



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: **1 Oyster Place, Orford**
CT 153114/1

PROPOSAL: **(Re-Advertised) Subdivision of One (1) Lot,**
Change of Use from Class 10a to Class 1a, & New Dwelling (Staged)

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 12 August 2026.

APPLICANT: **Sam McQueeney**
DATE: **26/06/2026**
APPLICATION NO: **SA 2026 / 008**

26th June 2026

Glamorgan Spring Bay Council
9 Melbourne Street (PO Box 6)
Triabunna TAS 7190

Dear Planning Officer,

PROJECT: 1 OYSTER PLACE, ORFORD
SUBJECT: SUBDIVISION, CHANGE OF USE AND NEW DWELLING AT 1 OYSTER PLACE, ORFORD.

I am writing this letter to accompany the Application for Planning Permit for the Subdivision, Change of Use (10a to 1a) and New Dwelling at 1 Oyster Place, Orford.

The subject property is a detached house built in 2008. The site falls within the 8.0 General Residential Zone of the Tasmanian Planning Scheme. As part of this application, the site is proposed to be subdivided to facilitate the construction of a new dwelling on the new subdivided lot. This new dwelling is proposed to make use of a current Class 10a structure on site, which requires a change of use to Class 1a.

Work installing a timber paling fence in the location of the proposed site boundary between proposed lots has already been undertaken, located to achieve balanced lot sizes while maintaining adequate private open space for each proposed lot.

Enclosed within this application:

Architectural Drawings - MMO (McMahon, McQueeney, Office)
Application Letter – Lark and Creese Licenced Surveyors
Application Plan – Lark and Creese Licenced Surveyors
Title Plan and Folio

Please call should you have any questions. I look forward to your favourable response.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sam McQueeney', with a large, stylized loop at the end.

Sam McQueeney
Director / Architect
MMO (McMahon, McQueeney, Office)

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 153114	FOLIO 1
EDITION 5	DATE OF ISSUE 19-Dec-2021

SEARCH DATE : 09-June-2026

SEARCH TIME : 04.46 pm

DESCRIPTION OF LAND

Parish of ORFORD Land District of PEMBROKE

Lot 1 on Sealed Plan [153114](#)

Derivation : Part of 1050 Acres Gtd. to Frederick Maning

Prior CT [65080/3](#)SCHEDULE 1

[M936413](#) TRANSFER to CAROLE MAREE MCQUEENEY Registered
19-Dec-2021 at 12.01 pm

SCHEDULE 2

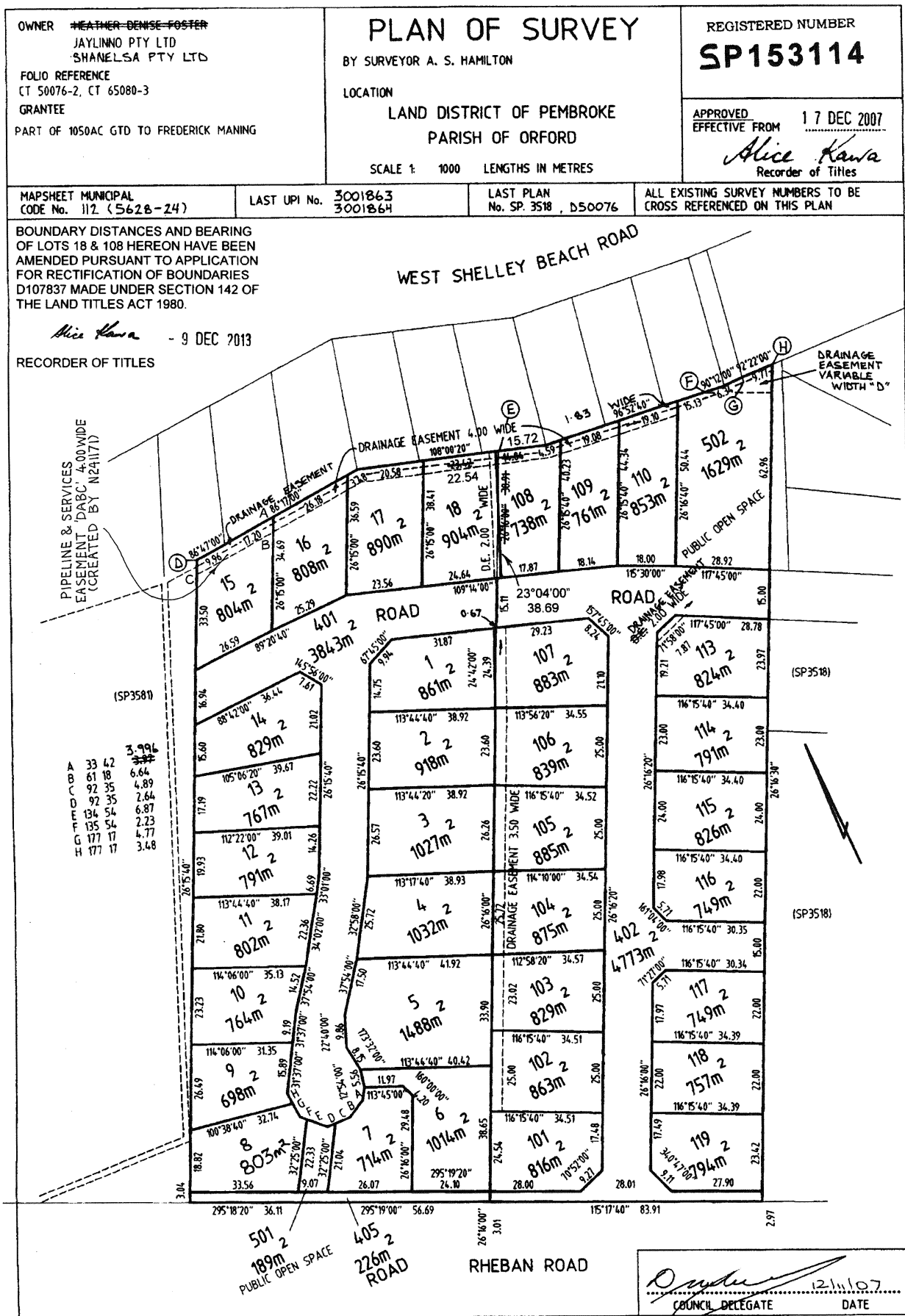
Reservations and conditions in the Crown Grant if any

[SP153114](#) COVENANTS in Schedule of Easements[SP153114](#) FENCING COVENANT in Schedule of Easements

[C832012](#) AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
17-Dec-2007 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP153114
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PAGE 1 OF 2 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.

COVENANTS

Vendor Shanelsa Pty Ltd & Jaylinno Pty Ltd and the

The owner of each lot on the Plan covenants with the owner or 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 and that the benefit shall be annexed to and devolve with each and every part of every other lot shown on the Plan and with the balance and each and every part to observe that no building is to be erected on any lot within 4.5m of any front boundary and no paling fences are to be built on any road front boundary.

the following stipulations;

FENCING COVENANT

The owner of each lot shown on the Plan covenants with the Vendors, The Developers, Shanelsa Pty Ltd and Jaylinno Pty Ltd, will not be required to contribute to fencing pursuant to the Boundary Fences Act. Shall not be required to fence.

EASEMENT IN GROSS

Lots 15, 16, 17, 18, 108 109 and 110 are SUBJECT TO a ^{Right of} ~~Drainage Easement~~ ^{favour of} ~~in gross appurtenant~~ to the Glamorgan-Spring Bay Council and the owner or owners for the time being of the said lots 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 and that the benefit shall be annexed to and devolve to the Glamorgan-Spring Bay Council.

Over the Drainage Easement 4.00 wide on the Plan.

Signed for and behalf of)
SHANELSA PTY LTD)
by authority of its Sole Director in)
accordance with Section 127)
of the Corporations Law)

Sole Director/Secretary

Name *Louis Fort*

Easements continued
on Page 2

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Shanelsa Pty Ltd and Jaylinno Pty Ltd FOLIO REF: 50076/2 and 65080/3 SOLICITOR & REFERENCE: Jason Samec	PLAN SEALED BY: GLAMORGAN SPRING BAY COUNCIL DATE: 12/11/07 2403035 REF NO. <i>D. Smeeth</i> Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 153114
SUBDIVIDER: Shanelsa Pty Ltd and Jaylinno Pty Ltd FOLIO REFERENCE: 50076/2 and 65080/3	

Signed for and behalf of
JAYLINNO PTY LTD
by authority of its Directors in
accordance with Section 127
of the Corporations Law

) Director *x J.D. Heiner*
) Name *x JOHN DESMOND HEINER*
) Director *x C. L. Heiner*
) Name *x CYNTHIA LYNETTE HEINER*

EASEMENTS

Lots 108 to 110 and 502 are subject to a Right of Drainage (appurtenant to Lots 1 to 3 on Sealed Plan 3518 and in favour of the Glamorgan Spring Bay Council) over the Drainage Easement 1.83 wide marked E.G. on the plan as passes through such lot.

Lot 502 is subject to a Right of Drainage (appurtenant to Lots 1 & 3 on Diagram 50076) over the Drainage Easement 1.83 marked F.H. on the plan.

