



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: **13 Aqua Sands Drive, Swansea**
CT 180664/28

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 21 May 2026.

APPLICANT: **Marc Walther Dynamic Design**

DATE: **29/04/2026**

APPLICATION NO: **DA 2026 / 074**

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:	MARC WALTHER		
Contact person: (if different from applicant)			
Address:	P.O. BOX 93		
Suburb:	TEWANTIN	Post Code:	4565
Email:	marc@dynamicdesign.com.au	Phone: / Mobile:	0497398085

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 *(Note: If your application is discretionary, the following will be placed on public exhibition)*

Address of proposal:	13 AQUA SANDS DRIVE		
Suburb:	SWANSEA	Post Code:	7190
Size of site: (m ² or Ha)	693SQM		
Certificate of Title(s):	180664/28		
Current use of site:	VACANT		

General Application Details <i>Complete for All Applications</i>	
Description of proposed use or development:	PROPOSED NEW SINGLE 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)	<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:	 <p>Digitally signed by 235058bb-96be-4acc-ada7- ee6b2eb73453 DN: cn=235058bb-96be-4acc- ada7-ee6b2eb73453 Date: 2026.05.06 06:56:01 +10'00'</p>	Date:	28/04/2026
----------------------	---	-------	------------

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.

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 180664	FOLIO 28
EDITION 4	DATE OF ISSUE 24-Mar-2026

SEARCH DATE : 29-Apr-2026

SEARCH TIME : 06.25 am

DESCRIPTION OF LAND

Town of SWANSEA
 Lot 28 on Sealed Plan [180664](#)
 Derivation : Part of 5A-3R-5P (Sect. LL) Gtd. to Alexander
 Robert Graham
 Prior CT [179821/106](#)

SCHEDULE 1

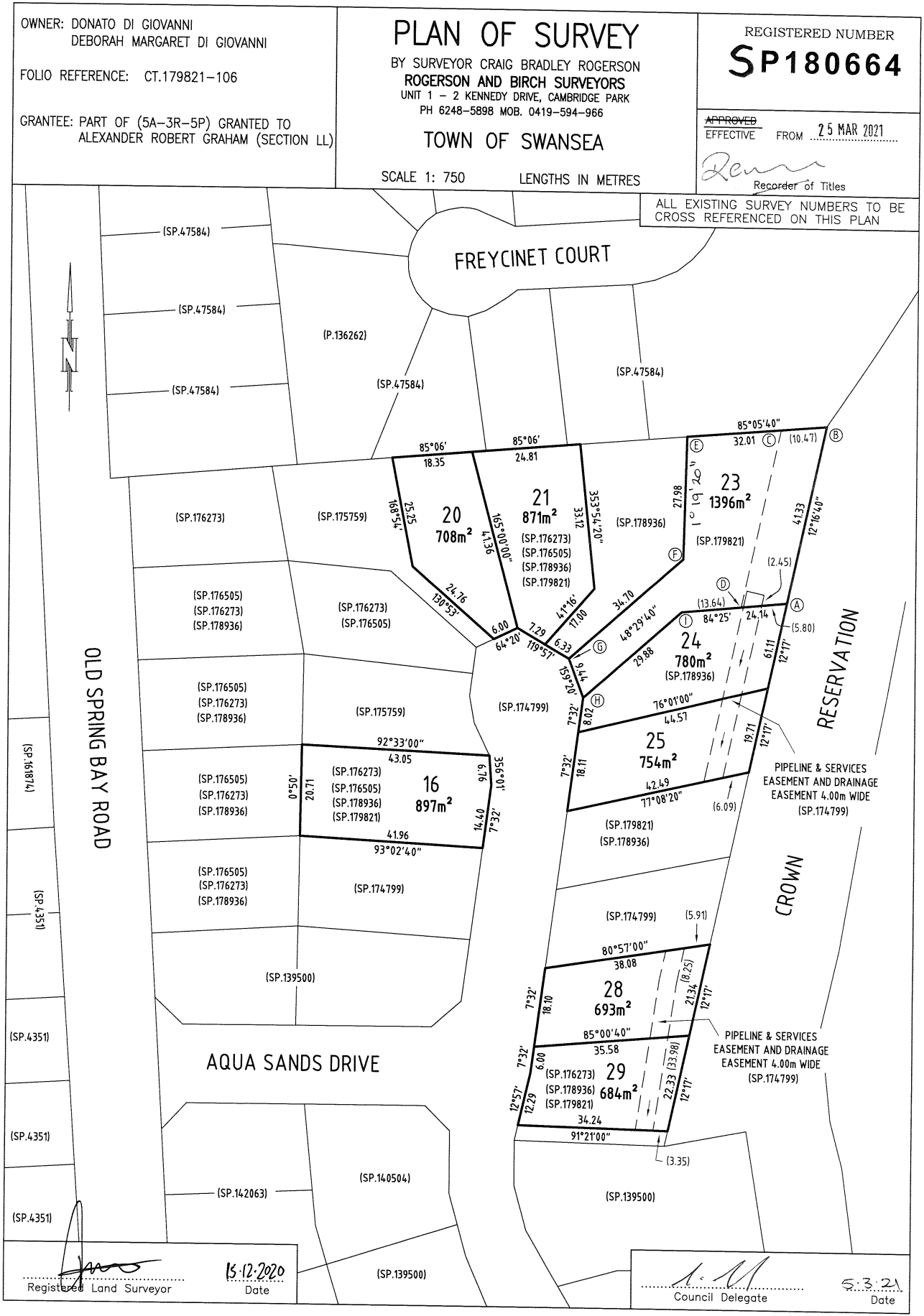
[N295569](#) TRANSFER to CLARE MAY AYRES and TYLER LAWRENCE DALE
 AYRES Registered 24-Mar-2026 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP180664](#) EASEMENTS in Schedule of Easements
[SP180664](#) COVENANTS in Schedule of Easements
[SP180664](#) FENCING PROVISION in Schedule of Easements
[SP174799](#), [SP175759](#), [SP176273](#), [SP176505](#), [SP178936](#) & [SP179821](#)
 COVENANTS in Schedule of Easements
[SP174799](#), [SP175759](#), [SP176273](#), [SP176505](#), [SP178936](#) & [SP179821](#)
 FENCING PROVISION in Schedule of Easements
[E135220](#) AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 15-June-2018 at 12.02 pm
[E444803](#) MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 24-Mar-2026 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 180664

PAGE 1 OF 6 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

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

1. EASEMENTS


1.1 Lots 23, 24, 25, 28, 29

- (a) Lots 23, 24, 25, 28 and 29 on the Plan are subject to a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns) ("TasWater") over that part of the said lots marked PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 4.00m WIDE' ("the Easement Land").
- (b) Lots 23, 24, 25, 28 and 29 on the Plan are subject to a Right of Drainage (in gross in favour of Glamorgan Spring Bay Council) over that part of the said lots marked 'PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 4.00m WIDE'.

1.2 All lots – Lots 16, 20, 21, 23, 24, 25, 28, 29

- (a) Each and every Lot on the Plan is together with a Right of Drainage over the land marked 'DRAINAGE EASEMENT 3.00 WIDE, 4.00 WIDE & 4.50 WIDE' shown passing through Lots 27, 30, 32 and 36 on Sealed Plan 139500 and shown on Plan 158969.
- (b) Each and every Lot on the Plan is together with a Right of Drainage over the land marked 'DRAINAGE EASEMENT 3.00 WIDE' on Sealed Plan 142063 and shown on Plan 158969.
- (c) Each and every Lot on the Plan is together with a Right of Drainage over the land marked 'DRAINAGE EASEMENT (SP140504)' shown on Plan 158969.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: D Di Giovanni & D M Di Giovanni FOLIO REF: CT 178936/106 SOLICITOR & REFERENCE: Simmons Wolfhagen; CLH:182178	PLAN SEALED BY: Glamorgan Spring Bay Council DATE: 5/03/21 SA 2001/02 REF NO. SA 2016/19  Council Delegate
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 180664</p>
<p>SUBDIVIDER: D Di Giovanni & D M Di Giovanni</p> <p>FOLIO REFERENCE: CT 178936/106</p>	

2. COVENANTS

2.1 General Covenants

The owner of each and every Lot on the plan covenants with the Glamorgan Spring Bay Council to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof may be created in gross in favour of the Glamorgan Spring Bay Council to observe the following stipulations:

- Not to remove any tree from the Land, nor lop any branches from trees overhanging the land without the prior consent of the Glamorgan Spring Bay Council, excepting situations where urgent action is required to be taken to prevent injury to persons or property; and
- Not to erect any dwelling, outbuilding or other structure within 4.5 metres of the street frontage of each lot shown on the Plan.

2.2 Additional Covenants

The owner of Lot 23 on the Plan covenants with the Glamorgan Spring Bay Council to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof may be created in gross in favour of the Glamorgan Spring Bay Council to observe the following stipulations:

- Not to erect any dwelling on the said Lot within the area marked "ABCD" shown on the Plan;
- Not to erect any dwelling on the said Lot within the area marked "EFGHIDC" shown on the Plan which has a height exceeding five (5) metres from natural ground level.

3. FENCING PROVISION

In respect of each Lot on the Plan the Vendor, **Deborah Margaret Di Giovanni and Donato Di Giovanni** shall not be required to fence.

Signed:.....

Signed:.....

