

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval under the Land Use Planning and Approvals Act 1993, for the following development(s):

NUMBER:	DA 115 / 2025
ADDRESS:	74 Blowhole Road, Eaglehawk Neck (CT 214880/3)
DESCRIPTION:	Residential – Construction of a Dwelling

All plans and documents submitted with the application can be inspected at the Tasman Council Office, Monday to Friday from 8:30am to 4:30pm. In addition to the statutory requirements, some documents, relevant to the assessment of the application are available on the council website by following this link:

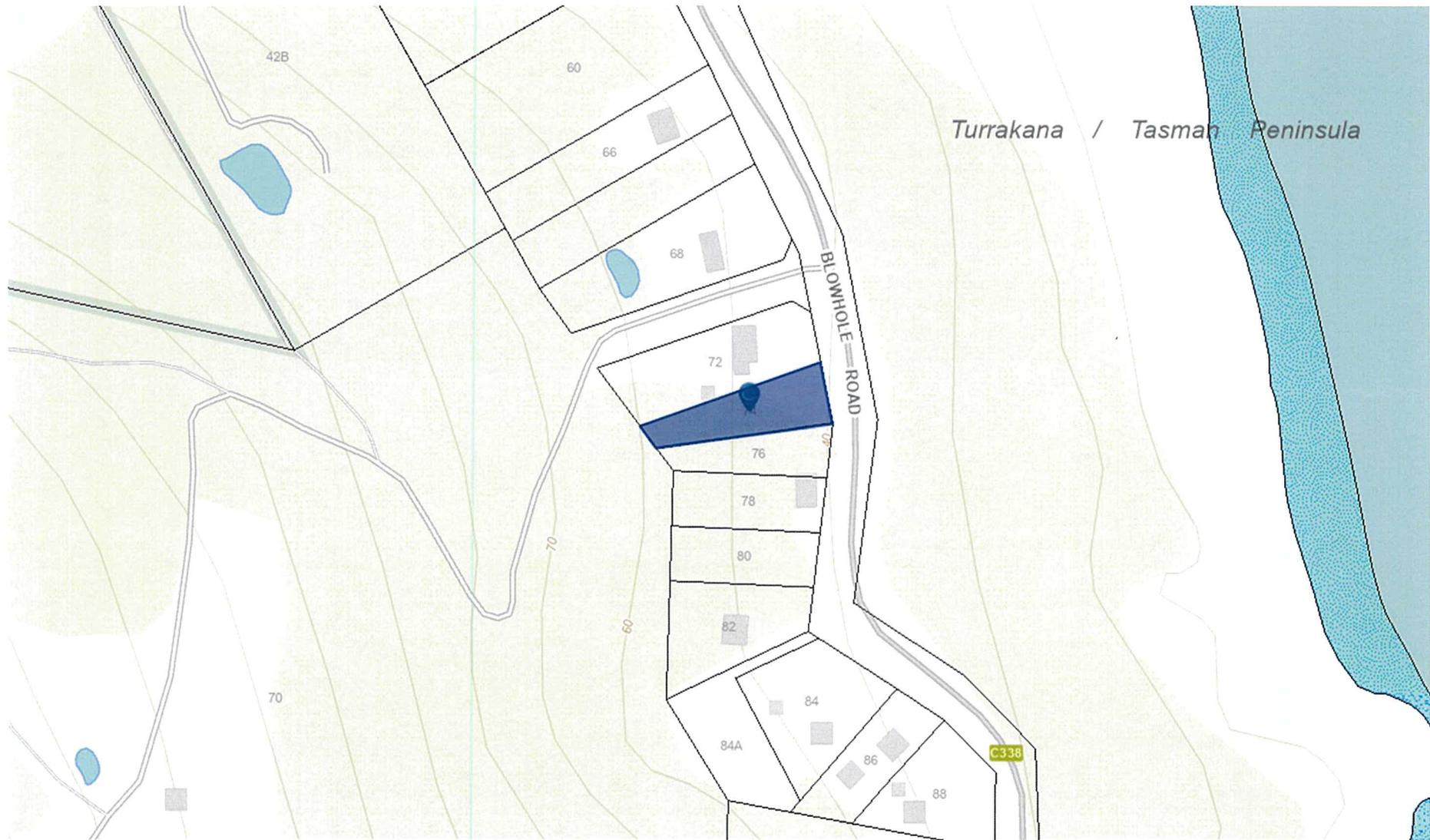
<https://tasman.tas.gov.au/advertised-applications/>, by using the QR Code below, or they are available in hard copy upon request by calling Council on (03) 6250 9200 or email tasman@tasman.tas.gov.au during the period for which representations may be made, until **25 February 2026**.

Any person may make a representation relating to the application. Representations are to be made in writing addressed to the General Manager, Tasman Council, 1713 Main Road, Nubeena TAS 7184 or by email to tasman@tasman.tas.gov.au and will be received no later than **25 February 2026**. Late representations will not be considered.



Blake Repine
General Manager
Date: 12 February 2026

DA 115 / 2025, 74 Blowhole Road, Eaglehawk Neck (CT 214880/3) – The relevant plans and documents can be inspected at the Council Offices at 1713 Main Road, Nubeena during normal office hours, or the plans may be viewed on Council’s website at www.tasman.tas.gov.au until the date representations close 25 February 2026. The below imagine was sourced from The List: <https://maps.thelist.tas.gov.au/listmap/app/list/map>



Application for Planning Permit

The personal information requested on this form is being collected by council for purpose set out in the title of the form. The personal information will be used solely by council for the primary purpose or directly related purposes. The applicant understands that personal information is provided for the above mentioned function and that he/she may apply to council for access to and/or amendment of the information. If an application is made under Section 57 of the Land Use Planning and Approvals Act 1993, a copy of the lodgement documents must be made available for any person to inspect during public notification. Please note that any information, reports and plans submitted with an application are treated as public documents and may be reproduced for representatives, referral authorities and any other persons/bodies interested in the proposal. Requests for access or correction should be made to Tasman Council's Customer Service Officer.

APPLICANT DETAILS*

FULL NAME	MATTHEW DRYSDALE		
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE:	
EMAIL			

NOTE: All Council correspondence will be emailed to the applicant unless otherwise specified.

OWNERS DETAILS (IF DIFFERENT TO APPLICANT DETAILS)*

ENSURE OWNER DETAILS MATCH THE CURRENT CERTIFICATE OF TITLE

FULL NAME	& MATTHEW EDWARD DRYSDALE		
POSTAL ADDRESS	As above address	POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE	

DESCRIPTION OF PROPOSED DEVELOPMENT*

<input checked="" type="checkbox"/> New Dwelling	<input type="checkbox"/> Extension/ Addition	
<input type="checkbox"/> New Shed/ Outbuilding	<input type="checkbox"/> Demolition	_____
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Visitor Accommodation	_____
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Other (please specify – right)	
<input type="checkbox"/> Commercial/ Industrial Building		

Are any of the components in this application seeking retrospective approval? E.g. Use and/or development that has commenced without a planning permit. (If yes, please specify the relevant components)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
_____ _____ _____	

PRESENT USE OF LAND/ BUILDING(S)
VACANT LAND
_____ _____ _____

LOCATION OF PROPOSED DEVELOPMENT*

ADDRESS	74 BLOWHOLE ROAD EAGLEHAWK NECK		
CERTIFICATE OF TITLE	SEE ATTACHED	LOT NUMBER	
FLOOR AREA			
Existing floor area (square metres): NIL		Proposed floor area (square metres): 128.4 m2	
CAR PARKING			
Number existing NIL		Number proposed 2	

SITE CONTAMINATION*	
Have any potentially contaminating uses been undertaken on this site? (Refer to list provided on page 5)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
TASMANIAN HERITAGE OR ABORIGINAL HERITAGE REGISTER*	
Is this property on the Tasmanian Heritage or Aboriginal Heritage Register?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
VEGETATION REMOVAL*	
Does the proposal require any vegetation removal? If yes, provide details on the site plan.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
VALUE (mandatory field)	
Value of work (inc. GST)	\$ <u>550,000.00</u>

DECLARATION BY APPLICANT*

I/ we declare that the information given is a true and accurate representation of the proposed development; and I/ we am/ are liable for the payment of Council application processing fees, even in the event of the development not proceeding; and I/ we authorise Tasman Council to provide a copy of my documents relating to this application to any person for the purpose of assessment and public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.	
SIGNATURE OF APPLICANT	
NAME OF APPLICANT (PLEASE PRINT)	MATTHEW DRYSDALE
DATE	30/11/2025

DECLARATION IF APPLICANT IS NOT THE OWNER

I hereby declare that I am the applicant for the development at the address detailed in this application for a planning permit, and that I have notified the owner/s of the land for which I am making this application, in accordance with Section 52(1a) of the <i>Land Use Planning and Approvals Act 1993</i> .	
SIGNATURE OF APPLICANT	
NAME OF APPLICANT (PLEASE PRINT)	MATTHEW DRYSDALE
DATE	30/11/25
NAME/S OF OWNER/S NOTIFIED	& MATTHEW DRYSDALE
DATE	

DECLARATION IF LAND IS COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Tasman Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Tasman Council, or their delegate (as specified in Subsections 52(1d-1g) of the <i>Land Use Planning and Approvals Act 1993</i>).	
DECLARATION	I, _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application.
SIGNATURE OF MINISTER/ GENERAL MANAGER	
DATE	

NON-RESIDENTIAL DEVELOPMENTS

Note: This section must be completed for all applications for non-residential uses, home occupations and domestic/ residential businesses or other managed/ commercial residential uses (e.g. hostel or motel).

HOURS OF BUSINESS			
CURRENT		PROPOSED	
Monday to Friday		Monday to Friday	
Saturday		Saturday	
Sunday		Sunday	
NUMBER OF EMPLOYEES			
CURRENT		PROPOSED	
Total Employees		Total Employees	
Employees on Site		Employees on Site	
PLANT/ MACHINERY			
Is there any large plant or machinery that would need to be installed or used on site such as refrigeration units and generators? (If yes, please list below the type of machinery and ensure location, dimensions etc are clearly marked on your plans.)			<input type="checkbox"/> Yes <input type="checkbox"/> No
OUTDOOR STORAGE/ SEATING/ NUMBER OF BEDS			
Is outdoor storage proposed? (If yes, please ensure that your plans show where the outdoor storage areas are and what type of goods are stored. This information will help us assess the impact of the proposal on the amenity.			<input type="checkbox"/> Yes <input type="checkbox"/> No
If you are proposing a night club, café or the like, what is the number of seats proposed including the capacity at any bar area?		Please ensure that the arrangements are shown on your plans. This information enables us to assess the car parking arrangements.	
If you are proposing a hotel, motel, visitor accommodation, hostel or the like, what is the number of beds proposed?		Please ensure the beds are clearly indicated on your plans. This information enables us to assess the car parking arrangements.	
GOODS DELIVERIES			
Will there be any goods deliveries to and from the site? (If yes, please estimate the number and type of vehicles and how often they will make trips.)			<input type="checkbox"/> Yes <input type="checkbox"/> No
Type and Size of Vehicle		Number of Vehicles on Site	
Trip Frequency per Month			

PLANNING PERMIT – APPLICATION CHECKLIST

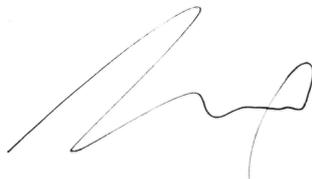
To ensure that we can process your application as quickly as possible, please read the following checklist carefully to ensure that you have provided the following at the time of lodging the application. If you are unclear on any aspect of your application, please phone **(03) 6250 9200** to discuss or arrange an appointment concerning your proposal. Note that, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, Council may require additional information.

Please complete the below checklist

- Completed Application Form**
 - All sections and filled out correctly and owner details match those listed on the title documents
 - Application form includes a detailed cost estimate of the proposal
- Written Submission**
 - Description of the proposed development
 - Justification addressing the Performance Criteria (if applicable)
- Title Documents**
 - Current copy of the Certificate of Title (Folio Plan and Text Page)
 - Copies of any restrictive covenants, easements, or other relevant documents.
- Site Plan**
 - Drawn to scale
 - Shows the location of the proposed development
 - Includes existing structures, property boundaries, access points and any natural features (vegetation and waterways)
- Floor Plan and Elevations**
 - Detailed floor plans of the proposed development
 - Elevations showing the height and external appearance
- Stormwater and Servicing Plan**
 - Details on how stormwater will be managed on-site
 - Information about connections to utilities (water, sewer, electricity)
 - Elevations showing the height and external appearance
- Landscaping Plan (if applicable)**
 - Details of existing vegetation to be retained or removed
- Supporting Reports and Assessments (if applicable)**
 - Bushfire Hazard Management Plan and Report
 - Traffic Impact Assessment
 - Natural Values Assessment
 - Onsite Wastewater Assessment

Dated: 30/11/2025

Signed:



Please note that application fees will be invoiced upon initial assessment.
Planning application assessment fees excluding subdivision assessment:

POTENTIALLY CONTAMINATING ACTIVITIES	
Agricultural Fertiliser Manufacture	Metal Founders
Asbestos Production and Manufacture	Metal Sprayers
Battery Manufacture and Recycling	Metal Treatments and Picklers
Chemical Manufacture or Formation	Mining and Extractive Industries
Defence Establishments and Training Areas	Pest Controllers (being areas where pest control chemicals are stored or vehicles and tanks used in connection with pest control are washed.)
Drum Reconditioning Wastes	Petroleum and Petrochemical Industries
Dry Cleaning Establishments	Pharmaceutical Manufacture or Formation
Electroplating	Printers
Explosives Production and Storage	Railway Yards
Fuel Depots and Storage Areas	Sanitary and Refining
Galvanisers	Scrap Yards
Gas Works	Service Stations
Gun, Pistol and Rifle Clubs	Smelting and Refining
Hazardous Waste Landfills	Tannery or Fellmongery or Hide Curing Works
Industrial Cleaners	Wood Treatment and Preservation Sites
Lime Burners	

74 Blowhole Road DA submission: RESPONSE TO CRITERIA

ITEM / PERFORMANCE CRITERIA	COMMENTS / DESCRIPTION
<ol style="list-style-type: none"> 1. Location 2. Context 3. Site and Orientation 	<ul style="list-style-type: none"> • Eaglehawk Neck is a small coastal township located on the Tasman Peninsula. • The township encapsulates smaller sporadic areas of development with the subject site located on a ribbon of smaller irregular shaped lots fronting Blowhole Road. • The subject area is situated within in a strip of low density residential zoned land with larger lots behind at a higher elevation zoned landscape conservation. • The subject site has a consistent fall seaward from R.L. 61.7 at its highest to R.L. 43.7 facing Blowhole Road. • The subject site is bounded by a developed dwelling located at 72 Blowhole Road to the North and located 2.5m from the shared boundary of the subject site. • An outbuilding is constructed on the shared boundary with a column overlapping the subject site boundary by approximately 20cm. • To the South is a vacant parcel of land, partially cleared with maintained vegetation and belonging to the owners of 78 Blowhole Road. • The uphill West boundary is shared with 70 Blowhole Road which is a large, partially cleared parcel of land with a dwelling located at a higher elevation. • The East boundary of the subject site fronts Blowhole Road. • The subject land is approximately 1088m² , fully cleared of mature vegetation with a North-Easterly aspect facing Pirates Bay and fronting Blowhole Road. • The subject land is accessed via an existing recently constructed crossover that was installed by the previous owners along with an electrical power pole, gravel driveway and several benched cut and fill areas. • Design and orientation of the dwelling have been focused on maximising the views, privacy and solar orientation across the seasons. • As part of existing earthworks, 2 significant cut and fill bench areas were constructed. • The applicants are proposing a 2 storey dwelling in an elevated position towards the rear of the lot to be constructed adjacent to the outbuilding located at 72 Blowhole Road.

74 Blowhole Road DA submission: RESPONSE TO CRITERIA

Design Response

The dwelling is a rectangular shaped footprint of 7.8m x 14.5m, cut into the site with its highest point being 6.14m in height from natural ground level.

The ground level of the dwelling will be partially cut into the site providing storage, a home office and retreat, while the upper level will contain the living area, kitchen, amenities and bedroom accessing a rear west-facing courtyard cut into the ground.

The building will sit under the 8.5m height limit as per the planning scheme requirements.

The proposed materials and finishes scheme are selected to reduce visual impact within the landscape context and to also reduce views toward the site from Pirates Bay and the surrounding key tourist lookouts.

Siting principles

1. Visually recessive from Blowhole Road.
2. Protect adjacent neighbour views and access.
3. Dwelling located for improved views and increased privacy.
4. Proposed roof line is low profile to reduce visual bulk.
5. Dwelling encroaches into side boundary setbacks but has no immediate impact on neighbour amenity due to building siting.
6. Side setback encroachment is in-keeping with general siting of dwellings along Blowhole Road with similar lot size, shape and orientation.
7. Enclosed courtyards provide private open space and occupant amenity.

