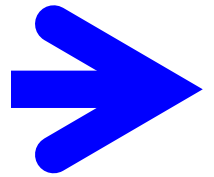


APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2023-403

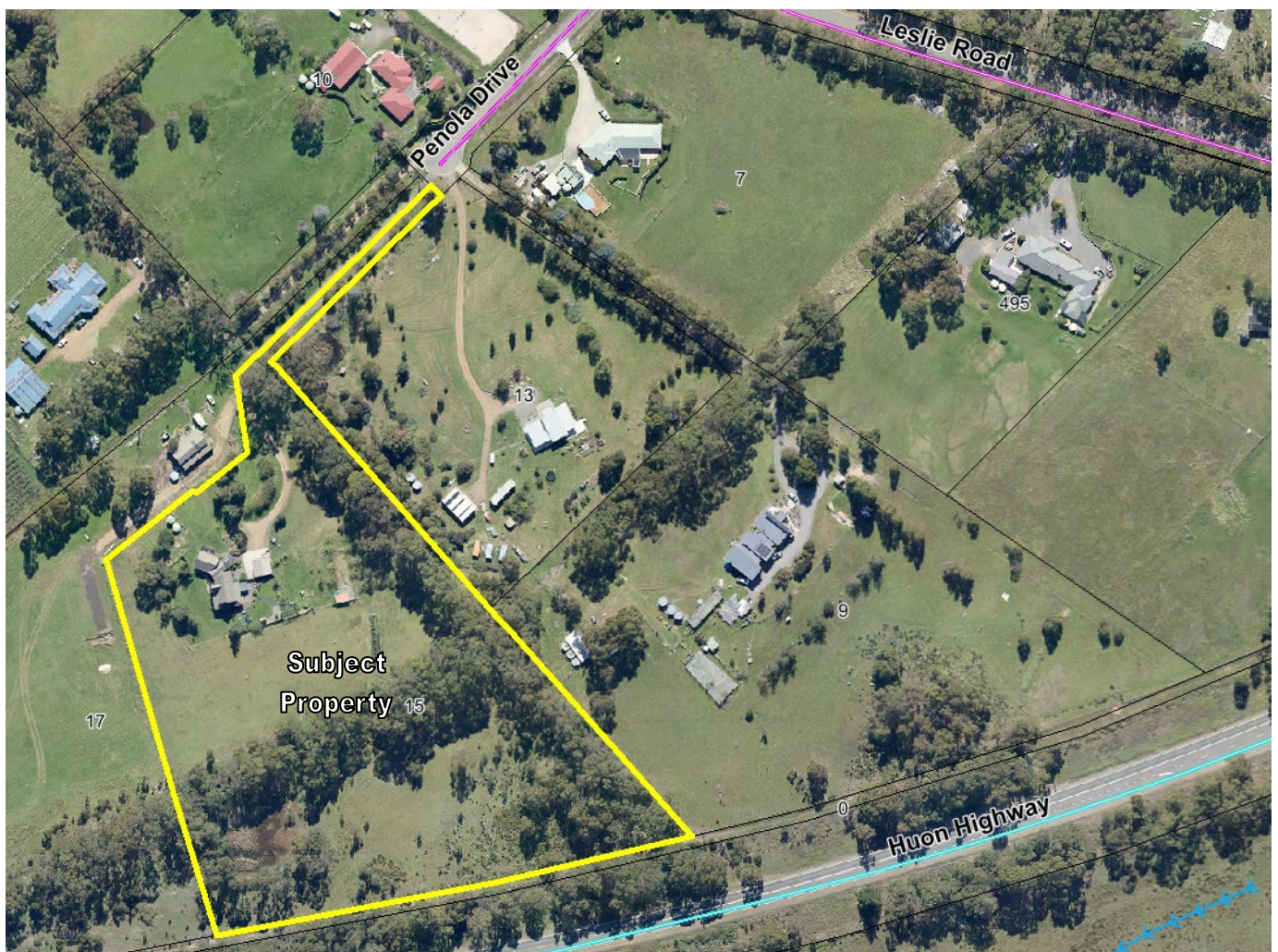
NAME OF APPLICANT: P & J Sheds



PROPOSAL: Outbuilding (garage with lean-to carport) and demolition of existing outbuilding (carport)

LOCATION: 15 Penola Drive, Leslie Vale

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 29 January 2024.



