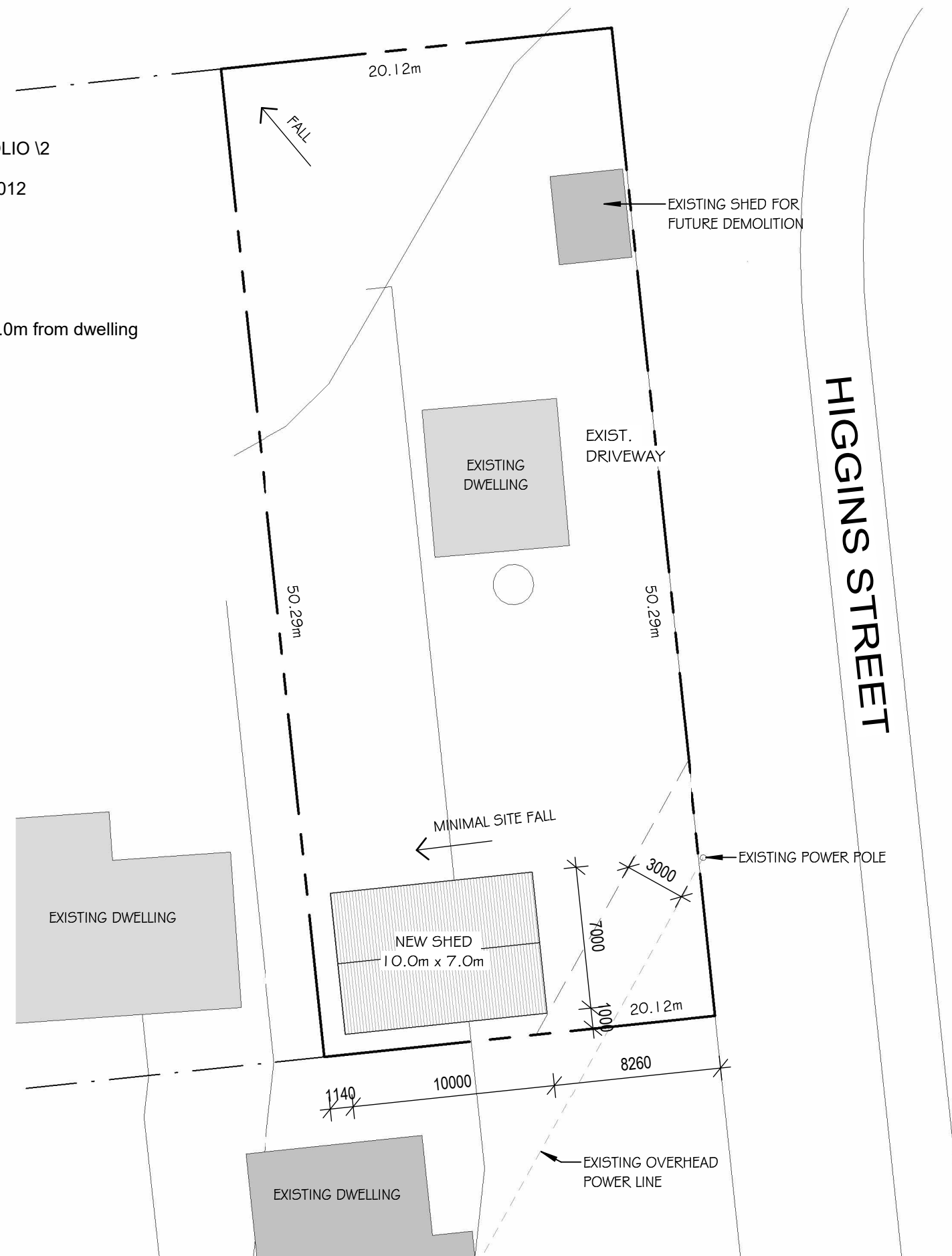


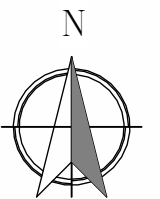
SITE INFORMATION

LAND TITLE REFERENCE:	VOLUME 128009 FOLIO 12
WIND CLASSIFICATION:	N3 TO AS 4055-2012
SOIL CLASSIFICATION:	TBA
CLIMATE ZONE:	7
BAL LEVEL:	N/A Shed more than 6.0m from dwelling
ALPINE AREA:	NO
CORROSION ENVIRONMENT:	VERY HIGH
OTHER HAZARDS:	N/A
SITE AREA:	1012m ²
EXIST. FLOOR AREA:	± 50.0m ²
NEW SHED FLOOR AREA:	70.0m ²

