APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-541

NAME OF APPLICANT: P & J Sheds

PROPOSAL: Outbuilding (garage)

LOCATION: 11 Riverdale Road, Sandfly

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 4 November 2020.
# DEVELOPMENT APPLICATION

<table>
<thead>
<tr>
<th><strong>Application Number:</strong></th>
<th>DA-2020-541</th>
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</thead>
<tbody>
<tr>
<td><strong>Proposed Development:</strong></td>
<td>Outbuilding (garage)</td>
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<td><strong>Location:</strong></td>
<td>11 Riverdale Road, Sandfly</td>
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<td><strong>Applicant:</strong></td>
<td>P &amp; J Sheds</td>
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<td><strong>Responsible Planning Officer:</strong></td>
<td>Louise Blyth</td>
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**Associated Documents:**

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

- Application form
- Certificate of Title
SITE INFORMATION

CERTIFICATE OF TITLE: VOLUME - T24923. FOLIO - 1
LAND AREA: 1.315ha

EXISTING DWELLING FLOOR AREA: 200m²
EXISTING GARAGE / CARPORT FLOOR AREA: 108m²
PROPOSED GARAGE FLOOR AREA: 120m²

PLANNING SCHEME: KINGBOROUGH INTERIM PLANNING SCHEME
ZONE: 13.0 RURAL LIVING
OVERLAYS: ATTENUATION AREA
SCENIC LANDSCAPE AREA
BIODIVERSITY PROTECTION AREA
BUSHFIRE PRONE AREA

SOIL CLASSIFICATION: ASSUMED M
WIND REGION: A
TERRAIN CATEGORY: TC2
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: 1
TOPOGRAPHY: 1

BAI NOT REQUIRED (CLASS 10A STRUCTURE NOT WITHIN 6m OF DWELLING)

SITE PLAN 1:200

INTENDED USE
THE PROPOSED OUTBUILDING IS FOR DOMESTIC USE ONLY, STORAGE OF PRIVATE VEHICLES AND RECREATIONAL BOAT, MAINTENANCE AND SERVICING OF PRIVATE VEHICLES.

PROPOSAL: NEW OUTBUILDING
OWNER: M & A BURTON
ADDRESS: 11 RIVERDALE ROAD SANDFLY
SCALE: 1:1000 1:200 (A3)
DATE: 15th September 2020
AMENDED:
DRAWN BY: DARRYN WHITE CC1 623W
PAGE: 01/03
JOB NO: 15253

Development Application: DA-2020-541
Plan Reference no.: P1
Date Received: 23 September 2020
Date placed on Public Exhibition: 21 October 2020

P&J SHEDS PTY LTD. 38 McIntyre Street, Morrinong, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@faith@kunhobart.com.au  ISBN 457861323 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2020
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OWNER : M & A BURTON
ADDRESS: 111 RIVERDALE ROAD SANDFLY
SCALE: 1:100 1:200 (A3)
DATE: 15th September 2020
AMENDED:
DRAWN BY: DARRYN WHITE GC1623W
PAGE: 02/03
JOB NO : 15253
FLOOR PLAN

PLUMBING / DRAINAGE PLAN

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, EXCAVATION AND EARTHWORKS TO COUNCIL REQUIREMENTS AND IN
ACCORDANCE WITH PART 3.1.1 OF BCA.

CONCRETE FOOTINGS TO AS 2370.1 AND ENGINEER SPECIFICATIONS.
UNLESS OTHERWISE SPECIFIED, FOOTINGS 200 GA / SLAB 250 GA.

OUTBUILDING STRUCTURAL DETAILS AND CERTIFICATION AS PER P & J 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 PREFERENCES TO MEASURING OFF THE PLAN.

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

COLOURS (COLOUR PREFERENCE):

EXT. WALLS - MONUMENT
ROOF - MONUMENT
ROLLER DOOR - MONUMENT
GUTTER - MONUMENT
CORNER FLASH - MONUMENT
DARGE FLASHING - MONUMENT
OPENING FLASH - MONUMENT

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

90x4 PVC STORM WATER TO EXISTING STORAGE TANK.
PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.

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