



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2025/058082**

**PROPOSAL:** Outbuilding - (Storage)

**LOCATION:** 20 Middle Tea Tree Road, Richmond

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 24 February 2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 24 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 24 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

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Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: 15x25m Class 10a farm shed, outbuilding for private storage

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Location:

**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: **Vacant Land**

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.



UNREGISTERED DEALINGS REPORT

SEARCH DATE : 19-Dec-2025

SEARCH TIME : 09:25 am

CT: 187495/1

N300230 PRIORITY NOTICE reserving priority for 90 days  
D/MORTGAGE Bendigo and Adelaide Bank Limited TO  
MICHAEL TERENCE CARLING-GREEN and JACQUELINE TERESE  
CARLING-GREEN  
TRANSFER MICHAEL TERENCE CARLING-GREEN

and

JACQUELINE TERESE CARLING-GREEN TO AARON LEIGH  
MCVILLY and BRITTANY ANNE PEGUS  
MORTGAGE AARON LEIGH MCVILLY and BRITTANY ANNE PEGUS  
TO NATIONAL AUSTRALIA BANK LIMITED Lodged by PAGE  
SEAGER on 18-Nov-2025 BP: N300230

SEARCH OF TORRENS TITLE

VOLUME 187495	FOLIO 1
EDITION 1	DATE OF ISSUE 24-June-2025

SEARCH DATE : 11-Dec-2025

SEARCH TIME : 11.24 am

DESCRIPTION OF LAND

City of CLARENCE  
 Lot 1 on Sealed Plan [187495](#)  
 Derivation : Part of 358 Acres Gtd. to David Lord  
 Prior CT [168392/2](#)

SCHEDULE 1

[C301005](#) & [D106367](#) TRANSFER to MICHAEL TERENCE CARLING-GREEN  
 and JACQUELINE TERESE CARLING-GREEN Registered  
 10-July-2015 at 12.01 pm

SCHEDULE 2

[M520612](#) & [D106367](#) Land is limited in depth to 15 metres,  
 excludes minerals and is subject to reservations  
 relating to drains sewers and waterways in favour of  
 the Crown  
[SP187495](#) EASEMENTS in Schedule of Easements  
[SP187495](#) FENCING COVENANT in Schedule of Easements  
[D106367](#) FENCING PROVISION in Transfer  
[B300388](#) PROCLAMATION under Section 9A and 52A of the Roads  
 and Jetties Act 1935 Registered 02-Mar-1993 at noon  
[D105039](#) PROCLAMATION under Section 9A and 52A of the Roads  
 and Jetties Act 1935 Registered 02-Dec-2013 at noon  
[D105051](#) PROCLAMATION under Section 9A and 52A of the Roads  
 and Jetties Act 1935 Registered 27-Feb-2014 at 12.02  
 pm  
[E22520](#) MORTGAGE to Bendigo and Adelaide Bank Limited  
 Registered 03-Dec-2015 at noon

