



## **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](http://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](mailto: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](http://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 8m

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**

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### **Mandatory Documents**

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

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- ☒ 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.

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### **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.

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

SEARCH DATE : 27-Aug-2025

SEARCH TIME : 04.20 PM

DESCRIPTION OF LAND

City of CLARENCE

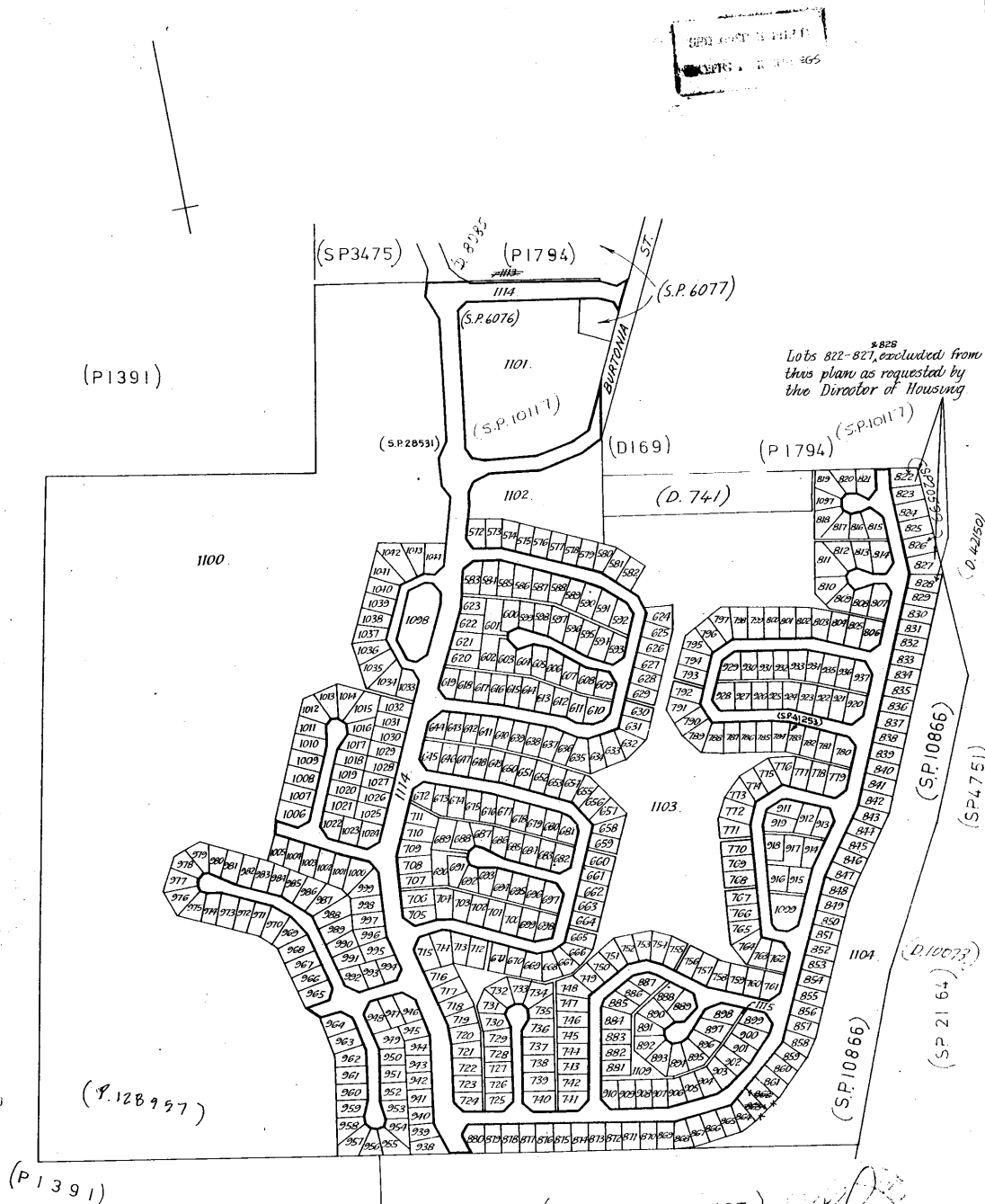
Lot 688 on Sealed Plan [5362](#)Derivation : Whole of Lot 36312 Gtd to The Director of Housing  
and Part of 125 Acres Gtd to D LordPrior CT [3431/35](#)SCHEDULE 1[M359778](#) & [M891753](#) TRANSFER to HEATH WILLIAM DONALD BRAZENDALE  
and JOSEPHINE MARY ROGERS as tenants in common in  
equal shares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

No unregistered dealings or other notations

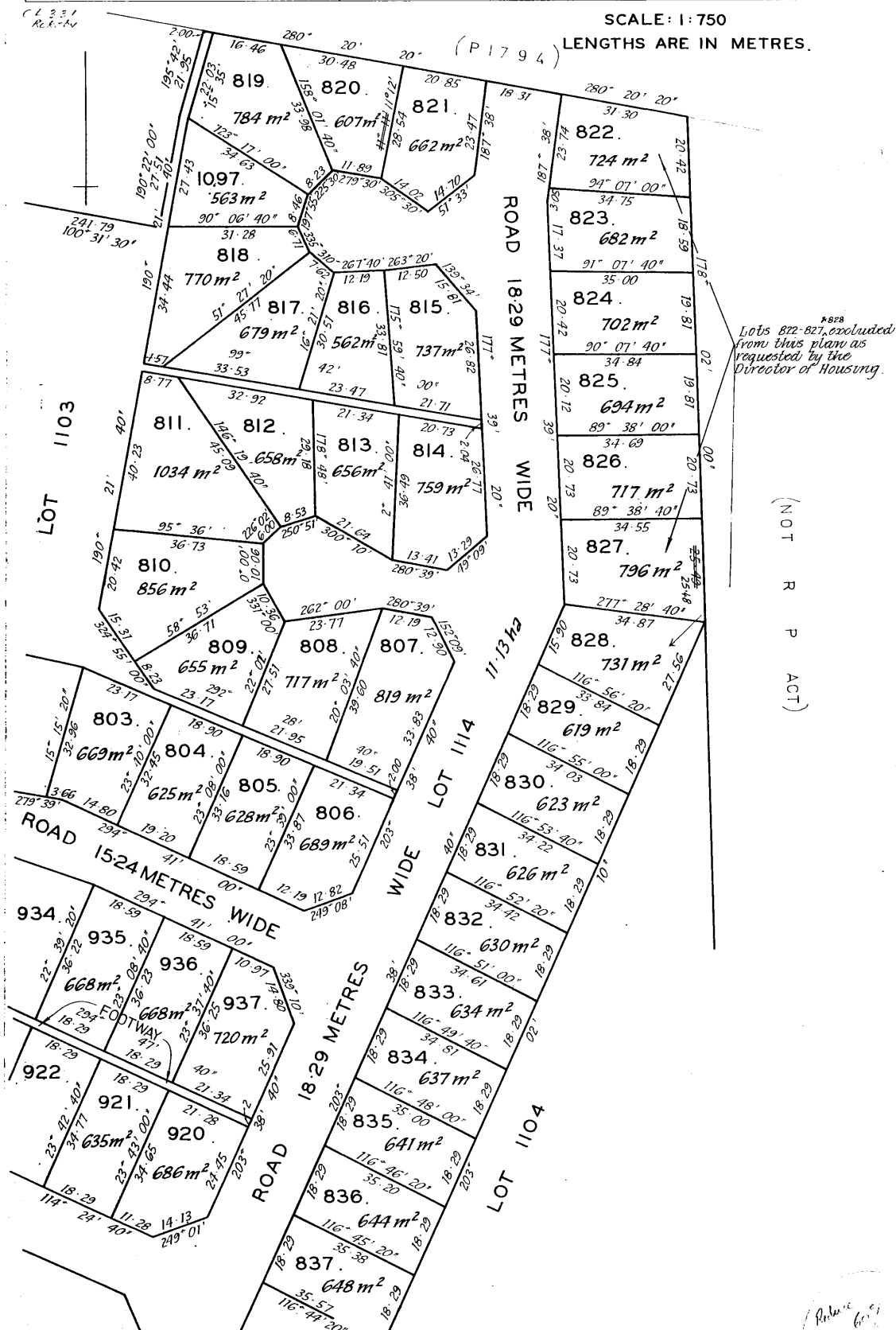
Owner: <i>The Director of Housing</i>	PLAN OF SURVEY by Surveyor <i>L.I. Holmes &amp; G.I. Ablett</i> of land situated in the	Registered Number: <b>S.P. 5362</b>
Title Reference: <i>C.T. 3391-50 CT 3364-29</i>	LAND DISTRICT OF MONMOUTH PARISH OF CLARENCE ROKEBY SUBDIVISION SCALE : 1 : 4000	Effective from <i>25-9-74</i> <i>W. H. H. H.</i> Recorder of Titles

Whole of Lot 36312-87-56ha to Director of Housing  
Grantee: Part of 125 acres Granted to D. Lord, 63-2-0  
600 to M. Mawm, 10 acres, 100 to W. Mawm,  
30-2-0 and to D. Joseph and 130 acres 600  
to R. Butler and J. Mawm

LENGTHS ARE IN METRES.

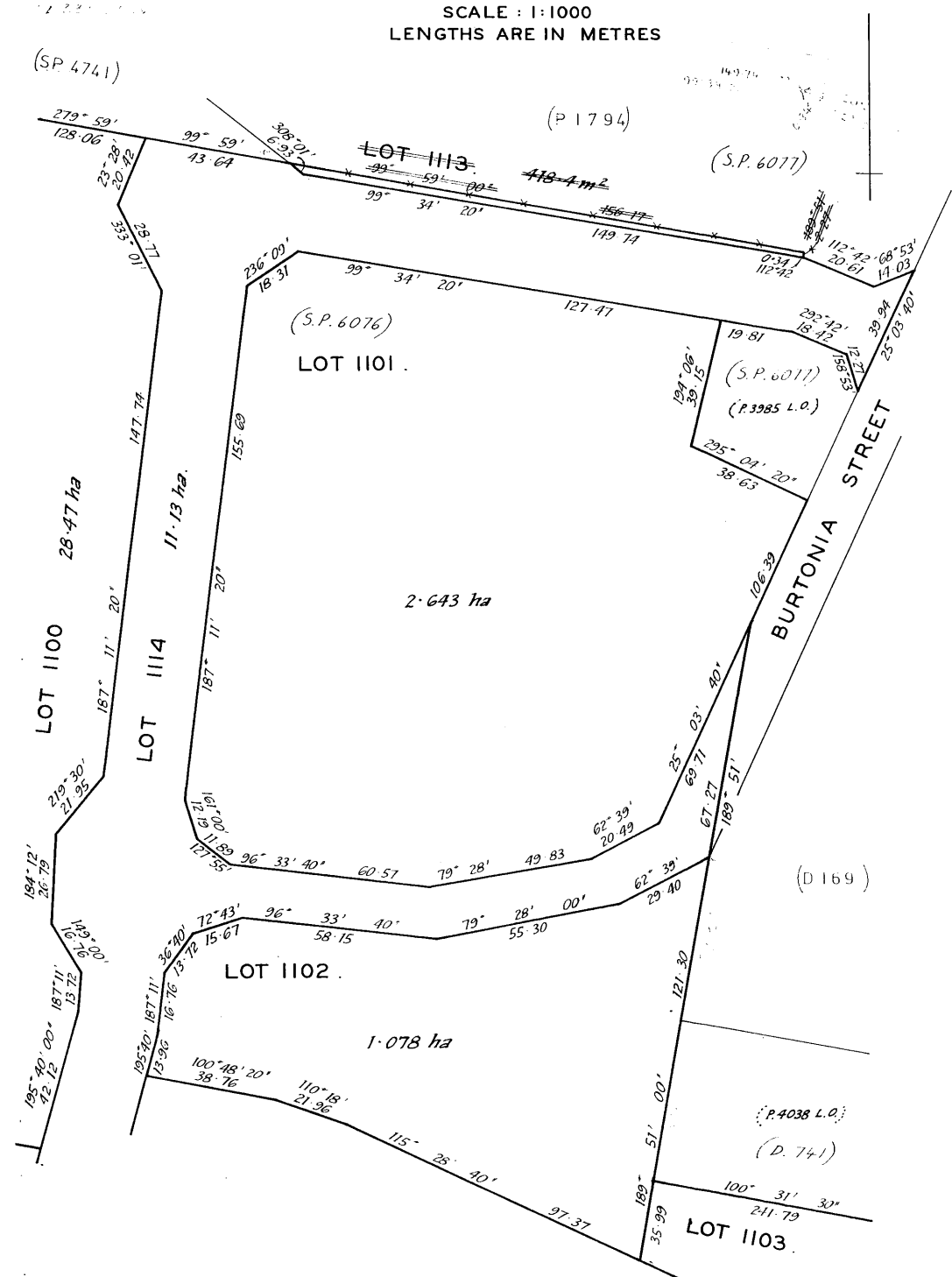


<p align="center"><b>ANNEXURE SHEET No. 1.</b></p> <p align="center">(of 18 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 10-1-73 and that certificate extends to the detail shown on this sheet.</p>	<p align="center">Registered Number:</p> <p align="center"><b>S.P.5362</b></p>
	<p>Surveyor: <u>L. J. Mc... ..</u></p> <p>Owner: _____</p> <p>Title Reference: _____</p>	<p align="center">7/1</p>
<p>Signed for the purposes of identification</p> <p>Council Clerk _____</p>		



