

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2026232

Assess No: A13937

PID No: 9920381

Applicant Name:	Prime Design Tas				
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: Prime Design Tas

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) Reika and Maurice Muschalik

Location / Address: 6 Highview Court, Riverside

Title Reference: 189212/7

Zone(s): General Residential

Existing Development/Use: Vacant

Existing Developed Area: Nil

Are any of the components in this Application seeking retrospective approval?
E.g. Use and/or development that has commenced without a Planning Permit.

YES ☐

NO ☒

(If yes please specify the relevant components):

DEVELOPMENT APPLICATION DETAILS

Proposed Use:

Residential: ☒	Visitor Accommodation: ☐	Commercial: ☐	Other: ☐
Description of Use: Single Dwelling as per plans			

Development Type:

Building work: ☒	Demolition: ☐	Subdivision: ☐	Other: ☐
Description of development: Residential			

New or Additional Area: 198m2

Estimated construction cost of the proposed development: \$800k

Building Materials:

Wall Type: Lightweight cladding	Colour: Muted/Greys
Roof Type: Colorbond	Colour: Muted/Greys

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

**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:

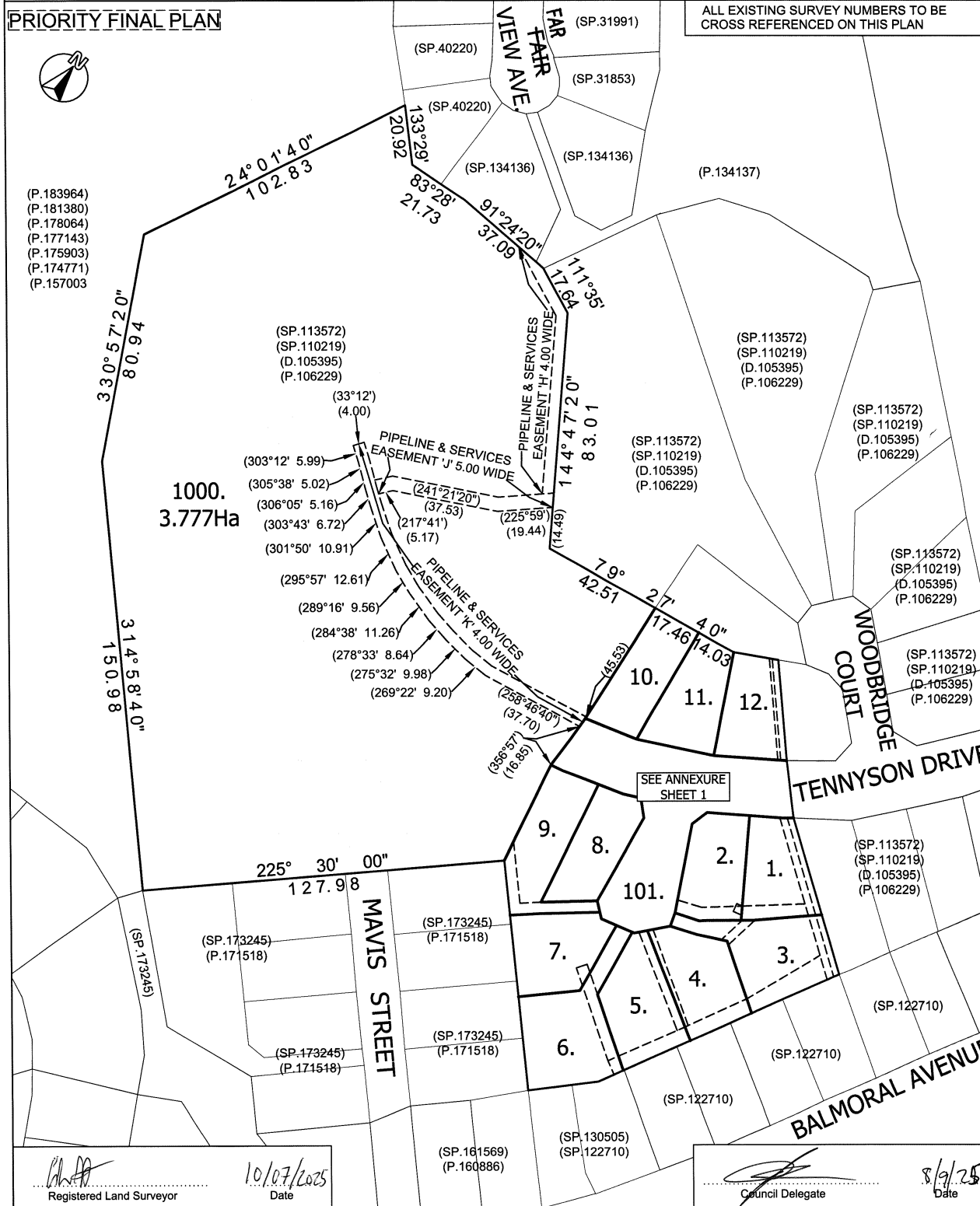
As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

