APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2019-365

NAME OF APPLICANT: Ms K A Nichols and Mr P A Thomas

PROPOSAL: Outbuilding (garage and carport)

LOCATION: 149A Nicholls Rivulet Road, Oyster Cove

Any representation must be lodged in writing with the General Manager, Locked Bag 1, Kingston 7050 or by email to kc@kingborough.tas.gov.au by 20 August 2019.
**DEVELOPMENT APPLICATION**

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<th><strong>Application Number:</strong></th>
<th>DA-2019-365</th>
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<td><strong>Responsible Planning Officer:</strong></td>
<td>Vicky Shilvock</td>
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</table>

**Associated Documents:**

The following information regarding the application is available at Council offices:

- Application form
- Certificate of Title
- Planning Submission
PROPOSED GARAGE & CARPORT
No. 149a NICHOLLS RIVULET ROAD, OYSTER COVE
A. THOMAS & K. NICHOLS

SCHEDULE OF DRAWINGS

ARCHITECTURAL
A01 SITE PLAN
A02 GENERAL NOTES
A03 FLOOR PLAN
A04 ELEVATIONS
A05 SECTION A-A
A06 ROOF PLAN

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GENERAL INFORMATION

LAND CERTIFICATE OF TITLE REFERENCE No. - 8064/3
SOIL REPORT CONSULTANT & CLASSIFICATION - NONE PROVIDED
DESIGN WIND SPEED - 41m/s (TC2) refer to details provided by 'ShedTech'.
CLIMATE ZONE FOR THERMAL DESIGN (building code of australia) - ZONE 7
BUSHFIRE-PRONE AREA BAL RATING (bushfire attack level) - EXEMPT (in accordance with clause 3.2.3 of AS 3959). PROPOSED STRUCTURE IS NOT A HABITAL BUILDING AND IS AT LEAST 6.00m AWAY FROM A DWELLING.
ALPINE AREA (fire safety) - NO
CORROSION ENVIRONMENT - MODERATE (more than 1km from breaking surf or more than 100m from salt water not subject to breaking surf or heavy non-industrial areas).

EXTERNAL BUILDING AREAS (proposed)
PROPOSED COLORBOND GARAGE & CARPORT - 135.00m²
SITE PLAN 1:1000

SITE COVERAGE (as per Kingborough Interim Planning Scheme 2015):
- EXISTING RESIDENCE - 130.00 m² (approx).
- PROPOSED GARAGE & CARPORT - 150.00 m²

TOTAL - 265.00 m²
SITE AREA - 18 360 m²
TOTAL SITE COVERAGE - 1.44%

SITE VEGETATION CONSISTS OF MIXED GRASS SPECIES, SHRUBS, EUCALYPTS & DOES NOT REQUIRE ANY CLEARING OF NATIVE VEGETATION AND IS NOT ON A SKYLINE OR RIDGELINE.

SITE PLAN

IMPORTANT
1. USE WRITTEN DIMENSIONS ONLY.
2. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR IS TO CHECK ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK OR SHOP DRAWINGS.
4. ENSURE THAT THE DRAWINGS AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITY.
5. THE PROPRIETOR IS TO ENSURE THAT ANY 'CONDITIONS OF APPROVAL' ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCILS, AND OTHER STATUTORY AUTHORITIES ARE PASSED ONTO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS.
7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY THE DESIGNER, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.
8. IF IN DOUBT:- ASK!! CONTACT THE BUILDING DESIGNER AND/OR RELEVANT CONSULTANTS.

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MATT GILLEY | building designer
PO BOX 294, LINDISFARNE, TASMANIA 7015
p: 0437 499 238 e: matt.gilley@bigpond.com
GENERAL NOTES

WHEN CARRYING OUT THE BUILDING WORK, A BUILDER (or owner builder) SHOULD BE FAMILIAR WITH GENERAL CONSTRUCTION PRACTICES, THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (BCA), AS WELL AS LOCAL COUNCIL RULES/REGULATIONS.

A COPY OF ALL PLANNING, BUILDING & PLUMBING PERMITS, AND DRAWINGS STamped "APPROVED" BY THE LOCAL AUTHORITY MUST BE KEPT ON SITE.

THese DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SHED MANUFACTURER'S PLANS, DETAILS & SPECIFICATIONS FOR ALL CONCRETE FOOTINGS & SLABS, & STEEL FRAMING.

EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.1.1 OF BCA. EXCAVATION & FILL UTILISING UNPROTECTED EMBANKMENTS SHALL BE IN ACCORDANCE WITH TABLE 3.1.1.1 OF THE BCA.

IF RECOMMENDED IN SOIL REPORT OR BY STRUCTURAL ENGINEER, SUB-SOIL DRAINAGE AROUND THE BUILDING MUST BE CARRIED OUT IN ACCORDANCE WITH PART 3.2 OF THE BCA AND AS/NSZ 3503.3.2 OR AS/NSZ 3503.5 (DOMESTIC INSTALLATIONS, SECTION 5).

FOOTING & SLAB CONSTRUCTION (INCLUDING VAPOUR BARRIERS & DAMP-PROOFING MEMBRANES) SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS 2870, AND MUST COMPLY WITH PART 3.2 OF THE BCA. NO EDGE REBATE SHALL BE LESS THAN 20mm.

DESIGN & CERTIFICATION TO BE BY AN ACCREDITED PRACTICING STRUCTURAL ENGINEER.

CONCRETE MUST BE MANUFACTURED TO COMPLY WITH AS 2600, AND HAVE A MINIMUM STRENGTH OF 25MPa (N25) AT 28 DAYS. STEEL REINFORCING MUST COMPLY WITH AS 2870. GENERALLY CONCRETE AND REINFORCING MUST COMPLY WITH PART 3.2.3 OF BCA, ALSO REFER TO STRUCTURAL ENGINEER'S GENERAL NOTES & DETAILS.

FOOTING AND SLAB CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.2.5 OF BCA AND AS 2870. ALSO REFER TO STRUCTURAL ENGINEER'S GENERAL NOTES & DETAILS.

ALL STEEL WALL & ROOF FRAMING SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.4.2 OF THE BCA, AS 4100 AND AS 4600. DESIGN & CERTIFICATION TO BE BY AN ACCREDITED PRACTICING STRUCTURAL ENGINEER. ALSO REFER TO STRUCTURAL ENGINEER'S GENERAL NOTES & DETAILS.

ALL TIMBER FLOOR, WALL & ROOF FRAMING SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 4600, AS/NZS 2658, OR AS/NZS 2561. DESIGN & CERTIFICATION TO BE BY AN ACCREDITED PRACTICING STRUCTURAL ENGINEER. ALSO REFER TO STRUCTURAL ENGINEER'S GENERAL NOTES & DETAILS.

ROOF CLADDING SHALL BE INSTALLED IN ACCORDANCE WITH PART 3.5.1 OF BCA. RAFTERS AND FASCIA BOARDS AS SELECTED BY OWNER. ALL RIDGES, FASCIA, BARGE ENDS, HIP ENDS AND ROOF PINTERITIONS MUST BE PROPERLY FLASHED AND TERMINATED AS SELECTED BY OWNER. REFER TO ROOF CLADDING DETAIL AND EXTENT OF ROOF CLADDINGS.

ALL GUTTERS AND DOWNPIPES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS/NSZ 3500.3.2 OR AS/NSZ 3500.5 (DOMESTIC INSTALLATIONS, SECTION 5). REFER TO ARCHITECTURAL DWGS FOR TYPICAL GUTTER & FASCIA DETAILS.

ALL FLOOR, WALL & ROOF CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 3959 - CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS. REFER TO TABLE 3.4.4.2 OF BCA AND AS 3600 - CONCRETE, REINFORCING AND STEEL.

CONCRETE MUST BE MANUFACTURED TO COMPLY WITH AS 3600 AND HAVE A MINIMUM CUBE STRENGTH OF 25MPa (N25) AT 28 DAYS. STEEL REINFORCING MUST COMPLY WITH AS 4600 AND AS 1684.2 & AS 1684.4. DESIGN & CERTIFICATION TO BE BY AN ACCREDITED PRACTICING STRUCTURAL ENGINEER.

CONSTRUCTION VALUE OVER $250,000.

EXTERNAL STEELWORK PROTECTION OPTIONS:

1. 2No. COAT ALKYD PRIMER.
2. 2No. COAT ALKYD GLOSS.
3. HOT DIP GALVANISE 300g/m²
4. HOT DIP GALVANISE 100g/m² MINUS (a) 1No. COAT SOLVENT BASED VINYL PRIMER; OR
(b) 1No. COAT VINYL GLOSS OR ALKYD.

PROTECTIVE COATINGS FOR STEELWORK

ENVIRONMENT - MODERATE (more than 1km from breaking surf or more than 100km from salt water not subject to breaking surf or heavy non-industrial areas).

NO PROTECTION REQUIRED FOR INTERNAL STEELWORK IN A PERMANENTLY DRY LOCATION.

WHS REGULATIONS 2012

WORKPLACE HEALTH & SAFETY REGULATIONS 2012 (WHS REGULATIONS) REQUIRE THERE TO BE A PRINCIPAL CONTRACTOR (THE BUILDER) FOR ANY PROJECT WITH A CONSTRUCTION VALUE OVER $250,000.

THE BUILDER SHALL SAFELY CARRY OUT ALL WORK IN ACCORDANCE WITH WHS REGULATIONS. THE WHS REGULATIONS REQUIRE THAT BEFORE STARTING WORK THE BUILDER MUST IDENTIFY ALL THE HIGH RISK CONSTRUCTION WORK THAT WILL BE UNDERTAKEN, DEVELOP SAFE WORK METHOD STATEMENTS FOR THESE, AND ENSURE THAT ALL WORK IS CARRIED OUT IN ACCORDANCE WITH THEM.

POWER SUPPLY

WHERE WORK IS IN PROXIMITY TO OVERHEAD POWER LINES, THE BUILDER SHALL FORM AN APPROPRIATE SAFE WORK STRATEGY. WHERE THE EXISTING POWER SUPPLY NEEDS TO BE RELOCATED, THE BUILDER SHALL CONSULT WITH "AURORA" & ALL OTHER RELEVANT AUTHORITIES. POWER LINE LOCATION SHOULD BE CONDUCTED IN A SAFE MANNER.

CONSTRUCTION WORK - CODE OF PRACTICE

THE CODE OF PRACTICE FOR CONSTRUCTION WORK IS AN APPROVED CODE OF PRACTICE UNDER SECTION 274 OF THE WORK HEALTH & SAFETY ACT (the WHS Act).

AN APPROVED CODE OF PRACTICE IS A PRACTICAL GUIDE TO ACHIEVING THE STANDARDS OF SAFETY, HEALTH AND WELFARE REQUIRED UNDER THE WHS ACT AND THE WORK HEALTH & SAFETY REGULATIONS (WHS regulations).

THE CODE PROVIDES GUIDANCE TO PRINCIPAL CONTRACTORS AND OTHER PERSONS CONDUCTING A BUSINESS OR UNDERTAKING, WHO CARRY OUT CONSTRUCTION WORK, ON HOW TO MEET THE HEALTH & SAFETY REQUIREMENTS UNDER THE WHS ACT & REGULATIONS RELATING TO CONSTRUCTION WORK.

THE CODE SHOULD BE READ IN CONJUNCTION WITH OTHER CODES OF PRACTICE ON SPECIFIC HAZARDS AND MEASURES RELEVANT TO THE CONSTRUCTION INDUSTRY INCLUDING (but not limited to):

- DEMOLITION WORK
- EXCAVATION WORK
- MANAGING ELECTRICAL RISK AT THE WORKPLACE
- MANAGING THE RISK OF FALLS AT WORKPLACES
- MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK
- PREVENTING FALLS IN HOUSING CONSTRUCTION
- CONFINED SPACES
- HAZARDOUS MANUAL TASKS
- FIRST AID IN THE WORKPLACE
- SAFE DESIGN OF STRUCTURES

A COPY OF THE CODE OF PRACTICE FOR CONSTRUCTION WORK CAN BE DOWNLOADED FROM THE FOLLOWING LINK:-

WALL KEY

64mm TOPHAT WALL Girts OVER 'C' SECTION PORTAL FRAME. REFER TO DRAWINGS PROVIDED BY STEELINE. COLORBOND STEELCLAD SHEET WALL CLADDING OVER.

PLUMBING NOTES


UNLESS NOTED OTHERWISE, ALL SEWER AND STORMWATER DRAINS SHALL BE PVC SEWER CLASS "SN6" TO AS 1260.

ALL CONNECTIONS TO COUNCIL OR Tas WATER SERVICES SHALL BE UNDERTAKEN BY THE COUNCIL OR Tas WATER AUTHORITY AT THE DEVELOPER’S COST.

THE BUILDER SHALL CONFIRM THE PRESENCE & LOCATION OF ALL EXISTING SERVICES ON THE SITE & WITHIN THE AREA OF WORKS. ALL DANGEROUS SERVICES (underground & overhead) MUST BE CLEARLY IDENTIFIED.

MINIMUM PIPE GRADES: STORMWATER - 1.00% (1:100)

DP - NEW Ø75 uPVC DOWNPIPE. PAINTED.

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EAST ELEVATION 1:100

NORTHELEVATION 1:100

WEST ELEVATION 1:100

SOUTHELEVATION 1:100

EXTERNAL MATERIALS & FINISHES

A. STEELCLAD SHEET WALL CLADDING. COLORBOND - PALE EUCALYPT.
CORNER FLASHINGS. COLORBOND - PALE EUCALYPT LRV 25%.

B. CORRUGATED ROOF SHEETING. COLORBOND - SURFMIST LRV 49%.
2700 high x 5000 wide 'SERIES A' ROLLER-DOOR. COLORBOND - PALE EUCALYPT LRV 25%.

C. 790 HIGH x 1274 WIDE ALUMINIUM WINDOW FRAME. POWDERCOAT FINISH - PALE EUCALYPT LRV 25%.

D. METAL 115mm QUAD GUTTERING & CAPPRING. COLORBOND FINISH - SURFMIST LRV 49%.

E. 790 HIGH x 1274 WIDE ALUMINIUM WINDOW FRAME. POWDERCOAT FINISH - PALE EUCALYPT LRV 25%.

F. 1200 HIGH x 1274 WIDE ALUMINIUM WINDOW FRAME. POWDERCOAT FINISH - PALE EUCALYPT LRV 25%.

COLORBOND WALL CLADDING

INSTALL COLORBOND WALL SHEETING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. PROVIDE COLORBOND FLASHINGS TO ALL WINDOW HEAD, SILL & JAMBS, AND ALL INTERNAL/EXTERNAL CORNERS. COLORBOND TRIM/FLASHING TO BASE OF SHEETS.

REFER TO MANUFACTURER'S SPECIFICATION FOR SCREW FIXING GAUGE & SPACINGS.
**EXTERNAL MATERIALS & FINISHES**

- **A** STEELCLAD SHEET WALL CLADDING. COLORBOND - PALE EUCALYPT. CORNER FLASHINGS. COLORBOND - PALE EUCALYPT LRV 25%.
- **B** CORRUGATED ROOF SHEETING. COLORBOND - SURFMIST LRV 69%.
- **C** 2700 High x 5000 wide 'SERIES A' ROLLER-DOOR. COLORBOND - PALE EUCALYPT LRV 25%.
- **D** METAL 115mm QUAD GUTTER & CAPPING. COLORBOND FINISH - SURFMIST LRV 69%.

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**FOOTING & SLAB NOTE**

*These drawings do not cover footing & slab details. They are to be read alongside the standard footing & slab drawings & details provided by the shed manufacturer/supplier (steeline roofing). A soil test/report has not been carried out or provided to the designer.*

**BEFORE COMMENCING BUILDING WORK:**

- FINAL FOOTING & SLAB SPECIFICATIONS WILL NEED TO BE CONFIRMED BY A STRUCTURAL ENGINEER AND/OR THE BUILDING SURVEYOR.

**DESCRIPTION**

- **A** FALL GROUND SURFACE AWAY FROM BUILDING PERIMETER - MIN. 50mm OVER THE FIRST 1.00m
- **B** STUD FRAMED ROOF & WALL CONSTRUCTION.
- **C** REFER TO DETAILS BY SHED MANUFACTURER.
- **D** REFER TO SHED MANUFACTURER'S DETAILS FOR PORTAL FRAME BASE CONNECTION TO R.C. SLAB.

**SLAB ON GRADE 1:10**

TYPICAL

- R.C. SLAB ON GRADE.
- REFERENCE TO DETAILS BY SHED MANUFACTURER.

**FOOTING & SLAB NOTE**

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**ALL FOOTINGS SHALL BEAR ON APPROVED FOUNDATION. TO BE INSPECTED BY BUILDING SURVEYOR OR ENGINEER PRIOR TO POURING CONCRETE.**

**EXTERNAL MATERIALS & FINISHES**

- **A** INSTALL COLORBOND WALL SHEETING IN ACCORDANCE WITH MANUFACTURER’S SPECIFICATIONS. PROVIDE COLORBOND FLASHINGS TO ALL WINDOW HEAD, SILL & JAMBS; AND ALL INTERNAL/EXTERNAL CORNERS. COLORBOND TRIM/FLASHING TO BASE OF SHEETS.

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ROOFING NOTES

METAL ROOF SHEETING SHALL COMPLY WITH AS 1562.1 DESIGN & INSTALLATION OF SHEET 
ROOF & WALL CLADDING: METAL.

ALL ROOF SHEETING, FLASHINGS, CAPPINGS, FIXINGS AND PENETRATION FLASHING SHALL 
BE INSTALLED IN ACCORDANCE WITH AS 1562.1 & MANUFACTURER’S DETAILS & 
SPECIFICATIONS.

ALL FIXINGS/FASTENERS SHALL BE GALVANISED, AND COMPLY WITH THE RELEVANT 
AUSTRALIAN STANDARDS, CUSTOM ORB SHEETS CREST FIXED IN ACCORDANCE WITH 
MANUFACTURER’S SPECIFICATION.

WHEREVER POSSIBLE, ROOF SHEETS ARE TO BE LAID WITH ONE AND A HALF SIDE LAPS, 
ENSURING THAT THE SIDE LAP IS FACING AWAY FROM PREVAILING WEATHER.

ROOF SHEETS MUST BE LAID, WHEREVER POSSIBLE, USING COMPLETE LENGTHS FROM 
FASCIA TO RIDGE.

ALL ROOF FLASHINGS AND CAPPINGS MUST BE PURPOSE MADE, MACHINE FOLDED 
COLORBOND SHEET. FLASHINGS THAT RUN PARALLEL WITH THE ROOF SHEET SHOULD HAVE 
THEIR EDGE TURNED DOWN TO DP INTO THE ROOF SHEET PAN/VALLEY. FLASHINGS THAT 
RUN ACROSS THE TOP OF THE ROOF SHEETING SHALL ALSO HAVE THEIR EDGE TURNED 
DOWN AND NOTCHED TO FIT OVER THE “TRIMDEK” SHEET RIBS. ALL FLASHINGS SHALL BE 
FIXED AT 600 cts. max.

ROOF KEY & NOTES

R1 CUSTOM ORB STEEL ROOF CLADDING. 10° PITCH. 
COLORBOND FINISH - SURFMIST LRV 69%.

DP + NEW Ø75 UPVC DOWNPIPE. PAINTED FINISH TO MATCH WALL CLADDING.

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ROOF PLAN 1:100