

# ATTACHMENT A



**CALIBAN**  
CONSULTING

**Contacts**  
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0418 445 313

**Drawing**  
No.: ANB1 DA01  
Date: 6 Nov 2022  
Scale: 1:2,500 @ A2  
1:5,000 @ A4

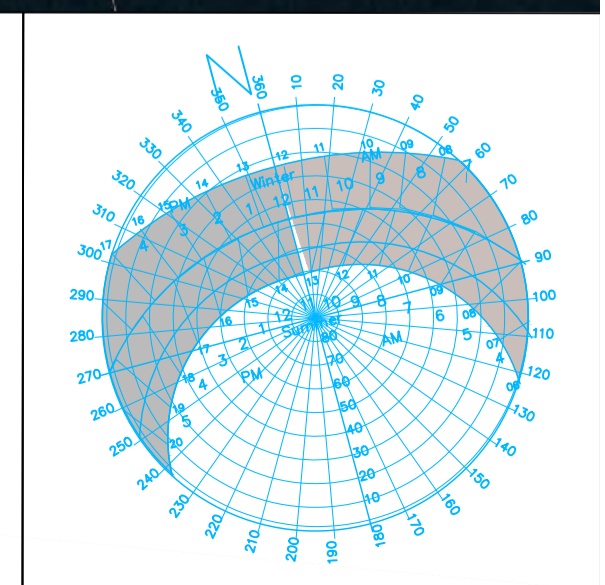
**Accommodation**  
East: Cabin Type A 8  
Cabin Type D 14  
West: Cabin Type A 10  
Cabin Type B 1  
Total 33

*Allure* Norfolk Bay  
Master Plan  
vJ

**Sorell Council**  
Development Application: Response  
to request for information - 297  
Primrose sands road, primrose Sands  
Plans Reference: P3  
Date Received: 2/02/2023

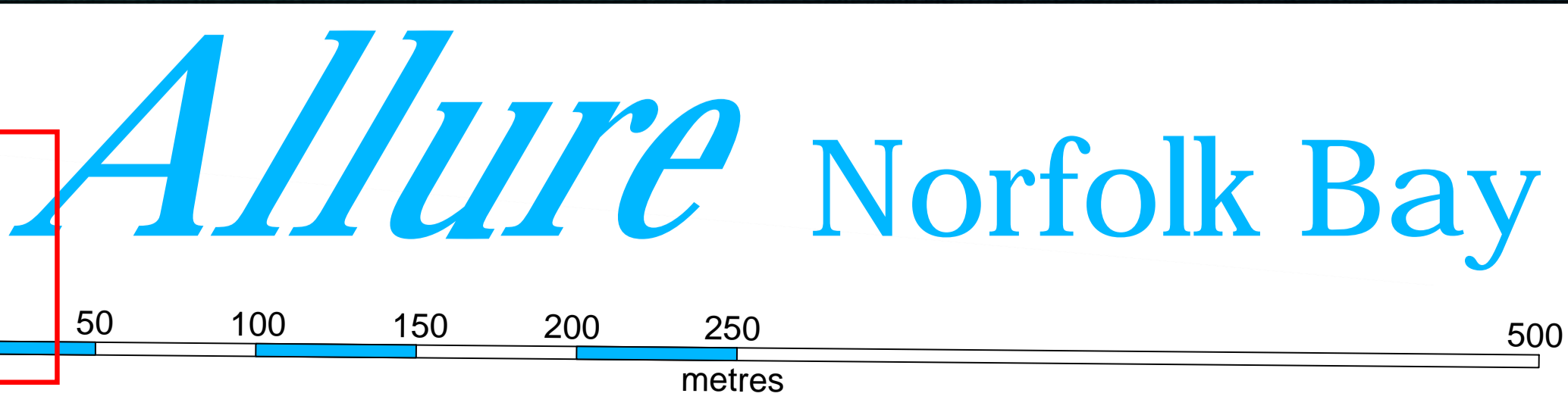
**Key**  
A. Cabin Type A  
B. Cabin Type B  
C. Cabin Type D  
D. Massage/Sauna Centre  
E. The Lodge (reception  
/dining)  
F. Parking

G. Connellys Marsh Road  
H. Allure Entry  
J. Emergency Access only  
K. Primrose Sands Rd  
L. Grave Site  
M. Aboriginal Heritage Site  
(refer ACHA for detailed  
assessment)





**Sorell Council**  
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 Primrose sands road, primrose Sands  
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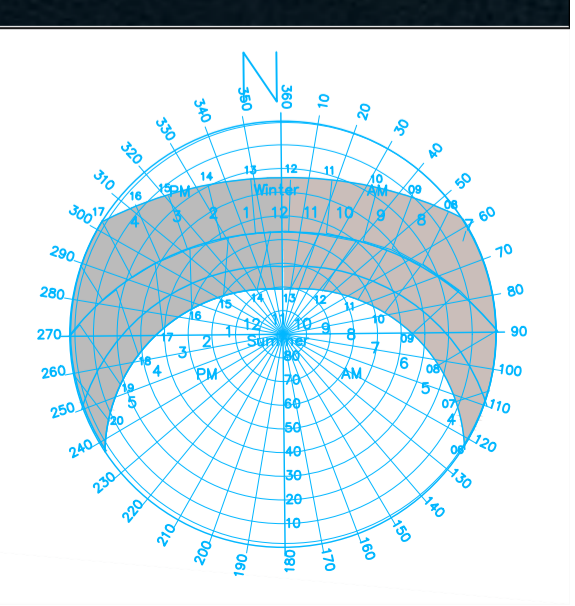


Key

- A. Cabin Type A
- B. Cabin Type B
- C. Grave Site
- D. Emergency Access only
- E. Aboriginal Heritage Site (refer ACHA for detailed assessment)

Accommodation

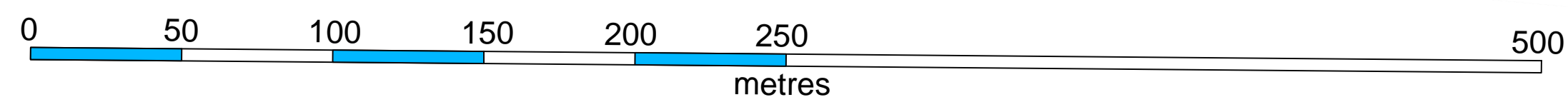
East:	Cabin Type A 8 Cabin Type D 14
West:	Cabin Type A 10 Cabin Type B 1
<b>Total</b>	<b>33</b>





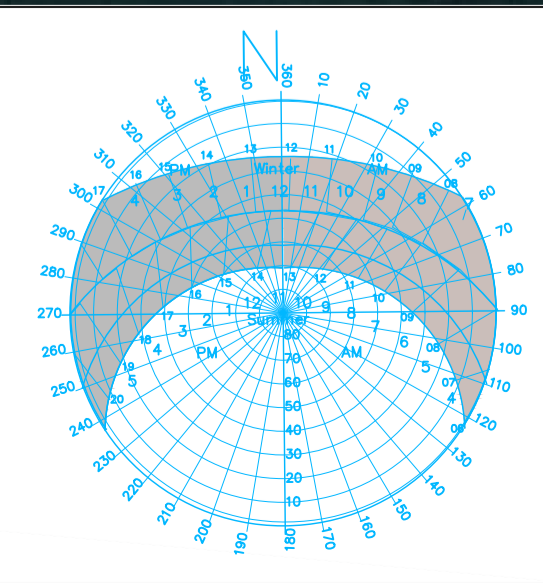
**Sorell Council**  
Development Application: Response  
to request for information - 297  
Primrose sands road, primrose Sands  
Plans Reference: P3  
Date Received: 2/02/2023

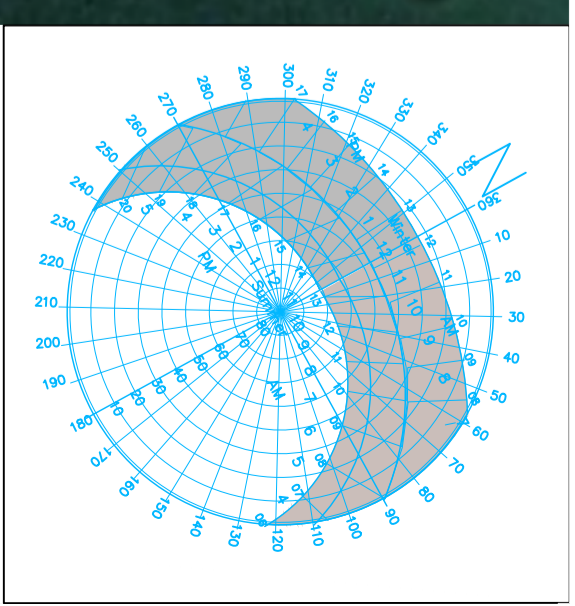
*Allure* Norfolk Bay

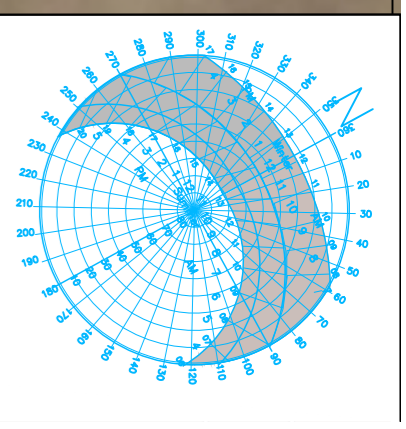
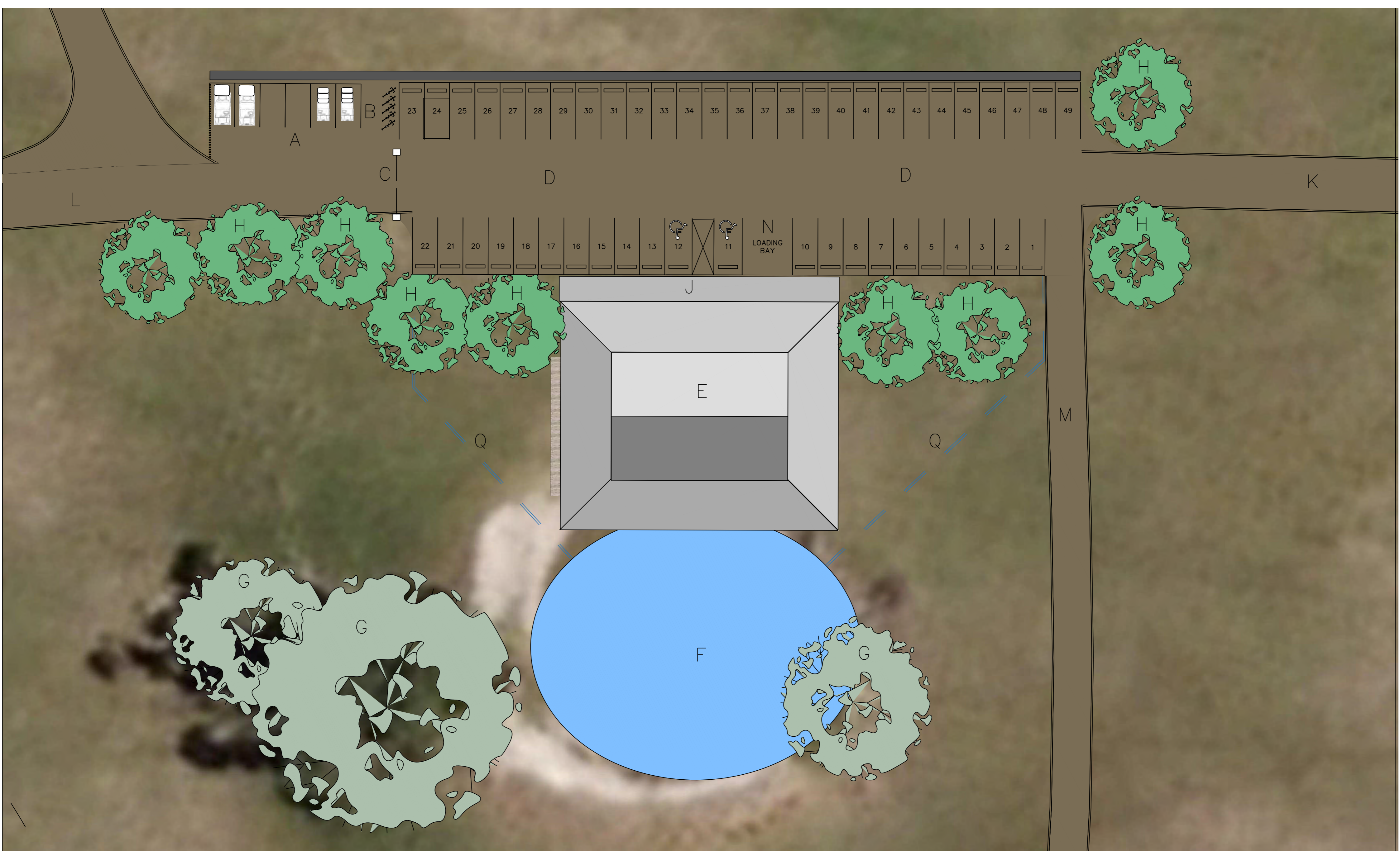