74 Blowhole Road DA submission: RESPONSE TO CRITERIA

<p>Clause 10.4.2 Building Height</p> <p>1. Please provide a written response which addresses all subclauses of the Performance Criteria (P1) of the above clause.</p> <p><i>P1 reads-</i> <i>The height of dwellings must be compatible with the streetscape and not cause an unreasonable loss of amenity to adjoining properties having regard to:</i></p> <p><i>(a) the topography of the site;</i></p> <p><i>(b) the height of buildings on the site and adjacent properties;</i></p> <p><i>(c) the bulk and form of existing and proposed buildings;</i></p> <p><i>(d) sunlight to habitable rooms and private open space of dwellings; and</i></p> <p><i>(e) any overshadowing of adjoining properties.</i></p>	<p>Clause 10.4.2 Building Height Objective:</p> <p><i>That the height of dwellings is compatible with the streetscape and do not cause an unreasonable loss of amenity for adjoining properties.</i></p> <p>General Comment:</p> <ul style="list-style-type: none"> • The proposed dwelling is cut into the topography of the site to minimize visual impact from Blowhole Road and neighboring properties. • The drawings include an 8.5 m offset height line based on the natural existing ground level which is consistent with the site and surrounding topography. • DA drawings have been updated to illustrate the existing ground line consistent with the predominant existing landscape levels consistent with the topography of the site and include site sections. • DA drawings have been updated to include setback studies and siting principles. <p>Response to subclause P1:</p> <p>a) The proposed dwelling sits below the 8.5m height envelope consistent with the surrounding topography. The narrow rectangular lot shape, fall of the subject land, paired with the required 5m setbacks, encourages a zone of development that is slender or elongated in shape. There is a partial ridge running West to East along the boundary between the subject site and 76 Blowhole Road, a vacant parcel of land to the south. This is reflected in the road and casement turning to the South partially with the frontage of 76 Blowhole Road facing South-east. The adjacent constructed dwelling and outbuilding at 72 Blowhole Road to the north of the subject land, is located further up the hill at a higher elevation and elongated across its land parcel.</p> <p>b) The height of the proposed building varies across its length from 4.5m ridge point at the rear, approx. 3.5m above natural ground, to 6.2m at the building front, approx. 6.5m above natural ground.</p>

74 Blowhole Road DA submission: RESPONSE TO CRITERIA

	<p>c) The East-West orientation and enclosed courtyard results in the frontage being less visually bulky than that of the adjacent building at 72 Blowhole Road which is orientated North-South fronting Blowhole Road. 72 Blowhole Road has an 18.2m wide road facing frontage compared with 7.8m width of the proposed dwelling. The proposed roof profile falls with the land fall towards Blowhole Road to minimize visual impact. The proposed dwelling is sited at a higher elevation to the dwelling at 72 Blowhole Road. The muted green tone of the façade cladding assists in reducing the visual impact from the surrounding context.</p> <p>d) There is no impact on the private open space of 72 Blowhole Road to the north. Habitable rooms and outdoor balcony areas for this dwelling appear to face east and are oriented away from the proposed dwelling. There is a single south facing window. 76 Blowhole Road is vacant and it is anticipated that given the narrow nature of the lot, views and windows may be orientated East.</p> <p>e) No overshadowing to 72 Blowhole Road and minimal overshadowing to the boundary of 76 Blowhole Road (vacant land) to the south.</p>
<p>Clause 10.4.3 Setback</p> <p>The proposed dwelling will be setback less than 5m from the southern and northern side boundaries and the application therefore cannot meet the Acceptable Solution (A2) of the above clause.</p> <p>2. Please provide details (height and setbacks) of all proposed retaining walls.</p>	<p>Clause 10.4.3 Setback Objective:</p> <p><i>That the siting of dwellings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.</i></p> <p>General Comments:</p> <ul style="list-style-type: none"> • Refer to DA_007 and DA_009 for further setback detail. • Setbacks prescribed in the GES bushfire consultant report require a 30m front setback from the opposite side of Blowhole Road. This limits the ability to utilize development in larger/wider areas closer to the road, constraining development further uphill. • South facing wall is setback to boundary 2.5m and has no windows. • The new proposed location of the dwelling further uphill reduces visual impact from adjoining neighbor boundary facing windows and balcony areas. Neighbours at 72 and 76 Blowhole Road were consulted and provided general support for the new location.

74 Blowhole Road DA submission: RESPONSE TO CRITERIA

3. Please provide a written response which addresses all subclauses of the Performance Criteria (P2) of the above clause.

P2 reads –

The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to:

- (a) the topography of the site;*
- (b) the size, shape and orientation of the site;*
- (c) the setbacks of surrounding buildings;*
- (d) the height, bulk and form of existing and proposed buildings;*
- (e) the existing buildings and private open space areas on the site;*
- (f) sunlight to private open space and windows of habitable rooms on adjoining properties; and*
- (g) the character of development existing on established properties in the area.*

Response to subclause P2:

- a) The new proposed location of the dwelling further uphill reduces visual impact from adjoining neighbor boundary facing windows and balcony areas. Neighbours at 72 and 76 Blowhole Road were consulted and provided general support for the new location. The uphill location separates view and overlooking issues due to adjacent siting of dwellings on narrow shaped lots.
- b) As outlined in the above general comments, due to the size, shape and orientation of the site, the proposed location, setback and orientation of the dwelling and associated outdoor areas is generally reduce amenity impact of the new development given the differences in floor levels, window orientation and built form orientation.
- c) As per DA_007 most dwellings surrounding the proposed building encroach, or are within their 5m setback zone. This may be potentially due to narrow rectangular or wedged shape of the lots. The building footprint of proposed development is setback 2.5m on the south and 5.2m – 2.3m on the north. The north wall is immediately adjacent to the outbuilding of 72 Blowhole Road which overlaps the subject property boundary on the east and is 2m off boundary to the west.
- d) The height of the proposed building varies across its length from 4.5m ridge point at the rear, approx. 3.5m above natural ground, to 6.2m at the building front, approx. 6.5m above natural ground.
- e) There is no impact to private open space for 72 Blowhole Road to the north.
- f) There is no impact on the habitable windows or solar access to private open space for 72 Blowhole Road to the north. 76 Blowhole Road is vegetated and undeveloped.
- g) The proposed dwelling location and orientation is generally consistent with the surrounding development pattern along Blowhole Road. (Refer to DA_007) Side setback encroachment is generally consistent with lots of a similar shape and orientation in the surrounding context.

74 Blowhole Road DA submission: RESPONSE TO CRITERIA

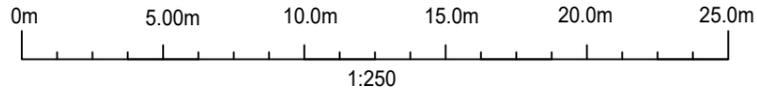
NOTES:

This plan and associated digital model is prepared for Matthew Drysdale from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

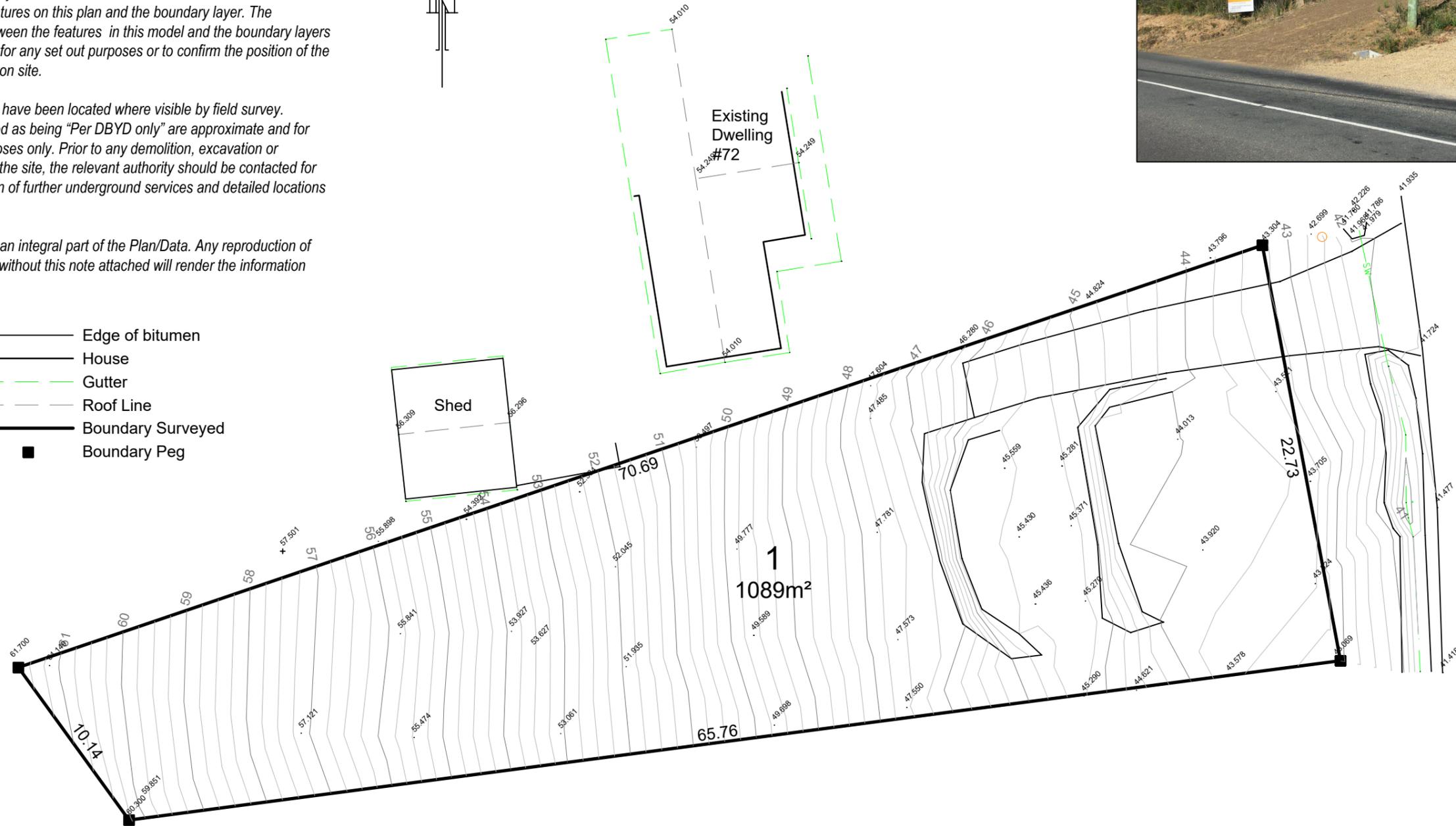
The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.

Services shown have been located where visible by field survey. Services denoted as being "Per DBYD only" are approximate and for illustrative purposes only. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.



- Edge of bitumen
- House
- - - Gutter
- - - Roof Line
- Boundary Surveyed
- Boundary Peg



BLOWHOLE ROAD

● TBM Spk
RL 41.25

● TBM Spk
RL 58.40

HORIZONTAL DATUM is GDA2020, Coordinates are Plane
Coordinate Origin: SPM10909
E 575468.419 N 5236324.947 PER SURCOM

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				



UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

Contour & Detail Plan

FOR: MATTHEW DRYSDALE
LOCATION: 74 BLOWHOLE ROAD
EAGLEHAWK NECK

Date: 29-02-2024	Contour interval: 0.250m	Reference: DRYSM01 15378-02
Drawn: SH	Scale: 1:250 (A3)	Bearing Datum: MGA2020 per SPM10909
Approved: SH	C.T. Reference: 214880/3	Vertical Datum: AHD83 per SPM10909



Site Drawings

DA_000	DRAWING REGISTER	NTS
DA_001	COPY OF TITLE INFORMATION	NTS
DA_002	PLANNING & DESIGN OVERVIEW	NTS
DA_003	FEATURES SURVEY - PROVIDED	
DA_004	SITE IMAGES	NTS
DA_005	DEVELOPMENT AND SETBACK STUDY	1:1500
DA_006	EXISTING CONTEXT PLAN	1:1000
DA_007	EXISTING SITE PLAN	1:500
DA_008	BUSHFIRE SETBACKS DIAGRAM	1:250
DA_009	PROPOSED SITE PLAN	1:250

Floor Plans

DA_100	PROPOSED GROUND FLOOR PLAN	1:100
DA_101	PROPOSED LEVEL 1 FLOOR PLAN	1:100
DA_102	PROPOSED ROOF PLAN	1:100

Building Elevations & Sections

DA_200	PROPOSED SITE ELEVATIONS	1:200
DA_201	PROPOSED SITE ELEVATIONS	1:200
DA_202	PROPOSED SOUTH ELEVATION	1:100
DA_203	PROPOSED NORTH ELEVATION	1:100
DA_204	PROPOSED EAST ELEVATION	1:100
DA_205	PROPOSED WEST ELEVATION	1:100
DA_206	PROPOSED DESIGN SECTION	1:100
DA_207	PROPOSED DESIGN SECTION	1:100

Materials & Finishes

TP_300	PROPOSED MATERIALS	NTS
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Artistic Impressions

TP_400	3D ARTISTS ILLUSTRATION VIEW
TP_401	3D ARTISTS ILLUSTRATION VIEW
TP_402	3D ARTISTS ILLUSTRATION VIEW
TP_403	3D ARTISTS ILLUSTRATION VIEW
TP_404	3D ARTISTS ILLUSTRATION VIEW

74 Blowhole Road, Pirates Bay

THIS DRAWING IS INTENDED FOR CONCEPTUAL PURPOSES ONLY
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PROJECT STATUS	DEVELOPMENT APPLICATION
DATE	NOVEMBER 2025
REVISION	20/11/25 [01]

SCALE	
NORTH	

DRAWING TITLE	DRAWING REGISTER
DRAWING NUMBER	

PROJECT DESCRIPTION / CLIENT	PROPOSED DWELLING
	& M DRYSDALE

URBAN / MASTER PLANNING / DESIGN

theocd.com.au

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469
TASMANIA
REAL PROPERTY ACT, 1862, as amended

CERTIFICATE OF TITLE



Register Book
Vol. Fol.

2565 35

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE

Cert. of Title Vol. 655 Fol. 45.
I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

M. Hutchinson

Recorder of Titles.



DESCRIPTION OF LAND

PARISH OF TARANNA LAND DISTRICT OF PEMBROKE
ONE ROAD THREE PERCHES on the Plan hereon

FIRST SCHEDULE (continued overleaf)

ROSS WILLIAM LEIGHTON of Eaglehawk Neck, Abolone Diver.

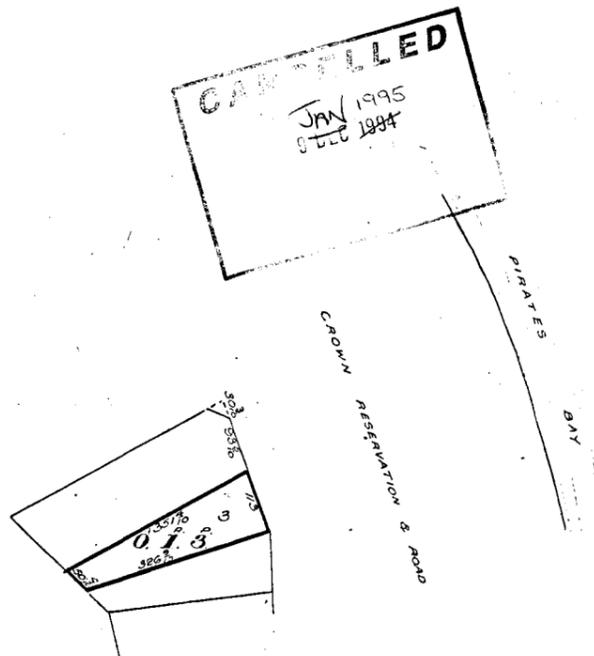
SECOND SCHEDULE (continued overleaf)

TRANSFER NO. 140011 was made SUBJECT TO fencing condition.

NOTE—ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

Lot 3 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER
214880



Part of Lot 29485 - Gtd. to E.L. Mulcahy. Meas. in Links.
221/32D
FIRST Edition. Registered 19 DEC 1969
Derived from C.T. Vol. 655 Fol. 45. Transfer A307103 T.G. Goss.

SEARCH DATE : 06-Jul-2024
SEARCH TIME : 09.07 AM

SEARCH OF TORRENS TITLE

VOLUME 214880	FOLIO 3
EDITION 7	DATE OF ISSUE 17-Jan-2024

DESCRIPTION OF LAND

Parish of TARANNA, Land District of PEMBROKE
Lot 3 on Plan 214880
Derivation : Part of Lot 29485 - Gtd. to E.L. Mulcahy.
Prior CT 2565/35

SCHEDULE 1

N174858 TRANSFER to and MATTHEW EDWARD
DRYSDALE Registered 17-Jan-2024 at 12.01 PM

SCHEDULE 2

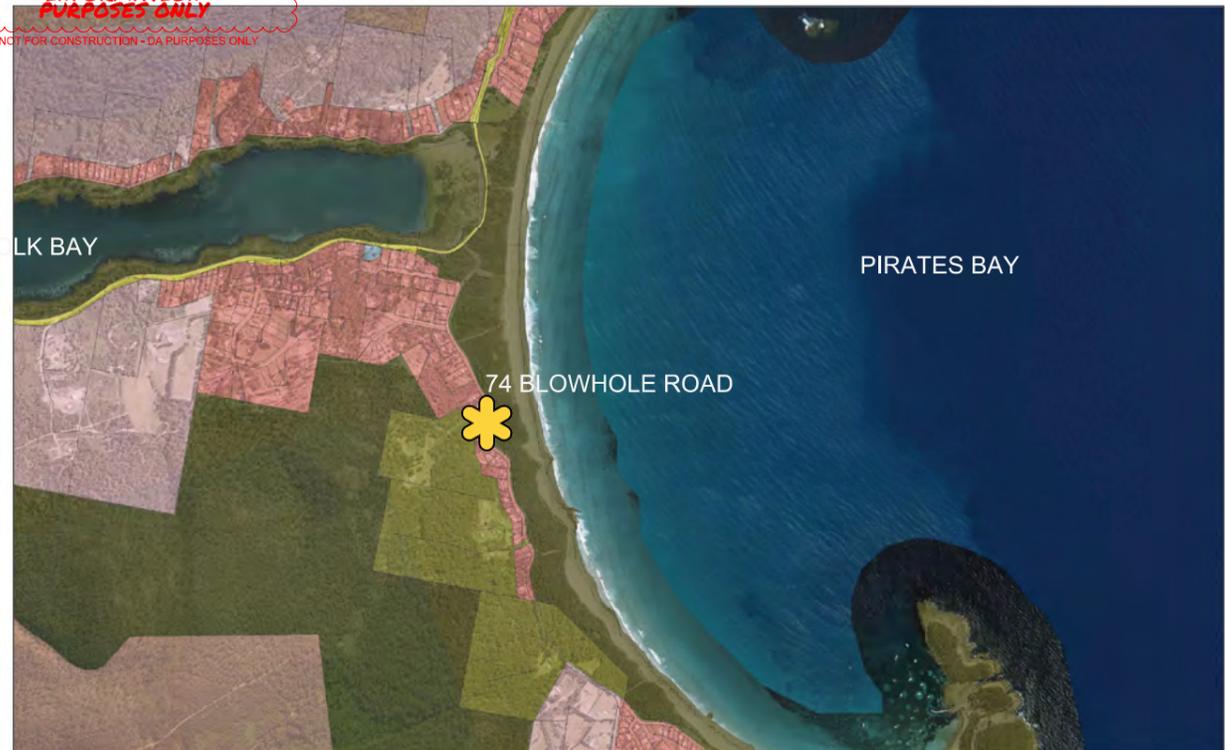
Reservations and conditions in the Crown Grant if any
140011 FENCING CONDITION in Transfer
E236090 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 17-Jan-2024 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Zone and Location Plan

INFORMATION FOR CONCEPTUAL PURPOSES ONLY
NOT FOR CONSTRUCTION - DA PURPOSES ONLY



PLANNING ZONES LEGEND

Legend	
Cadastral Parcels	Rural
Tasmanian Planning Scheme - Zones	Local Business
General Residential	Agriculture
Intermediate Residential	Landscape Conservation
Low Density Residential	Environmental Management
Rural Living	Major Tourism
Village	Pon and Marsh
Urban Mixed Use	General Industrial
	Utilities
	Community Purpose
	Recreation
	Open Space
	Purpose Urban
	Particular Purpose
	State Aerial Photo

DEVELOPMENT SCHEDULE

LVL	R.L	FL-FL	FUNCTION DESCRIPTION	CAR	GFA* (M2)
ROOF	+ R.L. 60.02 m			—	
01	+ R.L. 55.49 m	3.2m	1 X BEDROOM	—	80.67 m2
G	+ R.L. 52.39 m	3.10m	ENTRY, KITCHEN, LIVING AND BATHROOM	—	47.75 m2
TOTAL				2	128.42 m2

CONSULTANT TEAM

DESIGN LEADER	FEATURE SURVEY	BUSHFIRE ENGINEER	SPECIALIST FIRE ENGINEER	GEOTECH ENGINEER	WASTE MANAGEMENT
The OCD	Rogerson & Birch Surveyors	Geo-Environmental Solutions Pty Ltd	Safyre Consulting	Geo-Environmental Solutions Pty Ltd	Geo-Environmental Solutions Pty Ltd
level 1, 323 Clarendon St. South Melbourne Vic. 3205	UNIT 1, 2 KENNEDY DRIVE, CAMBRIDGE	29 Kirksway Place Battery Point Tasmania 7004	207 Harrington St. Hobart TAS 7000	29 Kirksway Place Battery Point Tasmania 7004	29 Kirksway Place Battery Point Tasmania 7004

SITE AREA	1,088.55 m2
BUILDING FOOTPRINT	113.32 m2
SITE COVERAGE %	10.4 %
WATER TREATMENT IRRIGATION AREA	128.24 m2



3D AERIAL VIEW OF PROPOSAL

DESIGN OVERVIEW

Location

Eaglehawk Neck is a small coastal township located on the Tasman Peninsula.

The township encapsulates smaller sporadic areas of development with the subject site located on a ribbon of smaller irregular shaped lots fronting Blowhole Road.

The subject area is situated within in a strip of low density residential zoned land with larger lots behind at a higher elevation zoned landscape conservation.

The subject site has a consistent fall seaward from R.L. 61.7 at its highest to R.L. 43.7 facing Blowhole Road.

Context

The subject site is bounded by a developed dwelling located at 72 Blowhole Road to the North and located 2.5m from the shared boundary of the subject site.

An outbuilding is constructed on the shared boundary with a column overlapping the subject site boundary by approximately 20cm.

To the South is a vacant parcel of land, partially cleared with maintained vegetation and belonging to the owners of 78 Blowhole Road.

The uphill West boundary is shared with 70 Blowhole Road which is a large, partially cleared parcel of land with a dwelling located at a higher elevation.

The East boundary of the subject site fronts Blowhole Road.

Site and orientation

The subject land is approximately 1088m2, fully cleared of mature vegetation with a North-Easterly aspect facing Pirates Bay and fronting Blowhole Road.

The subject land is accessed via an existing recently constructed crossover that was installed by the previous owners along with an electrical power pole, gravel driveway and several benched cut and fill areas.

Design and orientation of the dwelling have been focused on maximising the views, privacy and solar orientation across the seasons.

As part of existing earthworks, 2 significant cut and fill bench areas were constructed.

The applicants are proposing a 2 storey dwelling in an elevated position towards the rear of the lot to be constructed adjacent to the outbuilding located at 72 Blowhole Road.

Design Response

The dwelling is a rectangular shaped footprint of 4m x 14.5m, cut into the site with its highest point being 6.06m in height from natural ground level.

The ground level of the dwelling will be partially cut into the site providing storage, a home office and retreat, while the upper level will contain the living area, kitchen, amenities and bedroom accessing a rear west-facing courtyard cut into the ground.

The building will sit under the 8.5m height limit as per the planning scheme requirements.

The proposed materials and finishes scheme are selected to reduce visual impact within the landscape context and to also reduce views toward the site from Pirates Bay and the surrounding key tourist lookouts.

NOTES:

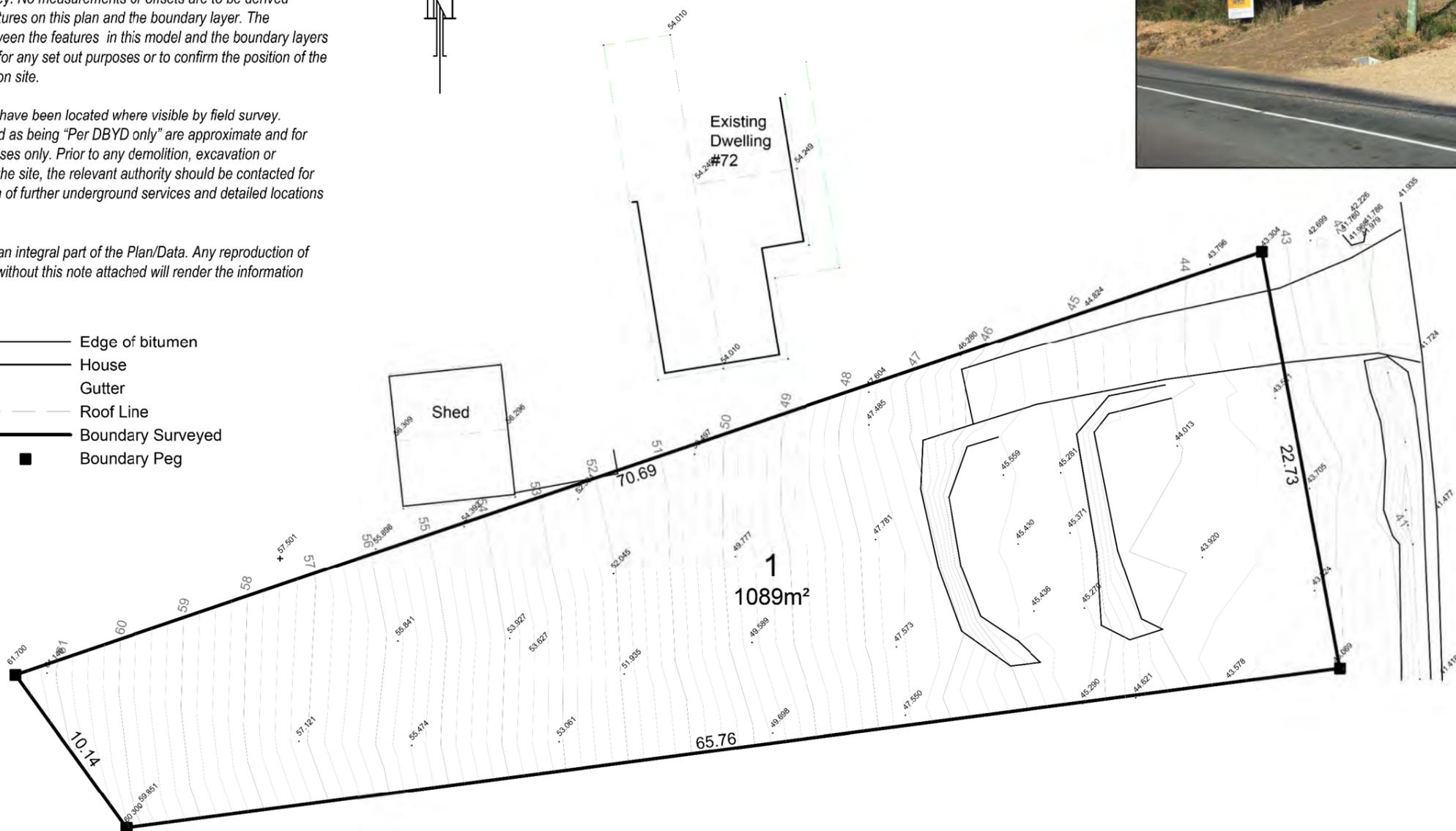
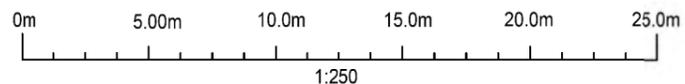
This plan and associated digital model is prepared for Matthew Drysdale from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.

Services shown have been located where visible by field survey. Services denoted as being "Per DBYD only" are approximate and for illustrative purposes only. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.

- Edge of bitumen
- House
- Gutter
- Roof Line
- Boundary Surveyed
- Boundary Peg



BLOWHOLE ROAD

● TBM Spk
RL 41.25

● TBM Spk
RL 58.40

HORIZONTAL DATUM is GDA2020, Coordinates are Plane
Coordinate Origin: SPM10909
E 575468.419 N 5236324.947 PER SURCOM

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				



**ROGERSON
& BIRCH
SURVEYORS**
UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

Contour & Detail Plan
FOR: MATTHEW DRYSDALE
LOCATION: 74 BLOWHOLE ROAD
EAGLEHAWK NECK

Date: 29-02-2024	Contour interval: 0.250m	Reference: DRYSM01 15378-02
Drawn: SH	Scale: 1:250 (A3)	Bearing Datum: MGA2020 per SPM10909
Approved: SH	C.T. Reference: 214880/3	Vertical Datum: AHD83 per SPM10909

74 Blowhole Road, Pirates Bay

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PROJECT STATUS

DEVELOPMENT APPLICATION

DATE	REVISION	[01]
NOVEMBER 2025	20/11/25	

SCALE

NORTH

DRAWING TITLE

SITE FEATURES SURVEY

DRAWING NUMBER

DA-003

PROJECT DESCRIPTION / CLIENT

PROPOSED DWELLING

M DRYSDALE

URBAN / MASTER PLANNING / DESIGN

theocd.com.au





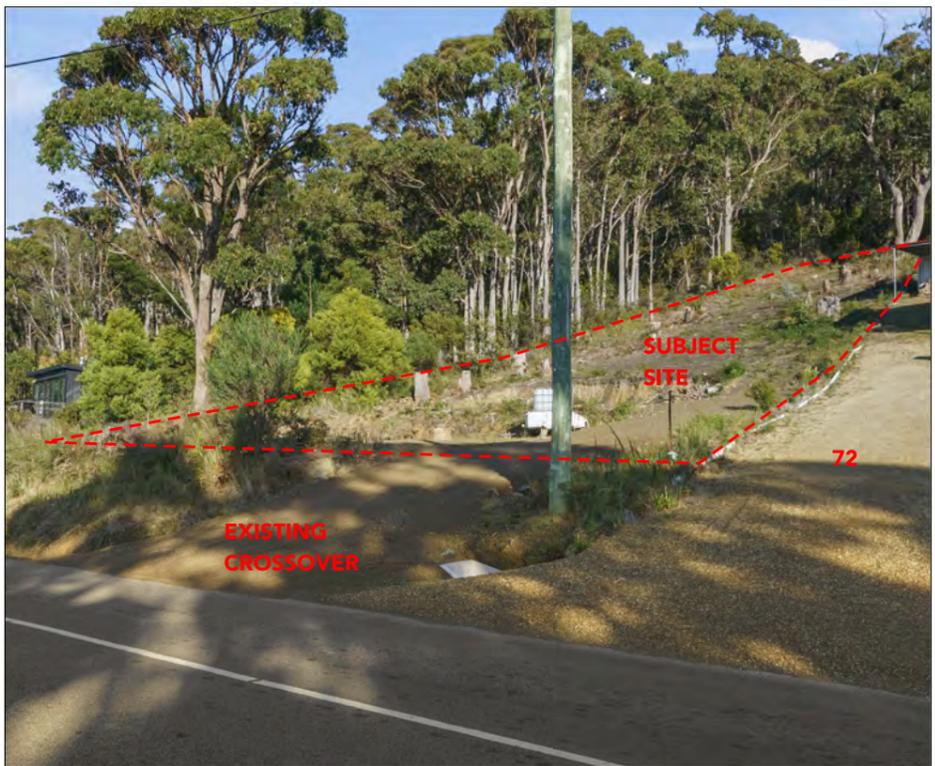
AERIAL VIEW FROM NORTH EAST



AERIAL VIEW FROM EAST



DRONE PLAN VIEW OF SITE



BLOWHOLE ROAD STREET VIEW OF SUBJECT SITE



SUBJECT SITE FROM BLOWHOLE ROAD



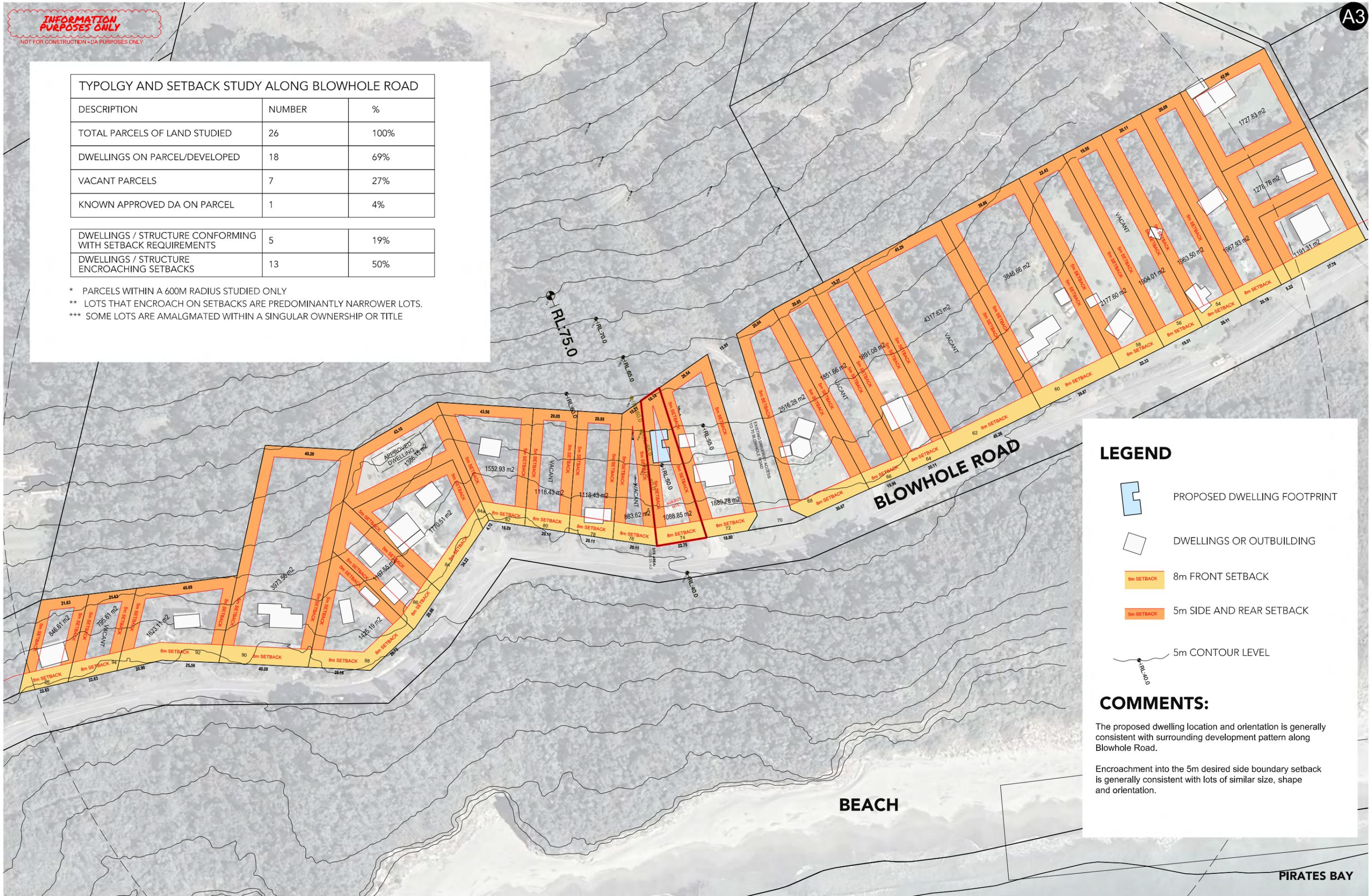
INTERNAL VIEW FROM SUBJECT SITE FACING NORTH EAST

TYPOLGY AND SETBACK STUDY ALONG BLOWHOLE ROAD

DESCRIPTION	NUMBER	%
TOTAL PARCELS OF LAND STUDIED	26	100%
DWELLINGS ON PARCEL/DEVELOPED	18	69%
VACANT PARCELS	7	27%
KNOWN APPROVED DA ON PARCEL	1	4%

DWELLINGS / STRUCTURE CONFORMING WITH SETBACK REQUIREMENTS	5	19%
DWELLINGS / STRUCTURE ENCROACHING SETBACKS	13	50%

- * PARCELS WITHIN A 600M RADIUS STUDIED ONLY
- ** LOTS THAT ENCROACH ON SETBACKS ARE PREDOMINANTLY NARROWER LOTS.
- *** SOME LOTS ARE AMALGMATED WITHIN A SINGULAR OWNERSHIP OR TITLE



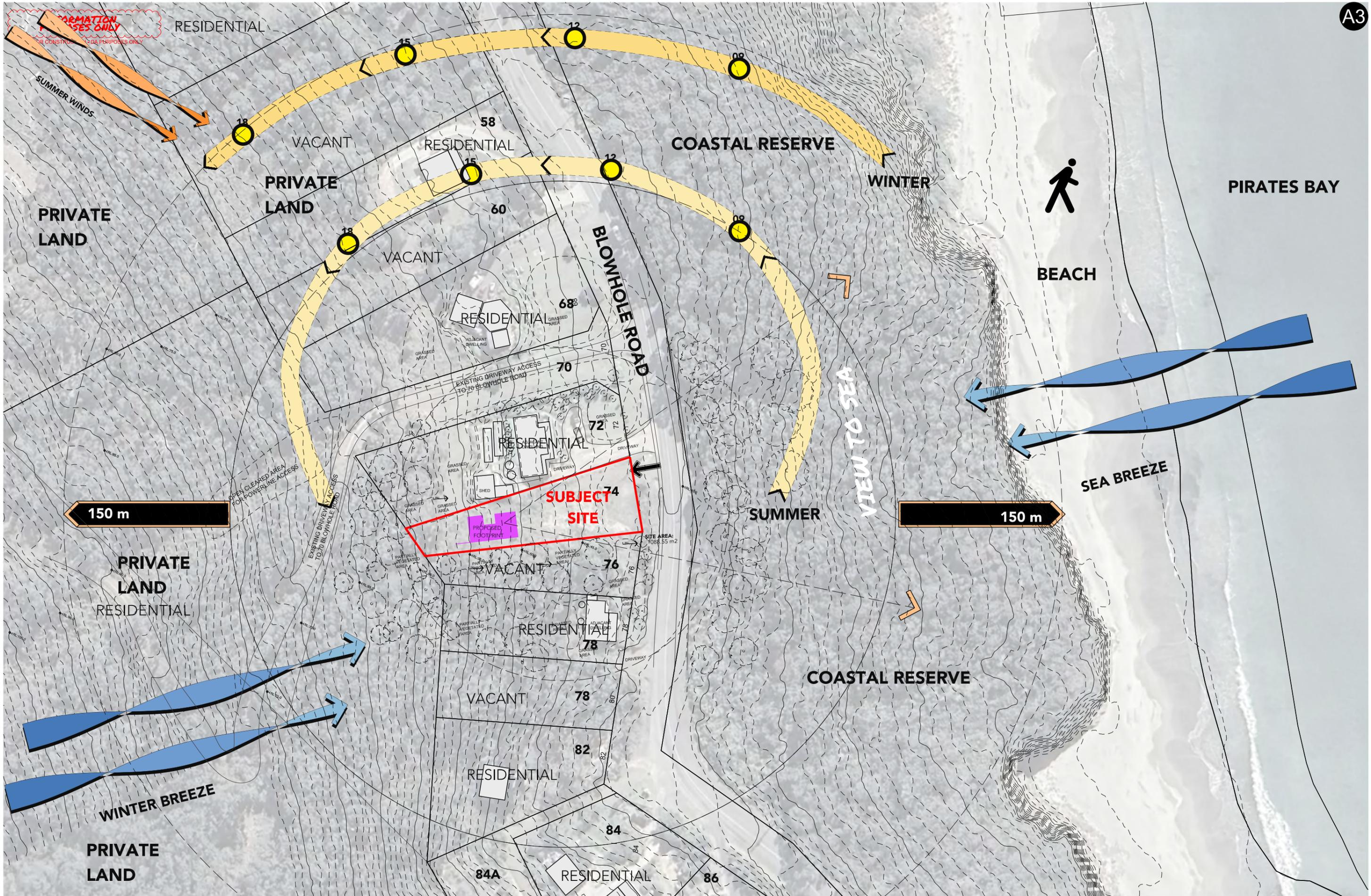
LEGEND

- PROPOSED DWELLING FOOTPRINT
- DWELLINGS OR OUTBUILDING
- 8m FRONT SETBACK
- 5m SIDE AND REAR SETBACK
- 5m CONTOUR LEVEL

COMMENTS:

The proposed dwelling location and orientation is generally consistent with surrounding development pattern along Blowhole Road.

Encroachment into the 5m desired side boundary setback is generally consistent with lots of similar size, shape and orientation.

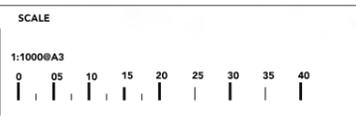


74 Blowhole Road, Pirates Bay

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PROJECT STATUS
DEVELOPMENT APPLICATION

DATE: NOVEMBER 2025
REVISION: 20/11/25
[01]



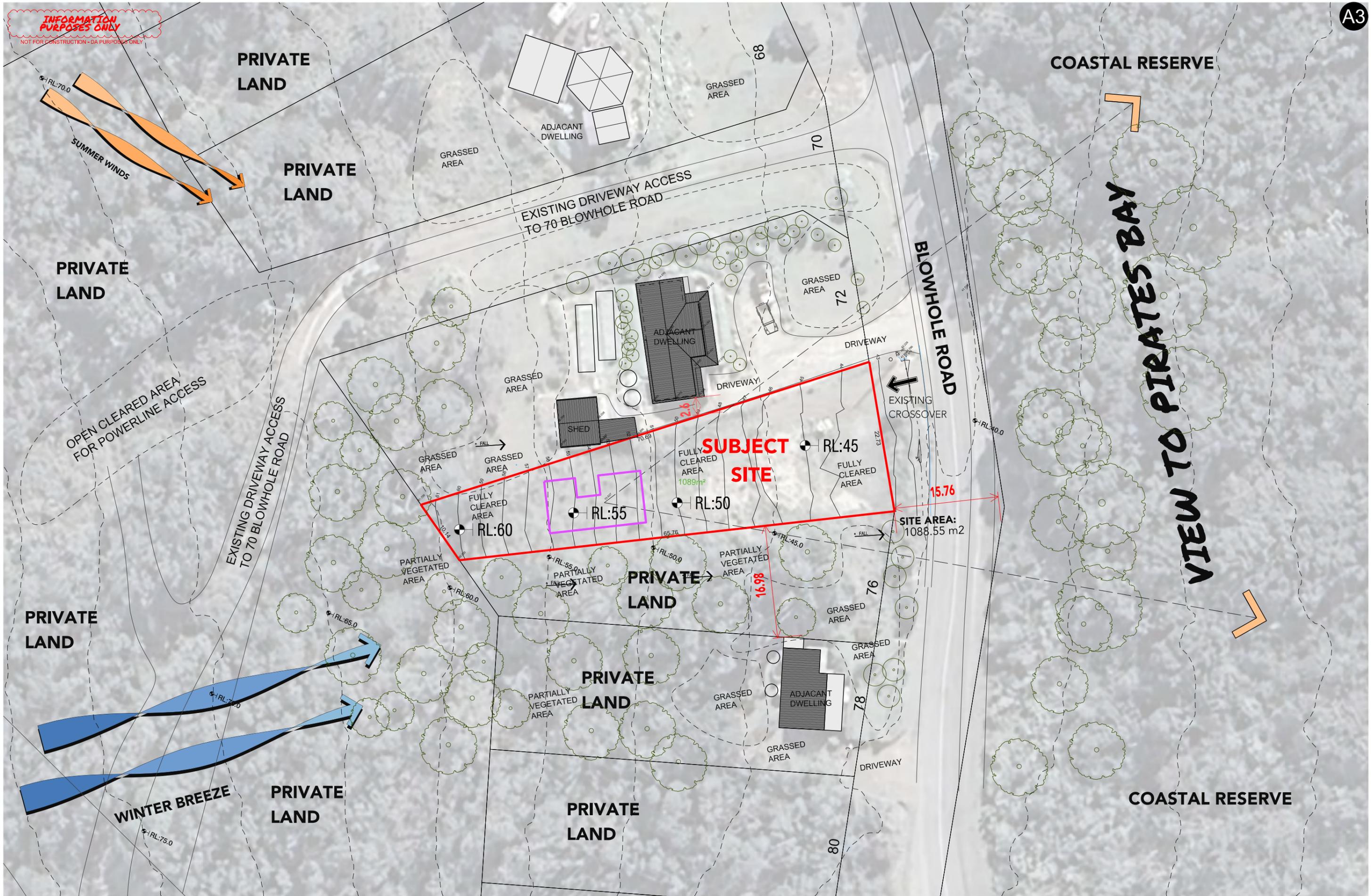
DRAWING TITLE
EXISTING CONTEXT PLAN
DRAWING NUMBER
DA-006

PROJECT DESCRIPTION / CLIENT
PROPOSED DWELLING
M DRYSDALE

URBAN / MASTER PLANNING / DESIGN

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74 Blowhole Road, Pirates Bay

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PROJECT STATUS
DEVELOPMENT APPLICATION

DATE: NOVEMBER 2025
REVISION: 20/11/25
[01]



DRAWING TITLE
EXISTING SITE PLAN
DRAWING NUMBER
DA-007

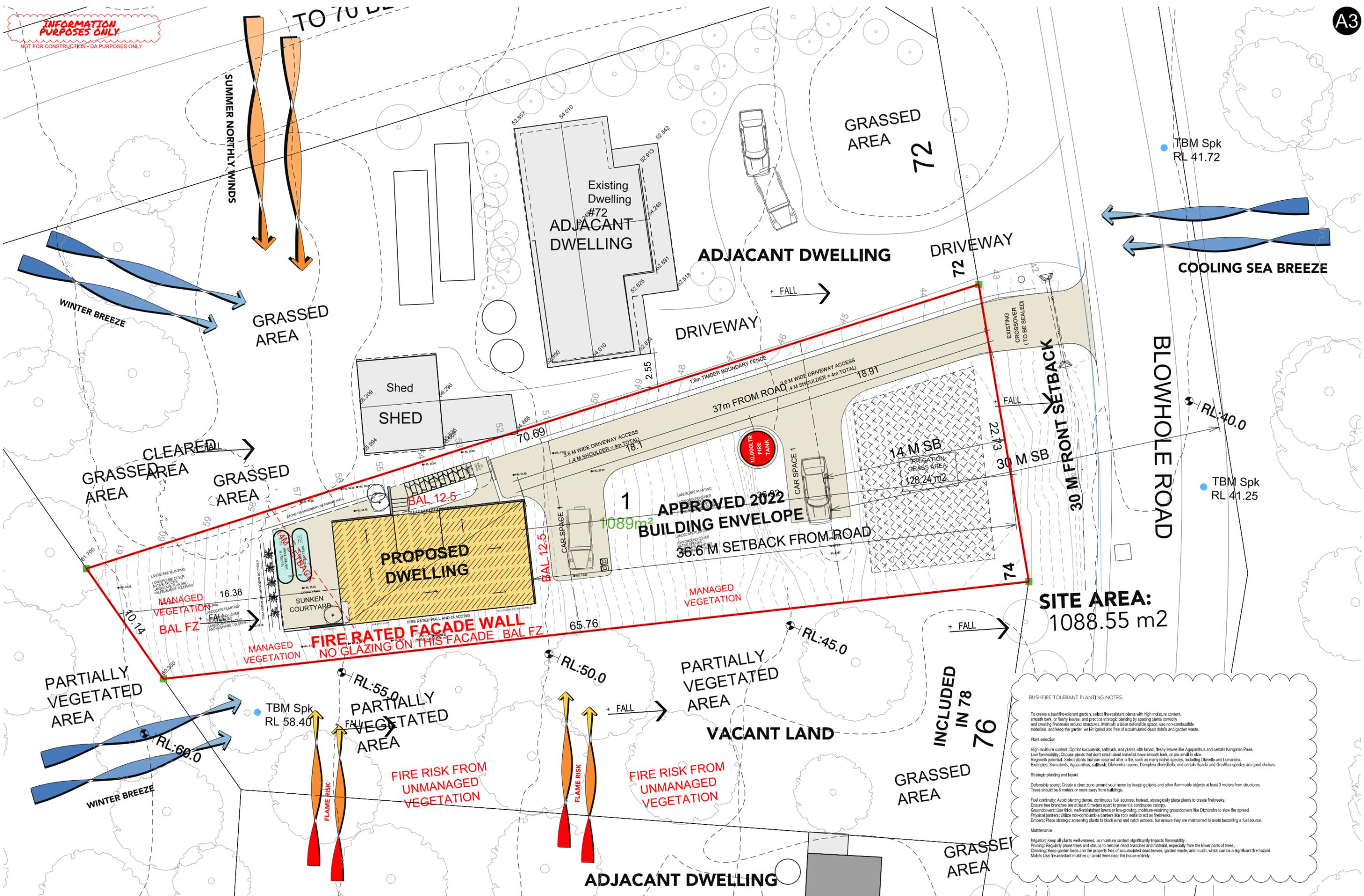
PROJECT DESCRIPTION / CLIENT
PROPOSED DWELLING
M DRYSDALE

URBAN / MASTER PLANNING / DESIGN

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A3



BUSHFIRE TOLERANT PLANTING NOTES:

To create a bushfire-tolerant garden, select fire-resistant plants with high moisture content, smooth bark, or fleshy leaves, and practice strategic planting by spacing plants correctly and creating firebreaks around structures. Maintain a clear defensible space, use non-combustible materials, and keep the garden well-irrigated and free of accumulated dead debris and garden waste.

Plant selection

High moisture content: Opt for succulents, saltbush, and plants with broad, fleshy leaves like Agapanthus and certain Kangaroo Paws.
 Low flammability: Choose plants that don't retain dead material, have smooth bark, or are small in size.
 Regrowth potential: Select plants that can regrow after a fire, such as many native species including Dianella and Lomandra.
 Examples: Succulents, Agapanthus, saltbush, Dichroa repens, Dampiera dielsii, and certain Acacia and Grevillea species are good choices.

