

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE:

23 GREENS ROAD, ORIELTON

PROPOSED DEVELOPMENT:

**ADDITIONS TO DWELLING AND OUTBUILDINGS
(AWNINGS)**

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 27th July 2026**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received no later than **Monday 27th July 2026**.

APPLICATION NO: 5.2026-181.1
DATE: 10 JULY 2026



Annotations

- Polygon4
- Polygon3
- Polygon2
- Polygon1

Roads

- DSG Roads
- Council Roads

Property

- property
- Titles



Disclaimer

Any information extracted from this document (from the face of the document or by scale) should be verified on site. Council takes no responsibility for the accuracy of any information contained or presented in the document. While every care has been taken to ensure the accuracy of this information, Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability.

50 m



Part B: Please note that Part B of this form is publicly exhibited.

Full description of Proposal:	Use: Residential
	Development: New 3 roof awnings
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 30000

Is all, or some the work already constructed:	No: ☒ Yes: ☐
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Location of proposed works:	Street address: 23 Greens Road
	Suburb: Orielton Postcode: 7172
	Certificate of Title(s) Volume: 182814 Folio: 4

Current Use of Site	Residential
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Current Owner/s:	Name(s) Brett Willis
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Is the Property on the Tasmanian Heritage Register?	No: ☒ Yes: ☐	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: ☒ Yes: ☐	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: ☒ Yes: ☐	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: ☒ Yes: ☐	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☒ Yes: ☐	<i>If yes, please complete the Council or Crown land section on page 3</i>

If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form
<https://www.sorell.tas.gov.au/services/engineering/>



Sorell Council

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 Orielton - P1.pdf
 Plans Reference: P1
 Date Received: 1/06/2026

Declarations and acknowledgements	
- I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. - I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. - I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. - I/we declare that, in accordance with s52(1) of the <i>Land Use Planning and Approvals Act 1993</i>, that I have notified the owner(s) of the intention to make this application. - I/we declare that the information in this application is true and correct. <i>Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.</i>	
I/we 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 exhibition, 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.	
Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent.	
Applicant Signature:	Signature: <u></u> Date: <u>31/05/26</u>

Crown or General Manager Land Owner Consent	
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the <i>Land Use Planning and Approvals Act 1993</i>). Please note: - If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au - If the application involves Crown land you will also need a letter of consent. - Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.	
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____	
 Sorell Council Development Application: 5.2026.181.1 - Development Application - 23 Greens Road, Orielton - P1.pdf Plans Reference: P1 Date Received: 1/06/2026	
Signature of General Manager, Minister or Delegate:	Signature: _____ Date: _____

SEARCH OF TORRENS TITLE

VOLUME 182814	FOLIO 4
EDITION 2	DATE OF ISSUE 27-July-2024

SEARCH DATE : 31-May-2026

SEARCH TIME : 11.14 am

DESCRIPTION OF LAND

Parish of SORELL Land District of PEMBROKE

Lot 4 on Sealed Plan [182814](#)

Derivation : Part of 6000 Acres Gtd. to T A Wolstenholme and others

Prior CT [46035/2](#)SCHEDULE 1

[N202504](#) TRANSFER to BRETT WILLIAM WILLIS Registered
27-July-2024 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP[182814](#) FENCING PROVISION in Schedule of Easements
SP [46035](#) FENCING COVENANT in Schedule of Easements
SP [32433](#) FENCING PROVISION in Schedule of Easements
SP [32433](#) COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962

[E389064](#) MORTGAGE to Macquarie Bank Limited Registered
27-July-2024 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**Sorell Council**

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SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 182814
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PAGE 1 OF 3 PAGE/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.

1. EASEMENTS

Benefiting Easements:

1. Lot 1 on the Plan is together with a right of carriage way over the land marked:

- (a) "RIGHT OF WAY "A" (PRIVATE) & SERVICE EASEMENT 7.20 WIDE"
- (b) "RIGHT OF WAY "B" (PRIVATE) & SERVICE EASEMENT 3.60 WIDE"; and
- (c) "RIGHT OF WAY "C" (PRIVATE) & SERVICE EASEMENT 7.20 WIDE"

shown passing through Lots 2 and 3 respectively on the Plan

2. Lot 2 on the Plan is together with a right of carriage way over the land marked:

- (a) "RIGHT OF WAY "B" (PRIVATE) & SERVICE EASEMENT 3.60 WIDE"; and
- (b) "RIGHT OF WAY "C" (PRIVATE) & SERVICE EASEMENT 7.20 WIDE"

shown passing through Lot 3 on the Plan.

3. Lot 1 on the Plan is together with a Service Easement over the land marked:

- (a) "RIGHT OF WAY "A" (PRIVATE) & SERVICE EASEMENT 7.20 WIDE"
- (b) "RIGHT OF WAY "B" (PRIVATE) & SERVICE EASEMENT 3.60 WIDE"; and
- (c) "RIGHT OF WAY "C" (PRIVATE) & SERVICE EASEMENT 7.20 WIDE"

shown passing through Lots 2 and 3 respectively on the Plan.

4. Lot 2 on the Plan is together with a Service Easement over the land marked:

- (a) "RIGHT OF WAY "B" (PRIVATE) & SERVICE EASEMENT 3.60 WIDE"; and
- (b) "RIGHT OF WAY "C" (PRIVATE) & SERVICE EASEMENT 7.20 WIDE"

shown passing through Lot 3 on the Plan.



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(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Haydn James Dodge & Sheila Ann Dodge FOLIO REF: CT 46035/2 SOLICITOR & REFERENCE: C Wootton 201788	PLAN SEALED BY: Sorell Council DATE: 28/3/2022 7.2020.27.1 REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP182814
SUBDIVIDER: Haydn James Dodge & Sheila Ann Dodge FOLIO REFERENCE: CT 46035/2	

Burdening Easements:

5. Lot 2 of the Plan is subject to a right of carriage way (appurtenant to Lot 1 on the Plan) over the land marked "RIGHT OF WAY "A" (PRIVATE) & SERVICE EASEMENT 7.20 WIDE" shown passing through Lot 2 on the Plan.
6. Lot 2 of the Plan is subject to a Service Easement (appurtenant to Lot 1 on the Plan) over the land marked "RIGHT OF WAY "A" (PRIVATE) & SERVICE EASEMENT 7.20 WIDE" shown passing through Lot 2 on the Plan.
7. Lot 3 on the Plan is subject to a right of carriageway (appurtenant to Lots 1 and 2 on the Plan) over the land marked:
 - (a) "RIGHT OF WAY "B" (PRIVATE) & SERVICE EASEMENT 3.60 WIDE"; and
 - (b) "RIGHT OF WAY "C" (PRIVATE) & SERVICE EASEMENT 7.20 WIDE"
 shown passing through Lot 3 on the Plan.
8. Lot 3 on the Plan is subject to a Service Easement (appurtenant to Lots 1 and 2 on the Plan) over the land marked:
 - (a) "RIGHT OF WAY "B" (PRIVATE) & SERVICE EASEMENT 3.60 WIDE"; and
 - (b) "RIGHT OF WAY "C" (PRIVATE) & SERVICE EASEMENT 7.20 WIDE"
 shown passing through Lot 3 on the Plan.



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2. FENCING PROVISION

In respect of each lot on the Plan the Vendor (**Haydn James Dodge** and **Sheila Ann Dodge**) shall not be required to fence.

SIGNED BY: 
 H J DODGE


 S A DODGE

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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP 182814
SUBDIVIDER: Haydn James Dodge & Sheila Ann Dodge FOLIO REFERENCE: CT 46035/2	

3. INTERPRETATION:

"Service Easement": means the full and free right and liberty for the owners from time to time of the land contained in lots 1 and 2 on the Plan (the dominant tenement) their successors and their employees, agents and contractors at all times to lay, use and maintain forever water mains, pipes, pumps, drains, mains, channels, sewers, wires, cables and other conducting media over or under the land marked Service Easement on the Plan (Servient Land) of such size and number as shall from time to time be required in or on the Servient Land and to enter into and upon the Servient Land or any part of it bringing up on the Servient Land such materials, machinery and other things as it considers fit and proper to inspect the condition of the Servient Land and to repair, amend and cleanse PROVIDED HOWEVER that any damage occasioned in doing so shall be made good.

4. EXECUTION:

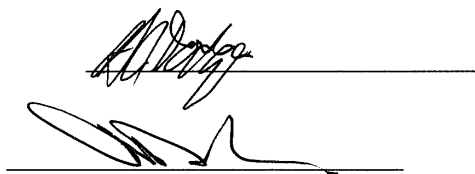
SIGNED BY Haydn James Dodge and Sheila Ann Dodge

in the presence of:


Signature of Witness

Oscar Dodge Manager
Name & Occupation of witness

3 Malwood Place Forrest
Address of Witness



 Sorell Council Development Application: 5.2026.181.1 - Development Application - 23 Greens Road, Orielton - P1.pdf Plans Reference: P1 Date Received: 1/06/2026
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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.

1/4/22

OWNER: HAYDN JAMES DODGE SHEILA ANN DODGE FOLIO REFERENCE: C.T. 46035-2 GRANTEE: Part of 6000 Acres Gtd to T A Wolstenholme and others.	PLAN OF SURVEY BY SURVEYOR: TONY WOOLFORD ph 0418 248 569 e t Woolford@tassie.net.au LOCATION: Land District of PEMBROKE Parish of SORELL SCALE 1: 1500 LENGTHS IN METRES	Registered Number SP182814 APPROVED EFFECTIVE FROM - 5 APR 2022 <i>Den</i> Recorder of Titles
PRIORITY FINAL PLAN (SP 176296)		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
REF: C9123		
<i>T. Woolford</i> Registered Land Surveyor <i>10/02/22</i> Date	(SP 106244)	<i>Ron</i> Council Delegate <i>28/3/2022</i> Date

Sorell Council

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Orielton - P1.pdf
Plans Reference: P1
Date Received: 1/06/2026

PLEASE CHECK THAT ALL ORDER DETAILS ARE CORRECT.
YOUR ORDER IS NOW BEING PROCESSED BASED ON THE FOLLOWING DETAILS.

JOB DETAILS

ORDER REFERENCE: O1120932
DESIGN NUMBER: Minette Castillo
SALES PERSON:

CUSTOMER DETAILS

CLIENT NAME: [REDACTED]
PHONE NUMBER: [REDACTED]
ACCOUNT CODE:

DELIVERY DETAILS

DELIVERY INSTRUCTIONS: 23 Greens Road
Orielson

ADDITIONAL INSTRUCTIONS: 7172



Unit

Design Type Flat Attached Type 1A

Dimensions

Deck Overhang 0
Height Rear 2200mm
Length 2620mm
Width 2400mm

Site Details

WindSpeed N2

Engineering

Column Spacing 8450mm

Components

140 Column Wraps No
Back Channel Details Standard Back Channel
Back Channel Fixings Attached To Wall
Beam Type 150 Outback Beam
Beams Bolt Through Columns No
Column Size 68 Outback Column
Downpipe Type Downpipe 75mm PVC
Gutter Type Outback Edge 160 Gutter

Roof Details

Deck Type Outback Deck
Number of Rooflites 2
Translucent Sheet Type Rooflite

Colours

Downpipe Colour Gun Metal Grey
External Beam Colour Thunder™
Gutter Colour Gun Metal Grey
Roof Colour Gun Metal Grey (Top), Alpine (Ceiling)
Roof Light Colour Translucent Rooflite

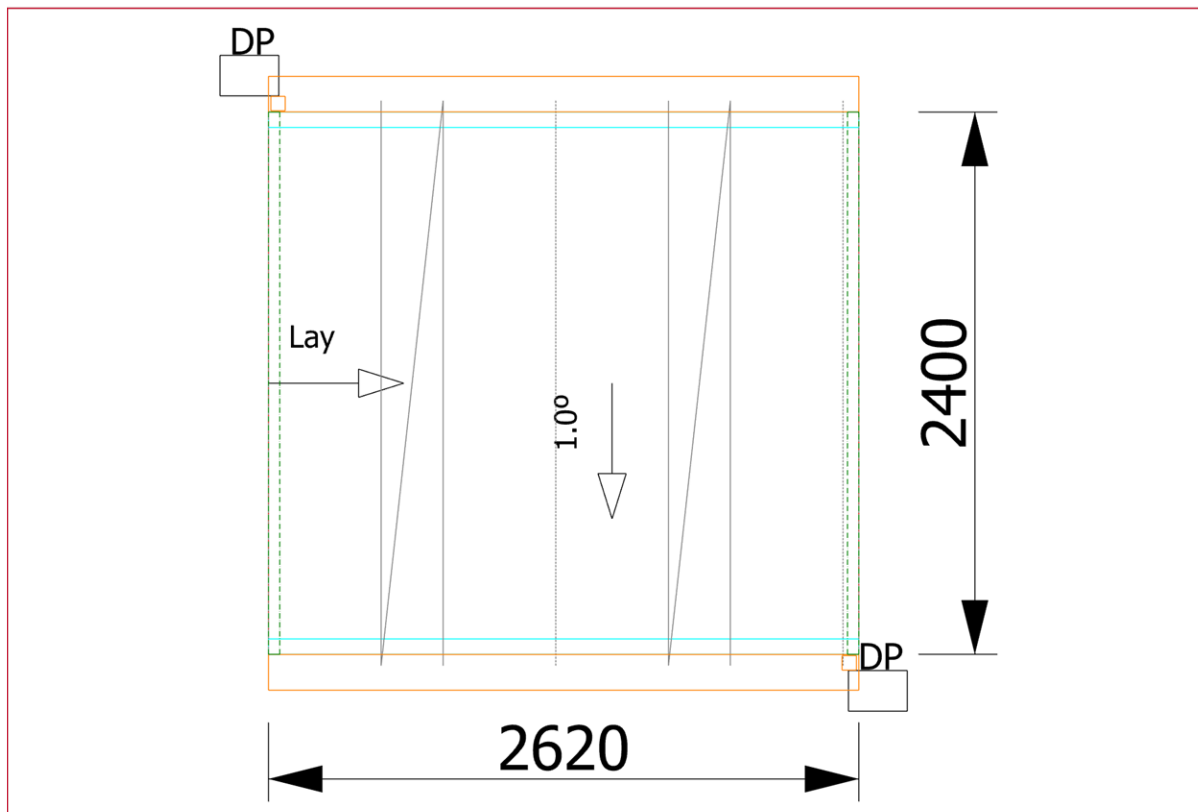
Footings Details

Footings Type



Sorell Council

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Orielson - P1.pdf
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Date Received:1/06/2026



CUSTOMER SIGNATURE:

DATE: 28/11/2025

PLEASE CHECK THAT ALL ORDER DETAILS ARE CORRECT.
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JOB DETAILS

ORDER REFERENCE:
DESIGN NUMBER: O1120932
SALES PERSON: Minette Castillo

CUSTOMER DETAILS

CLIENT NAME:
PHONE NUMBER:
ACCOUNT CODE:

DELIVERY DETAILS

DELIVERY INSTRUCTIONS: 23 Greens Road
Orientalton

ADDITIONAL INSTRUCTIONS: 7172



Unit

Design Type Flat Freestanding Type 4F

Site Details

WindSpeed N2

Components

140 Column Wraps No
Beam Type 150 Outback Beam
Beams Bolt Through Columns No
Column Size 75x75x3.0 SHS
Downpipe Type Downpipe 90mm PVC
Gutter Type Outback Edge 160 Gutter

Dimensions

Deck Overhang 0
Height Rear 2400mm
Length 7770mm
Width 5490mm

Engineering

Column Spacing 6383mm

Roof Details

Deck Type Outback Deck
Number of Rooflites 4
Translucent Sheet Type Rooflite

Footings Details

Footings Type On Concrete

Optional Accessories

LED Strip Outback Ceiling Light Strip Kit (8m) 2
Outback Ceiling Light Cover FLA. (OBD) 2/5590
Outback Ceiling Light Extrusion (8m) 2

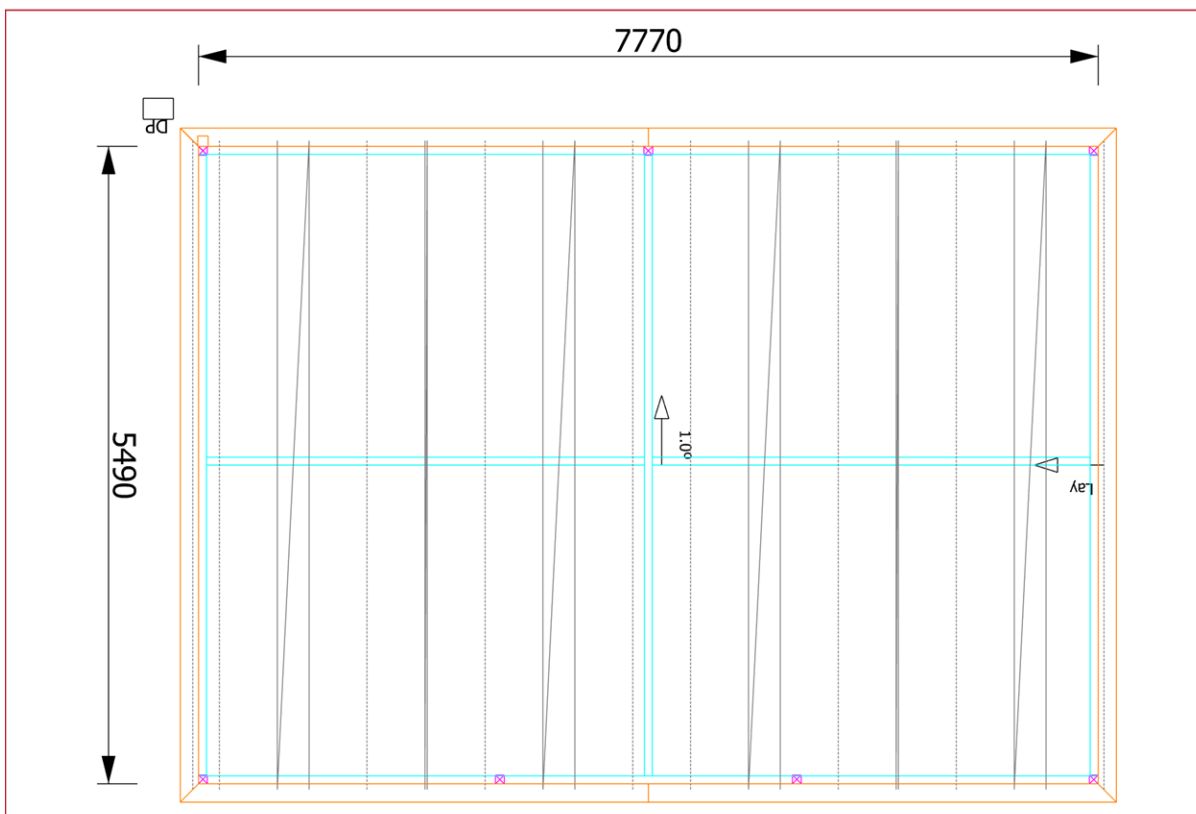
Colours

Column Colour Thunder™
Downpipe Colour Gun Metal Grey
External Beam Colour Thunder™
Gutter Colour Gun Metal Grey
Internal Beam Colour Alpine™
Roof Colour Gun Metal Grey (Top), Alpine (Ceiling)
Roof Light Colour Translucent Rooflite



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Date Received:1/06/2026



CUSTOMER SIGNATURE:

DATE: 28/11/2025

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JOB DETAILS

ORDER REFERENCE: O1120932
DESIGN NUMBER: O1120932
SALES PERSON: Minette Castillo

CUSTOMER DETAILS

CLIENT NAME: [REDACTED]
PHONE NUMBER: [REDACTED]
ACCOUNT CODE: [REDACTED]

DELIVERY DETAILS

DELIVERY INSTRUCTIONS: 23 Greens Road
Orientalton

ADDITIONAL INSTRUCTIONS: 7172



Sorell Council

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Unit

Design Type Flat Attached Type 4A

Site Details

WindSpeed N2

Components

140 Column Wraps No
Beam Type 150 Outback Beam
Beams Bolt Through Columns No
Column Size 75x75x3.0 SHS
Downpipe Type Downpipe 90mm PVC
Gutter Type Outback Edge 160 Gutter

Footing Details

Footing Size 300x300x600, 60mm corbel
Footing Type In Ground

Optional Accessories

LED Strip Outback Ceiling Light Strip Kit (8m) 2
Outback Ceiling Light Cover FLA. (OBD) 2/6020
Outback Ceiling Light Extrusion (8m) 2

Dimensions

Deck Overhang 0
Height Rear 2400mm
Length 6000mm
Width 5920mm

Engineering

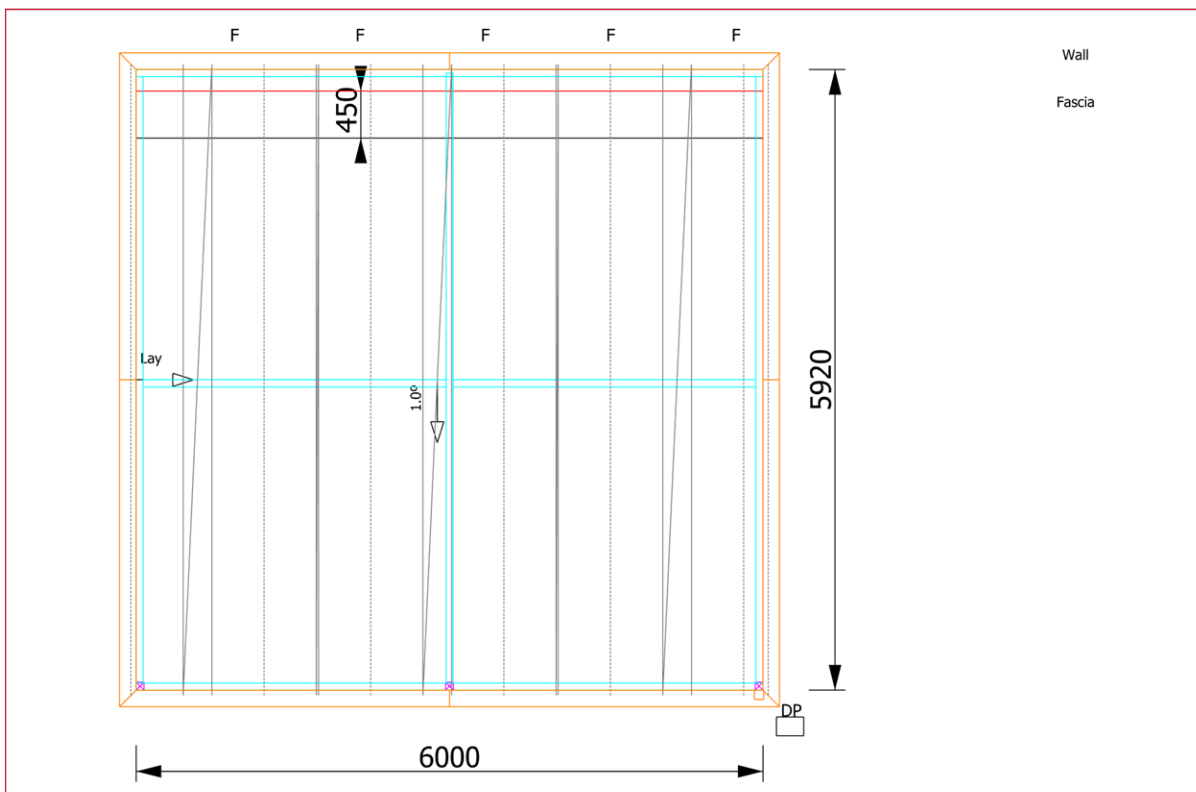
Column Spacing 5470mm

Roof Details

Deck Type Outback Deck
Number of Rooflites 3
Translucent Sheet Type Rooflite

Colours

Column Colour Thunder™
Downpipe Colour Gun Metal Grey
External Beam Colour Thunder™
Flyover Bracket Colour Thunder™
Gutter Colour Gun Metal Grey
Internal Beam Colour Alpine™
Roof Colour Gun Metal Grey (Top), Alpine (Ceiling)
Roof Light Colour Translucent Rooflite



CUSTOMER SIGNATURE:

DATE: 28/11/2025

Plan View

Order Reference

Sales Person

Client Name

Minette Castillo

Brett Willis

Design Number

Date

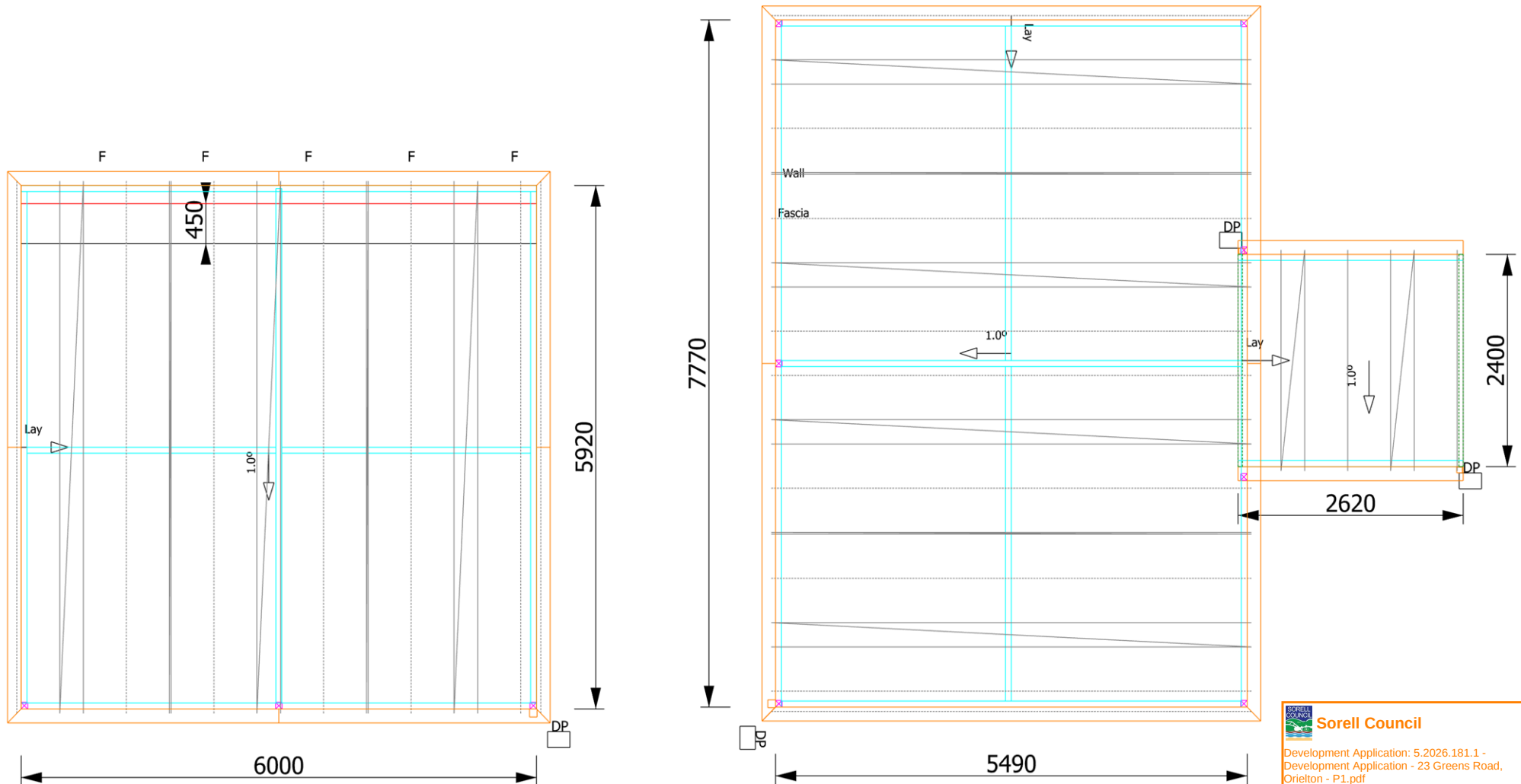
Site Address

O1120932

28/11/2025

23 Greens Road

Orielton



Sorell Council

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Date Received: 1/06/2026

Footings

Order Reference

Sales Person

Client Name

Minette Castillo

Brett Willis

Design Number

Date

Site Address

01120932

28/11/2025

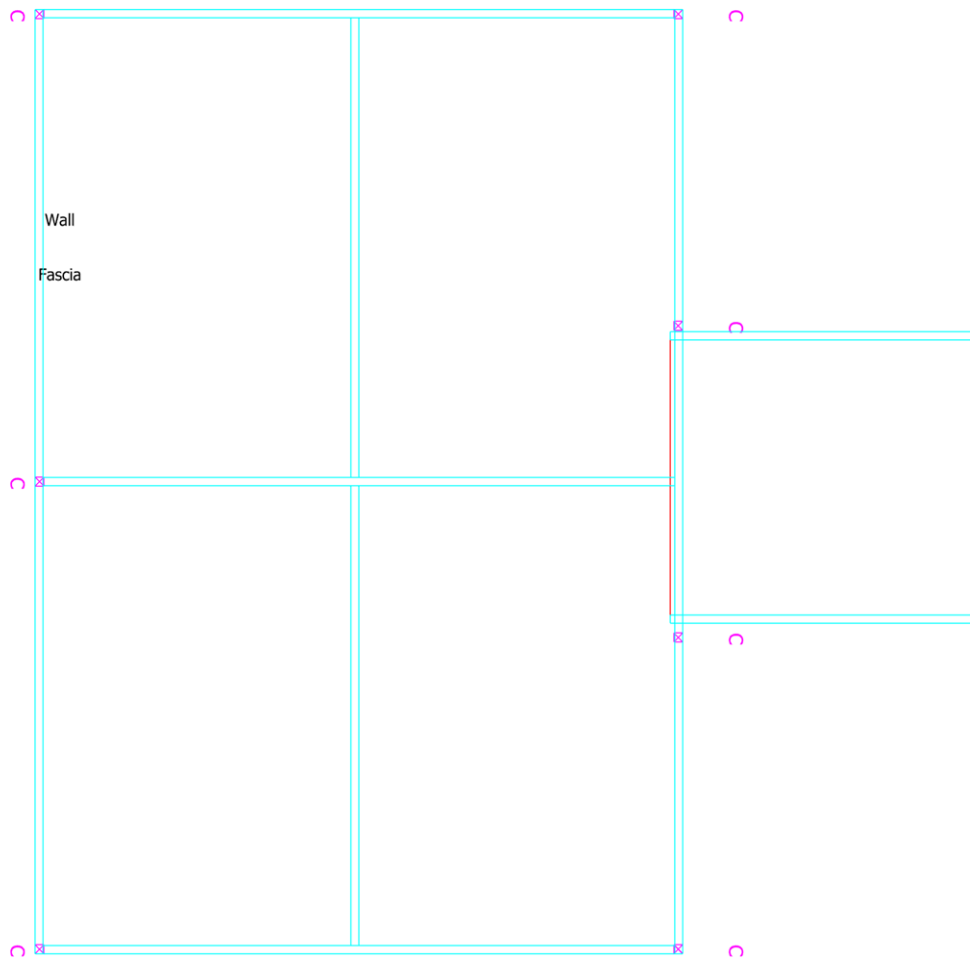
23 Greens Road

Orielton



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Current View

Order Reference

Sales Person

Client Name

Minette Castillo

Brett Willis

Design Number

Date

Site Address

01120932

28/11/2025

23 Greens Road

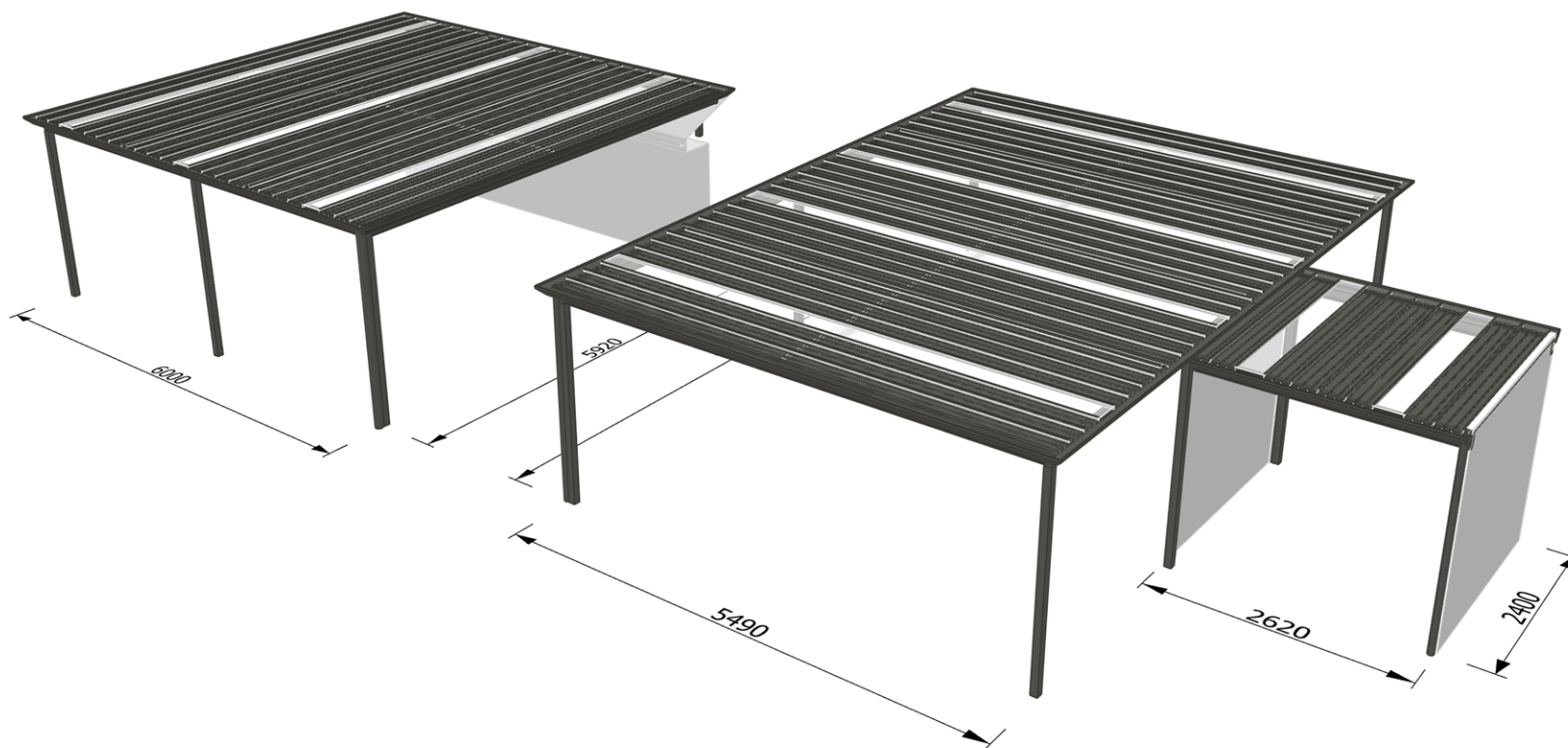
Orielton



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Development Application: 5.2026.181.1 -
Response to Request For Information - 23
Greens Road, Orielton - P2.pdf
Plans Reference: P2
Date received: 30/06/2026

