

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2025275

Assess No: A2524

PID No: 6051140

Applicant Name:	Cataract Designs					
Applicant Contact Name						
Postal Address:						
Contact Phone:	Home		Work		Mobile	
Email Address:						

Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements ☐
2. A completed application form including a detailed description of the proposal ☐
3. A complete plan set: ☐
 - a) Floor plans ☐
 - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) ☐
 - c) Site Plan showing: ☐
 - Orientation
 - All title boundaries
 - Location of buildings and structure (both existing and proposed)
 - Setbacks from all boundaries
 - Native vegetation to be removed
 - Onsite services, connections and drainage details (including sewer, water and stormwater)
 - Cut and/or Fill
 - Car parking and access details (including construction material of all trafficable areas)
 - Fence details
 - Contours
4. Other: ☐

*If submitting plans in over the counter please ensure they are A3.
All plans must be to scale.*

WEST TAMAR COUNCIL



Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: Cataract Designs

Note: Full name(s) of person(s) or company making the application and postal address for correspondence.

LAND DETAILS

Owner/Authority Name:
(as per certificate of title) **Nicholas Hubbard**

Location / Address: 76-78 Reatta Road, Trevallyn TAS 7250

Title Reference: 54890/ 39 & 40

Zone(s): **General Residential**

Existing Development/Use: Existing Dwelling (Folio 40) & vacant lot (Folio 39)

Existing Developed Area: Existing Dwelling (Folio 40) 141m2

Are any of the components in this Application seeking retrospective approval?
E.g. Use and/or development that has commenced without a Planning Permit.

YES ☐
NO ☒

(If yes please specify the relevant components):

DEVELOPMENT APPLICATION DETAILS

Proposed Use:

Residential: ☒	Visitor Accommodation: ☐	Commercial: ☐	Other: ☐
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Description of Use:
Proposed new dwelling and shed (Folio 39)

Development Type:

Building work: ☒	Demolition: ☐	Subdivision: ☒	Other: ☐
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Description of development:
New dwelling and shed (folio 39) and boundary adjustment to folio 39 and 40

New or Additional Area: Dwelling 282m2, Shed 82.5m2

Estimated construction cost of the proposed development: \$650,000

Building Materials:

Wall Type: Brick & Cement Sheet	Colour: Red, monument
Roof Type: Colorbond	Colour: Monument

Application Number: «Application Number»

VISITOR ACCOMMODATION

☐ N/A

Gross Floor Area to be used per lot:		Number of Bedrooms to be used:	
Number of Carparking Spaces:		Maximum Number of Visitors at a time:	

SUBDIVISION

☐ N/A

Subdivision creating additional lots ☐
 Boundary adjustment with no additional lots created ☒

Number of Lots (existing) :	2	Number of Lots (proposed) :	2
Description:	Minor boundary adjustment, Folio 40 to give 67.21m2 of land to Folio 39		
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
1.			
2.			
3.			

COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE

☐ N/A

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	

Existing Car Parking:	
Proposed Car Parking:	

Number of Employees: (Existing)	
Number of Employees: (Proposed)	

Type of Machinery installed:	
Details of trade waste and method of disposal:	

Application Number: «Application_Number»

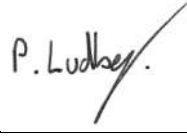
APPLICANT DECLARATION

Owner: As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,

Owner_Name		
Name (print)	Signed	Date

Applicant: As the applicant, I declare that I have notified the owner of my intention to make this application and that the information contained in this application is a true and accurate representation of the proposal,

(if not the owner)

Phillip Ludbey		03/09/2025
Name (print)	Signed	Date

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

Crown Consent (if required)			
	Name (print)	Signed	Date

Chief Executive Officer (if required)			
	Name (print)	Signed	Date

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Right of Way Owner:

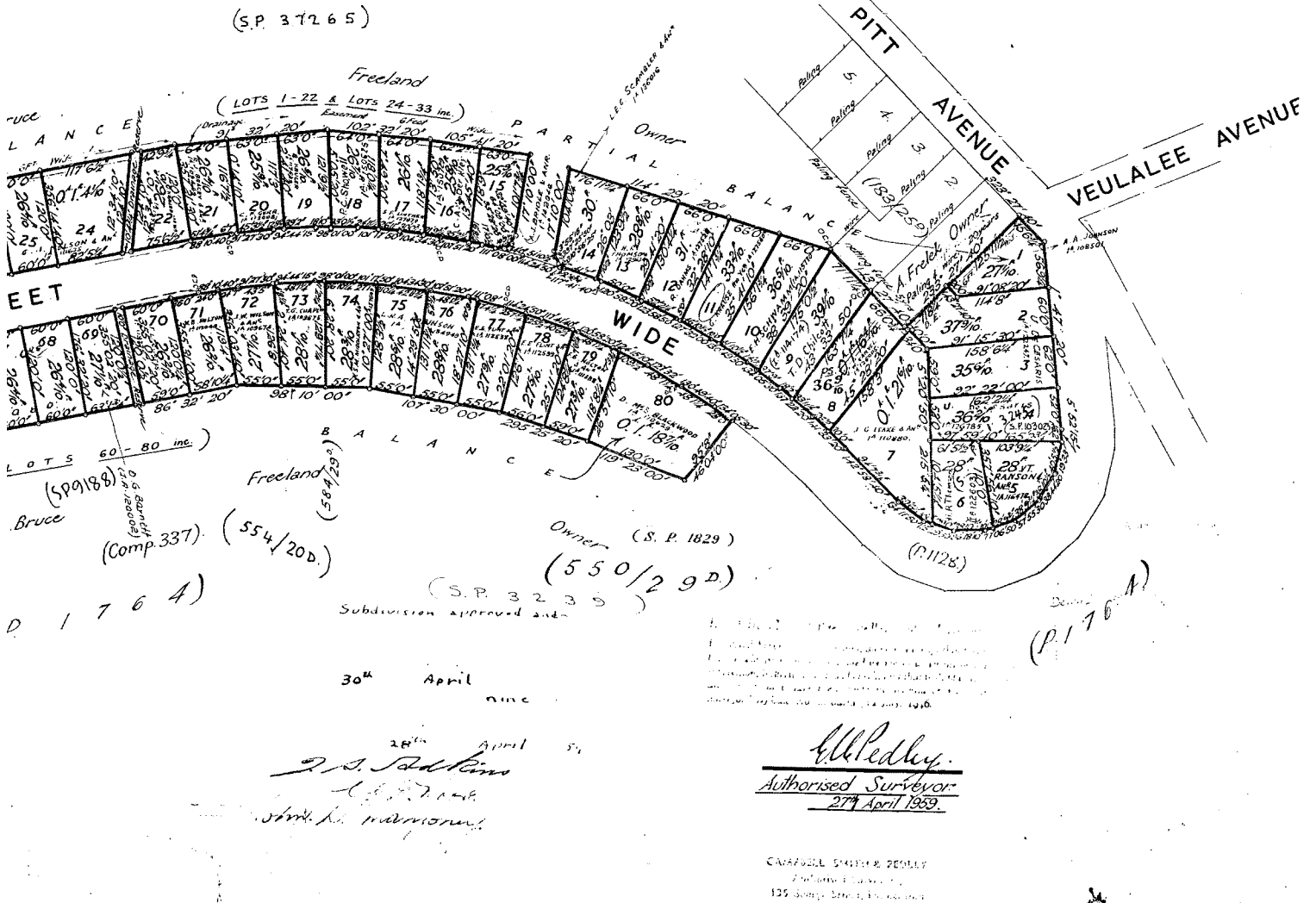
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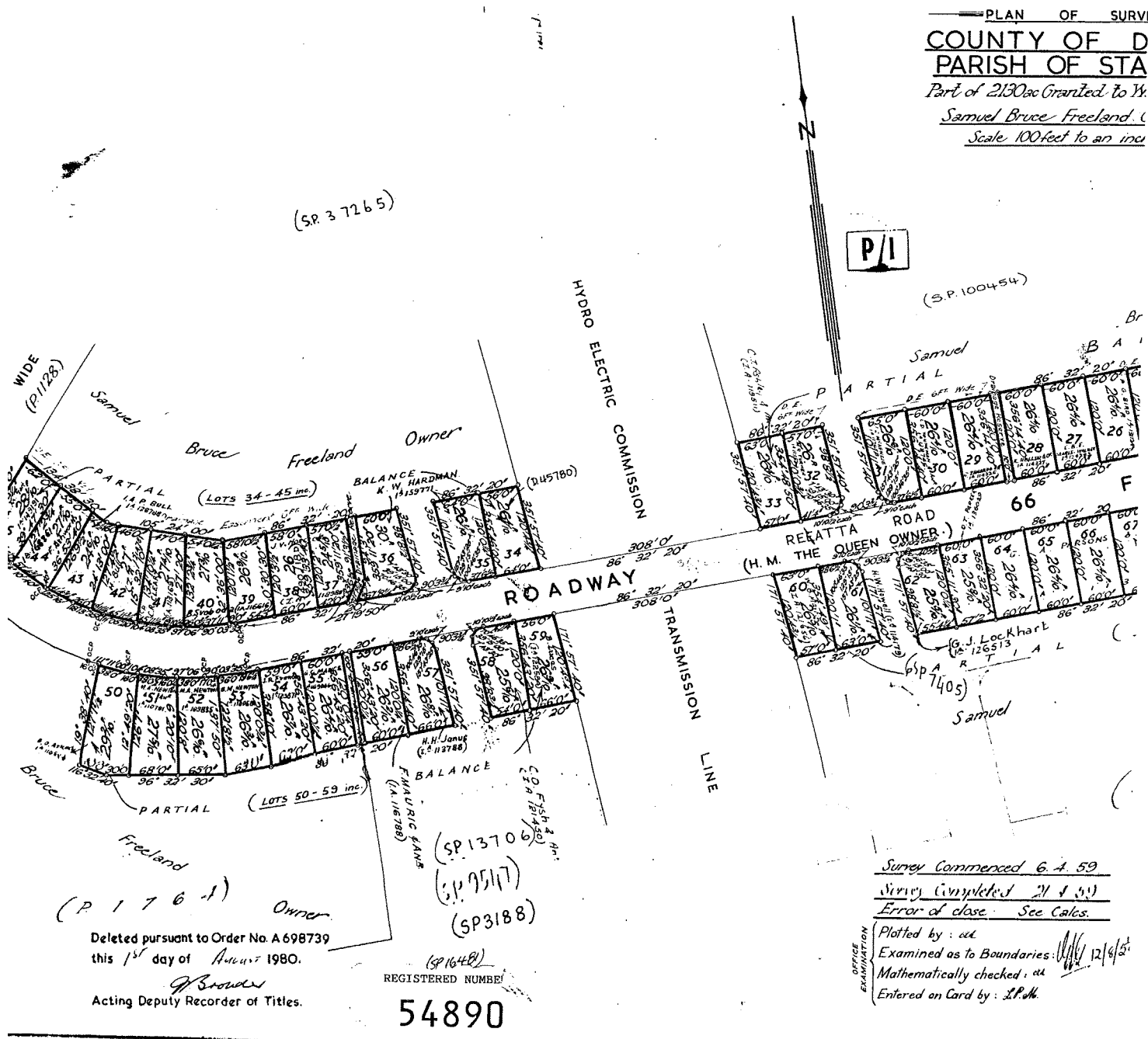
As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Name (print)	Signed	Date

