

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 97 / 2025
ADDRESS:	6770 Arthur Highway, Port Arthur (CT 62193/1)
DESCRIPTION:	Residential – Construction of a Dwelling and Outbuilding

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 **10 December 2025**.

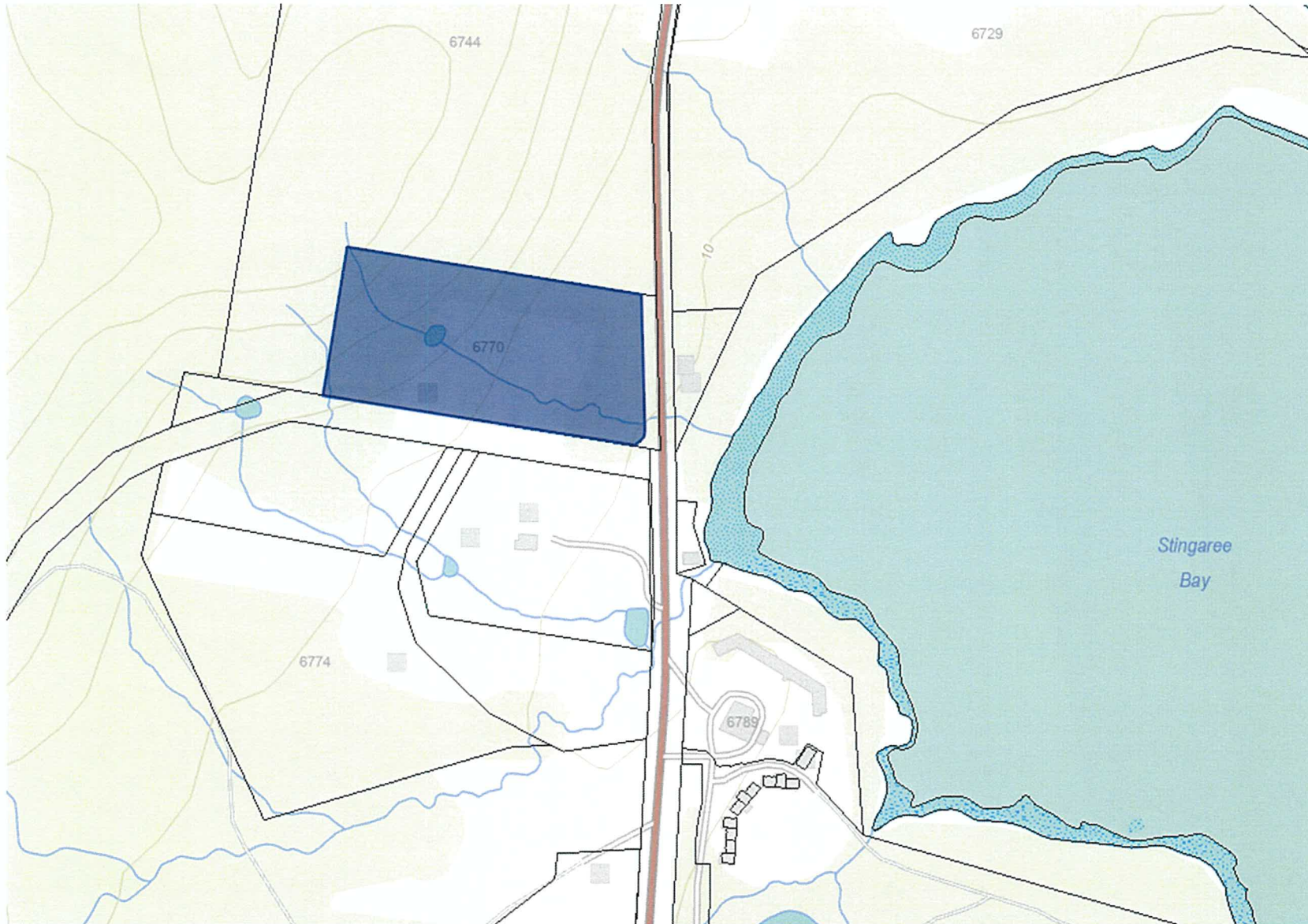
Any person may make a representation relating to the application. Representations are to be made in writing addressed to the General Manager, Tasman Council, 1713 Main Road, Nubeena TAS 7184 or by email to tasman@tasman.tas.gov.au and will be received no later than **10 December 2025**. Late representations will not be considered.



A handwritten signature in black ink, appearing to read 'Blake Repine'.

Blake Repine
General Manager
Date: 27 November 2025

DA 97 / 2025, 6770 Arthur Highway, Port Arthur (CT 62193/1) – 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 10 December 2025. The below image 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 representors, 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	Woolcott Land Services		
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			
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE	

DESCRIPTION OF PROPOSED DEVELOPMENT*

<input checked="" type="checkbox"/> New Dwelling	<input type="checkbox"/> Extension/ Addition	
<input checked="" 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)

☐ Yes

☐ No

PRESENT USE OF LAND/ BUILDING(S)

Outbuilding structure with (static) caravan and water tanks as existing

LOCATION OF PROPOSED DEVELOPMENT*


ADDRESS	6770 ARTHUR HWY PORT ARTHUR TAS 7182		
CERTIFICATE OF TITLE	62193/1	LOT NUMBER	
FLOOR AREA			
Existing floor area (square metres):		Proposed floor area (square metres):	
CAR PARKING			
Number existing		Number proposed	

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)	\$ 493,900


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)	
DATE	

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)	Michelle Schleiger - Woolcott Land Services
DATE	5 May 2025
NAME/S OF OWNER/S NOTIFIED	
DATE	5 May 2025

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, Jesse Walker (Unit Manager (Assessments)) being responsible for the administration of land at PID 9600798 declare that I have given permission for the making of this application.
SIGNATURE OF DELEGATE	
DATE	23/06/2025

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			

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	<p>I, _____ Fiona McLeod _____</p> <p>being responsible for the administration of land at _____</p> <p>declare that I have given permission for the making of this application.</p>
SIGNATURE OF MINISTER/ GENERAL MANAGER	 Delegate for the Minister administering the Roads and Jetties Act 1935
DATE	03/06/2025

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: **5 May 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	

SEARCH OF TORRENS TITLE

VOLUME 62193	FOLIO 1
EDITION 7	DATE OF ISSUE 05-May-2021

SEARCH DATE : 01-Oct-2024

SEARCH TIME : 12.32 PM

DESCRIPTION OF LAND

Parish of CARNARVON, Land District of PEMBROKE
Lot 1 on Sealed Plan 62193 (formerly being SP1296)
Derivation : Part of Lot 7570 Gtd. to P.E. Grove.
Prior CT 2347/64

SCHEDULE 1

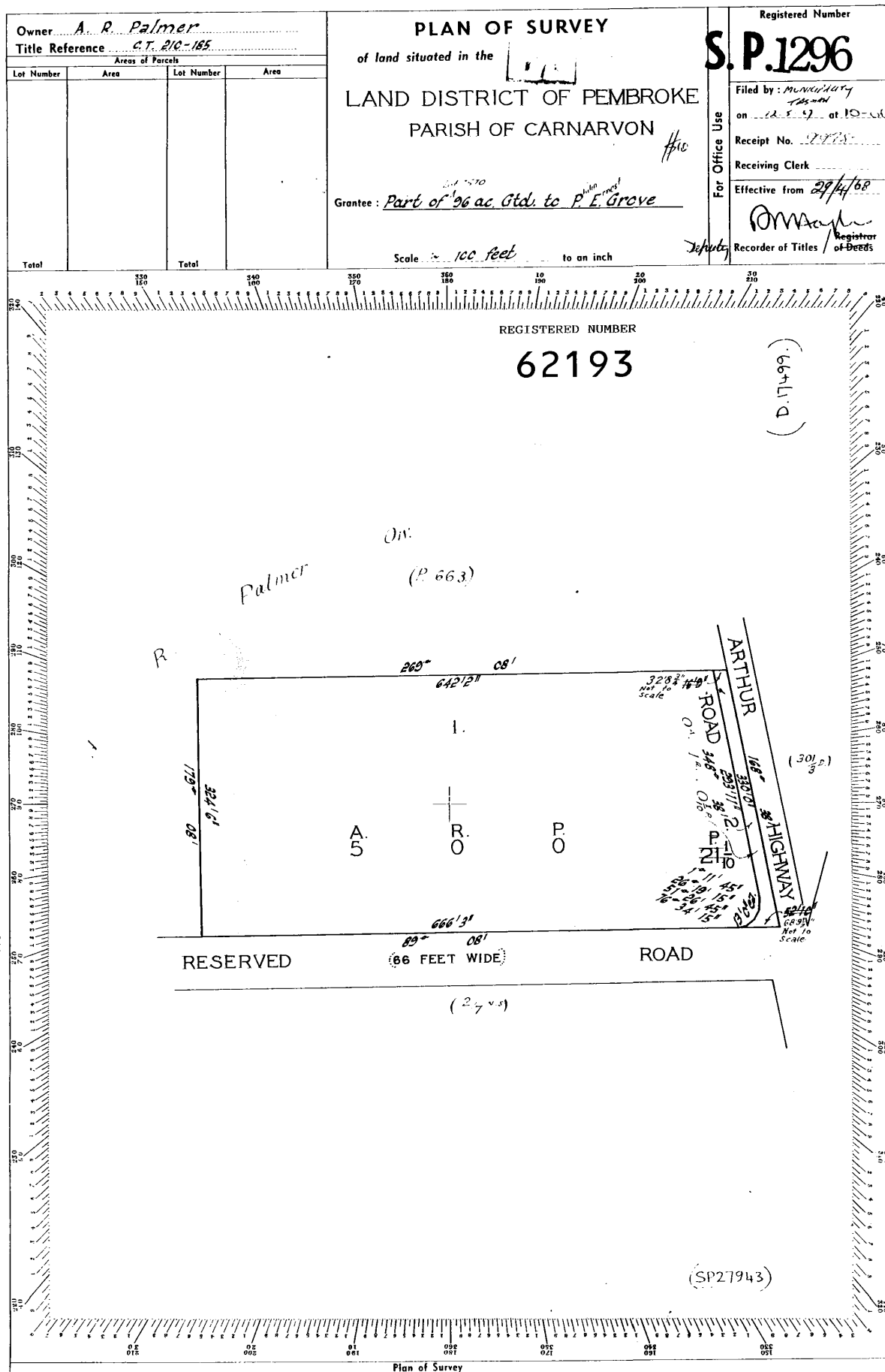
M877088 TRANSFER to
Registered 05-May-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
E251107 MORTGAGE to Members Equity Bank Limited Registered
05-May-2021 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Sheet of Sheets




