

Exhibited

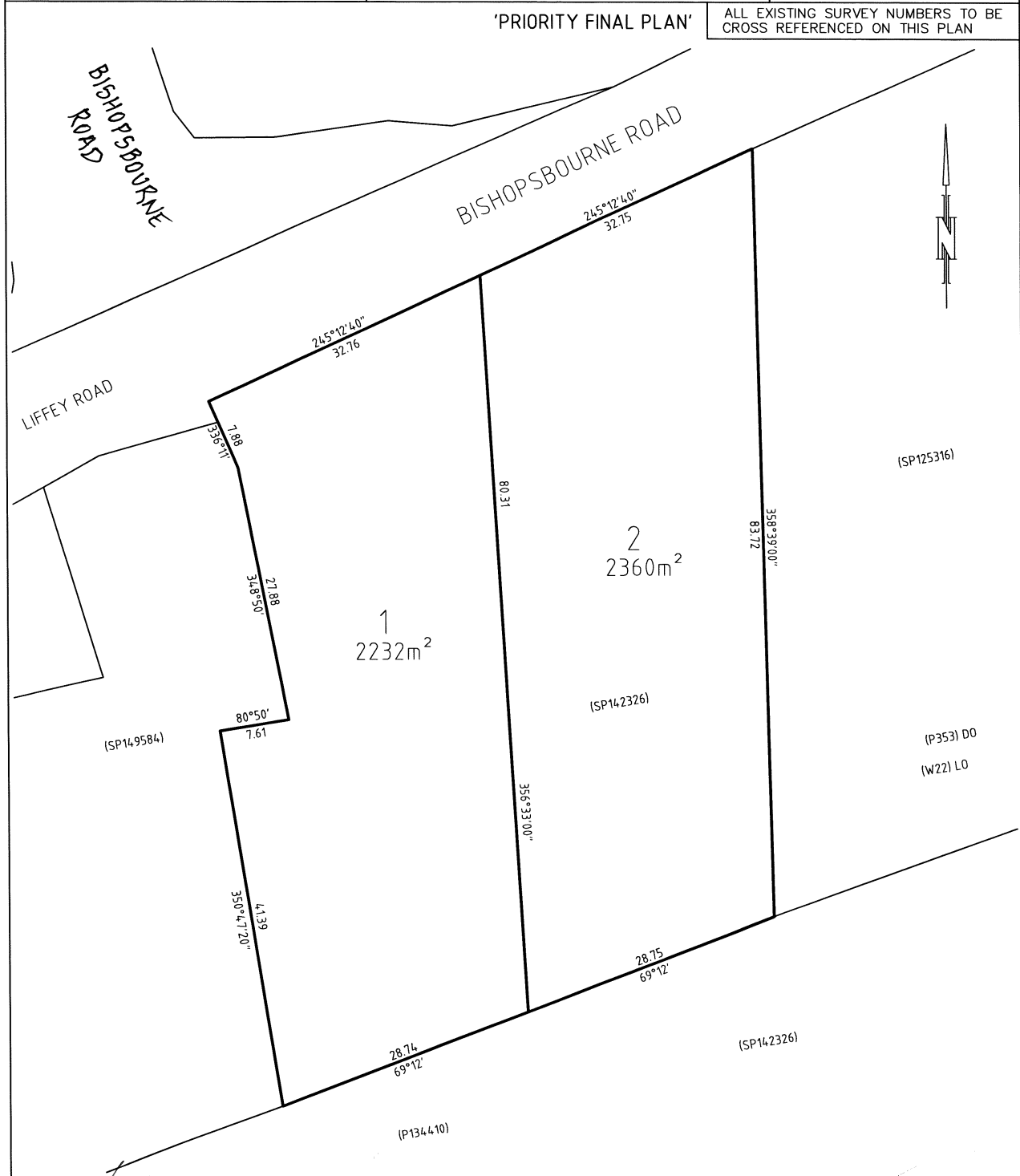
This planning application is open for
public comment until
17 April 2026

Reference no	PLN-26-0042
Site	1052 BISHOPSBOURNE ROAD BISHOPSBOURNE
Proposed Development	Change of use to Single dwelling (Retrospective)
Zone	12.0 Village
Use class	Residential

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)

OWNER: BRETT JAMES GARCIE	PLAN OF SURVEY	REGISTERED NUMBER SP188751
FOLIO REFERENCE: 142326/1		BY SURVEYOR: Martin Ralph Heatley of PDA 3/23 BRISBANE STREET, LAUNCESTON
GRANTEE: PART OF 4220 ACRES GTD. TO CHARLES SWANSTON AND JOHN WARD GLEADOW	LOCATION: LAND DISTRICT OF WESTMORLAND PARISH OF LITTLE HAMPTON	Recorder of Titles <i>[Signature]</i>
SCALE 1: 400 LENGTHS IN METRES		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



 Registered Land Surveyor	17/03/2025 Date	51599LK. Ref No.
 Council Delegate		21/7/25 Date

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DRAWING SCHEDULE

Drawing Schedule	
Sheet Number	Sheet Name
A00	COVER PAGE
A01	LOCALITY & SITE PLAN
A02	CONSTRUCTION PLAN
A03	APPROVED AND EXISTING FLOOR PLAN
A04	ELEVATIONS #1
A05	3D PERSPECTIVES
A06	AREA PLAN

PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
ZONE:	12.0 VILLAGE ZONE
BUILDING CLASS:	CLASS 1A
LAND TITLE REFERENCE NUMBER:	188751/1
DESIGN WIND SPEED:	N2
SOIL CLASSIFICATION:	H2
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	BAL12.5
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 CHANGE OF USE TO DWELLING (CLASS 10 TO CLASS 1)

