

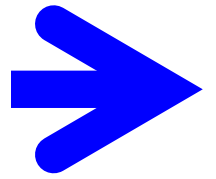
# APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2024-36

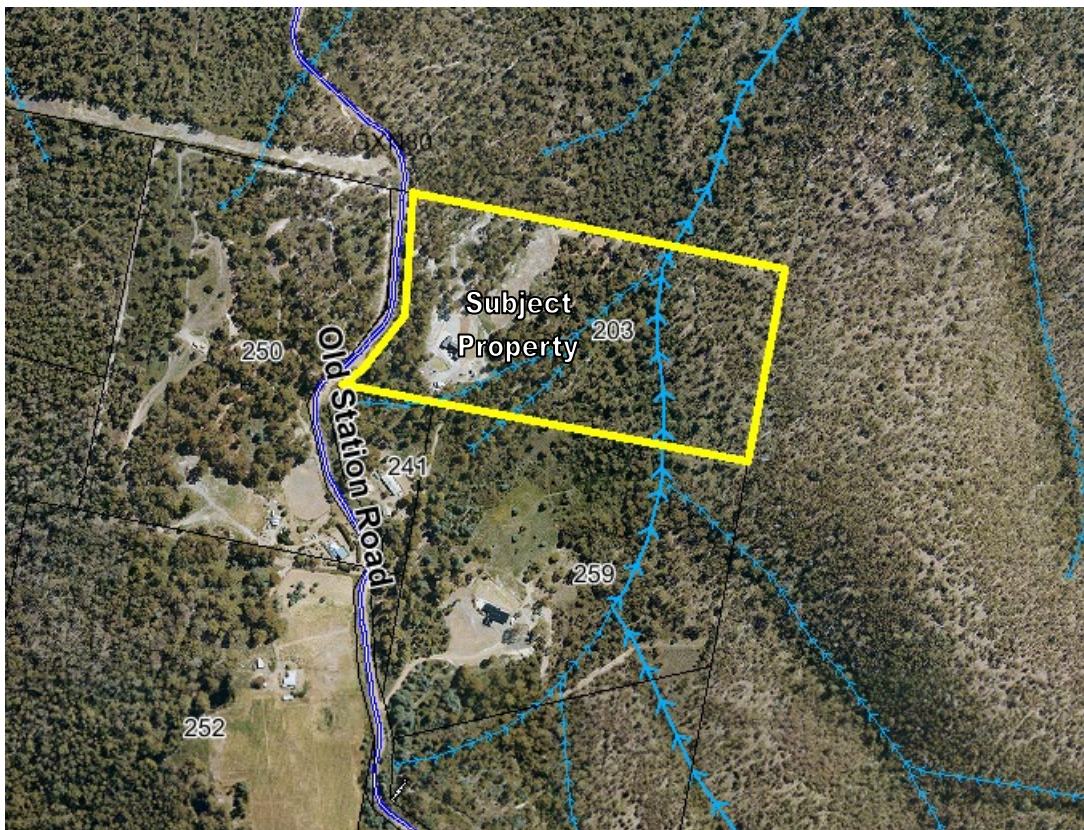
NAME OF APPLICANT: Prime Design

PROPOSAL: Outbuilding (retrospective)

LOCATION: 203 Old Station Road, Lower Snug



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](mailto:kc@kingborough.tas.gov.au) by 6 May 2024.



# **DEVELOPMENT APPLICATION**

<b><u>Application Number:</u></b>	DA-2024-36
<b><u>Proposed Development:</u></b>	Outbuilding (retrospective)
<b><u>Location:</u></b>	203 Old Station Road, Lower Snug
<b><u>Applicant:</u></b>	Prime Design
<b><u>Responsible Planning Officer:</u></b>	Rianisa Fitriani
<b><u>Associated Documents:</u></b>  The following information regarding the application is available at Council offices: <ul style="list-style-type: none"><li>• Application form</li><li>• Certificate of Title</li><li>• Planning Submission</li><li>• Tree Assessment</li></ul>	

# RETROSPECTIVE SHED 203 OLD STATION ROAD, LOWER SNUG

J.L. ZOLDI & J.A. PERKINS  
PDH23037

## BUILDING DRAWINGS

<u>No</u>	<u>DRAWING</u>
01	SITE PLAN
02	PART SITE PLAN
03	PART SITE DRAINAGE PLAN
04	LOCALITY PLAN

## SHED DRAWINGS

<u>No</u>	<u>DRAWING</u>
S01	FLOOR PLAN
S02	ELEVATIONS

### **Kingborough Council**

Development Application: DA-2024-36

Plan Reference No: P2

Date Received: 11/04/2024

Date placed on Public Exhibition: 20/04/2024

SHED FLOOR AREA    36.31    m<sup>2</sup>    ( 3.90    SQUARES )