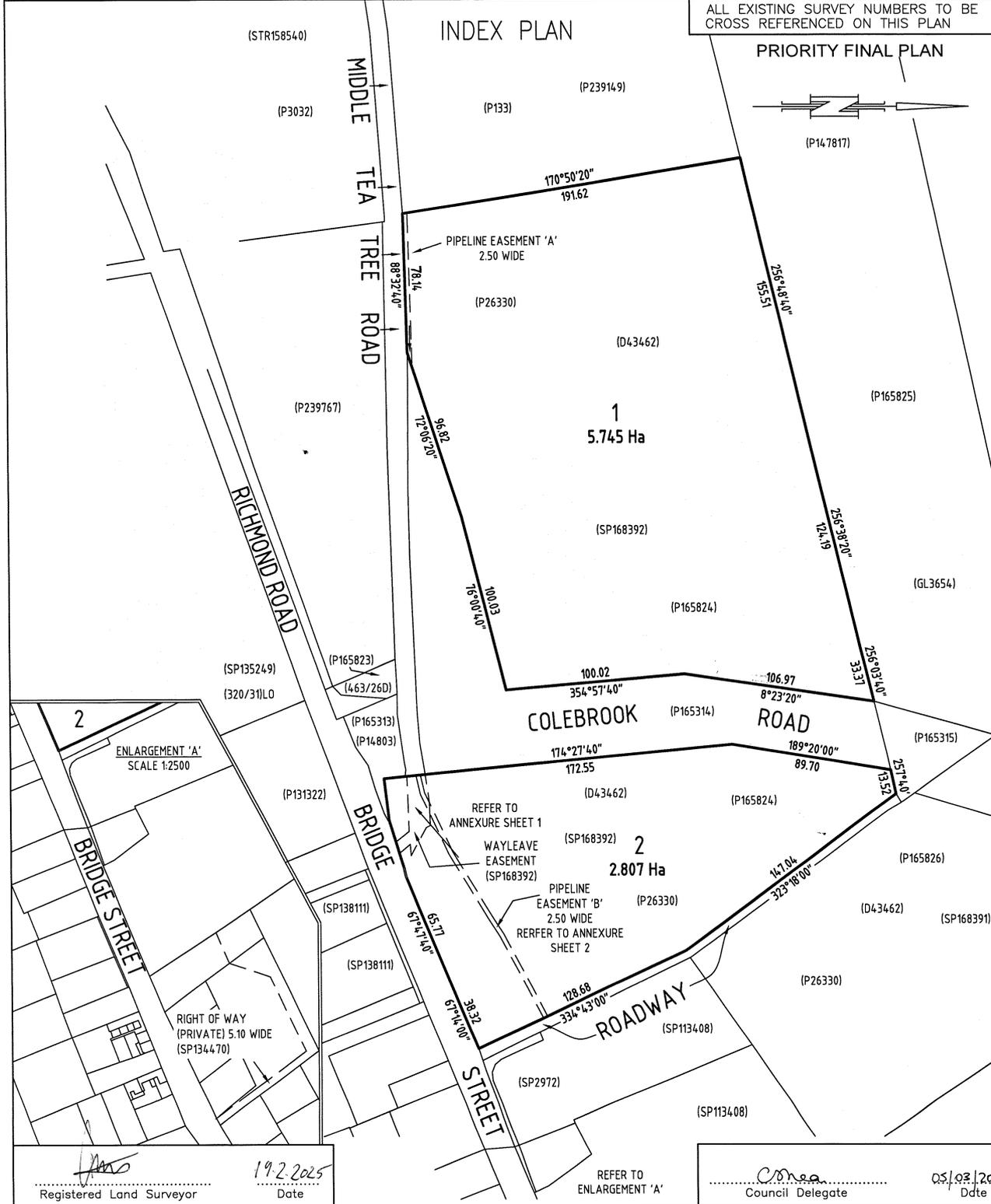
UNREGISTERED DEALINGS AND NOTATIONS

[N300230](#) PRIORITY NOTICE reserving priority for 90 days  
 D/MORTGAGE Bendigo and Adelaide Bank Limited TO  
 MICHAEL TERENCE CARLING-GREEN and JACQUELINE TERESE  
 CARLING-GREEN  
 TRANSFER MICHAEL TERENCE CARLING-GREEN

and

JACQUELINE TERESE CARLING-GREEN TO AARON LEIGH  
MCVILLY and BRITTANY ANNE PEGUS  
MORTGAGE AARON LEIGH MCVILLY and BRITTANY ANNE PEGUS  
TO NATIONAL AUSTRALIA BANK LIMITED Lodged by PAGE  
SEAGER on 18-Nov-2025 BP: N300230

<p>OWNER MICHAEL TERENCE CARLING-GREEN &amp; JACQUELINE TERESE CARLING-GREEN</p> <p>FOLIO REFERENCE C.T.168392/2</p> <p>GRANTEE PART OF 358A GTD TO DAVID LORD, <del>PART OF 6A GTD TO W. CUNN.</del> WHOLE OF LOT 1000 667m<sup>2</sup>, THE CROWN (SP168392).</p>	<p><b>PLAN OF SURVEY</b></p> <p>BY SURVEYOR CRAIG BRADLEY ROGERSON <b>ROGERSON AND BIRCH SURVEYORS</b> UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0418-120-796</p> <p><b>CITY OF CLARENCE</b></p> <p>SCALE 1: 2000 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER <b>SP187495</b></p> <p>APPROVED EFFECTIVE FROM <b>24 JUN 2025</b></p> <p><i>Rogerson</i> Recorder of Titles</p>
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<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 187495</b>

PAGE 1 OF 4 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.

**RIGHT OF WAY**

That portion of Lots 1 & 2 on the Plan which formed part of Lot 1 on Plan 165824 is together with a right of carriageway over the land marked "RIGHT OF WAY PRIVATE 5.10 WIDE (SP134470). —

**WAYLEAVE EASEMENT**

Lot 2 on the plan is subject to a wayleave easement defined herein over the land marked "WAYLEAVE EASEMENT (SP168392) (A, B, C, D, E, F, G, H, J, K, L)".

**Wayleave Easement and restriction as to user of land means:**

Firstly all the full and free right and liberty for Aurora Energy Pty Ltd and its successors and its and their servants and agents and contractors at all times hereafter:

Subdivider: signature  signature   
 witness signature 

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Michael Terence Carling-Green and Jacqueline Terese Carling-Green FOLIO REF: Volume 168392 Folio 2 SOLICITOR & REFERENCE: Sebastian Thomas-Wilson, Tierney Law - 241263	PLAN SEALED BY: Clarence City Council, DATE: 5 <sup>th</sup> March 2025 PDPLAN/PMTID - 2022/032707 REF NO. Council Delegate Clare Shea
<p><b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP 187495</b></p>
<p>SUBDIVIDER: Michael Terence Carling-Green and Jacqueline Terese Carling-Green</p> <p>FOLIO REFERENCE: Volume 168392 Folio 2</p>	

- (a) To clear the lands shown as “WAYLEAVE EASEMENT (A, B, C, D, E, F, G, H, J, K, L)” on the plan (hereinafter called “the servient land”) and to erect construct plan inspect alter repair renew maintain and use in upon over and along and remove from the servient land towers poles wires cables apparatus appliances and other ancillary work (all of which are hereinafter collectively referred to as “the said lines”) for the transmission and distribution of electrical energy and for purposes incidental thereto:-
- (b) To cause or permit electrical energy to flow or be transmitted through and along the said lines;
- (c) To cut away remove and keep clear of the said lines all trees and all other obstructions or erections of any nature whatsoever which may at any time overhang encroach or be in or on the servient land and which may in any way endanger or interfere with the proper operation of the said lines; and making good all damage occasioned thereby;
- (d) To enter into and upon the servient land and if necessary to cross the remainder of the said land for the purpose of access and regress to and from the servient land for all or any of the above purposes with out without all necessary plant equipment machinery and vehicles of every kind and making good all damage occasioned thereby.

Secondly the benefit of a covenant for Aurora Energy Pty Ltd and its successors with the registered proprietor/s for themselves and their successors in title of the servient land not to erect any buildings or place any structures, objects or vegetation that could interfere with the proper and safe operation of the said lines to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement first hereinbefore described.

Subdivider: signature  signature   
witness 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.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP 187495</b></p>
<p>SUBDIVIDER: Michael Terence Carling-Green and Jacqueline Terese Carling-Green</p> <p>FOLIO REFERENCE: Volume 168392 Folio 2</p>	

**PIPELINE EASEMENT**

Lot 1 on the plan is subject to a Pipeline Easement (appurtenant to Lot 1 on Plan 239149) over that portion of Lot 1 on the Plan marked "PIPELINE EASEMENT 'A' 2.50 WIDE". —

Lot 2 on the plan is subject to a Pipeline Easement (appurtenant to Lot 1 on Plan 239149) over that portion of Lot 2 on the Plan marked "PIPELINE EASEMENT 'B' 2.50 WIDE". —

The words "pipeline easement" mean:

"The full and free right;

- for every person who is at any time entitled to an estate or interest in possession in any part of any lot benefited by the easement with which the right shall be capable of enjoyment,
- to draw water,
- to use (including inspection, cleaning, repairing, maintaining, removing and enlarging) pipes, valves and related equipment, and,
- for those purposes to enter onto the land and do any necessary works

causing as little damage as possible and

**FENCING COVENANT**

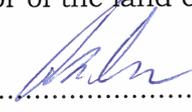
The owner of each Lot on the plan covenants with the Vendor, that the Vendor shall not be required to fence.

Subdivider: signature  signature   
witness 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.

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 4 OF 4 PAGES	Registered Number <b>SP 187495</b>
SUBDIVIDER: Michael Terence Carling-Green and Jacqueline Terese Carling-Green FOLIO REFERENCE: Volume 168392 Folio 2	

SIGNED by: Michael Terence Carling-Green and Jacqueline Terese Carling-Green as the registered proprietor of the land contained in Folio of the Register Volume 168392 Folio 1

signature  

in the presence of

witness: signature 

witness full name Nathan Green

witness address 43 ALFORD ST HOBART TAS 7008

**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.

02/02/2026

PDPLANPMTD-2025/058082 - 20 Middle Tea Tree Road, Richmond

**RFI Response**

Please see details below addressing the performance criteria as requested in the RFI dated 13/01/2023.

**Rural Zone**

20.3.1 Discretionary use

**P1**

A use listed as Discretionary, excluding Residential, must require a rural location for operational reasons, having regard to:

(a) the nature, scale and intensity of the use;

**The proposed new shed will be used for the storage of personal farming equipment / items, with occasional access by the owner.**

**In addition, the scale of this building will not adversely impact the neighbouring properties or the zone/use of the subject site and given the size of the equipment required to maintain a property of this size, we believe that the proposed new shed is proportionate to this property.**

**As the use of the storage shed is for farming equipment / personal items, there will be no significant intensity or impact on the subject site, or neighbouring properties.**

(b) the importance or significance of the proposed use for the local community;

**There is no significant importance of the proposed shed that will have a bearing on the local community, other than providing the owner with the ability to sufficiently maintain their property, given the rural zoning.**

**This of course, does have some positive impact on the local community in that it will assist with reducing the potential fire risk, by ensuring that the existing grassland is well maintained.**

(c) whether the use supports an existing agricultural use;

**The use does not support an existing agricultural use (direct farming of crops), but it is still quite important in the role of maintaining the property, which will benefit the surrounding properties by reducing hazards.**

(d) whether the use requires close proximity to infrastructure or natural resources; and

**The proposed use does not require close proximity to infrastructure or natural resources, other than access by the owner, from the adjacent street.**

(e) whether the use requires separation from other uses to minimise impacts.

**No separation from other uses is required, due to the fact that this new shed will not be used commercially and therefore will not have any adverse impact on the adjacent properties.**

## P2

A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to:

(a) the location of the proposed use;

**The proposed new shed will not have any adverse impact on the adjoining properties as the use of this shed will be occasional and for private / personal use only.**

(b) the nature, scale and intensity of the use;

**The proposed use of the new shed will not have any adverse impact on the adjoining properties or their use, again due to the fact that the items accessed within the shed, will only be accessed for private use only and not for commercial use.**

(c) the likelihood and nature of any adverse impacts on adjoining uses;

**There is no likelihood that the proposed new shed will have an impact on the adjacent properties, due to the nature of its intended use.**

(d) whether the proposed use is required to support a use for security or operational reasons; and

**The proposed new shed is required to support the operational use of the existing rurally zoned site, due to the fact that the items stored within the shed, will directly be used to maintain the property.**

(e) any off site impacts from adjoining uses.

