APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-406

NAME OF APPLICANT: Formation Design & Drafting

PROPOSAL: Extension and roof over existing deck and spa - (Retrospective)

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 18 September 2020.
## DEVELOPMENT APPLICATION

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<td><strong>Responsible Planning Officer:</strong></td>
<td>Xin Barbour</td>
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<td><strong>Associated Documents:</strong></td>
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<td>The following information regarding the application is available at Council offices:</td>
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<td>- Application form</td>
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<td>- Certificate of Title</td>
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BUILDERS, TRADESMEN, SUB-CONTRACTORS AND PREFABRICATORS 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 OVERRIDE 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 BUILDING REGULATIONS, LOCAL COUNCIL BY-LAWS AND RELEVANT CURRENT EDITIONS OF BCA CODES, AUSTRALIAN STANDARDS, PLANS, SPECIFICATIONS AND MANUFACTURER’S WRITTEN INSTRUCTIONS.

BUILDER AND SURVEYOR TO REPORT TO THE DESIGNER ALL RELEVANT DISCREPANCIES, VARIATIONS AND CHANGES PRIOR TO ANY WORKS COMMENCING. 24 HOURS MINIMUM REQUIRED FOR DRAWINGS TO BE AMENDED.

CONFIRMATION OF ANY CHANGES BY THE BUILDER, CLIENT, OR BUILDING SURVEYOR MUST BE IN WRITING AND CONFIRMED BY THE DESIGNER

ALL WORKS ARE TO FOLLOW THE ‘DIAL-BEFORE-YOU-DIG’ PROCESS IN ORDER TO OBTAIN INFORMATION ON EXISTING INFRASTRUCTURE AND UNDERGROUND SERVICES.

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The Class 10a building (shed) is not to be less than 900mm from an allotment boundary. To comply with NCC BCA 2019, Figure 3.7.2.4 (d)

**SITE INFORMATION**

- **LOT:** 26
- **STYLE:** 140934
- **LAND AREA:** 957m²
- **HOUSE SIZE:** 227m²
- **EXISTING DECK:** 53.3m²
- **NEW DECK:** 18.39m²
- **EXISTING SHED:** 63m²
- **NEW SHED:** 18m²
- **SITE COVERAGE:** EXISTING: 34.93%
- **NEW:** 38.73%
- **FREE FROM IMPERVIOUS SURFACES:** 55%
- **COUNCIL:** KINGBOROUGH COUNCIL
- **ZONING:** GENERAL RESIDENTIAL
- **OVERLAYS:** LANDSLIDE HAZARD, BUSHFIRE PRONE AREA
- **BAL:** 19 (BC)
- **WIND SPEED:** N2
- **SOIL CLASSIFICATION:** 1BC
- **ENERGY RATING:** 4.3
- **DEVELOPMENT CLASS:** 10a & 10b

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**PROPOSAL:**

- **NEW DECK & ROOF & PROPOSED NEW SHED**

**CLIENT:**

- **TIMOTHY BROWN & DANA CASTANO**

**PROJECT ADDRESS:**

- **JAYDA PLACE, KINGSTON TAS 7050**

**DRAWN:** JANE HADLEY

**DEVELOPMENT APPLICATION**

- **DATE:** 10.8.20
- **PROJECT:** DA-2020-406
- **REFERENCE:** P1
- **DATE RECEIVED:** 10/08/2020
- **DATE PLACED ON PUBLIC EXHIBITION:** 5/09/2020

It is the builder's responsibility to check all measurements, heights, and locations on site before starting.
EXISTING FLOOR PLAN

1:100

DEMO PLAN

1:100

EXISTING TOOL SHED - TO BE REMOVED

EXISTING HOUSE: NO INTERNAL/EXTERNAL CHANGES

DOORS

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<tr>
<td>SD03</td>
<td>2040</td>
<td>2410</td>
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EXISTING DECK

EXISTING DECK

EXISTING DECK

DECK TO BE MADE SMALLER TO BE IN LINE WITH THE HOUSE

EXISTING TOOL SHED - TO BE REMOVED

EXISTING TOOL SHED - TO BE REMOVED

STAIRS AND BALUSTRADE TO BE REMOVED

MARK HEIGHT WIDTH COMMENTS

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EXISTING HOUSE: NO INTERNAL/EXTERNAL CHANGES

EXISTING FLOOR PLAN - NO CHANGES TO EXISTING

PROPOSED NEW DECK:
- Size: 1200mm glass pool gate & fence to be installed in accordance with AS 1926.1-2012

POOL TO BE EMPTIED INTO EXISTING STORMWATER
- Filter system: closed cartridge

INSPECTION PIT WITHIN 6m OF THE POOL

FILTER SYSTEM: CLOSED CARTRIDGE
SEE DRAWING DA07 FOR PLUMBING REQUIREMENTS IN ACCORDANCE WITH AS/ANZ 3500.2:2018

NCZ OF 900MM EXTERNAL POOL AREA - FULL PERIMETER
SEE DRAWING DA06

NCZ OF 300mm INTERNAL POOL AREA - FULL PERIMETER
SEE DRAWING DA06

POOL TO BE EMPTIED INTO EXISTING STORMWATER
INFORMATION PITT WITHIN 6m OF THE POOL
FILTER SYSTEM: CLOSED CARTRIDGE
SEE DRAWING DA07 FOR PLUMBING REQUIREMENTS IN ACCORDANCE WITH AS/ANZ 3500.2:2018

1200mm GLASS POOL GATE & FENCE TO BE INSTALLED IN ACCORDANCE WITH AS 1926.1-2012

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.

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DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS ONLY.

BUILDERS & CONTRACTORS TO CHECK AND VERIFY ALL DIMENSION AND LEVELS PRIOR TO STARTING ANY WORK ON SITE.

ANY DESCREPNCIES NEED TO BE REPORTED TO FORMATION DESIGN & DRAFTING.

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SPACING OF HORIZONTAL & VERTICAL MEMBERS

1:20

100 MAX
1200 MIN
1:20

1000 MIN
500 Min

SPACING OF HORIZONTAL & VERTICAL MEMBERS

WITH SECTION 3 OF AS 1926.1-2012

STRENGTH LOADING REQUIREMENTS TO COMPLY

FIX SPIGOTS TO JOISTS/BEARERS BELOW WITH

FENCING WITH GLASS PANELS FIXED TO SPIGOTS:

OPENING 10 MAX

PANEL

150

2.4.2.2 OF AS 1926.1-2012

TOP OF BARRIER, TO COMPLY WITH

INSIDE OF BARRIER & 150mm BELOW

LATCH RELEASE LOCATED ON THE

INSIDE POOL AREA

GATE TO ONLY SWING OUTWARDS

AS PER AS1926.1-2012 - 2.4.1.1

FIGURE 2.1 (in part) EXAMPLE OF NON

CLIMABLE ZONES (NCZs)

DIMENSIONS IN MILLIMETRES

(a) 3D view of NCZs

(b) NCZ 3 is applicable only to the space created by the quadrant and does not apply to any item or component on, or that is part of, the barrier.

(c) NCZ 3 is non-climable if its top surface is sloped at more than 60° to the horizontal plane (see Figure 2.6).

A barrier component or an item or object on a barrier that would otherwise be climable is non-climable if its top surface is sloped at more than 60° to the horizontal plane (see Figure 2.6).

FENCING WITH GLASS PANELS FIXED TO SPIGOTS: FIX SPIGOTS TO JOISTS/BEARERS BELOW WITH

STRENGTH LOADING REQUIREMENTS TO COMPLY WITH SECTION 3 OF AS 1926.1-2012

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 TOUGHENED 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.

RETAINING WALLS OR OTHER SIMILAR BOUNDARIES WHICH FORM PART OF THE SAFETY FENCING MUST COMPLY WITH AS1926.1 WITH A SLOPE NOT MORE THAN 15DEG 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 IN粦TACT 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;

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-CLIMABLE ZONE AS ILLUSTRATED IN AS1926.1.

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

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;

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

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

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

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;

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

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 SUİFICIENT 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.

2.2 NON-CLIMABLE ZONE (NCZ)

2.2.1 General

The height and radius of the arc of all NCZs (other than NCZ 4) shall be not less than 900 mm. Within an NCZ there shall be no handholds or footholds, objects or plants that will facilitate climbing.

2.2.2 Barriers less than 1800 mm in height

Within the height of an NCZ there shall be no handholds or footholds, objects or plants that will facilitate climbing.

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PLUMBING IN ACCORDANCE WITH AS/NZS 3500.2:2018

GULLIES

4.6.2 Installation

Gullies shall:

(a) be of the self-cleansing type;
(b) have the top of the gully riser 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 riser 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 riser, as shown in Figure 12.8.7(B).

13.22 DOMESTIC SWIMMING POOLS

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 ≤ 6 meter (MAX) from pool.

FILTER SYSTEMS

Cartridge system: (Closed system) Empty pool/spa into stormwater.
Discharge system: sand or chlorinated systems connected to sewer.
10.4.2 Setbacks and building envelope for all dwellings

A3 (a) Diagram 10.4.2A - address rear setback.

P3 - The siting and scale of the dwelling does not cause unreasonable loss of amenity to any habitable rooms of any neighboring dwellings.

- The proposed shed does not overshadow any of the private open spaces on the adjoining or vacant lots.
- The proposed shed is small in size and has a color scheme that blends in with the current house. These considerations will reduce any visual impacts on adjoining lots. The shed also provides privacy for the owners as well as neighboring properties from direct viewing onto the deck space.
- The position of the shed was chosen as it is 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.

10.4.6 Privacy for all dwellings

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