

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2025273
Assess No: A13183
PID No: 9115389

Applicant Name:	Engineering Plus				
Applicant Contact Name					
Postal Address:					
Contact Phone:	Home		Work		Mobile
Email Address:					

Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements ☐
2. A completed application form including a detailed description of the proposal ☐
3. A complete plan set: ☐
 - a) Floor plans ☐
 - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) ☐
 - c) Site Plan showing: ☐
 - Orientation
 - All title boundaries
 - Location of buildings and structure (both existing and proposed)
 - Setbacks from all boundaries
 - Native vegetation to be removed
 - Onsite services, connections and drainage details (including sewer, water and stormwater)
 - Cut and/or Fill
 - Car parking and access details (including construction material of all trafficable areas)
 - Fence details
 - Contours
4. Other: ☐

*If submitting plans in over the counter please ensure they are A3.
All plans must be to scale.*

WEST TAMAR COUNCIL



Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: Engineering Plus

Note: Full name(s) of person(s) or company making the application and postal address for correspondence.

LAND DETAILS

Owner/Authority Name:
(as per certificate of title) Bernard William Manion & Pamela Ann Manion

Location / Address: 6 Wrangmore Court , Legana TAS 7277

Title Reference: 179376/3

Zone(s): 18 – Light Industrial Zone

Existing Development/Use: Industrial

Existing Developed Area: Industrial

Are any of the components in this Application seeking retrospective approval?
E.g. Use and/or development that has commenced without a Planning Permit.

YES ☐

NO ☒

(If yes please specify the relevant components):

DEVELOPMENT APPLICATION DETAILS

Proposed Use:

Residential: ☐ Visitor Accommodation: ☐ Commercial: ☒ Other: ☐

Description of Use: Proposed Shed and washbay within a Light Industrial Land

Development Type:

Building work: ☒ Demolition: ☐ Subdivision: ☐ Other: ☐

Description of development: Building Work

New or Additional Area: 99.45m²

Estimated construction cost of the proposed development: \$85,000

Building Materials:

Wall Type: Colorbond

Colour:

Roof Type: Colorbond

Colour:

Application Number: «Application Number»

VISITOR ACCOMMODATION

☐ N/A

Gross Floor Area to be used per lot:		Number of Bedrooms to be used:	
Number of Carparking Spaces:		Maximum Number of Visitors at a time:	

SUBDIVISION

☐ N/A

Subdivision creating additional lots ☐
 Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :		Number of Lots (proposed) :	
Description:			
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
1.			
2.			
3.			

COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE

☐ N/A

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	
Existing Car Parking:	9 Bus & 9 Car Parking Spaces			
Proposed Car Parking:				
Number of Employees: (Existing)	9			
Number of Employees: (Proposed)	-			
Type of Machinery installed:				
Details of trade waste and method of disposal:				

Application Number: «Application Number»

APPLICANT DECLARATION

Owner: As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,

Name (print)

Signed

Date

Applicant: As the applicant, I declare that I have notified the owner of my intention to make this application and that the information contained in this application is a true and accurate representation of the proposal,
(if not the owner)

Name (print)

Signed

Date

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

**Crown
Consent**
(if required)

Name (print)

Signed

Date

**Chief
Executive
Officer**
(if required)

Name (print)

Signed

Date

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Right of Way Owner:

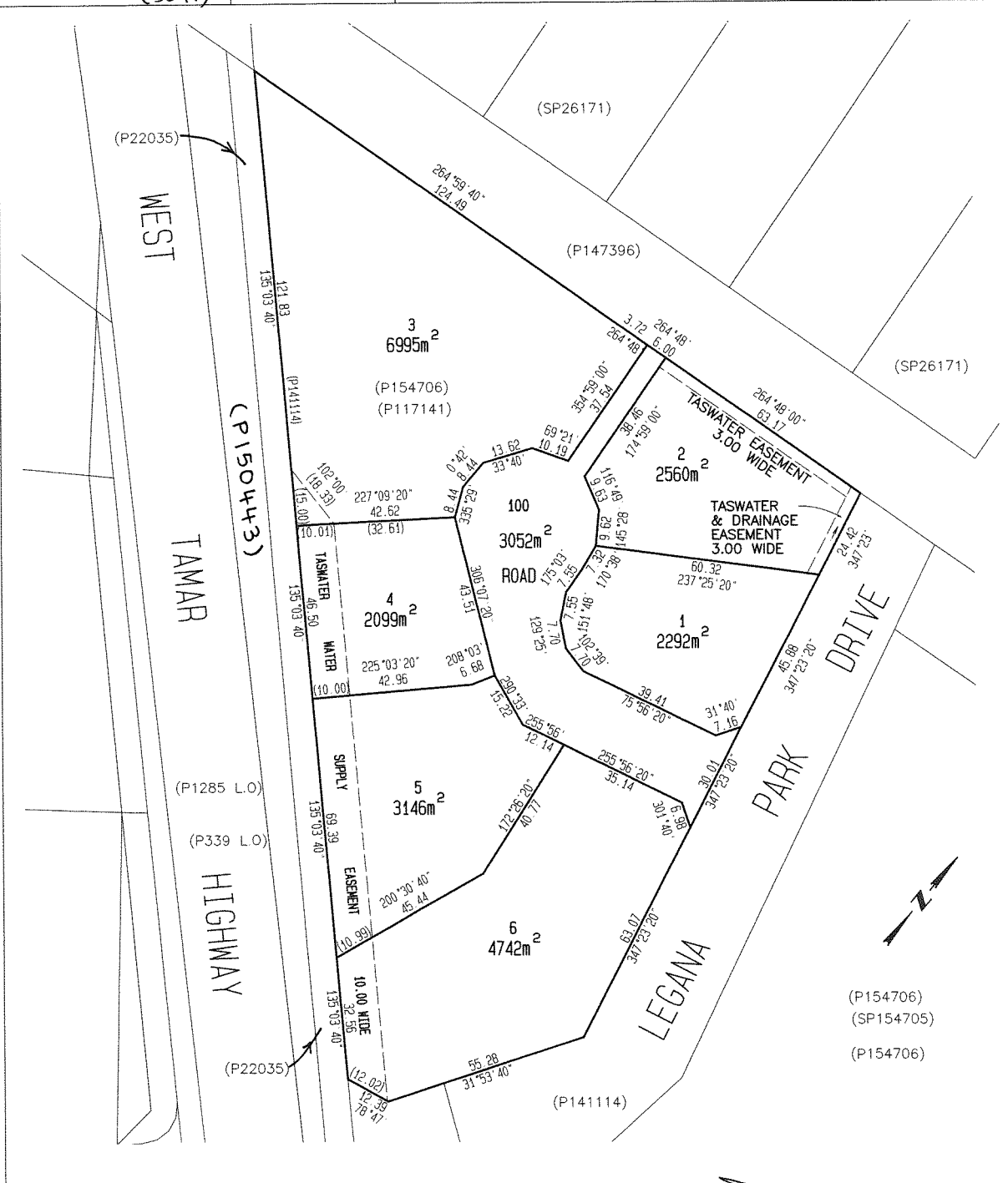
As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Name (print)