DEVELOPMENT APPLICATION

<u>Application Number:</u>	DA-2023-403
<u>Proposed Development:</u>	Outbuilding (garage with lean-to carport) and demolition of existing outbuilding (carport)
<u>Location:</u>	15 Penola Drive, Leslie Vale
<u>Applicant:</u>	P & J Sheds
<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	

REMOVAL OF EXISTING CARPORT
NEW OUTBUILDING / GARAGE
15 PENOLA DRIVE, LESLIE VALE, 7054
FOR S. SLETVOLD & R. FILGATE

CERTIFICATE OF TITLE: VOLUME - 179539 FOLIO - 1
PID: 9293073
LAND AREA: 2.993ha
PLANNING SCHEME: KINGBOROUGH INTERIM PLANNING SCHEME 2015
ZONE: 13.0 RURAL LIVING
OVERLAYS: ATTENUATION AREA
BIODIVERSITY PROTECTION AREA
SCENIC LANDSCAPE AREA
BUSHFIRE PRONE AREAS
RURAL LIVING ZONE AREA A

SOIL CLASSIFICATION: ASSUMED M
WIND REGION: A
TERRAIN CATEGORY: TC 2.5
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: .94
TOPOGRAPHY: 1.08
BAL: NOT REQUIRED (CLASS 10A STRUCTURE NOT WITHIN 6m OF DWELLING)

INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

PAGE 1 - SITE PLAN 1:1000
PAGE 2 - LOCATION PLAN 1:500
PAGE 3 - ELEVATIONS 1:100
PAGE 4 - FLOOR PLAN 1:100
PAGE 5 - PLUMBING PLAN 1:100

ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 71660

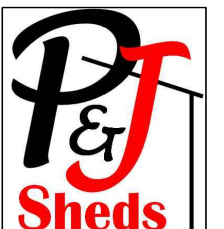
Kingborough Council

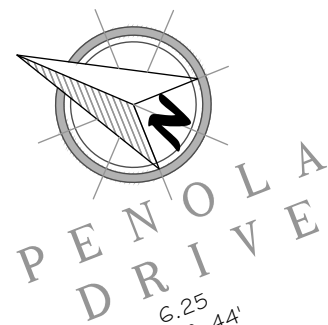
Development Application: DA-2023-403

Plan Reference No.: P1

Date Received: 17 November 2023

Date placed on Public Exhibition: 13/01/2024





LOT AREA: 2.993ha

EXISTING DWELLING AREA (FOOTPRINT): 185m²
EXISTING DECK AREAS: 79.8m²

EXISTING CARPORT TO BE REMOVED: 49m²

PROPOSED OUTBUILDING / GARAGE AREA: 73.5m²

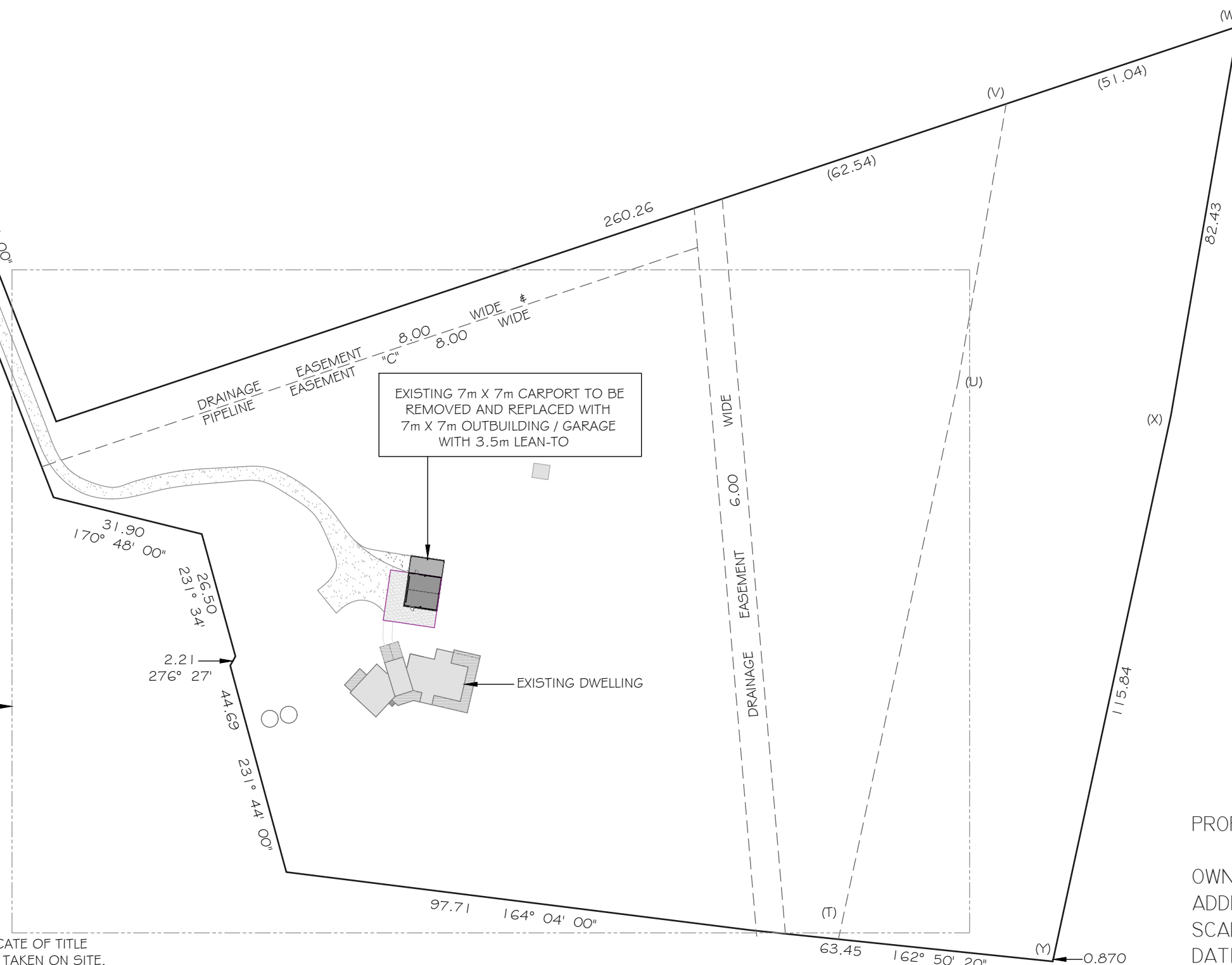
AREA SHOWN ON LOCATION PLAN
AT 1:500 ON PAGE 02/05

VOL : 179539
FOLIO: 2
2.993ha

SITE PLAN PREPARED FROM CERTIFICATE OF TITLE
INFORMATION AND MEASUREMENTS TAKEN ON SITE.
CONFIRMATION OF BOUNDARY LOCATION BY
REGISTERED SURVEYOR IS ALWAYS RECOMMENDED
PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY
OF THE PROPERTY OWNER.