## GENERAL PROJECT INFORMATION

TITLE REFERENCE: 1/175604

SITE AREA: 8.751 ha

DESIGN WIND SPEED: ASSUMED N3

SOIL CLASSIFICATION: ASSUMED M

CLIMATE ZONE: 7

ALPINE AREA: NO

CORROSIVE ENVIRONMENT: NO

BAL RATING: N/A

OTHER KNOWN HAZARDS: BIODIVERSITY PROTECTION  
AREA, WATERWAY AND COASTAL PROTECTION AREA,  
SCENIC LANDSCAPE AREA, BUSHFIRE PRONE AREA,  
LANDSLIDE HAZARD AREA (LOW)  
CLASS: 10a

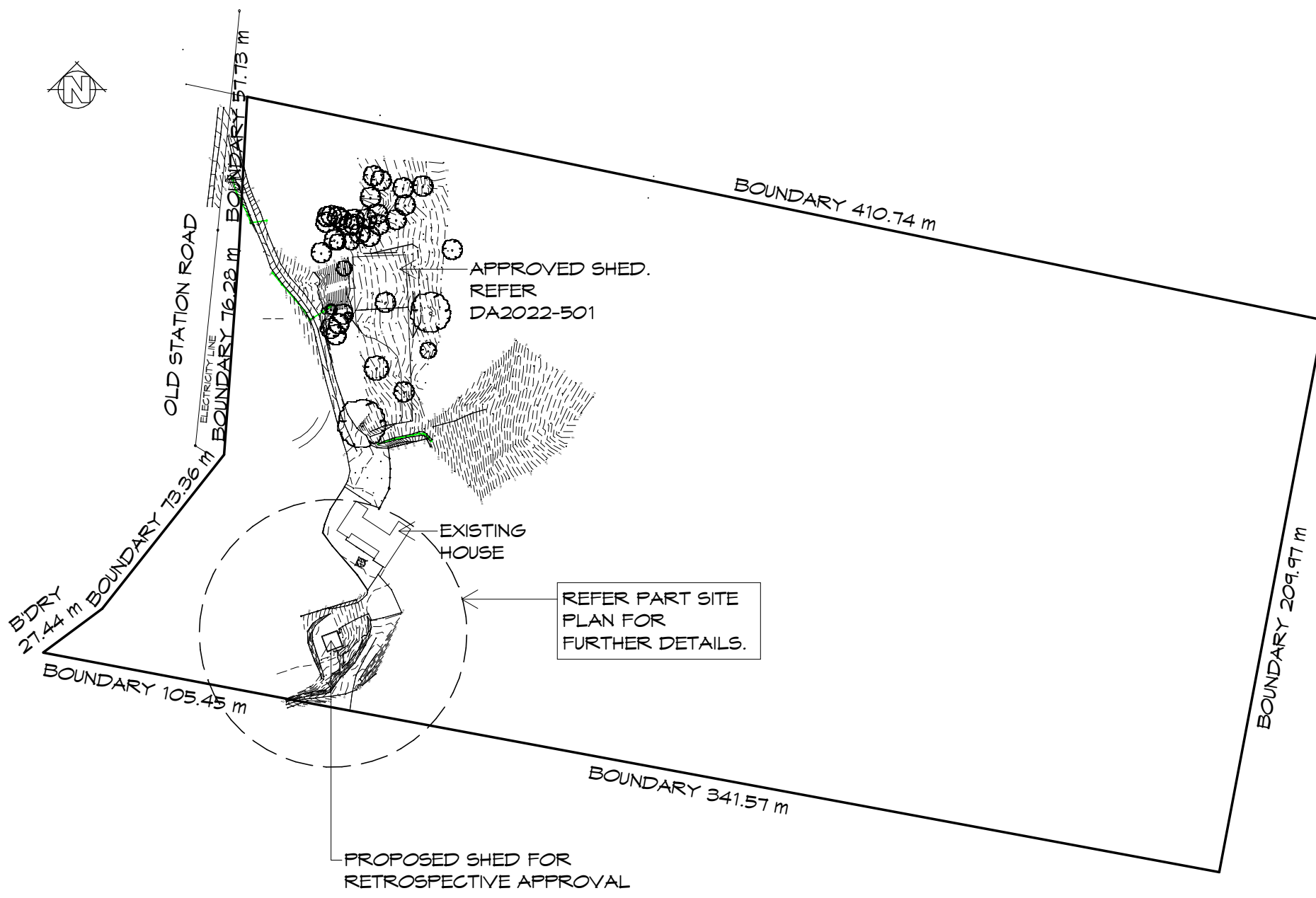
NOTE:  
READ IN CONJUNCTION WITH TREE  
ASSESSMENT & PLAN PREPARED BY  
LARK&CREASE.  
DOCUMENT NO: 51950-01



10 Goodman Court , Invermay Launceston 7248  
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Shop 9, 105-111 Main Road, Moonah Hobart 7009  
p(h)+03 6228 4575  
info@primedesigntas.com.au [primedesigntas.com.au](http://primedesigntas.com.au)  
Accredited Building Practitioner: Frank Geskus -No CC246A

FEBRUARY 2024

PLANNING



**GENERAL NOTES**

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959.