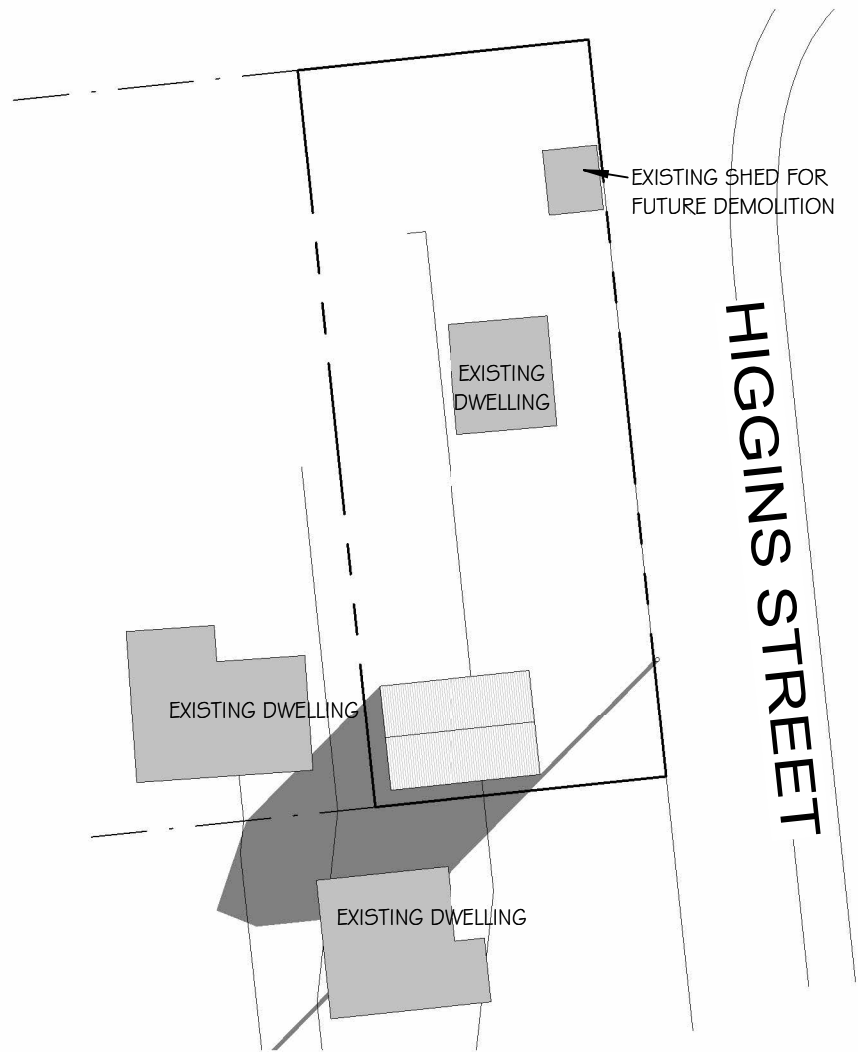


NOTES:

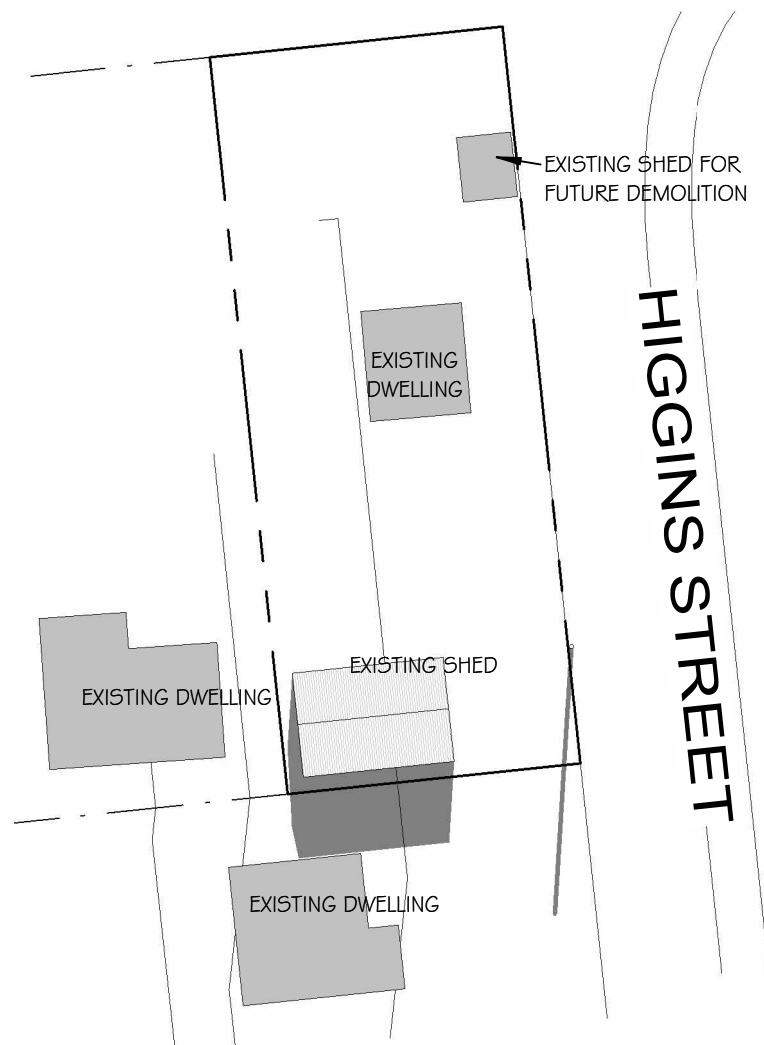
1. SHED PLANS & STRUCTURAL DETAILS BY SHED SUPPLIER.
2. ALL SITE DIMENSIONS ARE TO EXTERNAL WALL FINISH UNLESS NOTED OTHERWISE.
3. STOCK PILE STRIPED TOP SOIL ON SITE FOR FUTURE USE TO REALIGN SURFACE LEVELS.
4. CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION WORK. WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE AND BE VERIFIED ON SITE.
5. THE BUILDER SHALL VERIFY THAT ALL LEVELS ON SITE INCLUDING ANY CUT AND FILL IF REQUIRED ARE CONSISTENT WITH THESE PLANS AND NOTIFY THIS OFFICE PRIOR TO COMMENCING ANY BUILDING WORKS OR ORDERING MATERIALS. COMMENCEMENT OF WORK SHALL PLACE THE BURDEN OF COSTS AND LIABILITY FROM ANY DISCREPANCIES ON THE BUILDER.
6. THE BUILDER IS RESPONSIBLE TO CHECK ALL EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION.
7. SURFACE WATER DRAINAGE TO COMPLY WITH THE BCA VOLUME 2, PART 3.1.3.3. THE GROUND BENEATH SUSPENDED FLOORS MUST BE GRADED SO THAT THE AREA BENEATH THE BUILDING IS ABOVE THE ADJACENT EXTERNAL FINISHED GROUND LEVEL AND WATER IS PREVENTED FROM PONDING UNDER THE BUILDING. PROVIDE FALL TO PREVENT WATER PONDING UNDER OR NEAR THE FOOTINGS. FINISHED LEVELS SHOULD GENERALLY FALL AWAY FROM THE BUILDING, MINIMUM 50mm OVER THE FIRST 1000mm. REFERENCE SHOULD BE MADE TO CSIRO FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE - BTF 18-2011.



