



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/054371

PROPOSAL: Outbuilding (Single Dwelling)

LOCATION: 500 Cambridge Road, Mornington

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 08 September 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 08 September 2025. 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 08 September 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 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 Outbuilding / Garage - 9m X 6m**

Location: **500 Cambridge Road, Mornington, TAS, 7018**

Personal Information Removed

Is the property on the Tasmanian Heritage Register? Yes No

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site: **Residential**

Does the proposal involve land administered or owned by the Crown or Council? Yes No

Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement

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

Personal Information Removed

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



Development/use or subdivision checklist

Mandatory Documents

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

- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (If publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the City of Clarence.

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

Additional Documents

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- Site analysis and site plan, including where relevant:
 - Existing and proposed use(s) on site.
 - Boundaries and dimensions of the site.
 - Topography, including contours showing AHD levels and major site features.
 - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
 - Soil type.
 - Vegetation types and distribution, and trees and vegetation to be removed.



- Location and capacity of any existing services or easements on/to the site.
 - Existing pedestrian and vehicle access to the site.
 - Location of existing and proposed buildings on the site.
 - Location of existing adjoining properties, adjacent buildings and their uses.
 - Any natural hazards that may affect use or development on the site.
 - Proposed roads, driveways, car parking areas and footpaths within the site.
 - Any proposed open space, communal space, or facilities on the site.
 - Main utility service connection points and easements.
 - Proposed subdivision lot boundaries.
- Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
 - Private open space for each dwelling.
 - External storage spaces.
 - Car parking space location and layout.
 - Major elevations of every building to be erected.
 - Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
 - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
 - Materials and colours to be used on rooves and external walls.
- Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
 - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
 - Plantings proposed for screening from adjacent sites or public places.
- Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME 143447	FOLIO 1
EDITION 6	DATE OF ISSUE 09-Jul-2022

SEARCH DATE : 05-May-2025

SEARCH TIME : 12.43 PM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 1 on Sealed Plan 143447
 Derivation : Part of Lot 31838 originally granted to R.P. Fitzgerald and duly acquired by Notification A329438
 Prior CTs 48501/2 and 112727/1

SCHEDULE 1

M966889 TRANSFER to DAVID FRANCIS BRADLEY MILLERCHIP and FIONA LOUISE MILLERCHIP Registered 09-Jul-2022 at 12.01 PM

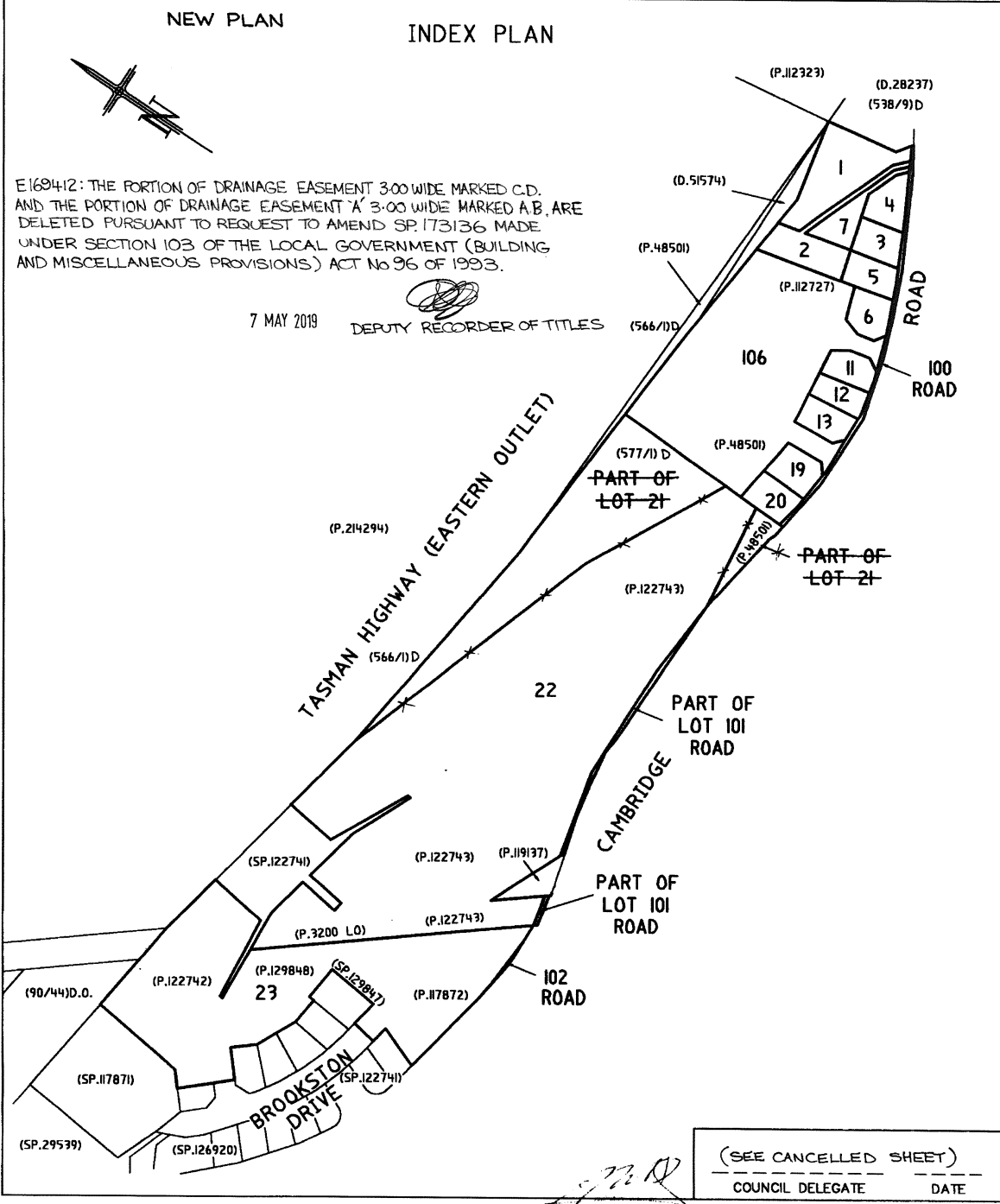
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 143447 EASEMENTS in Schedule of Easements
 SP 143447 COVENANTS in Schedule of Easements
 SP 143447 FENCING PROVISION in Schedule of Easements
 M770242 BENEFITING EASEMENT: a right of carriageway over the land marked Right of Way 'WXYZ' on Sealed Plan 143447 Registered 23-Sep-2019 at noon
 E308028 MORTGAGE to Westpac Banking Corporation Registered 09-Jul-2022 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER PORTFOLIO INVESTMENTS P/L & QUARTERMAIN P/L FOLIO REFERENCE C.T. 48501/2, C.T. 112727/1, C.T. 122743/1 & C.T. 129848/1 GRANTEE PART OF LOT 31878 ORIGINALLY GTD TO RAYMOND PERCY FITZGERALD AND PART OF LOT 38264 GTD TO CHARLES MARTIN CONSTRUCTION PTY LTD AND PART OF LOT 320 ACRES GTD TO THOMAS ATKINS		PLAN OF SURVEY BY SURVEYOR NICHOLAS GRIGGS of GRIGGS LEARY & CO P/L, 295 ELIZABETH STREET, NORTH HOBART. LOCATION CITY OF CLARENCE SCALE 1: 2500 LENGTHS IN METRES		Registered Number SP143447 APPROVED EFFECTIVE FROM 12 JUL 2005 <i>Alicia Kavan</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No.107 (5225-34)	LAST UPI No: 1415828, 1415902 FDL54, GGN33, FSR22	LAST PLAN No.s P.48501, P.112727, P.122743, P.119137	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



