



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2024/041902**

**PROPOSAL:** Secondary Residence (Residential)

**LOCATION:** 7 Bangor Road, Opossum Bay

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 11 April 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 11 April 2024. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to [clarence@ccc.tas.gov.au](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 11 April 2024.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at the Council offices.



Clarence... a brighter place

# Clarence City Council

## APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at Council offices.

Proposal:

Proposed ancillary dwelling

Location:

Address 7 Bangor Road

Suburb/Town Opossum Bay

Postcode 7023

Current Owners/s:

Applicant:

**Personal Information Removed**

Tax Invoice for application fees to be in the name of: (if different from applicant)

Estimated cost of development

\$ 250,000.00

Is the property on the Tasmanian Heritage Register?

Yes

No

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

N/A

Current Use of Site:

Single dwelling

Does the proposal involve land administered or owned by the Crown or Council?

Yes

No

Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's  
Signature:

Signature P. Pitt Date 25/01/2024

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST BE SUBMITTED WITH YOUR APPLICATION.**

Documentation required:

### 1. **MANDATORY DOCUMENTATION**

*This information is required for the application to be valid. An application lodged without these items is unable to proceed.*

- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation.  
*May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.*
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the Council.

*Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.*

### 2. **ADDITIONAL DOCUMENTATION**

*In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.*

- Site analysis plan and site plan**, including where relevant:
  - *Existing and proposed use(s) on site.*
  - *Boundaries and dimensions of the site.*
  - *Topography, including contours showing AHD levels and major site features.*
  - *Natural drainage lines, watercourses and wetlands on or adjacent to the site.*
  - *Soil type.*
  - *Vegetation types and distribution, and trees and vegetation to be removed.*
  - *Location and capacity of any existing services or easements on/to the site.*
  - *Existing pedestrian and vehicle access to the site.*
  - *Location of existing and proposed buildings on the site.*
  - *Location of existing adjoining properties, adjacent buildings and their uses.*
  - *Any natural hazards that may affect use or development on the site.*
  - *Proposed roads, driveways, car parking areas and footpaths within the site.*
  - *Any proposed open space, communal space, or facilities on the site.*
  - *Main utility service connection points and easements.*
  - *Proposed subdivision lot boundaries.*

# Clarence City Council

## DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- Where it is proposed to erect buildings, **detailed plans** with dimensions at a scale of 1:100 or 1:200 showing:
  - *Internal layout of each building on the site.*
  - *Private open space for each dwelling.*
  - *External storage spaces.*
  - *Car parking space location and layout.*
  - *Major elevations of every building to be erected.*
  - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
  - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
  - *Materials and colours to be used on rooves and external walls.*
- Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
  - *Planting concepts.*
  - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
  - *Plantings proposed for screening from adjacent sites or public places.*
- Any additional reports, plans or other information required by the relevant zone or code.

*This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.*

General Manager  
Clarence City Council  
PO Box 96  
Rosny Park 7018

To Whom It May Concern:

**RE: 7 BANGOR ROAD, OPOSSUM BAY, TAS 7023 – PROPOSED ANCILLARY DWELLING**

Accompanying this letter are documents forming a development application for proposed ancillary dwelling at 7 Bangor Road, Opossum Bay, TAS 7023, CT 127600/1.

The property is zoned as Low Density Residential under the Tasmanian Planning Scheme - Clarence. There are no planning overlays present.

We believe this proposal to comply with all Acceptable Solutions of the Scheme, except 10.4.3 Setback, clause A2, due to setback from rear and site boundaries of less than 5m.

The proposal is for an ancillary dwelling for the owner's mother. The location of the development allows for privacy between the main dwelling and the ancillary dwelling, while also allowing space for on site services, such as wastewater treatment system.

In response to 10.4.3 P2, we believe the objective of 10.4.3 is met: *That the siting of dwellings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.* This statement is largely rectified in P2. Regardless of zoning, (General Residential compared with Low Density Residential), the allotment size, particularly width, of the neighbouring lot at 3 Pardalote Close is more akin to that of a General Residential development. Further, we do not believe any unreasonable loss of amenity will occur as a result of this development, given that the proposed secondary dwelling is as close to ground level as possible, and would essentially meet the Acceptable Solution for setbacks and privacy if located in General Residential zoning – our 3D modelling indicate FFL or just over one metre above existing natural ground however the terrain surface based on available contours information naturally contains some deviation. The existing dwelling at 48 Driftwood Drive appears to be around 80 metres from this proposed development. We envisage that a proposed dwelling at 3 Pardalote Close would be near the frontage, and therefore quite some distance from this proposal.

The proposed ancillary dwelling is similar in form to the existing dwelling and outbuilding on site with a gable roof, however it sits lower to the ground, following the topography of the site. The proposed development does not impact the private open space, or windows of habitable room on any adjoining properties. Upon review of aerial imagery from LISTmap, most properties in the area have multiple buildings per site, while the use of these is unknown, the proposal for an ancillary dwelling is in keeping with the character of the area.

We look forward to your response.

Kind regards,

A handwritten signature in black ink, appearing to read 'P. Pitt'.

Perri Pitt  
Building Designer  
Catalyst Design & Drafting  
31 January 2024

SEARCH OF TORRENS TITLE

VOLUME 127600	FOLIO 1
EDITION 9	DATE OF ISSUE 06-Nov-2019

SEARCH DATE : 31-Jan-2024

SEARCH TIME : 10.56 AM

DESCRIPTION OF LAND

City of CLARENCE  
 Lot 1 on Sealed Plan 127600  
 Derivation : Part of 3900 Acres Gtd to G H B Gellibrand  
 Prior CT 122115/1

SCHEDULE 1

M763412 TRANSFER to IAN LAWRENCE ANDERSON and FIONA JANE  
 GILLHAM Registered 04-Jul-2019 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP127600 COVENANTS in Schedule of Easements  
 SP127600 FENCING PROVISION in Schedule of Easements  
 SP127600 WATER SUPPLY RESTRICTION  
 SP127600 SEWERAGE AND/OR DRAINAGE RESTRICTION  
 E199562 MORTGAGE to MyState Bank Limited Registered  
 06-Nov-2019 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