SCHEDULE OF EASEMENTS

Office use only

PLAN No **S.P. 1296**

This is the schedule of easements attached to the plan of Lots 1 and 2 comprising part of the land in Certificate of Title _____ Sealed by the _____ (insert title reference) Municipality of Tasman on 9th May 1967


Council Clerk/Town Clerk

NO EASEMENTS, PROFITS A PRENDER OR COVENANTS ARE CREATED TO BENEFIT OR BURDEN EITHER OF THE LOTS SHOWN ON THE PLAN

SIGNED by ARTHUR ROBERT PALMER the registered proprietor of the land shown on the plan in the presence of

A.R. Palmer

Michael Sharland
Council Clerk

WRITE ON THIS SIDE OF THE PAPER ONLY



- SIGN SIMILAR TO ABOVE PICTURE TO BE PERMANENTLY FIXED TO THE STATIC WATER SUPPLY
- SIGN SIZE DIMENSIONS
- MIN. 300mm x 300mm
 - LETTERING TO BE UPPERCASE AND NOT LESS THAN 100mm IN HEIGHT

A MODIFIED 4C ACCESS ROAD IS AN ALL-WEATHER ROAD WHICH COMPLIES WITH THE AUSTRALIAN ROAD RESEARCH BOARD "UNSEALED ROADS MANUAL – GUIDELINES TO GOOD PRACTICE", 3RD EDITION, MARCH 2009 AS A CLASSIFICATION 4C ACCESS ROAD AND THE FOLLOWING MODIFIED REQUIREMENTS:

- ALL-WEATHER CONSTRUCTION;
- LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
- MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
- MINIMUM VERTICAL CLEARANCE OF 4 METRES;
- MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY;
- CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
- DIPS LESS THAN 7° (1:8 OR 12.5%) ENTRY AND EXIT ANGLE;
- CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
- MAXIMUM GRADIENT OF 15° (1:3.5 OR 28%) FOR SEALED ROADS, AND 10° (1:5.5 OR 18%) FOR UNSEALED ROADS; AND
- TERMINATE WITH A TURNING AREA FOR FIRE APPLIANCES PROVIDED BY ONE OF THE FOLLOWING:

- A TURNING CIRCLE WITH A MINIMUM INNER RADIUS OF 10 METRES
- A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
- A HAMMERHEAD "T" OR "Y" TURNING HEAD 4 METRES WIDE AND 8 METRES L

BAL NOTES:

- FIREFIGHTING WATER SUPPLY TO BE A MIN. 10000L PER BUILDING TO BE PROTECTED. THIS VOLUME OF WATER MUST NOT BE USED FOR ANY OTHER PURPOSE INCLUDING FIRE FIGHTING SPRINKLER OR SPRAY SYSTEMS

- WATER TANK MUST BE METAL, CONCRETE OR LAGGED BY NON-COMBUSTABLE MATERIALS AND ALL ABOVE GROUND PIPES & FITTINGS TO BE MADE FROM NON-RUSTING, NON-COMBUSTIBLE AND NON-DEFORMING MATERIALS

- TANK TO BE LOCATED A MINIMUM 6.0m FROM DWELLING AND WITHIN 3.0m OF A HARDSTAND AREA - WATER TANK OR CONNECTION POINT TO BE FITTED WITH A MALE 64mm 5v THREAD COUPLING WITH MINIMUM DELIVERY OF 270L PER MINUTE

ISSUED FOR APPROVAL

Copyright ©

Client:

Project: **PROPOSED DWELLING & SHED**
Address: **6770 ARTHUR HIGHWAY, PORT ARTHUR TAS 7182**

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

Drawing No:

1742024 A01 / A08

Rev

D

Date Drawn: 29.11.24

Drawn: W. Tan

Checked: C. Lim

Approved: J. Pfeiffer

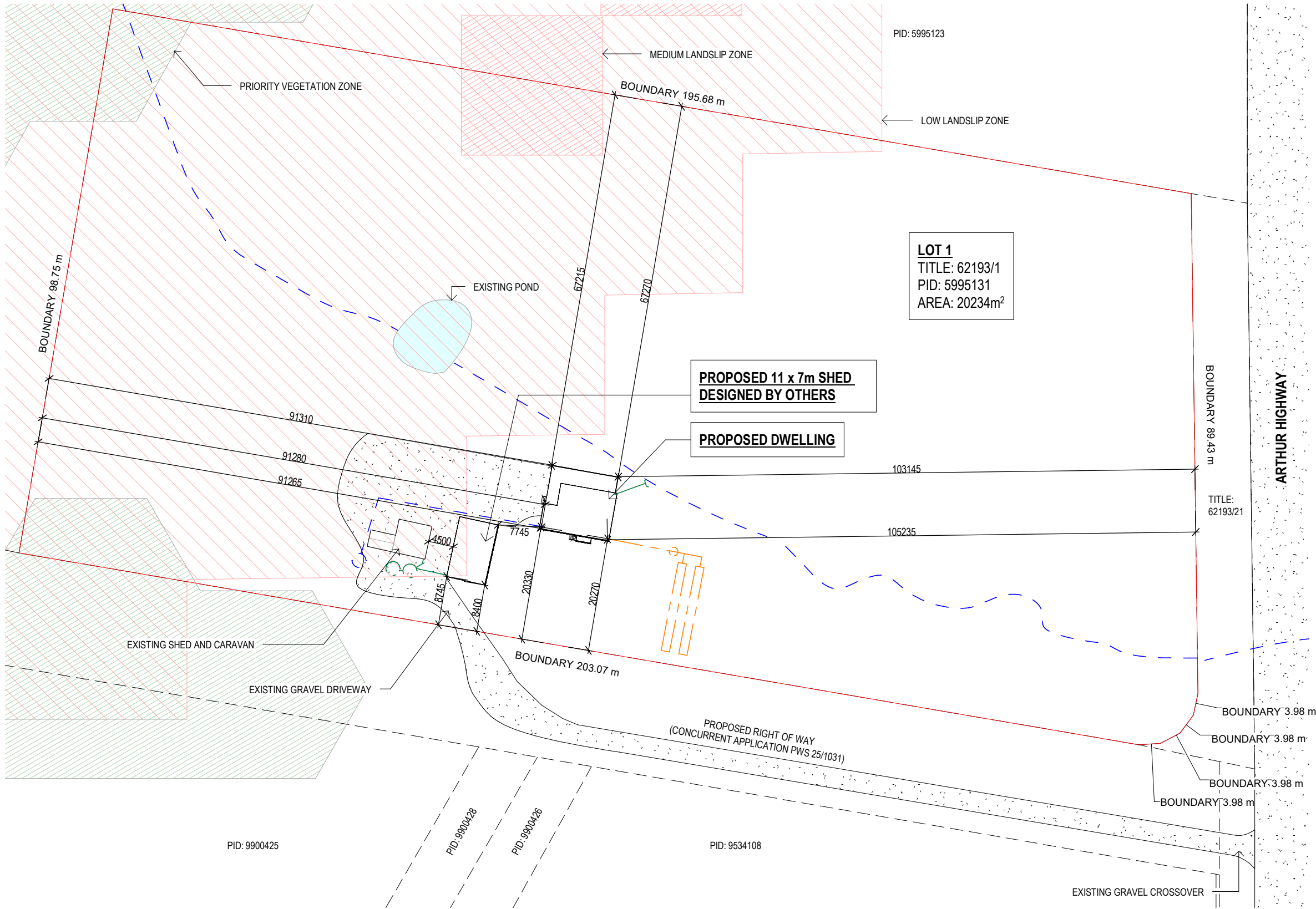
Scale: As Shown @ A3

Accredited Building Designer

Designer Name: J. Pfeiffer

Accreditation No: CC2211T

D	MINOR AMENDMENT	30.04.25	W.T.
C	MINOR AMENDMENT	07.04.25	W.T.
B	MINOR AMENDMENT	18.03.25	W.T.
A	ISSUED FOR APPROVAL	29.11.24	W.T.
Rev:	Amendment:	Date:	Int:



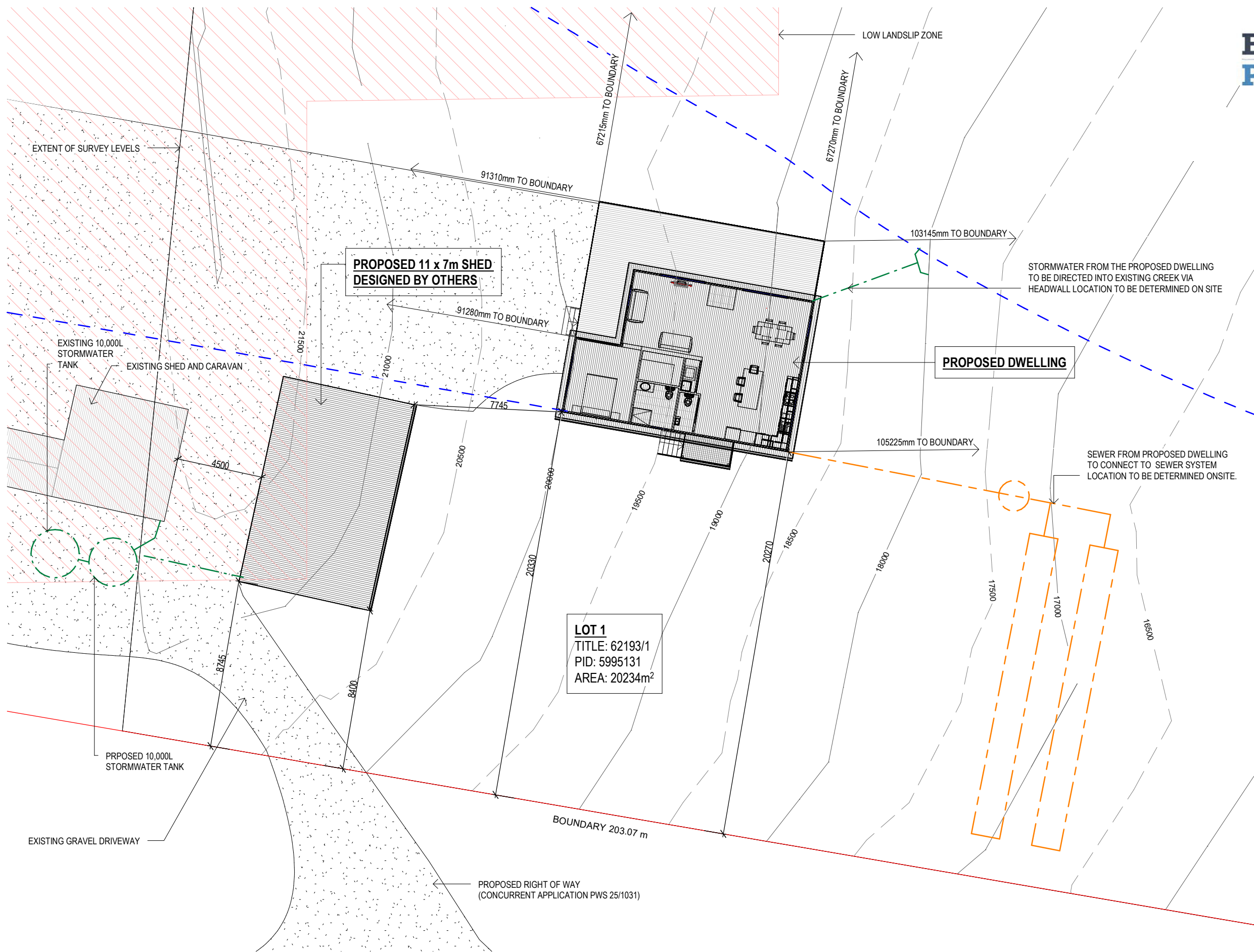
LOCALITY PLAN
SCALE 1 : 750

LEGEND

	SEWER
	WATER
	STORMWATER
	EXISTING VEGETATION
	PRIORITY VEGETATION ZONE
	LOW LANSLIP ZONE
	MEDIUM LANSLIP ZONE



Tasbuilt Manufactured Homes & Cabins
P.O Box 274, Deloraine Tasmania 7304
Ph: 03 6393 1013
admin@tasbuilthomes.com.au



LEGEND	
	SEWER
	WATER
	STORMWATER
	EXISTING VEGETATION
	PRIORITY VEGETATION ZONE
	LOW LANDSLIP ZONE
	MEDIUM LANDSLIP ZONE

DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

ISSUED FOR APPROVAL

Copyright ©

Client:
Project: PROPOSED DWELLING & SHED
Address: 6770 ARTHUR HIGHWAY,
PORT ARTHUR TAS 7182
Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

Drawing No: 1742024 A02 / A08 Rev D

				Date Drawn: 29.11.24
				Drawn: W. Tan
				Checked: C. Lim
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
				Accredited Building Designer
				Designer Name: J. Pfeiffer
				Accreditation No: CC2211T
Rev:	Amendment:	Date:	Int:	

SITE PLAN
SCALE 1:200

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
*W1	2100	2400	DG	4.3	.55
*W2	2100	2400	DG	4.3	.55
W3	600	2400	DG	4.3	.55
W4	900	900	DG	4.3	.55
W5	1200	2400	DG	4.3	.55
*W6	2100	2400	DG	4.3	.55
^W7	400	2400	DG	4.3	.55
^W8	400	2400	DG	4.3	.55
SD1	2100	2100	DG	4.0	.61
SD2	2100	2400	DG	4.0	.61

DISCLAIMER:

ALL WINDOWS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

*NOTE:

IF HEIGHT TO GROUND GREATER THAN 2.0m WINDOW TO HAVE PERMANENTLY FIXED ROBUST SCREEN INSTALLED OR HAVE AN OPENING RESTRICTED TO 125mm.

^NOTE:

REFER ELEVATIONS FOR HIGHLIGHT WINDOWS

ISSUED FOR APPROVAL

Copyright ©

Client:

Project: **PROPOSED DWELLING & SHED**
Address: **6770 ARTHUR HIGHWAY,
PORT ARTHUR TAS 7182**

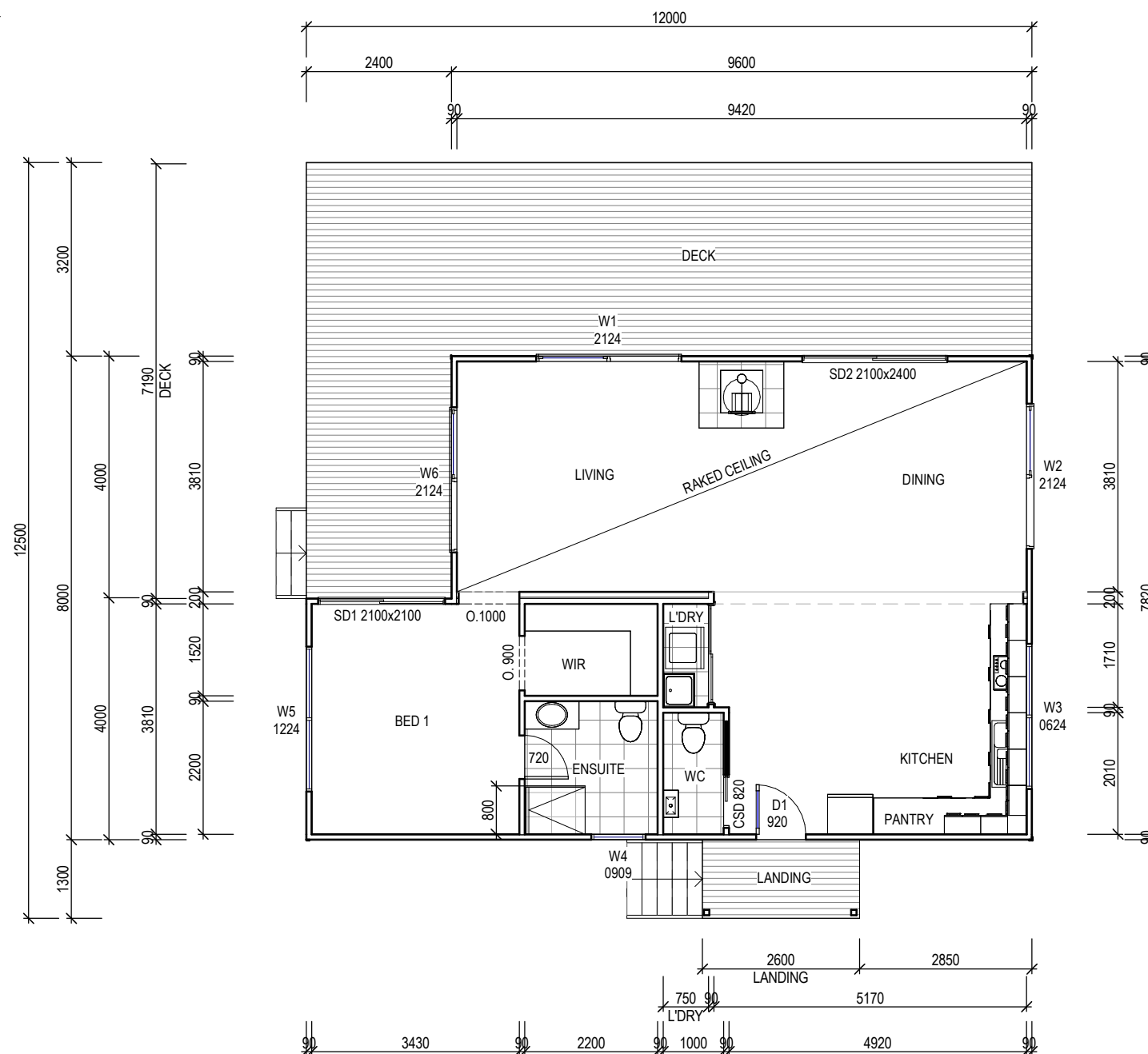
Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

Drawing No: **1742024** A03 / A08 Rev **D**

Date Drawn: 29.11.24
Drawn: W. Tan
Checked: C. Lim
Approved: J. Pfeiffer
Scale: As Shown @ A3
Accredited Building Designer
Designer Name: J. Pfeiffer
Accreditation No: CC2211T

Area Schedule (Gross Building)		
Name	Area	Area (sq)
LANDING	3.38 m ²	0.36
PROPOSED DWELLING	86.38 m ²	9.30
DECK	48.02 m ²	5.17
	137.78 m ²	14.83

Rev:	Amendment:	Date:	Int:
D	MINOR AMENDMENT	30.04.25	W.T.
C	MINOR AMENDMENT	07.04.25	W.T.
B	MINOR AMENDMENT	18.03.25	W.T.
A	ISSUED FOR APPROVAL	29.11.24	W.T.



CONSTRUCTION PLAN

SCALE 1 : 100



FLOOR PLAN
SCALE 1 : 100

FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING

SMOKE ALARMS
PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE
TO BUILDING POWER SUPPLY TO AS 3786.
CEILING MOUNTED WITH 9VDC
ALKALINE BATTERY BACKUP
TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE
WITH NCC PART 3.7.5.2

(S) - DENOTES INTERCONNECTED SMOKE DETECTORS

ISSUED FOR APPROVAL

Copyright ©

Client:

Project:PROPOSED DWELLING & SHED

Address:6770 ARTHUR HIGHWAY,
PORT ARTHUR TAS 7182

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

ENGINEERING
PLUS

BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No:
1742024 A04 / A08

Rev
D

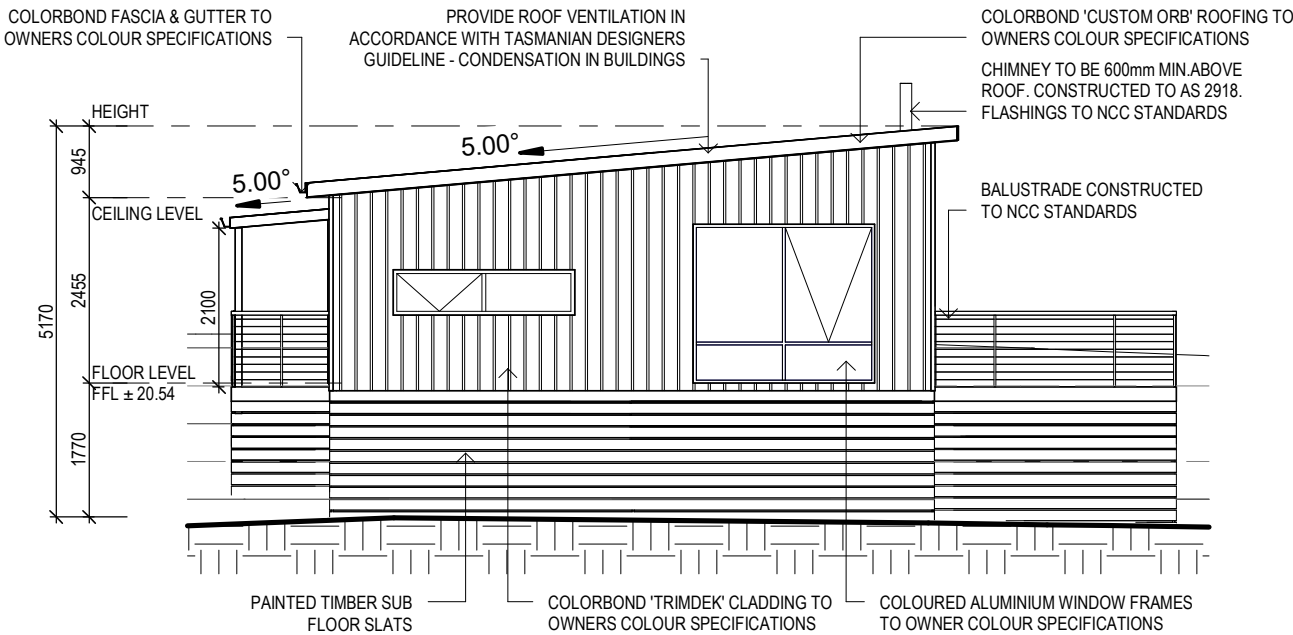
Area Schedule (Gross Building)		
Name	Area	Area (sq)
LANDING	3.38 m ²	0.36
PROPOSED DWELLING	86.38 m ²	9.30
DECK	48.02 m ²	5.17
	137.78 m ²	14.83