CASEY LEONARD GORHAM
1052 BISHOPSBOURNE ROAD
BISHOPSBOURNE TAS 7301

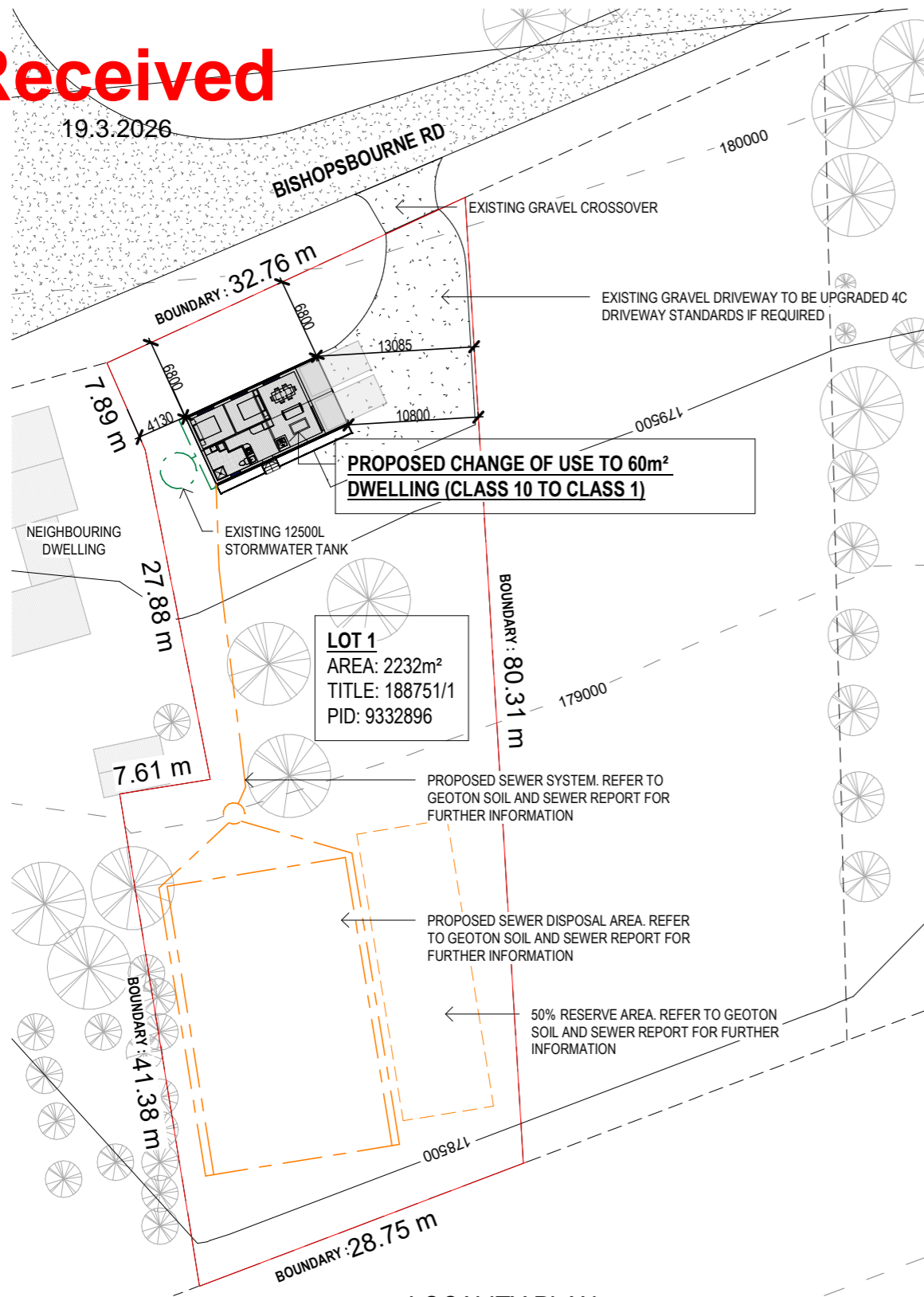
NORTHERN MIDLANDS COUNCIL

ISSUED FOR DEVELOPMENT APPROVAL

DEVELOPMENT AREA	
Name	Area
PROPOSED CHANGE OF USE TO CLASS 1	60.00 m ²
UNDERCOVER CAR PARKING AREA (CLASS 10)	12.00 m ²
	72.00 m ²

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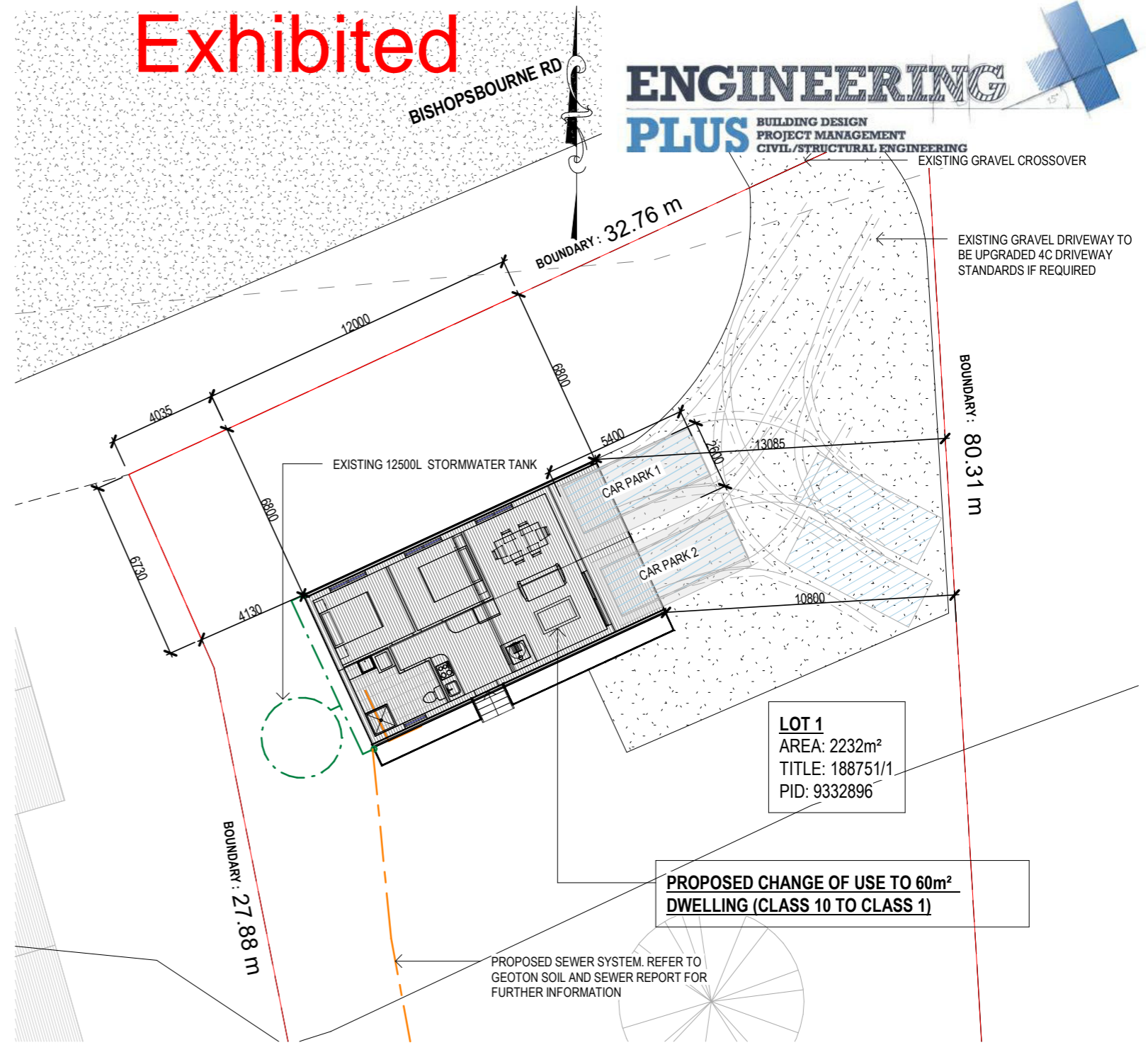
PROPOSED CHANGE OF USE TO 60m² DWELLING (CLASS 10 TO CLASS 1)

