APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-626

NAME OF APPLICANT: Mr P L Gard and Mrs K Gard

PROPOSAL: Outbuilding (shed) - Readvertised

LOCATION: 9 Rodway Court, 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 5 January 2021.
# Development Application

<table>
<thead>
<tr>
<th><strong>Application Number:</strong></th>
<th>DA-2020-626</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Proposed Development:</strong></td>
<td>Outbuilding (shed) – Re-advertised</td>
</tr>
<tr>
<td><strong>Location:</strong></td>
<td>9 Rodway Court, Kingston</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>Mr P L Gard and Mrs K Gard</td>
</tr>
<tr>
<td><strong>Responsible Planning Officer:</strong></td>
<td>Louise Blyth</td>
</tr>
</tbody>
</table>

**Associated Documents:**

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

- Application form
- Certificate of Title
NOTE:
Boundaries shown herein are from preliminary plans.
Before commencement of any building work boundaries shown herein should be verified by comparison with the final registered title dimensions as obtained from the Lands Titles Office.

At the time of survey, subdivision construction works had not been completed. James McEldowney Surveying accepts no responsibility for alterations which occur to the features and levels shown herein subsequent to time of survey.

Do not remove this note from this or subsequent plans.

APPROX. DRIVEWAY BY BUILDER
51m TOTAL
(40m TO BDY)

1:2 CUT BAITER (1500mm MIN.
OFFSET FROM DWELLING)

EXISTING TREE & FENCING TO BE
DEMOLISHED (BY OWNER)

Note:
Boundaries shown herein are from preliminary plans.
Before commencement of any building work boundaries shown herein should be verified by comparison with the final registered title dimensions as obtained from the Lands Titles Office.

James McEldowney Surveying accepts no responsibility for alterations made to preliminary plans prior to final registration.

APPROX. DRIVEWAY BY BUILDER
95m TOTAL
(MAX TO ROY)

1:2 CUT BAITER (1000mm MIN.
OFFSET FROM DWELLING)

BOUNDARY

EXISTING TREE & FENCING TO BE
DEMOLISHED (BY OWNER)

APPROX. DRIVEWAY
51m TOTAL

1:2 CUT BAITER (1000mm MIN.
OFFSET FROM DWELLING)

EXISTING TREE & FENCING TO BE
DEMOLISHED (BY OWNER)

APPROX. DRIVEWAY
95m TOTAL
(Max TO ROY)

Development Application: DA-2020-626
Plan Reference no.: P2
Date Received: 7 December 2020
Date placed on Public Exhibition: 12 December 2020
**GENERAL NOTES**

ALL DIMENSIONS ARE IN MILLIMETRES UNO.

THIS BUILDING DESIGN IS SUITABLE FOR A DESIGN CLASS OF 10A. THIS BUILDING IS NOT DESIGNED FOR, AND CANNOT BE USED FOR, HUMAN HABITATION (CLASS 1).

THIS SITE SPECIFIC DETAIL REFERS TO THE STRUCTURAL SUITABILITY OF THE STRUCTURAL DESIGN ONLY. THE ENGINEER AND THE SUPPLIER TAKE NO RESPONSIBILITY FOR ANY COMPLIANCE WITH ANY LOCAL GOVERNMENT BY-LAWS, TOWN PLANNING REQUIREMENTS OR INDIVIDUAL SITE CIRCUMSTANCES THAT MAY AFFECT THE SUITABILITY OF THE INSTALLATION OF THE STRUCTURE AT THE ACTUAL SITE.

THESE DESIGNS WHEN CONSTRUCTED IN ACCORDANCE WITH THIS ENGINEERING COMPLIES WITH THE FOLLOWING STANDARDS AND REGULATIONS:

- AS1170.0 TO AS1170.4-2006, AS360D-2009
- NCC 2018

THE FRAMING MEMBERS, ROOF PURLIN MEMBERS AND CLADDING WITHIN THESE DESIGNS ARE BASED ON THE SECTIONAL DESIGN PROPERTIES OF THE ROLLFORMED PRODUCTS MANUFACTURED BY LYSAGHT BUILDING PRODUCTS.

ALL SCREW FIX FASTENERS TO COMPLY WITH AS3566. ALL CONNECTION BOLTS TO COMPLY WITH AS1282 IN ACCORDANCE AS4100. ALL SCREW FASTENERS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS. FRAMING BOLTS TO BE TIGHTENED TO A SHANK TENSION OF 90kN.

REFER TO PAGE 2 FOR FLOOR PLAN & MEMBER TABLE & WALL CLADDING DETAILS, PAGE 3 FOR SLAB AND FOUNDATION DETAILS, PAGE 4 FOR ROOF PLAN AND ROOF CLADDING DETAILS AND PAGE 5 FOR FRAME AND MEMBER CONNECTION DETAILS.

THIS BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH GOOD PRACTICE. DURING CONSTRUCTION THE STRUCTURE MUST BE MAINTAINED IN A STABLE MANNER AND SUFFICIENTLY BRACED TO PREVENT OVERSTRESSING OF FRAME. THE ENGINEER AND THE SUPPLIER ACCEPT NO RESPONSIBILITY FOR ANY MISTAKES, FROM WHATEVER SOURCE, THROUGH PLEA OF IGNORANCE OF THE OWNER/CONTRACTOR.

**INCLUSIONS**

WINDLOCKED STRAMIT 2350H 5000W DOOR TO CTR FRT GBL

EMMANUEL DELLAS P/L
E. DELLAS BE
CC164C (Tas)
EC22717 (Vic)

Furma
Garages & Sheds
23 DALMATION CRT NEGANA TAS 7217
PH 1800 790 569

**Development Application:** DA-2020-626
**Plan Reference no.:** P1
**Date Received:** 27 October 2020
**Date placed on Public Exhibition:** 12 December 2020

**Property Details:**

**Owner:** PHILL & KELLE GARD - **Site Address:** 9 RODWAY COURT KINGSTON TAS 7050

**Municipal District:** KINGBOROUGH COUNCIL
MEMBER TABLE

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>MEMBER</th>
</tr>
</thead>
<tbody>
<tr>
<td>PORTAL COLUMNS (C1/C2)</td>
<td>Z15015</td>
</tr>
<tr>
<td>PORTAL RAFTERS (R1)</td>
<td>C15015</td>
</tr>
<tr>
<td>KNEE BRACES (KB)</td>
<td>C10012</td>
</tr>
<tr>
<td>KNEE BRACE TO UNCLAD FRAME ONLY</td>
<td></td>
</tr>
<tr>
<td>END WALL COLUMNS (EC1)</td>
<td>C15015</td>
</tr>
<tr>
<td>ROLLER DOOR MULLIONS (M1/M2)</td>
<td>Z15015</td>
</tr>
<tr>
<td>ROLLER DOOR HEAD (DH)</td>
<td>C15015</td>
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<tr>
<td>SAVE PURLINS (EP1)</td>
<td>C10012</td>
</tr>
<tr>
<td>ROOF PURLINS (P1/P2)</td>
<td>TOPSPAN 6175</td>
</tr>
<tr>
<td>WALL GIRTS (G1/G2/G3/G4)</td>
<td>TOPSPAN 6176</td>
</tr>
<tr>
<td>ROOF CLADDING</td>
<td>0.42 TRIMDEK</td>
</tr>
<tr>
<td>WALL CLADDING</td>
<td>0.35 MULTICLAD</td>
</tr>
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</table>

FLOOR PLAN

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Plan Reference no.: P1
Date Received: 27 October 2020
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