



**GLAMORGAN/SPRING BAY COUNCIL**  
**NOTICE OF PROPOSED DEVELOPMENT**

Notice is hereby given that an application has been made for planning approval for the following development:

**SITE:** **35 Mace Court, Orford**  
**CT 181996/17**

**PROPOSAL:** **Shed**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail ([planning@freycinet.tas.gov.au](mailto:planning@freycinet.tas.gov.au)) addressed to the Chief Executive Officer. Representations must be received before midnight on 08 January 2026.

**APPLICANT:** **Stuart French Another Perspective Drafting & Design**  
**DATE:** **14/11/2025**  
**APPLICATION NO:** **DA 2025 / 00207**

## Application for Planning Approval

### Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:			
Contact person: (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

*Note: All correspondence with the applicant will be via email unless otherwise advised*

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

**Details of Site** *(Note: If your application is discretionary, the following will be placed on public exhibition)*

Address of proposal:			
Suburb:		Post Code:	
Size of site: (m <sup>2</sup> or Ha)			
Certificate of Title(s):			
Current use of site:			

<b>General Application Details</b> <i>Complete for All Applications</i>	
Description of proposed use or development:	
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	\$
Is the property on the State Heritage Register? (Circle one)	Yes / No
<b>For all Non-Residential Applications</b>	
Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	
<b>Personal Information Protection Statement</b>	

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

### Applicant Declaration

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:

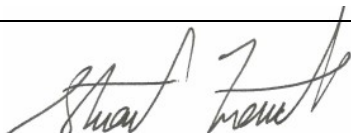
- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Applicant Signature:		Date:	
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### Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	
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If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

***It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.***

## **Checklist of application documents:** *Taken from Section 6 of the Planning Scheme*

An application must include:

- a signed application form;
- any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- details of the location of the proposed use or development;
- a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
  - (i) the existing and proposed use(s) on the site;
  - (ii) the boundaries and dimensions of the site;
  - (iii) topography including contours showing AHD levels and major site features;
  - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
  - (v) soil type;
  - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
  - (vii) the location and capacity and connection point of any existing services and proposed services;
  - (viii) the location of easements on the site or connected to the site;
  - (ix) existing pedestrian and vehicle access to the site;
  - (x) the location of existing and proposed buildings on the site;
  - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
  - (xii) any natural hazards that may affect use or development on the site;
  - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
  - (xiv) any proposed open space, common space, or facilities on the site; and
  - (xv) proposed subdivision lot boundaries;
- where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
  - (xvi) the internal layout of each building on the site;
  - (xvii) the private open space for each dwelling;
  - (xviii) external storage spaces;
  - (xix) parking space location and layout;
  - (xx) major elevations of every building to be erected;
  - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
  - (xxii) 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; and
  - (xxiii) materials and colours to be used on roofs and external walls.

SEARCH OF TORRENS TITLE

VOLUME 181996	FOLIO 17
EDITION 3	DATE OF ISSUE 14-Jun-2023

SEARCH DATE : 25-Aug-2025

SEARCH TIME : 10.12 AM

DESCRIPTION OF LAND

Parish of TRIABUNNA Land District of PEMBROKE  
 Lot 17 on Sealed Plan 181996  
 Derivation : Part of Lot 2842, 104 Acres Gtd. to Phillis Seal  
 Prior CT 178972/300

SCHEDULE 1

M932323

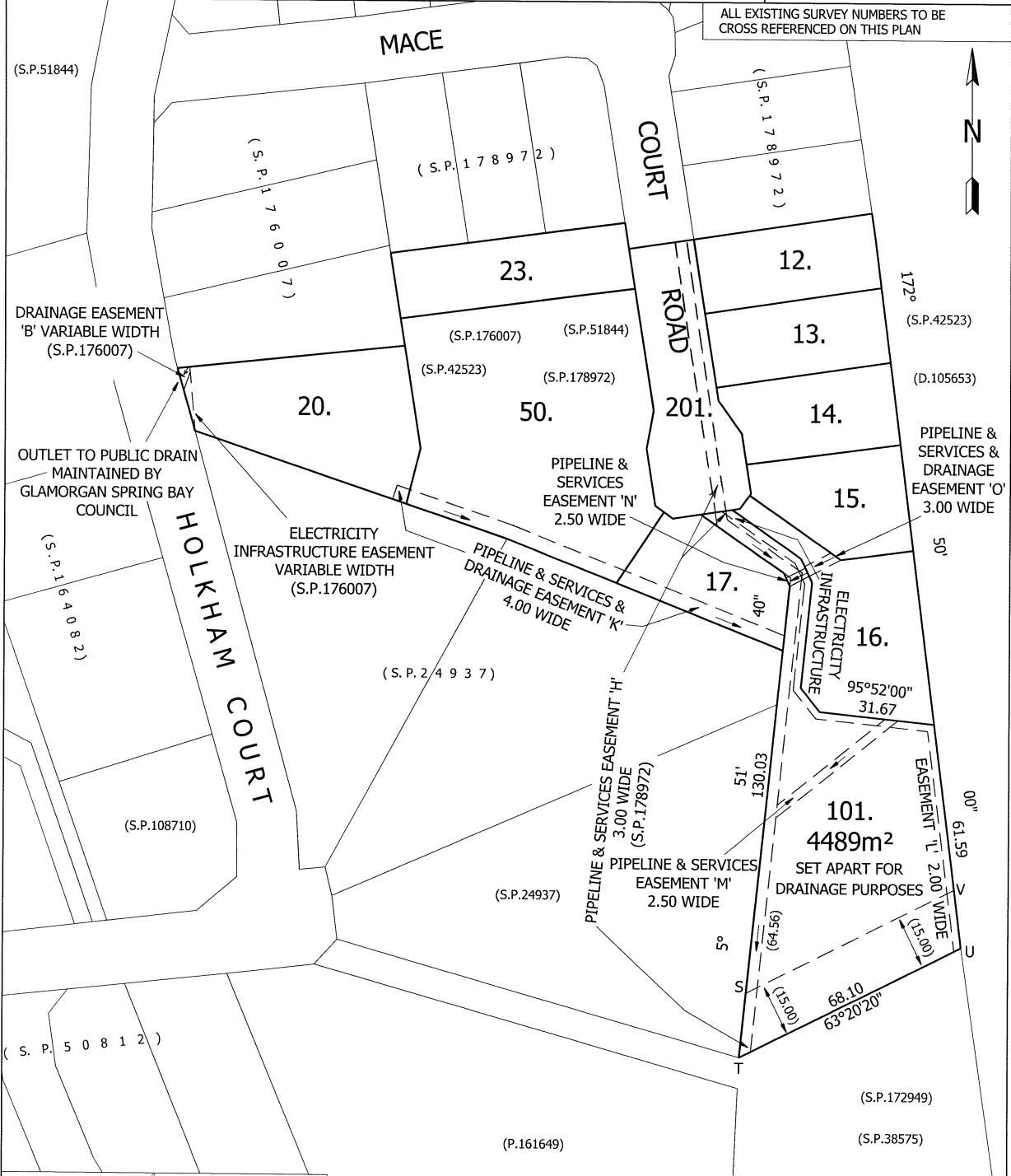
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP181996 EASEMENTS in Schedule of Easements  
 SP181996 FENCING PROVISION in Schedule of Easements  
 SP51844 & SP176007 FENCING COVENANT in Schedule of Easements  
 SP178972 FENCING PROVISION in Schedule of Easements  
 E275484 AGREEMENT pursuant to Section 78 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 09-Nov-2021 at noon  
 E348523 MORTGAGE to Westpac Banking Corporation Registered  
 14-Jun-2023 at 12.01 PM

