



Devonport City Council

PUBLIC NOTICE

APPLICATION FOR PLANNING PERMIT

Section 57(3) Land Use Planning Approvals Act 1993

An application for a planning permit has been made which may affect you.

Application Details

Application Number:	PA2025.0086
Proposed Use or Development:	Residential (outbuilding and additional crossover)
Address of the Land:	66 Fleetwood Drive, Spreyton
Date of Notice:	04/10/2025

You are invited to view the application and any documents and plans accompanying it on the ground floor of the paranaple centre at 137 Rooke Street, Devonport or on Council's website www.devonport.tas.gov.au

Any person may make a representation relating to the application in accordance with section 57(5) of the *Land Use Planning Approvals Act 1993*, during a period of 14 days commencing on the date of this notice.

Your representation must:

- be received by close of business on **17/10/2025**;
- be in writing; and
- addressed to the Chief Executive Officer, Devonport City Council:
 - P.O. Box 604, Devonport, Tasmania, 7310; or
 - townplanning@devonport.tas.gov.au

If you make a representation then Council must consider your submission before making its decision on the application.



PA2025.0086 - 66 Fleetwood Drive, Spreyton



This map is made available for the purpose of providing access to Devonport City Council information and not as professional advice. The information contained on the map is diagrammatic only. All information should be verified on site, or with the appropriate State Government Department or Council Office, prior to being used for any purpose.

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Created: 01-10-2025 11:42:57



PROPOSED RESIDENCE & SHED

66 FLEETWOOD DRIVE, SPREYTON

Drawing Schedule

SHEET	DESCRIPTION	REV	ISSUE DATE
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A101	SITE PLAN	B	17/09/25
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A109	REFLECTED CEILING PLAN	B	17/09/25
A110	ROOF FRAMING PLAN	B	17/09/25
A111	ROOF PLAN	B	17/09/25
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A121	CONSTRUCTION NOTES 2 OF 2	B	17/09/25
A122	BAL 12.5 CONSTRUCTION NOTES	B	17/09/25
A123	ENGINEERING NOTES	B	17/09/25
A124	SLAB & FOOTING LAYOUT PLAN	B	17/09/25
A125	SLAB & FOOTING DETAILS	B	17/09/25
A126	WIND BRACING LAYOUT PLAN	B	17/09/25
A127	BRACING & TIEDOWN DETAILS	B	17/09/25

GENERAL INFORMATION

ACCREDITED DESIGNER:
ACCREDITATION NUMBER:
LAND TITLE REFERENCE NUMBER:
ENERGY ASSESSMENT:
COUNCIL ZONE:
COUNCIL:

NICHOLAS BRANDSEMA
047538582
PID9013174, TITLE REF 179641/21
TBA
GENERAL RESIDENTIAL
DEVONPORT COUNCIL

FLOOR AREAS

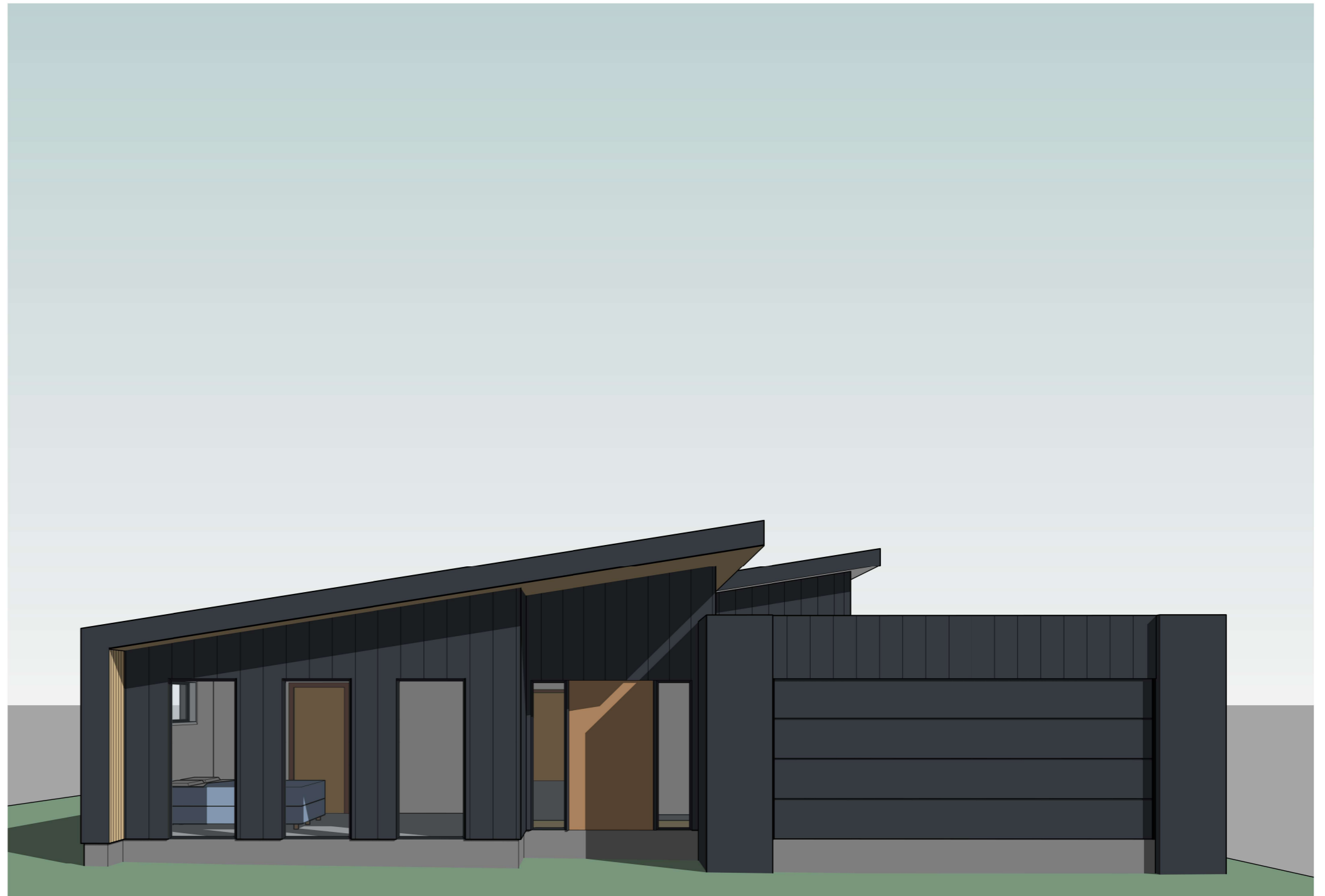
RESIDENCE FLOOR AREA:
SHED FLOOR AREA:

272m2 (29 SQUARES)
144m2 (16 SQUARES)

SITE INFORMATION

SITE AREA:
DESIGN WIND SPEED:
SOIL CLASSIFICATION:
ALPINE AREA:
CORROSION ENVIRONMENT:
BUSHFIRE ATTACK LEVEL:
CLIMATE ZONE:

1374m2
N2
CLASS H1
N/A
N/A
BAL 12.5
7



n+b
22 Fieldings Way
Ulverstone, Tasmania
Australia
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Revision
No. Date Description
B 17/09/25 Issued as PRELIMINARY
do not scale off plans
all dimensions are in millimeters
confirm all dimensions on site
all work relevant NCC & AS

Project
PROPOSED RESIDENCE & SHED
Location
66 FLEETWOOD DRIVE, SPREYTON
Client
JESS KELLER

Sheet Title
COVER PAGE
Drawn Issue Date Project No. Revision
NJB 17/09/25 P12401 B

Sheet Number
A100
/ A127

SITE PLAN

PRIMARY CONTOUR LINES SHOWN AT 1000mm INTERVALS
SECONDARY CONTOURS SHOWN AT 200mm INTERVALS

ALL RL LEVELS REFER TO FFL LEVEL, SITE DATUM POINT
TOP OF NBN PIT R.L. -475mm

DRIVEWAY

EXPOSED AGGREGATE 120mm THICK 25MPa CONCRETE
WITH SAW CUTS AT 4000mm CRS, 24 HOURS AFTER POURING.
AGGREGATE STYLE AND FINISH TO BE CONFIRMED BY OWNER.

GENERAL NOTES:

DURING CONSTRUCTION SOIL AND WATER IS TO BE APPROPRIATELY MANAGED. THIS INCLUDES THE PROVISION OF SILT FENCING, FILTER SCREENS OR DEDICATED SILT TRAPS TO PREVENT THE DISCHARGE OF GRAVEL, SOIL OR OTHER DEBRIS TO ANY EXISTING WATER COURSE OR ADJOINING PROPERTY DURING THE CONSTRUCTION PROCESS.

EXCAVATION:

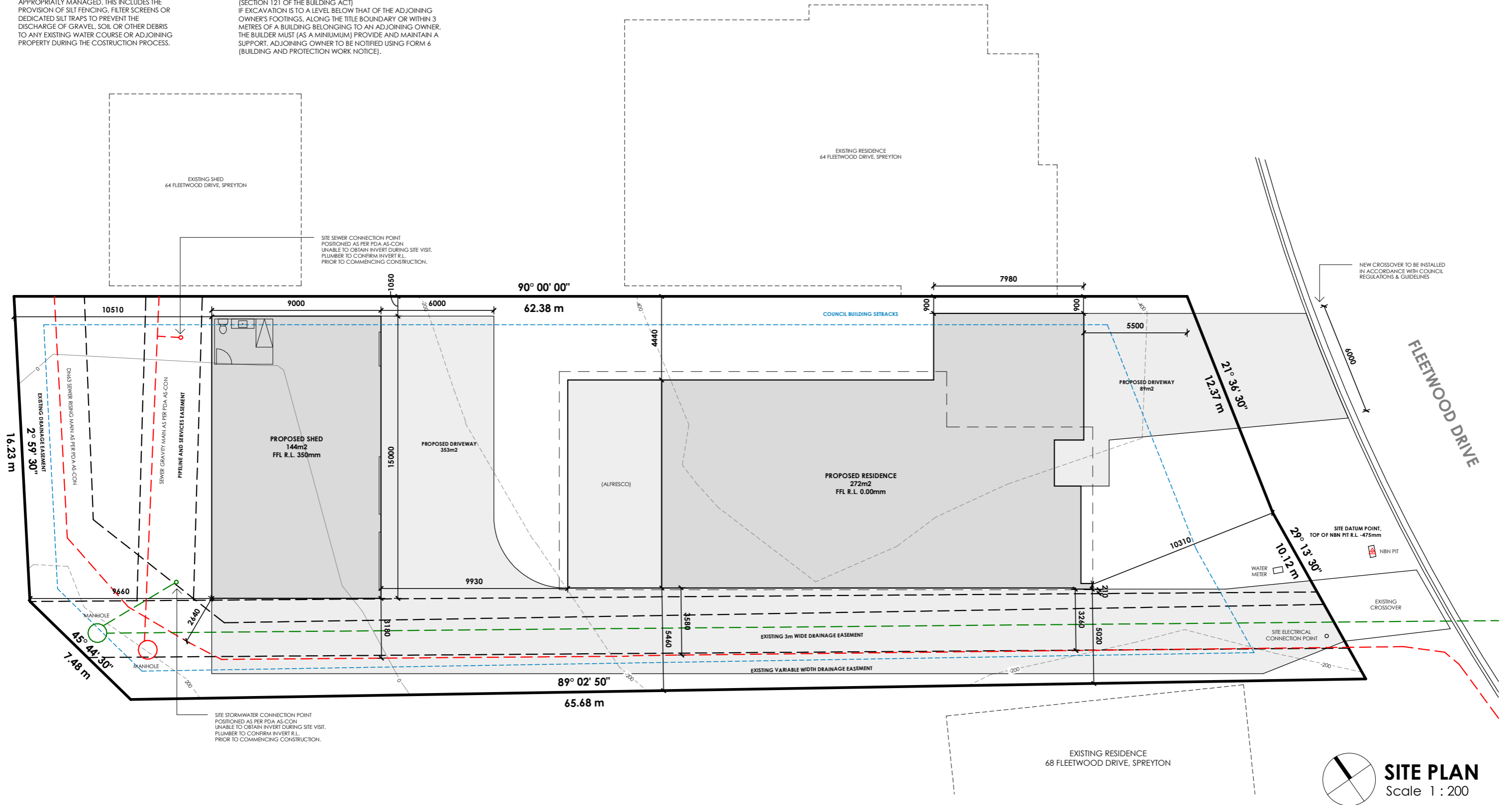
ALLOW FOR BULK EXCAVATION WHERE REQUIRED AND ALL EXCAVATION, FILLING, BACK FILLING AND CONSOLIDATION REQUIRED FOR THE FOOTINGS AND SLAB. RETAIN ALL ACCESSES AND SERVICES AS INDICATED. MAKE GOOD.

SETTING OUT:

THE BUILDER SHALL ACCURATELY SET-OUT THE WORKS AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORKS, AND SHALL MAKE GOOD AT HIS OWN EXPENSE ANY ERRORS ARISING FROM INACCURACIES OF THE SETOUT.

PROTECTION WORK

(SECTION 121 OF THE BUILDING ACT)
IF EXCAVATION IS TO A LEVEL BELOW THAT OF THE ADJOINING OWNER'S FOOTINGS, ALONG THE TITLE BOUNDARY OR WITHIN 3 METRES OF A BUILDING BELONGING TO AN ADJOINING OWNER, THE BUILDER MUST (AS A MINIMUM) PROVIDE AND MAINTAIN A SUPPORT. ADJOINING OWNER TO BE NOTIFIED USING FORM 6 (BUILDING AND PROTECTION WORK NOTICE).



SITE PLAN
Scale 1 : 200

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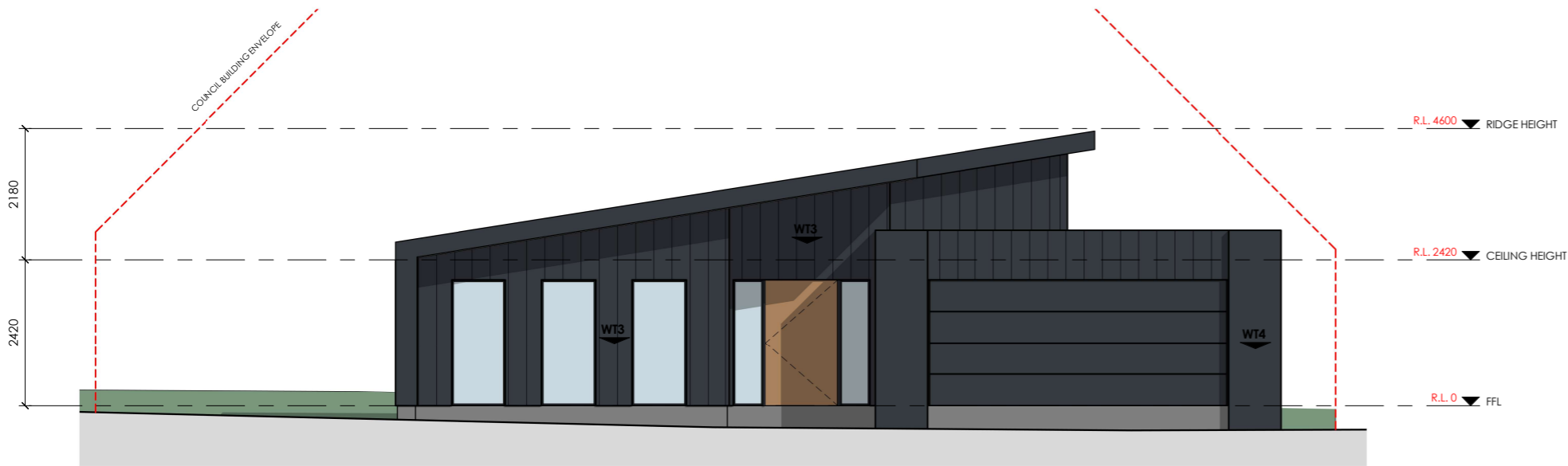
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PRELIMINARY	1 : 200
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Revision	Description
No. Date	
B 17/09/25	Issued as PRELIMINARY
do not scale off plans all dimensions are in millimeters confirm all dimensions on site all work relevant NCC & AS	

Project
PROPOSED RESIDENCE & SHED
Location
66 FLEETWOOD DRIVE, SPREYTON
Client
JESS KELLER

Sheet Title	Drawn	Issue Date	Project No.	Revision
SITE PLAN	NJB	17/09/25	P12401	B

Sheet Number
A101
/A127



EAST ELEVATION
Scale 1 : 100

WALL | FACADE MATERIALS & FINISHES

- WT-1** BRICK VENEER, COLOUR & STYE BY OWNER.
- WT-2** MASTERWALL 75mm CLADDING, RENDER/PAINT TO FINISH INSTALLED AS PER MANUFACTURERS SPECIFICATION
- WT-3** JAMES HARDIE OBLIQUE CLADDING, PAINT TO FINISH INSTALLED AS PER MANUFACTURERS SPECIFICATION
- WT-4** BRICK VENEER, RENDER & PAINT TO FINISH



EAVE CONSTRUCTION NCC VOLUME 2 PART 3.5.3.5
EAVE WIDTH OVERHANG - 600mm

EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET TRIMMERS LOCATED WITHIN 1200mm OF EXTERNAL CORNERS TO BE SPACED @ 500mm CENTERS. REMAINDER OF SHEET - 700mm CENTERS

FASTENER / FIXINGS WITHIN 1200mm OF EXTERNAL CORNERS @ 200mm CENTERS. REMAINDER OF SHEET - 300mm CENTERS

COLORBOND CUSTOM ORB ROOF CLADDING
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562 COLOUR BY OWNER.

SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
NCC VOLUME 2 PART 3.6 POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED. REVEALS AS SELECTED. ALL FLASHING & FIXINGS TO MANUFACTURERS SPECIFICATIONS

GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288
ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS



SOUTH ELEVATION
Scale 1 : 100

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PROPOSED RESIDENCE & SHED
Location
66 FLEETWOOD DRIVE, SPREYTON
Client
JESS KELLER

Sheet Title
ELEVATIONS 1 OF 2

Drawn	Issue Date	Project No.	Revision
NJB	17/09/25	P12401	B

Sheet Number

A102

/A127



WEST ELEVATION
Scale 1 : 100

WALL | FACADE MATERIALS & FINISHES

- WT-1** BRICK VENEER, COLOUR & STYE BY OWNER.
- WT-2** MASTERWALL 75mm CLADDING, RENDER/PAINT TO FINISH INSTALLED AS PER MANUFACTURERS SPECIFICATION
- WT-3** JAMES HARDIE OBLIQUE CLADDING, PAINT TO FINISH INSTALLED AS PER MANUFACTURERS SPECIFICATION
- WT-4** BRICK VENEER, RENDER & PAINT TO FINISH



EAVE CONSTRUCTION NCC VOLUME 2 PART 3.5.3.5
EAVE WIDTH OVERHANG - 600mm

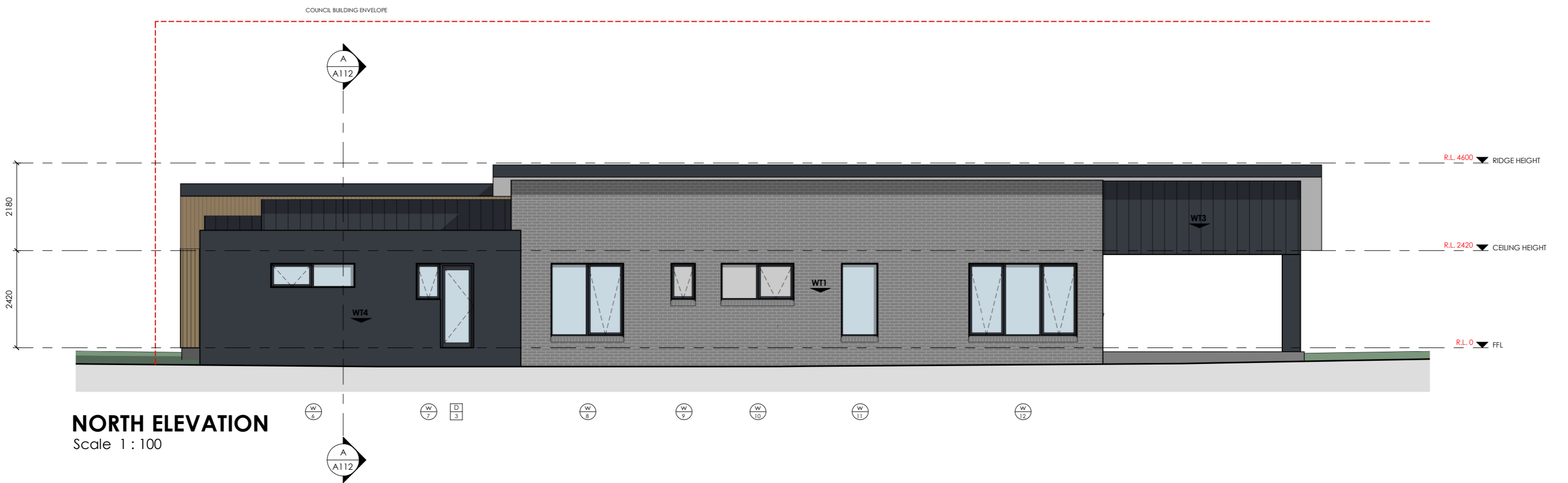
EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET TRIMMERS LOCATED WITHIN 1200mm OF EXTERNAL CORNERS TO BE SPACED @ 500mm CENTERS. REMAINDER OF SHEET - 700mm CENTERS

FASTENER / FIXINGS WITHIN 1200mm OF EXTERNAL CORNERS @ 200mm CENTERS. REMAINDER OF SHEET - 300mm CENTERS

COLORBOND CUSTOM ORB ROOF CLADDING
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562 COLOUR BY OWNER.

SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
NCC VOLUME 2 PART 3.6 POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED. REVEALS AS SELECTED. ALL FLASHING & FIXINGS TO MANUFACTURERS SPECIFICATIONS

GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288
ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS



NORTH ELEVATION
Scale 1 : 100

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7315

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Project
PROPOSED RESIDENCE & SHED
Location
66 FLEETWOOD DRIVE, SPREYTON
Client
JESS KELLER

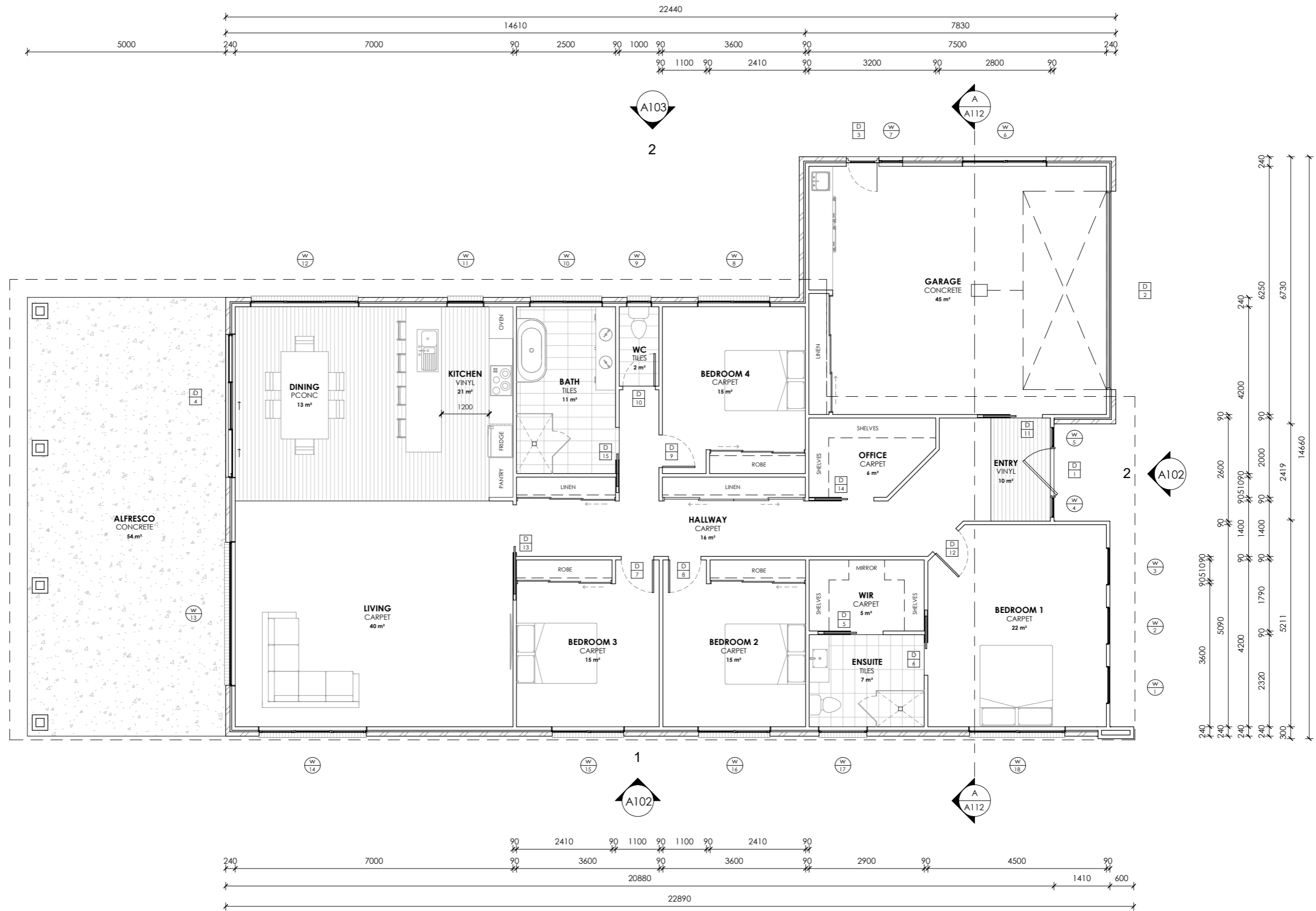
Sheet Title
ELEVATIONS 2 OF 2

Drawn	Issue Date	Project No.	Revision
NJB	17/09/25	P12401	B

Sheet Number

A103

/ A127



FLOOR AREAS & FINISHES

FLOOR AREA - 272m²

VINYL
FLOOR AREA APPROX - 44m²
 5mm SELECTED VINYL PLANK FLOORING

CARPET
FLOOR AREA APPROX - 129m²
 SELECTED CARPET AND UNDERLAY


TILES
FLOOR AREA APPROX - 20m²
 SELECTED TILES, GROUT, SEALANT, TRIMS
 SEALED PRIOR WITH A WATERPROOF
 MEMBRANE SYSTEM

SKIRTING 66x18 PRE PRIMED BEVELLED
 SKIRTINGBOARD, PAINT TO FINISH.

NOTES
 ALL WINDOW DIMENSIONS TO BE CONFIRMED WITH
 CLIENT PRIOR TO CONSTRUCTION BEGINNING.

ALL GLAZING TO COMPLY WITH WITH NCC PART 8.2 & AS1288 & AS2047
 ALL WET AREAS TO COMPLY WITH NCC PART 10.2 & AS3740
 ALL TIMBER FRAMING TO COMPLY WITH NCC PART 6 & AS1684
 ALL WORKS TO BE IN COMPLIANCE WITH NCC PART 13 & ENERGY EFFICIENCY

FLOOR PLAN
 Scale 1 : 100

 <p>22 Fieldings Way Ulverstone, Tasmania Australia 7315</p> <p>m 0417 134 369 e nick@nplusb.com.au License No. 047538582 ABN 946 222 219 16</p>	<p>Issued As PRELIMINARY</p> <p>Scale A3 1 : 100</p>	<p>Revision</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>17/09/25</td> <td>Issued as PRELIMINARY</td> </tr> </tbody> </table> <p>do not scale off plans all dimensions are in millimeters confirm all dimensions on site all work relevant NCC & AS</p>	No.	Date	Description	B	17/09/25	Issued as PRELIMINARY	<p>Project PROPOSED RESIDENCE & SHED</p> <p>Location 66 FLEETWOOD DRIVE, SPREYTON</p> <p>Client JESS KELLER</p>	<p>Sheet Title FLOOR PLAN</p> <table border="1"> <thead> <tr> <th>Drawn</th> <th>Issue Date</th> <th>Project No.</th> <th>Revision</th> </tr> </thead> <tbody> <tr> <td>NJB</td> <td>17/09/25</td> <td>P12401</td> <td>B</td> </tr> </tbody> </table>	Drawn	Issue Date	Project No.	Revision	NJB	17/09/25	P12401	B	<p>Sheet Number A104 /A127</p>
	No.	Date	Description																
B	17/09/25	Issued as PRELIMINARY																	
Drawn	Issue Date	Project No.	Revision																
NJB	17/09/25	P12401	B																

WINDOW & DOOR SCHEDULE NOTES

FLYSCREENS TO BE FITTED TO ALL OPENABLE WINDOWS AND DOORS (ENTRY EXEMPT).