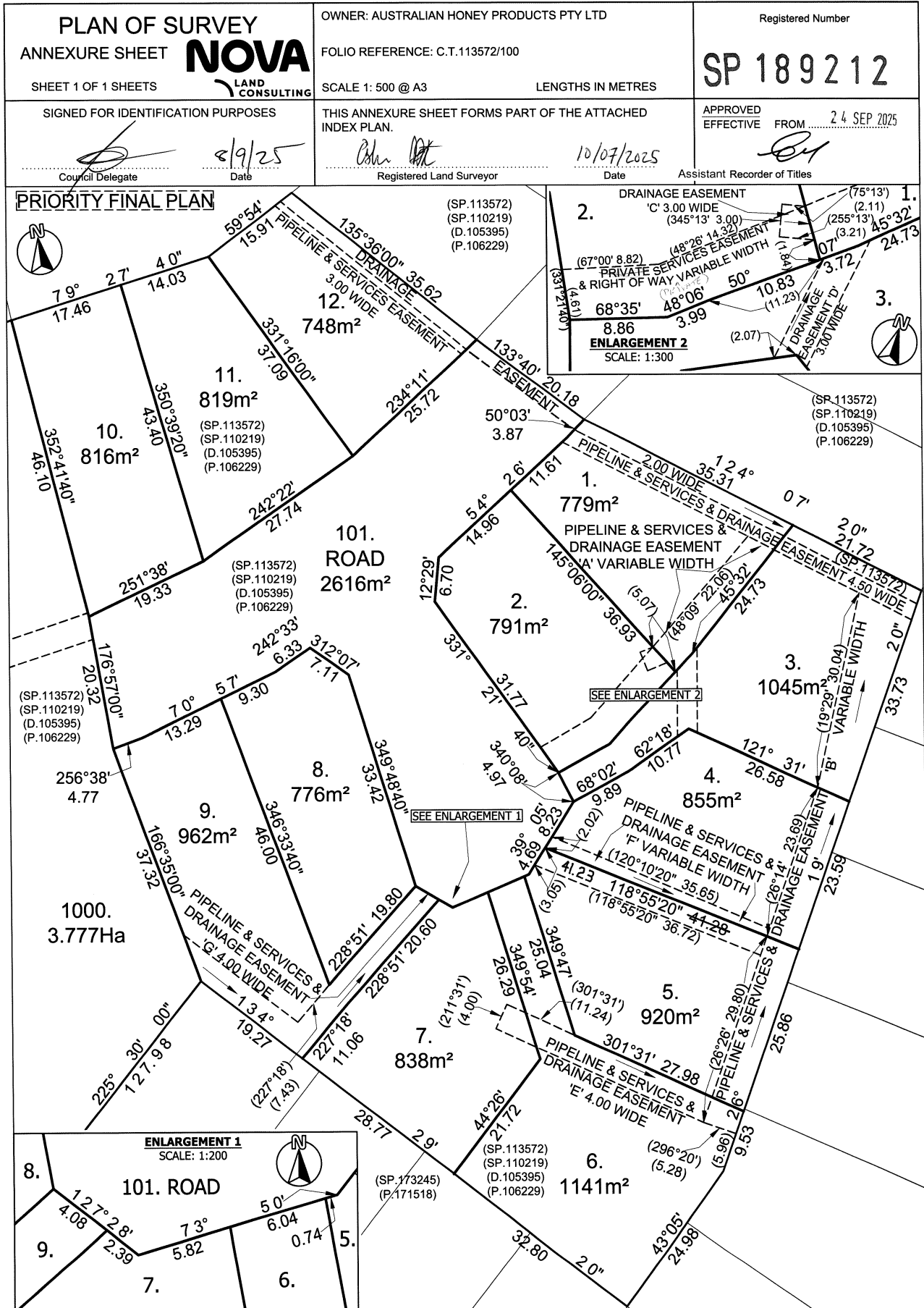
Name (print)

Signed

Date

OWNER: AUSTRALIAN HONEY PRODUCTS PTY LTD	PLAN OF SURVEY NOVA LAND CONSULTING BY SURVEYOR: COLIN STERLING SMITH LOCATION: TOWN OF RIVERSIDE SCALE 1: 1250 @ A3 LENGTHS IN METRES	REGISTERED NUMBER SP189212
FOLIO REFERENCE: C.T.113572/100		APPROVED EFFECTIVE FROM 24 SEP 2025
GRANTEE: PART OF 500 ACRES LOCATED TO WILLIAM ADAMS BRODRIBB		Assistant Recorder of Titles





SCHEDULE OF EASEMENTS	Registered Number SP 189212
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 5 PAGES

EASEMENTS AND PROFITS

- (a) 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.
- (b) 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.

EASEMENTS

Lots 4 & 5 on the Plan are each subject to a Pipeline and Services Easement in favour of TasWater over the land marked PIPELINE AND SERVICES EASEMENT 'F' VARIABLE WIDTH shown on the Plan.

Lots 1, 3 and 12 on the Plan are subject to a Right of Drainage in gross in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 2.00 WIDE (SP 113572)" created by and more fully set forth in SP 113572 as shown on the plan.

Lots 1 and 3 on the Plan are subject to a Pipeline and Services Easement ~~and Right of Drainage in gross~~ in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 4.50 WIDE" shown on the plan.

Lots 1 and 3 on the Plan are subject to a ~~Pipeline and Services Easement and~~ Right of Drainage in gross in favour of the West Tamar Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 4.50 WIDE" shown on the plan.

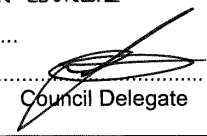
Lots 1 on the Plan is subject to a Pipeline and Services Easement ~~and Right of Drainage in gross~~ in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 'A' VARIABLE WIDTH" shown on the plan.

Lots 1 on the Plan is subject to a ~~Pipeline and Services Easement and~~ Right of Drainage in gross in favour of the West Tamar Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 'A' VARIABLE WIDTH" shown on the plan.

Lots 3,4,5 and 6 on the Plan are subject to a Pipeline and Services Easement ~~and Right of Drainage in gross~~ in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 'B' VARIABLE WIDTH" shown on the plan.

Lots 4 & 5 on the Plan are each subject to a Right of Drainage in favour of the West Tamar Council over the land marked PIPELINE AND SERVICES EASEMENT 'F' VARIABLE WIDTH shown on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: AUSTRALIAN HONEY PRODUCTS PTY LTD FOLIO REFERENCE: VOLUME 113572 FOLIO 100 SOLICITOR: BISHOPS BARRISTERS & SOLICITORS & REFERENCE: FENTON JONES FHJ :240053	PLAN SEALED BY: WEST TAMAR COUNCIL DATE: 8/9/25 PA2022229 REF NO.	 Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.		

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 5 PAGES	Registered Number SP 189212
SUBDIVIDER: AUSTRALIAN HONEY PRODUCTS PTY LTD FOLIO REFERENCE: VOLUME 113572 FOLIO 100	

Lots 3,4,5 and 6 on the Plan are subject to a ~~Pipeline and Services Easement and Right of Drainage~~ in gross in favour of the West Tamar Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 'B' VARIABLE WIDTH" shown on the plan.

Lot 2 on the Plan is subject to a Private Services Easement and Right of Carriageway in favour of Lot 1 over the land marked "~~PRIVATE~~ SERVICES EASEMENT AND RIGHT OF WAY, VARIABLE WIDTH" shown on the plan.
(PRIVATE)

Lot 1 on the Plan is together with a Private Services Easement and Right of Carriageway, ~~(appurtenant to Lot 2)~~ over the land marked "~~PRIVATE~~ SERVICES EASEMENT AND RIGHT OF WAY, VARIABLE WIDTH" shown on the plan passing through ~~such~~ lot. 2
(PRIVATE)

Lot 2 on the Plan is subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'C' 3.00 WIDE" shown on the plan.

Lot 3 on the Plan is subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'D' 3.00 WIDE" shown on the plan.

Lots 6 and 7 on the Plan ^{are} subject to a Pipeline and Services Easement ~~and Right of Drainage in gross~~ in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 'E' 4.00 Wide" shown on the plan.

Lots 6 and 7 on the Plan ^{are} ~~is~~ subject to a Pipeline and Services Easement ~~and Right of Drainage in gross~~ in favour of the West Tamar Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 'E' 4.00 Wide" shown on the plan.