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.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 180664</p>
<p>SUBDIVIDER: D Di Giovanni & D M Di Giovanni</p> <p>FOLIO REFERENCE: CT 178936/106</p>	

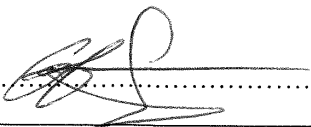
4. INTERPRETATION

The Pipeline and Services Easement is defined as follows:-

THE FULL RIGHT AND LIBERTY for the Transferee at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and 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 and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (1) without doing unnecessary damage to the Easement Land; and
 - (2) leaving the Easement Land in a clean and tidy condition; and
- (7) 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 all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) 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.

Signed: 

Signed: 

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.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 180664</p>
<p>SUBDIVIDER: D Di Giovanni & D M Di Giovanni</p> <p>FOLIO REFERENCE: CT 178936/106</p>	

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register (“the Owner”) must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.

Signed:.....

Signed:.....

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.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 180664</p>
<p>SUBDIVIDER: D Di Giovanni & D M Di Giovanni</p> <p>FOLIO REFERENCE: CT 178936/106</p>	

- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
- (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace any thing that supported, protected or covered the Infrastructure.

Interpretation:

“Infrastructure” means infrastructure owned or for which TasWater 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) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) any thing reasonably required to support, protect or cover any of the 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.

Signed: 


Signed: 

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.

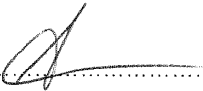


<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 6 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 180664</p>
<p>SUBDIVIDER: D Di Giovanni & D M Di Giovanni</p> <p>FOLIO REFERENCE: CT 178936/106</p>	

5. EXECUTION

Signed by **DONATO DI GIOVANNI** 


in the presence of

Witness Signature 

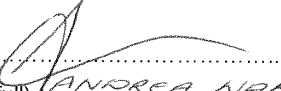
Witness Name (in full) ANDREA NAZE

Witness Address 109 MALUNNA RD, LINDISFARNE TAS 7015

Witness Occupation HOME OUTLET

Signed by **DEBORAH MARGARET DI GIOVANNI** 

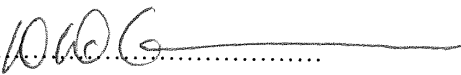
in the presence of


Witness Signature 

Witness Name (in full) ANDREA NAZE

Witness Address 109 MALUNNA RD, LINDISFARNE TAS 7015

Witness Occupation HOME OUTLET

Signed: 

Signed: 

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.



DYNAMIC
ARCHITECTURAL
DRAFTING & BUILDING DESIGN

P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
© 2021 DYNAMICARCHITECTURAL DRAFTING & BUILDING DESIGN

RevID	Transmittal Set Name	Date
0	CONCEPT TO CLIENT	18/11/2025
1	REVISED CONCEPT TO CLIENT	8/12/2025
2	REVISED CONCEPT TO CLIENT	16/01/2026
3	REVISED CONCEPT TO CLIENT	10/02/2026
4	REVISED CONCEPT TO CLIENT	1/04/2026
5	REVISED CONCEPT TO CLIENT	14/04/2026
6	DA	29/04/2026

Drawn | Checked M.W |
Plot Date: 29/04/2026
Project NO. 2525
Project Status PLANNING APPROVAL

Client MR. T. & MRS. C. AYRES
Site: 13 AQUA SANDS DRIVE,
SWANSEA TAS 7190

DRAWING TITLE :

Coverpage

PROJECT NAME :

HOUSE AYRES

DRAWING NO.

A000

REVISION NO.

6

Page No.	Title	REV	Issued	Published
A001	Drawing List Site Location	0	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A002	Site Survey	0	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A003	Site Plan	0	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A101	Ground Floor Plan	0	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A102	First Floor Plan	0	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A103	Roof Plan		<input type="checkbox"/>	<input type="checkbox"/>
A200	Ground Floor Ceiling		<input type="checkbox"/>	<input type="checkbox"/>
A201	Ground Floor Electrical		<input type="checkbox"/>	<input type="checkbox"/>
A202	First Floor Ceiling		<input type="checkbox"/>	<input type="checkbox"/>
A203	First Floor Electrical		<input type="checkbox"/>	<input type="checkbox"/>
A300	Elevations 1	0	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A301	Elevations 2	0	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A400	Sections	0	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A500	Overshadowing Plans	0	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A600	Window Schedule		<input type="checkbox"/>	<input type="checkbox"/>
A601	Window Schedule		<input type="checkbox"/>	<input type="checkbox"/>
A602	Door Schedule		<input type="checkbox"/>	<input type="checkbox"/>
A603	Door Schedule		<input type="checkbox"/>	<input type="checkbox"/>
A604	Door Schedule		<input type="checkbox"/>	<input type="checkbox"/>
A605	Quantity Takeoffs		<input type="checkbox"/>	<input type="checkbox"/>
A700	Details		<input type="checkbox"/>	<input type="checkbox"/>
A800	Livable Housing Requirements Plan		<input type="checkbox"/>	<input type="checkbox"/>
A801	Livable Housing Requirements & Details		<input type="checkbox"/>	<input type="checkbox"/>
A900	Perspectives 1	0	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A901	Perspectives 2	0	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A902	Perspectives 3	0	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

ABBREVIATIONS

AL	ALUMINIUM
ADJ	ADJUSTABLE
AFL	ABOVE FLOOR LEVEL
B	BASIN
BAL	BALUSTRADE
BTH	BATH
BWK	BRICKWORK
COL	COLUMN
CBD	COLORBOND
CBW	CONCRETE BLOCK WORK
CKTP	COOKTOP
CJ	CONTROL JOINT
CL	CEILING LEVEL
CPD	CUPBOARD
CONC	CONCRETE
CR	CEMENT RENDER
CWM	CLOTHES WASHING MACHINE
DRY	DRYER
DG	DOUBLE GLAZING
DP	DOWN PIPE
DPC	DAMP PROOF COURSE
DPM	DAMP PROOF MEMBRANE
DWM	DISH WASHING MACHINE
EJ	EXPANSION JOINT
EX	EXISTING
EXTG	EXISTING
F	FIXED GLASS
FC	FIBRE CEMENT
FL	FLOOR LEVEL
FFL	FINISHED FLOOR LEVEL
FR	FIRE RESISTANT
FW	FLOOR WASTE
GPO	GENERAL PURPOSE OUTLET
HWC	HOT WATER CYLINDER
HW	HARDWOOD
INSL	INSULATION
J	JOIST
L	LINTEL
L'DRY	LAUNDRY
LSG	LAMINATED SAFETY GLAZING
LTR	LAUNDRY TROUGH
MH	MANHOLE
MIR	MIRROR
MR	MOISTURE RESISTANT
MSB	MAIN SWITCH BOARD
NTS	NOT TO SCALE
O	OVEN
ORG	OVERFLOW RELIEF GULLY
PAN	PANTRY
PB	PLASTERBOARD
RANGE	RANGEHOOD
REF	REFRIGERATOR
S	KITCHEN SINK
SEW	SEWER
SS	STAINLESS STEEL
SW	STORM WATER
SHR	SHOWER
TBC	TO BE CONFIRMED
TYP	TYPICAL
RWH	RAINWATER HEAD
WB	WEATHERBOARD
WC	WATER CLOSET
WIR	WALK IN ROBE
WPM	WATER PROOF MEMBRANE
WTK	WATER TANK



GENERAL NOTES

REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT THE CONSENT OF DYNAMIC ARCHITECTURAL DRAFTING & BUILDING DESIGN

DO NOT SCALE FROM THIS DRAWING

THE CONTRACTOR SHALL CONFIRM ON SITE EXISTING CONDITIONS LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS

ALL DISCREPANCIES TO BE REPORTED TO THE DESIGNER FOR INSTRUCTION

ALL LEVELS INDICATED PERTAIN TO FINISHED LEVELS AND NOT STRUCTURAL LEVELS UNLESS OTHERWISE INDICATED

MATERIALS AND WORK PRACTICES SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE NCC AND OTHER RELEVANT CODES REFERRED TO IN THE NCC

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS SPECIFICATIONS AND DRAWINGS

ALL CONTRACTORS MUST CARRY OUT WORKS IN ACCORDANCE WITH CURRENT HEALTH AND SAFETY LEGISLATION AND BEST PRACTICE INCLUDING PREPARATION OF A CONSTRUCTION SAFETY MANAGEMENT PLAN

LAND TITLE REFERENCE
VOLUME 180664
FOLIO/LOT 28

DESIGN WIND SPEED
WIND LOADING TO AS 4055 N3

SOIL CLASSIFICATION TO AS 2870 M

CLIMATE ZONE FOR THERMAL DESIGN
CLIMATE ZONE TO BCA FIGURE 1.1.4 7

BUSHFIRE PRONE AREA BAL RATING
BUSHFIRE ATTACK LEVEL BAL TO AS3959 TBC

CORROSION ENVIRONMENT TO AS/NZS 2312 SEVERE

KNOWN SITE HAZARDS
N/A

SCHEDULE OF AREAS
EXISTING FLOOR AREA 0 m²
PROPOSED FLOOR AREA 379.78 m²
TOTAL FLOOR AREA 379.78 m²
SITE AREA 693 m²
PROPOSED SITE COVERAGE (223.86 m²) 32%