Signed

Date

OWNER JOHN FREDERICK GRIFFITHS FOLIO REFERENCE CT 154706/1 GRANTEE PART OF 3200A-OR-OP GRANTED TO DANIEL SUTTON		PLAN OF SURVEY BY SURVEYOR A.J PHILLIPS LOCATION LAND DISTRICT OF DEVON PARISH OF STANLEY & TOWN OF LEGANA SCALE 1: 1000 LENGTHS IN METRES		Registered Number SP179376 APPROVED EFFECTIVE FROM 28 AUG 2020 <i>Ren</i> Recorder of Titles			
MAPSHEET MUNICIPAL CODE No. 129 (5041)		LAST UPI No		LAST PLAN No. P154706		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



(P154706)
(SP154705)
(P154706)

11/08/2020
DATE

COUNCIL DELEGATE

SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 179376
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PAGE 1 OF 4 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.

EASEMENTS

1. Lot 2 on the Plan is subject to a Pipeline and Services Easement ~~on the Plan~~ in favour of Tasmanian Water & Sewerage Corporation Pty Ltd ("TasWater") over that part of the land marked "TasWater Easement 3.00 Wide" on the Plan.
2. Lot 2 on the Plan is subject to a Right of Drainage appurtenant to the West Tamar Council and a Pipeline and Services Easement in favour of TasWater over that part of the land marked "Taswater & Drainage Easement 3.00 wide" on the Plan.
3. Lots 3, 4, 5 and 6 on the Plan are subject to a Pipeline and Services Easement in favour of TasWater over that part of the land marked "Taswater Water Supply Easement 10.00 wide" on the Plan.

The Pipeline and Services Easement is defined as follows:-

THE FULL RIGHT AND LIBERTY for TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and 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 and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: JF Griffiths FOLIO REF: 154706/1 SOLICITOR & REFERENCE: Archer Bushby 635701 KHA	PLAN SEALED BY: WEST TAMAR COUNCIL DATE: 11/08/2020 PA2018262 REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

AP

JS

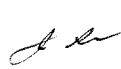
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 179376
SUBDIVIDER: JF Griffiths FOLIO REFERENCE: 154706/1	

- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
- (1) without doing unnecessary damage to the Easement Land; and
 - (2) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) 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.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
- (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.

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 3 OF 4 PAGES	Registered Number SP 179376
SUBDIVIDER: JF Griffiths FOLIO REFERENCE: 154706/1	

- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.

Interpretation:

"Easement Land" means in respect to each of those easements created in points 1, 2 and ^{3 & 4} on page 1 hereof, the area of land described as forming an easement in favour of TasWater.

"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) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) any thing reasonably required to support, protect or cover any of the 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.

FENCING COVENANT

The owner of each lot on the Plan covenants with the Vendor (John Frederick Griffiths) that the Vendor shall not be required to contribute to the cost of fencing.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 179376
SUBDIVIDER: JF Griffiths FOLIO REFERENCE: 154706/1	

SIGNED by JOHN FREDERICK)
GRIFFITHS in the presence of:)



Witness sign: 

Full Name: ANTHONY SOHN PHILLIPS

Postal Address: 6 BINOAREE ROAD
LEONA 7277

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.

DRAWING SCHEDULE

A00	COVER PAGE
A01	SITE PLAN
A02	PARKING PLAN
A03	LANDSCAPE PLAN
A04	CONSTRUCTION PLAN
A05	ELEVATIONS #1
A06	3D PERSPECTIVE #1
A07	3D PERSPECTIVE #2
A08	3D PERSPECTIVE #3
A09	3D PERSPECTIVE #4

PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
BUILDING CLASS:	CLASS 8
LAND TITLE REFERENCE NUMBER:	179376/3
ZONE:	18 LIGHT INDUSTRIAL ZONE
DESIGN WIND SPEED:	ASSUMED 'N2'
SOIL CLASSIFICATION:	ASSUMED 'H1'
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	TBC
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	LOW
FLOODING:	NO
LANDSLIP:	NO
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

PROPOSED SHED AND COVERED WASH BAY

B. & P. MANION
6 WRANKMORE CT
LEGANA TAS 7277

WEST TAMAR COUNCIL

ISSUED FOR PLANNING AMENDMENT

Area Schedule (Gross Building)		
Name	Area	Area (sq)
PROPOSED SHED	38.70 m ²	4.17
PROPOSED WASHBAY	60.75 m ²	6.54
	99.45 m ²	10.71



LEGEND	
	SEWER
	WATER
	STORMWATER
	WATERWAY COASTAL AND PROTECTION AREA
	EASEMENT

DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

NOTE
STORMWATER FROM PROPOSED SHED AND WASHBAY TO BE DIRECTED INTO EXISTING STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