Lots 9 on the Plan is subject to a Pipeline and Services Easement ~~and Right of Drainage in gross~~ in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 'G' 4.00 Wide" shown on the plan.

Lots 9 on the Plan is subject to a Pipeline and Services Easement ~~and Right of Drainage in gross~~ in favour of the West Tamar Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 'G' 4.00 Wide" shown on the plan.

Lots 12 on the Plan is subject to a Pipeline and Services Easement ~~and Right of Drainage in gross~~ in favour of TasWater over the land marked "PIPELINE AND SERVICES ~~AND DRAINAGE~~ EASEMENT 3.00 Wide" shown on the plan.

Lot 1,000 on the Plan is subject to a Pipeline and Services Easement in gross in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT 'K' 4.00 Wide" shown on the plan.

Lot 1,000 on the Plan is subject to a Pipeline and Services Easement in gross in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT 'J' 5.00 Wide shown on the plan.

Lot 1,000 on the Plan is subject to a Pipeline and Services Easement in gross in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT 'H' 4.00 Wide" shown on the plan.

"Pipeline and Services Easement" is defined as follows:

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and their employees, contractors, agents and all other persons duly authorised by it, at all times to:

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.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 5 PAGES	Registered Number SP 189212
SUBDIVIDER: AUSTRALIAN HONEY PRODUCTS PTY LTD FOLIO REFERENCE: VOLUME 113572 FOLIO 100	

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

"Private Services Easement" is defined as follows:

The full and free right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as a dominant tenement or any part thereof with which the right shall be capable of enjoyment to make or lay or install pipes, wires, cables, or other apparatus and equipment for the purposes of conveying or carrying water, electricity, gas, cables, telephone services and other conducting media and all and any other kind of services to or from the dominant tenement or any such parts thereof under, through, over or along the land herein indicated as the land over which the right is to subsist and through all pipes, wires, cables, other apparatus and equipment which are now or may hereafter be made or laid or installed or passing under, through, over and along the last mentioned land and the right for every such person and every person authorised by him:

1. to maintain and use the pipes, wires, cables, other apparatus and equipment for any of those purposes;
2. to inspect, alter, repair and replace all or any part of the pipes, wires, cables, other apparatus and equipment when and where necessary;
3. to break the surface of, dig, open up and use the servient tenement for any of those purposes;
4. to enter the servient tenement at any time (if necessary with vehicles, equipment, workman, materials and specialist services) for any of those purposes; and
5. to do all necessary works and things for any of those purposes without doing unnecessary damage to the servient tenement and leaving the same in a clear and tidy condition.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 5 PAGES	Registered Number SP 189212
SUBDIVIDER: AUSTRALIAN HONEY PRODUCTS PTY LTD FOLIO REFERENCE: VOLUME 113572 FOLIO 100	

THIRDLY, THE FULL AND FREE RIGHT AND LIBERTY for West Tamar Council and their employees, contractors, agents and all other persons duly authorised by it, at all times to:

1. enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
2. investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that West Tamar Council is authorised to do or undertake;
3. install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
4. run and pass sewage, water and electricity through and along the Infrastructure;
5. do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
6. if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities West Tamar Council may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
7. use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, West Tamar Council reinstating any damage that it causes in doing so to any boundary fence of the Lot.

FOURTHLY, the benefit of a covenant in gross for the West Tamar Council with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of the West Tamar Council to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

"Private Services Easement" is defined as follows:

The full and free right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as a dominant tenement or any part thereof with which the right shall be capable of enjoyment to make or lay or install pipes, wires, cables, or other apparatus and equipment for the purposes of conveying or carrying water, electricity, gas, cables, telephone services and other conducting media and all and any other kind of services to or from the dominant tenement or any such parts thereof under, through, over or along the land herein indicated as the land over which the right is to subsist and through all pipes, wires, cables, other apparatus and equipment which are now or may hereafter be made or laid or installed or passing under, through, over and along the last mentioned land and the right for every such person and every person authorised by him:

1. to maintain and use the pipes, wires, cables, other apparatus and equipment for any of those purposes;
2. to inspect, alter, repair and replace all or any part of the pipes, wires, cables, other apparatus and equipment when and where necessary;
3. to break the surface of, dig, open up and use the servient tenement for any of those purposes;
4. to enter the servient tenement at any time (if necessary with vehicles, equipment, workman, materials and specialist services) for any of those purposes; and

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 5 PAGES	Registered Number SP 189212
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5. to do all necessary works and things for any of those purposes without doing unnecessary damage to the servient tenement and leaving the same in a clear and tidy condition.

COVENANTS

The Owner of each Lot shown in the Plan covenants with the Vendor that the Vendor shall not be required to fence.

Each Lot on the Plan is subject to the Restrictive Covenants created by and more fully set forth in SP 113572 (subject to the conditions (if any) more fully set forth in that Sealed Plan).

There are no other Easements, Covenants or Profits a prendre to benefit or burden the said land

INTERPRETATION

"Infrastructure" means infrastructure owned or for which TasWater or the West Tamar Council is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

"West Tamar Council" means West Tamar Council, its successors and assigns.

"The Easement Land" means each of Lots 1,2,3,4,5,6,7,8,9,10,11,12 and 1000.

"Vendor" means Australian Honey Products Pty Ltd.

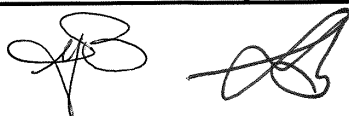
EXECUTED by Australian Honey Products Pty Ltd (ACN 009 519 591) the registered proprietors of the land comprised in Certificate of Title Volume 113672 Folio 100 in accordance with Section 127 of the Corporations Act 2001 by being signed by two directors:


 Director – Lindsay Jon Bourke


 Director/Secretary – Yeon Soon Bourke

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.

