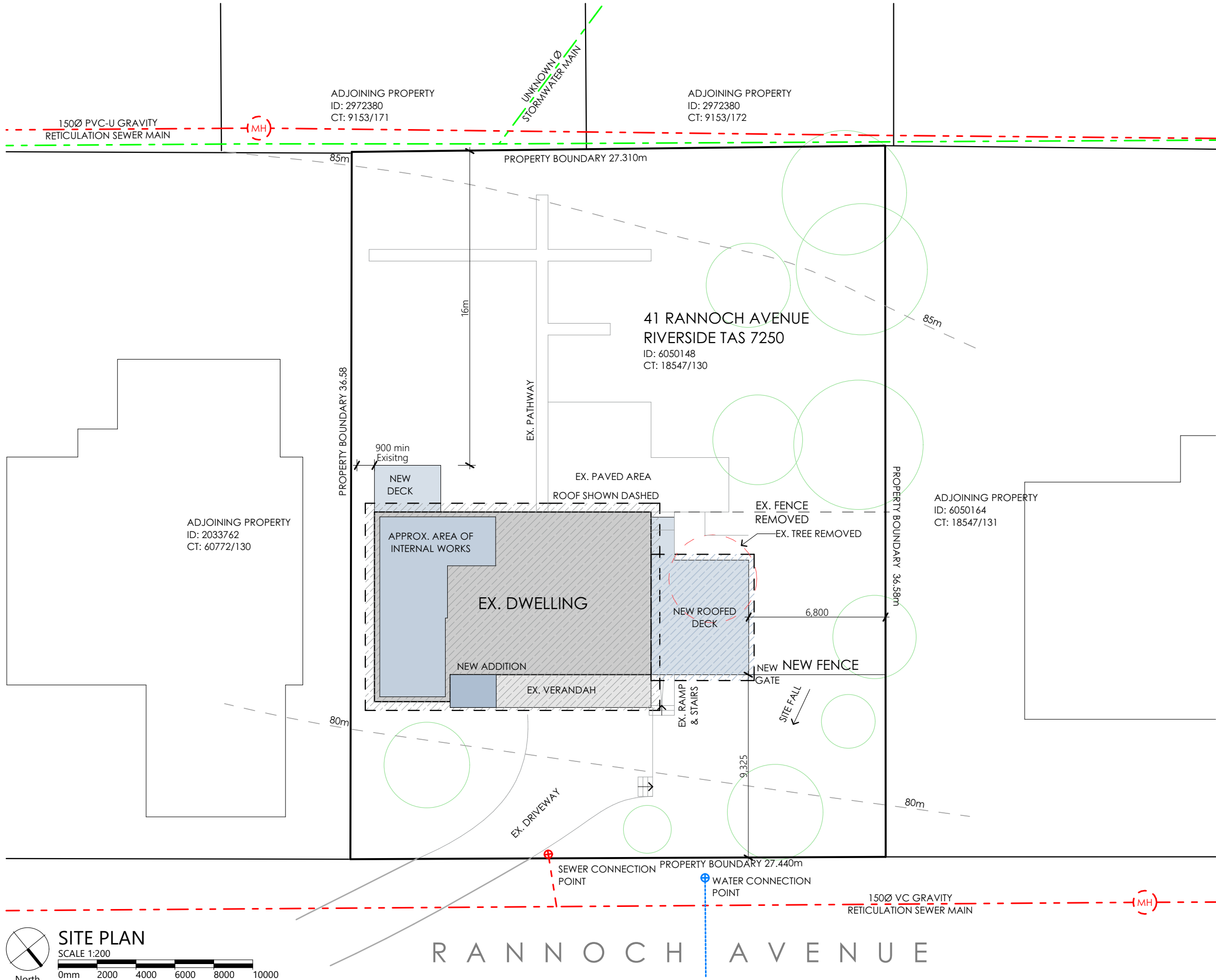
ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS.

ALL FITTINGS & FIXTURES INSTALLED SHALL BE PURCHASED AS NEW CONDITION & QUALITY & CARRY THE RELEVANT AUSTRALIAN STANDARD, AND CODEMARK & WATERMARK COMPLIANCES.

