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: **8 Aubin Court, Orford**
CT 11102/30

PROPOSAL: **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 19 March 2026.

APPLICANT:	**Another Perspective**
DATE:	**27/02/2026**
APPLICATION NO:	**DA 2026 / 036**

GLAMORGAN SPRING BAY COUNCIL

9 Melbourne Street (PO Box 6)
Triabunna TAS 7190
03 6256 4777
03 6256 4774
admin@freycinet.tas.gov.au
www.gsbc.tas.gov.au

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:	Another Perspective Pty Ltd		
Contact person: (if different from applicant)			
Address:	PO Box 171		
Suburb:	North Hobart	Post Code:	7002
Email:	stuart.french@anotherperspective.com.au	Phone: / Mobile:	03 6231 4122

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

Owner (if different from applicant)	Rodney Nuss & Louise Cherrie		
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site *(Note: If your application is discretionary, the following will be placed on public exhibition)*			
Address of proposal:	8 Aubin Court		
Suburb:	Orford	Post Code:	7190
Size of site: (m^2 or Ha)	1509		
Certificate of Title(s):	11102/30		
Current use of site:	Vacant		

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General Application Details *Complete for All Applications*	
Description of proposed use or development:	Proposed Double Storey Dwelling
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)	☐ Yes / No ☑

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.

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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:	26/02/2026

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:	

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.

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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.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
11102	30
EDITION	DATE OF ISSUE
4	21-Nov-2022

SEARCH DATE : 24-Feb-2026
SEARCH TIME : 01.19 pm

DESCRIPTION OF LAND

Town of ORFORD
Lot 30 on Sealed Plan 11102
Derivation : Part of Lot 8074 Gtd to F S Gray and Part of Lot 13930 Gtd to R S Fieldwick
Prior CT 3709/88

SCHEDULE 1

M990686 TRANSFER to LOUISE CHERRIE and RODNEY ANDREW NUSS
Registered 21-Nov-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 11102 EASEMENTS in Schedule of Easements (if any)
SP 11102 COVENANTS in Schedule of Easements (if any)
SP 11102 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

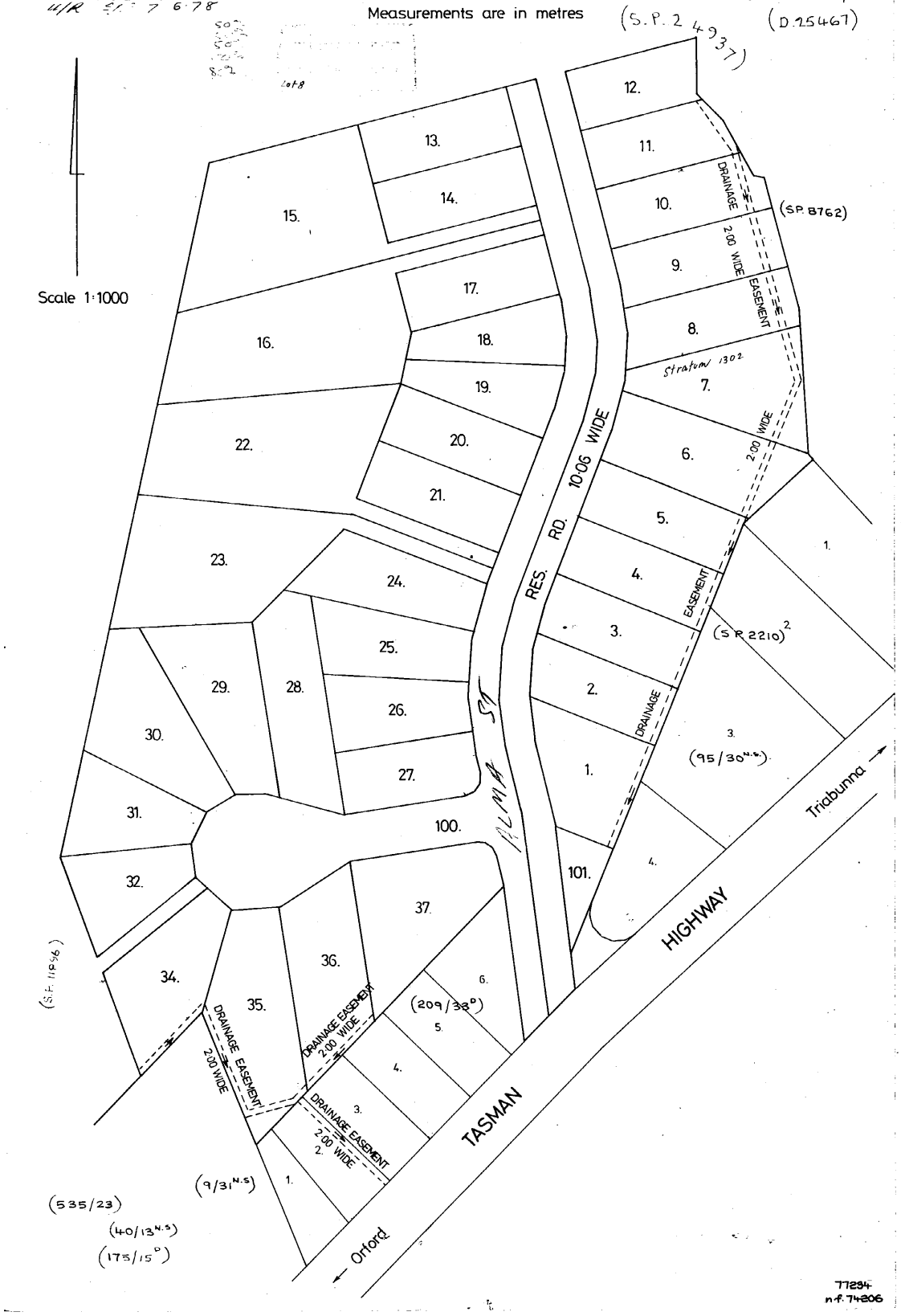
Department of Natural Resources and Environment Tasmania
www.thelist.tas.gov.au

SP 11102

-6 JUN 1978

Owner: ~~Holkam~~ Estates Pty. Ltd. Holkham	PLAN OF SURVEY by Surveyor J. B. Medbury of land situated in the	Registered Number: S.P. 11102
Title Reference: C.T. 3595-82	~~LAND DISTRICT OF PEMBROKE~~ ~~PARISH OF TRIABUNNA~~ TOWN OF ORFORD	Effective from 21 AUG 1978
Grantee: Part of Lot 8074 (42A-2R-0P) granted to F. S. Gray & part of Lot 13930 (67A-0R-0P) granted to R.A. Fieldwick		ACTING DEPUTY Recorder of Titles

Measurements are in metres



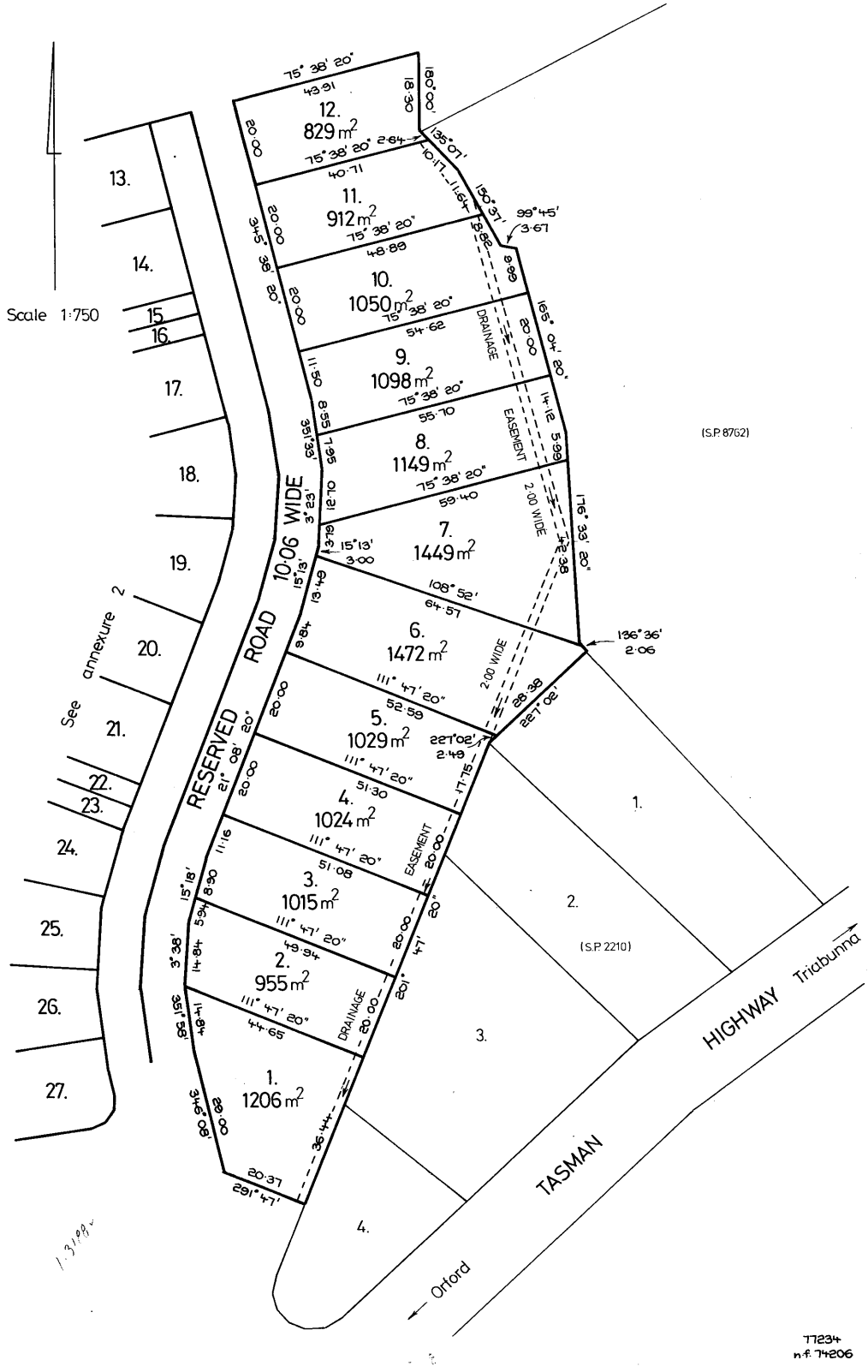
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE SHEET No. 1 (of 4 annexures) to plan by Surveyor J. B. Medbury	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 29/3/78 and that certificate extends to the detail shown on this sheet.	Registered Number: S.P11102
Signed for the purposes of identification Council Clerk	Surveyor Owner: ~~Holkam~~ Holkham Estates Pty. Ltd. Title Reference: C.T. 3595-82	