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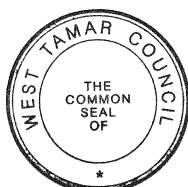


COUNCIL APPROVAL

(Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993)
The subdivision shown in this plan is approved

Registered Number

SP 189212



In witness whereof the common seal of

has been affixed, pursuant to a resolution of the Council of the said municipality

passed the 30th day of November 2022, in the presence of us

Member *Colin McDermott*

Member *[Signature]*

Council Delegate *[Signature]*

Council Reference PA2022229

NOMINATIONS

For the purpose of section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993

the owner has nominated

Bishops Barristers & Solicitors

Solicitor to act for the owner

Nova Land Consulting

Surveyor to act for the owner

OFFICE EXAMINATION:

Indexed

Computed 18/11/2025

Examined 18/11/2025

PROPOSED NEW RESIDENCE

6 HIGHVIEW COURT

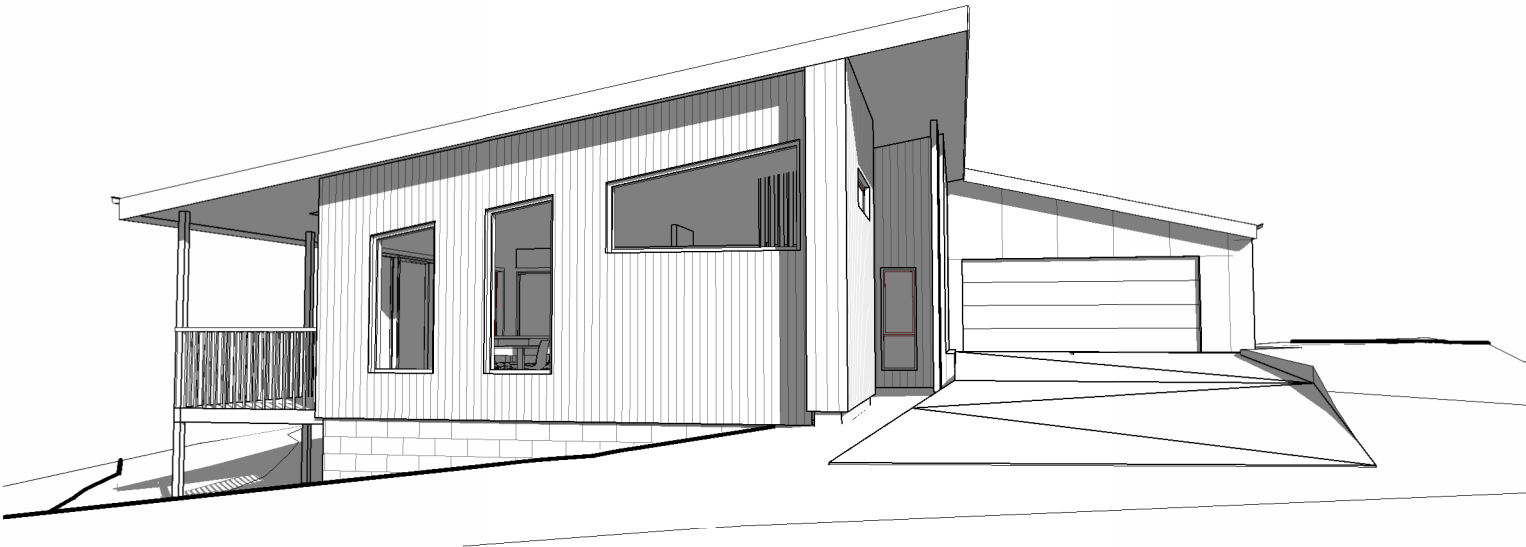
RIVERSIDE

G.M. & R. MUSCHALIK

PD26221

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	LOCALITY PLAN
04	FLOOR PLAN
05	DOOR AND WINDOW SCHEDULES
06	ELEVATIONS
07	ELEVATIONS
08	ROOF PLAN
09	PERSPECTIVES



GENERAL PROJECT INFORMATION
TITLE REFERENCE: 189212/7
SITE AREA: 838m2
DESIGN WIND SPEED: N2
SOIL CLASSIFICATION: H2
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: N/A
BAL RATING: LOW
OTHER KNOWN HAZARDS: BUSHFIRE PRONE AREA

NOT FOR CONSTRUCTION

COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd



L: 10 Goodman Court , Invermay, 7248
p(0) + 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009
p(h)+03 6228 4575
info@primedesigntas.com.au
Accredited Building Practitioner:
primedesigntas.com.au
Frank Geskus -No CC246A



FLOOR AREA	156.55 m2	(16.85 SQUARES)
GARAGE AREA	41.65 m2	(4.48 SQUARES)
TOTAL AREA	198.19	21.33

REV.	DATE	DESCRIPTION
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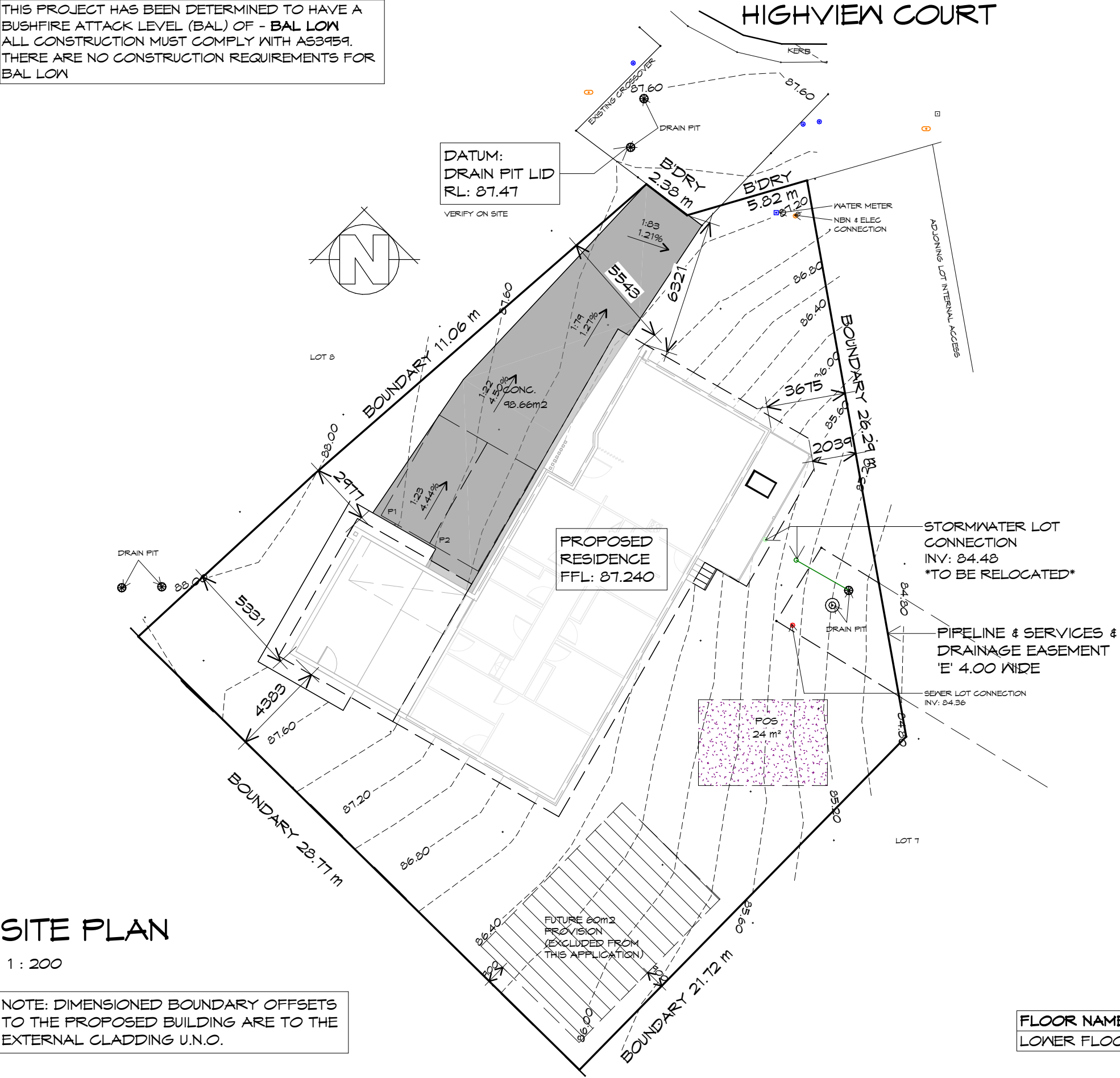
AUGUST 2026
PLANNING