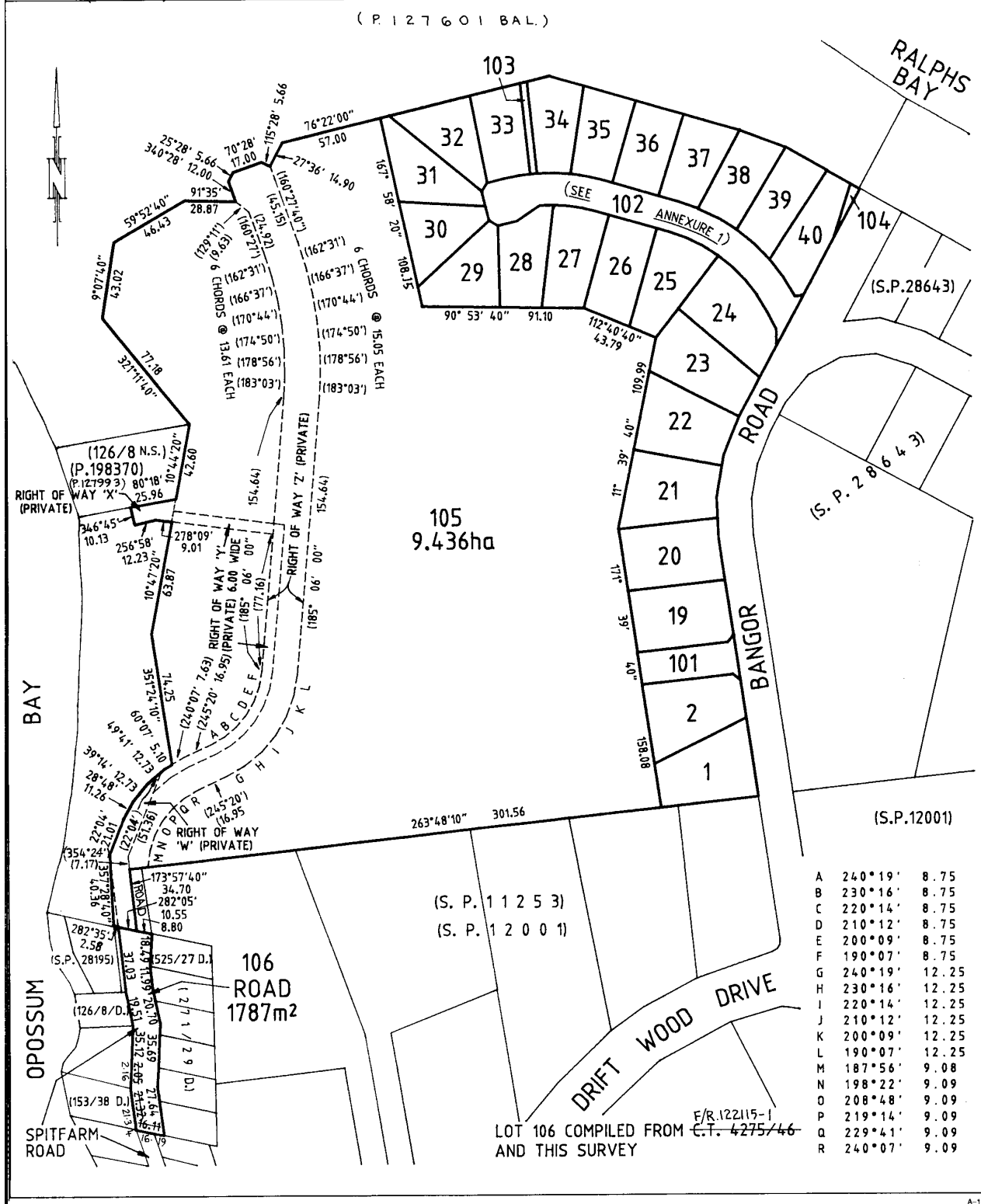


OWNER Florence Marjorie Grace Calvert  
 FOLIO REFERENCE C.T.122115-1  
 GRANTEE Part of 3900 Acres, Gtd.  
 to George Henry Blake Gellibrand.

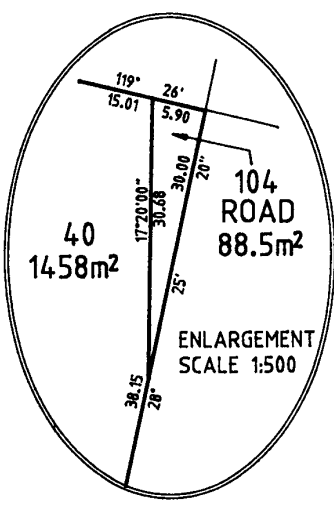
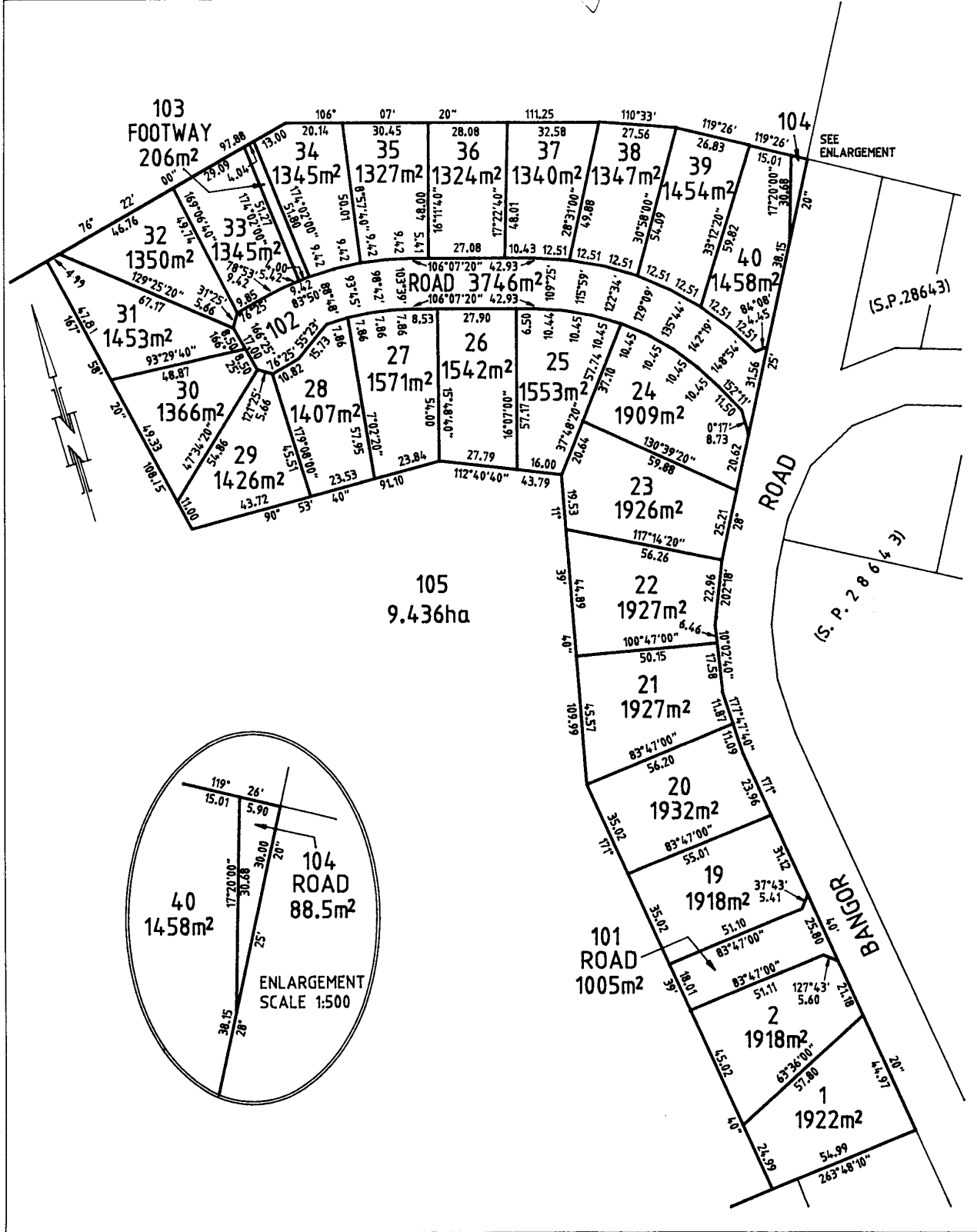
**PLAN OF SURVEY**  
 BY SURVEYOR C.M.Terry of  
 PEACOCK, DARCEY & ANDERSON P/L  
 AUTHORISED SURVEYORS  
 LOCATION 127 BATHURST STREET, HOBART.  
**CITY OF CLARENCE**  
 SCALE 1: 2000 LENGTHS IN METRES

REGISTERED NUMBER  
**SP1 27600**  
 APPROVED EFFECTIVE FROM 28 FEB 1995  
 28 JUL 1997  
*Michael Blin*  
 Recorder of Titles

MAPSHEET MUNICIPAL CODE No. (5224-44S) 107  
 LAST UPI No. ~~1407683~~ 1407693  
 LAST PLAN No. P122115  
 ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



<p><b>PLAN OF SURVEY</b> <b>ANNEXURE SHEET</b> SHEET 1 OF 1 SHEETS</p>	<p>OWNER Florence Marjorie Grace Calvert FOLIO REFERENCE C.T.122115-1 SCALE 1:1250      LENGTHS IN METRES</p>	<p>Registered Number <b>SP 127600</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES  ..... Council General Manager</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET. Registered Surveyor ..... <i>B.M. Kelly</i> ..... date <i>3/10/26</i> .....</p>	



<p style="text-align: center;"><b>SCHEDULE OF EASEMENTS</b></p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS &amp; MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>REGISTERED NUMBER</p> <p style="font-size: 24px;"><b>SP1 27600</b></p>
<p style="text-align: center;"><u>EASEMENTS AND PROFITS</u> <span style="float: right;">PAGE 1 OF 2 PAGE/S</span></p> <p>Each lot on the plan is together with:-                  (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and                  (2) any easements or profits a prendre described hereunder.</p> <p>Each lot on the plan is subject to:-                  (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and                  (2) any easements or profits a prendre described hereunder.</p> <p>The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.</p> <p>Lot 105 on the plan is:-</p> <p style="margin-left: 40px;">Subject to a right of carriageway (appurtenant to the balance*) over the Rights of Way (Private) marked "W" and "Z" on the plan.</p> <p style="margin-left: 40px;">Subject to a right of carriageway (appurtenant to the land in Folio of the Register Volume 198370 Folio 1) over the Rights of Way (Private) marked "W", "X" and "Y" on the plan.</p> <p>Covenants:</p> <p style="margin-left: 40px;">The owner of each lot shown on the plan covenants with the Vendor (Florence Marjorie Grace Calvert) and the owner for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations:</p> <ol style="list-style-type: none"> <li>Not to construct or place or permit to be constructed or placed upon such lot any building higher than one (1) storey** high and no higher than 4.5 metres above the highest point of the natural ground level of each lot.</li> <li>Not to construct or permit to be constructed any paling fence on such lot where the boundary of such lot is contiguous with the balance*.</li> <li>Not to erect or place or permit to be erected or placed on such lot any building or structure which would detract from the seaside village character of the area.</li> </ol> <p style="text-align: center;">( USE ANNEXURE PAGES FOR CONTINUATION )</p>	
<p>SUBDIVIDER : <i>Florence Marjorie Grace Calvert</i></p> <p>FOLIO REF : <i>CT 122115 - 1</i></p> <p>SOLICITOR &amp; REFERENCE : <i>PAGE SEAGER.</i></p>	<p>PLAN SEALED BY : <i>CLARENCE CITY COUNCIL</i></p> <p>DATE :</p> <p><i>SD 3660</i></p> <p>REF No. <i>[Signature]</i>  <b>CORPORATE SECRETARY</b></p>
<p>NOTE: THE COUNCIL DELEGATE MUST SIGN THE CERTIFICATE FOR THE PURPOSE OF IDENTIFICATION.</p>	

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 2 OF 2 PAGES

Registered Number

**SP127600**

SUBDIVIDER:-

FOLIO REFERENCE:-

4. Not to erect or place or permit to be erected or placed on such lot any dwelling constructed of materials other than those of a type or colour that are to the satisfaction of the Clarence City Council and which will blend rather than contrast with the surrounding natural environment and not to use unpainted galvanised iron or other reflective surfaces in any such construction.

**Fencing Provision:**

In respect of each lot shown on the plan the Vendor (Florence Marjorie Grace Calvert) shall not be required to fence.

\* Means the balance of the land remaining in Folio of the Register Volume 122115 Folio 1 following acceptance of this Sealed Plan.

\*\* One (1) storey, means and includes, subject to Council approval, split level housing, garages, storerooms and similar non habitable areas downstairs and dormer windows and living space in the roof void, provided the overall height of the building is no higher than 4.5 metres above the highest point of the natural ground level of each lot.

**SIGNED** by **FLORENCE MARJORIE GRACE CALVERT** the registered proprietor of the land in Folio of the Register Volume 122115 Folio 1 in the presence of:

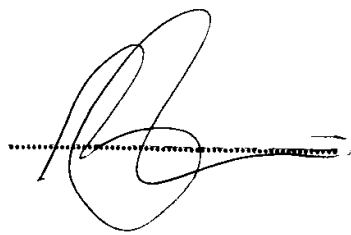
*F. M. G. Calvert*

*Helen Marjorie Davis*

*Helen Marjorie Davis  
44 Sanhewen Avenue  
Geilston Bay. Home Dotes.*

**SIGNED** for and on behalf of the **NATIONAL AUSTRALIA BANK** the Mortgagee under Mortgage No. B26735 in the presence of:

Executed by the NATIONAL AUSTRALIA BANK LIMITED by its Attorney **ANTHONY JOSEPH DYLE** under Power of Attorney No. 6710241 (who states that he holds the office in the NATIONAL AUSTRALIA BANK LIMITED indicated under his signature and who declares that he has received no notice of revocation of the said Power) in the presence of:—

