



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: **8C Mary Street, Orford**
CT 184062/5

PROPOSAL: **New 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 22 July 2026.

APPLICANT: **Stuart Smith**
DATE: **19/06/2026**
APPLICATION NO: **DA 2026 / 101**

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:	

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

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

Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:			
Suburb:		Post Code:	
Size of site: (m ² or Ha)			
Certificate of Title(s):			
Current use of site:			

General Application Details *Complete for All Applications*

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	

For all Non-Residential Applications

Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	

Personal Information Protection Statement

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

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

Applicant Declaration

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

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

I/we authorise the Council to:

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

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

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

Applicant Signature:		Date:	
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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 184062	FOLIO 5
EDITION 3	DATE OF ISSUE 29-Sept-2025

SEARCH DATE : 19-June-2026

SEARCH TIME : 08.52 am

DESCRIPTION OF LAND

Parish of ORFORD Land District of PEMBROKE

Lot 5 on Sealed Plan [184062](#)

Derivation : Part of Lot 4, 2A-1R-16P Gtd. to Michael Hurley

Prior CT [135657/2](#)SCHEDULE 1

[N288621](#) TRANSFER to OSCAR MICHAEL LANGHAM PRITCHARD
Registered 29-Sept-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP184062](#) EASEMENTS in Schedule of Easements[SP184062](#) COVENANTS in Schedule of Easements[SP184062](#) FENCING PROVISION in Schedule of Easements[SP106379](#) & [SP135657](#) FENCING PROVISION in Schedule of Easements[E311376](#) AGREEMENT pursuant to Section 78 of the Land Use

Planning and Approvals Act 1993 Registered

09-Nov-2022 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

[illegible]



SCHEDULE OF EASEMENTS	Registered Number SP 184062
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 7 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.

Lots 1 and 2 on the plan are each subject to a Right of Carriageway (appurtenant to Lot 1 on Sealed Plan 135657) over the Right of Way (private) (SP135657) shown on the plan.

EASEMENTS

~~Each Lot on the Plan is subject to a right of carriageway (appurtenant to the land comprised in Folio of the Register Volume 135657 Folio 1) as shown on Sealed Plan 135657.~~

Lots 1 and 5 on the Plan are each subject to a Drainage Easement (as defined) in gross in favour of the Glamorgan Spring Bay Council over such portion of the DRAINAGE EASEMENT 'H' 1.50m WIDE shown on the Plan passing through such Lots.

Lot 1 on the Plan is subject to a right of carriageway (appurtenant to Lot 2 on the Plan) over the RIGHT OF WAY (PRIVATE) 'I' 3.60m WIDE shown on the Plan.

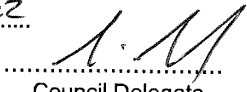
Lot 1 on the Plan is together with a right of carriageway over the RIGHT OF WAY (PRIVATE) 'J' 3.60m WIDE shown on the Plan.

Lot 2 on the Plan is subject to a right of carriageway (appurtenant to Lot 1 on the Plan) over the RIGHT OF WAY (PRIVATE) 'J' 3.60m WIDE shown on the Plan.

Lots 2, 5, 6, 7 and 8 on the Plan (each "the Lot") are each subject to a Pipeline and Services Easement (as defined) in gross in favour of TasWater (as defined) over the PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 'E' 3.00m WIDE shown on the Plan passing through such Lots ("the Easement Land").

.....
John Burke

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: A.C.N. 625 477 054 Pty Ltd FOLIO REF: Volume 135657 Folio 2 SOLICITOR & REFERENCE: Wallace Wilkinson & Webster 066083	PLAN SEALED BY: Glamorgan Spring Bay Council DATE: 1/11/2022 SA2020/07 REF NO.	 Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.		

**ANNEXURE TO
SCHEDULE OF EASEMENTS**

PAGE 2 OF 7 PAGES

Registered Number

SP 184062

SUBDIVIDER: A.C.N. 625 477 054 Pty Ltd

FOLIO REFERENCE: Volume 135657 Folio 2 *hu*

Lots 2, 5, 6, 7 and 8 on the Plan are each subject to a Drainage Easement (as defined) in gross in favour of the Glamorgan Spring Bay Council over such portion of the PIPELINE & SERVICES AND DRAINAGE EASEMENT 'E' 3.00m WIDE shown on the Plan passing through such Lots.

Lot 2 on the Plan is together with a right of carriageway over the RIGHT OF WAY (PRIVATE) 'I' 3.60m WIDE shown on the Plan.

Lot 4 on the Plan is subject to a right of carriageway (appurtenant to Lot 5 on the Plan) over the RIGHT OF WAY (PRIVATE) 'O' 3.60m WIDE shown on the Plan.

Lot 4 on the Plan is together with a right of carriageway over the RIGHT OF WAY (PRIVATE) 'K' 3.60m WIDE shown on the Plan.

Lot 4 the Plan is together with a right of carriageway over the RIGHT OF WAY (PRIVATE) 'L' 3.60m WIDE shown on the Plan.

Lot 4 on the Plan is together with a Services Easement (as defined) over the SERVICES EASEMENT 'N' 1.00m WIDE shown on the Plan.

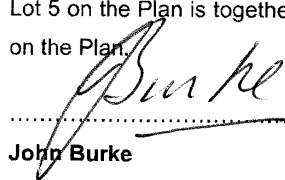
Lots 5, 6 and 7 on the Plan (each "the Lot") are each subject to a Pipeline and Services Easement (as defined) in gross in favour of TasWater (as defined) over the PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 'F' 3.00m WIDE shown on the Plan passing through such Lots ("the Easement Land").

Lots 5, 6 and 7 on the Plan are each subject to a Drainage Easement (as defined) in gross in favour of the Glamorgan Spring Bay Council over the PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 'F' 3.00m WIDE shown on the Plan passing through such Lots.

Lot 5 on the Plan is subject to a right of carriageway (appurtenant to Lots 4, 6 and 7 on the Plan) over the RIGHT OF WAY (PRIVATE) 'L' 3.60m WIDE shown on the Plan.

Lots 5 and 6 on the Plan are each subject to a Services Easement (as defined) (appurtenant to Lot 4 on the Plan) over the SERVICES EASEMENT 'N' 1.00m WIDE shown on the Plan.

Lot 5 on the Plan is together with a right of carriageway over the RIGHT OF WAY (PRIVATE) 'K' 3.60m WIDE shown on the Plan.


John Burke

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**ANNEXURE TO
SCHEDULE OF EASEMENTS**

PAGE 3 OF 7 PAGES

Registered Number

SP 184062

SUBDIVIDER: A.C.N. 625 477 054 Pty Ltd

FOLIO REFERENCE: Volume 135657 Folio 24

Lot 5 on the Plan is together with a right of carriageway over the RIGHT OF WAY (PRIVATE) 'O' 3.60m WIDE shown on the Plan.

Lot 6 on the Plan ("the Lot") is subject to a Pipeline and Services Easement (as defined) in gross in favour of TasWater (as defined) over the PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 'G' 3.00m WIDE shown on the Plan ("the Easement Land").

Lot 6 on the Plan is subject to a Drainage Easement (as defined) in gross in favour of the Glamorgan Spring Bay Council over the PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 'G' 3.00m WIDE shown on the Plan.

Lot 6 on the Plan is subject to a right of carriageway (appurtenant to Lots 4, 5 and 7 on the Plan) over the RIGHT OF WAY (PRIVATE) 'K' 3.60m WIDE shown on the Plan.

Lot 6 on the Plan is subject to a Services Easement (as defined) (appurtenant to Lot 7 on the Plan) over the SERVICES EASEMENT 'M' 1.00m WIDE shown on the Plan.

Lot 6 on the Plan is together with a right of carriageway over the RIGHT OF WAY (PRIVATE) 'L' 3.60m WIDE shown on the Plan.

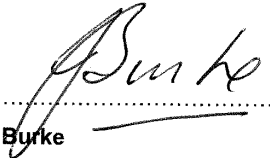
Lot 6 on the Plan is together with a right of carriageway over the RIGHT OF WAY (PRIVATE) 'P' 3.60m WIDE shown on the Plan.

Lot 7 on the Plan is subject a right of carriageway (appurtenant to Lot 6 on the Plan) over the RIGHT OF WAY (PRIVATE) 'P' 3.60m WIDE shown on the Plan.

Lot 7 on the Plan is together with a right of carriageway over the RIGHT OF WAY (PRIVATE) 'K' 3.60m WIDE shown on the Plan.

Lot 7 on the Plan is together with a Services Easement (as defined) over the SERVICES EASEMENT 'M' 1.00m WIDE shown on the Plan.

Lot 7 on the plan is together with a Right of Carriageway over the Right of Way (private) 'L' 3.60 wide shown on the plan.


John Burke

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 7 PAGES	Registered Number SP 184062
SUBDIVIDER: A.C.N. 625 477 054 Pty Ltd FOLIO REFERENCE: Volume 135657 Folio * 2 <i>h</i>	

DEFINITIONS

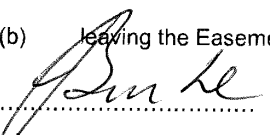
"Drainage Easement" means a right of drainage (including the right of construction of drains) for the Glamorgan Spring Bay Council which right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for Glamorgan Spring Bay Council and its employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.