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - BAL LOW
ALL CONSTRUCTION MUST COMPLY WITH AS3959.
THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BAL LOW

SITE PLAN

1 : 200

NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING U.N.O.



- 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 2022, 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, NCC 2022 & 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
 - CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.
 - DRAWINGS ARE REQUIRED TO BE VIEWED OR PRINTED IN COLOUR.

SITE DETAIL

HORIZONTAL DATUM IS ARBITRARY

VERTICAL DATUM IS ARBITRARY

- WARNINGS:
- THE DETAIL SHOWN / RECORDED
- MAY ONLY BE CORRECT AT THE DATE OF SURVEY.
 - IS NOT A COMPLETE REPRESENTATION OF ALL SURFACE AND UNDERGROUND DETAIL.
 - SHOULD ONLY BE USED FOR THE PURPOSES INTENDED.

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AS INDICATED BY SURFACE FEATURES.

PRIOR TO ANY CONSTRUCTION REFER TO RELEVANT AUTHORITIES FOR DETAILED LOCATION OF ALL SERVICES.

CONTOUR INTERVAL 0.2m

DRIVENWAY GRADIENT
MAXIMUM GRADIENT 1:4 (25%)
TO AS 2890

CAR PARKING GRADIENT
PARALLEL TO PARKING ANGLE 1:20 (5%)
CROSSFALL 1:16 (6.25%)

SURFACE FINISH TO BE CONCRETE

FLOOR NAME	F.F.L:	COMMENTS
LOWER FLOOR PLAN	87,240	



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au



NOT FOR CONSTRUCTION

REV. DATE DESCRIPTION

Client name:
G.M. & R. MUSCHALIK

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
6 HIGHVIEW COURT
RIVERSIDE

Drawing:
SITE PLAN

Date: 06.08.2026
Drafted by: M.R.
Approved by: Approver

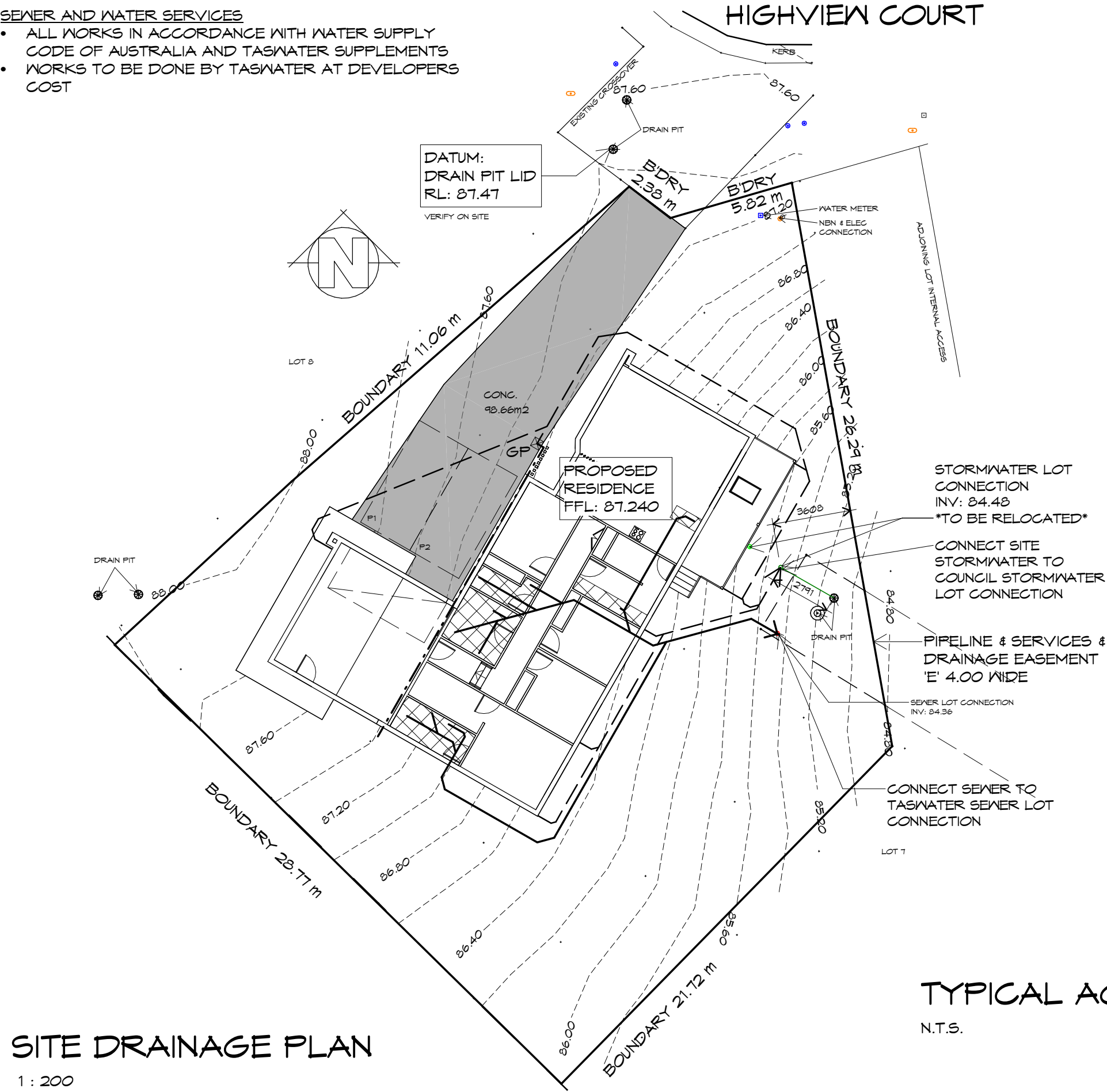
Project/Drawing no: PD26221 - 01
Scale: 1 : 200
Revision: 03

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- 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

SITE DRAINAGE PLAN

1 : 200



HIGHVIEW COURT

LEGEND

- GP 450X 450 SURFACE DRAINAGE PIT
- WET AREAS
- SEWER LINE
- STORMWATER LINE
- 100φ AG DRAIN

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.