				Date Drawn: 29.11.24
				Drawn: W. Tan
				Checked: C. Lim
				Approved:J. Pfeiffer
				Scale:As Shown @ A3
D	MINOR AMENDMENT	30.04.25	W.T.	
C	MINOR AMENDMENT	07.04.25	W.T.	
B	MINOR AMENDMENT	18.03.25	W.T.	
A	ISSUED FOR APPROVAL	29.11.24	W.T.	
Rev:	Amendment:	Date:	Int:	

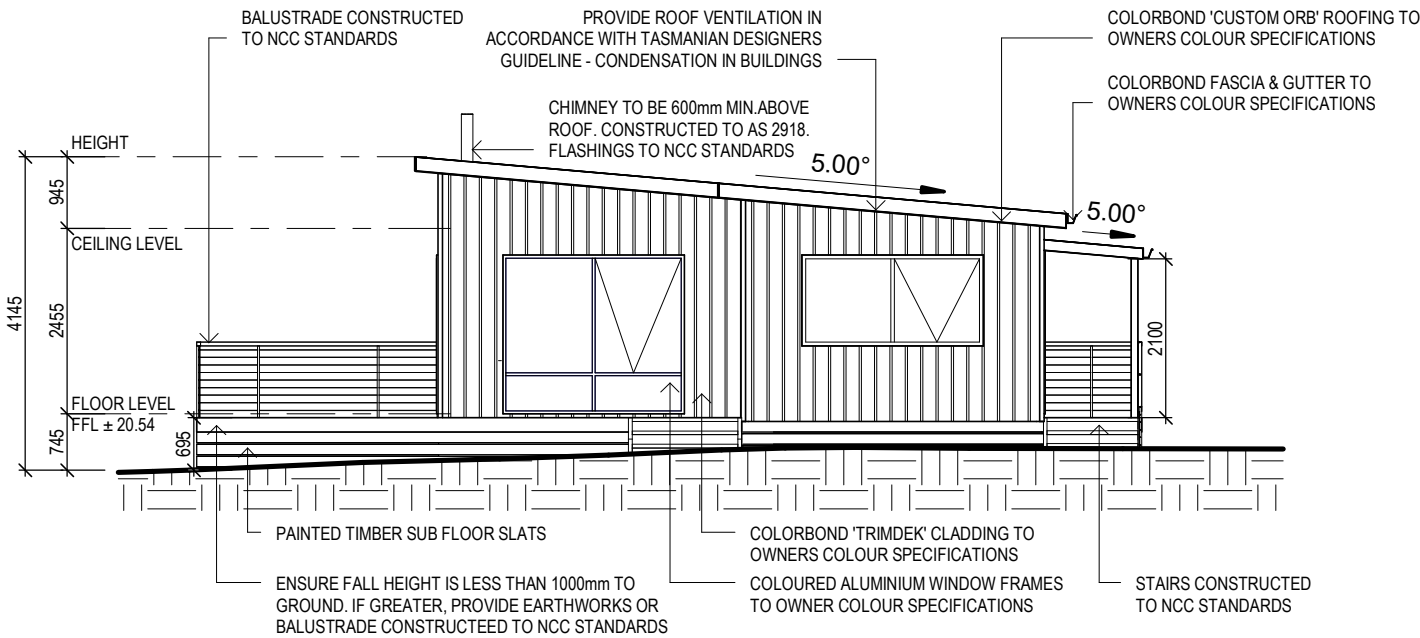
- SUB FLOOR VENTILATION. NCC VOL 2 PART 6.2.1
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
 - A MINIMUM OF 6000 MM2 PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
 - VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

PRYDA 230x75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR
PRYDA 230x165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS
CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.



EAST ELEVATION
SCALE 1: 100



WEST ELEVATION
SCALE 1: 100

- STAIR CONSTRUCTION. ABCB VOLUME 2 PART 11.2
- TREADS: 250 MM
 - RISERS: 180 MM
 - TREATED PINE TIMBER STAIR MATERIAL TO AS1684
 - TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
 - ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
 - STRINGER: 300x50 F5 TREATED PINE
 - TREADS: 240x45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000

ISSUED FOR APPROVAL

Copyright ©

Client:
Project:PROPOSED DWELLING & SHED
Address:6770 ARTHUR HIGHWAY,
PORT ARTHUR TAS 7182

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au



Date Drawn: 29.11.24
Drawn: W. Tan
Checked: C. Lim
Approved: J. Pfeiffer
Scale: As Shown @ A3

Accredited Building Designer
Designer Name: J. Pfeiffer
Accreditation No: CC2211T

Drawing No: 1742024 A05 / A08
Rev D

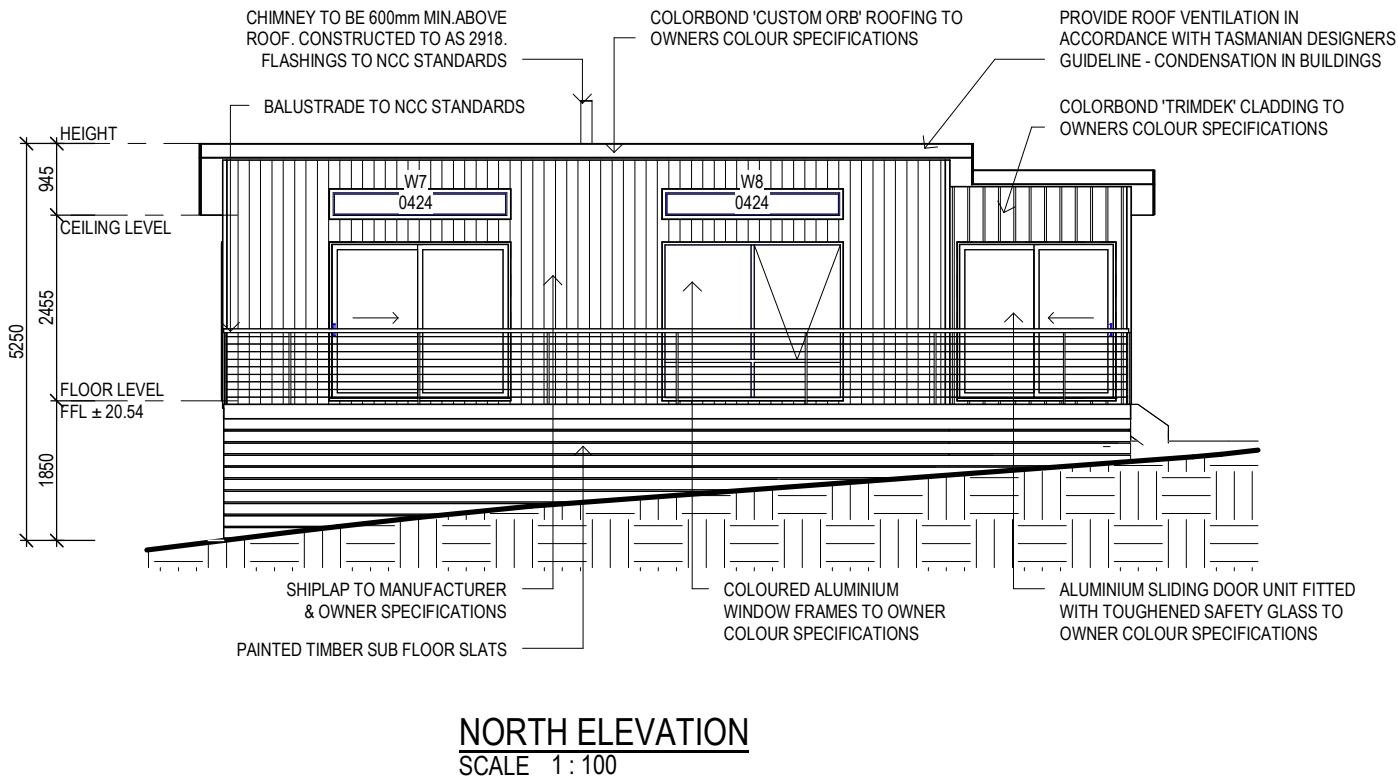
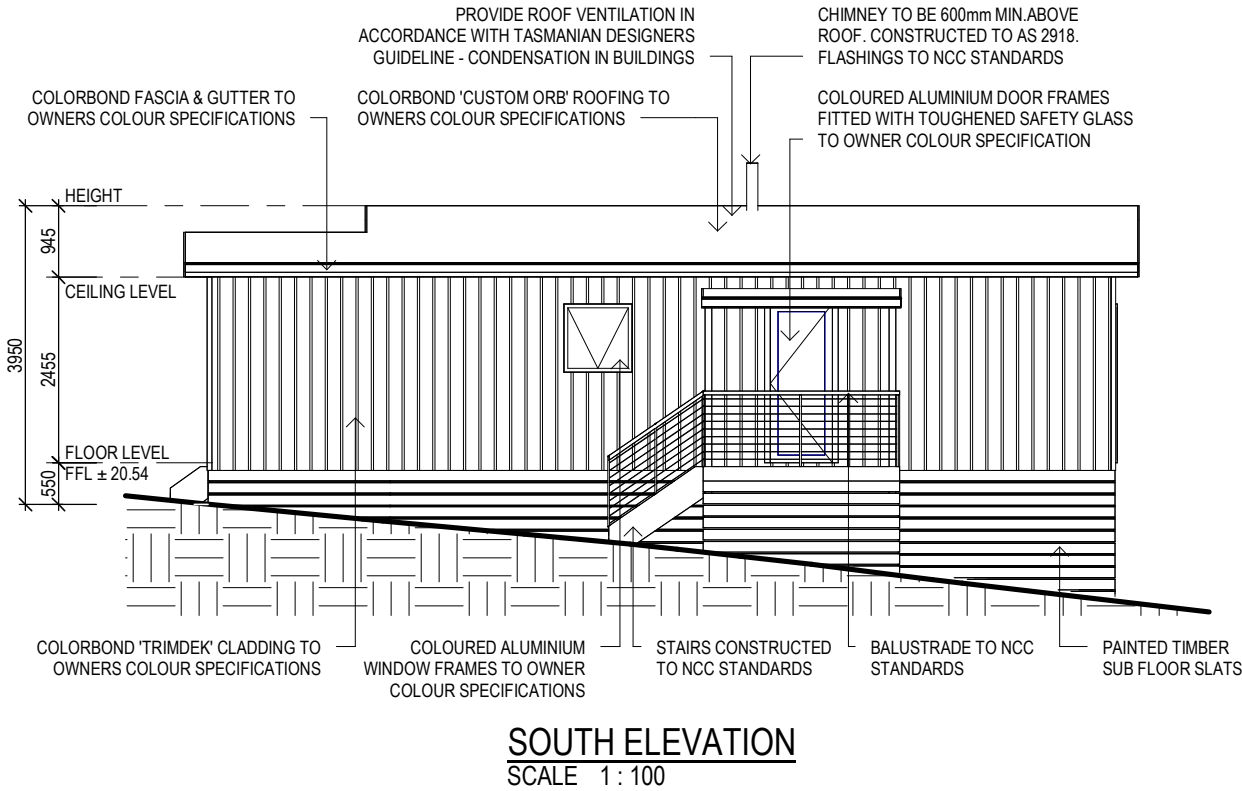


Tasbuilt Manufactured Homes & Cabins
P.O Box 274, Deloraine Tasmania 7304
Ph: 03 6393 1013
admin@tasbuilthomes.com.au

EAVE & SOFFIT CONSTRUCTION ABCB VOLUME 2 PART 7.4.5
EAVE WIDTH - 300MM

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3
POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.
TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.
GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288
ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

ISSUED FOR APPROVAL

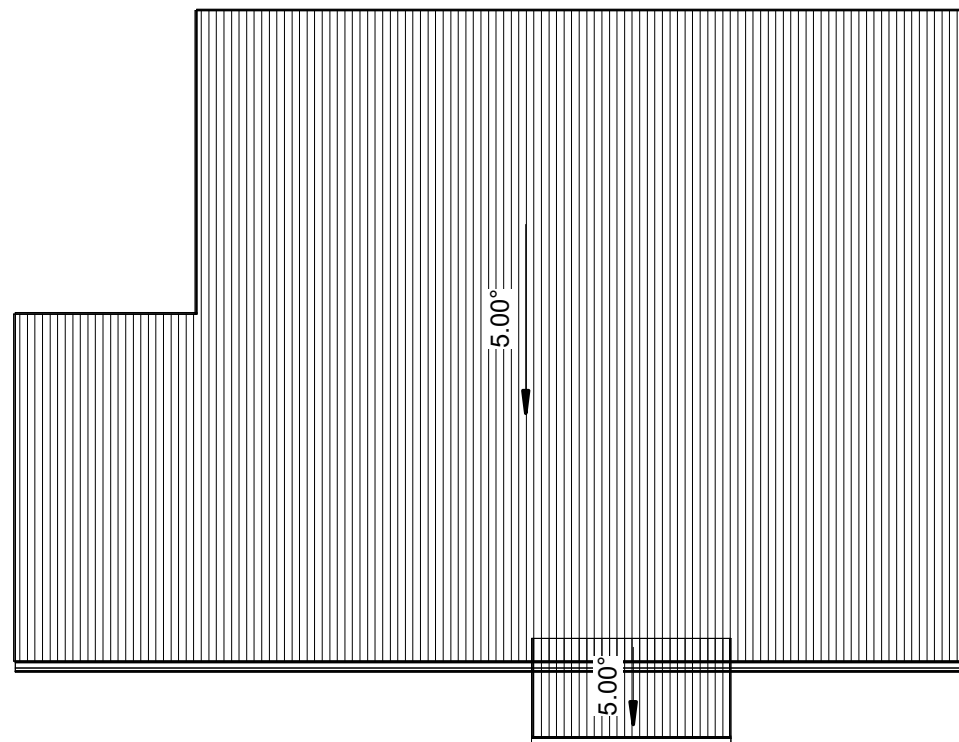
Copyright ©

Client:
Project:PROPOSED DWELLING & SHED
Address:6770 ARTHUR HIGHWAY,
PORT ARTHUR TAS 7182
Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au
Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T
Drawing No: 1742024 A06 / A08
Rev D



Tasbuilt Manufactured Homes & Cabins
P.O Box 274, Deloraine Tasmania 7304
Ph: 03 6393 1013
admin@tasbuilthomes.com.au

				Date Drawn: 29.11.24
				Drawn: W. Tan
				Checked: C. Lim
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
D	MINOR AMENDMENT	30.04.25	W.T.	
C	MINOR AMENDMENT	07.04.25	W.T.	
B	MINOR AMENDMENT	18.03.25	W.T.	
A	ISSUED FOR APPROVAL	29.11.24	W.T.	
Rev:	Amendment:	Date:	Int:	



ROOF PLAN
SCALE 1 : 100

ROOF CLADDING. NCC PART 7.2 SHEET ROOFING

COLORBOND 'CUSTOM ORB' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

COLORBOND 'TRIMDEK' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

REFER TO LYSAGHT ROOFING & WALLING MANUAL FOR FULL DETAILS ON SHEET INSTALLATION, FIXINGS & FLASHINGS

COLORBOND 'CUSTOM ORB'

- MINIMUM PITCH 5 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 5-15 DEGREES - MINIMUM 200MM.

ABOVE 15 DEGREES - MINIMUM 150 MM.

- RIDGE LINE VALLEY TO BE TURNED UP (STOP ENDED).
- FASTENERS TO BE MADE OF COMPATIBLE MATERIAL WITH ROOFING MATERIAL.
- CREST FIXINGS OF END SPANS @ EVERY SECOND RIB AND INTERNAL SPANS @ EVERY THIRD RIB.
- WHERE POSSIBLE SHEETS TO BE LAID WITH SIDE LAPS FACING AWAY FROM PREVAILING WEATHER.
- REFLECTIVE FOIL INSULATION TO BE FITTED TO UNDERSIDE OF SHEETS.

R4.0 INSULATION BATTS TO ROOF SPACE ABOVE CEILING LINING.

RECOMMENDED FIXINGS FOR SEVERE EXPOSURE CONDITIONS TO AS 3566

USE CLASS 4 MATERIALS FOR SEVERE EXPOSURE & STAINLESS STEEL FOR VERY SEVERE COASTAL ENVIRONMENTS.

ISSUED FOR APPROVAL

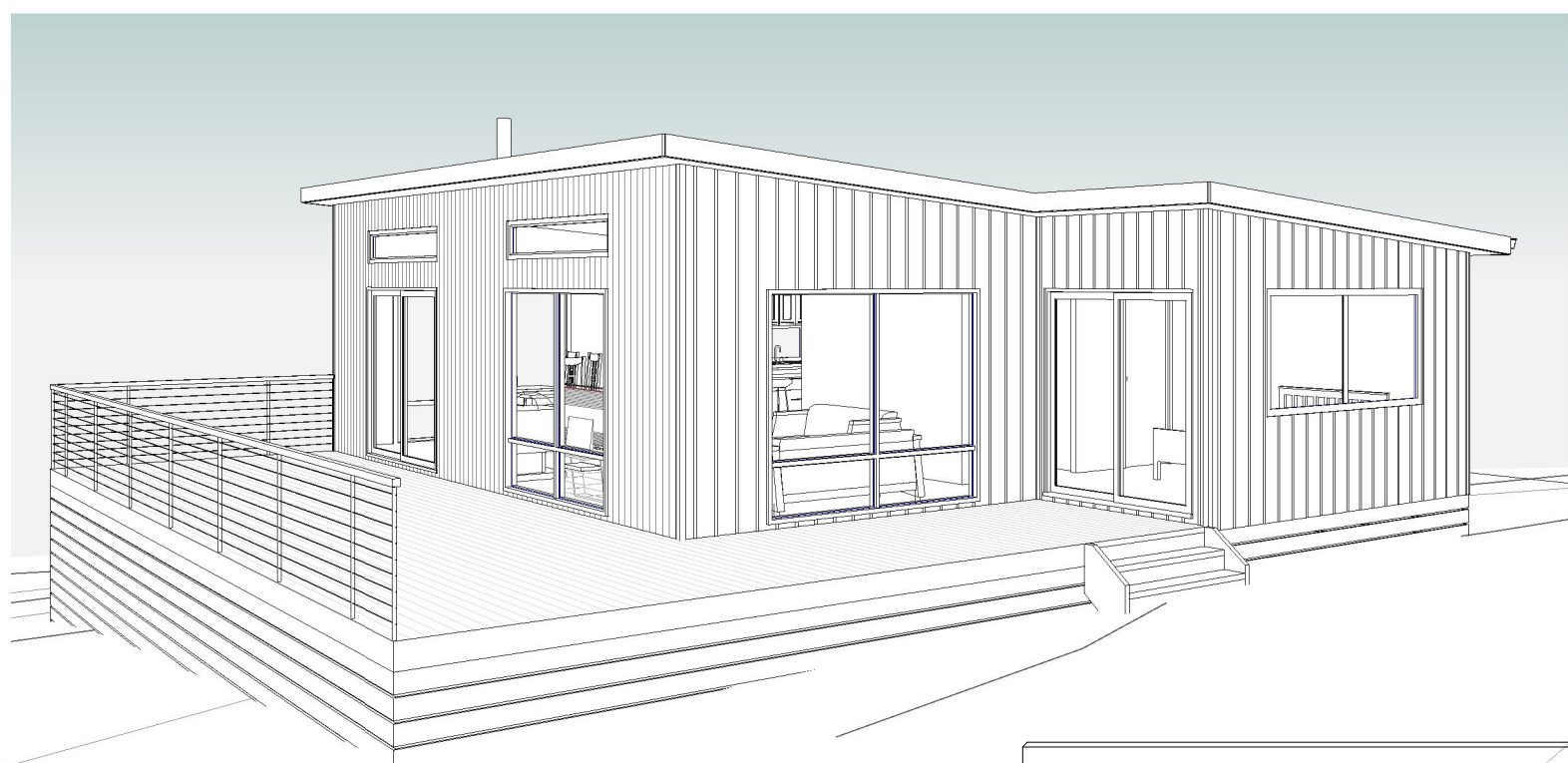
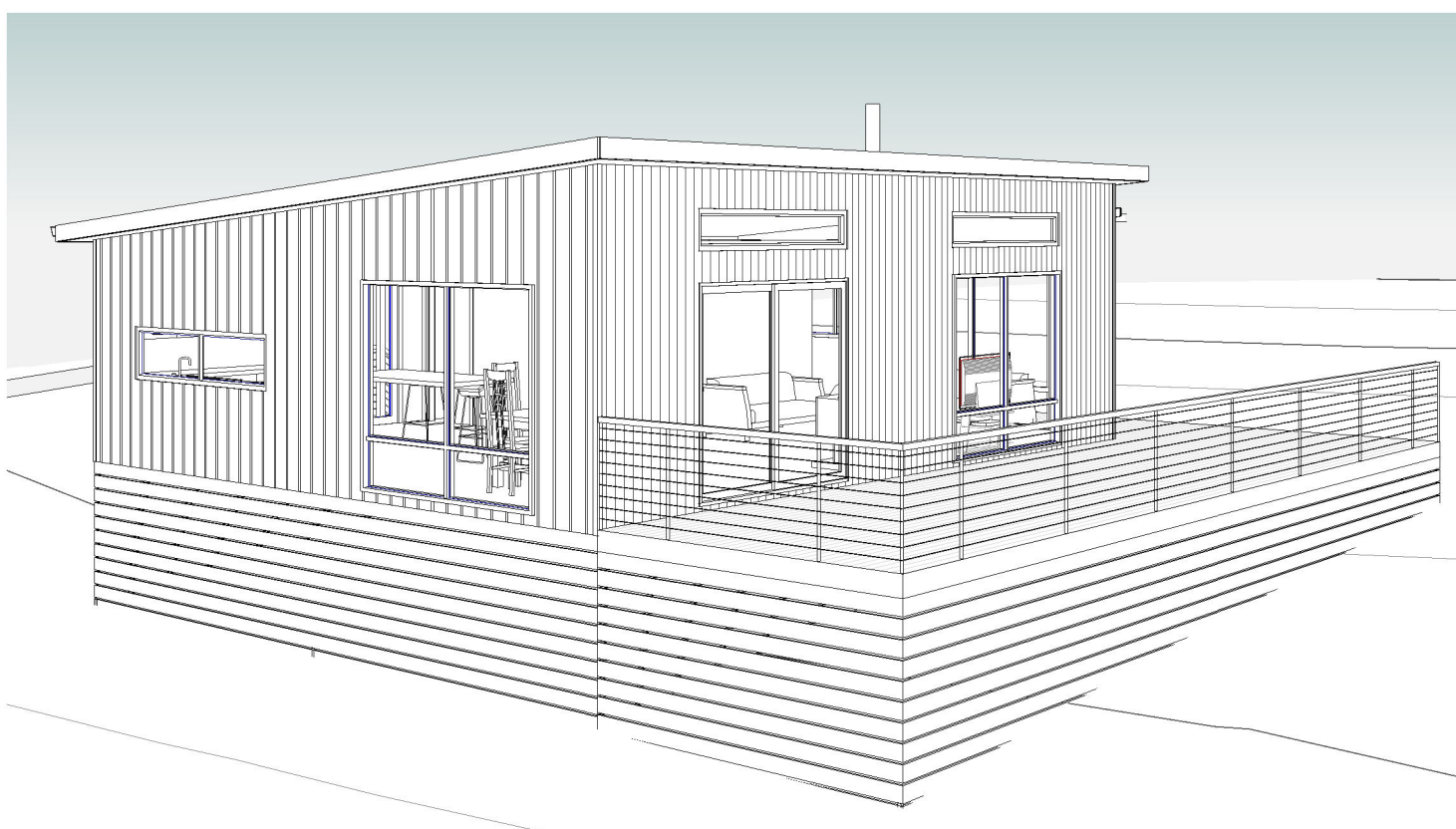
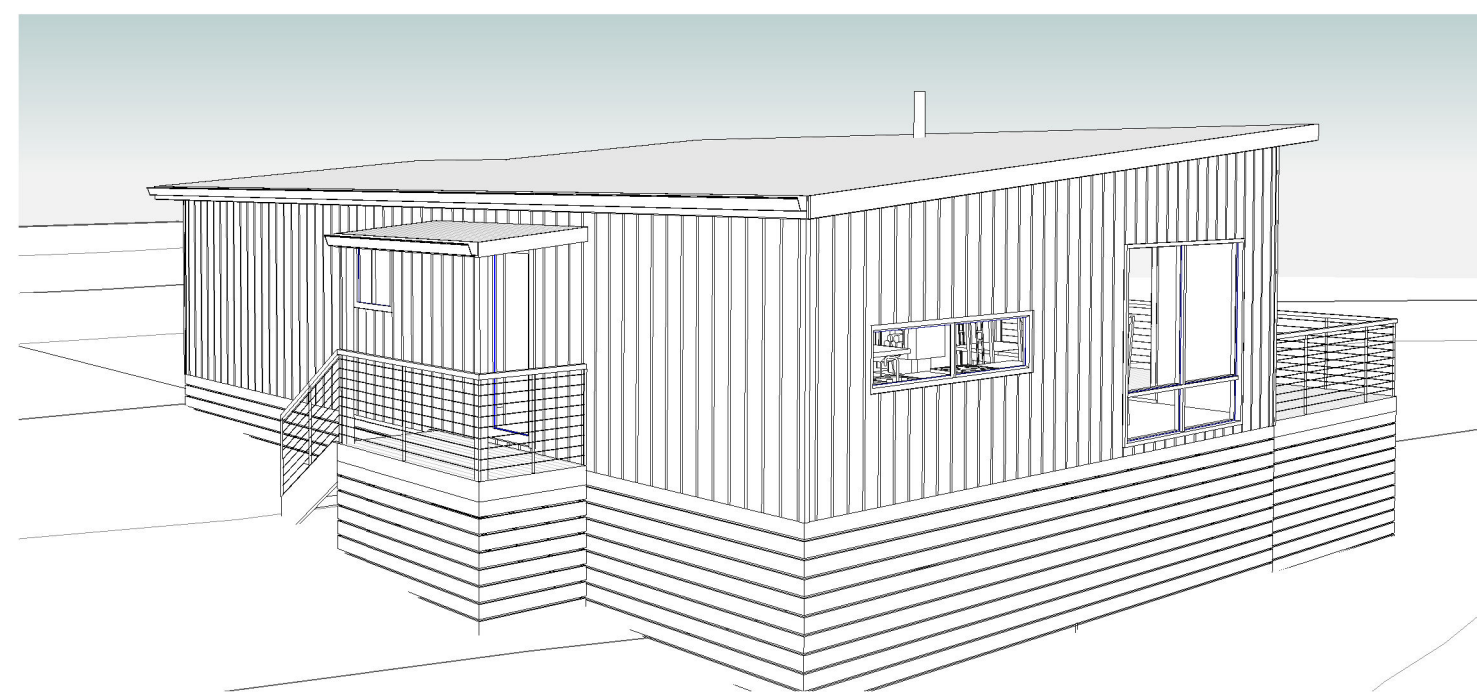
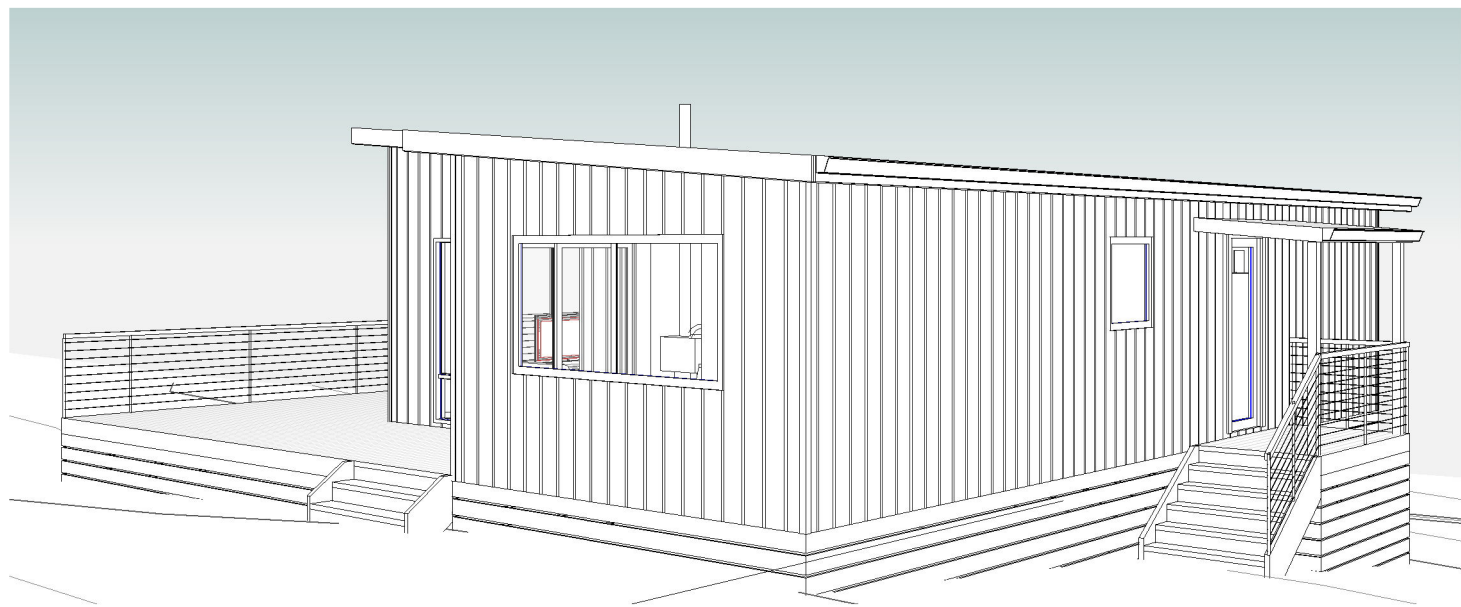
Copyright ©

Client:

Project: **PROPOSED DWELLING & SHED**
Address: **6770 ARTHUR HIGHWAY,
PORT ARTHUR TAS 7182**

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

				Date Drawn: 29.11.24	<div>Accredited Building Designer Designer Name: J.Pfeiffer Accreditation No: CC2211T</div>	<div>Drawing No: 1742024 A07 / A08</div>	<div>Rev D</div>
				Drawn: W. Tan			
				Checked: C. Lim			
				Approved: J. Pfeiffer			
				Scale: As Shown @ A3			
D	MINOR AMENDMENT	30.04.25	W.T.				
C	MINOR AMENDMENT	07.04.25	W.T.				
B	MINOR AMENDMENT	18.03.25	W.T.				
A	ISSUED FOR APPROVAL	29.11.24	W.T.				
Rev:	Amendment:	Date:	Int:				



ISSUED FOR APPROVAL

Copyright ©

				Date Drawn: 29.11.24
				Drawn: W. Tan
				Checked: C. Lim
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
D	MINOR AMENDMENT	30.04.25	W.T.	
C	MINOR AMENDMENT	07.04.25	W.T.	
B	MINOR AMENDMENT	18.03.25	W.T.	
A	ISSUED FOR APPROVAL	29.11.24	W.T.	
Rev:	Amendment:	Date:	Int:	

Accredited Building Designer
Designer Name: J. Pfeiffer
Accreditation No: CC2211T

Client:
Project: PROPOSED DWELLING & SHED
Address: 6770 ARTHUR HIGHWAY,
PORT ARTHUR TAS 7182

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

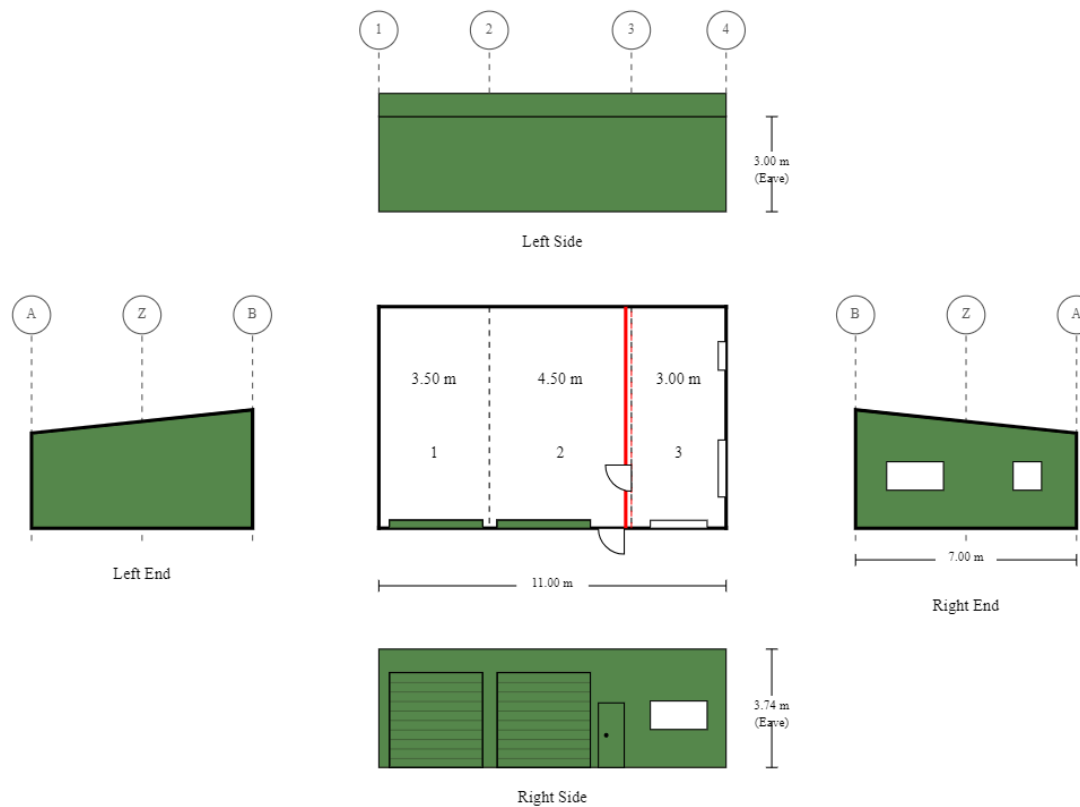
ENGINEERING
PLUS


BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

ENGINEERING PLUS logo: a blue cross with a plus sign inside

Drawing No: 1742024 A08 / A08

Rev: D



Purchaser Name		<div>Building Layout</div> <div>Ref# PAI2409122</div>	<div>Seller: Wide Span Sheds Pty Ltd</div> <div>Name: Paul Aiomanu</div> <div>Phone: 07 5649 8282</div> <div>Fax: 1800 427 400</div> <div>Email: paul.aiomanu@sheds.com.au</div>	<div></div> <div>No Compromise Steel Building Solutions</div>
Site Address:				
Ref #PAI2409122	Print Date: 19/09/24			



May 2025

PLANNING REPORT

**Development of a single dwelling and
outbuilding**

6770 Arthur Highway PORT ARTHUR



Prepared by
Woolcott Land Services Pty Ltd
ABN 63 677 435 924

© Woolcott Land Services Pty Ltd

The information contained in this document produced by Woolcott Land Services Pty Ltd is solely for the use of the Client for the purpose for which it has been commissioned and prepared and Woolcott Land Services Pty Ltd undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

All rights reserved pursuant to the Copyright Act 1968. No material may be copied or reproduced without prior authorisation.

Launceston

[Head office](#)

P 03 6332 3760
E enquiries@woolcott.au
A 10 Goodman Court Invermay
7250

St Helens

[East Coast office](#)

P 03 6376 1972
E admin@ecosurv.com.au
A 52 Cecilia Street St Helens 7216

www.woolcott.au

Job Number: L250417
Prepared by: Michelle Schleiger (michelle@woolcott.au)
BUrbRegEnvPlan
Town Planner

Rev.no	Description	Date
1	Draft	17 April 2025
2	Review	1 May 2025
3	Final	5 May 2025

Contents

1.	Introduction	5
2.	Subject site and proposal	5
2.1	Site details	5
2.2	Proposal	6
2.3	Images.....	7
3.	Zone and overlays	8
3.1	Zoning.....	8
3.2	Overlays	8
4.	Planning Scheme Assessment	9
4.1	Zone assessment	9
4.2	Code Assessment	14
5.	Conclusion	15

1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

Proposed development
Development of a single dwelling and outbuilding

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal Plan	Engineering Plus/Tasbuilt

2. Subject site and proposal

2.1 Site details

Address	6770 Arthur Highway, Port Arthur TAS 7182
Property ID	5995131
Title	62193/1
Land area	2.02ha (estimated)
Planning Authority	Tasman Council
Planning Scheme	Tasmanian Planning Scheme – Tasman
Schedules on title	None on title
Application status	Discretionary application
Existing Access	Vehicular access from Arthur Highway Right of way over Crown land pending (PWS reference 25/1031)
Zone	Rural
General Overlay	None
Overlays	Priority vegetation area Bushfire-prone areas Low landslip hazard band
Existing development	Annexed outbuilding – includes demounted caravan

	Water tanks Garden shed
Existing services and infrastructure	
Water	Not serviced
Sewer	Not serviced
Stormwater	Not serviced

2.2 Proposal

The proposal is for the development of a single dwelling and outbuilding (garage). The dwelling will 1 bedroom with a single bathroom, living areas, kitchen with laundry. The outbuilding will be separate to the dwelling and include area for vehicular parking.

The building will have a floor area of 163.38m² (dwelling and garage) and the dwelling will be set back 103m from the frontage.

Access is afforded over the existing vehicular access from Arthur Highway, adjacent to the property on the south boundary. This is over Crown land and a right of way purchase is underway to legitimise this access (PWS reference 25/1031). The right of way proposal is included to the development application proposal as the dwelling application is reliant on the right of way.

2.3 Images



Figure 1 Aerial view of the subject site according to current title (Source: LIST)



Figure 2 Development on the subject site



Figure 3 Access over Crown land looking west

3. Zone and overlays

3.1 Zoning

The site is zoned Rural under the Tasmanian Planning Scheme – Tasman.

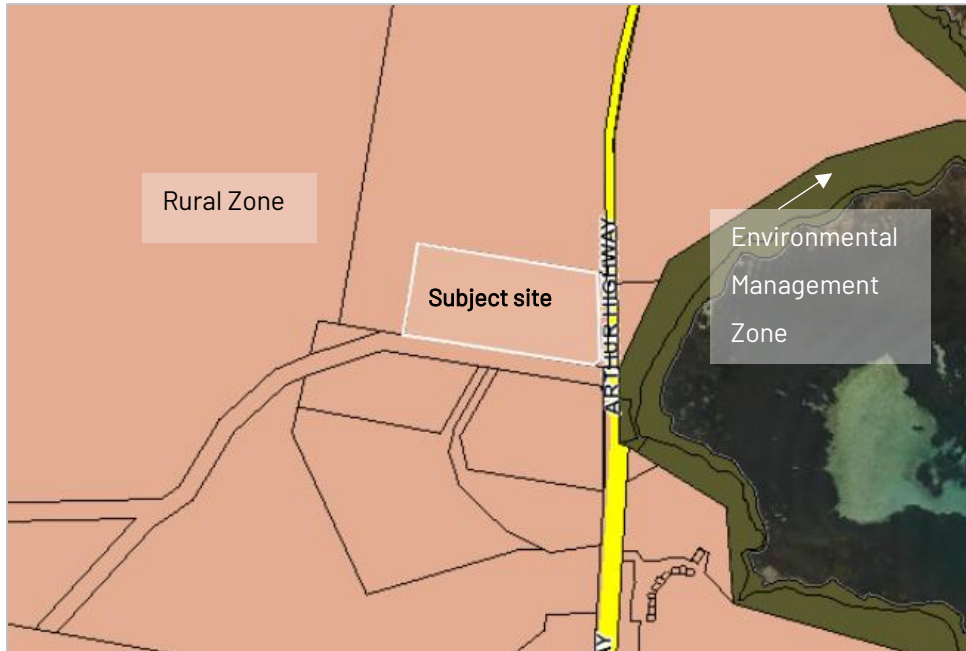


Figure 4 Zoning of the subject site and surrounds (Source: LIST)

3.2 Overlays

The entire site is affected by the Bushfire prone area overlay. The Priority Vegetation Overlay and Low Landslip Hazards band overlays are also in effect. There are no General Overlays.

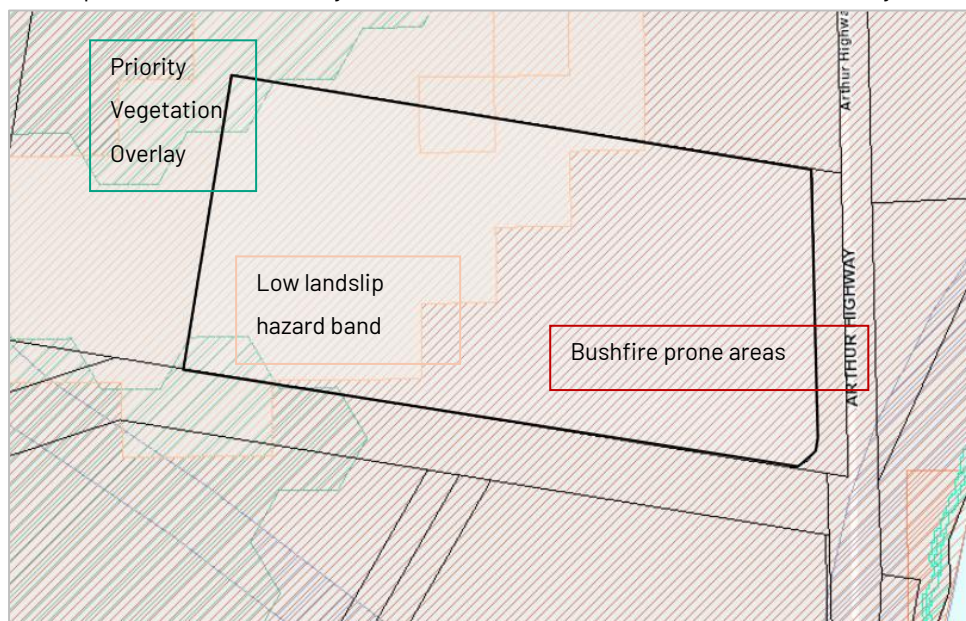


Figure 5 Overlays affecting the subject site (Source: LIST)

4. Planning Scheme Assessment

4.1 Zone assessment

20.0 Rural Zone

20.1 Zone Purpose

- | | |
|--------|--|
| 20.1.1 | To provide for a range of use or development in a rural location: <ul style="list-style-type: none">a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;b) that requires a rural location for operational reasons;c) is compatible with agricultural use if occurring on agricultural land; andd) minimises adverse impacts on surrounding uses. |
| 20.1.2 | To minimise conversion of agricultural land for non-agricultural use. |
| 20.1.3 | To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements. |

Response

Residential use and development is discretionary in the zone and should not interfere with the primary uses set aside as *no permit required* or *permitted* in the zone.

Surrounding uses to the subject site have been considered and found to be generally compatible in use, development and land size.

20.2 Use Table

Discretionary	
Residential	If for a single dwelling and not restricted by an existing agreement under section 71 of the Act.

Response

There are no Agreements on title.

20.3 Use Standards

20.3.1 Discretionary use

- | Objective | |
|--|----------------------|
| That the location, scale and intensity of a use listed as Discretionary: <ul style="list-style-type: none">a) is required for operational reasons;b) does not unreasonably confine or restrain the operation of uses on adjoining properties;c) is compatible with agricultural use and sited to minimise conversion of agricultural land; andd) is appropriate for a rural location and does not compromise the function of surrounding settlements. | |
| Acceptable Solutions | Performance Criteria |

<p>A1 A use listed as Discretionary, excluding Residential, is for an alteration or extension to an existing use, if:</p> <ul style="list-style-type: none"> a) the gross floor area does not increase by more than 30% from that existing at the effective date; and b) the development area does not increase by more than 30% from that existing at the effective date. 	<p>P1 A use listed as Discretionary, excluding Residential, must require a rural location for operational reasons, having regard to:</p> <ul style="list-style-type: none"> a) the nature, scale and intensity of the use; b) the importance or significance of the proposed use for the local community; c) whether the use supports an existing agricultural use; d) whether the use requires close proximity to infrastructure or natural resources; and e) whether the use requires separation from other uses to minimise impacts.
--	--

RESPONSE

Not applicable.

<p>A2 No Acceptable Solution.</p>	<p>P2 A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to:</p> <ul style="list-style-type: none"> a) the location of the proposed use; b) the nature, scale and intensity of the use; c) the likelihood and nature of any adverse impacts on adjoining uses; d) whether the proposed use is required to support a use for security or operational reasons; and e) any off site impacts from adjoining uses.
-----------------------------------	--

RESPONSE

P2 The performance criteria apply.

- a. The lot is located on the west side of Arthur Highway, clustered to a small residential settlement together with a hotel and accommodation establishment on the east side of the highway. The dwelling will be located with a 103m setback to the frontage and a setback of 67m from the north side boundary.
- b. The proposed dwelling is small in scale and includes one bedroom, the use will not be of a scale that is inappropriate for the area and is sympathetic to surrounding use and development and the context of the site.
- c. The dwelling setback to the north is significant. The lot to the north is vacant but is of a size that could support a primary resource or other rural use; though it is densely vegetated. To the west is a larger lot, it is also vacant but densely vegetated. The proposed dwelling would have a setback of at least 160m to any development on this larger lot. The adjoining property to the south is residential and vacant lots to the south are sized to allow either residential or lower order rural use and development.

Together with existing vegetation on the lot serving as a buffer, the setbacks and anticipated use and development in proximity to the subject site, the proposed is not anticipated to have an adverse effect on adjoining uses or potential uses.

- d. The proposed use is not required for operational or security reasons.
- e. No off site impacts are anticipated from existing adjoining use and development.

A3 No Acceptable Solution.	<p>P3 A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to:</p> <ul style="list-style-type: none"> a) the nature, scale and intensity of the use; b) the local or regional significance of the agricultural land; and c) whether agricultural use on adjoining properties will be confined or restrained.
----------------------------	--

RESPONSE

P3 The performance criteria apply.

- a. The use is residential and will be within a single storey modestly sized dwelling. The lot is in proximity to a hotel and visitor accommodation site (6789 Arthur Highway). Potentially, any intensive agricultural use would present some amount of potential land use conflict with this and other existing residential use.
- b. The land is not agricultural. There is no land capability mapping for the area but the lot, together with adjoining lots to the south are commensurate to rural living style lots. No agricultural use and development is evident in the local area.
- c. No agricultural use on adjoining lots is identified. The Land Use layer provided on LIST mapping shows small pockets of (3.2.0) Grazing modified pastures, interspersed and surrounded by (1.2.0) Other minimal use, which indicates that there is no productive farming actively being undertaken on adjoining lots and the land is unsuited to farming of any significant scale.

A4 No Acceptable Solution.	<p>P4 A use listed as Discretionary, excluding Residential, must be appropriate for a rural location, having regard to:</p> <ul style="list-style-type: none"> a) the nature, scale and intensity of the proposed use; b) whether the use will compromise or distort the activity centre hierarchy; c) whether the use could reasonably be located on land zoned for that purpose; d) the capacity of the local road network to accommodate the traffic generated by the use; and e) whether the use requires a rural location to minimise impacts from the use, such as noise, dust and lighting.
----------------------------	---

RESPONSE

Not applicable.

20.4 Development Standards for Buildings and Works

20.4.1 Building height

Objective	
To provide for a building height that: (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties.	
Acceptable Solutions	Performance Criteria
A1 Building height must be not more than 12m.	P1 Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: a) the proposed height of the building; b) the bulk and form of the building; c) the separation from existing uses on adjoining properties; and d) any buffers created by natural or other features.

RESPONSE

A1 The acceptable solution is achieved, the building is 5.2m at the tallest elevation.

20.4.2 Setbacks

Objective	
That the siting of buildings minimises potential conflict with use on adjoining sites.	
Acceptable Solutions	Performance Criteria
A1 Buildings must have a setback from all boundaries of: a) not less than 5m; or b) if the setback of an existing building is within 5m, not less than the existing building.	P1 Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: a) the bulk and form of the building; b) the nature of existing use on the adjoining properties; c) separation from existing use on the adjoining properties; and d) any buffers created by natural or other features.
A2 Buildings for a sensitive use must be separated from an Agriculture Zone a distance of: a) not less than 200m; or b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	P2 Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use within the Agriculture Zone, having regard to: a) the size, shape and topography of the site; b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; c) the location of existing buildings on the site; d) the existing and potential use of adjoining

	properties; e) any proposed attenuation measures; and f) any buffers created by natural or other features.
--	--

RESPONSE

A1 The acceptable solution is achieved. The buildings proposed meet the setback requirement of 5m at least.

A2 The acceptable solution is achieved. The lot is not within 200m of an Agriculture Zone.

20.4.3 Access for new dwellings

Objective	
That new dwellings have appropriate vehicular access to a road maintained by a road authority.	
Acceptable Solutions	Performance Criteria
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	P1 New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority that is appropriate, having regard to: <ul style="list-style-type: none"> a) the number of users of the access; b) the length of the access; c) the suitability of the access for use by the occupants of the dwelling; d) the suitability of the access for emergency services vehicles; e) the topography of the site; f) the construction and maintenance of the access; g) the construction, maintenance and usage of the road; and h) any advice from a road authority.

RESPONSE

P1 The performance criteria are addressed. The application includes a proposal for a right of way over the Crown land that includes the formed access to the site. The right of way is being processed separate to this application.

- a. The right of way proposed incorporates the neighbouring lot at 6772 Arthur Highway. The lots will use the right of way. It is assumed that the property at 6786 Arthur Highway has access to the same access strip but it is not clear whether this lot has an existing right of way over the land.
- b. The access length will be 133m (approximately) long from the road lot to the site entrance.
- c. The right of way will be 10m wide and will allow two way traffic suitable for multiple users.
- d. The road casement is wide enough for emergency vehicle access.

-
- e. The topography presents no particular challenge to the use of the site.
 - f. The access is constructed and maintenance will be on private agreement as is usual with a right of way easement.
 - g. No construction of a road is proposed.
 - h. No advice from a road authority has been sought in relation to the access. A right of way purchase is underway with Property Services.

4.2 Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car parking numbers

RESPONSE

- A1 The acceptable solution is achieved; two car parking spaces will be allowed for within the outbuilding, as proposed (one parking space is required).

C2.6 Development Standards for Buildings and Works

Please refer to the supplied plans.

The construction will be from gravel which is an all weather pavement material.

C2.6.2 Design and layout of parking areas

Please refer to the supplied plans.

C2.6.3 Number of accesses for vehicles

- A1 The acceptable solution is achieved.

C7.0 Natural Assets Code

C7.6 Development Standards for Buildings and Works

C7.6.2 Clearance within a priority vegetation area

RESPONSE

No clearance within the priority vegetation area overlay is proposed.

C15.0 Landslip Hazard Code

C15.4 Use or Development Exempt from this Code

The following use or development is exempt from this code:

(a)

use of land within a low or medium landslip hazard band, excluding for a critical use, hazardous use or vulnerable use;

(d)

development (including subdivision) on land:

(i)

within a low landslip hazard band, if for:

- a. building work or plumbing work as defined in the Building Act 2016 including significant works related to the building work and plumbing work,

RESPONSE

The application is exempt.

5. Conclusion

The proposed development is for a single dwelling and outbuilding in the Rural Zone. The proposal is consistent with similar lots in the surrounding area for use and development that is existing and for development potential on surrounding lots. The proposal is dependent on the purchase of a right of way easement from Crown. This is underway, and referenced as PWS 25/1031. As such, a permit for use and development is sought from Council.

Annexures

Annexure 1 – Copy of title plan and folio text

Annexure 2 – Development plans