



**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:** **20 Manning Drive, Orford**  
**CT 53208/2**

**PROPOSAL:** **Residential - Single Dwelling**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail ([planning@freycinet.tas.gov.au](mailto:planning@freycinet.tas.gov.au)) addressed to the Chief Executive Officer.

Representations must be received before midnight on 28 May 2026.

**APPLICANT:** **Matt Kennedy Drafting & Design**

**DATE:** **16/04/2026**

**APPLICATION NO:** **DA 2026 / 062**

## 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:			
Contact person: (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	
<i>Note: All correspondence with the applicant will be via email unless otherwise advised</i>			
Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	
Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:			
Suburb:		Post Code:	
Size of site: (m <sup>2</sup> or Ha)			
Certificate of Title(s):			
Current use of site:			

<b>General Application Details</b> <i>Complete for All Applications</i>	
Description of proposed use or development:	
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
<b>For all Non-Residential Applications</b>	
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	
<b>Personal Information Protection Statement</b>	

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:	 Matt Kennedy	Digitally signed by Matt Kennedy Date: 2026.04.15 12:56:56 +10'00'	Date:	
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### Owners Consent required if application is on or affects Council or Crown owned or administered land

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

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

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

## **Checklist of application documents:**

*Taken from Section 6 of the Planning Scheme*

An application must include:

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

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

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

SEARCH OF TORRENS TITLE

VOLUME 53208	FOLIO 2
EDITION 4	DATE OF ISSUE 27-July-2021

SEARCH DATE : 15-Apr-2026

SEARCH TIME : 01.02 pm

DESCRIPTION OF LAND

Parish of ORFORD, Land District of PEMBROKE  
 Lot 2 on Sealed Plan [53208](#)  
 Derivation : Part of Lot 4736, 92 Acres Gtd to J. Lawrence &  
 Anor.  
 Prior CT [4851/3](#)

SCHEDULE 1

[C462887](#) TRANSFER to MICHELLE CATHLYNNE WILLIAMS and STEPHEN  
 WILLIAM BENTLEY Registered 21-May-2003 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP [53208](#) COVENANTS in Schedule of Easements  
 SP [25641](#) & SP [53208](#) FENCING PROVISION in Schedule of Easements  
 SP [53208](#) EASEMENTS in Schedule of Easements