SITE PLAN 1:1000

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2023



Kingborough Council

Development Application: DA-2023-403

Plan Reference No.: P1

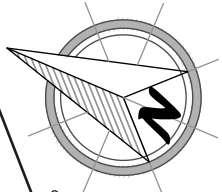
Date Received: 17 November 2023

Date placed on Public Exhibition: 13/01/2024

PROPOSAL : REMOVAL OF CARPORT
NEW OUTBUILDING / GARAGE

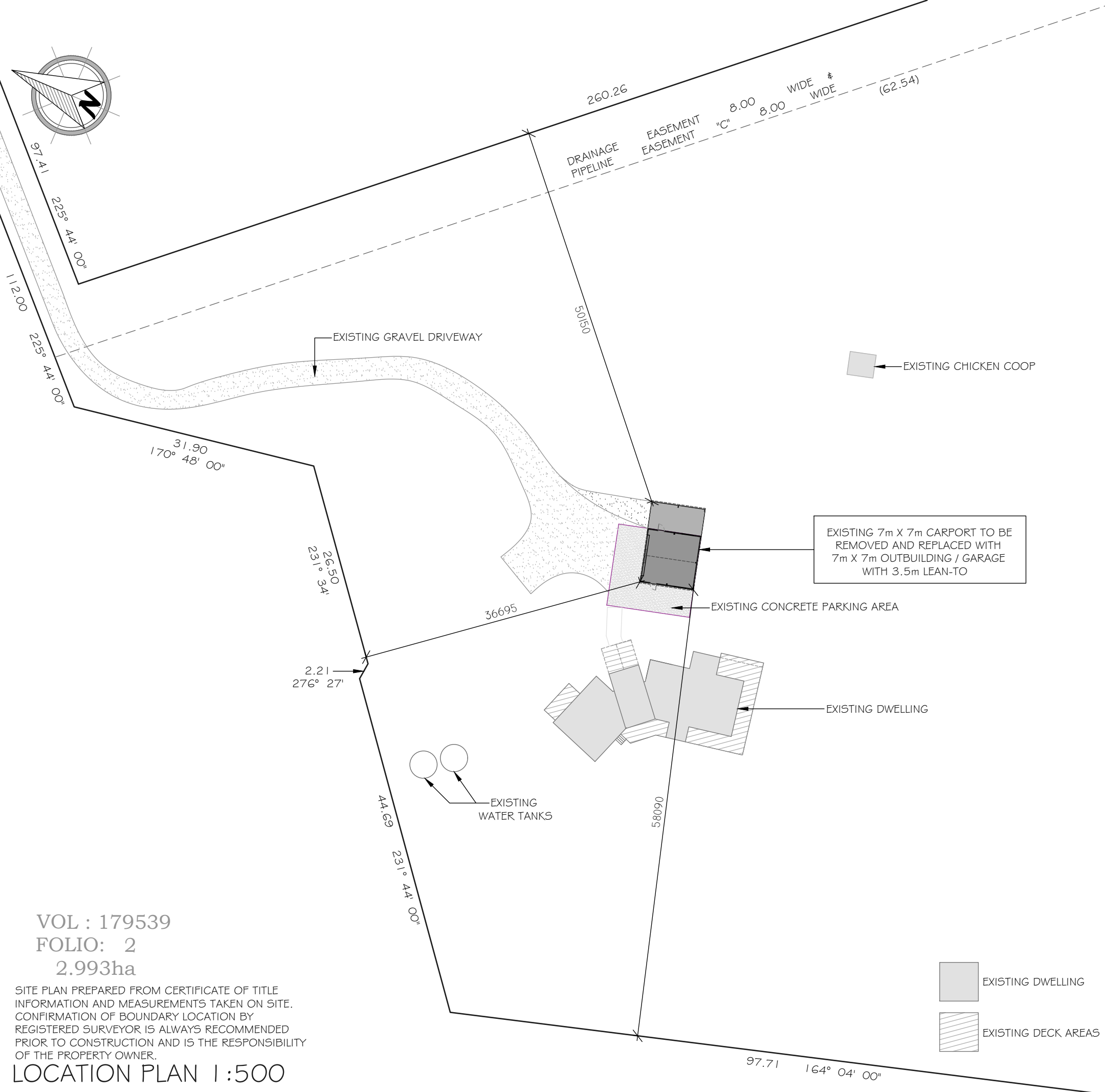
OWNER : S. SLETVOLD & R. FILGATE
ADDRESS: 15 PENOLA DRIVE, LESLIE VALE, 7054
SCALE: 1:1000
DATE: 16th NOVEMBER 2023
AMENDED:
DRAWN BY: A. BROWN CCG003R
PAGE: 01/05
JOB NO : 71660





LOT AREA: 2.993ha
EXISTING DWELLING AREA (FOOTPRINT): 185m²
EXISTING DECK AREAS: 79.8m²
EXISTING CARPORT TO BE REMOVED: 49m²
PROPOSED OUTBUILDING / GARAGE AREA: 73.5m²

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VOL : 179539
FOLIO: 2
2.993ha

