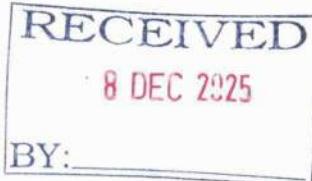


Eden Street
Riverside Tasmania 7250
Telephone: (03) 6323 9300
Facsimile: (03) 6323 9349



I2025305617



PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY	Application Number PA2025412
	Assess No: A3442
	PID No: 1888013

Applicant Name:	CAROLINE LARNER A/F CATCHER NOMINEE TRUST		
Applicant Contact Name	A/A		
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
- NA • Native vegetation to be removed
- NA • Onsite services, connections and drainage details (including sewer, water and stormwater)
- NA • Cut and/or Fill
- NA • Car parking and access details (including construction material of all trafficable areas)
- NA • ✓ Fence details
- NA • ✓ 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: CAROLINE LARNER

Note: Full name(s) of person(s) or company making the application and postal address for correspondence.

LAND DETAILSOwner/Authority Name: (as per certificate of title) CAROLINE LARNERLocation / Address: LOT 1 1/28 MAIN ROAD, EXETER 7275Title Reference: 2/130806

Zone(s):

Existing Development/Use: GENERAL RESIDENTIALExisting Developed Area: 826 m²Are 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: <input checked="" type="checkbox"/>	Visitor Accommodation: <input type="checkbox"/>	Commercial: <input type="checkbox"/>	Other: <input type="checkbox"/>
	Description of Use: <u>AFFORDABLE HOUSING X2 NEW STRATA UNITS</u>			

Development Type:	Building work: <input checked="" type="checkbox"/>	Demolition: <input type="checkbox"/>	Subdivision: <input type="checkbox"/>	Other: <input type="checkbox"/>
	Description of development: <u>X2 NEW STRATA UNITS</u>			

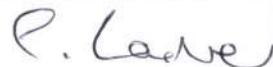
New or Additional Area:			
Estimated construction cost of the proposed development:	<u>\$350,000</u>		
Building Materials:	Wall Type: <u>custom orb</u>	Colour: <u>GREY</u>	
	Roof Type: <u>custom orb</u>	Colour: <u>GREY</u>	

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,

 CAROLINE LARNER
 Owner Name

Name (print)



Signed

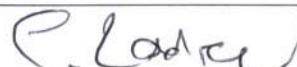
8/12/2025

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,

 CAROLINE LARNER
 Applicant Name

Name (print)



Signed

8/12/2025

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:

(LOT 1) CAROLINE LARNER / STATE ROADS

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.

 CAROLINE LARNER
 Name (print)



Signed

8/12/2025

Date

STRATA PLAN

SHEET 4 OF 4 SHEETS

REGISTERED NUMBER

130806

POSTAL ADDRESS FOR SERVICE OF NOTICES
ON THE BODY CORPORATE:

128 West Tamar Highway
Exeter 7275

NAME OF BODY CORPORATE: STRATA CORPORATION N° 130806
128 WEST TAMAR HIGHWAY EXETER

GENERAL UNIT ENTITLEMENTS
FOR THIS BODY CORPORATE

TOTAL ENTITLEMENTS FOR STRATA PLAN = 84

SURVEYORS CERTIFICATE

1. Peter Noel Anderson
of Launceston

a Surveyor registered under the Land Surveyors Act 1909 hereby certify that the building erected on the site and drawn on sheet 1 of this plan is within the external boundaries of the folio stated on sheet 1.

P. Anderson
Registered Surveyor

17-4-97
date

0882
ref. no.

COUNCIL CERTIFICATE

I certify that the WEST TAMAR Council has:
(a) approved the subdivision shown in this plan and
(b) issued a building certificate in respect of each
flat in this plan, in accordance with Section 119
of the Local Government (Building & Miscellaneous
Provisions) Act 1993

.....
General Manager

...11.18.98.
date

.....
ref no

(FOR OFFICE USE ONLY)

CITY/TOWN EXETER
SUBURB
FOLIO REFERENCE C.T.249235-1
SITE COMPRISSES THE WHOLE OF
LOT 1 ON PLAN No. 249235

MAPSHEET MUNICIPAL
CODE No. 129/4842-14

LAST UPI No. 4102888

124

STRATA PLAN

SHEET 1 OF 4 SHEETS

NAME OF SCHEME

128 West Tamar Highway - Exeter.

SCALE 1: 500

LENGTHS IN METRES

REGISTERED NUMBER

130806

REGISTERED

2 NOV. 1998

Underhill

Recorder of Titles.

SITE PLAN

3 NOV 1998

(156/32)_{LO}



NOTES: ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1.
BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN
2.00 METRES TO BE SHOWN ON SHEET 1.
THE FEE SIMPLE OF THE SITE IS CONTAINED WITHIN
THE STRATUM PLAN/BODY CORPORATE FOLIO.
FLAT FOLIOS ARE HELD SUBJECT TO STRATUM PLAN ENDORSEMENTS.

STRATA DEVELOPMENT CONTRACT No.
(IF APPLICABLE)

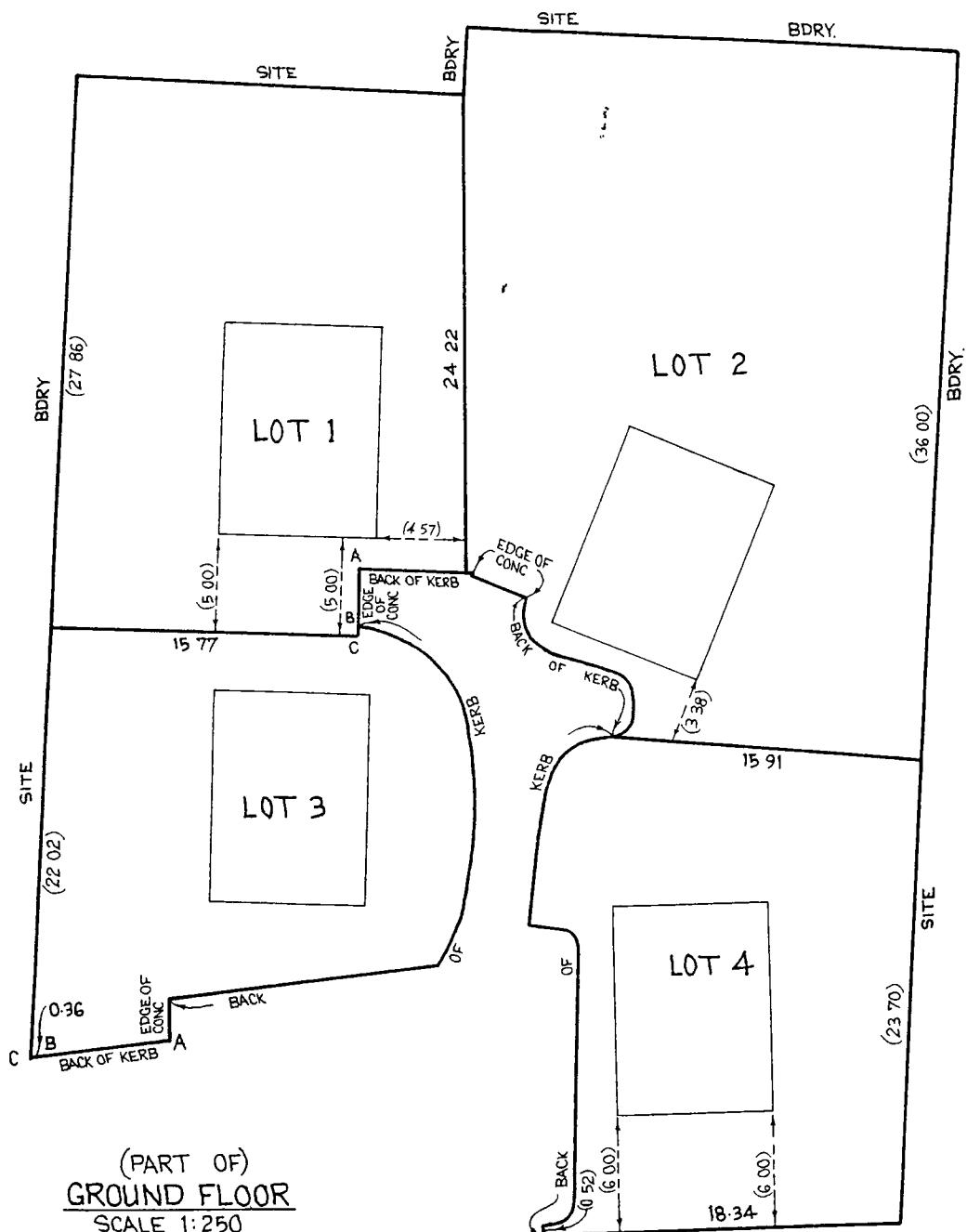
LODGED BY PEACOCK DARCY & ANDERSON PTY. LTD.

STRATA PLAN

SHEET 2 OF 4 SHEETS

Registered Number

130806



The horizontal lot boundaries are shown by heavy unbroken lines defined by

- site boundaries
- back of kerb
- edge of concrete
- measurement where boundary is open

Measurements in brackets are for boundary fixation only.
C is on the extension of line A-B.

The vertical lot boundaries extend from 1.00 metre below ground level to a height of 15.00 metres above ground level.

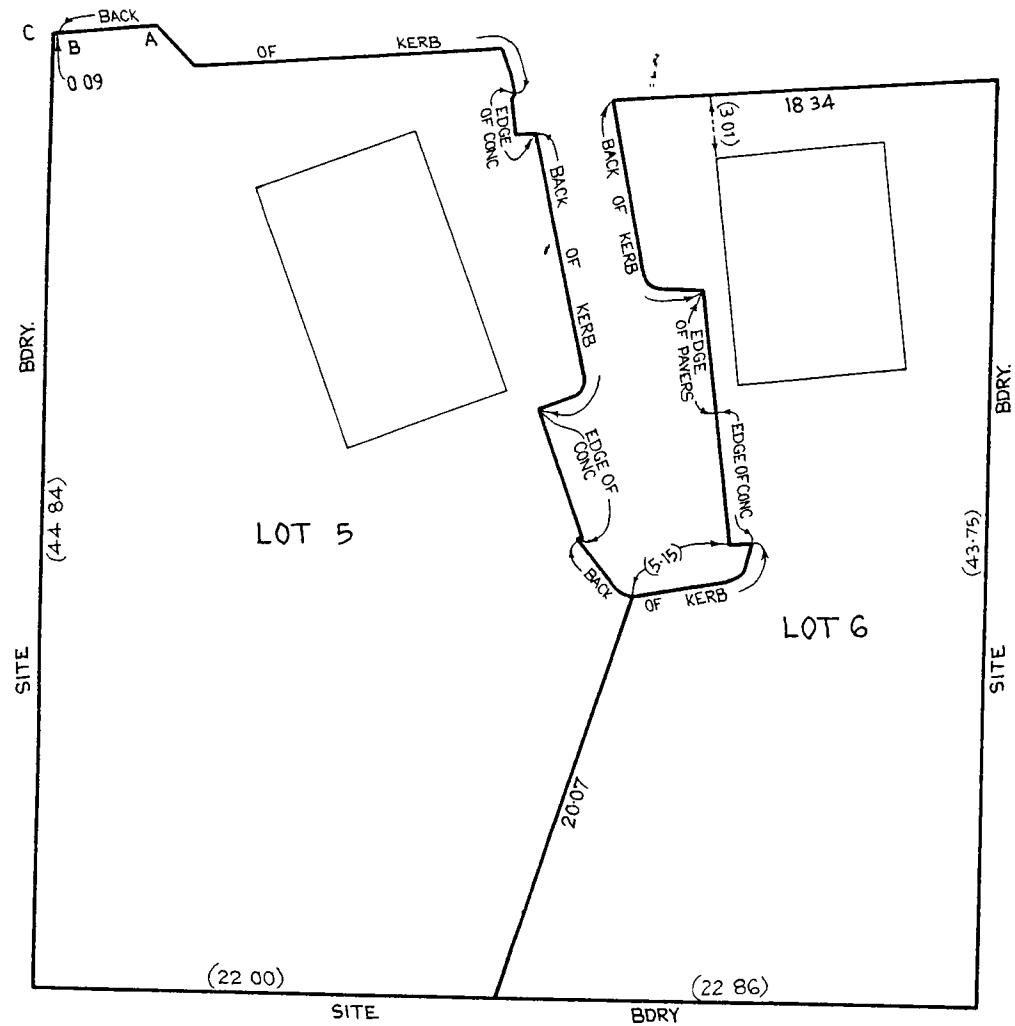
LOT N°	TOTAL FLOOR AREA	OPEN SPACE AREA	TOTAL AREA
1	86 m ²	463 m ²	549 m ²
2	86 m ²	740 m ²	826 m ²
3	86 m ²	318 m ²	404 m ²
4	86 m ²	355 m ²	441 m ²

STRATA PLAN

SHEET 3 OF 4 SHEETS

Registered Number

130806



(PART OF)
GROUND FLOOR
 SCALE 1:250

The horizontal lot boundaries are shown by heavy unbroken lines and defined by

- site boundaries
- back of kerb
- edge of concrete
- edge of pavers

measurement where boundary is open

Measurements in brackets are for boundary fixation only.
 C is on the extension of line A-B.

The vertical lot boundaries extend from 100 metre below ground level to a height of 15.00metres above ground level.

LOT N°	TOTAL FLOOR AREA	OPEN SPACE AREA	TOTAL AREA
5	104m ²	988m ²	1092m ²
6	86m ²	644m ²	730m ²

LOCALITY PLAN: West Tamar Highway
NOT TO SCALE



DEVELOPMENT APPLICATION
2x Strata Units
2/128 Main Road
Exeter TAS 7275

Land Title Reference PID:1888005 & 1888013 Title Volume 130806 Folio 1&2

ATTACHMENTS	
Drawing#	Drawing
Ad01:	Existing Site Plan & Contours
Ad02:	Folio Plan Documents
Ad03:	Proposed Site Plan
Ad04:	Site Services Plan
Ad05:	Connections & Drainage
Ad06:	Floor Plan & Dimensions
Ad07:	Roof: Unit 9 & Unit 10
Ad08:	Plumbing Plan
Ad09:	Elevations: Unit 9
Ad10:	Elevations: Unit 10

LOT SIZE EXISTING
LOT 1: Floor area 86m² - Open space 463m² - Total area 549m²
LOT 2: Floor area 86m² - Open space 740m² - Total area 826m²

