



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2025/053609**

**PROPOSAL:** Outbuilding

**LOCATION:** 4 Sanddune Court, Lauderdale

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

**ADVERTISING EXPIRY DATE:** 08 October 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 08 October 2025. 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 08 October 2025.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at the Council offices.

# Clarence City Council



## APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at Council offices.

Proposal:

New Shed.....

Location:

Address: 4 Sanddune Court

Suburb/Town ....Lauderdale..... Postcode ....7021.....

Current Owners/s:

Applicant:

**Personal Information Removed**

Tax Invoice for application fees to be in the name of: (if different from applicant)

Estimated cost of development

\$ 20000

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 a Council Officer, please give their name

Current Use of Site:

Residential Dwelling

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. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's Signature:

<p>Signature</p>	<p><b>Personal Information Removed</b></p>	<p>Date 03/07/2025</p>
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**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST BE SUBMITTED WITH YOUR APPLICATION.**

Documentation required:

### 1. **MANDATORY DOCUMENTATION**

*This information is required for the application to be valid. An application lodged without these items is unable to proceed.*

- 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 Council.

*Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.*

### 2. **ADDITIONAL DOCUMENTATION**

*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 plan and site plan**, including where relevant:
  - *Existing and proposed use(s) on site.*
  - *Boundaries and dimensions of the site.*
  - *Topography, including contours showing AHD levels and major site features.*
  - *Natural drainage lines, watercourses and wetlands on or adjacent to the site.*
  - *Soil type.*
  - *Vegetation types and distribution, and trees and vegetation to be removed.*
  - *Location and capacity of any existing services or easements on/to the site.*
  - *Existing pedestrian and vehicle access to the site.*
  - *Location of existing and proposed buildings on the site.*
  - *Location of existing adjoining properties, adjacent buildings and their uses.*
  - *Any natural hazards that may affect use or development on the site.*
  - *Proposed roads, driveways, car parking areas and footpaths within the site.*
  - *Any proposed open space, communal space, or facilities on the site.*
  - *Main utility service connection points and easements.*
  - *Proposed subdivision lot boundaries.*

# Clarence City Council

## DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- 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 Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.*

SEARCH OF TORRENS TITLE

VOLUME 5152	FOLIO 51
EDITION 6	DATE OF ISSUE 20-Aug-2019

SEARCH DATE : 03-Jul-2025

SEARCH TIME : 09.26 AM

DESCRIPTION OF LAND

City of CLARENCE  
 Lot 51 on Sealed Plan 5152  
 Derivation : Part of 2000 Acres Gtd. to R. Mather  
 Prior CT 3374/26

SCHEDULE 1

E189460 TRANSFER to BELINDA LOUISE BELTZ and NICHOLAS HENRY BELTZ Registered 20-Aug-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP 5152 EASEMENTS in Schedule of Easements  
 SP 5152 COVENANTS in Schedule of Easements  
 SP 5152 FENCING COVENANT in Schedule of Easements  
 E189461 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 20-Aug-2019 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



9



**SCHEDULE OF EASEMENTS PLAN NO.**

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

**S.P.5152**

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

**EASEMENTS**

1. Each lot other than lots 88 and 89 is TOGETHER WITH full and free right for every person who is at any time entitled to an estate or interest in possession in such lot and every person authorised by him to go pass and repass on foot at all times and for all purposes without vehicles other than bicycles wheelbarrows and baby carriages to and from such lot over lot 88.
2. Lot 88 is SUBJECT TO full and free right for every person who is at any time entitled to an estate or interest in possession in any other lot on the plan excepting lot 89 and every person authorised by him to go pass and repass on foot at all times and for all purposes without vehicles other than bicycles wheelbarrows and baby carriages to and from such other lot except lot 89 over Lot 88.
3. Lots 88 and 89 are each SUBJECT TO the full and free right and liberty for the Warden Councillors and Electors of the Municipality of Clarence the Hydro Electric Commission and Her Majesty the Queen to enter thereon and to lay repair replace cleanse and maintain pipes wires and cables therein the said Warden Councillors and Electors of the Municipality of Clarence Hydro Electric Commission and Her Majesty the Queen making good any damage to the surface occasioned thereby.

**COVENANTS**

The owner of each lot shown on the plan except lots 88 and 89 covenants

Firstly with Greater Hobart Development Pty. Ltd. (the vendor) that the vendor shall not be required to fence and

Secondly with the vendor and the owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantor's lot and each and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the plan and with the residue of the land in Certificate of Title

*MM* Volume 3307 Folio 34

and each and every part thereof to observe the following stipulations -  
Not to erect any dwelling House or other habitation on any part of the lot within 30 feet of such common boundary as lot 89 on this plan or lot 87 on S.P. 4538 have with the lot.

The owner of each lot shown on the plan except lots 57-60 and 88 and 89 covenants with the vendor and the owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantor's lot and each and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the plan and with the residue of the land in Certificate of Title and each and every part thereof to observe the following stipulations:

WV

Volume 3307 Folio 34

- (a) Not to erect any dwelling or other construction on the land marked ABCD on each lot or so use the said land as to prevent its full area being at all times available for the parking of vehicles;
(b) Not to impede full vehicular access to the land marked ABCD on the lot from which ever of lots 89 on this plan or 87 on S.P. 4538 fronts the line BC on the lot by the erection of any fence or other obstruction on the said line BC.

THE COMMON SEAL of GREATER HOBART DEVELOPMENT PTY. LTD. as registered proprietor of all the land in the Certificate of Title was hereto affixed in the presence of:

Director
Secretary

SIGNED for and on behalf of the National Bank of Australasia Limited mortgages under Memorandum of Mortgage No. A400307 by its Attorneys under Power of Attorney Nos. 20452 and 2724 (who state that they hold the office in the Bank indicated under their signatures and who also declare that they have not received any information or notice of the revocation of the said Power) in the presence of:

Manager
Accountant

SIGNED by RUTH LENNOX PIERCE and DONALD GORDON LENNOX as mortgagews under Memorandum of Mortgage No. A400306 in the presence of:

Witness
Lawyer
Agent

CERTIFIED correct for the purposes of the Real Property Act 1862, as amended

LOVIBOND VALENTINE ROACH & THIESSEN.

per:

[Signature]

This is the schedule of easements attached to the plan of .....  
..... comprising part of the land in  
.....  
(Insert Title Reference)  
Sealed by THE MUNICIPALITY OF CLARENCE on 17-10-1973  
  
Barnicoe  
Council Clerk/Town Clerk

47519

P I N N A C L E

# PINNACLE

Changes List			
ID	Description of change	Date Changed	Designer
Ch - 01	Updated Floor Area	17/07/2025 1:45 PM	CJ
Ch - 02	Updated site plan and existing irrigation layout	17/07/2025 1:49 PM	CJ
Ch - 03	Council/TasWater RFI	11/09/2025 3:20 PM	CJ












Note: The images provided are artistic representations only and should not be used as references for final colours, finishes, or external/internal features.

## 4 Sanddune Court, Lauderdale. 7021

Owner(s) or Clients	Nicholas & Belinda Beltz	Title Reference	5152/51
Building Classification	10a	Zoning	General Residential
Designer	Jason Nickerson CC6073Y	Land Size	668m <sup>2</sup>
Total Floor Area (Proposed)	38.76m <sup>2</sup>	Design Wind Speed	TBA
Alpine Area	N/A	Soil Classification	TBA
Other Hazards	Airport obstacle limitation area, Medium coastal inundation hazard band, Low coastal inundation hazard band	Climate Zone	7
		Corrosion Environment	High
		Bushfire Attack Level (BAL)	TBA

ID	Sheet Name	Issue
A.01	Site Plan	DA - 03
A.02	Floor/Roof Plan & Elevations	DA - 03
A.03	Existing Shed Plan & Elevations	DA - 03
A.04	Existing Patio Plan & Elevations	DA - 03
A.05	Shadow Diagrams 21st June - 9am/10am	DA - 03
A.06	Shadow Diagrams 21st June - 11am/12pm	DA - 03
A.07	Shadow Diagrams 21st June - 1pm-2pm	DA - 03
A.08	Shadow Diagrams 21st June - 3pm	DA - 03

**Legend**

-  - Electrical Connection
-  - Electrical Turret
-  - Sewer Connection
-  - Stormwater Connection
-  - Telstra Connection
-  - Telstra Pit
-  - Water Meter
-  - Water Stop Valve
-  - Fire Hydrant
-  - Solar Bollard Light
-  - Spotlight with sensor

**Surface Water Drainage**

Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 2022 3.3.3.

Surface water must be diverted away from a Class 1 building as follows:

- (a) Slab-on-ground - finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than
  - (i) 25mm over the first 1m from the building
    - (A) in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or claypaving); or
    - (B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4)(c) of the ABCB Standard for Livable Housing Design; or
  - (ii) 50 mm over the first 1 m from the building in any other case.
- (b) Slab-on-ground - finished slab heights: the height of the slab-on-ground above external finished surfaces must be not less than
  - (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or
  - (ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with (a); or
  - (iii) 150 mm in any other case.
- (c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

**Subsoil Drainage**

is to comply with AS2870, AS3500 & N.C.C 2022 3.3.4.

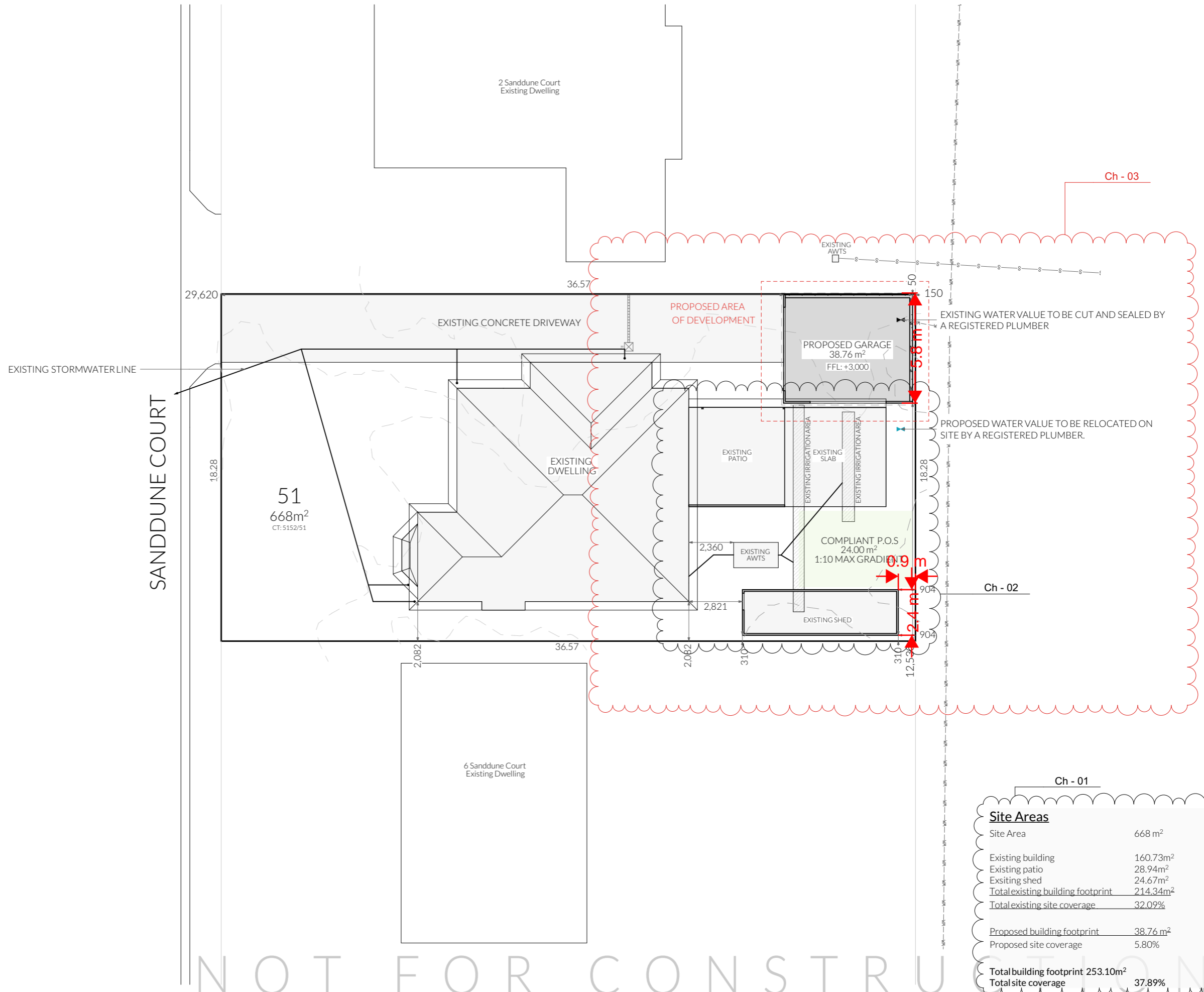
Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-

- (a) be graded with a uniform fall of not less than 1:300; and
- (b) discharge into an external silt pit or sump with-
  - (i) the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet; and provision for cleaning and maintenance.