ZONING
THE ENTIRETY OF THE PROPERTY IS LOCATED IN A BUSHFIRE PRONE ZONE

ISSUED FOR APPROVAL

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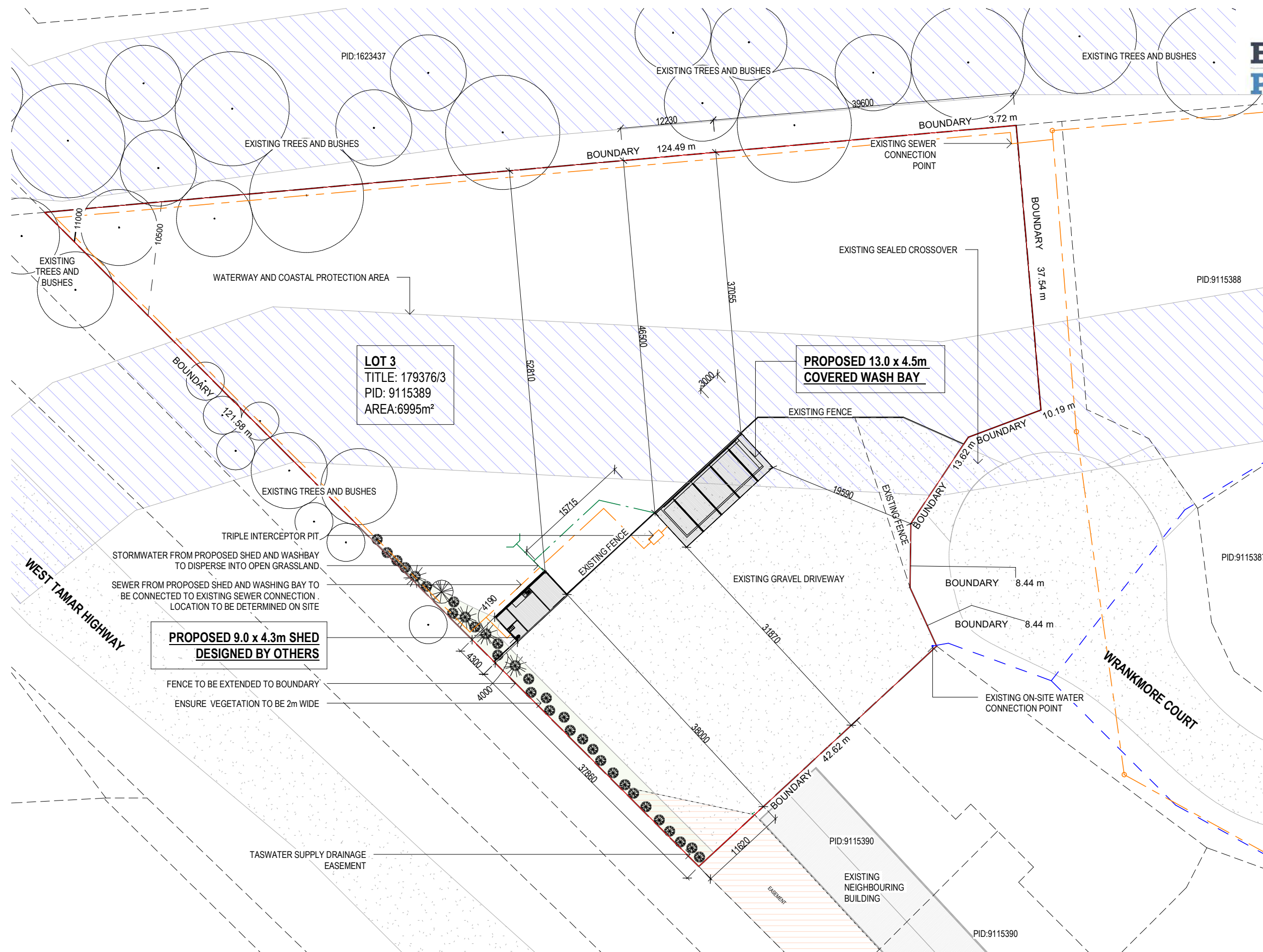
Client: **B. & P. MANION**
Project: **PROPOSED SHED AND COVERED WASHBAY**
Address: **6 WRANKMORE CT LEGANA TAS 7277**

Office: 6331 7021
info@engineeringplus.com.au

Drawing No: 12524 A01 / A09 Rev D

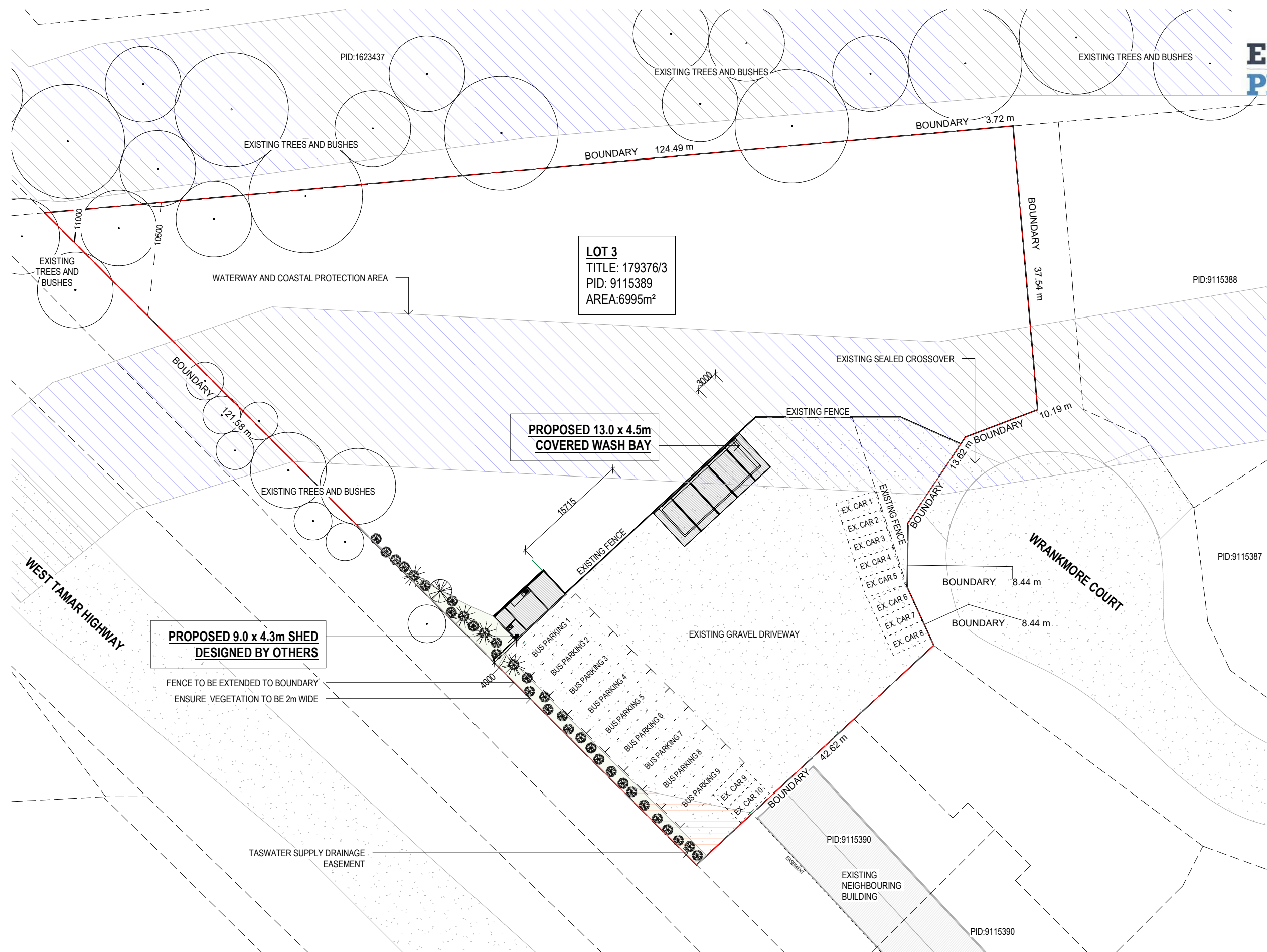
Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

