



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/058516

PROPOSAL: Secondary Residence, Additions & Alterations (Single Dwelling)

LOCATION: 477 Prossers Road, Richmond

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 01/04/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 01/04/2026 00:00:00. 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 01/04/2026 00:00:00.

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: **PROPOSED ADDITION/ALTERATION**

Location: **477 PROSSERS ROAD, RICHMOND**

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:

Current use of site: **SINGLE DWELLING**

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 42613	FOLIO 1
EDITION 8	DATE OF ISSUE 11-Jan-2021

SEARCH DATE : 12-Mar-2026

SEARCH TIME : 02.53 pm

DESCRIPTION OF LAND

Parish of STAFFA, Land District of MONMOUTH

Lot 1 on Diagram [42613](#)

Derivation : Part of 1,127 Acres Gtd. to T.A. Wolstenholme and Anor.

Prior CT [3730/46](#)

SCHEDULE 1

[M843623](#) TRANSFER to CHRISTOPHER MICHAEL HALL and KRYSTLE ELISSE HALL Registered 11-Jan-2021 at 12.02 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

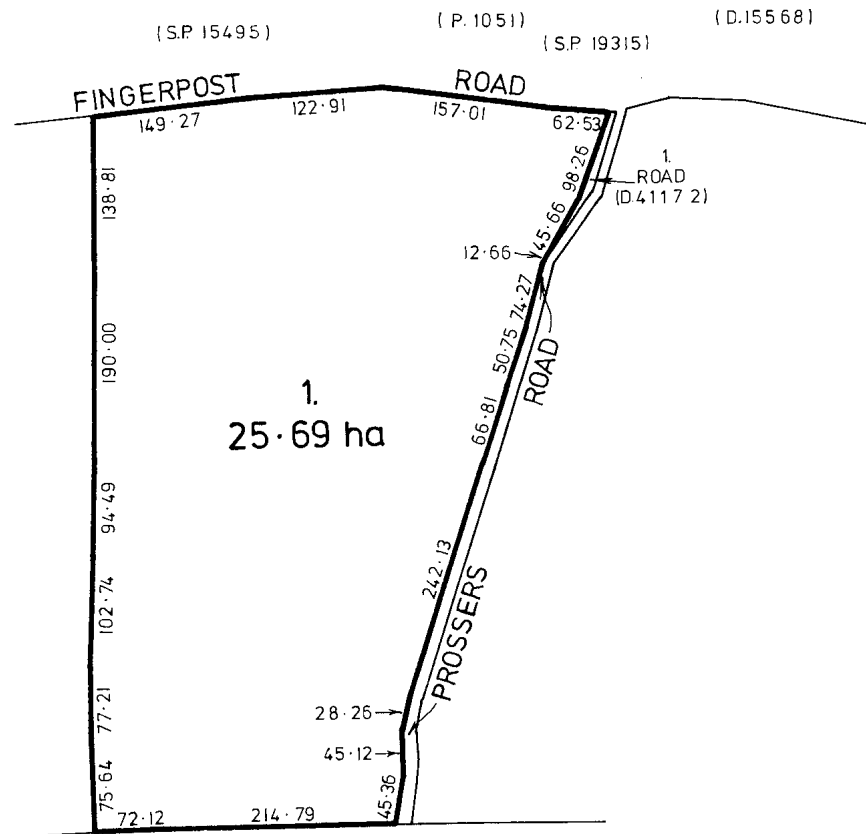
[E242712](#) MORTGAGE to Commonwealth Bank of Australia Registered 11-Jan-2021 at 12.03 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

05 K 1910

Owner:	PLAN OF TITLE of land situated in the MONMOUTH STAFFA COMPILED FROM... P.115.14 SCALE 1: 5000 MEASUREMENTS IN METRES	Registered Number: D.42613
Title Reference: C.T. 3730-46		Approved.....
Grantee:		Recorder of Titles



DRAWING REGISTER

No.	Rev.	Title
A001	2	SITE PLAN
A002	2	GROUND DEMOLITION PLAN
A003	2	PROPOSED GROUND FLOOR PLAN
A004	2	PROPOSED GROUND FLOOR PLAN - GARAGE
A005	1	FIRST DEMOLITION PLAN
A006	2	PROPOSED FIRST FLOOR PLAN
A007	2	ELEVATIONS 1
A008	2	ELEVATIONS 2
A009	2	ELEVATIONS 3
A010	2	SECTIONS A & B
A011	1	SECTION E
T901	2	PERSPECTIVES 1
T902	2	PERSPECTIVES 2
T903	2	PERSPECTIVES 3

ABBREVIATIONS

AL	ALUMINIUM
ADJ	ADJUSTABLE
AFL	ABOVE FLOOR LEVEL
B	BASIN
BAL	BALUSTRADE
BTH	BATH
BWK	BRICKWORK
COL	COLUMN
CBD	COLORBOND
CBW	CONCRETE BLOCK WORK
CKTP	COOKTOP
CJ	CONTROL JOINT
CL	CEILING LEVEL
CPD	CUPBOARD
CONC	CONCRETE
CR	CEMENT RENDER
CWM	CLOTHES WASHING MACHINE
DRY	DRYER
DG	DOUBLE GLAZING
DP	DOWN PIPE
DPC	DAMP PROOF COURSE
DPM	DAMP PROOF MEMBRANE
DWM	DISH WASHING MACHINE
EJ	EXPANSION JOINT
EX	EXISTING
EXTG	EXISTING
F	FIXED GLASS
FC	FIBRE CEMENT
FL	FLOOR LEVEL
FFL	FINISHED FLOOR LEVEL
FR	FIRE RESISTANT
FW	FLOOR WASTE
GPO	GENERAL PURPOSE OUTLET
HWC	HOT WATER CYLINDER
HW	HARDWOOD
INSL	INSULATION
J	JOIST
L	LINTEL
L'DRY	LAUNDRY
LSG	LAMINATED SAFETY GLAZING
LTR	LAUNDRY TROUGH
MH	MANHOLE
MIR	MIRROR
MR	MOISTURE RESISTANT
MSB	MAIN SWITCH BOARD
NTS	NOT TO SCALE
O	OVEN
ORG	OVERFLOW RELIEF GULLY
PAN	PANTRY
PB	PLASTERBOARD
RANGE	RANGEHOOD
REF	REFRIGERATOR
S	KITCHEN SINK
SEW	SEWER
SS	STAINLESS STEEL
SW	STORM WATER
SHR	SHOWER
TBC	TO BE CONFIRMED
TYP	TYPICAL
RWH	RAINWATER HEAD
WB	WEATHERBOARD
WC	WATER CLOSET
WIR	WALK IN ROBE
WPM	WATER PROOF MEMBRANE
WTK	WATER TANK



LOCATION PLAN
1:5000 @ A3

GENERAL NOTES

REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT THE CONSENT OF DYNAMIC ARCHITECTURAL DRAFTING & BUILDING DESIGN

DO NOT SCALE FROM THIS DRAWING

THE CONTRACTOR SHALL CONFIRM ON SITE EXISTING CONDITIONS LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS

ALL DISCREPANCIES TO BE REPORTED TO THE DESIGNER FOR INSTRUCTION

ALL LEVELS INDICATED PERTAIN TO FINISHED LEVELS AND NOT STRUCTURAL LEVELS UNLESS OTHERWISE INDICATED

MATERIALS AND WORK PRACTICES SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE NCC AND OTHER RELEVANT CODES REFERRED TO IN THE NCC

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS SPECIFICATIONS AND DRAWINGS

ALL CONTRACTORS MUST CARRY OUT WORKS IN ACCORDANCE WITH CURRENT HEALTH AND SAFETY LEGISLATION AND BEST PRACTICE INCLUDING PREPARATION OF A CONSTRUCTION SAFETY MANAGEMENT PLAN

LAND TITLE REFERENCE	
VOLUME	42613
FOLIO	1
DESIGN WIND SPEED	
WIND LOADING TO AS 4055	N3
SOIL CLASSIFICATION TO AS 2870	CLASS 'S'
CLIMATE ZONE FOR THERMAL DESIGN	
CLIMATE ZONE TO BCA FIGURE 1.1.4	7
BUSHFIRE PRONE AREA BAL RATING	
BUSHFIRE ATTACK LEVEL BAL TO AS3959	TBC
CORROSION ENVIRONMENT TO AS/NZS 2312	MODERATE
KNOWN SITE HAZARDS	
N/A	
SCHEDULE OF AREAS	
EXISTING FLOOR AREA	202.61 m ²
PROPOSED FLOOR AREA	100.78 m ²
TOTAL FLOOR AREA	303.39 m ²
SITE AREA	259 643.77 m ²
PROPOSED SITE COVERAGE	0.11%