**SURVEYOR'S NOTE:**

- LEVEL DATUM IS AHD VIA RTK GPS.
- ONLY THAT DETAIL APPARENT ON SITE AT THE TIME OF SURVEY HAS BEEN LOCATED BY THIS PLAN. OTHER FEATURES AND SERVICES MAY EXIST ON, UNDER OR OVER THE SITE.
- CONTOUR INTERVAL IS 0.25 METRES.
- 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.
- 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 PLAN**

1 : 2000

**Kingborough Council**  
 Development Application: DA-2024-36  
 Plan Reference No: P2  
 Date Received: 11/04/2024  
 Date placed on Public Exhibition: 20/04/2024

NOTE:  
 READ IN CONJUNCTION WITH TREE ASSESSMENT & PLAN PREPARED BY LARK&CREASE.  
 DOCUMENT NO: 51950-01



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 info@primedesigntas.com.au primedesigntas.com.au

Project:  
**RETROSPECTIVE SHED**  
 203 OLD STATION ROAD,  
 LOWER SNUG

Client name:  
**J.L. ZOLDI & J.A. PERKINS**

Drafted by:  
**M.R.**

Approved by:  
**Approver**



Drawing:  
**SITE PLAN**

Date: **11.04.2024**      Scale: **1 : 2000**

Project/Drawing no: **PDH23037 -01**      Revision: **01**

Accredited building practitioner: Frank Geskus -No CC246A

**PLANNING**

NOTE: DO NOT SCALE OFF DRAWINGS

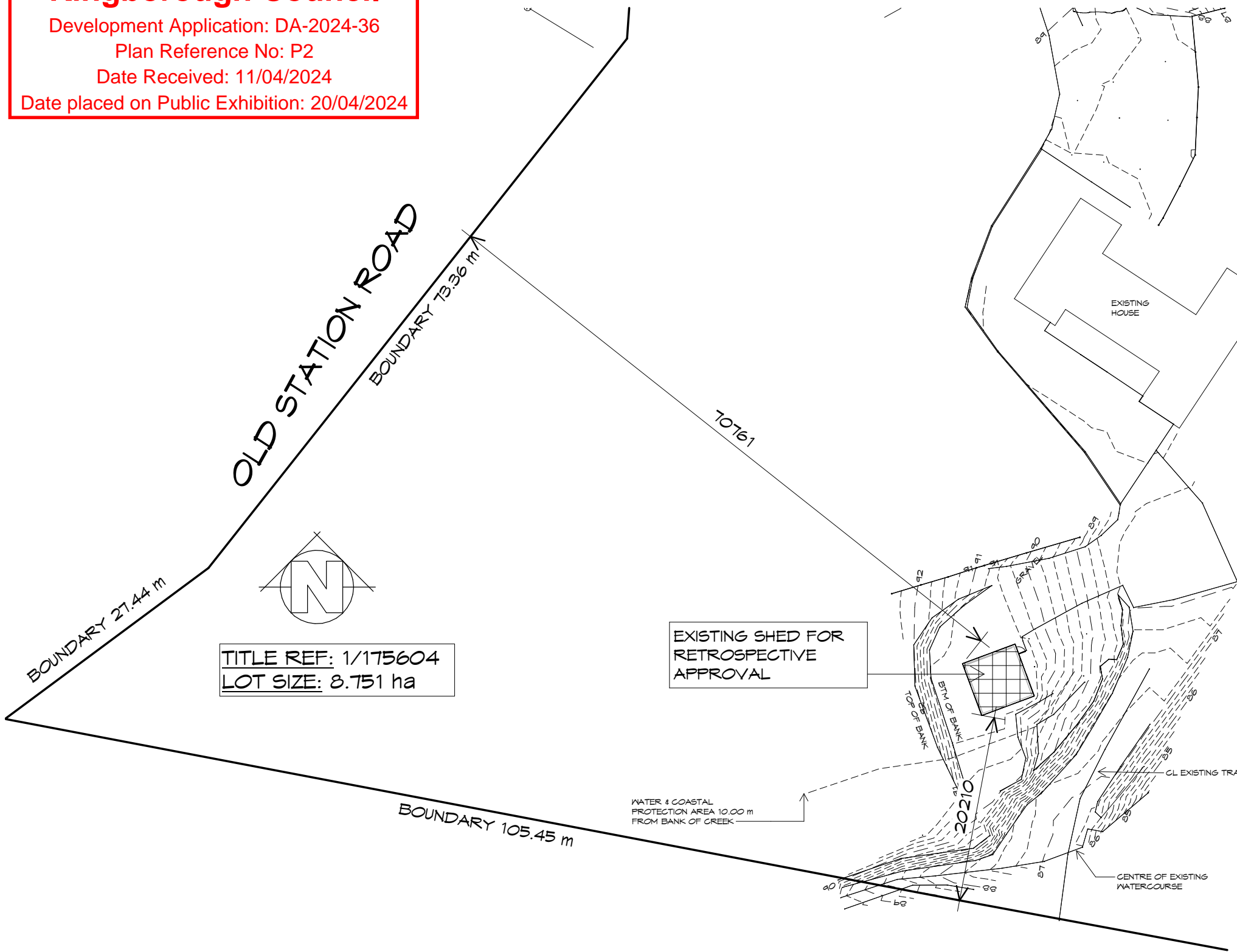
# Kingborough Council

Development Application: DA-2024-36

Plan Reference No: P2

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### GENERAL NOTES

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- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- DRAWINGS ARE REQUIRED TO BE VIEWED OR PRINTED IN COLOUR.

