

## 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:                                                                                 | X |
| a) Floor plans                                                                                          | X |
| b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) | X |
| c) Site Plan showing:                                                                                   | X |
| • 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

**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

**Location / Address:** 109 Dion Crescent, Riverside TAS 7250

**Title Reference:** 164358/7

**Zone(s):** General Residential

**Existing Development/Use:** Vacant Land

**Existing Developed Area:** N/A

**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: X Visitor Accommodation: ☐ Commercial: ☐ Other: ☐

Description of Use: Multiple Residential Development and Strata Allotments

**Development Type:**

Building work: X Demolition: ☐ Subdivision: ☐ Other: ☐

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

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:	

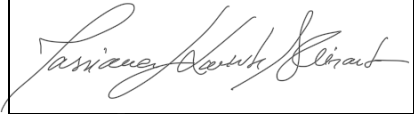

Number of Employees: (Existing)	
Number of Employees: (Proposed)	

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,

Tassiana Jocelita Xavier De Miranda		12/12/2025
Ana Claudia Stein		12/12/2025
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,

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.

<b>Crown Consent</b> (if required)			
	Name (print)	Signed	Date

<b>Chief Executive Officer</b> (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

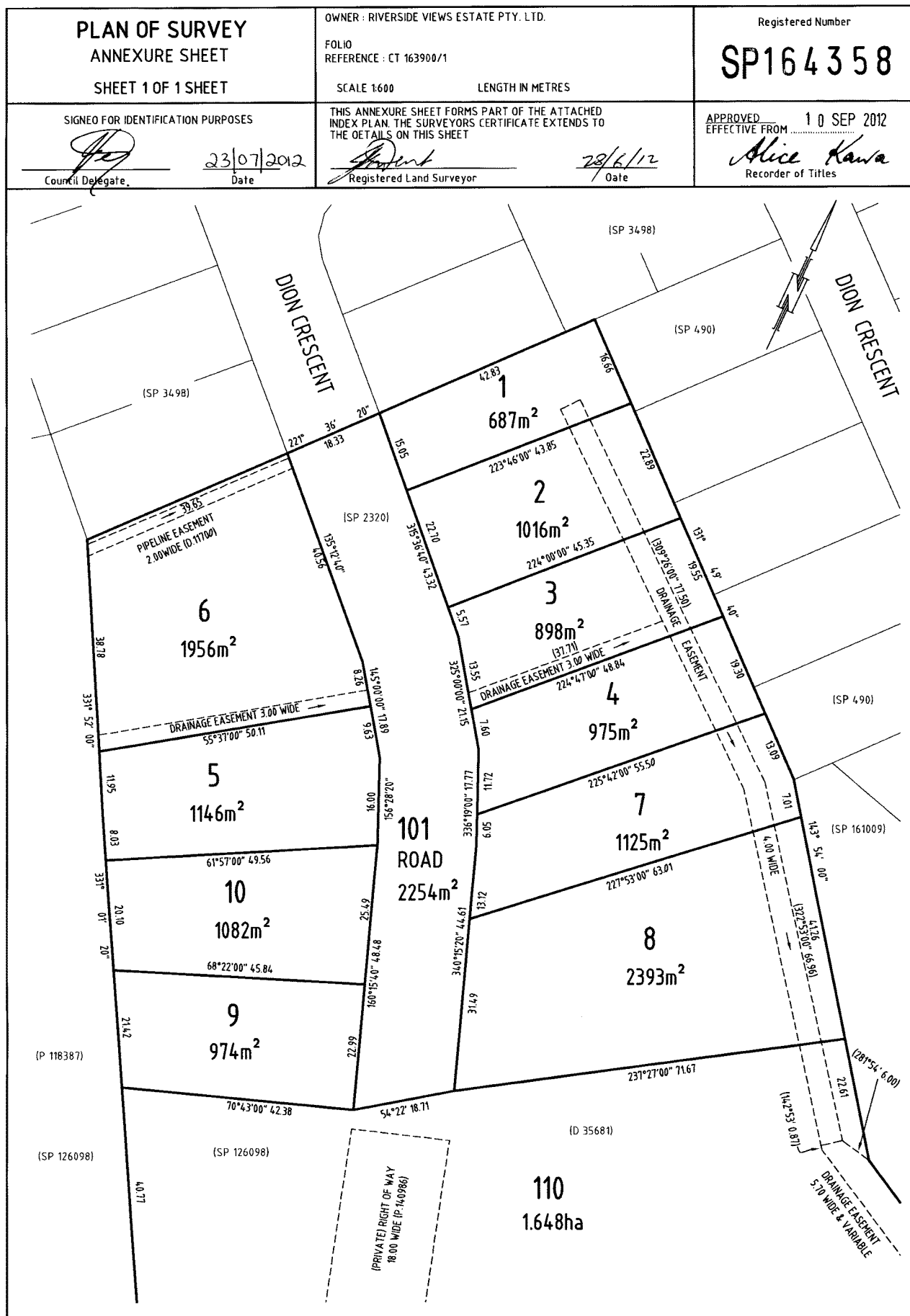
<p><b>OWNER:</b> RIVERSIDE VIEWS ESTATE PTY. LTD.</p> <p><b>FOLIO REFERENCE:</b> CT 163900/1</p> <p><b>GRANTEE:</b> Part of 35A-1R-13Ps Gtd. to William Crookes Grubb, Part of 500 Acres Located to William Adam Brodribb.</p>	<p><b>PLAN OF SURVEY</b></p> <p><b>BY SURVEYOR</b> JOHN WILLIAM DENT of CAMPBELL SMITH PHELPS PEDLEY 3/23 BRISBANE STREET, LAUNCESTON</p> <p><b>LOCATION</b></p> <p><b>TOWN OF RIVERSIDE</b></p> <p><b>SCALE:</b> 1:1000      <b>LENGTHS IN METRES</b>      <b>SURVEYORS REF:</b> 107/12</p>	<p><b>REGISTERED NUMBER</b></p> <p><b>SP164358</b></p> <p><b>APPROVED EFFECTIVE FROM</b> 10 SEP 2012</p> <p><i>Alice Kawa</i> Recorder of Titles</p>	
<p><b>MAPSHEET MUNICIPAL CODE No.</b> 129 (5041-32)</p>	<p><b>LAST UPI No</b> JKK12</p>	<p><b>LAST PLAN No.</b> SP.163900</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>

**LOT 110 COMPILED FROM C.T. 163900/1 AND THIS SURVEY**

110

1.648ha

**COUNCIL DELEGATE**      **DATE** 23/07/2012



## 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.

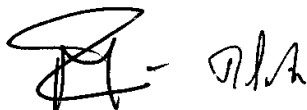
Lot 110 on the Plan is SUBJECT TO a Right of Drainage (appurtenant to lots 7 and 11 and 1001 on SP8059) over the Drainage Easement 4.00 Wide (SP8059) shown on the Plan.

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  
)

**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 thereof 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

ISSUE	DATE	ISSUED FOR
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

DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS. COPYRIGHT © THIS DRAWING AND ALL OF ITS CONTENT REMAIN THE PROPERTY OF 6ty Pty Ltd. THE DRAWINGS AND ITS CONTENT MAY NOT BE RETAINED, COPIED OR REPRODUCED IN PART OR WHOLLY, WITHOUT THE WRITTEN PERMISSION FROM 6ty Pty Ltd. SOME SPECIFIED CONTENT, BRANDS AND MANUFACTURERS MAY BE COPYRIGHTED PROPERTY OF OTHERS. ACKNOWLEDGEMENT OF THESE COPYRIGHTS ARE HEREBY GIVEN.

PROJECT: RESIDENTIAL DEVELOPMENT

ADDRESS: 109 DION CRESCENT  
RIVERSIDE

FOR: DE MIRANDA & STEIN

DRAWING: SITE PLAN

DESIGNED: DVG DRAWN: ADB CHECKED: [Signature]

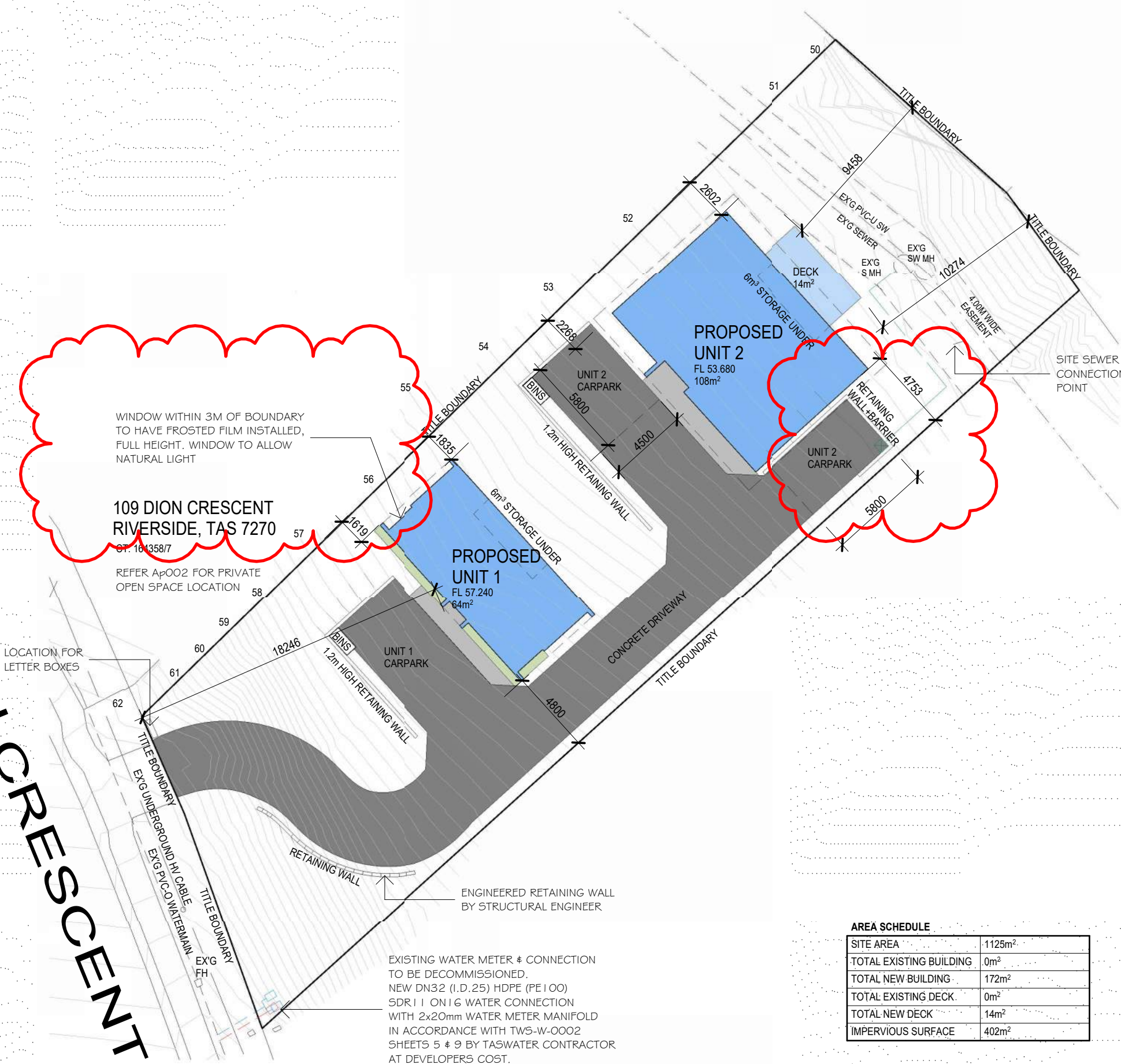
SCALE: As indicated AT A3

PROJECT No: 25.127 DRAWING No: Ap001 REV: 003

DION CRESCENT

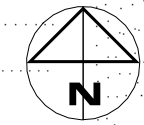
## SITE PLAN

SCALE 1 : 250



AREA SCHEDULE	
SITE AREA	1125m²
TOTAL EXISTING BUILDING	0m²
TOTAL NEW BUILDING	172m²
TOTAL EXISTING DECK	0m²
TOTAL NEW DECK	14m²
IMPERVIOUS SURFACE	402m²

EXISTING WATER METER & CONNECTION TO BE DECOMMISSIONED. NEW DN32 (I.D. 25) HDPE (PE100) SDR11 ON 16 WATER CONNECTION WITH 2x20mm WATER METER MANIFOLD IN ACCORDANCE WITH TWS-W-0002 SHEETS 5 & 9 BY TASFATER CONTRACTOR AT DEVELOPERS COST.







Postal Address  
PO Box 63  
Riverside  
Tasmania 7250  
W 6ty.com.au  
E admin@6ty.com.au

6ty Pty Ltd  
ABN 27 014 609 900  
Designer  
DAVID GILLIES - TAS640

Tamar Suite 103  
The Charles  
287 Charles Street  
Launceston Tasmania  
P (03) 6332 3300

57 Best Street  
Devonport Tasmania  
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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: 1

SCALE: 1 : 250 AT A3

PROJECT NO: 25.127 DRAWING NO: Ap002 003



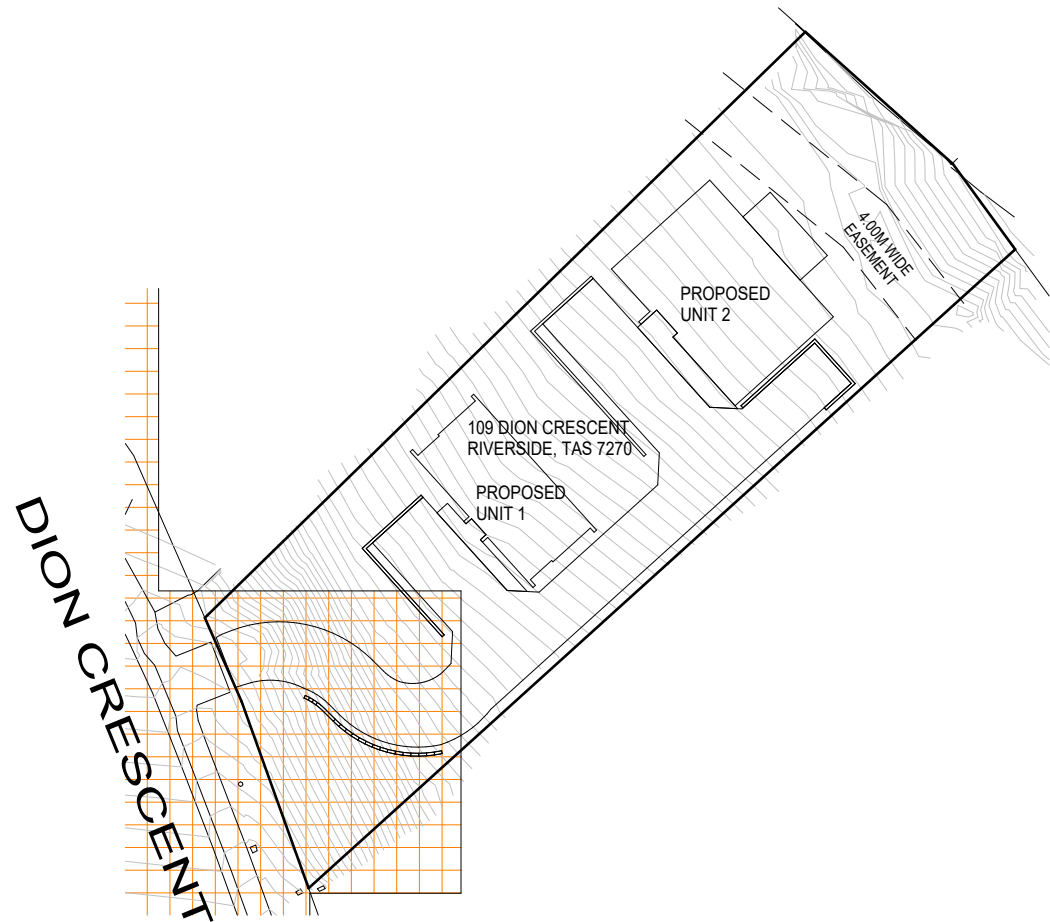
TRUE NORTH

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

DION CRESCENT

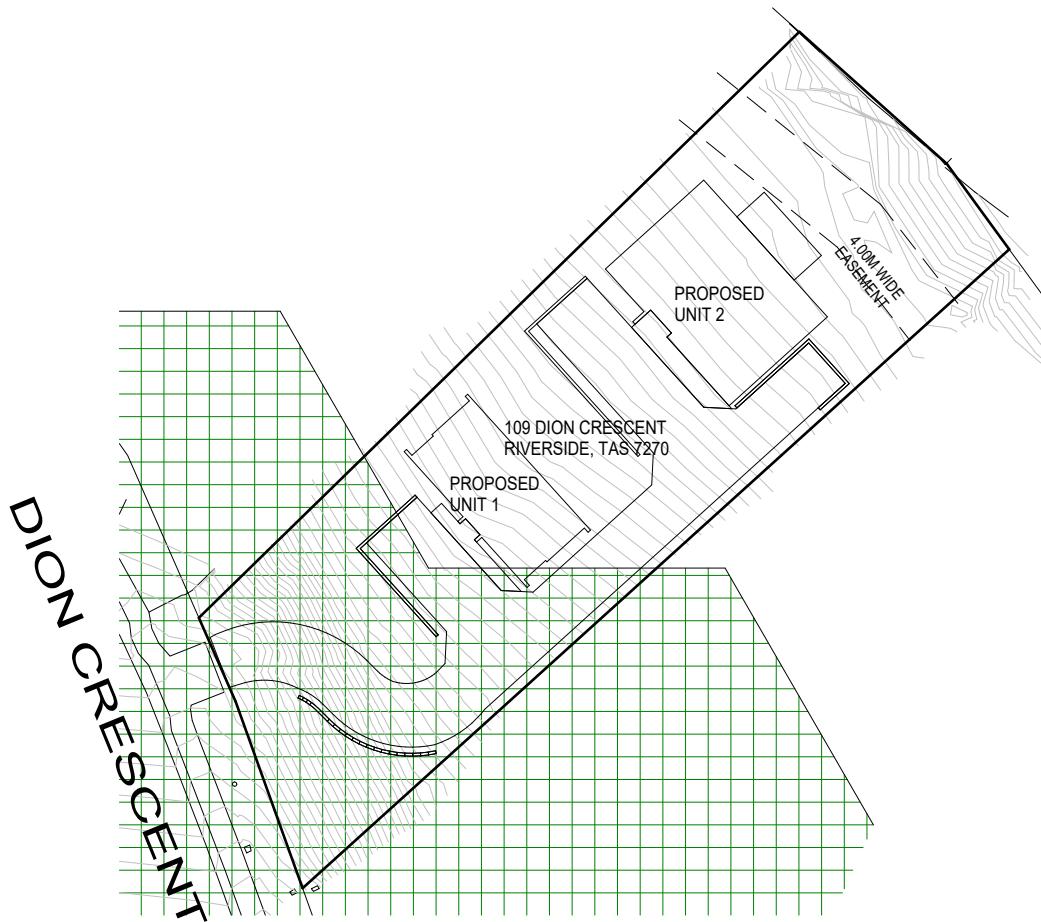
# SITE PLAN

SCALE 1 : 250



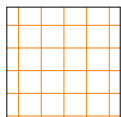
## SITE PLAN-LANDSLIP HAZARD ZONE

SCALE 1 : 500

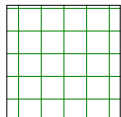


## SITE PLAN-NATURAL ASSETS CODE

SCALE 1 : 500



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



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

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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<sup>REV</sup> 002



TRUE NORTH





9AM 21ST JUNE

SCALE 1 : 500



12PM 21ST JUNE

SCALE 1 : 500



3PM 21ST JUNE

SCALE 1 : 500

6ty°

Postal Address  
PO Box 63  
Riverside  
Tasmania 7250  
W 6ty.com.au  
E admin@6ty.com.au

6ty Pty Ltd  
ABN 27 014 609 900  
Designer  
DAVID GILLIES - TAS640

Tamar Suite 103  
The Charles  
287 Charles Street  
Launceston Tasmania  
P (03) 6332 3300

57 Best Street  
Devonport Tasmania  
P (03) 6424 7161



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PROJECT: RESIDENTIAL DEVELOPMENT

