



## **DEVELOPMENT APPLICATION**

**D-2018/661**

**APPLICANT:** P & J Sheds

**PROPOSAL:** Outbuilding

**LOCATION:** 594 Rifle Range Road, SANDFORD

**RELEVANT PLANNING SCHEME:** Clarence Interim Planning  
Scheme 2015

**ADVERTISING EXPIRY DATE:** 23 January 2019.

In addition to the Application Form(s), Certificate of Title(s) and any associated consent documents the following information is available on request:

- Nil

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 23 January 2019.

Any person may make representations about the application to the General Manager, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to [clarence@ccc.tas.gov.au](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 23 January 2019.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at the Council offices.

NEW OUTBUILDING  
594 RIFLE RANGE ROAD, SANDFORD, 7020  
FOR J. STEWART & G. SUTHERLAND

CERTIFICATE OF TITLE: VOLUME - 131392 FOLIO - 2  
PID: 1945196  
LAND AREA: 2.002ha

PLANNING SCHEME: CLARENCE INTERIM PLANNING SCHEME 2015  
ZONE: 13.0 RURAL LIVING  
OVERLAYS: BUSHFIRE PRONE AREAS  
BIODIVERSITY PROTECTION AREA  
COSTAL INUNDATION HAZARD AREA  
WATERWAY AND COSTAL PROTECTION AREAS

SOIL CLASSIFICATION: ASSUMED M  
WIND REGION: A  
TERRAIN CATEGORY: TC2  
IMPORTANCE LEVEL: 2 (DOMESTIC)  
SHIELDING: 1  
TOPOGRAPHY: 1  
BAL: NOT REQUIRED (CLASS 10A STRUCTURE NOT WITHIN 6m OF DWELLING)

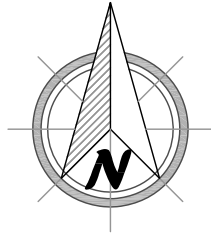
INDEX OF DRAWINGS - BY ADRIAN BROWN CCG003R

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ADDITIONAL DRAWINGS / ENGINEERING  
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 46761