### SURVEYOR'S NOTE:

- LEVEL DATUM IS AHD VIA RTK GPS.
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PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

## PART SITE PLAN

1 : 500

NOTE:  
READ IN CONJUNCTION WITH TREE ASSESSMENT & PLAN PREPARED BY LARK&CREASE.  
DOCUMENT NO: 51950-01



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Project:  
RETROSPECTIVE SHED  
203 OLD STATION ROAD,  
LOWER SNUG

Client name:  
J.L. ZOLDI & J.A. PERKINS

Drafted by:  
M.R.

Approved by:  
Approver



Drawing:  
PART SITE PLAN

Date: 11.04.2024  
Scale: 1 : 500

Project/Drawing no: PDH23037 -02  
Revision: 01

Accredited building practitioner: Frank Geskus -No CC246A

# Kingborough Council


Development Application: DA-2024-36

Plan Reference No: P2

Date Received: 11/04/2024

Date placed on Public Exhibition: 20/04/2024

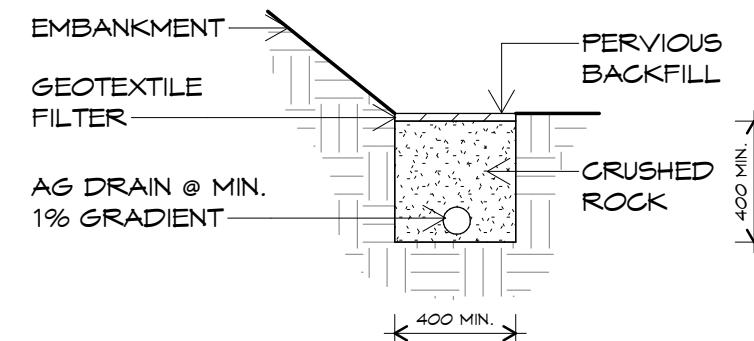
## LEGEND

- STORMWATER LINE
- PIT  450X 450 SURFACE DRAINAGE PIT
- 100Ø AG DRAIN LINE

- PITS:** ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2021 PART 3
- ORGS:** OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2021 PART 2
- S/W:** STORMWATER PIPES TO BE SIZED PER ASNZS 3500.2021 PART 3
- VENTS:** DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2021 PART 2

**PLUMBING NOTES:**  
 ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.  
 ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