KEY
DEVON
INLEY & TOWN OF RIVERSIDE
V.M. Barnes
Owner (487 CT)
69

1281
54890
REGISTERED NUMBER





PLAN OF SURV
COUNTY OF D
PARISH OF STA
Part of 2130ac Granted to Mr.
Samuel Bruce Freeland.
Scale 100 feet to an inch

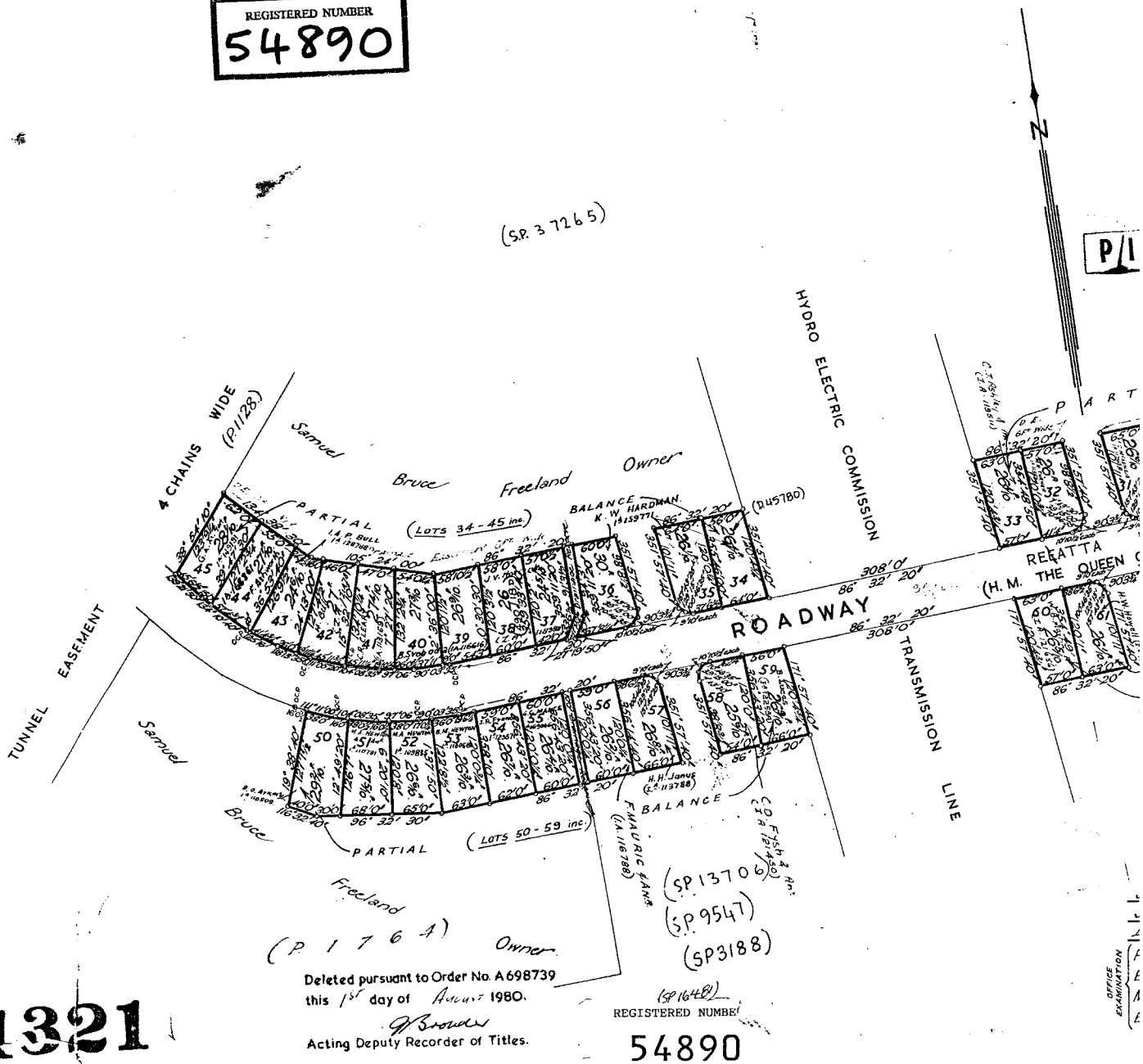
Survey Commenced 6.4.59
Survey Completed 21.4.59
Error of close See Calcs.
Plotted by: at
Examined as to Boundaries: 12/6/59
Mathematically checked: at
Entered on Card by: L.P.M.

Deleted pursuant to Order No. A 698739
this 1st day of August 1980.
G. Brown
Acting Deputy Recorder of Titles.

REGISTERED NUMBER

54890

REGISTERED NUMBER
54890



SEARCH OF TORRENS TITLE

VOLUME 54890	FOLIO 40
EDITION 4	DATE OF ISSUE 28-Feb-2017

SEARCH DATE : 03-Sep-2025

SEARCH TIME : 02.58 PM

DESCRIPTION OF LAND

Parish of STANLEY, Land District of DEVON
Lot 40 on Plan [54890](#) (formerly being P1321)
Derivation : Part of 2130 Acres Gtd to W Barnes
Prior CT [2987/85](#)

SCHEDULE 1

[M612848](#) TRANSFER to NICHOLAS DANIEL HUBBARD Registered
28-Feb-2017 at noon

SCHEDULE 2

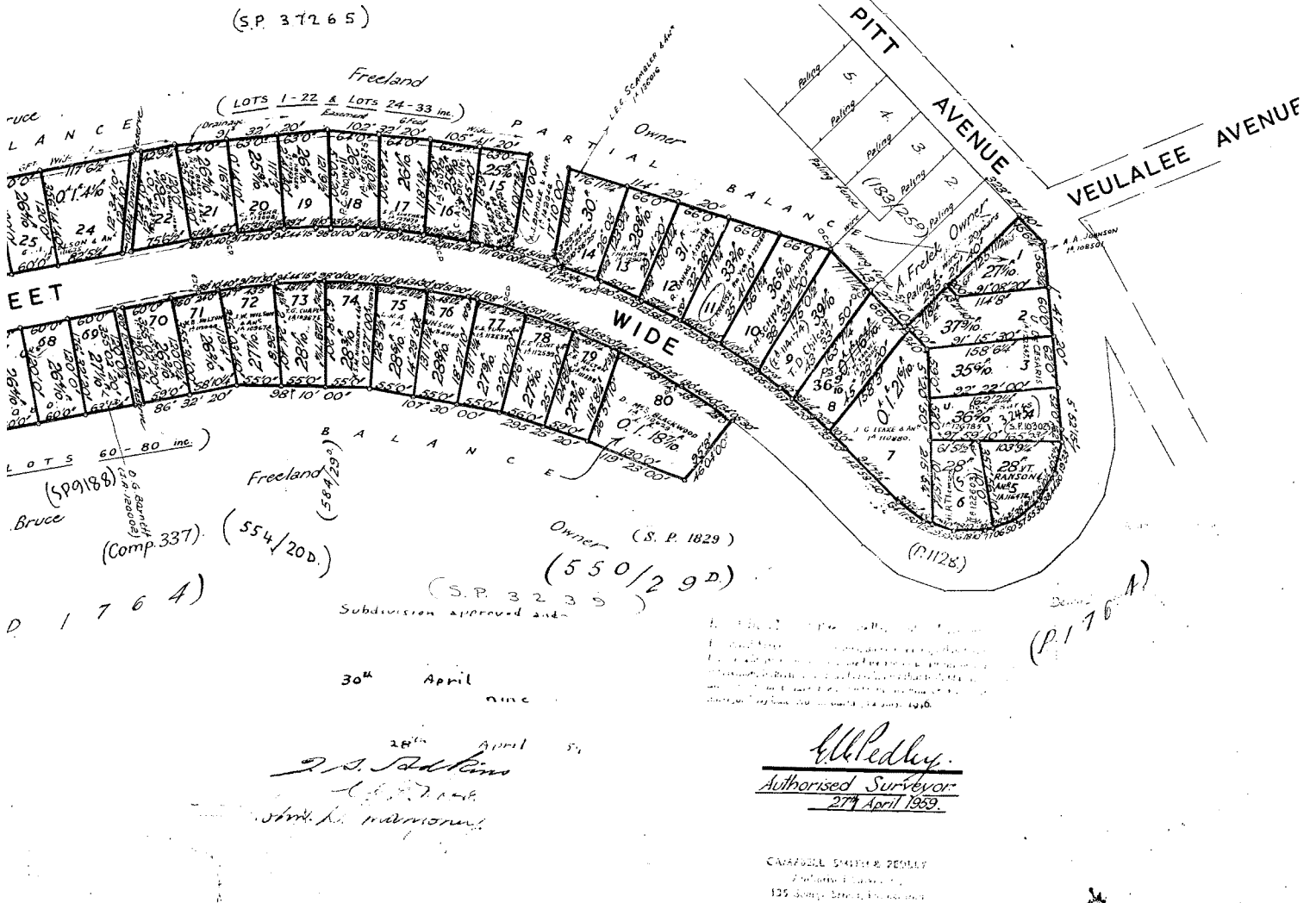
Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: Right of Drainage over the drainage
easement passing through Lots 37 to 39 on P [54890](#)
BURDENING EASEMENT: Right of Drainage [appurtenant to Lots 41
to 42 on P [54890](#)] over the Drainage Easement shown on
P [54890](#)
[A116616](#) FENCING CONDITION AND OTHER CONDITIONS in Transfer
[E85353](#) MORTGAGE to National Australia Bank Limited
Registered 28-Feb-2017 at 12.01 PM