- 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 ASNZS 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

TRENCH BACKFILL PER SITE CLASS TO COMPLY WITH AS2870 PART 5.6.3

SOIL CLASS	BACKFILL MATERIAL
A-S	CRUSHED DRAINAGE ROCK
M-E	COMPACTED CLAY

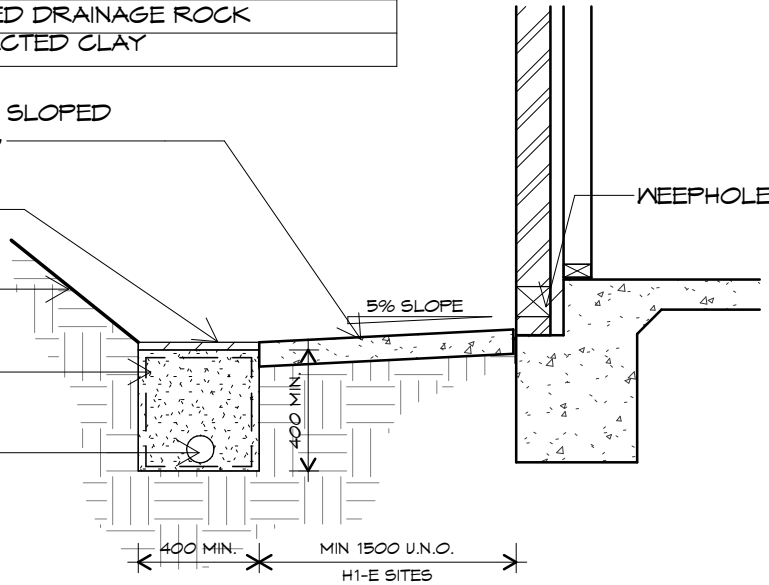
IMPERVIOUS SURFACE SLOPED AWAY FROM BUILDING

TRENCH BACKFILL PER TABLE

EMBANKMENT

GEOTEXTILE FILTER

AG DRAIN @ MIN. 1% GRADIENT



TYPICAL AG DRAIN DETAIL

N.T.S.

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ASSOCIATION OF AUSTRALIA

NOT FOR CONSTRUCTION

REV. DATE DESCRIPTION

Client name:
G.M. & R. MUSCHALIK

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
6 HIGHVIEW COURT
RIVERSIDE

Drawing:
SITE DRAINAGE PLAN

Date: 06.08.2026
Drafted by: M.R.
Approved by: Approver

Project/Drawing no: PD26221 - 02
Scale: As indicated
Revision: 03

Accredited building practitioner: Frank Gekus - No CC246A
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PROPOSED NEW DWELLING
AT 6 HIGHVIEW COURT,
RIVERSIDE

THIS PROJECT HAS BEEN DETERMINED TO HAVE A
BUSHFIRE ATTACK LEVEL (BAL) OF - **BAL LOW**
ALL CONSTRUCTION MUST COMPLY WITH 3959.
THERE ARE NO CONSTRUCTION REQUIREMENTS
FOR BAL LOW

LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED **GENERAL RESIDENTIAL** AND **REQUIRES** A BUSHFIRE ASSESSMENT.
RESIDENCE IS/IS NOT OVER 100m FROM UNMANAGED BUSH/GRASSLANDS GREATER THAN 1 HECTARE.
REFER TO BUSHFIRE ASSESSMENT REPORT FOR MANAGEMENT PLAN

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REV. DATE DESCRIPTION

Client name:
G.M. & R. MUSCHALIK

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
6 HIGHVIEW COURT
RIVERSIDE

Drawing:
LOCALITY PLAN

Prime Design

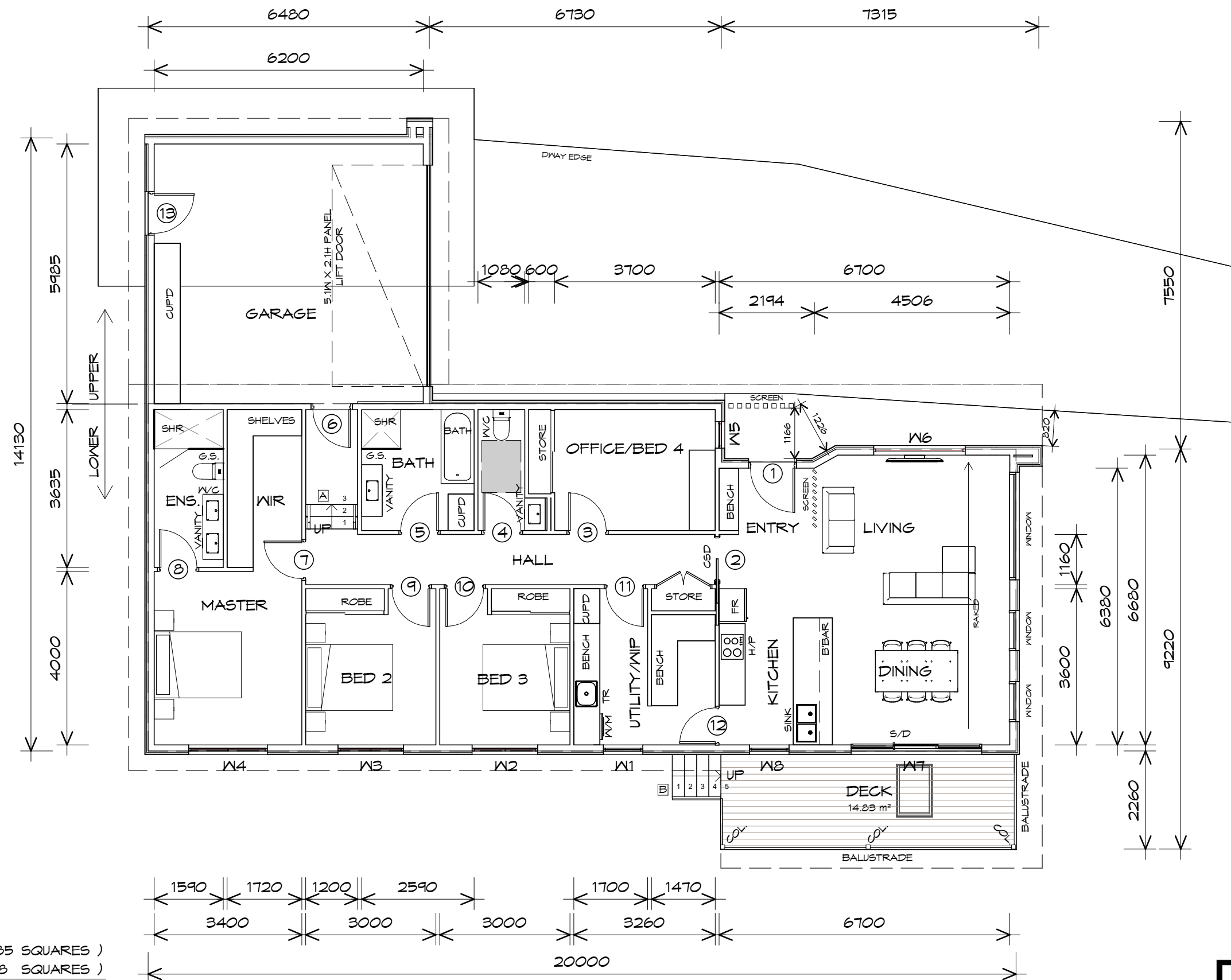
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Project/Drawing no: PD26221 - 03 Scale: 1 : 2000 Revision: 03