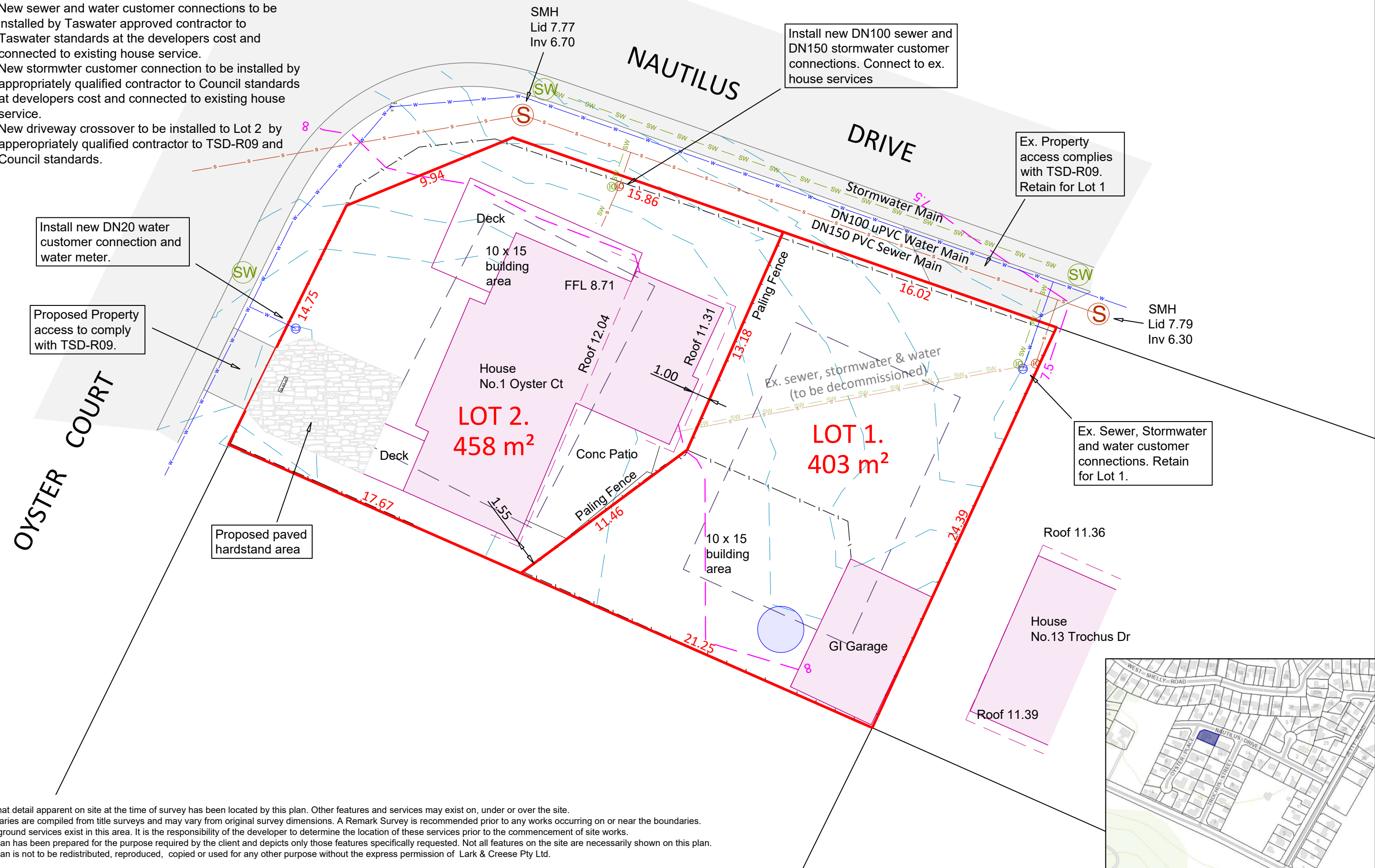
Lot 502 is subject to a Right of Drainage (appurtenant to Lots 1 to 4 on SP 49983) over the Drainage Easement Variable Width D on the plan.

Lots 15, 16, 17, 18 & 108 are subject to a Right of Drainage (appurtenant to Lots 1 & 2 on Sealed Plan 3518 and in favour of the Glamorgan Spring Bay Council) over such portion of the Drainage Easement 1.83 wide marked D.E. as passes through such lot.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

SERVICING NOTES:

- Existing sewer, stormwater and water customer connections to be retained for Lot 1.
- New sewer and water customer connections to be installed by Taswater approved contractor to Taswater standards at the developers cost and connected to existing house service.
- New stormwter customer connection to be installed by appropriately qualified contractor to Council standards at developers cost and connected to existing house service.
- New driveway crossover to be installed to Lot 2 by apperppriately qualified contractor to TSD-R09 and Council standards.



- NOTES:
- Only that detail apparent on site at the time of survey has been located by this plan. Other features and services may exist on, under or over the site.
 - Boundaries are compiled from title surveys and may vary from original survey dimensions. A Remark Survey is recommended prior to any works occurring on or near the boundaries.
 - Underground services exist in this area. It is the responsibility of the developer to determine the location of these services prior to the commencement of site works.
 - This plan has been prepared for the purpose required by the client and depicts only those features specifically requested. Not all features on the site are necessarily shown on this plan.
 - This plan is not to be redistributed, reproduced, copied or used for any other purpose without the express permission of Lark & Creese Pty Ltd.

9 June 2026

The Manager- Planning Services
Glamorgan Spring Bay Council
PO Box 6, Vicary Street
Triabunna TAS 7190

Our Ref: 53635
Your Ref:

Dear Sir,

**Re: DEVELOPMENT APPLICATION - SUBDIVISION (1 LOT & BALANCE)
1 OYSTER PLACE, ORFORD**

Please find attached herewith my application for the above development together with completed application form, copy of the plan, copy of the affected title and the prescribed fee. Please note that all affected owners have been advised of this application as required by Section 52 of the Land Used & Planning Approvals Act 1993.

This application seeks to carry out a subdivision creating two new lots and balance areas in accordance with Clause 8.6 of the Tasmanian Planning Scheme – Glamorgan-Spring Bay. The site is zoned General Residential and this application complies with the development provisions for that zone in the following manner:

8.6.1 Lot design:

A1 Each lot, or a lot proposed in a plan of subdivision, must,

(a) have an area not less than 450 m² and:

(i) be able to contain a minimum area of 10m x 15m clear of:

a. all setbacks required by 8.4.2 A2 and A3, and 8.5.1 A1 and A2; and

b. easements or other title restrictions that limit or restrict development; and

(ii) existing buildings are consistent with the setback required by clause 8.4.2 A2 and A3, and 8.5.1 A1 and A2;

(b) be required for public use by the Crown, a council or a State Authority;

(c) be required for the provision of Utilities; or

(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.

Response:

Lot 2 is compliant with the requirements of 8.6.1 A1 (a). Lot 1 is less than 450 m² and assessed in accordance with 8.6.1 P1

P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:

(a) the relevant requirements for development of buildings on the lots;

(b) the intended location of buildings on the lots;

(c) the topography of the site;

(d) the presence of any natural hazards;

(e) adequate provision of private open space; and

(f) the pattern of development existing on established properties in the area.

Response:

Lot 1 is 403 m² and provides for a suitable building area compliant with A1(a)(i), being near level in nature and capable of containing adequate private open space. Lot size is consistent with allotments within the Orford township which have been created via strata title, for which this site otherwise would be capable of development, and having the appearance identical to that proposed by this application.

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.

Response:

Lot 1 & 2 have frontage of not less than 12 metres.

A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.

Response:

Lot 1 will retain the existing access from Nautilus Drive. A new vehicular access is to be constructed to the boundary of Lot 2 in accordance with Local Government Authority of Tasmania Standard Drawings TSD-R09-v3 and as shown on the plans included with the application.

A4 Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.

Response:

All lots front an existing road. This provision is not applicable.

8.6.2 Roads:

A1 The subdivision includes no new roads.

Response:

No new roads are proposed by this development. This provision is not applicable.

8.6.3 Services:

A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or utilities, must have a connection to a full water supply service.

Response:

The existing customer connection is to be retained by Lot 1. Taswater water services are available to the lots with new customer connection to be installed to Lot 2 by Taswater authorised contractors at the developers cost and reconnected to the house system.

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or utilities, must have a connection to a reticulated sewerage system.

Response:

The existing customer connection is to be retained by Lot 1. Taswater sewer services are available

to the lots with new customer connections to be installed to Lot 2 by Taswater authorised contractors at the developers cost and reconnected to the house system.

A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or utilities, must have a connection to a public stormwater system.

Response:

The existing Council stormwater connection is to be retained by Lot 1 A new Council stormwater connection to be installed to Lot 2 by authorised contractors at the developers cost and reconnected to the house system.

This site is not subject to any Codes.

Your early consideration would be appreciated.



N M Creese – Registered Surveyor

Subdivision + New Dwelling

1 Oyster Place

Orford TAS 7190

Drawing No.	Title	Revision	Date
DA01	Cover	02 - WIP	25/6/2026, 10:13 pm
DA02	Materials	02 - WIP	25/6/2026, 10:13 pm
DA03	Existing Site Plan	02 - WIP	25/6/2026, 10:13 pm
DA04	Proposed Site Plan	02 - WIP	25/6/2026, 10:13 pm
DA05	Existing Ground Floor Plan	01	25/6/2026, 10:13 pm
DA06	Demolition Ground Floor Plan	01	25/6/2026, 10:13 pm
DA07	Proposed Ground Floor Plan	02 - WIP	25/6/2026, 10:13 pm
DA08	Drainage Concept Plan	02 - WIP	25/6/2026, 10:13 pm
DA09	North + West Elevations	01	25/6/2026, 10:13 pm
DA10	South Elevations	01	25/6/2026, 10:13 pm
DA11	East Elevations	01	25/6/2026, 10:13 pm
DA12	Lot 02 - Driveway and Crossover	-	

Architect
NOMINATED ARCHITECT - SAM MCQUEENEY
BOARD OF ARCHITECTS TASMANIA REGISTRATION NUMBER - 1579

Property Information
ADDRESS - 1 Oyster Place, Orford
CERTIFICATE FOLIO - SP153114
VOLUME - 1
PROPERTY ID - 2831633

BAL - n/a
NCC CLASSIFICATION - 1a
CONSTRUCTION TYPE - C
CLIMATE ZONE - 7
ALPINE AREA - NO
CORROSION LEVEL - C4

Development Summary
EXISTING SITE AREA: 861m²
PROPOSED SITE AREA (LOT 01): 458m²
PROPOSED SITE AREA (LOT 02): 403m²
REFER LAND SURVEYORS DOCUMENTATION.

