Eden Street
Riverside Tasmania 7250
Telephone: (03) 6323 9300
Facsimile: (03) 6323 9349

West Tamar COUNCIL

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY		
	Application Number	PA2026334
	Assess No:	A11149
	PID No:	2676602

Applicant Name:	J MULBERRY.					
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:	J MULBERRY

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)*	J MULBERRY.
Location / Address:	8 TORNEYS ROAD, BEAUTY POINT 7270.
Title Reference:	144207 / 1.
Zone(s):	RURAL LIVING, BUSHFIRE AREAS, MEDIUM LANDSLIP, SCENIC ROAD CORRIDOR, ATTENUATION CODE.
Existing Development/Use:	RESIDENTIAL.
Existing Developed Area:	66m²

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: ☐
	Description of Use: RESIDENTIAL ADDITION OF KITCHEN, DECK + STORAGE SHED.			

Development Type:	Building work: ☑	Demolition: ☐	Subdivision: ☐	Other: ☐
	Description of development: RESIDENTIAL ADDITION OF KITCHEN, DECK + STORAGE SHED.			

New or Additional Area:	KITCHEN ADDITION: 11.93m² SUN DECK: 12.6m² STORE: 6m² ACCESS DECK: 7.44m²	
Estimated construction cost of the proposed development:	$120,000.	
Building Materials:	Wall Type: VERTICAL TIMBER CLADDING.	Colour: DARK GREY / BLACK.
	Roof Type: CUSTOM ORB COLORBOND	Colour: DARK GREY.

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) :		**Number of Lots (proposed) :**	
Description:			
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:	

WEST TAMAR COUNCIL

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,*

J MULBERRY. ~~Owner_Name~~		20.10.2026
Name (print)	*Signed*	*Date*

Applicant: *(if not the owner)* *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,*

J MULBERRY. ~~Applicant_Name~~		20.10.2026
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:

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*

OWNER
JOHN NORMAN LATCHFORD
ANNA MARY LATCHFORD

FOLIO REFERENCE
132593/1

GRANTEE
PART OF LOT 512 65 ACRES GTD TO FRANCIS EVANS & ADYE DOUGLAS & PART OF LOT 3596 10a 3r 4p GTD TO JOSEPH BROADHURST &

PLAN OF SURVEY

BY SURVEYOR C.J.COHEN OF COHEN & ASSOCIATES PTY LTD, LAUNCESTON

LOCATION
LAND DISTRICT OF DEVON
PARISH OF PHILIPS NORTON

SCALE 1 : 750 LENGTHS IN METRES

REGISTERED NUMBER
SP144207

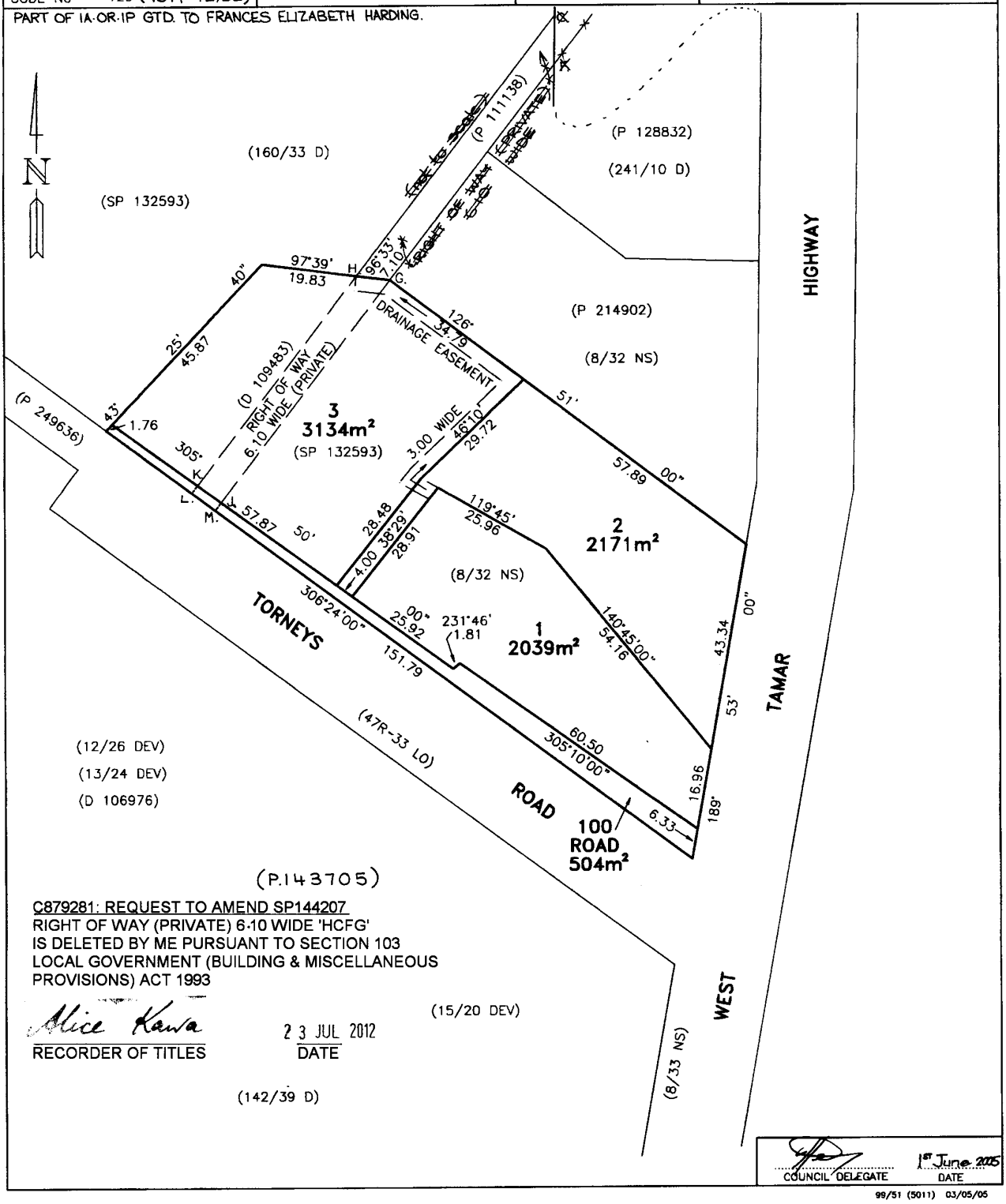
APPROVED
EFFECTIVE FROM - 9 FEB 2006
Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL CODE No 129 (4844-42,52)

LAST UPI No GHY49

LAST PLAN No SP 132593

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



C879281: REQUEST TO AMEND SP144207
RIGHT OF WAY (PRIVATE) 6·10 WIDE 'HCFG'
IS DELETED BY ME PURSUANT TO SECTION 103
LOCAL GOVERNMENT (BUILDING & MISCELLANEOUS
PROVISIONS) ACT 1993

Alice Kawa
RECORDER OF TITLES

23 JUL 2012
DATE

COUNCIL DELEGATE

1st June 2005
DATE

99/51 (5011) 03/05/05

PROJECT DETAILS

CLIENT: JACQUELINE MULBERRY

ALTERATIONS & ADDITIONS TO CLASS 1A DWELLING AT:

8 TORNEYS ROAD, BEAUTY POINT TAS. 7270.

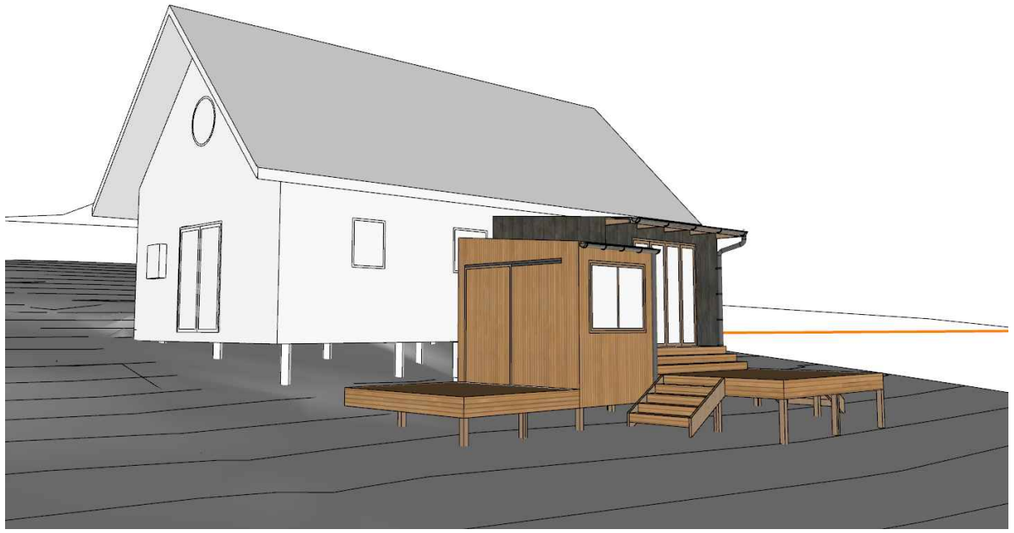
CERTIFICATE OF TITLE:	VOLUME: 144207 FOLIO: 1
COUNCIL:	WEST TAMAR
ZONING & OVERLAYS:	RURAL LIVING. BUSHFIRE-PRONE AREAS. MEDIUM LANDSLIP HAZARD BAND. SCENIC ROAD CORRIDOR. ATTENUATION CODE.
WIND CLASSIFICATION:	N3
SOIL CLASSIFICATION:	H
CLIMATE ZONE:	7
BAL LEVEL:	BAL 12.5
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	N/A
OTHER HAZARDS:	

DRAWING SCHEDULE

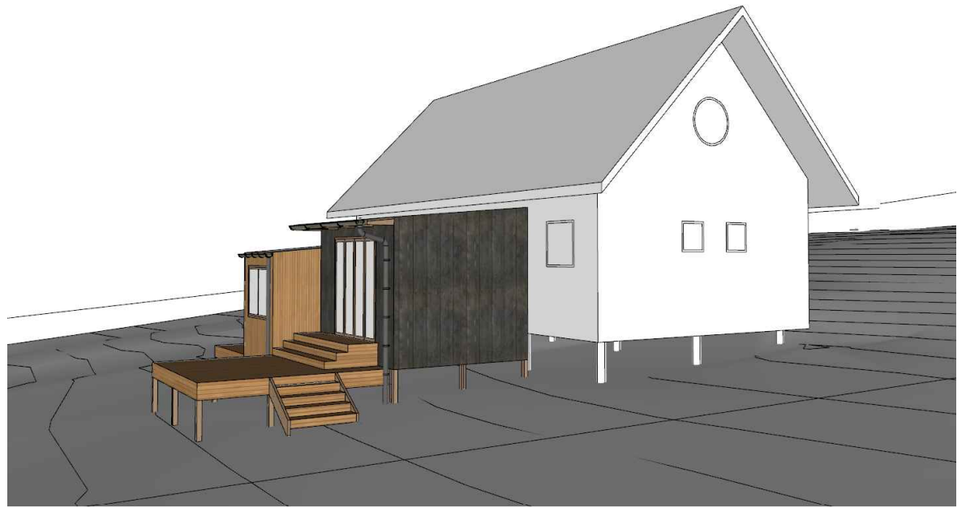
COVER PAGE	2611-200
EXISTING SITE PLAN	2611-201
PROPOSED SITE PLAN	2611-202
EXISTING FLOOR PLAN	2611-203
PROPOSED FLOOR PLAN	2611-204
EXISTING ELEVATIONS	2611-205
PROPOSED ELEVATIONS 1-2	2611-206
PROPOSED ELEVATIONS 3-4	2611-207



SOUTHERN / STREET PERSPECTIVE VIEW.



SOUTH EASTERN PERSPECTIVE VIEW.



NORTH EASTERN PERSPECTIVE VIEW.

© ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CAN NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF DESIGNFUL, HILLIARD DESIGN PTY LTD. ANY LICENCE, EXPRESSED OR IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF AUSTRALIAN COPYRIGHT LAW AND THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN DESIGNFUL, HILLIARD DESIGN PTY LTD AND THE INSTRUCTING PARTY.

ACCREDITED BUILDING DESIGNER:
JANE HILLIARD
CC 6237 H

PROJECT LEADER:
ROSIE SHIELD
rosie@designful.com.au

FLOOR AREAS m²

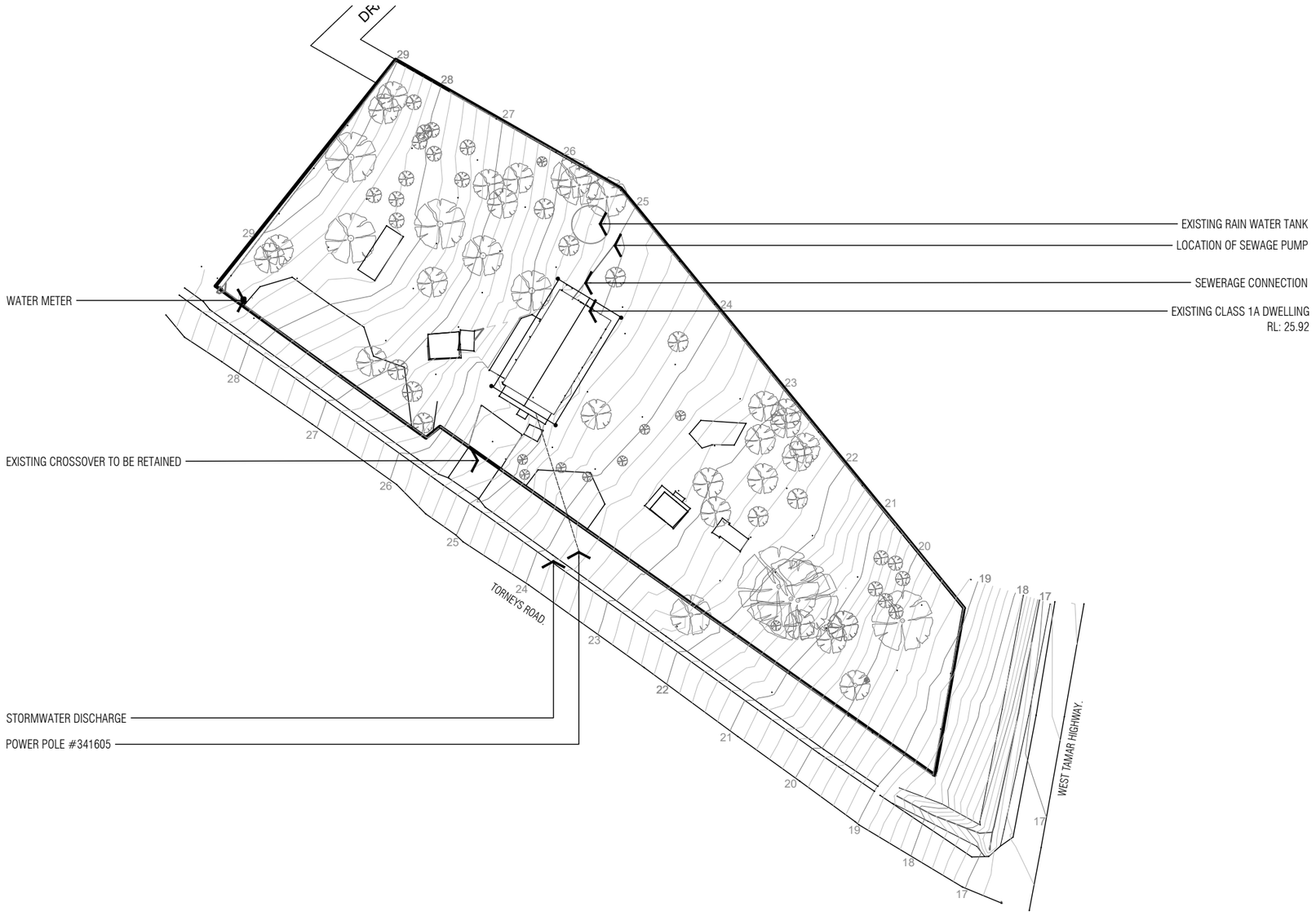
SITE	2039m²
EXISTING RESIDENCE FOOTPRINT	66m²
PROPOSED KITCHEN ADDITION	11.93m²
PROPOSED SUN DECK	12.6m²
PROPOSED 10A OUTBUILDING	6m²
PROPOSED 10A OUTBUILDING ACCESS DECK	7.44m²
GROSS FOOTPRINT	103.97m²
TOTAL SITE COVERAGE	5.09%