"Services Easement" means the full and free right and liberty for the owner for the time being of the dominant tenement to enter upon the strip of land shown on the plan marked "Service Easement" to lay, repair, replace, cleanse and maintain pipes, wires and cables. Such owner or owners to make good any damage to the surface occasioned thereby.

"Pipeline and Services Easement" is defined as follows:

Firstly, the full and free right and liberty for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land 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, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;


John Burke

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 7 PAGES	Registered Number SP.184062
SUBDIVIDER: A.C.N. 625 477 054 Pty Ltd FOLIO REFERENCE: Volume 135657 Folio 42 <i>Mu</i>	

- (6) 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 any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) 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.

Secondly, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

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) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other 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


 John Burke

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 7 PAGES	Registered Number SP 184062
SUBDIVIDER: A.C.N. 625 477 054 Pty Ltd FOLIO REFERENCE: Volume 135657 Folio # 2 <i>Mu</i>	

(h) where the context permits, any part of the Infrastructure.

"TasWater" means the Tasmanian Water & Sewerage Corporation Pty Ltd ACN 162 220 653, its successors and assigns.

COVENANTS

1. The owner of Lot 1 on the Plan covenants with the Vendor (ACN 625 477 054 Pty Ltd) and the owners for the time being of every other Lot shown on the plan 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 annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulation:
 - not to erect on Lot 1 (or any part of it) any dwelling, building and/or other structure with a height greater than 35m AHD83, where "AHD" means Australian Height Datum.
2. The owner of Lot 2 on the Plan covenants with the Vendor (ACN 625 477 054 Pty Ltd) and the owners for the time being of every other Lot shown on the plan 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 annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulation:
 - not to erect on Lot 2 (or any part of it) any dwelling, building and/or other structure with a height greater than 35m AHD83, where "AHD" means Australian Height Datum.
3. The owner of Lot 4 on the Plan covenants with the Vendor (ACN 625 477 054 Pty Ltd) and the owners for the time being of every other Lot shown on the plan 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 annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulation:
 - not to erect on Lot 4 (or any part of it) any dwelling, building and/or other structure with a height greater than 44m AHD83, where "AHD" means Australian Height Datum.


John Burke

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 7 PAGES	Registered Number SP 184062
SUBDIVIDER: A.C.N. 625 477 054 Pty Ltd FOLIO REFERENCE: Volume 135657 Folio 2 <i>lv</i>	

4. The owner of Lot 5 on the Plan covenants with the Vendor (ACN 625 477 054 Pty Ltd) and the owners for the time being of every other Lot shown on the plan 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 annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulation:
- not to erect on Lot 5 (or any part of it) any dwelling, building and/or other structure with a height greater than 40m AHD83, where "AHD" means Australian Height Datum.
5. The owner of Lot 6 on the Plan covenants with the Vendor (ACN 625 477 054 Pty Ltd) and the owners for the time being of every other Lot shown on the plan 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 annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulation:
- not to erect on Lot 6 (or any part of it) any dwelling, building and/or other structure with a height greater than 40m AHD83, where "AHD" means Australian Height Datum.
6. The owner of Lot 7 on the Plan covenants with the Vendor (ACN 625 477 054 Pty Ltd) and the owners for the time being of every other Lot shown on the plan 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 annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulation:
- not to erect on Lot 7 (or any part of it) any dwelling, building and/or other structure with a height greater than 44m AHD83, where "AHD" means Australian Height Datum.

The Vendor (ACN 625 477 054 Pty Ltd) has the right to modify, vary, waive or extinguish the covenants (or any of them) as set forth above in relation to any Lot shown on the Plan.

FENCING PROVISION

In respect of each of the Lots on the Plan, the Vendor (ACN 625 477 054 Pty Ltd) shall not be required to fence.

Executed by ACN 625 477 054 Pty Ltd pursuant to section 127)
of the Corporations Act 2001 (Cth) by being signed by its sole)
director and sole secretary **John Burke**)

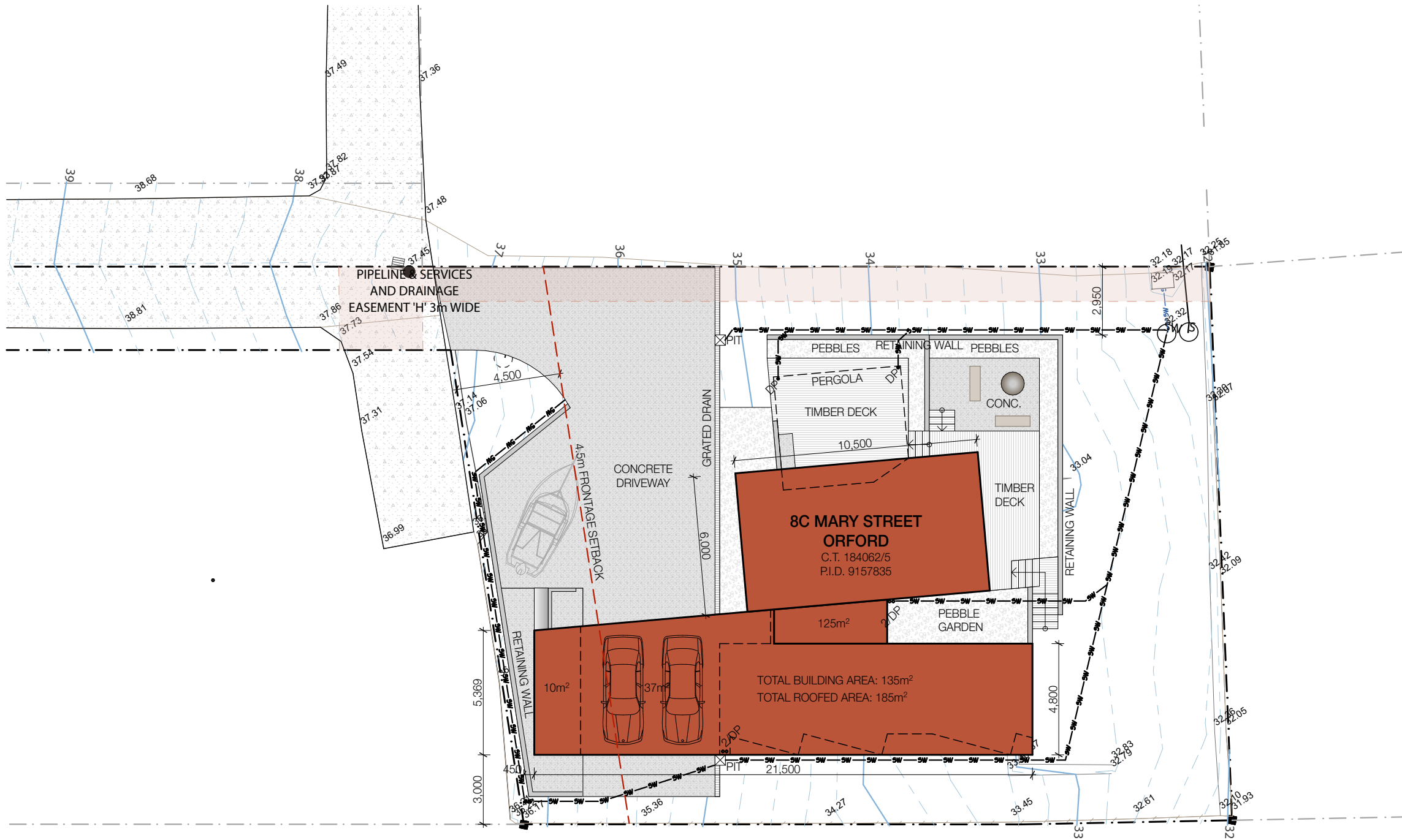

John Burke

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Drawing list

A000	COVER PAGE
A001	SITE PLAN
A110	FLOOR PLAN
A130	ROOF PLAN
A200	EXTERNAL ELEVATIONS
A201	EXTERNAL ELEVATIONS



SITE PLAN LEGEND

- NEIGHBOURING BUILDINGS
- NEW DWELLING
- NEW DECK AREAS
- NEW CONCRETE SURFACES
- NEW GARDEN AREAS
- 42 EXISTING CONTOUR LEVELS
- NEW 1.8mH TIMBER PALING FENCE

SITE COVERAGE

SITE AREA	1018m ²	100%
PROPOSED DWELLING	135m ²	13.2% COVERAGE

GENERAL

DURING CONSTRUCTION, SOIL AND WATER IS TO BE APPROPRIATELY MANAGED. THIS INCLUDES THE PROVISION OF SILT FENCING, FILTER SCREENS OR DEDICATED SILT TRAPS TO PREVENT THE DISCHARGE OF GRAVEL, SOIL OR OTHER DEBRIS TO ANY EXISTING WATER COURSE OR ADJOINING PROPERTY DURING THE CONSTRUCTION PROCESS

EXCAVATION

CONTRACTOR IS TO ALLOW FOR BULK EXCAVATION WHERE REQUIRED AND ALL EXCAVATION, FILLING, BACK FILLING AND CONSOLIDATION REQUIRED FOR THE FOOTINGS AND SLABS. RETAIN ALL ACCESS AND SERVICES AS DOCUMENTED. MAKE GOOD TO ALL GROUND SURFACES UPON COMPLETION.

