



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/056012

PROPOSAL: Demolition of Existing Outbuilding & New Outbuilding

LOCATION: 14 Landers Court, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 11 February 2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 11 February 2026. 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 11 February 2026.

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: Demolition of Existing Garage & New Outbuilding / Garage 8m X 8n

Location: 14 Landers Court, Rokeby, Tas 7019

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: **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.

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.



- 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.



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.



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
5362	688
EDITION	DATE OF ISSUE
8	19-Aug-2025

SEARCH DATE : 27-Aug-2025

SEARCH TIME : 04.20 PM

DESCRIPTION OF LAND

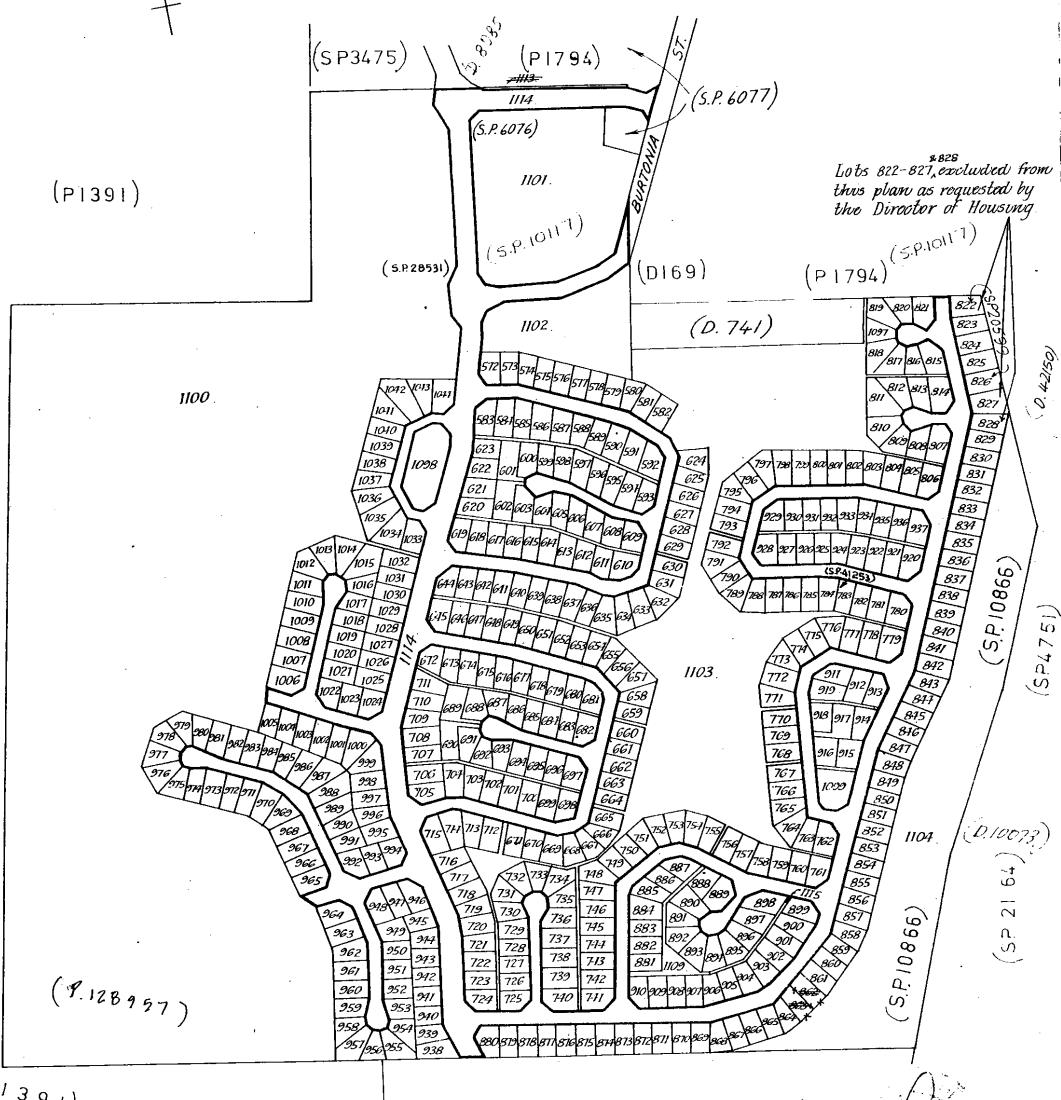
City of CLARENCE

Lot 688 on Sealed Plan [5362](#)Derivation : Whole of Lot 36312 Gtd to The Director of Housing
and Part of 125 Acres Gtd to D LordPrior CT [3431/35](#)**SCHEDULE 1**[M359778](#) & [M891753](#) TRANSFER to HEATH WILLIAM DONALD BRAZENDALE
and JOSEPHINE MARY ROGERS as tenants in common in
equal shares Registered 14-Jul-2021 at 12.01 PM**SCHEDULE 2**Reservations and conditions in the Crown Grant if any
[E423357](#) MORTGAGE to Secure Funding Pty Ltd Registered
19-Aug-2025 at 12.01 PM**UNREGISTERED DEALINGS AND NOTATIONS**

No unregistered dealings or other notations

Owner: <i>The Director of Housing</i>	PLAN OF SURVEY by Surveyor <i>L.J. Holmes & G.J. Ablett</i> of land situated in the	Registered Number: S.P.5362
Title Reference: CT. 3391 - 50 CT 3364 - 29 Whole of Lot 362/2, 87-56ha to Director of Housing Grantee: Part of 125 acres Granted to D. Lord, 63-2-0 Grantor: Part of 125 acres Granted to W. Macrae, 36-2-0 Grantor: Part to P. Joseph, and 730 acres Granted to R. Butler and J. M. Droume. Memo 1/1	LAND DISTRICT OF MONMOUTH PARISH OF CLARENCE ROKEBY SUBDIVISION SCALE : 1 : 4000	Effective from <i>25-9-74</i> <i>P/I</i> Recorder of Titles

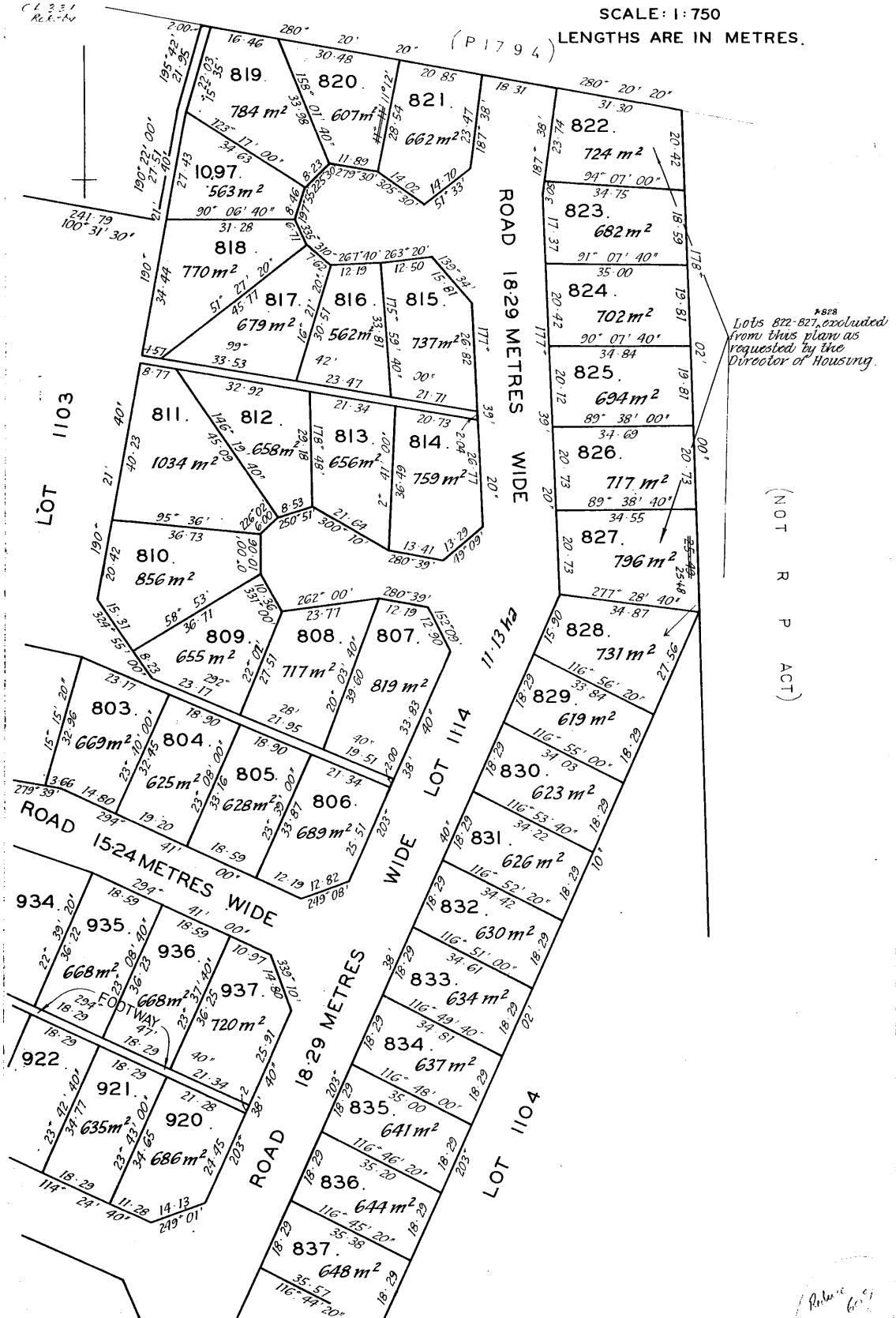
LENGTHS ARE IN METRES.



ANNEXURE SHEET No. 1. (of 18 annexures) to plan by Surveyor	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 10.1.73 and that certificate extends to the detail shown on this sheet.	Registered Number: S.P.5362
Signed for the purposes of identification Surveyor: <i>E. J. McLean</i> Owner: Title Reference:		
Council Clerk		

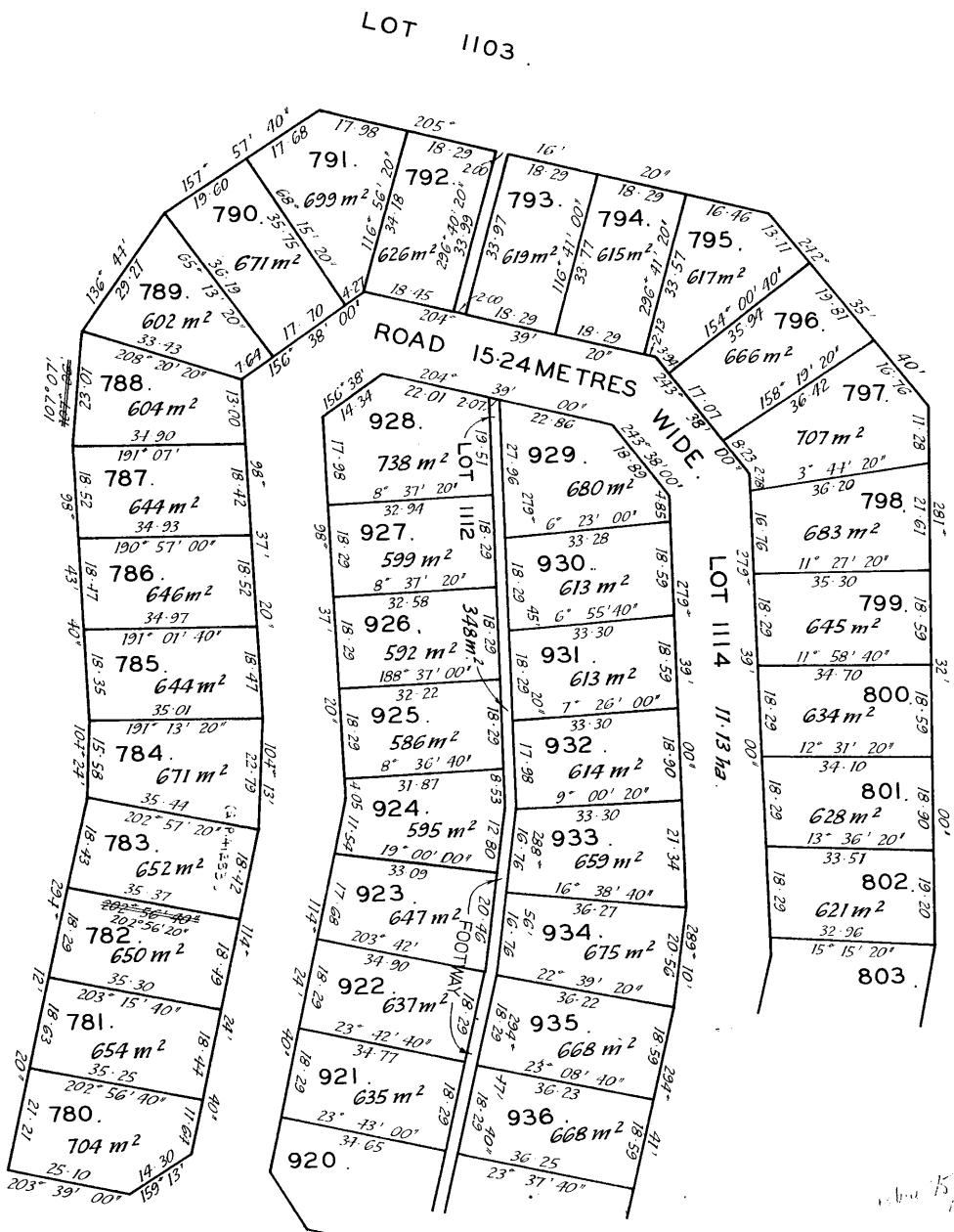
SCALE: 1:750

LENGTHS ARE IN METRES.