GROSS FLOOR AREAS

FIRST FLOOR 127.44

FIRST FLOOR ALFRESCO 28.50

FIRST FLOOR OPEN DECK 38.46

FIRST OPEN DECK/ COURTYARD 16.00

GROUND COURTYARD 16.00

GROUND FLOOR 189.04

GROUND OPEN DECK 48.94

GROUND PORCH 8.66

GROUND PORTICO 10.14

TOTAL 483.18 m²



0 10 50 PAGE SCALE 50mm @ FULL SIZE A3

NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

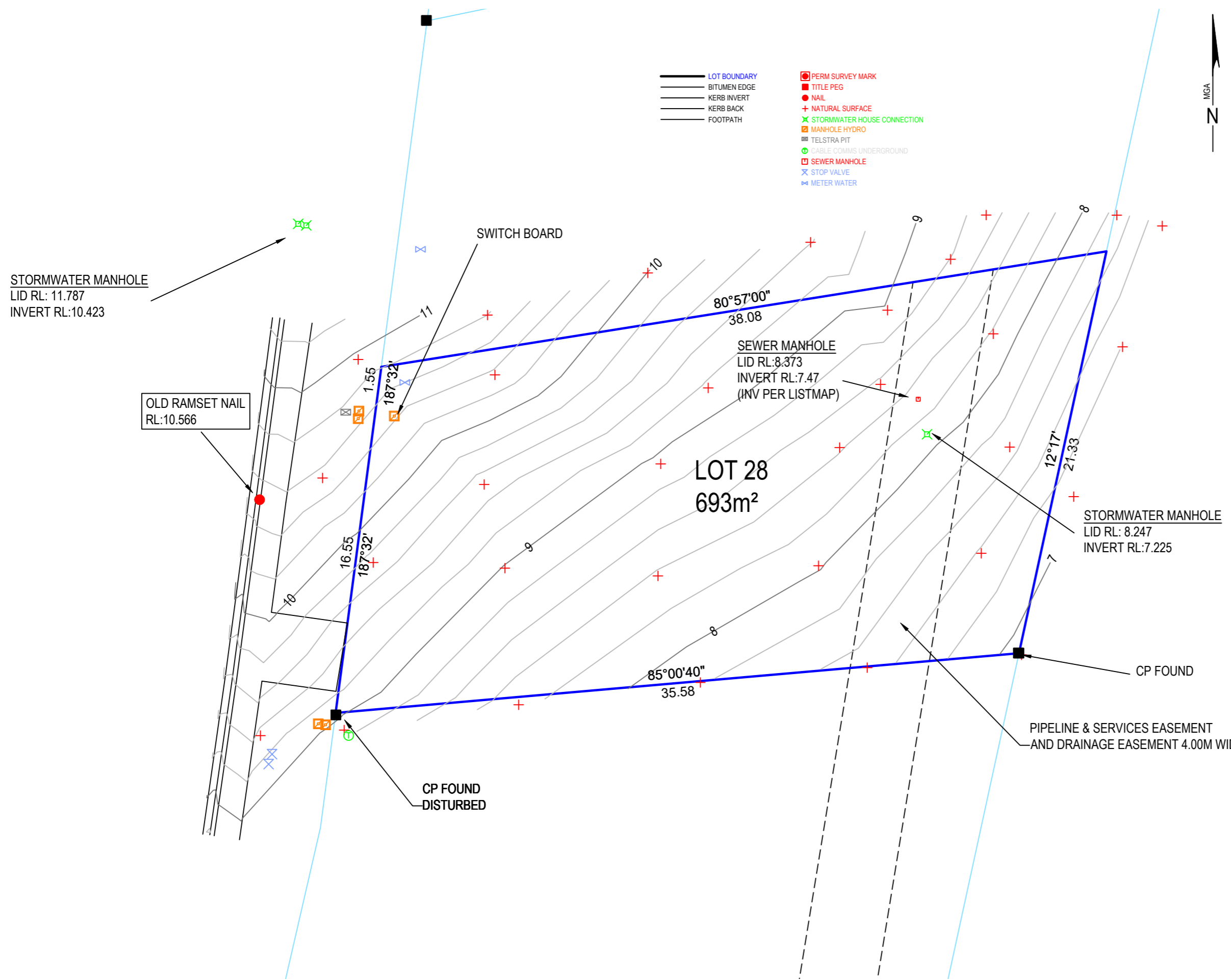
The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary, or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

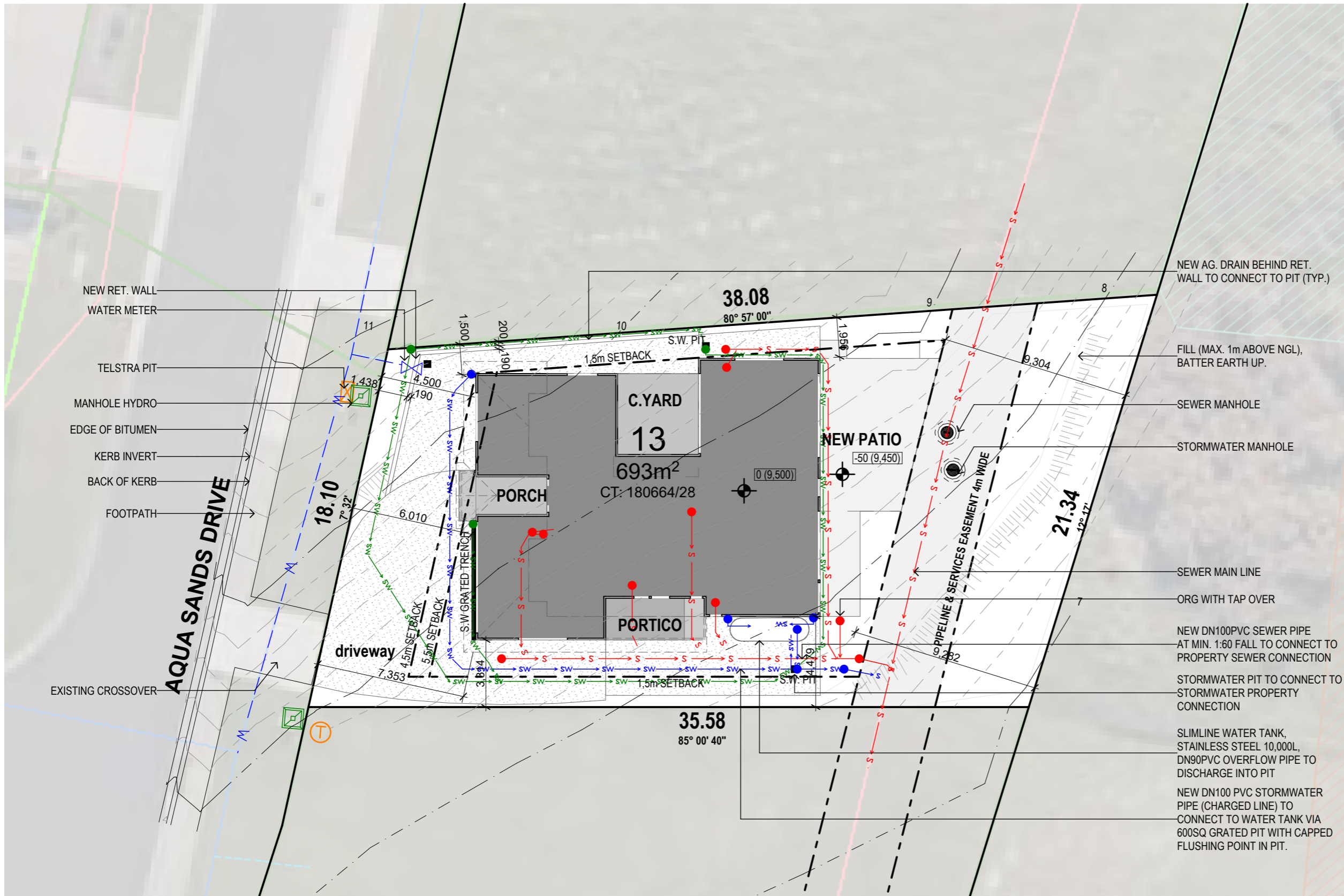
DATUM - Vertical : AHD per SPM10172 with reputed AHD level of 18.248 from SURCOM on 3/11/25

At the time of this survey, CT.180664/28 was owned by LINDIE KRISTINE LUPO
Date of Survey : 3/11/25



LEGEND

- FINISHED SURFACE LEVEL (AHD)
- EXISTING SURFACE LEVEL (AHD)
- STORMWATER - TO CONNECT TO NEW WATER STORAGE TANK
- SEWER- TO CONNECT TO SEWER MAIN
- AG. DRAIN - TO CONNECT TO STORMWATER SYSTEM



- NEW AG. DRAIN BEHIND RET. WALL TO CONNECT TO PIT (TYP.)
- FILL (MAX. 1m ABOVE NGL), BATTER EARTH UP.
- SEWER MANHOLE
- STORMWATER MANHOLE
- SEWER MAIN LINE
- ORG WITH TAP OVER
- NEW DN100PVC SEWER PIPE AT MIN. 1:60 FALL TO CONNECT TO PROPERTY SEWER CONNECTION
- STORMWATER PIT TO CONNECT TO STORMWATER PROPERTY CONNECTION
- SLIMLINE WATER TANK, STAINLESS STEEL 10,000L, DN90PVC OVERFLOW PIPE TO DISCHARGE INTO PIT
- NEW DN100 PVC STORMWATER PIPE (CHARGED LINE) TO CONNECT TO WATER TANK VIA 600SQ GRATED PIT WITH CAPPED FLUSHING POINT IN PIT.

Site Plan
1:200 @ A3

0 10 50 PAGE SCALE 50mm @ FULL SIZE A3

RevID	Transmittal Set Name	Date
0	DA	29/04/2026

Drawn | Checked M.W |
Plot Date: 29/04/2026
Project NO. 2525
Project Status PLANNING APPROVAL

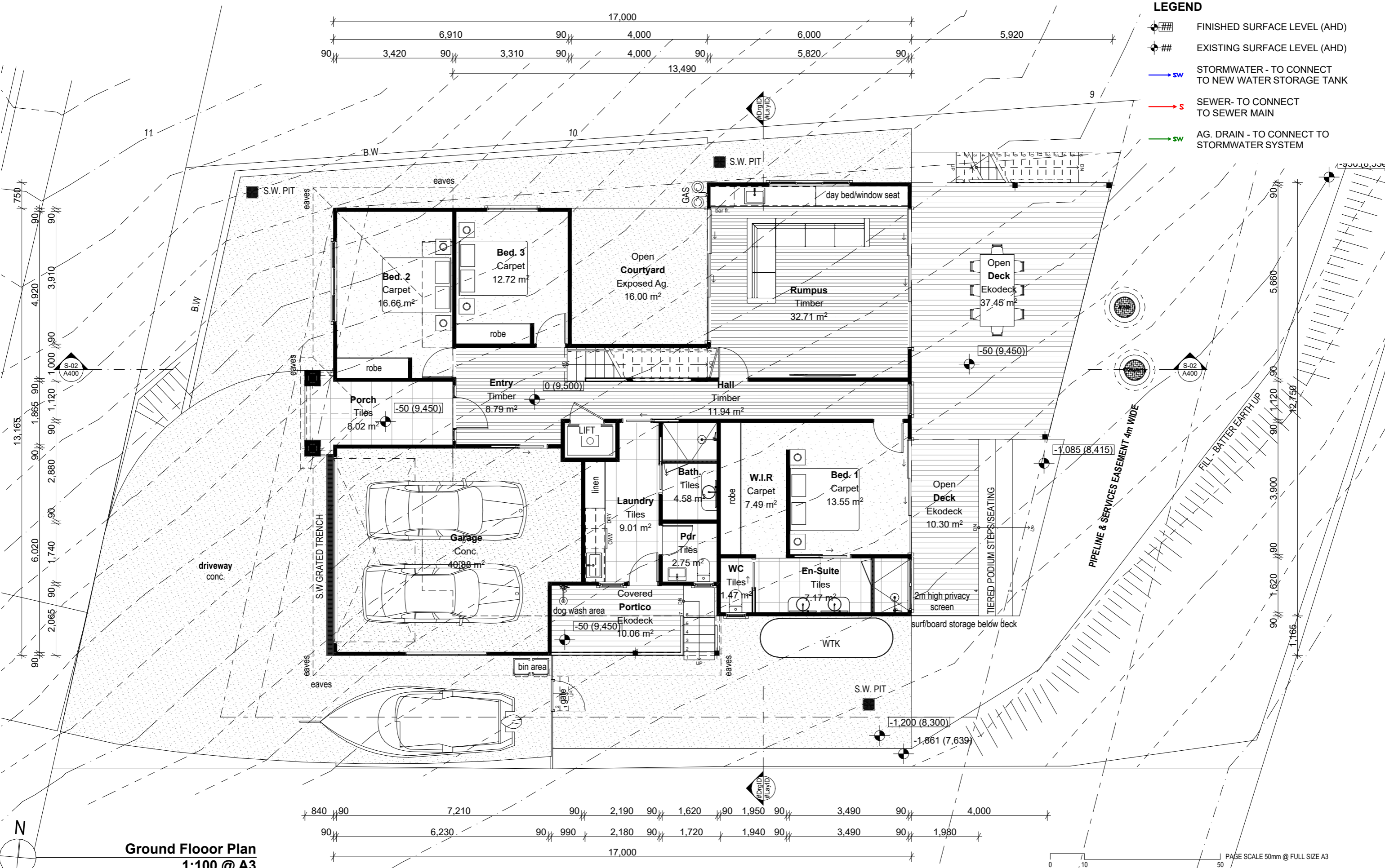
Client MR. T. & MRS. C. AYRES
Site: 13 AQUA SANDS DRIVE, SWANSEA TAS 7190

DRAWING TITLE :
Site Plan

PROJECT NAME :
HOUSE AYRES

DRAWING NO.
A003

REVISION NO.
0



Ground Floor Plan
1:100 @ A3

PAGE SCALE 50mm @ FULL SIZE A3

RevID	Transmittal Set Name	Date
0	DA	29/04/2026

Drawn | Checked M.W |
Plot Date: 29/04/2026
Project NO. 2525
Project Status PLANNING APPROVAL

Client Site: MR. T. & MRS. C. AYRES
13 AQUA SANDS DRIVE,
SWANSEA TAS 7190

DRAWING TITLE :

Ground Floor Plan

PROJECT NAME :

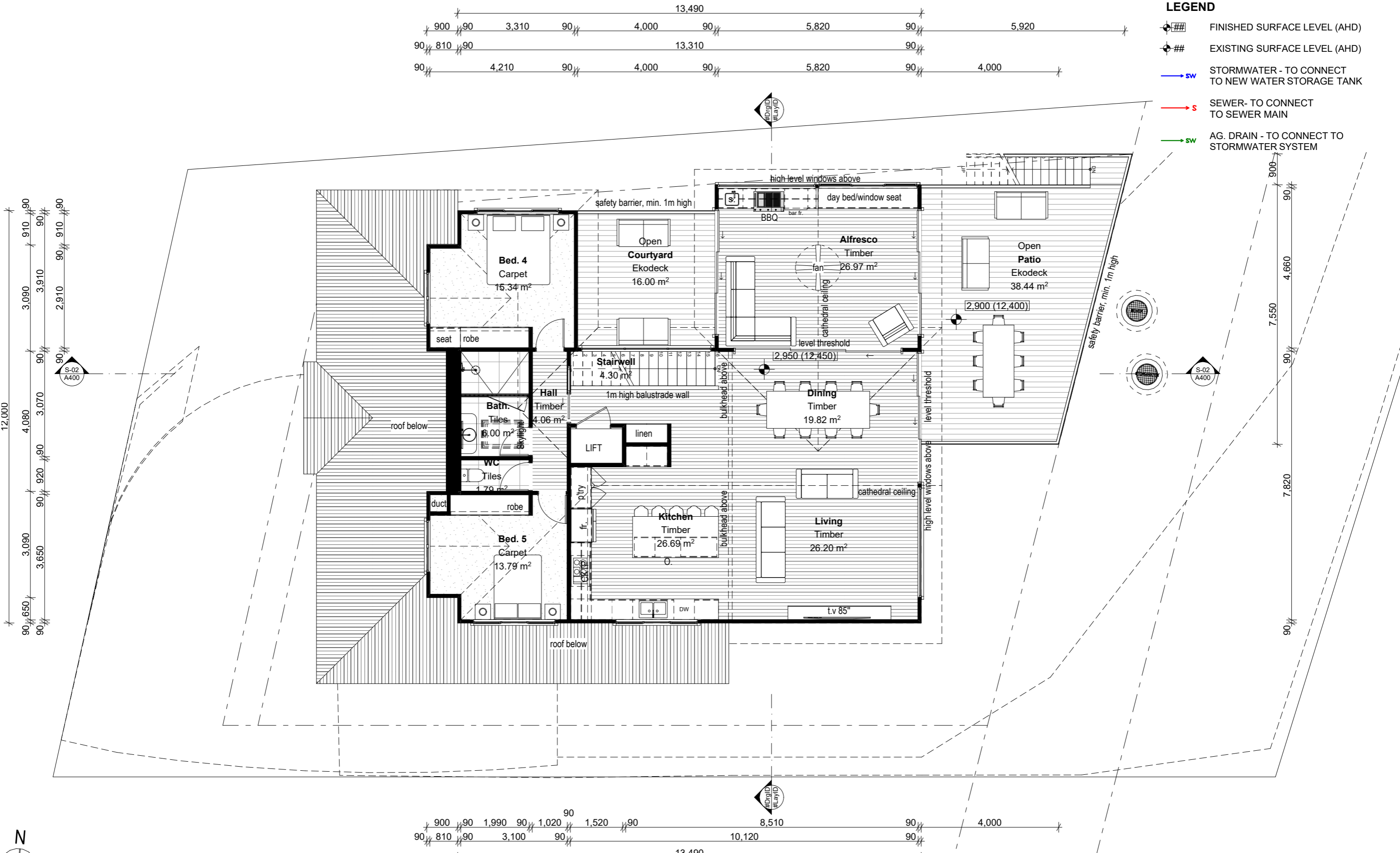
HOUSE AYRES

DRAWING NO.

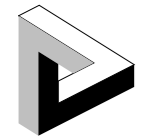
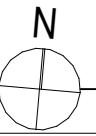
A101

REVISION NO.

0



First Floor Plan
1:100 @ A3



DYNAMIC ARCHITECTURAL
DRAFTING & BUILDING DESIGN

P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
© 2021 DYNAMICARCHITECTURAL DRAFTING & BUILDING DESIGN

RevID Transmittal Set Name
0 DA
Date
29/04/2026

Drawn | Checked M.W |
Plot Date: 29/04/2026
Project NO. 2525
Project Status PLANNING APPROVAL

Client MR. T. & MRS. C. AYRES
Site: 13 AQUA SANDS DRIVE,
SWANSEA TAS 7190

DRAWING TITLE :

First Floor Plan

PROJECT NAME :

HOUSE AYRES

DRAWING NO.

A102

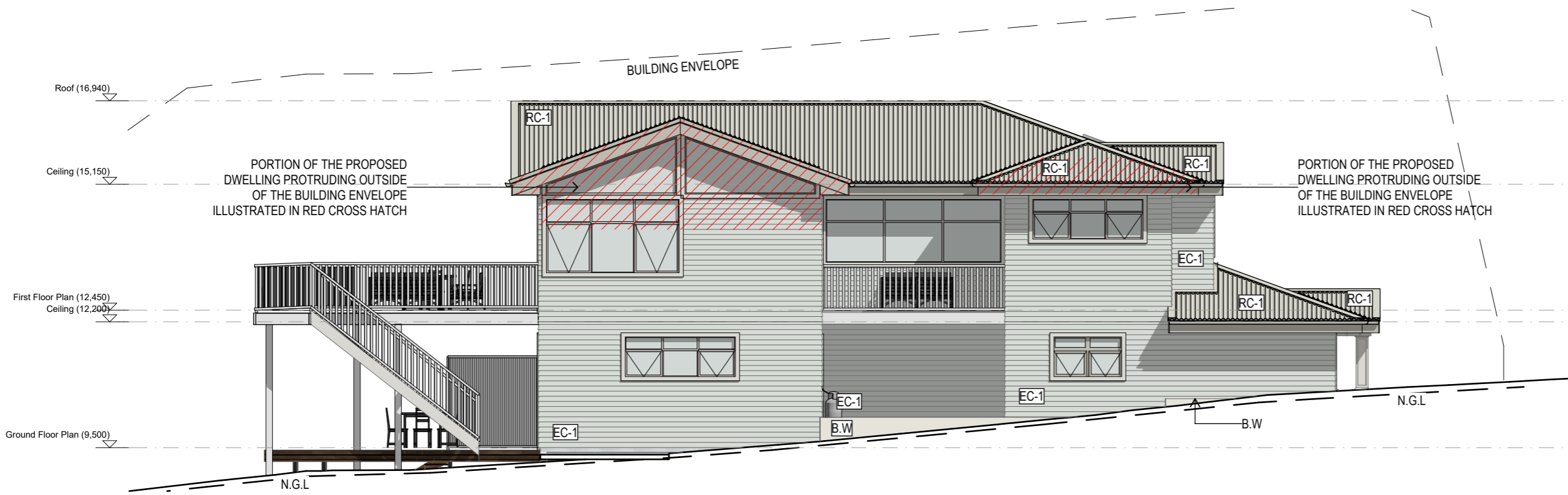
REVISION NO.

0

PAGE SCALE 50mm @ FULL SIZE A3

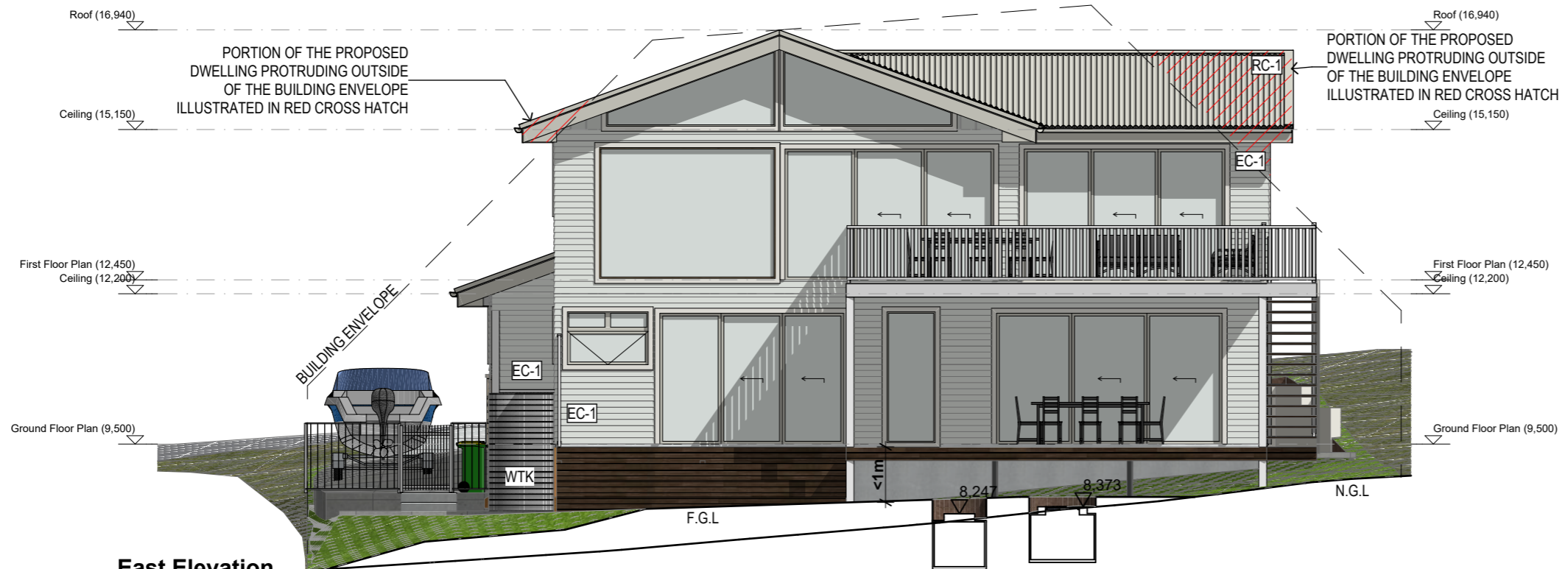
LEGEND

- EC-1** WEATHERBOARD CLADDING
WEATHERTEX CLASSIC 200
COLOUR: "DOVER WHITE"
- EC-2** WEATHERTEX
WEATHERGROOVE SMOOTH 300
COLOUR: "DOVER WHITE"
- EC-3** NATURAL STONE CLADDING
- B.W** CONCRETE BLOCKWORK,
RENDER & PAINT - WHITE
- RC-1** ROOF CLADDING - COLORBOND, CUSTOM ORB
COLOUR: "SURF MIST"



E-01

North Elevation
1:100 @ A3



E-02

East Elevation
1:100 @ A3

0 10 50 PAGE SCALE 50mm @ FULL SIZE A3



DYNAMIC
ARCHITECTURAL
DRAFTING & BUILDING DESIGN

P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
© 2021 DYNAMICARCHITECTURAL DRAFTING & BUILDING DESIGN

RevID Transmittal Set Name
0 DA

Date
29/04/2026

Drawn | Checked M.W |
Plot Date: 29/04/2026
Project NO. 2525
Project Status PLANNING APPROVAL

Client MR. T. & MRS. C. AYRES
Site: 13 AQUA SANDS DRIVE,
SWANSEA TAS 7190

DRAWING TITLE :

Elevations 1

PROJECT NAME :

HOUSE AYRES

DRAWING NO.

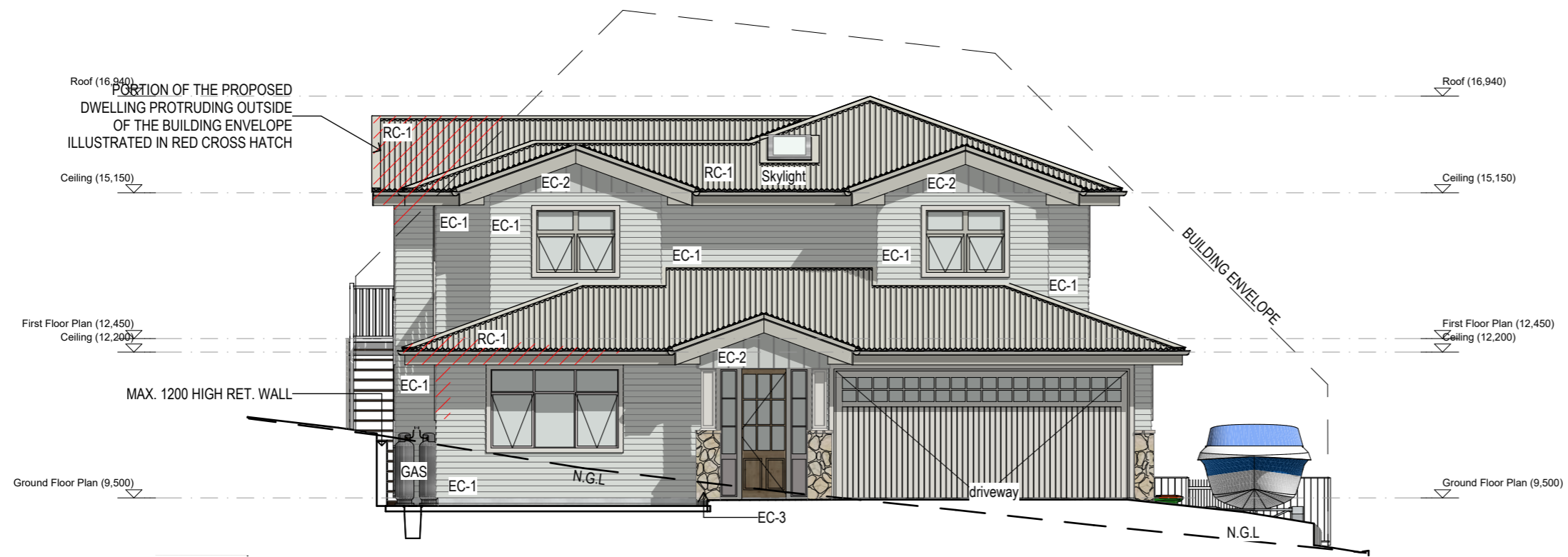
A300

REVISION NO.

0

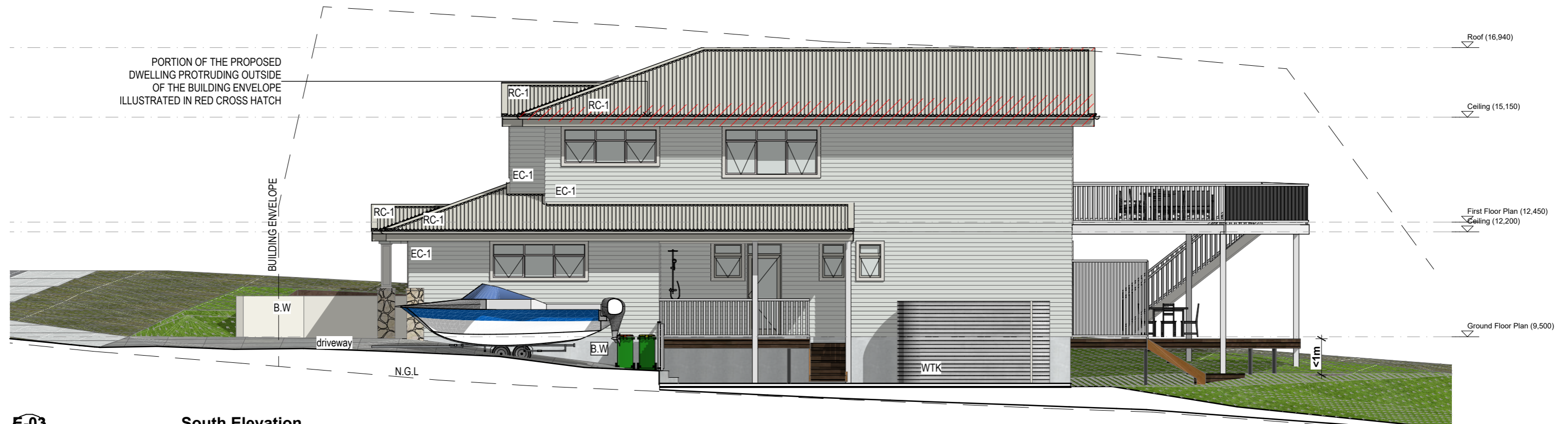
LEGEND

- EC-1** WEATHERBOARD CLADDING
WEATHERTEX CLASSIC 200
COLOUR: "DOVER WHITE"
- EC-2** WEATHERTEX
WEATHERGROOVE SMOOTH 300
COLOUR: "DOVER WHITE"
- EC-3** NATURAL STONE CLADDING
- B.W** CONCRETE BLOCKWORK,
RENDER & PAINT - WHITE
- RC-1** ROOF CLADDING - COLORBOND, CUSTOM ORB
COLOUR: "SURF MIST"



E-04

West Elevation
1:100 @ A3



E-03

South Elevation
1:100 @ A3



DYNAMIC
ARCHITECTURAL
DRAFTING & BUILDING DESIGN

P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
© 2021 DYNAMICARCHITECTURAL DRAFTING & BUILDING DESIGN

RevID Transmittal Set Name Date
0 DA 29/04/2026

Drawn | Checked M.W |
Plot Date: 29/04/2026
Project NO. 2525
Project Status PLANNING APPROVAL

Client MR. T. & MRS. C. AYRES
Site: 13 AQUA SANDS DRIVE,
SWANSEA TAS 7190

DRAWING TITLE :

Elevations 2

PROJECT NAME :

HOUSE AYRES

DRAWING NO.

A301

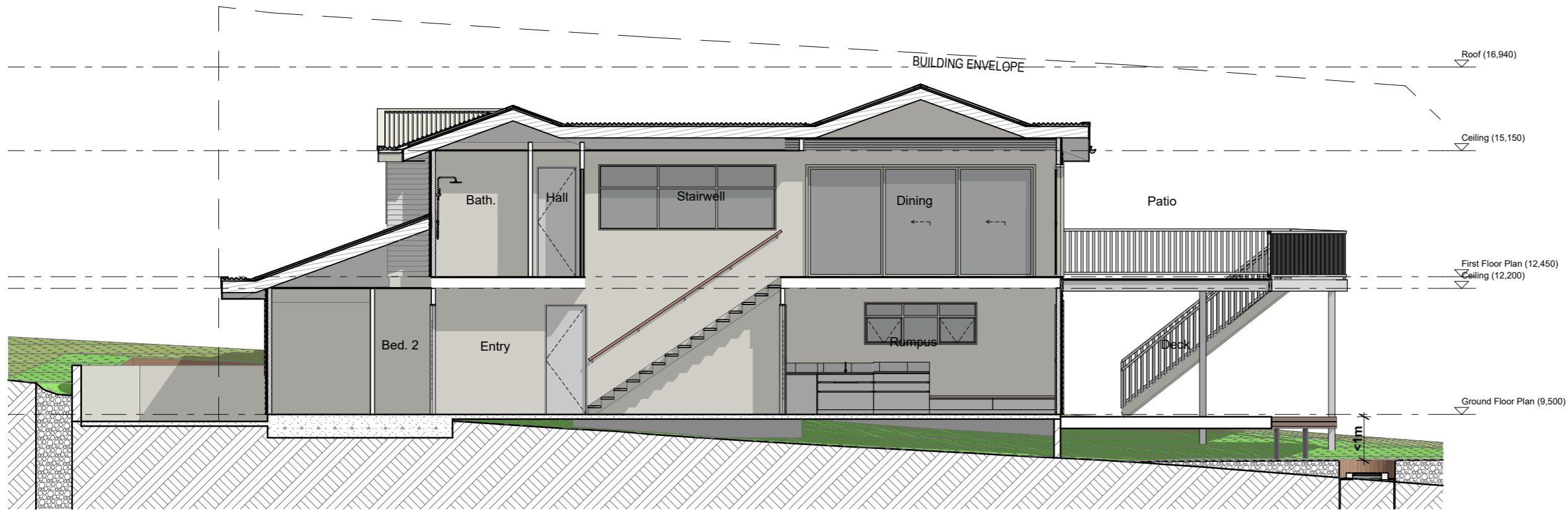
REVISION NO.

0

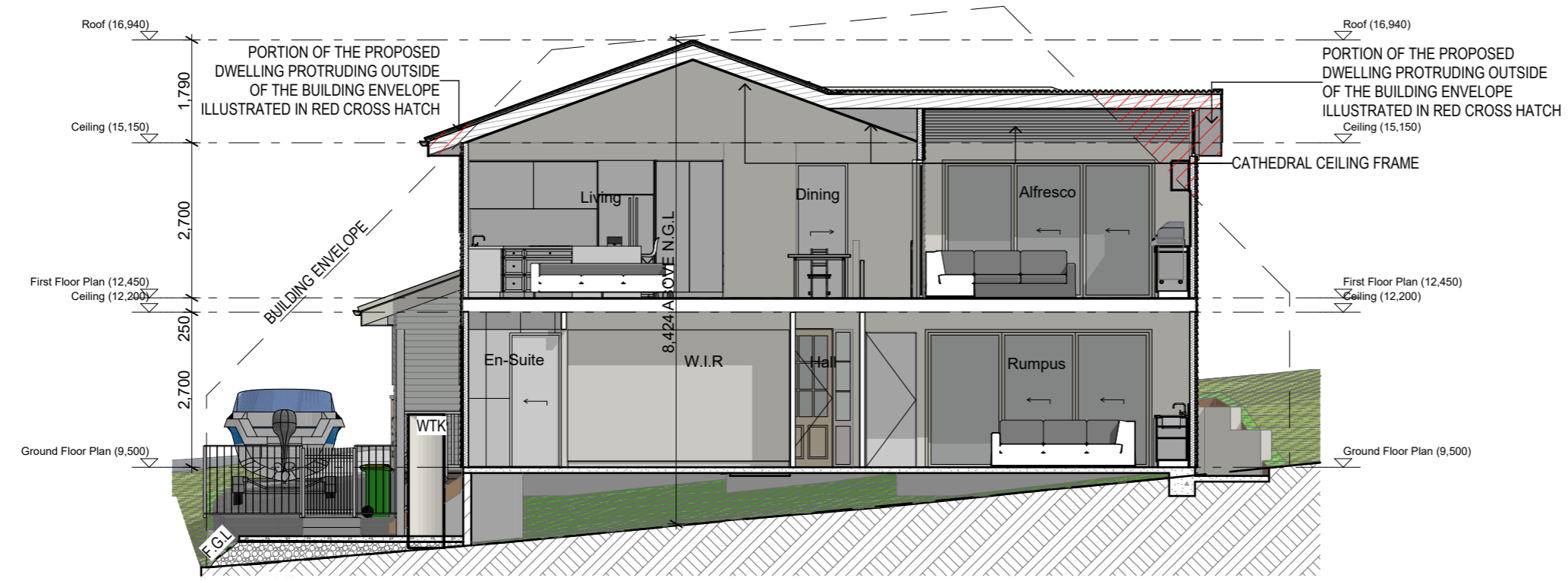
PAGE SCALE 50mm @ FULL SIZE A3

LEGEND

- EC-1** WEATHERBOARD CLADDING
WEATHERTEX CLASSIC 200
COLOUR: "DOVER WHITE"
- EC-2** WEATHERTEX
WEATHERGROOVE SMOOTH 300
COLOUR: "DOVER WHITE"
- EC-3** NATURAL STONE CLADDING
- B.W** CONCRETE BLOCKWORK,
RENDER & PAINT - WHITE
- RC-1** ROOF CLADDING - COLORBOND, CUSTOM ORB
COLOUR: "SURF MIST"



S-02
Section 2
1:100 @ A3



S-01
Section 1
1:100 @ A3

0 10 50 PAGE SCALE 50mm @ FULL SIZE A3

RevID	Transmittal Set Name	Date
0	DA	29/04/2026

Drawn | Checked M.W |
Plot Date: 29/04/2026
Project NO. 2525
Project Status PLANNING APPROVAL

Client MR. T. & MRS. C. AYRES
Site: 13 AQUA SANDS DRIVE,
SWANSEA TAS 7190

DRAWING TITLE :

Sections

PROJECT NAME :

HOUSE AYRES

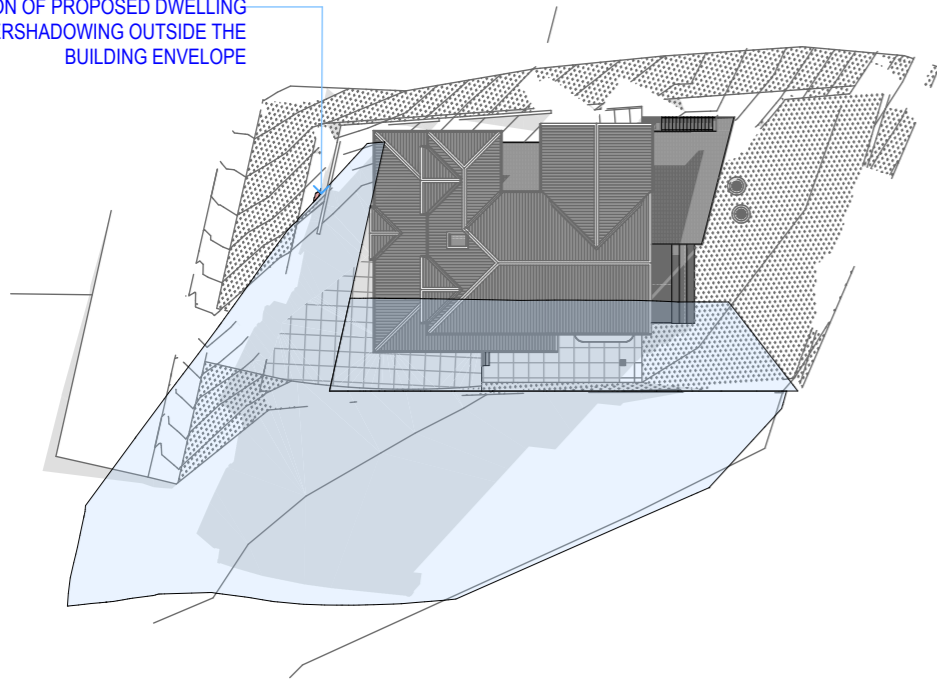
DRAWING NO.

A400

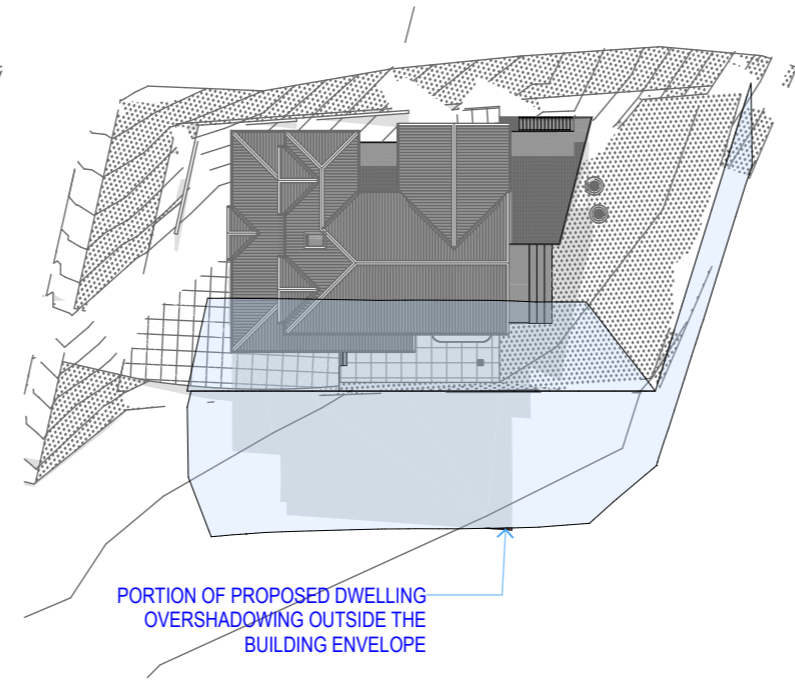
REVISION NO.

0

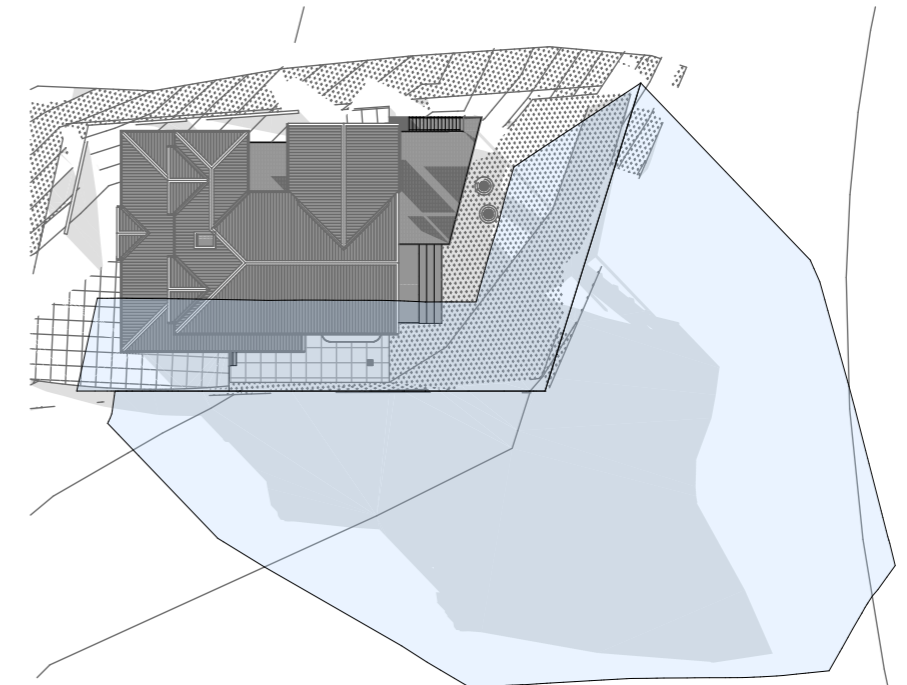
PORTRION OF PROPOSED DWELLING
OVERSHADOWING OUTSIDE THE
BUILDING ENVELOPE



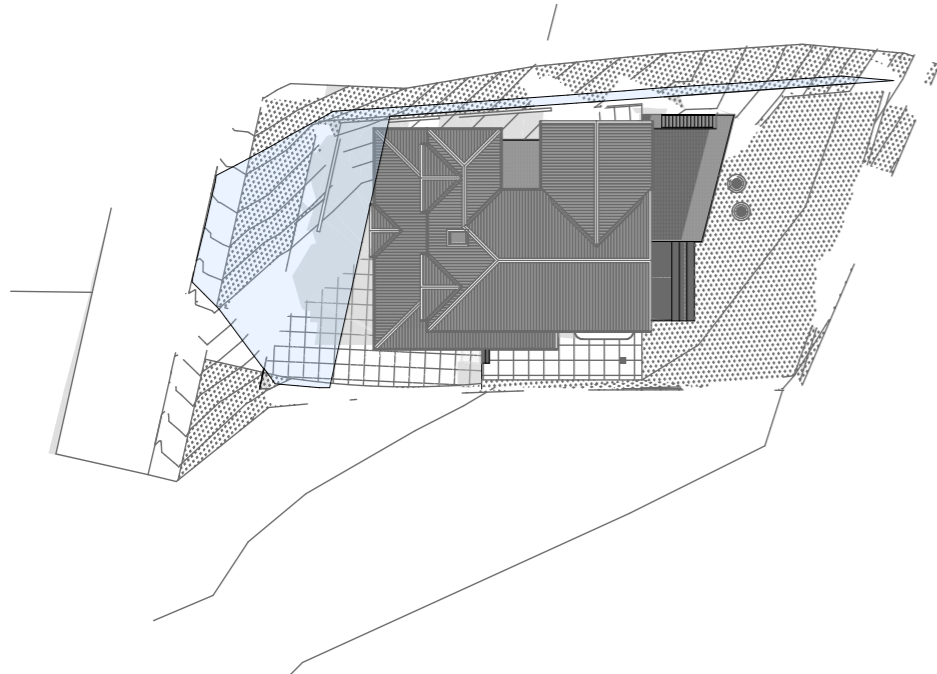
01 Shadow Study 21 June at 0900h
1:500 @ A3



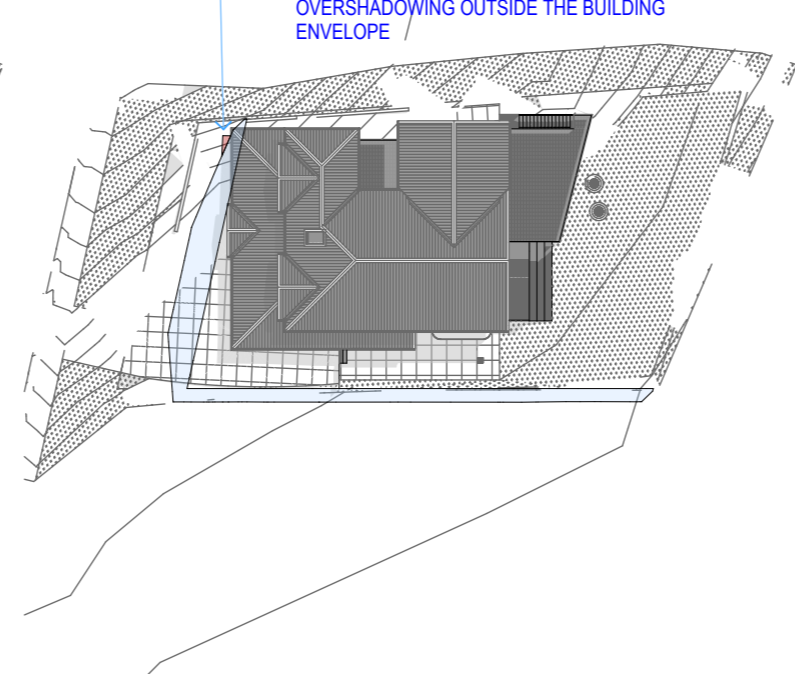
02 Shadow Study 21 June at 1200h
1:500 @ A3



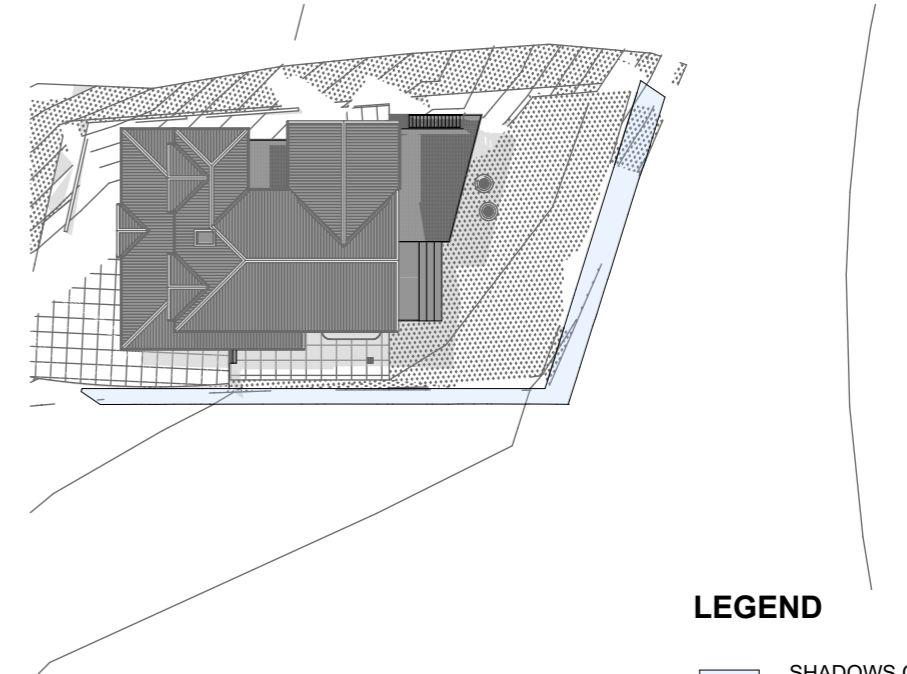
03 Shadow Study 21 June at 1500h
1:500 @ A3



04 Shadow Study 21 Dec at 0900h
1:500 @ A3







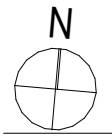
05 Shadow Study 21 Dec at 1200h
1:500 @ A3



06 Shadow Study 21 Dec at 1500h
1:500 @ A3

LEGEND

-  SHADOWS CAST BY BUILDING ENVELOPE
DIAGRAM 8.1 CLAUSE 8.4.2.A3 (a)
-  SHADOWS CAST BY THE PROPOSED
DWELLING
-  SHADOWS CAST BY THE PROPOSED
DWELLING OUTSIDE OF THE ENVELOPE
DIAGRAM 8.1 CLAUSE 8.4.2.A3 (a)
-  OUTLINE OF THE PROPOSED DWELLING



0 10 50 PAGE SCALE 50mm @ FULL SIZE A3



1 Southwest Perspective



2 West Perspective

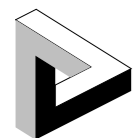


3 Southeast Perspective



4 East Perspective

0 10 PAGE SCALE 50mm @ FULL SIZE A3 50



DYNAMIC
ARCHITECTURAL
DRAFTING & BUILDING DESIGN

P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
© 2021 DYNAMICARCHITECTURAL DRAFTING & BUILDING DESIGN

RevID	Transmittal Set Name	Date
0	DA	29/04/2026

Drawn Checked	M.W
Plot Date:	29/04/2026
Project NO.	2525
Project Status	PLANNING APPROVAL

Client Site:	MR. T. & MRS. C. AYRES 13 AQUA SANDS DRIVE, SWANSEA TAS 7190
--------------	--

DRAWING TITLE :

Perspectives 1

PROJECT NAME :

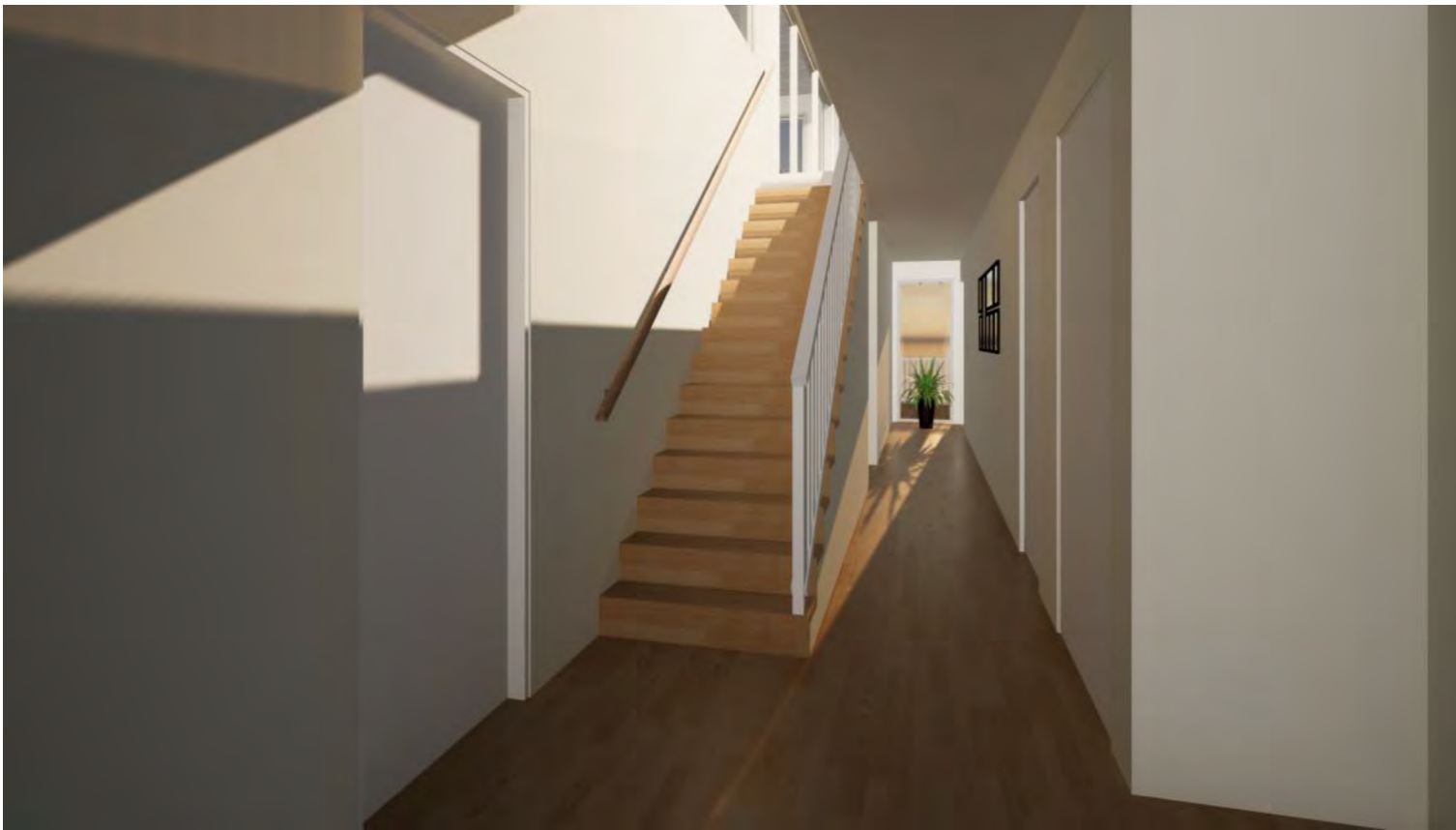
HOUSE AYRES

DRAWING NO.

A900

REVISION NO.

0



1
-
Entry Perspective



2
-
Living/Dining Perspective



3
-
Kitchen Perspective



4
-
Kitchen/Living/Dining Perspective

0 10 PAGE SCALE 50mm @ FULL SIZE A3



1
-
Living/Dining Perspective



2
-
Alfresco Perspective

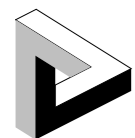


3
-
Rumpus Perspective



4
-
East Perspective

0 10 50 PAGE SCALE 50mm @ FULL SIZE A3



DYNAMIC
ARCHITECTURAL
DRAFTING & BUILDING DESIGN

P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
© 2021 DYNAMICARCHITECTURAL DRAFTING & BUILDING DESIGN

RevID	Transmittal Set Name	Date
0	DA	29/04/2026

Drawn Checked	M.W
Plot Date:	29/04/2026
Project NO.	2525
Project Status	PLANNING APPROVAL

Client Site:	MR. T. & MRS. C. AYRES 13 AQUA SANDS DRIVE, SWANSEA TAS 7190
--------------	--

DRAWING TITLE :

Perspectives 3

PROJECT NAME :

HOUSE AYRES

DRAWING NO.

A902

REVISION NO.

0