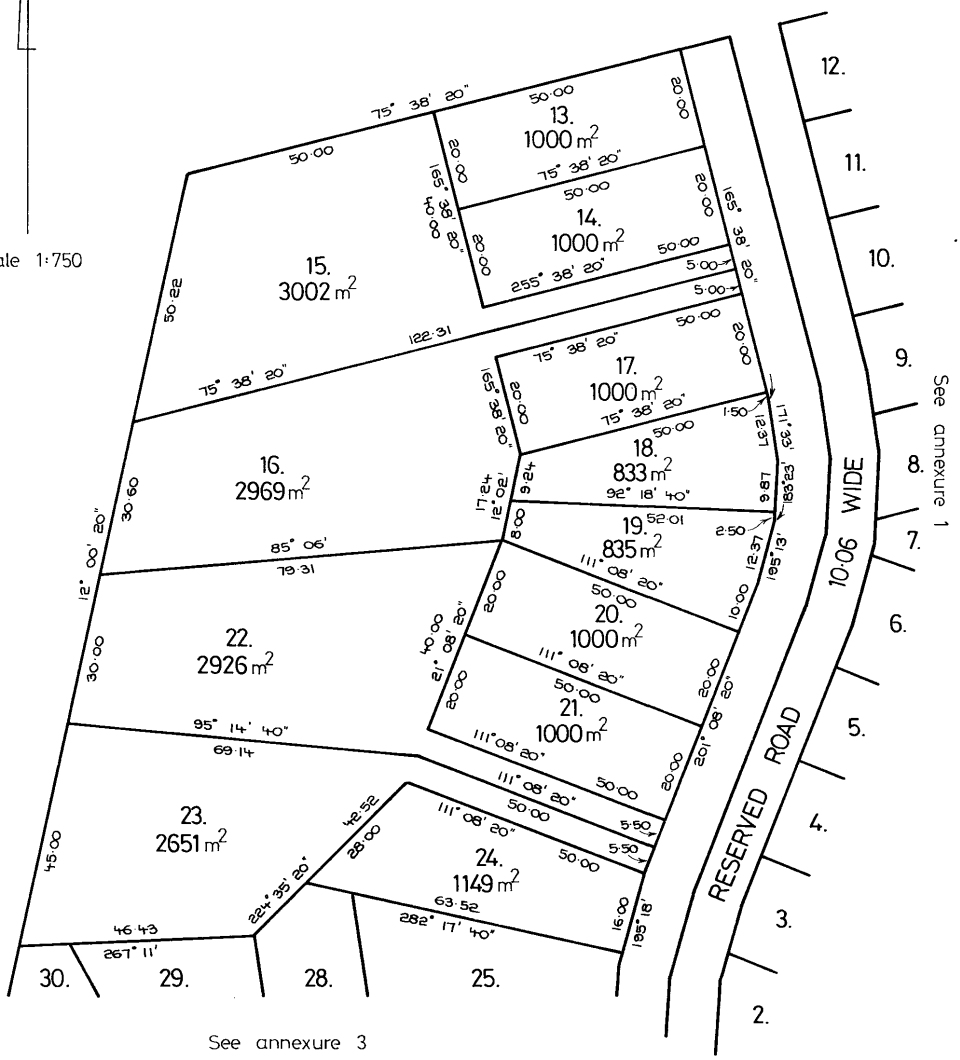
Measurements are in metres



ANNEXURE SHEET No. 2 (of 4 annexures) to plan by Surveyor J.B. Medbury	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 29/3/78 and that certificate extends to the detail shown on this sheet.	Registered Number: S.P11102
Signed for the purposes of identification Council Clerk	Surveyor Owner: ~~Holkam~~ Holkham Estates Pty. Ltd. Title Reference: C.T. 3595-82	

Measurements are in metres

Scale 1:750

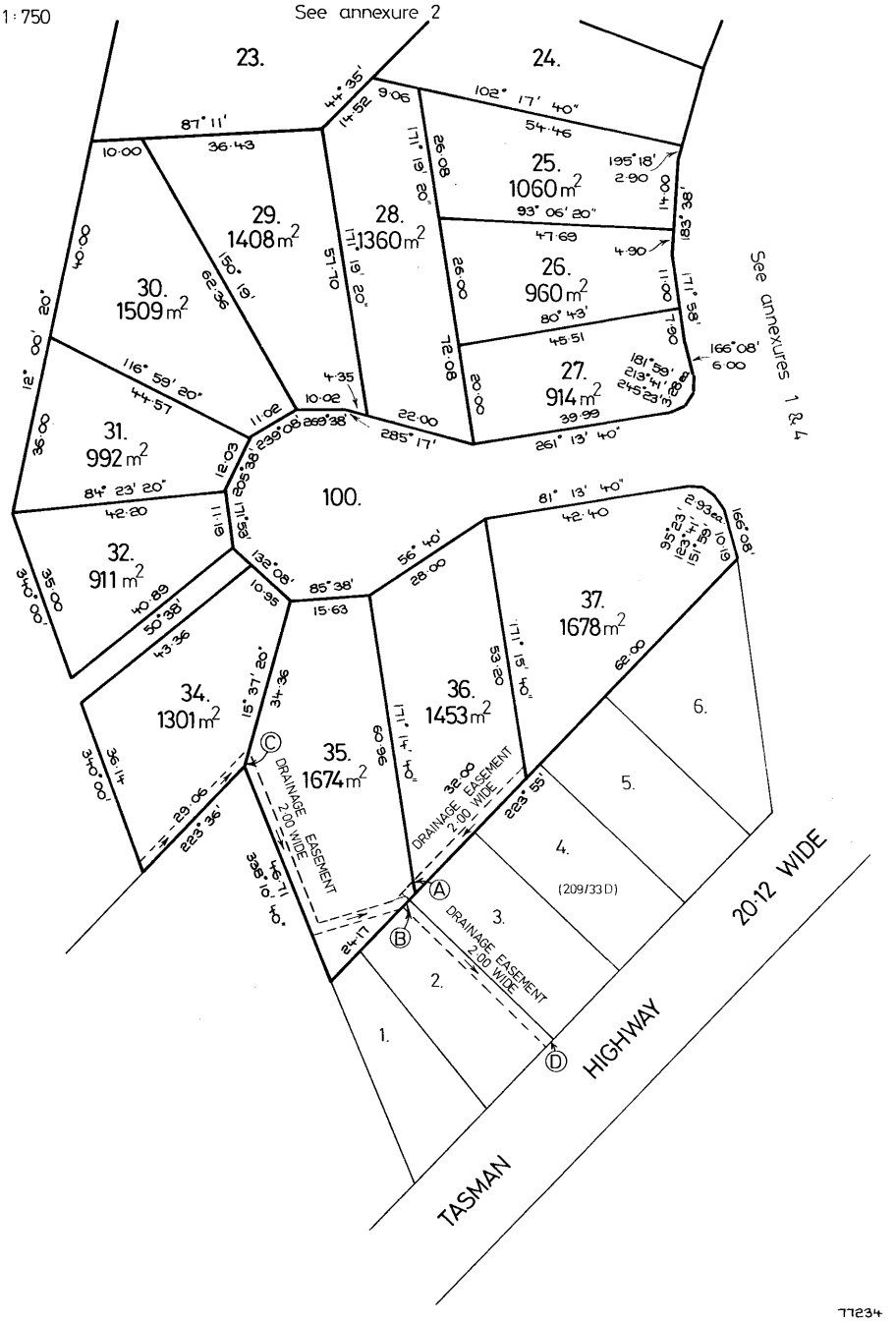


77234
n.f. 74206

ANNEXURE SHEET No. 3 (of 4 annexures) to plan by Surveyor J. B. Medbury	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 29/3/78 and that certificate extends to the detail shown on this sheet.	Registered Number: S.P 11102
Signed for the purposes of identification Council Clerk	Surveyor Owner: ~~Holkam~~ Holkham Estates Pty. Ltd. Title Reference: C.T. 3595-82	

Measurements are in metres

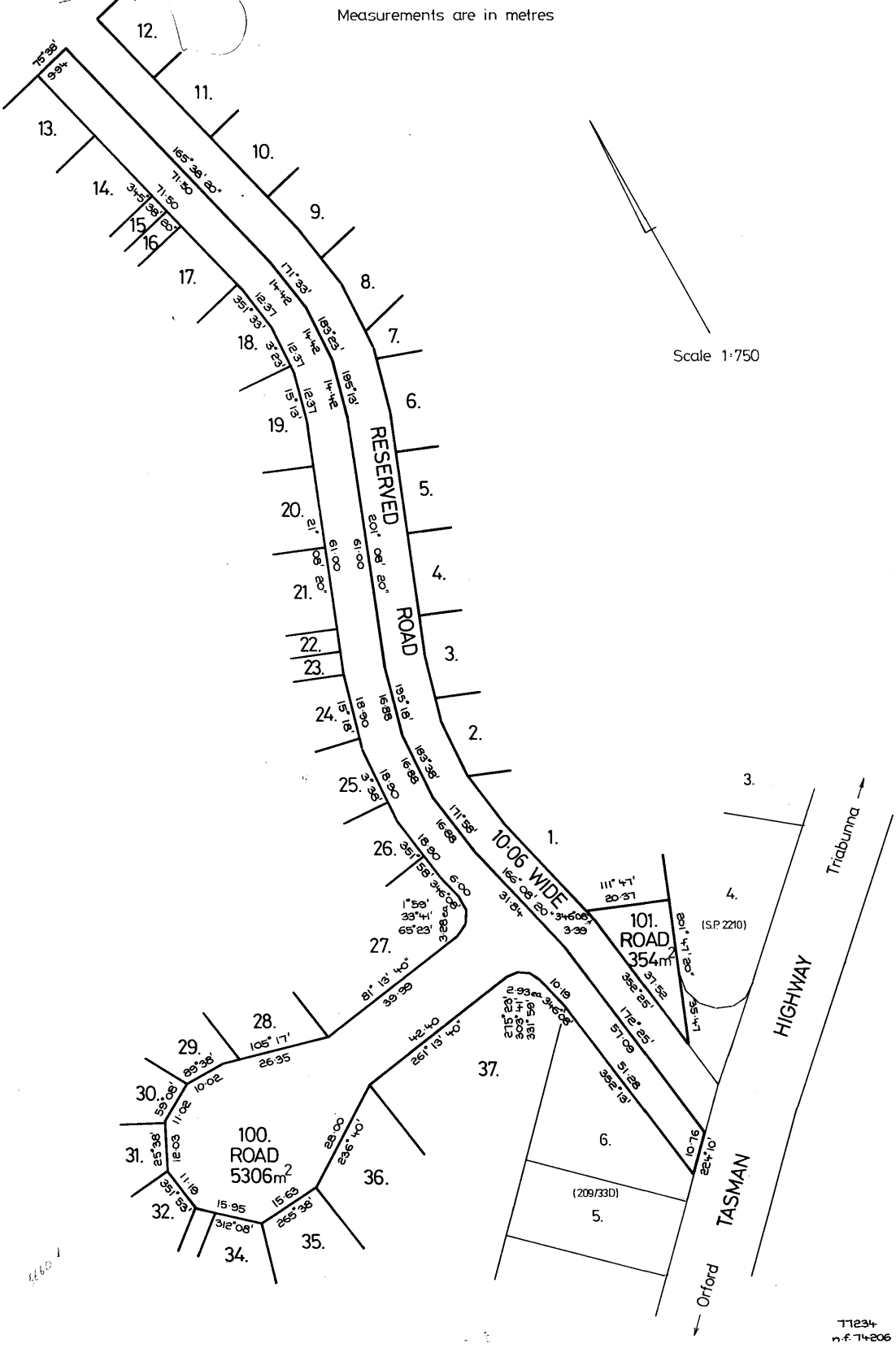
Scale 1:750



77234
n.f. 74206

ANNEXURE SHEET No. 4 (of 4 annexures) to plan by Surveyor J.B.Medbury	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 29/3/78 and that certificate extends to the detail shown on this sheet.	Registered Number: S.P11102
Signed for the purposes of identification Council Clerk	Surveyor Owner: ~~Holkham~~ Holkham Estates Pty. Ltd. Title Reference: C.T. 3595-82	

Measurements are in metres



SCHEDULE OF EASEMENTS

PLAN NO. S.P 11102

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

NOTE -- THIS FORM IS NOT TO BE USED WHERE NO EASEMENTS ARE SHEWN ON THE PLAN. IN THAT CASE THE BLANK FORM MUST BE USED.