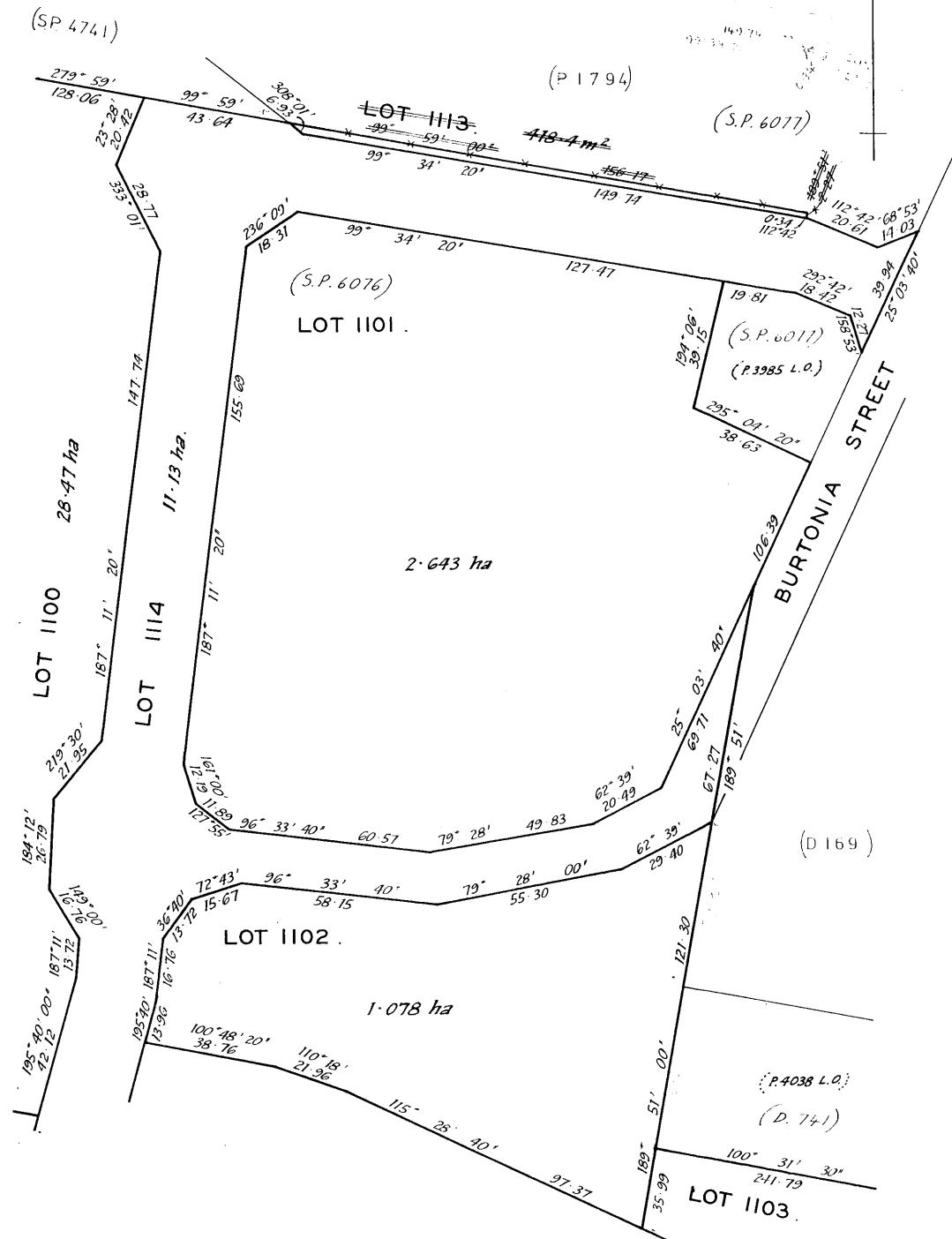
ANNEXURE SHEET No. 2. (of 18 annexures) to plan by Surveyor		This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.	Registered Number: S.P.5362
Signed for the purposes of identification		Surveyor: <u>W. J. C. L.</u>	
		Owner:	
		Title Reference:	

SCALE: 1:750
LENGTHS ARE IN METRES



<p>ANNEXURE SHEET No. 3. (of 18 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 10-1-75 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number:</p> <p>S.P.5362</p>
<p>Signed for the purposes of identification</p> <p>Surveyor: _____</p> <p>Owner: _____</p> <p>Title Reference: _____</p>		
<p>Council Clerk: _____</p>		

SCALE : 1:1000
LENGTHS ARE IN METRES



ANNEXURE SHEET No. 4
(of 18 annexures) to plan by Surveyor

Signed for the purposes of identification

Council Clerk

This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 10.11.73 and that certificate extends to the detail shown on this sheet.

Surveyor

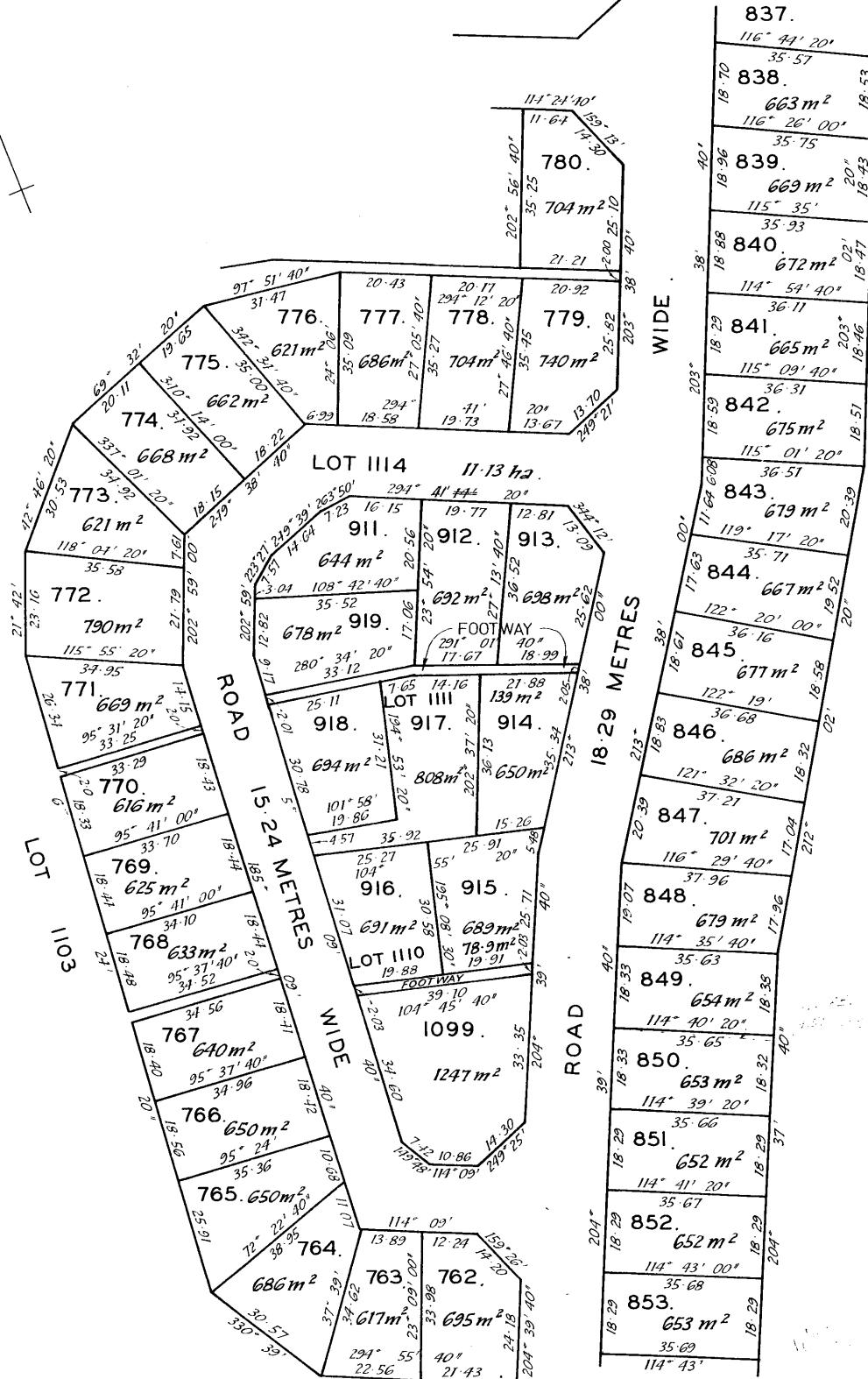
Owner:

Title Reference:

Registered Number:

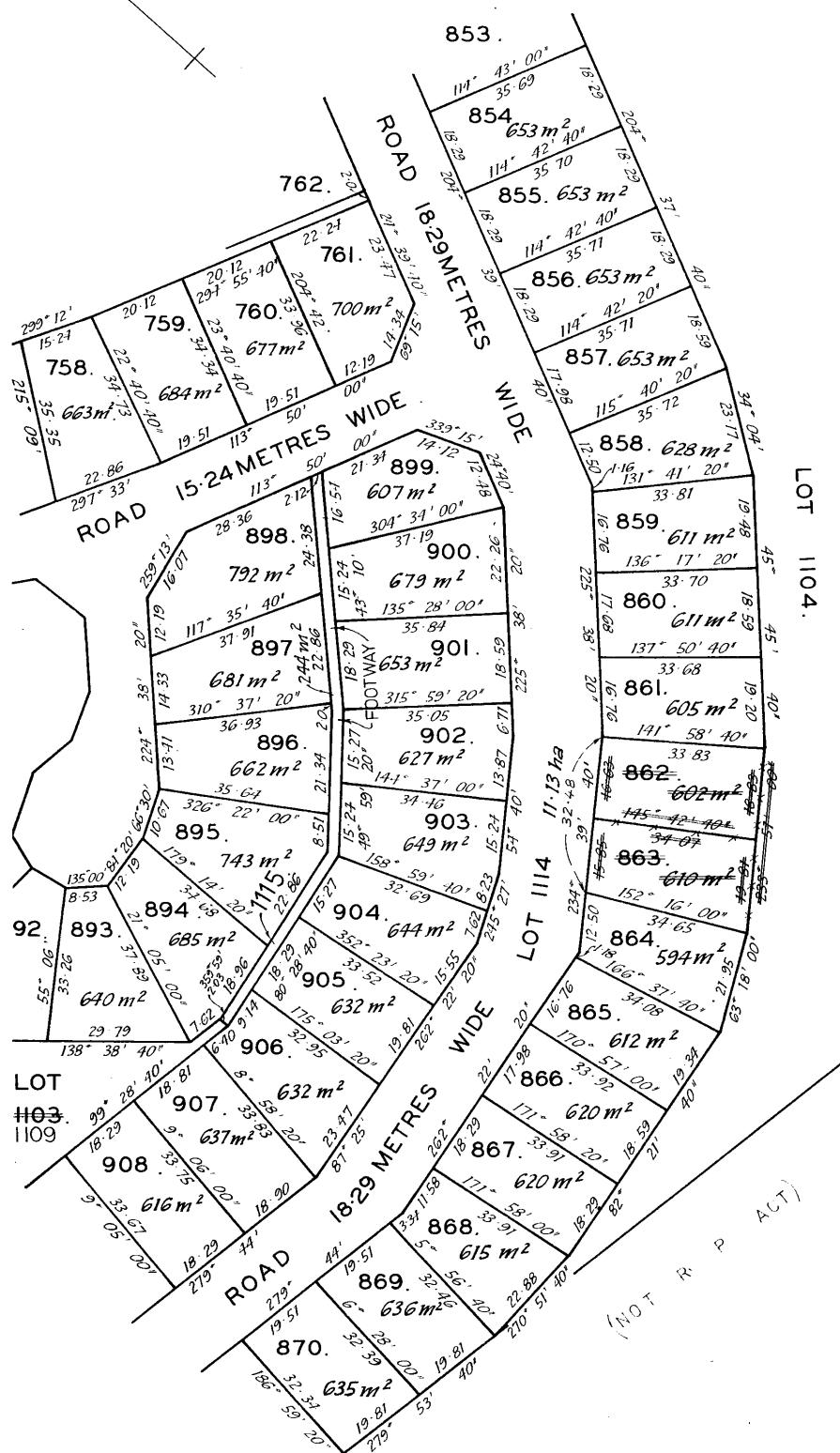
S.P.5362

SCALE: 1:750
LENGTHS ARE IN METRES.



<p>ANNEXURE SHEET No. 5 . (of 18 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 10.1.73 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number:</p> <p>S.P.5362</p>
<p>Signed for the purposes of identification</p> <p>Surveyor: <u>L.D. Patel</u></p> <p>Owner:</p> <p>Title Reference:</p>		<p>Council Clerk</p>

SCALE : 1:750
LENGTHS ARE IN METRES.



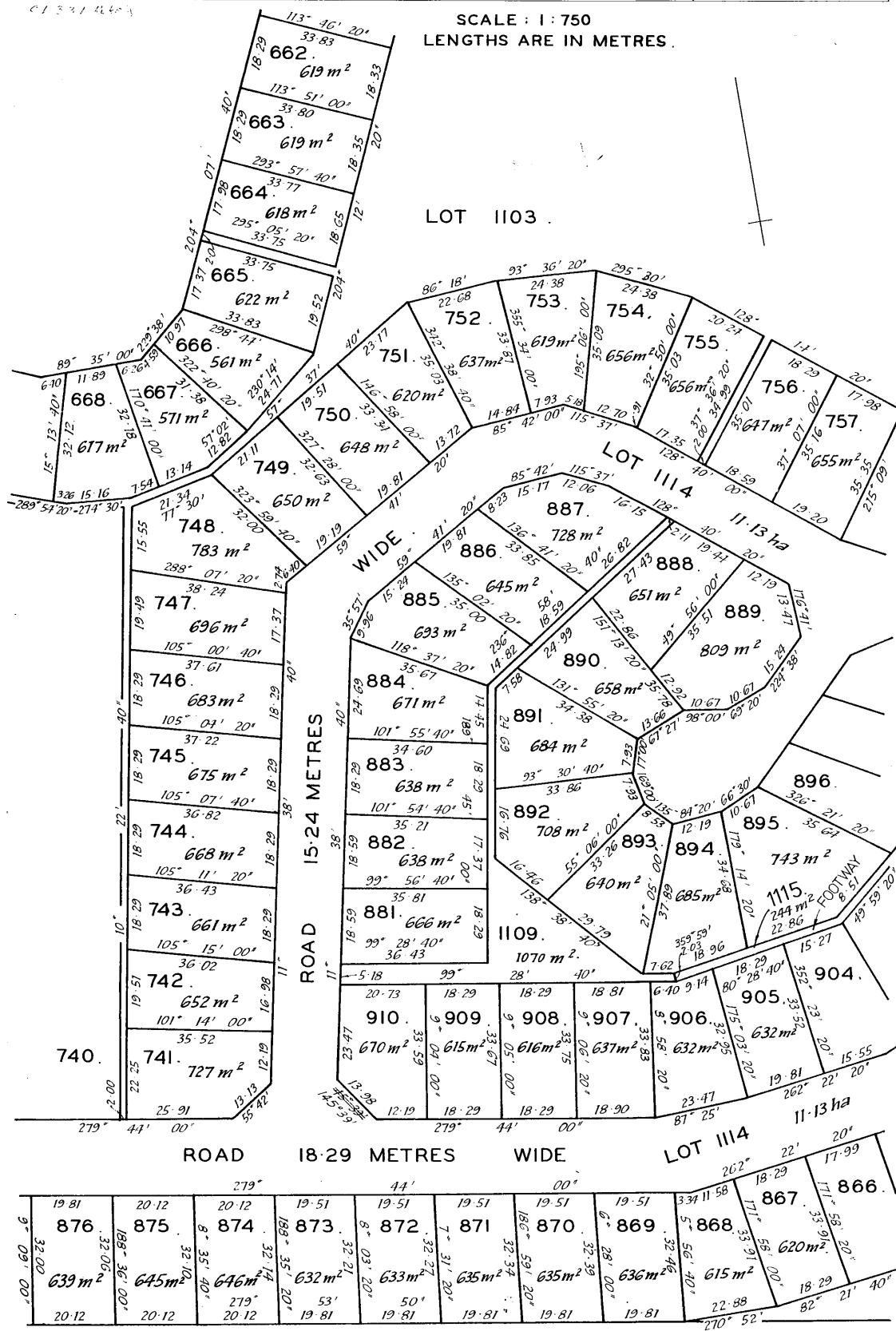
ANNEXURE SHEET No. 6 (of 18 annexures) to plan by Surveyor		This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 10.1.73 and that certificate extends to the detail shown on this sheet.	Registered Number: S.P.5362
Signed for the purposes of identification		Surveyor <u>John Ekel</u> Owner: Title Reference:	18-6-73
Council Clerk			

This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 10-1-73 and that certificate extends to the detail shown on this sheet.

Registered Number:
S.P.5362

182 1922

SCALE : 1 : 750
LENGTHS ARE IN METRES



ANNEXURE SHEET No. 7. (of 18 annexures) to plan by Surveyor	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 10.4.73 and that certificate extends to the detail shown on this sheet.	Registered Number: S.P.5362
Signed for the purposes of identification Surveyor _____ Owner: Title Reference:		
Council Clerk _____		

€ 6.334,92

Surveyor _____

Owner:

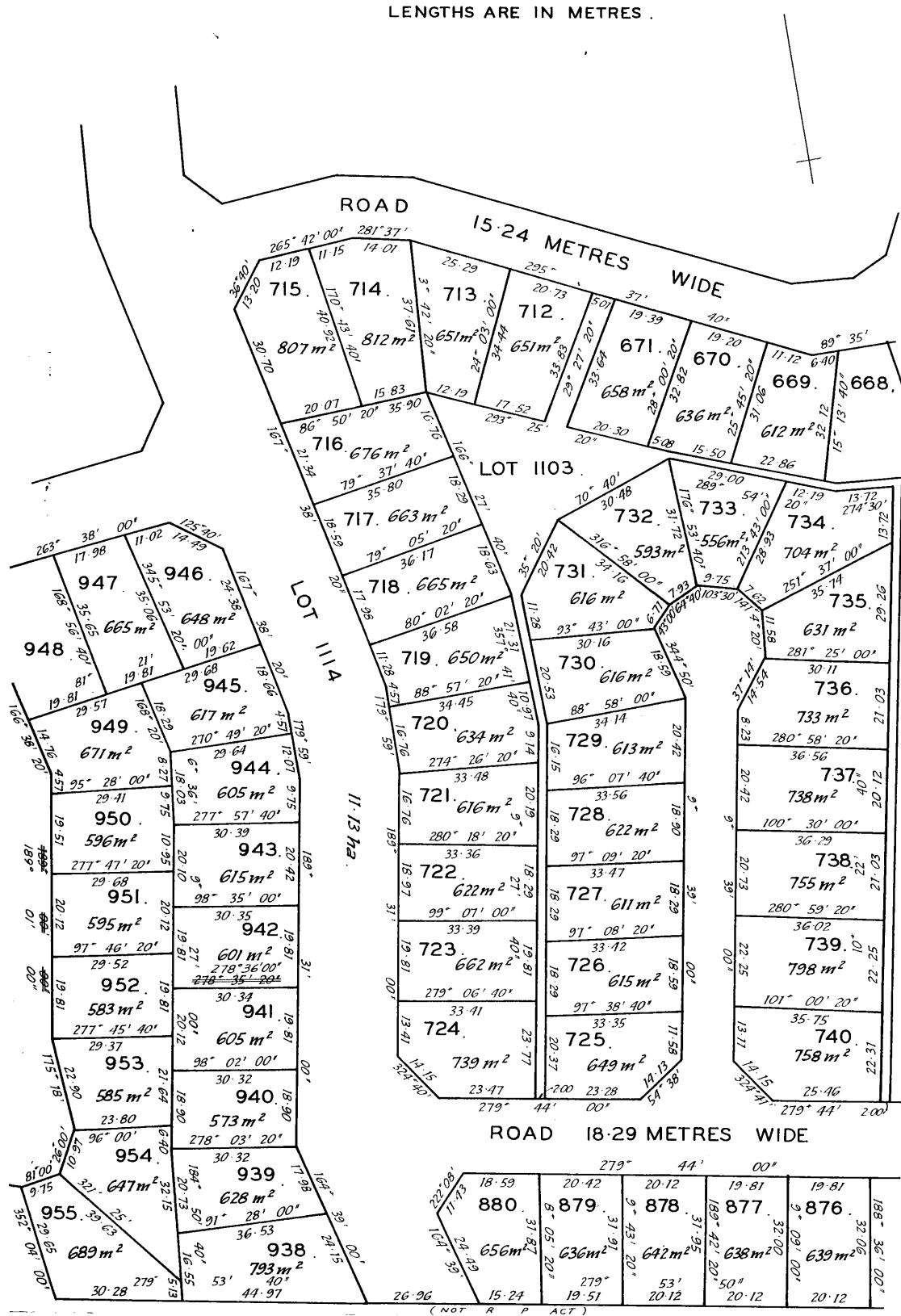
Title Reference:

Registered Number:

S.P.5362

SCALE: 1:750

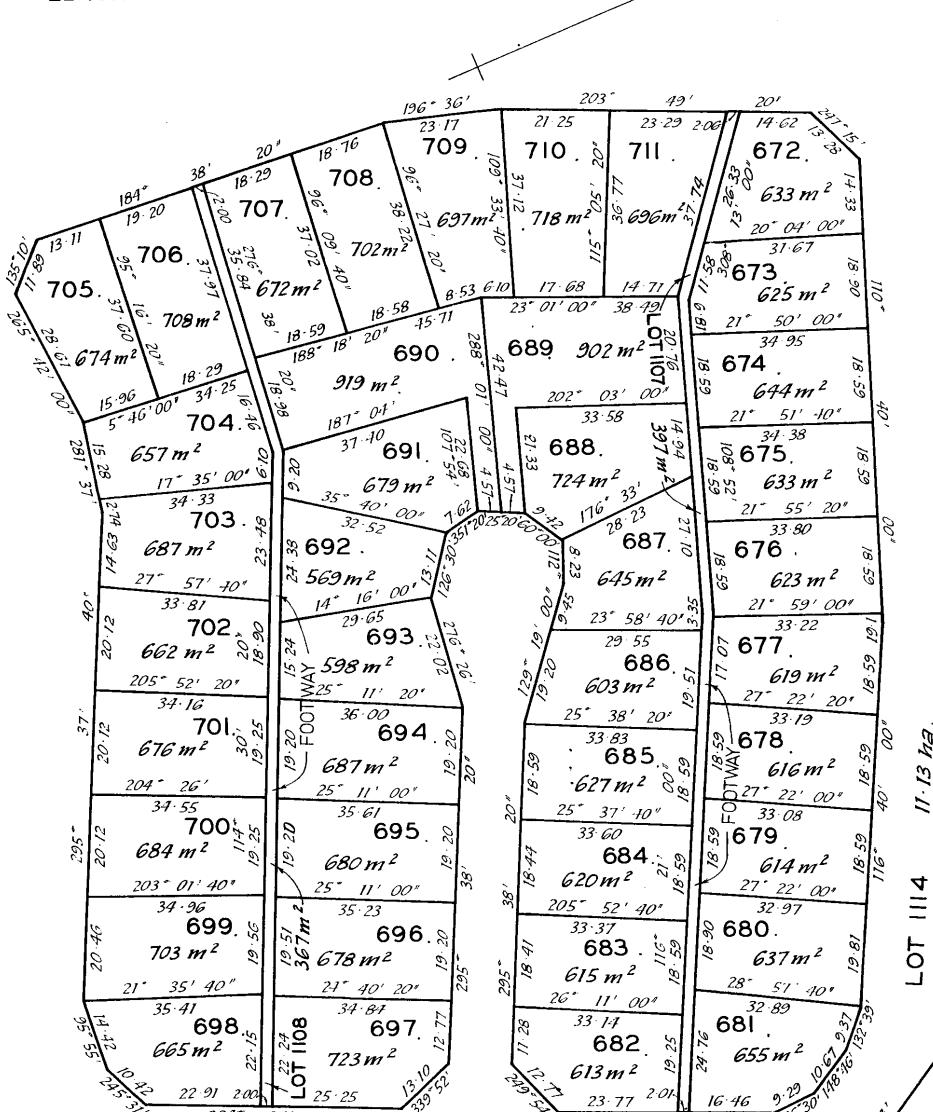
LENGTHS ARE IN METRES.



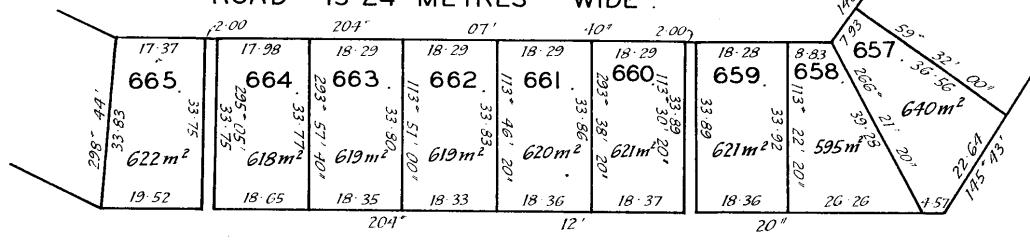
ANNEXURE SHEET No. 8 (of 18 annexures) to plan by Surveyor		This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 12.1.2023 and that certificate extends to the detail shown on this sheet.	
Signed for the purposes of identification Council Clerk		Surveyor _____ Owner: _____ Title Reference: _____	
		Registered Number: S.P.5362	

12.1.2023

SCALE : 1 : 750
LENGTHS ARE IN METRES.



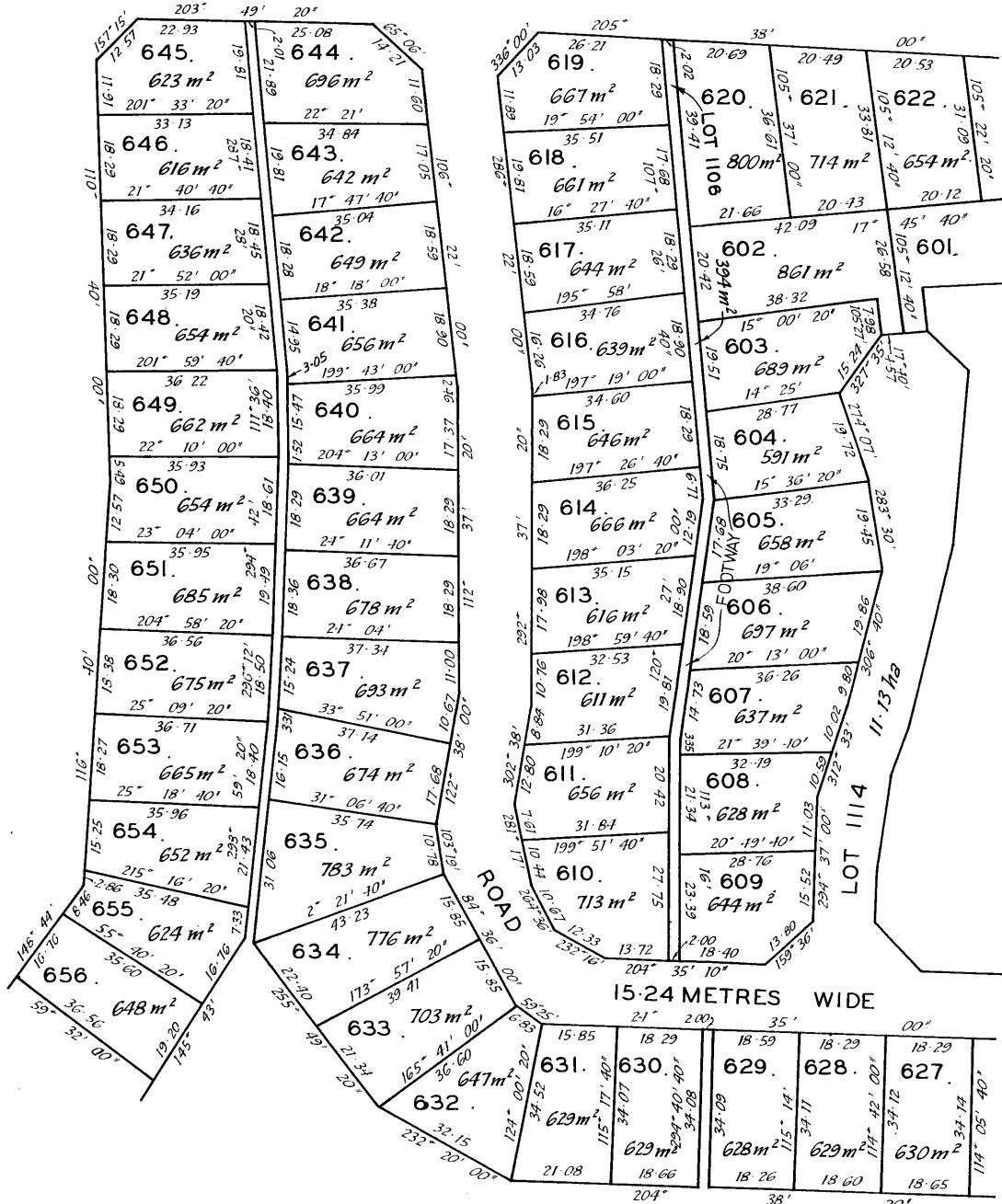
ROAD 15.24 METRES WIDE.



LOT 1103

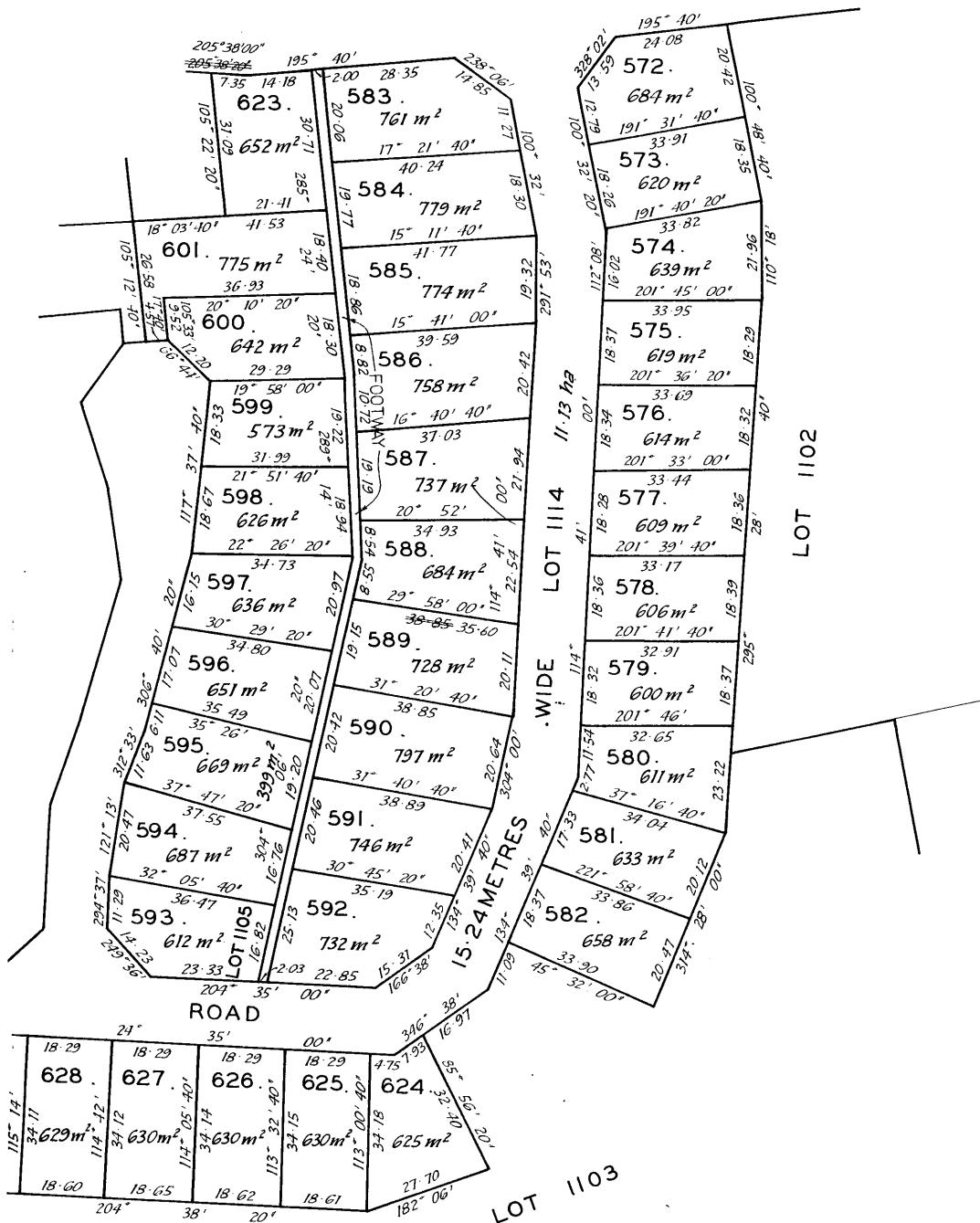
ANNEXURE SHEET No. 9 (of 18 annexures) to plan by Surveyor	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 10. 1. 70 and that certificate extends to the detail shown on this sheet.	
Signed for the purposes of identification Council Clerk	Surveyor: <i>John ...</i>	Registered Number: S.P. 5362
Owner: Title Reference:		

SCALE: 1:750
LENGTHS ARE IN METRES.



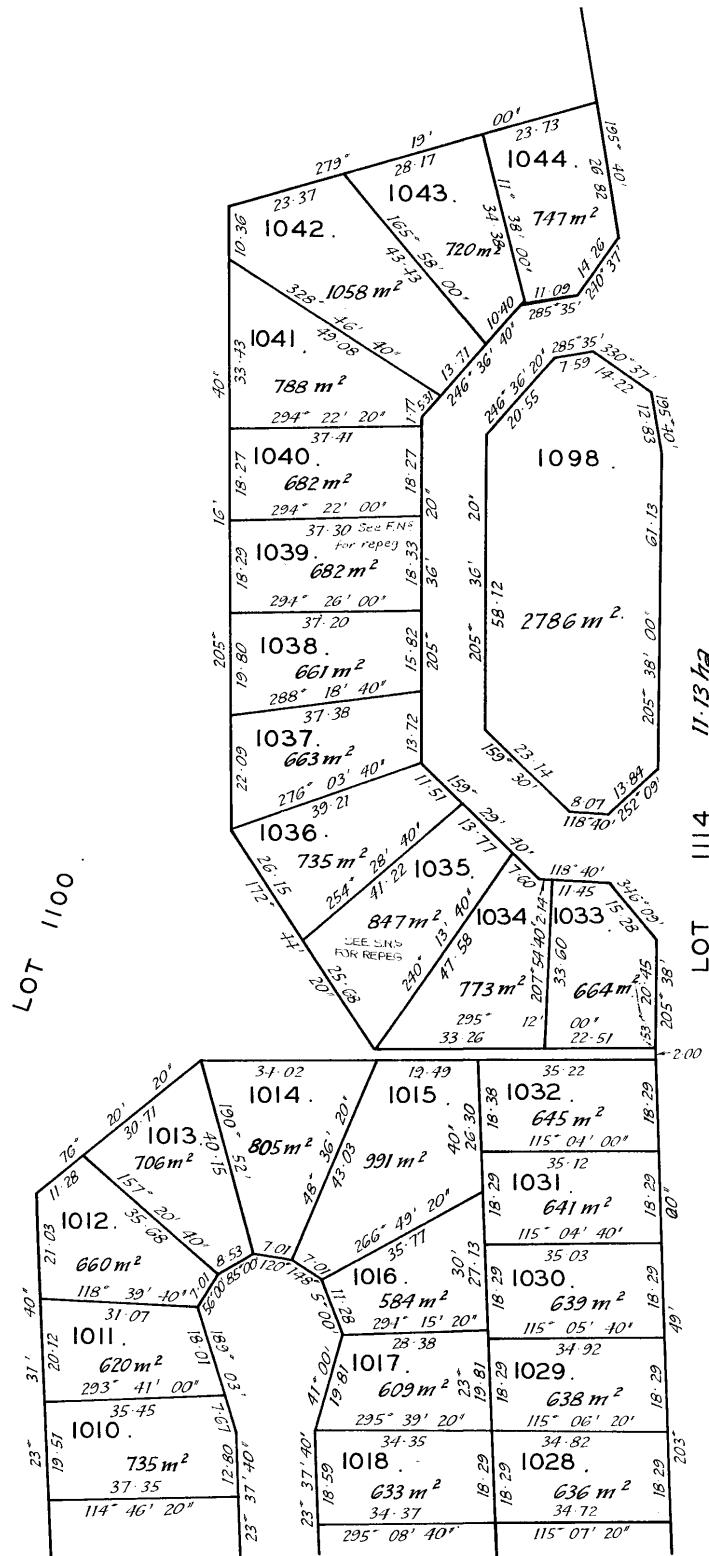
<p>ANNEXURE SHEET No. 10 (of 18 annexures) to plan by Surveyor</p> <p>Signed for the purposes of identification</p> <p style="text-align: right;">Council Clerk</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 10.1.12 and that certificate extends to the detail shown on this sheet.</p> <p>Surveyor: _____</p> <p>Owner: _____</p> <p>Title Reference: _____</p>	<p>Registered Number:</p> <p>S.P. 5362</p>
--	--	---

SCALE : 1 : 750
LENGTHS ARE IN METRES



ANNEXURE SHEET No. II (of 18 annexes) to plan by Surveyor		This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 15.10.1987 and that certificate extends to the detail shown on this sheet.	Registered Number: S.P.5362
Signed for the purposes of identification		Surveyor Owner: Title Reference:	
Council Clerk			

SCALE : 1 : 750
LENGTHS ARE IN METRES



ANNEXURE SHEET No. 12 (of 18 annexures) to plan by Surveyor		This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 1.1.2023 and that certificate extends to the detail shown on this sheet.		Registered Number:
Signed for the purposes of identification Council Clerk		Surveyor _____ Owner: _____ Title Reference: _____		S.P.5362

C 1 831 R 500

1000

1001

1002

1003

1004

1005

1006

1007

1008

1009

1010

1011

1012

1013

1014

1015

1016

1017

1018

1019

1020

1021

1022

1023

1024

1025

1026

1027

1028

1029

1030

1031

1032

1033

1034

1035

1036

1037

1038

1039

1040

1041

1042

1043

1044

1045

1046

1047

1048

1049

1050

1051

1052

1053

1054

1055

1056

1057

1058

1059

1060

1061

1062

1063

1064

1065

1066

1067

1068

1069

1070

1071

1072

1073

1074

1075

1076

1077

1078

1079

1080

1081

1082

1083

1084

1085

1086

1087

1088

1089

1090

1091

1092

1093

1094

1095

1096

1097

1098

1099

1100

1101

1102

1103

1104

1105

1106

1107

1108

1109

1110

1111

1112

1113

1114

1115

1116

1117

1118

1119

1120

1121

1122

1123

1124

1125

1126

1127

1128

1129

1130

1131

1132

1133

1134

1135

1136

1137

1138

1139

1140

1141

1142

1143

1144

1145

1146

1147

1148

1149

1150

1151

1152

1153

1154

1155

1156

1157

1158

1159

1160

1161

1162

1163

1164

1165

1166

1167

1168

1169

1170

1171

1172

1173

1174

1175

1176

1177

1178

1179

1180

1181

1182

1183

1184

1185

1186

1187

1188

1189

1190

1191

1192

1193

1194

1195

1196

1197

1198

1199

1200

1201

1202

1203

1204

1205

1206

1207

1208

1209

1210

1211

1212

1213

1214

1215

1216

1217

1218

1219

1220

1221

1222

1223

1224

1225

1226

1227

1228

1229

12210

12211

12212

12213

12214

12215

12216

12217

12218

12219

12220

12221

12222

12223

12224

12225

12226

12227

12228

12229

122210

122211

122212

122213

122214

122215

122216

122217

122218

122219

122220

122221

122222

122223

122224

122225

122226

122227

122228

122229

1222210

1222211

1222212

1222213

1222214

1222215

1222216

1222217

1222218

1222219

1222220

1222221

1222222

1222223

1222224

1222225

1222226

1222227

1222228

1222229

12222210

12222211

12222212

12222213

12222214

12222215

12222216

12222217

12222218

12222219

12222220

12222221

12222222

12222223

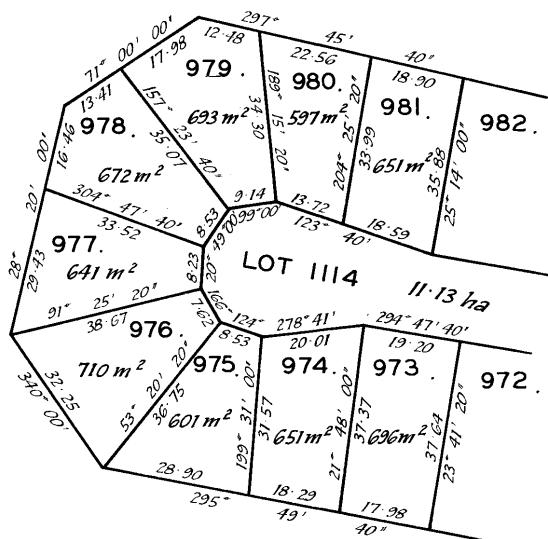
12222224

12222225

12222226

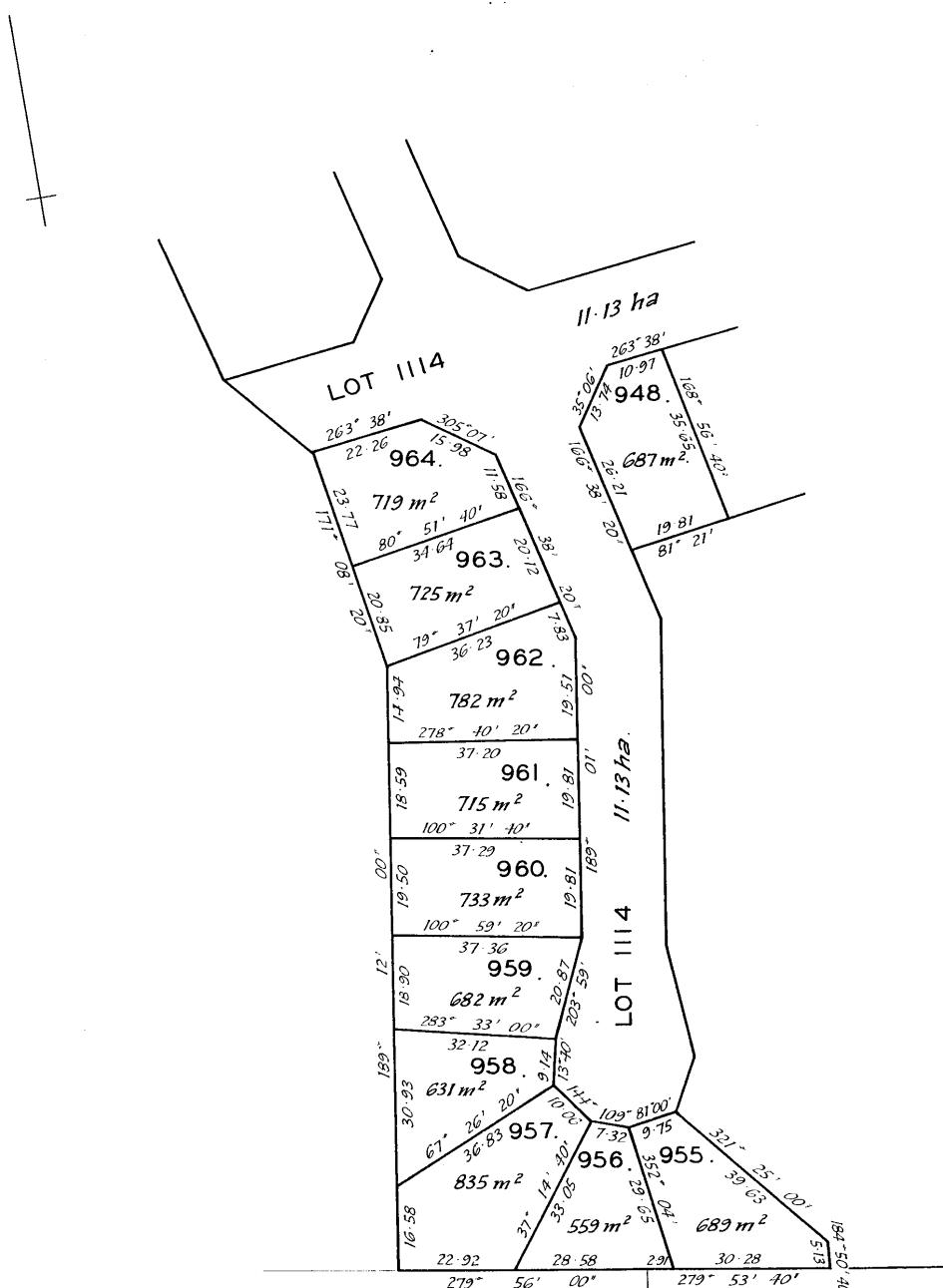
ANNEXURE SHEET No. 13 (of 18 annexures) to plan by Surveyor	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 1-1-2023 and that certificate extends to the detail shown on this sheet.	Registered Number: S.P.5362
Signed for the purposes of identification Council Clerk	Surveyor _____ Owner: _____ Title Reference: _____	

CL 31/06/2023

SCALE: 1:750
LENGTHS ARE IN METRES.

ANNEXURE SHEET No. 14 (of 18 annexures) to plan by Surveyor	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 1-1-1988 and that certificate extends to the detail shown on this sheet.	Registered Number: S.P.5362
Signed for the purposes of identification		Surveyor: <u>J. S. L.</u> Owner: Title Reference:
Council Clerk		

SCALE: 1:750
LENGTHS ARE IN METRES.



P 1391

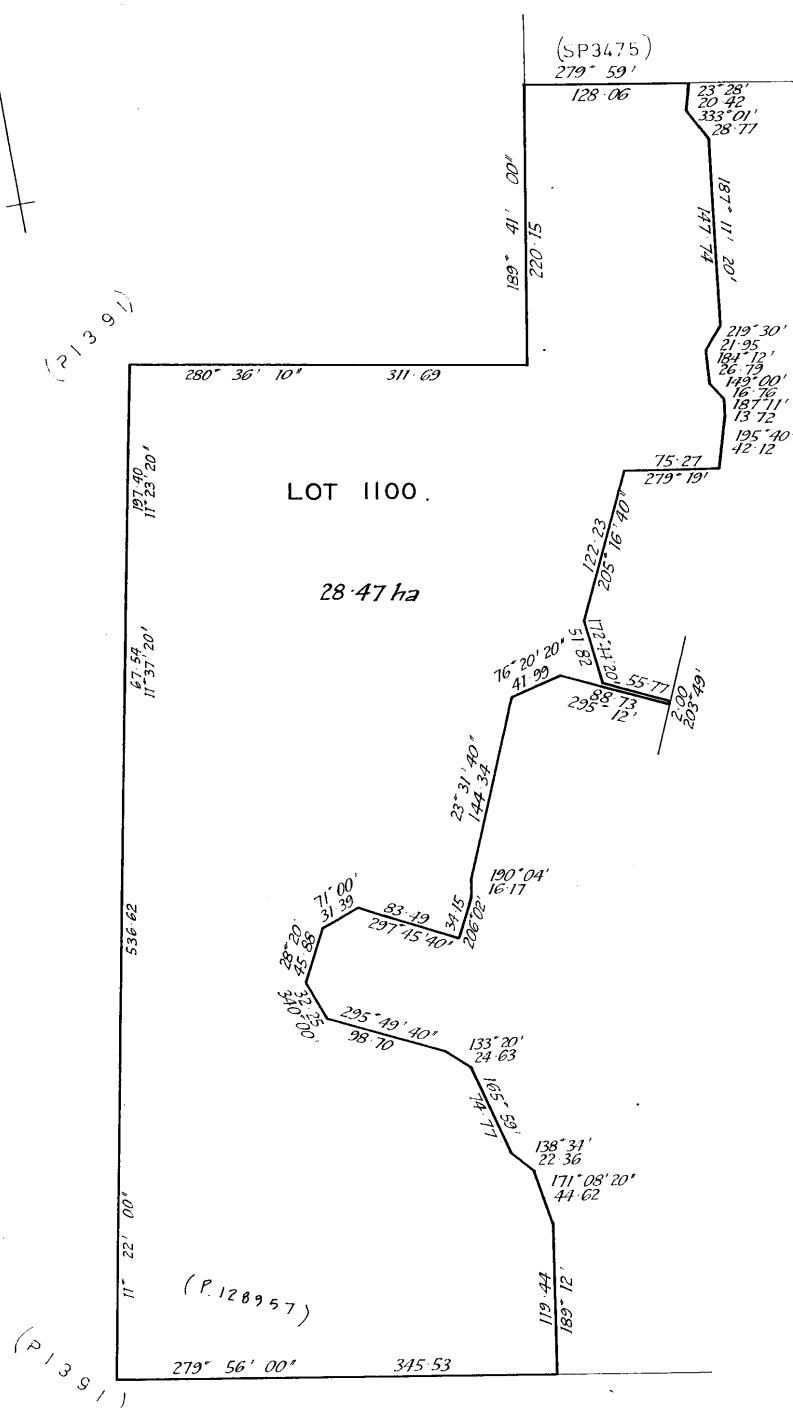
NOT B P ACT

ANNEXURE SHEET No. 16 (of 18 annexures) to plan by Surveyor	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 1.1.1980 and that certificate extends to the detail shown on this sheet.	Registered Number: S.P.5362
Signed for the purposes of identification On behalf of Council Clerk	Surveyor Owner: Title Reference:	

1/2 33/10 40.5

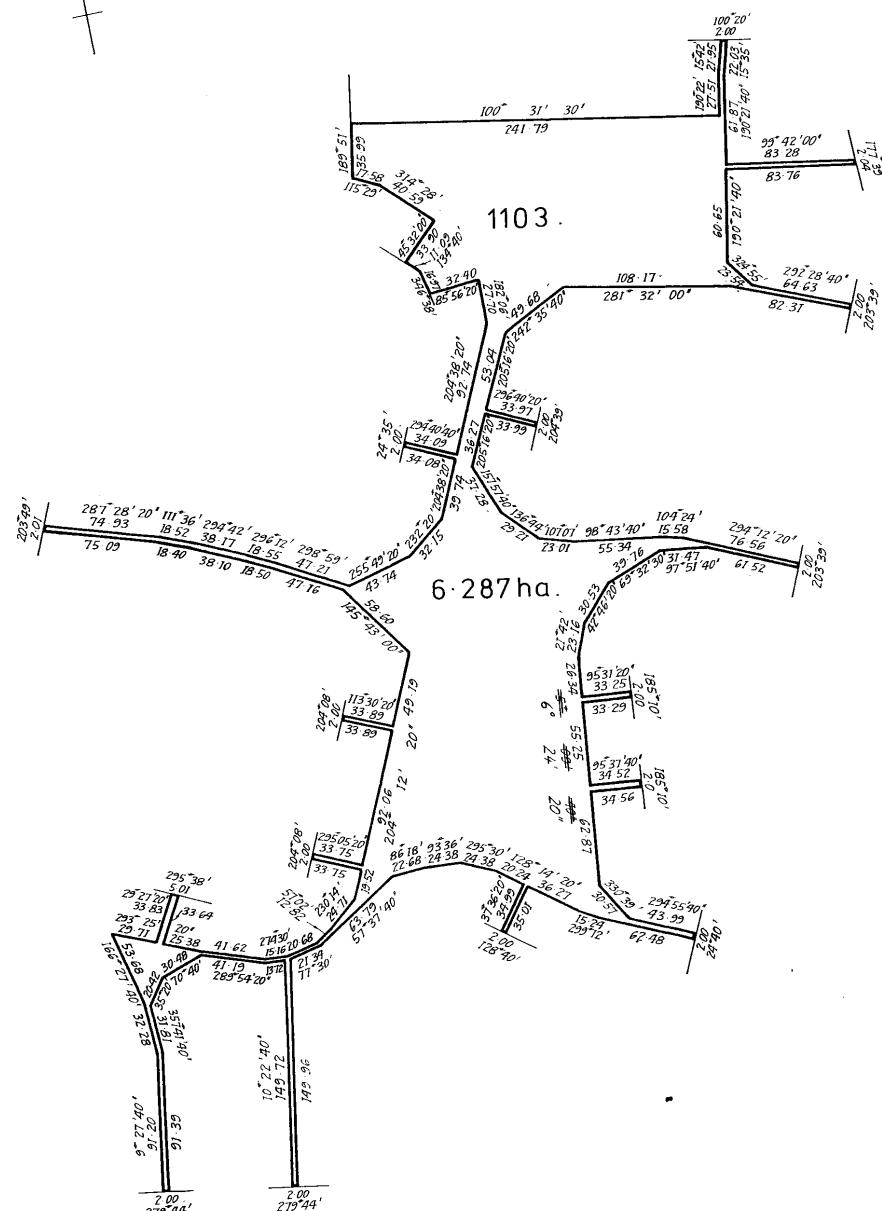
SCALE : 1 : 3000

LENGTHS ARE IN METRES.



ANNEXURE SHEET No. 18 (of 18 annexures) to plan by Surveyor		This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.	Registered Number:
Signed for the purposes of identification		<p>Surveyor: <u>L. J. S. Holmes</u></p> <p>Owner:</p> <p>Title Reference:</p>	S.P. 5362
Council Clerk			

SCALE: 1:2500
MEASUREMENTS IN METRES

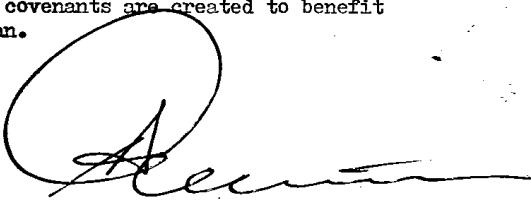


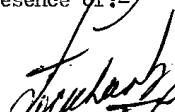
**SCHEDULE OF EASEMENTS****PLAN NO.****S.P.5362**

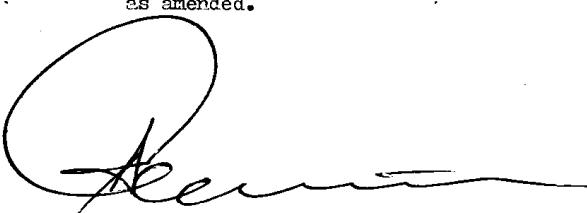
NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

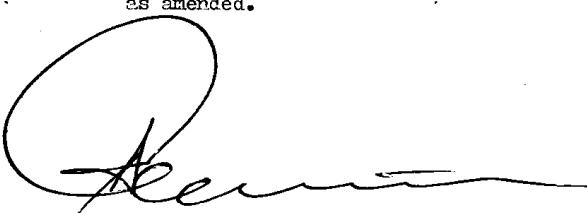
The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

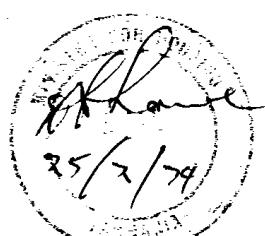
No easements, profits a prendre or covenants are created to benefit or burden any lots shown on the plan.


THE DIRECTOR OF HOUSING registered proprietor of the land shown on the plan in the presence of:-




Certified correct for the purpose of the Real Property Act, 1862, as amended.


LESLIE FERGUSON ALIWINTON,
DIRECTOR OF HOUSING.



This is the schedule of easements attached to the plan of Rokeby Subdivision

Stage III comprising part of the land in

(Insert Title Reference)

Sealed by on 19

Council Clerk/Town Clerk

47818



Sheds & More

HOBART

Fair Dinkum Builds Hobart

38 McIntyre Street
Mornington TAS 7018

Phone: 03 6244 4300

fairdinkumbuilds.com.au

AGENT AUTHORISATION

Project Address:	14 LANDERS COURT ROKEBY 7019
------------------	------------------------------

I/We

Owner Name/s:	JOSEPHINE ROGERS & HEATH BRAZENDALE
Postal Address:	14 LANDERS COURT ROKEBY 7019
Phone Number:	0419 127 978
Email Address:	heathrowbraz@hotmail.com

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:	JOSEPHINE ROGERS	Owner Signature:	Magree.	Date:	28/07/25.
Owner Name:	HEATH BRAZENDALE	Owner Signature:	Heath	Date:	29.7.25



DEMOLITION OF OUTBUILDING / GARAGE
NEW OUTBUILDING / GARAGE
14 LANDERS COURT, ROKEBY, 7019
FOR H. BRAZENDALE & J. ROGERS

CERTIFICATE OF TITLE: VOLUME - 5362 FOLIO - 688
PID: 5217954
LAND AREA: 724m²

PLANNING SCHEME: TASMANIAN PLANNING SCHEME
CLARENCE LOCAL PROVISIONS SCHEDULE
ZONE: 13.0 GENERAL RESIDENTIAL
OVERLAYS:

SOIL CLASSIFICATION: ASSUMED M
WIND REGION: A
TERRAIN CATEGORY: TC 3
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: I
TOPOGRAPHY: 1.01
BAL: NOT REQUIRED (CLASS 1OA STRUCTURE NOT WITHIN AN AREA IDENTIFIED
BY COUNCIL BUSHFIRE MAPPING AS BEING BUSHFIRE PRONE)

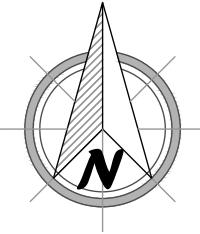
INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

PAGE 1 - SITE PLAN 1:200
PAGE 2 - LOCATION PLAN 1:100
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 - 101437





LOT AREA: 724m²

EXISTING DWELLING AREA (FOOTPRINT): 104.8m²
" DECKS & STAIRS (FOOTPRINT): 57m²

EXISTING OUTBUILDINGS TO BE REMOVED: 21.9m²
PROPOSED OUTBUILDING / GARAGE AREA: 64m²



VOL : 5362
FOLIO: 688
724m²

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 1:200

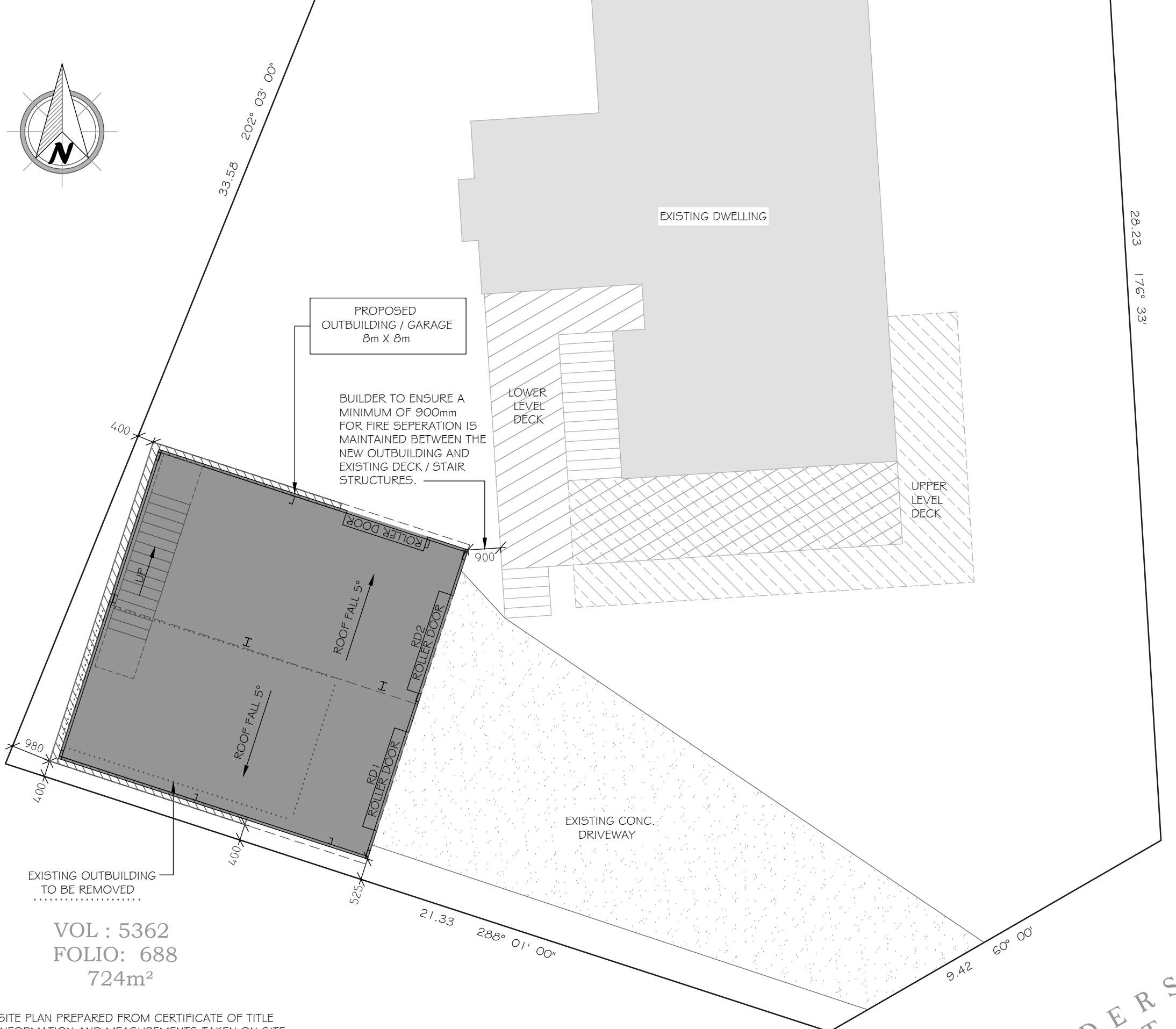
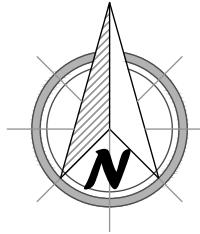
P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2025

Document Set ID: 5709722
Version: 1, Version Date: 03/10/2025

LANDERS
COURTS

PROPOSAL : DEMOLITION OF OUTBUILDING / GARAGE
NEW OUTBUILDING / GARAGE
OWNER : H. BRAZENDALE & J. ROGERS
ADDRESS: 14 LANDERS COURT, ROKEBY, 7019
SCALE: 1:200
DATE: 24th SEPTEMBER 2025
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 01/05
JOB NO : 101437





VOL : 5362
FOLIO: 688
724m²

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.

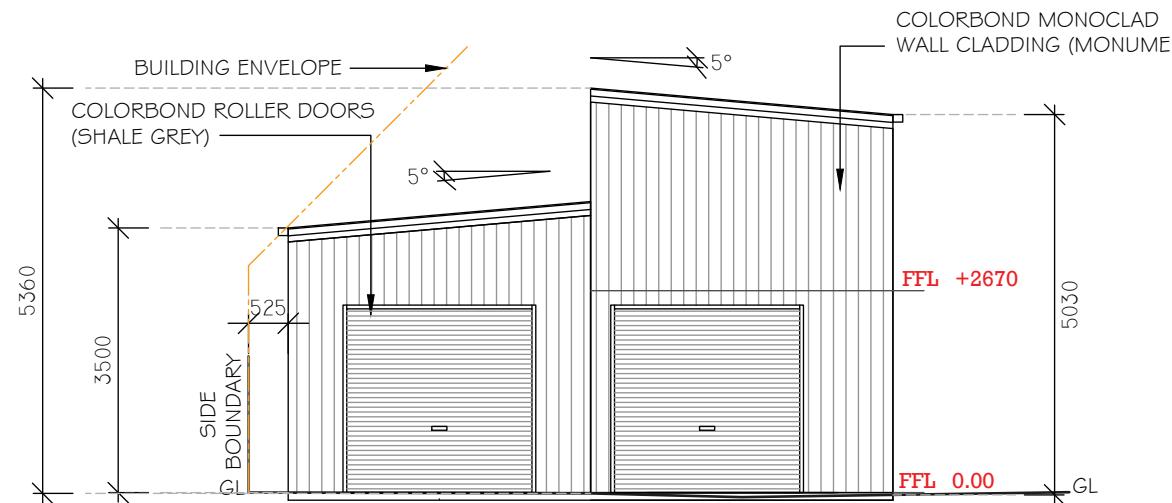
SITE PLAN 1:100

LOT AREA: 724m²
EXISTING DWELLING AREA (FOOTPRINT): 104.8m²
" DECKS & STAIRS (FOOTPRINT): 57m²
EXISTING OUTBUILDINGS TO BE REMOVED: 21.9m²
PROPOSED OUTBUILDING / GARAGE AREA: 64m²

PROPOSAL : DEMOLITION OF OUTBUILDING / GARAGE
NEW OUTBUILDING / GARAGE
OWNER : H. BRAZENDALE & J. ROGERS
ADDRESS: 14 LANDERS COURT, ROKEBY, 7019
SCALE: 1:100
DATE: 24th SEPTEMBER 2025
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 02/05
JOB NO : 101437

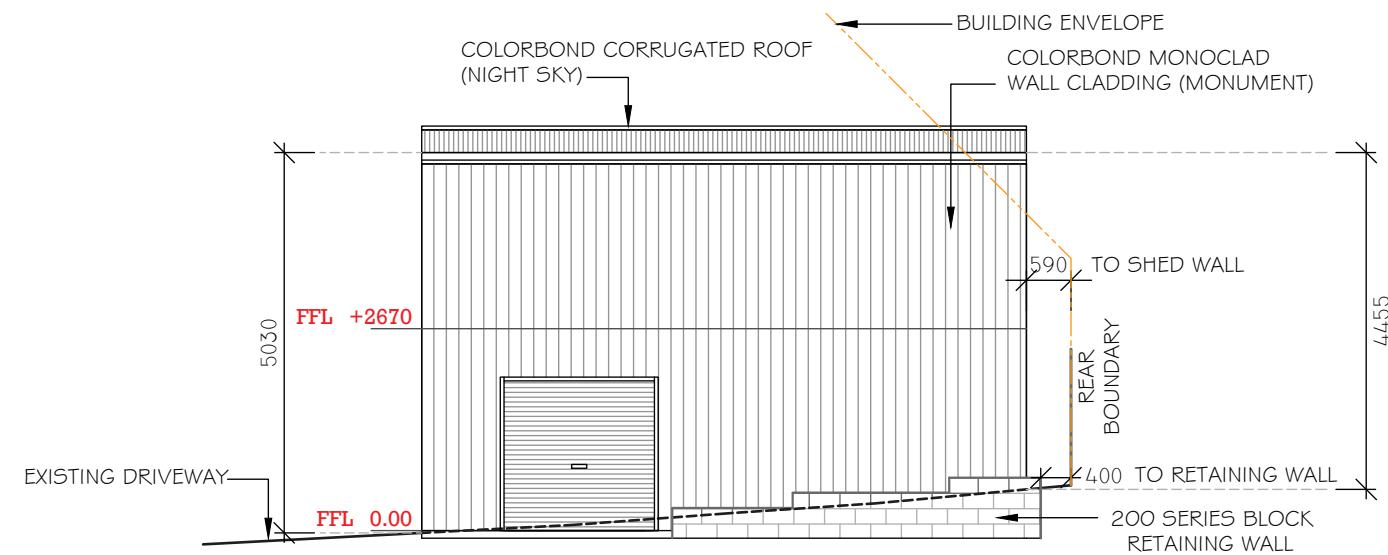


LANDERS
COURTS

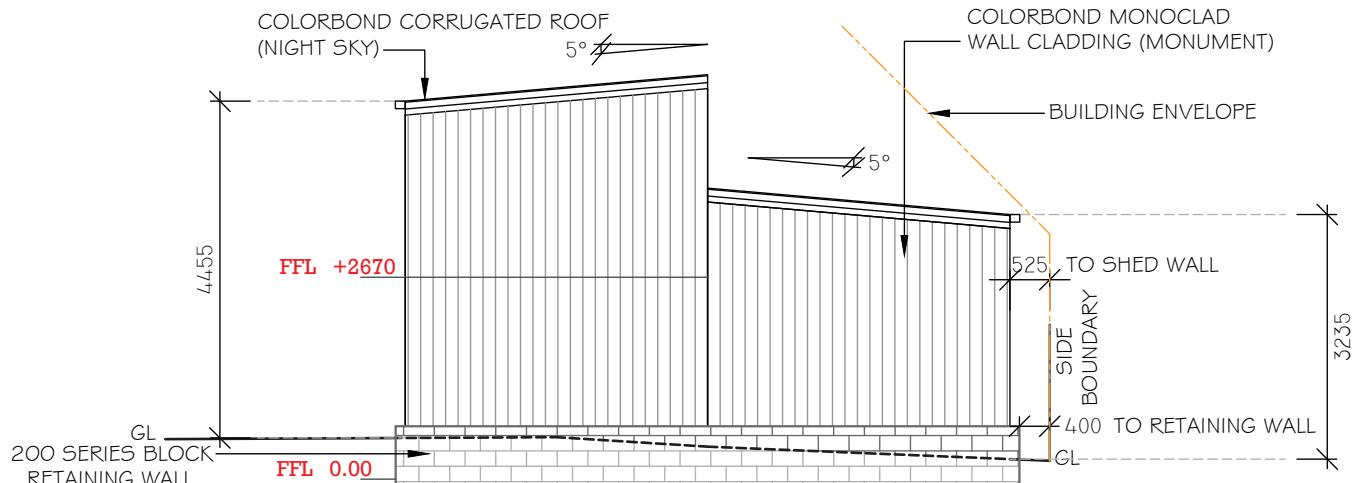


EAST ELEVATION

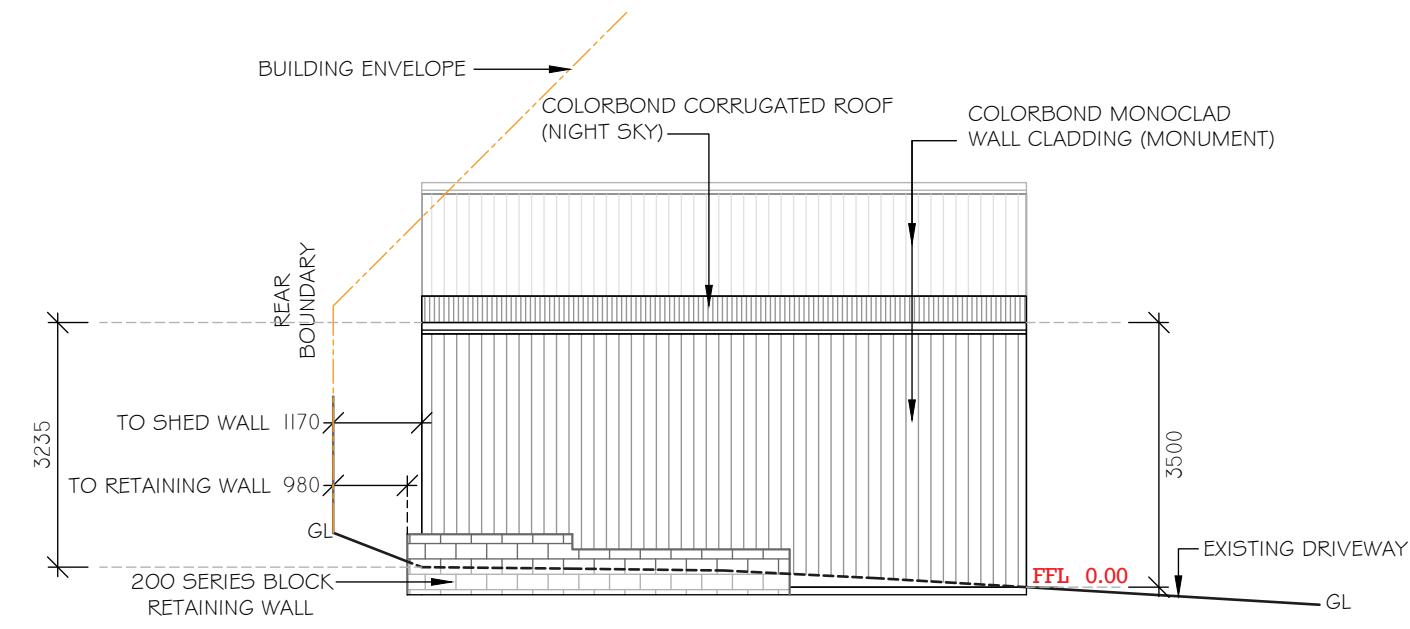
COLOUR'S (COLORBOND®):
 EXT. WALLS - MONUMENT
 ROOF - NIGHT SKY
 ROLLER DOORS - SHALE GREY
 SLIDING DOOR - SHALE GREY
 GUTTER - NIGHT SKY
 CORNER FLASH - MONUMENT
 BARGE FLASHING - NIGHT SKY
 OPENING FLASH - NIGHT SKY



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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

