



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/058606

PROPOSAL: Outbuilding (Single Dwelling)

LOCATION: 220A Tranmere Road, Tranmere (with access over 220 Tranmere Road, Tranmere and 293 Carella Drive, Tranmere)

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 03/11/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 03/11/2026. 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 03/11/2026.

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: New Hobby Shed

Location: 220 TRANMERE ROAD,

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 SITE**

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

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.

SEARCH OF TORRENS TITLE

VOLUME 189675	FOLIO 1
EDITION 2	DATE OF ISSUE 21-July-2026

SEARCH DATE : 23-Sept-2026

SEARCH TIME : 09.02 am

DESCRIPTION OF LAND

City of CLARENCE

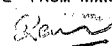
Lot 1 on Sealed Plan 189675

Derivation : Part of 730 Acres Gtd. to Francis Butler and
Justin McCarthy Brown

Prior CT 12491/110

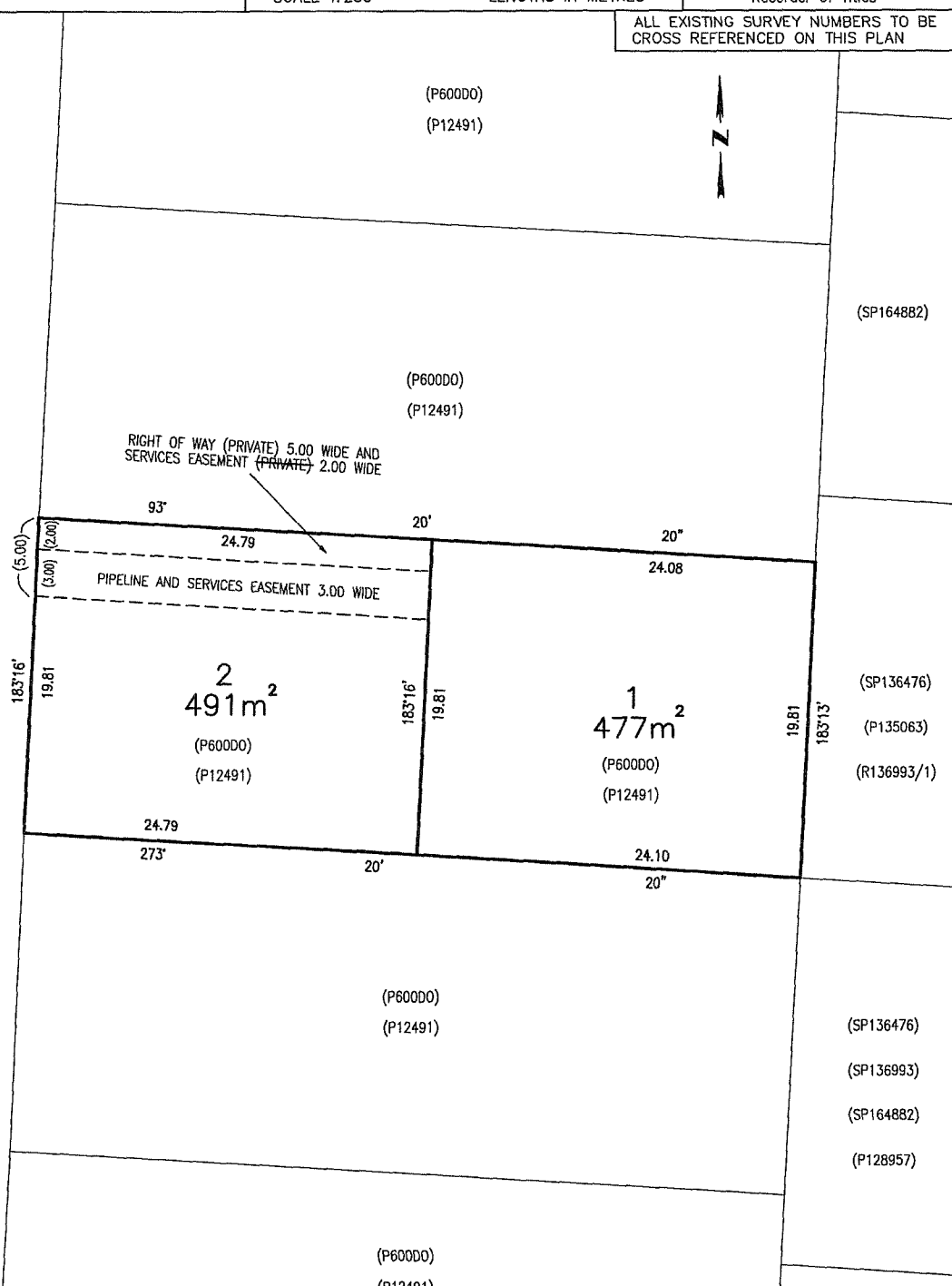
SCHEDULE 1N123065 TRANSFER to JOHN CROWLE BRIERLEY and SUZANNE ANNE
BRIERLEY Registered 21-July-2026 at 12.01 pmSCHEDULE 2Reservations and conditions in the Crown Grant if any
SP189675 EASEMENTS in Schedule of Easements
SP189675 FENCING PROVISION in Schedule of EasementsUNREGISTERED DEALINGS AND NOTATIONS

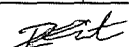
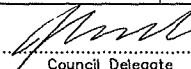
No unregistered dealings or other notations

OWNER: IAN VERDOUW LINDA KATHERINE VERDOUW FOLIO REFERENCE: FR 12491/110 GRANTEE: PART OF 730 ACRES GTD. TO FRANCIS BUTLER AND JUSTIN McCARTHY BROWN	PLAN OF SURVEY BY SURVEYOR: MICHAEL ROBERT WALSH LOCATION: CITY OF CLARENCE SCALE 1:250 LENGTHS IN METRES	REGISTERED NUMBER SP189675 ~~APPROVED~~ EFFECTIVE FROM 27 NOV 2025  Recorder of Titles
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ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

TRANMERE ROAD



Per Russell Smith  Registered Land Surveyor	13/10/2025 Date	 Council Delegate	24-10-25 Date
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SCHEDULE OF EASEMENTS	Registered Number SP 189675
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

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.

1. EASEMENTS

Lot 2 on the Plan is subject to a Pipeline and Services Easement (in gross in favour of TasWater) over the land marked "PIPELINE AND SERVICES EASEMENT 3.00 WIDE" on the Plan ("the Easement Land").

Lot 2 on the Plan is subject to a right of carriageway and a Services Easement (appurtenant to Lot 1 on the Plan) over the land marked "RIGHT OF WAY (PRIVATE) 5.00 WIDE AND SERVICES EASEMENT (PRIVATE) 2.00 WIDE" on the Plan.

Respectively

Lot 1 on the Plan is together with a right of carriageway and a Services Easement (appurtenant to Lot 2 on the Plan) over the land marked "RIGHT OF WAY (PRIVATE) 5.00 WIDE AND SERVICES EASEMENT (PRIVATE) 2.00 WIDE" on the Plan.

