



ABN 68 300 116 092

**PLANNING APPLICATION FORM****Section 57 & 58****OFFICE USE ONLY****Application Number:** DA 2023 / 130**Date:** 22.12.2023**PID:** 9652335**Zone:** General Residential**Permitted or Discretionary****DEVELOPMENT APPLICATION DETAILS**

|  |  |                          |   |                             |         |
|--|--|--------------------------|---|-----------------------------|---------|
| <b>Applicant Name:</b>   | S. Group - (James Lucas)   |                          |   |                             |         |
| <b>Location/Address:</b>   | Lot 4 Gunn Pde, Low Head TAS 7253  |                          |   |                             |         |
| <b>Title Reference:</b>  | 4 / 184983   |                          |   |                             |         |
| <b>Existing Development/Use:</b><br>(describe the way the land is used now)          | Vacant Residential Lot   |                          |   |                             |         |
| <b>Development Type:</b>   | New dwelling <input checked="" type="checkbox"/> Outbuilding <input type="checkbox"/> Addition/extension <input type="checkbox"/><br>Fencing <input type="checkbox"/> Demolition <input type="checkbox"/> Signage <input type="checkbox"/><br>Subdivision <input type="checkbox"/> Change of use <input type="checkbox"/> Other <input type="checkbox"/> |                          |   |                             |         |
| <b>Description/Use:</b>  | New Residential Dwelling   |                          |   |                             |         |
| <b>New floor area:</b>   | 198 m <sup>2</sup>   | <b>Total floor area:</b> | m <sup>2</sup>  | <b>New building height:</b> | 6.995 m |
| <b>Water Supply:</b>   | TasWater <input checked="" type="checkbox"/> Tank <input type="checkbox"/>   | <b>Wastewater:</b>       | TasWater <input checked="" type="checkbox"/> On-Site Wastewater System <input type="checkbox"/> |                             |         |
| <b>Driveway/Vehicle Crossover:</b>   | Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Alteration Required <input type="checkbox"/><br><i>Contact Council's engineering department for details on crossover construction</i>   |                          |   |                             |         |
| <b>Does the application include Crown Land or access via a Crown Access License?</b> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If 'yes', please provide Crown consent to lodge the planning application in accordance with section 52 (1B) of the Land Use Planning and Approvals Act 1993.   |                          |   |                             |         |

**SUBDIVISION**N/A ☐

|                       |  |                                       |  |
|-----------------------|--|---------------------------------------|--|
| <b>Existing Lots:</b> |  | <b>Number of total lots proposed:</b> |  |
|-----------------------|--|---------------------------------------|--|

**COMMERCIAL/INDUSTRIAL**N/A ☐

|  |   |                                     |    |  |
|--|---|-------------------------------------|----|--|
| <b>Existing business and/or proposed business description:</b> |   |                                     |    |  |
| <b>Hours of Operation:</b>                                     | Weekdays (Mon – Fri)  |                                     | To |  |
|  | Saturday  |                                     | To |  |
|  | Sunday  |                                     | To |  |
| <b>Signage:</b>  | Yes <input type="checkbox"/> No <input type="checkbox"/> If 'yes', please provide details with application. |                                     |    |  |
| <b>Existing no. of employees:</b>                              |   | <b>No. of employees (proposed):</b> |    |  |
| <b>Parking spaces (existing)</b>                               |   | <b>Parking spaces (proposed)</b>    |    |  |

LOWHEAD

ROSS

Drawing List

| Sheet Number | Sheet Name       |
|--------------|------------------|
| A00          | Cover Page       |
| A01          | Site Plan        |
| A02          | Ground Floorplan |
| A03          | Upper Floorplan  |
| A04          | Elevations 1     |
| B02          | Concept 3d's     |

