



Public Notice Details

Application Details

| | |
|-----------------------|-----------|
| Application No | DA2600075 |
|-----------------------|-----------|

Property Details

| | |
|--------------------------|--------------------------|
| Property Location | 100 Grices Road Tea Tree |
|--------------------------|--------------------------|

Application Information

| | |
|---|---------------------------------------|
| Application Type | Discretionary Development Application |
| Development Category | Outbuildings x 2 |
| Advertising Commencement Date | 3/7/26 |
| Advertising Closing Period | 17/7/26 |
| <small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small> | |

If you need any further information, you're welcome to contact the Planning Department. A planner in the Development and Environmental Services section can be reached on 6254 5050 or at planningenquiries@southernmidlands.tas.gov.au.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120
Email: mail@southernmidlands.tas.gov.au
Fax: 03 6254 5014

All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.

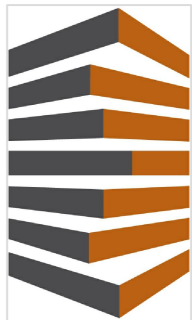
SMC - KEMPTON
RECEIVED
29/6/2026



LEGEND:
COVER PAGE
PAGE 1# LOCALITY PLAN
PAGE 2# SITE PLAN
PAGE 3# 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 INLINE 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 : 100 GRICES RD TEA TREE TAS 7017
CLIENT NAME : M. & B. WRIGHT
TITLE REF : 118969/14
FLOOR AREAS : 36.00m² + 11.52m²
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 - 03
ENGINEERING DRAWINGS - NO
SPECIFICATIONS - NO
ADDITIONAL PAGES - FORM 35

PROPOSED SHED FOR M. & B. WRIGHT AT 100 GRICES RD TEA TREE TAS 7017



wilkin
design

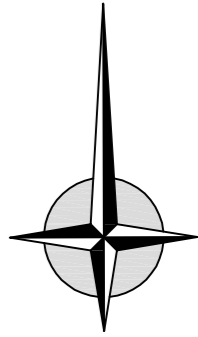
P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

DATE:
05/06/2026

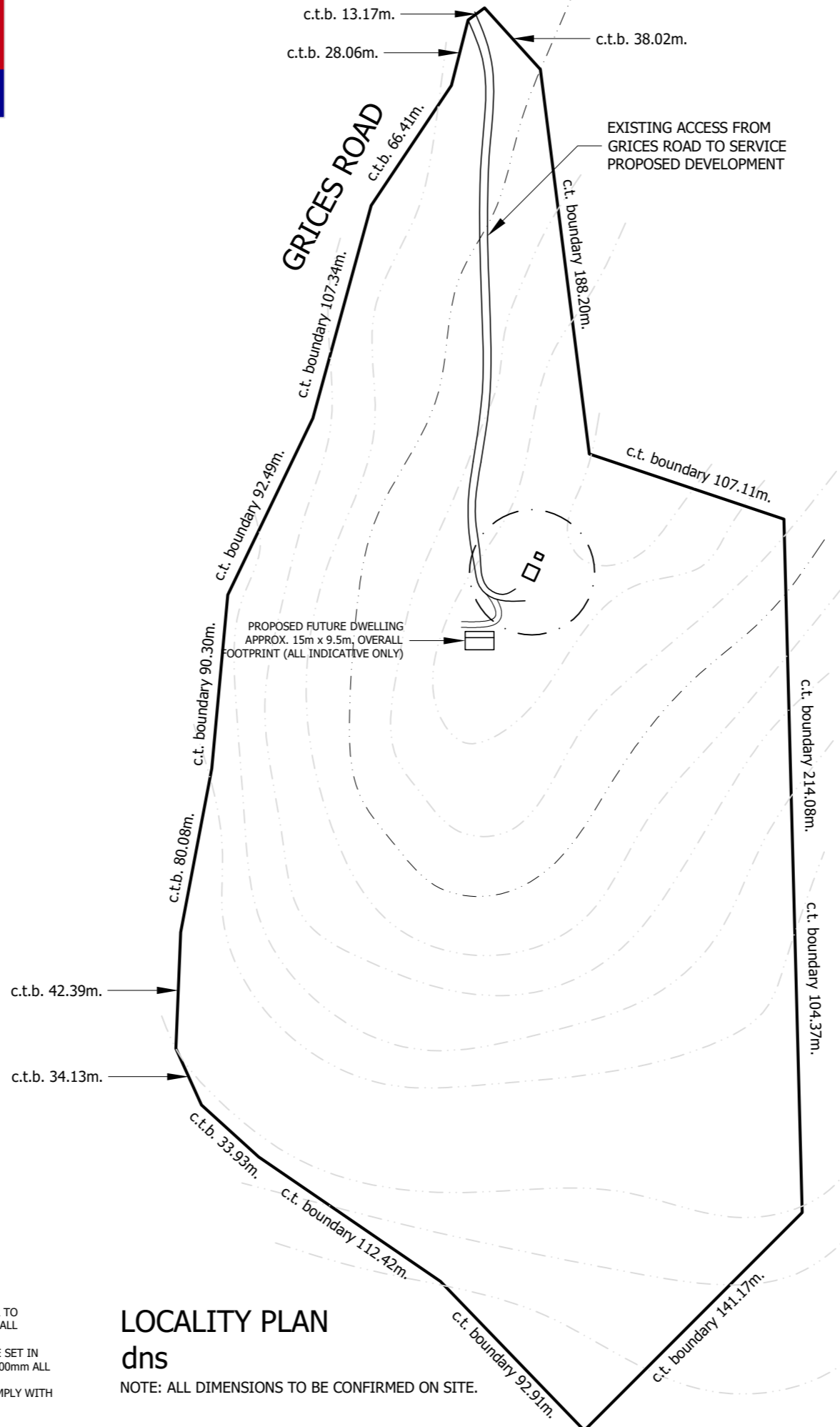
JOB NUMBER:
DA/BA-26SRWRIG

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100 GRICES RD
TEA TREE TAS 7017

TITLE REF: 118969/14
PROPERTY ID: 1646233
TITLE AREA = 12.76ha



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design

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LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
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NOTES:

PROJECT TITLE:
WRIGHT SHEDS
GRICES RD
TEA TREE

REVISION:

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AS SHOWN

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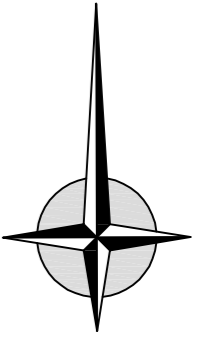
NOTE:
THESE PLANS HAVE BEEN PREPARED ALONGSIDE INFORMATION AND DIMENSIONS FROM BOTH THE DIRECT CLIENT, TheList AND ONLINE INFORMATION. ALL ASPECTS OF THE DRAWING SHOULD BE CHECKED THOROUGHLY BEFORE COMMENCEMENT OF WORK. IF IN DOUBT SEEK ADVICE FROM WILKIN DESIGN.

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.

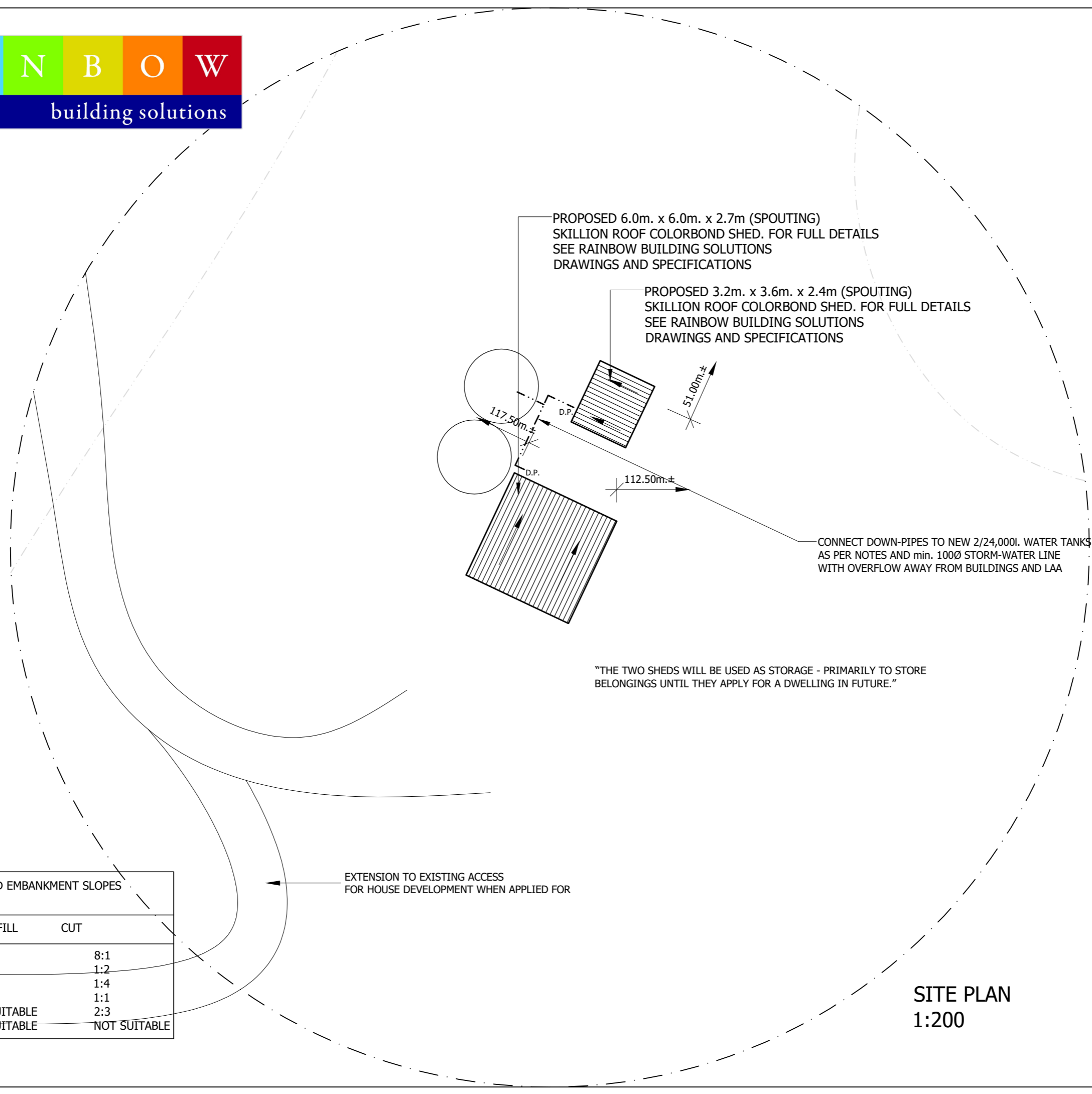
LOCALITY PLAN
dns

NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE.



100 GRICES RD
TEA TREE TAS 7017

TITLE REF: 118969/14
PROPERTY ID: 1646233
TITLE AREA = 12.76ha



PROPOSED 6.0m. x 6.0m. x 2.7m (SPOUTING)
SKILLION ROOF COLORBOND SHED. FOR FULL DETAILS
SEE RAINBOW BUILDING SOLUTIONS
DRAWINGS AND SPECIFICATIONS

PROPOSED 3.2m. x 3.6m. x 2.4m (SPOUTING)
SKILLION ROOF COLORBOND SHED. FOR FULL DETAILS
SEE RAINBOW BUILDING SOLUTIONS
DRAWINGS AND SPECIFICATIONS

CONNECT DOWN-PIPES TO NEW 2/24,000l. WATER TANKS
AS PER NOTES AND min. 100Ø STORM-WATER LINE
WITH OVERFLOW AWAY FROM BUILDINGS AND LAA

"THE TWO SHEDS WILL BE USED AS STORAGE - PRIMARILY TO STORE
BELONGINGS UNTIL THEY APPLY FOR A DWELLING IN FUTURE."

EXTENSION TO EXISTING ACCESS
FOR HOUSE DEVELOPMENT WHEN APPLIED FOR

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 |



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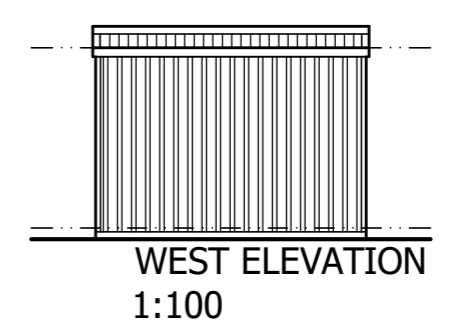
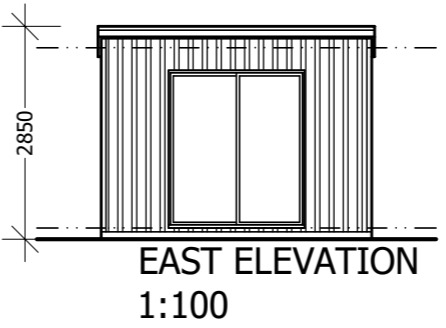
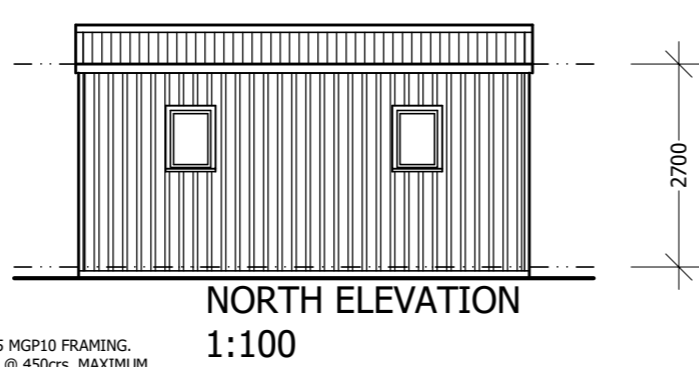
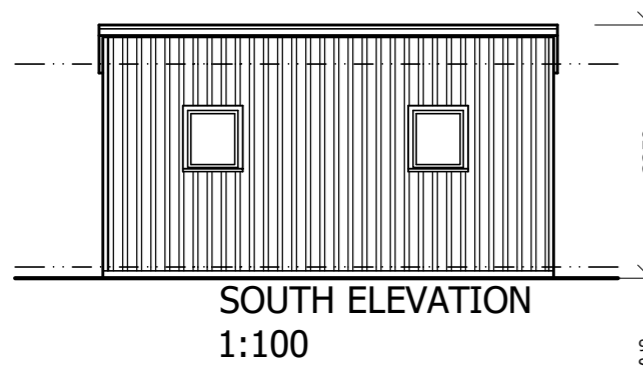
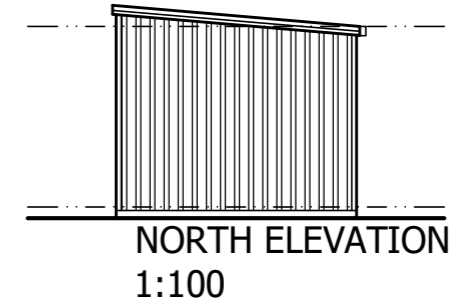
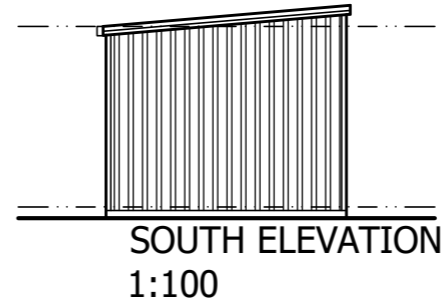
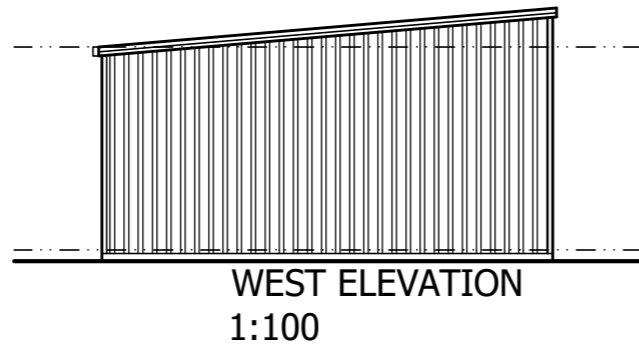
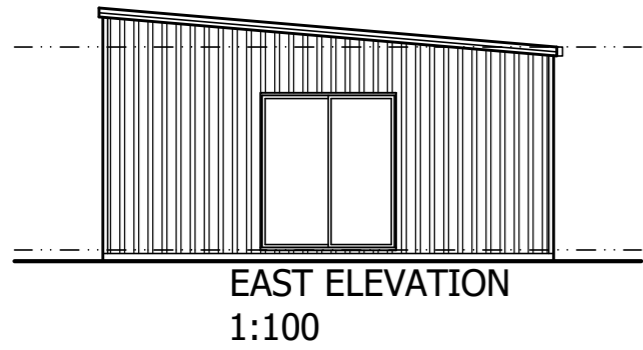
SITE PLAN
1:200

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.
- MAXIMUM OPERATING PRESSURE WITHIN THE BUILDING OF 500kpa.
- TEMPERING VALVES TO BE FITTED IN ACCORDANCE WITH AS 3500 PART 4.
- CHECK WITH LOCAL COUNCIL FOR EXACT SITE SERVICE CONNECTION POINTS.

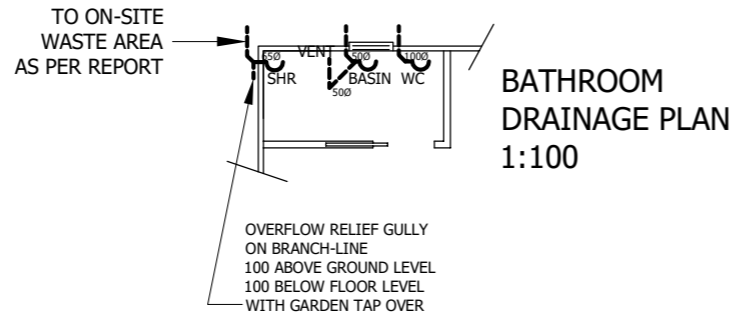
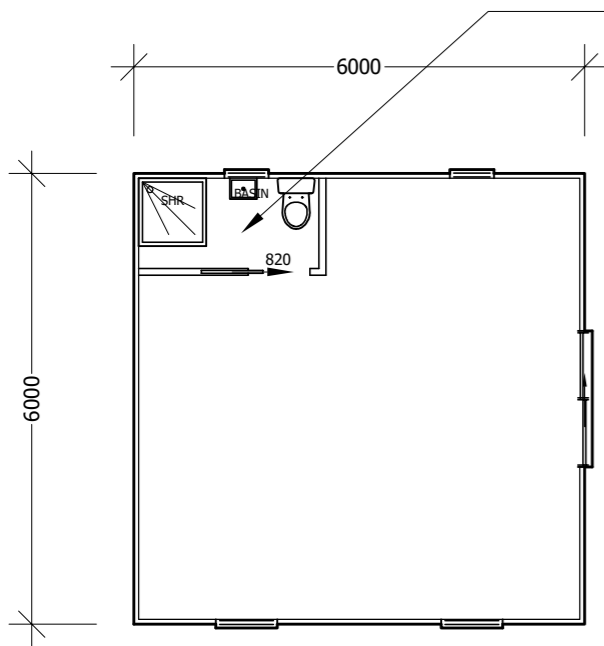
VENTILATION NOTES:

- MECHANICAL VENTILATION SYSTEMS ARE TO BE INSTALLED AS PER AS 1668.2 "MECHANICAL VENTILATION FOR ACCEPTABLE INDOOR AIR QUALITY".
- CONTAMINATED AIR FROM A SANITARY COMPARTMENT OR BATHROOM MUST EXHAUST DIRECTLY TO OUTSIDE THE BUILDING BY WAY OF DUCTS OR EXHAUST INTO THE ROOF SPACE ONLY IF IT IS ADEQUATELY VENTILATED BY OPEN EAVES, AND/OR ROOF VENTS OR THE ROOF IS CLAD IN TILES WITHOUT SARKING OR SIMILAR MATERIALS WHICH WOULD PREVENT VENTING THROUGH GAPS IN TILES.
- VENTILATION MUST BE PROVIDED TO A HABITABLE ROOM BY PERMANENT OPENINGS, WINDOWS, DOORS OR OTHER DEVICES WHICH CAN BE OPENED WITH AN AGGREGATE OPENING SIZE NOT LESS THAN 5% OF THE FLOOR AREA AND OPEN TO A SUITABLY SIZED COURT, OPEN VERANDAH, CARPORT, OR THE LIKE, OR TO AN ADJOINING ROOM PROVIDED THAT ROOM OR THE ROOM TO BE VENTILATED IS NOT A SANITARY COMPARTMENT AND THE WINDOW, OPENING, DOOR OR OTHER DEVICE HAS A VENTILATING AREA OF NOT LESS THAN 5% OF THE FLOOR AREA OF THE ROOM TO BE VENTILATED AND THE ADJOINING ROOM HAS A WINDOW, OPENING, DOOR OR OTHER DEVICE WITH A VENTILATING AREA OF NOT LESS THAN 5% OF THE COMBINED FLOOR AREAS OF BOTH ROOMS AND THE VENTILATING AREAS SPECIFIED MAY BE REDUCED AS APPROPRIATE IF DIRECT NATURAL VENTILATION IS PROVIDED FROM ANOTHER SOURCE AS PER NCC H.P. PART 10.6 VENTILATION



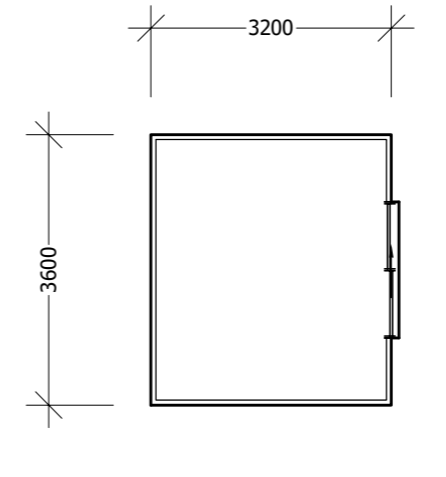
90 x 35 MGP10 FRAMING.
STUDS @ 450crs. MAXIMUM.
NOGGINGS @ 1350crs. MAXIMUM.
2/90 x 35 MGP10 PLATES
(USE TTPINE BOTTOM PLATE)
TO LOAD BEARING WALLS.
9mm VILLA-BOARD INTERNAL LINING.

IF CEILING IS FITTED USE
90 x 35 MGP10 CEILING JOISTS AT 450 CENTRES TO
SHORT SPAN



TO ON-SITE WASTE AREA AS PER REPORT

OVERFLOW RELIEF GULLY ON BRANCH-LINE 100 ABOVE GROUND LEVEL 100 BELOW FLOOR LEVEL WITH GARDEN TAP OVER



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139 Main Road Sorell 7172

t: 1300 737 910 f: 03 6265 3144

w: rainbowbuilding.com.au e: sales@rainbowbuilding.com.au

To Whom It May Concern:


I/We: Mathew Wright and Briana Wright
(name/s on titles)

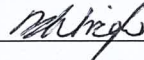
Of: 100 Grices Road Tea Tree 7017 [Titles /]
(site address)

give permission to Rainbow Building Solutions to act as agents on our behalf to lodge all council applications for the following project: 6x6 Shed with toilet and shower.
(brief description of the dwelling, shed, garage, barn or carport)

Name: Mathew Wright

Name: Briana Wright

Signature: 

Signature: 

Date: 1st June 2026

Date: 01/06/2026

SEARCH OF TORRENS TITLE

| | |
|------------------|-------------------------------|
| VOLUME 118969 | FOLIO 14 |
| EDITION 8 | DATE OF ISSUE 25-July-2025 |

SEARCH DATE : 04-June-2026

SEARCH TIME : 12.09 pm

DESCRIPTION OF LAND

Parish of YARLINGTON, Land District of MONMOUTH
Lot 14 on Sealed Plan [118969](#)
Derivation : Part of Lot 31329 Gtd. to E.J. Johnson, Part of
Lot 101,640 Acres Gtd. to Thomas Nicholson, Part of 1100 Acres
Gtd. to J. Robertson
Prior CTs [107280/1](#), [107280/2](#) and [112487/1](#)

SCHEDULE 1

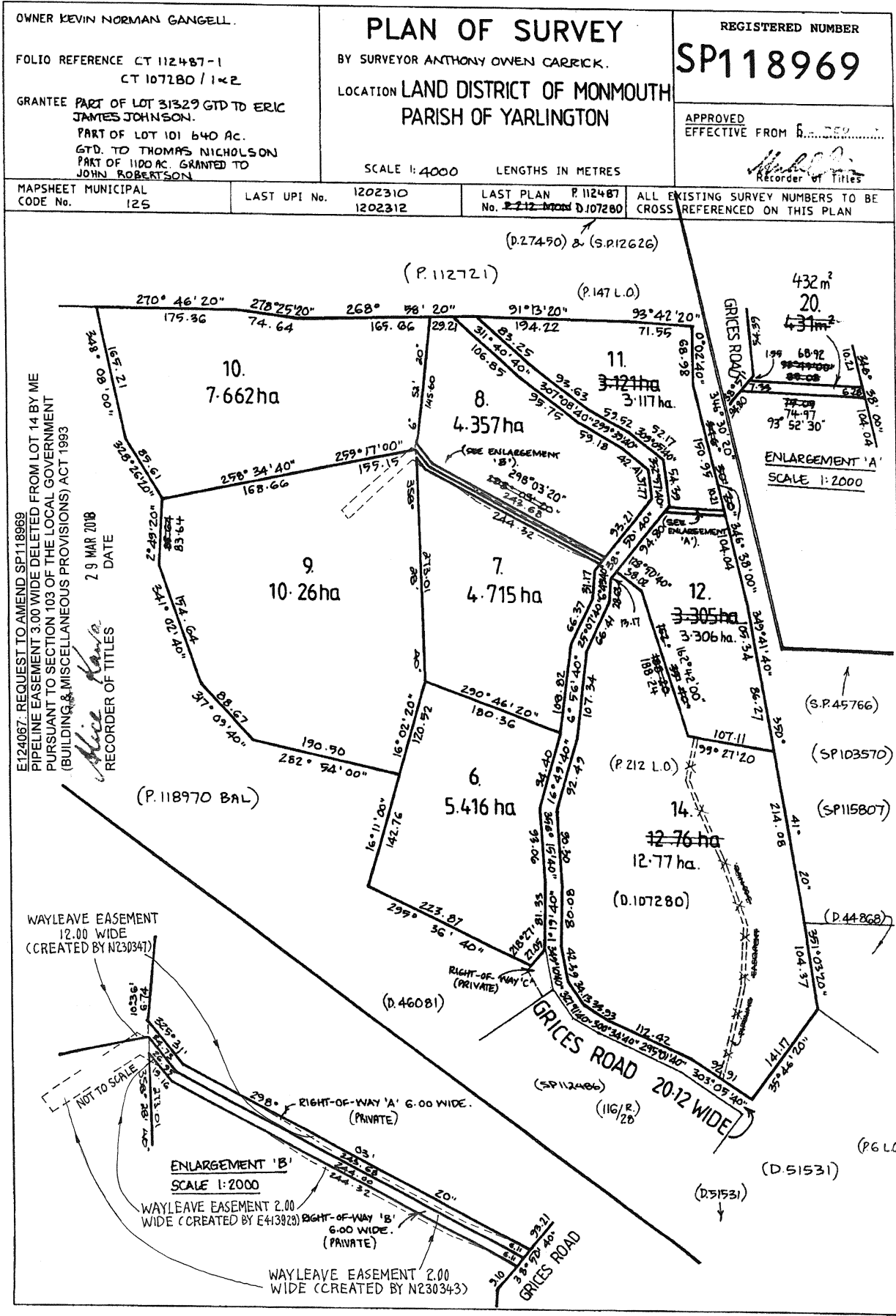
[N266987](#) TRANSFER to MATHEW WALTER WRIGHT and BRIANA JAE
WRIGHT Registered 25-July-2025 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP118969](#) EASEMENTS in Schedule of Easements
[SP118969](#) FENCING COVENANT in Schedule of Easements
[SP118969](#) WATER SUPPLY RESTRICTION
[SP118969](#) SEWERAGE AND/OR DRAINAGE RESTRICTION

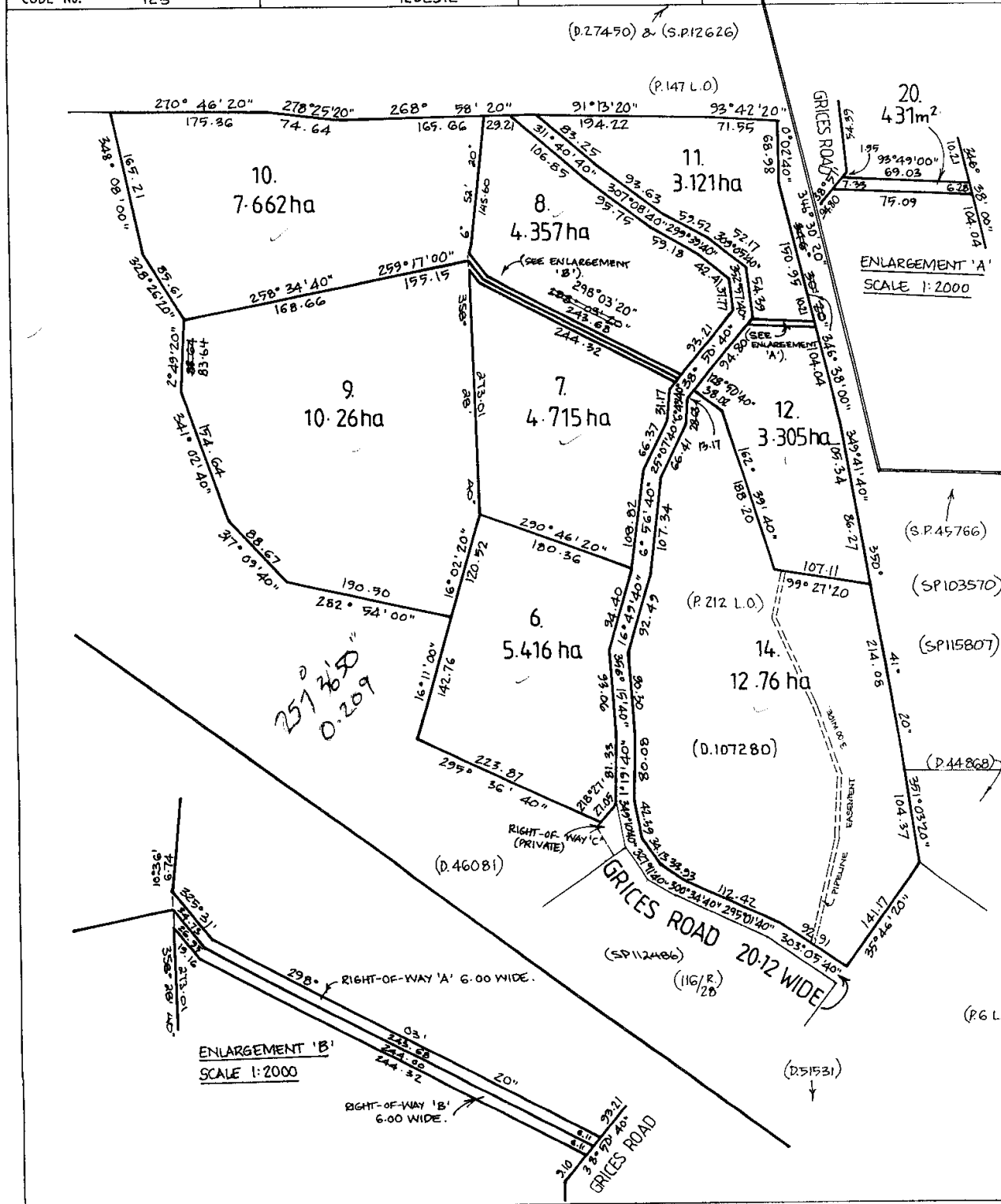
UNREGISTERED DEALINGS AND NOTATIONS

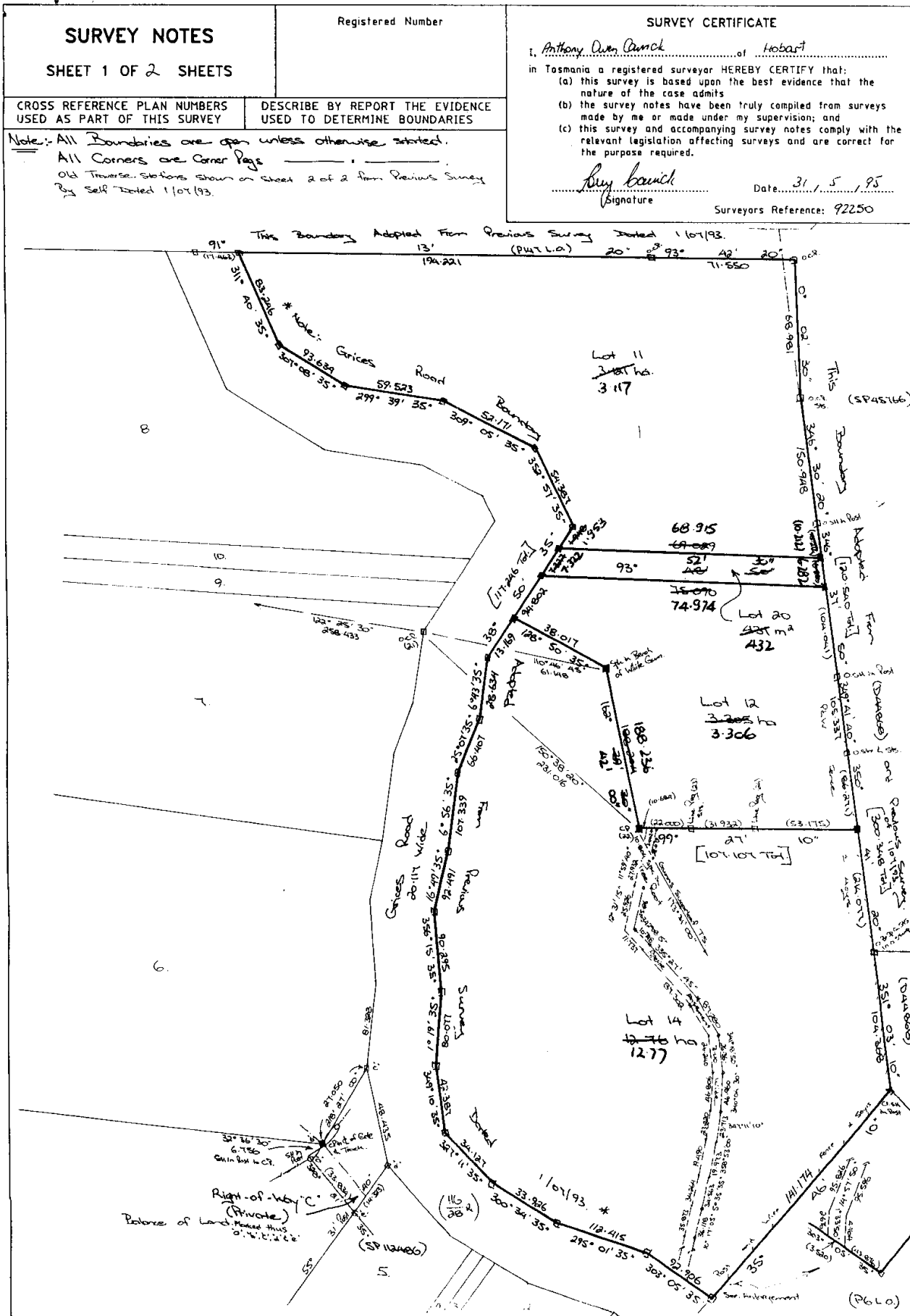
NOTICE: This folio is affected as to amended easements
pursuant to Request to Amend No. E124067 made under
Section 103 of the Local Government (Building and
Miscellaneous Provisions) Act 1993. Search Sealed
Plan No. [118969](#) Lodged by MURDOCH CLARKE on
19-Mar-2018 BP: E124067



| | | |
|---|--|--|
| OWNER KEVIN NORMAN GANGELL. FOLIO REFERENCE CT 112487-1 CT 107280/1 & 2 GRANTEE PART OF LOT 31329 GTD TO ERIC JAMES JOHNSON. PART OF LOT 101 640 Ac. GTD. TO THOMAS NICHOLSON | <h3>PLAN OF SURVEY</h3> BY SURVEYOR ANTHONY OWEN CARRICK. LOCATION LAND DISTRICT OF MONMOUTH PARISH OF YARLINGTON SCALE 1:4000 LENGTHS IN METRES | REGISTERED NUMBER <h1>SP118969</h1> APPROVED EFFECTIVE FROM Recorder of Titles |
|---|--|--|

| | | | |
|---------------------------------|----------------------|------------------------|---|
| MAPSHEET MUNICIPAL CODE No. 125 | LAST UPI No. 1202310 | LAST PLAN No. P.112487 | ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN |
|---------------------------------|----------------------|------------------------|---|





| | |
|--|---|
| <p>SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p> | <p>REGISTERED NUMBER</p> <p>SP118969</p> |
|--|---|

| <u>EASEMENTS AND PROFITS</u> | PAGE 1 OF | PAGES |
|---|-----------|-------|
| <p>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.</p> <p>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.</p> <p>The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.</p> | | |
| <p><u>RIGHTS OF WAY</u></p> <p>A. Lot 7 is together with a Right of Carriageway over the rights of way shown on the plan "Right of Way "A" 6.00 wide" and "Right of Way "B" 6.00 wide" passing through Lots 9 and 10 on the plan.</p> <p>B. Lot 8 is together with a Right of Carriageway over the rights of way shown on the plan "Right of Way "A" 6.00 wide" and "Right of Way "B" 6.00 wide" passing through Lots 9 and 10 on the Plan.</p> <p>C. Lot 9 is together with a Right of Carriageway over the right of way shown on the plan "Right of Way "A" 6.00 wide" passing through Lot 10 on the plan.</p> <p>D. Lot 9 is subject to a Right of Carriageway over the right of way shown on the plan "Right of Way "B" 6.00 wide" passing through that lot and appurtenant to Lots 7, 8 and 10 on the plan.</p> <p>E. Lot 10 is together with a Right of Carriageway over the right of way shown on the plan "Right of Way "B" 6.00 wide" passing through Lot 10 9 on the plan.</p> <p>F. Lot 10 is subject to a Right of Carriageway over the right of way shown on the plan "Right of Way "A" 6.00 wide" passing through that lot and appurtenant to Lots 7, 8 and 9 on the plan.</p> | | |

| | |
|---|--|
| <p>SUBDIVIDER :</p> <p>FOLIO REF :</p> <p>SOLICITOR & REFERENCE :</p> | <p>PLAN SEALED BY : <i>Southern Midlands Council</i></p> <p>DATE : <i>19-7-95</i></p> <p><i>7905160</i> REF No. <i>[Signature]</i> General Manager</p> |
|---|--|

NOTE: THE COUNCIL GENERAL MANAGER MUST SIGN THE CERTIFICATE FOR THE PURPOSE OF IDENTIFICATION.

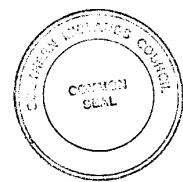
COUNCIL APPROVAL

Registered Number
SP 118969

{Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993 }

The subdivision shown in this plan is approved
subject to section 83(5) to the effect that Council cannot supply
sewer, water or a means of drainage to the lots on the plan.

In witness whereof the common seal of *Southern Midlands Council*
has been affixed, pursuant to a resolution of the Council of the said municipality
passed the *19* day of *July* 19*95*, in the presence of us
Member *[Signature]*
Member *[Signature]*
General Manager *[Signature]*



Council Reference *7905160*

NOMINATIONS

For the purpose of section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993
the owner has nominated

Piggott Wood & Baker Solicitor to act for the owner
Butter McIntyre & Brooks Lark & Curick Surveyor to act for the owner

TO BE COMPLETED WHEN ADDITIONAL PLAN OF SURVEY SHEETS ARE ANNEXED

Detailed drawings of the lots shown in this plan are contained in the additional sheet(s) annexed and
signed by us

..... Surveyor
..... General Manager

OFFICE EXAMINATION: Indexed Computed *[Signature]* 1/9/95 Examined *[Signature]* 1/9/95