THIS COPY SCHEDULE CONSISTS OF 3 PAGES

EASEMENTS

Rights of Drainage

Each lot on the plan is together with such rights of drainage over the drainage easements shewn on the plan as may be necessary to drain the stormwater and other surplus water from such lot.

Each lot on the plan is subject to such rights of drainage over the drainage easements (if any) shewn on the plan as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

NO Profits or prendre are created to benefit or burden any of the Lots shown on the plan.

Lot 34 is together with a right of drainage over the drainage easement 2.00 metres wide shown passing through lot 35 and marked hereon BC

Lot 34 is together with a right of drainage over the drainage easement 2.00 metres wide shown hereon passing through land comprised in Certificate of Title 3052/25 marked BD

Lot 35 is subject to a right of drainage (as appurtenant to lot 34) and the balance over the drainage easement shown hereon marked BC

Lot 35 is subject to a right of drainage (as appurtenant to lot 36) over the drainage easement shown hereon marked AB

Lot 35 is together with a right of drainage over the drainage easement 2.00 metres wide shown hereon passing through land comprised in Certificate of Title 3052/25 and marked hereon BD

Lot 36 is together with a right of drainage over the drainage easement 2.00 metres wide shown passing through lot 35 and marked hereon AB

Lot 36 is together with a right of drainage over the drainage easement 2.00 metres wide shown hereon passing through land comprised in Certificate of Title 3052/25 and marked hereon BD

11102

~~The balance of land in Certificate of Title 3595/82 is together with a right of drainage over the drainage easement 2.00 metres wide passing through lots 34 and 35 and the easement 2.00 metres wide shown marked BD.~~

Lot 34 is: Subject to a right of drainage (appurtenant to the balance) over the drainage easement passing through the said lot.

Interpretation: "Balance" means the balance of the land in Certificate of Title Volume 3595 Folio 82 remaining vested in HolkhamEstates Pty. Ltd. at the date of acceptance hereof excluding the lots in the plan.

Covenants

The owners of Lots 1,2,3,4,5,6,7,8,9,10,11 & 12Covenant for themselves their executors and assigns with the owners for the time being of each of the other lots shown on the plan to the ~~interest~~ intent that the burden of this Covenant may run with and bind the Covenantor's lot and every part thereof and that the benefit shall be annexed to and devolve with each and every part of every other lot as follows:-

(a) Not to erect or permit to be erected on Lots 1,2,3,4,5,6,7,8,9,10, 11 & 12 any dwelling or other building constructed in whole or in part of unpainted galvanised iron or any other reflective materials.

11102

Fencing Covenant

The owners of each of the lots on the Plan Covenant with Holkham Estates Pty. Ltd. that aforesaid Holkham Estates Pty. Ltd. as Vendor shall not be required to fence.

THE COMMON SEAL of HOLKHAM ESTATES PTY. LTD. as Registered Proprietor of the land in Certificate of Title Volume 3595 Folio 82 in the presence of:

HOLKHAM ESTATES PTY. LTD. COMMON SEAL

Director

Secretary

THE COMMON SEAL of GORDON JENNINGS PTY. LTD. as Mortgagee under Mortgage Number A 605206 was hereto affixed in the presence of:

Director

Common Seal

Director

EXECUTED BY ESANDA LIMITED

by being signed by its Attorney JOHN DENIS TYQUIN under Power of Attorney No. 20701 (who hereby certifies that he is the Tasmanian Manager Esanda Limited and has received no notice of revocation of the above Power of Attorney) in the presence of:

ESANDA LIMITED BY ITS ATTORNEY

TASMANIAN MANAGER ESANDA LIMITED

BANK OFFICER,
HOBART.

(As Mortgagee under Mortgage No. A 564220).

11102

This is the schedule of easements attached to the plan of subdivision comprising lots 1 to 37 of ~~Holkam~~ Holkham Estates Pty.Ltd. comprising part of the land in C.T Volume 3595 Folio 82
(Insert Title Reference)

Sealed by the Council of the Municipality of Spring Bay on 16th. May. 19 78

Council Clerk/~~Town Clerk~~

56158

AP2025-2522 - PROPOSED CHERRIE & NUSS RESIDENCE
8 Aubin Court,
ORFORD

SHEET	DRAWING TITLE
01	SITE PLAN
01a	DRAINAGE PLAN
02	GROUND FLOOR PLAN
02a	FIRST FLOOR PLAN
03	ELEVATIONS SHEET 1
03a	ELEVATIONS SHEET 2
03b	PERSPECTIVE VIEWS

No.	Amendment	Date	Drawn	Checked	Sheet
	DA PLAN SET	24 Feb. 2026	SW	ST	01 - 03

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

PROPOSED CHERRIE & NUSS RESIDENCE

8 Aubin Court,
ORFORD

Soil Classification:	TBC
Title Reference:	CT11102/30
Floor Areas:	206.84m²
Porch / Deck Areas:	96.47m²
Wind Speed:	TBC
Climate Zone:	7
Alpine Zone:	N/A
Corrosion Environment:	High
Certified BAL:	TBC
Designed BAL:	TBC

(Refer to Standard Notes for Explanation)

COVER SHEET

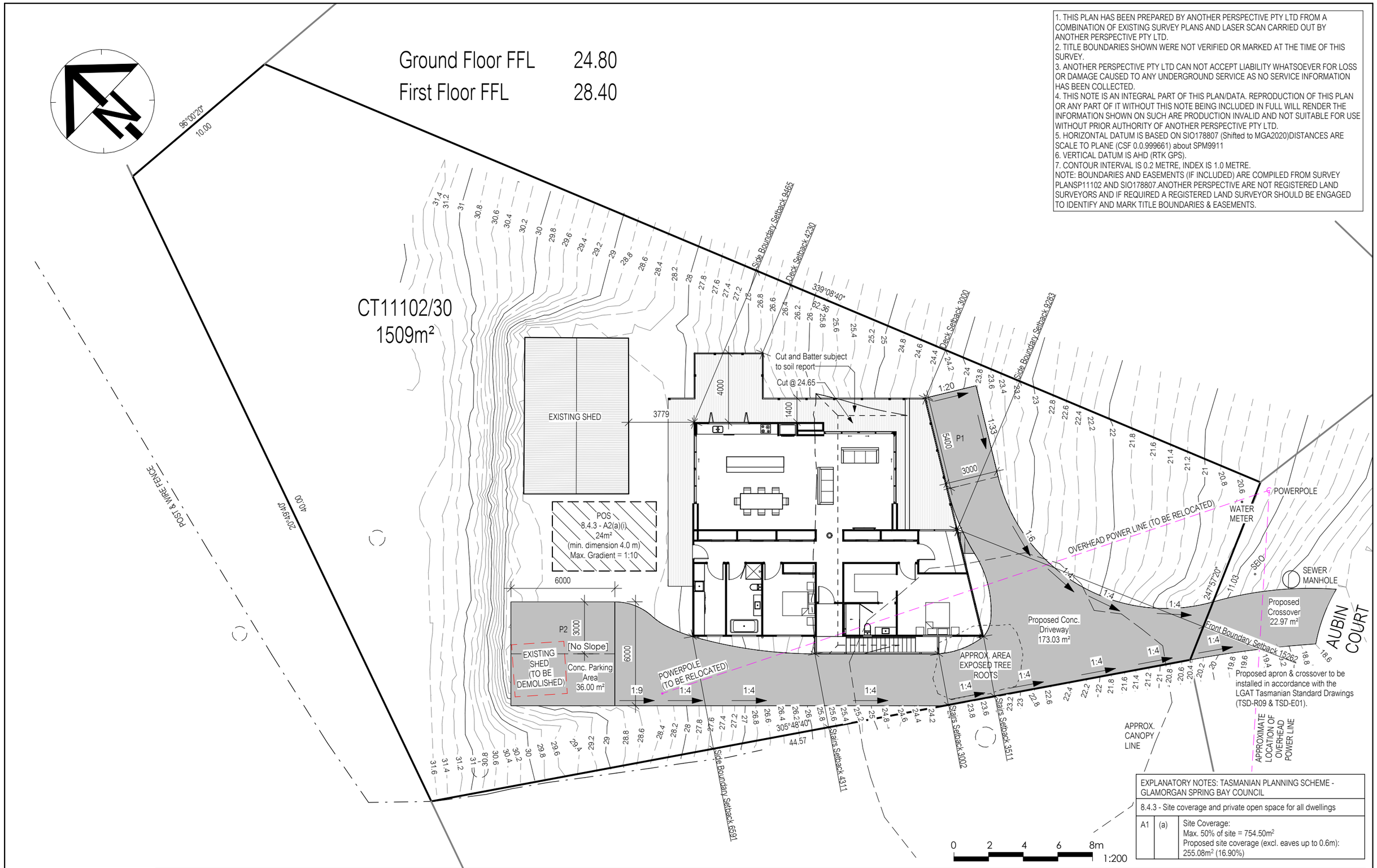
AP2025-2522

Date 25 February 2026

Scale

Sheet 00/03

1. THIS PLAN HAS BEEN PREPARED BY ANOTHER PERSPECTIVE PTY LTD FROM A COMBINATION OF EXISTING SURVEY PLANS AND LASER SCAN CARRIED OUT BY ANOTHER PERSPECTIVE PTY LTD.
2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED AT THE TIME OF THIS SURVEY.
3. ANOTHER PERSPECTIVE PTY LTD CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE AS NO SERVICE INFORMATION HAS BEEN COLLECTED.
4. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH ARE PRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF ANOTHER PERSPECTIVE PTY LTD.
5. HORIZONTAL DATUM IS BASED ON SIO178807 (Shifted to MGA2020)DISTANCES ARE SCALE TO PLANE (CSF 0.0.999661) about SPM9911
6. VERTICAL DATUM IS AHD (RTK GPS).
7. CONTOUR INTERVAL IS 0.2 METRE, INDEX IS 1.0 METRE.
NOTE: BOUNDARIES AND EASEMENTS (IF INCLUDED) ARE COMPILED FROM SURVEY PLANSP11102 AND SIO178807.ANOTHER PERSPECTIVE ARE NOT REGISTERED LAND SURVEYORS AND IF REQUIRED A REGISTERED LAND SURVEYOR SHOULD BE ENGAGED TO IDENTIFY AND MARK TITLE BOUNDARIES & EASEMENTS.



