
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025175**

Location: **112 Ironcliffe Road, Penguin**

Proposal: **Residential - garage**

Performance Criteria: **Building height, setback and siting**

The application may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during Office hours and on the council's website: www.centralcoast.tas.gov.au Any person may make representation in relation to the applications (in accordance with S.57(5) of the Act) by writing to the Chief Executive Officer, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the *Local Government (Meeting Procedures) Regulations 2015*.

The representation must be made on or before **15 September 2025**

Date of Notification: **30 August 2025**

CENTRAL COAST COUNCIL

PO Box 220
19 King Edward Street
ULVERSTONE TASMANIA 7315
Ph: (03) 6429 8900
Email: planning@centralcoast.tas.gov.au
www: centralcoast.tas.gov.au



Land Use Planning and Approvals Act 1993

Tasmanian Planning Scheme – Central Coast

PLANNING PERMIT APPLICATION

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 29 JUL 2025

Application No: DA2025175

Doc. ID: 526454

Office use only:

Zone:

Permit Pathway – NPR/Permitted/Discretionary

Use or Development Site:

Site Address

LOT 9 LESTER ROAD PENGUIN OR 112 IRONCLIFFE ROAD PENGUIN

Certificate of
Title Reference

188762 Volume 9

Land Area

14,200 m²

Heritage Listed Property

NO



YES



Applicant(s)

First Name(s)

Craig & Michelle

Surname(s)

Stubbs

Company name
(if applicable)

Contact No:

0407550816

Postal Address:

120 Ironcliffe Road Penguin

Email address:

chucky1605cs@gmail.com

Please tick box to receive correspondence and any relevant information regarding your application via email.



Owner(s) (note – if more than one owner, all names must be indicated)

First Name(s)

Craig
Michelle

Middle Names(s)

Timothy
Louise

Surname(s)

Stubbs

Company name (if applicable)

Postal Address:

120 Ironcliffe Road Penguin TAS 7316

PERMIT APPLICATION INFORMATION

(If insufficient space for proposed use and development, please attach separate documents)

"USE" is the purpose or manner for which land is utilised.

Proposed Use

VACANT LAND

Use Class

Office use only

"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.

Proposed Development (please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents).

To Build a 54 Square metre 3 car Garage with Three Roller Doors
AND ONE P/A Door 9metres from Southern Boundary and 2 metres
from Eastern Boundary. Site has a 600mm fall in land from
South eastern corner to North western corner. (Please see Attached notes)

Value of the development – (to include all works on site such as outbuildings, sealed driveways and fencing)

\$ 32,033.00 Estimate/Actual

Total floor area of the development 54m²

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I Graig Strick, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application under section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Signature of Applicant

Date 4-8-25

If the application involves land within a Strata Corporation

I _____, declare that the owner/each of the owners of the body corporation has been notified of the intention to make this permit application.

Signature of Applicant

Date

If the application involves land owned or administered by the CENTRAL COAST COUNCIL

Central Coast Council consents to the making of this permit application.

General Managers Signature _____ Date _____

If the permit application involves land owned or administered by the CROWN

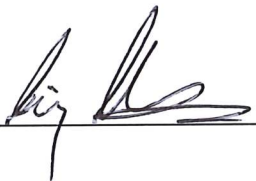
I, _____ the Minister
responsible for the land, consent to the making of this permit application.

Minister (Signature) _____ Date _____

NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.

Applicants Declaration

we Craig Timothy Stubbs & Michelle Louise Stubbs
declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant/s  masstubbs Date _____

Office Use Only	
Planning Permit Fee	\$
Public Notice Fee	\$
Permit Amendment / Extension Fee	\$
No Permit Required Assessment Fee	\$
TOTAL	\$
Validity Date	

SEARCH OF TORRENS TITLE

VOLUME 188762	FOLIO 9
EDITION 1	DATE OF ISSUE 25-Jun-2025

SEARCH DATE : 27-Jun-2025

SEARCH TIME : 08.49 AM

DESCRIPTION OF LAND

Town of PENGUIN
 Lot 9 on Sealed Plan 188762
 Derivation : Part of Lot 5705, 50A-1R-0P Gtd. to Thomas
 Moriarty Clerke
 Prior CT 188091/10

SCHEDULE 1

B652429 & M290358 TRANSFER to STEVEN CRAIG JARMAN and JUDITH
 MARGARET JARMAN Registered 01-Jul-2010 at noon

SCHEDULE 2

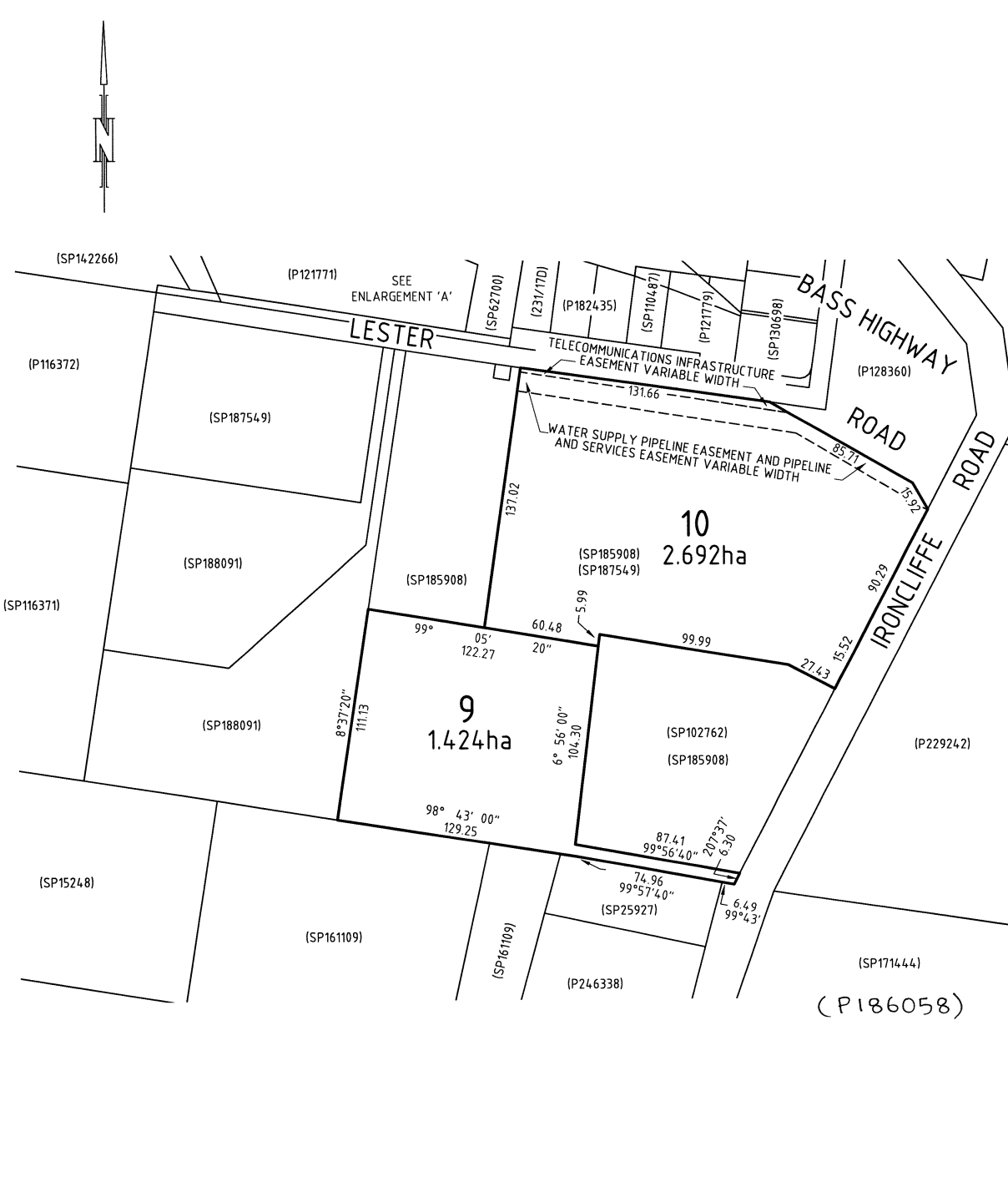
Reservations and conditions in the Crown Grant if any
 SP188762 FENCING COVENANT in Schedule of Easements
 SP185908, SP187549 & SP188091 FENCING COVENANT in Schedule of
 Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: STEVEN CRAIG JARMAN & JUDITH MARGARET JARMAN FOLIO REFERENCE: 188091/10 GRANTEE: PART OF LOT 5705, 50A-1R-0P, GRANTED TO THOMAS MORIARTY CLERKE	PLAN OF SURVEY BY SURVEYOR: ADRIAN W EBERHARDT of PDA 6 QUEEN STREET, BURNIE	REGISTERED NUMBER SP188762
	LOCATION: TOWN OF PENGUIN SCALE 1: 1:2000 LENGTHS IN METRES	APPROVED EFFECTIVE FROM 25 JUN 2025..... Recorder of Titles

LOT 10 IS COMPILED FROM F.R.188091/10 AND THIS SURVEY. 'PRIORITY FINAL PLAN' ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



 Registered Land Surveyor	21/03/2025 Date	49473 Ref No.	 Council Delegate	28.5.25 Date
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<p style="text-align: center;">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 style="font-size: 2em; font-weight: bold;">SP 188762</p>
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PAGE 1 OF 5 PAGE/S

EASEMENTS AND PROFITS

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.

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.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Easements

Lot 10 on the Plan is subject to a Water Supply and Pipeline Easement in favour of the North West Regional Water Authority over the land marked Water Supply Pipeline Easement and Pipeline and Services Easement Variable Width shown on the Plan and more fully defined in A763890.


Lot 10 (“the Lot”) is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked “Water Supply Pipeline Easement and Pipeline and Services Easement Variable Width” as shown on the Plan (“the Easement Land”).

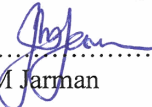
Lot 10 is subject to a Telecommunications Easement in gross in favour of Telstra Group Limited and NBN Co over the land marked “TELECOMMUNICATIONS INFRASTRUCTURE EASEMENT VARIABLE WIDTH” as shown on the Plan (“The Easement Land”).

“Pipeline and Services Easement” is defined as follows:-

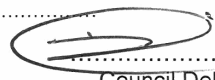
FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;


.....
SC Jarman


.....
JM Jarman

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: Steven Craig Jarman, Judith Margaret Jarman</p> <p>FOLIO REF: 188091/10</p> <p>SOLICITOR & REFERENCE: Jason Dolbel Solicitor</p>	<p>PLAN SEALED BY: Central Coast Council</p> <p>DATE: 28.08.25</p> <p>09.2022.021 REF NO.  Daryl Connelly Director Strategic Growth</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 188762</p>
<p>SUBDIVIDER: Steven Craig Jarman, Judith Margaret Jarman FOLIO REFERENCE: 188091/10</p>	

(5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:

- (a) without doing unnecessary damage to the Easement Land; and
- (b) leaving the Easement Land in a clean and tidy condition;

(6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

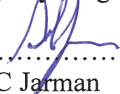
(7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

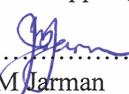
SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

“Infrastructure” means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;


.....
SC Jarman


.....
JM Jarman

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 188762</p>
<p>SUBDIVIDER: Steven Craig Jarman, Judith Margaret Jarman FOLIO REFERENCE: 188091/10</p>	

(g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and

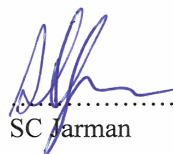
(h) where the context permits, any part of the Infrastructure.


“TasWater” means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

Telecommunications Easement means:

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for Telstra Group Limited and NBN Co and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that Telstra Group Limited and NBN Co is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities Telstra Group Limited and NBN Co may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, Telstra Group Limited and NBN Co reinstating any damage that it causes in doing so to any boundary fence of the Lot.


.....
SC Jarman


.....
JM Jarman

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 188762</p>
<p>SUBDIVIDER: Steven Craig Jarman, Judith Margaret Jarman FOLIO REFERENCE: 188091/10</p>	

SECONDLY, the benefit of a covenant in gross for Telstra Group Limited and NBN Co with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of Telstra Group Limited and NBN Co to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.


Interpretation:


“Infrastructure” means infrastructure owned or for which Telstra Group Limited and NBN Co is responsible and includes but is not limited to:

- (a) telemetry and monitoring devices;
- (b) inspection and access pits;
- (c) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (d) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (e) anything reasonably required to support, protect or cover any other Infrastructure;
- (f) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (g) where the context permits, any part of the Infrastructure.

~~Drainage Easement: The Drainage Easements has the meaning of a “Right of Drainage” given to it in Schedule 8 of the Conveyancing and Law of Property Act 1884 (Tas).~~

Fencing Covenant: The owner of each Lot on the Plan covenants with the Vendor Steven Craig Jarman, Judith Margaret Jarman, and Steven Craig Jarman and Judith Margaret Jarman ad Trustee for the JUDSTE Superannuation Fund, that the said Vendor shall not be required to fence.


.....
SC Jarman


.....
JM Jarman

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 5 PAGES	Registered Number SP 188762
SUBDIVIDER: Steven Craig Jarman, Judith Margaret Jarman FOLIO REFERENCE: 188091/10	

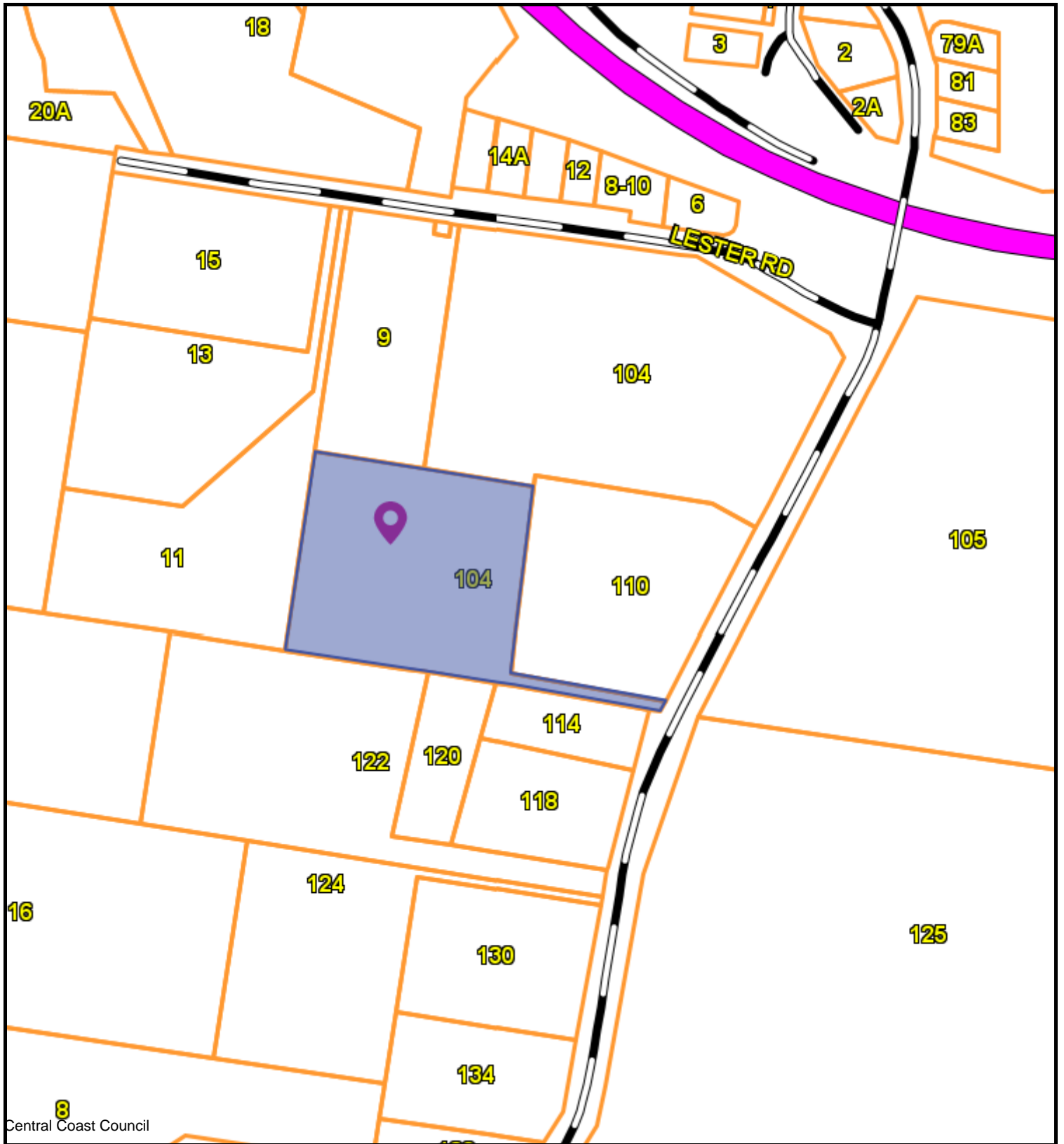
Signed by Steven Craig Jarman and Judith Margaret Jarman as registered proprietor of the Land comprised in Folio of the Register Volume 188091 Folio 10 Before Me)
)
)
)
)

.....
.....


.....
Witness Signature

..... Jason Rodney Dolbel
Witness Full Name 70 Alexandra Road
Ulverstone TAS 7315
LAWYER
.....
Witness Address

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Central Coast Council



CENTRAL COAST COUNCIL
 19 King Edward St
 Ulverstone
 TAS 7315
 Telephone: 03 6429 8900
 admin@centralcoast.tas.gov.au



27-Aug-2025

**112 IRONCLIFFE ROAD,
 PENGUIN
 DA2025175**

IMPORTANT

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

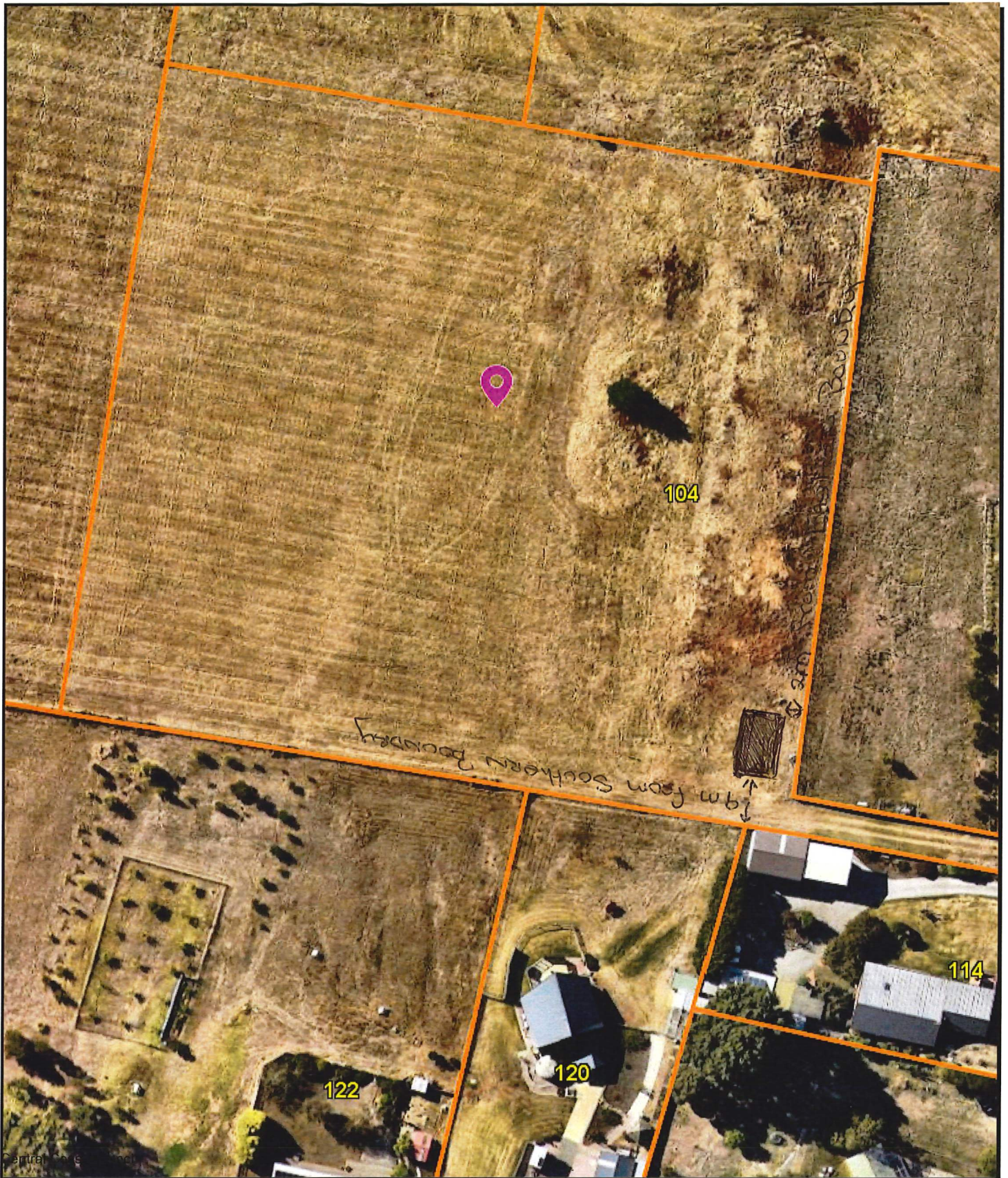
Disclaimer

This map is not a precise survey document
 All care is taken in the preparation of this plan; however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.

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50 m

Scale =
1:2940.840



**112 Ironcliffe Road
PENGUIN**

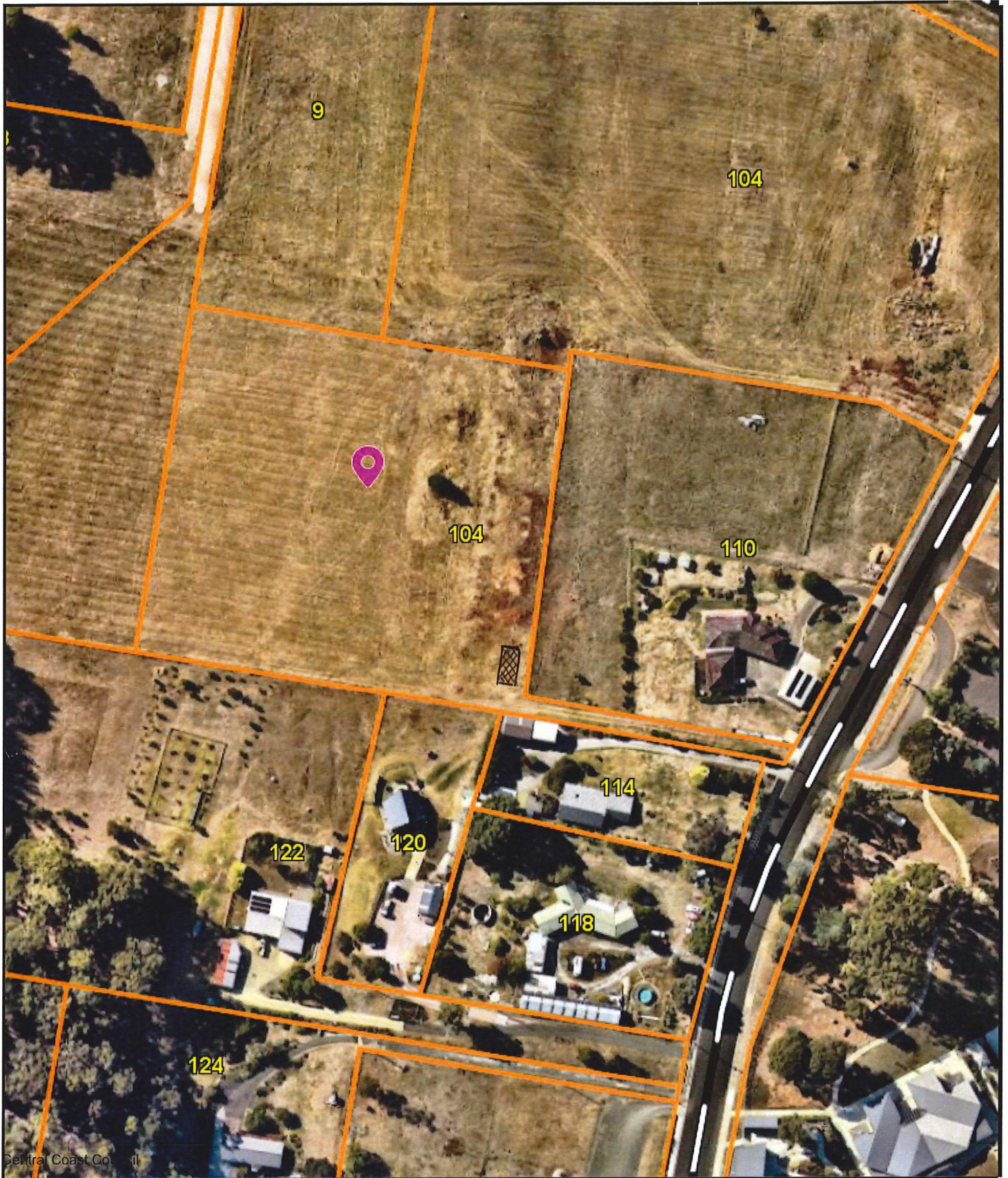
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22-Jul-2025

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20 m
 Scale =
 1:850.500





Central Coast Council

**112 Ironcillfe Road
PENGUIN**

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22-Jul-2025

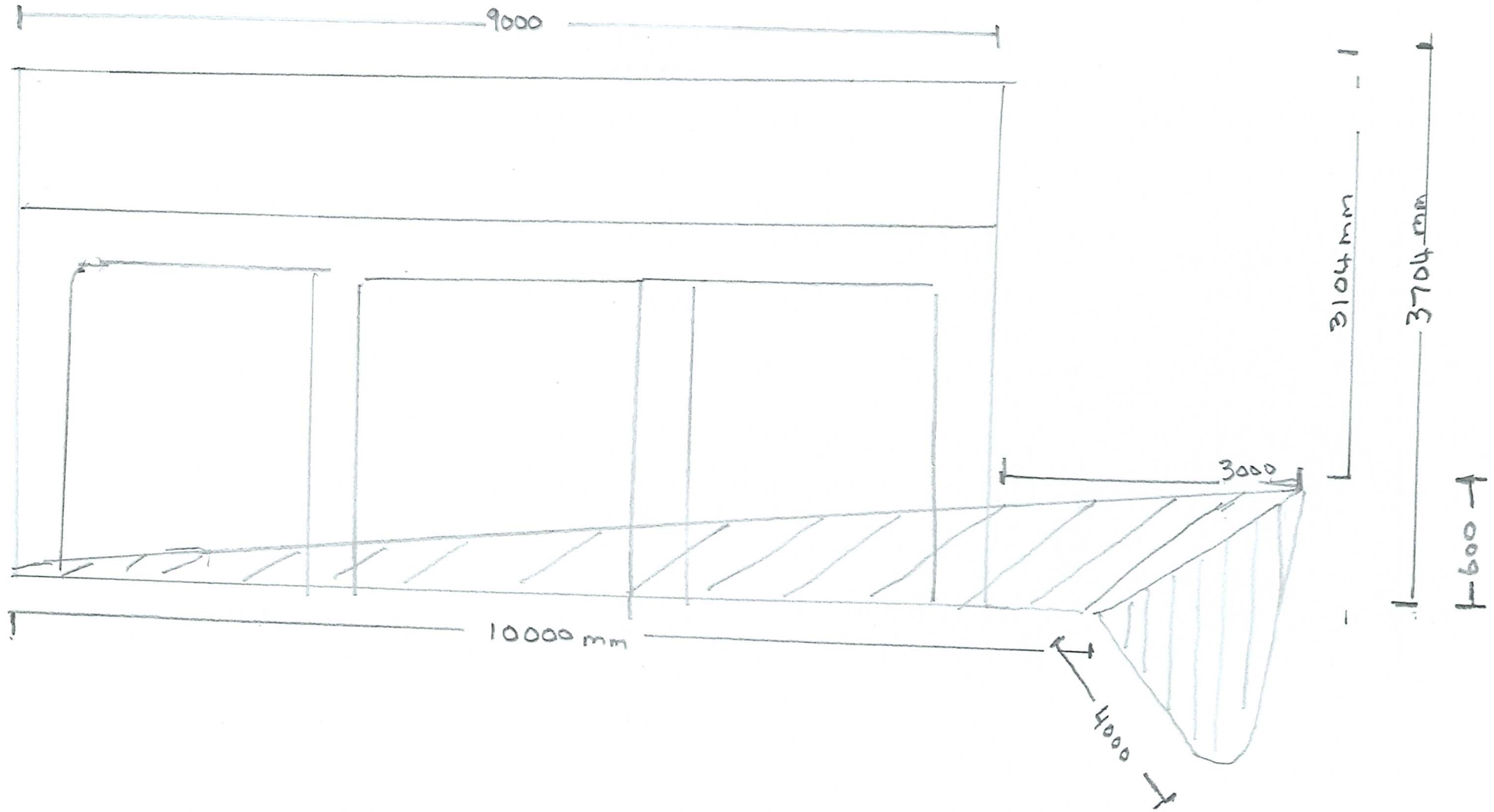
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50 m
 Scale =
 1:1600



Proposed 9000 x 6000 Shed for Lot 9 Lester Heights Penguin

Showing 600mm cut down to 0mm over 10000mm



Proposed Development continued:

As the excavation will be cut into land, 600m of the cut will be battered on the southern and eastern sides of the proposed shed. Although the proposed shed is outside the building envelope by 8 metres on the eastern side and 1 metre on the southern side, we are hoping to get an exemption from planning parameters for the following reasons.

1. The proposed site will not impede any views from neighbouring properties.
2. Three of the four neighbouring residences have sheds within 1 to 3 metres of their boundaries.
3. Water run off will not affect any neighbouring properties

Builrite

A trading unit of The Trustee for T&K Eustace Family Trust
 1 Kilowatt Court ULVERSTONE TAS 7320
 ABN: 31659676778
 Licence: 94585205

Date: 28/07/2025
 Valid To: 27/08/2025
 Contact:
 Phone: 03 6425 5992
 Email: info@builritetas.com.au

**Quote No. 1887**

Craig Stubbs
 Lot 9 Penguin Heights PENGUIN TAS 7316
 Mob: 0407 550 816 | Email: chucky1605cs@gmail.com

Dear Craig Stubbs

Thank you for your quote request. To convert this quote to an order, please sign ALL pages including plans, site sketch (if applicable), Terms and Conditions and return by email or in office. Deposits can be made by cheque, cash or direct payment to Builrite Construction & Civil Pty Ltd BSB 067 402 ACCT: 1070 8297. Please contact our office should you require any changes or wish to discuss this quote further prior to payment.

Regards,

Product:	Deluxe Garage, 15° roof	
Building Class:	10a	
Building Site:	Lot 9 Penguin Heights, PENGUIN TAS 7316	
Dimensions:	6000mm wide x 9000mm long x 2900mm eave.	
Wind Code:	AS/NZS 1170.2:2021; Coastal distance: N/A	
	Region: A1-A5; TC: 2.5; I.L: 2; Me: 1.0; Mt: 1.0; Vsit: 39.2 m/s	
Building Mass:	1,557 kg	
Initial Kit Deposit Amount 10%		\$1,638.00
Manufacture Kit Payment Amount 40%		\$6,553.00
Final Kit Payment Amount 50%		\$8,190.00
Concrete Amount		\$9,380.00
Construction Amount		\$7,044.00
Kit Amount \$16,381.00		
Concrete Amount \$9,380.00		\$32,805.00
Construction Amount \$7,044.00		\$2,982.28
Includes GST		

*Conditions apply: price is indicative until your special requests are verified
 Engineering Plans and Form 35 are supplied upon payment of the initial kit deposit.
 Approvals for Planning, Building and Plumbing (new and/or existing services including storm water) and Electrical are not included in our price.
 Please advise if you require an additional quote for these works. By not engaging Builrite to complete these services you accept full responsibility for all regulatory approvals and requirements. Concrete price is based on clear level site, no excavations or additional materials included and will quoted and be charged accordingly.
 Please note that the quoted price can change without the exact site location. Your site will need to be confirmed before existing to ensure the wind code is engineered accurately. 10% Initial Kit Deposit, 40% Manufacture Kit Payment and 50% Delivery Kit Payment (Due prior to delivery).

Client Name:

Date:

Signature:



Buildrite

Trading unit of The Trustee for T&K Eustace Family Trust

1 Kilowatt Court ULVERSTONE TAS 7320
 ABN: 31659676778
 Licence: 94585205

Date: 28/07/2025
 Valid To: 27/08/2025
 Contact:
 Phone: 03 6425 5992
 Email: info@buildritetas.com.au

**Quote No. 1887**

The quoted price of \$32,805.00, detailed on the previous page, includes the following items for the building:

Item	Description	Colour	Qty	Unit
Roof sheets	0.47tct Corrugated Profile, C/B (coloured screws)	Wallaby	24	—
Wall sheets	Vertical, 0.47tct Trimdek Profile, C/B (coloured screws)	Wallaby	40	—
Partitions	None			
Gable Infill	None			
Barge flashing	Barge, Suit All Roof Pitch's Corrugated Profile C/B	Wallaby	4	—
Gutters	Gutter, high front slotted quad, C/B	Wallaby	4	—
Down pipes	Not supplied			
Base Type	Cast in strap			
Roller door	B&D, Firmadoor, R.D, Residential "R1F", 2325 high x 2550 wide Clear Opening C/B	Wallaby	3	—
Certificate	Form 35 (Tas)		1	—
Concrete	Provided by Buildrite			
Construction	Provided by Buildrite			
Delivery	Road transport. Clients must accept delivery to site directly from the manufacturer. Please refer to attached Terms and Conditions			

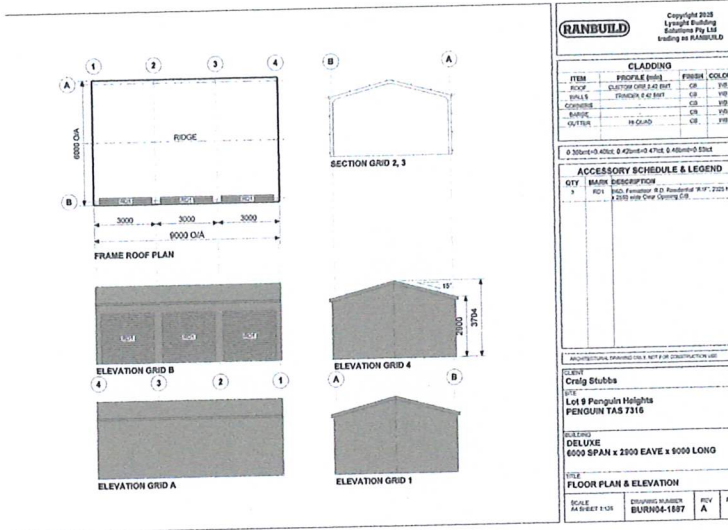
The following items can be quoted:

Qty	Description	Colour	Length	Unit
1	Supply & installation of 55mm Permastop & safety wire "ROOF ONLY" additional charge \$1395.00			
1	Required site excavation included in quoted concrete price			



Zincalume Colorbond





RANBUILD Copyright 2018
 Lyngby Building Solutions Pty Ltd
 trading as RANBUILD

ITEM	PROFILE (mm)	FINISH	COLOR
ROOF	ELECTROLUX 4.42 BWT	CR	YR
BALLS	ELECTROLUX 4.42 BWT	CR	YR
CHIMNEY		CR	BR
WIND		CR	YR
OUTLET	HS GUARD	CR	YR

0 3000x3 4000x3 4200x3 4300x3 4400x3 4500x3 4600x3 4700x3 4800x3 4900x3 5000x3 5100x3 5200x3 5300x3 5400x3 5500x3 5600x3 5700x3 5800x3 5900x3 6000x3 6100x3 6200x3 6300x3 6400x3 6500x3 6600x3 6700x3 6800x3 6900x3 7000x3 7100x3 7200x3 7300x3 7400x3 7500x3 7600x3 7700x3 7800x3 7900x3 8000x3 8100x3 8200x3 8300x3 8400x3 8500x3 8600x3 8700x3 8800x3 8900x3 9000x3 9100x3 9200x3 9300x3 9400x3 9500x3 9600x3 9700x3 9800x3 9900x3 10000x3

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
3	FD1	3x300x4000 R.D. Aluminium W.W. 2000 H x 2000 with One Glazing CR

ARCHITECTURAL DRAWING ONLY & NOT FOR CONSTRUCTION USE

CLIENT
 Craig Etubbs

LOT
 Lot 9 Penguin Heights

PENGUIN TAS 7316

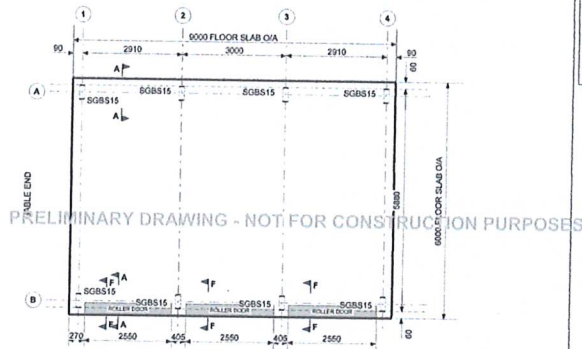
DELINE
 6000 SPAN x 2000 EAVE x 8000 LONG

TITLE
 FLOOR PLAN & ELEVATION

SCALE AS BUILT 1:100	DRAWING NUMBER BURH04-1887	REV A	FIG 1
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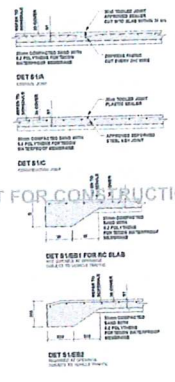
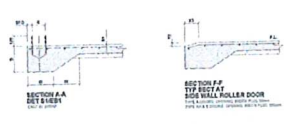
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BASE STRAP & HD BOLT SCHEDULE
REQD BASE STRAP SGBS15

SCALE	REV
1:1	A
DRAWING NUMBER	PAL
RSP-1887	D



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NOTES

ALL DIMENSIONS SHOULD BE CHECKED AND VERIFIED PRIOR TO COMMENCEMENT OF ANY WORKS

IF BLOWING DOWNING IS REQUIRED ON THIS PROJECT, STEEP FOOTINGS OR PAD FOOTINGS WILL BE NECESSARY. THIS MUST BE PROVIDED IN ACCORDANCE WITH THIS GARAGE'S SLAB OR FOOTINGS

SEE EXECUTION INSTRUCTIONS FOR SECTIONS B & SLAB

ADDITIONAL NOTES

SEE ENGINEERING DRAWINGS FOR ADDITIONAL DETAIL NOTES & CONCRETE SPECIFICATION

CONTROL JOINTS MUST BE SUPPLIED AT NOT GREATER THAN 6M OR CONCRETE POUR AT A RATE OF NOT MORE THAN 11.2 IN ANY DIRECTION

CONSTRUCTION JOINTS MUST BE SUPPLIED IN MORE UNIFORM PLAN OF CONCRETE POUR EXCEEDS 30M IN ANY DIRECTION

COLUMN SCHEDULE

SECTION	SIZE
B1E1	300 x 300

CONCRETE SCHEDULE

SECTION	THICKNESS
B1E1	100

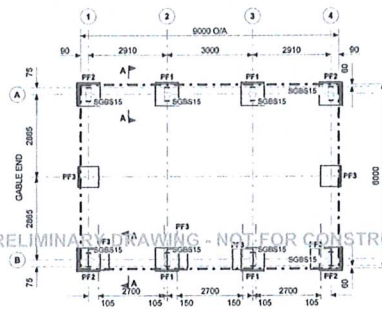
CLIENT
Craig Stubbs

PROJECT
Lot 9 Penguin Heights
PENGUIN TAS 7316

DESCRIPTION
DELLERIE
6000 SPAN x 2500 EAVE x 8000 LONG

TYPE
RC SLAB PLAN

SCALE	DRAWING NUMBER	REV	PAGE
AS SHOWN	RSP-1037	A	1



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION PURPOSES

BASE STRAP & HD BOLT SCHEDULE
8 REQ'D BASE STRAP SGBS15

ISOLATED PAD FOOTING
LEGEND

- FF1 = 400x400x400
- FF2 = 400x400x400
- FF3 = 400x400x400

SET DOWN 50mm BELOW
TOP OF GARAGE PADS

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SCALE	REV
N/A	A
DRAWING NUMBER	PAGE
FFP-1687	2



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NOTES
ALL DIMENSIONS SHOULD BE CHECKED AND VERIFIED PRIOR TO COMMENCEMENT OF ANY WORKS.
THIS DRAWING FOR ISOLATED PAD FOOTINGS IS INSUFFICIENT IF ENTAILING DOORS ARE SPECIFIED ACCORDINGLY STRIP FOOTING UNDER SLABING DOOR SHALL BE DESIGNED.
SEE ERECTION INSTRUCTIONS FOR ADDITIONAL NOTI
SEE ENGINEERING DRAWINGS FOR ADDITIONAL DETI
NOTES & CONCRETE SPECIFICATION.
CAREFUL PLANNING SHOULD BE MADE WHEN
DESIGNING PAD FOOTING SIZES. IF AN ANEXA OR
ANNEXE IS BEING CONSIDERED IN A FUTURE ADD-ON
DETAIL FOOTING TREATMENT MUST BE MADE. PLEASE
CONTACT RANBOLD FOR THIS TREATMENT DETAIL.
COLUMN SCHEDULE
COLUMN REF. NO. 1

CLIENT
Craig Stubbs

DATE
Lot 9 Penguin Heights
PENGUIN TAS 7316

BUILDING
DELUXE
6000 SPAN x 2300 EAVE x 6000 LONG

TITLE
PAD FOOTING PLAN

SCALE	DRAWING NUMBER	REV	FILE
1:1	PPP-1887	A	1/1