LOT 1
AREA: 2232m²
TITLE: 188751/1
PID: 9332896

LOCALITY PLAN
SCALE 1 : 500

NOTE:
ALL WORKS ARE TO COMPLY WITH BUT NOT LIMITED TO THE LATEST NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA AND RELEVANT LOCAL AUTHORITIES, UNLESS SPECIFIED. IN SUCH CASES, A RELEVANT REPORT WILL BE PRESENTED. MEASUREMENTS INDICATED ON DRAWINGS ARE CLEAR DIMENSIONS TO STRUCTURAL FRAMELINE AND DO NOT INCLUDE PLASTERBOARD LININGS OR INTERNAL FINISHES. UNLESS OTHERWISE STATED, ALL PROPOSED INTERNAL WALLS ARE SHOWN AS STRUCTURAL STUDS ONLY.
BUILDER IS TO VERIFY ALL INTERNAL WIDTHS AND CLEARANCES PRIOR TO CONSTRUCTION TO ENSURE STRICT COMPLIANCE WITH CURRENT NCC STANDARDS. SPECIAL ATTENTION MUST BE GIVEN TO MINIMUM CLEAR WIDTHS FOR ACCESSIBLE CORRIDORS, DOORWAYS, AND SANITARY COMPARTMENT REQUIREMENTS. BUILDERS MUST VERIFY ALL MEASUREMENTS, SERVICES, MATERIALS, AND LEVELS ON-SITE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING PLUS OF ANY ERRORS OR DISCREPANCIES FOUND. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS. DO NOT PROCEED WHERE DISCREPANCIES EXIST BETWEEN ENGINEERING AND ARCHITECTURAL DRAWINGS. ENGINEERING PLUS DOES NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION RESULTING FROM A FAILURE TO VERIFY SITE CONDITIONS OR ADHERE TO THE NCC STANDARDS MENTIONED ABOVE.

Exhibited



ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

LOT 1
AREA: 2232m²
TITLE: 188751/1
PID: 9332896

PROPOSED CHANGE OF USE TO 60m² DWELLING (CLASS 10 TO CLASS 1)

SITE PLAN
SCALE 1 : 200

NOTE
STORMWATER FROM PROPOSED CHANGE OF USE TO BE DIRECTED INTO EXISTING STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

ZONING
THE PROPERTY IS ENTIRELY LOCATED IN A BUSHFIRE - PRONE AREAS AND AIRPORT OBSTACLE LIMITATION AREA.

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.

LEGEND	
	SEWER
	WATER
	STORMWATER

ISSUED FOR APPROVAL

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Client: **CASEY LEONARD GORHAM**
Project: **PROPOSED CHANGE OF USE**
Address: **1052 BISHOPSBOURNE ROAD BISHOPSBOURNE**

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ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

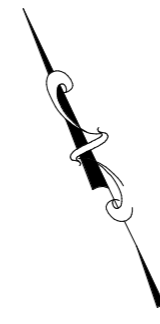
B	R.F.I UPDATES	18/03/26	J.C	Date Drawn: 22/01/26
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-	ISSUED FOR REVIEW	12/02/26	W.T.	Approved: J. Pfeiffer
-	ISSUED FOR REVIEW	05/02/26	W.T.	Scale: As Shown @ A3
-	ISSUED FOR REVIEW	22/01/26	W.T.	Accredited Building Designer
Rev:	Amendment:	Date:	Int:	Designer Name: J.Pfeiffer
				Accreditation No: CC2211T

Drawing No: **2026-435** A01
Rev **B**

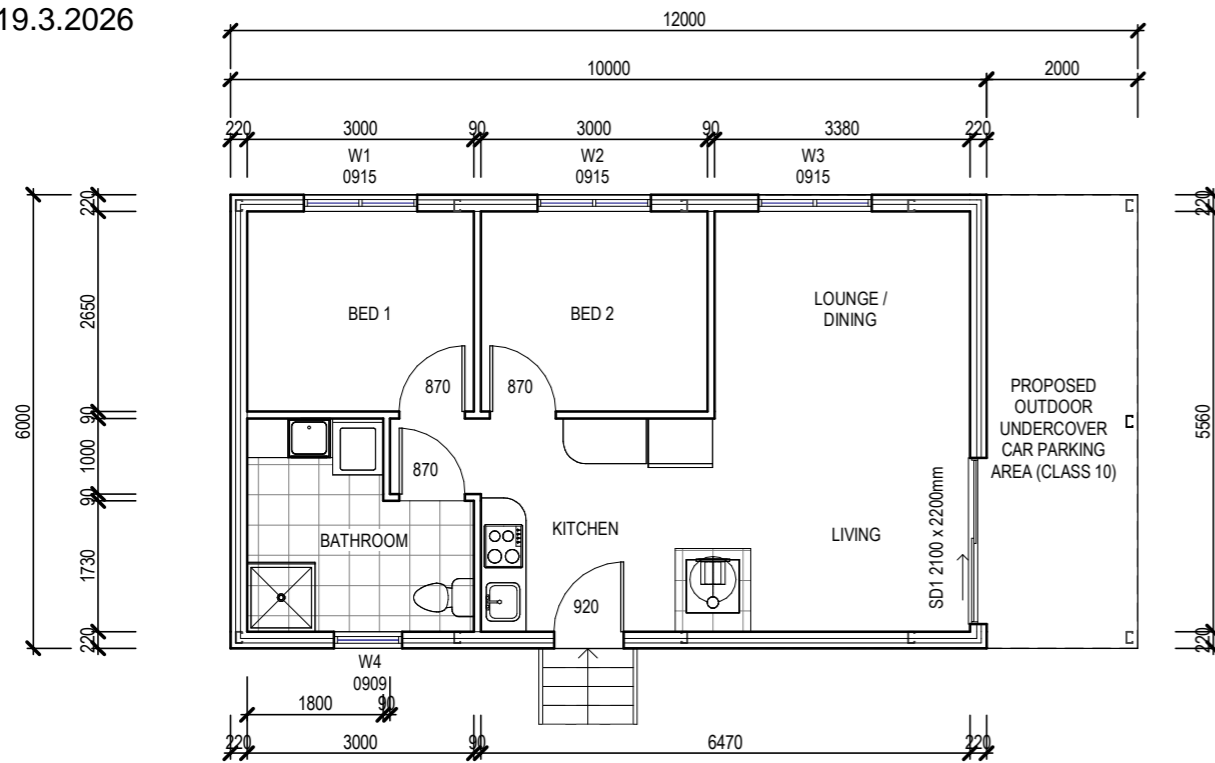
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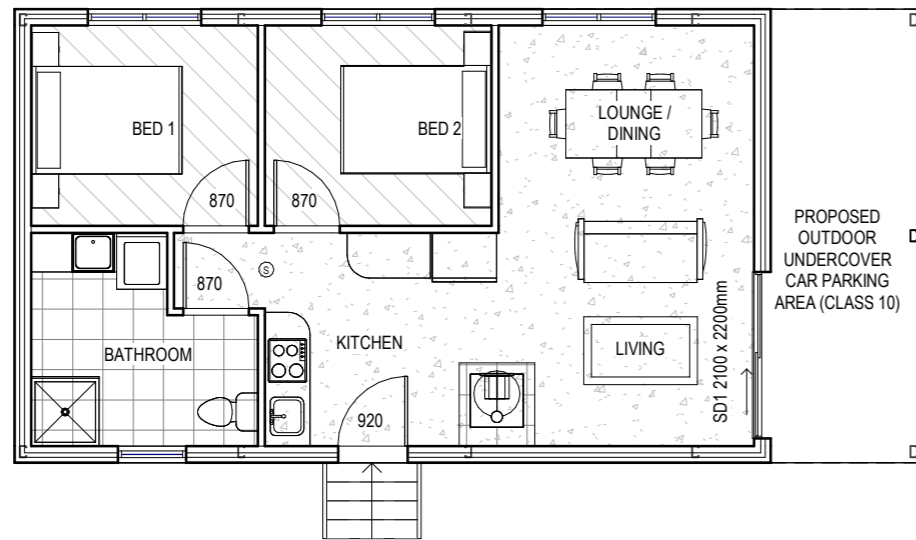
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ENGINEERING PLUS
 BUILDING DESIGN
 PROJECT MANAGEMENT
 CIVIL/STRUCTURAL ENGINEERING



