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: **3 Sea View Crescent, Orford**
CT 113621/10

PROPOSAL: **Outbuilding**

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 19 November 2026.

APPLICANT:	**Anita Lyn Robertson, Dale Andrew Robertson, Duo Design**
DATE:	**14/04/2026**
APPLICATION NO:	**DA 2026 / 060**

GLAMORGAN SPRING BAY COUNCIL

RECEIVED
13 APR 2026
BY:.....

9 Melbourne Street (PO Box 6)
Triabunna TAS 7190
03 6256 4777
03 6256 4774
admin@freycinet.tas.gov.au
www.gsbc.tas.gov.au

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:	Dale & Anita Robertson		
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 *(Note: If your application is discretionary, the following will be placed on public exhibition)*			
Address of proposal:	3 Seaview Crescent		
Suburb:	Orford	Post Code:	7190
Size of site: (m^2 or Ha)	760 m^2		
Certificate of Title(s):	113621		
Current use of site:	Dwelling		

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General Application Details *Complete for All Applications*	
Description of proposed use or development:	Storage Shed
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.

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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:	13 April 2026

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:	

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.

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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.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
113621	10
EDITION	DATE OF ISSUE
5	15-July-2009

SEARCH DATE : 01-Apr-2026
SEARCH TIME : 04.18 pm

DESCRIPTION OF LAND

Town of ORFORD
Lot 10 on Sealed Plan 113621
Derivation : part of lot 6 (Sec M) gtd to G Smith
Prior CT 110725/2

SCHEDULE 1

C922196 TRANSFER to DALE ANDREW ROBERTSON and ANITA LYN ROBERTSON Registered 15-July-2009 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 113621 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

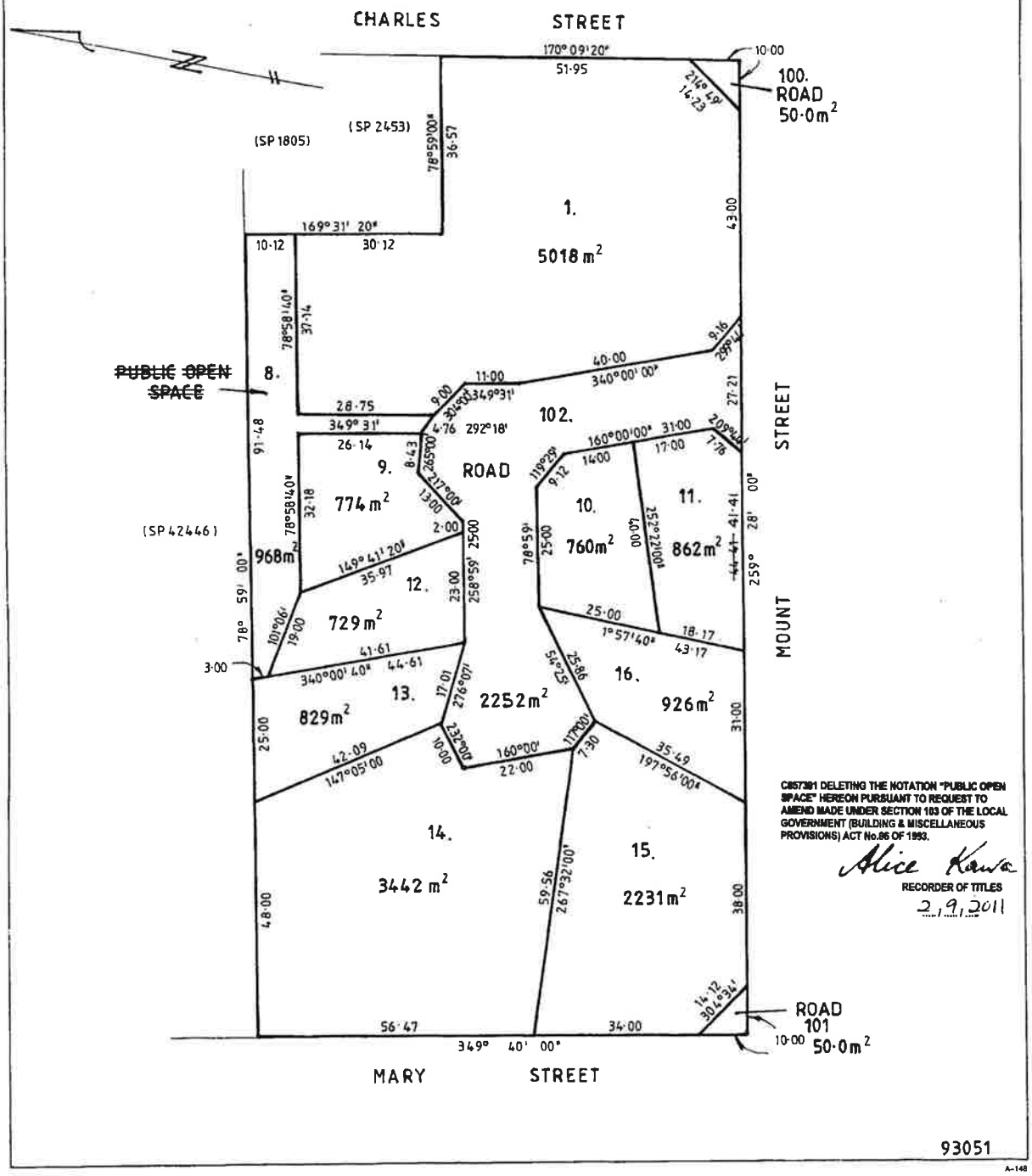
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNER S E & S M LESTER FOLIO REFERENCE C.T 110725/2 GRANTEE PART OF LOT 6 SECT M, 5 ACRES GEORGE SMITH PUR	**PLAN OF SURVEY** BY SURVEYOR C B ROGERSON E.BARRIE VALENTINE 183 MACQUARIE ST. HOBART LOCATION TOWN OF ORFORD SCALE 1: 750 LENGTHS IN METRES	REGISTERED NUMBER **SP113621** APPROVED EFFECTIVE FROM 13 JAN 1995 Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 30	LAST UPI No. 2036	LAST PLAN No. P.110725	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