**LEGEND OF DIAMETERS**  
 DP = 90mm  
 DOWNPIPE STORMWATER = 90mm uPVC

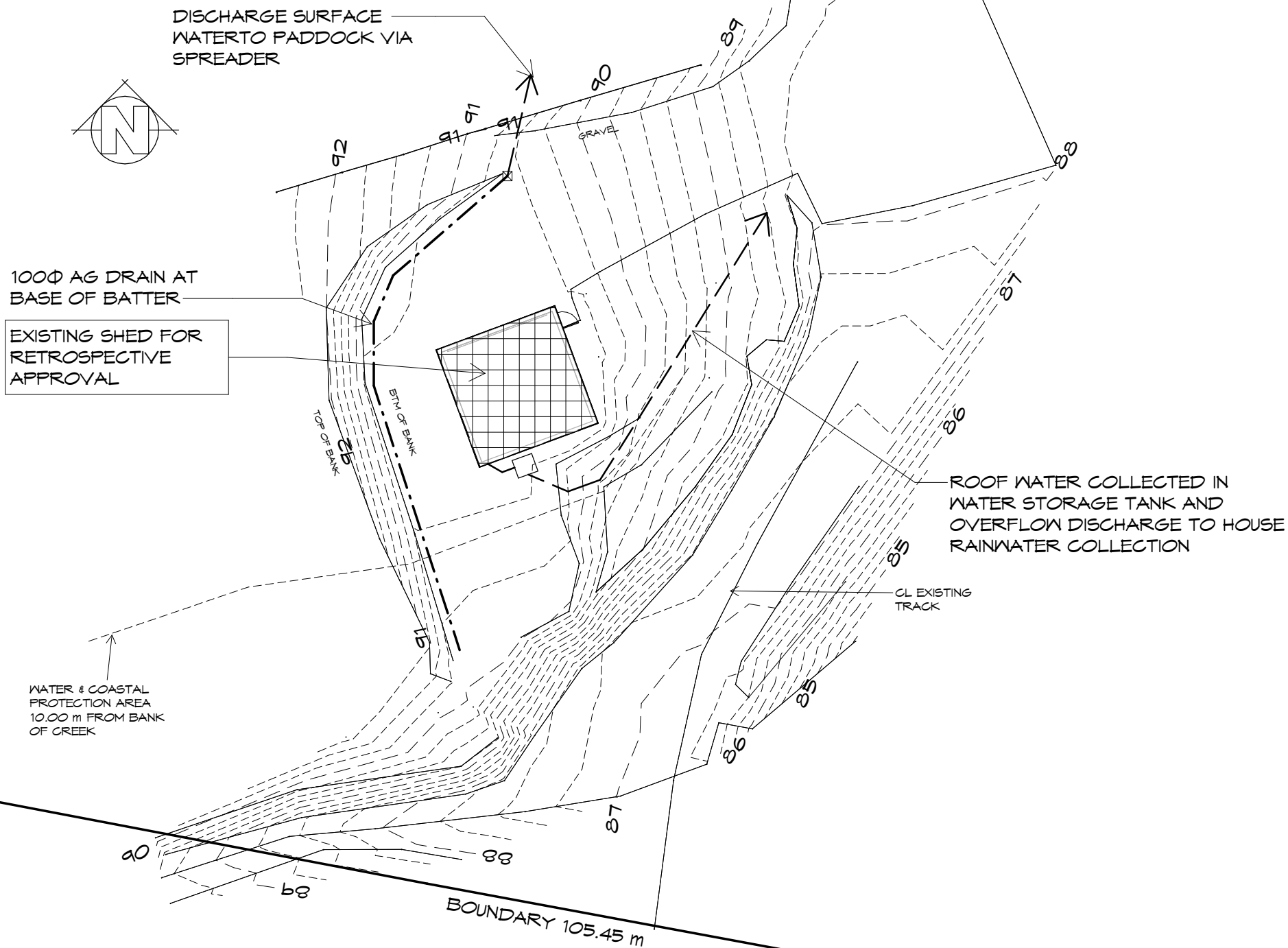


**TYPICAL AG DRAIN DETAIL**

N.T.S.

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



## PART SITE DRAINAGE PLAN

1 : 250

NOTE:  
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Project:  
 RETROSPECTIVE SHED  
 203 OLD STATION ROAD,  
 LOWER SNUG

Client name:  
 J.L. ZOLDI & J.A. PERKINS

Drafted by:  
 M.R.

