

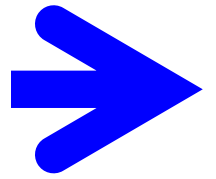
APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2022-224

NAME OF APPLICANT: Mr N Smith

PROPOSAL: Outbuilding (Shed)

LOCATION: 11 Moores Road, Middleton



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 July 2022.



DEVELOPMENT APPLICATION

<u>Application Number:</u>	DA-2022-224
<u>Proposed Development:</u>	Outbuilding (Shed)
<u>Location:</u>	11 Moores Road, Middleton
<u>Applicant:</u>	Mr N Smith
<u>Responsible Planning Officer:</u>	Sonali Raj
<u>Associated Documents:</u> The following information regarding the application is available at Council offices: <ul style="list-style-type: none">• Application form• Certificate of Title• Planning Submission	



LEGEND:

- 00-COVER PAGE
- 01-LOCATION PLAN
- 01A-SITE PLAN
- 01B-SOIL & WATER MANAGEMENT PLAN
- 02-FLOOR PLAN / ELEVATIONS

CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING WORK.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE WORK IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS

CONSTRUCTION STANDARDS:
ALL WORKS SHOULD BE GENERALLY IN LINE WITH THE PRACTICES SET OUT IN THE 'GUIDE TO STANDARDS AND TOLERANCES 2007'

WIND LOADS DETERMINED IN ACCORDANCE WITH AS 4055 - WIND LOADS FOR HOUSING

THESE DOCUMENTS TO BE USED WITH ALL DOCUMENTATION PREPARED BY AN ENGINEER

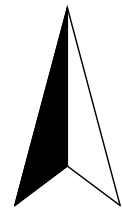
THESE DOCUMENTS ARE INTENDED FOR COUNCIL APPLICATIONS AND NORMAL CONSTRUCTION, THEY ARE NOT TO BE USED FOR TENDERING PURPOSES OR INSPECTIONS.

