# 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:** **7 Sheoak Court, Coles Bay**
**CT 143490/22**

**PROPOSAL:** **Dwelling & 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 25 November 2026.

| | |
|---|---|
| APPLICANT: | **Michael David Clifford Mdc Design & Drafting** |
| DATE: | **02/11/2026** |
| APPLICATION NO: | **DA 2026 / 00192** |

GLAMORGAN SPRING BAY COUNCIL

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: | Michael Clifford | | |
| Contact person: (if different from applicant) | | | |
| Address: | PO Box 129 | | |
| Suburb: | George Town | Post Code: | 7253 |
| Email: | mdc.designs@icloud.com | Phone: / Mobile: | 0427955957 |

*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: | 7 Sheoak Ct | | |
| Suburb: | Coles Bay TAS | Post Code: | 7215 |
| Size of site: ($m^2$ or Ha) | 1009$m^2$ | | |
| Certificate of Title(s): | 143490 / 22 | | |
| Current use of site: | Vacant Land | | |

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| **General Application Details** *Complete for All Applications* | |
|---|---|
| Description of proposed use or development: | New Dwelling and Shed |
| Estimated value of works: (design & construction)<br>The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST.<br>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 | N/A |
| 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: | 15.09.2026 |

## 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:

- [x] 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;
- [x] 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
- [x] 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;
- [x] 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;
- [x] 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*

SEARCH OF TORRENS TITLE

| VOLUME | FOLIO |
|---|---|
| 143490 | 22 |
| EDITION | DATE OF ISSUE |
| 5 | 30-May-2026 |

SEARCH DATE : 15-Sept-2026
SEARCH TIME : 10.31 am

## DESCRIPTION OF LAND

Parish of MEREDITH Land District of GLAMORGAN
Lot 22 on Sealed Plan 143490
Derivation : Part of 655 acres Gtd. to S. W. Roberts and Johnson Sinclair
Prior CT 139308/104

## SCHEDULE 1

N118090 TRANSFER to GERALD STEVEN ROHDE Registered 30-May-2026 at 12.01 pm

## SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 143490 COVENANTS in Schedule of Easements
SP 107890 SP 139308 & SP 143490 FENCING COVENANT in Schedule of Easements
SP 6472 FENCING PROVISION in Schedule of Easements

## UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER COOROOLINA PTY. LTD.

FOLIO REFERENCE C.T.139308-104

GRANTEE PART OF 655 ACRES GRANTED TO SAMUEL WELLS ROBERTS AND JOHNSON SINCLAIR.

