

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2025402

Assess No: A6544

PID No: 9707652

| | | | | | | |
|------------------------|---------------------|--|------|--|--------|--|
| Applicant Name: | My Build Collective | | | | | |
| 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.*

Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: My Build Collective

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) Christopher Campbell & Tatum Dickerson

Location / Address: 234 Winkleigh Road, Exeter TAS 7275

Title Reference: 202012/1

Zone(s): Agriculture

Existing Development/Use: Residential

Existing Developed Area: Dwelling and sheds

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: <input checked="" type="checkbox"/> | Visitor Accommodation: <input type="checkbox"/> | Commercial: <input type="checkbox"/> | Other: <input type="checkbox"/> |
|--|---|--------------------------------------|---------------------------------|

Description of Use:

Development Type:

| | | | |
|--|--------------------------------------|---------------------------------------|---------------------------------|
| Building work: <input checked="" type="checkbox"/> | Demolition: <input type="checkbox"/> | Subdivision: <input type="checkbox"/> | Other: <input type="checkbox"/> |
|--|--------------------------------------|---------------------------------------|---------------------------------|

Description of development: proposed secondary dwelling and shed/carport

New or Additional Area: 59m2 (dwelling) 80m2 (shed)

Estimated construction cost of the proposed development: \$400,000

Building Materials:

| | |
|---|-------------|
| Wall Type: brick & lightweight cladding | Colour: TBC |
| Roof Type: colorbond | Colour: TBC |

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: | |
| Proposed Car Parking: | |

| | |
|------------------------------------|--|
| Number of Employees: (Existing) | |
| 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)

Jocelyn Gee

Name (print)

JGee

Signed

18.11.25

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

325 02

ORIGINAL – NOT TO BE REMOVED FROM TITLES OFFICE

TASMANIA

REAL PROPERTY ACT, 1862, as amended



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2202

23

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Witness *[Signature]*

Recorder of Titles.

DESCRIPTION OF LAND

PARISH OF ST. MICHAELS LAND DISTRICT OF DEVON
THIRTY FOUR ACRES THREE ROODS THIRTY PERCHES on the Plan hereon.



FIRST SCHEDULE (continued overleaf)

MERVYN JAMES GILLIGAN of Exeter, Orchardist, and

NETA DOREEN GILLIGAN, his wife

AS TENANTS IN COMMON IN EQUAL SHARES

[Signature]

SECOND SCHEDULE (continued overleaf)

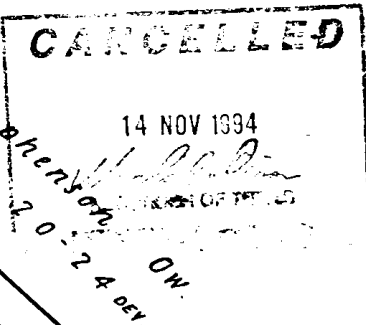
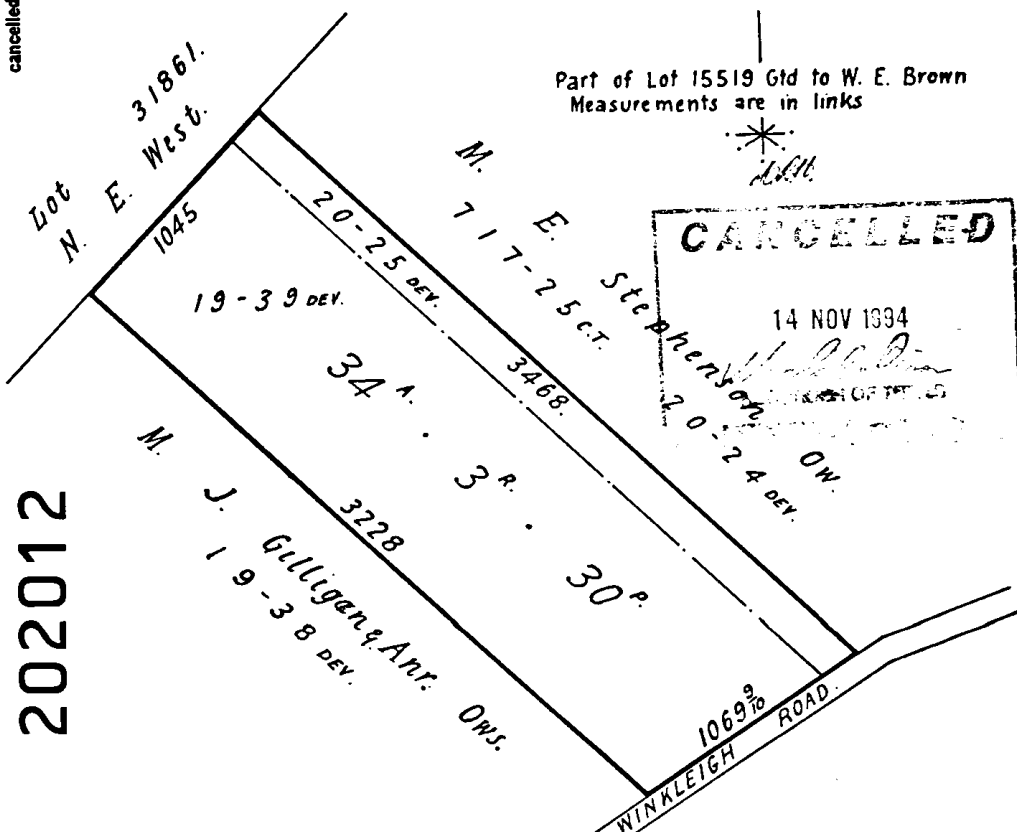
NIL

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Registrar.

REGISTERED UNDER SIGNATURE OF T

REGISTERED NUMBER

202012



22 SEP 1966

First Edition. Registered
Derived from C. T. Vol. 784 Fol. 69-Transfer A246909- K. D. Kerrison.

Planning Design Response & Assessment; Rev 00

Site Details:

| | |
|-----------------------------|--|
| Address | 234 Winkleigh Road, Exeter TAS 7275 |
| Property ID | 9707652 |
| Title | 202012/1 |
| Land Area | 34.88 acres |
| Planning Authority | West Tamar Council |
| Proposed Use | Residential |
| Proposed Development | Proposed Secondary Dwelling |
| Zone(s) | 21.0 Agriculture |
| Code Overlay(s) | C2.0 Parking and Sustainable Transport Code C13.0 Bushfire-Prone Areas Code <i>(Bushfire Hazard Report to be completed during Building Documentation stage, An initial consultation has been undertaken with the bushfire assessor)</i> |
| Existing Access | Vehicular access from Winkleigh Road |
| Water | Taswater Water Service |
| Sewer | New Onsite Wastewater Design; draft design provided, with the comprehensive report to be issued at a later time by Strata Consulting |
| Stormwater | Stormwater to disperse to a headwall and rock spillway |

Proposal:

New residential development including a secondary dwelling.

Subject Site:

The subject site is bound by Winkleigh Road to the South-East, neighbouring residential dwellings to both the North-East and South-East, and Vacant land to the South-West and North-West of the site. The surrounding area is predominantly zoned Agriculture and Rural.



Figure 1 – Aerial view of the subject site (Source: LISTmap)



Figure 2 – Zoning of subject site (Source: LISTmap)



Figure 3 – Overlays of subject site (Source: LISTmap)

Planning Assessment:

21.0 Agriculture Zone

21.1 Zone Purpose:

The purpose of the Agriculture Zone is:

21.1.1 To provide for the use or development of land for agricultural use.

21.1.2 To protect land for the use or development of agricultural use by minimising:

(a) conflict with or interference from non-agricultural uses;

(b) non-agricultural use or development that precludes the return of the land to agricultural use; and

(c) use of land for non-agricultural use in irrigation districts.