Respectively

"Services Easement" is defined as follows:

the full and free right and liberty for the dominant tenement for the time being to have the benefit of the easement over Lot 2 shown on the Plan to enter upon the strip of land shown on the Plan marked "Right of Way (Private) 5.00 Wide and Services Easements (Private) 2.00 Wide" and lay, repair, replace, cleanse and maintain pipes, drains, sewers, wires, cables and other conduction media of such size and number as shall from time to time be required therein. The said benefiting owner shall make good any damage to the surface occasioned thereby. Notwithstanding the servient tenement of the strips of land marked "Right of Way (Private) 5.00 Wide and Services Easement (Private) 2.00 Wide" are not precluded, subject to written approval from the Local Authority and the dominant tenement from construction or erecting any structure on the Land required to provide access to any part of the servient lot.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Ian Verdouw and Linda Katherine Verdouw FOLIO REF: Volume 12491 Folio 110 SOLICITOR & REFERENCE: Simmons Wolfhagen Lawyers Ref: MRP: 254448	PLAN SEALED BY: City of Clarence DATE: 24-10-2025 PDPPLANPMTD-2023/ REF NO. 039710 Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 189675
SUBDIVIDER: Ian Verdouw and Linda Katherine Verdouw FOLIO REFERENCE: Volume 12491 Folio 110	

2. FENCING PROVISION

In respect of each lot on the Plan the Vendor (Ian Verdouw and Linda Katherine Verdouw) shall not be required to fence.

3. INTERPRETATION:

"Pipeline and Services Easement" is defined as follows:

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

Signed by:

Ian Verdouw

Signed by:

Linda Katherine Verdouw

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP. 18 96 75
SUBDIVIDER: Ian Verdouw and Linda Katherine Verdouw FOLIO REFERENCE: Volume 12491 Folio 110	

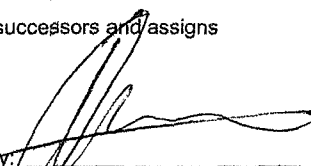
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater 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 herein described.

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns

Signed by: 
Ian Verdouw

Signed by: 
Linda Katherine Verdouw

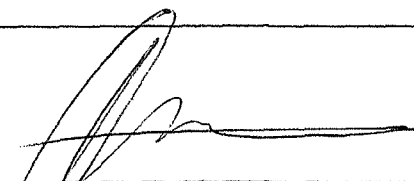


NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 189675
SUBDIVIDER: Ian Verdouw and Linda Katherine Verdouw FOLIO REFERENCE: Volume 12491 Folio 110	

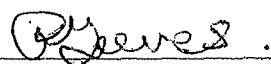
4. EXECUTION

Executed by **Ian Verdouw** and **Linda Katherine Verdouw** being the registered proprietors of Folio of the Register Volume 12491 Folio 110


 Ian Verdouw

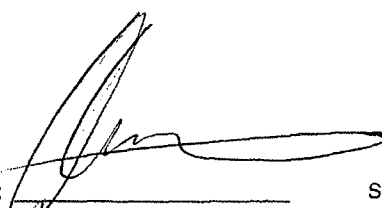
in the presence of:


 Linda Katherine Verdouw


 Signature of Witness

Rosemary Geeves Retired
 Name & Occupation of Witness

1/614 Oceana Dr., Howrah
 Address of Witness

Signed by: 
 Ian Verdouw

Signed by: 
 Linda Katherine Verdouw



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SEARCH OF TORRENS TITLE

VOLUME 189675	FOLIO 2
EDITION 2	DATE OF ISSUE 24-Mar-2026

SEARCH DATE : 06-Oct-2026

SEARCH TIME : 10.35 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Sealed Plan [189675](#)

Derivation : Part of 730 Acres Gtd. to Francis Butler and

Justin McCarthy Brown

Prior CT [12491/110](#)SCHEDULE 1

[N105188](#) TRANSFER to APRIL JOSEPHINE KENNEALLY and JAKE
DOUGLAS NEASEY Registered 24-Mar-2026 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP189675](#) EASEMENTS in Schedule of Easements[SP189675](#) FENCING PROVISION in Schedule of Easements

[E446108](#) MORTGAGE to Norfina Limited Registered 24-Mar-2026
at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: IAN VERDOUW LINDA KATHERINE VERDOUW FOLIO REFERENCE: FR 12491/110 GRANTEE: PART OF 730 ACRES GTD. TO FRANCIS BUTLER AND JUSTIN MCCARTHY BROWN	PLAN OF SURVEY BY SURVEYOR: MICHAEL ROBERT WALSH LOCATION: CITY OF CLARENCE SCALE 1: 250 LENGTHS IN METRES	REGISTERED NUMBER SP189675 ~~APPROVED~~ EFFECTIVE FROM 27 NOV 2025 <i>[Signature]</i> Recorder of Titles
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ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

Per Russell <i>[Signature]</i> Smith Registered Land Surveyor	13/10/2025 Date
<i>[Signature]</i> Council Delegate	24-10-25 Date

SEARCH OF TORRENS TITLE

VOLUME 136476	FOLIO 15
EDITION 8	DATE OF ISSUE 19-Nov-2009

SEARCH DATE : 20-Aug-2026

SEARCH TIME : 10.47 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 15 on Sealed Plan 136476

Derivation : Part of 730 Acres Gtd to F. Butler & Anor
Prior CT 135063/1SCHEDULE 1C648793 TRANSFER to JOHN CROWLE BRIERLEY and SUZANNE ANNE
BRIERLEY Registered 01-Aug-2005 at 12.01 pmSCHEDULE 2Reservations and conditions in the Crown Grant if any
SP 136476 EASEMENTS in Schedule of Easements
SP 136476 COVENANTS in Schedule of Easements
SP 136476 FENCING PROVISION in Schedule of Easements
C941211 MORTGAGE to National Australia Bank Limited
Registered 19-Nov-2009 at 12.01 pmUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER MALWOOD P/L FOLIO REFERENCE CT135063/1 GRANTEE 730 ACRES TO FRANCIS BUTLER & ANOR.	PLAN OF SURVEY BY SURVEYOR TERENCE S CROMER 30 BEACH STREET, BELLERIVE 7018 Ph 6244 3455 Fax 6245 0899 e-mail cromer@eisa.net.au LOCATION CITY OF CLARENCE SCALE 1: 750 LENGTHS IN METRES	REGISTERED NUMBER SP136476 ~~APPROVED~~ EFFECTIVE FROM 18 OCT 2001 <i>Alice Kawa</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 107 (5224-14)	LAST UPI No. GER14	LAST PLAN No. P135063	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

**CORPORATE SECRETARY
CLARENCE CITY COUNCIL**

SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 136476
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PAGE 1 OF 3 PAGE/S
3

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

LOT 100 IS

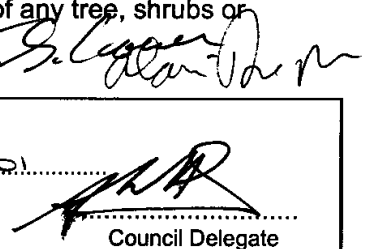
SUBJECT TO a Pipeline Easement (as herein defined) over the Pipeline Easement 6.00 wide passing through that lot in favour of the Clarence City Council.

COVENANTS

The owners of each lot on the plan (except lot 100) covenant with the Vendors and the owners for the time being of every other lot shown on the plan to the intent that the burden of these covenants may run with and bind the covenant's lot and every part thereof and that the benefit thereof shall be annexed to and devolved with each and every other lot shown on the said plan to observe the following stipulations:

- (a) Not without the consent of the Clarence City Council to cut down, lop or destroy on the said lot any tree, shrub or growth of a like character providing always that this covenant shall not apply to cutting down, topping, lopping, destruction or renewal of any tree, shrubs or

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: FOLIO REF: SOLICITOR & REFERENCE:	PLAN SEALED BY: DATE: 12-10-2001 SD. 2001/12 REF NO.  Council Delegate CORPORATE SECRETARY CLARENCE CITY COUNCIL
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NOTE: The Council Delegate must sign the Certificate for the purposes of

**ANNEXURE TO
SCHEDULE OF EASEMENTS**

PAGE 2 OF 3 PAGES

Registered Number

SP 136476SUBDIVIDER:
FOLIO REFERENCE:

growths of a like character for the purpose of obtaining access to the said lot for building thereon, installation of services or by reasons of consideration of safety.