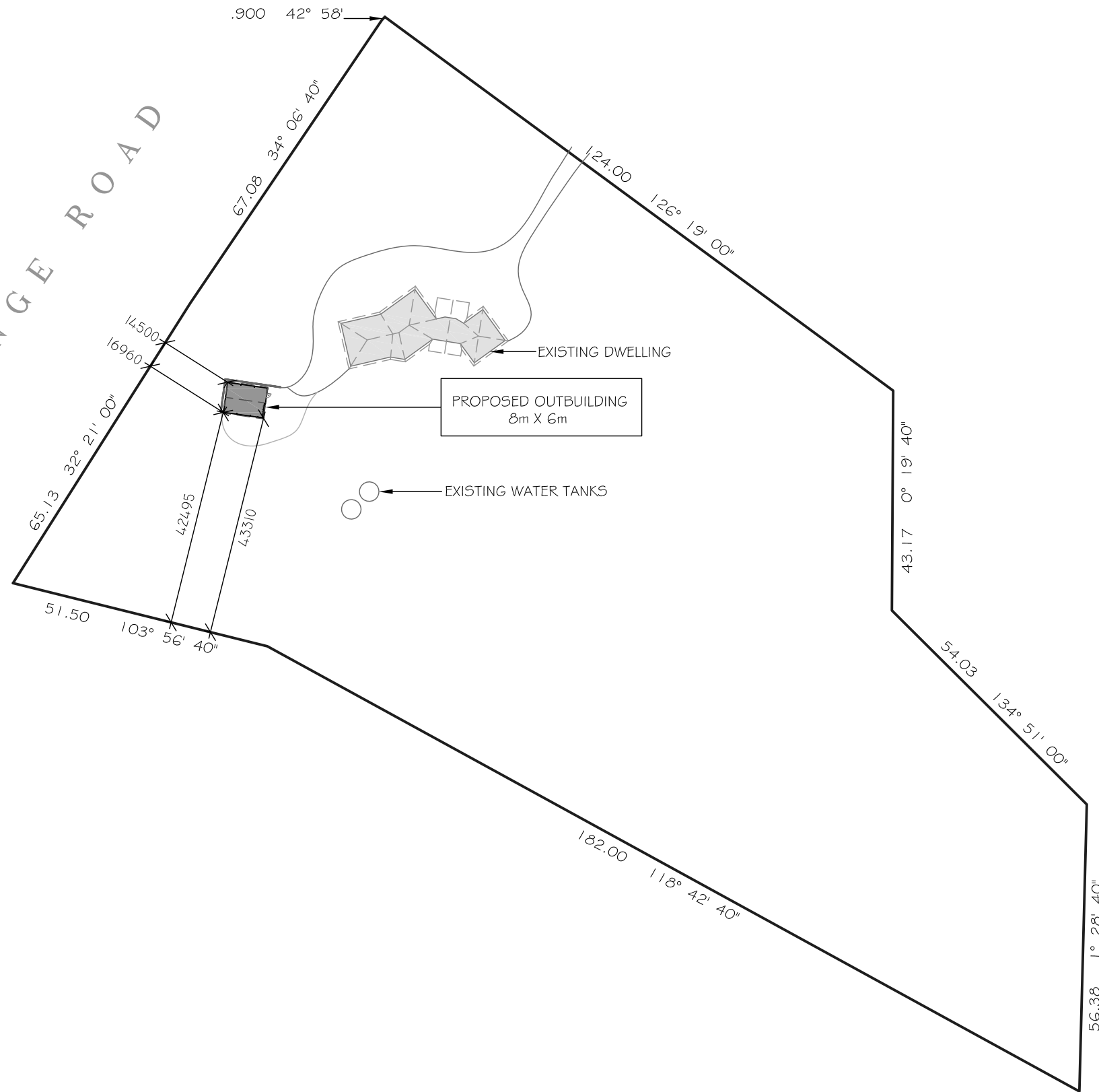


LOT AREA: 2.002ha

EXISTING DWELLING AREA: 243m<sup>2</sup> (approx)

PROPOSED OUTBUILDING AREA: 48m<sup>2</sup>

RIFLE RANGE ROAD



VOL : 131392  
FOLIO: 2  
2.002ha

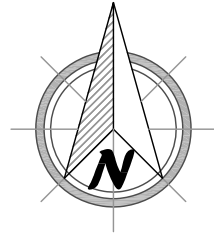
SITE PLAN PREPARED FROM CERTIFICATE OF TITLE INFORMATION AND MEASUREMENTS TAKEN ON SITE. CONFIRMATION OF BOUNDARY LOCATION BY REGISTERED SURVEYOR IS ALWAYS RECOMMENDED PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

### SITE PLAN 1:1000

PROPOSAL : NEW OUTBUILDING  
OWNER : J. STEWART & G. SUTHERLAND  
ADDRESS: 594 RIFLE RANGE ROAD, SANDFORD, 7020  
SCALE: 1:1000  
DATE: 30th OCTOBER 2018  
AMENDED:  
DRAWN BY: A. BROWN CC6003R  
PAGE: 01/04  
JOB NO : 46761

