



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/053725

PROPOSAL: Outbuilding

LOCATION: 50 Shelomith Drive, Acton Park

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 04 August 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 04 August 2025. 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 04 August 2025.

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: **New Outbuilding / Garage 12m X 6.08M**

Location: **50 Shelomith Drive, Acton Park**

Personal Information Removed

Estimated cost of development: **\$45,000**



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:

Residential

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.

Applicant's signature

**Personal Information
Removed**

Date:

7/7/25

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 150859	FOLIO 15
EDITION 6	DATE OF ISSUE 06-Jul-2023

SEARCH DATE : 01-Jul-2025

SEARCH TIME : 12.25 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 15 on Sealed Plan 150859

Derivation : Part of 253 Acres Granted to William Garlick and
Margaret Garlic

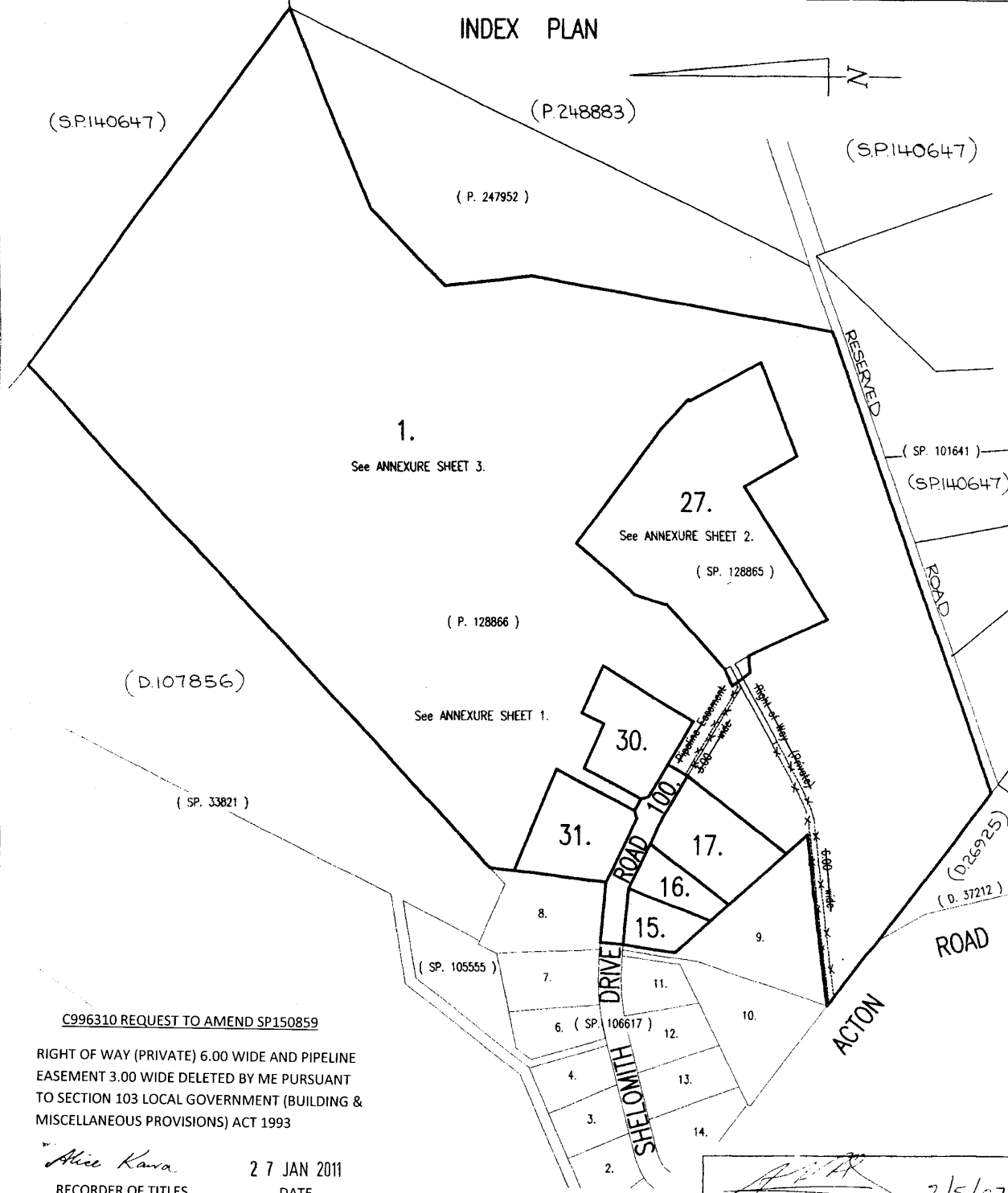
Prior CT 128866/1

SCHEDULE 1N138224 TRANSFER to JOEL RICHARD MILLHOUSE and KATE LOUISE
CANNAMELA as tenants in common in equal shares
Registered 06-Jul-2023 at 12.01 PMSCHEDULE 2Reservations and conditions in the Crown Grant if any
SP150859 COVENANTS in Schedule of Easements
SP150859 FENCING PROVISION in Schedule of Easements
SP150859 SEWERAGE AND/OR DRAINAGE RESTRICTION
E348763 MORTGAGE to National Australia Bank Limited
Registered 06-Jul-2023 at 12.02 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER G.L. Goodwin and E. Goodwin-EM Langham- A.E. Nance, C.L. Nance, D.P. Quinlivan & M.G. Tumpach FOLIO REFERENCE 128866-1 128865-5 GRANTEE Part of 253 acres granted to William Garlick and Margaret Garlick		PLAN OF SURVEY BY SURVEYOR J.B. MEDBURY J.B. MEDBURY P/L SURVEYORS OF 224 CAMPBELL STREET, HOBART LOCATION CITY OF CLARENCE SCALE 1: 4000 LENGTHS IN METRES		REGISTERED NUMBER SP150859 APPROVED EFFECTIVE FROM 28 MAY 2007 <i>Alice Kawa</i> Recorder of Titles			
MAPSHEET MUNICIPAL CODE No. (107) 5225 - 25, 35		LAST UPI No. FPX 70, FPX 71		LAST PLAN No. SP128865, P128866		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

INDEX PLAN

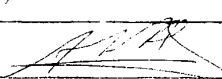


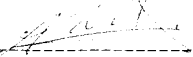
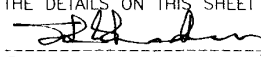
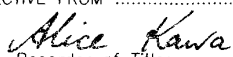
C996310 REQUEST TO AMEND SP150859

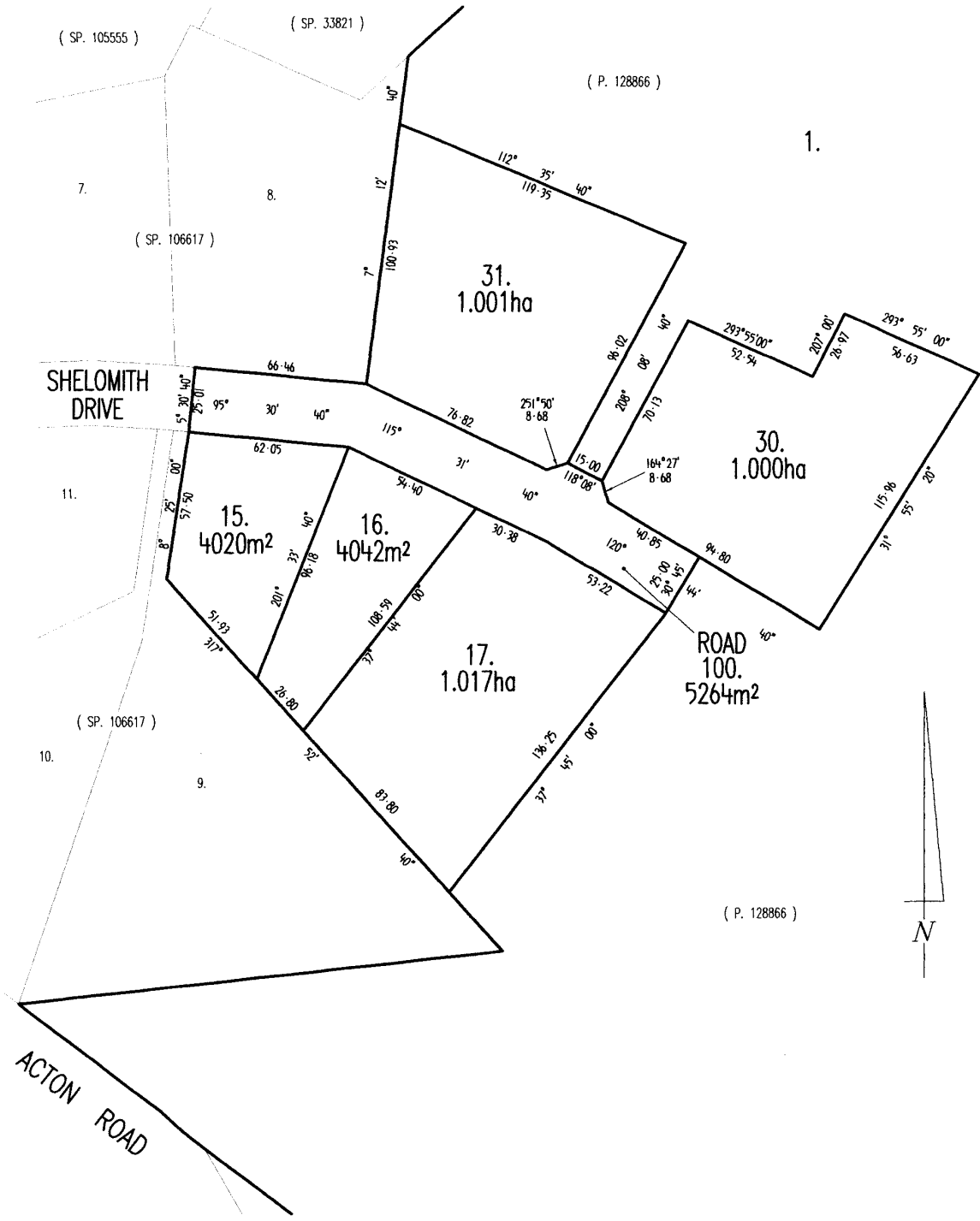
RIGHT OF WAY (PRIVATE) 6.00 WIDE AND PIPELINE EASEMENT 3.00 WIDE DELETED BY ME PURSUANT TO SECTION 103 LOCAL GOVERNMENT (BUILDING & MISCELLANEOUS PROVISIONS) ACT 1993

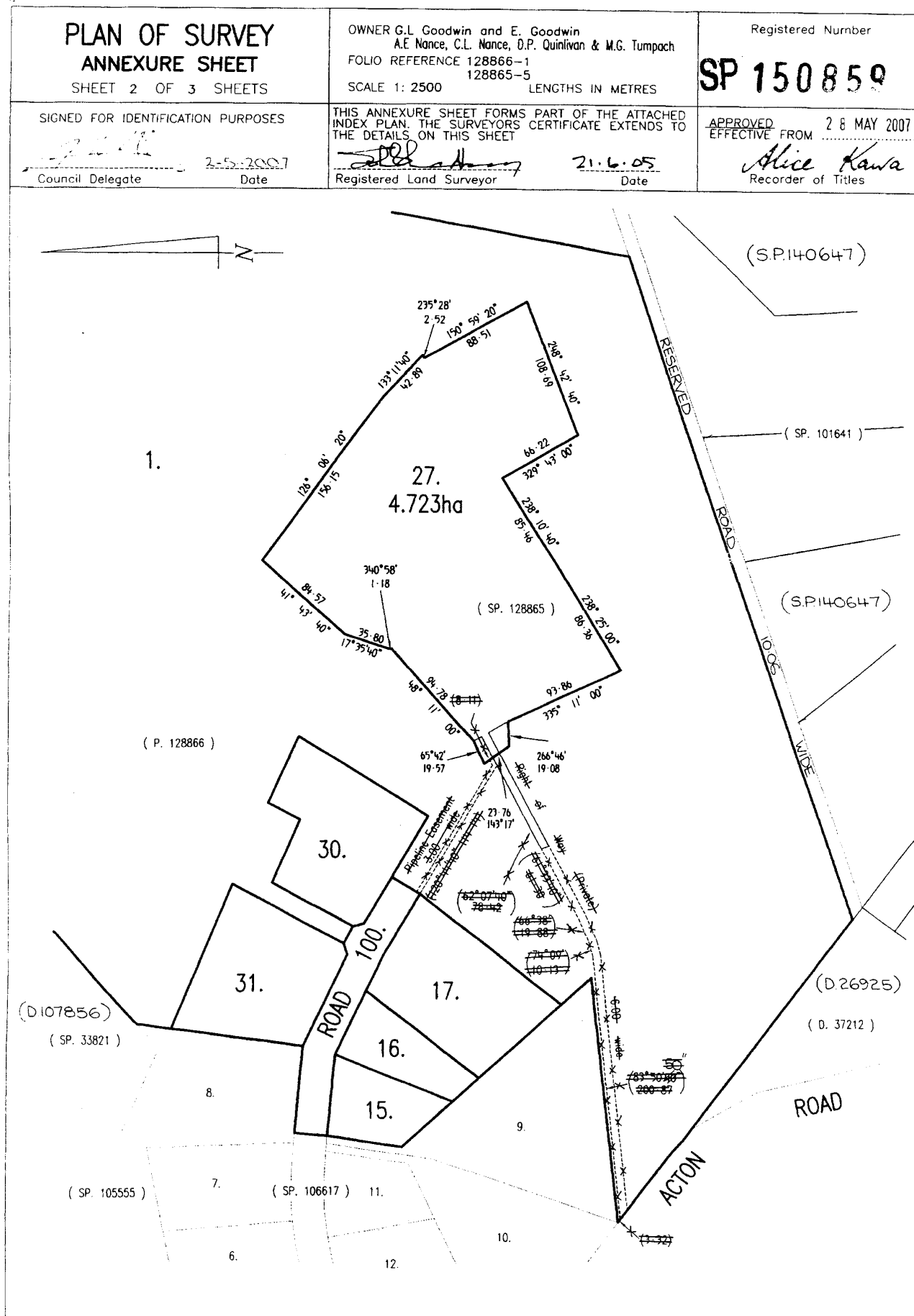
Alice Kawa
 RECORDER OF TITLES

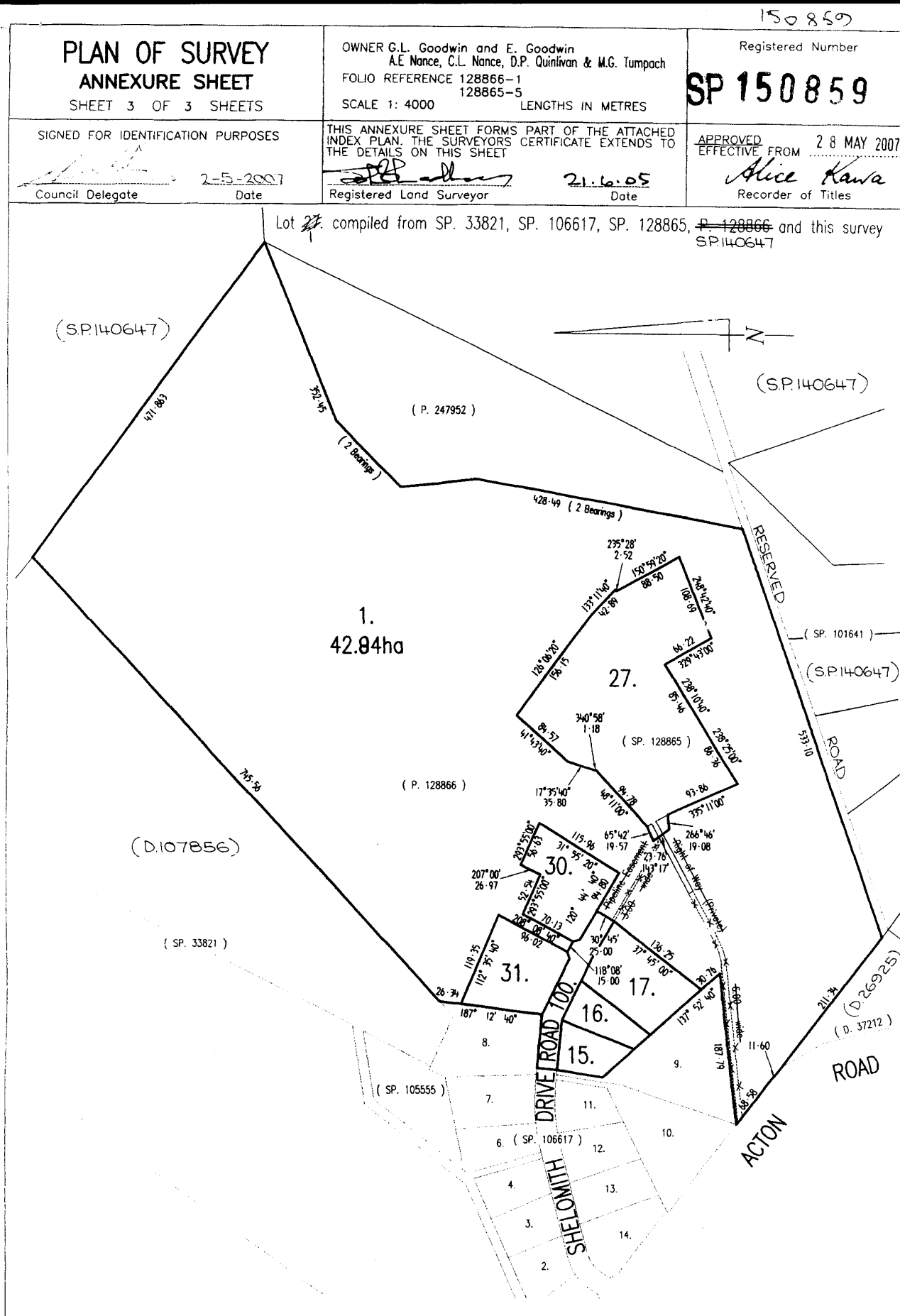
27 JAN 2011
 DATE


 COUNCIL DELEGATE
 2/5/07
 DATE

<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 3 SHEETS</p>	<p>OWNER G.L. Goodwin and E. Goodwin FOLIO REFERENCE 128866-1 SCALE 1: 1500 LENGTHS IN METRES</p>	<p>Registered Number SP 150859</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES  Council Delegate 21-5-2007 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET  Registered Land Surveyor 21.6.05 Date</p>	<p>APPROVED 28 MAY 2007 EFFECTIVE FROM  Recorder of Titles</p>







SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 150859
---	---

PAGE 1 OF 7 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.

~~Lot 1 on the Plan is subject to a right of carriageway (appurtenant to Lot 27 on the Plan) over the Right of Way (Private) 6.00 Wide shown on the Plan.~~

Lot 1 on the Plan is subject to a Pipeline Easement (appurtenant to Lot 27 on the Plan) over the Pipeline Easement 3.00 wide shown on the Plan.

Lot 27 on the Plan is together with a right of carriageway over the Right of Way (Private) 6.00 Wide shown on the Plan.

~~Lot 27 on the Plan is together with a Pipeline Easement over the Pipeline Easement 3.00 wide shown on the Plan.~~

COVENANTS

The owners for the time being of Lot 27 on the Plan covenant with the Vendors, Grant Lindsay Goodwin and Edyth Goodwin, and the owners for the time being of every other Lot shown on the Plan TO THE INTENT that the burden of this covenant may run with and bind the Covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the Plan to observe the following stipulations:

1. Not to remove any trees on Lot 27 without the approval of the Clarence City Council.

Signed by GL Goodwin:

Signed by E Goodwin:

Signed by AE Nance:

Signed by CL Nance:

Signed by DP Quinlivan:

Signed by MG Tumpach:

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: GL Goodwin, E Goodwin, AE Nance, CL Nance, DP Quinlivan & MG Tumpach POLIO REF: 128866/1 & 128865/5 SOLICITOR & REFERENCE: Mr C F Browne - 4964 (Toomey Maning & Co)	PLAN SEALED BY: Clarence City Council DATE: 2-5-2007 REF NO. SD-2004127 Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

Right of Way (Private) 6.00 Wide and Pipeline Easement 3.00 Wide hereon deleted by me pursuant to Request to Amend No. C996310 made under Section 103 of Local Government (Building & Miscellaneous Provisions) Act 1993
 Alice Nance
 Recorder of Titles
 27 / 1 / 2011

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 7 PAGES	Registered Number SP 150859
SUBDIVIDER: GL Goodwin, E Goodwin ^{EM Langham-Goodwin} , AE Nance, CL Nance, DP Quinlivan & MG Tumpach FOLIO REFERENCE: 128866/1 & 129065/5	

The owners for the time being of each Lot on the Plan (excepting Lot 27 on the Plan) covenant with the Vendors, Grant Lindsay Goodwin and Edyth Goodwin, and the owners for the time being of every other Lot shown on the Plan TO THE INTENT that the burden of these covenants may run with and bind the Covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the Plan to observe the following stipulations:

2. Not to permit or erect more than one dwelling-house on any Lot on the Plan, excluding any garage, carport and outbuildings.
3. Not to permit or erect on any Lot any dwelling-house which, including any garage (but excluding any other buildings appurtenant thereto and any verandas or porches), shall have a floor area of less than 230 square metres.
4. Not to permit or erect any roof on any building erected on any Lot that is coloured black or red or that is of a colour that will contrast the surrounding environment.
5. Not to permit any portable or re-locatable dwelling to be erected or placed upon any Lot.
6. Not to permit or erect any dwelling-house which is constructed using a pre-fabricated kit.
7. That no dwelling-house or garage or garages or the outbuildings usually appurtenant to and normally used in connection with a dwelling-house shall be constructed on such Lot, except with written approval of the Vendor that:
 - (a) is construction or re-erection of any building which has been pulled down or demolished;
 - (b) is a re-location of a previously erected building;
 - (c) has its roof clad with previously used or second hand materials;
 - (d) has its exterior wall or roof clad with uncoloured galvanised iron or tin.

Signed by GL Goodwin: _____

Signed by ~~E Goodwin~~ _____

Signed by AE Nance: _____

Signed by CL Nance: _____

Signed by DP Quinlivan: _____

Signed by MG Tumpach: _____

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.

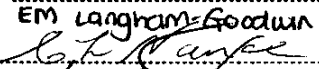
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 7 PAGES	Registered Number SP 150859
SUBDIVIDER: ^{EM Langham-Goodwin} GL Goodwin, E Goodwin , AE Nance, CL Nance, DP Quinlivan & MG Tumpach FOLIO REFERENCE: 128866/1 & 129965/5 53	

8. Not to permit, erect or maintain any fence on the boundary immediately adjacent to the road access of any Lot that is constructed of colourbond, zincalume or pickets.
9. Not to permit any dwelling-house erected on any Lot to be used for public housing or for Housing Commission purposes.
10. That no engine or machinery worked or driven by steam gas electricity or other mechanical power and used for any trade manufacture or business or which makes excessive noise shall be erected or fixed or placed on any part of any Lot on the Plan and no trade or business which may be a public nuisance or a private annoyance and no noxious trade or business whatsoever shall be carried on or be permitted to be carried on the said Lot.
11. Not to affix or display on any wall or fence upon any Lot on the Plan any posters bills or advertisements (except any notice or advertisement in the usual form for the sale or letting of the said land or building thereon) or any hoarding or structure for use as a bill posting or advertising station and in the event of any breach hereof the Vendor its servants or agents may at any time without notice to the owner enter upon the said Lot and remove any poster bill advertisement hoarding or structure which may be affixed displayed or erected thereupon in contravention of this covenant.
12. Not to permit or allow the parking of any trucks, semi-trailers, buses or other heavy vehicles or machinery on any Lot on the Plan, Shelomith Drive or any road bordering any Lot.
13. Not to keep or allow to be kept on any Lot on the Plan any animals or poultry for commercial purposes.
- ~~14. To maintain and upkeep the nature strip immediately abutting the owner's Lot on the Plan.~~

Signed by GL Goodwin: 

Signed by ~~E Goodwin~~: 

Signed by AE Nance: 

Signed by CL Nance: 

Signed by DP Quinlivan: 

Signed by MG Tumpach: 

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 4 OF 7 PAGES	Registered Number SP 150859
SUBDIVIDER: GL Goodwin, E Goodwin, AE Nance, CL Nance, DP Quinlivan & MG Tumpach FOLIO REFERENCE: 128866/1 & 128865/5	

14.15. ~~To maintain and upkeep all the gardens on the owner's Lot on the Plan.~~
 Not to allow the gardens on the owner's Lot on the Plan to become lacking in maintenance or upkeep.
PROVIDED THAT it is hereby declared in respect of the conditions and restrictive covenants numbered 2 to 15 inclusive that nothing herein contained or implied shall prevent the Vendors selling leasing or otherwise dealing with any Lot either subject to the above conditions and restrictive covenants or any one of them or not and subject to such modifications or amendments or, full release thereof as they think fit. The exercise of this right in relation to any Lot shall not release the owner of any other Lot from any of the conditions or covenants effected or imposed upon such other lots or give the owner of any Lot any right of action against the Vendors or any other company, person or persons.

FENCING PROVISION

In respect of each Lot on the Plan, the Vendors, Grant Lindsay Goodwin and Edyth Goodwin, shall not be required to fence.

INTERPRETATION

"Pipeline Easement" means the right to lay, install and maintain pipes, valves and fittings under or over the Pipeline Easement 3.00 wide shown on the Plan and for the Clarence City Council or any persons authorised by it to do all works necessary and incidental thereto so as to enable the passage of water across the easement.

COVENANTS CONTINUED

That portion of Lot 1 on the Plan formerly comprised in Lot 5 on Sealed Plan 128865 is burdened by the restrictive covenant created by Sealed Plan 128865 in the following terms:

Not to remove any trees on the lot without the approval of the Clarence City Council

Signed by GL Goodwin:

[Signature]

Signed by E Goodwin:

[Signature]

Signed by AE Nance:

[Signature]

Signed by CL Nance:

[Signature]

Signed by DP Quinlivan:

[Signature]

Signed by MG Tumpach:

[Signature]

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.

Pipeline Easement Interpretation heron deleted by me pursuant to Request to Amend No. C996310 made under Section 103 of Local Government (Building & Miscellaneous Provisions) Act 1993
Alice Kawa
 Recorder of Titles
 27 / 1 / 2011

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 7 PAGES	Registered Number SP 150859
SUBDIVIDER: GL Goodwin, ^{EM Langham-Goodwin} E Goodwin, AE Nance, CL Nance, DP Quinlivan & MG Tumpach FOLIO REFERENCE: 128866/1 & 129965/5	

SIGNED by **GRANT LINDSAY GOODWIN** in the presence of:

Witness signature

J. B. MEDGURY

Witness full name

159 CILWEN ROAD

Witness address

REG. LAND SURVEYOR

Witness occupation

SIGNED by **EDYTH A GOODWIN** in the presence of:

Witness signature

J. B. MEDGURY

Witness full name

159 CILWEN ROAD

Witness address

REG. LAND SURVEYOR

Witness occupation

SIGNED by **ALEXANDER ERNEST NANCE** in the presence of:

Witness signature

MAREE LOUISE PLEDGER

Witness full name

7 GREENLANE AVE CLARENDON VALE

Witness address

HOME DUTIES

Witness occupation

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 6 OF 7 PAGES

Registered Number

SP 150859

SUBDIVIDER: GL Goodwin, ^{em Langham Goodwin} E Goodwin, AE Nance, CL Nance, DP Quintlivan & MG Tumpach
FOLIO REFERENCE: 128866/1 & 129965/5

SIGNED by CYNTHIA LOWTHER NANCE in)
the presence of:

Witness signature
MARIE LOUISE PLEDGER

Witness full name

Witness address

Witness occupation

SIGNED by DEAN PATRICK QUINLIVAN in)
the presence of:

Witness signature
MARIE LOUISE PLEDGER

Witness full name

Witness address

Witness occupation

SIGNED by MILAN GLEN TUMPACH in the)
presence of:

Witness signature
MARIE LOUISE PLEDGER

Witness full name

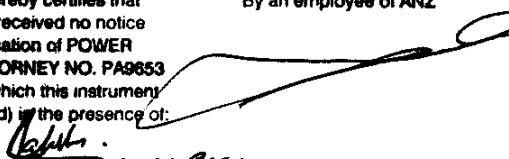
Witness address

Witness occupation

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 7 OF 7 PAGES	Registered Number SP 150859
SUBDIVIDER: GL Goodwin, ^{EM Langham-Goodwin} E Goodwin , AE Nance, CL Nance, DP Quinlivan & MG Tumpach FOLIO REFERENCE: 128866/1 & 129965/5 82	

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED as registered proprietor of Memorandum of Mortgage Number C569811 hereby consents to the within dealing.

EXECUTED BY
 AUSTRALIA AND NEW ZEALAND
 BANKING GROUP LIMITED by BEING
 Signed by an employee of ANZ AUSTRALIA AND NEW ZEALAND
STEPHEN NOEL MILLER BANKING GROUP LIMITED
 (who hereby certifies that By an employee of ANZ
 he has received no notice
 of revocation of POWER
 OF ATTORNEY NO. PA9653
 under which this instrument
 is signed) in the presence of:

ALLAN BATCHELOR
 Bank Officer, 48 Elizabeth Street, Hobart

CONNECT CREDIT UNION OF TASMANIA LIMITED as registered proprietor of Memorandum of Mortgage Number C729225 hereby consents to the within dealing.

SIGNED by CONNECT CREDIT UNION OF TASMANIA
 LIMITED by its attorney, DAVID JOHN ANNING, under Power
 No. 7114692 (who declares that he has received no notice of
 revocation of the power) in the presence of:



Martin Leitch
 Securities Officer
 Level 8, 39 Murray St
 Hobart



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.



HOBART

Sheds & More

Fair Dinkum Builds Hobart

38 McIntyre Street
Mornington TAS 7018

Phone: 03 6244 4300

fairdinkumbuilds.com.au

AGENT AUTHORISATION

Project Address:	50 Shelomith drive Acton Park 7170
------------------	------------------------------------



I/We

Owner Name/s:	Joel Millhouse and Kate Cannamela
Postal Address:	50 Shelomith drive Acton Park 7170
Phone Number:	0417002338
Email Address:	joel.millhpouse@tasnetworks.com.au

Hereby appoint the following person/company representative:

Agent Name/s:	P&J Sheds Pty Ltd
Postal Address:	38 McIntyre Street Mornington, TAS 7018
Phone Number:	03 6244 4300
Email Address:	admin@fairdinkumhobart.com.au

to act as my/our authorised agent to apply for any required certificates and permits, and to provide any necessary information to, or communicate with the relevant council as required in accordance with the Building Act 2016.

Owner Name:	Joel Millhouse	Owner Signature:		Date:	4/6/25
Owner Name:	KATE CANNAMELA	Owner Signature:		Date:	4/6/25



NEW OUTBUILDING / GARAGE
50 SHELOMITH DRIVE, ACTON PARK, 7170
FOR J. MILLHOUSE & K. CANNAMELA

CERTIFICATE OF TITLE: VOLUME - 150859 FOLIO - 15
PID: 2781437
LAND AREA: 4020m²

PLANNING SCHEME: TASMANIAN PLANNING SCHEME
CLARENCE LOCAL PROVISIONS SCHEDULE
ZONE: 11. RURAL LIVING
OVERLAYS: AIRPORT OBSTACLE LIMITATIONS AREA (47)

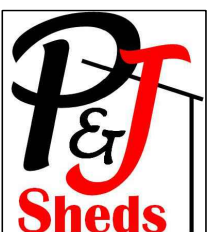
SOIL CLASSIFICATION: ASSUMED H
WIND REGION: A
TERRAIN CATEGORY: TC 2.5
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: 1
TOPOGRAPHY: 1
BAL: NOT REQUIRED (CLASS 10A STRUCTURE NOT WITHIN AN AREA IDENTIFIED
BY COUNCIL BUSHFIRE MAPPING AS BEING BUSHFIRE PRONE)

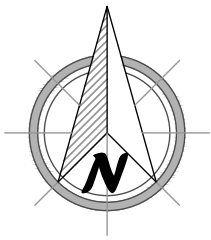
INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

PAGE 1 - SITE PLAN 1:500
PAGE 2 - LOCATION PLAN 1:200
PAGE 3 - ELEVATIONS 1:100
PAGE 4 - FLOOR PLAN 1:100
PAGE 5 - PLUMBING PLAN 1:100

ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 101040





SHELOMITH DRIVE

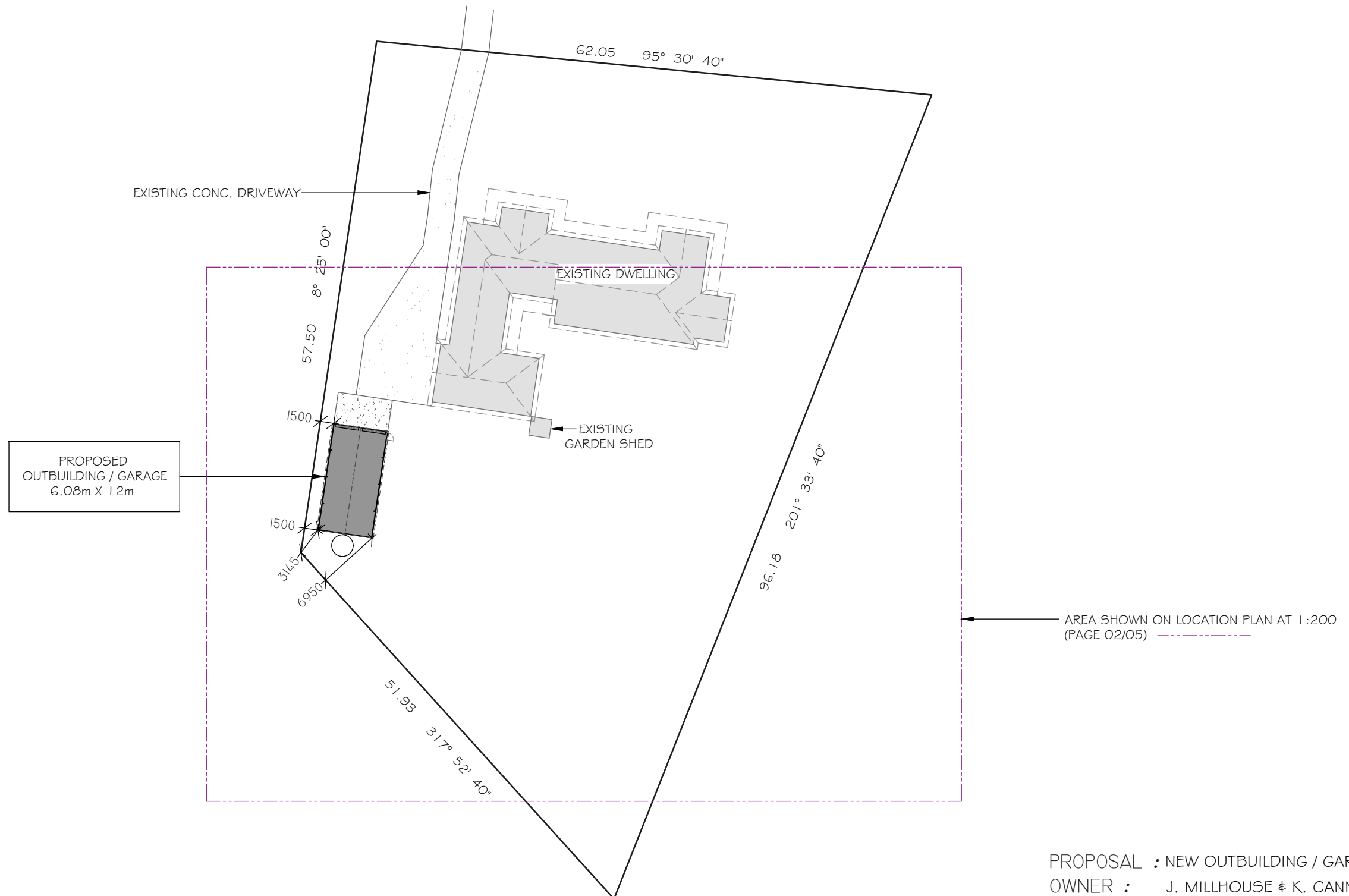
LOT AREA: 4020m²

EXISTING DWELLING AREA: 384m²

" VERANDAH AREA: 71.7m²

" GARDEN SHED AREA: 4.83m²

PROPOSED OUTBUILDING / GARAGE AREA: 72.96m²



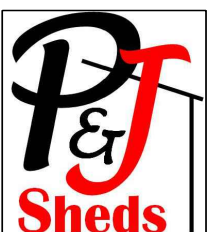
VOL : 150859
FOLIO: 15
4020m²

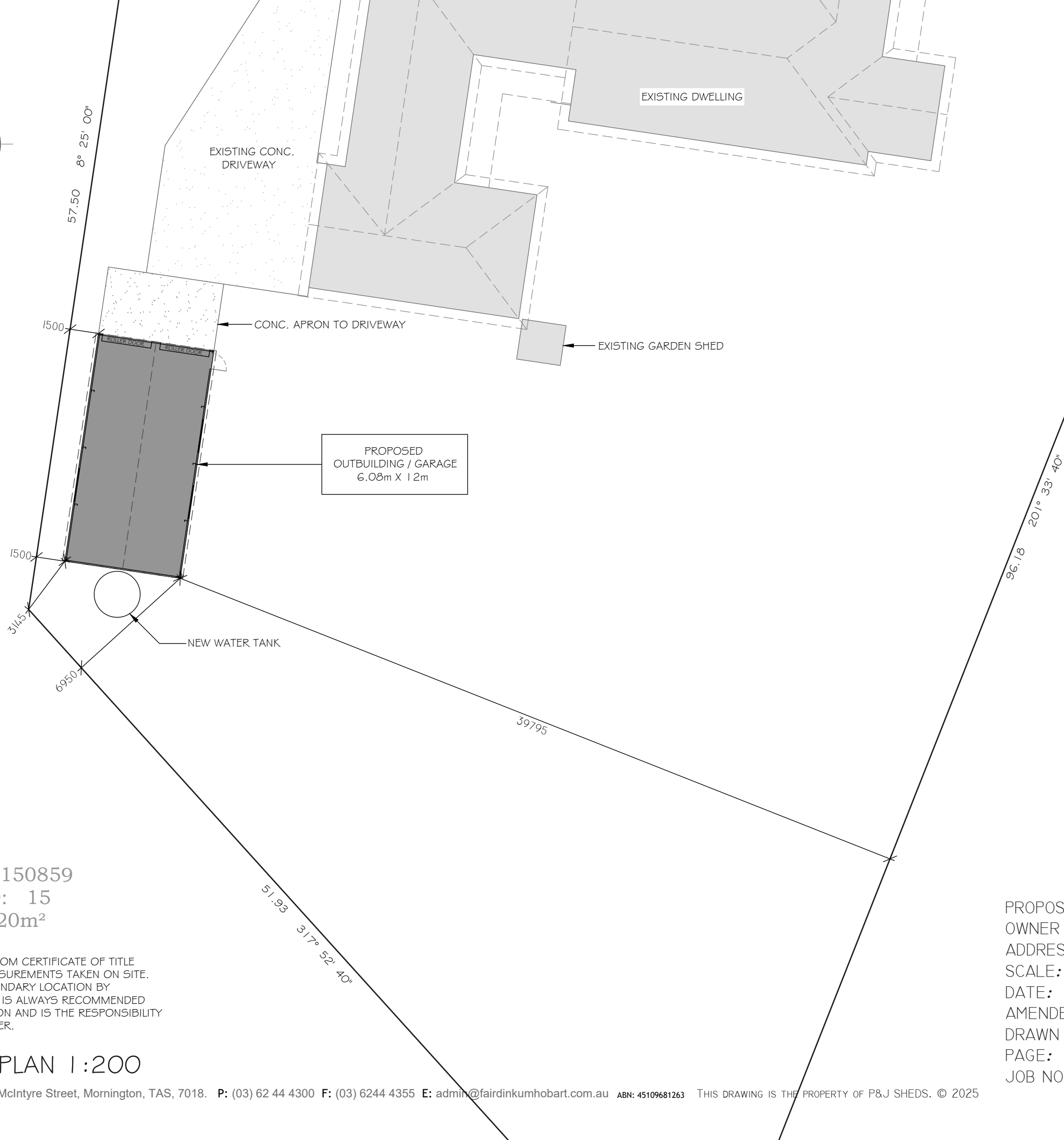
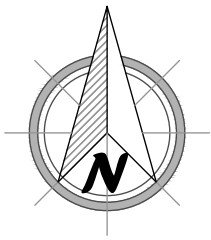
SITE PLAN PREPARED FROM CERTIFICATE OF TITLE
INFORMATION AND MEASUREMENTS TAKEN ON SITE.
CONFIRMATION OF BOUNDARY LOCATION BY
REGISTERED SURVEYOR IS ALWAYS RECOMMENDED
PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY
OF THE PROPERTY OWNER.

SITE PLAN 1:500

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2025

PROPOSAL : NEW OUTBUILDING / GARAGE
OWNER : J. MILLHOUSE & K. CANNAMELA
ADDRESS: 50 SHELOMITH DRIVE, ACTON PARK, 7170
SCALE: 1:500
DATE: 7th JULY 2025
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 01/05
JOB NO : 101040





VOL : 150859
FOLIO: 15
4020m²

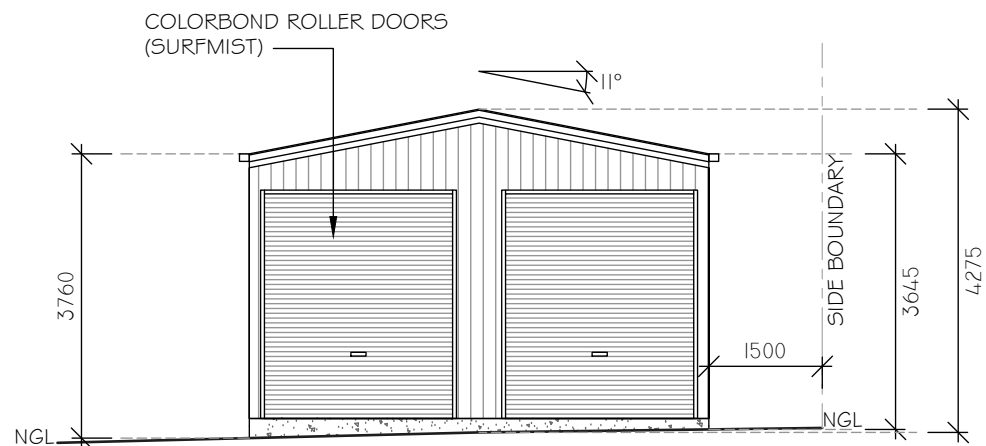
SITE PLAN PREPARED FROM CERTIFICATE OF TITLE
INFORMATION AND MEASUREMENTS TAKEN ON SITE.
CONFIRMATION OF BOUNDARY LOCATION BY
REGISTERED SURVEYOR IS ALWAYS RECOMMENDED
PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY
OF THE PROPERTY OWNER.

LOCATION PLAN 1:200

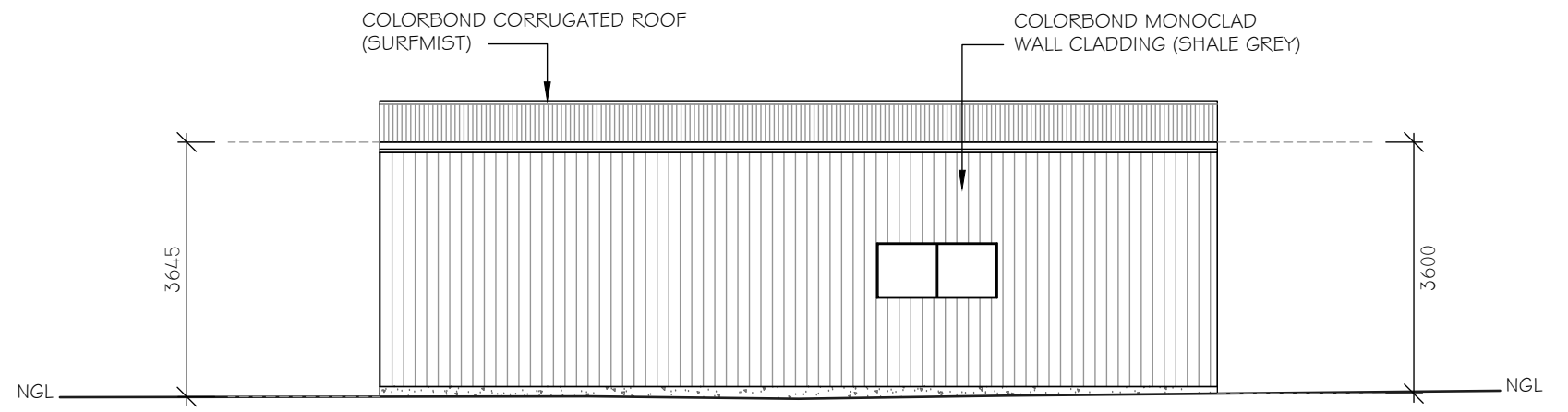
P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2025

PROPOSAL : NEW OUTBUILDING / GARAGE
OWNER : J. MILLHOUSE & K. CANNAMELA
ADDRESS: 50 SHELOMITH DRIVE, ACTON PARK, 7170
SCALE: 1:200
DATE: 7th JULY 2025
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 02/05
JOB NO : 101040



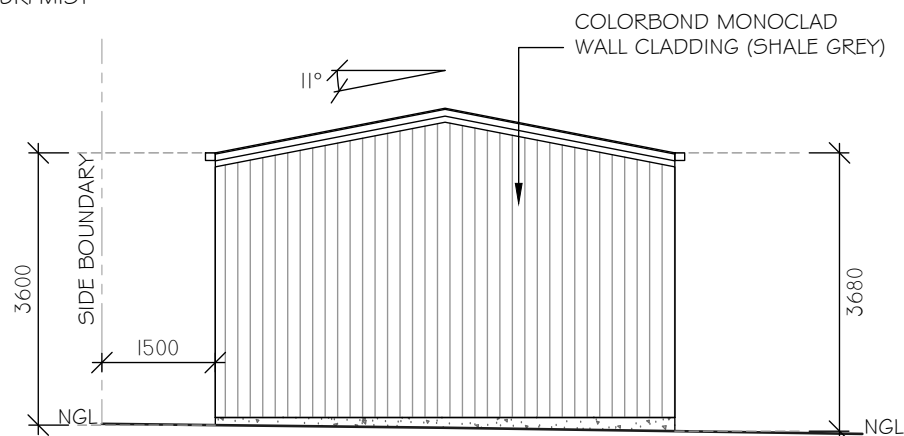


NORTH ELEVATION

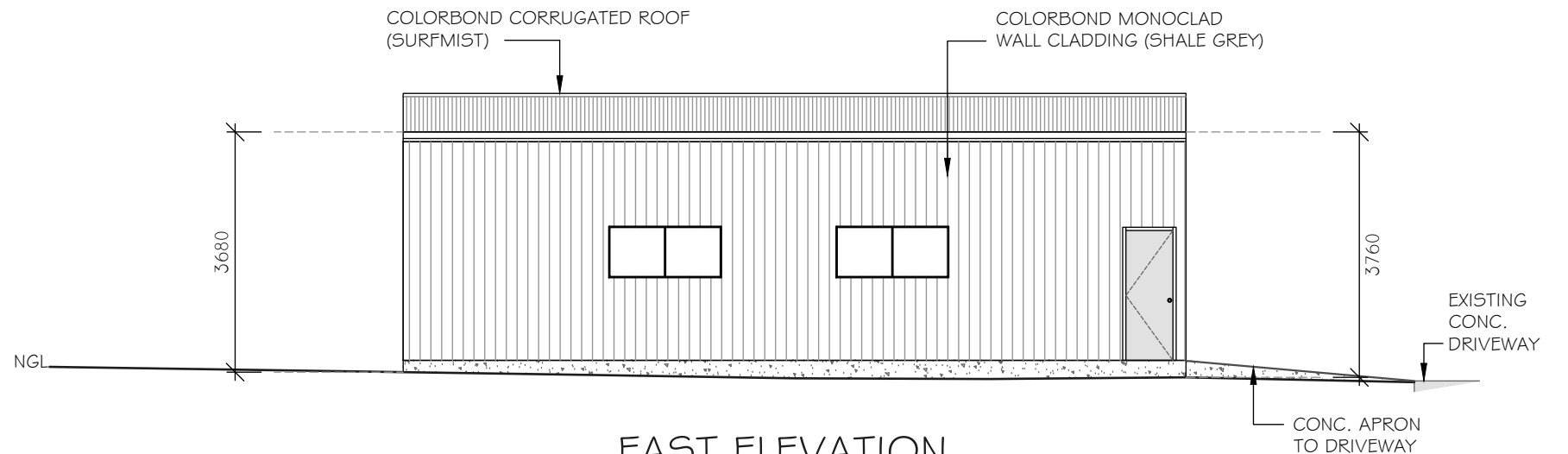


WEST ELEVATION

COLOUR'S (COLORBOND®):
 EXT. WALLS - SHALE GREY
 ROOF - SURFMIST
 ROLLER DOOR - SURFMIST
 PA DOOR - SURFMIST
 WINDOW FRAME - SURFMIST
 GUTTER - SURFMIST
 CORNER FLASH - SURFMIST
 BARGE FLASHING - SURFMIST
 OPENING FLASH - SURFMIST



SOUTH ELEVATION



EAST ELEVATION

REFER TO DRAWINGS BY NORTHERN CONSULTING ENGINEERS FOR ALL MEMBER AND MATERIAL DETAILS AS WELL AS FOOTING DESIGN AND SPECIFICATIONS.

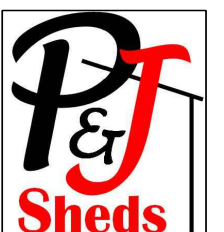
ELEVATIONS 1:100

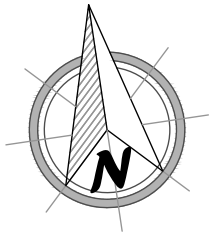
P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2025

ALL HEIGHTS SHOWN ARE ABOVE NATURAL GROUND LEVEL.

ACTUAL HEIGHTS OF WALLS ABOVE CONCRETE SLAB ARE:
 SIDE WALL HEIGHT - 3500mm
 END WALL HEIGHT TO APEX - 4091mm

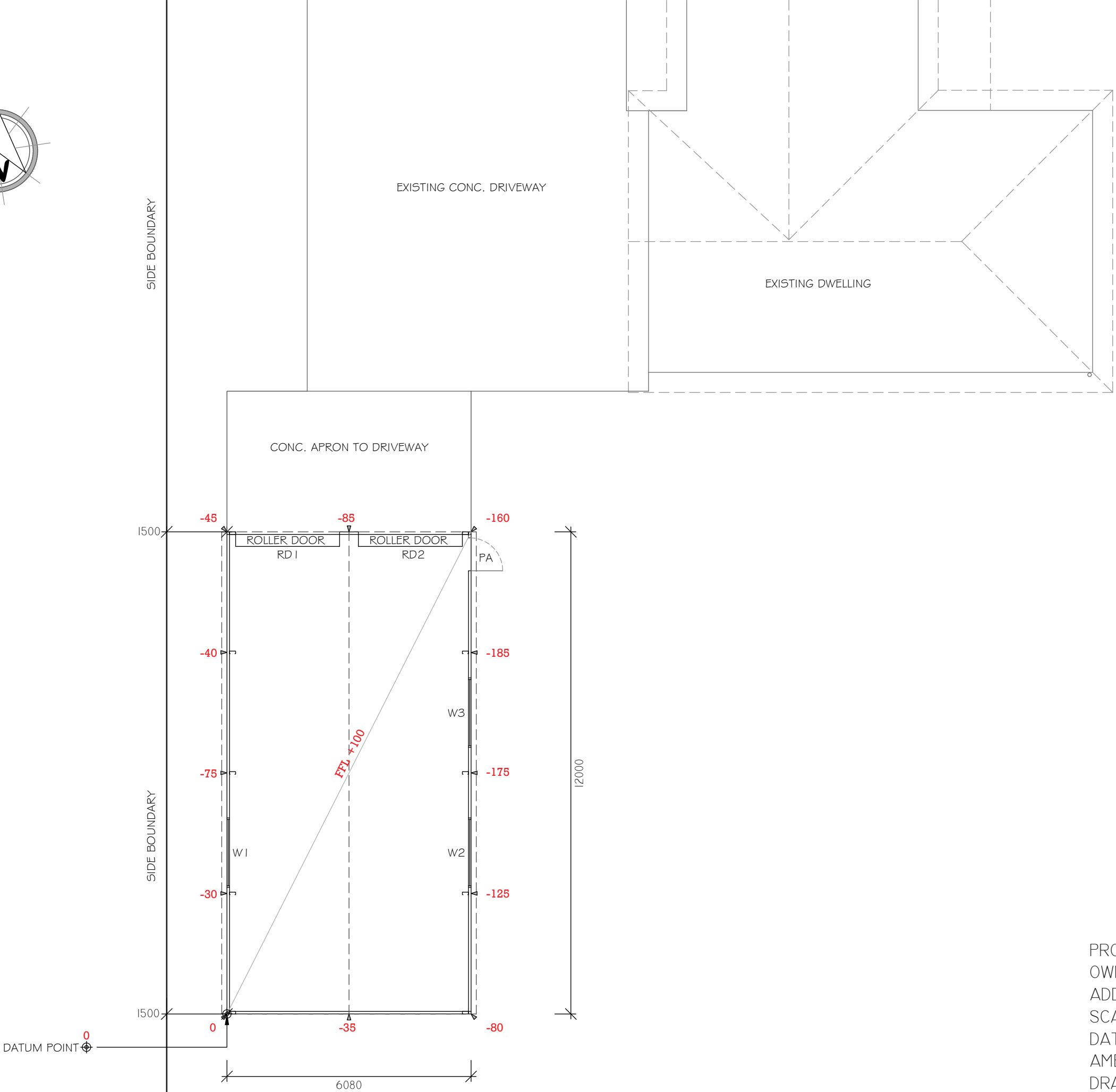
PROPOSAL : NEW OUTBUILDING / GARAGE
 OWNER : J. MILLHOUSE & K. CANNAMELA
 ADDRESS: 50 SHELOMITH DRIVE, ACTON PARK, 7170
 SCALE: 1:100
 DATE: 7th JULY 2025
 AMENDED:
 DRAWN BY: A. BROWN CC6003R
 PAGE: 03/05
 JOB NO : 101040





WINDOW & DOOR SCHEDULE

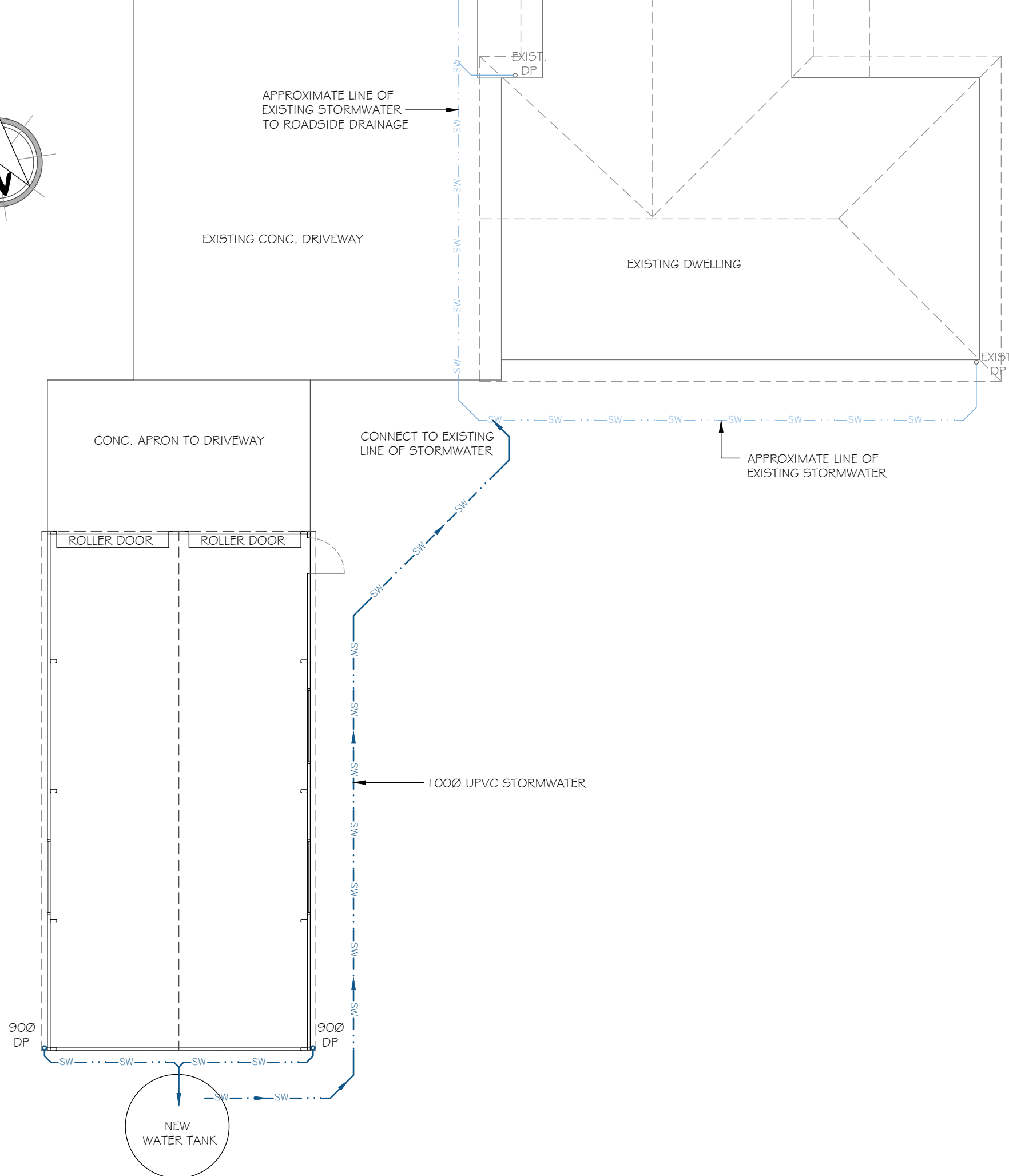
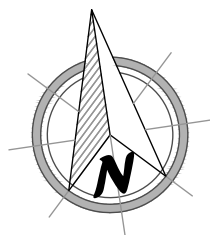
	ID	HEIGHT	WIDTH
WINDOWS	W1	790mm	1730mm
	W2	790mm	1730mm
	W3	790mm	1730mm
ACCESS DOOR	PA1	2100mm	1810mm
ROLLER DOORS	RD1	3020mm	2590mm
	RD2	3020mm	2590mm



FLOOR PLAN 1:100

PROPOSAL : NEW OUTBUILDING / GARAGE
OWNER : J. MILLHOUSE & K. CANNAMELA
ADDRESS: 50 SHELOMITH DRIVE, ACTON PARK, 7170
SCALE: 1:100
DATE: 7th JULY 2025
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 04/05
JOB NO : 101040





CONSTRUCTION GENERALLY:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS,
BUILDING CODE OF AUSTRALIA (B.C.A.), RELEVANT AUSTRALIAN STANDARDS AND LOCAL
AUTHORITY REQUIREMENTS.

SITE PREPARATION AND EXCAVATION TO COUNCIL AND B.C.A REQUIREMENTS.

CONCRETE FOOTINGS TO AS 2870.1 AND ENGINEER SPECIFICATIONS.
UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.

STRUCTURAL; DETAILS AND CERTIFICATION AS PER 'FAIR DINKUM' BUILDS'
DOCUMENTATION.

BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS ON THIS SET OF PLANS PRIOR
TO COMMENCEMENT OF WORK ON SITE.

USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

COUNCIL / CONTRACTOR TO CONTACT P&J SHEDS IF NECESSARY INFORMATION IS
NOT PROVIDED ON THIS SET OF PLANS.

PLUMBING GENERALLY:
ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500.
TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.

90dia DOWN PIPER TO NEW WATER TANK.
OVERFLOW TO EXISTING LINE OF STORMWATER FROM DWELLING VIA
100dia UPVC STORM WATER TO EXISTING STORM WATER OUTLET.
PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.

PLUMBING PLAN 1:100

PROPOSAL : NEW OUTBUILDING / GARAGE
OWNER : J. MILLHOUSE & K. CANNAMELA
ADDRESS: 50 SHELOMITH DRIVE, ACTON PARK, 7170
SCALE: 1:100
DATE: 7th JULY 2025
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 05/05
JOB NO : 101040