LOWHEAD RD SUBDIVISION,  
EXACT POSITIONING OF SITE TBC

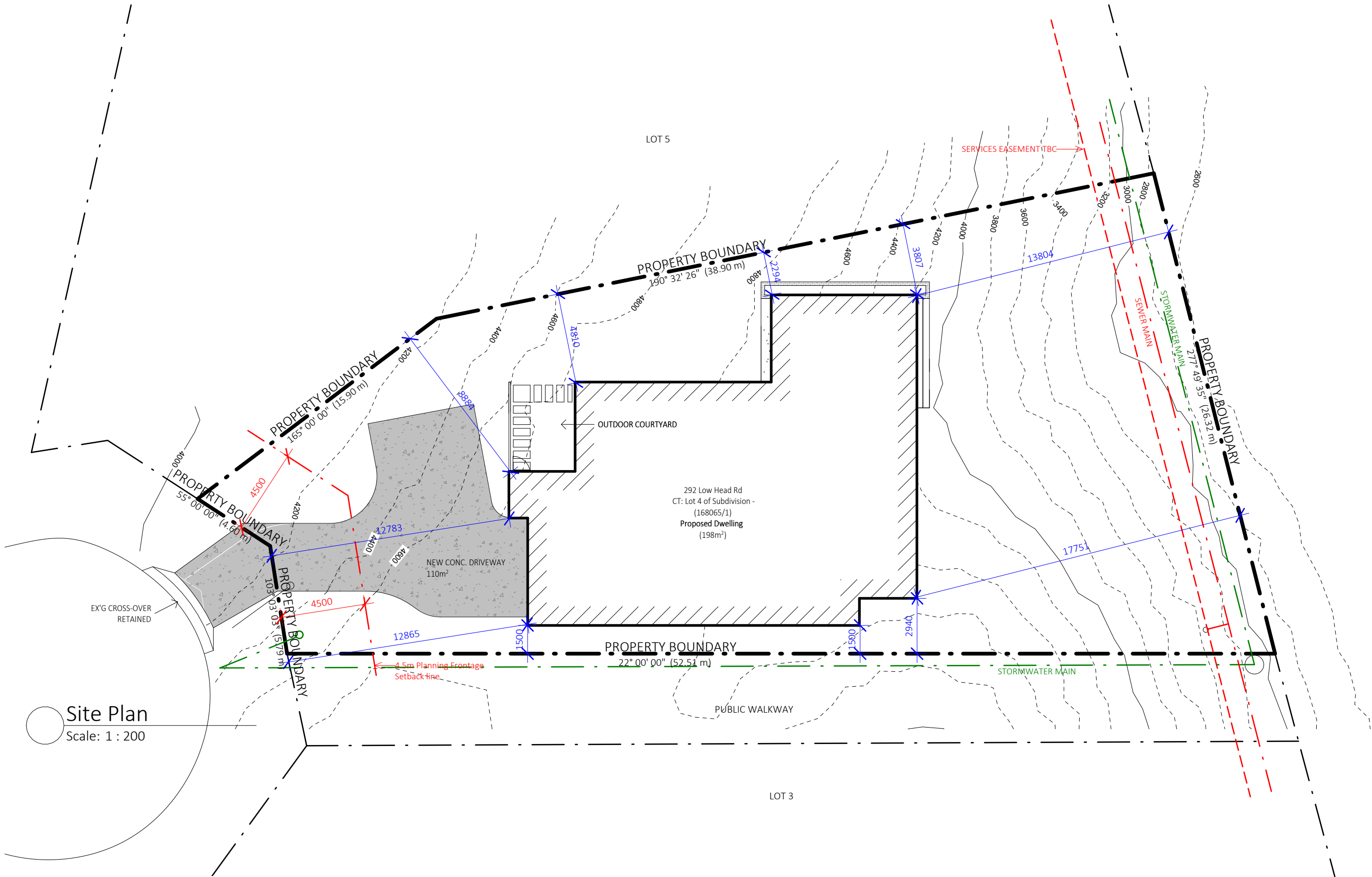


GENERAL INFORMATION:

|                                 |                          |
|---------------------------------|--------------------------|
| Accredited Architect:           | Sam Haberle              |
| Accreditation Number:           | CC5618 U                 |
| Certificate Title               | TBC                      |
| Soil classification:            | TBC                      |
| Wind Classification:            | TBC                      |
| Climate Zone:                   | 7                        |
| Alpine Area:                    | N/A                      |
| Bushfire-prone Area BAL Rating: | TBC                      |
| Corrosion environment:          | Applicable               |
| Site Area:                      | TBC                      |
| Proposed Building Area:         | 198m <sup>2</sup>        |
| Planning Zone:                  | 10.0 General Residential |
| Heritage Listing:               | N/A                      |



| REVISION | DATE              | DESCRIPTION                   | PROJECT #                        |
|----------|-------------------|-------------------------------|----------------------------------|
| PROJECT  | NEW HOME          |                               | J007475                          |
| ADDRESS  | LOT 4, LOWHEAD RD |                               | DWG #                            |
| CLIENT   | ROSS              | SCALE                         | A00                              |
| DWG      | Cover Page        | DRAWN<br>CHKD<br>B<br>Checker | ACCREDITED DESIGNER<br>CC 5618 U |

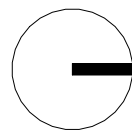


Site Plan  
Scale: 1 : 200

create.  
wonder.

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552 Victoria St, North Melbourne, VIC  
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**PLANNING  
APPLICATION**



| REVISION |  | DATE              | DESCRIPTION          |                               |
|----------|--|-------------------|----------------------|-------------------------------|
| PROJECT  |  | NEW HOME          |                      | PROJECT # J007475             |
| ADDRESS  |  | LOT 4, LOWHEAD RD |                      | DWG #                         |
| CLIENT   |  | ROSS              | SCALE 1 : 200        | A01                           |
| DWG      |  | Site Plan         | DRAWN CHKD B Checker |                               |
|          |  |                   |                      | ACCREDITED DESIGNER CC 5618 U |



DRAWING KEY

NEW WALLS  
REFER TO SCHEDULE FOR CONSTRUCTION

EXISTING WALLS

DEMOLITION WORKS

EXISTING DOORS

NEW DOORS

The ground floor plan shows a house with the following rooms and dimensions:

- Bedroom 1: 15 m<sup>2</sup>
- Office: 13 m<sup>2</sup>
- Living: 91 m<sup>2</sup>
- Dining: 13 m<sup>2</sup>
- Kitchen: 10 m<sup>2</sup>
- Bathroom: 8 m<sup>2</sup>
- Garage: 40 m<sup>2</sup>
- L'dry/Mud: 14 m<sup>2</sup>
- Alfresco Deck: 34 m<sup>2</sup>
- Paving: 22 m<sup>2</sup>
- Scullery: 6 m<sup>2</sup>
- Entry: 5 m<sup>2</sup>
- Robe: 3 m<sup>2</sup>
- TV Joinery: 2 m<sup>2</sup>
- Window Seat: 2 m<sup>2</sup>
- Workbench: 2 m<sup>2</sup>

The plan also includes a north arrow pointing towards the top right, a scale bar from 0 to 5m, and a section line A04-A05. The Alfresco Deck is labeled with a '200 SERIES' TECH-DRY BLOCKWORK PLANTER BOX. The floor above is shown with dashed lines.