**Note**


All driveway pits and grate drains to be **Class B**.

Stormwater pits are indicative. Location may vary depending on site conditions.

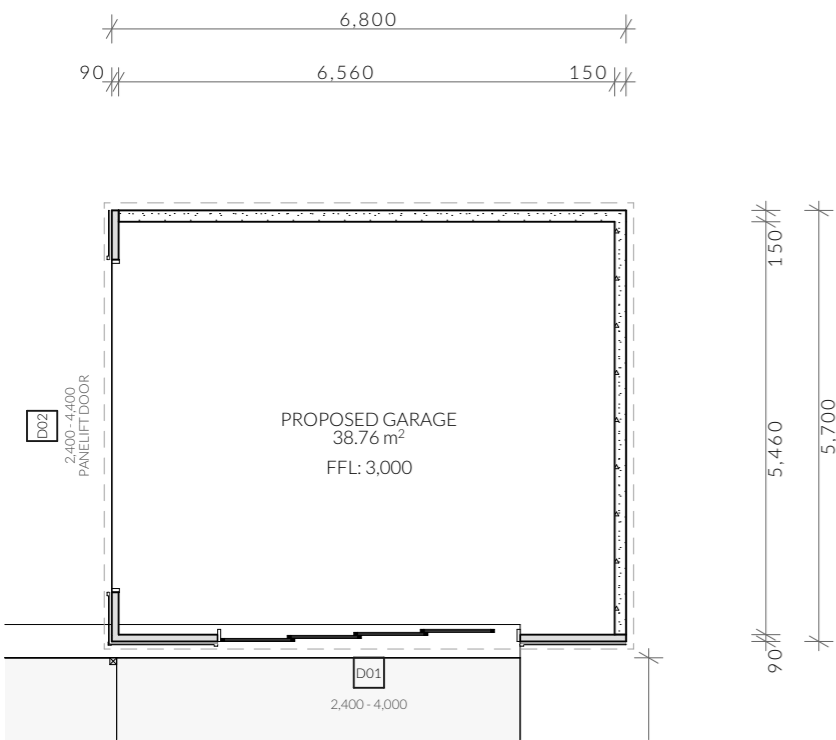


**Ch - 01**

Site Areas	
Site Area	668 m <sup>2</sup>
Existing building	160.73m <sup>2</sup>
Existing patio	28.94m <sup>2</sup>
Existing shed	24.67m <sup>2</sup>
<b>Total existing building footprint</b>	<b>214.34m<sup>2</sup></b>
<b>Total existing site coverage</b>	<b>32.09%</b>
Proposed building footprint	38.76 m <sup>2</sup>
Proposed site coverage	5.80%
<b>Total building footprint</b>	<b>253.10m<sup>2</sup></b>
<b>Total site coverage</b>	<b>37.89%</b>

<b>PINNACLE</b>	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	<b>Site Plan</b>	Scale: <b>1:200</b> @ A3 Pg. No: <b>A.01</b>	Proposal: New Shed Client: Nicholas & Belinda Beltz Address: 4 Sanddune Court, Lauderdale. 7021	Date: 06/03/25 Drawn by: CJ Job No: 012-2025 Engineer: TBA Building Surveyor: TBA	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>ID</th> <th>Date</th> <th>Designer</th> </tr> </thead> <tbody> <tr> <td>Ch - 01, Ch - 02, Ch - 03</td> <td>17/07/2025 1:45 PM, 17/07/2025 1:49 PM, 11/09/2025 3:20 PM</td> <td>CJ</td> </tr> </tbody> </table>	ID	Date	Designer	Ch - 01, Ch - 02, Ch - 03	17/07/2025 1:45 PM, 17/07/2025 1:49 PM, 11/09/2025 3:20 PM	CJ		These drawings are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2025. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.	
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NOTE: Refer to cover page for further details on changes.															

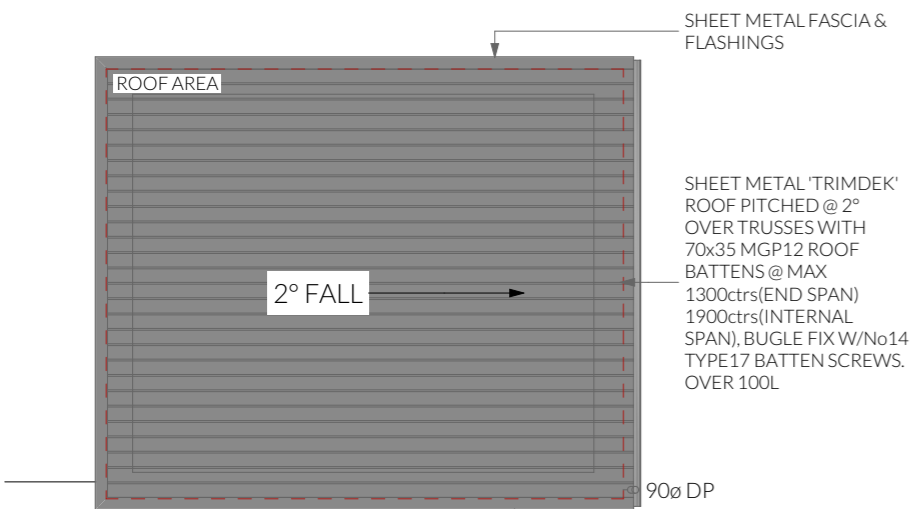
NOT FOR CONSTRUCTION



Floor Plan

**Floor Areas**

Proposed Floor Area 38.76m<sup>2</sup>



Roof Plan

**NOTE**  
Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:  
100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

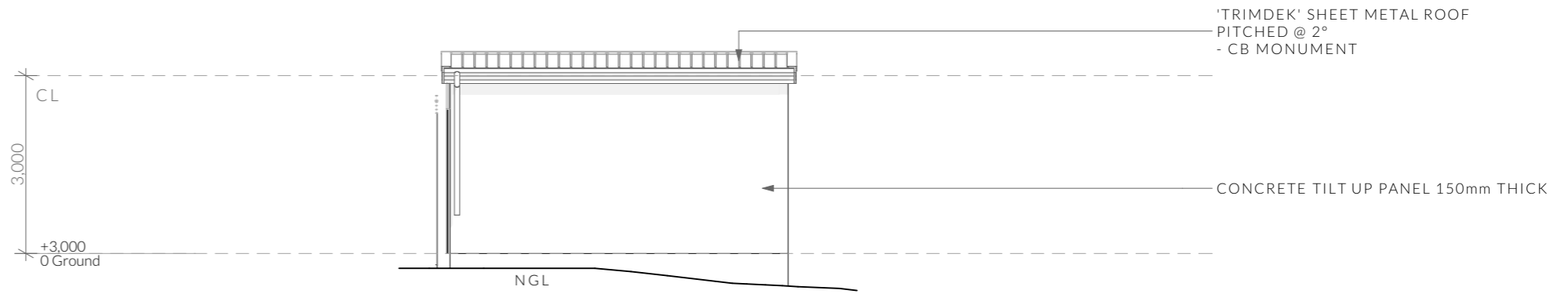
As per NCC parts 11.3.7 and 11.3.8,  
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2

Riser: Min 115mm - Max 190mm

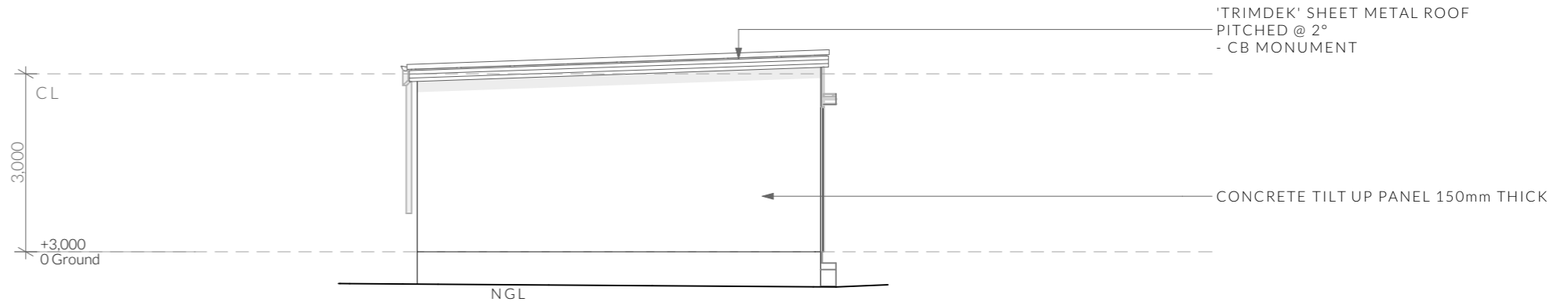
Going: Min 240mm - Max 355mm

Slope (2R+G): Max 550 - Min 700



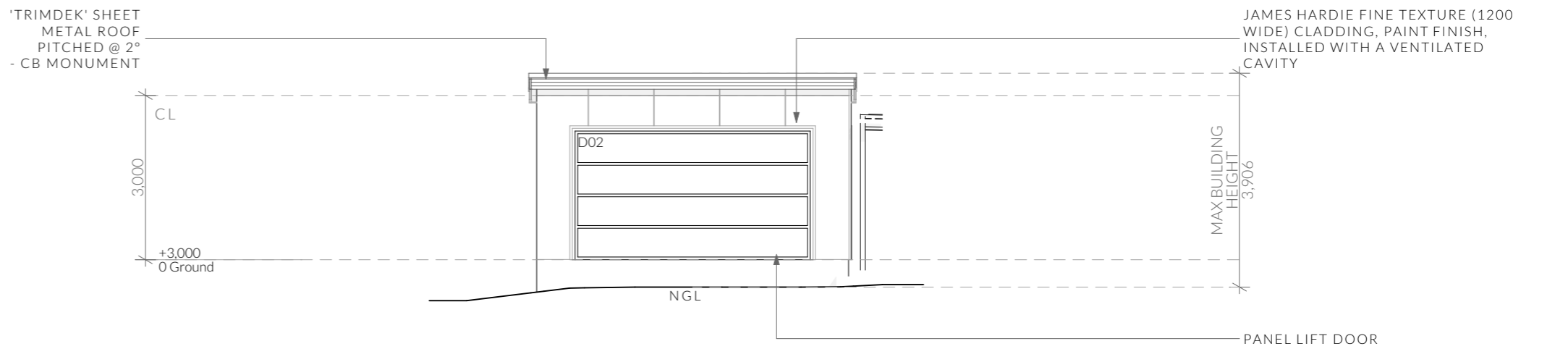
East Elevation

1:100



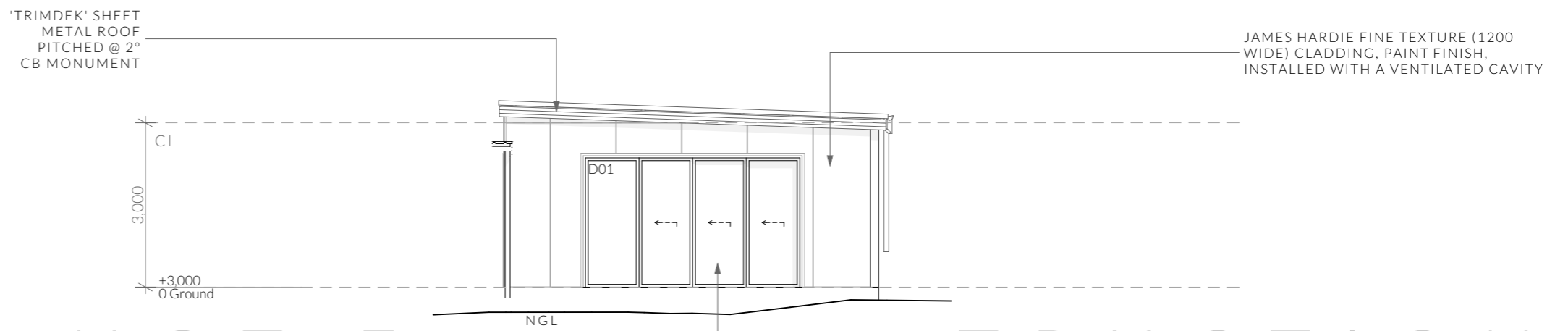
North Elevation

1:100



West Elevation

1:100



South Elevation

1:100

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admin@pinnacledrafting.com.au  
www.pinnacledrafting.com.au  
Licence: CC6073Y

**Floor/Roof Plan & Elevations**

Revision:  
Approved by:

DA - 03  
JD

Scale:  
**1:100** @ A3  
Pg. No:  
**A.02**

Proposal: New Shed  
Client: Nicholas & Belinda Beltz  
Address: 4 Sanddune Court, Lauderdale. 7021

Date: 06/03/25  
Drawn by: CJ  
Job No: 012-2025  
Engineer: TBA  
Building Surveyor: TBA

ID	Date	Designer



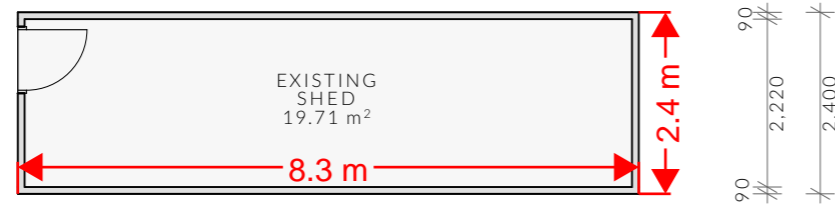
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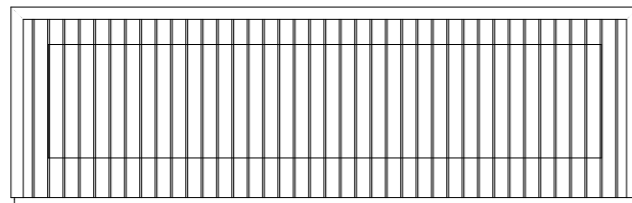
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NOTE: Refer to cover page for further details on changes.

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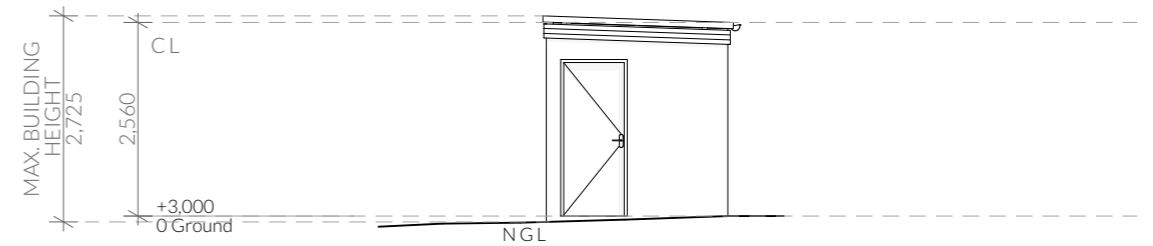
Roof Plan 1:100



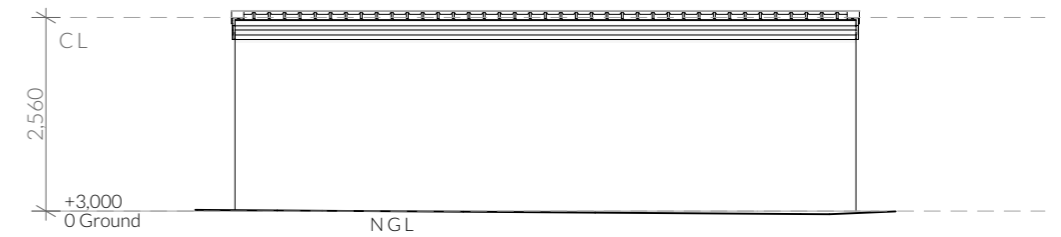
Roof Plan 1:100



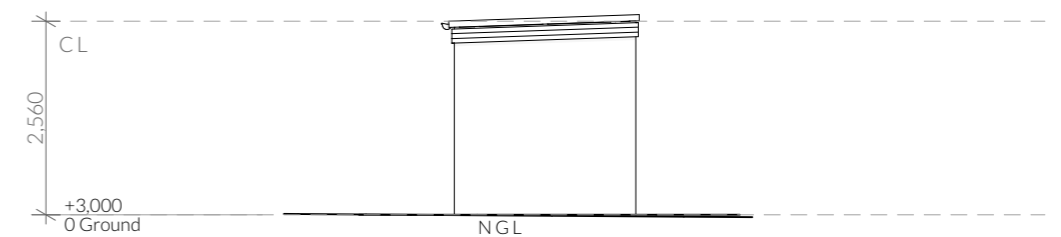
North Elevation 1:100



West Elevation 1:100



South Elevation 1:100



East Elevation 1:100

NOT FOR CONSTRUCTION

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Existing Shed Plan & Elevations

Revision: DA - 03  
Approved by: JD

Scale: 1:100 @ A3  
Pg. No: A.03

Proposal: New Shed  
Client: Nicholas & Belinda Beltz  
Address: 4 Sanddune Court, Lauderdale. 7021

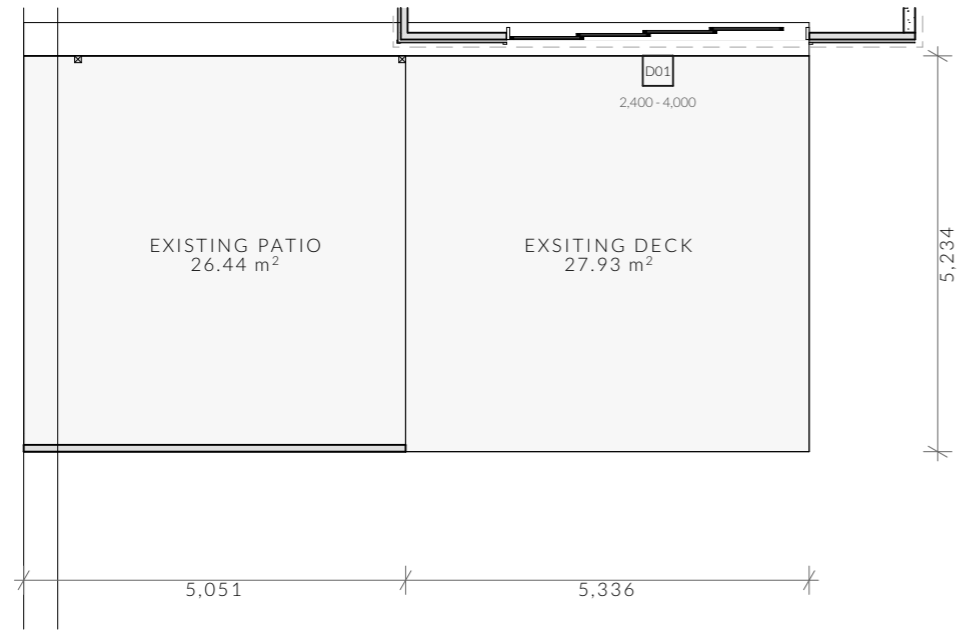
Date: 06/03/25  
Drawn by: CJ  
Job No: 012-2025  
Engineer: TBA  
Building Surveyor: TBA

ID	Date	Designer

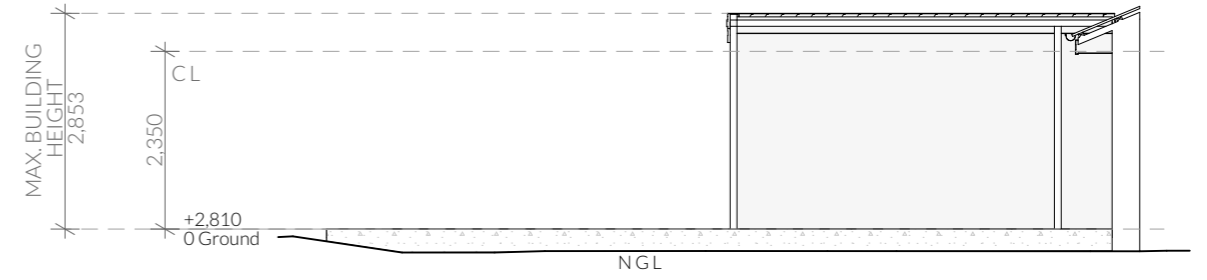
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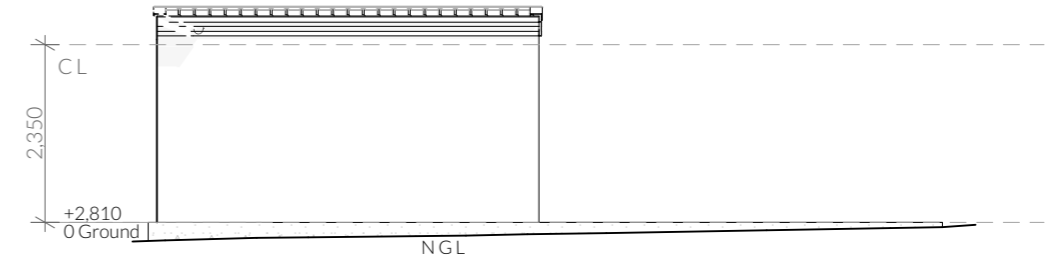
bdag  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA



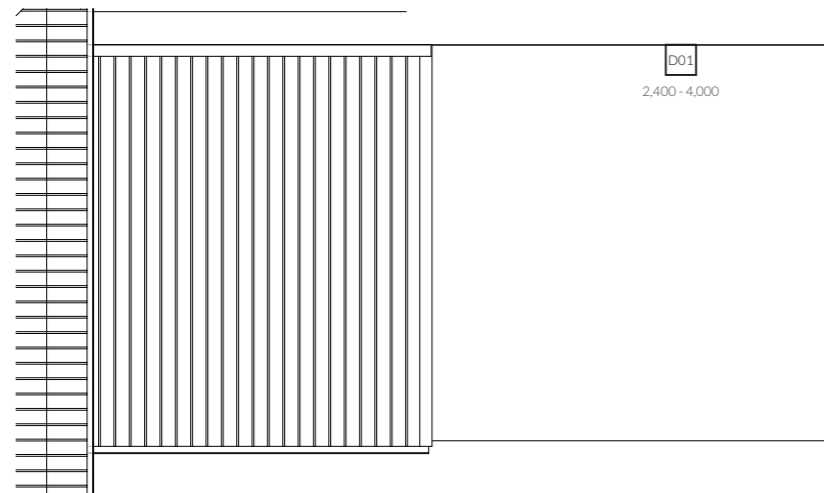
Floor Plan 1:100



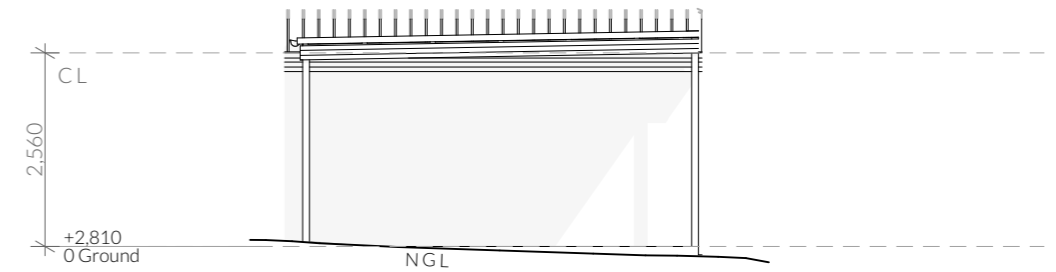
North Elevation 1:100



South Elevation 1:100



Roof Plan 1:100

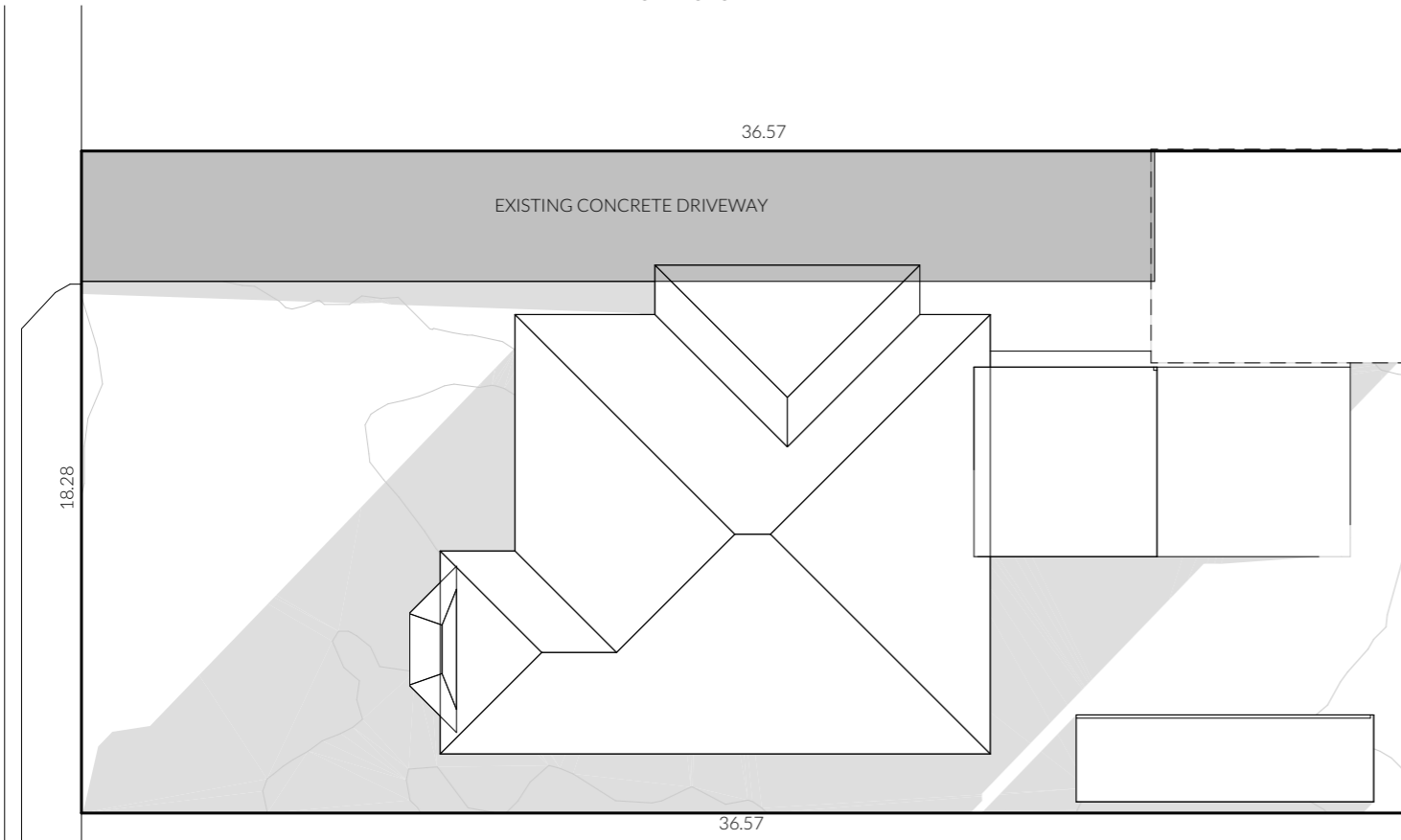


East Elevation 1:100

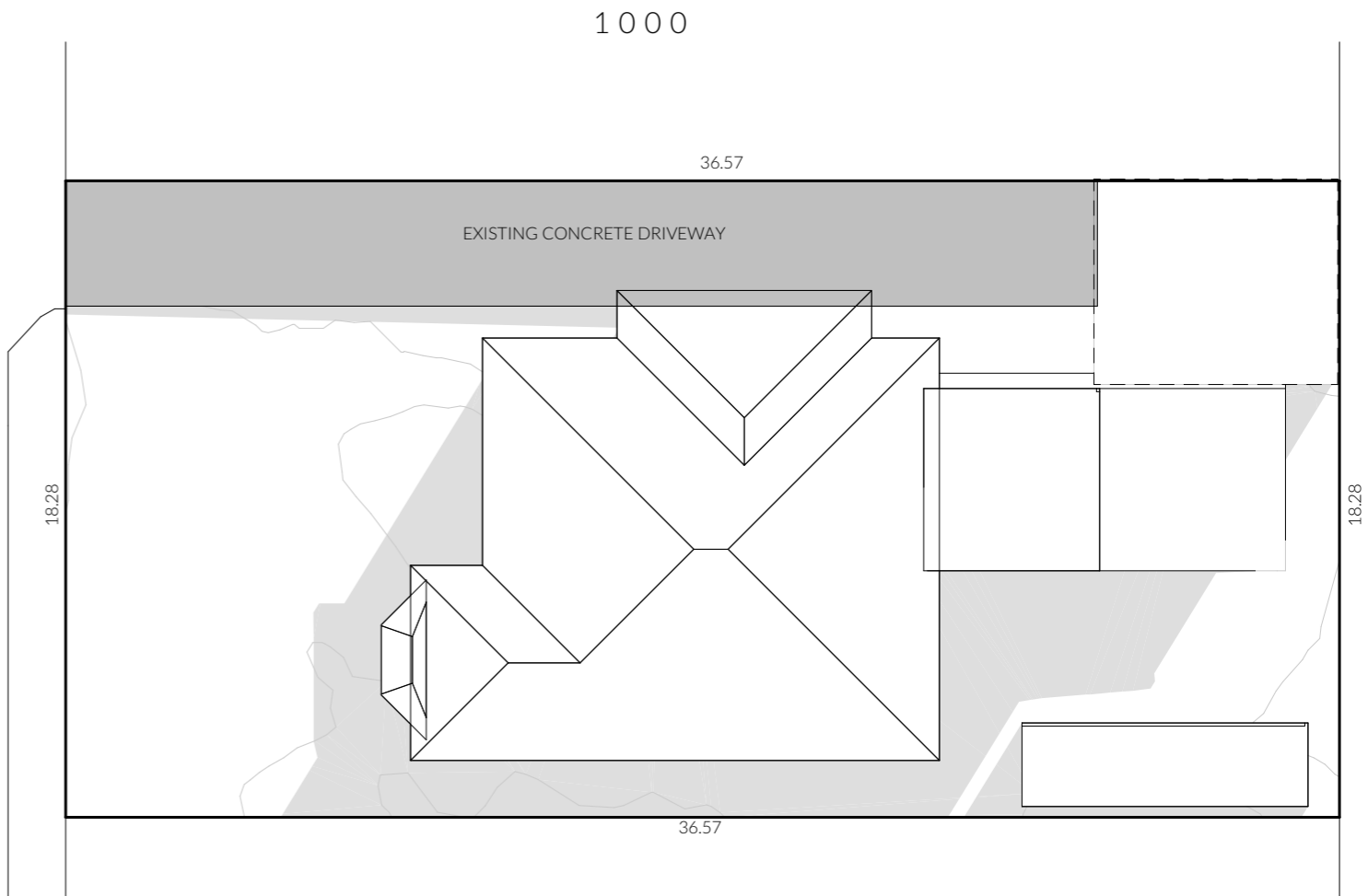
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Shadow Diagrams 21st June -  
 9am/10am

Revision: DA - 03  
 Approved by: JD

Scale: 1:200 @ A3  
 Pg. No: A.05

Proposal: New Shed  
 Client: Nicholas & Belinda Beltz  
 Address: 4 Sanddune Court, Lauderdale. 7021

Date: 06/03/25  
 Drawn by: CJ  
 Job No: 012-2025  
 Engineer: TBA  
 Building Surveyor: TBA

ID	Date	Designer

NOTE: Refer to cover page for further details on changes.