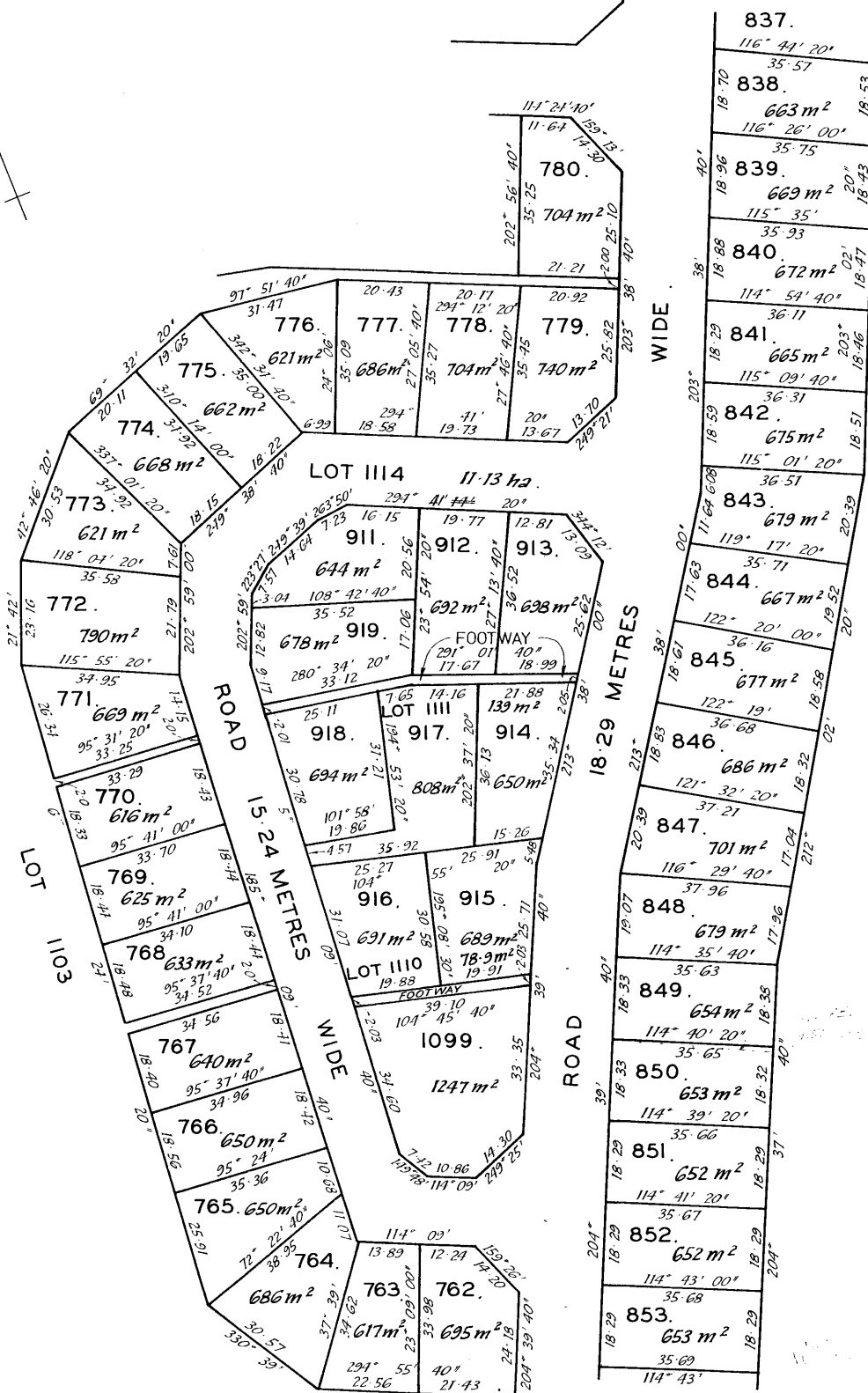


<p>ANNEXURE SHEET No. 3. (of 18 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 10.1.75 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P.5362</b></p>
<p>Signed for the purposes of identification</p>	<p>Surveyor</p>	<p>P/I</p>
<p>Council Clerk</p>	<p>Owner: Title Reference:</p>	



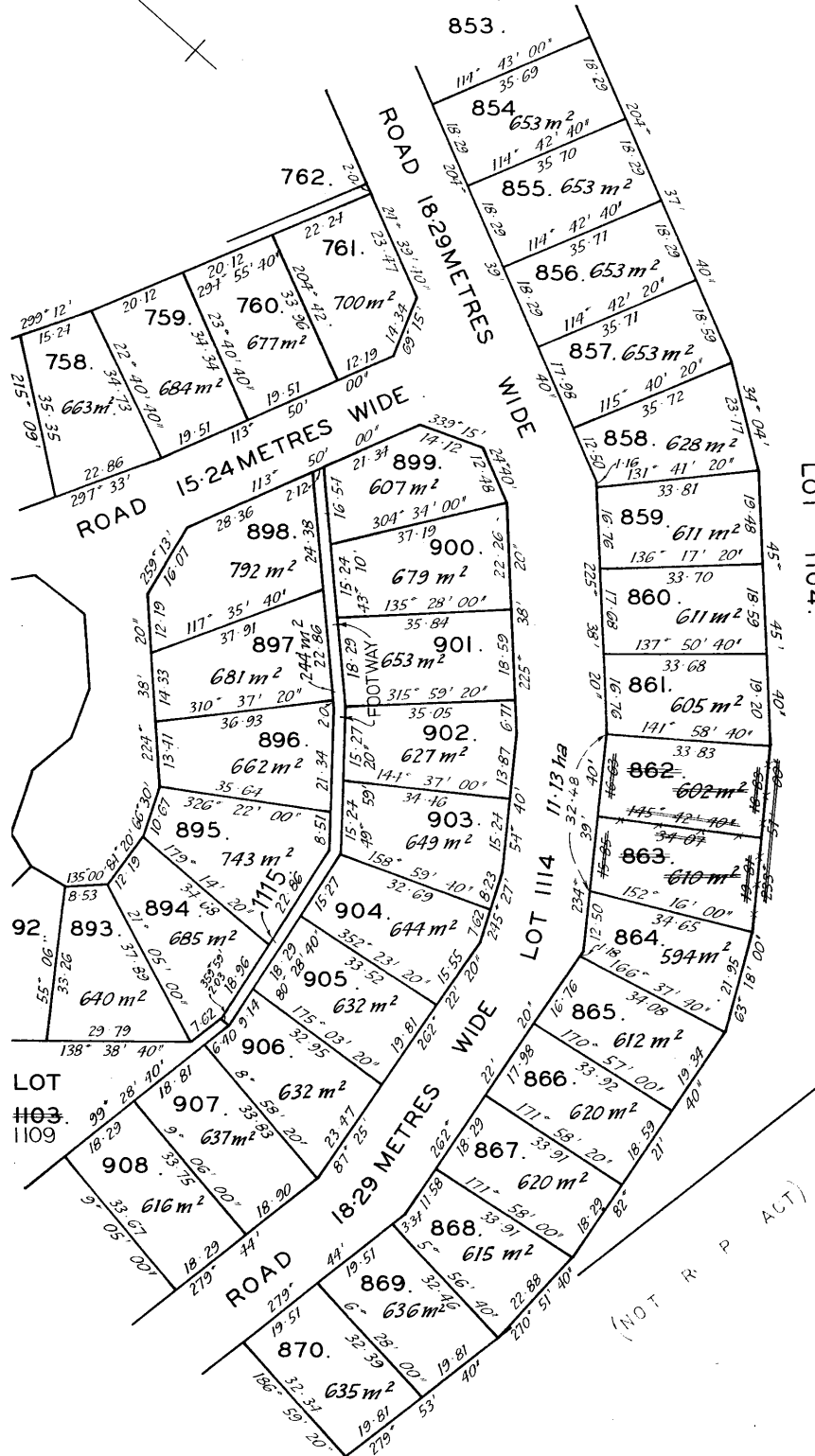
<p align="center"><b>ANNEXURE SHEET No. 4</b></p> <p>(of <b>18</b> annexures) to plan by Surveyor .....</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated <b>10-1-75</b> and that certificate extends to the detail shown on this sheet.</p>	<p align="right">Registered Number:</p> <p align="center"><b>S.P.5362</b></p>
<p><b>Signed for the purposes of identification</b></p>  <p>Council Clerk .....</p>	<p>Surveyor .....</p> <p>Owner: .....</p> <p>Title Reference: .....</p>	

SCALE : 1 : 750  
LENGTHS ARE IN METRES .

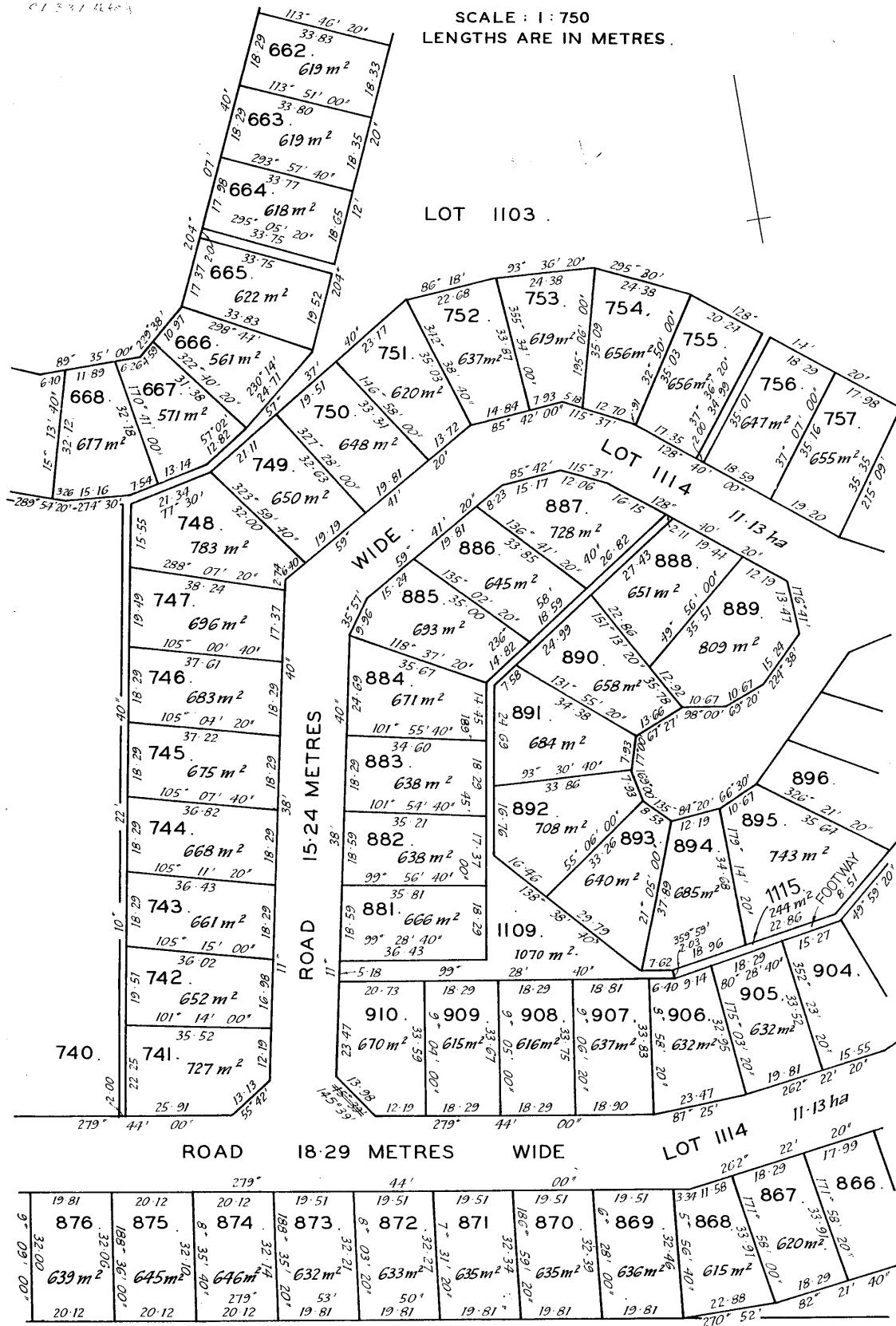


<p>ANNEXURE SHEET No. 5. (of 18 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 10.11.73 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P.5362</b></p>
<p>Signed for the purposes of identification</p> <p>Council Clerk .....</p>	<p>Surveyor <i>J. D. Act.</i></p> <p>Owner:</p> <p>Title Reference:</p>	

SCALE : 1:750  
LENGTHS ARE IN METRES.