EXISTING GROUND FLOOR GFA (of EX. CLASS 10a — GARAGE) - 36.6m²
PROPOSED GROUND FLOOR GFA - 95.5m²
APPROX AREA UNDER ROOF (EXCLUDING EAVES UP TO 0.6m WIDE) - 123m²
SITE COVERAGE - 30.5%

BEDROOMS EXISTING: 0
BEDROOMS PROPOSED: 3
CARPARKS EXISTING: 2
CARPARKS PROPOSED: 2

Planning Summary
MUNICIPALITY - Glamorgan Spring Bay Council
PLANNING ZONE - General Residential Zone
PLANNING OVERLAYS - N/A
HERITAGE STATUS - N/A

Context Plan



Perspective View 01



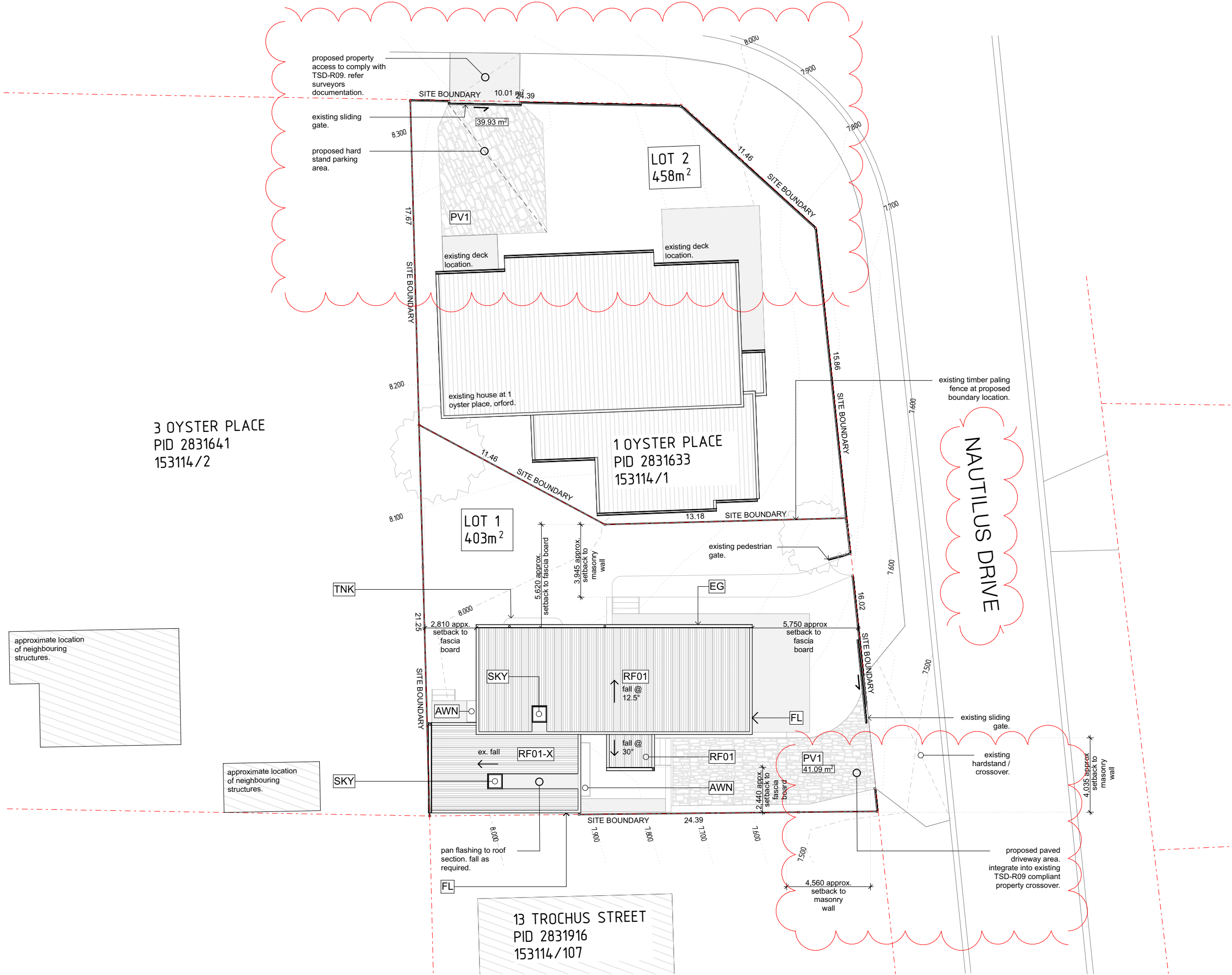
EXTERIOR VIEW OF PROPOSED DWELLING FROM NAUTILUS DRIVE

Issue ID	Revision ID	Revision Description	Date
07	01	ISSUE for DA	25/6/2026
09	02	ISSUE to Council_RFI Response	7/7/2026

Drawing Scale	1:1
Format	A3 (420 x 297mm)
Drawing	Cover Preliminaries
Drawing No.	26004-DA01
Project Stage	Planning Application
Issue Date	7/7/2026
Revision	02
These designs, plans and specifications and the copyright therein are the property of MMO (McMahon, McQueeney, Office) and must not be used, reproduced or copied wholly or in part without the written permission of MMO Pty Ltd.	
Project	Subdivision + New Dwelling 01 Oyster Place Orford TAS 7190
Architect	MMO (McMahon, McQueeney, Office) 4/49 New Town Road New Town TAS 7008
Contact	+61 437 124 042 info@mm-o.com.au @mm_o____ www.mm-o.com.au

These drawings show design intent and are suitable as a guide only. The builder shall check and verify all dimensions and verify all errors/ omissions to the Architect. Do not scale off the drawings. All works to be carried out to Australian Standards, and to comply with the Building Code of Australia. All dimensions to be checked on site prior to the commencement of works. Drawings are not to be used for construction purposes until issued by the Architect **for construction**.

NOT FOR
CONSTRUCTION



Issue ID	Revision ID	Revision Description	Date
07	01	ISSUE for DA	25/6/2026
09	02	ISSUE to Council_RFI Response	7/7/2026

Doors and Windows

SKY Proposed Skylight

Ex. Roof / Ceilings / Soffits

RF01-X Existing Roof Sheeting.
Reinstalled with Vent-A-Roof system at roof high point (to aid with ventilation) w/ additional sarking.

Floors

PV1 Proposed Hardstand Paver Driveway on compacted sub-base.

Other

TNK Kingspan Corrugated 5000l Water Tank (or similar) - Galvanized Finish

Roof

AWN 600mm Proprietary Folded Metal Awning. Paint Finish.

EG Proposed Eaves Gutter

FL Metal Roof Flashing

RF01 Proposed Roof Sheeting Galvanized Finish

DETAIL SURVEY PLAN, DRAWING 53571-01 SITE PLAN

Actual dimensions and layers may vary slightly from those indicated. Check all dimensions on site for accuracy prior to fabrication and construction.

Drawing Scale 1:200

Format A3 (420 x 297mm)

Drawing Proposed Site Plan Plans

Drawing No. 26004-DA04

Project Stage Planning Application

Issue Date 7/7/2026

Revision 02

These designs, plans and specifications and the copyright therein are the property of **MMO** (McMahon, McQueeney, Office) and must not be used, reproduced or copied wholly or in part without the written permission of **MMO** Pty Ltd.

Project Subdivision + New Dwelling
01 Oyster Place
Orford | TAS | 7190

Architect **MMO**
(McMahon, McQueeney, Office)
4/49 New Town Road
New Town | TAS | 7008

Contact +61 437 124 042
info@mm-o.com.au
@mm_o
www.mm-o.com.au

These drawings show design intent and are suitable as a guide only. The builder shall check and verify all dimensions and verify all errors/ omissions to the Architect. Do not scale off the drawings. All works to be carried out to Australian Standards, and to comply with the Building Code of Australia. All dimensions to be checked on site prior to the commencement of works. Drawings are not to be used for construction purposes until issued by the Architect **for construction**.

NOT FOR
CONSTRUCTION

Existing External Finishes



RF01-X
Material: Ex. Roof Sheetting
Colour: Galvanized



BC01-X
Material: Profiled Board Cladding
Colour: Paint Finish



C01-X
Material: Ex. Concrete Slab
Finish: Apply penetrating sealer to help prevent potential moisture ingress.

Proposed External Finishes



ST01
Material: Locally Sourced Stone
Colour: Unfinished



BC01
Material: Lightweight Board Cladding
Colour: White / Light Grey



T02
Material: Exposed Timber
Colour: Grey



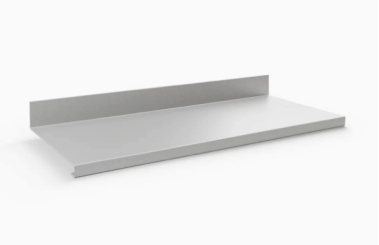
BC02
Material: Lightweight Board Cladding - Profiled
Colour: White / Light Grey



GL
Material: Glass
Colour: Clear



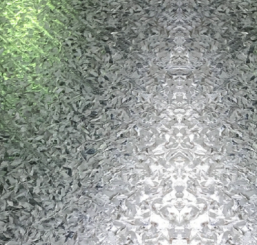
GRV
Material: Gravel Pathways
Colour: Natural Stone



AWN
Material: Proprietary Steel Awning
Colour: Unfinished



RF01
Material: Proposed Roof Sheetting
Colour: Galvanized



FL
Material: Metal Flashings
Colour: Galvanized

Perspective View 01



Perspective View 02



Issue ID	Revision ID	Revision Description	Date
07	01	ISSUE for DA	25/6/2026

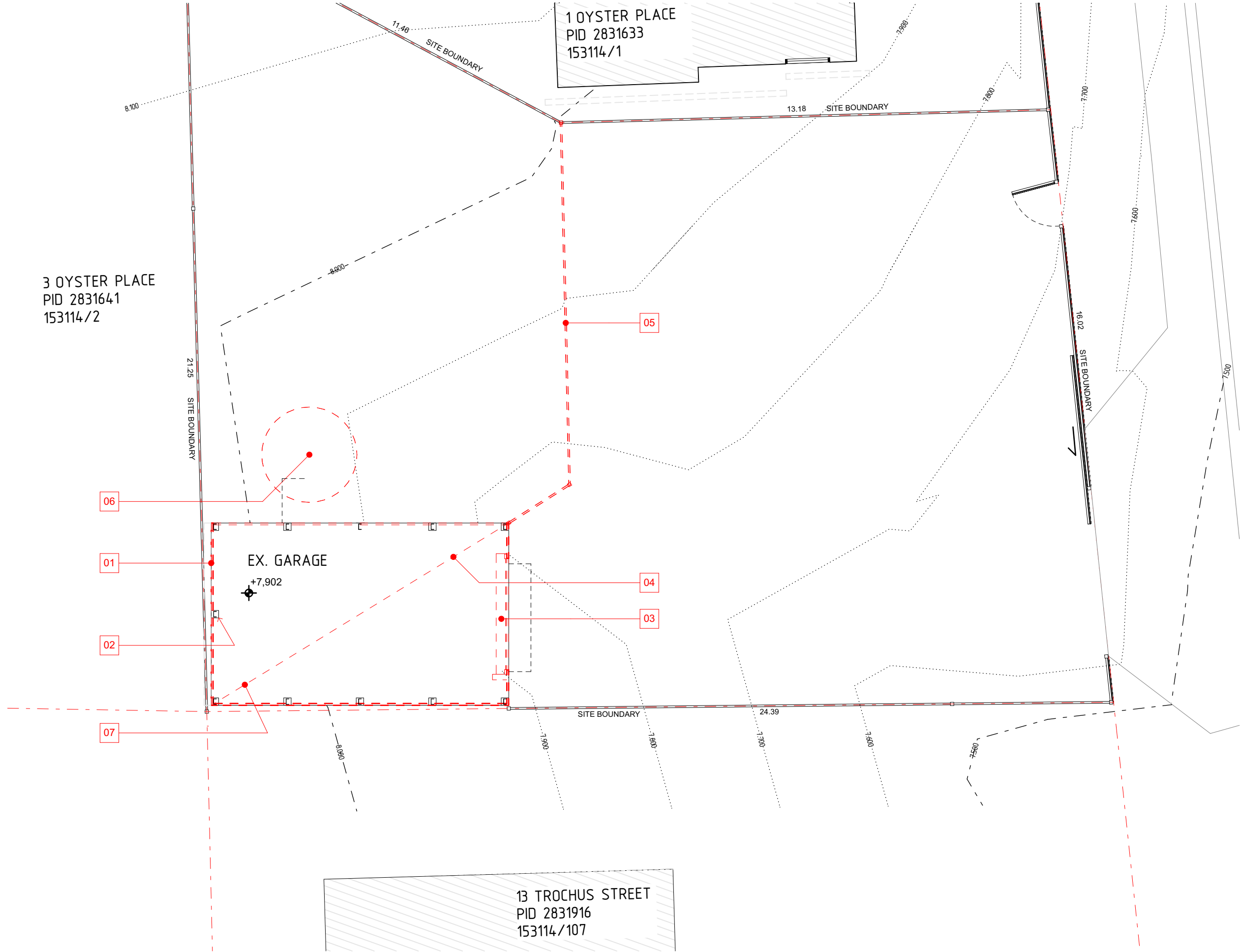
Drawing Scale	
Format	A3 (420 x 297mm)
Drawing	Materials Preliminaries
Drawing No.	26004-DA02
Project Stage	Planning Application
Issue Date	25/6/2026
Revision	01