**There will be no offsite impacts from adjoining uses, if the proposed new shed is to be constructed.**

### **P3**

A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to:

(a) the nature, scale and intensity of the use;

**The nature and scale of the proposed new shed, is such that the shed will not have any significant bearing on the use of the existing site, primarily as the shed has been designed so that it will be tucked away in the corner of the site. This location will also allow the site to maximise its rural use in the future, should this be required.**

(b) the local or regional significance of the agricultural land; and

**There is no local or regional significance of the existing agricultural land on this site, nor have we been made aware of this in our investigations.**

(c) whether agricultural use on adjoining means next to, or having a common boundary with properties will be confined or restrained.

**The adjoining properties will not be adversely impacted by the proposed new shed, nor will they be restrained or confined by the proposed new use of this shed, given its occasional and non-commercial use.**

### **P4**

A use listed as Discretionary, excluding Residential, must be appropriate for a rural location, having regard to:

(a) the nature, scale and intensity of the proposed use;

**We believe that the proposed new shed size, location and its use, is highly appropriate, given that some farming equipment will be required to maintain the property. We also believe that**

---

the location of this shed maximises any future use of the subject site, by ensuring that the shed will not limit the potential uses of this site.

(b) whether the use will compromise or distort the activity centre hierarchy;

**The proposed new shed will have no bearing on the activity centre hierarchy.**

(c) whether the use could reasonably be located on land zoned for that purpose;

**We believe that the use and location of the proposed new shed is entirely reasonable given the requirements of this land, in that this land will require maintenance in order to reduce hazards and limit the impact onto adjoining properties.**

(d) the capacity of the local road network to accommodate the traffic generated by the use; and

**There will be no increase in traffic required to accommodate the proposed new shed, given that it will be used occasionally and for private use only.**

(e) whether the use requires a rural location to minimise impacts from the use, such as noise, dust and lighting.

**We believe that the proposed new shed location is appropriate for maintenance purposes only. This shed has not been located to reduce noise, dust or lighting as there will be no such impacts borne from this new shed, or its use, due to the non-commercial nature of this structure.**

Kind regards,

Heith Mineur

Ranbuild Manager

13/01/2026

**PDPLANPMTD-2025/058082 - 20 Middle Tea Tree Road, Richmond**

**RFI Response**

Hello,

Please be advised that this proposed shed will be for storage of non-hazardous farming equipment. The shed is intended for private use, not commercial.

Updated plans are included with this letter showing the water tank relocated as to not encroach on the boundary setback.

Kind regards,

Heith Mineur

Ranbuild Manager



**PROPOSED FARM SHED FOR:**  
**McVILLY**  
20 MIDDLE TEA TREE ROAD, RICHMOND  
TAS 7025

VOLUME: 187495 FOLIO: 1 LOT NO: 1  
CLIMATE ZONE: 7 WIND CLASS: TBC BAL: TBC  
BUILDING CLASS: 10a SITE AREA: 57450 m<sup>2</sup> ALPINE AREA: N/A BCA FIGURE 3.7.5.2  
SOIL CLASS: TBC

CORROSION ENVIRONMENT: N/A - FOR STEEL SUBJECT TO THE INFLUENCE OF SALT WATER,  
BREAKING SURF OR HEAVY INDUSTRIAL AREAS, REFER TO BCA SECTION 3.4.2.2 & BCA TABLE 3.4.4.2  
CLADDING AND FIXINGS TO MANUFACTURER'S RECOMMENDATIONS

OTHER HAZARDS: N/A - HIGH WIND, EARTHQUAKE, FLOODING, LANDSLIP, DISPERSIVE SOILS, SAND DUNES,  
MINE SUBSIDENCE, LANDFILL, SNOW & ICE OR OTHER RELEVANT FACTORS

**STAGE 1**

- 1 COVER PAGE
- 2 PROPOSED SITE PLAN
- 3 PROPOSED LOCATION / FLOOR PLAN
- 4 PROPOSED ROOF / STORMWATER PLAN
- 5 PROPOSED ELEVATIONS

**McVILLY**

**NEW FARM SHED**  
**20 MIDDLE TEA TREE ROAD,**  
**RICHMOND, TAS 7025**

DATE: 18/12/2025 SIZE: A2 SCALE:  
JOB: #ATT1691 DRAWN: N VALENTINE  
EMAIL: NIK@THEATTIC.NET.AU



**COVER PAGE 1**

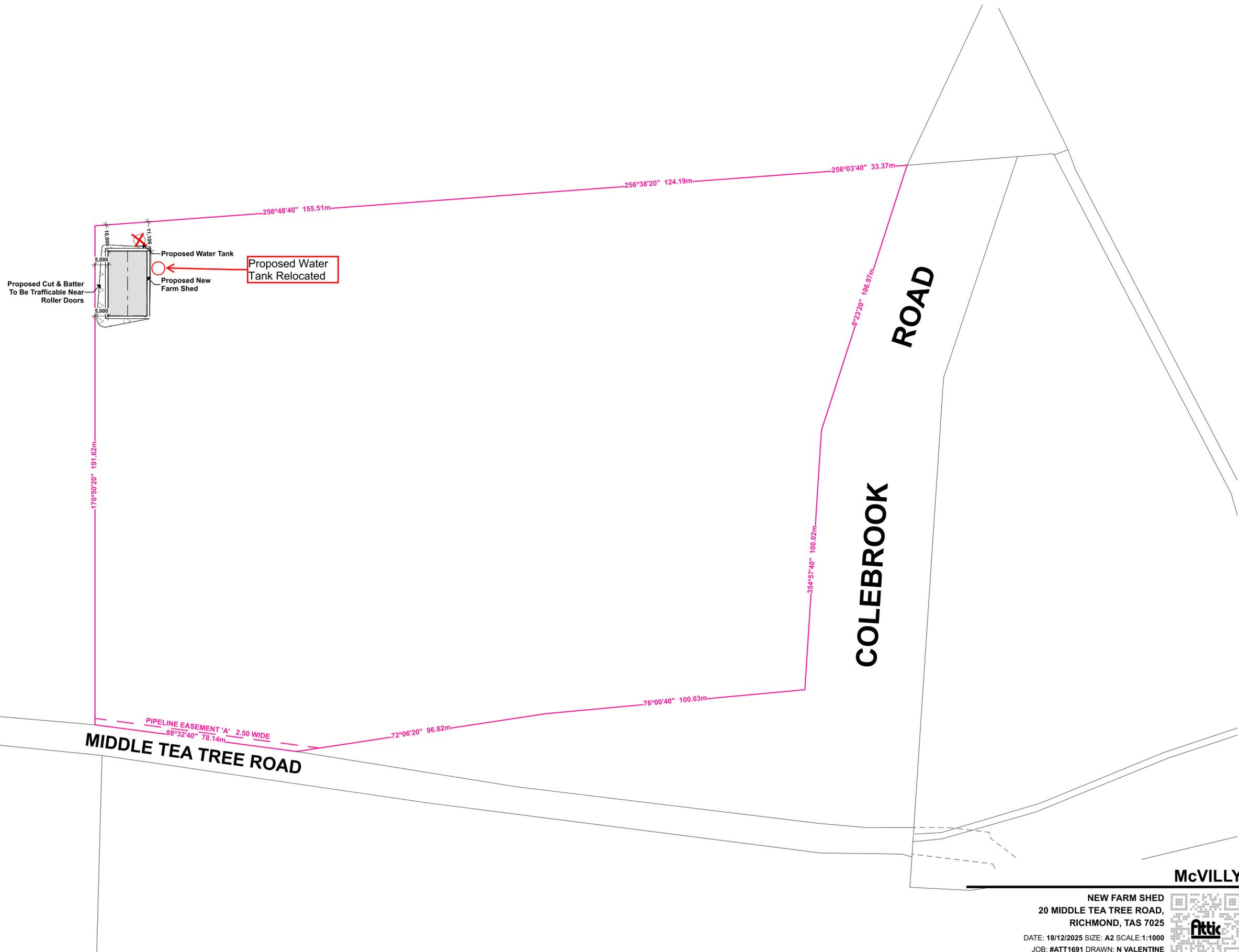
**IMPORTANT:**  
**BUILDER TO VERIFY ALL EXISTING AND PROPOSED DIMENSIONS ON SITE, BOTH PRIOR TO & DURING CONSTRUCTION**

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Document Set ID: 5790305

Version: 1, Version Date: 13/01/2026

ALL CONTRACTORS TO OBTAIN ABOVEGROUND AND BELOWGROUND ASSET INFORMATION BEFORE WORKS COMMENCE ON SITE



IMPORTANT: BUILDER TO VERIFY ALL EXISTING AND PROPOSED DIMENSIONS ON SITE, BOTH PRIOR TO & DURING CONSTRUCTION

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Document Set ID: 5790305  
Version: 1, Version Date: 13/01/2026

McVILLY

NEW FARM SHED  
20 MIDDLE TEA TREE ROAD,  
RICHMOND, TAS 7025  
DATE: 18/12/2025 SIZE: A2 SCALE:1:1000  
JOB: #ATT1691 DRAWN: N VALENTINE  
EMAIL: NIK@THEATTIC.NET.AU



PROPOSED SITE PLAN 2

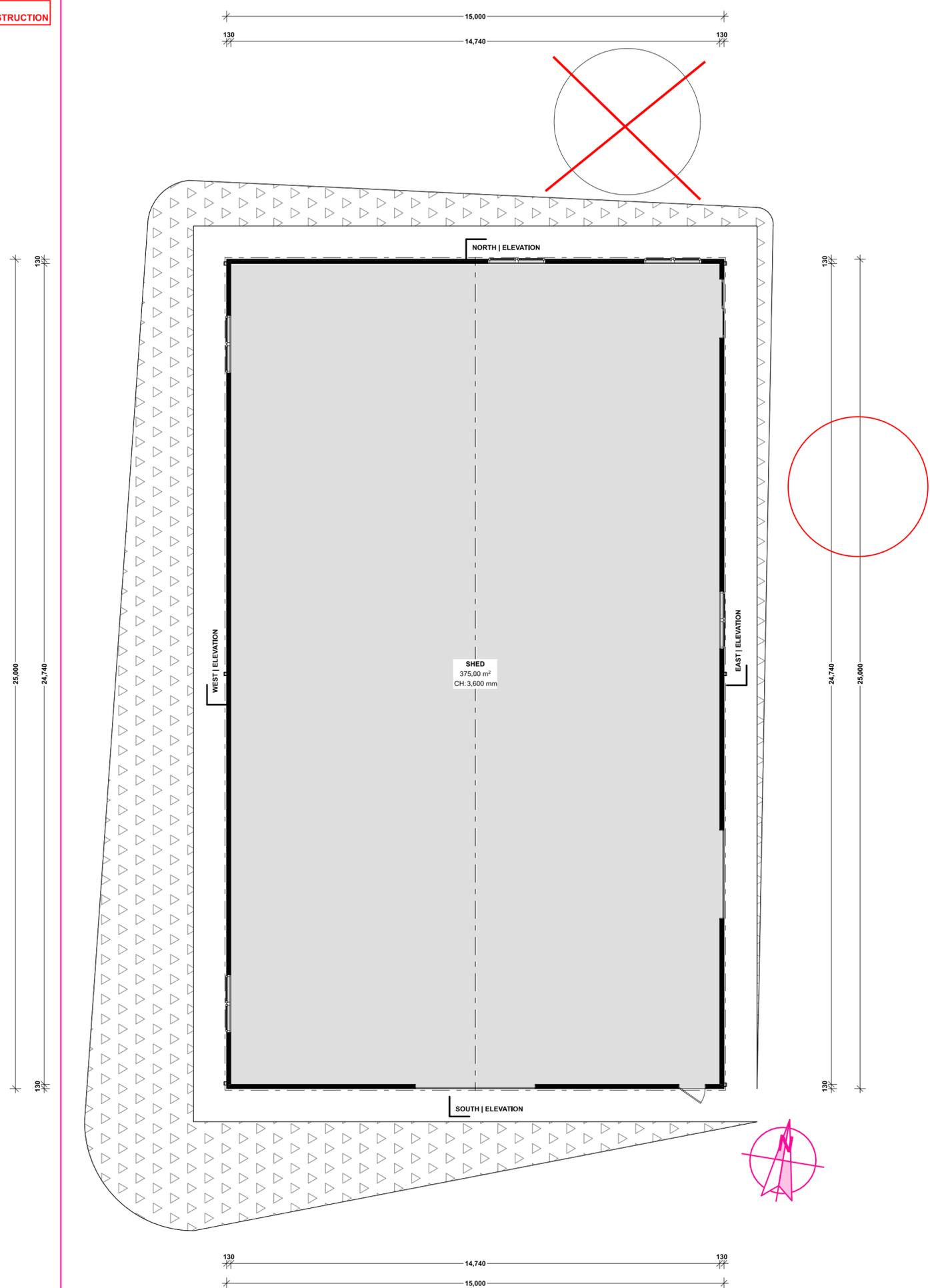
**IMPORTANT:**  
BUILDER TO VERIFY ALL EXISTING AND PROPOSED DIMENSIONS ON SITE, BOTH PRIOR TO & DURING CONSTRUCTION

W00 WINDOW ID

D00 DOOR ID

ALL PROPOSED SHOWER(S) TO BE ENCLOSED U.N.O

NOTE:  
MECHANICAL VENTILATION TO BE PROVIDED IN ACCORDANCE WITH PART 3.8.5 OF BCA/NCC TO AMENITY AREAS, WHERE NATURAL VENTILATION IS NOT ACHIEVABLE.



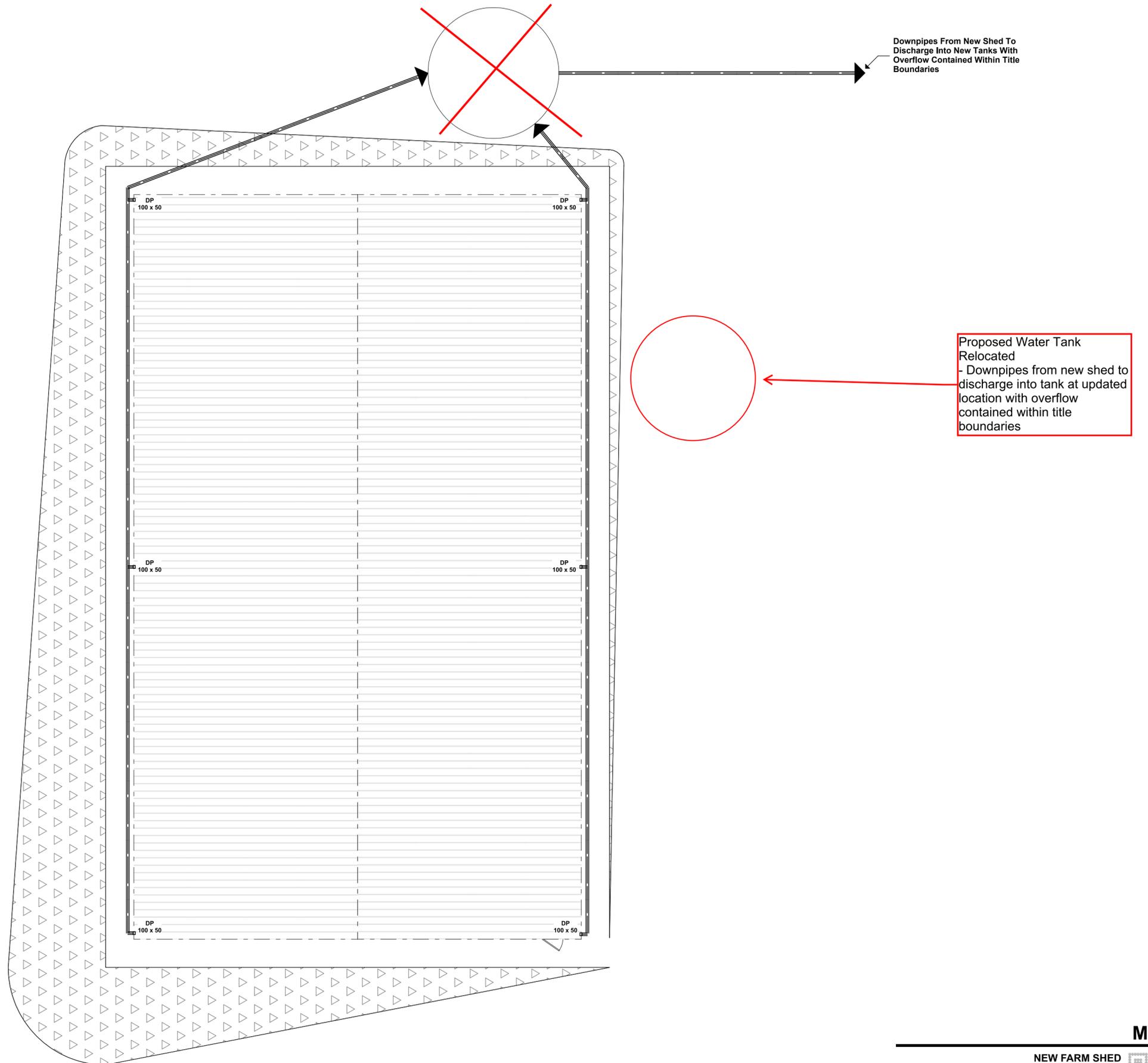
Proposed Water Tank Relocated

McVILLY

NEW FARM SHED  
20 MIDDLE TEA TREE ROAD,  
RICHMOND, TAS 7025  
DATE: 18/12/2025 SIZE: A2 SCALE: 1:100  
JOB: #ATT1691 DRAWN: N VALENTINE  
EMAIL: NIK@THEATTIC.NET.AU



**IMPORTANT:**  
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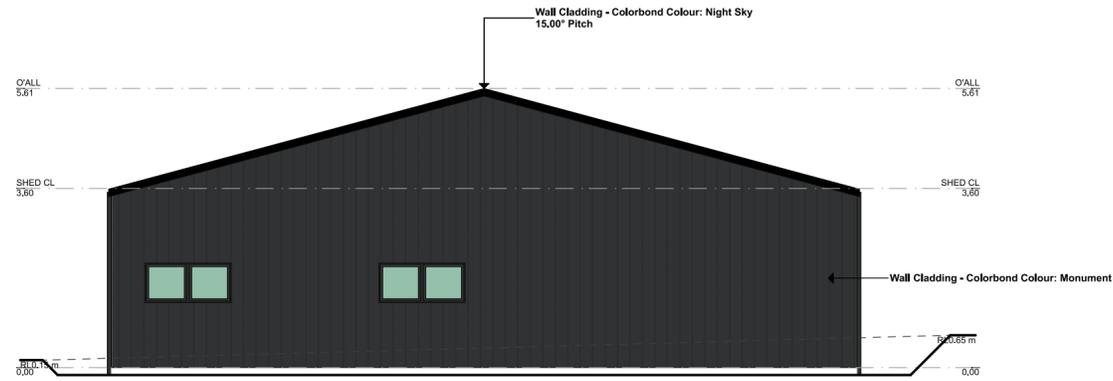
**McVILLY**

NEW FARM SHED  
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RICHMOND, TAS 7025

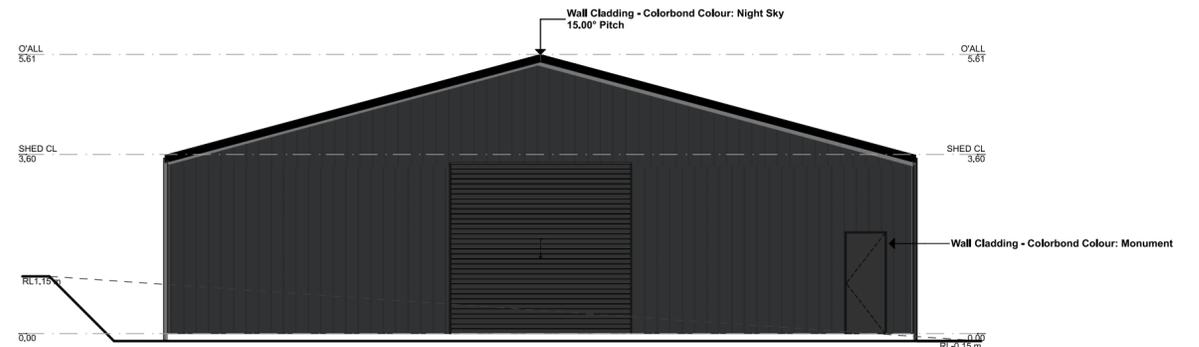
DATE: 18/12/2025 SIZE: A2 SCALE: 1:100  
JOB: #ATT1691 DRAWN: N VALENTINE  
EMAIL: NIK@THEATTIC.NET.AU



**IMPORTANT:**  
 BUILDER TO VERIFY ALL EXISTING AND PROPOSED DIMENSIONS ON SITE, BOTH PRIOR TO & DURING CONSTRUCTION  
 OPERABLE WINDOWS & DOORS MAY BE SHOWN IN THEIR OPEN STATE, FOR ILLUSTRATIVE PURPOSES ONLY



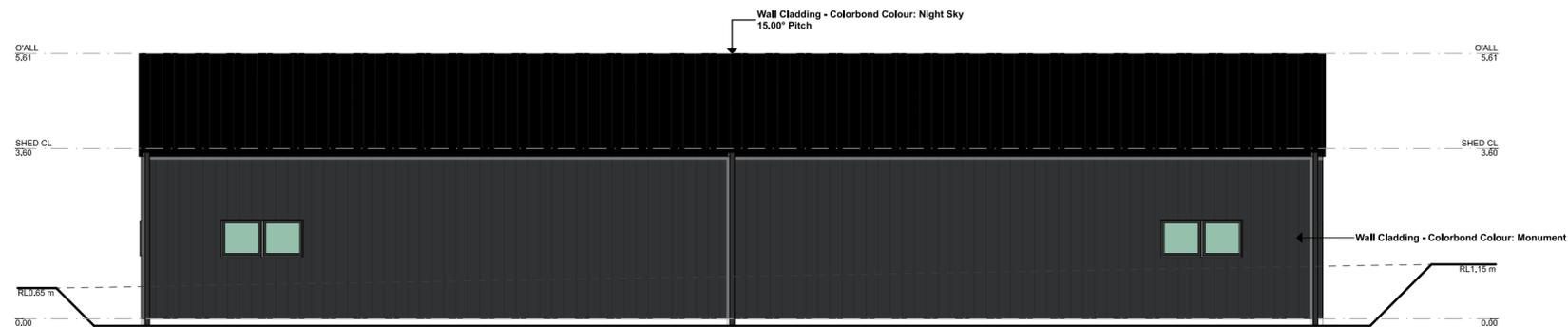
NORTH | ELEVATION



SOUTH | ELEVATION



EAST | ELEVATION



WEST | ELEVATION

**IMPORTANT:**  
 ALL GLAZING TO COMPLY WITH AS1288 (2006) and AS2047.  
 WINDOWS LOCATED 2.0m ABOVE THE SURFACE BENEATH ARE TO BE PROVIDED WITH WINDOW RESTRICTORS TO REFLECT A MAXIMUM OPENING OF 124mm, TO RESIST AN OUTWARD HORIZONTAL ACTION OF 250N IN ACCORDANCE WITH NCC PART 3.9.2.5  
 WHERE THE RESTRICTING DEVICE OR SCREEN CAN BE REMOVED, UNLOCKED OR OVERRIDDEN, A PERMANENT BARRIER WITH A HEIGHT NOT LESS THAN 865mm ABOVE THE FLOOR IS REQUIRED TO THE OPENABLE WINDOW, IN ADDITION TO WINDOW PROTECTION, THE BARRIER MUST NOT HAVE ANY HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150mm AND 760mm ABOVE THE FLOOR THAT FACILITATE CLIMBING.  
 GRADE 'A' SAFETY GLAZING IS REQUIRED TO ALL WINDOWS WITHIN 500mm OFF THE FLOOR, WITHIN 300mm OF A DOOR, WITHIN 2000mm OFF THE FLOOR IN ALL WET AREAS AND IS SUSCEPTIBLE TO HUMAN IMPACT.

**IMPORTANT:**  
 BUILDER TO VERIFY ALL EXISTING AND PROPOSED DIMENSIONS ON SITE, BOTH PRIOR TO & DURING CONSTRUCTION  
 OPERABLE WINDOWS & DOORS MAY BE SHOWN IN THEIR OPEN STATE, FOR ILLUSTRATIVE PURPOSES ONLY

- \* LIFT OF HINGES TO WATER CLOSETS LOCATED WITHIN 1.2M OF THE DOORWAY SWING
- \* DECALS : MIN. 20mm HIGH DECALS TO FULL HEIGHT GLAZING LOCATED BETWEEN 700MM AND 1200MM HIGH FROM FINISHED FLOOR LEVEL
- \* REFER TO APPROVED ENERGY REPORT FOR GLAZING U-VALUES & SHGC
- \* REFER TO ELEVATIONS FOR SPECIFICATION OF OBSCURE GLAZING

**McVILLY**

NEW FARM SHED  
 20 MIDDLE TEA TREE ROAD,  
 RICHMOND, TAS 7025

DATE: 18/12/2025 SIZE: A2 SCALE:1:100  
 JOB: #ATT1691 DRAWN: N VALENTINE  
 EMAIL: NIK@THEATTIC.NET.AU



**PROPOSED ELEVATIONS 5**