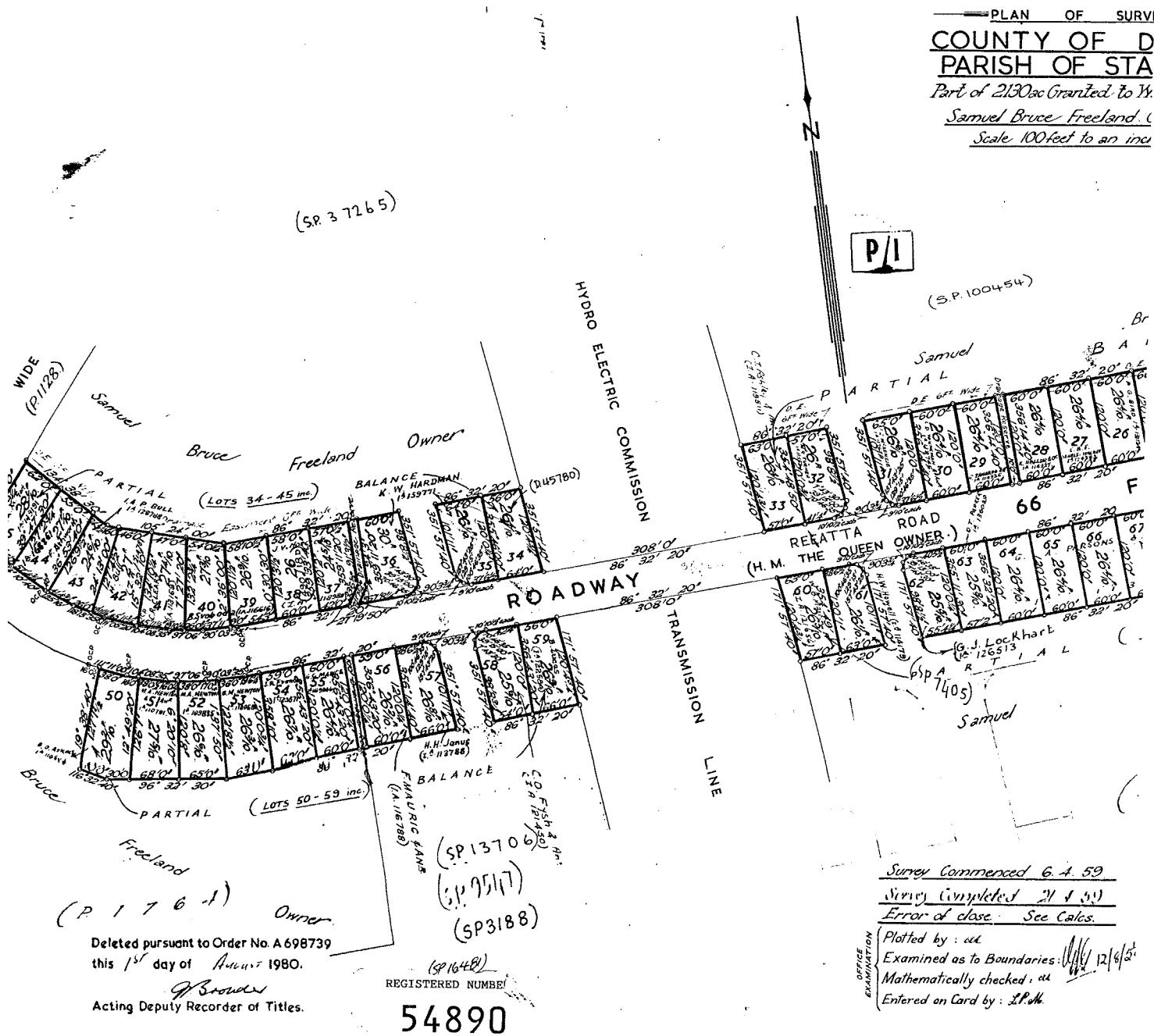
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

KEY
DEVON
INLEY & TOWN OF RIVERSIDE
V.M. Barnes
Owner (487 CT)
69

P1321
54890
REGISTERED NUMBER



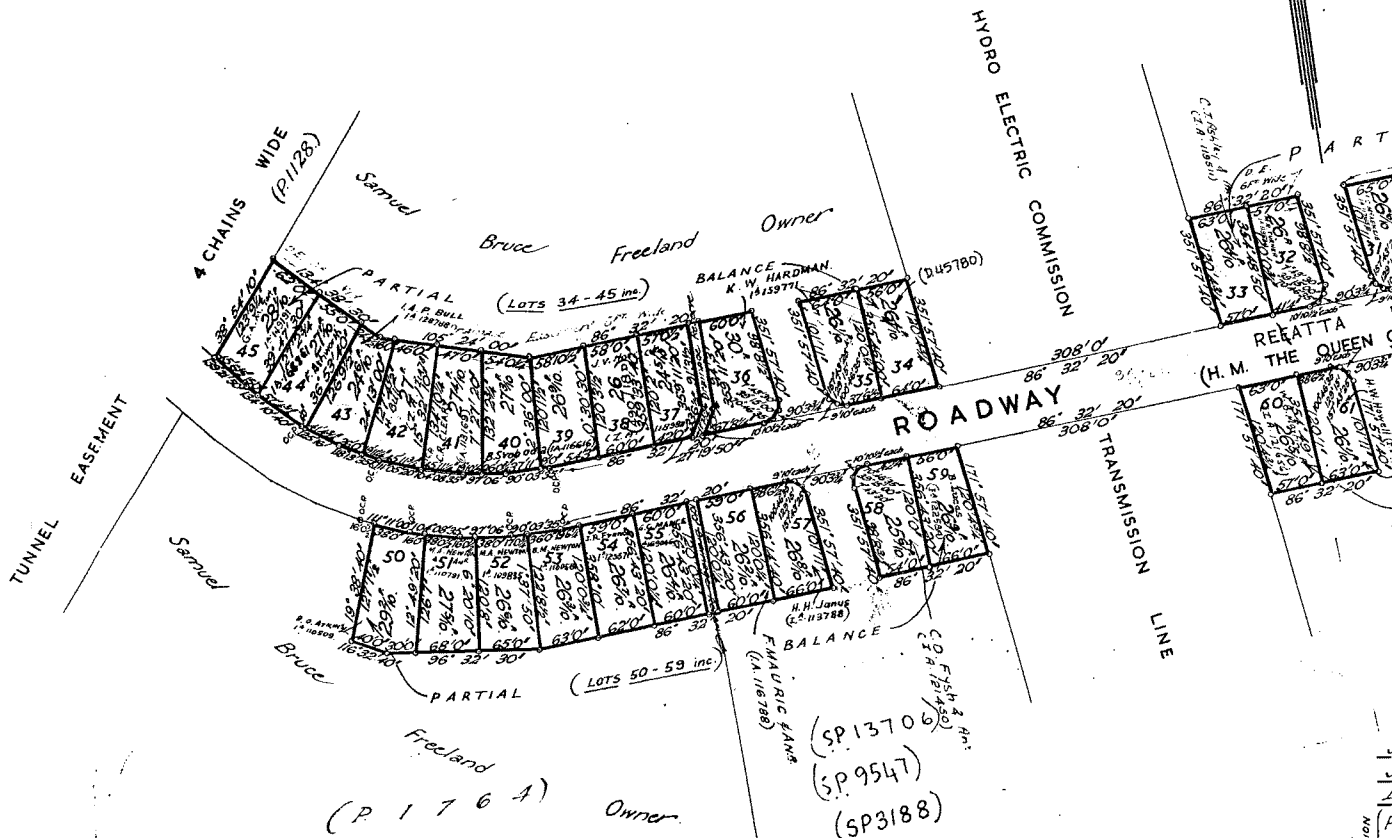


REGISTERED NUMBER
54890

94.2
62

(S.P. 3 7265)

P/I



P. 1321

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this 1st day of August 1980.

G. Brown
Acting Deputy Recorder of Titles.

REGISTERED NUMBER

54890

OFFICE
EXAMINATION

28 August 2024

Development Application Report

Project

New Dwelling & New Shed at 76 Reatta Road, Trevallyn

The site

The site, Title Volume 54890, Folio 39 is located within General Residential Zone of the West Tamar Council under the state planning scheme.

The Development

The development is for a new dwelling and shed at 76 Reatta Road, Trevallyn.

8.4.2 – Setbacks and building envelope for all dwellings

A1 Complies with acceptable solution.

A2 Complies with acceptable solution.

A3(Relies on Performance Criteria P3

A dwelling must be contained within a building envelope as defined in Fig 8.1 and only have a setback from a side boundary of less than 1.5m if the dwelling does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).

The proposed dwelling is proposed to be constructed within 1,500mm of the eastern side boundary for a length of 8,450mm and then steps out to 1,500 from the side boundary for the remainder. As the site falls away along the eastern side boundary the dwelling protrudes the building envelope in areas as shown on drawings SK 201. On the western side boundary the proposed shed also protrudes the envelope as shown on drawing SK 101.

a) This does not cause unreasonable loss of amenity to adjoining properties having regard to:

(i) reduction in sunlight to a habitable room of an adjoining property;

The proposed dwelling does not cause overshadowing to a habitable room of an adjoining property, apart from between 3pm & 4pm on June 21 to one room. Refer drawing SK 301 for shadow diagrams and 3D image of shading for 21 June.

The proposed shed does not cause overshadowing to a habitable room of an adjoining property. Refer to drawing SK 300 for shadow diagrams and 3D images of shading.

(ii) overshadowing the private open space of a dwelling on an adjoining property;

The proposed new dwelling and shed will not overshadow the private open space of a dwelling on an adjoining property in such a way that would cause unreasonable loss of amenity. Large area of sun to area of private open space are available through out the day on both adjacent properties.

(iii) overshadowing of an adjoining vacant property;

The proposed additions do not overshadow an adjoining vacant property.

- (iv) visual impacts caused by apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;
The side setback of the dwelling that protrudes beyond the permitted planning envelope will cause minimal visual impact on the adjoining property. The roof pitch and wall height has been kept low on the eastern boundary to keep from overshadowing and only protrudes the envelope due to the topography of the site, the main roof is set back and highlight glazing breaks up the mass of the building when viewed from this side. The side setback of the shed that protrudes beyond the permitted planning envelope will cause minimal visual impact on the adjoining property, the run of wall length is minimal on the western boundary side.
- b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area;
The separation between the proposed new dwelling and shed from adjoining properties is consistent with properties in the area, there is also minimal visual impact when viewed from the street frontage.
- c) The proposed additions will not cause unreasonable reduction in sunlight to an existing solar energy installation of adjoining properties as the properties either side do not have any existing solar energy installations.