## PLAN OF SURVEY

BY SURVEYOR B.R.WOOLCOTT

LOCATION

LAND DISTRICT OF GLAMORGAN
PARISH OF MEREDITH

G. J. WALKEM & CO.

SCALE 1:2000 LENGTHS IN METRES

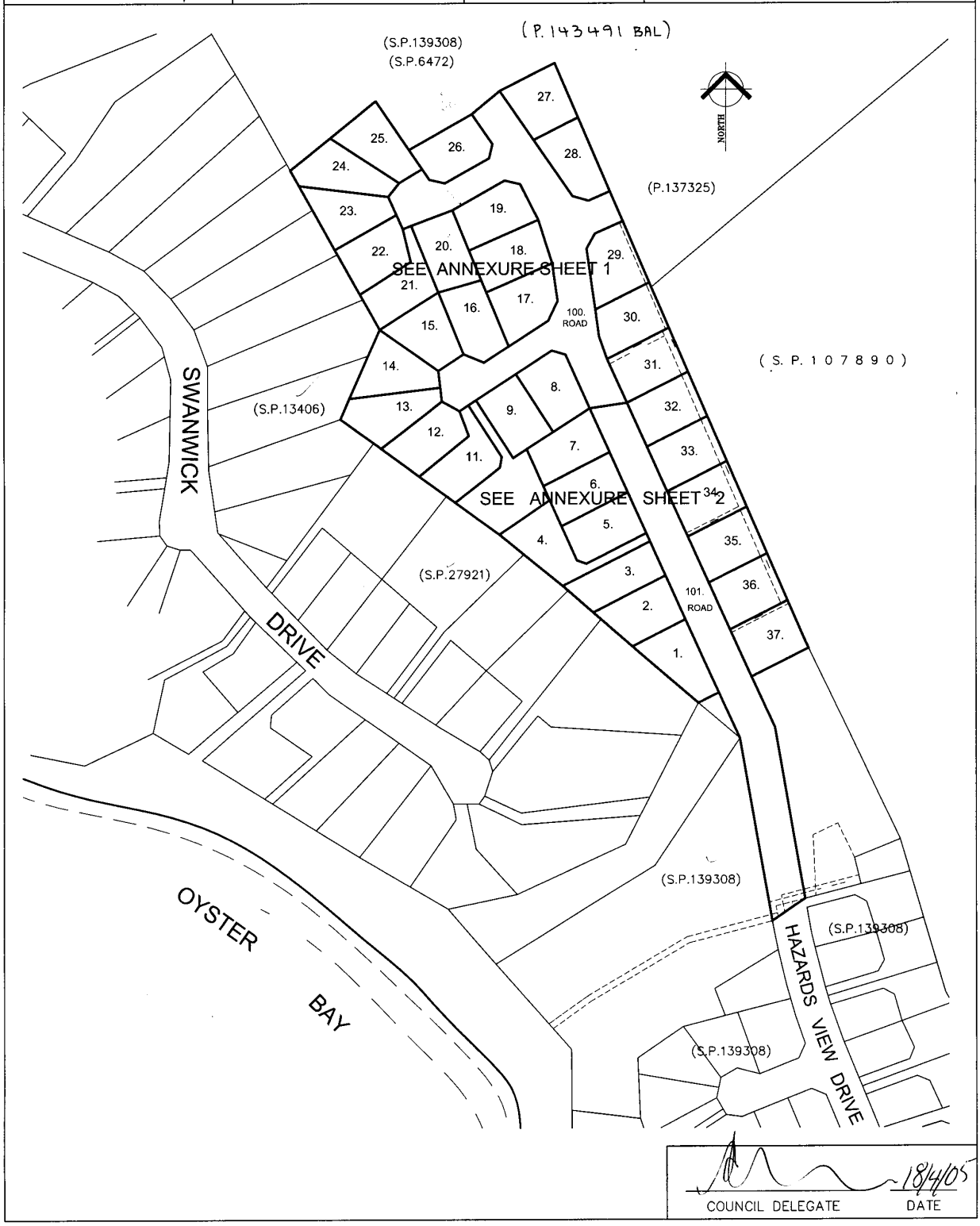
REGISTERED NUMBER

**SP143490**

APPROVED
EFFECTIVE FROM 22 APR 2005

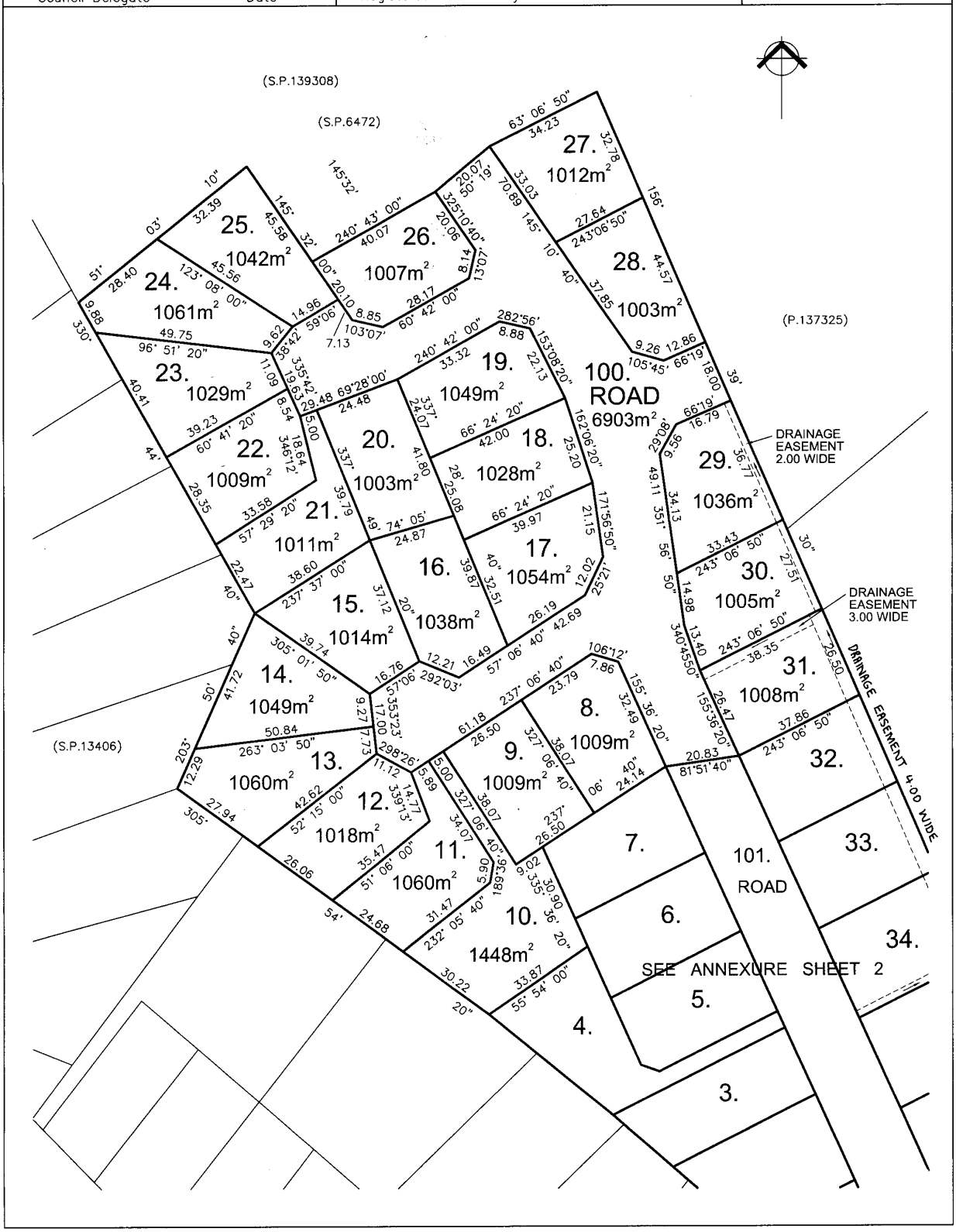
Alice Kanva
Recorder of Titles

| MAPSHEET MUNICIPAL CODE No 112 (6033-11,21) | LAST UPI No FPB21 | LAST PLAN No P.137325 | ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN |
|---|---|---|---|

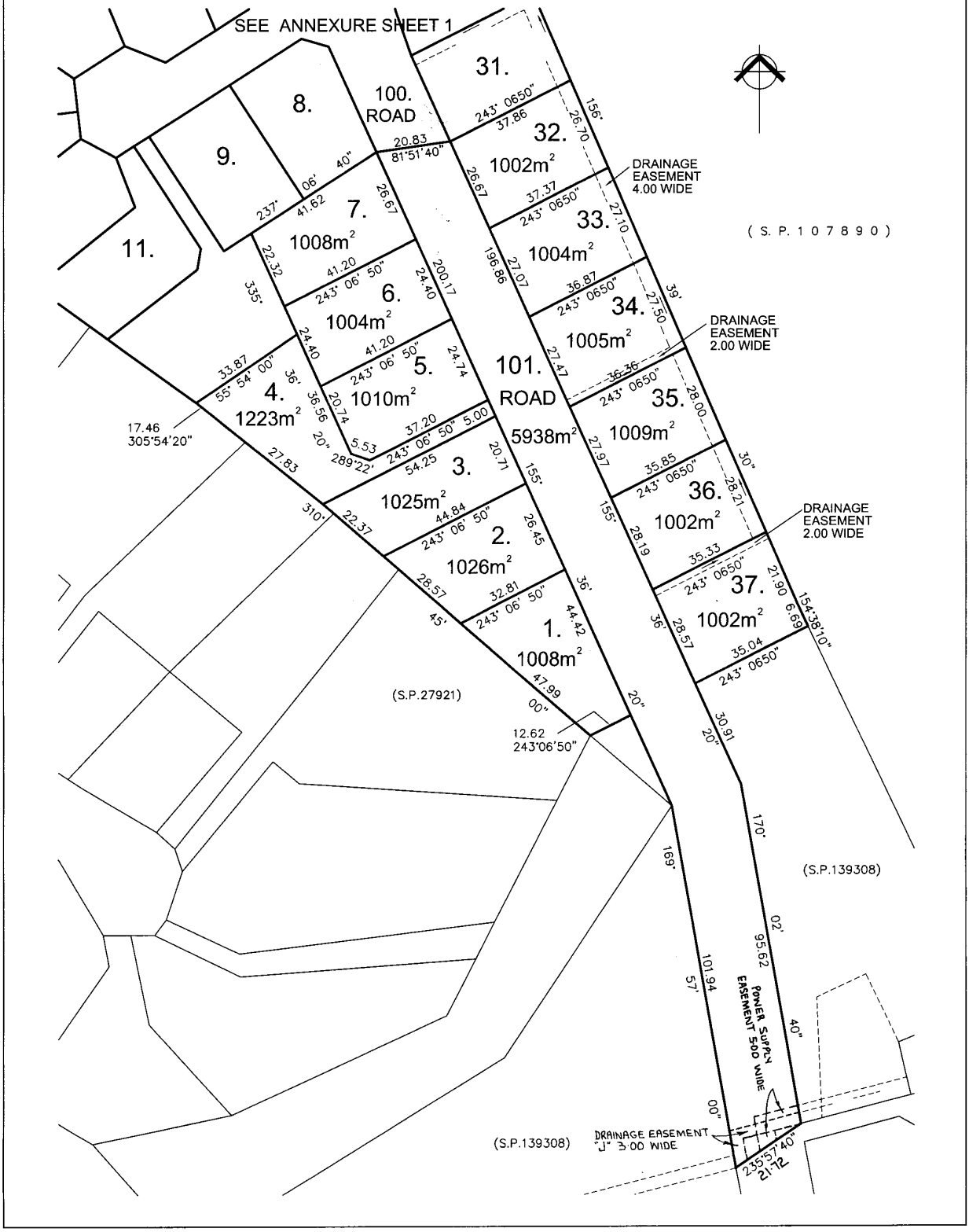



18/4/05
COUNCIL DELEGATE DATE

| PLAN OF SURVEY<br>ANNEXURE SHEET<br>SHEET 1 OF 2 SHEETS | OWNER COOROOLINA PTY. LTD.<br>FOLIO REFERENCE C.T.139308-104<br>SCALE 1:1000 LENGTH IN METRES | Registered Number<br>SP 143490 |
|---|---|---|
| SIGNED FOR IDENTIFICATION PURPOSES<br>Council Delegate 18/4/05 Date | THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN> THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET<br>Registered Land Surveyor 15.4.05 Date | APPROVED<br>EFFECTIVE FROM .....<br>Recorder of Titles |



| PLAN OF SURVEY<br>ANNEXURE SHEET<br>SHEET 2 OF 2 SHEETS | OWNER COOROOLINA PTY. LTD.<br>FOLIO REFERENCE C.T.139308-104<br>SCALE 1:1000 LENGTH IN METRES | Registered Number<br>SP143490 |
|---|---|---|
| SIGNED FOR IDENTIFICATION PURPOSES<br>Council Delegate 18/4/05 Date | THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN> THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET<br>Registered Land Surveyor 15.6.05 Date | APPROVED<br>EFFECTIVE FROM .....<br>Recorder of Titles |



| SCHEDULE OF EASEMENTS | Registered Number |
|---|---|
| NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED. | SP 143490 |



## 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

1. The owner of each Lot on the Plan ~~(except the balance land)~~ covenants with the Vendor (Cooroolina Pty. Ltd.) to the intent that the burden of this covenant shall run with and bind the covenantor's Lot and every part thereof and that the benefit may be annexed to and devolve with each and every other part of every other Lot shown on the Plan to observe the following stipulations:

   (a) That there shall not be erected on such Lot any buildings other than a private dwelling house and the buildings usually appurtenant thereto.