Approved by:  
 Approver

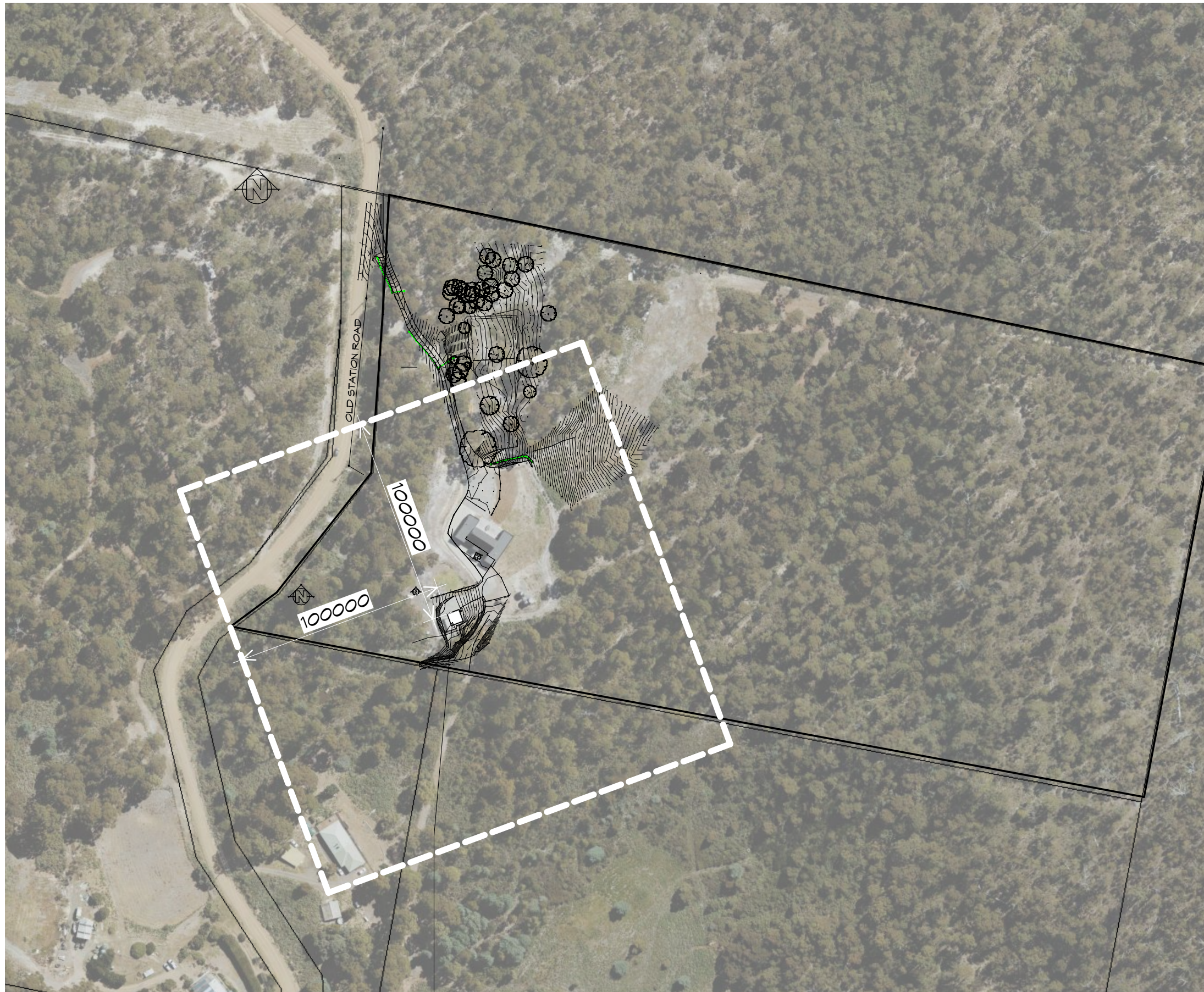


Drawing:  
 PART SITE DRAINAGE PLAN

Date: 11.04.2024  
 Scale: As indicated

Project/Drawing no: PDH23037 -03  
 Revision: 01

Accredited building practitioner: Frank Gekus -No CC246A



**Kingborough Council**  
 Development Application: DA-2024-36  
 Plan Reference No: P2  
 Date Received: 11/04/2024  
 Date placed on Public Exhibition: 20/04/2024

**PLANNING**  
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 info@primedesigntas.com.au primedesigntas.com.au

Project:  
**RETROSPECTIVE SHED**  
**203 OLD STATION ROAD,**  
**LOWER SNUG**

Client name:  
**J.L. ZOLDI & J.A. PERKINS**

Drawing:  
**LOCALITY PLAN**

**LOCATION PLAN**

1 : 2000

THIS SITE IS ZONED RURAL RESOURCE AND DOES NOT REQUIRE A BUSHFIRE ASSESSMENT.  
 SHED IS CLASS 10a AND IS GREATER THAN 6m FROM A HABITABLE BUILDING.

EXISTING SHED FOR  
 RETROSPECTIVE  
 APPROVAL  
 203 OLD STATION ROAD,  
 LOWER SNUG

Drafted by: M.R. Approved by: Approver

Date: 11.04.2024 Scale: 1 : 2000

Project/Drawing no: PDH23037 -04 Revision: 01



Accredited building practitioner: Frank Geskus -No CC246A

# Kingborough Council

Development Application: DA-2024-36

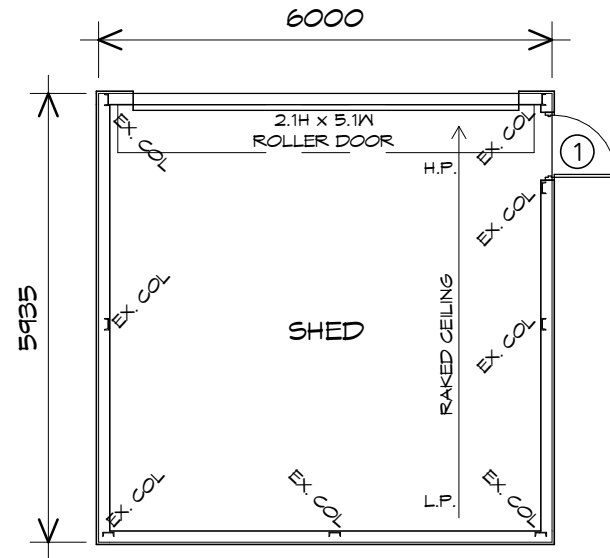
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Date Received: 11/04/2024