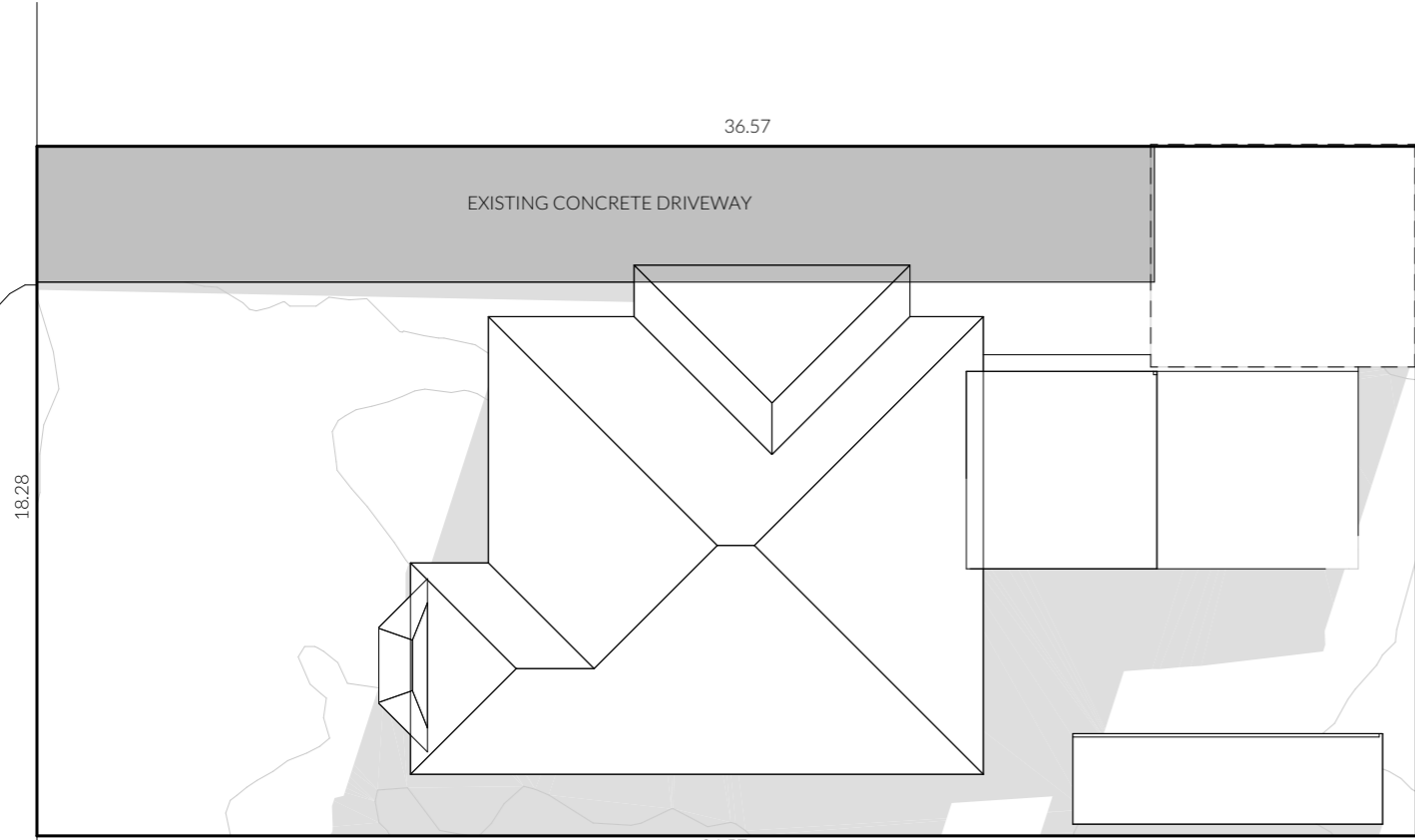


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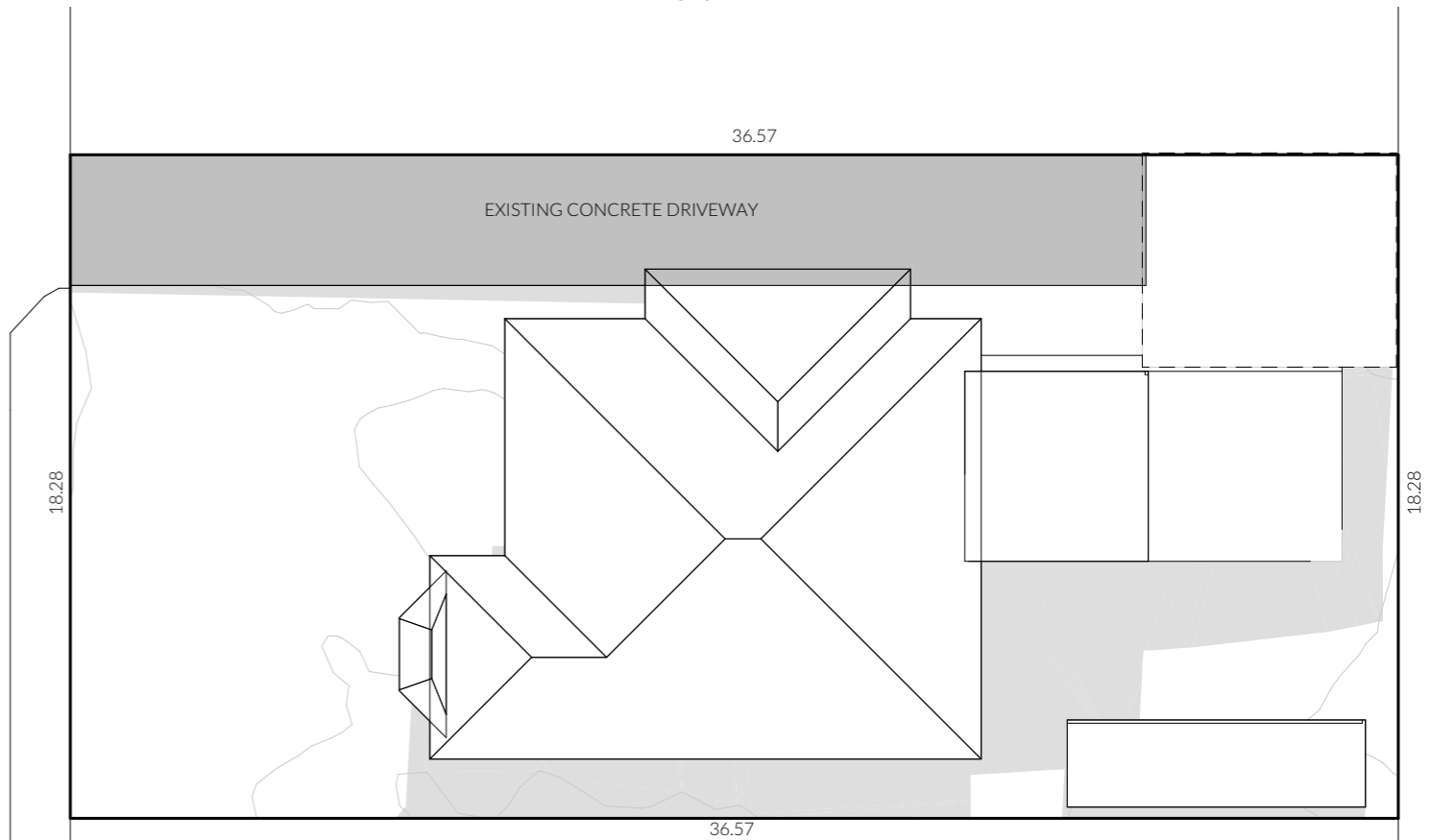
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Shadow Diagrams 21st June -  
 11am/12pm

Revision: DA - 03  
 Approved by: JD

Scale:  
 1:200 @ A3  
 Pg. No:  
 A.06

Proposal: New Shed  
 Client: Nicholas & Belinda Beltz  
 Address: 4 Sanddune Court, Lauderdale. 7021

Date: 06/03/25  
 Drawn by: CJ  
 Job No: 012-2025  
 Engineer: TBA  
 Building Surveyor: TBA

ID	Date	Designer

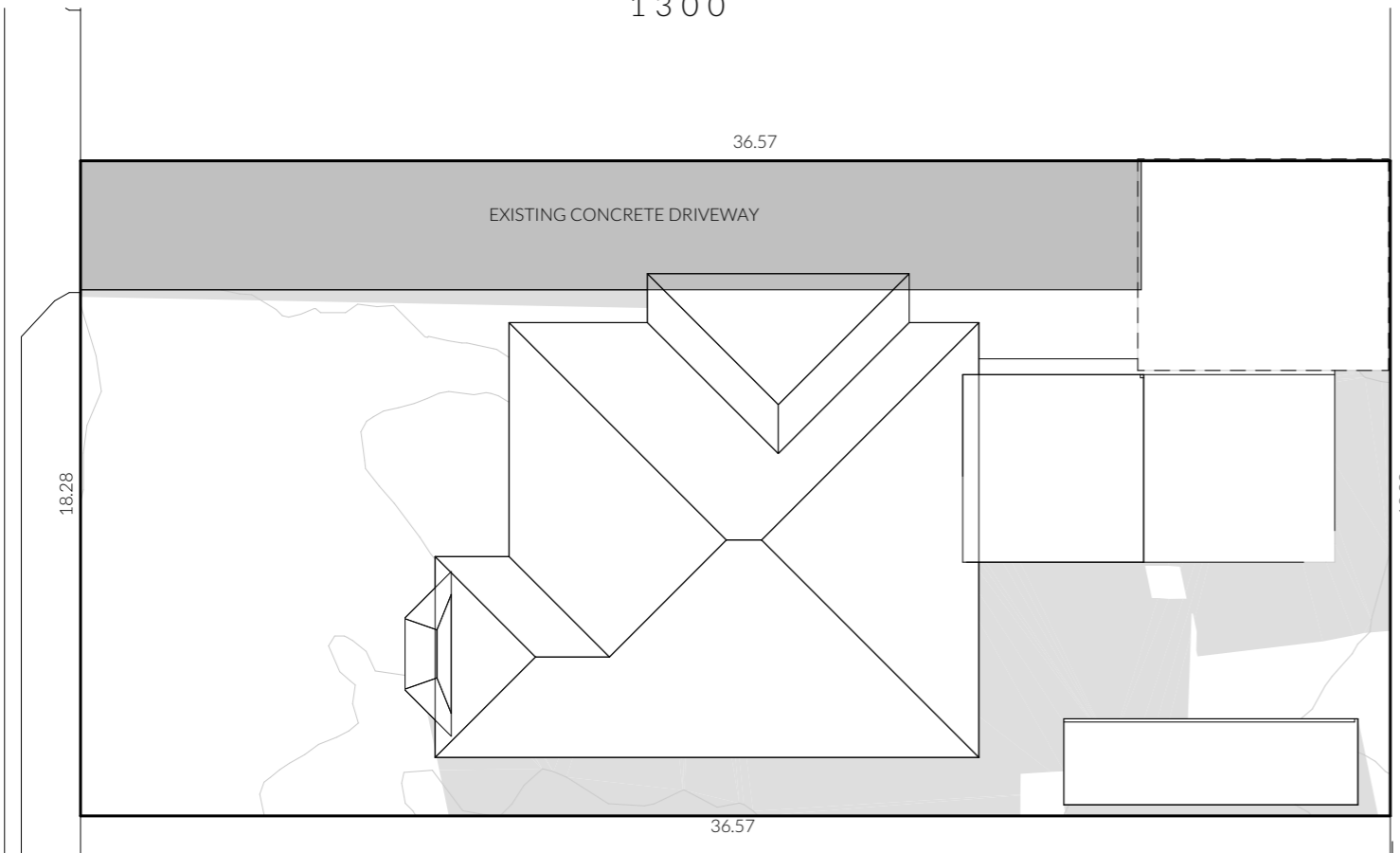
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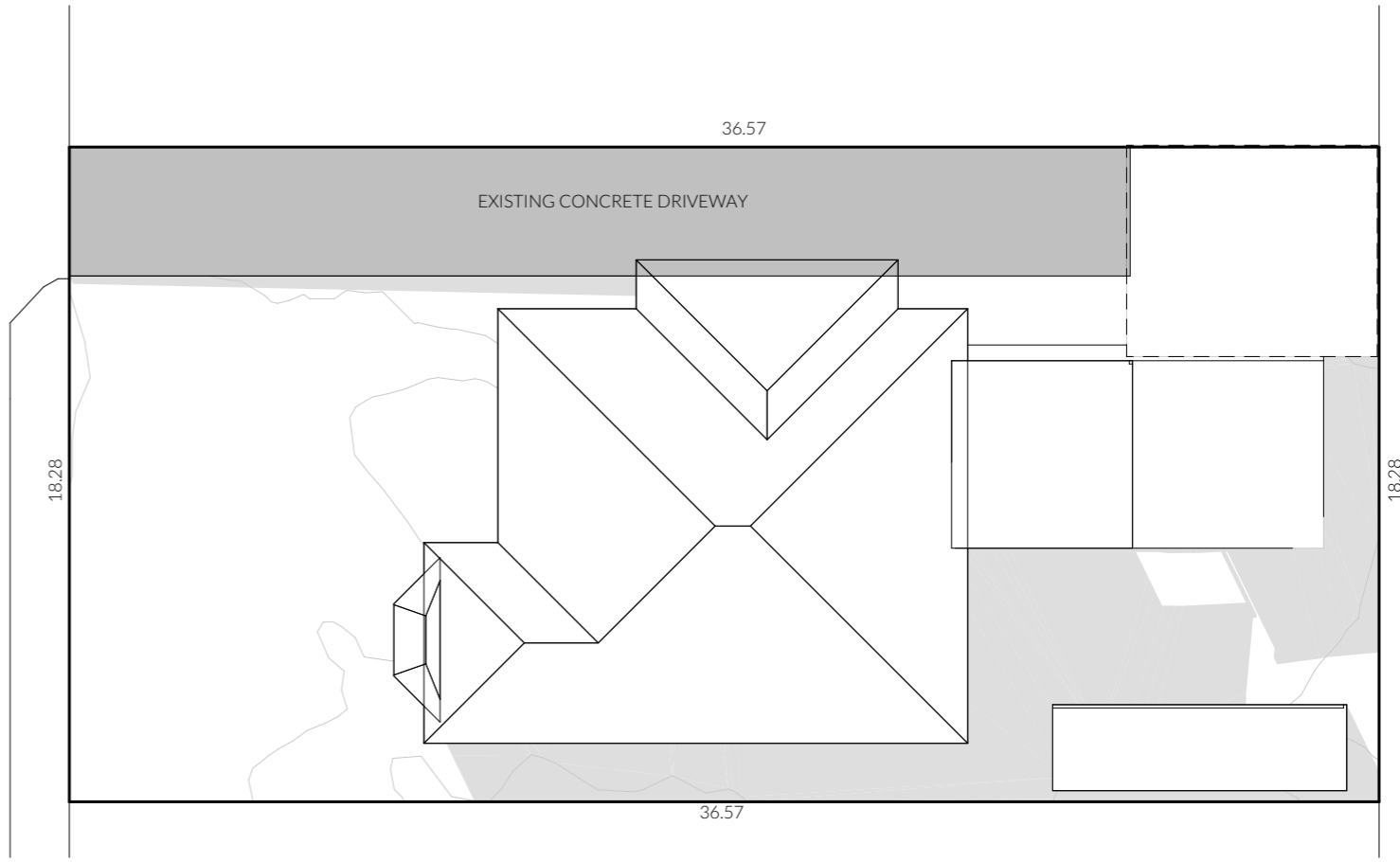
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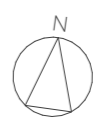
**Shadow Diagrams 21st June - 1pm-2pm**  
 Revision: DA - 03  
 Approved by: JD

Scale: **1:200** @ A3  
 Pg. No: **A.07**

Proposal: New Shed  
 Client: Nicholas & Belinda Beltz  
 Address: 4 Sanddune Court, Lauderdale. 7021

Date: 06/03/25  
 Drawn by: CJ  
 Job No: 012-2025  
 Engineer: TBA  
 Building Surveyor: TBA

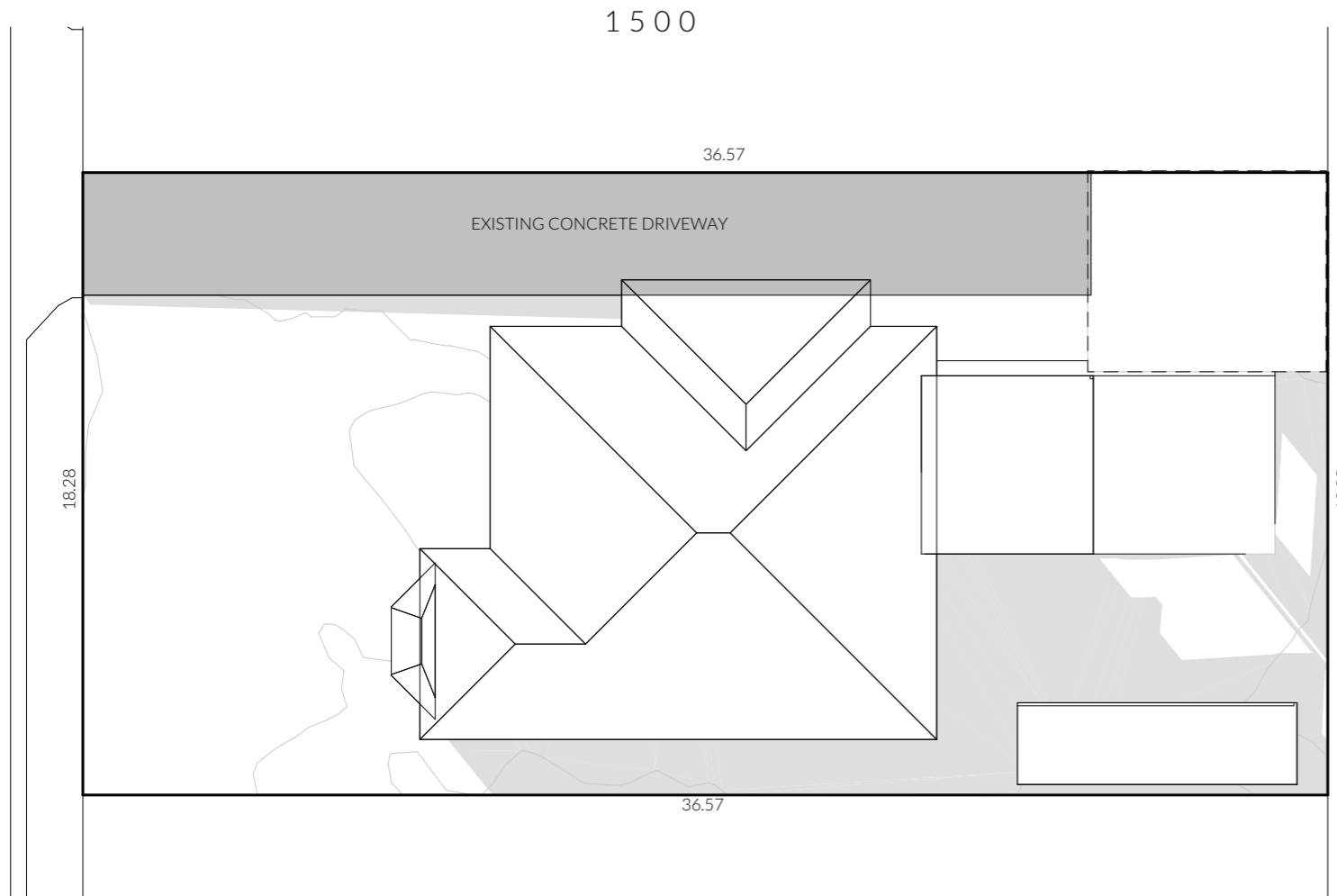
ID	Date	Designer



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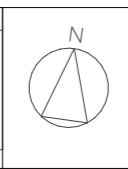
**Shadow Diagrams 21st June - 3pm**  
 Revision: DA - 03  
 Approved by: JD

Scale: **1:200** @ A3  
 Pg. No: **A.08**

Proposal: New Shed  
 Client: Nicholas & Belinda Beltz  
 Address: 4 Sanddune Court, Lauderdale. 7021

Date: 06/03/25  
 Drawn by: CJ  
 Job No: 012-2025  
 Engineer: TBA  
 Building Surveyor: TBA

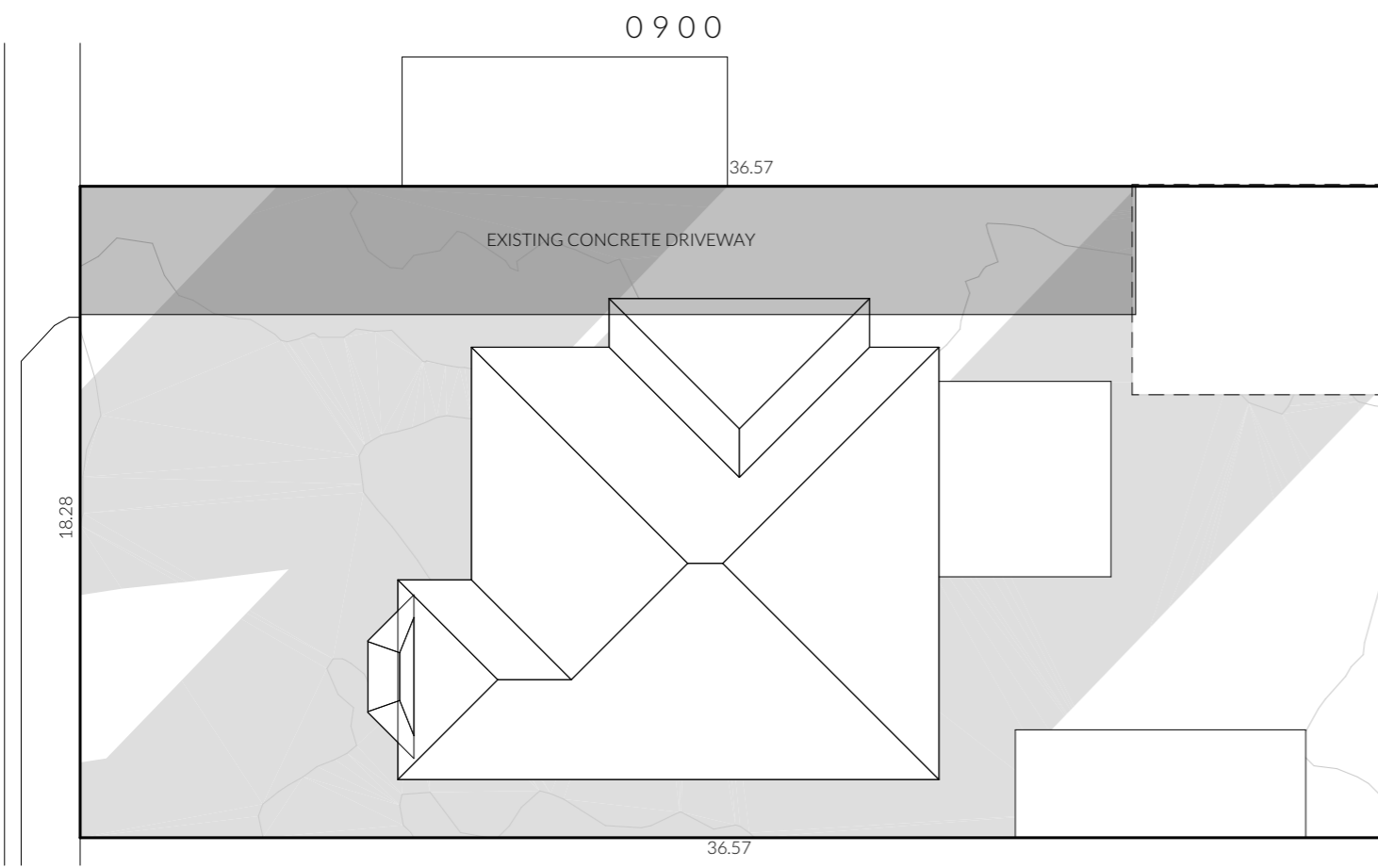
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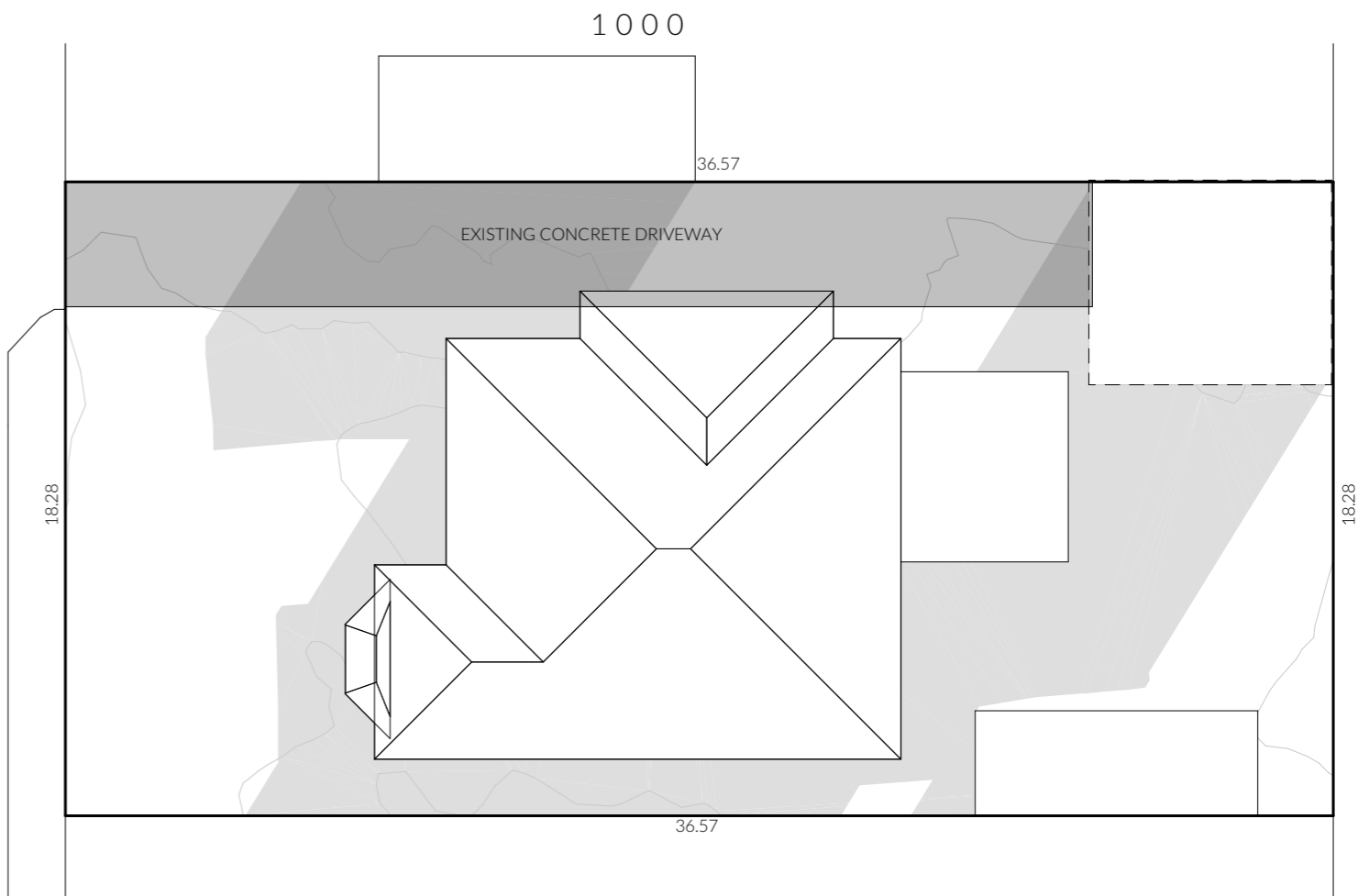
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Shadow Diagrams 21st June -  
 9am/10am

Revision: DA - 02  
 Approved by: JD

Scale: 1:200 @ A3  
 Pg. No: A.03

Proposal: New Shed  
 Client: Nicholas & Belinda Beltz  
 Address: 4 Sanddune Court, Lauderdale. 7021

Date: 06/03/25  
 Drawn by: CJ  
 Job No: 012-2025  
 Engineer: TBA  
 Building Surveyor: TBA

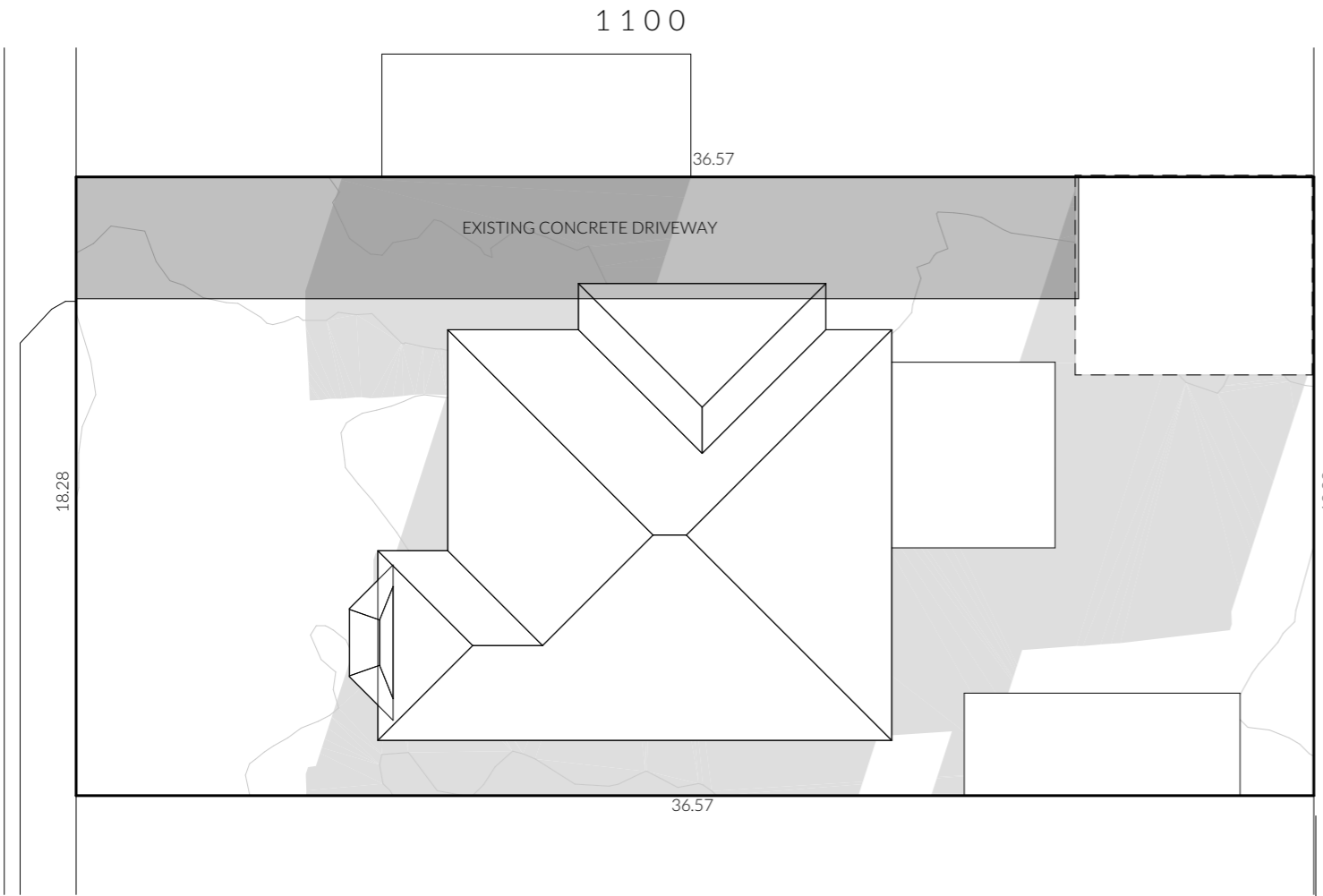
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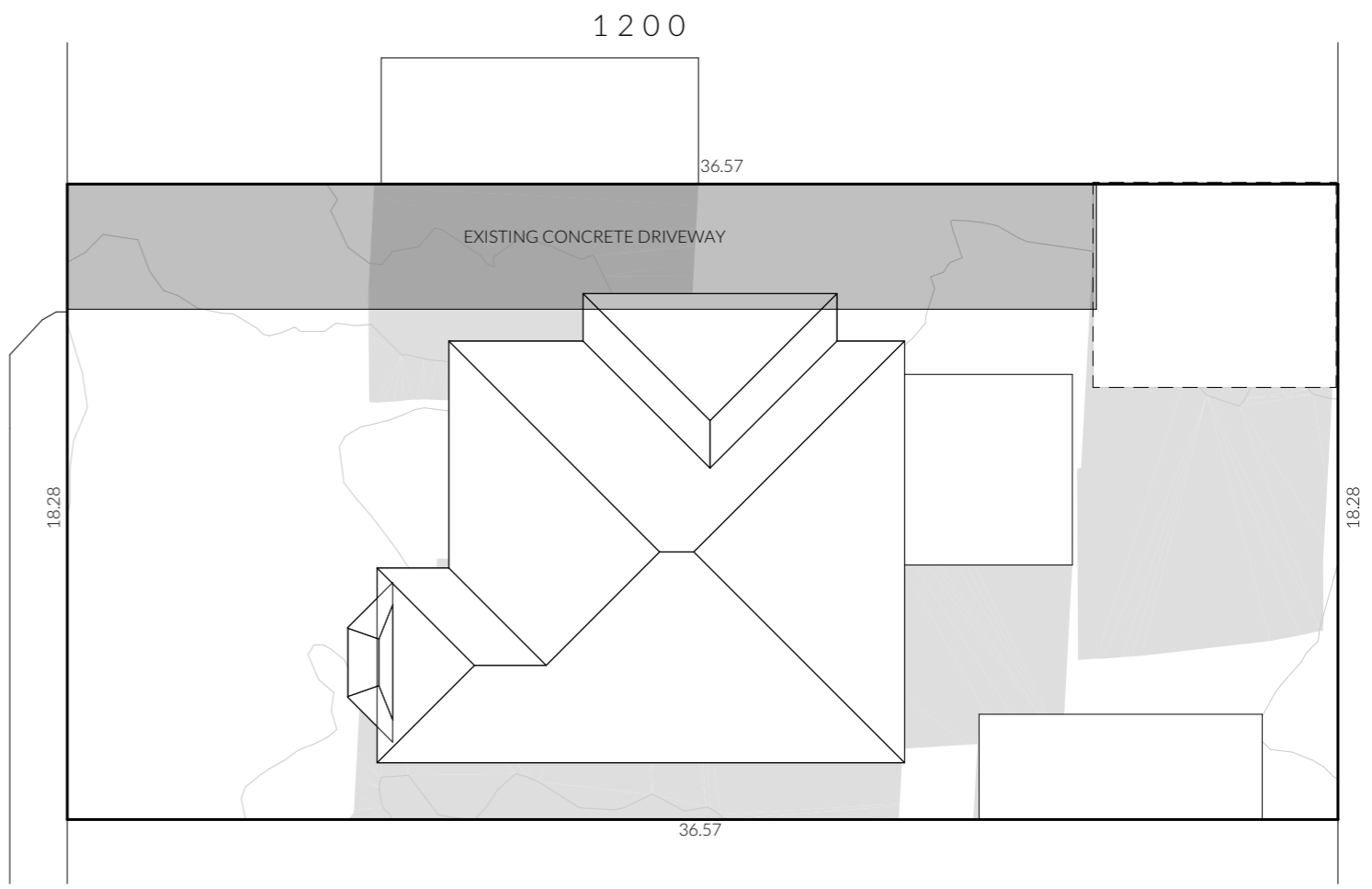
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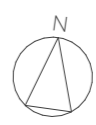
Revision: DA - 02  
 Approved by: JD

Scale: 1:200 @ A3  
 Pg. No: A.04

Proposal: New Shed  
 Client: Nicholas & Belinda Beltz  
 Address: 4 Sanddune Court, Lauderdale. 7021

Date: 06/03/25  
 Drawn by: CJ  
 Job No: 012-2025  
 Engineer: TBA  
 Building Surveyor: TBA

