Eden Street
Riverside Tasmania 7250
Telephone: (03) 6323 9300
Facsimile: (03) 6323 9349

West Tamar COUNCIL

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY		
	Application Number	PA2026348
	Assess No:	A11695
	PID No:	3099544

Applicant Name:	DCM Design Construction Management 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 ☐
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:	Taj Allen

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)*	**Harshil & Niyati Shridhar**
Location / Address:	30 Balmoral Ave, Riverside TAS 7250
Title Reference:	161569/21
Zone(s):	**Zone 8.0 Residential**
Existing Development/Use:	Vacant
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: ☒	Visitor Accommodation: ☐	Commercial: ☐	Other: ☐
	Description of Use: 2 x residential units			

Development Type:	Building work: ☒	Demolition: ☐	Subdivision: ☐	Other: ☐
	Description of development: 2 x residential units			

New or Additional Area:	312m^2	
Estimated construction cost of the proposed development:	$800,000	
Building Materials:	Wall Type: Masonry & Timber frame	Colour: light-mid in colour
	Roof Type: Metal roof sheet	Colour: light-mid in colour

WEST TAMAR COUNCIL

Application Number: «Application_Number»

VISITOR ACCOMMODATION ❑N/A

Gross Floor Area to be used per lot:		**Number of Bedrooms to be used:**	
Number of Carparking Spaces:		**Maximum Number of Visitors at a time:**	

SUBDIVISION ❑N/A

Subdivision creating additional lots ☐

Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :		**Number of Lots (proposed) :**	
Description:			
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:	

WEST TAMAR COUNCIL

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: *(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,*

Taj Allen		**04/11/2026**
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 : BASS CORPORATION PTY. LTD.

FOLIO
REFERENCE : C.T. 160886/1

GRANTEE : PART OF 500Ac. LOCATED TO WILLIAM ADAMS BRODRIBB.
~~PART OF 761 Ac. Gtd. TO WILLIAM BARNES.~~

PLAN OF SURVEY

BY SURVEYOR JOHN WILLIAM DENT of
CAMPBELL SMITH PHELPS PEDLEY
3/23 BRISBANE STREET, LAUNCESTON

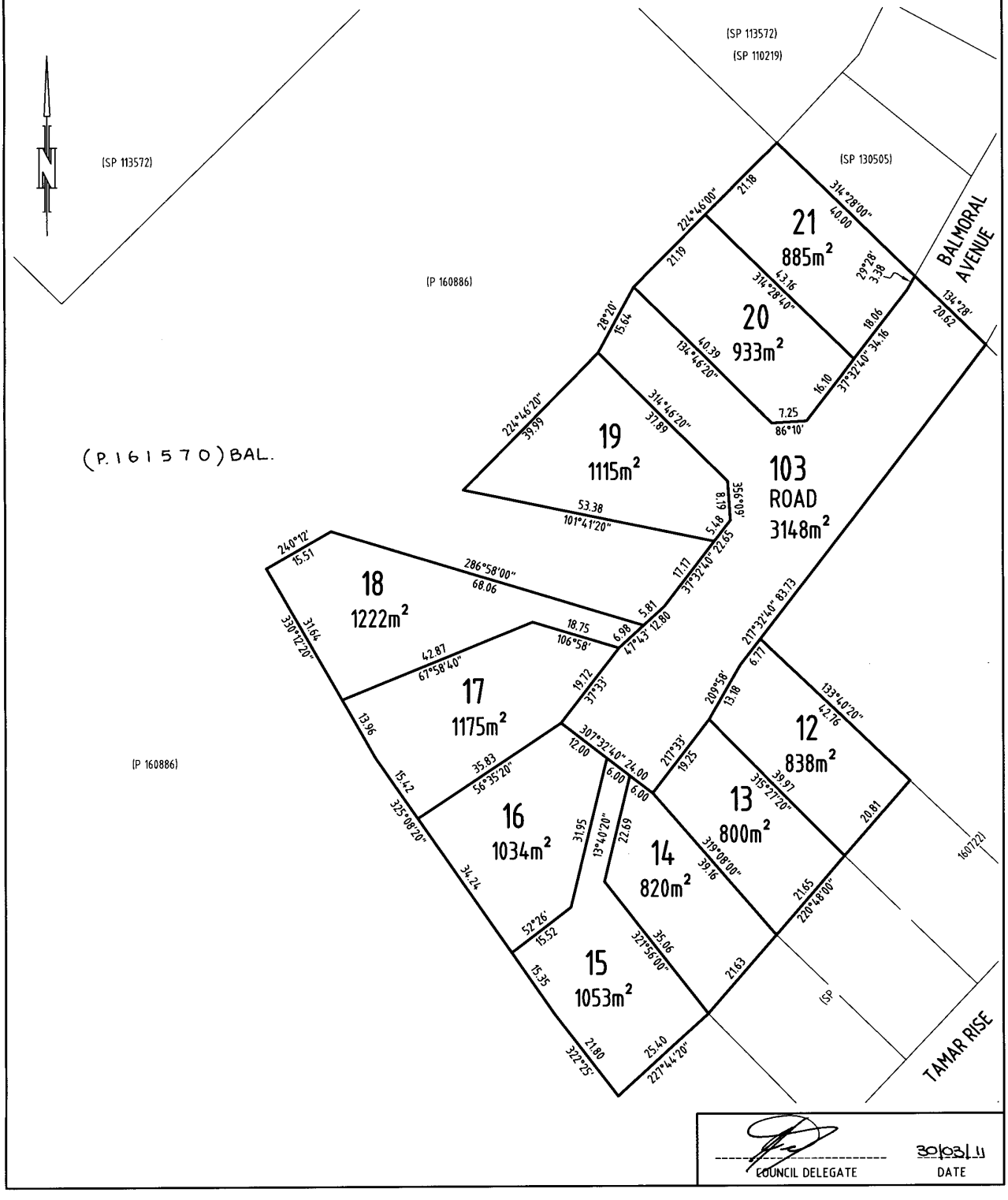
LOCATION TOWN OF RIVERSIDE
~~LAND DISTRICT OF DEVON PARISH OF STANLEY~~

SCALE: 1:750 | LENGTHS IN METRES | SURVEYORS REF: 278/10

REGISTERED NUMBER
SP161569

~~APPROVED~~
EFFECTIVE FROM - 3 MAY 2011
Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 129 (5041-32,33) | LAST UPI No FDN79 | LAST PLAN No. (P.160886) | ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 161569

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 PROVISION

IN RESPECT OF EACH LOT ON THE PLAN
The owner Bass Corporation Pty Ltd shall not be required to fence.

EXECUTED by BASS CORPORATION PTY LTD as registered proprietor of the property comprised in Folio of the Register Volume 160886 Folio 1 in accordance with Section 127 of the Corporations Act in the presence of:

.....

(Sole Director/Sole Secretary)

Dated this 6th day of January 2011
Executed by the NATIONAL AUSTRALIA BANK LIMITED)
by its Attorney Timothy Charles Davies)
who holds the position of Level 3 Attorney)
under Power of Attorney No. PA 18631)
(who declares that he/she has received no notice)
of revocation of the said Power) in the presence of:)

.....

Carole Berry Bank Officer
1146 St John Street Launceston Tas 7250

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Bass Corporation Pty Ltd FOLIO REF: 160886/1 SOLICITOR & REFERENCE: Will Edwards - Will Edwards Lawyers (NAC)	PLAN SEALED BY: West Tamar Council DATE: 30 March 2011 DA 222/07 REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

Design
Construction
Management

PROJECT:

BALMORAL MULTI RESIDENTIAL

d c m t a s . c o m . a u

154-156 GEORGE ST, LAUNCESTON

DRAWING SCHEDULE

NUMBER	NAME	DATE	REVISION
A00	COVER SHEET	12/11/2026	B
A01	SITE PLAN	12/11/2026	B
A02-1	UNIT 01 - FLOOR PLAN (G)	12/11/2026	B
A02-2	UNIT 01 - FLOOR PLAN (L01)	12/11/2026	B
A03-1	UNIT 02 - FLOOR PLAN (G)	12/11/2026	B
A03-2	UNIT 02 - FLOOR PLAN (L01)	12/11/2026	B
A04-1	SITE ELEVATIONS	12/11/2026	B
A04-2	SITE ELEVATIONS	12/11/2026	B
A04-3	SITE ELEVATIONS	12/11/2026	B
A04-4	SITE ELEVATIONS	12/11/2026	B
A05-1	WINTER SHADOW DIAGRAMS - 3D	12/11/2026	B
A05-2	SUMMER SHADOW DIAGRAMS - 3D	12/11/2026	B



GENERAL INFORMATION

Accredited Architect:	Jonathan Buist
Accreditation Number:	947052254
Certificate of Title:	161569/21
PID:	3099544
Soil Classification:	TBC
Wind Classification:	TBC
Alpine Area:	TBC
Bushfire-prone Area BAL rating:	TBC
Corrosive Environment:	N/A
Site Area:	885m^2
Existing Upper level Building Area:	N/A
Proposed Building Area:	312m^2
Planning Zone:	8.0 General Residential
Heritage Listing:	N/A

PLANNING APPLICATION

N

REV	DATE	DESCRIPTION	ISSUED TO
A	04/11/2026	PLANNING APPLICATION	WTC
B	12/11/2026	PLANNING APPLICATION - REVISION B	WTC

DWG COVER SHEET

PROJECT BALMORAL MULTI RESIDENTIAL

CLIENT HARSHIL & NIYATI SHRIDHAR

SCALE @ A3

ADDRESS 30 BALMORAL AVE, RIVERSIDE TAS 7250

DRAWN TA

CHKD JB

NOTES

PROJECT NO. 26013

DWG NO. **A00**

ACCREDITATION NUMBER 947052254

Design Construction Management

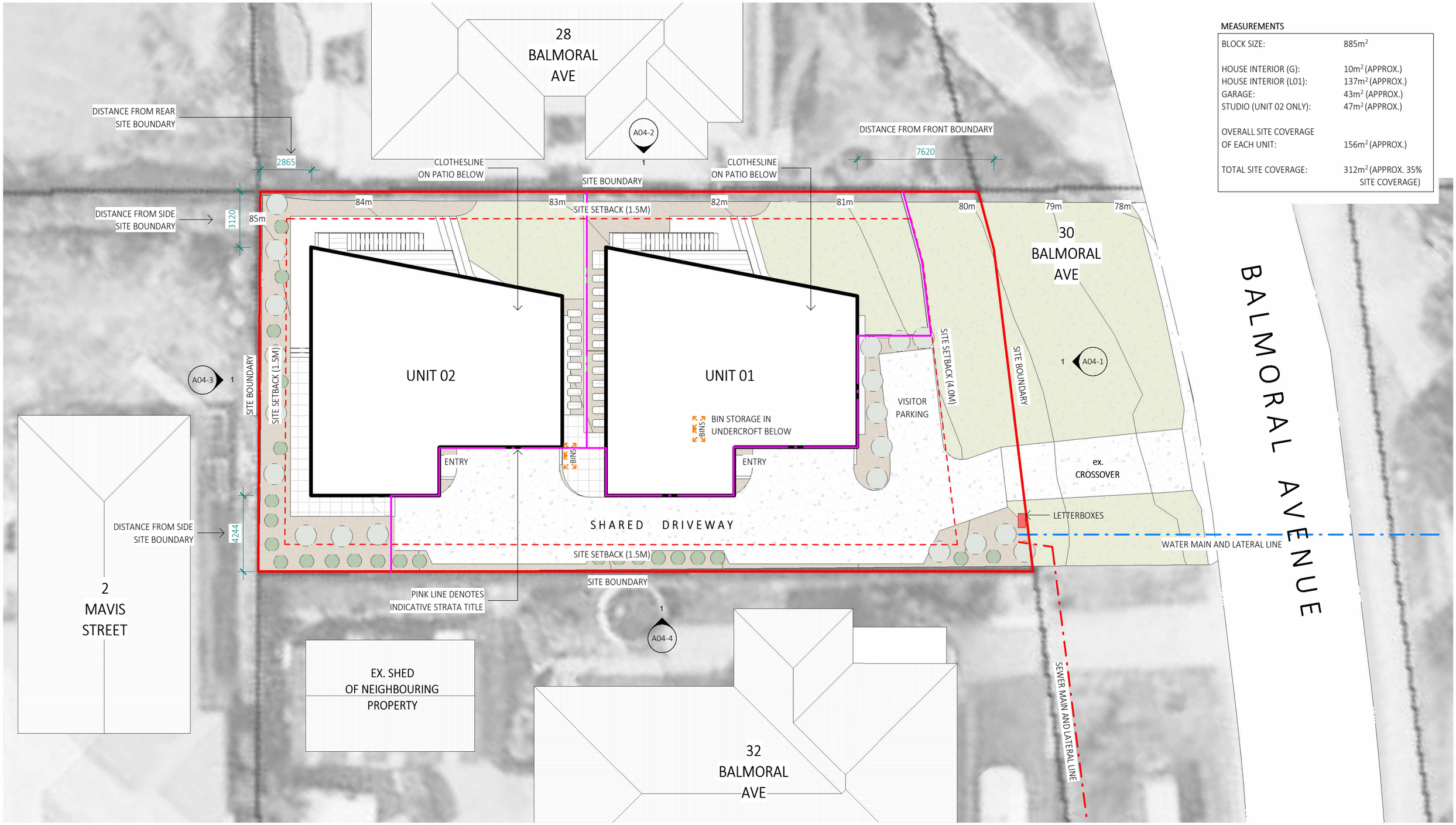
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MEASUREMENTS

BLOCK SIZE:	885m²
HOUSE INTERIOR (G):	10m² (APPROX.)
HOUSE INTERIOR (L01):	137m² (APPROX.)
GARAGE:	43m² (APPROX.)
STUDIO (UNIT 02 ONLY):	47m² (APPROX.)
OVERALL SITE COVERAGE OF EACH UNIT:	156m² (APPROX.)
TOTAL SITE COVERAGE:	312m² (APPROX. 35% SITE COVERAGE)

1 SITE PLAN

1 : 200

REV	DATE	DESCRIPTION	ISSUED TO
A	04/11/2026	PLANNING APPLICATION	WTC
B	12/11/2026	PLANNING APPLICATION - REVISION B	WTC

PLANNING APPLICATION

N

0 1 2 3 4 5 10m

DWG SITE PLAN

PROJECT BALMORAL MULTI RESIDENTIAL

CLIENT HARSHIL & NIYATI SHRIDHAR

SCALE @ A3 1 : 200

ADDRESS 30 BALMORAL AVE, RIVERSIDE TAS 7250

DRAWN TA

CHKD JB

NOTES

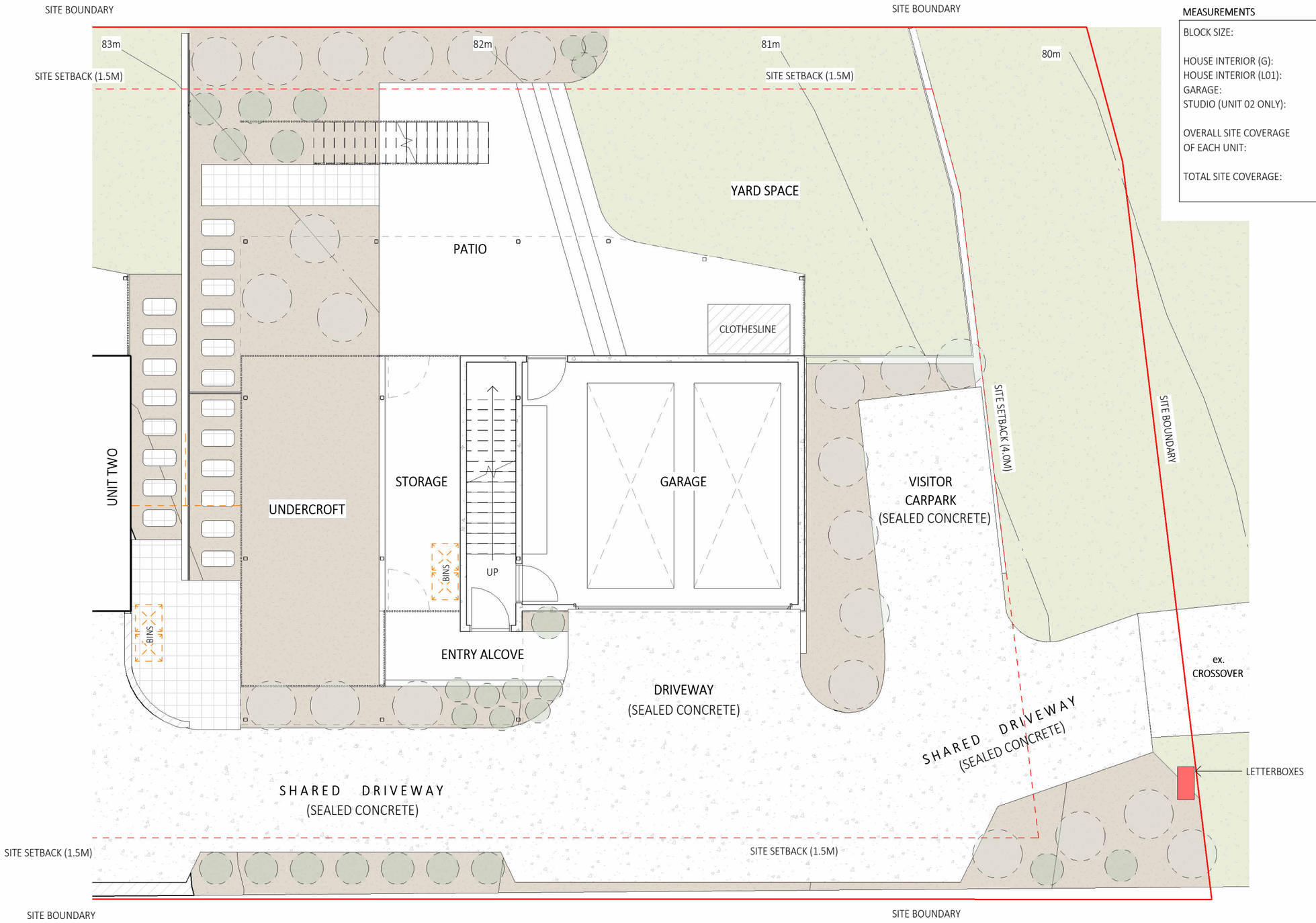
PROJECT NO. 26013

DWG NO. **A01**

ACCREDITATION NUMBER 947052254

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MEASUREMENTS

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HOUSE INTERIOR (G):	10m² (APPROX.)
HOUSE INTERIOR (L01):	137m² (APPROX.)
GARAGE:	43m² (APPROX.)
STUDIO (UNIT 02 ONLY):	47m² (APPROX.)
OVERALL SITE COVERAGE OF EACH UNIT:	156m² (APPROX.)
TOTAL SITE COVERAGE:	312m² (APPROX. 35% SITE COVERAGE)

1 U01 - GROUND

1 : 100

REV	DATE	DESCRIPTION	ISSUED TO
A	04/11/2026	PLANNING APPLICATION	WTC
B	12/11/2026	PLANNING APPLICATION - REVISION B	WTC

PLANNING APPLICATION

0 1 2 3 4 5m

DWG UNIT 01 - FLOOR PLAN (G)

PROJECT BALMORAL MULTI RESIDENTIAL

CLIENT HARSHIL & NIYATI SHRIDHAR

SCALE @ A3 1 : 100

ADDRESS 30 BALMORAL AVE, RIVERSIDE TAS 7250

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CHKD JB

NOTES

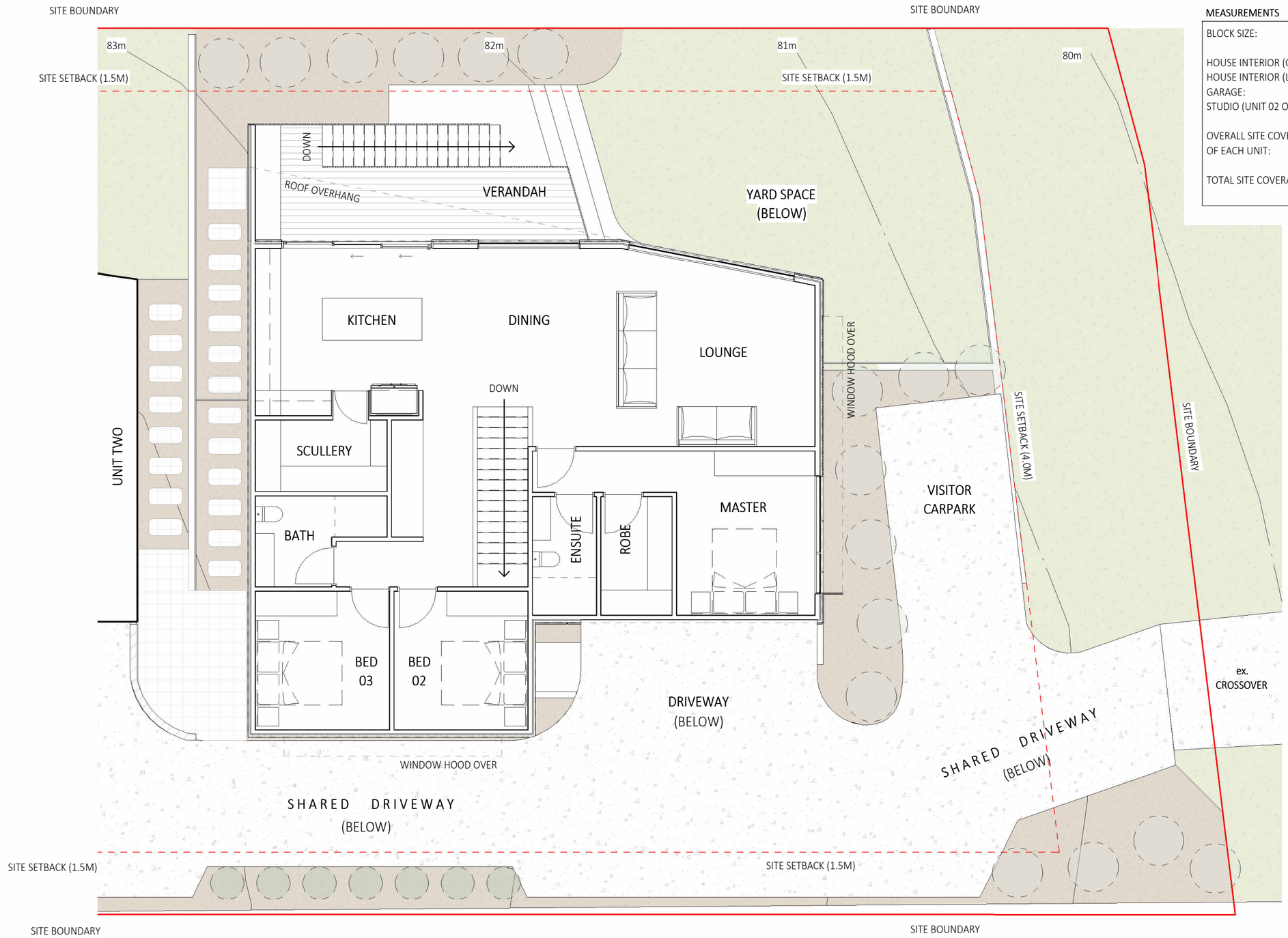
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DWG NO. A02-1

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MEASUREMENTS

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STUDIO (UNIT 02 ONLY):	47m² (APPROX.)
OVERALL SITE COVERAGE OF EACH UNIT:	156m² (APPROX.)
TOTAL SITE COVERAGE:	312m² (APPROX. 35% SITE COVERAGE)

1 U01 - L01

1 : 100

REV	DATE	DESCRIPTION	ISSUED TO
A	04/11/2026	PLANNING APPLICATION	WTC
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PLANNING APPLICATION

N

0 1 2 3 4 5m

DWG UNIT 01 - FLOOR PLAN (L01)

PROJECT BALMORAL MULTI RESIDENTIAL

CLIENT HARSHIL & NIYATI SHRIDHAR

SCALE @ A3 1 : 100

ADDRESS 30 BALMORAL AVE, RIVERSIDE TAS 7250

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NOTES

PROJECT NO. 26013

DWG NO. A02-2

ACCREDITATION NUMBER 947052254

Design Construction Management

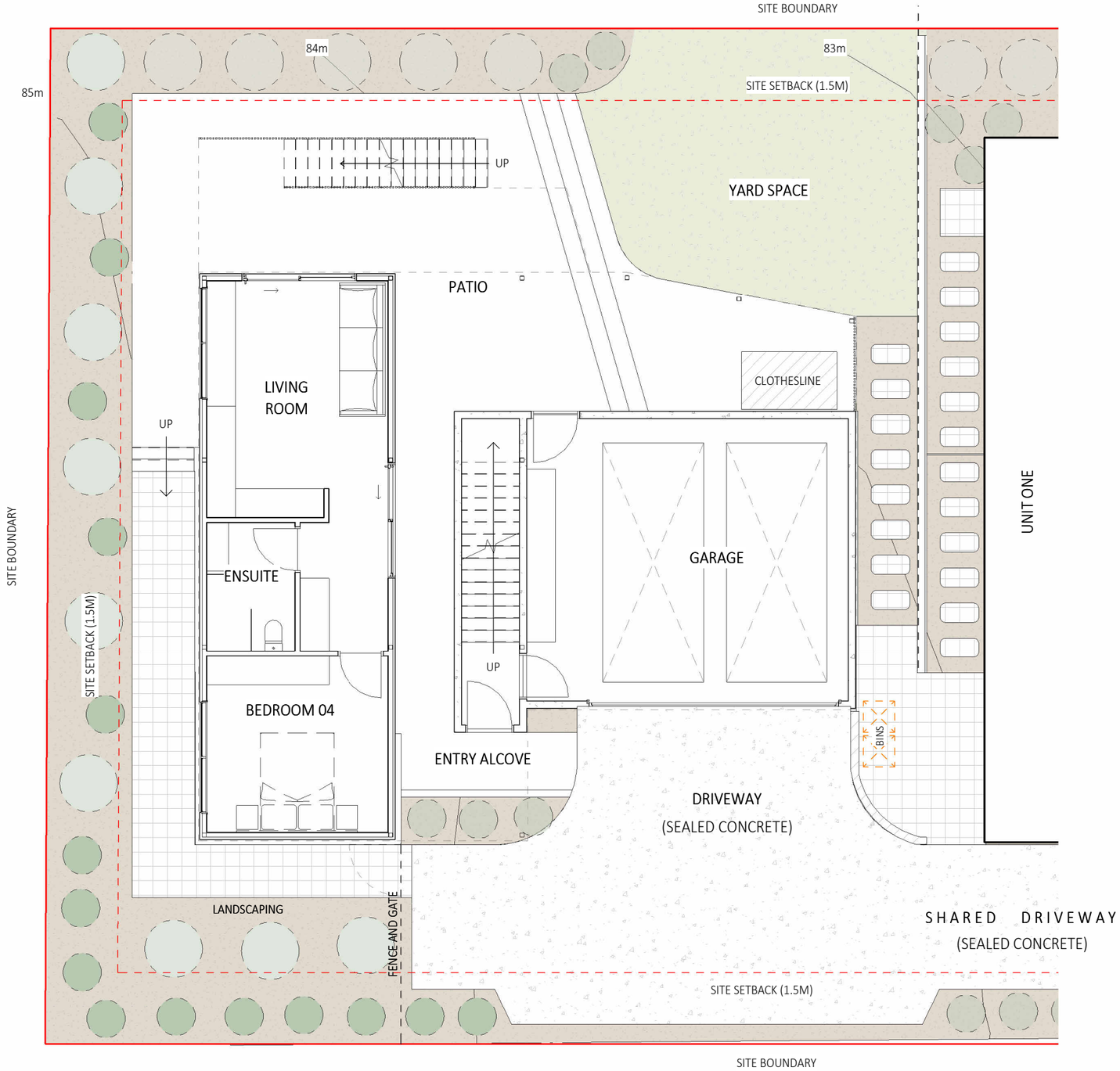
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MEASUREMENTS

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HOUSE INTERIOR (L01):	137m² (APPROX.)
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OVERALL SITE COVERAGE OF EACH UNIT:	156m² (APPROX.)
TOTAL SITE COVERAGE:	312m² (APPROX. 35% SITE COVERAGE)

1 U02 - GROUND

1 : 100

REV	DATE	DESCRIPTION	ISSUED TO
A	04/11/2026	PLANNING APPLICATION	WTC
B	12/11/2026	PLANNING APPLICATION - REVISION B	WTC

PLANNING APPLICATION

0 1 2 3 4 5m

DWG UNIT 02 - FLOOR PLAN (G)

PROJECT BALMORAL MULTI RESIDENTIAL

CLIENT HARSHIL & NIYATI SHRIDHAR

SCALE @ A3 1 : 100

ADDRESS 30 BALMORAL AVE, RIVERSIDE TAS 7250

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NOTES

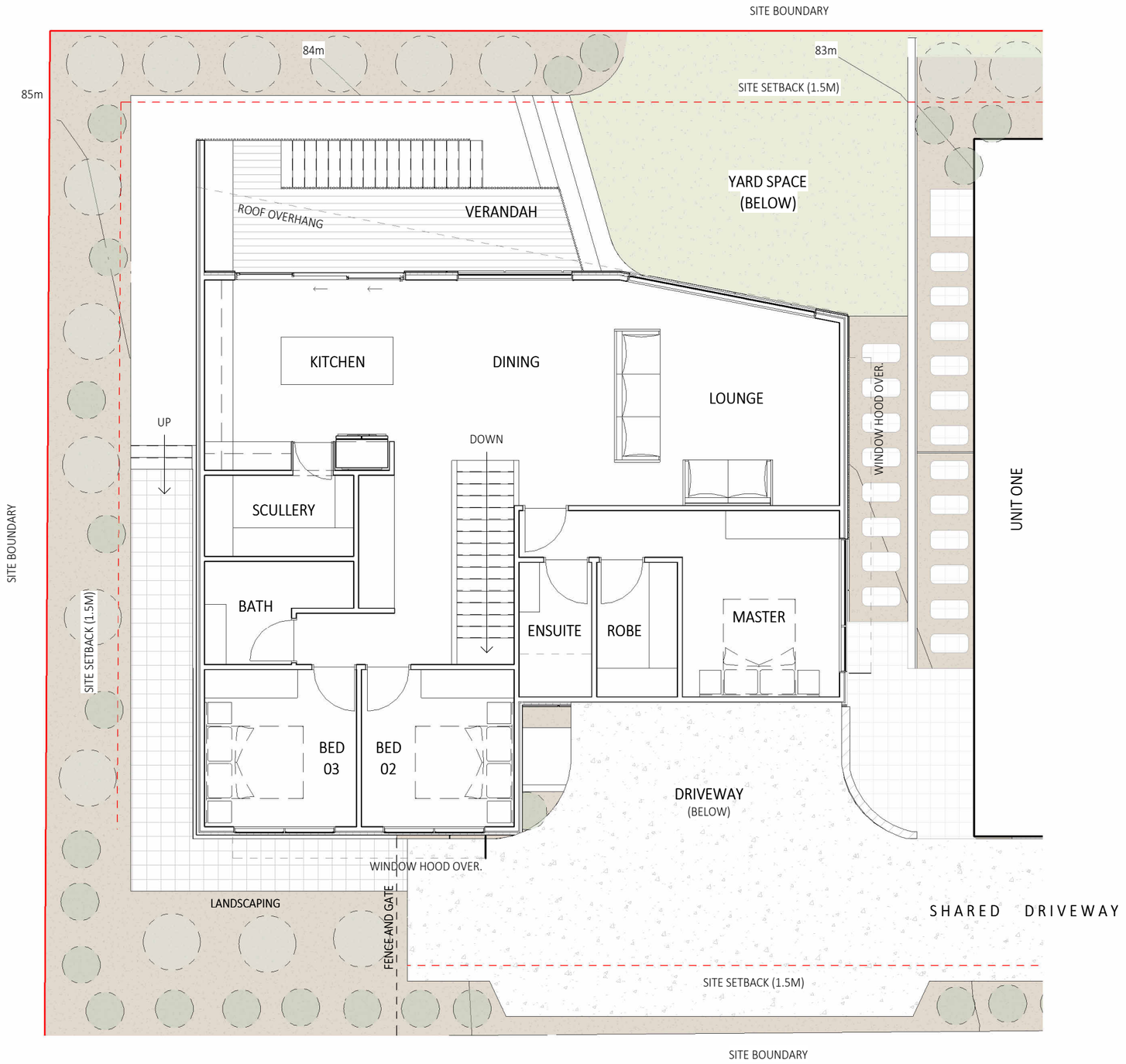
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DWG NO. **A03-1**

ACCREDITATION NUMBER 947052254

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MEASUREMENTS

BLOCK SIZE:	885m²
HOUSE INTERIOR (G):	10m² (APPROX.)
HOUSE INTERIOR (L01):	137m² (APPROX.)
GARAGE:	43m² (APPROX.)
STUDIO (UNIT 02 ONLY):	47m² (APPROX.)
OVERALL SITE COVERAGE OF EACH UNIT:	156m² (APPROX.)
TOTAL SITE COVERAGE:	312m² (APPROX. 35% SITE COVERAGE)

1 **U02 - L01**
1 : 100

REV	DATE	DESCRIPTION	ISSUED TO
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PLANNING APPLICATION

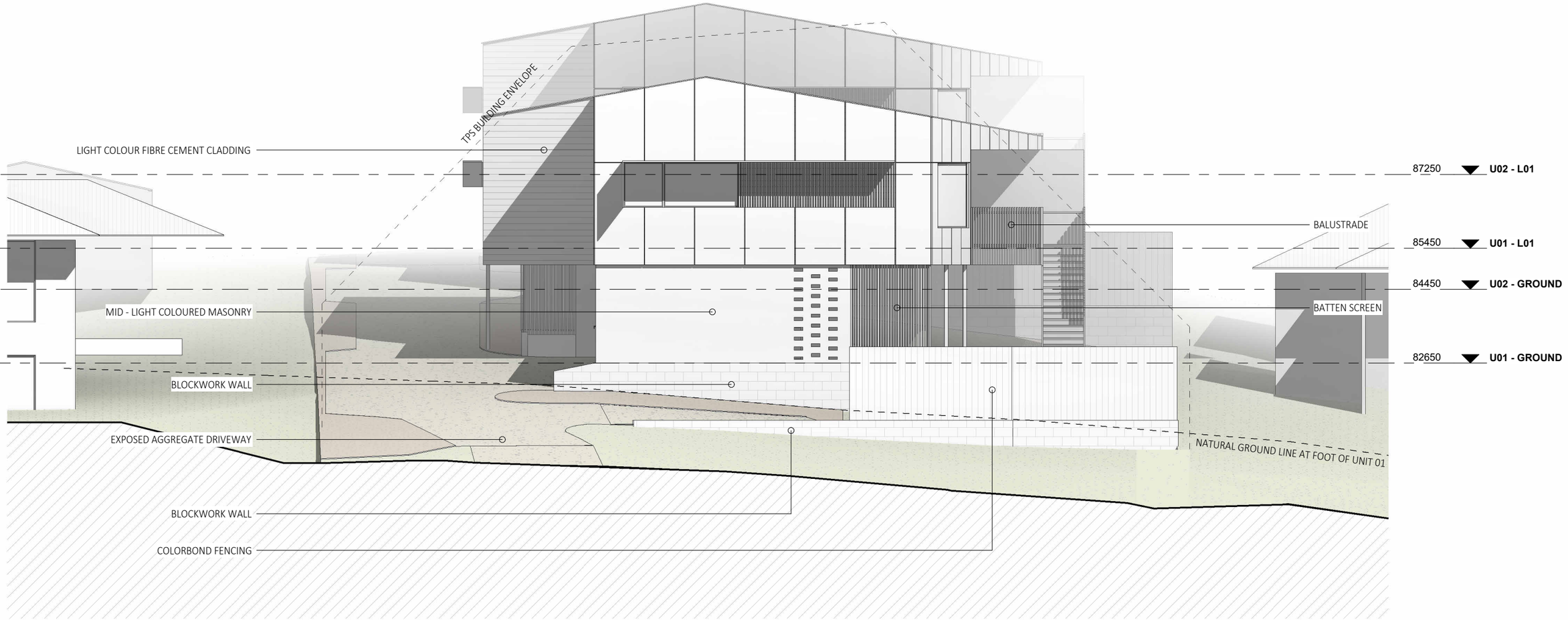
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DWG UNIT 02 - FLOOR PLAN (L01)
PROJECT BALMORAL MULTI RESIDENTIAL
CLIENT HARSHIL & NIYATI SHRIDHAR
SCALE @ A3 1 : 100
ADDRESS 30 BALMORAL AVE, RIVERSIDE TAS 7250
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CHKD JB
NOTES

PROJECT NO. 26013
DWG NO. **A03-2**
ACCREDITATION NUMBER 947052254

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1 STREET FRONTAGE (EAST)

1 : 100

PLANNING APPLICATION

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0 1 2 3 4 5m

DWG SITE ELEVATIONS

PROJECT BALMORAL MULTI RESIDENTIAL

CLIENT HARSHIL & NIYATI SHRIDHAR

SCALE @ A3 1 : 100

ADDRESS 30 BALMORAL AVE, RIVERSIDE TAS 7250

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NOTES

PROJECT NO. 26013

DWG NO. **A04-1**

ACCREDITATION NUMBER 947052254

Design Construction Management

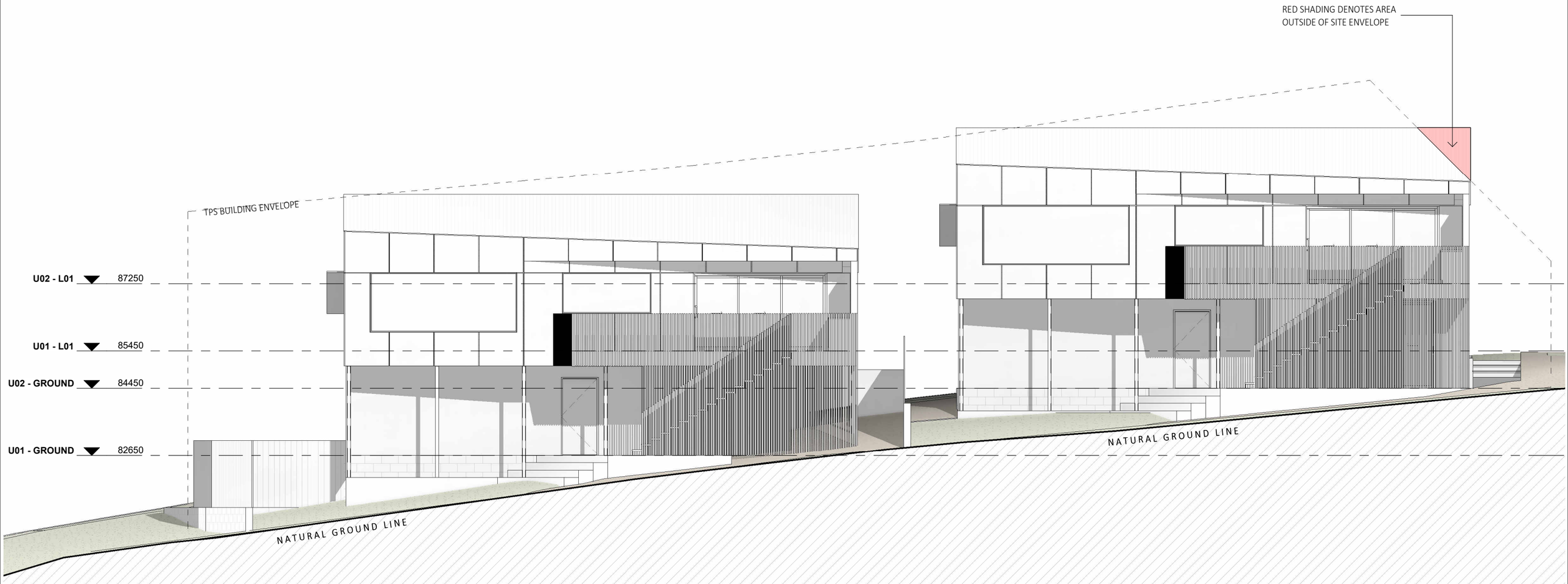
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1 SITE ELEVATION (NORTH)

1 : 100

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0 1 2 3 4 5m

DWG SITE ELEVATIONS

PROJECT BALMORAL MULTI RESIDENTIAL

CLIENT HARSHIL & NIYATI SHRIDHAR

SCALE @ A3 1 : 100

ADDRESS 30 BALMORAL AVE, RIVERSIDE TAS 7250

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NOTES

PROJECT NO. 26013

DWG NO. **A04-2**

ACCREDITATION NUMBER 947052254

Design Construction Management

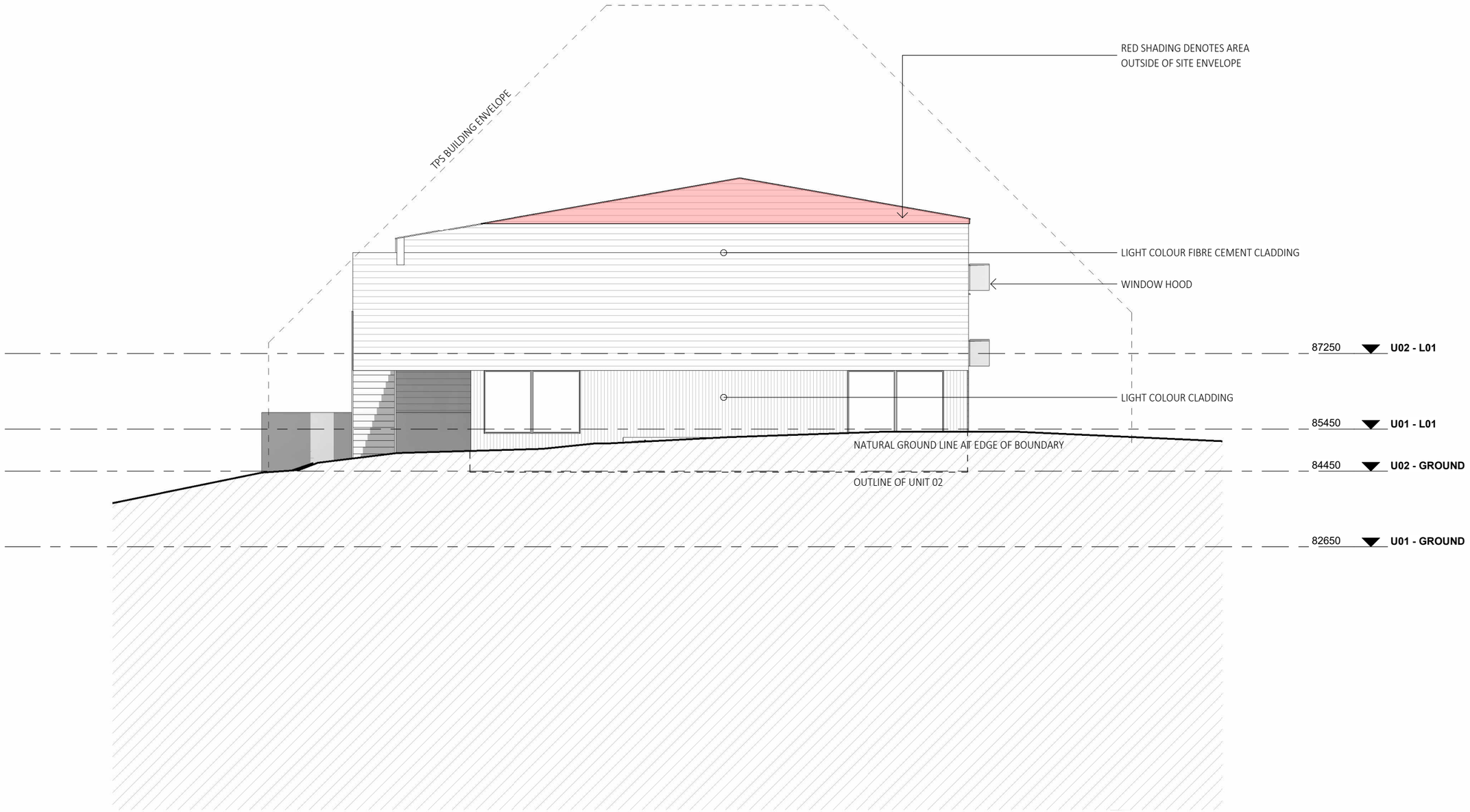
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1 **WEST**
1 : 100

PLANNING APPLICATION

REV	DATE	DESCRIPTION	ISSUED TO
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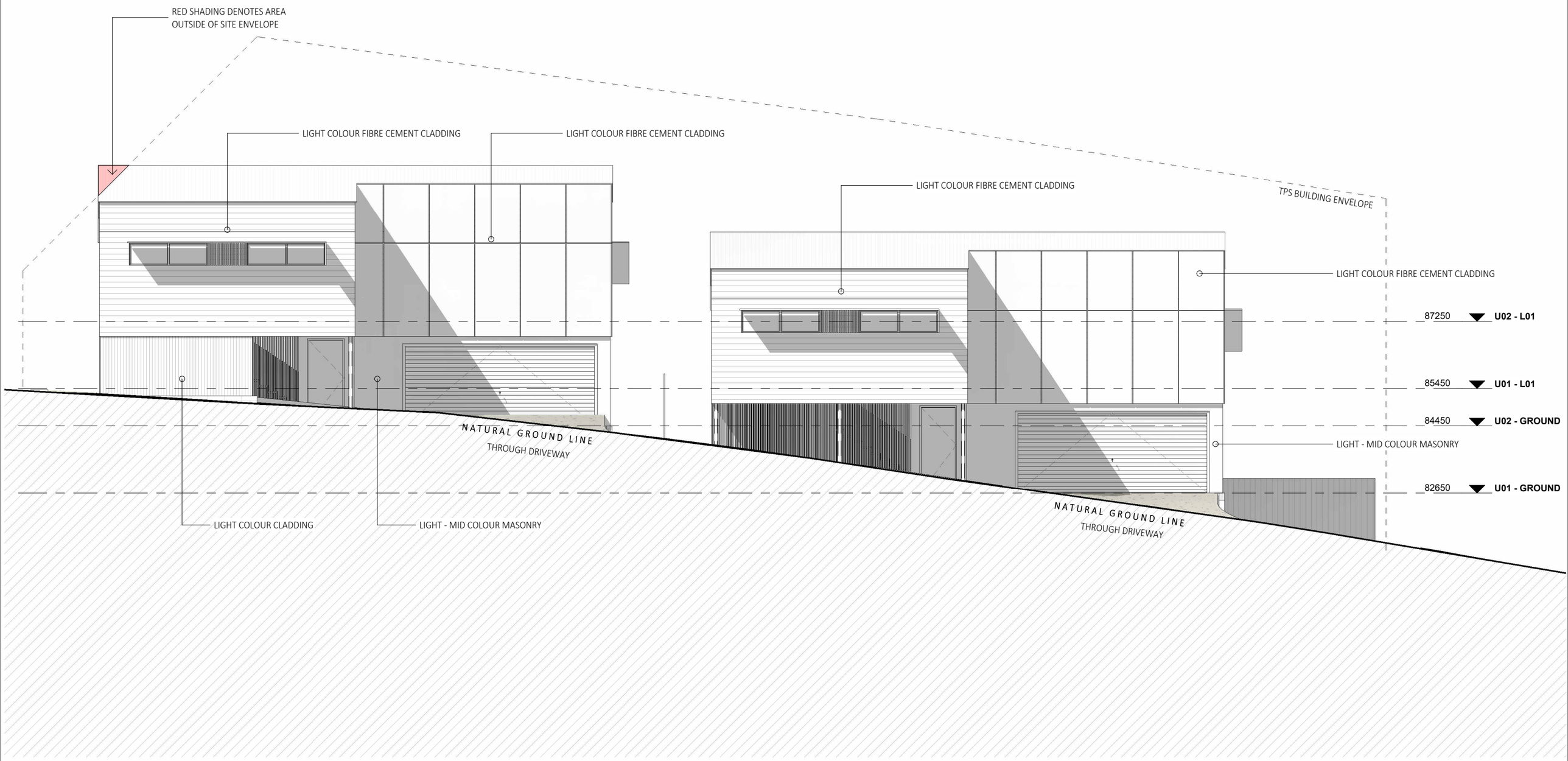
0 1 2 3 4 5m

DWG SITE ELEVATIONS
PROJECT BALMORAL MULTI RESIDENTIAL
CLIENT HARSHIL & NIYATI SHRIDHAR
SCALE @ A3 1 : 100
ADDRESS 30 BALMORAL AVE, RIVERSIDE TAS 7250
DRAWN TA
CHKD JB
NOTES

PROJECT NO. 26013
DWG NO. **A04-3**
ACCREDITATION NUMBER 947052254

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1 SITE ELEVATION (SOUTH)

1 : 100

PLANNING APPLICATION

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0 1 2 3 4 5m

DWG SITE ELEVATIONS

PROJECT BALMORAL MULTI RESIDENTIAL

CLIENT HARSHIL & NIYATI SHRIDHAR

SCALE @ A3 1 : 100

ADDRESS 30 BALMORAL AVE, RIVERSIDE TAS 7250

DRAWN TA

CHKD JB

NOTES

PROJECT NO. 26013

DWG NO. **A04-4**

ACCREDITATION NUMBER 947052254

Design Construction Management

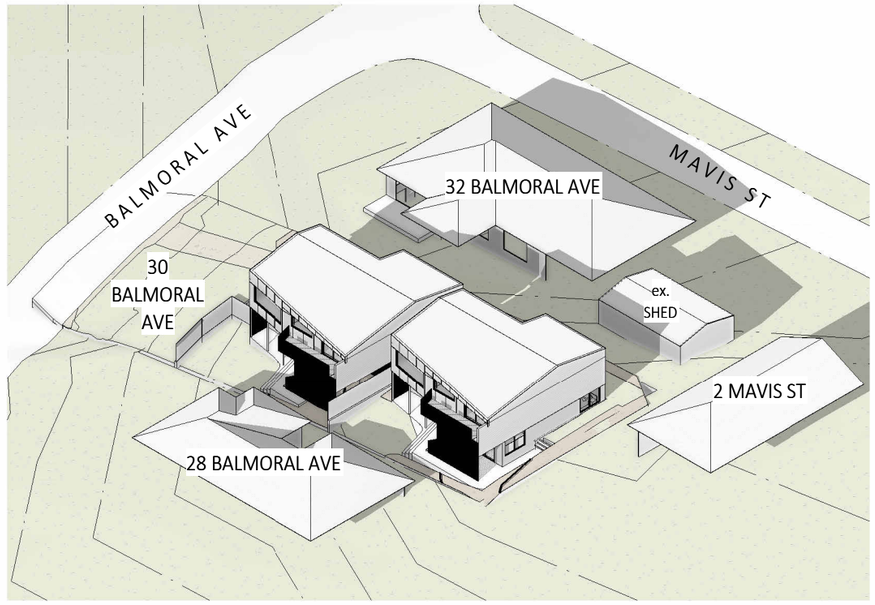
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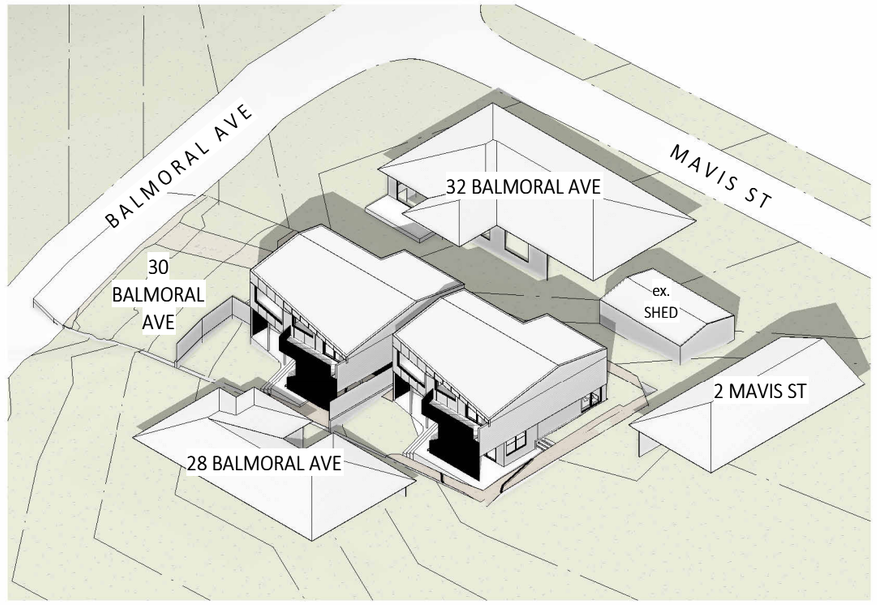
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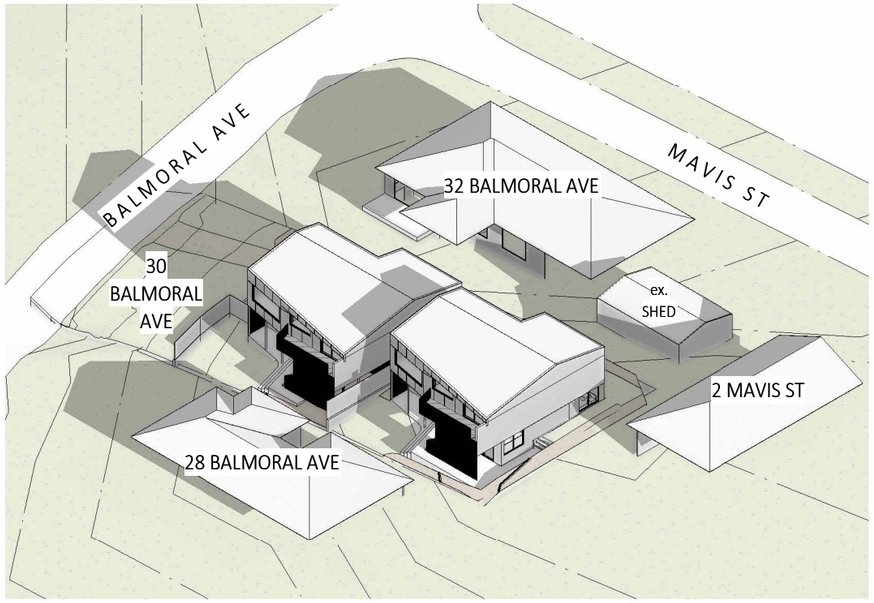
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1 **SHADOW 10AM WINTER**



2 **SHADOW 12PM WINTER**



3 **SHADOW 3PM WINTER**

REV	DATE	DESCRIPTION	ISSUED TO
A	04/11/2026	PLANNING APPLICATION	WTC
B	12/11/2026	PLANNING APPLICATION - REVISION B	WTC

0 1 2 3 4 5m

PLANNING APPLICATION

DWG WINTER SHADOW DIAGRAMS - 3D

PROJECT BALMORAL MULTI RESIDENTIAL

CLIENT HARSHIL & NIYATI SHRIDHAR

SCALE @ A3

ADDRESS 30 BALMORAL AVE, RIVERSIDE TAS 7250

DRAWN TA

CHKD JB

NOTES

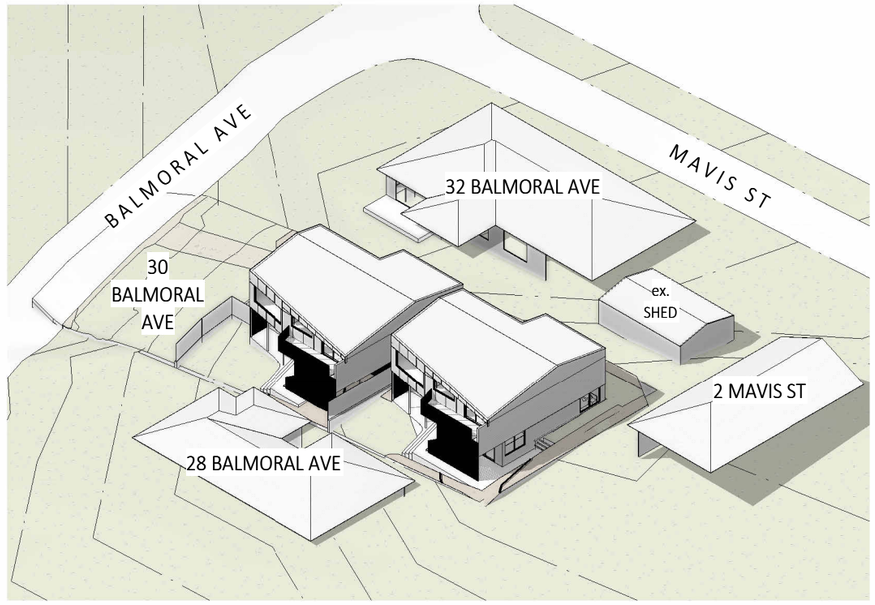
PROJECT NO. 26013

DWG NO. **A05-1**

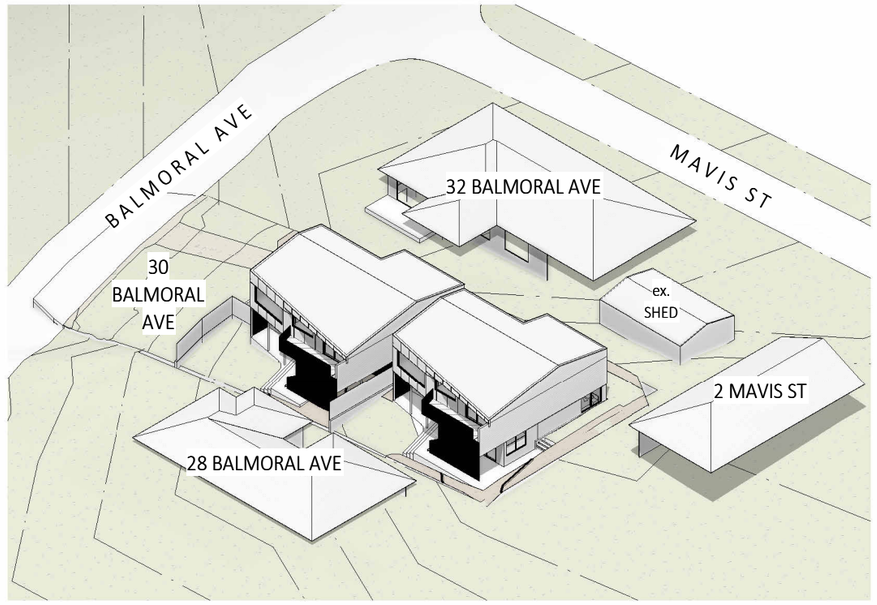
ACCREDITATION NUMBER 947052254

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t: 03 6709 3000
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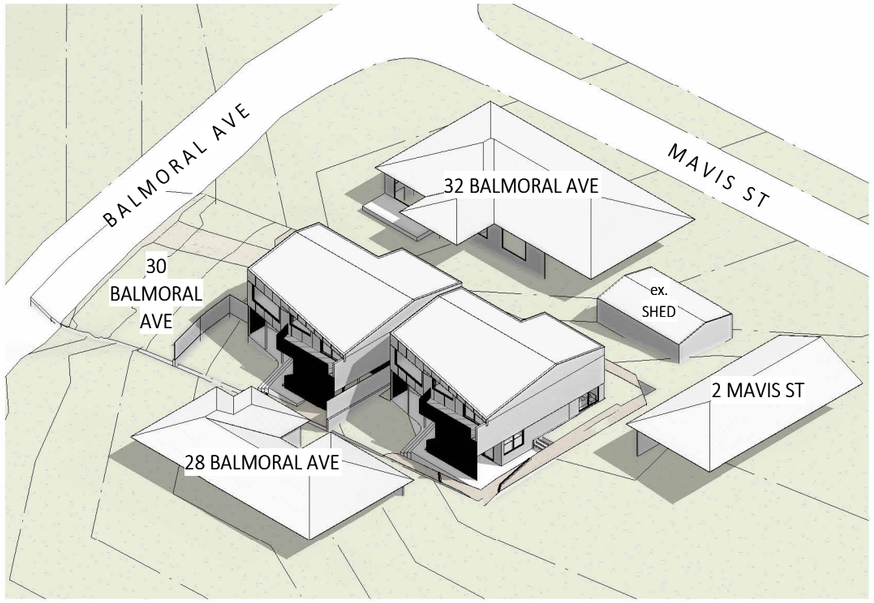
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1 **SHADOW 9AM SUMMER**



2 **SHADOW 12PM SUMMER**



3 **SHADOW 3PM SUMMER**

REV	DATE	DESCRIPTION	ISSUED TO
A	04/11/2026	PLANNING APPLICATION	WTC
B	12/11/2026	PLANNING APPLICATION - REVISION B	WTC

0 1 2 3 4 5m

PLANNING APPLICATION

DWG SUMMER SHADOW DIAGRAMS - 3D

PROJECT BALMORAL MULTI RESIDENTIAL

CLIENT HARSHIL & NIYATI SHRIDHAR

SCALE @ A3

ADDRESS 30 BALMORAL AVE, RIVERSIDE TAS 7250

DRAWN TA

CHKD JB

NOTES

PROJECT NO. 26013

DWG NO. **A05-2**

ACCREDITATION NUMBER 947052254

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