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Project	Subdivision + New Dwelling 01 Oyster Place Orford TAS 7190
Architect	MMO (McMahon, McQueeney, Office) 4/49 New Town Road New Town TAS 7008
Contact	+61 437 124 042 info@mm-o.com.au @mm_o____ www.mm-o.com.au

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NOT FOR
CONSTRUCTION



01
-
Demolition Ground Floor Plan
1:100

Issue ID	Revision ID	Revision Description	Date
07	01	ISSUE for DA	25/6/2026

Demolition Schedule

01	Remove existing cladding. Salvage material for possible re-use.
02	Maintain and protect existing steel and timber structure for duration of works. Alter where required to facilitate new works.
03	Remove existing door opening.
04	Remove existing roof sheeting, in preparation to install new sarking. Retain for reinstallation.
05	Dismantle existing fence, and demolish remnant concrete footings. Retain timber for possible re-use.
06	Remove existing water tank, including existing fittings and disconnection of redundant services.
07	Protect existing slab for duration of works. Apply penetrating sealer to help prevent potential moisture ingress.

Note	This drawing has been prepared from Third Party information. All Site Plan Layouts, Contour and Level Information is accessed from Lark and Creese Pty Ltd. <i>DETAIL SURVEY PLAN, DRAWING 53571-01 SITE PLAN</i> Actual dimensions and layers may vary slightly from those indicated. Check all dimensions on site for accuracy prior to fabrication and construction.
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Drawing Scale	1:100
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Format	A3 (420 x 297mm)
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Drawing	Demolition Ground Floor Plan
Plans	

Drawing No.	26004-DA06
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Project Stage	Planning Application
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Issue Date	25/6/2026
Revision	01

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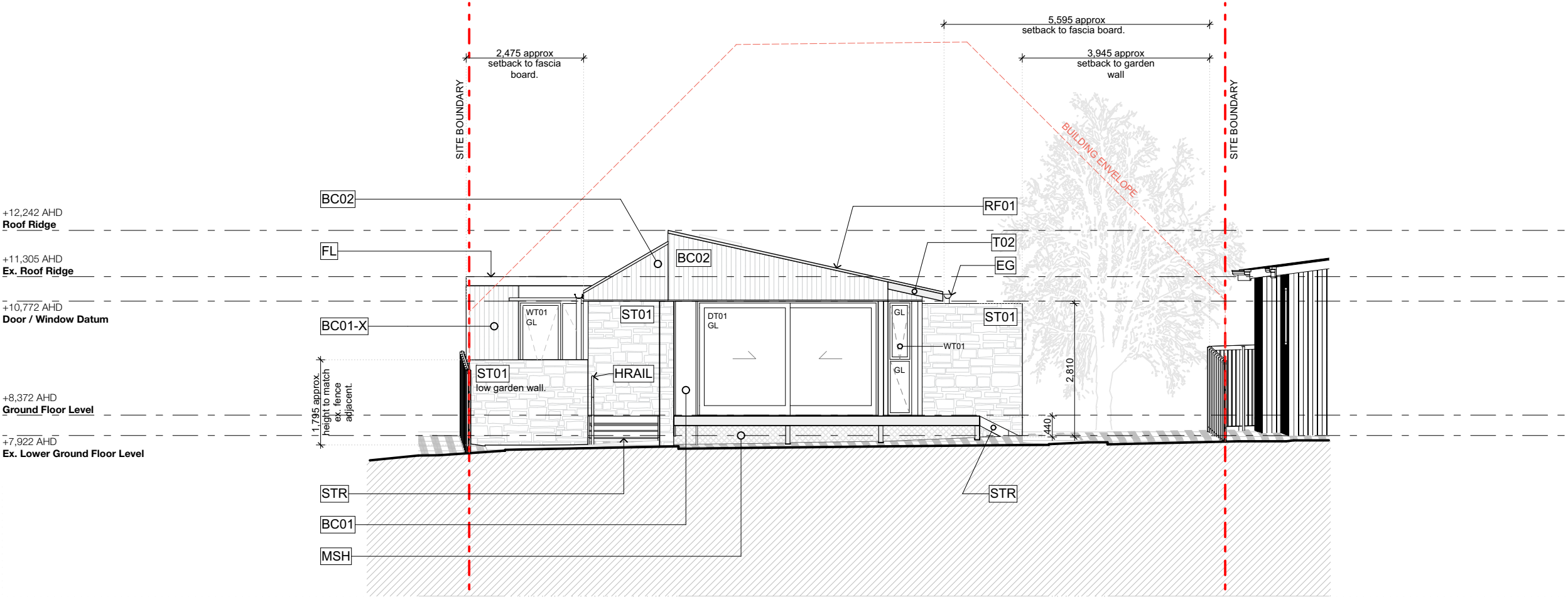
Project	Subdivision + New Dwelling 01 Oyster Place Orford TAS 7190
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Architect	MMO (McMahon, McQueeney, Office) 4/49 New Town Road New Town TAS 7008
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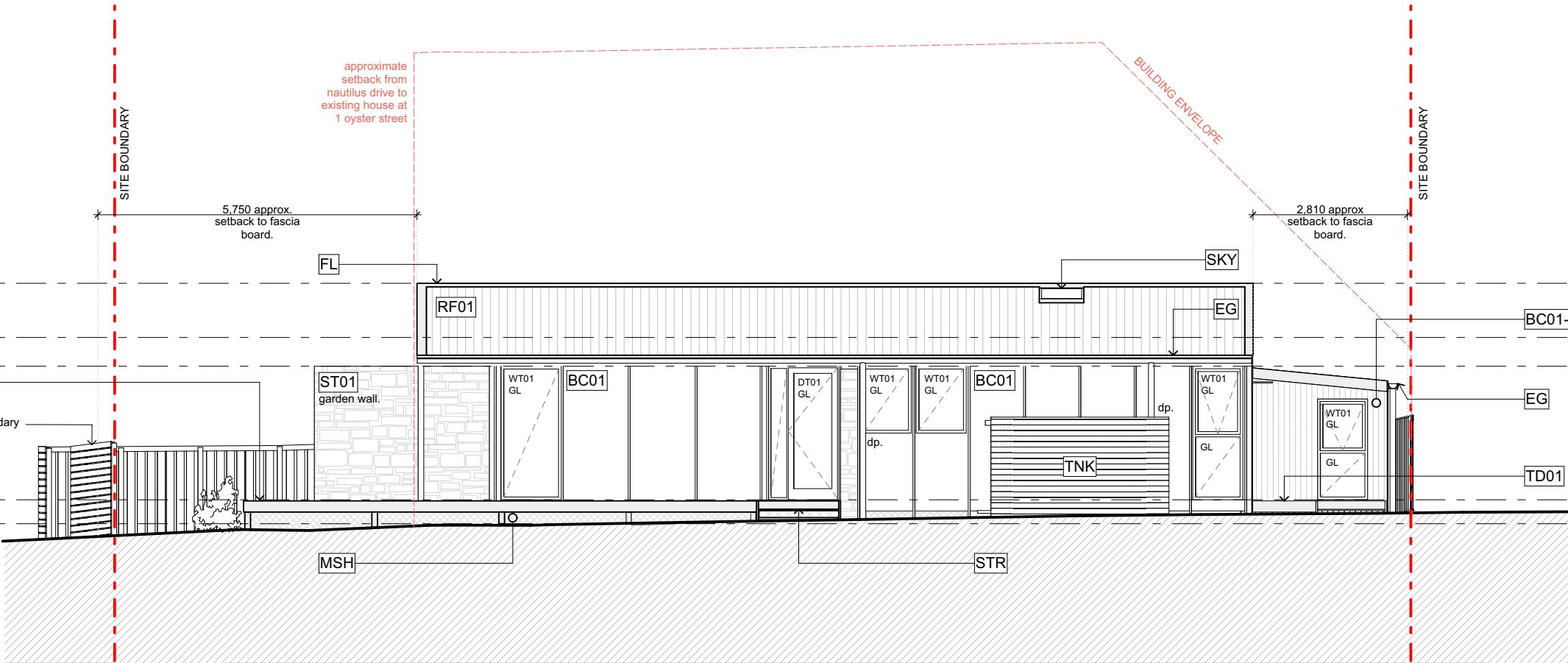
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NOT FOR
CONSTRUCTION



E-01
-
Proposed North Elevation
1:100



E-04
-
Proposed West Elevation
1:100

Issue ID	Revision ID	Revision Description	Date
07	01	ISSUE for DA	25/6/2026

Doors and Windows

DT01	Aluminium Framed Window - Clear Finish
GL	Clear Glass
SKY	Proposed Skylight
WT01	Aluminium Framed Window - Clear Finish

Ex. Walls

BC01-X	Existing Profiled Fibre Cement Board Cladding - Painted.
--------	--

Floors

STR	Proposed Timber Stair - Clear Finish
TD01	Proposed Timber Flooring

Other

HRAIL	Proposed Steel Handrail
MSH	Proposed Mesh Wire Fencing beneath deck / house for pest control.
TNK	Kingspan Corrugated 5000l Water Tank (or similar) - Galvanized Finish

Roof

EG	Proposed Eaves Gutter
FL	Metal Roof Flashing
RF01	Proposed Roof Sheetting Galvanized Finish
T02	Proposed Timber Rafter. Paint Finish

Walls

BC01	Proposed Board Cladding with engaged timber battens - Paint Finish
BC02	Proposed Board Cladding - Profiled, Paint Finish
ST01	Proposed Masonry Walls - Local Sandstone or similar.

Note

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DETAIL SURVEY PLAN, DRAWING 53571-01 SITE PLAN

Actual dimensions and layers may vary slightly from those indicated. Check all dimensions on site for accuracy prior to fabrication and construction.

Drawing Scale
1:100

Format
A3 (420 x 297mm)

Drawing
North + West Elevations Elevations

Drawing No.
26004-DA09

Project Stage
Planning Application

Issue Date
25/6/2026

Revision
01

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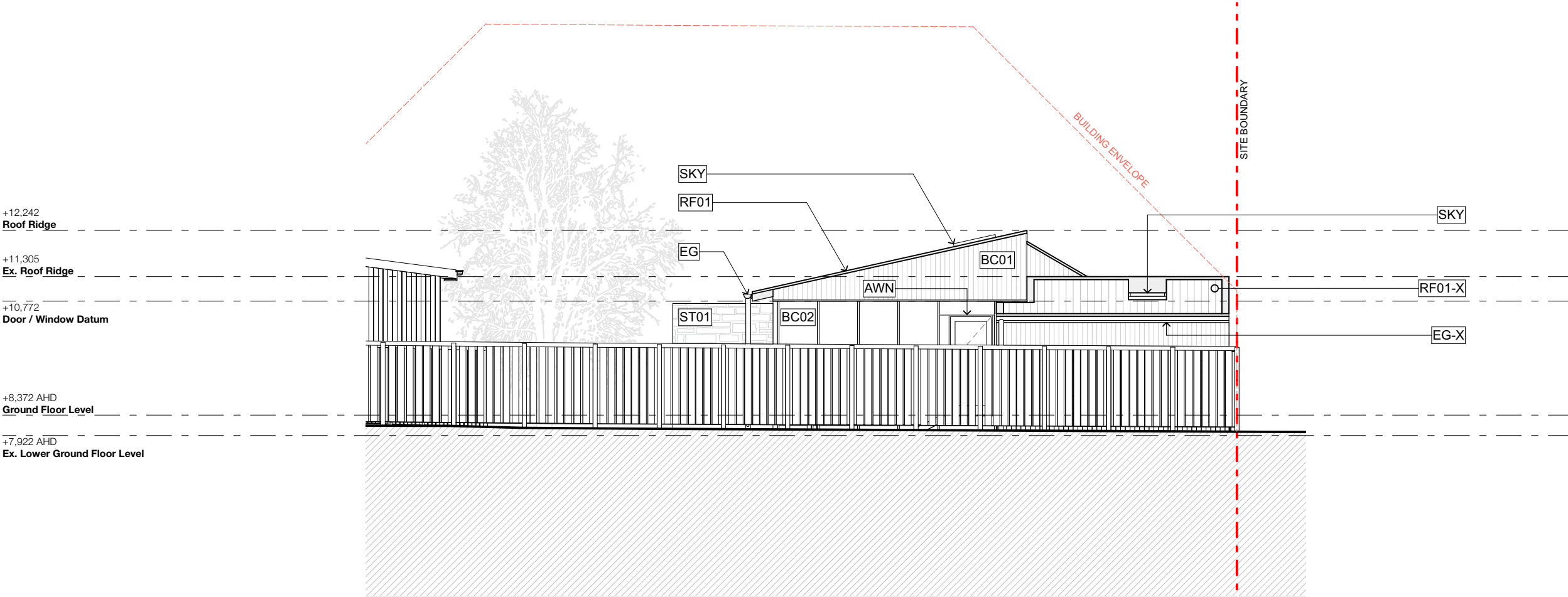
Project
Subdivision + New Dwelling
01 Oyster Place
Orford | TAS | 7190

Architect
MMO
(McMahon, McQueeney, Office)
4/49 New Town Road
New Town | TAS | 7008

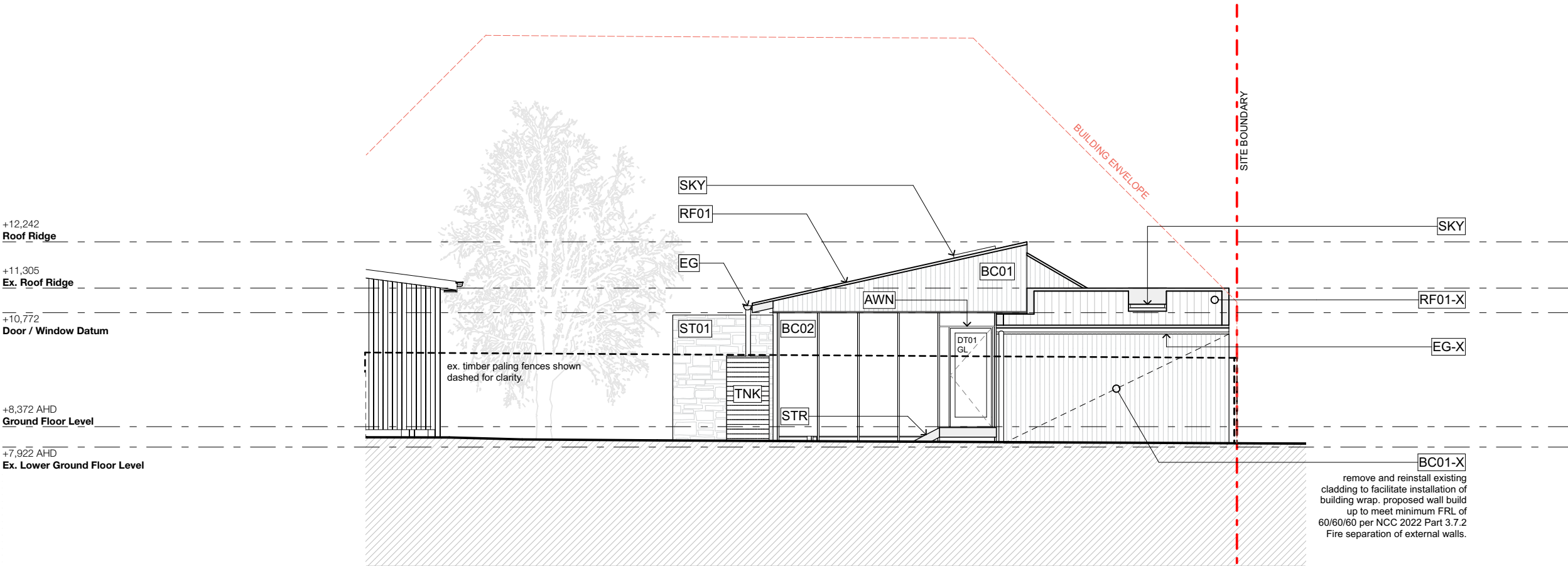
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NOT FOR
CONSTRUCTION



E-03
-
Proposed South Elevation
1:100



E-03
-
Proposed South Elevation (Fences Removed)
1:100

Issue ID	Revision ID	Revision Description	Date
07	01	ISSUE for DA	25/6/2026

Doors and Windows

DT01	Aluminium Framed Window - Clear Finish
GL	Clear Glass
SKY	Proposed Skylight

Ex. Roof / Ceilings / Soffits

EG-X	Existing Gutter
RF01-X	Existing Roof Sheetting. Reinstalled with Vent-A-Roof system at roof high point (to aid with ventilation) w/ additional sarking.

Ex. Walls

BC01-X	Existing Profiled Fibre Cement Board Cladding - Painted.
--------	--

Floors

STR	Proposed Timber Stair - Clear Finish
-----	--------------------------------------

Other

TNK	Kingspan Corrugated 5000l Water Tank (or similar) - Galvanized Finish
-----	---

Roof

AWN	600mm Proprietary Folded Metal Awning. Paint Finish.
EG	Proposed Eaves Gutter
RF01	Proposed Roof Sheetting Galvanized Finish

Walls

BC01	Proposed Board Cladding with engaged timber battens - Paint Finish
BC02	Proposed Board Cladding - Profiled, Paint Finish
ST01	Proposed Masonry Walls - Local Sandstone or similar.

Note

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DETAIL SURVEY PLAN, DRAWING 53571-01 SITE PLAN

Actual dimensions and layers may vary slightly from those indicated. Check all dimensions on site for accuracy prior to fabrication and construction.

Drawing Scale

Format A3 (420 x 297mm)

Drawing **South Elevations**
Elevations

Drawing No. 26004-DA10

Project Stage Planning Application

Issue Date 25/6/2026

Revision 01

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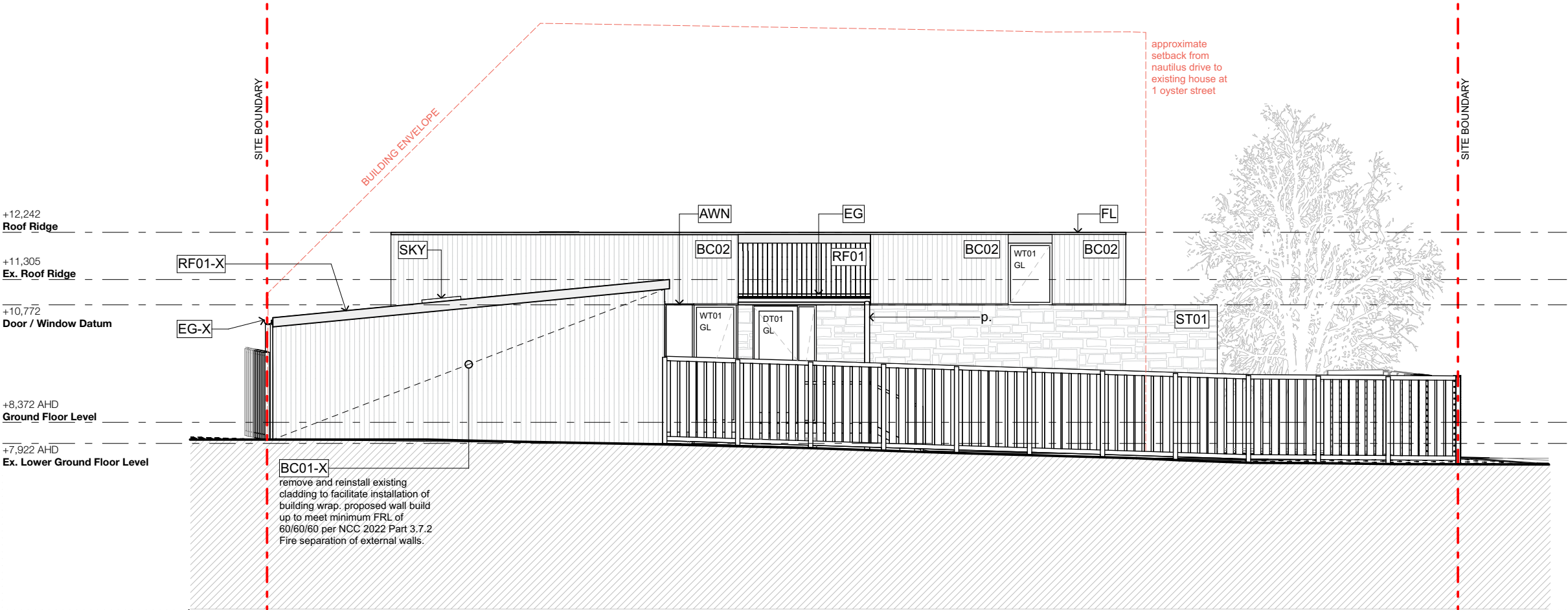
Project **Subdivision + New Dwelling**
01 Oyster Place
Orford | TAS | 7190

Architect **MMO**
(McMahon, McQueeney, Office)
4/49 New Town Road
New Town | TAS | 7008

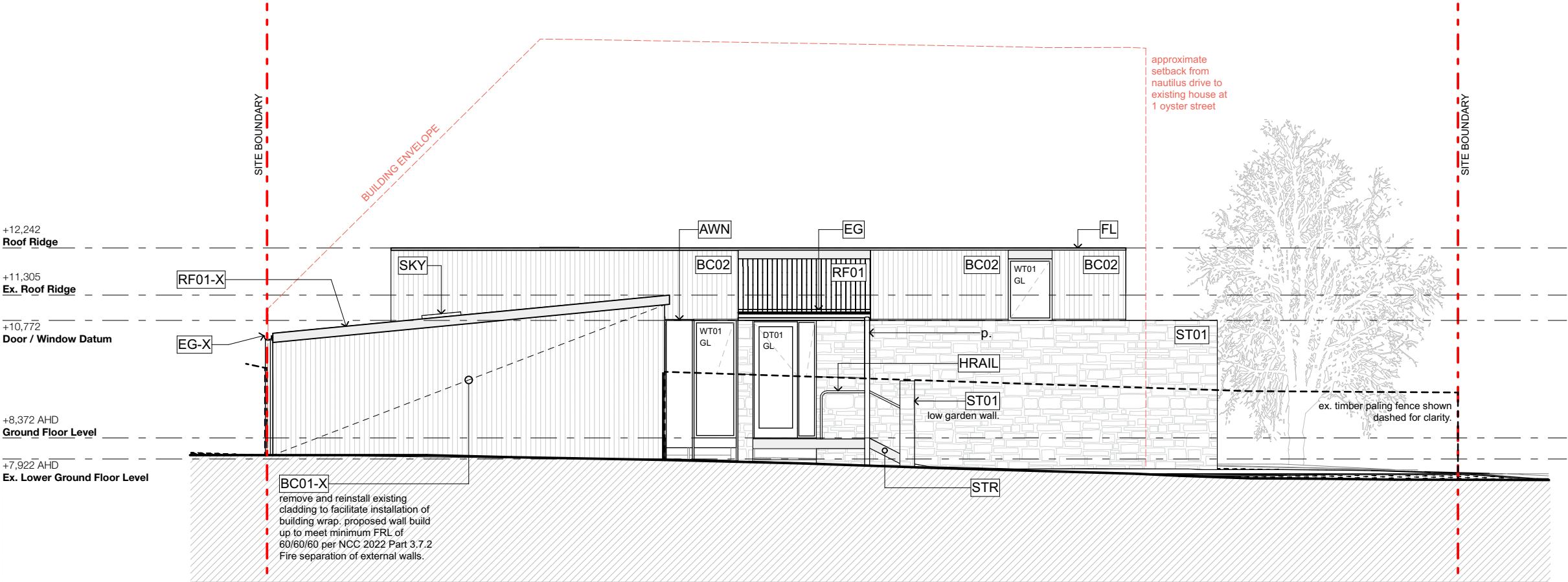
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E-01
-
Proposed East Elevation
1:100



E-02
-
Proposed East Elevation (Fences Removed)
1:100

Issue ID	Revision ID	Revision Description	Date
07	01	ISSUE for DA	25/6/2026

Doors and Windows

DT01	Aluminium Framed Window - Clear Finish
GL	Clear Glass
SKY	Proposed Skylight
WT01	Aluminium Framed Window - Clear Finish

Ex. Roof / Ceilings / Soffits

EG-X	Existing Gutter
RF01-X	Existing Roof Sheetting. Reinstalled with Vent-A-Roof system at roof high point (to aid with ventilation) w/ additional sarking.

Ex. Walls

BC01-X	Existing Profiled Fibre Cement Board Cladding - Painted.
--------	--

Floors

STR	Proposed Timber Stair - Clear Finish
-----	--------------------------------------

Other

HRAIL	Proposed Steel Handrail
p.	Steel Post

Roof

AWN	600mm Proprietary Folded Metal Awning. Paint Finish.
EG	Proposed Eaves Gutter
FL	Metal Roof Flashing
RF01	Proposed Roof Sheetting Galvanized Finish

Walls

BC02	Proposed Board Cladding - Profiled, Paint Finish
ST01	Proposed Masonry Walls - Local Sandstone or similar.

Note

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DETAIL SURVEY PLAN, DRAWING 53571-01 SITE PLAN

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Drawing Scale	1:100
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Format	A3 (420 x 297mm)
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Drawing	East Elevations Elevations
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Drawing No.	26004-DA11
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Project Stage	Planning Application
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Issue Date	25/6/2026
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Revision	01
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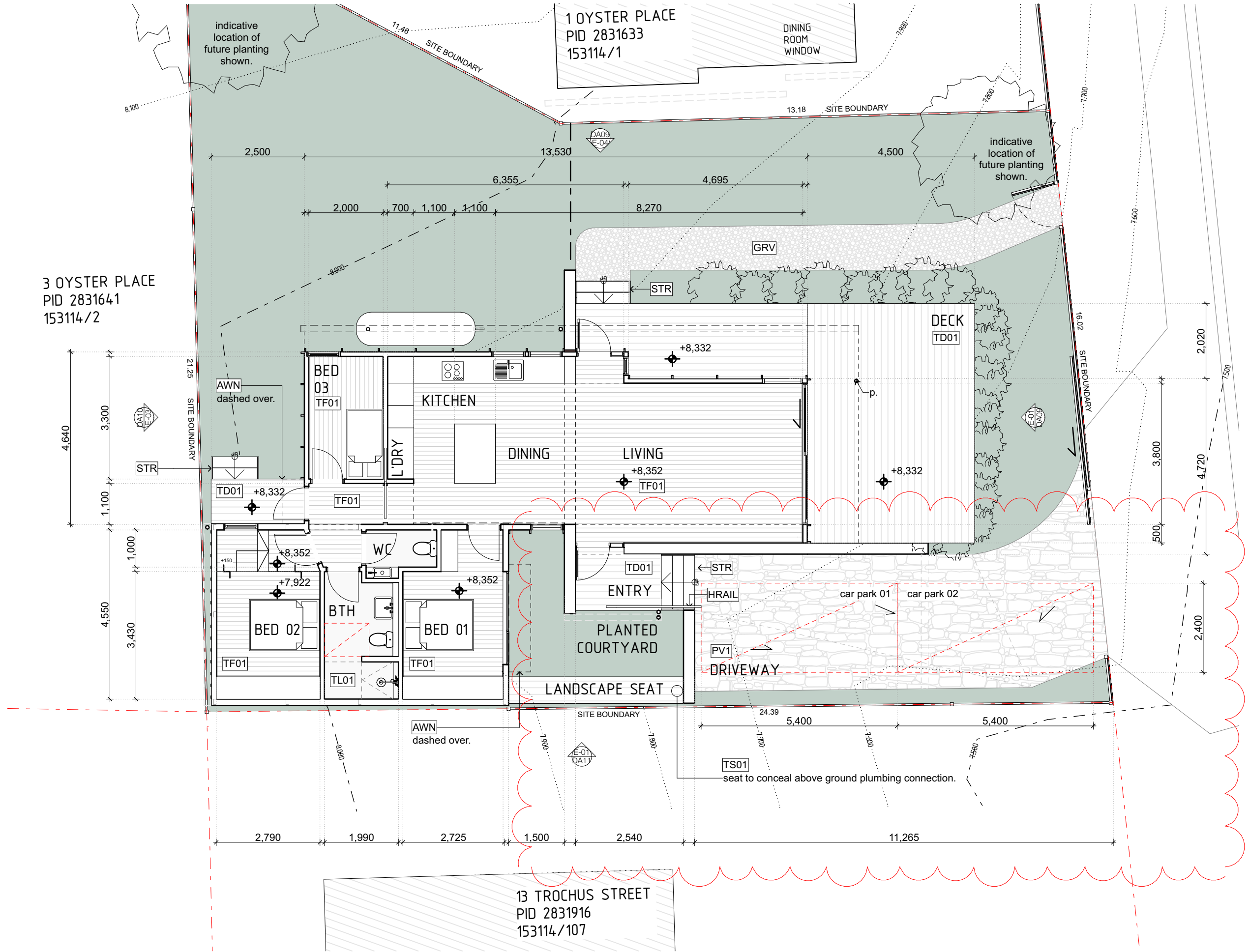
Project	Subdivision + New Dwelling 01 Oyster Place Orford TAS 7190
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Architect	MMO (McMahon, McQueeney, Office) 4/49 New Town Road New Town TAS 7008
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Contact	+61 437 124 042 info@mm-o.com.au @mm_o____ www.mm-o.com.au
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01
-
Proposed Ground Floor Plan
1:100

Issue ID	Revision ID	Revision Description	Date
07	01	ISSUE for DA	25/6/2026
09	02	ISSUE to Council_RFI Response	7/7/2026

Floors

GRV	Proposed gravel pathway on compacted sub-base.
PV1	Proposed Hardstand Paver Driveway on compacted sub-base.
STR	Proposed Timber Stair - Clear Finish
TD01	Proposed Timber Flooring
TF01	Proposed Timber Flooring
TL01	Proposed Tiled Flooring. Fall angle in shower to drain to be MAX 1:50.
TS01	Proposed Timber Seat - Clear Finish

Other

HRAIL	Proposed Steel Handrail
p.	Steel Post

Roof

AWN	600mm Proprietary Folded Metal Awning. Paint Finish.
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Note

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DETAIL SURVEY PLAN, DRAWING 53571-01 SITE PLAN
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Drawing Scale	1:100
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Format	A3 (420 x 297mm)
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Drawing	Proposed Ground Floor Plan Plans
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Drawing No.	26004-DA07
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Project Stage	Planning Application
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Issue Date	7/7/2026
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Revision	02
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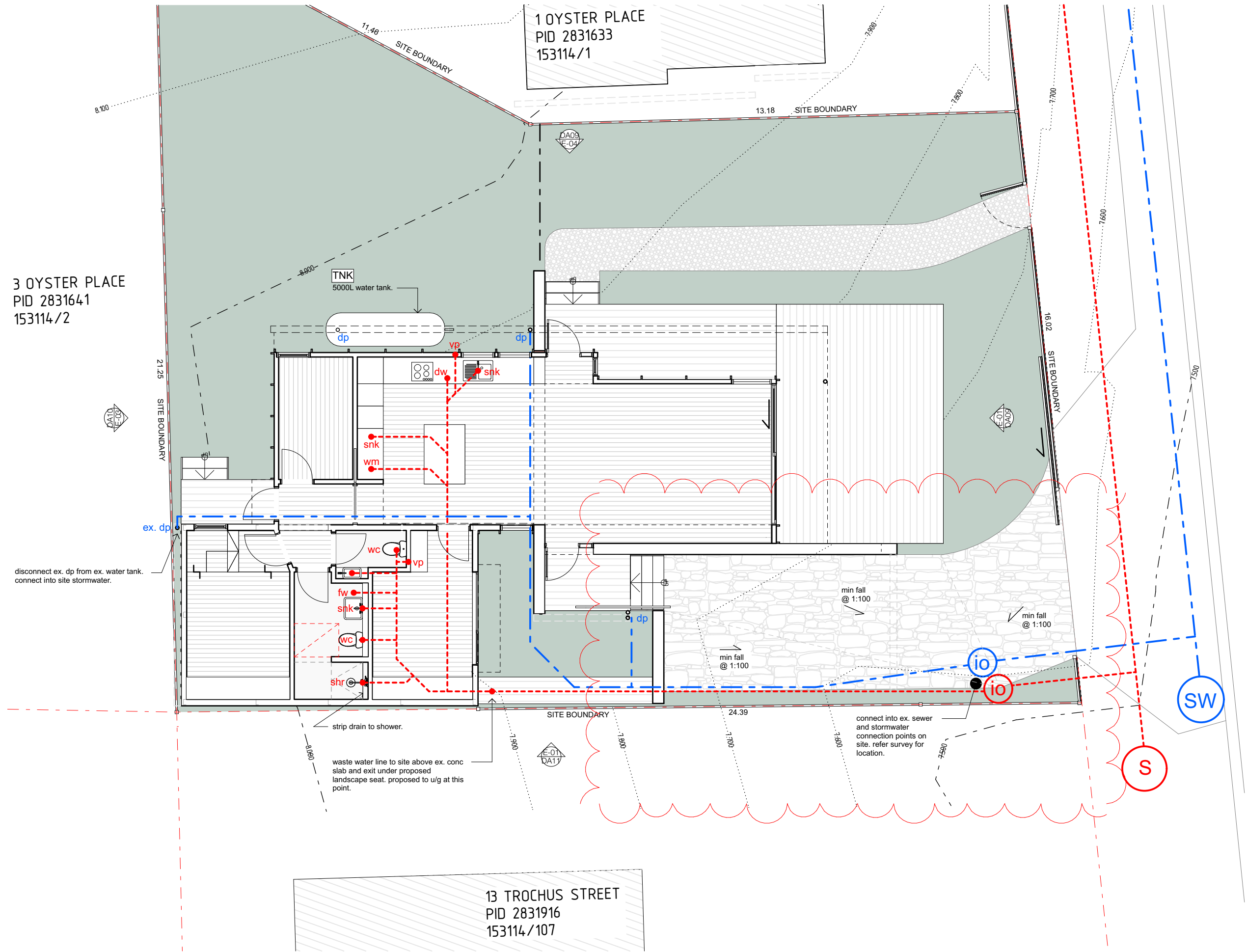
Project	Subdivision + New Dwelling 01 Oyster Place Orford TAS 7190
---------	--

Architect	MMO (McMahon, McQueeney, Office) 4/49 New Town Road New Town TAS 7008
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CONSTRUCTION



Issue ID	Revision ID	Revision Description	Date
07	01	ISSUE for DA	25/6/2026
09	02	ISSUE to Council_RFI Response	7/7/2026

Drainage Fixtures	
fw	Proposed Floor Waste
vp	Vent Pipe
Other	
TNK	Kingspan Corrugated 5000L Water Tank (or similar) - Galvanized Finish

Note	This drawing has been prepared from Third Party information. All Site Plan Layouts, Contour and Level Information is accessed from Lark and Creese Pty Ltd. <i>DETAIL SURVEY PLAN, DRAWING 53571-01 SITE PLAN</i> Actual dimensions and layers may vary slightly from those indicated. Check all dimensions on site for accuracy prior to fabrication and construction.
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Drawing Scale	1:100
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Format	A3 (420 x 297mm)
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Drawing	Drainage Concept Plan Plans
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Drawing No.	26004-DA08
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Project Stage	Planning Application
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Issue Date	7/7/2026
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Revision	02
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Project	Subdivision + New Dwelling 01 Oyster Place Orford TAS 7190
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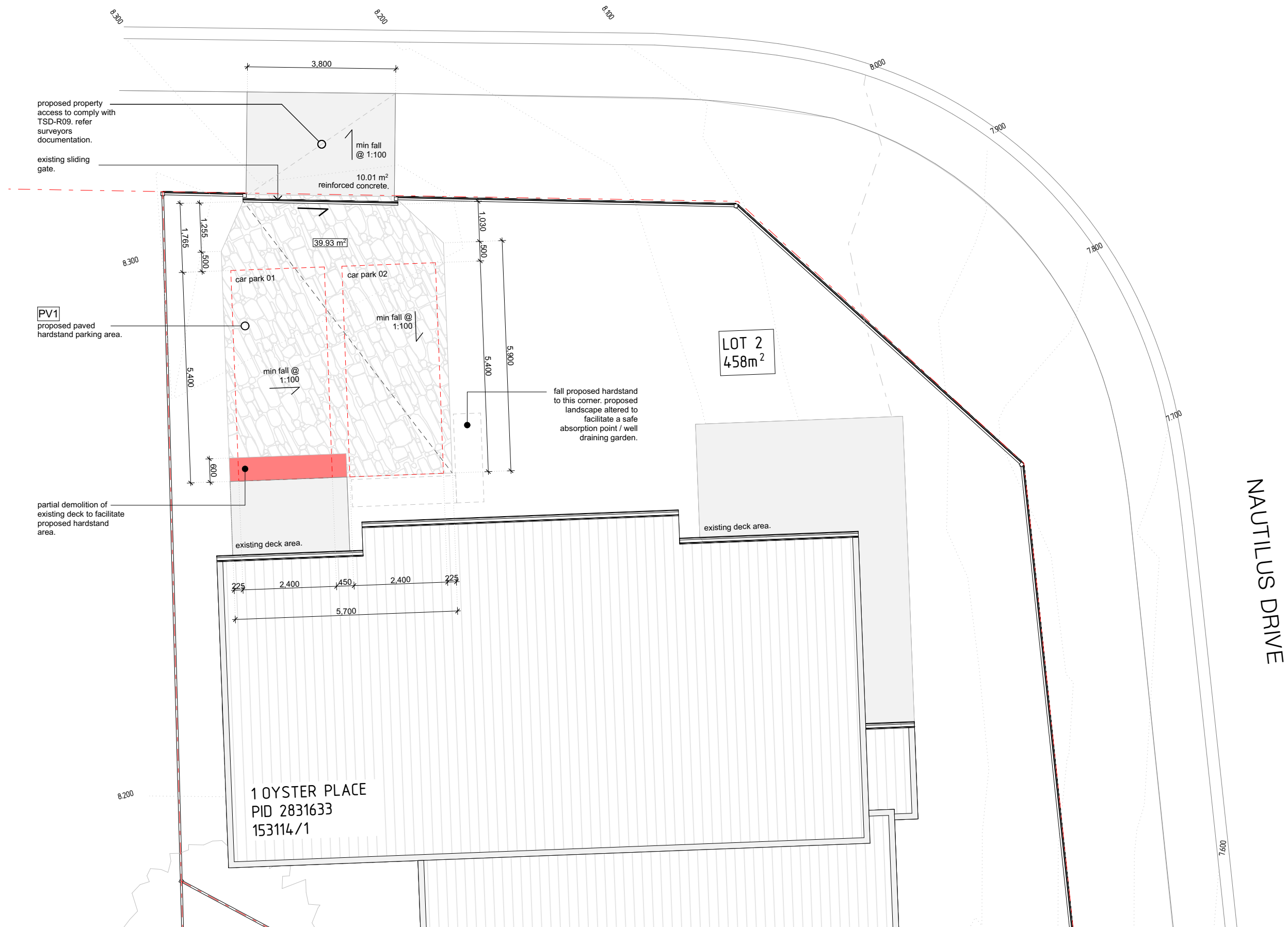
Architect	MMO (McMahon, McQueeney, Office) 4/49 New Town Road New Town TAS 7008
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OYSTER PLACE

Issue ID	Revision ID	Revision Description	Date
09	01	ISSUE to Council_RFI Response	7/7/2026



Floors	
PV1	Proposed Hardstand Paver Driveway on compacted sub-base.

Note

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All Site Plan Layouts, Contour and Level Information is accessed from Lark and Creese Pty Ltd:

DETAIL SURVEY PLAN, DRAWING 53571-01 SITE PLAN

Actual dimensions and layers may vary slightly from those indicated. Check all dimensions on site for accuracy prior to fabrication and construction.

**Drawing
Scale**

Format A3 (420 x 297mm)

Drawing	Lot 02 - Driveway and Crossover
	Other

Drawing 26004-DA12
No.

Project Stage	Planning Application
---------------	----------------------

Issue Date 7/7/2026

Revision 01

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Orford | TAS | 7190

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NOT FOR
CONSTRUCTION

PROJECT: OYSTER PLACE, 1 OYSTER PLACE, ORFORD

DATE: 8th JULY 2026

REVISION: 01

Please find responses to the GSBC RFI queries below using the GSBC RFI document as a basis for clarity and consistency.

Many of the responses refer to where the information is located on the drawings or other submitted documents. Where changes have been made these are described briefly and the drawings updated accordingly. Screenshots have been shown to assist in finding the information on the drawings.

6.0 Application Requirements

- The current application proposes both a subdivision and the conversion of the existing garage to a dwelling. Please note that these works cannot be undertaken concurrently. The subdivision must be completed as the first stage of the development. Until the subdivision is completed, the proposed dwelling would be located on the same title as the existing dwelling, resulting in a multiple dwelling development, which is subject to a different planning assessment. Please submit an amended application form and supporting cover letter confirming that the development will be staged, with the subdivision to be completed first, followed by the conversion of the existing garage to a dwelling on the newly created lot.

Response: *Noted. The development is proposed to be staged, with the subdivision to be completed first, followed by the conversion of the existing garage to a dwelling on the newly created lot. Please see attached the amended application form.*

- Regarding the proposed change of use from an existing garage to a residential dwelling on Lot 2, please provide an amended site plan that correctly identifies the adjoining road. The submitted site plan incorrectly labels the road along the northern and eastern boundaries as "Trochus Street," which contradicts the official surveyor's Proposed Subdivision Plan identifying it as "Nautilus Drive." Please provide an updated site plan correctly identifies the road as Nautilus Drive to ensure the application accurately reflects the site context and allows for the correct assessment of frontage setbacks and access requirements.

Response: *Noted. Refer to the updated documentation reflecting the identification of the road along the northern and eastern boundaries as "Nautilus Drive".*

8.6 Development Standards for Subdivision

- Please submit a written planning assessment explaining how the proposed subdivision meets Clause 8.4.1 P1 of the General Residential Zone. Specifically, justify how proposed Lot 1, with an area of 403 m², offers sufficient usable area and dimensions for residential use. Address relevant development standards, intended building location, site topography, natural hazards, provision of private open space, and the existing development pattern in the surrounding area.

Response: *Following a discussion with the Council Planner at Glamorgan Spring Bay Council on the morning of the 8th of July 2026, it was clarified that the question provided relates to Clause 8.6.1 P1 (Development Standards for Subdivision, Lot Design), not Clause 8.4.1 P1 (Development Standards for Dwellings, Residential Density for Multiple Dwellings). The response below addresses Clause 8.6.1 P1.*

Please refer to the provided document "53635-01 Application Letter.pdf" from Lark and Creese Land Surveyors, which outlines how this application complies with the development provisions for the General Residential Zone, when measured against Clause 8.6 of the Tasmanian Planning Scheme – Glamorgan-Spring Bay.

In addition to the attached document from Lark and Creese, see a supplementary description below of how the proposed development complies with Clause 8.6.1 P1:

Performance Criteria	Response to Performance Criteria
P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area.	<i>Lot 2 is compliant with the requirements of 8.6.1 A1 (a).</i> <i>Lot 1 is 403 m² and provides for a suitable building area compliant with A1(a)(i), being near level in nature and capable of containing adequate private open space, with a significant street frontage, typical of the area.</i> <i>The proposed dwelling on Lot 1 is centrally located on the site, with ample open space to the North and North West. This separation, along with the proposed placement of the windows in the new dwelling, help prevent overlooking of neighbouring properties. The proposed deck is similarly placed to those populating the local area, designed to take advantage of Northern sun.</i> <i>Smaller lot sizes are increasingly common in the Shelly Beach area, with the 90-lot residential subdivision at 155 Rheban Road appearing to have a large proportion of smaller blocks, comparable in scale to what is proposed here for Lot 1. There are also several blocks close by that have homes with ancillary dwellings, e.g. 5 Oyster Place, 13 Nautilus Drive, 15 Integrity Way, and various West Shelly Road properties.</i>

C2.0 Parking and Sustainable Transport Code

- Please submit an amended site plan with annotations confirming that the retained dwelling on Lot 2 will continue to meet the minimum on-site car parking requirements under Clause C2.5.1 A1 and Table C2.1 after subdivision

Response: *Lot 2 is proposed to have two car parking spaces. This number of carpark meets the minimum on-site car parking requirements under Clause C2.5.1 A1 and Table C2.1. Refer to the updated architectural documentation reflecting this.*

- Please provide an amended site plan for proposed Lot 1 with annotations that clearly identify the required on-site car parking spaces. The current plan only references car parking in writing. In accordance with Clause C2.5.1 A1 and Table C2.1, a three-bedroom dwelling must provide at least two on-site car parking spaces.

Response: *Lot 1 is proposed to have two car parking spaces. This number of carpark meets the minimum on-site car parking requirements under Clause C2.5.1 A1 and Table C2.1. Refer to the updated architectural documentation reflecting this.*

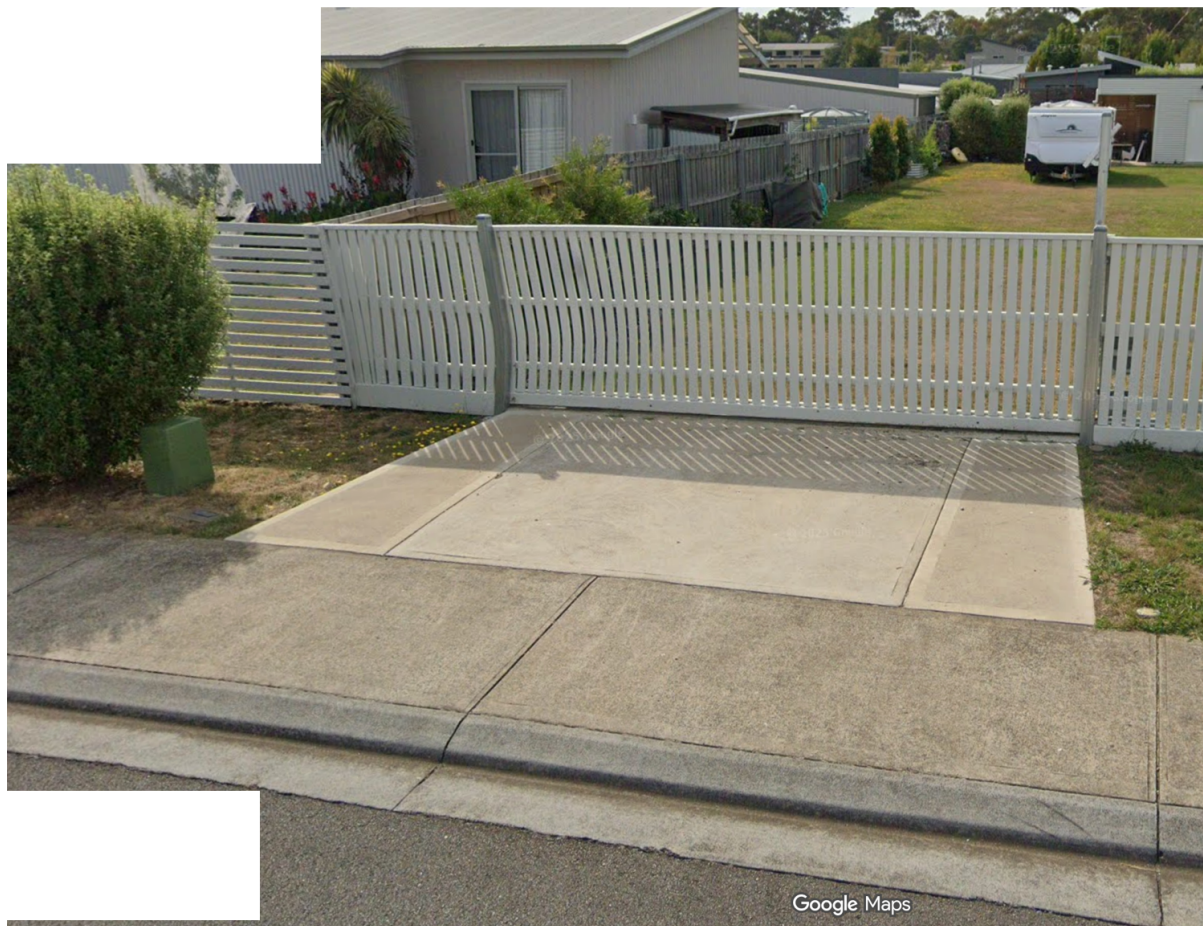
- Please submit amended plans showing that the driveways for both lots will use a durable all-weather surface such as spray seal, asphalt, concrete, pavers, or an equivalent material. The plans must also show that driveways will be drained to the public stormwater system or designed to contain stormwater on site, in accordance with Clause C2.6.1 A1(a), (b), and (c). Additionally, provide a minor stormwater management calculation to demonstrate that stormwater from the proposed development can be managed appropriately.

Response: *Both the driveways for Lot 1 and Lot 2 are proposed to be paved and have been designed to deal with stormwater on site. As advised by the Development Engineer from Glamorgan Spring Bay Council on the 6th of July, the extent of the impervious area has been shown on the updated documentation, together with the proposed drainage arrangement. This should generally be sufficient to satisfy the minor stormwater management requirement. Refer to the updated architectural documentation.*

- The submitted plans lack sufficient detail to demonstrate compliance with Clause C2.6.2 A1.1.

Although the plans state that property access will comply with TSD-R09, they do not clearly confirm that parking, access ways, manoeuvring, and circulation spaces will meet either Australian Standard AS 2890—Parking Facilities, Parts 1-6, or the requirements of Clause C2.6.2. Please provide the width, length, and general gradients of the driveway and parking areas. The dimensions of the parking areas must be specified to accommodate car parking spaces for both the lots. Where the proposal cannot meet the requirements of the Acceptable Solution, sufficient documentation should be submitted demonstrating compliance with the relevant Performance Criterion.

Response: *Architectural plans have been updated to provide detail demonstrating that the proposed parking areas for both Lot 1 and Lot 2 are compliant with Clause C2.6.2 A1.1. Similar to the driveway access at 3 Oyster Place, the existing kerb (appears to be Type KCM on LGAT Drawing TSD-G04.V2) doesn't require altering to facilitate entry into the proposed driveway. See Google Street View image of 3 Oyster Place entry adjacent.*



Refer to the updated architectural documentation..

Please call me should you have any questions. I look forward to your favourable response.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Sam McQueeney', with a large, stylized loop at the end.

Sam McQueeney
Director / Architect
McMahon, McQueeney, Office



Annotations
Property
Property