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LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- S/L SIDELIGHT
- COL COLUMN
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER

FLOOR PLAN

1 : 100

FLOOR AREA	156.55 m2	(16.85 SQUARES)
GARAGE AREA	41.65 m2	(4.48 SQUARES)
TOTAL AREA	198.19	21.33

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



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PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
6 HIGHVIEW COURT
RIVERSIDE

Drawing:
FLOOR PLAN

Date: 06.08.2026
Drafted by: M.R.
Approved by: Approver

Project/Drawing no: PD26221 - 04
Scale: 1 : 100
Revision: 03

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DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	1020	EXTERNAL SOLID DOOR	
2	1020	CAVITY SLIDING DOOR	
3	870	INTERNAL TIMBER DOOR	
4	870	INTERNAL TIMBER DOOR	
5	870	INTERNAL TIMBER DOOR	
6	870	INTERNAL TIMBER DOOR	
7	870	INTERNAL TIMBER DOOR	
8	870	INTERNAL TIMBER DOOR	
9	870	INTERNAL TIMBER DOOR	
10	870	INTERNAL TIMBER DOOR	
11	870	INTERNAL TIMBER DOOR	
12	820	INTERNAL TIMBER DOOR	
13	920	EXTERNAL SOLID DOOR	
14	1240	2/820 ROBE DOORS	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	1510	AWNING WINDOW	
W3	1500	1510	AWNING WINDOW	
W4	1500	1810	AWNING WINDOW	
W5	1800	610	AWNING WINDOW	
W6	500	2110	FIXED WINDOW	
W7	2100	3010	SLIDING DOOR	
W8	1500	910	AWNING WINDOW	
W10	1180	780	VELUX FCM FIXED SKYLIGHT	

THERMALLY BROKEN uPVC WINDOWS - DOUBLE GLAZING
COMPLETE WITH FLY SCREENS TO SUIT LOW BAL RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING



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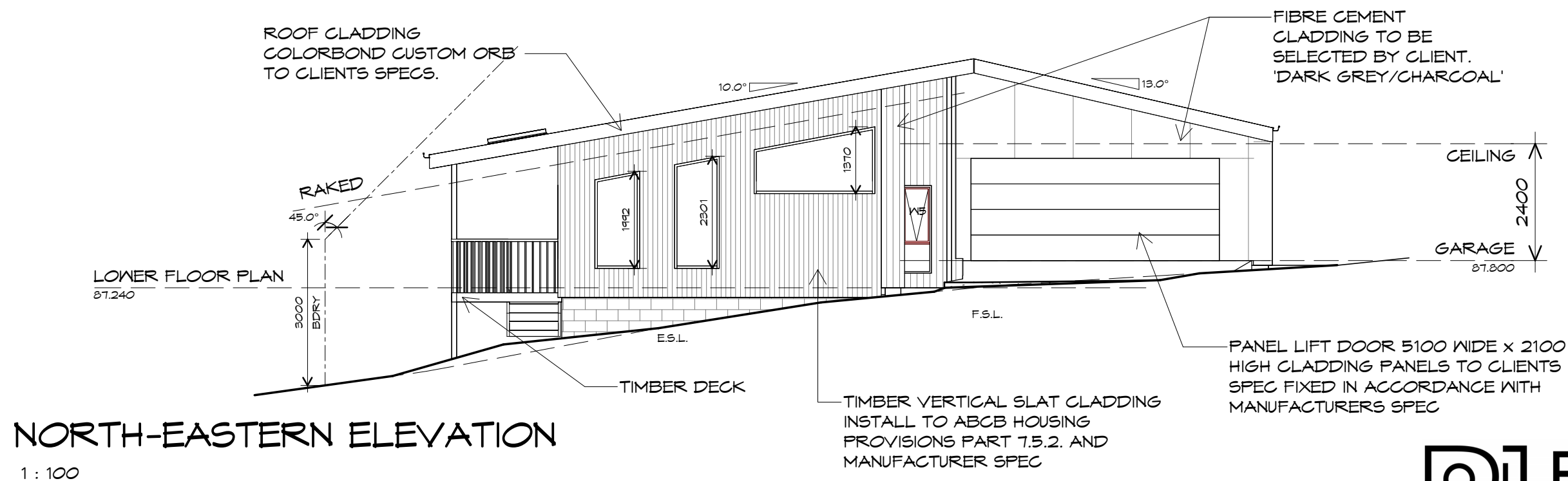
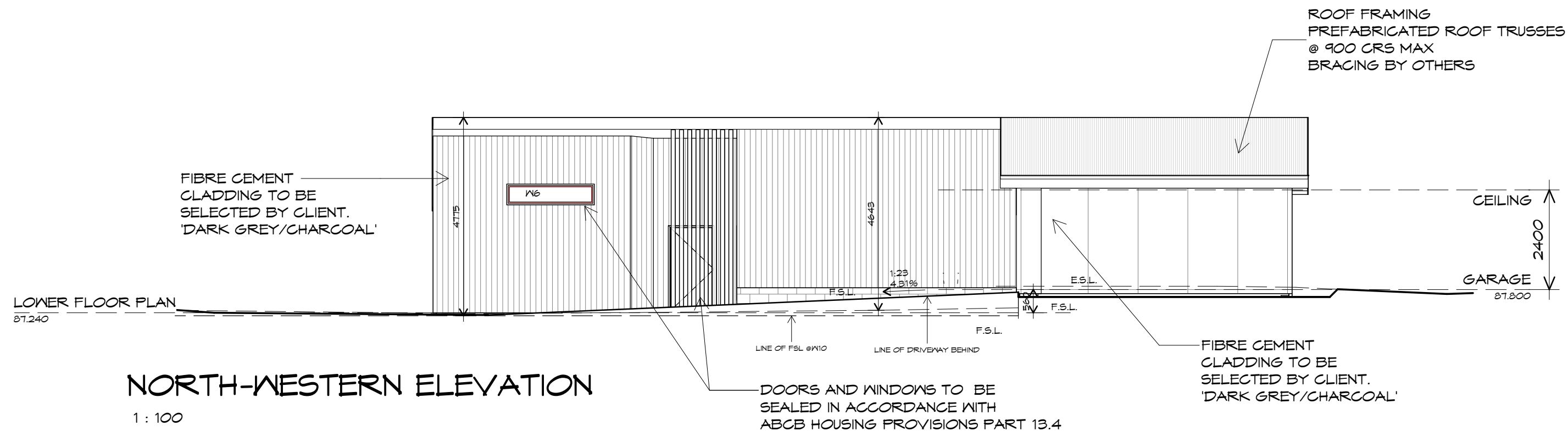
PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
6 HIGHVIEW COURT
RIVERSIDE