<p>SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>Registered Number</p> <p>SP 143447</p>
--	--

PAGE 1 OF 5 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.

100
7, A

Lots 1, 2, ~~2A~~ & 106 are each subject to a pipeline easement for Hobart Water^{as} successor to the Metropolitan Water Board over the Pipeline Easement^{10.06} wide shown passing through the said lots on the Plan. (Set forth in A273449-Transfer)

(PRIVATE)

Lot 1 is together with rights of carriageway over the Right of Way A^A shown passing through Lot 2 and the Right of Way B shown passing through Lot ~~2A~~ 7 on the plan.

(PRIVATE)

Lot 1 is subject to a pipeline easement for Hobart Water over the Pipeline Easement 9.75 wide shown passing through Lot 1 on the Plan.

(PRIVATE)

Lot 2 is together with a right of carriageway over Right of Way B shown passing through Lot ~~2A~~ 7 on the plan.

(PRIVATE)

Lot 2 is subject to a right of carriageway (appurtenant to Lots 1 and ~~2A~~ 7) over the Right of Way A^A shown passing through Lot 2 on the plan.

(PRIVATE)

Lot ~~2A~~ 7 is together with a right of carriageway over the Right of Way A shown passing through Lot 2 on the Plan.

(PRIVATE)

Lot ~~2A~~ 7 is subject to a right of carriageway (appurtenant to Lots 1 and 2) over Right of Way B shown passing through Lot ~~2A~~ 7 on the plan.

Lots 22 and 23 are subject to a right of carriageway (appurtenant to Lot 102 on Sealed Plan No. 122741) over the Right of Way 5.00 wide shown passing through Lots 22 and 23. on the plan.

(PRIVATE)

Lot 23 is subject to a right of drainage (appurtenant to Lots 27 and 101 on Sealed Plan No. 122741) over Drainage Easement 3.50 wide shown on Plan No. ~~129848~~ on the plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER:</p> <p>FOLIO REF:</p> <p>SOLICITOR & REFERENCE:</p>	<p>PLAN SEALED BY: <i>Clarence City Council</i></p> <p>DATE: <i>18 April 2005</i></p> <p><i>S.D. SCOTT</i></p> <p>REF NO. <i>197</i> Council Delegate</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

1/10

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 143447</p>
<p>SUBDIVIDER: FOLIO REFERENCE:</p>	

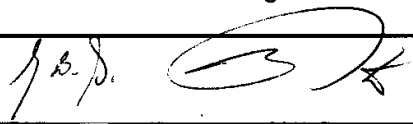
Lot 23 is **subject to** a right of drainage (appurtenant to Lots 1 and 13 on Sealed Plan No. 126920) over Drainage Easement 3.50 wide shown on ~~Plan No. 129848~~ *the plan.*

together with Lot 23 is **subject to** a service easement over Wayleave and Pipeline Easement Variable Width shown passing through Lot 11 on Sealed Plan No. 126920.

Lot 23 is *together with* a service easement through *and Lot 11* Lot 2¹ on Sealed Plan No. 126920 over HEC Easement 3.00 wide marked ABKFDE, Pipeline Easement 2.00 wide marked CKF~~X~~ and Pipeline Easement 1.50 wide marked KMOW on Sealed Plan No. 126920.

"Service Easement" means the full free right of every person who is entitled to an estate or interest in possession indicated as the dominant tenement or any part thereof with which said right shall be capable of enjoyment in common with the owner of the servient tenement the Clarence City Council, the Hydro-Electric Commission and Her Majesty the Queen to lay use and maintain forever water mains, pipes, drains, wires, cables and other conducting media of such size and number as shall from time to time be required in the strips of land shown on the plan hereon and marked "Wayleave and Pipeline Easement 2.00 wide", "HEC Easement 3.00", "Cable Easement 2.00 wide" or "Telecom Easement 3.00 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 strips of land and for the purposes aforesaid to bring such materials machinery and other things as it or they shall think fit and proper without doing unnecessary damage to the land within the said Wayleave and Pipeline Easement, HEC Easement, Cable Easement or Telecom Easement respectively and provided that any damage occasioned thereby shall be made good.

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.