D	PLANNING AMENDMENT	21.08.25	J.C	Date Drawn: 20.06.24
C	INTERNAL ADDITIONS	12.08.25	J.C	Drawn: C. Lim
B	R.F.I UPDATES	21.07.25	J.C	Checked: A. Taylor
A	PLANNING APPROVAL	01.07.25	J.C	Approved: J. Pfeiffer
-	ISSUED FOR REVIEW	29.05.25	J.C	Scale: As Shown @ A3
-	ISSUED FOR REVIEW	20.02.25	R.H	
Rev:	Amendment:	Date:	Int:	



SITE PLAN
SCALE 1:500

DEVELOPMENT AREA	
Name	Area
PROPOSED SHED	38.70 m²
PROPOSED WASHBAY	60.75 m²
	99.45 m²



ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

LEGEND	
	SEWER
	WATER
	STORMWATER
	WATERWAY COASTAL AND PROTECTION AREA
	EASEMENT

DRAINAGE
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THE ENTIRETY OF THE PROPERTY IS LOCATED IN A BUSHFIRE PRONE ZONE

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ENGINEERING PLUS
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Rev:	Amendment:	Date:	Int:	Designer Name: J. Pfeiffer
				Accreditation No: CC2211T

Drawing No:
12524 A02 / A09

Rev
D

DEVELOPMENT AREA	
Name	Area
PROPOSED SHED	38.70 m ²
PROPOSED WASHBAY	60.75 m ²
	99.45 m ²

PARKING PLAN
SCALE 1 : 500

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Date Drawn: 20.06.24
Drawn: C. Lim
Checked: A. Taylor
Approved: J. Pfeiffer
Scale: As Shown @ A3

Accredited Building Designer
Designer Name: J. Pfeiffer
Accreditation No: CC2211T

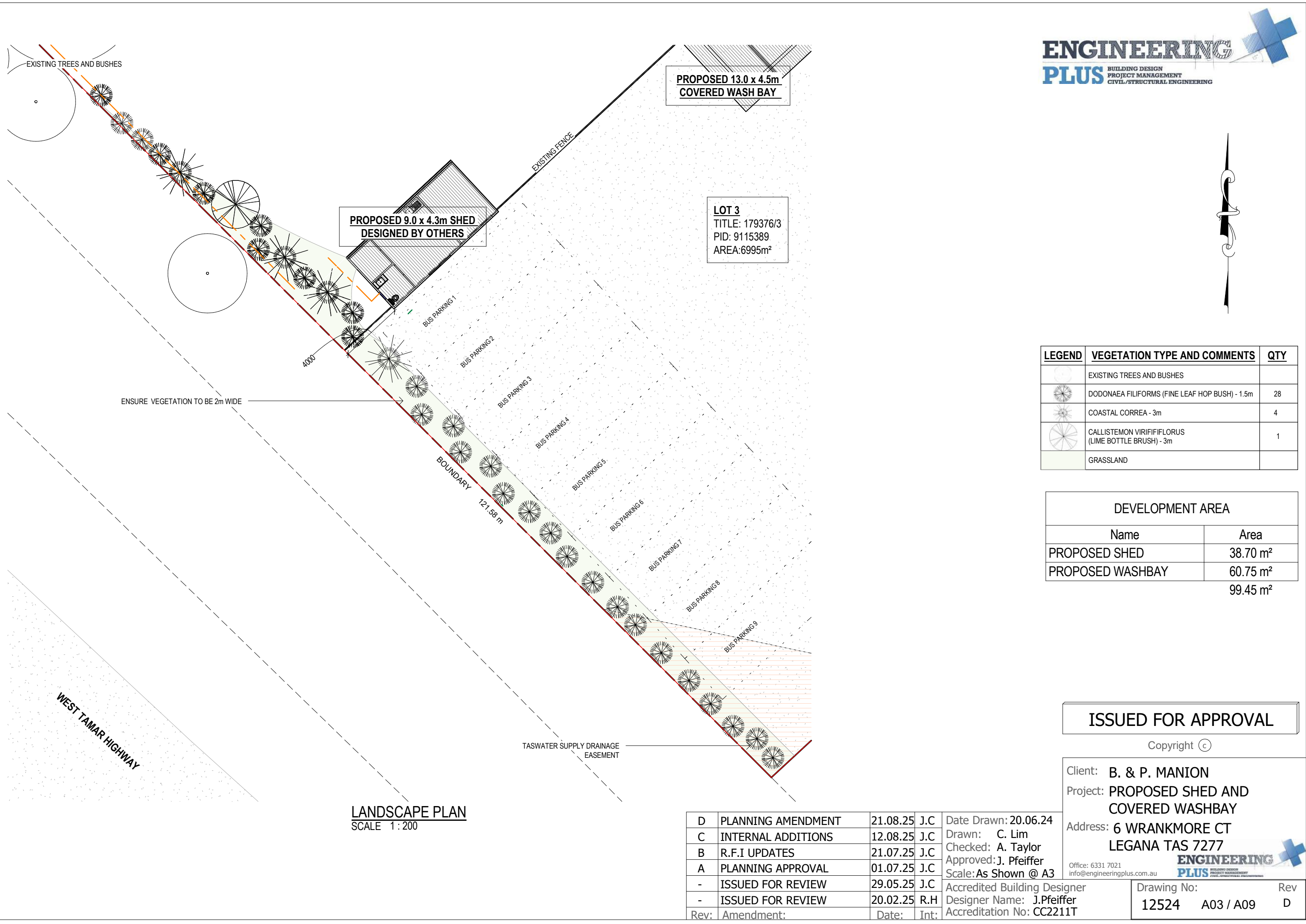
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LEGANA TAS 7277

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info@engineeringplus.com.au

ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

Drawing No:
12524 A02 / A09

Rev
D



LEGEND	VEGETATION TYPE AND COMMENTS	QTY
	EXISTING TREES AND BUSHES	
	DODONAEA FILIFORMIS (FINE LEAF HOP BUSH) - 1.5m	28
	COASTAL CORREA - 3m	4
	CALLISTEMON VIRIDIFLORUS (LIME BOTTLE BRUSH) - 3m	1
	GRASSLAND	

DEVELOPMENT AREA	
Name	Area
PROPOSED SHED	38.70 m²
PROPOSED WASHBAY	60.75 m²
	99.45 m²

ISSUED FOR APPROVAL

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ENGINEERING PLUS

Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 12524
A03 / A09

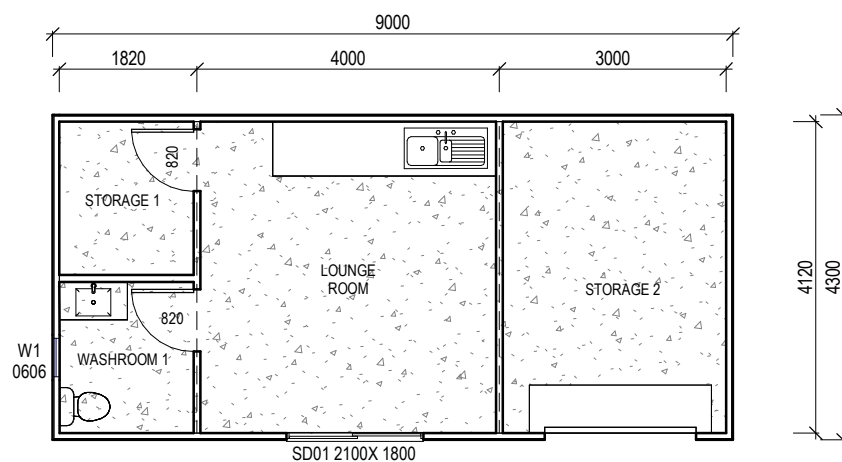
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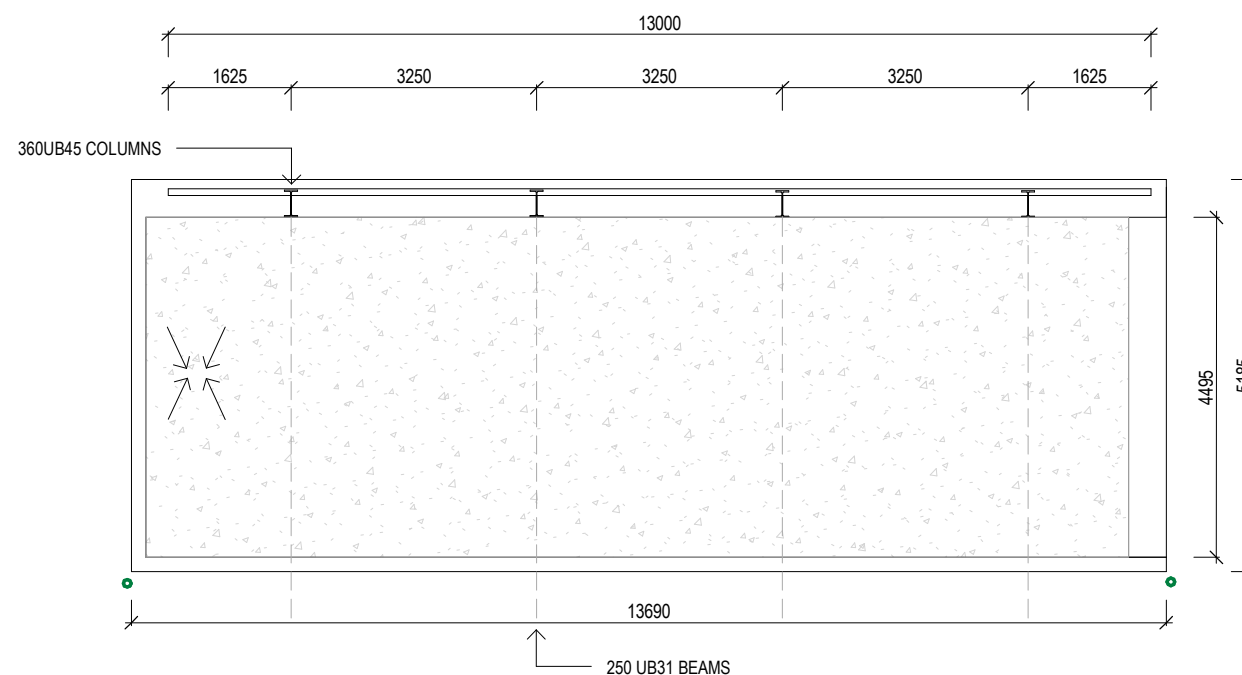
WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	600	600	DG	4.3	0.55
SD1	2100	1800	DG	4.0	0.61

FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING



PROPOSED SHED FLOOR PLAN
SCALE 1 : 100



PROPOSED WASH-BAY FLOOR PLAN
SCALE 1 : 100

DISCLAIMER
ALL WINDOWS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

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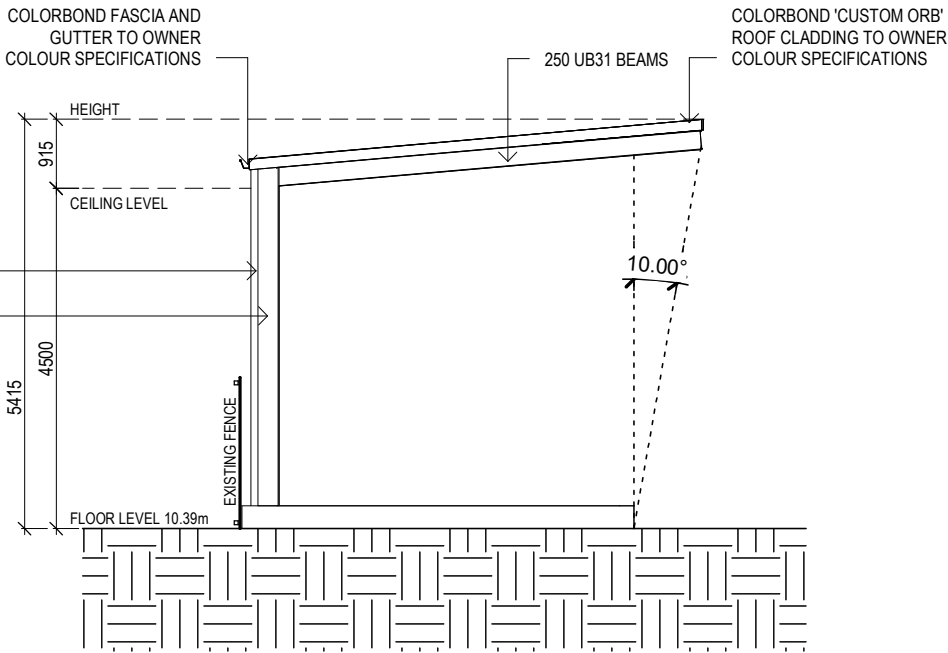
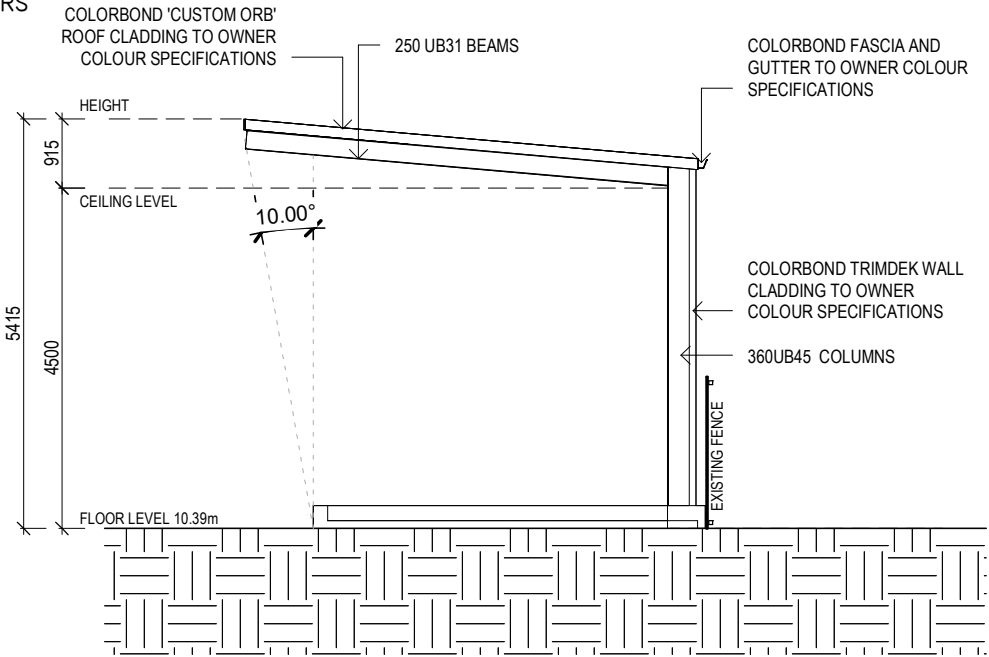
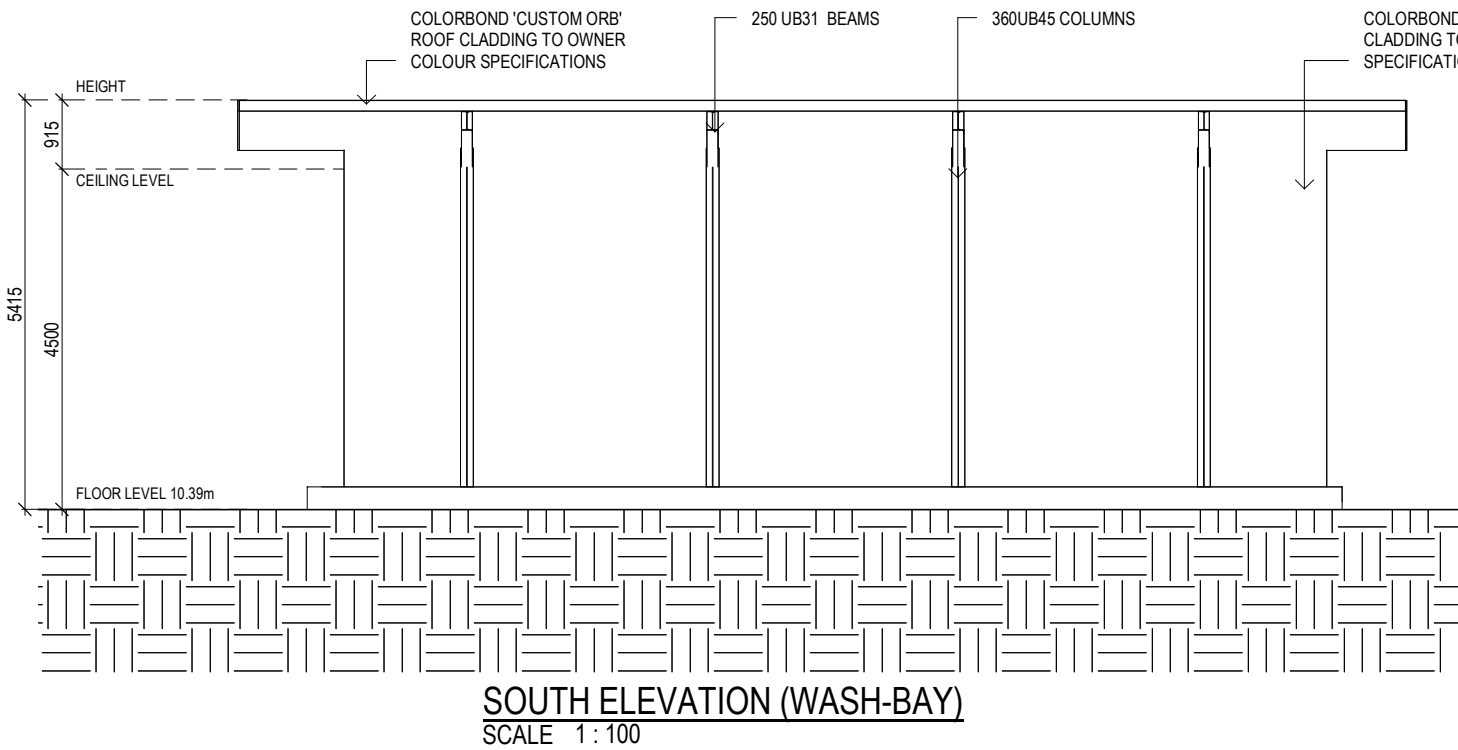
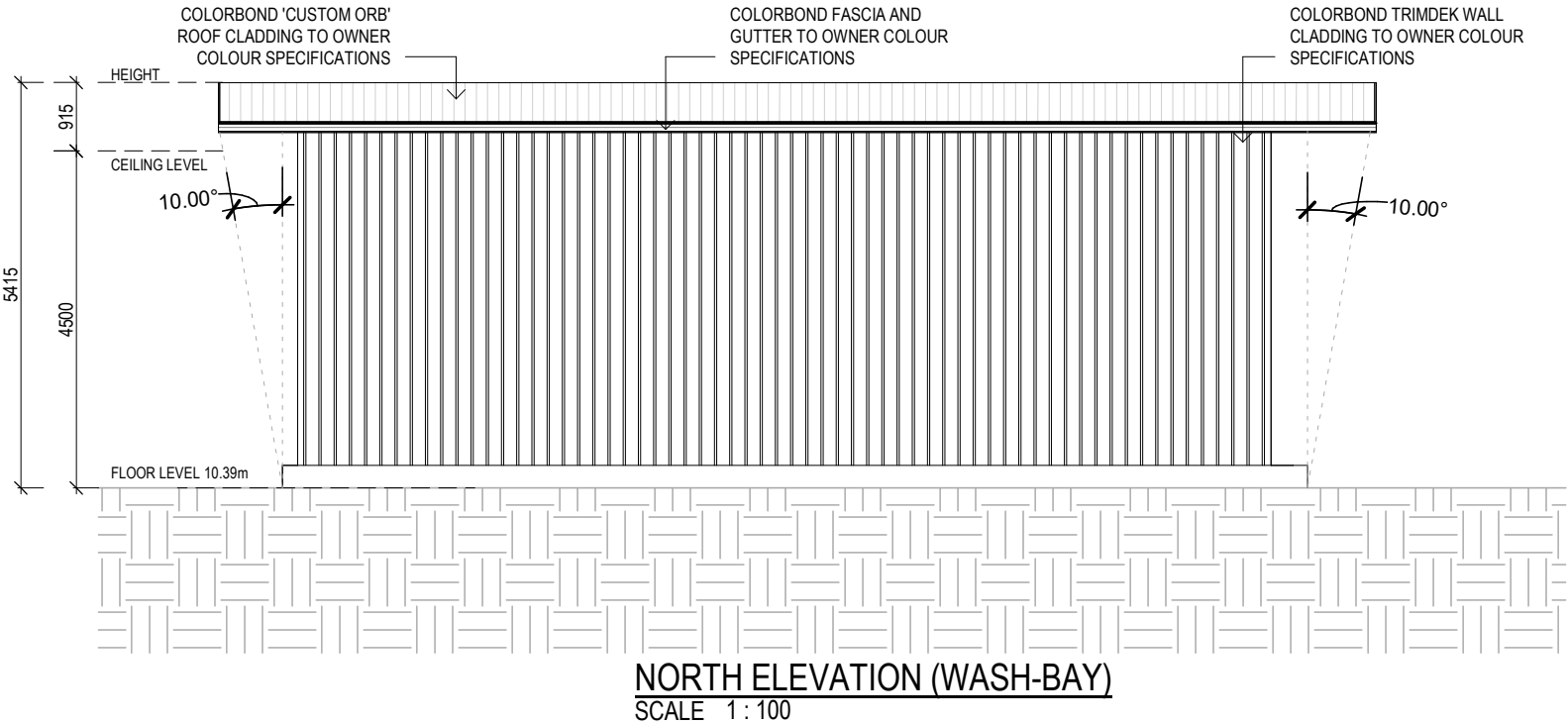
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Rev:	Amendment:	Date:	Int:	Designer Name: J.Pfeiffer		
Accreditation No: CC2211T					12524 A04 / A09	D

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



ISSUED FOR APPROVAL

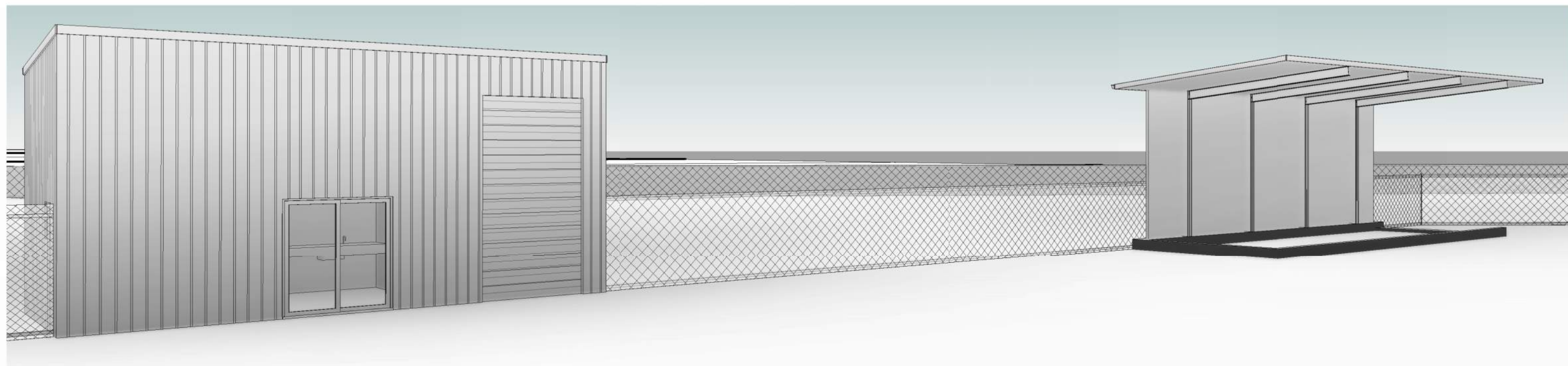
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Rev:	Amendment:	Date:	Int:	Designer Name: J. Pfeiffer
				Accreditation No: CC2211T

Drawing No: 12524
A05 / A09
Rev: D



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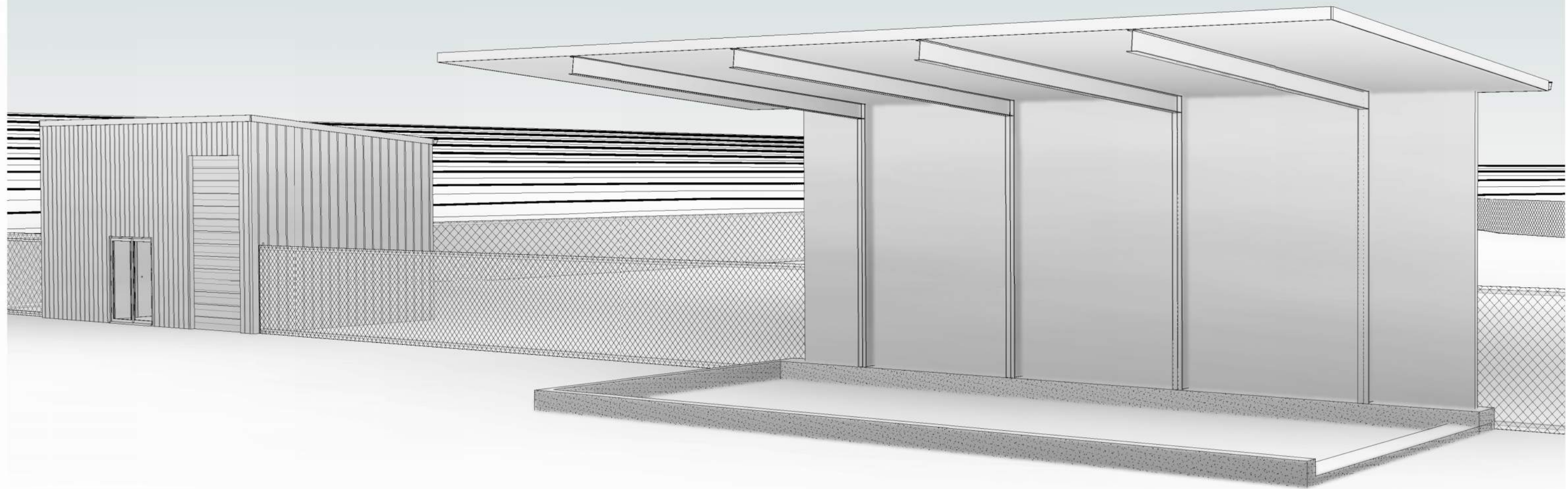
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Project: PROPOSED SHED AND
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D	PLANNING AMENDMENT	21.08.25	J.C	Date Drawn: 20.06.24
C	INTERNAL ADDITIONS	12.08.25	J.C	Drawn: C. Lim
B	R.F.I UPDATES	21.07.25	J.C	Checked: A. Taylor
A	PLANNING APPROVAL	01.07.25	J.C	Approved: J. Pfeiffer
-	ISSUED FOR REVIEW	29.05.25	J.C	Scale: As Shown @ A3
-	ISSUED FOR REVIEW	20.02.25	R.H	
Rev:	Amendment:	Date:	Int:	Accredited Building Designer Designer Name: J. Pfeiffer Accreditation No: CC2211T

Drawing No: 12524
A06 / A09
Rev D



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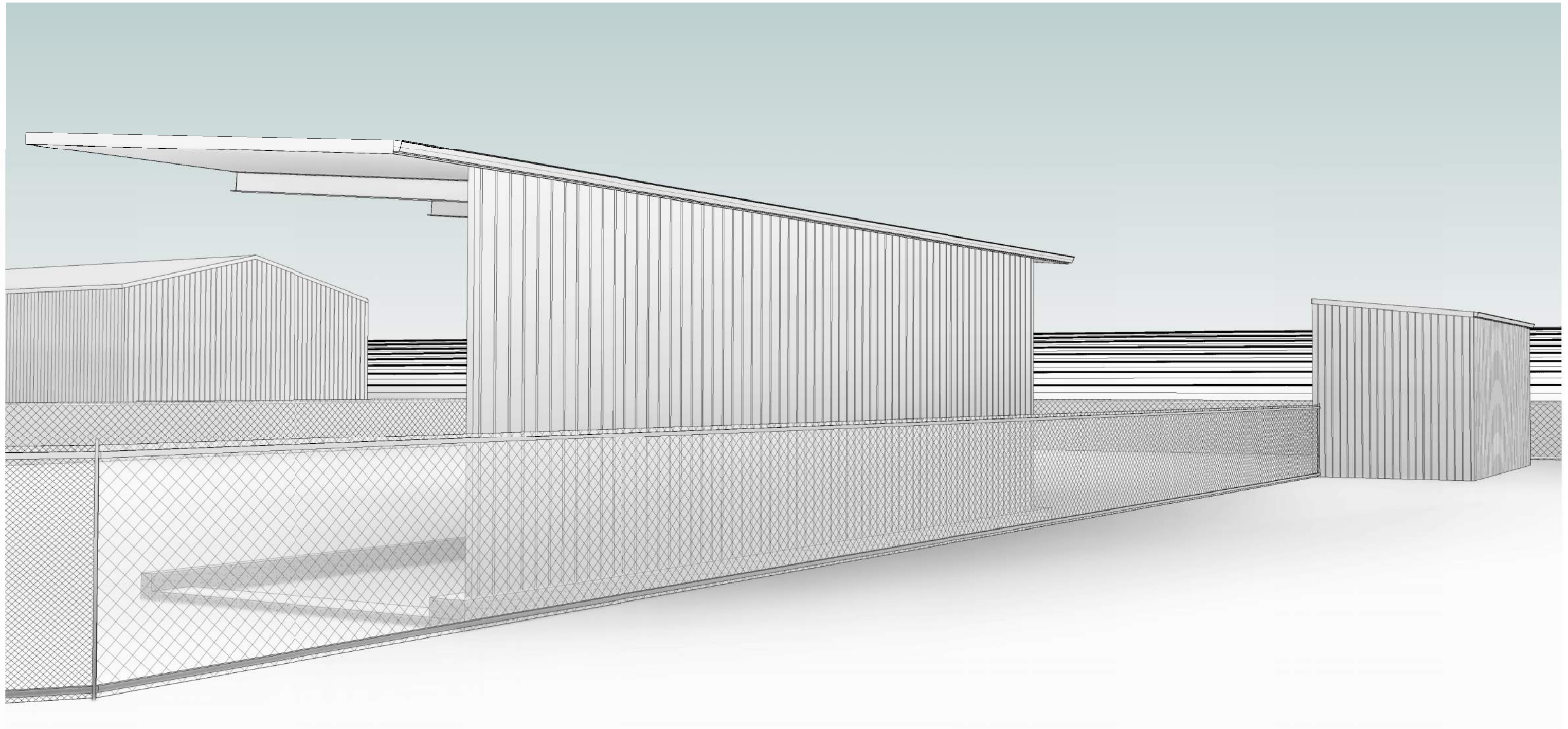
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-	ISSUED FOR REVIEW	29.05.25	J.C	Scale: As Shown @ A3
-	ISSUED FOR REVIEW	20.02.25	R.H	Accredited Building Designer
Rev:	Amendment:	Date:	Int:	Designer Name: J. Pfeiffer
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Drawing No: 12524
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-	ISSUED FOR REVIEW	29.05.25	J.C	Scale: As Shown @ A3
-	ISSUED FOR REVIEW	20.02.25	R.H	
Rev:	Amendment:	Date:	Int:	Accredited Building Designer Designer Name: J. Pfeiffer Accreditation No: CC2211T

Drawing No: 12524 A08 / A09 Rev D



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Rev:	Amendment:	Date:	Int:	Designer Name: J. Pfeiffer
				Accreditation No: CC2211T

Drawing No: 12524 A09 / A09 Rev D