Drawing:
DOOR AND WINDOW SCHEDULES

Date: 06.08.2026	Drafted by: M.R.	Approved by: Approver
Project/Drawing no: PD26221 - 05	Scale:	Revision: 03

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Project:
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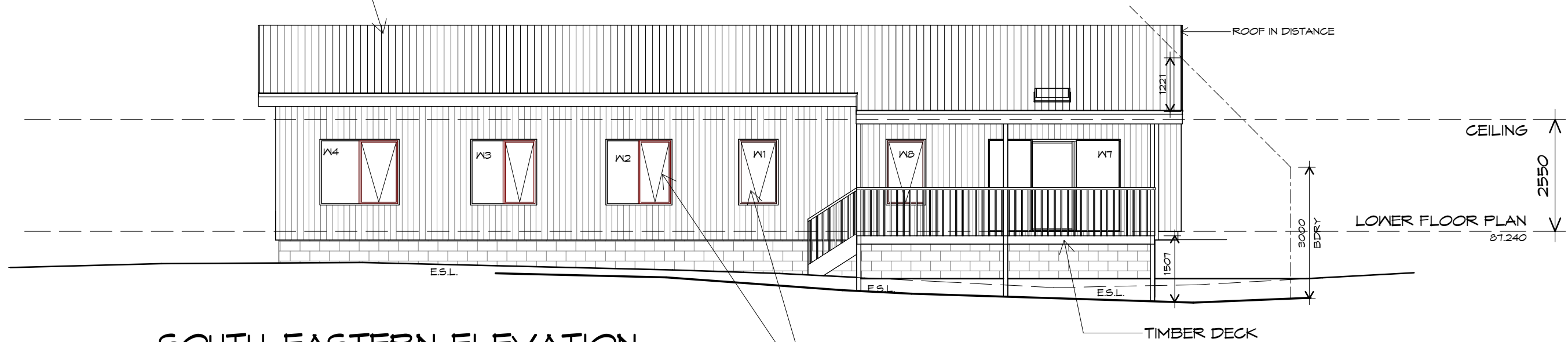
Drawing:
ELEVATIONS

Date: 06.08.2026
Drafted by: M.R.
Approved by: Approver

Project/Drawing no: PD26221 - 06
Scale: 1 : 100
Revision: 03

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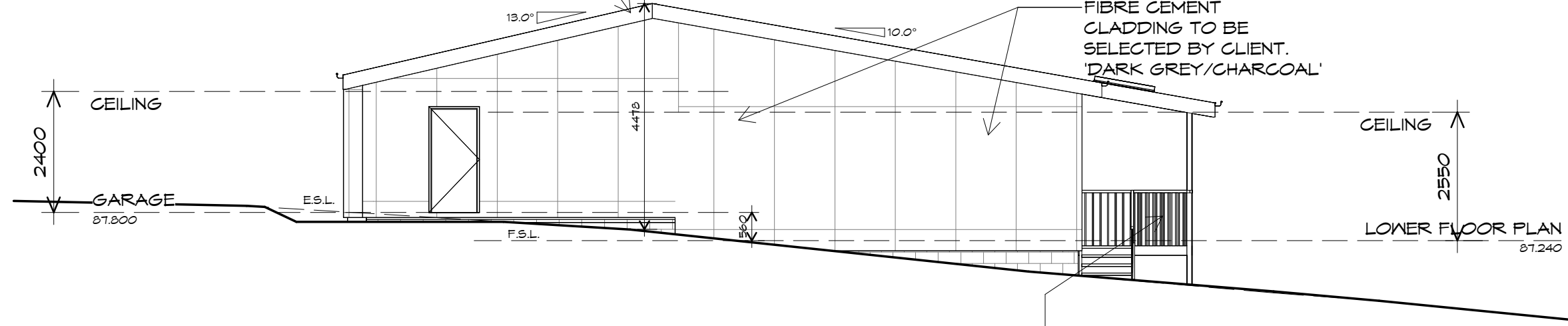
ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS



SOUTH-EASTERN ELEVATION

1 : 100

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.
'MONUMENT'



SOUTH-WESTERN ELEVATION

1 : 100

BALUSTRADE
HANDRAIL TO BE 1020mm HIGH
MINIMUM 865 MINIMUM FOR STAIRS
POSTS AT A MAXIMUM SPACING OF 1800mm
90x19 VERTICALS
WITH 125mm GAP OR LESS
90x45 TOP AND BOTTOM RAIL
TO COMPLY WITH ABCB HOUSING PROVISIONS PART 11.3

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PLANNING

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Project:
PROPOSED NEW RESIDENCE
6 HIGHVIEW COURT
RIVERSIDE

Drawing:
ELEVATIONS

Date: 06.08.2026 Drafted by: M.R. Approved by: Approver

Project/Drawing no: PD26221 - 07 Scale: 1 : 100 Revision: 03

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ROOF PLAN
1 : 100



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Project:
PROPOSED NEW RESIDENCE
6 HIGHVIEW COURT
RIVERSIDE

Drawing:
ROOF PLAN

Date: 06.08.2026	Drafted by: M.R.	Approved by: Approver
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Project/Drawing no: PD26221 - 08	Scale: 1 : 100	Revision: 03
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Project:
PROPOSED NEW RESIDENCE
6 HIGHVIEW COURT
RIVERSIDE

Drawing:
PERSPECTIVES

Date: 06.08.2026	Drafted by: M.R.	Approved by: Approver
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Project/Drawing no: PD26221 - 09	Scale:	Revision: 03
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