APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-491

NAME OF APPLICANT: Jsa Consulting Engineers Pty Ltd

PROPOSAL: Office building, storage shed and additional outdoor storage (landscaping supplies)

LOCATION: 'Kingston Garden Supplies', 1 Mertonvale Circuit, 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 13 October 2020.
# Development Application

<table>
<thead>
<tr>
<th><strong>Application Number:</strong></th>
<th>DA-2020-491</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Proposed Development:</strong></td>
<td>Office building, storage shed and additional outdoor storage (landscaping supplies)</td>
</tr>
<tr>
<td><strong>Location:</strong></td>
<td>'Kingston Garden Supplies', 1 Mertonvale Circuit, Kingston</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>JSA Consulting Engineers Pty Ltd</td>
</tr>
<tr>
<td><strong>Responsible Planning Officer:</strong></td>
<td>Sarah Silva</td>
</tr>
</tbody>
</table>

**Associated Documents:**

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

- Application form
- Certificate of Title
- Planning Submission
- Arboricultural Assessment
KINGSTON GARDEN CENTRE
1 MERTONVALE CIRCUIT,
KINGSTON, 7050,
TASMANIA

INDEX
A000 INDEX & COVER SHEET
A001 EXISTING SITE PLAN
A002 PROPOSED SITE PLAN
A003 PROPOSED LANDSCAPE & LIGHTING PLAN
A004 PROPOSED LANDSCAPE DETAILS
A005 OFFICE BUILDING FLOOR PLAN
A006 OFFICE BUILDING ELEVATIONS
A007 STORAGE SHED PLAN
A008 STORAGE SHED ELEVATIONS
A009 STORAGE BINS SITE ELEVATIONS
A010 PROPOSED SIGNAGE ELEVATION

Development Application: DA-2020-491
Plan Reference no.: P2
Date Received: 22 September 2020
Date placed on Public Exhibition: 30 September 2020

INDEX & COVER SHEET
FOLDER NUMBER: 18
VOLUME NUMBER: 3123
MUNICIPALITY: KINGBOROUGH COUNCIL
ZONING: COMMERCIAL
SITE AREA = 3188m²
FLOOR AREAS:
PROPOSED NEW BUILDINGS = 180m²
PROPOSED STORAGE BIN AREA = 604m²
TOTAL O/A NEW HARDSTAND = 1432m²
NUMBER OF PROPOSED STORAGE BINS = 26

LOCALITY PLAN
SCALE: N.T.S.
Development Application: DA-2020-491
Plan Reference no.: P2
Date Received: 22 September 2020
Date placed on Public Exhibition: 30 September 2020
MAINTENANCE

NOTE:
1. SMALL ROOTS (5mm OR LESS) THAT GROW AROUND UP, OR DOWN THE ROOT BALL PERIPHERY TO BE ELIMINATED AT TIME OF PLANTING.
2. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.
3. APPLY SUITABLE SLOW RELEASE FERTILISER AND WATER CRYSTALS.
4. WATER-IN WITH SEASONAL SOLUTION.

LANDSCAPING IS TO BE AUTOMATICALLY WATERED WITH AN IN-GROUND IRRIGATION SYSTEM PROVIDED EVERY THREE DAYS OR AS REQUIRED.

WEEDS ARE TO BE HAND EXTRACTED AS REQUIRED.

THE LANDSCAPING MUST BE MAINTAINED FOR THE LIFE OF THE DEVELOPMENT. ANY DEAD, DISEASED OR DAMAGED PLANTS ARE TO BE REPLACED.

DO NOT OBSTRUCT FOOTPATHS AND DRIVEWAYS. IMMEDIATELY CLEAN ANY SPILLS ON FOOTPATH/ROAD. SEEK PRIOR APPROVAL FOR STORAGE OF MATERIALS/EQUIPMENT, PARKING OF VEHICLES, AND ERECTION OF BILLBOARDS ON PUBLIC LAND. REINSTATE PUBLIC LAND (I.E. NEW GRASS TO VERGE) AT PROJECT COMPLETION.

ALL PRACTICAL MEASURES ARE BE TO CONTROL THE GENERATION OF DUST.

CONTRACTOR RESPONSIBLE FOR APPROVING ALL PLANTS DELIVERED TO SITE. PLANTS OF INCORRECT VARIETY/ SIZE, OR POOR HEALTH/ APPEARANCE SHOULD NOT BE ACCEPTED (ADHERE TO AS2303.2015). DO NOT STORE PLANTS IN DIRECT SUNLIGHT OR IN VIEW OF STREETS. PLANTING TO OCCUR STRICTLY AS SPECIFIED IN DETAIL DRAWINGS. PLANTS MAY BE SUBSTITUTED DUE TO AVAILABILITY ISSUES ONLY WITH CLIENT & COUNCIL AUTHORIZATION. CLIENT IS ADVISED TO CONSULT PLANT SUPPLIER OR HORTICULTURALIST REGARDING ANY CONCERN WITH PLANT TOXICITY.

ALLERGIES. PLANTS SPECIFIED MAY BE HARMFUL IF INGESTED.

APPLY SUITABLE SLOW RELEASE FERTILISER AND WATER CRYSTALS. AVOID DAMAGE TO NOURSERY STAKE BY THE END OF MAINTENANCE.

PORTIONS TO BE 150mm LARGER THAN POT SIZE IN ALL SIDES.

KEEP MULCH 150mm FROM BASE OF TREE.

150mm HIGH WATER WELL AT SHRUBS AREAS.

SET AROUND ROOT BALL PERIPHERY 150mm WIDER THAN THE SURROUNDING FINISHED GRADE. SLOPE BACKAWAY FROM THE ROOTBALL FOR POSITIVE DRAINAGE. KEEP TURF CLEAN FOR A 400mm RADIUS CIRCLE AROUND THE TREE. MULCH WITH A 35 - 60mm THICK LAYER OF BARK.

RECESS TURF AREA 30mm TO ALLOW FOR MULCH.

FINISHED GRADE AT LAWN

PLANT PIT DETAIL

SCALE: 1:20

SHRUB PLANTING DETAIL

SCALE: 1:20

PLANTING AT TURF AREAS

PLANTING AT SHRUB AREAS

ROOTBALL

SET TURF GRASS 400mm HIGHER THAN THE SURROUNDING FINISHED GRADE. SLOPE BACKAWAY FROM THE ROOTBALL FOR POSITIVE DRAINAGE. KEEP TURF CLEAN FOR A 400mm RADIUS CIRCLE AROUND THE TREE. MULCH WITH A 35 - 60mm THICK LAYER OF BARK.

ROOTBALL RESTS ON EXISTING OR RECOMPACTED SOIL.

ROOT BALL + 700mm ROOTBALL

70 -80mm LAYER OF MULCH

300mm TO ALLOW FOR MULCH.

FINISHED GRADE AT LAWN

SLOW RELEASE FERTILISER

MODIFIED SOIL, FIRMLY COMPACTED. INCLUDE WATER CRYSTALS.

KEEP MULCH 150mm FROM BASE OF TREE.

150mm HIGH WATER WELL AT SHRUBS AREAS.

IN-GROUND IRRIGATION SYSTEM PROVIDED EVERY THREE DAYS OR AS REQUIRED.

LANDSCAPING MUST BE AUTOMATICALLY WATERED WITH AN IN-GROUND IRRIGATION SYSTEM PROVIDED EVERY THREE DAYS OR AS REQUIRED.

THE LANDSCAPING MUST BE MAINTAINED FOR THE LIFE OF THE DEVELOPMENT. ANY DEAD, DISEASED OR DAMAGED PLANTS ARE TO BE REPLACED.
NOT FOR CONSTRUCTION

---

**Storage Shed Floor Plan**

**Scale:** 1:100

**Dimensions:**
- 150mm
- 7665mm
- 10705mm
- 4800mm

**Notations:**
- 23470mm
- Boundary
- Concrete Storage Bins
- Roof Over Shown Dashed
- Proposed Storage Shed
- Garden Bed

**Legend:**
- Col.
- Garden Bed
- Col.
- Col.
- Col.

---

**Design Information:**

**Project:** Kingston Garden Centre

**Location:**
- 1 Mertonvale Circuit, Kingston 7050

**Date:**
- 17/04/18

**Designers:**
- M. Horsham CC5865 I
- J-P Ibbott

---

**Contact Information:**

JSA Consulting Engineers

---

**Publication Information:**

**Project:** Storage Shed Floor Plan

**Scale:** 1:100 at A3 Sheet

---

**Development Application:** DA 2020-491

**Plan Reference no.:** P2

**Date Received:** 22 September 2020

**Date placed on Public Exhibition:** 30 September 2020
OFFICE SIGN - 1.2m (HEIGHT) x 4.5m (LENGTH) - max 750mm above roof height

SCALE: 1:50

FRONTAGE SIGN - 2.4m (HEIGHT) x 3.6m (LENGTH)

SCALE: NTS