EXPLANATORY NOTES: TASMANIAN PLANNING SCHEME - GLAMORGAN SPRING BAY COUNCIL		
8.4.3 - Site coverage and private open space for all dwellings		
A1	(a)	Site Coverage: Max. 50% of site = 754.50m² Proposed site coverage (excl. eaves up to 0.6m): 255.08m² (16.90%)

No.	Date	Int.	
			Amendment changes as per cover sheet

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
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- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

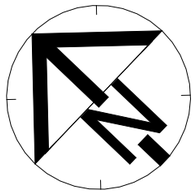
PROPOSED CHERRIE & NUSS RESIDENCE

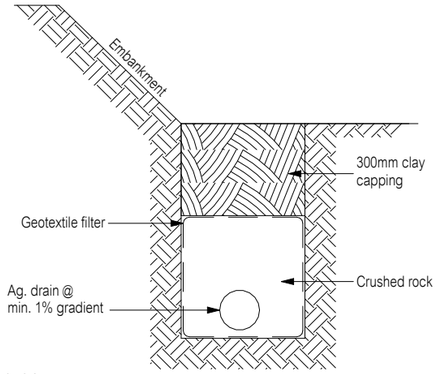
8 Aubin Court,
ORFORD

another perspective drafting&design

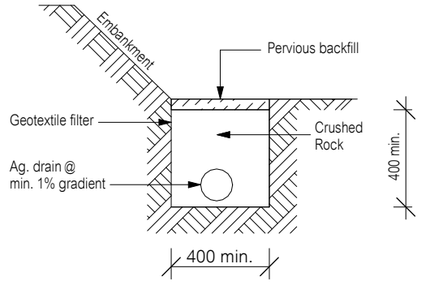
SITE PLAN

Drawn	SW	AP2025-2522	
Date	15 January 2026	Sheet	
Scale	1 : 200	01/03	





TYPICAL AG. DRAIN DETAIL
(<1800 FROM HOUSE)
Not to scale



TYPICAL AG. DRAIN DETAIL
(≥1800 FROM HOUSE)
Not to scale

Where ag drain is < 1.8m from footing, the following engineering principles are required:

1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).

2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.

3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).

4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.

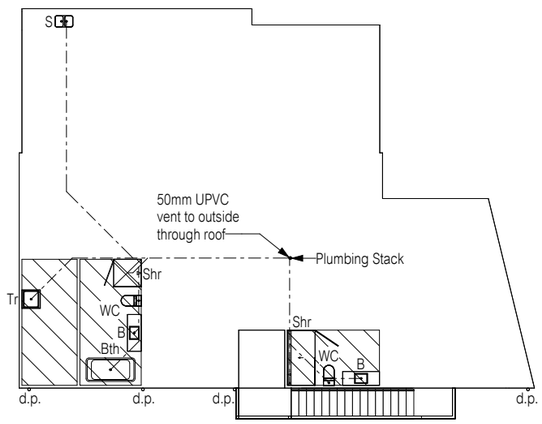
NOTES:
1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
3. 50Ø required for multiple shower heads. 65Ø where outlet is being used as a FWG
4. Showers to comply with N.C.C. 10.2.14.
5. Falls to floor waste to be minimum 1:80 & maximum 1:50

DRAINAGE LEGEND

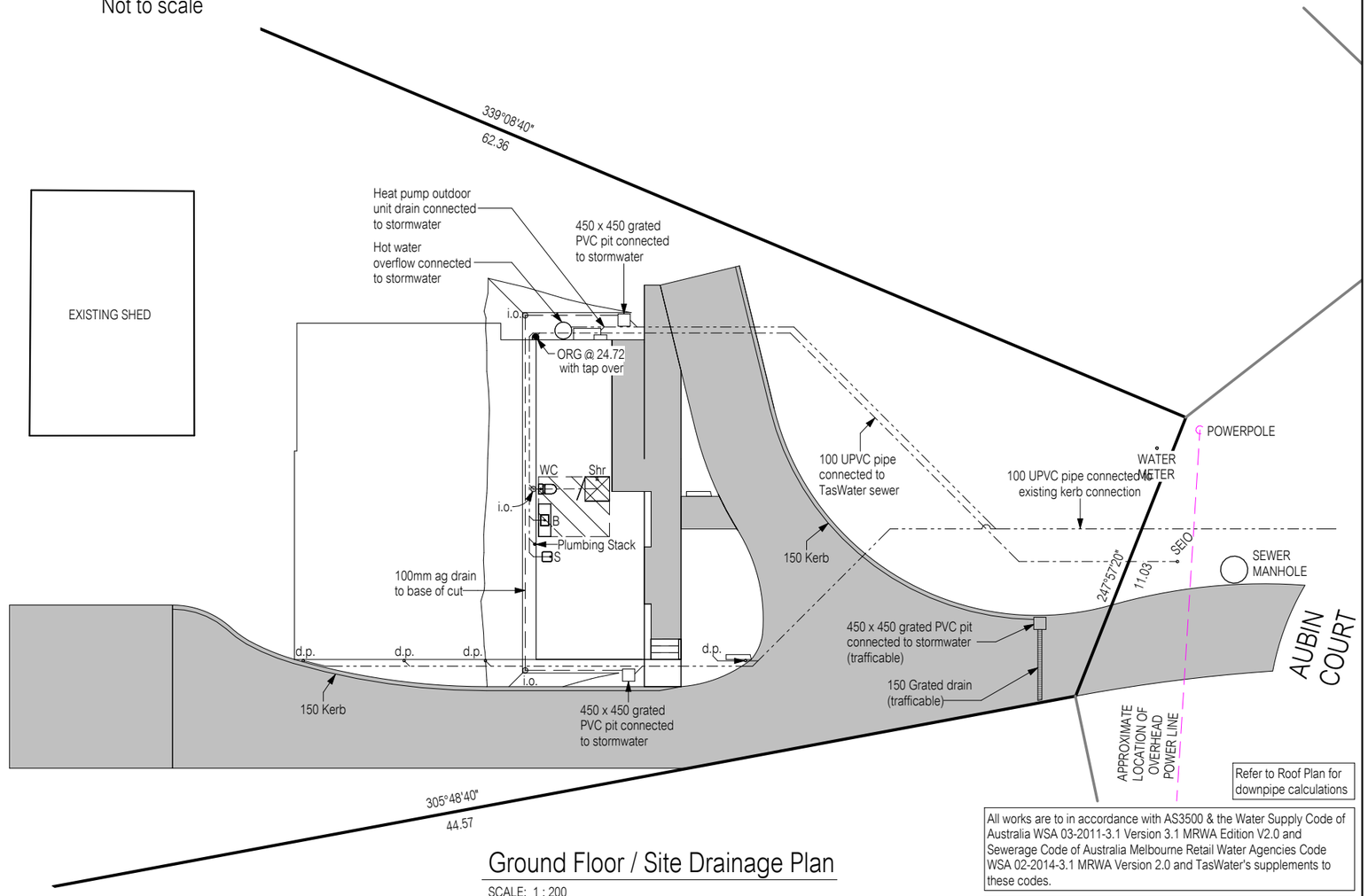
Abbreviation	Fixture	Min. Outlet Size
B	Basin	40Ø
Bth	Bath	40Ø (incl. trap)
Shr	Shower	40Ø (Note 3)
S	Sink	50Ø
Tr	Trough	40Ø
WC	Water Closet Pan	100Ø
d.p.	Downpipe	90Ø
ORG	Overflow Relief Gully	100Ø
FWG	Floor Waste Gully	65Ø (Note 2)

Sewer Line (100Ø UPVC) (unless noted otherwise)
Stormwater Line (100Ø UPVC) (unless noted otherwise)
Stormwater Line (150Ø UPVC) (unless noted otherwise)

1. THIS PLAN HAS BEEN PREPARED BY ANOTHER PERSPECTIVE PTY LTD FROM A COMBINATION OF EXISTING SURVEY PLANS AND LASER SCAN CARRIED OUT BY ANOTHER PERSPECTIVE PTY LTD.
2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED AT THE TIME OF THIS SURVEY.
3. ANOTHER PERSPECTIVE PTY LTD CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE AS NO SERVICE INFORMATION HAS BEEN COLLECTED.
4. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH ARE PRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF ANOTHER PERSPECTIVE PTY LTD.
5. HORIZONTAL DATUM IS BASED ON SIO178807 (Shifted to MGA2020)DISTANCES ARE SCALE TO PLANE (CSF 0.0.999661) about SPM9911
6. VERTICAL DATUM IS AHD (RTK GPS).
7. CONTOUR INTERVAL IS 0.2 METRE, INDEX IS 1.0 METRE.
NOTE: BOUNDARIES AND EASEMENTS (IF INCLUDED) ARE COMPILED FROM SURVEY PLANSP11102 AND SIO178807.ANOTHER PERSPECTIVE ARE NOT REGISTERED LAND SURVEYORS AND IF REQUIRED A REGISTERED LAND SURVEYOR SHOULD BE ENGAGED TO IDENTIFY AND MARK TITLE BOUNDARIES & EASEMENTS.



First Floor Drainage Plan
SCALE: 1 : 200



Ground Floor / Site Drainage Plan
SCALE: 1 : 200

Refer to Roof Plan for downpipe calculations

All works are to in accordance with AS3500 & the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

ROOF DRAINAGE NOTE:
Min. medium rectangular gutter & min. 90ø downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²

0 2 4 6 8m
1:200

No.	Date	Int.

Soil classification: TBC

Refer to Soil Report for nominated founding depth and description of founding material.

All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3

- Wet areas to comply with NCC 10.2 and AS3740

Amendment changes as per cover sheet

Notes
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Designer:

ANOTHER PERSPECTIVE PTY LTD
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Client / Project info

PROPOSED CHERRIE & NUSS RESIDENCE

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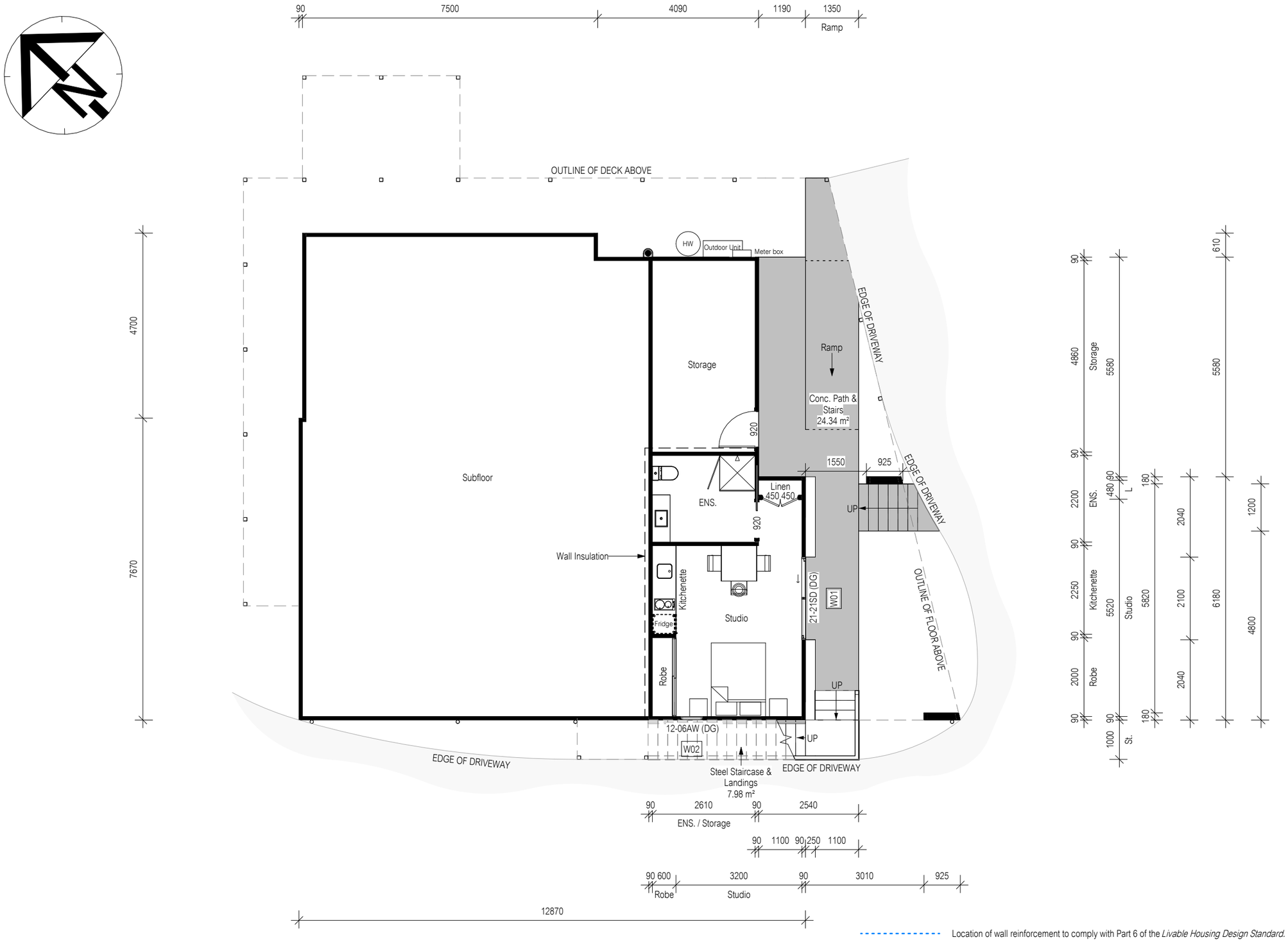
DRAINAGE PLAN

Drawn	SW	AP2025-2522
Date	19 February 2026	Sheet
Scale	1 : 200	01a/03



Location of wall reinforcement to comply with Part 6 of the *Livable Housing Design Standard*.

0 1 2 3 4m
1:100

Floor Area = 40.17m²

Articulation joints

Smoke Alarm (interconnected where more than 1)

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

- Circulation space to comply with Part 4.2 of the *Livable Housing Design Standard*.

No.	Date	Int.

Amendment changes as per cover sheet

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GROUND FLOOR PLAN

Drawn	SW	AP2025-2522
Date	15 January 2026	Sheet
Scale	1 : 100	02/03

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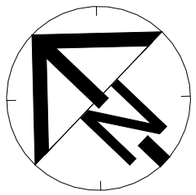

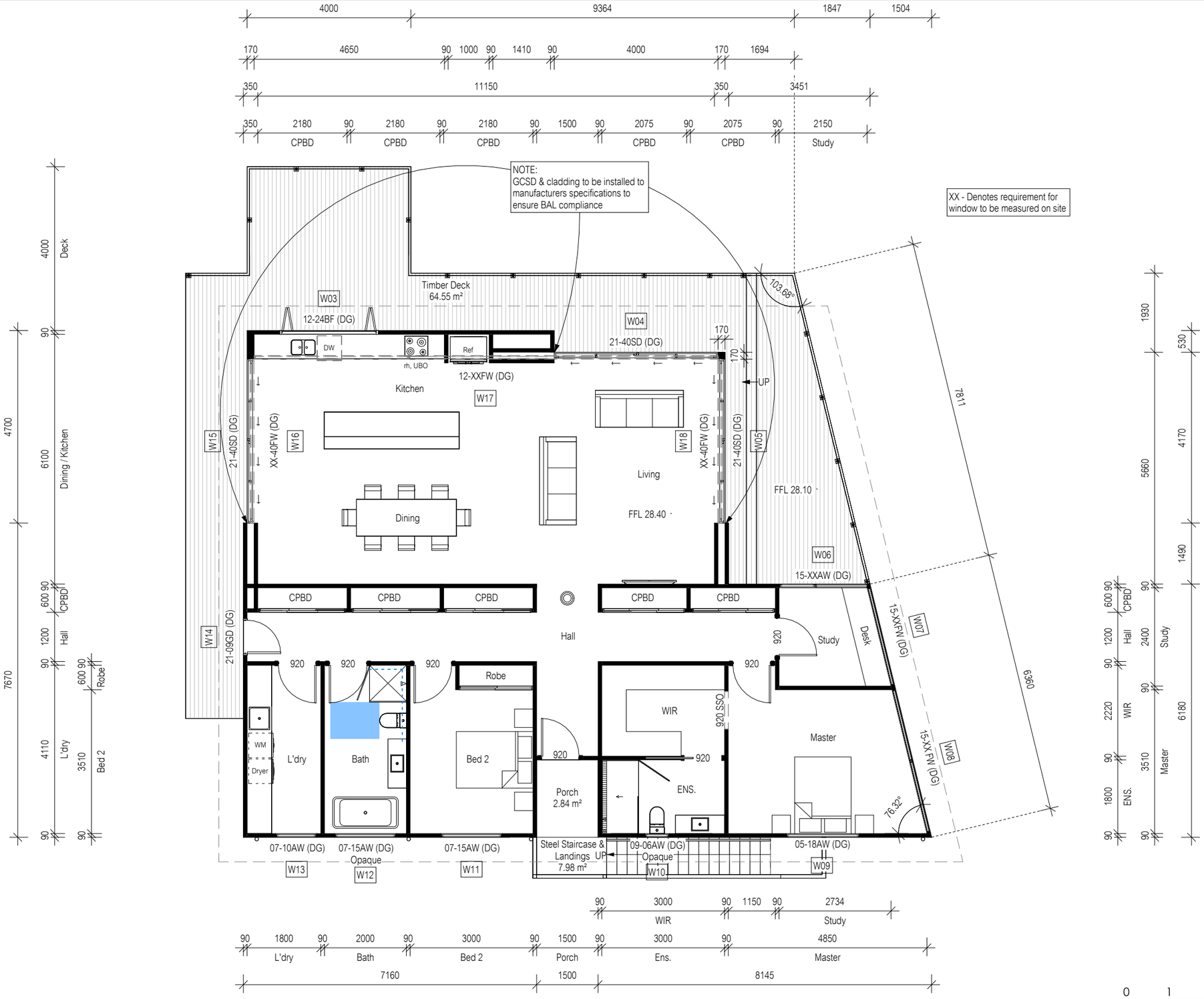

Floor Area =166.67m²

Articulation joints

Smoke Alarm (interconnected where more than 1)

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

- Circulation space to comply with Part 4.2 of the *Livable Housing Design Standard.*

No.	Date	Int.

Amendment changes as per cover sheet

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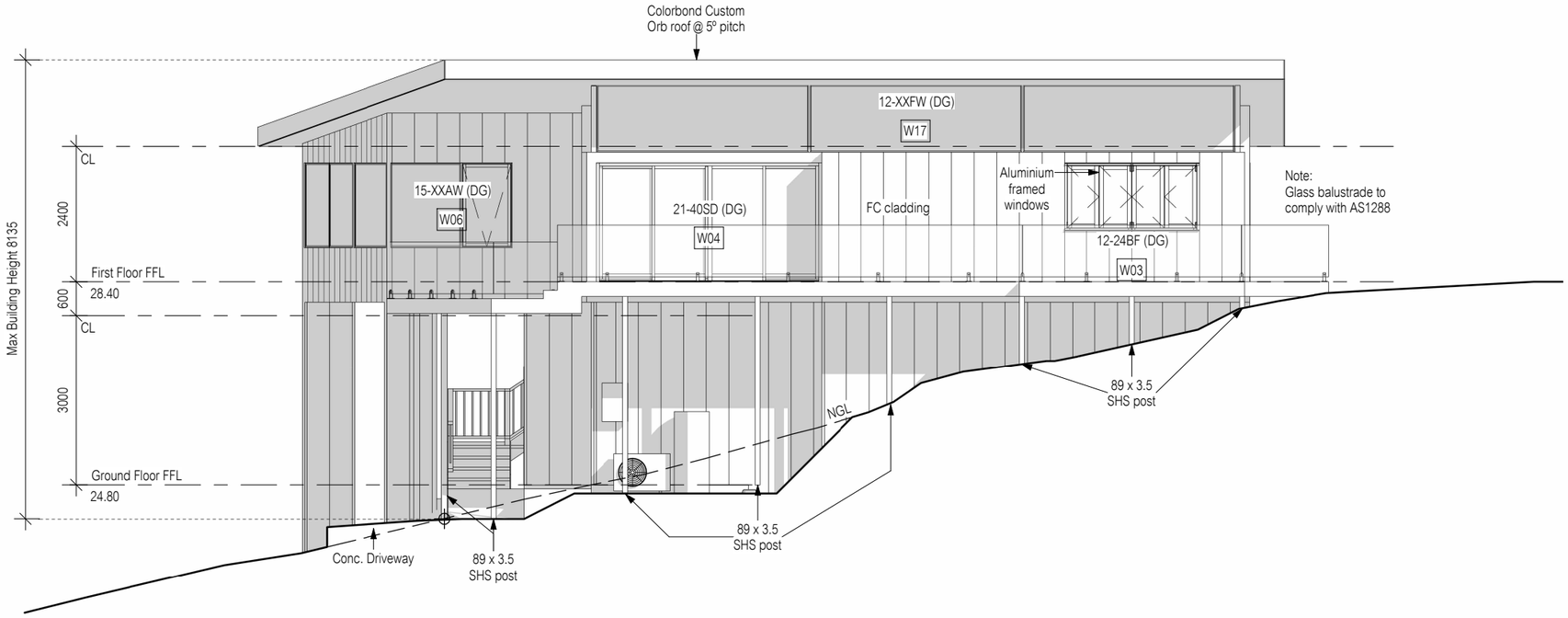
FIRST FLOOR PLAN

Drawn	SW	AP2025-2522
Date	15 January 2026	Sheet
Scale	1 : 100	02a/03

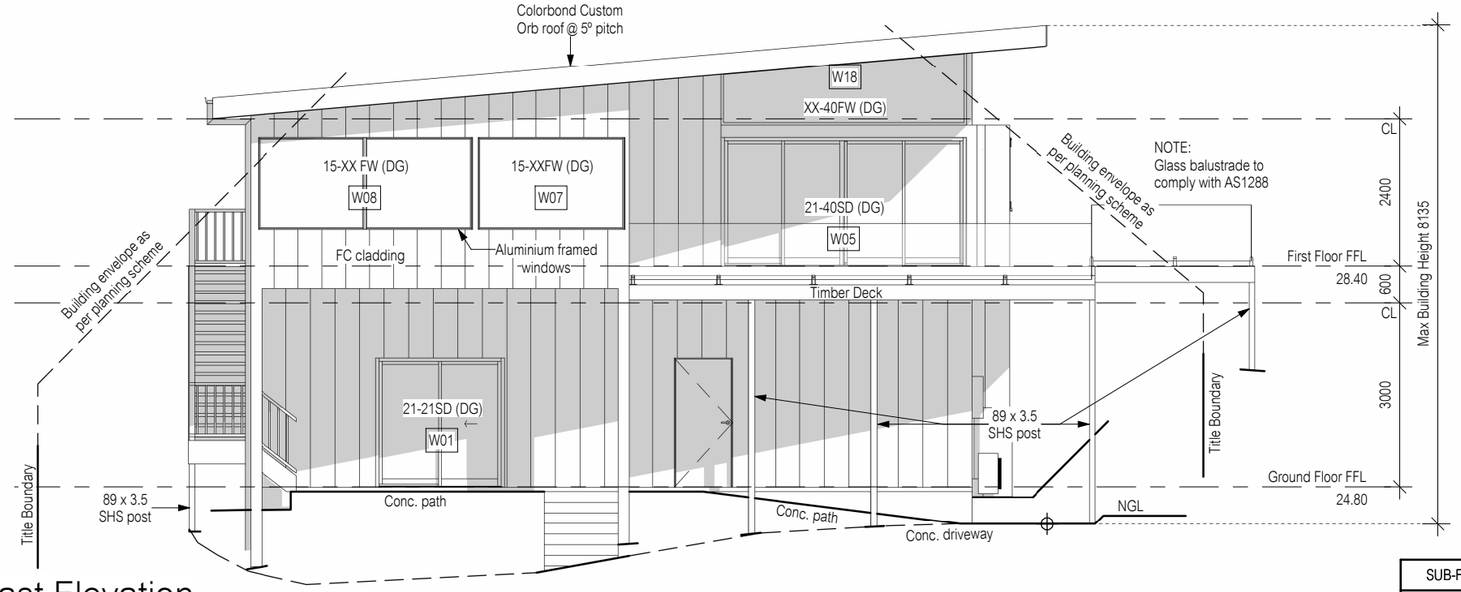
Copyright ©

Material	Colour
Colorbond Roof	Monument
FC Cladding	Monument

All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.



North East Elevation



South East Elevation

SUB-FLOOR VENTILATION CALCULATIONS (as per N.C.C. 6.2.1)

- Minimum Sub-floor Ventilation 6000mm² per metre of subfloor perimeter
(for Climatic Zone C where ground isn't sealed with impervious membrane)
- Vents to be evenly spaced around perimeter of dwelling.
- Vents to be located within 600mm of corners.
- If located within a bushfire prone area, vents to be BAL compliant as per AS3959.
e.g. Pryda 230 x 75 metal vent spaced every 1048mm around subfloor perimeter.

No.	Date	Int.

Amendment changes as per cover sheet

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
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ELEVATIONS SHEET 1

Drawn	SW	AP2025-2522
Date	17 February 2026	Sheet
Scale	1 : 100	03/03

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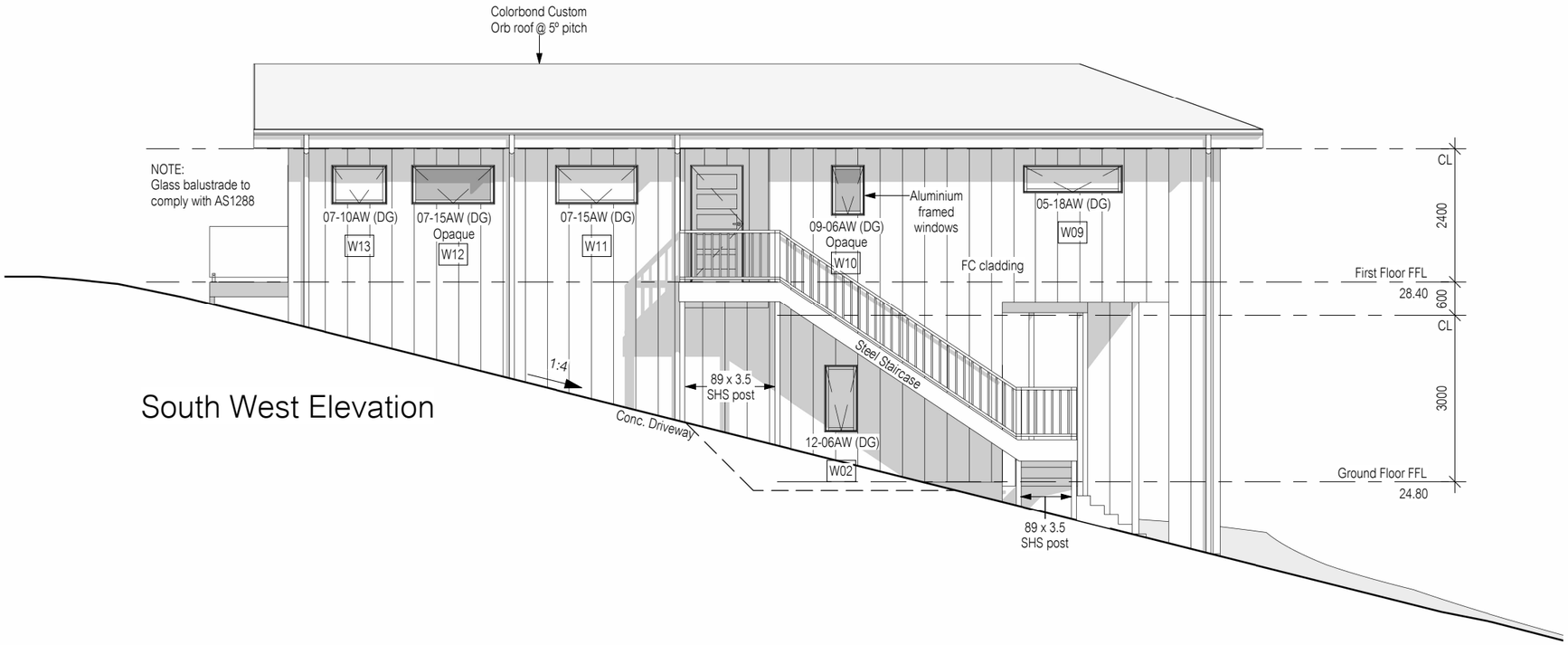
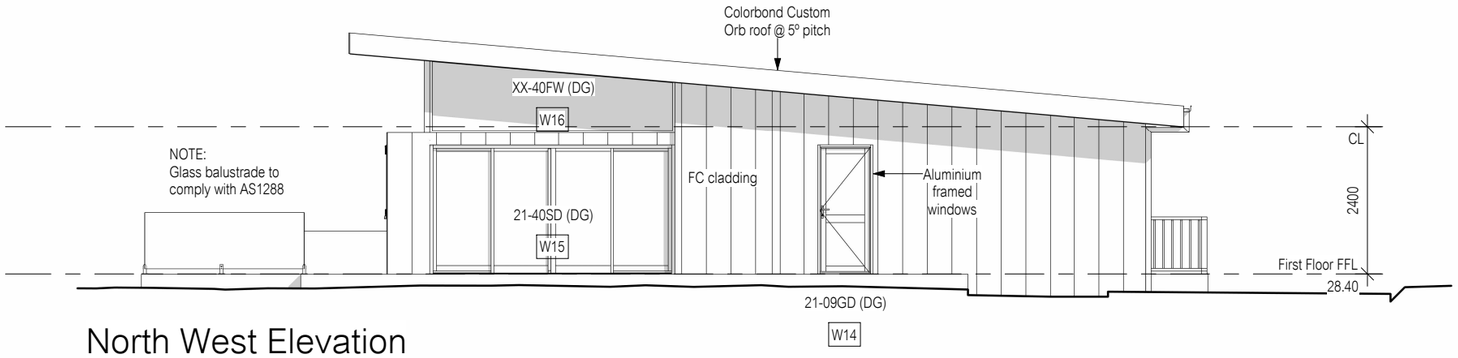
Material	Colour
Colorbond Roof	Monument
FC Cladding	Monument

All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.



South West Elevation



North West Elevation

SUB-FLOOR VENTILATION CALCULATIONS (as per N.C.C. 6.2.1)

- Minimum Sub-floor Ventilation 6000mm² per metre of subfloor perimeter
(for Climatic Zone C where ground isn't sealed with impervious membrane)
- Vents to be evenly spaced around perimeter of dwelling.
- Vents to be located within 600mm of corners.
- If located within a bushfire prone area, vents to be BAL compliant as per AS3959.
e.g. Pryda 230 x 75 metal vent spaced every 1048mm around subfloor perimeter.

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

No.	Date	Int.

Amendment changes as per cover sheet

Notes
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ELEVATIONS SHEET 2

Drawn	SW	AP2025-2522
Date	17 February 2026	Sheet
Scale	1 : 100	03a/03

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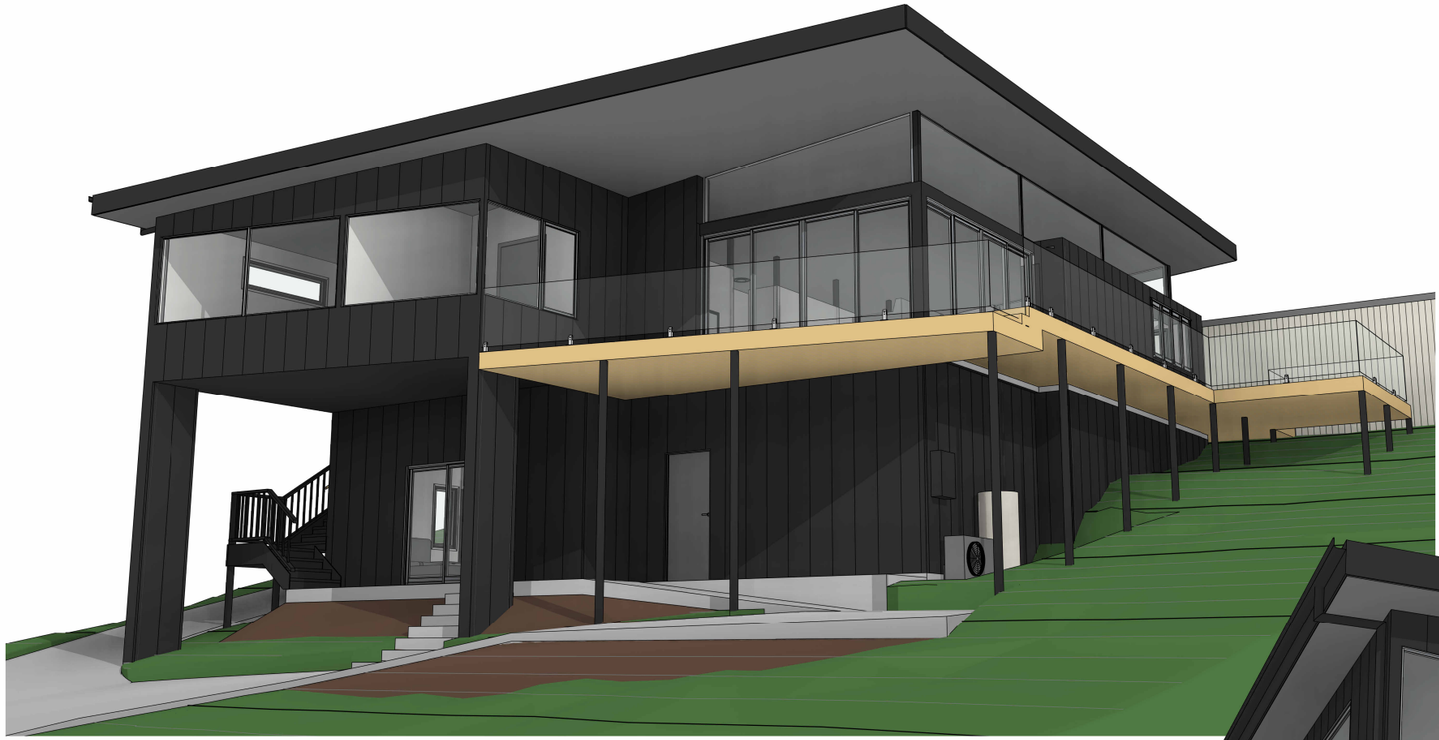

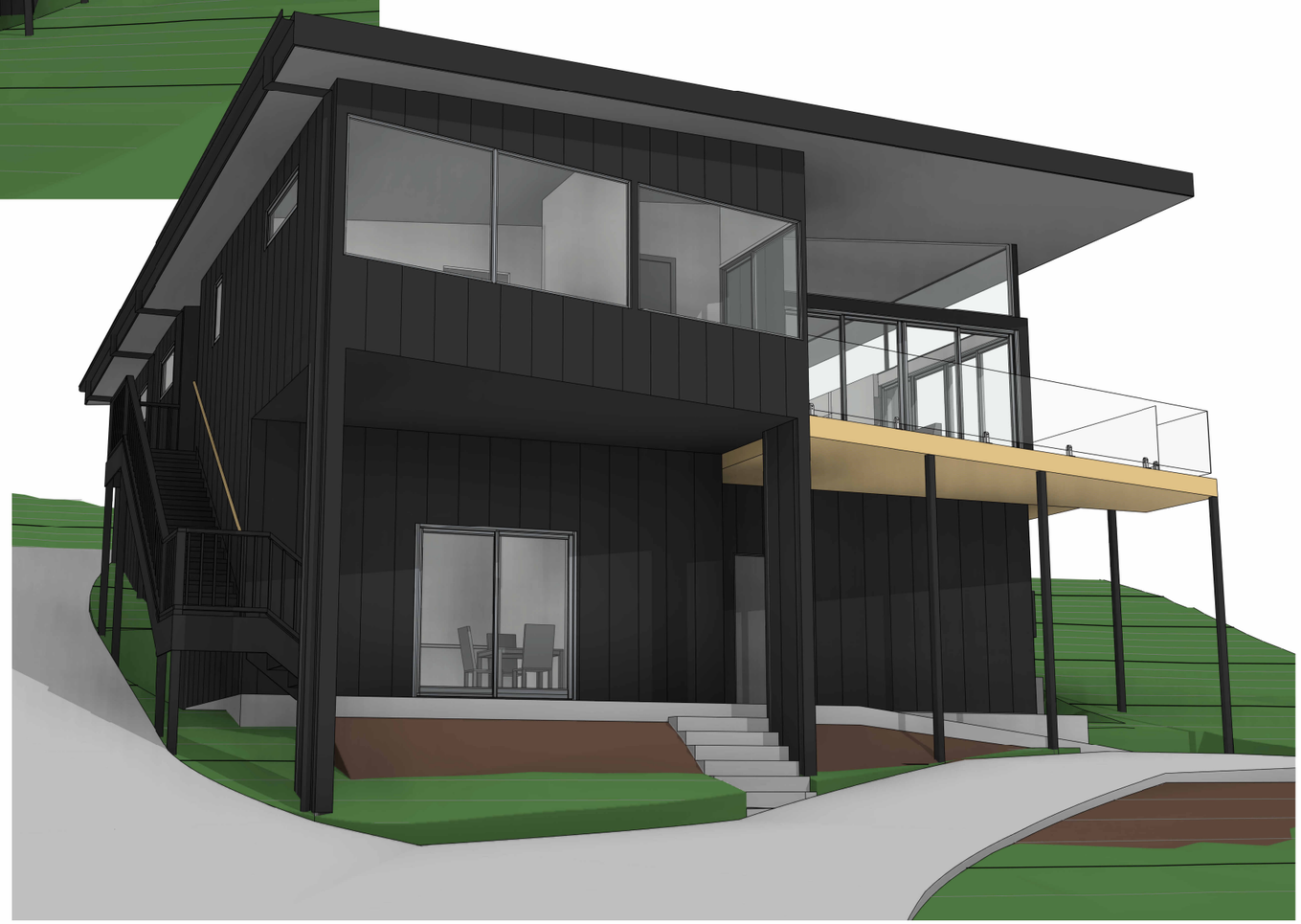

No.	Date	Int.	
			Amendment changes as per cover sheet

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PERSPECTIVE VIEWS

Drawn	SW	AP2025-2522
Date	15 January 2026	Sheet
Scale		03b/03

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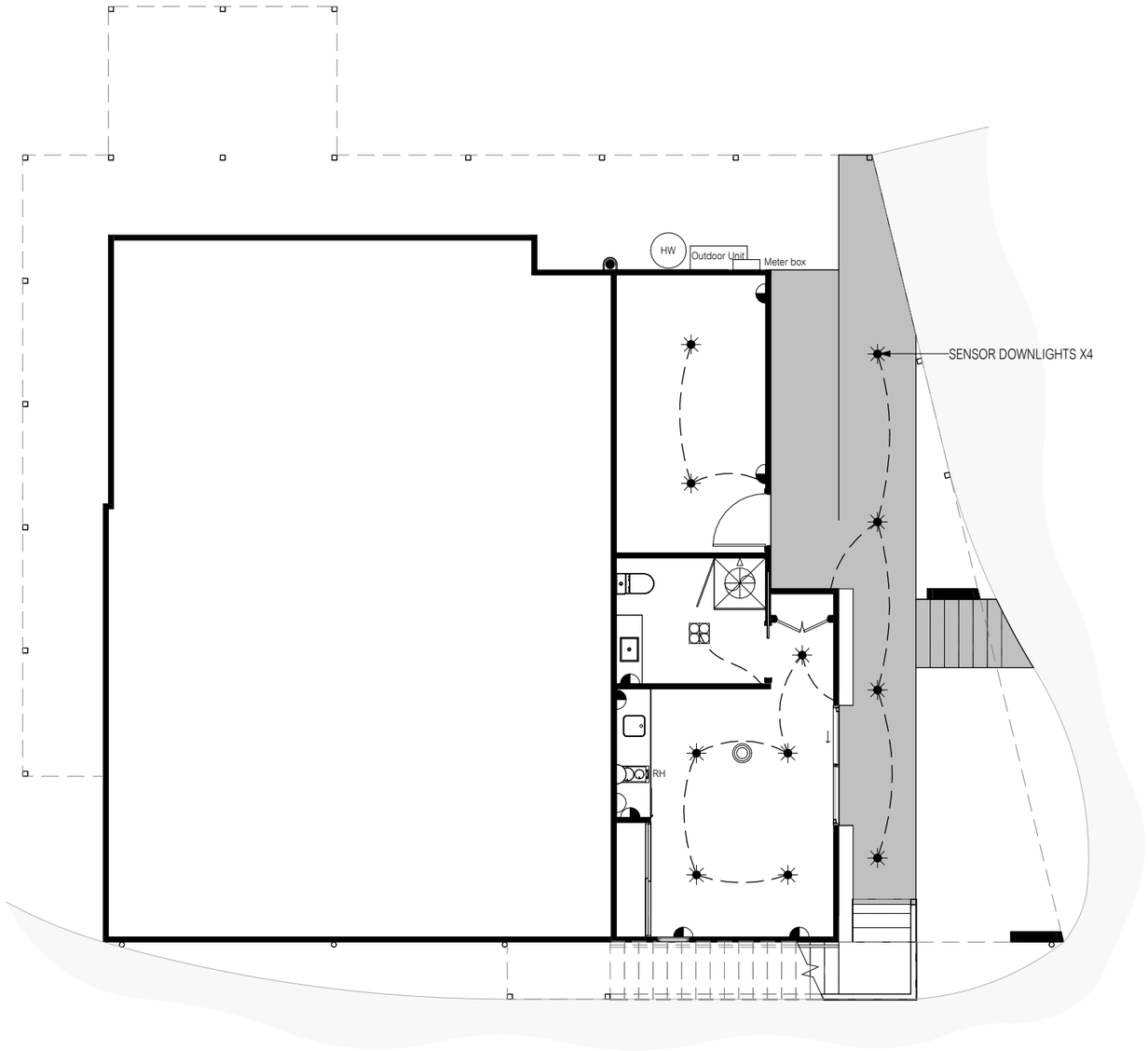

LEGEND (W = Wattage e.g. 35W = 35 Watts.)