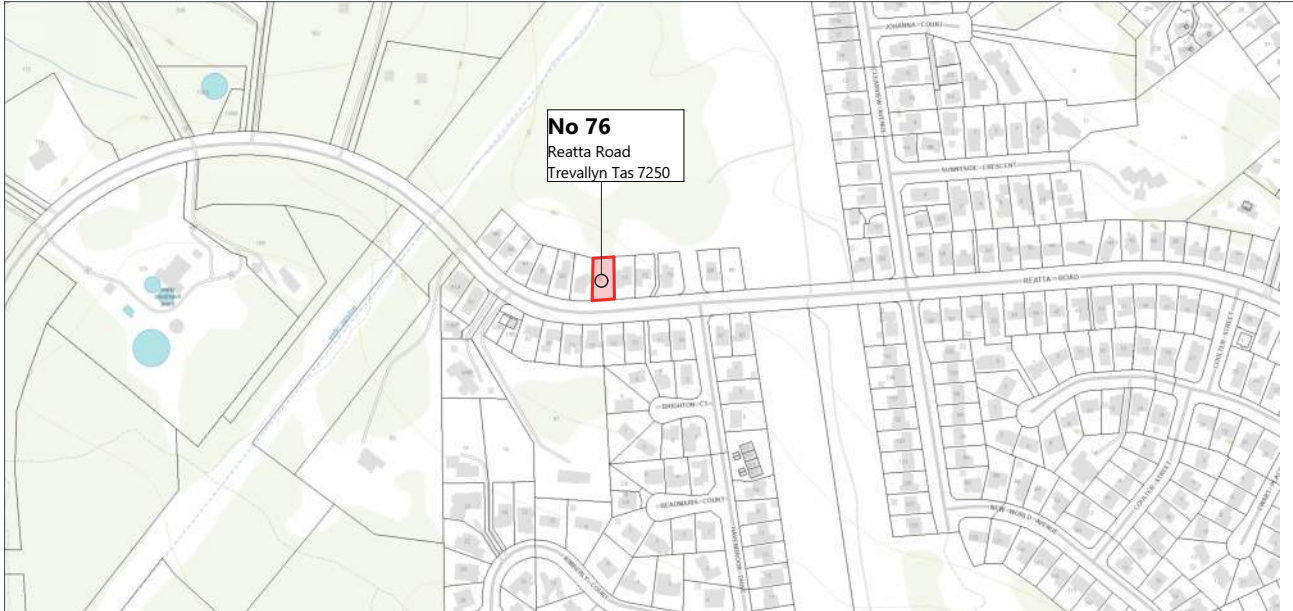
Prepared by

Phillip Ludbey
Building Designer



New Dwelling & Boundary Adjustment

76 Reatta Road, Trevallyn



Drawing Schedule

SK 000	Cover Page
SK 001	Minor Boundary Adjustment Plan
SK 002	Site Plan
SK 100	Floor Plan
SK 101	Shed Plan
SK 200	Elevations
SK 201	Elevations
SK 300	Shadow Diagrams
SK 301	Shadow Diagrams

Project details

Council	West Tamar Council
Zone	General Residential
Planning Overlay	Bushfire Prone Areas
PID	6051140
Title Folio	39
Title Volume	54890
Climate Zone	7
Design Wind Speed	-
Soil Class	-
BAL Rating	n/a
Energy Rating	6 Star
Corrosive Environment	No
Other	-

Area Schedule

Name	Area
Ex. Site Area	681m ²
Proposed Site Area	749m ²
Proposed Dwelling Area	243m ²
Proposed Covered Deck Area	39m ²
Proposed Shed Area	82.5m ²

Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	19/08/2025	PL	PL
DA1	ISSUED FOR APPROVAL	29/08/2025	PL	PL
DA2	ISSUED FOR APPROVAL, RFI INFO ADDED	25/09/2025	PL	PL

REVISION



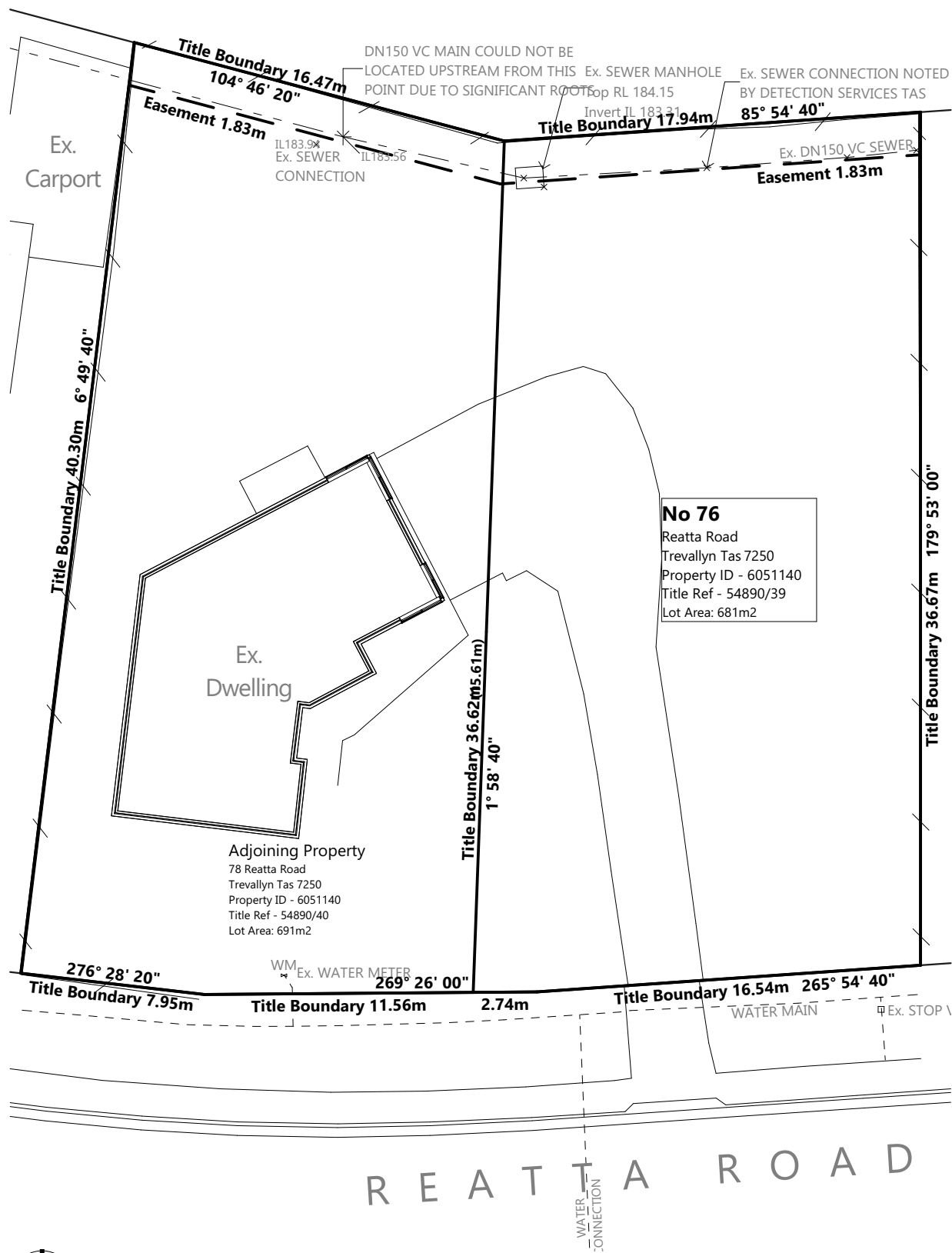
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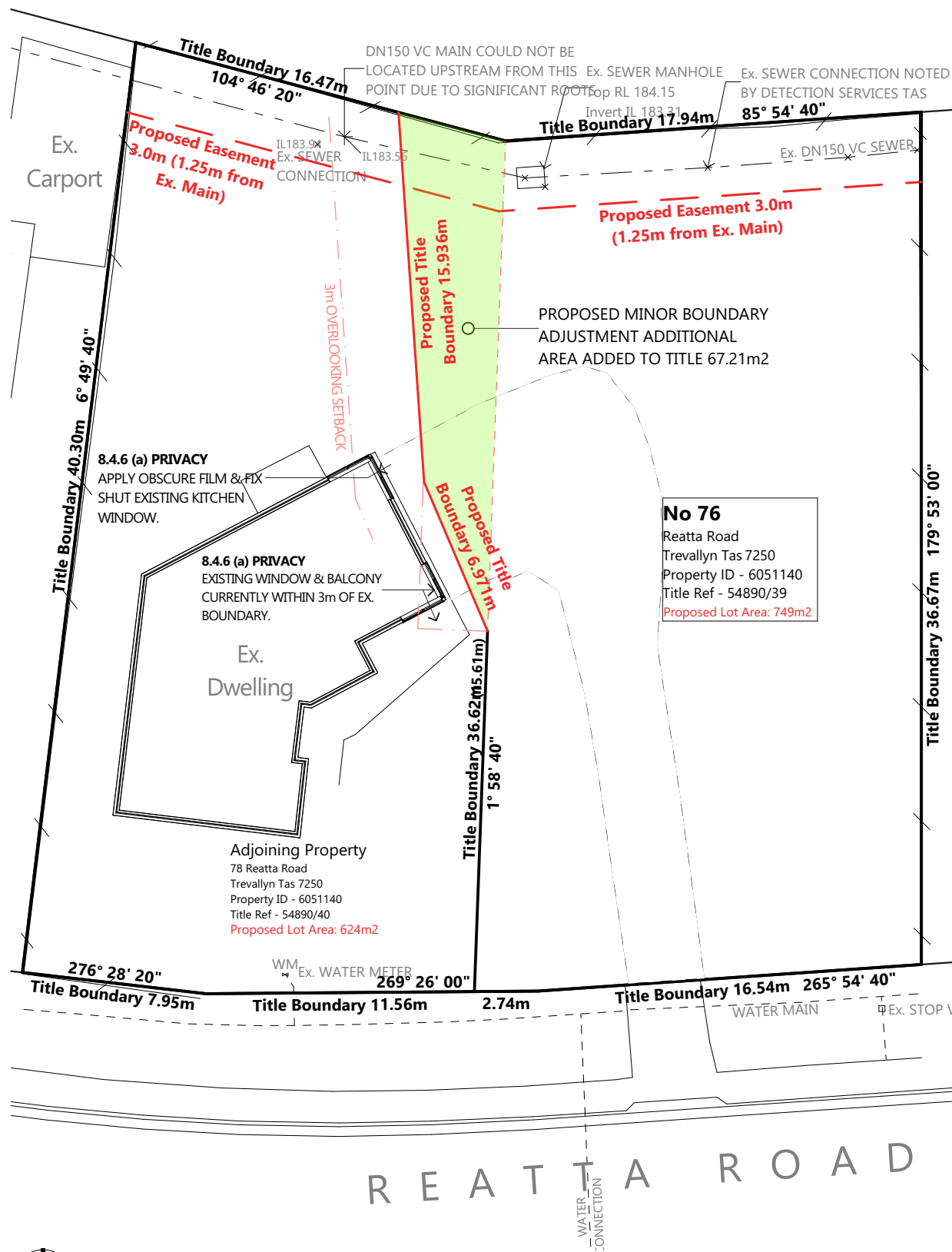
Project Name
New Dwelling & Boundary Adjustment

Project No. 25019
Project Address 76 Reatta Road, Trevallyn
Client N Hubbard
Drawn P Ludbey
Approved P Ludbey

Cover Page
Status APPROVAL
Original size A3 (Landscape)
Drawing No. /Revision
SK 000-DA2



Existing Site Plan
SCALE 1:250



Proposed Site Plan
SCALE 1:250

Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	19/08/2025	PL	PL
DA1	ISSUED FOR APPROVAL	29/08/2025	PL	PL
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Project Name
New Dwelling & Boundary Adjustment

Project No. 25019
Project Address 76 Reatta Road, Trevallyn
Client N Hubbard
Drawn P Ludbey
Approved P Ludbey

Minor Boundary Adjustment Plan

Status APPROVAL
Original size | A3 (Landscape)
Drawing No. /Revision

SK 001-DA2



SITE PLAN NOTES

SURFACE AND SUBSURFACE DRAINAGE SYSTEMS IN ACCORDANCE WITH PART D2. NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE. THE DESIGN, CONSTRUCTION AND INSTALLATION OF A STOMWATER DRAINAGE SYSTEM MUST BE IN ACCORDANCE WITH AS 3500.3.