Ground Floor Plan  
Scale: 1 : 100

**create.wonder.**

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**PLANNING  
APPLICATION**

| REVISION | DATE              | DESCRIPTION          | PROJECT #                     |
|----------|-------------------|----------------------|-------------------------------|
| PROJECT  | NEW HOME          |                      | J007475                       |
| ADDRESS  | LOT 4, LOWHEAD RD |                      | DWG #                         |
| CLIENT   | ROSS              | SCALE 1 : 100        | A02                           |
| DWG      | Ground Floorplan  | DRAWN CHKD B Checker | ACCREDITED DESIGNER CC 5618 U |

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DRAWING KEY

NEW WALLS  
REFER TO SCHEDULE FOR CONSTRUCTION

EXISTING WALLS

DEMOLITION WORKS

EXISTING DOORS

NEW DOORS

A05 2

A04 2

1 A05

Upper Floor Plan  
Scale: 1 : 100

1  
A04

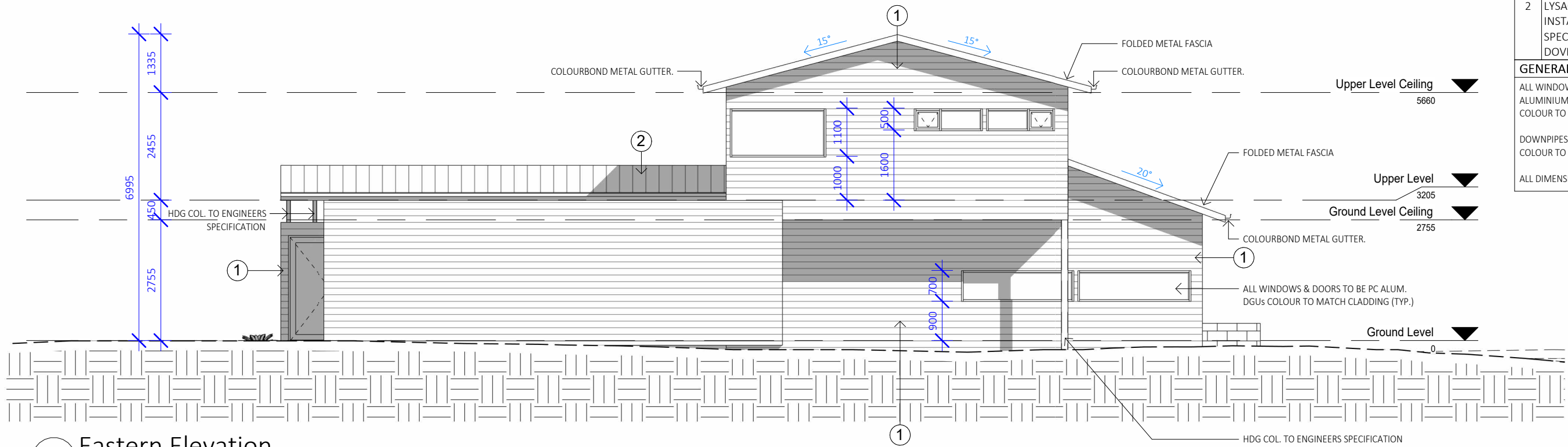
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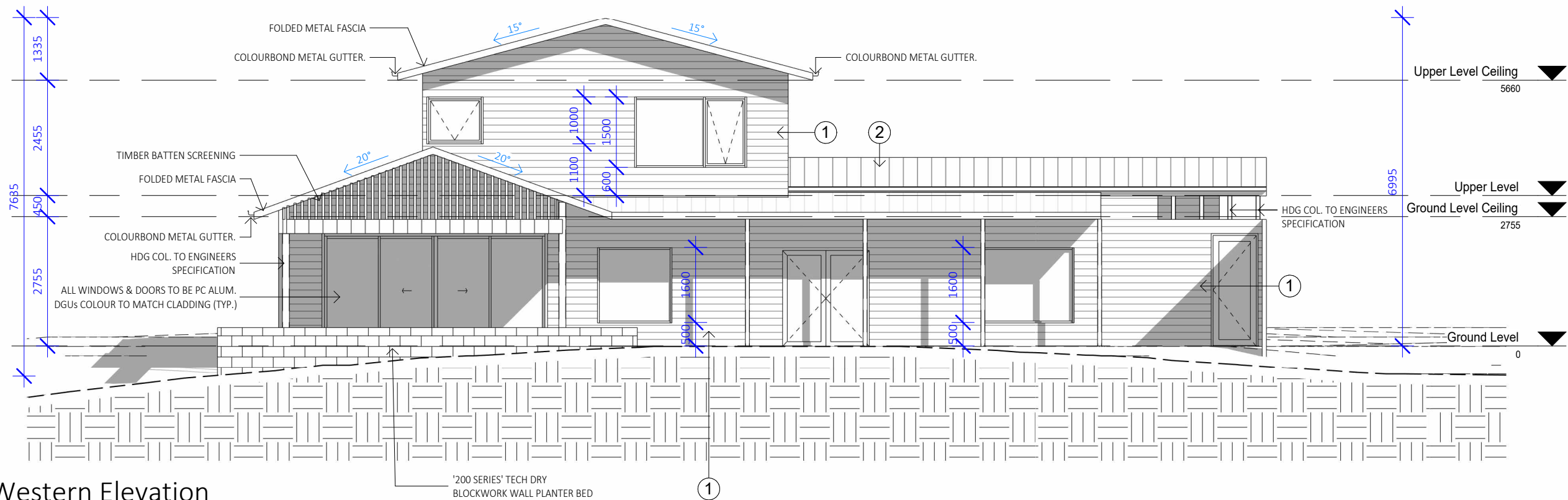
PLANNING  
APPLICATION