C857381 DELETING THE NOTATION "PUBLIC OPEN SPACE" HEREON PURSUANT TO REQUEST TO AMEND MADE UNDER SECTION 103 OF THE LOCAL GOVERNMENT (BUILDING & MISCELLANEOUS PROVISIONS) ACT No.86 OF 1993.

Alice Kawa
RECORDER OF TITLES
2/9/2011

REGISTERED NUMBER

SP113621

SCHEDULE OF EASEMENTS

NOTE:—The Town Clerk or Council Clerk must the certificate on the back page for the purpose identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

(1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

(1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits à prendre described hereunder.

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

FENCING ~~PROVISIONS~~ COVENANT

The owners of the Lots on the plan hereby covenant with the vendors Stuart Eric Lester and Suzanne Mary Lester that the vendors shall not be required to fence.

No other easements, no other covenants and no other profit a prendre are created to benefit or burden the Lots shown on the plan.

SIGNED by STUART ERIC LESTER)
and SUZANNE MARY LESTER the)
registered proprietors of the)
land comprised in certificate)
of title volume 110725 Folio 2)
in the presence of:)

S Lester

S M Lester

G A Pyke
Oxford
H.E.B. Supervisor

Certified correct for the purposes of the Real Property Act 1862, as amended.

.....
Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of S.E. & S.M. LESTER
(Insert Subdivider's Full Name)

..... affecting land in

CT 110725/2
(Insert Title Reference)

Sealed by GLAMORGAN/SPRING BAY COUNCIL on 6TH JANUARY 19.95

.....
Council Clerk/Town Clerk

10365

EXISTING RESIDENCE

Lower Floor Level
RL:29.36

ORG
Top RL:29.28

DECK
Timber
RL:32.00

Path

Conc.

B of F RL:35.23

COMPILED BOUNDARY 252°22'00" 40.00m

COMPILED BOUNDARY 78°59'00" 25.00m

Grass

Graden

Nature Strip

Bitumen Road

SEA VIEW CRESCENT

S I.O.
3,322

SW I.O

Connect DP
to SW

EX DN 100 SW

PROPOSED SHED

FFL: 25.90

21/18 SD

09/18 F over

36/34 RD

SLC

SWLC

4,600

Proposed Driveway

1,000

450

1,234 nom

370

670

857

537

237

702

200

120

8,260

8,500

6,025

996.7

6,342

2,150

Block Retaining Wall

Grass

COMPILED BOUNDARY 119°29'00" 9.12m

COMPILED BOUNDARY 160°00'00" 14.00m

Gate

1.2m fence

Power Pole

Comm Pit

NEW CROSSOVER SHALL REFER TO
STANDARD DRAWING -
URBAN ROADS DRIVEWAYS TSD-R09-v3

Nature Strip

Back of kerb

Edge of bitumen

Stormwater Manhole
Top RL:26.15
In Inv RL:24.59

Stormwater Manhole
Top RL:26.46

SEA VIEW CRESCENT

25

26

27

28

29

30

31

Belinda Weston
Mark day

155 Fergusson Rd,
Brighton. TAS. 7030

Ph : 03 62680063

M : 0409 537 337
or 0434 147 747

Email :
duodesign@bigpond.com

REV :