DESIGNFUL
CREATIVE MINDFUL RESOURCEFUL

8 TORNEYS ROAD, BEAUTY POINT.	JACQUELINE MULBERRY.	JANE HILLIARD (CC6237 H) jane@designful.com.au / 0438 578 518	**COVER PAGE.**	3	DEVELOPMENT APPLICATION	RS	JH	A	15.10.2026	A3	**2611-200**
				2	PRELIMINARY DA	RS	JH				
				1	AS EXISTING	RS	JH				
PROJECT	OWNER	DESIGNER	DRAWING	REV		DB / CB		ISSUE	DATE	SCALE	DWG NO.

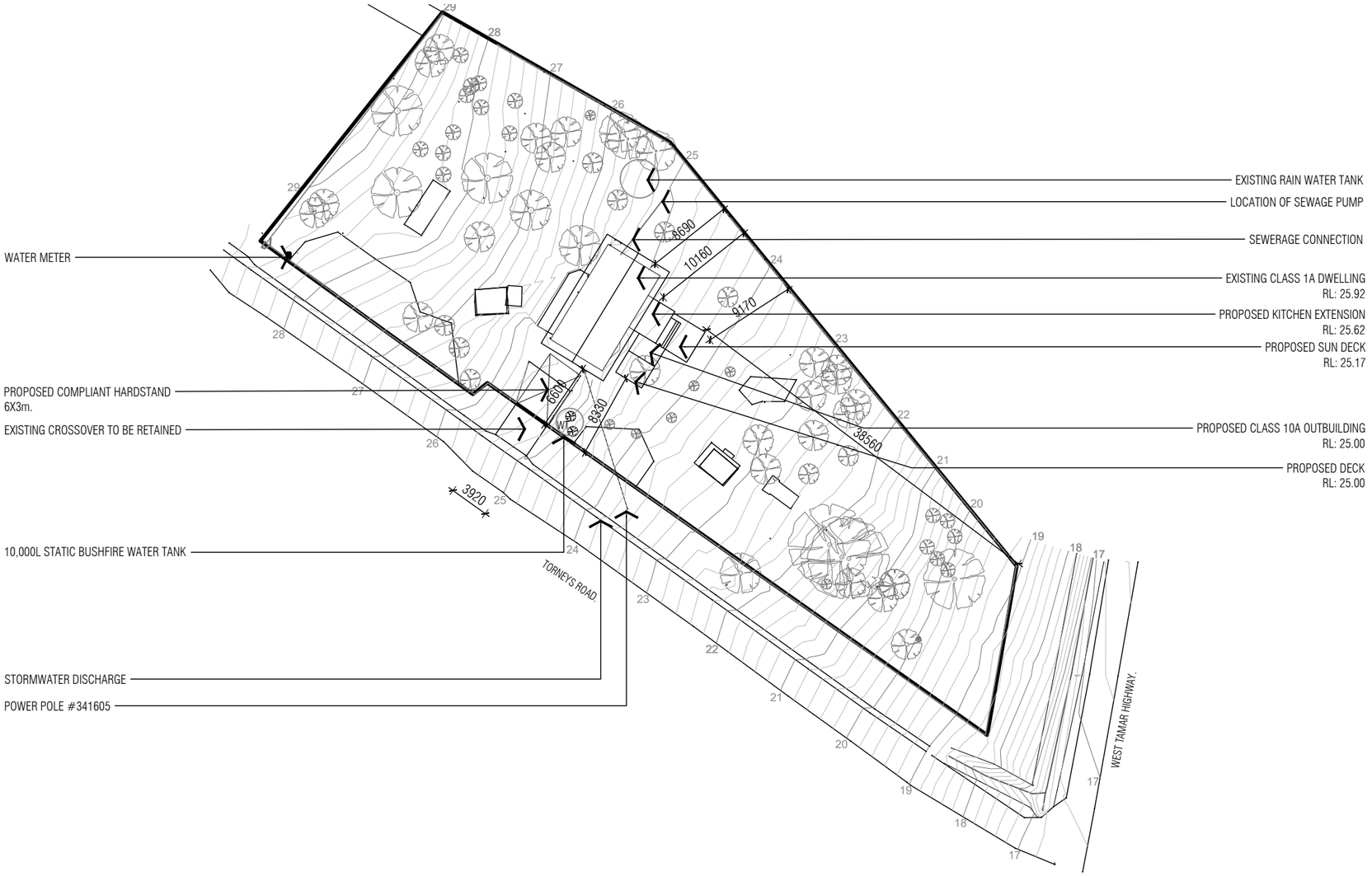
The builder/ contractor shall verify job dimensions and elements prior to commencing work. (c) No part of this drawing shall be reproduced or otherwise dealt with, without the written consent of Designful, Hilliard Design pty ltd.

SITE NOTES
CONTOURS @ 0.20m INTERVALS.
SITE LEVELS ARE APPROX ONLY.
REFER TO SURVEY ATTACHMENT FOR ACCURATE CONTOURS & SURVEY DATA.



DESIGNFUL CREATIVE MINDFUL RESOURCEFUL	8 TORNEYS ROAD, BEAUTY POINT.	JACQUELINE MULBERRY.	JANE HILLIARD (CC6237 H) jane@designful.com.au / 0438 578 518	**EXISTING SITE PLAN.**	3 DEVELOPMENT APPLICATION RS JH 2 PRELIMINARY DA RS JH 1 AS EXISTING RS JH	A	15.10.2026	A3 1:500	**2611-201**
WWW.DESIGNFUL.COM.AU	PROJECT	OWNER	DESIGNER	DRAWING	REV DB / CB	ISSUE	DATE	SCALE	DWG NO.

The builder/ contractor shall verify job dimensions and elements prior to commencing work. (c) No part of this drawing shall be reproduced or otherwise dealt with, without the written consent of Designful, Hilliard Design pty ltd.



SITE NOTES
CONTOURS @ 0.20m INTERVALS.
SITE LEVELS ARE APPROX ONLY.
REFER TO SURVEY ATTACHMENT FOR ACCURATE CONTOURS & SURVEY DATA.

CONTRACTOR TO SITE CHECK ALL LEVELS AND GRADIENTS. THE RL'S PROVIDED FOR THE FINISHED FLOOR LEVELS OF THE PROPOSED DWELLING ARE INDICATIVE ONLY & SHOULD BE DETERMINED ONSITE PRIOR TO CONSTRUCTION.
ALL ELEMENTS OF CONSTRUCTION, INCLUDING FOOTINGS, DRAINAGE PROVISIONS, GUTTERS & DOWNPIPES ARE TO REMAIN ENTIRELY WITHIN THE PROPERTY BOUNDARIES.
EXTENT OF SITE CUT, FILL & RETAINING TO BE FURTHER DETERMINED ON SITE. ALL WORKS TO COMPLY WITH THE DIRECTOR'S DETERMINATION - DIRECTOR'S SPECIFIED LIST V1.2 SCHEDULE 1 2017.

SITE PREPARATION
EXTENT OF CUT, FILL & BATTERING TO COMPLY WITH NCC 2022 VOLUME 2 PART H1D3, ABCB HOUSING PROVISIONS 2022 PART 3.2 & 4.2.2.
ANY EXCESS SOIL EXCAVATED TO BE PLACED TO THE WEST OF THE HOUSE & NORTH OF THE CAR PARK LOCATION.

