



SORELL PLANNING AUTHORITY (SPA) **AGENDA**

9 DECEMBER 2025

COUNCIL CHAMBERS
COMMUNITY ADMINISTRATION
CENTRE (CAC)

NOTICE OF MEETING

Notice is hereby given that the next meeting of the Sorell Planning Authority (SPA) will be held at the Community Administration Centre (CAC), 47 Cole Street, Sorell on Tuesday, 9 December 2025 commencing at 4:30 pm.

C E R T I F I C A T I O N

I, Robert Higgins, General Manager of the Sorell Council, hereby certify that in accordance with Section 65 of the *Local Government Act 1993*, the reports in this Agenda have been prepared by persons who have the qualifications and experience necessary to give such advice. Information and recommendations or such advice was obtained and taken into account in providing general advice contained within the Agenda.

ROBERT HIGGINS
CHIEF EXECUTIVE OFFICER
4 DECEMBER 2025



AGENDA

FOR THE SORELL PLANNING AUTHORITY (SPA) MEETING TO BE
HELD AT THE COMMUNITY ADMINISTRATION CENTRE (CAC), 47
COLE STREET, SORELL ON TUESDAY 9 DECEMBER 2025

TABLE OF CONTENTS

1.0	ATTENDANCE	1
2.0	APOLOGIES	1
3.0	CONFIRMATION OF THE MINUTES OF 25 NOVEMBER 2025	1
4.0	DECLARATIONS OF INTEREST	1
5.0	LAND USE PLANNING	2
5.1	SUBDIVISION APPLICATION NO. SA 2024 / 13 - 1	2

AUDIO-VISUAL RECORDING OF MEETINGS

I would like to advise that an audio-visual recording is being made of this meeting. I also remind everyone present to be respectful and considerate towards others attending the meeting. Language or behaviour that could be perceived as offensive, defamatory, or threatening to any person attending the meeting, or to those listening to the recording, will not be tolerated.

1.0 ATTENDANCE

^

Chairperson Mayor Gatehouse
Deputy Mayor M Larkins
Councillor B Nichols
Councillor S Campbell
Councillor B Shaw
Councillor M Miro Quesada Le Roux
Councillor M Reed
Councillor N Reynolds
Councillor C Torenus
Robert Higgins, CEO

2.0 APOLOGIES

3.0 CONFIRMATION OF THE MINUTES OF 25 NOVEMBER 2025

RECOMMENDATION

"That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 25 November 2025 be confirmed."

4.0 DECLARATIONS OF INTEREST



AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
9 DECEMBER 2025

In considering the following land use planning matters the Sorell Planning Authority intends to act as a planning authority under the *Land Use Planning and Approvals Act 1993*.

5.0 LAND USE PLANNING

5.1 5.2025.262.1 – DWELLING AT 5 SPOTSWOOD ROAD, DUNALLEY

Applicant:	Prime Design
Proposal:	Dwelling
Site Address:	5 Spotswood Road, Dunalley (CT 171987/1)
Planning Scheme:	<i>Tasmanian Planning Scheme (Sorell LPS)</i>
Application Status	Discretionary
Relevant Legislation:	Section 57 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	Owner is a staff member

Relevant Zone:	Rural Living
Proposed Use:	Single Dwelling
Applicable Overlay(s):	Priority vegetation area Waterway coastal protection area High coastal erosion hazard band Bushfire-prone area
Applicable Codes(s):	C2.0 Parking and Sustainable Transport Code C7.0 Natural Assets Code C10.0 Coastal Erosion Hazard Code C13.0 Bushfire-prone Areas Code
Valid Application Date:	30 September 2025
Decision Due:	16 December 2025
Discretion(s):	1 Clause 11.4.2 (P2) & (P3), building height, setback and siting
	2 Clause C2.6.1 (P1), construction of parking
	3 Clause C7.6.1 (P1.1), buildings and works within a waterway and coastal protection area
	4 Clause C7.6.2 (P1.1) & (P1.2), clearance within a priority vegetation area
Representation(s):	Nil



AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
9 DECEMBER 2025

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2025.262.1 for a Dwelling at 5 Spotswood Road, Dunalley be approved, subject to the following conditions:

General

1. Except where modified by a condition of this permit, the use and development must be substantially in accordance with the endorsed plans and documents:
 - (a) P2 (building designs prepared by Prime Design dated 29 October 2025)
 - (b) P2 (site and soil evaluation and wastewater design report prepared by Onsite Assessments Tas dated 16 July 2025)
2. Documentation must be provided as part of the associated building and plumbing permit applications to show the location of the septic tank and confirm that it would be outside the identified high coastal erosion hazard area at the southeastern part of the site.
3. Prior to commencing works, a soil and water management plan (SWMP) must be implemented to ensure that soil and sediment does not leave the site during the construction.
4. Existing trees and native vegetation not directly impacted by approved vegetation clearing associated with vehicle access and bushfire hazard management must be retained and must not be ring-barked, cut down, lopped, removed, injured or wilfully destroyed.