JOB : PROPOSED SHED

AT : 3 SEAVIEW CRESCENT
ORFORD TAS 7190

FOR : DALE & ANITA
ROBERTSON

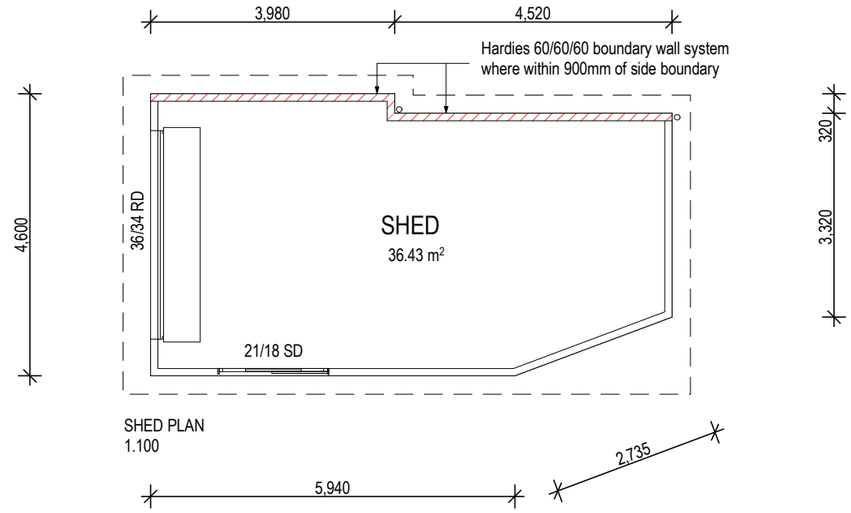
DRAWING TITLE :

**PROPOSED
SITE PLAN**

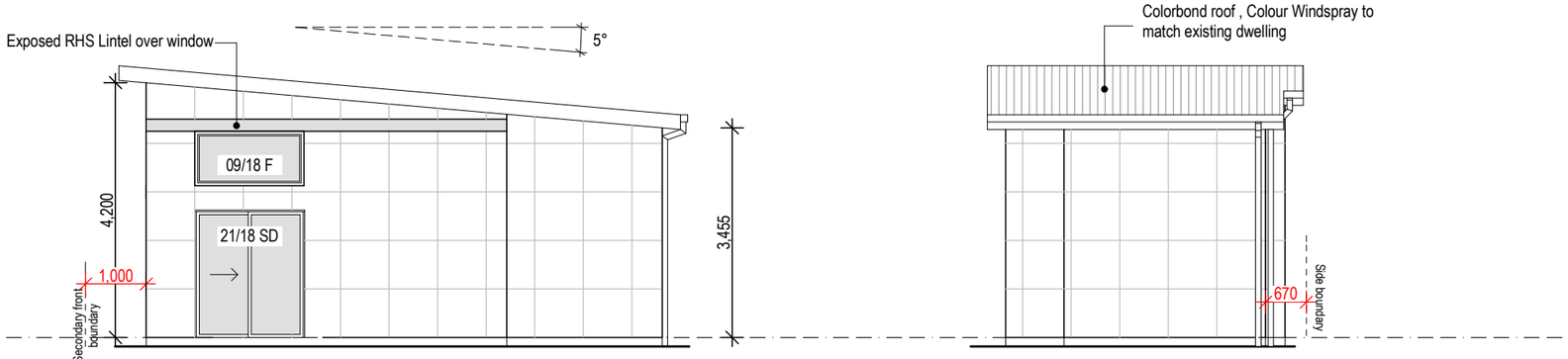
DRAWN:	DATE:	DWG NO. :
MJD	21.9.2026	01
SCALE:A3 1:100	ISSUE: DA	

