

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY

Application Number	PA2026058
Assess No:	A2405
PID No:	6049892

Applicant Name:	Prime Design					
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
2. A completed application form including a detailed description of the proposal
3. A complete plan set:
 - a) Floor plans
 - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level)
 - c) Site Plan showing:
 - Orientation
 - All title boundaries
 - Location of buildings and structure (both existing and proposed)
 - Setbacks from all boundaries
 - Native vegetation to be removed
 - Onsite services, connections and drainage details (including sewer, water and stormwater)
 - Cut and/or Fill
 - Car parking and access details (including construction material of all trafficable areas)
 - Fence details
 - Contours
4. Other:

*If submitting plans in over the counter please ensure they are A3.
 All plans must be to scale.*

Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: _____

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) **James Dash**

Location / Address: 4 Pomona Road, Riverside

Title Reference: 109827/1

Zone(s): **General Residential**

Existing Development/Use: Existing residence

Existing Developed Area: _____

**Are any of the components in this Application seeking retrospective approval?
E.g. Use and/or development that has commenced without a Planning Permit.** **NO**

(If yes please specify the relevant components):

DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: <input checked="" type="checkbox"/>	Visitor Accommodation: <input type="checkbox"/>	Commercial: <input type="checkbox"/>	Other: <input type="checkbox"/>
	Description of Use: Proposed unit development			

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

New or Additional Area: 204m2 (Ground Floor)

Estimated construction cost of the proposed development: 1.2 million (estimate not contract)

Building Materials:	Wall Type: Light weight cladding	Colour:
	Roof Type: Trimdek or Kliplik	Colour:

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: <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,

Owner_Name <i>Name (print)</i>	 <i>Signed</i>	 <i>Date</i>
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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,

 <i>Name (print)</i>	<i>J Medwin</i> <i>Signed</i>	06.03.2026 <i>Date</i>
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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 <i>(if required)</i>	 <i>Name (print)</i>	 <i>Signed</i>	 <i>Date</i>
----------------------------------------------	-------------------------	-------------------	-----------------

Chief Executive Officer <i>(if required)</i>	 <i>Name (print)</i>	 <i>Signed</i>	 <i>Date</i>
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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:

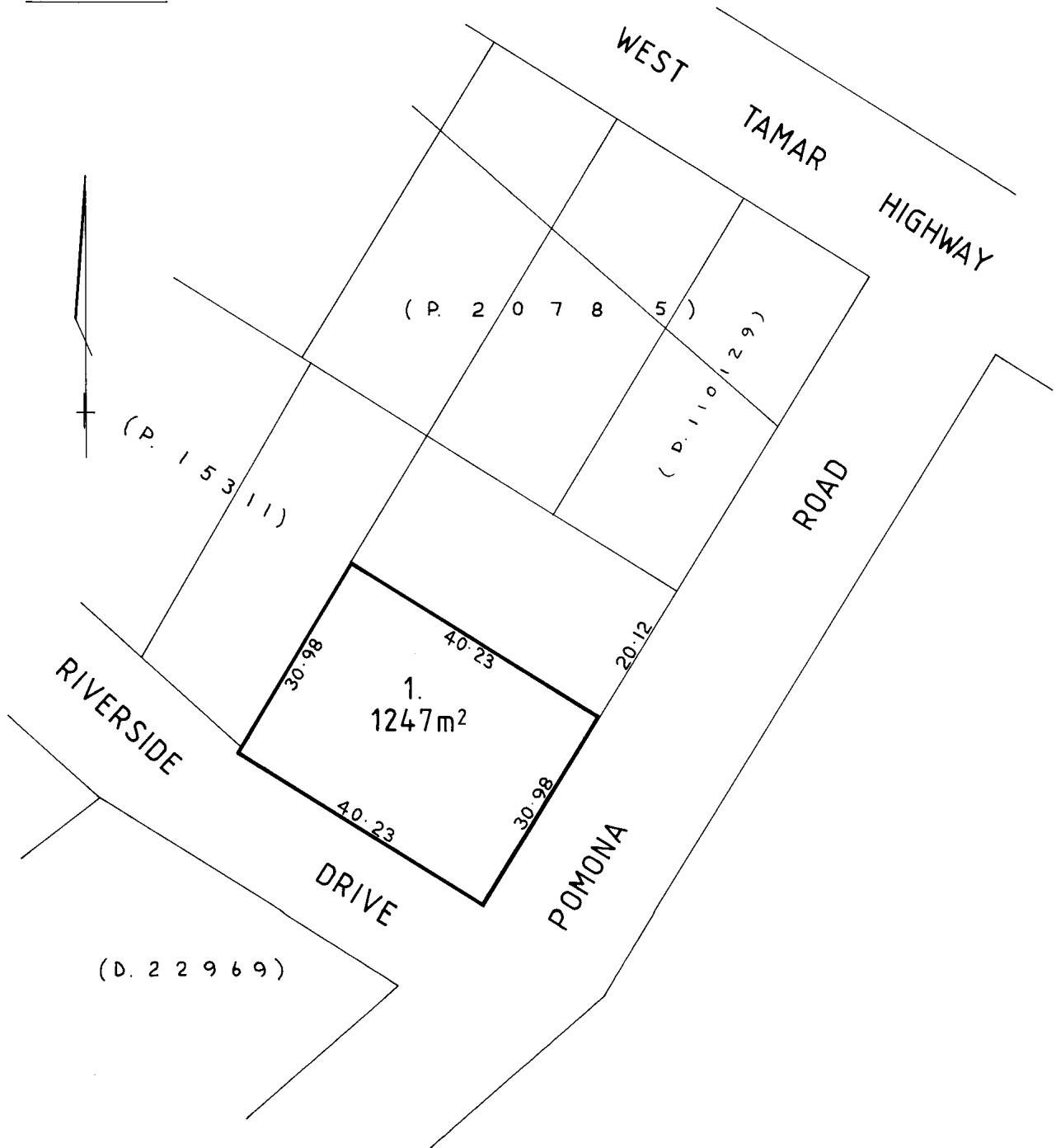
As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

 <i>Name (print)</i>	<i>J Medwin</i> <i>Signed</i>	06.03.2026 <i>Date</i>
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FILE No. A.12735		CONVERSION PLAN	REGISTERED NUMBER
GRANTEE PART OF 500AC LOC. TO WILLIAM ADAMS BRODRIBB.			LOCATION
		TOWN OF RIVERSIDE	APPROVED 10 FEB 1994
		CONVERTED FROM 56/1405	<i>Michael Smith</i> Recorder of Titles
		NOT TO SCALE LENGTHS IN METRES	
TASMAP SHEET No. 41	LAST UPI No. 7945	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	DRAWN BY: ASM.

SKETCH BY WAY OF ILLUSTRATION ONLY

"EXCEPTED LANDS"



PROPOSED UNIT DEVELOPMENT 4 POMONA ROAD, RIVERSIDE

J.A. DASH
PD26038



PLANNING

BUILDING DRAWINGS

<u>No</u>	<u>DRAWING</u>
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	SITE LANDSCAPING PLAN
04	SHADOW DIAGRAMS
05	LOCALITY PLAN
06	TURNING CIRCLES

BUILDING DRAWINGS - UNIT 3 & 4

<u>No</u>	<u>DRAWING</u>
U3/4-01	LOWER FLOOR PLAN
U3/4-02	UPPER FLOOR PLAN
U3/4-03	DOOR AND WINDOW SCHEDULES
U3/4-04	ELEVATIONS
U3/4-05	ELEVATIONS
U3/4-06	ROOF PLAN

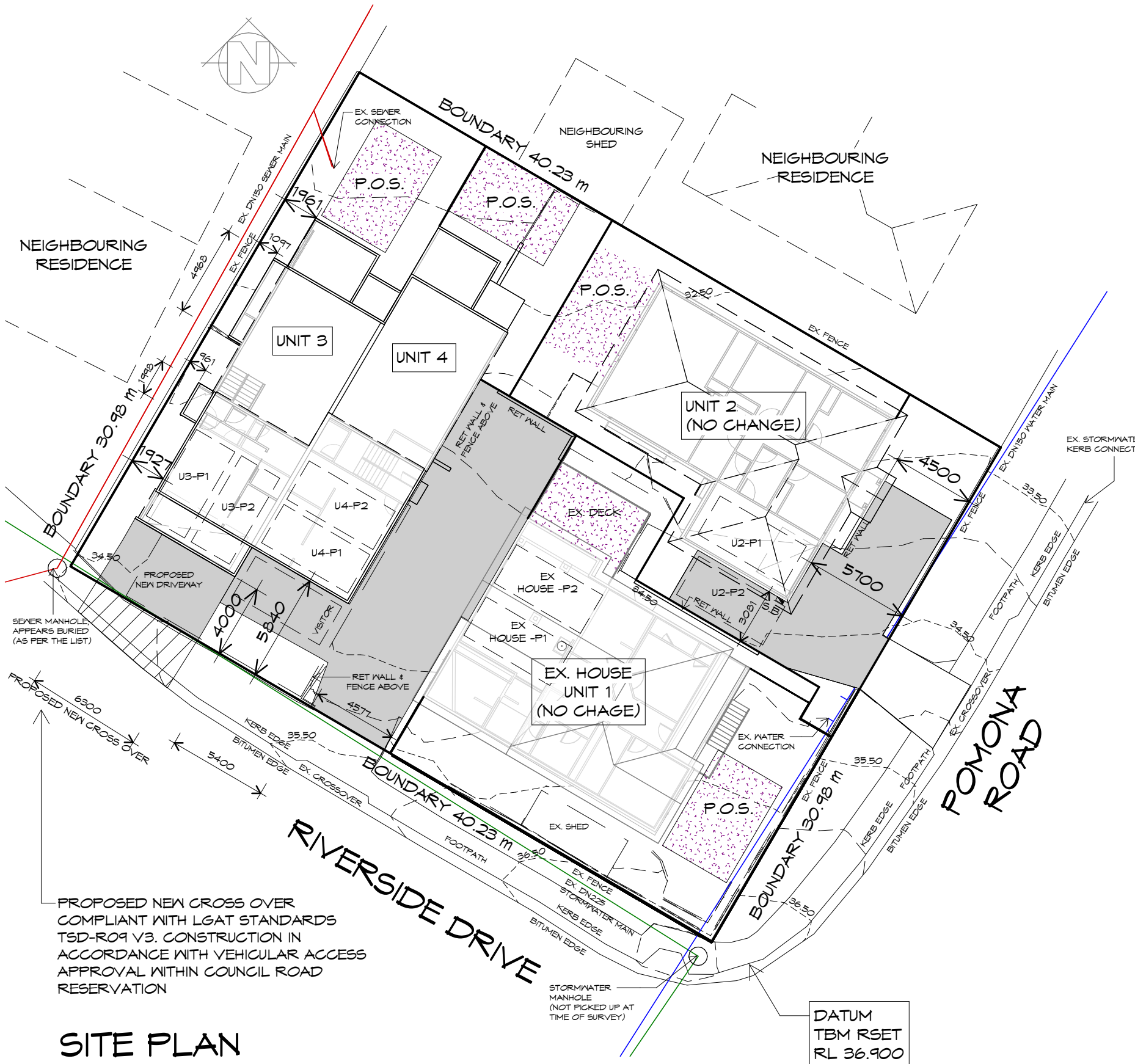
GENERAL PROJECT INFORMATION

TITLE REFERENCE: 1/109827
SITE AREA: 1247 m2
DESIGN WIND SPEED: N2
SOIL CLASSIFICATION: M
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT:NO
BAL RATING: N/A
OTHER KNOWN HAZARDS: PRIORITY VEGETATION AREA

 Prime
Design
your build, your way

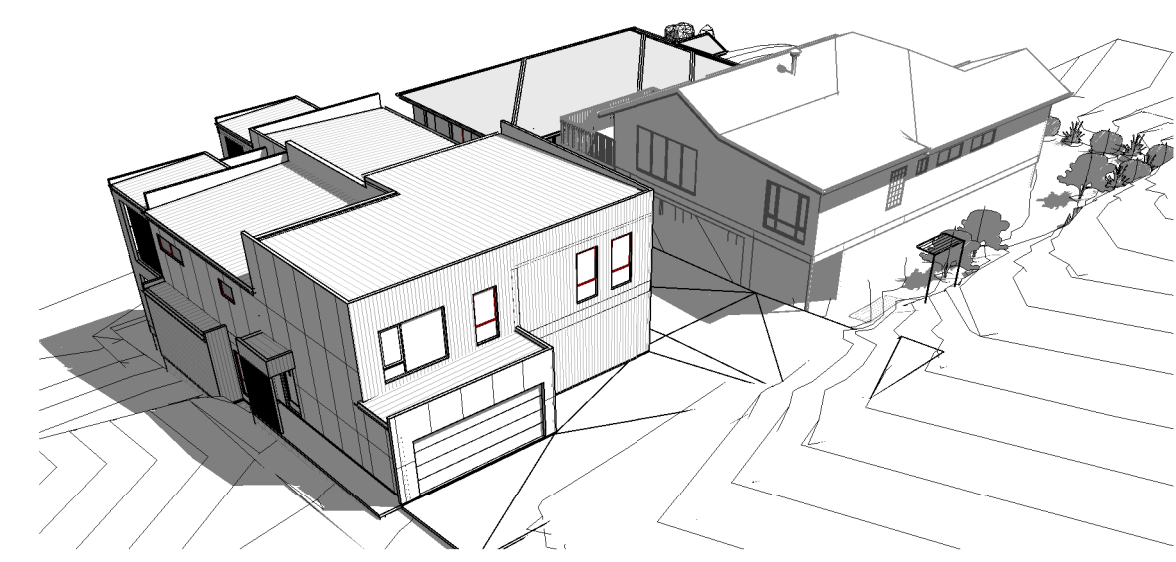
10 Goodman Court , Invermay Launceston 7248
p(l) +03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au
Accredited Building Practitioner: Frank Geskus -No CC246A

MAY 2026



- GENERAL NOTES**
- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
 - WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
 - ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2019, ALL S.A.A., CODES & LOCAL AUTHORITY BY-LAWS
 - ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
 - CONFIRM ALL FLOOR AREAS
 - ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500 & APPROVED BY COUNCIL INSPECTOR
 - BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
 - ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
 - ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
 - IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
 - BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
 - BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION

6TY SURVEYORS NOTES:
 DIMENSIONS ARE IN METERS. DO NOT SCALE. CHECK & VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE AUTHOR.
 BOUNDARIES SHOWN ON THIS PLAN UNLESS OTHERWISE NOTED, SHOULD NOT BE RELIED UPON. INDEPENDANT VERIFICATION OF BOUNDARIES SHOULD BE UNDERTAKEN BY CADASTRAL SURVEY



PROPOSED NEW CROSS OVER COMPLIANT WITH LGAT STANDARDS TSD-R09 V3. CONSTRUCTION IN ACCORDANCE WITH VEHICULAR ACCESS APPROVAL WITHIN COUNCIL ROAD RESERVATION

SITE PLAN

1 : 250

TITLE REF: 1/109827
 LOT SIZE: 1247 m2



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Project:
PROPOSED UNIT DEVELOPMENT
 4 POMONA ROAD,
 RIVERSIDE

Client name:
J.A. DASH

Drafted by:
J.M

Approved by:
A.V



Drawing:
SITE PLAN

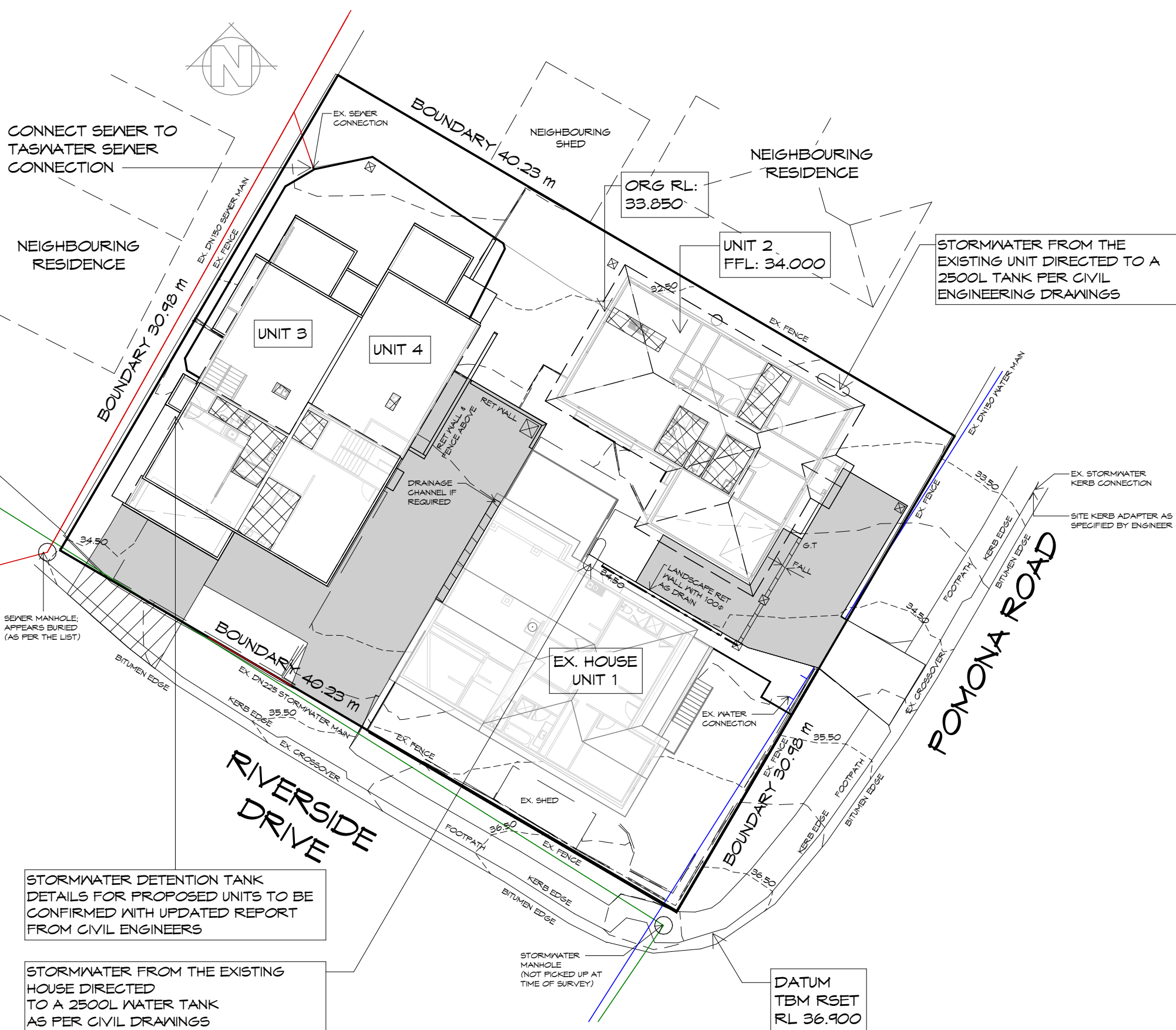
Date: **12.05.2026** Scale: **1 : 250**

Project/Drawing no: **PD26038 -01** Revision: **01**

Accredited building practitioner: Frank Geskus -No CC246A

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



LEGEND

- SURFACE DRAINAGE PITS TO ENGINEERS SPEC
- WET AREAS
- SEWER LINE
- GRATED TRENCH
- 2500L TANK PER ENGINEERS DRAWINGS

PLUMBING NOTES:
 ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
 ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

CONNECT STORMWATER TO EXISTING KERB CONNECTION ARRANGEMENT (DN150 TO TWO KERB CONNECTORS) AS PER CIVIL DRAWINGS

- PITS:** ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2021 PART 3
- ORGS:** OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2021 PART 2
- S/W:** STORMWATER PIPES TO BE SIZED PER AS/NZS 3500.2021 PART 3
- VENTS:** DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2021 PART 2

- SEWER AND WATER SERVICES**
- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
 - WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST

NOTE:
 ALL TASWATER WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA NSA 03-2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE NSA 02-2014-3.1 MRWA VERSION 2 AND TASWATERS SUPPLEMENTS TO THESE CODES

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

STORMWATER DETENTION TANK DETAILS FOR PROPOSED UNITS TO BE CONFIRMED WITH UPDATED REPORT FROM CIVIL ENGINEERS

STORMWATER FROM THE EXISTING HOUSE DIRECTED TO A 2500L WATER TANK AS PER CIVIL DRAWINGS

SITE DRAINAGE PLAN

1 : 250



10 Goodman Court, Invermay Tasmania 7248,
 p(l)+ 03 6332 3790
 Shop 9, 105-111 Main Road, Moonah Hobart 7009
 p(h)+ 03 6228 4575
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED UNIT DEVELOPMENT
 4 POMONA ROAD,
 RIVERSIDE

Client name:
J.A. DASH

Drafted by:
J.M

Approved by:
A.V



Drawing:
SITE DRAINAGE PLAN

Date: **12.05.2026** Scale: **As indicated**

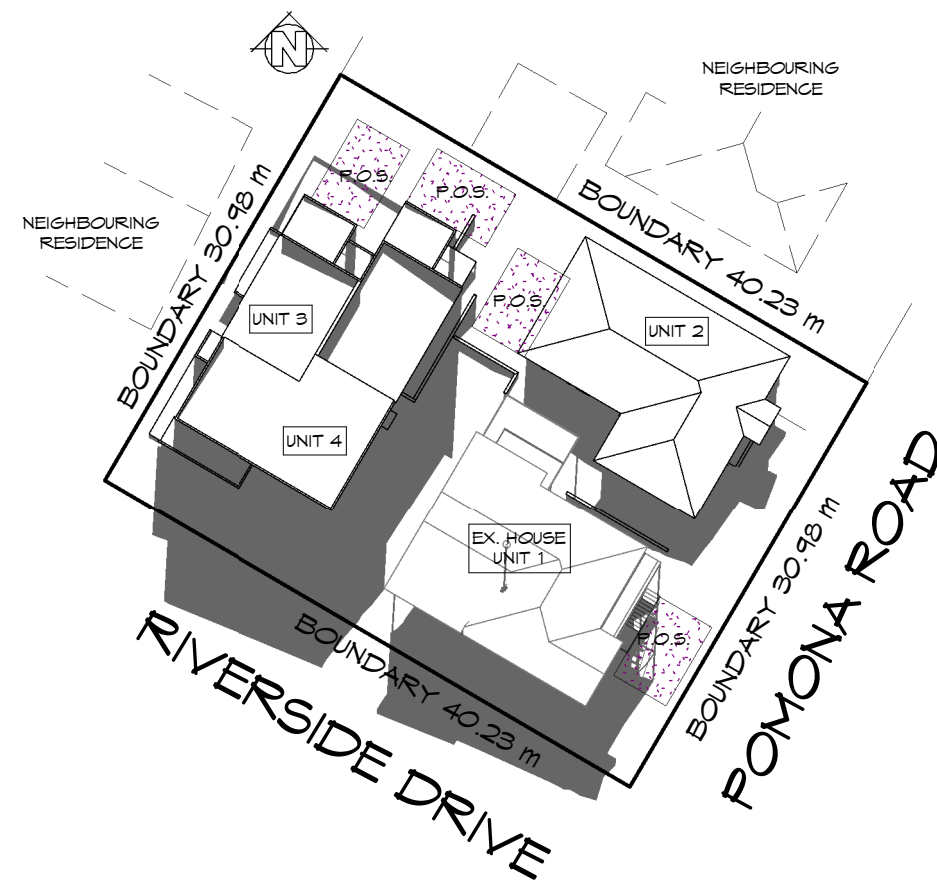
Project/Drawing no: **PD26038 -02** Revision: **01**