PROJECT INFORMATION:

FLOOR AREAS SCHEDULE:	EXISTING DWELLING GROUND FLOOR AREA - 92m ²	SITE AREA: M2/ Ha		LAND TITLE, VOLUME & FOLIO		
	EXISTING DWELLING FIRST FLOOR AREA - 126m ²	1000m ²		CT18547/130		
	TOTAL EXISTING DWELLING FLOOR AREA - 218m ²					
	EXISTING VERANDAH AREA - 17m ²					
	EXISTING COVERED DECK AREA - 29m ²					
	NEW COVERED DECK AREA - 32m ²					
	NEW DECK AREA - 8m ²					
		WIND CLASSIFICATION		WIND REGION: A3		
		REFER ALSO GEOTECH REPORT				
	COUNCIL: WEST TAMAR		SCHEME / ZONE OVERLAYS:		CLIMATE ZONE:	ALPINE AREA:
		N/A		7	N/A	N/A
SCHEME / ZONE: 8.0 GENERAL RESIDENTIAL				CORROSION ENVIRONMENT		TERRAIN CLASSIFICATION:
				LOW		
SITE SOIL CLASSIFICATION		SCALE: IF IN DOUBT ASK		PRINT DATE:		PROJECT NUMBER:
		SCALE @ A3		29/10/2025		25042

rev. Amendment		Date
DRAWING No:		ISSUE: APPROVAL
A00		REV: 0



SITE PLAN NOTES

SURFACE AND SUBSURFACE DRAINAGE SYSTEMS IN ACCORDANCE WITH PART D2. NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A STORMWATER DRAINAGE SYSTEM MUST BE IN ACCORDANCE WITH AS/NZS 3500.3 SOIL AND WATER MANAGEMENT PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT WORKS THE APPLICANT OR BUILDER MUST INSTALL ALL NECESSARY SILT FENCES AND CUT-OFF DRAINS TO PREVENT THE SOIL, GRAVEL AND OTHER DEBRIS FROM ESCAPING THE SITE. ADDITIONAL WORKS MAY BE REQUIRED ON COMPLEX SITES.

NO MATERIAL OR DEBRIS IS TO BE TRANSPORTED ONTO THE ROAD RESERVE (INCLUDING THE NATURE STRIP, FOOTPATH AND ROAD PAVEMENT). ANY MATERIAL THAT IS DEPOSITED ONTO THE ROAD RESERVE AS A RESULT OF THE DEVELOPMENT ACTIVITY IS TO BE REMOVED BY THE APPLICANT OR BUILDER.

THE SILT FENCING, CUT-OFF DRAINS AND OTHER WORKS TO MINIMISE EROSION ARE TO BE MAINTAINED ON THE SITE UNTILL SUCH TIME AS THE SITE HAS REVEGETATED SUFFICIENTLY TO MITIGATE EROSION AND SEDIMENT TRANSPORT.

PLANS
TO BUILD

ABN 23 269 055 701
Level 1, Holyman House, 52-60 Brisbane St,
Launceston, Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@planstobuild.com.au
L.M.DELL LIC. No. CC5932 G