PROPOSED SHED FOR ALAN JOHNSON & DEBORAH SPOONER AT 11 MOORES ROAD MIDDLETON, TAS, 7163

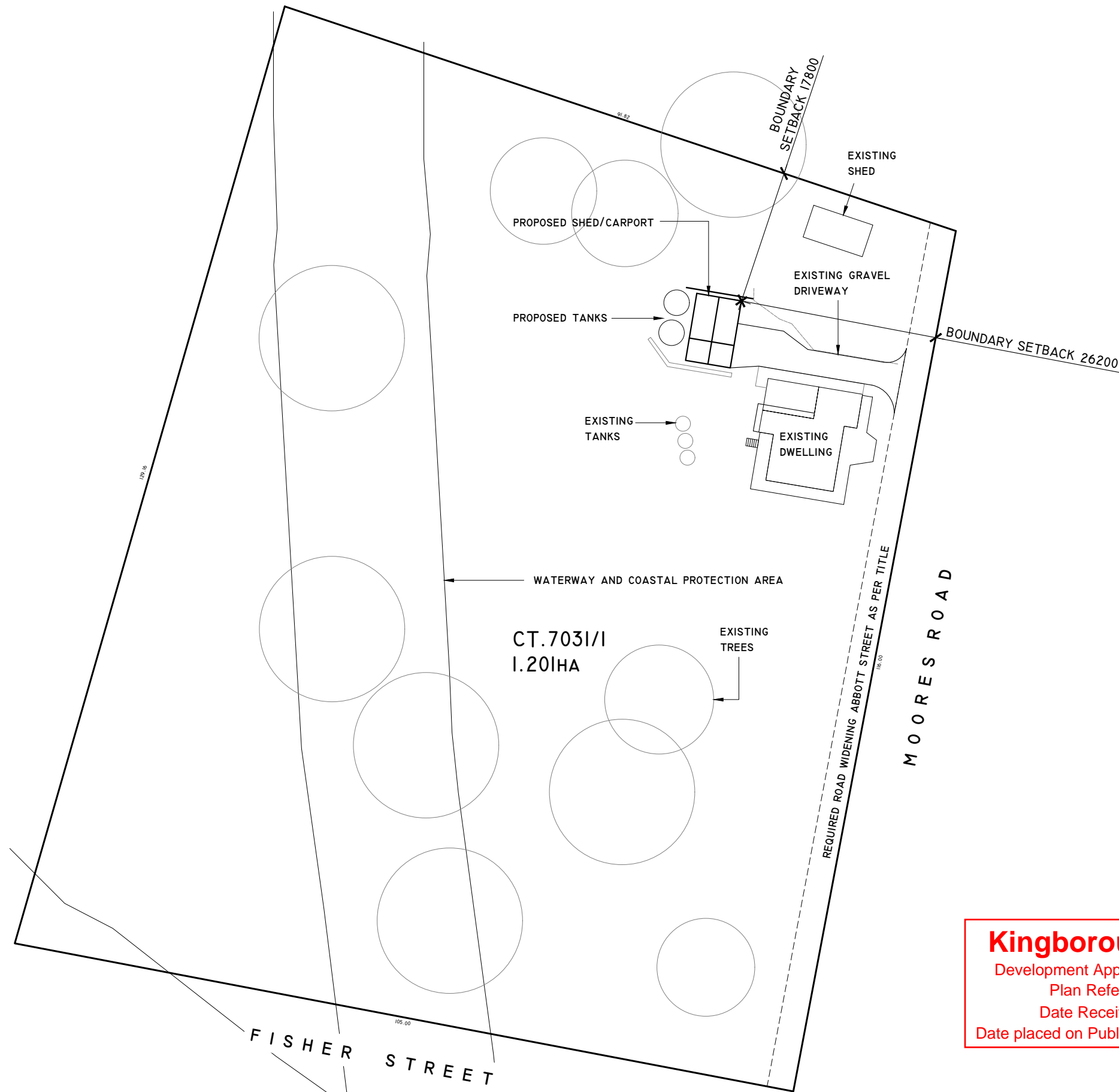
Kingborough Council
 Development Application: DA-2022-224
 Plan Reference No.: P1
 Date Received: 26/05/2022
 Date placed on Public Exhibition: 22/06/2022

TITLE REFERENCE: CT.7031/1
 FLOOR AREA: 54.00M²
 DESIGN WIND SPEED: N3
 SOIL CLASSIFICATION: M
 CLIMATE ZONE: 7
 BAL LEVEL: LOW

139 MAIN RD, SORELL 7172 PH: 1300 737 910 WEB: RAINBOWBUILDING.COM.AU EMAIL SALES@RAINBOWBUILDING.COM.AU LICENCE NO. 181916529	PROJECT: PROPOSED SHED CLIENT: ALAN JOHNSON ADDRESS: 11 MOORES ROAD MIDDLETON, TAS, 7163	SHEET: <h2 style="text-align: center;">COVER SHEET</h2>	
	DRAWING No. <h3 style="text-align: center;">KING01_5165</h3>	SHEET No. <h3 style="text-align: center;">00</h3>	SCALE: <h3 style="text-align: center;">NTS</h3>



PROPOSED SHED




PLANNING SCHEME NOTES:

26.4.2 (P2) - AS THE EXISTING DWELLING, DRIVEWAY ACCESS AND EXCESSIVE SLOPE OF LAND TOWARDS THE SOUTH-WEST (INCLUDING A CREEK IN A WATERWAY PROTECTION AREA), THE ONLY LOGICAL GARAGE IS AS THE PROPOSED LOCATION. THE PROPOSED COLOURS ARE DEEP OCEAN AND SHALE GREY - WHILE SHALE GREY HAS A LRV OF 50, IT IS SYMPATHETIC TO THE AREA AS THE HOUSE AND ASSOCIATED FENCING IS PAINTED SHALE GREY. GARAGE IS SET BACK IN A POCKET OF LANDSCAPED EMBANKMENT BEHIND HOUSE FRONTAGE WHICH IS LESS THAN 10M SETBACK TO FRONTAGE. GARAGE SETBACK FROM FRONTAGE IS 26.2M. GARAGE SETBACK FROM NORTHERN SIDE BOUNDARY IS 17.8M, HOWEVER THIS IS A GREATER SETBACK THAN THE EXISTING SHED, WHICH HAS A SETBACK OF APPROX. 2.7M. NO VEGETATION AT ALL IS TO BE REMOVED FROM THE AREA OR SITE.

