APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-353

NAME OF APPLICANT: Mr P H Cuthbertson

PROPOSAL: Outbuilding (shed) - Retrospective

LOCATION: 6 Guthrie Street, 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 2 November 2020.
# Development Application

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>DA-2020-353</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Development:</td>
<td>Outbuilding (Shed Retrospective)</td>
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<tr>
<td>Location:</td>
<td>6 Guthrie Street, Kingston</td>
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<tr>
<td>Applicant:</td>
<td>Mr P H Cuthbertson</td>
</tr>
<tr>
<td>Responsible Planning Officer:</td>
<td>Chloe Edgell</td>
</tr>
</tbody>
</table>

**Associated Documents:**

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

- Application form
- Certificate of Title
- Planning Submission
NOTE:
1. Boundaries are compiled from title surveys and may vary from original survey dimensions. A Remark Survey is recommended prior to any works occurring on or near the boundaries.
2. Underground services exist in this area. It is the responsibility of the developer to determine the location of these services prior to the commencement of site works.
SITE INFORMATION

PROPERTY DESCRIPTION
PID No 3569729
TITLE No 174639/247
CONTAINING 439 sqm
LOCAL AUTHORITY KINGBOROUGH COUNCIL
ZONE GENERAL RESIDENTIAL

THE BUILDING WORKS HAVE BEEN ASSESSED AS NOT REQUIRING A BAL RATING IN ACCORDANCE WITH AS3959-2018 BASED ON NO BUSHFIRE PRONE VEGETATION WITHIN 100m OF THE PROPOSED DEVELOPMENT.

COLOR SCHEME
WALLS COLORBOND NIGHT SKY (LRI 5%)
TIMBER STAIN
ROOF COLORBOND MONUMENT (LRI 9%)

FLOOR AREA
EXISTING DWELLING 135 sqm
PROPOSED OUTBUILDING 44 sqm

SITE ANALYSIS
SITE AREA 439 sqm
EXISTING RESIDENCE 135 sqm
PROPOSED OUTBUILDING 44 sqm
DRIVEWAY 65 sqm
DECK 45 sqm
CONCRETE PATH 40 sqm
TOTAL 329 sqm
AREA OF SITE FREE FROM IMPERVIOUS SURFACES 110 sqm 25% OF SITE

DRAWINGS
1298 WD-A-01 Site Plan
1298 WD-A-02 Floor Plan and Elevations
1298 WD-A-03 Bracing and Framing Plan
1298 WD-A-04 Framing Schedule
1298 WD-A-05 Bracing Details
1298 WD-A-06 General Construction Notes
1298 WD-H-01 Drainage Plan

Development Application: DA-2020-353
Plan Reference no.: P2
Date Submitted: 06/10/2020
Date placed on Public Exhibition: 17/10/2020

Proposed: Outbuilding
(As Constructed)
For: K Muir
At: 6 Guthrie Street
Kingston

Designer: Philip Cuthbertson
Building Design Solutions
PO Box 240
Huonville TAS
Bushfire Practitioner No. BFP-123
Building Accreditation No. CC2251H
NOTE

1. This plan has been prepared from 'List' records available at the time of documentation.
2. A remark survey is recommended prior to any works occurring on or near boundaries.
3. Only detail apparent on site at the time of inspection have been identified on this plan. Other features and services may exist on, under, or over the site. It is the responsibility of the developer to determine the location of these services prior to the commencement of site works.
4. Building location was interpolated from 'List' records and measurements taken on site.

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ENERGY EFFICIENCY

ROOF

INSULATION INSTALLED TO HAVE MINIMUM R VALUE OF: R5

EXTERNAL WALLS

INSULATION INSTALLED TO HAVE MINIMUM R VALUE OF: 2.5

INTERNAL WALLS

SOUND INSULATION TO BE INSTALLED

WALL FRAMES AND SHEETING:
1. ALL INTERNAL WALLS ARE 90mm THICK TIMBER FRAMED
2. ALL EXTERNAL WALLS ARE 90mm THICK TIMBER FRAMED
3. DIMENSIONS ARE TO WALL FRAMES (UNLESS NOTED OTHERWISE)
4. PLASTERBOARD WALL AND CEILING SHEETING GENERALLY THROUGHOUT