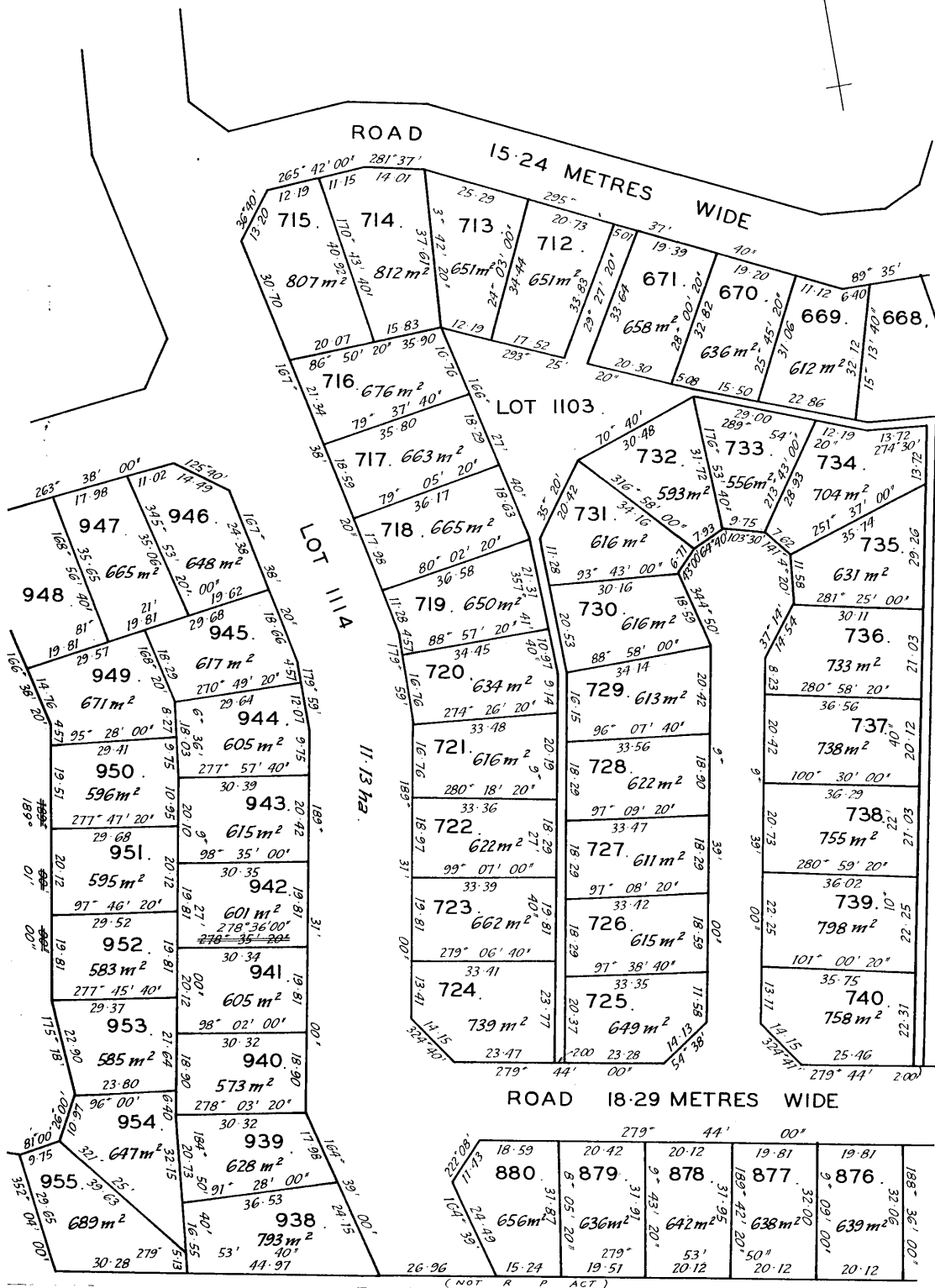
<p>ANNEXURE SHEET No. 6</p> <p>(of 18 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 10.1.17 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number:</p> <p><b>S.P.5362</b></p>
	<p>Signed for the purposes of identification</p>	<p>Surveyor: <i>[Signature]</i></p> <p>Owner:</p> <p>Title Reference:</p>
<p>Council Clerk: <i>[Signature]</i></p>		



<p align="center"><b>ANNEXURE SHEET No. 7.</b></p> <p align="center">(of <b>18</b> 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 <b>10.06.75</b> and that certificate extends to the detail shown on this sheet.</p>	<p align="center">Registered Number:</p> <p align="center"><b>S. P. 5362</b></p>
	<p>Surveyor: _____</p> <p>Owner: _____</p> <p>Title Reference: _____</p>	
<p>Signed for the purposes of identification</p>		
<p>Council Clerk: _____</p>		

CL 3.2.1 Ref: 59

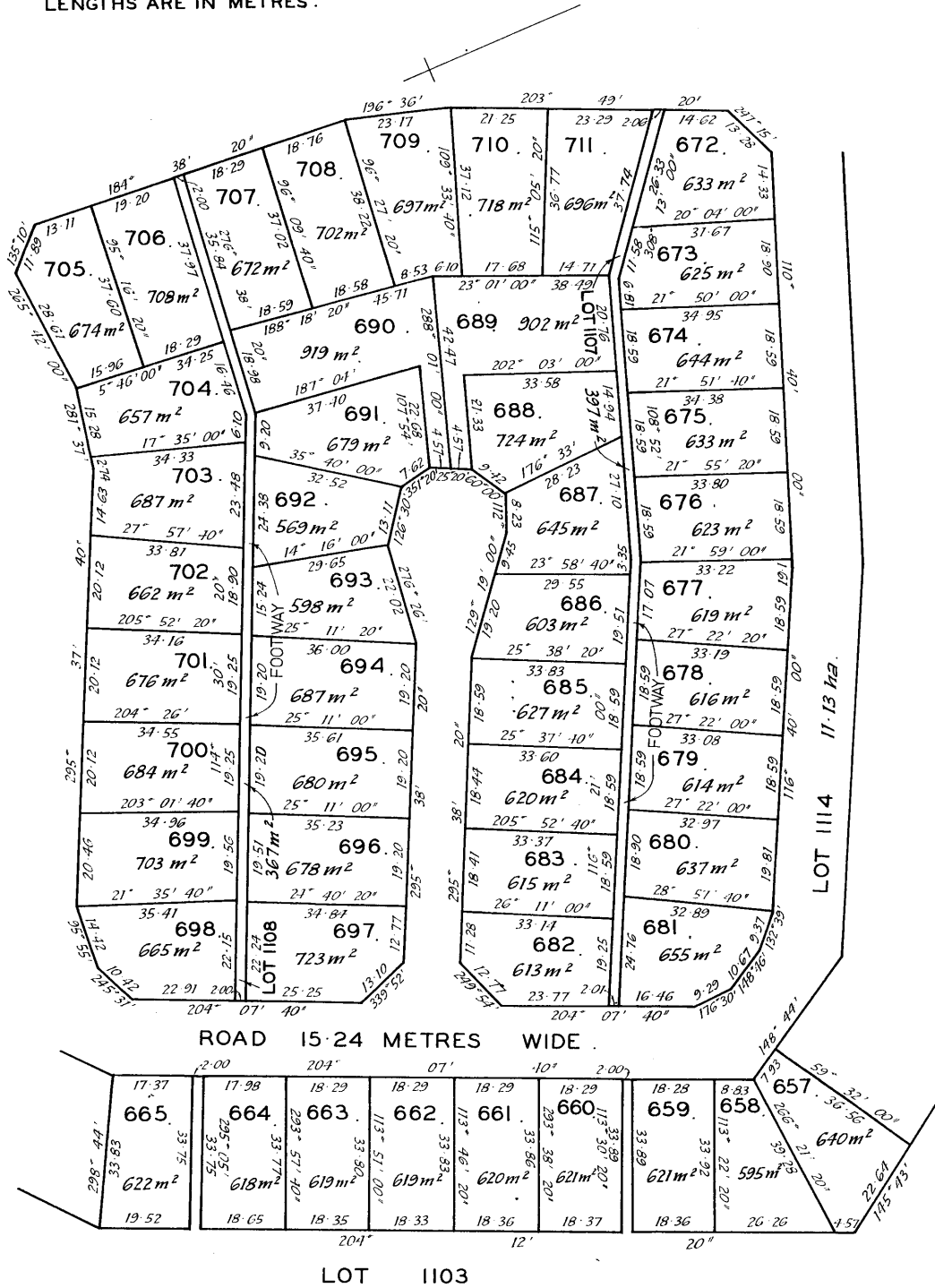
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LENGTHS ARE IN METRES.



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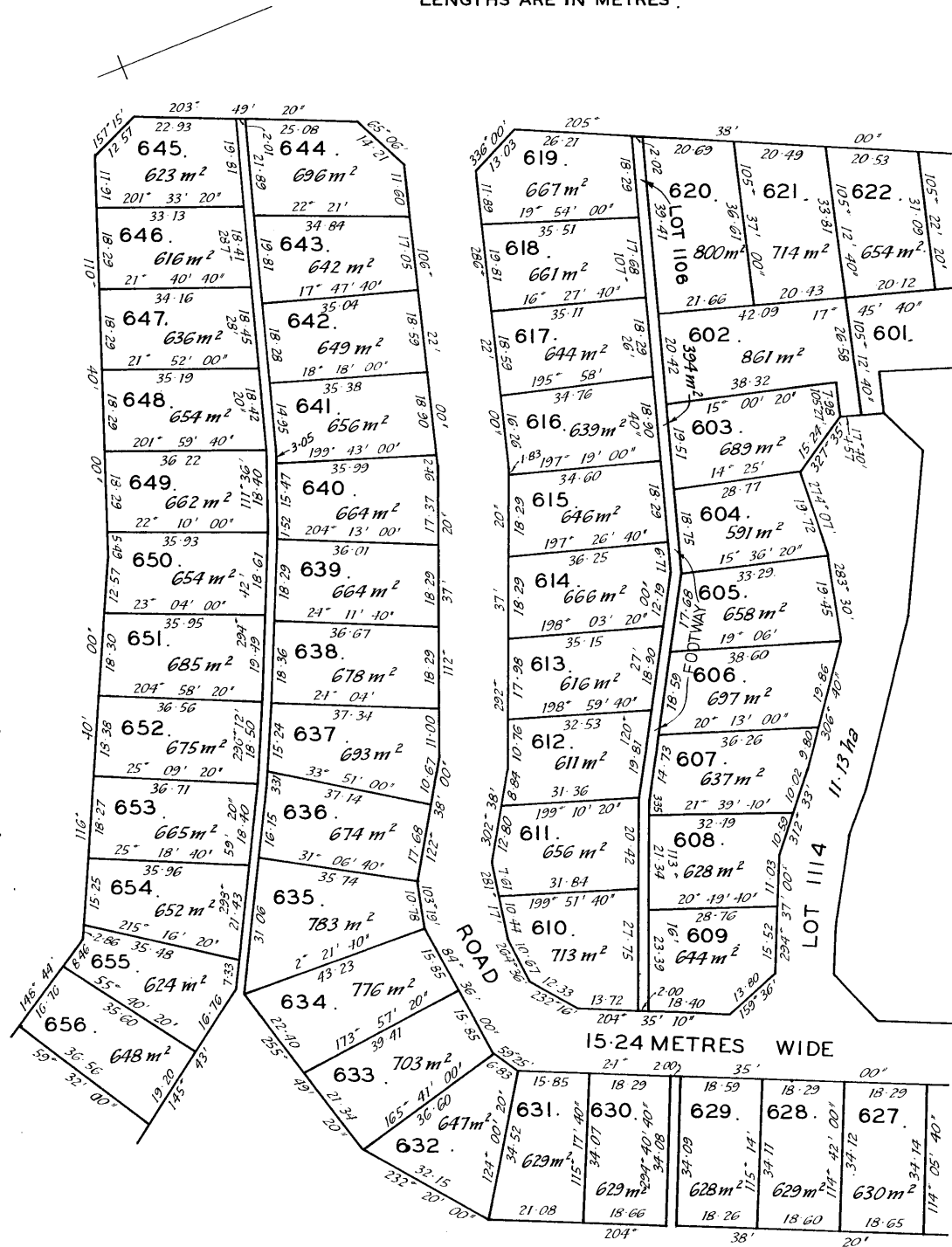
<p>ANNEXURE SHEET No. 8 (of 18 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 16.11.2025 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P.5362</b></p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: _____ Owner: _____ Title Reference: _____</p>	
<p>Council Clerk: _____</p>		

SCALE : 1 : 750  
LENGTHS ARE IN METRES.



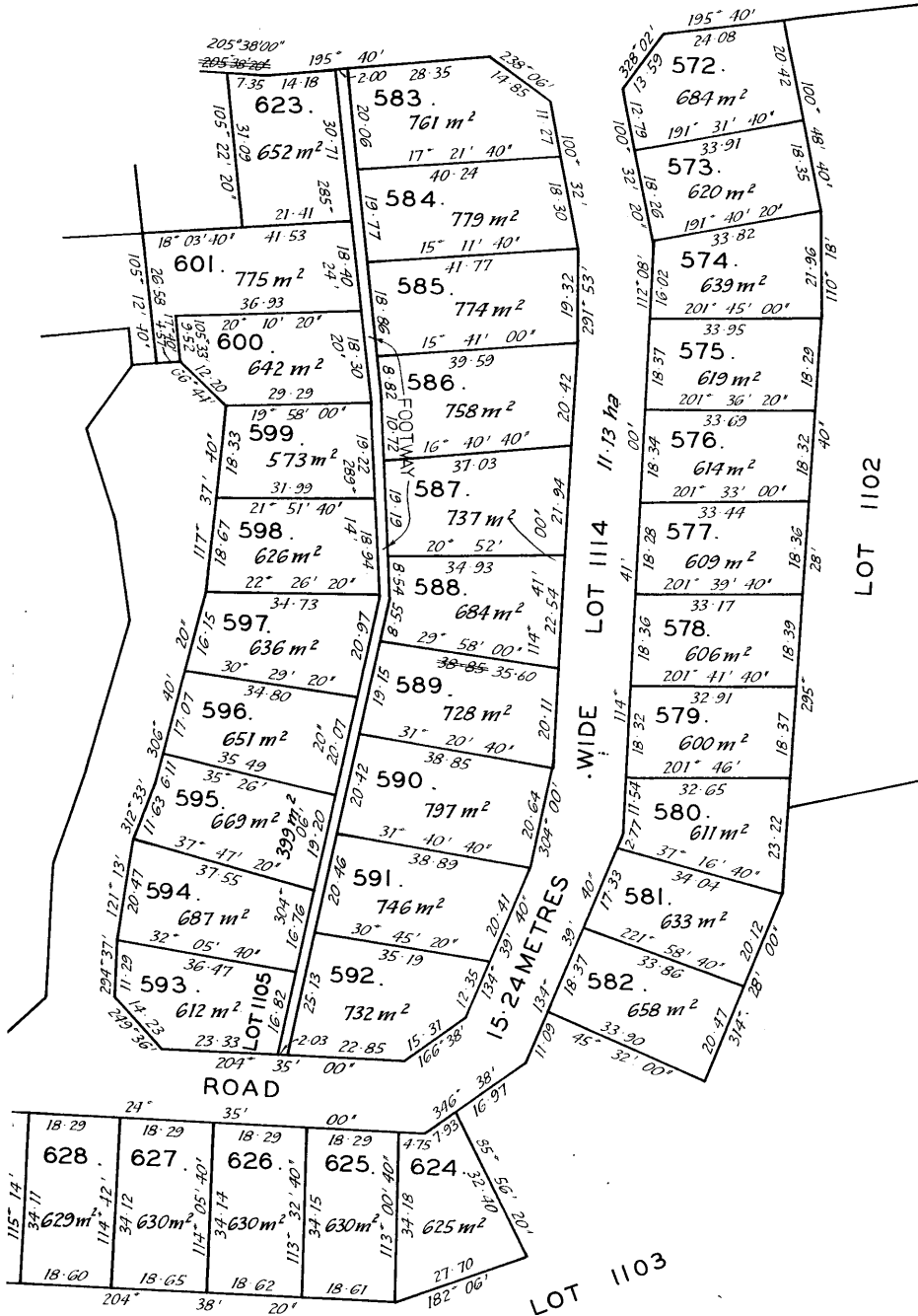
<p><b>ANNEXURE SHEET No. 9</b> (of 18 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 10.1.72 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P. 5362</b></p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: <i>[Signature]</i></p>	
<p>Council Clerk</p>	<p>Owner: Title Reference:</p>	

SCALE : 1:750  
LENGTHS ARE IN METRES.



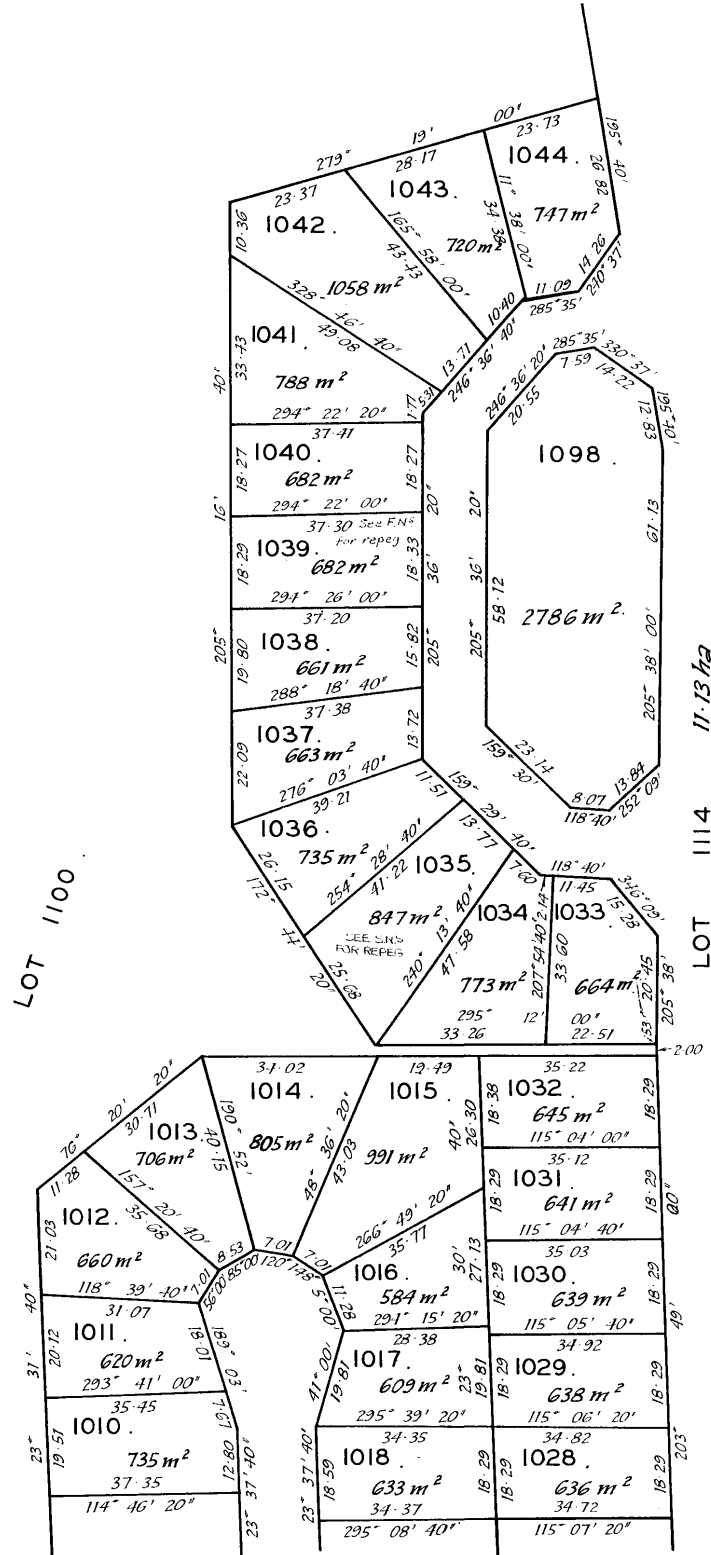
<p>ANNEXURE SHEET No. 10 (of 18 annexures) to plan by Surveyor</p>		<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 14.11.2025 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P.5362</b></p>
<p>Signed for the purposes of identification</p>			
<p>Council Clerk</p>			
<p>Surveyor</p>		<p>Owner:</p>	
<p>Title Reference:</p>			

SCALE : 1 : 750  
LENGTHS ARE IN METRES

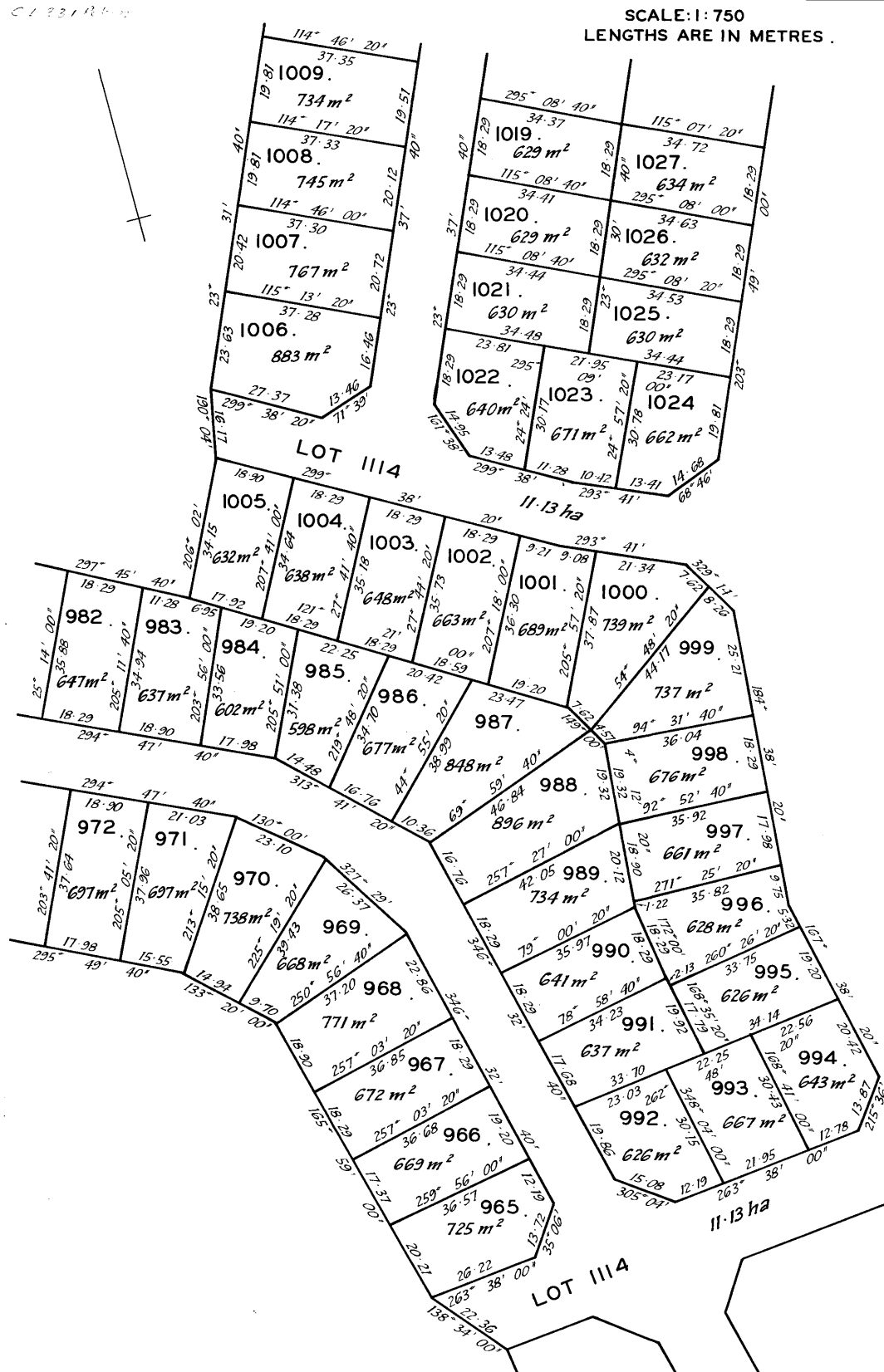


<p>ANNEXURE SHEET No. II (of 18 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 19/08/2025 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P.5362</b></p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: <i>[Signature]</i></p>	
<p>Council Clerk</p>	<p>Owner:</p>	
	<p>Title Reference:</p>	

SCALE: 1:750  
LENGTHS ARE IN METRES

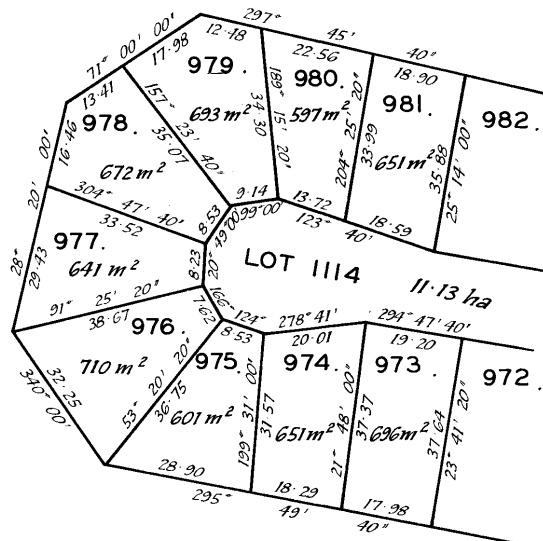


<p><b>ANNEXURE SHEET No. 12</b> (of 18 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 1.1.2025 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P.5362</b></p>
<p>Signed for the purposes of identification</p>	<p>Surveyor</p>	
<p>Council Clerk</p>	<p>Owner: Title Reference:</p>	



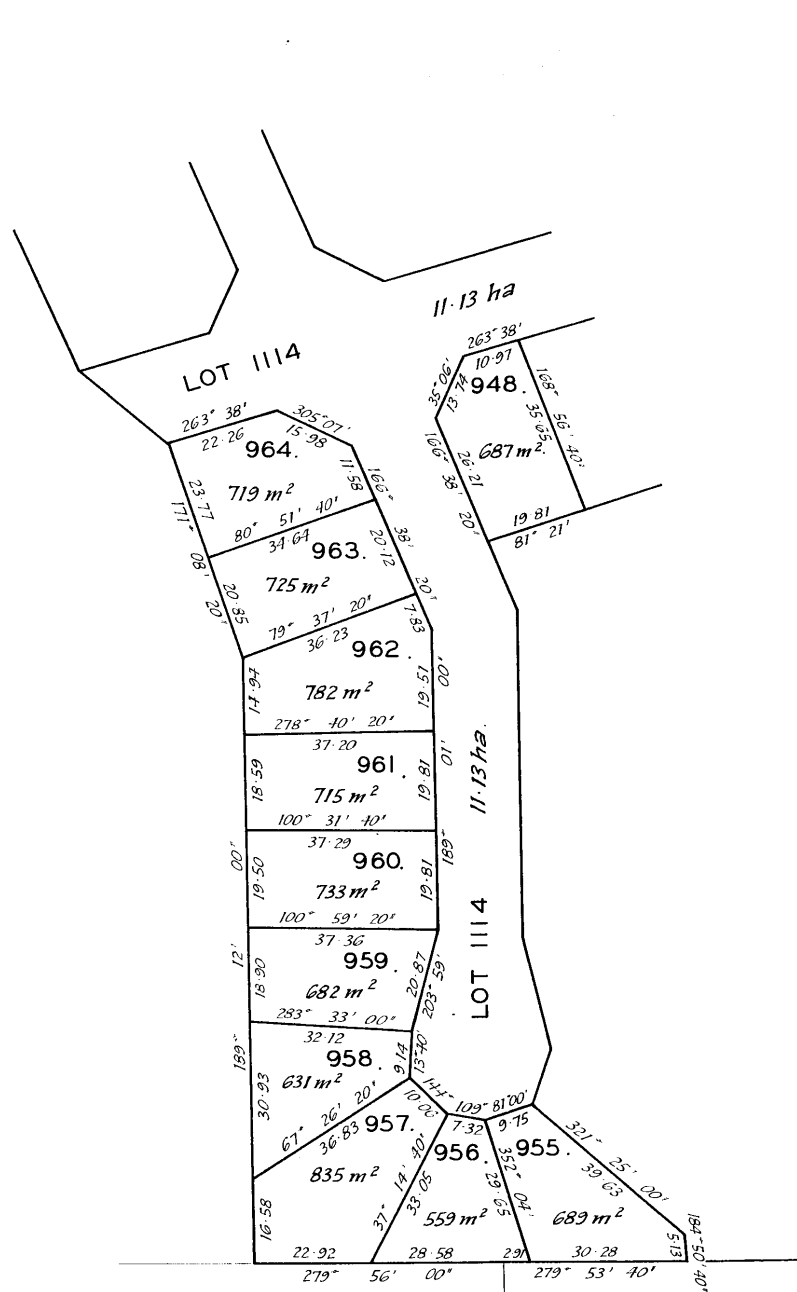
<p align="center"><b>ANNEXURE SHEET No. 13</b></p> <p align="center">(of <b>18</b> annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 11.11.2011 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number:</p> <p align="center"><b>S.P.5362</b></p>
	<p><b>Signed for the purposes of identification</b></p>  <p><b>Council Clerk</b></p>	<p><b>Surveyor</b> _____</p> <p><b>Owner:</b> _____</p> <p><b>Title Reference:</b> _____</p>

SCALE: 1 : 750  
LENGTHS ARE IN METRES .



<p>ANNEXURE SHEET No. 14 (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 1.1.1980 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P.5362</b></p>
<p>Signed for the purposes of identification  Council Clerk</p>	<p>Surveyor Owner Title Reference:</p>	

SCALE: 1:750  
LENGTHS ARE IN METRES.

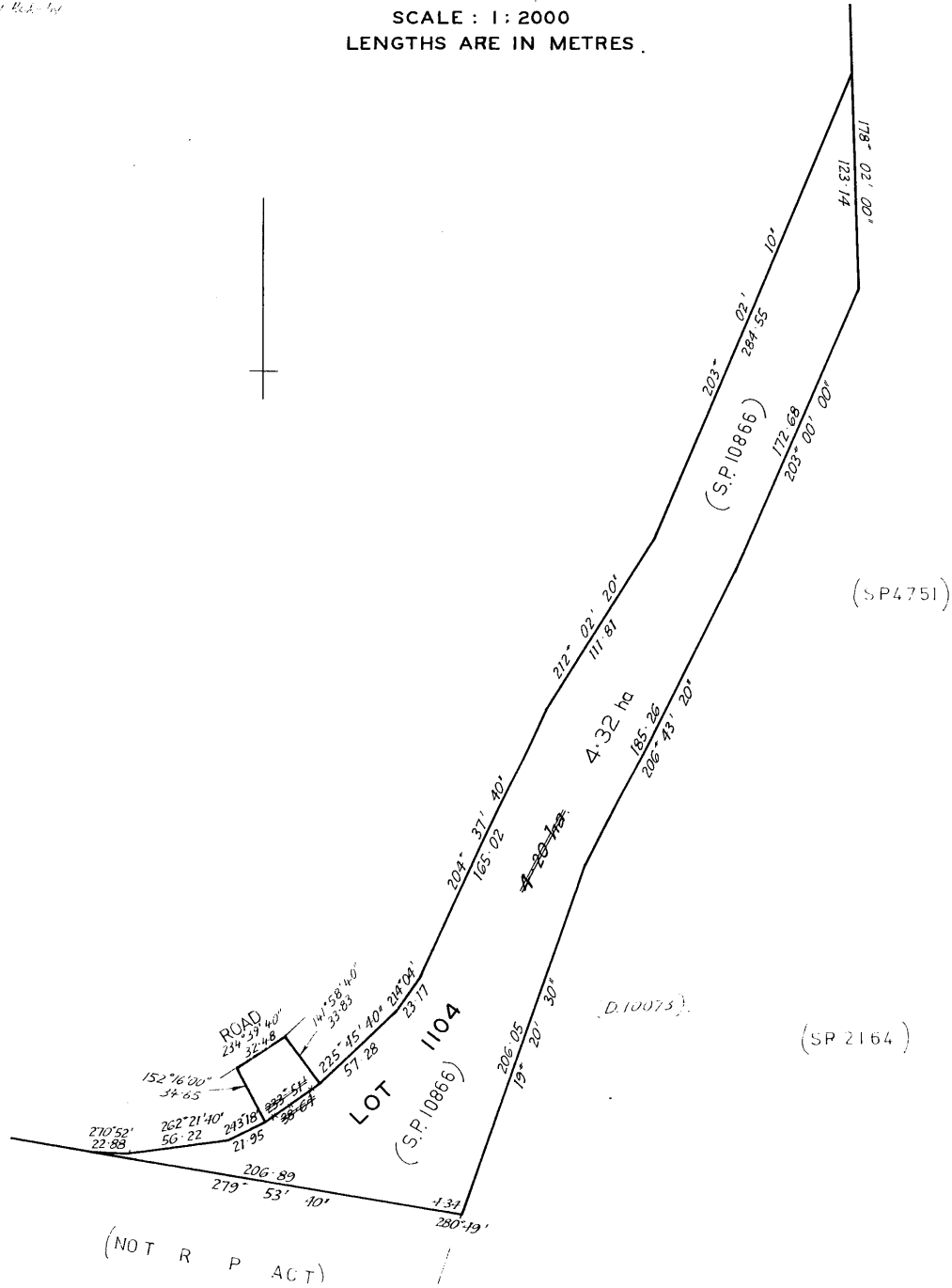


P 1391

NOT R P ACT

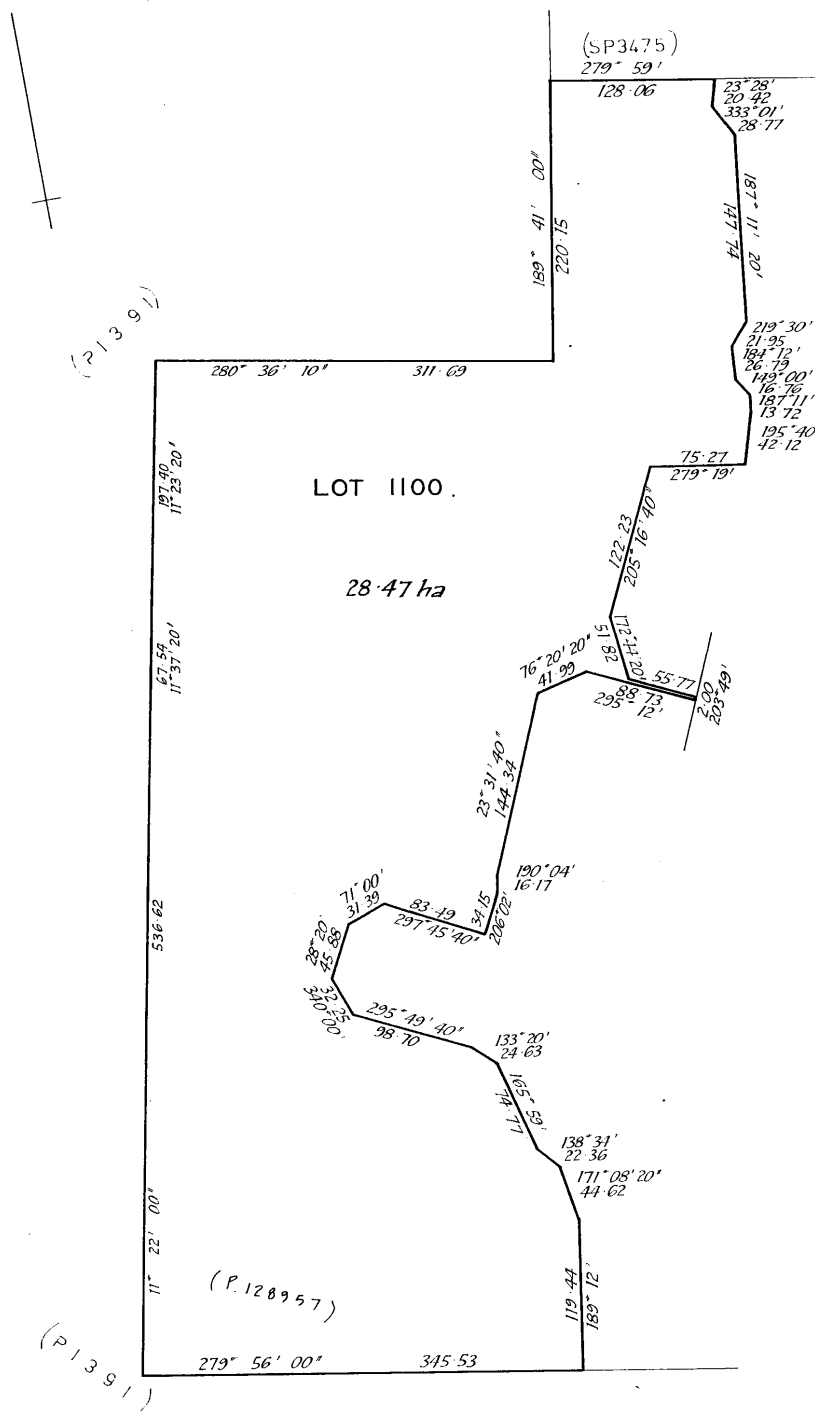
<p>ANNEXURE SHEET No. 15 (of 18 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 1980 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P.536 2</b></p>
<p>Signed for the purposes of identification</p> <p>Council Clerk</p>	<p>Surveyor</p> <p>Owner:</p> <p>Title Reference:</p>	

SCALE : 1 : 2000  
LENGTHS ARE IN METRES



<p align="center"><b>ANNEXURE SHEET No. 16</b> (of <b>18</b> 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 <u>1. 1. 19</u> and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P.5362</b></p>
<p>Signed for the purposes of identification</p>	<p>Surveyor _____</p>	
<p>Council Clerk _____</p>	<p>Owner: Title Reference:</p>	

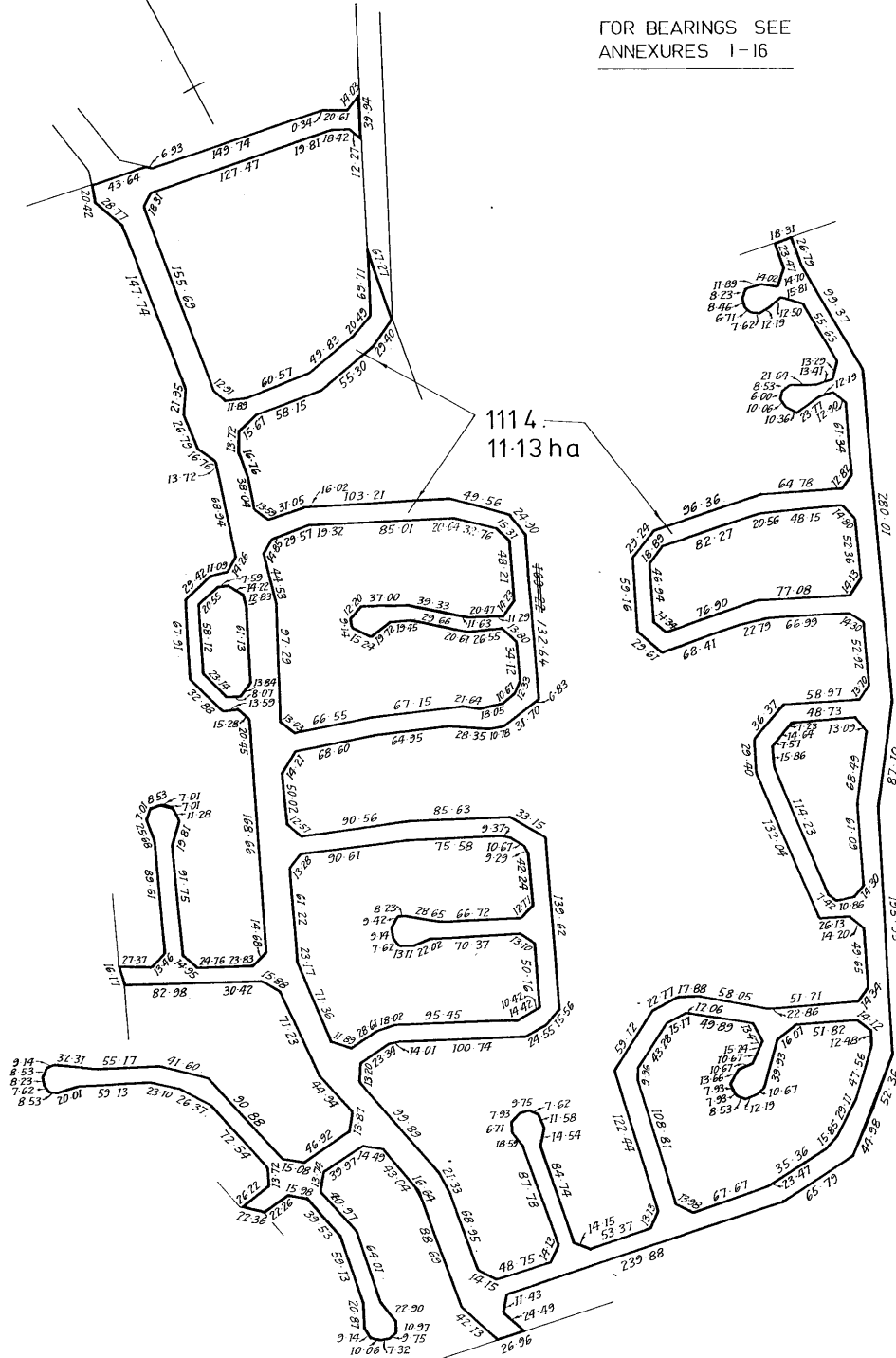
SCALE : 1 : 3000  
LENGTHS ARE IN METRES.



<p>ANNEXURE SHEET No. 17 (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 _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P. 5362</b></p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: <i>D. J. Holmes</i> Owner: _____</p>	
<p>Council Clerk</p>	<p>Title Reference:</p>	

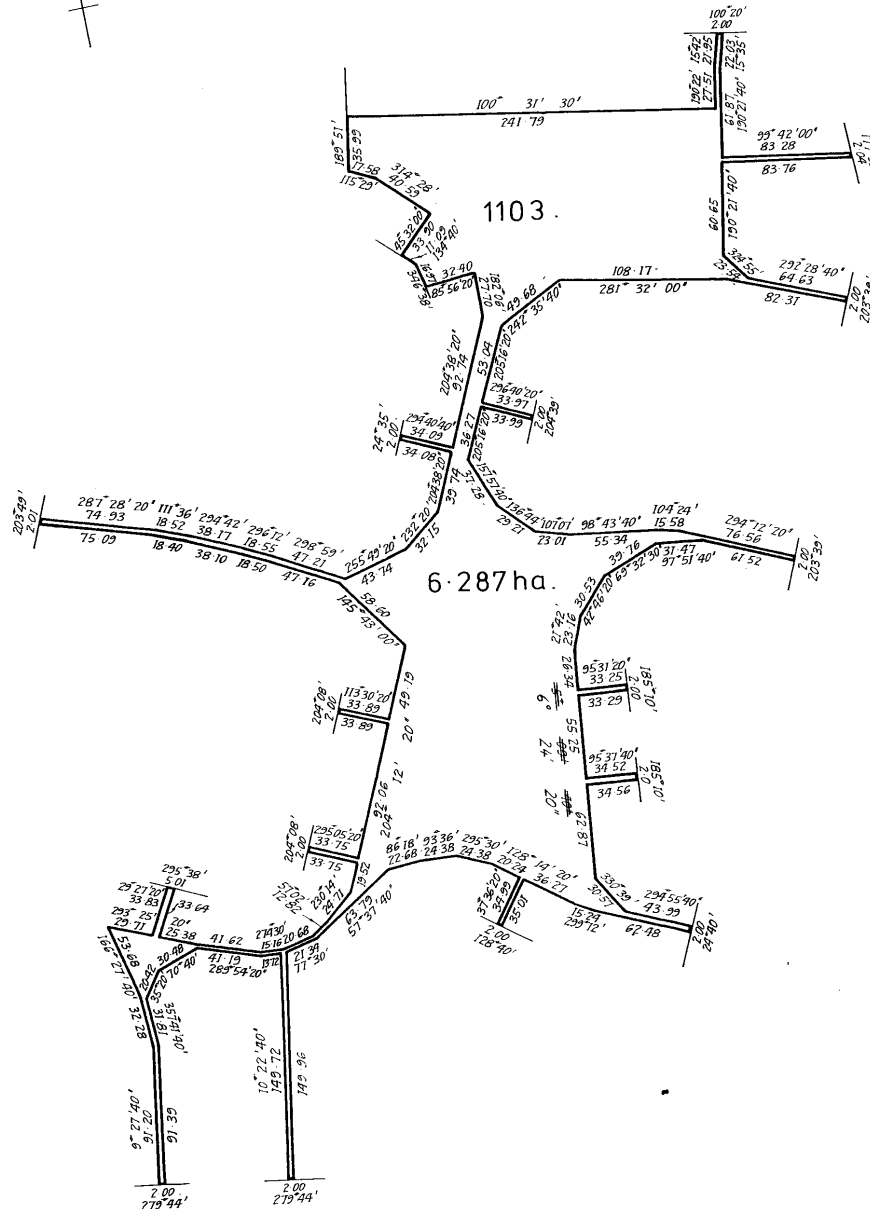
SCALE : 1 : 3000  
MEASUREMENTS IN METRES.

FOR BEARINGS SEE  
ANNEXURES 1 - 16



<p><b>ANNEXURE SHEET No. 18</b> (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 _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number:  <b>S.P. 5362</b></p>
<p>Signed for the purposes of identification  Council Clerk _____</p>	<p>Surveyor: <i>L.J. Holmes</i> Owner: Title Reference:</p>	

SCALE: 1 : 2500  
MEASUREMENTS IN METRES.



(7)

SCHEDULE OF EASEMENTS

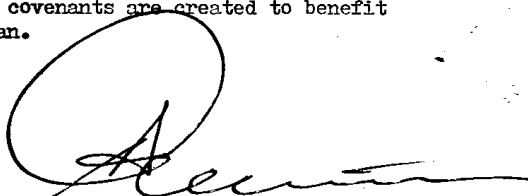
PLAN NO.

**S.P.5362**

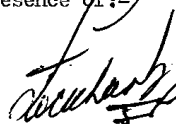
NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

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.



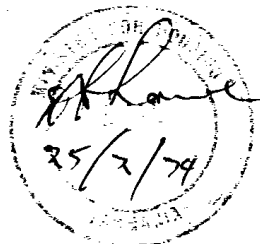
THE DIRECTOR OF HOUSING registered proprietor of the land shown on the plan in the presence of:—



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



LESLIE FERGUSON ALLINGTON,  
DIRECTOR OF HOUSING.







**HOBART**

Sheds & More

**Fair Dinkum Builds Hobart**

38 McIntyre Street  
Mornington TAS 7018

Phone: 03 6244 4300

[fairdinkumbuilds.com.au](http://fairdinkumbuilds.com.au)

### AGENT AUTHORISATION

Project Address:	14 LANDERS COURT ROKEBY 7019
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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:		Date:	29/07/25
Owner Name:	HEATH BRAZENDALE	Owner Signature:		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: 724m<sup>2</sup>

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: 1  
TOPOGRAPHY: 1.01  
BAL: NOT REQUIRED (CLASS 10A STRUCTURE NOT WITHIN AN AREA IDENTIFIED  
BY COUNCIL BUSHFIRE MAPPING AS BEING BUSHFIRE PRONE)

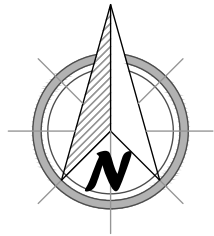
INDEX OF DRAWINGS - BY ADRIAN BROWN CCG003R

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



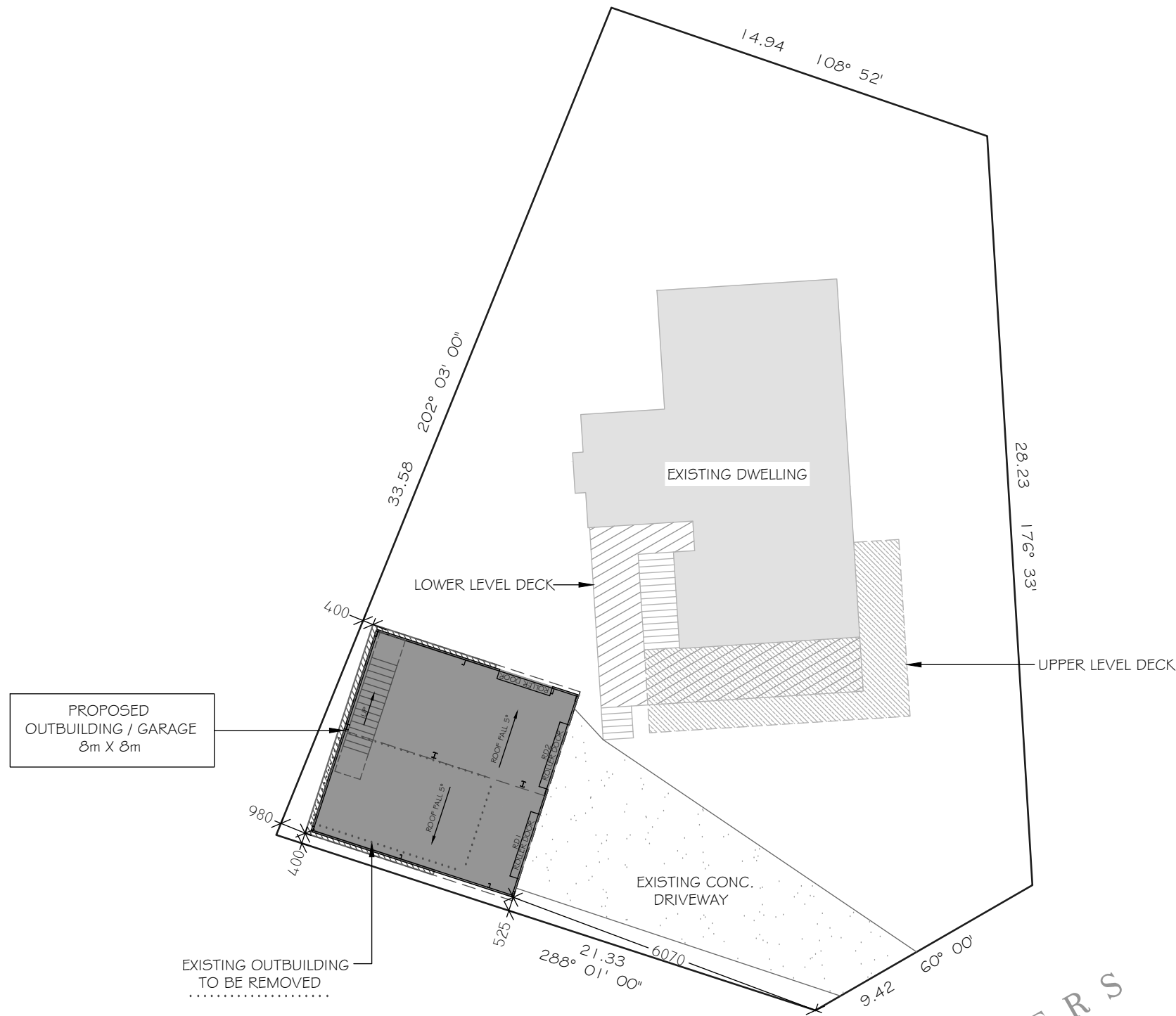


LOT AREA: 724m<sup>2</sup>

EXISTING DWELLING AREA (FOOTPRINT): 104.8m<sup>2</sup>  
" DECKS & STAIRS (FOOTPRINT): 57m<sup>2</sup>

EXISTING OUTBUILDINGS TO BE REMOVED: 21.9m<sup>2</sup>

PROPOSED OUTBUILDING / GARAGE AREA: 64m<sup>2</sup>



VOL : 5362  
FOLIO: 688  
724m<sup>2</sup>

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.