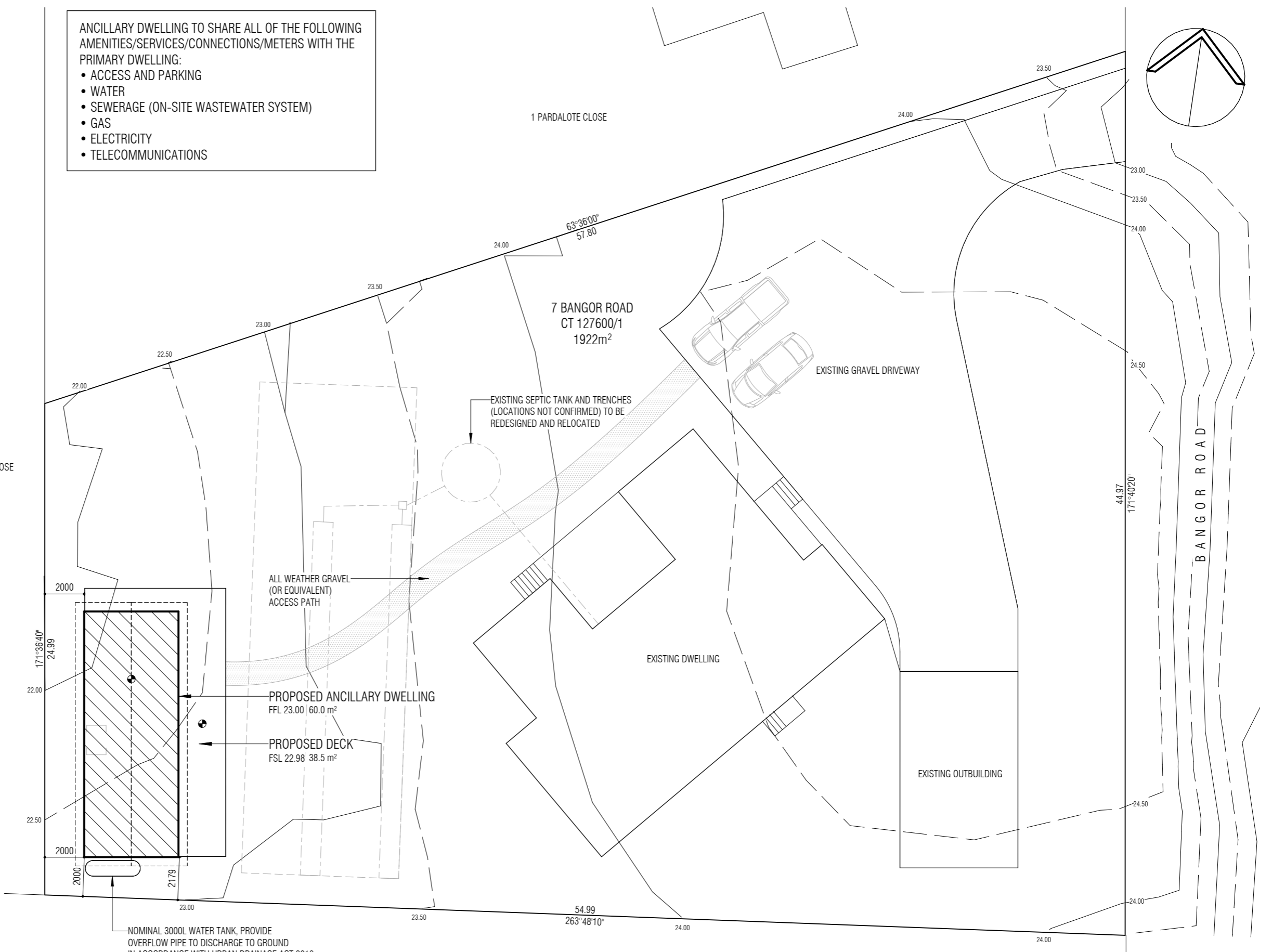


*Bank Officer*

NOTE:- Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANCILLARY DWELLING TO SHARE ALL OF THE FOLLOWING AMENITIES/SERVICES/CONNECTIONS/METERS WITH THE PRIMARY DWELLING:

- ACCESS AND PARKING
- WATER
- SEWERAGE (ON-SITE WASTEWATER SYSTEM)
- GAS
- ELECTRICITY
- TELECOMMUNICATIONS



**SITE INFORMATION**

LAND TITLE REFERENCE 127600/1  
 WIND CLASSIFICATION N3 (TBC)  
 SOIL CLASSIFICATION A (TBC)  
 CLIMATE ZONE 7  
 BUSHFIRE ATTACK LEVEL BAL-LOW  
 PROPERTY NOT LOCATED WITHIN "BUSHFIRE-PRONE AREAS" LAYER UNDER TASMANIAN PLANNING SCHEME OVERLAY (LISTmap) AS OF 18/01/2024  
 ALPINE AREA NO  
 CORROSION ENVIRONMENT HIGH  
 OTHER CONSIDERATIONS NIL KNOWN

**PLANNING & ZONING INFORMATION**

ZONING 10.0 LOW DENSITY RESIDENTIAL ZONE  
 TASMANIAN PLANNING SCHEME - CLARENCE  
 OVERLAYS NONE

**SITE AREAS**

EXISTING DWELLING INCLUDING DECKS, LANDINGS AND STAIRS	238.2m <sup>2</sup>
EXISTING OUTBUILDING	60.0m <sup>2</sup>
PROPOSED ANCILLARY DWELLING	60.0m <sup>2</sup>
PROPOSED DECK	38.5m <sup>2</sup>
LAND AREA	1922m <sup>2</sup>
SITE COVERAGE AREA	396.7m <sup>2</sup>
SITE COVERAGE PERCENTAGE	20.6%

HORIZONTAL DATUM (NORTH) IS MGA.  
 VERTICAL DATUM (HEIGHT) IS AHD.  
 BOUNDARY DISTANCES AND CONTOUR HEIGHTS ARE IN METRES.  
 SITE INFORMATION AS PER CONTOUR AND DETAIL PLAN BY ROGERSON & BIRCH SURVEYORS, REF RAINB64 11810-01, DATED 07/06/2019

DATE	REVISION/ISSUE	DRAWING LIST
18/01/2024	CLIENT REVIEW	SITE PLAN 23-014 A01
31/01/2024	DEVELOP APP	FLOOR PLAN & ELEVATIONS 23-014 A02
29/02/2024	FLOOR AREA REDUCED	3D VIEWS 23-014 B01
07/03/2024	SERVICES NOTE ADDED	SOIL & WATER MANAGEMENT 23-014 C01



Catalyst Design & Drafting Pty Ltd  
 ABN 98 546 582 336  
 PO Box 2030 Howrah TAS 7018  
 0410 606 900  
 design@catdd.com.au  
 www.catalystdesignanddrafting.com.au  
 Building Services Provider Licence Nos 619068752 & CC6621