GLAZING TYPES AVAILABLE IN TASMANIA CAN BE ACCESSED AT WWW.WERS.NET.

SHOWER SCREENS

1800H SEMI-FRAMELESS SHOWER SCREENS TO COMPLY WITH NCC TABLE 8.4.6. & AS1288. MINIMUM 6mm THICK GRADE A TOUGHENED SAFETY GLASS, LABELLED TO COMPLY WITH INDUSTRY STANDARDS.

OPAQUE BANDS

WHERE GLAZED DOORS OR SIDE PANELS ARE CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING, THE GLASS MUST BE MARKED TO MAKE IT READILY VISIBLE AS FOLLOWS:

- MARKING IN THE FORM OF AN OPAQUE BAND NOT LESS THAN 20mm IN HEIGHT;
- THE UPPER EDGE IS NOT LESS THAN 700mm ABOVE THE FLOOR;
- THE LOWER EDGE IS NOT MORE THAN 1200mm ABOVE THE FLOOR.

FLASHINGS TO WALL OPENINGS

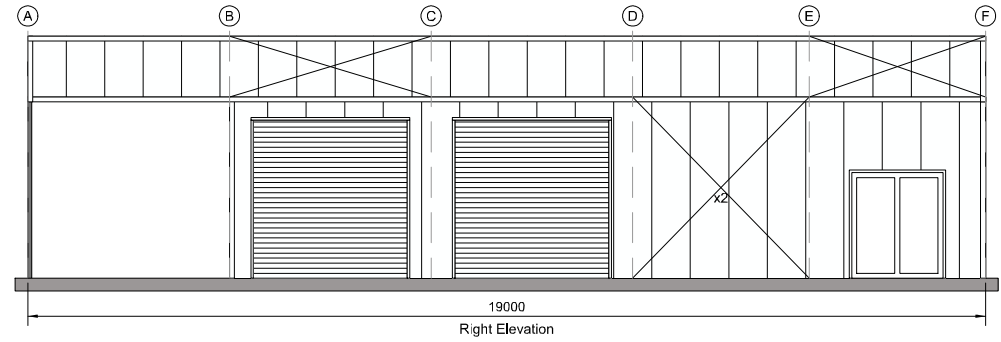
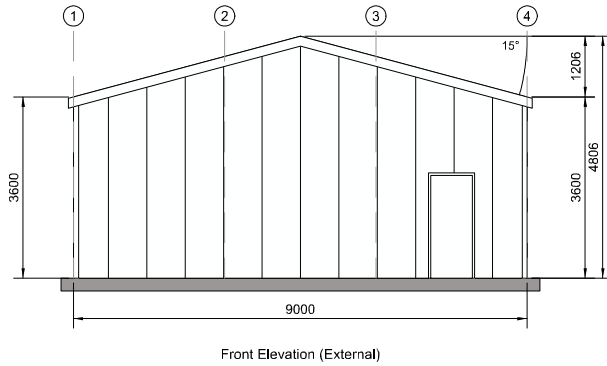
ALL OPENINGS MUST BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/NZS2904. REFER TO DRAWING A117 FOR WINDOW HEAD AND SILL DETAILS. FLASHING TO BE INSTALLED WITH GLAZING MANUFACTURER'S SPECIFICATIONS FOR BRICK VENEER CONSTRUCTION.

NOTE:

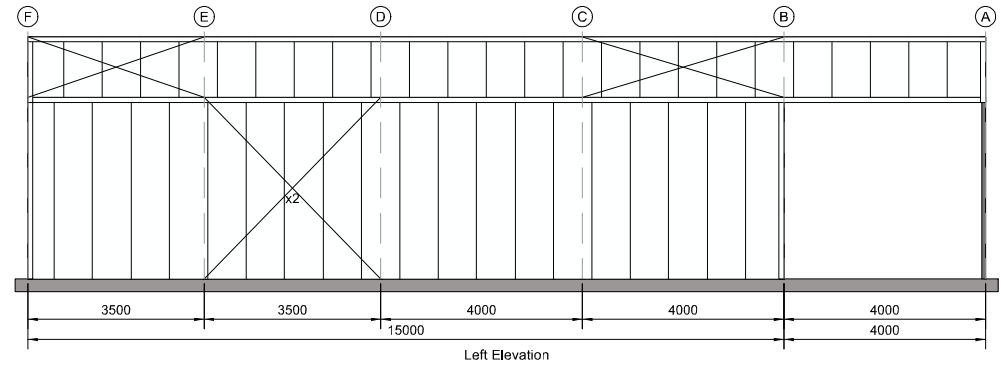
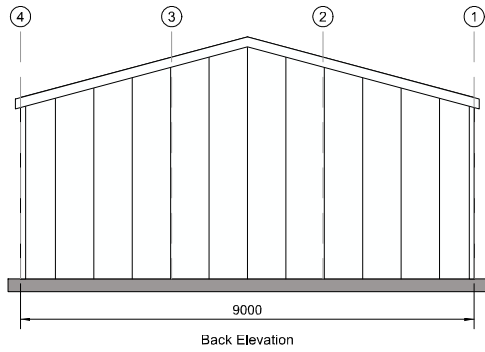
ALL WINDOWS & DOORS ARE SHOWN AS REPRESENTATIONAL ONLY. IT IS THE RESPONSIBILITY OF THE BUILDER AND CLIENT TO REVIEW ALL WINDOW & DOOR STYLE'S PRIOR TO ORDERING. THIS INCLUDES DOOR MATERIAL (I.E. ALUMINUM/TIMBER) & COLOUR, FRAME COLOUR, AWNING/SLIDING OPERATION (INCLUDING SLIDING DOORS), GLASS TINT & TRANSOM & MULLION LAYOUT.

Window Schedule									
Mark	Floor Level	Operation	Size		Sill Height (Height Above FFL)	Location	SHGC	U-Value	Glazing
			Height	Width					
1	FFL	Fixed	2100	900	0	BEDROOM 1	0.70	3.58 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4GryTint
2	FFL	Fixed	2100	900	0	BEDROOM 1	0.70	3.58 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4GryTint
3	FFL	Fixed	2100	900	0	BEDROOM 1	0.70	3.58 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4GryTint
4	FFL	Fixed	2100	500	0	ENTRY	0.70	3.58 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4GryTint
5	FFL	Fixed	2100	500	0	ENTRY	0.70	3.58 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4GryTint
6	FFL	Awning	600	2100	1500	GARAGE	0.58	4.42 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4GryTint
7	FFL	Awning	900	600	1200	GARAGE	0.58	4.42 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4GryTint
8	FFL	Awning	1800	1800	300	BEDROOM 4	0.58	4.42 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4GryTint
9	FFL	Awning	900	600	1200	WC	0.58	4.42 W/(m²·K)	DOUBLE GLAZED - 4Opq/10/4Clr
10	FFL	Awning	900	1800	1200	BATH	0.58	4.42 W/(m²·K)	DOUBLE GLAZED - 4Opq/10/4Clr
11	FFL	Fixed	1800	900	300	KITCHEN	0.70	3.58 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4GryTint
12	FFL	Awning	1800	2700	300	DINING	0.58	4.42 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4GryTint
13	FFL	Fixed	1200	3600	900	LIVING	0.70	4.42 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4GryTint
14	FFL	Awning	1800	2700	300	LIVING	0.58	4.42 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4GryTint
15	FFL	Awning	1800	1800	300	BEDROOM 3	0.58	4.42 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4GryTint
16	FFL	Awning	1800	1800	300	BEDROOM 2	0.58	4.42 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4GryTint
17	FFL	Awning	600	1200	1500	ENSUITE	0.58	4.42 W/(m²·K)	DOUBLE GLAZED - 4Opq/10/4Clr
18	FFL	Awning	600	2400	1500	BEDROOM 1	0.58	4.42 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4GryTint

Door Schedule				
Mark	Location	Height	Width	Operation
1	ENTRY	2100	1200	External Hinged
2	GARAGE	2100	5000	Panelift Garage Door
3	GARAGE	2100	820	External Hinged
4	DINING	2100	3600	Double Glazed Sliding Door
5	ENSUITE	2040	820	Cavity Slider
6	BEDROOM 1	2040	820	Cavity Slider
7	BEDROOM 3	2040	820	Internal Hinged
8	BEDROOM 2	2040	820	Internal Hinged
9	BEDROOM 4	2040	820	Internal Hinged
10	WC	2040	820	Internal Hinged
11	GARAGE	2040	820	Cavity Slider
12	BEDROOM 1	2040	820	Internal Hinged
13	LIVING	2040	1200	Cavity Slider
14	OFFICE	2040	820	Cavity Slider
15	BATH	2040	820	Cavity Slider



No colour has been selected



SUPPLIED BY:

Titan Garages & Sheds Tasmania
29 Formby Street, Sheffield TAS 7306

PH: 0405 317 875
Email: dave.sharman@titangarages.com.au



ENGINEERING CALCULATIONS BY:

DIST CODE:
A2TA
SCALE:
1:150
SHEET:
0 OF 0
A4 SHEET

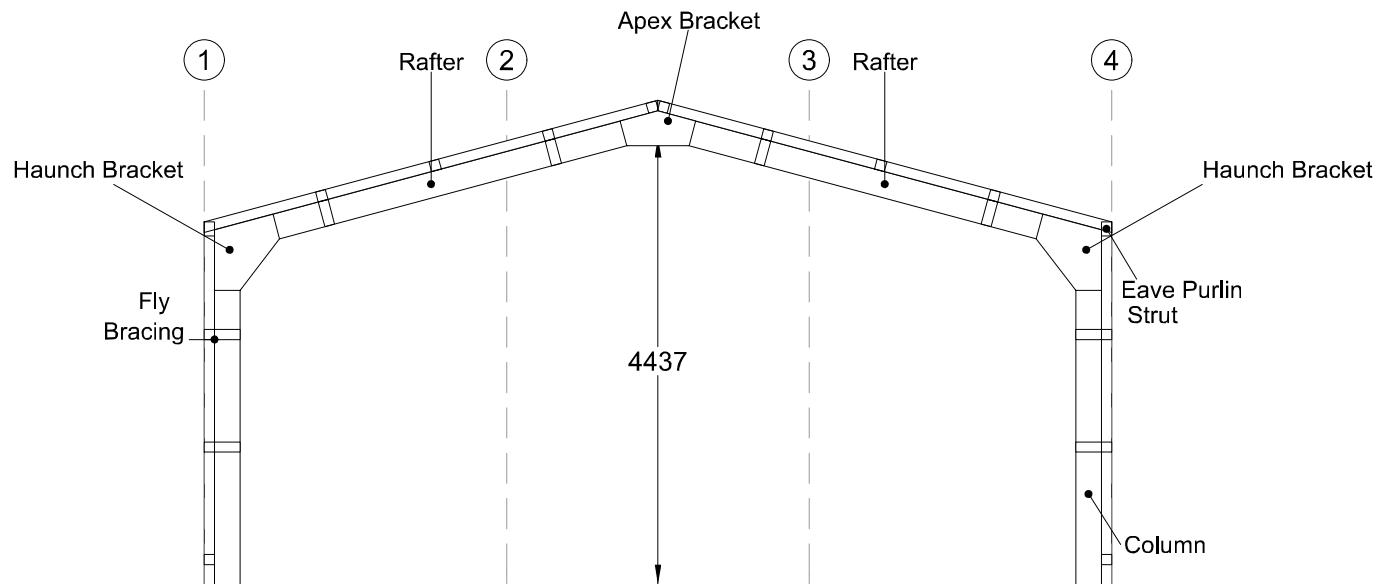
CLIENT:
JESS KELLER
66 FLEETWOOD DR, SPREYTON, TAS 7310, AUSTRALIA

DRAWING TITLE:
ELEVATIONS (ALL)

Date: 27/05/2025

Revision:
00

DRAWING NO:
00



SUPPLIED BY:

Titan Garages & Sheds Tasmania

29 Formby Street, Sheffield TAS 7306

PH: 0405 317 875

Email: dave.sharman@titangarages.com.au



ENGINEERING CALCULATIONS BY:

DIST CODE:

A2TA

SCALE:

1:75

SHEET:

0 OF 0

A4 SHEET

CLIENT:

JESS KELLER

66 FLEETWOOD DR, SPREYTON, TAS 7310, AUSTRALIA

DRAWING TITLE:

CROSS SECTION

Date: 27/05/2025

Revision:

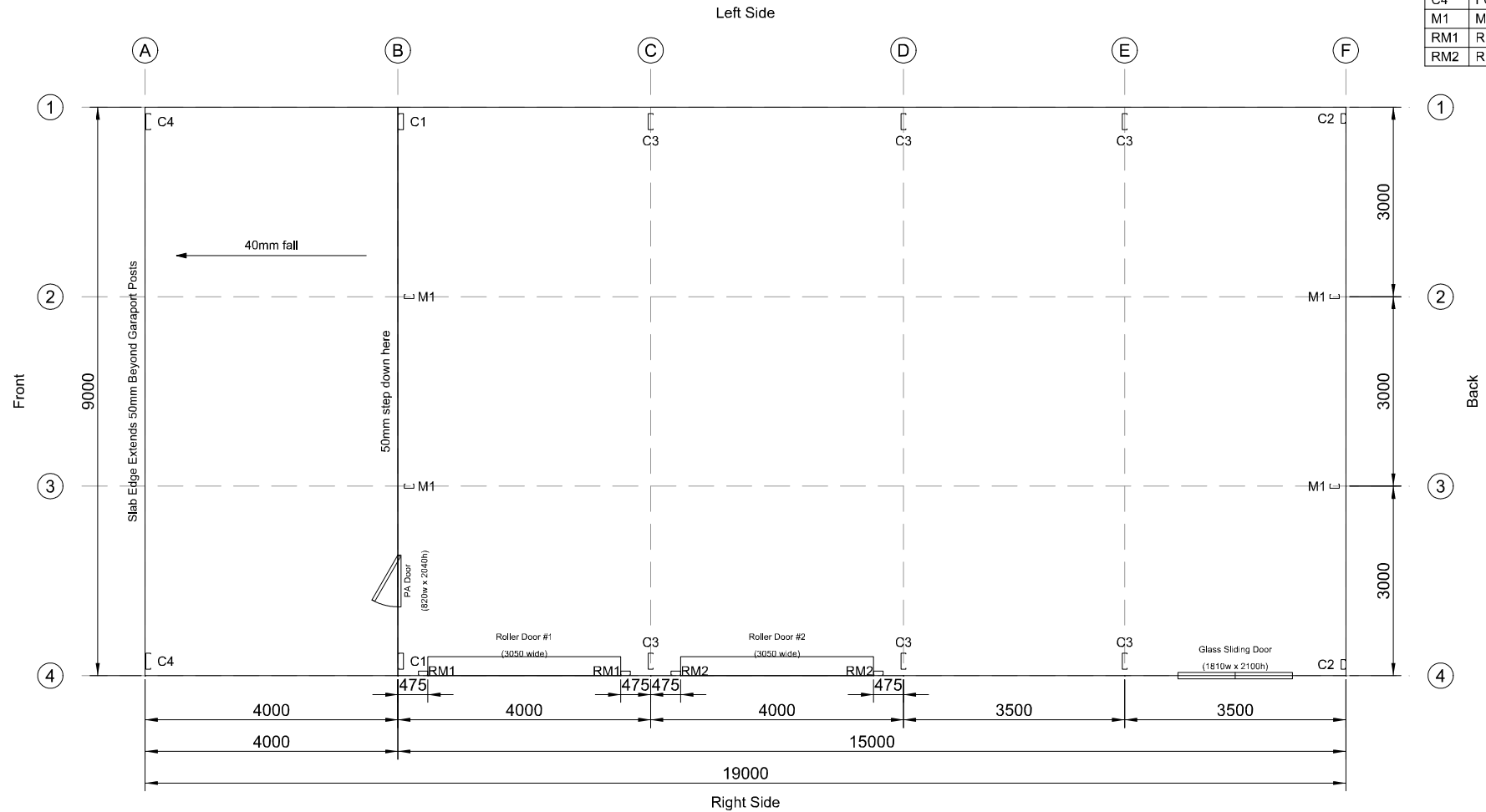
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DRAWING NO:

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JOB REFERENCE NO: 133189

Member schedule		
Mark	Description	Section
C1	Column	C25024
C2	Column	C15024
C3	Column	C25024
C4	FG Column	C25024
M1	Mullion	C15024
RM1	RD Mullion	C15024
RM2	RD Mullion	C15024



Note: Front Garaport Slab is stepped down 50mm from Main Building Slab

SUPPLIED BY:
Titan Garages & Sheds Tasmania
 29 Formby Street, Sheffield TAS 7306
 PH: 0405 317 875
 Email: dave.sharman@titangarages.com.au



ENGINEERING CALCULATIONS BY:

DIST CODE:
A2TA
 SCALE:
1:100
 SHEET:
0 OF 0
 A4 SHEET

CLIENT:
JESS KELLER
 66 FLEETWOOD DR, SPREYTON, TAS 7310, AUSTRALIA
 DRAWING TITLE:
FLOOR PLAN

Date: 27/05/2025

Revision:
00

DRAWING NO:
00

JOB REFERENCE NO: 133189