| REVISION |  | DATE              | DESCRIPTION                |                                  |
|----------|--|-------------------|----------------------------|----------------------------------|
| PROJECT  |  | NEW HOME          |                            | PROJECT # J007475                |
| ADDRESS  |  | LOT 4, LOWHEAD RD |                            | DWG #                            |
| CLIENT   |  | ROSS              | SCALE 1 : 100              | A03                              |
| DWG      |  | Upper Floorplan   | DRAWN CHKD<br>B<br>Checker | ACCREDITED DESIGNER<br>CC 5618 U |

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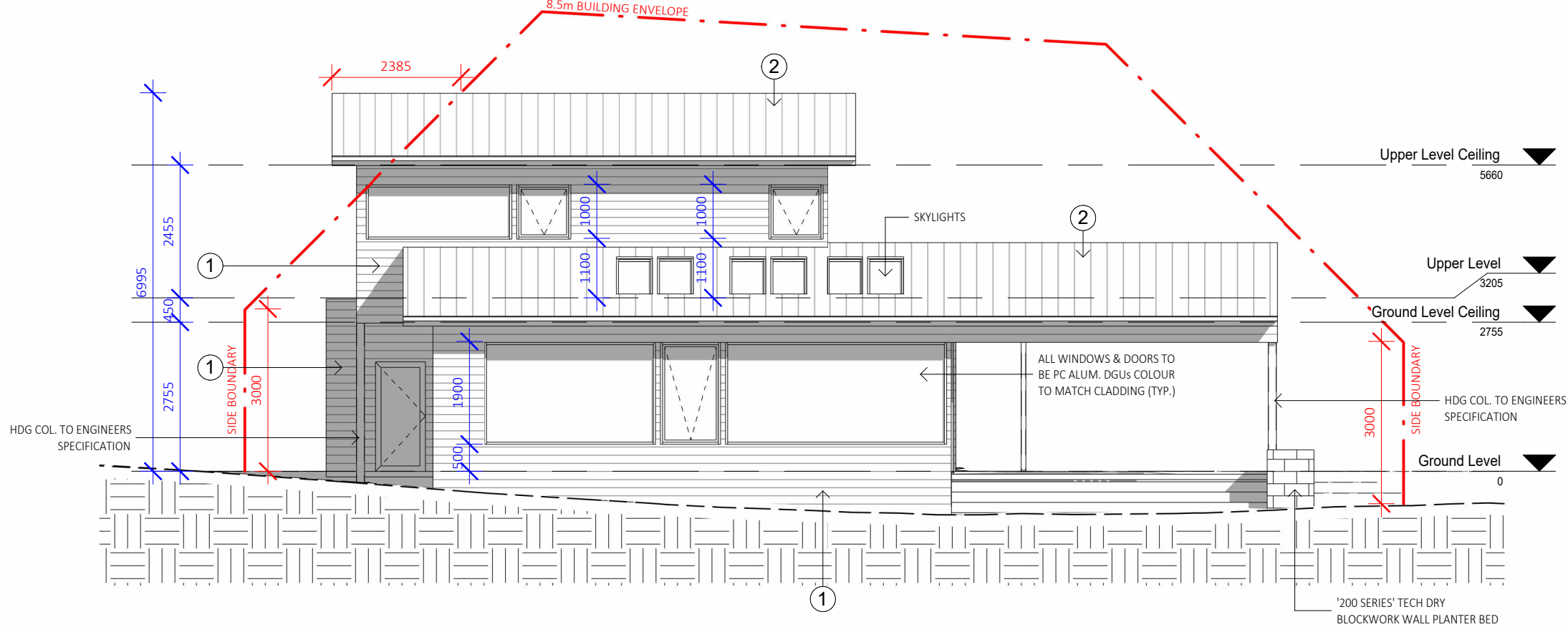


Eastern Elevation  
Scale: 1 : 100



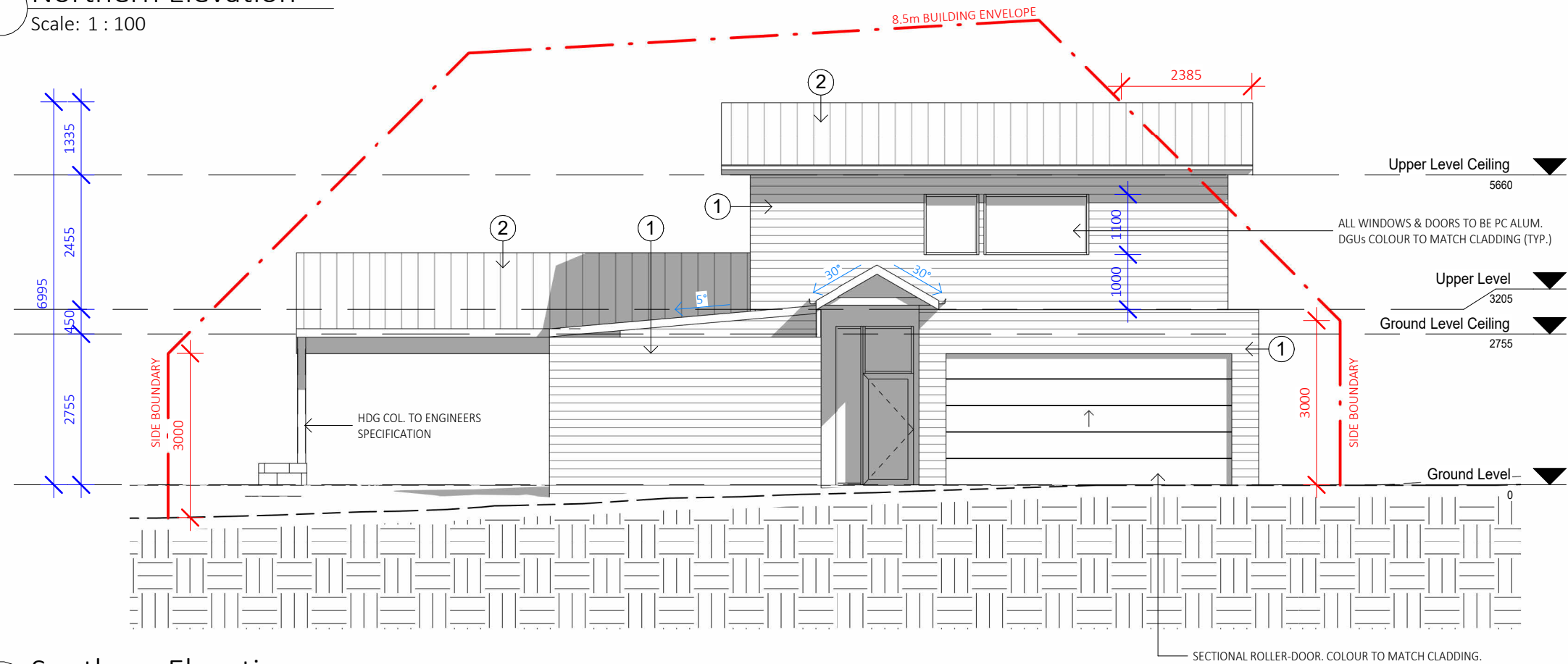
Western Elevation  
Scale: 1 : 100

| ELEVATION SCHEDULE   |  |
|--|--|
| 1  | JAMES HARDIE, LINEA HORIZONTAL WEATHERBOARDS INSTALLED TO MANUFACTURER'S SPECIFICATION. PAINT FINISH. COLOUR: DULUX WHITE SIMILAR TO APPROVAL. |
| 2  | LYSAGHT METAL ROOF SHEETING 0.48BMT. INSTALLED TO MANUFACTURERS SPECIFICATION. COLOUR: COLOURBOND : DOVER WHITE OR SIMILAR TO APPROVAL.        |
| GENERAL NOTES:   |  |
| ALL WINDOWS & DOORS TO BE POWDER-COATED ALUMINIUM FRAMED WITH DOUBLE GLAZING. COLOUR TO MATCH CLADDING |  |
| DOWNPIPES & GUTTER COLOUR TO MATCH ROOF. COLOUR TO MATCH ROOF  |  |
| ALL DIMENSIONS SHOWN TO BE CONFIRMED ON SITE.  |  |



| ELEVATION SCHEDULE   |  |
|--|--|
| 1  | JAMES HARDIE, LINEA HORIZONTAL WEATHERBOARDS INSTALLED TO MANUFACTURER'S SPECIFICATION. PAINT FINISH. COLOUR: DULUX WHITE SIMILAR TO APPROVAL. |
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| GENERAL NOTES:   |  |
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| DOWNPIPES & GUTTER COLOUR TO MATCH ROOF. COLOUR TO MATCH ROOF  |  |
| ALL DIMENSIONS SHOWN TO BE CONFIRMED ON SITE.  |  |

Northern Elevation  
Scale: 1 : 100



Southern Elevation  
Scale: 1 : 100

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| CLIENT   | ROSS              | SCALE 1 : 100        | A05                           |
| DWG      | Elevations 2      | DRAWN CHKD B Checker | ACCREDITED DESIGNER CC 5618 U |

## SEARCH OF TORRENS TITLE

|                  |                              |
|------------------|------------------------------|
| VOLUME<br>184983 | FOLIO<br>4                   |
| EDITION<br>2     | DATE OF ISSUE<br>06-Sep-2023 |

SEARCH DATE : 12-Dec-2023

SEARCH TIME : 08.35 PM

DESCRIPTION OF LAND

Parish of BLANDFORD Land District of DORSET

Lot 4 on Sealed Plan 184983

Derivation : Part of 80 Acres Acres Gtd. to Joseph Cordell

Prior CT 168065/1

SCHEDULE 1N147671 TRANSFER to ANDREW MARK ROSS Registered 06-Sep-2023  
at noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP184983 FENCING COVENANT in Schedule of Easements

SP 15420 FENCING COVENANT in Schedule of Easements

E359553 MORTGAGE to Commonwealth Bank of Australia

Registered 06-Sep-2023 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