SETTING OUT

THE BUILDER SHALL ACCURATELY SET-OUT THE WORKS AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING CONSTRUCTION. CONTRACTOR SHALL MAKE GOOD AT THEIR OWN EXPENSE ANY ERRORS ARISING FROM INACCURACIES OF THE SET-OUT.

HYDRAULICS

ALL DRAINAGE AND SANITARY PLUMBING TO CONNECT INTO EXISTING COUNCIL SYSTEM GRAVITY FED ONLY. ALL PLUMBING WORKS TO BE COMPLETED IN ACCORDANCE WITH AS3500, THE LOCAL PLUMBING CODE AND REQUIREMENTS. THE HYDRAULIC CONTRACTOR IS TO SUBMIT AS CONSTRUCTED DRAWINGS AND SUBMIT TO COUNCIL & PRINCIPAL FOR THEIR RECORDS.

1:200
DRAWING SCALE

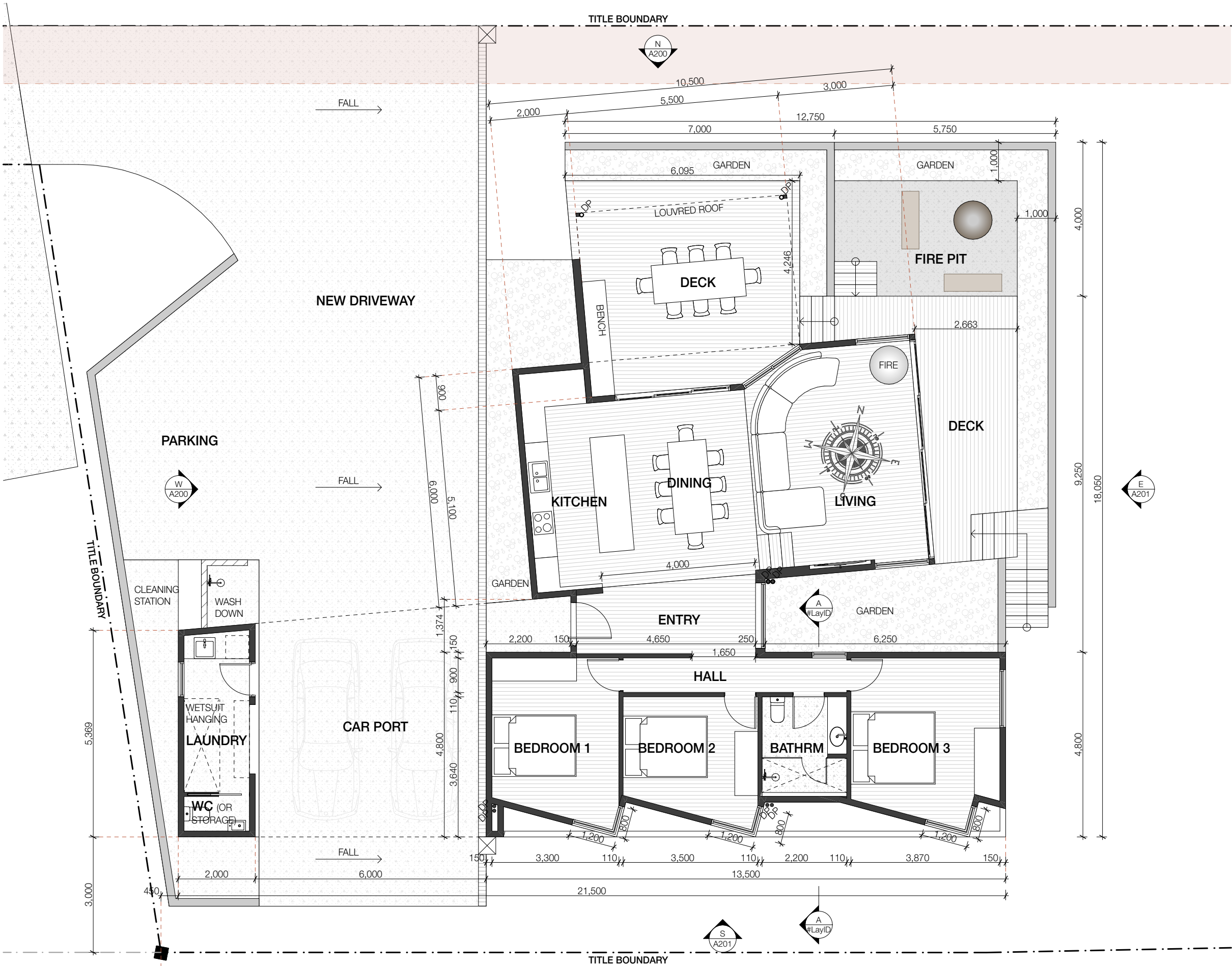
StuartSmith
Architecture

PROJECT NAME
NEW RESIDENCE
CLIENT
MR. O. PRITCHARD
SITE ADDRESS
8C MARY STREET, ORFORD, TASMANIA



OFFICE PROJECT NUMBER
2504
NOMINATED ARCHITECT
STUART SMITH
PROJECT STAGE
DEVELOPMENT APPLICATION
ACCREDITATION NUMBER
CC6350
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DRAWING TITLE
SITE PLAN
DRAWING NUMBER
A001
DRAWING SIZE
A3
ISSUE DATE
18/6/2026
REVISION
DA1



FLOOR PLAN LEGEND

- DOOR TAG**
REFER TO DOOR SCHEDULE FOR DETAILS
- WINDOW TAG**
REFER TO WINDOW SCHEDULE FOR DETAILS
- NEW WALLS**
REFER TO SECTIONS AND WALL DETAILS FOR SPECIFICATIONS

FLOOR FINISHES

- CARPET**
CARPET TO CLIENT SELECTIONS
- F/BOARDS**
FLOOR BOARDS
ENGINEERED FLOORBOARDS TO CLIENT SELECTIONS
- TILES**
FLOOR TILES
CERAMIC/PORCELAIN FLOOR TILES TO CLIENT SELECTIONS

GENERAL

DIMENSION LINES SHOWN ARE TO OVERALL WALL THICKNESS. ALLOW TO WORK OUT STUD LOCATIONS AS REQUIRED.

GLAZING
ALL GLAZING TO MEET AS1288. TOUGHENED SAFETY GLASS TO BE USED FOR GLAZING WITHIN 500MM OF FLOOR. GLAZED DOORS TO BE TOUGHENED SAFETY GLASS. OPAQUE CONTRASTING DECALS ARE RECOMMENDED FOR GLAZED DOORS

WATERPROOFING
WATERPROOFING TO BE INSTALLED TO MEET PART 10.2 WET AREA WATERPROOFING OF THE NCC 2022

LIGHTING
ALL LIGHTING IS TO COMPLY WITH PART 13.7.6 OF THE NCC2022
LIGHT FITTINGS TO BE IC RATED TO ALLOW INSULATION TO BE INSTALLED OVER

SMOKE DETECTION
SMOKE ALARMS TO COMPLY WITH AS 3786

BATHROOM EXHAUST
BATHROOM EXHAUST FANS TO HAVE SELF CLOSING DAMPERS & MUST EXHAUST TO THE EXTERIOR

KITCHEN EXHAUST
KITCHEN EXTRACTION FAN TO BE FILTERED AND EXHAUSTED EXTERNALLY THROUGH WALL. INSTALL ALUMINIUM EXTERNAL VENT COLOUR MATCHED TO CLADDING

LIVEABLE HOUSING DESIGN STANDARDS

ALL WORKS ARE TO COMPLY WITH THE LIVEABLE HOUSING DESIGN STANDARDS EXCEPT THOSE STANDARDS WHICH ARE EXEPT DUE TO THE STEEPNESS OF THE SITE. THIS INCLUDES THE STEP FREE ACCESS PATH.

REINFORCEMENT OF BATHROOM AND SANITARY COMPARTMENT WALLS
WALLS IN BATHROOMS AND SANITARY COMPARTMENTS SHALL BE REINFORCED IN COMPLIANCE WITH PART 6 OF THE LIVEABLE HOUSING DESIGN STANDARDS.