0 10 50 PAGE SCALE 50mm @ FULL SIZE A3

REV	DESCRIPTION	DATE
0	CONCEPT TO CLIENT	27/05/2025
1	DA	19/01/2026
2	DA - RFI	27/02/2026

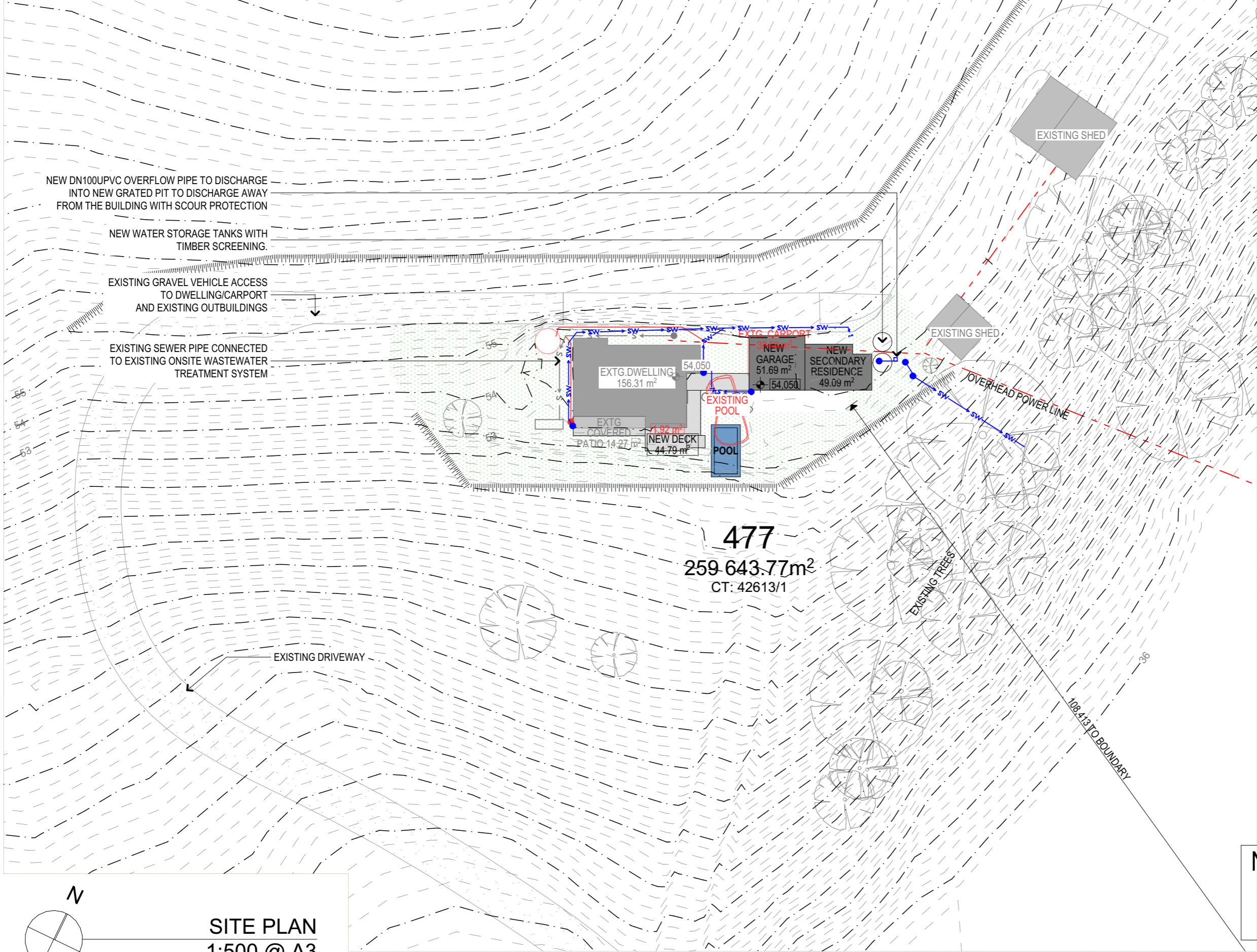
DYNAMIC ARCHITECTURAL
DRAFTING & BUILDING DESIGN
P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
© 2021 DYNAMIC ARCHITECTURAL DRAFTING & BUILDING DESIGN

RICHMOND HILL
PROPOSED ADDITION/ALTERATION
477 PROSSERS ROAD,
RICHMOND TAS 7025
MR. C.M. HALL

Drawing Status	Drawing Number
APPROVAL	2509_ A000-2
Drawing Name	
INDEX AND NOTES	

LEGEND

- EXISTING ELEMENTS TO BE RETAINED
- ELEMENTS TO BE REMOVED/DEMOLISHED
- NEW ELEMENTS
- sw EXISTING/NEW STORMWATER - TO CONNECT TO NEW WATER STORAGE TANKS
- sw EXISTING/NEW STORMWATER - TO CONNECT TO NEW WATER STORAGE TANKS
- s EXISTING/NEW SEWER - TO CONNECT TO EXISTING OWTS
- s EXISTING/NEW SEWER - TO CONNECT TO EXISTING OWTS



477
 259 643.77m²
 CT: 42613/1

**NO NATIVE VEGETATION IS
 TO BE REMOVED FOR
 CONSTRUCTION**

SITE PLAN
 1:500 @ A3

PAGE SCALE 50mm @ FULL SIZE A3

REV	DESCRIPTION	DATE
0	CONCEPT TO CLIENT	27/05/2025
1	DA	19/01/2026
2	DA - RFI	27/02/2026

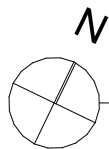
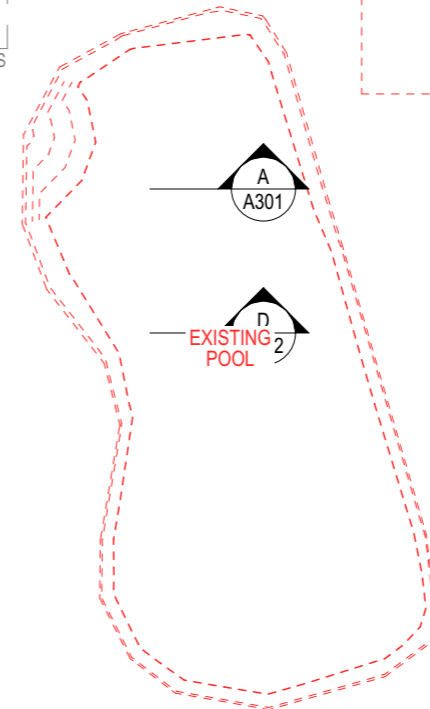
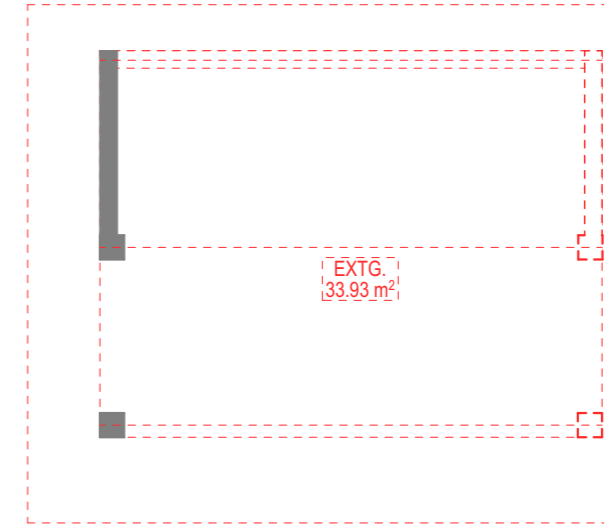
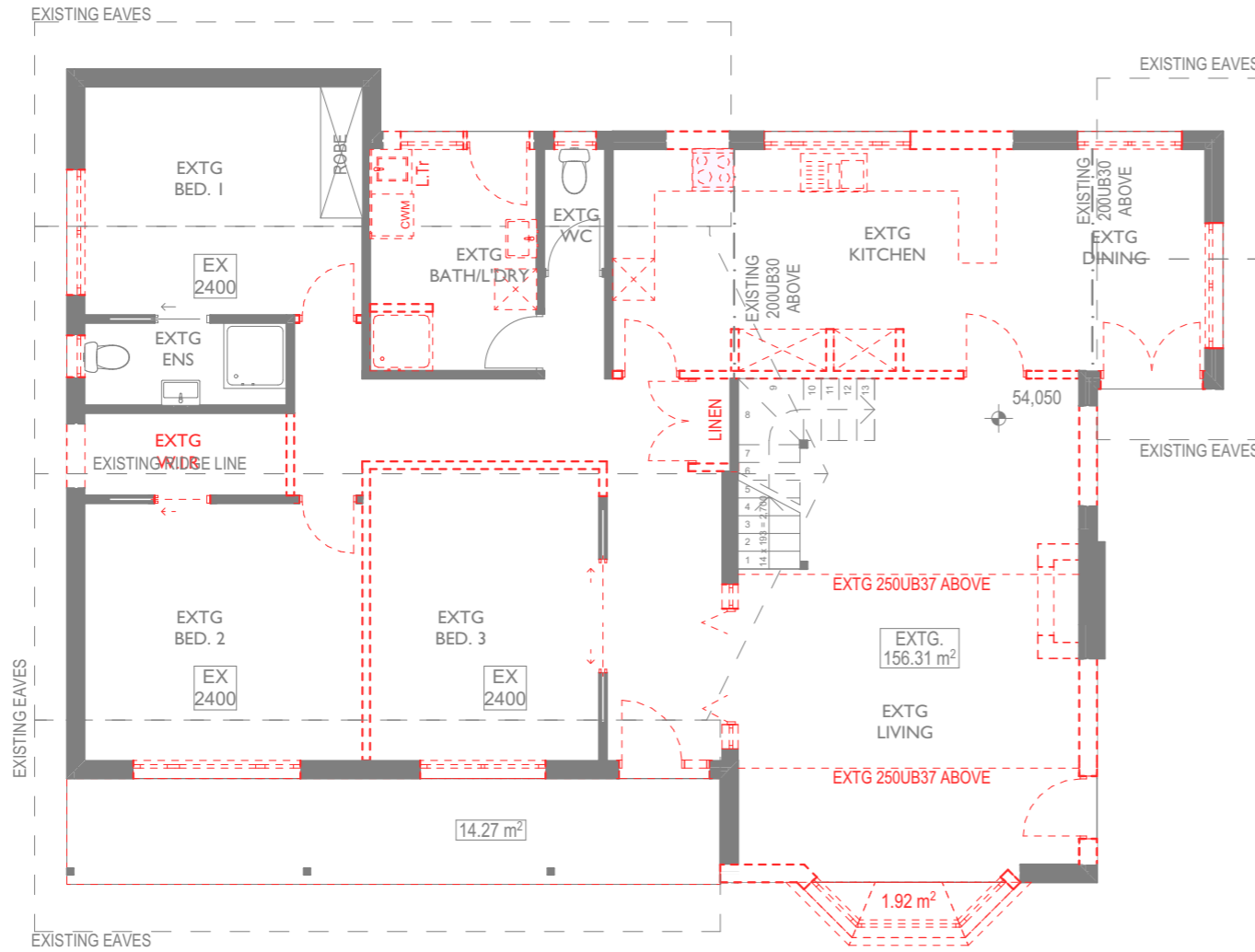
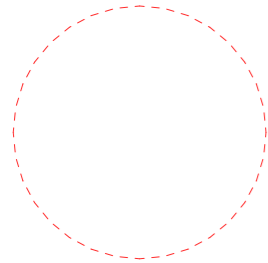
DYNAMIC ARCHITECTURAL
 DRAFTING & BUILDING DESIGN
 P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
 © 2021 DYNAMICARCHITECTURAL DRAFTING & BUILDING DESIGN

RICHMOND HILL
 PROPOSED ADDITION/ALTERATION
 477 PROSSERS ROAD,
 RICHMOND TAS 7025
 MR. C.M. HALL

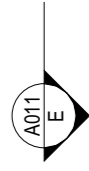
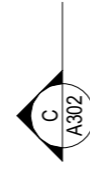
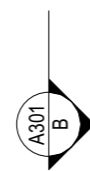
Drawing Status
APPROVAL
 Drawing Name
SITE PLAN
 Drawing Number
2509_ A001-2

LEGEND

- EXISTING ELEMENTS TO BE RETAINED
- ELEMENTS TO BE REMOVED/DEMOLISHED



GROUND DEMOLITION PLAN
1:100 @ A3



0 10 50 PAGE SCALE 50mm @ FULL SIZE A3

REV	DESCRIPTION	DATE
0	CONCEPT TO CLIENT	27/05/2025
1	DA	19/01/2026
2	DA - RFI	27/02/2026



DYNAMIC
ARCHITECTURAL
DRAFTING & BUILDING DESIGN

P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
© 2021 DYNAMICARCHITECTURAL DRAFTING & BUILDING DESIGN

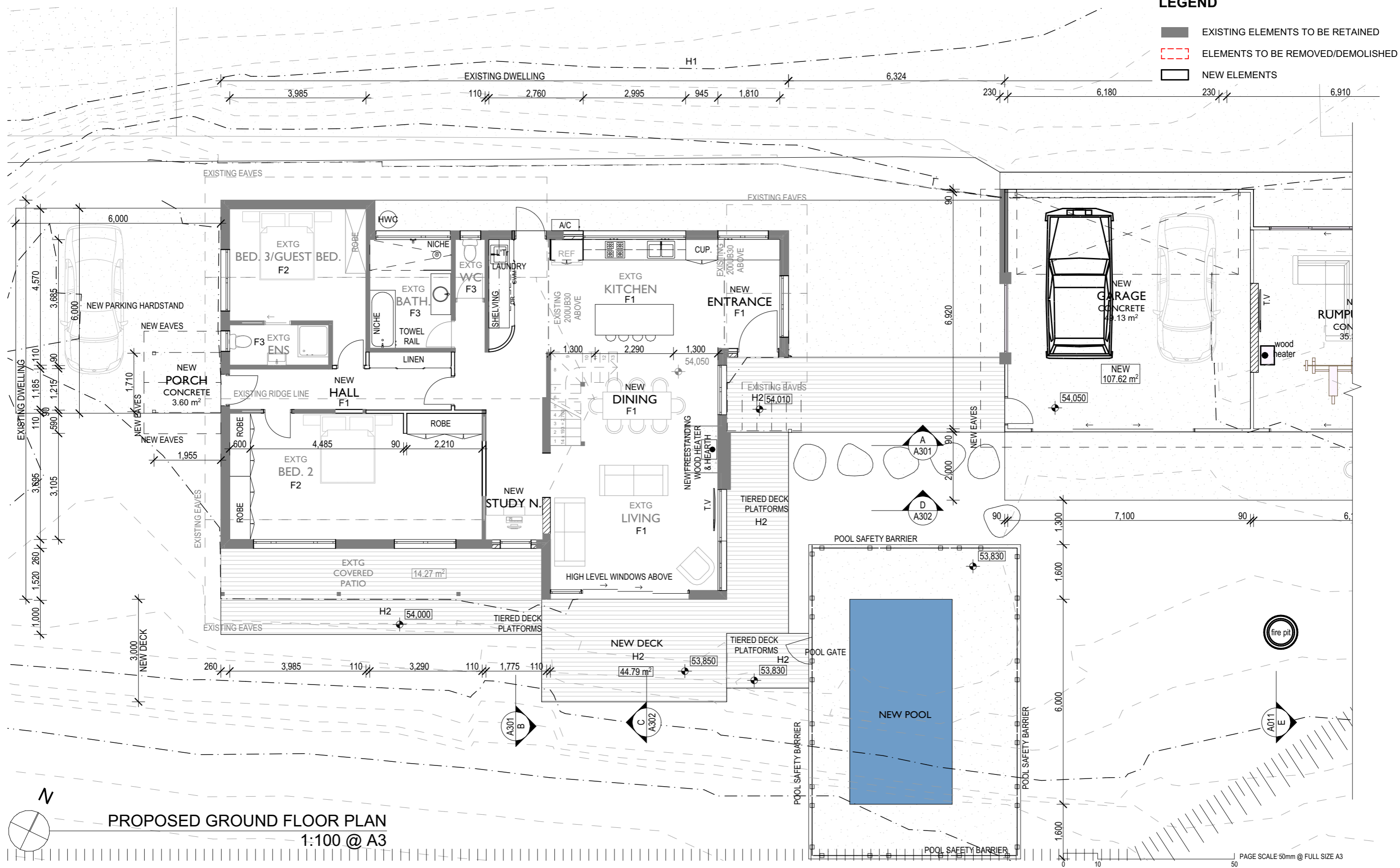
RICHMOND HILL
PROPOSED ADDITION/ALTERATION
477 PROSSERS ROAD,
RICHMOND TAS 7025
MR. C.M. HALL

Drawing Status
APPROVAL
Drawing Name
GROUND DEMOLITION PLAN

Drawing Number
2509_ A002-2

LEGEND

- EXISTING ELEMENTS TO BE RETAINED
- ELEMENTS TO BE REMOVED/DEMOLISHED
- NEW ELEMENTS



REV	DESCRIPTION	DATE
0	CONCEPT TO CLIENT	27/05/2025
1	DA	19/01/2026
2	DA - RFI	27/02/2026

DYNAMIC ARCHITECTURAL
DRAFTING & BUILDING DESIGN

P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
© 2021 DYNAMICARCHITECTURAL DRAFTING & BUILDING DESIGN

RICHMOND HILL
PROPOSED ADDITION/ALTERATION
477 PROSSERS ROAD,
RICHMOND TAS 7025
MR. C.M. HALL

Drawing Status
APPROVAL

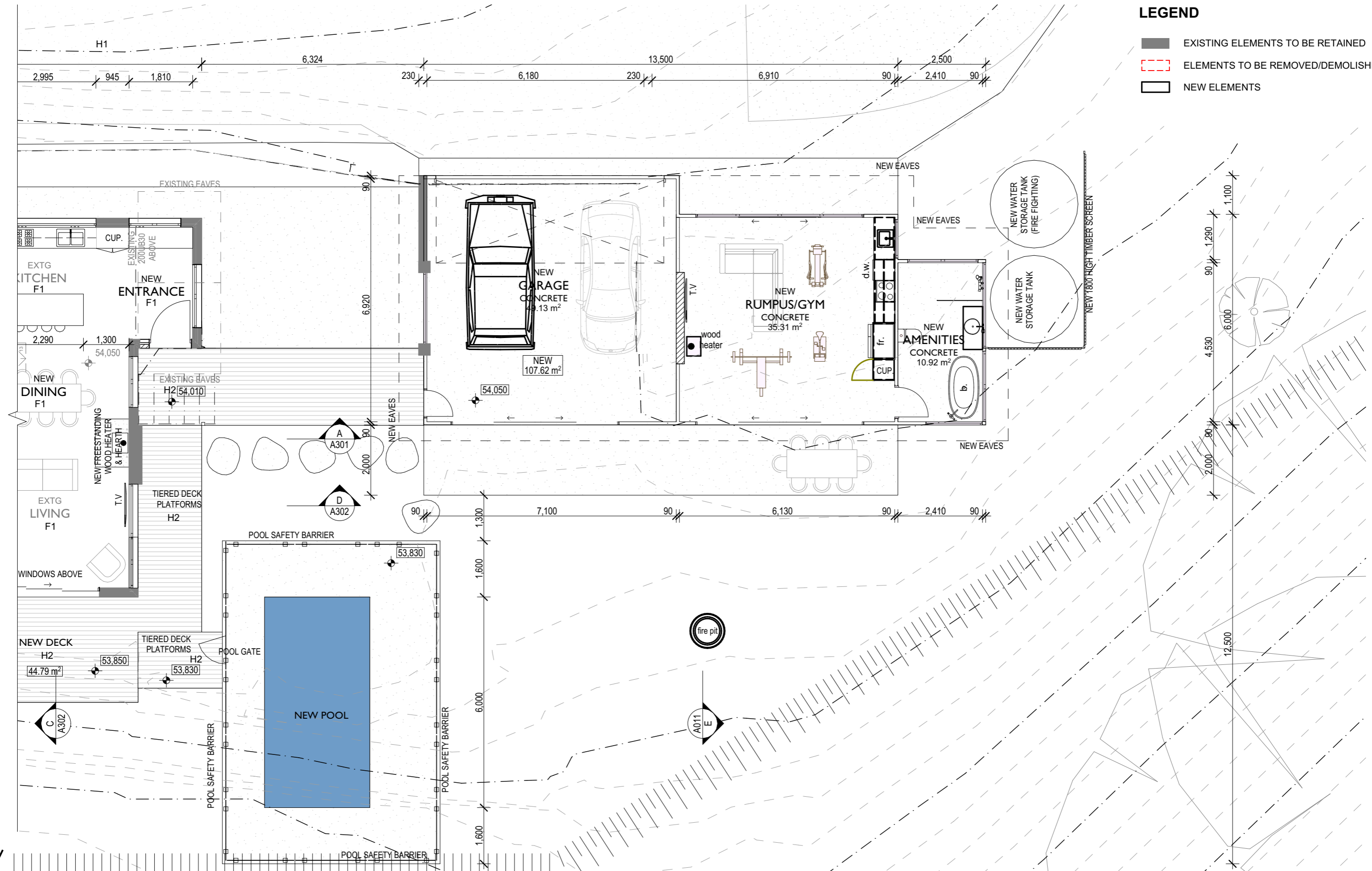
Drawing Name
PROPOSED GROUND FLOOR PLAN

Drawing Number
2509_A003-2

PAGE SCALE 50mm @ FULL SIZE A3

LEGEND

- EXISTING ELEMENTS TO BE RETAINED
- ELEMENTS TO BE REMOVED/DEMOLISHED
- NEW ELEMENTS



PROPOSED GROUND FLOOR PLAN
1:100 @ A3

PAGE SCALE 50mm @ FULL SIZE A3

REV	DESCRIPTION	DATE
0	CONCEPT TO CLIENT	27/05/2025
1	DA	19/01/2026
2	DA - RFI	27/02/2026

DYNAMIC ARCHITECTURAL
DRAFTING & BUILDING DESIGN

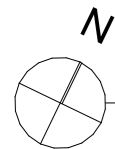
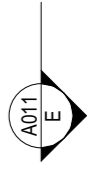
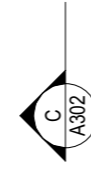
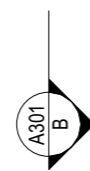
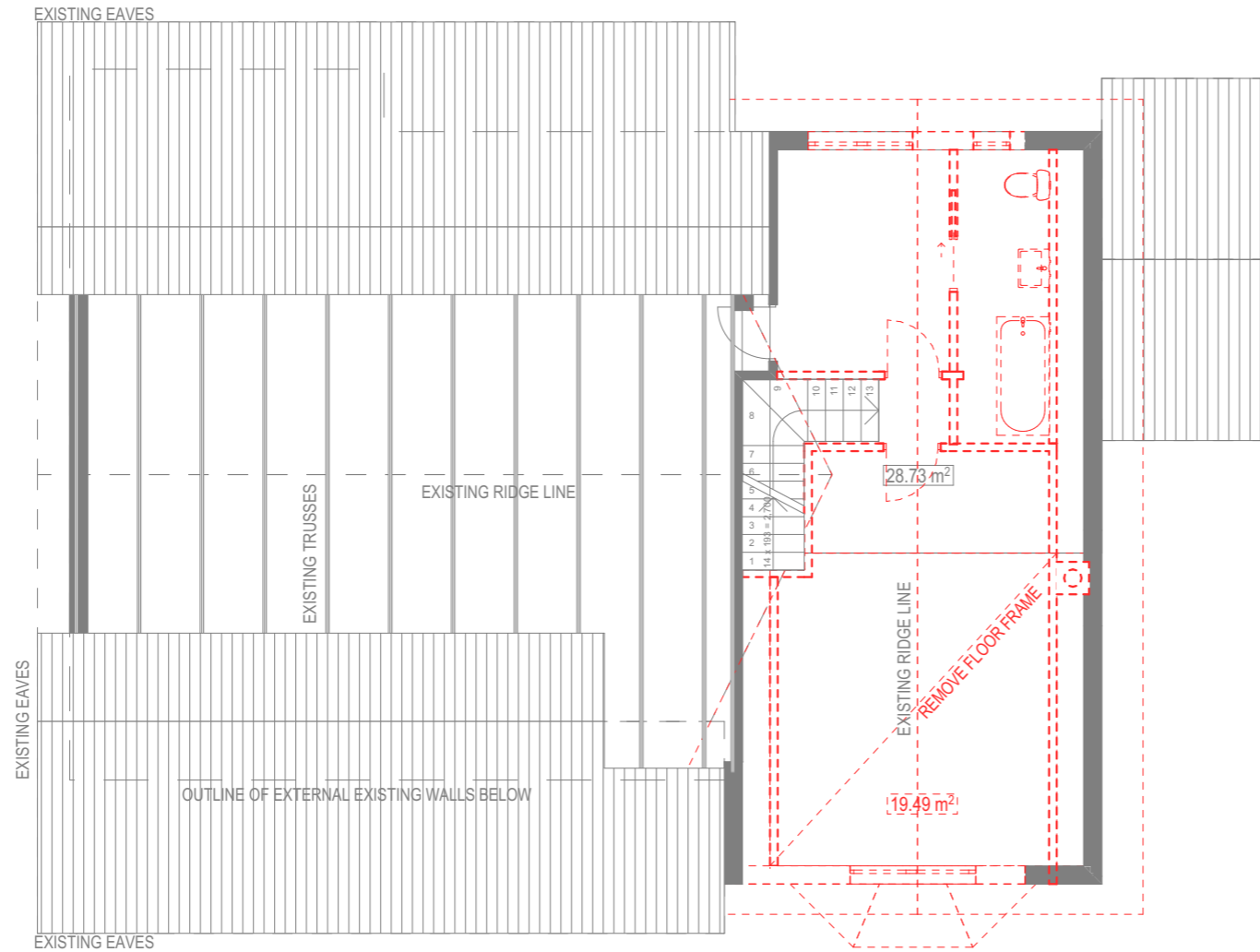
P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
© 2021 DYNAMICARCHITECTURAL DRAFTING & BUILDING DESIGN

RICHMOND HILL
PROPOSED ADDITION/ALTERATION
477 PROSSERS ROAD,
RICHMOND TAS 7025
MR. C.M. HALL

Drawing Status: **APPROVAL** Drawing Number: **2509_A004-2**
Drawing Name: **PROPOSED GROUND FLOOR PLAN - GARAGE**

LEGEND

- EXISTING ELEMENTS TO BE RETAINED
- ELEMENTS TO BE REMOVED/DEMOLISHED



FIRST FLOOR DEMOLITION PLAN
1:100 @ A3

PAGE SCALE 50mm @ FULL SIZE A3

0 10 50

REV	DESCRIPTION	DATE
0	DA	19/01/2026
1	DA - RFI	27/02/2026



DYNAMIC
ARCHITECTURAL
DRAFTING & BUILDING DESIGN

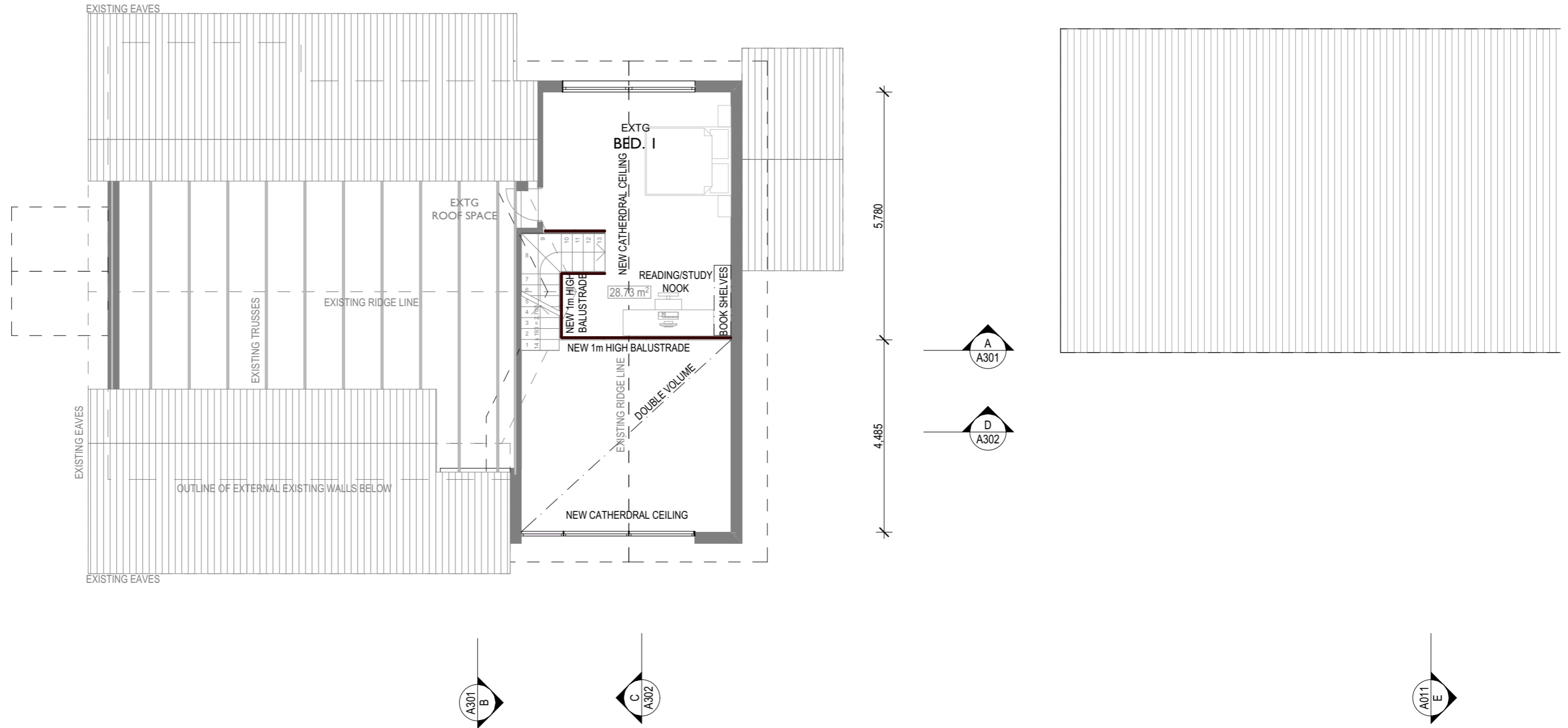
P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
© 2021 DYNAMICARCHITECTURAL DRAFTING & BUILDING DESIGN

RICHMOND HILL
PROPOSED ADDITION/ALTERATION
477 PROSSERS ROAD,
RICHMOND TAS 7025
MR. C.M. HALL

Drawing Status	Drawing Number
APPROVAL	2509_ A005-1
Drawing Name	
FIRST DEMOLITION PLAN	

LEGEND

- EXISTING ELEMENTS TO BE RETAINED
- ELEMENTS TO BE REMOVED/DEMOLISHED
- NEW ELEMENTS



PROPOSED FIRST FLOOR PLAN
1:100 @ A3

PAGE SCALE 50mm @ FULL SIZE A3

REV	DESCRIPTION	DATE
0	CONCEPT TO CLIENT	27/05/2025
1	DA	19/01/2026
2	DA - RFI	27/02/2026

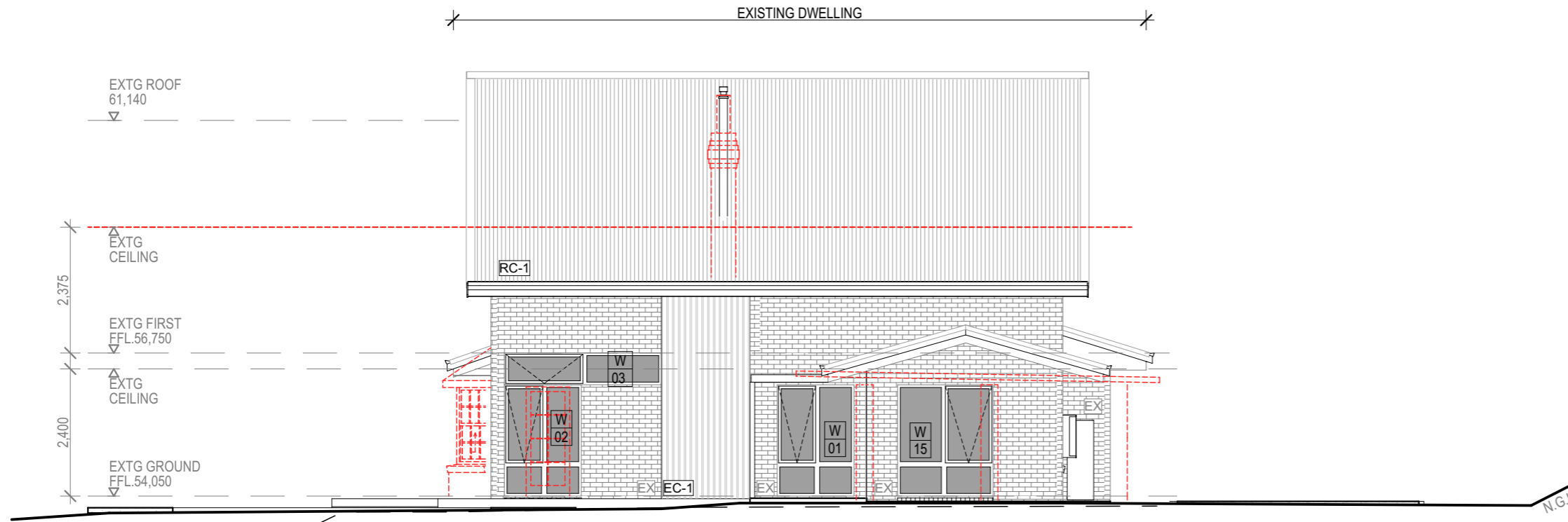
DYNAMIC ARCHITECTURAL
DRAFTING & BUILDING DESIGN
P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
© 2021 DYNAMICARCHITECTURAL DRAFTING & BUILDING DESIGN

RICHMOND HILL
PROPOSED ADDITION/ALTERATION
477 PROSSERS ROAD,
RICHMOND TAS 7025
MR. C.M. HALL

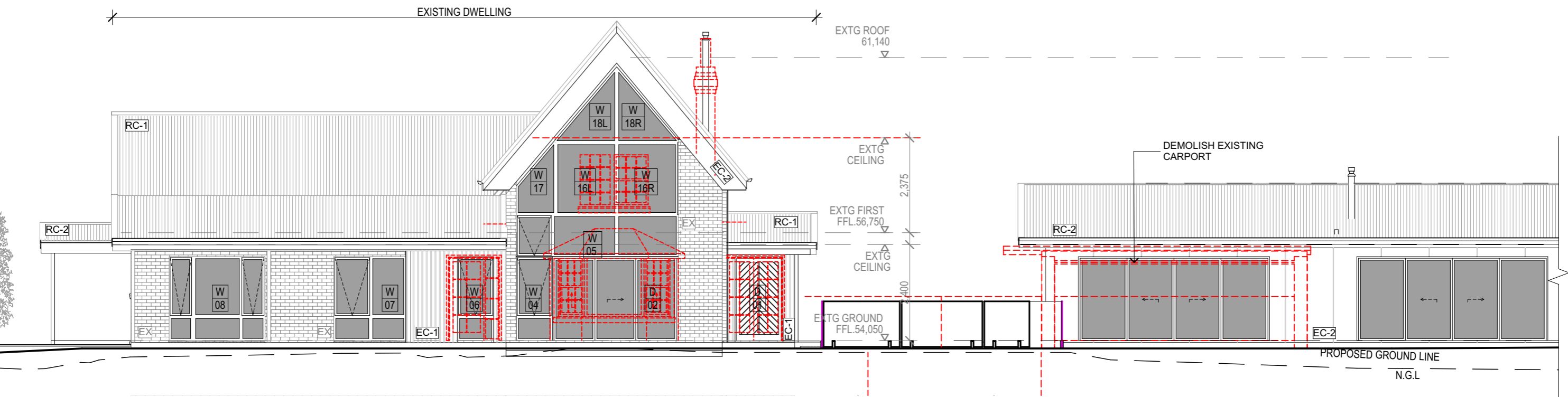
Drawing Status: **APPROVAL**
Drawing Name: **PROPOSED FIRST FLOOR PLAN**
Drawing Number: **2509_ A006-2**

LEGEND

- EXISTING ELEMENTS TO BE RETAINED
- ELEMENTS TO BE REMOVED/DEMOLISHED
- NEW ELEMENTS
- EX EXISTING ELEMENTS TO BE RETAINED
- EC-1 TIMBER CLADDING - SPOTTED GUM
COLOUR - NATURAL FINISH - TO GREY OFF
- EC-2 EXTERNAL CLADDING - FIBRECEMENT SHEET
SCYON 'EASYLAP' -
COLOUR: COLORBOND "NIGHT SKY"
- RC-1 ROOF CLADDING - COLORBOND, CUSTOM ORB
COLOUR: COLORBOND "NIGHT SKY"
REPLACE EXISTING ROOF TILES
- RC-2 ROOF CLADDING - COLORBOND, CUSTOM ORB
COLOUR: COLORBOND "NIGHT SKY"



1
NORTHEAST ELEVATION
1:100 @ A3



2
SOUTHEAST ELEVATION
1:100 @ A3

0 10 50 PAGE SCALE 50mm @ FULL SIZE A3

REV	DESCRIPTION	DATE
0	CONCEPT TO CLIENT	27/05/2025
1	DA	19/01/2026
2	DA - RFI	27/02/2026


DYNAMIC
 ARCHITECTURAL
 DRAFTING & BUILDING DESIGN
P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
 © 2021 DYNAMICARCHITECTURAL DRAFTING & BUILDING DESIGN

RICHMOND HILL
PROPOSED ADDITION/ALTERATION
 477 PROSSERS ROAD,
 RICHMOND TAS 7025
MR. C.M. HALL

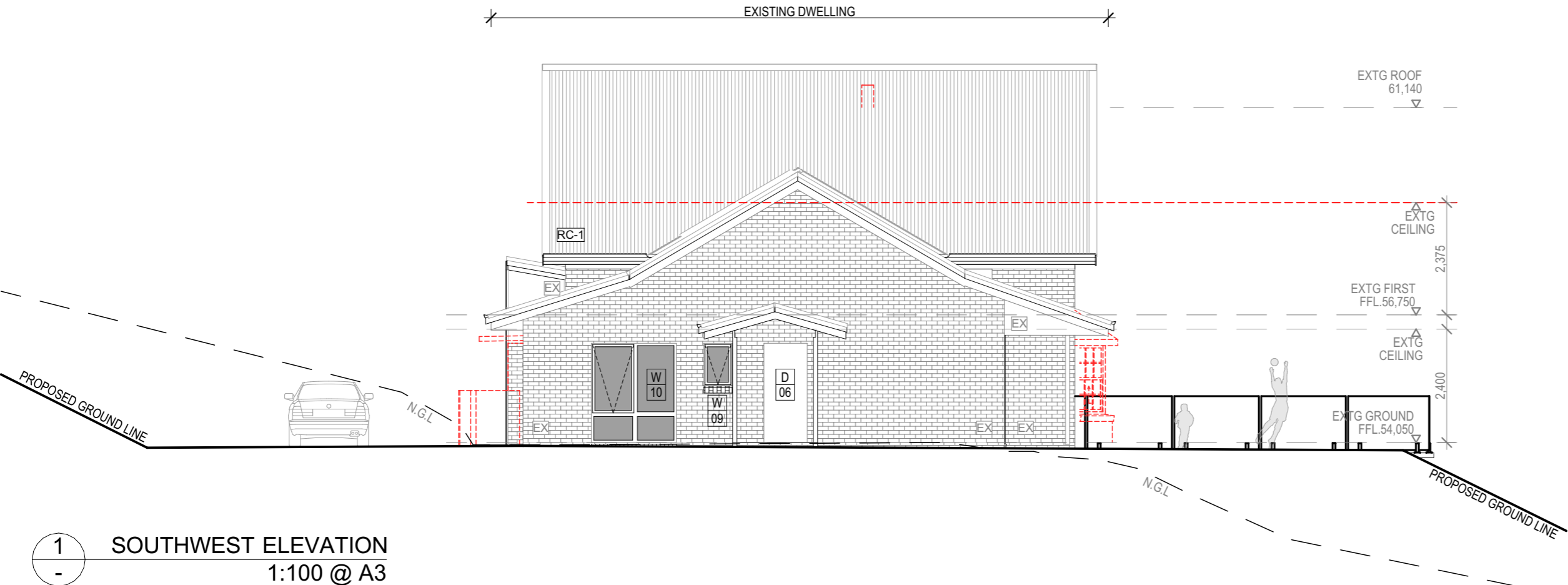
Drawing Status
APPROVAL
 Drawing Name
ELEVATIONS 1

Drawing Number
2509_ A007-2

LEGEND

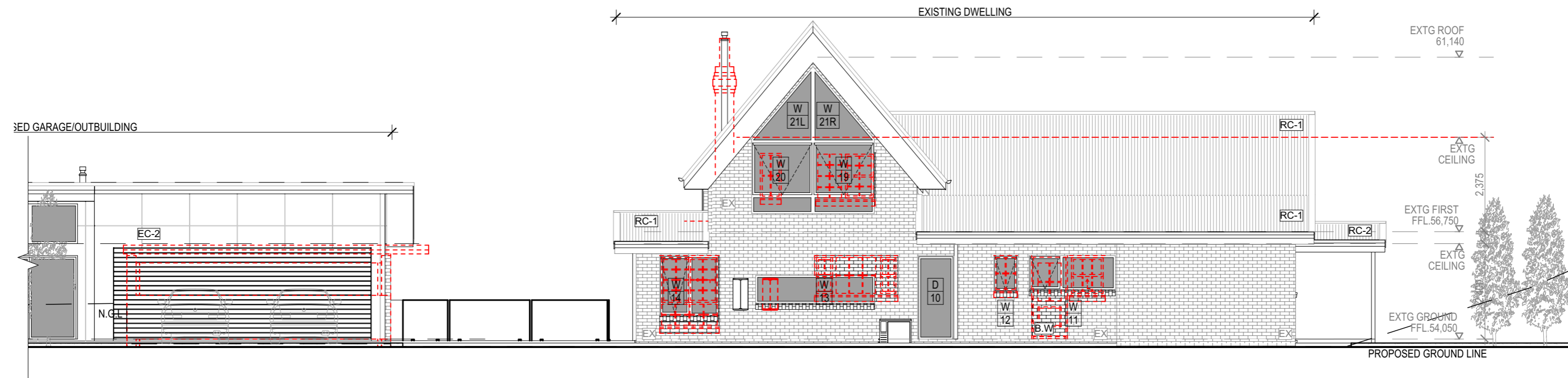
- EXISTING ELEMENTS TO BE RETAINED
- ELEMENTS TO BE REMOVED/DEMOLISHED
- NEW ELEMENTS
- EX EXISTING ELEMENTS TO BE RETAINED
- EC-1 TIMBER CLADDING - SPOTTED GUM
COLOUR - NATURAL FINISH - TO GREY OFF
- EC-2 EXTERNAL CLADDING - FIBRECEMENT SHEET
SCYON 'EASYLAP' -
COLOUR: COLORBOND "NIGHT SKY"
- RC-1 ROOF CLADDING - COLORBOND, CUSTOM ORB
COLOUR: COLORBOND "NIGHT SKY"
REPLACE EXISTING ROOF TILES
- RC-2 ROOF CLADDING - COLORBOND, CUSTOM ORB
COLOUR: COLORBOND "NIGHT SKY"

EXISTING DWELLING



1 **SOUTHWEST ELEVATION**
1:100 @ A3

EXISTING DWELLING



2 **NORTHWEST ELEVATION**
1:100 @ A3

0 10 50 PAGE SCALE 50mm @ FULL SIZE A3

REV	DESCRIPTION	DATE
0	CONCEPT TO CLIENT	27/05/2025
1	DA	19/01/2026
2	DA - RFI	27/02/2026

DYNAMIC ARCHITECTURAL
DRAFTING & BUILDING DESIGN

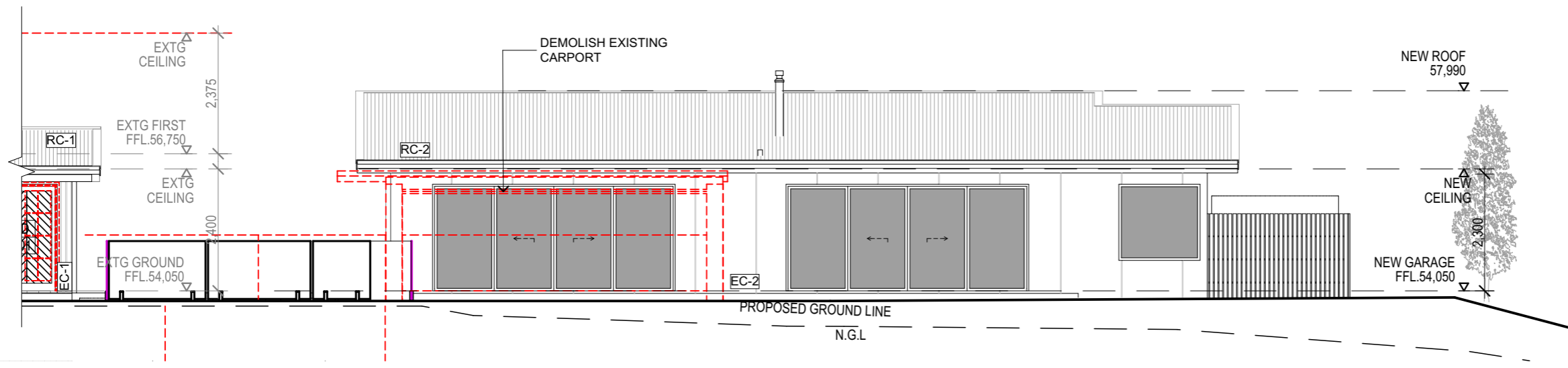
P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
© 2021 DYNAMICARCHITECTURAL DRAFTING & BUILDING DESIGN

RICHMOND HILL
PROPOSED ADDITION/ALTERATION
477 PROSSERS ROAD,
RICHMOND TAS 7025
MR. C.M. HALL

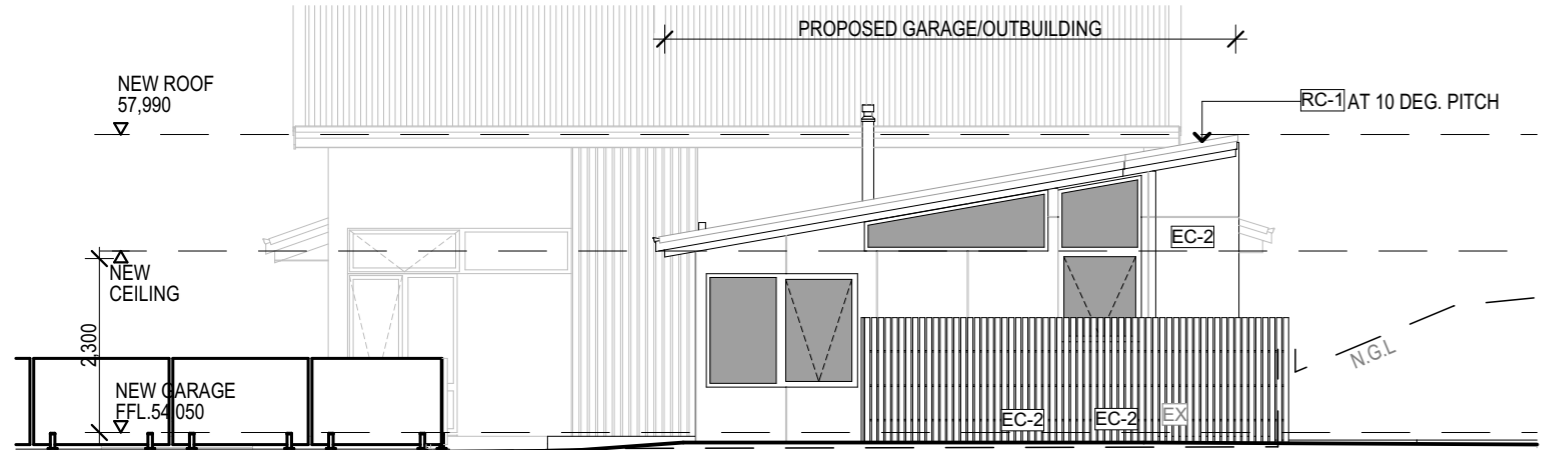
Drawing Status
APPROVAL
Drawing Name
ELEVATIONS 2
Drawing Number
2509_ A008-2

LEGEND

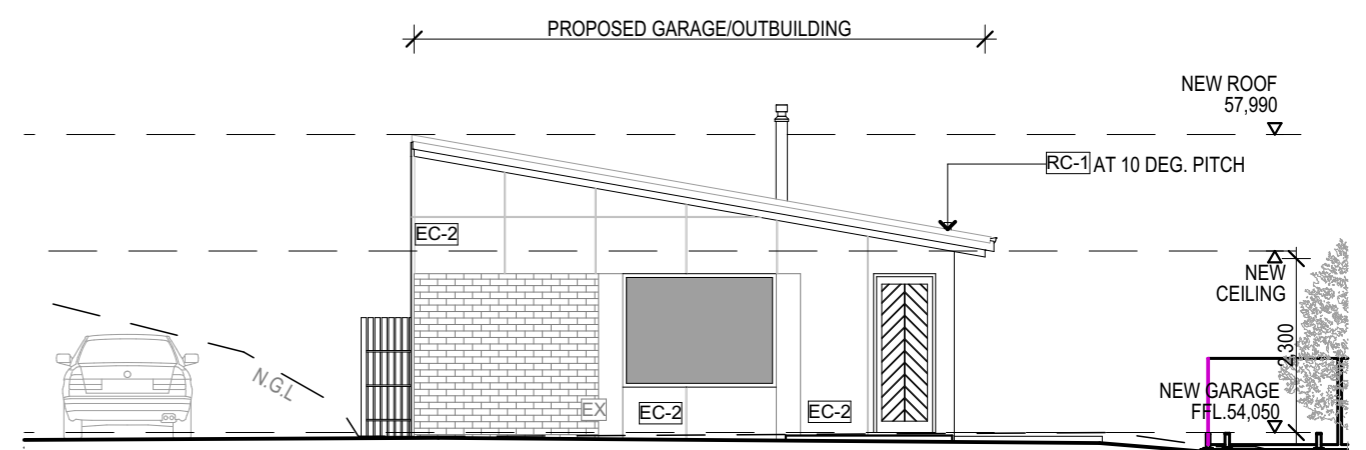
- EXISTING ELEMENTS TO BE RETAINED
- ELEMENTS TO BE REMOVED/DEMOLISHED
- NEW ELEMENTS
- EX EXISTING ELEMENTS TO BE RETAINED
- EC-1 TIMBER CLADDING - SPOTTED GUM
COLOUR - NATURAL FINISH - TO GREY OFF
- EC-2 EXTERNAL CLADDING - FIBRECEMENT SHEET
SCYON 'EASYLAP' -
COLOUR: COLORBOND "NIGHT SKY"
- RC-1 ROOF CLADDING - COLORBOND, CUSTOM ORB
COLOUR: COLORBOND "NIGHT SKY"
REPLACE EXISTING ROOF TILES
- RC-2 ROOF CLADDING - COLORBOND, CUSTOM ORB
COLOUR: COLORBOND "NIGHT SKY"



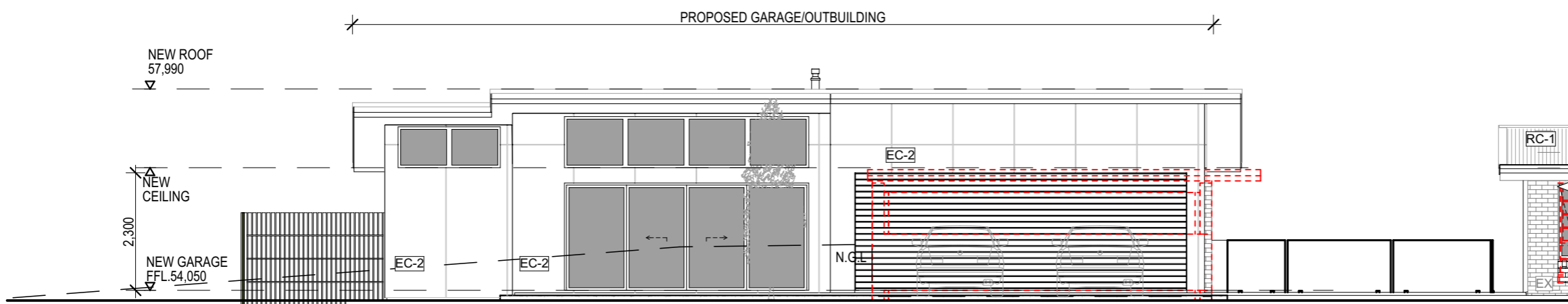
1
-
SOUTHEAST ELEVATION
1:100 @ A3



2
-
NORTHEAST ELEVATION - GARAGE
1:100 @ A3



3
-
SOUTHWEST ELEVATION - GARAGE
1:100 @ A3



4
-
NORTHWEST ELEVATION
1:100 @ A3

0 10 50 PAGE SCALE 50mm @ FULL SIZE A3

REV	DESCRIPTION	DATE
0	CONCEPT TO CLIENT	27/05/2025
1	DA	19/01/2026
2	DA - RFI	27/02/2026


DYNAMIC
 ARCHITECTURAL
 DRAFTING & BUILDING DESIGN
P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
 © 2021 DYNAMICARCHITECTURAL DRAFTING & BUILDING DESIGN

RICHMOND HILL
PROPOSED ADDITION/ALTERATION
 477 PROSSERS ROAD,
 RICHMOND TAS 7025
 MR. C.M. HALL

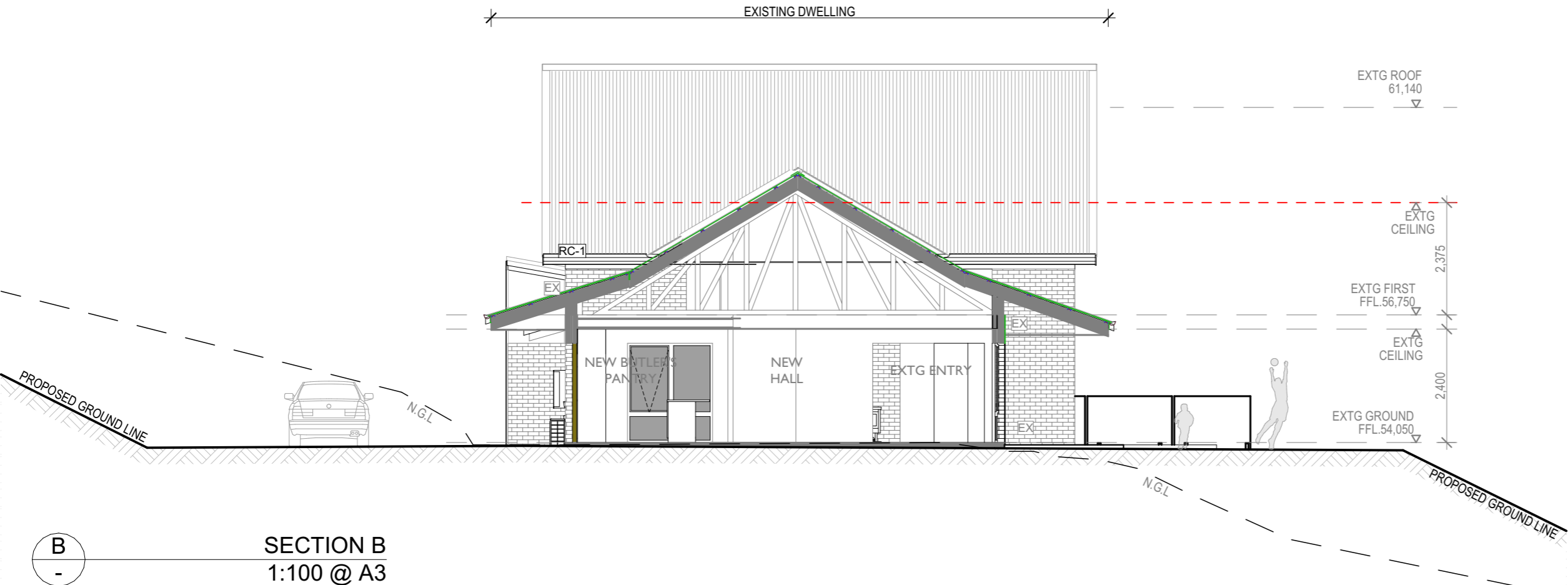
Drawing Status
APPROVAL
 Drawing Name
ELEVATIONS 3

Drawing Number
2509_ A009-2

LEGEND

- EXISTING ELEMENTS TO BE RETAINED
- ELEMENTS TO BE REMOVED/DEMOLISHED
- NEW ELEMENTS
- EX EXISTING ELEMENTS TO BE RETAINED
- EC-1 TIMBER CLADDING - SPOTTED GUM
COLOUR - NATURAL FINISH - TO GREY OFF
- EC-2 EXTERNAL CLADDING - FIBRECEMENT SHEET
SCYON 'EASYLAP' -
COLOUR: COLORBOND "NIGHT SKY"
- RC-1 ROOF CLADDING - COLORBOND, CUSTOM ORB
COLOUR: COLORBOND "NIGHT SKY"
REPLACE EXISTING ROOF TILES
- RC-2 ROOF CLADDING - COLORBOND, CUSTOM ORB
COLOUR: COLORBOND "NIGHT SKY"

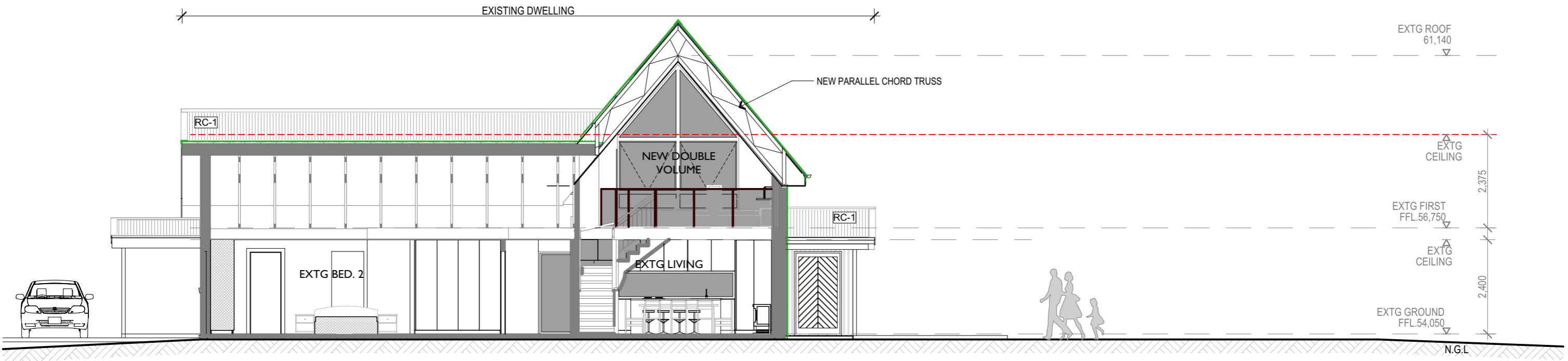
EXISTING DWELLING



B
-

SECTION B
1:100 @ A3

EXISTING DWELLING



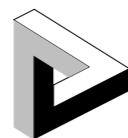
A
-

SECTION A
1:100 @ A3

PAGE SCALE 50mm @ FULL SIZE A3

0 10 50

REV	DESCRIPTION	DATE
0	CONCEPT TO CLIENT	27/05/2025
1	DA	19/01/2026
2	DA - RFI	27/02/2026



DYNAMIC
ARCHITECTURAL
DRAFTING & BUILDING DESIGN

P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
© 2021 DYNAMICARCHITECTURAL DRAFTING & BUILDING DESIGN

RICHMOND HILL
PROPOSED ADDITION/ALTERATION
477 PROSSERS ROAD,
RICHMOND TAS 7025
MR. C.M. HALL

Drawing Status

APPROVAL

Drawing Name

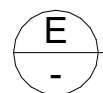
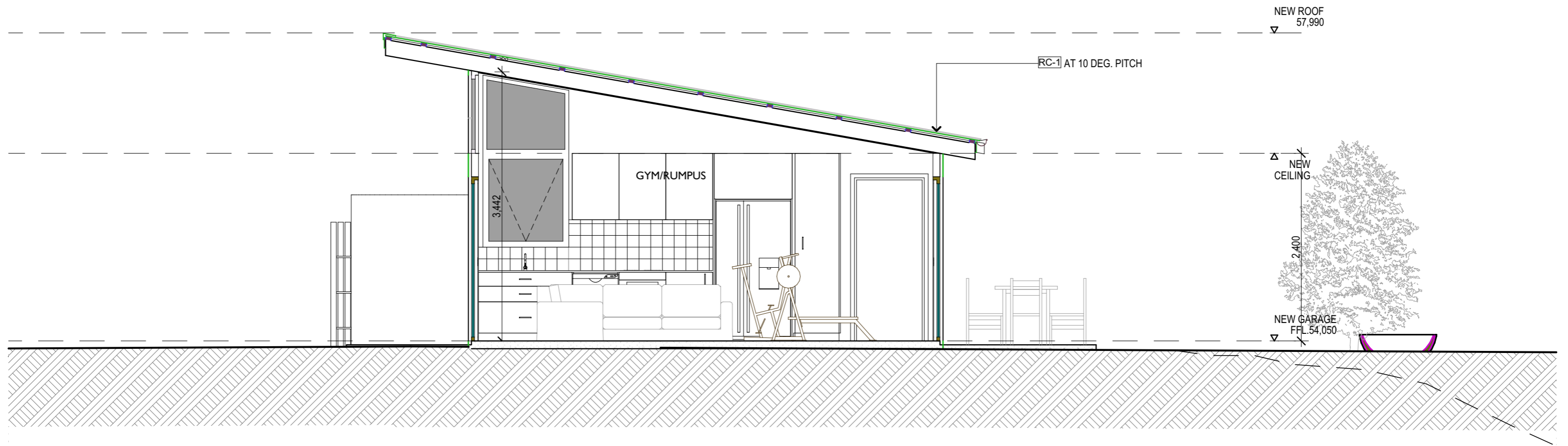
SECTIONS A & B

Drawing Number

2509_A010-2

LEGEND

- EXISTING ELEMENTS TO BE RETAINED
- ELEMENTS TO BE REMOVED/DEMOLISHED
- NEW ELEMENTS
- EX EXISTING ELEMENTS TO BE RETAINED
- EC-1 TIMBER CLADDING - SPOTTED GUM
COLOUR - NATURAL FINISH - TO GREY OFF
- EC-2 EXTERNAL CLADDING - FIBRECEMENT SHEET
SCYON 'EASYLAP' -
COLOUR: COLORBOND "NIGHT SKY"
- RC-1 ROOF CLADDING - COLORBOND, CUSTOM ORB
COLOUR: COLORBOND "NIGHT SKY"
REPLACE EXISTING ROOF TILES
- RC-2 ROOF CLADDING - COLORBOND, CUSTOM ORB
COLOUR: COLORBOND "NIGHT SKY"



SECTION E
1:50 @ A3

0 10 50 PAGE SCALE 50mm @ FULL SIZE A3

REV	DESCRIPTION	DATE
0	DA	19/01/2026
1	DA - RFI	27/02/2026



DYNAMIC
ARCHITECTURAL
DRAFTING & BUILDING DESIGN

P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
© 2021 DYNAMICARCHITECTURAL DRAFTING & BUILDING DESIGN

RICHMOND HILL
PROPOSED ADDITION/ALTERATION
477 PROSSERS ROAD,
RICHMOND TAS 7025
MR. C.M. HALL

Drawing Status
APPROVAL
Drawing Name
SECTION E

Drawing Number
2509_ A011-1



1
-

EAST PERSPECTIVE



2
-

SOUTH PERSPECTIVE



3
-

NORTH PERSPECTIVE



4
-

NORTHWEST PERSPECTIVE

0 10 50 PAGE SCALE 50mm @ FULL SIZE A3

Drawing Status
CONCEPT
Drawing Name
PERSPECTIVES 1
Drawing Number
2509_ T901-2

REV	DESCRIPTION	DATE
0	CONCEPT TO CLIENT	27/05/2025
1	DA	19/01/2026
2	DA - RFI	27/02/2026


DYNAMIC ARCHITECTURAL
 DRAFTING & BUILDING DESIGN
 P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
 © 2021 DYNAMICARCHITECTURAL DRAFTING & BUILDING DESIGN

RICHMOND HILL
PROPOSED ADDITION/ALTERATION
 477 PROSSERS ROAD,
 RICHMOND TAS 7025
 MR. C.M. HALL



1 LIVING/DINING PERSPECTIVE



2 LIVING PERSPECTIVE



3 LIVING/KITCHEN/DINING PERSPECTIVE



4 BEDROOM 1 PERSPECTIVE

0 10 50 PAGE SCALE 50mm @ FULL SIZE A3

REV	DESCRIPTION	DATE
0	CONCEPT TO CLIENT	27/05/2025
1	DA	19/01/2026
2	DA - RFI	27/02/2026


DYNAMIC
 ARCHITECTURAL
 DRAFTING & BUILDING DESIGN
 P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
 © 2021 DYNAMICARCHITECTURAL DRAFTING & BUILDING DESIGN

RICHMOND HILL
PROPOSED ADDITION/ALTERATION
 477 PROSSERS ROAD,
 RICHMOND TAS 7025
 MR. C.M. HALL

Drawing Status
CONCEPT
 Drawing Name
PERSPECTIVES 2

Drawing Number
2509_ T902-2



1
-

RUMPUS/GYM PERSPECTIVE



2
-

GYM PERSPECTIVE



3
-

RUMPUS PERSPECTIVE



4
-

POOL PERSPECTIVE

0 10 50 PAGE SCALE 50mm @ FULL SIZE A3

REV	DESCRIPTION	DATE
0	CONCEPT TO CLIENT	27/05/2025
1	DA	19/01/2026
2	DA - RFI	27/02/2026


DYNAMIC ARCHITECTURAL
 DRAFTING & BUILDING DESIGN
 P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
 © 2021 DYNAMICARCHITECTURAL DRAFTING & BUILDING DESIGN

RICHMOND HILL
PROPOSED ADDITION/ALTERATION
 477 PROSSERS ROAD,
 RICHMOND TAS 7025
 MR. C.M. HALL

Drawing Status
CONCEPT
 Drawing Name
PERSPECTIVES 3

Drawing Number
2509_ T903-2