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## LEGEND

EX. COL. EXISTING COLUMN



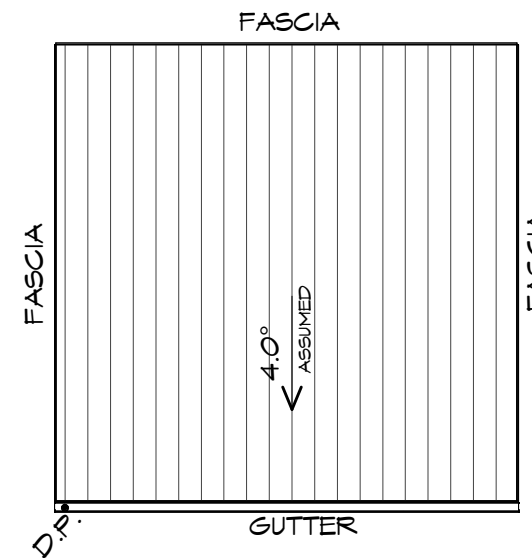
## FLOOR PLAN

1 : 100

SHED FLOOR AREA 36.31 m<sup>2</sup> ( 3.91 SQUARES )

### NOTE:

FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.



## ROOF PLAN

1 : 100

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	GLAZED EXTERNAL DOOR	



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Project:  
RETROSPECTIVE SHED  
203 OLD STATION RD  
LOWER SNUG

Client name:  
J.L. ZOLDI & J.A. PERKINS

Drafted by:  
M.R

Approved by:  
Approver

Drawing:  
FLOOR PLAN

Date: 15.02.2024  
Scale: 1 : 100

Project/Drawing no: PDH23037 -S01  
Revision: 00



Accredited building practitioner: Frank Geskus -No CC246A

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS





# Kingborough Council

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Plan Reference No: P2

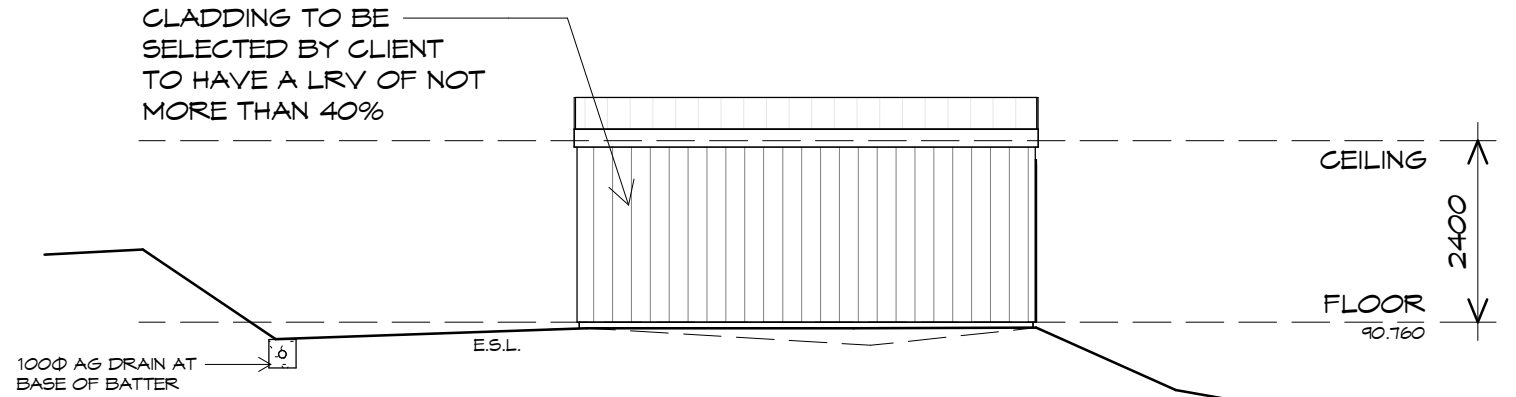
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PLANNING