Strategic planting and layout

Defensible space: Create a clear zone around your home by keeping plants and other flammable objects at least 3 meters from structures. Trees should be 6 meters or more away from buildings.
 Fuel continuity: Avoid planting dense, continuous fuel sources. Instead, strategically place plants to create firebreaks.
 Groundcovers: Use thick, well-maintained lawns or low-growing, moisture-retaining groundcovers like Dichroa to slow fire spread.
 Physical barriers: Utilize non-combustible barriers like rock walls to act as firebreaks.
 Embers: Place strategic screening plants to block wind and catch embers, but ensure they are maintained to avoid becoming a fuel source.

Maintenance

Irrigation: Keep all plants well-watered, as moisture content significantly impacts flammability.
 Pruning: Regularly prune trees and shrubs to remove dead branches and material, especially from the lower parts of trees.
 Clearing: Keep garden beds and the property free of accumulated dead leaves, garden waste, and mulch, which can be a significant fire hazard.
 Mulch: Use fire-resistant mulches or avoid them near the house entirely.

74 Blowhole Road, Pirates Bay

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PROJECT STATUS
DEVELOPMENT APPLICATION

DATE: NOVEMBER 2025
 REVISION: 20/11/25 [01]

SCALE
1:250

0 2.5 5 7.5 10



DRAWING TITLE
SITE BAL AND FIRE MANAGEMENT PLAN

DRAWING NUMBER
DA-008

PROJECT DESCRIPTION / CLIENT
PROPOSED DWELLING

& M DRYSDALE

URBAN / MASTER PLANNING / DESIGN

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GENERAL NOTE:
- THIS DEVELOPMENT APPLICATION SUPERSEDES PREVIOUS APPLICATIONS FOR THIS LAND.
- REPORTS HAVE BEEN UPDATED WHERE REQUIRED BY THE RELEVANT AUTHORITY

LANDSCAPE FINISHES AND MATERIALS NOTE:
INDICATIVE PLANTING LOCATIONS, MATERIALS FINISHES AND SPECIES TYPES ARE INDICATIVE AND SUBJECT TO BUSHFIRE MANAGEMENT REQUIREMENTS.

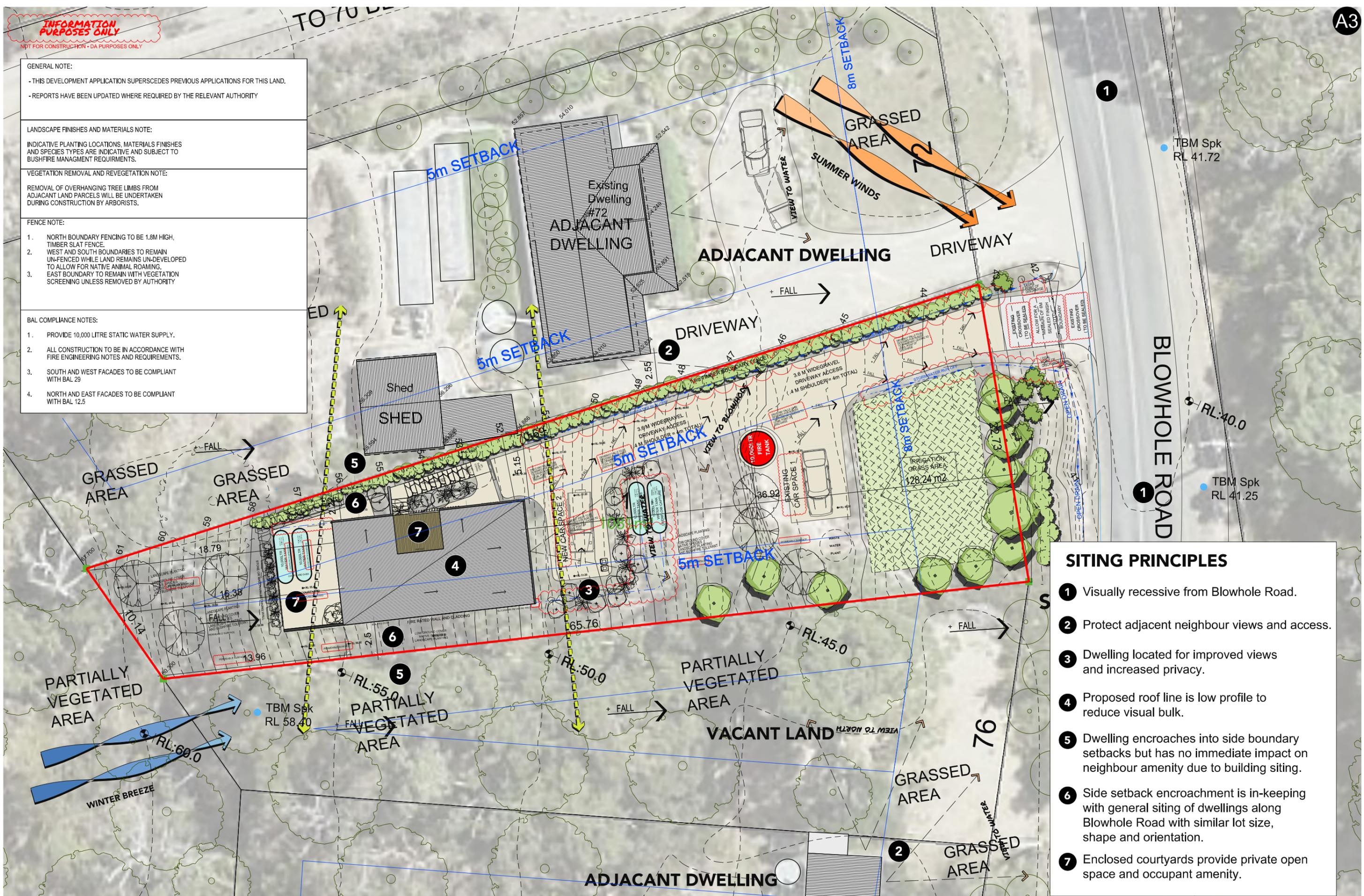
VEGETATION REMOVAL AND REVEGETATION NOTE:
REMOVAL OF OVERHANGING TREE LIMBS FROM ADJACENT LAND PARCELS WILL BE UNDERTAKEN DURING CONSTRUCTION BY ARBORISTS.

FENCE NOTE:

1. NORTH BOUNDARY FENCING TO BE 1.8M HIGH, TIMBER SLAT FENCE.
2. WEST AND SOUTH BOUNDARIES TO REMAIN UN-FENCED WHILE LAND REMAINS UN-DEVELOPED TO ALLOW FOR NATIVE ANIMAL ROAMING.
3. EAST BOUNDARY TO REMAIN WITH VEGETATION SCREENING UNLESS REMOVED BY AUTHORITY

BAL COMPLIANCE NOTES:

1. PROVIDE 10,000 LITRE STATIC WATER SUPPLY.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH FIRE ENGINEERING NOTES AND REQUIREMENTS.
3. SOUTH AND WEST FACADES TO BE COMPLIANT WITH BAL 29
4. NORTH AND EAST FACADES TO BE COMPLIANT WITH BAL 12.5



- SITING PRINCIPLES**
- 1 Visually recessive from Blowhole Road.
 - 2 Protect adjacent neighbour views and access.
 - 3 Dwelling located for improved views and increased privacy.
 - 4 Proposed roof line is low profile to reduce visual bulk.
 - 5 Dwelling encroaches into side boundary setbacks but has no immediate impact on neighbour amenity due to building siting.
 - 6 Side setback encroachment is in-keeping with general siting of dwellings along Blowhole Road with similar lot size, shape and orientation.
 - 7 Enclosed courtyards provide private open space and occupant amenity.

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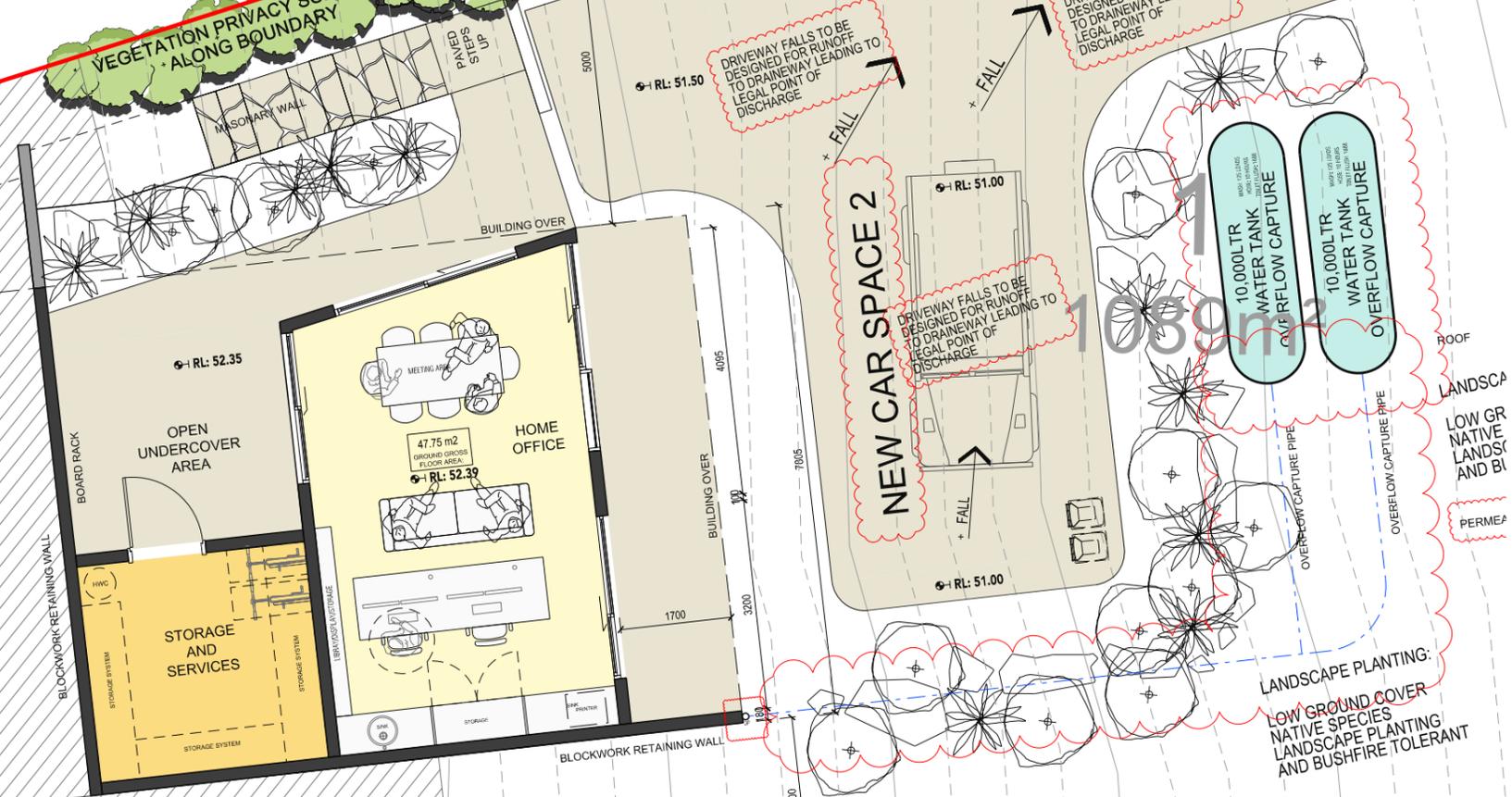
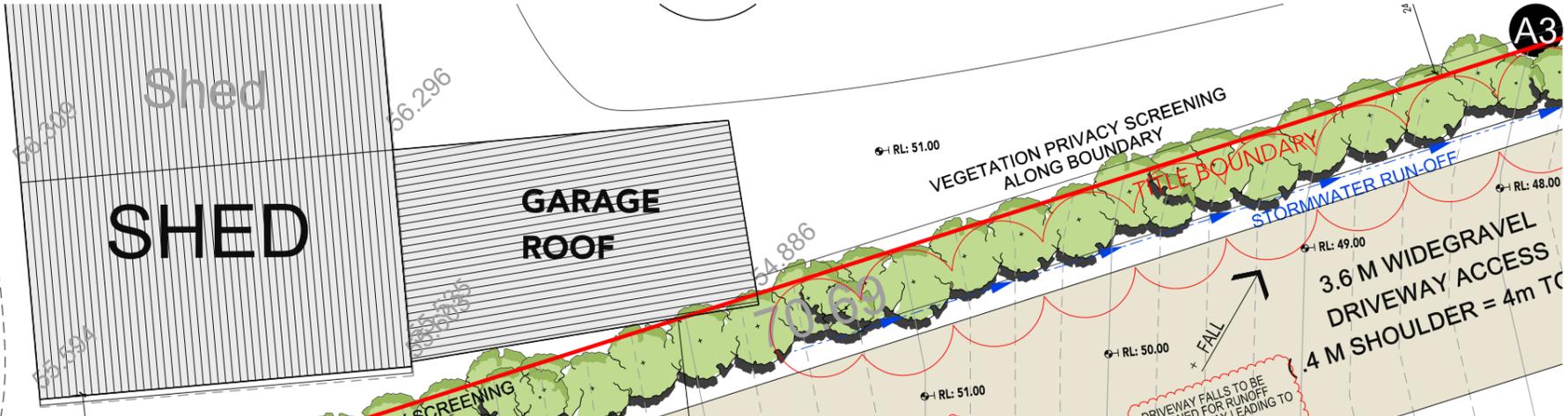
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GRASSED AREA

LANDSCAPE PLANTING:
LOW GROUND COVER
NATIVE SPECIES
LANDSCAPE PLANTING
AND BUSHFIRE TOLERANT

PARTIALLY VEGETATED

TBM Spk
RL 58.40



74 Blowhole Road, Pirates Bay
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PROJECT STATUS
DEVELOPMENT APPLICATION
DATE: FEBRUARY 2026
REVISION: 07/02/26
[02]

SCALE
1:1000 A3
0m 5m 1m 1.5m 2m 2.5m 3.5m 4.5m



DRAWING TITLE
PROPOSED LEVEL GROUND PLAN
DRAWING NUMBER
DA-100

PROJECT DESCRIPTION / CLIENT
PROPOSED DWELLING
S & M DRYSDALE

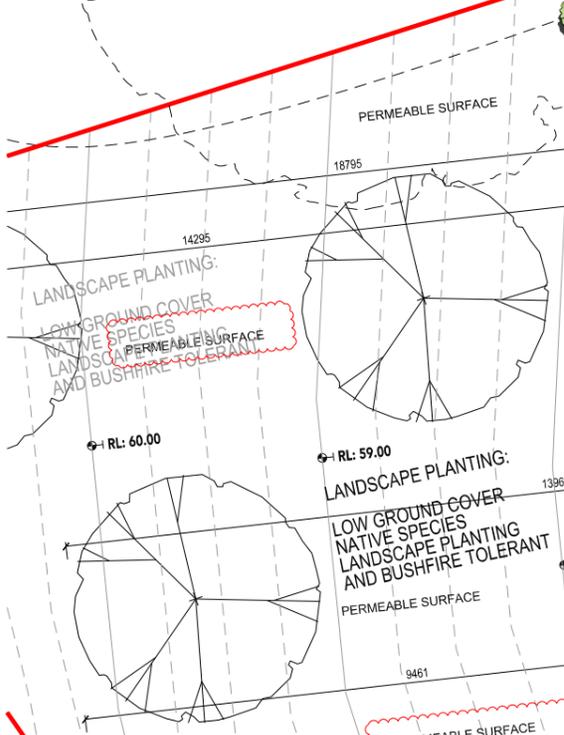
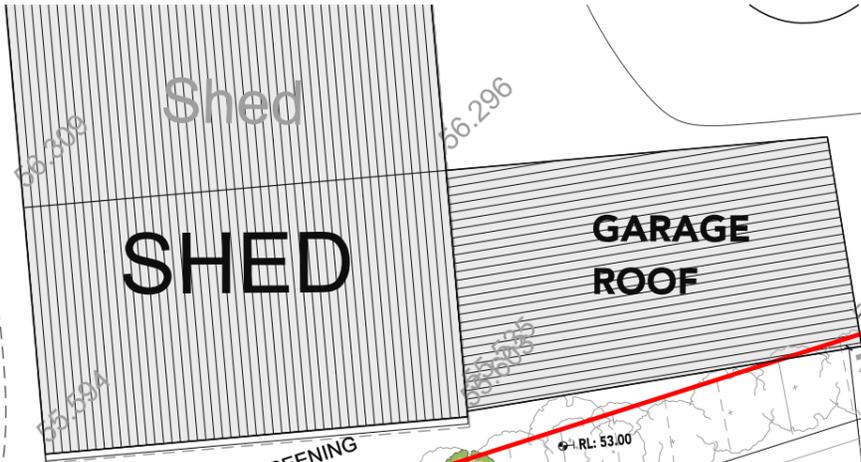
URBAN / MASTER PLANNING / DESIGN
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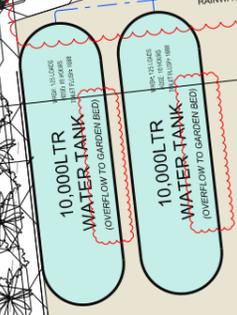
A3