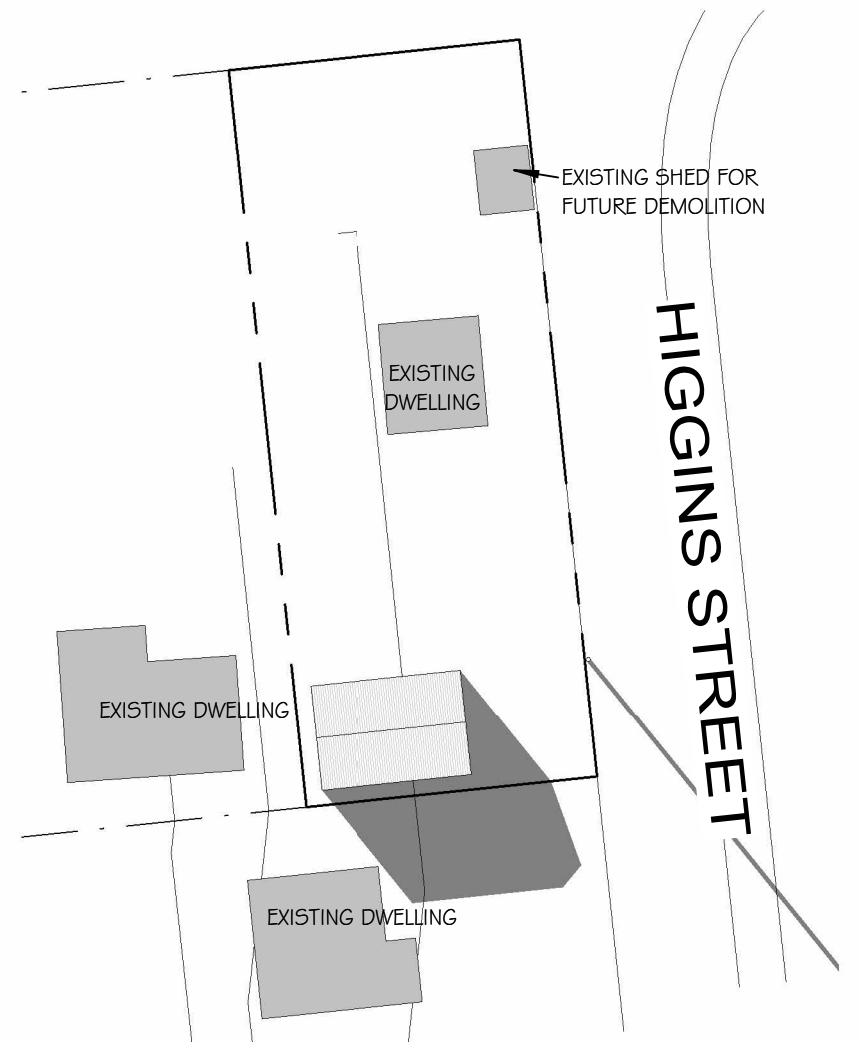
ISSUE	DESCRIPTION	DATE	AUTH	PROJECT: NEW SHED		MDC DESIGN & drafting		DATE:	DRAWING TITLE: PROPOSED SITE PLAN		
A	Approval	27.06.24	MC	SITE: 15 HIGGINS STREET BEECHFORD 7252		ACCREDITED PRACTITIONER: CC7219		DRAWN: MC	PROJECT No. 2413 SD A01		
B	Shed Relocated, Shadow Plans	12.07.24	MC	FOR: JAKE BURTON		PO BOX 129 GEORGE TOWN TAS 7253		CHK: MC	01 OF 2		
								SCALE: As indicated	A3 ORIGINAL		ISSUE: B