FENCING PROVISION

In respect of each lot shown on the plan (except lot 100) the Vendor (Malwood Pty Ltd) shall not be required to fence.

*Clarence City***INTERPRETATION**

"Pipeline Easement" means the full free right for the ~~Sorell~~ Council to lay use and maintain forever water mains pipes such size and number as shall from time to time be required in the strip of land marked "Pipeline Easement 6.00 wide" and the right for their surveyors and workmen from time to time and at all times hereafter to enter into and upon the said strip of land or any part thereof bringing upon the Pipeline Easement such machinery and other things as it shall think fit and proper to inspect the condition of the said water mains and pipes and to repair alter amend and cleanse PROVIDED HOWEVER that any damage occasioned thereby shall be made good.

THE COMMON SEAL of MALWOOD PTY LTD
(ACN 009 577 931) was hereto affixed in the presence
of:

Alan Thompson Director
T.S. Cronin Director



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.

[Signature]

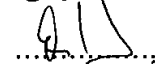
**ANNEXURE TO
SCHEDULE OF EASEMENTS**

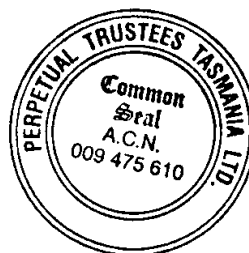
PAGE 3 OF 3 PAGES

Registered Number

SP 136476SUBDIVIDER:
FOLIO REFERENCE:

THE COMMON SEAL of PERPETUAL TRUSTEES
TASMANIA LIMITED (ACN 009 475 610) was here-
to affixed in the presence of:

.....General Manager
Director
.....General Manager
Director



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.

New Outbuilding

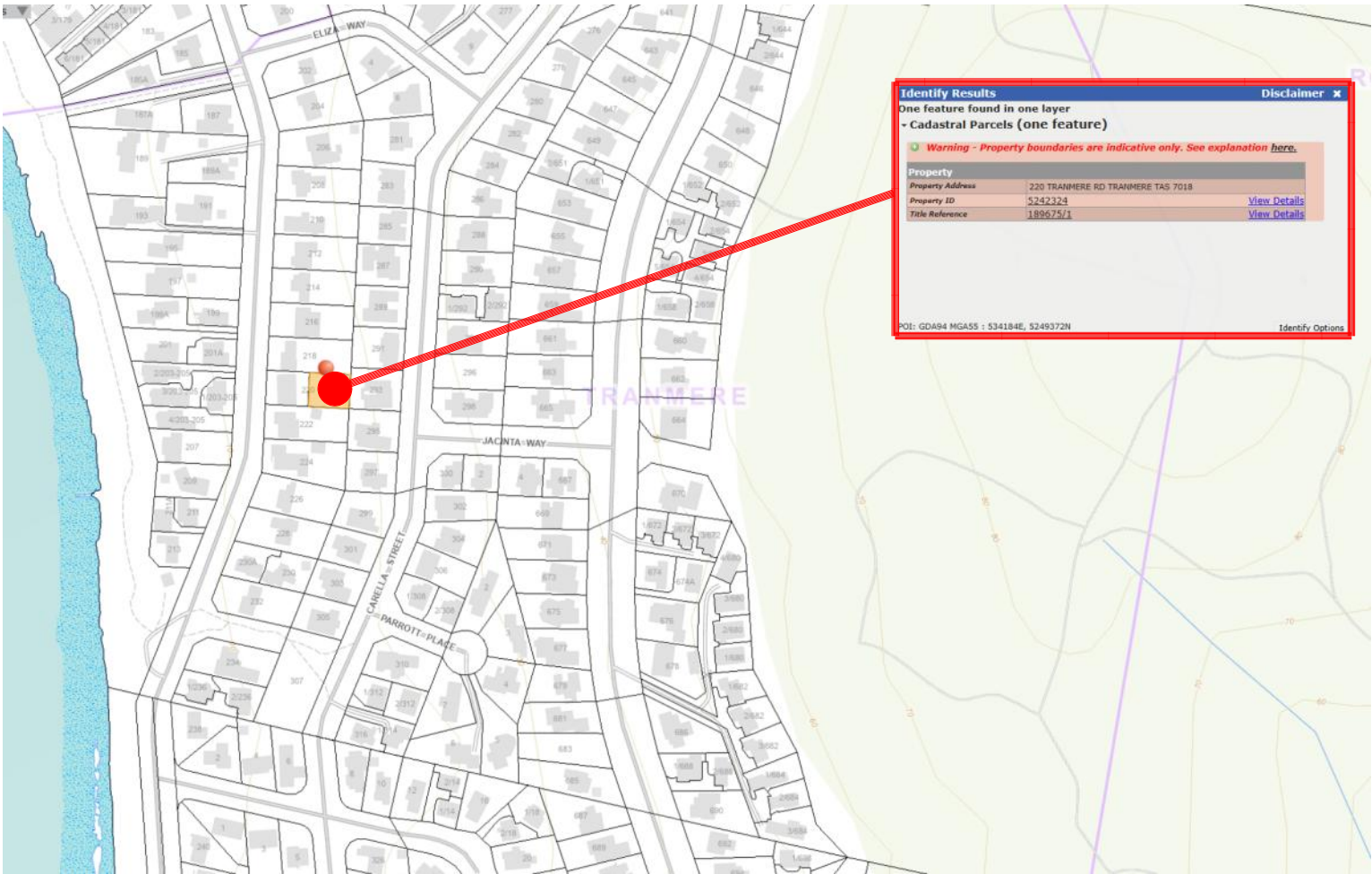
PROJECT SPECIFIC

John Brierley
220 Tranmere Road
Tranmere
Tasmanian Planning Scheme
Title Reference : Vol 189675 / Folio 01
NCC DEEMED TO SATISFY Mr Marcus Ralph CC1317F
Climate Zone 7

SITE INFORMATION

Lot: 01
Title: 189675 folio 01
Land Size: 472.40 sqm

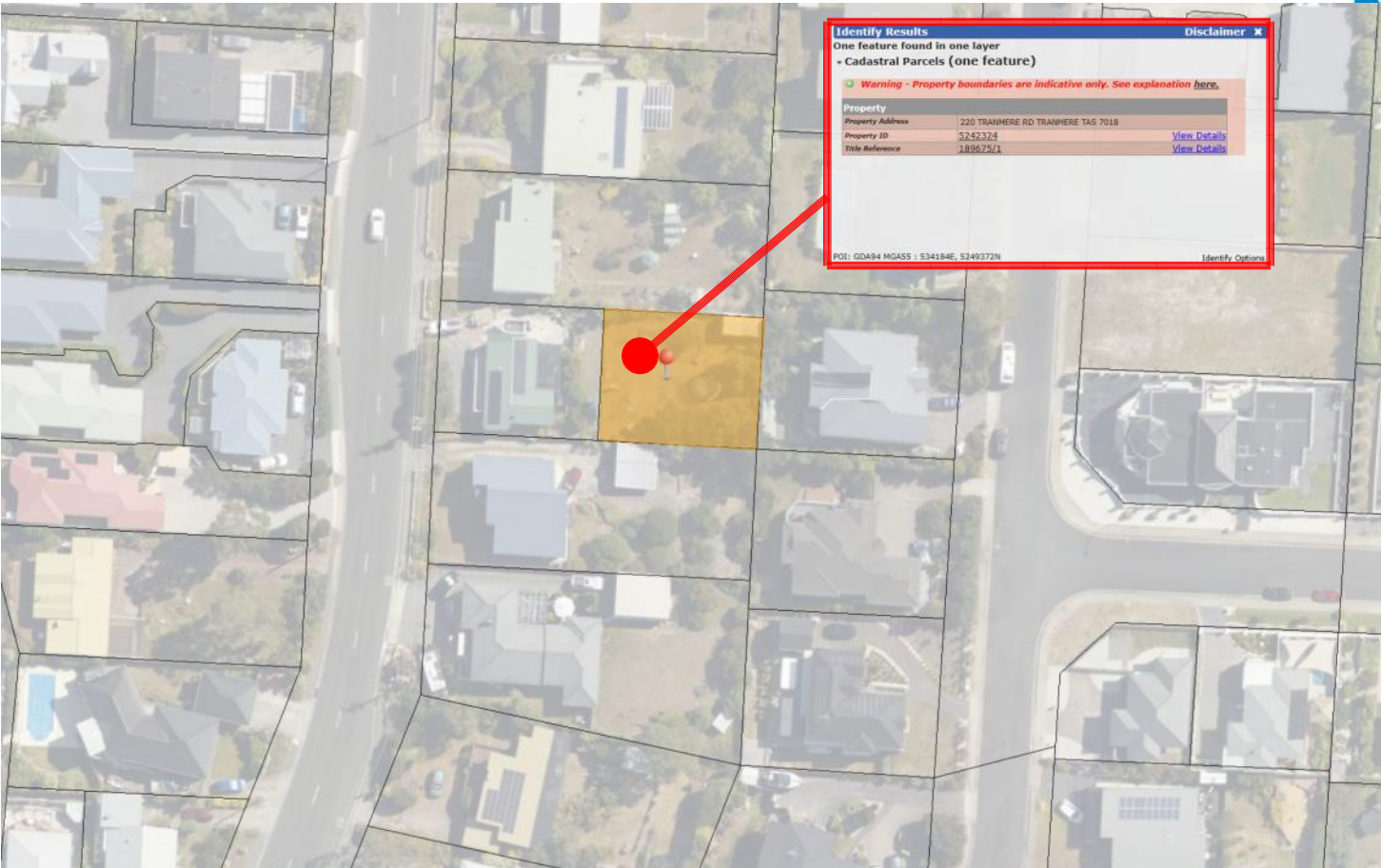
Council: Clarence Council
Zoning: 8.0 General Residential
Overlays: CLA-C16 Safeguarding Airports 147 and
D.A APPROVAL: Planning approval required
BAL:NOT REQUIRED
WIND CLASSISIFCATION : Refer to Steeline certification
CLIMATE ZONE: 7
ENERGY RATING :Na
BUILDING CLASSISIFCATION: 10A



PROPERTY IDENTIFICATION

Floor Plan

Proposed Garage 112.00 sqm
Total Site Cover 112.00 sqm
Site Area 472.40 sqm
Site Coverage 23.70 % site coverage

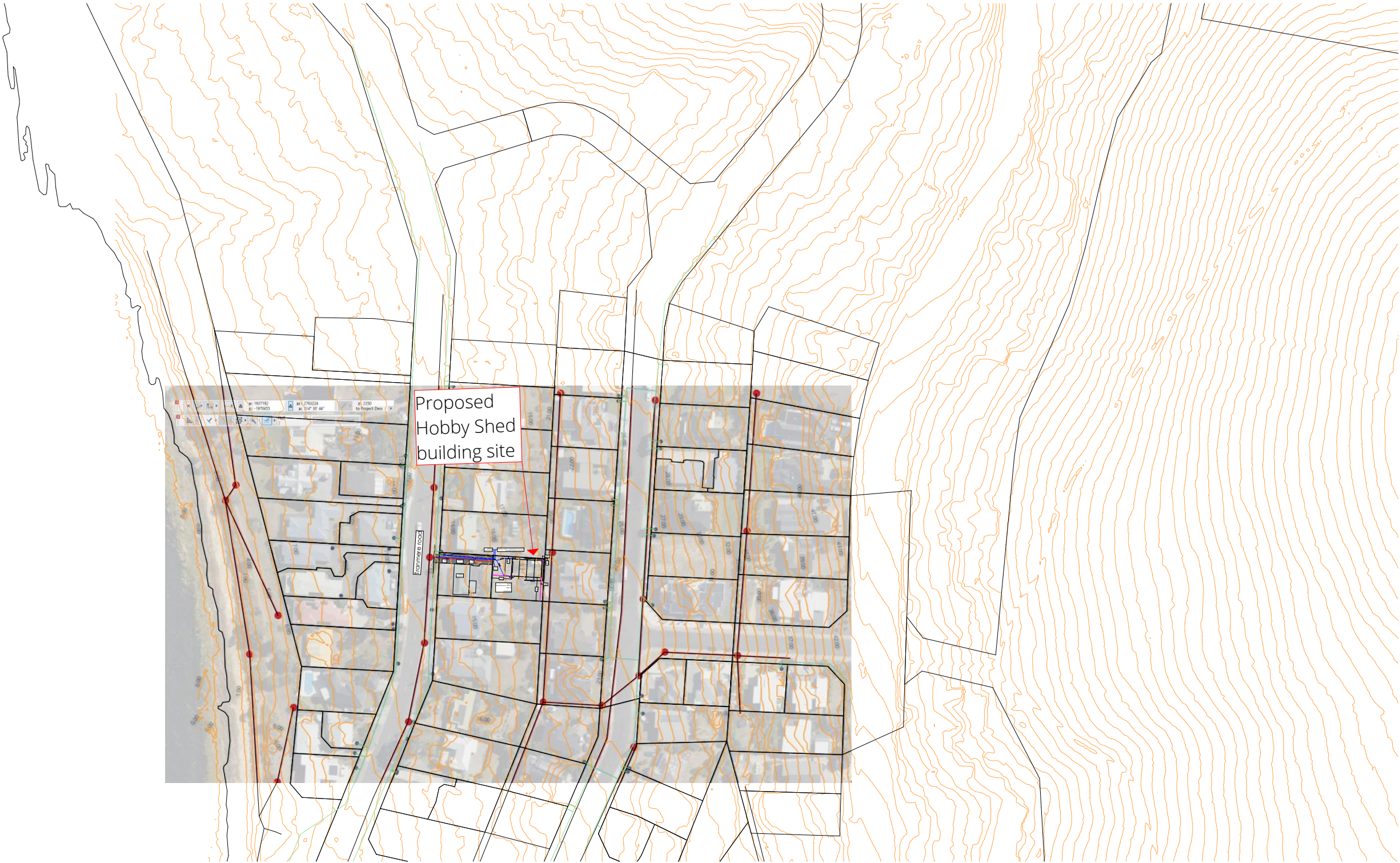


Service over and above
MARCUSRALPH
Design -architectural animation
Building designer accreditation CC1317F
13 Franklin street
Richmond, Tasmania 7025
0409 975 825 mob
e: marcusralph@bigpond.com
© Copyright

New Outbuilding
John Brierley
220 Tranmere Road
Tranmere

location information
date 6/11/2025 issue revision A
designed and drawn M.Ralph revision-date
job no: 2025-1091 drawing no: 1091-00

LAYOUT	DRAWING		UPDATED DATE
	ID	NAME	
1091-00 location information	6.	DRAWING LIST (1)	20/01/2026 8:57 AM
1091-01 Location Plan	0.	Floor Plan (135)	9/12/2025 12:07 PM
1091-02 Site Plan	0.	Floor Plan (135)	9/12/2025 12:07 PM
1091-02 Site Plan	0.	Floor Plan (136)	9/12/2025 12:01 PM
1091-03 Part Site Plan	0.	Floor Plan (135)	9/12/2025 12:07 PM
1091-04 Floor Plan	0.	Floor Plan (121)	9/12/2025 12:01 PM
1091-05 Elevations	0.	Floor Plan (106)	9/12/2025 12:08 PM
1091-05 Elevations	0.	Floor Plan (121)	9/12/2025 12:01 PM
1091-06 Elevations	0.	Floor Plan (134)	9/12/2025 12:08 PM



Floor Plan	
Proposed Garage	112.00 sqm
Total Site Cover	112.00 sqm
Site Area	472.40 sqm
Site Coverage	23.70 % site coverage



Service over and above

MARCUSRALPH

Design -architectural animation

Building designer accreditation CC1317F

13 Franklin street
Richmond, Tasmania 7025

0409 975 825 mob

e: marcusralph@bigpond.com

New Outbuilding

John Brierley
220 Tranmere Road
Tranmere

Location Plan

date issue revision

6/11/2025 A

designed and drawn revision-date

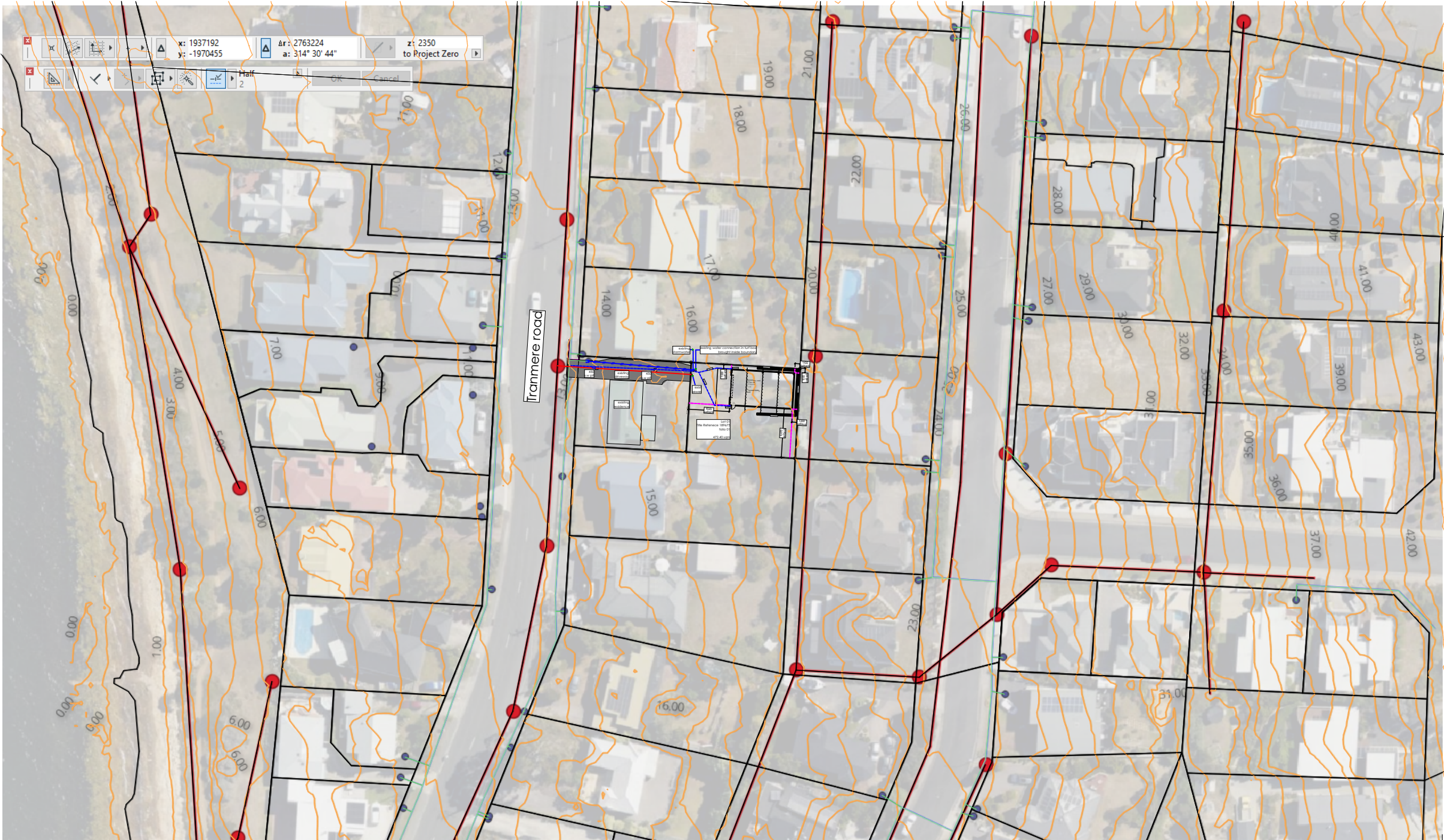
M.Ralph Design Drawing

job no: drawing no:

2025-1091 1091-01

the engineered plans for this class 10a structure
come with structural certification for Class :M REACTIVE SOIL
The owner has elected to classify the soil classification during construction
and will advise the builder on future actions once the excavation has been completed
and the natural soil profile can be determined by a suitable qualified person

signed Property Owner date



Floor Plan	
Proposed Garage	112.00 sqm
Total Site Cover	112.00 sqm
Site Area	472.40 sqm
Site Coverage	23.70 % site coverage



Service over and above

MARCUSRALPH

Design -architectural animation

Building designer accreditation CC1317F

13 Franklin street
Richmond, Tasmania 7025

0409 975 825 mob

e: marcusralph@bigpond.com

New Outbuilding

John Brierley
220 Tranmere Road
Tranmere

Site Plan

date issue revision

6/11/2025 A

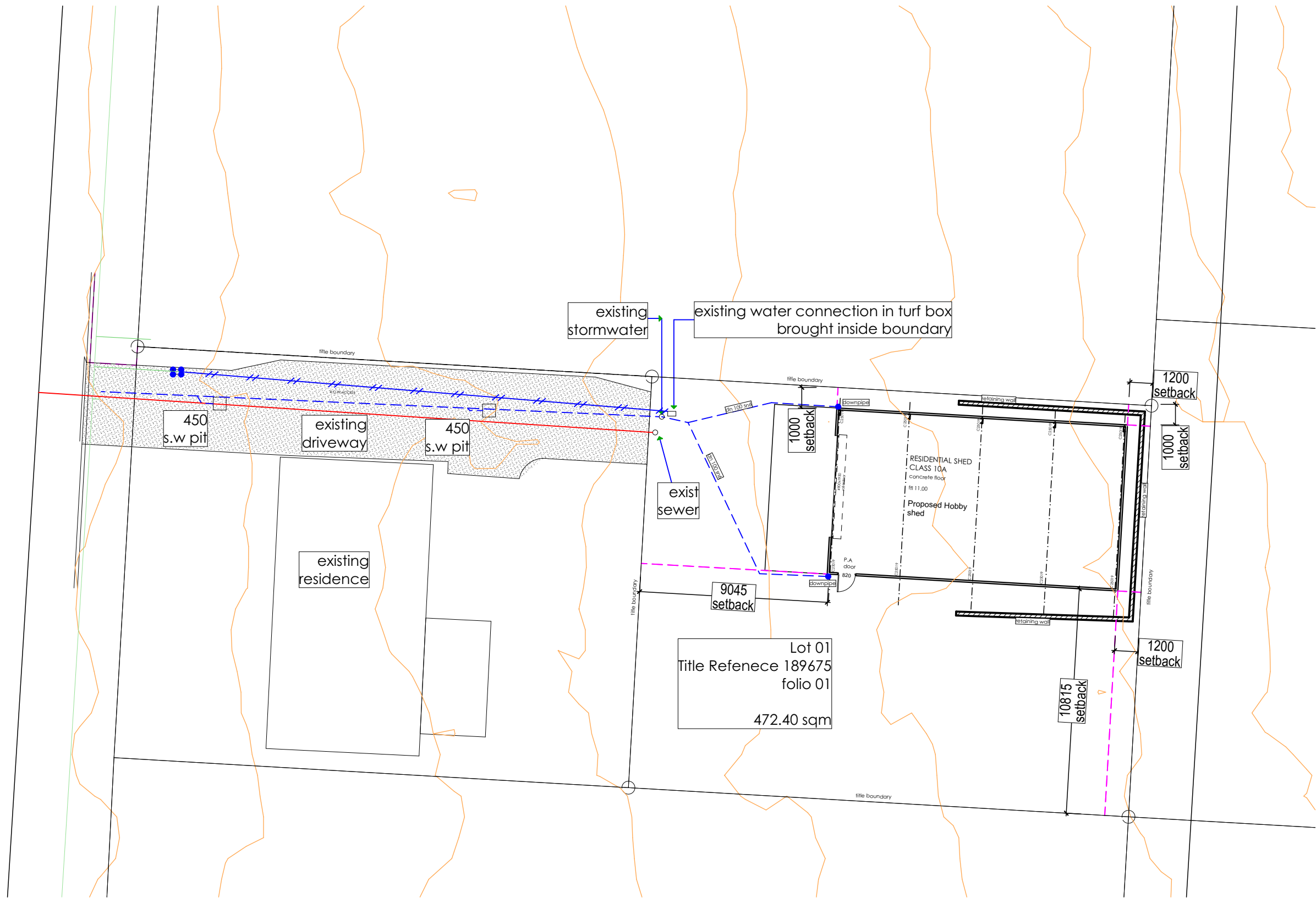
designed and drawn revision-date

M.Ralph Design Drawing

job no: drawing no:

2025-1091 1091-02

Tranmere road



Service over and above

MARCUSRALPH

Design -architectural animation

Building designer accreditation CC1317F

13 Franklin street
Richmond, Tasmania 7025

0409 975 825 mob

e: marcusralph@bigpond.com

New Outbuilding

John Brierley
220 Tranmere Road
Tranmere

Part Site Plan

date issue revision

6/11/2025 A

designed and drawn revision-date

M.Ralph Design Drawing

job no: drawing no:

2025-1091 **1091-03**

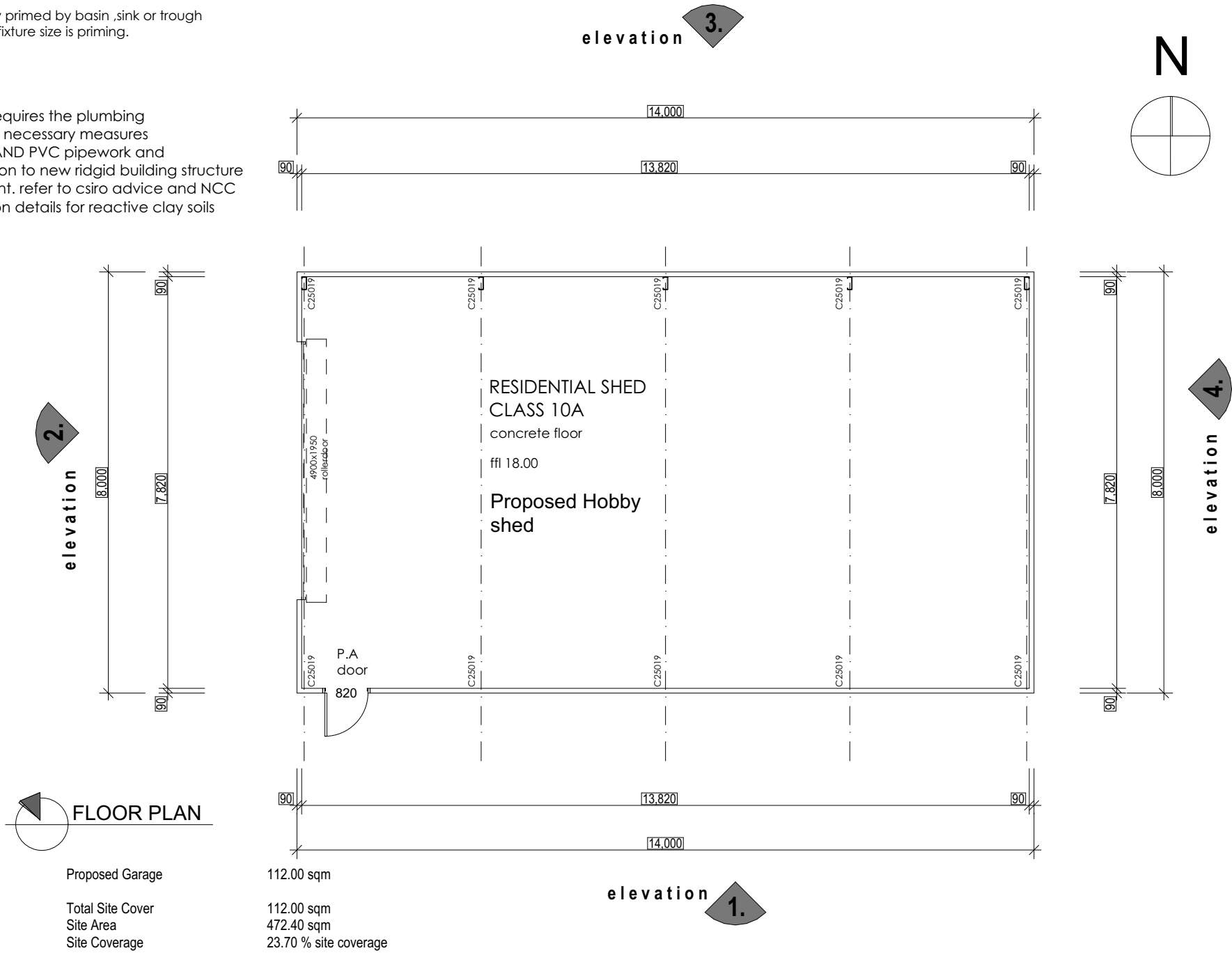
 PLUMBING LAYOUT
SCALE 1:100

Sewer and Stormwater lines are to be run along the underside concrete floor within compacted FCR.
When under a concrete slab or timber floor installation will comply with AS3500.
Refer to roof plan for fixing requirements of down pipes.
Connectio to council main or treatment plant will be inspected and approved by Local council inspectors.

- PIPE SIZES RECOMENDED
PLUMBING LEGEND:
1. wc dn100
 2. urinal dn40,50
 3. sink dn50,
 4. basin dn40,dn50
 - 5 bath dn40, dn50
 6. shower dn50, dn 65 recommended
 7. trough dn40,dn50,dn65 or dn100

fwg floor waste gully primed by basin ,sink or trough
dn 50 or from which fixture size is priming.

soil classification requires the plumbing contractor to take necessary measures to prevent UPVC AND PVC pipework and all water connection to new rigid building structure to have flexible joint. refer to csiro advice and NCC for pipe connection details for reactive clay soils



Service over and above

MARCUSRALPH

Design -architectural animation

Building designer accreditation CC1317F

13 Franklin street
Richmond, Tasmania 7025

0409 975 825 mob

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New Outbuilding

John Brierley
220 Tranmere Road
Tranmere

Floor Plan

date issue revision

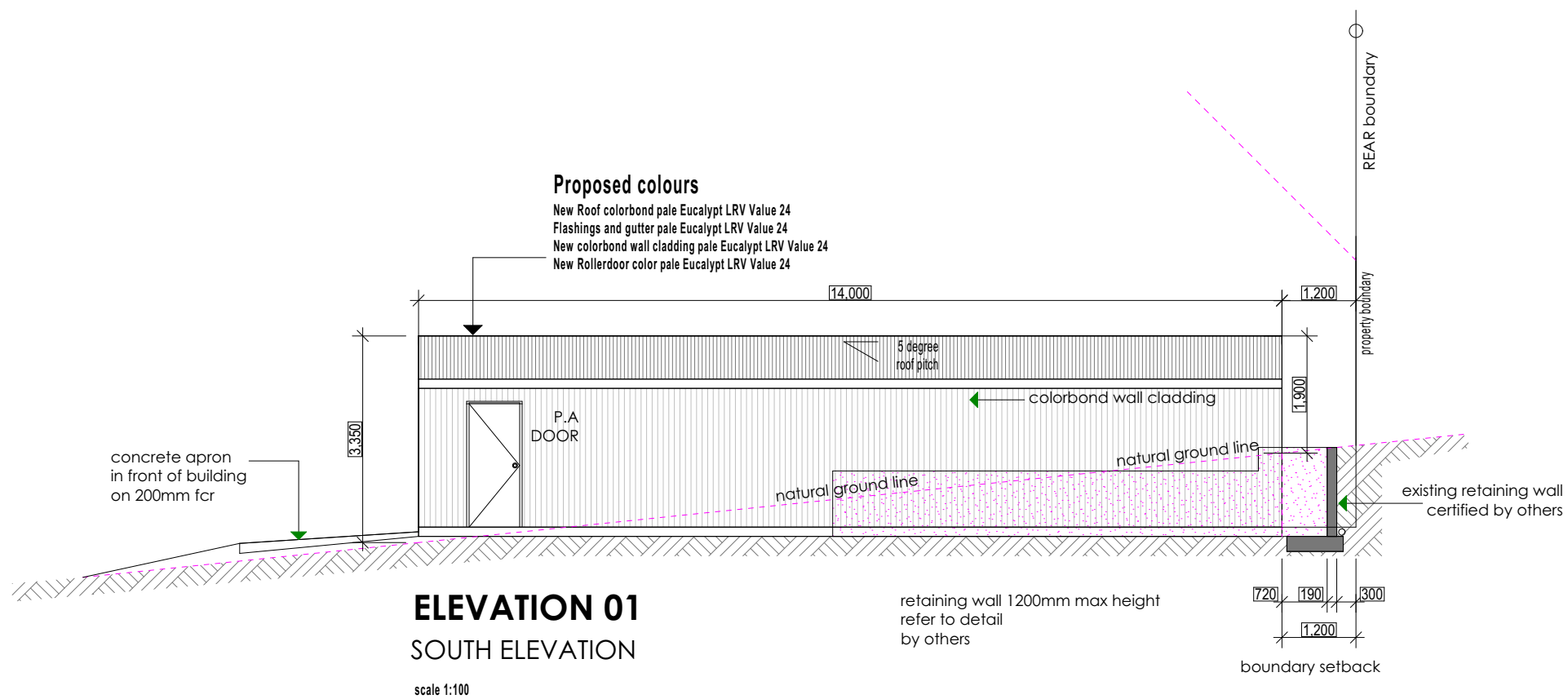
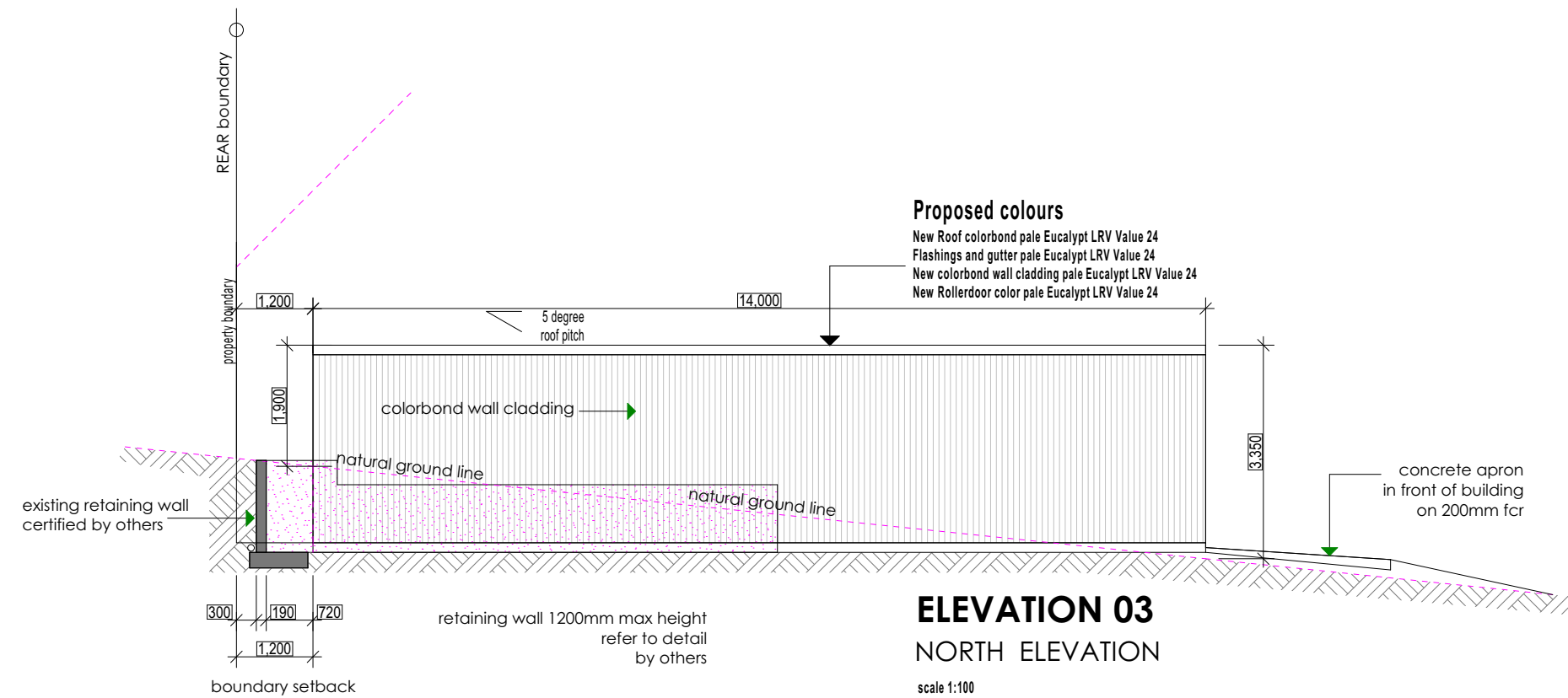
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2025-1091 **1091-04**



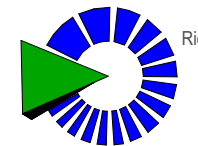
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Building designer accreditation CC1317F

13 Franklin street
Richmond, Tasmania 7025



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Elevations



date issue revision

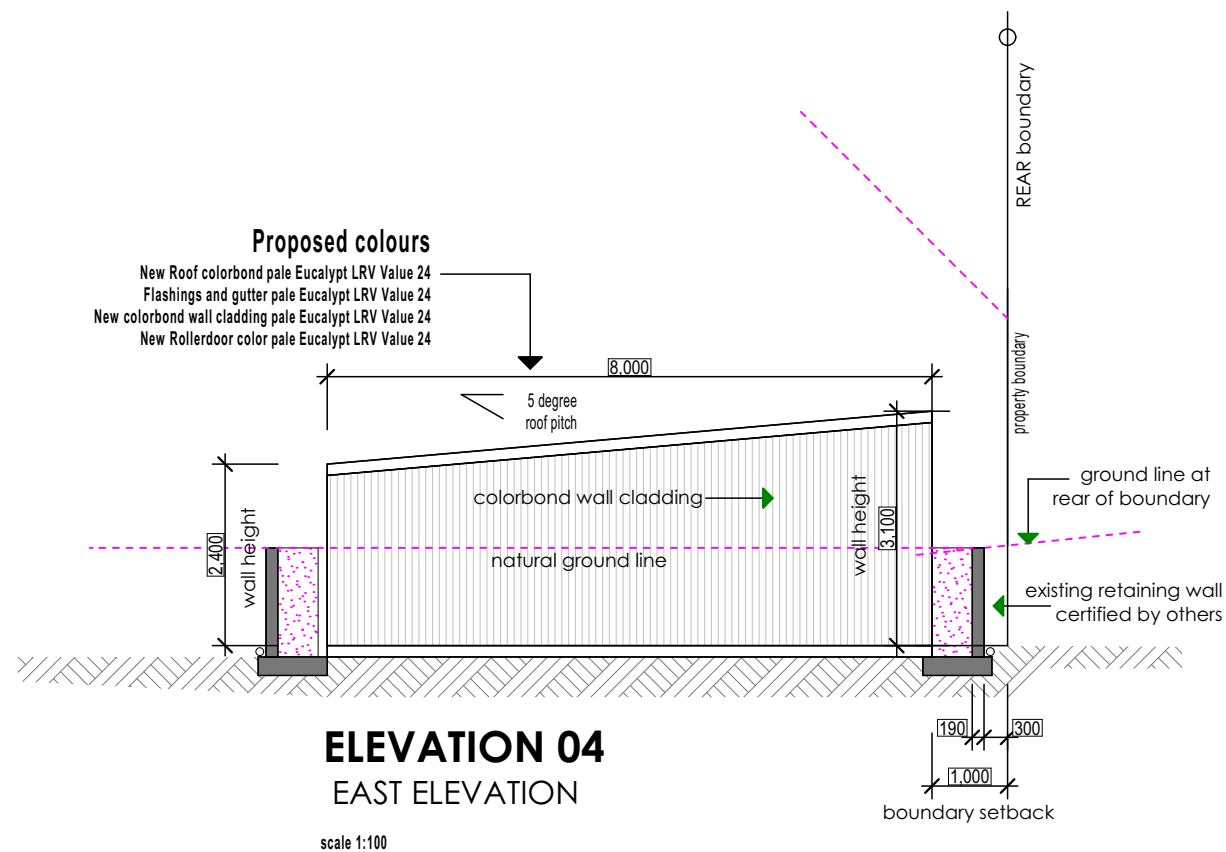
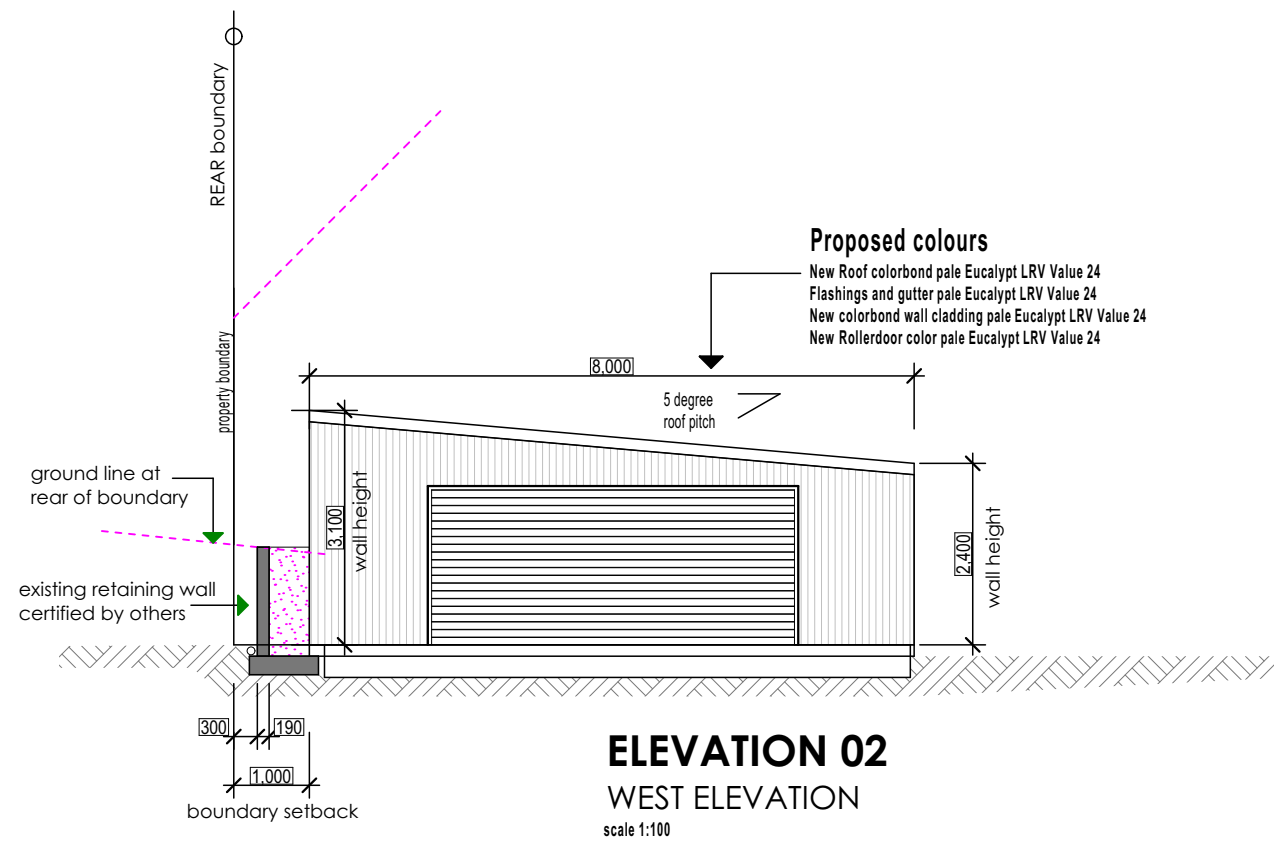
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2025-1091 **1091-05**



Steeline
ROOFING TASMANIA

Service over and above

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Building designer accreditation CC1317F

13 Franklin street

Richmond, Tasmania 7025

0409 975 825 mob

e: marcusralph@bigpond.com

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1091-06