- A. Cabin Type A
- B. The Lodge (reception /dining)
- C. Grave Site
- D. Cabin Type D
- E. Massage/Sauna Centre
- F. Aboriginal Heritage Site (refer ACHA for detailed assessment)

Accommodation	
East:	
West:	
Total	







Drawing

No.: ANB2 DA02  
 Date: 15 June 2022  
 Scale: 1:50 @ A1  
 1:100 @ A3

**Sorell Council**  
 Development Application: Response  
 to request for information - 297  
 Primrose sands road, primrose Sands  
 Plans Reference: P3  
 Date Received: 2/02/2023

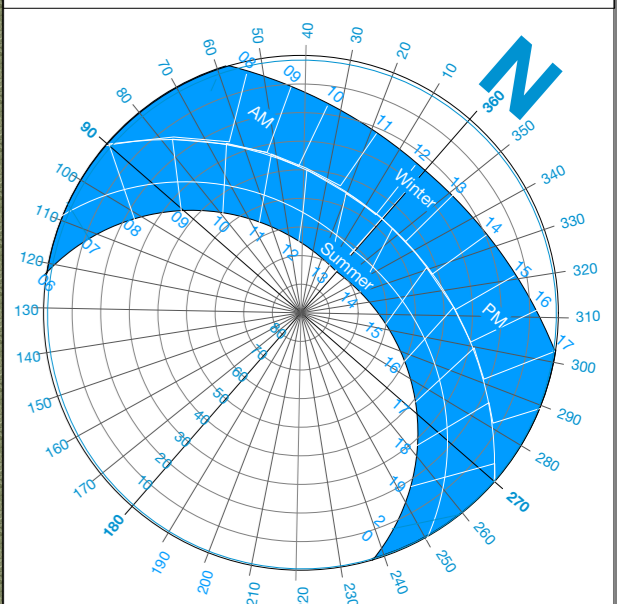
**Areas**

Dining Area 150m<sup>2</sup>  
 Back of House 110m<sup>2</sup>  
 Total Inside 260m<sup>2</sup>

Decks 248m<sup>2</sup>  
 Verandah 40m<sup>2</sup>  
 Total Outside 256m<sup>2</sup>

**Key**

- A. Rubbish Bins
- B. Fire Wood
- C. Freezer
- D. Cold Store
- E. Dry Store
- F. Kitchen
- G. Servery
- H. Bar
- J. Reception
- K. Coats
- L. Lowered Verandah
- M. Pergola over
- N. Clerestory over
- P. Exposed Trusses over
- Q. Conservatory



Sections

vC

Drawing

No.: ANB2 DA03  
 Date: 6 June 2022  
 Scale: 1:50 @ A1  
 1:100 @ A3

Areas

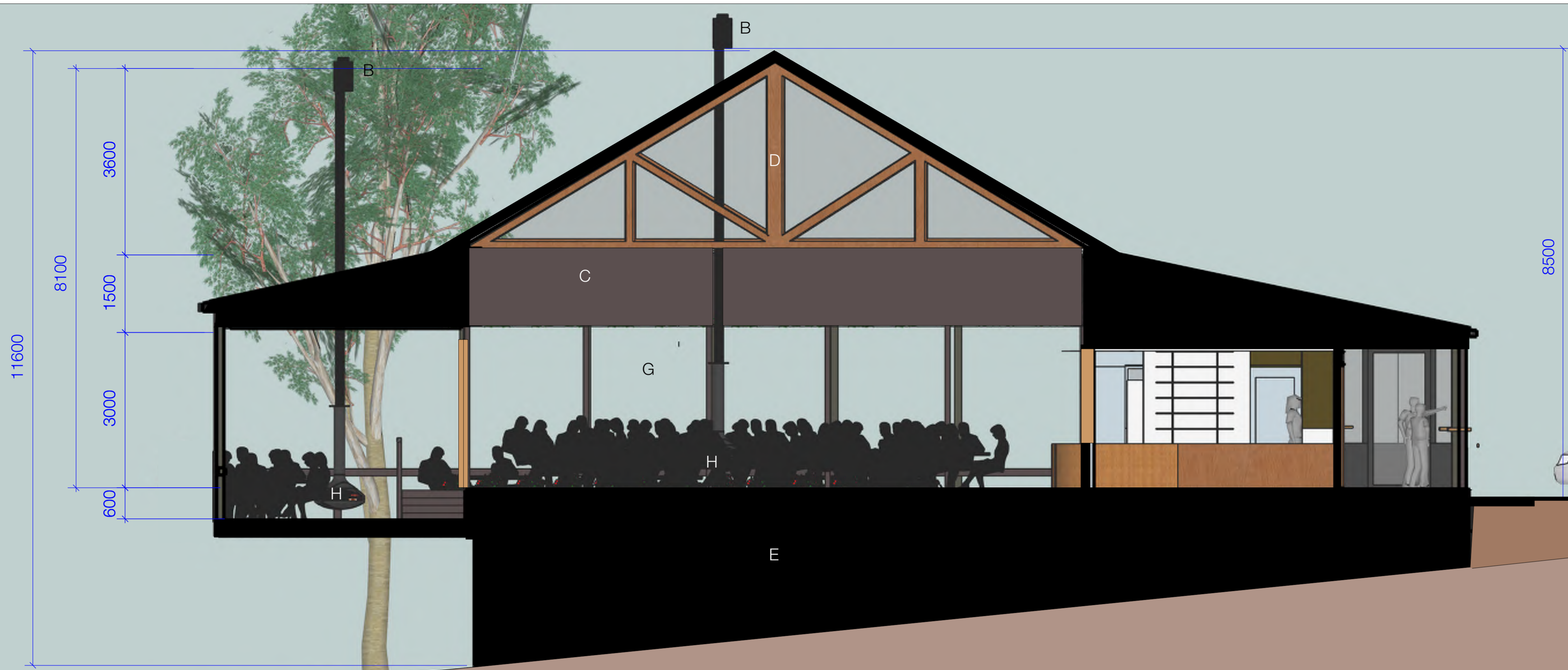
Dining Area	150m <sup>2</sup>
Back of House	110m <sup>2</sup>
Total Inside	260m <sup>2</sup>

Decks	248m <sup>2</sup>
Verandah	40m <sup>2</sup>
Total Outside	256m <sup>2</sup>

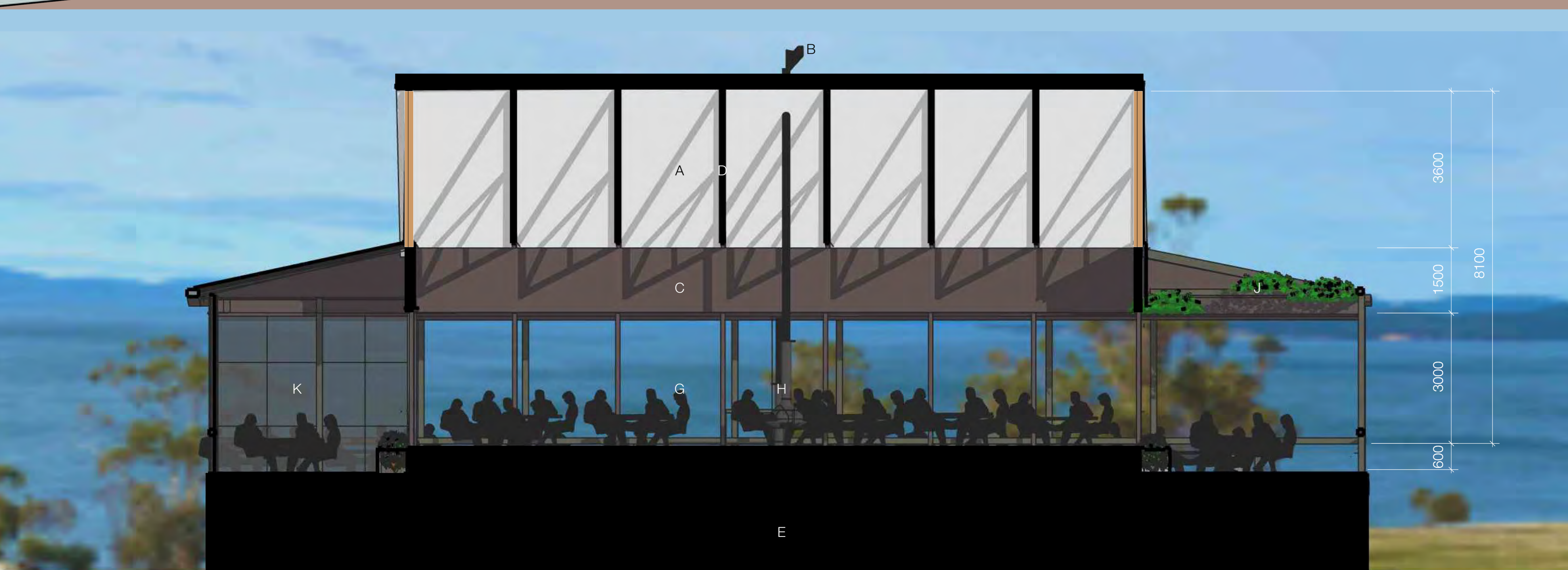
Key

- A. P/B Ceiling
- B. Rotating Flue
- C. Timber Panelling
- D. HW Trusses
- E. Sub-Floor Space
- F. Compacted Fill
- G. Grey Sliding Al. Doors
- H. Wood Heaters
- J. HW Pergola
- K. Conservatory

**Sorell Council**  
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 to request for information - 297  
 Primrose sands road, primrose Sands  
 Plans Reference: P3  
 Date Received: 2/02/2023



Section AA



Section BB

**Areas**

Dining Area	150m <sup>2</sup>
Back of House	110m <sup>2</sup>
Total Inside	260m <sup>2</sup>

Decks	248m <sup>2</sup>
Verandah	40m <sup>2</sup>
Total Outside	256m <sup>2</sup>

**Key**

- A. 'Surfmist' Matt CGI
- B. Rotating Flue
- C. Grey Al. Double Glazing
- D. HW Glazed Doors
- E. Charred Vert. Boarding
- F. Dark Grey Render
- G. Greenhouse
- H. Door Paint to match wall
- J. Al. Hopper Windows
- K. HW Frame to match wall
- L. Double Glazed grey Al.