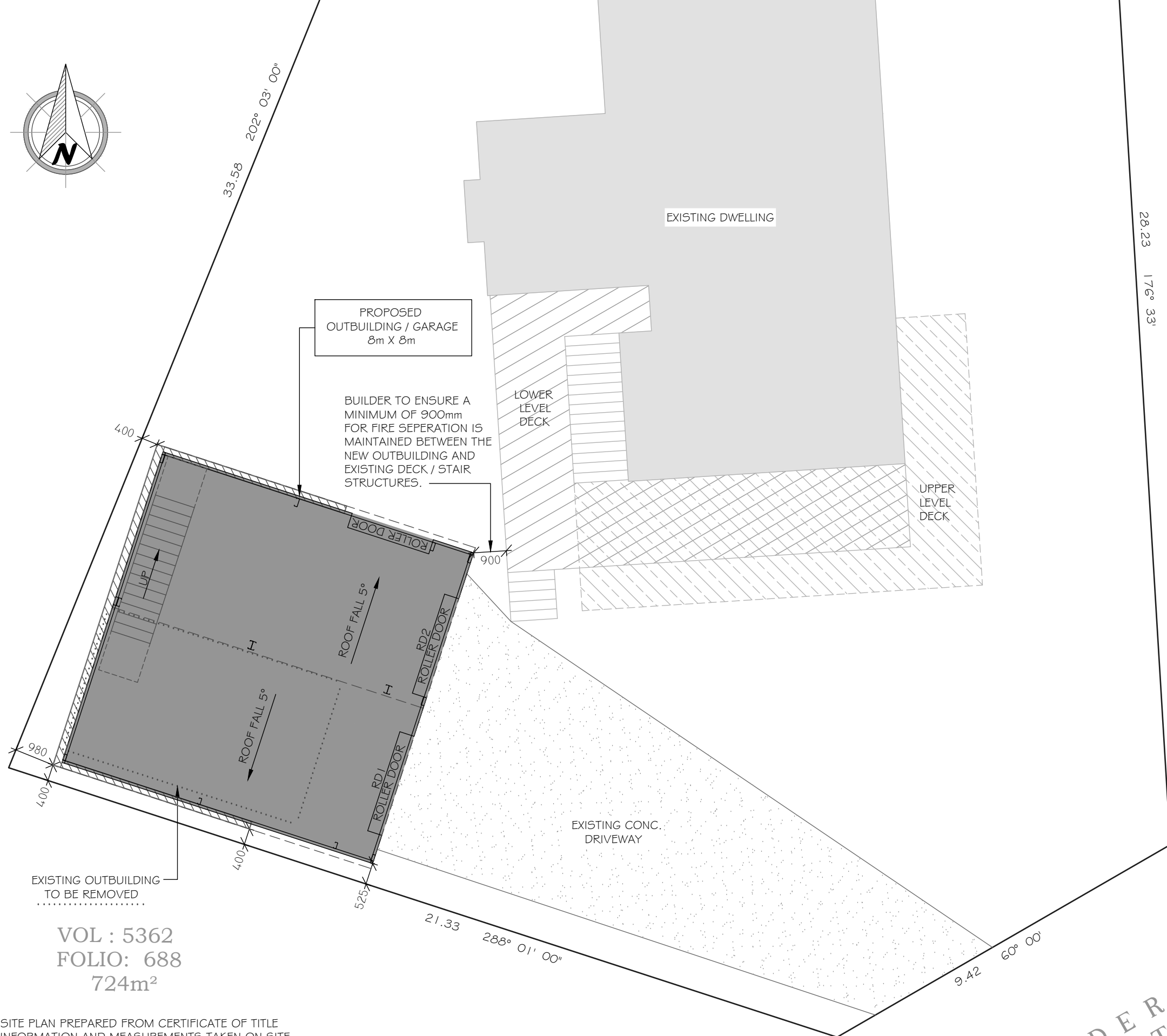
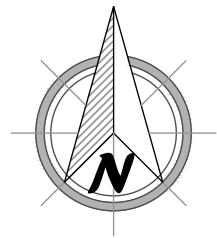
## SITE PLAN 1:200

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

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





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## SITE PLAN 1:100

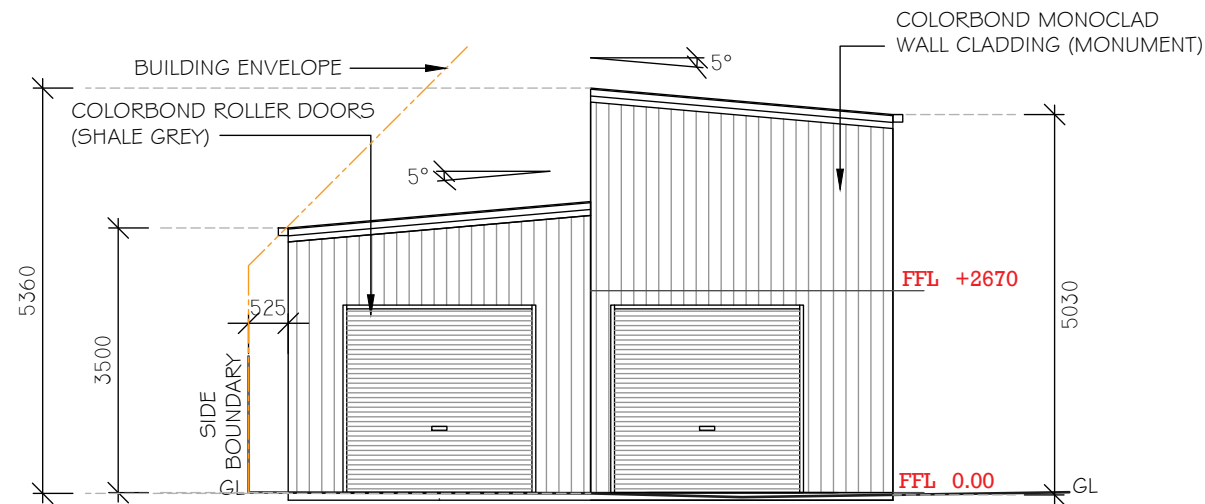
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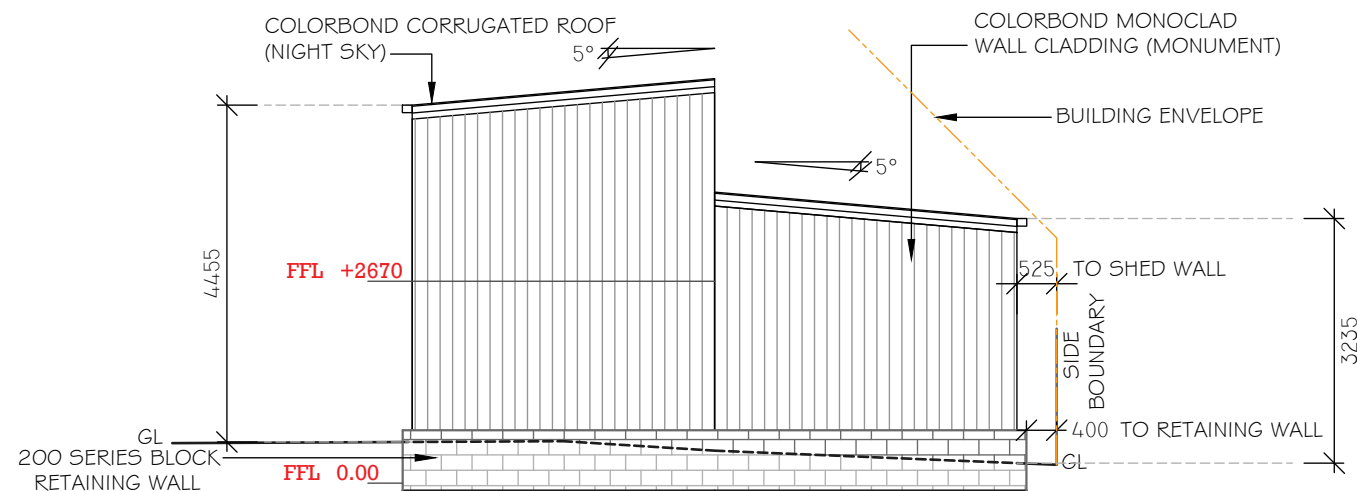


LANDERS  
COURT

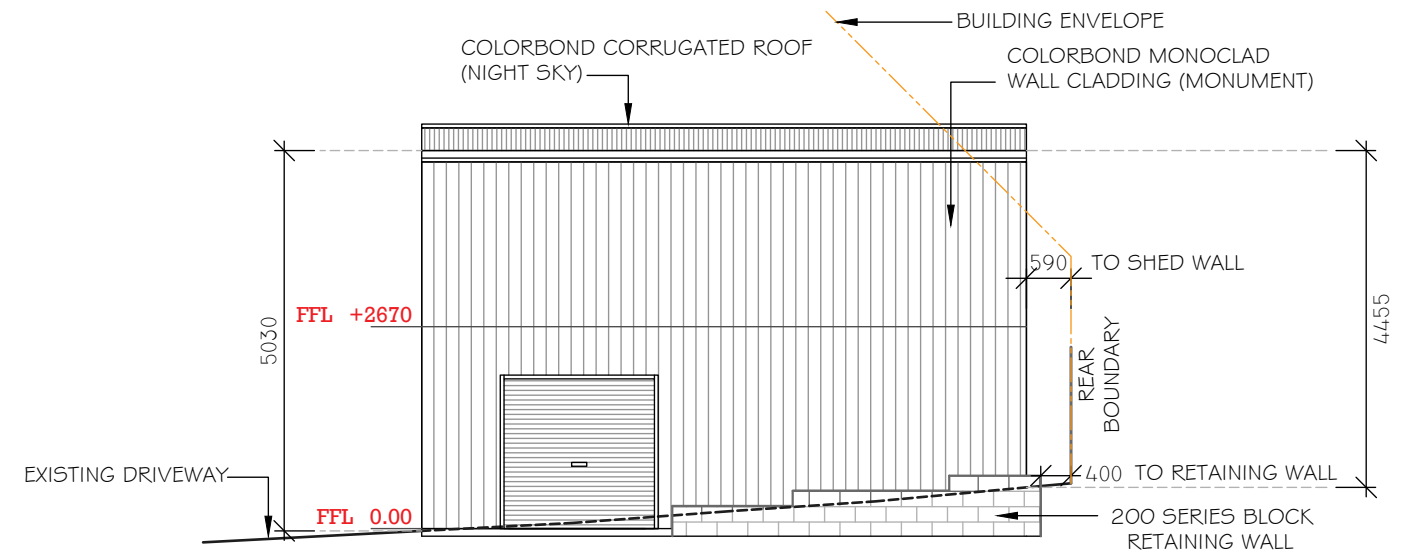


EAST ELEVATION

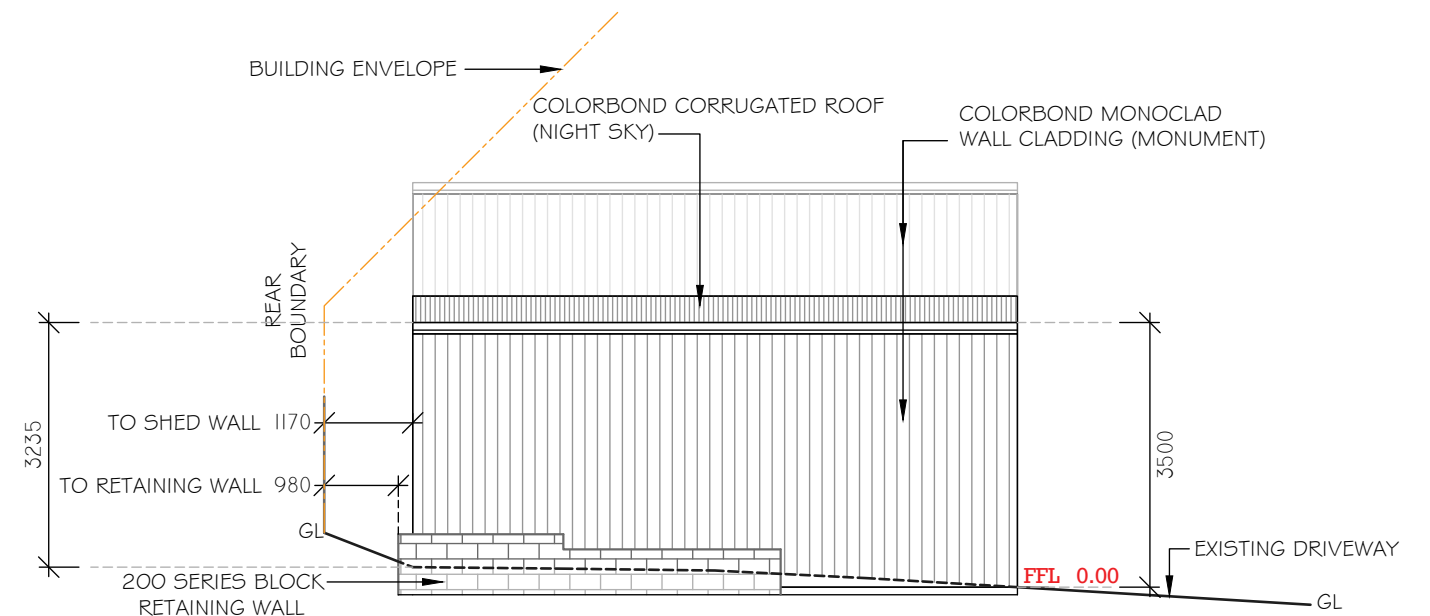
COLOUR'S (COLORBOND®):  
 EXT. WALLS - MONUMENT  
 ROOF - NIGHT SKY  
 ROLLER DOORS - SHALE GREY  
 SLIDING DOOR - SHALE GREY  
 GUTTER - NIGHT SKY  
 CORNER FLASH - MONUMENT  
 BARGE FLASHING - NIGHT SKY  
 OPENING FLASH - NIGHT SKY



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

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

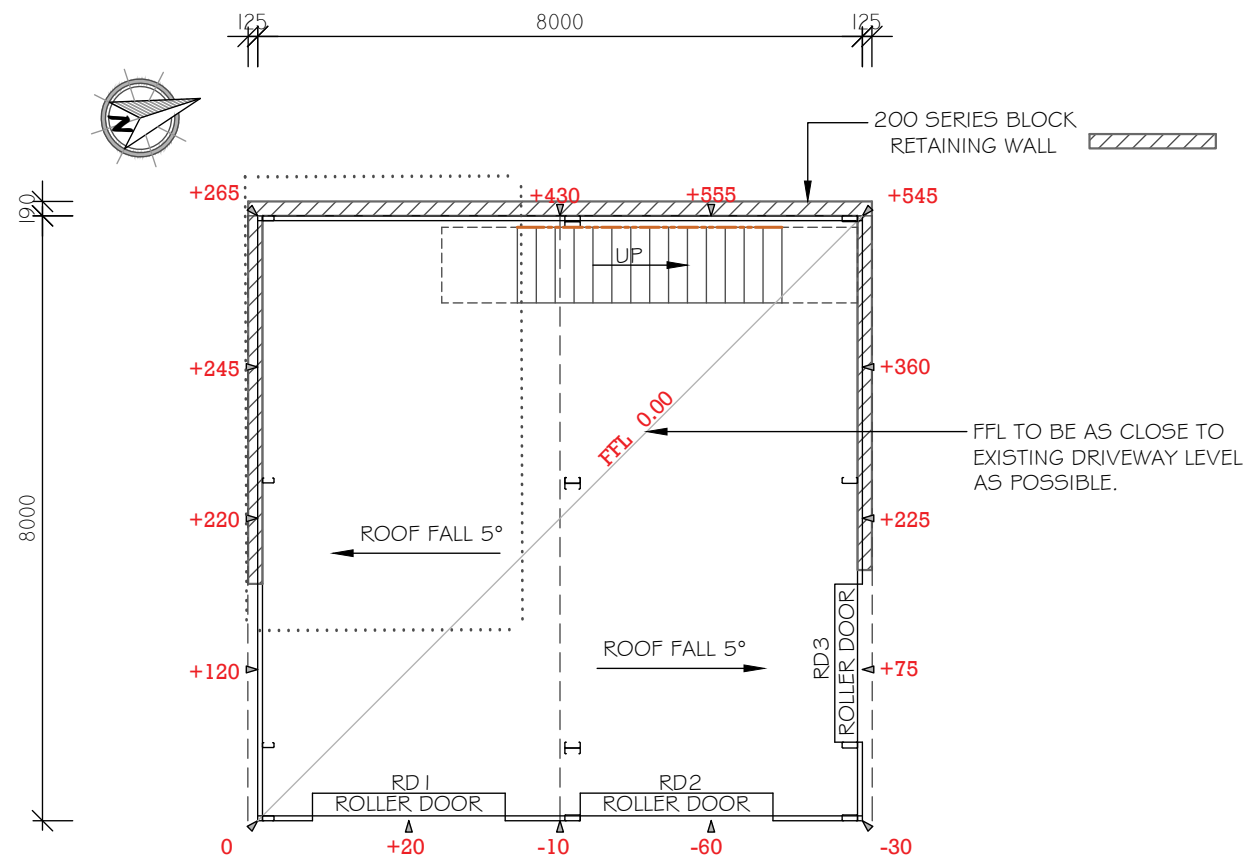
ELEVATIONS 1:100

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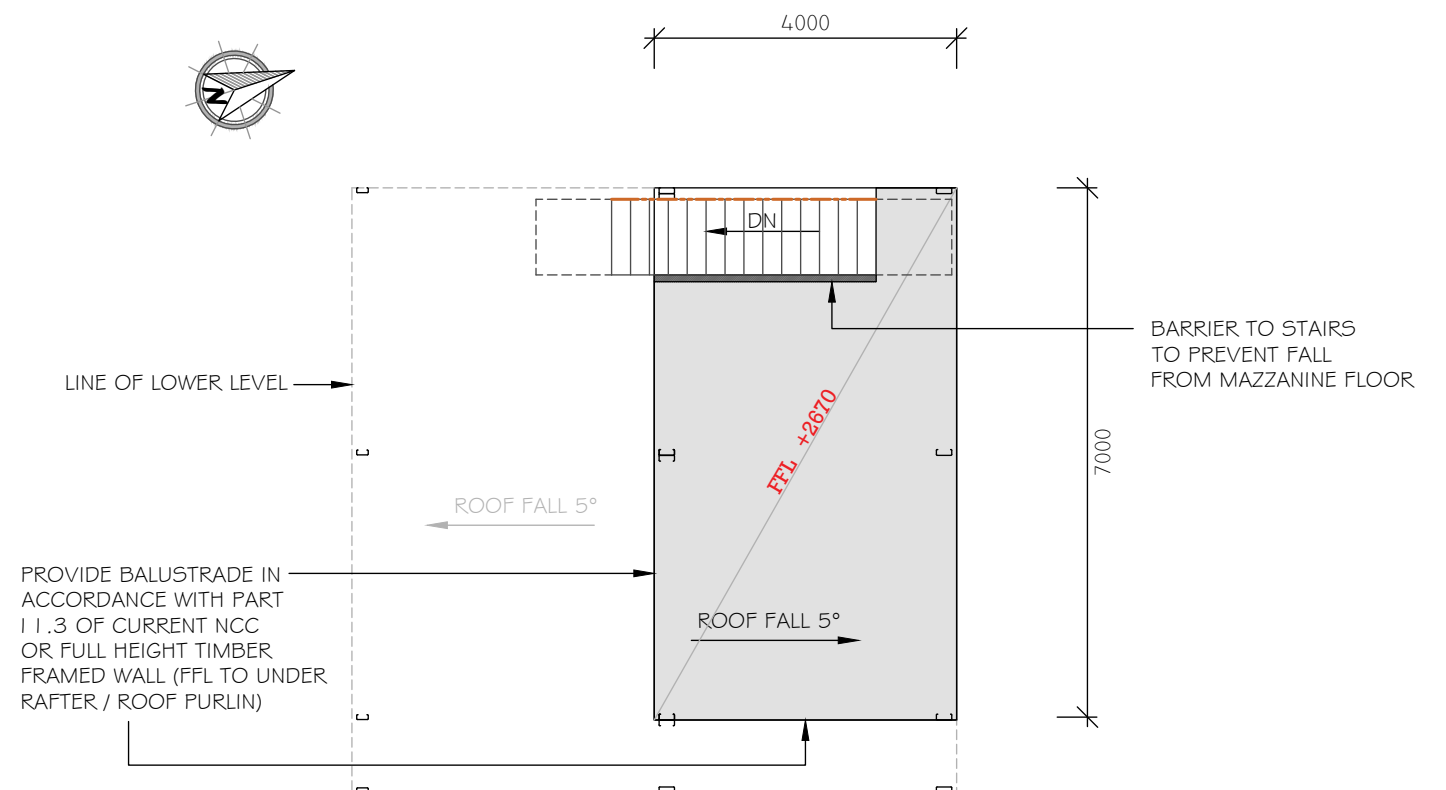
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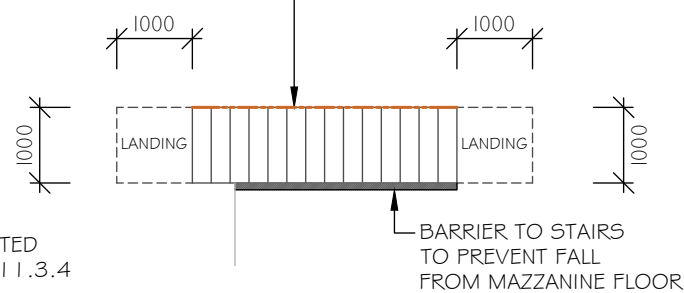


LOWER FLOOR PLAN 1:100



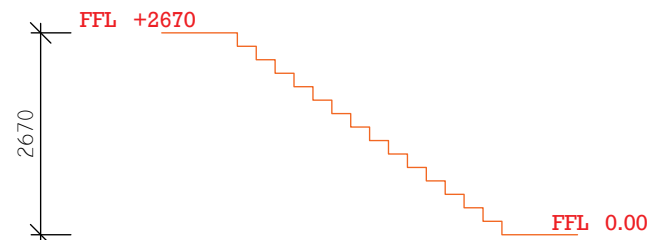
MEZZANINE FLOOR PLAN 1:100

HANDRAILS TO STAIRS TO BE PROVIDED AND CONSTRUCTED TO THE REQUIREMENTS OF PART 11.3.5 OF CURRENT NCC

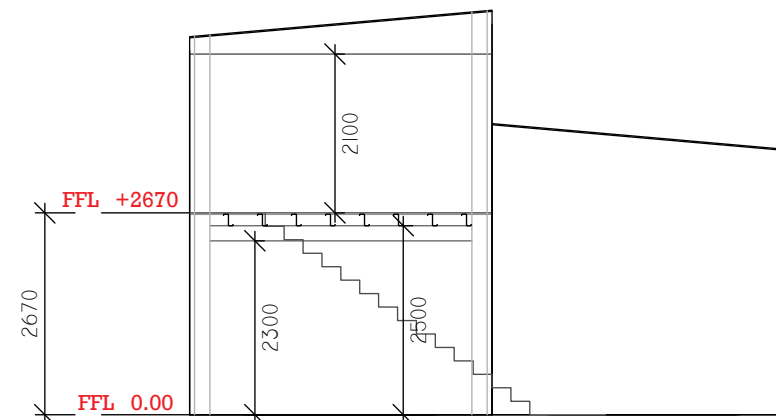


BARRIER TO PREVENT FALL TO BE COSTRUCTED TO THE REQUIREMENTS OF PARTS 11.3.3, 11.3.4 & 11.3.6 OF CURRENT NCC.

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



FLOOR PLAN 1:100

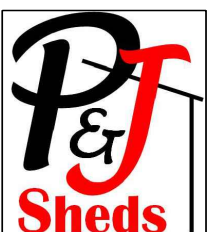


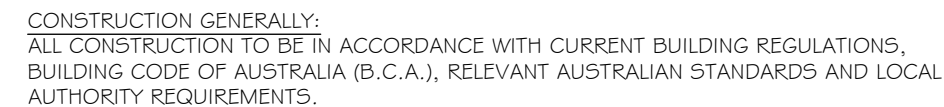
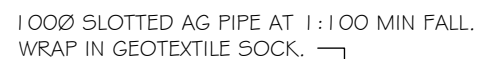
WINDOW & DOOR SCHEDULE

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

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## 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.

PLUMBING PLAN 1:100

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Version: 1, Version Date: 03/10/2025

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