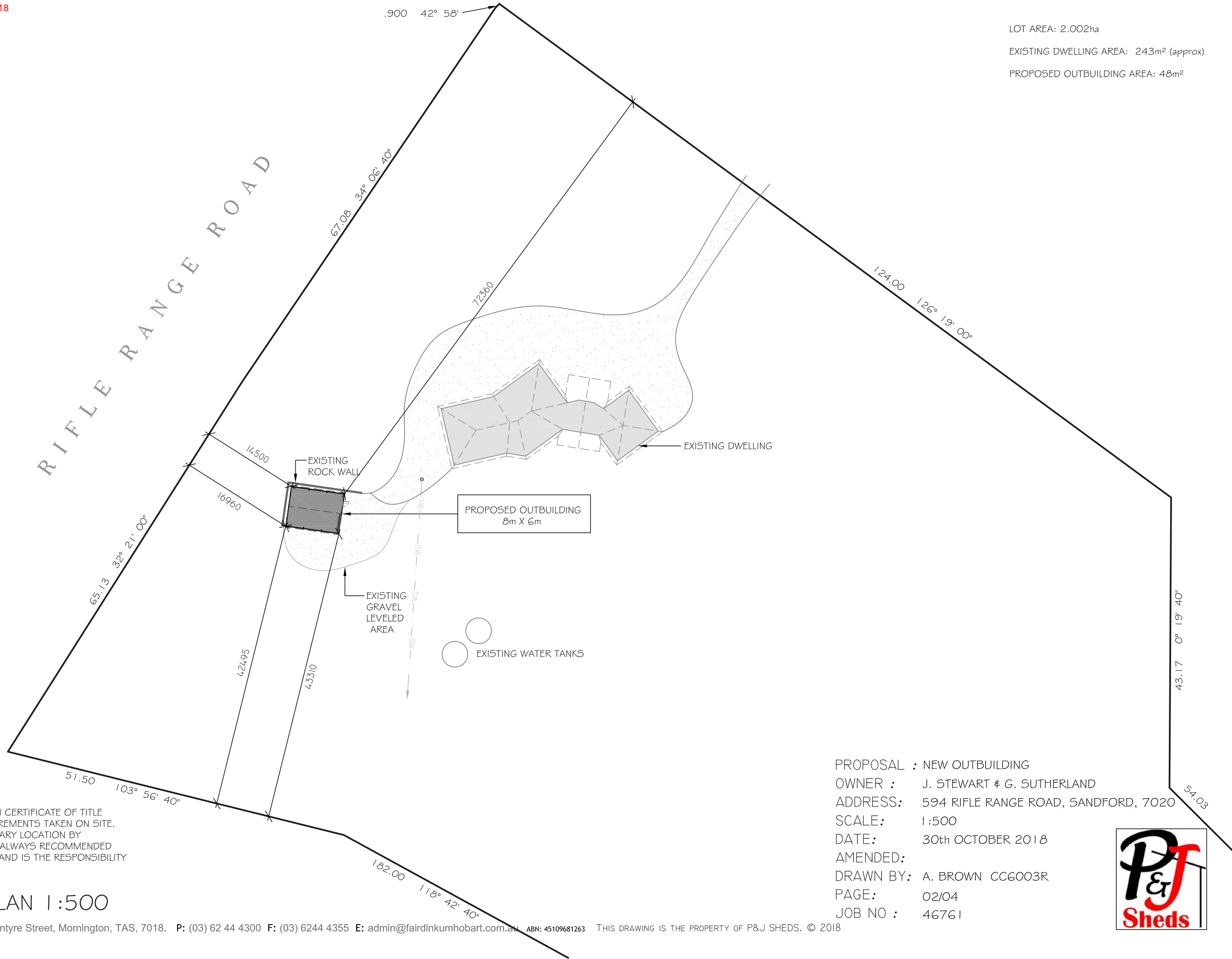


Received 31/10/2018



LOT AREA: 2.002ha  
EXISTING DWELLING AREA: 243m<sup>2</sup> (approx)  
PROPOSED OUTBUILDING AREA: 48m<sup>2</sup>

RIFLE RANGE ROAD



VOL : 131392  
FOLIO: 2  
2.002ha

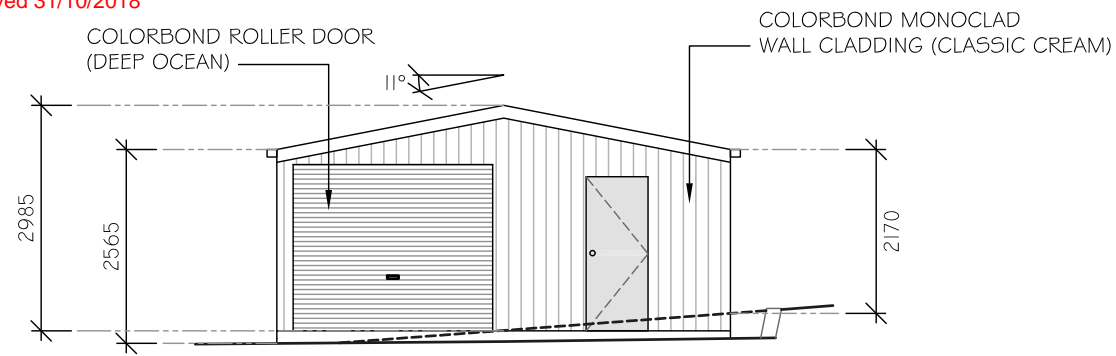
SITE PLAN PREPARED FROM CERTIFICATE OF TITLE INFORMATION AND MEASUREMENTS TAKEN ON SITE. CONFIRMATION OF BOUNDARY LOCATION BY REGISTERED SURVEYOR IS ALWAYS RECOMMENDED PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

### LOCATION PLAN 1:500

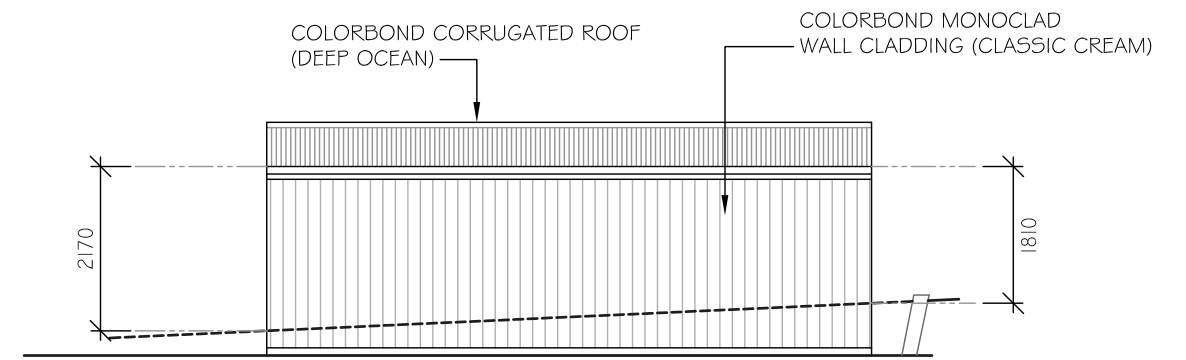
PROPOSAL : NEW OUTBUILDING  
OWNER : J. STEWART & G. SUTHERLAND  
ADDRESS: 594 RIFLE RANGE ROAD, SANDFORD, 7020  
SCALE: 1:500  
DATE: 30th OCTOBER 2018  
AMENDED:  
DRAWN BY: A. BROWN CC6003R  
PAGE: 02/04  
JOB NO : 46761



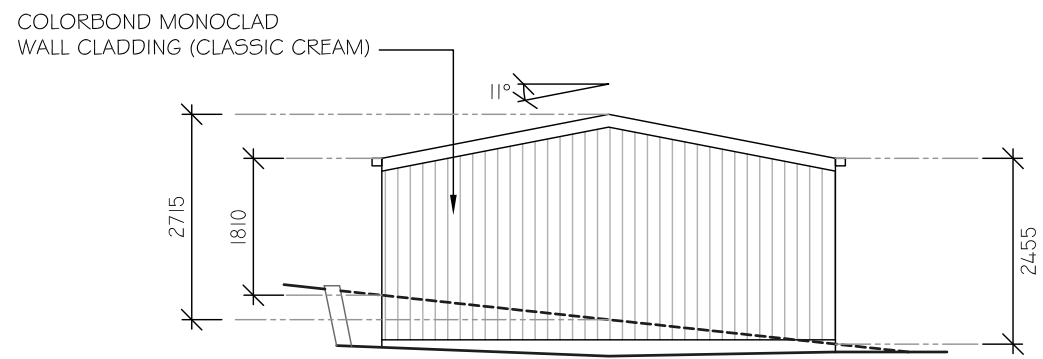
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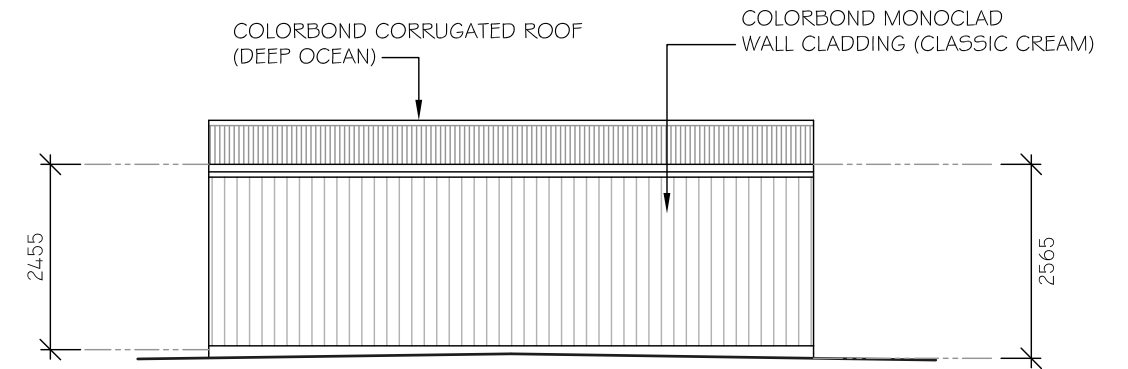
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