Owner: M. J. VELIS & H. M. BIERBRAUER

rev.	Amendment	Date
DRAWING No:	A01	ISSUE: APPROVAL
REV: 0	2 of 9	

ALTERATIONS & ADDITIONS

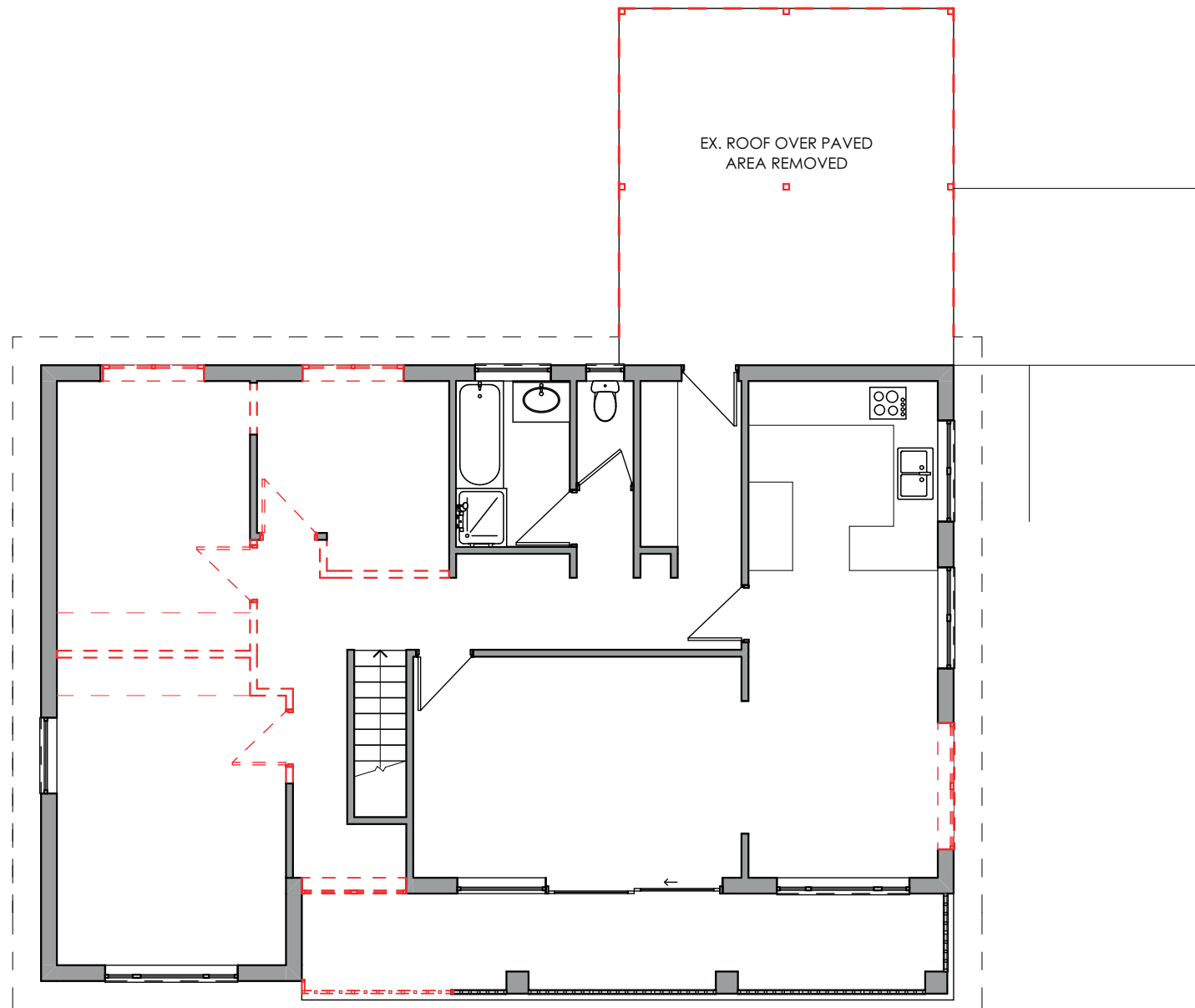
41 RANNOCH AVENUE RIVERSIDE TAS 7250

NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND/OR PERMIT AUTHORITY.

PROJECT NUMBER:
25042

SCALE: IF IN DOUBT ASK
SCALE @ A3

PRINT DATE:
29/10/2025



 **FIRST FLOOR DEMOLITION PLAN**
SCALE 1:100
0mm 1000 2000 3000 4000 5000
Project North

ALTERATIONS & ADDITIONS

41 RANNOCH AVENUE RIVERSIDE TAS 7250

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PROJECT NUMBER: 25042	SCALE: IF IN DOUBT ASK SCALE @ A3	PRINT DATE: 29/10/2025	DRAWING No: A02	ISSUE: APPROVAL REV: 0
			3 of 9	