FLOOR SLAB AND FOUNDATIONS
AS ADVISED BY OWNER

1. 900 THICK CONCRETE SLAB WITH 32 MPa CONCRETE REINFORCED SLAB
2. WAFFLE POD SLAB CONSTRUCTION WITH 400 INTERMEDIATE BEAMS AT 1800 CENTRES REINFORCED WITH 1\(\frac{1}{2}\) Bar
3. SLAB LAYED ON 200um POLYTHENE MOISTURE BARRIER

BOUNDARY FENCE

RAFTERS FIXED TO 90x45 POLE PLATE WITH 100mm BATTEN SCREW AND GI FRAMING ANCHOR

CUSTOM ORB ROOF SHEETING - FLASHINGS AND CAPPINGS TO MATCH SHEETING

STD QUAD GUTTER FINISH

CUSTOM ORB WALL SHEETING - FLASHINGS AND CAPPINGS TO MATCH SHEETING

FLOOR PLAN

PROPOSED OUTBUILDING (AS CONSTRUCTED)

DRAWING FLOOR PLAN

OUTBUILDING

FOR

K. MUIR

JOBEYS

12396

OF 1 SHEET IS ISSUE

WD-A-02

GUTHRIE STREET

JULY 2020

D.E.

N.S.

G.B.

I.A.

M.A.

B.F.

C.C.

P.O. Box 240

Kingsley Street

KINGSTON

ABN 48 366 214 794

Bus. Ph: 0412 131 720

 Parties (RTA) For: 0412 131 720

PB Outhbergen@gmail.com

Document Set ID: 3469545

Version: 1, Version Date: 06/10/2020

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Philip Outhbergen
BUILDING DESIGN SOLUTIONS

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FLOOR AREA

EXISTING DWELLING

135 sqm

PROPOSED OUTBUILDING

-44 sqm

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DECORATIVE ALUMINUM SCREEN TO BE FIXED TO SIDE OF OUTBUILDING AS SELECTED OR APPROVED BY ADJOINING PROPERTY OWNER

VERTICAL SPOTTED GUM TIMBER SHIP LAPPED BOARDING WITH STAINED FINISHED

DEFINITE MATERIALS AND DIMENSIONS HAVE PRECEDENCE OVER SCALE

WRITE DIMENSIONS HAVE PRECEDENCE OVER SCALE

INTERNAL WALLS

INSULATION TO BE INSTALLED

INTERNAL WALLS

INSULATION TO HAVE MINIMUM R VALUE OF: 2.5

EXTERNAL WALLS

INSULATION TO HAVE MINIMUM R VALUE OF: 2.5

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STORAGE

CONCRETE

---

BOUNDARY FENCE

SOUTH-EAST ELEVATION

SOUTH-WEST ELEVATION

NORTH-EAST ELEVATION

NORTH-WEST ELEVATION

ROLLER DOOR

180° STEP

WINDOW

W.C.

STORE

CONCRETE

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2400x2400 HIGH

2400x4000 HIGH

100mm

BATTEN SCREW

GI FRAMING ANCHOR

400um POLYTHENE MOISTURE BARRIER

100mm BATTEN SCREW

GI FRAMING ANCHOR

1.9m

2.5m

3m

4m

0m

1m

2m

3m

4m

SCALE: 1:100 AT A2

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BIFOLD DOORS

STORAGE

CONCRETE

BOUNDARY FENCE

SOUTH-EAST ELEVATION

SOUTH-WEST ELEVATION

NORTH-EAST ELEVATION

NORTH-WEST ELEVATION

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CONCRETE

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SOUTH-WEST ELEVATION

NORTH-EAST ELEVATION

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STORAGE

CONCRETE

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STORAGE

CONCRETE
**TIMBER FRAMING SCHEDULE**

**TIMBER FRAMING (F17 STRESS GRADE UNO)**

- **DOOR FRAMES FROM 19mm KD HWD TO SUIT WALL THICKNESS. FIXINGS AT MAXIMUM 400 CENTRES, STAGGERED.**
- **PLANTED STOPS TO HEAD AND JAMBS FROM 42x12mm KD HWD**

**WALL FRAMING:**
- **WALL STUDS: 90x35 AT 450 CENTRES**
- **JAMB STUDS: 2/90x35**
- **BOTTOM PLATE: 35x90**
- **TOP PLATE: 2/35x90**
- **LINTELS: AS PER PLAN**
- **RAFTERS: 200x63 AT 900 CENTRES**

**TIMBER FIXING SCHEDULE**

- **ALL TIMBER TO COMPLY WITH AS 1684.4**
- **STRUCTURAL TIMBER NOT PROTECTED FROM WEATHER EXPOSURE AND MOISTURE INGRESS SHALL BE OF DURABILITY CLASS 1 OR 2 OR H3 PRESERVATIVE TREATED TIMBERS IN ACCORDANCE WITH AS 1684 PART 2**
- **FASTENERS INTO TIMBER SHALL BE CORROSION RESISTANT IN ACCORDANCE WITH AS 3566**

**PROPOSED FRAMING SCHEDULE**

- **RAFTERS AT MAX 900 CENTRES. RAFTER LOCATIONS SHOWN ARE INDICATIVE ONLY**
- **ADDITIONAL BRACING MAY BE REQUIRED TO BE INSTALLED DURING CONSTRUCTION TO PROVIDE TEMPORARY SUPPORT FOR MEMBERS**

**BRACING SCHEDULE**

- **DOOR FRAMES FROM 19mm KD HWD TO SUIT WALL THICKNESS. FIXINGS AT MAXIMUM 400 CENTRES, STAGGERED.**
- **PLANTED STOPS TO HEAD AND JAMBS FROM 42x12mm KD HWD**

**BRACING NOTES**

- **ALL BRACING AND TIE DOWN SHALL CONFORM WITH THE NATIONAL FRAMING CODE AS 1684.2**
- **TIEDOWN ALL BRACING UNITS TO SUB-STRUCTURE AS DETAILED**
- **DESIGN WIND CATEGORY: N1 TO AS4055**
- **ROOF MATERIAL: METAL**
- **MAX UPLIFT LOAD: 6000**
- **JOINT GROUP: JD4**
- **TYPE (h) BRACE: PLYWOOD BRACING PANEL METHOD B x LENGTH OF BRACING UNIT**

**NOTE:**

- **CONSTRUCTION OF THIS BUILDING WILL REQUIRE WORKERS TO BE WORKING AT HEIGHTS WHERE A FALL IN EXCESS OF 2m IS POSSIBLE AND INJURY IS LIKELY TO RESULT FROM SUCH A FALL. THE OUTSIDE SHALL PROVIDE A SUITABLE BARRIER WHEREVER A PERSON IS REQUIRED TO WORK IN A LOCATION WHERE A FALL OF MORE THAN 2m IS POSSIBLE. ALL PERSONS WORKING AT HEIGHTS SHALL BE ADEQUATELY INFORMED ABOUT RISKS ASSOCIATED WITH SUCH WORK AND SAFETY FEATURES AVAILABLE TO REDUCE THE LIKELIHOOD OF A FALL.**
- **ANCHORAGE POINTS, SCAFFOLDING, LADDERS AND TRESTLES SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, AND REGULATIONS.**

**BRACING PLAN AND FRAMING PLAN**

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CONSTRUCTION GENERALLY

THIS DEVELOPMENT HAS BEEN DESIGNED AS A RESIDENTIAL BUILDING WHERE A CHANGE OF USE OCCURS AT A LATER DATE FURTHER ASSESSMENT MAY BE REQUIRED TO ENSURE COMPLIANCE WITH RELEVANT CODES AND LEGISLATION.

ALL CONSTRUCTION WORK TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE 2016, AS 1684 2010 RESIDENTIAL TIMBER FRAME CONSTRUCTION PARTS 1 TO 4

ALL WORK SHALL BE CARRIED OUT BY TRADERS/PEOPLE IN A GOOD WORKMANLIKE MANNER FREE FROM IMPERFECTIONS, DAMAGE OR POOR QUALITY WORK

ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST AUSTRALIAN STANDARDS, SHALL BE NEW AND FREE FROM DEFECTS. SECONDHAND MATERIALS SHALL ONLY BE USED WHERE SPECIFICALLY Nominated BY THE OWNER


PROTECTIVE EQUIPMENT IS REQUIRED TO BE SUPPLIED AND WORN IN ACCORDANCE WITH THE WORKPLACE HEALTH AND SAFETY ACT

BUILDERS TO DEFINE BOUNDARIES AND ENSURE DISTANCES TO BOUNDARIES ARE AS SPECIFIED AND AS REQUIRED BY THE BUILDING CODE OF AUSTRALIA

ENTRY TO THE SITE BY THE PUBLIC AND UNAUTHORISED PERSONNEL IS PROHIBITED. THE PRINCIPAL CONTRACTOR SHALL ERECT WARNING SIGNS AND BARRIERS AS REQUIRED TO RESTRICT UNAUTHORISED ACCESS

ALL EARTHWORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS 3798-2007 GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS

ALL WORK USING PLANT AND EQUIPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE MANAGING RISKS OF PLANT AT THE WORKPLACE

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CODE OF PRACTICE: MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK

PUBLIC ACCESS TO CONSTRUCTION AND DEMOLITION SITES IS TO BE RESTRICTED. WARNING SIGNS AND SECURE BARRICADES TO UNAUTHORISED ACCESS SHOULD BE PROVIDED

THE BUILDING WORKS HAVE BEEN ASSESSED AS NOT REQUIRING A BAL RATINGS IN ACCORDANCE WITH AS3959-2018 BASED ON NO BUSHFIRE PRONE VEGETATION WITHIN 100m OF THE PROPOSED DEVELOPMENT

WORKING AT HEIGHTS

WHEREVER POSSIBLE, COMPONENTS SHALL BE FABRICATED OFF SITE OR AT GROUND LEVEL TO MINIMISE RISK OF WORKERS FALLING. THE CONSTRUCTION OF THIS BUILDING WILL REQUIRE WORKERS TO BE WORKING AT HEIGHTS WHERE A FALL IN EXCESS OF TWO METRES IS POSSIBLE. THE PRINCIPAL BUILDER SHALL PROVIDE A SUITABLE BARRIER WHEREVER A PERSON IS REQUIRED TO WORK WHERE A FALL OF TWO METRES IS POSSIBLE

SCAFFOLDING, LADDERS AND TRESTLES ETC SHALL BE INSTALLED AND USED IN ACCORDANCE WITH ALL RELEVANT CODES OF PRACTICE, REGULATIONS AND LEGISLATION.

WHERE WORKERS ARE WORKING ABOVE GROUND LEVEL, MATERIALS SHOULD BE SHUTTED TO AVOID FALLING OBJECTS INJURY PERSONS BELOW. MEASURES SHALL INCLUDE:

- PREVENTING OR RESTRICTING ACCESS TO AREAS BELOW WHERE WORKS ARE BEING CARRIED OUT
- PROVISION OF TOE BOARDS TO SCAFFOLDING AND WORK PLATFORMS
- PROVIDING A PROTECTIVE STRUCTURE BELOW THE WORK AREA
- ENSURING ALL PERSONS BELOW THE WORK AREA HAVE APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT

MANUAL TASKS

COMPONENTS USED IN THE CONSTRUCTION OF THIS BUILDING WITH A MASS IN EXCESS OF 25KG SHOULD BE LIFTED BY TWO OR MORE WORKERS OR WITH A MECHANICAL LIFTING DEVICE.

ALL MATERIAL PACKAGING, BUILDING AND MAINTENANCE COMPONENTS SHOULD INDICATE THE TOTAL MASS OF PACKAGES. WHERE POSSIBLE GOODS AND MATERIALS SHALL BE STORED ON SITE IN A LOCATION AND MANNER WHICH MINIMISES BENDING BEFORE LIFTING.

PORTABLE TOOLS AND EQUIPMENT SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. TOOLS WHICH ARE DAMAGED OR FAULTY SHALL NOT BE USED. ALL ELECTRICAL EQUIPMENT SHALL HAVE A CURRENT ELECTRICAL SAFETY TAG. EQUIPMENT NOT TAGGED SHALL NOT BE USED.

HAZARDOUS MATERIALS

POWDERED MATERIALS

MATERIAL USED IN THE CONSTRUCTION OF THIS BUILDING MAY CAUSE HARM IF INHALED IN POWERED FORM. PERSONS WORKING ON THE CONSTRUCTION OR MAINTENANCE OF THIS BUILDING SHALL ENSURE ADEQUATE VENTILATION IS AVAILABLE AND PERSONAL PROTECTIVE EQUIPMENT IS PROVIDED AND USED ALWAYS TO PROTECT AGAINST INHALATION OF POWDERED SUBSTANCES INCLUDING WHEN SAND DRILLING, PARTS 1 TO 4 OR OTHERWISE CREATING POWDERED SUBSTANCES.

DUSTED TIMBER

DUST OR FUMES FROM TREATED TIMBER MAY BE HARMFUL TO THE HEALTH OF WORKS ENGAGED ON THIS BUILDING. PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST THE INHALATION OF HARMFUL MATERIAL WHEN SANDING, DRILLING, CUTTING OR USING TREATED TIMBER SHALL BE SUPPLIED AND USED BY WORKERS TREATED TIMBER SHALL NOT BE BURNED.

VOLATILE ORGANIC COMPOUNDS

VARIOUS GLUES, SOLVENTS, PAINTS, VARNISHES AND CLEANING PRODUCTS HAVE DANGEROUS EMISSIONS. AREAS WHERE THESE ARE USED SHALL BE KEPT WELL VENTILATED. PERSONAL PROTECTIVE EQUIPMENT SHALL BE USED AT ALL TIMES. THE MANUFACTURERS RECOMMENDATION FOR USE SHALL BE CAREFULLY FOLLOWED AT ALL TIMES.

SYNTHETIC MINERAL FIBRE

FIBREGLASS, ROCKWOOL, CERAMIC AND OTHER MATERIAL USED FOR THERMAL OR SOUND INSULATION MAY CONTAIN MINERAL FIBRE WHICH MAY BE HARMFUL IF INHALED OR IF IT COMES IN CONTACT WITH THE SKIN, EYES, OR OTHER SENSITIVE PARTS OF THE BODY. PPE INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL SHOULD BE USED WHEN INSTALLING, REMOVING OR WORKING NEAR BULK INSULATION

CONFINED SPACES

CONSTRUCTION AND MAINTENANCE MAY REQUIRE EXCAVATIONS AND INSTALLATION OF ITEM WITHIN THE EXCAVATION. WHERE POSSIBLE, INSTALLATION SHALL BE CARRIED OUT USING METHODS THAT DO NOT REQUIRE WORKERS TO ENTER THE EXCAVATION. WHERE THIS IS NOT POSSIBLE, ADEQUATE SUPPORT FOR THE EXCAVATED MATERIAL SHALL BE PROVIDED TO PREVENT COLLAPSE. WARNING SIGNS AND BARRIERS TO PREVENT UNAUTHORISED ENTRY TO ALL EXCAVATIONS SHALL BE PROVIDED.

WARNING SIGNS AND BARRIERS SHALL BE ERECTED TO IDENTIFY ENCLOSED AND SMALL SPACES. WHERE WORKERS ARE REQUIRED TO ENTER ENCLOSED OR SMALL SPACES, AIR TESTING EQUIPMENT AND PERSONAL PROTECTIVE EQUIPMENT SHALL BE PROVIDED. MANUAL LIFTING AND OTHER MANUAL ACTIVITIES SHOULD BE RESTRICTED IN SMALL OR ENCLOSED SPACES.
WATER SUPPLY

All piping shall be adequately fixed at each fitting incorporating provision for expansion and to prevent movement of the fitting.

All above ground water supply pipes shall be metal.

DRAINER

Sewer pipes to comply with AS1260, workmanship shall comply with AS2032.

All sanitary wastes and fittings shall comply with AS1415. Final location to be determined on site.

All piping shall be adequately fixed at each fitting incorporating provision for expansion and to prevent movement of the fitting.

Connect house drains and test all drains, joints, connections etc prior to completion. Arrange all statutory inspections as required by the Council.

Ventilation of the house drain is to be in accordance with Part 2 of AS/NZS3500 - Plumbing and Drainage.

Vents to terminate above roof with approved cowl with waterproof flashing.

Unless shown otherwise pipe grades shall be:

<table>
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<th>Pipe Grade</th>
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<tr>
<td>Ø50</td>
<td>1.40 (1.25%)</td>
</tr>
<tr>
<td>Ø65</td>
<td>1.40 (1.25%)</td>
</tr>
<tr>
<td>Ø100</td>
<td>1.60 (1.45%)</td>
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DOWNPIPES

New roof area: 44 sqm

Design rainfall intensity: 155 mm/hr

STD quad eaves gutter to be installed.

MIN: 1:500 fall

Nom: 7460 sqmm = 60 sqm roof catchment area

1/100 dia. downpipes satisfies the requirements of Table 3.5.2.1, and Table 3.5.2.2 of the BCA.

PROPERTY DESCRIPTION

PID No: 3569729
TITLE No: 174639/247
CONTAINING 439 sqm

NEW DP + EXISTING DP + EXIST DP

NEW 90 DIA STORMWATER TO CONNECT TO EXISTING SYSTEM

NEW 100 DIA SEWER HOUSE DRAIN TO CONNECT TO EXISTING SYSTEM
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