   (b) That there shall not be erected on such Lot any dwelling house of a size less than 100 square metres exclusive of outbuildings.

   (c) Not to permit or allow any building (dwelling or otherwise) to be erected on the premises having outer walls made of second-hand or used materials.

   (d) That there shall not be erected on such Lot or attached to any dwelling house or any outbuilding any advertisement hoarding bill or poster or any similar erection (except any notice or advertisement in the usual form for the sale or letting of such Lot or any building erected thereon).

   (e) Not to keep or allow to be kept on such Lot any greyhounds or poultry or any other animals for commercial purposes.

   (f) Not to permit or allow any engine or machinery worked or driven by steam, gas, electric or other mechanical power and used for any trade operation to be erected, affixed or placed on any part of such Lot.

(USE ANNEXURE PAGES FOR CONTINUATION)

| | |
|---|---|
| SUBDIVIDER: Cooroolina Pty. Ltd.<br>FOLIO REF: C.T. 139308-104<br>SOLICITOR & REFERENCE: Douglas & Collins (G.W. Arnott) | PLAN SEALED BY: Glamorgan Spring Bay Council<br>DATE: 18/3/05<br>SU03007<br>REF NO.<br>Council Delegate |

**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.

| ANNEXURE TO SCHEDULE OF EASEMENTS<br>PAGE 2 OF 5 PAGES | Registered Number<br>SP 143490 |
|---|---|
| SUBDIVIDER: Cooroolina Pty. Ltd.<br>FOLIO REFERENCE: C.T. 139308-104 | |

(g) Not to carry or permit to be carried on on such Lot or any part thereof any trade or business which may or become a public nuisance or private annoyance nor any noxious trade or business whatsoever.

(h) Not to construct any "A Frame" style of building (for dwelling or otherwise).

(i) Not to allow any caravan to be parked upon the Lot or any part thereof for any continuous period of 4 weeks or for any period greater than 6 weeks in any 12 month period.

(j) Not to place or permit to be placed on such Lot or any part thereof any dwelling that was first constructed or erected on any other land without first ensuring that such dwelling has a new outer wall and roof as soon as practicable after its placement on the Lot.

(k) Not to allow or permit any dwelling, house or other building constructed upon the property to be of any colour or colour scheme that does not tone in with the landscape setting and general character of the area.

(l) Not to construct any dwelling of multiple storeys that has as part of the dwelling a storey that is greater than 80% in area of its main storey.

(m) Not to allow or permit any dwelling house or other building constructed upon the Lot to have any external unpainted reflective surfaces.

~~"Balance land" means that portion of Certificate of Title Volume 139308 Folio 104 which is not comprised in any of Lots 1-37 shown on the Plan.~~

FENCING COVENANT

The owner of each Lot on the Plan covenants with the Vendor (Cooroolina Pty. Ltd.) that the Vendor shall not be required to fence.

EASEMENTS

Lot 100 and the Council are together with a right of drainage over those parts of Lot 31 marked "Drainage Easement 3.00 wide" and "Drainage Easement 4.00 wide" shown on the Plan.

Lot ~~200~~ 101 and the Council are together with a right of drainage over those parts of Lots 34 and 37 marked "Drainage Easement 2.00 wide" shown on the Plan

Lot ~~200~~ 101 and the Council are together with a right of drainage over those parts of Lots 31, 32, 33, 34, 35, and 36 marked "Drainage Easement 4.00 wide" shown on the Plan.

**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.

| ANNEXURE TO SCHEDULE OF EASEMENTS<br>PAGE 3 OF 5 PAGES | Registered Number<br>SP 143490 |
|---|---|
| SUBDIVIDER: Cooroolina Pty. Ltd.<br>FOLIO REFERENCE: C.T. 139308-104 | |

Lot 29 is subject to a right of drainage (appurtenant to Lots 30, 31, 32, 33, 34, 35, 36, 37, 100 and ~~200~~ 101) over the area marked "Drainage Easement 2.00 wide" shown on the Plan.

Lot 30 is together with a right of drainage over that part of Lot 29 marked "Drainage Easement 2.00 wide" shown on the Plan.

Lot 30 is subject to a right of drainage (appurtenant to Lots 31, 32, 33, 34, 35, 36, 37, 100 and ~~200~~ 101) over the area marked "Drainage Easement 2.00 wide" shown on the Plan.

Lot 31 is together with a right of drainage over those parts of Lots 29 and 30 marked "Drainage Easement 2.00 wide" shown on the Plan.

Lot 31 is subject to a right of drainage (appurtenant to Lots 32, 33, 34, 35, 36, 37, 100 and ~~200~~ 101) over the area marked "Drainage Easement 4.00 wide" shown on the Plan.

Lot 31 is subject to a right of drainage (appurtenant to Lot 100 and the Council) over that area marked "Drainage Easement 3.00 wide" shown on the Plan.

Lot 32 is together with a right of drainage over those parts of Lots 29 and 30 marked "Drainage Easement 2.00 wide" shown on the Plan.

Lot 32 is together with a right of drainage over that part of Lot 31 marked "Drainage Easement 4.00 wide" shown on the Plan.

Lot 32 is subject to a right of drainage (appurtenant to Lots ~~31~~, 33, 34, 35, 36 and 37 and lot 101) over the area marked "Drainage Easement 4.00 wide" shown on the Plan.

Lot 33 is together with a right of drainage over those parts of to Lots 31 and 32 marked "Drainage Easement 4.00 wide" shown on the Plan.

Lot 33 is subject to a right of drainage (appurtenant to Lots ~~31~~, ~~32~~, 34, 35, 36 and 37 and lot 101) over the area marked "Drainage Easement 4.00 wide" shown on the Plan.

Lot 33 is together with a right of drainage over those parts of Lots 29 and 30 marked "Drainage Easement 2.00 wide" shown on the Plan.

Lot 34 is together with a right of drainage over those parts of Lots 31, 32, and 33 marked "Drainage Easement 4.00 wide" shown on the Plan.

Lot 34 is subject to a right of drainage (appurtenant to Lots ~~31~~, ~~32~~, ~~33~~, 35, 36 and 37 and lot 101) over the area marked "Drainage Easement 4.00 wide" shown on the Plan.

**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.

| ANNEXURE TO SCHEDULE OF EASEMENTS<br>PAGE 4 OF 5 PAGES | Registered Number<br>SP 143490 |
|---|---|
| SUBDIVIDER: Cooroolina Pty. Ltd.<br>FOLIO REFERENCE: C.T. 139308-104 | |

Lot 34 is subject to a right of drainage (appurtenant to Lot ~~200~~ 101 and the Council) over the area marked "Drainage Easement 2.00 wide".

Lot 34 is together with a right of drainage over those parts of Lots 29 and 30 marked "Drainage Easement 2.00 wide" shown on the Plan.

Lot 35 is together with a right of drainage over those parts of Lots 31, 32, 33 and 34 marked "Drainage Easement 4.00 wide" shown on the Plan.

Lot 35 is subject to a right of drainage (appurtenant to Lots ~~31~~, ~~32~~, ~~33~~, ~~34~~, 36 and 37 and lot 101) over the area marked "Drainage Easement 4.00 wide" shown on the Plan.