1:100
DRAWING SCALE

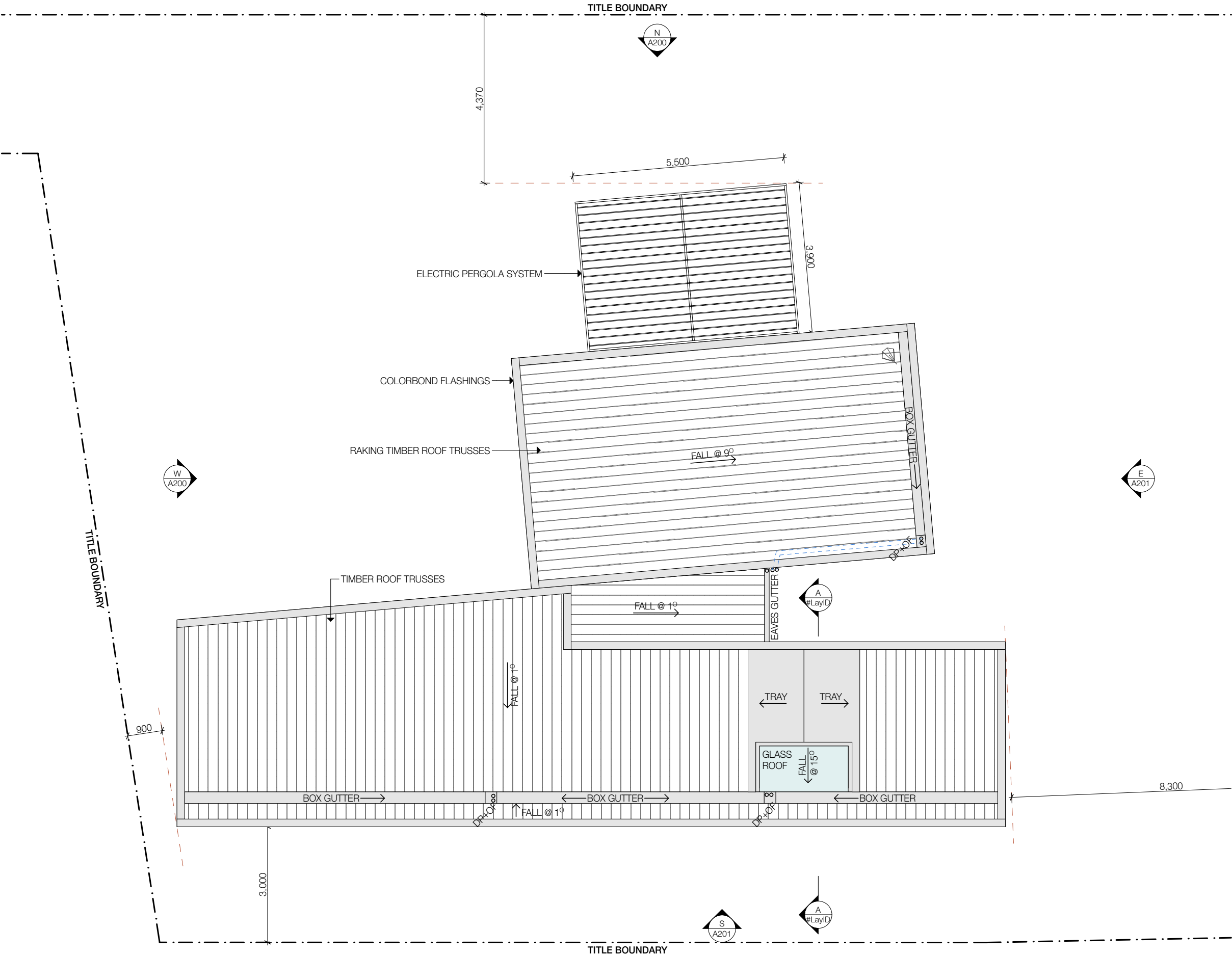
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FLOOR PLAN
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A110
DRAWING SIZE
A3
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ROOF PLAN LEGEND

- COLORBOND ROOF CLADDING
- NEW 90mm DIA UPVC DOWNPIPE

GENERAL NOTES

METAL SHEET ROOFING IS TO COMPLY WITH PART 7.2 OF THE NCC 2022. WHEREVER POSSIBLE, HAVE SHEETS LAID SO THAT THEY SIDE LAP IS FACING AWAY FROM PREVAILING WEATHER.

BRADFORD ENVIROSEAL SARKING (OR SIMILAR) VAPOUR PERMEABLE MEMBRANE TO BE INSTALLED OVER STRUCTURAL ROOF BATTENS. SARKING SHALL BE CONTINUOUS AND DRESSED OVER AND INTO EAVES GUTTERS.

VB20 OR EQUAL DRAINAGE BATTENS TO BE INSTALLED OVER STRUCTURAL BATTENS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. LEAVE OPEN AT GUTTER END FOR FULL LENGTH TO ALLOW AIRFLOW THROUGH ROOF CAVITY. INSTALL ROOF CLADDING OVER. INSTALLATION TO COMPLY WITH NCC VOL. 2 PART 10.8.3 VENTILATION OF ROOF SPACE.

ROOF SHEETS MUST BE LAID WHERE EVER POSSIBLE USING COMPLETE LENGTHS FROM RIDGE TO EAVES.

SHEET METAL ROOF FLASHINGS, CAPPING AND PENETRATIONS TO COMPLY WITH PART 7.2.7 OF THE NCC 2022.

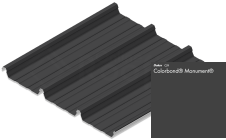
ALL UPVC DOWNPIPES TO BE JOINTED WITH APPROVED SOLVENT AND PRIMER.

DOWNPIPES IN POSITIONS SHOWN TO SIZE STATED ON DRAWINGS. PROVIDE FULL LENGTHS WHERE POSSIBLE AND WALL STRAPS AS REQUIRED. SEAL INTO DRAIN.

REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL ROOF FRAMING SPECIFICATIONS.

MATERIAL SCHEDULE

ROOF CLADDING	
PROFILE	KLIP-LOK CLASSIC 700
COLOUR	MONUMENT MATT
FLASHINGS	MONUMENT MATT
FASCIAS	MONUMENT MATT
GUTTERS	MONUMENT MATT



ROOF BATTENS

ROOF BATTENS SHALL BE A MINIMUM MEMBER GRADE OF EITHER OF THE FOLLOWING SPECIFICATIONS TO COMPLY WITH AS1684:

- 35X70 F17 SHWD @ 900CTRS
- 35X70MPG12 @ 900CTRS
- 45X70 MPG10 @ 900CTRS

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TRUE NORTH

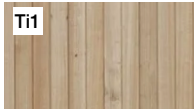
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NOMINATED ARCHITECT
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DEVELOPMENT APPLICATION
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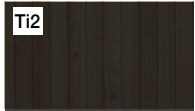
DRAWING SIZE
A3
ISSUE DATE
18/6/2026
DRAWING TITLE
ROOF PLAN
DRAWING NUMBER
A130
REVISION
DA1

ELEVATIONS LEGEND

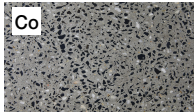
MATERIAL SCHEDULE



WALL CLADDING TYPE 1
PROFILE TIMBER SHIPLAP
SPECIES BLACKBUTT/COMPOSITE
FINISH PENETRATING OIL/PREFINISHED



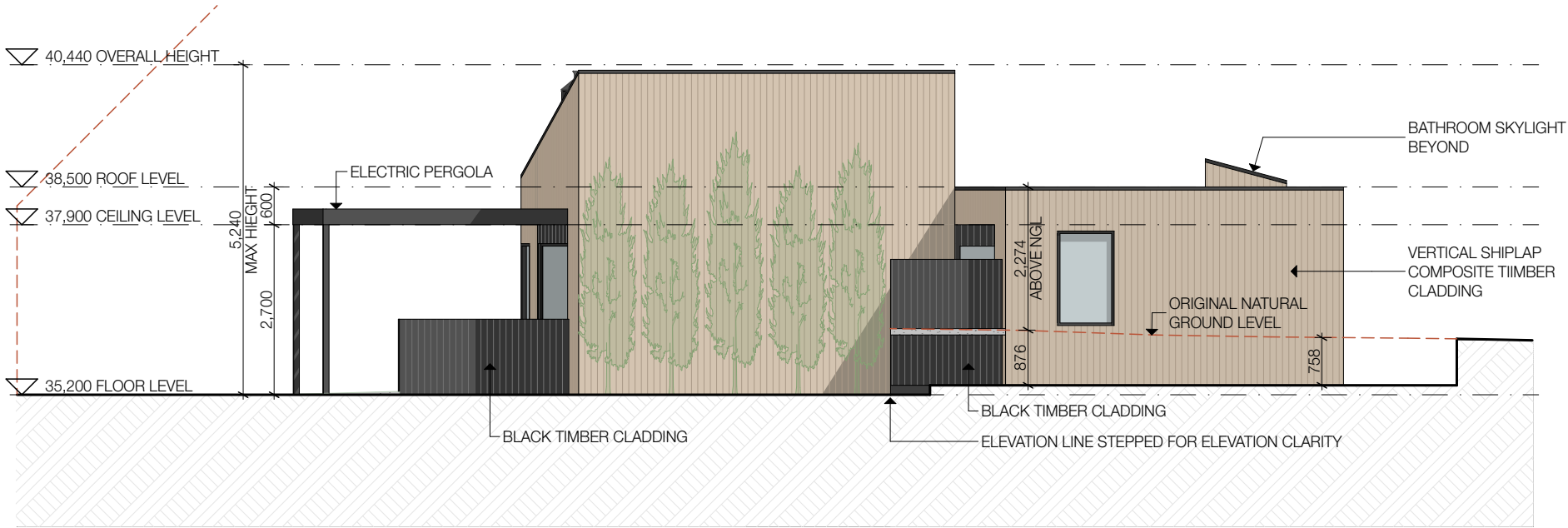
WALL CLADDING TYPE 1
PROFILE TIMBER SHIPLAP
SPECIES BLACKBUTT/COMPOSITE
FINISH SHOU SUGI BAN