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DUO DESIGN

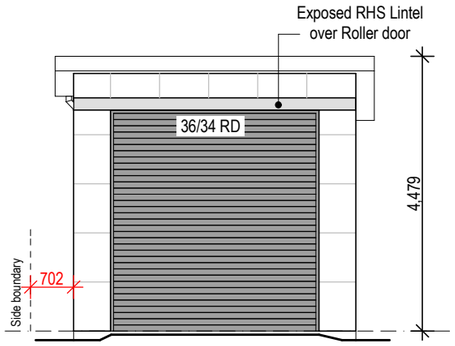


SHED PLAN
1.100

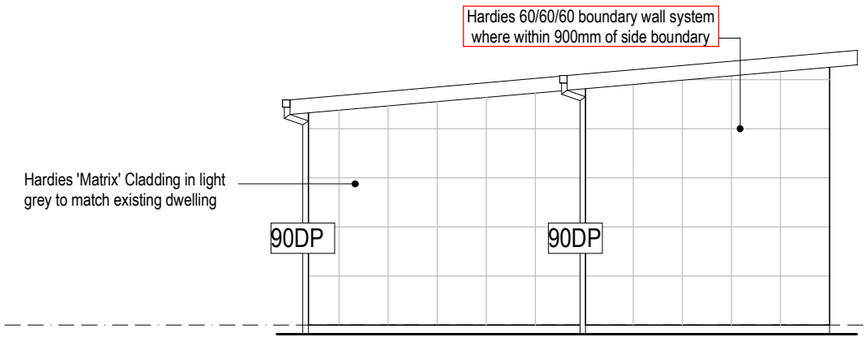


SOUTH EAST ELEVATION

NORTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION

Belinda Weston
Mark day

155 Fergusson Rd,
Brighton. TAS. 7030

Ph : 03 62680063

M : 0409 537 337
or 0434 147 747

Email :
duodesign@bigpond.com

REV :

JOB : PROPOSED SHED

AT : 3 SEAVIEW CRESCENT
ORFORD TAS 7190

FOR : DALE & ANITA
ROBERTSON

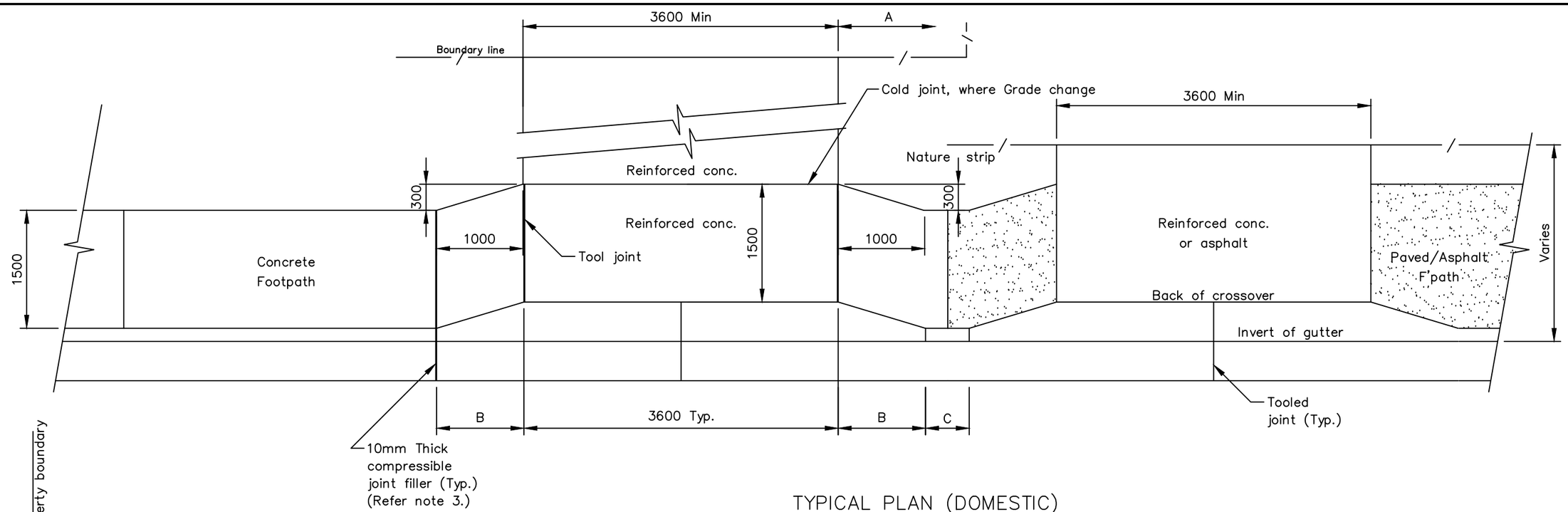
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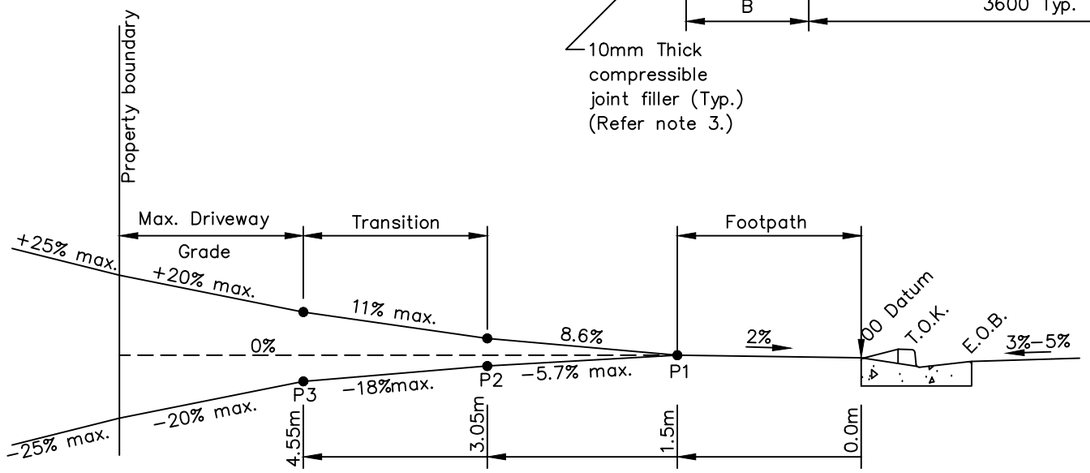
PROPOSED SHED