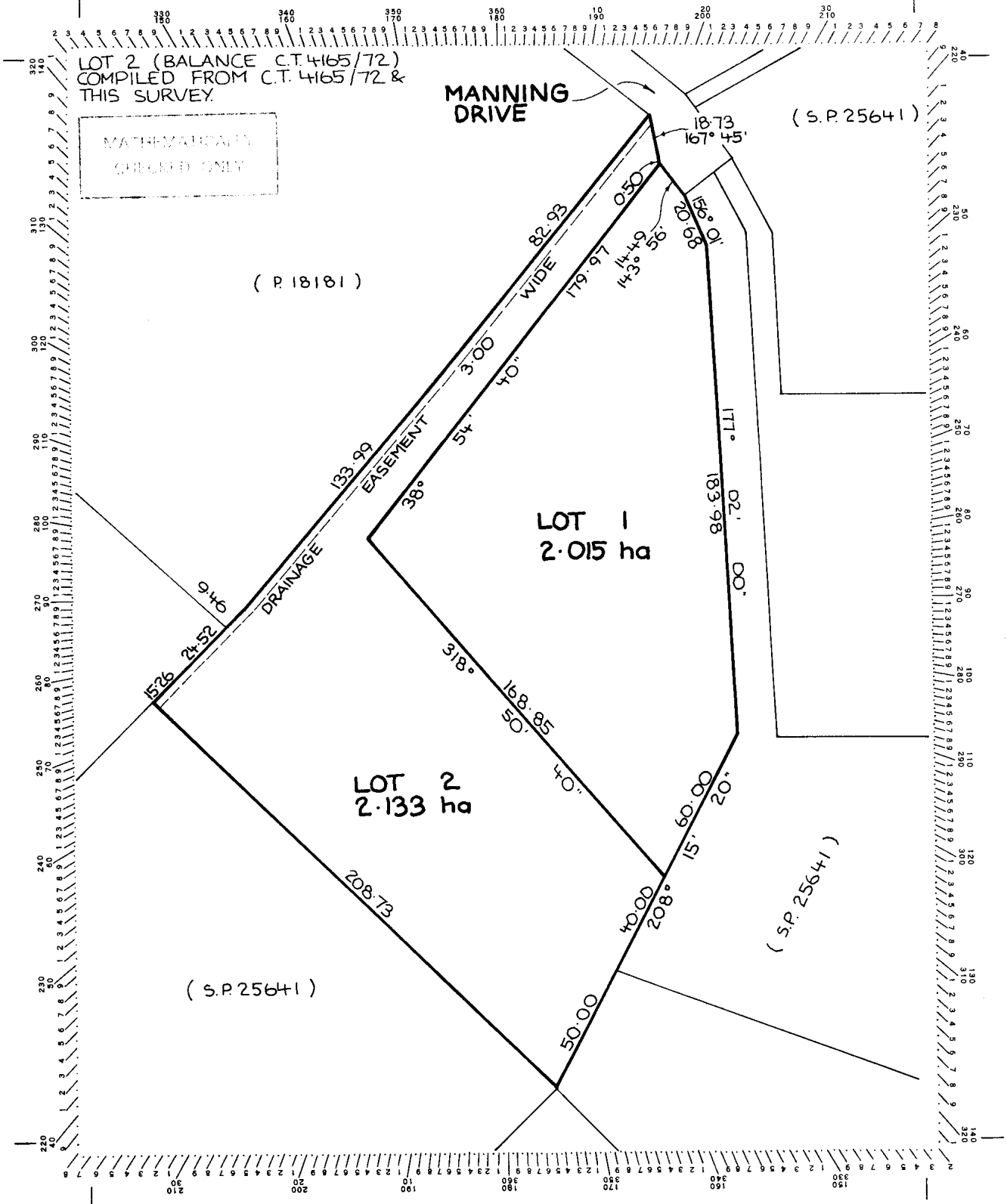
UNREGISTERED DEALINGS AND NOTATIONS

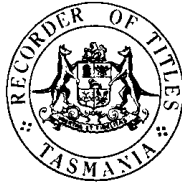
No unregistered dealings or other notations

*Fees \$320 required*

*SP 53208*

Owner: R.E. & J.M. VISOCCHI	<b>PLAN OF SURVEY</b> by Surveyor... <b>J.L. CERUTTY</b> of land situated in the <b>CROMER &amp; CERUTTY PA</b> <b>7 BAYFIELD ST. ROSNY PARK</b>	Registered Number: <b>SP53208</b>
Title Reference: C.T. 4165/72		Approved Effective from: <b>21 JAN 1992</b> <i>M. Williams</i>
Grantee: PART OF LOT 4736, 92 ACRES, GTD. TO JAMES LAWRENCE & WILLIAM CAIRN.	<b>PEMBROKE ORFORD</b>	Recorder of Titles
SCALE 1: 1500 MEASUREMENTS IN METRES		





**SCHEDULE OF EASEMENTS**

**PLAN NO.**

**SP53208**

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.

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

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

LOT 2 on the plan is SUBJECT TO a Right of Drainage for the Warden Councillors and Electors of the Municipality of Spring Bay over the Drainage Easement 3.00m wide shown passing through such Lot on the Plan.

53208

The lots on the plan which together formerly comprised Lot 4 on Sealed Plan No. 25641 are each burdened by restrictive covenants more fully set forth in Sealed Plan No. 25641.

## COVENANTS

The owner of each Lot on the Plan covenants with the vendors Roy Edward Visocchi and Jeanette Marion Visocchi and the owners for the time being of every other Lot shown on the Plan to the intent that the burden of these covenants may run with and bind the covenantor's Lot and each and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other Lot shown on the Plan to observe the following stipulations -

- 1 Not to erect place or maintain upon the said Lot or any part thereof any building structure or stock shelter that will not blend with the rural environment in type and colour of all the external building materials and without limiting the generality of the foregoing not to use unpainted galvanized iron or other unpainted metal surfaces externally in any such construction.
- 2 Not to erect or permit to be erected any building structure or stock shelter within six (6) metres of any boundary of such Lot.

## FENCING PROVISION

In respect of each Lot on the Plan the vendors Roy Edward Visocchi and Jeanette Marion Visocchi shall not be required to fence.

53208

SIGNED by ROY EDWARD VISOCCHI )  
and JEANETTE MARION VISOCCHI )  
the registered proprietors of the land )  
comprised in Folio of the Register )  
Volume 4165 Folio 72 in the presence )  
of:- *J.R. Westlake* )

*R. E. Visocchi*  
*J. M. Visocchi*

*66 EAST SHELLY BEACH CRFORD.*  
*CARIFT CLEARING AND TRACTOR.*

53208

This is the schedule of easements attached to the plan of Roy Edward Visocchi and Jeanette  
(Insert Subdivider's Full Name)

Marion Visocchi affecting land in

Certificate of Title Volume 4165 Folio 72  
(Insert Title Reference)

Sealed by Municipality of Spring Bay on 7<sup>th</sup> January 1992

Solicitor's Reference NJW 2/91/0107

*[Signature]*  
Council Clerk/~~Town Clerk~~

OS-K 3134

DRAWING SCHEDULE	
A.01	LOCATION PLAN
A.02	SITE ANALYSIS
A.03	SITE PLAN 1:1000
A.04	SITE PLAN 1:500
A.05	FLOOR PLAN
A.06	ROOF PLAN
A.07	ELEVATIONS
A.08	ELEVATIONS
A.09	3D VISULISATION 01
A.10	3D VISULISATION 02



20 MANNING DRIVE,  
ORFORD

NEW BUILD  
JOB NO: 2532

**SITE INFORMATION**

**Title Reference:** 53208/2  
**Property ID:** 7728248  
**Council:** Glamorgan-Spring Bay  
**Zoning:** Rural Living  
**Code Overlays:**  
 - Bushfire-prone areas  
 - Priority vegetation area  
**Covenants:** N/A

**Bushfire Attack Level:** BAL-29  
*\*Refer to GES Bushfire Hazard Report*

**Soil Classification:** CLASS 'P'  
*\*Refer to GES Geo-Environmental Assessment*

**Wind Classification:** N3  
**Design Wind Gust Speed (V<sub>h,w</sub>):** 50  
**Topography:** T1  
**Shielding:** PS  
**Terrain Category:** 1.0  
**Climate zone:** 7

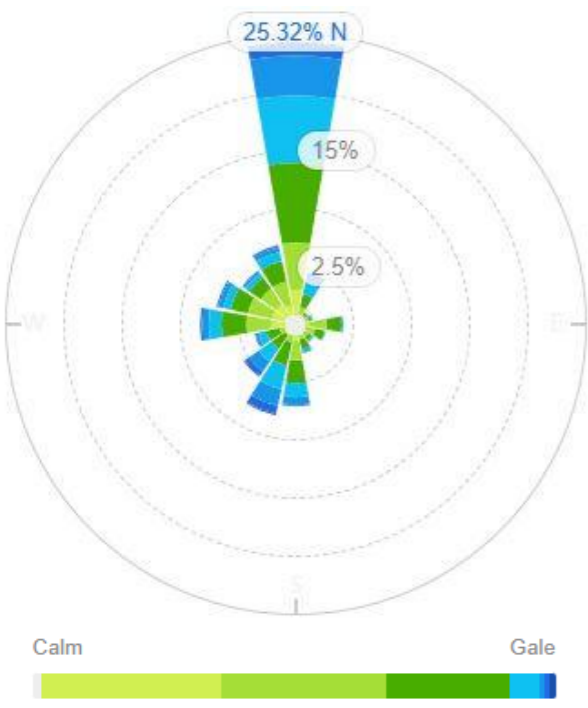
**NCC Building Class:** 1a

**Land Area:** 21330m<sup>2</sup>  
**Building Area - Existing Sheds:** 158.66m<sup>2</sup>

**Building Area - Proposed Dwelling:** 74.63m<sup>2</sup>  
**Building Area - Proposed Deck:** 44.90m<sup>2</sup>  
**Building Area - Proposed Deck:** 4.37m<sup>2</sup>  
**Building Area - Proposed Deck:** 4.68m<sup>2</sup>

**Total Proposed Area:** 128.58m<sup>2</sup>

**Total:** 287.24m<sup>2</sup>  
**Plot Ratio:** 1.34%



All dimensions in millimetres unless noted otherwise.

**PRINT ALL DRAWINGS IN COLOUR**



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**bdaa**  
 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

**CLIENT:** BENTLEY  
**ADDRESS:** 20 MANNING DR ORFORD

**JOB NO:** 2532

**PROPOSAL:** NEW BUILD  
**PROJECT STAGE:** DA

**DATE:** 13/05/2026  
**SCALE:** NTS



REV	AMENDMENT	DATES

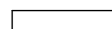
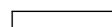
**A.01**  
 LOCATION PLAN

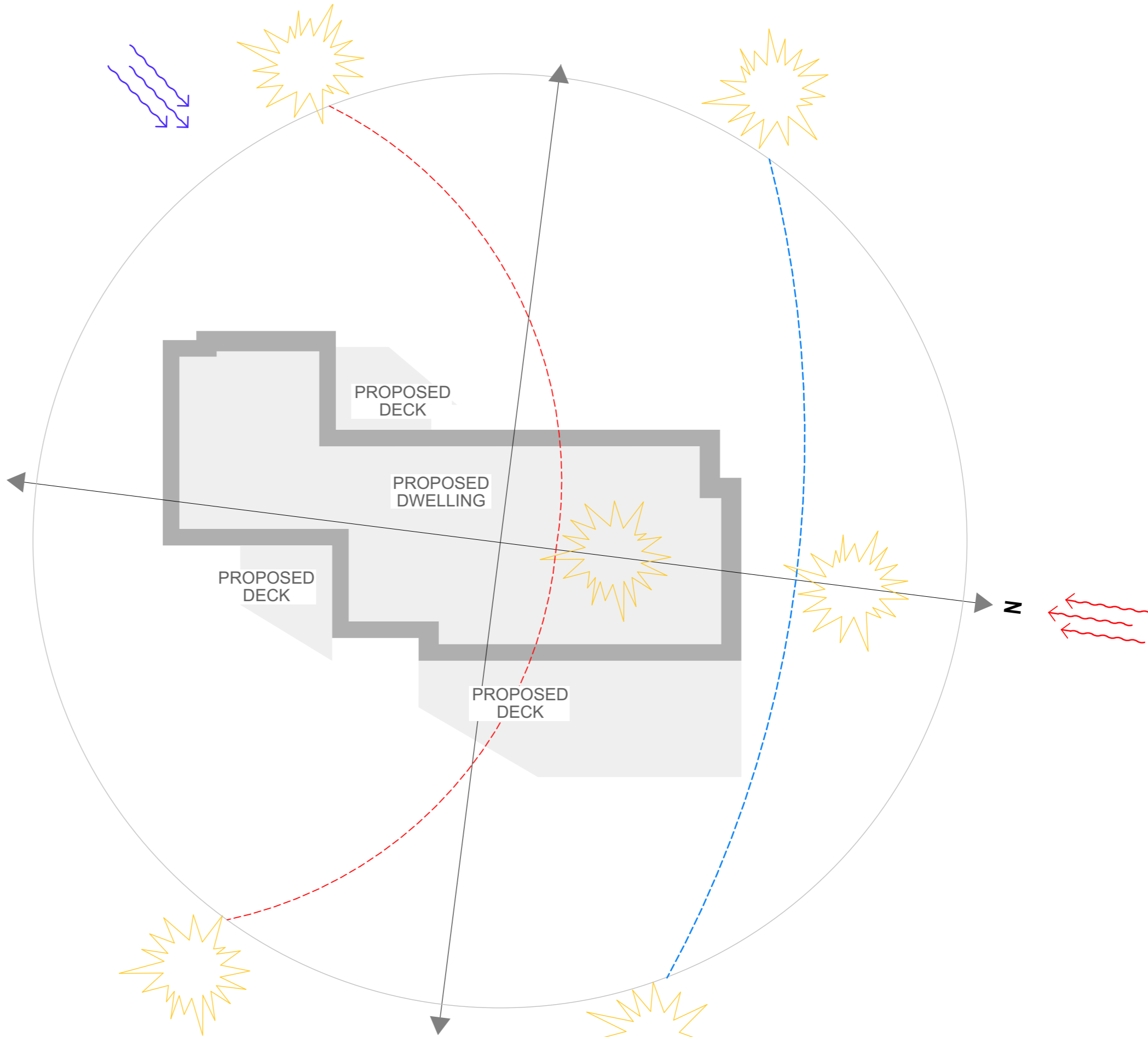
**LEGEND**

**SUN**  
 SUMMER & WINTER SOLSTICE  
 WINTER JUNE 22 - - - - -  
 SUMMER DEC 22 - - - - -

**WINDS**  
 PRODOMINATE BREEZES  
 CROSS VENTILATION  
 SCREENS TO AVOID

**CODE OVERLAYS**

 BUSHFIRE PRONE AREA (WHOLE SITE)  
 PRIORITY VEGETATION AREA (WHOLE SITE)



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**bdaa**  
 BUILDING DESIGNERS  
 ASSOCIATION OF AUSTRALIA

CLIENT:  
**BENTLEY**  
 ADDRESS:  
**20 MANNING DR ORFORD**

JOB NO:  
**2532**

PROPOSAL  
**NEW BUILD**  
 PROJECT STAGE  
**DA**




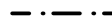









DATE  
**13/05/2026**  
 SCALE  
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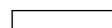

REV	AMENDMENT	DATES

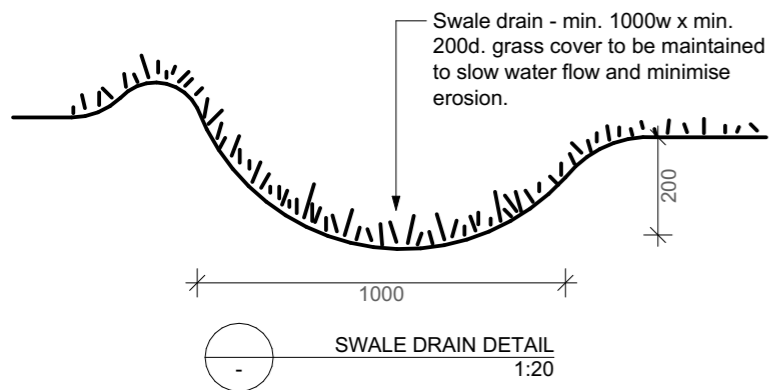
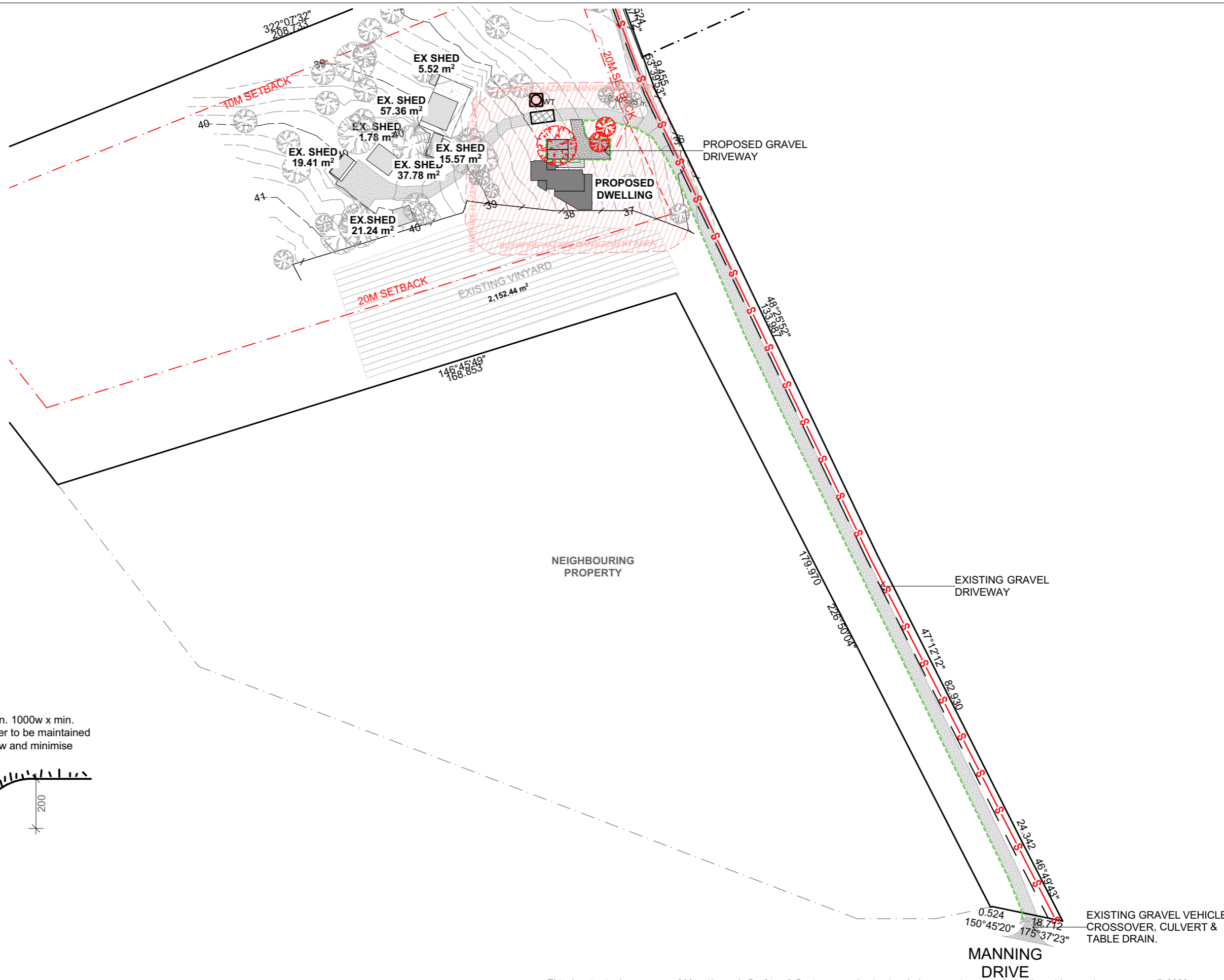
**A.02**  
 SITE ANALYSIS

**LEGEND**

-  PROPOSED BUILDING
-  EXISTING
-  NEIGHBOURING DWELLING
-  NEIGHBOUR BOUNDARY
-  PROPERTY BOUNDARY
-  CONTOUR
-  FENCE
-  SETBACK
-  SEWER
-  SWALE DRAIN, DIRECT FLOW TO EXISTING CROSSOVER CULVERT & TABLE DRAIN
-  BUSHFIRE HAZARD MANAGEMENT AREA (REFER GES BUSHFIRE HAZARD REPORT FOR FURTHER INFORMATION).
-  TREES TO BE RETAINED.
-  TREES TO BE REMOVED.

**CODE OVERLAYS**

-  BUSHFIRE PRONE AREA (WHOLE SITE)
-  PRIORITY VEGETATION AREA (WHOLE SITE)



**NOTE:**  
ALL EXISTING VEGETATION IS EXISTING.

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ASSOCIATION OF AUSTRALIA

CLIENT:  
**BENTLEY**  
ADDRESS:  
**20 MANNING DR ORFORD**

JOB NO:  
**2532**

PROPOSAL  
**NEW BUILD**  
PROJECT STAGE  
**DA**

DATE  
**13/05/2026**  
SCALE  
**1:1000, 1:20@A3**



REV	AMENDMENT	DATES

**A.03**  
SITE PLAN 1:1000

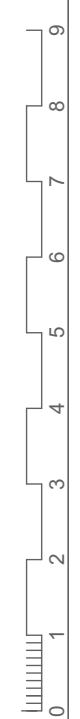
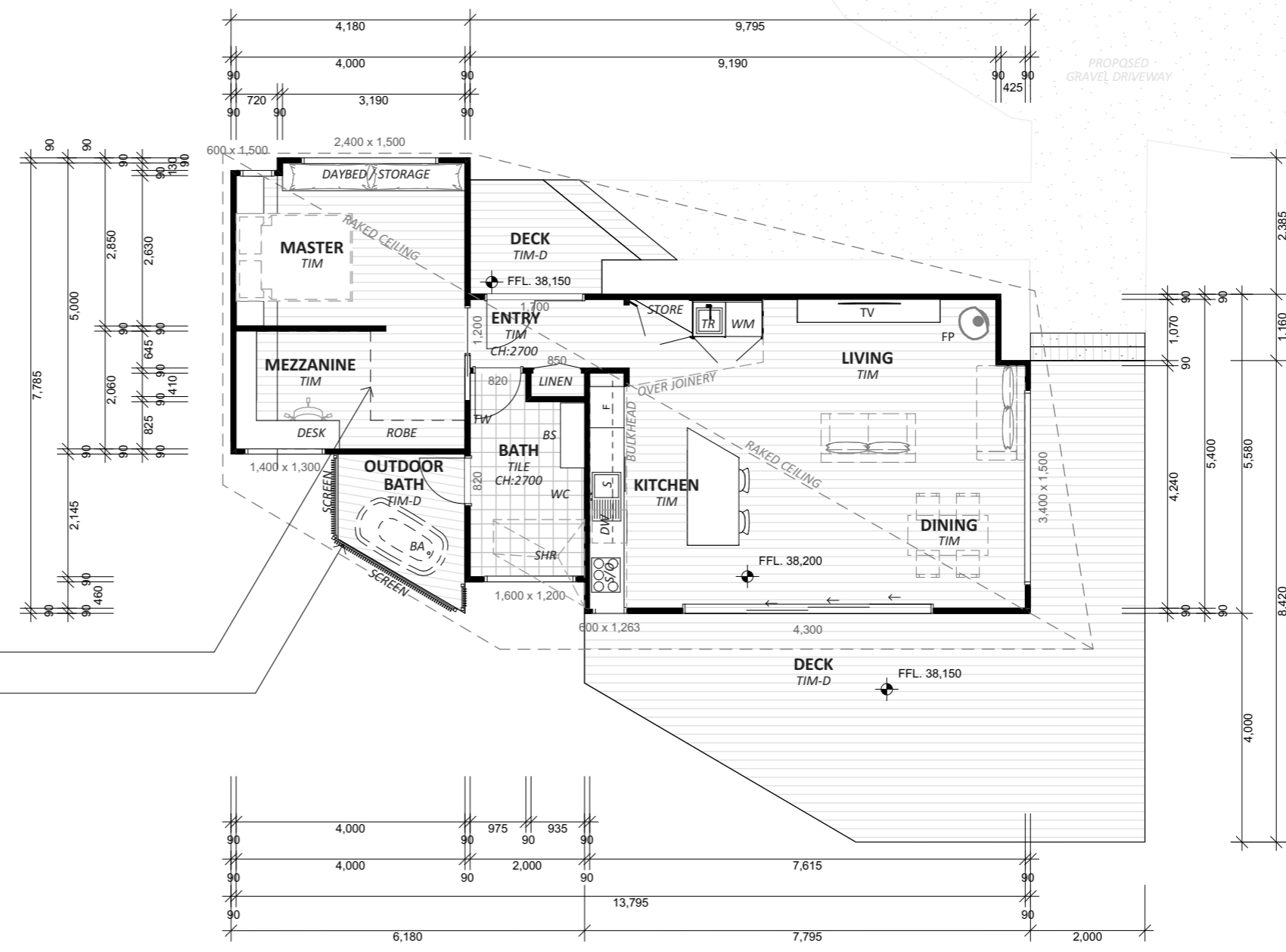


**LEGEND**

- Proposed
- Floor levels
- BA Bath
- BS Basin
- DW Dishwasher
- F Refrigerator
- FP Fire Place
- HP Hot Plates
- S/O Gas Stove / Oven
- S Sink
- SHR Shower
- TR Trough
- TW Towel rail
- WC Water closet
- WM Washing machine
- TILE Ceramic Floor Tile- To Owners selection.
- TIM Timber Flooring- To Owners selection
- TIM-D Timber Decking - To Owners selection
- ROBE Wardrobes- Typically 2400h x 650d x 600w.

MEZZANINE LOFT  
BED/STORAGE ABOVE  
OFFICE SPACE.

PRIVACY SCREENING -TO  
OWNERS SELECTION.



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CLIENT:  
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ADDRESS:  
**20 MANNING DR ORFORD**

JOB NO:  
**2532**

PROPOSAL  
**NEW BUILD**  
PROJECT STAGE  
**DA**

DATE  
**13/05/2026**  
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**1:100@A3**

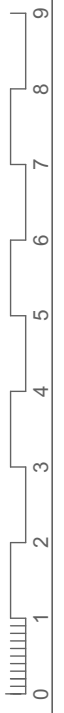
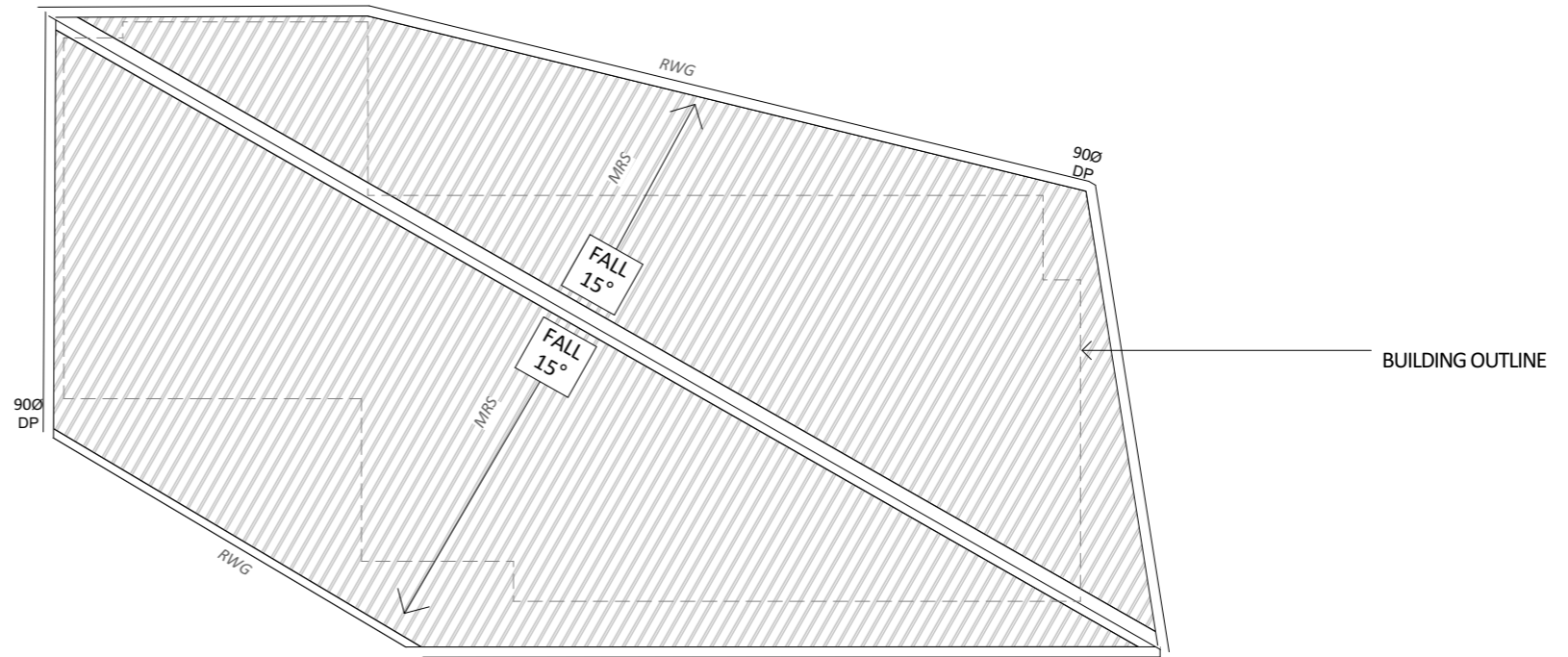


REV	AMENDMENT	DATES

**A.05**  
FLOOR PLAN

**LEGEND**

- MRS.** METAL ROOF SHEETING  
-COLORBOND 'WALLABY'.
- RWG.** RAINWATER GUTTER.
- DP.** DN90 PVC-U DOWNPIPE, PAINTED TO MATCH  
ADJACENT WALL SURFACE. INSTALL I/O'S ABOVE  
GROUND LEVEL FOR CLEANING & FLUSHING.



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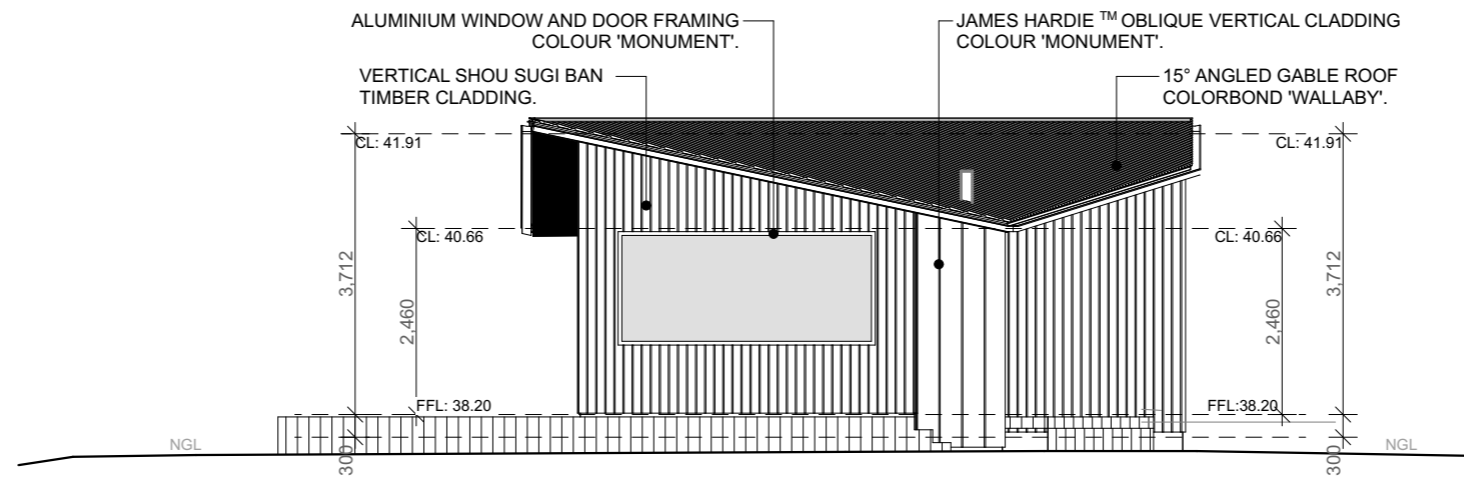
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PROJECT STAGE  
**DA**

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**13/05/2026**  
SCALE  
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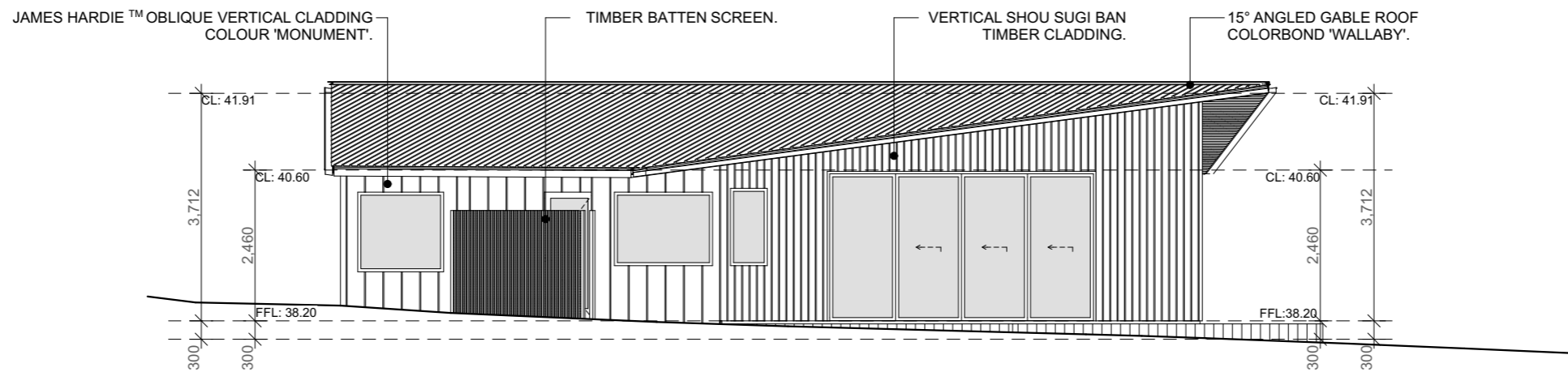


REV	AMENDMENT	DATES

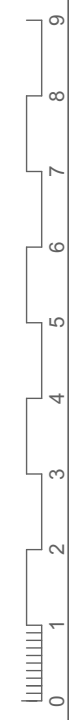
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ROOF PLAN



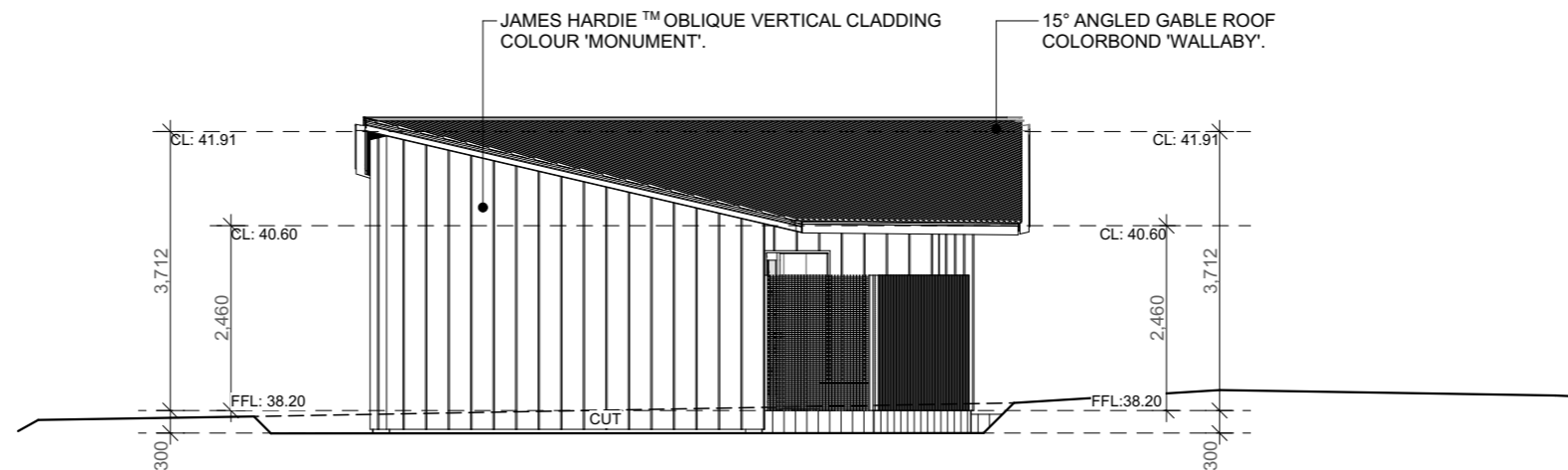
01  
- NORTH ELEVATION  
1:100



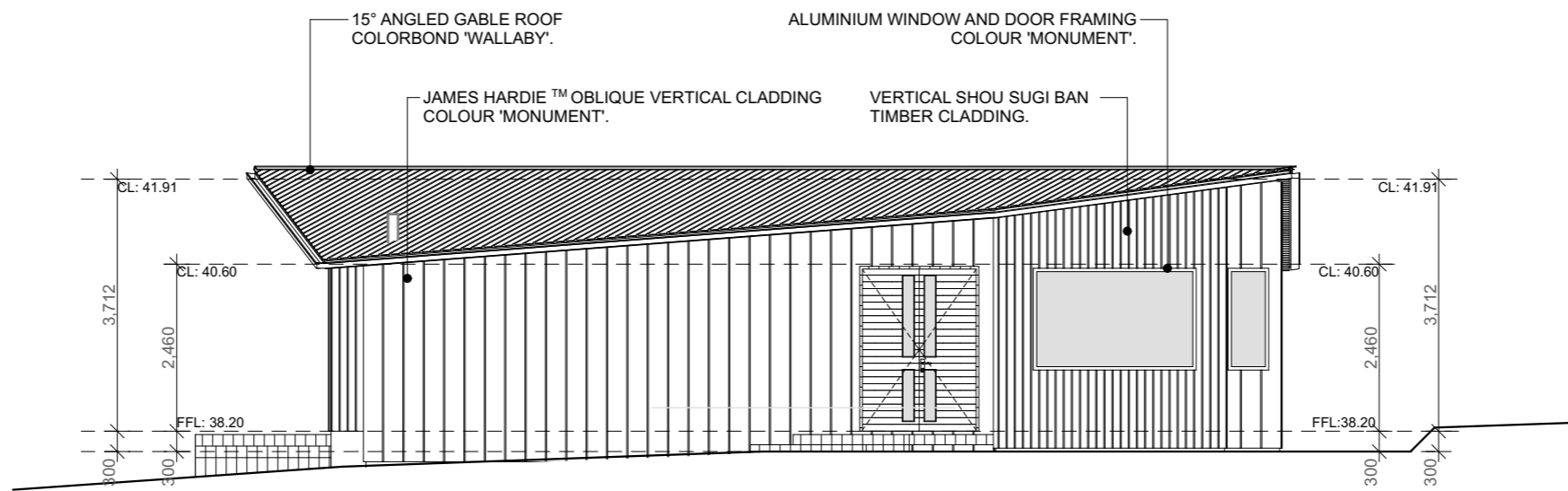
02  
- EAST ELEVATION  
1:100



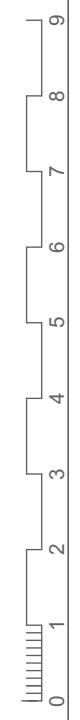
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03  
-  
SOUTH ELEVATION  
1:100



04  
-  
WEST ELEVATION  
1:100



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BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

CLIENT:  
**BENTLEY**  
ADDRESS:  
**20 MANNING DR ORFORD**

JOB NO:  
**2532**

PROPOSAL  
**NEW BUILD**  
PROJECT STAGE  
**DA**

DATE  
**13/05/2026**  
SCALE

REV | AMENDMENT | DATES

**A.09**  
3D VISULISATION 01



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REV	AMENDMENT	DATES

**A.10**  
3D VISULISATION 02