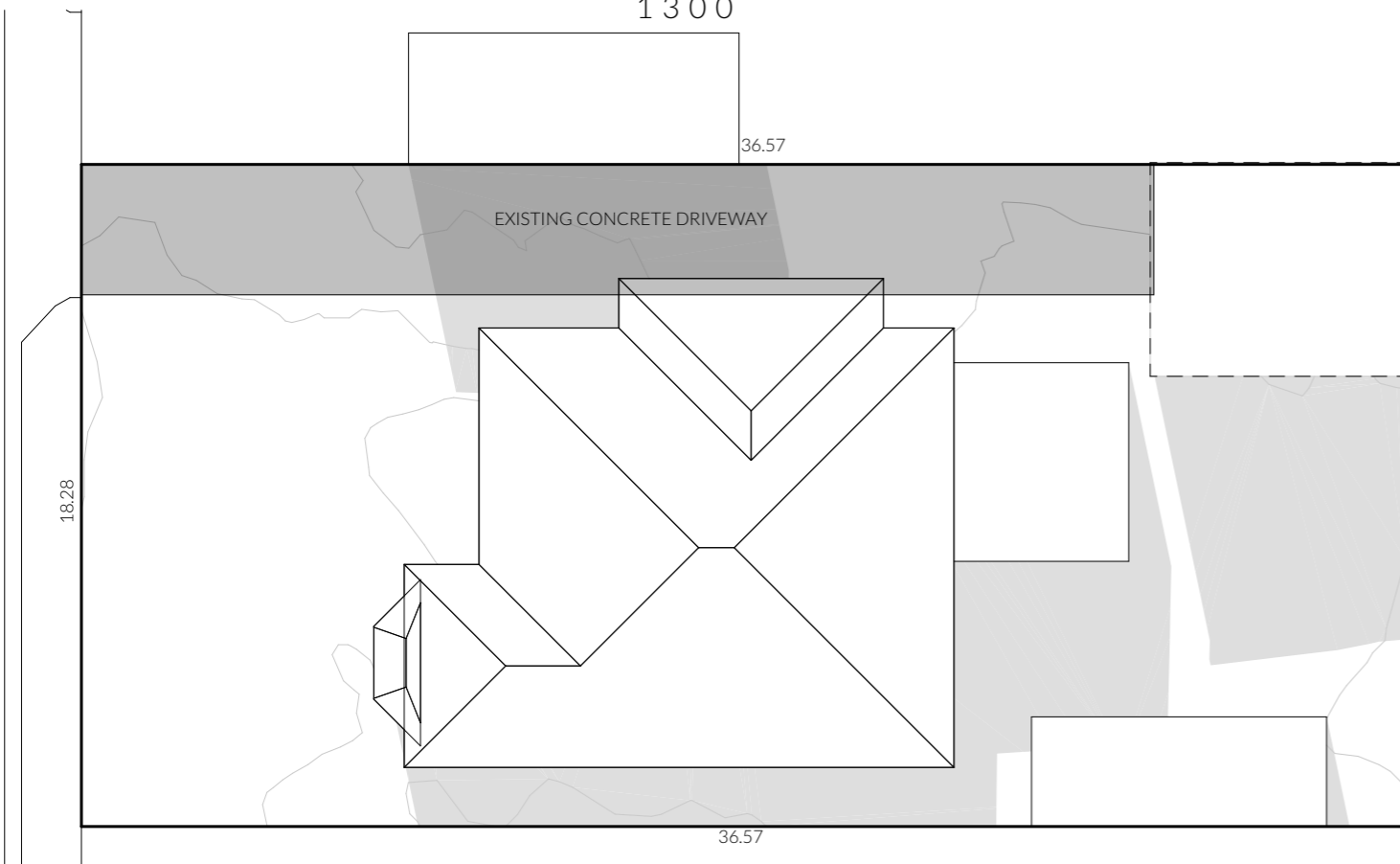
ID	Date	Designer



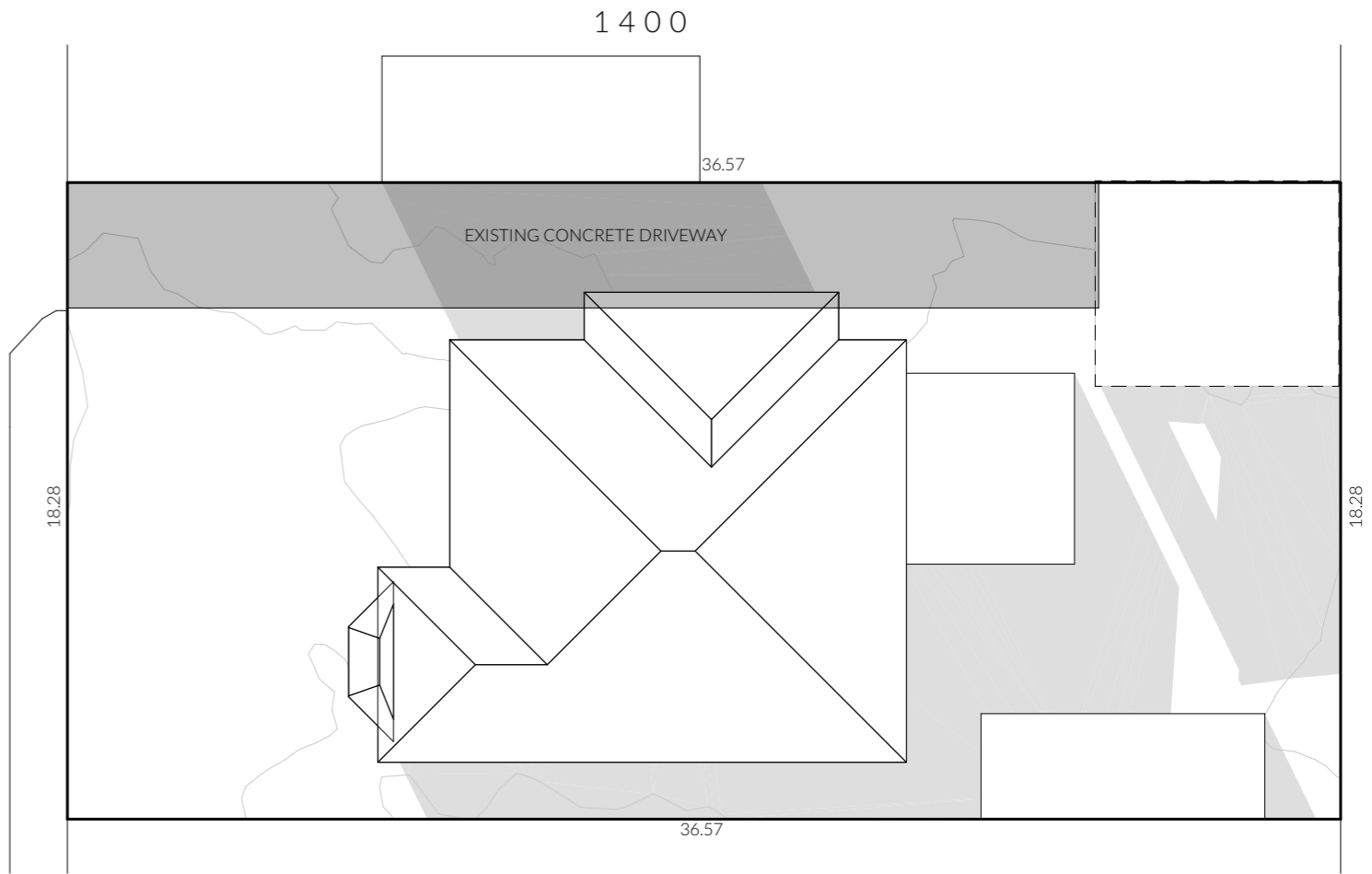
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Shadow Diagrams 21st June -  
 1pm-2pm

Revision: DA - 02  
 Approved by: JD

Scale: 1:200 @ A3  
 Pg. No: A.05

Proposal: New Shed  
 Client: Nicholas & Belinda Beltz  
 Address: 4 Sanddune Court, Lauderdale. 7021

Date: 06/03/25  
 Drawn by: CJ  
 Job No: 012-2025  
 Engineer: TBA  
 Building Surveyor: TBA

ID	Date	Designer

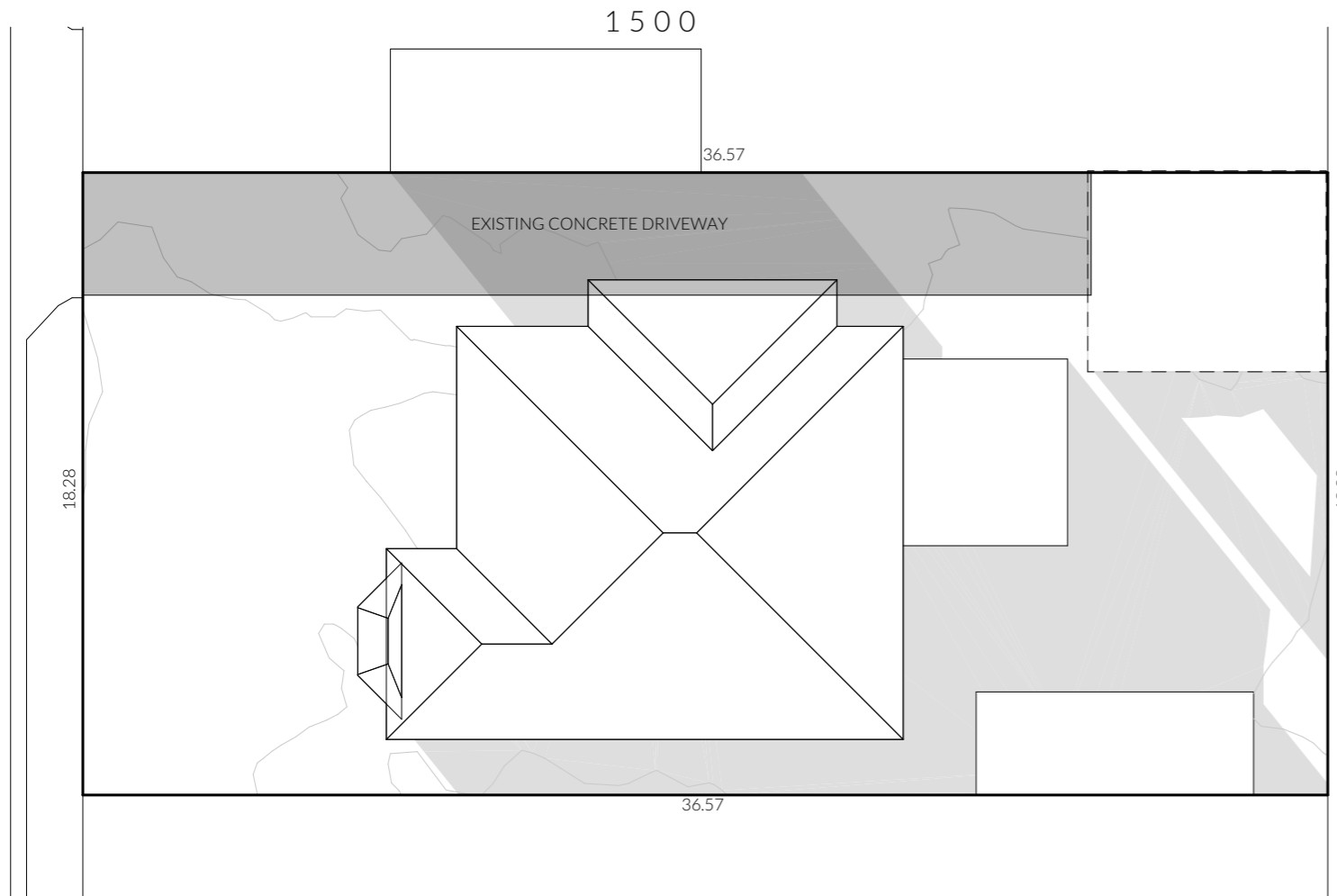
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	ID	Date	Designer											
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