



## **DEVELOPMENT APPLICATION**

**D-2018/745**

**APPLICANT:** Rainbow Building Solutions

**PROPOSAL:** Outbuilding

**LOCATION:** 288 South Arm Road, LAUDERDALE

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

**ADVERTISING EXPIRY DATE:** 29 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 29 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 29 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.



LEGEND:  
 PAGE 1# 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 IN LINE 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 : 288 SOUTH ARM RD LAUDERDALE TAS 7021  
 CLIENT NAME : K. & J. DI UBALDO  
 TITLE REF : 22343/1  
 FLOOR AREAS : 85.5m<sup>2</sup>  
 DESIGN WIND SPEED : N-2  
 SOIL CLASSIFICATION : M  
 CLIMATE ZONE : 7  
 BAL LEVEL : N/A (CLASS 10, >6.0m FROM DWELLING)  
 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 GARAGE FOR K. & J. DI UBALDO

## 288 SOUTH ARM RD LAUDERDALE



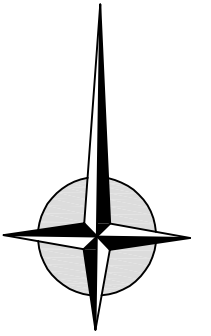
wilkin  
design

P.O. BOX 478  
LAUNCESTON  
TASMANIA 7250

ACCREDITATION NO:  
CC678 X

DATE:  
10/12/2018

JOB NUMBER:  
DA/BA-18SRSA



288 SOUTH ARM RD  
LAUDERDALE TAS 7021

TITLE REF: 22343/1  
PROPERTY ID: 5233532  
AREA = 1.76ha



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design

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LAUNCESTON  
TASMANIA 7250

ACCREDITATION NO:  
CC678 X

NOTES:  
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PROJECT TITLE:  
**DI UBALDO GARAGE.**  
  
**288 SOUTH ARM RD.  
LAUDERDALE**

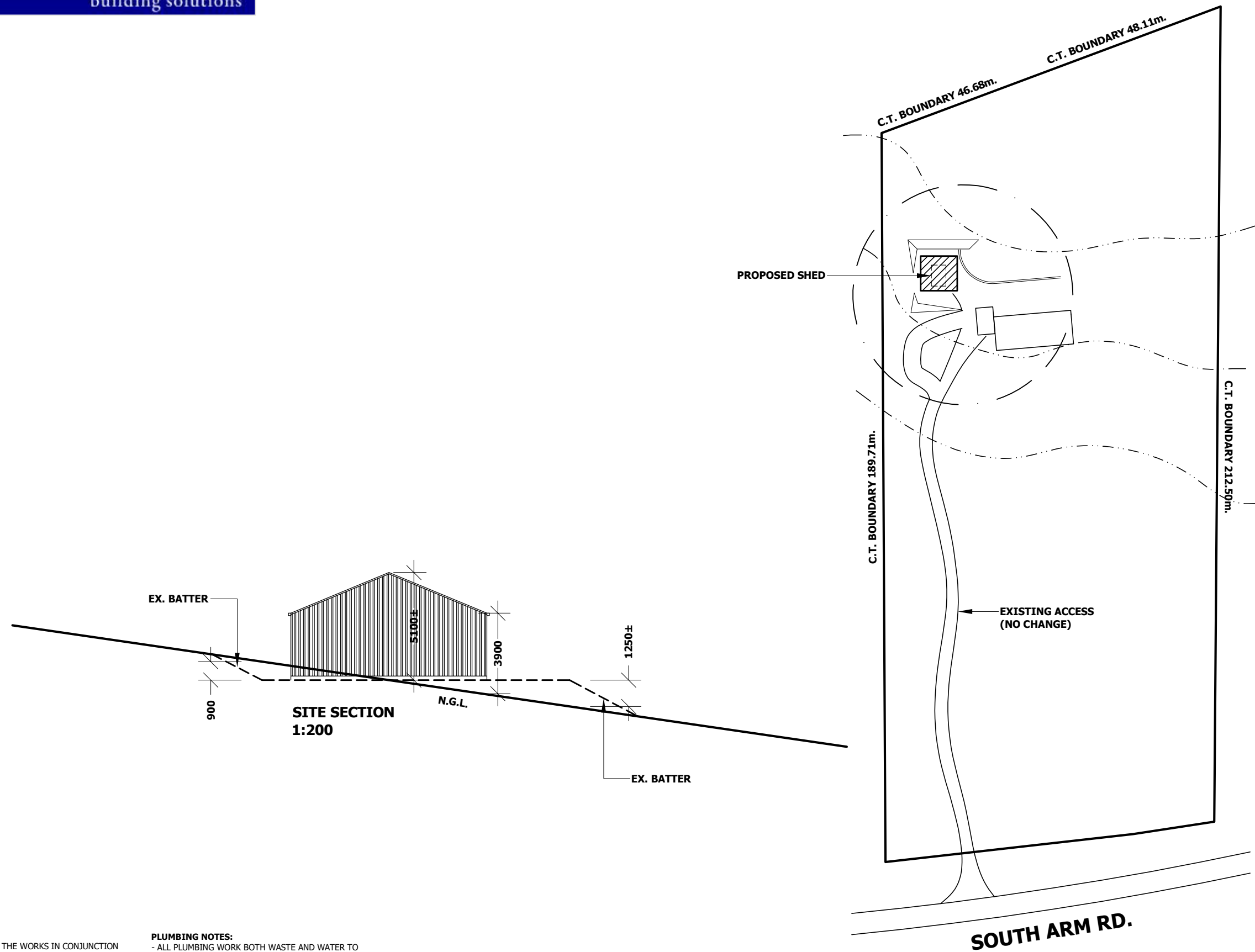
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DATE:  
**10/12/2018**

SCALE:  
**AS SHOWN**

JOB NUMBER:  
**DA/BA-18SRDIU**

PAGE:  
**01 of 03**

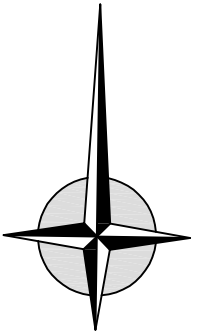


**SET OUT NOTES:**  
- THE BUILDER IS TO SET OUT THE WORKS IN CONJUNCTION WITH THE ACCOMPANYING PLANS. THE FINAL POSITION IS TO BE CONFIRMED BY THE CLIENT AS TO BEING CORRECT. ALL DIMENSIONS HEIGHTS AND LEVELS ARE TO BE CONFIRMED ON SITE BY ALL PARTIES INCLUDING LOCAL COUNCIL, OWNER AND ENGINEER BEFORE 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 BLUEMETAL 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.



288 SOUTH ARM RD  
LAUDERDALE TAS 7021

TITLE REF: 22343/1  
PROPERTY ID: 5233532  
AREA = 1.76ha



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ACCREDITATION NO:  
CC678 X

NOTES:

PROJECT TITLE:  
DI UBALDO GARAGE.

288 SOUTH ARM RD.  
LAUDERDALE

REVISION:

DATE:  
10/12/2018

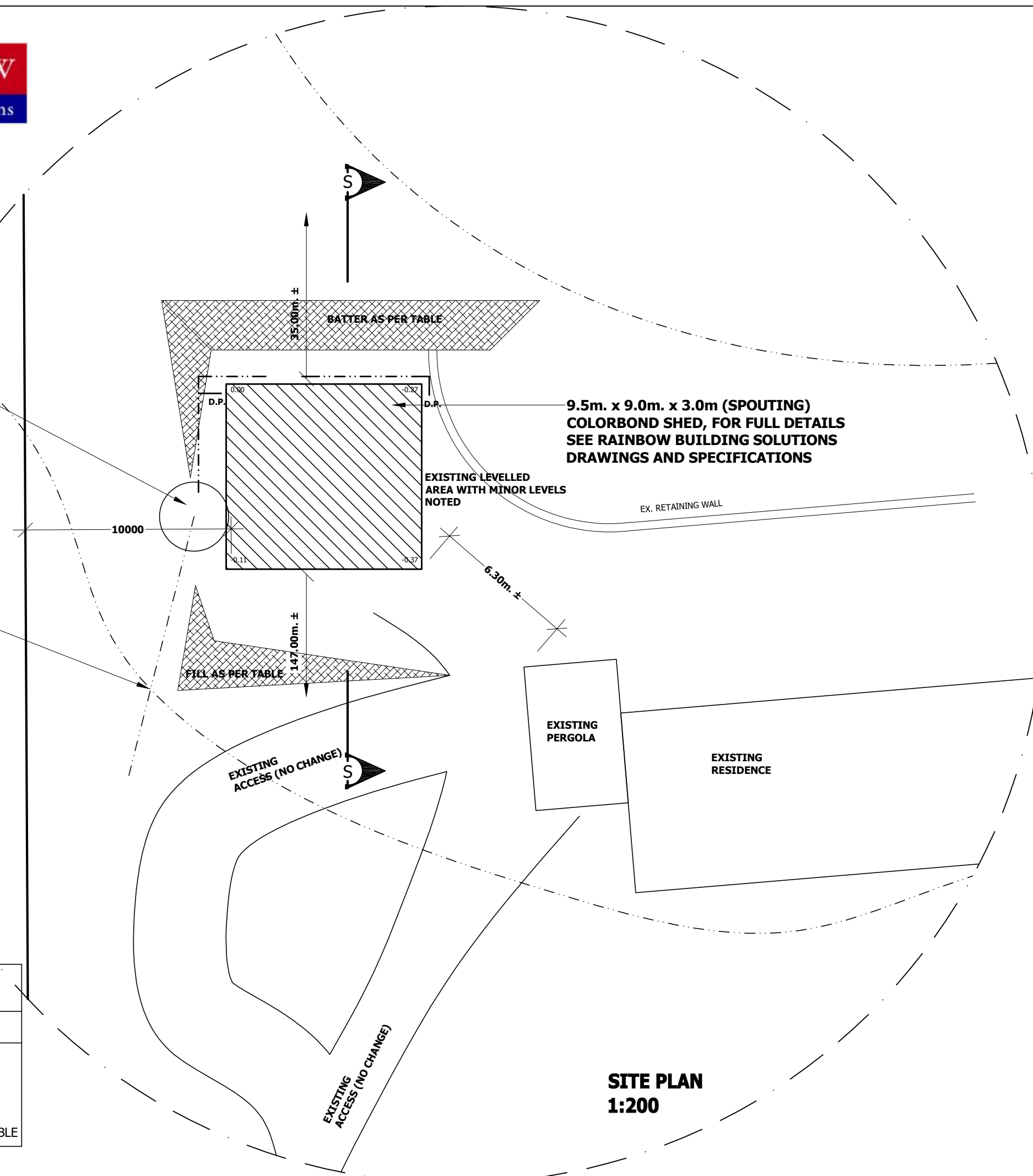
SCALE:  
AS SHOWN

JOB NUMBER:  
DA/BA-18SRDIU

PAGE:  
02 of 03

CONNECT DOWN-PIPES TO NEW WATER TANK  
AS PER NOTES AND min. 100φ STORM/WATER LINE

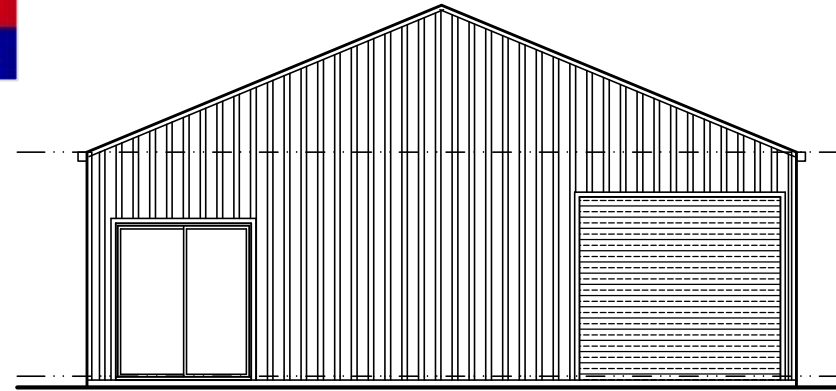
OVERFLOW FROM TANK TO EXISTING  
NATURAL WATER-COURSE WITH 90φ pvc  
USE ANTI EROSION MEASURES



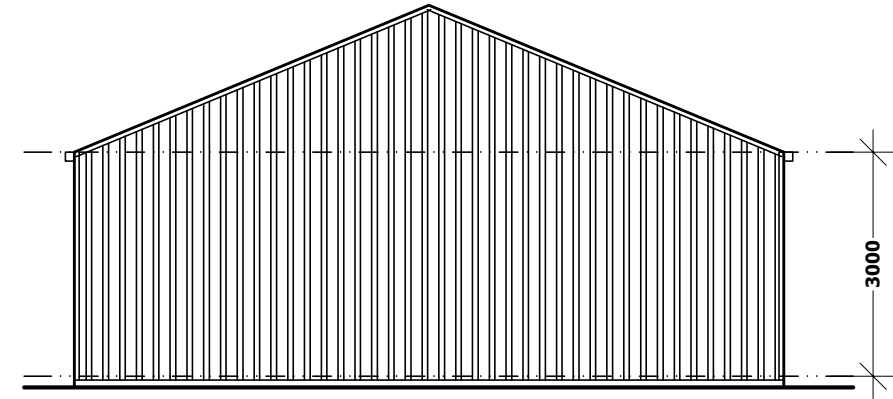
NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES  
SLOPE = H:L

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

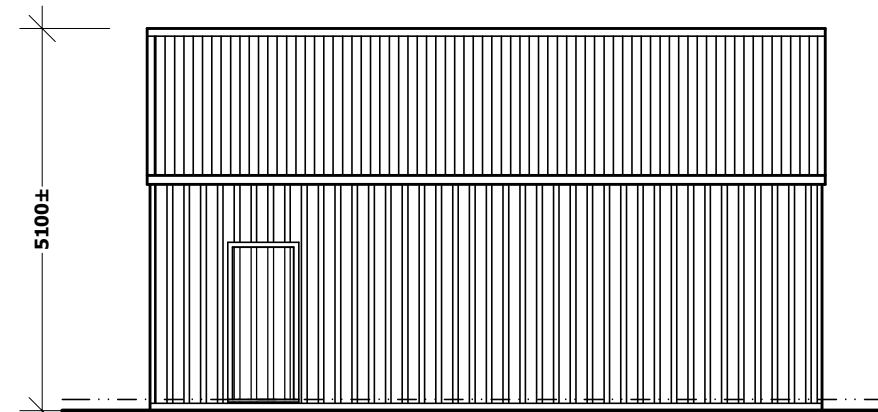
**SITE PLAN  
1:200**



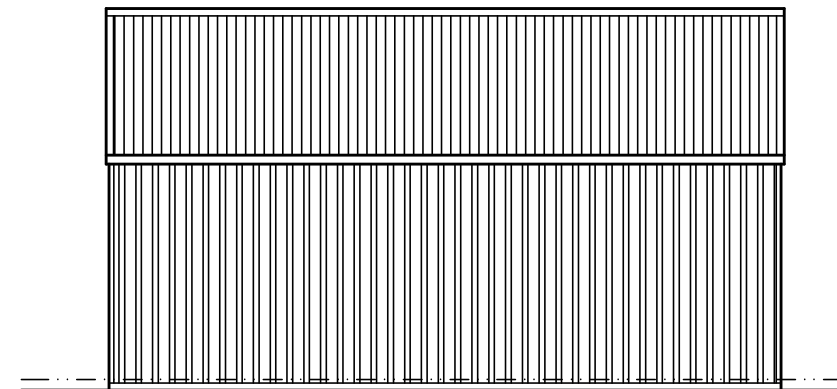
**SOUTH ELEVATION  
1:100**



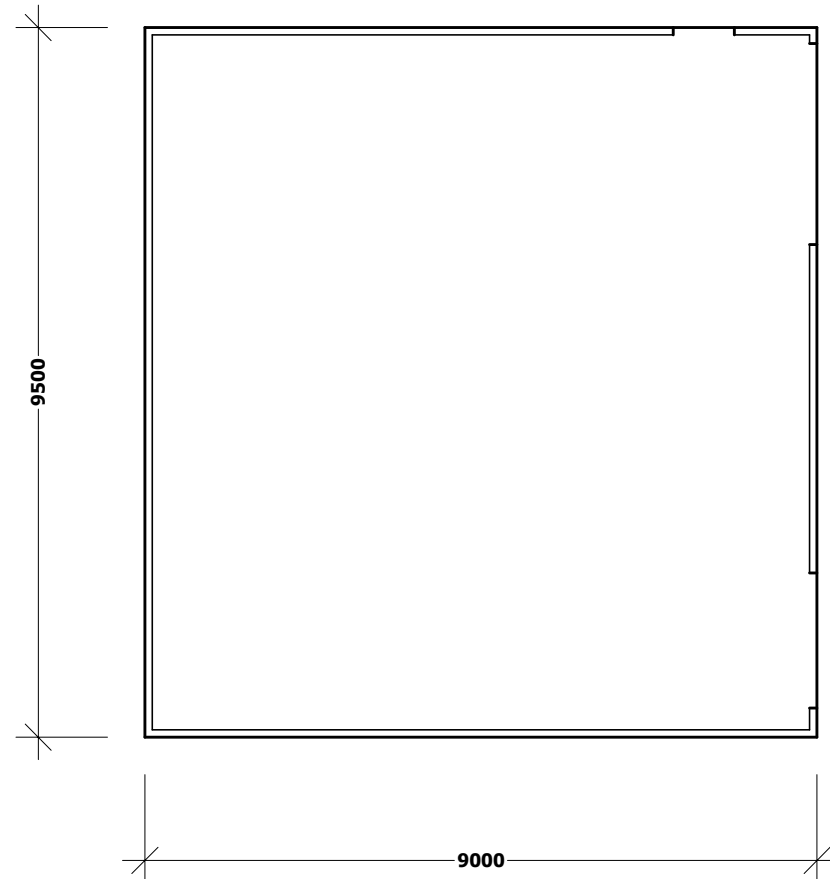
**NORTH ELEVATION  
1:100**



**EAST ELEVATION  
1:100**



**WEST ELEVATION  
1:100**



**FLOOR PLAN  
1:100**



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NOTES:  
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LAUDERDALE**

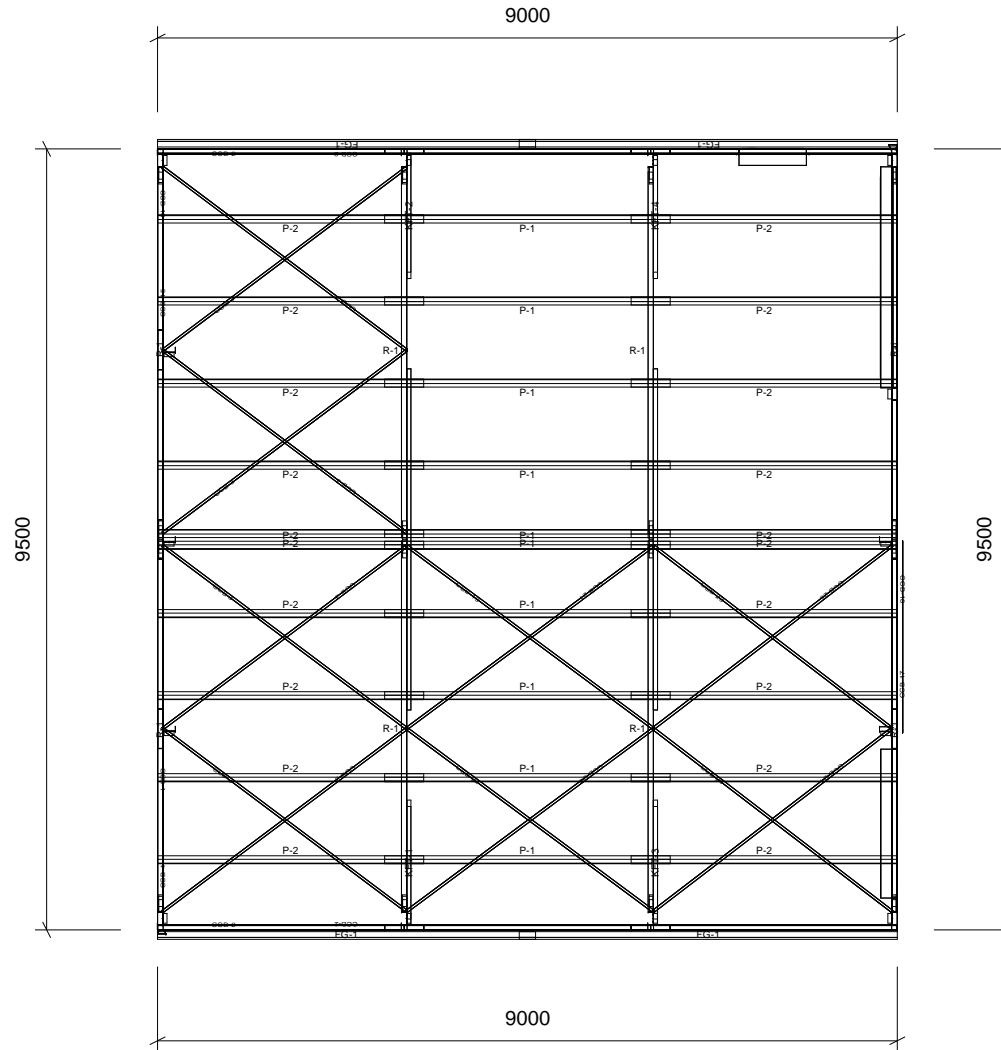
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DATE:  
10/12/2018

SCALE:  
AS SHOWN

JOB NUMBER:  
DA/BA-18SRDIU

PAGE:  
03 of 03



### Shed Construction Plan View



Joseph Di Ubaldo  
 288 South Arm Road  
 Lauderdale TAS 7021

Dwg No 1 of 14

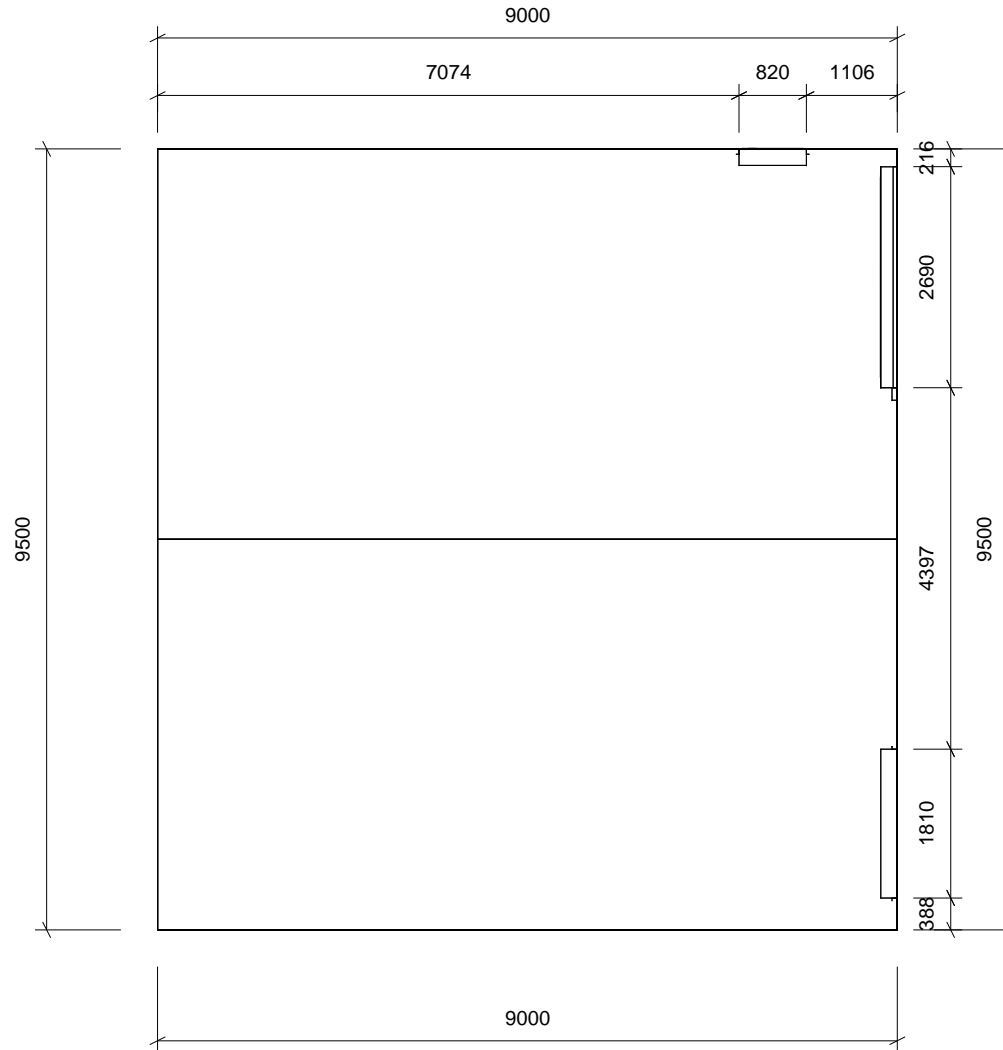
Project No. SOR01\_8269

9.5 x 9.0 x 3.0m shed

Joseph Di Ubaldo

28/11/2018

Scale NA



## Shed Floor Plan



Joseph Di Ubaldo  
 288 South Arm Road  
 Lauderdale TAS 7021

Dwg No 2 of 14

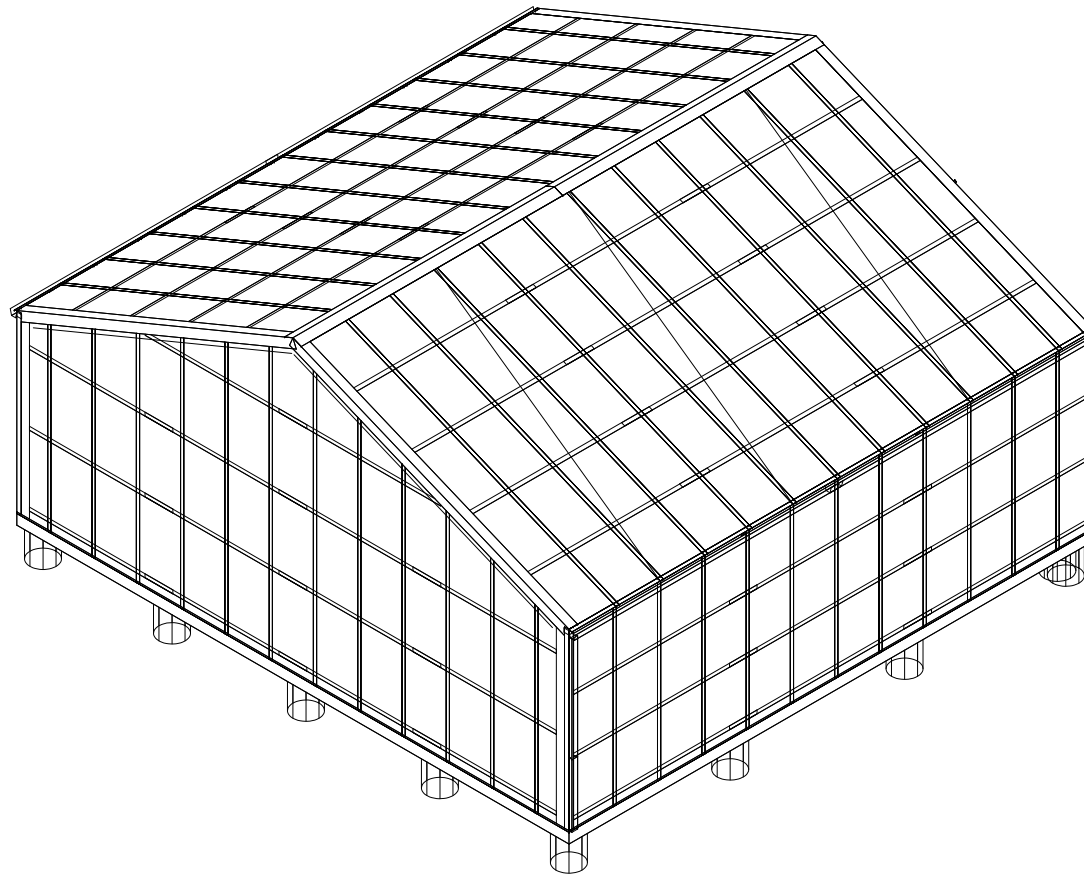
Project No. SOR01\_8269

9.5 x 9.0 x 3.0m shed

Joseph Di Ubaldo

28/11/2018

Scale NA



### Shed ISO Front Left View (Clad)



Joseph Di Ubaldo  
288 South Arm Road  
Lauderdale TAS 7021

Dwg No 3 of 14

Project No. SOR01\_8269

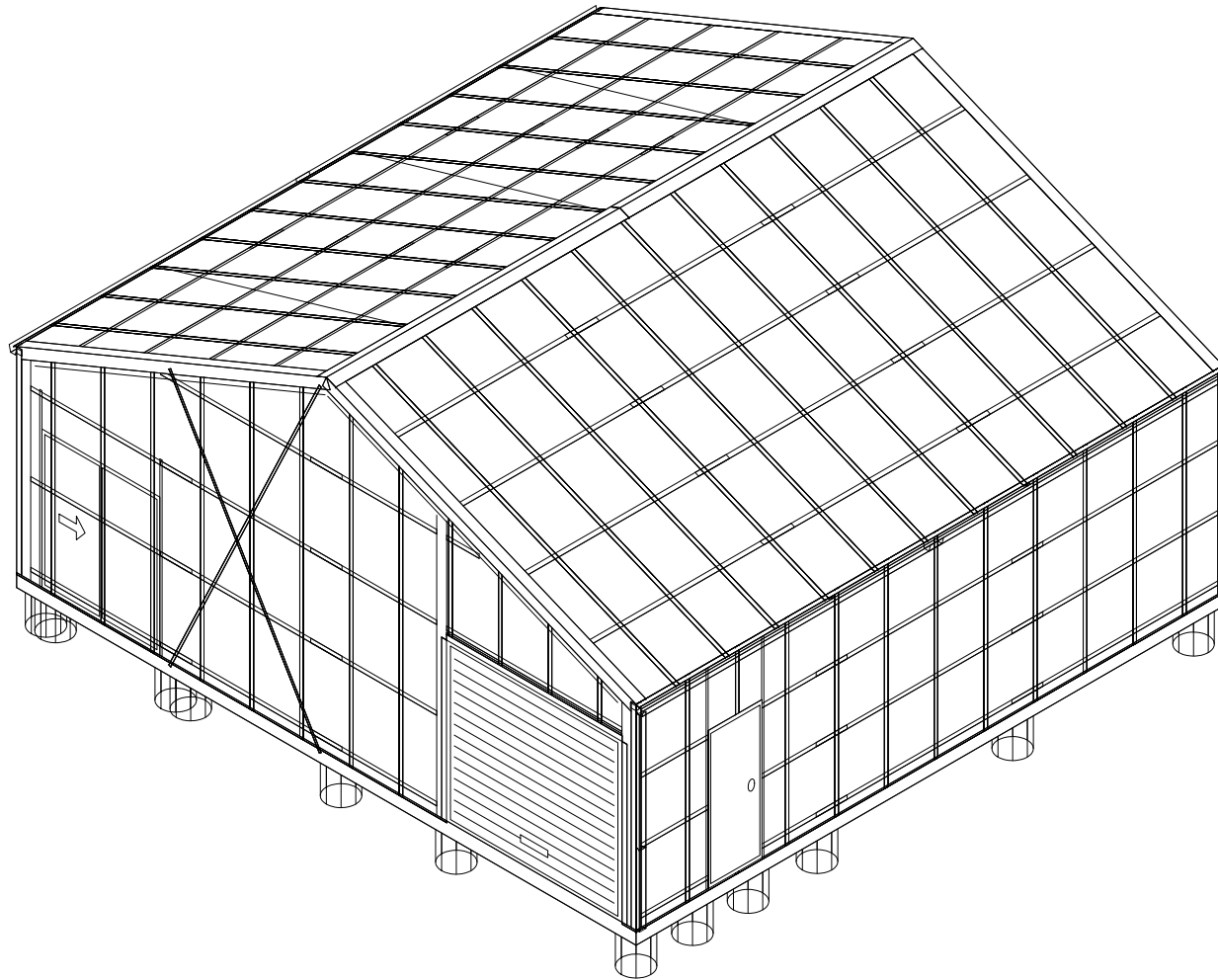
9.5 x 9.0 x 3.0m shed

Joseph Di Ubaldo

28/11/2018

Scale NA





### Shed ISO Back Right View (Clad)



Joseph Di Ubaldo  
288 South Arm Road  
Lauderdale TAS 7021

Dwg No 4 of 14

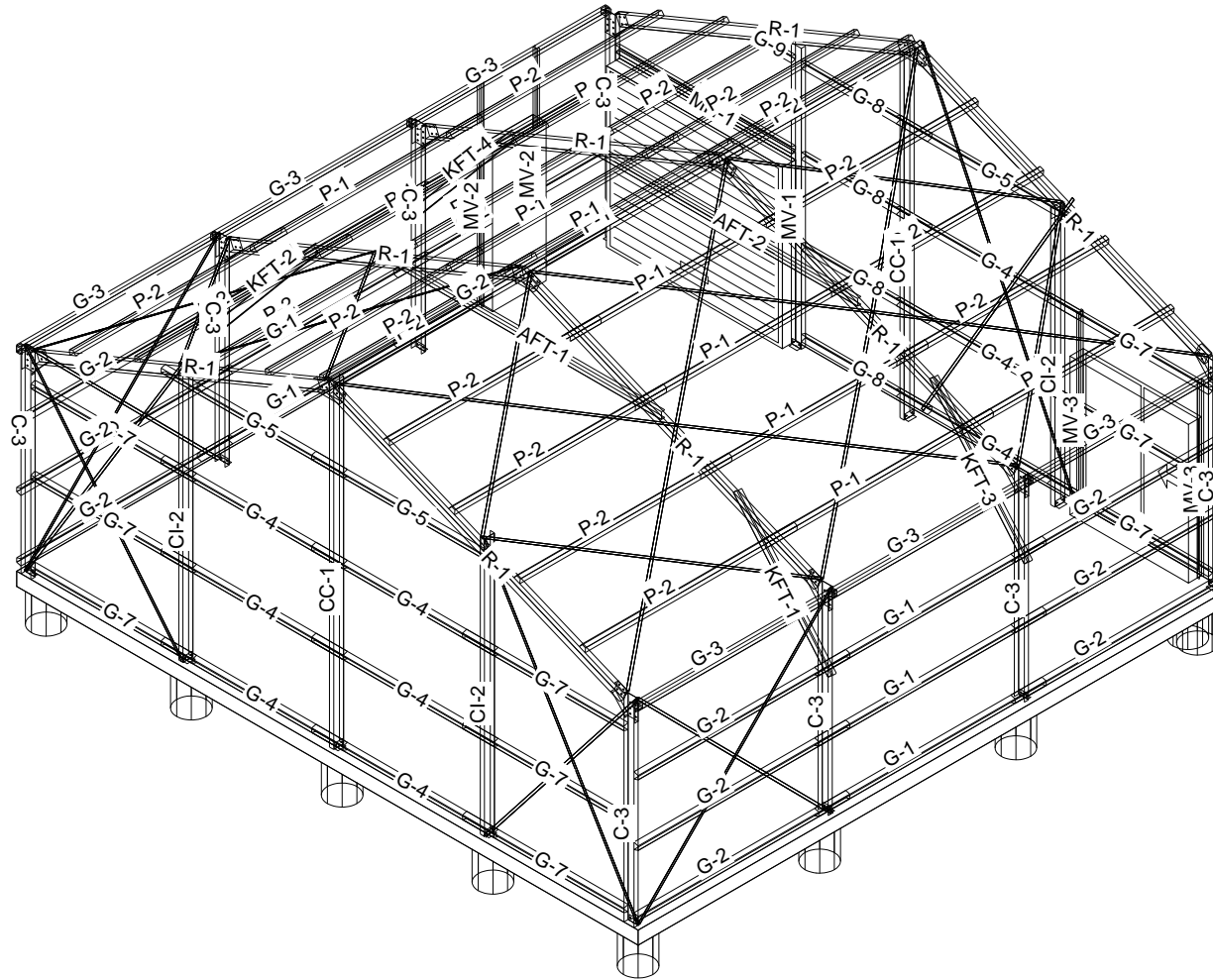
Project No. SOR01\_8269

9.5 x 9.0 x 3.0m shed

Joseph Di Ubaldo

28/11/2018

Scale NA



### Shed ISO Front Left View (Unclad)



Joseph Di Ubaldo  
 288 South Arm Road  
 Lauderdale TAS 7021

Dwg No 5 of 14

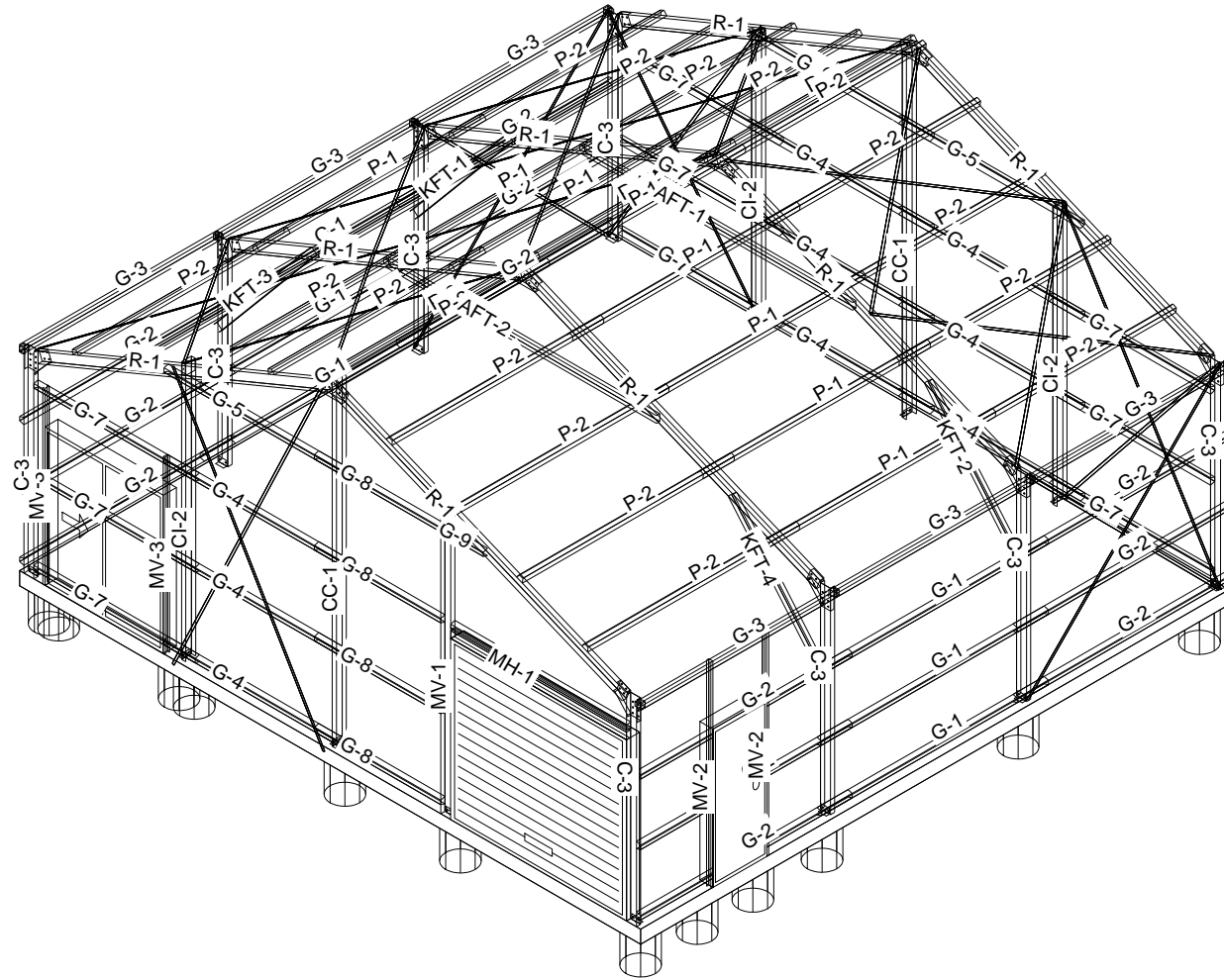
Project No. SOR01\_8269

9.5 x 9.0 x 3.0m shed

Joseph Di Ubaldo

28/11/2018

Scale NA



## Shed ISO Back Right View (Unclad)



Joseph Di Ubaldo  
 288 South Arm Road  
 Lauderdale TAS 7021

Dwg No 6 of 14

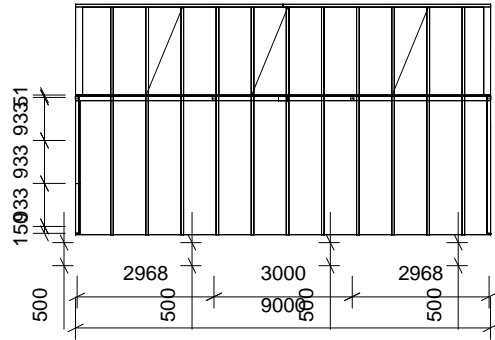
Project No. SOR01\_8269

9.5 x 9.0 x 3.0m shed

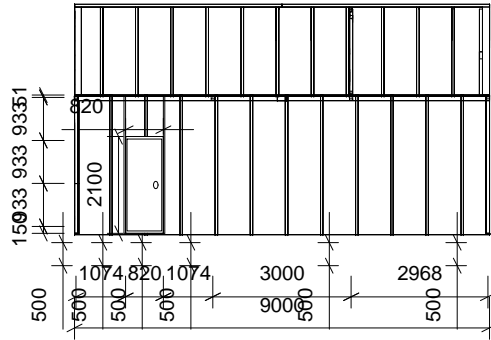
Joseph Di Ubaldo

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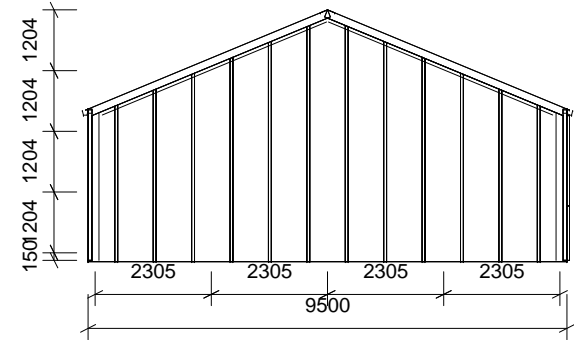
Scale NA



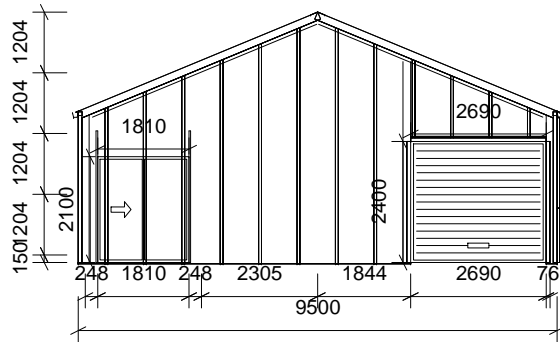
FRONT VIEW



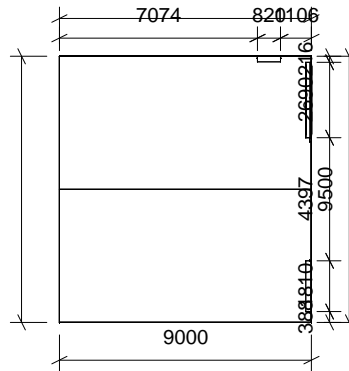
BACK VIEW



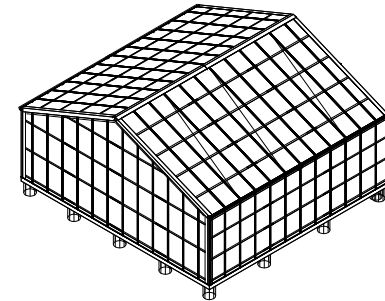
LEFT VIEW



RIGHT VIEW



PLAN VIEW



ISO FRONT LEFT VIEW

### Elevation Multiview



Joseph Di Ubaldo  
288 South Arm Road  
Lauderdale TAS 7021

Dwg No 7 of 14

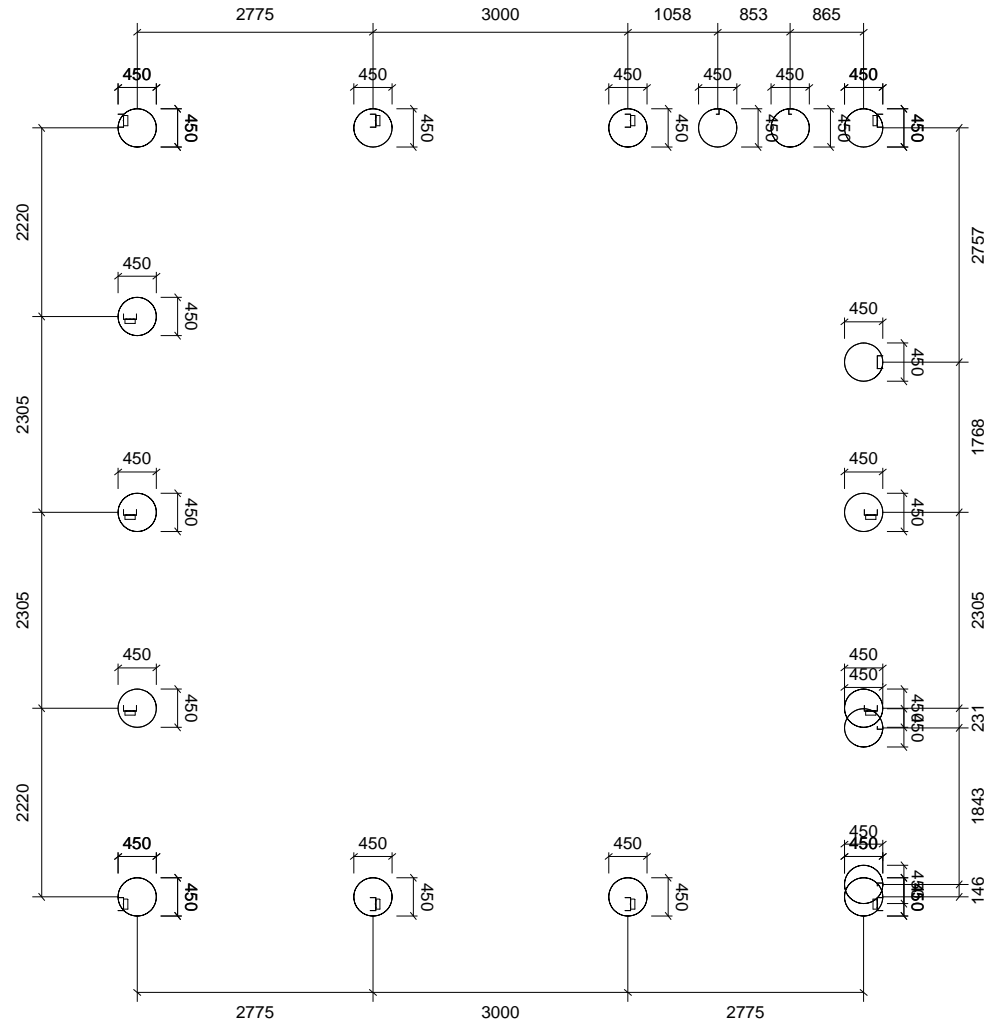
Project No. SOR01\_8269

9.5 x 9.0 x 3.0m shed

Joseph Di Ubaldo

28/11/2018

Scale NA



## Shed Footing Layout



Joseph Di Ubaldo  
288 South Arm Road  
Lauderdale TAS 7021

Dwg No 8 of 14

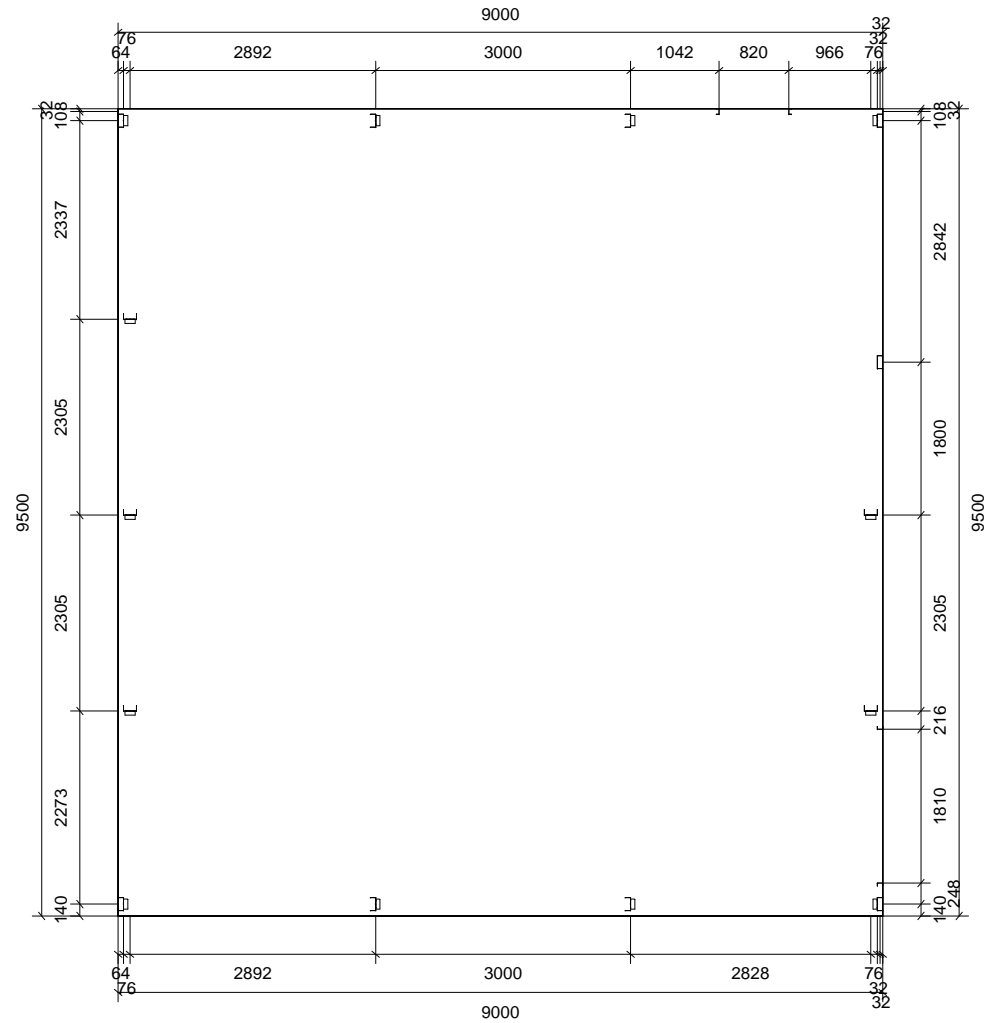
Project No. SOR01\_8269

9.5 x 9.0 x 3.0m shed

Joseph Di Ubaldo

28/11/2018

Scale NA



## Shed Slab Plan



Joseph Di Ubaldo  
 288 South Arm Road  
 Lauderdale TAS 7021

Dwg No 9 of 14

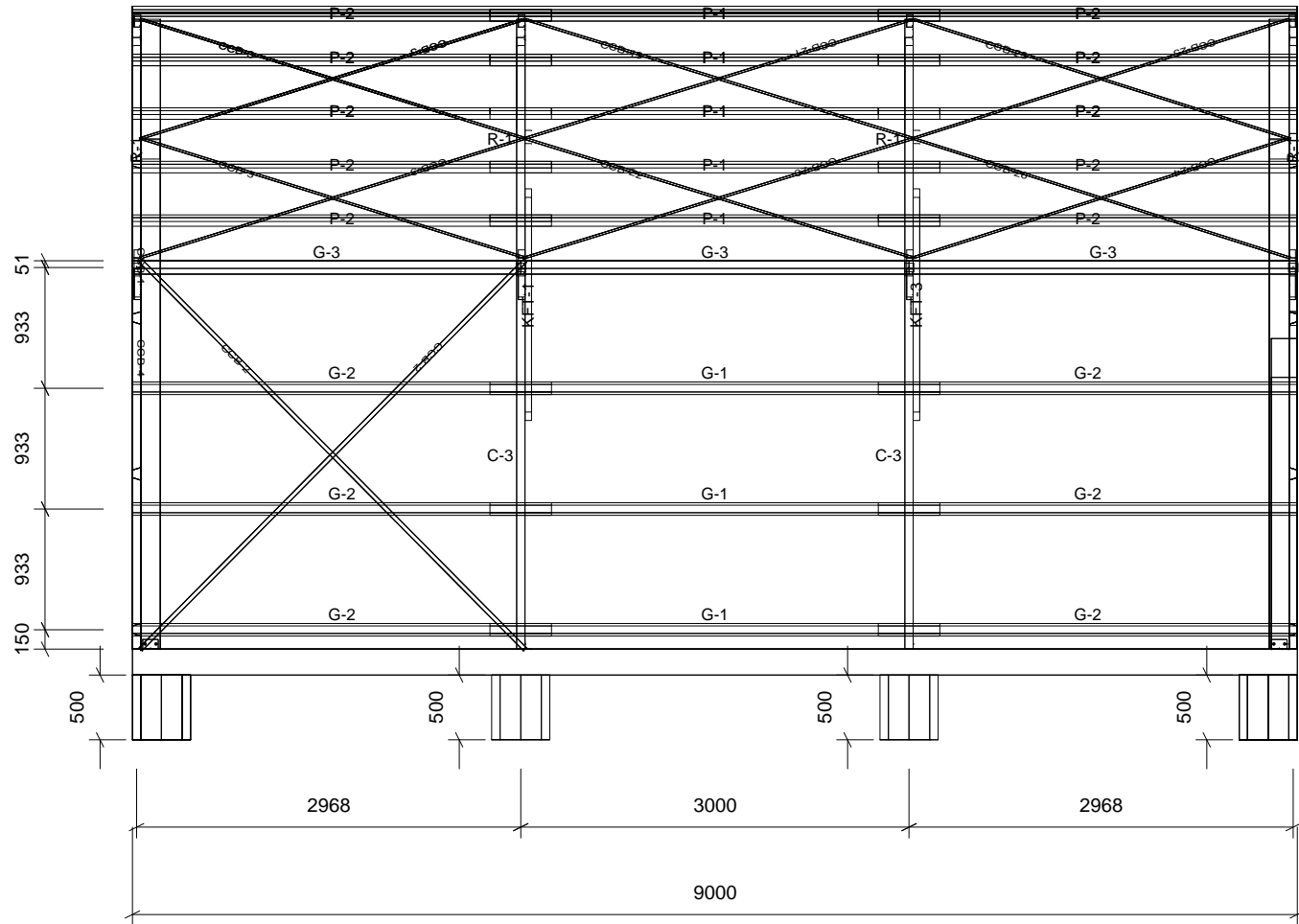
Project No. SOR01\_8269

9.5 x 9.0 x 3.0m shed

Joseph Di Ubaldo

28/11/2018

Scale NA



## Shed Assembly Front View



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 288 South Arm Road  
 Lauderdale TAS 7021

Dwg No 10 of 14

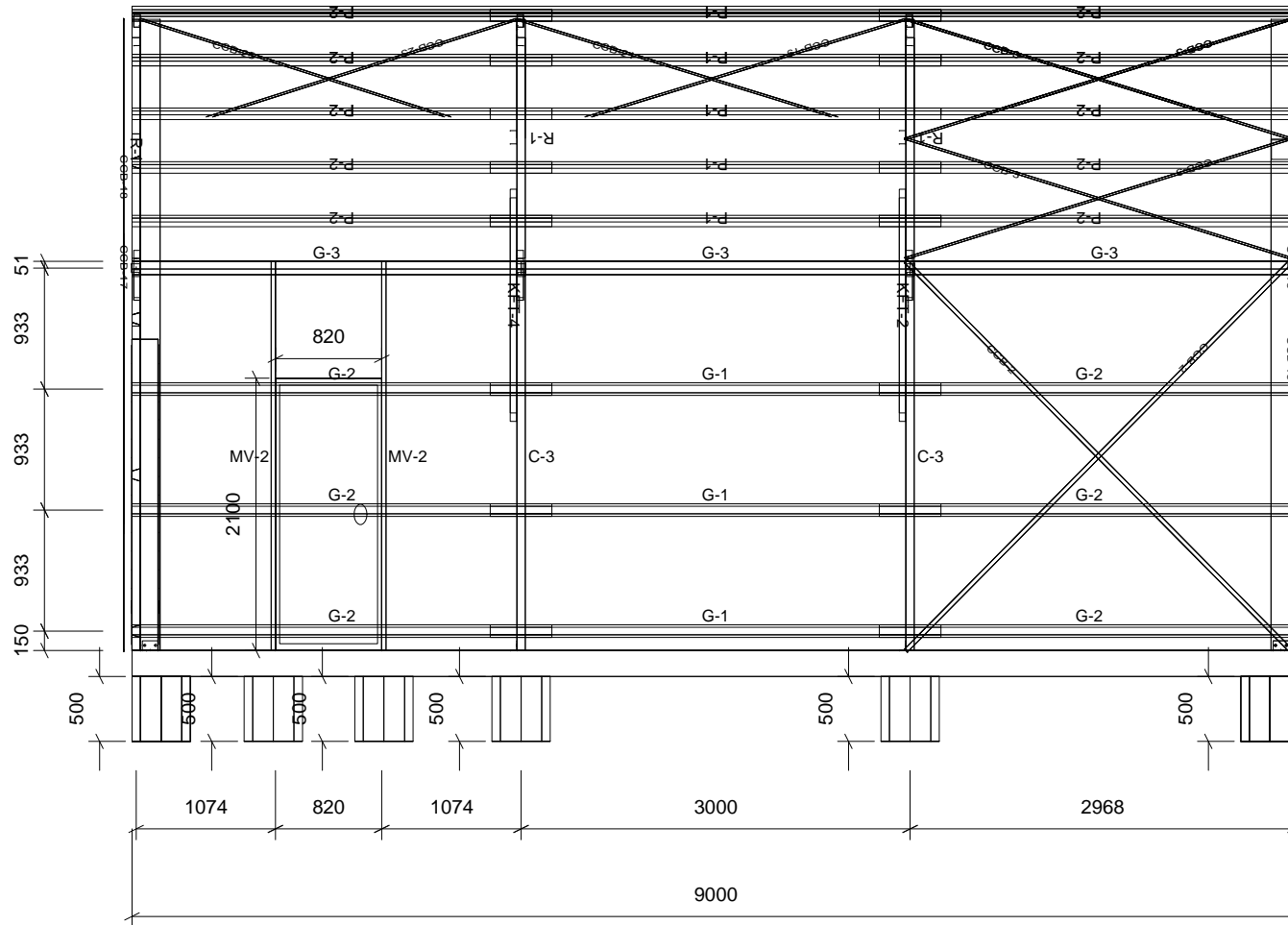
Project No. SOR01\_8269

9.5 x 9.0 x 3.0m shed

Joseph Di Ubaldo

28/11/2018

Scale NA



## Shed Assembly Back View



Joseph Di Ubaldo  
 288 South Arm Road  
 Lauderdale TAS 7021

Dwg No 11 of 14

Project No. SOR01\_8269

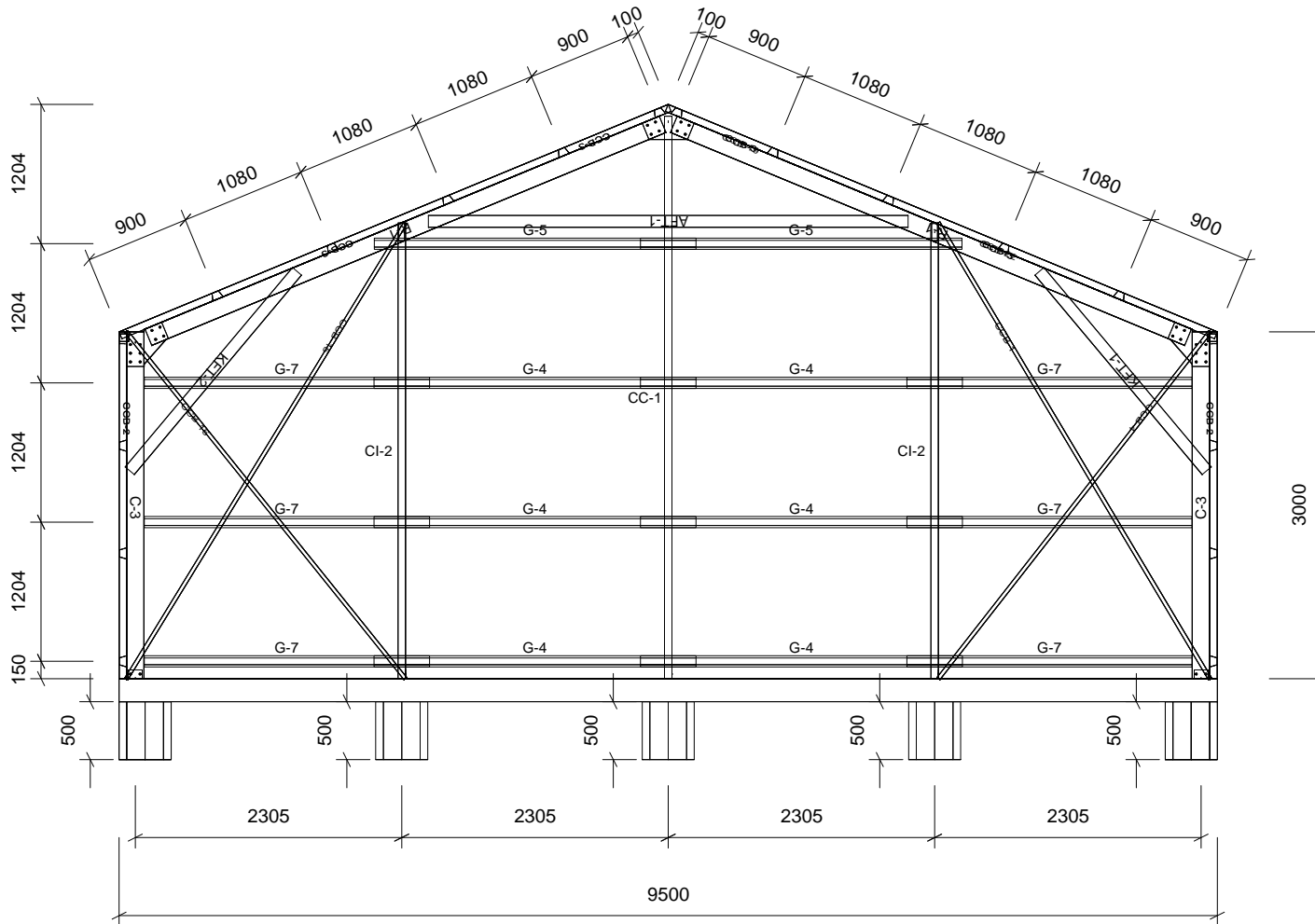
9.5 x 9.0 x 3.0m shed

Joseph Di Ubaldo

28/11/2018

Scale NA





## Shed Assembly Left View



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288 South Arm Road  
Lauderdale TAS 7021

Dwg No 12 of 14

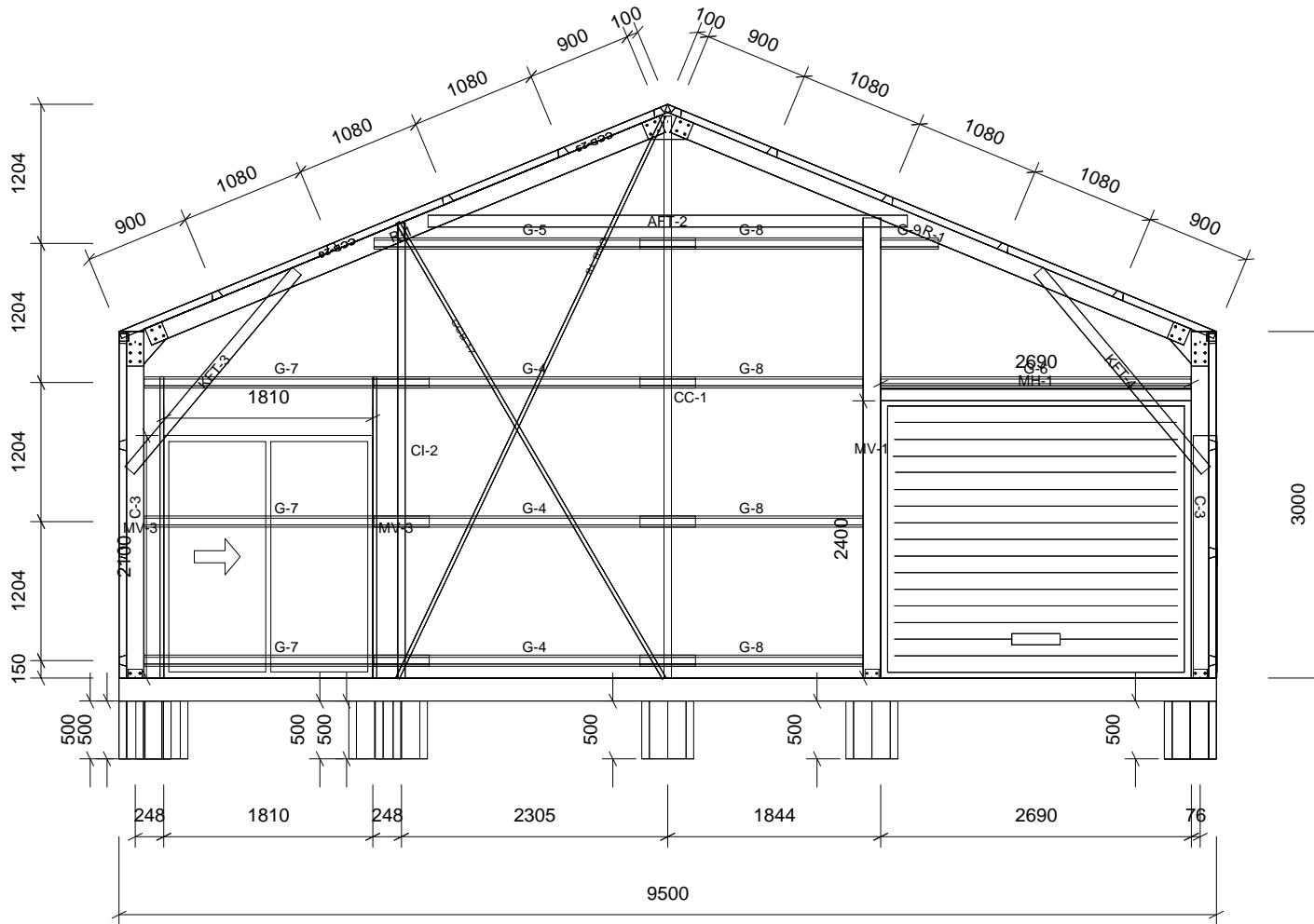
Project No. SOR01\_8269

9.5 x 9.0 x 3.0m shed

Joseph Di Ubaldo

28/11/2018

Scale NA



## Shed Assembly Right View



Joseph Di Ubaldo  
 288 South Arm Road  
 Lauderdale TAS 7021

Dwg No 13 of 14

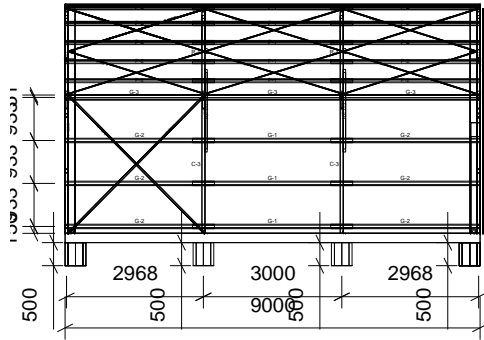
Project No. SOR01\_8269

9.5 x 9.0 x 3.0m shed

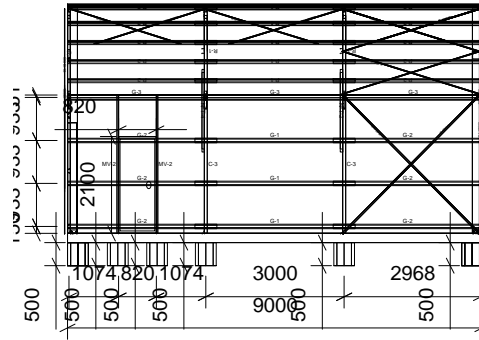
Joseph Di Ubaldo

28/11/2018

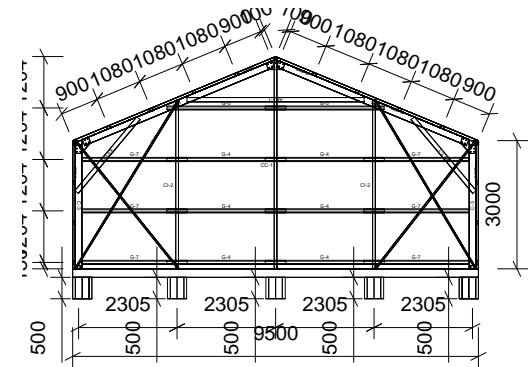
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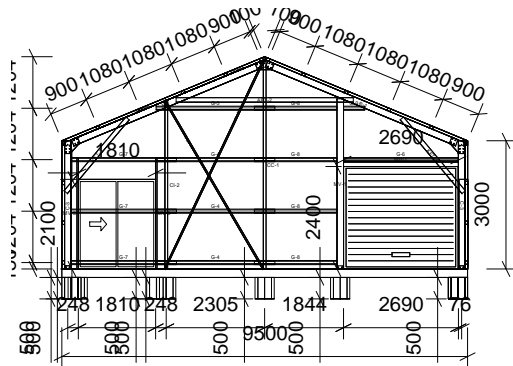
FRONT VIEW



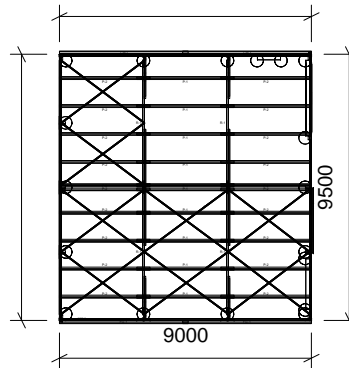
BACK VIEW



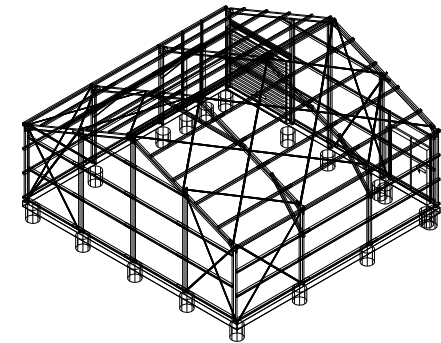
LEFT VIEW



RIGHT VIEW



PLAN VIEW



ISO FRONT LEFT VIEW

## Shed Assembly Multiview



Joseph Di Ubaldo  
288 South Arm Road  
Lauderdale TAS 7021

Dwg No 14 of 14

Project No. SOR01\_8269

9.5 x 9.0 x 3.0m shed

Joseph Di Ubaldo

28/11/2018

Scale NA