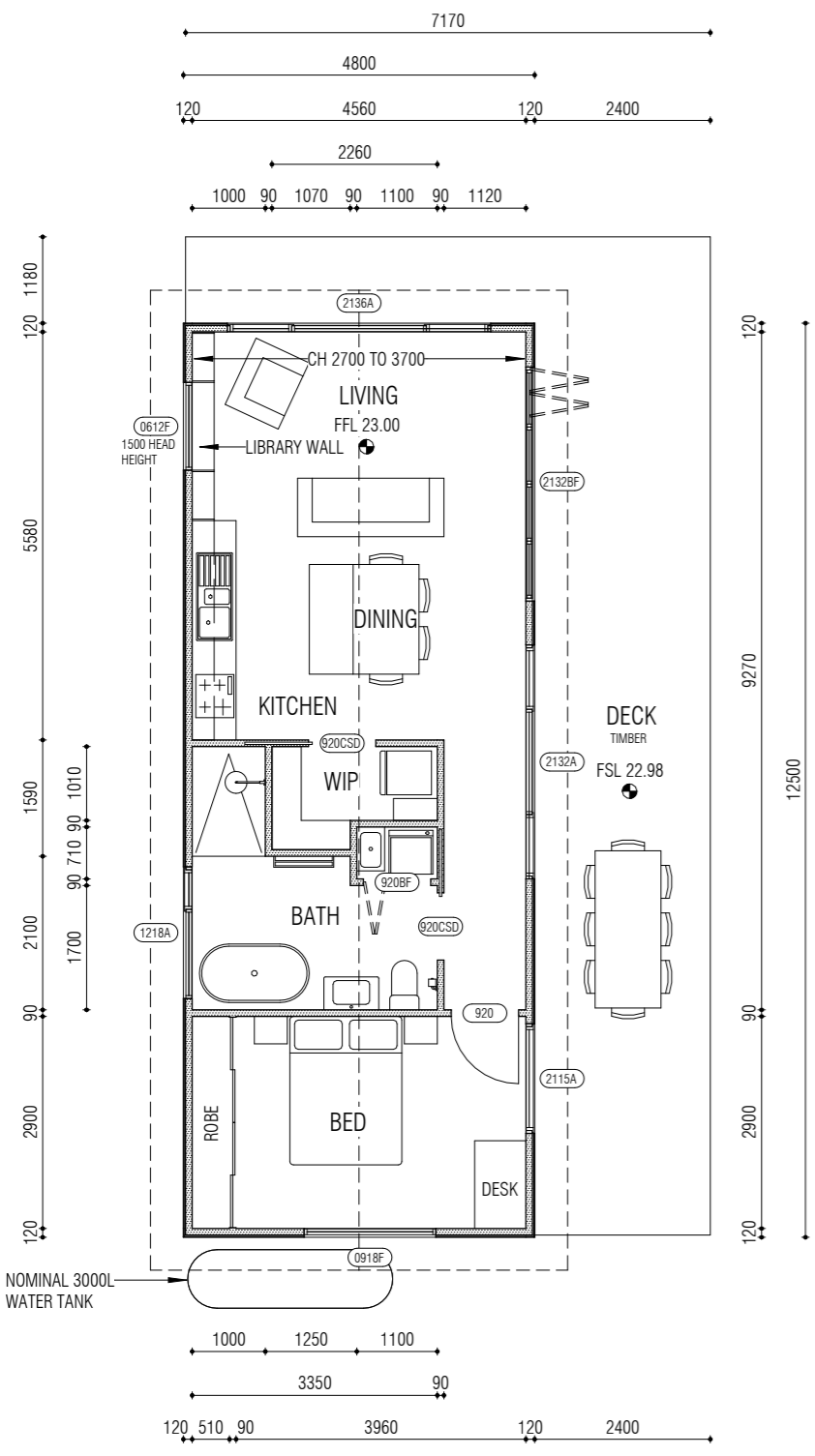
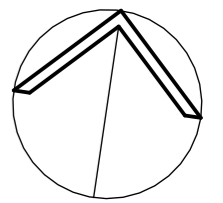
Client: MAGGI GILLHAM (c/o IAN ANDERSON)  
 Project: PROPOSED ANCILLARY DWELLING  
 7 BANGOR ROAD,  
 OPOSSUM BAY, TAS 7023

Scale: 1 : 200 at A3  
 Drawn: PP  
 Checked: PB

DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED.  
 DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS.  
 1:200

**SITE PLAN**

Project No: **23-014**  
 Drawing No: **A01**

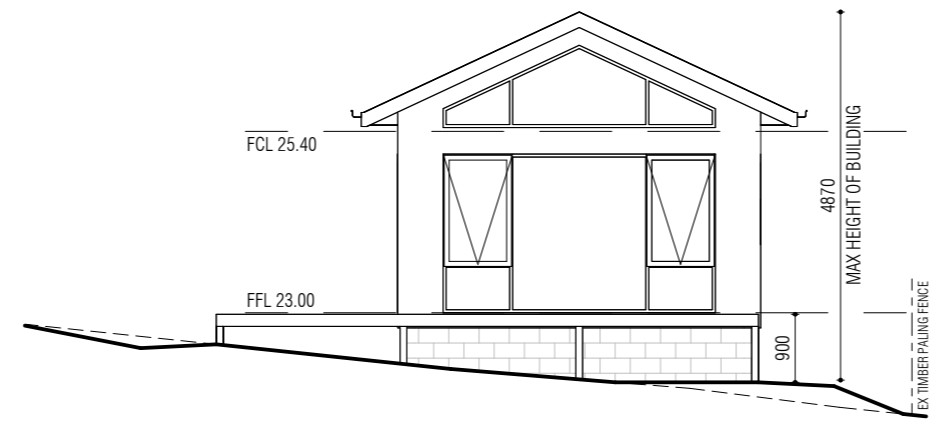


**FLOOR PLAN**  
SCALE 1 : 100 at A3

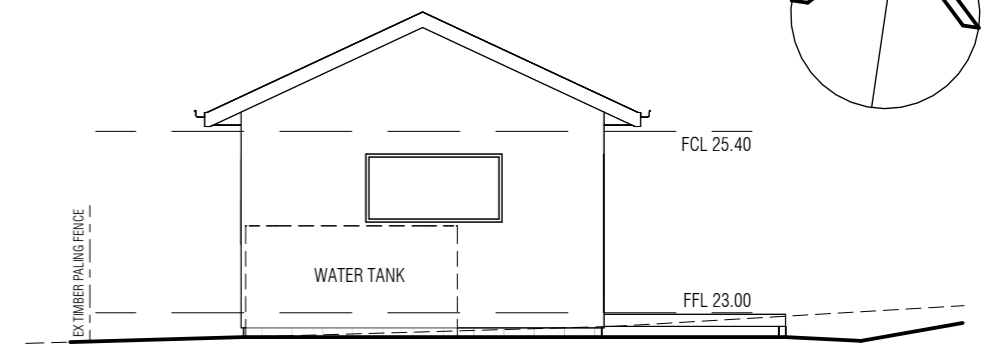
**WINDOW & SLIDING DOOR LEGEND:**  
1 5 1 8 A  
TYPE  
WIDTH (x100mm - 1800mm)  
HEIGHT (x100mm - 1500mm)