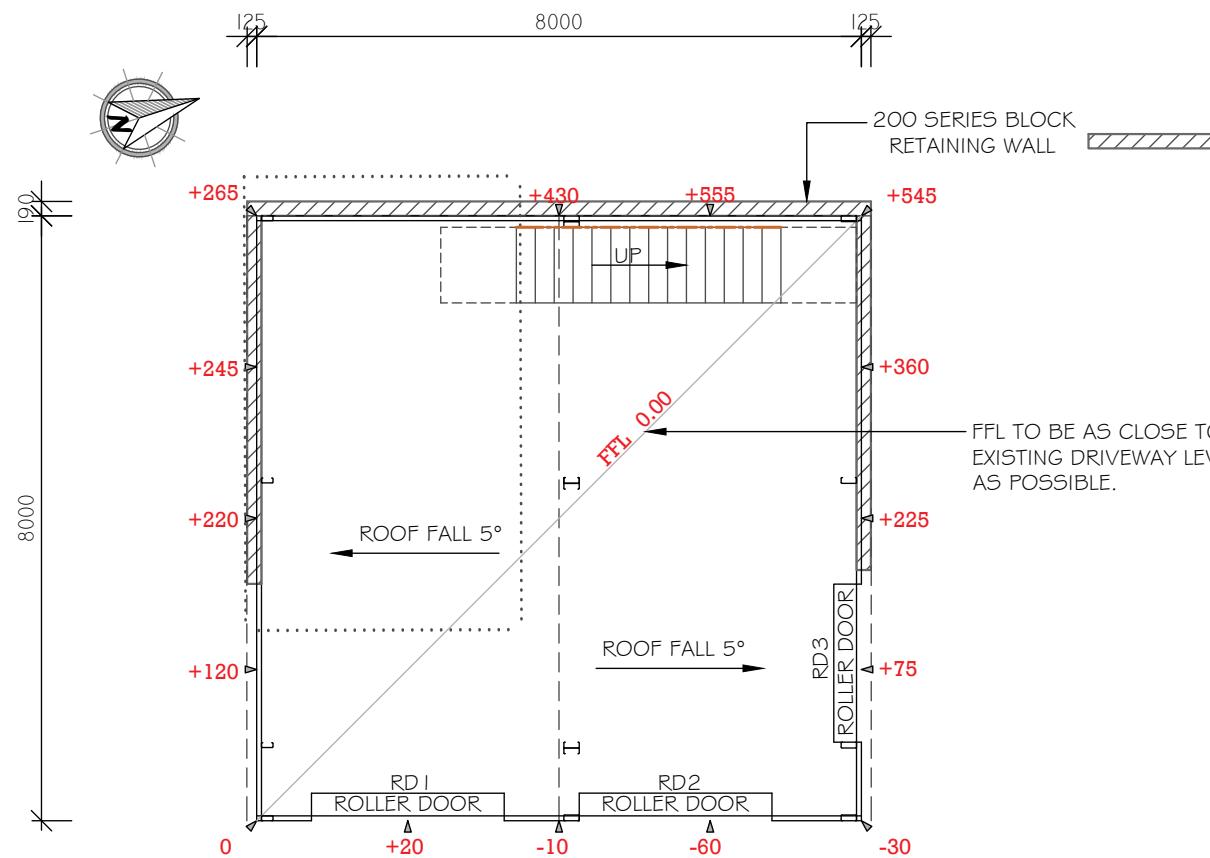
ELEVATIONS 1:100

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

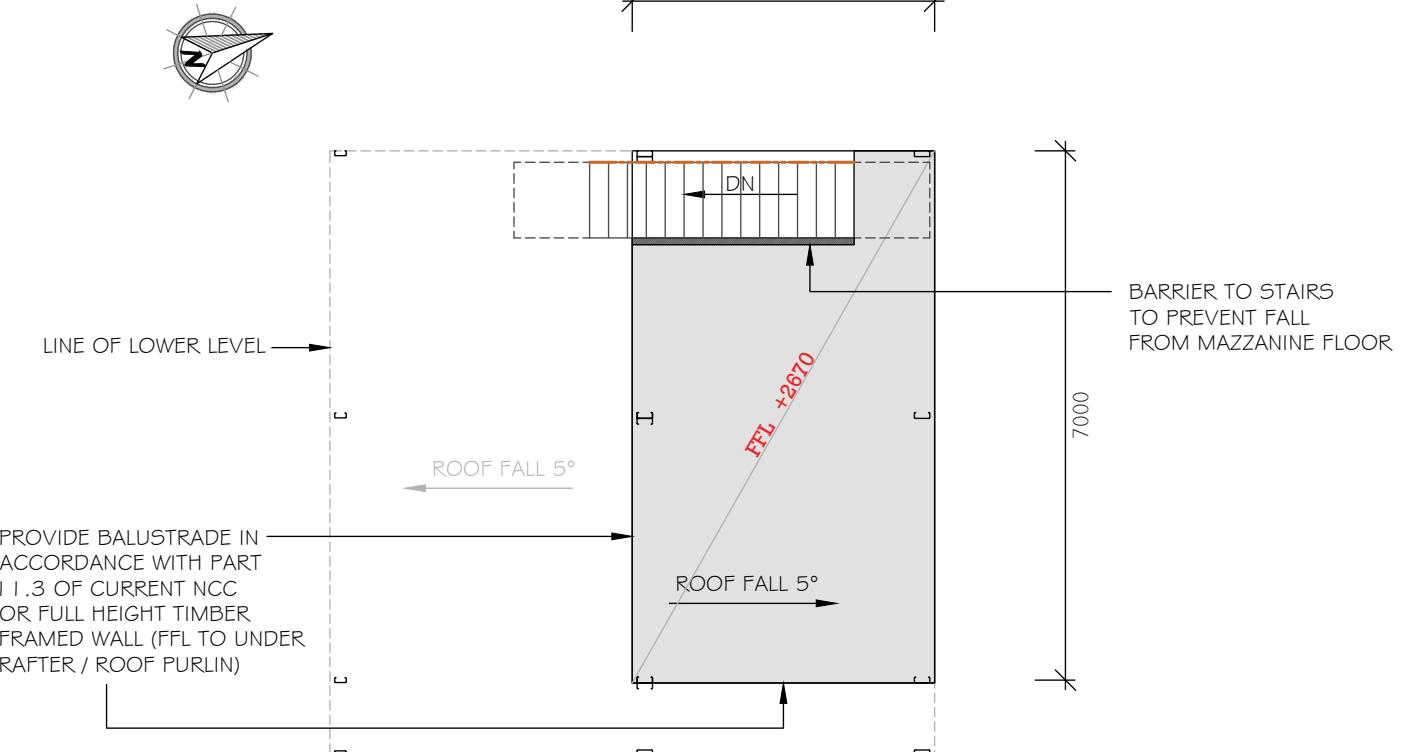
PROPOSAL : DEMOLITION OF OUTBUILDING / GARAGE
 NEW OUTBUILDING / GARAGE

OWNER : H. BRAZENDALE & J. ROGERS
 ADDRESS: 14 LANDERS COURT, ROKEBY, 7019
 SCALE: 1:100
 DATE: 24th SEPTEMBER 2025
 AMENDED:
 DRAWN BY: A. BROWN CC6003R
 PAGE: 03/05
 JOB NO : 101437

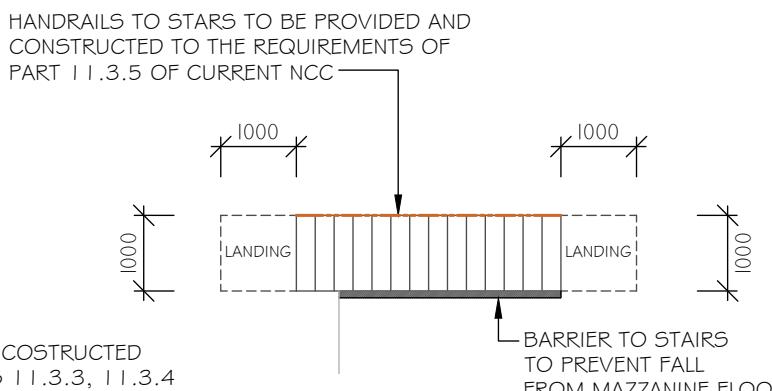




LOWER FLOOR PLAN 1:100

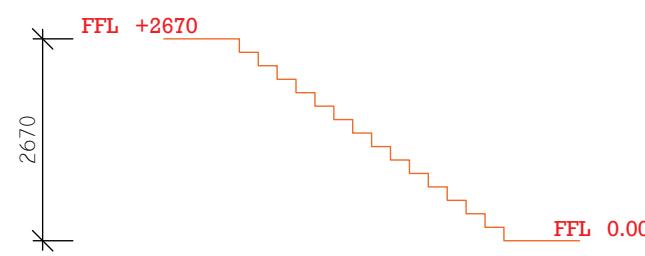


MEZZANINE FLOOR PLAN 1:100

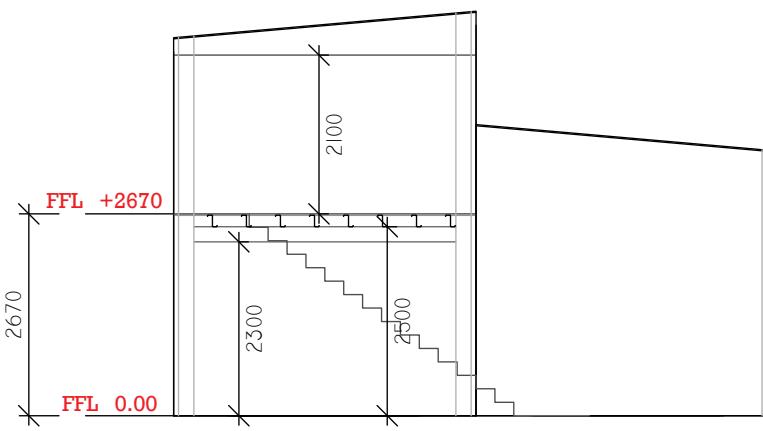


BARRIER TO PREVENT FALL TO BE CONSTRUCTED TO THE REQUIREMENTS OF PARTS 11.3.3, 11.3.4 & 11.3.6 OF CURRENT NCC.

STAIR RISER = 178mm ±
STAIR GOING = 250mm ±
SLOPE RELATIONSHIP = 606



FLOOR PLAN 1:100



WINDOW & DOOR SCHEDULE

	ID	HEIGHT	WIDTH
ROLLER DOORS	RD1	2480mm	2550mm
	RD2	2480mm	2550mm
	RD3	2029mm	2090mm

PROPOSAL : DEMOLITION OF OUTBUILDING / GARAGE
NEW OUTBUILDING / GARAGE

OWNER : H. BRAZENDALE & J. ROGERS

ADDRESS: 14 LANDERS COURT, ROKEBY, 7019

SCALE: 1:100

DATE: 24th SEPTEMBER 2025

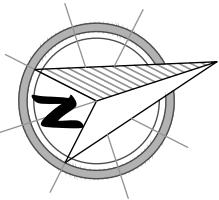
AMENDED:

DRAWN BY: A. BROWN CC6003R

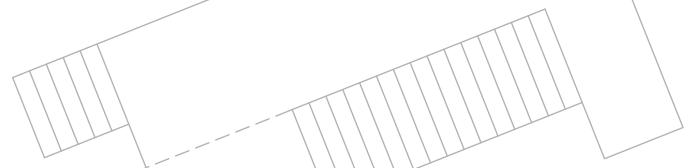
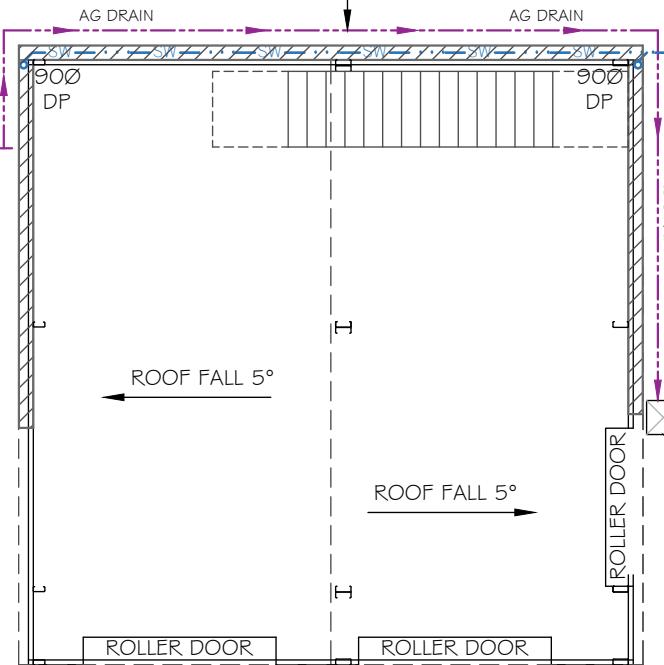
PAGE: 04/05

JOB NO : 101437





100Ø SLOTTED AG PIPE AT 1:100 MIN FALL.
WRAP IN GEOTEXTILE SOCK.



PROPOSED LOCATION
FOR STORMWATER CONNECTION

EXISTING DWELLING

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 PIPES CONNECTED TO NEW STORMWATER PIT VIA 100dia UPVC
STORM WATER. 100dia AG DRAIN TO STORMWATER PIT.
CONNECT STORMWATER PIT TO EXISTING LINE OF STORMWATER FROM DWELLING
PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.

PROPOSAL : DEMOLITION OF OUTBUILDING / GARAGE
NEW OUTBUILDING / GARAGE

OWNER : H. BRAZENDALE & J. ROGERS
ADDRESS: 14 LANDERS COURT, ROKEBY, 7019
SCALE: 1:100
DATE: 24th SEPTEMBER 2025
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 05/05
JOB NO : 101437



PLUMBING PLAN 1:100