

PLEASE QUOTE

Your Ref:

Our Ref: SP:CF 6194870

Enquiries: Planning Department

80 Wilson Street, Burnie Tasmania  
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690  
Phone: (03) 6430 5700  
Email: burnie@burnie.tas.gov.au  
Web: www.burnie.tas.gov.au

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## NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

### *Advice to Adjoining Land Owner or Occupier*

<b>Application No: -</b>	<b>DA 2024/86</b>
<b>Development Site: -</b>	<b>784 Circular Road EAST RIDGLEY CT 11968/1</b>
<b>Proposal: -</b>	<b>Develop 2 Outbuildings</b>
<b>Discretionary Matter: -</b>	<b>Reliant on performance criteria for grant of permit - Clause 21.4.2 (P1)</b>

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Notice of the above application is served on you as an adjoining land owner or occupier.

The application may be viewed at -

**Burnie City Council Customer Services Counter  
Ground Floor, City Offices,  
80 Wilson Street, Burnie**

Between the hours of 8.30 am - 5.00 pm Monday to Friday inclusive (excluding public holidays) or on Council's website at [www.burnie.tas.gov.au/permits](http://www.burnie.tas.gov.au/permits)

You are entitled to make representation in writing on any aspect of the proposal addressed to: -

**General Manager,  
Burnie City Council,  
PO Box 973, Burnie 7320**

or [burnie@burnie.tas.gov.au](mailto:burnie@burnie.tas.gov.au) by no later than 5.00 pm on **2 December 2024**. Council must have regard to any written representation received during the exhibition period when considering its decision on the application.

All persons who make representation will be notified within seven (7) days of the Council's decision. Any persons who made representation and is not satisfied with the Council decision may, under Section 61(5) of the *Land Use Planning and Approvals Act 1993*, lodge an appeal against that decision within fourteen (14) days of the date of that notice to: -

**The Tasmanian Civil and Administrative Tribunal,  
GPO Box 1311,  
HOBART TAS 7001.**

Should you have any enquiries regarding this development proposal, please do not hesitate to contact the Planning Department on (03) 6430 5700.

S Pearce

**COMMUNITY PLANNING OFFICER**

Date of Notice: - **16 November 2024**

BURNIE CITY COUNCIL  
PO Box 973, BURNIE, TASMANIA 7320.  
Ph : (03) 6430 5700  
Email : [burnie@burnie.tas.gov.au](mailto:burnie@burnie.tas.gov.au)



**Land Use Planning and Approvals Act 1993**

**Tasmanian Planning Scheme**

**PERMIT APPLICATION**

*Office use only*

Application No \_\_\_\_\_

Date Received \_\_\_\_\_

Permit Pathway - *Permitted/Discretionary*

**Use or Development Site:**

Street Address

784 Circular Road, East Ridgley TAS 7320

Certificate of  
Title Reference

11968 / 1

**Applicant**

First Name

Nick

Second  
Name

Surname

Smith

**Owner** (note – if more than one owner, all names must be indicated)

First Name

JAMES

Second Name

Surname

SHANAHAN

## Instruction for making a permit application

### a) *Use or development?*

The application must provide a full description of the proposed use and/or development and of the manner in which the use and/or development is to operate.

“Use” is the purpose or manner for which land is utilised. “Development” is any site works (including any change in natural condition or topography of land and the clearing or conversion of vegetation), and the construction, alteration, or removal of buildings, structures and signs, required in order to prepare a site for use or to change existing conditions within a site. Subdivision is development.

Clause 6.2 Tasmanian Planning Scheme provides the use classes by which all use or development must be described. Development must be categorised by reference to the use class it is to serve.

### b) *Required Information*

Adequate statements, plans and specifications must be included within the permit application to address and demonstrate compliance with all applicable requirements of the planning scheme, including any site analysis, impact report and recommendation, and advice, consent or determination required from a State agency or utility entity.

The application must clearly identify the documents relied upon for determination.

Section 51(1AC) *Land Use Planning and Approvals Act 1993* provides that a permit application is not valid unless it includes all of the information required by a planning scheme. Clause 6.1 Tasmanian Planning Scheme prescribes the minimum information that is necessary in order to complete a valid permit application.

S54 *Land Use Planning and Approvals Act 1993* provides that the planning authority may require the applicant to supply further information before it considers a permit application. If the planning authority requires further information to more particularly address one or more of the applicable requirements of the Tasmanian Planning Scheme, the statutory period for determination of a permit application does not run until that information is answered to the satisfaction of the planning authority

### c) *Applicable Provisions and Standards*

The permit application must be assessed against the applicable provisions and standards of the Tasmanian Planning Scheme. The application is to identify by reference the clauses it relies upon to demonstrate compliance. (eg *clause 8.4.3 (A1 – A4, and P5)*)

### d) *Discretionary Permits*

If a permit is discretionary the permit application must be notified for a period of 14 days to allow opportunity for any interested person to consider the proposed use and/or development and to provide comment on the discretionary matter.

If a permit application relies on performance criteria to satisfy an applicable standard or is discretionary under another provision of the interim planning scheme, the permit is discretionary only with respect to that standard.

The Council must have regard to all representations received during the notification period on a discretionary matter when determining whether to grant or refuse a permit.

### e) *If the applicant is not the landowner*

If the applicant is not the owner of the land in the use or development site, the applicant is required to notify all of the owners either prior to or within 7 days from the date of making the permit application.

The permit application must identify all of the landowners; and the applicant must sign the application form to acknowledge the obligation to advise such landowners that the permit application has been made.

If the site includes land owned or administered by the Burnie City Council or by a State government agency, the consent in writing from the Council or the Minister responsible for Crown land must be provided at the time of making the application.

### f) *Applicant declaration*

It is an offence for a person to do any act that is contrary to a compliance requirement created under the section 63 *Land Use Planning and Approvals Act 1993*. The applicant is required to complete a declaration that the information given in the permit application is true and correct.

### g) *Payment of Fees*

The Council is not required to take any action on the permit application until all the relevant fees have been paid.

**Permit Information**

(NB If insufficient space, please attach separate document)

**Proposed Use:**

**Use Class**      Contractors yard sheds x 2

**Documents included with the permit application to describe the Use**

Titles, site plan, elevations

**Proposed Development**

**Use class to which the development applies**

**Documents included with the permit application to describe the Development**

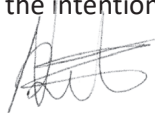
**Provisions and Standards relied upon for grant of a Permit**

**Notification of Landowner/s**

**If land is not in applicant's ownership**

I, Nick Smith of Rainbow Building Solutions, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant



Date 23.08.2024

**If the permit application involves land owned or administered by the BURNIE CITY COUNCIL**

Burnie City Council consents to the making of this permit application.

General Manager (Signature)

Date

**If the permit application involves land owned or administered by the CROWN**

I, the Minister responsible for the land, consent to the making of this permit application.