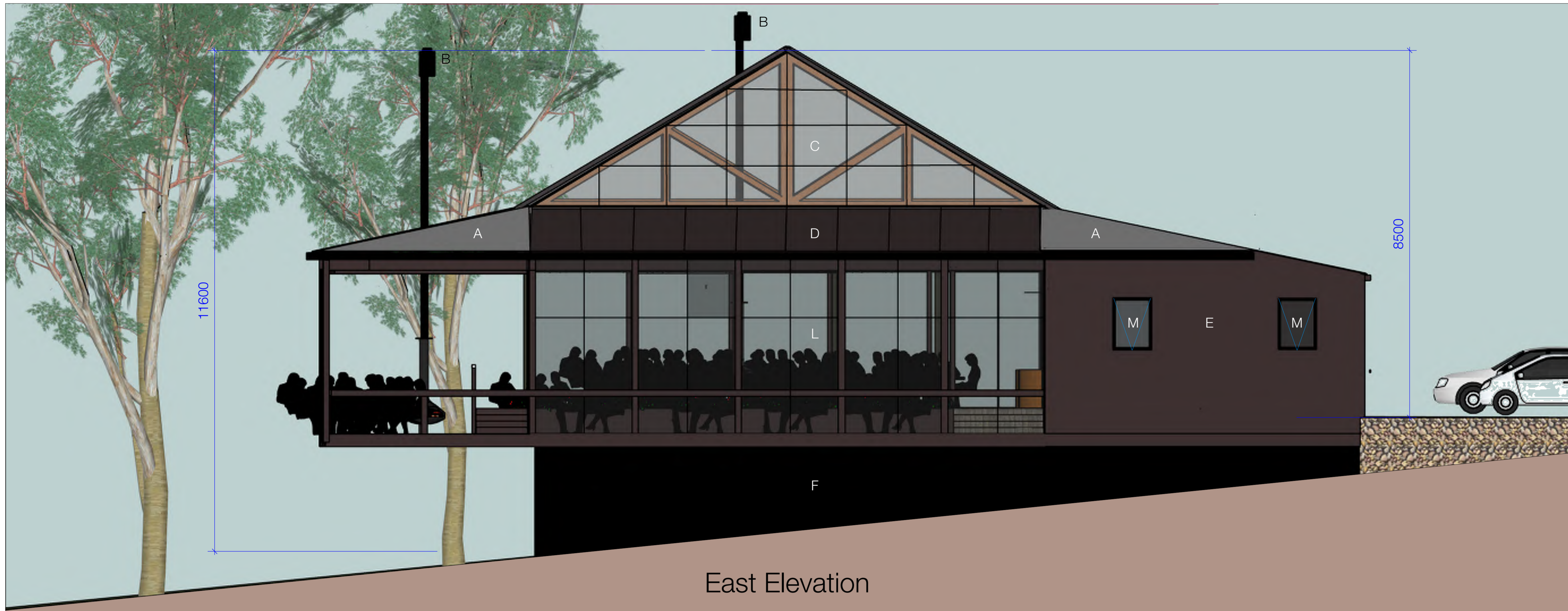
Development Application: Response  
 to request for information - 297  
 Primrose sands road, primrose Sands  
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 Date Received: 2/02/2023



South Elevation



North Elevation



East Elevation

Areas

Dining Area	150m <sup>2</sup>
Back of House	110m <sup>2</sup>
Total Inside	260m <sup>2</sup>
Decks	248m <sup>2</sup>
Verandah	40m <sup>2</sup>
Total Outside	256m <sup>2</sup>



West Elevation

- Key
- A. 'Monument' Matt CGI
  - B. Rotating Flue
  - C. Grey Al. Double Glazing
  - D. Laminated Glass
  - E. Charred Vert. Boarding
  - F. Dark Grey Render
  - G. Greenhouse
  - H. Door Paint to match wall
  - J. HW Pergola
  - K. HW Frame to match wall
  - L. Double Glazed grey Al.
  - M. Al. Hopper Windows

**Sorell Council**  
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# CALIBAN

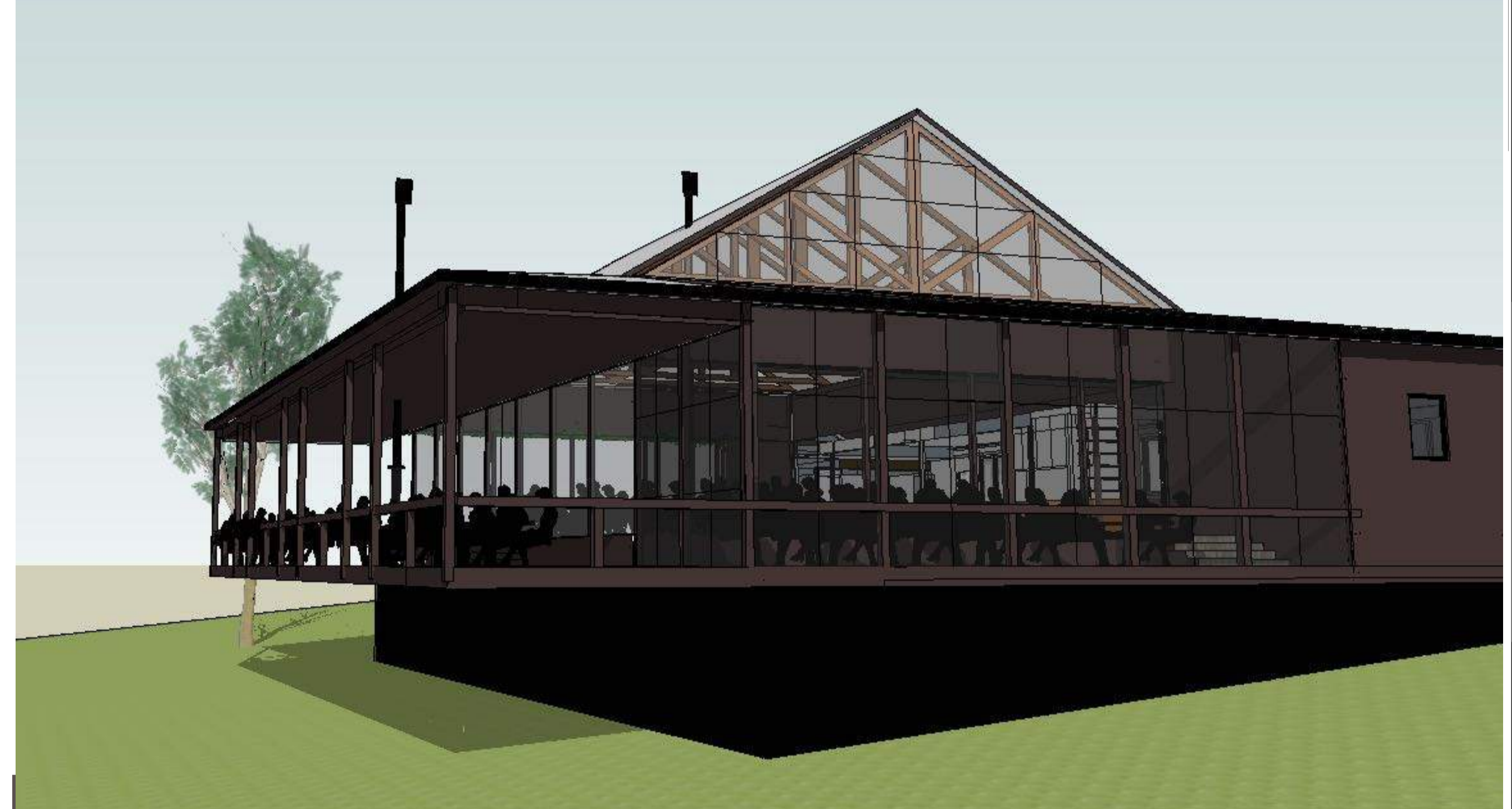
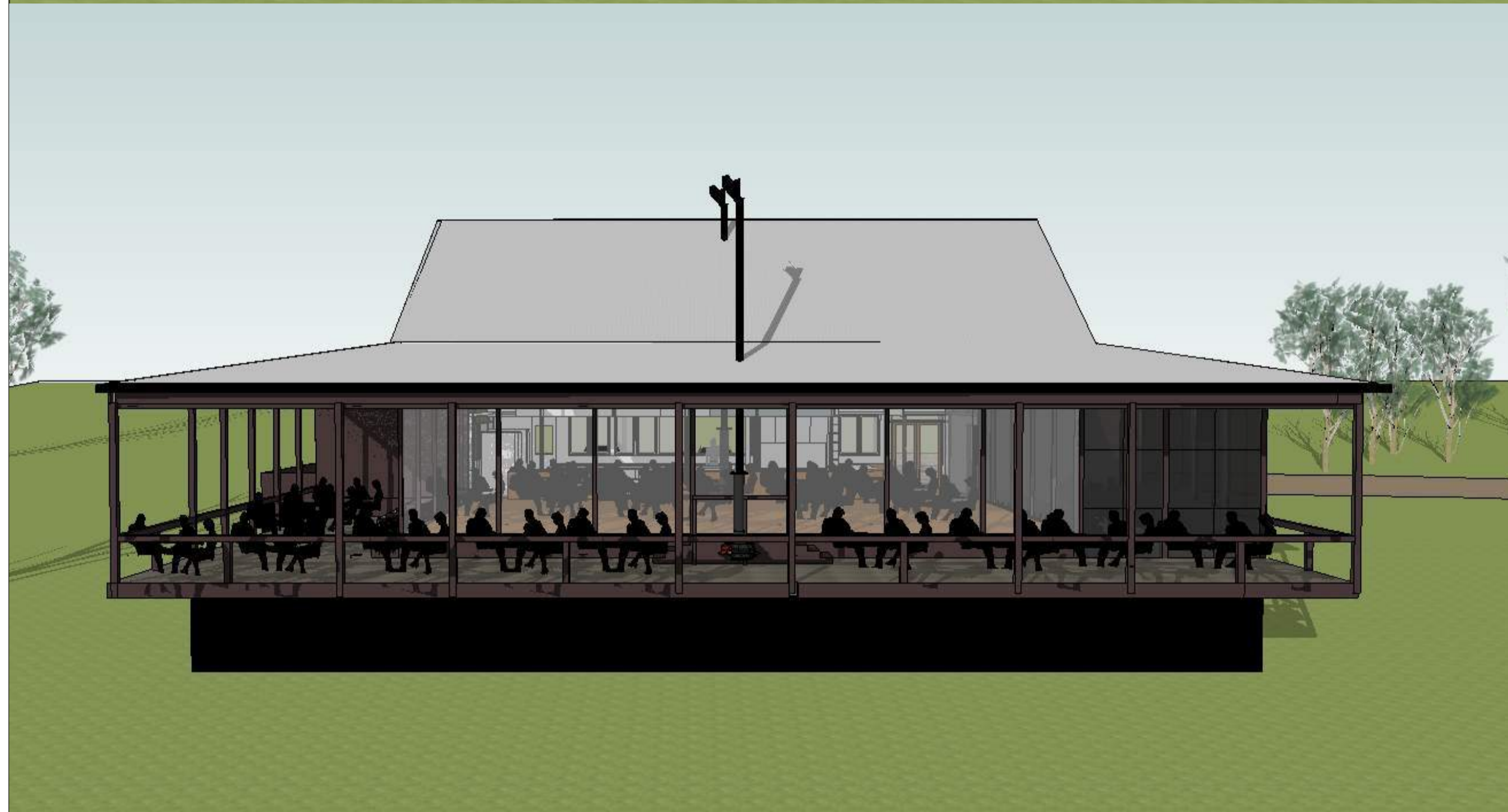
Architect: John Lewis  
Tas. Board of Architects No. 1134  
Tas. Architect Lic. 333532612  
john.lewis@vetica.net  
P.O.Box 219, Orford,  
Tasmania, 7190  
0418 445 313


## CONSULTING

# Allure Norfolk Bay Restaurant Views 2 vC

Drawing

No.: ANB2 DA06  
Date: 6 June 2022  
Scale: 1:50 @ A1  
1:100 @ A3



 **Sorell Council**  
Development Application: Response  
to request for information - 297  
Primrose sands road, primrose Sands  
Plans Reference: P3  
Date Received: 2/02/2023

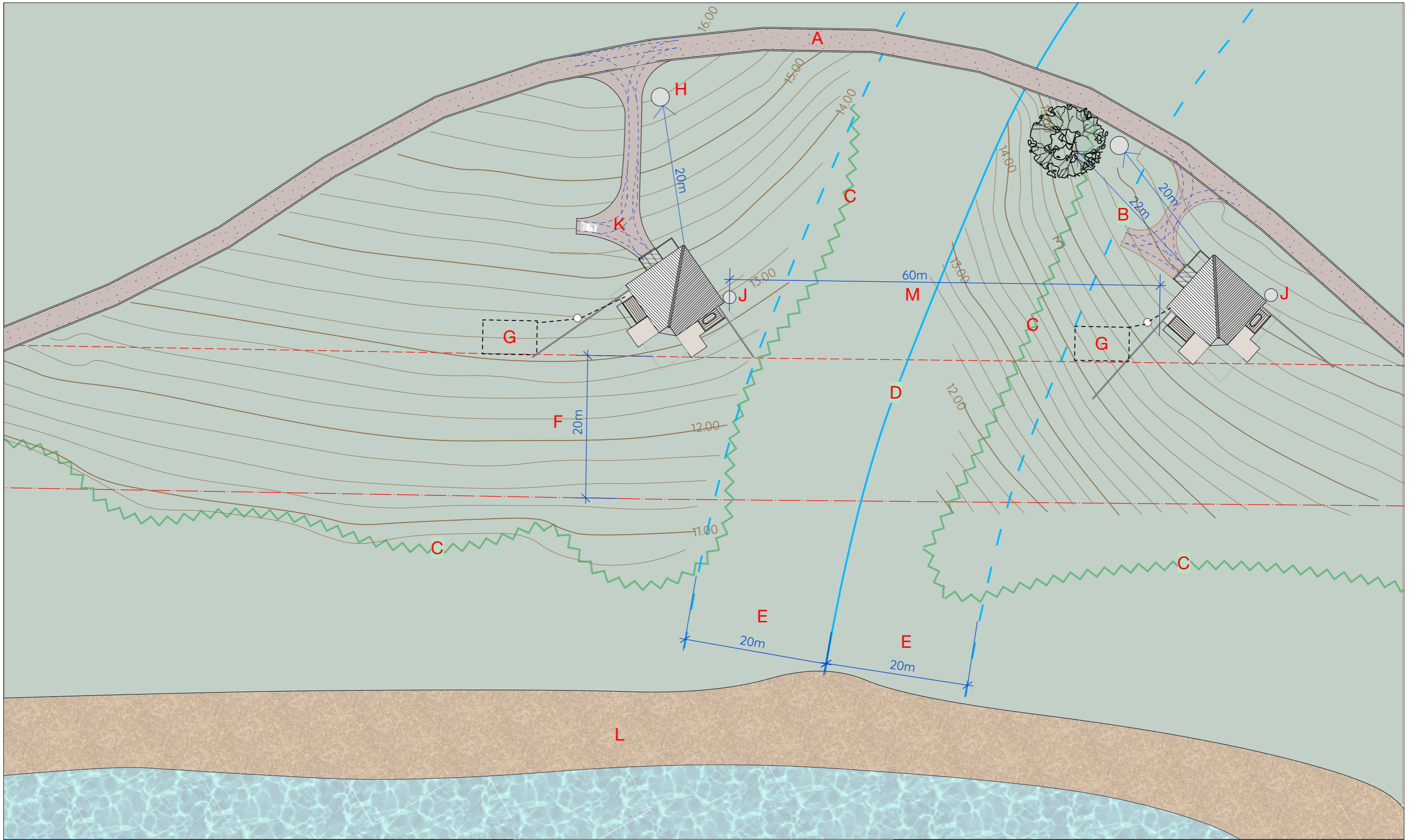


**Allure**  
Norfolk Bay  
Restaurant  
Views 1  
vC

Drawing  
No.: ANB2 DA08  
Date: 6 June 2022  
Scale: 1:50 @ A1  
1:100 @ A3

 **Sorell Council**  
Development Application: Response  
to request for information - 297  
Primrose sands road, primrose Sands  
Plans Reference: P3  
Date Received: 2/02/2023






**CALIBAN**

Contacts:  
 Architect: John Lewis  
 Board of Architects of Tas. No. 1134  
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 Caliban Consulting Pty Ltd  
 john.lewis@vetica.net  
 P.O. Box 219, Orford  
 Tasmania, 7190  
 0418 445 313

Drawing  
 No.: ANB3 DA00  
 Date: 14 Jun 2022  
 Scale: 1:500 @A3

 **Sorell Council**  
 Development Application: Response  
 to request for information - 297  
 Primrose sands road, primrose Sands  
 Plans Reference: P3  
 Date Received: 2/02/2023

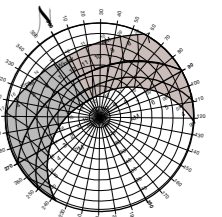
*Allure Norfolk Bay*  
**Cabin Type A - Typical Site Plan**

vC



**Key**

- A. Compacted Gravel Road
- B. Cabins > 22m from Trees
- C. Escarpment
- D. > 20m Riparian Setback
- F. 20m Crown Land Setback
- G. Septic (See OSWD Report)
- H. 10KL Fire Fighting Tank
- J. 4KL RW Tank
- K. Buggy turning Area
- L. Foreshore
- M. Cabins > 60m apart



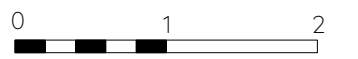
CONSULTING

**Allure  
Norfolk Bay  
Cabin Type A  
Plan**

Drawing

No.: ANB3 DA01  
Date: 19 June 2022  
Scale: 1:100 @A3

vS



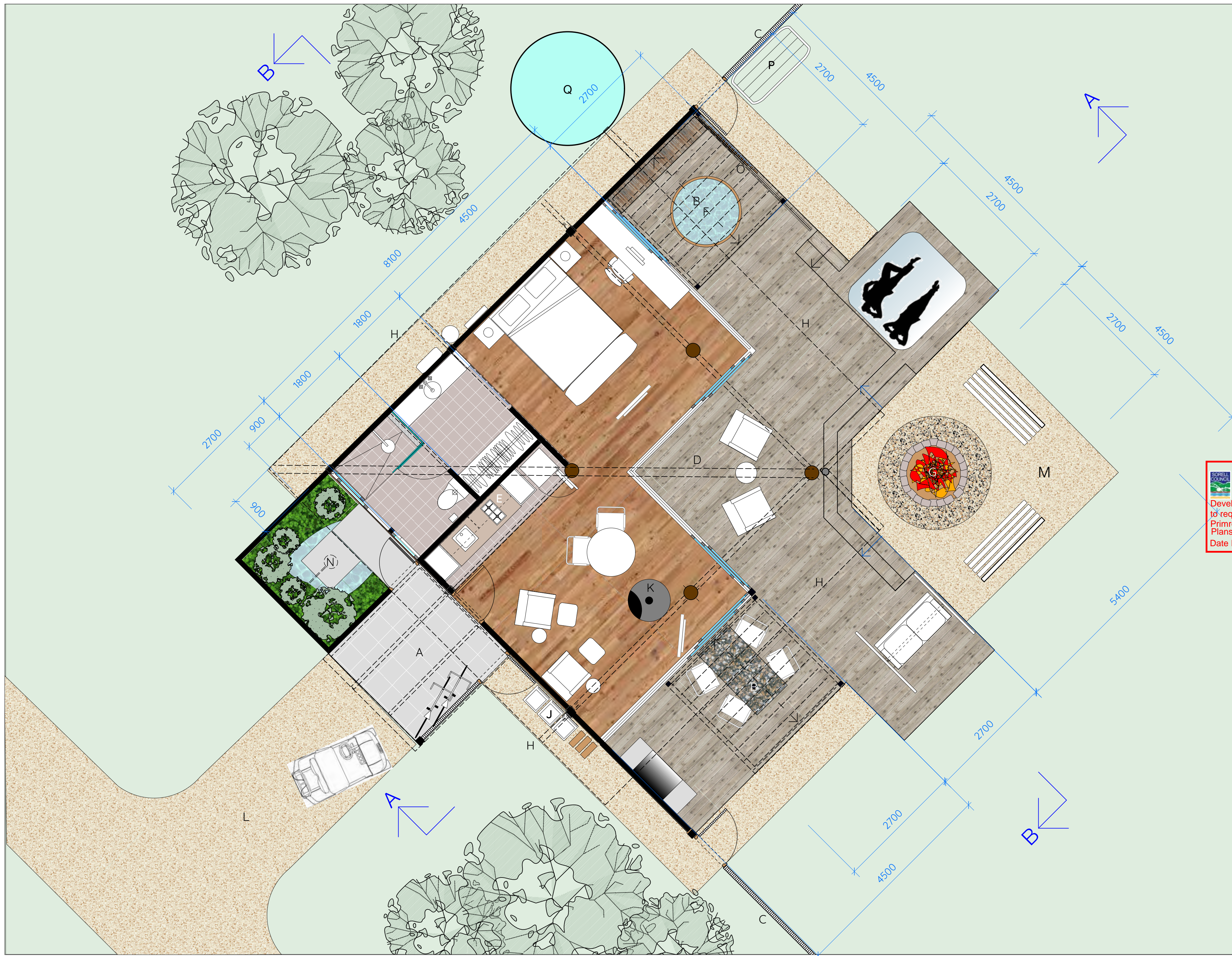
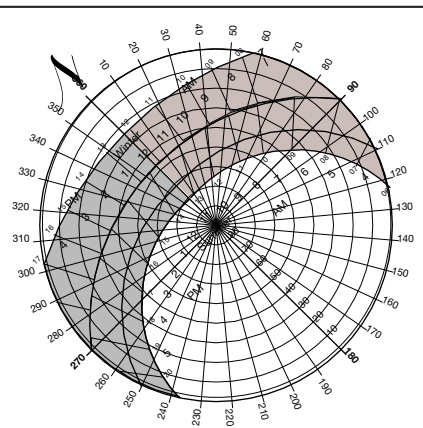
Areas

Internal Area	51m <sup>2</sup>
Deck Areas	62m <sup>2</sup>

 **Sorell Council**  
Development Application: Response  
to request for information - 297  
Primrose sands road, primrose Sands  
Plans Reference: P3  
Date Received: 2/02/2023

Key

- A. Clear Sheeting over
- B. Retractable Awning
- C. 2400 Fencing
- D. Spotted Gum Decking
- E. Kitchenette
- F. Cedar Hot Tub.
- G. Fire Pit
- H. Roofline over
- J. Otto Bins
- K. Suspended Fireplace
- L. Gravel Path & Road
- M. Compacted Sand
- N. Outdoor Shower
- O. Sliding Timber Screens
- P. Drying Rack
- Q. 4KL RW Tank



Allure  
Norfolk Bay  
Cabin Type A  
NE/NW  
Elevations

Drawing

No.: ANB3 DA02  
Date: 6 June 2022  
Scale: 1:100 @A3

vS



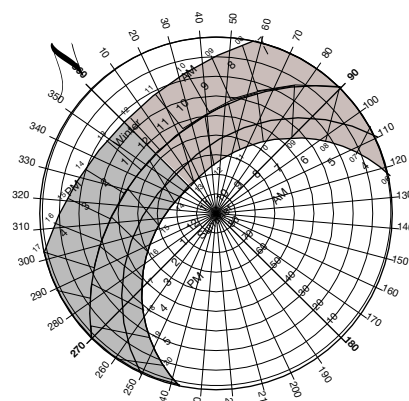
Key

- A. "Bird" Flue Cap
- B. AL. Awning Windows
- C. 'Surfmist' Colorbond
- D. White CFC Soffit
- E. HW Hinged Door, Black
- F. AL. Posts, White PC
- G. 'Basalt' Miniorb Cladding
- H. 2400 High Fencing

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 Primrose sands road, primrose Sands  
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North West Elevation



North East Elevation

**Allure  
Norfolk Bay  
Cabin Type A  
SE/SW Elevations**

Drawing

No.: ANB3 DA03  
Date: 6 June 2022  
Scale: 1:100 @A3

vS



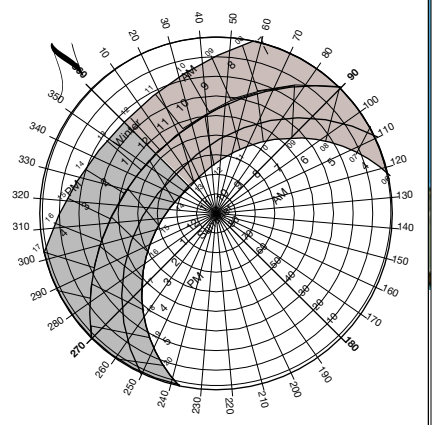
Key

- A. "Bird" Flue Cap
- B. 'Surfmist' Colorbond
- C. Fixed Glazing
- D. Al. Sliding Doors
- E. Suspended Wood Heater
- F. Telegraph Pole Support
- G. 'Basalt' Miniorb Cladding
- H. 2400 High Fencing
- J. Spottend Gum Decking
- K. Fire Pit
- L. HW Slat Screen
- M. Retractable Awning
- N. Timber Hot-tub

**Sorell Council**  
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0418 445 313



South West Elevation



South East Elevation

Allure  
Norfolk Bay  
Cabin Type A  
Sections

Drawing

No.: ANB3 DA04  
Date: 15 June 2022  
Scale: 1:100 @A3

vS



Key

- A. Rotating Cowling to Flue
- B. Al. Awning Windows
- C. 'Surfmist' Colorbond
- D. Suspended Wood Fire
- E. Sliding Al. Doors
- F. Al. Posts, White PC
- G. 'Basalt' Miniorb Cladding
- H. 2400 High Fencing

Contacts:

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 Date Received: 2/02/2023



Section AA



Section BB

Allure  
Norfolk Bay  
Cabin Type A  
Exterior  
Views

Drawing

No.: ANB3 DA05  
Date: 15 June 2022  
Scale: 1:100 @A3

vS



Entry from the NW



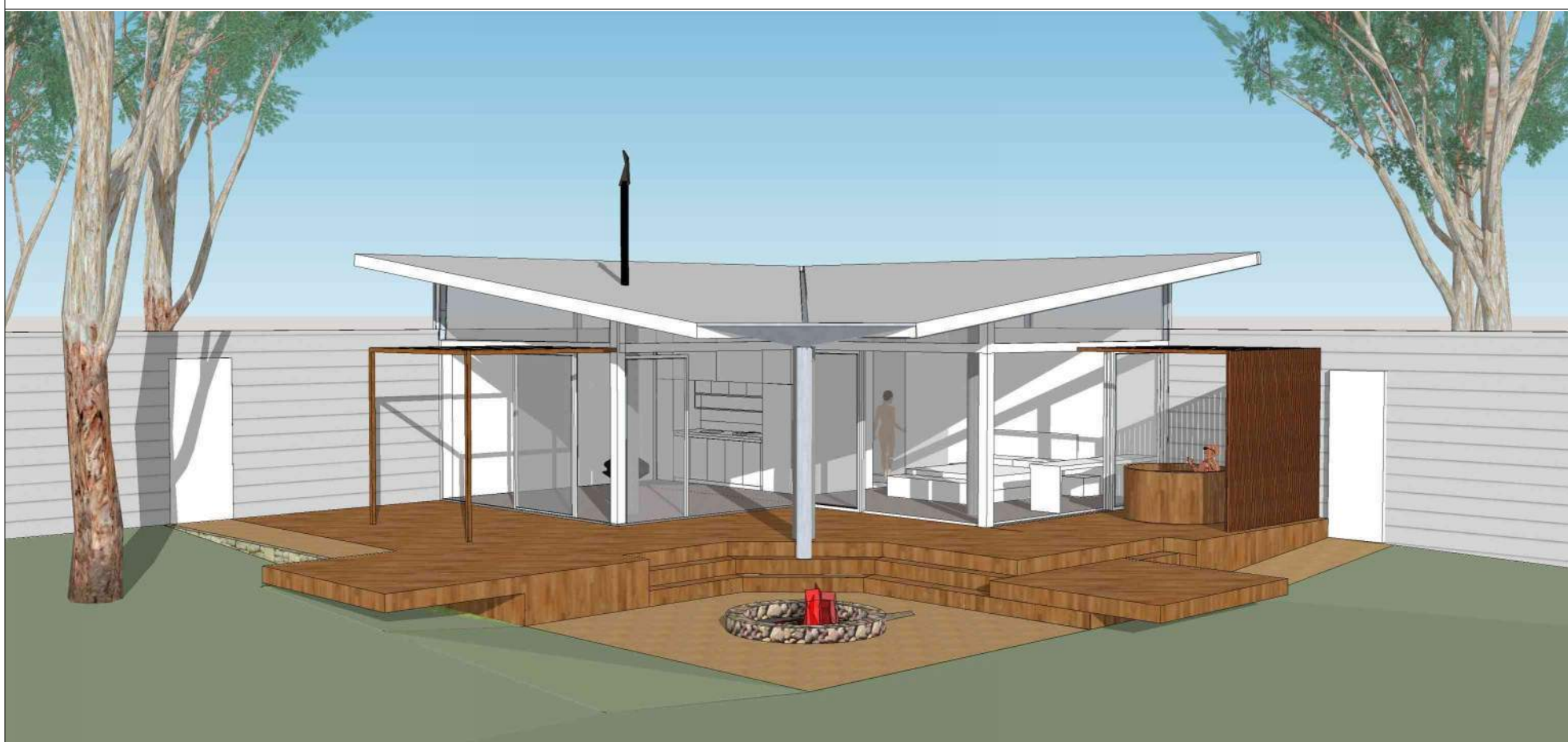
Road Side from the East



Water Side from SW



Water Side from SE



Water Side from the South



Road Side from the North

 **Sorell Council**  
Development Application: Response  
to request for information - 297  
Primrose sands road, primrose Sands  
Plans Reference: P3  
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Contacts:

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0418 445 313



**The Enclave**  
Ground Plan

Drawing

No.: ANB6 DA01  
Date: 19 June 2022  
Scale: 1:50 @ A2  
1:100 @ A4

vC


Areas

Ground Floor	69m <sup>2</sup>
Loft Solarium	16m <sup>2</sup>
Sauna	5m <sup>2</sup>
Sauna Amenities	11m <sup>2</sup>
<b>Total Internal</b>	<b>101m<sup>2</sup></b>

Deck 49m<sup>2</sup>

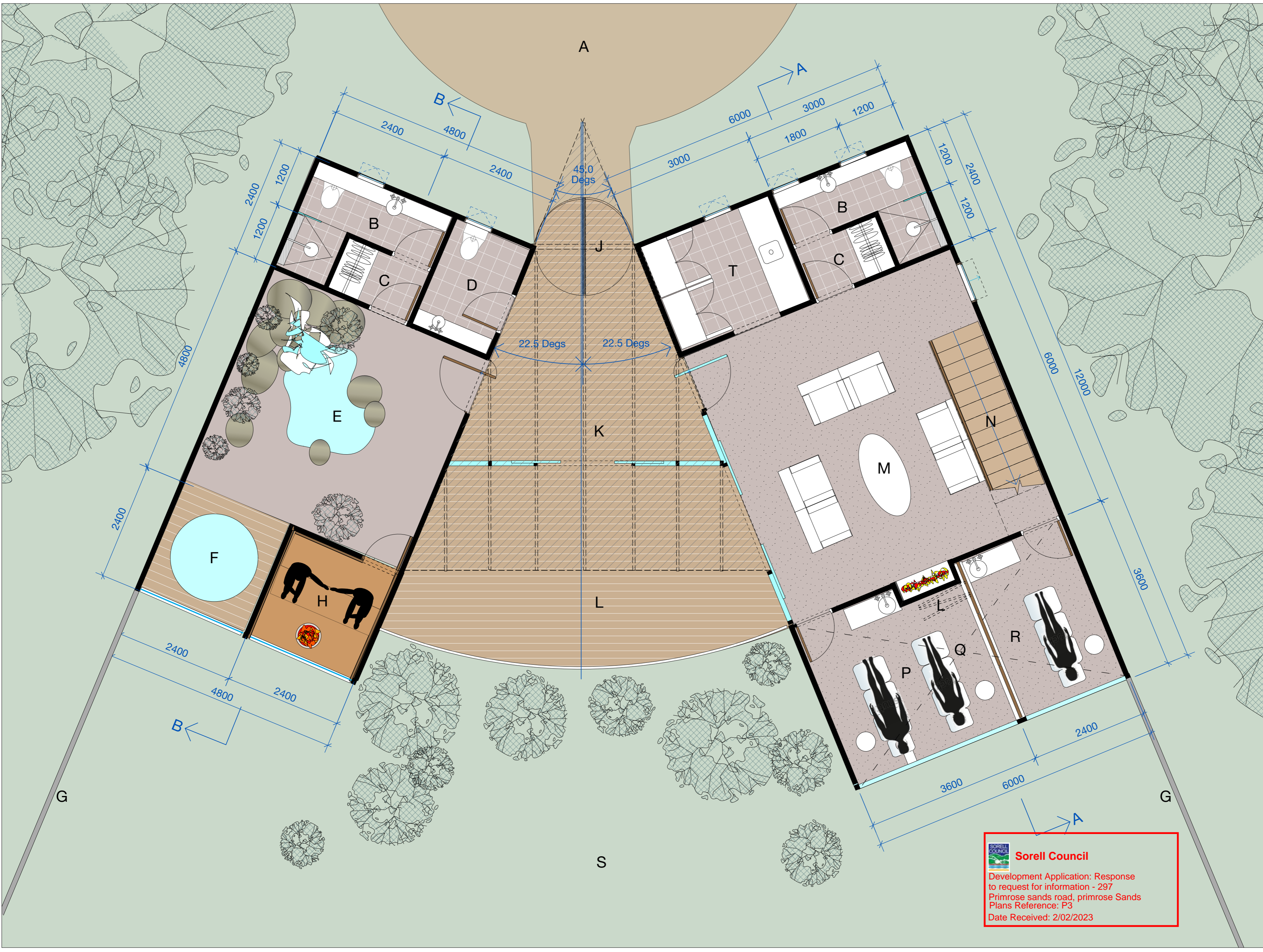
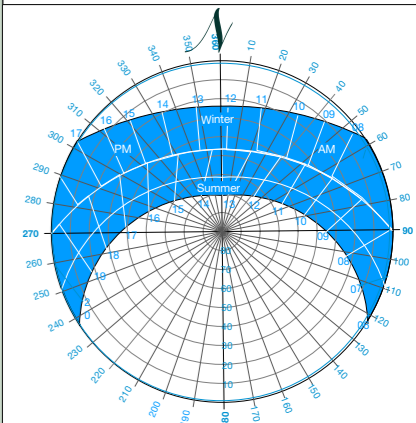
Key

- A. Buggy Turning Circle
- B. Bathroom
- C. Cloak Room
- D. Disabled WC
- E. Rainforest Courtyard
- F. Cool Plunge Pool
- G. 2400 High Fencing
- H. Sauna
- J. Pivot Door Entry
- K. Clear Roof over
- L. Deck
- M. Lounge/Reception
- N. Stair to Solarium Loft
- P. Dual Treatment Room
- Q. Solarium over
- R. Single Treatment Room
- S. Private Landscaping
- T. Kitchenette



**Sorell Council**

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Primrose sands road, primrose Sands  
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Date Received: 2/02/2023



The Enclave  
Mezzanine  
Plan

Drawing

No.: ANB6 DA02  
Date: 19 June 2022  
Scale: 1:50 @ A2  
1:100 @ A4

vC

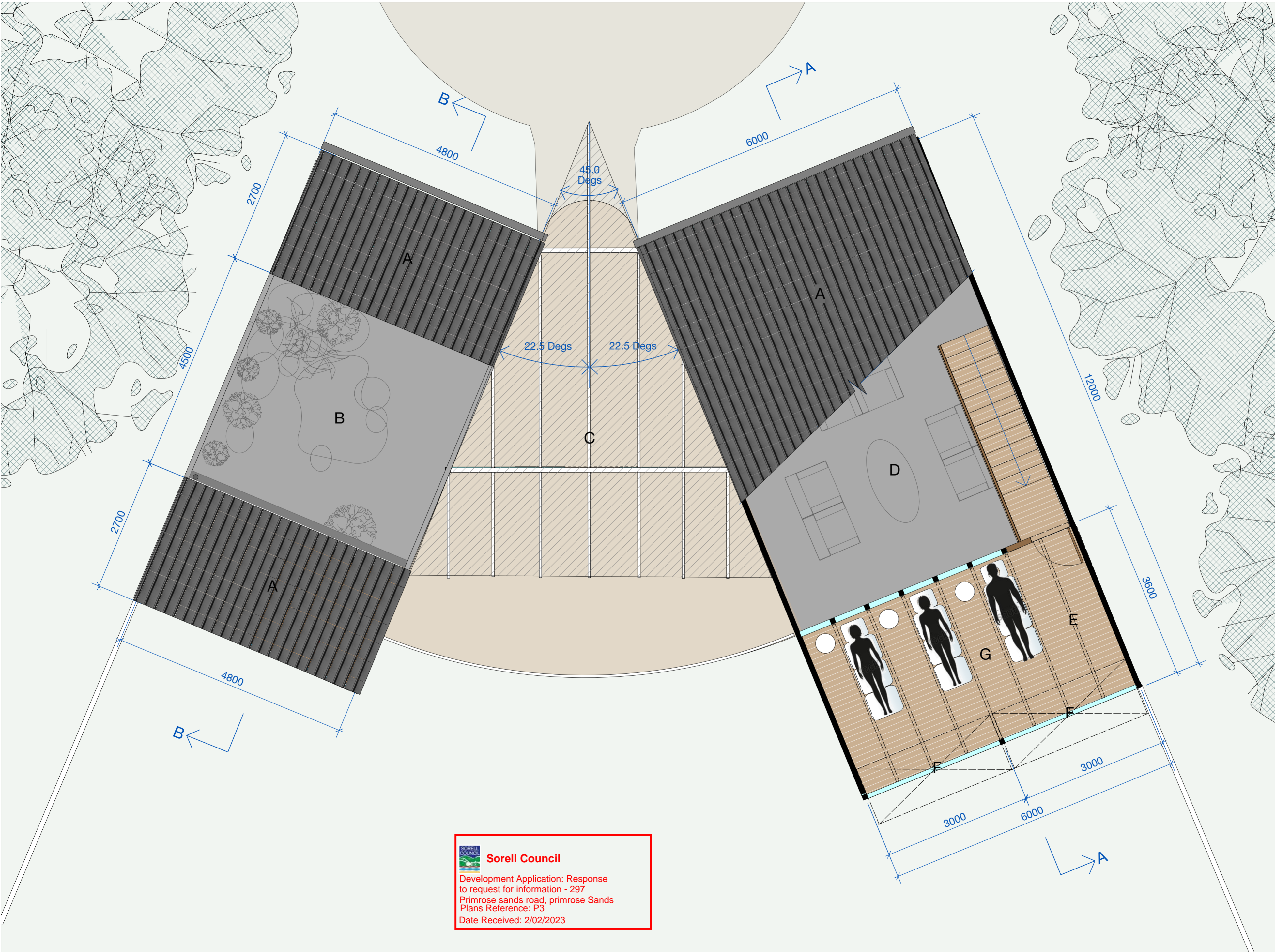
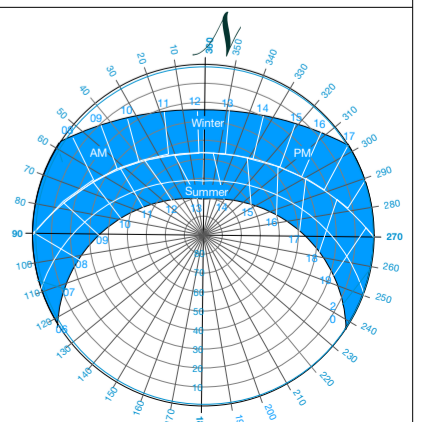
Areas

Ground Floor	69m <sup>2</sup>
Loft Solarium	16m <sup>2</sup>
Sauna	5m <sup>2</sup>
Sauna Amenities	11m <sup>2</sup>
Total Interna.	101m <sup>2</sup>

Deck 49m<sup>2</sup>

Key

- A. 'Monument' Colorbond
- B. Void over Courtyard
- C. Clear Polyc't Sheeting
- D. Void over Lounge below
- E. Solarium
- F. Vertical Lift Glass Doors
- G. Glass Roof over



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Drawing

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Date: 19 June 2022  
Scale: 1:50 @ A2  
1:100 @ A4

vE

Areas

Ground Floor	69m <sup>2</sup>
Loft Solarium	16m <sup>2</sup>
Sauna	5m <sup>2</sup>
Total Internal	90m <sup>2</sup>
Deck	49m <sup>2</sup>

Key

- A. Dark Vertical Boarding
- B. Aluminium Sliding Doors
- C. Telegraph Pole Piles
- D. Hoop Pine Door
- E. Alum. Hopper Windows
- F. Laminated Glass Roof

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South Elevation



North Elevation

Drawing

No.: ANB6 DA04  
Date: 19 June 2022  
Scale: 1:50 @ A2  
1:100 @ A4

vE



West Elevation

Areas

Ground Floor	69m <sup>2</sup>
Loft Solarium	16m <sup>2</sup>
Sauna	5m <sup>2</sup>
Sauna Amenities	11m <sup>2</sup>
Total Interna.	101m <sup>2</sup>
Deck	49m <sup>2</sup>

Key

- A. Dark Vertical Boarding
- B. Aluminium Sliding Doors
- C. 2400 High Fencing
- D. Hoop Pine Door
- E. Alum. Hopper Windows
- F. Polycarbonate Sheeting



East Elevation

**Sorell Council**  
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Primrose sands road, primrose Sands  
Plans Reference: P3  
Date Received: 2/02/2023



Section AA

Areas

Ground Floor	69m <sup>2</sup>
Loft Solarium	16m <sup>2</sup>
Sauna	5m <sup>2</sup>
Sauna Amenities	11m <sup>2</sup>
Total Interna.	101m <sup>2</sup>
Deck	49m <sup>2</sup>

Key

- A. Dark Vertical Boarding
- B. Treatment Rooms
- C. Telegraph Pole Piles
- D. 2400 High Fencing
- E. Al. Hopper Windows
- F. Rainforest Courtyard
- G. Bathrooms
- H. Lounge
- J. Solarium
- K. Sauna



