

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY	Application Number	
	Assess No:	
	PID No:	

Applicant Name:	Design To Live					
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.*

WEST TAMAR COUNCIL



Application Number: «Application Number» _____

APPLICANT DETAILS

Applicant Name:	Design To Live
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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: <i>(as per certificate of title)</i>	Goodswood Investments PTY LTD
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Location / Address:	540 (LOT 1) ECCLESTONE RD, RIVERSIDE
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Title Reference:	171990/1
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Zone(s):	AGRICULTURE
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Existing Development/Use:	VACANT
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Existing Developed Area:	Area n/a
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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: RESIDENTIAL			

Development Type:	Building work: <input checked="" type="checkbox"/>	Demolition: <input type="checkbox"/>	Subdivision: <input type="checkbox"/>	Other: <input type="checkbox"/>
	Description of development: PROPOSED DWELLING, SECONDARY DWELLING & SHED			

New or Additional Area:	Area REFER PLANS
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Estimated construction cost of the proposed development:	\$ 1,300,000
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Building Materials:	Wall Type: REFER PLANS	Colour: REFER PLANS
	Roof Type: REFER PLANS	Colour: REFER PLANS

WEST TAMAR COUNCIL



Application Number: «Application Number» _____

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,*

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)

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

**General
Manager**

(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.

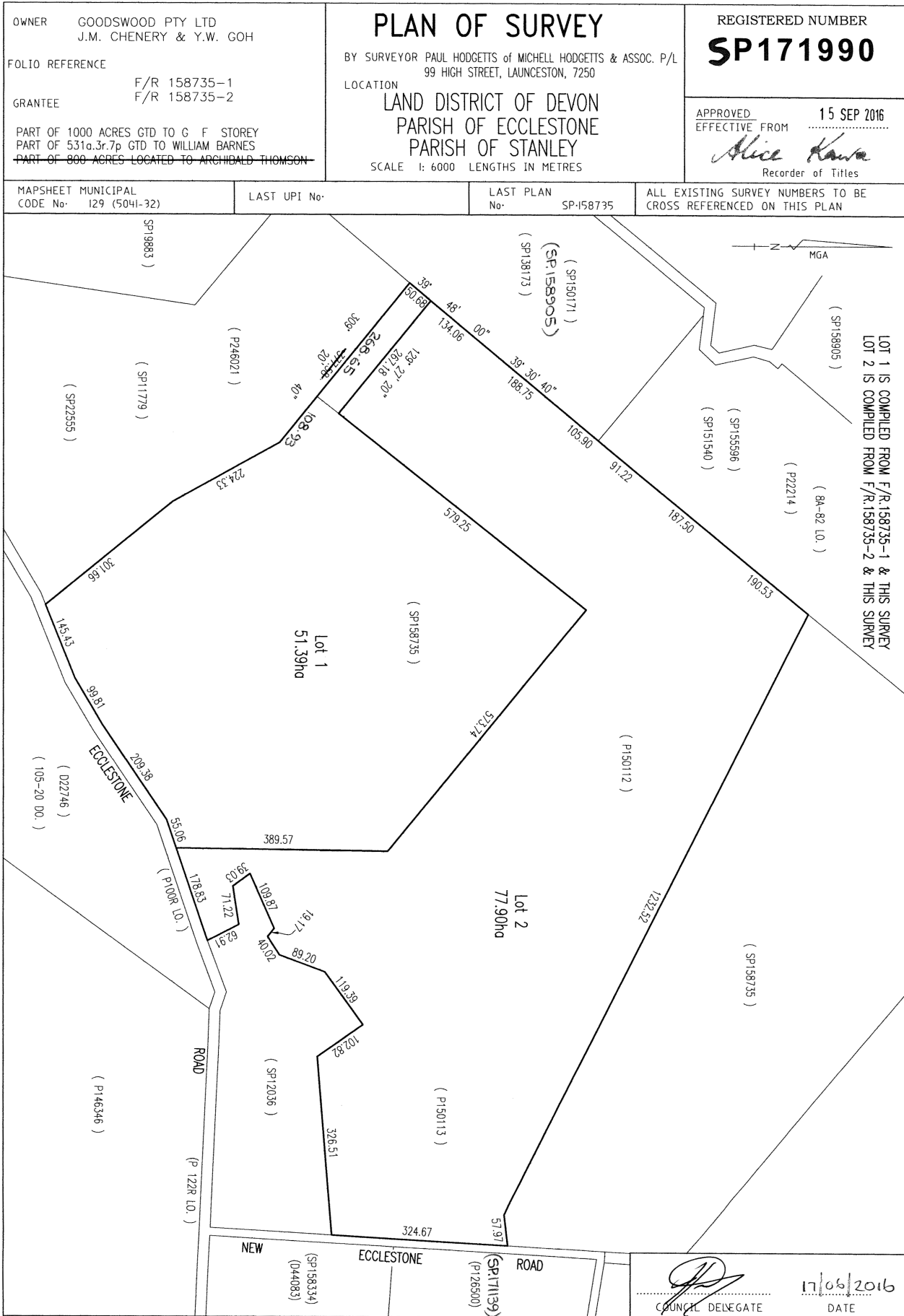
Right of Way Owner:

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



COUNCIL DELEGATE

17/06/2016
 DATE

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 171990

PAGE 1 OF 1 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.

FENCING COVENANT

The owners of each Lot on the Plan hereby covenants with the Vendor, John Michael Chenery and Yen Wah Goh, that the Vendor shall not be required to fence within the meaning of the *Boundary Fences Act 1908*.

EXECUTION

Signed by John Michael Chenery and Yen Wah Goh being the registered proprietors of the land comprised in Folio of the Register Volume 158735 Folio 2 in the presence of:

John Michael Chenery
.....
Yen Wah Goh
.....

Witness signature

Megan Dykman
.....

Witness full name

.....MEGAN DYKMAN.....

Witness address

.....20 BERNE COURT, GRINDELWALD 7277.....


Witness occupation

.....TAMAR FACILITATOR - NRM NORTH.....

Signed by Goodwood Pty Ltd (ACN 101 707 608) by it's authorised officers under s127 of the *Corporations Act 2001* being the registered proprietors of the land comprised in Folio of the Register Volume 158735 Folio 1

[Signature]
.....
Director
[Signature]
.....
Director/Secretary

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: J M Chenery & Y W Goh and Goodwood Pty Ltd FOLIO REF: 158735/1 and 158735/2 SOLICITOR & REFERENCE: Philip Welch Barrister & Solicitor SSA:160035	PLAN SEALED BY: West Tamar Council DATE: <u>17/06/2016</u> <u>PA2015097</u> REF NO.
 Council Delegate	
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	



PROPOSED DWELLING, SECONDARY DWELLING & SHED
 540 (LOT 1) ECCLESTONE RD,
 RIVERSIDE, 7250.

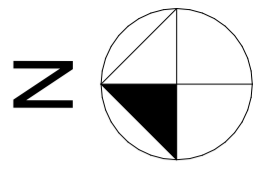


DRAWING #	DRAWING
ECC504-1	COVER PAGE
ECC504-2	SITE SURVEY PLAN
ECC504-3	OVERALL SITE PLAN
ECC504-4	SITE PART PLAN 1
ECC504-5	SITE PART PLAN 2
ECC504-6	DWELLING - FLOOR PLAN
ECC504-7	SECONDARY DWELLING - FLOOR PLAN
ECC504-8	EXTERNAL SERVICES 1
ECC504-9	EXTERNAL SERVICES 2
ECC504-10	DWELLING ELEVATIONS - N-S
ECC504-11	DWELLING ELEVATIONS - E-W
ECC504-12	SECONDARY DWELLING ELEVATIONS
ECC504-13	SHED PLANS
ECC504-14	PERSPECTIVES

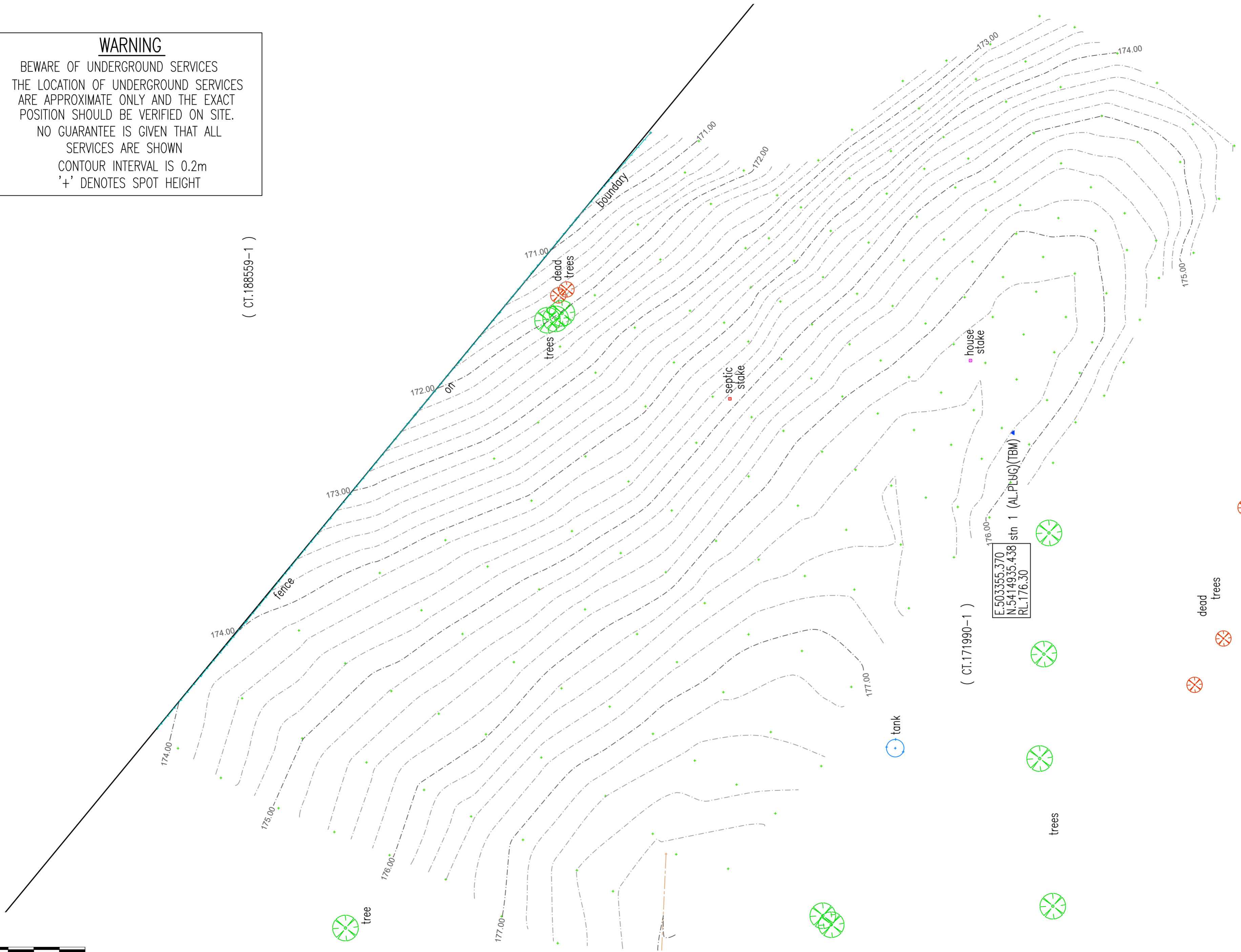
CLASSIFICATION OF BUILDING		COUNCIL		ZONE	
CLASS 1A & 10A		WEST TAMAR		AGRICULTURE	
AREAS	(m ²)	LAND TITLE REFERENCE	171990/1	ENERGY STAR RATING	TBC
PROPOSED DWELLING	572.04	PROPERTY ID	3466228	CLIMATE ZONE	7
PROPOSED ALFRESCO	55.77	LOT SIZE (M ²)	513900	ALPINE AREA	N/A
PROPOSED FRONT PORCH	9.45	BAL RATING	TBC	CORROSION ENV ¹	LOW
PROPOSED SIDE PORCH	9.62	DESIGN WIND CLASS	TBC	SITE HAZARDS BUSHFIRE PRONE AREAS, MED & LOW LANDSLIP HAZARD BAND	
PROPOSED CARPORT	60.83	SOIL CLASSIFICATION	TBC		
PROPOSED SECONDARY DWELLING	59.64	PLANNING OVERLAY	WATERWAY AND COASTAL PROTECTION AREA, BUSHFIRE PRONE AREAS, MED & LOW LANDSLIP HAZARD BAND		
PROPOSED SECONDARY ALFRESCO	32.91				
PROPOSED SECONDARY PORCH	4.35				
PROPOSED WORKSHOP	96.41				
PROPOSED SHED	450.00				