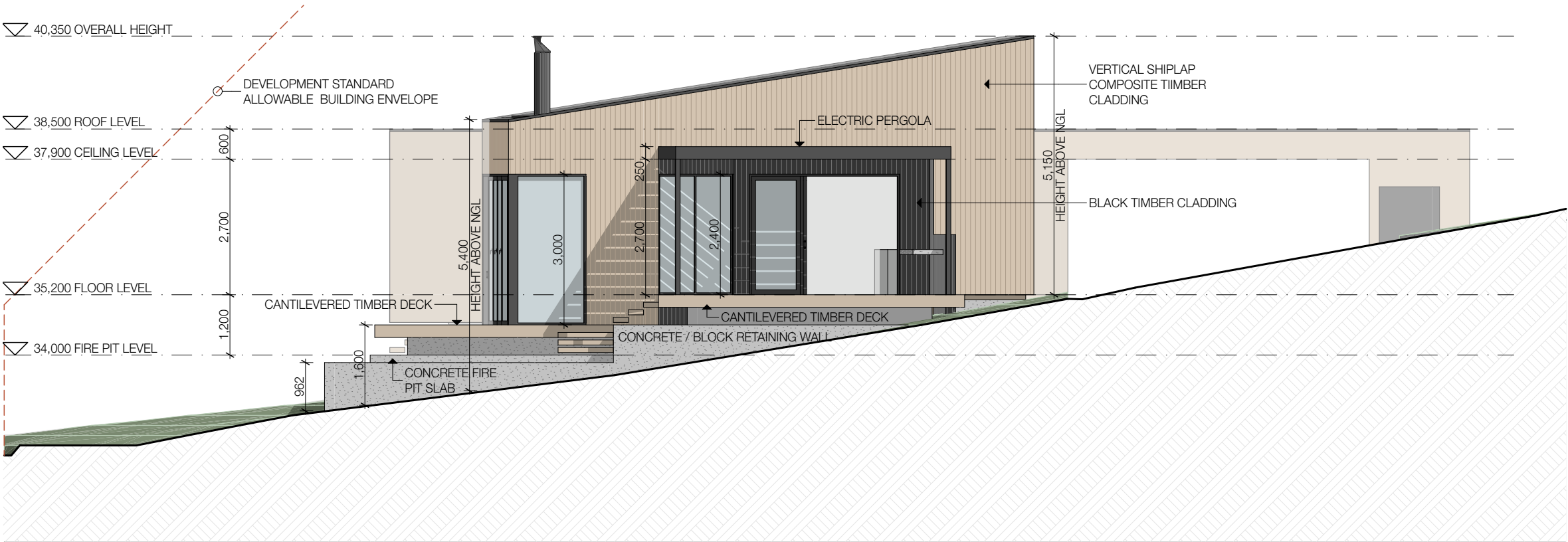
CONCRETE RETAINING WALLS
COLOUR EXPOSED AGGREGATE
WITH BLACK
FINISH HONED

VENT

WALL VENT
400x200 ALUMINIUM WALL VENT
COLOUR CODED TO CLADDING



WEST ELEVATION



NORTH ELEVATION



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DRAWING TITLE
EXTERNAL ELEVATIONS
DRAWING SIZE
A3
ISSUE DATE
18/6/2026
DRAWING NUMBER
A200
REVISION
DA1

ELEVATIONS LEGEND

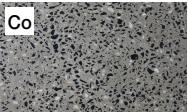
MATERIAL SCHEDULE



WALL CLADDING TYPE 1
PROFILE TIMBER SHIPLAP
SPECIES BLACKBUTT/COMPOSITE
FINISH PENETRATING OIL/PREFINISHED



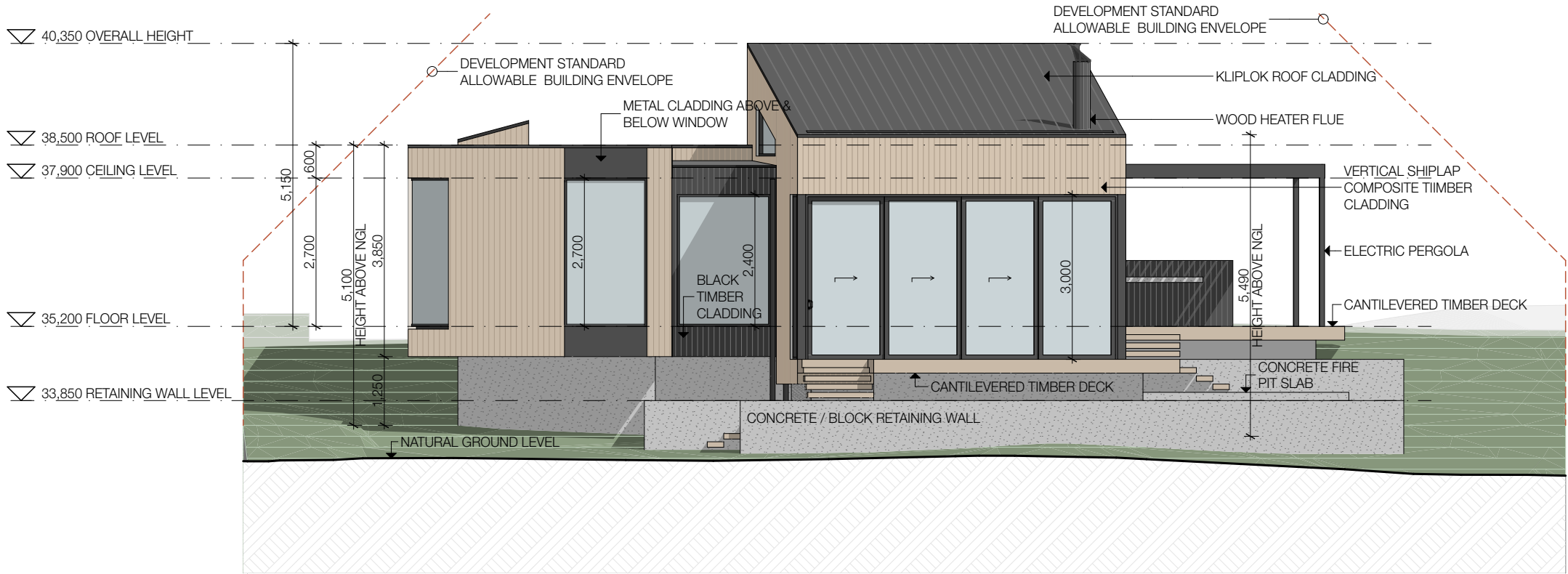
WALL CLADDING TYPE 1
PROFILE TIMBER SHIPLAP
SPECIES BLACKBUTT/COMPOSITE
FINISH SHOU SUGI BAN