26.4.3 (A1 [c]) - NO NATIVE VEGETATION REQUIRED TO BE REMOVED OR CLEARED

26.4.3 (P2) - SEE ABOVE RE: COLOURS AND VISUAL IMPACT - DUE TO THE GARAGE BEING SETBACK BEHIND DWELLING AND IN A PROTECTED AREA FROM EYESIGHT, THIS WILL AVOID ADVERSE IMPACTS ON THE VISUAL AMENITY OF NEIGHBOURING LAND AND NOT DETRACT FROM THE CONTRIBUTION THE SITE MAKES TO THE LANDSCAPE, VIEWS AND VISTAS.

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 © RAINBOW BUILDING SOLUTIONS. 2022	139 MAIN RD, SORELL 7172 PH: 1300 737 910 WEB: RAINBOWBUILDING.COM.AU EMAIL SALES@RAINBOWBUILDING.COM.AU LICENCE NO. 181916529	REVISIONS: SHED PLANS - 28/04/2022 RETAINING WALL DETAIL AND DRAINAGE UPDATE - 26/05/2022	PROJECT: PROPOSED SHED CLIENT: ALAN JOHNSON ADDRESS: 11 MOORES ROAD MIDDLETON, TAS, 7163	SHEET: LOCATION PLAN	
		DRAWING No. KING01_5165	SHEET No. 01	SCALE: NTS	

CONNECT SHED DOWN-PIPES TO PROPOSED WATER TANK AS PER NOTES & MIN. 900 STORM WATER LINE

PROPOSED 6.0M x 9.0M x 2.7M COLORBOND SHED/CARPORT. FOR FULL DETAILS SEE RAINBOW BUILDING SOLUTIONS DRAWINGS AND SPECIFICATIONS

NEW AG DRAIN TO SIDE OF SHED. CONNECT WITH GABION AG DRAIN

PROPOSED 2x 14000L WATER TANKS

PROPOSED TANK OVERFLOW

PROPOSED GABION RETAINING WALL MAX 1000M HIGH AND 500W. AG DRAIN TO BASE.

CONNECT EXISTING DWELLINGS ROOF DRAINAGE AND COLD WATER SUPPLY UNDER GROUND TO NEW TANKS.

CONNECT TANKS

CT.7031/1
1.201HA

BOUNDARY SETBACK 17800

9M TREATED PINE RETAINING WALL AS PER DETAIL.

EXISTING AG DRAIN REDIRECTED AVOIDING SHED

BOUNDARY SETBACK 26200

EX TIMBER AND WIRE FENCE

EXISTING GRAVEL DRIVEWAY

DISTANCE TO HOUSE 6011

EXISTING DECK
EXISTING DWELLING

EXISTING AG DRAIN

REQUIRED ROAD WIDENING ABBOTT STREET AS PER TITLE

MOORES ROAD

PROPOSED GARAGE SLAB
PROPOSED GARAGE WALL

MAX 1000

MIN 600

MIN 4500

MIN 150 MIN

200x75 H5 SLEEPERS AND POSTS

FREE DRAINING MATERIAL

AG DRAIN

MIN. 500 EMBEDDED DEPTH

600 DEEP CONC. PIER AT MAX 2000CRS

RETAINING WALL DETAIL

SCALE: 1:20

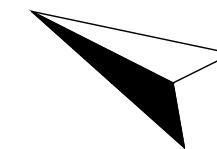
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PROPOSED SHED



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LICENCE NO. 181916529

REVISIONS:

SHED PLANS - 28/04/2022
RETAINING WALL DETAIL AND DRAINAGE UPDATE - 26/05/2022

PROJECT: PROPOSED SHED

CLIENT: ALAN JOHNSON
ADDRESS: 11 MOORES ROAD
MIDDLETON, TAS, 7163

DRAWING No.

