



GLAMORGAN/SPRING BAY COUNCIL
NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: **64 West Shelly Road, Orford**
CT 17211/33

PROPOSAL: **Residential - Alterations & Additions to a**
Dwelling

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received before midnight on 13 May 2026.

APPLICANT: **Duo Design**
DATE: **12/09/2025**
APPLICATION NO: **DA 2025 / 163**

Application for Planning Approval

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:	Duo Design		
Contact person: (if different from applicant)	Belinda Weston		
Address:	155 Fergusson Road,		
Suburb:	Brighton	Post Code:	7030
Email:	duodesign@bigpond.com	Phone: / Mobile:	0409537337

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:	64 West Shelly Road		
Suburb:	Orford	Post Code:	7190
Size of site: (m ² or Ha)	683		
Certificate of Title(s):	17211/33		
Current use of site:	Residential Dwelling		

General Application Details <i>Complete for All Applications</i>	
Description of proposed use or development:	Proposed Upper Storey additions
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	\$
Is the property on the State Heritage Register? (Circle one)	<input type="checkbox"/> Yes / No <input checked="" type="checkbox"/>
For all Non-Residential Applications	
Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	
Personal Information Protection Statement	

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

Applicant Declaration

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:

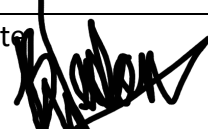
- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Applicant Signature:		Date:	11/09/2025
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Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	
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If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.

Checklist of application documents:

Taken from Section 6 of the Planning Scheme

An application must include:

- a signed application form;
- any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- details of the location of the proposed use or development;
- a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
 - (i) the existing and proposed use(s) on the site;
 - (ii) the boundaries and dimensions of the site;
 - (iii) topography including contours showing AHD levels and major site features;
 - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
 - (v) soil type;
 - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
 - (vii) the location and capacity and connection point of any existing services and proposed services;
 - (viii) the location of easements on the site or connected to the site;
 - (ix) existing pedestrian and vehicle access to the site;
 - (x) the location of existing and proposed buildings on the site;
 - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
 - (xii) any natural hazards that may affect use or development on the site;
 - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
 - (xiv) any proposed open space, common space, or facilities on the site; and
 - (xv) proposed subdivision lot boundaries;
- where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
 - (xvi) the internal layout of each building on the site;
 - (xvii) the private open space for each dwelling;
 - (xviii) external storage spaces;
 - (xix) parking space location and layout;
 - (xx) major elevations of every building to be erected;
 - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
 - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
 - (xxiii) materials and colours to be used on roofs and external walls.

SEARCH OF TORRENS TITLE

VOLUME 17211	FOLIO 33
EDITION 2	DATE OF ISSUE 04-Oct-2004

SEARCH DATE : 25-Jun-2025

SEARCH TIME : 02.07 PM

DESCRIPTION OF LAND

Parish of ORFORD, Land District of PEMBROKE
 Lot 33 on Plan 17211
 Being the land described in Conveyance No. 60/8460
 Derivation : Part of 1050 Gtd. to F. Maning
 Prior CT 4159/54

SCHEDULE 1

B239578 TRANSFER to PAUL ANTHONY TAPP and JENNIFER TAPP

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: Right of drainage (including the right of construction of drains) for the owner or owners for the time being of the said land with described for the purpose of carrying away storm water and other surplus water from the said land within described over and under the strip of land marked Drainage Easement & Footway on P17211 and through all sewers and drains which may hereafter be made or passing under through and along the said strip of land and the right of the said owner or owners and his and their surveyors and workmen from time to time and at all times hereafter if he or they should think fit to enter into and upon the said strip of land to inspect repair cleanse and amend any such sewer or drain without doing unnecessary damage to the said strip of land

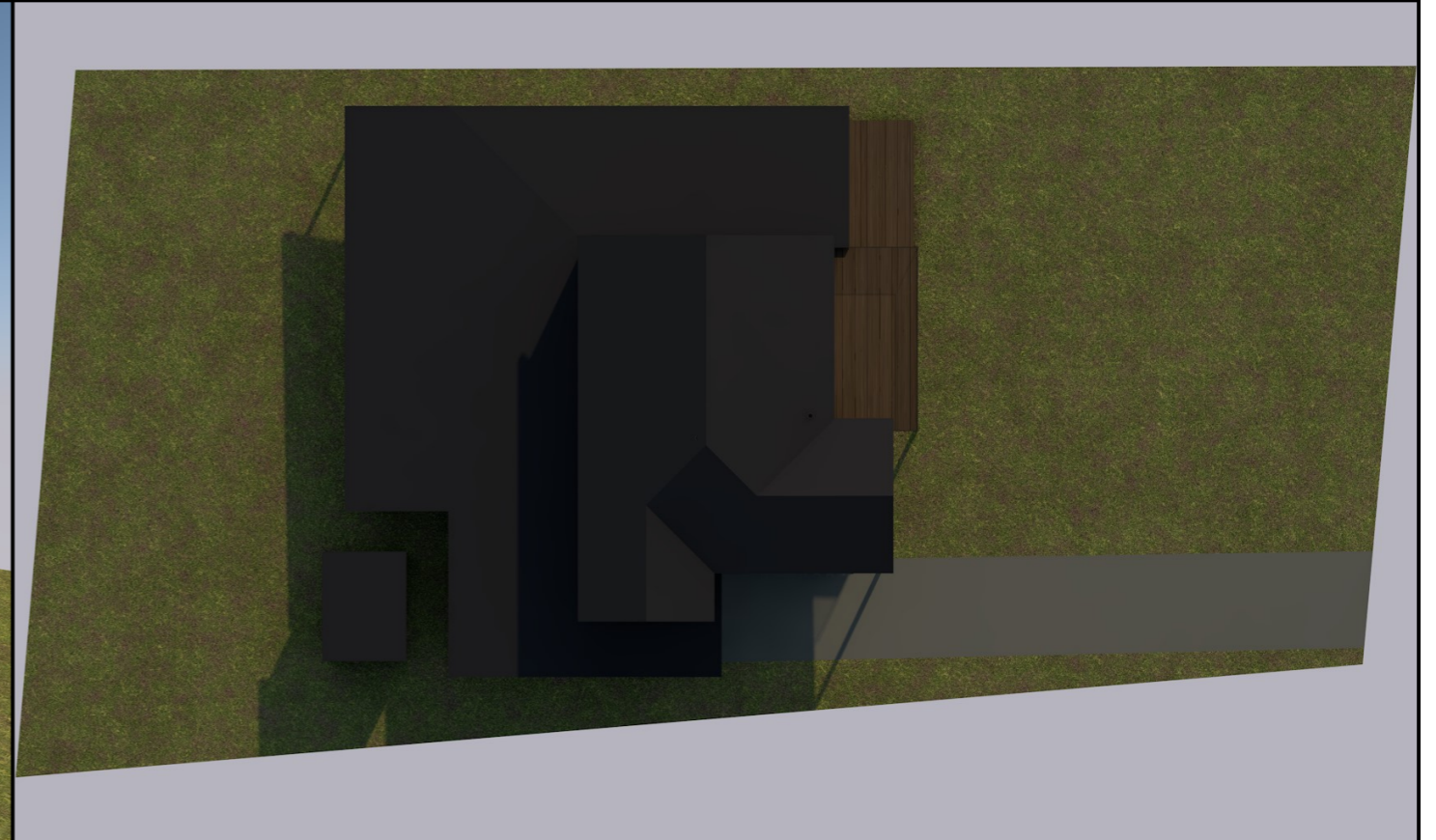
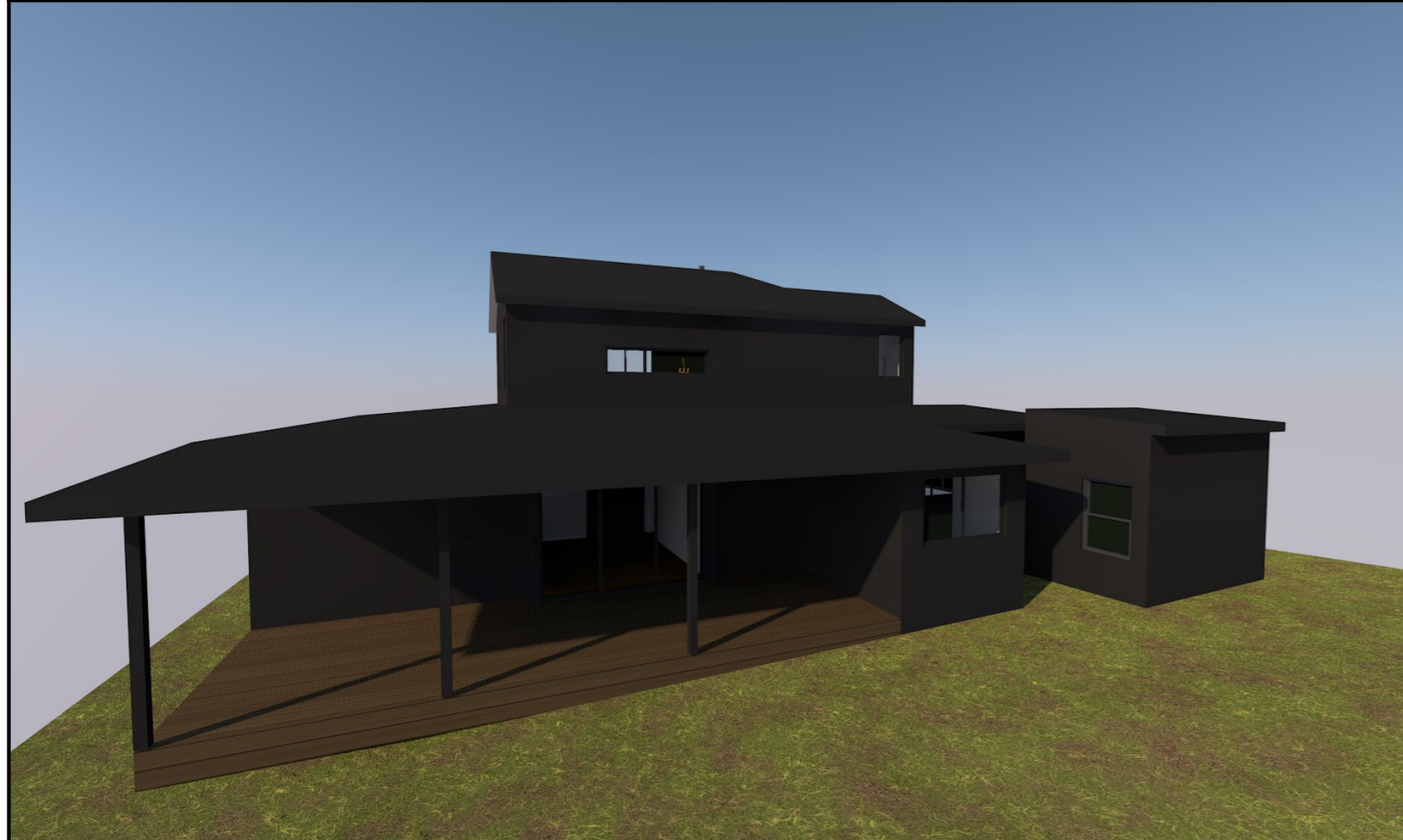
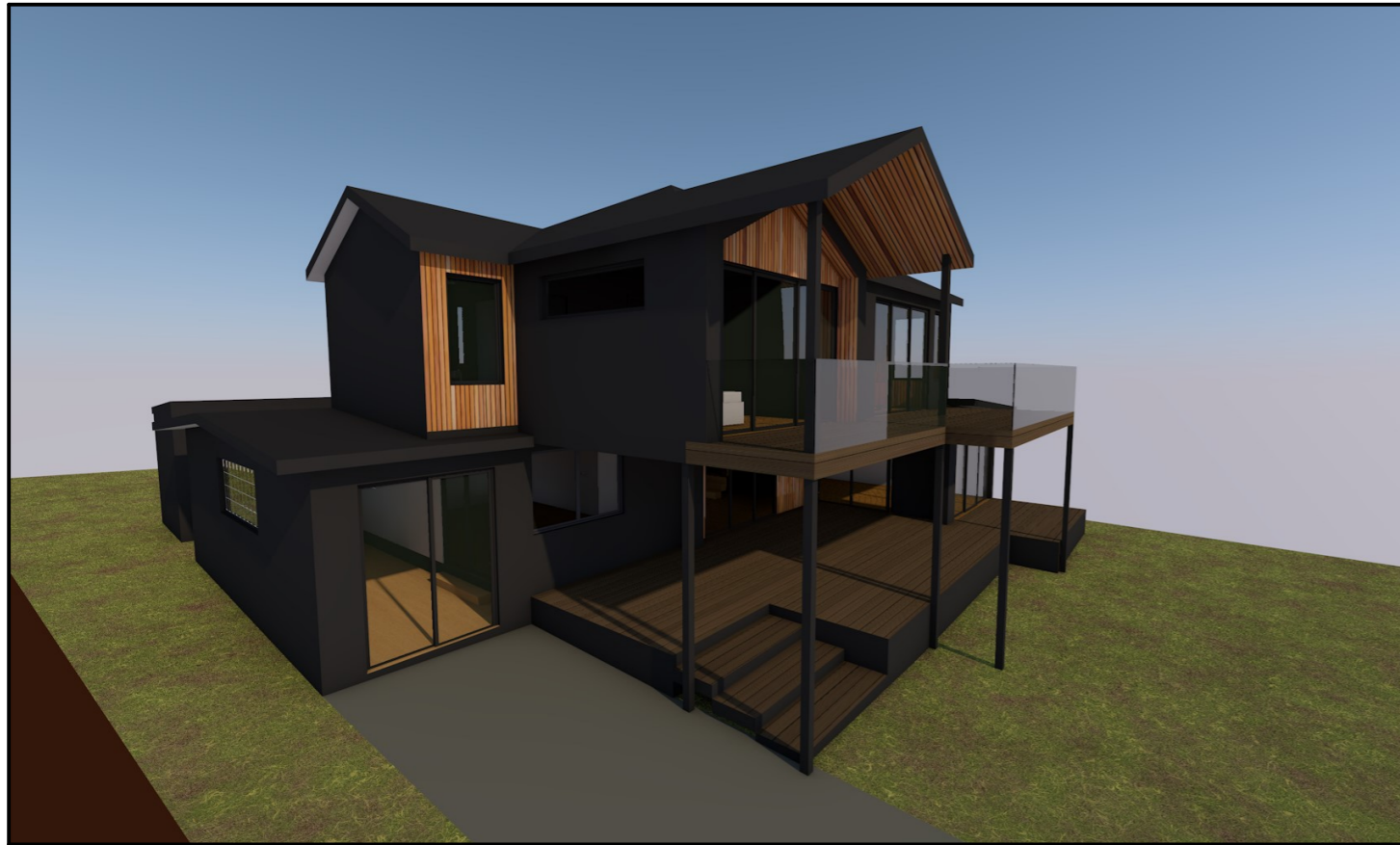
BURDENING EASEMENT: Right of drainage (including the right of construction of drains) (as appurtenant to Lot 28A to 32A both inclusive on Survey Plan No. 828 D.O.) for the owner or owners for the time being of the said Lots for the purpose of carrying away storm water and other surplus water from the said Lots over and under the strip of land passing through Lot 33 on P17211 and through all sewers and drains which may hereafter be made or passing under, through and along the strip

of land and the right of the said owner or owners and his and their surveyors and workmen from time to time and at all times hereafter if he or they should think fit to enter into and upon the said strip of land and to inspect repair cleanse and amend any such sewer or drain without doing unnecessary damage to the said strip of land

C591970 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 04-Oct-2004 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



CONCEPTUAL 3D PERSPECTIVES

ISSUE : DEVELOPMENT APPROVAL
JOB: PROPOSED ALTERATIONS & ADDITIONS
ADDRESS: 64 WEST SHELLY ROAD ORFORD 7190

CLIENT : PAUL & CAMERON TAPP
TITLE REF: CT- 17211/33

DRAWING INDEX:

- 00 - COVER PAGE / 3D PERSPECTIVES
- 01 - SITE PLAN 1.200
- 02 - PROPOSED GROUND FLOOR PLAN 1.100
- 03 - PROPOSED UPPER FLOOR PLAN 1.100
- 04 - PROPOSED ELEVATIONS 1.100
- 05 - PROPOSED ELEVATIONS 1.100




Belinda Weston
Mark Day

155 Fergusson Rd,
Brighton. TAS. 7030

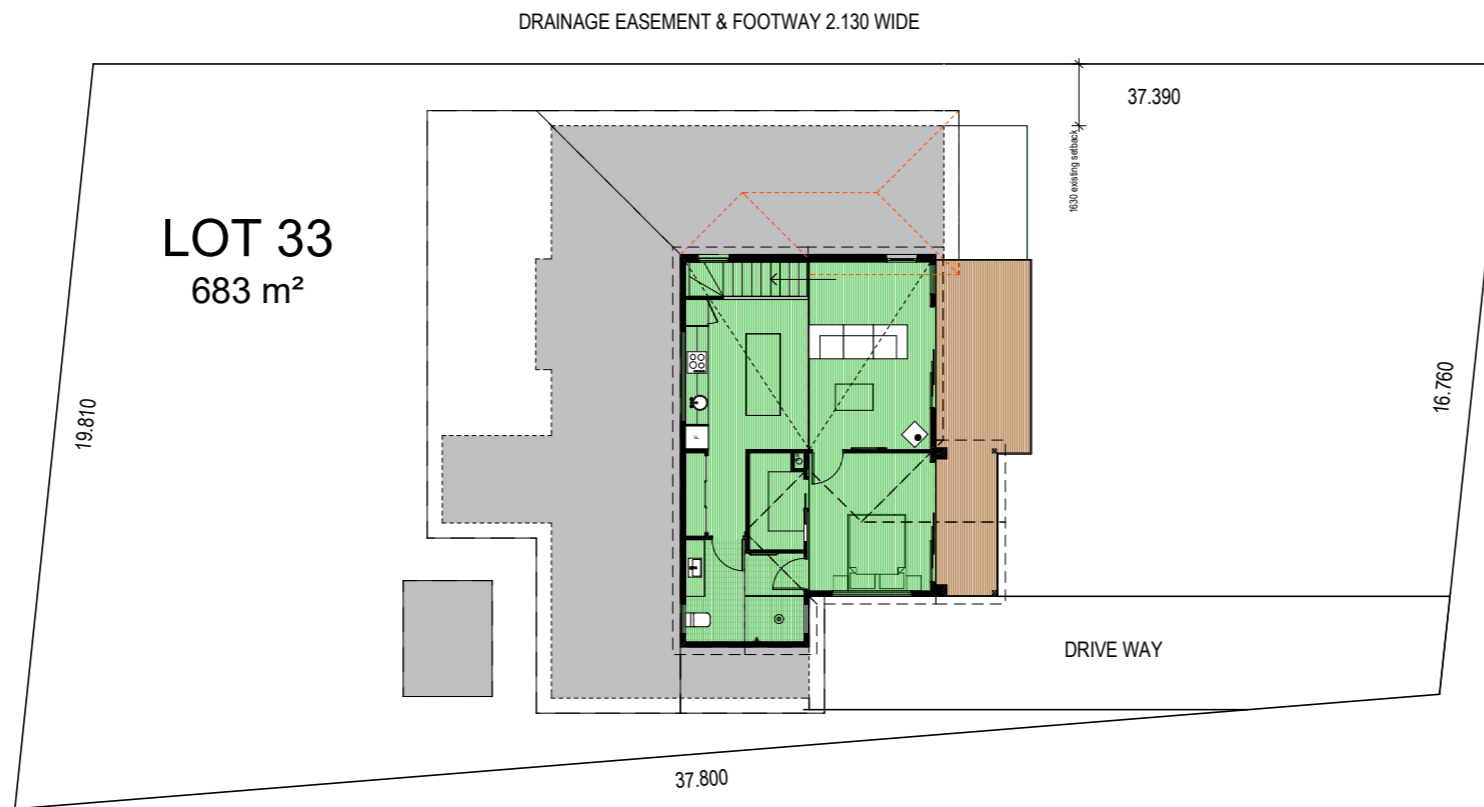
Ph : 03 62680063
M : 0409 537 337
or 0434 147 747

Email : duodesign@bigpond.com



-  PROPOSED UPPER FLOOR ADDITION
-  PROPOSED UPPER FLOOR DECK
-  EXISTING BUILDING

SITE AREA : 683m²
 TOTAL ROOF AREA : (INCLUDING EAVES) : 211.04 m².
 31 % SITE COVERAGE



BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
 PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN
 ACCORDANCE WITH THE STATE BUILDING REGULATIONS
 LOCAL COUNCIL BY-LAWS AND CURRENT NCC.

WEST SHELLY ROAD

Belinda Weston
 Mark day

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 Brighton. TAS. 7030

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 or 0434 147 747

Email :
 duodesign@bigpond.com



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JOB : ALTERATIONS &
 ADDITIONS

AT : LOT 33, No.64 WEST
 SHELLY ROAD,
 ORFORD

FOR : PAUL TAPP

DRAWING TITLE :

SITE PLAN

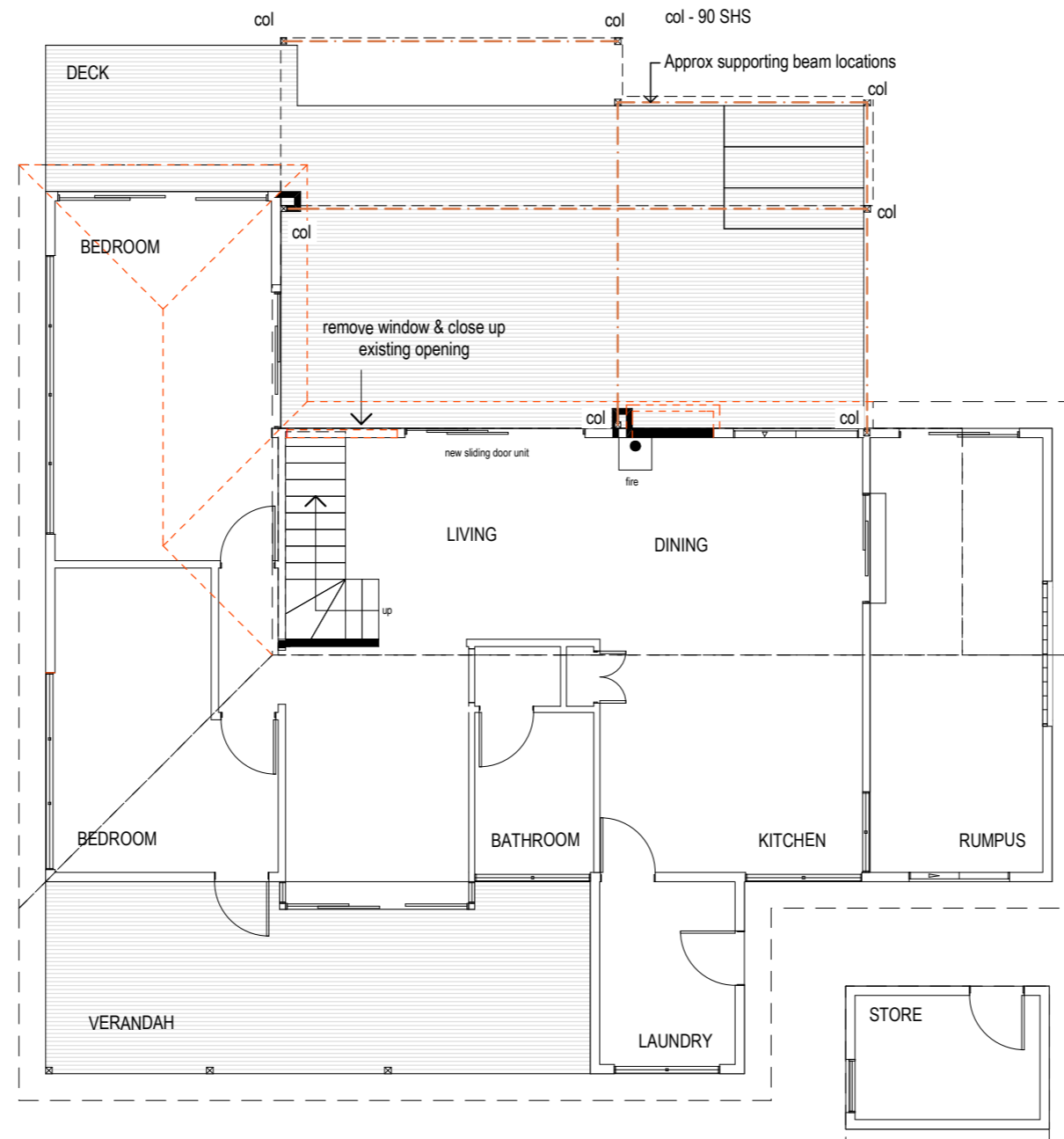
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BJW	09.09.2025	01
SCALE:	ISSUE:	
1:200	DA	



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EXISTING FLOOR AREA : 123.64 m2, 13.30 Squares
EXISTING FRONT DECK AREA : 50.54 m2, 5.44 Squares
EXISTING VERANDAH AREA : 22.46 m2, 2.41 Squares

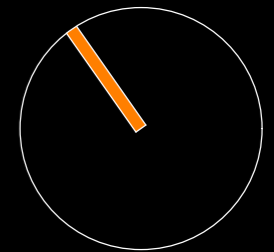
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JOB : ALTERATIONS &
ADDITIONS

AT : 64 WEST SHELLY ROAD,
ORFORD

FOR : CAMERON & PAUL TAPP

DRAWING TITLE :

**PROPOSED GROUND
FLOOR PLAN**

DRAWN: DATE: DWG NO. :

BJW 09.09.2025

02

SCALE:A3 ISSUE:

1:100 DA

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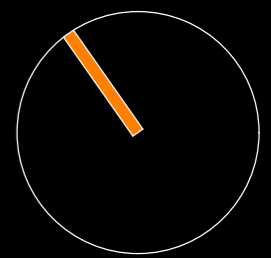




PROPOSED UPPER FLOOR AREA : 61.55 m2, 6.62
 Squares (excludes stair void)
 PROPOSED UPPER DECK AREA : 19.14 m2, 2.06
 Squares

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 duodesign@bigpond.com



JOB : ALTERATIONS &
 ADDITIONS
 AT : 64 WEST SHELLY ROAD,
 ORFORD
 FOR : CAMERON & PAUL TAPP

DRAWING TITLE :
**PROPOSED FIRST
 FLOOR PLAN**

DRAWN: BJW	DATE: 09.09.2025	DWG NO. : 03
SCALE:A3 1:100	ISSUE: DA	



BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
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USE WRITTEN DIMENSIONS-DO NOT SCALE

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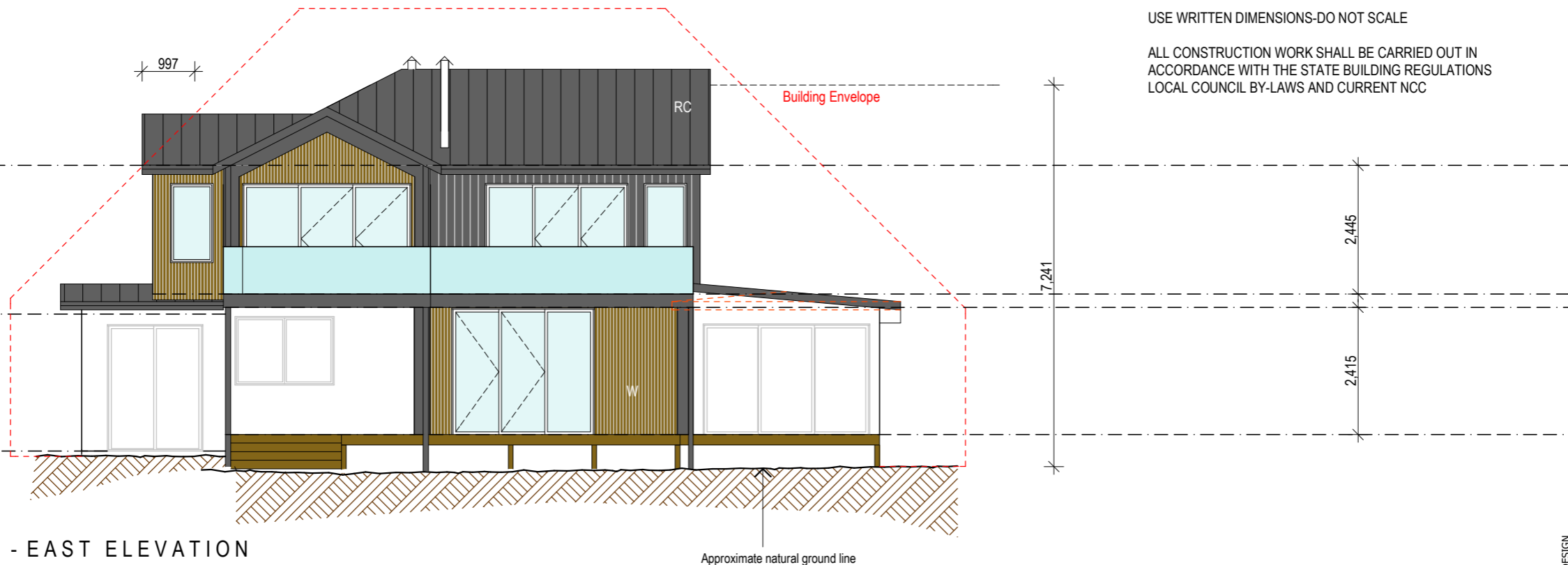
Belinda Weston
Mark day