Minister (Signature)

Date

**Applicant Declaration**

I, Nick Smith of Rainbow Building Solutions declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant



Date 02.09.2024

SEARCH OF TORRENS TITLE

VOLUME 11968	FOLIO 1
EDITION 3	DATE OF ISSUE 24-Jan-2014

SEARCH DATE : 28-Aug-2024

SEARCH TIME : 02.34 PM

DESCRIPTION OF LAND

Town of RIDGLEY  
 Lot 1 on Sealed Plan 11968  
 Derivation : Part of Section 272 50,000 Acres Gtd. to The Van Diemens Land Company  
 Prior CT 3763/54

SCHEDULE 1

B417513, C997500 & D73757 TRANSFER to JAMES THOMAS SHANAHAN  
 Registered 24-Jan-2014 at 12.01 PM

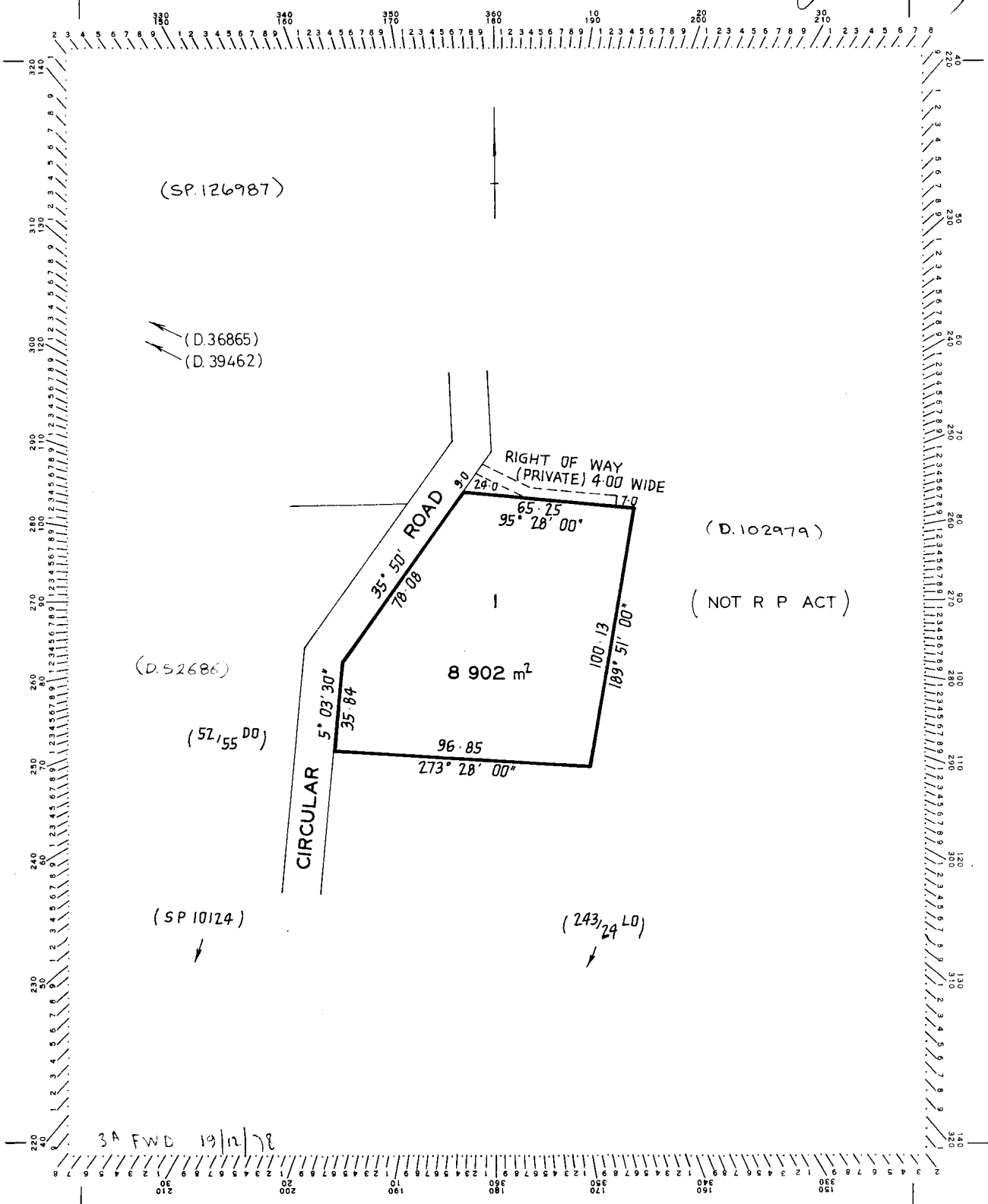
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP 11968 EASEMENTS in Schedule of Easements (if any)  
 14/7438 BURDENING EASEMENT the expectations and reservations in favour of the Van Diemens Land Company created by and more particularly set forth in Conveyance No. 14/7438  
 D106114 MORTGAGE to B & E LTD Registered 24-Jan-2014 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: Albert John Gibson & Betty Lilian Gibson	PLAN OF SURVEY by Surveyor B J Rollins of land situated in the	Registered Number: <b>S.P. 11968</b>
Title Reference: CONV 41/5280	LAND DISTRICT OF WELLINGTON VICINITY OF RIDGLEY	Effective from:  Recorder of titles
Grantee: Part of Section 272 in 50 000 Ac. The Van Diemens Land Company	Scale 1:1500	





SCHEDULE OF EASEMENTS

**S.P**  
PLAN NO.

**11968**

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

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

Lot 1 is TOGETHER WITH a right of carriage way over the land marked "Right of Way (Private) 4.00 wide" being part of the balance of the land comprised in Conveyance 41/5280.

SIGNED by ALBERT JOHN GIBSON and )  
BETTY LILIAN GIBSON the registered )  
proprietors of the land comprised )  
in Conveyance No. 41/5280 in the )  
presence of: )

*B.L. Gibson.*  
*A.J. Gibson.*

*G.H. [Signature]*  
*Solicitor*  
*Darwin*


~~THE COMMON SEAL of the CITY MUTUAL )  
LIFE ASSURANCE SOCIETY LIMITED as )  
Mortgagees of the land comprised in )  
Conveyance No. 41/5280 under Mortgage )  
No. [blank] was affixed hereto )  
by the authority of the Directors )  
previously given in the presence of )~~

THE OFFICIAL SEAL of THE CITY )  
MUTUAL LIFE ASSURANCE SOCIETY )  
LIMITED for use in the State of )  
Tasmania (as Mortgagees of the )  
land comprised in Conveyance No. )  
41/5280 under Mortgage No. 41/5281) )  
was hereto affixed by the authority )  
of the Member of the State Board )  
previously given and in the )  
presence of: )

*[Signature]*  
.....  
Member, State Board  
*[Signature]*  
.....  
Pro Manager for Tasmania



SIGNED for and on behalf of COMMONWEALTH )  
 DEVELOPMENT BANK OF AUSTRALIA by its duly )  
 constituted Attorney Wallace Justin )  
 Ainsworth Brue under Power of )  
 Attorney No. 18508 (who hereby certifies )  
 that he has received no notice of revocation )  
 of the said Power) as Mortgagee of the land )  
 comprised in Conveyance No. 41/5280 under )  
 Mortgage No. 41/6258A in the presence of )

  
 BY its Attorney  
 Assistant Manager, HOBART



11968

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

Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of A.J. & B.L. Gibson

comprising part of the land in

Conv. 41/5280

(Insert Title Reference)

Sealed by Municipality of Burnie on 4-12-19 78.