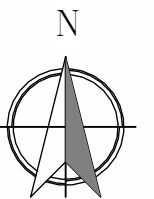
SHADOW PLAN 21 JUNE 9am
1 : 500



SHADOW PLAN 21 JUNE 12pm
1 : 500



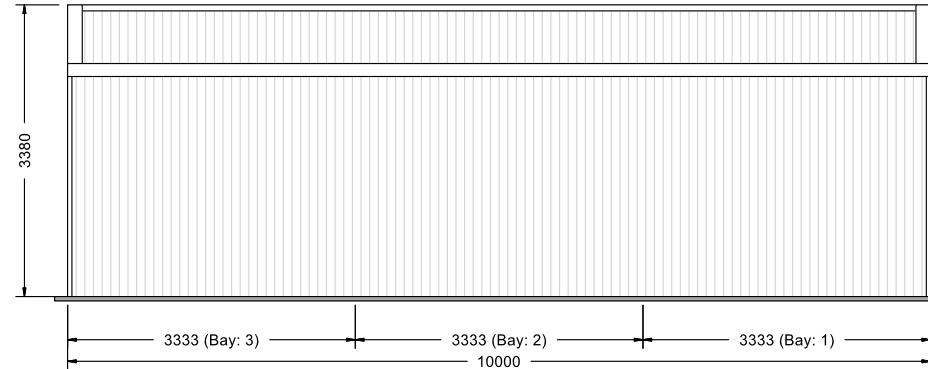
SHADOW PLAN 21 JUNE 3pm
1 : 500



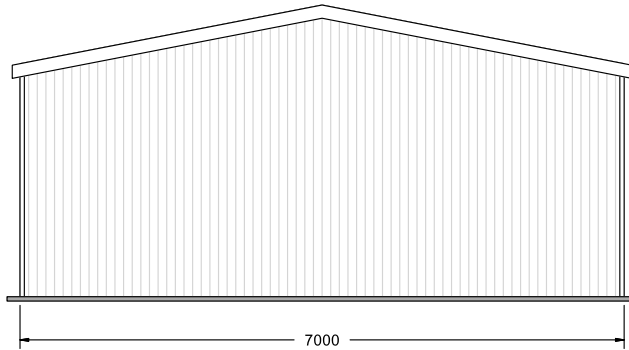
ISSUE	DESCRIPTION	DATE	AUTH	PROJECT: NEW SHED		MDC DESIGN & drafting		DATE:	DRAWING TITLE: SHADOW PLANS		
A	Approval	27.06.24	MC	SITE: 15 HIGGINS STREET BEECHFORD 7252		ACCREDITED PRACTITIONER: CC7219		DRAWN: MC	PROJECT No. 2413 SD A02		
B	Shed Relocated, Shadow Plans	12.07.24	MC	FOR: JAKE BURTON		PO BOX 129 GEORGE TOWN TAS 7253 TELEPHONE: 0427655957 mdc.designs@icloud.com		CHK: MC	02 OF 2		ISSUE: B
								SCALE: 1 : 500	A3 ORIGINAL		



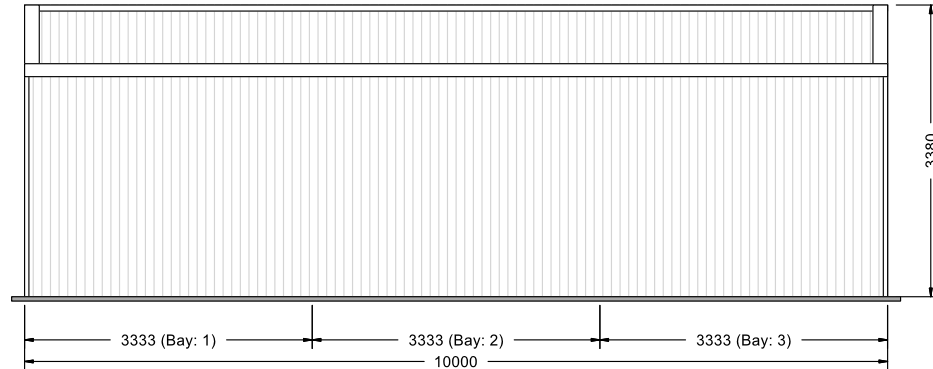
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



208 Fairbairn rd SUNSHINE WEST VIC 3020
 Phone: (03) 9314 1245 | Fax: (03) 9314 6640
 Email: sales@eurekagarages.com.au

Customer Name:
 Site Address:
 Phone:
 Email:

Job Number:
 Drawing Title: Elevations
 Scale: 1:85.613
 Date :17-06-2024 14:21:24

Alexander Bowles

From: Jake Burton
Sent: Monday, 15 July 2024 3:30 PM
To: Alexander Bowles
Subject: 15 Higgins at

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: Do not click links or attachments unless you recognize the sender and know the content is safe

Please note new garage will never be used as car park or car storage. New garage will only be used as tool and equipment storage no driveway or entry to new garage is required. Thanks Jake

Car park
area

new
cross over

Existing
Dwelling

Higgins Street

OWNER	FR 240741-14 FR240523-7 FR 213261-13 FR 238124-9	PLAN OF TITLE	REGISTERED NUMBER	
FOLIO REFERENCE	FR 212968-2 FR 237984-8 FR 210101-3 FR 210080-1 FR 211317-12 FR 203265-2 FR 211171-4 FR 210724-3		LOCATION	P128009
GRANTEE	FR 211044-11 FR 238478-4 FR 214071-10 FR 211776-6 FR 208001-10 FR 210791-5 FR 211808-6 FR 243702-7		TOWN OF BEECHFORD (SEC. M. & N)	APPROVED 15 SEP 1997 <i>Michael Lim</i> Recorder of Titles
		FIRST SURVEY PLAN No.		
		COMPILED BY L.T.O.		
		SCALE 1: 1000	LENGTHS IN METRES	

MAPSHEET MUNICIPAL CODE No. III (484524)	LAST 5003975-83 UPI No 5003986-91,5004015-21	LAST PLAN No. 6/2 L.O.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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A-143

SEARCH OF TORRENS TITLE

VOLUME 128009	FOLIO 2
EDITION 2	DATE OF ISSUE 18-Nov-2011

SEARCH DATE : 21-Jun-2024

SEARCH TIME : 01.31 PM

DESCRIPTION OF LAND

Town of BEECHFORD

Lot 2 on Plan 128009

Derivation : Whole of Lot 13 Sec. M. Gtd. to S.F. Brown

Prior CT 213261/13

SCHEDULE 1

B977222 TRANSFER to MERLE ADA BAKER Registered 18-Sep-1996
at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

D32477 MORTGAGE to Commonwealth Bank of Australia

Registered 18-Nov-2011 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations