



Application for Planning Approval

OFFICE USE ONLY	
DATE RECEIVED:	PID:
FEE	RECEIPT No:
DA:	PROPERTY FILE:

Advice:

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

For visitor accommodation in the General Residential, Low Density Residential, Rural Living, Environmental Living or Village Zone use the sharing economy form available on the Council website.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme provides details of what other information may be required at clause 8.1 and in each applicable Code.

Please provide the relevant details in each applicable section by providing the information or circling Yes or No as appropriate. If relevant details are provided on plans or documents please refer to the drawing number or other documents in 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 application form or what information is required please contact the office.

Details of Applicant & Owner

Applicant:	mr christos Tymbas		
Contact person: (if different from applicant)	mr Simon Duraid Linardi [Architect]		
Address:	559 Drummond Street , Carlton North		Phone
	Victoria.	3054	Fax:
Email:	studiocartell@gmail.com		Mobile: 0415601850
Do you wish for all correspondence to be sent solely by email?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Owner: (if different from applicant)			
Address:			Phone:
			Fax:
Email:			Mobile:

Application for Planning Approval

Details of Site and Application

Please note, if your application is discretionary the following will be placed on public exhibition.

Site Details

Address / Location of Proposal: 653 dolphin sands road			
Suburb		dolphin sands	Post Code
		7190	
Size of site	.....39700..... m ²	or	..... Ha
Certificate of Title(s):	FOLIO TEXT & PLAN ARE ATTACHED		

Current use of site:	VACANT LAND WITH EXISTING GRAVEL DRIVEWAY TO BE RETAINED
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General Application Details

Complete for All Applications

<input checked="" type="checkbox"/>	New Dwelling	<input type="checkbox"/>	Change of use
<input type="checkbox"/>	Additions / Alterations to Dwelling	<input type="checkbox"/>	Intensification or modification of use
<input type="checkbox"/>	New Outbuilding or Addition	<input type="checkbox"/>	Subdivision or boundary adjustment
<input type="checkbox"/>	New Agricultural Building	<input type="checkbox"/>	Minor amendment to existing permit DA /
<input type="checkbox"/>	Commercial / Industrial Building	<input type="checkbox"/>	Planning Scheme Amendment

Estimated value of works (design & construction)	\$ \$280,000.00
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Describe the order and timing of any staged works:	The client would like to commence construction by January 2019 or N/A
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General Background Information

Please state the name of any Council officers that you have discussed this proposal with:	Officer's name : or N/A	
Is the site listed on the Tasmanian Heritage Register?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Have any potentially contaminating activities ever occurred on the site? <i>If yes, please provide a separate written description of those activities.</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the proposal consistent with any restrictive covenants or Part 5 agreements that apply to the site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Application for Planning Approval

Does the proposal involve any of the following?		
Type of development		Brief written description if not clearly shown on the plans:
Partial or full demolition	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Fencing	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
New or upgraded vehicle / pedestrian access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
New or modified water, sewer, electrical or telecommunications connection	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PROPOSAL WILL FEATURE SEPTIC SYSTEM ONSITE [DESCRIBED AT BUILDING PERMIT PHASE]
Retaining walls	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Cut or fill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Signage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
New car parking	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Vegetation removal	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SEE BAL REPORT ATTACHED TO CONFIRM REQUIREMENTS TO BAL 12.5

Existing floor area0..... m ²	Proposed floor area172.5.....m ²
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Number of existing car parking on site	Number of proposed car parking on site
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Describe the width & surfacing of vehicular access (existing or proposed) and how drainage/runoff is collected and discharged:	THE EXISTING ROAD BASE IS MINIMUM 3000mm wide with crushed rock base + gravel topping
If vehicular access is from a road sign-posted at more than 60 km/hr, please state the sight distance in both directions:	n/a or N/A

Please note, if a gravel driveway is proposed from a sealed public road please address the following clause (E6.7.6 P1):

Parking spaces and vehicle circulation roadways must not unreasonably detract from the amenity of users, adjoining occupiers or the quality of the environment through dust or mud generation or sediment transport, having regard to all of the following:

- (i) the suitability of the surface treatment;
- (ii) the characteristics of the use or development;
- (iii) measures to mitigate mud or dust generation or sediment transport.

Will stormwater from buildings and hardstand areas be managed by: (details should be clearly shown / noted on plans)	Discharge to a main:	Yes / Not applicable
	Discharge to kerb & gutter:	Yes / Not applicable
	Discharge to roadside table drain:...	Yes / Not applicable
	Discharge to natural watercourse: ..	Yes / Not applicable
	Retained on site:	Yes / Not applicable

Application for Planning Approval

Materials:				
External building material	Walls:	vertical hardwood stained	Roof:	dulux shale grey
External building colours	Walls:	timber / shale grey/ stone	Roof:	dulux shale grey
Fencing materials	n/a		Retailing wall materials	n/a

For all outbuildings

Describe for what purpose the building is to be used:	.....
Describe any intended toilet, shower, cooking or heating to be installed:	..... ...
If the building is to be used wholly or partly as a domestic workshop, what type of tools and machines will be used?	.....

For all non-residential applications

Hours of Operation						
Current hours of operation	Monday to Friday:		Saturday:		Sunday & Public holidays:	
Proposed hours of operation	Monday to Friday:		Saturday:		Sunday & Public holidays:	
Number of Employees						
Current Employees Total:			Maximum at any one time:			
Proposed Employees Total:			Maximum at any one time:			

Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency:	..... or N/A
Describe current traffic movements into the site, including the type & timing of heavy vehicle movements & any proposed change:	..... or N/A
Describe any hazardous materials to be used or stored on site:	..... or N/A
Describe the type & location of any large plant or machinery used (refrigeration, generators)	..... or N/A
Describe any retail and/or storage of goods or equipment in outdoor areas:	..... or N/A
Describe any external lighting proposed:	..... or N/A

Application for Planning Approval

Personal Information Protection Statement:

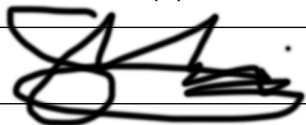
The personal information that Council is collecting from you is deemed personal information for the purposes of the *Personal Information Protection Act 2004*. The intended recipients of personal information collected by Council may include its officers, agents or contractors or data service providers. The supply of the information by you is voluntary. If you cannot provide or do not wish to provide the information sought, Council may be unable to process your application. Council is collecting this personal information from you for the purposes of managing, addressing, advising upon and determining the application and other related Council matters.

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.
- In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- I/we confirm that I/we are the copyright holder or have the authority to sign on behalf of any person with copyright for documents to this application and authorities Council to provide a copy of this application to any person for assessment or statutory consultation.
- I/we authorise Council to 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.
- I acknowledge that if the application is discretionary that the application will be exhibited in the Council offices and on the Council website.
- 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*.

Signature:



Date:

07/09/2018

If application is not the owner

If the applicant is not the owner, please list all persons who were notified of this application pursuant to section 52 of the *Land Use Planning and Approvals Act 1993*.

Name:	Method of notification:	Date of notification:
owner/ christos tymbas	phone	07/09/2018

If application is on or affect Council or Crown owned or administered land

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 and that person must also sign this application form below:

I being responsible for the administration of land at declare that I have given permission for the making of this application by for use and/or development involving

Signature: Date:

It is the applicant's responsibility to obtain any such consent prior to lodgement. Written requests for consent of the Council must be sent to General Manager. Request for Ministerial consent should be directed to the relevant department.

SEARCH OF TORRENS TITLE

VOLUME 54666	FOLIO 99
EDITION 7	DATE OF ISSUE 27-Apr-2018

SEARCH DATE : 07-Sep-2018

SEARCH TIME : 02.22 PM

DESCRIPTION OF LAND

Parish of CAMBRIA, Land District of GLAMORGAN
Lot 99 on Sealed Plan 54666 (formerly being SP2798)
Derivation : Part of Lot 36 Gtd to G Meredith
Prior CT 2698/36

SCHEDULE 1

M682205 TRANSFER to CHRISTOS TYMBAS Registered 27-Apr-2018
at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 54666 BENEFITING EASEMENTS: Rights of Carriageway in
Schedule of Easements
SP 54666 FENCING PROVISION in Schedule of Easements
E132298 MORTGAGE to Commonwealth Bank of Australia
Registered 27-Apr-2018 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

REGISTERED NUMBER
54666

INDEX PLAN
SEE ALSO 8 ANNEXURES

LAND DISTRICT C
PARISH OF

PART OF 2674-0-0. GTD.
PART OF LOT 36, 2715-0-0. GE

SCALE: - 500 FEET TO
C. H. I. (Tas) Pty. Ltd. Conv.
D. J. Burbury (R.O.N.)

(P. 11162)

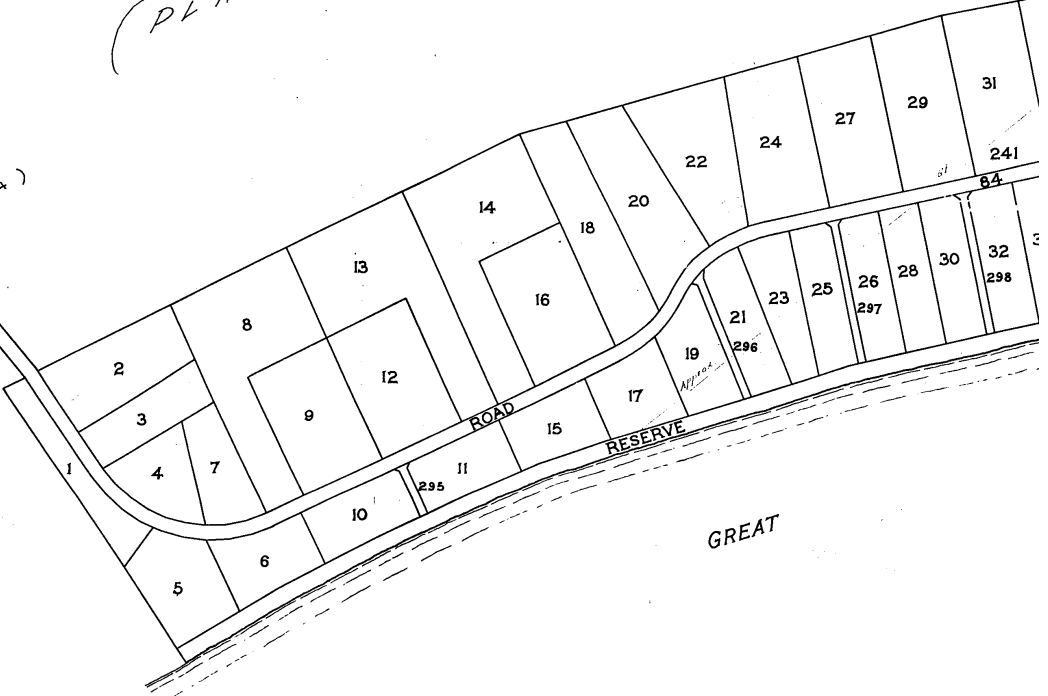
120)

(PLAN

MAN RIVER ROAD

(P. 2364)

(SP122591)



GREAT

S. P. 2 3 2 1 6

S.P. 2798

CT OF GLAMORGAN
OF CAMBRIA **PA**

* 2674 · 0 · 0. GTD. TO GEORGE MEREDITH.

* 36, 2715 · 0 · 0. GEORGE MEREDITH PURCHASER.

EFFECTIVE FROM 15 MAY 1970

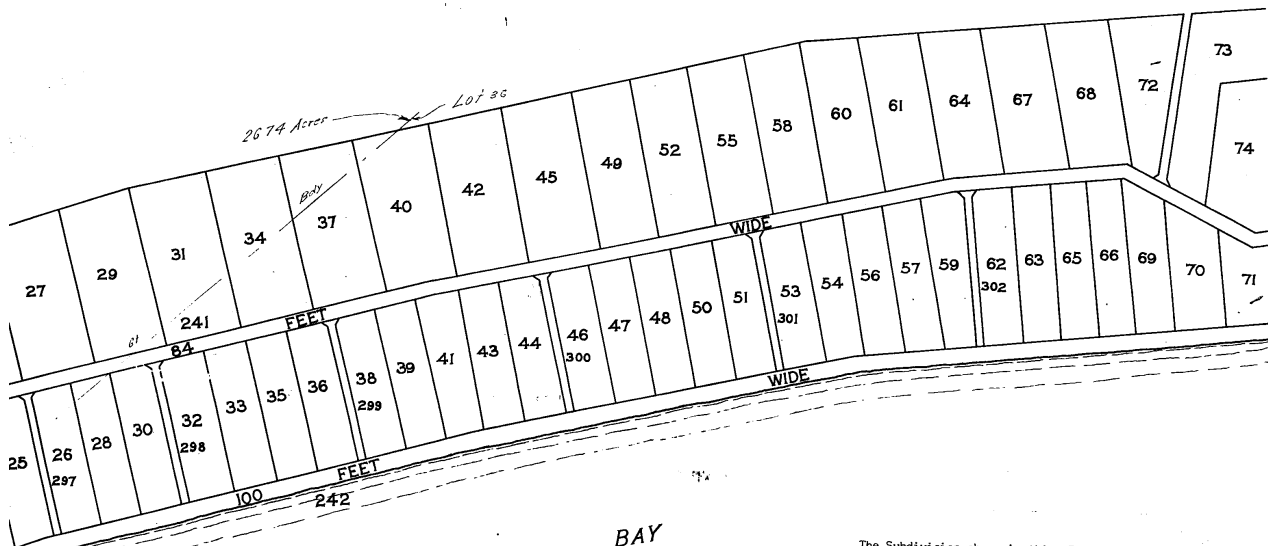
- 500 FEET TO AN INCH

Tas. Pty. Ltd. Conv. 41/8074
Burbury (R.O.W.)

M. H. H. H.
RECORDER OF TITLES

(P. 111628)

(S. P. 2 3 2 1 6)



OYSTER

BAY

GREAT

SWANPORT

R.O.W.

The Subdivision shown on this Plan is approved.
In witness whereof the Common Seal of The Warden,
Councillors and Electors Municipality of Glamorgan
has been hereunto affixed, pursuant to a resolution
of the Council of the said Municipality passed the
Second day of December, 1969, in the presence of us.

[Signature] Member.

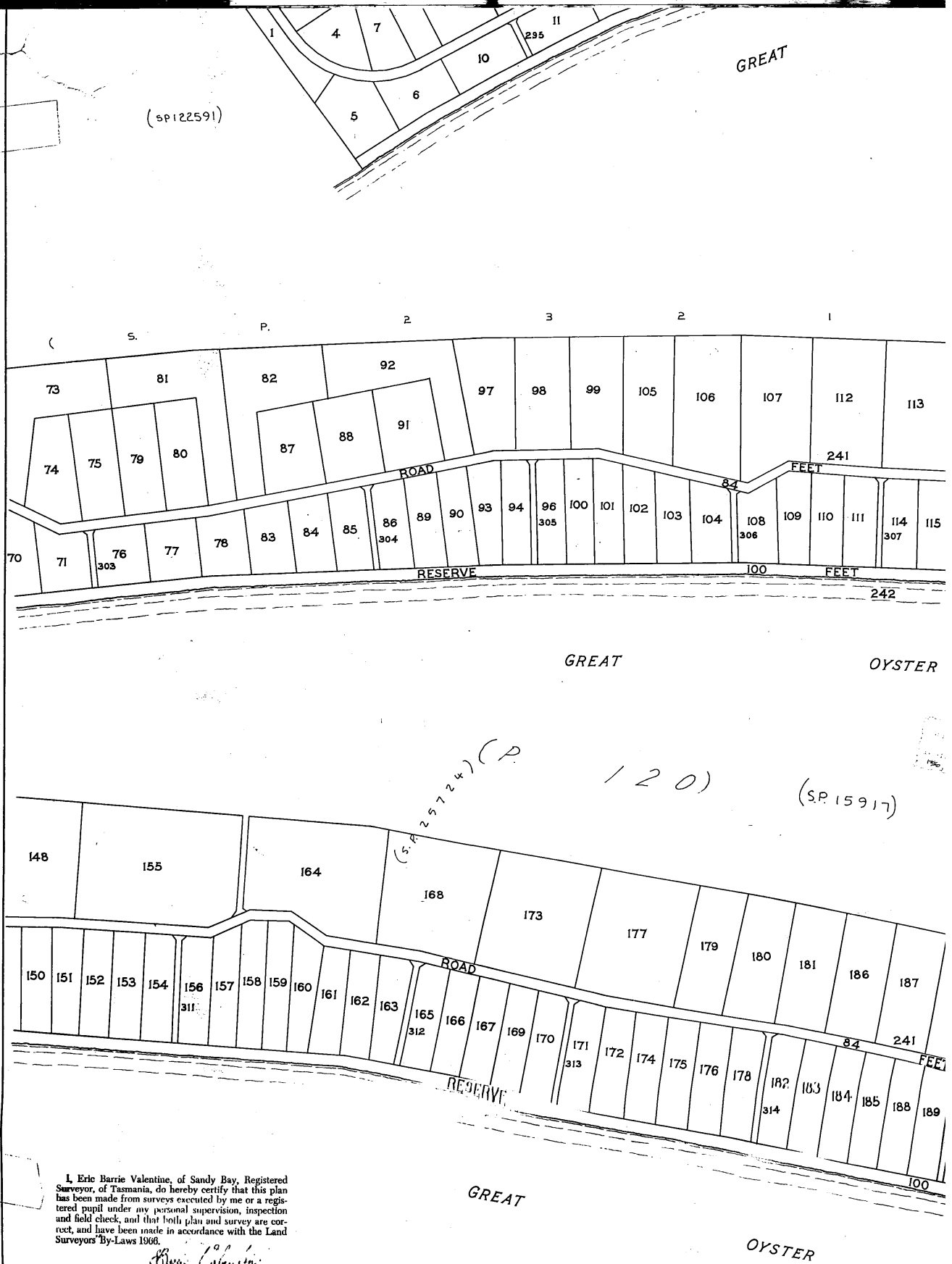
[Signature] Council Clerk.

For the purposes of Section 464(7)(b) of the Local
Government Act, 1962, the owner has nominated

As his solicitor Simmons Wollhagen Simmons & Walsh, Hobart.

As his surveyor E. Harrie Valentine, Hobart.

[Signature]
COUNCIL CLERK



I, Eric Barrie Valentine, of Sandy Bay, Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or a registered pupil under my personal supervision, inspection and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Laws 1906.

Eric Barrie Valentine
Authorised Surveyor

Dated this 28th day of November 1969

PLOTTED BY *W. J. 2.70 (1000 1000)*

MATHIAS *checked* " *JA*

EXAMINED BY *JA*

CD 0700

of the Council of the said Municipality passed the
Second day of December, 1969, in the presence of us.

..... Member.

..... Council Clerk.

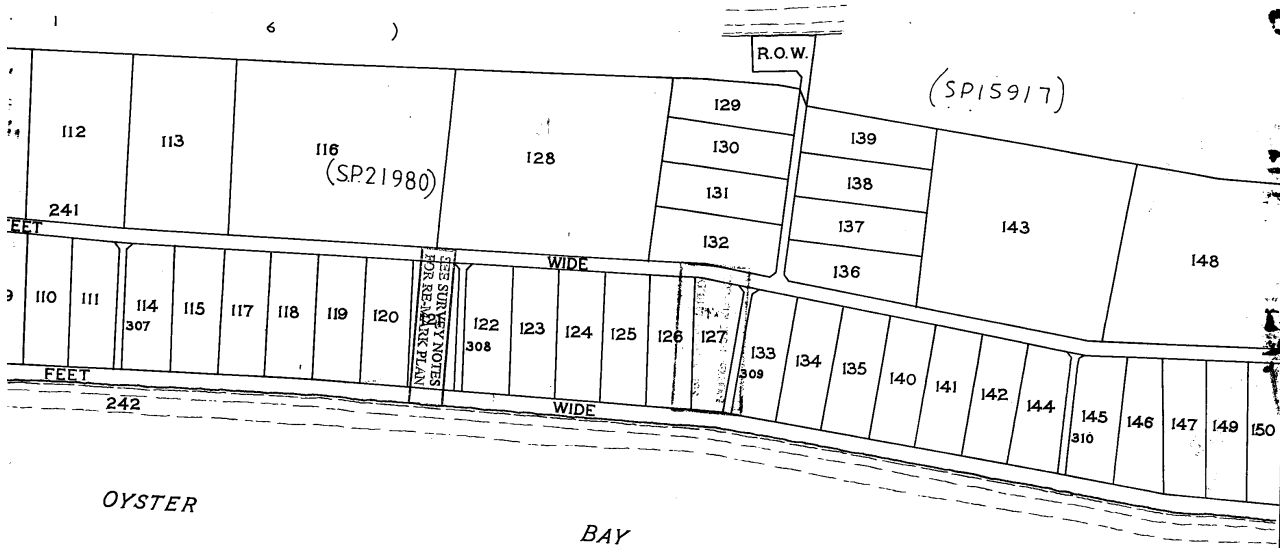
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Government Act, 1962, the owner has nominated

As his solicitor Simmons Wollhagen Simmons & Walsh, Hobart.

As his surveyor E. Barrie Valentine, Hobart.

DUNNELL CLERK

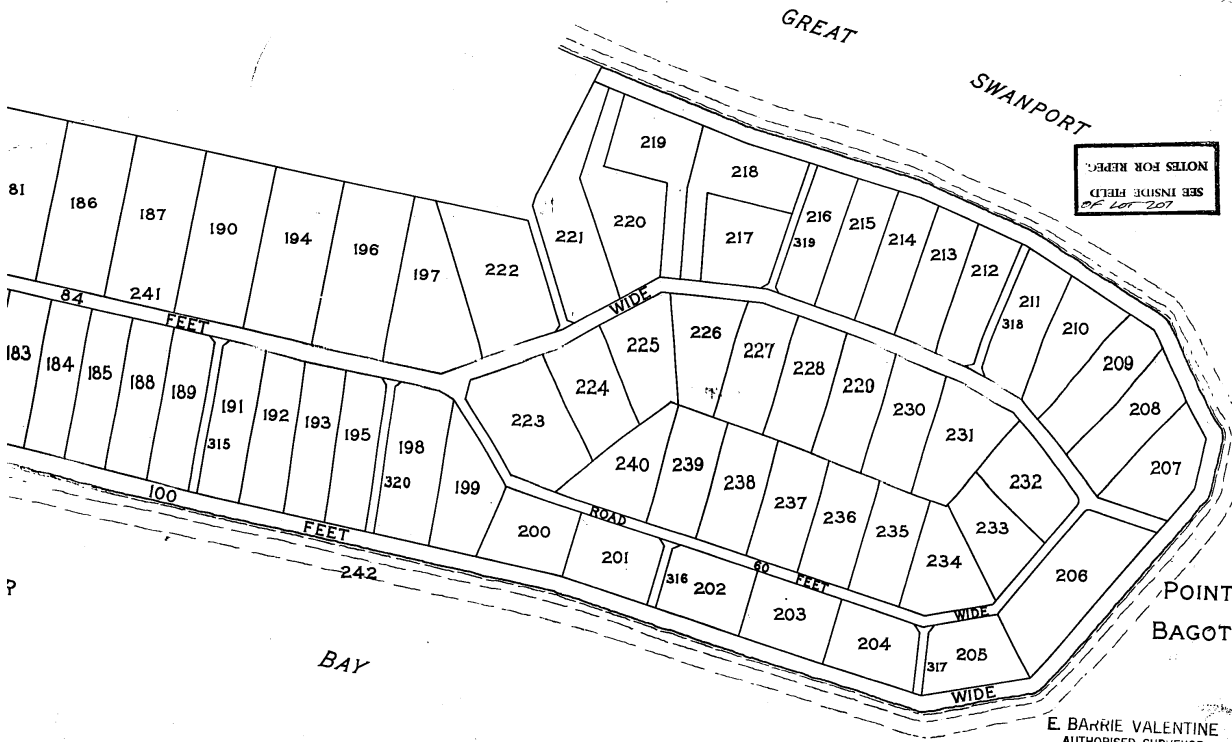
GREAT
SWANPORT



OYSTER

BAY

(SP15917)



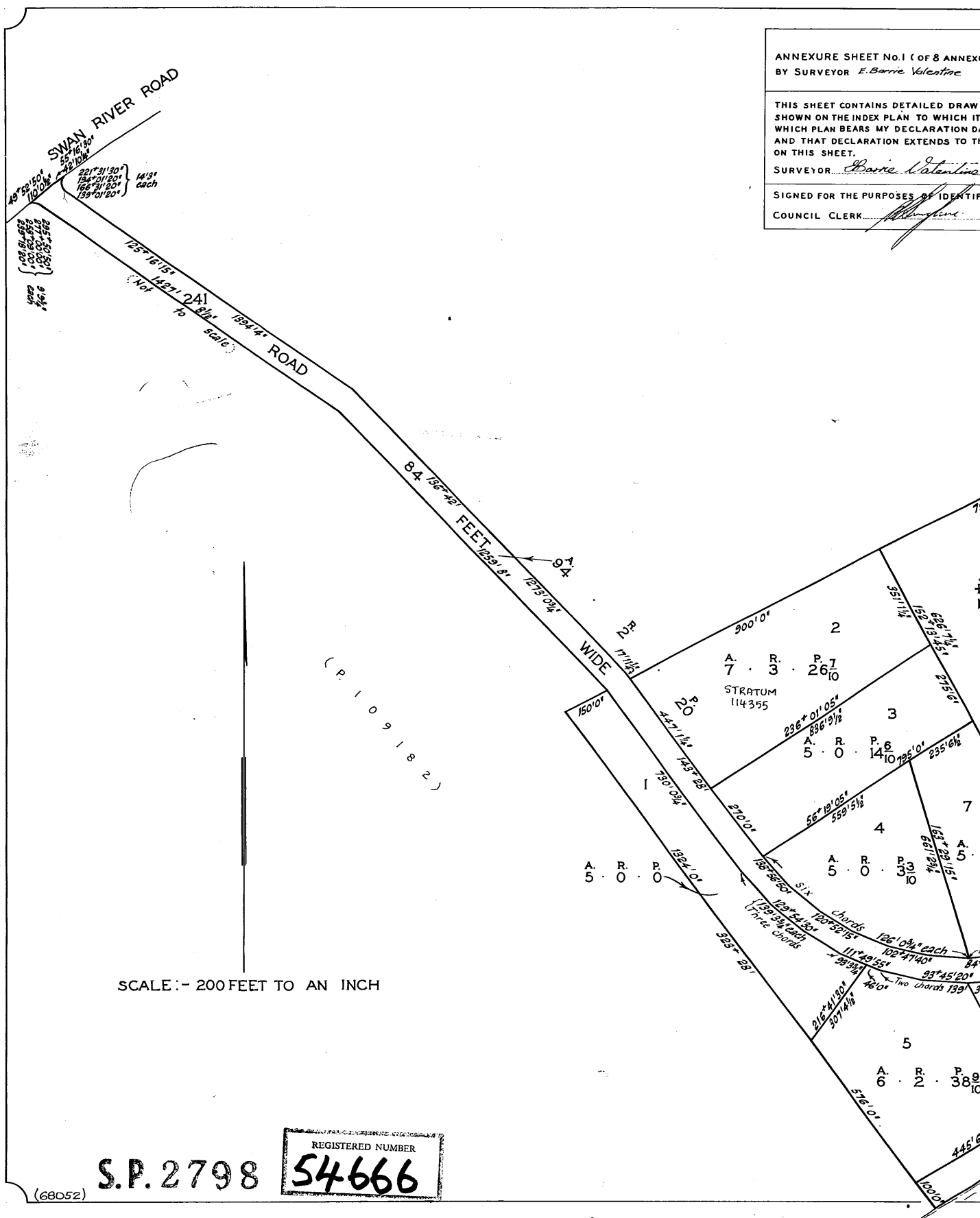
GREAT

SWANPORT

NOTES FOR REPER:
SEE INSIDE FIELD
OF LOT 207

POINT
BAGOT

E. BARRIE VALENTINE



SET No. 1 (OF 8 ANNEXURES) TO PLAN
E. Barrie Valentine

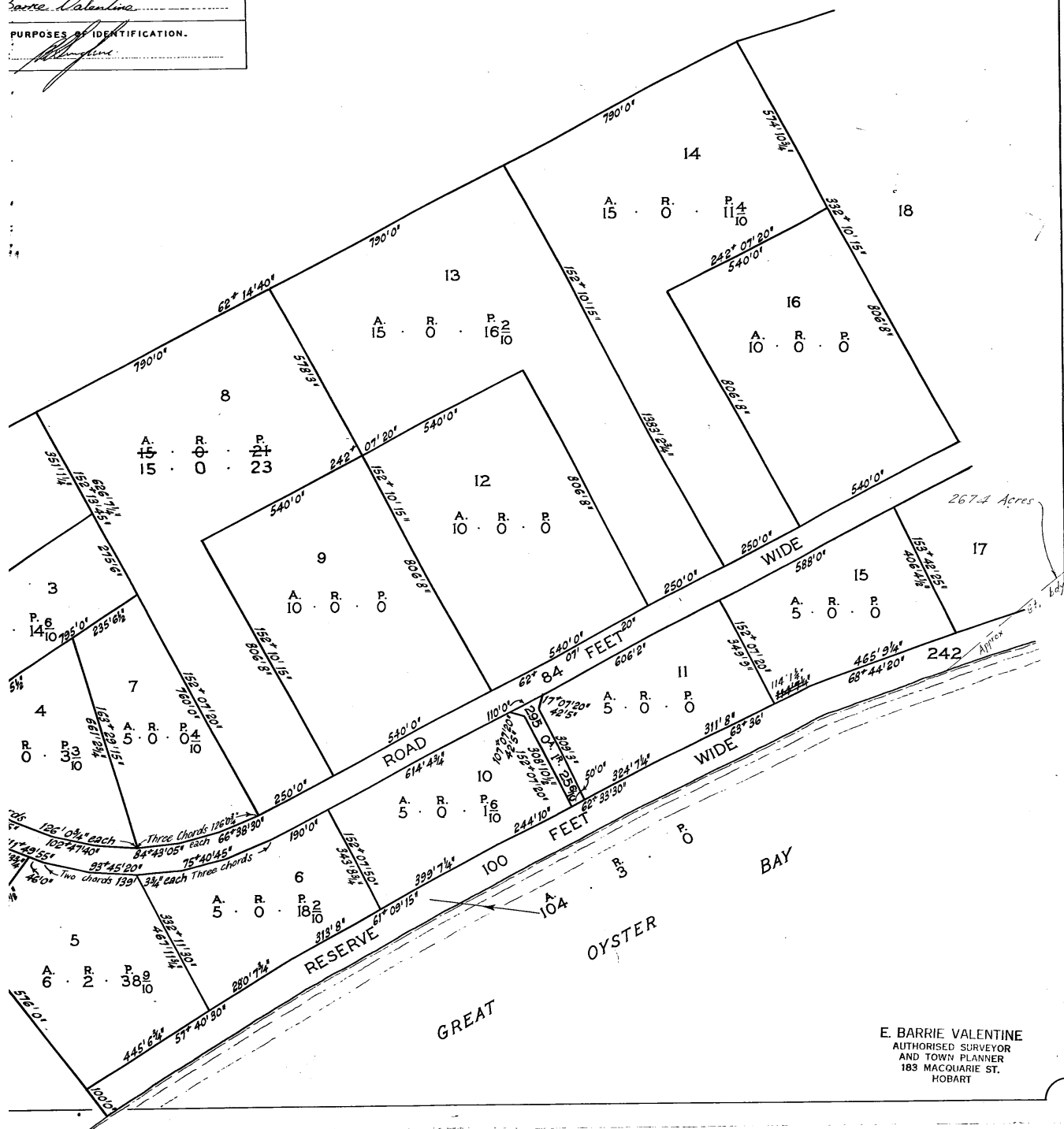
AINS DETAILED DRAWINGS OF PARCELS
DEX PLAN TO WHICH IT IS ATTACHED,
IS MY DECLARATION DATED
RATION EXTENDS TO THE DETAIL SHOWN

E. Barrie Valentine

PURPOSES OF IDENTIFICATION.

S.P.2798 ANNEX. No. 1.
N.B. :- LOT 295 TO BE "ROAD" (Private)
"RESERVE FOR PRIVATE ROADWAY"

54666



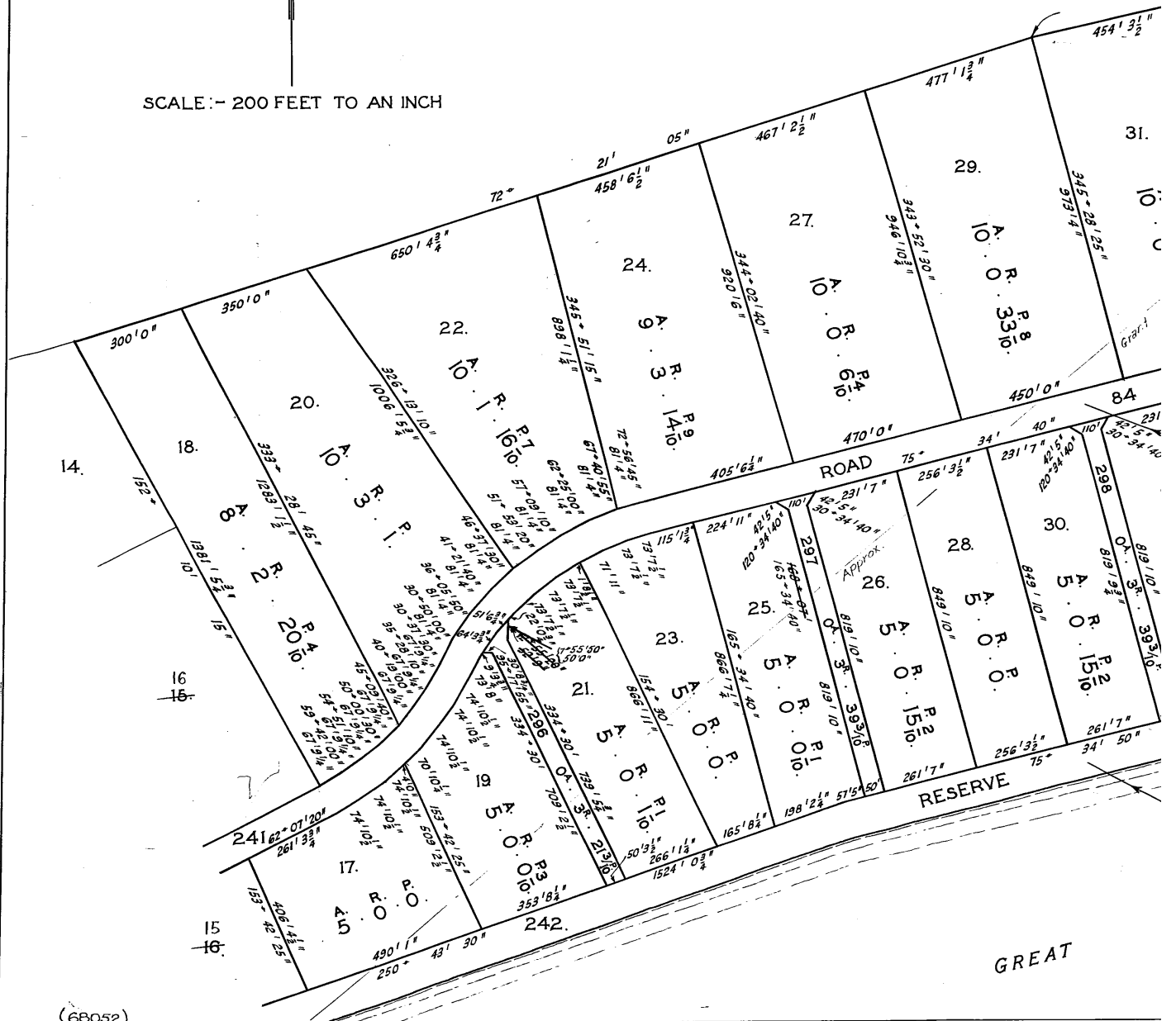
ANNEXURE SHEET No.2 (of 8 ANNEXUR
BY SURVEYOR *E. Barrie Valentine*

THIS SHEET CONTAINS DETAILED DRAWING
SHOW ON THE INDEX PLAN TO WHICH IT IS
WHICH PLAN BEARS MY DECLARATION DA
AND THAT DECLARATION EXTENDS TO THE
ON THIS SHEET.

SURVEYOR *E. Barrie Valentine*

SIGNED FOR THE PURPOSES OF IDENTIFIC
COUNCIL CLERK *[Signature]*

SCALE:- 200 FEET TO AN INCH



I No.2 (OF 8 ANNEXURES) TO PLAN
E. Barrie Valentine

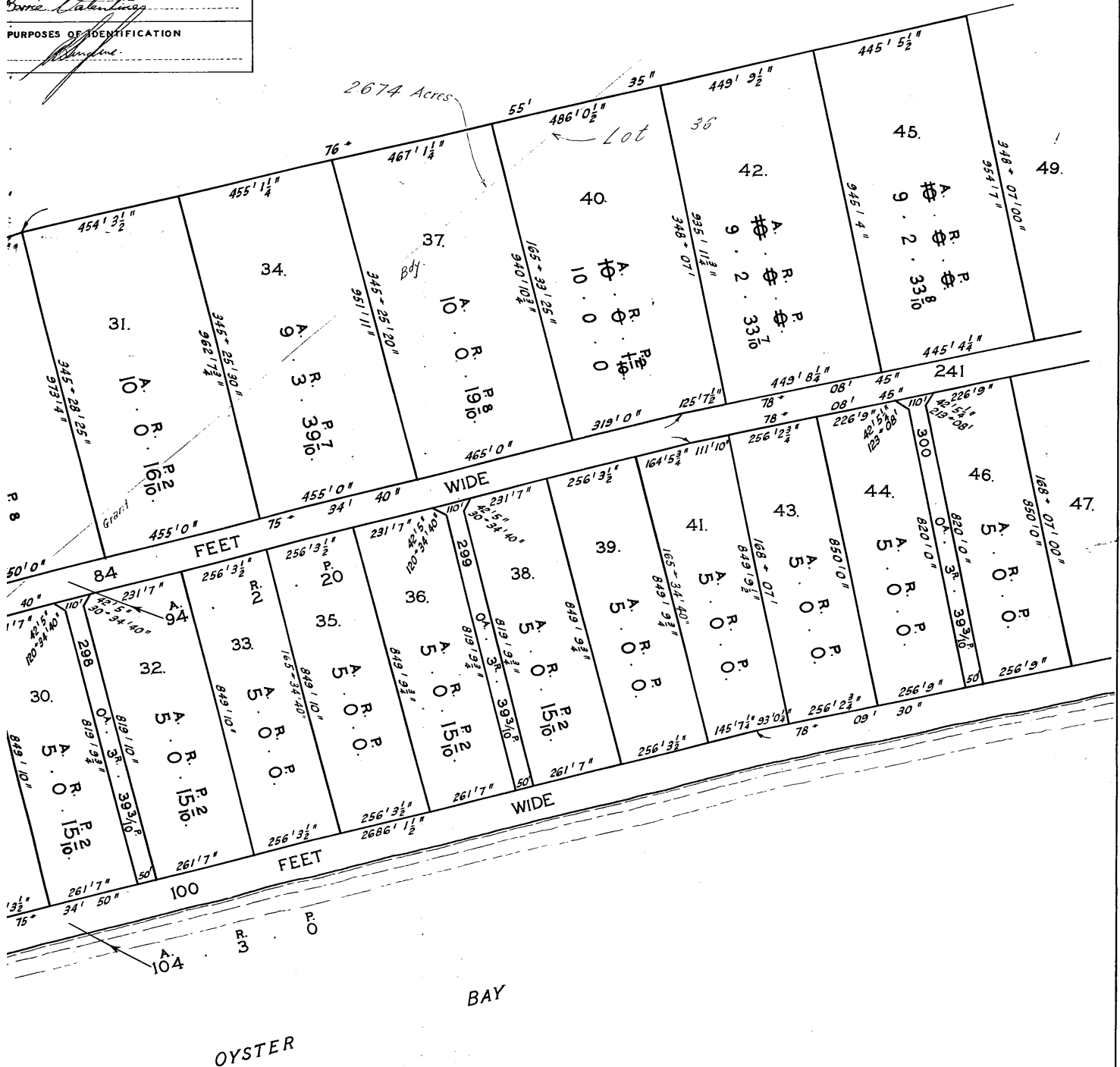
AINS DETAILED DRAWINGS OF PARCELS
EX PLAN TO WHICH IT IS ATTACHED,
IS MY DECLARATION DATED
RATION EXTENDS TO THE DETAIL SHOWN

Barrie Valentine

PURPOSES OF IDENTIFICATION

S.P.2798
N.B.:- LOTS 296 - 300 TO BE "ROAD" (Private)
"RESERVE FOR PRIVATE ROADWAY"

54666



REGISTERED NUMBER
54666

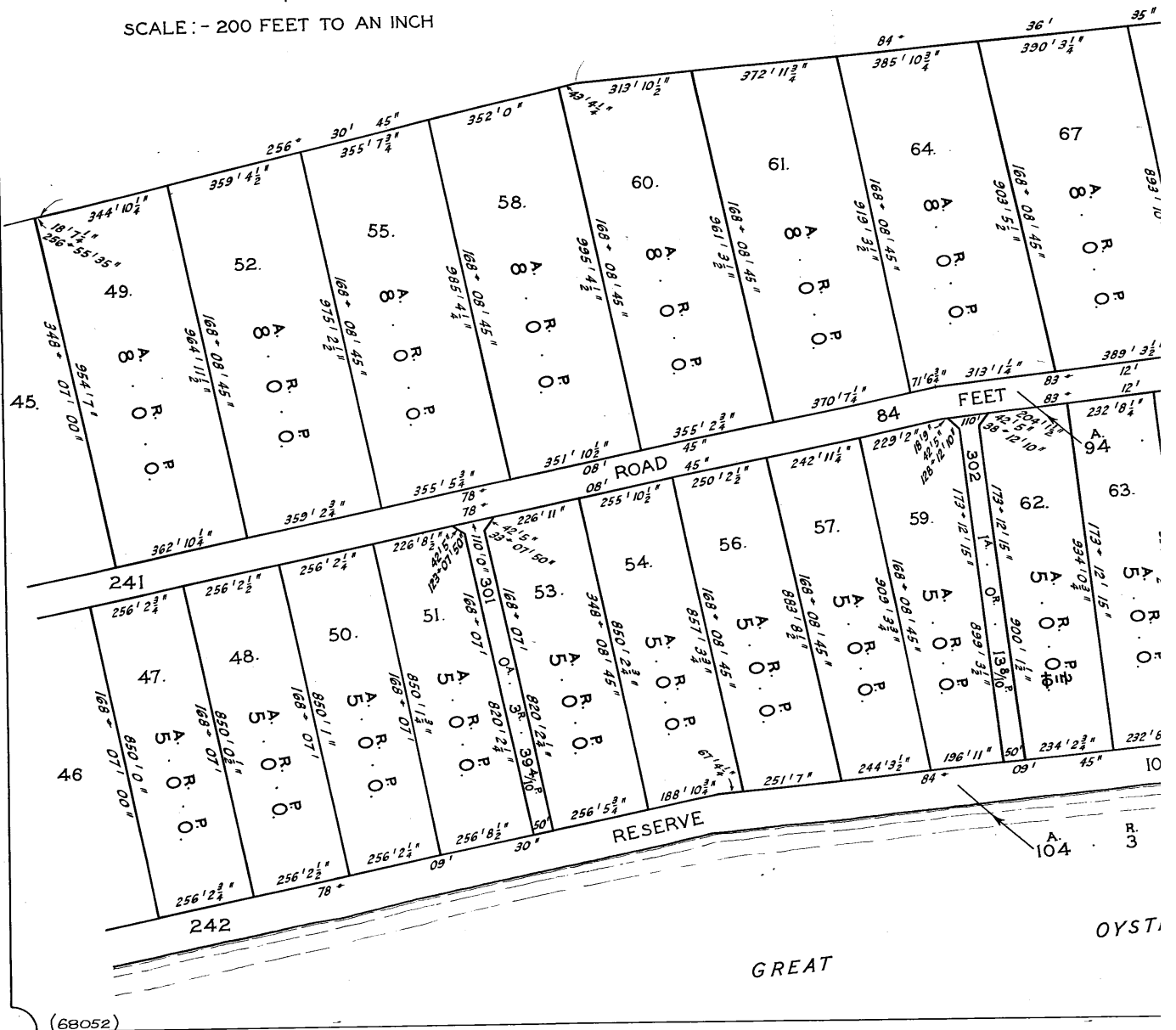
E. BARRIE VALENTINE
AUTHORISED SURVEYOR
AND TOWN PLANNER
183 MACQUARIE ST.
HOBART

ANNEXURE SHEET No. 3 (OF 8 ANNEX
SURVEYOR *E. Barrie Valentine*

THIS SHEET CONTAINS DETAILED DRAW
SHOWN ON THE INDEX PLAN TO WHICH
WHICH PLAN BEARS MY DECLARATION
AND THAT DECLARATION EXTENDS TO 1
ON THIS SHEET.
SURVEYOR *Barrie Valentine*

SIGNED FOR THE PURPOSES OF IDENTIFYING
COUNCIL CLERK *[Signature]*

SCALE: - 200 FEET TO AN INCH



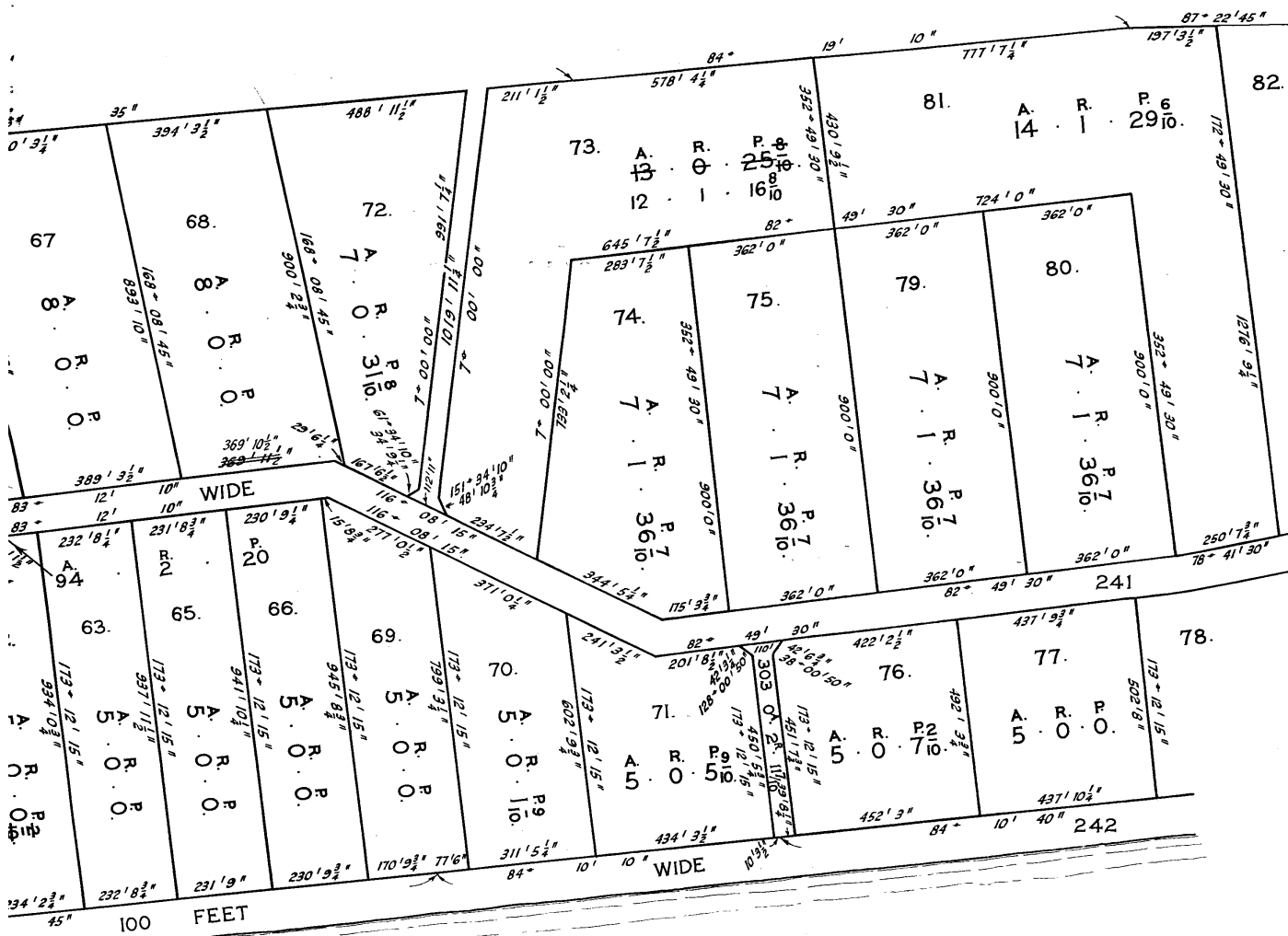
No. 3 (OF 8 ANNEXURES) TO PLAN BY
Erie Valentine

THIS DETAILED DRAWING OF PARCELS
EX PLAN TO WHICH IT IS ATTACHED,
IS MY DECLARATION DATED
AND EXTENDS TO THE DETAIL SHOWN

PURPOSES OF IDENTIFICATION.

S.P. 2798 ANNEX.
NO. 3
N.B. :- LOTS 301 - 303 TO BE 'ROAD' (Private)
"RESERVE FOR PRIVATE ROADWAY"

54666



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BAY

OYSTER

REGISTERED NUMBER
54666

E. BARRIE VALENTINE
AUTHORISED SURVEYOR
AND TOWN PLANNER
183 MACQUARIE ST.
HOBART

ET No.5 (OF 8 ANNEXURES) OF PLAN BY
Barrie Valentine

AINS DETAILED DRAWINGS OF PARCELS
INDEX PLAN TO WHICH IT IS ATTACHED
AS MY DECLARATION DATED
RATION EXTENDS TO THE DETAIL SHOWN

PURPOSES OF IDENTIFICATION
Barrie Valentine

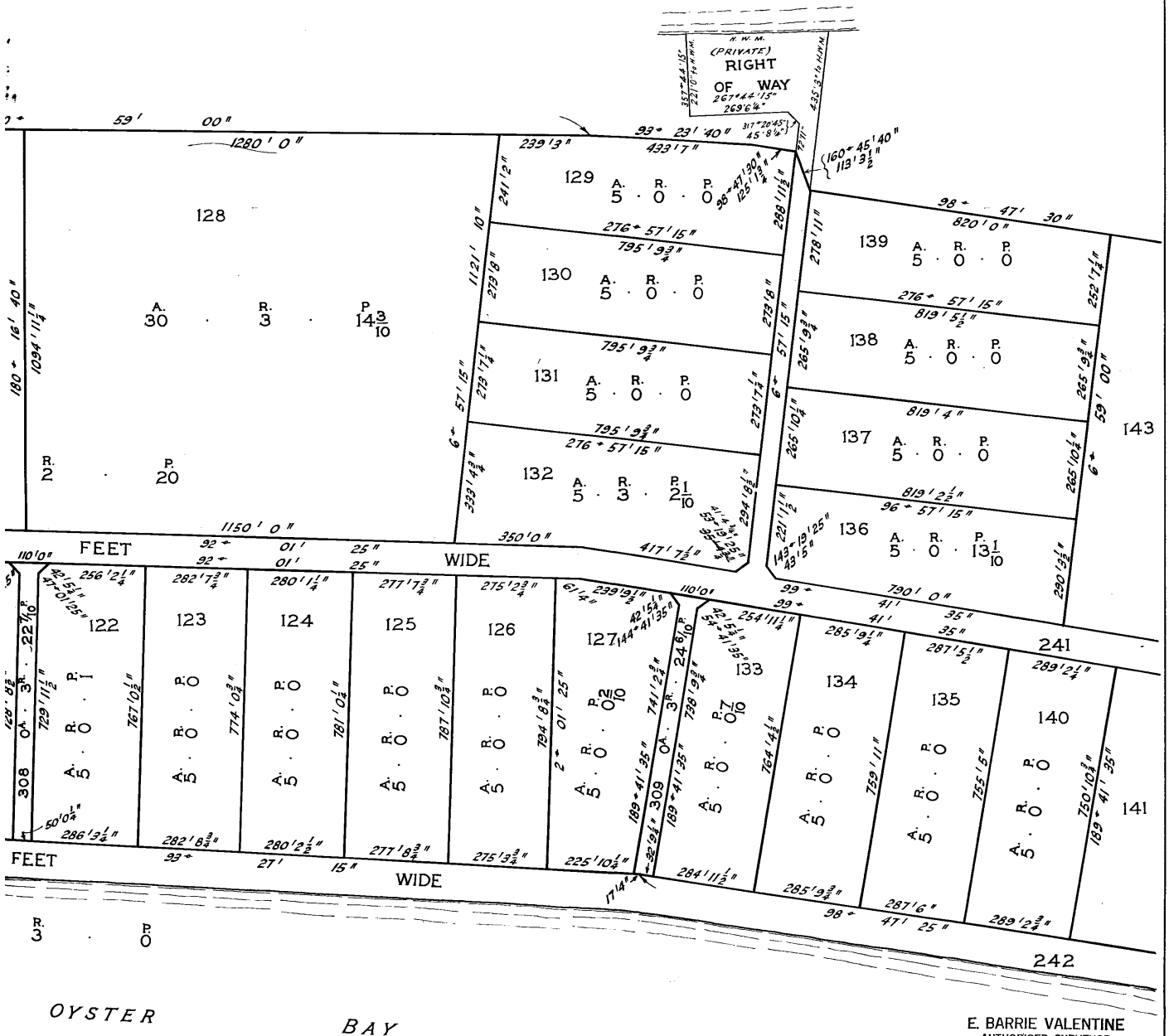
S.P. 2798

N.B. :- LOTS 307-309 TO BE
"RESERVE FOR PRIVATE ROADWAY"
"ROAD" (Private)

REGISTERED NUMBER

54666

GREAT
SWANPORT



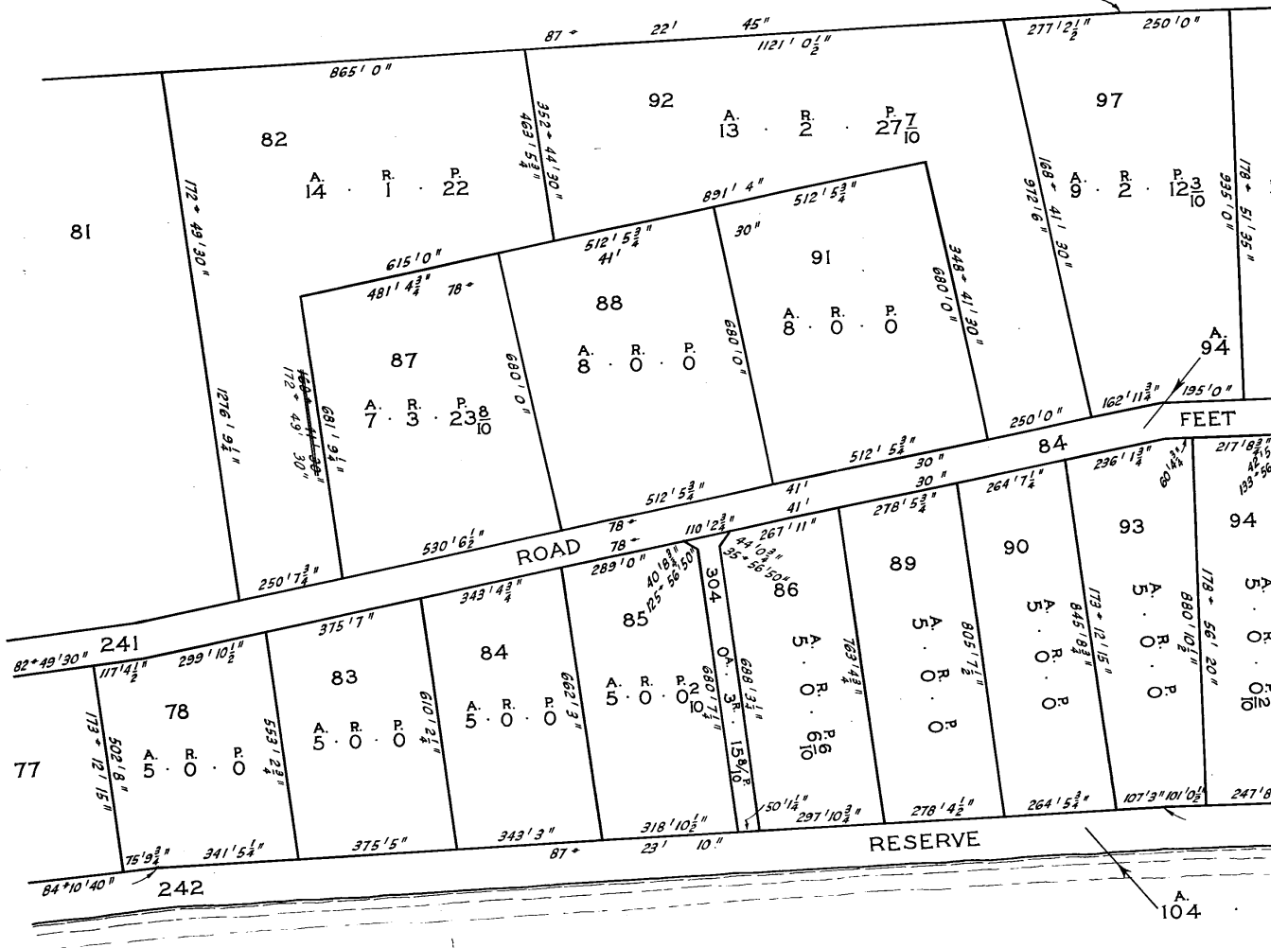
E. BARRIE VALENTINE
AUTHORISED SURVEYOR
AND TOWN PLANNER
183 MACQUARIE ST.
HOBART

ANNEXURE SHEET No. 4 OF 8 ANNEX
SURVEYOR *E. Barrie Valentine*

THIS SHEET CONTAINS DETAILED DRAWING
SHOWN ON THE INDEX PLAN TO WHICH
WHICH PLAN BEARS MY DECLARATION
AND THAT DECLARATION EXTENDS TO IT
ON THIS SHEET.
SURVEYOR *E. Barrie Valentine*

SIGNED FOR THE PURPOSES OF IDENTIFICATION
COUNCIL CLERK *[Signature]*

SCALE:- 200 FEET TO AN INCH



GREAT

OYSTER

(68052)

ET No. 4 (OF 8 ANNEXURES) TO PLAN BY
Barrie Valentine

AINS DETAILED DRAWINGS OF PARCELS
INDEX PLAN TO WHICH IT IS ATTACHED,
MAY BE DECLARATION DATED
NOTATION EXTENDS TO THE DETAIL SHOWN

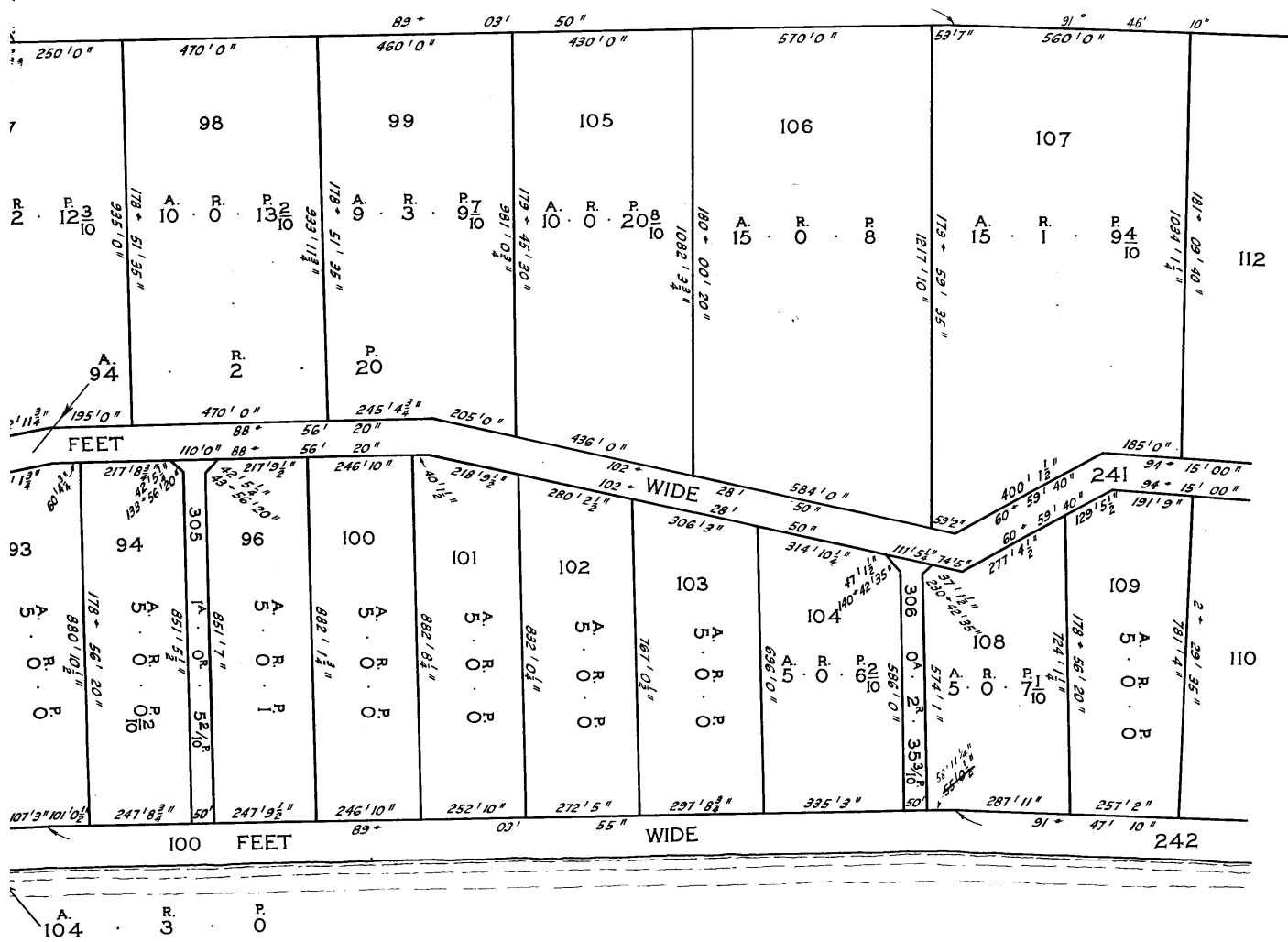
Barrie Valentine

PURPOSES OF IDENTIFICATION

S.P. 2798
N.B. :- LOTS 304 - 306 TO BE ROAD (Private)
"RESERVE FOR PRIVATE ROADWAY"

54666

SEE INSIDE FIELD
NOTE FOR REFE.
LOT 52.



OYSTER

BAY

REGISTERED NUMBER
54666

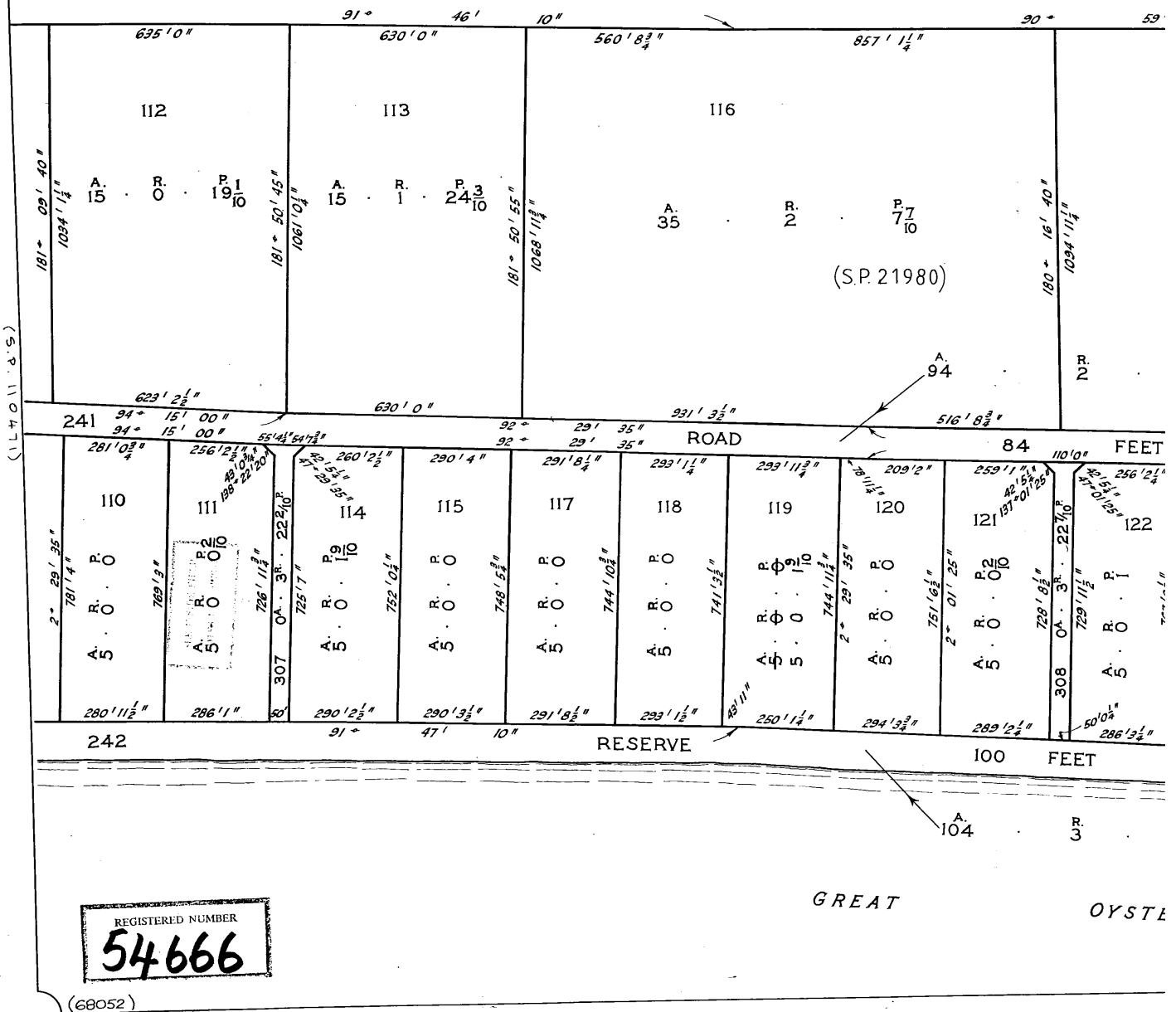
E. BARRIE VALENTINE
AUTHORISED SURVEYOR
AND TOWN PLANNER
183 MACQUARIE ST.
HOBART