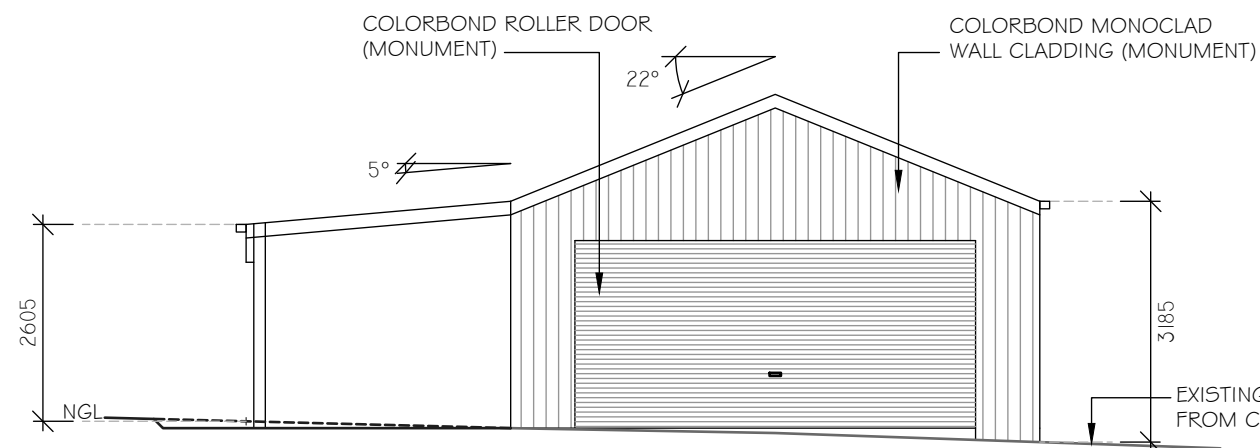
SITE PLAN PREPARED FROM CERTIFICATE OF TITLE
INFORMATION AND MEASUREMENTS TAKEN ON SITE.
CONFIRMATION OF BOUNDARY LOCATION BY
REGISTERED SURVEYOR IS ALWAYS RECOMMENDED
PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY
OF THE PROPERTY OWNER.

LOCATION PLAN 1:500

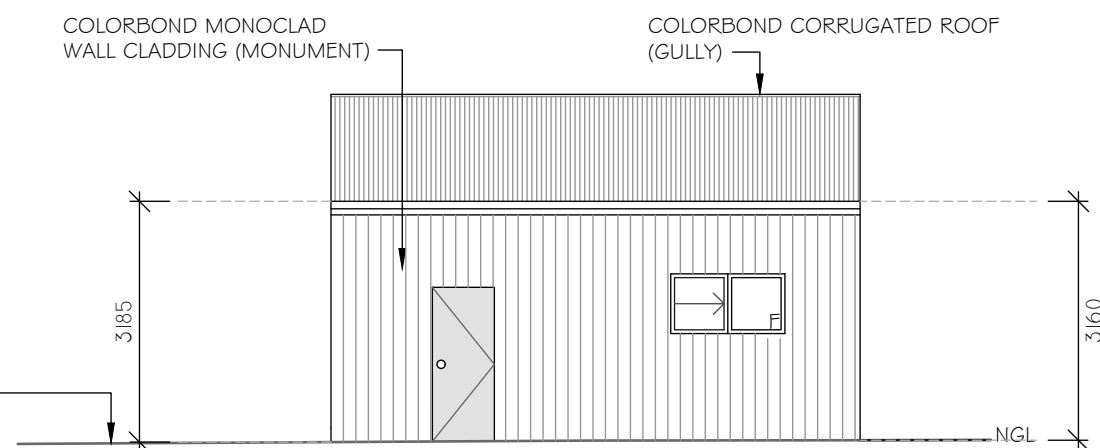
EXISTING DWELLING
EXISTING DECK AREAS

PROPOSAL : REMOVAL OF CARPORT
NEW OUTBUILDING / GARAGE
OWNER : S. SLETVOLD & R. FILGATE
ADDRESS: 15 PENOLA DRIVE, LESLIE VALE, 7054
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DRAWN BY: A. BROWN CCG003R
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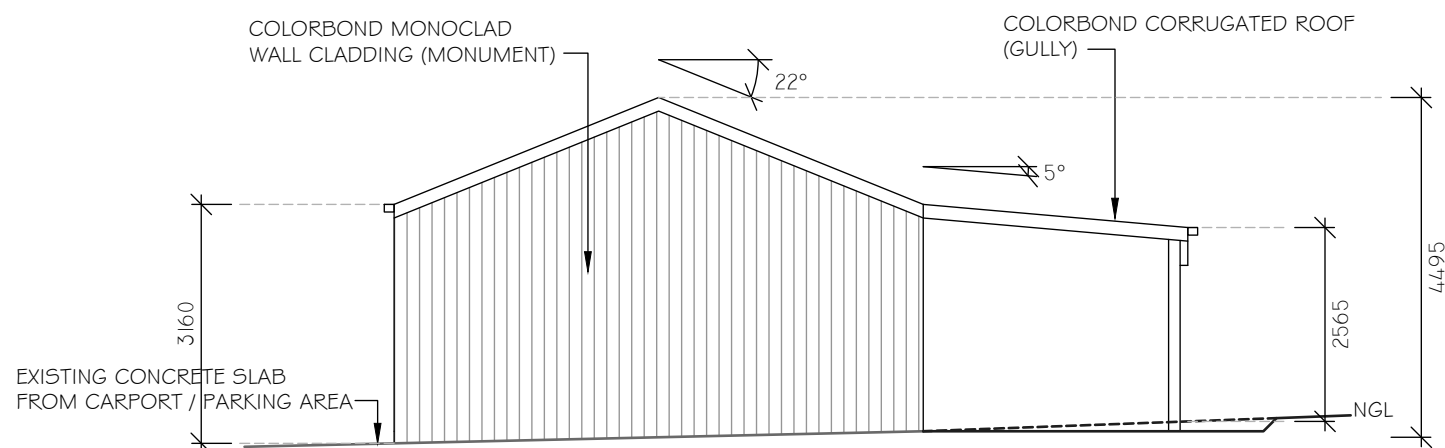




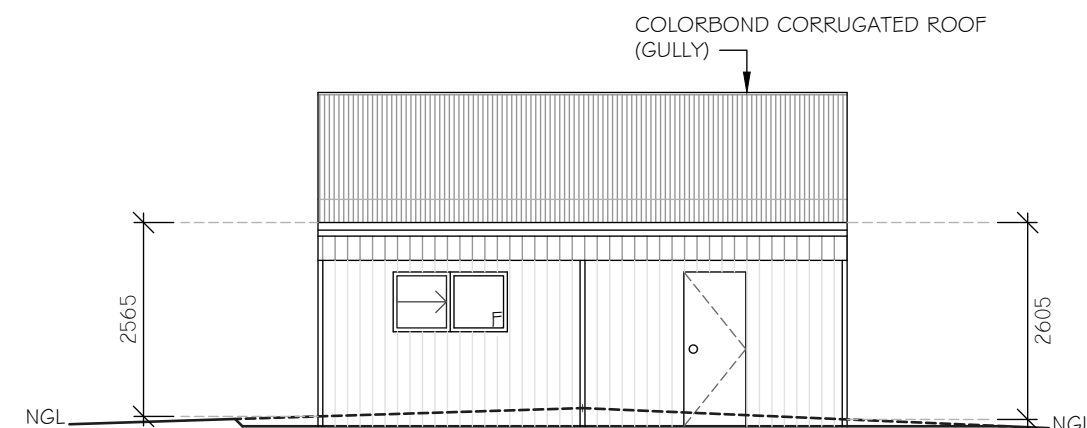
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

COLOUR'S (COLORBOND®):
 EXT. WALLS - MONUMENT
 ROOF - GULLY
 ROLLER DOOR - MONUMENT
 PA DOOR - MONUMENT
 WINDOW FRAME - MONUMENT
 GUTTER - GULLY
 CORNER FLASH - MONUMENT
 BARGE FLASHING - GULLY
 OPENING FLASH - GULLY

Kingborough Council

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PROPOSAL : REMOVAL OF CARPORT
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OWNER : S. SLETVOLD & R. FILGATE

ADDRESS: 15 PENOLA DRIVE, LESLIE VALE, 7054

SCALE: 1:100

DATE: 16th NOVEMBER 2023

AMENDED:

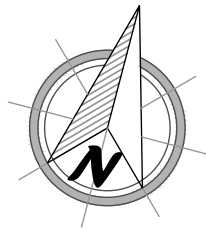
DRAWN BY: A. BROWN CCG003R

PAGE: 03/05

JOB NO : 71660

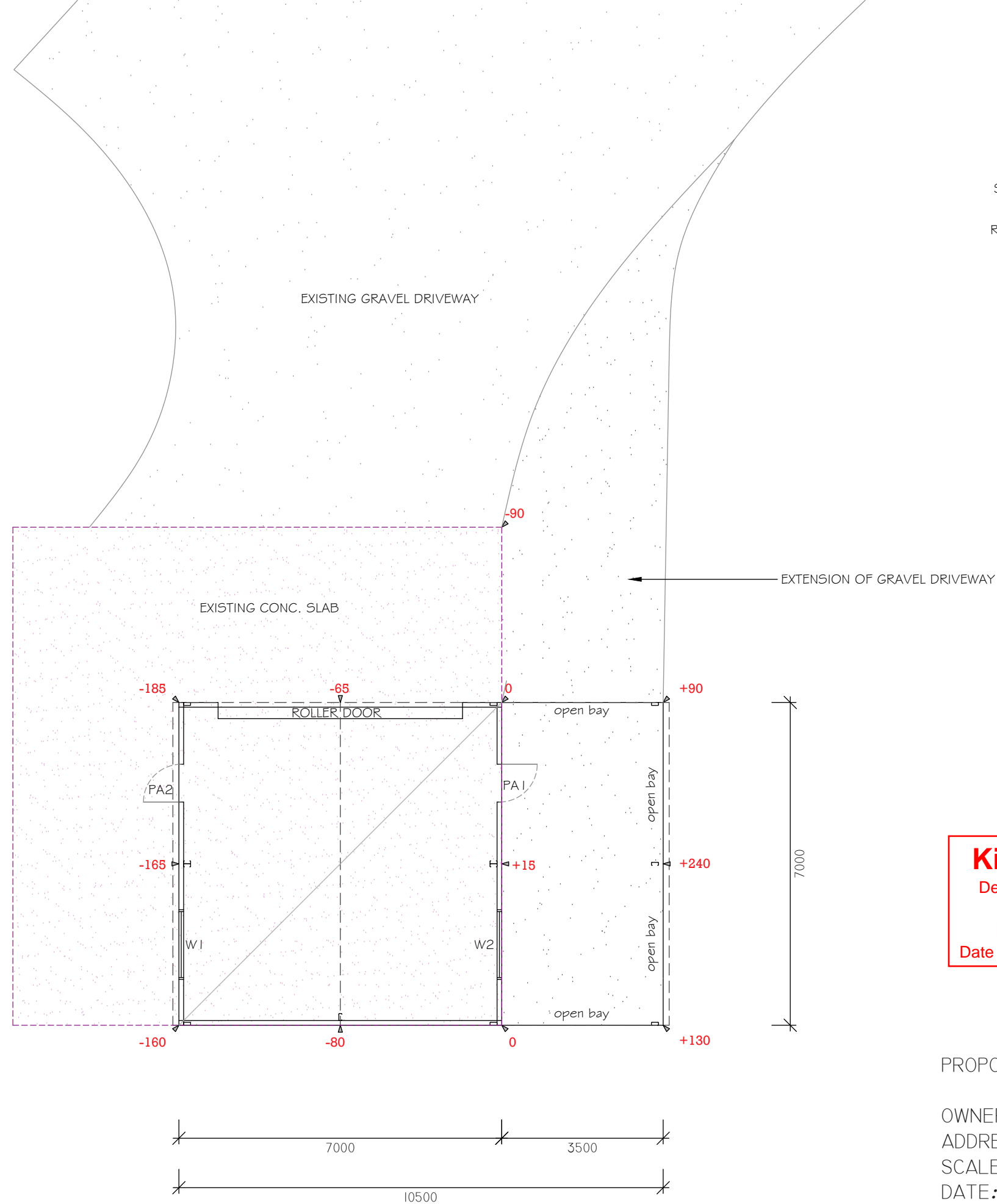


ELEVATIONS 1:100



WINDOW & DOOR SCHEDULE

	ID	HEIGHT	WIDTH
WINDOWS	W1	790mm	1270mm
	W2	790mm	1270mm
SLIDING DOOR	SD1	2100mm	1810mm
ROLLER DOORS	RD1	3000mm	3100mm
	RD2	2500mm	2710mm



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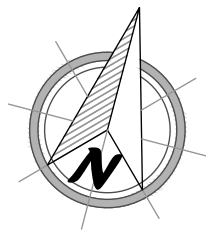
DRAWN BY: A. BROWN CCG003R

PAGE: 04/05

JOB NO : 71660



FLOOR PLAN 1:100



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 AND EXCAVATION TO COUNCIL AND B.C.A REQUIREMENTS.

CONCRETE FOOTINGS TO AS 2870.1 AND ENGINEER SPECIFICATIONS.
UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.

GARAGE STRUCTURAL; DETAILS AND CERTIFICATION AS PER 'FAIR DINKUM SHEDS'
DOCUMENTATION.

BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS ON THIS SET OF PLANS PRIOR
TO COMMENCEMENT OF WORK ON SITE.

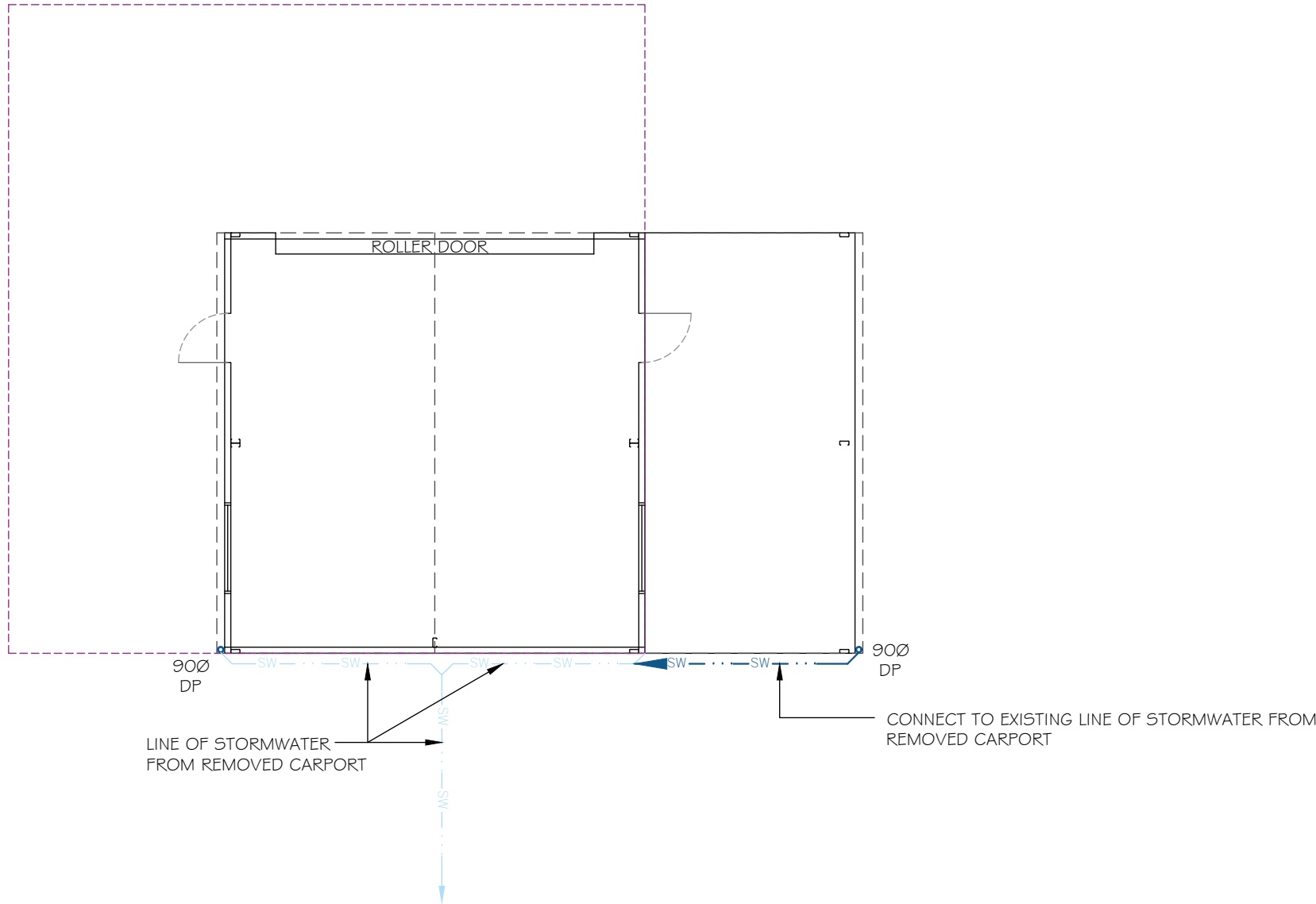
USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

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

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

90dia UPVC DOWNPIPES TO EXISTING STORM WATER CONNECTION.
(LINE OF STORMWATER FROM CARPORT TO BE REUTILISED)
PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.



Kingborough Council

Development Application: DA-2023-403

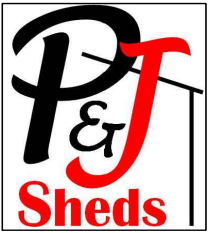
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PLUMBING PLAN 1:100