21.1.3 To provide for use or development that supports the use of the land for agricultural use.

21.2 Use Table:

Relevant requirements under the Use Table of the Tasmanian Planning Scheme:

| Use Class | Qualification |
|---------------------------|---|
| No Permit Required | |
| Residential | <p>If for:</p> <p>(a) a home-based business in an existing dwelling; or</p> <p>(b) alterations or extensions to an existing dwelling.</p> |

21.4 Development Standards for Buildings and Works:

21.4.1 Building Height

A1 *Complies, the building height is 3.8m, refer to the North-East Elevation on page A06.*

21.4.2 Setbacks

A1 *Complies; the secondary dwelling is set back more than 5.0 m from all boundaries. Refer to the Site Plan on page A02.*

A2 b) *Complies; the secondary dwelling is set back further from the boundary than the existing main dwelling.*

21.4.3 Access for New Dwellings

A1 *Complies; the secondary dwelling has road access to Winkleigh Road.*

C2.0 Parking and Sustainable Transport Code:

C2.1 Code Purpose:

The purpose of the Parking and Sustainable Transport Code is:

C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.

C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.

C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.

C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.

C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.

C2.1.6 To provide for parking precincts and pedestrian priority streets.

C2.2 Application of this Code:

C2.2.1 Unless stated otherwise in a particular purpose zone, or sub-clause C2.2.2, C2.2.3 or C2.2.4, this code applies to all use and development.

C2.2.2 Clause C2.5.3 does not apply to use or development within the Agriculture Zone.

C2.2.3 Clause C2.5.4 does not apply to use or development within the Agriculture Zone.

C2.2.4 Clause C2.5.5 does not apply to use or development within the Agriculture Zone.

C2.4 Use or Development Exempt from this Code:

C2.4.1 There are no exemptions to this Code.

C2.5 Use Standards:

C2.5.1 Car Parking Numbers

A1 *Complies; Refer to the Site Plan or Part Site Plan on page A02 and page A03.*

| |
|---------------------------------------|
| C2.5.2 Bicycle Parking Numbers |
|---------------------------------------|

A1 *N/A.*

| |
|--|
| C2.5.3 Motorcycle Parking Numbers |
|--|

A1 *N/A.*

| |
|----------------------------|
| C2.5.4 Loading Bays |
|----------------------------|

A1 *N/A.*

| |
|---|
| C2.5.5 Number of Car Parking Spaces within the General Residential Zone and Inner Residential Zone |
|---|

A1 *N/A.*

C2.6 Development Standards of Buildings and Works:

| |
|---|
| C2.6.1 Construction of Parking Areas |
|---|

A1 *N/A.*

| |
|--|
| C2.6.2 Design and Layout of Parking Areas |
|--|

A1.1 *Complies. Refer to the Site Plan or Part Site Plan on page A02 and page A03.*

A1.2 *N/A.*

| |
|---|
| C2.6.3 Number of Accesses for Vehicles |
|---|

A1 *Complies; (b) a new access is not proposed.*

A2 *N/A.*

| |
|--|
| C2.6.4 Lighting of Parking Areas within the General Business Zone and Central Business Zone |
|--|

A1 *N/A.*

| |
|---------------------------------|
| C2.6.5 Pedestrian Access |
|---------------------------------|

A1.1 *N/A.*

A1.2 *N/A.*

| |
|----------------------------|
| C2.6.6 Loading Bays |
|----------------------------|

A1 *N/A.*

A2 *N/A.*

| |
|---|
| C2.6.7 Bicycle Parking and Storage Facilities within the General Business Zone and Central Business Zone |
|---|

A1 N/A.

A2 N/A.

| |
|---|
| C2.6.8 Siting of Parking and Turning Areas |
|---|

A1 N/A.

A2 N/A.

In summary, the proposed development meets the definition of a secondary residence as it is subservient to the primary dwelling, located on the same lot, and designed as self-contained residential accommodation.

In assessing the relevant development standards, the secondary residence is considered to have no greater impact than the existing residential use. The built form is modest in scale, maintains compliant setbacks, and will not generate impacts beyond those already expected within the established residential setting (including traffic, noise, visual impact, and servicing demand). On this basis, the development is consistent with the intended character of the zone and does not alter the overall use of the land.

On this basis, it is considered that adequate justification has been provided within this report. An agricultural assessment is not required, as the proposal does not intensify, alter, or otherwise compromise the agricultural potential or function of the land. The clients currently utilise the land for agricultural purposes, maintaining farm animals on-site, with additional livestock to be introduced.

PROPOSED SECONDARY DWELLING & SHED/CARPORT FOR C. CAMPBELL & T. DICKERSON 234 WINKLEIGH ROAD, EXETER



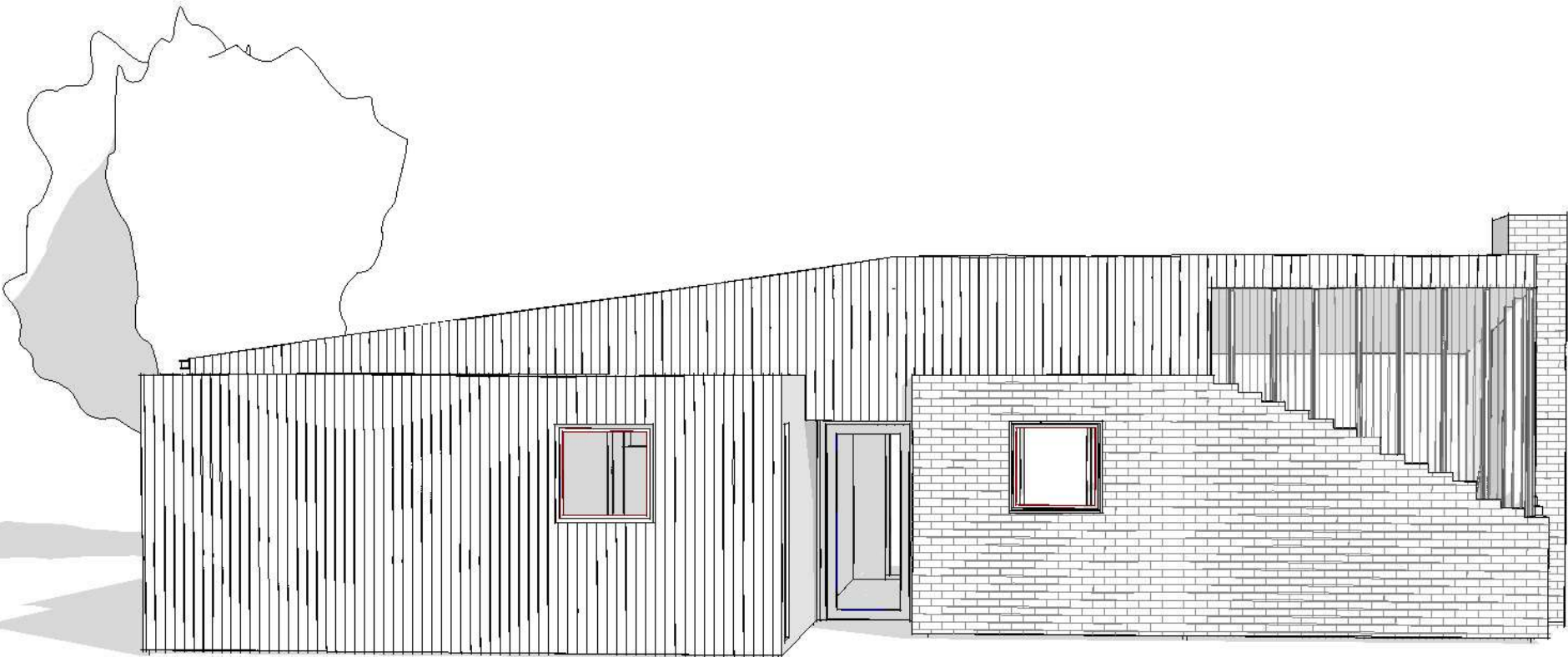
347-349 Wellington Street
South Launceston TAS 7249

P: (03) 6326 7686

E: info@mybuildcollective.com.au
www.mybuildcollective.com.au

Drawing Schedule

- A 01 Cover Page
- A 02 Site Plan
- A 03 Part Site Plan
- A 04 Proposed Floor Plan - Secondary Dwelling
- A 05 Proposed Roof Plan - Secondary Dwelling
- A 06 Northern Elevations - Secondary Dwelling
- A 07 Southern Elevations - Secondary Dwelling
- A 08 Proposed Floor Plan - Shed
- A 09 Proposed Roof Plan - Shed
- A 10 Northern & Eastern Elevations - Shed
- A 11 Southern & Western Elevations - Shed



| Total Floor Area | m ² | sq |
|--------------------|----------------|-------|
| Secondary Dwelling | 59.83 | 6.44 |
| Shed & Carport | 80.00 | 8.61 |
| Total | 139.83 | 15.05 |

| | |
|--|-------------|
| LOCAL COUNCIL: WEST TAMAR COUNCIL | |
| ACCREDITATION COMPLIANCE: MURRAY GRIFFITHS CC 11171 | |
| PROJECT: PROPOSED SECONDARY DWELLING & SHED/CARPORT 234 WINKLEIGH ROAD, EXETER | |
| TITLE REFERENCE: | 202012/1 |
| CLIMATE ZONE: | 7 |
| SOIL CLASSIFICATION: | TBC |
| DESIGN WIND SPEED: | TBC |
| BAL RATING: | TBC |
| SITE HAZARDS: | N/A |
| JOB No: | DATE: |
| MBD-428 | 24.12.25 |
| planning | |
| REVISION NO. | DRAWING NO. |
| Rev02 A01 | |

PLEASE REFER TO INDICATED DIMENSIONS ONLY, DRAWINGS ARE NOT SUITABLE TO BE SCALED FROM.

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PLEASE NOTE:

BOUNDARY LINE AND FINAL POSITION OF NEW BUILDING TO BE CONFIRMED ON SITE AT SET-OUT STAGE BY REGISTERED SURVEYOR, BEFORE COMMENCEMENT OF WORKS.

ANY EXTERNAL WALL WITHIN 900mm OF THE SITE BOUNDARY MUST BE FIRE RATED.



PROPOSED SITE PLAN

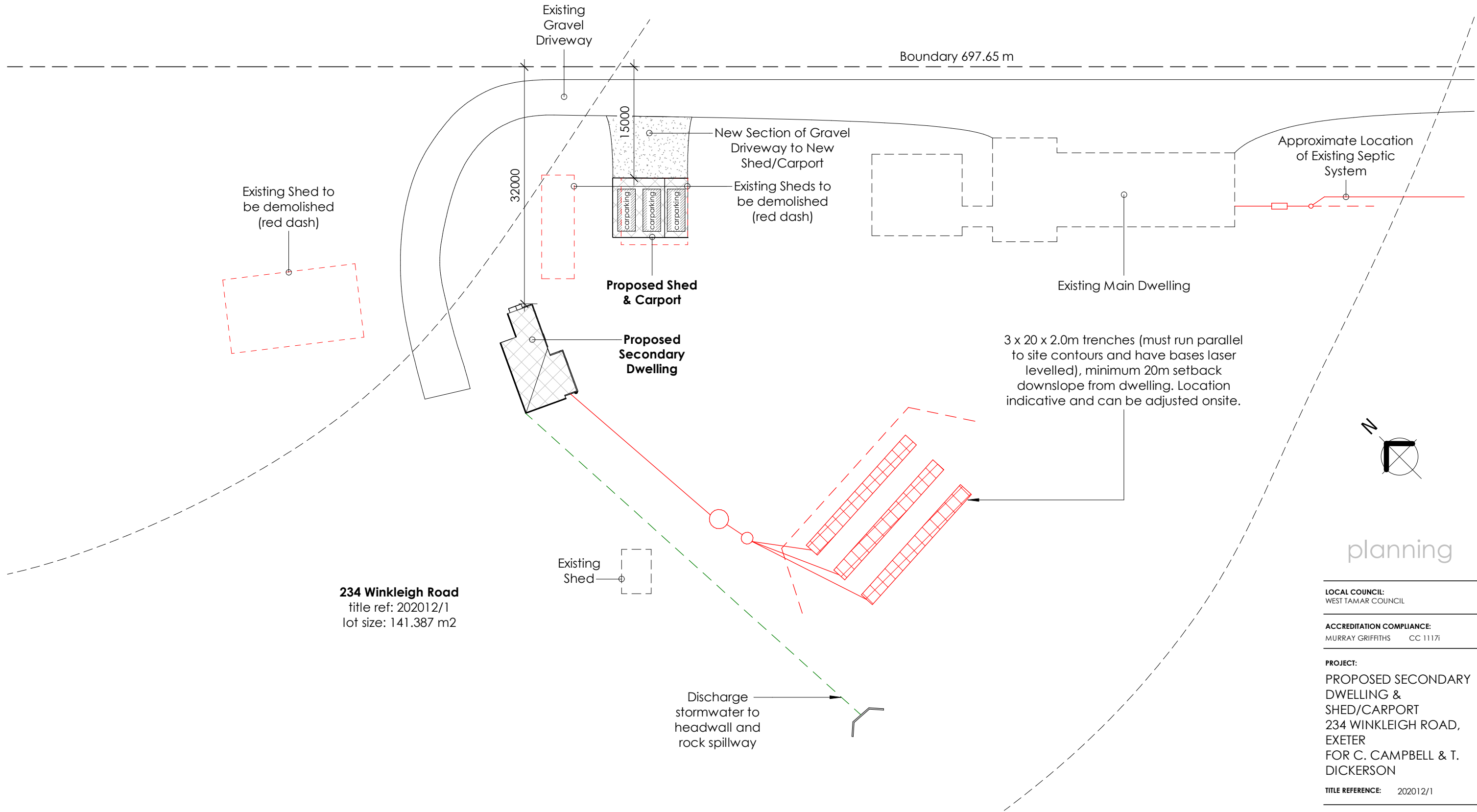
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| | |
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| PROJECT: PROPOSED SECONDARY DWELLING & SHED/CARPORT 234 WINKLEIGH ROAD, EXETER FOR C. CAMPBELL & T. DICKERSON | |

| | |
|---------------------------|------------------|
| TITLE REFERENCE: 202012/1 | |
| DESIGNED BY: M. Griffiths | DRAWN BY: J. Gee |
| JOB No: MBD-428 | DATE: 24.12.25 |
| REVISION NO. Rev02 | DRAWING NO. A02 |



234 Winkleigh Road
title ref: 202012/1
lot size: 141.387 m2

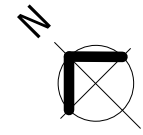


PART SITE PLAN

1 : 500

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planning

| | |
|--|---------------------|
| LOCAL COUNCIL: WEST TAMAR COUNCIL | |
| ACCREDITATION COMPLIANCE: MURRAY GRIFFITHS CC 11171 | |
| PROJECT: PROPOSED SECONDARY DWELLING & SHED/CARPORT 234 WINKLEIGH ROAD, EXETER FOR C. CAMPBELL & T. DICKERSON | |
| TITLE REFERENCE: 202012/1 | |
| DESIGNED BY: M. Griffiths | DRAWN BY: J. Gee |
| JOB No: MBD-428 | DATE: 24.12.25 |
| REVISION NO. Rev02 | DRAWING NO. A03 |

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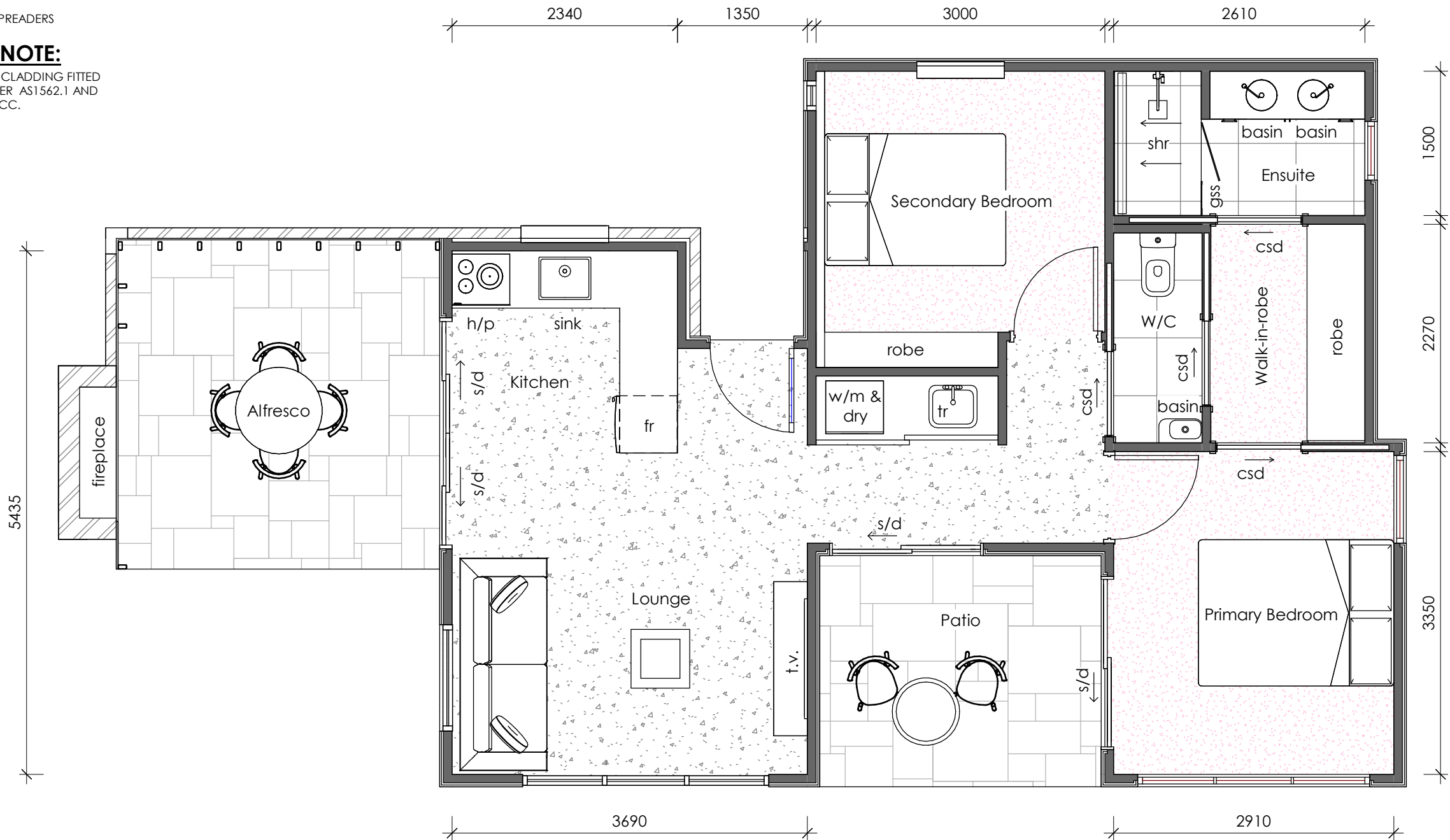
LEGEND:
csd = Cavity Sliding Door
s/d = Sliding Door
gss = Glass Shower Screen

D.P. ● = DOWNPIPES
SP. ● = SPREADERS

PLEASE NOTE:

COLORBOND CLADDING FITTED TO ROOF AS PER AS1562.1 AND PART 7.2 OF NCC.

SECONDARY DWELLING



planning

LOCAL COUNCIL:
WEST TAMAR COUNCIL

ACCREDITATION COMPLIANCE:
MURRAY GRIFFITHS CC 11171

PROJECT:
PROPOSED SECONDARY
DWELLING & SHED/CARPORT
234 WINKLEIGH ROAD,
EXETER
FOR C. CAMPBELL & T.
DICKERSON

TITLE REFERENCE: 202012/1

DESIGNED BY: M. Griffiths
DRAWN BY: J. Gee

JOB No: MBD-428
DATE: 24.12.25

REVISION NO. Rev02
DRAWING NO. A04

| Total Floor Area | m ² | sq |
|--------------------|----------------|-------|
| Secondary Dwelling | 59.83 | 6.44 |
| Shed & Carport | 80.00 | 8.61 |
| Total | 139.83 | 15.05 |

bdca
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

FLOOR PLAN

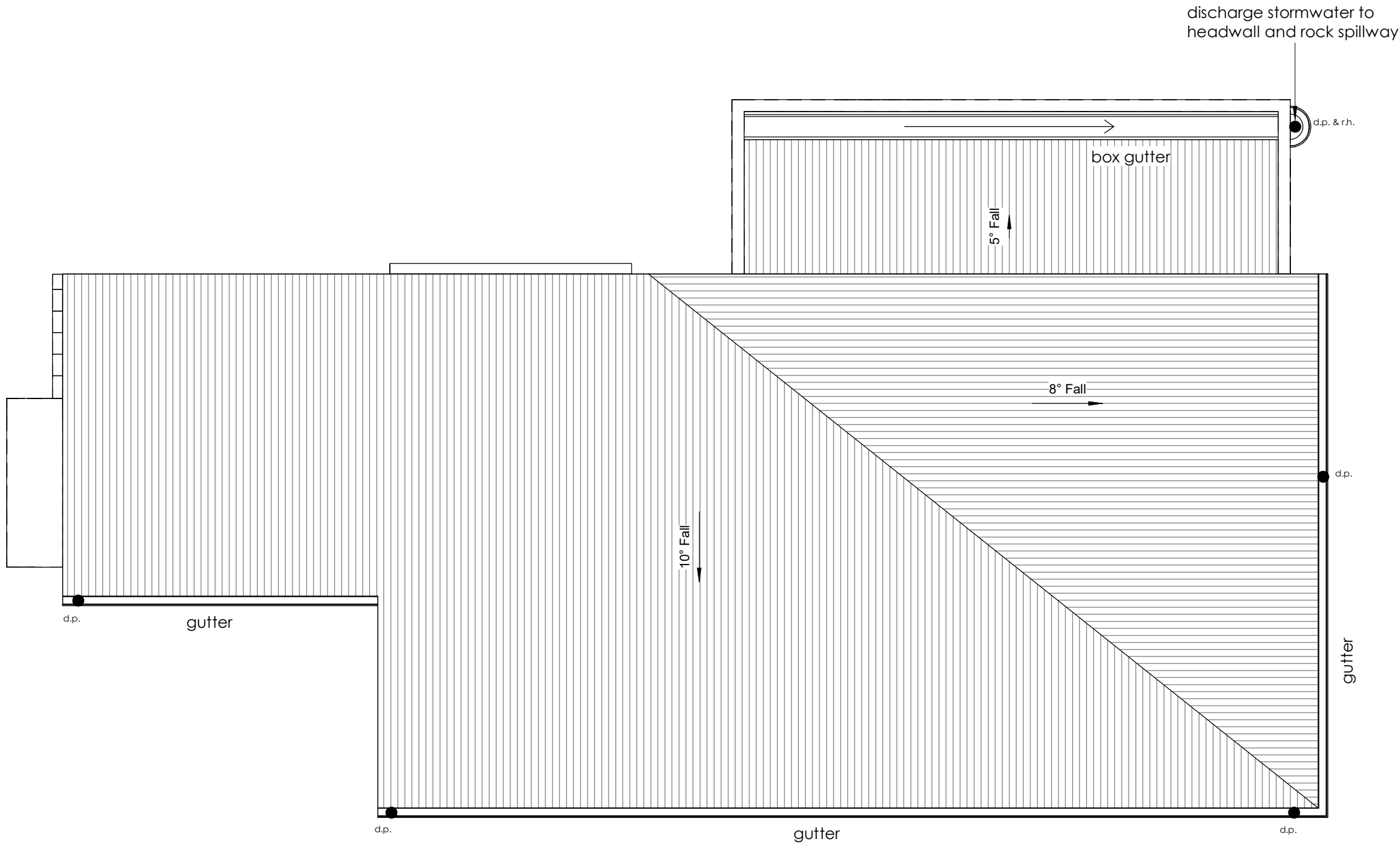
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my build
design > build > live

SECONDARY DWELLING



planning

LOCAL COUNCIL:
WEST TAMAR COUNCIL

ACCREDITATION COMPLIANCE:
MURRAY GRIFFITHS CC 11171

PROJECT:
PROPOSED SECONDARY
DWELLING &
SHED/CARPORT
234 WINKLEIGH ROAD,
EXETER
FOR C. CAMPBELL & T.
DICKERSON

TITLE REFERENCE: 202012/1

DESIGNED BY: M. Griffiths
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REVISION NO.

Rev02

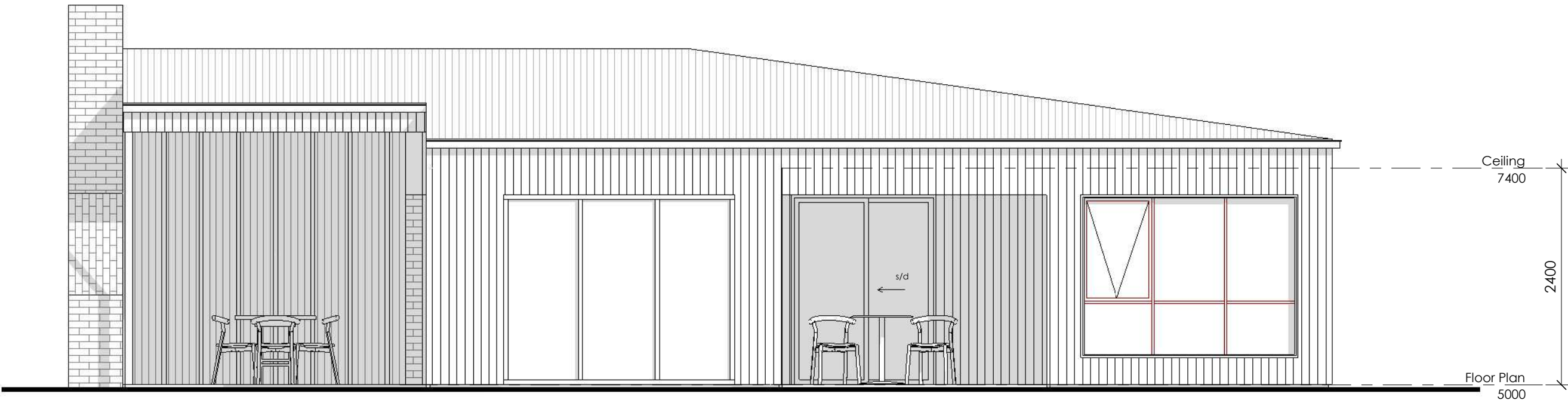
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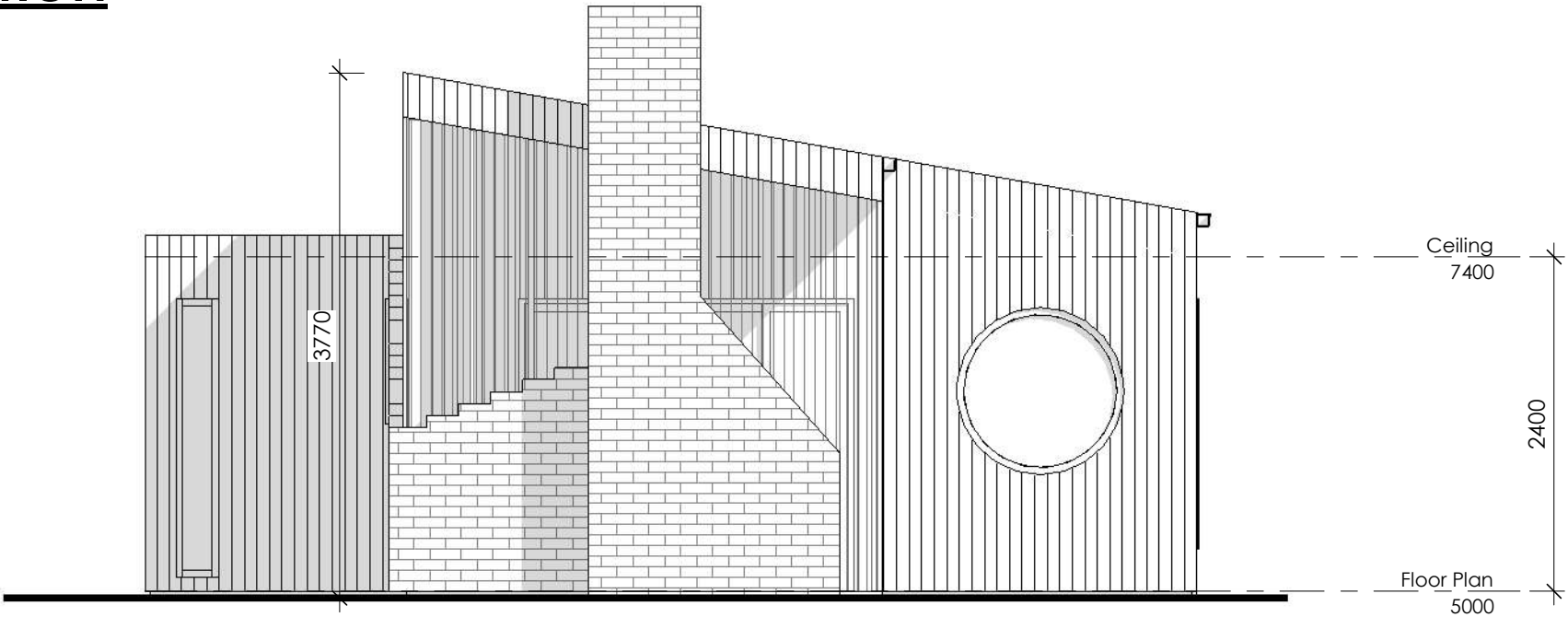
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NORTH-WEST ELEVATION

1 : 50



NORTH-EAST ELEVATION

1 : 50

planning

LOCAL COUNCIL:
WEST TAMAR COUNCIL

ACCREDITATION COMPLIANCE:
MURRAY GRIFFITHS CC 11171

PROJECT:
PROPOSED SECONDARY
DWELLING &
SHED/CARPORT
234 WINKLEIGH ROAD,
EXETER
FOR C. CAMPBELL & T.
DICKERSON

TITLE REFERENCE: 202012/1

DESIGNED BY: M. Griffiths
DRAWN BY: J. Gee

JOB No: MBD-428
DATE: 24.12.25

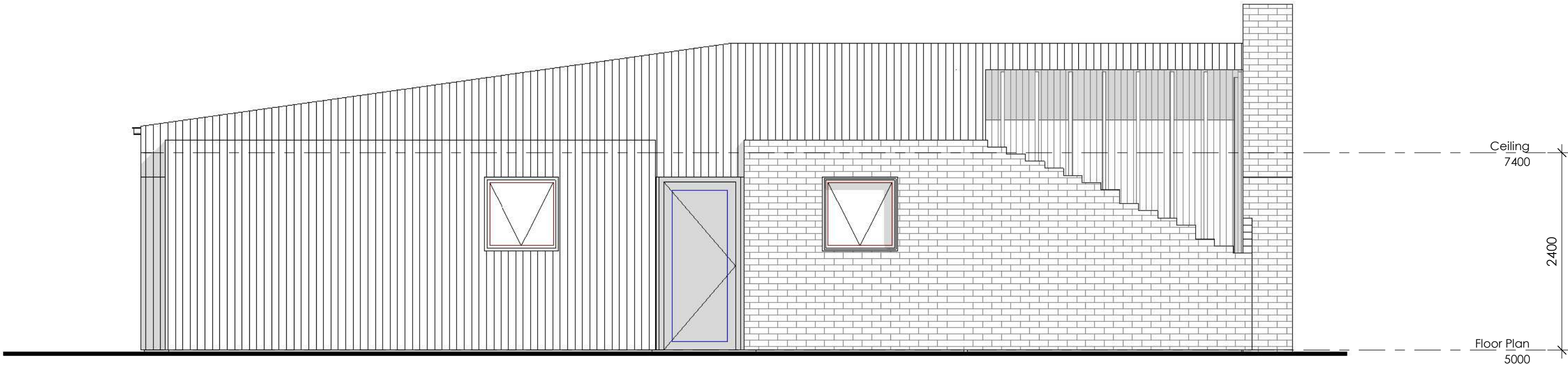
REVISION NO.

Rev02

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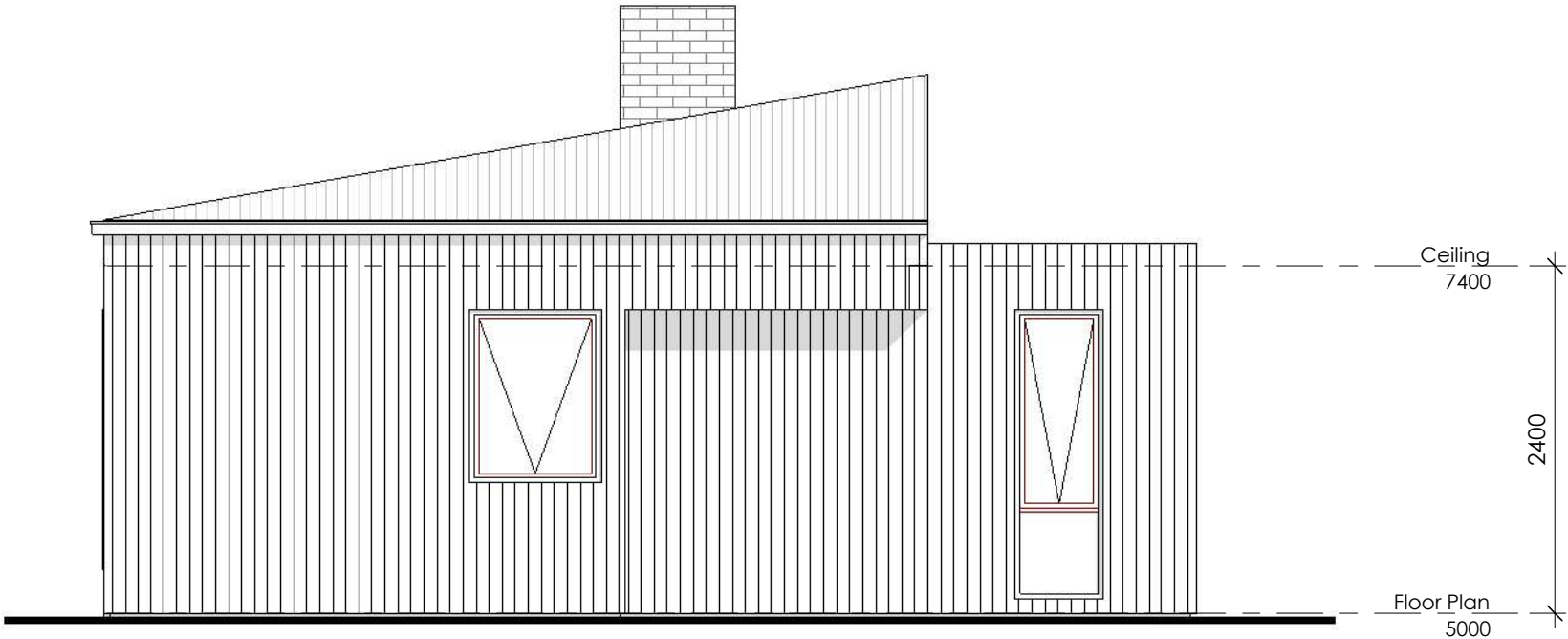
A06

SECONDARY DWELLING



SOUTH-EAST ELEVATION

1 : 50



SOUTH-WEST ELEVATION

1 : 50

planning

LOCAL COUNCIL:
WEST TAMAR COUNCIL

ACCREDITATION COMPLIANCE:
MURRAY GRIFFITHS CC 11171

PROJECT:
PROPOSED SECONDARY
DWELLING &
SHED/CARPORT
234 WINKLEIGH ROAD,
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FOR C. CAMPBELL & T.
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REVISION NO.

Rev02

DRAWING NO.

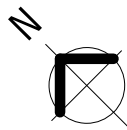
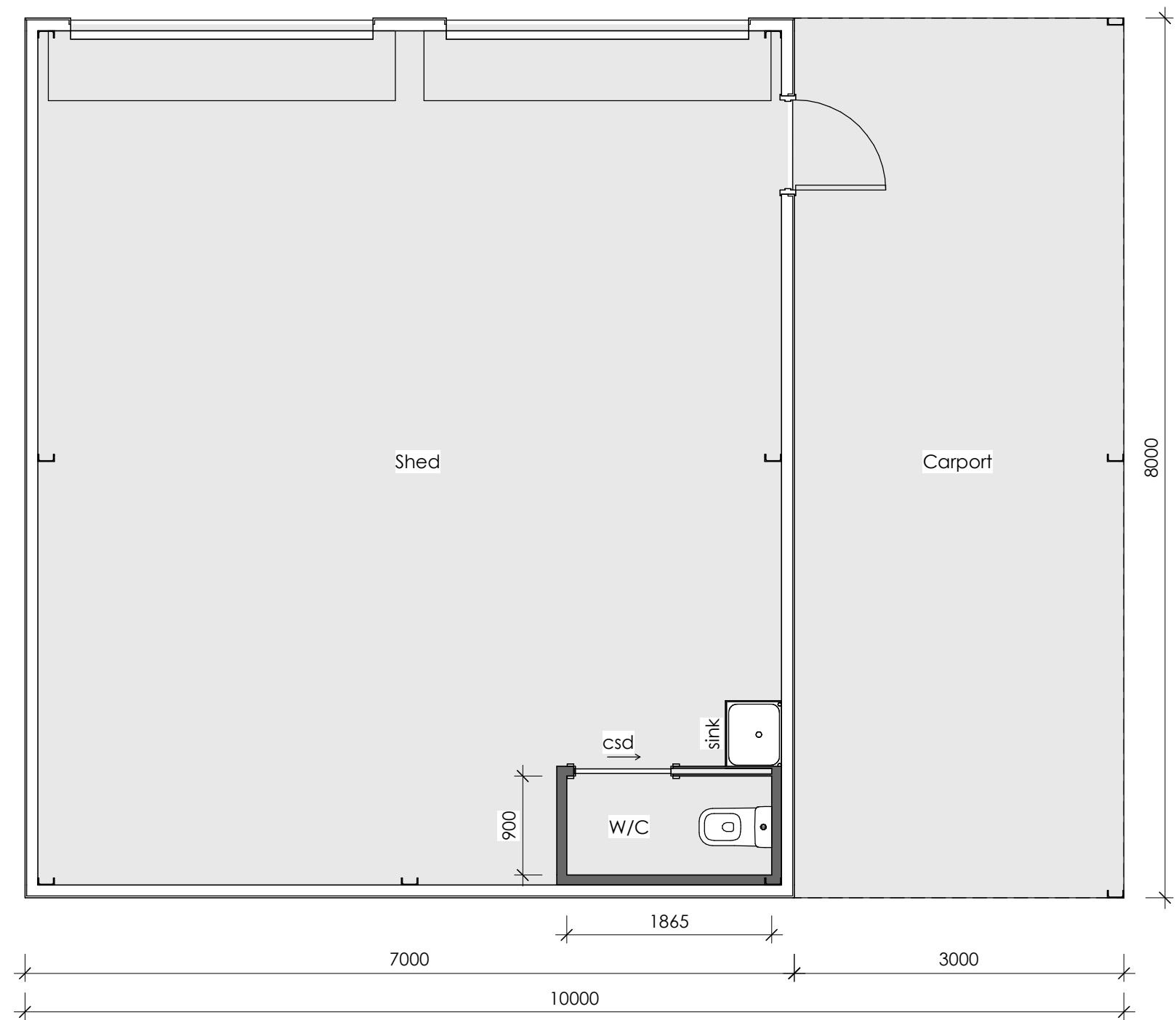
A07



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SHED & CARPORT



planning

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| LOCAL COUNCIL: WEST TAMAR COUNCIL | |
| ACCREDITATION COMPLIANCE: MURRAY GRIFFITHS CC 11171 | |
| PROJECT: PROPOSED SECONDARY DWELLING & SHED/CARPORT 234 WINKLEIGH ROAD, EXETER FOR C. CAMPBELL & T. DICKERSON | |

| | |
|---------------------------|------------------|
| TITLE REFERENCE: 202012/1 | |
| DESIGNED BY: M. Griffiths | DRAWN BY: J. Gee |
| JOB No: MBD-428 | DATE: 24.12.25 |
| REVISION NO. Rev02 | DRAWING NO. A08 |

| Total Floor Area | m² | sq |
|--------------------|--------|-------|
| Secondary Dwelling | 59.83 | 6.44 |
| Shed & Carport | 80.00 | 8.61 |
| Total | 139.83 | 15.05 |



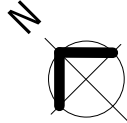
FLOOR PLAN

1 : 50

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planning

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|---|--|------------------------------|---------------------|
| LOCAL COUNCIL: WEST TAMAR COUNCIL | | TITLE REFERENCE: 202012/1 | |
| ACCREDITATION COMPLIANCE: MURRAY GRIFFITHS CC 11171 | | DESIGNED BY: M. Griffiths | DRAWN BY: J. Gee |
| PROJECT: PROPOSED SECONDARY DWELLING & SHED/CARPORT 234 WINKLEIGH ROAD, EXETER FOR C. CAMPBELL & T. DICKERSON | | JOB No: MBD-428 | DATE: 24.12.25 |
| REVISION NO. Rev02 | | DRAWING NO. A09 | |



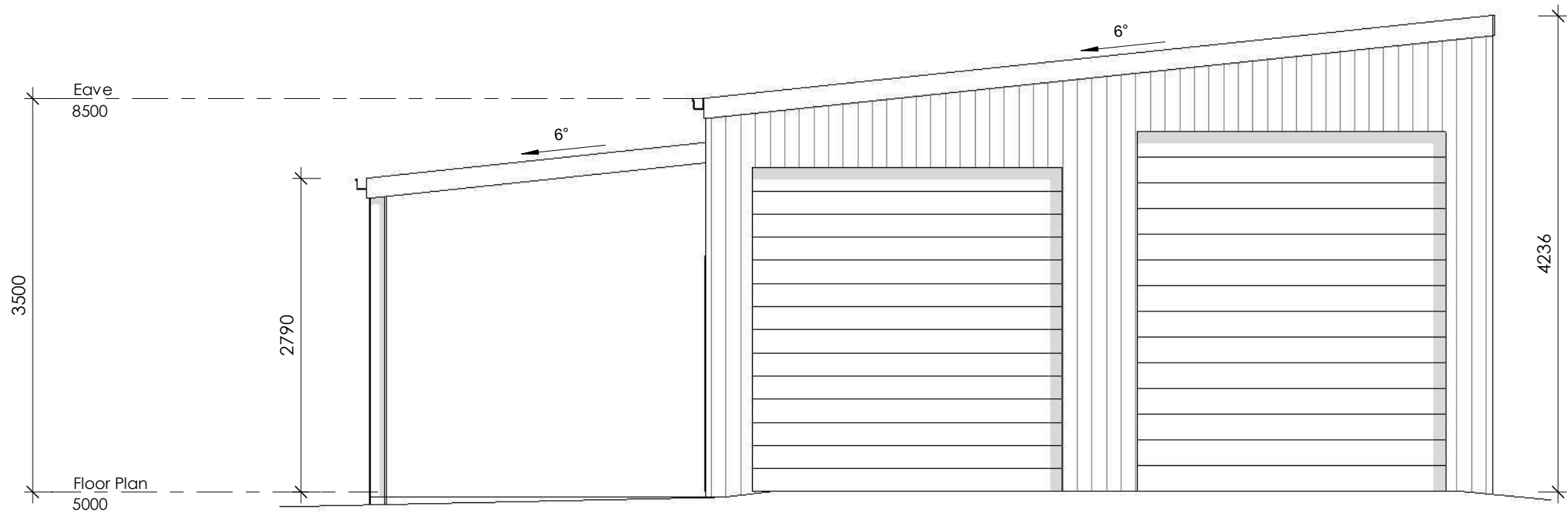
ROOF PLAN

1 : 50

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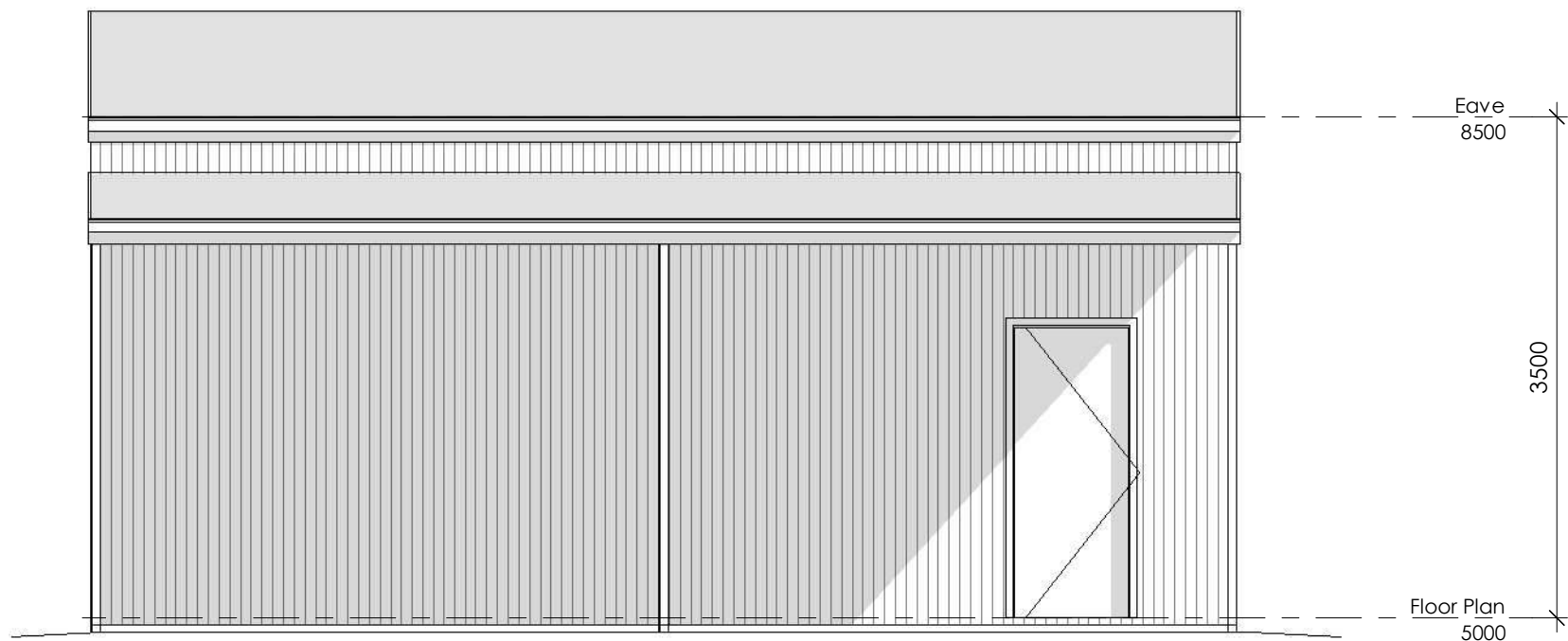
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SHED & CARPORT



NORTHERN ELEVATION

1 : 50



EASTERN ELEVATION

1 : 50

planning

LOCAL COUNCIL:
WEST TAMAR COUNCIL

ACCREDITATION COMPLIANCE:
MURRAY GRIFFITHS CC 11171

PROJECT:
PROPOSED SECONDARY
DWELLING &
SHED/CARPORT
234 WINKLEIGH ROAD,
EXETER
FOR C. CAMPBELL & T.
DICKERSON

TITLE REFERENCE: 202012/1

DESIGNED BY: M. Griffiths
DRAWN BY: J. Gee

JOB No: MBD-428
DATE: 24.12.25

REVISION NO.

Rev02

DRAWING NO.

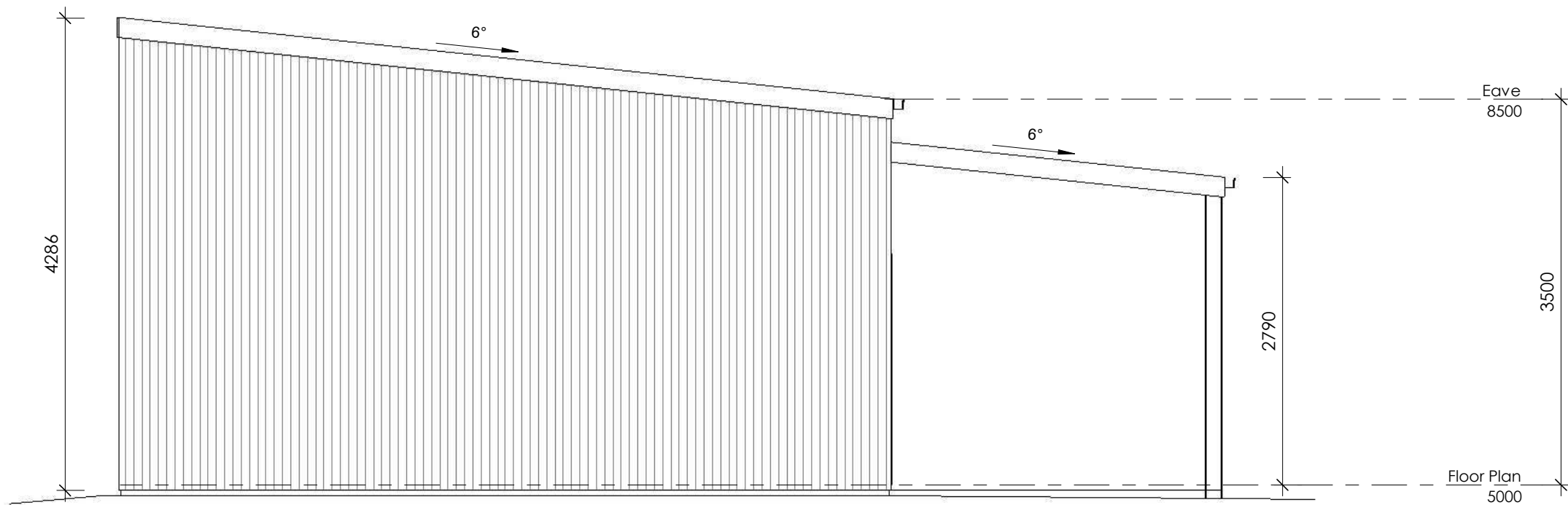
A10



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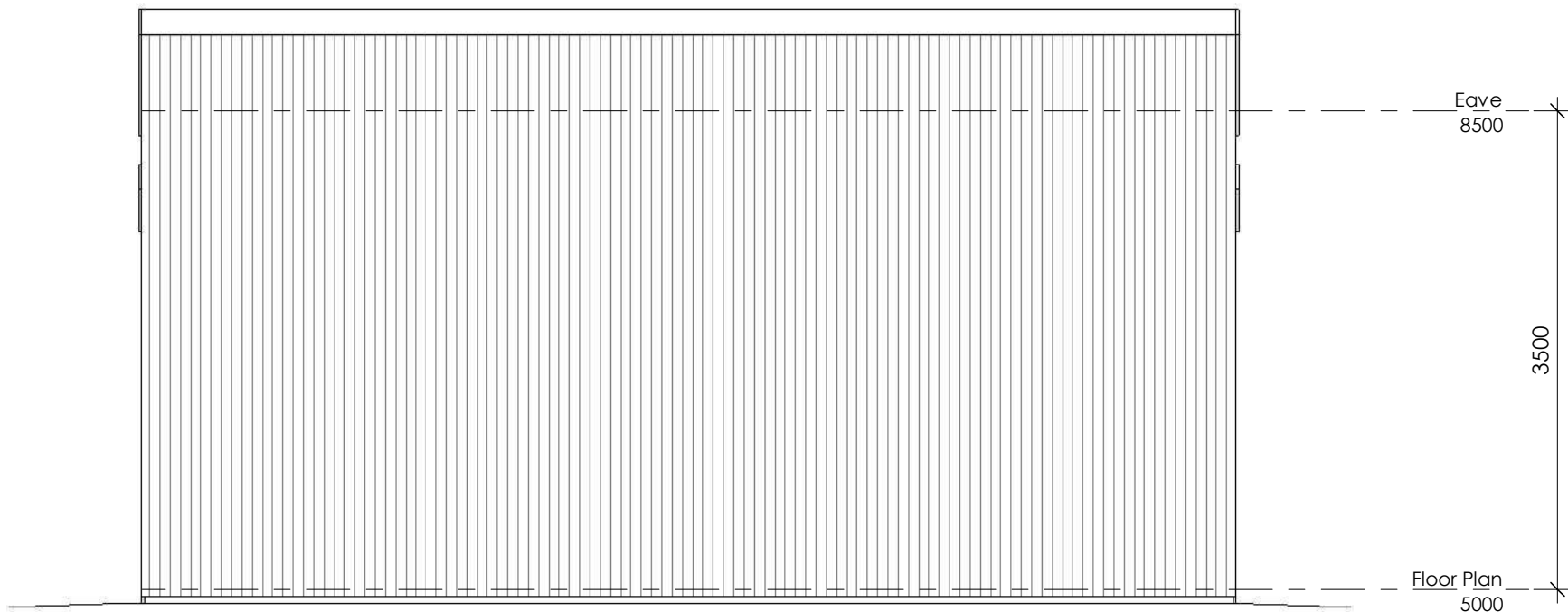
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SHED & CARPORT



SOUTHERN ELEVATION

1 : 50



WESTERN ELEVATION

1 : 50

planning

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WEST TAMAR COUNCIL

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DESIGNED BY: M. Griffiths
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JOB No: MBD-428
DATE: 24.12.25

REVISION NO.

Rev02

DRAWING NO.

A11



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