

## PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY	Application Number	PA2025416
	Assess No:	A12089
	PID No:	3199553

Applicant Name:	6ty Pty Ltd				
Applicant Contact Name					
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:
  - a) Floor plans X
  - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) X
  - 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:	Aaron Barnett c/o 6ty Pty Ltd
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**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)	Tassiana Jocelita Xavier De Miranda and Ana Claudia Stein
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Location / Address:	109 Dion Crescent, Riverside TAS 7250
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Title Reference:	164358/7
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Zone(s):	General Residential
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Existing Development/Use:	Vacant Land
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Existing Developed Area:	N/A
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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 <input type="checkbox"/> NO <input checked="" type="checkbox"/>
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(If yes please specify the relevant components):
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## 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: Multiple Residential Development and Strata Allotments			

Development Type:	Building work: <input checked="" type="checkbox"/>	Demolition: <input type="checkbox"/>	Subdivision: <input type="checkbox"/>	Other: <input type="checkbox"/>
	Description of development: Two New Residences for Private (Owner Occupied) use			

New or Additional Area:	186m2		
Estimated construction cost of the proposed development:	\$400,000.00		
Building Materials:	Wall Type: Timber frames, light weight clad	Colour: To be determined	
	Roof Type: Timber framed, Colorbond Clad	Colour: To be determined	

# WEST TAMAR COUNCIL



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:			
<b>If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:</b>			
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,*

Tassiana Jocelita Xavier De Miranda



12/12/2025

Ana Claudia Stein



12/12/2025

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)*

Aaron Barnett



11/12/2025

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:**

Name (print)