101 5165

SHEET:

SITE PLAN

SHEET No.

01A

SCALE:

1:200

FINISHING NOTES:

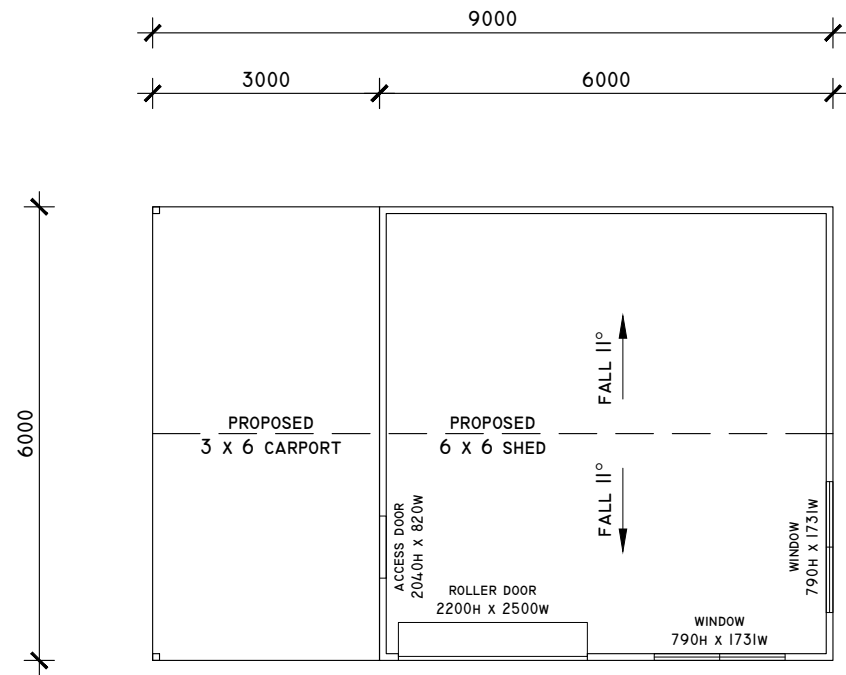
WALLS COLOUR: 'COLORBOND SURFMIST' OR SIMILAR

WINDOW, DOOR TRIM AND CAPPING: 'COLORBOND DEEP OCEAN' OR SIMILAR

ROOF: 'COLORBOND MONUMENT' OR SIMILAR

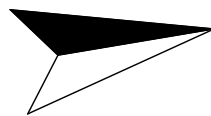
FASCIA, GUTTER: 'COLORBOND MONUMENT' OR SIMILAR

WINDOWS: SINGLE GLAZING (UNLESS NOTED OTHERWISE)



FLOOR PLAN

54.00M²



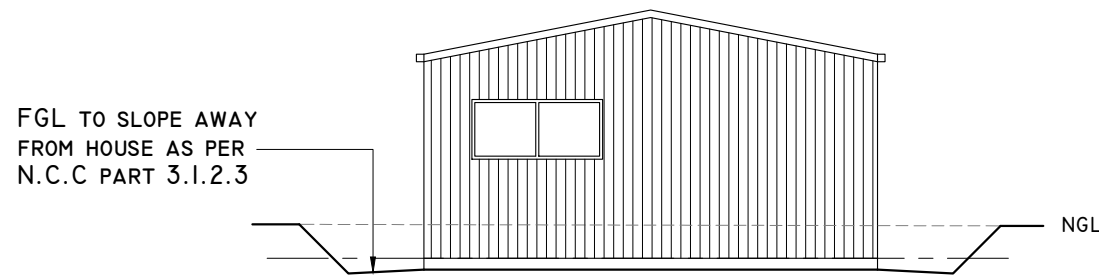
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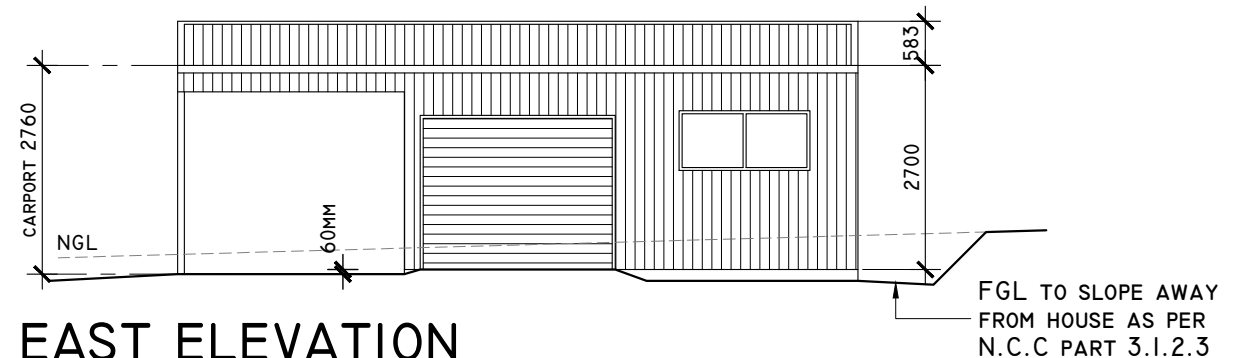
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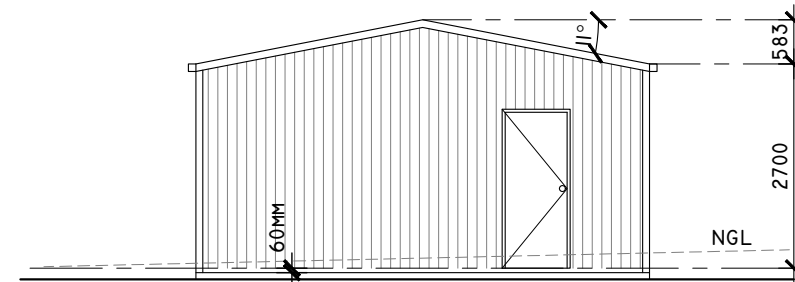
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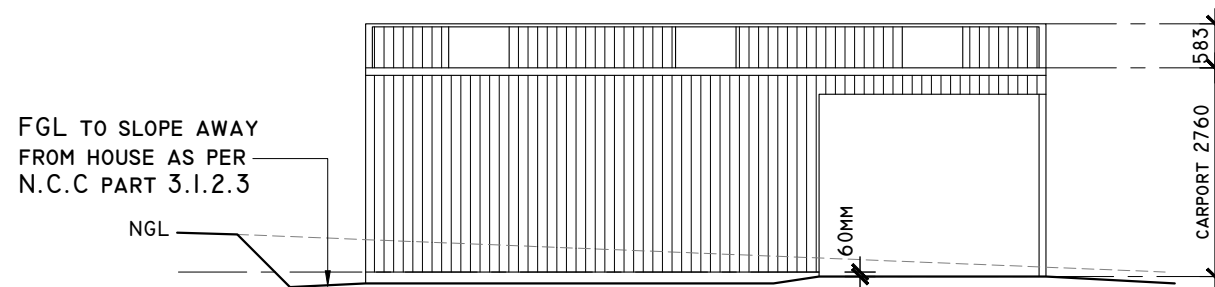
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



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REVISIONS:

SHED PLANS - 28/04/2022

PROJECT: PROPOSED SHED

CLIENT: ALAN JOHNSON
ADDRESS: 11 MOORES ROAD
MIDDLETON, TAS, 7163

DRAWING No.
KING01_5165

SHEET:
**FLOOR PLAN /
ELEVATIONS**

SHEET No. **02** SCALE: **1:100**