BUSHFIRE - BAL 12
THE DESIGN AND CONSTRUCTION OF THE DEVELOPMENT MUST COMPLY WITH THE GENERAL CONSTRUCTION REQUIREMENTS PRESCRIBED WITHIN SECTION 3 OF THE AUSTRALIAN STANDARD (AS 3959) FOR THE CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS AND THE SPECIFIC CONSTRUCTION REQUIREMENTS PRESCRIBED FOR BUSHFIRE ATTACK LEVEL 12 WITHIN SECTION 5 OF THIS STANDARD.

CONSTRUCTION TO COMPLY WITH DIRECTOR'S DETERMINATION - REQUIREMENTS FOR BUILDING IN BUSHFIRE-PRONE AREAS (TRANSITIONAL) V2.2.

DRIVEWAY & PARKING
TO NCC H7P5 & AS 3959 REQUIREMENT.
PROVIDE VEHICULAR ACCESS TO THE SITE TO ASSIST FIRE FIGHTING AND EMERGENCY PERSONNEL DEFEND THE BUILDING OR EVACUATE OCCUPANTS; AND
PROVIDED WITH ACCESS AT ALL TIMES TO A SUFFICIENT SUPPLY OF WATER FOR FIRE FIGHTING PURPOSES ON THE SITE.

HAZARD MANAGEMENT AREA.
WITHIN THE HAZARD MANAGEMENT AREA, CLEARANCE AND CONVERSION OF NATIVE VEGETATION WILL BE LIMITED TO THAT INDICATED ON THIS PLAN (I.E. BUILDINGS, ACCESS, ETC.)

SYMBOL AND MATERIAL KEY
WT. 10,000 LITRE STATIC WATER SUPPLY TANK.

DESIGNFUL
CREATIVE MINDFUL RESOURCEFUL

PROJECT	OWNER	DESIGNER
8 TORNEYS ROAD, BEAUTY POINT.	JACQUELINE MULBERRY.	JANE HILLIARD (CC6237 H) jane@designful.com.au / 0438 578 518

PROPOSED SITE PLAN.

REV			ISSUE	DATE
3	DEVELOPMENT APPLICATION	RS JH		
2	PRELIMINARY DA	RS JH		
1	AS EXISTING	RS JH	A	15.10.2026
DRAWING		DB / CB	SCALE	DWG NO.

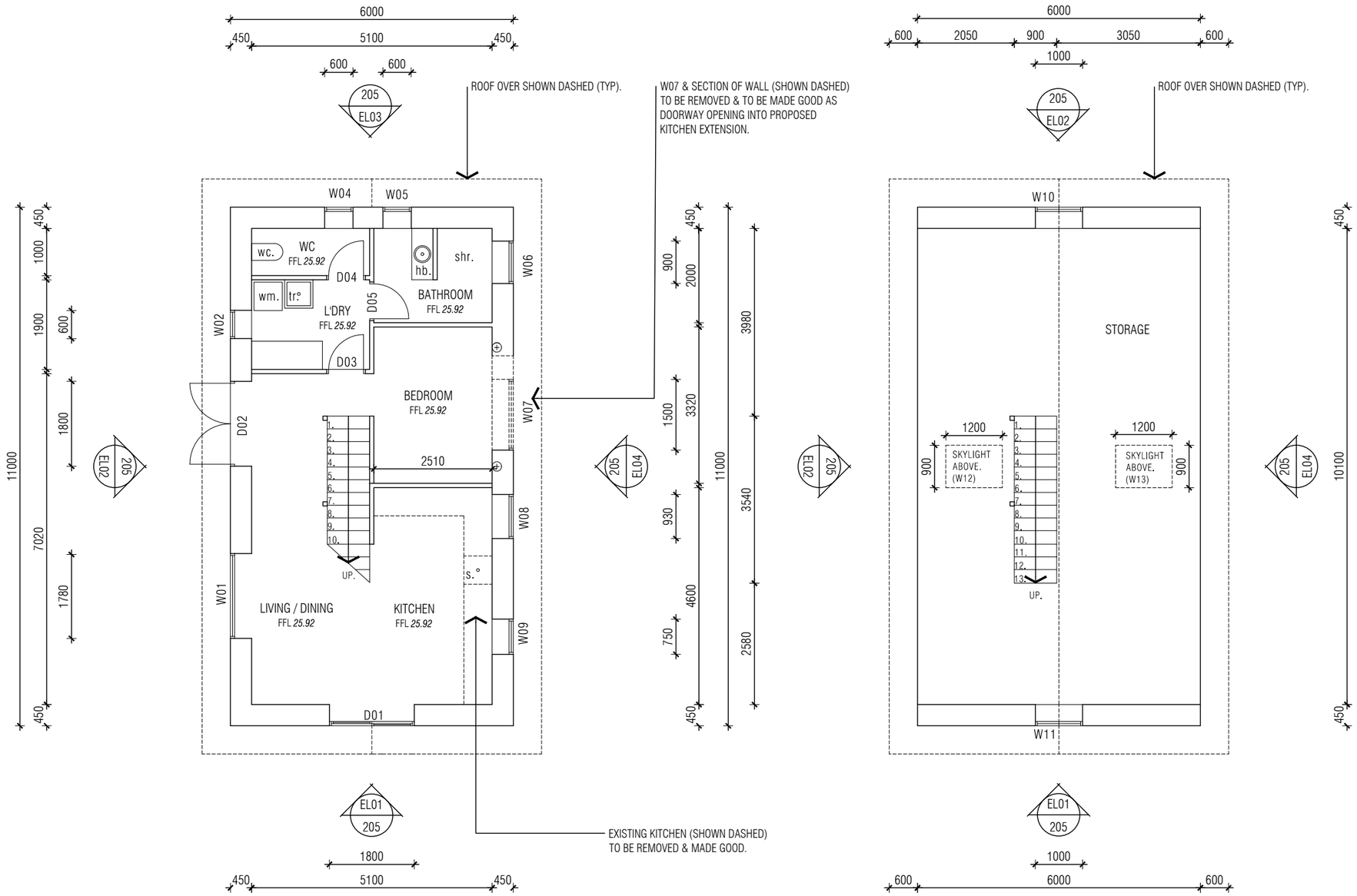
A3
1:500
2611-202

The builder/ contractor shall verify job dimensions and elements prior to commencing work. (c) No part of this drawing shall be reproduced or otherwise dealt with, without the written consent of Designful, Hilliard Design pty ltd.

NOTES:
ALL WORKS TO COMPLY WITH THE NCC, CURRENT AUSTRALIAN STANDARDS.

SYMBOL AND MATERIAL KEY

FFL	FINISHED FLOOR LEVEL
D##	DOOR NUMBER
hb	HAND BASIN
s	SINK
shr	SHOWER
tr	LAUNDRY TROUGH
W##	WINDOW NUMBER
wc	TOILET
wm	WASHING MACHINE



EXISTING DWELLING GROUND FLOOR PLAN
1:100

EXISTING DWELLING FIRST FLOOR PLAN
1:100

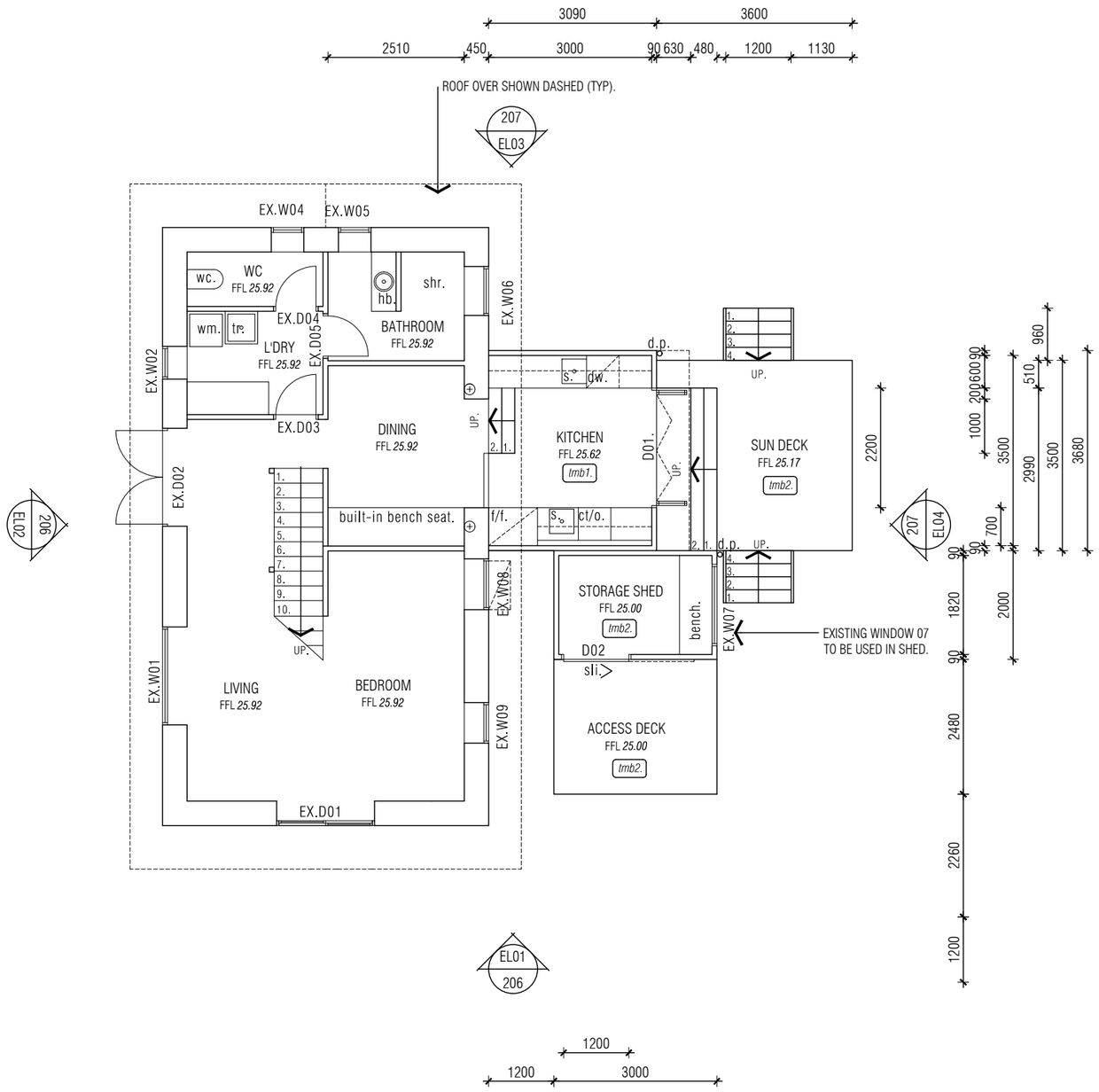
DESIGNFUL CREATIVE MINDFUL RESOURCEFUL	8 TORNEYS ROAD, BEAUTY POINT.	JACQUELINE MULBERRY.	JANE HILLIARD (CC6237 H) jane@designful.com.au / 0438 578 518	**EXISTING FLOOR PLAN.**	3 DEVELOPMENT APPLICATION RS JH 2 PRELIMINARY DA RS JH 1 AS EXISTING RS JH	A 15.10.2026	A3 1:100	**2611-203**
WWW.DESIGNFUL.COM.AU	PROJECT	OWNER	DESIGNER	DRAWING	REV DB / CB	ISSUE DATE	SCALE	DWG NO.

The builder/ contractor shall verify job dimensions and elements prior to commencing work. (c) No part of this drawing shall be reproduced or otherwise dealt with, without the written consent of Designful, Hilliard Design pty ltd.

NOTES:
ALL WORKS TO COMPLY WITH THE NCC, CURRENT AUSTRALIAN STANDARDS.

SYMBOL AND MATERIAL KEY

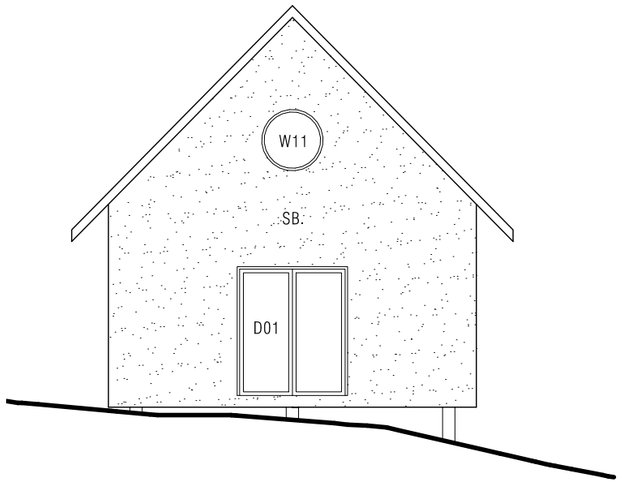
FFL	FINISHED FLOOR LEVEL
ct/o.	COOK TOP + OVEN
D##	DOOR NUMBER
d.p.	DOWN PIPE TO CONNECT INTO EXISTING ONSITE STORM WATER CONNECTION.
dw	DISHWASHER
EX.D##	EXISTING DOOR
EX.W##	EXISTING WINDOW
f/f	FRIDGE FREEZER
hb	HAND BASIN
p.	PANTRY CUPBOARD
s	SINK
shr	SHOWER
tmb1	HARDWOOD TIMBER FLOORING
tmb2	BAL COMPLIANT HARDWOOD TIMBER DECKING
tr	LAUNDRY TROUGH
W##	WINDOW NUMBER
wc	TOILET
wm	WASHING MACHINE



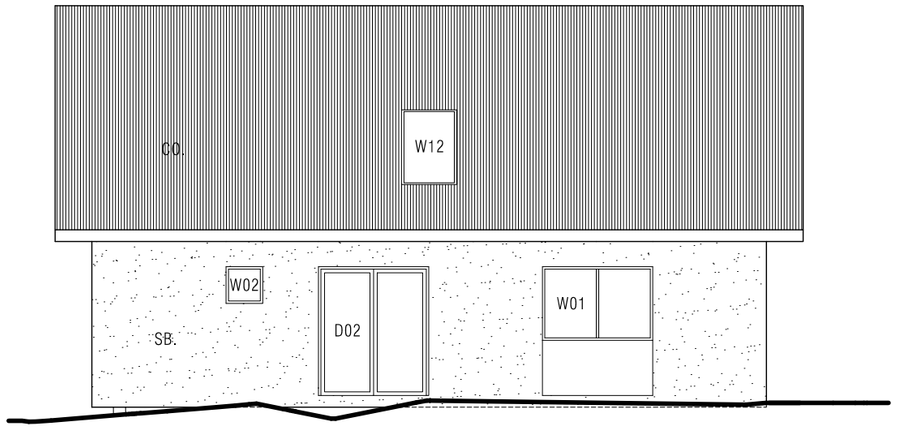
PROPOSED DWELLING GROUND FLOOR PLAN
1:100

DESIGNFUL CREATIVE MINDFUL RESOURCEFUL	8 TORNEYS ROAD, BEAUTY POINT.	JACQUELINE MULBERRY.	JANE HILLIARD (CC6237 H) jane@designful.com.au / 0438 578 518	**PROPOSED FLOOR PLAN.**	3 DEVELOPMENT APPLICATION RS JH 2 PRELIMINARY DA RS JH 1 AS EXISTING RS JH	A	15.10.2026	A3 1:100	**2611-204**
	PROJECT	OWNER	DESIGNER	DRAWING	REV DB / CB	ISSUE	DATE	SCALE	DWG NO.

The builder/ contractor shall verify job dimensions and elements prior to commencing work. (c) No part of this drawing shall be reproduced or otherwise dealt with, without the written consent of Designful, Hilliard Design pty ltd.



EL01 EXISTING SOUTHERN ELEVATION
1:100



EL02 EXISTING WESTERN ELEVATION
1:100

NOTES

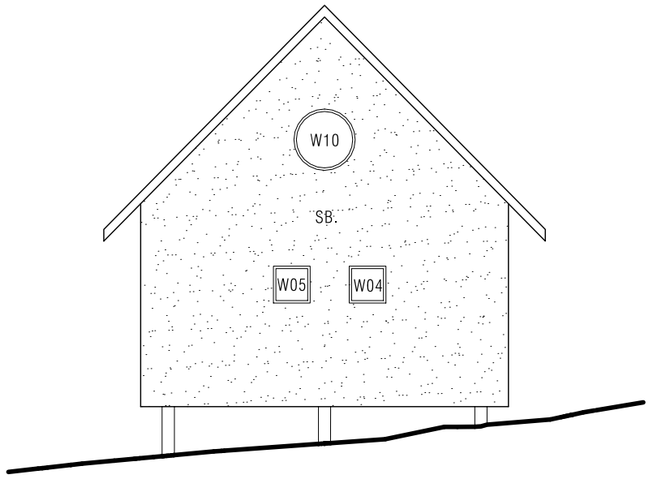
ALL WORKS TO COMPLY WITH THE NCC, CURRENT AUSTRALIAN STANDARDS.
CUSTOM ORB COLORBOND CLADDING TO BE INSTALLED TO AS1562.1-2018.

SYMBOL KEY

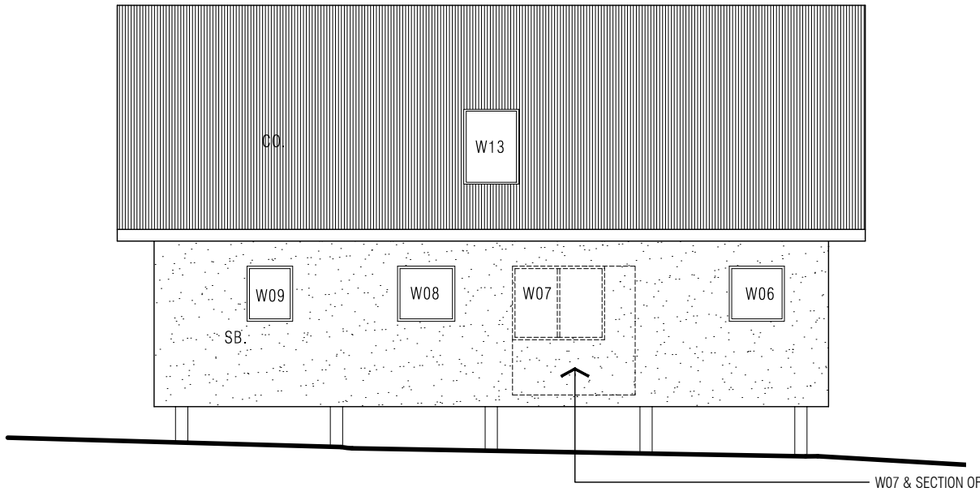
D##	DOOR NUMBER
W##	WINDOW NUMBER

MATERIAL KEY

SB	STRAW BALE, RENDER WITH PAINT FINISH
CO	CUSTOM ORB COLORBOND ROOF CLADDING



EL03 EXISTING NORTHERN ELEVATION
1:100



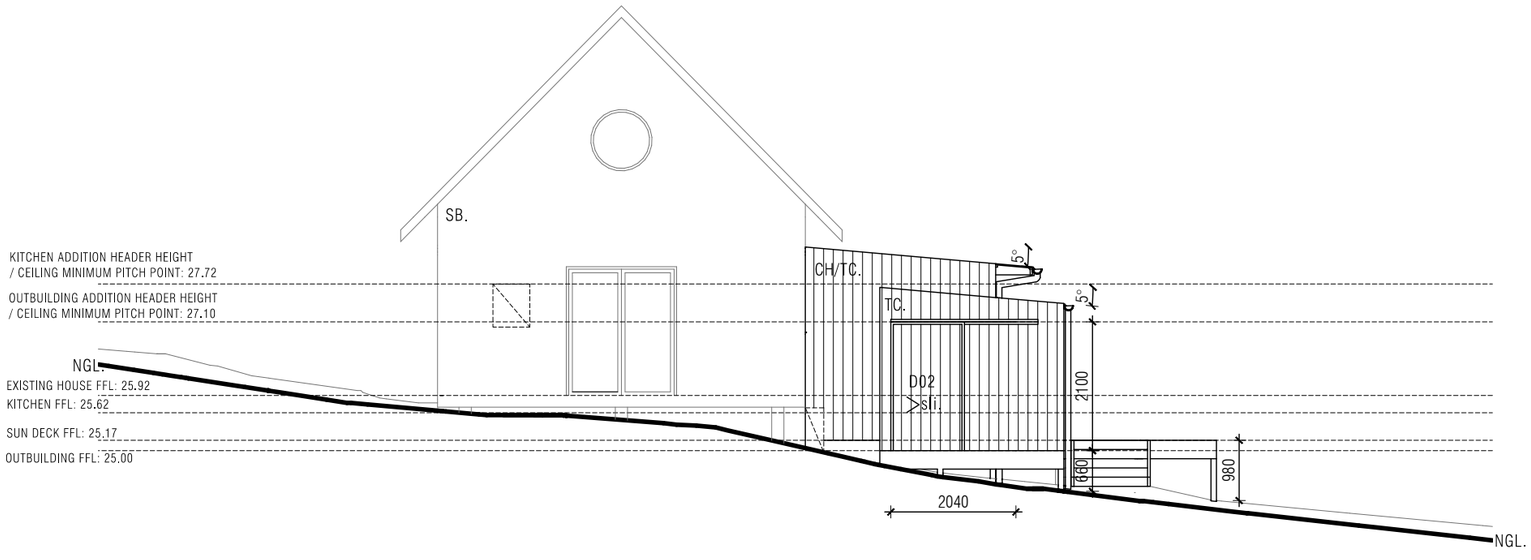
EL04 EXISTING EASTERN ELEVATION
1:100

W07 & SECTION OF WALL (SHOWN DASHED) TO BE REMOVED & TO BE MADE GOOD AS DOORWAY OPENING INTO PROPOSED KITCHEN EXTENSION.

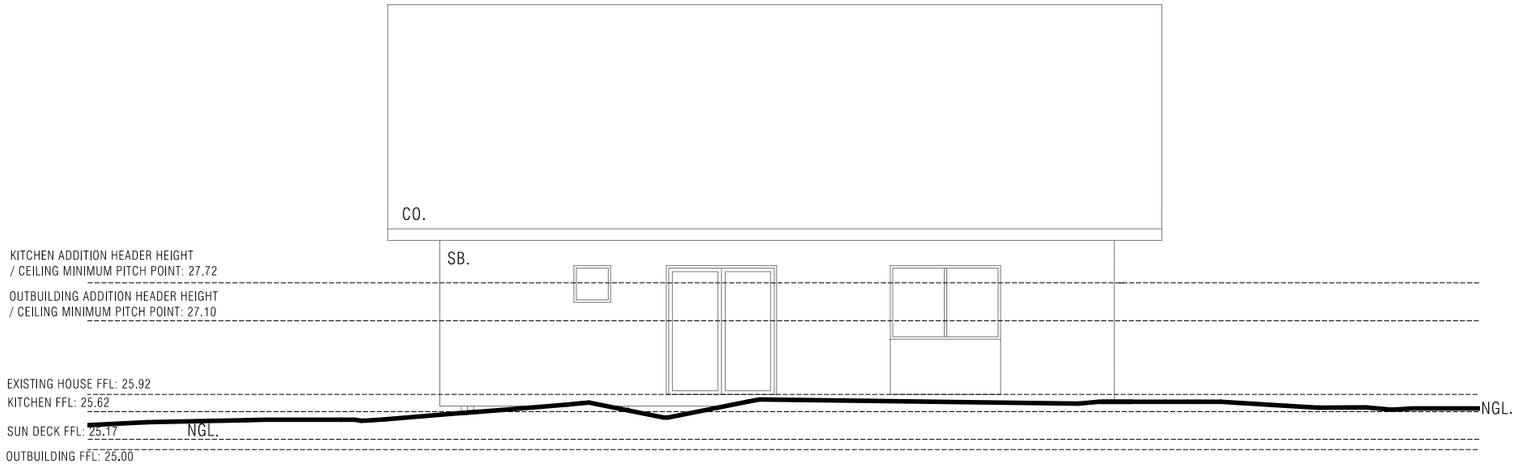
DESIGNFUL
CREATIVE MINDFUL RESOURCEFUL

8 TORNEYS ROAD, BEAUTY POINT.	JACQUELINE MULBERRY.	JANE HILLIARD (CC6237 H) jane@designful.com.au / 0438 578 518	**EXISTING ELEVATIONS.**	3	DEVELOPMENT APPLICATION	RS	JH	A	15.10.2026	A3 1:100	**2611-205**
				2	PRELIMINARY DA	RS	JH				
				1	AS EXISTING	RS	JH				
PROJECT	OWNER	DESIGNER	DRAWING	REV			DB / CB	ISSUE	DATE	SCALE	DWG NO.

The builder/ contractor shall verify job dimensions and elements prior to commencing work. (c) No part of this drawing shall be reproduced or otherwise dealt with, without the written consent of Designful, Hilliard Design pty ltd.



EL01 PROPOSED SOUTHERN ELEVATION
1:100



EL02 PROPOSED WESTERN ELEVATION
1:100

NOTES

ALL WORKS TO COMPLY WITH THE NCC, CURRENT AUSTRALIAN STANDARDS.
CUSTOM ORB COLORBOND CLADDING TO BE INSTALLED TO AS1562.1-2018.

SYMBOL KEY

D##	DOOR NUMBER
W##	WINDOW NUMBER

MATERIAL KEY

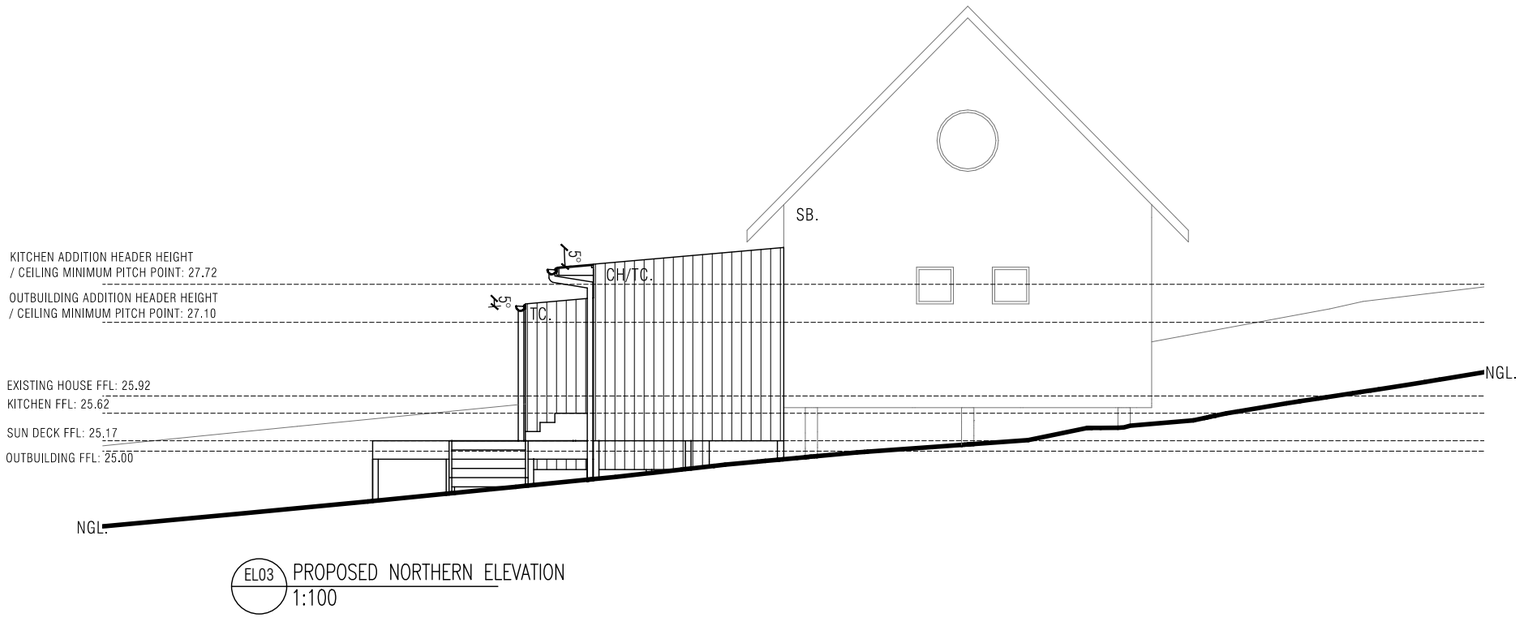
CO	CUSTOM ORB COLORBOND ROOF CLADDING
SB	STRAW BALE, RENDER WITH PAINT FINISH
CH/TC	VERTICAL CHARRED FINISH BAL COMPLIANT TIMBER CLADDING.
TC	VERTICAL SHIPLAP BAL COMPLIANT TIMBER CLADDING.

DESIGNFUL
CREATIVE MINDFUL RESOURCEFUL

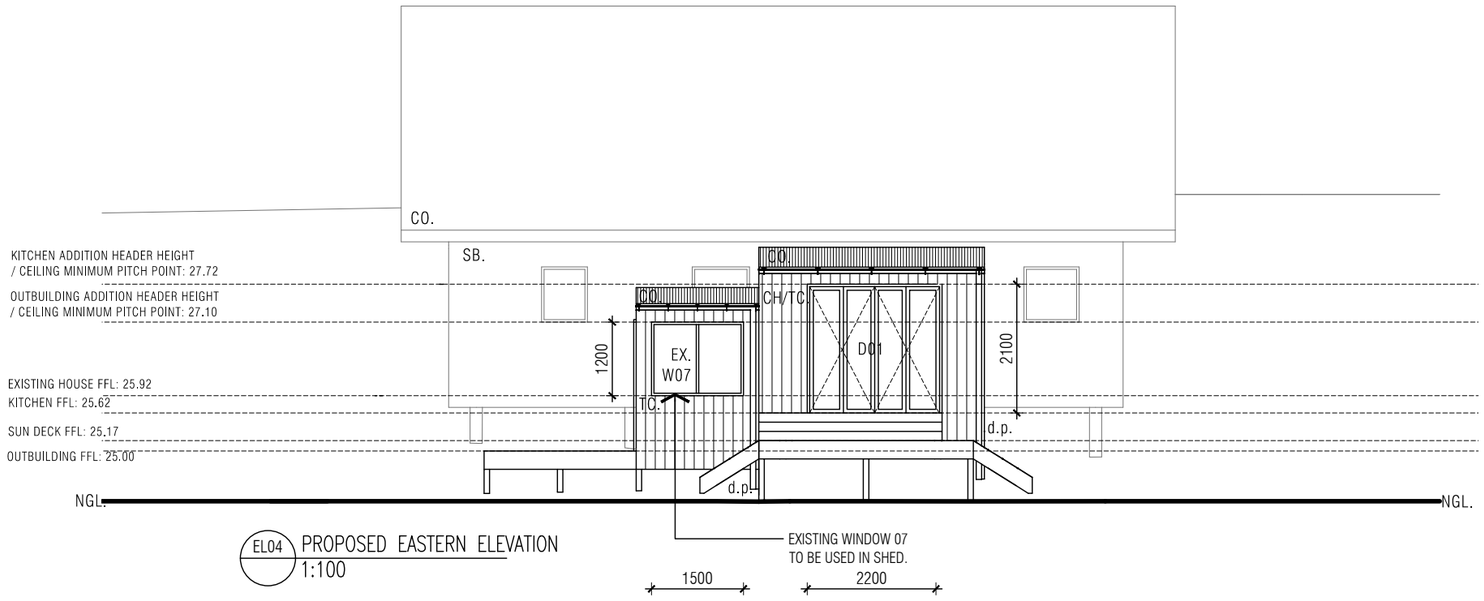
8 TORNEYS ROAD, BEAUTY POINT.	JACQUELINE MULBERRY.	JANE HILLIARD (CC6237 H) jane@designful.com.au / 0438 578 518	**PROPOSED ELEVATIONS 1-2.**	3 DEVELOPMENT APPLICATION RS JH 2 PRELIMINARY DA RS JH 1 AS EXISTING RS JH	A	15.10.2026	A3 1:100	**2611-206**
PROJECT	OWNER	DESIGNER	DRAWING	REV DB / CB	ISSUE	DATE	SCALE	DWG NO.

WWW.DESIGNFUL.COM.AU

The builder/ contractor shall verify job dimensions and elements prior to commencing work. (c) No part of this drawing shall be reproduced or otherwise dealt with, without the written consent of Designful, Hilliard Design pty ltd.



EL03 PROPOSED NORTHERN ELEVATION
1:100



EL04 PROPOSED EASTERN ELEVATION
1:100

NOTES

ALL WORKS TO COMPLY WITH THE NCC, CURRENT AUSTRALIAN STANDARDS.
CUSTOM ORB COLORBOND CLADDING TO BE INSTALLED TO AS1562.1-2018.

SYMBOL KEY

D##	DOOR NUMBER
W##	WINDOW NUMBER

MATERIAL KEY

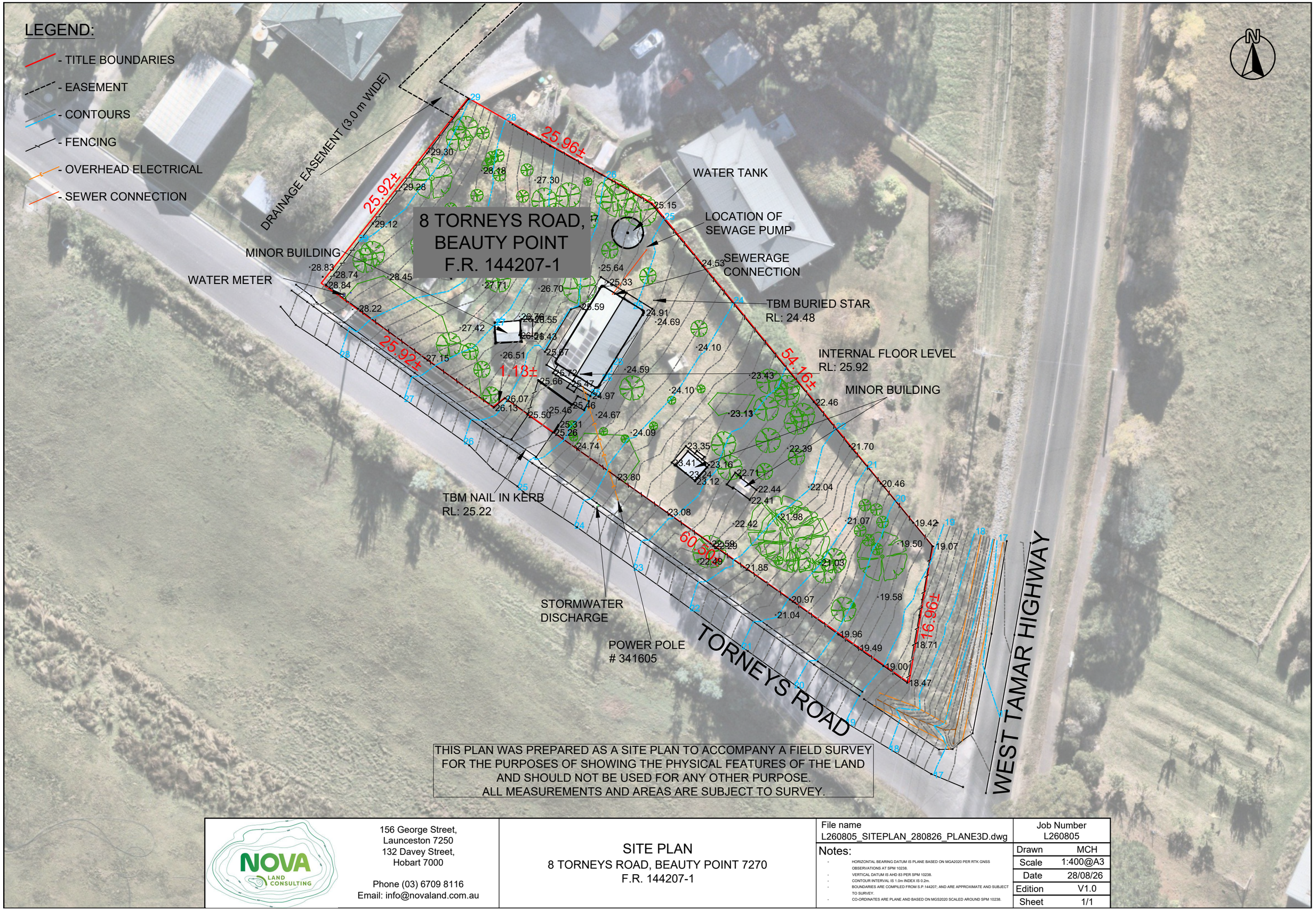
CO	CUSTOM ORB COLORBOND ROOF CLADDING
d.p.	DOWN PIPE TO CONNECT INTO EXISTING STORM WATER CONNECTION
SB	STRAW BALE, RENDER WITH PAINT FINISH
CH/TC	VERTICAL CHARRED FINISH BAL COMPLIANT TIMBER CLADDING.
TC	VERTICAL SHIPLAP BAL COMPLIANT TIMBER CLADDING.

DESIGNFUL
CREATIVE MINDFUL RESOURCEFUL

8 TORNEYS ROAD, BEAUTY POINT.	JACQUELINE MULBERRY.	JANE HILLIARD (CC6237 H) jane@designful.com.au / 0438 578 518	**PROPOSED ELEVATIONS 3-4.**	3 DEVELOPMENT APPLICATION RS JH 2 PRELIMINARY DA RS JH 1 AS EXISTING RS JH	A	15.10.2026	A3 1:100	**2611-207**
PROJECT	OWNER	DESIGNER	DRAWING	REV DB / CB	ISSUE	DATE	SCALE	DWG NO.

WWW.DESIGNFUL.COM.AU

The builder/ contractor shall verify job dimensions and elements prior to commencing work. (c) No part of this drawing shall be reproduced or otherwise dealt with, without the written consent of Designful, Hilliard Design pty ltd.



THIS PLAN WAS PREPARED AS A SITE PLAN TO ACCOMPANY A FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

NOVA LAND CONSULTING

156 George Street,
Launceston 7250
132 Davey Street,
Hobart 7000

Phone (03) 6709 8116
Email: info@novaland.com.au

SITE PLAN

8 TORNEYS ROAD, BEAUTY POINT 7270
F.R. 144207-1

File name
L260805_SITEPLAN_280826_PLANE3D.dwg

Notes:

- HORIZONTAL BEARING DATUM IS PLANE BASED ON MGA2020 PER RTK GNSS OBSERVATIONS AT SPM 10238.
- VERTICAL DATUM IS AHD 83 PER SPM 10238.
- CONTOUR INTERVAL IS 1.0m INDEX IS 0.2m.
- BOUNDARIES ARE COMPILED FROM S.P.144207; AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
- CO-ORDINATES ARE PLANE AND BASED ON MGS2020 SCALED AROUND SPM 10238.

Job Number	L260805
Drawn	MCH
Scale	1:400@A3
Date	28/08/26
Edition	V1.0
Sheet	1/1