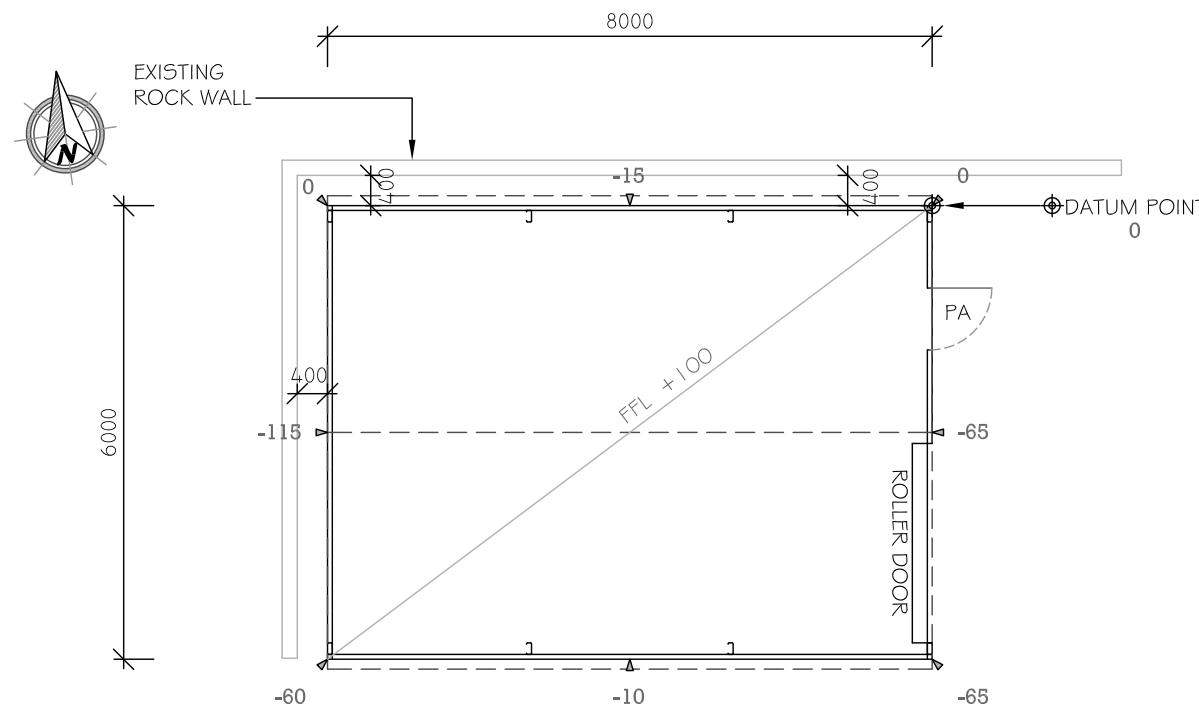


SOUTH ELEVATION

- COLOURS (COLORBOND®):
- EXT. WALLS - CLASSIC CREAM
  - ROOF - DEEP OCEAN
  - ROLLER DOOR - DEEP OCEAN
  - PA DOOR - CLASSIC CREAM
  - GUTTER - DEEP OCEAN
  - CORNER FLASH - CLASSIC CREAM
  - BARGE FLASHING - DEEP OCEAN
  - OPENING FLASH - DEEP OCEAN

ALL HEIGHTS SHOWN ARE ABOVE NATURAL GROUND LEVEL.

ACTUAL HEIGHTS OF WALLS ABOVE CONCRETE SLAB ARE:  
 SIDE WALL HEIGHT - 2400mm  
 END WALL HEIGHT TO APEX - 2983mm

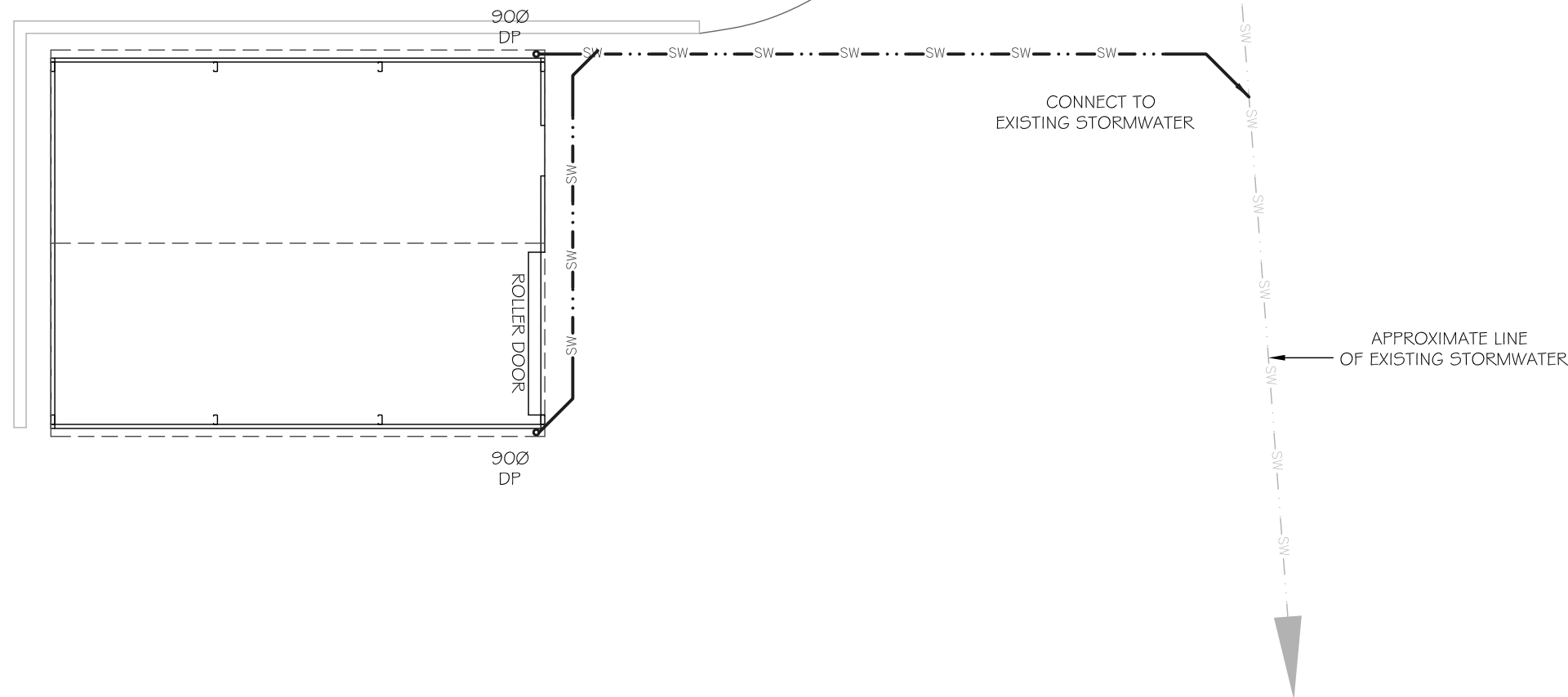
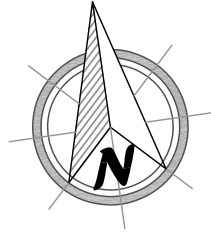


FLOOR PLAN

PROPOSAL : NEW OUTBUILDING  
 OWNER : J. STEWART & G. SUTHERLAND  
 ADDRESS: 594 RIFLE RANGE ROAD, SANDFORD, 7020  
 SCALE: 1:500  
 DATE: 30th OCTOBER 2018  
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# ELEVATIONS & FLOOR PLAN 1:100



**CONSTRUCTION GENERALLY:**

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, BUILDING CODE OF AUSTRALIA (B.C.A.), RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS.

SITE PREPARATION AND EXCAVATION TO COUNCIL AND B.C.A REQUIREMENTS.

CONCRETE FOOTINGS TO AS 2870.1 AND ENGINEER SPECIFICATIONS. UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.

GARAGE STRUCTURAL; DETAILS AND CERTIFICATION AS PER 'FAIR DINKUM SHEDS' DOCUMENTATION.

BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS ON THIS SET OF PLANS PRIOR TO COMMENCEMENT OF WORK ON SITE.

USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

COUNCIL / CONTRACTOR TO CONTACT P&J SHEDS IF NECESSARY INFORMATION IS NOT PROVIDED ON THIS SET OF PLANS.

**PLUMBING GENERALLY:**

ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500. TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.

90dia PVC STORM WATER TO EXISTING STORM WATER CONNECTION. PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.

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OWNER : J. STEWART & G. SUTHERLAND

ADDRESS: 594 RIFLE RANGE ROAD, SANDFORD, 7020

SCALE: 1:500

DATE: 30th OCTOBER 2018

AMENDED:

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PLUMBING PLAN 1:100