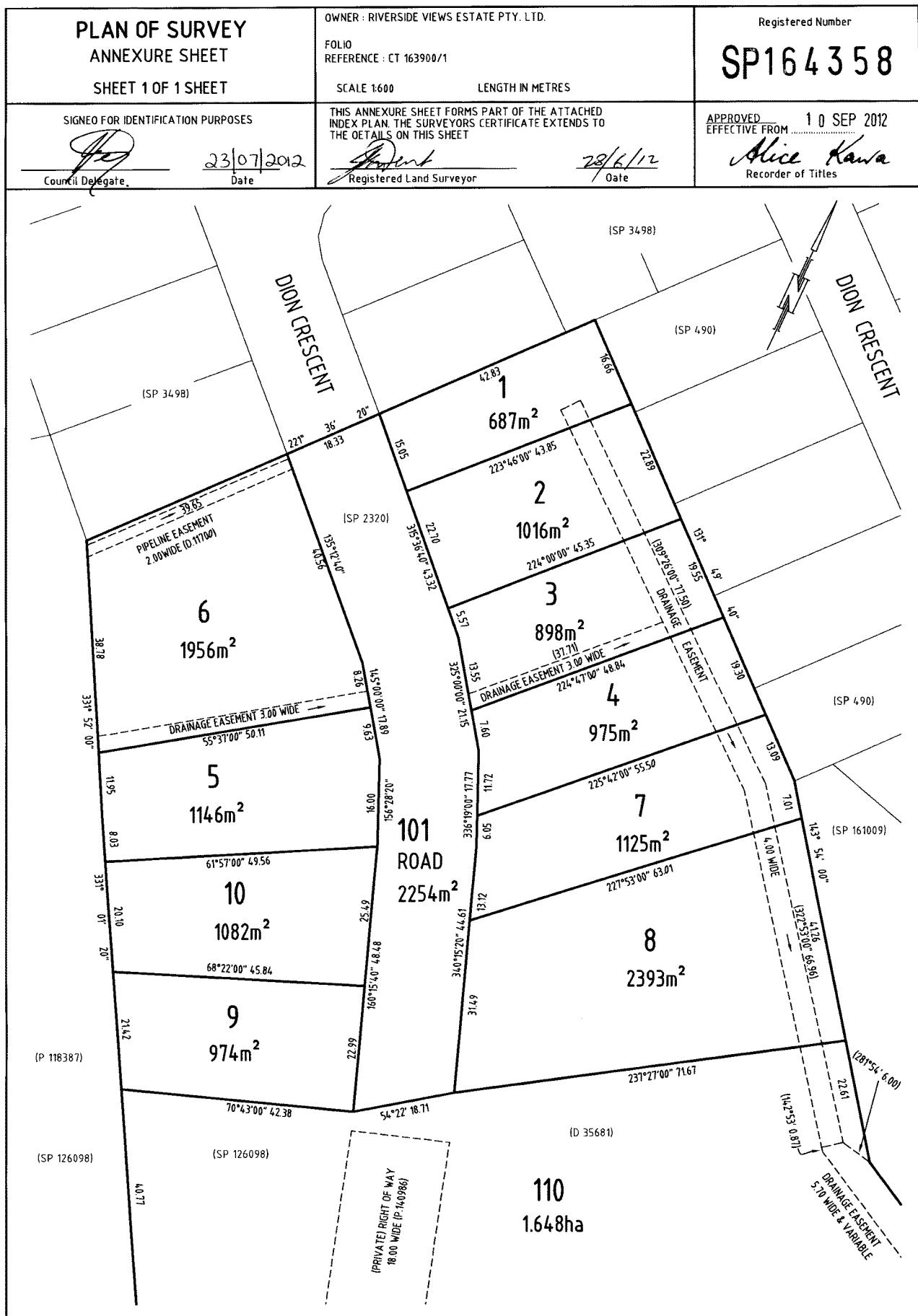
Signed

Date

*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.*



OWNER: RIVERSIDE VIEWS ESTATE PTY. LTD.		PLAN OF SURVEY			REGISTERED NUMBER <b>SP164358</b>	
FDLIO REFERENCE: CT 163900/1		BY SURVEYOR JOHN WILLIAM DENT of CAMPBELL SMITH PHLEPS PEDLEY 3/23 BRISBANE STREET, LAunceston	LOCATION TOWN OF RIVERSIDE	SCALE: 1:1000	LENGTHS IN METRES	SURVEYORS REF: 107/12
GRANTEE: Part of 35A-1R-13Ps Gtd. to William Crookes Grubb, Part of 500 Acres Located to William Adam Brodrribb.					APPROVED EFFECTIVE FROM <i>Alice Kawa</i> Recorder of Titles	10 SEP 2012
MAPSHEET MUNICIPAL CODE No. 129 (5041-32)		LAST UPI No JKK12	LAST PLAN No. SP.163900	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		
LOT 110 COMPILED FROM C.T. 163900/1 AND THIS SURVEY						
<img alt="Survey Plan of Lot 110 showing boundaries, roads, and easements. The plan includes labels for PENDENNIS STREET, DION, CRESCENT, 101 ROAD, and PENRITH AVENUE. It shows various survey points (SP 3498, SP 2320, SP 163900, SP 161009, SP 126098, SP 118387, SP 154184, SP 8059) and survey numbers (P.15099, S.P. 60553, SP.60838, SP.60838, SP.60838, SP.61522). Easements are marked with dashed lines and widths: 3.00m, 5.00m, 6.00m, 7.00m, 10.00m, 12.00m, 15.00m, 20.00m, 25.00m, 30.00m, 35.00m, 40.00m, 45.00m, 50.00m, 55.00m, 60.00m, 65.00m, 70.00m, 75.00m, 80.00m, 85.00m, 90.00m, 95.00m, 100.00m, 105.00m, 110.00m, 115.00m, 120.00m, 125.00m, 130.00m, 135.00m, 140.00m, 145.00m, 150.00m, 155.00m, 160.00m, 165.00m, 170.00m, 175.00m, 180.00m, 185.00m, 190.00m, 195.00m, 200.00m, 205.00m, 210.00m, 215.00m, 220.00m, 225.00m, 230.00m, 235.00m, 240.00m, 245.00m, 250.00m, 255.00m, 260.00m, 265.00m, 270.00m, 275.00m, 280.00m, 285.00m, 290.00m, 295.00m, 300.00m, 305.00m, 310.00m, 315.00m, 320.00m, 325.00m, 330.00m, 335.00m, 340.00m, 345.00m, 350.00m, 355.00m, 360.00m, 365.00m, 370.00m, 375.00m, 380.00m, 385.00m, 390.00m, 395.00m, 400.00m, 405.00m, 410.00m, 415.00m, 420.00m, 425.00m, 430.00m, 435.00m, 440.00m, 445.00m, 450.00m, 455.00m, 460.00m, 465.00m, 470.00m, 475.00m, 480.00m, 485.00m, 490.00m, 495.00m, 500.00m, 505.00m, 510.00m, 515.00m, 520.00m, 525.00m, 530.00m, 535.00m, 540.00m, 545.00m, 550.00m, 555.00m, 560.00m, 565.00m, 570.00m, 575.00m, 580.00m, 585.00m, 590.00m, 595.00m, 600.00m, 605.00m, 610.00m, 615.00m, 620.00m, 625.00m, 630.00m, 635.00m, 640.00m, 645.00m, 650.00m, 655.00m, 660.00m, 665.00m, 670.00m, 675.00m, 680.00m, 685.00m, 690.00m, 695.00m, 700.00m, 705.00m, 710.00m, 715.00m, 720.00m, 725.00m, 730.00m, 735.00m, 740.00m, 745.00m, 750.00m, 755.00m, 760.00m, 765.00m, 770.00m, 775.00m, 780.00m, 785.00m, 790.00m, 795.00m, 800.00m, 805.00m, 810.00m, 815.00m, 820.00m, 825.00m, 830.00m, 835.00m, 840.00m, 845.00m, 850.00m, 855.00m, 860.00m, 865.00m, 870.00m, 875.00m, 880.00m, 885.00m, 890.00m, 895.00m, 900.00m, 905.00m, 910.00m, 915.00m, 920.00m, 925.00m, 930.00m, 935.00m, 940.00m, 945.00m, 950.00m, 955.00m, 960.00m, 965.00m, 970.00m, 975.00m, 980.00m, 985.00m, 990.00m, 995.00m, 1000.00m, 1005.00m, 1010.00m, 1015.00m, 1020.00m, 1025.00m, 1030.00m, 1035.00m, 1040.00m, 1045.00m, 1050.00m, 1055.00m, 1060.00m, 1065.00m, 1070.00m, 1075.00m, 1080.00m, 1085.00m, 1090.00m, 1095.00m, 1100.00m, 1105.00m, 1110.00m, 1115.00m, 1120.00m, 1125.00m, 1130.00m, 1135.00m, 1140.00m, 1145.00m, 1150.00m, 1155.00m, 1160.00m, 1165.00m, 1170.00m, 1175.00m, 1180.00m, 1185.00m, 1190.00m, 1195.00m, 1200.00m, 1205.00m, 1210.00m, 1215.00m, 1220.00m, 1225.00m, 1230.00m, 1235.00m, 1240.00m, 1245.00m, 1250.00m, 1255.00m, 1260.00m, 1265.00m, 1270.00m, 1275.00m, 1280.00m, 1285.00m, 1290.00m, 1295.00m, 1300.00m, 1305.00m, 1310.00m, 1315.00m, 1320.00m, 1325.00m, 1330.00m, 1335.00m, 1340.00m, 1345.00m, 1350.00m, 1355.00m, 1360.00m, 1365.00m, 1370.00m, 1375.00m, 1380.00m, 1385.00m, 1390.00m, 1395.00m, 1400.00m, 1405.00m, 1410.00m, 1415.00m, 1420.00m, 1425.00m, 1430.00m, 1435.00m, 1440.00m, 1445.00m, 1450.00m, 1455.00m, 1460.00m, 1465.00m, 1470.00m, 1475.00m, 1480.00m, 1485.00m, 1490.00m, 1495.00m, 1500.00m, 1505.00m, 1510.00m, 1515.00m, 1520.00m, 1525.00m, 1530.00m, 1535.00m, 1540.00m, 1545.00m, 1550.00m, 1555.00m, 1560.00m, 1565.00m, 1570.00m, 1575.00m, 1580.00m, 1585.00m, 1590.00m, 1595.00m, 1600.00m, 1605.00m, 1610.00m, 1615.00m, 1620.00m, 1625.00m, 1630.00m, 1635.00m, 1640.00m, 1645.00m, 1650.00m, 1655.00m, 1660.00m, 1665.00m, 1670.00m, 1675.00m, 1680.00m, 1685.00m, 1690.00m, 1695.00m, 1700.00m, 1705.00m, 1710.00m, 1715.00m, 1720.00m, 1725.00m, 1730.00m, 1735.00m, 1740.00m, 1745.00m, 1750.00m, 1755.00m, 1760.00m, 1765.00m, 1770.00m, 1775.00m, 1780.00m, 1785.00m, 1790.00m, 1795.00m, 1800.00m, 1805.00m, 1810.00m, 1815.00m, 1820.00m, 1825.00m, 1830.00m, 1835.00m, 1840.00m, 1845.00m, 1850.00m, 1855.00m, 1860.00m, 1865.00m, 1870.00m, 1875.00m, 1880.00m, 1885.00m, 1890.00m, 1895.00m, 1900.00m, 1905.00m, 1910.00m, 1915.00m, 1920.00m, 1925.00m, 1930.00m, 1935.00m, 1940.00m, 1945.00m, 1950.00m, 1955.00m, 1960.00m, 1965.00m, 1970.00m, 1975.00m, 1980.00m, 1985.00m, 1990.00m, 1995.00m, 2000.00m, 2005.00m, 2010.00m, 2015.00m, 2020.00m, 2025.00m, 2030.00m, 2035.00m, 2040.00m, 2045.00m, 2050.00m, 2055.00m, 2060.00m, 2065.00m, 2070.00m, 2075.00m, 2080.00m, 2085.00m, 2090.00m, 2095.00m, 2100.00m, 2105.00m, 2110.00m, 2115.00m, 2120.00m, 2125.00m, 2130.00m, 2135.00m, 2140.00m, 2145.00m, 2150.00m, 2155.00m, 2160.00m, 2165.00m, 2170.00m, 2175.00m, 2180.00m, 2185.00m, 2190.00m, 2195.00m, 2200.00m, 2205.00m, 2210.00m, 2215.00m, 2220.00m, 2225.00m, 2230.00m, 2235.00m, 2240.00m, 2245.00m, 2250.00m, 2255.00m, 2260.00m, 2265.00m, 2270.00m, 2275.00m, 2280.00m, 2285.00m, 2290.00m, 2295.00m, 2300.00m, 2305.00m, 2310.00m, 2315.00m, 2320.00m, 2325.00m, 2330.00m, 2335.00m, 2340.00m, 2345.00m, 2350.00m, 2355.00m, 2360.00m, 2365.00m, 2370.00m, 2375.00m, 2380.00m, 2385.00m, 2390.00m, 2395.00m, 2400.00m, 2405.00m, 2410.00m, 2415.00m, 2420.00m, 2425.00m, 2430.00m, 2435.00m, 2440.00m, 2445.00m, 2450.00m, 2455.00m, 2460.00m, 2465.00m, 2470.00m, 2475.00m, 2480.00m, 2485.00m, 2490.00m, 2495.00m, 2500.00m, 2505.00m, 2510.00m, 2515.00m, 2520.00m, 2525.00m, 2530.00m, 2535.00m, 2540.00m, 2545.00m, 2550.00m, 2555.00m, 2560.00m, 2565.00m, 2570.00m, 2575.00m, 2580.00m, 2585.00m, 2590.00m, 2595.00m, 2600.00m, 2605.00m, 2610.00m, 2615.00m, 2620.00m, 2625.00m, 2630.00m, 2635.00m, 2640.00m, 2645.00m, 2650.00m, 2655.00m, 2660.00m, 2665.00m, 2670.00m, 2675.00m, 2680.00m, 2685.00m, 2690.00m, 2695.00m, 2700.00m, 2705.00m, 2710.00m, 2715.00m, 2720.00m, 2725.00m, 2730.00m, 2735.00m, 2740.00m, 2745.00m, 2750.00m, 2755.00m, 2760.00m, 2765.00m, 2770.00m, 2775.00m, 2780.00m, 2785.00m, 2790.00m, 2795.00m, 2800.00m, 2805.00m, 2810.00m, 2815.00m, 2820.00m, 2825.00m, 2830.00m, 2835.00m, 2840.00m, 2845.00m, 2850.00m, 2855.00m, 2860.00m, 2865.00m, 2870.00m, 2875.00m, 2880.00m, 2885.00m, 2890.00m, 2895.00m, 2900.00m, 2905.00m, 2910.00m, 2915.00m, 2920.00m, 2925.00m, 2930.00m, 2935.00m, 2940.00m, 2945.00m, 2950.00m, 2955.00m, 2960.00m, 2965.00m, 2970.00m, 2975.00m, 2980.00m, 2985.00m, 2990.00m, 2995.00m, 3000.00m, 3005.00m, 3010.00m, 3015.00m, 3020.00m, 3025.00m, 3030.00m, 3035.00m, 3040.00m, 3045.00m, 3050.00m, 3055.00m, 3060.00m, 3065.00m, 3070.00m, 3075.00m, 3080.00m, 3085.00m, 3090.00m, 3095.00m, 3100.00m, 3105.00m, 3110.00m, 3115.00m, 3120.00m, 3125.00m, 3130.00m, 3135.00m, 3140.00m, 3145.00m, 3150.00m, 3155.00m, 3160.00m, 3165.00m, 3170.00m, 3175.00m, 3180.00m, 3185.00m, 3190.00m, 3195.00m, 3200.00m, 3205.00m, 3210.00m, 3215.00m, 3220.00m, 3225.00m, 3230.00m, 3235.00m, 3240.00m, 3245.00m, 3250.00m, 3255.00m, 3260.00m, 3265.00m, 3270.00m, 3275.00m, 3280.00m, 3285.00m, 3290.00m, 3295.00m, 3300.00m, 3305.00m, 3310.00m, 3315.00m, 3320.00m, 3325.00m, 3330.00m, 3335.00m, 3340.00m, 3345.00m, 3350.00m, 3355.00m, 3360.00m, 3365.00m, 3370.00m, 3375.00m, 3380.00m, 3385.00m, 3390.00m, 3395.00m, 3400.00m, 3405.00m, 3410.00m, 3415.00m, 3420.00m, 3425.00m, 3430.00m, 3435.00m, 3440.00m, 3445.00m, 3450.00m, 3455.00m, 3460.00m, 3465.00m, 3470.00m, 3475.00m, 3480.00m, 3485.00m, 3490.00m, 3495.00m, 3500.00m, 3505.00m, 3510.00m, 3515.00m, 3520.00m, 3525.00m, 3530.00m, 3535.00m, 3540.00m, 3545.00m, 3550.00m, 3555.00m, 3560.00m, 3565.00m, 3570.00m, 3575.00m, 3580.00m, 3585.00m, 3590.00m, 3595.00m, 3600.00m, 3605.00m, 3610.00m, 3615.00m, 3620.00m, 3625.00m, 3630.00m, 3635.00m, 3640.00m, 3645.00m, 3650.00m, 3655.00m, 3660.00m, 3665.00m, 3670.00m, 3675.00m, 3680.00m, 3685.00m, 3690.00m, 3695.00m, 3700.00m, 3705.00m, 3710.00m, 3715.00m, 3720.00m, 3725.00m, 3730.00m, 3735.00m, 3740.00m, 3745.00m, 3750.00m, 3755.00m, 3760.00m, 3765.00m, 3770.00m, 3775.00m, 3780.00m, 3785.00m, 3790.00m, 3795.00m, 3800.00m, 3805.00m, 3810.00m, 3815.00m, 3820.00m, 3825.00m, 3830.00m, 3835.00m, 3840.00m, 3845.00m, 3850.00m, 3855.00m, 3860.00m, 3865.00m, 3870.00m, 3875.00m, 3880.00m, 3885.00m, 3890.00m, 3895.00m, 3900.00m, 3905.00m, 3910.00m, 3915.00m, 3920.00m, 3925.00m, 3930.00m, 3935.00m, 3940.00m, 3945.00m, 3950.00m, 3955.00m, 3960.00m, 3965.00m, 3970.00m, 3975.00m, 3980.00m, 3985.00m, 3990.00m, 3995.00m, 4000.00m, 4005.00m, 4010.00m, 4015.00m, 4020.00m, 4025.00m, 4030.00m, 4035.00m, 4040.00m, 4045.00m, 4050.00m, 4055.00m, 4060.00m, 4065.00m, 4070.00m, 4075.00m, 4080.00m, 4085.00m, 4090.00m, 4095.00m, 4100.00m, 4105.00m, 4110.00m, 4115.00m, 4120.00m, 4125.00m, 4130.00m, 4135.00m, 4140.00m, 4145.00m, 4150.00m, 4155.00m, 4160.00m, 4165.00m, 4170.00m, 4175.00m, 4180.00m, 4185.00m, 4190.00m, 4195.00m, 4200.00m, 4205.00m, 4210.00m, 4215.00m, 4220.00m, 4225.00m, 4230.00m, 4235.00m, 4240.00m, 4245.00m, 4250.00m, 4255.00m, 4260.00m, 4265.00m, 4270.00m, 4275.00m, 4280.00m, 4285.00m, 4290.00m, 4295.00m, 4300.00m, 4305.00m, 4310.00m, 4315.00m, 4320.00m, 4325.00m, 4330.00m, 4335.00m, 4340.00m, 4345.00m, 4350.00m, 4355.00m, 4360.00m, 4365.00m, 4370.00m, 4375.00m, 4380.00m, 4385.00m, 4390.00m, 4395.00m, 4400.00m, 4405.00m, 4410.00m, 4415.00m, 4420.00m, 4425.00m, 4430.00m, 4435.00m, 4440.00m, 4445.00m, 4450.00m, 4455.00m, 4460.00m, 4465.00m, 4470.00m, 4475.00m, 4480.00m, 4485.00m, 4490.00m, 4495.00m, 4500.00m, 4505.00m, 4510.00m, 4515.00m, 4520.00m, 4525.00m, 4530.00m, 4535.00m, 4540.00m, 4545.00m, 4550.00m, 4555.00m, 4560.00m, 4565.00m, 4570.00m, 4575.00m, 4580.00m, 4585.00m, 4590.00m, 4595.00m, 4600.00m, 4605.00m, 4610.00m, 4615.00m, 4620.00m, 4625.00m, 4630.00m, 4635.00m, 4640.00m, 4645.00m, 4650.00m, 4655.00m, 4660.00m, 4665.00m, 4670.00m, 4675.00m, 4680.00m, 4685.00m, 4690.00m, 4695.00m, 4700.00m, 4705.00m, 4710.00m, 4715.00m, 4720.00m, 4725.00m, 4730.00m, 4735.00m, 4740.00m, 4745.00m, 4750.00m, 4755.00m, 4760.00m, 4765.00m, 4770.00m, 4775.00m, 4780.00m, 4785.00m, 4790.00m, 4795.00m, 4800.00m, 4805.00m, 4810.00m, 4815.00m, 4820.00m, 4825.00m, 4830.00m, 4835.00m, 4840.00m, 4845.00m, 4850.00m, 4855.00m, 4860.00m, 4865.00m, 4870.00m, 4875.00m, 4880.00m, 4885.00m, 4890.00m, 4895.00m, 4900.00m, 4905.00m, 4910.00m, 4915.00m, 4920.00m, 4925.00m, 4930.00m, 4935.00m, 4940.00m, 4945.00m, 4950.00m, 4955.00m, 4960.00m, 4965.00m, 4970.00m, 4975.00m, 4980.00m, 4985.00m, 4990.00m, 4995.00m, 5000.00m, 5005.00m, 5010.00m, 5015.00m, 5020.00m, 5025.00m, 5030.00m, 5035.00m, 5040.00m, 5045.00m, 5050.00m, 5055.00m, 5060.00m, 5065.00m, 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**SCHEDULE OF EASEMENTS**

**NOTE:** THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED.  
SIGNATURES MUST BE ATTESTED.

Registered Number

**SP 164358**

PAGE 1 OF 2 PAGE/S

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown 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 a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown 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 a prendre described hereunder.

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

Lot 110 on the Plan is SUBJECT TO a Right of Carriageway (appurtenant to lot 1 on Sealed Plan 154184) over the land shown as Right of Way (created by C729052) on the Plan.  
(Private)

Lot 110 on the Plan is SUBJECT TO a Right of Carriageway (appurtenant to lot 1 on Sealed Plan 104476) over the land shown as (Private) Right of Way 18.00 Wide (P140986) on the Plan.

Lot 110 on the Plan is SUBJECT TO a Right of Drainage (appurtenant to the balance of Folio of the Register Volume 3413 Folio 76) over the land shown as Drainage Easement 3.00 Wide (SP140986) on the Plan.

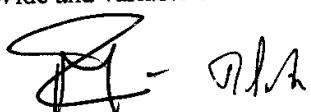
Lot 110 on the Plan is SUBJECT TO a Right of Drainage (appurtenant to lots 7 and 11 and 1001 on SP8059) over the Drainage Easement 4.00 Wide (SP8059) shown on the Plan.

Lot 6 on the Plan is SUBJECT TO a Pipeline Easement (as described in D11700) in favour of the Rivers and Waters Supply Commission over the Pipeline Easement 2.00 Wide (D11700) shown on the Plan.

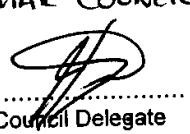
Lots 6 and 3 on the Plan are each SUBJECT TO a Right of Drainage for the West Tamar Council and the land in Folio of the Register Volume 163900 Folio 2 over the Drainage Easement 3.00 Wide on the Plan.

Lots 1 to 4 (inclusive), lots 7, 8 and lot 110 on the Plan are each SUBJECT TO a Right of Drainage for the West Tamar Council and for the Tasmanian Water and Sewerage Corporation (Northern Region) Pty Ltd over the Drainage Easement 4.00 Wide on the Plan.

Lot 110 on the Plan is SUBJECT TO a Right of Drainage for the West Tamar Council and for the Tasmanian Water and Sewerage Corporation (Northern Region) Pty Ltd over the Drainage Easement 5.70 Wide and variable on the Plan.



(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Riverside Views Estate Pty Ltd FOLIO REF: 163900/1 SOLICITOR & REFERENCE: Shields Heritage	PLAN SEALED BY: WEST TAMAR COUNCIL DATE: 23/07/2012 DA255/11 REF NO.	 Council Delegate
--	---	---

**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**  
PAGE 2 OF 2 PAGES

Registered Number

**SP 164358**SUBDIVIDER: Riverside Views Estate Pty Ltd  
FOLIO REFERENCE: 163900/1**FENCING PROVISION**

In respect of each Lot on the Plan the Subdivider (Riverside Views Estate Pty Ltd (A.C.N. 150 334 044)) shall not be required to fence.

EXECUTED by RIVERSIDE VIEWS ESTATE PTY LTD (A.C.N. 150 334 044) the registered proprietor of the land comprised in Folio of the Register Volume 163900 Folio 1, pursuant to Section 127(1)(a) of the Corporations Act 2001 by being signed by two Directors of the company

)  ..... Director  
 ) ..... Director  
 )  ..... Director  
 )

**Interpretation**

“Balance of Folio of the Register Volume 3413 Folio 76” shall be construed as being a reference to that part of the land comprised in Folio of the Register Volume 3413 Folio 76 remaining upon acceptance of Sealed Plan 104476 after exclusion thereout of such portion thereof as forms part of Lot 1 on Sealed Plan 104476.

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Project: **RESIDENTIAL DEVELOPMENT**

At: **109 DION CRESCENT RIVERSIDE**

For: **DE MIRANDA & STEIN**

Project: **25.127**

Drawings:

Ap001 SITE PLAN  
Ap002 SITE PLAN-STRATA PROPOSAL  
Ap003 SITE PLAN-PLANNING OVERLAYS  
Ap004 SHADOW DIAGRAMS - JUNE  
Ap005 SHADOW DIAGRAMS - DECEMBER  
Ap006 SITE DETAILS  
1Ap100 FLOOR & ROOF PLAN  
1Ap200 ELEVATIONS  
2Ap100 FLOOR PLAN  
2Ap101 ROOF PLAN  
2Ap200 ELEVATIONS  
2Ap201 ELEVATIONS

PROJECT DETAILS	
DESIGNER:	DAVID GILLIES - TAS640
BUILDING CLASSIFICATION:	1A
TITLE REFERENCE:	164358/7
BAL RATING:	N/A
PLANNING OVERLAY:	WTA-C1.0 NATURAL ASSETS CODE-PRIORITY VEGETATION AREA, WTA-C15.0 LANDSLIP HAZARD CODE LOW LANDSLIP HAZARD BAND

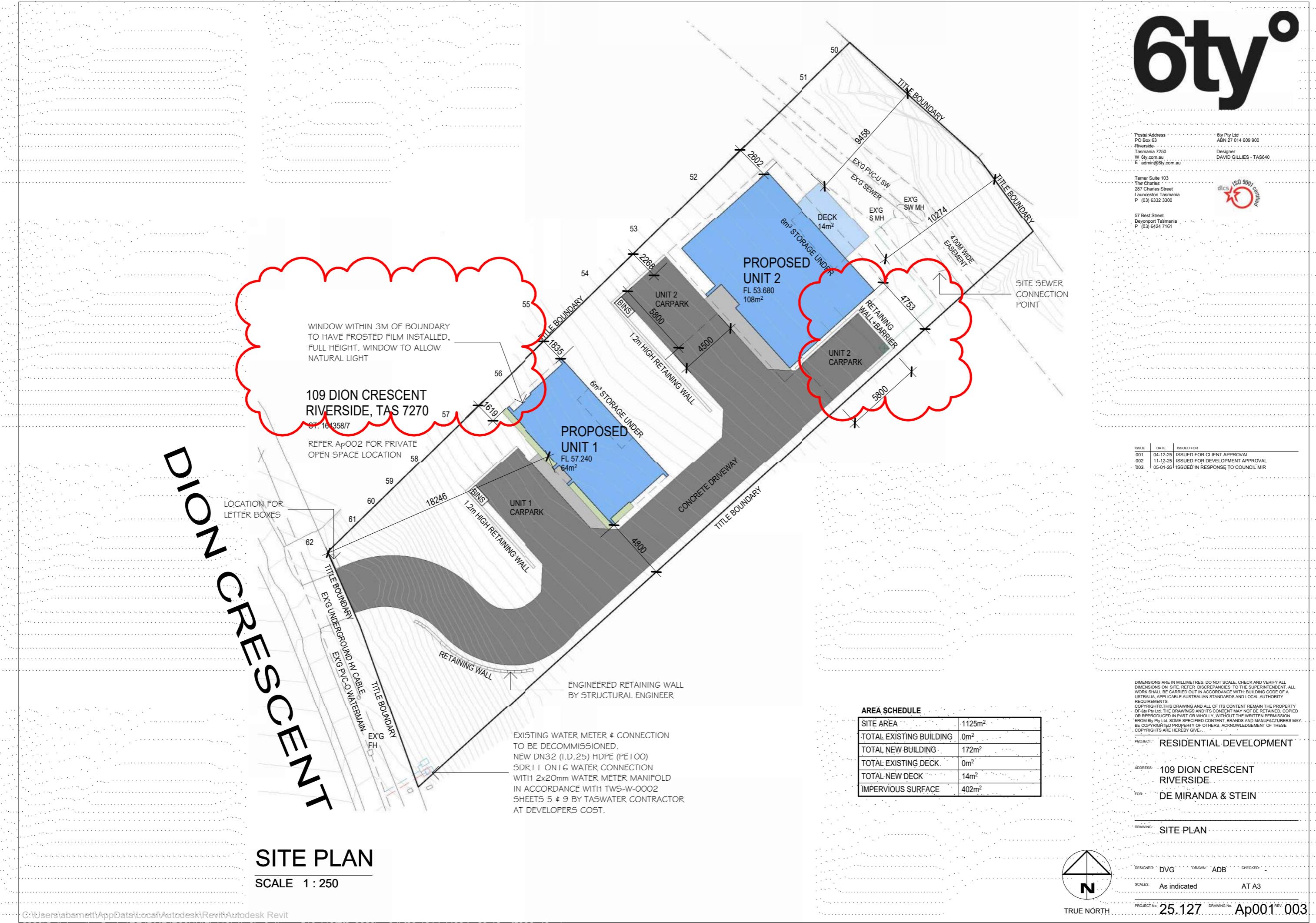
A map of Dion Crescent, a residential street. The street is oriented vertically on the page. A rectangular area on the right side of the street is labeled 'LOCATION FOR LETTER BOXES'. The map includes a grid of streets and property lines. A house number '62' is visible on a property line. A handwritten note on the right side of the map reads 'TIME EXG UNDE'.

## SITE PLAN

---

SCALE 1 : 250

C:\Users\abarnett\AppData\Local\Autodesk\Revit\Autodesk Revit  
2026\CollaborationCache\REJDMFJRK36FNN\B113b4b-Ubcu-4bec-a510-1131\19c3929\aab6dbf68-124d-4493-ba23-12ce1396a43.rvt



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57 Best Street  
Devonport Tasmania  
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001	04-12-25	ISSUED FOR CLIENT APPROVAL
002	11-12-25	ISSUED FOR DEVELOPMENT APPROVAL
003	05-01-26	ISSUED IN RESPONSE TO COUNCIL MIR

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PROJECT: RESIDENTIAL DEVELOPMENT

ADDRESS: 109 DION CRESCENT  
RIVERSIDE

FOR: DE MIRANDA & STEIN

DRAWING: SITE PLAN-STRATA  
PROPOSAL

DESIGNED: DVG DRAWN: ADB CHECKED:

SCALES: 1:250 AT A3

TRUE NORTH PROJECT No: 25.127 DRAWING No: Ap002 EV. 003

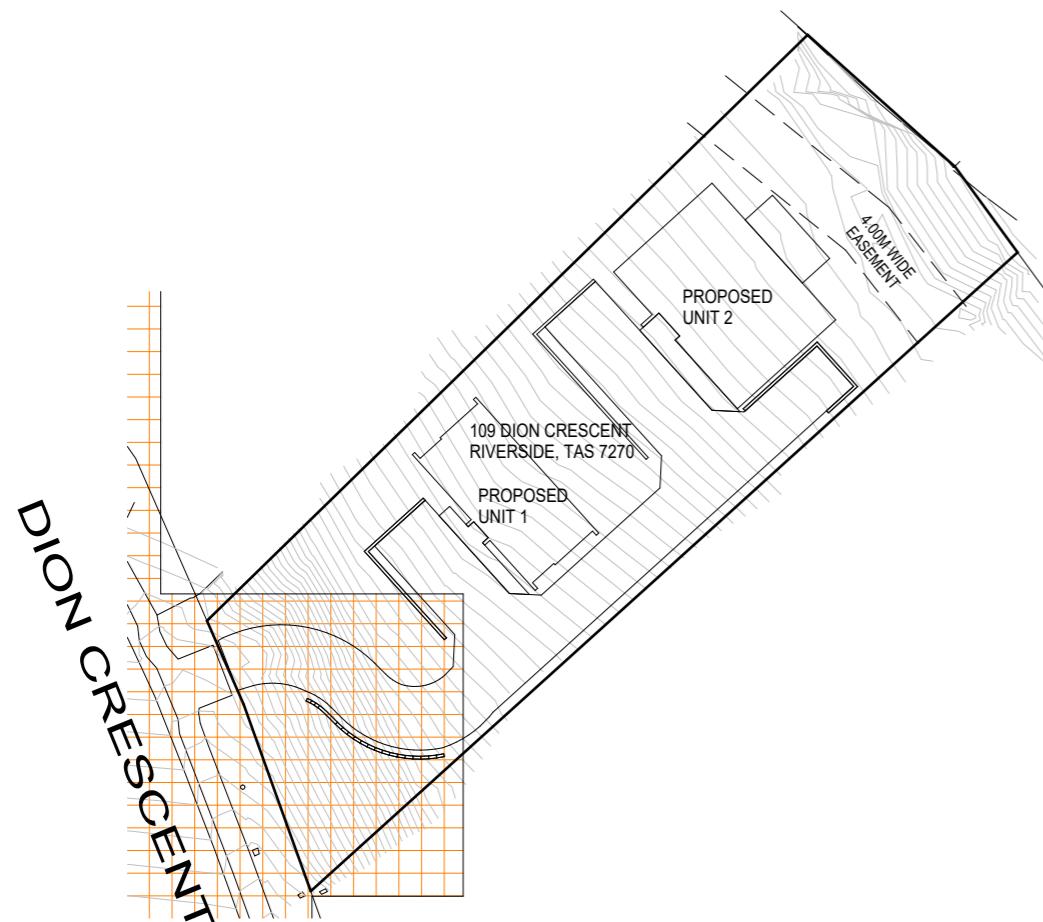
DION CRESCENT

109 DION CRESCENT  
RIVERSIDE, TAS 7270  
CT: 164358/7

SITE PLAN

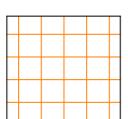
SCALE 1:250

ISSUE	DATE	ISSUED FOR
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002	11-12-25	ISSUED FOR DEVELOPMENT APPROVAL

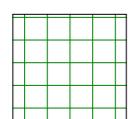


## SITE PLAN-LANDSLIP HAZARD ZONE

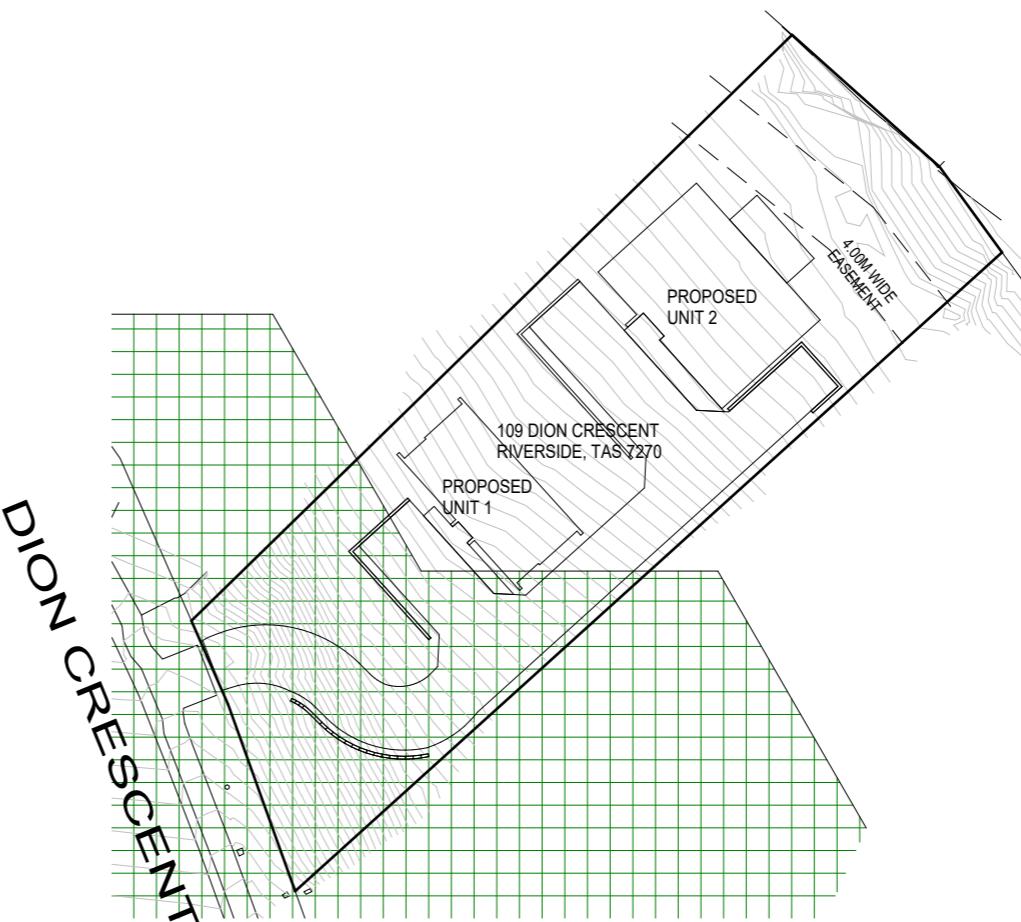
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WTA-C15.0 - LANDSLIP HAZARD CODE  
LOW LANDSLIP HAZARD BAND



WTA-C7.0 - NATURAL ASSETS CODE  
PRIORITY VEGETATION AREA



## SITE PLAN-NATURAL ASSETS CODE

SCALE 1 : 500

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PROJECT: RESIDENTIAL DEVELOPMENT

ADDRESS: 109 DION CRESCENT  
RIVERSIDE  
FOR: DE MIRANDA & STEIN

DRAWING: SITE PLAN-PLANNING  
OVERLAYS



DESIGNED: DVG DRAWN: ADB CHECKED: -  
SCALES: As indicated AT A3

PROJECT No: 25.127 DRAWING No: Ap003 EV 002



9AM 21ST JUNE

SCALE 1 : 500



3PM 21ST JUNE

SCALE 1 : 500



12PM 21ST JUNE

SCALE 1 : 500

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PROJECT: RESIDENTIAL DEVELOPMENT

ADDRESS: 109 DION CRESCENT  
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FOR: DE MIRANDA & STEIN

DRAWING: SHADOW DIAGRAMS - JUNE



DESIGNED: DVG DRAWN: ADB CHECKED:

SCALE: 1 : 500 AT A3

TRUE NORTH PROJECT No. 25.127 DRAWING No. Ap004 EV.001



9AM 22ND DECEMBER

SCALE 1 : 500



3PM 22ND DECEMBER

SCALE 1 : 500



12PM 22ND DECEMBER

SCALE 1 : 500

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ADDRESS: 109 DION CRESCENT  
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FOR: DE MIRANDA & STEIN

DRAWING: SHADOW DIAGRAMS -  
DECEMBER



DESIGNED: DVG DRAWN: ADB CHECKED:

SCALE: 1 : 500 AT A3

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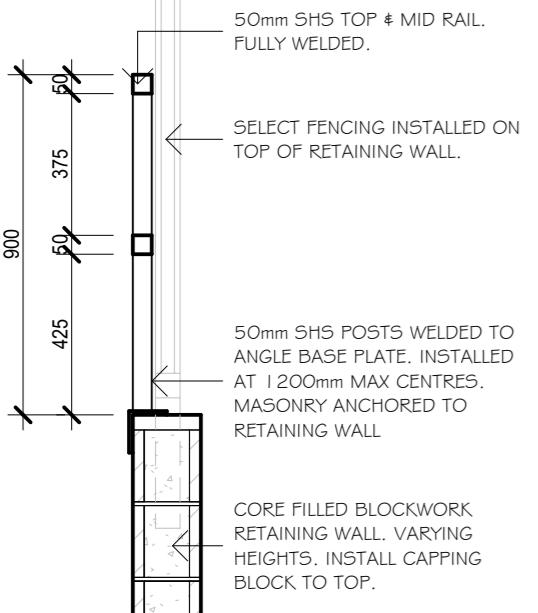
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Designer  
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## RETAINING WALL+BARRIER DETAIL

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DRAWING: SITE DETAILS



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DRAWING: FLOOR & ROOF PLAN

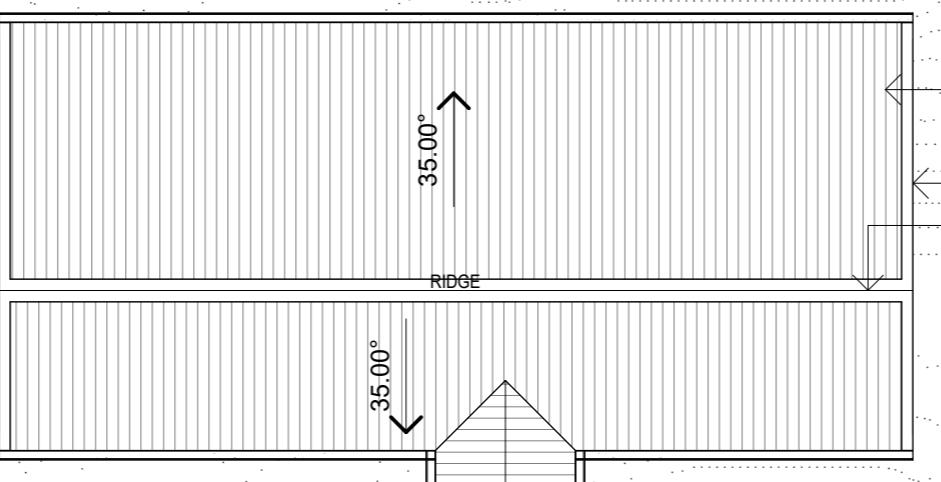
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SCALE: 1:100 AT A3

PROJECT No: 25.127 DRAWING No: 1Ap100 EV 002



## FLOOR PLAN

SCALE 1:100



## ROOF PLAN

SCALE 1:100



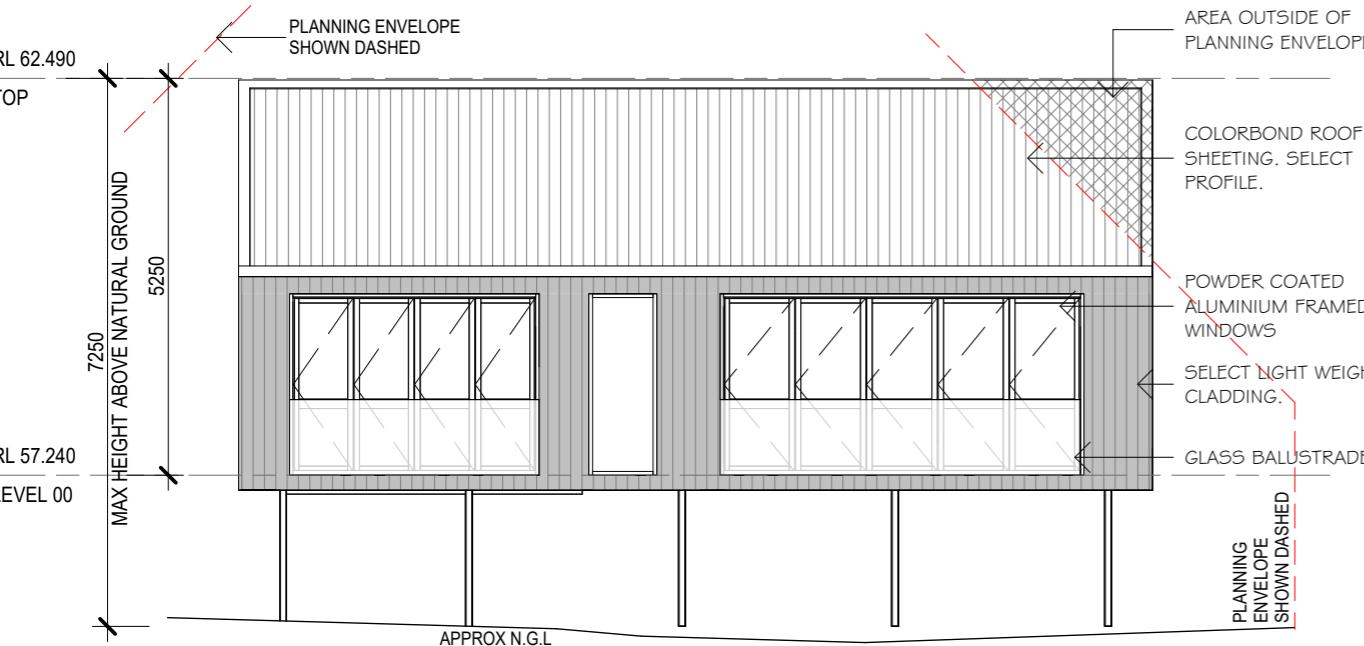
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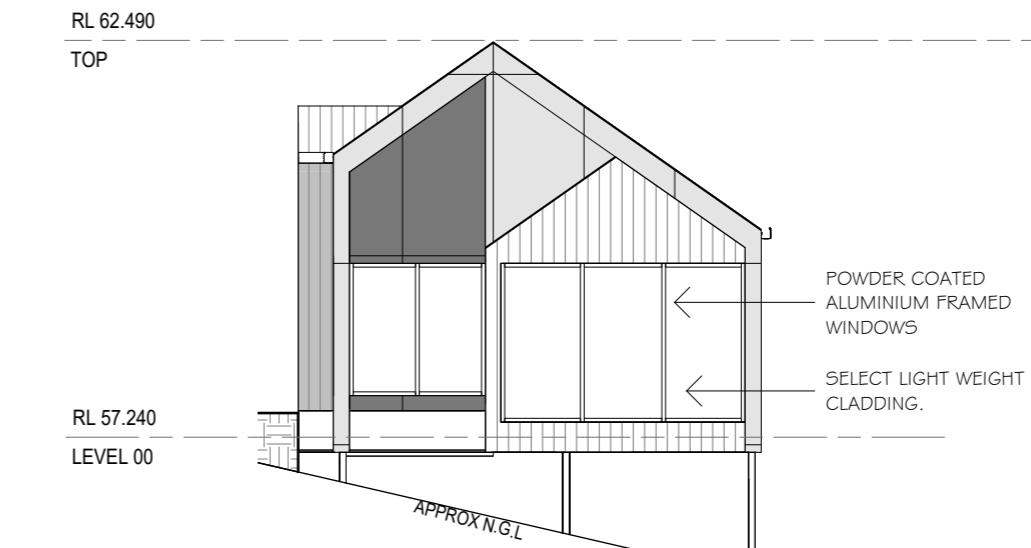
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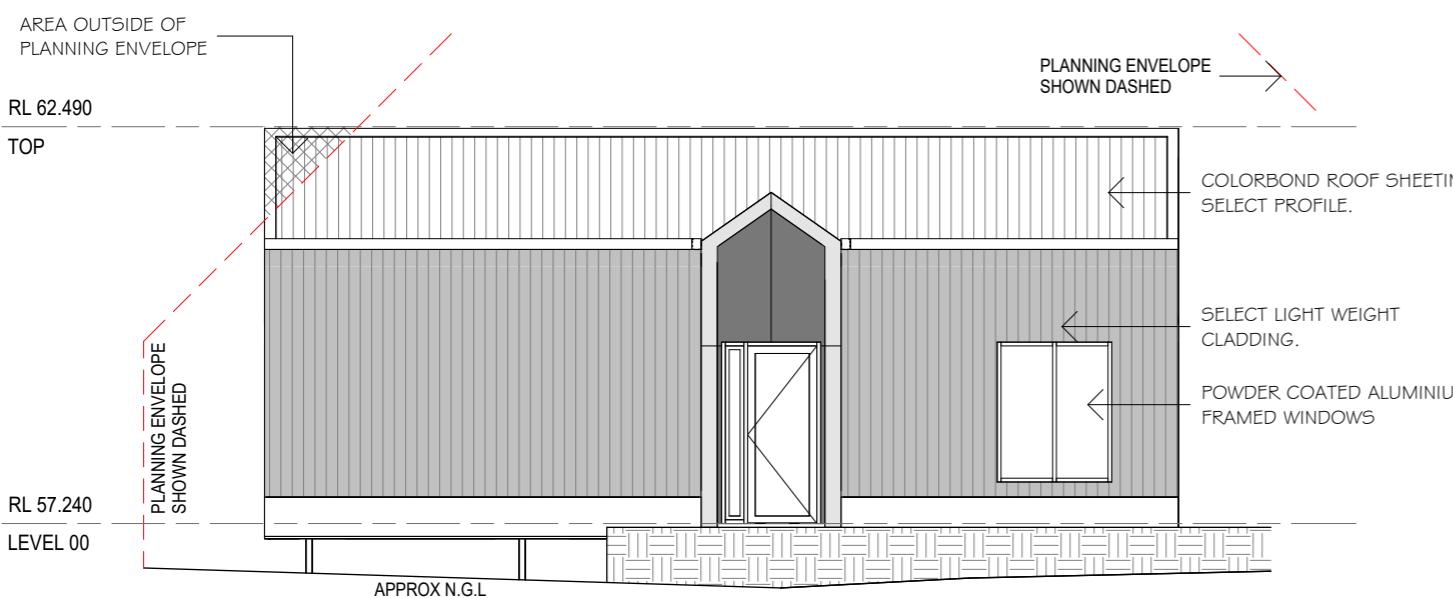
## NORTH ELEVATION

SCALE 1 : 100



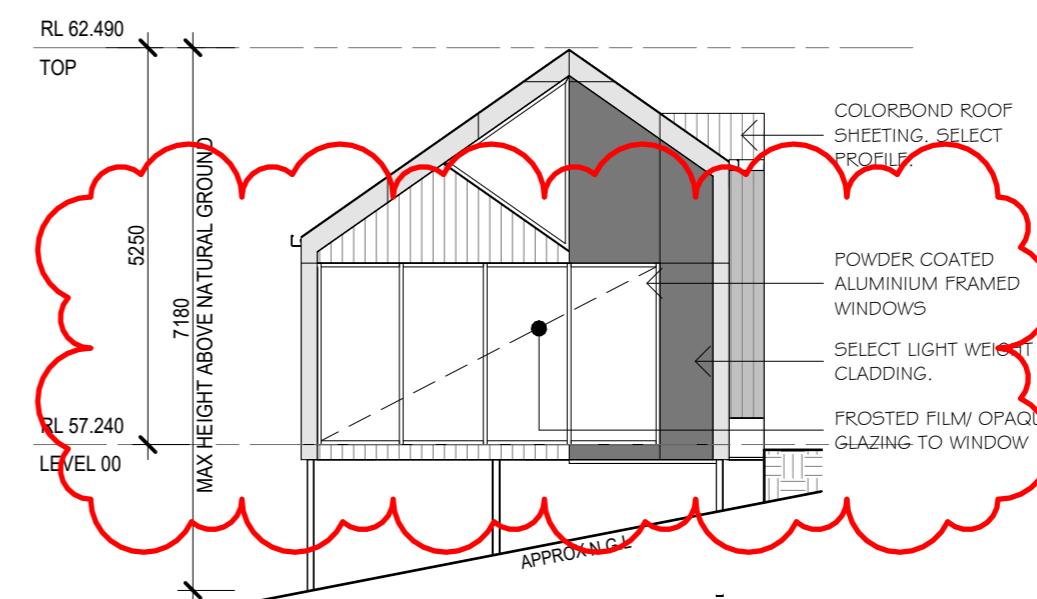
## EAST ELEVATION

SCALE 1 : 100



## SOUTH ELEVATION

SCALE 1 : 100



## WEST ELEVATION

SCALE 1 : 100

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FOR: DE MIRANDA & STEIN

DRAWING: ELEVATIONS

DESIGNED: DVG DRAWN: ADB CHECKED: -

SCALES: 1 : 100 AT A3

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PROJECT: RESIDENTIAL DEVELOPMENT

ADDRESS: 109 DION CRESCENT  
RIVERSIDE.

FOR: DE MIRANDA & STEIN

DRAWING: FLOOR PLAN

DESIGNED: DVG DRAWN: ADB CHECKED:  
SCALE: 1:100 AT A3

PROJECT No: 25.127 DRAWING No: 2Ap100 EV 002



PROJECT NORTH



**FLOOR PLAN**  
SCALE 1:100

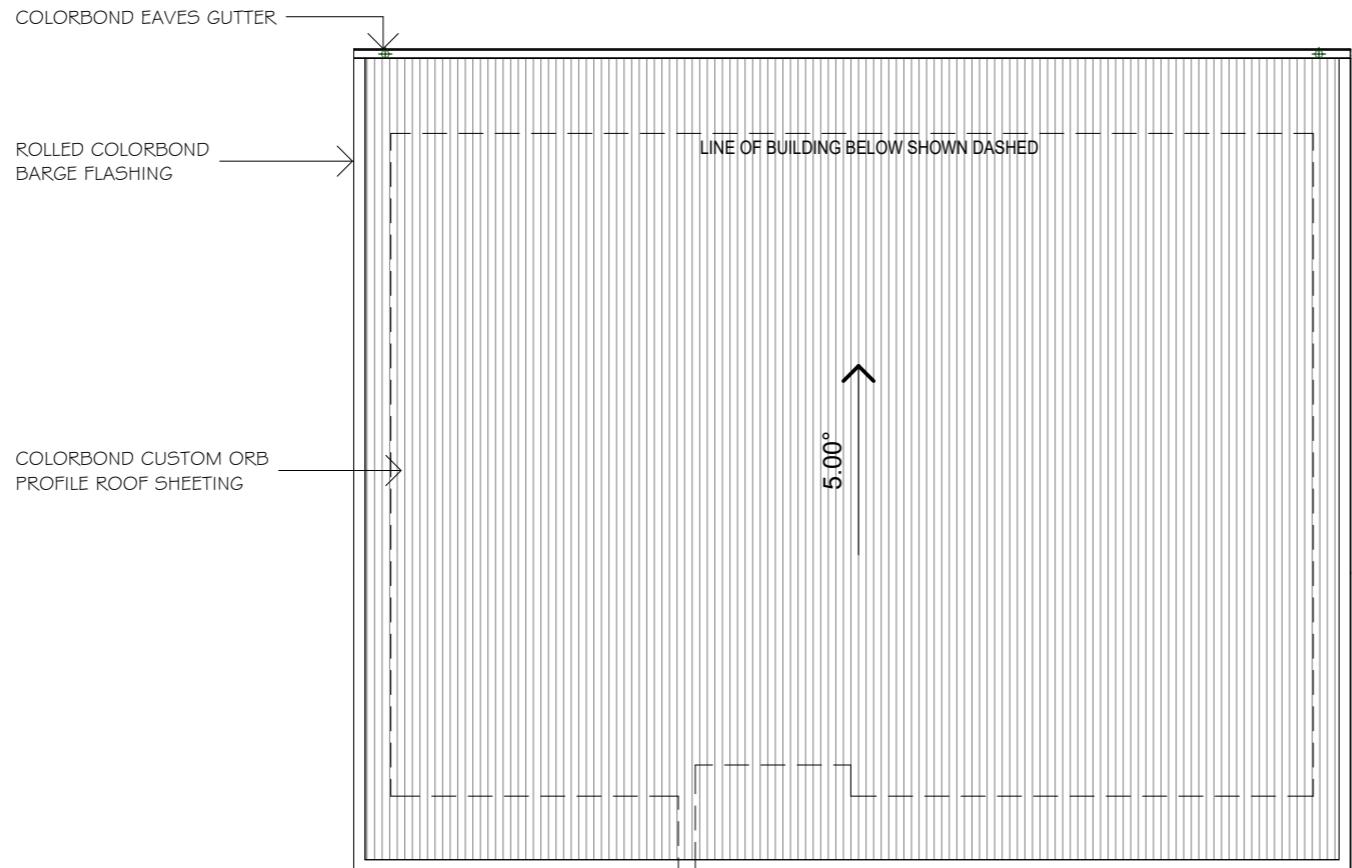
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001	04-12-25	ISSUED FOR CLIENT APPROVAL
002	11-12-25	ISSUED FOR DEVELOPMENT APPROVAL

## ROOF PLAN

SCALE 1 : 100

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PROJECT: RESIDENTIAL DEVELOPMENT

ADDRESS: 109 DION CRESCENT  
RIVERSIDE

FOR: DE MIRANDA & STEIN

DRAWING: ROOF PLAN

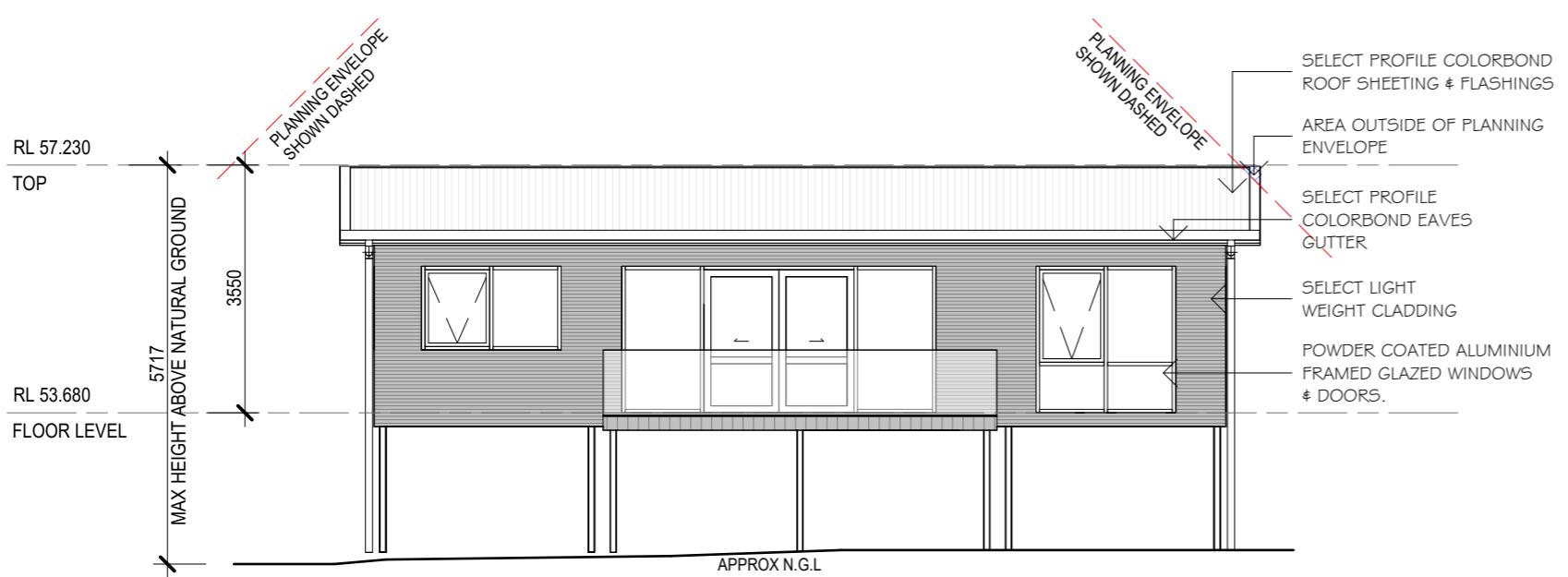


DESIGNED: DVG DRAWN: ADB CHECKED: -

SCALES: 1 : 100 AT A3

PROJECT No. 25.127 DRAWING No. 2Ap101 REV. 002

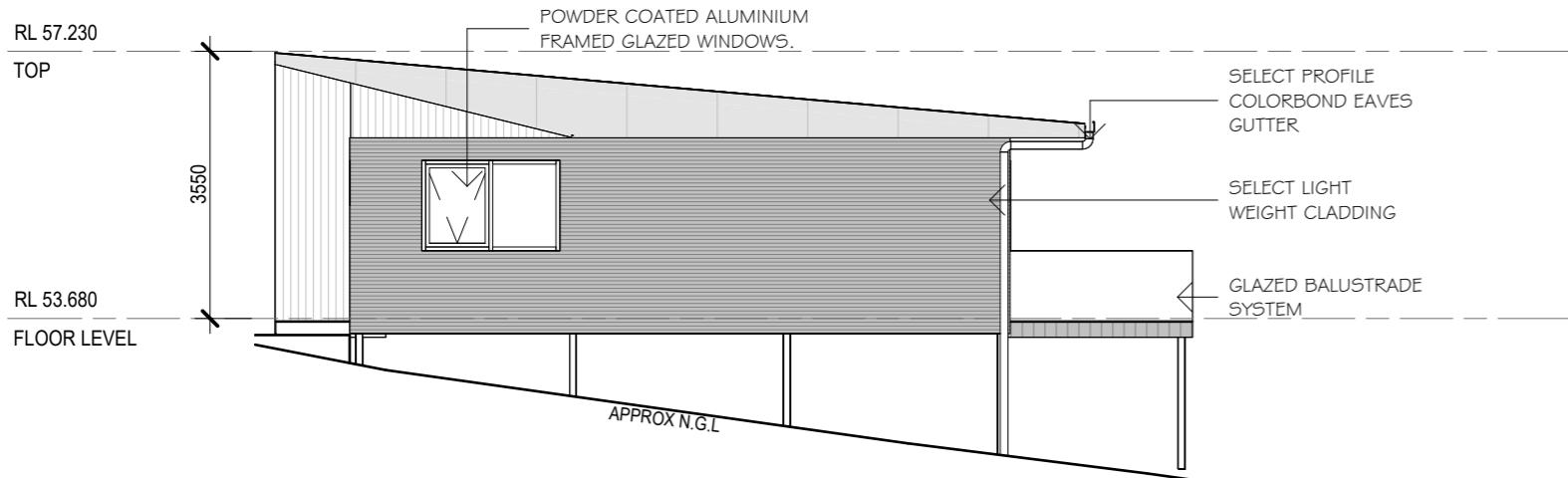
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## NORTH ELEVATION

SCALE 1 : 100

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001	04-12-25	ISSUED FOR CLIENT APPROVAL
002	11-12-25	ISSUED FOR DEVELOPMENT APPROVAL



## EAST ELEVATION

SCALE 1 : 100

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PROJECT: RESIDENTIAL DEVELOPMENT

ADDRESS: 109 DION CRESCENT  
RIVERSIDE

FOR: DE MIRANDA & STEIN

DRAWING: ELEVATIONS



DESIGNED: DVG DRAWN: ADB CHECKED: -

SCALES: 1 : 100 AT A3

PROJECT No. 25.127 DRAWING No. 2Ap200EV 002

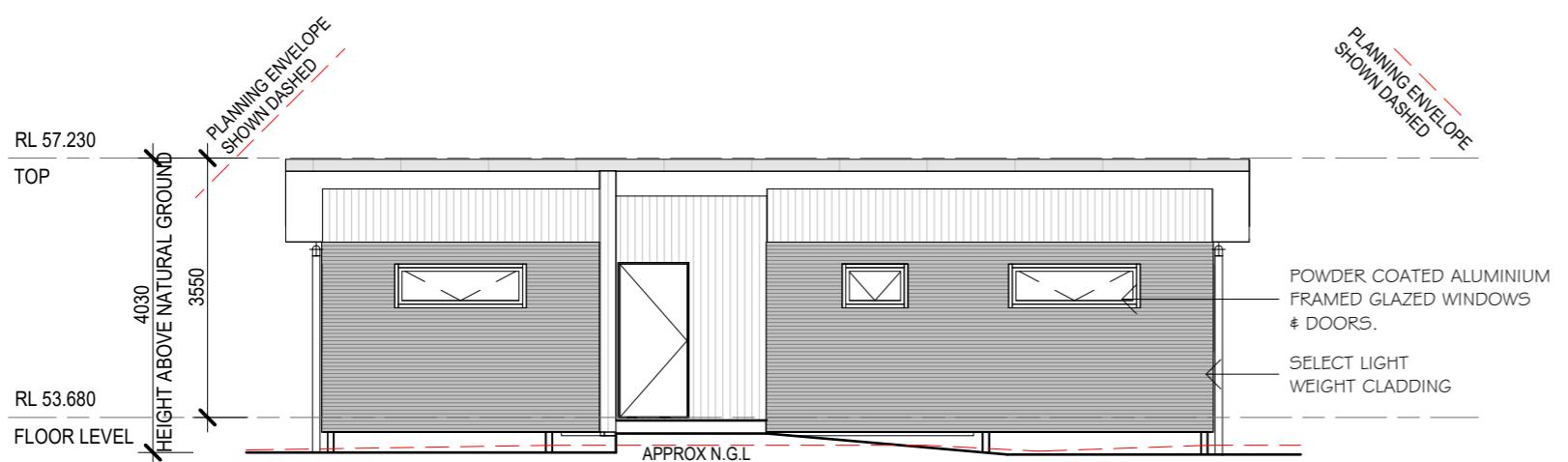
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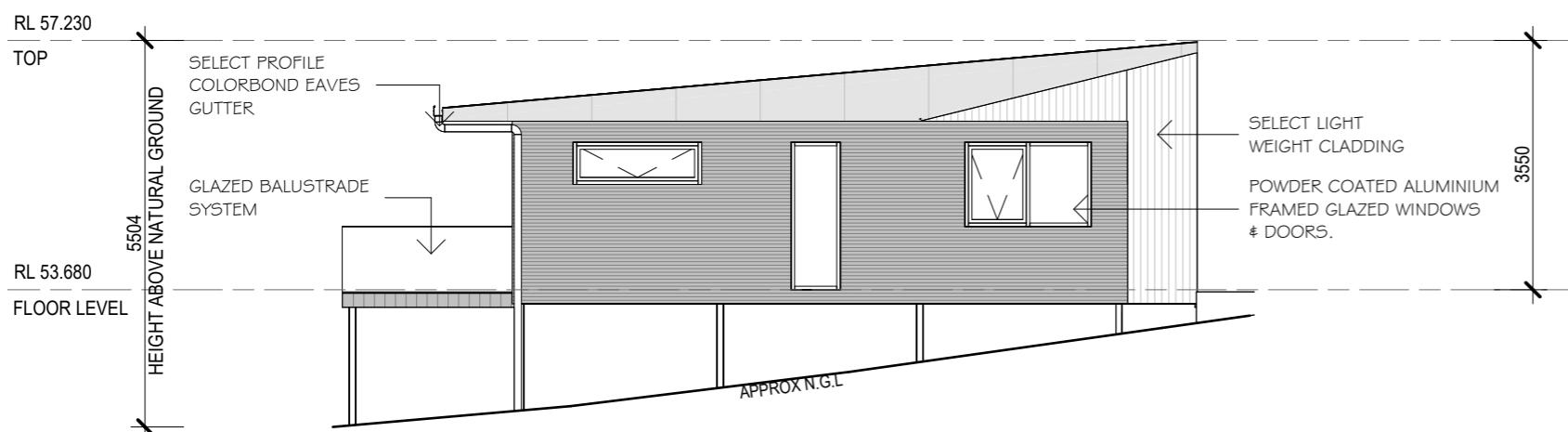
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## SOUTH ELEVATION

SCALE 1 : 100

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001	04-12-25	ISSUED FOR CLIENT APPROVAL
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## WEST ELEVATION

