Kentish Council
Planning Exhibition Documents

Planning Administration

Date Advertised: 04/11/2026 **Ref. Number:** K-DA083/2026

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Kentish Council

PUBLIC NOTICE

APPLICATION FOR DEVELOPMENT APPROVAL

An application for development approval has been made which may affect you.

Details about the application – K-DA083/2026

Address of the land	**30 Johnson Street SHEFFIELD**
What use or development is proposed in the application	**Residential – proposed DWELLING AND ANCILLARY DWELLING**
Date of notice	**4 November 2026**

The application and supporting documents are open for public inspection on Council's website at www.kentish.tas.gov.au or at the Council Offices, 69 High Street, Sheffield during the following office hours:-

Monday to Friday, 8.00 a.m to 4.30 p.m.

Any person may lodge a representation on the proposed use or development.

Your representation must:

- be *received* within 14 days of the date of this notice;
- be in writing;
- be addressed to:
  The Chief Executive Officer,
  Kentish Council,
  P.O. Box 63, Sheffield 7306; or email
  submissions@latrobe.tas.gov.au
- and include:
  the reasons for your representation; and
  the address of the land.

Aerial View – K-DA083/2026, 30 Johnson Street, Sheffield





Office Use Only	
Application No	PID

KENTISH COUNCIL

DEVELOPMENT APPLICATION

Application for Development Permit under Section 58 or Section 57 of the
Land Use Planning and Approvals Act 1993, and
Request for Development Certification for when No Permit Required.

1 Full Name of Applicant(s): iDesign Residential- Darren Mckellar

2 Postal Address of Applicant(s) PO Box 249, Port Sorell, Tas, 7307

..... Phone:.....

Mobile No.: ..... Email: .....

3 Full Name of Owner(s): LEACIA BRAMICH

4 Postal Address of Owner(s): 13 Berrigan Rd, Devonport, Tas, 7310

..... Phone:.....

Mobile No. ..... Email: .....

5 Present Use of the Land: Vacant land

6 Proposed Use and/or Development (subject of this application): Residential main & ancillary dwelling

.....

At (Location of property): 30 Johnson Street, Sheffield,Tas, 7306

.....

Certificate/s of Title reference: 102874/3

7 Estimated costs of development: $ 750,000

8 Supporting Details: **A CHECK LIST IS PROVIDED ON THE NEXT PAGE AND MUST BE ACKNOWLEDGED AND SIGNED BY THE APPLICANT.**

Signed ..... Dated: 14.09.26

DEVELOPMENT APPLICATION

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Planning Administration
Date Advertised: 19/01/2026 Ref. Number: K-DA/0023/26
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PROPOSED DWELLING + ANCILLARY

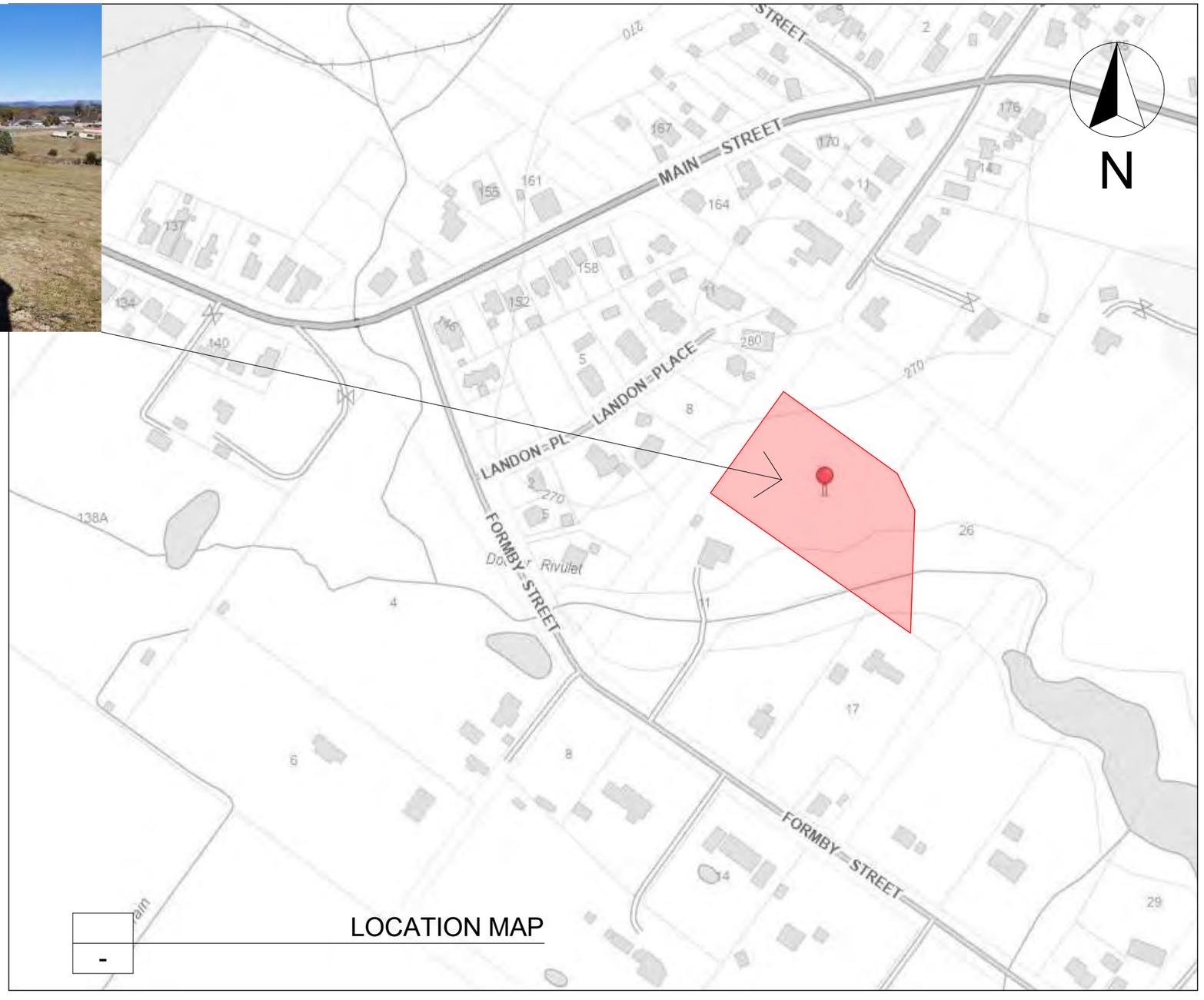
CLIENT: LEACIA BRAMICH
ADDRESS: 30 JOHNSON STREET, SHEFFIELD, TAS, 7306
TITLE REFERENCE: 102874/3 **PROPERTY ID:** PID - 1485556











LOCATION MAP

-

SITE DESCRIPTION

CLIMATE ZONE: 7
REGION: A
WIND RATING: N2
SOIL CLASS: 'M'
BAL: LOW
ZONE: RURAL LIVING
MUNICIPALITY: KENTISH COUNCIL
OVERLAYS: PRIORITY VEGETATION AREA, WATERWAY & COASTAL PROTECTION AREA, BUSHFIRE-PRONE AREAS

SITE COVERAGE

LOT	12,720.00 M2
MAIN	181.55 M2
ANCILLARY	127.36 M2
TOTAL	**308.91** M2
SITE COVER (%)	**2.42%**

DRAWING INDEX

PAGE	TITLE
01	COVER PAGE
02-03	SITE PLAN
04	SWMP GENERAL NOTES
05	SOIL & WATER MANAGEMENT
	MAIN DWELLING
06-07	3D PERSPECTIVES
08	FLOOR PLAN
09-10	ELEVATIONS
	ANCILLARY
11-12	3D PERSPECTIVES
13	FLOOR PLAN
14	ELEVATIONS
15	WINDOW/DOOR SCHEDULE

DESIGN RESIDENTIAL
'Create your dream home'
Building Design Services– Port Sorell, Tasmania
M: 0435 090 758 E: darren.idesignresidential@gmail.com
ABN: 66 925 623 647 TAS 692360969/VBA: DP–AD 64131/QBCC: 15042468

CLIENT SIGNATURE

..... *DATE* .....