Council Clerk/Town Clerk

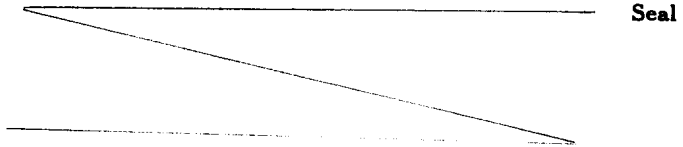
50740

**11968**

APPROVAL BY LOCAL AUTHORITY

The subdivision shown in this Plan  
is approved

Insert here any  
qualification to  
the approval  
under section 468 (12),  
section 472 or  
section 477B of  
the Local Government  
Act 1962.  
Rule through any  
blank space.

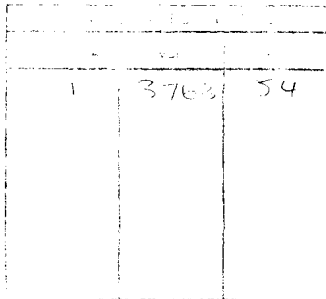


Seal

In witness whereof the common seal of the Warden, Councillors and  
Electors of the Municipality of Burnie

has been hereunto affixed, pursuant to a resolution of the Council of the said  
municipality passed the day-of-4th day of December, 1978, in the presence  
of us

*[Signature]* } Members  
*[Signature]* }  
*[Signature]* } Council Clerk



TO BE COMPLETED AND SIGNED  
BY COUNCIL CLERK OR OWNER

For the purposes of section 464 of the Local Govern-  
ment Act 1962, the owner has nominated/~~nominated~~  
As his/~~my~~ solicitor Crisp Hudson & Mann

As his/~~my~~ surveyor Peacock, Dancy & Anderson

*[Signature]* Council Clerk/Owner

TO BE FILLED IN BY SURVEYOR

Survey commenced 20. 6. 78

Survey finished 7. 7. 78

Error of Close in 16.698

OFFICE EXAMINATION

Plot Checked BH 20.12.78

Mathematically Checked BH 20.12.78

Examined as to boundaries 11/13/79

Entered on Card

OS 379

Surveyor's Certificate

I, Brian John Rollins  
of Burnie  
in Tasmania, registered surveyor, hereby certify that this  
plan:

1. Has been made from surveys executed by me or a regis-  
tered pupil under my personal supervision, inspection,  
and field-check, and that both plan and survey are  
correct, and have been made in accordance with the  
Land Surveyors By-Laws 1966;
2. Complies with all statutory provisions relating to any-  
thing appearing thereon; and
3. Requires the approval of the local authority, which has  
been obtained (or, does not require the approval of any  
local authority)

Dated this 26th day of October 1978.

B. Rollins  
Registered Surveyor



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Hello,

In response to recent RFI attached, please find below :

**Question 4 – Clause 21.3.1 - Contractors Yard (Storage Use) and Access:**

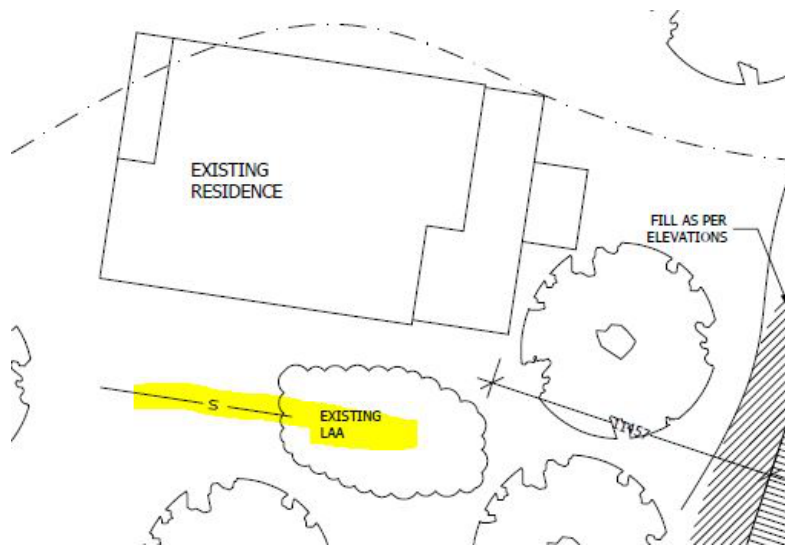
- Shed One will store a Hyundai Getz, Falcon utility, Bolwell Nagari 300. All vehicles are under 5.5m in length and weigh less than 2.5 ton
- Shed Two will store another Bolwell Nagari 300, a Bolwell Nagari Sports, a Kawasaki 1100 motorcycle and three Royal Enfield motorcycles
- Both sheds will be used during each day of the week from 7am – 5pm each day. As the vehicles are for storage, the movement and traffic associated will be no more than pre-existing – as the owner will choose one of these vehicles to travel in – not more than one can be driven by the owner at one time, therefore no additional noise, dust or movements will be proposed post-development – this complies with 21.3.1 P1. The site being taken up by the two proposed sheds, including any excavation, will not fetter or reduce any logically useable land and not cause an unreasonable amount of conversion of agricultural land to non-agricultural use ; given the existing use of that portion of land is not used for any agricultural uses or purposes at all. This complies 21.3.1 P2.

**Question 5 - Useability of access via Right of Way:**

- As the vehicles are for storage, the movement and traffic associated will be no more than pre-existing – as the owner will choose one of these vehicles to travel in – not more than one can be driven by the owner at one time, therefore no additional noise, dust or movements will be proposed post-development. Therefore, the existing Right of Way (ROW) which provides access to the site is sufficient to accommodate access to the proposed Storage // contractors yard.