Accredited building practitioner: Frank Geskus -No CC246A



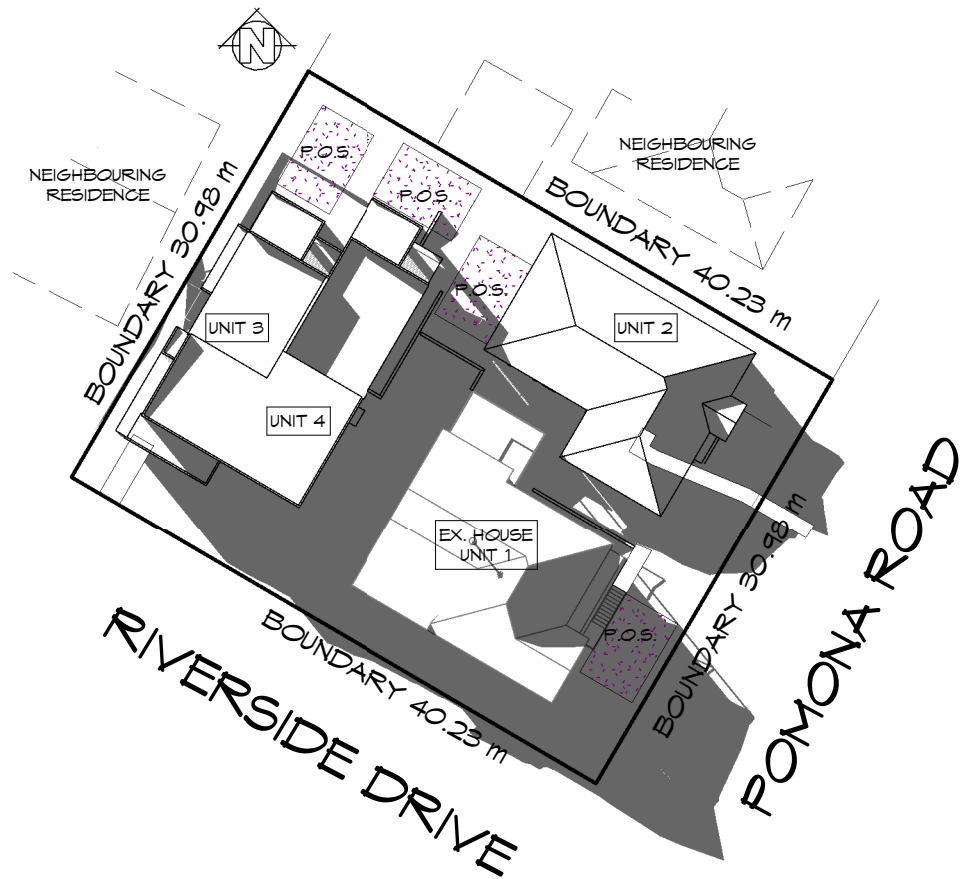
SHADOW DIAGRAM - 21ST JUNE @ 9AM

1 : 500



SHADOW DIAGRAM - 21ST JUNE @ 12PM

1 : 500



SHADOW DIAGRAM - 21ST JUNE @ 3PM

1 : 500

PLANNING

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Project:
**PROPOSED UNIT DEVELOPMENT
 4 POMONA ROAD,
 RIVERSIDE**

Client name:
J.A. DASH

Drawing:
SHADOW DIAGRAMS

Drafted by: J.M. Approved by: A.V.

Date: 12.05.2026 Scale: 1 : 500

Project/Drawing no: PD26038 -04 Revision: 01



Accredited building practitioner: Frank Geskus -No CC246A



PROPOSED UNIT DEVELOPMENT
4 POMONA ROAD, RIVERSIDE

PLANNING

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Project:
**PROPOSED UNIT DEVELOPMENT
4 POMONA ROAD,
RIVERSIDE**

Client name:
J.A. DASH

Drawing:
LOCALITY PLAN

Drafted by: **J.M** Approved by: **A.V**

Date: **12.05.2026** Scale: **1 : 2000**

Project/Drawing no: **PD26038 -05** Revision: **01**

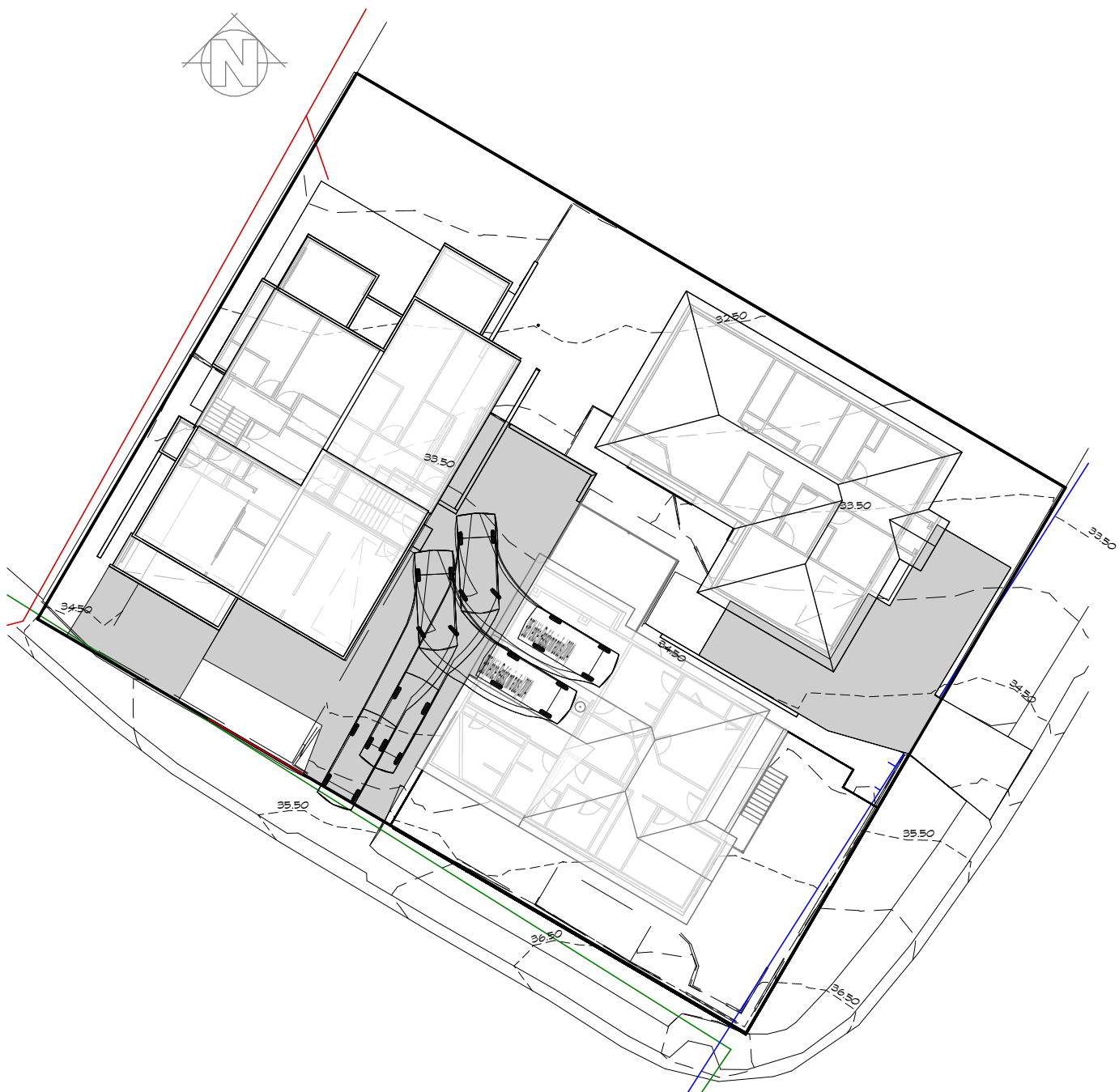
Accredited building practitioner: Frank Geskus -No CC246A