CONSTRUCTION PLAN
 SCALE 1:100



FLOOR PLAN
 SCALE 1:100

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U VALUE	SHGC
W1	900	1500	DG	4.3	0.55
W2	900	1500	DG	4.3	0.55
W3	900	1500	DG	4.3	0.55
W4	900	900	DG	4.3	0.55

FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE

SMOKE ALARMS
 PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO BUILDING POWER SUPPLY TO AS 3786. CEILING MOUNTED WITH 9VDC ALKALINE BATTERY BACKUP TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE WITH NCC PART 3.7.2

Ⓢ - DENOTES INTERCONNECTED SMOKE DETECTORS

Area Schedule (Gross Building)

Name	Area	Area (sq)
PROPOSED CHANGE OF USE TO CLASS 1	60.00 m ²	6.46
UNDERCOVER CAR PARKING AREA (CLASS 10)	12.00 m ²	1.29
	72.00 m ²	7.75

ISSUED FOR APPROVAL

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Client: **CASEY LEONARD GORHAM**
 Project: **PROPOSED CHANGE OF USE**
 Address: **1052 BISHOPSBOURNE ROAD BISHOPSBOURNE**

Mob 0417 362 783 or 0417 545 813
 jack@engineeringplus.com.au
 trin@engineeringplus.com.au



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

Drawing No: **2026-435** A02 Rev **B**

Area Schedule (Gross Building)

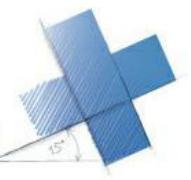
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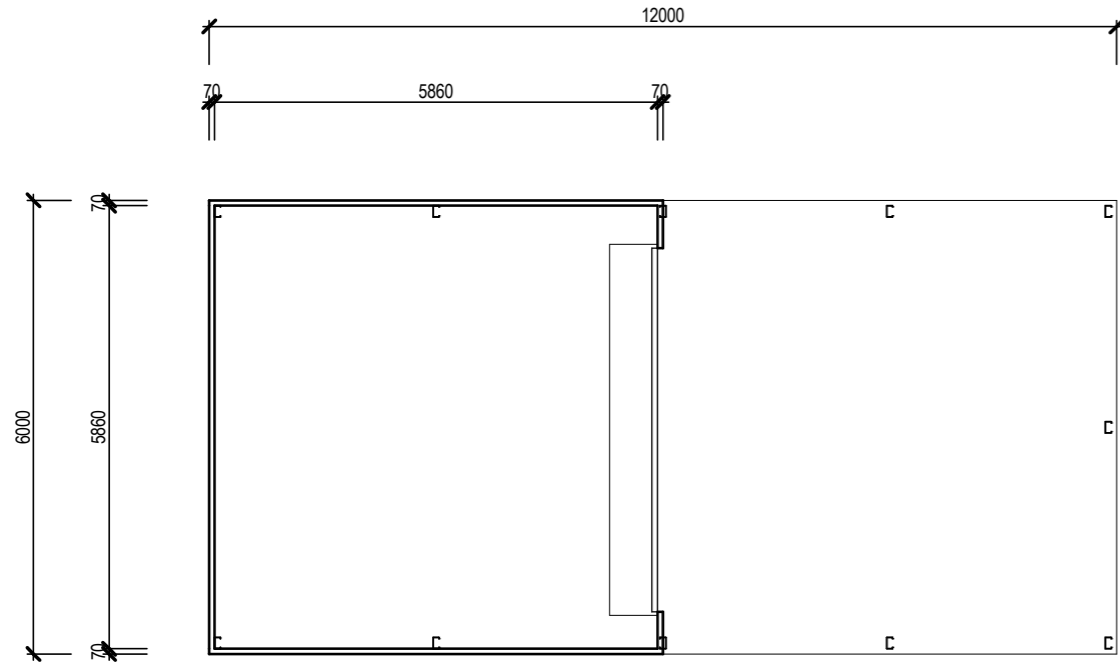
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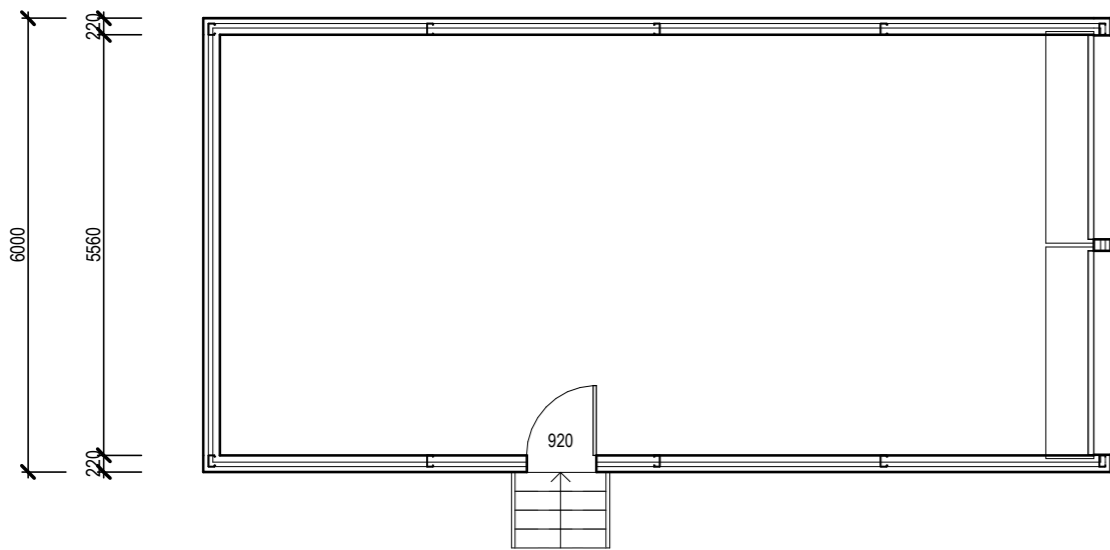
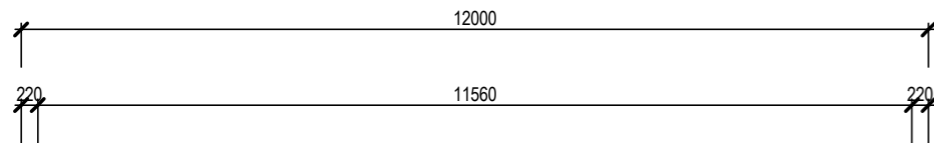
ENGINEERING PLUS BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING



19.3.2026



APPROVED FLOOR PLAN SCALE 1:100



EXISTING FLOOR PLAN SCALE 1:100

FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE

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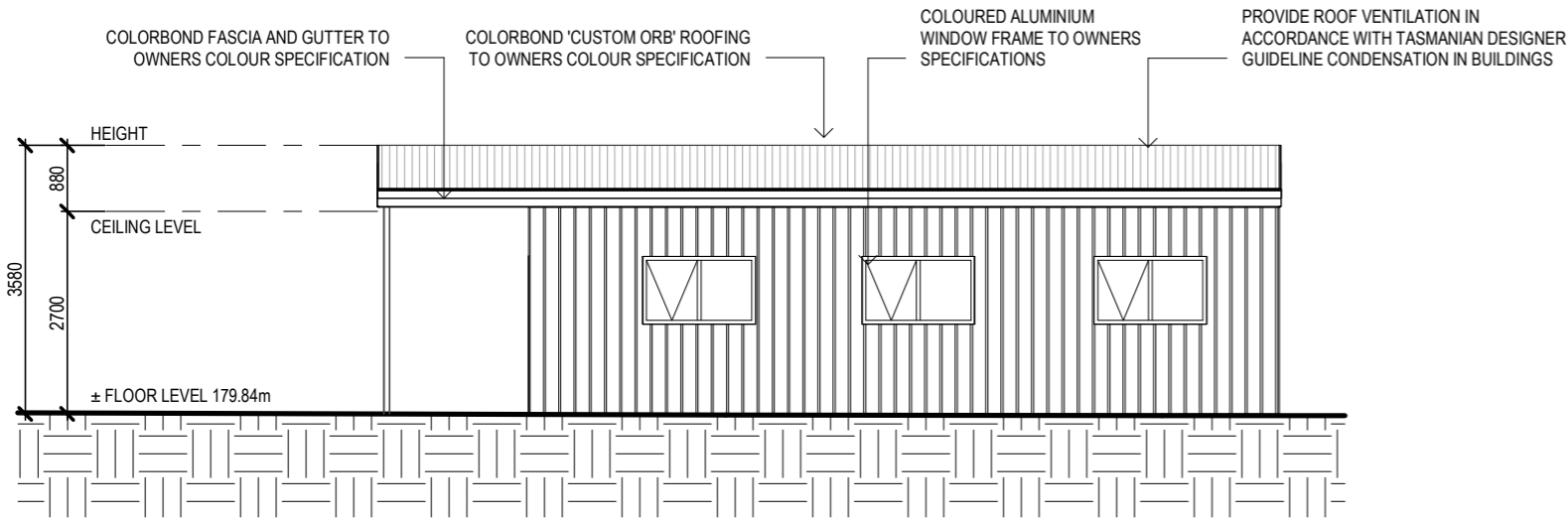
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-	ISSUED FOR REVIEW	22/01/26	W.T.	Accredited Building Designer
Rev:	Amendment:	Date:	Int:	Designer Name: J.Pfeiffer
				Accreditation No: CC2211T

