APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2019-22

NAME OF APPLICANT: Mr A Williamson

PROPOSAL: Extension to dwelling (deck and pool)

LOCATION: 34 Flinders Esplanade, Taroona

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 25 September 2020.
**DEVELOPMENT APPLICATION**

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<th><strong>Application Number:</strong></th>
<th>DA-2019-22</th>
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<td><strong>Proposed Development:</strong></td>
<td>Extension to dwelling (deck and pool) Retrospective</td>
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<td><strong>Location:</strong></td>
<td>34 Flinders Esplanade, Taroona</td>
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<td><strong>Applicant:</strong></td>
<td>Mr A Williamson</td>
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<td><strong>Responsible Planning Officer:</strong></td>
<td>Louise Blyth</td>
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**Associated Documents:**

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

- Application form
- Certificate of Title
- Geotechnical Assessment
SITE AREA - 1384m²

Footprint
EX including deck : 300m²
New deck & pool : 44m²

Flinders Esplanade

Boundary 50210
Boundary 50770
Boundary 5070

FOOTPATH

NEW POOL
25,000 Litres
NEW DECK

PRIVATE OPEN SPACE EXCEEDS 24m²

EX DWELLING
34 Flinders Esplanade
EX DECK

Development Application: DA-2019-22
Plan Reference no.: P2
Date Received: 13 February 2019

Date placed on Public Exhibition: 12 September 2020
LEGEND AND NOTES

FRAMING SCHEDULE:

L1- 190x45 Treated Pine H5 ledger fixed to existing retaining wall @ 900 crs

B1- Double 190x45 Treated Pine H5 bearer fixed to pool @ 1600 crs with 2/12mm x 200 coach screws

J1- 190x45 Treated Pine H5 joists @ 450 crs
Bracket connected to ledgers and pool structure

J2- Double 190x45 Treated Pine joists

P- 90x90 Posts

F- 450x450x600 Footings

POOL - Manufacturer to provide Certification

FIXINGS - Stainless Steel

DECK - Eko deck (tm)

FENCE - Powder Coated Aluminium Frame Glazing Cert to be provided.

SAFE MOVEMENT & ACCESS

Safe movement and access to be in accordance with BCA 3.9.2 (Current Edition)

Stairs to be constructed in accordance with BCA 3.9.1. Railings to comply with BCA 3.9.2.

Treads must have a slip-resistant finish or a suitable non-skid material near the edge of the nosegings.

Spacing of rails to handrail and balustrade not to exceed 125mm except for cables see BCA 3.9.2.1

Swimming pools to comply with the requirements of BCA 3.9.3 & 3.9.4.

TIMBER FRAMING

All timber framing to be carried out in accordance with AS 1684 "National Timber Framing Code".

Verify terrain category & design wind speed prior to commencing framing.

Tie down & fixing connections to comply with AS 1684 unless otherwise specified by structural engineer.

GLAZING

Glazing to be in accordance with BCA 3.6 and AS 1288 & 2047.

All aluminium window framing to comply with AS2047.

See window schedule form for area compliance.

DRAINAGE & WATER RETICULATION

All drainage to be designed & constructed in accordance with AS 3500 & all relevant local authority requirements.

Surface drainage to be in accordance with the BCA Part 3.1.2.3.

FOOTINGS & SLABS

All workmanship to be in accordance with BCA 3.2 and AS2870 (Current Edition) and engineering specifications.

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