Section BB

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View from the SW



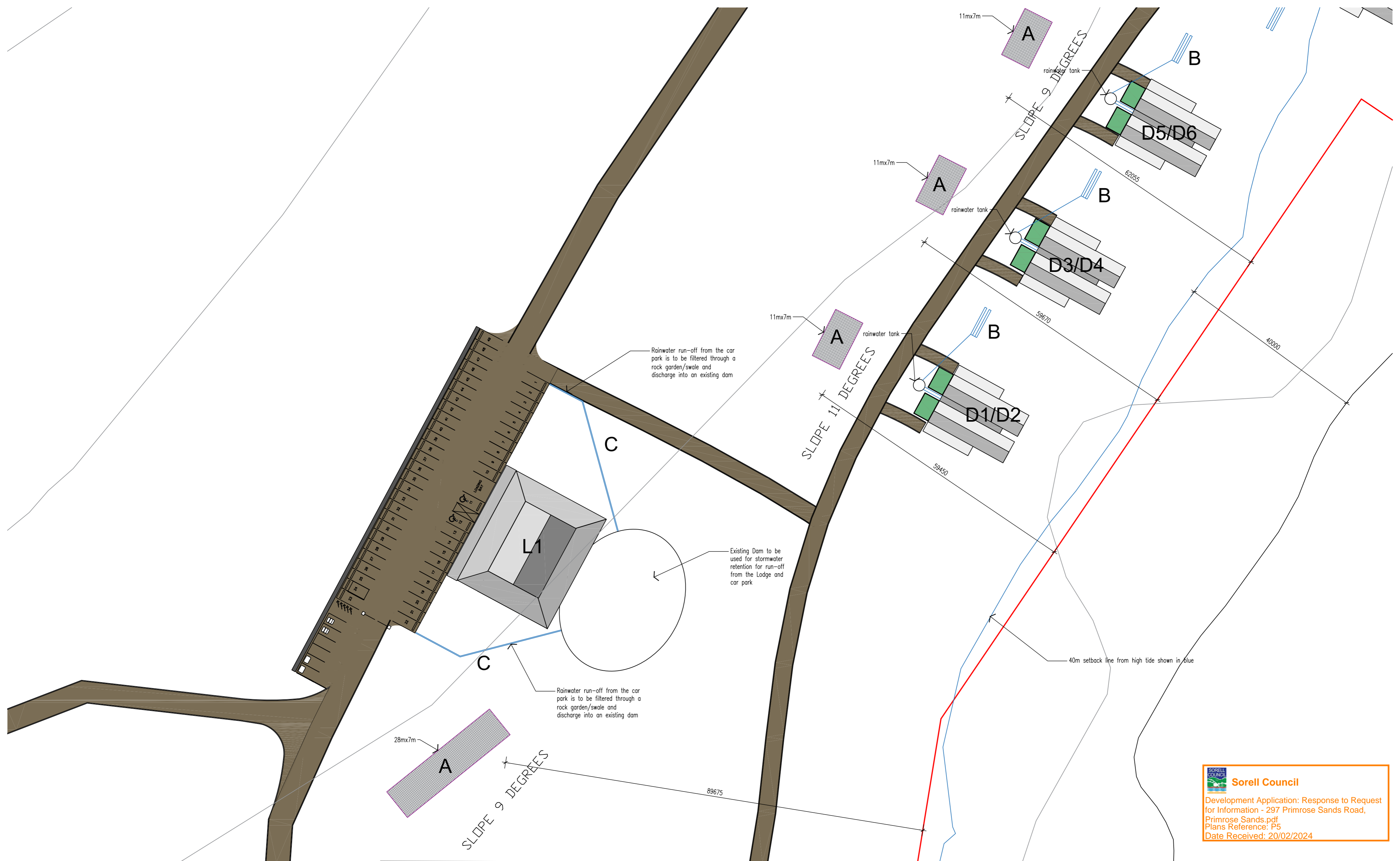
View from the South



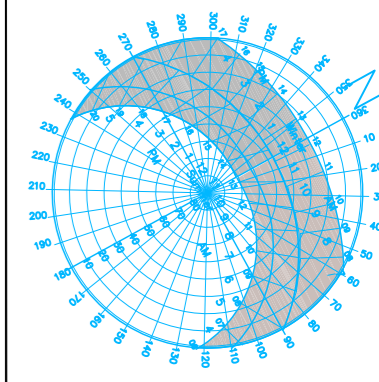
Aerial from the South

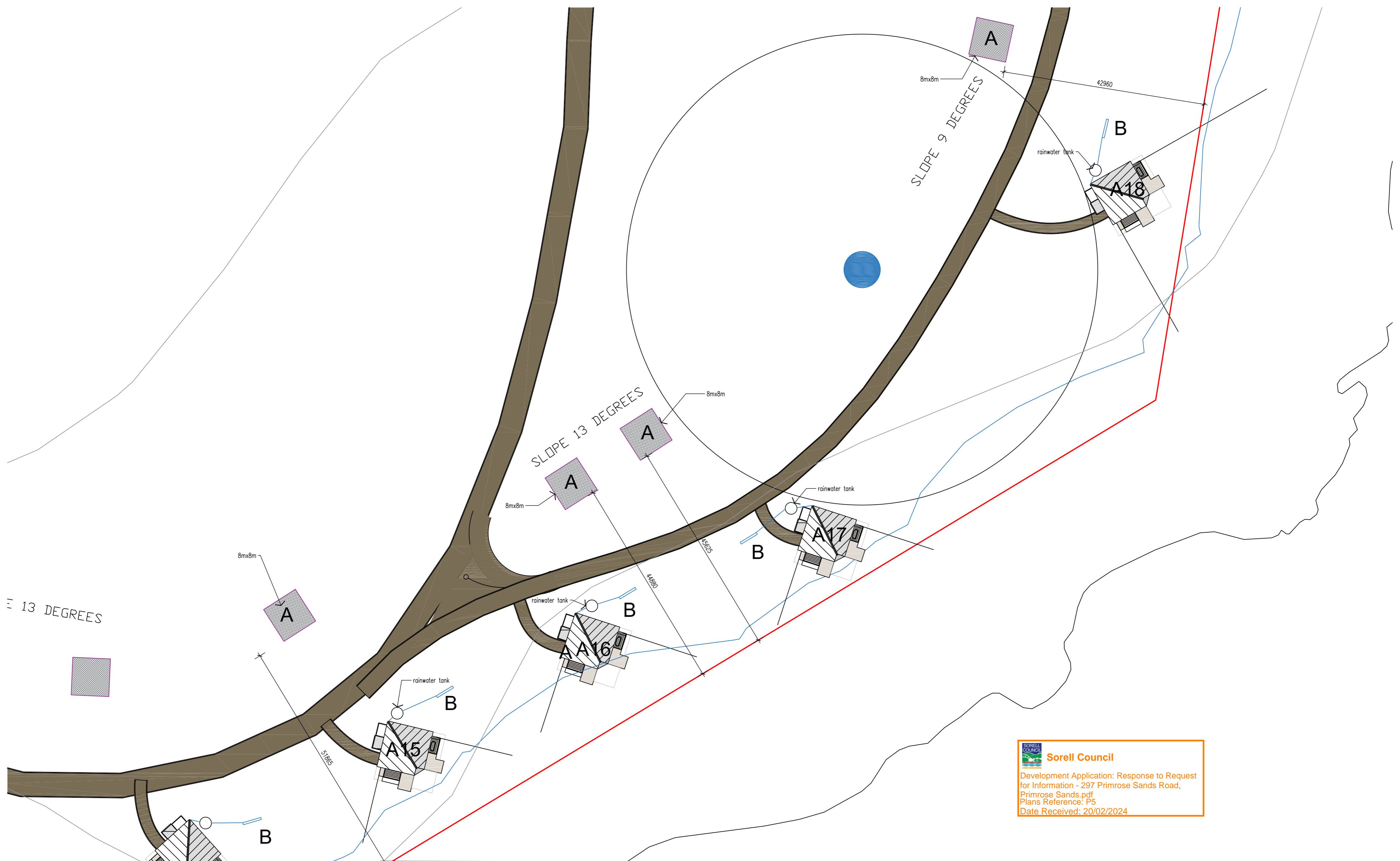



**Sorell Council**  
 Development Application: Response to Request for Information - 297 Primrose Sands Road, Primrose Sands.pdf  
 Plans Reference: P5  
 Date Received: 20/02/2024



**Sorell Council**  
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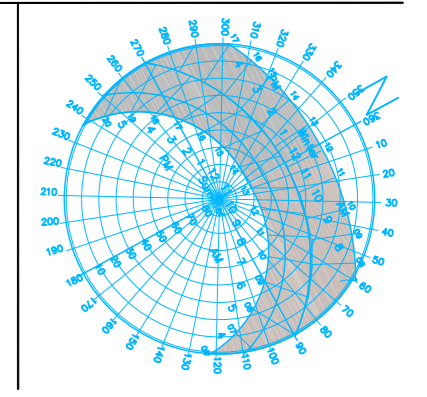
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**Drawing**  
 No.: ANB DAWW\_03  
 Date: 11 Apr 2023  
 Scale: 1:500 @ A2

*Allure* Norfolk Bay  
 Wasterwater Services Plan 03  
 vB

**Key**  
 A. Wisconsin Mound System  
 B. Stormwater Absorption  
 Trench  
 C. Swale/Rock Filtration  
 D. AWTS

A#. Cabin Type A  
 D#. Cabin Type D  
 M1. Massage  
 L1. Lodge

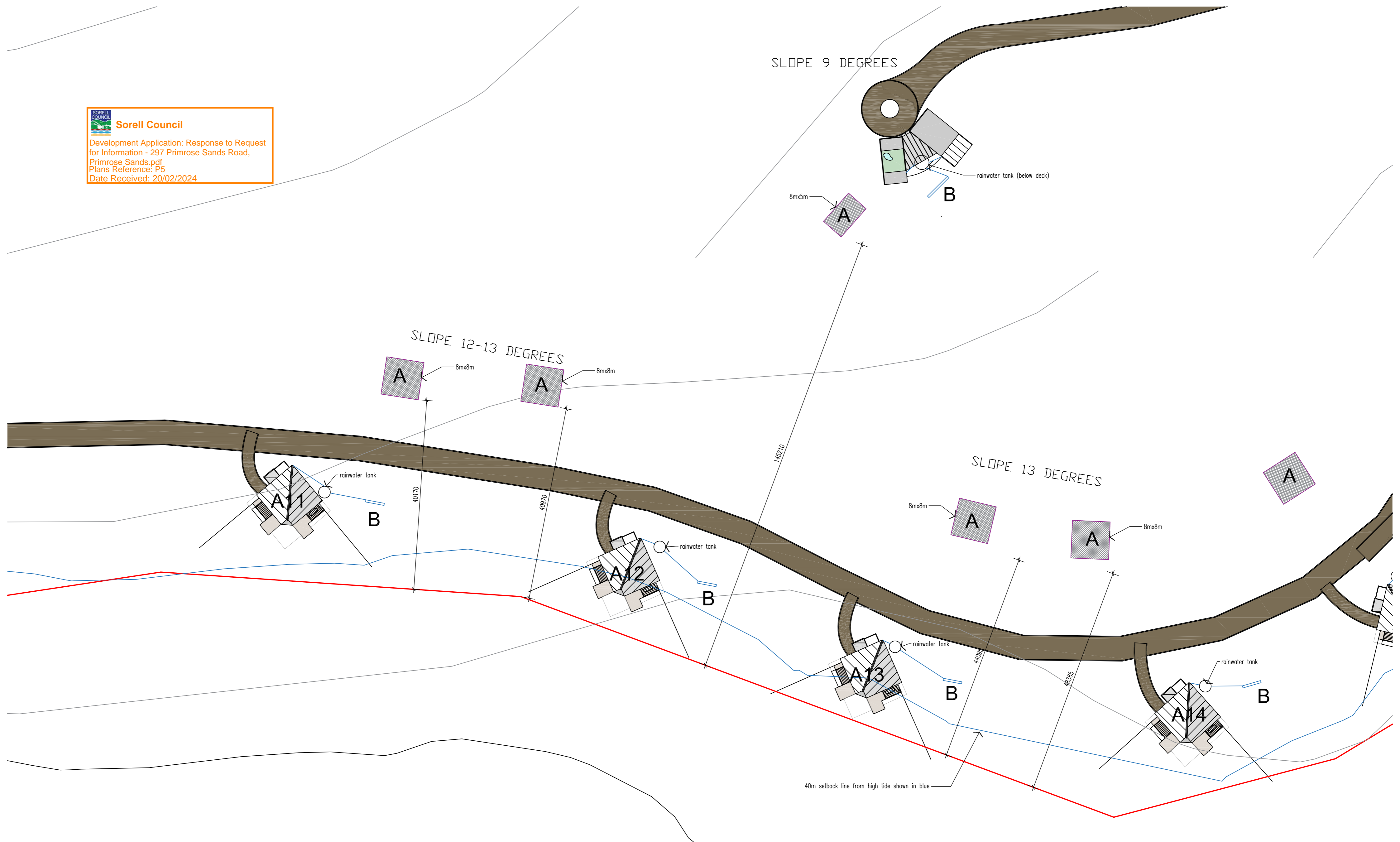


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SLOPE 9 DEGREES

SLOPE 12-13 DEGREES

SLOPE 13 DEGREES



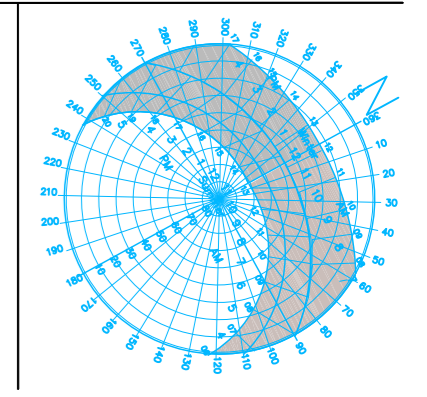
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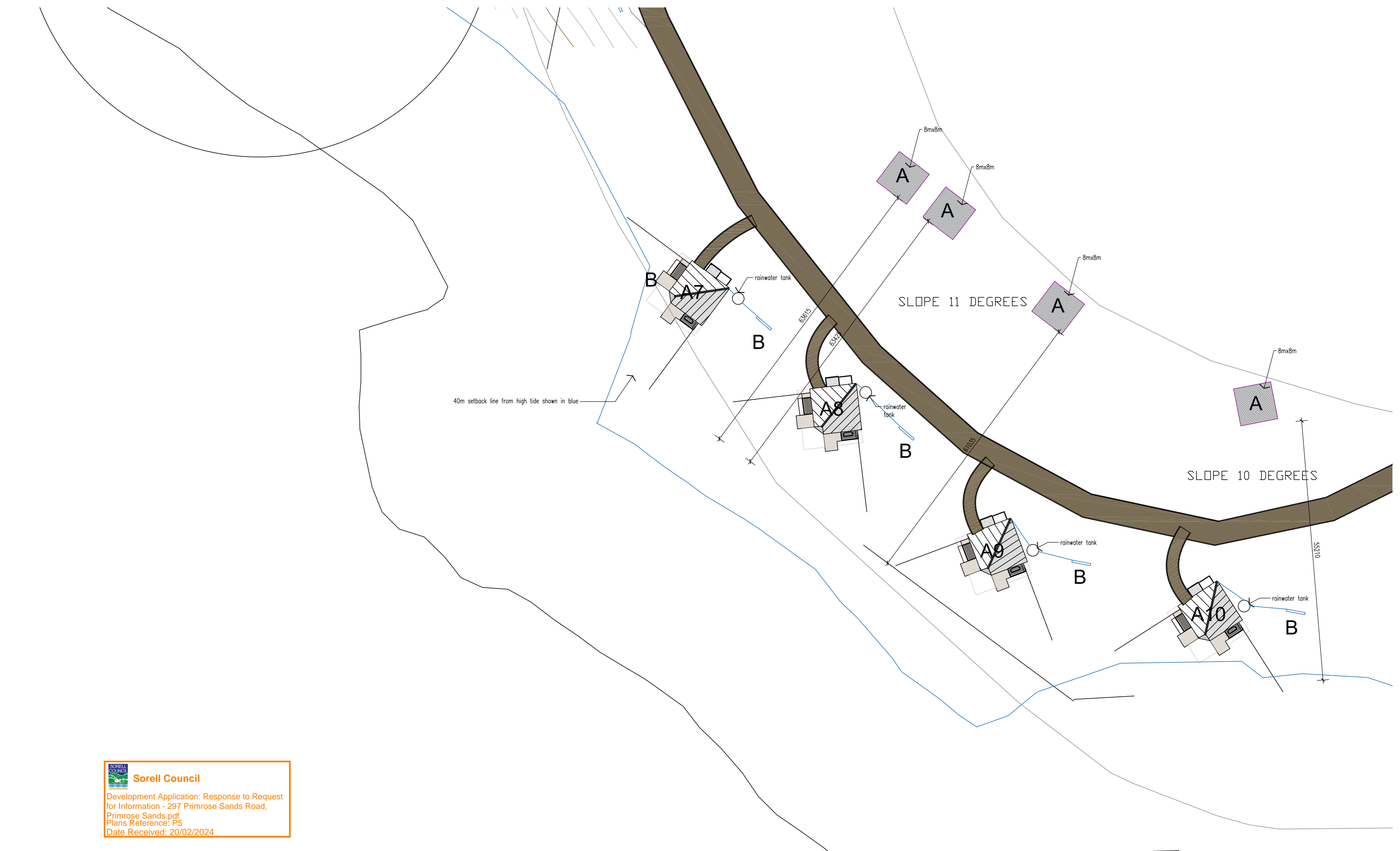
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 Date: 11 Apr 2023  
 Scale: 1:500 @ A2