LOCALITY PLAN

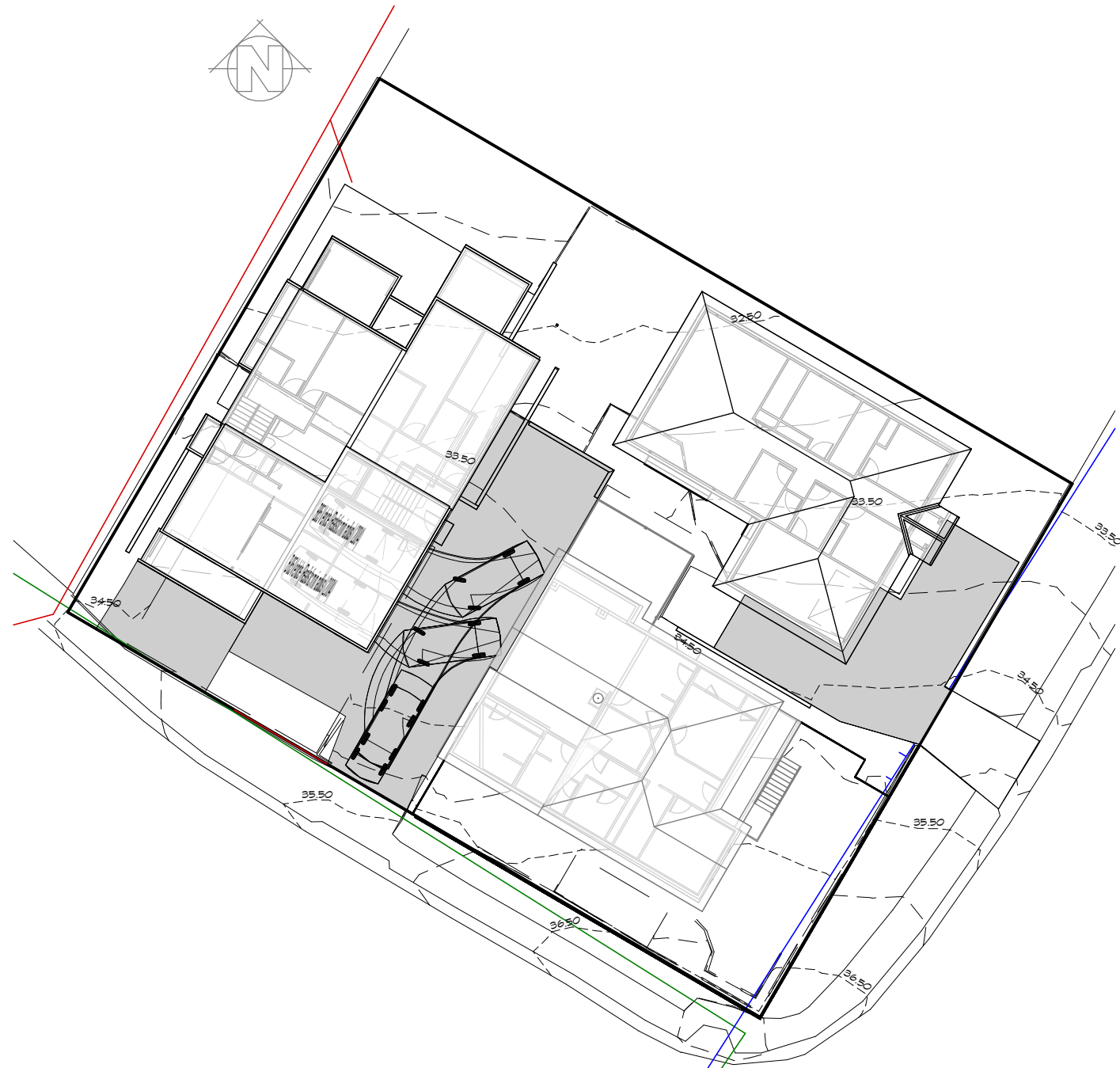
1 : 2000

THIS SITE IS ZONED GENERAL RESIDENTIAL ANS DOES NOT FALL WITHIN A BUSHFIRE PRONE AREAS OVERLAY, THEREFORE DOES NOT REQUIRE A BUSHFIRE ASSESSMENT.



TURNING CIRCLES

1 : 300



TURNING CIRCLES

1 : 300

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED UNIT DEVELOPMENT
 4 POMONA ROAD,
 RIVERSIDE

Client name:
J.A. DASH

Drafted by:
J.M

Approved by:
A.V



Drawing:
TURNING CIRCLES

Date: **12.05.2026** Scale: **1 : 300**

Project/Drawing no:
PD26038 -06

Revision:
01

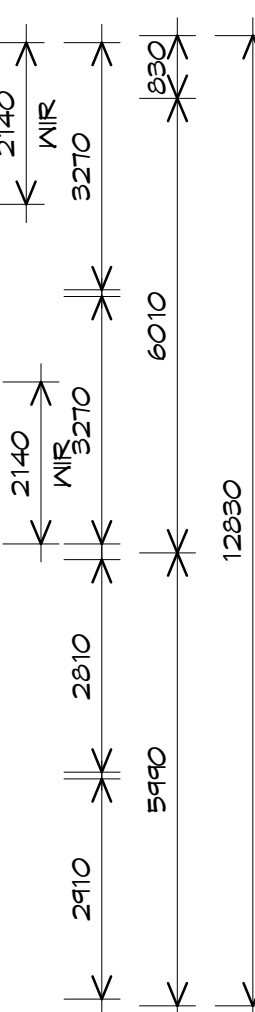
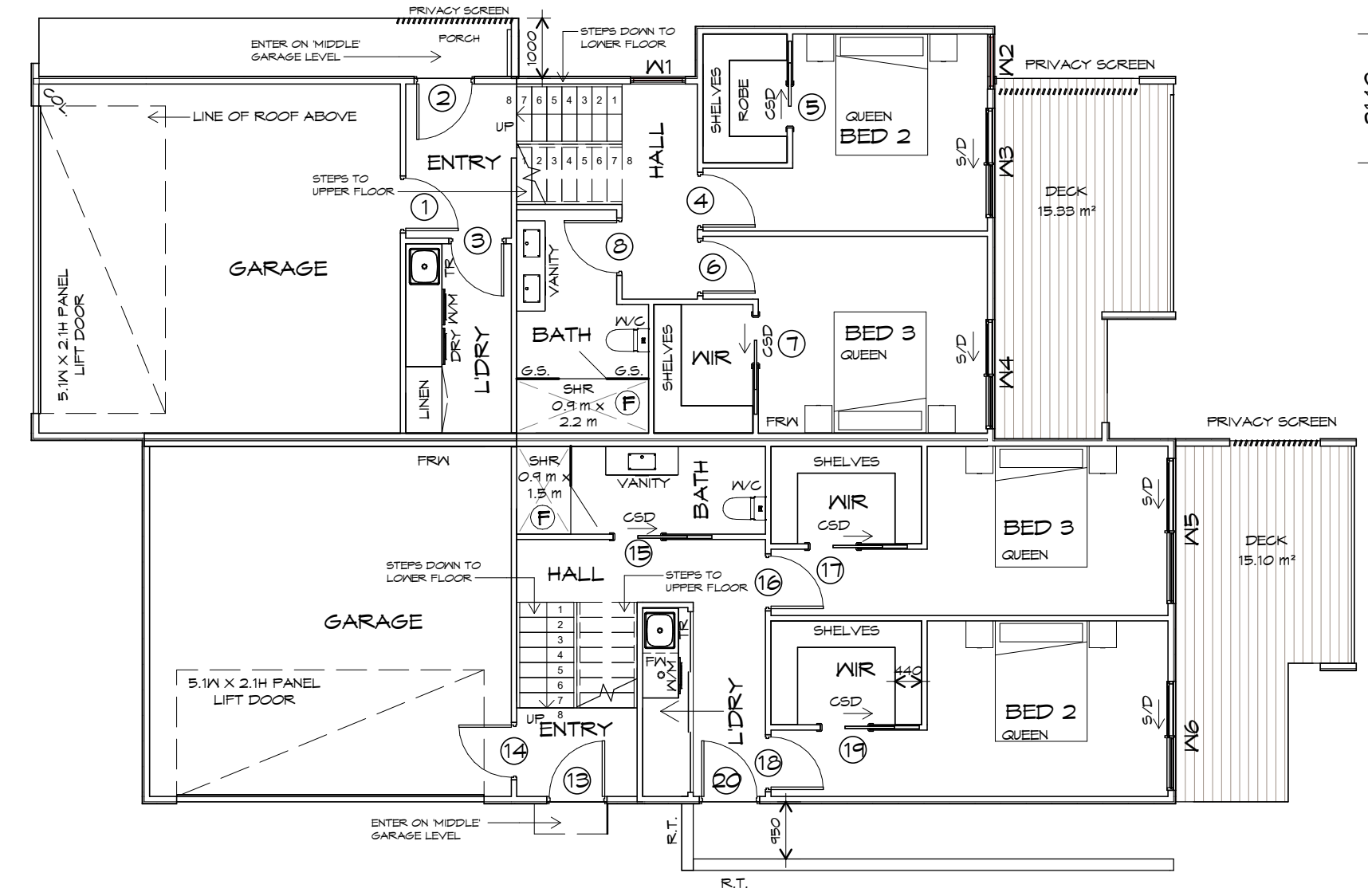
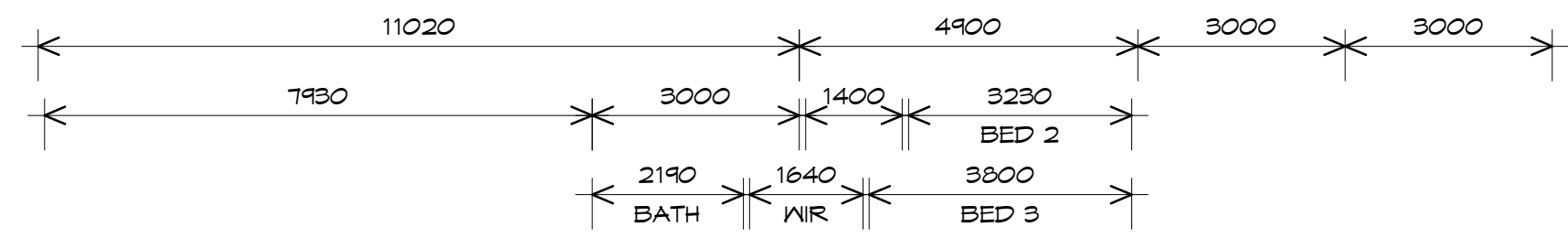
Accredited building practitioner: Frank Geskus -No CC246A

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- o FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN
- R/H RANGE HOOD
- R.T. RETAINING WALL
- FRW FIRE RATED WALL

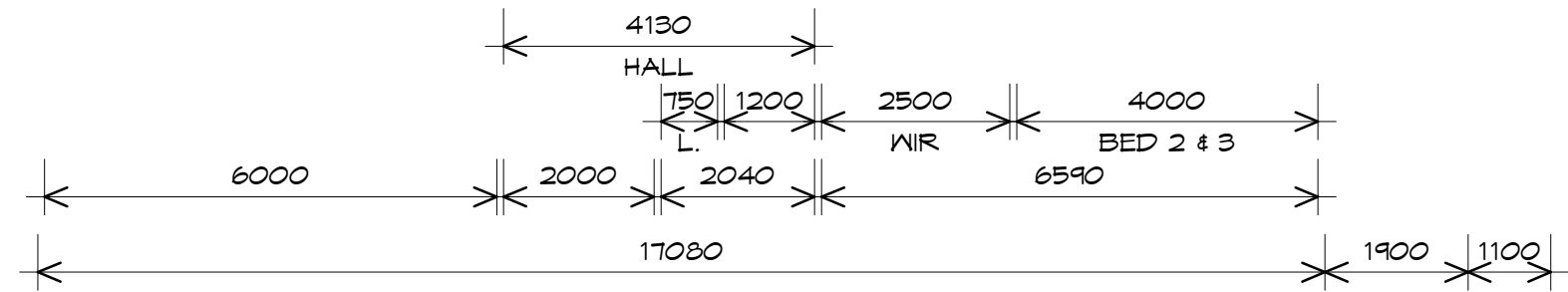
PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



LOWER FLOOR PLAN

1 : 100



UNIT 2 LOWER FLOOR AREA	100.53	m2	(10.81 SQUARES)
UNIT 2 UPPER FLOOR AREA	95.68	m2	(10.29 SQUARES)
UNIT 3 LOWER FLOOR AREA	103.58	m2	(11.14 SQUARES)
UNIT 3 UPPER FLOOR AREA	103.35	m2	(11.11 SQUARES)
TOTAL AREA	403.15		43.35

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

UNIT 3/4



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Project:
**PROPOSED UNIT DEVELOPMENT
4 POMONA ROAD,
RIVERSIDE**

Client name:
J. DASH

Drafted by:
J.M

Approved by:
Approver

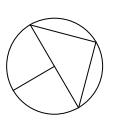


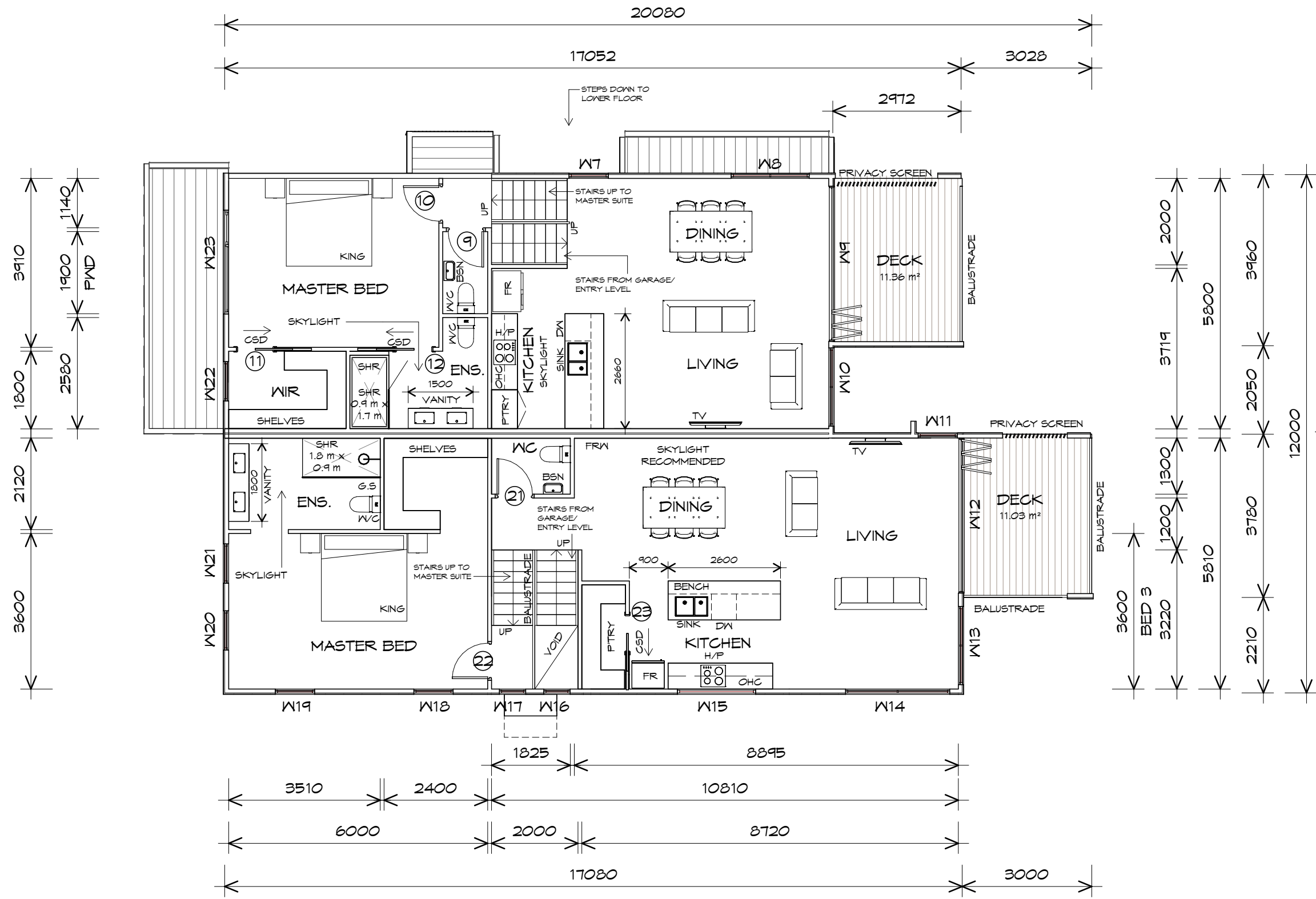
Drawing:
LOWER FLOOR PLAN

Date: **12.05.2026**
Scale: **1 : 100**

Project/Drawing no: **PD26038 -U3/4-01**
Revision: **00**

Accredited building practitioner: Frank Geskus -No CC246A





- ### LEGEND
- CSD CAVITY SLIDING DOOR
 - S/D SLIDING DOOR
 - o FN FLOOR WASTE
 - COL COLUMN
 - G.S. GLASS SCREEN
 - R/H RANGE HOOD
 - R.T. RETAINING WALL
 - FRW FIRE RATED WALL

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

UPPER FLOOR PLAN

1 : 100

UNIT 2 LOWER FLOOR AREA	100.53	m ²	(10.81	SQUARES)
UNIT 2 UPPER FLOOR AREA	95.68	m ²	(10.29	SQUARES)
UNIT 3 LOWER FLOOR AREA	103.58	m ²	(11.14	SQUARES)
UNIT 3 UPPER FLOOR AREA	103.35	m ²	(11.11	SQUARES)
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UNIT 3/4



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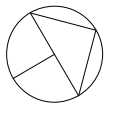


Drawing:
UPPER FLOOR PLAN

Date: **12.05.2026** Scale: **1 : 100**

Project/Drawing no: **PD26038 -U3/4-02** Revision: **00**

Accredited building practitioner: Frank Geskus -No CC246A



LOWER FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	870	INTERNAL TIMBER DOOR	
2	920	GLAZED EXTERNAL DOOR	
3	870	INTERNAL TIMBER DOOR	
4	870	INTERNAL TIMBER DOOR	
5	720	CAVITY SLIDING DOOR	
6	870	INTERNAL TIMBER DOOR	
7	820	CAVITY SLIDING DOOR	
8	870	INTERNAL TIMBER DOOR	
13	920	GLAZED EXTERNAL DOOR	
14	870	INTERNAL TIMBER DOOR	
15	820	CAVITY SLIDING DOOR	
16	870	INTERNAL TIMBER DOOR	
17	820	CAVITY SLIDING DOOR	
18	870	INTERNAL TIMBER DOOR	
19	820	CAVITY SLIDING DOOR	
20	920	GLAZED EXTERNAL DOOR	

UNIT 3
UNIT 4

UPPER FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
9	820	INTERNAL TIMBER DOOR	
10	820	INTERNAL TIMBER DOOR	
11	870	CAVITY SLIDING DOOR	
12	870	CAVITY SLIDING DOOR	
21	820	INTERNAL TIMBER DOOR	
22	820	INTERNAL TIMBER DOOR	
23	870	CAVITY SLIDING DOOR	

UNIT 3
UNIT 4

UPPER FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W7	600	910	AWNING WINDOW	OPAQUE
W8	600	1810	AWNING WINDOW	OPAQUE
W9	2100	3590	GLAZED BIFOLD DOOR	
W10	1800	1810	AWNING WINDOW	
W11	1800	910	AWNING WINDOW	
W12	2100	3590	GLAZED BIFOLD DOOR	
W13	1800	1810	AWNING WINDOW	
W14	400	2410	AWNING WINDOW	900 SILL
W15	600	1810	FIXED WINDOW	900 SILL; TOUGHEND SILL

UNIT 3
UNIT 4

LOWER FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	910	AWNING WINDOW	
W2	1800	910	AWNING WINDOW	
W3	2100	1810	SLIDING DOOR	
W4	2100	1810	SLIDING DOOR	
W5	2100	2410	SLIDING DOOR	
W6	2100	1810	SLIDING DOOR	

UNIT 3
UNIT 4

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE WITH FLY SCREENS TO SUIT **BAL-EXEMPT** RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

UNIT 3/4



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Project:
**PROPOSED UNIT DEVELOPMENT
 4 POMONA ROAD,
 RIVERSIDE**

Client name:
J. DASH

Drafted by:
J.M

Approved by:
Approver



Drawing:
**DOOR AND WINDOW
 SCHEDULES**

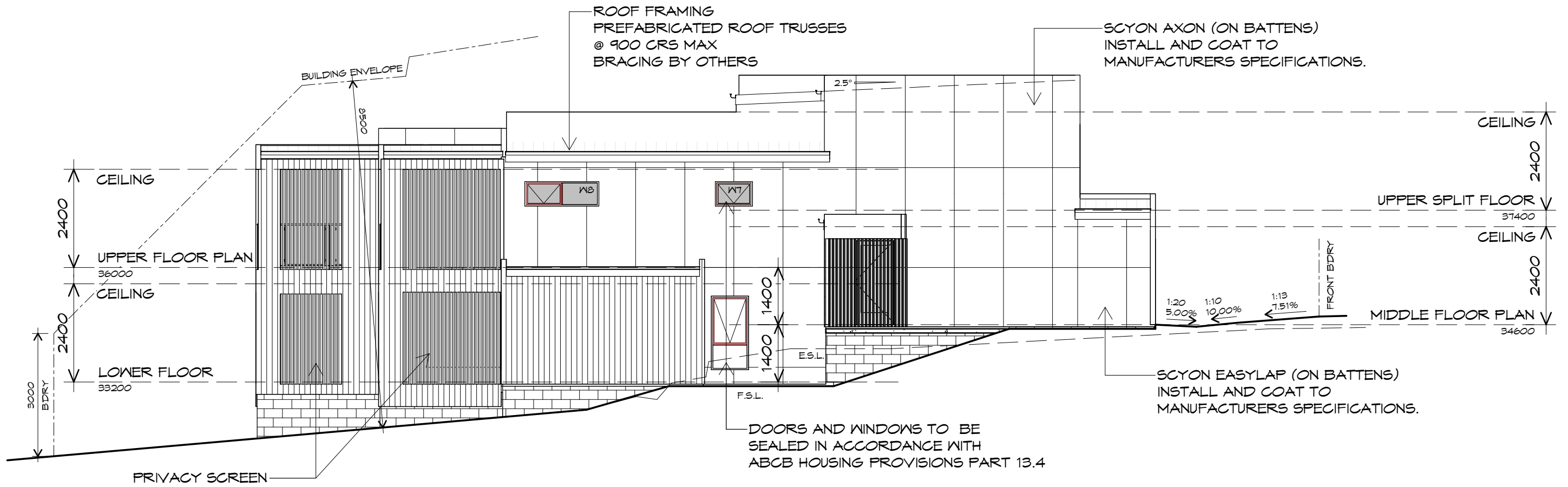
Date: **12.05.2026**
 Scale:

Project/Drawing no:
PD26038 -U3/4-03

Revision:
00

Accredited building practitioner: Frank Geskus -No CC246A





NORTH WESTERN ELEVATION

1 : 100



NORTH EASTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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 info@primedesigntas.com.au primedesigntas.com.au

Project:
**PROPOSED UNIT DEVELOPMENT
 4 POMONA ROAD,
 RIVERSIDE**

Client name:
J. DASH

Drawing:
ELEVATIONS

Drafted by: **J.M** Approved by: **Approver**

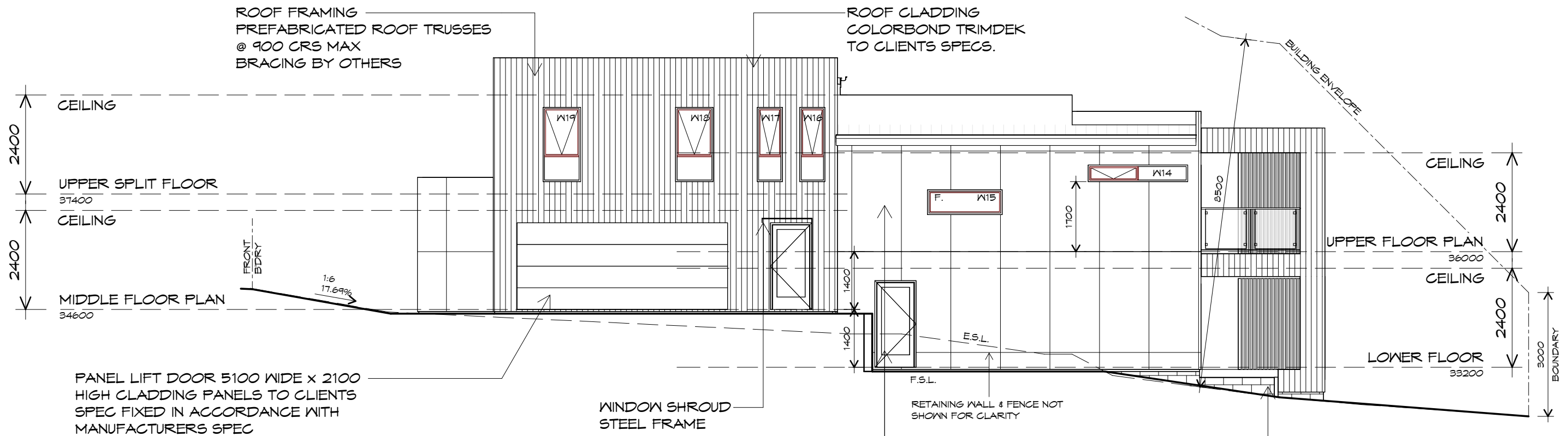
Date: **12.05.2026** Scale: **1 : 100**

Project/Drawing no: **PD26038 -U3/4-04** Revision: **00**

Accredited building practitioner: Frank Gekus -No CC246A

UNIT 3/4



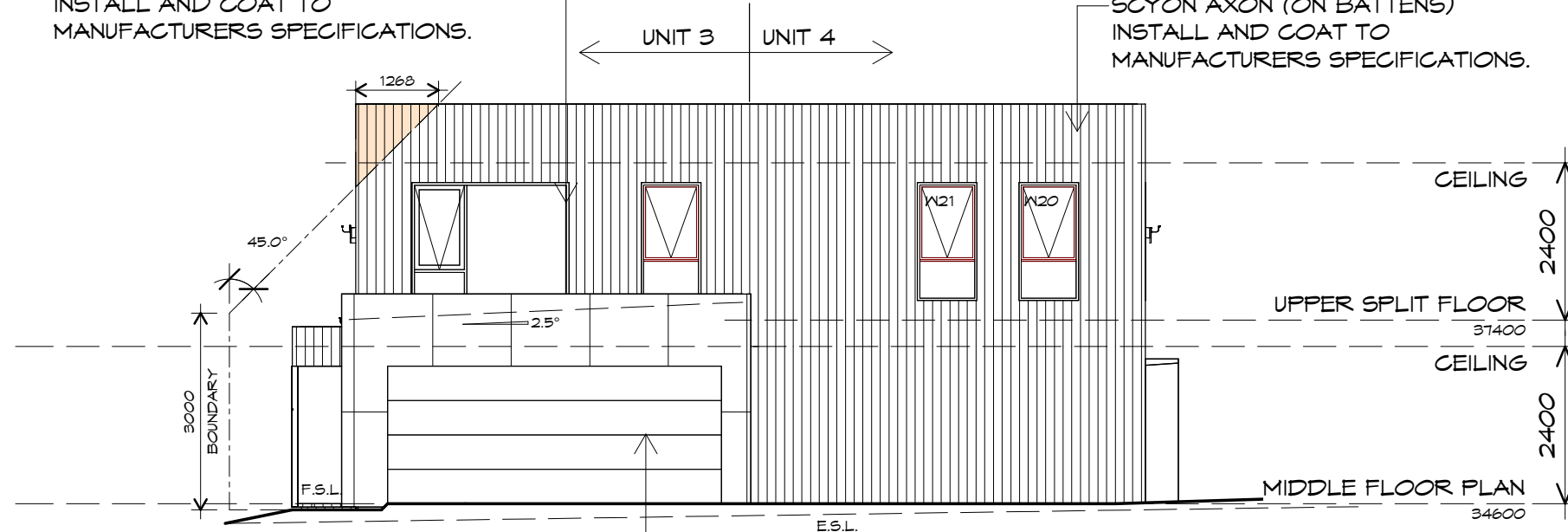


SOUTH EASTERN ELEVATION

1 : 100

SCYON EASYLAP (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

SCYON AXON (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.



PANEL LIFT DOOR 5100 WIDE x 2100
HIGH CLADDING PANELS TO CLIENTS
SPEC FIXED IN ACCORDANCE WITH
MANUFACTURERS SPEC

SOUTH WESTERN ELEVATION

1 : 100

BLOCKWORK
CONCRETE BLOCK
FLUSH JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ABCB HOUSING PROVISIONS PART 5



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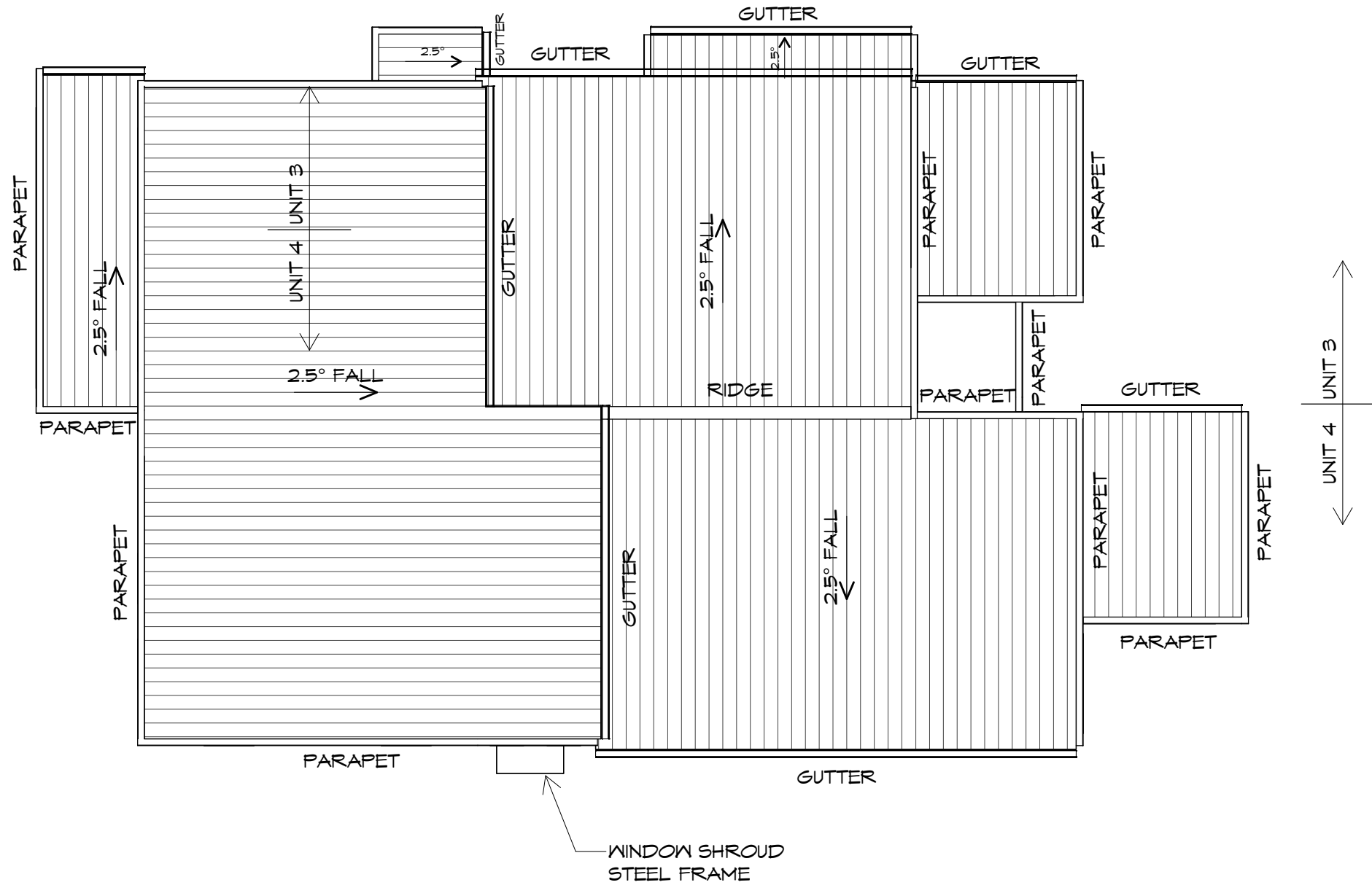
Drafted by: **J.M** Approved by: **Approver**

Date: **12.05.2026** Scale: **1 : 100**

Project/Drawing no: **PD26038 -U3/4-05** Revision: **00**

Accredited building practitioner: Frank Geskus -No CC246A





ROOF PLAN

1 : 100

PLANNING
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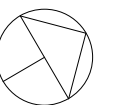
Project:
**PROPOSED UNIT DEVELOPMENT
4 POMONA ROAD,
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Client name:
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Drawing:
ROOF PLAN

Drafted by:
J.M

Approved by:
Approver



Date:

Scale:

12.05.2026

1 : 100

Project/Drawing no:

Revision:

PD26038 -U3/4-06

00

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UNIT 3/4