**Question 6 - On site sewage management:**

- Addressed on the site plan, extract below:



#### **Question 7 - Clause 21.4.2 – Setbacks**

- As the existing driveway, site access and contours prohibit a setback of more than 3.0m (as this would then result in the adjusting both shed locations and siting), we are proposing the 3.0m setback remains as this location will not impact adjoining properties as the shed height and bulk will be mostly dug into and lowered into the ground level. Neighbouring outbuilding towards the North shows a similar setback of 4.0m to the same boundary, see below. Shed 1 proposed location is the only real logical siting that *will* provide adequate vehicle access. The remaining lot area is unusable, steep in places, and to move a shed elsewhere would create expensive driveway relocation, drainage issues potentially and reduce future agricultural land uses which may result in useable agricultural land to non-agricultural use which must be avoided. There is zero landslip risk by keeping the shed 1 and 2 proposed locations as per site plan given they are both well outside any landslip hazard bands / zones.



**Question 8 - C2.0 Parking and Sustainable Transport Code**

- Existing all weather pervious driveway access to remain – no changes proposed. Any runoff is contained within the site naturally and captured / absorbed on site therefore complying with C2.6.1 A1. All vehicles can manoeuvre on site and can enter and exit on a forward direction, including across the R.O.W. The total proposed floor area is 2 X 72 sq/m = 144 sq/m meaning only 1 space is required (or less) which is easily contained on site within one of the sheds or adjacent existing driveway. No employees are required or proposed as this will remain a multiple use site with the continuation of the Residential use (single dwelling) and the introduction of a Contractors Yard (Storage Use) on site. No disabled parking is required as no employees are proposed. C2.6.5 is not applicable in this case as only 1 parking space is required (not 10 or more as mentioned under C2.6.5)

**Question 9 - C3.0 Road and Railway Assets Code**

- As per Table C3.1, and noted in our response to Question 4 above, the movement and traffic associated will be no more than pre-existing – as the owner will choose one of these vehicles to travel in. Therefore no increase is proposed in traffic movements – which is obviously well under the 10% “acceptable increase” or 10 vehicle movements per day for the “Vehicle crossing on major roads and private level crossings”. Therefore not applicable. And well under the 20% of 40 vehicle movements “Vehicle crossings on other roads”.

**Summary:** the applicant and owner feel strongly the Agricultural Zone for this title is the wrong zone and consideration must be given to this. Given the existing use is a residential dwelling on a lot size of less than 1 Ha. All other neighbouring lots in the Ag Zone are significantly larger and/or some don't contain dwellings.

Hope this helps.

[Redacted]

[Redacted]

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[Redacted]

Good afternoon,

Please find attached correspondence regarding this application.

Please do not hesitate to contact me should you have any further queries.

regards

[Redacted]



LEGEND:  
COVER PAGE  
PAGE 1# LOCALITY PLAN  
PAGE 2# SITE PLAN  
PAGE 3# FLOOR PLAN/ELEVATIONS  
PAGE 4# FLOOR PLAN/ELEVATIONS

CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING WORK.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE WORK IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS

CONSTRUCTION STANDARDS:  
ALL WORKS SHOULD BE GENERALLY IN LINE WITH THE PRACTICES SET OUT IN THE 'GUIDE TO STANDARDS AND TOLERANCES 2007'

WIND LOADS DETERMINED IN ACCORDANCE WITH AS 4055 - WIND LOADS FOR HOUSING

THESE DOCUMENTS TO BE USED WITH ALL DOCUMENTATION PREPARED BY AN ENGINEER

THESE DOCUMENTS ARE INTENDED FOR COUNCIL APPLICATIONS AND NORMAL CONSTRUCTION, THEY ARE NOT TO BE USED FOR TENDERING PURPOSES OR INSPECTIONS.

THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED BY "WILKIN DESIGN & DRAFTING" THE DRAWER RETAINS ALL "INTELLECTUAL PROPERTY"

#### REQUIREMENTS OF SCHEDULE 1

DESIGNER : T. WILKIN - CC678X  
PROJECT ADDRESS : 784 CIRCULAR RD EAST RIDGLEY TAS 7321  
CLIENT NAME : J. SHANAHAN  
TITLE REF : 11968/1  
FLOOR AREAS : 2 x 72.00m<sup>2</sup>  
DESIGN WIND SPEED : N2  
SOIL CLASSIFICATION : M  
CLIMATE ZONE : 7  
BAL LEVEL : LOW  
ALPINE AREA : N/A  
CORROSION ENVIRONMENT : N/A  
KNOWN SITE HAZARDS : NONE

#### INDEX OF APPLICATION SET:

ARCHITECTURAL DRAWINGS - PAGE 00 - 04  
ENGINEERING DRAWINGS - NO  
SPECIFICATIONS - NO  
ADDITIONAL PAGES - FORM 35

# PROPOSED SHEDS FOR J. SHANAHAN AT 'THE CROFT' - 784 CIRCULAR RD EAST RIDGLEY TAS 7321



wilkin  
design

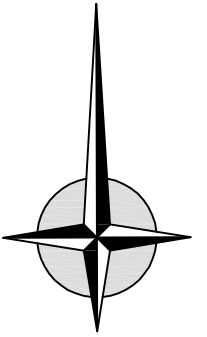
P.O. BOX 478  
LAUNCESTON  
TASMANIA 7250

ACCREDITATION NO:  
CC678 X

DATE:  
26/09/2024

JOB NUMBER:  
DA/BA-24SRSHAN





784 CIRCULAR RD  
EAST RIDGLEY TAS 7321

TITLE REF: 11968/1  
PROPERTY ID: 6194870  
TITLE AREA = 8,902.00m<sup>2</sup>



**wilkin**  
design

P.O. BOX 478  
LAUNCESTON  
TASMANIA 7250

ACCREDITATION NO:  
CC678 X

NOTES:  
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PROJECT TITLE:  
SHANAHAN SHEDS

CIRCULAR RD  
EAST RIDGLEY

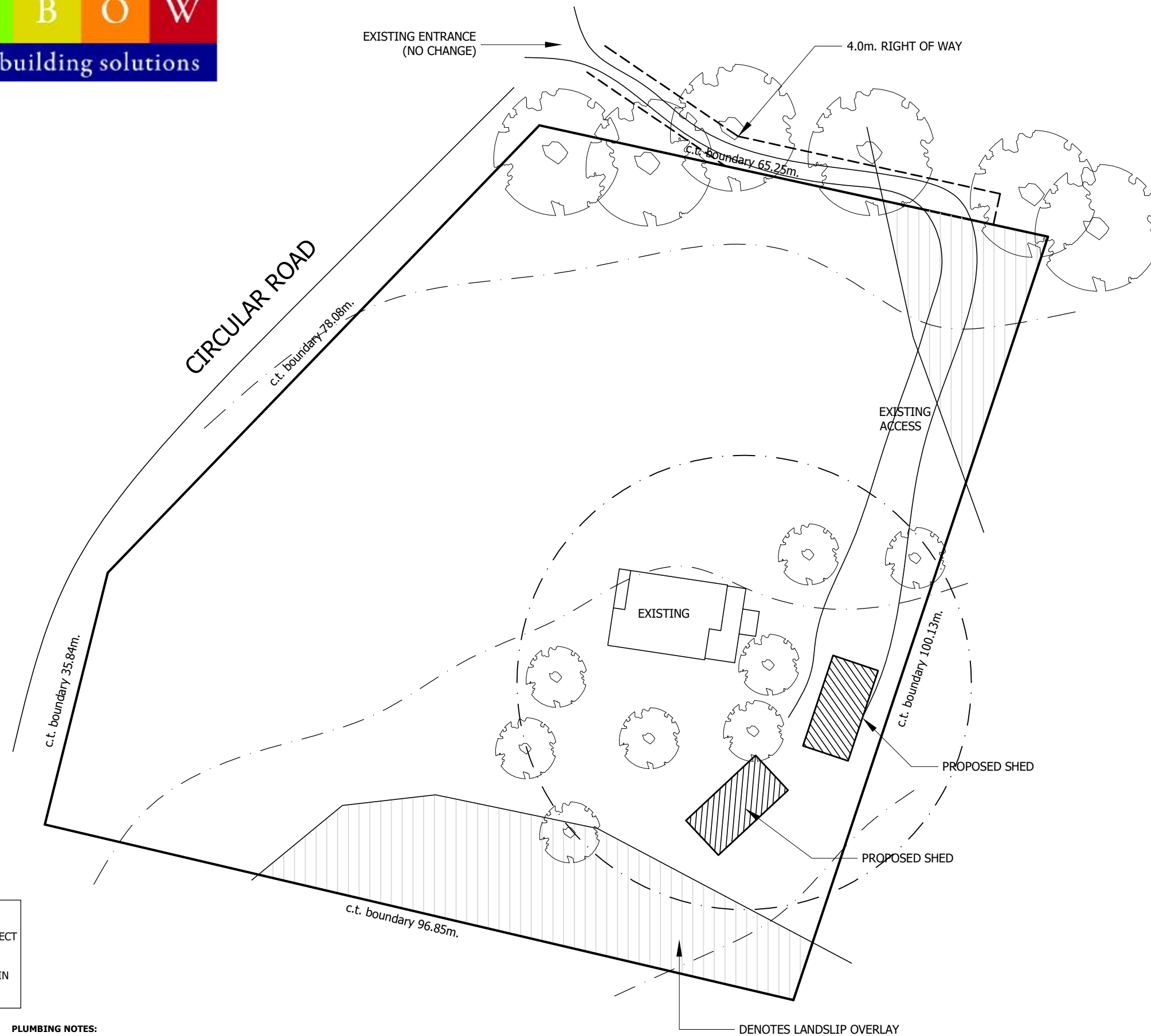
REVISION:  
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DATE:  
26/09/2024

SCALE:  
AS SHOWN

JOB NUMBER:  
DA/BA-24SRSHAN

PAGE:  
01 of 04



**NOTE:**  
THESE PLANS HAVE BEEN PREPARED ALONGSIDE INFORMATION AND DIMENSIONS FROM BOTH THE DIRECT CLIENT, TheList AND ONLINE INFORMATION. ALL ASPECTS OF THE DRAWING SHOULD BE CHECKED THOROUGHLY BEFORE COMMENCEMENT OF WORK. IF IN DOUBT SEEK ADVICE FROM WILKIN DESIGN.

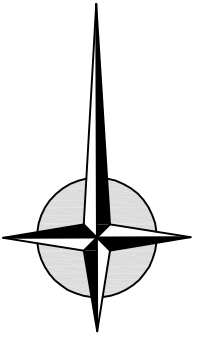
**SET OUT NOTES:**  
- THE BUILDER IS TO SET OUT THE WORKS IN CONJUNCTION WITH THE ACCOMPANYING PLANS. THE FINAL POSITION IS TO BE CONFIRMED BY THE CLIENT AS TO BEING CORRECT. ALL DIMENSIONS HEIGHTS AND LEVELS ARE TO BE CONFIRMED ON SITE BY ALL PARTIES INCLUDING LOCAL COUNCIL, OWNER AND ENGINEER BEFORE ANY EXCAVATION IS TO BE CARRIED OUT.

**PLUMBING NOTES:**  
- ALL PLUMBING WORK BOTH WASTE AND WATER TO COMPLY WITH CURRENT BCA AND AS 3500 WITH ALL LOCAL COUNCIL REQUIREMENTS SATISFIED.  
- ALL DRAINS ARE TO BE 100mm PVC SEWER PIPE SET IN 12mm BLUOMETAL WITH A MINIMUM DEPTH OF 500mm ALL AS PER AS 3500 "PLUMBING AND DRAINAGE".  
- STORMWATER DRAIN INSTALLATION SHALL COMPLY WITH AS 3500.

**LOCALITY PLAN**

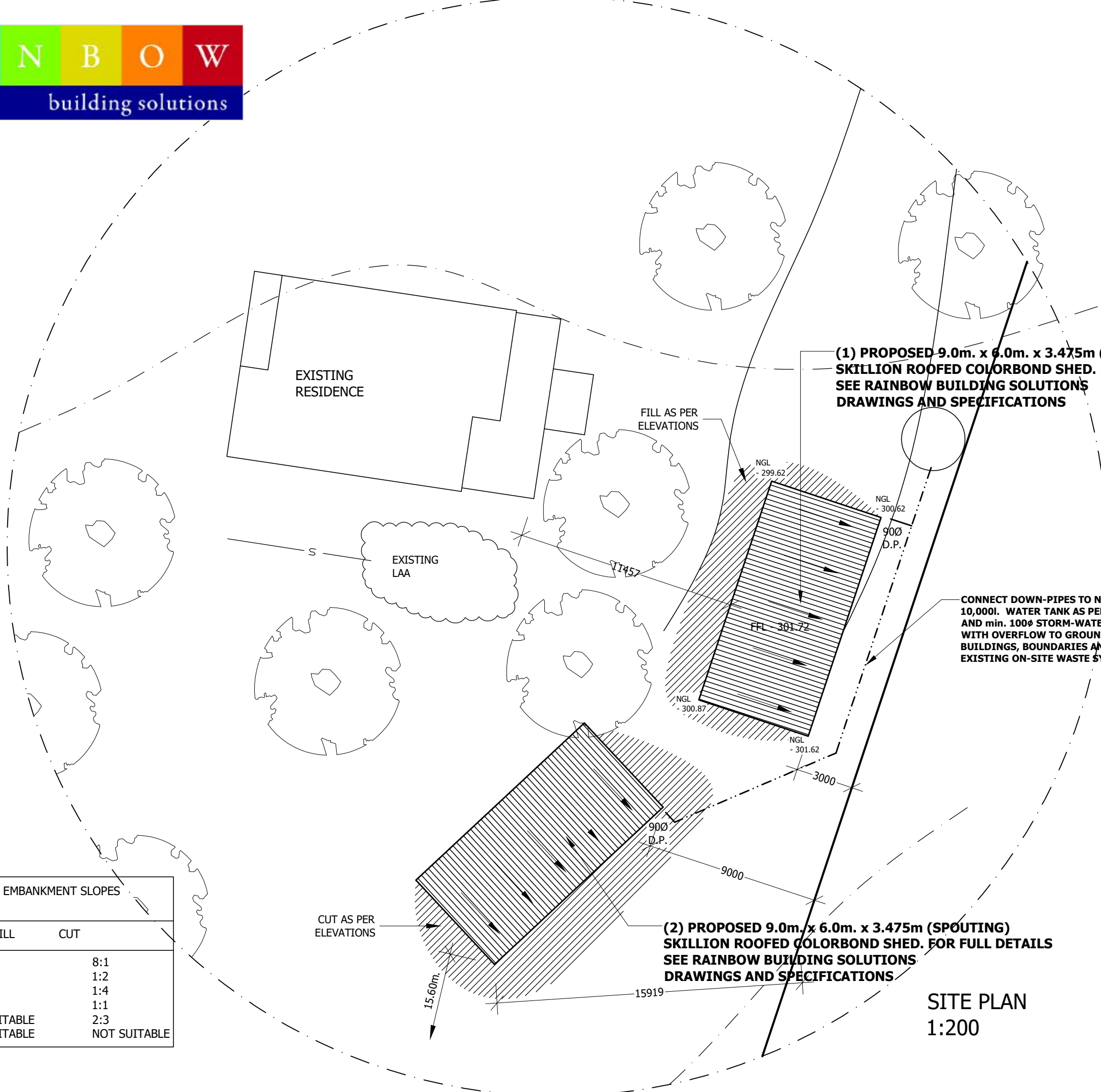
dns

NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE.



784 CIRCULAR RD  
EAST RIDGLEY TAS 7321

TITLE REF: 11968/1  
PROPERTY ID: 6194870  
TITLE AREA = 8,902.00m<sup>2</sup>



**(1) PROPOSED 9.0m. x 6.0m. x 3.475m (SPOUTING) SKILLION ROOFED COLORBOND SHED. FOR FULL DETAILS SEE RAINBOW BUILDING SOLUTIONS DRAWINGS AND SPECIFICATIONS**

CONNECT DOWN-PIPES TO NEW 10,000l. WATER TANK AS PER NOTES AND min. 100Ø STORM-WATER LINE WITH OVERFLOW TO GROUND AWAY FROM BUILDINGS, BOUNDARIES AND EXISTING ON-SITE WASTE SYSTEM

**(2) PROPOSED 9.0m. x 6.0m. x 3.475m (SPOUTING) SKILLION ROOFED COLORBOND SHED. FOR FULL DETAILS SEE RAINBOW BUILDING SOLUTIONS DRAWINGS AND SPECIFICATIONS**



wilkin  
design

P.O. BOX 478  
LAUNCESTON  
TASMANIA 7250

ACCREDITATION NO:  
CC678 X

NOTES:  
-----

PROJECT TITLE:  
SHANAHAN SHEDS  
  
CIRCULAR RD  
EAST RIDGLEY

REVISION:  
-----

DATE:  
26/09/2024

SCALE:  
AS SHOWN

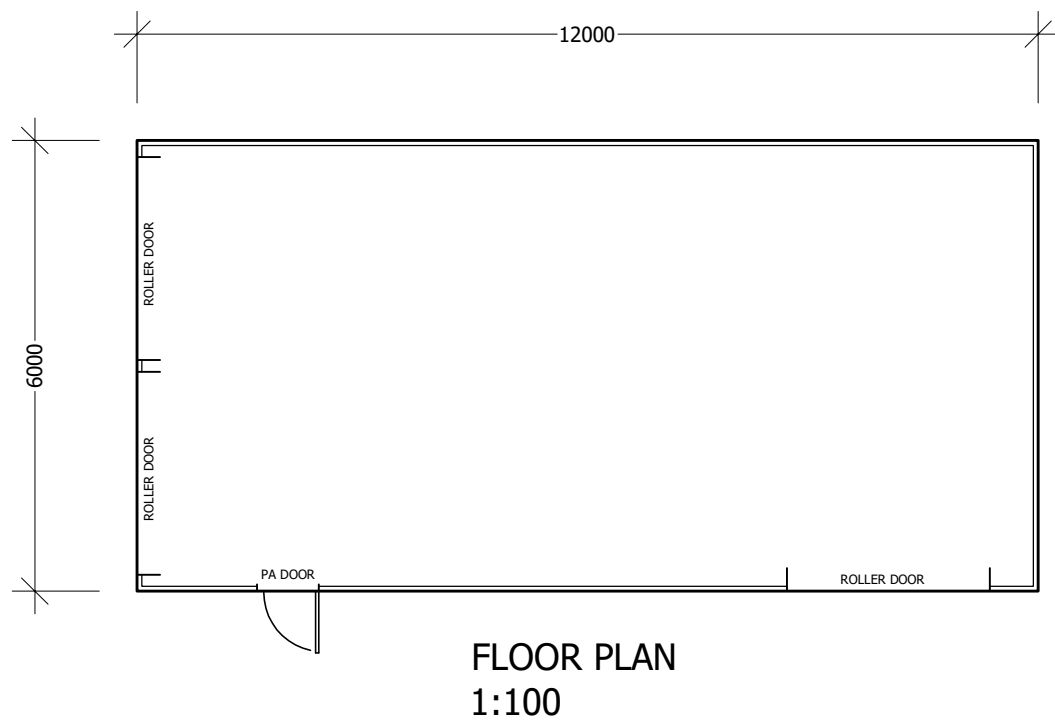
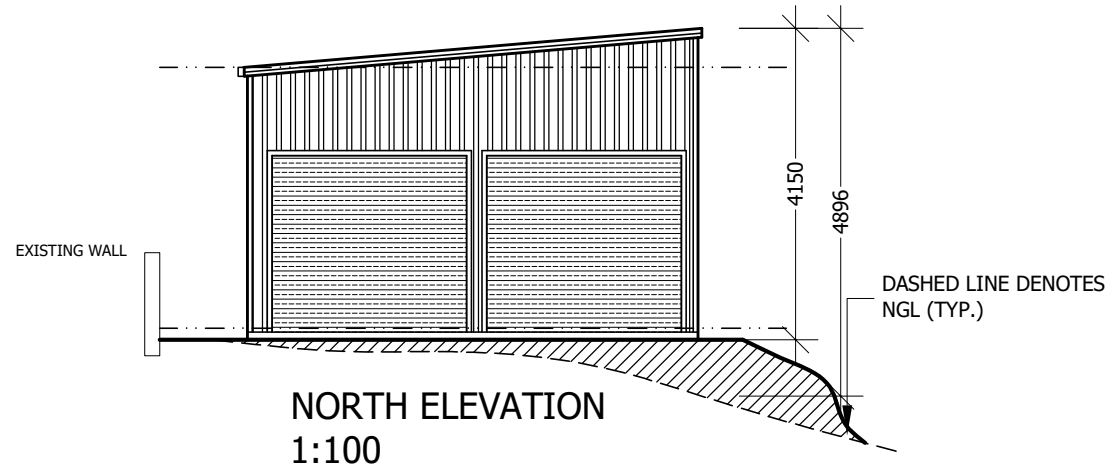
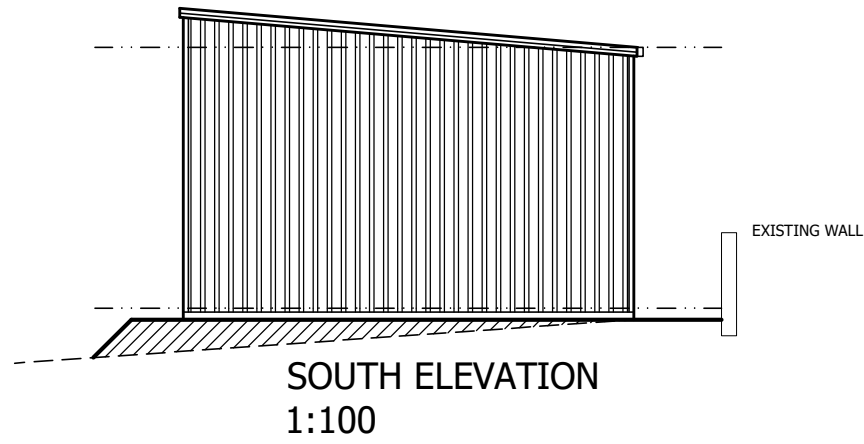
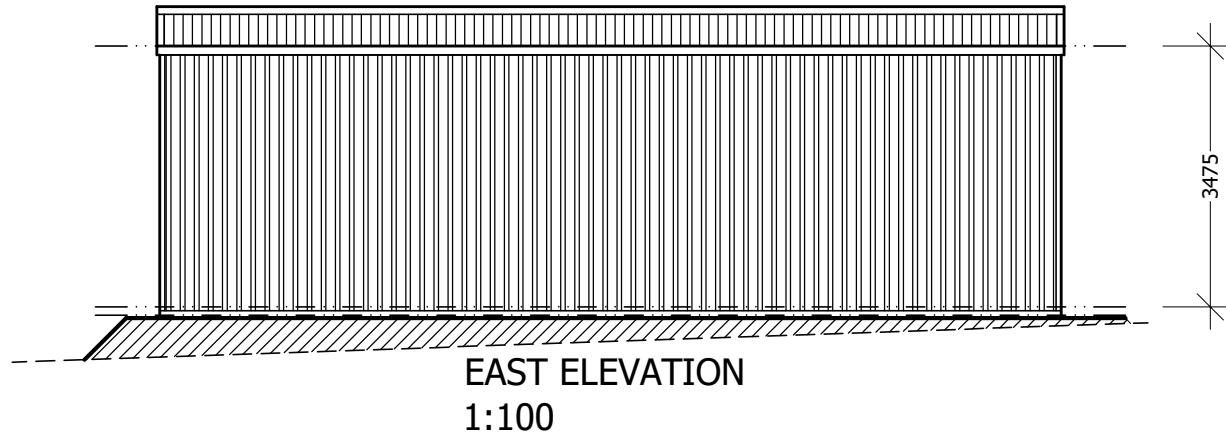
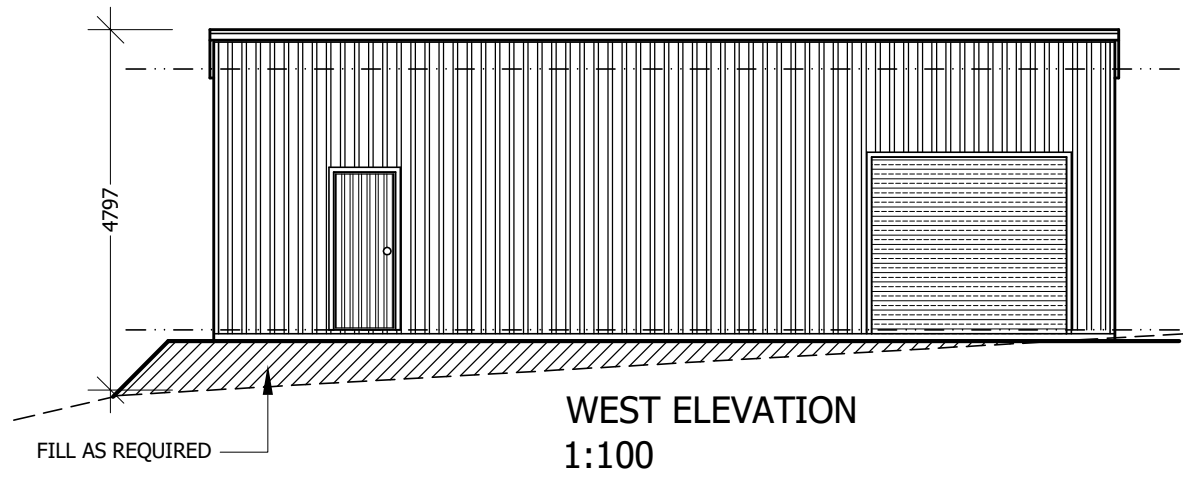
JOB NUMBER:  
DA/BA-24SRSHAN

PAGE:  
02 of 04

NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES  
SLOPE = H:L

SOIL TYPE	COMPACTED FILL	CUT
STABLE ROCK	2:3	8:1
SAND	1:2	1:2
SILT	1:4	1:4
CLAY (FIRM)	1:2	1:1
CLAY (SOFT)	NOT SUITABLE	2:3
SOFT SOILS	NOT SUITABLE	NOT SUITABLE

**SITE PLAN**  
1:200



**SHED 1**



**wilkin**  
design

P.O. BOX 478  
LAUNCESTON  
TASMANIA 7250

ACCREDITATION NO:  
CC678 X

NOTES:  
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PROJECT TITLE:  
SHANAHAN SHEDS  
  