ANNEXURE SHEET No.5 of 8 ANNEXU
SURVEYOR *E. Barrie Valentine*

THIS SHEET CONTAINS DETAILED DRAWING
SHOWN ON THE INDEX PLAN TO WHICH I
WHICH PLAN BEARS MY DECLARATION
AND THAT DECLARATION EXTENDS TO
ON THIS SHEET.
SURVEYOR *E. Barrie Valentine*

SIGNED FOR THE PURPOSES OF IDENTIFICATION
COUNCIL CLERK *[Signature]*

SCALE:-200 FEET TO AN INCH

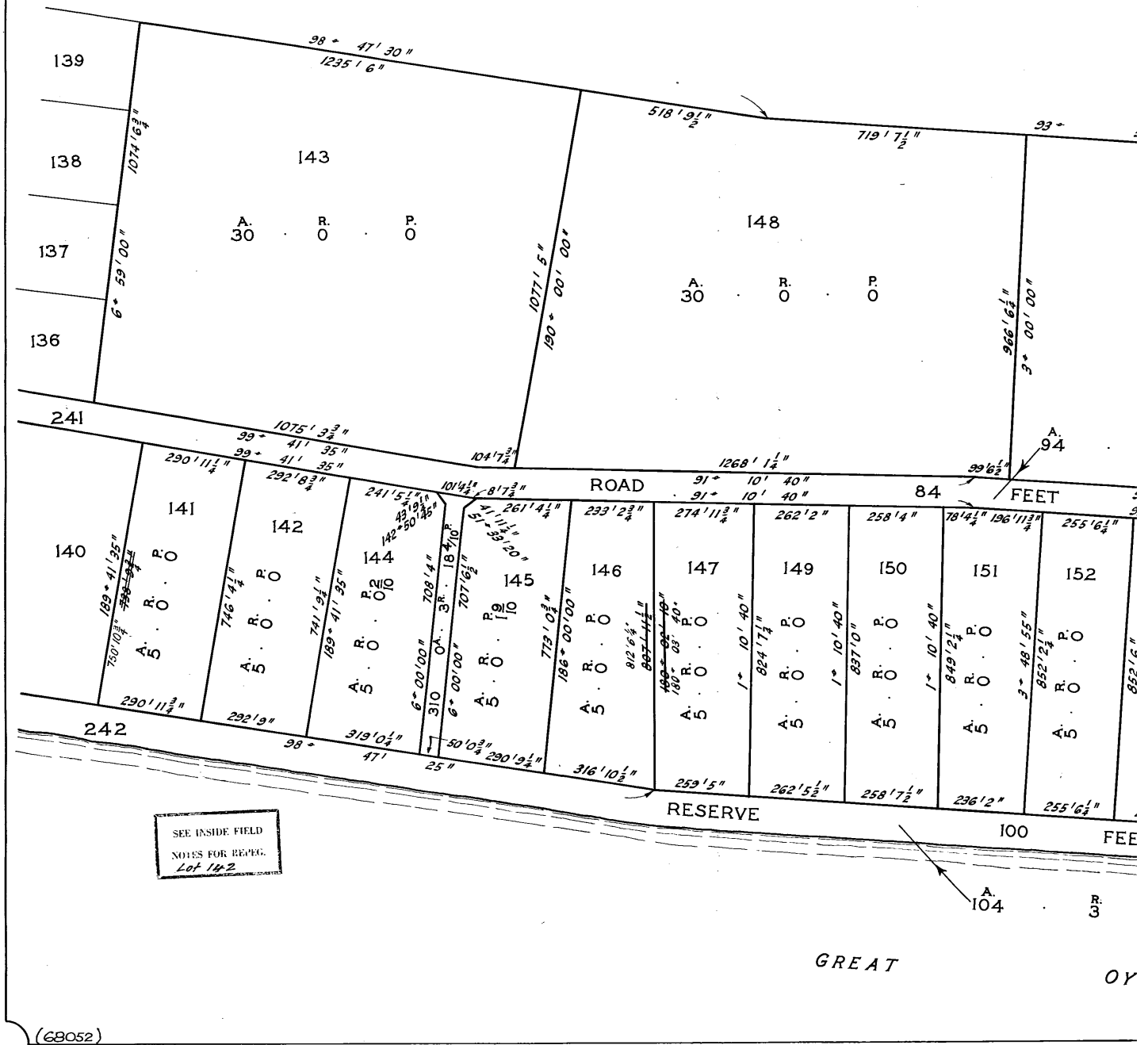


N.B.:- LOTS 310 - 312 TO BE "ROAD" (Private)
"RESERVE FOR PRIVATE ROADWAY"

ANNEXURE SHEET No.6 (OF 8 ANNEX
SURVEYOR *E. Barrie Valentine*

THIS SHEET CONTAINS DETAILED DRAWING
SHOWN ON THE INDEX PLAN TO WHICH
WHICH PLAN BEARS MY DECLARATION
AND THAT DECLARATION EXTENDS TO THIS
ON THIS SHEET.
SURVEYOR *E. Barrie Valentine*

SIGNED FOR THE PURPOSES OF IDENTIFICATION
COUNCIL CLERK *[Signature]*



ET No.6 (OF 8 ANNEXURES) TO PLAN BY
Barrie Valentine

UNLESS DETAILED DRAWINGS OF PARCELS
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 IS MY DECLARATION DATED
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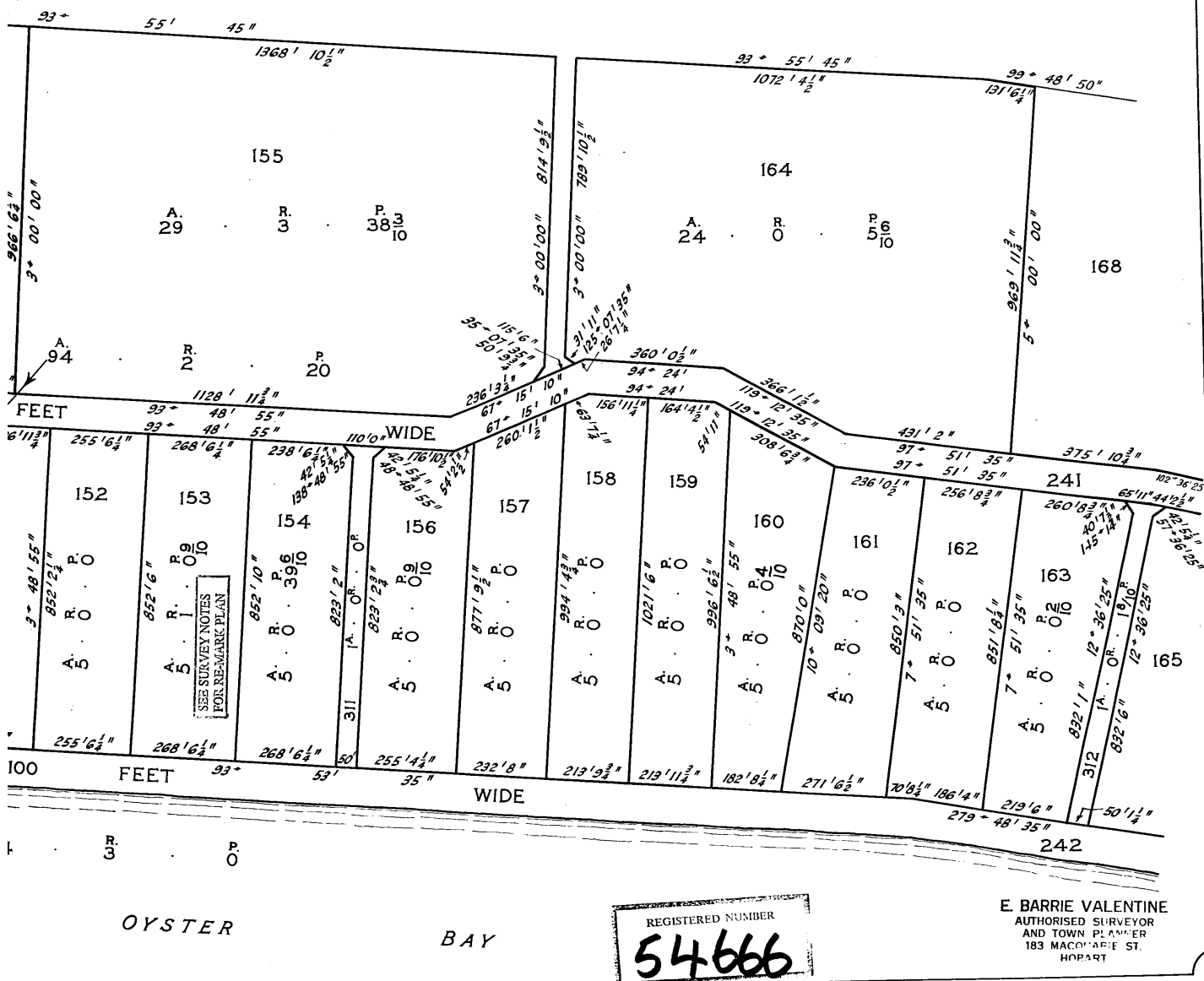
Barrie Valentine

PURPOSES OF IDENTIFICATION.

S.P.2798

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SCALE: - 200 FEET TO AN INCH

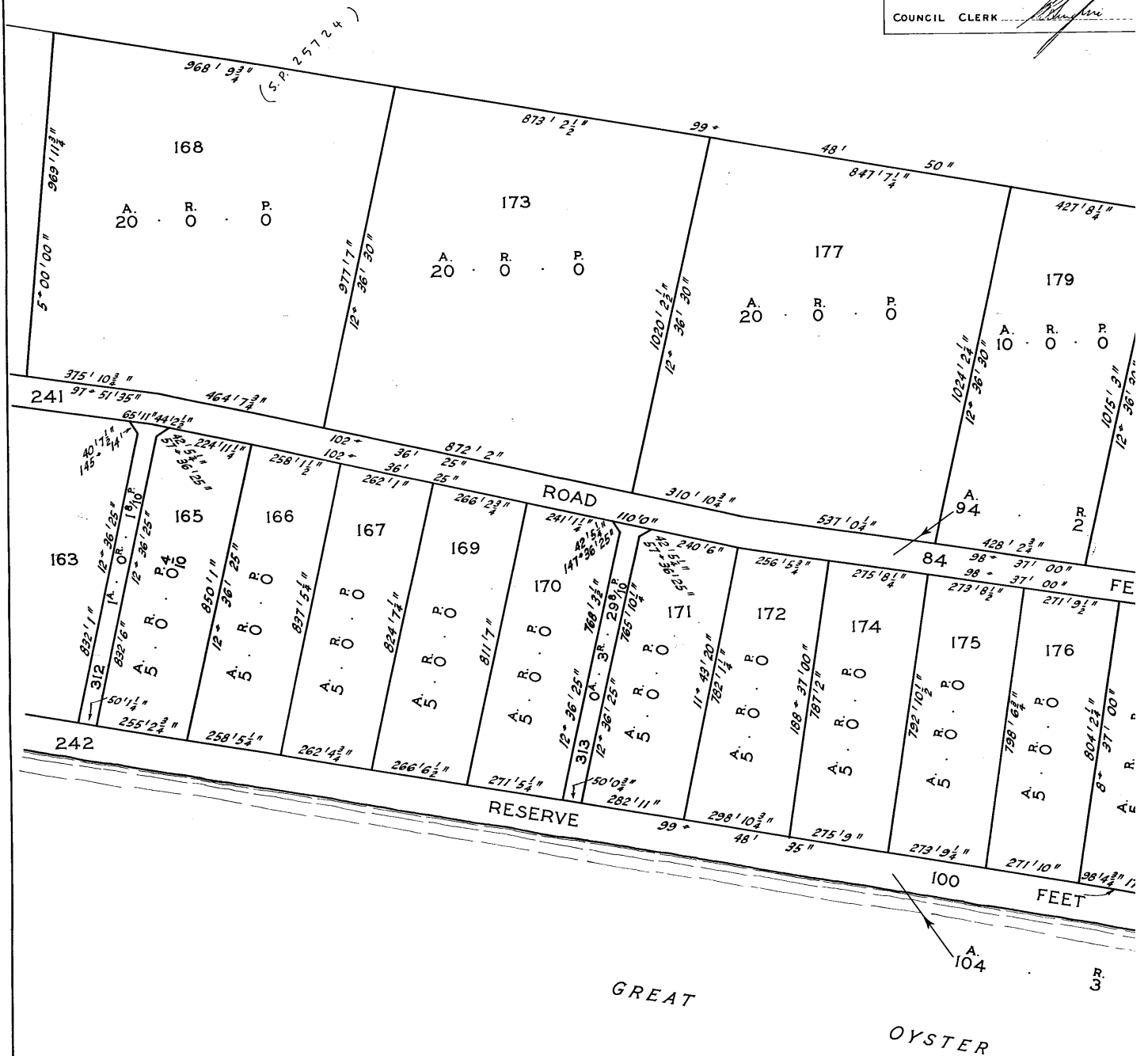


N.B. :- LOTS 312-315 TO BE 'ROAD' (Private)
"RESERVE FOR PRIVATE ROADWAY"

ANNEXURE SHEET No 7 (of 8 ANNEXURE)
SURVEYOR *E. Barrie Valentine*

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SHOWN ON THE INDEX PLAN TO WHICH IT
WHICH PLAN BEARS MY DECLARATION OF
AND THAT DECLARATION EXTENDS TO THE
ON THIS SHEET.
SURVEYOR *Barrie Valentine*

SIGNED FOR THE PURPOSES OF IDENTIFICATION
COUNCIL CLERK *[Signature]*



REGISTERED NUMBER
54666

(68052)

1 No 7 (OF 8 ANNEXURES) TO PLAN BY
Barrie Valentine

AINS DETAILED DRAWINGS OF PARCELS
EX PLAN TO WHICH IT IS ATTACHED
5 MY DECLARATION DATED
ATION EXTENDS TO THE DETAIL SHOWN

Barrie Valentine

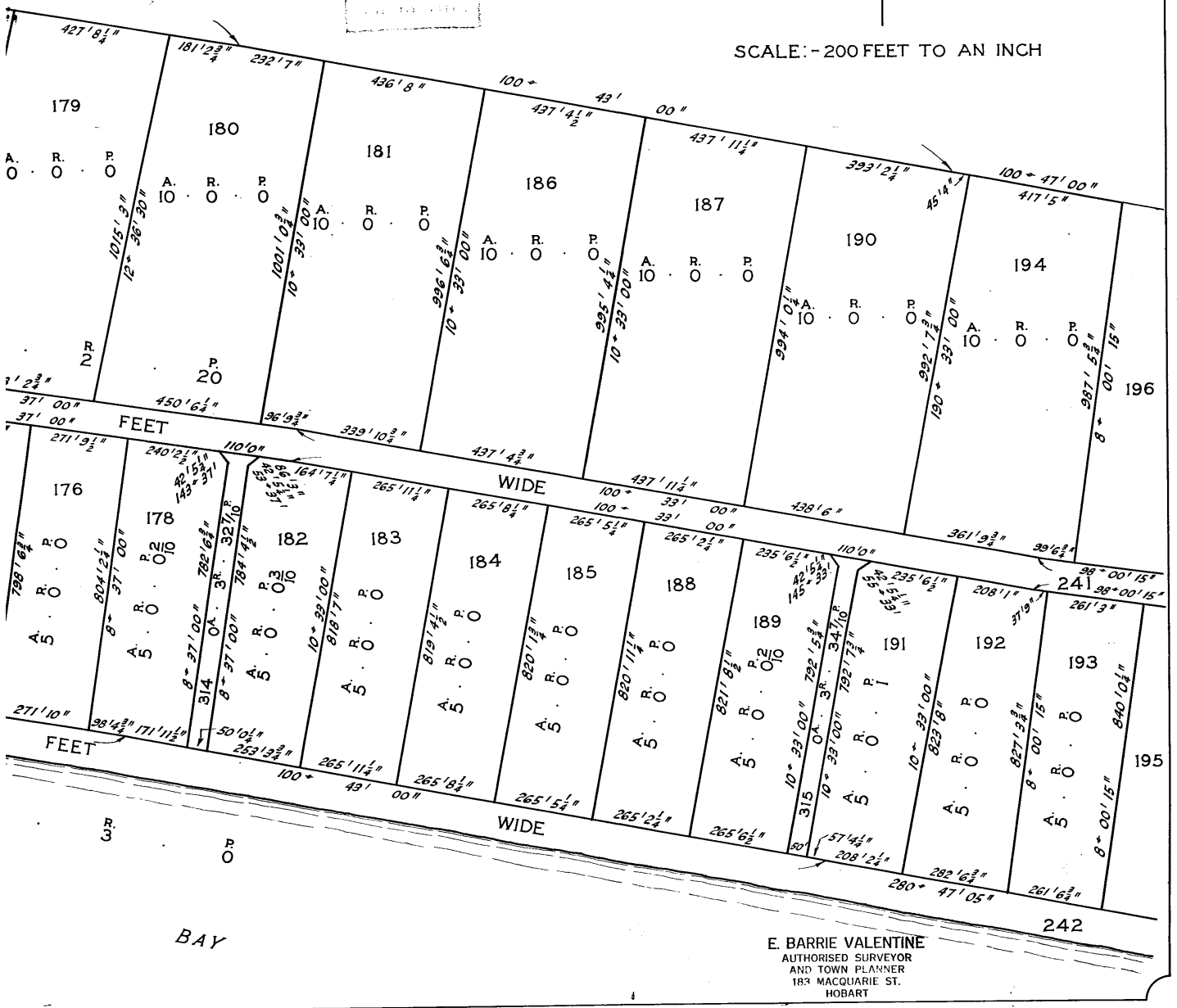
URPOSES OF IDENTIFICATION.