DRAWN:	DATE:	DWG NO. :
MJD	21.9.2026	02
SCALE:A3 1:100	ISSUE: DA	

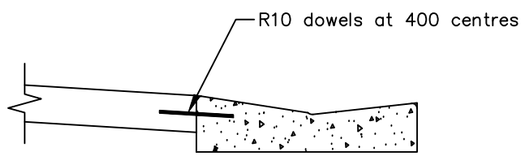
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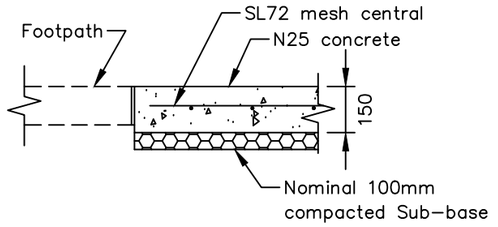




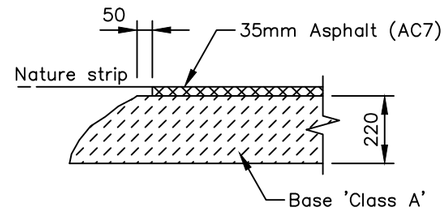
TYPICAL DRIVEWAY PROFILE
SUITS 'B85' / 'B99' VEHICLES
('TYPE KC' KERB / FOOTPATH AT KERB SHOWN)



TYPICAL PLAN (DOMESTIC)
('TYPE KC' KERB SHOWN)



CONCRETE



ASPHALT

DIMENSION TABLE – PLAN VIEW		
Dim.	Description	Notes
A	Boundary Offset	New Subdivisions – 1000mm min. Established areas – Match existing
B	Transition (Wing)	Types 'KC' and 'KCM': B = 1000mm
C	Min. kerb Length	Delete transitions and construct continuous crossing if 'C' IS < 500mm

CONSTRUCTION NOTES

1. Concrete surfaces – Edge tooled, broom finish.
2. The Principal may increase depth of base course(s) for subgrade strength (C.B.R. < 4.0%)
3. Extend 10mm compressible joint filler through concrete footpaths only (Refer sheet TSD–R11, Footpaths).

DESIGN NOTES

4. Design driveway profiles (tabulated) are in accordance with the requirements of 'AS/NZS 2890.1 : 2004' using 'Standard Design Vehicles':
   - B85 Vehicle – Domestic driveways (including 1 – 2 units)
   - B99 Vehicle – Light commercial, large unit development.
5. An approved engineering design is required for varying site conditions and for driveways used by 'Non Standard' vehicles, detailing the structural, plan geometry and vertical profile requirements.
6. Maximum driveway width to be determined by a Council Officer
7. Fibre reinforcement is permissible but must be approved by the General Manager's delegated officer and the local council

SCALES: AS SHOWN
(All scales are correct at A3)

XRef File: TSD-R09-v3.dwg

REFERENCES

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It is the users responsibility to ensure this drawing is the current version. The current version can be downloaded from: www.lgat.tas.gov.au

TAS Division
IPWEA
INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALASIA

Local Government Association Tasmania

GPO Box 1521, Hobart Tasmania 7001 I 326 Macquarie Street, Hobart Tasmania 7000
T: 03 6233 5966 F: 03 6233 5986 Email: admin@lgat.tas.gov.au