CIRCULAR RD  
EAST RIDGLEY

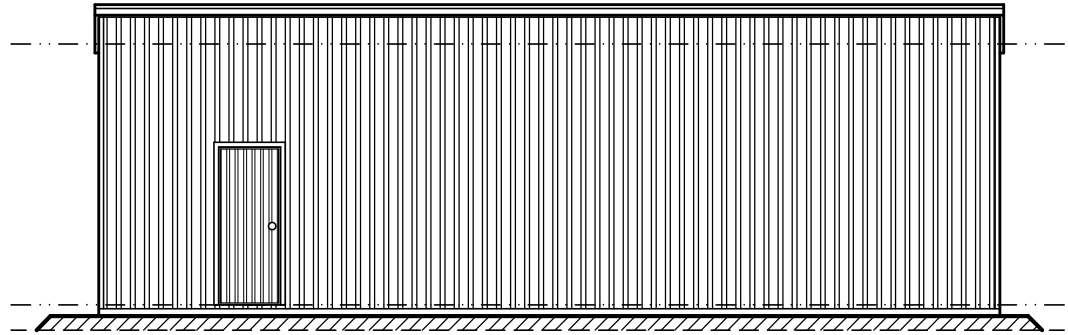
REVISION:  
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DATE:  
26/09/2024

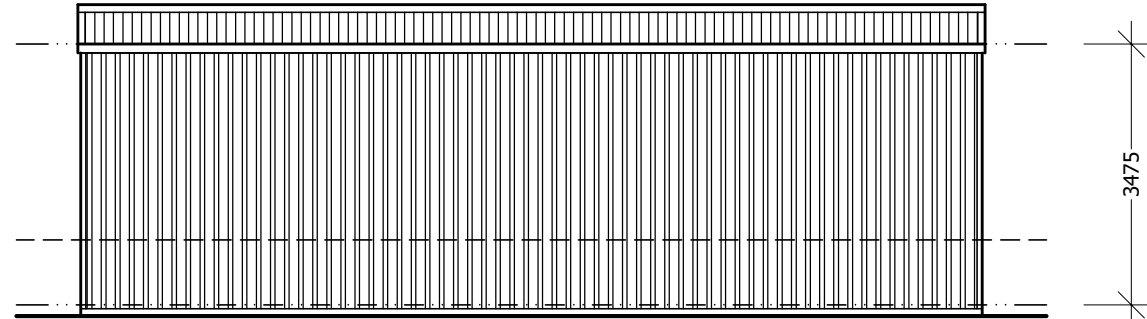
SCALE:  
AS SHOWN

JOB NUMBER:  
DA/BA-24SRSHAN

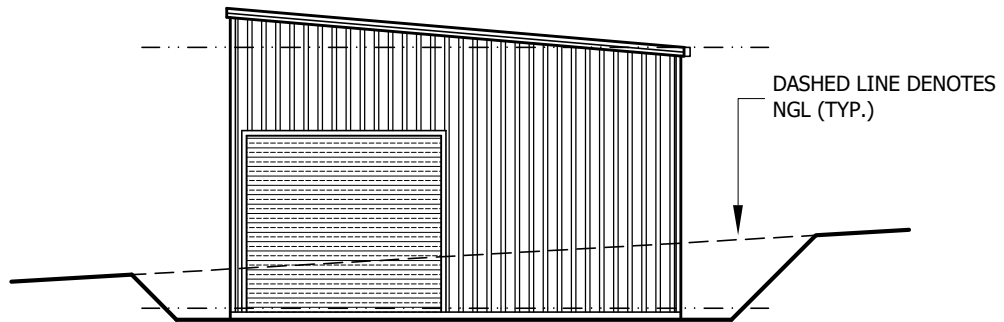
PAGE:  
03 of 04



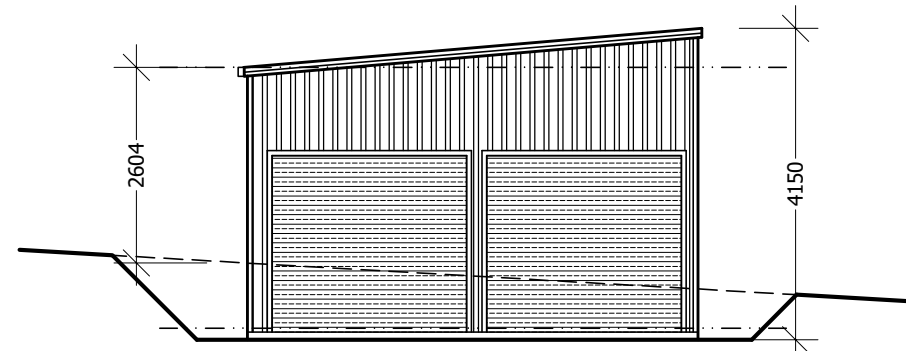
**NORTH WEST ELEVATION**  
1:100



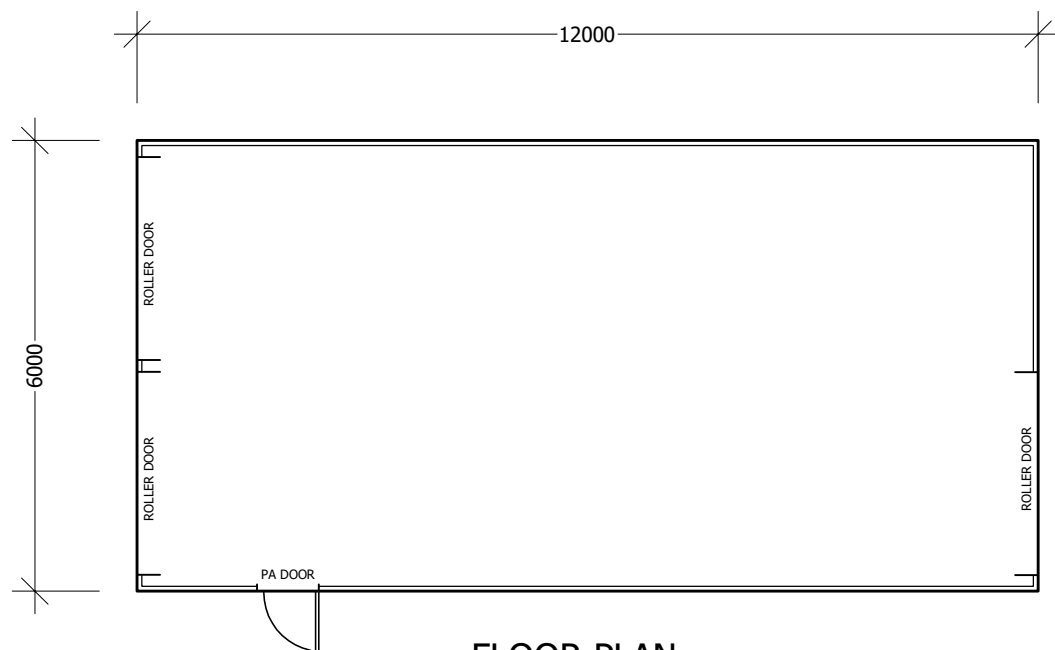
**SOUTH EAST ELEVATION**  
1:100



**SOUTH WEST ELEVATION**  
1:100



**NORTH EAST ELEVATION**  
1:100



**FLOOR PLAN**  
1:100

**SHED 2**



**wilkin**  
design

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**SHANAHAN SHEDS**  
  
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PAGE:  
04 of 04