



DEVELOPMENT APPLICATION

D-2018/735

APPLICANT: P & J Sheds

PROPOSAL: 2 Outbuildings

LOCATION: 236 Mount Rumney Road, MOUNT RUMNEY

RELEVANT PLANNING SCHEME: Clarence Interim Planning
Scheme 2015

ADVERTISING EXPIRY DATE: 16 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 16 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. Representations must be received by Council on or before 16 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 or at the Council offices.

NEW OUTBUILDING & SHIPPING CONTAINER
236 MOUNT RUMNEY ROAD, MOUNT RUMNEY, 7170
FOR R. SCOTT & M. AGNEW

CERTIFICATE OF TITLE: VOLUME - 246346 FOLIO - 8
PID: 7139048
LAND AREA: 2.239ha

PLANNING SCHEME: CLARENCE INTERIM PLANNING SCHEME 2015
ZONE: 13.0 RURAL LIVING
OVERLAYS: LANDSLIDE HAZARD AREA
BIODIVERSITY PROTECTION AREA
BUSHFIRE PRONE AREAS

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

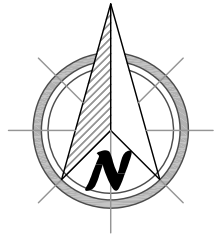
INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

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PAGE 5 - FLOOR PLAN
PAGE 6 - PLUMBING PLAN

ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 46864

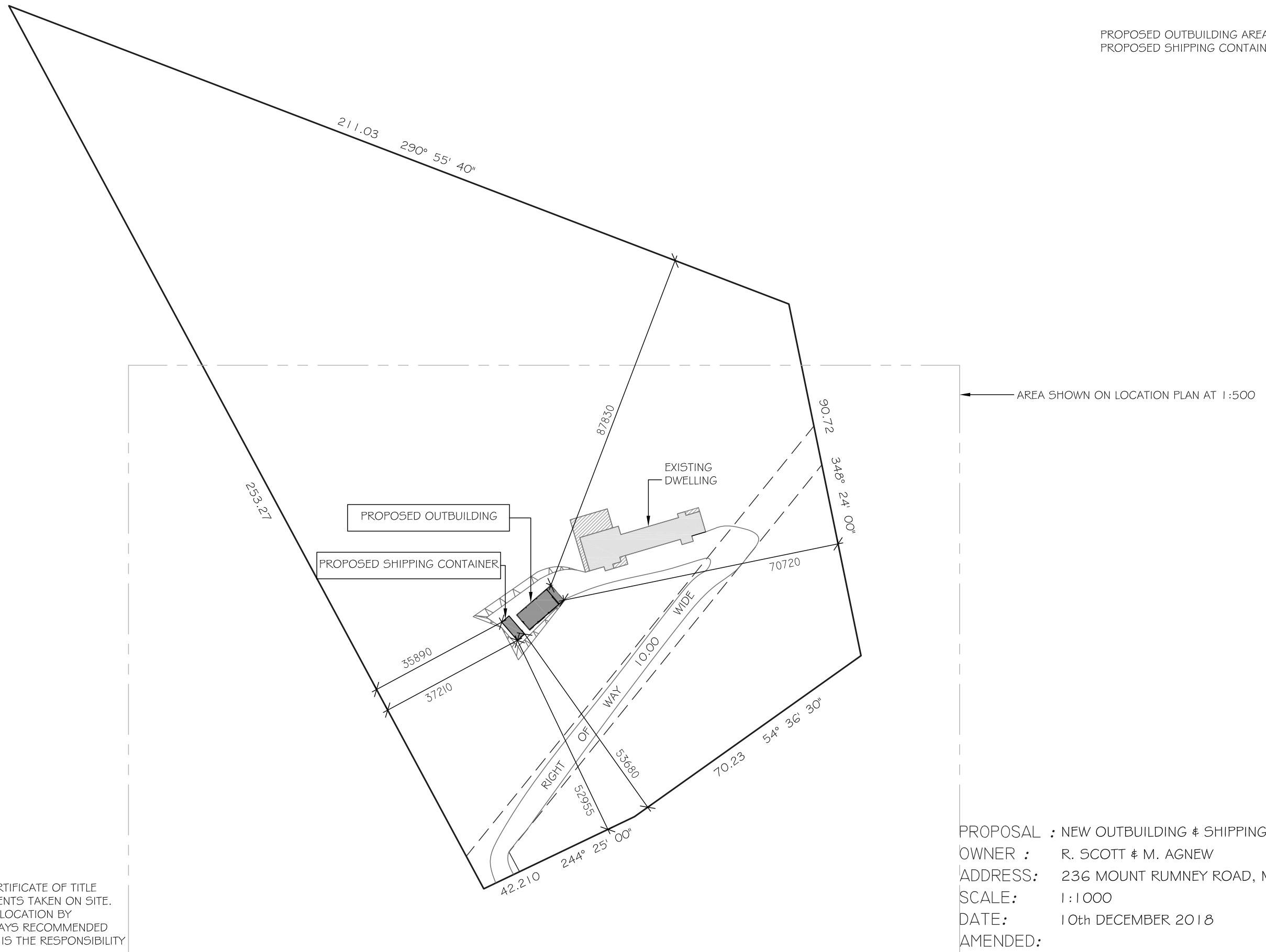




LOT AREA: 2.239ha

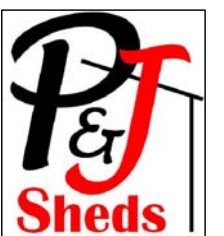
EXISTING DWELLING AREA: 203m²
EXISTING DECK AREAS: 66m²

PROPOSED OUTBUILDING AREA: 57.5m²
PROPOSED SHIPPING CONTAINER AREA: 14.78m²

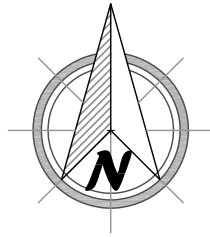


SITE PLAN PREPARED FROM CERTIFICATE OF TITLE INFORMATION AND MEASUREMENTS TAKEN ON SITE. CONFIRMATION OF BOUNDARY LOCATION BY REGISTERED SURVEYOR IS ALWAYS RECOMMENDED PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

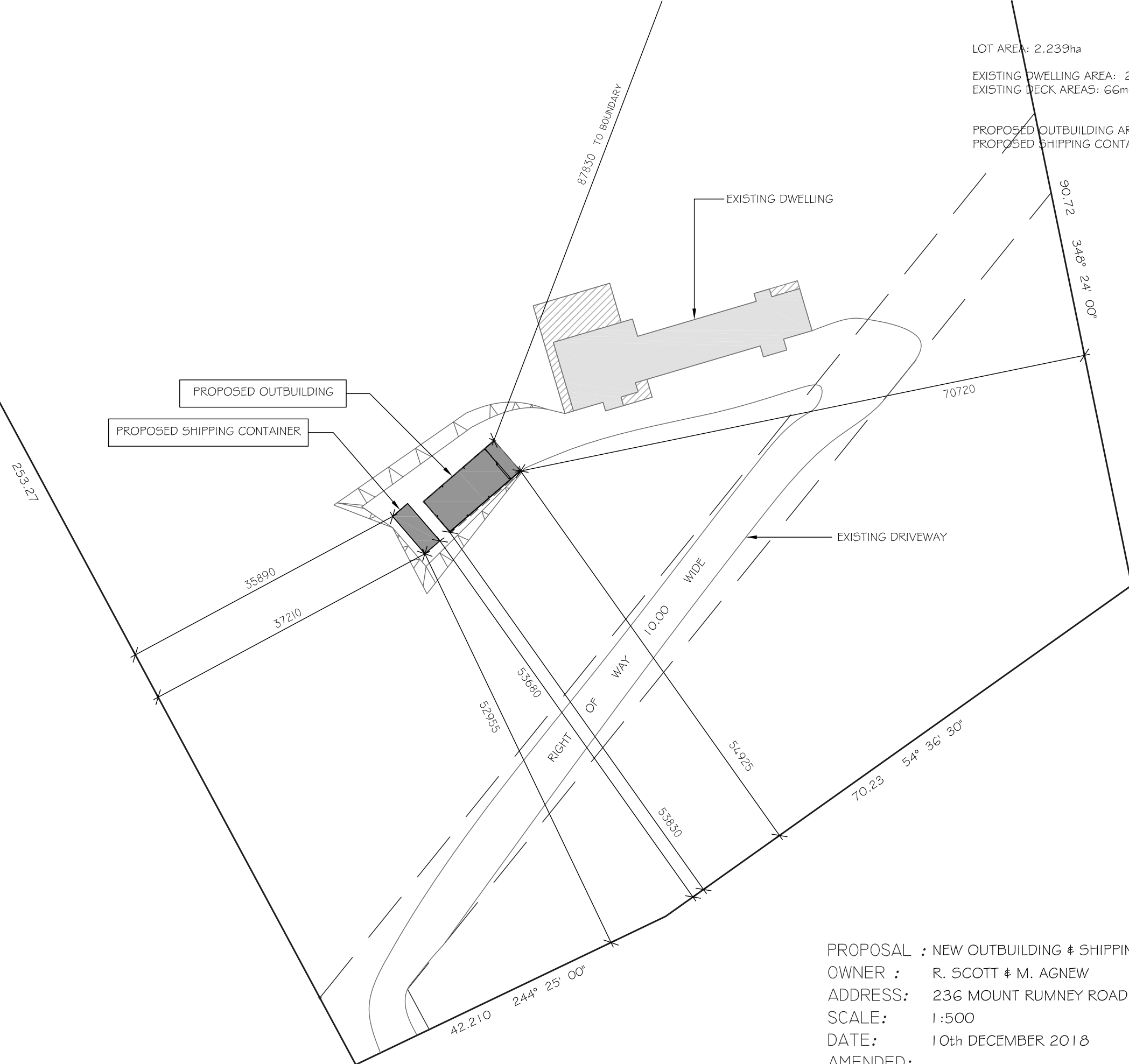
PROPOSAL : NEW OUTBUILDING & SHIPPING CONTAINER
 OWNER : R. SCOTT & M. AGNEW
 ADDRESS: 236 MOUNT RUMNEY ROAD, MOUNT RUMNEY, 7170
 SCALE: 1:1000
 DATE: 10th DECEMBER 2018
 AMENDED:
 DRAWN BY: A. BROWN CC6003R
 PAGE: 01/06
 JOB NO : 46864



SITE PLAN 1:1000



LOT AREA: 2.239ha
 EXISTING DWELLING AREA: 203m²
 EXISTING DECK AREAS: 66m²
 PROPOSED OUTBUILDING AREA: 57.5m²
 PROPOSED SHIPPING CONTAINER AREA: 14.78m²

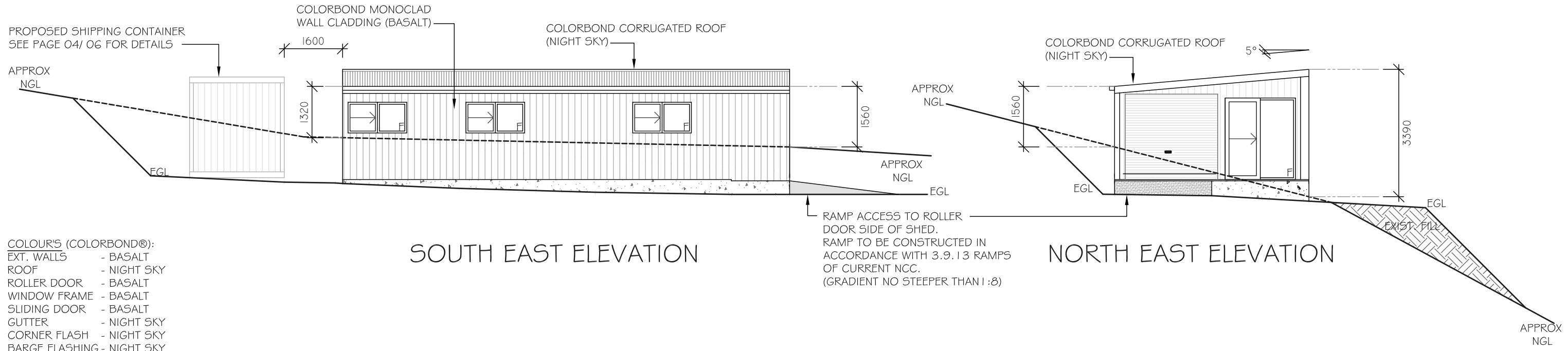


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LOCATION PLAN 1:500

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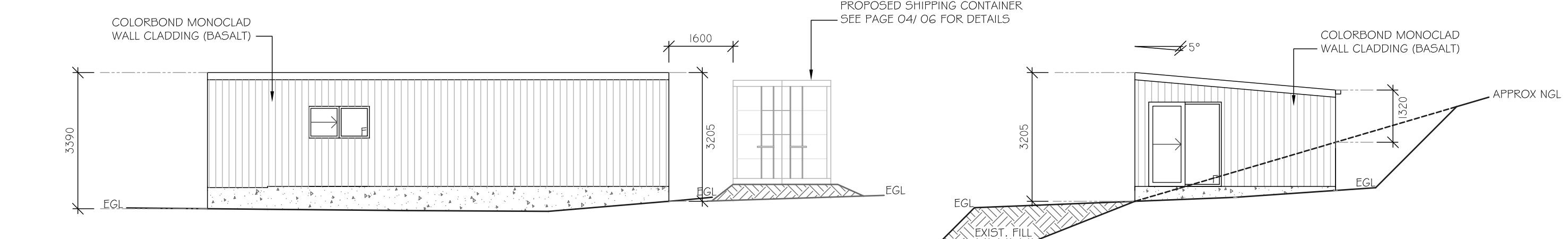




- COLOURS (COLORBOND®):
- EXT. WALLS - BASALT
 - ROOF - NIGHT SKY
 - ROLLER DOOR - BASALT
 - WINDOW FRAME - BASALT
 - SLIDING DOOR - BASALT
 - GUTTER - NIGHT SKY
 - CORNER FLASH - NIGHT SKY
 - BARGE FLASHING - NIGHT SKY
 - OPENING FLASH - NIGHT SKY

NORTH WEST ELEVATION

NORTH WEST ELEVATION



EGL = EXISTING GROUND LEVEL

ALL HEIGHTS SHOWN ARE ABOVE APPROXIMATE NATURAL GROUND LEVEL.

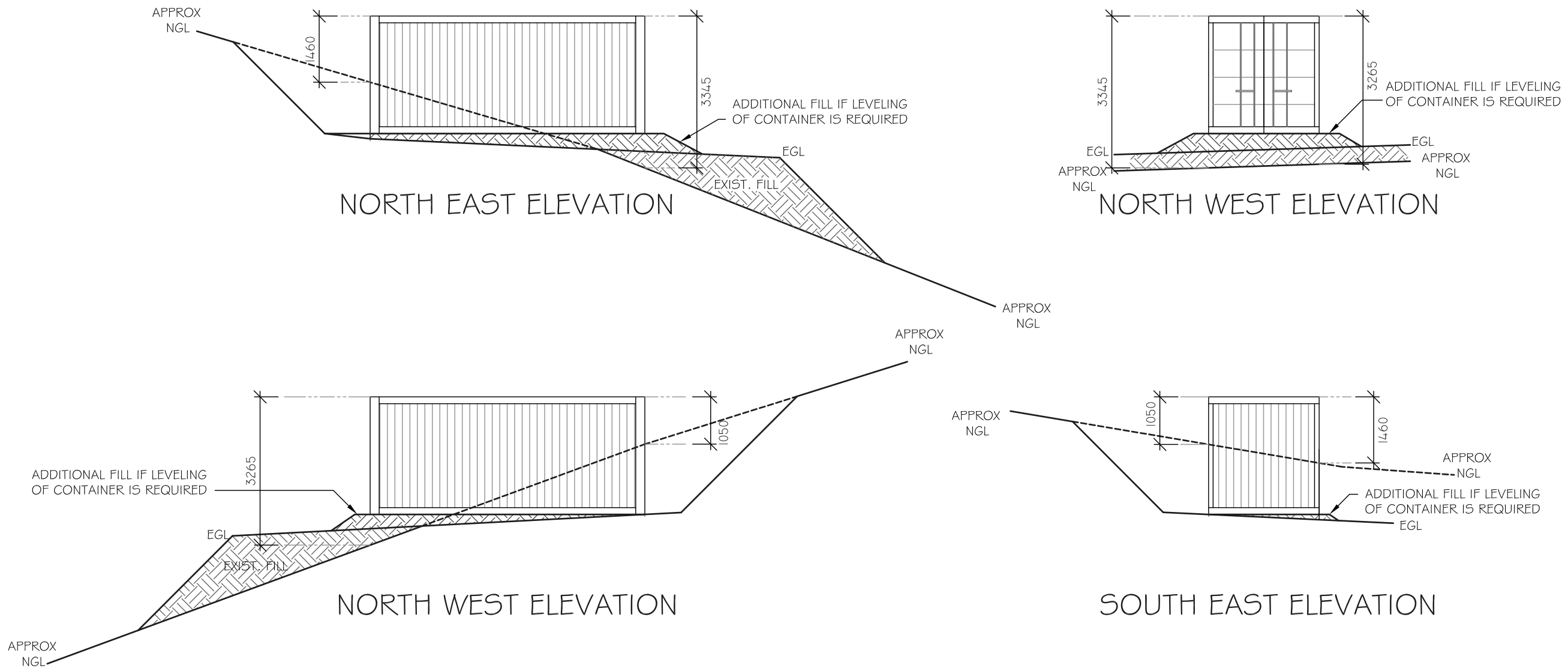
ACTUAL HEIGHTS OF WALLS ABOVE CONCRETE SLAB ARE:
 SIDE WALL HEIGHT - (LOW SIDE) 2400mm, (HIGH SIDE) 2837mm
 END WALL HEIGHT TO APEX - 2837mm

REFER TO DRAWINGS BY NORTHERN CONSULTING FOR ALL MEMBER AND MATERIAL DETAILS AS WELL AS FOOTING DESIGN AND SPECIFICATIONS.

ELEVATIONS 1:100

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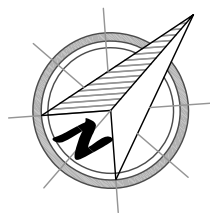
SHIPPING CONTAINER EXTERNAL DIMENSIONS

LENGTH - 6.058m
 WIDTH - 2.438m
 HEIGHT - 2.591m

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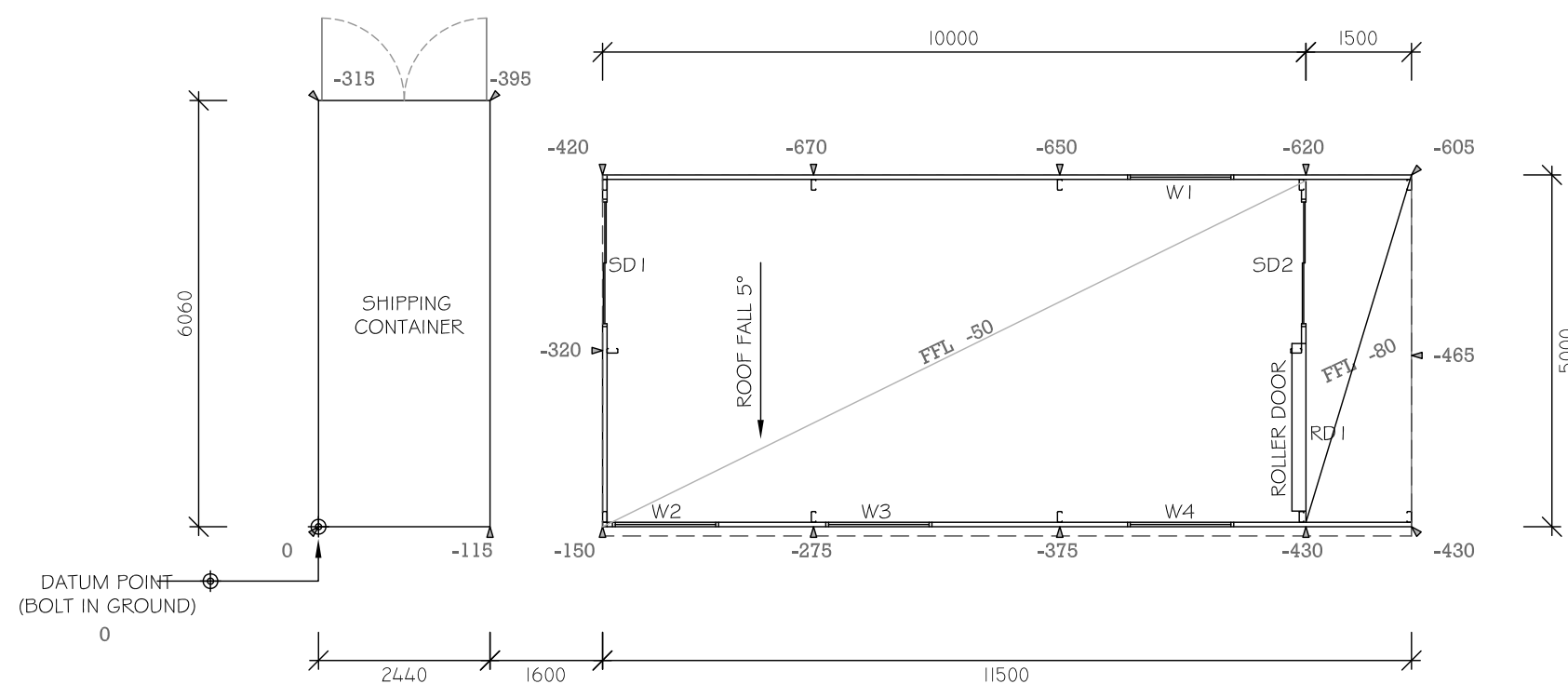
ELEVATIONS & FLOOR PLAN (SHIPPING CONTAINER) 1:100





WINDOW & DOOR SCHEDULE

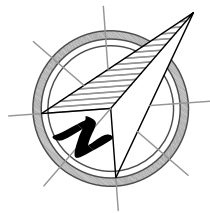
	ID	HEIGHT	WIDTH
WINDOWS	W1	790mm	1510mm
	W2	790mm	1510mm
	W3	790mm	1510mm
	W4	790mm	1510mm
SLIDING DOOR	SD1	2100mm	1810mm
ROLLER DOORS	RD1	2200mm	2380mm
	RD2	2500mm	2710mm



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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.

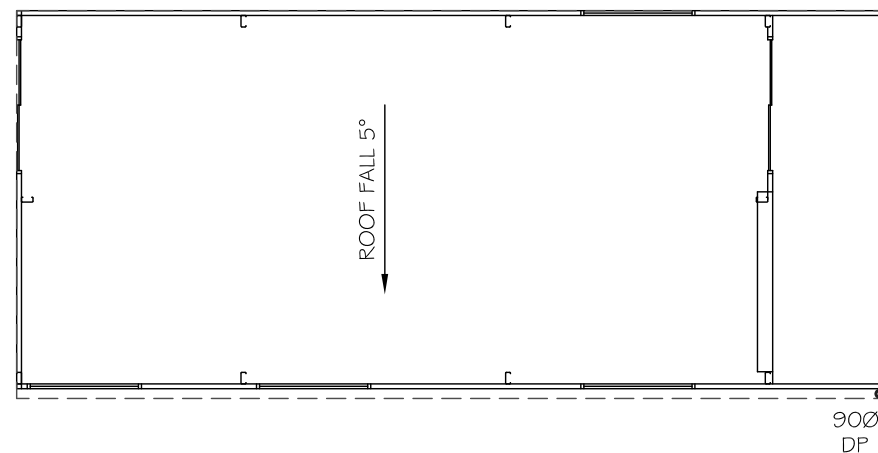
USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

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 WATER TANK. .
PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

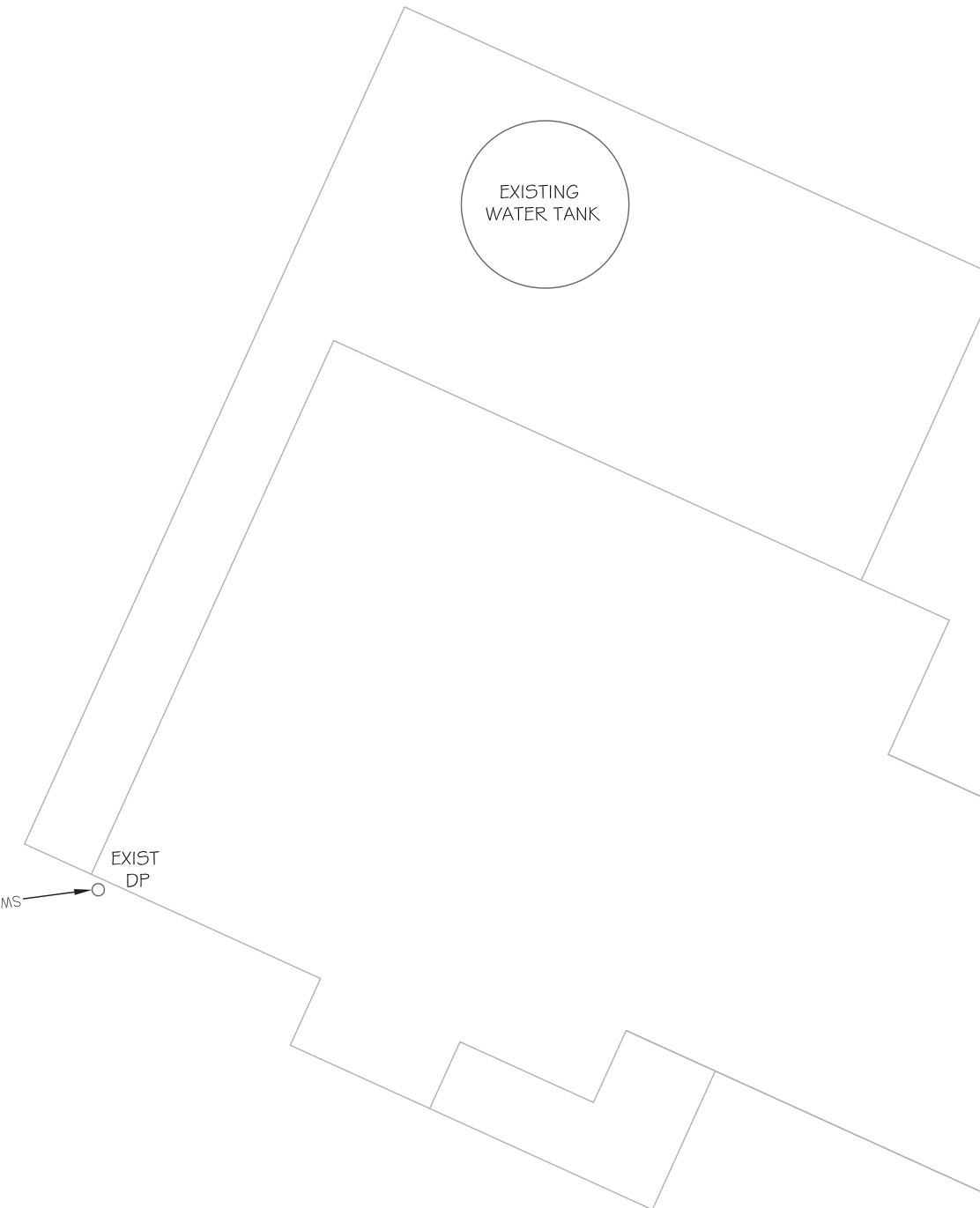
FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.



90Ø
DP



EXIST
DP



EXISTING
WATER TANK

PLUMBING PLAN 1:100

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