STANDARD DRAWING
URBAN ROADS
DRIVEWAYS

ISSUE DATE: 18-09-2020
DWG No. TSD-R09-v3

155 Fergusson Road, Brighton TAS 7030
03 6268 0063
0409 537 337 or 0434 147 747
duodesign@bigpond.com or mday.duodesign@gmail.com

Response to Request for Further information
4 November 2026

RE: RESPONSE TO REQUEST FOR FURTHER INFORMATION
Development Application: DA 2026/060
Property: 3 Sea View Crescent, Orford
Proposal: Proposed Shed

Dear Planning Officer,

We refer to Council's correspondence dated 28 September 2026 requesting further information pursuant to Section 54 of the *Land Use Planning and Approvals Act 1993*.

Please find below our response addressing Performance Criteria P2 and P3(a) of Clause 8.4.2 of the Tasmanian Planning Scheme – Glamorgan Spring Bay.

1. Clause 8.4.2 P2 – Setback from Primary Frontage

The proposed shed is positioned within the lower portion of the existing residential property at 3 Sea View Crescent, Orford.

The surrounding streetscape comprises established residential development with varying building setbacks from the street boundaries.

Of particular relevance is the existing dwelling at **2 Sea View Crescent, located directly opposite the proposed shed**, which has a setback from its street boundary comparable to that proposed for the shed.

Although this building is a dwelling rather than a garage or carport, its location provides a relevant streetscape comparison and demonstrates that buildings positioned relatively close to the street boundary already form part of the established residential development pattern.

The subject property is also affected by significant topographical constraints. The existing dwelling is positioned on elevated ground with a finished floor level of approximately RL 29.36, compared with the proposed shed finished floor level of RL 25.90, representing a difference of approximately 3.46 metres.

The site contains substantial changes in ground level and existing retaining walls. Positioning the proposed shed further into the property would necessitate additional excavation, retaining structures and disturbance to the existing landform.

The proposed location allows practical use of the lower portion of the property while providing direct vehicular access from Sea View Crescent.

The shed has a relatively modest floor area of 36.43 m² and incorporates a low-pitched 5° roof and external finishes selected to complement the existing dwelling.

Having regard to:

- The comparable street boundary setback of the existing dwelling at 2 Sea View Crescent;
- The established residential development pattern and varying building setbacks within the street;
- The significant topographical constraints affecting the subject property;
- The reduced excavation and retaining works associated with the proposed location; and
- The modest scale and domestic character of the proposed shed;

it is considered that the proposed frontage setback represents a reasonable response to the physical characteristics of the site and is compatible with the established residential streetscape.

Accordingly, it is submitted that the proposal satisfies the intent of Performance Criterion P2.

2. Clause 8.4.2 P3(a) – Impacts on Adjoining Properties

(i) Reduction in sunlight to a habitable room of a dwelling on an adjoining property

The adjoining property at 1 Sea View Crescent contains an existing residential dwelling.

As identified from the attached LISTmap aerial extract, the existing dwelling is situated approximately **21 metres (±) from the proposed shed**.

The proposed shed has a floor area of 36.43 m², a maximum elevation height of approximately 4.48 metres and a low-pitched 5° roof.

The separation between the proposed shed and the neighbouring dwelling, together with the relatively modest building footprint and single-storey form, substantially reduces the potential for unreasonable overshadowing of habitable-room windows.

Furthermore, the proposed shed has been positioned within the lower portion of the subject property at a finished floor level of RL 25.90, taking advantage of the existing site topography.

Having regard to the separation distance, proposed building scale and existing site conditions, it is considered that the development is unlikely to result in an unreasonable reduction in sunlight to habitable rooms of the adjoining dwelling at 1 Sea View Crescent.

(ii) Overshadowing of private open space of a dwelling on an adjoining property

The proposed shed is located within the lower portion of the subject property and has a relatively modest building footprint.

The existing dwelling at 1 Sea View Crescent is situated approximately 21 metres (±) from the proposed shed, as determined from LISTmap measurements.

The proposed building's low-pitched roof, single-storey form and siting within the existing topography assist in limiting the extent of overshadowing.

Whilst some additional overshadowing of immediately adjoining land may occur, the proposed building is not expected to cause an unreasonable reduction in sunlight to the neighbouring dwelling's principal private open space.

The development is therefore considered unlikely to result in an unreasonable loss of residential amenity through overshadowing of adjoining private open space.

