APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-311

NAME OF APPLICANT: Mr C A Gledhill and Ms H M Hale

PROPOSAL: Alteration to dwelling (pool)

LOCATION: 71 Kregors Road, Gordon

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 15 September 2020.
**Development Application**

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>DA-2020-311</th>
</tr>
</thead>
<tbody>
<tr>
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<td>Alteration to dwelling (pool)</td>
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<td>Applicant:</td>
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</tr>
<tr>
<td>Responsible Planning Officer:</td>
<td>Mary McNeill</td>
</tr>
</tbody>
</table>

**Associated Documents:**

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

- Application form
- Certificate of Title
- Planning Submission
- Landslide Risk Management Assessment
PROPOSED NEW POOL
71 KREGORS ROAD
GORDON
C. GLEDHILL & H. GLEDHILL
PD20131

BUILDING DRAWINGS
No | DRAWING
---|---
01 | SITE PLAN
02 | PART SITE PLAN
03 | ELEVATIONS
04 | ELEVATIONS
05 | ELEVATIONS

BUILDING DETAILS
No | DRAWING
---|---
BD01 | POOL NOTES
BD02 | POOL NOTES

GENERAL PROJECT INFORMATION
Title Reference: 26741/1
Site Area: 7.788 ha
Design Wind Speed:
Soil Classification:
Climate Zone: 7
Alpine Area: No
Corrosive Environment: No
Bal Rating: BAL-12.5
Other Known Hazards: Waterway & Coastal Protection Area, Landslide Hazard Area, Biodiversity Protection Area, Scenic Landscape Area

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Plan Reference no.: P2
Date Received: 24/08/2020
Date placed on Public Exhibition: 2/09/2020

Prime Design
your build, your way
10 Goodman Court, Invermay Launceston 7248
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160 New Town Road, New Town, Hobart 7008
p:b +03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au
Accredited Building Practitioner: Frank Geskus - No CC246A
AUGUST 2020
GENERAL NOTES
• CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
• WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
• ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2019, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
• ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
• CONFIRM ALL FLOOR AREAS
• ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500 & APPROVED BY COUNCIL INSPECTOR
• BUILDER/PLUMBER TO ENSURE ADEQUATE FELL TO SITE
• CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
• THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
• ALL WINDOWS & GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
• ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
• IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS, BUILDER AND OWNER ARE TO NOTIFY DESIGNER
• BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
• BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
• CONSTRUCTION TO COMPLY WITH AS 3180, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF BAL-12.5
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.
PROPOSED NEW IN GROUND POOL BY POOLQUIP.
BARRIER REEF VENICE 4.5 POOL SHELL
REFER TO MANUFACTURERS SPEC FOR ALL DETAILS

PAVING AROUND POOL
TO CLIENTS SPEC

12 400

POOL FENCE & GATE
TO COMPLY WITH AS1926
PROPOSED GLASS FENCING

UP 150
G.T.
TOE OF BATTER
TO
P O
F BANK

EX. RESIDENCE

POOL PUMP AND FILTER TO BE
LOCATED IN NEW 2.5m x 2.5m SHED

STORMWATER TO RUN INTO
FITS ALONG EDGE OF POOL.
CONNECT TO EXISTING
STORMWATER SYSTEM ON SITE

EX. RESIDING WALL

POO MKI 0.5

Landslide Hazard Zone (Low)

Landslide Hazard Zone (Low)

DATUM EXISTING DECK LEVEL RL:100.000

EX. SEPTIC SYSTEM ON SITE

DATUM EXISTING DECK LEVEL RL:100.000

EX. ABSORPTION TRENCH ON SITE

NOTE: DO NOT SCALE OFF DRAWINGS

This project has been determined to have a
Bushfire Attack Level (BAL) of BAL-12.5
Refer to assessment for further details.
All construction must comply with AS3959.
No extra combustable structures to be built.
POOL FENCE & GATE
TO COMPLY WITH AS1926
PROPOSED GLASS FENCING

ELEVATIONS

SCYON STRIA 325 CLADDING INSTALL
AND COAT TO MANUFACTURERS
SPECIFICATIONS.

NOTE:
PUMP & FILTER SHED TO BE LIGHT GREY
COLOUR TO MATCH EXISTING HOUSE.
COLOUR TO HAVE A LIGHT REFLECTANCE VALUE
OF NO GREATER THAN 40%.

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECs.

DEPT OF POOL AT DEEPEST POINT

1 : 50

NORTHERN ELEVATION

EX. HOUSE

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Client name: C. GLEDHILL & H. GLEDHILL
Drafted by: I.L.C.

Date: 24/08/2020
Scale: 1 : 50

Accredited building practitioner: Frank Geskus -No CC246A

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EASTERN ELEVATION

1:50

POOL FENCE & GATE TO COMPLY WITH AS1926 PROPOSED GLASS FENCING

NOTE:
- PUMP & FILTER SHED TO BE LIGHT GREY COLOUR TO MATCH EXISTING HOUSE
- COLOUR TO HAVE A LIGHT REFLECTANCE VALUE OF NO GREATER THAN 40%

SCYON STRIA 325 CLADDING INSTALL AND COAT TO MANUFACTURERS SPECIFICATIONS.

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PROJECT

PROPOSED NEW POOL
71 KREGORS ROAD
GORDON

Drawn by: Author

Approved by: Approver
SAFETY FENCING CONSTRUCTION

THE STRENGTH AND RIGIDITY OF FENCING COMPONENTS AND ELEMENTS MUST COMPLY WITH AS1926.1 - 2012

THE EFFECTIVE HEIGHT OF FENCING MUST NOT BE LESS THAN 1.2m, AND INCLUDE A NON-CLimbABLE ZONE WITH HAND AND FOOT HOLDS NOT LESS THAN 400mm DISTANCE BETWEEN. BOUNDARY FENCES NOT LESS THAN 1800mm HIGH.

FENCING CONSTRUCTED OF PERFORATED OR MESH MATERIAL WITH APERTURES MORE THAN 13mm BUT LESS THAN 100mm, IN WHICH CASE THE EFFECTIVE HEIGHT MUST NOT BE LESS THAN 1800mm.

RETAINING WALLS OR OTHER SIMILAR BOUNDARIES WHICH FORM PART OF THE SAFETY FENCING MUST COMPLY WITH AS1926.1 WITH A SLOPE NOT MORE THAN 15DEGS FROM THE VERTICAL, AND EFFECTIVE HEIGHT NOT LESS THAN 1800mm.

THE CLEARANCE BETWEEN THE BOTTOM OF THE FENCING AND THE FINISHED GROUND LEVEL MUST NOT BE MORE THAN 100mm. SURROUNDING AREA TO BE STABLE AND INTACT AT ALL TIMES (LOOSE SAND NOT ACCEPTABLE).

NO PROJECTIONS OR INDENTATIONS ON THE OUTSIDE SURFACE OF THE FENCING.

HORIZONTAL OR NEAR HORIZONTAL FENCING COMPONENTS, SUCH AS RAILS, RODS, WIRES OR BRACING, THAT COULD BE USED AS HOLDS FOR CLIMBING MUST -

i) IF LOCATED ON THE OUTSIDE FENCING; OR

ii) IF LOCATED ON THE INSIDE OF THE FENCING AND THE VERTICAL MEMBERS ARE SPACED MORE THAN 10mm APART;

BE SPACED IN ACCORDANCE WITH THE NON-CLimbABLE ZONE AS ILLUSTRATED IN AS1926.1

THE CLEAR GAP BETWEEN ADJACENT VERTICAL OR NEAR VERTICAL MEMBERS MUST NOT BE MORE THAN 100mm.

BOUNDARY FENCE

WHERE A BOUNDARY FENCE ACTS AS A BARRIER TO A POOL, IT SHALL HAVE A HEIGHT NOT LESS THAN 1800mm ON THE INSIDE AND NCZ 5 FORMED AS A QUADRANT OF 900mm RADIUS DOWN FROM THE TOP OF THE INSIDE OF THE BARRIER. SEE FIGURE 2.2(a)

GATES AND FITTINGS

AS PER AS1926.1 - 2012

a- GATES MUST SWING OUTWARDS FROM POOL AREA.

b- GATES MUST BE FITTED WITH SELF CLOSING DEVICE THAT WILL RETURN THE GATE TO THE CLOSED POSITION AND OPERATING LATCHING DEVICE

i) FROM ANY POSITION FROM RESTING ON THE LATCHING MECHANISM TO FULLY OPEN; AND

ii) FROM STATIONARY START WITHOUT THE APPLICATION OF A MANUAL FORCE.

c- GATES MUST BE FITTED WITH A LATCHING DEVICE

i) THAT WILL AUTOMATICALLY OPERATE ON THE CLOSING OF THE GATE AND PREVENT THE GATE FROM BEING REOPENED WITHOUT MANUAL RELEASE; AND

ii) THAT CANNOT BE ADVERTAINTLY ADJUSTED IN OPERATION OR ADJUST WITHOUT THE USE OF TOOLS

iii) NOT ABLE TO BE LOCKED IN THE OPEN POSITION.

THE SELF CLOSING DEVICE MAY REQUIRE A CUSHIONED BACK-CHECKING OPERATION TO PREVENT SHOCK WHEN THE GATE IS CLOSING. SAFETY FENCING SHOULD CONSIST OF BARRIERS OR WALLS OF SUFFICIENT HEIGHT AND DESIGNED AND CONSTRUCTED WITHOUT OPENINGS AND FOOTHOLDS THAT WOULD ENABLE A YOUNG CHILD TO CLIMB THROUGH OR OVER THE FENCE AND PROVIDED WITH CHILD RESISTANT SELF-CLOSING AND LATCHING DEVICES ON THE GATES.

FINISHED GROUND LEVEL

FENCING WITH SEVERAL HORIZONTAL MEMBERS, SUCH AS WELDED STEEL CONSTRUCTION

SPACING OF HORIZONTAL MEMBERS

FIGURE 1

LOCATION OF GATE LATCHES

FIGURE 2
NCZ 5

FENCING WITH VERTICAL MEMBERS WHERE SPACING IS GREATER THAN 10mm, SUCH AS WELDED STEEL CONSTRUCTION

BOUNDARY BARRIER 1800mm MIN.

SEE DETAIL A - THIS BARRIER MUST INTERSECT AT AN ANGLE BETWEEN 45 AND 135 TO THE 1800mm HIGH BARRIER

(b) INTERSECTING BARRIER WITH TOP LESS THAN 50mm IN WIDTH

FOR MORE DETAIL REFER TO AS 1926.1 - 2012

DIMENSIONS IN MILLIMETRES

FIGURE 2.2 (IN PART) BOUNDARY BARRIERS

Note: Do not scale off drawings

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Preliminary Print

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Accredited building practitioner: Frank Gekas - No CC246A

Scale: 1:20

Project/Drawing no: PD20131 BD02

Revised: 02