APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-393

NAME OF APPLICANT: P & J Sheds

PROPOSAL: Outbuilding (garage workshop)

LOCATION: 841 Sandfly Road, Longley

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 22 September 2020.
## Development Application

<table>
<thead>
<tr>
<th><strong>Application Number:</strong></th>
<th>DA-2020-393</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Proposed Development:</strong></td>
<td>Outbuilding (garage workshop)</td>
</tr>
<tr>
<td><strong>Location:</strong></td>
<td>841 Sandfly Road, Longley</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>P &amp; J Sheds</td>
</tr>
<tr>
<td><strong>Responsible Planning Officer:</strong></td>
<td>Darshini Bangaru</td>
</tr>
</tbody>
</table>

### Associated Documents:

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

- Application form
- Certificate of Title
- Planning Submission
- Arborist’s Assessment
NEW OUTBUILDING / GARAGE
841 SANDFLY ROAD, LONGLEY
FOR D. PENHALL

CERTIFICATE OF TITLE: VOLUME - 56565 FOLIO - 1
PID: 5792254
LAND AREA: 1.035ha

PLANNING SCHEME: KINGBOROUGH INTERIM PLANNING SCHEME 2015
ZONE: 26.0 RURAL RESOURCE
OVERLAYS: SCENIC LANDSCAPE AREA
           BUSHFIRE PRONE AREAS
           BIODIVERSITY PROTECTION AREA

SOIL CLASSIFICATION: ASSUMED M
WIND REGION: A
TERRAIN CATEGORY: TC1
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: 1
TOPOGRAPHY: 1
BAL: NOT REQUIRED (CLASS 10A STRUCTURE NOT WITHIN 6m OF DWELLING)

INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

PAGE 1 - SITE PLAN 1:1000
PAGE 2 - LOCATION PLAN 1:500
PAGE 3 - ELEVATIONS 1:100
PAGE 4 - ELEVATIONS 1:100
PAGE 5 - FLOOR PLAN 1:100
PAGE 6 - TREE IDENTIFICATION PLAN 1:100
PAGE 7 - PLUMBING PLAN 1:100

ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 85099
SITE PLAN 1:1000

SITE PLAN PREPARED FROM CERTIFICATE OF TITLE
INFORMATION AND MEASUREMENTS TAKEN ON SITE.
CONFIRMATION OF BOUNDARY LOCATION BY
REGISTERED SURVEYOR IS ALWAYS RECOMMENDED
PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY
OF THE PROPERTY OWNER.

LOT AREA: 1.035ha
EXISTING DWELLING AREA: 119m²
EXISTING DECK AREA: 15.75m²
EXISTING CARPORT: 20m²
PROPOSED GARAGE AREA: 160m²

PROPOSAL: NEW OUTBUILDING / GARAGE
OWNER: D. PENHALL
ADDRESS: 841 SANDFLY ROAD, LONGLEY, 7150
SCALE: 1:1000
DATE: 3rd JULY 2020
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 01/07
JOB NO: 85099

LOT NO: 56565
FOLIO: 1
1.035ha

VOL: 56565
FOLIO: 1

LOT AREA: 1.035ha
EXISTING DWELLING AREA: 119m²
EXISTING DECK AREA: 15.75m²
EXISTING CARPORT: 20m²
PROPOSED GARAGE AREA: 160m²

SITE PLAN 1:1000

SITE PLAN PREPARED FROM CERTIFICATE OF TITLE
INFORMATION AND MEASUREMENTS TAKEN ON SITE.
CONFIRMATION OF BOUNDARY LOCATION BY
REGISTERED SURVEYOR IS ALWAYS RECOMMENDED
PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY
OF THE PROPERTY OWNER.

LOT AREA: 1.035ha
EXISTING DWELLING AREA: 119m²
EXISTING DECK AREA: 15.75m²
EXISTING CARPORT: 20m²
PROPOSED GARAGE AREA: 160m²

PROPOSAL: NEW OUTBUILDING / GARAGE
OWNER: D. PENHALL
ADDRESS: 841 SANDFLY ROAD, LONGLEY, 7150
SCALE: 1:1000
DATE: 3rd JULY 2020
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 01/07
JOB NO: 85099

SITE PLAN 1:1000

SITE PLAN PREPARED FROM CERTIFICATE OF TITLE
INFORMATION AND MEASUREMENTS TAKEN ON SITE.
CONFIRMATION OF BOUNDARY LOCATION BY
REGISTERED SURVEYOR IS ALWAYS RECOMMENDED
PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY
OF THE PROPERTY OWNER.

LOT AREA: 1.035ha
EXISTING DWELLING AREA: 119m²
EXISTING DECK AREA: 15.75m²
EXISTING CARPORT: 20m²
PROPOSED GARAGE AREA: 160m²

PROPOSAL: NEW OUTBUILDING / GARAGE
OWNER: D. PENHALL
ADDRESS: 841 SANDFLY ROAD, LONGLEY, 7150
SCALE: 1:1000
DATE: 3rd JULY 2020
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 01/07
JOB NO: 85099

SITE PLAN 1:1000

SITE PLAN PREPARED FROM CERTIFICATE OF TITLE
INFORMATION AND MEASUREMENTS TAKEN ON SITE.
CONFIRMATION OF BOUNDARY LOCATION BY
REGISTERED SURVEYOR IS ALWAYS RECOMMENDED
PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY
OF THE PROPERTY OWNER.

LOT AREA: 1.035ha
EXISTING DWELLING AREA: 119m²
EXISTING DECK AREA: 15.75m²
EXISTING CARPORT: 20m²
PROPOSED GARAGE AREA: 160m²

PROPOSAL: NEW OUTBUILDING / GARAGE
OWNER: D. PENHALL
ADDRESS: 841 SANDFLY ROAD, LONGLEY, 7150
SCALE: 1:1000
DATE: 3rd JULY 2020
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 01/07
JOB NO: 85099

SITE PLAN 1:1000

SITE PLAN PREPARED FROM CERTIFICATE OF TITLE
INFORMATION AND MEASUREMENTS TAKEN ON SITE.
CONFIRMATION OF BOUNDARY LOCATION BY
REGISTERED SURVEYOR IS ALWAYS RECOMMENDED
PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY
OF THE PROPERTY OWNER.

LOT AREA: 1.035ha
EXISTING DWELLING AREA: 119m²
EXISTING DECK AREA: 15.75m²
EXISTING CARPORT: 20m²
PROPOSED GARAGE AREA: 160m²

PROPOSAL: NEW OUTBUILDING / GARAGE
OWNER: D. PENHALL
ADDRESS: 841 SANDFLY ROAD, LONGLEY, 7150
SCALE: 1:1000
DATE: 3rd JULY 2020
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 01/07
JOB NO: 85099

SITE PLAN 1:1000

SITE PLAN PREPARED FROM CERTIFICATE OF TITLE
INFORMATION AND MEASUREMENTS TAKEN ON SITE.
CONFIRMATION OF BOUNDARY LOCATION BY
REGISTERED SURVEYOR IS ALWAYS RECOMMENDED
PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY
OF THE PROPERTY OWNER.

LOT AREA: 1.035ha
EXISTING DWELLING AREA: 119m²
EXISTING DECK AREA: 15.75m²
EXISTING CARPORT: 20m²
PROPOSED GARAGE AREA: 160m²

PROPOSAL: NEW OUTBUILDING / GARAGE
OWNER: D. PENHALL
ADDRESS: 841 SANDFLY ROAD, LONGLEY, 7150
SCALE: 1:1000
DATE: 3rd JULY 2020
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 01/07
JOB NO: 85099

SITE PLAN 1:1000

SITE PLAN PREPARED FROM CERTIFICATE OF TITLE
INFORMATION AND MEASUREMENTS TAKEN ON SITE.
CONFIRMATION OF BOUNDARY LOCATION BY
REGISTERED SURVEYOR IS ALWAYS RECOMMENDED
PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY
OF THE PROPERTY OWNER.

LOT AREA: 1.035ha
EXISTING DWELLING AREA: 119m²
EXISTING DECK AREA: 15.75m²
EXISTING CARPORT: 20m²
PROPOSED GARAGE AREA: 160m²

PROPOSAL: NEW OUTBUILDING / GARAGE
OWNER: D. PENHALL
ADDRESS: 841 SANDFLY ROAD, LONGLEY, 7150
SCALE: 1:1000
DATE: 3rd JULY 2020
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 01/07
JOB NO: 85099

Development Application: DA-2020-393
Plan Reference no.: P1
Date Received: 05-08-2020
Date placed on Public Exhibition: 09-09-2020
LOT AREA: 1.035ha
EXISTING DWELLING AREA: 119m²
EXISTING DECK AREA: 15.75m²
EXISTING CARPORT: 20m²
PROPOSED GARAGE AREA: 160m²

VOL: 56565
FOLIO: 1
1.035ha

LOCATION PLAN 1:500

SITE PLAN PREPARED FROM CERTIFICATE OF TITLE
INFORMATION AND MEASUREMENTS TAKEN ON SITE.
CONFIRMATION OF BOUNDARY LOCATION BY
REGISTERED SURVEYOR IS ALWAYS RECOMMENDED
PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY
OF THE PROPERTY OWNER.

PROPOSAL: NEW OUTBUILDING / GARAGE
OWNER: D. PENHALL
ADDRESS: 841 SANDFLY ROAD, LONGLEY, 7150
SCALE: 1:500
DATE: 3rd JULY 2020
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 02/07
JOB NO: 85099

Development Application: DA-2020-393
Plan Reference no.: P1
Date Received: 05-08-2020
Date placed on Public Exhibition: 09-09-2020

EXISTING DRIVEWAY

EXISTING DWELLING

EXISTING DECK

EXISTING CARPORT

PROPOSED OUTBUILDING / GARAGE
16m X 10m SHED

8000
8000
141.072 51° 43' 10"
30.277 54° 00' 30"
22.365 179° 50'
42.945 0° 44' 10"
142.615 215° 48' 50"
57.448 288° 21' 50"
46855
40310
42.945

85099

P&J SHEDS PTY LTD.
38 McIntyre Street, Mornington, TAS, 7018.
P: (03) 6244 4300 F: (03) 6244 4355
E: admin@fairdinkumhobart.com.au
ABN: 45109681263
THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2020
All earthworks & excavation to be in accordance with Part 3.1.1 BCA 2019.

Un-retained embankment slopes (cut / fill) to be in accordance with Table 3.1.1.1 of BCA 2019.

Refer to drawings by Northern Consulting for all member and material details as well as footing design and specifications.

Note: minimum foundation depth should be 100mm into natural ground. It fill is to be used under slab compact in 150mm layers to a maximum depth of 900mm.

All heights shown are above natural ground level.

Actual heights of walls above concrete slab are:
- Side wall height: 3500mm (Low side), 4375mm (High side)
- End wall height to peak: 4375mm

Development Application: DA-2020-393
Plan Reference no.: P1
Date Received: 05-08-2020
Date placed on Public Exhibition: 09-09-2020
South East Elevation

North East Elevation

Proposal: New Outbuilding / Garage

Owner: D. Penhall

Address: 841 Sandfly Road, Longley, 7150

Scale: 1:100

Date: 3rd July 2020

Amended:

Drawn By: A. Brown CC6003R

Page: 04/07

Job No: 85099

Colours (Colorbond®):
- Ext. Walls - Monument
- Roof - Ironstone
- Roller Door - Ironstone
- PA Door - Monument
- Window Frame - Ironstone
- Gutter - Ironstone
- Barge Flashing - Ironstone
- Opening Flash - Ironstone

Colorbond Corrugated Roof (Ironstone)

Colorbond Monoclad Wall Cladding (Monument)

All earthworks & excavation to be in accordance with Part 3.1.1 BCA 2019.

Un-retained embankment slopes (cut / fill) to be in accordance with Table 3.1.1.1 of BCA 2019.

Refer to drawings by Northern Consulting for all member and material details as well as footing design and specifications.

Note: Minimum foundation depth should be 100mm into natural ground. It is to be used under slab compact in 150mm layers to a maximum depth of 900mm.

All heights shown are above natural ground level.

Actual heights of walls above concrete slab are:
- Side wall height - 3500mm (Low side), 4375mm (High side)
- End wall height to peak - 4375mm

Opening Flash - Ironstone

Corner Flash - Monument

Gutter - Ironstone

Barge Flashing - Ironstone

New Outbuilding / Garage

D. Penhall

841 Sandfly Road, Longley, 7150

1:100

3rd July 2020

Amended:

Drawn By: A. Brown CC6003R

Page: 04/07

Job No: 85099

Development Application: DA-2020-393

Plan Reference no.: P1

Date Received: 05-08-2020

Date placed on Public Exhibition: 09-09-2020
Development Application: DA-2020-393
Plan Reference no.: P1
Date Received: 05-08-2020
Date placed on Public Exhibition: 09-09-2020

PROPOSAL: NEW OUTBUILDING / GARAGE
OWNER: D. PENHALL
ADDRESS: 841 SANDPFLY ROAD, LONGLEY, 7150
SCALE: 1:100
DATE: 3rd JULY 2020
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 05/07
JOB NO: 85099

FLOOR PLAN 1:100

WINDOW & DOOR SCHEDULE

<table>
<thead>
<tr>
<th>ID</th>
<th>HEIGHT</th>
<th>WIDTH</th>
</tr>
</thead>
<tbody>
<tr>
<td>W1</td>
<td>790mm</td>
<td>1730mm</td>
</tr>
<tr>
<td>W2</td>
<td>790mm</td>
<td>1730mm</td>
</tr>
<tr>
<td>PA</td>
<td>820mm</td>
<td></td>
</tr>
<tr>
<td>RD1</td>
<td>3500mm</td>
<td>4200mm</td>
</tr>
<tr>
<td>RD2</td>
<td>2800mm</td>
<td>4200mm</td>
</tr>
</tbody>
</table>

NEW OUTBUILDING / GARAGE

ALL EARTHWORKS & EXCAVATION
to be in accordance with
PART 3.1.1 BCA 2019.

UN-RETAINED EMBANKMENT SLOPES (CUT / FILL)
to be in accordance with TABLE 3.1.1.1
OF BCA 2019

WINDOW & DOOR SCHEDULE

<table>
<thead>
<tr>
<th>ID</th>
<th>HEIGHT</th>
<th>WIDTH</th>
</tr>
</thead>
<tbody>
<tr>
<td>W1</td>
<td>790mm</td>
<td>1730mm</td>
</tr>
<tr>
<td>W2</td>
<td>790mm</td>
<td>1730mm</td>
</tr>
<tr>
<td>PA</td>
<td>820mm</td>
<td></td>
</tr>
<tr>
<td>RD1</td>
<td>3500mm</td>
<td>4200mm</td>
</tr>
<tr>
<td>RD2</td>
<td>2800mm</td>
<td>4200mm</td>
</tr>
</tbody>
</table>

WINDOWS

ACCESS DOOR

ROLLER DOORS

ROLLER DOOR

ROLLER DOOR

W1

W2

PA

RD1

RD2

PA

W1

D. PENHALL
841 SANDFLY ROAD, LONGLEY, 7150

05/07

85099

P&J Sheds PTY LTD.
38 McIntyre Street, Mornington, TAS, 7018.
P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au
ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2020
CONSTRUCTION GENERALLY:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, BUILDING CODE OF AUSTRALIA (B.C.A.), RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS.

SITE PREPARATION AND EXCAVATION TO COUNCIL AND B.C.A REQUIREMENTS.

CONCRETE FOOTINGS TO AS 2670.1 AND ENGINEER SPECIFICATIONS. UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.

GARAGE STRUCTURAL; DETAILS AND CERTIFICATION AS PER 'FAIR DINKUM SHEDS' DOCUMENTATION.

BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS ON THIS SET OF PLANS PRIOR TO COMMENCEMENT OF WORK ON SITE.

USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

COUNCIL / CONTRACTOR TO CONTACT P&J SHEDS IF NECESSARY INFORMATION IS NOT PROVIDED ON THIS SET OF PLANS.

PLUMBING GENERALLY:
ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500. TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.

STORMWATER TO GROUND IN DIRECTION AWAY FROM OUTBUILDING & DWELLING. OVERFLOW TO BE MAINTAINED WITHIN THE PROPERTY BOUNDARIES AND MUST NOT CREATE A NUISANCE.

PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.

STORMWATER TO GROUND, OVERFLOW MUST BE CONTAINED WITHIN THE PROPERTY BOUNDARIES AND MUST NOT CREATE A NUISANCE.