Lot 35 is together with a right of drainage over those parts of Lots 29 and 30 marked "Drainage Easement 2.00 wide" shown on the Plan.

Lot 36 is together with a right of drainage over those parts of Lots 31, 32, 33, 34, 35 ~~and 37~~ marked "Drainage Easement 4.00 wide" shown on the Plan.

Lot 36 is subject to a right of drainage (appurtenant to Lots ~~31~~, ~~32~~, ~~33~~, ~~34~~, ~~35~~ and 37 and lot 101) over the area marked "Drainage Easement 4.00 wide" shown on the Plan.

Lot 36 is together with a right of drainage over those parts of Lots 29 and 30 marked "Drainage Easement 2.00 wide" shown on the Plan.

Lot 37 is subject to a right of drainage (appurtenant to Lot ~~200~~ 101 and the Council) over the area marked "Drainage Easement 2.00 wide".

Lot 37 is together with a right of drainage over those parts of Lots 31, 32, 33, 34, 35 and 36 marked "Drainage Easement 4.00 wide" shown on the Plan.

Lot 37 is together with a right of drainage over those parts of Lots 29 and 30 marked "Drainage Easement 2.00 wide" shown on the Plan.

"Council" means the Glamorgan Spring Bay Council.

**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.

| ANNEXURE TO SCHEDULE OF EASEMENTS<br>PAGE 5 OF 5 PAGES | Registered Number<br>SP 143490 |
|---|---|
| SUBDIVIDER: Cooroolina Pty. Ltd.<br>FOLIO REFERENCE: C.T. 139308-104 | |

EXECUTED by COOROOLINA PTY LTD (the registered proprietor of Certificate of Title Volume 139308 Folio 104 by its attorney GEOFFREY WILLIAM ARNOTT pursuant to Power of Attorney Registered Number 72/6549 (and the said Geoffrey William Arnott declares that he has received no notice of revocation of the said Power) in the presence of:

Witness
Full name Debbie Maree Gullidge
Address 9-13 George Street, Launceston
Occupation Law Clerk

## EASEMENT

Lot 101 on the plan is subject to a Power Supply Easement (appurtenant to Lots 29 to 50 inclusive Lots 103 and 300 on Sealed Plan No.139308) over the Power Supply Easement 5.00 wide shown on the plan.

## DEFINITION

In this Schedule of Easements "Power Supply Easement" means the right to erect any pole or line of poles for the suspension thereon and or lay on or below the surface within the area marked — — — — — Power Supply Easement 5.00 Wide — — on the Plan any cable, wire conductor or apparatus for the transmission or distribution of electrical energy including the right to enter into and upon the said easement for the purpose of inspecting, cleaning, repairing, maintaining, removing or renewing the same and to carry out all necessary work thereon causing as little damage as possible and making good all damage done under or caused thereby.

Lot 101 is subject to a Right of Drainage (appurtenant to Lots 29 to 40 inclusive on Sealed Plan No.139308 and the council) over the that portion of the Drainage Easement "J" 3.00 wide shown on the Plan.

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.

# SITE INFORMATION

| | | |
|---|---|---|
| LAND TITLE REFERENCE: | VOLUME 143490 FOLIO 22 | |
| WIND CLACIFICATION: | TBA | SITE CLASSIFICATION TO AS 4055-2012 (refer to report by GeoTon) |
| SOIL CLASSIFICATION: | TBA | SITE CLASSIFICATION TO AS 2870-2011 (refer to report by GeoTon) |
| CLIMATE ZONE: | 7 | |
| BAL LEVEL: | N/A | |
| ALPINE AREA: | N/A | |
| CORROSION ENVIRONMENT: | LOW | |
| OTHER HAZARDS: | N/A | |
| SITE AREA: | 1009m² | |
| PROPOSED FLOOR AREA: | 142m² | |
| PROPOSED VERANDAH: | 67.6m² | |

## DRAWING SCHEDULE


| | |
|---|---|
| A 01 | COVER SHEET |
| A 02 | SITE PLAN |
| A 03 | FLOOR PLAN |
| A 04 | ELEVATIONS |
| A 05 | SHED DETAILS |
| A 06 | SHADOW PLANS |






| ISSUE | DESCRIPTION | DATE | AUTH |
|---|---|---|---|
| A | Preliminary | 07.08.26 | MC |
| B | Preliminary | 26.08.26 | MC |
| C | Development Application | 04.11.26 | MC |

PROJECT: NEW CLASS 1a RESIDENCE

SITE: 7 SHEOAK CT COLES BAY RAS 7215

FOR: GERRY ROHDE


MDC DESIGN & drafting

LICENCE NUMBER: CC7219

PO BOX 129 GEORGE TOWN TAS 7253

TELEPHONE: 0427655957

mdc.designs@icloud.com


DATE:

DRAWN: MC

CHK: MC

SCALE: 1 : 100

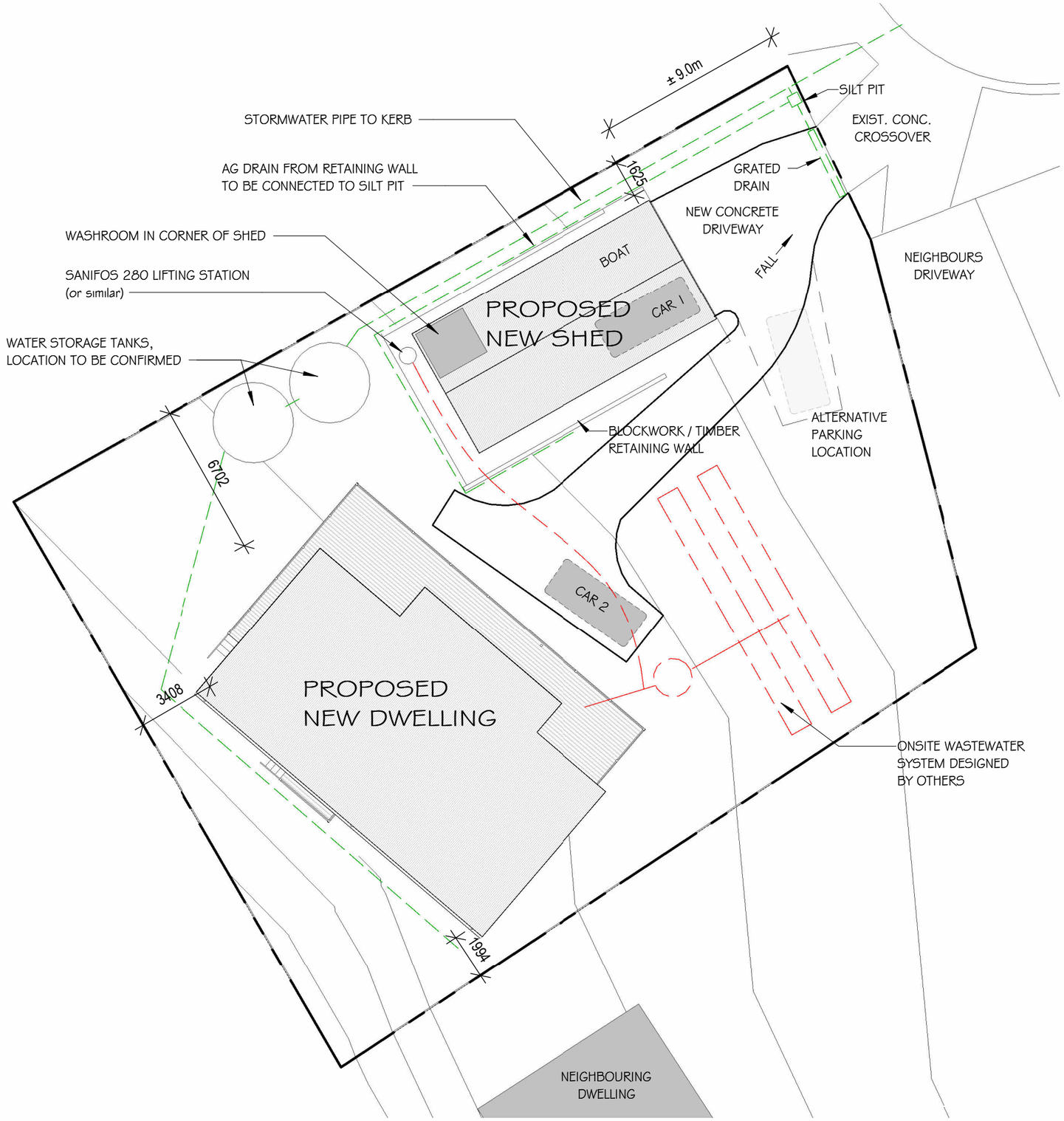
DRAWING TITLE: COVER SHEET

PROJECT No. 2610 CD A01

01 OF 6

A3 ORIGINAL

ISSUE: C




| ISSUE | DESCRIPTION | DATE | AUTH |
|---|---|---|---|
| A | Preliminary | 07.08.26 | MC |
| B | Preliminary | 26.08.26 | MC |
| C | Development Application | 04.11.26 | MC |

PROJECT: NEW CLASS 1a RESIDENCE

SITE: 7 SHEOAK CT COLES BAY RAS 7215

FOR: GERRY ROHDE

MDC DESIGN & drafting
LICENCE NUMBER: CC7219
PO BOX 129 GEORGE TOWN TAS 7253
TELEPHONE: 0427655957
mdc.designs@icloud.com

DATE:
DRAWN: MC
CHK: MC
SCALE: 1 : 200

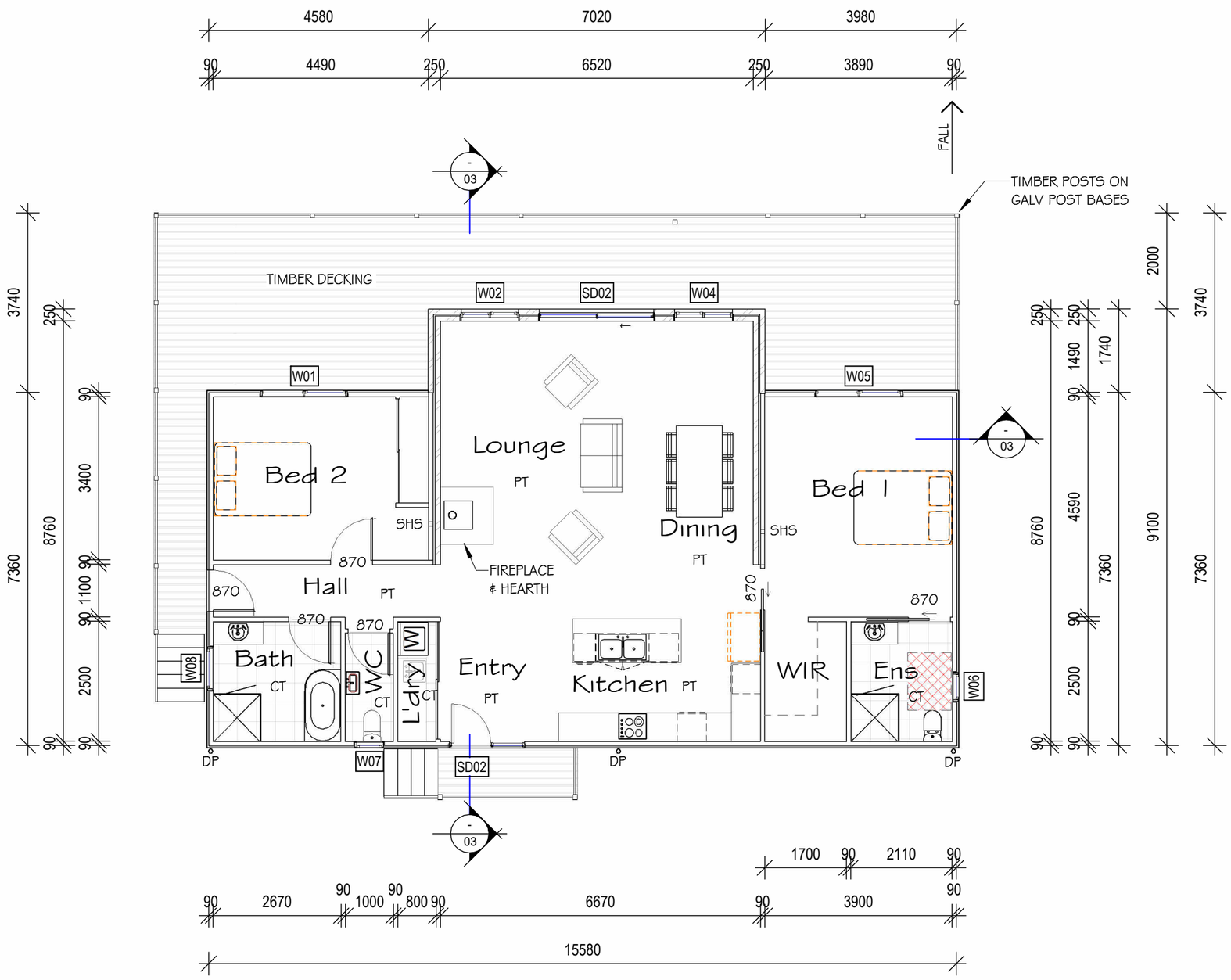
DRAWING TITLE: SITE PLAN

PROJECT No. 2610 CD A02

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A3 ORIGINAL

ISSUE: C




| ISSUE | DESCRIPTION | DATE | AUTH |
|---|---|---|---|
| A | Preliminary | 07.08.26 | MC |
| B | Preliminary | 26.08.26 | MC |
| C | Development Application | 04.11.26 | MC |

PROJECT: NEW CLASS 1a RESIDENCE

SITE: 7 SHEOAK CT COLES BAY RAS 7215

FOR: GERRY ROHDE

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DATE:
DRAWN: MC
CHK: MC
SCALE: 1 : 100

DRAWING TITLE: FLOOR PLAN

PROJECT No. 2610 CD A03

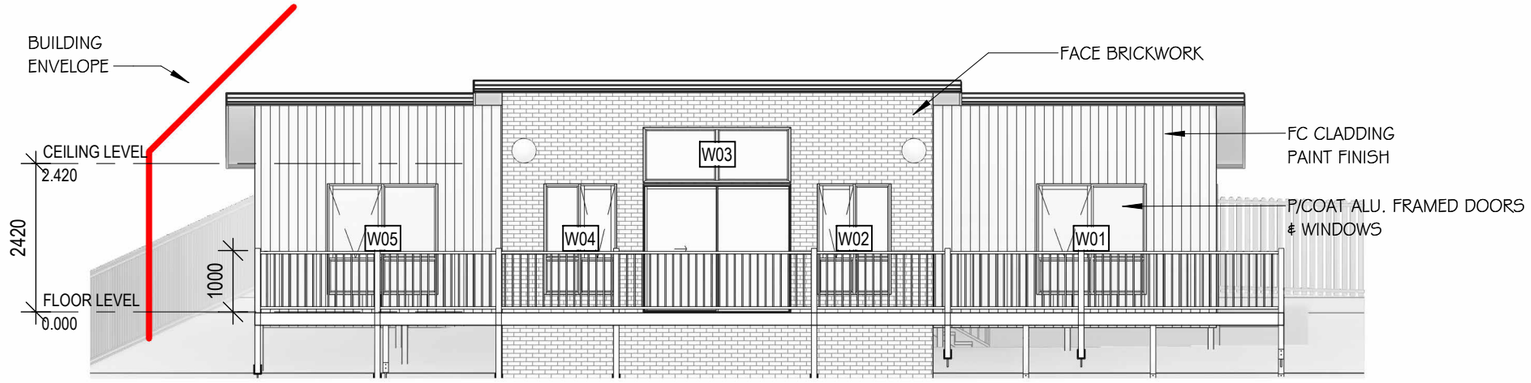
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A3 ORIGINAL