ADDRESS: 109 DION CRESCENT  
RIVERSIDE

FOR: DE MIRANDA & STEIN

DRAWING: SHADOW DIAGRAMS - JUNE



DESIGNED: DVG DRAWN: ADB CHECKED: ☐

SCALE: 1 : 500 AT A3

PROJECT NO: 25.127 DRAWING NO: Ap004 REV: 001





9AM 22ND DECEMBER

SCALE 1 : 500



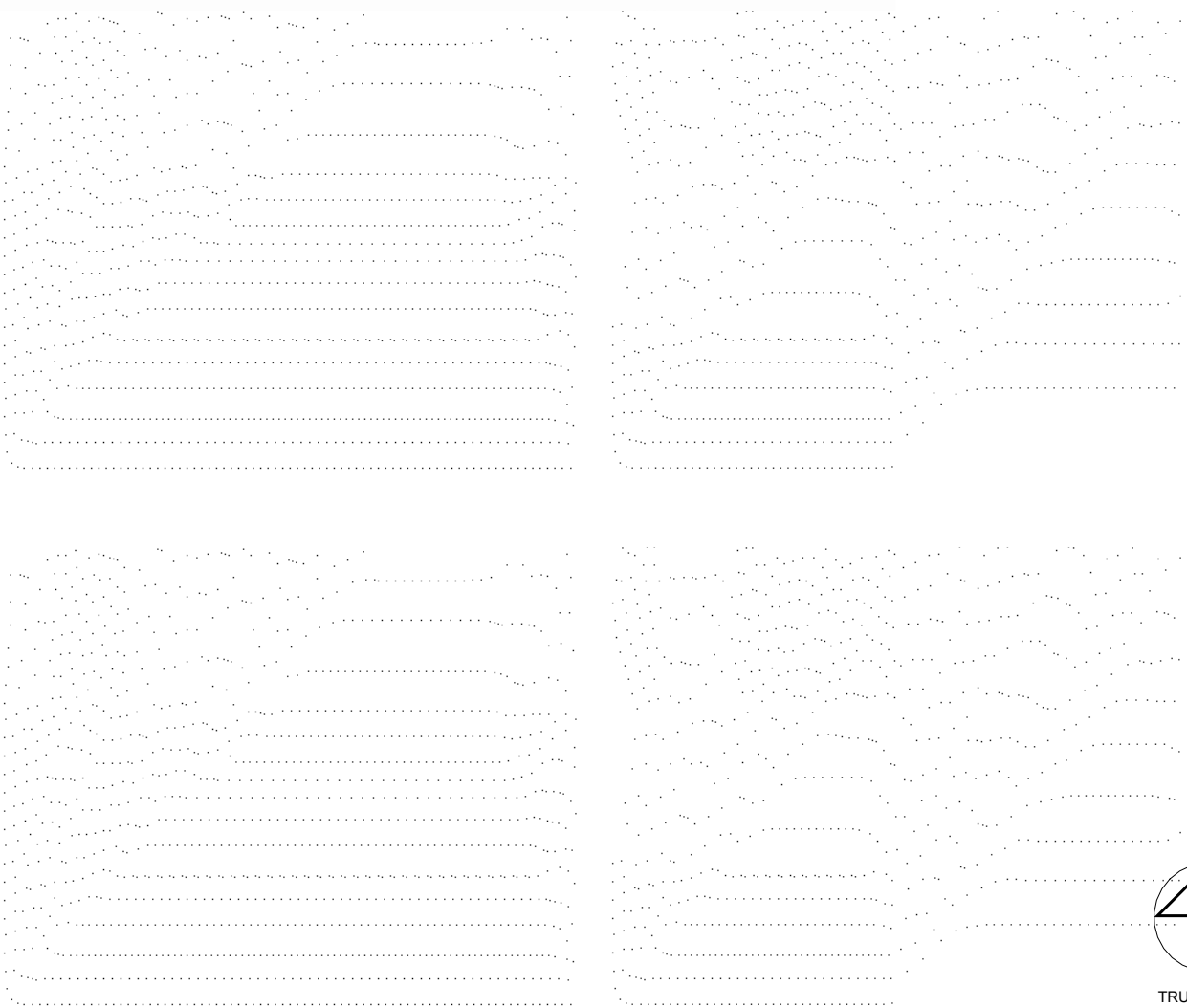
3PM 22ND DECEMBER

SCALE 1 : 500



12PM 22ND DECEMBER

SCALE 1 : 500



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Postal Address : 6ty Pty Ltd  
PO Box 63  
Riverside 7250  
Tasmania 7250  
W 6ty.com.au  
E admin@6ty.com.au  
ABN 27 014 609 900  
Designer  
DAVID GILLIES - TAS640  
Tamar Suite 103  
The Charles  
287 Charles Street  
Launceston Tasmania  
P (03) 6332 3300  
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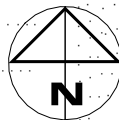
FOR: DE MIRANDA & STEIN

DRAWING: SHADOW DIAGRAMS -  
DECEMBER

DESIGNED: DVG DRAWN: ADB CHECKED:

SCALE: 1 : 500 AT A3

PROJECT NO: 25.127 DRAWING NO: Ap005.001



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Postal Address  
PO Box 63  
Riverside  
Tasmania 7250  
W 6ty.com.au  
E admin@6ty.com.au

6ty Pty Ltd  
ABN 27 014 609 900  
  
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DAVID GILLIES - TAS640

Tamar Suite 103  
The Charles  
287 Charles Street  
Launceston Tasmania  
P (03) 6332 3300

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FOR: DE MIRANDA & STEIN

DRAWING: SITE DETAILS

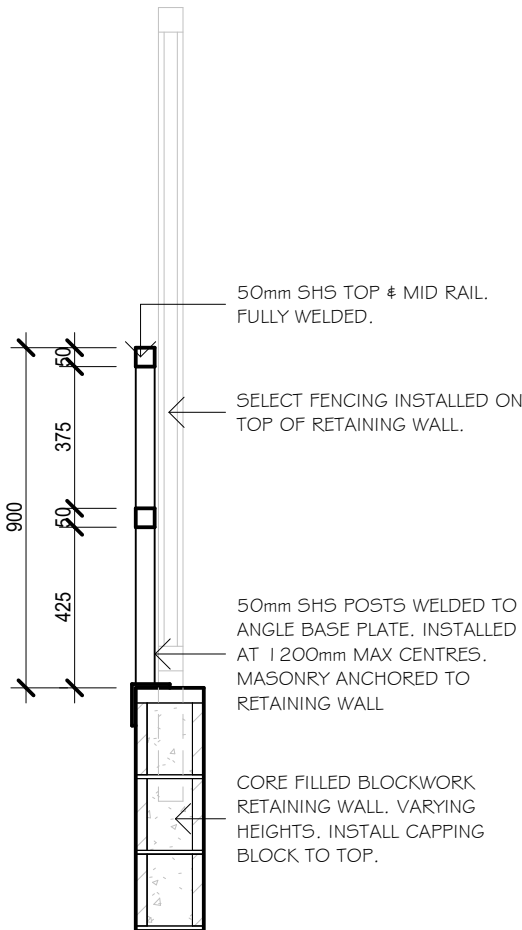
DESIGNED: DVG      DRAWN: ADB      CHECKED: -

SCALES: 1 : 20      AT A3

PROJECT No. 25.127      DRAWING No. Ap006      REV. 001



TRUE NORTH



## RETAINING WALL+BARRIER DETAIL

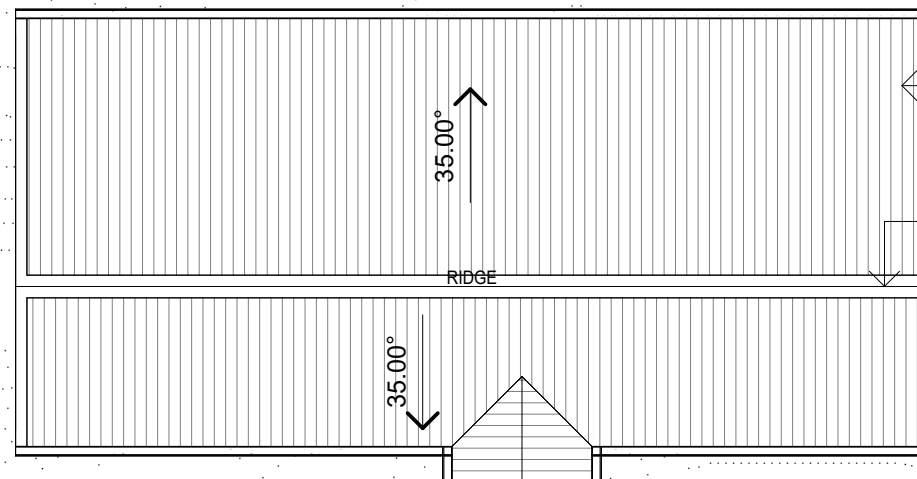
SCALE 1 : 20





## FLOOR PLAN

SCALE 1 : 100



## ROOF PLAN

SCALE 1 : 100

COLORBOND ROOF SHEETING. SELECT PROFILE

ROLLED BARGE FLASHING

ROLLED RIDGE CAPPING

# 6ty°

Postal Address  
PO Box 63  
Riverside  
Tasmania 7250  
W 6ty.com.au  
E admin@6ty.com.au

6ty Pty Ltd  
ABN 27 014 609 900  
Designer

Tamar Suite 103  
The Charles  
287 Charles Street  
Launceston Tasmania  
P (03) 6332 3300

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

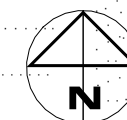
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PROJECT: RESIDENTIAL DEVELOPMENT

ADDRESS: 109 DION CRESCENT  
RIVERSIDE

FOR: DE MIRANDA & STEIN

DRAWING: FLOOR & ROOF PLAN



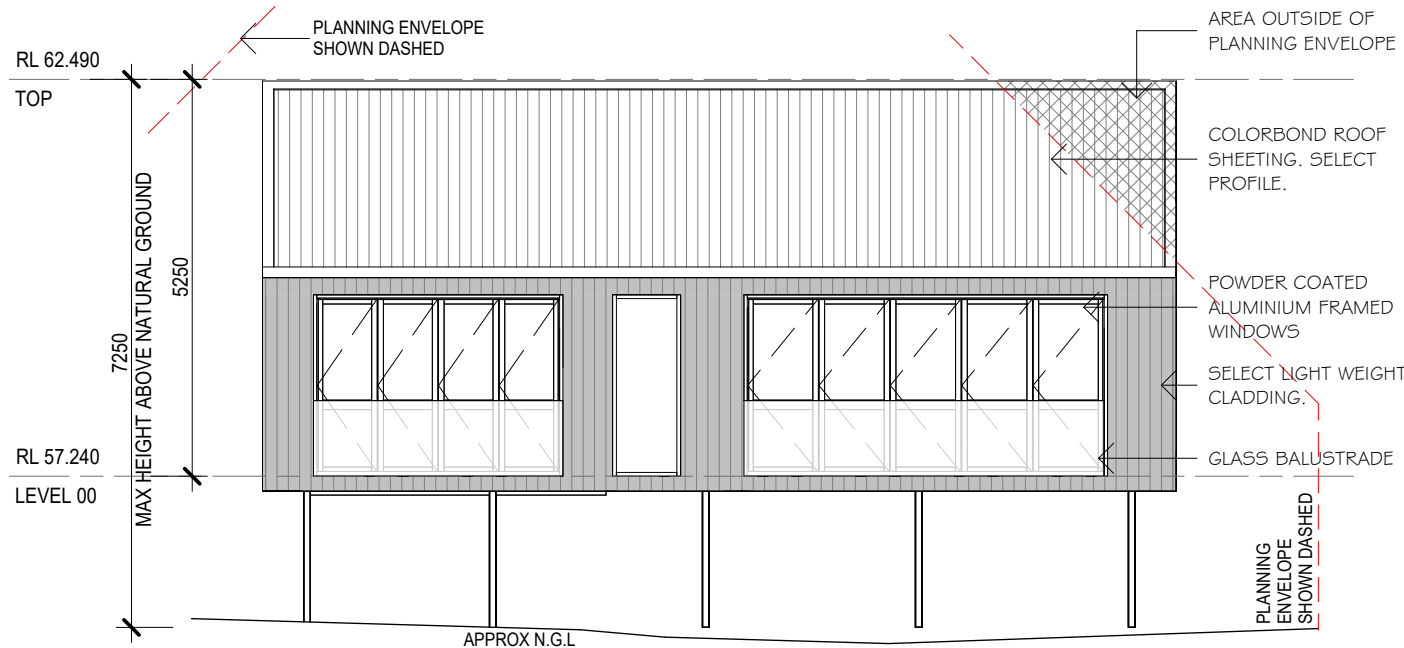
PROJECT NORTH

DESIGNED: DVG DRAWN: ADB CHECKED: 1

SCALES: 1 : 100 AT A3

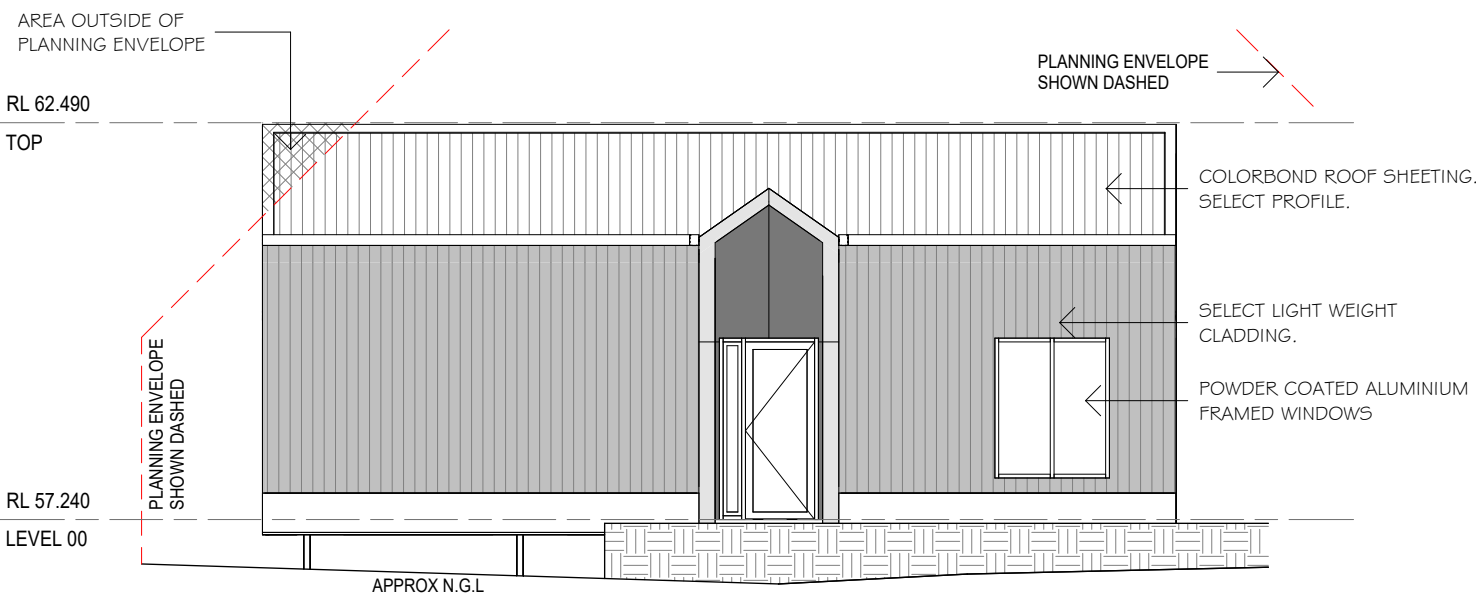
PROJECT No. 25.127 DRAWING No. 1Ap100 REV 002





## NORTH ELEVATION

SCALE 1 : 100



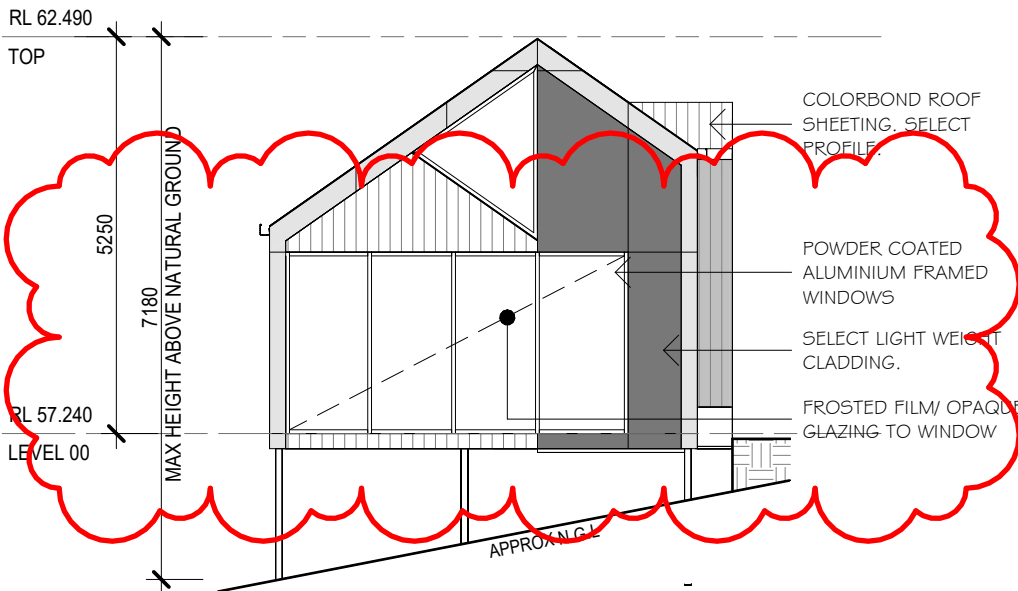
## SOUTH ELEVATION

SCALE 1 : 100



## EAST ELEVATION

SCALE 1 : 100



## WEST ELEVATION

SCALE 1 : 100

ISSUE	DATE	ISSUED FOR
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: ELEVATIONS

DESIGNED: DVG DRAWN: ADB CHECKED: -

SCALES: 1 : 100 AT A3

PROJECT No. 25.127 DRAWING No. 1Ap200 REV 003



Postal Address  
PO Box 63  
Riverside  
Tasmania 7250  
W 6ty.com.au  
E admin@6ty.com.au

6ty Pty Ltd  
ABN 27 014 609 900  
Designer

Tamar Suite 103  
The Charles  
287 Charles Street  
Launceston Tasmania  
P (03) 6332 3300

57 Best Street  
Devonport Tasmania  
P (03) 6424 7161



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

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PROJECT: RESIDENTIAL DEVELOPMENT

ADDRESS: 109 DION CRESCENT  
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FOR: DE MIRANDA & STEIN

DRAWING: FLOOR PLAN



PROJECT NORTH

DESIGNED: DVG DRAWN: ADB CHECKED: 1

SCALE: 1 : 100 AT A3

PROJECT No. 25.127 DRAWING No. 2Ap100 REV. 002



# FLOOR PLAN

SCALE 1 : 100



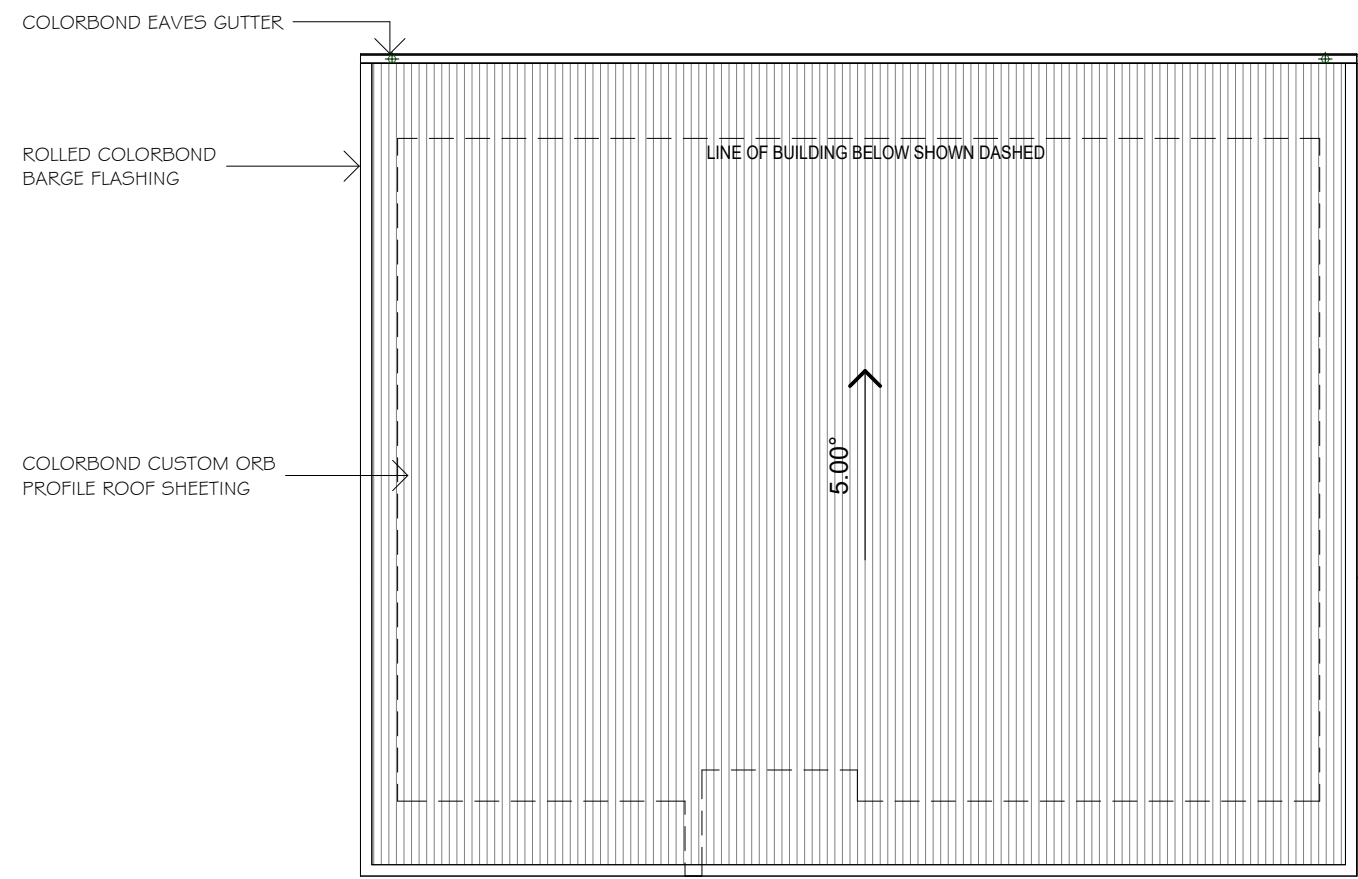
Postal Address  
PO Box 63  
Riverside  
Tasmania 7250  
W 6ty.com.au  
E admin@6ty.com.au

6ty Pty Ltd  
ABN 27 014 609 900

Designer

Tamar Suite 103  
The Charles  
287 Charles Street  
Launceston Tasmania  
P (03) 6332 3300

57 Best Street  
Devonport Tasmania  
P (03) 6424 7161



ROOF PLAN

SCALE 1 : 100

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002	11-12-25	ISSUED FOR DEVELOPMENT APPROVAL

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PROJECT: RESIDENTIAL DEVELOPMENT

ADDRESS: 109 DION CRESCENT  
RIVERSIDE

FOR: DE MIRANDA & STEIN

DRAWING: ROOF PLAN



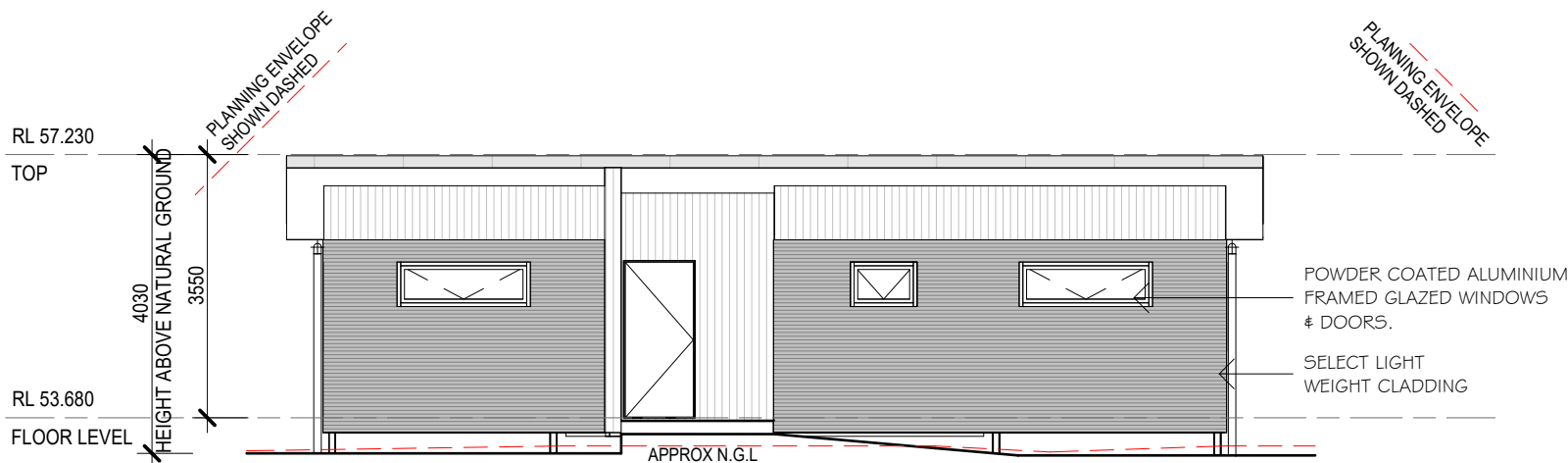
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SCALES: 1 : 100	AT A3	
PROJECT No. 25.127	DRAWING No. 2Ap101 REV 002	



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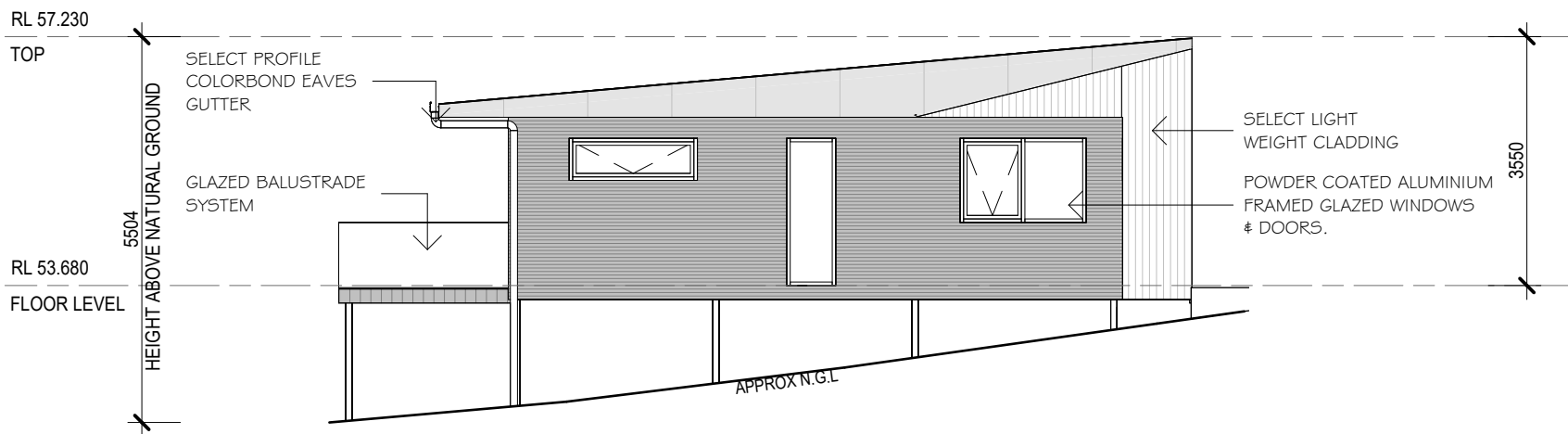




## SOUTH ELEVATION

SCALE 1 : 100

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



## 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: -

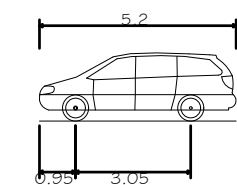
SCALES: 1 : 100 AT A3

PROJECT No. 25.127 DRAWING No. 2Ap201 REV 002





DESIGN VEHICLE



Passenger vehicle (5.2 m)  
Overall Length 5.200m  
Overall Width 1.940m  
Overall Body Height 1.820m  
Min Body Ground Clearance 0.295m  
Track Width 1.840m  
Lock-to-lock time 4.00s  
Curb to Curb Turning Radius 6.300m

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

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

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.

6ty°

Postal Address  
PO Box 63  
Riverside  
Tasmania 7250  
W 6ty.com.au  
E admin@6ty.com.au

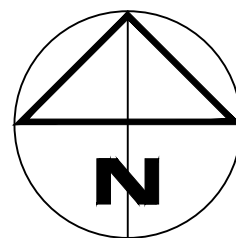
Tamar Suite 103  
The Charles  
287 Charles Street  
Launceston Tasmania  
P (03) 6332 3300

57 Best Street  
Devonport Tasmania  
P (03) 6424 7161

6ty Pty Ltd  
ABN 27 014 609 900  
Designer  
Chester Bullock - CC1633i



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



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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 REV: A



1. INTENDED USE OF PLAN  
THIS PLAN WAS PREPARED TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. DETAILS ARE SUBJECT TO CHANGE AND IN PARTICULAR NO RANGE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND.
2. LAYOUT MEASUREMENTS  
ALL MEASUREMENTS, AREAS AND LOTS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO CHANGE DUE TO FINAL FIELD SURVEY, DETAILED DESIGN AND CONSTRUCTION
3. SERVICES  
ALL SERVICES SHOWN ARE APPROXIMATE ONLY. NO GUARANTEE CAN BE GIVEN THAT ALL RELEVANT SERVICES ARE SHOWN
4. DETAILED DESIGN APPROVALS  
ROAD, DRIVEWAYS, FOOTPATHS, SEWER, STORMWATER, WATER AND LANDSCAPING SHOWN IS PRELIMINARY ONLY AND SUBJECT TO CHANGE. ALL CHANGES DURING DETAILED DESIGN AND CONSTRUCTION ARE SUBJECT TO THE APPROVALS OF THE RELEVANT SERVICE AUTHORITIES

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

# 6ty°

**Postal Address**  
PO Box 63  
Riverside  
Tasmania 7250  
**W** [6ty.com.au](http://6ty.com.au)  
**E** [admin@6ty.com.au](mailto:admin@6ty.com.au)

6ty Pty Ltd  
ABN 27 014 609 900

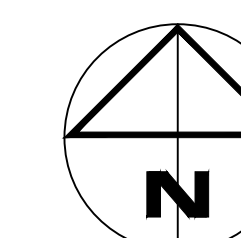
Designer  
Chester Bullock - CC1633

Tamar Suite 103  
The Charles  
287 Charles Street  
Launceston Tasmania  
P (03) 6332 3300



57 Best Street  
Devonport Tasmania  
P (03) 6424 7161

ISSUE	DATE	ISSUED FOR
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	05.01.26	COUNCIL MIR RESPONSE
06	15.01.26	COUNCIL MIR RESPONSE



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PROJECT: RESIDENTIAL DEVELOPMENT

AT: 109 DION CRESCENT  
RIVERSIDE

FOR: DE MIRANDA & STEIN

DRAWING: DRIVEWAY DESIGN PLAN

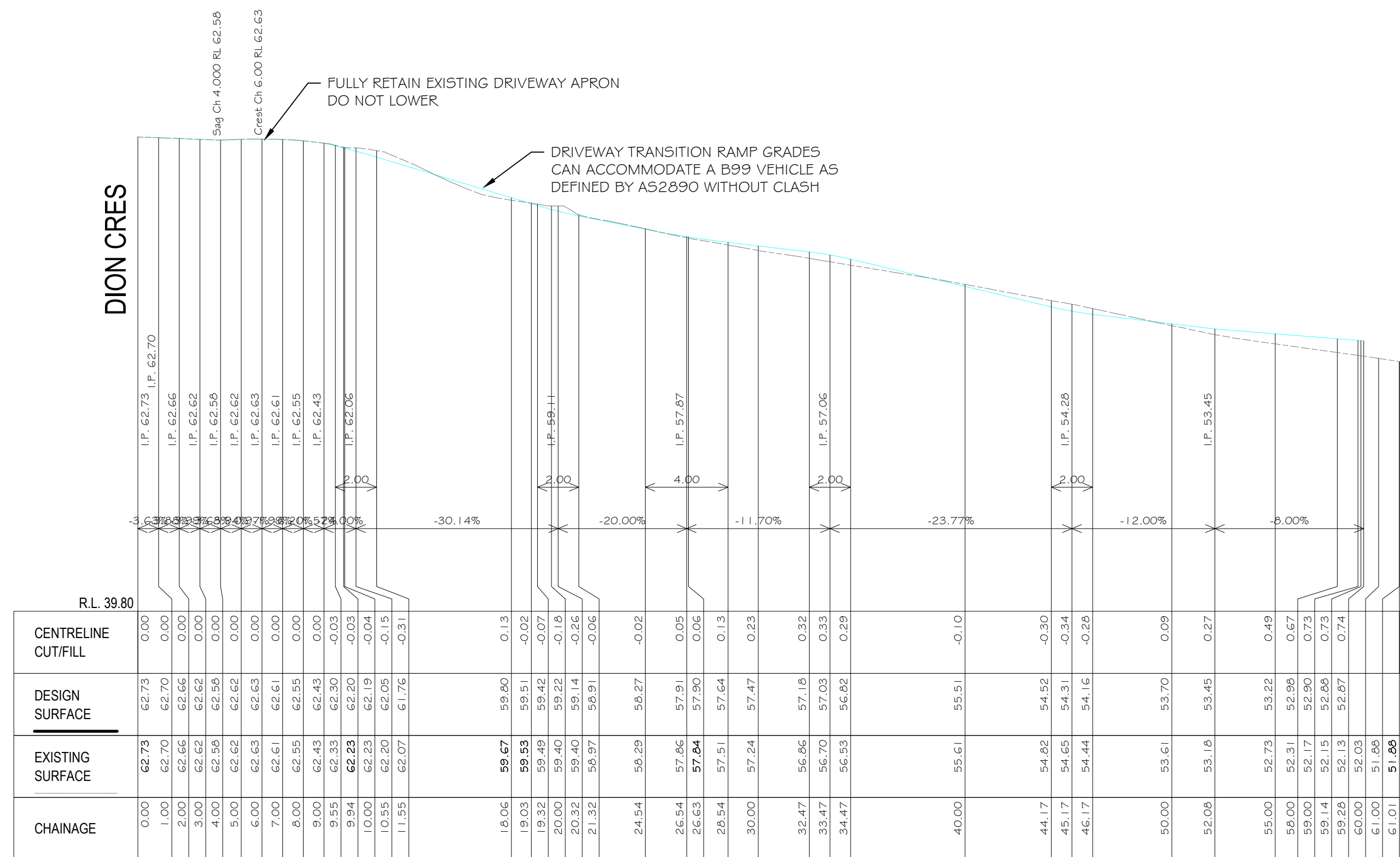
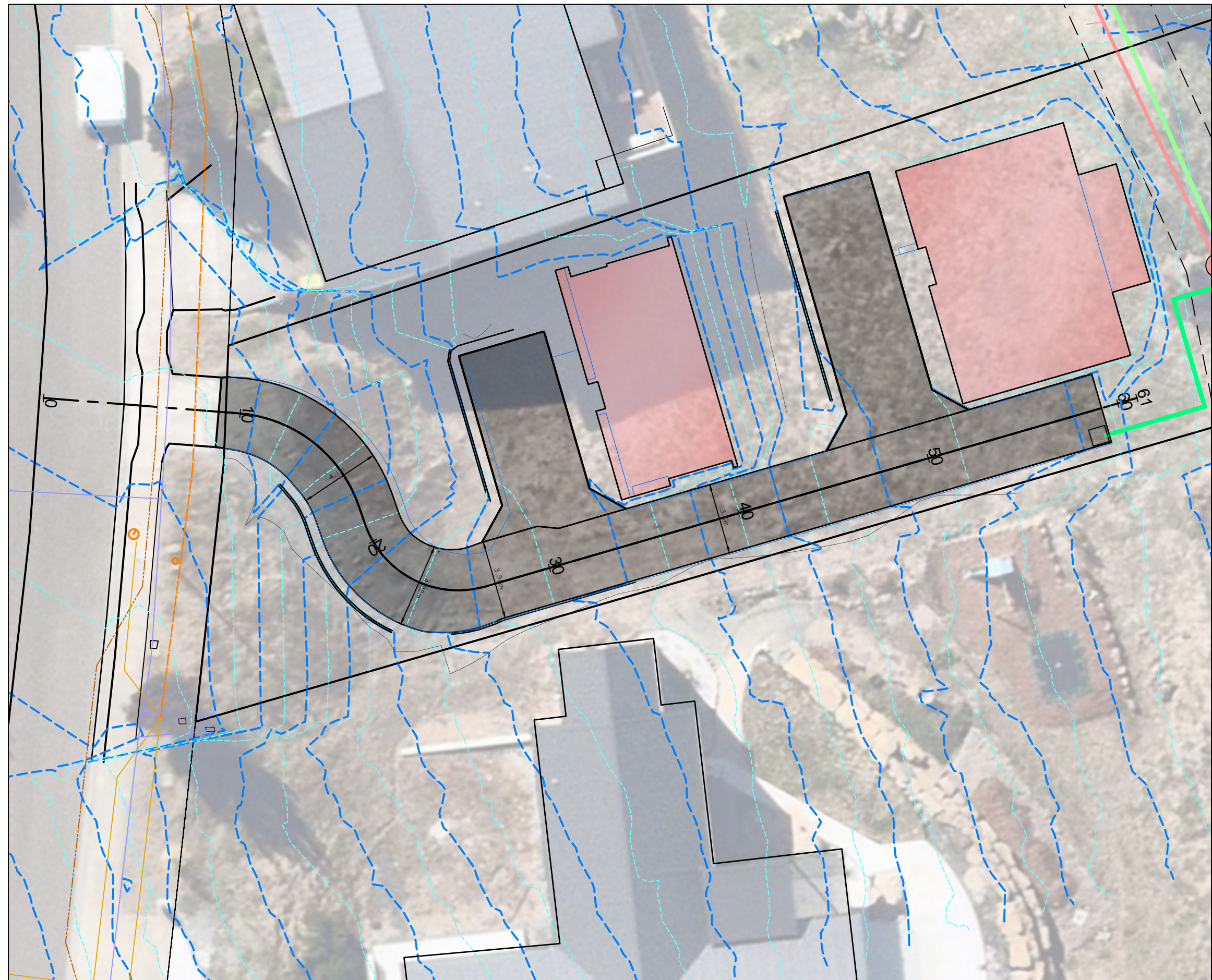
DESIGNED: M.C.V. DRAWN: M.C.V. CHECKED:

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

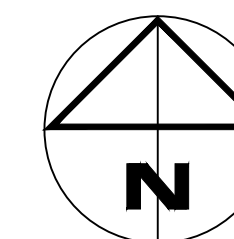
PROJECT No. **25.127** DRAWING No. **Cp01** REV. **B**



ISSUE	DATE	ISSUED FOR	REV.
01	25.11.25	PRELIMINARY ISSUE	-
02	10.12.25	ISSUED FOR DEVELOPMENT APPROVAL	-
03	05.01.26	COUNCIL MIR RESPONSE	A



DRIVEWAY LONGITUDINAL SECTION  
SCALE 1:200



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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 AT A1 SIZE DRAWING SHEET

PROJECT No: 25.127 DRAWING No: Cp02 REV: A