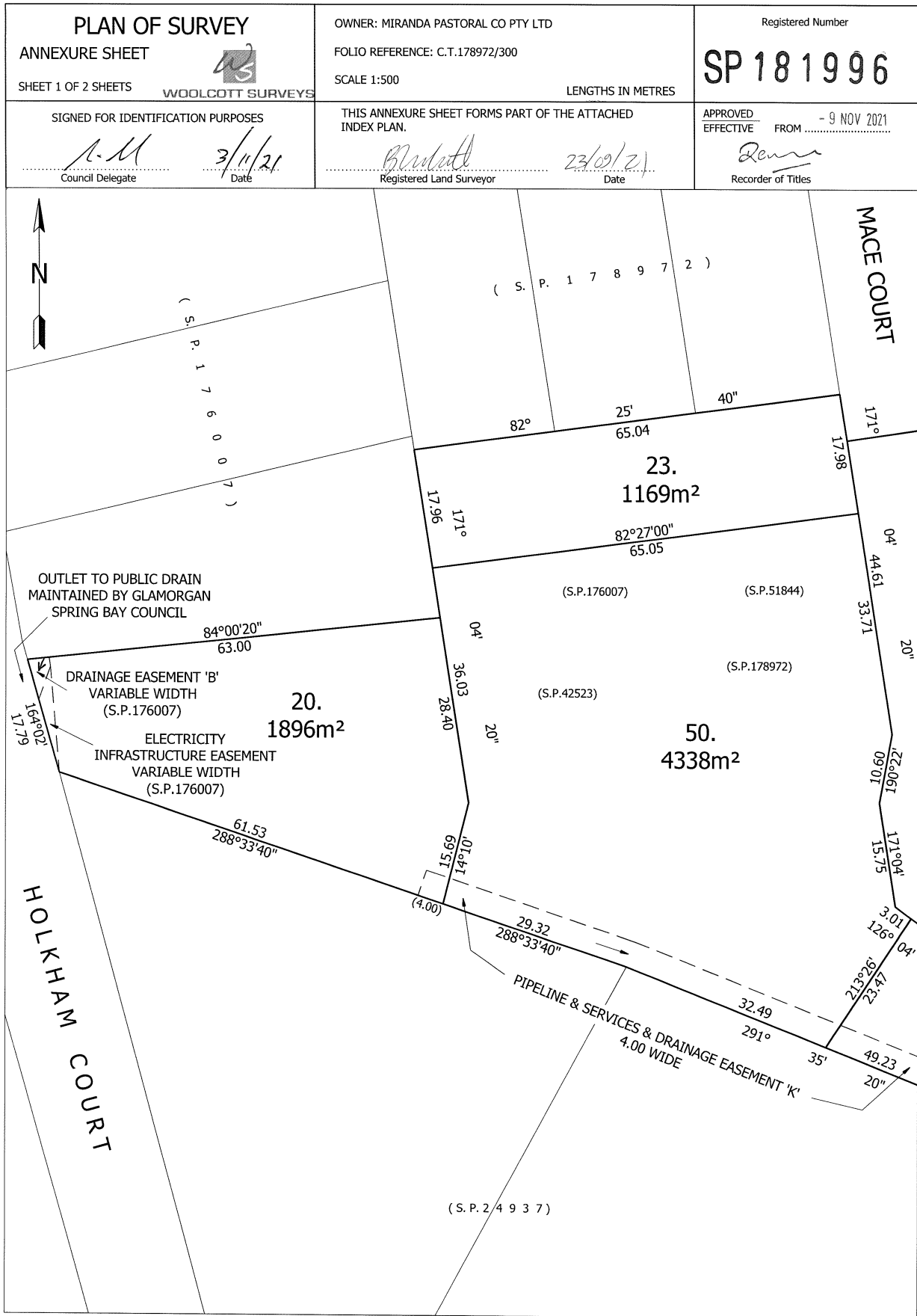
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