ALL NEW STORMWATER IS TO CONNECT INTO EXISTING SYSTEM IN ACCORDANCE WITH LOCAL COUNCIL AND PLUMBING REGULATIONS.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03 -2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02-2014-3.1 MRWA VERSION 2 AND TASWATER'S SUPPLEMENTS TO THESE CODES.

SURFACE DRAINAGE - FINISHED GROUND TO FALL AWAY FROM BUILDING FOR A MINIMUM DISTANCE OF 1M AT 1:20 MIN AND TO A POINT WHERE PONDING WILL NOT OCCUR.

SERVICES LOCATION NOTES:

SEWER MAINS, MANHOLES, CONNECTION POINTS & WATER MAINS, WATER METERS, STOP VALVES AND FIRE HYDRANT LOCATED BY DETECTION SERVICES TAS & RADIAN SURVEYING.

Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	22/05/2025	PL	PL
02	ISSUED FOR CLIENT COMMENT	28/05/2025	PL	PL
03	ISSUED FOR CLIENT COMMENT	30/05/2025	PL	PL
04	ISSUED FOR CLIENT COMMENT	19/08/2025	PL	PL
DA1	ISSUED FOR APPROVAL	29/08/2025	PL	PL
DA2	ISSUED FOR APPROVAL, RFI INFO ADDED	25/09/2025	PL	PL

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Project Name
New Dwelling & Boundary Adjustment

Project No. 25019
Project Address 76 Reatta Road, Trevallyn
Client N Hubbard
Drawn P Ludbey
Approved P Ludbey

Site Plan
Status APPROVAL
Original size | A3 (Landscape)
Drawing No. /Revision

SK 002-DA2



Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	28/05/2025	PL	PL
02	ISSUED FOR CLIENT COMMENT	30/05/2025	PL	PL
03	ISSUED FOR CLIENT COMMENT	19/08/2025	PL	PL
DA1	ISSUED FOR APPROVAL	29/08/2025	PL	PL
DA2	ISSUED FOR APPROVAL, RFI INFO ADDED	25/09/2025	PL	PL

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Project Name	
New Dwelling & Boundary Adjustment	
Project No.	25019
Project Address	76 Reatta Road, Trevallyn
Client	N Hubbard
Drawn	P Ludbey
Approved	P Ludbey

Floor Plan

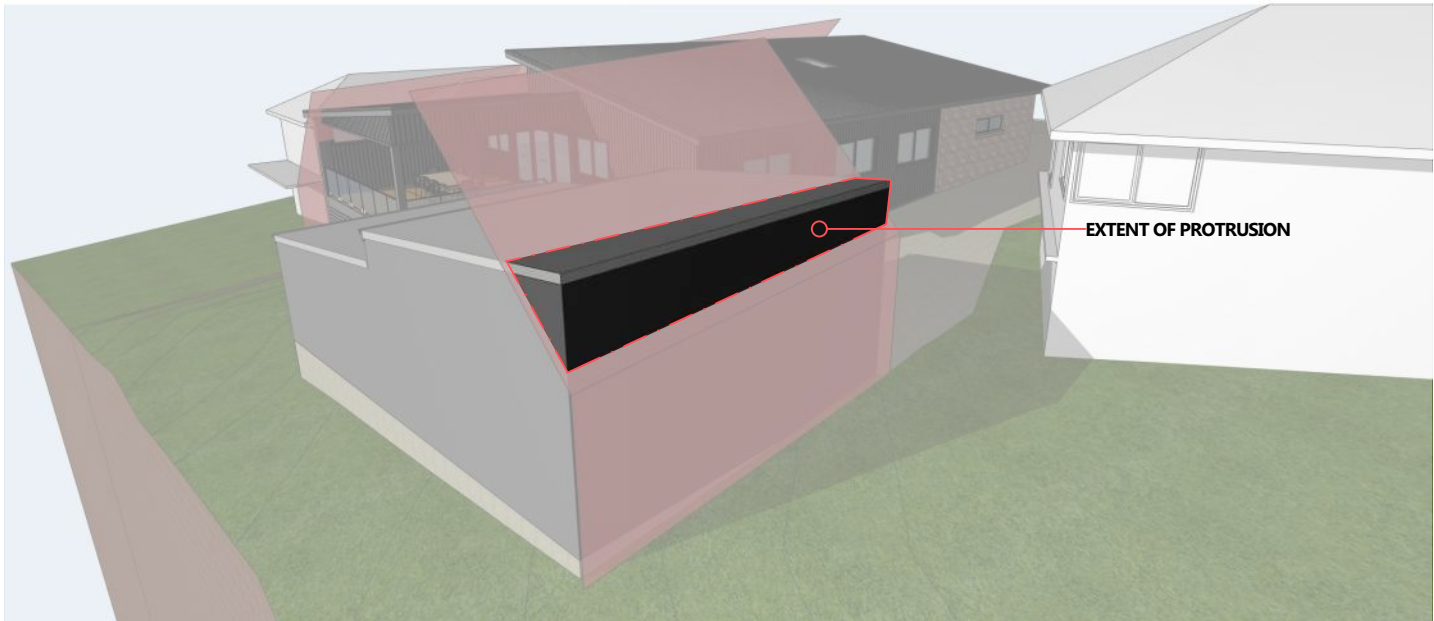
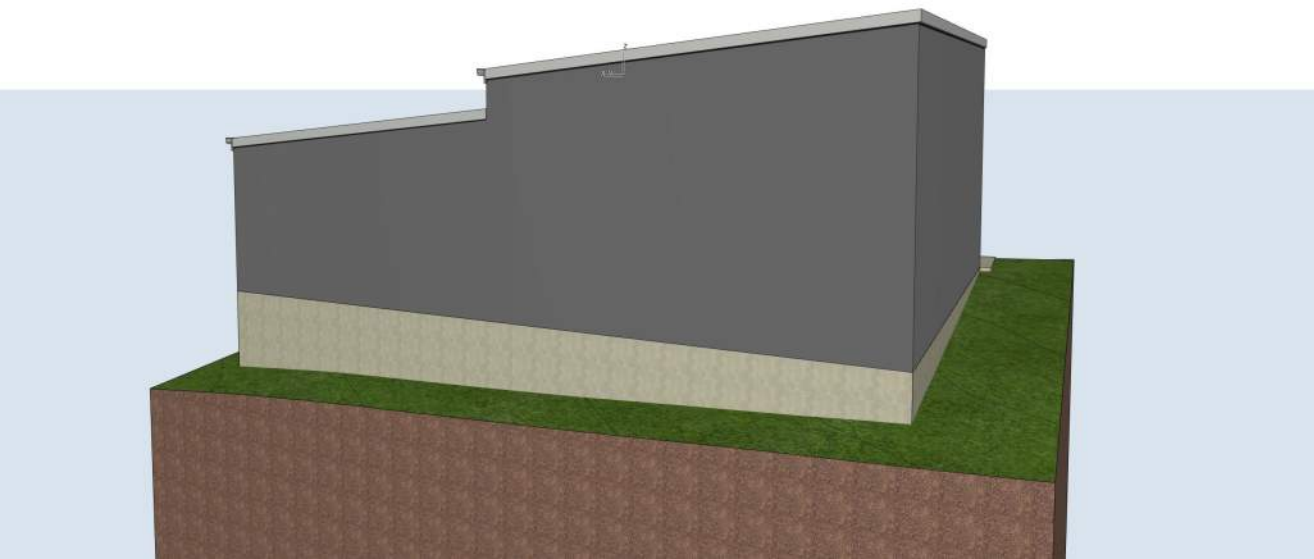
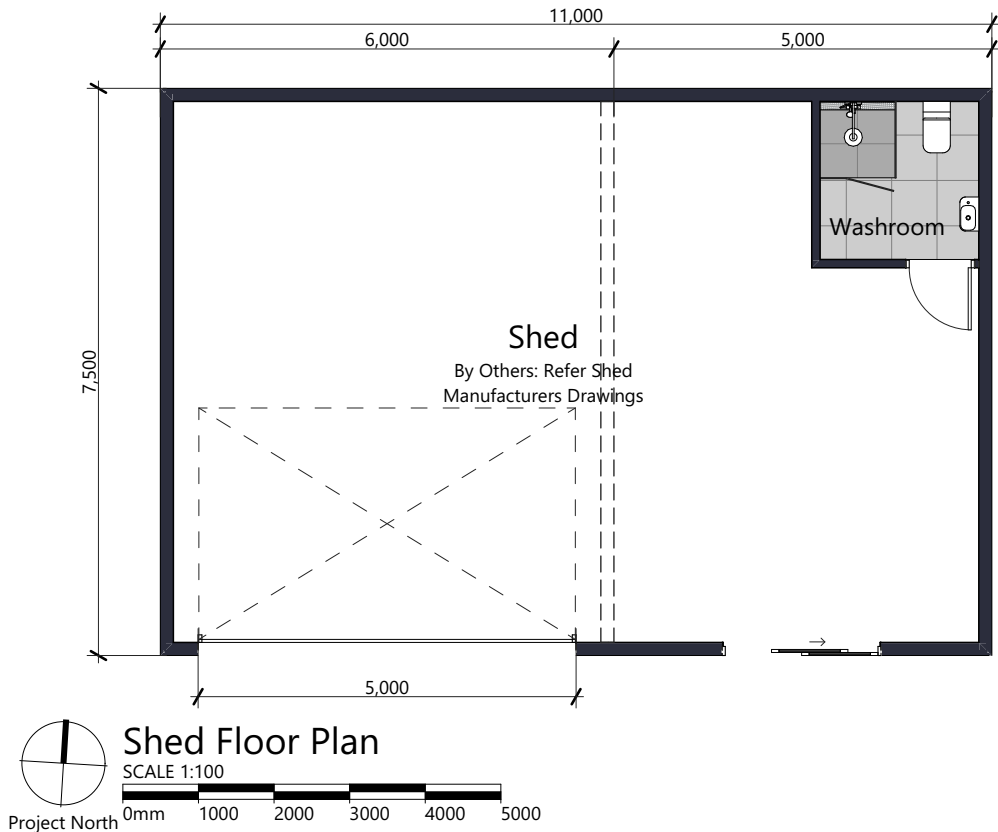
Status

Original size | A3 (Landscape)

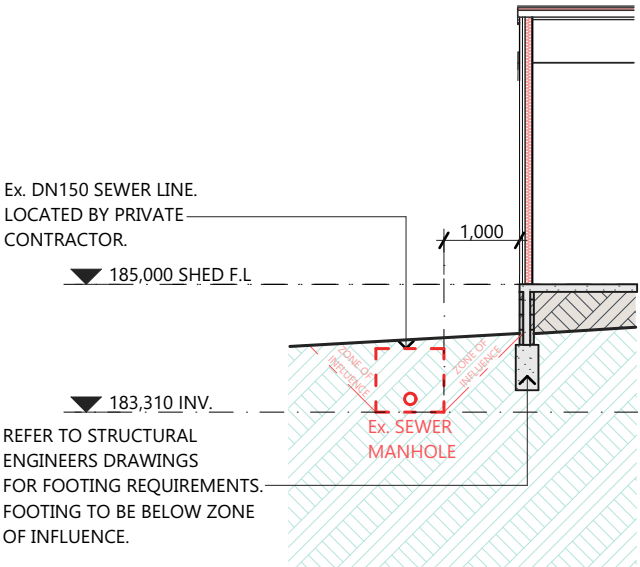
Drawing No. /Revision

APPROVAL

SK 100-DA2



Shed Envelope Protrusion



Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	19/08/2025	PL	PL
DA1	ISSUED FOR APPROVAL	29/08/2025	PL	PL
DA2	ISSUED FOR APPROVAL, RFI INFO ADDED	25/09/2025	PL	PL

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Project Name
New Dwelling & Boundary Adjustment

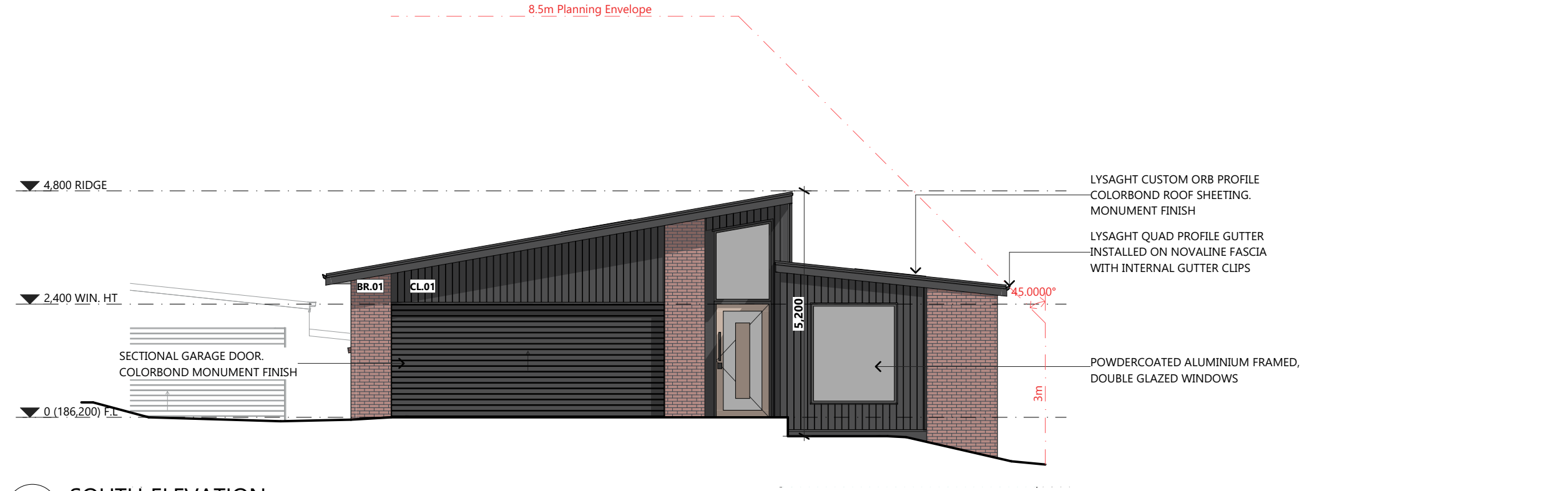
Project No. 25019
Project Address 76 Reatta Road, Trevallyn

Client N Hubbard
Drawn P Ludbey
Approved P Ludbey

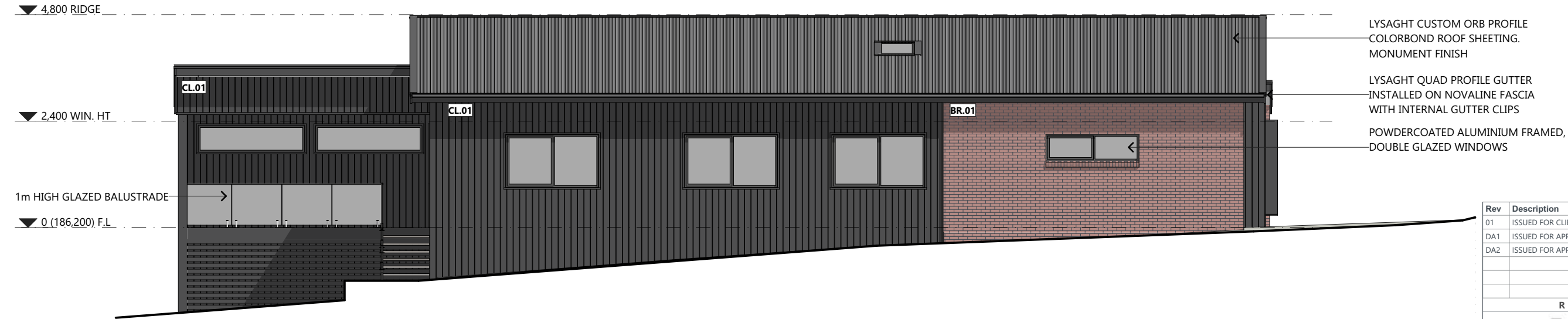
Shed Plan

Status APPROVAL
Original size A3 (Landscape)
Drawing No. /Revision

SK 101-DA2



E01 SOUTH ELEVATION
SK 100
SCALE 1:100
0mm 1000 2000 3000 4000 5000



E02 WEST ELEVATION
SK 100
SCALE 1:100
0mm 1000 2000 3000 4000 5000

ELEVATION LEGEND

- 

CL.01 CLADDING 01
JAMES HARDIE SCYON AXON 133
SMOOTH FIBRE CEMENT SHEET
CLADDING.
DARK PAINTED FINISH.
- 

BR.01 BRICK 01
DANIEL ROBERTSON OVERLAND SERIES
TASMAN BLENDED.

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Project Name New Dwelling & Boundary Adjustment	
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Client	N Hubbard
Drawn	P Ludbey
Approved	P Ludbey

Elevations

Status

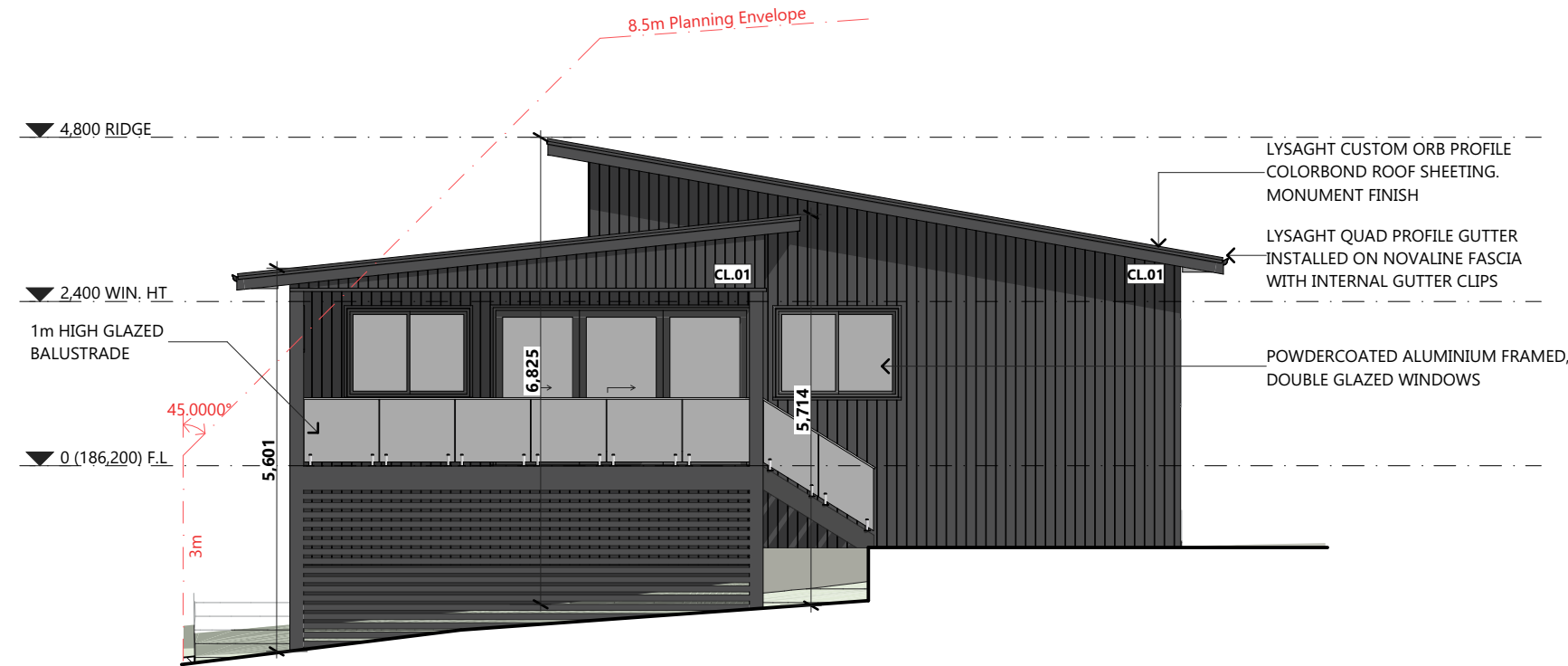
APPROVAL

Original size

A3 (Landscape)

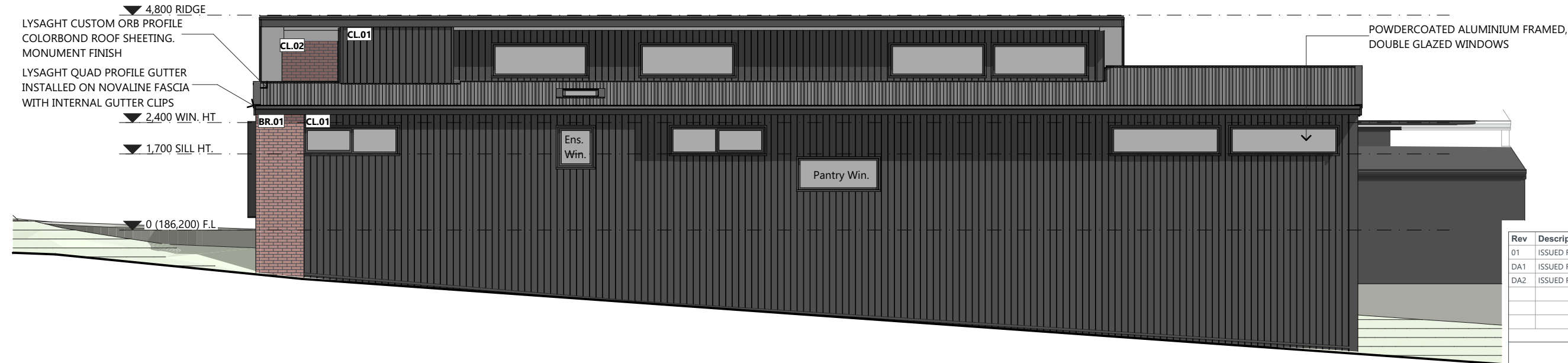
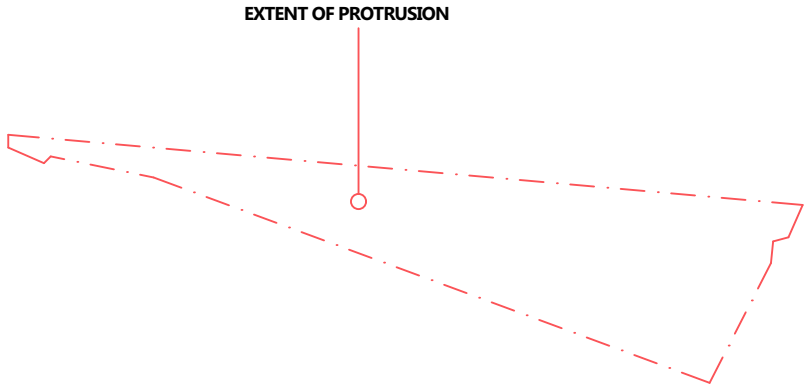
Drawing No. /Revision

SK 200-DA2



E03 NORTH ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

House Envelope Protrusion



E04 EAST ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

ELEVATION LEGEND



CL.01 CLADDING 01
JAMES HARDIE SCYON AXON 133
SMOOTH FIBRE CEMENT SHEET
CLADDING.
DARK PAINTED FINISH.