Advice: this condition does not apply to the exemptions provided at Clause 4.4.1, 4.4.2 and C7.4.1 of the Tasmanian Planning Scheme – Sorell.

Development Engineering

5. The internal driveway including areas set aside for vehicle parking and manoeuvring must:
 - a. be fully complete within six months of first use;
 - b. be constructed with a durable all-weather pavement;
 - c. be drained to a legal point of discharge or retain runoff onsite such that stormwater is not concentrated onto adjoining properties; and
 - d. have a gravel surface that is designed, constructed and maintained to avoid sedimentation or erosion or excess dust.
6. Prior first use, at least two car parking spaces must be provided on site and must be available for car parking at all times. Any external space used for parking must:
 - a. be at least 5.4m long and 2.6 m wide with an additional 0.3m clearance from any nearby wall, fence or other obstruction; and
 - b. have a maximum gradient of 1 in 20 (5%) measured parallel to the angle of parking and 1 in 16 (6.25%) in any other direction.

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

Legal

- The permit does not take effect until 15 days after the date that this permit was served on you as the applicant and each representor provided that no appeal is lodged as provided by s53 of the Land Use Planning and Approvals Act 1993.
- This planning approval shall lapse at the expiration of two (2) years from the date on which this permit became valid, if the permit is not substantially commenced. At the discretion of the Planning Authority, the expiration date may be extended for a further two (2) years on two separate occasions for a total of six (6) years. Once lapsed, a new application will be required.

Asset Protection

- In accordance with the *Local Highway Bylaw 2 of 2015*, the owner is required to repair any damage to any Council infrastructure caused during construction.

- Council recommends contacting Dial-Before-You-Dig (phone 1100 or www.1100.com.au) before undertaking any works.

Other Approvals

- All stormwater management measures and designs on the endorsed plans and documents, together with any related permit condition, constitutes General Managers consent under section 14 of the *Urban Drainage Act 2013*.
- This permit does not imply that any other approval required under any other by-law or legislation has been granted.
- Separate building and plumbing approval may be required prior to the commencement of the development/use.

General

- A front fence above 1.2m in height may require planning approval – please refer to our info sheet at <https://www.sorell.tas.gov.au/planning-information-sheets/>
- Please consider providing a fill connection/inlet for your water tank near the street frontage to assist water carriers.
- This approval relates to the dwelling only. Any other structures to remain on site may require further planning approval.

You may appeal against the above conditions, any such appeal must be lodged within fourteen (14) days of service of this notice to TASCAT, 38 Barrack Street Hobart 7000 Ph: (03) 6165 6790 or email resourceplanning@tascat.tas.gov.au

Executive Summary

Application is made for a dwelling at 5 Spotswood Road, Dunalley. This property is zoned Rural Living and is located within a cluster of residential development at Spotswood Road, adjacent the Arthur Highway. A series of overlays affect the site necessitating consideration of standards relevant to proximity to an adjacent waterway, coastal erosion hazard risk and protection of natural vegetation.

The key planning considerations relate to the setback of the dwelling from the side boundaries of the lot and associated impacts on



AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
9 DECEMBER 2025

amenity, the impact to natural assets and the surface treatment of the proposed driveway.

The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme (Sorell LPS)* and is recommended for conditional approval.

Relevance to Council Plans & Policies

Strategic Plan 2019-2029	Objective 1: To Facilitate Regional Growth Objective 2: Responsible Stewardship and a Sustainable Organisation Objective 3: To Ensure a Liveable and Inclusive Community
Asset Management Strategy 2018	The proposal has no significant implications for asset management.
Risk Management Strategy 2018	In its capacity as a Planning Authority, Council must determine this application. Due diligence has been exercised in preparing this report and there are no predicted risks from a determination of this application.
Financial Implications	No financial implications are anticipated unless the decision is appealed to TASCAT. In such instances, legal counsel is typically required.
Open Space Strategy 2020 and Public Open Space Policy	The proposal has no significant implications for open space management.
Enforcement Policy	Not applicable.
Environmental Sustainability Policy	Environmental considerations are assessed against the relevant planning scheme provisions.

Legislation

- This report details the reasons for the officer recommendation.
- Broadly, the planning authority can either adopt or change the recommendation by adding, modifying or removing conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*.

- The planning authority has a specific role in LUPAA. As noted by the Tribunal:

The role of the Council in relation to planning matters is, in very broad terms, to uphold its planning scheme. In that context it is in a sense, blind to everything but the terms of the Scheme. It cannot put economic advantage or perceived community benefits over the terms of the Scheme. And in the context of enforcement proceedings unless expressly authorised to do so, it may not take any approach which is inconsistent with the terms of its Scheme.

Planning Scheme Operation – for Zones, Codes and site specific provisions

- Clause 5.6.1 requires that each applicable standard is complied with if an application is to be approved.
- Clause 5.6.2, in turn, outlines that an applicable standard is any standard that deals with a matter that could affect, or could be affected by, the proposal.
- A standard can be met by either complying with an acceptable solution or satisfying the performance criteria, which are equally valid ways to comply with the standard.
- An acceptable solution will specify a measurable outcome. Performance criteria require judgement as to whether or not the proposal reasonably satisfies the criteria.
- Clause 6.10 outlines the matters that must be considered by a planning authority in determining applications. Clause 6.11 outlines the type of conditions and restrictions that can be specified in a conditional approval.

Referrals

Agency / Dept.	Referred?	Response?	Conditions?	Comments
Development Engineering	Yes	Yes	Yes	Nil
Environmental Health	Yes	Yes	Nil	Nil
Plumbing	Yes	Yes	No	

NRM	No			
TasWater	No			
TasNetworks	No			
State Growth	No			

Report

Description of Proposal

The proposal is for the development of a dwelling at 5 Spotswood Road, Dunalley.

Use

The development is a single dwelling, to be used for residential purposes.

Development

The development is for a single-storey, two-bedroom dwelling on the site together with associated driveway, parking area and wastewater facilities.

The proposed dwelling would have total area including alfresco space of 88.41m² and would be 4.76m at its highest point above natural ground level. It would be setback 2.4m from the northeastern (side) boundary, 11.3m from the southeastern (rear) boundary and 10.9m from the Spotswood Road frontage. Two car parking spaces would be accommodated within the proposed driveway area.

A septic tank is proposed to be located at the southeastern part of the site as shown by the proposal plans. The associated irrigation area would surround the southern part of the dwelling, also as shown.

The application is supported by:

- Completed application form;
- Complete copy of the relevant certificate of title;
- Building designs from Prime Design dated 29 October 2025;
- Supporting planning assessment from Prime Design dated 24 September 2025;

- Bushfire hazard report from David Lyne dated 15 September 2025; and
- Site and soil evaluation and design report from Onsite Assessments Tas dated 16 July 2025.

Description of Site

The site is comprised of a single parcel adjacent the intersection of Spotswood Road and the Arthur Highway, at Dunalley. The area of the lot is shown in Figure 1 below.



Figure 1. Subject site (SSA).

The lot was created by subdivision in 2016 and has an area of 793m². The site is generally level with a slight fall to the east, contains an existing concrete slab on the northwestern part of the site, is fenced and is not serviced.

Adjoining land consists of residential land to the north, east and west, and is separated from the water and Crown land to the south. Spotswood Road is an unsealed public road and the speed limit is set at 80 km/hr. No stormwater drainage network exists in the Spotswood Road reservation.

Planning Assessment

Rural Living Zone

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
11.4.1 A1	Site coverage	Yes, as the proposed site coverage does not exceed 140m ² .
11.4.2 A1	Building height,	Yes, as the dwelling would be 4.76m in height and not exceeding the 8.5m height prescribed.
11.4.2 A2	setback and siting	No, as the dwelling would be setback approximately 11m from the frontage. Refer to the performance criteria assessment below.
11.4.2 A3		No, as the dwelling would be setback 2.4m from the northeastern (side) boundary and 8m from the southwestern (side) boundary. Refer to the performance criteria assessment below.
11.4.2 A4		Yes, in that a distance greater than 1km separates the site from the Agriculture Zone.

Performance Criteria Assessment 1 – Clause 11.4.2 P2 (Front Setback)

Buildings must be sited to be compatible with the character of the area, having regard to:

- (a) the topography of the site;*
- (b) the setbacks of adjacent buildings;*
- (c) the height, bulk and form of existing and proposed buildings;*
- (d) the appearance when viewed from roads and public places; and*
- (e) the retention of vegetation.*

The proposal is reliant on the performance criteria in that the dwelling would be setback 11m rather than the 20m prescribed setback from the frontage.

The dwelling would be consistent in terms of setback distances with adjacent buildings, in that there are a number of examples within Spotswood Road of dwellings with a setback of less than 20m from the front boundary, namely those at 7 and 13 Spotswood Road.

The dwelling proposed would be single storey and clad using materials similar to those recently developed dwellings in Spotswood Road. No adverse impact upon the character of the area is therefore likely. It is considered that the performance criteria are satisfied.

Performance Criteria Assessment 2 – Clause 11.4.2 P3 (Side Setback)

Buildings must be sited to 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 character of the development existing on established properties in the area; and*
- (f) any overshadowing of adjoining properties or public places.*

The proposal is reliant on the performance criteria in that the dwelling would be setback 2.4m rather than the 10m prescribed side setback.

The development is of a modest scale in that it would not exceed 4.8m above natural ground level at its highest point. Given the separation distance and positioning of both the proposed dwelling and the existing dwelling to the southwest of the site at 7 Spotswood Road, there would be no impact in terms of overshadowing. Similarly, an impact on the private open space of the adjacent property to the southwest would not occur.

The proposed dwelling is considered to of a style and design comparable to and compatible with those recently constructed dwellings nearby. On this basis, both the amenity and character of the area would not be compromised by the proposal. It is therefore considered that the performance criteria is satisfied.

Code

Parking and Sustainable Transport Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C2.5.1 A1	Parking numbers	Yes, as two spaces are provided.
C2.6.1 A1	Construction	No, as a gravel surface is provided. See the performance criteria assessment below.
C2.6.2 A1.1	Layout	Yes, all relevant standards are complied with
C2.6.3 A1	Accesses	Yes, a single access is provided.

Performance Criteria Assessment 3 – Clause C2.6.1 P1 Construction of parking

All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:

- (a) *the nature of the use;*
- (b) *the topography of the land;*
- (c) *the drainage system available;*
- (d) *the likelihood of transporting sediment or debris from the site onto a road or public place;*
- (e) *the likelihood of generating dust; and*
- (f) *the nature of the proposed surfacing.*

The proposal is reliant on the performance criteria in that a gravel surface is proposed rather than a concrete or sealed surface as required by the acceptable solution (notwithstanding the fact that the public road is gravel).

A compacted gravel surface as proposed is appropriate given the existing gravel surface of Spotswood Road, and is consistent with all other developed lots within proximity of the site which all incorporate gravel driveways. This arrangement is appropriate in that the site is generally level, and drainage issues are unlikely to occur. Nonetheless, specific details of construction are reflected by a condition included in the recommended conditions above to ensure the tests of the performance criteria are met.

Road and Railway Assets Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C3.5.1 A1.4	Traffic generation at a vehicular crossing	Yes, as the proposal is for the development of a single dwelling only and it is taken that one dwelling would generate 10 movements per day. This is an acceptable increase as specified by Table C3.1.
C3.5.1 A1.5		Yes, in that vehicles will be able to enter and exit the site in a forward direction as prescribed by the acceptable solution.

Natural Assets Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C7.6.1 A1	Buildings and works within a waterway and coastal protection area	No, as works associated with wastewater management and drainage are proposed. Refer to the performance criteria assessment below.
C7.6.1 A3		Yes, in that there would be no new point of discharge into the adjacent watercourse.
C7.6.1 A4		Yes, as dredging or reclamation works are not proposed.
C7.6.1 A5		Yes, in that no coastal protection works, or other associated works are proposed.
C7.6.2 A1	Clearance within a priority vegetation area	No, as vegetation clearance limited to that required for bushfire hazard management is required. See associated performance assessment below.

Performance Criteria Assessment 4 – Clause C7.6.1 P1 Buildings and works within a waterway and coastal protection area

Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:

- (a) impacts caused by erosion, siltation, sedimentation and runoff;*
- (b) impacts on riparian or littoral vegetation;*
- (c) maintaining natural streambank and streambed condition, where it exists;*
- (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;*
- (e) the need to avoid significantly impeding natural flow and drainage;*
- (f) the need to maintain fish passage, where known to exist;*
- (g) the need to avoid land filling of wetlands;*
- (h) the need to group new facilities with existing facilities, where reasonably practical;*
- (i) minimising cut and fill;*
- (j) building design that responds to the particular size, shape, contours or slope of the land;*
- (k) minimising impacts on coastal processes, including sand movement and wave action;*
- (l) minimising the need for future works for the protection of natural assets, infrastructure and property;*

- (m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and
- (n) the guidelines in the Tasmanian Coastal Works Manual.

The proposal incorporates the placement of the septic tank and associated irrigation area within part of the site identified as a waterway and coastal protection area. The works proposed have been sited as far as is practicable from the rear property boundary, which itself is separated from the adjacent waterway by a coastal reserve approximately 20m in width. Impacts associated with riparian vegetation, in-stream habitat and natural flows therefore would not occur within the boundaries of the site.

The site is generally level meaning that only minimal cut and fill is required for the proposed infrastructure, and an appropriate condition requiring a soil and water management plan is recommended to ensure possible impacts are addressed. The performance criteria are therefore satisfied. As the site is not within spatial extent of tidal waters, the criteria under P1.2 are not relevant.

Performance Criteria Assessment 5 – Clause C7.6.2 P1.1 Clearance within a priority vegetation area

Clearance of native vegetation within a priority vegetation area must be for:

- (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;
- (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;
- (c) subdivision in the General Residential Zone or Low Density Residential Zone;
- (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;
- (e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or
- (f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

The purpose of the vegetation clearance required is consistent with (b), being that it relates to the development of a single dwelling on the site and is consistent with this performance criterion.

Performance Criteria Assessment 6 – Clause C7.6.2 P1.2 Clearance within a priority vegetation area

Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

- (a) the design and location of buildings and works and any constraints such as topography or land hazards;*
- (b) any particular requirements for the buildings and works;*
- (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;*
- (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;*
- (e) any on-site biodiversity offsets; and*
- (f) any existing cleared areas on the site.*

Having regard to the performance criteria, there is only limited vegetation within the boundaries of the site that require clearance as part of bushfire hazard management for the proposed dwelling. The affected area is identified by the submitted bushfire assessment, and comprises some areas of shrubs and low-level grasses. On the basis that the site of the development is largely cleared, there would only be minimal impact on the vegetation present. Capitalising on the cleared area on the site achieves this. The performance criteria are therefore met.

Coastal Erosion Hazard Code

The high coastal erosion hazard area applies to the site but no use or development is proposed within this area, and so the code does not apply. Importantly, though the building designs submitted initially showed a septic tank within this area, a subsequent site and soil evaluation revised the location of this tank, and a condition of approval is recommended that the septic tank must not be placed within the area shown as subject to a high coastal erosion hazard area.

Bushfire-Prone Areas Code

As the proposal is not a vulnerable or hazardous use (as defined by the Code), the provisions of the Code do not apply. In any event, the applicant has had a bushfire hazard report completed as part of the proposal which accompanied the application as a supporting document, which demonstrates that the required hazard management areas can be accommodated within the boundaries of the site and without clearance of native vegetation.

Representations

Clause 6.10.1 of the planning scheme requires the consideration of any representation received but 'only insofar as each such matter is relevant to the particular discretion being exercised'.

There were no representations received in respect of the proposal.

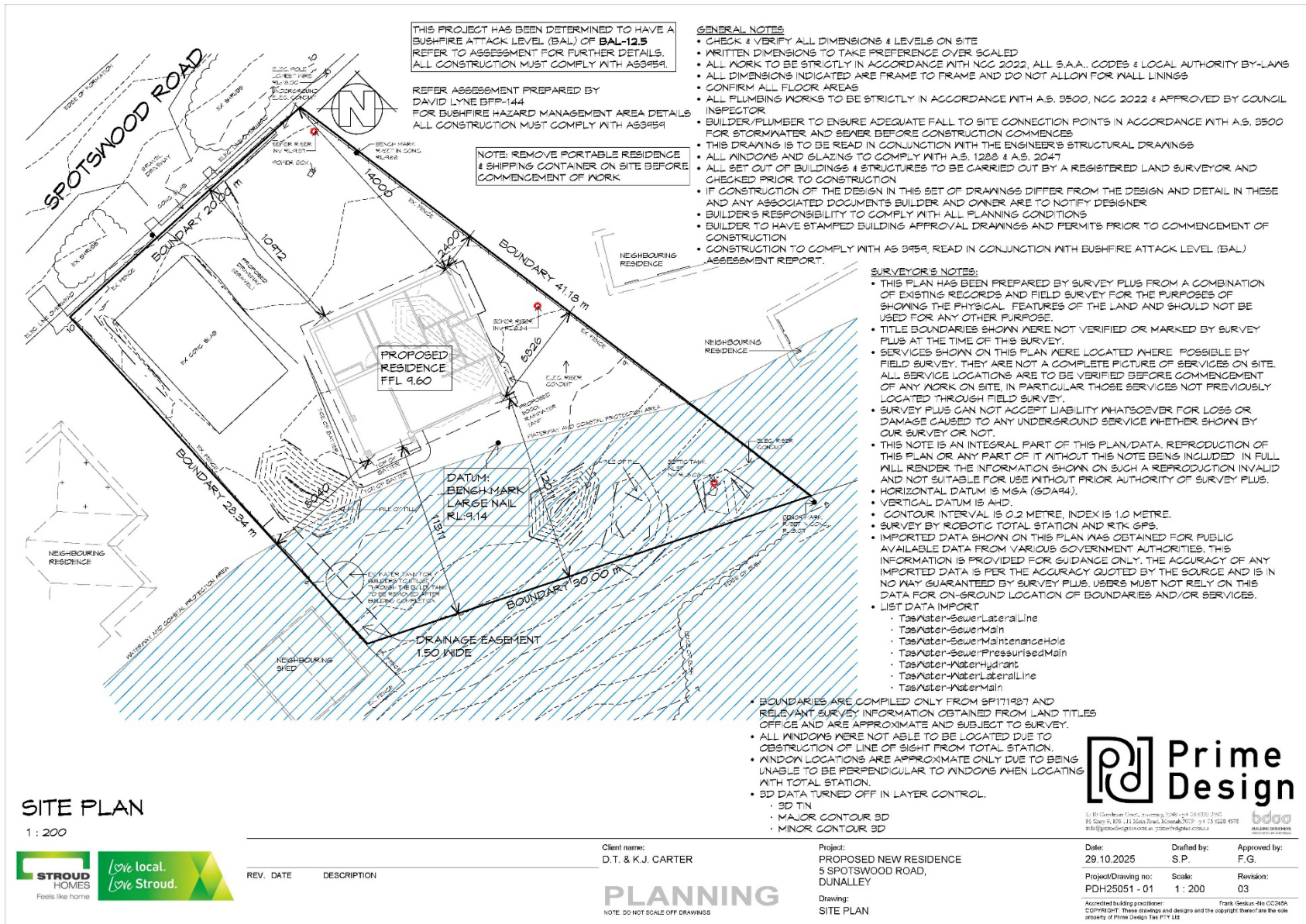
Conclusion

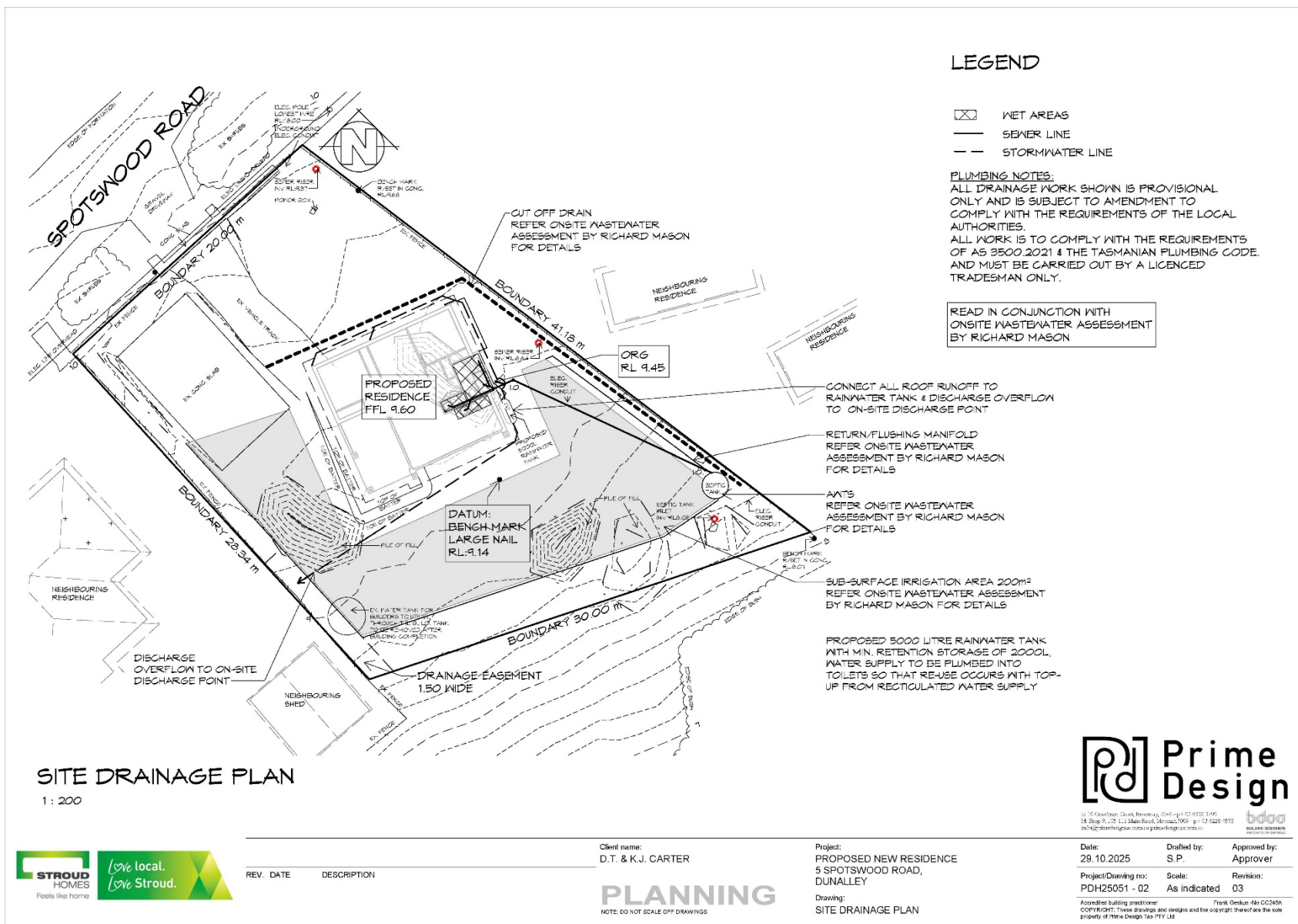
The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme (Sorell LPS)* and is recommended for conditional approval.

Kate Guinane
Senior Planner

Attachments:
Building designs

Separate Attachments:
Bushfire hazard report
Site and soil evaluation and wastewater design report







PROPOSED RESIDENCE
5 SPOTSWOOD ROAD,
DUNALLEY

THIS PROJECT HAS BEEN DETERMINED TO HAVE A
BUSHFIRE ATTACK LEVEL (BAL) OF **BAL-12.5**.
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH ASSPSP.

LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED **RURAL LIVING** AND **REQUIRES** A BUSHFIRE ASSESSMENT.
RESIDENCE IS **NOT** OVER 100m FROM UNMANAGED BUSH/GRASSLANDS GREATER THAN 1 HECTARE.

REFER TO BUSHFIRE ASSESSMENT REPORT FOR MANAGEMENT PLAN



Client name:
D.T. & K.J. CARTER

Project:
PROPOSED NEW RESIDENCE
5 SPOTSWOOD ROAD,
DUNALLEY

Drawing:
LOCALITY PLAN

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



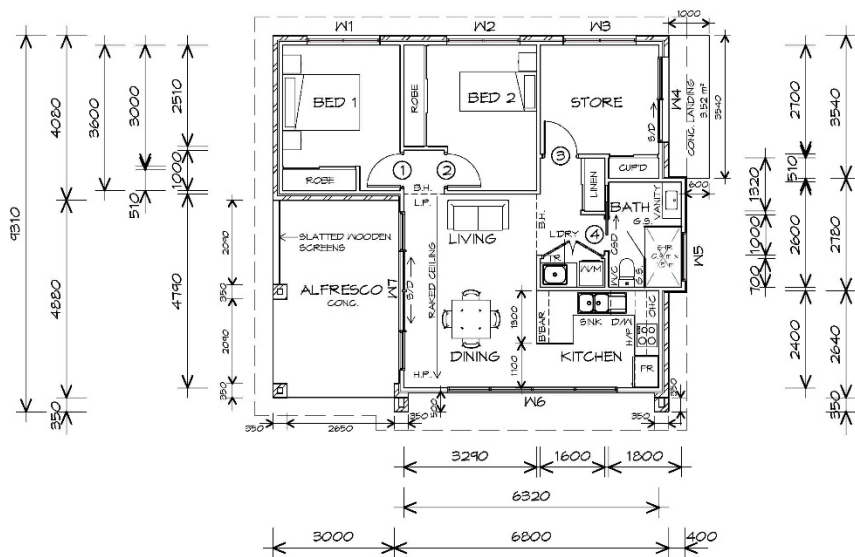
Date: 29.10.2025	Drafted by: S.P.	Approved by: Approver
Project/Drawing no: PDH25051 - 03	Scale: 1 : 2000	Revision: 03

Accredited building practitioner: Frank Gaskin: An CC240A
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AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
9 DECEMBER 2025



FLOOR PLAN

1 : 100

ALFRESCO AREA	15.91 m2	(1.71 SQUARES
FLOOR AREA	72.49 m2	(7.80 SQUARES
TOTAL AREA	88.41	9.52

NOTE:

FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.



REV.	DATE	DESCRIPTION
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Client name:
D.T. & K.J. CARTER

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
5 SPOTSWOOD ROAD,
DUNALLEY

Drawing:
FLOOR PLAN



LEGEND

- | | |
|------|---------------------|
| CBD | CAVITY SLIDING DOOR |
| S/D | SLIDING DOOR |
| COL | COLUMN |
| G.S. | GLASS SCREEN |
| S.Q. | SQUARE STOP |

DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	820	INTERNAL TIMBER DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	INTERNAL TIMBER DOOR	
4	820	CAVITY SLIDING DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	1810	ANNING WINDOW	
W2	1800	1810	ANNING WINDOW	
W3	1800	1810	ANNING WINDOW	
W4	2100	2110	SLIDING DOOR	
W5	400	1210	ANNING WINDOW	
W6	2100	4200	FIXED WINDOW	
W7	2100	3910	DOUBLE SLIDING DOOR	

ALUMINIUM WINDOWS DOUBLE GLAZING COMPLETE
WITH FLY SCREENS TO SUIT BAL-12.5 RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF BAL-12.5 REFER TO ASSESSMENT FOR FURTHER DETAILS. ALL CONSTRUCTION MUST COMPLY WITH AS3959.



L: 10 Goodman Court, Laramie, WY 82001 p: 307 633-2376
 15 S. 2nd St. 11th Fl. Minneapolis, MN 55402 p: 612 622-4575
info@paleontologists.net or www.paleontologists.net



Date: 29.10.2025 Drafted by: S.P. Approved by: F.G.

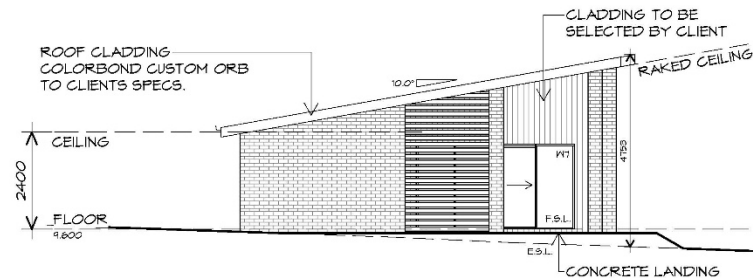
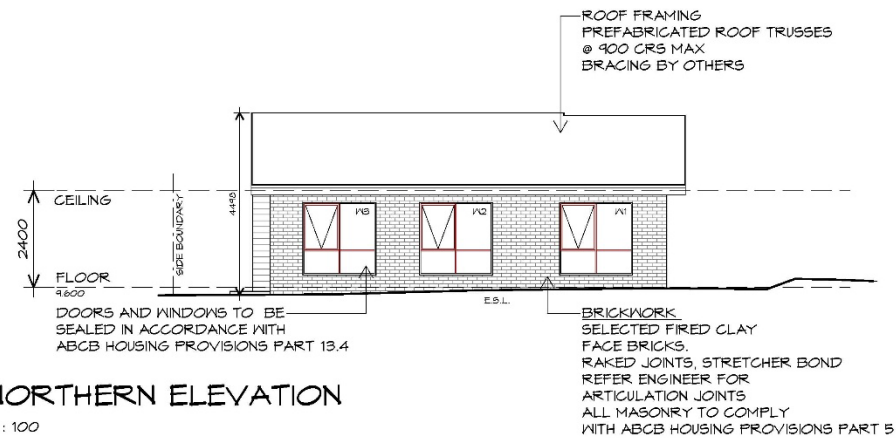
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AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
9 DECEMBER 2025



WESTERN ELEVATION

1 : 100

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF **BAL-12.5**. REFER TO ASSESSMENT FOR FURTHER DETAILS. ALL CONSTRUCTION MUST COMPLY WITH AS3959.



Client name:
D.T. & K.J. CARTER

Project:
PROPOSED NEW RESIDENCE
5 SPOTSWOOD ROAD,
DUNALLEY

Drawing:
ELEVATIONS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS.



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13: Shop 9, 105 L.L. Mains Road, Monroah, 7019 - p 03 6226 1575
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Date: 29.10.2025	Drafted by: S.P.	Approved by: Approver
Project/Drawing no: PDH25051 - 05	Scale: 1 : 100	Revision: 03

Accredited building practitioner: Frank Gieskus - No CC246A
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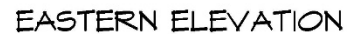


AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
9 DECEMBER 2025



1 : 100



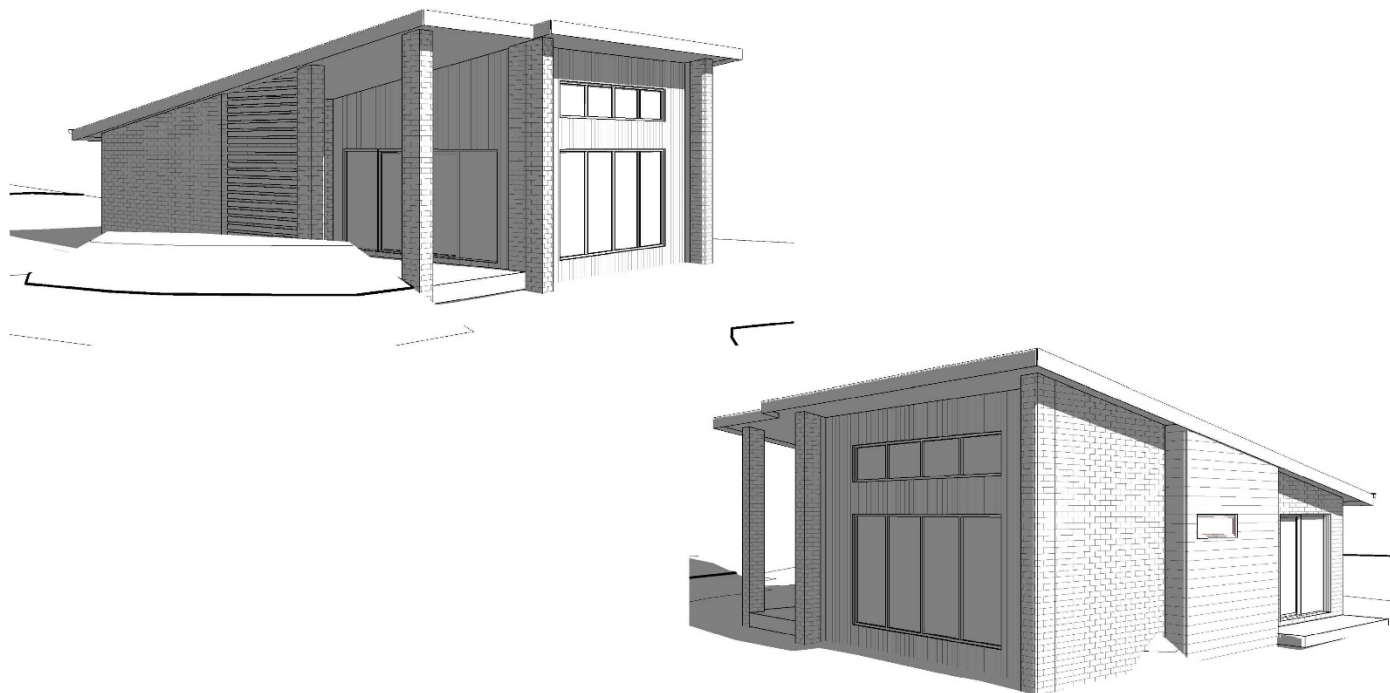
1 : 100

THIS PROJECT HAS BEEN DETERMINED TO HAVE A
BUSHFIRE ATTACK LEVEL (BAL) OF **BAL-12.5**
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH ASS439.



SORELL PLANNING AUTHORITY (SPA) MEETING

9 DECEMBER 2025



L: 10 Goodman Court, Irving, NJ 07033 - p: 01 633 23750
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Date:	Drafted by:	Approved by:
29.10.2025	S.P.	F.G.

Project/Drawing no:	Scale:	Revision:
PDH25051 - 08		03

Accredited building practitioner: Frank Geskus - No CC24
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Client name:
D.T. & K.J. CARTER

Project:
PROPOSED NEW RESIDENCE
5 SPOTSWOOD ROAD,
DUNALLEY

Drawing:
PERSPECTIVES

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
9 DECEMBER 2025