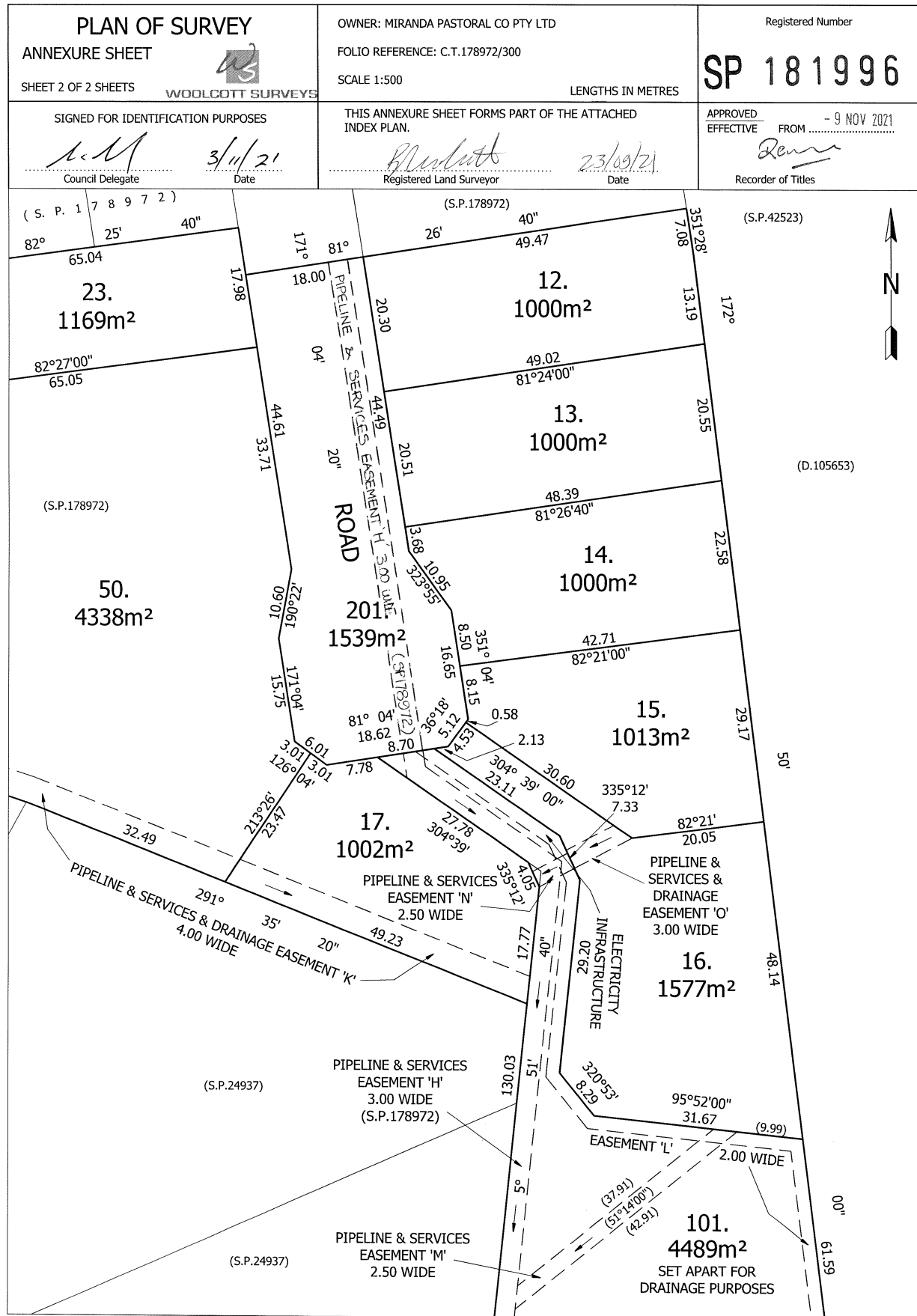
OWNER: MIRANDA PASTORAL CO PTY LTD	<b>PLAN OF SURVEY</b>  <b>WOOLCOTT SURVEYS</b>	REGISTERED NUMBER <b>SP181996</b>
FOLIO REFERENCE: C.T.178972/300		APPROVED EFFECTIVE FROM ... - 9 NOV 2021
GRANTEE: PART OF LOT 2842, 104 ACRES GRANTED TO PHILLIS SEAL	BY SURVEYOR: BRETT RICHARD WOOLCOTT LOCATION: LAND DISTRICT OF PEMBROKE PARISH OF TRIABUNNA	<i>Brett Woolcott</i> Recorder of Titles
	SCALE 1:1000	LENGTHS IN METRES



<i>[Signature]</i> Registered Land Surveyor	23/9/21 Date	<i>[Signature]</i> Council Delegate	3/11/21 Date
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<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 181996</b>

PAGE 1 OF 4 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

Lot 201 is subject to a pipeline and services easement as defined herein in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns (TasWater) over the land marked PIPELINE & SERVICES EASEMENT "H" 3.00 WIDE passing through that lot on the Plan.

Lot 16 is subject to a pipeline and services easement in gross as defined herein (in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns) ("TasWater") over the land marked PIPELINE & SERVICES & DRAINAGE EASEMENT "O" 3.00 WIDE ("the Easement Land") passing through such lot on the plan

Lot 16 is subject to a right of drainage in gross (in favour of Glamorgan Spring Bay Council) over the land marked PIPELINE & SERVICES & DRAINAGE EASEMENT "O" 3.00 WIDE passing through such lot on the plan


Lots 17, 20 & 50 are each subject to a pipeline and services easement in gross as defined herein (in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns) ("TasWater") over the land marked PIPELINE & SERVICES & DRAINAGE EASEMENT "K" 4.00 WIDE ("the Easement Land") passing through such lot on the plan

Lots 17, 20 & 50 are each subject to a right of drainage in gross (in favour of Glamorgan Spring Bay Council) over the land marked PIPELINE & SERVICES & DRAINAGE EASEMENT "K" 4.00 WIDE passing through such lot on the plan

Lot 20 is subject to a right of drainage (appurtenant to lots 6-8 on Sealed Plan 176007 and Glamorgan Spring Bay Council) over the land marked DRAINAGE EASEMENT "B" VARIABLE WIDTH passing through that lot on the plan

Lot 20 is subject to an electricity infrastructure easement and restrictions as to user of land created by and more fully set forth in Sealed Plan 176007 (in favour of TasNetworks Pty Limited) over the land marked ELECRCITY INFRASTRUCTURE EASEMENT VARIABLE WIDTH passing through that lot on the plan

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: MIRANDA PASTORAL CO P/L FOLIO REF: 178972-300 SOLICITOR: SIMONE REID - 20 ST GEORGES SQUARE EAST LAUNCESTON TAS 7250	PLAN SEALED BY: GLAMORGAN SPRING BAY COUNCIL DATE: 3/11/2021 SA 2019 007 REF NO.
 ..... Council Delegate	
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP 181996</b></p>
<p>SUBDIVIDER: MIRANDA PASTORAL CO P/L FOLIO REFERENCE: 178972-300</p>	

Lot 101 is subject to a pipeline and services easement in gross as defined herein (in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns) ("TasWater") over the land marked PIPELINE & SERVICES EASEMENT "H" 3.00 WIDE, PIPELINE & SERVICES EASEMENT "M" 2.50 WIDE and PIPELINE & SERVICES EASEMENT "N" 2.50 WIDE ("the Easement Land") passing through that lot on the plan

Lot 101 is subject to an electricity infrastructure easement with the benefit of a restriction as to user of land in gross as defined herein (in favour of Tasmanian Networks Pty Ltd) over the land marked ELECTRICITY INFRASTRUCTURE EASEMENT "L" 2.00 WIDE passing through that lot on the plan