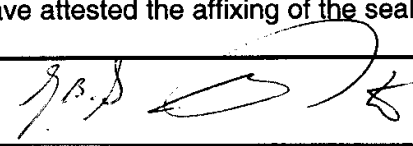
<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 143447</p>
<p>SUBDIVIDER: FOLIO REFERENCE:</p>	

COVENANTS

The Owner of each Lot shown on the Plan except lots ~~21~~, 22, 23, 100 and 106 covenants with the Vendor Quartermain Pty Ltd and Portfolio Investments Pty Ltd and the owners for the time being of every other Lots shown on the Plan to the intent that the burden of this covenant may run with and bind the Covenantors Lot and every part thereof that the benefit therefore shall be annexed to and devolve with each and every part of every other Lot to observe the following stipulations:-

- (a) Not without the written approval of the Vendor to erect a fence or other similar structure to a height greater than one metre (1 m) along the street frontage boundary of such Lot on or within 4.5 metres of the street frontage boundary of such Lot.
- (b) Not to erect any fence or other structure from the street frontage of such Lot to a depth of three metres (3m) of such Lot along the side boundary of such lot other than a fence or structure of a height of one metre (1 m) at the street frontage tapering diagonally to a height between 1.80 m and 1.90 m at a point 3 metres along the side boundary from the street frontage of the such Lot.
- (c) Not to erect any fence or other structure on the side boundary from a depth of 3 metres from the street frontage thereof along the said side boundary thereof of a height less than 1.801 metres or greater than 1.90 metres.
- (d) Not to erect any fence or other structure on the rear boundary of such Lot of a height less than 1.80 metres or greater than 1.90 metres.
- (e) Unless such Lot is being lawfully used for non-residential purposes not to erect any fence or other structure on any non-street boundary of such Lot of a material and style other than a wooden overlapping paling fence.
- (f) The Vendor reserves the right itself or its assigns to sell, lease or otherwise deal with any Lot either subject to the above restrictive covenants or any of them or not and to make such modifications or amendments or give a partial or full release thereof as the Vendor thinks fit and the exercise of the said right in relation to any Lot shall not release the owner of any other Lot from any of the conditions or covenants imposed upon such other Lots or give the owner of any Lot any right of action against the Vendor.

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>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 143447</p>
<p>SUBDIVIDER: FOLIO REFERENCE:</p>	

The Owners of Lots 1, 2, ~~2A~~⁷, 22, 23 and 106 covenant with the Vendor and the Clarence City Council to the intent that the burden of these covenants may run with and bind the covenantor's Lot and every part thereof and the benefit thereof shall be annexed to and devolve with each and every part thereof and be in favour of the Clarence City Council to observe the following stipulations:

- (a) Not to erect or place any dwelling or residence or any part thereof on such Lot within the Sound Attenuation ~~Easement~~^{Zone} 20.00 wide shown on the Plan;
- (b) Not to erect or place any dwelling or residence on such Lot unless the Clarence City Council have approved of such attenuation measures as are required to achieve a noise level of less than 63 dB(a) to the closest point of any such dwelling or residence;
- (c) Not to gain access to or from such Lot from the highway known as Tasman Highway.

FENCING PROVISIONS

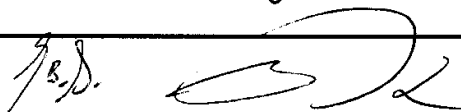
The Vendor Quartermain Pty Ltd and Portfolio Investments Pty Ltd shall not be required to fence any of the Lots shown on the Plan.

FURTHER COVENANT

The Owners of Lots 1, 2, 7 and 106 covenant with the Vendors Quartermain Pty Ltd and Portfolio Investments Pty Ltd 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 covenanted lot and every part thereof that the benefit therefore shall be annexed to and devolve with each and every part of every lot to observe the following stipulation:

Not to erect any fences over the Pipeline Easement 10.06m wide without providing a gate to enable Hobart Water to gain free and complete access to the easement for the purposes of maintenance and repairs.

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 5 OF 5 PAGES	Registered Number SP143447
SUBDIVIDER: FOLIO REFERENCE:	


Signed by **Robert William Martin** as Attorney for)
Quartermain Pty Ltd under registered Power of)
 Attorney No. ~~PA7838~~ and who hereby certifies he)
 has received no notice of revocation of the said)
 Power in the presence of:)



WITNESS J. O'Leary)
 ADDRESS 168 COLLINS ST)
 OCCUPATION HOBART)

- James GRANN OAKLEY

Signed for an on behalf of **Portfolio Investments**)
Pty Ltd in accordance with Section 127 of)
 Corporations Law 2001)



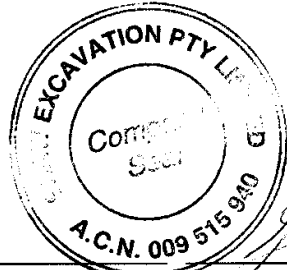
Sole Director - *ROBERT WILLIAM MARTIN.*

Signed by **Robert William Martin** as Attorney)
 for **Marlene Joan Martin**)
 as mortgagee under Mortgages No. B439621 and)
 B412041 by her Attorney under Registered Power)
 of Attorney No. ~~658156~~ and who hereby certifies)
 he has received no notice of revocation of the said)
 Power in the presence of:)



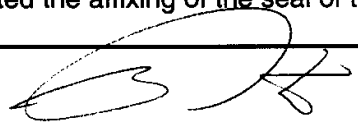
WITNESS J. O'Leary)
 ADDRESS)
 OCCUPATION)

The Common Seal of **Shaw Excavation Pty Ltd**)
 as mortgagee under Mortgage No. B900001 was)
 hereto affixed in the presence of:)



J. B. Shaw.
 Director / Secretary

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 / GARAGE
500 CAMBRIDGE ROAD, MORNINGTON, 7018
FOR D. & F. MILLERCHIP

CERTIFICATE OF TITLE: VOLUME - 143447 FOLIO - 1
PID: 2627106
LAND AREA: 2793m²

PLANNING SCHEME: TASMANIAN PLANNING SCHEME
CLARENCE LOCAL PROVISIONS SCHEDULE
ZONE: IO. LOW DENSITY RESIDENTIAL
OVERLAYS: AIRPORT OBSTACLE LIMITATIONS AREA
ROAD OR RAILWAY ATTENUATION AREA