(iii) Overshadowing of an adjoining vacant property

The adjoining property at **1 Sea View Crescent is not vacant**.

As demonstrated by the attached LISTmap aerial extract, the property contains an established residential dwelling.

Accordingly, potential overshadowing impacts upon this property have been considered under items (i) and (ii) above, rather than as impacts upon vacant residential land.

(iv) Visual impacts caused by apparent scale, bulk or proportions

The proposed shed is a single-storey domestic outbuilding with a floor area of approximately 36.43 m² and a low-pitched 5° roof.

The building incorporates light grey James Hardie Matrix cladding and Colorbond Windspray roofing, selected to complement the appearance of the existing residence.

The shed is positioned within the lower portion of the subject property at RL 25.90, compared with the existing dwelling's finished floor level of approximately RL 29.36.

This difference in levels demonstrates that the proposed location responds to the existing topography and assists in reducing the apparent scale of the outbuilding when viewed from the elevated portions of the site.

Furthermore, the existing dwelling at 1 Sea View Crescent is located approximately 21 metres (±) from the proposed shed, providing substantial separation between the buildings.

The relatively modest building footprint, low-pitched roof, complementary external finishes and separation from the neighbouring dwelling assist in reducing the visual prominence of the proposed structure.

While the shed will be visible from portions of the adjoining property, its scale and domestic character are considered appropriate for the surrounding residential environment.

Accordingly, it is submitted that the proposed development will not result in unreasonable visual impacts arising from the apparent scale, bulk or proportions of the building when viewed from the adjoining property.

3. Supporting Information – LISTmap Aerial Imagery

A LISTmap aerial extract has been provided to illustrate the relationship between the subject property at 3 Sea View Crescent and the adjoining residential property at 1 Sea View Crescent.

The aerial extract confirms that the adjoining property contains an existing dwelling and is not vacant.

Measurements obtained using LISTmap indicate that the existing dwelling at 1 Sea View Crescent is situated approximately 21 metres (±) from the proposed shed.

The existing dwelling at 2 Sea View Crescent, directly opposite the proposed shed, has also been identified as a relevant streetscape comparison due to its similarly reduced setback from the street boundary.

These existing development characteristics provide useful context for Council's assessment of the proposed frontage setback and potential impacts upon adjoining residential amenity.

4. Conclusion

The proposed shed represents a practical and reasonable response to the existing physical characteristics of the property.

Its location within the lower portion of the site provides suitable vehicular access while avoiding additional excavation and retaining structures that would otherwise be necessary if the building were positioned further into the property.

The existing dwelling at 2 Sea View Crescent provides a relevant example of a building with a comparable street boundary setback, supporting the compatibility of the proposed shed with the established streetscape.

Furthermore, the relatively modest scale of the proposed shed, its low-pitched roof, complementary external finishes and approximately 21 metre separation from the existing dwelling at 1 Sea View Crescent assist in limiting potential overshadowing and visual impacts on adjoining residential properties.

Having regard to these considerations, it is submitted that the proposed development represents an appropriate response to the site's topographical constraints and is capable of satisfying Performance Criteria P2 and P3(a) of Clause 8.4.2 of the Tasmanian Planning Scheme – Glamorgan Spring Bay.

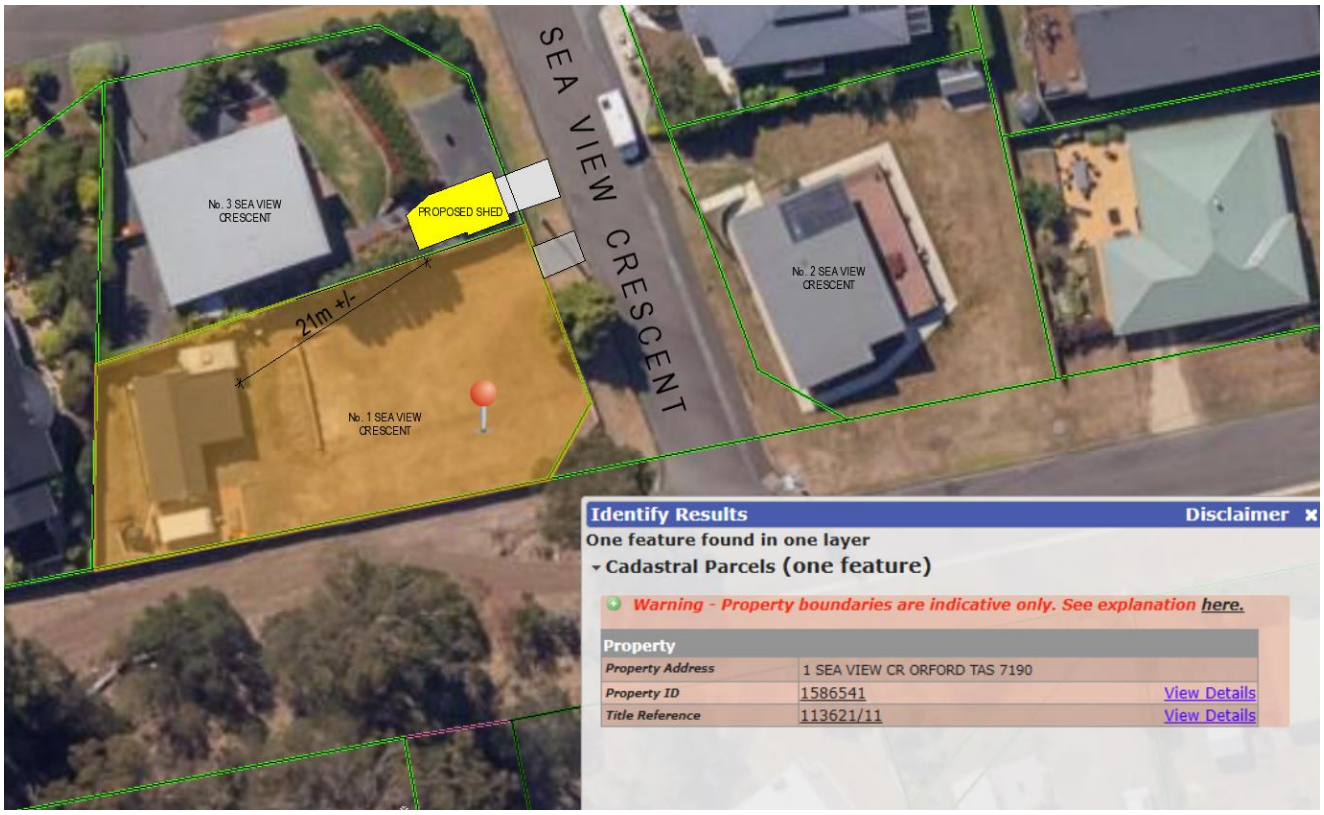
We trust the above information adequately addresses Council's request and assists in progressing the development application.

Sincerely,

Belinda Weston & Mark Day
DUO DESIGN

Supporting attachments:

1. Drawing 01 – Proposed Site Plan
2. Drawing 02 – Proposed Shed Plan and Elevations
3. LISTmap Aerial View Extract below – Subject Property and Adjoining Residential Developments



EXISTING RESIDENCE

Lower Floor Level
RL:29.36

ORG
Top RL:29.28

DECK
Timber
RL:32.00

Path

Conc.

B of F RL:35.23

COMPILED BOUNDARY 252°22'00" 40.00m

COMPILED BOUNDARY 78°59'00" 25.00m

Grass

Graden

Nature Strip

Bitumen Road

SEA VIEW CRESCENT

28

27

26

25

30

29

31

S.I.O.
3,322

SW1.O

Connect DP
to SW

370

670

120

EX DN 100 SW

857

537

237

PROPOSED SHED

FFL: 25.90

200

21/18 SD

09/18 F over

8,260

8,500

6,025

6.342

2,450

996.7

36/34 RD

702

SLC

SWLC

4,600

Proposed Driveway

1,000

450

1,234 nom

2,900

1,402

Block Retaining Wall

COMPILED BOUNDARY 119°29'00" 9.12m

COMPILED BOUNDARY 160°00'00" 14.00m

Gate

1.2m fence

Power Pole

Comm Pit

NEW CROSSOVER SHALL REFER TO
STANDARD DRAWING -
URBAN ROADS DRIVEWAYS TSD-R09-v3

Back of kerb

Edge of bitumen

Stormwater Manhole
Top RL:26.15
In Inv RL:24.59

Stormwater Manhole
Top RL:26.46

SEA VIEW CRESCENT

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Mark day

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Email :
duodesign@bigpond.com

REV :	
4/11/26	Tasnetwork Dimensions

JOB : PROPOSED SHED

AT : 3 SEAVIEW CRESCENT
ORFORD TAS 7190

FOR : DALE & ANITA
ROBERTSON

DRAWING TITLE :

**PROPOSED
SITE PLAN**

DRAWN:	DATE:	DWG NO. :
MJD	21.9.2026	01
SCALE:A3 1:100	ISSUE: DA	

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