Drawing No: 2026-435 A03 Rev B

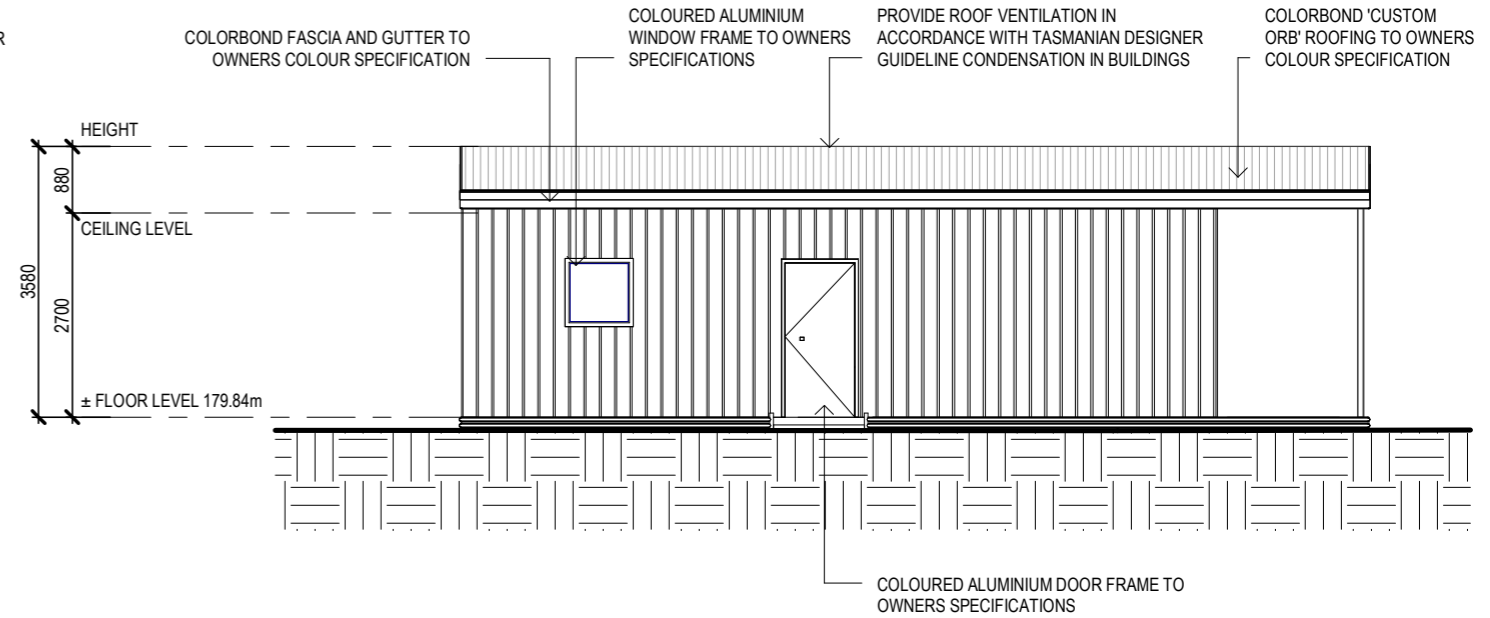
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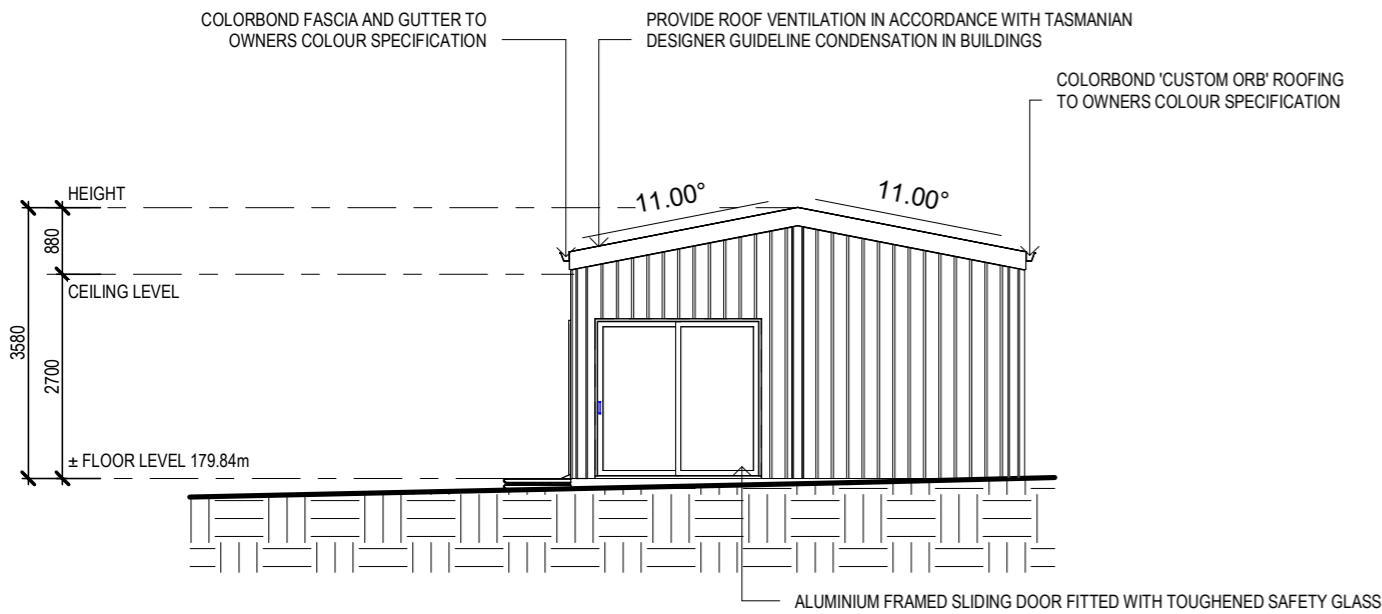
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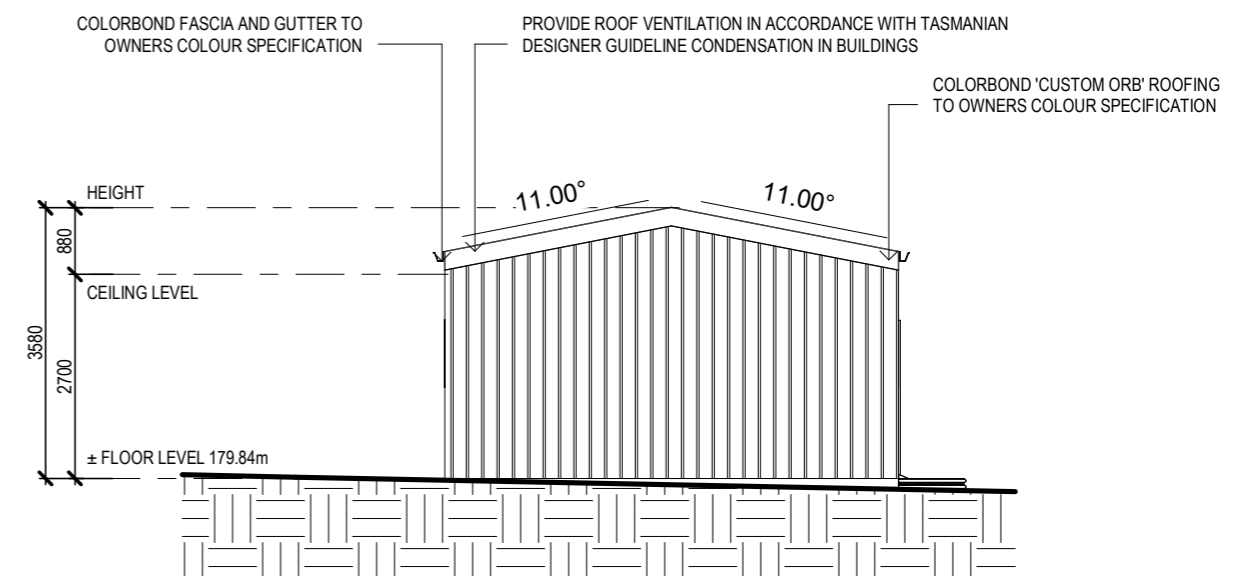
NORTH ELEVATION
 SCALE 1 : 100



SOUTH ELEVATION
 SCALE 1 : 100



EAST ELEVATION
 SCALE 1 : 100



WEST ELEVATION
 SCALE 1 : 100

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SELECTED ALUMINIUM FRAMED WINDOWS IN ACCORDANCE WITH NCC 2022

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.
 TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURER SPECIFICATIONS.
 GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288.
 ALL FIXINGS AND FLASHING TO MANUFACTURERS REQUIREMENTS.

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 Project: **PROPOSED CHANGE OF USE**
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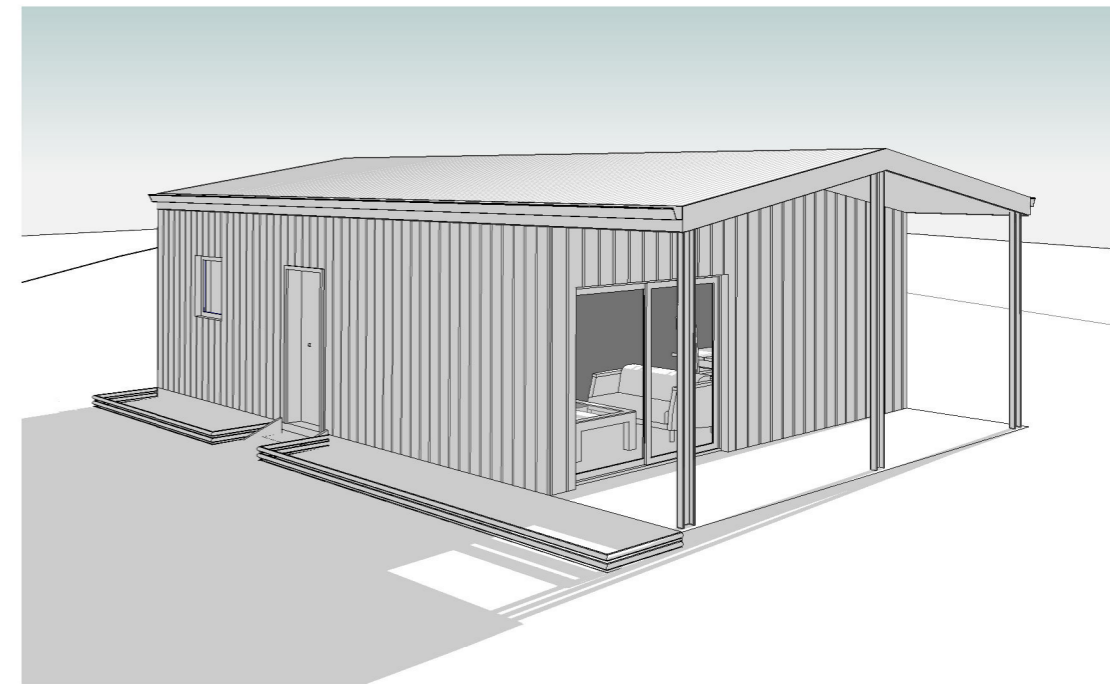
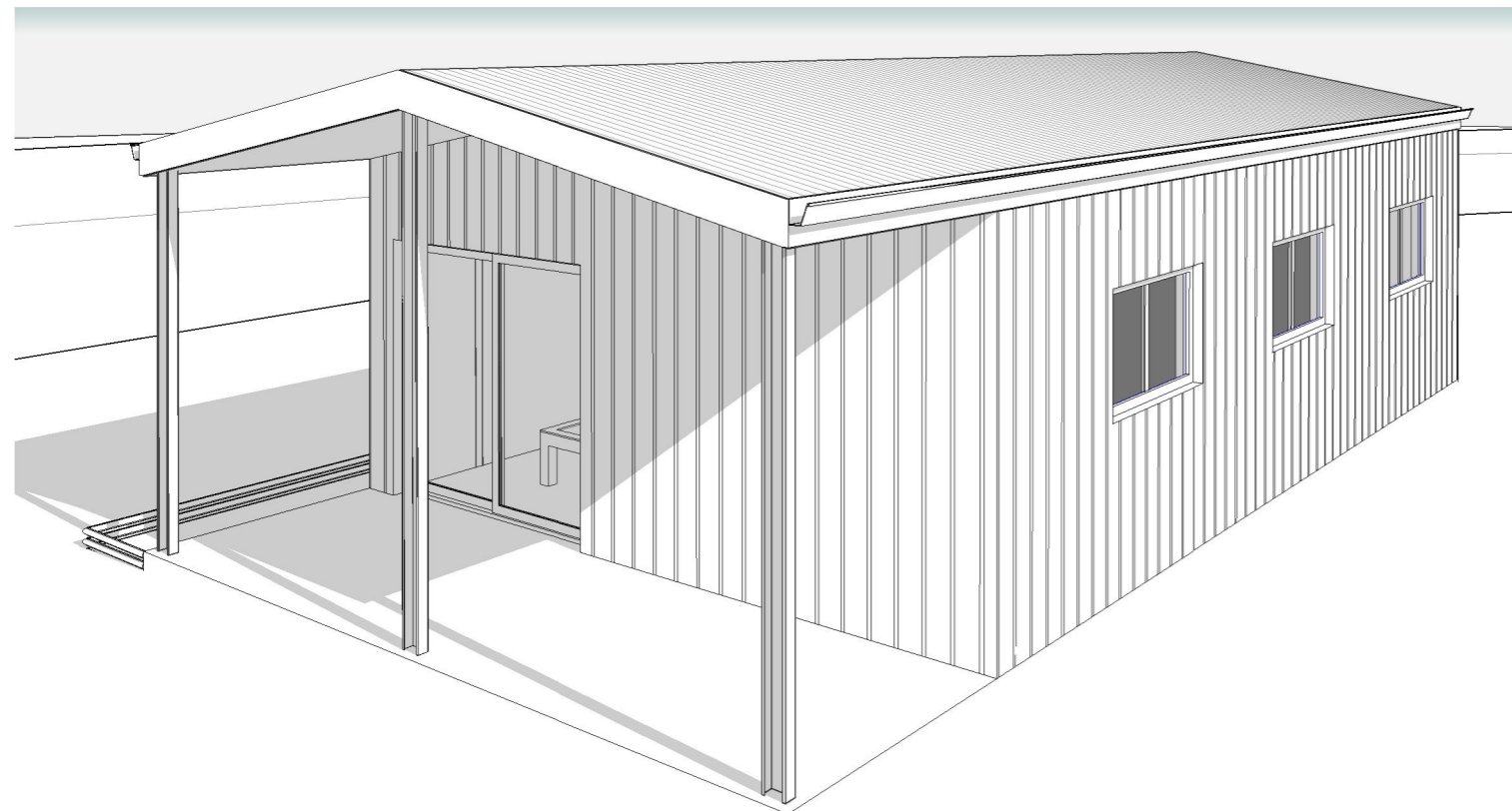
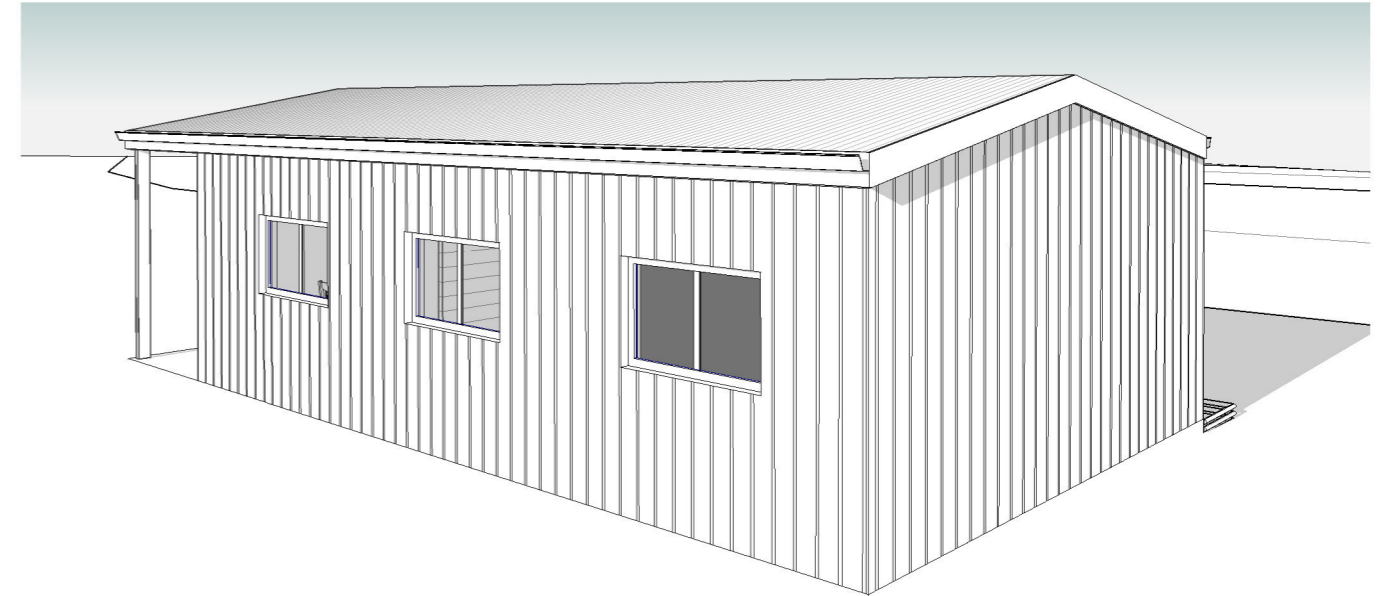
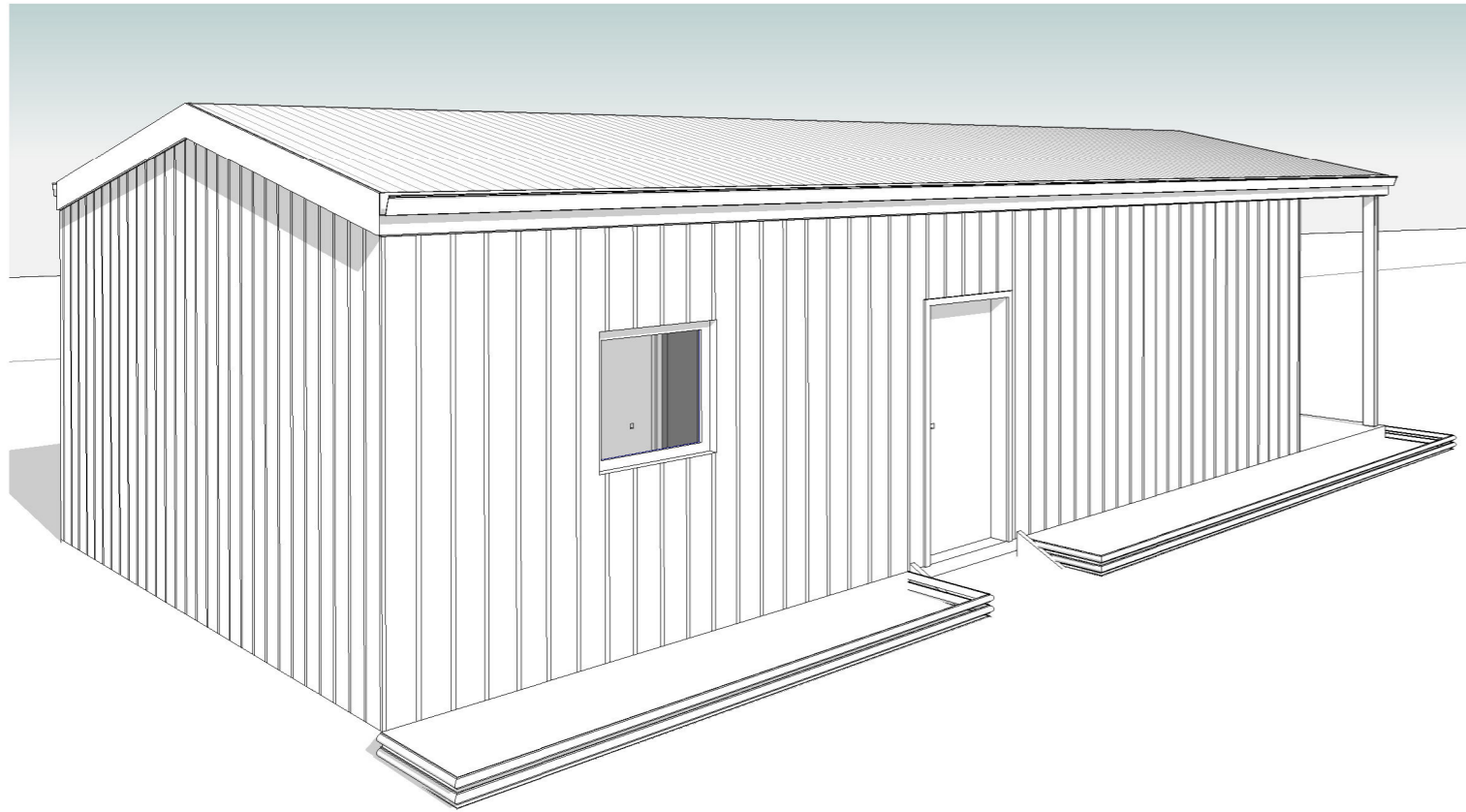
Mob 0417 362 783 or 0417 545 813
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Drawing No: **2026-435** A04 Rev **B**

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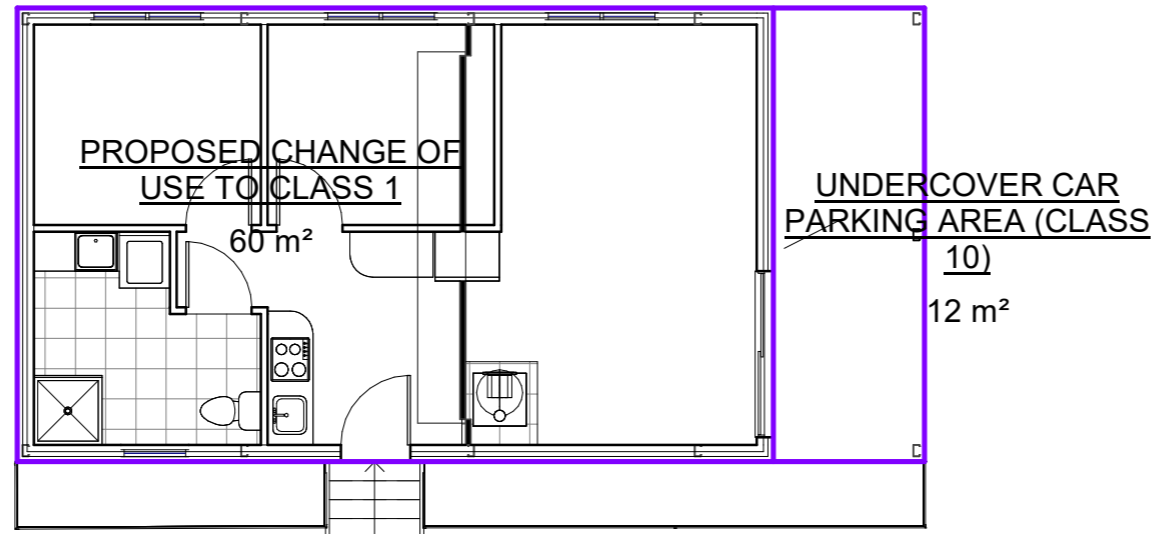
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Drawing No: **2026-435** A05 Rev **B**

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AREA PLAN
SCALE 1:100

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Area Schedule (Gross Building)		
Name	Area	Area (sq)
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Drawing No: 2026-435 A06 Rev B