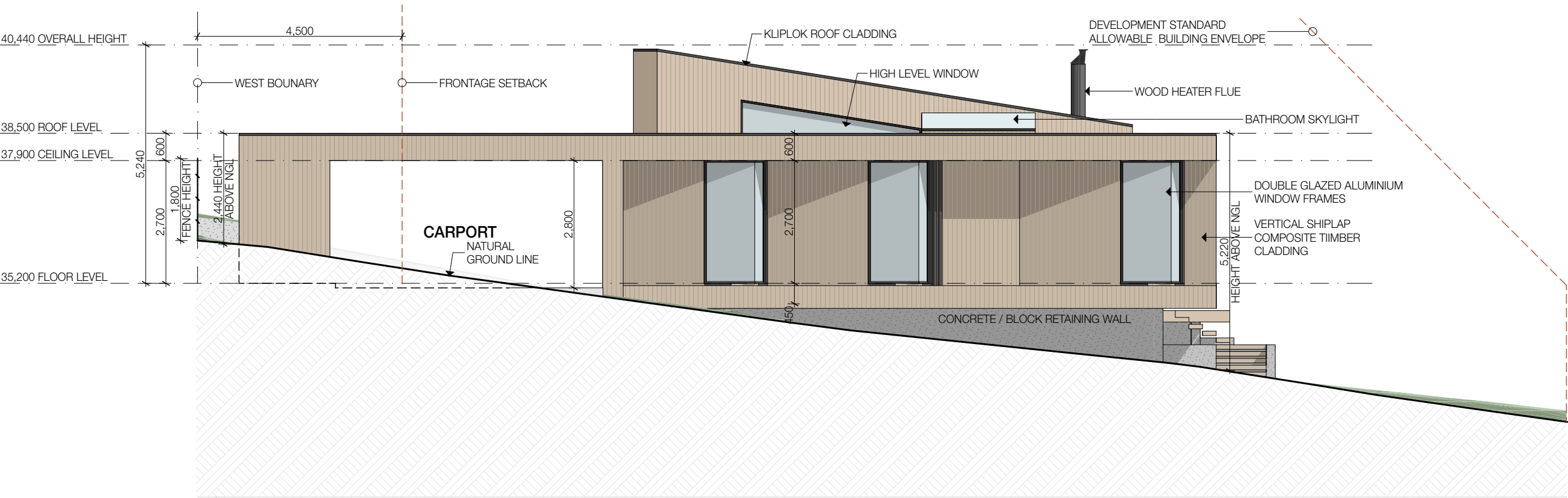
CONCRETE RETAINING WALLS
COLOUR EXPOSED AGGREGATE
WITH BLACK
FINISH HONED

VENT

WALL VENT
400x200 ALUMINIUM WALL VENT
COLOUR CODED TO CLADDING



EAST ELEVATION



SOUTH ELEVATION

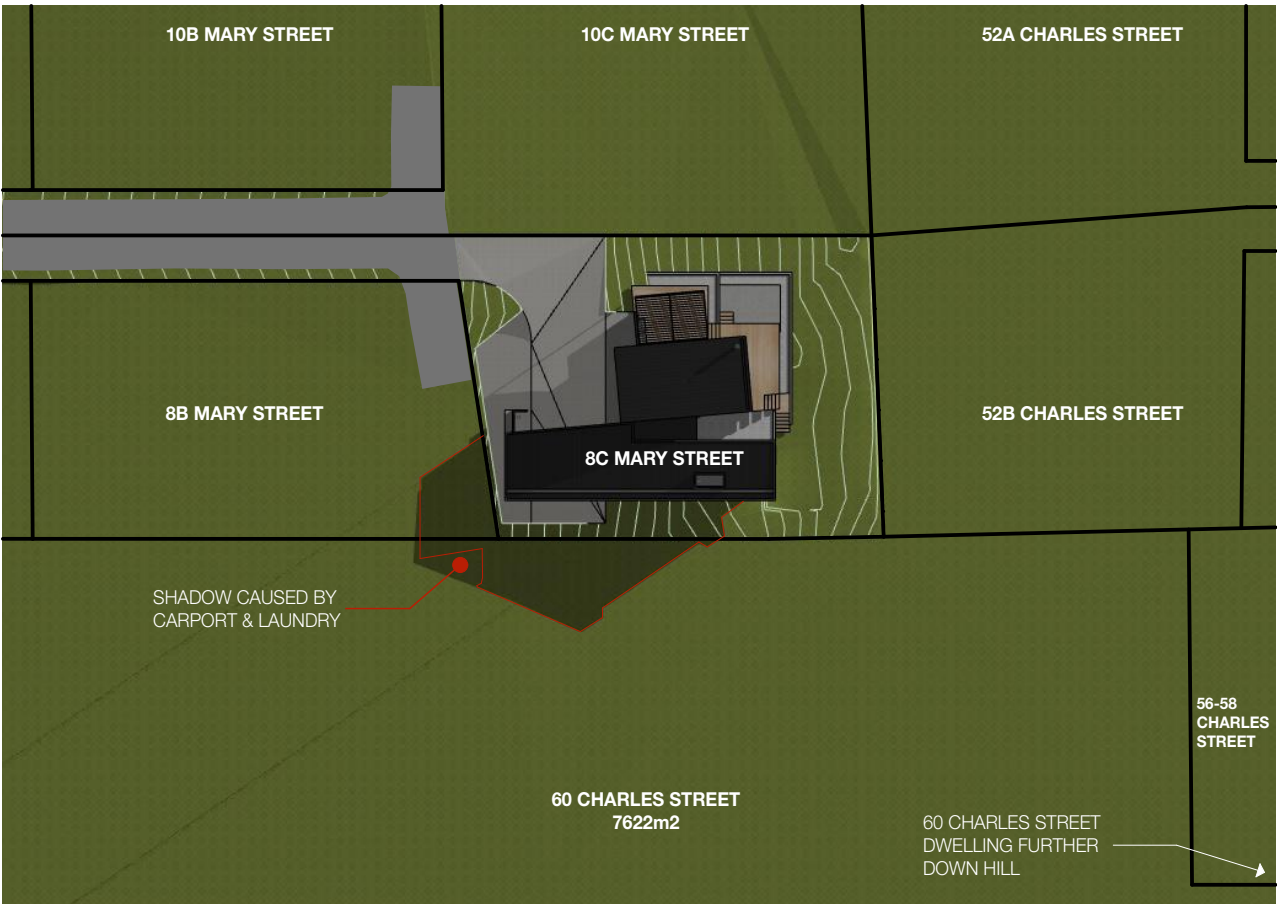


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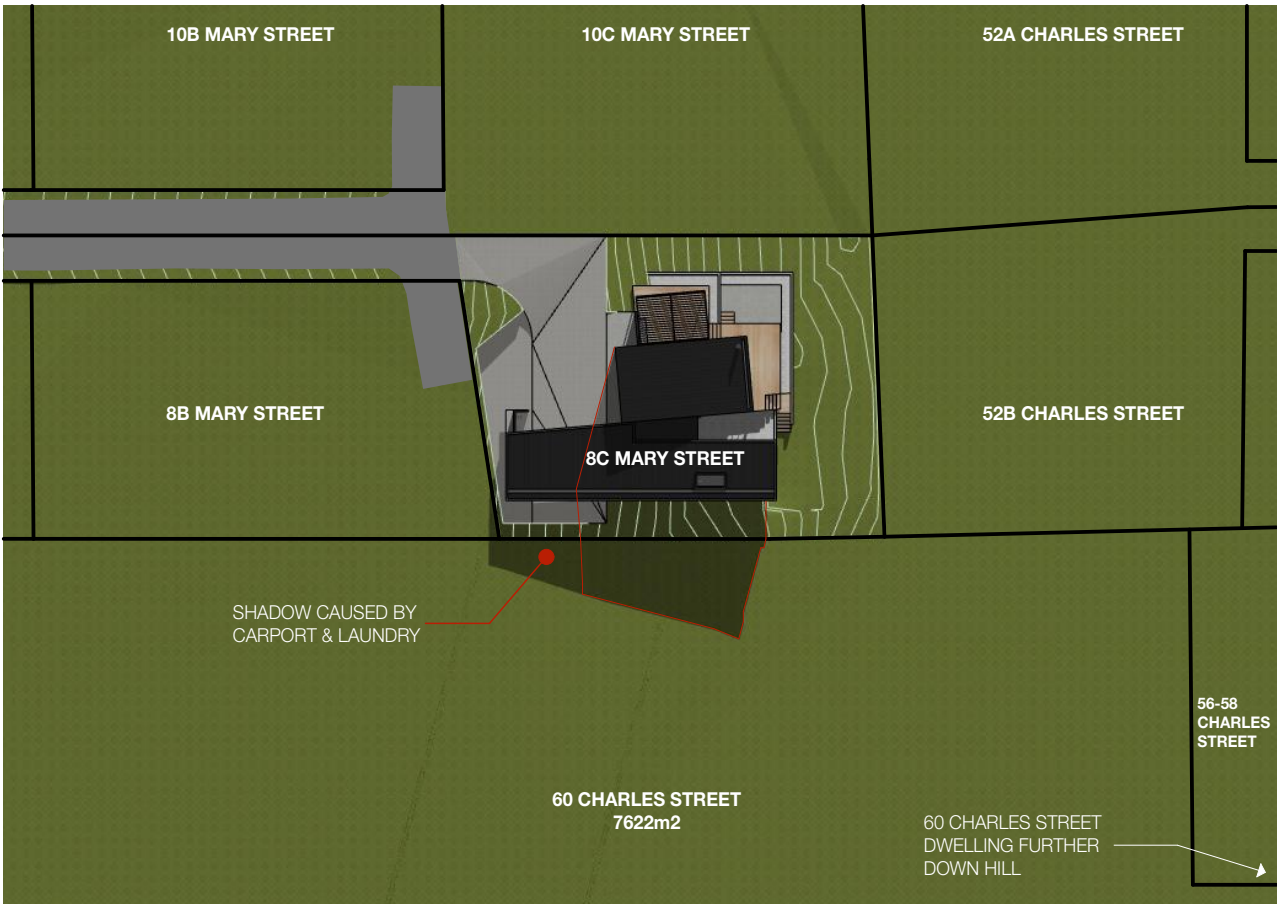
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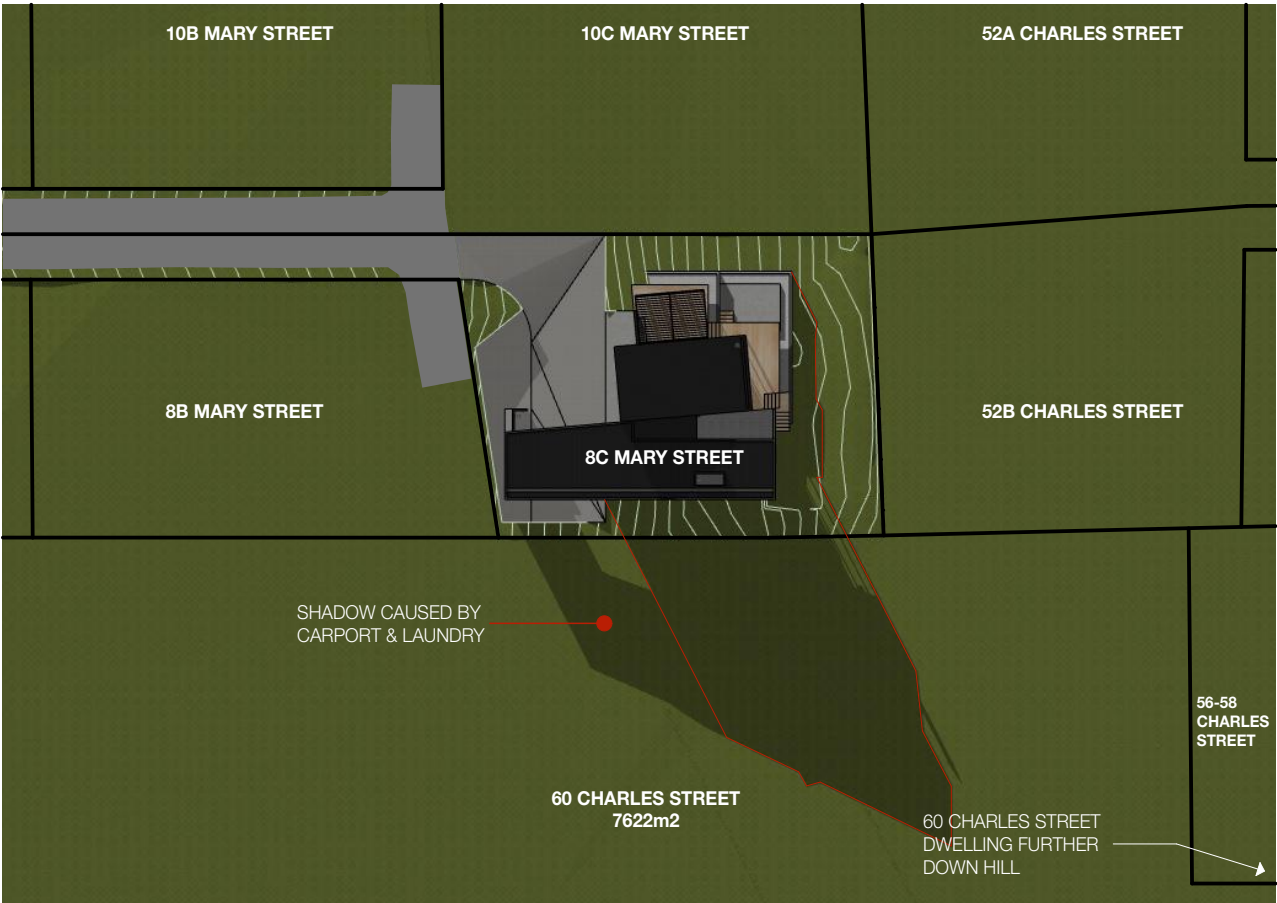
DRAWING TITLE
EXTERNAL ELEVATIONS
DRAWING SIZE
A3
ISSUE DATE
18/6/2026
DRAWING NUMBER
A201
REVISION
DA1



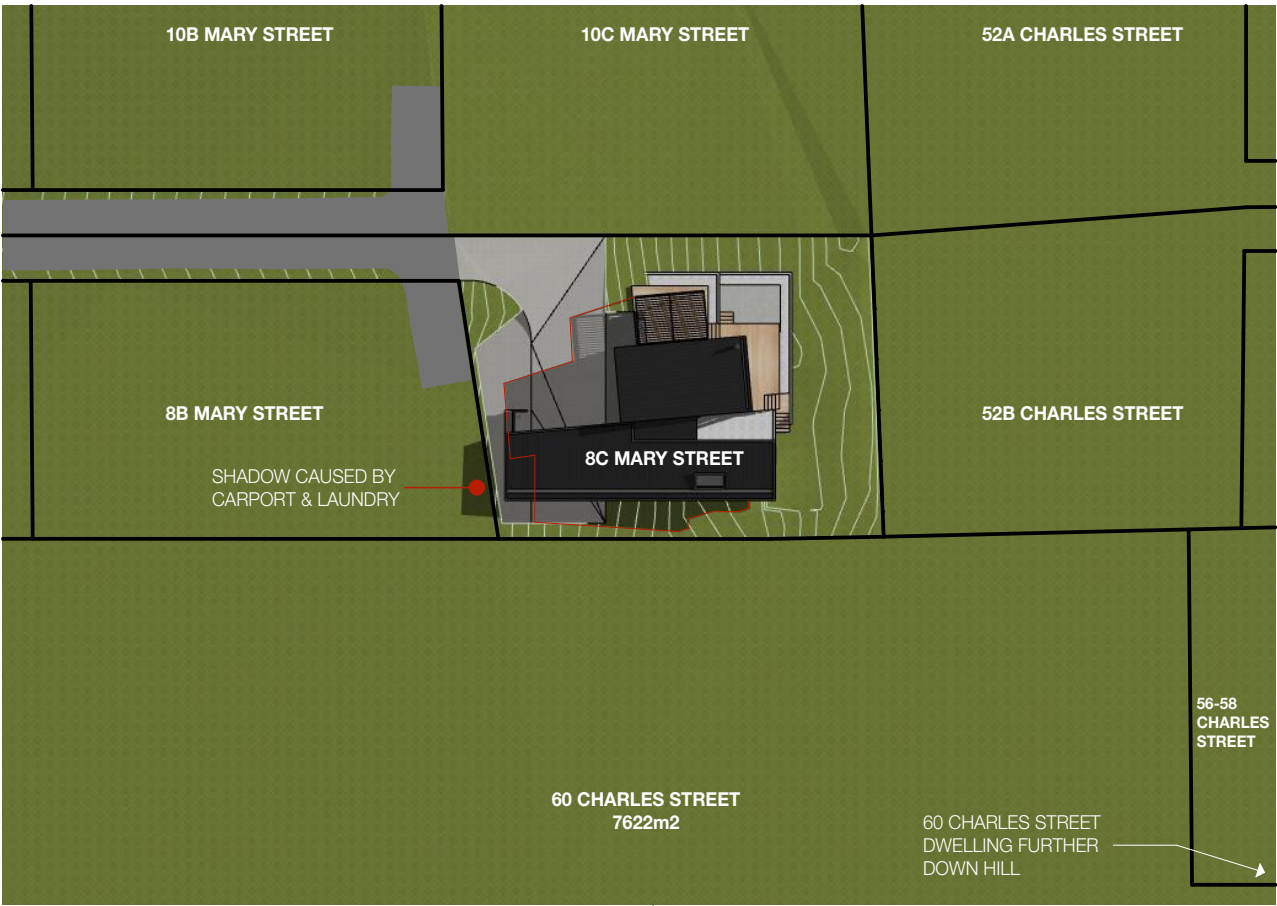
20 June 9am



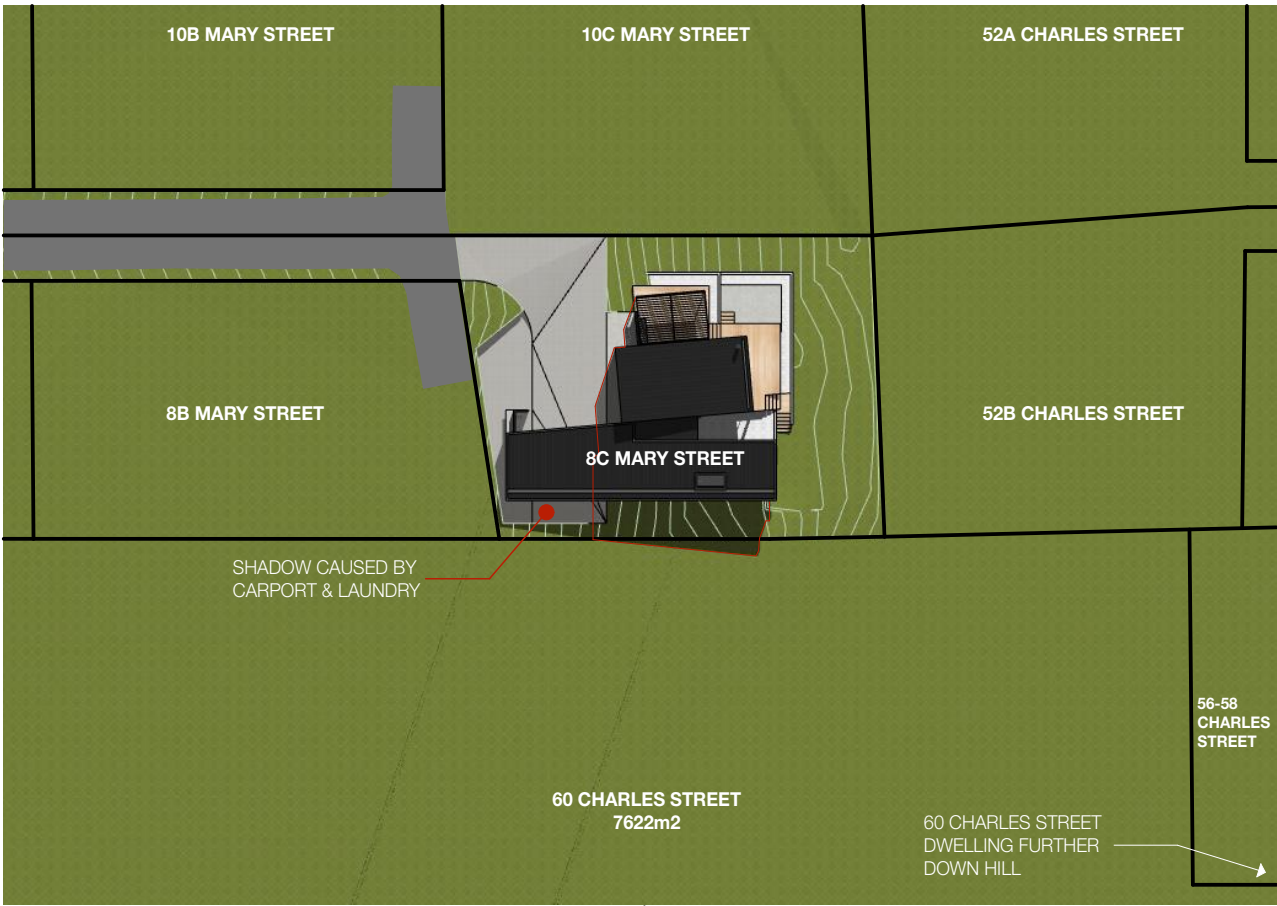
20 June 12pm



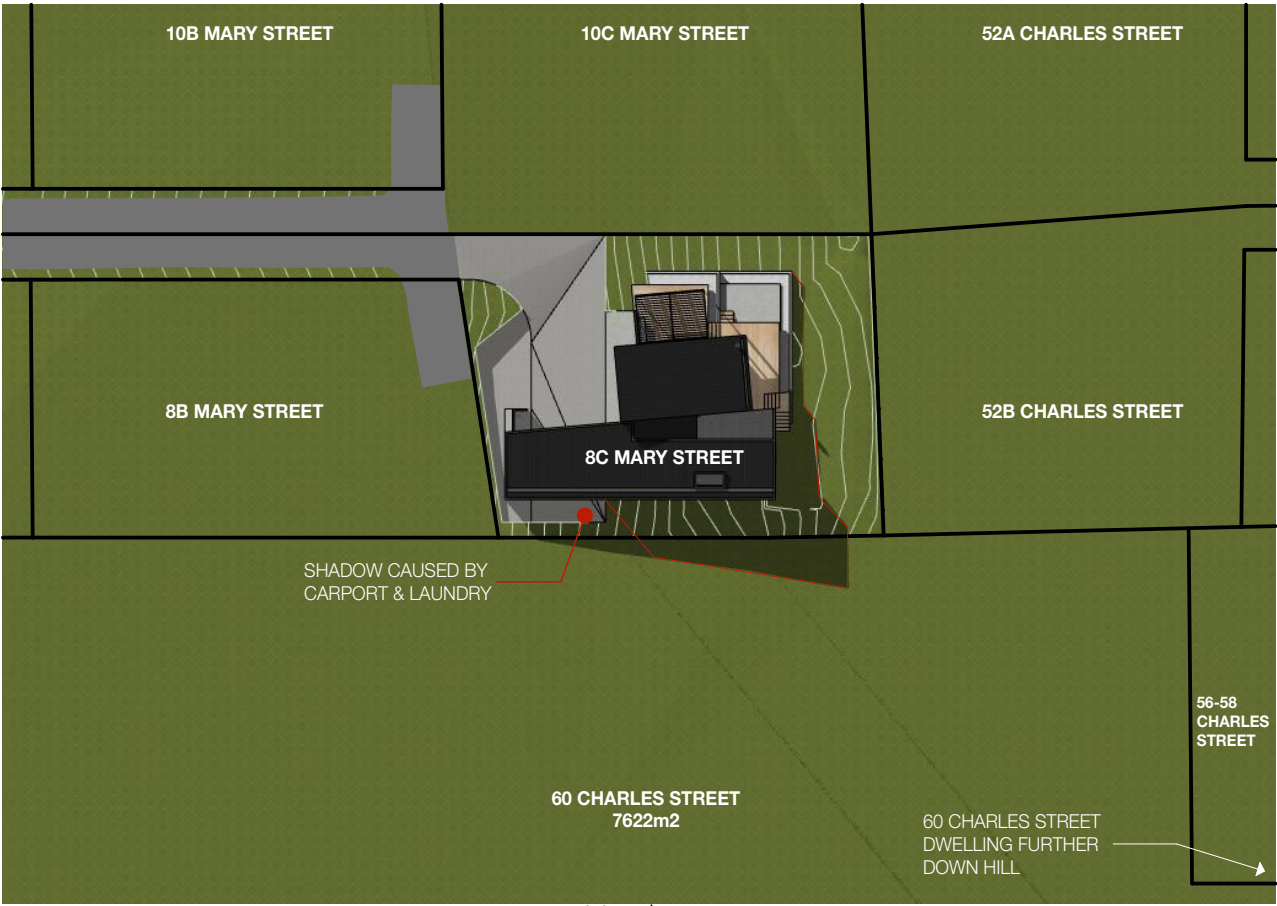
20 June 3pm



20 March 9am



20 March 12pm



20 March 3pm

Planning Ref:DA 2026 / 101

2504 - 8C Mary Street, Orford - New Dwelling

Dear Rayha,

Thank you for the initial assessment of our application. Please see below our response in relation to the RFI issued on the 24th June 2026.

8.4.2 Setbacks and building envelope for all dwellings

1. The Site Plan shows the attached laundry/carport located within the 4.5m frontage setback. As these structures are attached to the dwelling and exceed the 0.9m protrusion limit, the proposal fails Acceptable Solution A3(a)(i) and must be assessed against Performance Criteria P3.

- Please submit shadow diagrams illustrating the extent of overshadowing from the carport/laundry onto the adjoining vacant land to the west/south-west. The diagrams should demonstrate that the overshadowing will not unreasonably constrain the solar access of future dwellings or the use of potential private open space on that lot. In addition, provide a written justification explaining how the scale and location of these structures minimise visual impact and maintain adequate separation to meet Performance Criteria.

Performance Criteria P3 Response

Although the attached laundry/carport extends within the 4.5 metre frontage setback and therefore cannot satisfy Acceptable Solution A3(a)(i), it is considered to satisfy the intent of Performance Criterion P3 for the following reasons.

Overshadowing

The accompanying March and June shadow diagrams demonstrate that the attached laundry/carport casts only a relatively narrow shadow onto the adjoining vacant allotment to the west/south-west throughout the day.

The extent of additional shadow is confined primarily to the immediate boundary area and moves progressively across the adjoining allotment during the day. The majority of the adjoining land remains unaffected and continues to receive substantial solar access.

Importantly, the shadowing does not extend to an extent that would unreasonably constrain the future siting of a dwelling or the provision of compliant private open space on the adjoining allotment. The adjoining lot remains capable of accommodating future development with appropriate northern solar access consistent with the planning scheme. Accordingly, the proposal will not unreasonably diminish the development potential or residential amenity of the adjoining land.



Scale and Visual Impact

The location of the laundry/carport has been carefully considered in response to the site's steep topography and surrounding built form.

Rather than presenting as a full-height built form, the structure has been intentionally designed to be partially recessed into the existing ground levels. This significantly reduces its apparent bulk and scale when viewed from surrounding properties.

The roofline remains well below the principal dwelling, allowing the dwelling itself to remain the dominant built form on the site. The carport/laundry therefore reads as a lightweight ancillary element rather than a visually dominant extension of the dwelling. The proposed elevations clearly demonstrate this relationship.

The carport has also been deliberately positioned close to the western boundary to minimise excavation elsewhere on the site, reduce the overall building footprint and consolidate built form adjacent to the driveway access.

Preservation of Views

Particular consideration has been given to maintaining views from properties situated uphill of the site.

By recessing the carport into the natural slope and limiting its height, the structure presents a substantially reduced profile compared with a conventional at-grade garage or enclosed building. This design approach minimises visual intrusion and assists in retaining outlook opportunities across the site for neighbouring properties located to the west.

The attached laundry component is similarly modest in scale and integrated within the overall architectural composition rather than appearing as a separate bulky structure.

Site Responsive Design

The proposed layout is a direct response to the site's physical constraints.

Locating the carport adjacent to the street frontage provides practical and safe vehicle access while allowing the principal dwelling and primary living spaces to occupy the elevated northern portion of the site, where they benefit from solar access, privacy and views.

This arrangement also enables the majority of the dwelling to remain outside the frontage setback while limiting the encroachment to a low-scale ancillary element that performs a necessary functional role.



Conclusion

When considered as a whole, the attached laundry/carport represents an appropriate planning outcome despite the frontage setback variation.

The additional shadow diagrams demonstrate that the proposal will not unreasonably impact the future development potential or solar access of the adjoining vacant allotment. Furthermore, the partially recessed design substantially reduces the apparent bulk and scale of the structure, limits its visual impact, and maintains views from properties situated further uphill.

For these reasons, it is considered that the proposal satisfies the intent of Performance Criterion P3 and is an appropriate response to the site and its surrounding context.

If there is any further information required, please reach out.

Kind regards,



Stuart Smith

Wednesday, 1 July 2026