	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: Goodwood Investments PTY LTD SITE ADDRESS: 540 (LOT 1) ECCLESTONE RD, RIVERSIDE, 7250.	DRAWING COVER PAGE	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT. SIGNATURE: _____ DATE: _____ SIGNATURE: _____ DATE: _____	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>R1</td> <td>20/04/2026</td> <td>FOR DA</td> </tr> <tr> <td>R2</td> <td>11/05/2026</td> <td>WTC MIR</td> </tr> </tbody> </table>	REV.	DATE	DESCRIPTION	R1	20/04/2026	FOR DA	R2	11/05/2026	WTC MIR	<table border="1"> <thead> <tr> <th>DESIGNER</th> <th>M.L.</th> <th>JOB NUMBER</th> <th>ECC504</th> </tr> </thead> <tbody> <tr> <td>DRAWN</td> <td>H.K.</td> <td>DRAWING</td> <td>1/14</td> </tr> <tr> <td>CHECKED</td> <td>M.L.</td> <td>SCALE (@A2)</td> <td>NTS</td> </tr> </tbody> </table>	DESIGNER	M.L.	JOB NUMBER	ECC504	DRAWN	H.K.	DRAWING	1/14	CHECKED	M.L.	SCALE (@A2)	NTS
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CHECKED	M.L.	SCALE (@A2)	NTS																									

WARNING
 BEWARE OF UNDERGROUND SERVICES
 THE LOCATION OF UNDERGROUND SERVICES
 ARE APPROXIMATE ONLY AND THE EXACT
 POSITION SHOULD BE VERIFIED ON SITE.
 NO GUARANTEE IS GIVEN THAT ALL
 SERVICES ARE SHOWN
 CONTOUR INTERVAL IS 0.2m
 '+' DENOTES SPOT HEIGHT



(CT.188559-1)



(CT.171990-1)

E.503355.370
 N.5414935.438 stn 1 (AL-PLUG)(TBM)
 RL.176.50

dead trees

dead trees

trees

tree

trees

dead trees

septic stake

house stake

tank

fence

boundary

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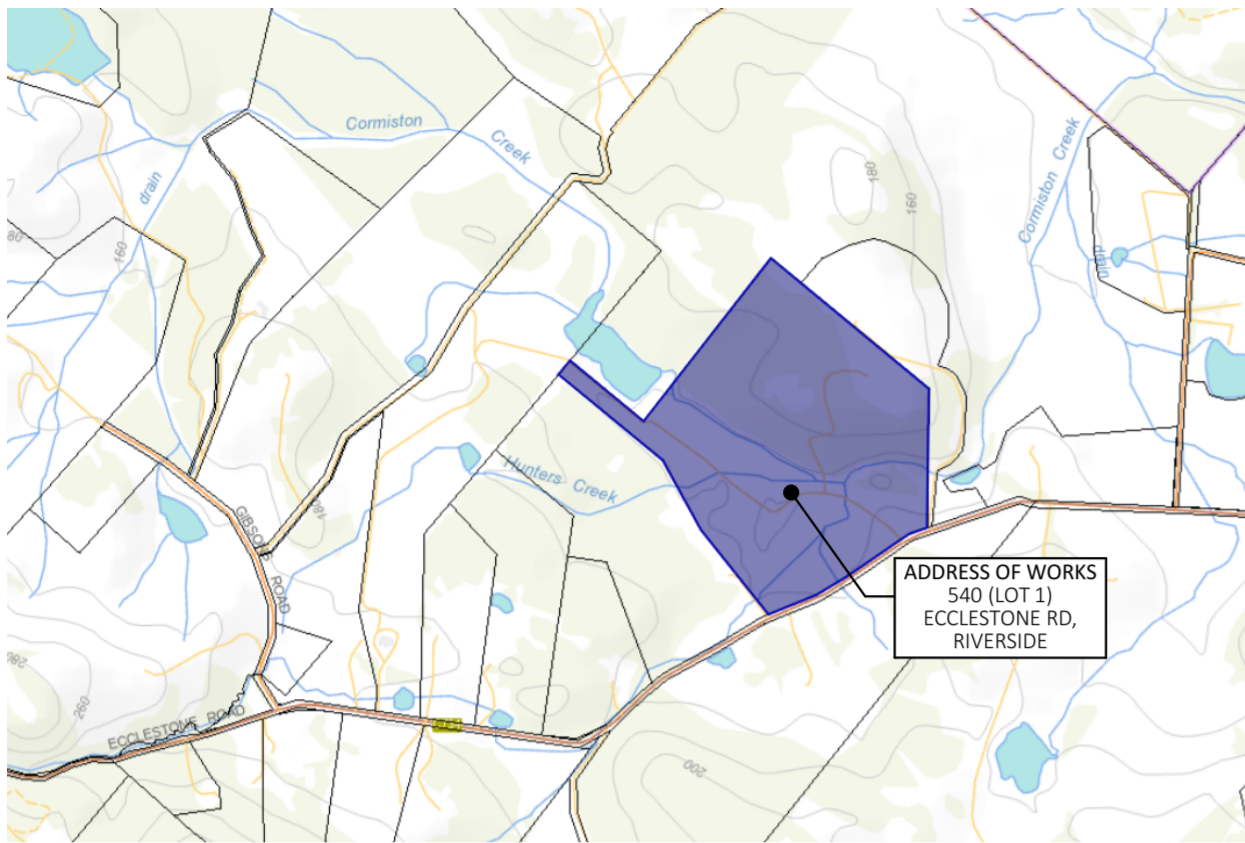
CLIENT/S:
 Goodwood Investments PTY LTD
SITE ADDRESS:
 540 (LOT 1) ECCLESTONE RD,
 RIVERSIDE, 7250.

DRAWING
SITE SURVEY
PLAN

I/WE APPROVE THESE DRAWING TO BE
 CORRECT PER CONTRACT.
SIGNATURE: **DATE:**
SIGNATURE: **DATE:**

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R1	20/04/2026	FOR DA				
R2	11/05/2026	WTC MIR	DRAWN	H.K.	DRAWING	2/14
			CHECKED	M.L.	SCALE (@A2)	1:500

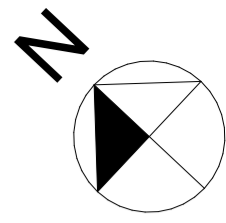
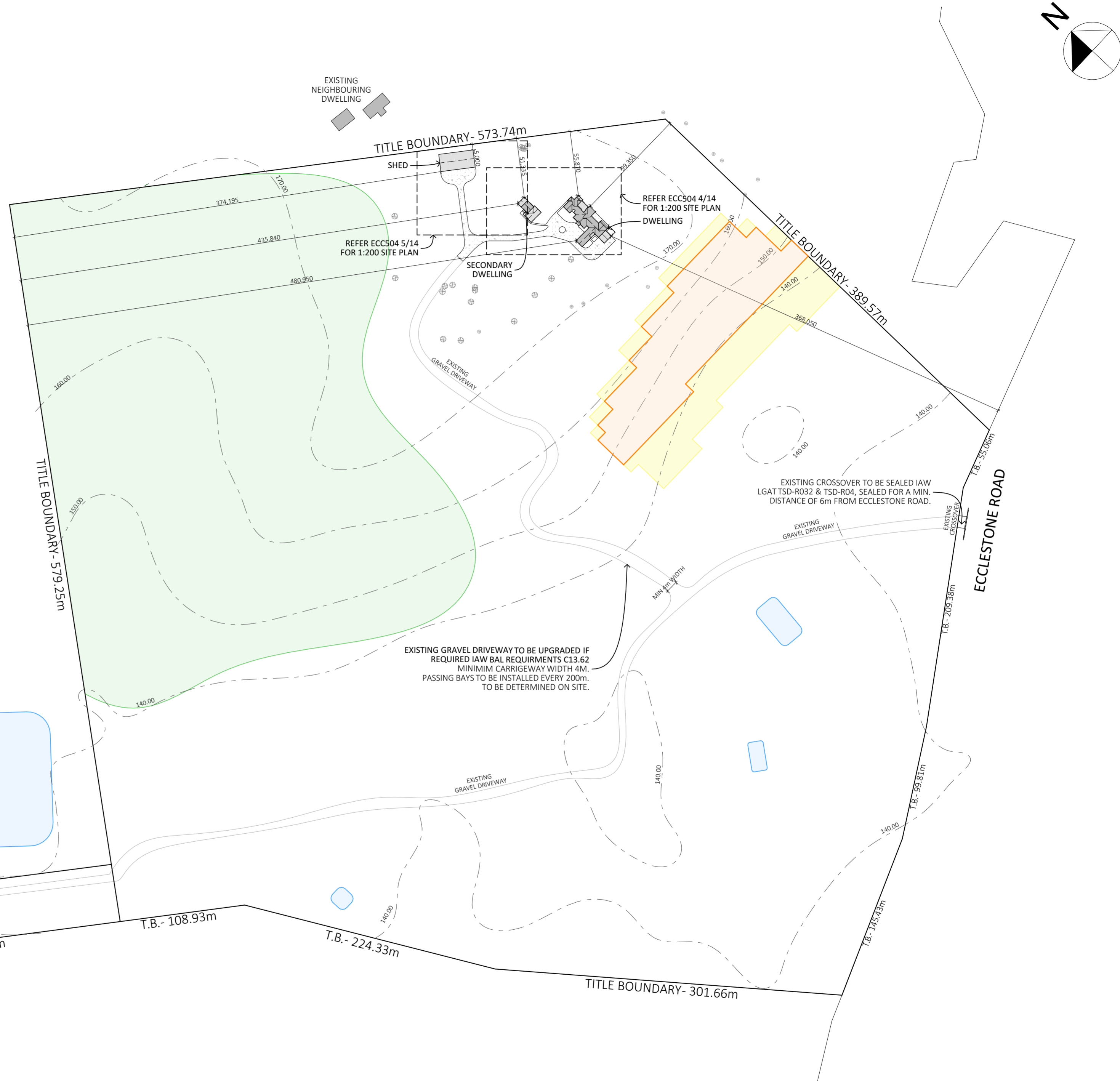
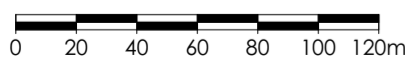


ADDRESS OF WORKS
540 (LOT 1)
ECCLESTONE RD,
RIVERSIDE

LOCALITY PLAN
NOT TO SCALE

AREA	m ²
PROPOSED DWELLING	572.04
PROPOSED ALFRESCO	55.77
PROPOSED FRONT PORCH	9.45
PROPOSED SIDE PORCH	9.62
PROPOSED CARPORT	60.83
PROPOSED SECONDARY DWELLING	59.64
PROPOSED SECONDARY ALFRESCO	32.91
PROPOSED SECONDARY PORCH	4.35
PROPOSED WORKSHOP	96.41
PROPOSED SHED	450.00

- WATER PARCEL
- VEGETATION
- LOW LANDSLIP HAZARD BAND
- MED LANDSLIP HAZARD BAND



CLIENT/S:
Goodwood Investments PTY LTD

SITE ADDRESS:
540 (LOT 1) ECCLESTONE RD,
RIVERSIDE, 7250.

DRAWING
OVERALL SITE
PLAN

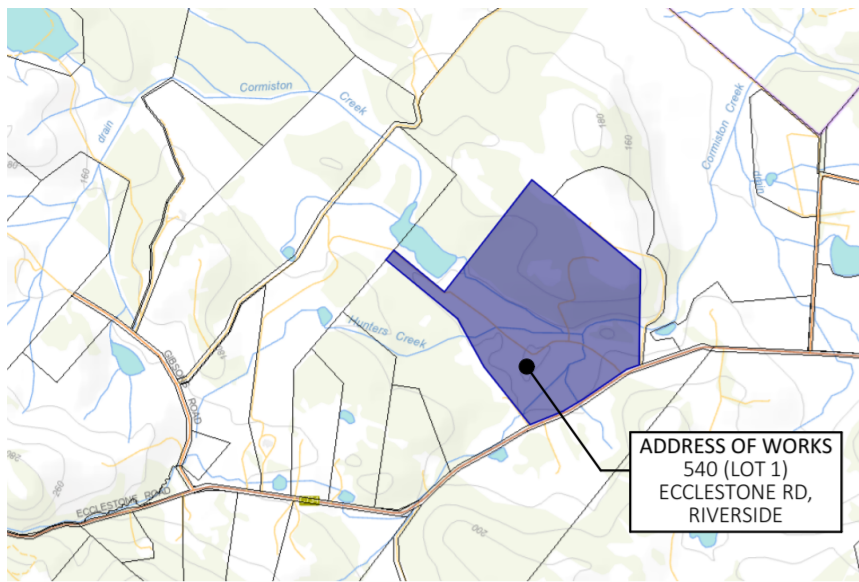
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R2	11/05/2026	WTC MIR				
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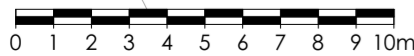
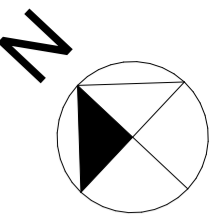
LOCALITY PLAN
NOT TO SCALE

ADDRESS OF WORKS
540 (LOT 1)
ECCLESTONE RD,
RIVERSIDE

IRRIGATION BED
SEE SPECIALIST REPORT - TBC
350.00 m²

WASTE WATER SYSTEM
SEE SPECIALIST REPORT - TBC

AREA	m ²	AREA	m ²
PROPOSED DWELLING	572.04	PROPOSED SECONDARY DWELLING	59.64
PROPOSED ALFRESCO	55.77	PROPOSED SECONDARY ALFRESCO	32.91
PROPOSED FRONT PORCH	9.45	PROPOSED SECONDARY PORCH	4.35
PROPOSED SIDE PORCH	9.62	PROPOSED WORKSHOP	96.41
PROPOSED CARPORT	60.83	PROPOSED SHED	450.00



RAINWATER STORAGE TANKS & PLUMBING TO BE IAW CBOS DIRECTORS GUIDELINES- CHARGED DOWNPIPES TO WATER TANKS AND NCC 2022 VOL 3 PART B6

WATER TANK WITH 20,000L RESERVE FOR FIRE FIGHTING
SEE SPECIALIST REPORT - TBC

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ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

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RIVERSIDE, 7250.

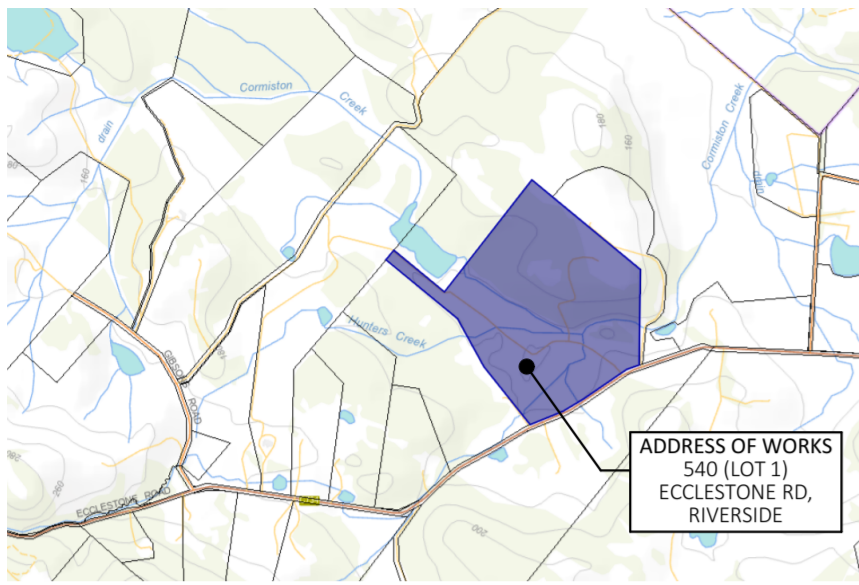
DRAWING
SITE PART PLAN
1

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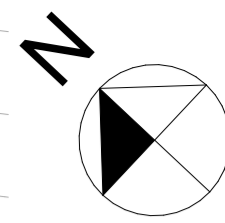
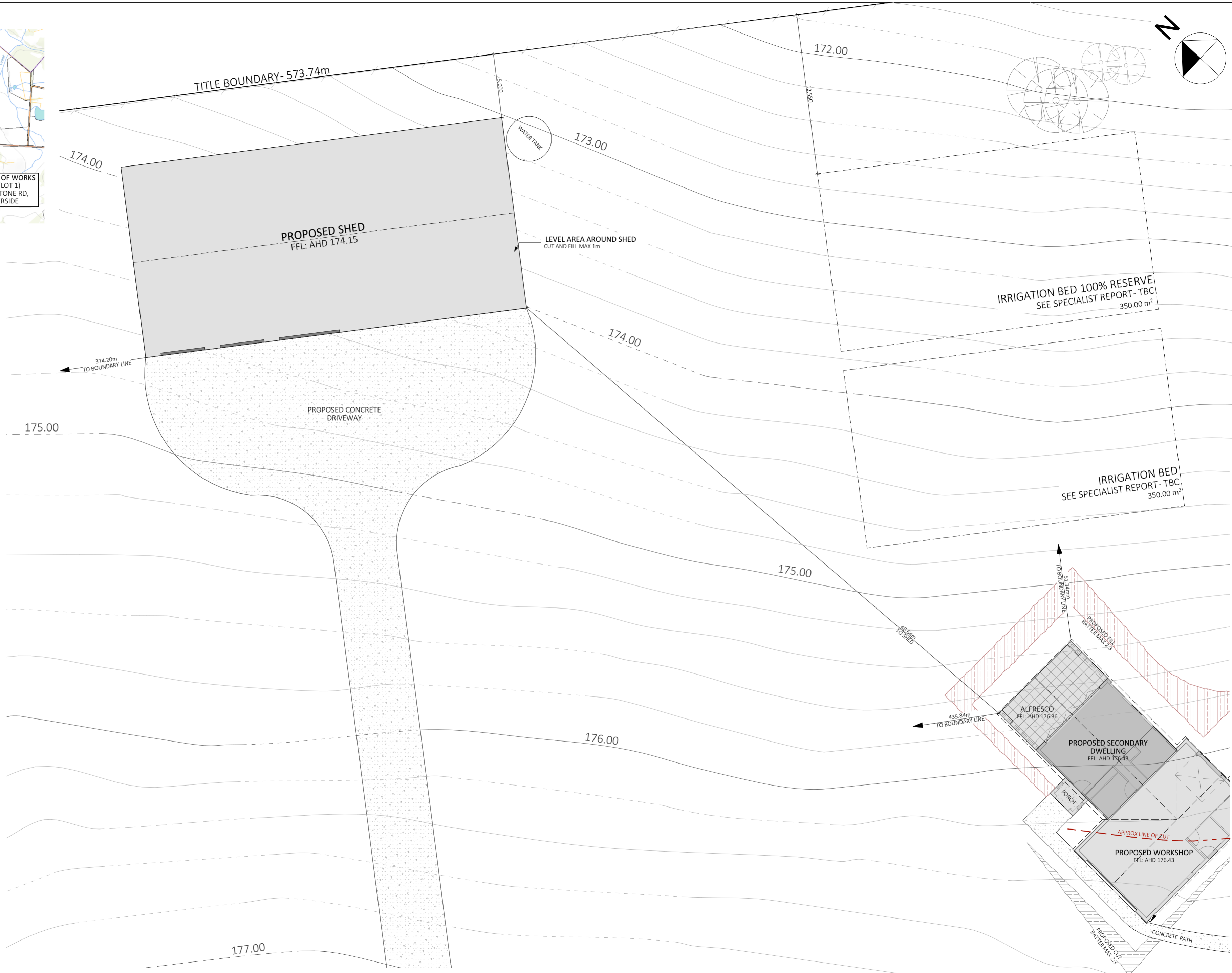
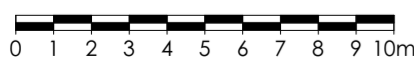
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			DRAWN	H.K.	DRAWING	4/14
			CHECKED	M.L.	SCALE (@A2)	1:200



ADDRESS OF WORKS
540 (LOT 1)
ECCLESTONE RD,
RIVERSIDE

LOCALITY PLAN
NOT TO SCALE

AREA	m ²
PROPOSED DWELLING	572.04
PROPOSED ALFRESCO	55.77
PROPOSED FRONT PORCH	9.45
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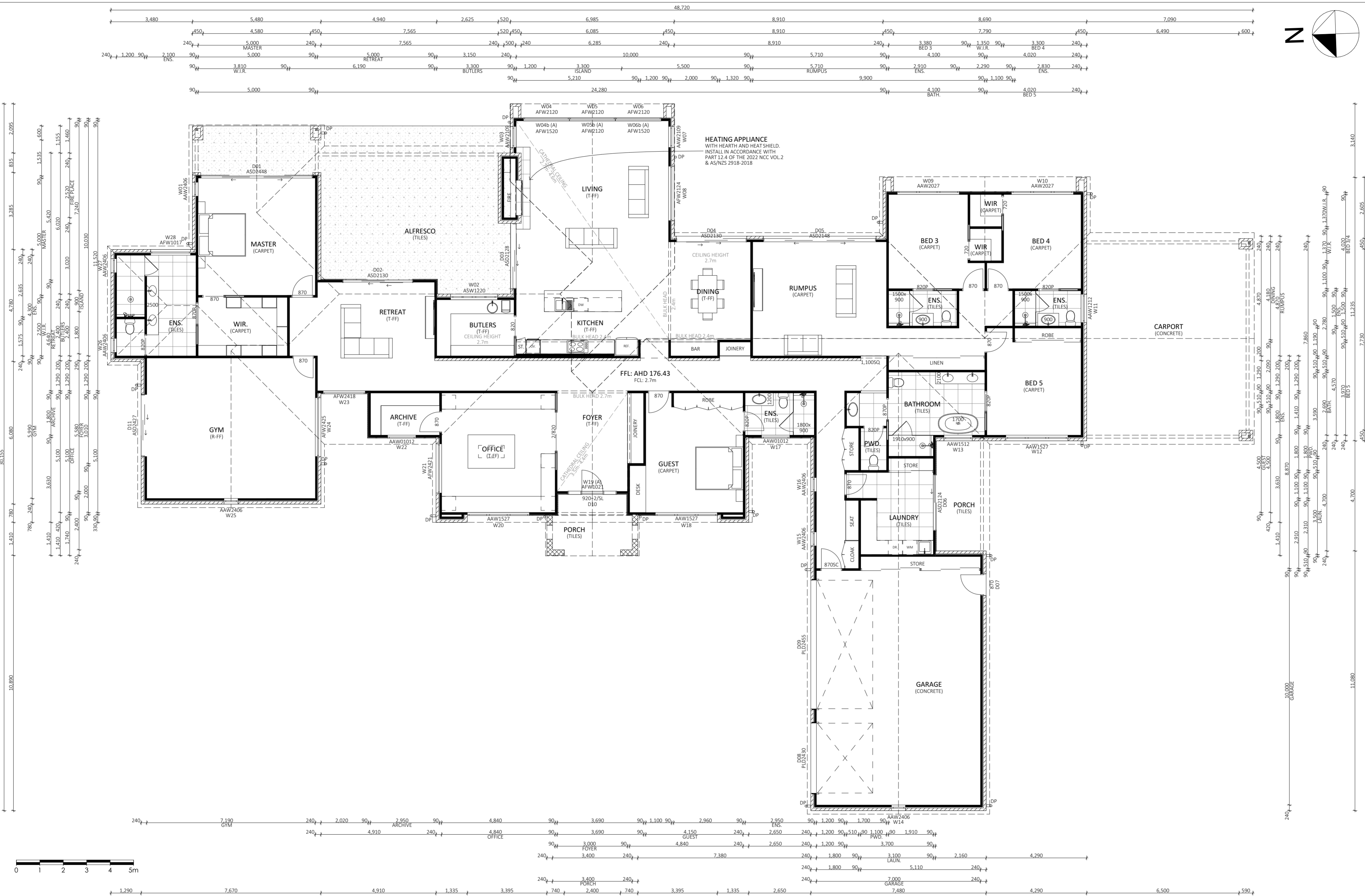
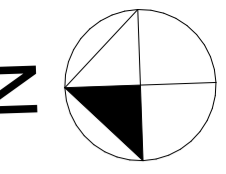
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Goodwood Investments PTY LTD
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540 (LOT 1) ECCLESTONE RD,
RIVERSIDE, 7250.