**TYPES:**  
A - AWNING  
BF - BIFOLD  
CSD - CAVITY SLIDING DOOR  
F - FIXED  
FCL - FINISHED CEILING LEVEL  
FFL - FINISHED FLOOR LEVEL  
FSL - FINISHED SURFACE LEVEL  
NGL - NATURAL GROUND LEVEL

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		SOIL & WATER MANAGEMENT	23-014 C01

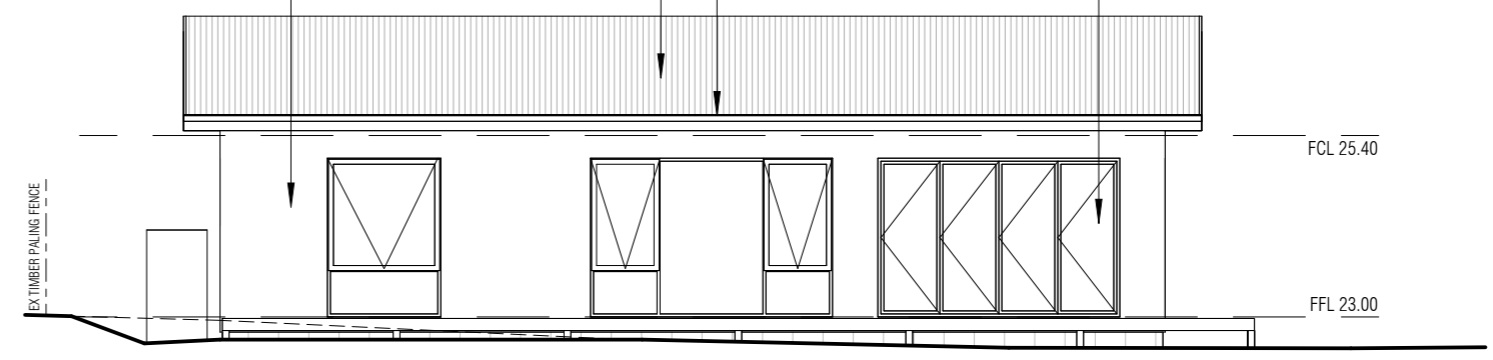


**NORTH ELEVATION**  
SCALE 1 : 100 at A3

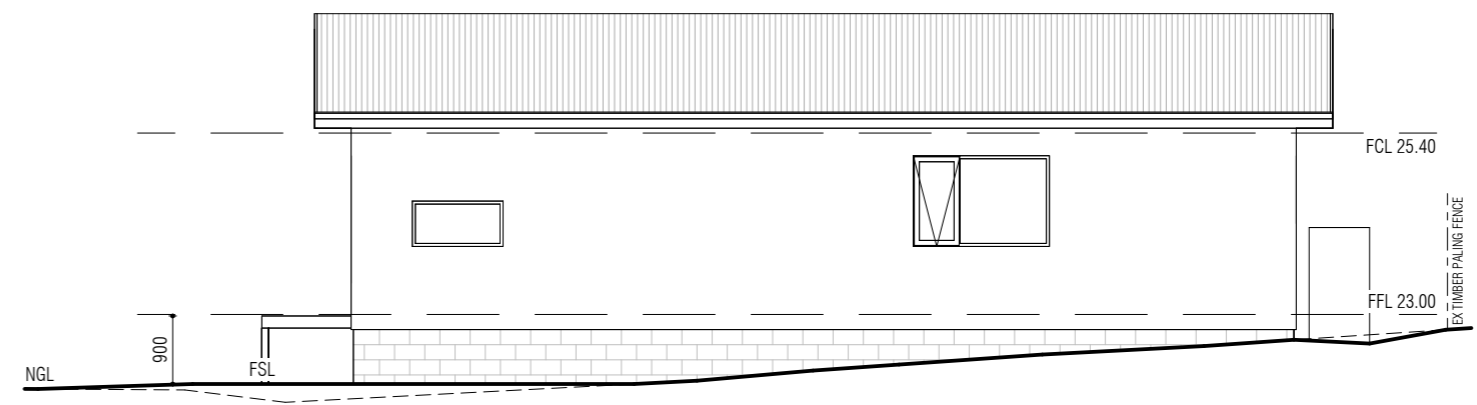


**SOUTH ELEVATION**  
SCALE 1 : 100 at A3

SELECTED FIBRE CEMENT SHEET CLADDING, PROFILE AND COLOUR TO OWNER'S CHOICE  
 COLORBOND STEEL ROOF CLADDING, CUSTOM ORB PROFILE, COLOUR TO OWNER'S CHOICE  
 COLORBOND STEEL FASCIA AND GUTTER SYSTEM, COLOUR TO OWNER'S CHOICE  
 DOUBLE GLAZED DOORS AND WINDOWS, POWDER COATED ALUMINIUM FRAMES, COLOUR TO OWNER'S CHOICE



**EAST ELEVATION**  
SCALE 1 : 100 at A3



**WEST ELEVATION**  
SCALE 1 : 100 at A3



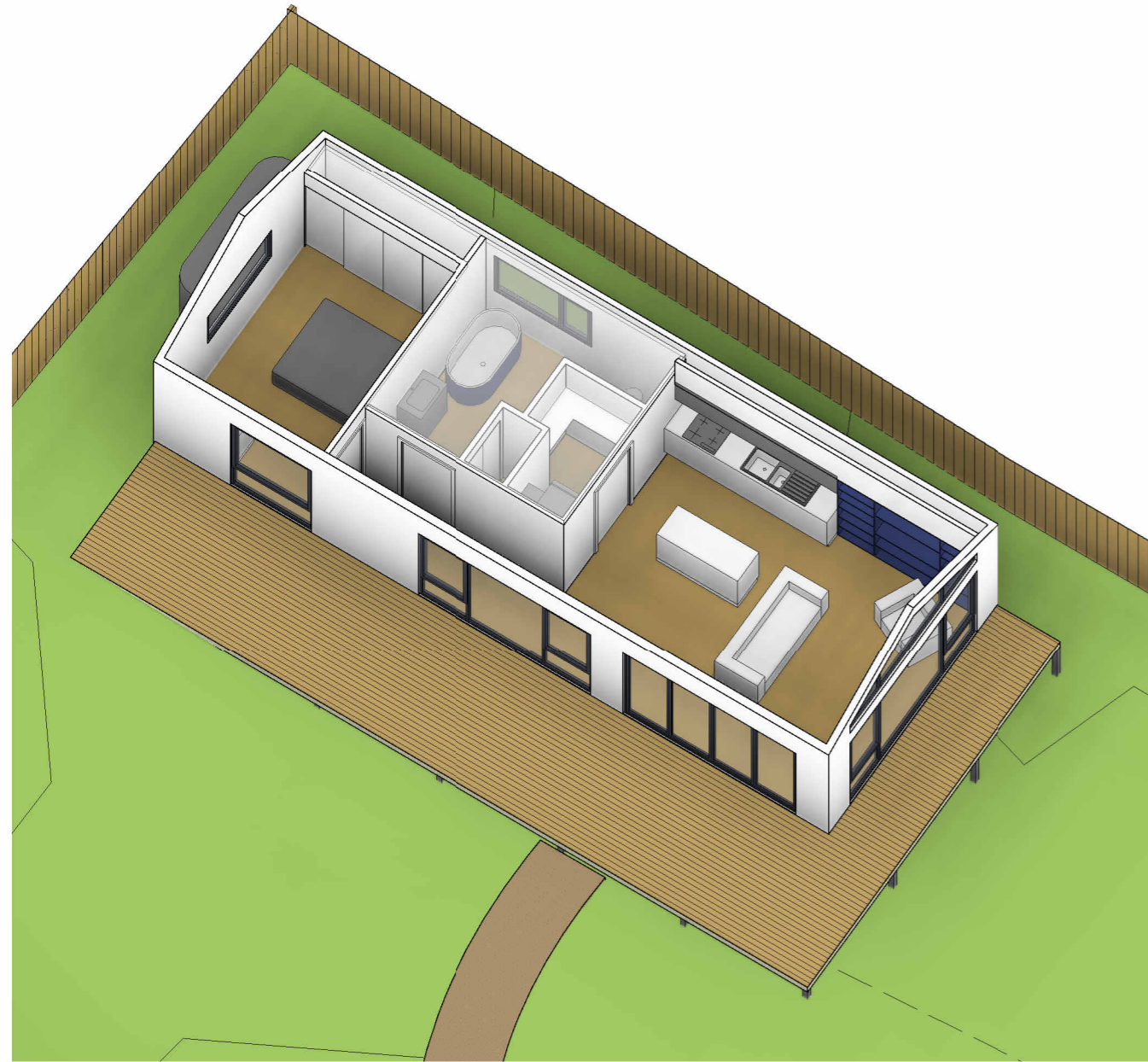
Catalyst Design & Drafting Pty Ltd  
 ABN 98 546 582 336  
 PO Box 2030 Howrah TAS 7018  
 0410 606 900  
 design@catdd.com.au  
 www.catalystdesignanddrafting.com.au  
 Building Services Provider Licence Nos  
 619068752 & CC6621