SCALE 1 : 100

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PROJECT: RESIDENTIAL DEVELOPMENT

ADDRESS: 109 DION CRESCENT  
RIVERSIDE

FOR: DE MIRANDA & STEIN

DRAWING: ELEVATIONS



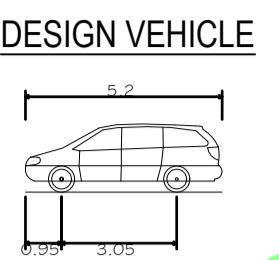
DESIGNED: DVG DRAWN: ADB CHECKED: -

SCALES: 1 : 100 AT A3

PROJECT No. 25.127 DRAWING No. 2Ap201 REV. 002

# 6ty°

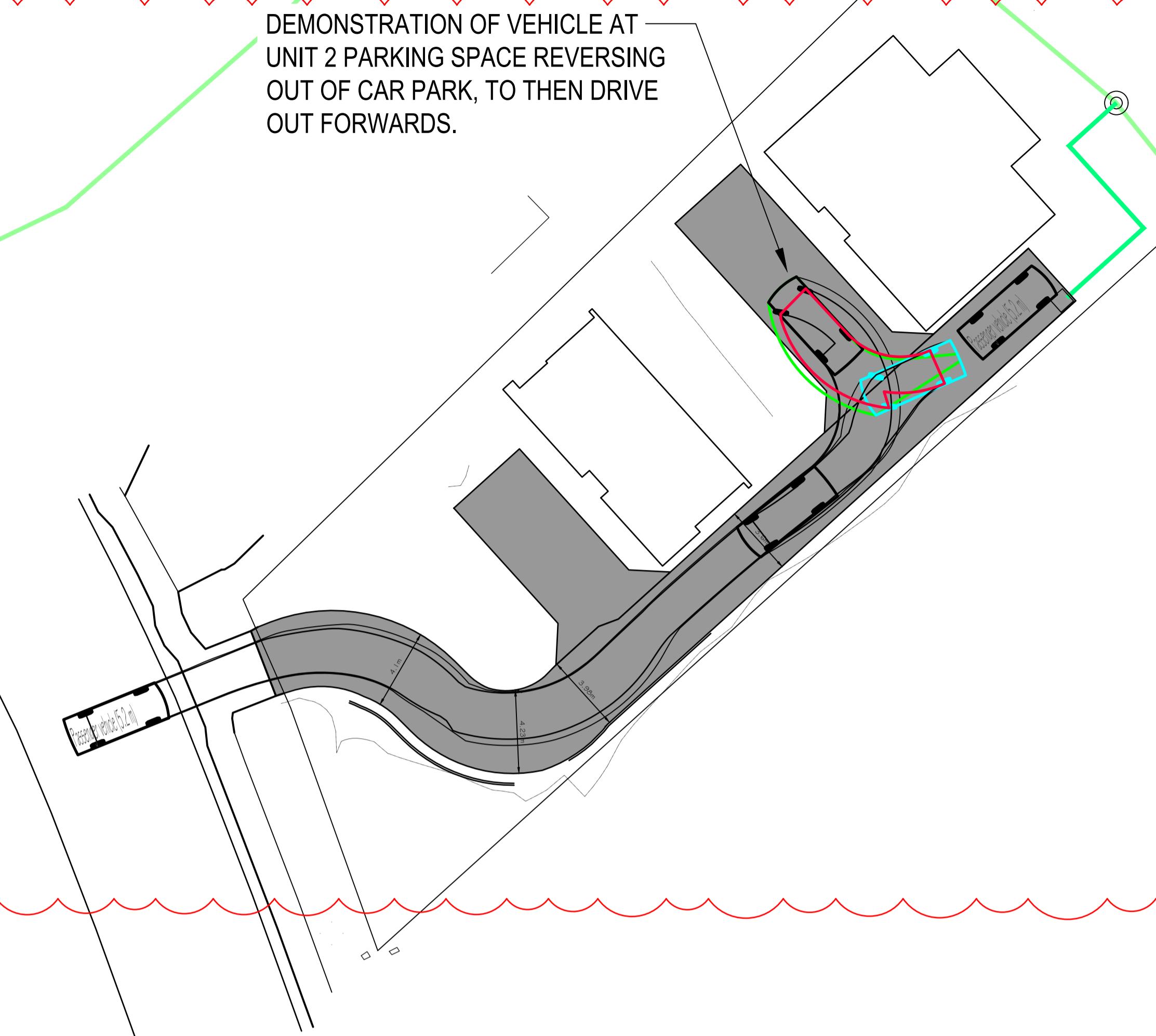
DEMONSTRATION OF VEHICLE AT  
UNIT 2 PARKING SPACE REVERSING  
OUT OF CAR PARK, TO THEN DRIVE  
OUT FORWARDS.



Passenger vehicle (5.2 m)  
Overall Length 5.200m  
Overall Width 1.840m  
Min Body Ground Clearance 0.295m  
Track Width 1.840m  
Lock-to-lock time 2.00s  
Curb to Curb Turning Radius 6.300m

5.200m  
1.840m  
0.295m  
1.840m  
2.00s  
6.300m

DEMONSTRATION OF VEHICLE IN  
UNIT 1 CAR PARKING SPACE  
TURNING IN AND REVERSING OUT  
TO DRIVE OUT FORWARDS



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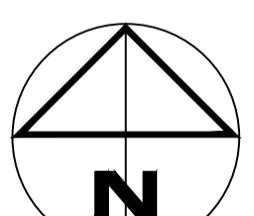
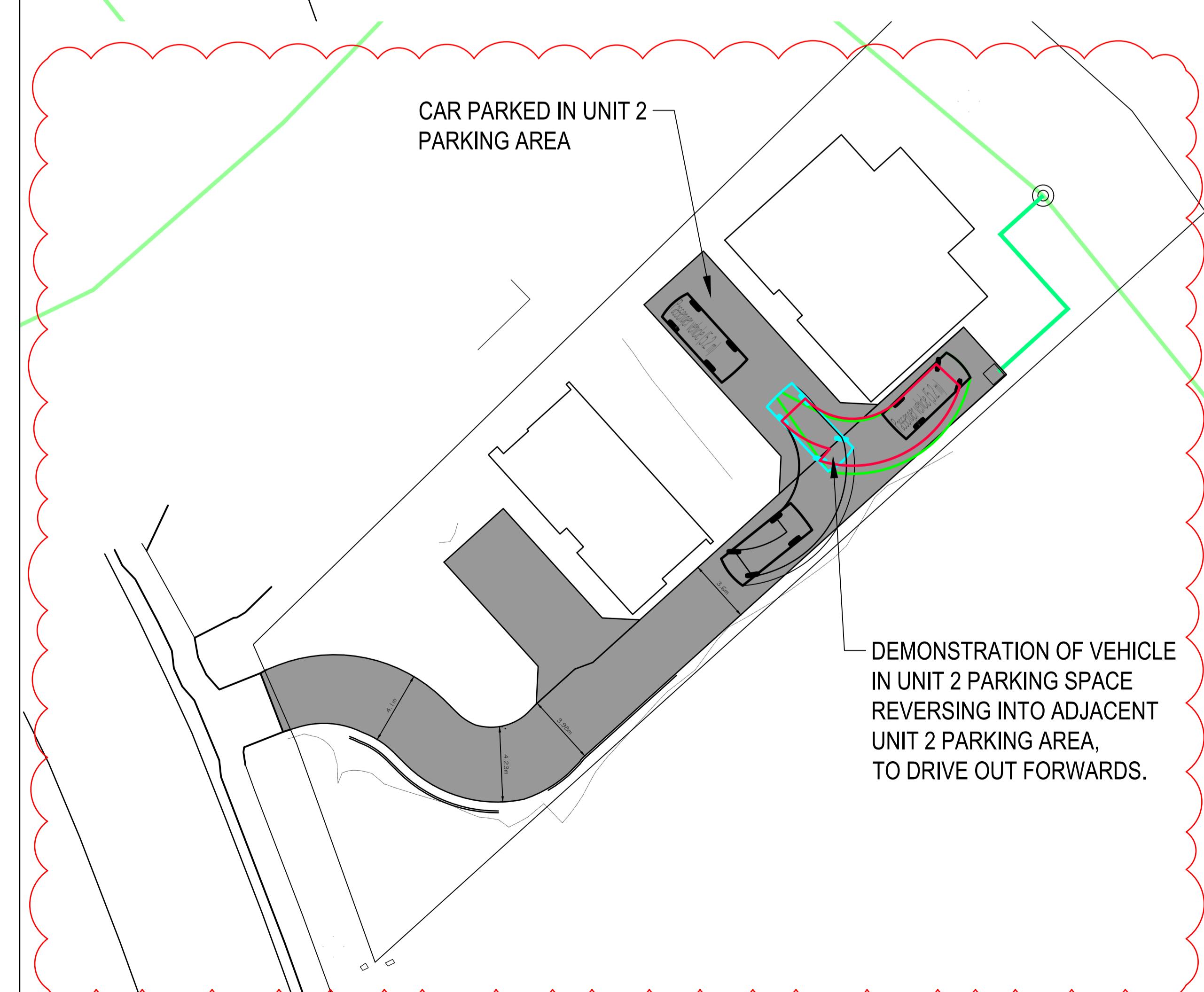
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ISSUE	DATE	ISSUED FOR	REV.
01	10.12.25	ISSUED FOR DEVELOPMENT APPROVAL	-
02	05.01.26	COUNCIL MIR RESPONSE	A

CAR PARKED IN UNIT 2  
PARKING AREA

DEMONSTRATION OF VEHICLE  
IN UNIT 2 PARKING SPACE  
REVERSING INTO ADJACENT  
UNIT 2 PARKING AREA,  
TO DRIVE OUT FORWARDS.



DIMENSIONS ARE IN METRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT.  
ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH:  
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PROJECT: RESIDENTIAL DEVELOPMENT