S.P.2798

ANNEX. NO. 7

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SCALE:-200 FEET TO AN INCH



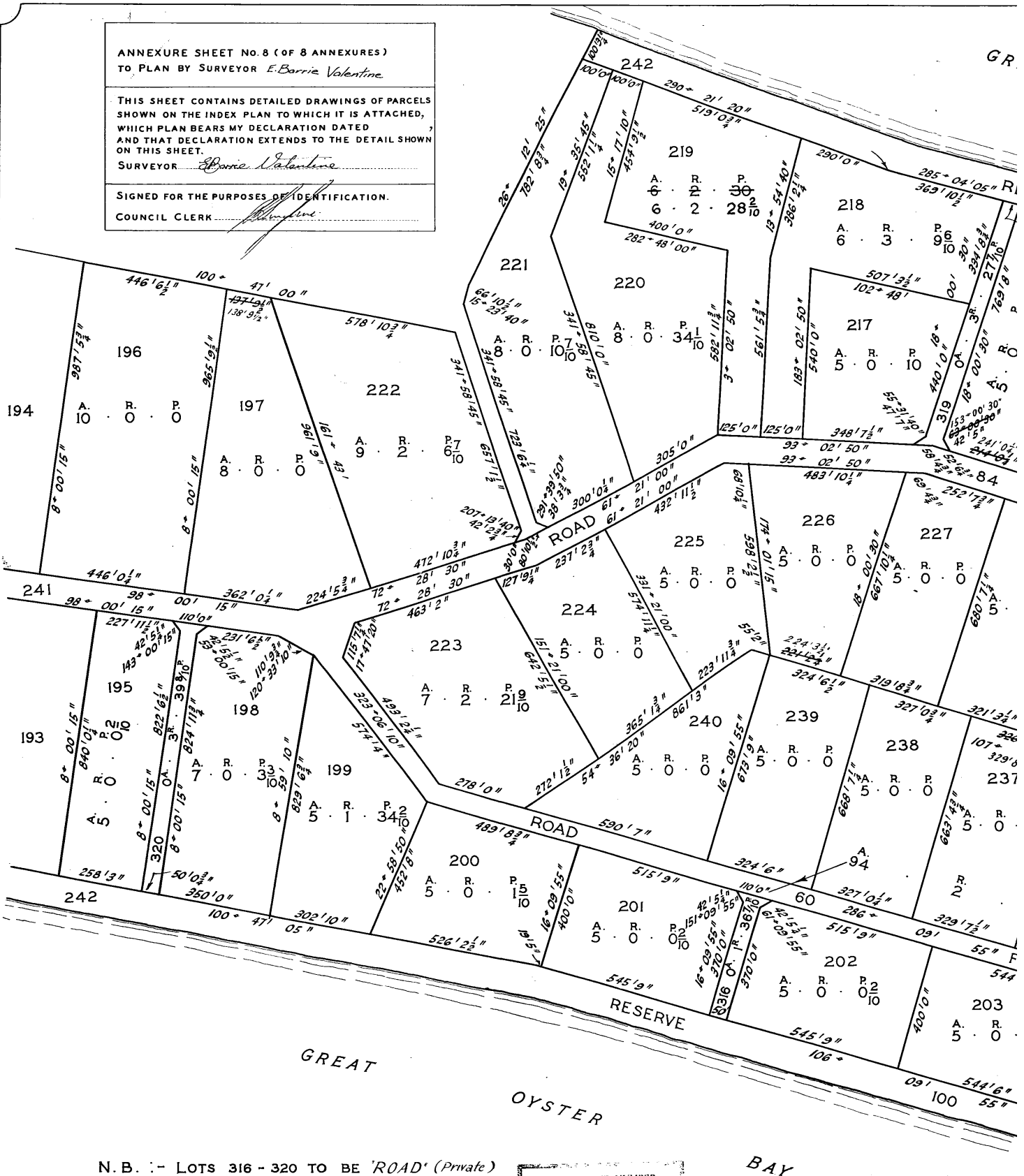
ANNEXURE SHEET No. 8 (OF 8 ANNEXURES)
TO PLAN BY SURVEYOR *E. Barrie Valentine*

THIS SHEET CONTAINS DETAILED DRAWINGS OF PARCELS
SHOWN ON THE INDEX PLAN TO WHICH IT IS ATTACHED,
WHICH PLAN BEARS MY DECLARATION DATED
AND THAT DECLARATION EXTENDS TO THE DETAIL SHOWN
ON THIS SHEET.

SURVEYOR *E. Barrie Valentine*

SIGNED FOR THE PURPOSES OF IDENTIFICATION.

COUNCIL CLERK *[Signature]*



N.B. :- LOTS 316 - 320 TO BE 'ROAD' (Private)
"RESERVE FOR PRIVATE ROADWAY"

S.P. 2798

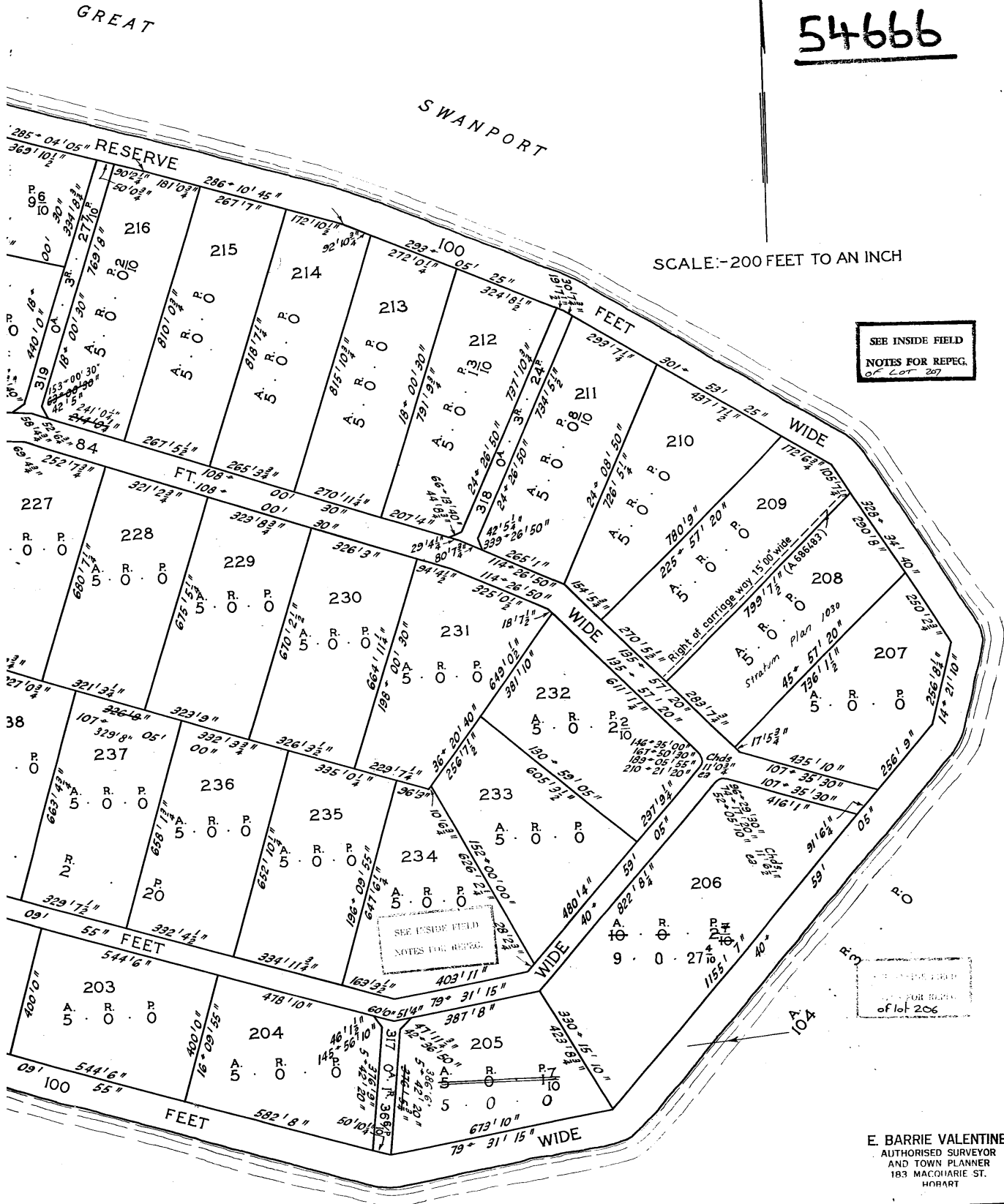
ANNEX. NO. 8

REGISTERED NUMBER

54666

S.P.2798

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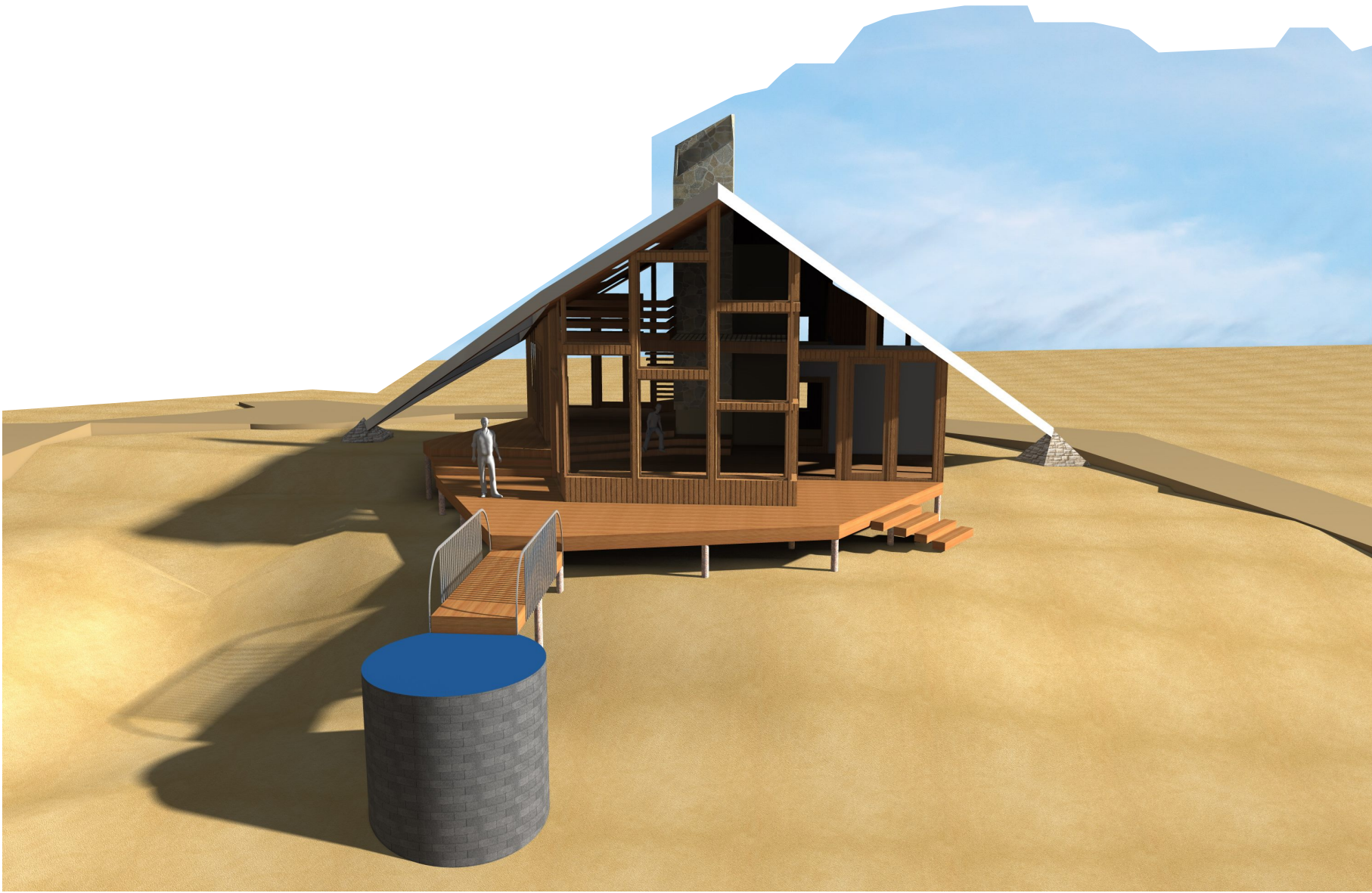


653 DOLPHIN SANDS RD, DOLPHIN SANDS,
TASMANIA, 7190

PROPOSED NEW RESIDENCE
DEVELOPMENT APPLICATION PACKAGE
darfi-19/09/2018

CONTENTS:

SK00- TITLE PAGE
SURVEY PLAN [by others]
SK01 - SITE PHOTOS
SK02- PROPOSED SITE PLAN
SK03- GROUND PLAN
SK04- FIRST LEVEL PLAN
SK05 - ROOF PLAN
SK06 - ELEVATIONS
SK07 - ELEVATIONS
SK08-16 - 3D VIEWS



Description of Project:

The proposed new residence at 653 dolphin sands road is a respectful & low-impact residence, featuring 2 bedrooms, open plan living + a 3rd flexible mezzanine floor for storage & or study. The building utilised natural materials & colours to create low visual impact & a sensitive, respectful design that echoes the great beachside shack tradition.

The maximum built form height of the proposed residence is 5000mm above the highest RL of the site, with a minor protrusion of the chimney 'architectural feature', which is to be clad in a light stone paver/which is similar to the sandy tone of the natural landscape on the site and within the immediate surrounds.