Client:  
**MAGGI GILLHAM (c/o IAN ANDERSON)**  
 Project:  
**PROPOSED ANCILLARY DWELLING**  
**7 BANGOR ROAD,**  
**OPOSSUM BAY, TAS 7023**

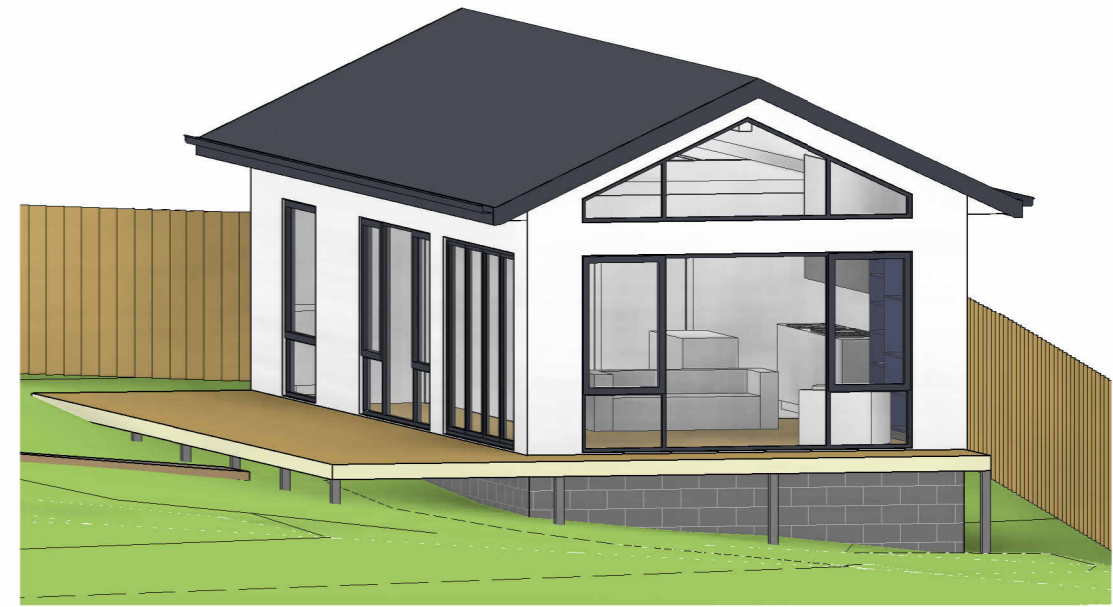
Scale: 1 : 100 at A3  
 Drawn: PP  
 Checked: PB

DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED.  
 DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS.  
 1:100  
 0 1 2 3 4 5m  
**FLOOR PLAN & ELEVATIONS**

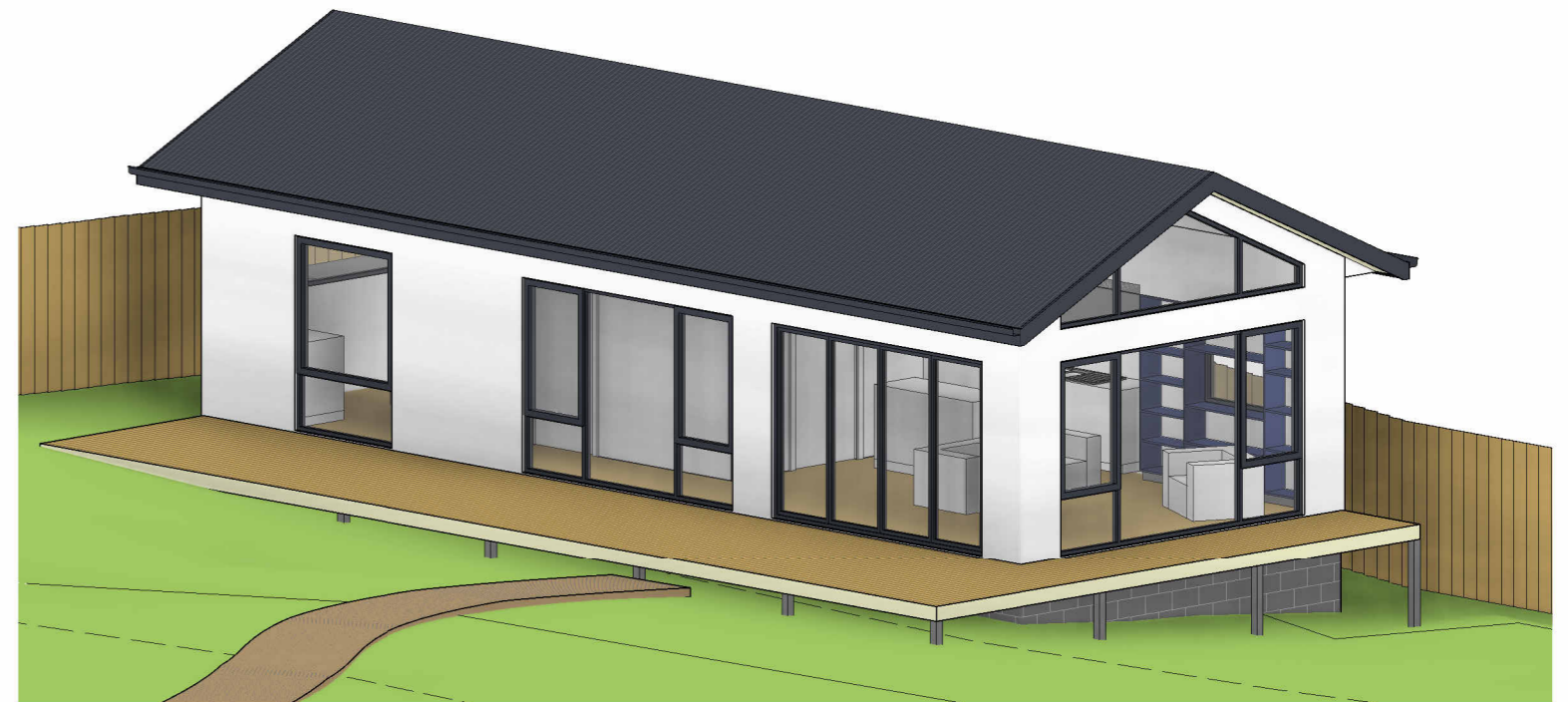
Project No:  
**23-014**  
 Drawing No:  
**A02**