- STANDARD CEILING LIGHT POINT (30W)
- DOWNLIGHT POINT (UNVENTED) (35W)
- LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED)
- PENDANT LIGHT (30W)
- WALL LIGHT POINT (30W)
- 2 x 900mm FLUORESCENT LIGHT POINT (36W)
- 2 x SLIM T5 900mm FLUORESCENT LIGHT POINT (28W)
- SINGLE POWER POINT
- DOUBLE POWER POINT
- DOUBLE POWER POINT WITH USB
- WATER PROOF POWER POINT
- MAINS POWERED SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
- FAN / HEATER / LIGHT (8W) (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- TV CONNECTION POINT
- NBN/TELEPHONE CONNECTION POINT
- SENSOR LIGHT
- EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- FLOOD LIGHT
- CAT 6 CONNECTION POINT
- TREAD LIGHTS (2W)
- DUCTED VACUUM POINT
- SECURITY SYSTEM KEYPAD
- SECURITY SYSTEM SENSOR

ALL EXHAUST FANS:
25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.

No.	Date	Int.	
			Amendment changes as per cover sheet

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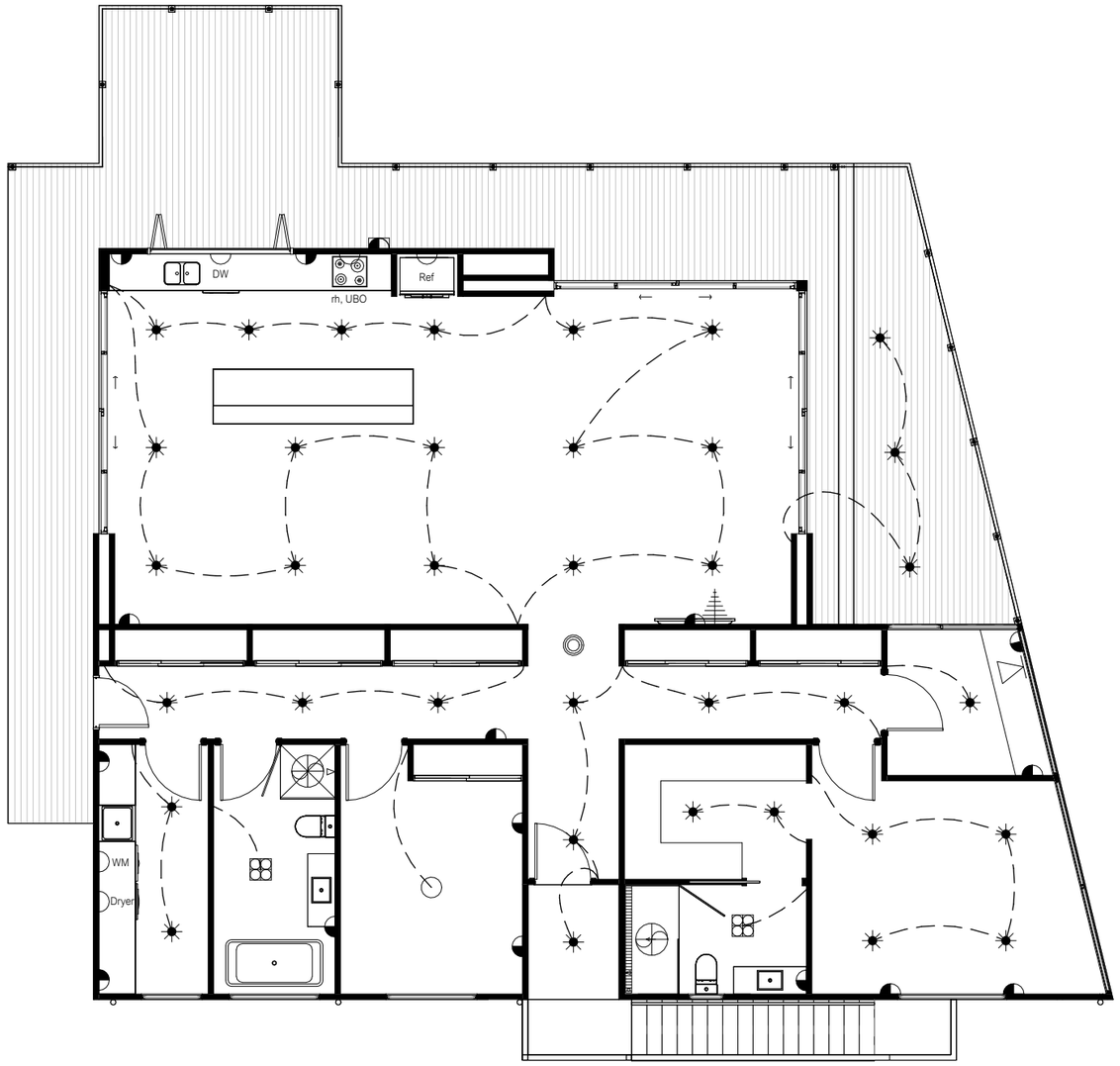
GROUND FLOOR ELECTRICAL PLAN

Drawn	SW	AP2025-2522
Date	25 February 2026	Sheet
Scale	1 : 100	09/03



LEGEND (W = Wattage e.g. 35W = 35 Watts.)

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- DOUBLE POWER POINT WITH USB
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- MAINS POWERED SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
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- TV CONNECTION POINT
- NBN/TELEPHONE CONNECTION POINT
- SENSOR LIGHT
- EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- FLOOD LIGHT
- CAT 6 CONNECTION POINT
- TREAD LIGHTS (2W)
- DUCTED VACUUM POINT
- SECURITY SYSTEM KEYPAD
- SECURITY SYSTEM SENSOR

ALL EXHAUST FANS:
25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.

No.	Date	Int.	
			Amendment changes as per cover sheet

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FIRST FLOOR ELECTRICAL PLAN

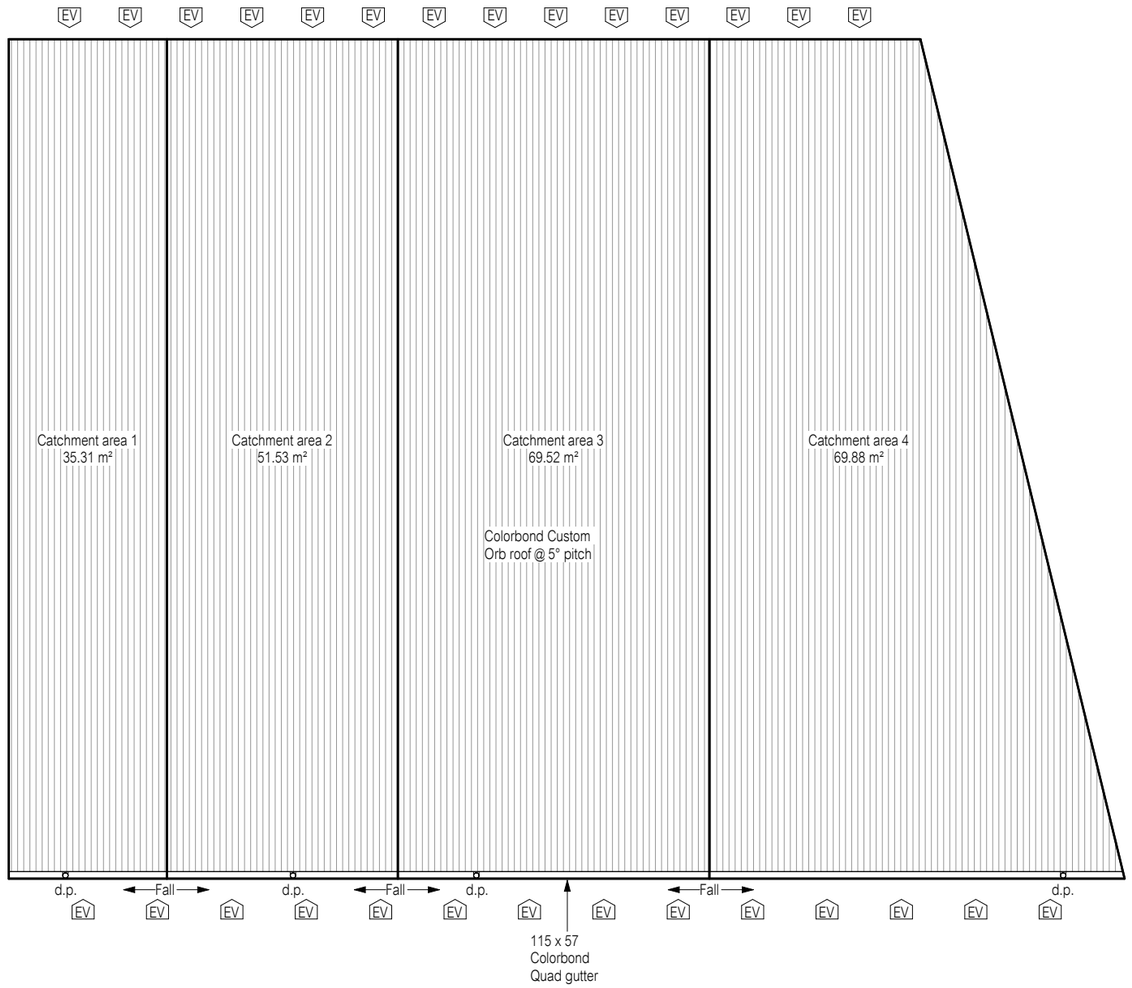
Drawn	SW	AP2025-2522
Date	25 February 2026	Sheet
Scale	1 : 100	09a/03

GUTTER OVERFLOW
REQUIREMENTS as per
N.C.C. Figure 7.4.6a:
Minimum slot opening area of 1200 mm² per metre of gutter and the lower edge of the slots installed a minimum of 25 mm below the top of the fascia.
The acceptable overflow capacity must be 0.5 L/s/m.

Batten fixings:
100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

Batten spacing:
75 x 38 F8
@ 900 Centre

Colorbond fixings:
50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.



Sarking to be cut / discontinuous along ridge line.
Custom orb profile to provide N.C.C. required ventilation between ridge capping and roofing sheet.

Position and quantity of downpipes are not to be altered without consultation with designer

ROOF DRAINAGE NOTE:
Min. medium rectangular gutter & min. 90ø downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²

EV

EAVES VENT NOTE:
BRADFORD CSR METAL EAVE VENT (34,600mm²).
14 VENTS EVENLY SPACED AT EACH OPPOSING END. (28 VENTS TOTAL)

No.	Date	Int.	
			Amendment changes as per cover sheet

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ROOF PLAN

Drawn	SW	AP2025-2522
Date	19 February 2026	Sheet
Scale	1 : 100	11/03