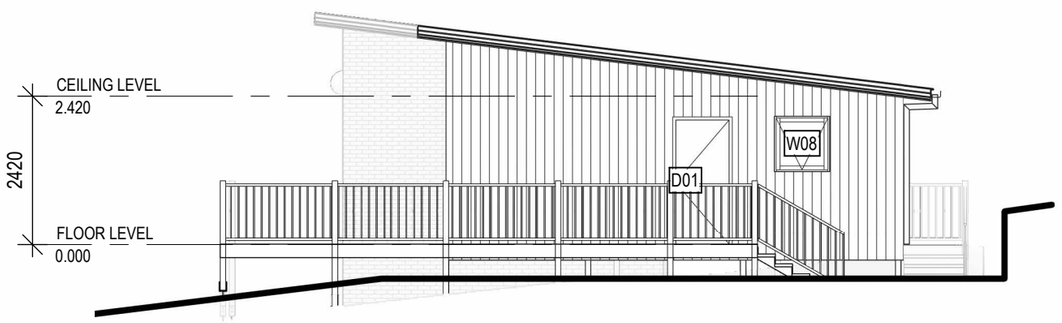
ISSUE: C



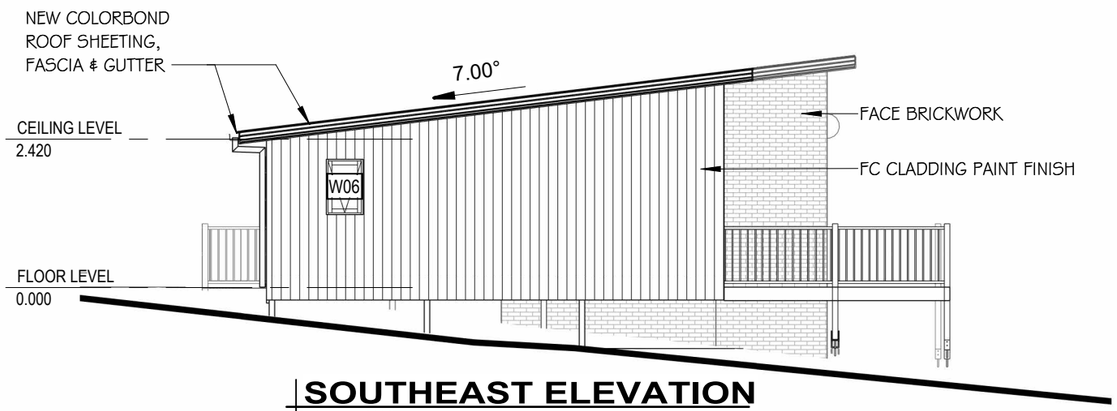

## SOUTHWEST ELEVATION
1 : 100




## NORTEAST ELEVATION
1 : 100




## NORTHWEST ELEVATION
1 : 100




## SOUTHEAST ELEVATION
1 : 100

| ISSUE | DESCRIPTION | DATE | AUTH |
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PROJECT: NEW CLASS 1a RESIDENCE

SITE: 7 SHEOAK CT COLES BAY RAS 7215

FOR: GERRY ROHDE

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DATE:
DRAWN: MC
CHK: MC
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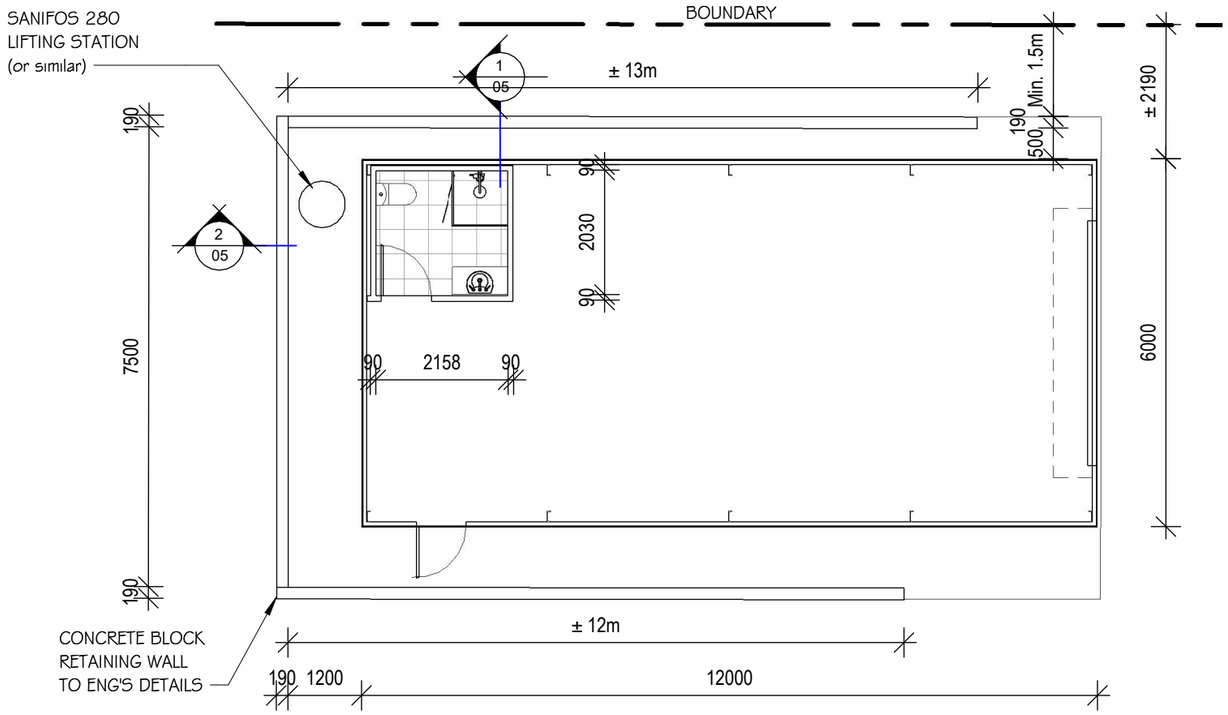
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PROJECT No. 2610 CD A04

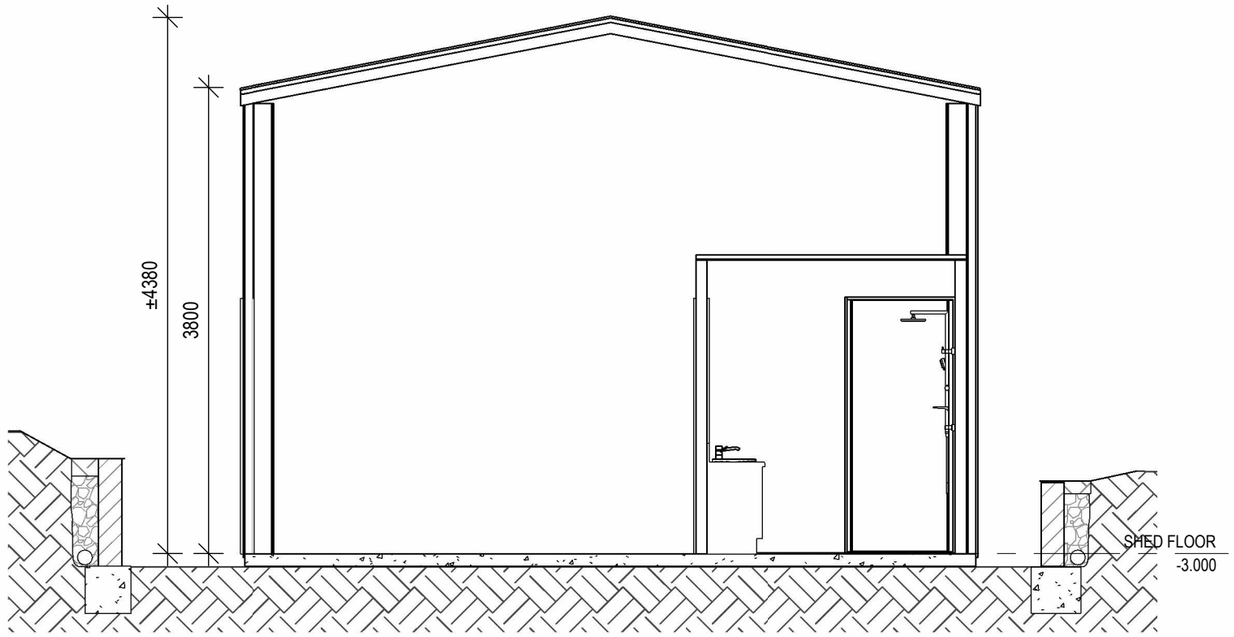
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A3 ORIGINAL

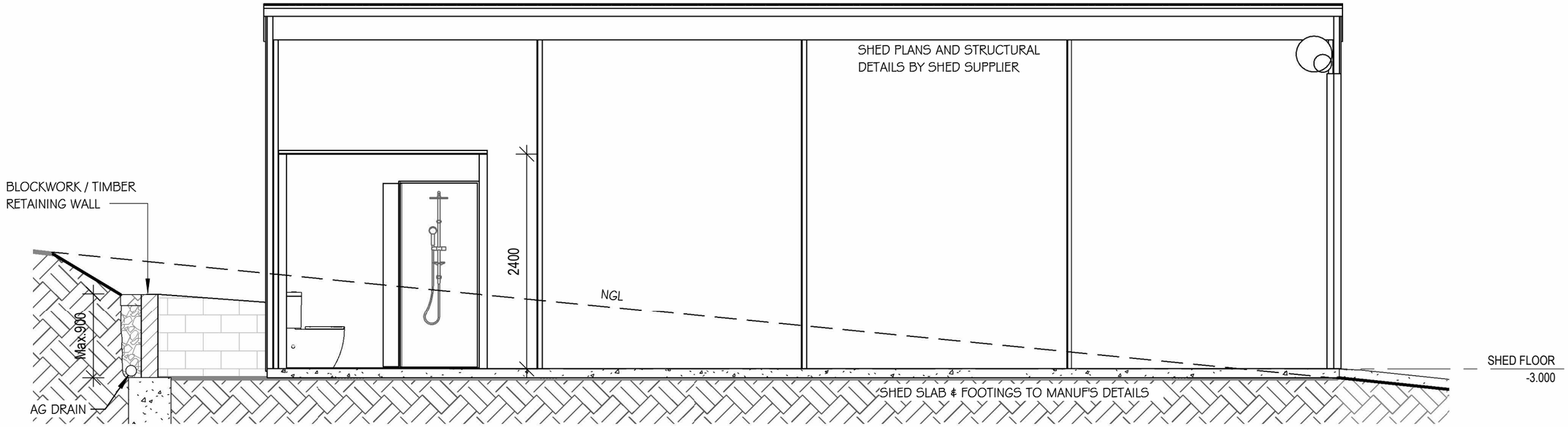
ISSUE: C




## SHED FLOOR PLAN
1 : 100




## SHED SECTION 2
1 : 50




## SHED SECTION 1
1 : 50

| ISSUE | DESCRIPTION | DATE | AUTH |
|---|---|---|---|
| C | Development Application | 04.11.26 | MC |

PROJECT: NEW CLASS 1a RESIDENCE
SITE: 7 SHEOAK CT COLES BAY RAS 7215
FOR: GERRY ROHDE

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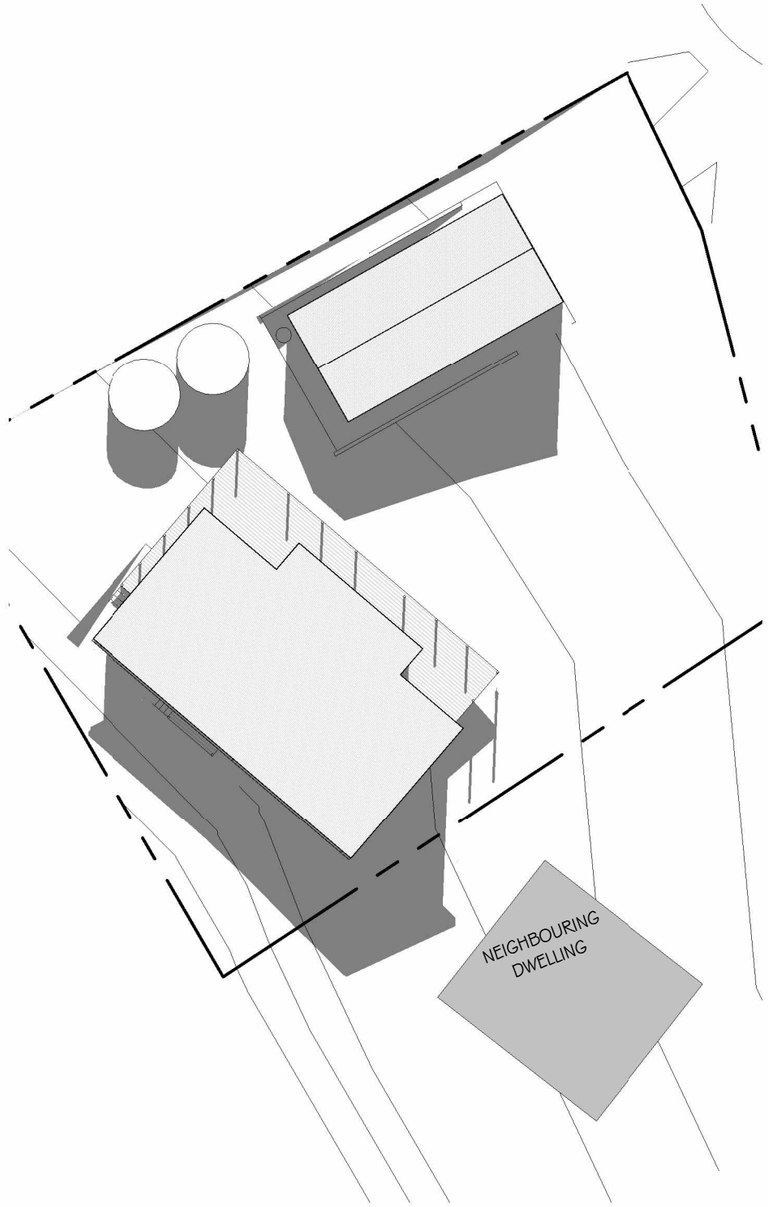
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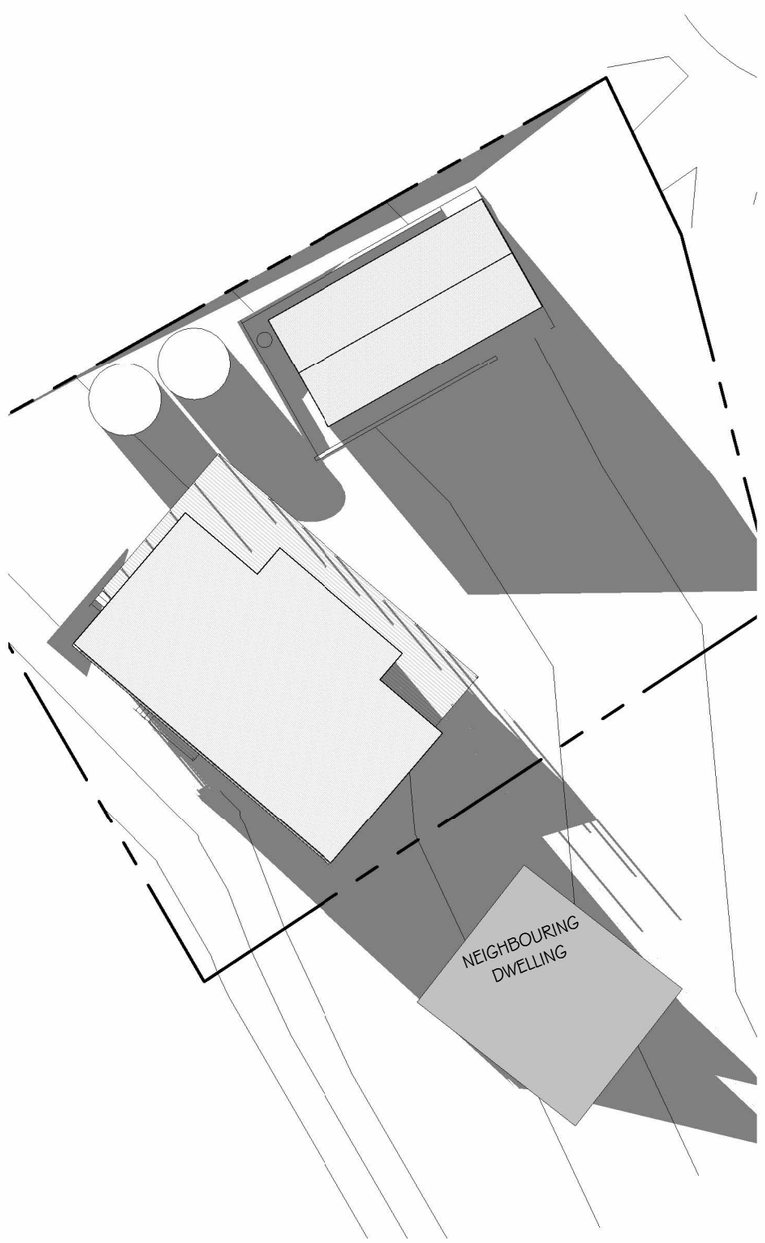
PROJECT No. 2610 CD A05
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A3 ORIGINAL
ISSUE: C




**Shadow Plan 9am**
NTS




**Shadow Plan 12pm**
NTS




**Shadow Plan 3pm**
NTS

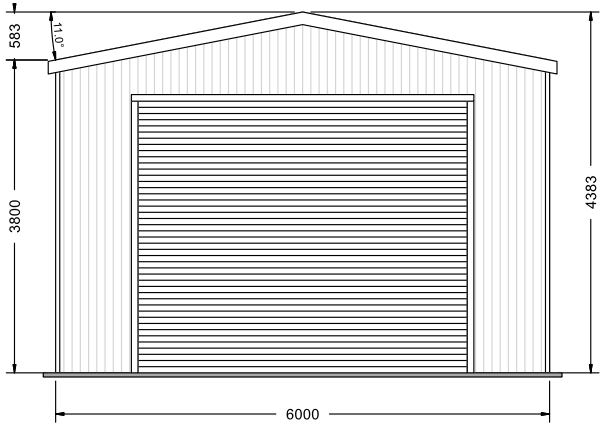
| ISSUE | DESCRIPTION | DATE | AUTH |
|---|---|---|---|
| B | Preliminary | 26.08.26 | MC |
| C | Development Application | 04.11.26 | MC |

PROJECT: NEW CLASS 1a RESIDENCE
SITE: 7 SHEOAK CT COLES BAY RAS 7215
FOR: GERRY ROHDE

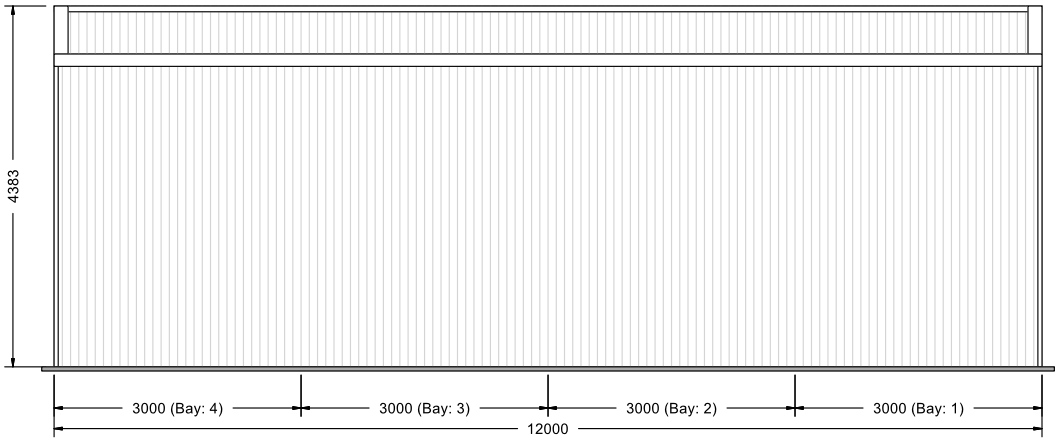
MDC DESIGN & drafting
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TELEPHONE: 0427655957
mdc.designs@icloud.com

DATE:
DRAWN: MC
CHK: MC
SCALE: NTS

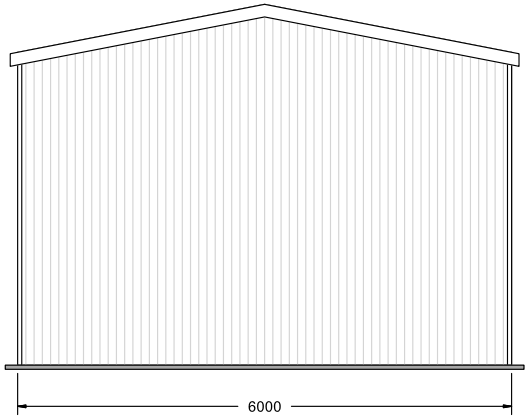
DRAWING TITLE: SHADOW PLANS
PROJECT No. 2610 CD A06
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A3 ORIGINAL
ISSUE: C



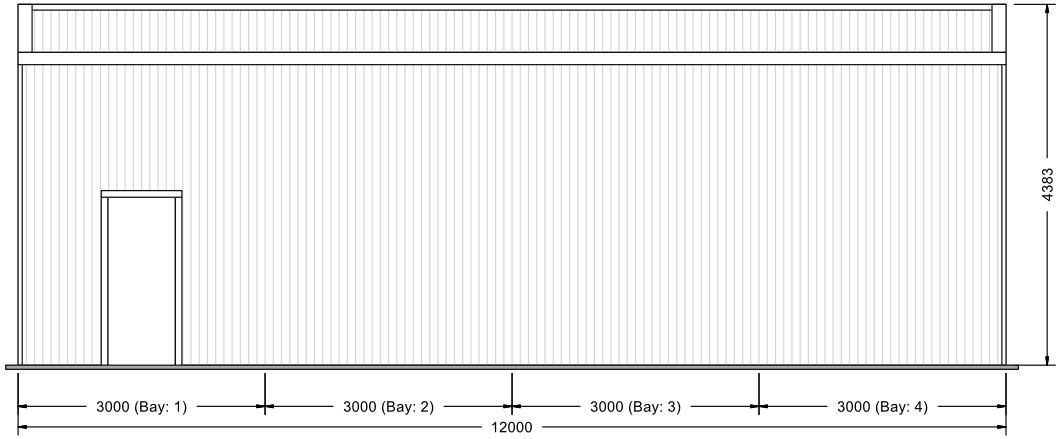

FRONT ELEVATION




LEFT ELEVATION




REAR ELEVATION




RIGHT ELEVATION

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Email: sales@eurekagarages.com.au

Customer Name:
Site Address:
Phone:
Email:

Job Number:
Drawing Title: Elevations
Scale: 1:89.749
Date :15-04-2026 11:24:46