Only shrubs & minor removal of grass surrounding the site will be demolished to ensure that the BAL rating of 12.5 is achieved and retained on the site. The aim is to retain as much of the natural landscape as possible, as to not disrupt native animal/plant life




VIEW SOUTH-EAST TO FREYCINET NATIONAL PARK



VIEW SOUTH TO GREAT OYSTER BAY



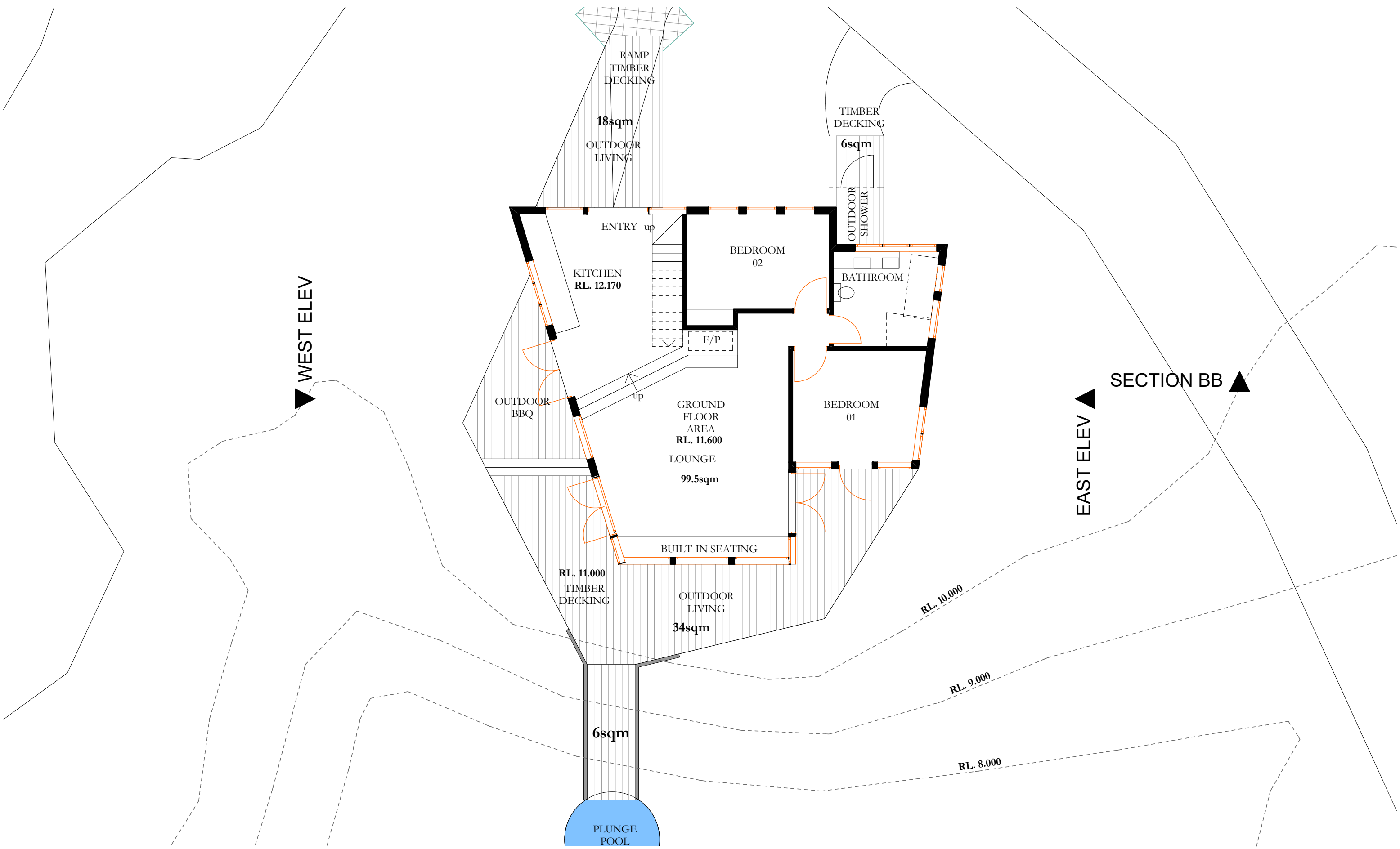
VIEW SOUTH-WEST TO GREAT OYSTER BAY

<div><p>Atelier CARTEL Architecture . Interiors . Furniture</p></div>	<div>ATELIER CARTEL PTY LTD</div> <div>559 DRUMMOND STREET, CARLTON NORTH, VIC. 3054</div> <div>TEL: 0415601850 / 0401150864 EMAIL: STUDIOCARTELL@GMAIL.COM</div> <div>ABN: 49 622 765 262</div>	PROJECT TITLE: PROPOSED NEW RESIDENCE		<div>NOT FOR CONSTRUCTION <<FOR DISCUSSION ONLY>></div> <div>© ATELIER CARTEL PTY LTD 2018</div>	
		ADRESS:	653 DOLPHIN SANDS ROAD, DOLPHIN SANDS, TASMANIA, 7190		
		TITLE:	SITE PHOTOS	SCALE:	-
		DRAWING NO:	SK01	REVISION:	DA ISSUE
		DRAWN BY:	Mr Simon Linardi	DATE:	07/09/2018

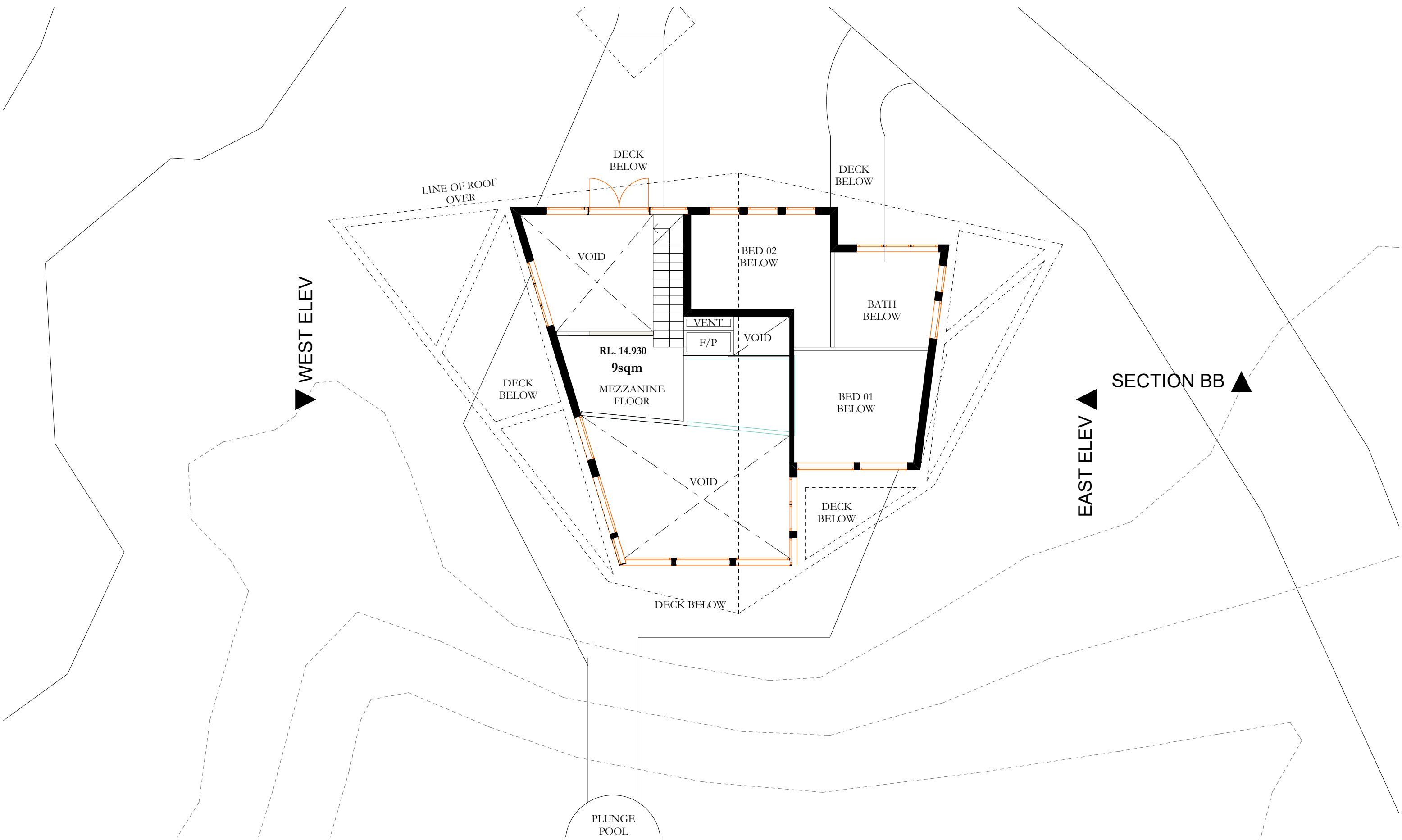



DEVELOPMENT SUMMARY
SITE AREA: APPROX 39700sqm
SITE COVER: 225sqm or 0.6% of total site area
HIGHEST POINT ON SITE: RL 13.33
TOTAL FLOOR AREA: 172.5sqm

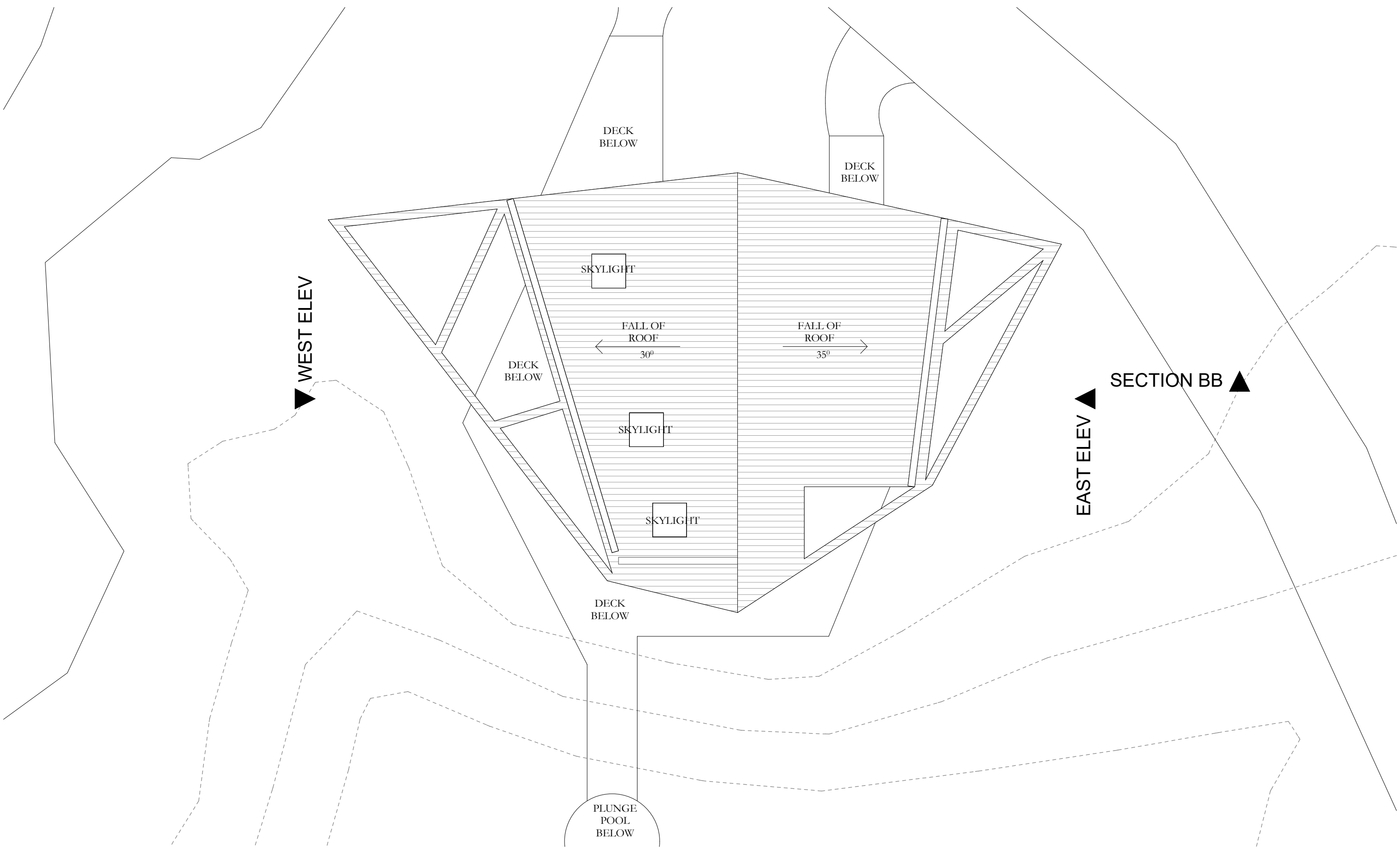


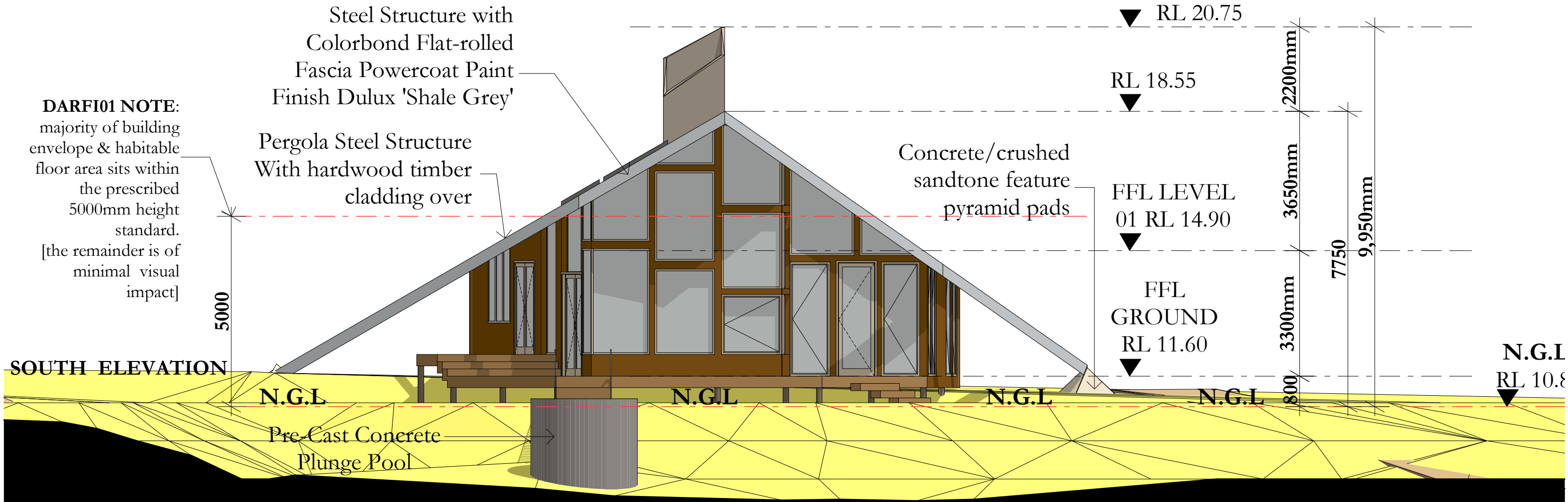


<div><div><div><div></div></div><div>Atelier CARTEL</div></div><div>Architecture . Interiors . Furniture</div></div>	<div>ATELIER CARTEL PTY LTD</div> <div>559 DRUMMOND STREET, CARLTON NORTH, VIC. 3054</div> <div>TEL: 0415601850 / 0401150864 EMAIL: STUDIOCARTELL@GMAIL.COM</div> <div>ABN: 49 622 765 262</div>	<div></div>	PROJECT TITLE: PROPOSED NEW RESIDENCE		<div>NOT FOR CONSTRUCTION ->>FOR DISCUSSION ONLY<<-</div> <div>© ATELIER CARTEL PTY LTD 2018</div> <div>02</div>
			ADRESS: 653 DOLPHIN SANDS ROAD, DOLPHIN SANDS, TASMANIA, 7190		
			TITLE: GROUND FLOOR PLAN	SCALE: 1:100 @ A3	
			DRAWING NO: SK03	REVISION: DA ISSUE	
			DRAWN BY: Mr Simon Linardi	DATE: 07/09/2018	



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	559 DRUMMOND STREET, CARLTON NORTH, VIC. 3054	ADDRESS: 653 DOLPHIN SANDS ROAD, DOLPHIN SANDS, TASMANIA, 7190		
	TEL: 0415601850 / 0401150864 EMAIL: STUDIOCARTELL@GMAIL.COM	TITLE: LEVEL 01 PLAN SCALE: 1:100 @ A3		
	ABN: 49 622 765 262	DRAWING NO: SK04 REVISION: DA ISSUE		
		DRAWN BY: Mr Simon Linardi DATE: 07/09/2018		





feature chimney hood
quartz 'crazy-paver'
cladding on structural
plywood/steel frame



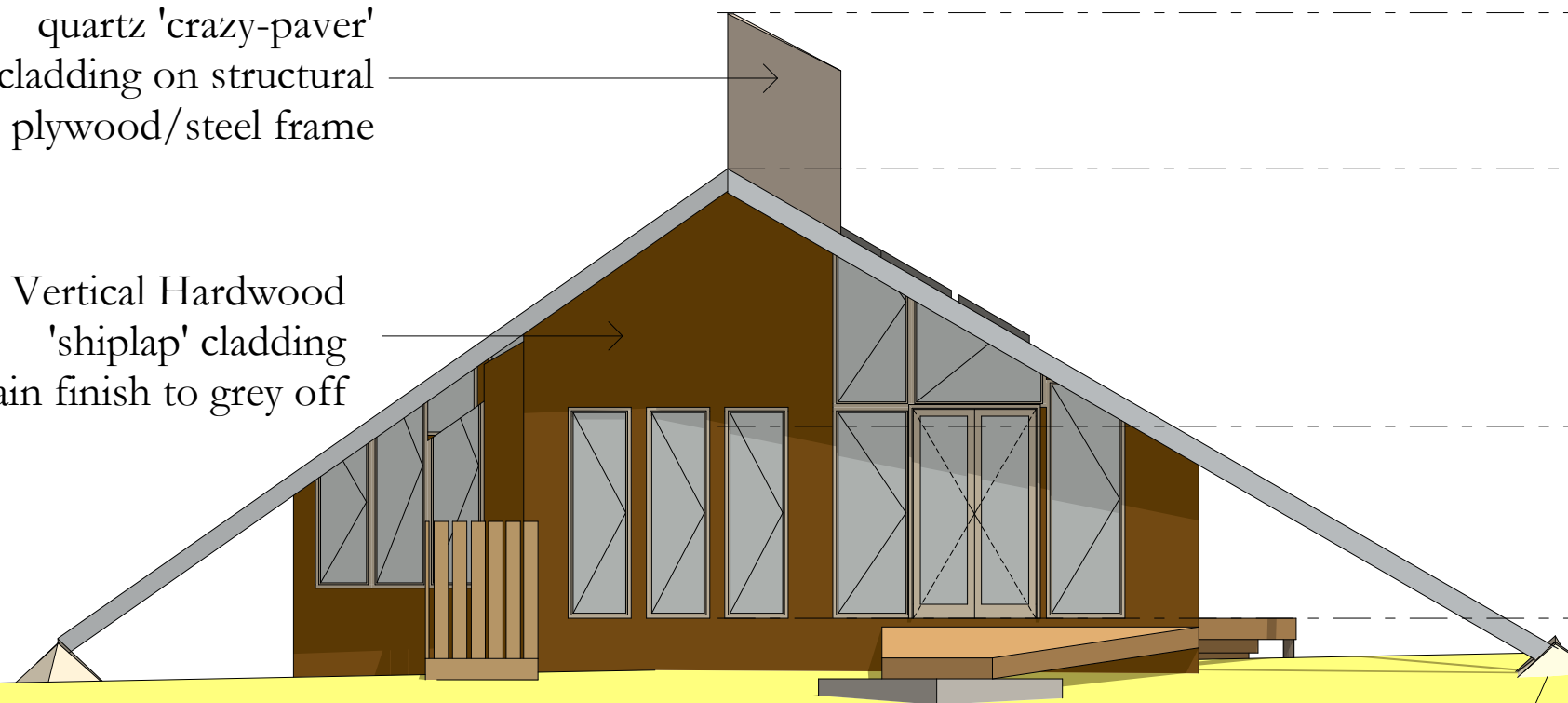
installed

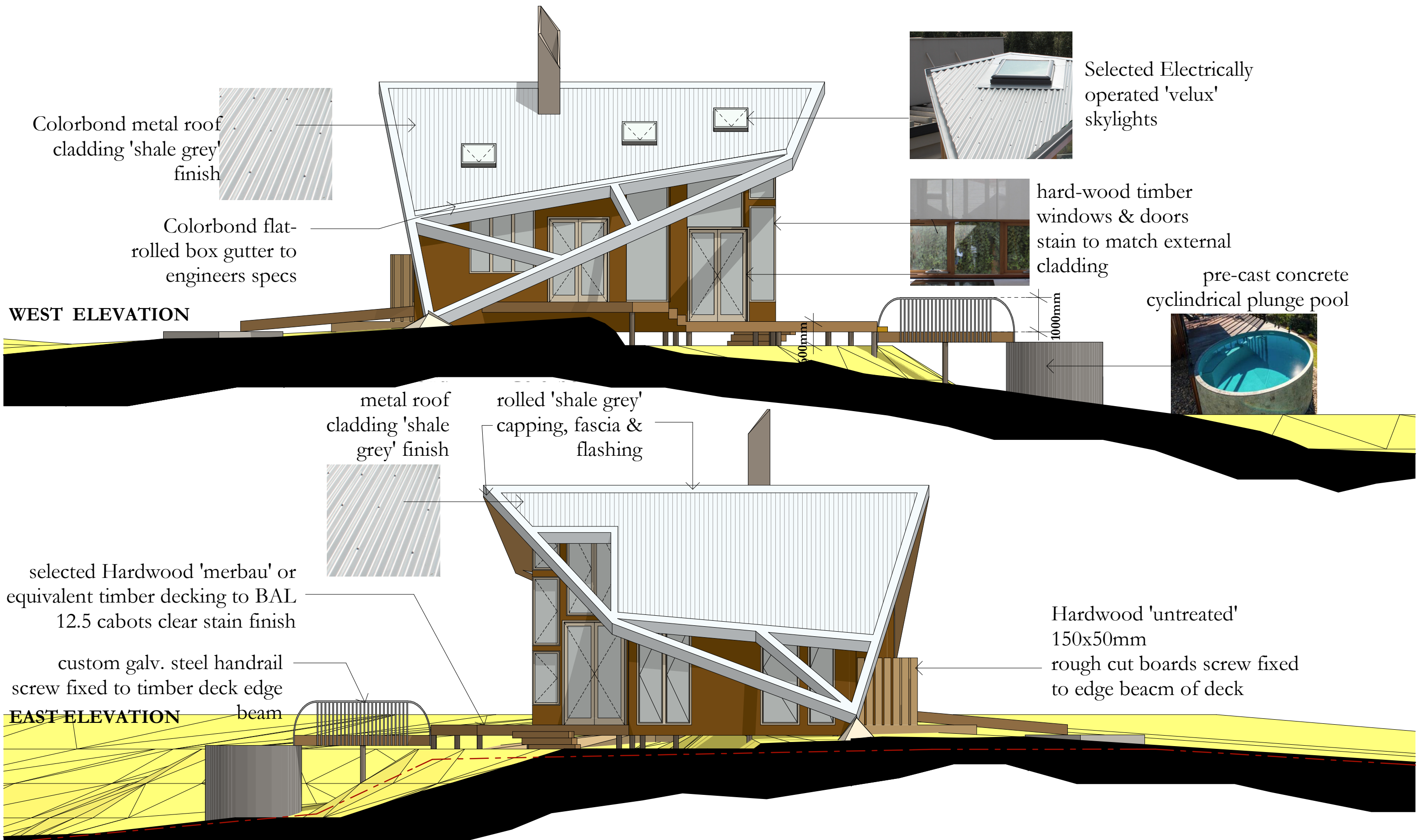


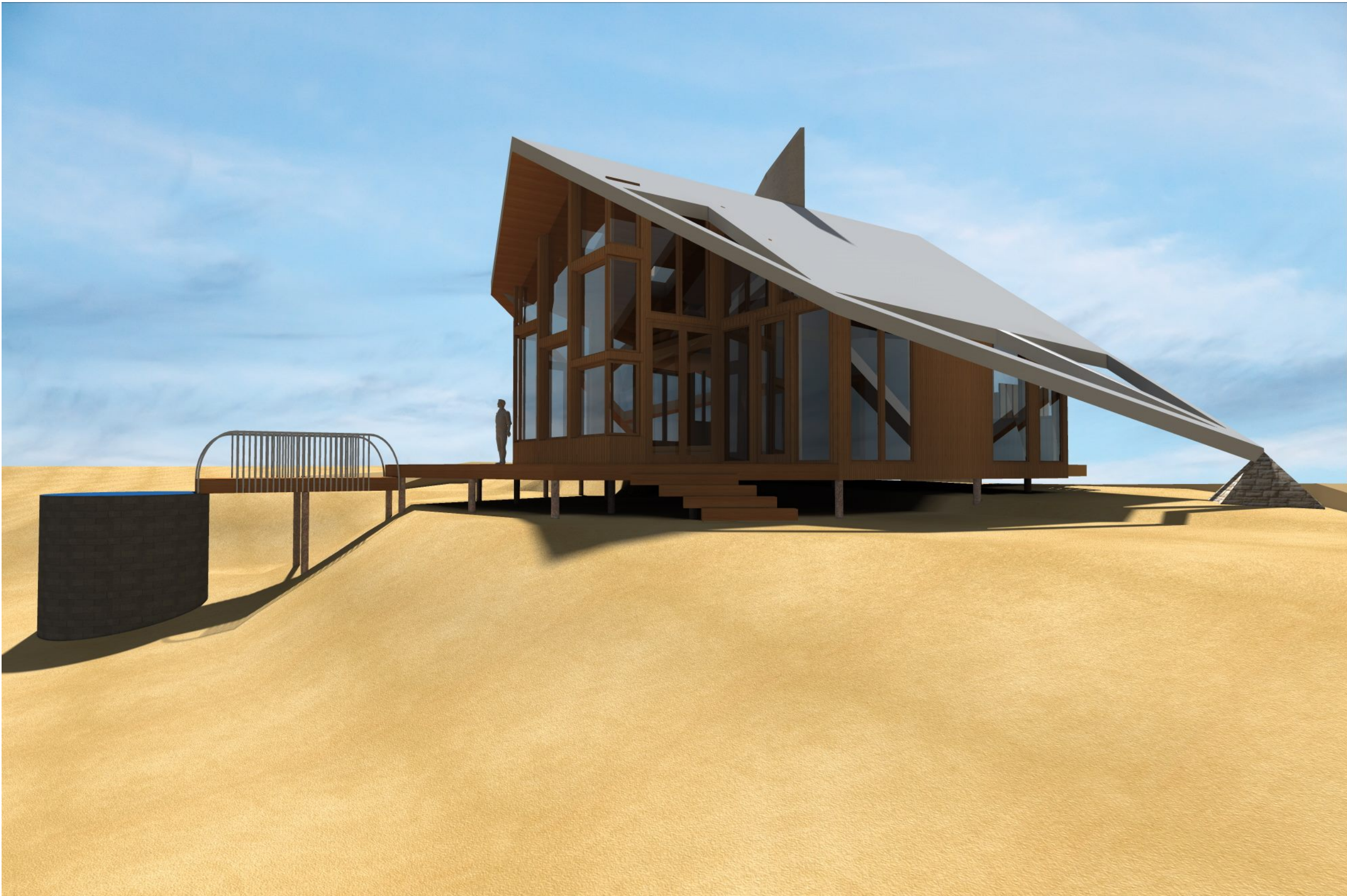
over time

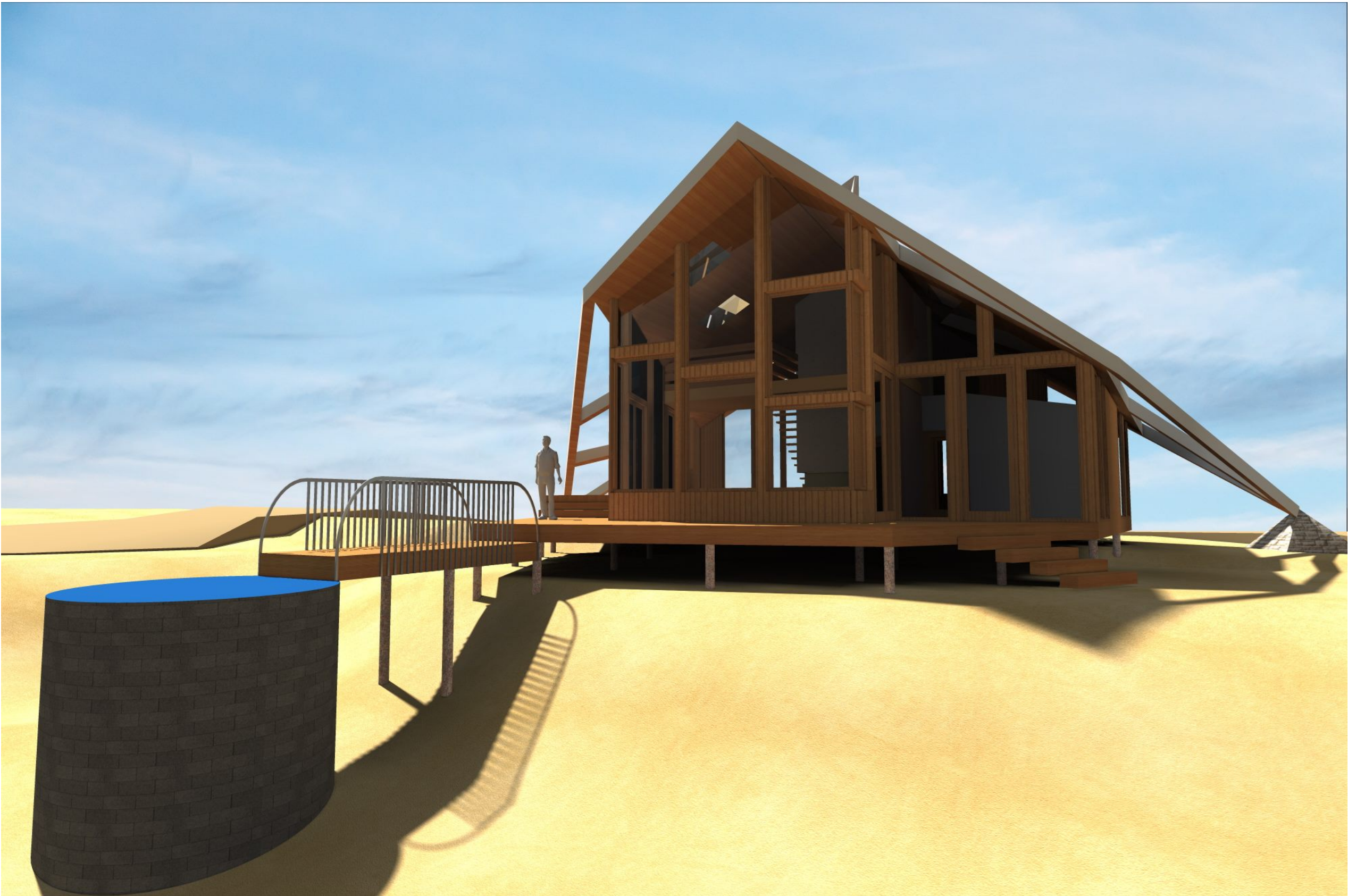
Vertical Hardwood
'shiplap' cladding
stain finish to grey off

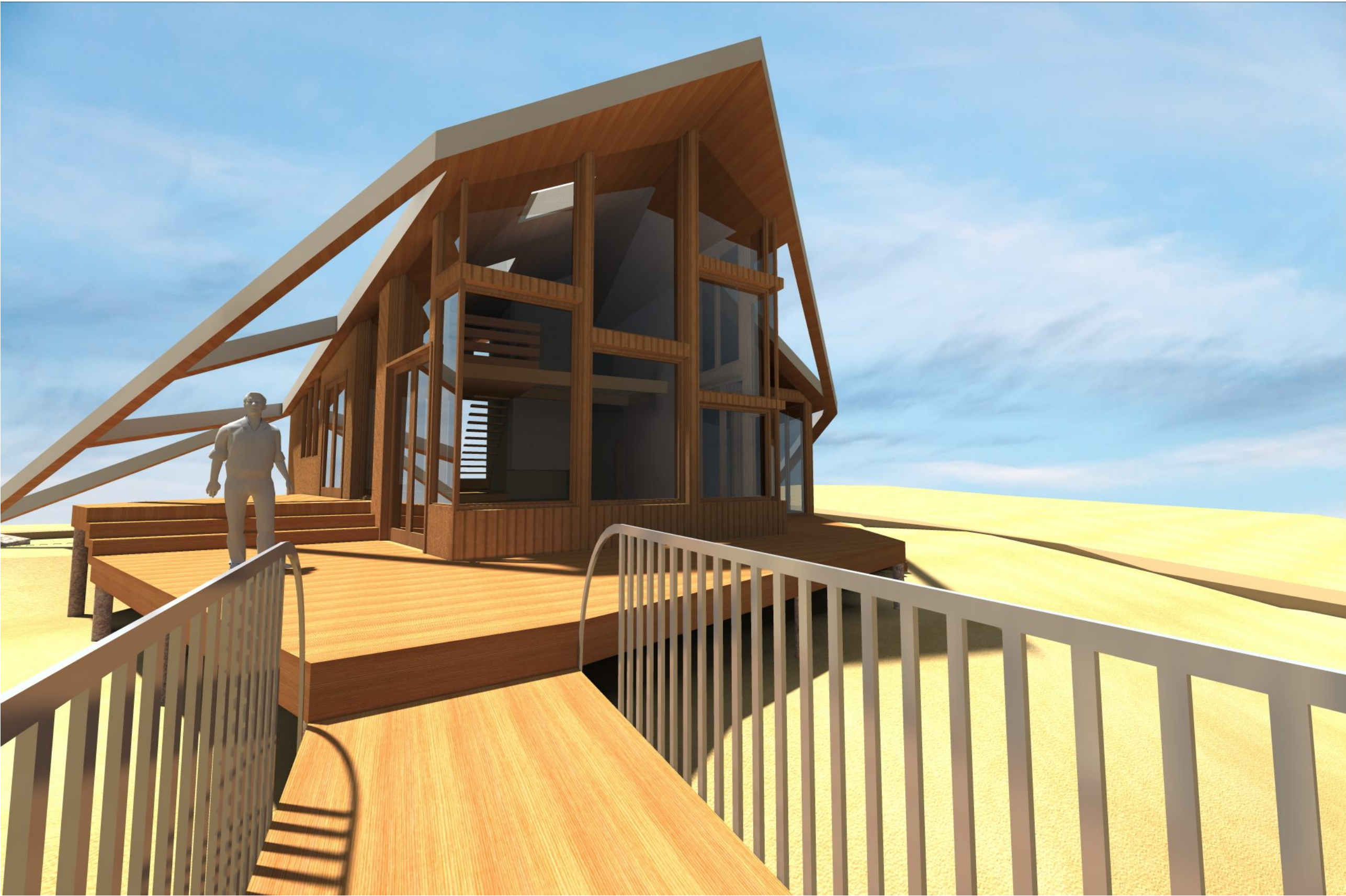
NORTH ELEVATION













PROJECT TITLE: PROPOSED NEW RESIDENCE	
ADRESS:	653 DOLPHIN SANDS ROAD, DOLPHIN SANDS, TASMANIA, 7190
TITLE:	3D ARTIST IMPRESSION - N/E SCALE:
DRAWING NO:	SK11 REVISION: DA ISSUE
DRAWN BY:	Mr Simon Linardi DATE: 07/09/2018