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Brighton. TAS. 7030

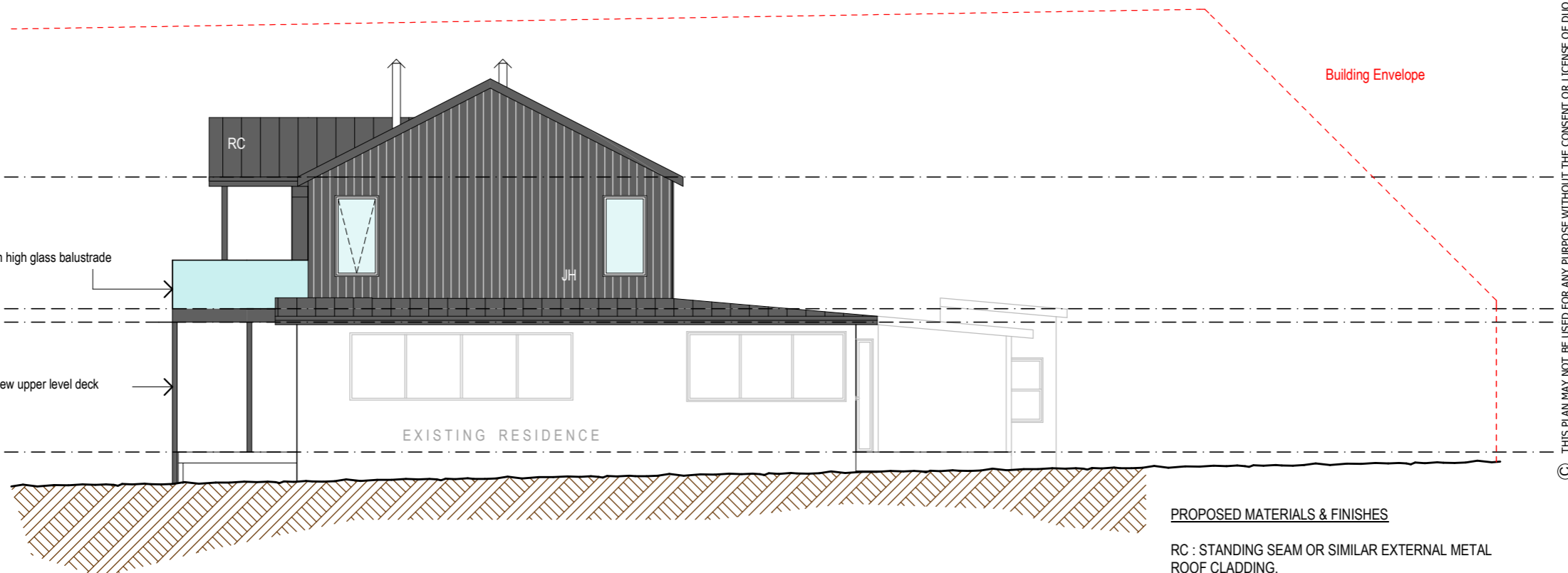
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NORTH - EAST ELEVATION



NORTH - WEST ELEVATION

PROPOSED MATERIALS & FINISHES

RC : STANDING SEAM OR SIMILAR EXTERNAL METAL
ROOF CLADDING.
COLORBOND MONUMENT

W: WEATHERTEX WEATHERGROVE, WOODSMAN - 150mm
GROVE.

JH: JAMES HARDIE FINE TEXTURE RENDER SHEET 8.5
mm THICK - PAINTED COLORBOND MONUMENT

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RFI : 31.3.26

JOB : ALTERATIONS &
ADDITIONS

AT : 64 WEST SHELLY ROAD,
ORFORD

FOR : CAMERON & PAUL TAPP

DRAWING TITLE :

**PROPOSED
ELEVATIONS**

DRAWN: B JW
DATE: 09.09.2025

SCALE: A3
1:100
ISSUE: DA

DWG NO. :

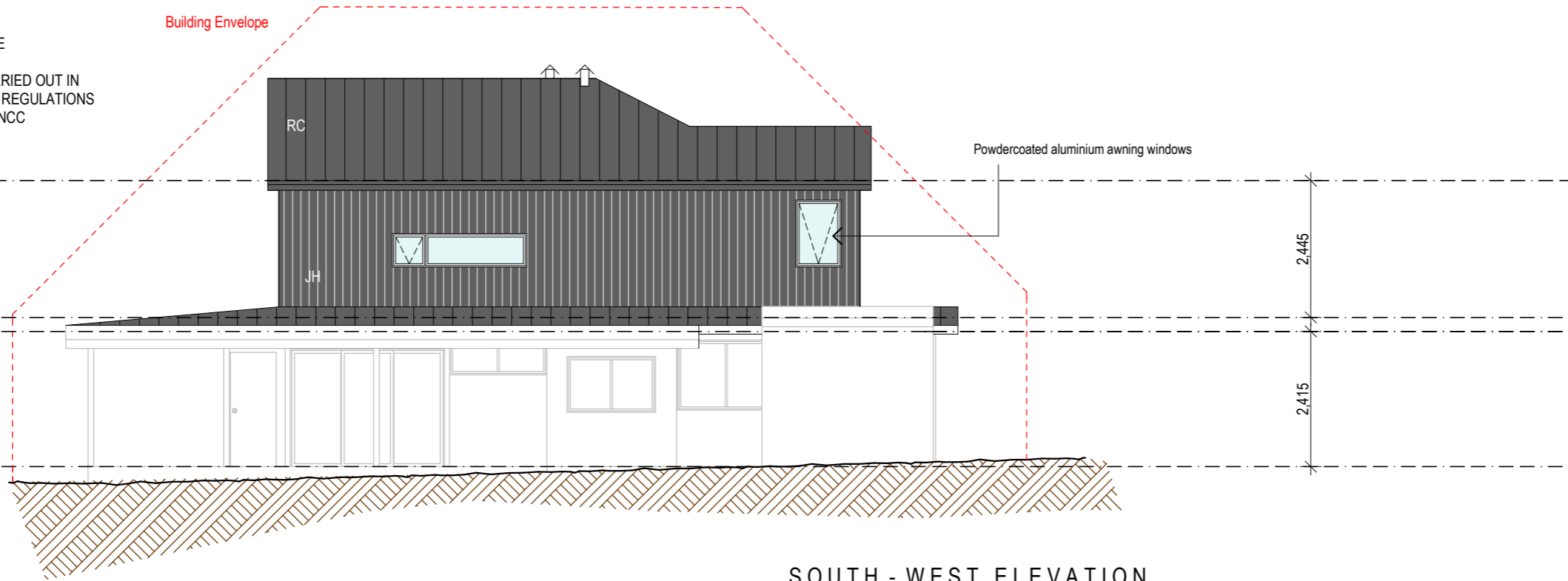
04



BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
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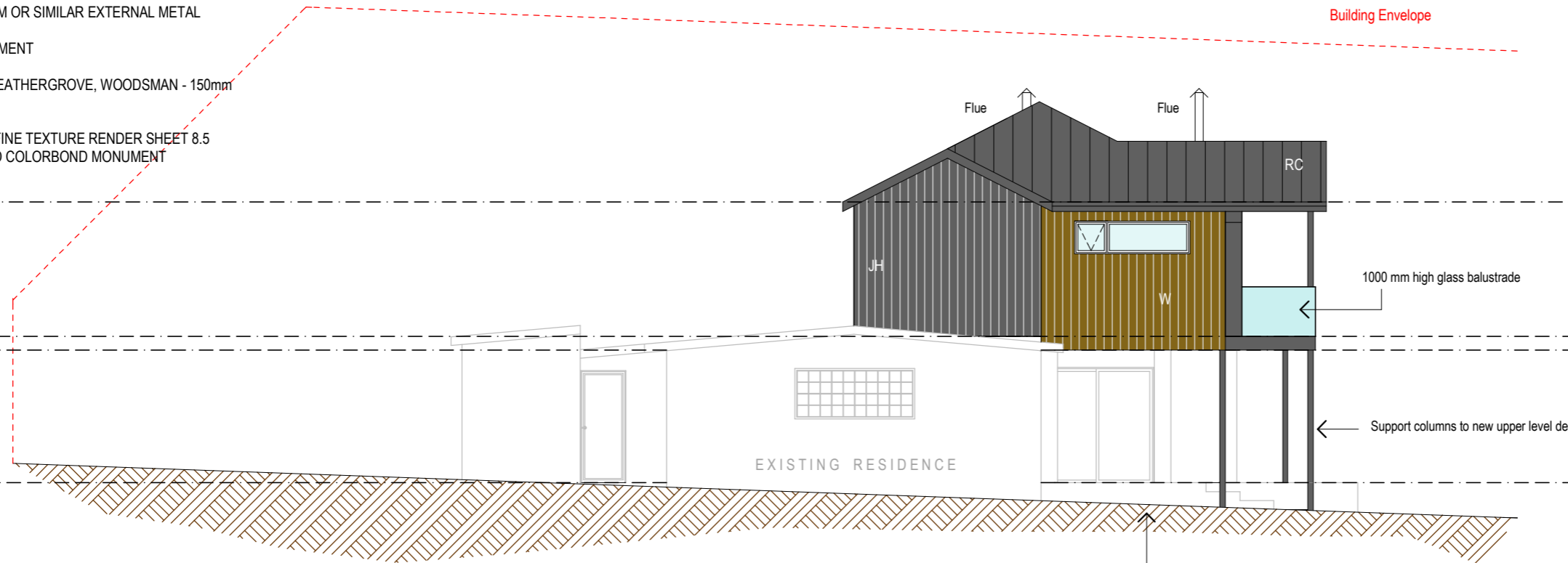
SOUTH - WEST ELEVATION

PROPOSED MATERIALS & FINISHES

RC : STANDING SEAM OR SIMILAR EXTERNAL METAL
ROOF CLADDING.
COLORBOND MONUMENT

W: WEATHERTEX WEATHERGROVE, WOODSMAN - 150mm
GROVE.

JH: JAMES HARDIE FINE TEXTURE RENDER SHEET 8.5
mm THICK - PAINTED COLORBOND MONUMENT



SOUTH - WEST ELEVATION

Approximate Natural Ground Line

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JOB : ALTERATIONS &
ADDITIONS

AT : 64 WEST SHELLY ROAD,
ORFORD

FOR : CAMERON & PAUL TAPP

DRAWING TITLE :

**PROPOSED
ELEVATIONS**

DRAWN:	DATE:	DWG NO. :
BJW	09.09.2025	05
SCALE:A3	ISSUE:	
1:100	DA	

**DUO
DESIGN**