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REV	AMENDMENTS	DATE	INT
A	DEVELOPMENT APPLICATION	18.09.26	DM
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C			
D			
E			
F			
G			
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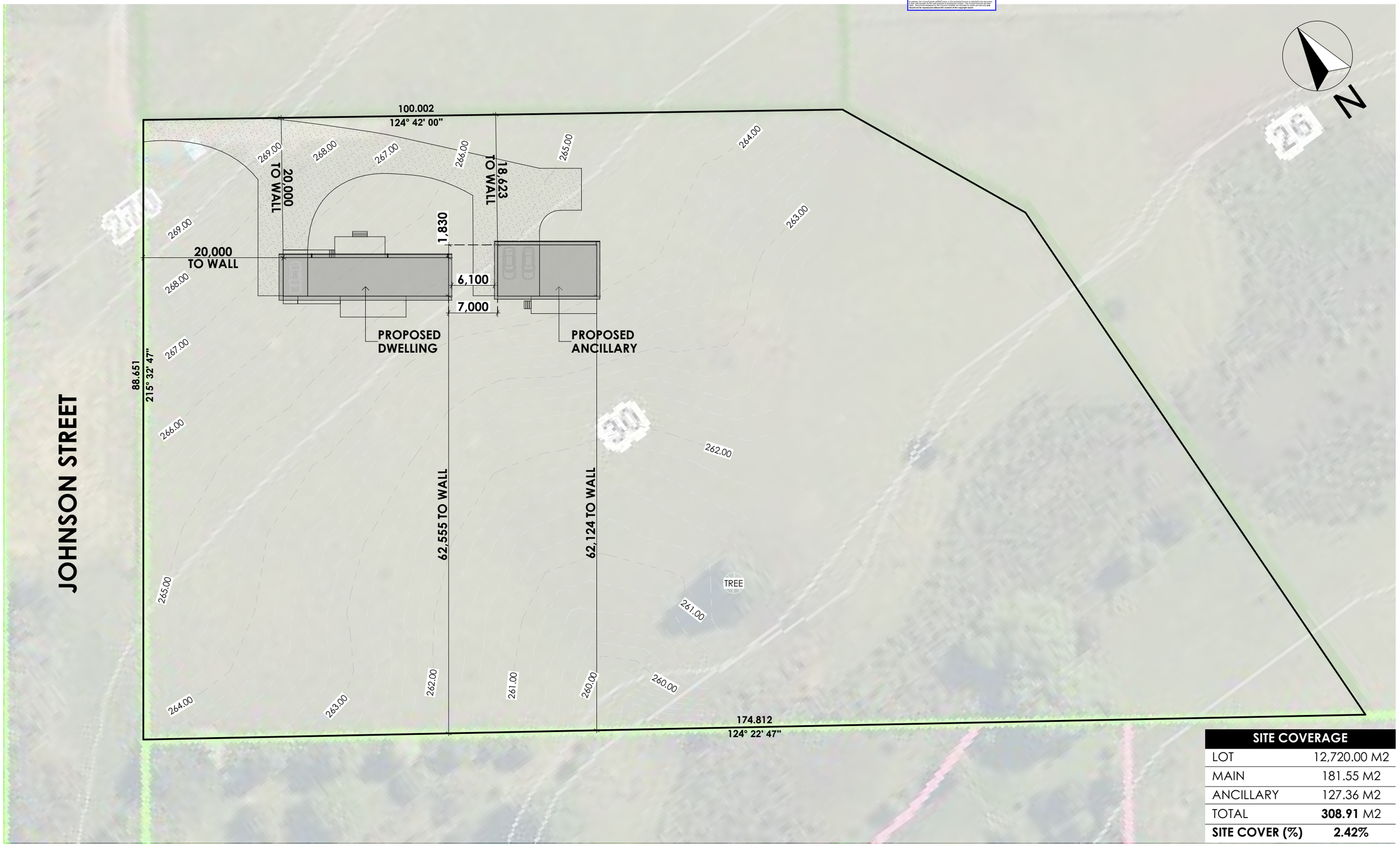
SITE ADDRESS: 30 JOHNSON STREET, SHEFFIELD, TAS, 7306

PROPOSED DWELLING + ANCILLARY

COVER PAGE

DRAWN: **DM**	DATE: **18.09.26**	REV: **A**
CHECKED: **DM**	SCALE:	
SHEET: **1 OF 15**	JOB NO: **4514**	

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PROPOSED DWELLING + ANCILLARY

SITE PLAN (1:500)

DRAWN: **DM**	DATE: **18.09.26**	REV: **A**
CHECKED: **DM**	SCALE: **1:500**	
SHEET: **2 OF 15**	JOB NO: **4514**	

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N

JOHNSON STREET

100.002
124° 42' 00"

88.651
215° 32' 47"

20,000
TO WALL

20,000
TO WALL

18,623
TO WALL

62,555 TO WALL

62,124 TO WALL

1,830

6,100

7,000

WATER CONNECTION

269.00
268.00
267.00
266.00
265.00

TURNING BAY

DWELLING PARKING #2
DWELLING PARKING #1

PROPOSED DWELLING
FFL: 267.200

STAGE 2

VISITOR PARKING
DWELLING PARKING #2
DWELLING PARKING #1

PROPOSED ANCILLARY
FFL: 265.200

STAGE 1

PARKING, ACCESS & CIRCULATION SPECIFICATION (CLAUSE C2.6.1):
DRIVEWAY, MANOEUVRING/TURNING BA & PARKING: ALL-WEATHER COMPACTED GRAVEL (150MM CLASS 2 FINE CRUSHED ROCK) OVER A STABILIZED SUB-BASE.
DRAINAGE & DUST: SURFACE SHAPED WITH CROSS-FALLS DRAINING TO ON-SITE SWALES TO PREVENT DUST, MUD, AND EROSION.

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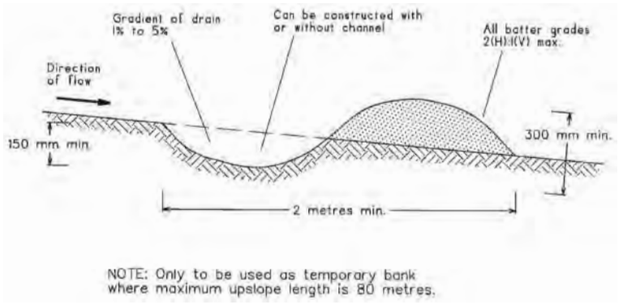
PROPOSED DWELLING + ANCILLARY

SITE PLAN (1:200)

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CHECKED: **DM**	SCALE: **1:200**	
SHEET: **3 OF 15**	JOB NO: **4514**	

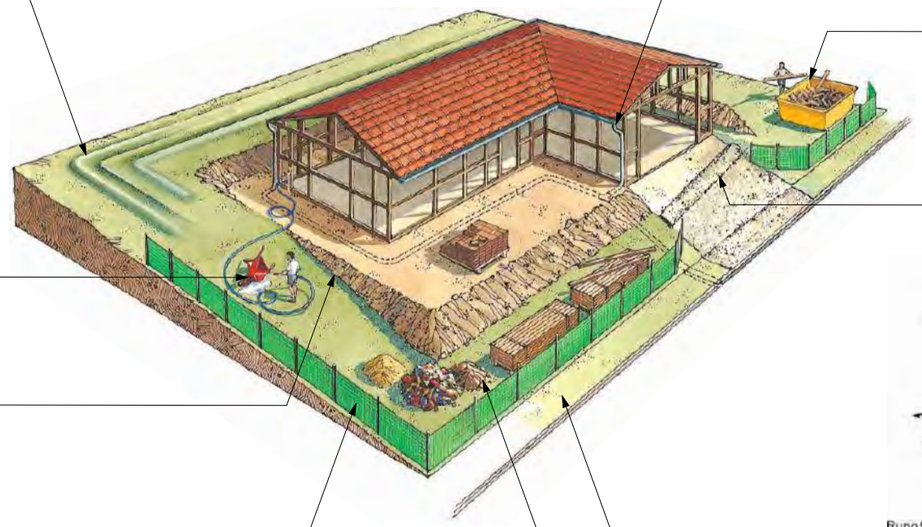
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DIVERT UPSLOPE STORMWATER
Avoid contamination of stormwater with sediment. Use flow diversion devices to reduce the volume of stormwater reaching the disturbed area.

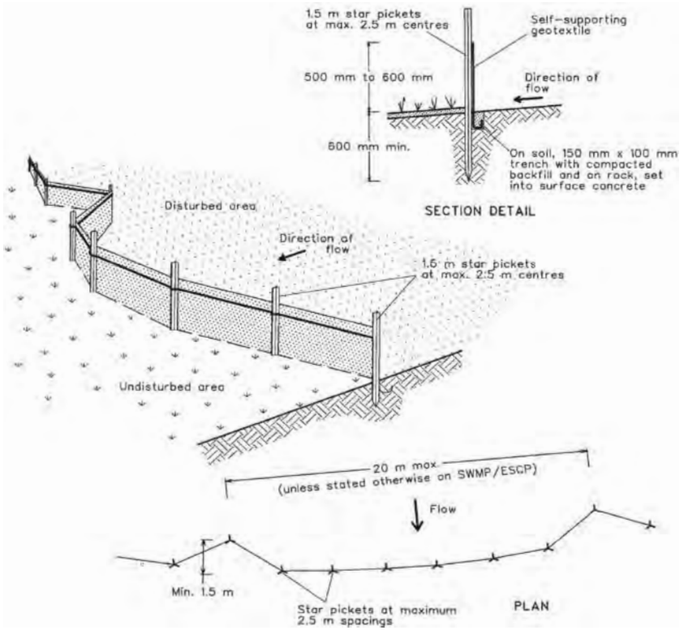


WASTE AND WASHING
Cut bricks, tiles or masonry and clean equipment on a pervious surface such as grass or loosened soil within the property boundary. Waste concrete, paint and other solutions used on site must not be allowed to wash into the gutters or the street.

SITE DISTURBANCE
Delay removing vegetation or beginning earthworks until just before the start of construction. Minimise site disturbance and stabilise disturbed surfaces. Use biodegradable erosion control mats to protect exposed earth. Preserve grassed areas and vegetation where possible.



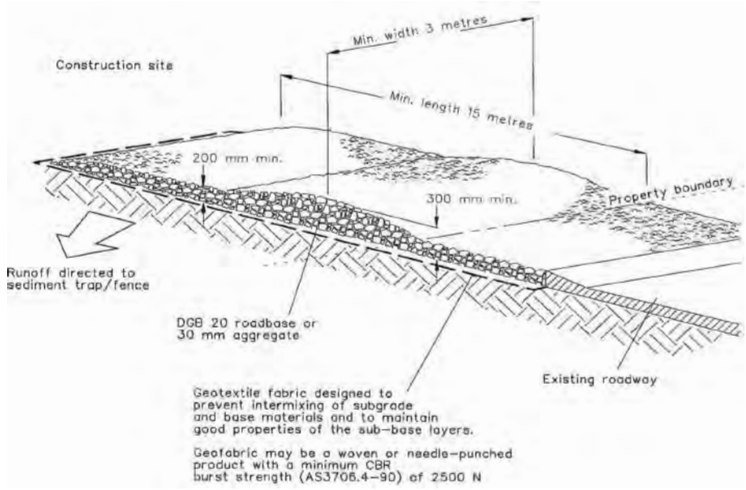
SEDIMENT BARRIERS
Install sediment barriers downslope of the building site to trap sediment.



CONNECT RAINWATER DRAINAGE
Complete the final stormwater drainage system before the roof is installed. Discharge rainwater to the stormwater system, unless rainwater is being harvested. Connect using temporary or permanent downpipes.

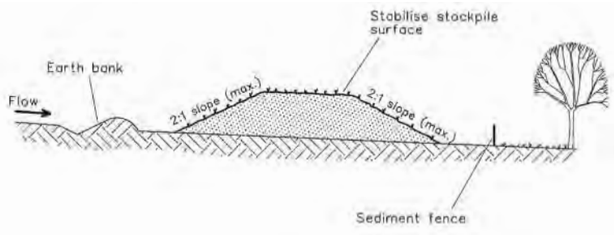
WASTE COLLECTION
Contain waste in covered bins or traps made from geotextile. Prevent airborne contamination of neighbouring land.

SITE ACCESS POINT
Construct a single vehicle entry/exit pad to minimise tracking of sediment onto roadways. A raised hump across the entry/exit pad to direct stormwater into a sediment trap to the side of the pad.



FOOTPATH PROTECTION
Protect kerbside vegetation. Do not use nature strips or footpaths for parking or stockpiling unless unavoidable (council permission is required).

SECURE STOCKPILES
Prevent material stockpiles from collecting or discharging sediment. Protect materials that may erode, particularly sand and soil, with waterproof coverings. Place stockpiles wholly on the construction site and behind a sediment barrier.



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D			
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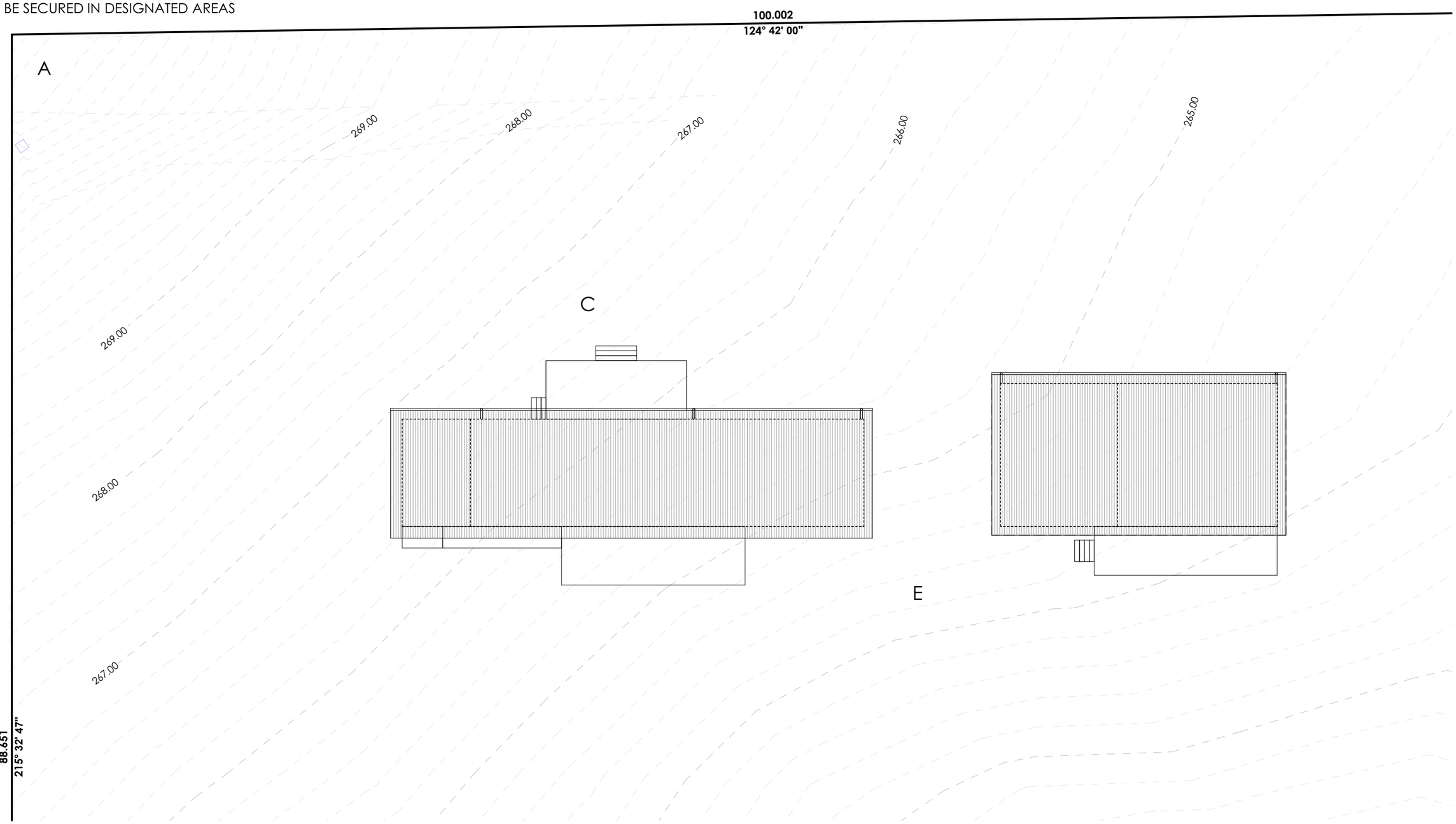
PROPOSED DWELLING + ANCILLARY
SWMP GENERAL NOTES

DRAWN:	DATE:	REV:
DM	18.09.26	A
CHECKED: DM	SCALE:	
SHEET: 4 OF 15	JOB NO: 4514	

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LEGEND:

A= SITE ACCESS
B= DIVERT UPSLOPE STORMWATER (N/A)
C= WASTE COLLECTION
D= SEDIMENT BARRIERS (N/A)
E= WASTE & WASHING AREA
*STOCKPILES TO BE SECURED IN DESIGNATED AREAS



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F			
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SITE ADDRESS: 30 JOHNSON STREET, SHEFFIELD, TAS, 7306

PROPOSED DWELLING + ANCILLARY
SWMP

DRAWN: **DM** | DATE: **18.09.26** | REV: **A**
CHECKED: **DM** | SCALE: **1:200**
SHEET: **5 OF 15** | JOB NO: **4514**

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CLIENT SIGNATURE

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B			
C			
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PROPOSED DWELLING + ANCILLARY

3D PERSPECTIVES (1 OF 2)

DRAWN: DM	DATE: 18.09.26	REV: A
CHECKED: DM	SCALE:	
SHEET: 6 OF 15	JOB NO: 4514	

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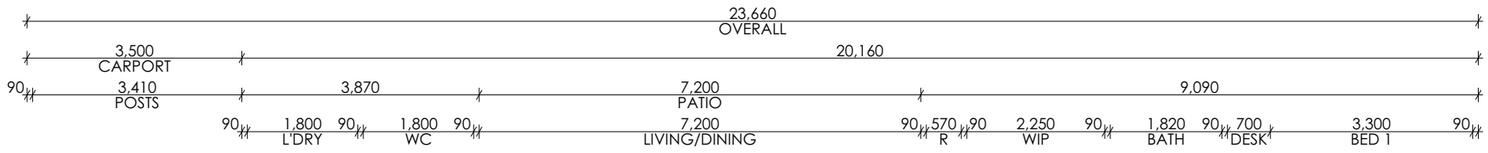
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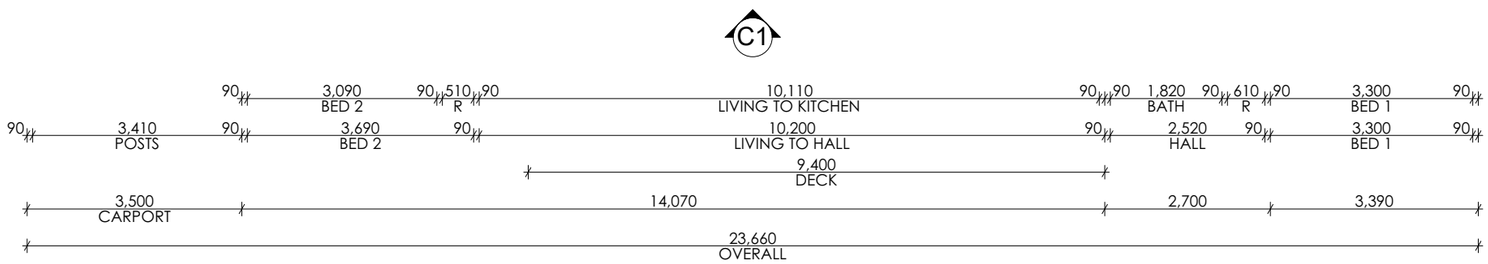
3D PERSPECTIVES (2 OF 2)

DRAWN: DM	DATE: 18.09.26	REV: A
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SHEET: 7 OF 15	JOB NO: 4514	

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AREAS	
CARPORT	19.25 M2
INDOOR LIVING	112.50 M2
PATIO	21.60 M2
DECK	28.20 M2
TOTAL	**181.55 M2**

CEILING HEIGHT= 2700MM

TIMBER FRAME

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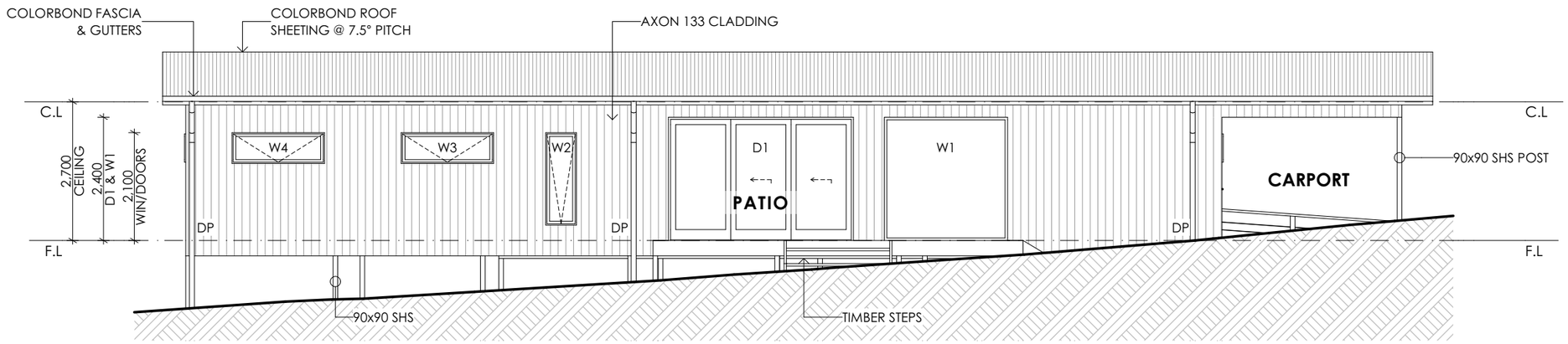
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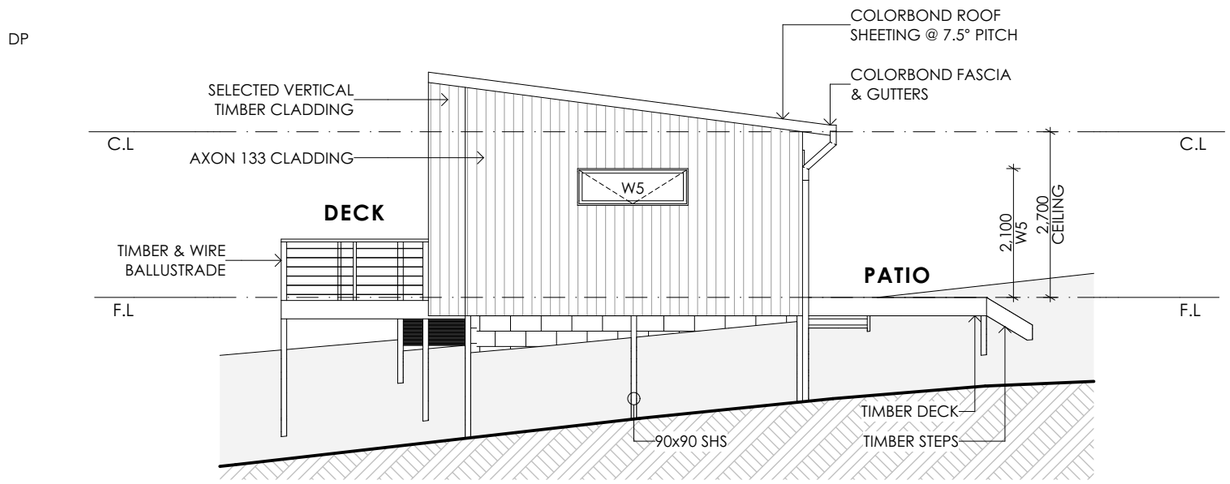
FLOOR PLAN (MAIN)

DRAWN: **DM**	DATE: **18.09.26**	REV: **A**
CHECKED: **DM**	SCALE: **1:100**	
SHEET: **8 OF 15**	JOB NO: **4514**	

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A1 - NORTH ELEVATION 1:100



B1 - EAST ELEVATION 1:100

LEGEND:

FGL ------ NATURAL GROUND LINE

NGL —— FINISHED GROUND LINE

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F			
G			
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J			
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PROJECT: DEVELOPMENT APPLICATION

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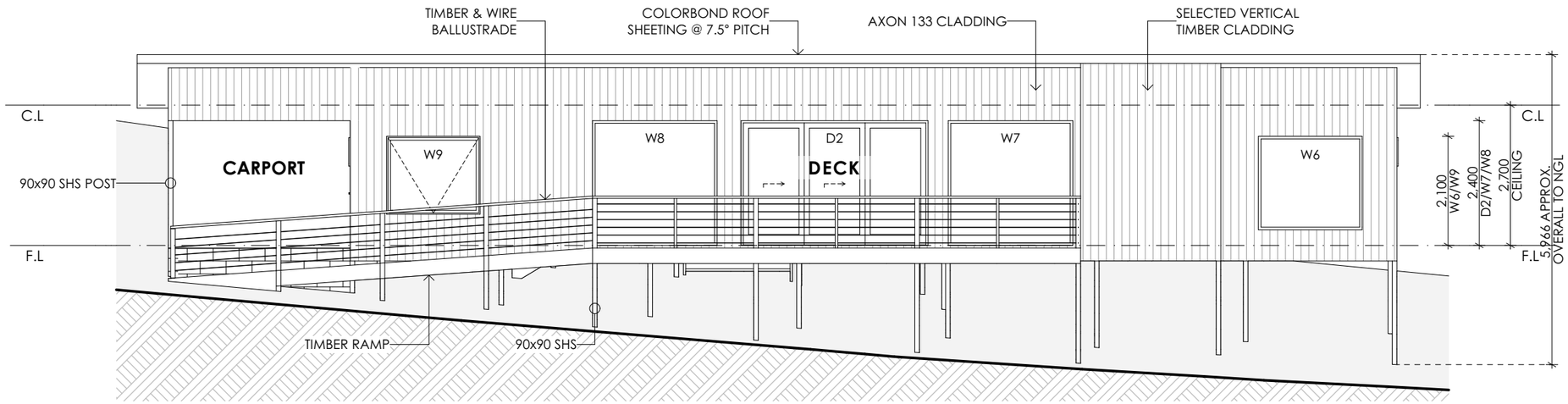
SITE ADDRESS: 30 JOHNSON STREET, SHEFFIELD, TAS, 7306

PROPOSED DWELLING + ANCILLARY

ELEVATIONS - MAIN (1 OF 2)

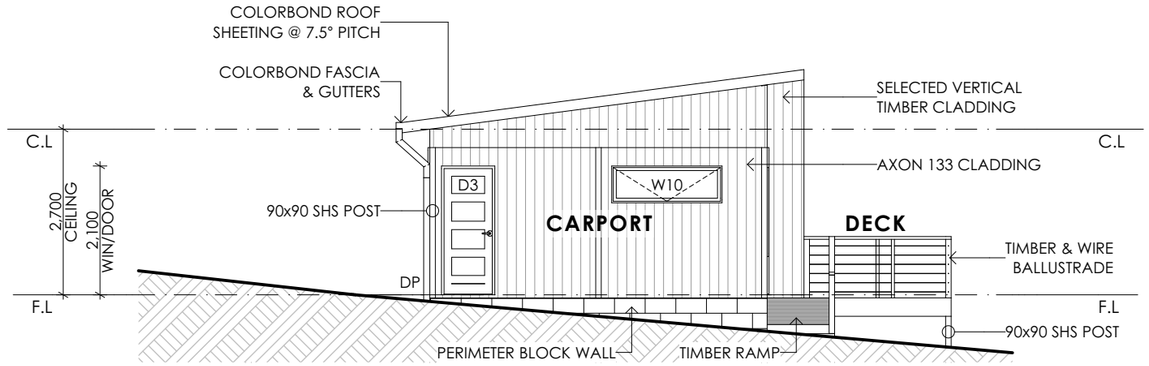
DRAWN: DM	DATE: 18.09.26	REV: A
CHECKED: DM	SCALE: 1:100	
SHEET: 9 OF 15	JOB NO: 4514	

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Date Advertised: 19/01/2026 Ref. Number: K-DA/0023/2026
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C1 / -

NORTH ELEVATION
1:100



D1 / -

EAST ELEVATION
1:100

LEGEND:

FGL ------ NATURAL GROUND LINE

NGL —— FINISHED GROUND LINE

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M: 0435 090 758 E: darren.idesignresidential@gmail.com
ABN: 66 925 623 647 TAS 692360969/VBA: DP–AD 64131/QBCC: 15042468

CLIENT SIGNATURE ..... DATE .....

CLIENT SIGNATURE ..... DATE .....

REV	AMENDMENTS	DATE	INT
A	DEVELOPMENT APPLICATION	18.09.26	DM
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PROJECT: DEVELOPMENT APPLICATION

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PROPOSED DWELLING + ANCILLARY

ELEVATIONS - MAIN (2 OF 2)

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CLIENT SIGNATURE

..... DATE .....

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A	DEVELOPMENT APPLICATION	18.09.26	DM
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PROJECT:
DEVELOPMENT APPLICATION

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CLIENT:
LEACIA BRAMICH

SITE ADDRESS:
30 JOHNSON STREET, SHEFFIELD, TAS, 7306

PROPOSED DWELLING + ANCILLARY

3D PERSPECTIVES (3 OF 4)

DRAWN: **DM**	DATE: **18.09.26**	REV: **A**
CHECKED: **DM**	SCALE:	
SHEET: **11 OF 15**	JOB NO: **4514**	

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CLIENT SIGNATURE

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CLIENT SIGNATURE

..... DATE .....

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A	DEVELOPMENT APPLICATION	18.09.26	DM
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PROJECT:
DEVELOPMENT APPLICATION

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CLIENT:
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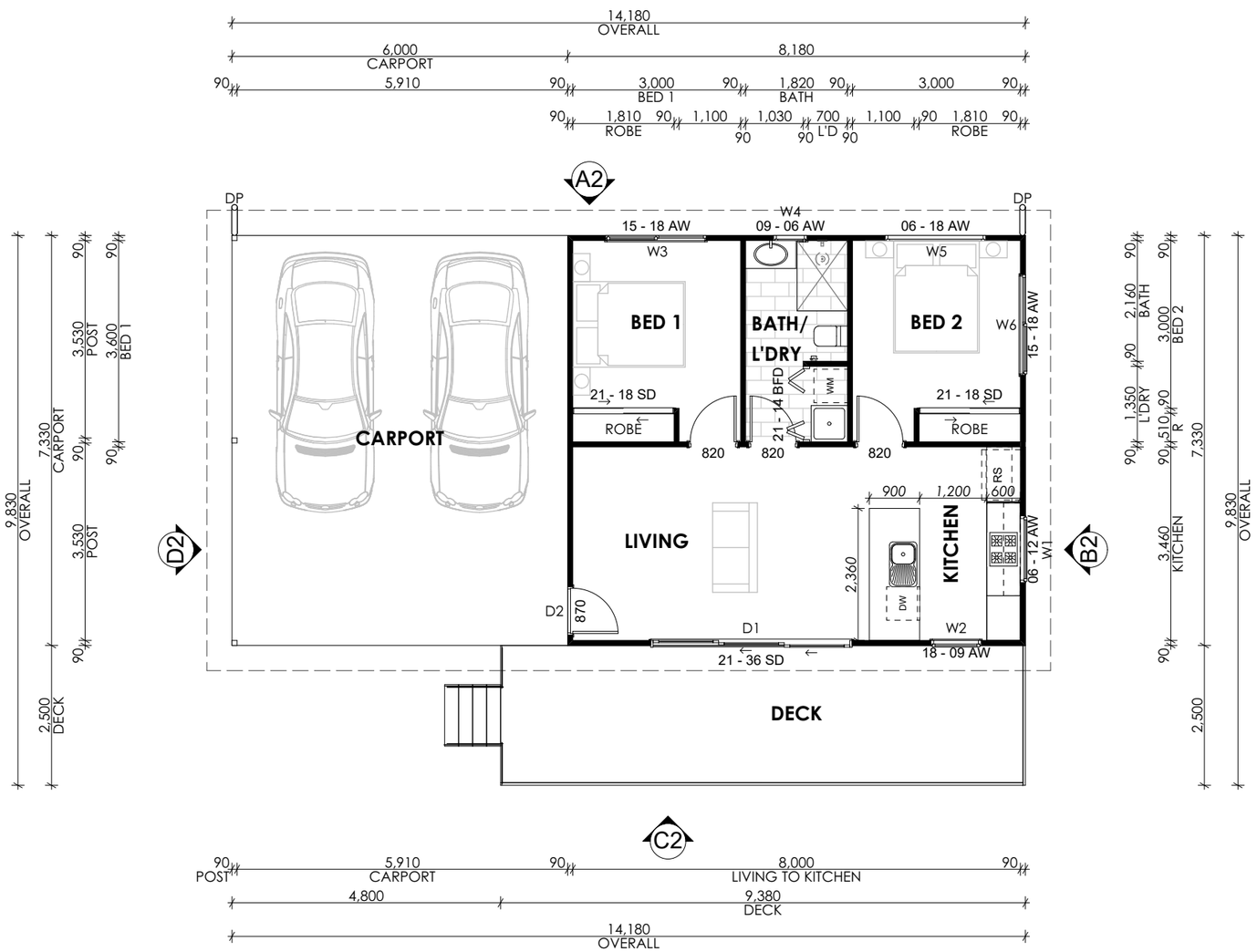
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PROPOSED DWELLING + ANCILLARY

3D PERSPECTIVES (4 OF 4)

DRAWN: DM	DATE: 18.09.26	REV: A
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SHEET: 12 OF 15	JOB NO: 4514	

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AREAS	
CARPORT	43.98 M2
INDOOR LIVING	59.96 M2
DECK	23.42 M2
TOTAL	**127.36 M2**

CEILING HEIGHT= 2700MM

TIMBER FRAME

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CLIENT SIGNATURE

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..... DATE .....

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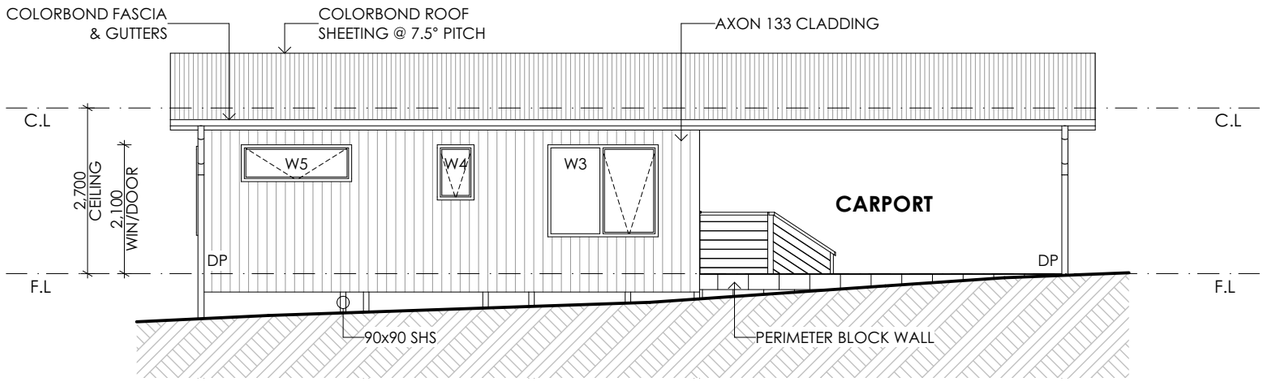
SITE ADDRESS:
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PROPOSED DWELLING + ANCILLARY

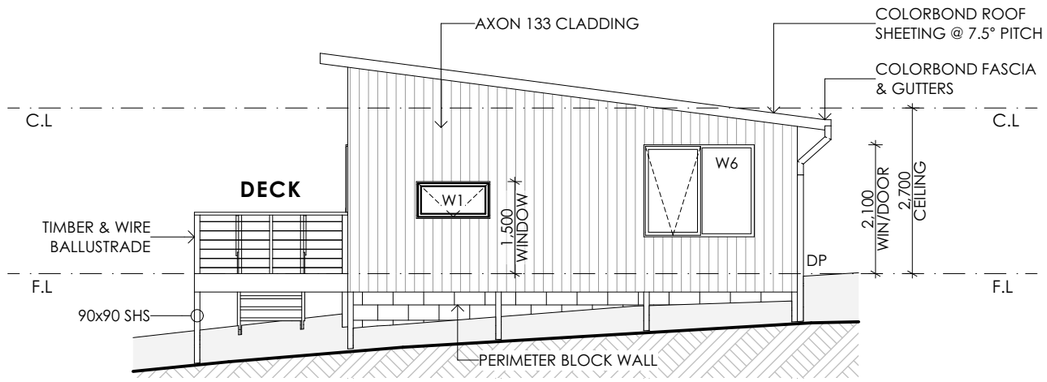
FLOOR PLAN (ANCILLARY)

DRAWN: **DM**	DATE: **18.09.26**	REV: **A**
CHECKED: **DM**	SCALE: **1:100**	
SHEET: **13 OF 15**	JOB NO: **4514**	

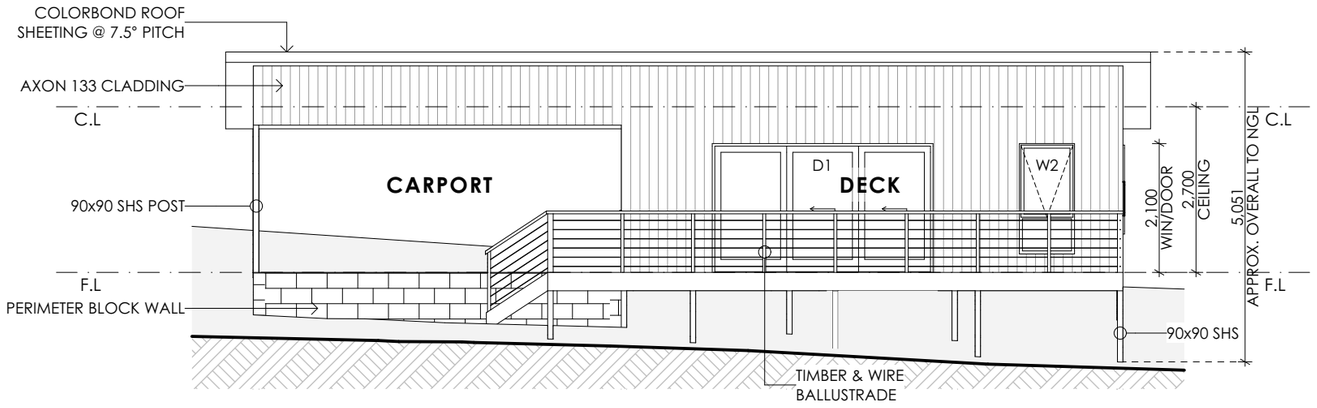
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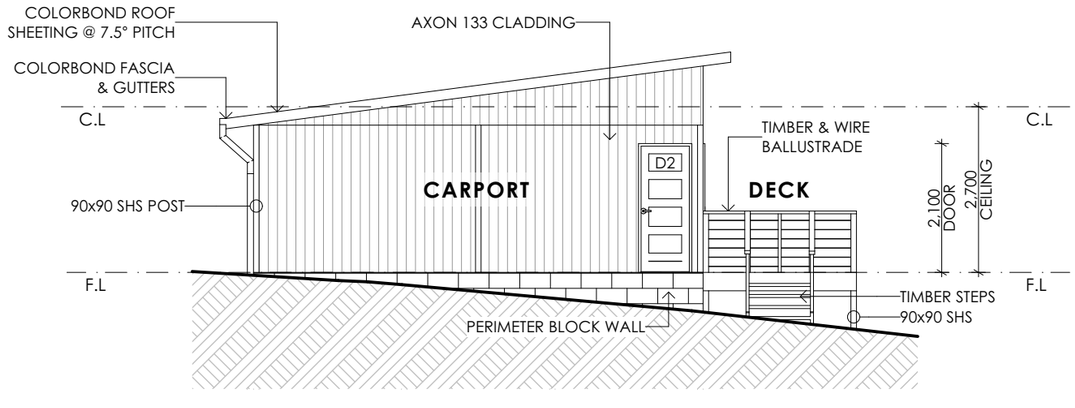
A2 — NORTH ELEVATION — 1:100



B2 — EAST ELEVATION — 1:100



C2 — SOUTH ELEVATION — 1:100



D2 — WEST ELEVATION — 1:100

LEGEND:

FGL ------ NATURAL GROUND LINE

NGL —— FINISHED GROUND LINE

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PROJECT: DEVELOPMENT APPLICATION

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PROPOSED DWELLING + ANCILLARY

ELEVATIONS (ANCILLARY)

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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 ABCB HOUSING PROVISIONS TABLE 8.4.2 & AS1288. MINIMUM 4mm 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 A15 FOR WINDOW HEAD AND SILL DETAILS. FLASHING TO BE INSTALLED WITH GLAZING MANUFACTURER'S SPECIFICATIONS FOR BRICK VENEER CONSTRUCTION.

PROTECTION OF OPENABLE WINDOWS
A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH.

SANITARY COMPARTMENT (WC OR TOILET) DOORS
SANITARY COMPARTMENT DOORS TO COMPLY WITH PART 10.4.2 OF ABCB HOUSING PROVISION. "CONSTRUCTION OF SANITARY COMPARTMENTS". SANITARY COMPARTMENT DOORS MUST BE FITTED WITH "LIFT OFF" HINGES (EXCLUDING SLIDING & OUTWARD OPENING DOORS), UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2m, MEASURED IN ACCORDANCE WITH BCA FIGURE 10.4.2, BETWEEN THE CLOSEST PAN WITHIN THE SANITARY COMPARTMENT AND THE DOORWAY. PROTECT THE WINDOWS BY ONE OF THE FOLLOWING METHODS:
A) A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING; OR
B) A SCREEN WITH SECURE FITTINGS.

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.
THE DEVICE OR SCREEN MUST:
A) NOT PERMIT A 125mm SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN; AND
B) RESIST AN OUTWARD HORIZONTAL ACTION OF 250N AGAINST THE:
WINDOW RESTRAINED BY A DEVICE; OR
SCREEN PROTECTING THE OPENING; AND
C) HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN.

BAL COMPLIANCE
ALL WINDOWS TO BE ALUMINIUM FRAMED. SCREENS TO BE MADE FROM ALUMINIUM FRAME WITH MESH OF 2mm MAX APERTURE. MESH TO BE MADE FROM CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM. WHEN FITTED THE GAP FROM THE EDGE OF THE WINDOW FRAME TO THE EDGE OF THE SCREEN FRAME SHALL NOT BE GREATER THAN 3mm. AS PER AS-3595:2018 5.5.1A

SAFETY GLAZING NOTE
WINDOWS AND GLASS MARKED WITH THIS SYMBOL ARE WITHIN 400mm OR CLOSER TO THE GROUND AND AS SUCH THE GLAZING PANEL MARKED WITH THIS SYMBOL SHALL BE 4mm THICK MIN SAFETY GLASS ALL AS PER AS-3959:2018 5.5.2 (c) (iii).

WINDOWS & DOORS TO BE DESIGNED & INSTALLED TO MANUF. SPEC. & COMPLY WITH AS2047

DOOR SCHEDULE
(ALL ALUMINIUM DOORS TO BE DOUBLE GLAZED)

MAIN DWELLING

ID	ROOM	MATERIAL	TYPE	HEIGHT	WIDTH	GLAZING	SCREEN
D1	DINING	ALUMINIUM	3 PANEL SLIDING DOOR	2400	3600	CLEAR	FLY
D2	DINING	ALUMINIUM	3 PANEL SLIDING DOOR	2400	3600	CLEAR	FLY
D3	LAUNDRY	ALUMINIUM	HINGED	2100	870	CLEAR	N/A

ANCILLARY

ID	ROOM	MATERIAL	TYPE	HEIGHT	WIDTH	GLAZING	SCREEN
D1	LIVING	ALUMINIUM	3 PANEL SLIDING DOOR	2100	3600	CLEAR	FLY
D2	LIVING	ALUMINIUM	HINGED	2100	870	CLEAR	N/A

WINDOW SCHEDULE
(ALL ALUMINIUM WINDOWS TO BE DOUBLE GLAZED)

MAIN DWELLING

ID	ROOM	MATERIAL	TYPE	HEIGHT	WIDTH	GLAZING	SCREEN
W1	LIVING	ALUMINIUM	FIXED	2400	2400	CLEAR	N/A
W2	WALK-IN PANTRY	ALUMINIUM	AWNING	1800	600	CLEAR	FLY
W3	BATH	ALUMINIUM	AWNING	600	1800	FROSTED	FLY
W4	BED 1	ALUMINIUM	FIXED	600	1800	CLEAR	N/A
W5	BED 1	ALUMINIUM	AWNING	600	1800	CLEAR	FLY
W6	BED 1	ALUMINIUM	FIXED	1800	2000	CLEAR	N/A
W7	KITCHEN	ALUMINIUM	FIXED	2400	2400	CLEAR	N/A
W8	LIVING	ALUMINIUM	FIXED	2400	2400	CLEAR	N/A
W9	BED 2	ALUMINIUM	AWNING	1500	1800	CLEAR	FLY
W10	BED 2	ALUMINIUM	AWNING	600	1800	CLEAR	FLY

ANCILLARY

ID	ROOM	MATERIAL	TYPE	HEIGHT	WIDTH	GLAZING	SCREEN
W1	KITCHEN	ALUMINIUM	FIXED	600	1200	CLEAR	N/A
W2	KITCHEN	ALUMINIUM	AWNING	1800	900	CLEAR	FLY
W3	BED 1	ALUMINIUM	AWNING	1500	1800	CLEAR	FLY
W4	BATH / L'DRY	ALUMINIUM	AWNING	900	600	FROSTED	FLY
W5	BED 2	ALUMINIUM	AWNING	600	1800	CLEAR	FLY
W6	BED 2	ALUMINIUM	AWNING	1500	1800	CLEAR	FLY

LEGEND:
TBC= TO BE CONFIRMED

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PROJECT: DEVELOPMENT APPLICATION

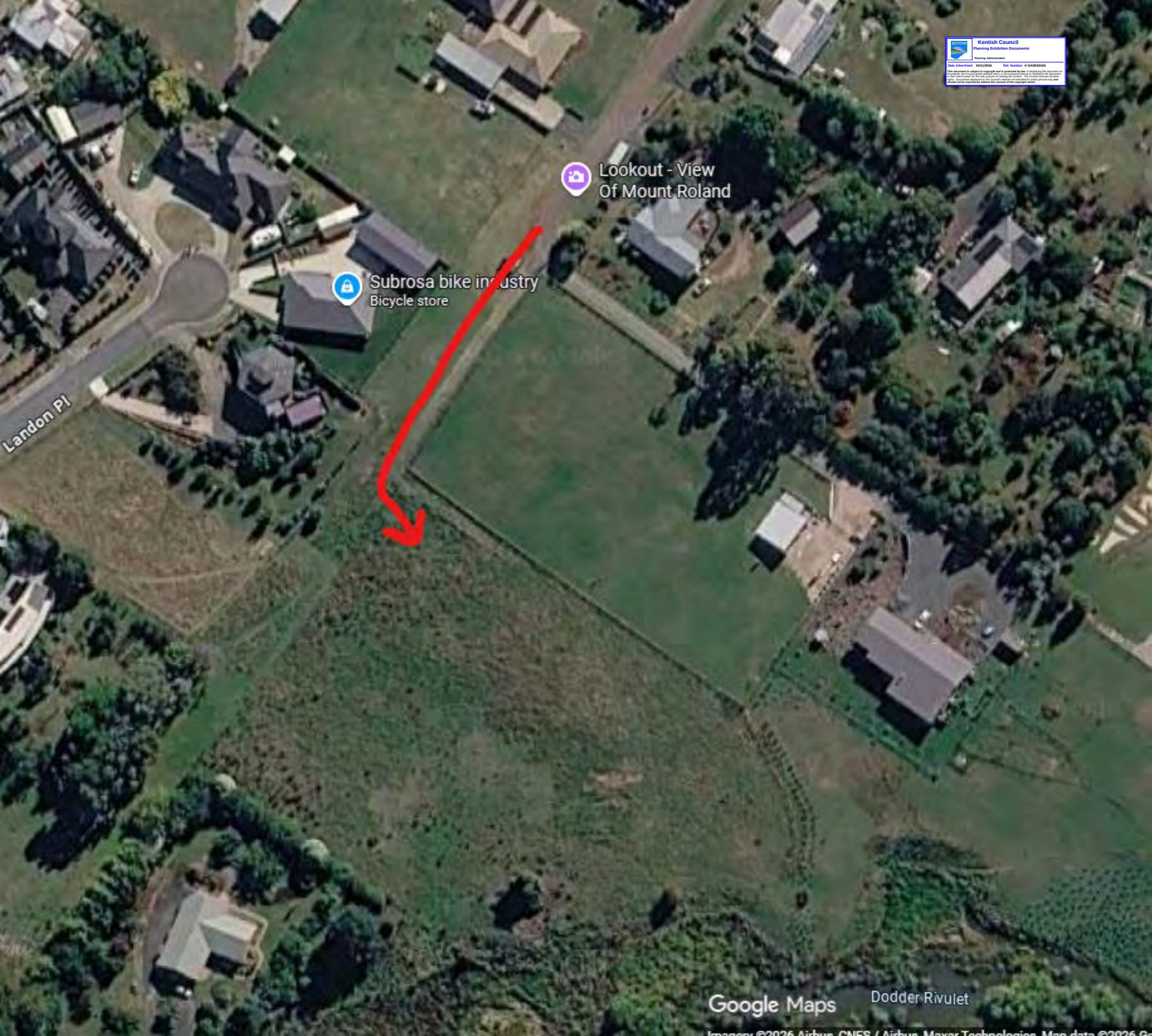
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PROPOSED DWELLING + ANCILLARY
WINDOW/DOOR SCHEDULE

DRAWN:	DATE:	REV:
DM	18.09.26	A
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SHEET: 15 OF 15	JOB NO: 4514	


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Lookout - View Of Mount Roland
Subrosa bike industry
Bicycle store
Landon Pl
Google Maps
Dodder Rivulet

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Tasmanian Government

EARLEY ISSUE

Owner
FRANK HEDLEY ATKINS

Title Reference CT4247/23

Grantee Sec S 7Ac Granted to Stephen Hocking Section L 1A-3R-32Ps 4A-2R-10Ps George Morris Pur Lot 1&2

PLAN OF SURVEY

by Surveyor M G Haberle
of land situated in the

TOWN OF SHEFFIELD
Sections S and L

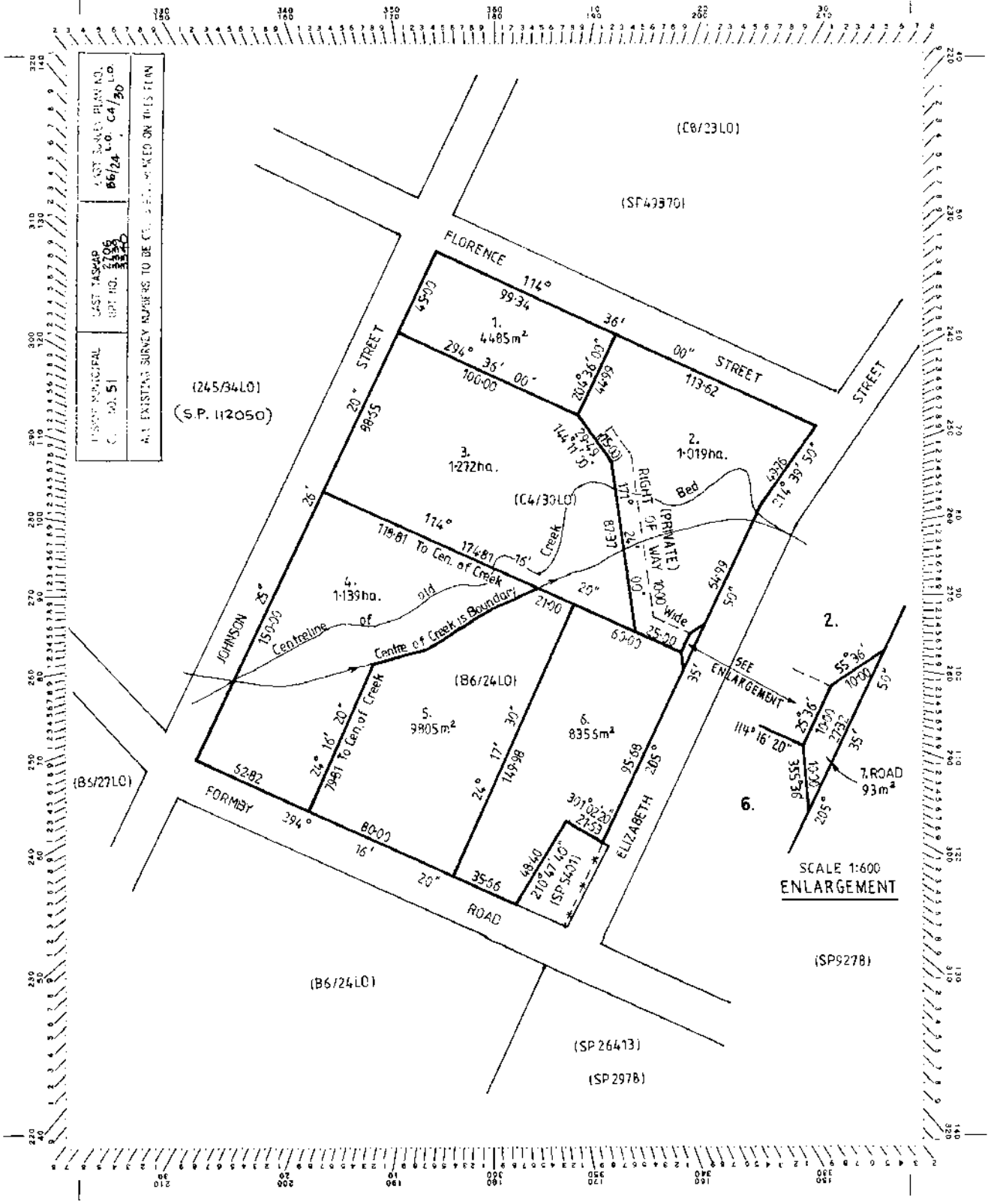
SCALE 1. 2000 MEASUREMENTS IN METRES

REGISTERED NUMBER

SP102874

Approved
Effective from 24 MAR 1993

Recorder of Titles



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

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Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
102874	3
EDITION	DATE OF ISSUE
5	23-Jan-2024

SEARCH DATE : 19-Jun-2024
SEARCH TIME : 02.12 PM

DESCRIPTION OF LAND

Town of SHEFFIELD
Lot 3 on Sealed Plan 102874
Derivation : Whole of Sec. S Granted to S.Hocking & Lots 1 & 2 Granted to G.Morris
Prior CT 4247/23

SCHEDULE 1

N166998 TRANSFER to LEACIA BRAMICH Registered 23-Jan-2024 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP102874 FENCING PROVISION in Schedule of Easements
SP 102874 EASEMENTS in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations