APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-406

NAME OF APPLICANT: Formation Design & Drafting

PROPOSAL: Roofed extension to existing deck, spa, demolition of existing shed and new shed (re-advertised)

LOCATION: 5 Jayda Place, Kingston

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

<table>
<thead>
<tr>
<th><strong>Application Number:</strong></th>
<th>DA-2020-406</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Proposed Development:</strong></td>
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<td><strong>Applicant:</strong></td>
<td>Formation Design &amp; Drafting</td>
</tr>
<tr>
<td><strong>Responsible Planning Officer:</strong></td>
<td>Xin Barbour</td>
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</tbody>
</table>

### Associated Documents:

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

- Application form
- Certificate of Title
- Planning Submission
PROPOSAL:
NEW DECK & ROOF + PROPOSED NEW SHED

PROJECT ADDRESS:
5 JAYDA PLACE KINGSTON TAS 7050

SITE INFORMATION
LOT: 24
HOUSE SIZE: 957m²
EXISTING DECK: 50.5m²
NEW DECK: 18.3m²
NEW DECK ROOF: 16.5m²
NEW SHED: 16m²
SITE COVERAGE: 54.97%
EXISTING: 36.72%
FREE FROM IMPERVIOUS SURFACES: 55%

COUNCIL:
ZONEING:
OVERLAYS:
BAL: 19 (TNC)
WIND SPEED: 110
SOIL CLASSIFICATION: T1C
ENERGY RATINGS: 6.3
DEVELOPMENT CLASS: 10a & 10b

GENERAL NOTES:
BUILDERS, TRADESMEN, SUBCONTRACTORS AND PRE-FABRICATORS TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING ANY BUILDING WORKS. USE WRITTEN DIMENSION ONLY, DO NOT SCALE FROM DRAWINGS.
SURVEYOR TO VERIFY ALL DIMENSIONS, SET-OUTS, LEVELS, LOCATION OF SERVICES, EASEMENTS AND ANY OTHER INFORMATION RELEVANT TO THE PROPOSED BUILDING WORKS.
ENGINEER TO PROVIDE ALL STRUCTURAL CERTIFICATES AS REQUIRED BY LOCAL, COUNCIL, AND RELEVANT AUTHORITIES.
ENGINEERING DETAILS TO OVERSEE ARCHITECTURAL DRAWING AND SPECIFICATION.
ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PLANNING AND BUILDING PERMITS.
MATERIALS AND WORKMANSHIP TO CONFORM WITH THE STATE-REQUIRED REGULATIONS, LOCAL COUNCIL BY-LAWS AND RELEVANT CURRENT EDITIONS OF BCA CODES, AUSTRALIAN STANDARDS, PLANS, SPECIFICATIONS AND MANUFACTURER'S WRITTEN INSTRUCTIONS.
BUILDERS AND SUBCONTRACTORS TO REPORT TO THE DESIGNER ALL RELEVANT DESIGN CHANGES, VARIATIONS AND CHANGES PRIOR TO ANY WORKS COMMENCING. 24 HOURS ARRIVAL REQUIRED FOR DRAWINGS TO BE AMENDED.
CONFIRMATION OF ANY CHANGES BY THE BUILDER, CLIENT, OR BUILDING SURVEYOR MUST BE IN WRITING AND APPROVED BY THE DESIGNER.

ALL WORKS ARE TO FOLLOW THE 'SALF BURGESS' PROCESS IN ORDER TO OBTAIN INFORMATION ON EXISTING INFRASTRUCTURE AND UNDERGROUND SERVICES.

FORMATION DESIGN & DRAFTING
JANE HADLEY
BUILDING DESIGNER (DOMESTIC)
LICENSE NUMBER 294704307
LEVEL 1, 11A MURRAY STREET
HOBART TAS 7000
M: 0412 997 980
E: jane@formationdesign.com.au

PROPOSAL:
NEW DECK + ROOF & PROPOSED NEW SHED

CLIENT:
TRACY H. BROWN & DANA CASTANO
PROJECT ADDRESS:
5 JAYDA PLACE
KINGSTON TAS 7050

REVISION SHEETS
Phase: DEVELOPMENT APPLICATION
Sheet: COVER PAGE
Drawn: JANE HADLEY
Scale: 1:1
Size: A3 Date: 10.8.20

Project: 20008
Sheet: Rev: A00 1
POOL FENCES AND GATES TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARD AS 1926.1-2012 "SAFETY BARRIERS FOR SWIMMING POOLS".

GLASS FENCING TO COMPLY WITH AS 1288

SEE DRAWING DA06 FOR POOL GATES & FITTINGS

IF THE DECK IS CONSTRUCTED OVER 1000mm ABOVE NATURAL GROUND LEVEL A HANDRAIL MUST BE PROVIDED IN ACCORDANCE WITH THE NCC BCA VOL 2 & AUSTRALIAN STANDARDS.

ANY CHANGES TO THE DESIGN MUST HAVE WRITTEN CONSENT FROM THE DESIGNER & BUILDING SURVEYOR.

ALL STRUCTURAL ELEMENTS TO THE ENGINEERS SPECIFICATIONS, AND THE NCC BCA & AUSTRALIAN STANDARDS.

POOL TO BE EMPTIED INTO EXISTING STORMWATER.

INSPECTION PIT WITHIN 6m OF THE POOL

FILTER SYSTEM: CLOSED CARTRIDGE

SEE DRAWING DA07 FOR PLUMBING REQUIREMENTS IN ACCORDANCE WITH AS/NZS 3500.2:2018

120mm GLASS POOL GATE & FENCE TO BE INSTALLED IN ACCORDANCE WITH AS 1926.1-2012

Development Application: DA-2020-406
Plan Reference no.: P1
Date Received: 10/08/2020
Date placed on Public Exhibition: 12/09/2020
SAFETY FENCING CONSTRUCTION


THE EFFECTIVE HEIGHT OF FENCING MUST BE NOT LESS THAN 1.2m AND INCLUDE A NON-CLIMABLE ZONE WITH HAND AND FOOT HOLD NOT LESS THAN 900mm DISTANCE BETWEEN, BOUNDARY FENCES NOT LESS THAN 1800mm HIGH.

FENCING CONSTRUCTED OF HOUSEHOLD SAFETY GLASS WITH THE CLEAR OPENING BETWEEN VERTICAL COMPONENTS NOT MORE THAN 100mm APART, IN WHICH CASE THE EFFECTIVE HEIGHT MUST NOT BE LESS THAN 1200mm. REFER TO DIAGRAM.

RETAILING WALLS OR OTHER SIMILAR BOUNDARIES WHICH FORM PART OF THE SAFETY FENCING MUST COMPLY WITH AS/NZS 1269.1 WITH A SLOPE NOT MORE THAN 1:1000 FROM THE VERTICAL AND EFFECTIVE HEIGHT NOT LESS THAN 1000mm.

THE CLEARANCE BETWEEN THE BOTTOM OF THE FENCING AND THE FINISHED GROUND LEVEL MUST NOT BE MORE THAN 120mm. SURROUNDING AREA TO BE STEADY AND INTERMEDIATE AT ALL TIMES SO DANGER NOT ACCEPTABLE.

NO PROJECTIONS OR INDEMTITIES ON THE OUTSIDE SURFACE OF THE FENCING HORIZONTAL OR NEAR HORIZONTAL FENCING COMPONENTS, SUCH AS RAILS, RODS, WIRE OR BONDING, THAT COULD BE USED AS HILS FOR CLIMBING MUST BE PREVENTED.

IF LOCATED ON THE OUTSIDE FENCING ON E. T. LOCATED ON THE INSIDE OF THE FENCING AND THE VERTICAL MEMBERS ARE ENOUGH MORE THAN 1500mm APART, BE PROTECTED IN ACCORDANCE WITH THE NON-CLIMABLE ZONE AS ILLUSTRATED IN AS/NZS 1269.1.

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

GATES AND FITTINGS

AS/NZS 1269.1 - 2012

a. GATES MUST SWING OUTWARDS FROM POOL AREA.

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

c. GATES MUST BE FITTED WITH A LATCHING DEVICE.

(d) SELF-LOCKING DEVICE MAY REQUIRE A CUSHIONED BACK CHECKING OPERATION TO PREVENT SHOCK WHEN THE GATE IS CLOSED. SAFETY FENCING SHOULD CONSIST OF BARRIERS OR WALLS OF SUITABLE HEIGHT AND DESIGNED AND CONSTRUCTED WITH OPENINGS AND FOOTHOLDS THAT WOULD ENABLE A YOUNG CHILD TO CLIMB THROUGH OR OVER THE FENCE AND PROVIDE WITH CHILD RESISTANT SELF-CLOSING AND LATCHING DEVICES ON THE GATES.

2.2. NON-CLIMABLE ZONE (NCZ)

2.2.1 General

The height and radius of the end of NCZ (other than NCZ 4) shall not be less than 900mm. Within an NCZ there shall be no handrails or tubulars,Graphics 2-3.2.2.2 (b) that will facilitate climbing. Where NCZs are required they shall apply to the entire length of a barrier.

2.2.2 BARRIERS LESS THAN 1500mm IN HEIGHT

The following NCZ shall be present on all barriers with a height less than 1500mm:

(a) NCZ 1 is a 900mm rectangular plane on the outside face of a barrier. This NCZ may be located anywhere within the vertical height of a barrier or, where present, anywhere between the vertical height of a barrier and any handrail, guardrail or footrest on a barrier (see Figures 2.1.2.2.2.2 (b), 2.3.2.2.2.2.2 (b), 2.5.2.2.2.2.2 (b) and 2.10.2.2.2.2.2 (b)).

(b) NCZ 2 is a quadrant on the outside of a barrier created by a 1200mm radius drawn from the top of NCZ 1 (see Figures 2.1, 2.3, 2.5 and 2.10 (b) and (c)).

(c) NOTE: NCZ 2 is always immediately adjacent to NCZ 1 on all barriers.

(d) NCZ 3 is a quadrant on the outside of a barrier created by a 900mm radius drawn from the top of the barrier. When the top of NCZ 2 is below the top of a barrier then NCZ 3 shall extend vertically down to the top of NCZ 1 (see Figures 2.1, 2.3 and 2.10 (b) and (c)).

NJZ 3 is applicable only to the barrier created by the quadrant and does not apply to any other or component or, or that is part of, the barrier.

(e) NCZ 4 is a quadrant on all barriers with vertical openings 150mm in width and is a 900mm high by 500mm deep rectangular plane on the inside of the barrier and shall align with NCZ 1 (see Figures 2.1 and 2.3).

A barrier component or an item or object on a barrier that would otherwise be climbable is non-climbable if its top surface is sloped at more than 60 degrees to the horizontal plane (see Figure 2.3).
FIGURE 12.8.7(B) CONNECTION OF PUMPED WASTE DISCHARGE FROM SWIMMING POOLS

1:20

PLUMBING IN ACCORDANCE WITH AS/NZS 3500.2:2019

GULLIES
4.6.2 Installation

Gullies shall:
(a) be of the self-cleansing type;
(b) have the top of the gully flared provided with a relieve surcharge; and
(c) where installed below ground -
(i) be supported on a concrete footing of a thickness not less than 100mm, with a width not less than 100mm beyond the sides of the trap and extending upwards to not less than 100mm above the base of the gully; and
(ii) have the top of the gully flared protected from damage at finished surface level (e.g. by means of a concrete surround)

12.8.7 PUMP DISCHARGE PIPE

The pump discharge pipe from waste fixtures or swimming pools shall be connected in accordance with Clause 12.7, or connected to a gully as shown in Figure 12.8.7(B)

13.22 DOMESTIC SWIMMING POOL

The discharge pipe from swimming pools shall be installed in accordance with Clause 12.8.7

C13.22 Overflows from skimmer boxes of domestic swimming pools should discharge to a discharge point nominated by the authority having jurisdiction.

The discharge from swimming pools to the sanitary plumbing and drainage system may require the approval of the network utility operator.

EMPTYING OF POOL

Emptying of pool to stormwater must have an inspection pit located 50 meter (MAX) from pool

FILTER SYSTEMS

Cartridge system: (Closed system) Empty pool spa into stormwater.
Discharge system: sand or chlorinated systems connected to sewer
DISCRETIONARY RESPONSES

10.4.3 Setbacks and building envelope

A3 (a) Diagram 10.4.2A - address rear setback

PS -

The siting and scale of the dwelling does not cause unreasonable loss of amenity to any habitable rooms of any neighboring dwellings.

lots

The proposed shed does not overshadow any of the private open spaces on the adjoining or adjacent lots.

The proposed shed is small in size and has a ceiling height in line with the current house. These considerations will reduce any small impact on neighboring lots. The shed also provides a privacy screen for the owners as well as neighboring properties from direct viewing into the shed space.

The position of the shed was chosen as it is in the most level area on the site. Due to this position, a relaxation of the rear setback requirement of 4 meters is being requested.

The shed is required to replace the small shed that is being removed. This shed will be used for garden tools and storage as the current shed is used for car parking.

See Shadow Plans which visually highlight how the proposed shed only casts minimal shadows with little or no impact on adjoining lots.

10.4.3 Site coverage and private open space for all dwellings

See drawings opposite for the location of the 24m² of private open space.

10.4.4 Sunlight and overshadowing for all dwellings

See drawings opposite for overshadowing in relation to adjoining lots and habitable rooms.

10.4.5 Privacy for all dwellings

The new deck is less than 1 meter off the ground and does not require any screening.

FORMATION DESIGN & DRAFTING

JANE HADLEY
BUILDING DESIGNER (DOMESTIC)
LEVEL 1, 11A MURRAY STREET
M: 0402 507 950
E: jane@formationdrafting.com.au

PROPOSAL:
NEW DECK + ROOF & PROPOSED NEW SHED

Client:
TIMOTHY BROWN & DANA CASTANO

PROJECT ADDRESS:
2 JAYDA PLACE
KINGSTON TAS 7050

REV DESCRIPTION DATE

Phase: DEVELOPMENT APPLICATION
Sheet: SHADOW PLANS & DISCRETIONARY RESPONSES
Scale: 1:500
Size: A3 Date: 10/8/20

Drawn: JANE HADLEY

Project: 20006
Sheet: Rev: A08 1