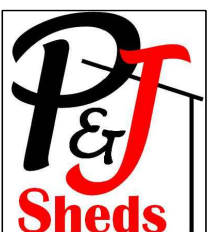
SOIL CLASSIFICATION: ASSUMED M
WIND REGION: A
TERRAIN CATEGORY: TC 3
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: 1
TOPOGRAPHY: 1
BAL: NOT REQUIRED (CLASS IOA STRUCTURE NOT WITHIN AN AREA IDENTIFIED
BY COUNCIL BUSHFIRE MAPPING AS BEING BUSHFIRE PRONE)

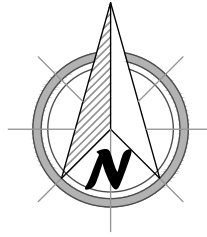
INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

PAGE 1 - SITE PLAN 1:500
PAGE 2 - LOCATION PLAN 1:200
PAGE 3 - ELEVATIONS 1:100
PAGE 4 - FLOOR PLAN 1:100
PAGE 5 - PLUMBING PLAN 1:100

ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 100756

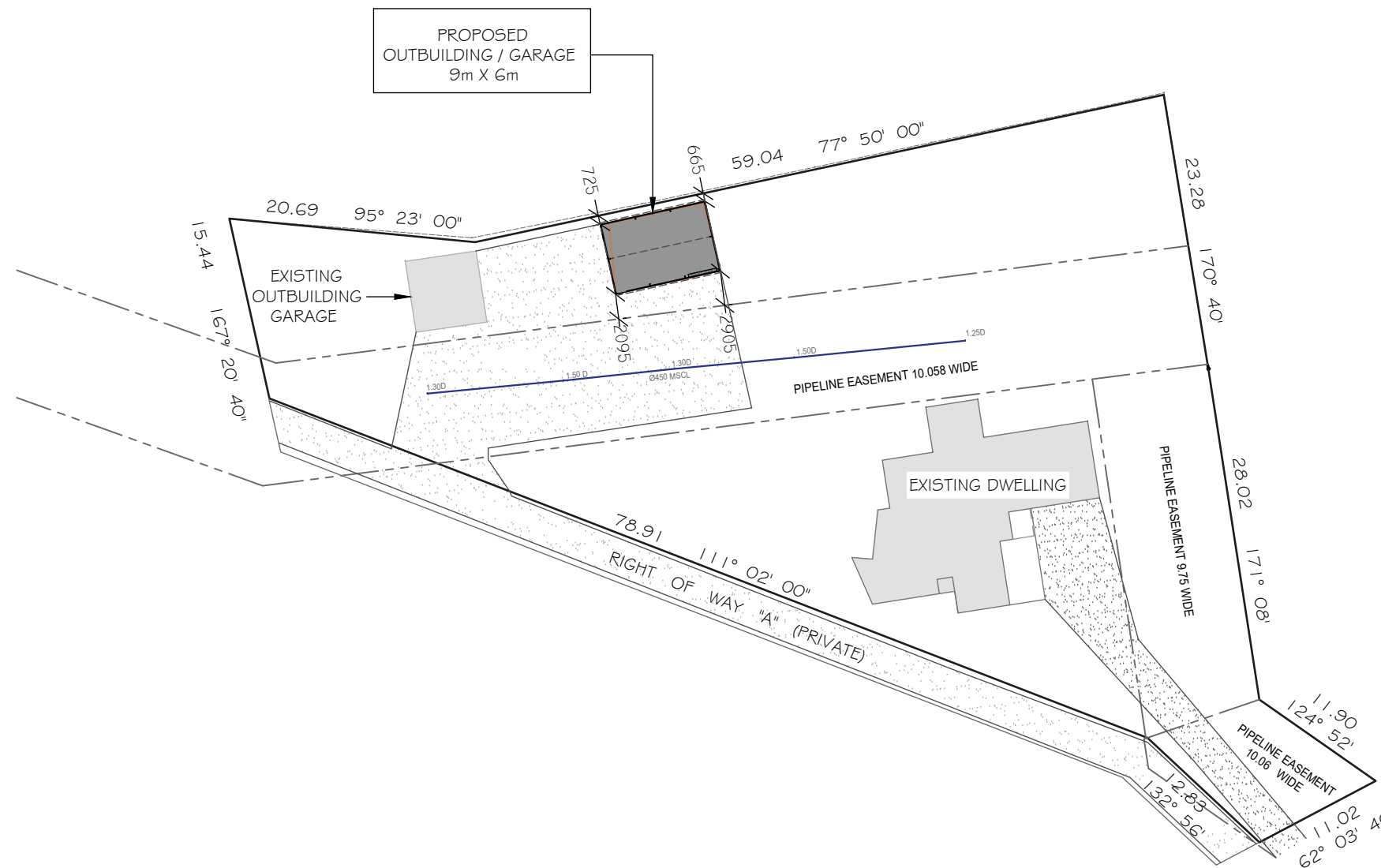




LOT AREA: 2793m²

EXISTING DWELLING AREA (FOOTPRINT): 205.5m²
EXISTING OUTBUILDINGS: 36m²

PROPOSED OUTBUILDING / GARAGE AREA: 54m²



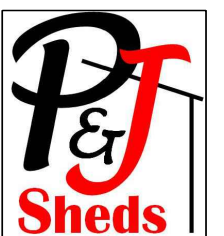
VOL : 143447
FOLIO: 1
2793m²

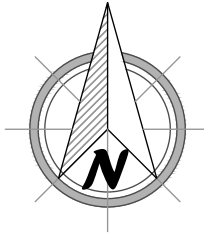
SITE PLAN PREPARED FROM CERTIFICATE OF TITLE INFORMATION AND MEASUREMENTS TAKEN ON SITE. CONFIRMATION OF BOUNDARY LOCATION BY REGISTERED SURVEYOR IS ALWAYS RECOMMENDED PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

SITE PLAN 1:500

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2025

PROPOSAL : NEW OUTBUILDING / GARAGE
OWNER : D. & F. MILLERCHIP
ADDRESS: 500 CAMBRIDGE ROAD, MORNINGTON, 7018
SCALE: 1:500
DATE: 24th JULY 2025
AMENDED:
DRAWN BY: A. BROWN CCG003R
PAGE: 01/05
JOB NO : 100756

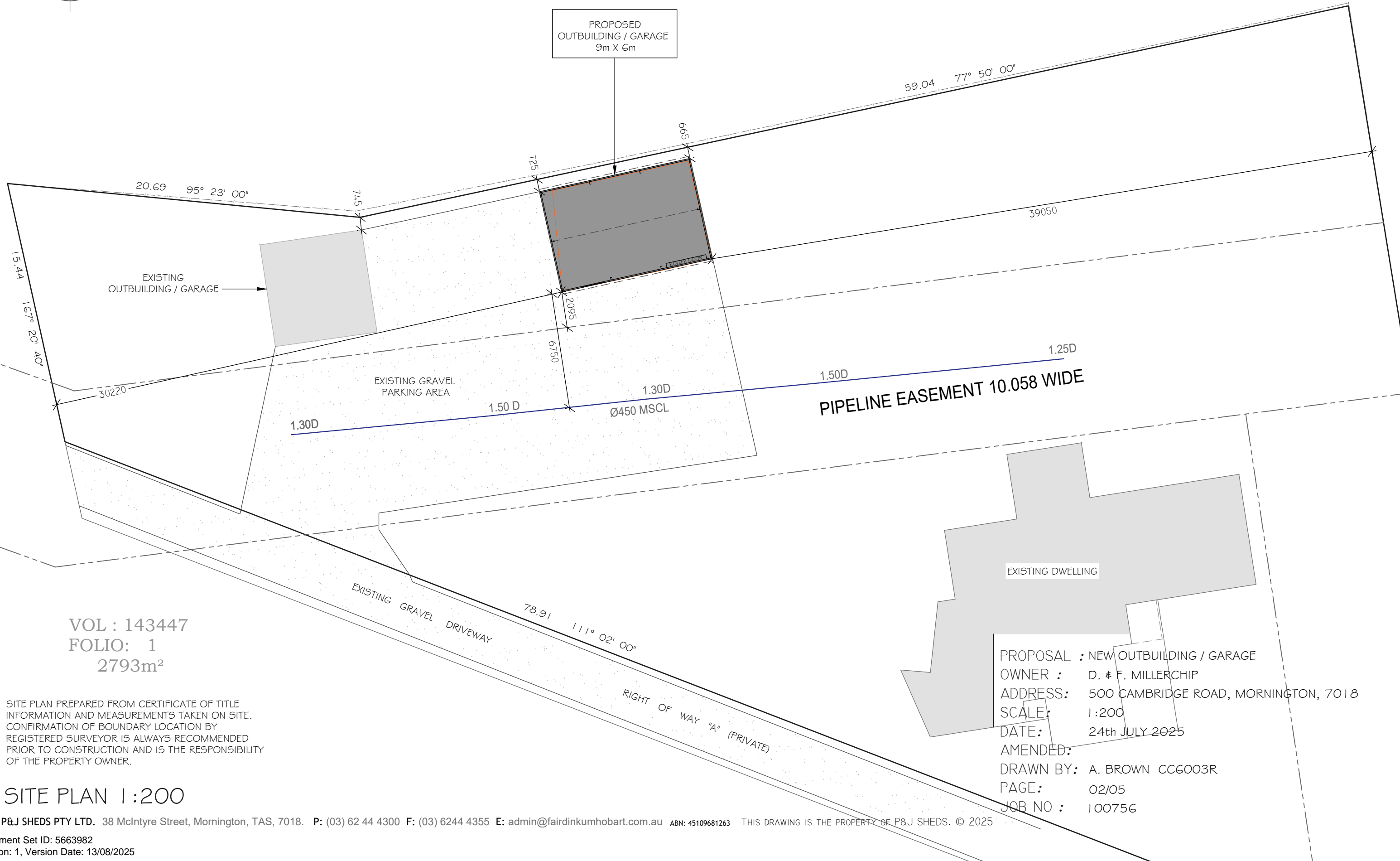




LOT AREA: 2793m²

EXISTING DWELLING AREA (FOOTPRINT): 205.5m²
EXISTING OUTBUILDINGS: 36m²

PROPOSED OUTBUILDING / GARAGE AREA: 54m²

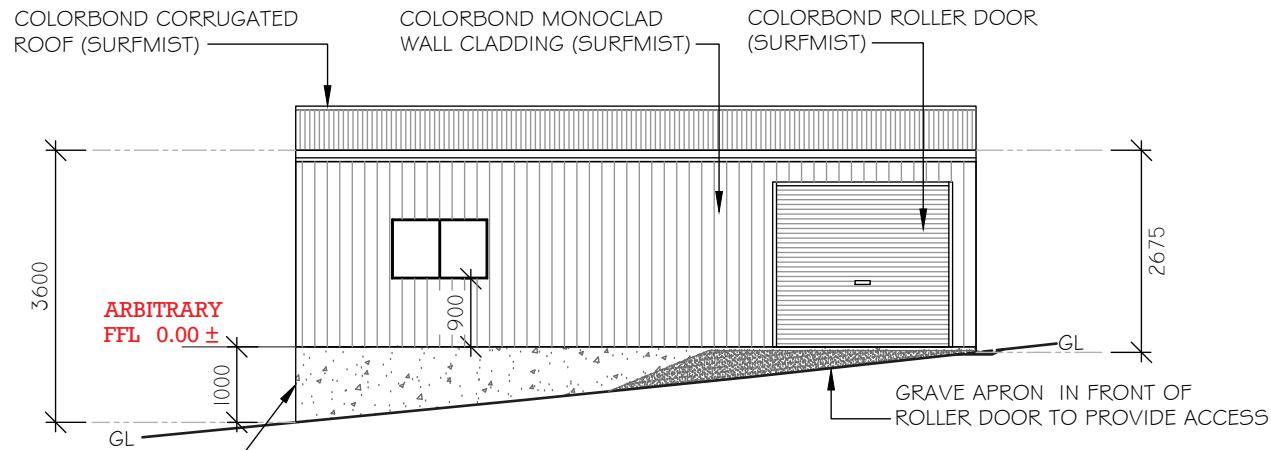


VOL : 143447
FOLIO: 1
2793m²

SITE PLAN PREPARED FROM CERTIFICATE OF TITLE INFORMATION AND MEASUREMENTS TAKEN ON SITE. CONFIRMATION OF BOUNDARY LOCATION BY REGISTERED SURVEYOR IS ALWAYS RECOMMENDED PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

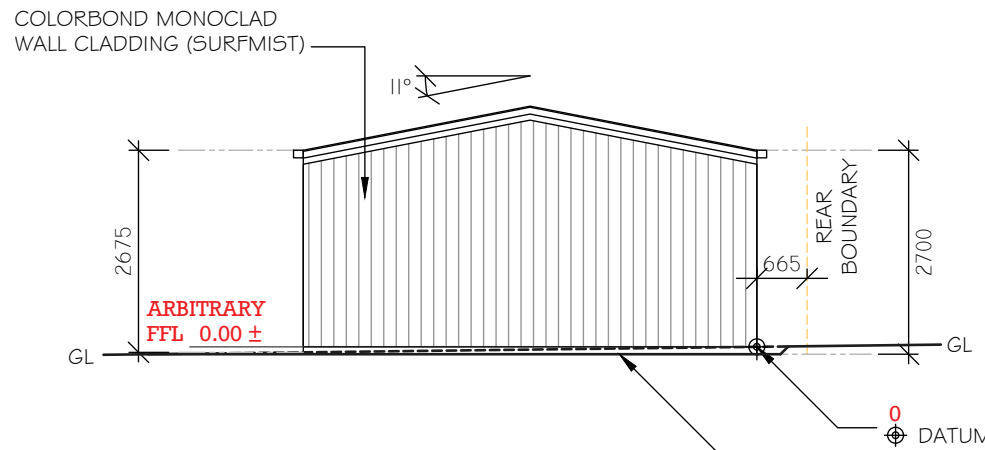
SITE PLAN 1:200

PROPOSAL : NEW OUTBUILDING / GARAGE
 OWNER : D. & F. MILLERCHIP
 ADDRESS: 500 CAMBRIDGE ROAD, MORNINGTON, 7018
 SCALE: 1:200
 DATE: 24th JULY 2025
 AMENDED:
 DRAWN BY: A. BROWN CCG003R
 PAGE: 02/05
 JOB NO : 100756



SOUTH ELEVATION

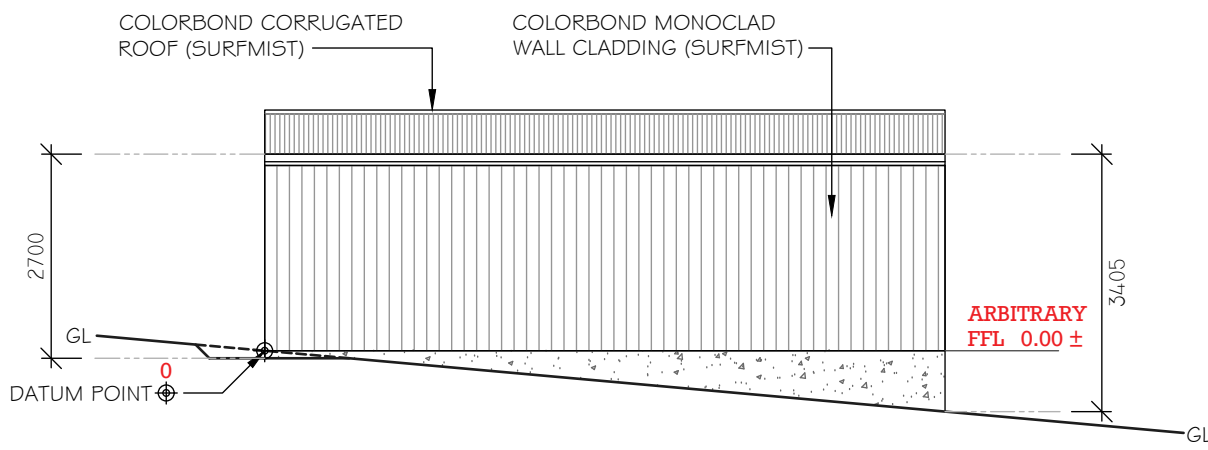
BUILDER TO ENSURE MAX HEIGHT OF EDGE BEAM DOES NOT EXCEED 1000mm. TO ENGINEERS DETAIL.



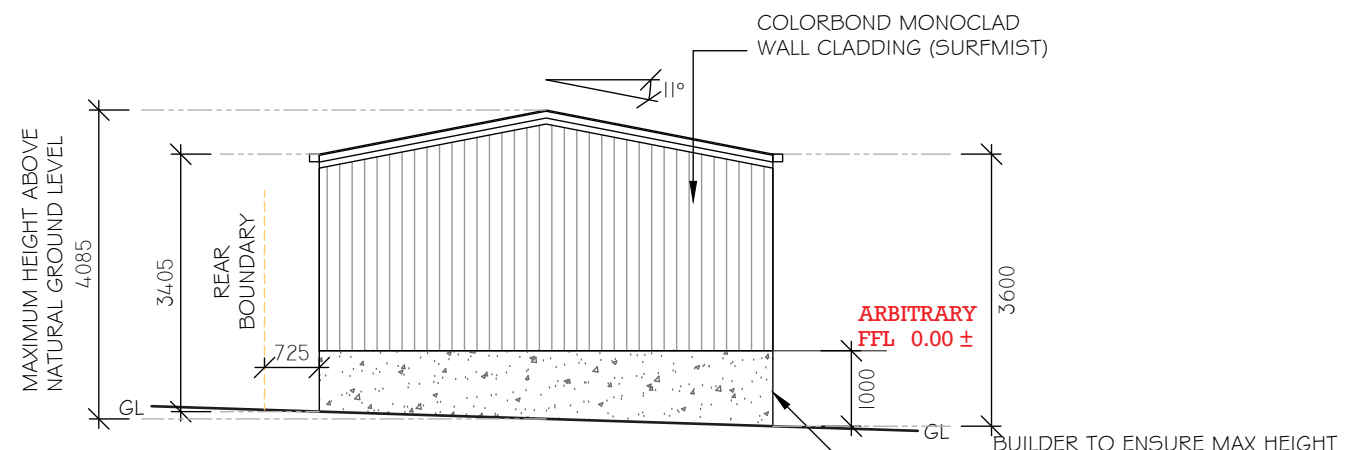
EAST ELEVATION

SCRAPE OUT TO ENSURE THE SLAB EDGE BEAM HEIGHT DOES NOT EXCEED 1000mm.

- COLOURS (COLORBOND®):
- EXT. WALLS - SURFMIST
 - ROOF - SURFMIST
 - ROLLER DOOR - SURFMIST
 - PA DOOR - SURFMIST
 - WINDOW FRAME - SURFMIST
 - GUTTER - SURFMIST
 - CORNER FLASH - SURFMIST
 - BARGE FLASHING - SURFMIST
 - OPENING FLASH - SURFMIST



NORTH ELEVATION



WEST ELEVATION

BUILDER TO ENSURE MAX HEIGHT OF EDGE BEAM DOES NOT EXCEED 1000mm. TO ENGINEERS DETAIL.

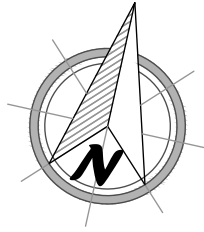
REFER TO DRAWINGS BY NORTHERN CONSULTING ENGINEERS FOR ALL MEMBER AND MATERIAL DETAILS AS WELL AS FOOTING DESIGN AND SPECIFICATIONS.

ALL HEIGHTS SHOWN ARE ABOVE NATURAL GROUND LEVEL.
 ACTUAL HEIGHTS OF WALLS ABOVE CONCRETE SLAB ARE:
 SIDE WALL HEIGHT - 2600mm
 END WALL HEIGHT TO APEX - 3183mm

FLOOR PLAN 1:100

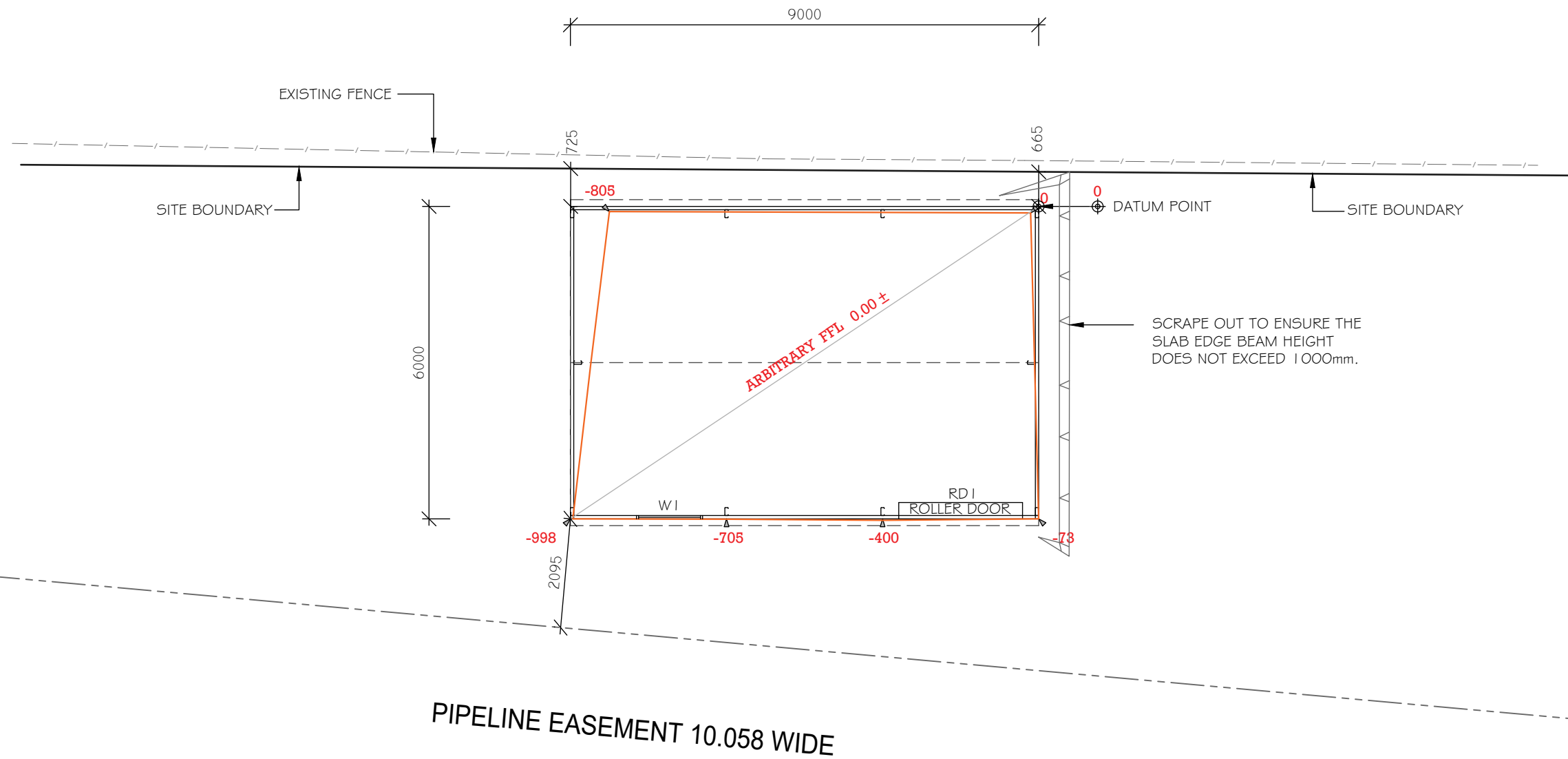
PROPOSAL : NEW OUTBUILDING / GARAGE
 OWNER : D. & F. MILLERCHIP
 ADDRESS: 500 CAMBRIDGE ROAD, MORNINGTON, 7018
 SCALE: 1:100
 DATE: 24th JULY 2025
 AMENDED: 6th AUGUST 2025
 DRAWN BY: A. BROWN CCG003R
 PAGE: 03/05
 JOB NO : 100756





