

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

RECEIVED
 8 DEC 2025
 BY: _____

I2025305617



PLANNING APPLICATION FORM

Section 57 & 58

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

Applicant Name:	CAROLINE LARNER AIF CARICHER NOMINEE TRUST		
Applicant Contact Name	AFA		
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
- ✓ Onsite services, connections and drainage details (including sewer, water and stormwater)
- NA • 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: CAROLINE LARNER

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) CAROLINE LARNER

Location / Address: LOT 1 - 128 MAIN ROAD, EXETER 7275

Title Reference: 2/130806

Zone(s):

Existing Development/Use: GENERAL RESIDENTIAL

Existing Developed Area: 826m²

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):

DEVELOPMENT APPLICATION DETAILS

Proposed Use:

Residential: Visitor Accommodation: Commercial: Other:

Description of Use:
AFFORDABLE HOUSING, X2 NEW STRATA UNITS

Development Type:

Building work: Demolition: Subdivision: Other:

Description of development:
X2 NEW STRATA UNITS

New or Additional Area:

Estimated construction cost of the proposed development: \$350,000

Building Materials:

Wall Type: custom orb Colour: GREY
Roof Type: custom orb Colour: GREY

Application Number: «Application Number»

VISITOR ACCOMMODATION N/A

	85.56		2
	4		2

SUBDIVISION N/A

- Subdivision creating additional lots
 Boundary adjustment with no additional lots created

COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE N/A

	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	

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)

P. Lane
Signed

8/12/2025
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,

CAROLINE LARNER
Applicant_Name
Name (print)

P. Lane
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:

(LOTT)
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)

P. Lane
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

SURVEYORS CERTIFICATE

I, 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. N. Anderson 17-4-97 0882
Registered Surveyor date ref no

GENERAL UNIT ENTITLEMENTS FOR THIS BODY CORPORATE

LOT	UNIT ENTITLEMENT	LOT	UNIT ENTITLEMENT
1	10		
2	11		
3	10		
4	10		
5	23		
6	20		

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

[Signature] 11/8/98
General Manager date ref no

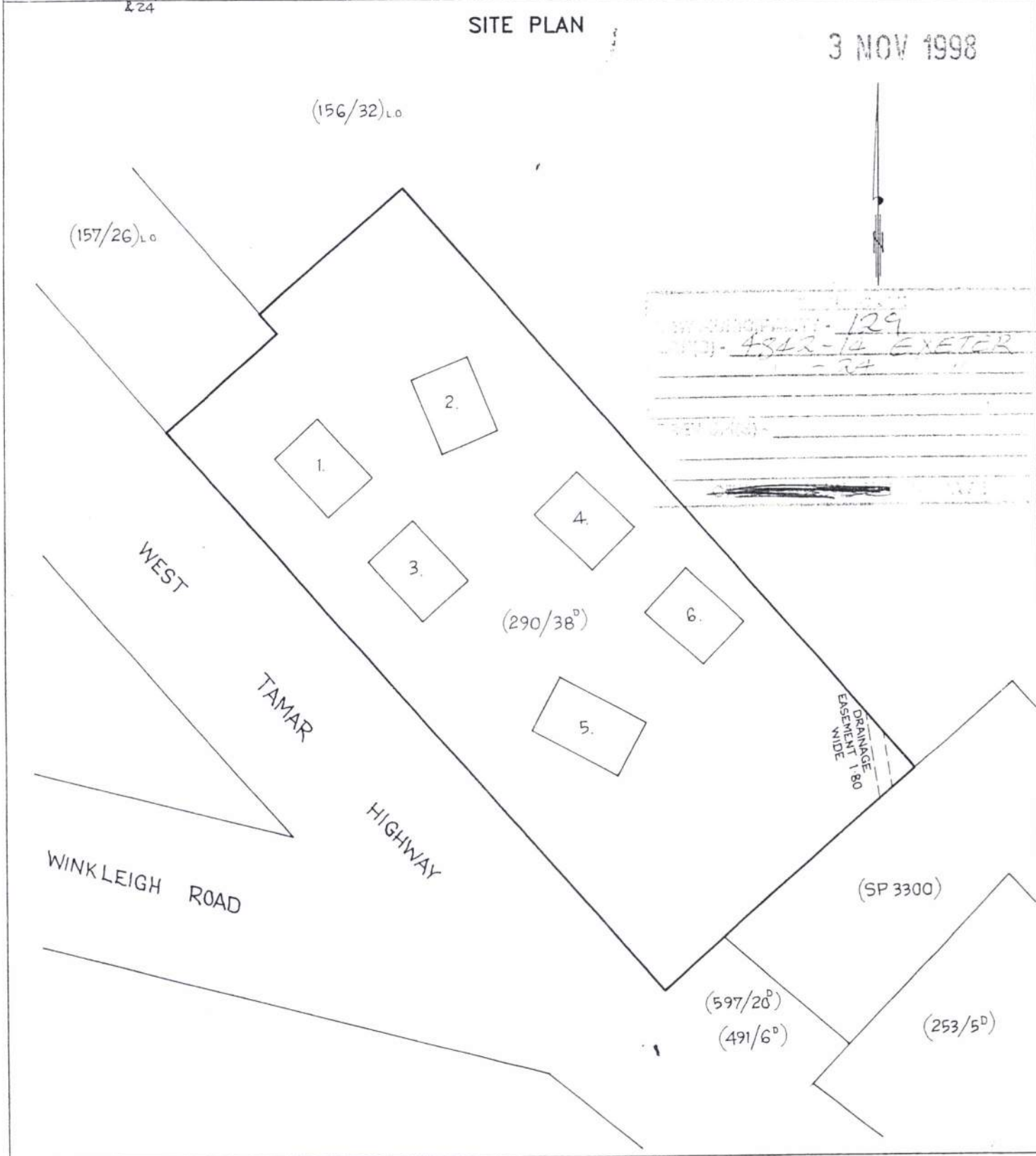
(FOR OFFICE USE ONLY)
MEMORIALS AFFECTING THE STRATA PLAN

TOTAL ENTITLEMENTS FOR STRATA PLAN = 84

CITY/TOWN EXETER SUBURB FOLIO REFERENCE C.T.249235-1 SITE COMPRISES THE WHOLE OF LOT 1 ON PLAN No. 249235		STRATA PLAN SHEET 1 OF 4 SHEETS		REGISTERED NUMBER 130806
NAME OF SCHEME 128 West Tamar Highway - Exeter.		REGISTERED 2 NOV 1998 <i>M. D. ...</i> Recorder of Titles.		
MAPSHEET MUNICIPAL CODE No. 129/4842-14	LAST UPI No. 4102888	SCALE 1: 500	LENGTHS IN METRES	

SITE PLAN

3 NOV 1998



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)

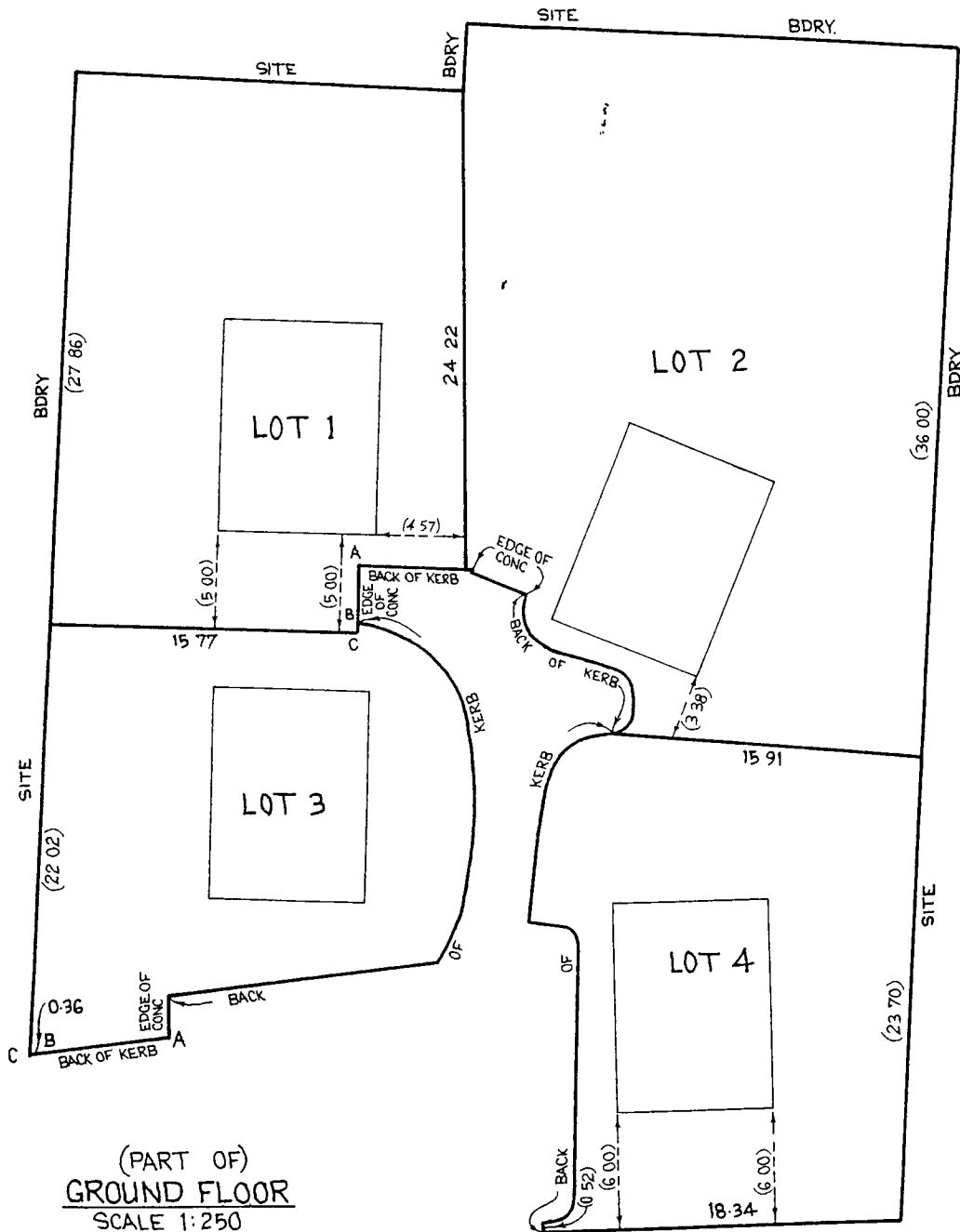
LODGED BY PEACOCK DARCY & ANDERSON PTY. LTD.

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.

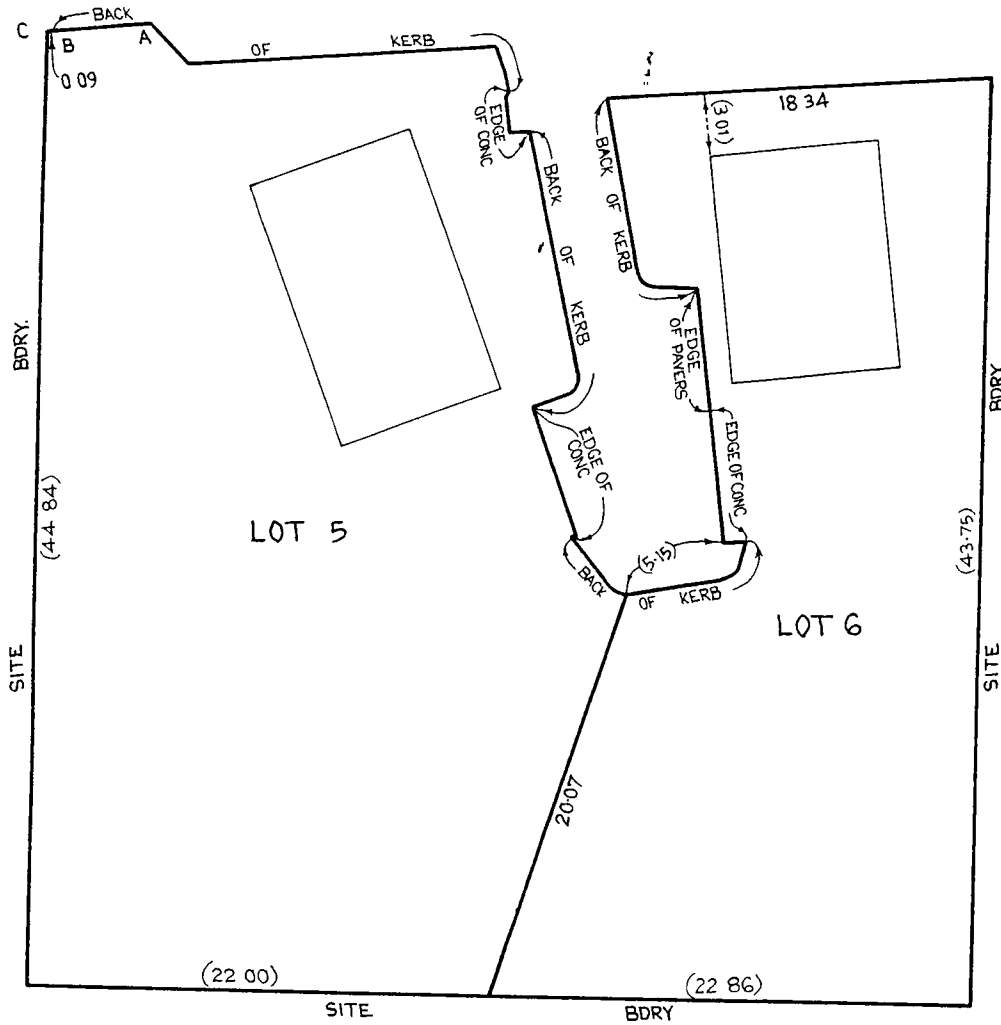
LOT N°	TOTAL FLOOR AREA	OPEN SPACE AREA	TOTAL AREA
1	86 m ²	463 m ²	549 m ²
2	86 m ²	740 m ²	826 m ²
3	86 m ²	318 m ²	404 m ²
4	86 m ²	355 m ²	441 m ²

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 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
5	104 m ²	988 m ²	1092 m ²
6	86 m ²	644 m ²	730 m ²

IF FURTHER SHEETS ARE REQUIRED USE STRATUM PLAN ANNEXURE SHEETS COMMENCING AT SHEET 4

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



address of works
2/128 Main Road,
EXETER

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

NO.	REV.	DATE	DESCRIPTION				

COVER PAGE

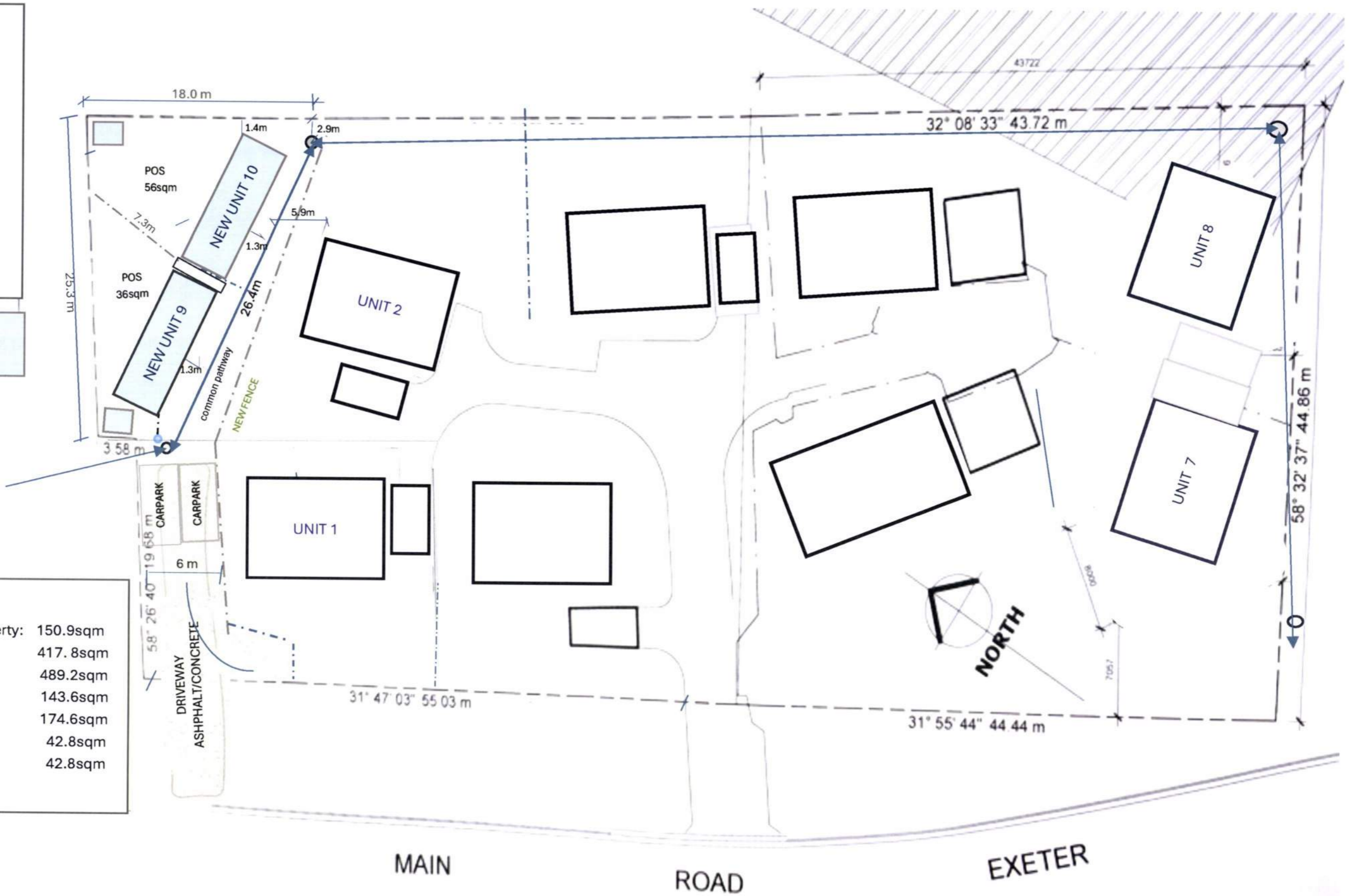
LEGEND

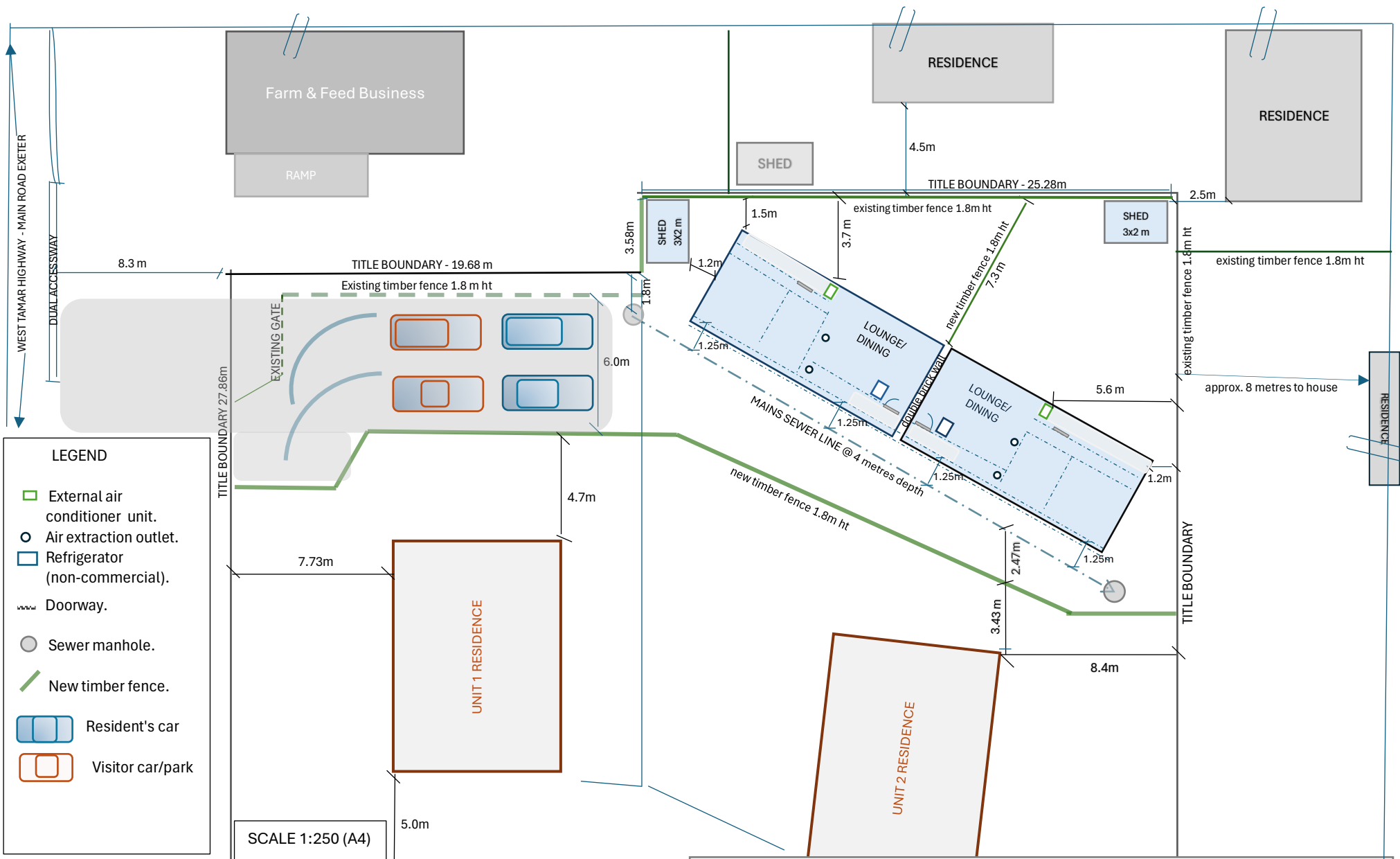
-  shed
-  MH man hole
-  sewer mains
-  access driveway
- POS: private open space
-  privacy timber fence

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





LEGEND

- External air conditioner unit.
- Air extraction outlet.
- Refrigerator (non-commercial).
- Doorway.
- Sewer manhole.
- New timber fence.
- Resident's car
- Visitor car/park

SCALE 1:250 (A4)

SETBACKS: EXTERNAL AIRCONDITIONER UNITS,
AIR EXTRACTION, REFRIGERATION

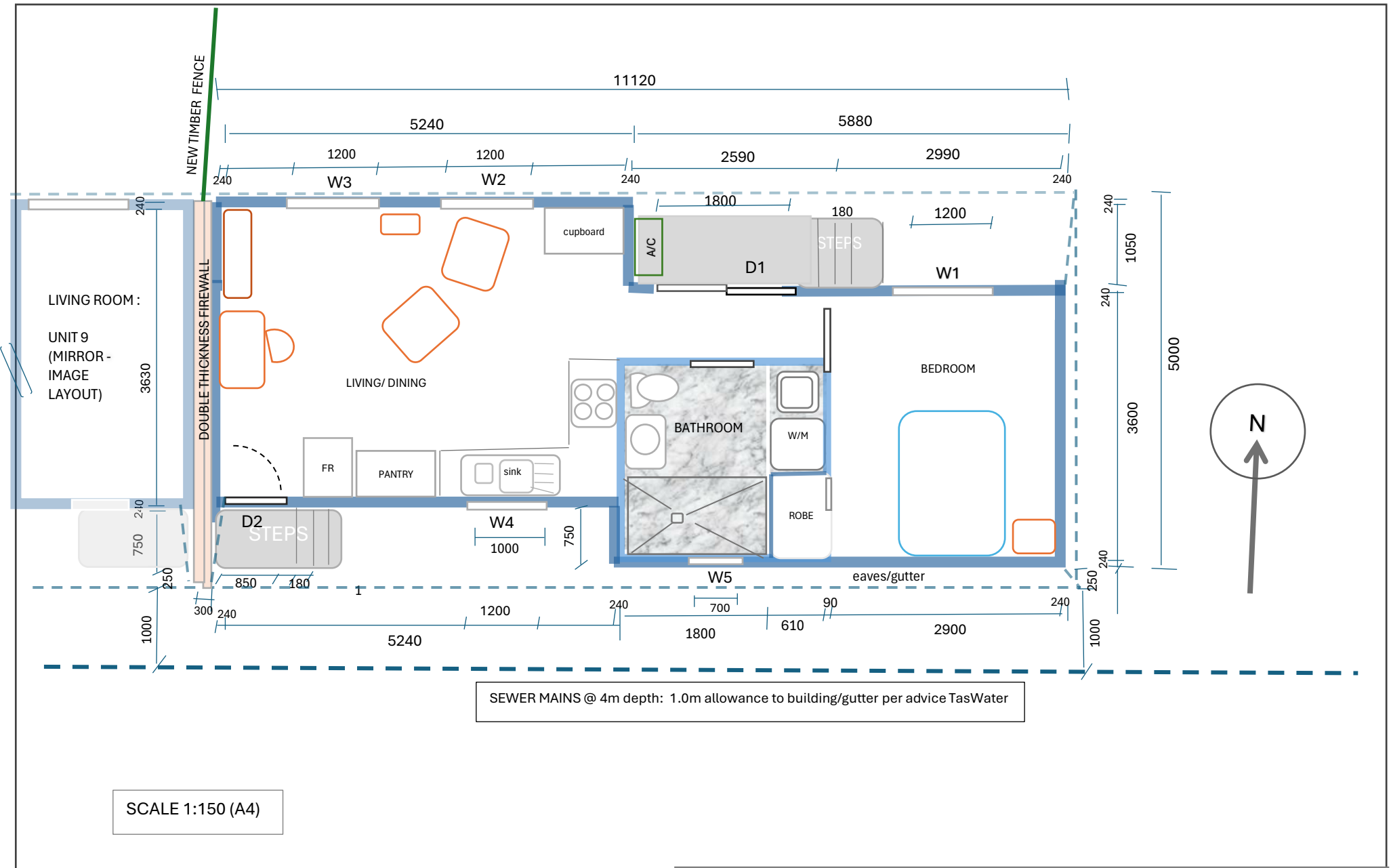
VISITOR CAR PARKS

review
23 December 2025

Caroline Lerner ATF
CARCHER
NOMINEES TRUST

Carcher Nominees Trust
ABN 24 144 646 719
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Drawn by Owner: Caroline Lerner
Project: 2x New Strata Units
128 Main Road
Exeter TAS. 7275



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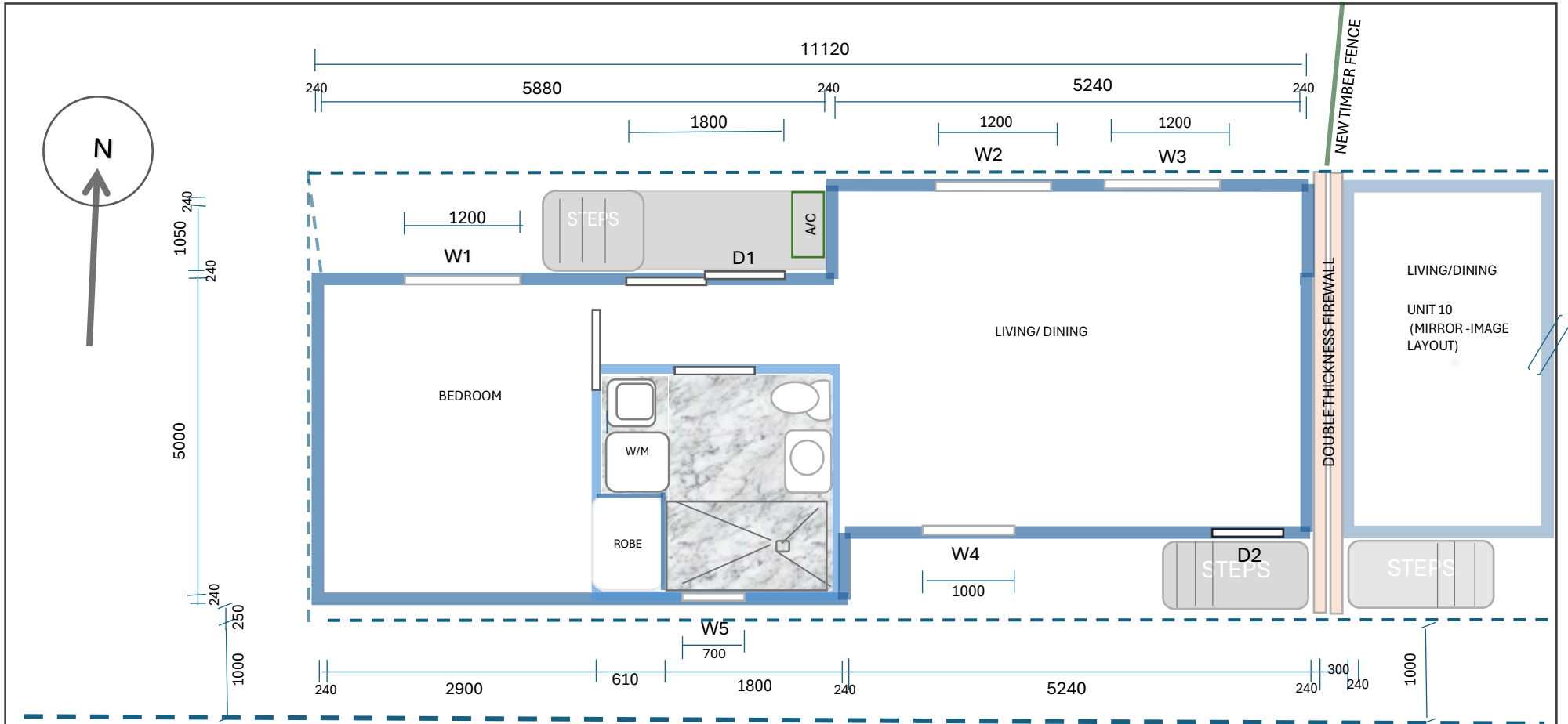
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 Exeter TAS. 7275

FLOOR PLAN UNIT 10

Revised 22/12/2025

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Ad06.1



SEWER MAINS @ 4m depth: 1.0m allowance to building/gutter per advice TasWater

SCALE 1:150 (A4)

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CARCHER
NOMINEES TRUST

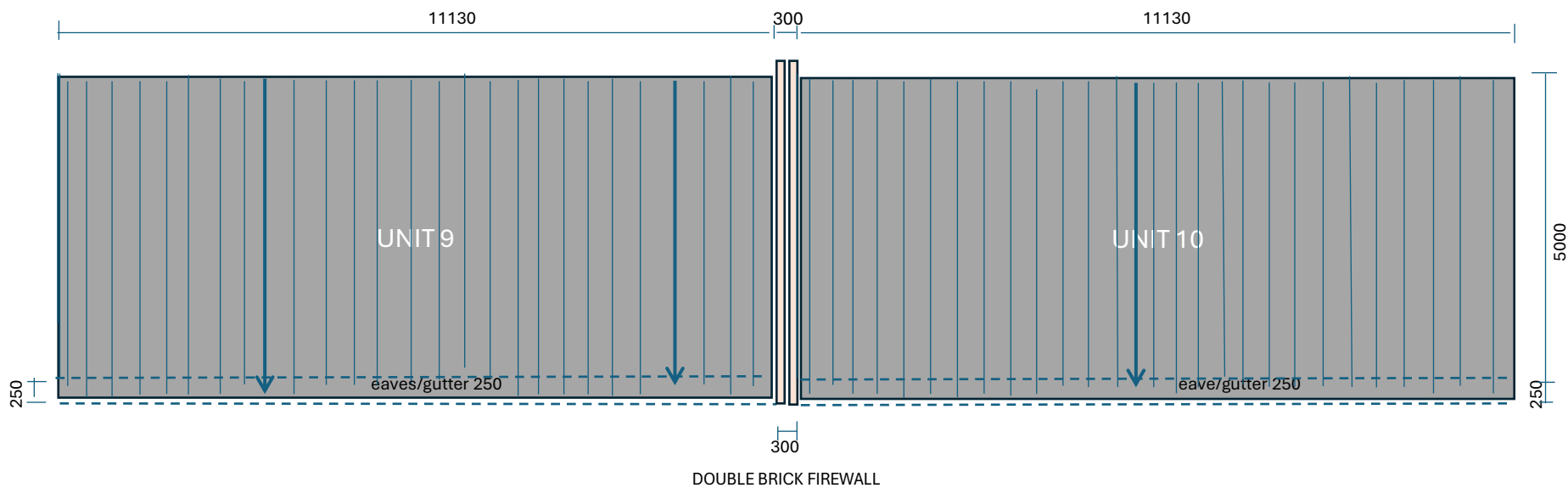
Carcher Nominees Trust
ABN 24 144 646 719
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E: carcher.nominees@gmail.com

Drawn by Owner: Caroline Larner
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Exeter TAS. 7275

FLOOR PLAN UNIT 9

Revised 22/12/2025

Ad06.2



SCALE 1:100 (A4)

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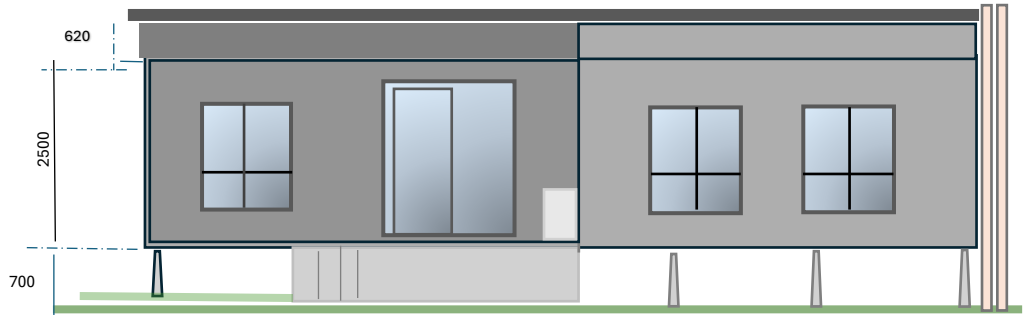
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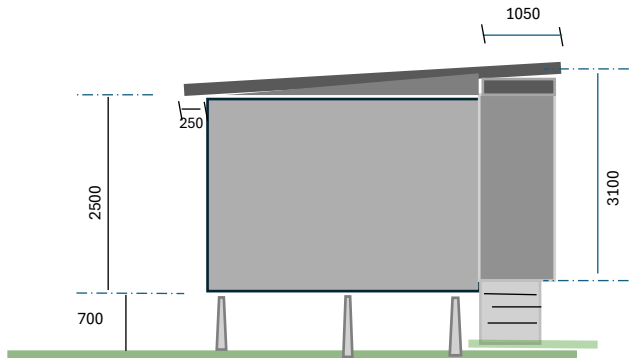
DUPLEX ROOF: UNIT 9 & UNIT 10

22/12/2025 Drawing amended

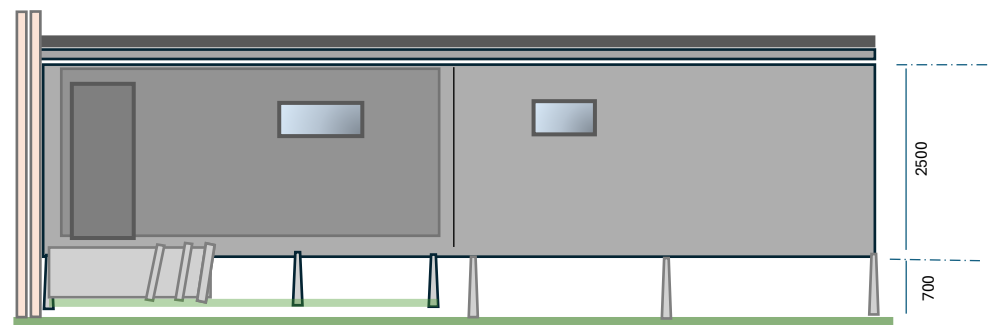
Ad07



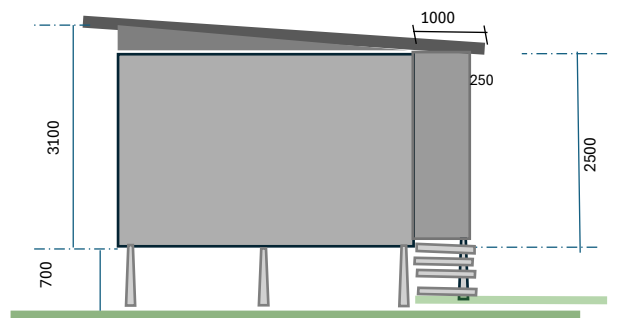
North Elevation



East Elevation



South Elevation



West Elevation

SCALE 1:1000

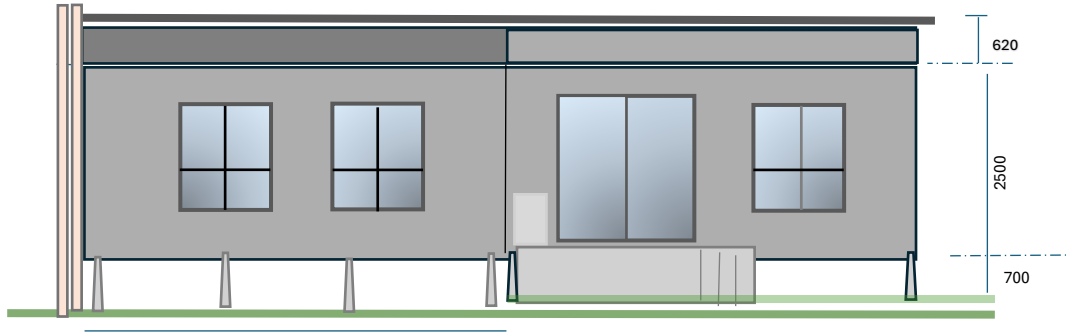
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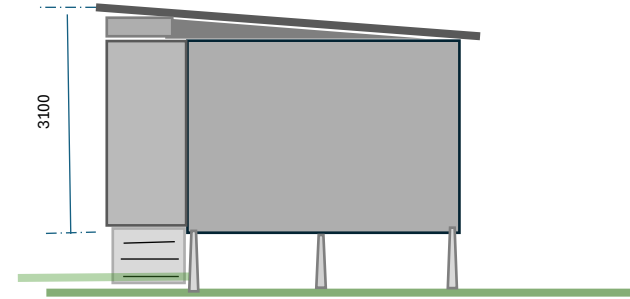
Owner: Caroline Larner
Project: 2x New Strata Units
128 Main Road
Exeter TAS. 7275

ELEVATIONS: UNIT 10

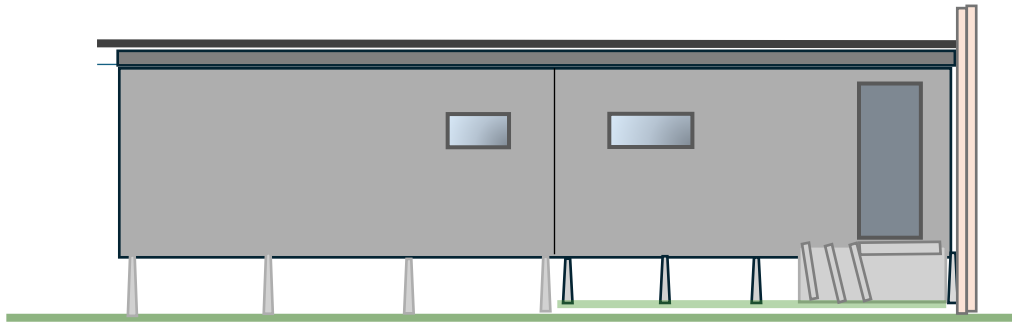
Ad08



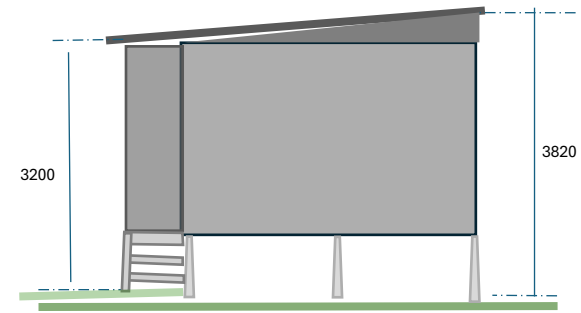
North Elevation



West Elevation



South Elevation



East Elevation

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

ELEVATIONS: UNIT 9

Ad09