D

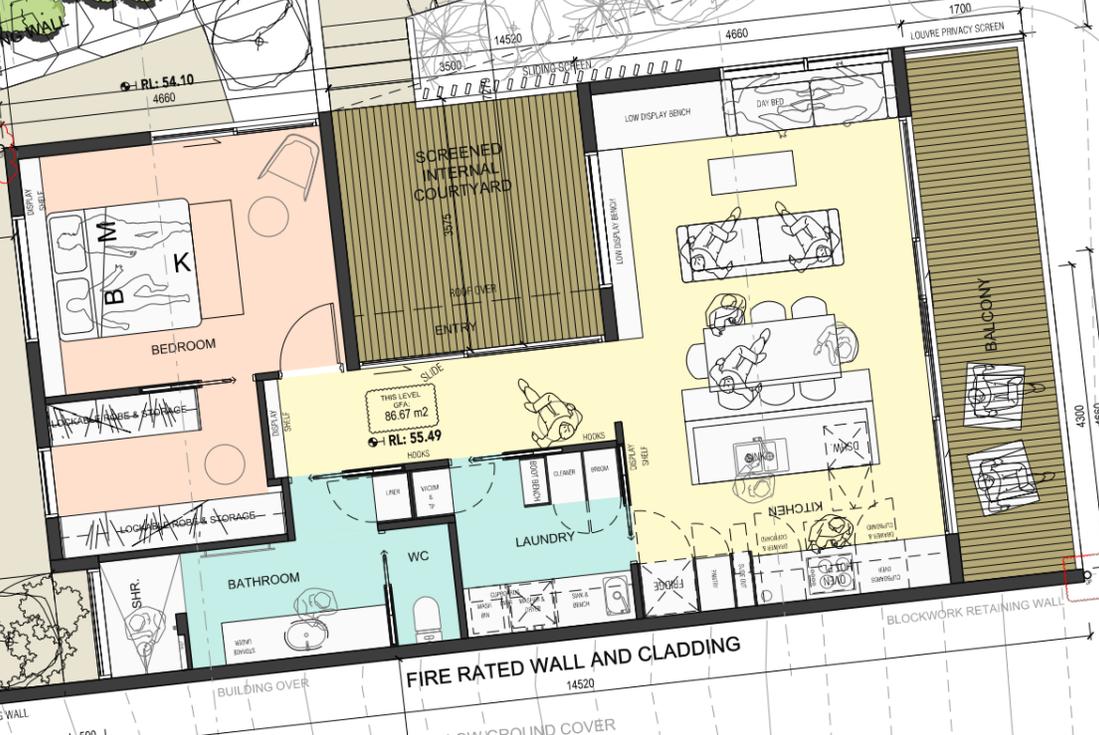
GRASSED AREA



VEGETATION PRIVACY SCREENING ALONG BOUNDARY



COURTYARD
PERMEABLE PAVING



NEW CAR SPACE 2

1089m²

PARTIALLY VEGETATED

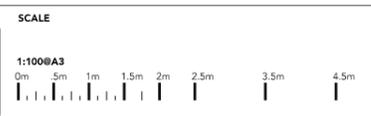
TBM Spk
RL 58.40

74 Blowhole Road, Pirates Bay

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PROJECT STATUS
DEVELOPMENT APPLICATION

DATE: FEBRUARY 2026
REVISION: 07/02/26 [02]



DRAWING TITLE
PROPOSED LEVEL 1 PLAN

DRAWING NUMBER
DA-101

PROJECT DESCRIPTION / CLIENT
PROPOSED DWELLING

M DRYSDALE

URBAN / MASTER PLANNING / DESIGN

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INFORMATION
PURPOSES ONLY
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A3

D

GRASSSED
AREA

Shed
SHED

GARAGE
ROOF

VEGETATION PRIVACY SCREENING
ALONG BOUNDARY

TITLE BOUNDARY

STORMWATER RUN-OFF
3.6 M WIDE GRAVEL
DRIVEWAY ACCESS
4 M SHOULDER = 4m TO

PERMEABLE SURFACE

STONE OR MASONRY RETAINING WALL

SCREENED
INTERNAL
COURTYARD

NEW CAR SPACE 2

1089m²

LANDSCAPE PLANTING:
LOW GROUND COVER
NATIVE SPECIES
LANDSCAPE PLANTING
AND BUSHFIRE TOLERANT

LANDSCAPE PLANTING:
LOW GROUND COVER
NATIVE SPECIES
LANDSCAPE PLANTING
AND BUSHFIRE TOLERANT

FIRE RATED WALL AND CLADDING

PARTIALLY
VEGETATED

TBM Spk
RL 58.40

74 Blowhole Road, Pirates Bay

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PROJECT STATUS
DEVELOPMENT APPLICATION
DATE
FEBRUARY 2026
REVISION
07/02/26
[02]

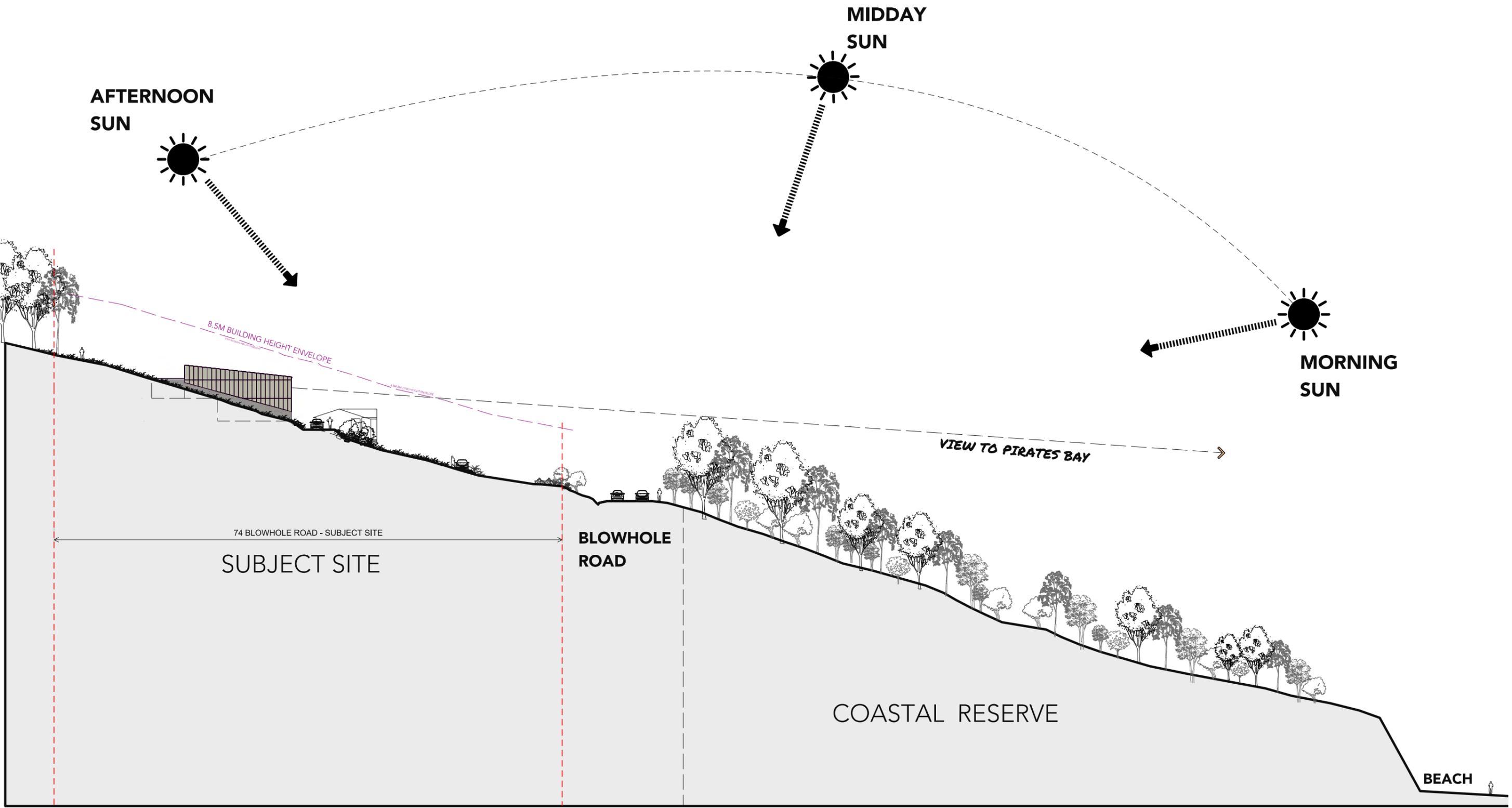
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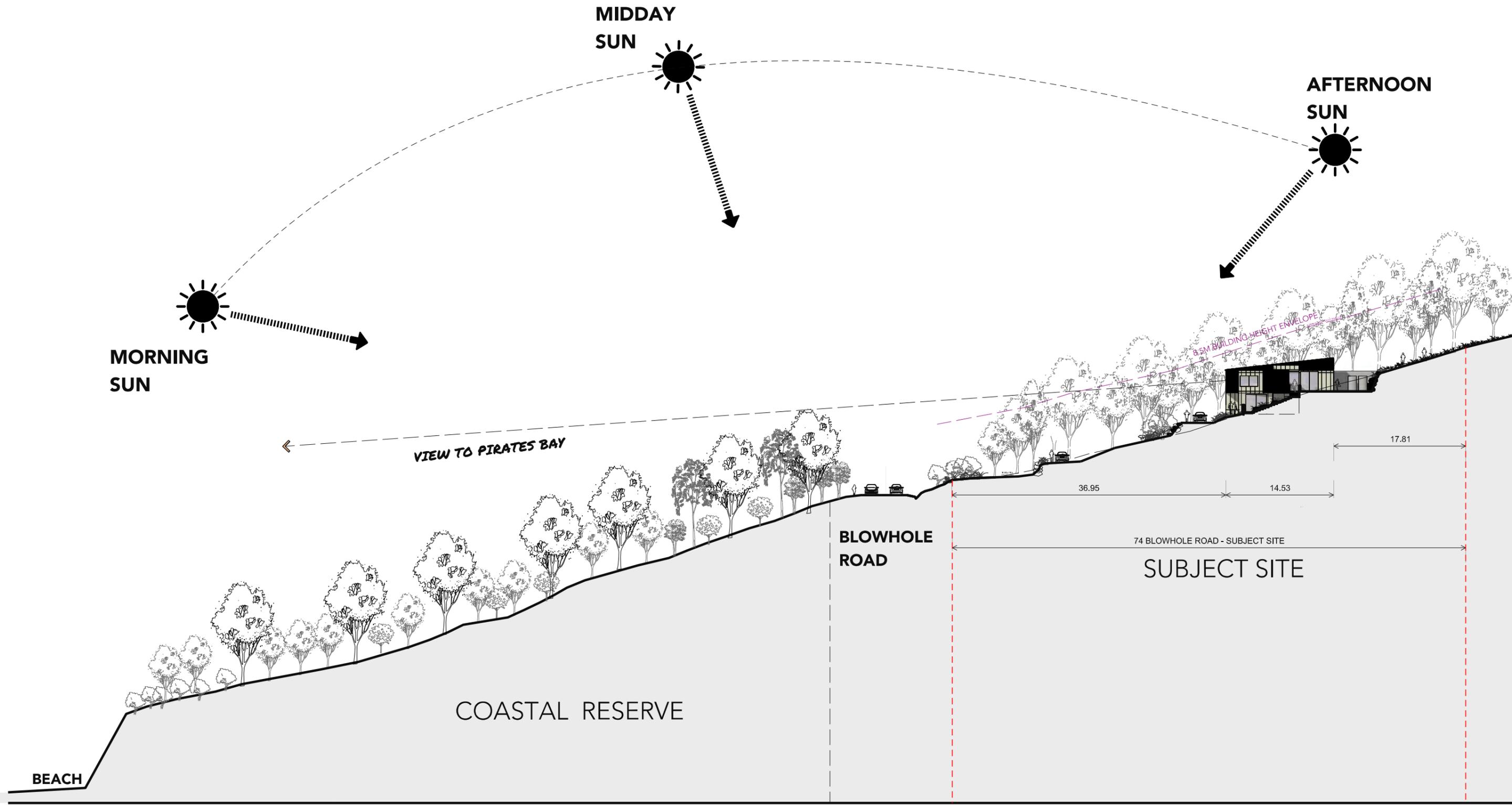


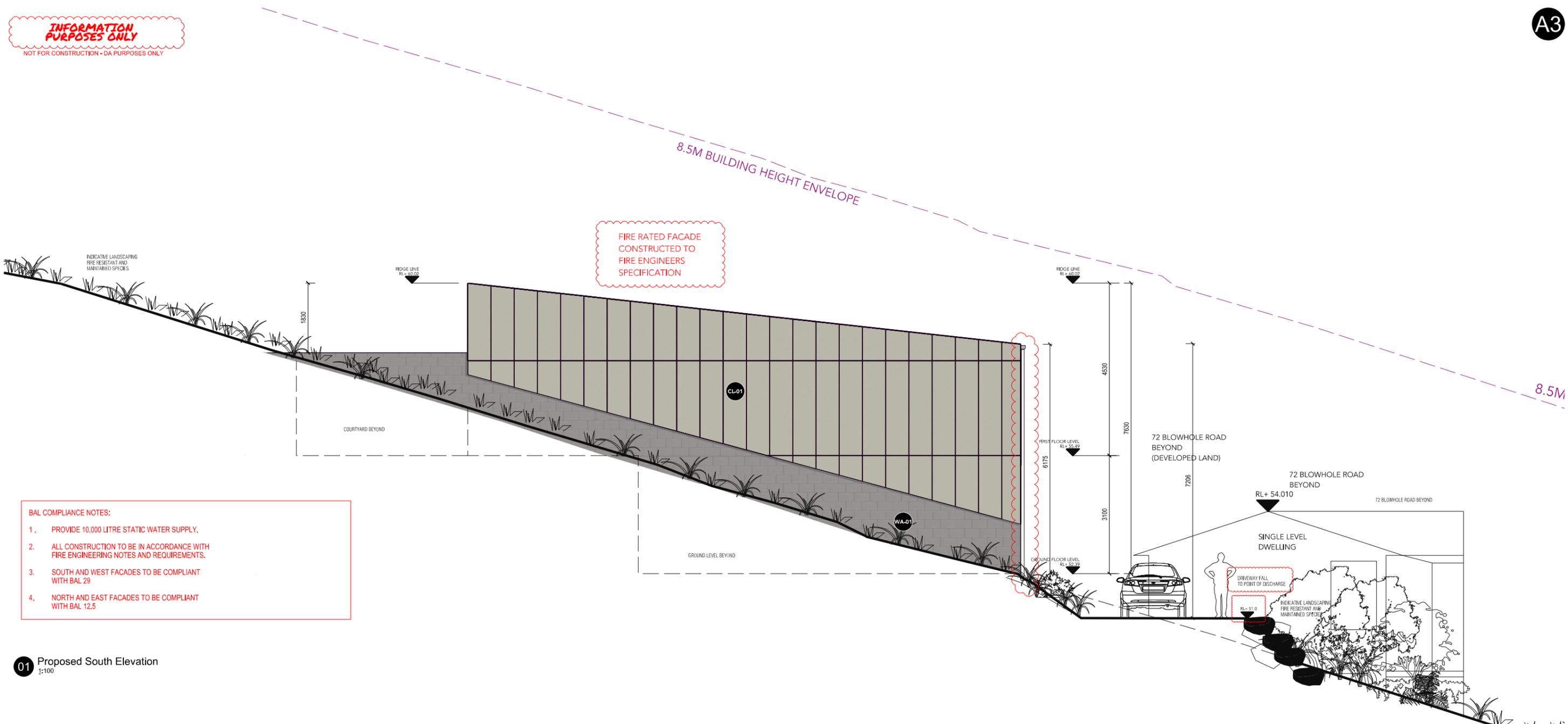
DRAWING TITLE
ROOF PLAN
DRAWING NUMBER
DA-102

PROJECT DESCRIPTION / CLIENT
PROPOSED DWELLING
M DRYSDALE

URBAN / MASTER PLANNING / DESIGN
theocd.com.au







- BAL COMPLIANCE NOTES:**
1. PROVIDE 10,000 LITRE STATIC WATER SUPPLY.
 2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH FIRE ENGINEERING NOTES AND REQUIREMENTS.
 3. SOUTH AND WEST FACADES TO BE COMPLIANT WITH BAL 29
 4. NORTH AND EAST FACADES TO BE COMPLIANT WITH BAL 12.5

01 Proposed South Elevation
1:100

CL-01

CODE	MATERIAL
CL-01	FIBRE CEMENT CLADDING GREEN FINISH
INDICATIVE LOCATION	DESCRIPTION
EXTERIOR & FACADE	BAL-29 FIRE RATED FIBRE CEMENT CLADDING

FR-01

CODE	MATERIAL
FR-01	STAINED TIMBER FRAME FINISH
INDICATIVE LOCATION	DESCRIPTION
EXTERIOR WINDOW FRAMES	TAS OAK OR APPROPRIATE TIMBER WINDOW FRAME