PLANS TO BUILD

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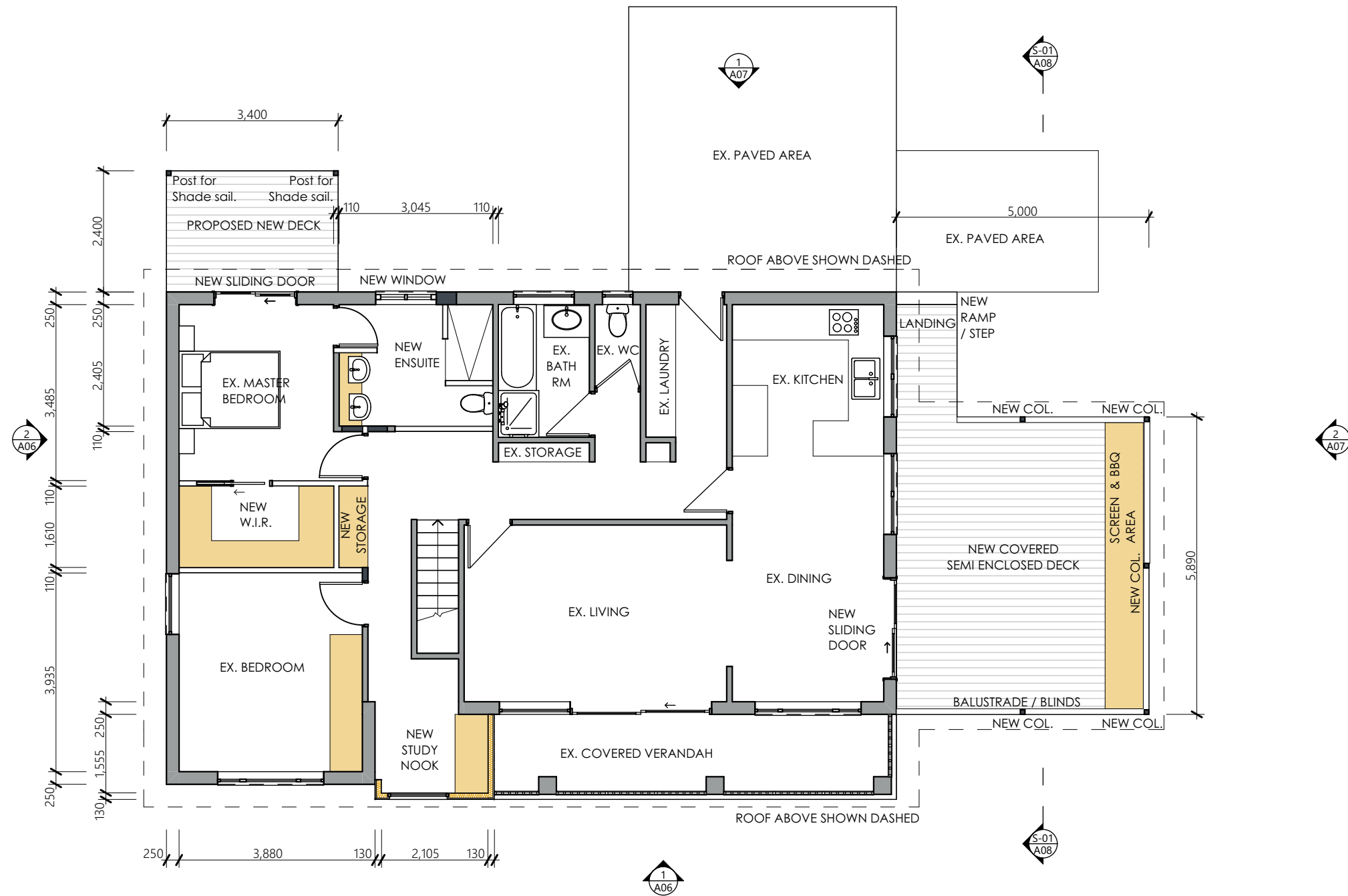
rev.	Amendment	Date

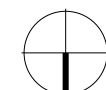


rev.	Amendment	Date
DRAWING No:		ISSUE: APPROVAL
A03		REV: 0
4 of 9		

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PRINT DATE:
29/10/2025



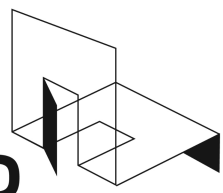
 **FIRST FLOOR PLAN**
SCALE 1:100
0mm 1000 2000 3000 4000 5000
Project North

ALTERATIONS & ADDITIONS

41 RANNOCH AVENUE RIVERSIDE TAS 7250

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PROJECT NUMBER: 25042	SCALE: IF IN DOUBT ASK SCALE @ A3	PRINT DATE: 29/10/2025	rev. Amendment	Date
DRAWING No: A04			ISSUE: APPROVAL	REV: 0
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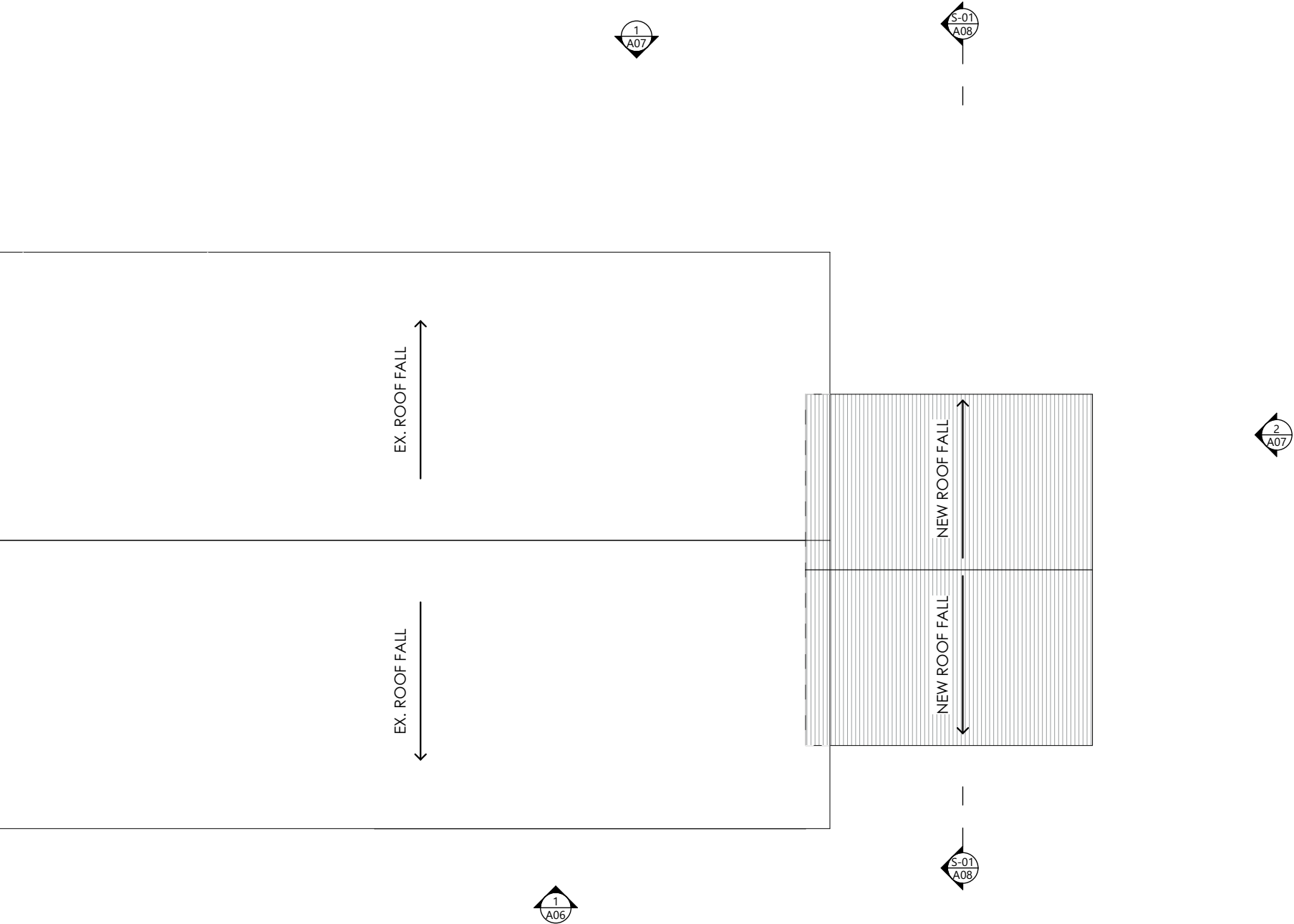
Owner: M. J. VELIS & H. M. BIERBRAUER

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Project North

0mm10002000300040005000

ROOF PLAN
SCALE 1:100

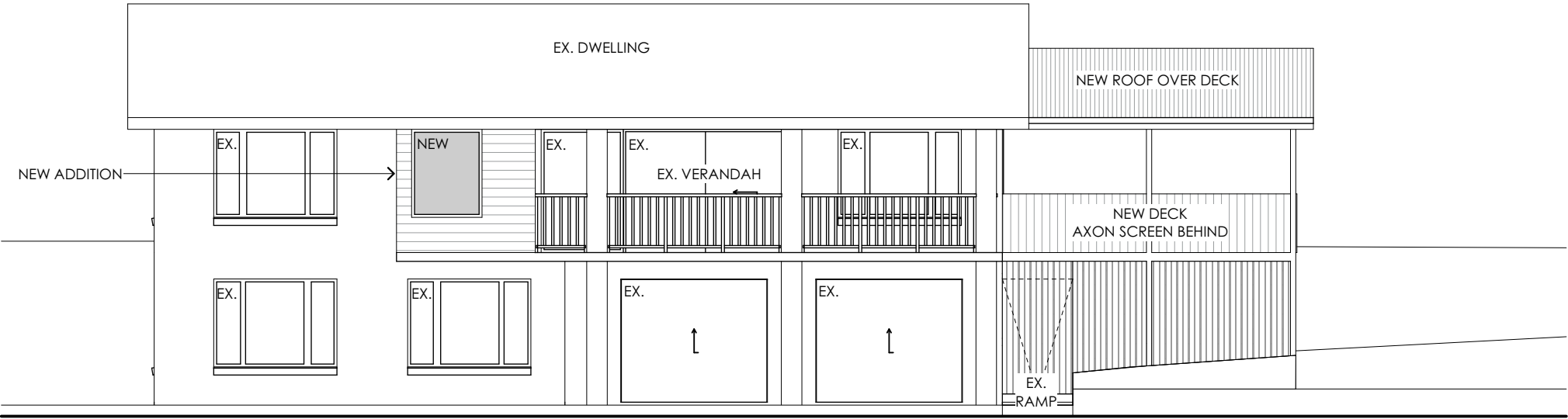


ALTERATIONS & ADDITIONS

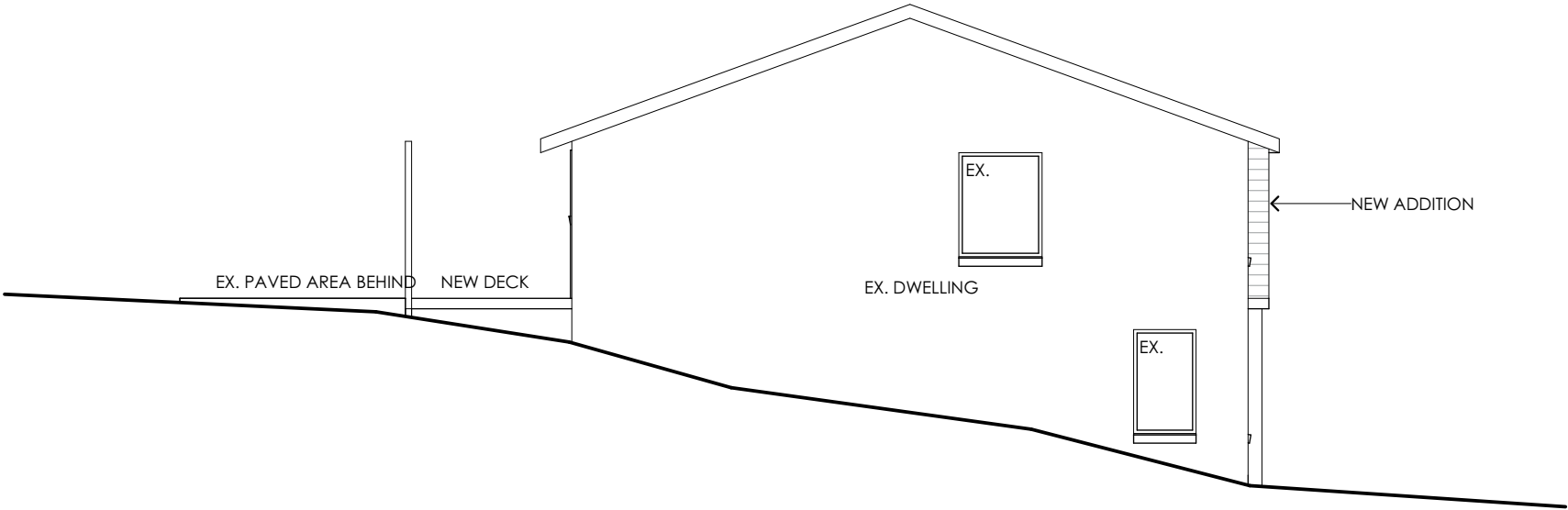
41 RANNOCH AVENUE RIVERSIDE TAS 7250

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PROJECT NUMBER: 25042	SCALE: IF IN DOUBT ASK SCALE @ A3	PRINT DATE: 29/10/2025	rev. Amendment DRAWING No: A05	Date ISSUE: APPROVAL REV: 0
			6 of 9	



1 EASTERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



2 SOUTHERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

ALTERATIONS & ADDITIONS

41 RANNOCH AVENUE RIVERSIDE TAS 7250

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PROJECT NUMBER: 25042
SCALE: IF IN DOUBT ASK SCALE @ A3
PRINT DATE: 29/10/2025

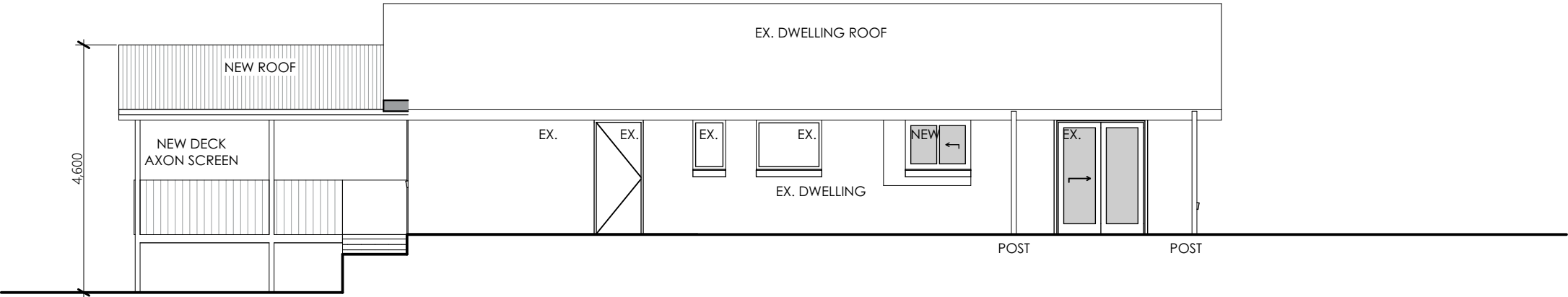
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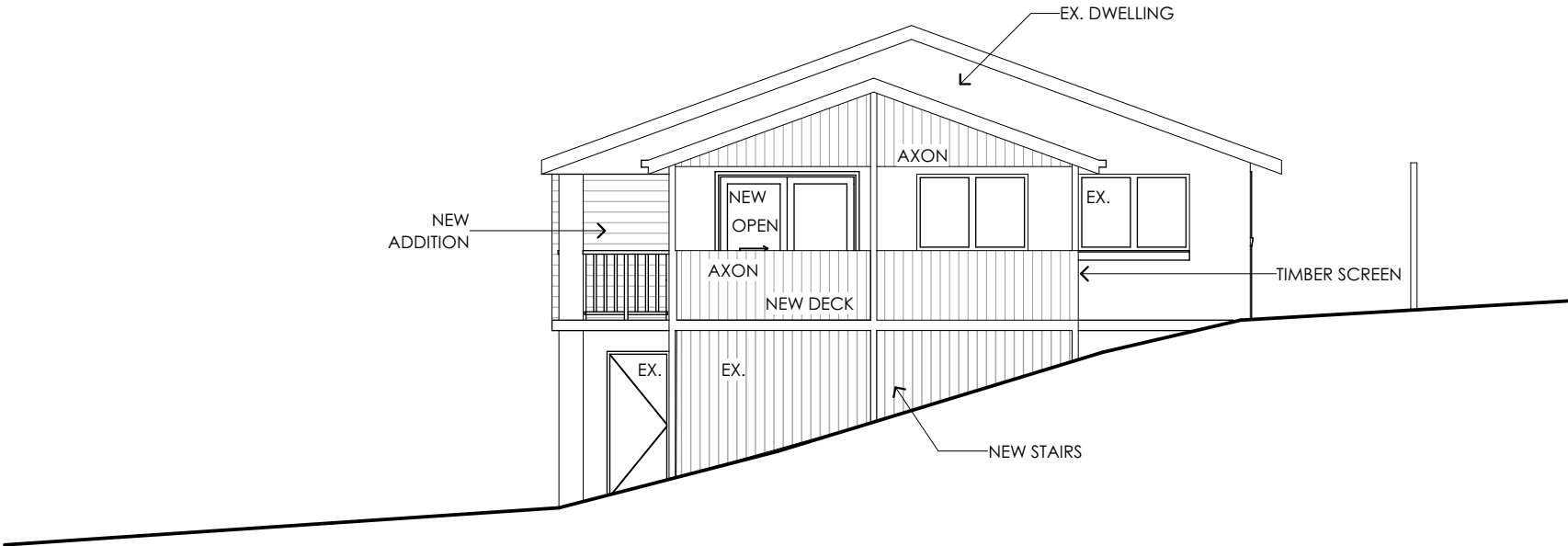
Owner: M. J. VELIS & H. M. BIERBRAUER