AT: 109 DION CRESCENT  
RIVERSIDE  
FOR: DE MIRANDA & STEIN

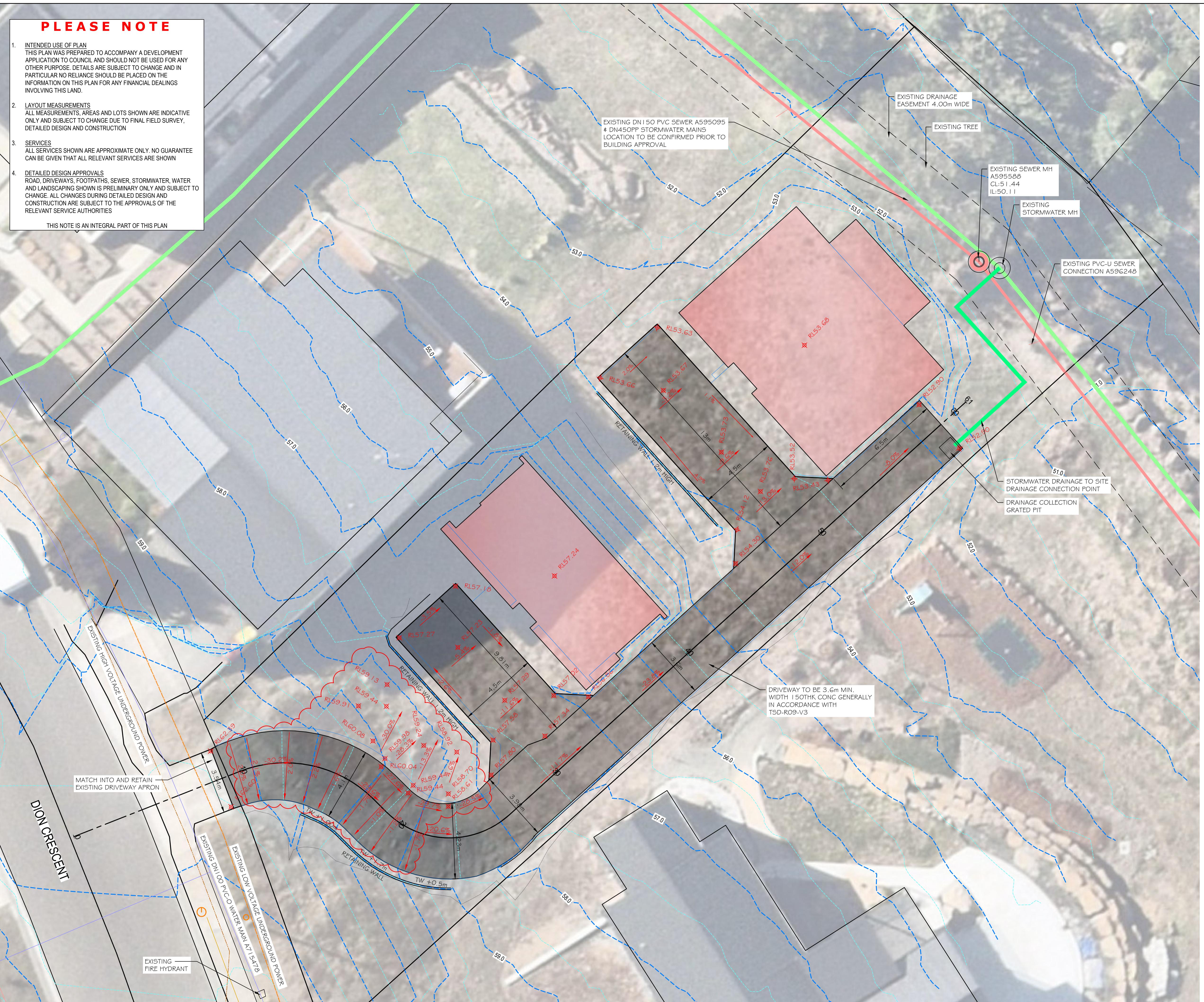
DRAWING: VEHICLE TRACKING  
MANOEUVRE DIAGRAMS

DESIGNED: M.C.V. DRAWN: M.C.V. CHECKED: -

SCALES: 1:200 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.127 DRAWING No. VT01 A

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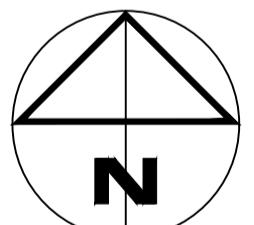
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ISSUE	DATE	ISSUED FOR	REV.
01	28.10.25	PRELIMINARY ISSUE	-
02	25.11.25	PRELIMINARY ISSUE	-
03	01.12.25	PRELIMINARY ISSUE	-
04	10.12.25	ISSUED FOR DEVELOPMENT APPROVAL	-
05	09.01.26	COUNCIL MIR RESPONSE	-
06	10.01.26	COUNCIL MIR RESPONSE	A



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PROJECT: RESIDENTIAL DEVELOPMENT

AT: 109 DION CRESCENT  
RIVERSIDE  
FOR: DE MIRANDA & STEIN

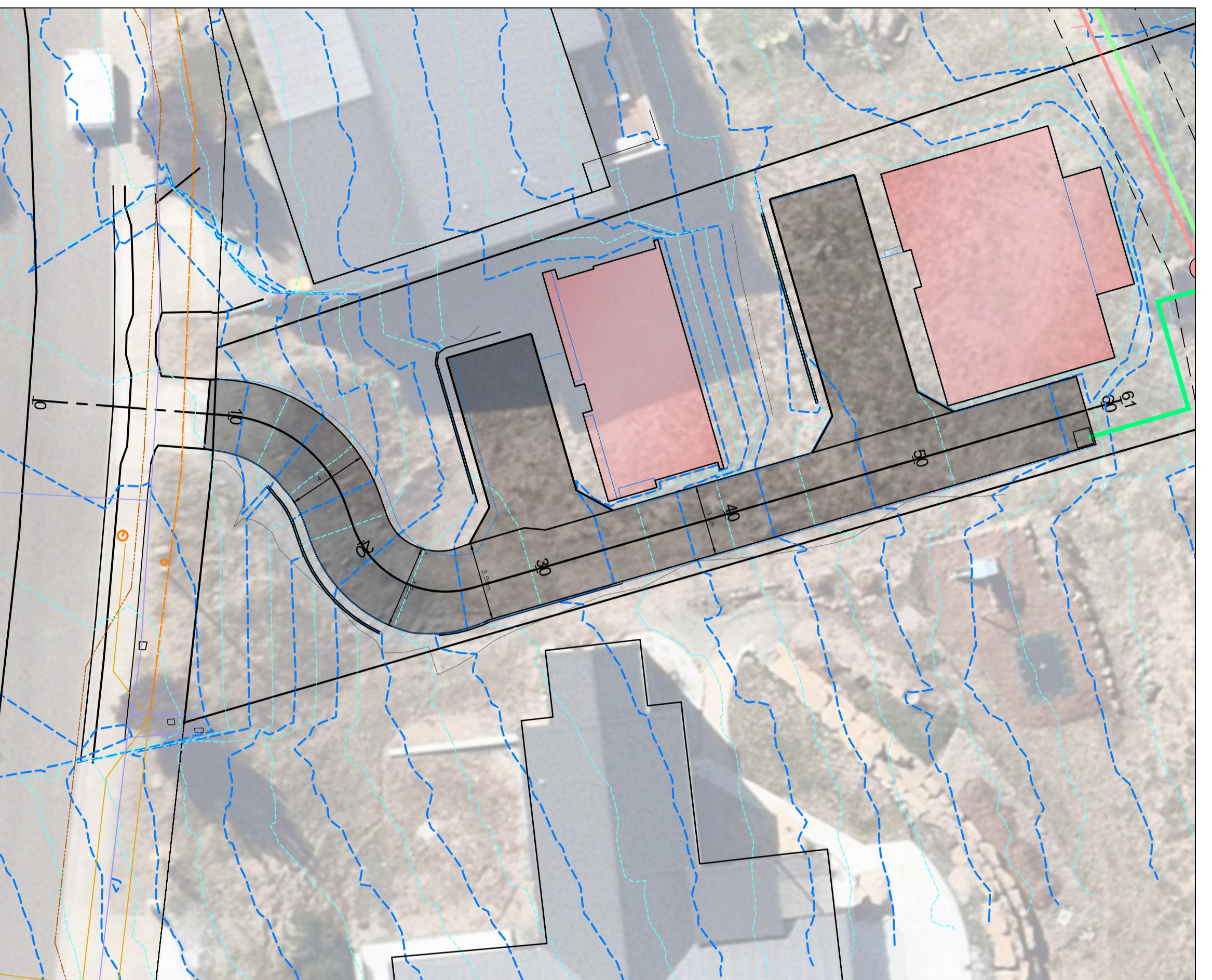
DRAWING: DRIVEWAY DESIGN PLAN

DESIGNED: M.C.V. DRAWN: M.C.V. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.127 DRAWING No. Cp01 REV. B

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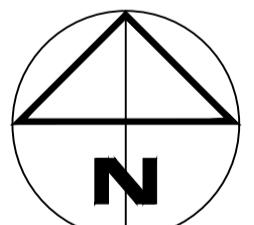
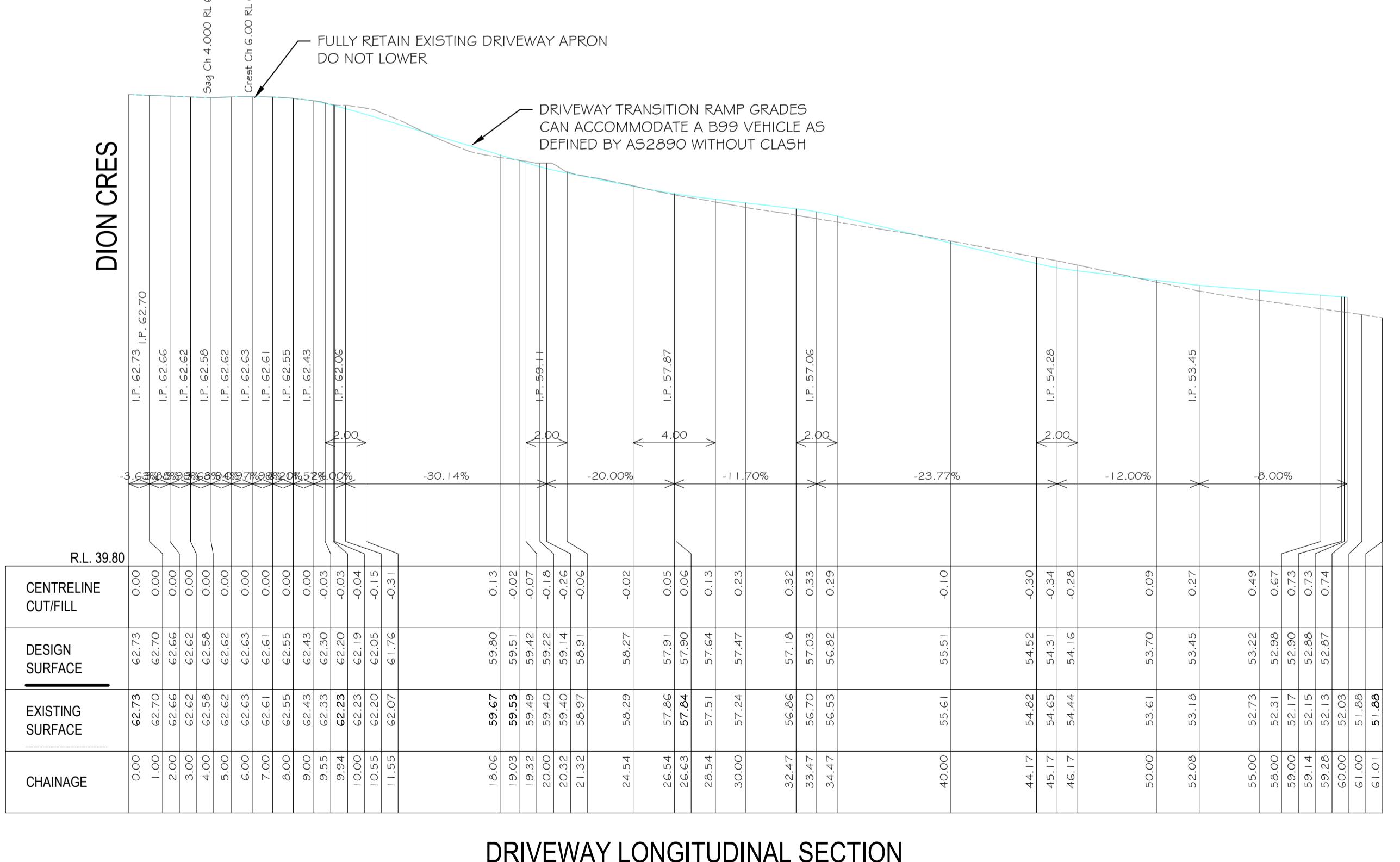
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50% (50%)  
dc/s  
Page 1

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01	25.11.25	PRELIMINARY ISSUE
02	10.12.25	ISSUED FOR DEVELOPMENT APPROVAL
03	05.01.26	COUNCIL MIR RESPONSE

REV.  
A



PROJECT: RESIDENTIAL DEVELOPMENT  
AT: 109 DION CRESCENT  
RIVERSIDE  
FOR: DE MIRANDA & STEIN

DRAWING: DRIVEWAY DESIGN PLAN  
LONG SECTION

DESIGNED: S.E.C. DRAWN: S.E.C. CHECKED: -

SCALES: AS SHOWN  
PROJECT No. 25.127 DRAWING No. Cp02 REV. A