DESIGN WIND CLASS: N2
SOIL CLASSIFICATION: Class S (SAND SC)
PLANNING OVERLAY: N/A

LOCAL BUSINESS ZONE
ENERGY STAR RATING TBA
CLIMATE ZONE 7
CORROSION ENV. N/A
SITE HAZARDS N/A
BUSHFIRE RATING N/A

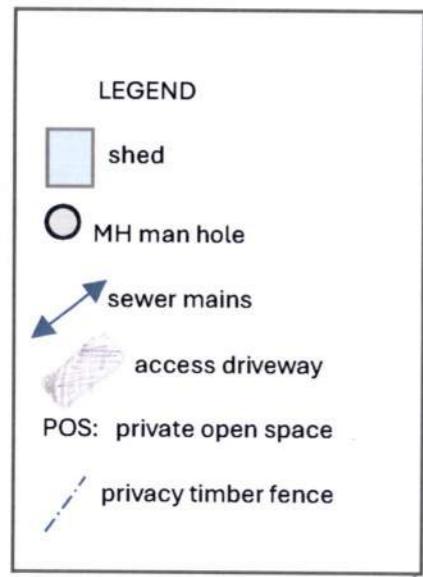
Area
Additional Common Property: 150.9sqm
Amended Unit 1 Strata: 417.8sqm
Amended Unit 2 Strata: 489.2sqm
Unit 9 Strata 143.6sqm
Unit 10 Strata 174.6sqm
Unit 9 Dwelling 42.78sqm
Unit 10 Dwelling 42.78sqm

Caroline Larner
ATF
CARCHER
NOMINEES
TRUST

ABN 24 144 646 719
P: 0427 256616
E: carcher.nominees@gmail.com

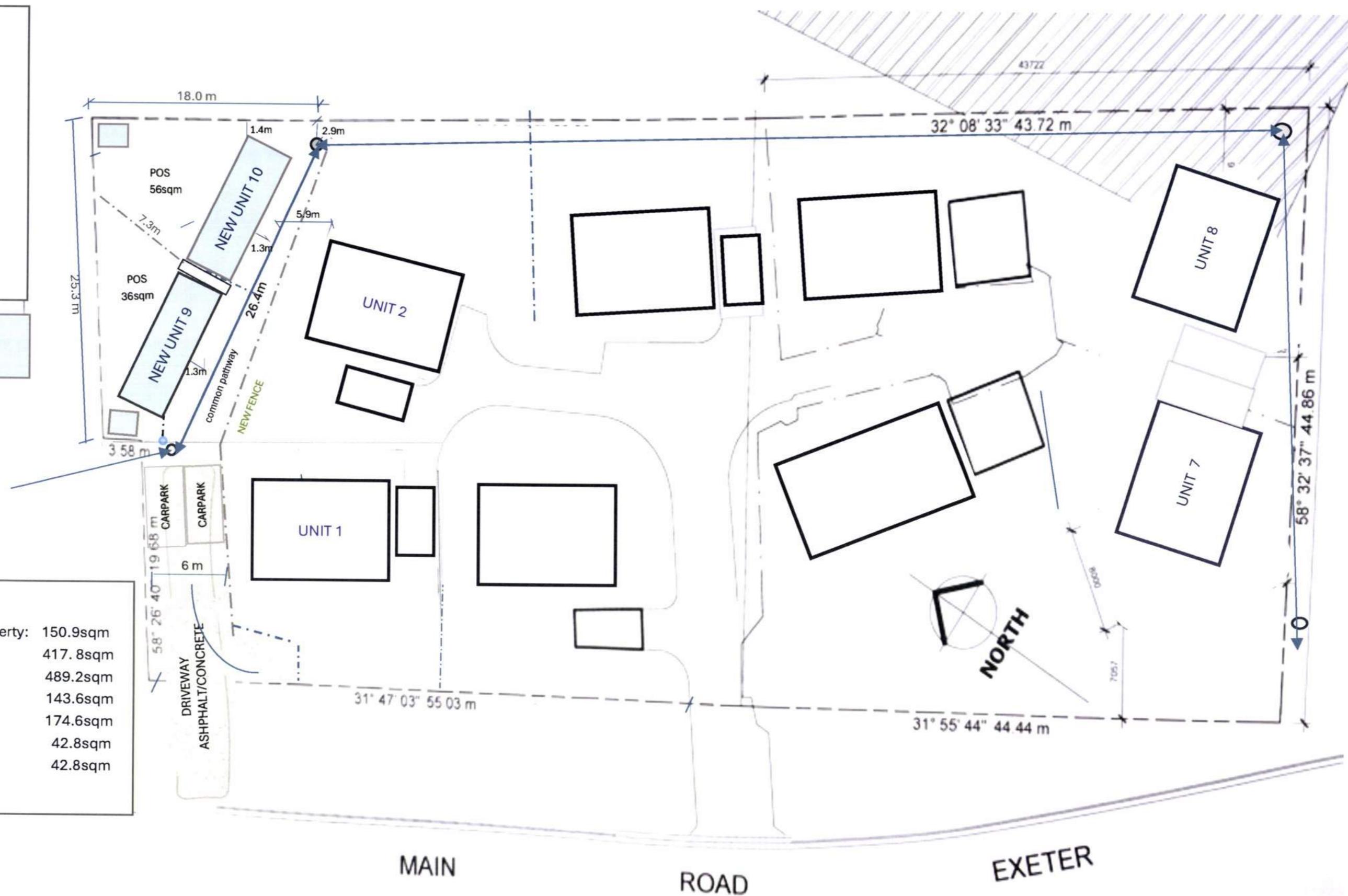
STAGE	REV	DATE	DESCRIPTION				

COVER PAGE



2X PROPOSED DWELLINGS

Area
Additional Common Property: 150.9sqm
Amended Unit 1 Strata: 417.8sqm
Amended Unit 2 Strata: 489.2sqm
Unit 9 Strata 143.6sqm
Unit 10 Strata 174.6sqm
Unit 9 Dwelling 42.8sqm
Unit 10 Dwelling 42.8sqm



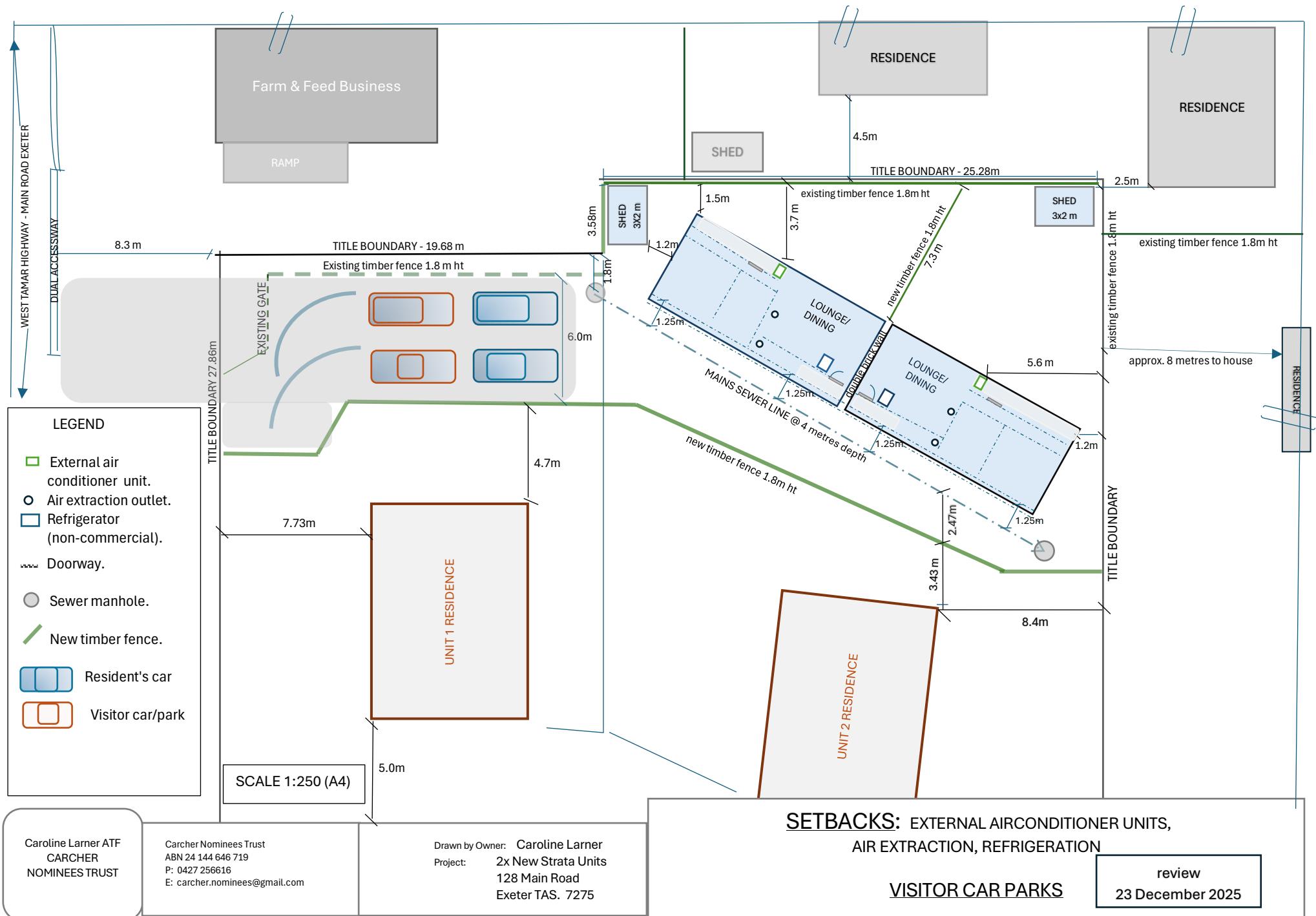
Caroline Larner ATF
CARCHER
NOMINEES TRUST

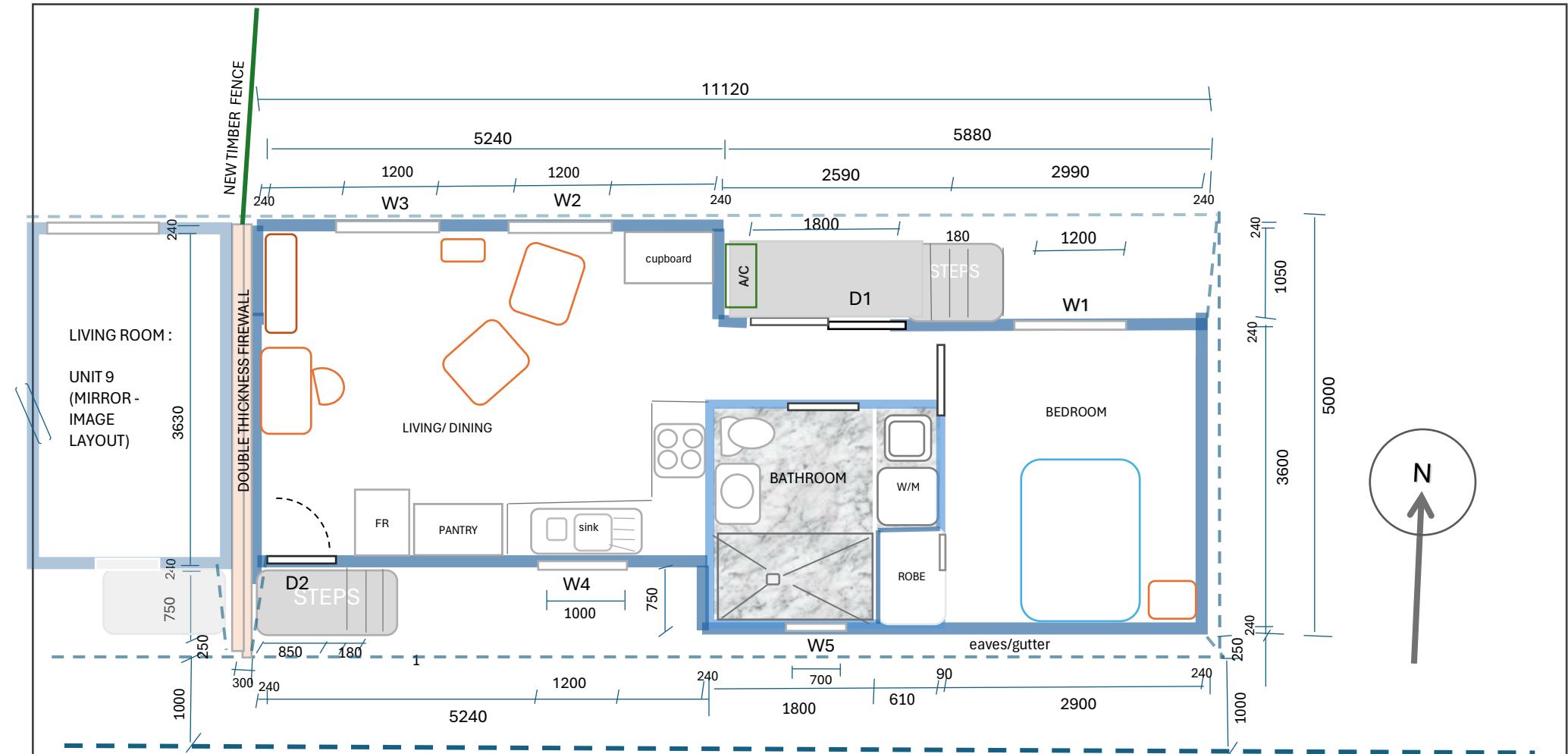
Carcher Nominees Trust
ABN 24 144 646 719
P: 0427 256616
E: carcher.nominees@gmail.com

Drawn by Owner: Caroline Larner
Project: 2x New Strata Units
128 Main Road
Exeter TAS. 7275

PROPOSED SITE PLAN

Ad03





SCALE 1:150 (A4)

Caroline Larner ATF
CARCHER
NOMINEES TRUST

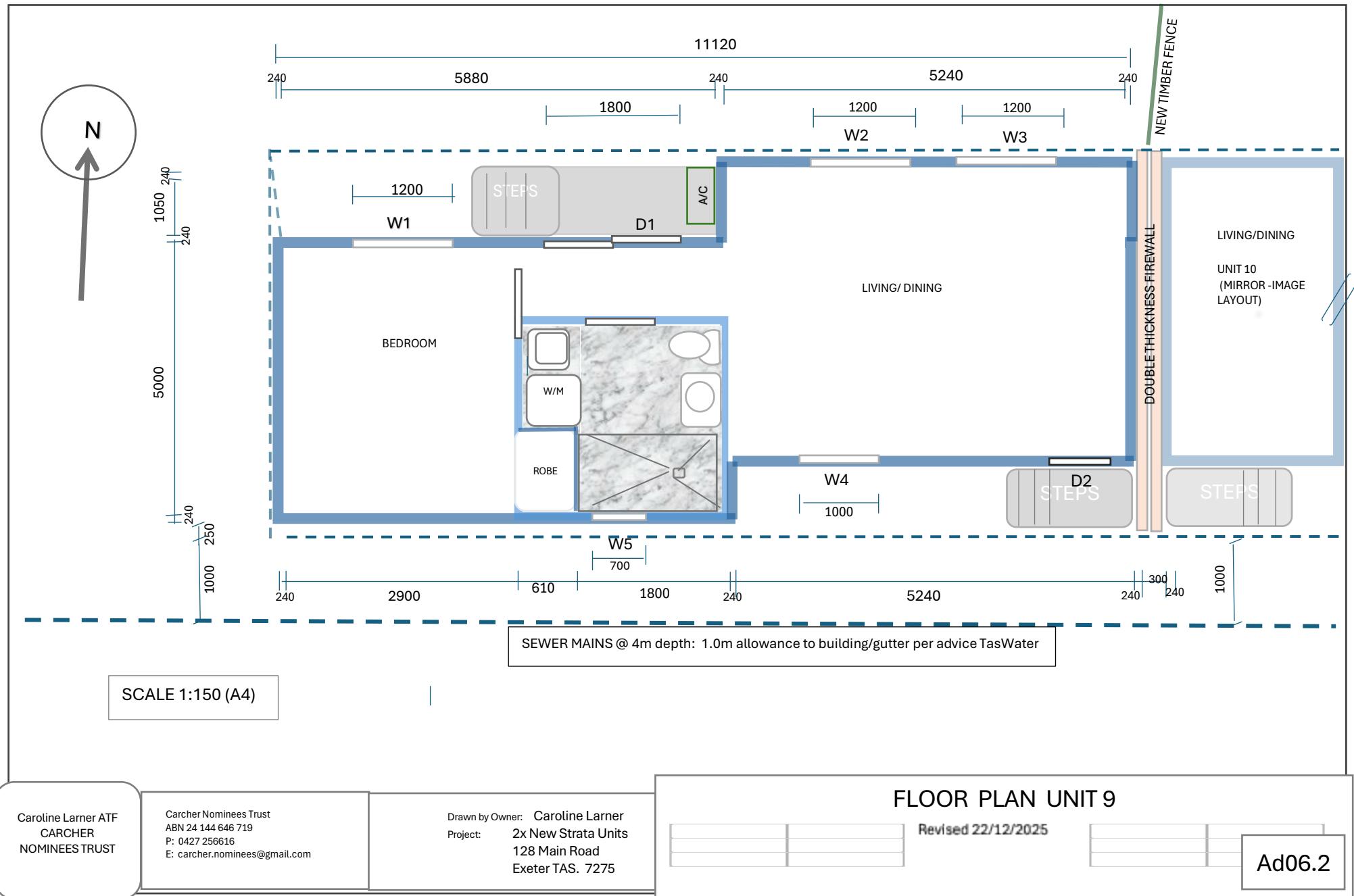
Carcher Nominees Trust
ABN 24 144 646 719
P: 0427 256616
E: carcher.nominees@gmail.com

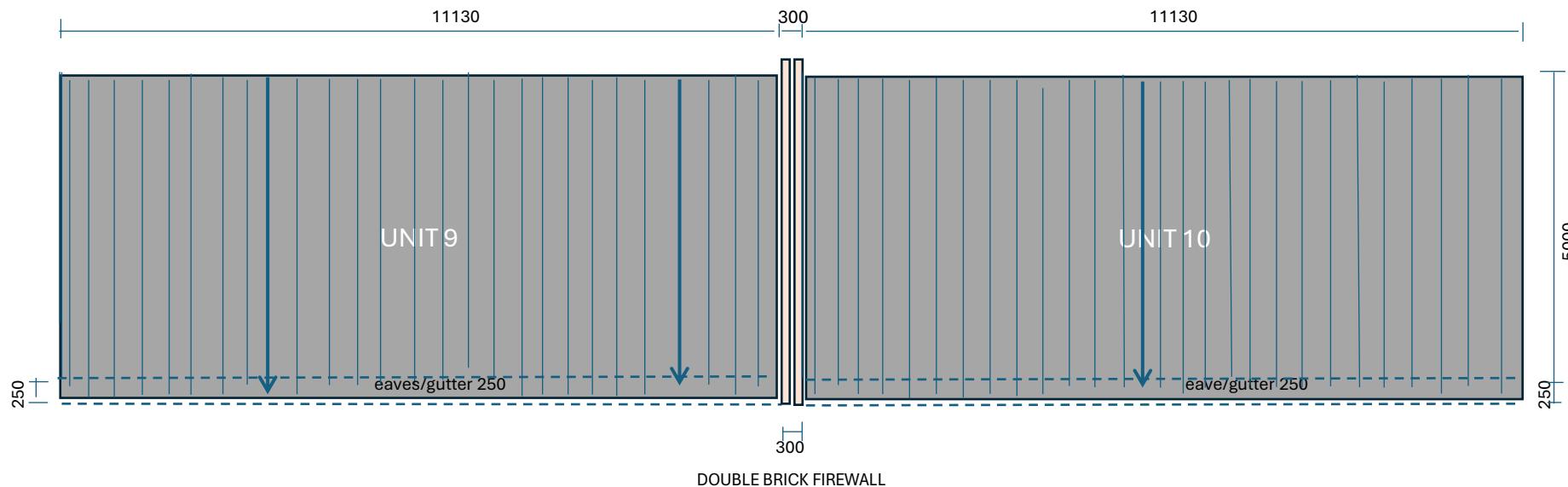
Drawn by Owner: Caroline Larner
Project: 2x New Strata Units
128 Main Road
Exeter TAS. 7275

FLOOR PLAN UNIT 10

Revised 22/12/2025

Ad06.1





Caroline Larner
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NOMINEES
TRUST

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E: carcher.nominees@gmail.com

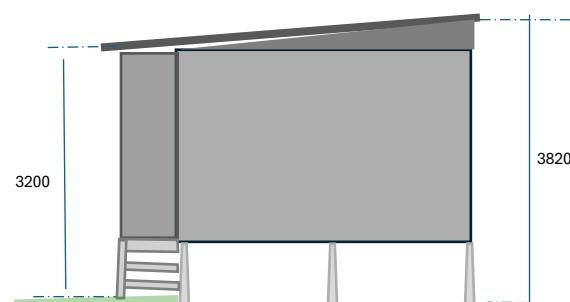
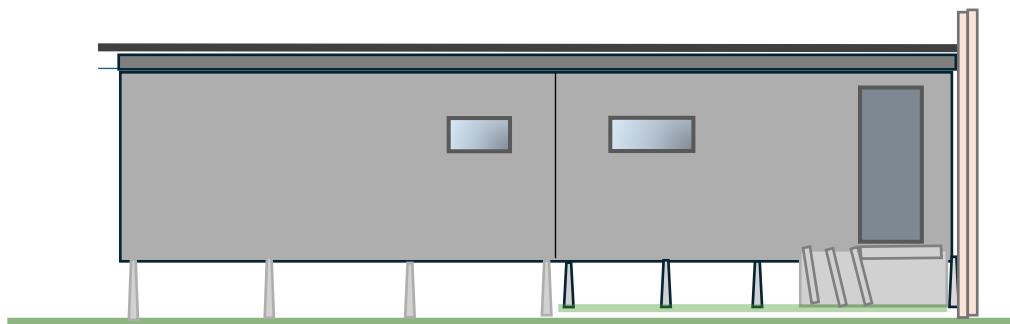
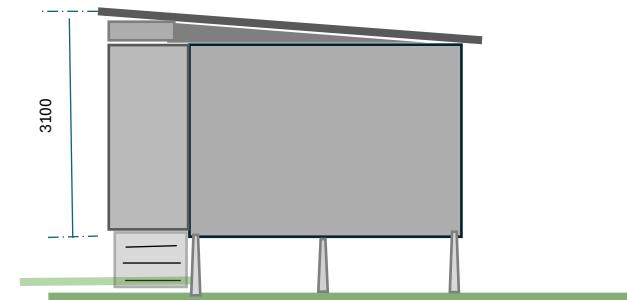
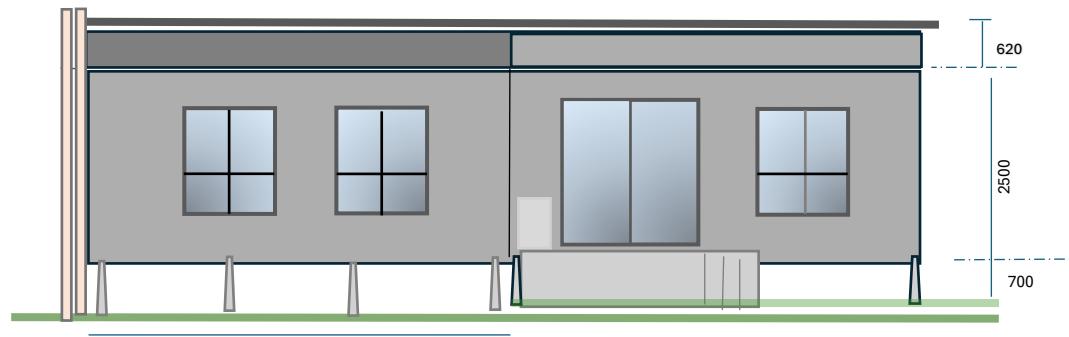
Drawn by Owner: Caroline Larner
Project: 2x New Strata Units
128 Main Road
Exeter TAS. 7275

DUPLEX ROOF: UNIT 9 & UNIT 10

22/12/2025 Drawing amended

Ad07





Caroline Larner
ATF
CARCHER
NOMINEES
TRUST

ABN 24 144 646 719
P: 0427 256616
E: carcher.nominees@gmail.com

Owner:
Project:
Caroline Larner
2X New Strat Units
128 Main Road
Exeter TAS>. 7275

ELEVATIONS: UNIT 9

Ad09