BR.01 BRICK 01
DANIEL ROBERTSON OVERLAND SERIES
TASMAN BLENDED.

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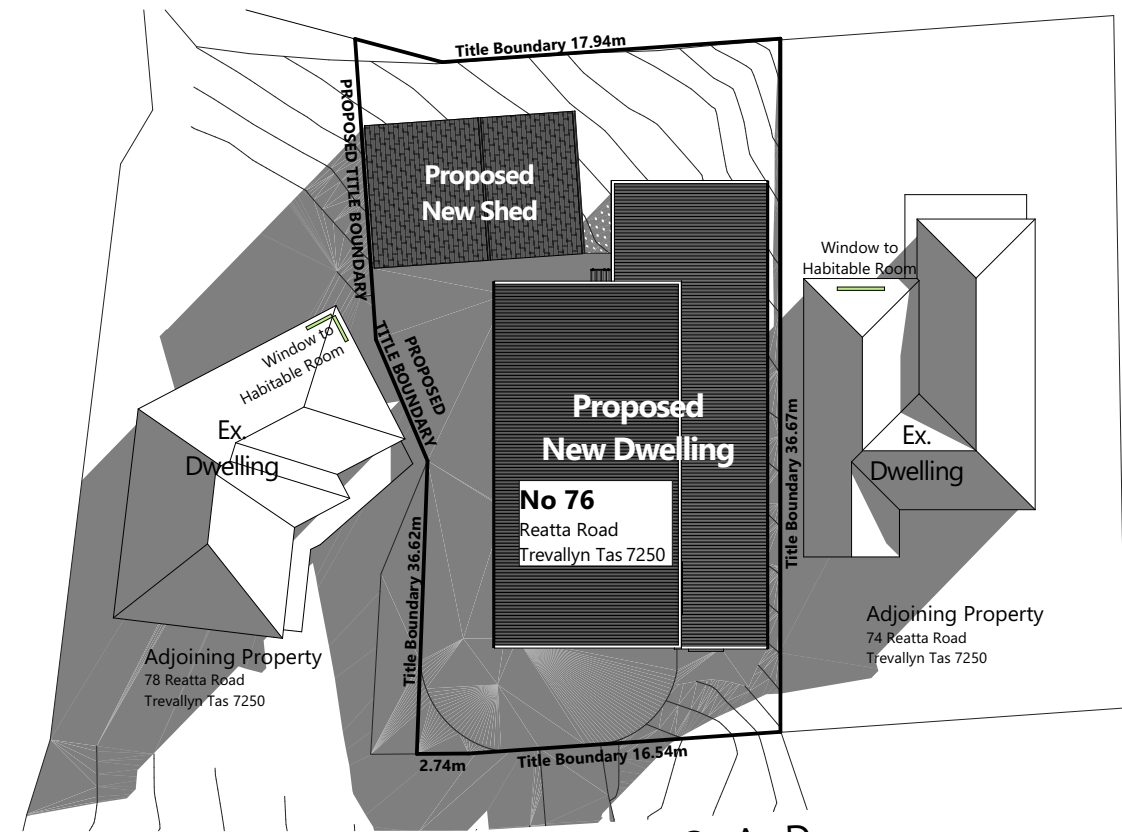
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Project Name
New Dwelling & Boundary Adjustment

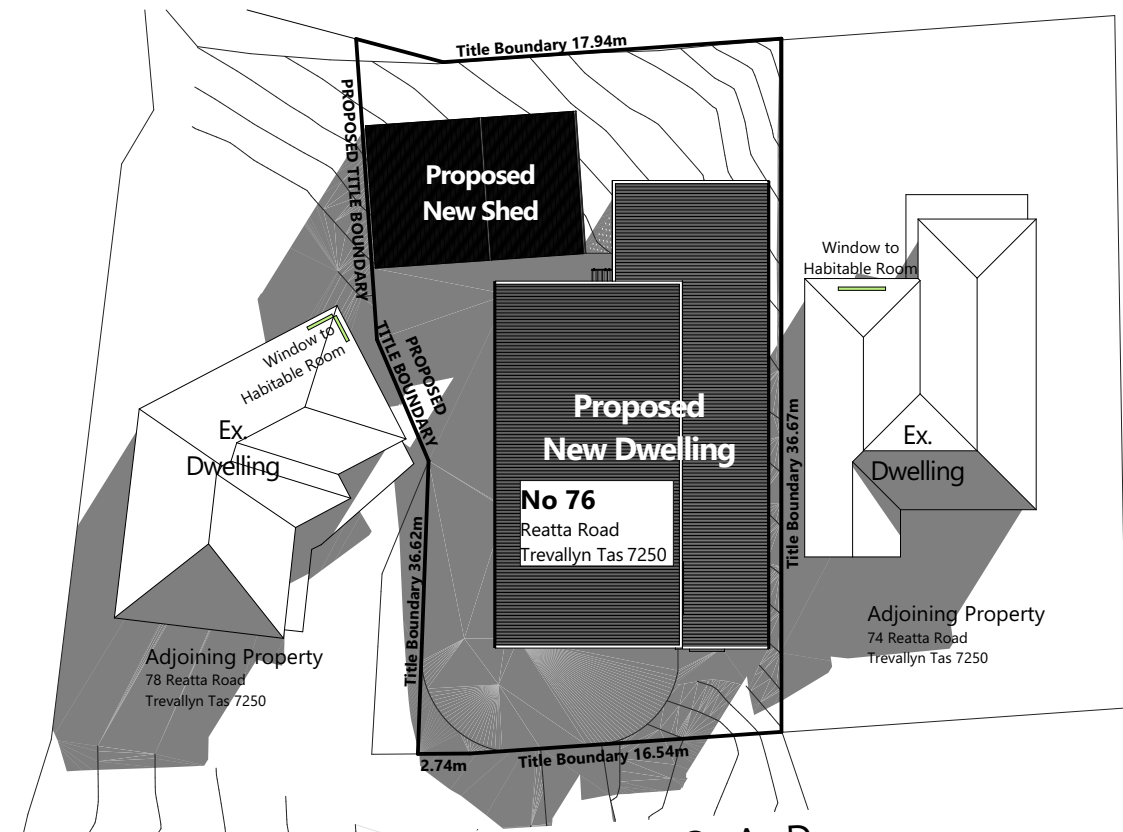
Project No. 25019
Project Address 76 Reatta Road, Trevallyn
Client N Hubbard
Drawn P Ludbey
Approved P Ludbey

Elevations
Status **APPROVAL**
Original size | A3 (Landscape)
Drawing No. /Revision

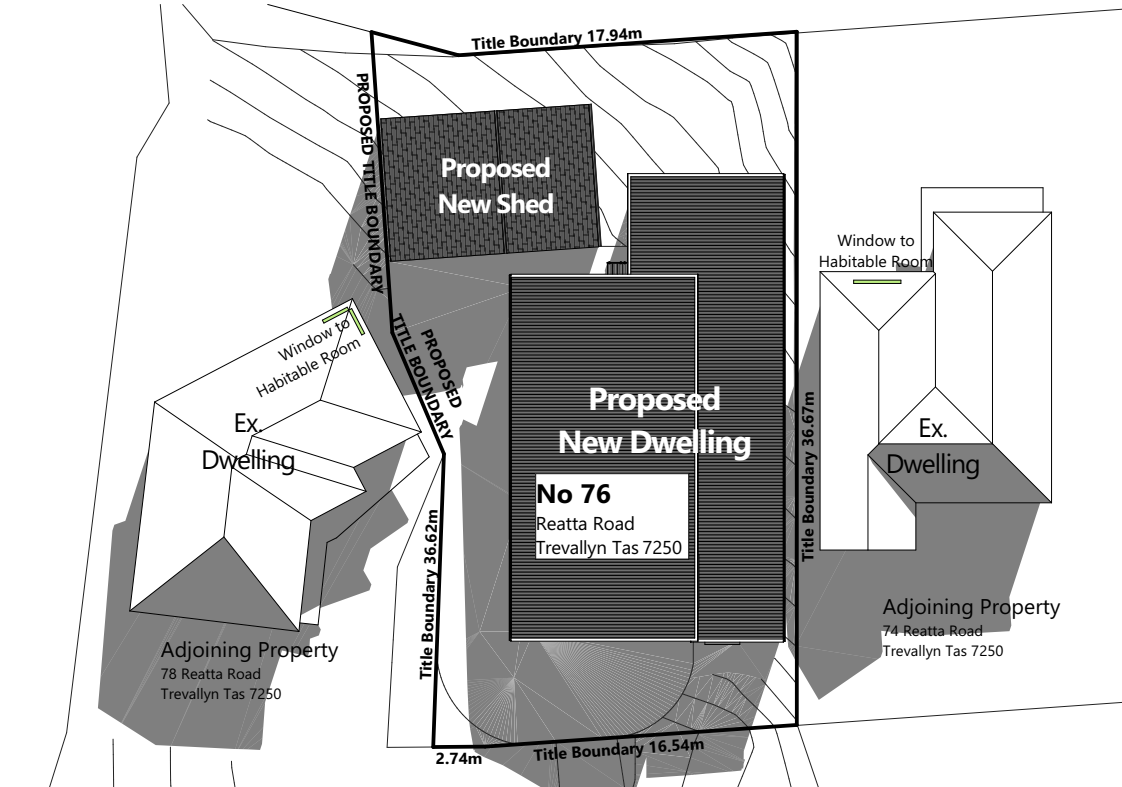
SK 201-DA2



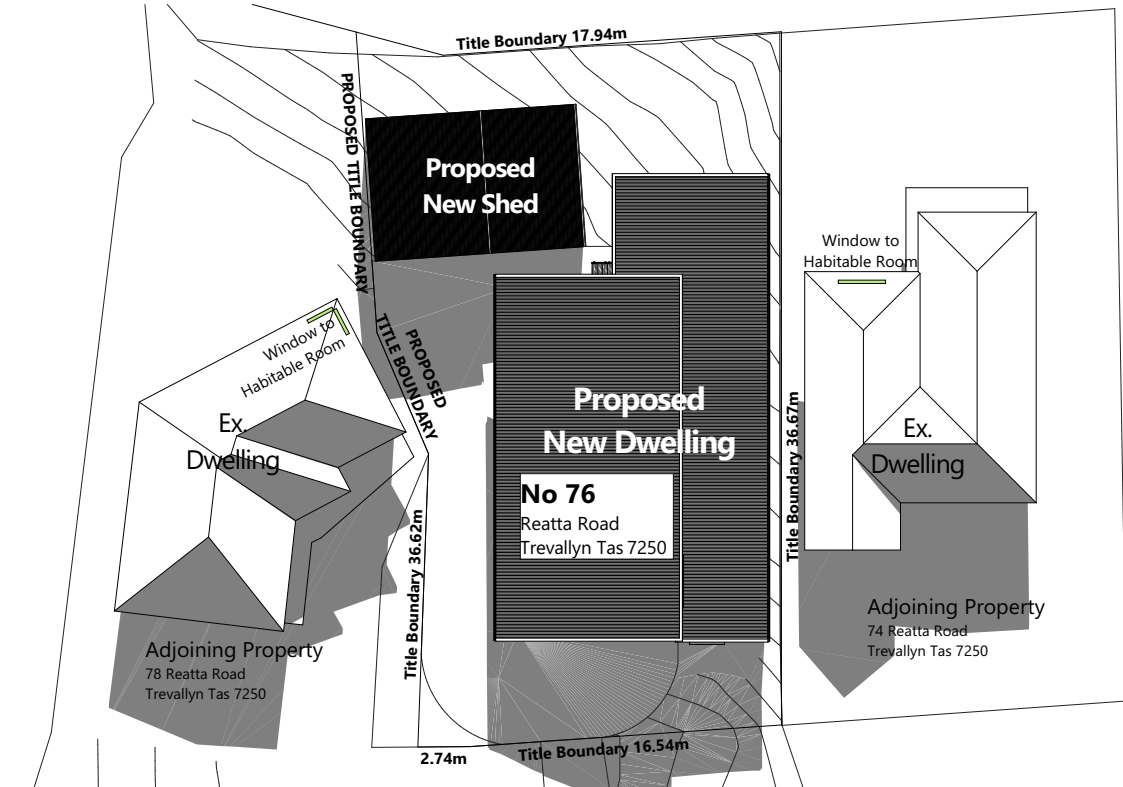
9am Shadow Diagram
SCALE 1:400
0mm 4000 8000 12000 16000 20000



10am Shadow Diagram
SCALE 1:400
0mm 4000 8000 12000 16000 20000



11am Shadow Diagram
SCALE 1:400
0mm 4000 8000 12000 16000 20000



12pm Shadow Diagram
SCALE 1:400
0mm 4000 8000 12000 16000 20000

9am Shadow to 78 Reatta Rd

10am Shadow to 78 Reatta Rd

11am Shadow to 78 Reatta Rd

Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	19/08/2025	PL	PL
DA1	ISSUED FOR APPROVAL	29/08/2025	PL	PL
DA2	ISSUED FOR APPROVAL, RFI INFO ADDED	25/09/2025	PL	PL

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Drawn	P Ludbey
Approved	P Ludbey
Status	APPROVAL
Original size	A3 (Landscape)
Drawing No. /Revision	SK 300-DA2

New Dwelling & Boundary Adjustment 76 Reatta Road, Trevallyn

Project No.
25019



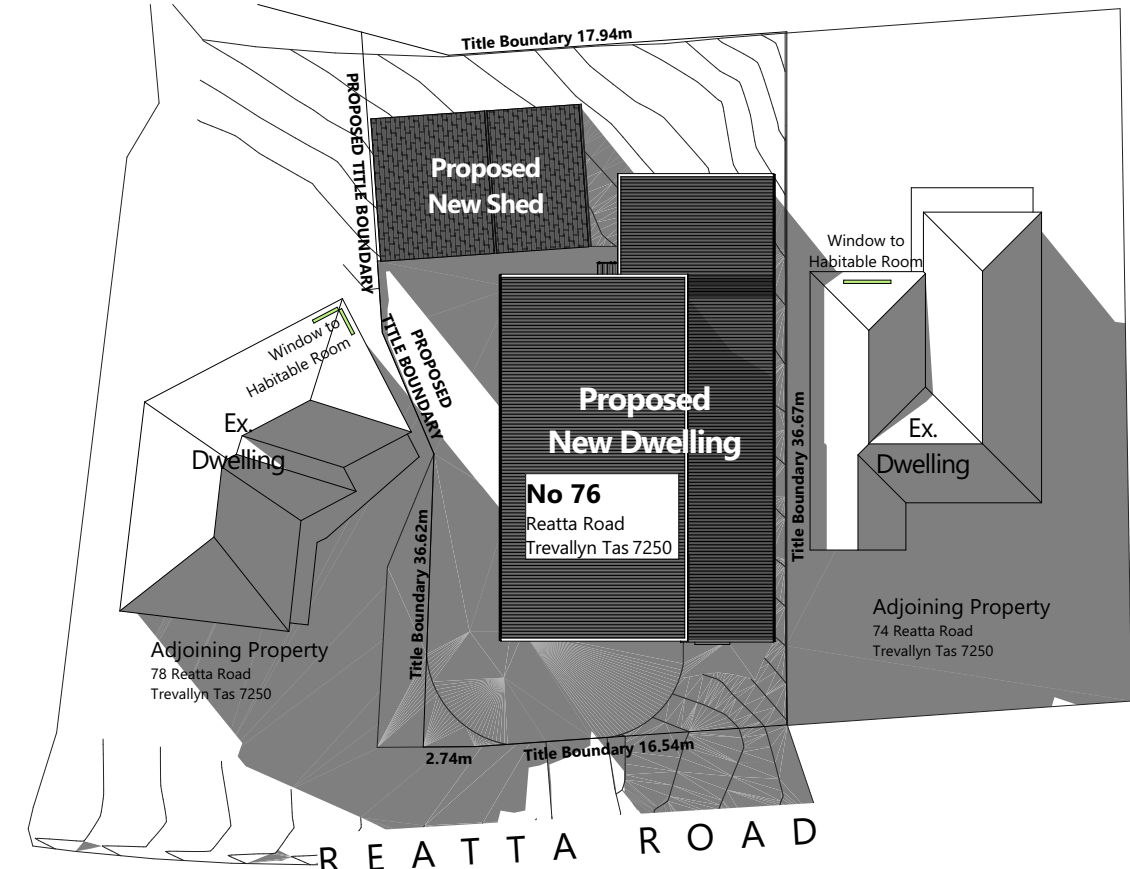
1pm Shadow Diagram
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North



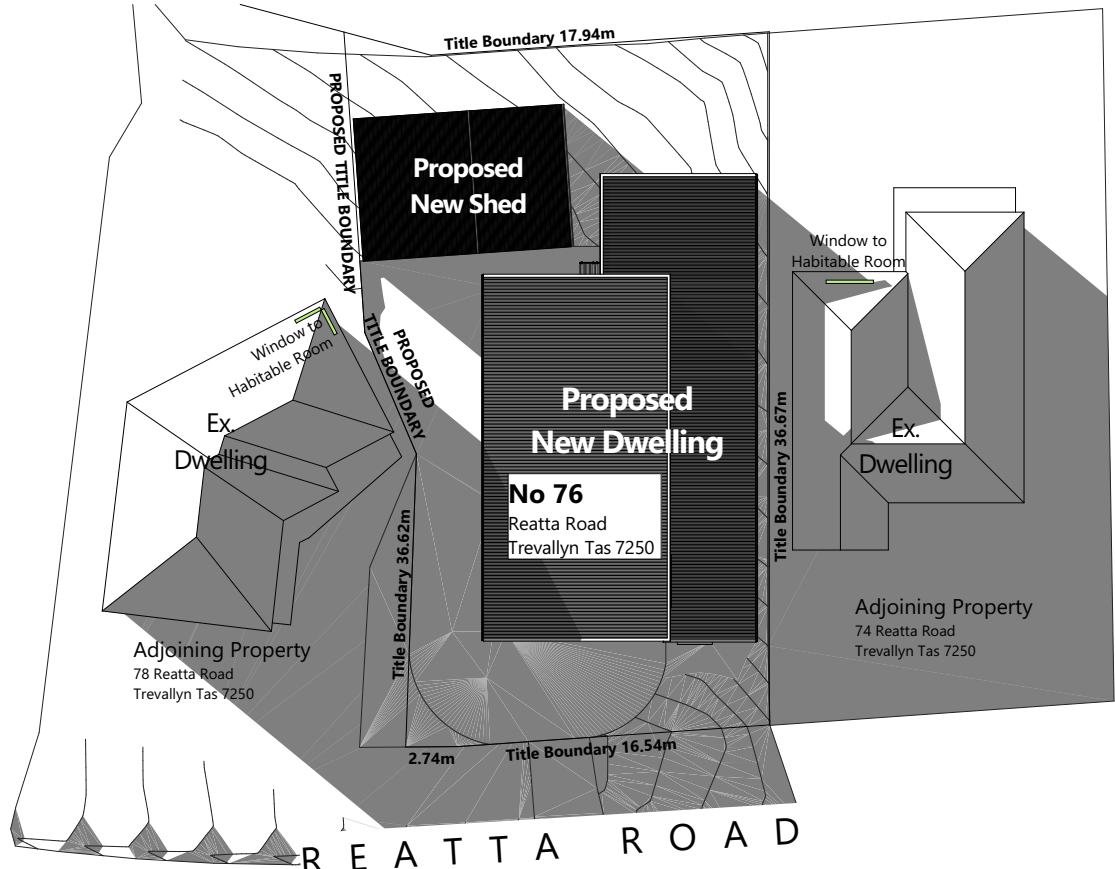
2pm Shadow Diagram
SCALE 1:400
0mm 4000 8000 12000 16000 20000
North



3pm Shadow to 74 Reatta Rd



3pm Shadow Diagram
SCALE 1:400
0mm 4000 8000 12000 16000 20000
North



4pm Shadow Diagram
SCALE 1:400
0mm 4000 8000 12000 16000 20000
North



4pm Shadow to 74 Reatta Rd

Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	19/08/2025	PL	PL
DA1	ISSUED FOR APPROVAL	29/08/2025	PL	PL
DA2	ISSUED FOR APPROVAL, RFI INFO ADDED	25/09/2025	PL	PL



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