DRAWING
SITE PART PLAN
2

I/WE APPROVE THESE DRAWING TO BE
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			CHECKED	M.L.	SCALE (@A2)	1:200




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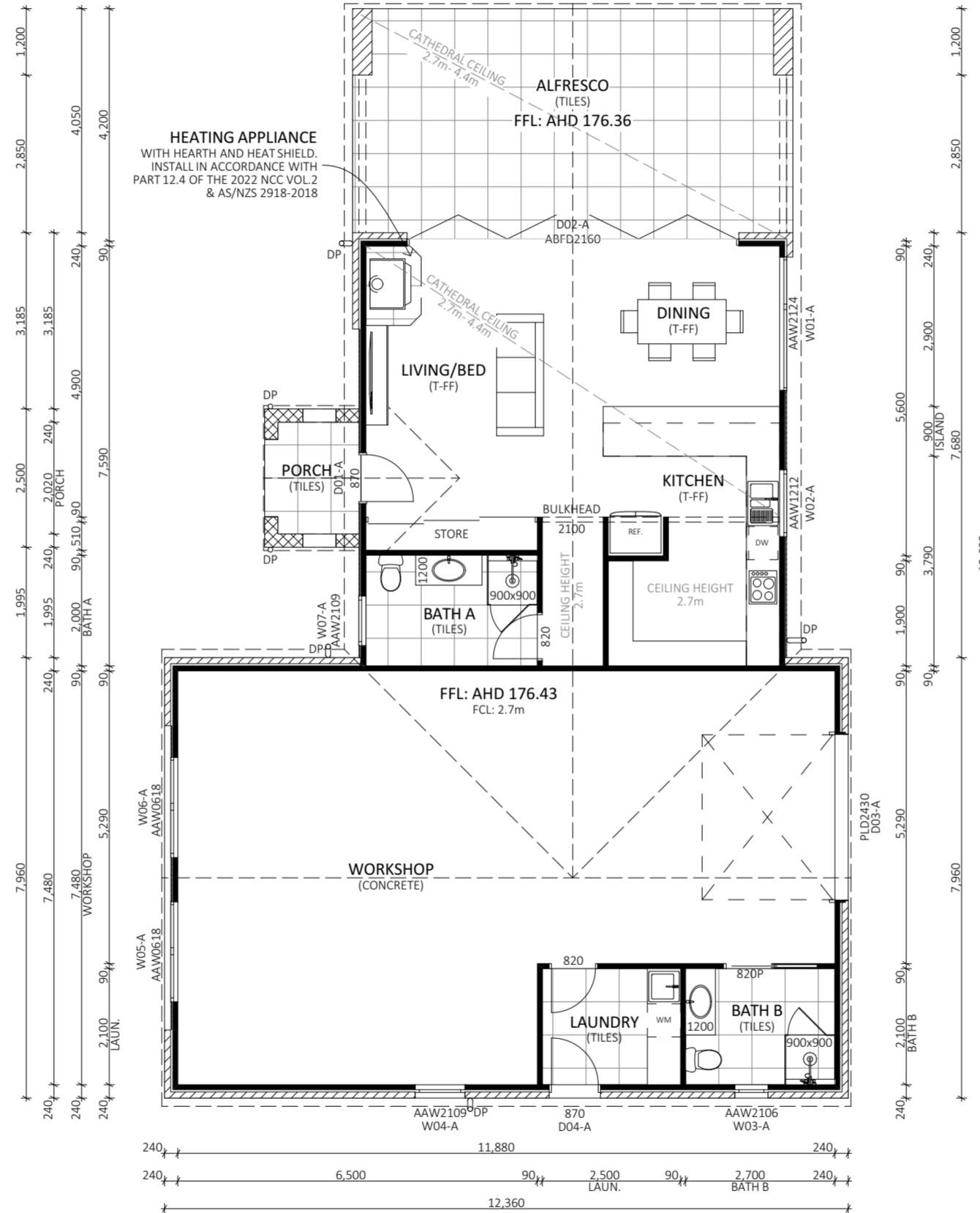
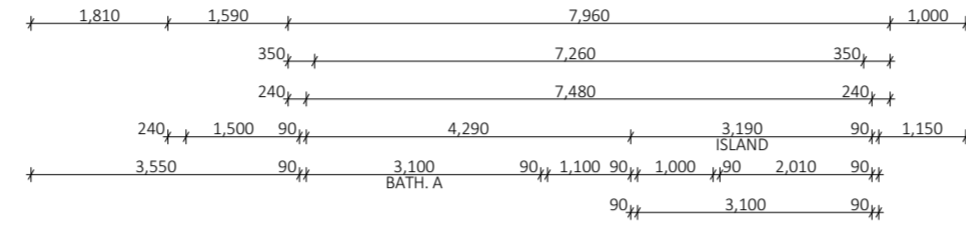
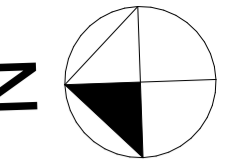
CLIENT/S:
 Goodwood Investments PTY LTD
SITE ADDRESS:
 540 (LOT 1) ECCLESTONE RD,
 RIVERSIDE, 7250.

DRAWING
DWELLING -
FLOOR PLAN

I/WWE APPROVE THESE DRAWING TO BE
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SIGNATURE: _____ **DATE:** _____

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			CHECKED	M.L.	SCALE (@A2)	1:100



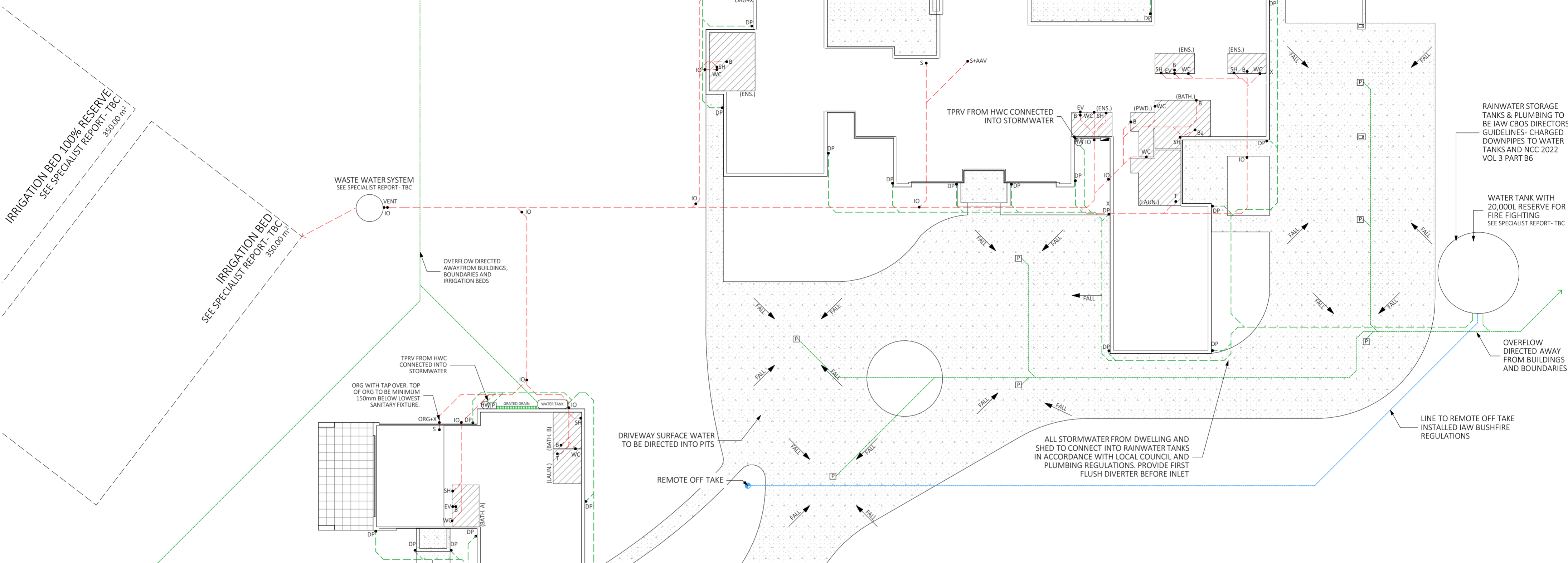
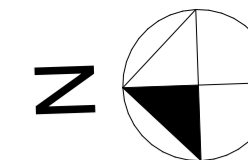
REV.	DATE	DESCRIPTION
R1	20/04/2026	FOR DA
R2	11/05/2026	WTC MIR

DESIGNER	M.L.	JOB NUMBER	ECC504
DRAWN	H.K.	DRAWING	7/14
CHECKED	M.L.	SCALE (@A2)	1:100

NOTES:

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 03-2011-3.1 VERSION 3.1 MRWA VERSION 2.0) AND THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 02-2014-3.1 MRWA VERSION 2.0) AND TASWATER'S SUPPLEMENTS TO THESE CODES.



INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES

THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE- PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:
 A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND
 B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ; AND
 C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

1. INTERNAL PIPING

- a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS-
 i) WITHIN AN UNVENTILATED WALL SPACE
 ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS; OR
 iii) BETWEEN CEILING INSULATION AND A CEILING
 MUST HAVE A MINIMUM R-VALUE OF 0.2 ABOVE INSULATION REQUIREMENTS

2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE

- a) ALL FLOW AND RETURN PIPING
- b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM, MUST HAVE A MINIMUM R-VALUE OF 0.45

3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE

- a) ALL FLOW AND RETURN PIPING
- b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.6

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS

LEGEND	
B	BASIN
Ba	BATH (POP-UP PLUG WITH REMOVABLE WASTE)
S	SINK (65Ø)
T	LAUNDRY TUB (65Ø)
SH	SHOWER
WC	WATER CLOSET
EV	VENT (THROUGH TO ROOF)
AAV	AIR ADMITTANCE VALVE
IO	INSPECTION OPENING
ORG	O/FLOW RELIEF GULLY
X	EXTERNAL TAP
P	DRAINAGE PIT (450 x 450mm)
DP	DOWNPIPE (90Ø)
	WET AREAS
	CHARGED STORMWATER LINE (100mm PVC)
	UNCHARGED STORMWATER LINE (100mm PVC)
	SEWER LINE (100mm PVC)

DESIGN TO LIVE
 ACC # 371799313
 ABN. 71 615 812 747
 PH. 6344 7319
 E. info@designtolive.com.au
 W. designtolive.com.au

CLIENT/S:
 Goodwood Investments PTY LTD
SITE ADDRESS:
 540 (LOT 1) ECCLESTONE RD,
 RIVERSIDE, 7250.

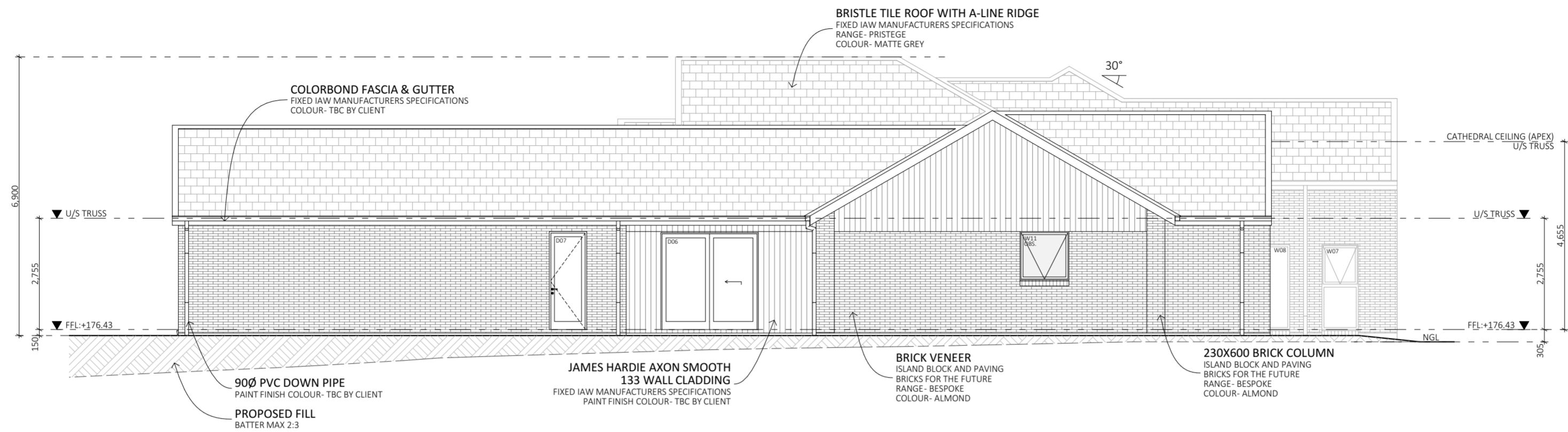
DRAWING
 EXTERNAL
 SERVICES 1

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SIGNATURE: _____ **DATE:** _____

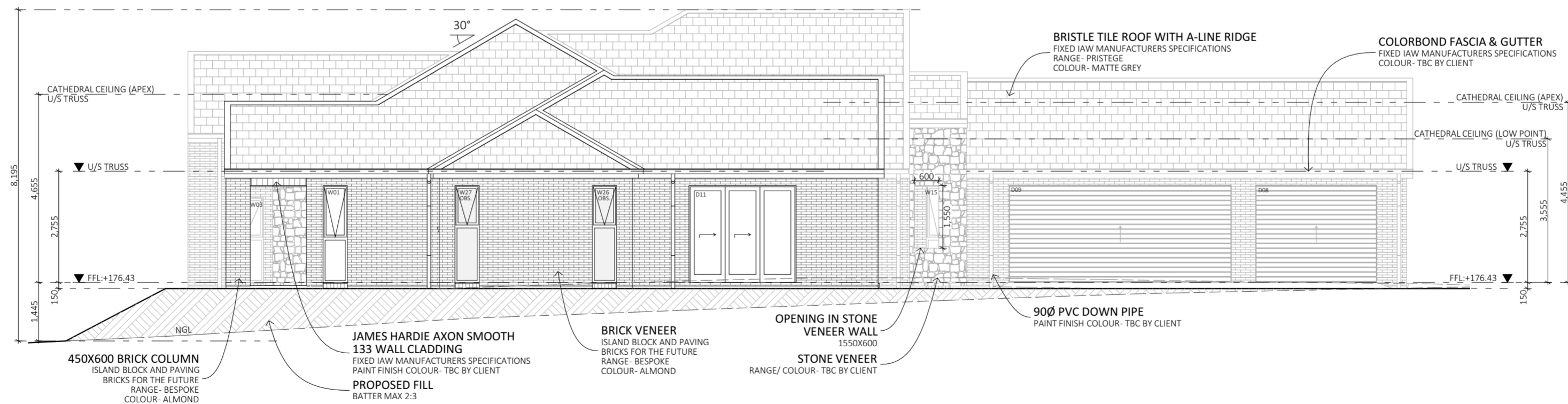
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R2	11/05/2026	WTC MIR				
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			CHECKED	M.L.	SCALE (@A2)	1:200

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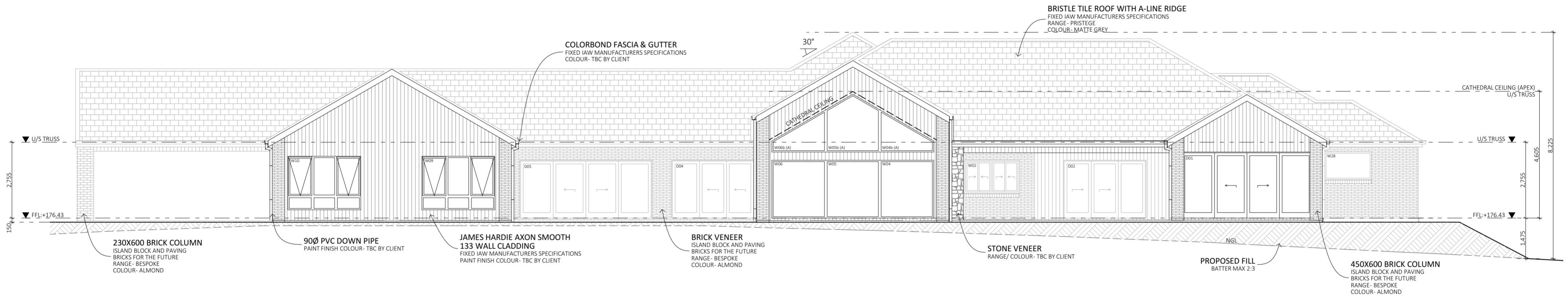
NORTHERN ELEVATION



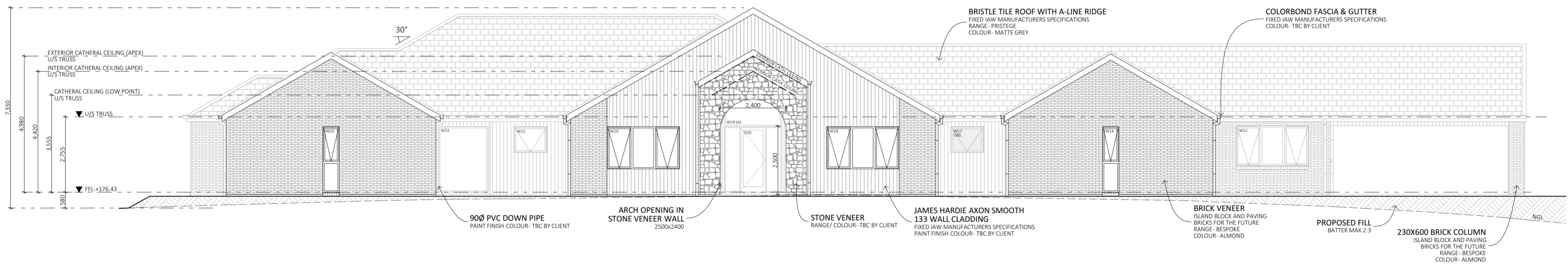
SOUTHERN ELEVATION



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R2	11/05/2026	WTC MIR				
			DRAWN	H.K.	DRAWING	10/14
			CHECKED	M.L.	SCALE (@A2)	1:100



EASTERN ELEVATION



WESTERN ELEVATION



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 PH. 6344 7319
 E. info@designtolive.com.au
 W. designtolive.com.au

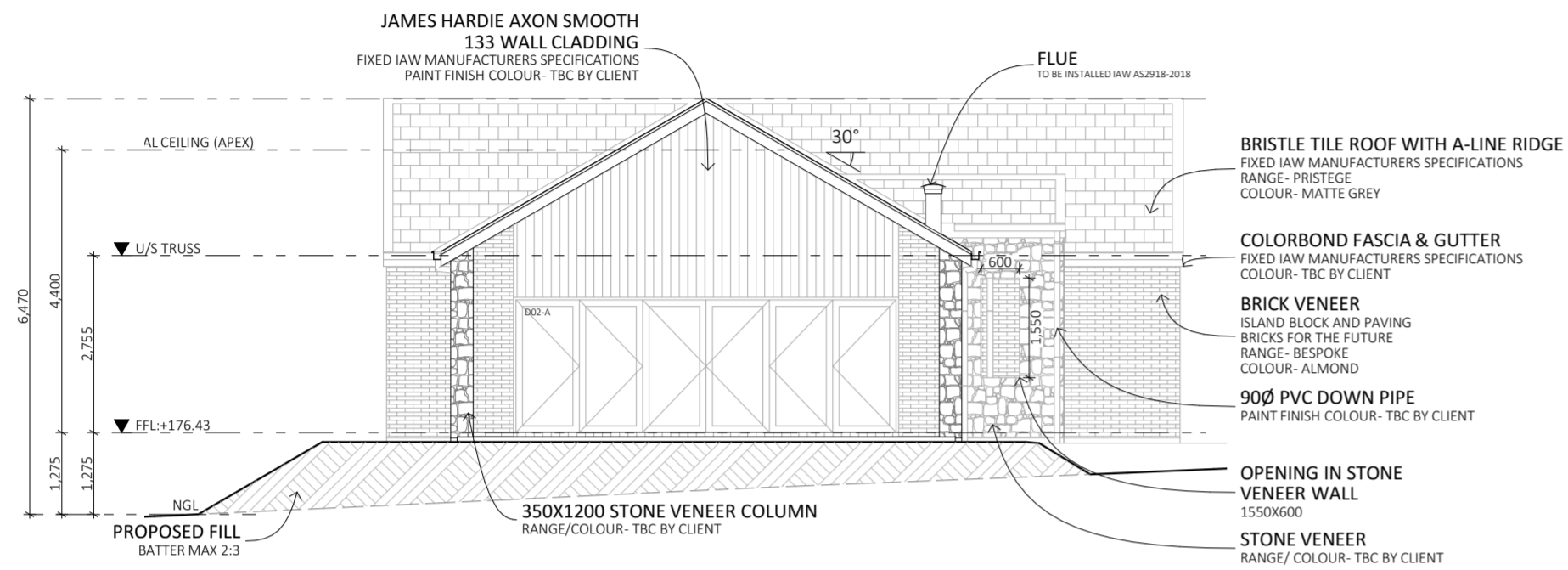
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DRAWING
 DWELLING
 ELEVATIONS -
 E-W