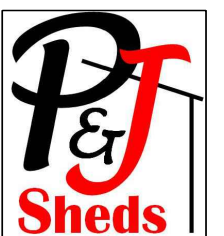
WINDOW & DOOR SCHEDULE

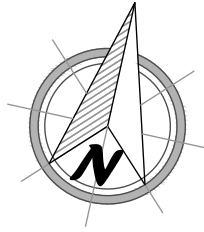
	ID	HEIGHT	WIDTH
WINDOWS	W1	790mm	1270mm
ROLLER DOORS	RD1	2180mm	2380mm



FLOOR PLAN 1:100

PROPOSAL : NEW OUTBUILDING / GARAGE
 OWNER : D. & F. MILLERCHIP
 ADDRESS: 500 CAMBRIDGE ROAD, MORNINGTON, 7018
 SCALE: 1:100
 DATE: 24th JULY 2025
 AMENDED: 6th AUGUST 2025
 DRAWN BY: A. BROWN CC6003R
 PAGE: 04/05
 JOB NO : 100756





CONSTRUCTION GENERALLY:
 ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS,
 BUILDING CODE OF AUSTRALIA (B.C.A.), RELEVANT AUSTRALIAN STANDARDS AND LOCAL
 AUTHORITY REQUIREMENTS.

SITE PREPARATION AND EXCAVATION TO COUNCIL AND B.C.A REQUIREMENTS.

CONCRETE FOOTINGS TO AS 2870.1 AND ENGINEER SPECIFICATIONS.
 UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.

STRUCTURAL; DETAILS AND CERTIFICATION AS PER 'FAIR DINKUM' BUILDS'
 DOCUMENTATION.

BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS ON THIS SET OF PLANS PRIOR
 TO COMMENCEMENT OF WORK ON SITE.

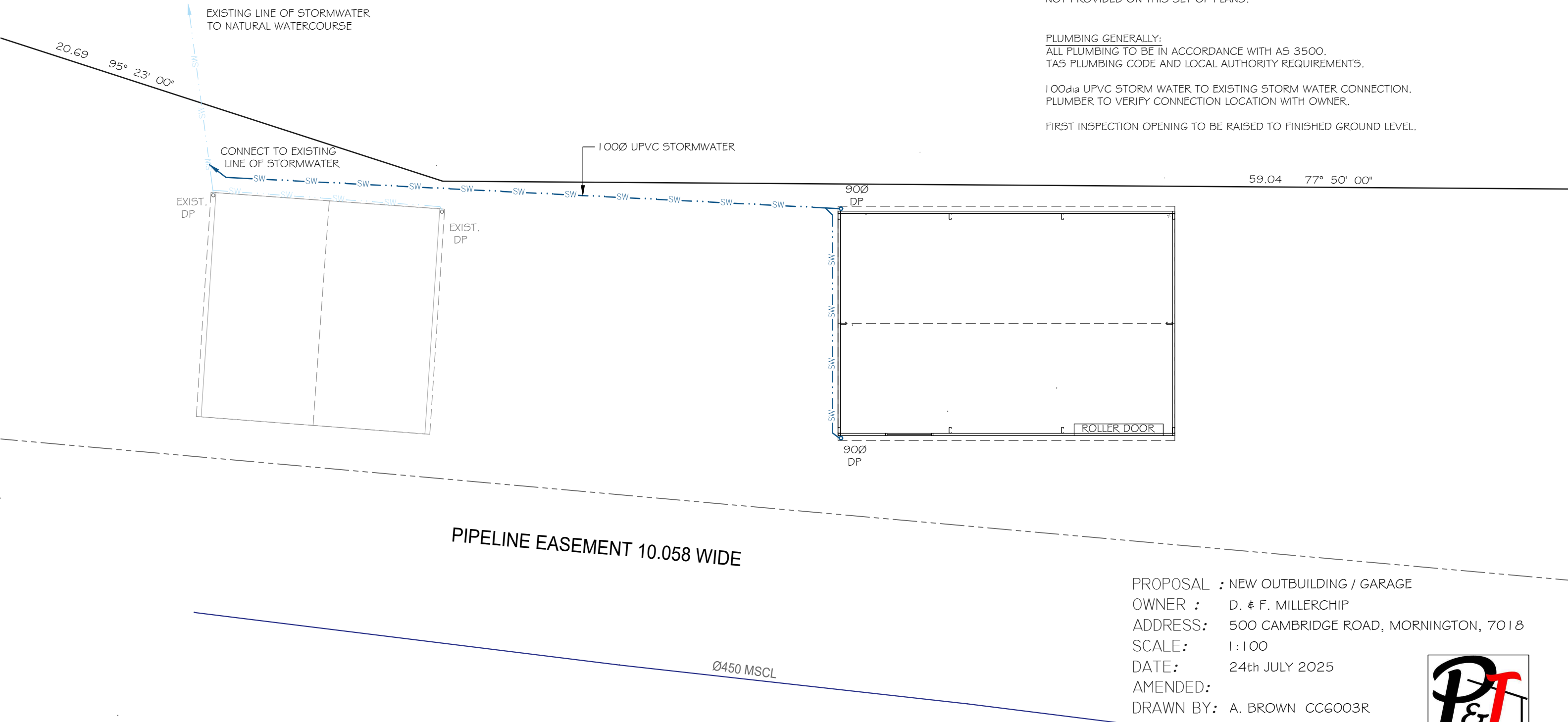
USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

COUNCIL / CONTRACTOR TO CONTACT P&J SHEDS IF NECESSARY INFORMATION IS
 NOT PROVIDED ON THIS SET OF PLANS.

PLUMBING GENERALLY:
 ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500.
 TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.

100dia UPVC STORM WATER TO EXISTING STORM WATER CONNECTION.
 PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.



PLUMBING PLAN 1:100

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2025

PROPOSAL : NEW OUTBUILDING / GARAGE
 OWNER : D. & F. MILLERCHIP
 ADDRESS: 500 CAMBRIDGE ROAD, MORNINGTON, 7018
 SCALE: 1:100
 DATE: 24th JULY 2025
 AMENDED:
 DRAWN BY: A. BROWN CCG003R
 PAGE: 05/05
 JOB NO : 100756

