



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 Russell Street, Orford**
CT 159588/15

PROPOSAL: **Dwelling**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received before midnight on 29 October 2026.

APPLICANT: **Ridod Pty Ltd - Sean Bisset**
DATE: **27/07/2026**
APPLICATION NO: **DA 2026 / 126**

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:	ridod pty ltd		
Contact person: (if different from applicant)	sean bisset		
Address:	gpobox 385		
Suburb:	hobart	Post Code:	7001
Email:	sebisset25@gmail.com	Phone: / Mobile:	0438018865
<i>Note: All correspondence with the applicant will be via email unless otherwise advised</i>			
Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	-
Email:		Phone: / Mobile:	
Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:	1 russell st		
Suburb:	orford	Post Code:	7190
Size of site: (m ² or Ha)	2328m2		
Certificate of Title(s):	159558/15		
Current use of site:	shed		

General Application Details <i>Complete for All Applications</i>	
Description of proposed use or development:	residential dwelling
Estimated value of works: (design & construction)	\$
The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	
Is the property on the State Heritage Register? (Circle one)	☐ 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:

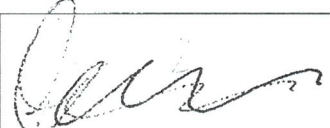
- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application 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:	27/7/2026
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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*

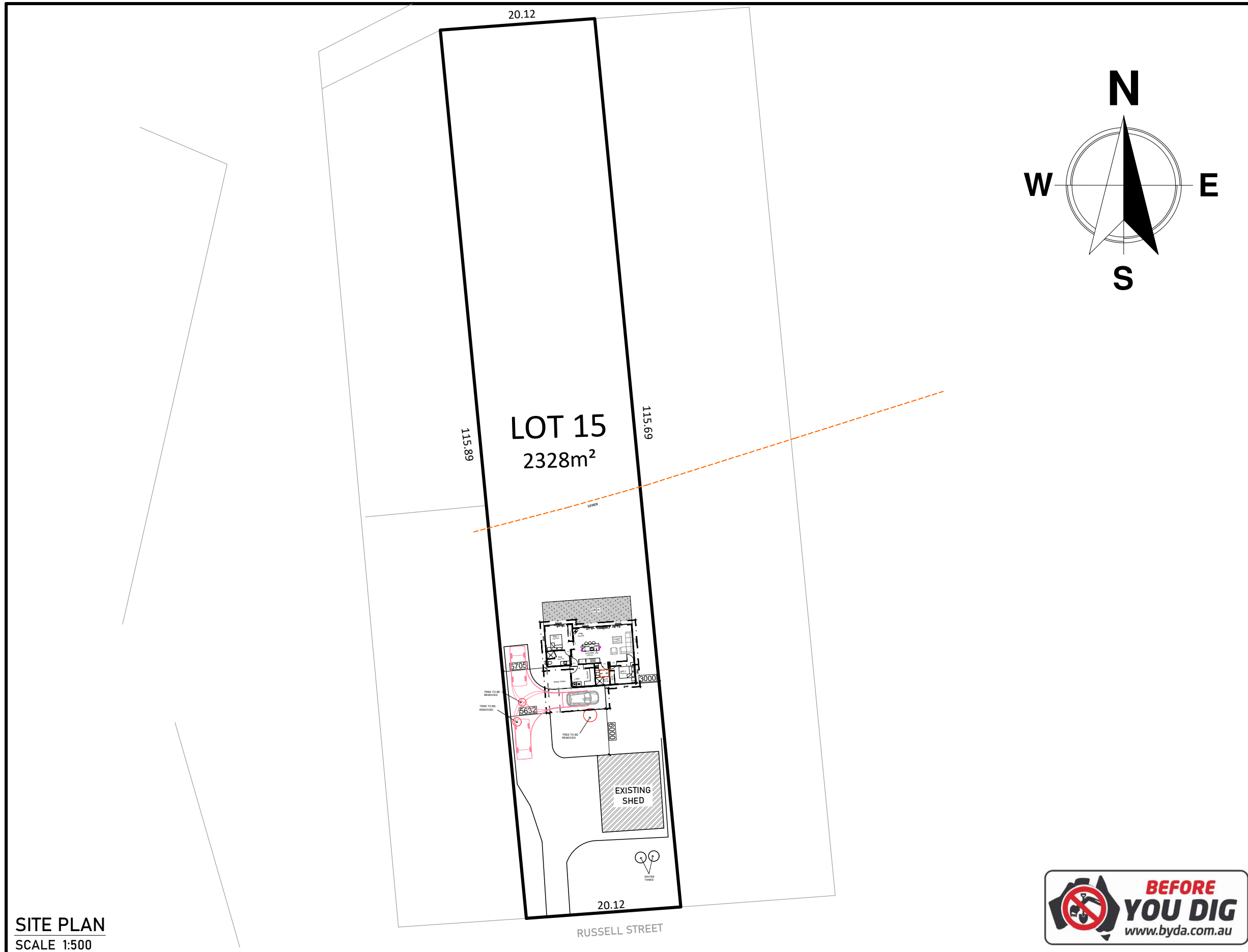
An application must include:

- ☒ 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.

[illegible]



SITE PLAN
SCALE 1:500

NOTES:

SITE PREPARATION

The site is to be disturbed as minimally as possible to the extent required to carry out the building works. Earthworks shall be carried out in accordance with NCC Part 3.2. Un-retained embankment gradients shall be in accordance with NCC Table 3.2.1. Drainage shall be in accordance with NCC Part 3.3.2. The builder and subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening & undermining of any building and it's footing system. Location of all existing services to be confirmed on site prior to construction.

SOIL AND WATER MANAGEMENT NOTES:

drainage lines are to be installed prior to the placement of roof and guttering. Once dwelling is roofed, connect immediately. Apply temporary covering to disturbed areas that will remain exposed for 14 days or more during construction (eg. waterproof blanket, vegetation or mulch) Protect any nearby or on-site drainage pits from sediment by installing sediment traps around them. Limit entry/exit to one point and stabilise. Install facilities to remove dirt/ mud from vehicle wheels before they leave the site. Site to be vegetated and planted according to the regional soil and water management code of practice.

BUILDER AND SUBCONTRACTORS:

Give 24 hours minimum notice where amendments are required to drawings. These drawings are to be read in conjunction with documentation listed on the cover page. Do not scale drawings. Dimensions are to take preference over scale. building specification and engineers drawings shall override architectural drawings. -This drawing is to be read in conjunction with all other drawing sheets, consultants drawings, documents, schedules & specifications (as applicable). -The builder and subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening & undermining of any building and its footing system. - Location of all existing onsite services to be confirmed onsite prior to construction.

ATTENTION OF OWNER

The owners attention is drawn to the fact that foundations and associated drainage for all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the csiro building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.



GENERAL NOTES:

- Builder to verify all dimensions and levels on site prior to commencement of work. Any discrepancy to be reported to the designer immediately.
- Written dimensions take precedence over drawing scale.
- Floor plans are dimensioned to stud frame.
- All work to be carried out in accordance with the National Construction Code 2022 and must conform to the latest Australian Standards.

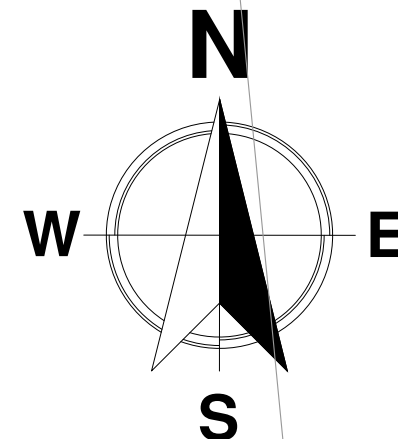
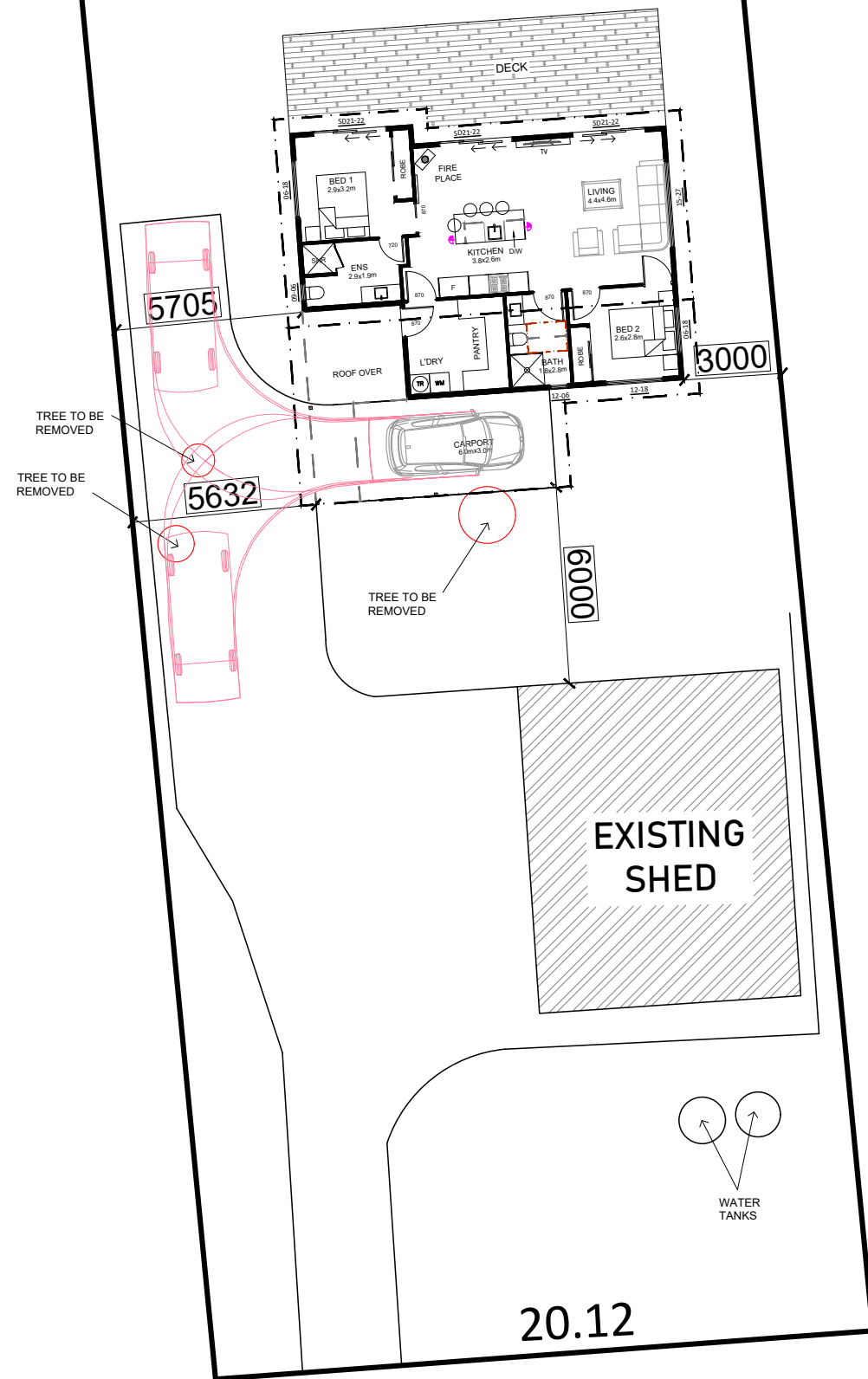
AMENDMENTS:			
REV	DESCRIPTION:	BY:	DATE:

DRAWN BY: M.K	BUILDING DESIGNER: MICHAL KONIK	ACCREDITATION NO: CC 5768 S	BAL: -
DATE: 26.07.25	AMENDED: -	EMAIL ADDRESS: hello@ikonikdesigns.com.au	
POSTAL ADDRESS: U6/34A FAIRVIEW DR, KINGSTON 7050		SHEET SIZE: A3	REVISION: -



PROJECT ADDRESS:
**PROPOSED NEW DWELLING AT
LOT 15 (1) RUSSELL STREET,
ORFORD.**

CLIENT NAME:	SHEET NO: 1 OF 5
SCALE: 1:500	DRAWING NO: SB - 26120705
DRAWING TITLE: SITE PLAN	01



NOTES:

SITE PREPARATION

The site is to be disturbed as minimally as possible to the extent required to carry out the building works. Earthworks shall be carried out in accordance with NCC Part 3.2.
Un-retained embankment gradients shall be in accordance with NCC Table 3.2.1.
Drainage shall be in accordance with NCC Part 3.3.2.
The builder and subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening & undermining of any building and it's footing system. Location of all existing services to be confirmed on site prior to construction.

SOIL AND WATER MANAGEMENT NOTES:

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Protect any nearby or on-site drainage pits from sediment by installing sediment traps around them. Limit entry/exit to one point and stabilise.
Install facilities to remove dirt/ mud from vehicle wheels before they leave the site.
Site to be vegetated and planted according to the regional soil and water management code of practice.

BUILDER AND SUBCONTRACTORS:

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-The builder and subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening & undermining of any building and its footing system.
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The owners attention is drawn to the fact that foundations and associated drainage for all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the csiro building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

SITE PLAN
SCALE 1:200

RUSSELL STREET



GENERAL NOTES:

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- All work to be carried out in accordance with the National Construction Code 2022 and must confirm to the latest Australian Standards.

AMENDMENTS:			
REV	DESCRIPTION:	BY:	DATE:

DRAWN BY: M.K	BUILDING DESIGNER: MICHAL KONIK	ACCREDITATION NO: CC 5768 S	BAL: -
DATE: 26.07.25	AMENDED: -	EMAIL ADDRESS: hello@ikonikdesigns.com.au	
POSTAL ADDRESS: U6/34A FAIRVIEW DR, KINGSTON 7050		SHEET SIZE: A3	REVISION: -



PROJECT ADDRESS:
**PROPOSED NEW DWELLING AT
LOT 15 (1) RUSSELL STREET,
ORFORD.**

CLIENT NAME:	SHEET NO: 2 OF 5
SCALE: 1:200	DRAWING NO: SB - 26120705
DRAWING TITLE: SITE PLAN	02

FRAMING NCC H1D6:

All timber framing, fixing and bracing shall comply with AS 1684 and therequirements of NCC H1D6. Manufactured sizes must not be undersized to those specified, for all timber sizes, stress grades, spacing and wall bracing refer to Engineer's details. Tie-down details shall be in accordance with Engineer's details and comply with NCC H1D6 (4). Any Structural steel members shall comply with the requirements of clauses in NCC H1D6 (3). Refer to Engineer's details where provided.

GLAZING NCC H1D8:

All windows to be aluminium awning style, double glazed (obscured safety glass to bathrooms as shown on drawings) All glazing shall comply with the requirements of AS 2047 & AS 1288 and NCC H1D8. Human impact safety requirements shall comply with NCC H1D8 (3) and Part 8.4 of the ABCB Housing provisions.

ENERGY EFFICIENCY:

Insulation must comply with AS/NZS4859.1 and be installed in accordance with ABCB housing provisions Part 13.2.2 and comply with minimum R values for climate zone 7. Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface). External walls are to be clad with vapour permeable reflective foil over the outside of the timber frame. Ceiling to be insulated with R4.0 and vapour permeable sarking. Floor to be insulated with Min R1.7 batts where applicable. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. All downlights to be IC rated. Construction of the external walls, floor and roof for compliance with building sealing requirements shall comply with NCC 2022 Part 13.4.

GENERAL:

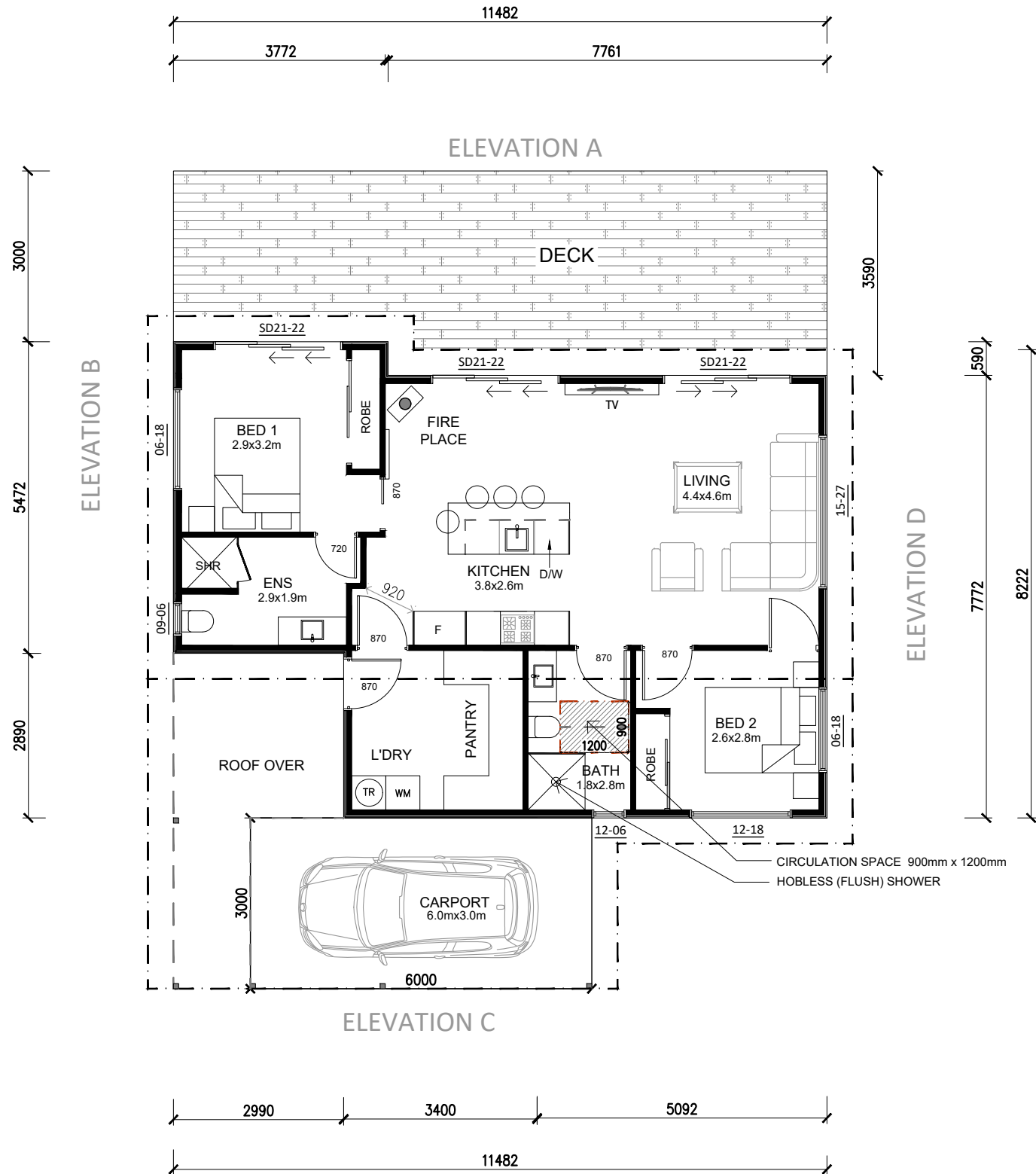
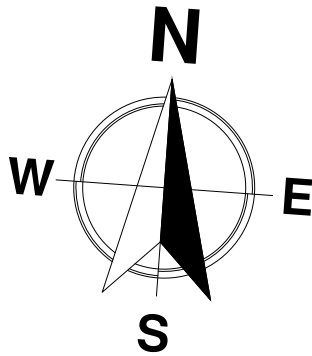
All flashings, weep holes and damp proof coursing to be in accordance with NCC Housing provisions Part 5.7. Fibre cement sheet in accordance with NCC Housing provisions Part 7.5. Block construction in accordance NCC Housing provisions Part 5. Plasterboard linings to internal walls and ceilings with selected cornice. (see below for wet areas) Wet areas: All wet areas shall comply with the requirements of ABCB Housing provisions Part 10.2. Provide waterproof plasterboard sheeting to all walls and ceilings. Provide ceramic tiles or other approved water resistant lining in accordance with Part 10.2.9 to a minimum height of 1800mm to shower walls and to a height of min 150mm behind baths, basins, sinks, troughs, washing machines and wall fixtures. For construction of floor wastes refer to NCC ABCB Housing provisions part 10.2.12 For typical installation requirements for substrate preparation, penetrations, flashings/ junctions, membranes, screeds, hobs, baths, showers, door jambs and screens refer to ABCB Housing provisions part 10.2.14-32.

SAFE MOVEMENT & EGRESS:

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125 mm sphere can not pass through . Except for Bedrooms , where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 o f NCC 2022 for further information on suitable protective devices.

CONSTRUCTION OF SANITARY:

Compartments 10.4.2 of NCC 2022 The door to a fully enclosed sanitary compartment must : Open outwards; or slide; or be readily removable from the outside of the compartment. Unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022, between the closet pan within the sanitary compartment and the doorway .



HOUSE AREA: 82m²

FLOOR PLAN

SCALE 1:100

- GENERAL NOTES:**
- Builder to verify all dimensions and levels on site prior to commencement of work. Any discrepancy to be reported to the designer immediately.
 - Written dimensions take precedence over drawing scale.
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 - All work to be carried out in accordance with the National Construction Code 2022 and must confirm to the latest Australian Standards.

AMENDMENTS:			
REV	DESCRIPTION:	BY	DATE

DRAWN BY: M.K	BUILDING DESIGNER: MICHAL KONIK	ACCREDITATION NO: CC 5768 S	BAL:
DATE: 26.07.25	AMENDED:	EMAIL ADDRESS: hello@ikonikdesigns.com.au	
POSTAL ADDRESS: U6/34A FAIRVIEW DRIVE, KINGSTON 7050		SHEET SIZE: A3	REVISION:

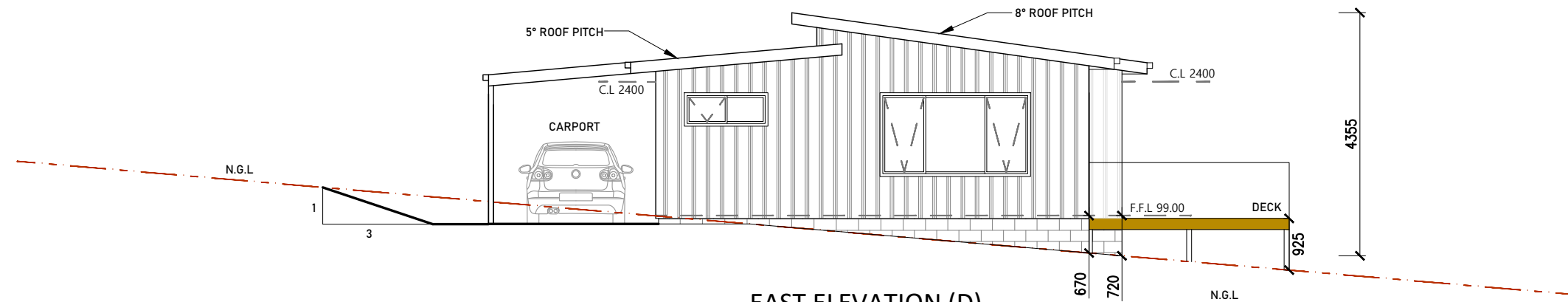


PROJECT ADDRESS:

**PROPOSED NEW DWELLING AT
LOT 15 (1) RUSSELL STREET,
ORFORD.**

CLIENT NAME:	SHEET NO: 3 OF 8
SCALE: 1:100	DRAWING NO: SB - 26120705
DRAWING TITLE: FLOOR PLAN	

03



EAST ELEVATION (D)
SCALE 1:100



NORTH ELEVATION (A)
SCALE 1:100

ELEVATIONS

SCALE 1:100

CLEARANCE BETWEEN CLADDING AND GROUND

50mm above impermeable (paved or concreted) areas that slope away from the building in accordance with 3.3.3(a)

GENERAL NOTES:

- Builder to verify all dimensions and levels on site prior to commencement of work. Any discrepancy to be reported to the designer immediately.
- Written dimensions take precedence over drawing scale.
- Floor plans are dimensioned to stud frame.
- All work to be carried out in accordance with the National Construction Code 2022 and must confirm to the latest Australian Standards.

AMENDMENTS:

REV	DESCRIPTION:	BY:	DATE:

DRAWN BY:
M.K

DATE:
18.07.25

BUILDING DESIGNER:
MICHAL KONIK

AMENDED:
-

ACCREDITATION NO:
CC 5768 S

EMAIL ADDRESS:
hello@ikonikdesigns.com.au

BAL:

POSTAL ADDRESS:
U6/34A FAIRVIEW DR, KINGSTON 7050

SHEET SIZE:
A3

REVISION:
-



PROJECT ADDRESS:

**PROPOSED NEW DWELLING AT
LOT 15 (1) RUSSELL STREET,
ORFORD.**

GENERAL NOTES:

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- All work to be carried out in accordance with the National Construction Code 2022 and must confirm to the latest Australian Standards.

FIRE SAFETY:

- Smoke Alarms to be mains powered and installed as per AS3786. Locations as per NCC 9.5.1
- Installation of wood heaters to comply with AS/NZ2918.2018
- Provide local authorities with insulation and compliance certificates.

WET AREAS:

- Walls to wet areas to be finished with wet area plasterboard.
- Floors to wet areas to be finished with ceramic tiling with a minimum 150mm skirting tile to base of walls and minimum 150mm splashback above baths, benches, vanities & through.
- Shower compartments to have prefabricated base, framed shower screen and wall tiling to a minimum 1800mm above floor level.

STAIRCASES & BALUSTRADES:

- NCC 10.2 - Wet Areas
 - (a) be waterproof or water resistant in accordance with Figure 10.2 and
 - (b) comply with AS 3740.
- Stair treads - 240mm min. - 355mm max.
- Stair risers - 115mm min. - 190mm max.
- No gaps in staircase or balustrades to be greater than 125mm.
- Balustrade required where level of landing or deck is greater than 1.0 metre above adjacent ground level.

WALL CLADDING NOTES:

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of: 100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case. Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

ROOFING CLADDING:

Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

EAVES & SOFFIT LININGS:

To comply with NCC 2022 Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-

- (a) comply with AS/NZS 2908.2 or ISO 8336; and
- (b) be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-
 - (i) 2.8 x 30 mm fibre-cement nails; or
 - (ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or
 - (iii) No. 8 self embedding head screws (for 6mm sheets only).

Refer to table 7.5.5 for trimmer and fastener spacings.

CLIENT NAME:

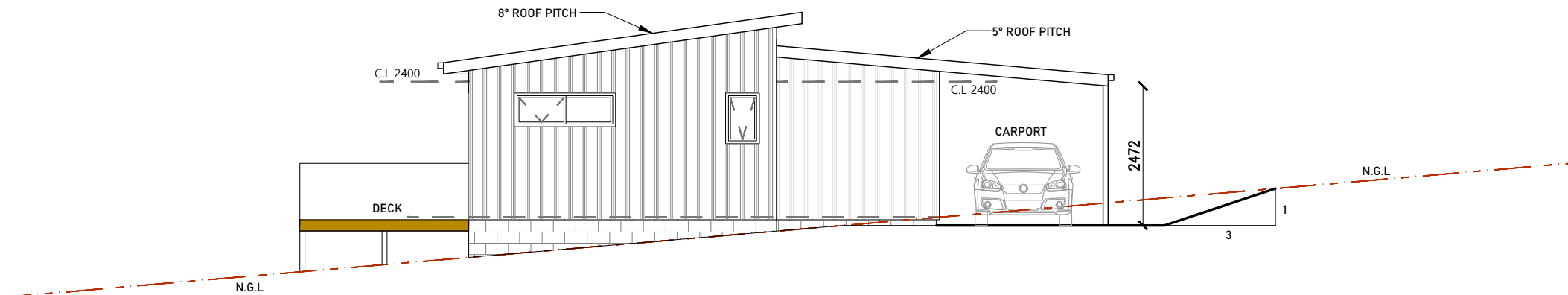
SCALE:
1:100

DRAWING NO:
SB - 26120705

DRAWING TITLE:
ELEVATIONS

SHEET NO:
4 OF 8

04



WEST ELEVATION (B)
SCALE 1:100



SOUTH ELEVATION (C)
SCALE 1:100

ELEVATIONS

SCALE 1:100

CLEARANCE BETWEEN CLADDING AND GROUND

50mm above impermeable (paved or concreted) areas that slope away from the building in accordance with 3.3.3(a)

GENERAL NOTES:

- Builder to verify all dimensions and levels on site prior to commencement of work. Any discrepancy to be reported to the designer immediately.
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- Floor plans are dimensioned to stud frame.
- All work to be carried out in accordance with the National Construction Code 2022 and must confirm to the latest Australian Standards.

AMENDMENTS:

REV	DESCRIPTION:	BY:	DATE:

DRAWN BY: M.K	BUILDING DESIGNER: MICHAL KONIK	ACCREDITATION NO: CC 5768 S	BAL:
DATE: 18.07.25	AMENDED: -	EMAIL ADDRESS: hello@ikonikdesigns.com.au	
POSTAL ADDRESS: U6/34A FAIRVIEW DR, KINGSTON 7050		SHEET SIZE: A3	REVISION: -



PROPOSED NEW DWELLING AT
LOT 15 (1) RUSSELL STREET,
ORFORD.

GENERAL NOTES:

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 - (a) be waterproof or water resistant in accordance with Figure 10.2 and
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 - (iii) No. 8 self embedding head screws (for 6mm sheets only).
- Refer to table 7.5.5 for trimmer and fastener spacings.

CLIENT NAME:

SHEET NO:
5 OF 8

SCALE:
1:100

DRAWING NO:
SB - 26120705

DRAWING TITLE:
ELEVATIONS

05

GENERAL NOTES:

- Builder to verify all dimensions and levels on site prior to commencement of work. Any discrepancy to be reported to the designer immediately.
- Written dimensions take precedence over drawing scale.
- Floor plans are dimensioned to stud frame.
- All work to be carried out in accordance with the National Construction Code 2022 and must confirm to the latest Australian Standards.

AMENDMENTS:			
REV	DESCRIPTION:	BY	DATE

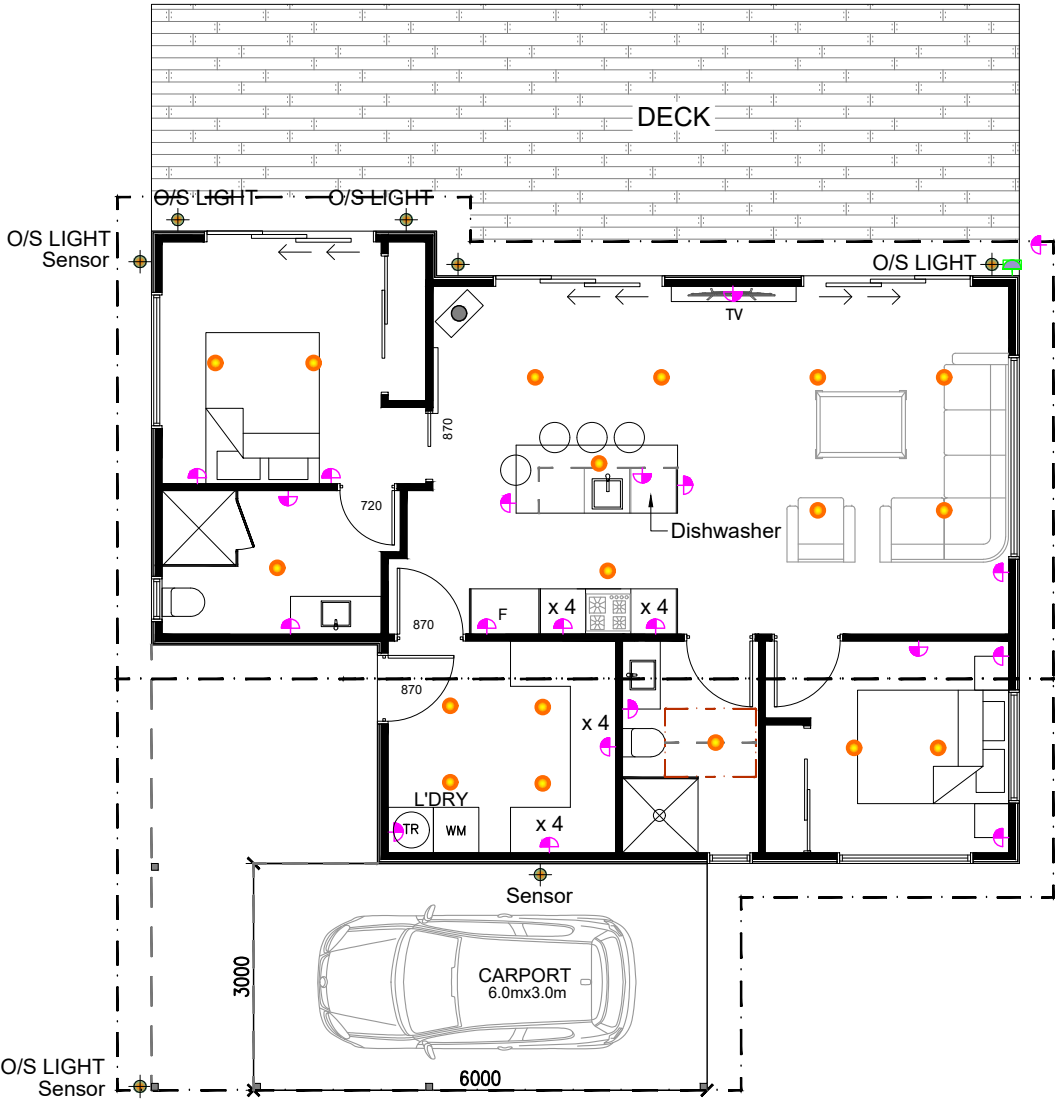
DRAWN BY: M.K	BUILDING DESIGNER: MICHAL KONIK	ACCREDITATION NO: CC 5768 S	BAL:
DATE: 26.07.25	AMENDED:	EMAIL ADDRESS: hello@ikonikdesigns.com.au	
POSTAL ADDRESS: U6/34A FAIRVIEW DRIVE, KINGSTON 7050	SHEET SIZE: A3	REVISION:	



PROJECT ADDRESS:
**PROPOSED NEW DWELLING AT
LOT 15 (1) RUSSELL STREET,
ORFORD.**

CLIENT NAME:	SHEET NO: 6 OF 6
SCALE: 1:100	DRAWING NO: SB - 26120705
DRAWING TITLE: ELECTRICAL PLAN	

06



ELECTRICAL PLAN
SCALE 1:100

SYMBOLS:

- SMOKE ALARM
- CEILING LIGHT POINT
- OUTSIDE LIGHT POINT
- WALL LIGHT POINT
- LIGHT SWITCH
- SINGLE POWER POINT
- DOUBLE POWER POINT
- OUTSIDE POWER POINT
- 4 X IXL TASTIC
- 2 X IXL TASTIC
- TV CONNECTION POINT
- TELEPHONE CONNECTION POINT
- OUTSIDE LIGHT
- HEAT PUMP
- 2kW - PANEL HEATER
- 4.5kW IXL HIDE-A-WAY
- METER BOX
- FLURO LIGHT

GENERAL NOTES:

- Builder to verify all dimensions and levels on site prior to commencement of work. Any discrepancy to be reported to the designer immediately.
- Written dimensions take precedence over drawing scale.
- Floor plans are dimensioned to stud frame.
- All work to be carried out in accordance with the National Construction Code 2022 and must confirm to the latest Australian Standards.

FIRE SAFETY:

- Smoke alarms to be mains powered and installed as per AS3786. Locations as per NCC 9.5.2
- Figure 9.5.2b & Figure 9.5.3.

LIGHTING NOTES:

Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical services provided that installation is compliant with AS 3000 and artificial lighting allowances do not exceed:
5W /m² in class 1 a dwellings
4W /m² to veranda, balcony or the like
3W /m² in a class 10 a dwelling associated with the class 1a dwelling.
All downlights are to be Insulation Contact (IC4) rated.

NCC PART 9.5.1 Smoke alarm requirements
SMOKE ALARMS MUST BE: (a) located in (i) Class 1a buildings in accordance with 9.5.2 and 9.5.4 (ii) Class 1b buildings in accordance with 9.5.3 and 9.5.4 and (b) comply with AS 3786; and (c) be connected to the consumer mains power where consumer power is supplied to the building; and (d) be interconnected where there is more than one alarm.
9.5.2 Location — Class 1a buildings
Smoke alarms must be installed in a Class 1a building on or near the ceiling in: A) Any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; B) and each other storey not containing bedrooms.
SMOKE ALARMS:
To be connected to mains power, All Smoke Alarms to be Interlinked.
LIGHTING:
Standard batten lighting to be used throughout, or all downlights are to have unvented shields and exhaust fans to have dampers.
13.7.6 Artificial lighting
The lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed the allowance of— 5 W/m ² in a Class 1 building; and 4 W/m ² on a verandah, balcony or the like attached to a Class 1 building; and 3 W/m ² in a Class 10a building associated with a Class 1 building.
REFER TO LIGHTING CALCULATOR FOR DETAILS.
NCC 13.7.6
Halogen lamps to be separately switched from fluorescent lamps. Artificial Lighting around the perimeter of a building is to be either - controlled by daylight sensor; or - have an average light source efficacy of not less than 40 Lumens per watt.

GENERAL NOTES:

- Builder to verify all dimensions and levels on site prior to commencement of work. Any discrepancy to be reported to the designer immediately.
- Written dimensions take precedence over drawing scale.
- Floor plans are dimensioned to stud frame.
- All work to be carried out in accordance with the National Construction Code 2022 and must confirm to the latest Australian Standards.

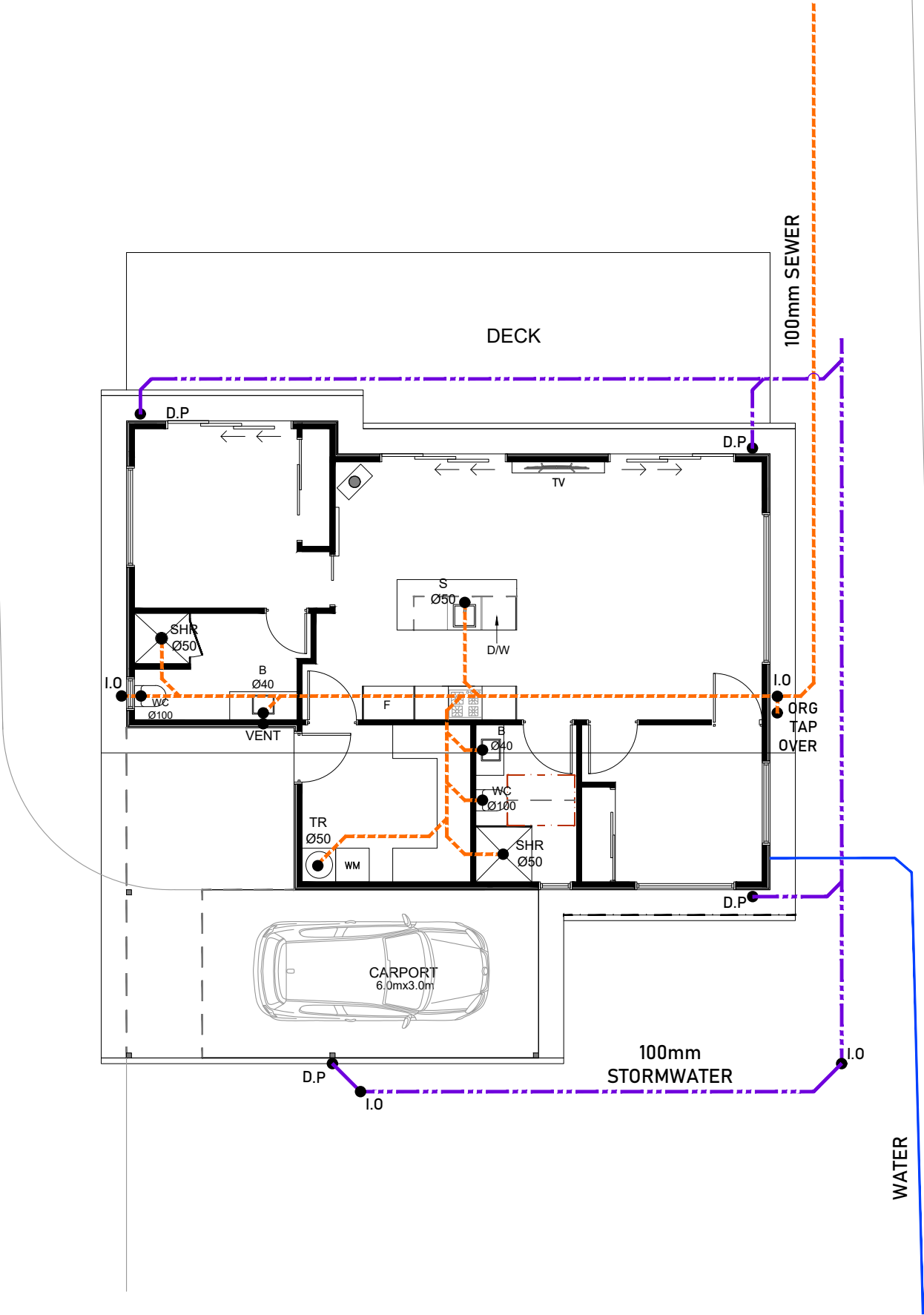
FIXTURE ABBREVIATIONS SCHEDULE:	
FIXTURES	ABBREVIATION
BASIN	B
BATH	BTH
CLOTHES WASHING MACHINE	CWM
DISHWASHING MACHINE	DWM
OVERFLOW RELIEF GULLY	ORG
HOT WATER CYLINDER	HWC
SHOWER	SHR
SINK (KITCHEN)	S
TROUGH (LAUNDRY)	TR
WATER CLOSET PAN	WC
DOWN PIPE	D.P
INSPECTION OPENING	I.O
FLOOR WASTE	F.W
TAP	T

WATERPROOFING:	
(WET-SEAL) TO COMPLY WITH AS 3740. SUPPLIED AND INSTALLED TO MANUFACTURERS SPECIFICATIONS.	

PIPE SIZE LEGEND:	
FIXTURES	
100mmØ - uPVC SEWER PIPE	
100mmØ - uPVC STORM WATER PIPE	
20mmØ - WATER PIPE	
90mmØ - DOWN PIPE	

DRAINAGE PLAN

SCALE 1:100



DRAINAGE NOTES:

- All drainage to be designed and constructed in accordance with AS3500 and local Authority requirements.
- Stormwater pipes to be UPVC Class HD.
- Sewer pipes to be UPVC Class SH.
- Backfill all trenches beneath vehicle pavement and slabs on grade to full depth with 20 FCR compacted to 95%.
- Provide overflow relief gully with tap over. Invert level to be a minimum of 150 mm below finished floor level.

WET AREAS:

- Walls to wet areas to be finished with wet area plasterboard
- Floors to wet areas to be finished with ceramic tiling with a minimum 150mm skirting tile to base of walls and minimum 150mm splashback above baths, benches, vanities & through.
- Shower compartments to have prefabricated base, framed shower screen and wall tiling to a minimum 1800mm above floor level.
- NCC 10.2 - Wet Areas
 - (a) be waterproof or water resistant in accordance with Figure 10.2 and
 - (b) comply with AS 3740.
- Wet Areas within a building must be waterproof or water resistant in accordance with NCC 2022
- - Part 10.2 and Figure 10.2, Figure 10.2.4a, Figure 10.2.4b
- Waterproofing of domestic wet areas AS 3740.2021

STORMWATER NOTES

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Part 7.4.

AMENDMENTS:

REV	DESCRIPTION:	BY	DATE



POSTAL ADDRESS: U6/34A FAIRVIEW DR, KINGSTON, 7050		REVISION: -	
EMAIL ADDRESS: hello@ikonikdesigns.com.au		SHEET SIZE: A3	
BUILDING DESIGNER: MICHAL KONIK		ACCREDITATION NO: CC 5768 S	
DRAWN BY: M.K	DATE: 26.07.26	AMENDED: -	BAL RATING:

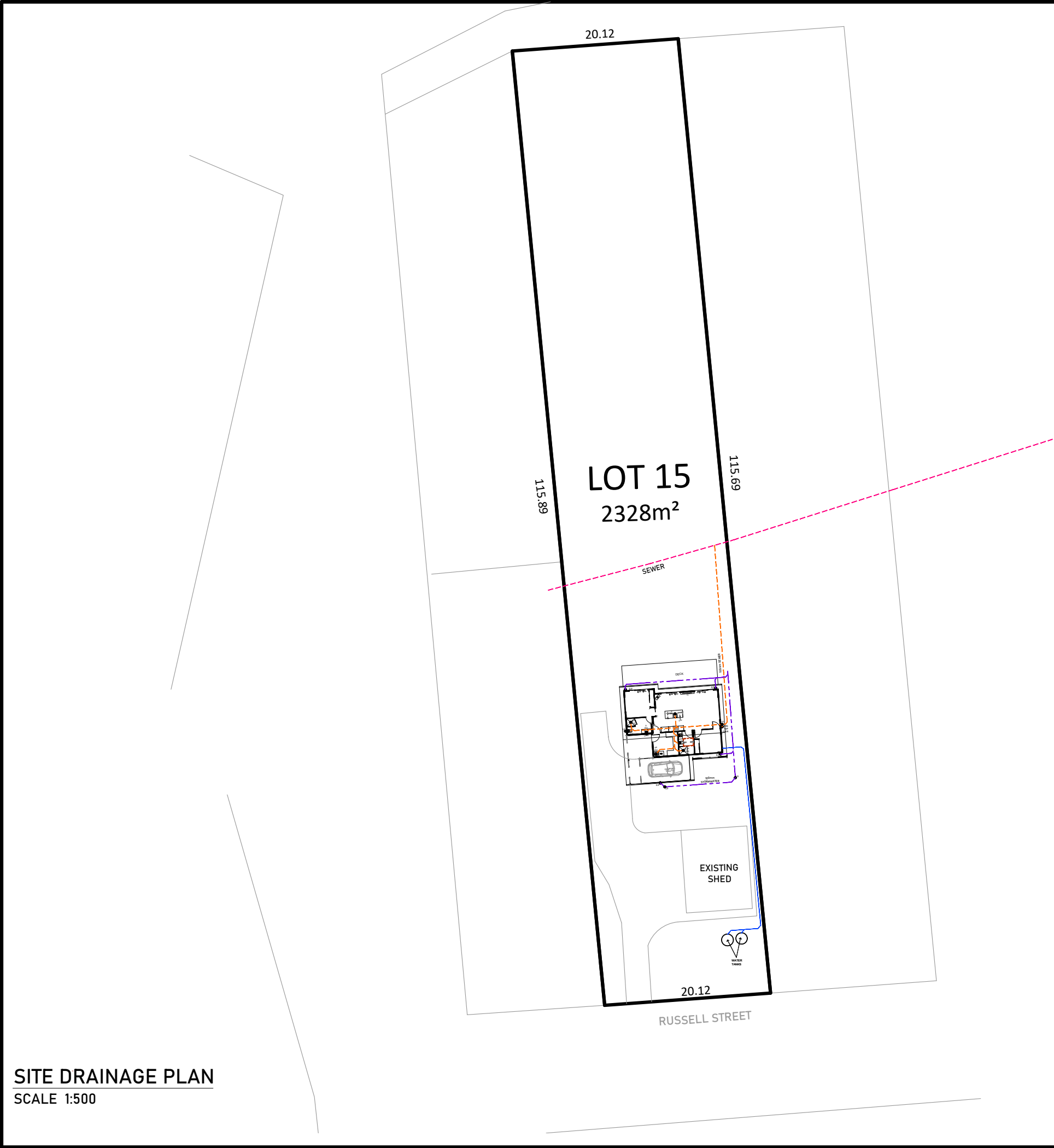
PROJECT ADDRESS:

PROPOSED NEW DWELLING AT
LOT 15 (1) RUSSELL STREET,
ORFORD.

CLIENT NAME:		SHEET NO: 7 OF 8	
SCALE: 1:100	DRAWING NO: SB - 26120705	DRAWING TITLE: DRAINAGE PLAN	

07





DRAINAGE NOTES:

- All drainage to be designed and constructed in accordance with AS3500 and local Authority requirements.
- Stormwater pipes to be UPVC Class HD.
- Sewer pipes to be UPVC Class SH.
- Backfill all trenches beneath vehicle pavement and slabs on grade to full depth with 20 FCR compacted to 95%.
- Provide overflow relief gully with tap over. Invert level to be a minimum of 150 mm below finished floor level.

WET AREAS:

- Walls to wet areas to be finished with wet area plasterboard.
- Floors to wet areas to be finished with ceramic tiling with a minimum 150mm skirting tile to base of walls and minimum 150mm splashback above baths, benches, vanities & through.
- Shower compartments to have prefabricated base, framed shower screen and wall tiling to a minimum 1800mm above floor level.
- NCC 10.2 - Wet Areas
 - (a) be waterproof or water resistant in accordance with Figure 10.2 and
 - (b) comply with AS 3740.
- Wet Areas within a building must be waterproof or water resistant in accordance with NCC 2022 - Part 10.2 and Figure 10.2, Figure 10.2.4a, Figure 10.2.4b
- Waterproofing of domestic wet areas AS 3740.2021

STORMWATER NOTES

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Part 7.4.

AMENDMENTS:

REV	DESCRIPTION:	BY	DATE



POSTAL ADDRESS:
U6/34A FAIRVIEW DR, KINGSTON, 7050

REVISION:
-

EMAIL ADDRESS:
hello@ikonikdesigns.com.au

SHEET SIZE:
A3

BUILDING DESIGNER:
MICHAL KONIK

ACCREDITATION NO:
CC 5768 S

DRAWN BY:
M.K

DATE:
26.07.26

AMENDED:
-

BAL RATING:
-

PROJECT ADDRESS:

PROPOSED NEW DWELLING AT
LOT 15 (1) RUSSELL STREET,
ORFORD.

CLIENT NAME:

SHEET NO:
8 OF 8

SCALE:
1:100

DRAWING NO:
SB - 26120705

DRAWING TITLE:
SITE DRAINAGE PLAN

08





4 September 2026

Glamorgan Spring Bay Council

By email: admin@freycinet.tas.gov.au

DWELLING LOT 15 (1) RUSSELL STREET, ORFORD

Ireneinc Planning & Urban Design has been engaged by Sean Bisset to provide a response to the discretions triggered by the proposed dwelling at Lot 15 Russell Street, Orford (CT 159588/15). The site has an area of approximately 2,316 m², is accessed via Russell Street and contains an existing shed structure.



Figure 1: Aerial image of the site (source: the listmap, 2026)

PROPOSAL

The proposal is for a two-bedroom dwelling with a single-space carport. No changes to the existing crossover or shed onsite are proposed. Three trees are required to be removed to facilitate the development.

LOW DENSITY RESIDENTIAL ZONE

The site is located within the Low-Density Residential Zone, where a single residential dwelling is a No Permit Required (NPR) use. The following discretions are triggered:

smithstreetstudio

ireneinc

49 Tasma St, North Hobart, TAS 7000

Tel (03) 6234 9281

Fax (03) 6231 4727

Mob 0418 346 283

Email planning@ireneinc.com.au

10.4.3 Setback

Objective <i>That the siting of dwellings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.</i>	
A2 <i>Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 5m.</i>	P2 <i>The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to:</i> <i>(a) the topography of the site;</i> <i>(b) the size, shape and orientation of the site;</i> <i>(c) the setbacks of surrounding buildings;</i> <i>(d) the height, bulk and form of existing and proposed buildings;</i> <i>(e) the existing buildings and private open space areas on the site;</i> <i>(f) sunlight to private open space and windows of habitable rooms on adjoining properties; and</i> <i>(g) the character of development existing on established properties in the area.</i>
Response	
A2 The proposed dwelling is setback more than 5m from the western side boundary and more than 70 m from the rear boundary. The eastern side setback is approximately 3m and therefore requires assessment against the performance criteria. P2 a) The site is generally gently sloping, with an overall gradient of approximately 2 degrees and some localised changes in level towards the southern boundary. The area proposed for the dwelling is relatively level. The dwelling is therefore able to be sited without significant excavation or elevated construction. b) The site is approximately 2,316 m² and is relatively narrow, at approximately 20m wide, with a length of approximately 120 m. The constrained width meant that achieving the required 5m setback from both side boundaries was not practical. Despite its narrow configuration, the substantial length and overall area of the site provide sufficient space to accommodate the dwelling and associated private open space. The lot has a north-south orientation, maximising access to sunlight.	

c) The proposed 3m eastern boundary setback is not out of character for the area. The following setbacks from surrounding properties are observed:

ADDRESS	APPROX SETBACKS
3 Alice Street	• 1.5m from the dwelling deck • 0.5m from the ancillary dwelling
1 Alice Street	• 1.1m from eastern boundary • 0m to boundary on eastern boundary
3 Russell Street	• Difficult to determine but appears main structure 1.8m appears, though appears a structure crosses the boundary.

d) The proposal is for a single-storey, two-bedroom dwelling with a single-space carport. The dwelling has a modest footprint and scale (150m² total).

The site has one existing large shed (35m²) and a smaller outbuilding (18m²). The larger shed appears to be approximately 3+m in height. The proposed dwelling will therefore sit comfortably within the existing built form and character of the site. The existing development in the immediate area includes single-storey dwellings together with larger sheds used for storage of boats, caravans and vehicles. In this context, the proposed dwelling will not present an unusual level of bulk or scale when viewed from adjoining properties.

e) The site currently contains two shed structures. The proposed dwelling will be located within the generally level portion of the site, with substantial areas of the site remaining available for private open space.

f) The properties most relevant to consideration of potential overshadowing are 3 Russell Street and 3 Alice Street. Given the orientation of the adjoining lots and the proposed dwelling's setbacks, some limited shadowing may occur to the adjoining properties at certain times of the day.

At 3 Russell Street, the adjoining dwelling and private open space are located on a relatively large site of approximately 2,313 m². The substantial area of available private open space means that adequate sunlight will be maintained across the POS. Some minor additional overshadowing of the dwelling is anticipated in the afternoon, however, the extent of overshadowing is expected to be limited. Existing vegetation to the north and north-west of the dwelling also contributes to the existing shadow environment, such that the proposed development will not result in any significant additional overshadowing of the dwelling.

At 3 Alice Street, some limited morning shadowing may occur across portions of the dwelling and rear private open space. However, the proposed dwelling is setback approximately 5.6m from the western boundary, providing sufficient separation from the adjoining property.

Having regard to the low height and scale of the proposed dwelling, the substantial size of the adjoining properties and the existing vegetation and development, any additional overshadowing is expected to be limited.

g) The immediate locality comprises predominantly single-storey dwellings, together with larger detached sheds and outbuildings associated with residential properties. The proposed single-storey dwelling and carport are consistent with the established scale, form and residential character of development in the area.



Figure 2: Google Streetview of 5 Russell Street, 2026



Figure 3: Google Streetview of 3 Alice Street, 2026

The reduced 3 m setback along the eastern boundary is considered to satisfy P2.

PARKING AND SUSTAINABLE TRANSPORT CODE

The following discretions are also triggered by the proposal.

C2.6.1 Construction of parking areas

Objective:	<i>That parking areas are constructed to an appropriate standard.</i>
A1	
<i>All parking, access ways, manoeuvring and circulation spaces must:</i>	
(a) <i>be constructed with a durable all weather pavement;</i>	
(b) <i>be drained to the public stormwater system, or contain stormwater on the site; and</i>	
(c) <i>excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</i>	
P1	
<i>All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:</i>	
(a) <i>the nature of the use;</i>	

(b)	<i>the topography of the land;</i>
(c)	<i>the drainage system available;</i>
(d)	<i>the likelihood of transporting sediment or debris from the site onto a road or public place;</i>
(e)	<i>the likelihood of generating dust; and</i>
(f)	<i>the nature of the proposed surfacing.</i>
Response	
A1	
The driveway is proposed to be surfaced with gravel, thereby requiring assessment against the performance criteria.	
P1	
a) The proposal is for a single residential dwelling. The relatively low intensity of vehicle movements associated with a single dwelling means a gravel surface is suitable to provide functional and all-weather access.	
b) The site is generally gently sloping, with an overall gradient of approximately 2 degrees. The area proposed for the dwelling and associated access is relatively level, allowing the gravel surface to remain stable and readily useable.	
c) Stormwater from the development will be appropriately managed on-site. The gravel surface will also allow some infiltration of stormwater, reducing the potential for runoff from the access.	
d) The proposed access will serve a single dwelling. Given the site's gentle topography and the nature of the proposed use, there is limited potential for sediment or debris to be transported from the access onto Russell Street. Furthermore, gravel driveways are the dominant surfacing option seen along Russell Street.	
e) The low level of traffic associated with a single dwelling is unlikely to generate significant dust from the gravel surface. The surface will be appropriately maintained to ensure it remains suitable for ongoing residential use.	
f) Gravel is considered an appropriate surface for the proposed low-density residential use and will provide a readily identifiable and useable access and parking area in all weather conditions.	

COASTAL EROSION HAZARD AREA CODE

The site is mapped within a Coastal Erosion Hazard Investigation Area, however, the proposed dwelling and associated works are located wholly outside the mapped area. Accordingly, this code does not apply to the proposed development.



Figure 4: Extent of coastal erosion hazard investigation area (source: the listmap, 2026)

NATURAL ASSETS CODE

The site is located within the Priority Vegetation Area Overlay. However, the Priority Vegetation Code is not applicable to the proposed development, as the Code does not apply to development within the Low-Density Residential Zone (under C7.2.1). Accordingly, no further assessment against the Priority Vegetation Code is required.



Figure 5: extent of priority vegetation overlay (source: the listmap, 2026)

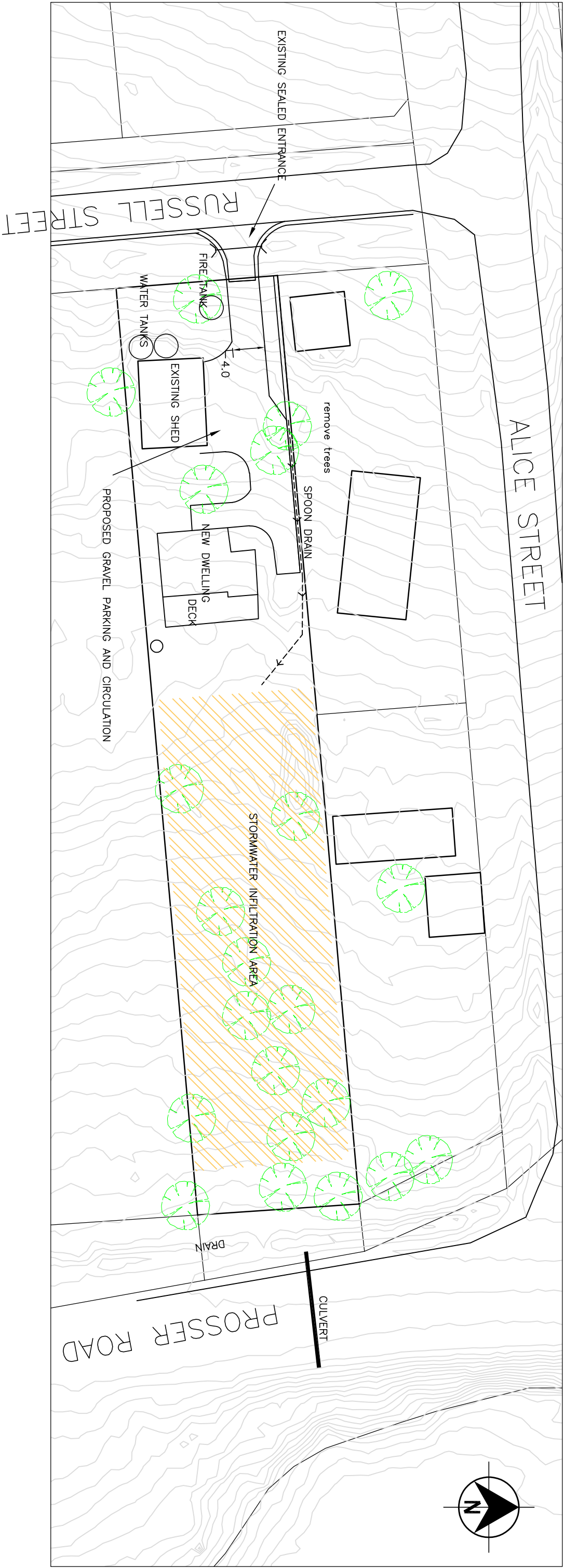
If you would like any further information, please do not hesitate to contact me on 6234 9281.

Yours sincerely

Michela Fortini

Planner

IRENEINC PLANNING & URBAN DESIGN



Rev No	Revision note	Date	Approved	 POORTENNAAR CONSULTING ABN 40 672 032 737 PH 62664708 helen@poortenaarconsulting.com	Client					
A	FOR APPROVAL	AUG26	H.P		Project 1 RUSSELL STREET, ORFORD - NEW DWELLING Title PARKING AND STORMWATER					
B	PARKING ADDED	SEPT26	B							
					Scale AS SHOWN	Designed By H.POORTENNAAR	Date AUG26	A1	Drawing No. 26555-01	Rev B

1 September 2026

The General Manager
Glamorgan Spring Bay Council
PO Box 6, Triabunna TAS 7190
planning@freycinet.tas.gov.au

Attention: Rayha Afroz, Planner

RESPONSE TO REQUEST FOR FURTHER INFORMATION DA 2026/126 – 1 Russell Street, Orford (CT 159588/15)

Applicant: Ridod Pty Ltd

Prepared by: Poortenaar Consulting Pty Ltd

Dear Rayha,

We refer to Council's Request for Further Information dated 18 September 2026 (Property file 6-0110-021). The following information is provided in response to the matters raised.

1. C2.0 Parking and Sustainable Transport Code

a) C2.6.1 Construction of parking areas – construction materials and stormwater

Council request:

Provide an amended plan detailing the proposed construction materials for the access way, driveway, parking and manoeuvring areas, and demonstrating how stormwater runoff will be captured and managed.

Response:

The Stormwater Management drawing (Drawing 26555-01) has been updated to Rev and now shows:

- Existing access way (crossover) from Russell Street to the property boundary: sealed from the edge of the Russell Street carriageway to the property boundary, with a pipe culvert and headwalls beneath the roadside table drain.
- Internal driveway, parking (carport) and manoeuvring area: compacted crushed rock (gravel) pavement, graded with crossfall to shed water to a spoon drain along the western boundary.
- Stormwater from the driveway, parking and manoeuvring areas is managed as follows:
 - o runoff from the driveway and parking sheds as sheet flow off the gravel pavement to grassed and vegetated swale drain on west side of the driveway, avoiding concentration of flows and erosion of gravel;
 - o the swale drain has a grade of 10% and is grassed. The soil is a red basaltic clay and rock and is considered not to require rock lining for the minor flows expected.
 - o The swale discharges to the stormwater infiltration area which is a vegetated woodland 1300m² in area.

Stormwater from the access way, driveway, parking and manoeuvring areas is therefore contained on the site and is not discharged to neighbouring streets or properties.

b) C2.6.1 P1 – compacted gravel surface

Council request:

For the internal driveway and parking area, a compacted gravel surface may be considered under P1, provided it is demonstrated that the surface will be usable in all weather conditions and will not result in dust or the transport of sediment or debris onto the road or other public place.

Response:

The internal driveway, parking and manoeuvring areas are proposed as a compacted gravel pavement. This is considered to satisfy Performance Criterion P1, having regard to the following:

- **Nature of the use:** the driveway serves a single dwelling with a single carport space, generating low vehicle volumes at low speed.
- **Local environment:** The property is in the Low Density Residential Zone on the edge of Orford. The lot area is 2200m² in area. Surrounding properties have gravel driveways and parking.
- **Topography:** the driveway falls away from Russell Street into the site, so surface water and any loose material move away from the road rather than towards it.
- **Drainage:** runoff leaves the pavement as sheet flow to vegetated ground and is retained on site within the stormwater infiltration area, as described in item 1 (a) above. Crossfall prevents water ponding on or scouring the pavement.
- **Sediment and debris:** as the pavement drains into the site, runoff does not carry sediment to Russell Street. The sealed crossover between the carriageway and the property boundary separates the gravel pavement from the road, allowing loose material to drop from vehicle tyres before they reach Russell Street, and the culverted crossover keeps the roadside table drain clear. During construction, a single stabilised entry/exit point and wheel-cleaning measures will be provided, consistent with the soil and water management notes on the submitted site plans (iKonik Designs, SB-26120705).
- **Dust:** a well-graded crushed rock with fines, compacted in layers, forms a bound surface that generates minimal dust under the low traffic volumes of a single dwelling.
- **Nature of the surfacing:** a compacted crushed rock pavement on a prepared subgrade provides an all-weather surface. The owner will maintain the pavement by regrading and topping up as required.

On this basis, the gravel pavement will be usable in all weather conditions and will not result in dust or the transport of sediment or debris onto Russell Street or any other public place.

We trust that the above information addresses Council's request. Should you require any further clarification, please do not hesitate to contact the undersigned.

Yours Faithfully



Hein Poortenaar
Poortenaar Consulting