INTERIOR 3D VIEW  
NOT TO SCALE



NORTH 3D VIEW  
NOT TO SCALE



NORTHEAST 3D VIEW  
NOT TO SCALE

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Client:  
**MAGGI GILLHAM (c/o IAN ANDERSON)**  
 Project:  
**PROPOSED ANCILLARY DWELLING**  
 7 BANGOR ROAD,  
 OPOSSUM BAY, TAS 7023

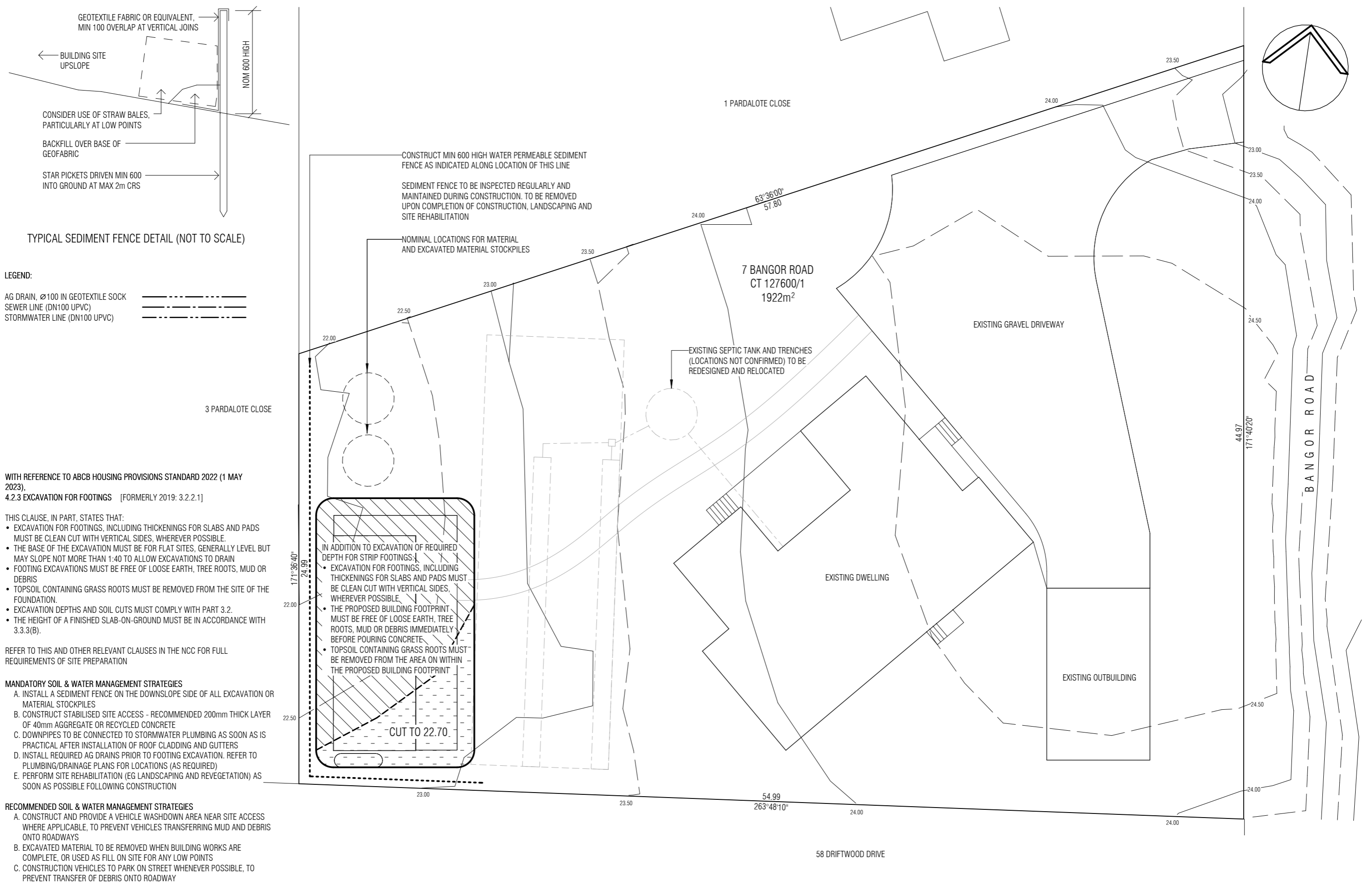
Scale: **NO SCALE**  
 Drawn: **PP**  
 Checked: **PB**

DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED.  
 DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS.  
 NOT TO SCALE.



**3D VIEWS**

Project No:  
**23-014**  
 Drawing No:  
**B01**



DATE	REVISION/ISSUE	DRAWING LIST	
18/01/2024	CLIENT REVIEW	SITE PLAN	23-014 A01
31/01/2024	DEVELOP APP	FLOOR PLAN & ELEVATIONS	23-014 A02
31/01/2024	DEVELOP APP	3D VIEWS	23-014 B01
29/02/2024	FLOOR AREA REDUCED	SOIL & WATER MANAGEMENT	23-014 C01

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Client:  
**MAGGI GILLHAM (c/o IAN ANDERSON)**  
Project:  
**PROPOSED ANCILLARY DWELLING**  
**7 BANGOR ROAD,**  
**OPOSSUM BAY, TAS 7023**

Scale: 1 : 200 at A3  
Drawn: PP  
Checked: PB

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1:200

**SOIL & WATER MANAGEMENT PLAN**

Project No:  
**23-014**  
Drawing No:  
**C01**