rev.	Amendment	Date

DRAWING No: A06
ISSUE: APPROVAL
7 of 9
REV: 0



1 WESTERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



2 NORTH WESTERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

ALTERATIONS & ADDITIONS
41 RANNOCH AVENUE RIVERSIDE TAS 7250

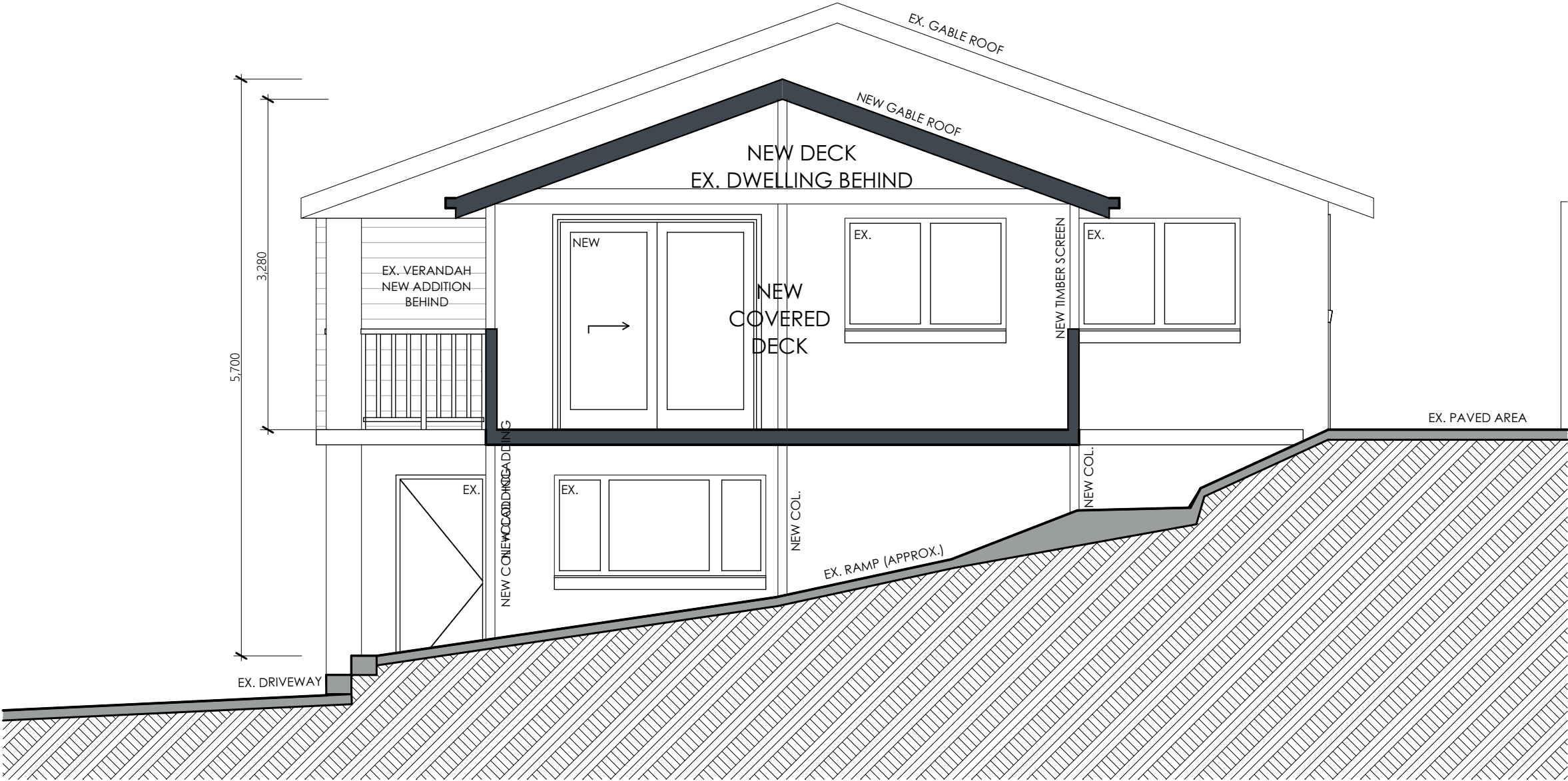
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PROJECT NUMBER: 25042	SCALE: IF IN DOUBT ASK SCALE @ A3	PRINT DATE: 29/10/2025	rev. Amendment	Date
DRAWING No: A07			ISSUE: APPROVAL	REV: 0
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PLANS
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L.M.DELL LIC. No. CC5932 G

Owner: M. J. VELIS & H. M. BIERBRAUER



1 SECTION AA
SCALE 1:50
0mm 500 1000 1500 2000 2500

ALTERATIONS & ADDITIONS

41 RANNOCH AVENUE RIVERSIDE TAS 7250

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PROJECT NUMBER: 25042	SCALE: IF IN DOUBT ASK SCALE @ A3	PRINT DATE: 29/10/2025	rev. Amendment	Date
DRAWING No: A08			ISSUE: APPROVAL	REV: 0
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