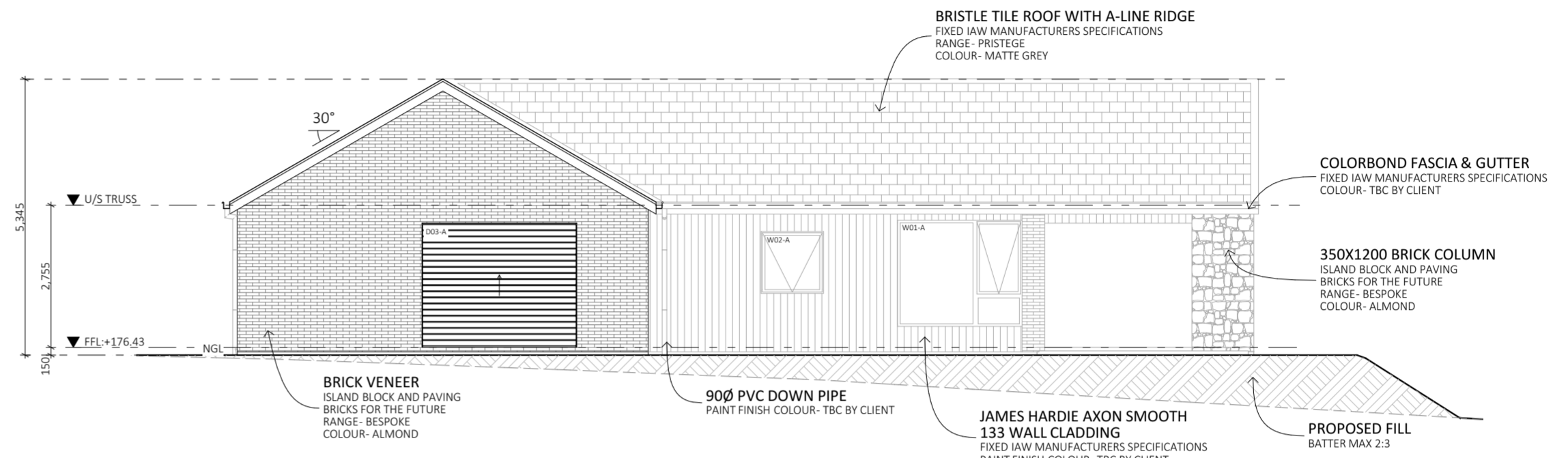
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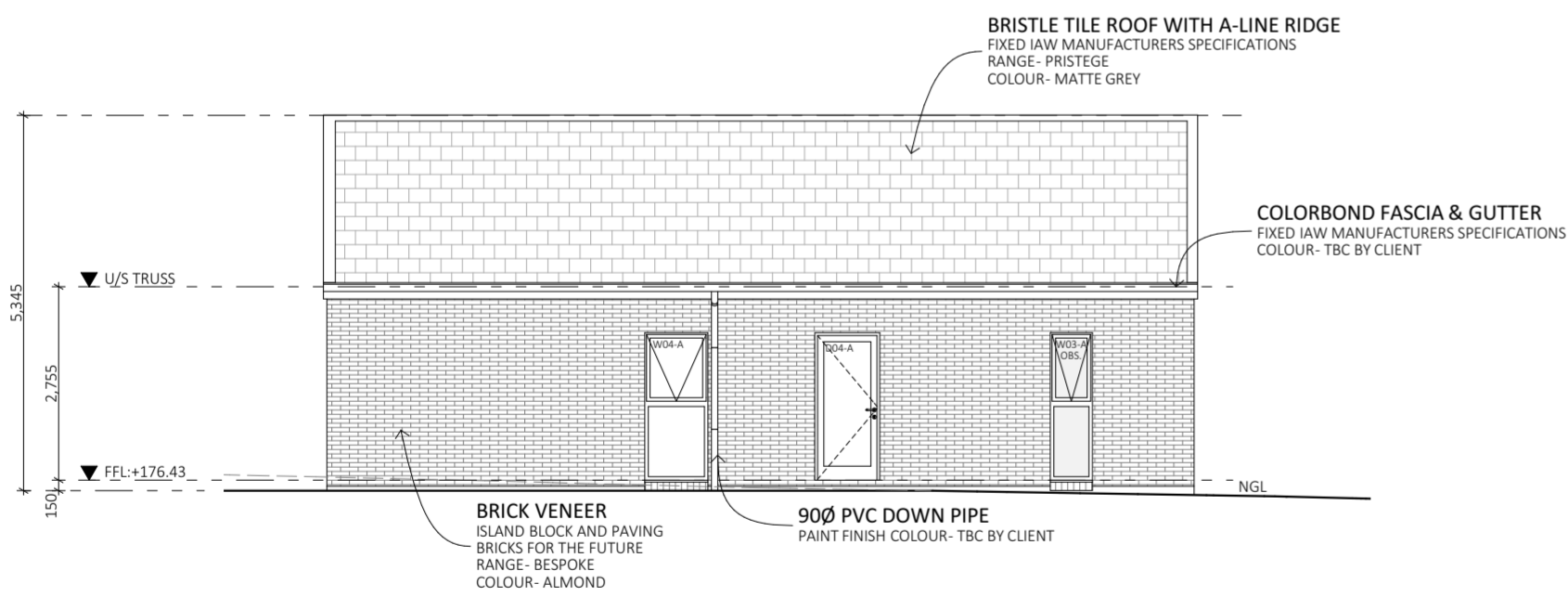
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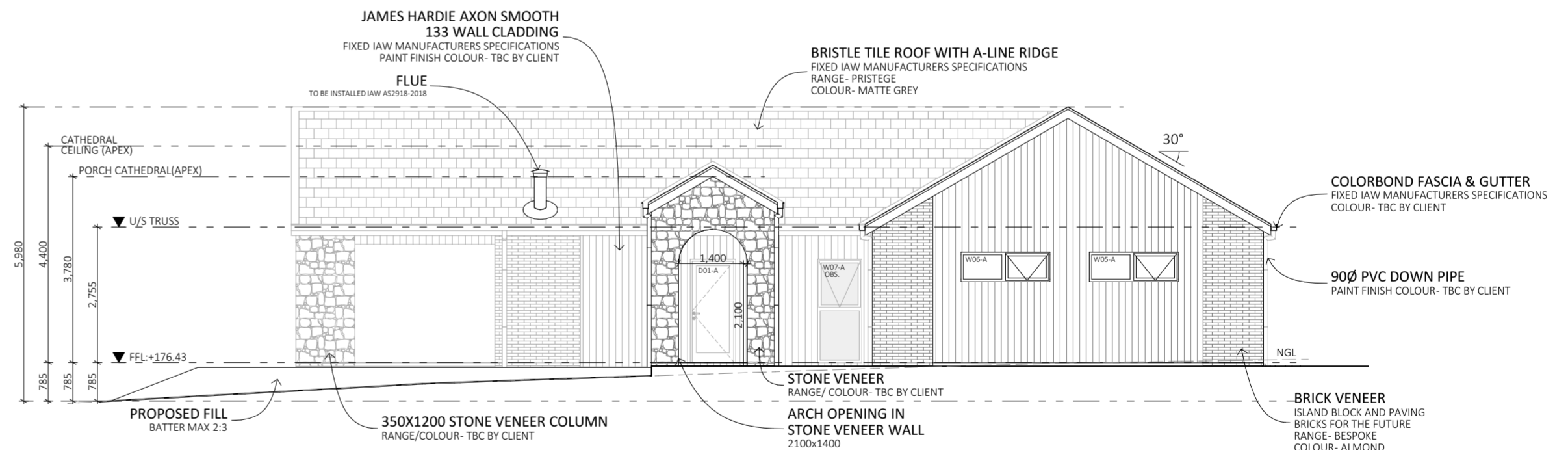
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EASTERN ELEVATION



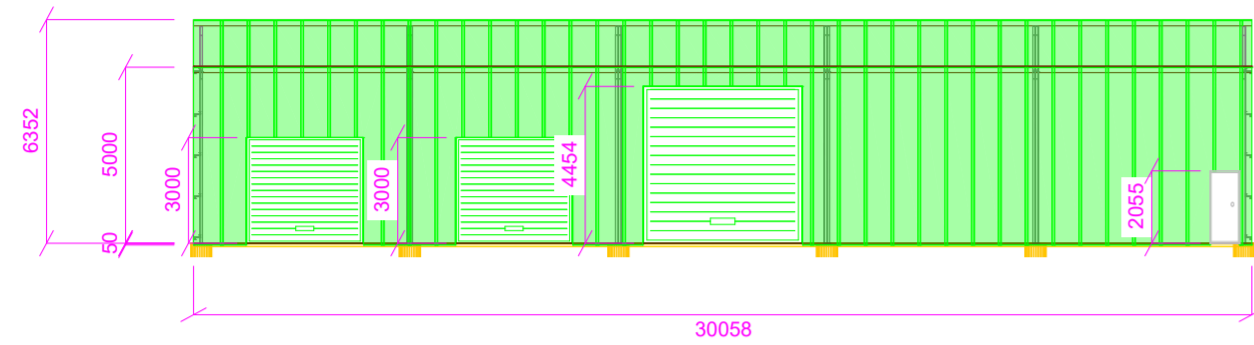
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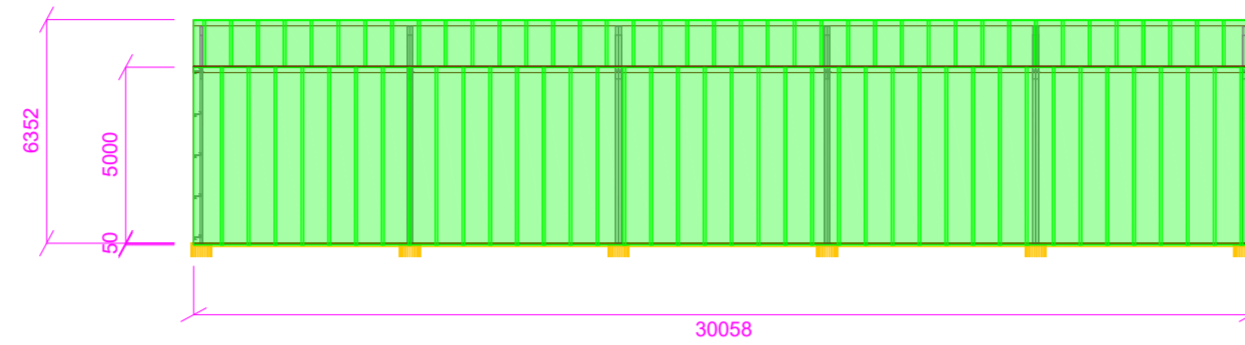
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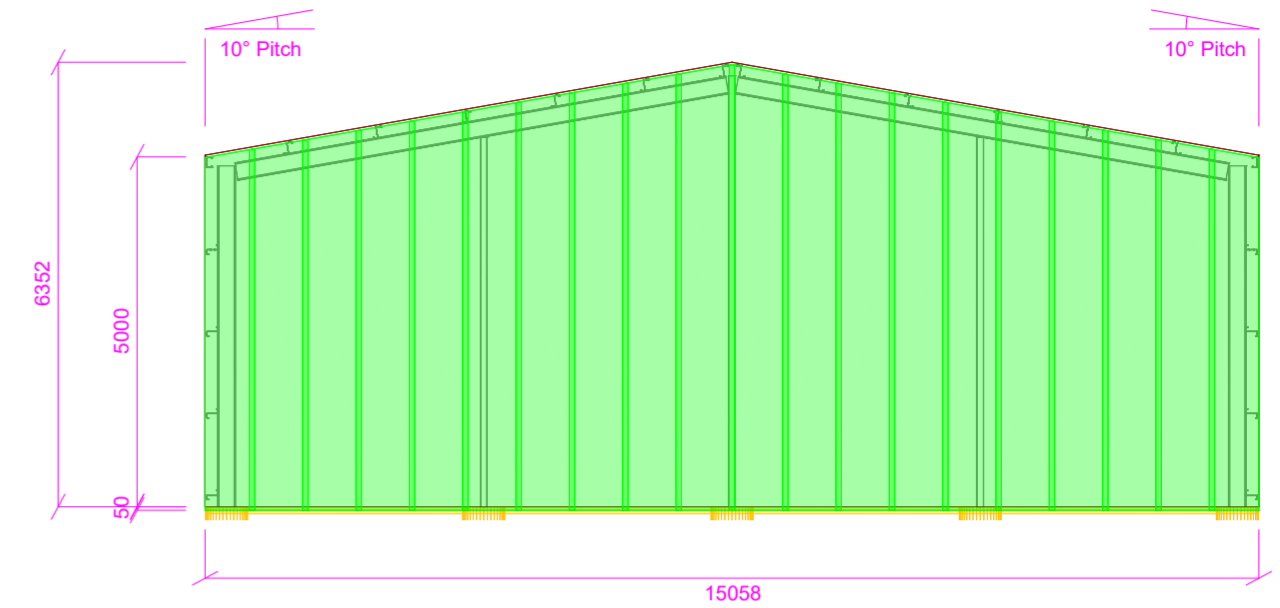
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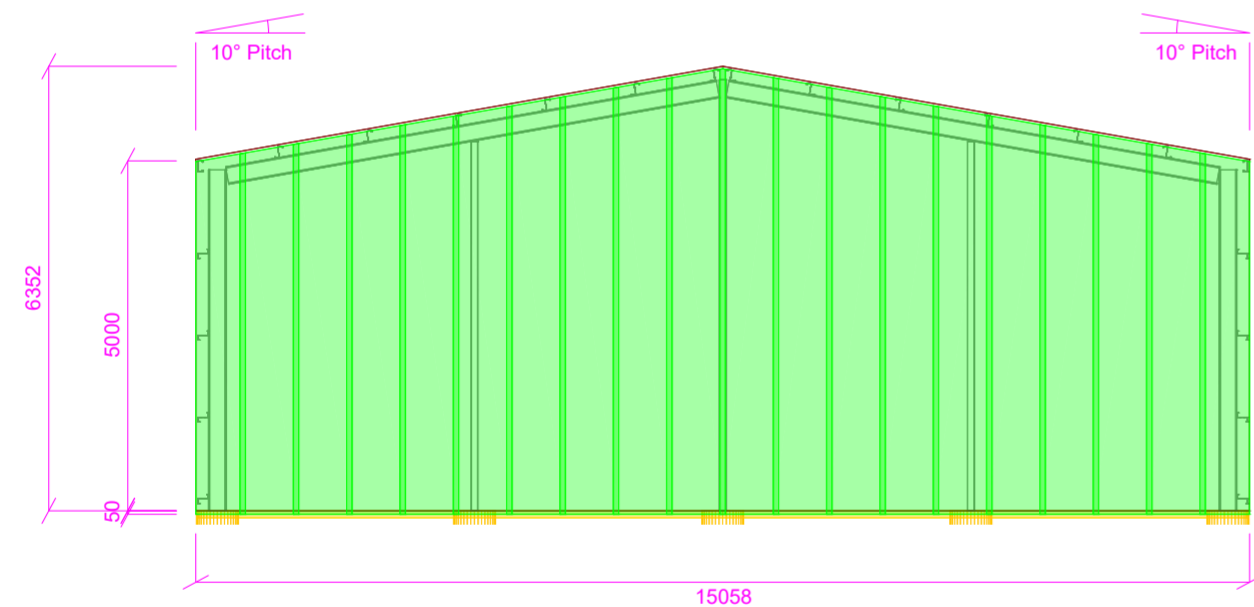
FRONT VIEW



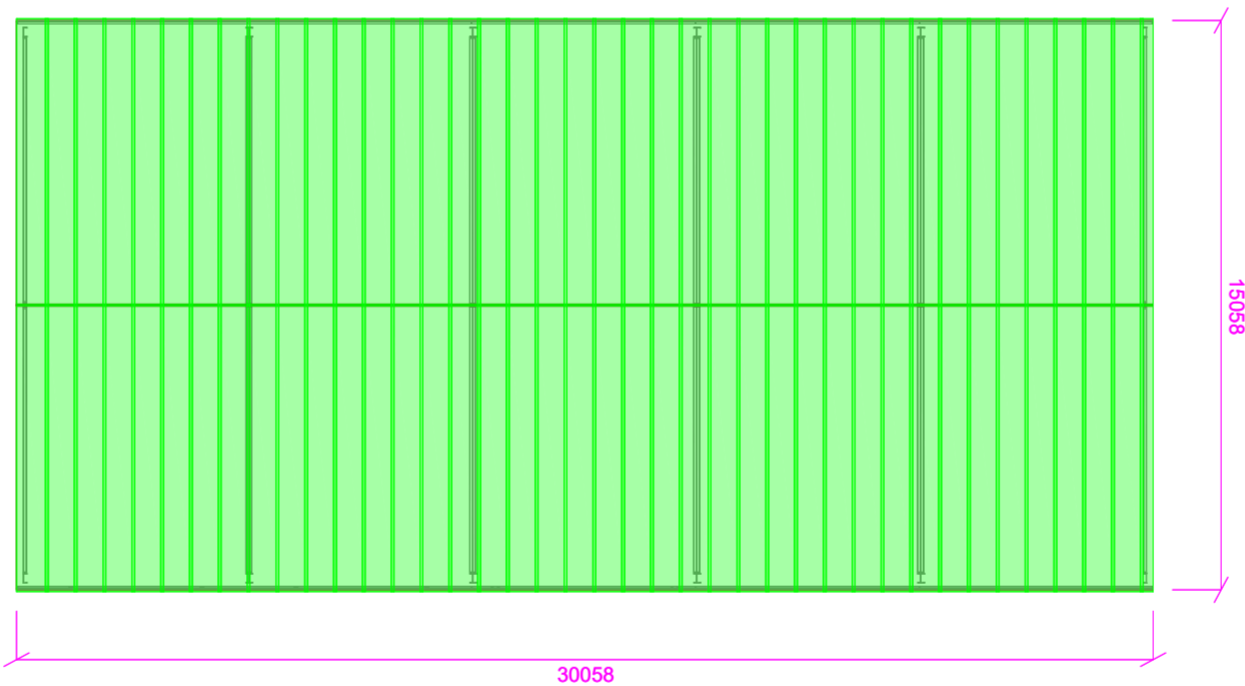
BACK VIEW



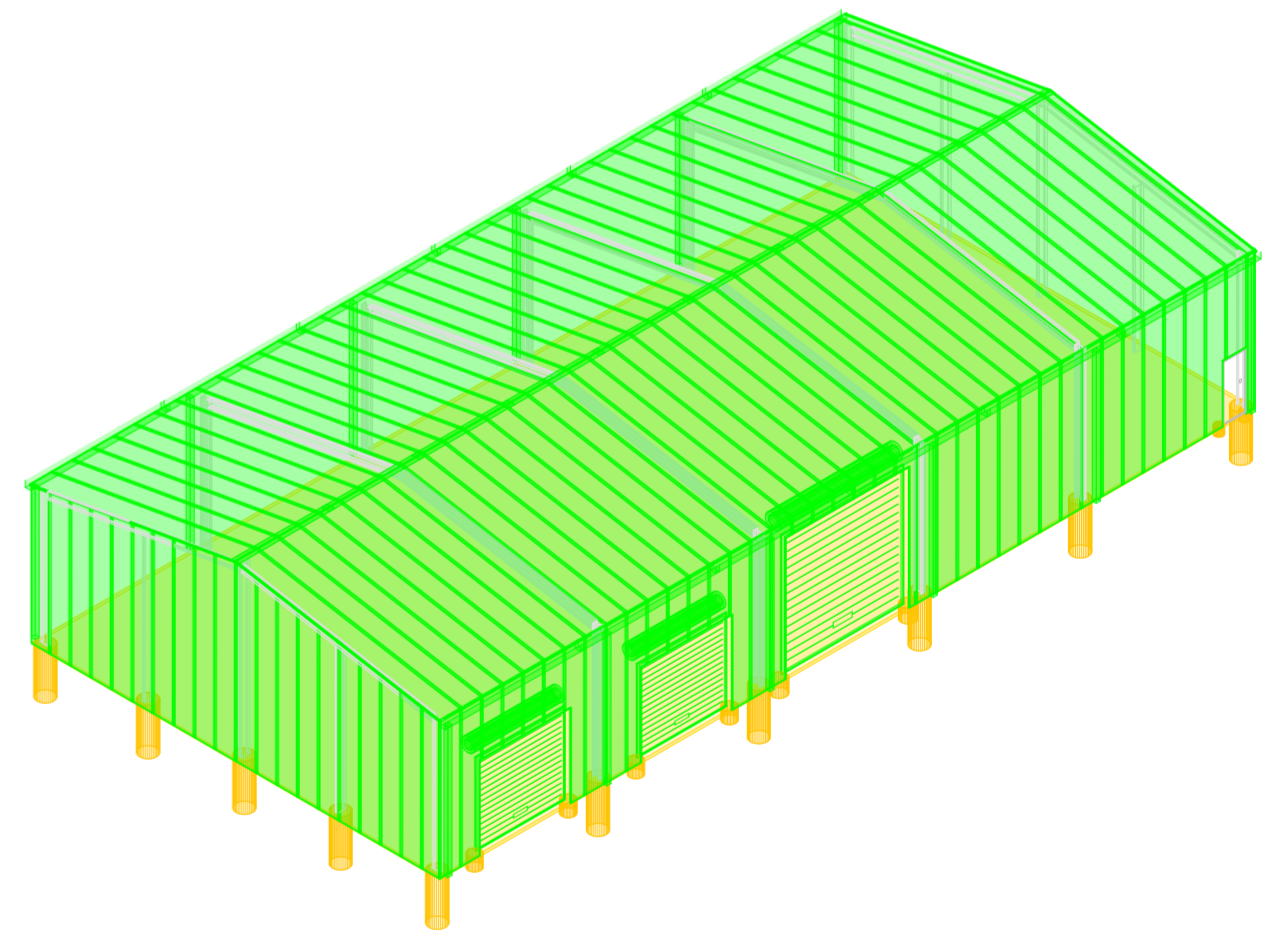
LEFT VIEW



RIGHT VIEW



PLAN VIEW



ISO FRONT LEFT VIEW



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DRAWING
SHED PLANS

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Agricultural Report

Darren Goodyer

540 Ecclestone Road

Riverside, Tasmania

Pertaining to title: 171990/1

PID 3466228

Michelle Hogarth *BAgrSci(HONS)*

Senior Agronomist

Nutrien Ag Solutions

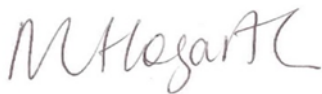
M: 0428 679 981

E: michelle.hogarth@nutrien.com.au

June 2026

This report has been prepared for Darren Goodyer, Riverside, Tasmania.

While the information contained here-in has been provided in good faith, Nutrien Ag Solutions makes no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability or suitability with respect to this report.



Michelle Hogarth

Background

The property, located at 540 Ecclestone Road, Riverside is approx. 51 ha in total as shown on the attached map (source: LIST maps).

It is zoned Agriculture and has planning code overlays for bushfire prone area, both medium and low landslip hazard and waterway protection area (source: LIST maps)

The land is predominately Class 4; as per the land capability maps provided by the Department of Primary Industries, Tasmania (https://nre.tas.gov.au/Documents/Land_Cap_Pipers_Map.pdf)

Class 4 land is land that is poorly suited for intensive cropping but well suited to grazing where limitations permit. Overall limitations in this instance are shallow topsoil and exposed rock on the higher ground and drainage on the low lying areas.

The soil type is a clay loam, common to the area.

As per *Tasmanian Planning Scheme 2021, clause 21.3.1* the construction of a residential dwelling is discretionary within the Agriculture Zone.

Proposal

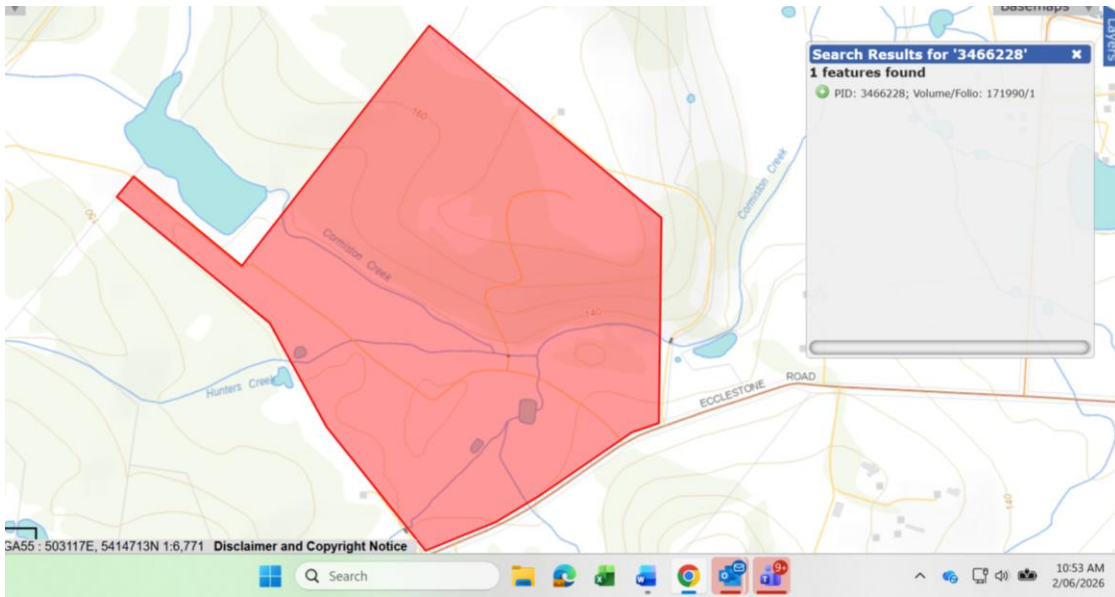
From discussions with the land holder, it is proposed that a residential dwelling(s) / farm house and managers cottage be constructed at the most suitable location on the site, as per diagrams supplied by Design to Live, to assist with the running of livestock and future land developments.

A house site has been selected in accordance with development standards for buildings (as outlined in *Tasmanian Planning Scheme 2021, clause 21.4*), where building height and set back distances have all been addressed and access to the site already exists from Ecclestone Road.

The site has been assessed regarding Bushfire hazard and a Bushfire Report prepared, such that sufficient buffers and exclusion zones have been granted to the selected site.

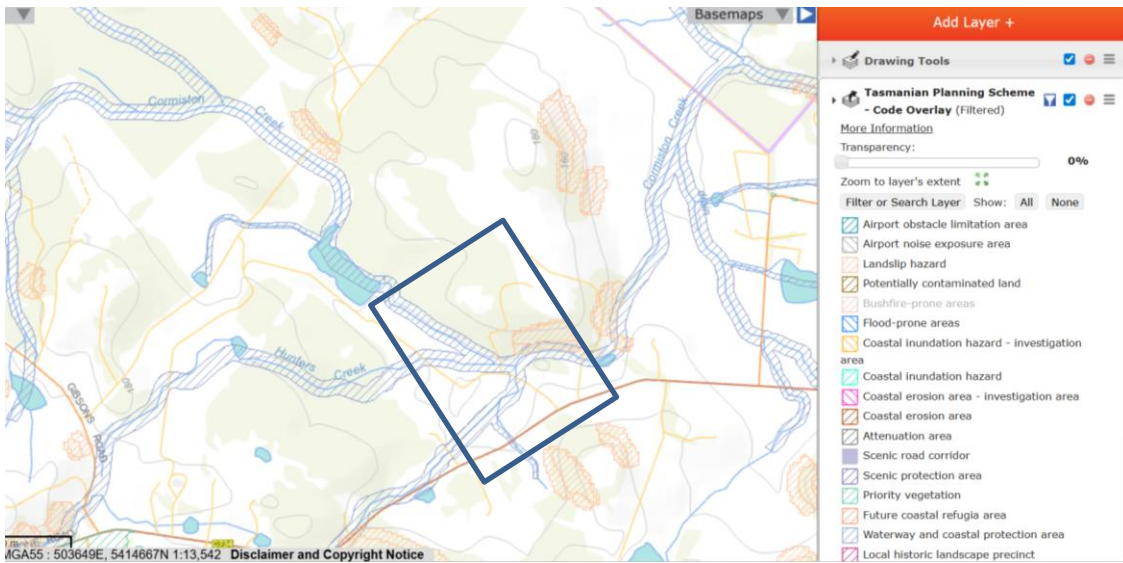
The proposed location addresses all necessary setbacks (200m to sensitive use) and is the most suitable location for a dwelling on the property in relation to soil type, potential agricultural use, access and the location of dwellings on neighbouring properties.

Site Location:



Location of 540 Ecclestone Road (red area) - Source: LIST Maps

Planning Code Overlays:

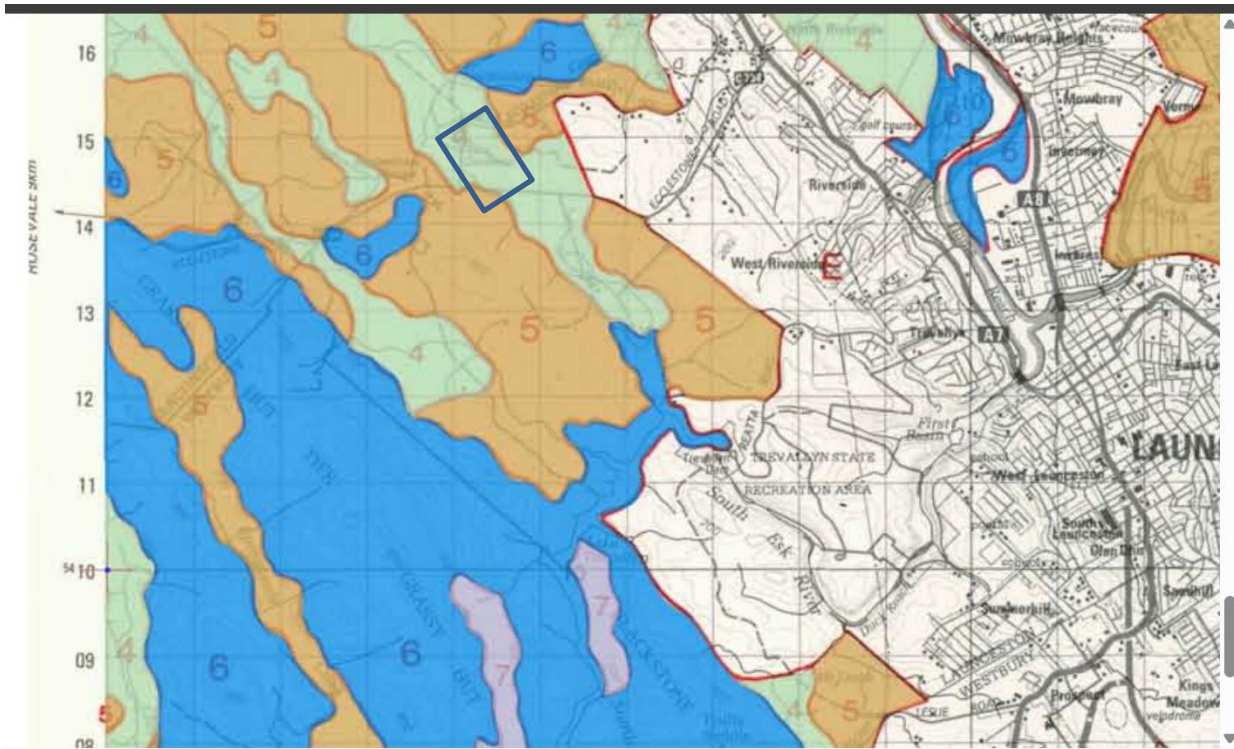


Bushfire Prone Area – whole site

Waterway Protection Area – catchment area for Cormiston and Hunters Creeks (blue hash)

Low and Medium Landslip Hazard – orange hash

Source: LIST Maps



Location – 540 Ecclestone Road (blue square)

Source: (https://nre.tas.gov.au/Documents/Land_Cap_Pipers_Map.pdf)

Land Capability – predominately Class 4

Suitable Building Location

As per *Tasmanian Planning Scheme 2021, clause 21.4.2*

The location for the proposed dwelling(s) has been considered in relation to set back distances from boundaries, access to the site and suitability of land to agricultural pursuits.

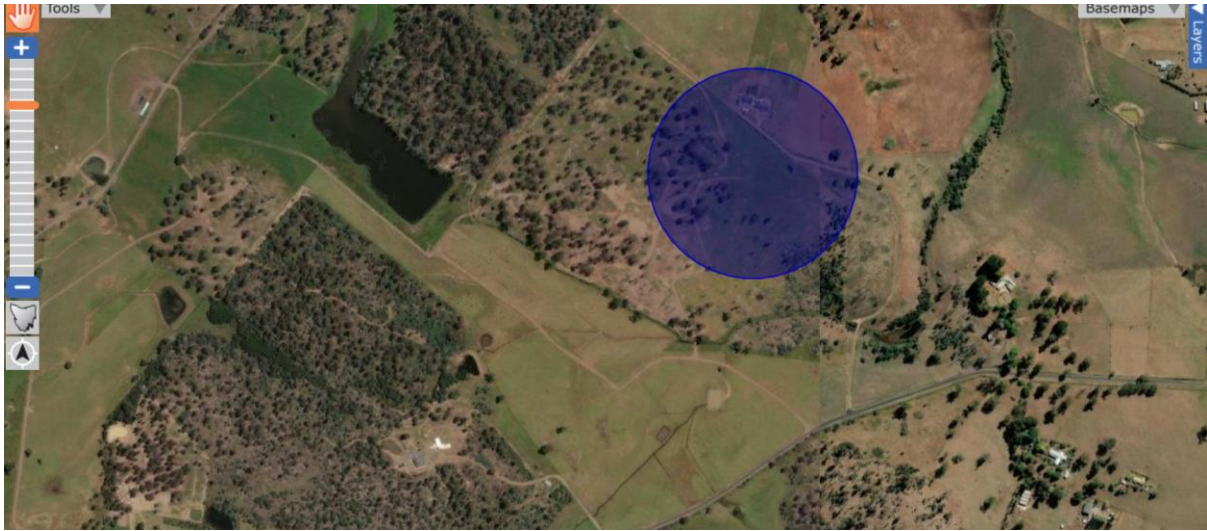
The proposed dwelling site is located on Class 5 land at the top of a hill, is the least suitable to further agricultural development (due to topography and soil type) and in a location close to existing dwellings.

All surrounding land is zoned Agriculture.

A residential dwelling (on the neighbouring property) is located immediately to the North, this falls within the 200m exclusion zone but some screening exists from neighbouring trees and space exists to plant more trees should this be deemed necessary.

Lightly wooded lifestyle blocks are located to the South, on the opposite side of Ecclestone Road (outside of the 200m exclusion).

Lifestyle blocks, minimal agricultural activity, are located to the East (outside of the 200m exclusion) and a lightly wooded area and a dam are located to the West (outside of the 200m exclusion).



Proposed dwelling location – 540 Ecclestone Road - centre of blue circle

Blue circle depicts the 200m exclusion zone to sensitive use – Agricultural Zone

Site Photos:



Internal access road to proposed dwelling location



Low lying ground suitable to grazing



Access road to Ecclestone Road



Proposed house site – top of hill



Proposed house site



Proposed house site – facing due West



Proposed house site – facing due North – neighbouring house in the distance (behind trees)



Proposed house site – facing due East



Proposed house site – facing due South



Soil type – clay loam



Topography and slope

Additional Information

As per *Tasmanian Planning Scheme 2021*, construction of a dwelling is discretionary within the Agricultural Zone.

As outlined in the attached summary table and addressing clause 21.3.1 P4 (a) the proposed dwelling(s) is required as part of an agricultural business and will be located on a site that is least suited to supporting agricultural use, being Class 5 land with poor top soil and sub surface stone.

The proposed location meets required setbacks for boundaries, except the Northern boundary.

A neighbouring residence is located here, some screening with trees exists, additional privacy screening can be achieved if deemed necessary.

The dwelling(s) is deemed necessary for the management of an agricultural business where animal production and welfare is the primary focus.

Location	540 Ecclestone Road, Riverside
PID	3466228
Zoned	Agriculture
Overlays	Bushfire Prone Area Watercourse Protection Low and medium Landslip Hazard
Dwelling	Discretionary
Tasmanian Planning Scheme 2021 21.3.1 P4 A residential use listed as Discretionary must: (a) Be required as part of an agricultural use having regard to; (i) the scale of the agricultural use	Addressing 21.3.1 P4 (a); The land holder currently runs 100 head of cattle. Carrying capacity is commonly calculated based on rainfall – annual rainfall Riverside = 676mm - carrying capacity of land at Ecclestone Road is calculated as 26 DSE per ha (dry sheep equivalent). This equates to 2 cows with calf per ha. Land currently set aside for grazing is approx. 50ha – carrying capacity approx. 100 cows with calf.
(ii) the complexity of the agricultural use	At present, agricultural use of the land is limited to grazing of undeveloped pastures.

	<p>Living on site would allow for more attention to detail and time to invest in pasture improvements.</p> <p>Any enterprise where animals are kept or bred is better monitored when living on site - animal welfare issues can be addressed in a timely manner and costly losses can be avoided.</p>
(iii) the operational requirements of the agricultural use	<p>Operational requirements are more efficiently achieved when living on site.</p> <p>For example; irrigation breakdowns can be costly for pasture production and result in significant soil losses through erosion when not addressed in a timely manner.</p> <p>Animal husbandry issues, especially those experienced during breeding, can be more humanely dealt with in a timely manner when living on site and can help avoid costly stock losses.</p>
(iv) the requirement of the occupier of the dwelling to attend to the agricultural use and	<p>Breeding livestock and attending to their welfare is a 24/7 commitment.</p> <p>During breeding, animals need to be checked multiple times per day to address any birthing issues, often into the night.</p> <p>During the summer, access to water needs to be checked daily to make sure there are no breakdowns.</p> <p>During winter, when pasture production drops off, animals need to be fed additional feed on a daily basis, this is even more important during the breeding months when energy demands of animals are greater.</p>
(v) proximity of the dwelling to agricultural use	As addressed below in set back to boundaries
21.4.1 Building height	Not greater than 12m
21.4.2 Set back to boundaries	<p>Not less than 5m from all boundaries</p> <p>Not less than 200m from a sensitive use</p> <p>Building site location</p> <p>Approx 50m from N boundary</p> <p>Greater than 200m from S boundary</p> <p>Greater than 200m from W boundary</p> <p>Greater than 200m from E boundary</p>

	<p>The proposed site does not meet required set back to the Northern boundary.</p> <p>Neighbouring property, and residence, directly to the North is lightly screened with a small tree line, additional space exists to provide more tree screening if this is deemed necessary.</p>
21.4.3 Access	Access exists to Ecclestone Road, Riverside
ADDITIONAL	
C13. Bushfire Prone Area Code	A bushfire hazard management plan has already been undertaken by a suitably qualified person.
C7. Natural Assets Code Watercourse Protection	Exclusion zones exist around water catchment areas – construction is planned outside of these zones
C7. Natural Assets Code Low and medium Landslip	Exclusion zones exist around landslip hazard areas – construction is planned outside of these zones