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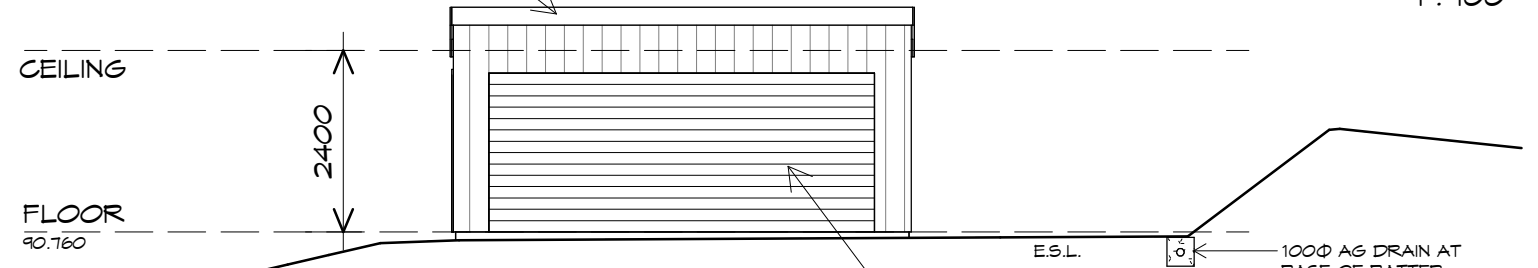
CLADDING TO BE SELECTED BY CLIENT TO HAVE A LRV OF NOT MORE THAN 40%



## SOUTH-EASTERN ELEVATION

1 : 100

ROOF CLADDING COLORBOND TRIMDEK TO CLIENTS SPECS. TO HAVE A LRV OF NOT MORE THAN 40%



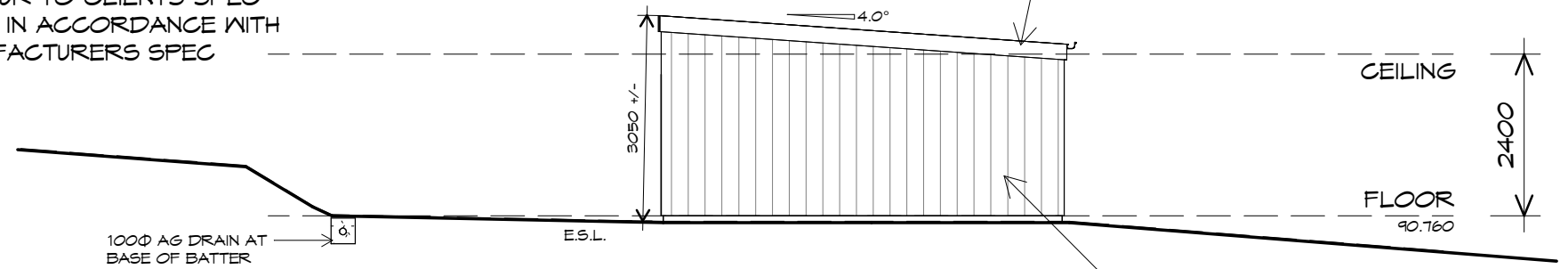
## NORTH-WESTERN ELEVATION

1 : 100

ROLLER DOOR 5100 WIDE X 2100 HIGH COLOUR TO CLIENTS SPEC FIXED IN ACCORDANCE WITH MANUFACTURERS SPEC

ROOF FRAMING STEEL 'C' SECTION @900 CRS MAX

100Φ AG DRAIN AT BASE OF BATTER

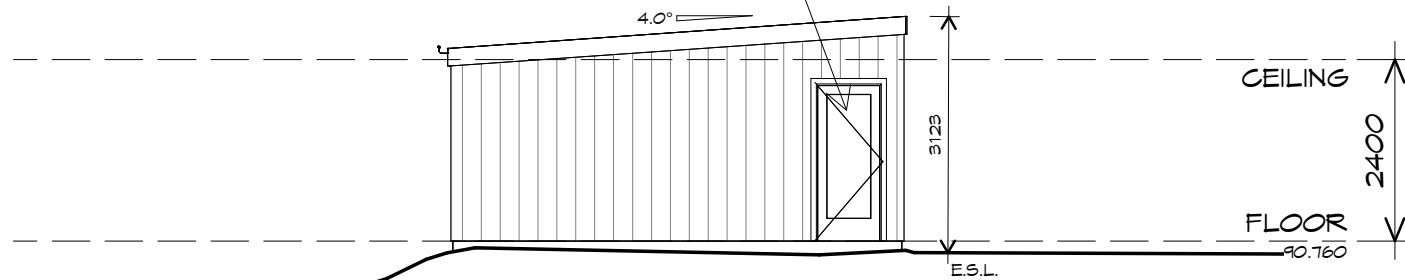


## SOUTH-WESTERN ELEVATION

1 : 100

DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4

CLADDING TO BE SELECTED BY CLIENT TO HAVE A LRV OF NOT MORE THAN 40%



## NORTH-EASTERN ELEVATION

1 : 100



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RETROSPECTIVE SHED  
203 OLD STATION RD  
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Client name:  
J.L. ZOLDI & J.A. PERKINS

Drafted by:  
M.R

Approved by:  
Approver



Drawing:  
ELEVATIONS

Date: 15.02.2024  
Scale: 1 : 100

Project/Drawing no: PDH23037 -S02  
Revision: 00

Accredited building practitioner: Frank Geskus -No CC246A