NEW ROOF AWNING

23 GREENS ROAD, ORIELTON

DEVELOPMENT APPROVAL

REVISION 2

ARCHITECTURAL

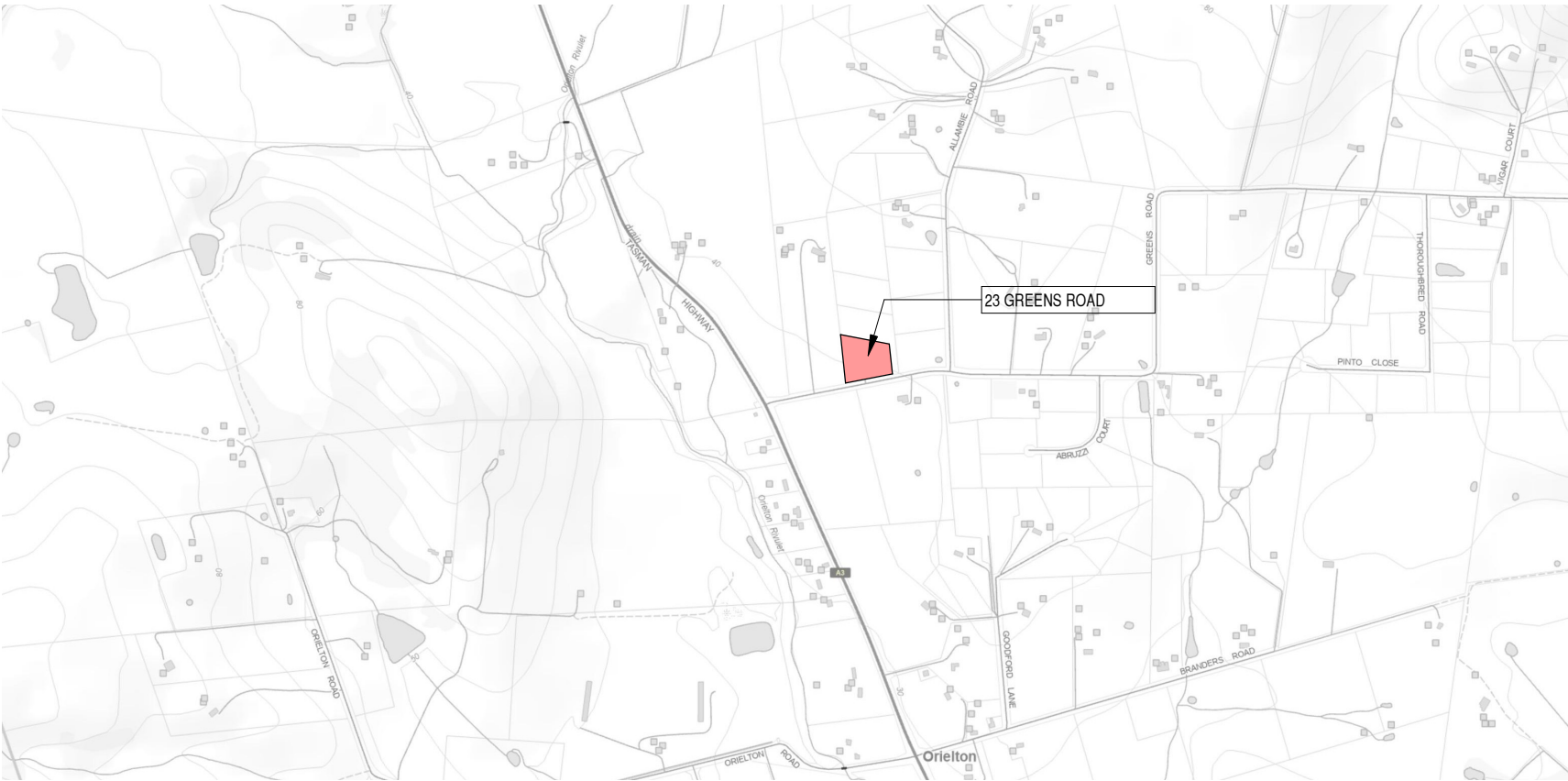
A00	FRONT COVER	A03	ELEVATIONS
A01	SITE PLAN		
A02	FLOOR PLAN		

SITE INFORMATION

TITLE REFERENCE:	CT182814/4
WIND CLASSIFICATION	tba
SOIL CLASSIFICATION	tba
CLIMATE ZONE	7
BAL LEVEL	TBA
ALPINE AREA	n/a
CORROSION ENVIRONMENT	n/a
PLANNING OVERLAY	BUSH-FIRE PRONE SAFEGUARDING AIRPORT CODE DISPERSIVE SOILS

AREA SCHEDULE

SITE AREA:	10,000m ²
EXISTING HOUSE	156.0m ²
PROPOSED AWNINGS	
STRUCTURE #1	42.7m ²
STRUCTURE #2	6.29m ²
STRUCTURE #3	35.5m ²
EXISTING OUTBUILDINGS (CLASS 10A)	156.0m ²
SHIPPING CONTAINERS(CLASS 10A) - TEMPORARILY LOCATED ON SITE)	30.0m ²

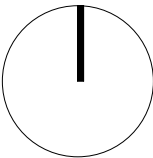


rharchitecture

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m: 0448 866 391 e: roy@rharchitecture.com.au
CBOS LICENCE NO.: 132955139



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2 30/06/26 UPDATED TO COUNCIL RFI
1 01/06/26 DA APPLICATION
REV DATE DETAILS
RH
RH
INIT.



Client/ Project Name
PROPOSED ROOF AWNING

Project Address
23 GREENS ROAD,
ORIELTON, TAS 7172

drawn RH
checked RH
date 05/26
scale As indicated
sheet FRONT COVER
project no: 26-029
sheet no. A00
revision: 2

23 GREENS ROAD
DRIVE
CT182814/4
10,000m²

23A GREENS ROAD
(EXISTING RESIDENTIAL)

20FT SHIPPING CONTAINERS LOCATED
TEMPORARILY ON SITE (TO BE
REMOVED WHEN USE FOR WORK

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

EXISTING OUTBUILDINGS

EXISTING OUTBUILDINGS

STRUCTURE #3
35.5m² ROOF AWNING

STRUCTURE #1
42.7m² ROOF AWNING

STRUCTURE #2
6.29m² ROOF AWNING

EXISTING DWELLING

PATIO

GRASS

GRASS

DRIVE

GREENS ROAD

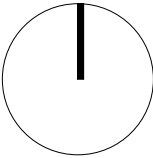
PROPERTY BOUNDARY

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2 30/06/26 UPDATED TO COUNCIL RFI RH
1 01/06/26 DA APPLICATION RH
REV DATE DETAILS INIT.



Client/ Project Name
PROPOSED ROOF AWNING

Project Address
**23 GREENS ROAD,
ORIELTON, TAS 7172**

drawn
RH
checked
RH

date
05/26
scale
1 : 500

sheet
SITE PLAN

26-029
project no:

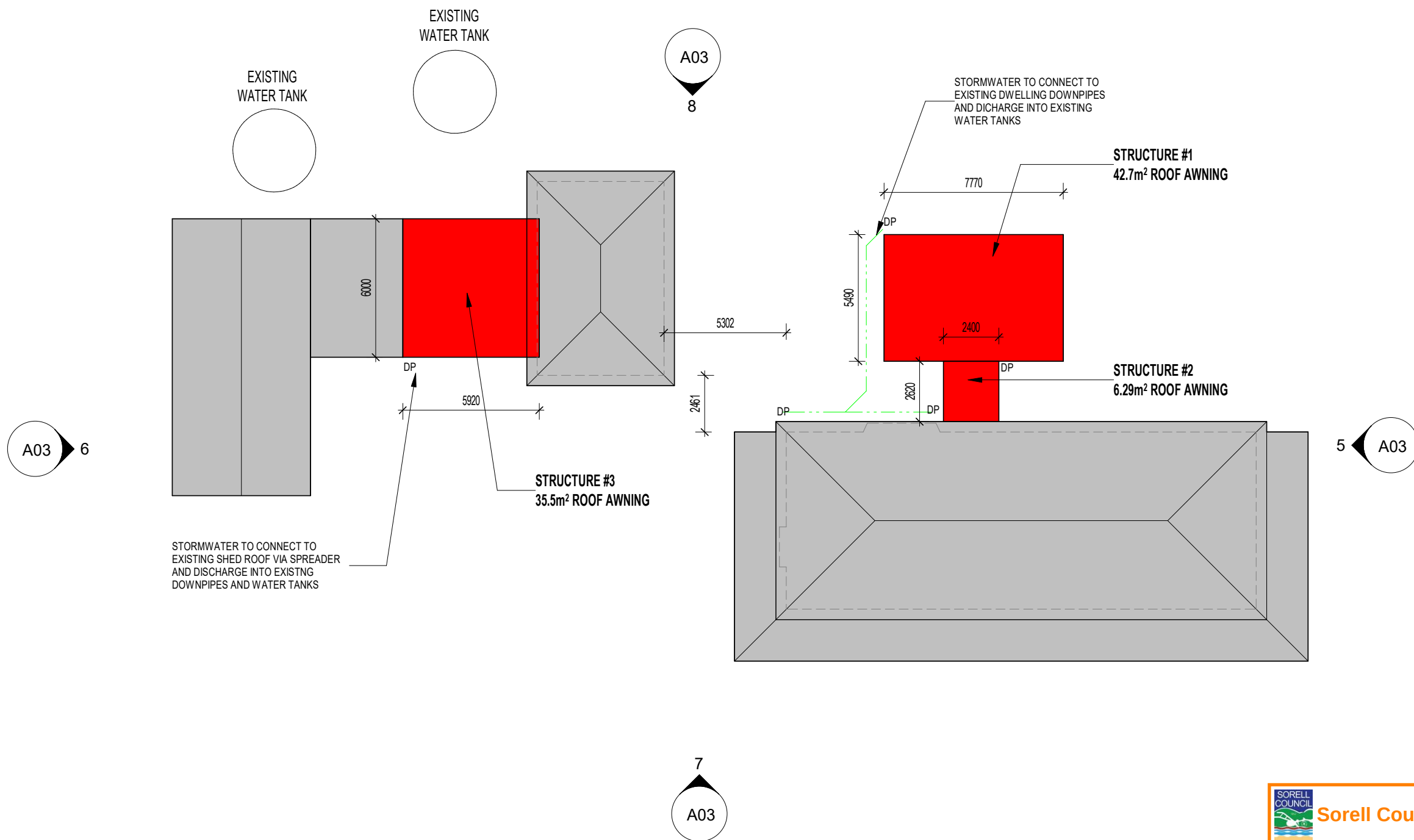
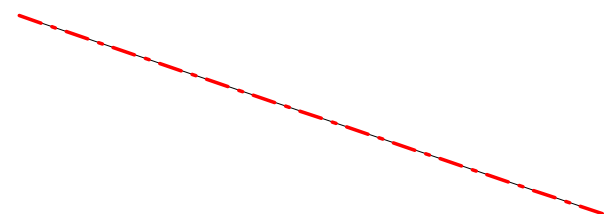
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A01

revision:
2

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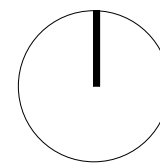


rharchitecture

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CBOS LICENCE NO.: 132955139



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2	30/06/26	UPDATED TO COUNCIL RFI		RH	
1	01/06/26	DA APPLICATION		RH	
REV	DATE	DETAILS		INIT.	



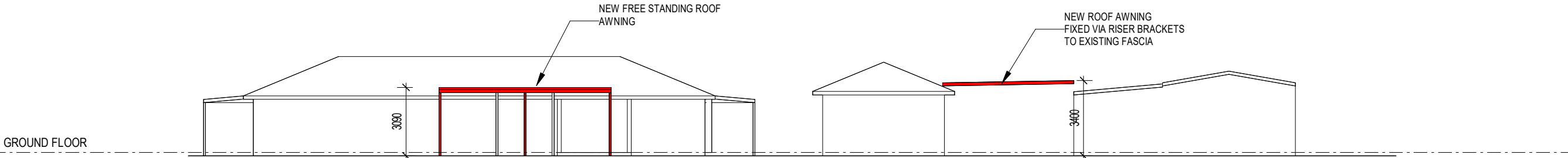
Client/ Project Name
PROPOSED ROOF AWNING

Project Address
**23 GREENS ROAD,
ORIELTON, TAS 7172**

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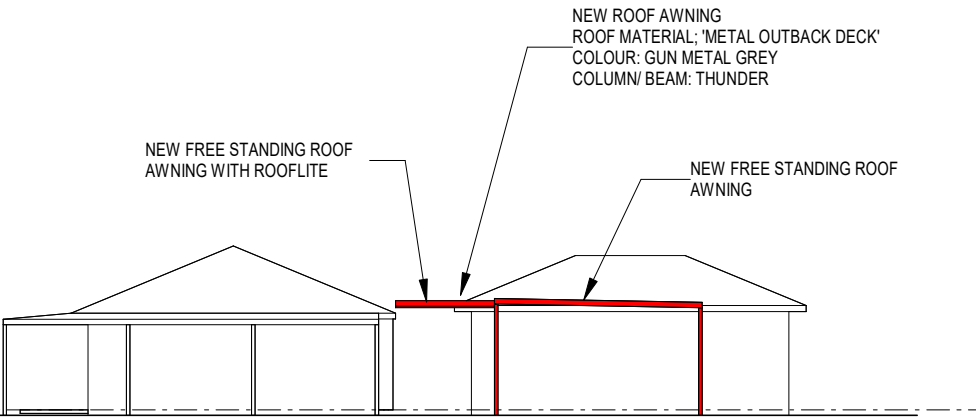
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date 05/26	
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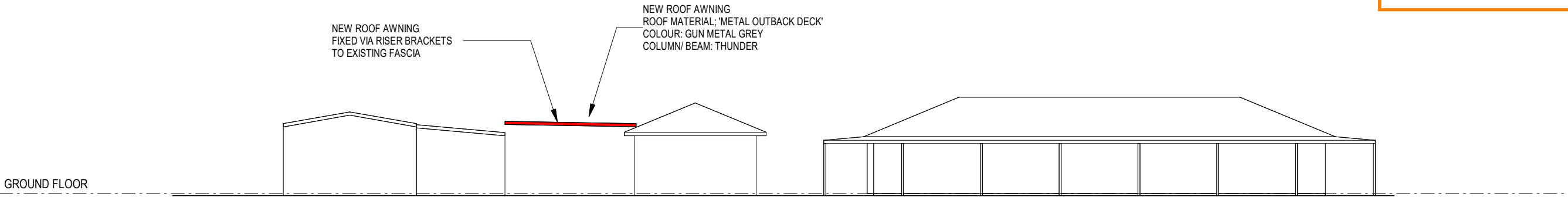
NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



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