COVENANTS

The owner of lot 101 on the plan covenants with Glamorgan Spring Bay Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with Glamorgan Spring Bay Council to observe the following stipulations-

1. That no biodiversity offset planting is to occur within the area marked "STUV" on the plan

FENCING PROVISION

In respect to the lots on the plan the vendor (Miranda Pastoral Co Pty Ltd) shall not be required to fence

INTERPRETATION

"Electricity infrastructure easement with the benefit of a restriction as to user of land" means-

Firstly all the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants agents and contractors (hereinafter called "TasNetworks") at all times hereafter:

- a) to maintain, lay, erect and install anything used for, or in connection with the generation, transmission or distribution of electricity including power lines (underground), substations for converting electricity, substations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity (hereinafter called "electricity infrastructure") of such materials and type as TasNetworks may determine above, on or under the land respectively marked "Electricity Infrastructure Easement "L" 2.00 Wide" on the plan (hereinafter called the "servient land"
- b) to enter into and upon the servient land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing electricity infrastructure without doing unnecessary damage to the said servient land and making good all damage occasioned thereby

G J Walkem: 

**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><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP 181996</b></p>
<p>SUBDIVIDER: MIRANDA PASTORAL CO P/L FOLIO REFERENCE: 178972-300</p>	

- c) to erect fencing, signs, barriers or other protective structures upon the servient land if in the opinion of TasNetworks these are necessary for reasons of safety
- d) to cause or permit electrical energy to flow or be transmitted or distributed through the said electricity infrastructure
- e) to enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the said land in consultation with the registered proprietor/s for the purpose of access and regress to and from the servient land
- f) nothing herein contained shall prevent the registered proprietor/s for themselves and their successors in title from using the servient land provided that such use does not derogate from this grant or, in the opinion of TasNetworks compromise the safe operation of TasNetworks electricity infrastructure located on, above or under the servient land

Secondly the benefit of a covenant for TasNetworks and its successors with the registered proprietors for themselves and their successors in title of the servient land not to erect any buildings or place any structures or objects within the said easement without the prior written consent of TasNetworks to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement hereinbefore described

“Pipeline and Services Easement” means:-

FIRSTLY, the full and free right and liberty for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

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

G J Walkem: 

**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><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 4 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP 181996</b></p>
<p>SUBDIVIDER: MIRANDA PASTORAL CO P/L FOLIO REFERENCE: 178972-300</p>	

preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

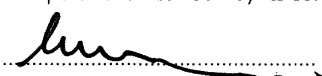
(7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described

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

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

Signed for and on behalf of MIRANDA PASTORAL CO PTY LTD (ACN 003 604 911)  
under section 127 of the Corporations Act 2001 by its sole director/secretary-

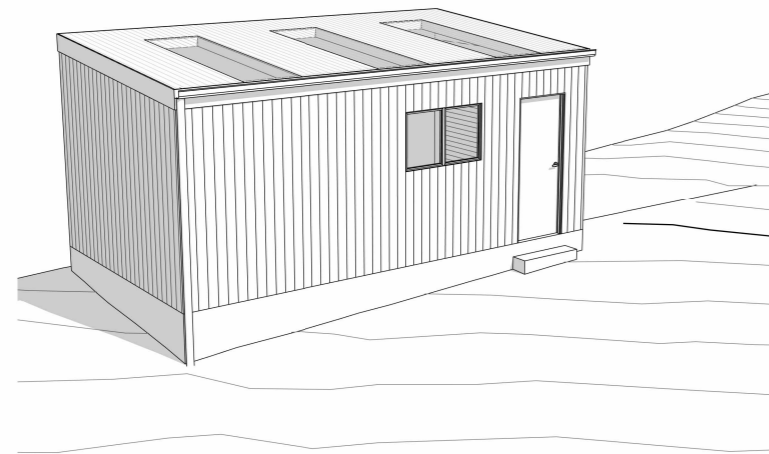
Graeme John Walkem: 

**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.



AP2025-2524 - PROPOSED SHED  
 35 Mace Court,  
 ORFORD

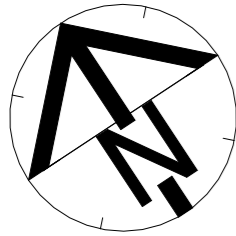
SHEET		DRAWING TITLE
01	A	SITE PLAN
01a		DRAINAGE PLAN
02		FLOOR PLAN & ELEVATIONS
03		PERSPECTIVE VIEWS



A	TASWATER RFI: Provide line of influence	2 Dec. 2025	ST	RJ	01
	DA PLAN SET	13 October 2025	ST	AS	01 - 03
No.	Amendment	Date	Drawn	Checked	Sheet

<b>Notes</b> • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	<b>Designer:</b> ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	<b>Client / Project info</b> PROPOSED SHED 35 Mace Court, ORFORD	Soil Classification: M Title Reference: CT181996/17 Floor Areas: 23.40m <sup>2</sup> Porch / Deck Areas: 0.25m <sup>2</sup> Wind Speed: N3 Climate Zone: 7 Alpine Zone: N/A Corrosion Environment: HIGH Certified BAL: N/A Designed BAL: N/A (Refer to Standard Notes for Explanation)	<b>COVER SHEET</b>	
			Date 13 October 2025 Scale Sheet <span style="font-size: 2em; font-weight: bold;">00/03</span>	AP2025-2524	





1. THIS PLAN HAS BEEN PREPARED BY ANOTHER PERSPECTIVE PTY LTD FROM A COMBINATION OF EXISTING SURVEY PLANS AND LASER SCAN CARRIED OUT BY ANOTHER PERSPECTIVE PTY LTD.

2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED AT THE TIME OF THIS SURVEY.

3. ANOTHER PERSPECTIVE PTY LTD CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE AS NO SERVICE INFORMATION HAS BEEN COLLECTED.

4. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF ANOTHER PERSPECTIVE PTY LTD.