MA-01

CODE	MATERIAL
MA-01	PALE EUCALYPT FEATURE METAL FINISH
INDICATIVE LOCATION	DESCRIPTION
EXTERIOR, ROOF & FACADE	PAINTED OR POWDER COATED METAL FINISH COLORBOND **PALE EUCALYPT**

TI-01

CODE	MATERIAL
TI-01	TIMBER - AIGED NATURAL FINISH
INDICATIVE LOCATION	DESCRIPTION
SCREENING AND DECKS	BAL-29 FIRE RATED TIMBER BATTEN OR DECKING WITH NATURAL FINISH

GL-01

CODE	MATERIAL
GL-01	GLAZING AND WINDOWS
INDICATIVE LOCATION	DESCRIPTION
EXTERIOR & FACADE	DOUBLE-GLAZED WINDOWS AND SLIDING DOORS

GL-02

CODE	MATERIAL
GL-02	GLASS BLOCKS
INDICATIVE LOCATION	DESCRIPTION
BATHROOM EXTERIOR & FACADE	FIRE RATED GLASS BRICKS

WA-01

CODE	MATERIAL
WA-01	BLOCKWORK FOOTING WALL
INDICATIVE LOCATION	DESCRIPTION
EXTERIOR & FACADE	CONCRETE BLOCK CHARCOAL FINISH

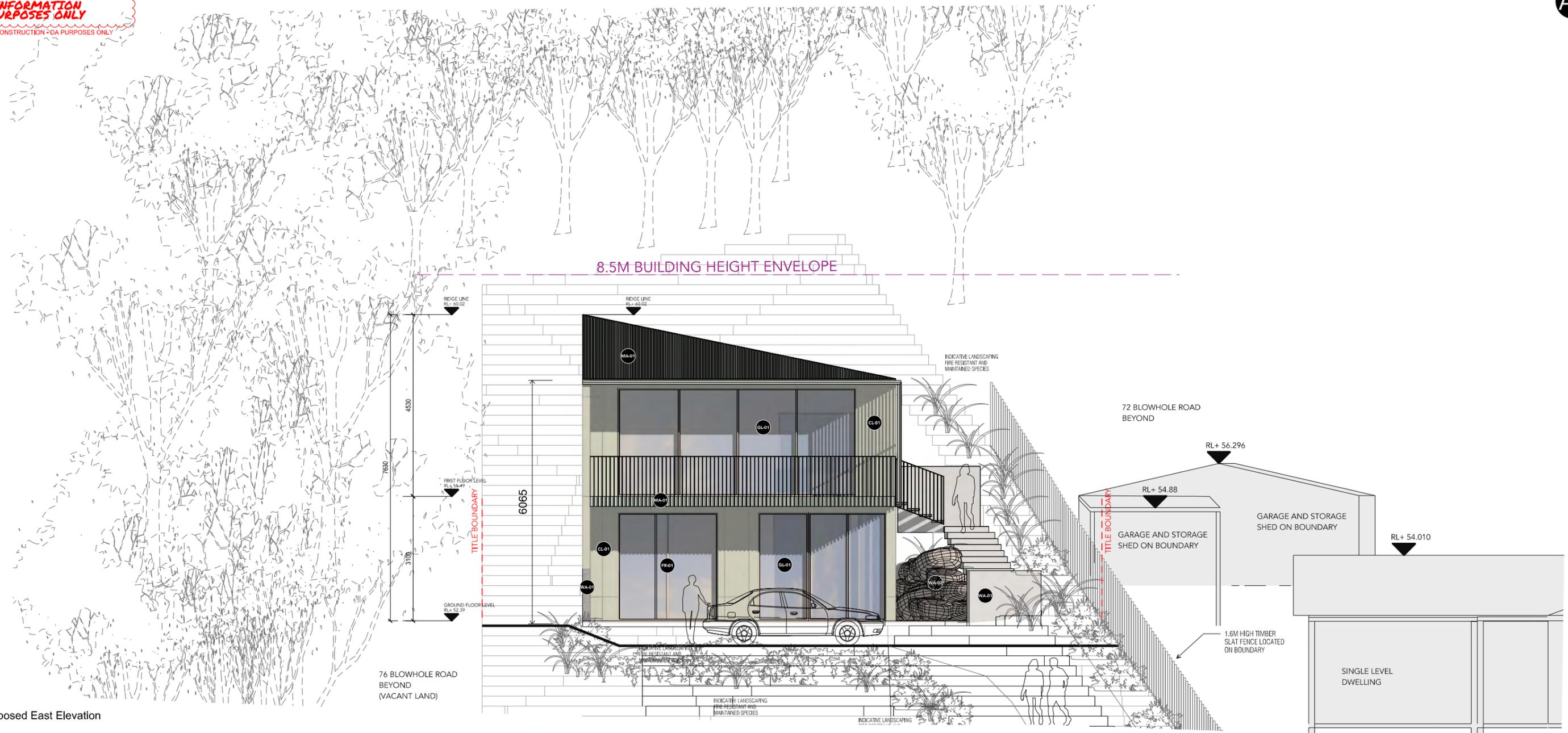
WA-02

CODE	MATERIAL
WA-02	GRANITE BOULDER RETAINING WALL
INDICATIVE LOCATION	DESCRIPTION
RETAINING WALLS	GRANITE STONE BLOCK RETAINING WALLS



01 Proposed North Elevation
1:100

<table border="1"> <tr><th>CODE</th><th>MATERIAL</th></tr> <tr><td>CL-01</td><td>CL-01</td></tr> <tr><td>CL-01</td><td>FIBRE CEMENT CLADDING GREEN FINISH</td></tr> <tr><th>INDICATIVE LOCATION</th><th>DESCRIPTION</th></tr> <tr><td>EXTERIOR & FACADE</td><td>BAL-29 FIRE RATED FIBRE CEMENT CLADDING</td></tr> </table>	CODE	MATERIAL	CL-01	CL-01	CL-01	FIBRE CEMENT CLADDING GREEN FINISH	INDICATIVE LOCATION	DESCRIPTION	EXTERIOR & FACADE	BAL-29 FIRE RATED FIBRE CEMENT CLADDING	<table border="1"> <tr><th>CODE</th><th>MATERIAL</th></tr> <tr><td>FR-01</td><td>FR-01</td></tr> <tr><td>FR-01</td><td>STAINED TIMBER FRAME FINISH</td></tr> <tr><th>INDICATIVE LOCATION</th><th>DESCRIPTION</th></tr> <tr><td>EXTERIOR WINDOW FRAMES</td><td>TAS OAK OR APPROPRIATE TIMBER WINDOW FRAME</td></tr> </table>	CODE	MATERIAL	FR-01	FR-01	FR-01	STAINED TIMBER FRAME FINISH	INDICATIVE LOCATION	DESCRIPTION	EXTERIOR WINDOW FRAMES	TAS OAK OR APPROPRIATE TIMBER WINDOW FRAME	<table border="1"> <tr><th>CODE</th><th>MATERIAL</th></tr> <tr><td>MA-01</td><td>MA-01</td></tr> <tr><td>MA-01</td><td>FEATURE METAL FINISH</td></tr> <tr><th>INDICATIVE LOCATION</th><th>DESCRIPTION</th></tr> <tr><td>EXTERIOR, ROOF & FACADE</td><td>PAINTED OR POWDER COATED METAL FINISH COLOR/BOND *PALE EUCALYPT*</td></tr> </table>	CODE	MATERIAL	MA-01	MA-01	MA-01	FEATURE METAL FINISH	INDICATIVE LOCATION	DESCRIPTION	EXTERIOR, ROOF & FACADE	PAINTED OR POWDER COATED METAL FINISH COLOR/BOND *PALE EUCALYPT*	<table border="1"> <tr><th>CODE</th><th>MATERIAL</th></tr> <tr><td>TI-01</td><td>TI-01</td></tr> <tr><td>TI-01</td><td>TIMBER - AGED NATURAL FINISH</td></tr> <tr><th>INDICATIVE LOCATION</th><th>DESCRIPTION</th></tr> <tr><td>SCREENING AND DECKS</td><td>BAL-29 FIRE RATED TIMBER BATTEN OR DECKING WITH NATURAL FINISH</td></tr> </table>	CODE	MATERIAL	TI-01	TI-01	TI-01	TIMBER - AGED NATURAL FINISH	INDICATIVE LOCATION	DESCRIPTION	SCREENING AND DECKS	BAL-29 FIRE RATED TIMBER BATTEN OR DECKING WITH NATURAL FINISH	<table border="1"> <tr><th>CODE</th><th>MATERIAL</th></tr> <tr><td>GL-01</td><td>GL-01</td></tr> <tr><td>GL-01</td><td>GLAZING AND WINDOWS</td></tr> <tr><th>INDICATIVE LOCATION</th><th>DESCRIPTION</th></tr> <tr><td>EXTERIOR & FACADE</td><td>DOUBLE-GLAZED WINDOWS AND SLIDING DOORS</td></tr> </table>	CODE	MATERIAL	GL-01	GL-01	GL-01	GLAZING AND WINDOWS	INDICATIVE LOCATION	DESCRIPTION	EXTERIOR & FACADE	DOUBLE-GLAZED WINDOWS AND SLIDING DOORS	<table border="1"> <tr><th>CODE</th><th>MATERIAL</th></tr> <tr><td>GL-02</td><td>GL-02</td></tr> <tr><td>GL-02</td><td>GLASS BLOCKS</td></tr> <tr><th>INDICATIVE LOCATION</th><th>DESCRIPTION</th></tr> <tr><td>BATHROOM EXTERIOR & FACADE</td><td>FIRE RATED GLASS BLOCKS</td></tr> </table>	CODE	MATERIAL	GL-02	GL-02	GL-02	GLASS BLOCKS	INDICATIVE LOCATION	DESCRIPTION	BATHROOM EXTERIOR & FACADE	FIRE RATED GLASS BLOCKS	<table border="1"> <tr><th>CODE</th><th>MATERIAL</th></tr> <tr><td>WA-01</td><td>WA-01</td></tr> <tr><td>WA-01</td><td>BLOCKWORK FOOTING WALL</td></tr> <tr><th>INDICATIVE LOCATION</th><th>DESCRIPTION</th></tr> <tr><td>EXTERIOR & FACADE</td><td>CONCRETE BLOCK CHARCOAL FINISH</td></tr> </table>	CODE	MATERIAL	WA-01	WA-01	WA-01	BLOCKWORK FOOTING WALL	INDICATIVE LOCATION	DESCRIPTION	EXTERIOR & FACADE	CONCRETE BLOCK CHARCOAL FINISH	<table border="1"> <tr><th>CODE</th><th>MATERIAL</th></tr> <tr><td>WA-02</td><td>WA-02</td></tr> <tr><td>WA-02</td><td>GRANITE BOULDER RETAINING WALL</td></tr> <tr><th>INDICATIVE LOCATION</th><th>DESCRIPTION</th></tr> <tr><td>RETAINING WALLS</td><td>GRANITE STONE BLOCK RETAINING WALLS</td></tr> </table>	CODE	MATERIAL	WA-02	WA-02	WA-02	GRANITE BOULDER RETAINING WALL	INDICATIVE LOCATION	DESCRIPTION	RETAINING WALLS	GRANITE STONE BLOCK RETAINING WALLS
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RETAINING WALLS	GRANITE STONE BLOCK RETAINING WALLS																																																																																						



01 Proposed East Elevation
1:100

CL-01

CODE	MATERIAL
CL-01	FIBRE CEMENT CLADDING GREEN FINISH
INDICATIVE LOCATION	DESCRIPTION
EXTERIOR & FACADE	BAL-29 FIRE RATED FIBRE CEMENT CLADDING

FR-01

CODE	MATERIAL
FR-01	STAINED TIMBER FRAME FINISH
INDICATIVE LOCATION	DESCRIPTION
EXTERIOR WINDOW FRAMES	TAS OAK OR APPROPRIATE TIMBER WINDOW FRAME

MA-01

CODE	MATERIAL
MA-01	PALE EUCALYPT
INDICATIVE LOCATION	DESCRIPTION
EXTERIOR, ROOF & FACADE	PAINTED OR POWDER COATED METAL FINISH COLORBOND **PALE EUCALYPT**

TI-01

CODE	MATERIAL
TI-01	TIMBER-AGED NATURAL FINISH
INDICATIVE LOCATION	DESCRIPTION
SCREENING AND DECKS	BAL-29 FIRE RATED TIMBER BATTEN OR DECKING WITH NATURAL FINISH

GL-01

CODE	MATERIAL
GL-01	GLAZING AND WINDOWS
INDICATIVE LOCATION	DESCRIPTION
EXTERIOR & FACADE	DOUBLE-GLAZED WINDOWS AND SLIDING DOORS

GL-02

CODE	MATERIAL
GL-02	GLASS BLOCKS
INDICATIVE LOCATION	DESCRIPTION
BATHROOM EXTERIOR & FACADE	FIRE RATED GLASS BRICKS

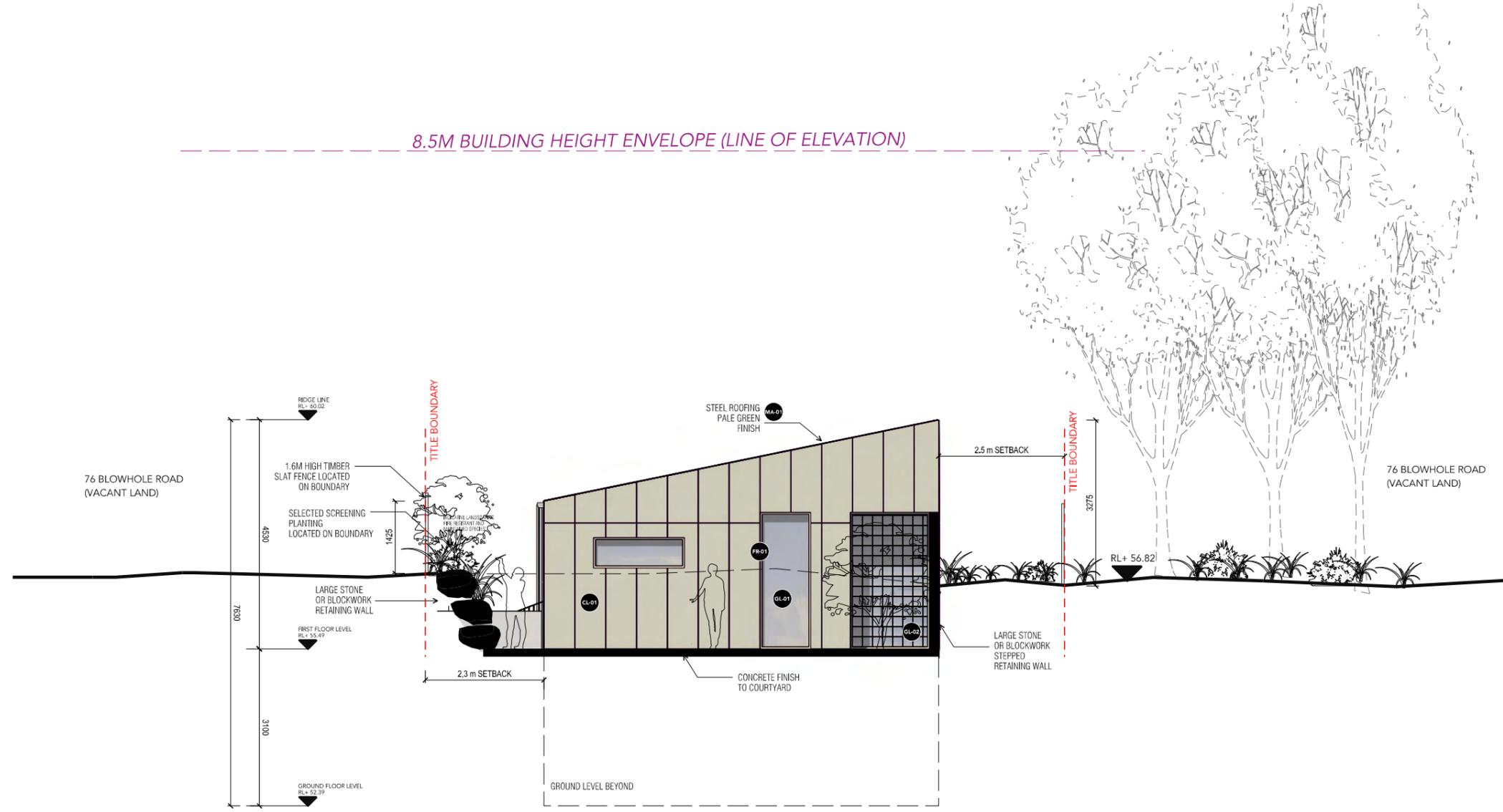
WA-01

CODE	MATERIAL
WA-01	BLOCKWORK FOOTING WALL
INDICATIVE LOCATION	DESCRIPTION
EXTERIOR & FACADE	CONCRETE BLOCK CHARCOAL FINISH

WA-02

CODE	MATERIAL
WA-02	GRANITE BOULDER RETAINING WALL
INDICATIVE LOCATION	DESCRIPTION
RETAINING WALLS	GRANITE STONE BLOCK RETAINING WALLS

8.5M BUILDING HEIGHT ENVELOPE (LINE OF ELEVATION)



01 Proposed West Elevation
1:100

CL-01

CODE	MATERIAL
CL-01	FIBRE CEMENT CLADDING GREEN FINISH
INDICATIVE LOCATION	DESCRIPTION
EXTERIOR & FACADE	BAL-29 FIRE RATED FIBRE CEMENT CLADDING

FR-01

CODE	MATERIAL
FR-01	STAINED TIMBER FRAME FINISH
INDICATIVE LOCATION	DESCRIPTION
EXTERIOR WINDOW FRAMES	TAS OAK OR APPROPRIATE TIMBER WINDOW FRAME

MA-01

CODE	MATERIAL
MA-01	PALE EUCALYPT
INDICATIVE LOCATION	DESCRIPTION
EXTERIOR, ROOF & FACADE	PAINTED OR POWDER COATED METAL FINISH COLORBOND **PALE EUCALYPT**

TI-01

CODE	MATERIAL
TI-01	TIMBER-AIDED NATURAL FINISH
INDICATIVE LOCATION	DESCRIPTION
SCREENING AND DECKS	BAL-29 FIRE RATED TIMBER BATTEN OR DECKING WITH NATURAL FINISH

GL-01

CODE	MATERIAL
GL-01	GLAZING AND WINDOWS
INDICATIVE LOCATION	DESCRIPTION
EXTERIOR & FACADE	DOUBLE-GLAZED WINDOWS AND SLIDING DOORS

GL-02

CODE	MATERIAL
GL-02	GLASS BLOCKS
INDICATIVE LOCATION	DESCRIPTION
BATHROOM EXTERIOR & FACADE	FIRE RATED GLASS BRICKS

WA-01

CODE	MATERIAL
WA-01	BLOCKWORK FOOTING WALL
INDICATIVE LOCATION	DESCRIPTION
EXTERIOR & FACADE	CONCRETE BLOCK CHARCOAL FINISH

WA-02

CODE	MATERIAL
WA-02	GRANITE BOULDER RETAINING WALL
INDICATIVE LOCATION	DESCRIPTION
RETAINING WALLS	GRANITE STONE BLOCK RETAINING WALLS



01 Proposed Section
1:100

NOTES:

GENERAL NOTE:	
- THIS DEVELOPMENT APPLICATION SUPERSEDES PREVIOUS APPLICATIONS FOR THIS LAND.	
- REPORTS HAVE BEEN UPDATED WHERE REQUIRED BY THE RELEVANT AUTHORITY	
LANDSCAPE FINISHES AND MATERIALS NOTE:	
INDICATIVE PLANTING LOCATIONS, MATERIALS FINISHES AND SPECIES TYPES ARE INDICATIVE AND SUBJECT TO BUSHFIRE MANAGEMENT REQUIREMENTS.	
VEGETATION REMOVAL AND REVEGETATION NOTE:	
REMOVAL OF OVERHANGING TREE LIMBS FROM ADJACANT LAND PARCELS WILL BE UNDERTAKEN DURING CONSTRUCTION BY ARBORISTS.	
FENCE NOTE:	
1. NORTH BOUNDARY FENCING TO BE 1.8M HIGH, TIMBER SLAT FENCE.	
2. WEST AND SOUTH BOUNDARIES TO REMAIN UN-FENCED WHILE LAND REMAINS UNDEVELOPED TO ALLOW FOR NATIVE ANIMAL ROAMING.	
3. EAST BOUNDARY TO REMAIN WITH VEGETATION SCREENING UNLESS REMOVED BY AUTHORITY	
BAL COMPLIANCE NOTES:	
1. PROVIDE 10,000 LITRE STATIC WATER SUPPLY.	
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH FIRE ENGINEERING NOTES AND REQUIREMENTS.	
3. SOUTH AND WEST FACADES TO BE COMPLIANT WITH BAL 29	
4. NORTH AND EAST FACADES TO BE COMPLIANT WITH BAL 12.5	

SWIFT PARROT DESIGN CONSIDERATIONS

Reduce large glass surfaces: Limit the size and number of large, reflective glass expanses, especially in areas that birds might perceive as clear flight paths.

Break up reflections: Use patterns or textures on or in the glass to make it visible to birds.
Fritted glass: This uses patterns of ceramic dots or lines on the glass surface to disrupt reflections and make the glass visible. Patterns can be customized for a balance between visibility and aesthetic appeal.
UV-reflective coating: These coatings are often invisible to humans but are visible to birds, achieving the same threat avoidance as patterns.

Other deterrents: Consider using features like the "zen curtain" method, which uses external ropes to cast shadows on the glass, or external speakers to emit white noise in specific areas to deter birds.

Consider visibility and function:

Bird-friendly glazing can sometimes conflict with other green building goals, such as maximizing passive solar gain from north-facing windows. A balance must be struck between these competing needs.

Ensure any bird-safe treatments do not compromise the structural integrity of the glass. Many modern options, such as etched or coated glass, are designed to withstand normal wear and tear and maintain the strength of the pane.
Prioritize bird safety in critical areas: Pay special attention to areas with high potential for collisions, such as near roosting or nesting sites. In these areas, it is crucial to implement more robust measures to prevent strikes.



NOTES:

<p>GENERAL NOTE:</p> <ul style="list-style-type: none"> - THIS DEVELOPMENT APPLICATION SUPERSEDES PREVIOUS APPLICATIONS FOR THIS LAND. - REPORTS HAVE BEEN UPDATED WHERE REQUIRED BY THE RELEVANT AUTHORITY
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01 Proposed Section
1:100

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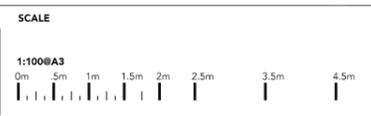
Prioritize bird safety in critical areas: Pay special attention to areas with high potential for collisions, such as near roosting or nesting sites. In these areas, it is crucial to implement more robust measures to prevent strikes.

74 Blowhole Road, Pirates Bay

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PROJECT STATUS
DEVELOPMENT APPLICATION

DATE: FEBRUARY 2026
REVISION: 07/02/26 [02]

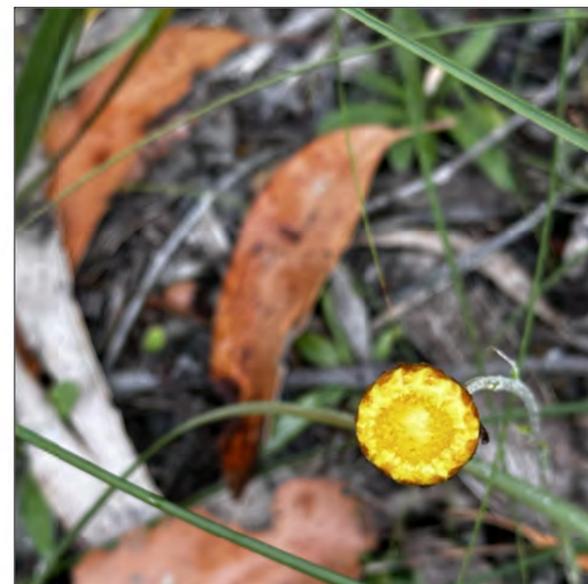
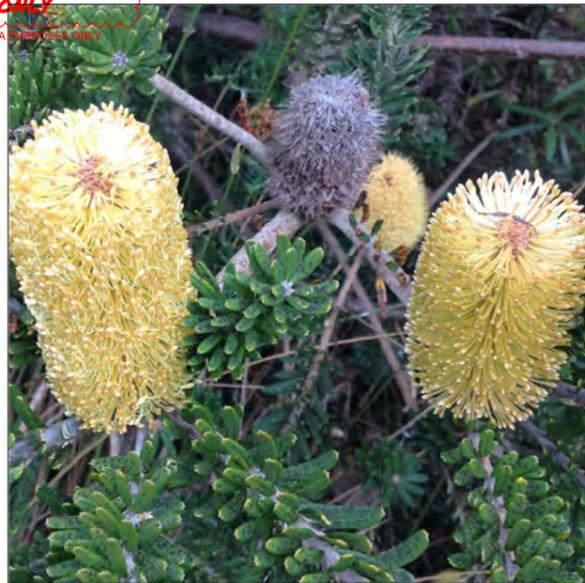


NORTH

DRAWING TITLE
proposed section
DRAWING NUMBER
DA-207

PROJECT DESCRIPTION / CLIENT
PROPOSED DWELLING
M DRYSDALE

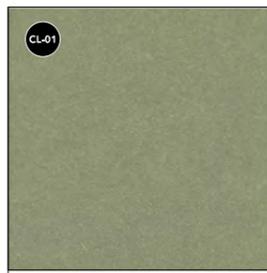
INFORMATION PURPOSES ONLY
NOT FOR CONSTRUCTION - DA PURPOSES ONLY



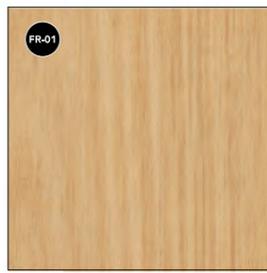
NATIVE FLORA LOCATED ON SUBJECT SITE



PERSPECTIVE VIEW LOOKING WEST



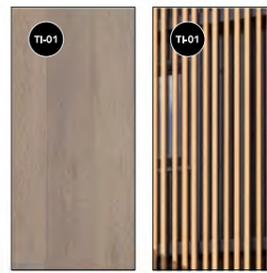
CODE	MATERIAL
CL-01	CL-01 FIBRE CEMENT CLADDING GREEN FINISH
INDICATIVE LOCATION	DESCRIPTION
EXTERIOR & FACADE	BAL-29 FIRE RATED FIBRE CEMENT CLADDING



CODE	MATERIAL
FR-01	FR-01 STAINED TIMBER FRAME FINISH
INDICATIVE LOCATION	DESCRIPTION
EXTERIOR WINDOW FRAMES	TAS OAK OR APPROPRIATE TIMBER WINDOW FRAME



CODE	MATERIAL
MA-01	MA-01 FEATURE METAL FINISH
INDICATIVE LOCATION	DESCRIPTION
EXTERIOR, ROOF & FACADE	PAINTED OR POWDER COATED METAL FINISH COLORBOND *PALE EUCALYPT*



CODE	MATERIAL
TI-01	TI-01 TIMBER - AGED NATURAL FINISH
INDICATIVE LOCATION	DESCRIPTION
SCREENING AND DECKS	BAL-29 FIRE RATED TIMBER BATTEN OR DECKING WITH NATURAL FINISH



CODE	MATERIAL
GL-01	GL-01 GLAZING AND WINDOWS
INDICATIVE LOCATION	DESCRIPTION
EXTERIOR & FACADE	DOUBLE-GLAZED WINDOWS AND SLIDING DOORS



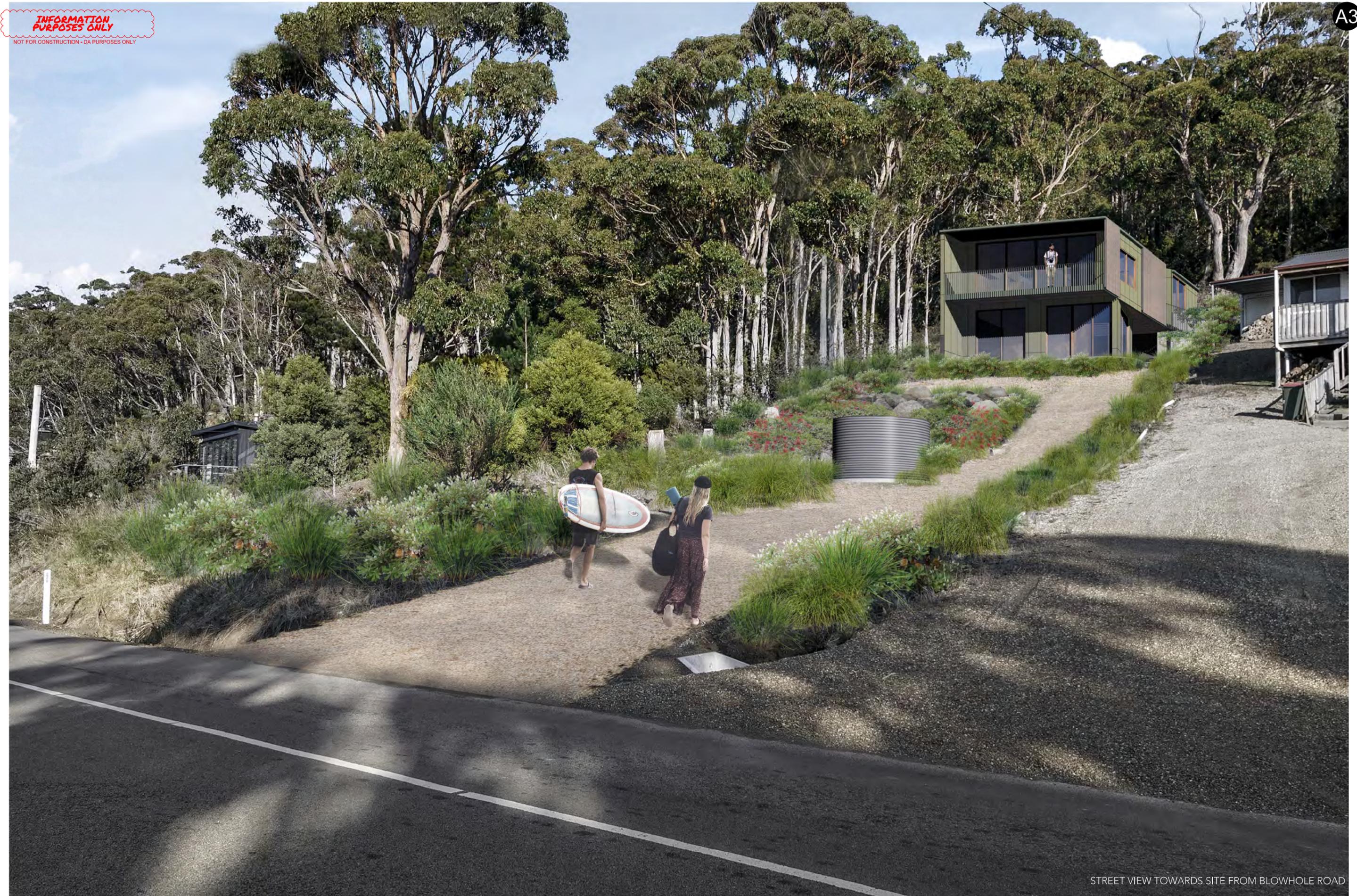
CODE	MATERIAL
GL-02	GL-02 GLASS BLOCKS
INDICATIVE LOCATION	DESCRIPTION
BATHROOM EXTERIOR & FACADE	FIRE RATED GLASS BRICKS



CODE	MATERIAL
WA-01	WA-01 BLOCKWORK FOOTING WALL
INDICATIVE LOCATION	DESCRIPTION
EXTERIOR & FACADE	CONCRETE BLOCK CHARCOAL FINISH



CODE	MATERIAL
WA-02	WA-02 GRANITE BOULDER RETAINING WALL
INDICATIVE LOCATION	DESCRIPTION
RETAINING WALLS	GRANITE STONE BLOCK RETAINING WALLS



STREET VIEW TOWARDS SITE FROM BLOWHOLE ROAD

74 Blowhole Road, Pirates Bay

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PROJECT STATUS	
DEVELOPMENT APPLICATION	
DATE	REVISION
NOVEMBER 2025	20/11/25 [01]

SCALE
NORTH
DRAWING TITLE
PERSPECTIVE VIEW
DRAWING NUMBER
DA-400

PROJECT DESCRIPTION / CLIENT
PROPOSED DWELLING
& M DRYSDALE

URBAN / MASTER PLANNING / DESIGN



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EXISTING STREET VIEW 2023



2024 DA SUBMISSION STREET VIEW (POWER POLE REMOVED FROM VIEW FOR CLARITY)
*2024 DA IS NOW SUPERSEDED BY THIS APPLICATION



CURRENT 2025DA SUBMISSION STREET VIEW (POWER POLE REMOVED FROM VIEW FOR CLARITY)

STREET VIEW TOWARDS SITE FROM BLOWHOLE ROAD



VIEW TOWARDS BUILDING FROM EAST

74 Blowhole Road, Pirates Bay

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PROJECT STATUS
DEVELOPMENT APPLICATION
DATE NOVEMBER 2025 REVISION 20/11/25 [01]

SCALE



DRAWING TITLE
PERSPECTIVE VIEW
DRAWING NUMBER
DA-402

PROJECT DESCRIPTION / CLIENT
PROPOSED DWELLING
M DRYSDALE

URBAN / MASTER PLANNING / DESIGN
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74 Blowhole Road, Pirates Bay

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PROJECT STATUS
DEVELOPMENT APPLICATION
DATE NOVEMBER 2025
REVISION 20/11/25
[01]

SCALE



DRAWING TITLE
PERSPECTIVE VIEW
DRAWING NUMBER
DA-404

PROJECT DESCRIPTION / CLIENT
PROPOSED DWELLING
& M DRYSDALE