



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/057933

PROPOSAL: Dwelling & Carport

LOCATION: 107 Spitfarm Road, Opossum Bay

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 25 February 2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 25 February 2026. In addition to legislative requirements, plans and documents can also be viewed at 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. Representations must be received by Council on or before 25 February 2026.

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 or at the Council offices.

Application for Development / Use or Subdivision

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: **NEW DWELLING**

Location: **107 SPITFARM ROAD, OPOSSUM BAY 7023**

Personal Information Removed



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 City of Clarence, please provide planner's name:
Memory Hatendi (Previous application, now expired - PDPLANPMTD-2021/024249)

Current use of site: **Ancillary dwelling & Storage shed**

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.
- 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.

Personal Information Removed

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



Development/use or subdivision checklist

Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- 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 City of Clarence.

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

Additional Documents

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 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.
- 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 City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME 141046	FOLIO 66
EDITION 4	DATE OF ISSUE 20-Jul-2020

SEARCH DATE : 03-Dec-2021

SEARCH TIME : 09.29 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 66 on Sealed Plan 141046

Derivation : Part of 3900 Acres Gtd to G H B Gellibrand

Prior CT 140144/1

SCHEDULE 1

M827869 TRANSFER to TIMOTHY JOHN KOSMEYER and HANNAH ERICA
FLACK BLACKLEY Registered 20-Jul-2020 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP141046 COVENANTS in Schedule of Easements
 SP141046 FENCING PROVISION in Schedule of Easements
 SP141046 WATER SUPPLY RESTRICTION
 SP141046 SEWERAGE AND/OR DRAINAGE RESTRICTION
 SP127600 COVENANTS in Schedule of Easements
 SP127600 FENCING PROVISION in Schedule of Easements
 SP127600 WATER SUPPLY RESTRICTION
 SP127600 SEWERAGE AND/OR DRAINAGE RESTRICTION
 E227408 MORTGAGE to MyState Bank Limited Registered
 20-Jul-2020 at 12.02 PM

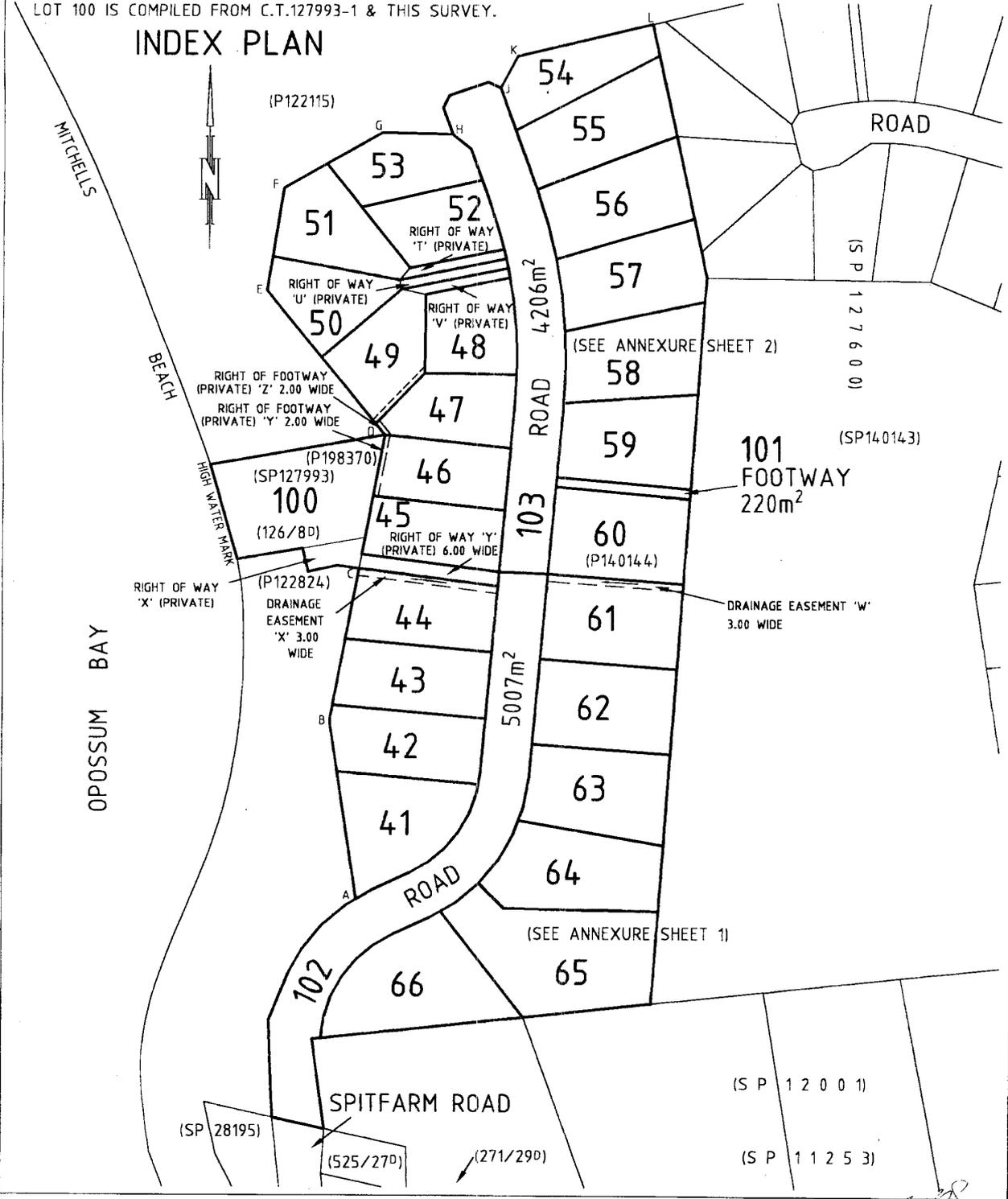
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER ABALGRAM PTY LTD & NEMARA PROPRIETARY LTD	PLAN OF SURVEY		REGISTERED NUMBER SP141046
FOLIO REFERENCE C.T.140144-1 & C.T.127993-1	BY SURVEYOR S. Roberts of PEACOCK, DARCEY & ANDERSON PTY LTD AUTHORISED SURVEYORS 127 BATHURST STREET, HOBART	APPROVED EFFECTIVE FROM - 3 MAY 2004... <i>Alice Kawa</i> Recorder of Titles	
GRANTEE Part of 3900 Acres Gtd. to George Henry Blake Gellibrand	LOCATION CITY OF CLARENCE	SCALE 1: 1500	LENGTHS IN METRES
MAPSHEET MUNICIPAL CODE No (5224-44) 107	LAST UPI No 1400789 FLS16	LAST PLAN No P140144	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 100 IS COMPILED FROM C.T.127993-1 & THIS SURVEY.