*Allure* Norfolk Bay  
 Wasterwater Services Plan 04  
 vB

**Key**  
 A. Wisconsin Mound System  
 B. Stormwater Absorption Trench  
 C. Swale/Rock Filtration  
 D. AWTs

A#. Cabin Type A  
 D#. Cabin Type D  
 M1. Massage  
 L1. Lodge






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 Date Received: 20/02/2024

**CALIBAN**  

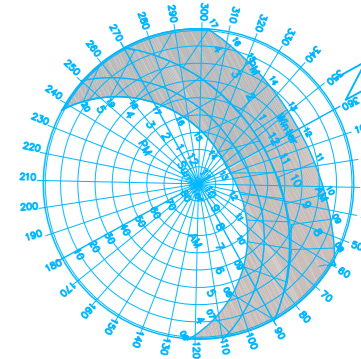

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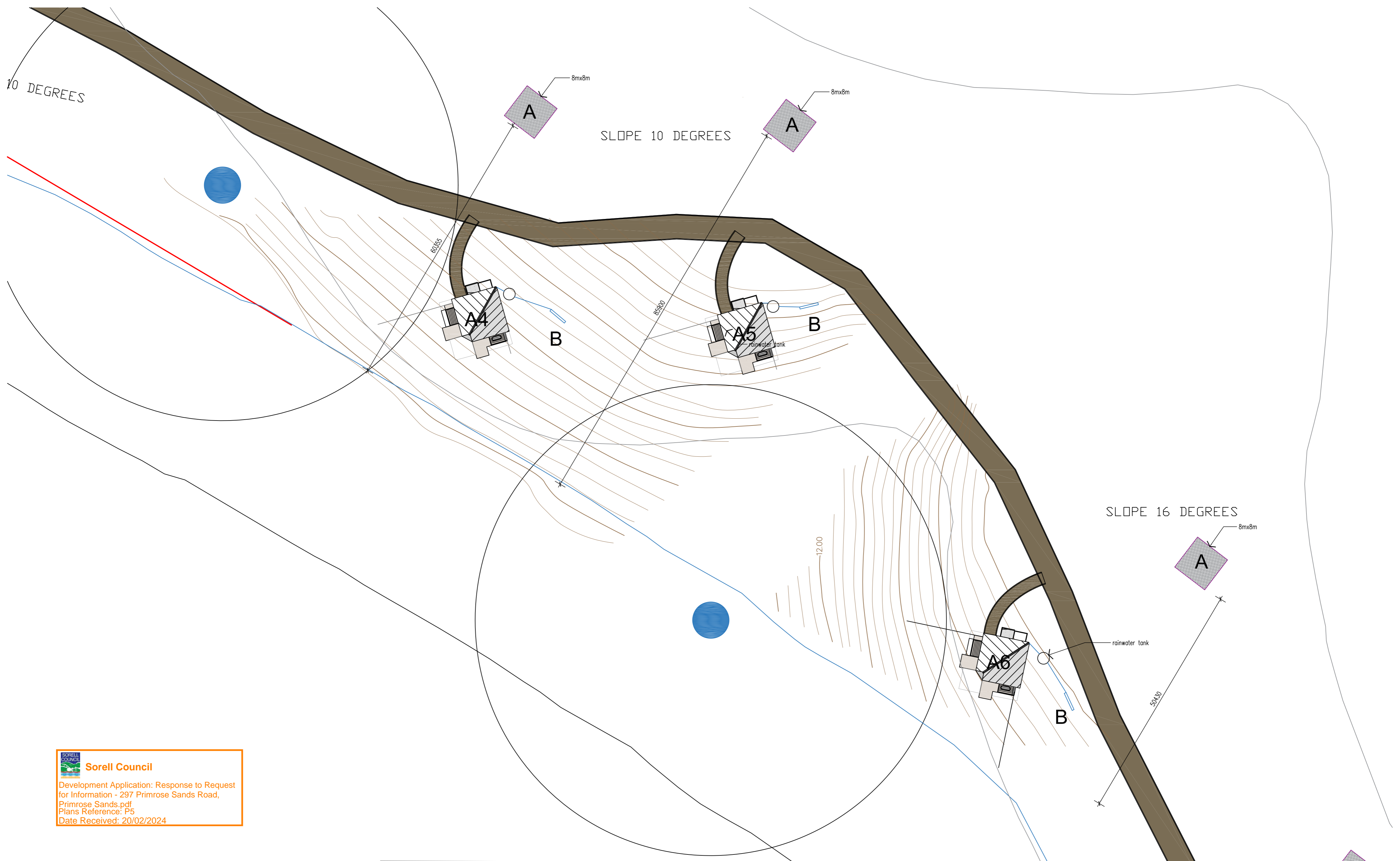
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 Date: 11 Apr 2023  
 Scale: 1:500 @ A2

*Allure* Norfolk Bay  
 Wasterwater Services Plan 05

vB

**Key**  
 A. Wisconsin Mound System  
 B. Stormwater Absorption  
 Trench  
 C. Swale/Rock Filtration  
 D. AWTS  
 A#. Cabin Type A  
 D#. Cabin Type D  
 M1. Massage  
 L1. Lodge






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**CALIBAN**  

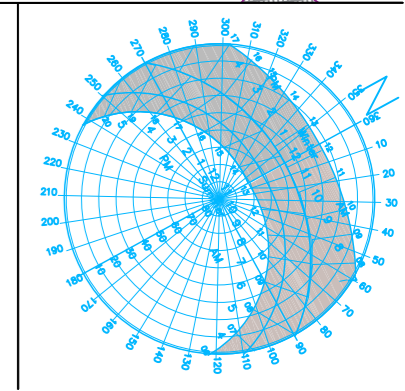

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**Drawing**  
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 Date: 11 Apr 2023  
 Scale: 1:500 @ A2

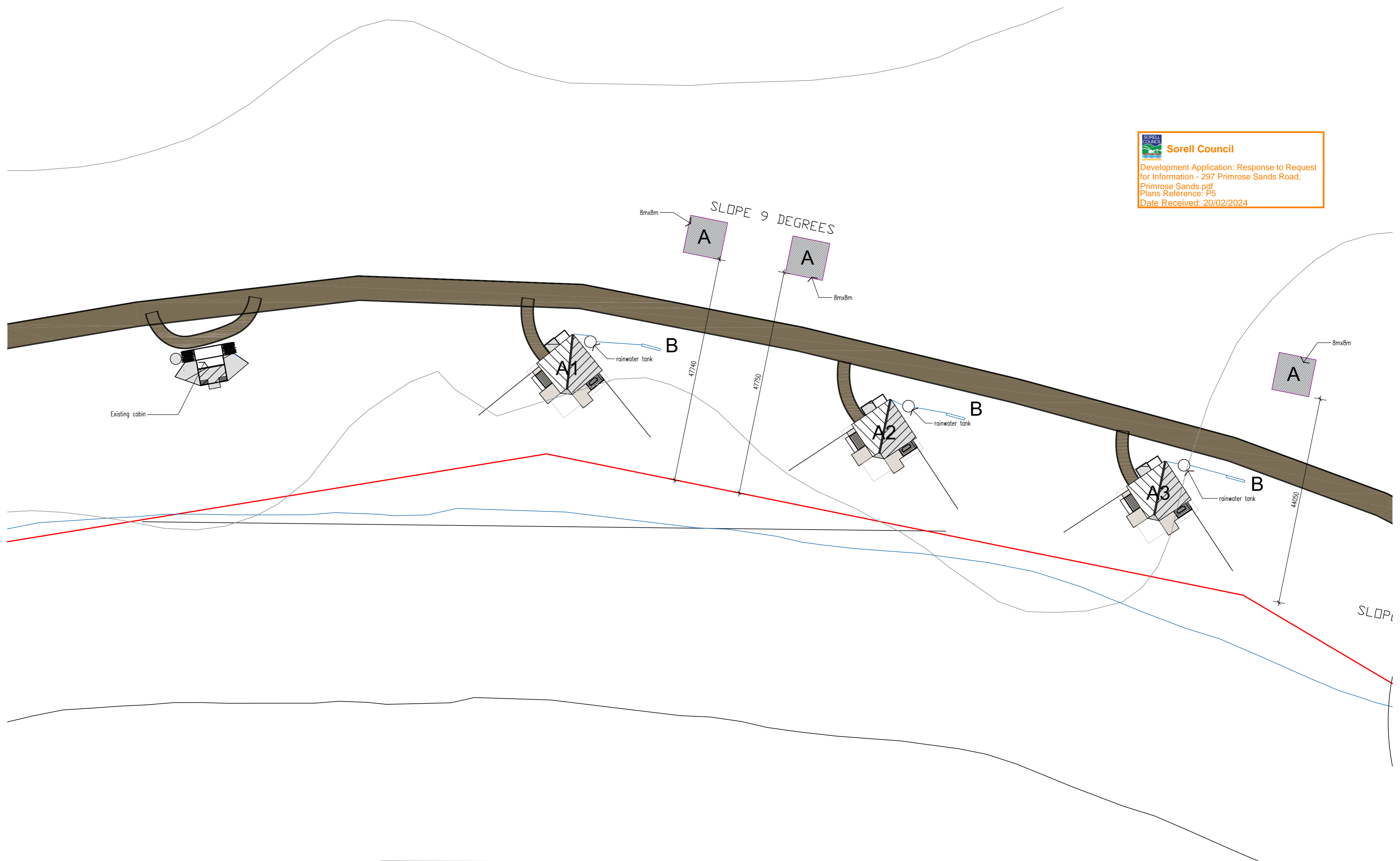
*Allure* Norfolk Bay  
 Wasterwater Services Plan 06  
 vB

**Key**  
 A. Wisconsin Mound System  
 B. Stormwater Absorption Trench  
 C. Swale/Rock Filtration  
 D. AWTS

A#. Cabin Type A  
 D#. Cabin Type D  
 M1. Massage  
 L1. Lodge




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**Drawing**  
 No.: ANB DAWW\_07  
 Date: 11 Apr 2023  
 Scale: 1:500 @ A2

*Allure* Norfolk Bay  
 Wasterwater Services Plan 07  
 vB

**Key**  
 A. Wisconsin Mound System  
 B. Stormwater Absorption  
 Trench  
 C. Swale/Rock Filtration  
 D. AWTS

A#. Cabin Type A  
 D#. Cabin Type D  
 M1. Massage  
 L1. Lodge