5. HORIZONTAL DATUM IS BASED ON SP181996 (Shifted to MGA2020) DISTANCES ARE SCALE TO PLANE (CSF 0.0.99966319 about SPM9912)

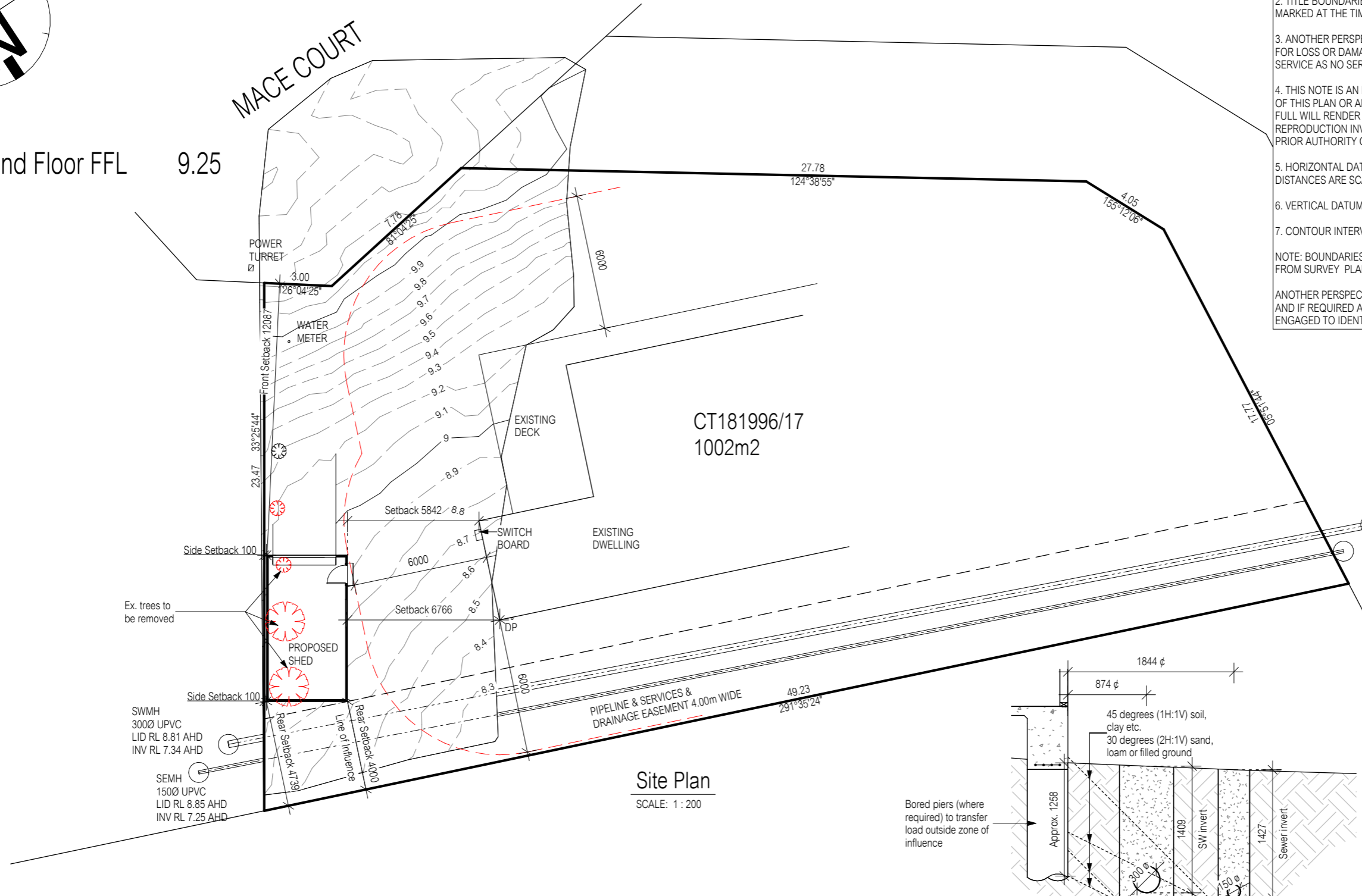
6. VERTICAL DATUM IS AHD (RTK GPS).

7. CONTOUR INTERVAL IS 0.1 METRE, INDEX IS 1.0 METRE.

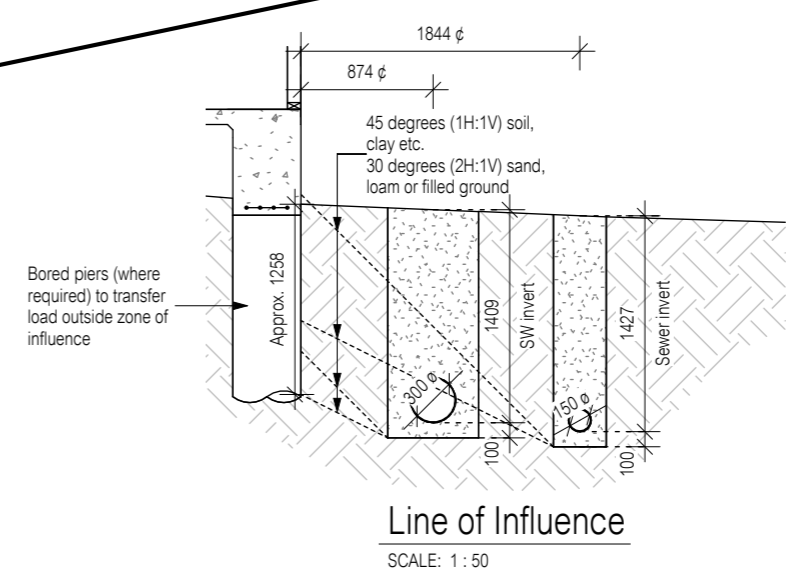
NOTE: BOUNDARIES AND EASEMENTS (IF INCLUDED) ARE COMPILED FROM SURVEY PLAN SP181996.

ANOTHER PERSPECTIVE ARE NOT REGISTERED LAND SURVEYORS AND IF REQUIRED A REGISTERED LAND SURVEYOR SHOULD BE ENGAGED TO IDENTIFY AND MARK TITLE BOUNDARIES & EASEMENTS.

Ground Floor FFL 9.25



Site Plan  
SCALE: 1 : 200



Line of Influence  
SCALE: 1 : 50



A	2 Dec. 2025	ST
No.	Date	Int.

Amendment changes as per cover sheet

Notes

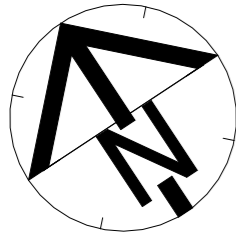
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:  
ANOTHER PERSPECTIVE PTY LTD  
PO BOX 171  
NORTH HOBART  
LIC. NO. 685230609 (S. Turvey)  
Ph: (03) 6231 4122  
Fx: (03) 6231 4166  
Email:  
info@anotherperspective.com.au

Client / Project info  
PROPOSED SHED  
35 Mace Court,  
ORFORD

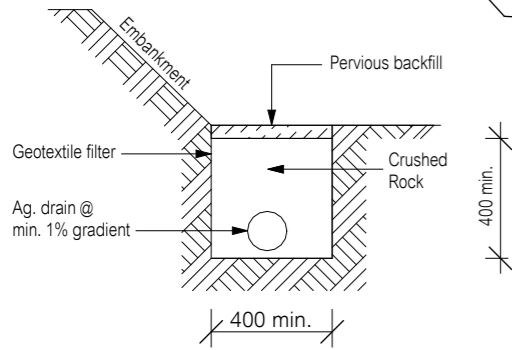


SITE PLAN		
Drawn	ST	AP2025-2524
Date	13 October 2025	Sheet
Scale	As indicated	01/03



MACE COURT

1. THIS PLAN HAS BEEN PREPARED BY ANOTHER PERSPECTIVE PTY LTD FROM A COMBINATION OF EXISTING SURVEY PLANS AND LASER SCAN CARRIED OUT BY ANOTHER PERSPECTIVE PTY LTD.
  2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED AT THE TIME OF THIS SURVEY.
  3. ANOTHER PERSPECTIVE PTY LTD CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE AS NO SERVICE INFORMATION HAS BEEN COLLECTED.
  4. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF ANOTHER PERSPECTIVE PTY LTD.
  5. HORIZONTAL DATUM IS BASED ON SP181996 (Shifted to MGA2020) DISTANCES ARE SCALE TO PLANE (CSF 0.0.99966319 about SPM9912)
  6. VERTICAL DATUM IS AHD (RTK GPS).
  7. CONTOUR INTERVAL IS 0.1 METRE, INDEX IS 1.0 METRE.
- NOTE: BOUNDARIES AND EASEMENTS (IF INCLUDED) ARE COMPILED FROM SURVEY PLAN SP181996.
- ANOTHER PERSPECTIVE ARE NOT REGISTERED LAND SURVEYORS AND IF REQUIRED A REGISTERED LAND SURVEYOR SHOULD BE ENGAGED TO IDENTIFY AND MARK TITLE BOUNDARIES & EASEMENTS.



TYPICAL AG. DRAIN DETAIL  
(≥1800 FROM HOUSE)  
Not to scale

POWER TURRET  
3.00  
126°04'25"

WATER METER

23.47  
33°25'44"

PROPOSED SHED

d.p. connected to existing stormwater line.

EXISTING DECK

CT181996/17  
1002m<sup>2</sup>

SWITCH BOARD

EXISTING DWELLING

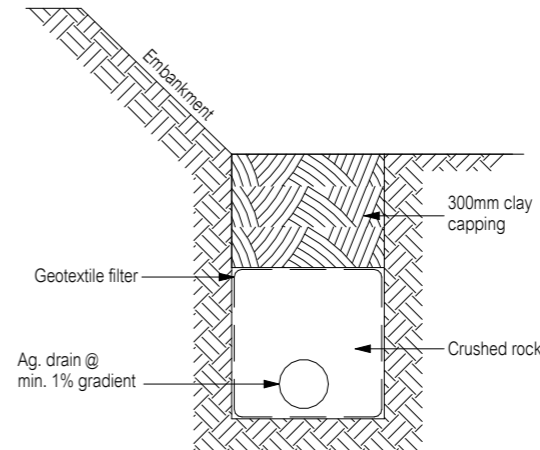
Ex. d.p.

PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00m WIDE

49.23  
291°35'24"

Where ag drain is < 1.5m from footing, the following engineering principles are required:

1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).
2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.
3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).
4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.



TYPICAL AG. DRAIN DETAIL  
(<1800 FROM HOUSE)  
Not to scale

DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	400
Bth	Bath	400 (incl. trap)
Shr	Shower	400 (Note 3)
S	Sink	500
Tr	Trough	400
WC	Water Closet Pan	1000
d.p.	Downpipe	900
ORG	Overflow Relief Gully	1000
FWG	Floor Waste Gully	650 (Note 2)
----- Sewer Line (1000 UPVC) (unless noted otherwise) - - - - - Stormwater Line (1000 UPVC) (unless noted otherwise) ===== Stormwater Line (1500 UPVC) (unless noted otherwise)		

- NOTES:
1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
  2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
  3. 500 required for multiple shower heads.
  4. 650 where outlet is being used as a FWG
  5. Showers to comply with N.C.C. 10.2.14.
  6. Falls to floor waste to be minimum 1:80 & maximum 1:50

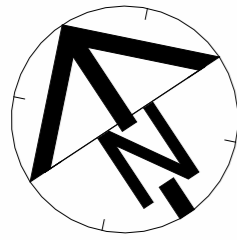
All works are to be in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

ROOF DRAINAGE NOTE:  
Min. medium rectangular gutter & min. 90a downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m<sup>2</sup>

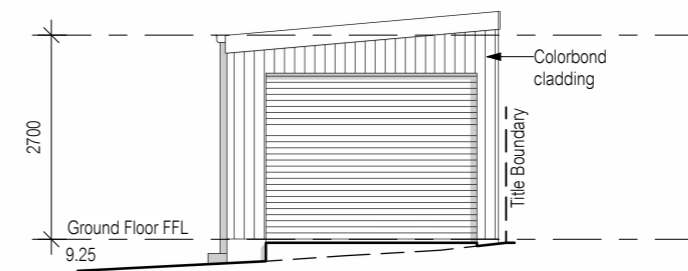


Soil classification: M Refer to Soil Report for nominated founding depth and description of founding material. All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3	- Wet areas to comply with NCC 10.2 and AS3740	<b>Notes</b> • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	<b>Designer:</b> ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	<b>Client / Project info</b> PROPOSED SHED 35 Mace Court, ORFORD		<b>DRAINAGE PLAN</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Drawn</td> <td>ST</td> <td>AP2025-2524</td> </tr> <tr> <td>Date</td> <td>13 October 2025</td> <td>Sheet</td> </tr> <tr> <td>Scale</td> <td>1:200</td> <td rowspan="2" style="font-size: 2em; font-weight: bold;">01a/03</td> </tr> </table>	Drawn	ST	AP2025-2524	Date	13 October 2025	Sheet	Scale	1:200	01a/03
Drawn	ST	AP2025-2524													
Date	13 October 2025	Sheet													
Scale	1:200	01a/03													
No.      Date      Int.      Amendment changes as per cover sheet															

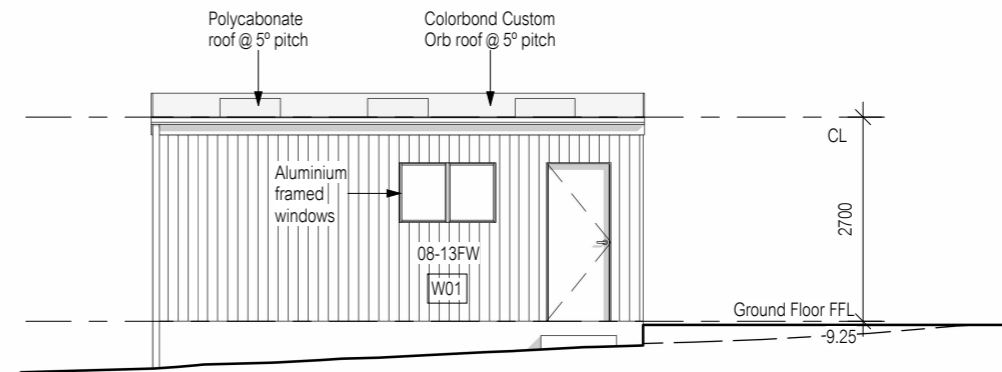




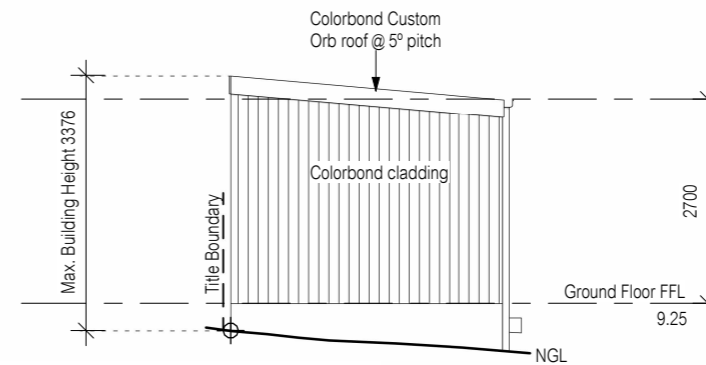
Material	Colour
Colorbond Roof	Monument
Colorbond Cladding	Shale Grey



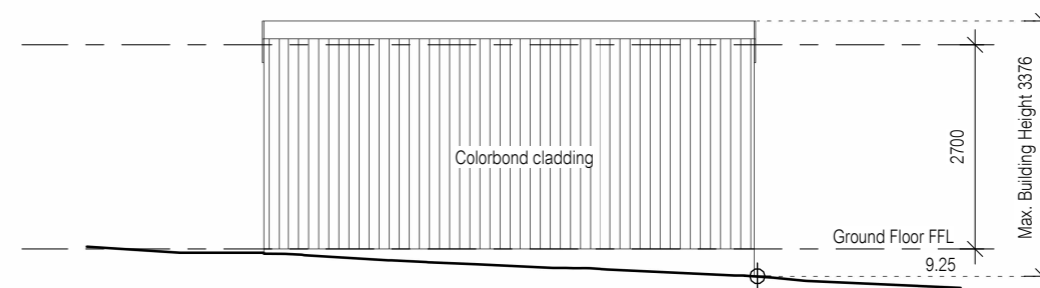
North East Elevation



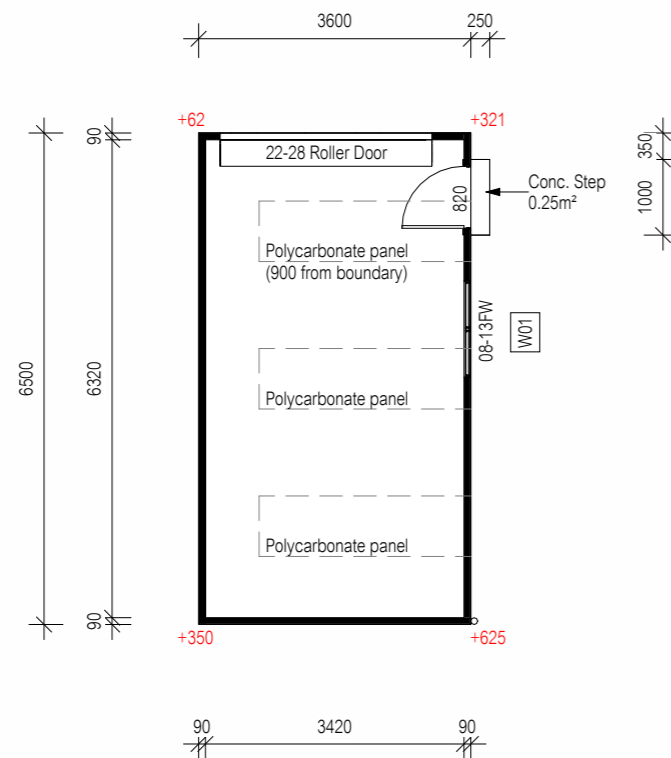
South East Elevation



South West Elevation



North West Elevation



Refer to shed documentation prepared by Steeline.



Floor Area = 23.40m<sup>2</sup>

Articulation joints

Smoke Alarm (interconnected where more than 1)

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

- Notes
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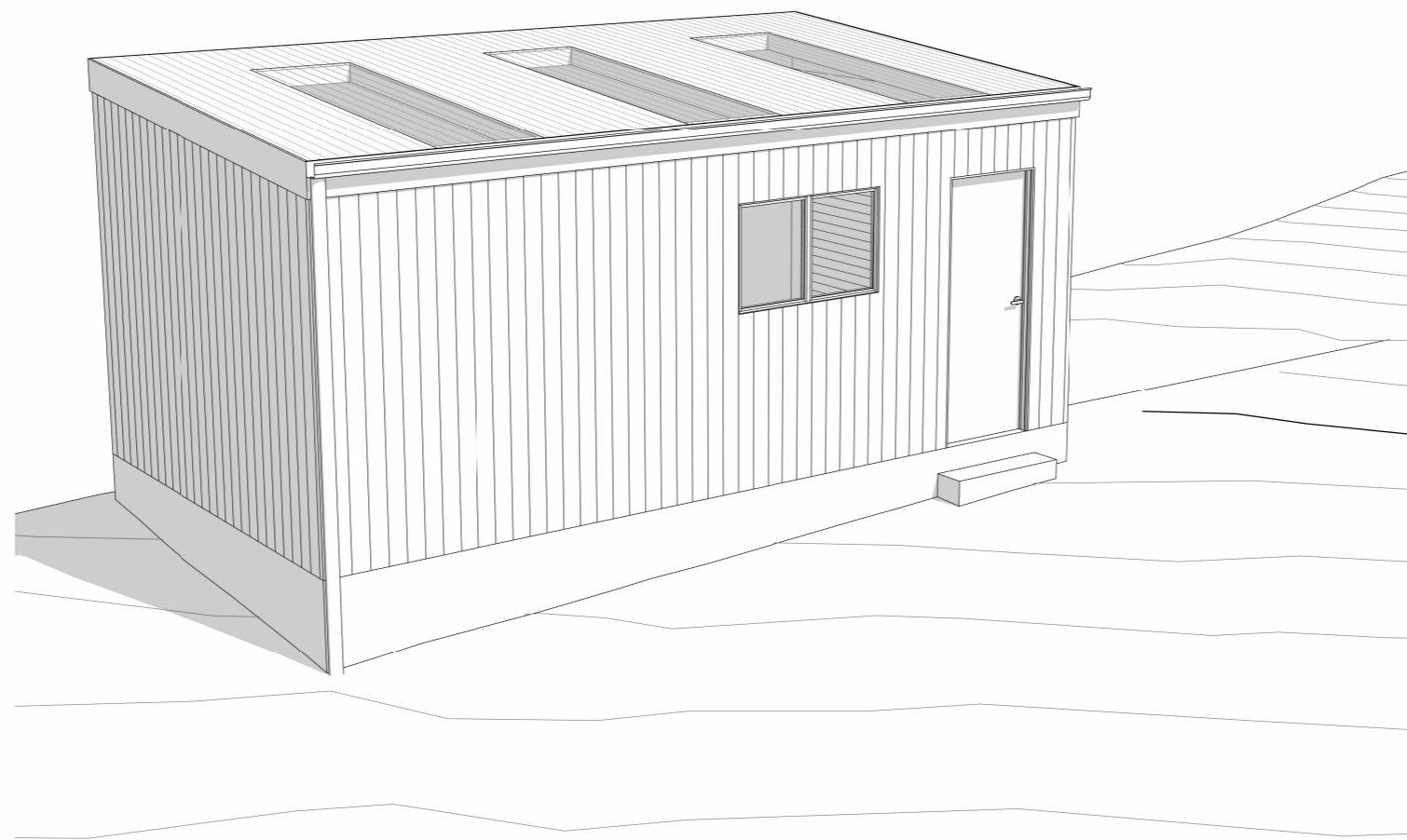
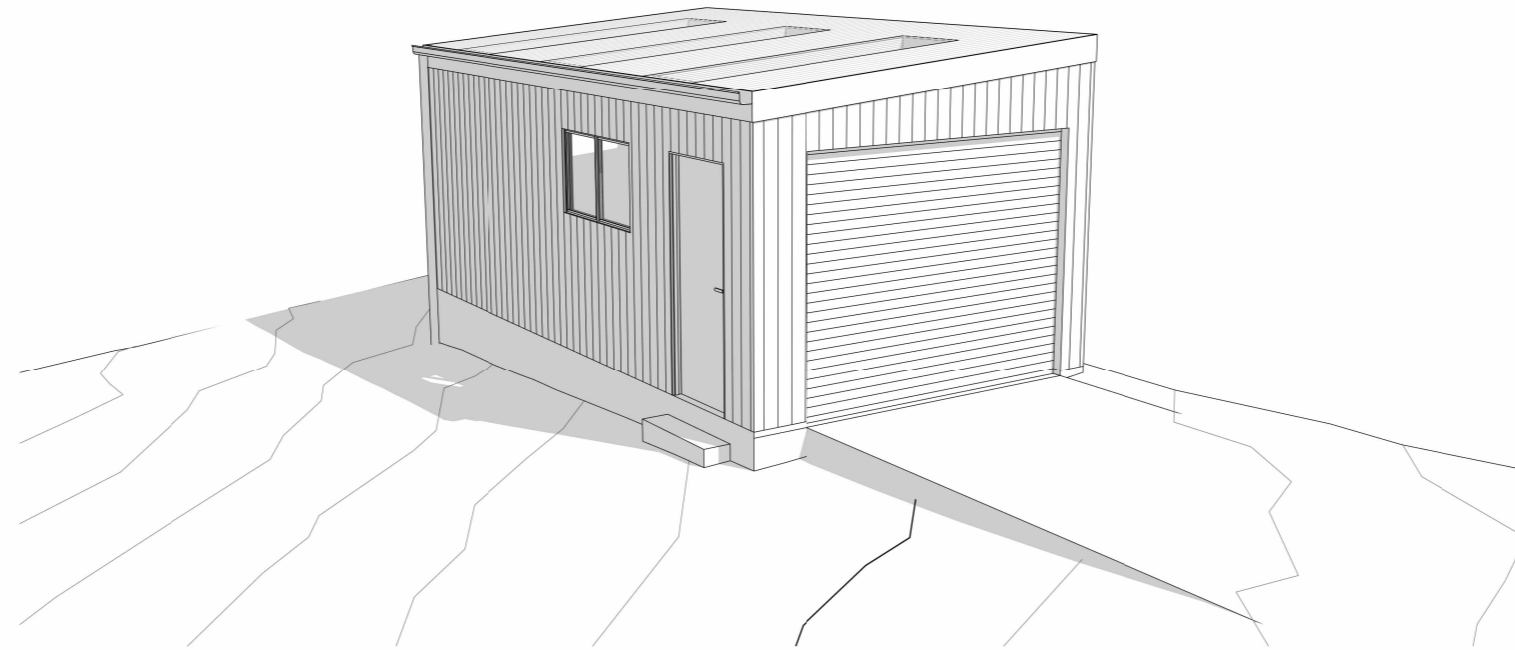
Client / Project info  
 PROPOSED SHED  
 35 Mace Court,  
 ORFORD



FLOOR PLAN & ELEVATIONS

Drawn	ST	AP2025-2524
Date	13 October 2025	Sheet
Scale	1:100	02/03
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No.	Date	Int.	Amendment changes as per cover sheet



No.	Date	Int.
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Amendment changes as per cover sheet

Shadows shown for stylisations purpose only

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PERSPECTIVE VIEWS

Drawn ST AP2025-2524

Date 13 October 2025 Sheet

Scale 03/03

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