INDEX PLAN



[Signature]
CORPORATE SECRETARY
CLARENCE CITY COUNCIL

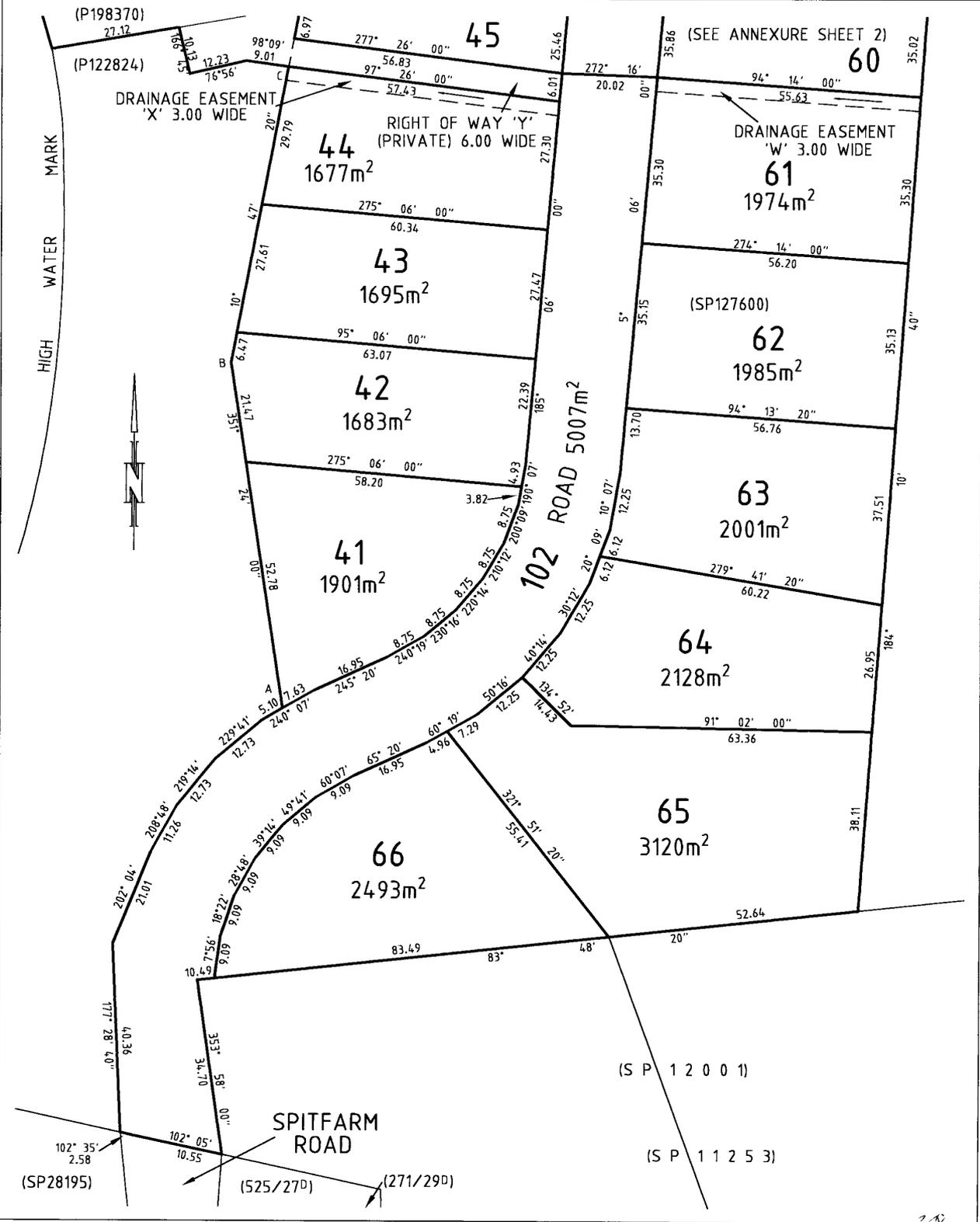
<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 2 SHEETS</p>	<p>OWNER ABALGRAM PTY LTD & NEMARA PROPRIETARY LTD</p>	Registered Number
	<p>FOLIO REFERENCE C.T.140144-1 & C.T.127993-1</p> <p>SCALE 1: 750 LENGTHS IN METRES</p>	<p>SP 14 1046</p>

SIGNED FOR IDENTIFICATION PURPOSES

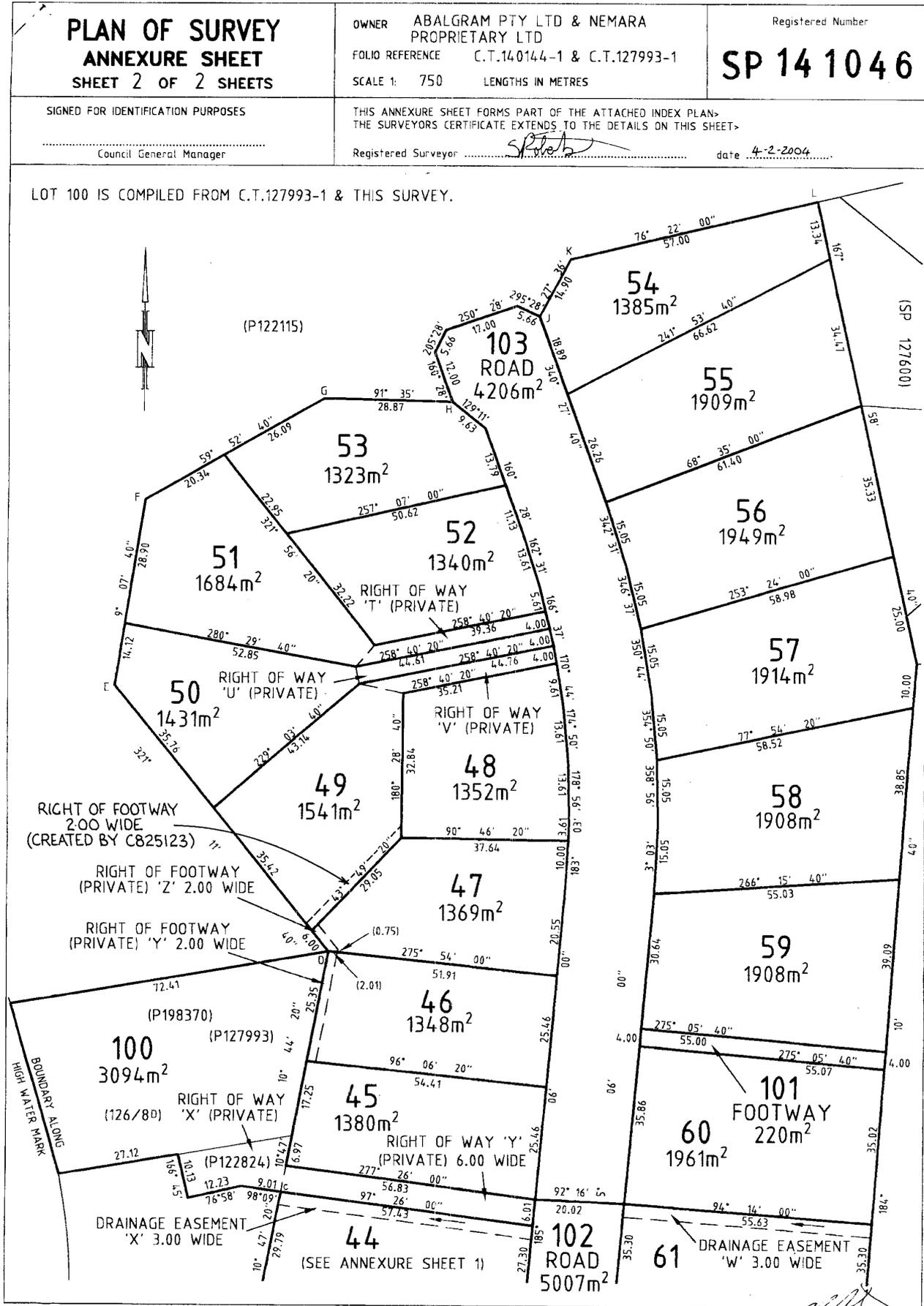
Council General Manager

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN- THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET-

Registered Surveyor *S.P. Roberts* date 4-2-2004



S.P. Roberts
CORPORATE SECRETARY
CLARENCE CITY COUNCIL



[Signature]
CORPORATE SECRETARY
CLARENCE CITY COUNCIL

SCHEDULE OF EASEMENTS	Registered Number SP 14 1046
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 3 ⁴PAGE/S

EASEMENTS AND PROFITS

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.

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.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 44 on the plan is:- Subject to a right of drainage for the Clarence City Council over the drainage easement 3.00 wide marked "X" on the plan within such lot.

~~**Lot 45 on the plan is:-** Together with a right of footway over the Rights of Footway (Private) 2.00 wide marked "Y" and "Z" on the plan.~~

Lot 46 on the plan is:- Together with a right of footway over the Right of Footway (Private) 2.00 wide marked "Z" on the plan.
Subject to a right of footway (appurtenant to lot 45 on the plan) over the Right of Footway (Private) marked "Y" on the plan within such lot.

Lot 47 on the plan is:- Subject to a right of footway (appurtenant to lots 45 and 46 on the plan) over the Right of Footway (Private) marked "Z" on the plan within such lot.

Lot 49 on the plan is:- Together with a right of way 'U' (Private) over lot 50 and a right of way 'T' (Private) over lot 51 as shown on the plan.
Subject to a right of way 'X' (Private) in favour of lots 50 and 51 on the plan.

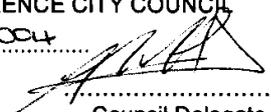
Lot 50 on the plan is:- Together with a right of way 'T' (Private) over lot 51 and a right of way 'X' (Private) over lot 49 as shown on the plan.
Subject to a right of way 'U' (Private) in favour of lots 49 and 51 on the plan.

Lot 51 on the plan is:- Together with a right of way 'U' (Private) over lot 50 and a right of way 'V' (Private) over lot 49 as shown on the plan.
Subject to a right of way 'T' (Private) in favour of lots 49 and 50 on the plan.

Lot 61 on the plan is:- Subject to a right of drainage for the Clarence City Council over the drainage easement 3.00 wide marked "W" on the plan within such lot.

~~That part of lot 100 on the plan which formerly comprised lot 1 on Plan No. 127993 is:-
Together with a right of carriageway over the Rights of Way (Private) marked "X" and "Y" on the plan.~~

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: ABALGRAM PTY LTD AND NEMARA PTY LTD. FOLIO REF: 140144/1 & 127993/1 SOLICITOR & REFERENCE: PAGE SEAGER (ARO: 03-1923)	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 18 March 2004 SD 1995/3650 REF NO.  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 14 1046</p>
<p>SUBDIVIDER: ABALGRAM PTY LTD FOLIO REFERENCE: 140144/1 & 127993/1</p>	

That part of lot 100 on the plan which formerly comprised part of lot 1 on Plan No. 140144 is ~~Subject to a right of carriageway (appurtenant to lot 1 on Plan No. 127993) over the Rights of Way (Private) marked "X" and "Y" on the plan within such lot.~~

EASEMENTS CONTINUED ON PAGE 4.

COVENANTS:-

The owner of each lot shown on the plan (except that part of lot 100 which formerly formed lot 1 on Plan No. 127993) covenants with the Vendor (ABALGRAM PTY LTD) and with 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:-

1. Not to construct, erect or place on such lot any building greater in height than one storey.
2. Not to construct, erect or place on such lot any dwelling or residence (excluding outbuildings) of a less size than 170 square metres.
3. Not to construct, erect or place on such lot any dwelling or residence with a pitched roof but only a flat roof design which may be of various angles or slopes.
4. Not to construct the roof of any dwelling or residence on such lot of any material other than Colorbond or other non reflective material.
5. Not to construct, erect or place on such lot any dwelling or residence having exposed brick walls or being roofed with roofing tiles.
6. Not ~~to have the~~ ^{TO CONSTRUCT} exposed outside walls of any dwelling or residence on such lot ~~to be~~ ^{WITH ANY MATERIAL} other than Rendered, Granesite, Bagged Brick, Timber, Sandstone or current modern architectural materials including Colorbond.
7. Not to construct, erect or place on such lot any dwelling or residence with a height greater than 4.5 metres above natural highest ground level of such lot.
8. Not to construct any fence on such lot apart from a picket timber fence not exceeding ^{or rendered brick} one metre in height ^{1.25} ~~or a hedge planting of a type which would normally not exceed one metre in height.~~
9. Not to use in landscaping such lot any tree, bush or shrub apart from Australian native trees, bushes or shrubs.
10. Not (as relates to lots 41 to 44, 47, 49 to 51, 53 and 54 on the plan) to build, erect or place any paling fence on or near the boundary of such lot within the points on the respective boundary marked "ABC", "DEFGH" and "JKL" respectively on the plan.



NOTE: Every annexed page 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.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 3 PAGES</p>	<p>Registered Number</p> <p>SP 14 10 46</p>
<p>SUBDIVIDER: ABALGRAM PTY LTD FOLIO REFERENCE: 140144/1 & 127993/1</p>	

The lots on the plan (except that part of lot 100 which formerly formed lot 1 on Plan No. 127993) are affected by covenants more fully set forth in Sealed Plan No. 127600.

FENCING PROVISION:-

In respect of the lots shown on the plan (except that part of lot 100 which formerly comprised lot 1 on Plan No. 127993) the Vendor (ABALGRAM PTY LTD) shall not be required to fence.

THE COMMON SEAL of ABALGRAM PTY LTD (ACN 002 573 060) being the registered proprietor of the land in the Folio of the Register Volume 140144 Folio 1 as hereunto affixed in the presence of:

.....
Director

Arnaldo Jasiak
.....
Director/Secretary



EXECUTED by **THE COMMON SEAL of NEMARA PROPRIETARY LTD (ACN 067 603 285)** being the registered proprietor of the land in the Folio of the Register Volume 127993 Folio 1 as hereunto affixed in the presence of: Pursuant to Section 127(1) of the Corporations Act.

.....
Sole Director (William Alston)

NATIONAL AUSTRALIA BANK as mortgagee hereby consents to the within dealing.

Executed by the NATIONAL AUSTRALIA BANK Limited its Attorney Yves Schlabach (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 revocation of the said Power) in the presence

[Signature]
YVES SCHLABACH
RELATIONSHIP MANAGER

[Signature]
Ryan Maddox
Business Banking Officer Level 10
86 Collins Street HOBART.

NOTE: Every annexed page 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.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 141046</p>
<p>SUBDIVIDER: - ABALGRAM PTY LTD and NEMARA PTY LTD</p> <p>FOLIO REFERENCE: - 140144/1 and 127993/1</p>	
<p>EASEMENTS (continued)</p> <p>Lot 45 on the plan is together with a right of footway over the Rights of Footway (Private) 2.00 wide marked 'Y' and 'Z' shown passing through Lots 46 and 47 on the plan respectively.</p> <p>Lot 46 on the plan is together with a right of footway over the Right of Footway (Private) 2.00 wide marked 'Z' shown passing through Lot 47 on the plan.</p> <p>Lot 46 on the plan is subject to a right of footway (appurtenant to Lot 45 on the plan) over the Right of Footway (Private) 2.00 wide marked 'Y' within such lot.</p> <p>Lot 47 on the plan is subject to a right of footway (appurtenant to Lots 45 and 46 on the plan) over the Right of Footway (Private) 2.00 wide marked 'Z' shown within such lot.</p> <p>Lot 49 on the plan is together with a right of carriageway over the Rights of Way (Private) marked 'U' and 'T' shown within Lots 50 and 51 on the plan respectively.</p> <p>Lot 49 on the plan is subject to a right of carriageway (appurtenant to Lots 50 and 51 on the plan) over the Right of Way (Private) marked 'V' shown within such lot.</p> <p>Lot 50 on the plan is together with a right of carriageway over the Rights of Way (Private) marked 'V' and 'T' shown within Lots 49 and 51 on the plan respectively.</p> <p>Lot 50 on the plan is subject to a right of carriageway (appurtenant to Lots 49 and 51 on the plan) over the Right of Way (Private) marked 'U' shown within such lot.</p> <p>Lot 51 on the plan is together with a right of carriageway over the Rights of Way (Private) marked 'V' and 'U' shown within Lots 49 and 50 on the plan respectively.</p> <p>Lot 51 on the plan is subject to a right of carriageway (appurtenant to Lots 49 and 50 on the plan) over the Right of Way (Private) marked 'T' shown within such lot.</p> <p>Lot 100 on the plan is subject to a right of carriageway (appurtenant to Lot 1 on Plan 198370) over the Rights of Way (Private) marked 'X' and 'Y' shown within such lot.</p>	
<p>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.</p>	



Sarah Bomford - Building Designer - Licence No.689377489

DRAWING LIST

Page No.	Name
0.01	COVER PAGE
1.01	LOCATION PLAN
1.02	SITE PLAN
1.03	SITE DRAINAGE PLAN
1.04	FLOOR PLAN
1.05	ELEVATIONS 01
1.06	ELEVATIONS 02
1.07	OUTBUILDING FLOOR PLAN
1.08	OUTBUILDING ELEVATIONS
1.09	ARTISTIC IMPRESSION IMAGES
1.10	SOLAR STUDY

SITE ADDRESS: 107 SPITFARM ROAD, OPOSSUM BAY 7023
CLIENT/S: H. BLACKLEY & T. KOSMEYER
PROJECT NUMBER: 25-009
BUILDING CLASSIFICATION: 1a, 10a

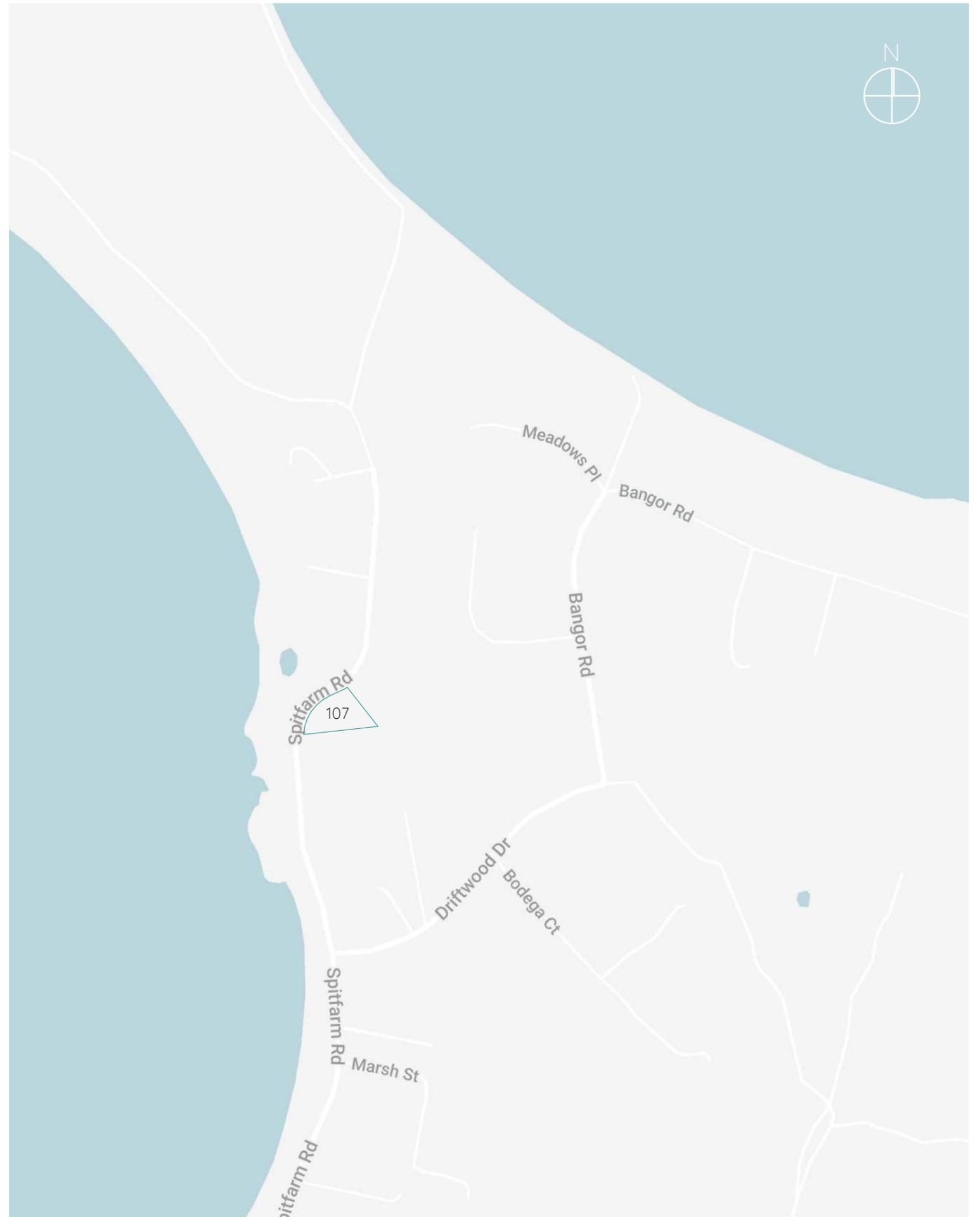
TOTAL FOOTPRINT AREA: 619m²
EXISTING: 230m²
PROPOSED: 389m²

LAND SIZE: 2493m²
TITLE REFERENCE: 141046/66

SITE HAZARDS: N/A
ZONING: LOW DENSITY RESIDENTIAL

WIND SPEED CLASSIFICATION: N2
SOIL CLASSIFICATION: A
CLIMATE ZONE: 7
CORROSION ENVIRONMENT: MEDIUM
BUSHFIRE ATTACK LEVEL: Low - See LISTMap for exemption

REVISION: DA 02





Sarah Bomford
 Building Designer
 Licence No. 689377489
 0423 947 447
 sbomford.designs@outlook.com

Revision Schedule		
Revision No.	Description	Date

These plans are the property of S.Bomford Designs. Reproduction without written consent from Sarah Bomford is prohibited © 2026. These plans are to be read in conjunction with any documentation from consultants referred to within this document, and in any associated permit documentation or certificate of likely compliance. All measurements are to be confirmed on site prior to commencing work, or ordering materials or shop drawings. Any discrepancies discovered in these plans are to be brought to the attention of S.Bomford Designs.

107 SPITFARM ROAD,
OPOSSUM BAY 7023

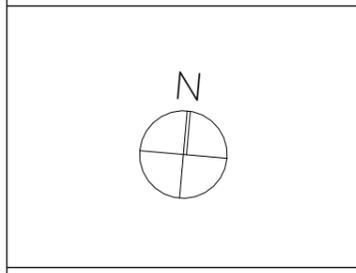
Client/s:
H. BLACKLEY & T. KOSMEYER

Project Description:
NEW DWELLING

Project No:
25-009

LOCATION PLAN

Scale: 1: 500 at A3
DO NOT SCALE FROM PLANS



Date: 21/01/26

Revision	Page ID.
DA 02	1.01

Revision Schedule

Revision No.	Description	Date
--------------	-------------	------

These plans are the property of S.Bomford Designs. Reproduction without written consent from Sarah Bomford is prohibited © 2026. These plans are to be read in conjunction with any documentation from consultants referred to within this document, and in any associated permit documentation or certificate of likely compliance. All measurements are to be confirmed on site prior to commencing work, or ordering materials or shop drawings. Any discrepancies discovered in these plans are to be brought to the attention of S.Bomford Designs.

**107 SPITFARM ROAD,
OPOSSUM BAY 7023**

Client/s:
H. BLACKLEY & T. KOSMEYER

Project Description:
NEW DWELLING

Project No.:
25-009

SITE PLAN

Scale: 1: 200 at A3

DO NOT SCALE FROM PLANS

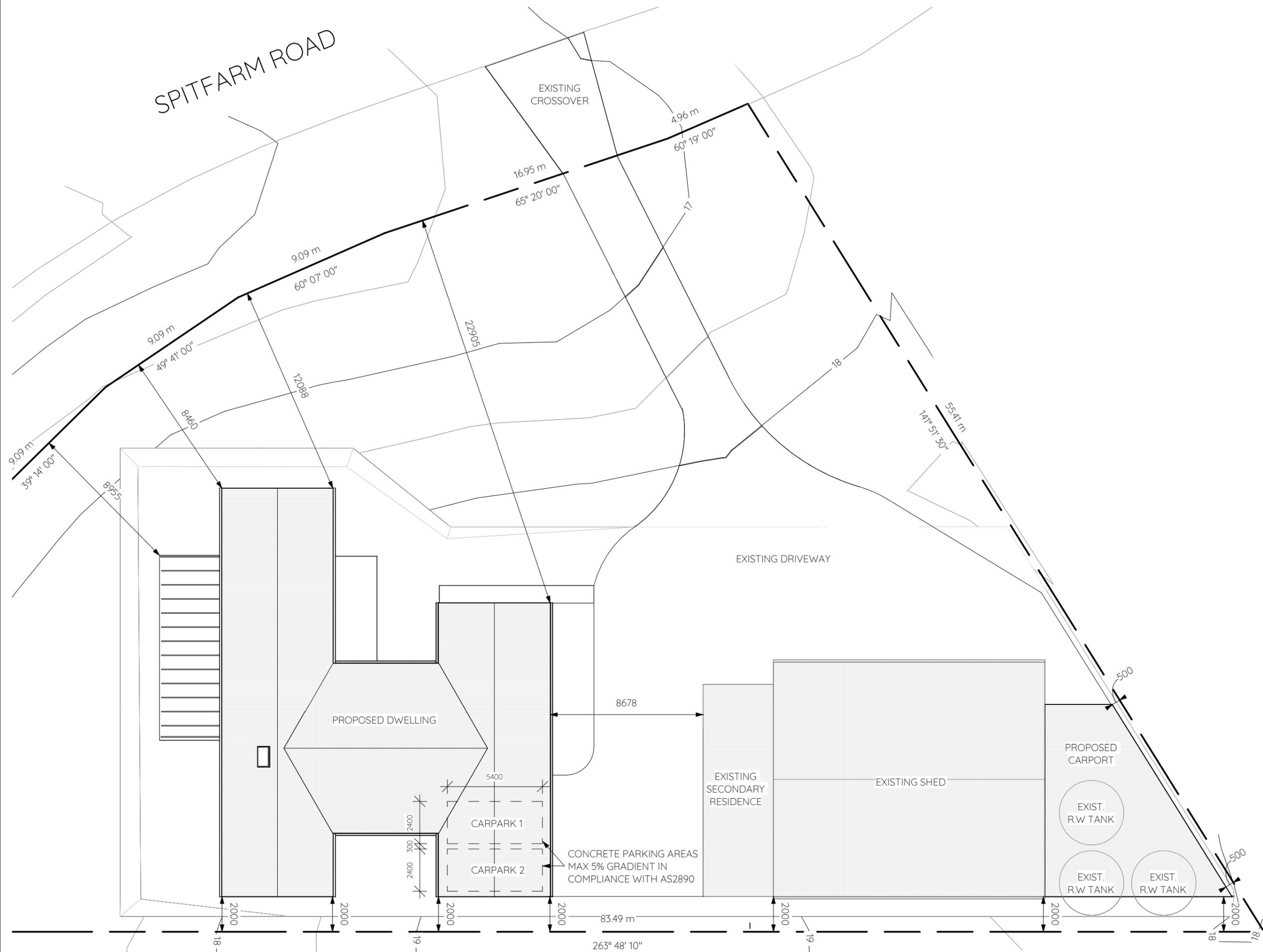


Date: 21/01/26

Revision	Page ID
----------	---------

DA 02

1.02



SPITFARM ROAD

LEGEND:

- - STORMWATER EXISTING
- - STORMWATER NEW
- - SEWER EXISTING
- - SEWER NEW
- - AG DRAIN EXISTING
- - STORMWATER OVERFLOW EXISTING
- - STORMWATER OVERFLOW NEW
- 450SQ STORMWATER PIT



Sarah Bomford
 Building Designer
 Licence No. 689377489

0423 947 447
 sbomford.designs@outlook.com

Revision Schedule

Revision No.	Description	Date

These plans are the property of S.Bomford Designs. Reproduction without written consent from Sarah Bomford is prohibited © 2026. These plans are to be read in conjunction with any documentation from consultants referred to within this document, and in any associated permit documentation or certificate of likely compliance. All measurements are to be confirmed on site prior to commencing work, or ordering materials or shop drawings. Any discrepancies discovered in these plans are to be brought to the attention of S.Bomford Designs.

107 SPITFARM ROAD,
 OPOSSUM BAY 7023

Client/s:
 H. BLACKLEY & T. KOSMEYER

Project Description:
 NEW DWELLING

Project No:
 25-009

SITE DRAINAGE PLAN

Scale: 1: 200 at A3

DO NOT SCALE FROM PLANS

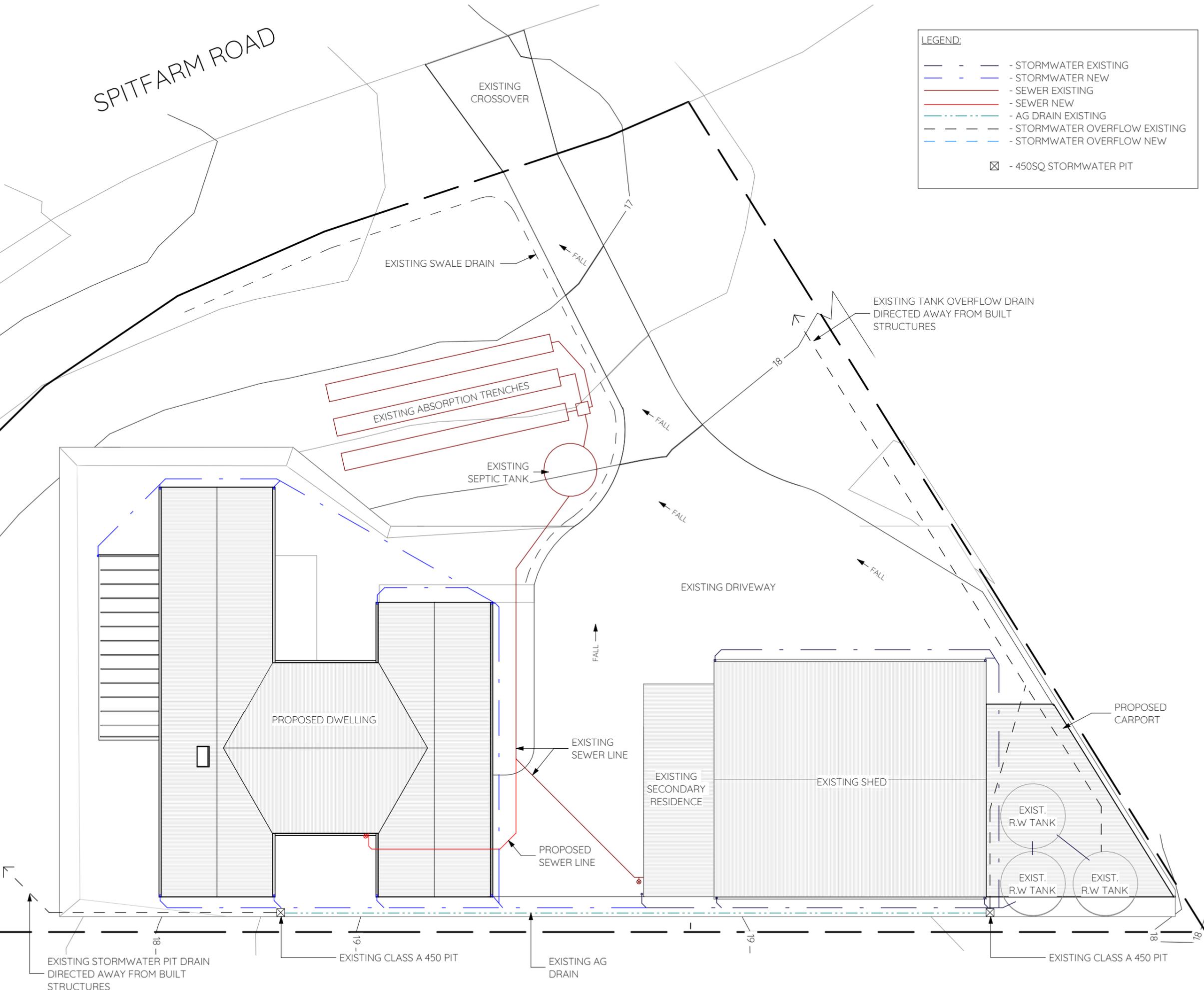


Date: 21/01/26

Revision Page ID

DA 02

1.03



CLADDING FINISHES

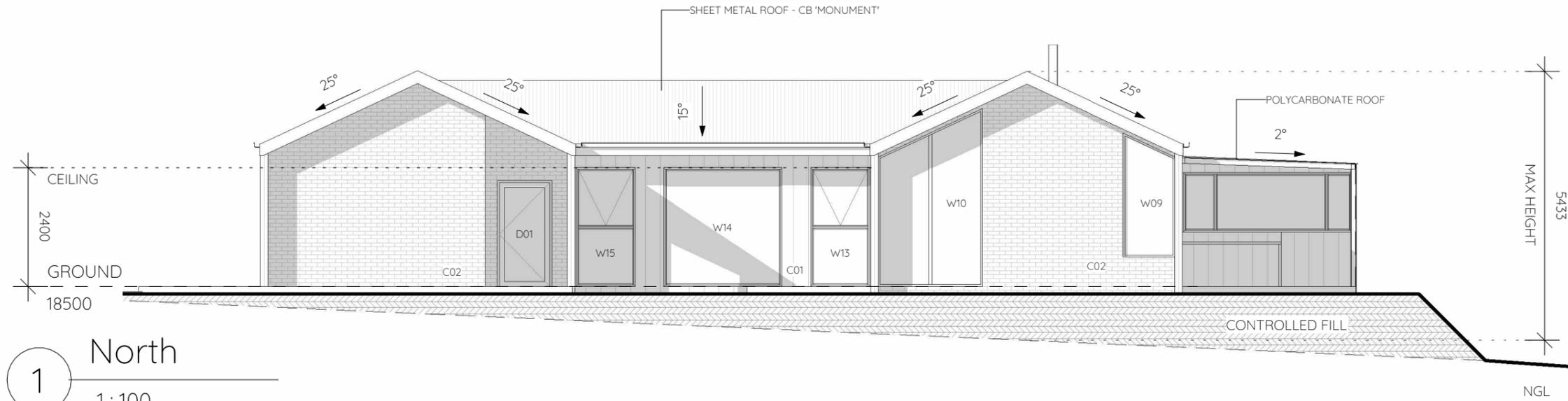
C01
LIGHTWEIGHT CLADDING (JAMES HARDIE AXON OR SIMILAR) - CB MONUMENT

C02
BRICK VENEER - ISLAND BLOCK & PAVING 'BESPOKE -WHISPER WHITE' OR SIMILAR

C03
LIGHTWEIGHT CLADDING (JAMES HARDIE AXON OR SIMILAR) - CB SURFMIST

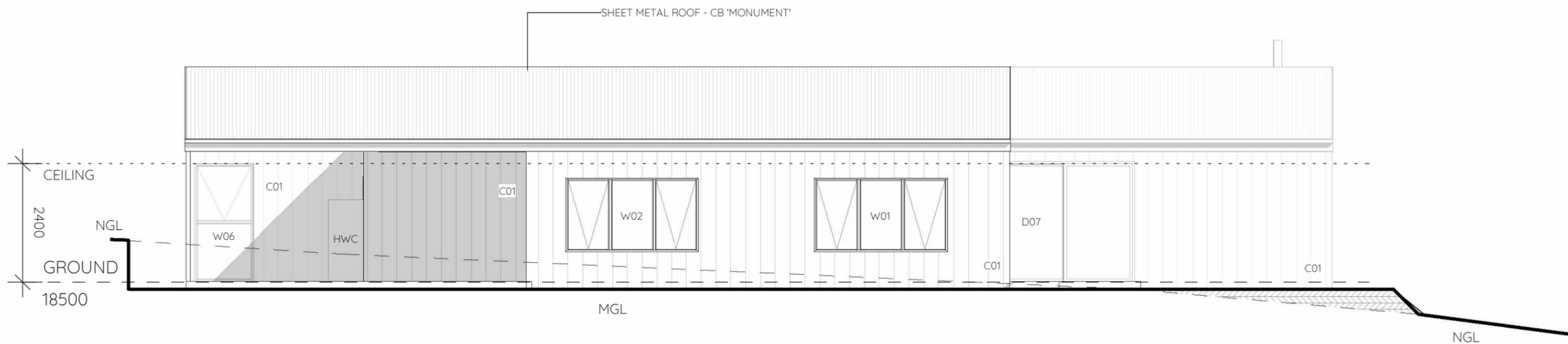
NOTES

- ANY CONTROLLED FILL TO BE COMPLIANT WITH N.C.C PART 3.1.1.1, AS2870 & AS3798
- ALL CLADDING PRODUCTS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS



North

1
1:100



East

2
1:100



Sarah Bomford
Building Designer
Licence No. 689377489

0423 947 447
sbomford.designs@outlook.com

Revision Schedule

Revision No.	Description	Date
--------------	-------------	------

These plans are the property of S.Bomford Designs. Reproduction without written consent from Sarah Bomford is prohibited © 2026. These plans are to be read in conjunction with any documentation from consultants referred to within this document, and in any associated permit documentation or certificate of likely compliance. All measurements are to be confirmed on site prior to commencing work, or ordering materials or shop drawings. Any discrepancies discovered in these plans are to be brought to the attention of S.Bomford Designs.

107 SPITFARM ROAD,
OPOSSUM BAY 7023

Client/s:
H. BLACKLEY & T. KOSMEYER

Project Description:
NEW DWELLING

Project No:
25-009

ELEVATIONS 01

Scale: 1:100 at A3

DO NOT SCALE FROM PLANS

Date: 21/01/26

Revision Page ID

DA 02 1.05

CLADDING FINISHES

C01
LIGHTWEIGHT CLADDING (JAMES HARDIE AXON OR SIMILAR) - CB MONUMENT

C02
BRICK VENEER - ISLAND BLOCK & PAVING 'BESPOKE -WHISPER WHITE' OR SIMILAR

C03
LIGHTWEIGHT CLADDING (JAMES HARDIE AXON OR SIMILAR) - CB SURFMIST

NOTES

- ANY CONTROLLED FILL TO BE COMPLIANT WITH N.C.C PART 3.1.1.1, AS2870 & AS3798
- ALL CLADDING PRODUCTS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS



Sarah Bomford
Building Designer
Licence No. 689377489

0423 947 447
sbomford.designs@outlook.com

Revision Schedule

Revision No.	Description	Date
--------------	-------------	------

These plans are the property of S.Bomford Designs. Reproduction without written consent from Sarah Bomford is prohibited © 2026. These plans are to be read in conjunction with any documentation from consultants referred to within this document, and in any associated permit documentation or certificate of likely compliance. All measurements are to be confirmed on site prior to commencing work, or ordering materials or shop drawings. Any discrepancies discovered in these plans are to be brought to the attention of S.Bomford Designs.

107 SPITFARM ROAD,
OPOSSUM BAY 7023

Client/s:
H. BLACKLEY & T. KOSMEYER

Project Description:
NEW DWELLING

Project No.:
25-009

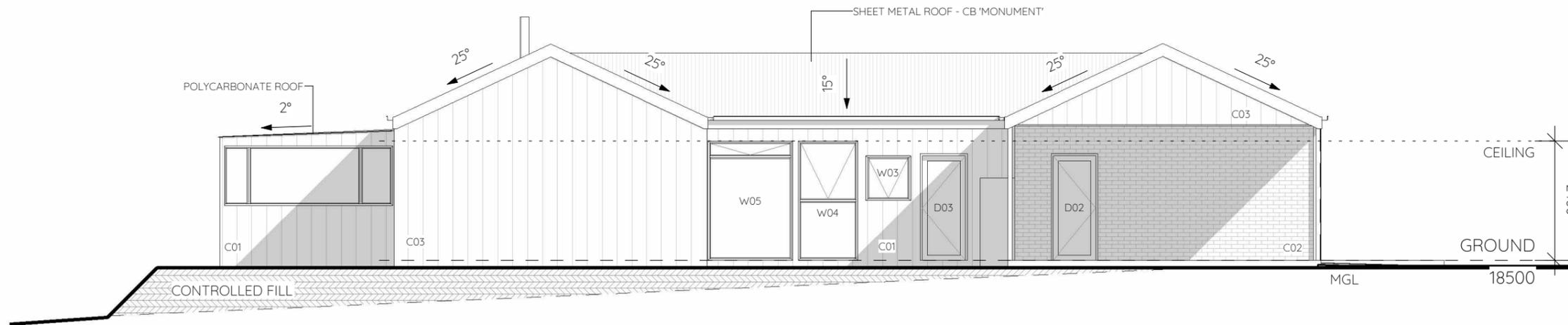
ELEVATIONS 02

Scale: 1:100 at A3

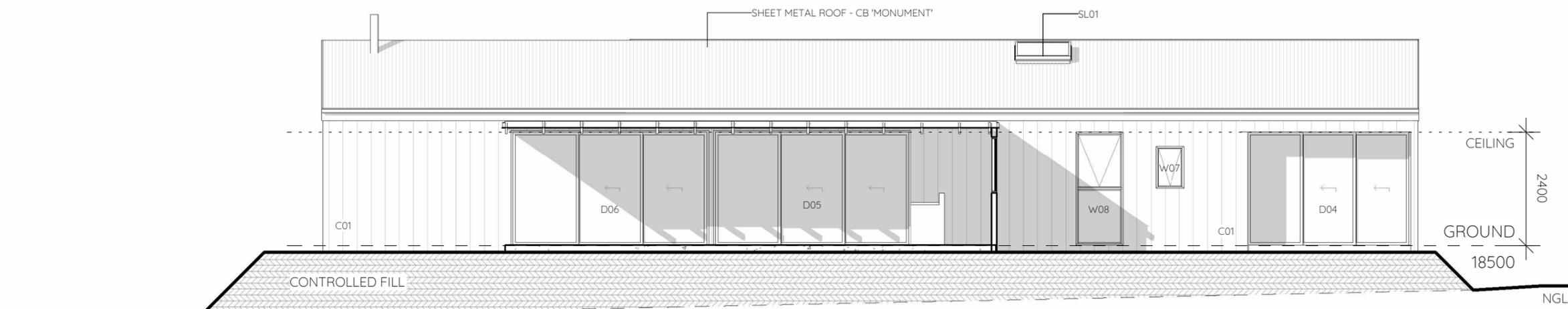
DO NOT SCALE FROM PLANS

Date: 21/01/26

Revision	Page ID.
DA 02	1.06



1 South
1:100



2 West
1:100

Revision Schedule

Revision No.	Description	Date
--------------	-------------	------

These plans are the property of S.Bomford Designs. Reproduction without written consent from Sarah Bomford is prohibited © 2026. These plans are to be read in conjunction with any documentation from consultants referred to within this document, and in any associated permit documentation or certificate of likely compliance. All measurements are to be confirmed on site prior to commencing work, or ordering materials or shop drawings. Any discrepancies discovered in these plans are to be brought to the attention of S.Bomford Designs.

107 SPITFARM ROAD,
OPOSSUM BAY 7023

Client/s:
H. BLACKLEY & T. KOSMEYER

Project Description:
NEW DWELLING

Project No:
25-009

OUTBUILDING FLOOR
PLAN

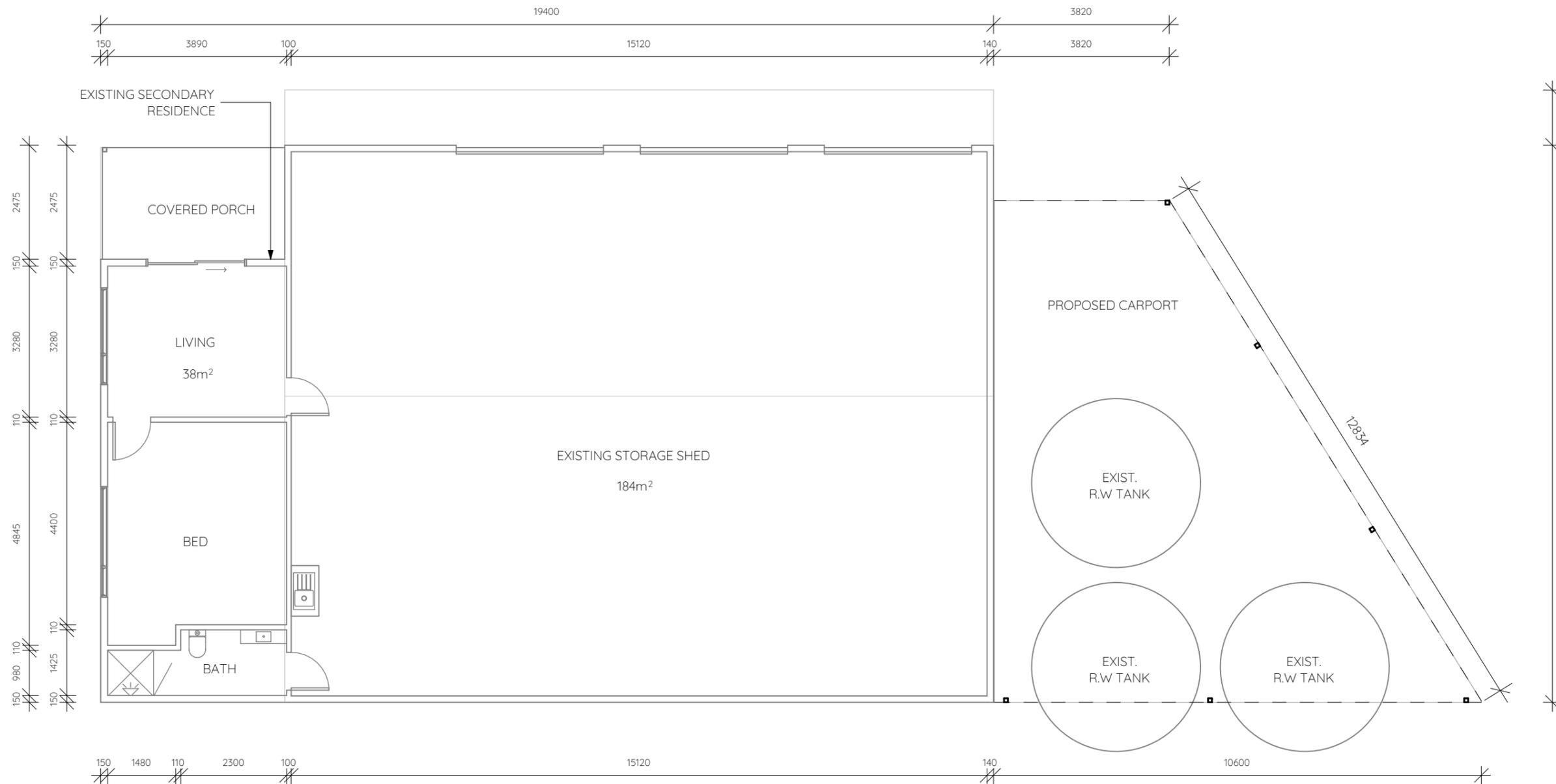
Scale: 1:100 at A3

DO NOT SCALE FROM PLANS



Date: 21/01/26

Revision	Page ID.
DA 02	1.07



NOTES

- ANY CONTROLLED FILL TO BE COMPLIANT WITH N.C.C PART 3.1.1.1, AS2870 & AS3798
- ALL CLADDING PRODUCTS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS



Sarah Bomford
 Building Designer
 Licence No. 689377489

0423 947 447
 sbomford.designs@outlook.com

Revision Schedule

Revision No.	Description	Date
--------------	-------------	------

These plans are the property of S.Bomford Designs. Reproduction without written consent from Sarah Bomford is prohibited © 2026. These plans are to be read in conjunction with any documentation from consultants referred to within this document, and in any associated permit documentation or certificate of likely compliance. All measurements are to be confirmed on site prior to commencing work, or ordering materials or shop drawings. Any discrepancies discovered in these plans are to be brought to the attention of S.Bomford Designs.

107 SPITFARM ROAD,
 OPOSSUM BAY 7023

Client/s:
 H. BLACKLEY & T. KOSMEYER

Project Description:
 NEW DWELLING

Project No.:
 25-009

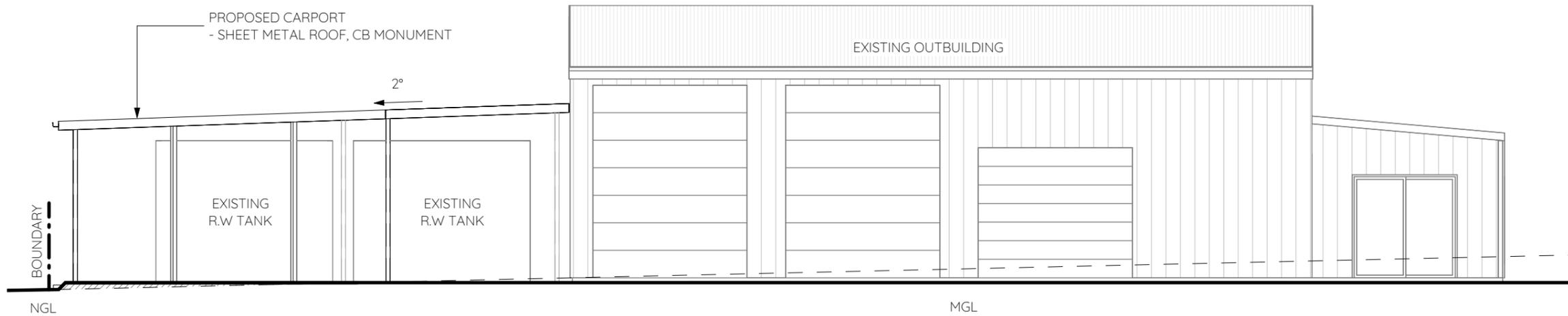
OUTBUILDING ELEVATIONS

Scale: 1:100 at A3

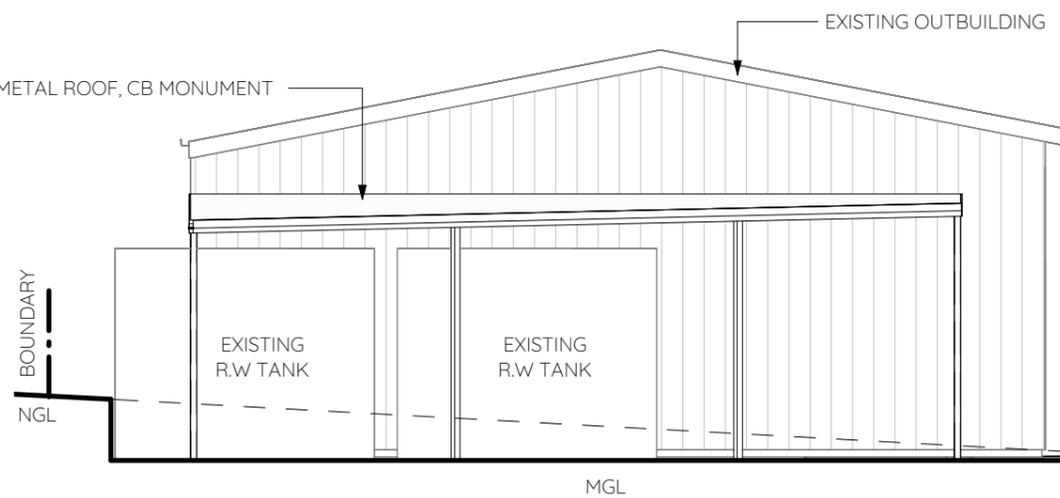
DO NOT SCALE FROM PLANS

Date: 21/01/26

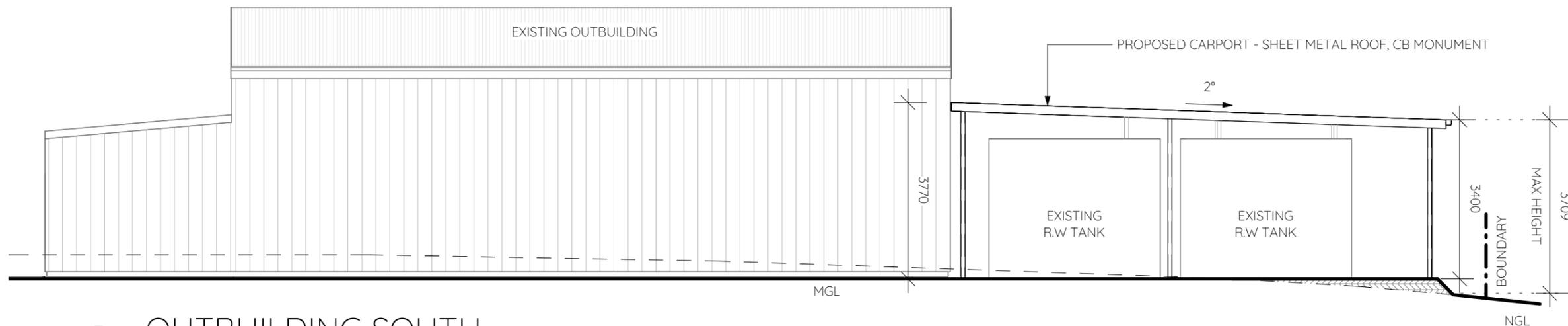
Revision	Page ID.
DA 02	1.08



1 OUTBUILDING NORTH
 1:100



2 OUTBUILDING EAST
 1:100



3 OUTBUILDING SOUTH
 1:100



Sarah Bomford
 Building Designer
 Licence No. 689377489

0423 947 447
 sbomford.designs@outlook.com

Revision Schedule

Revision No.	Description	Date

These plans are the property of S.Bomford Designs. Reproduction without written consent from Sarah Bomford is prohibited © 2026. These plans are to be read in conjunction with any documentation from consultants referred to within this document, and in any associated permit documentation or certificate of likely compliance. All measurements are to be confirmed on site prior to commencing work, or ordering materials or shop drawings. Any discrepancies discovered in these plans are to be brought to the attention of S.Bomford Designs.

107 SPITFARM ROAD,
 OPOSSUM BAY 7023

Client/s:
 H. BLACKLEY & T. KOSMEYER

Project Description:
 NEW DWELLING

Project No:
 25-009

ARTISTIC IMPRESSION
 IMAGES

Scale: at A3

DO NOT SCALE FROM PLANS



Date: 21/01/26

Revision	Page ID.
DA 02	1.09

NOTE:
STUDY OF SUN SHADOWS CAST BY
EXISTING AND PROPOSED BUILT
STRUCTURES ON 21st JUNE AND 21st SEPTEMBER

Sarah Bomford
Building Designer
Licence No. 689377489

0423 947 447
sbomford.designs@outlook.com

Revision Schedule		
Revision No.	Description	Date

These plans are the property of S.Bomford Designs. Reproduction without written consent from Sarah Bomford is prohibited © 2026. These plans are to be read in conjunction with any documentation from consultants referred to within this document, and in any associated permit documentation or certificate of likely compliance. All measurements are to be confirmed on site prior to commencing work, or ordering materials or shop drawings. Any discrepancies discovered in these plans are to be brought to the attention of S.Bomford Designs.

107 SPITFARM ROAD,
OPOSSUM BAY 7023

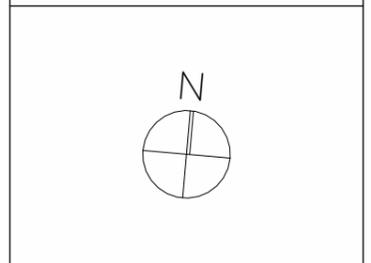
Client/s:
H. BLACKLEY & T. KOSMEYER

Project Description:
NEW DWELLING

Project No:
25-009

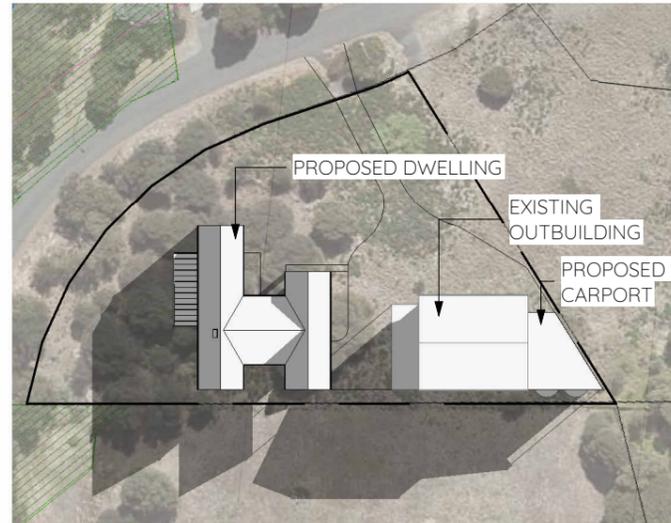
SOLAR STUDY

Scale: 1:1000 at A3
DO NOT SCALE FROM PLANS

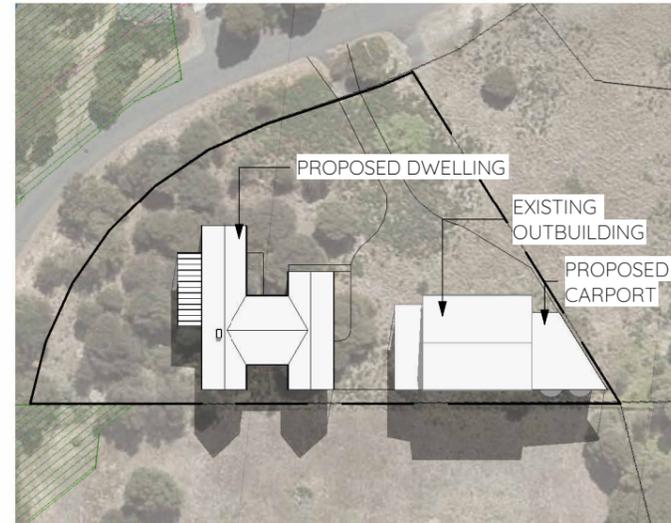


Date: 21/01/26

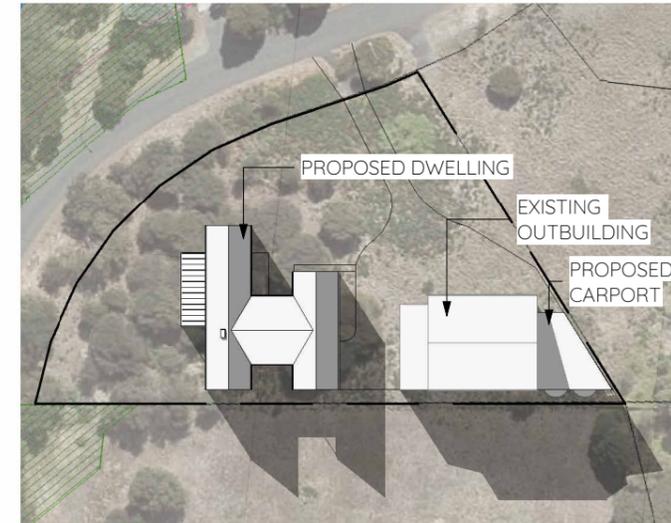
Revision	Page ID.
DA 02	1.10



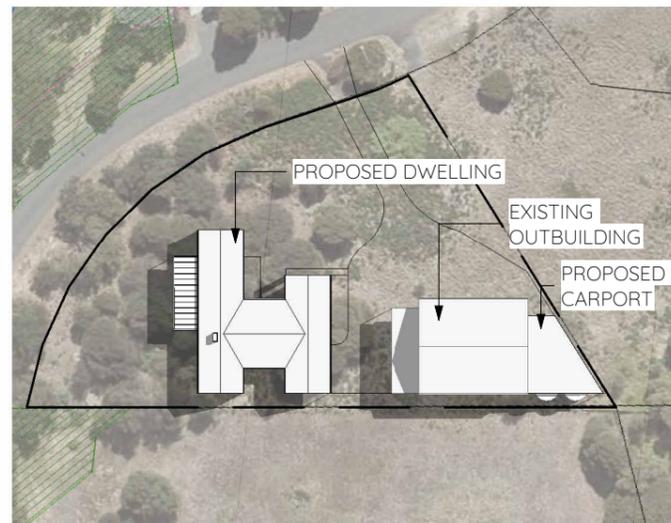
1 JUNE 21 - 09:00
1:1000



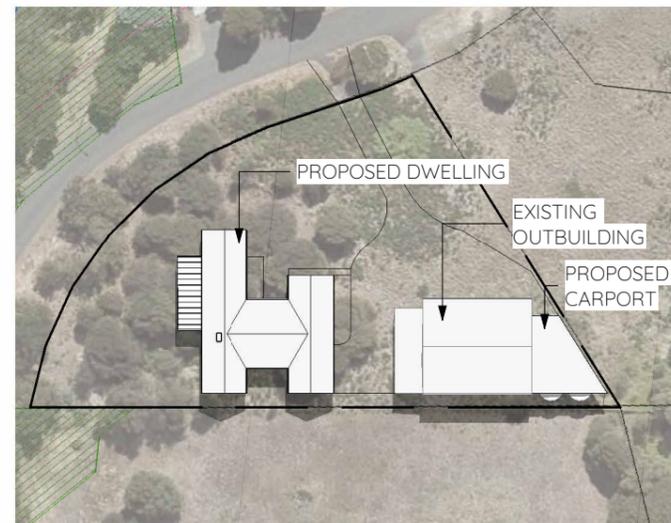
2 JUNE 21 - 12:00
1:1000



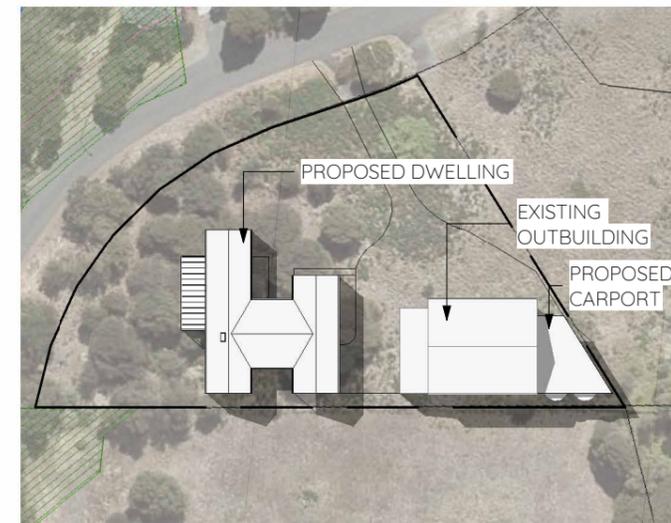
3 JUNE 21 - 15:00
1:1000



4 SEPTEMBER 21 - 09:00
1:1000



5 SEPTEMBER 21 - 12:00
1:1000



6 SEPTEMBER 21 - 15:00
1:1000