

# APPLICATION FOR PLANNING APPROVAL

**Application Number:** DA-2025-404

**Proposal:** Two (2) outbuildings

**Subject Site:** 6 Carissa Court, Kingston

**Responsible Planning Officer:** Cassinia Devries

## Advertised Documents:

- Application Plans

Available upon request:

- Application Form
- Copy of Title

NOTE: The documents included for advertising (public notice) have been provided by the applicant. The advertising of the documentation does not confirm that Council agrees with, or endorses, the content or assessments.

## Representations:

Representations must be provided in writing to Council stating the reasons why you support or object to the application. Representations for this application must be submitted by 11.59pm on **4 February 2026**; and can be delivered in person to the Civic Centre, posted to Locked Bag 1, Kingston 7050 or emailed to [kc@kingborough.tas.gov.au](mailto:kc@kingborough.tas.gov.au).



## Kingborough Council

Development Application: DA-2025-404

Plan Reference No: P2

Date Received: 08/1/2026

Date placed on Public Exhibition: 21/1/2026

NEW OUTBUILDINGS X 2  
6 CARISSA COURT, KINGSTON, 7050  
FOR P2W PTY LTD

CERTIFICATE OF TITLE: VOLUME - 171835 FOLIO - 7  
PID: 3469146  
LAND AREA: 2.833ha

PLANNING SCHEME: KINGBOROUGH INTERIM PLANNING SCHEME 2015  
ZONE: 13.0 RURAL LIVING (A)  
OVERLAYS: RURAL LIVING AREA A  
SCENIC LANDSCAPE AREA  
BIODIVERSITY PROTECTION AREA  
BUSHFIRE PRONE AREAS

SOIL CLASSIFICATION: ASSUMED M  
WIND REGION: A  
TERRAIN CATEGORY: TC 2.5  
IMPORTANCE LEVEL: 2 (DOMESTIC)  
SHIELDING: I  
TOPOGRAPHY: I  
BAL: NOT REQUIRED (CLASS 1 OA STRUCTURE NOT WITHIN 6m OF DWELLING)

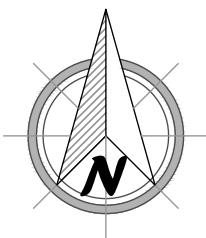
### INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

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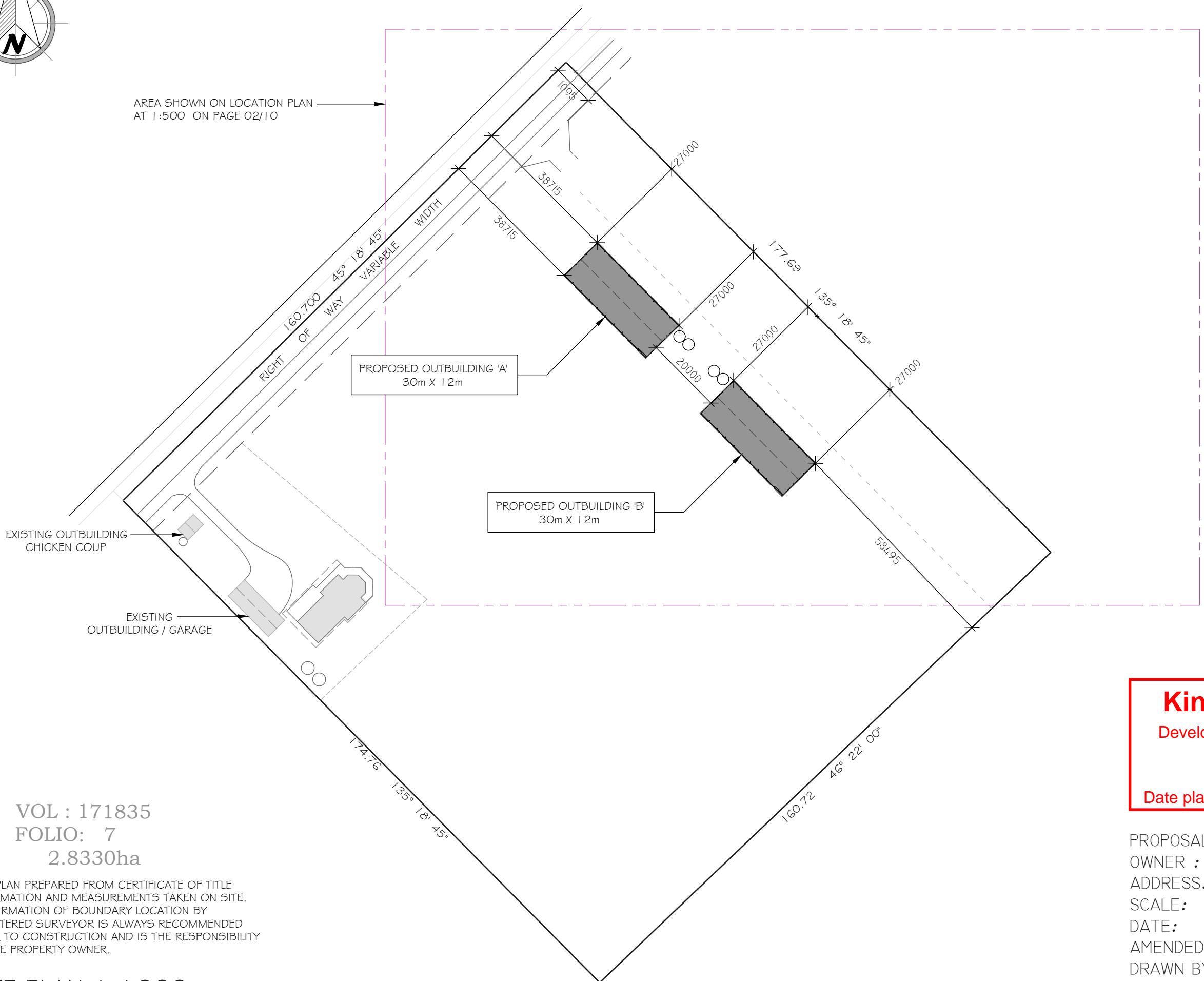
ADDITIONAL DRAWINGS / ENGINEERING  
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 101580 & 101631





AREA SHOWN ON LOCATION PLAN  
AT 1:500 ON PAGE 02/10



VOL : 171835  
FOLIO: 7  
2.8330ha

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.

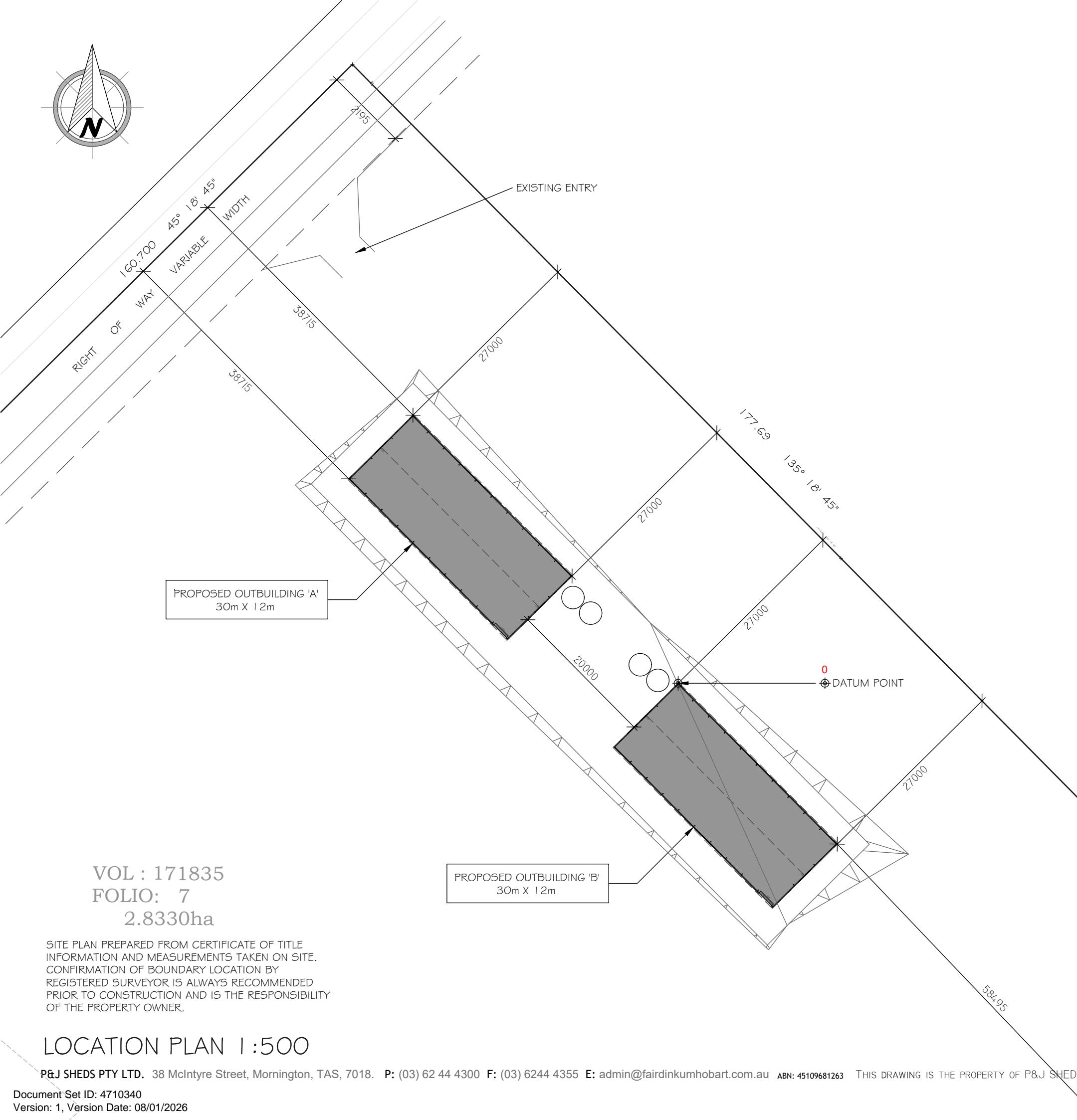
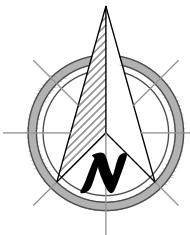
SITE PLAN 1:1000

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. © 2025

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PROPOSAL : NEW OUTBUILDINGS X 2  
OWNER : P2W PTY LTD  
ADDRESS: 6 CARISSA COURT, KINGSTON, 7050  
SCALE: 1:1000  
DATE: 17th NOVEMBER 2025  
AMENDED:  
DRAWN BY: A. BROWN CC6003R  
PAGE: 01/10  
JOB NO : 101631





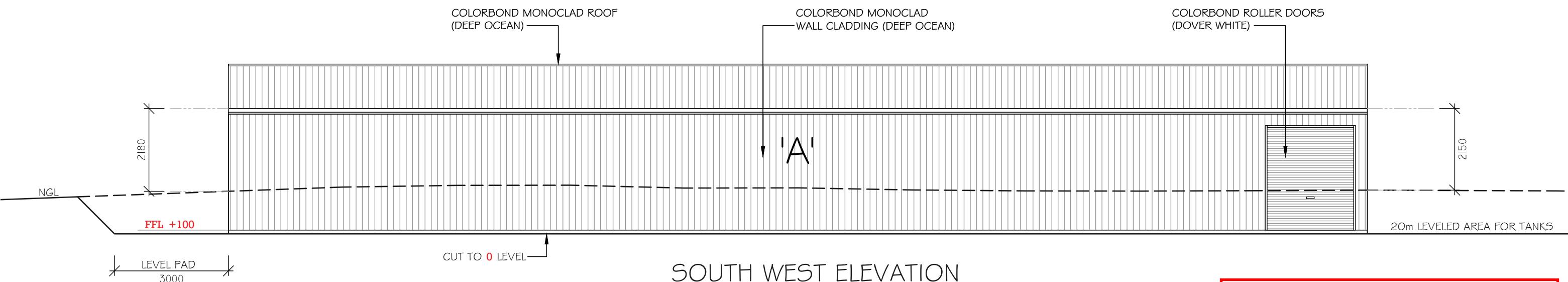
LOT AREA: 2.833ha  
 EXISTING DWELLING AREA: 159m<sup>2</sup>  
 " VERANDAH AREA: 76.5m<sup>2</sup>  
 " OUTBUILDING / GARAGE: 87.3m<sup>2</sup>  
 " OUTBUILDING (CHICKEN COUP): 20.7m<sup>2</sup>

PROPOSED OUTBUILDING 'A' AREA: 360m<sup>2</sup>  
 " " 'B' AREA: 360m<sup>2</sup>

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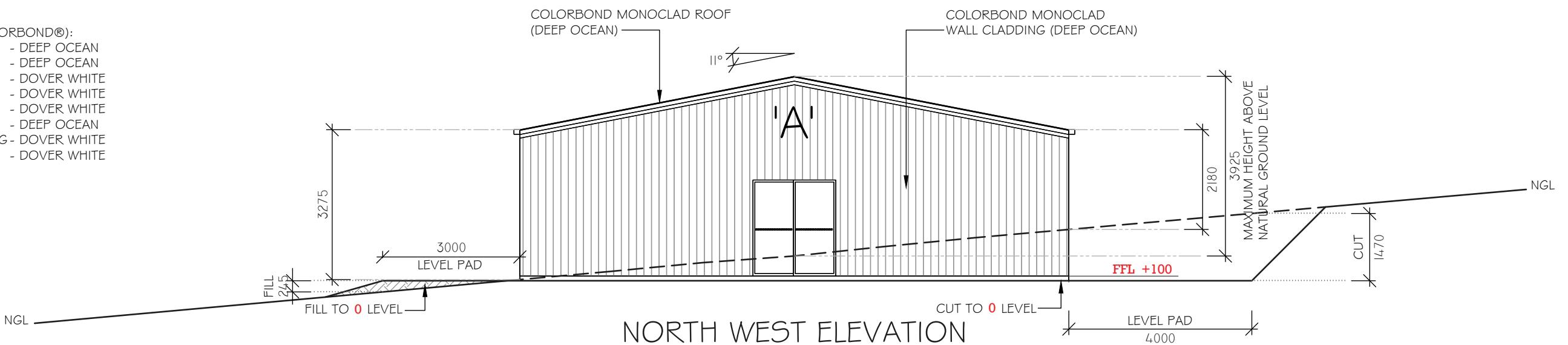


ALL EARTHWORKS & EXCAVATION  
TO BE IN ACCORDANCE WITH  
PART 3.2 OF NCC 2022.

UN-RETAINED EMBANKMENT SLOPES (CUT / FILL)  
TO BE IN ACCORDANCE WITH TABLE 3.2.1  
OF NCC 2022

COLOURS (COLORBOND®):  
EXT. WALLS - DEEP OCEAN  
ROOF - DEEP OCEAN  
ROLLER DOOR - DOVER WHITE  
SLIDING DOOR - DOVER WHITE  
GUTTER - DOVER WHITE  
CORNER FLASH - DEEP OCEAN  
BARGE FLASHING - DOVER WHITE  
OPENING FLASH - DOVER WHITE

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REFER TO DRAWINGS BY NORTHERN CONSULTING ENGINEERS  
FOR ALL MEMBER AND MATERIAL DETAILS AS WELL AS  
FOOTING DESIGN AND SPECIFICATIONS.

**ELEVATIONS (OUTBUILDING 'A') 1:100**

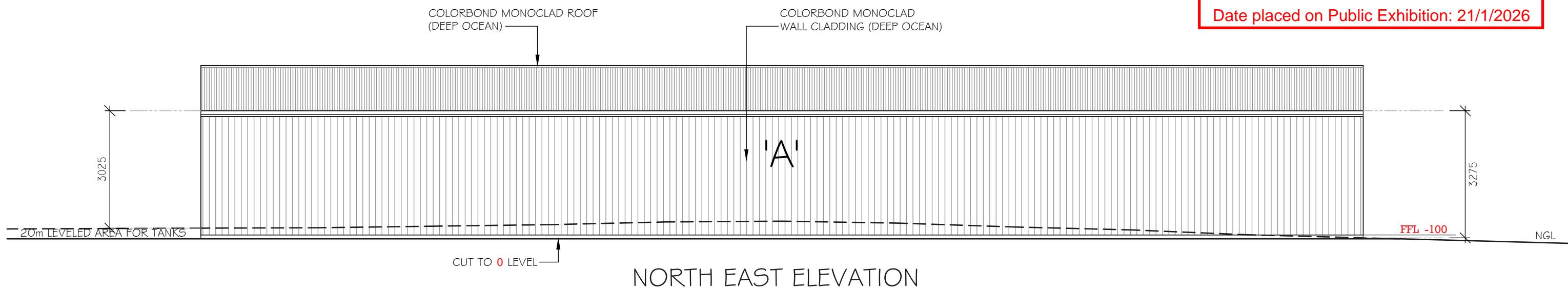
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ALL HEIGHTS SHOWN ARE ABOVE NATURAL GROUND LEVEL.

ACTUAL HEIGHTS OF WALLS ABOVE CONCRETE SLAB ARE:  
SIDE WALL HEIGHT - 3200mm  
END WALL HEIGHT TO APEX - 4366mm

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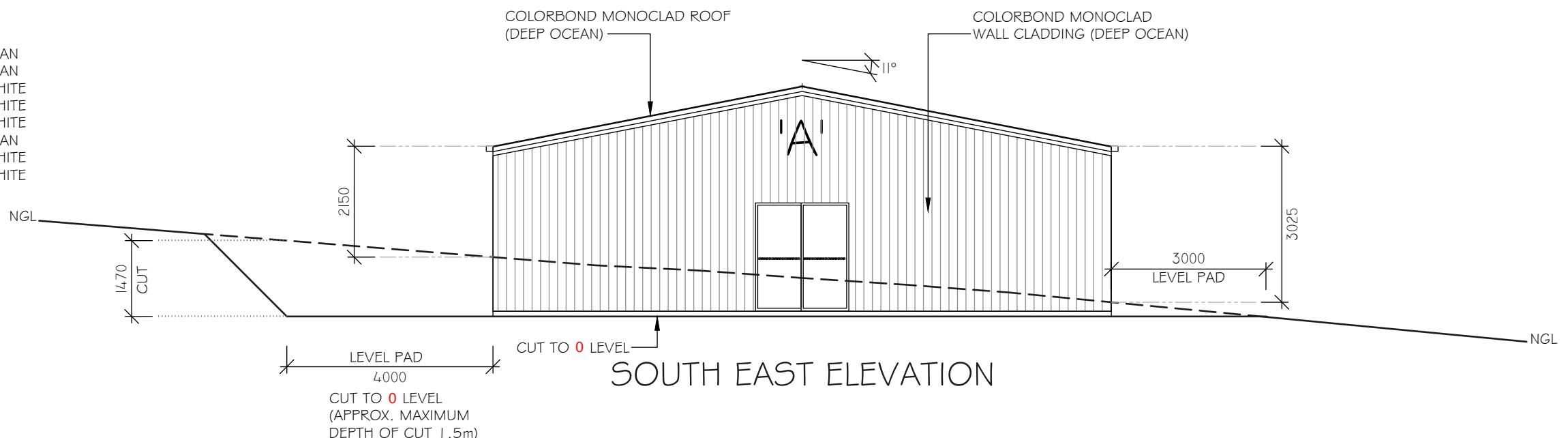




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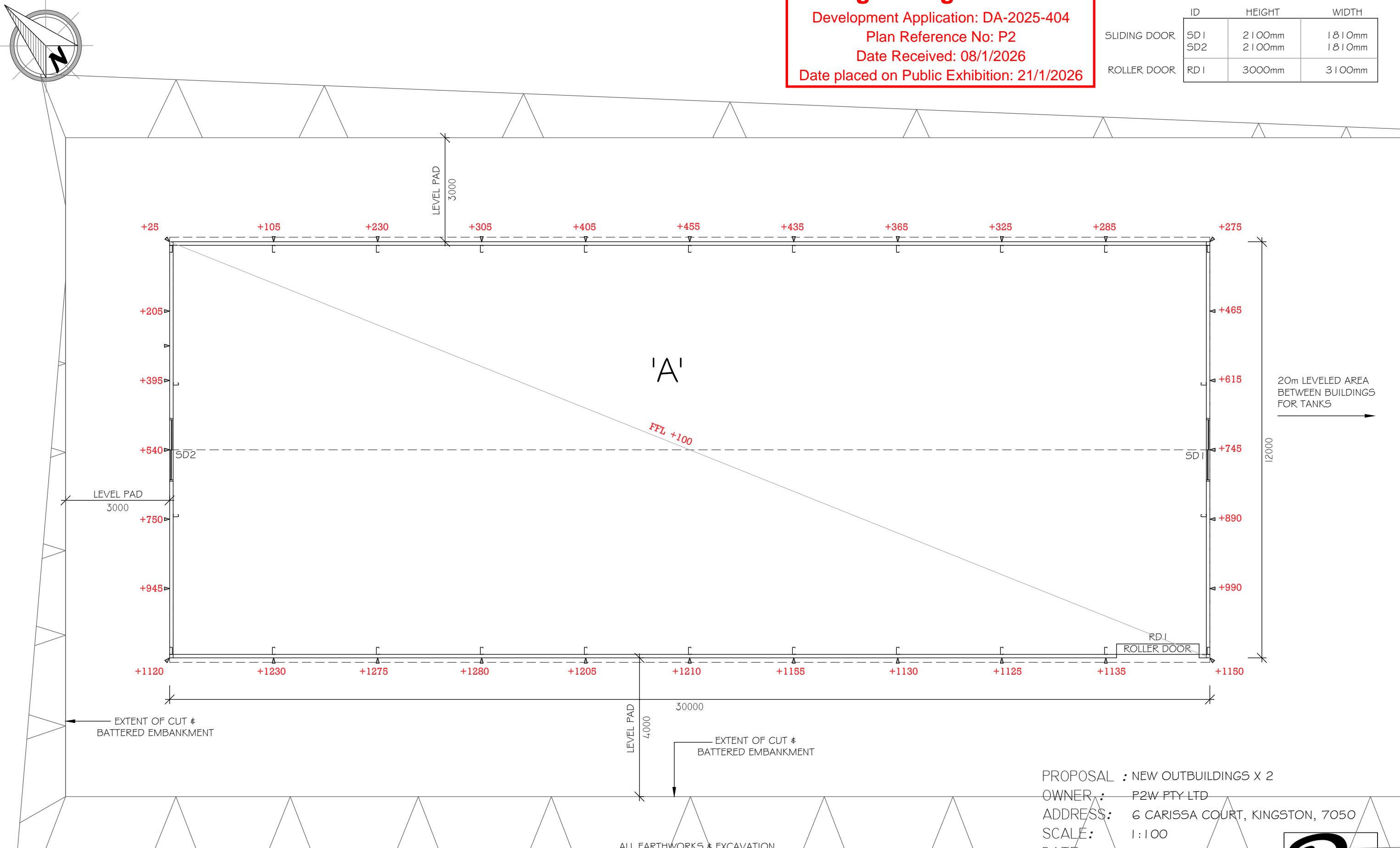
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WINDOW & DOOR SCHEDULE

	ID	HEIGHT	WIDTH
SLIDING DOOR	SD1	2100mm	1810mm
	SD2	2100mm	1810mm
ROLLER DOOR	RD1	3000mm	3100mm



FLOOR PLAN (OUTBUILDING 'A') 1:100

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SCALE : 1:100

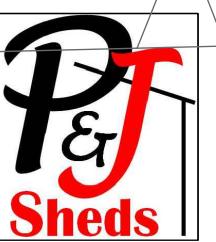
DATE : 17th NOVEMBER 2025

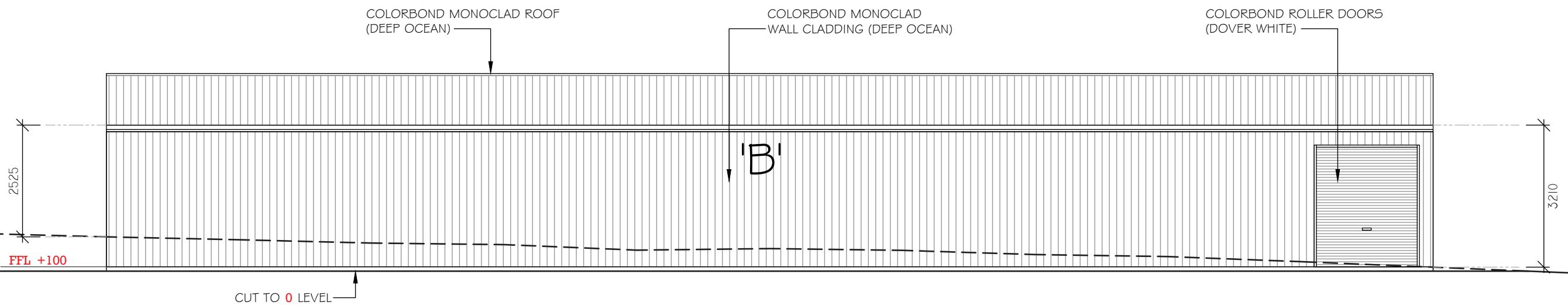
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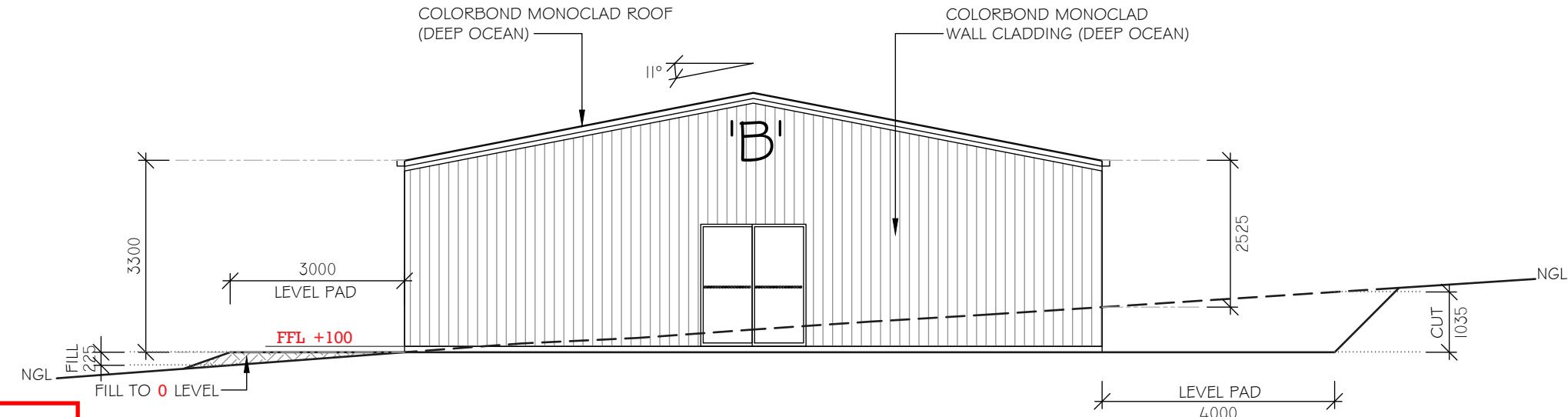


SOUTH WEST ELEVATION

ALL EARTHWORKS & EXCAVATION  
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UN-RETAINED EMBANKMENT SLOPES (CUT / FILL)  
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NORTH WEST ELEVATION

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ELEVATIONS (OUTBUILDING 'B') 1:100

ALL HEIGHTS SHOWN ARE ABOVE NATURAL GROUND LEVEL.

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COLORBOND MONOCLAD ROOF  
(DEEP OCEAN)

COLORBOND MONOCLAD  
WALL CLADDING (DEEP OCEAN)

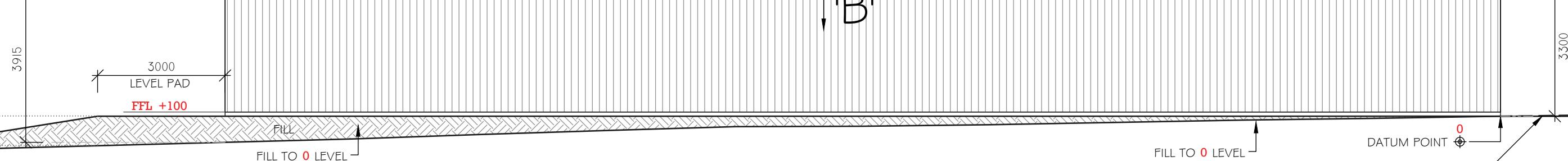
3915

3000  
LEVEL PAD  
FFL +100

NGL

FILL

FILL TO 0 LEVEL



NORTH EAST ELEVATION

ALL EARTHWORKS & EXCAVATION  
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BARGE FLASHING - DOVER WHITE  
OPENING FLASH - DOVER WHITE

COLORBOND MONOCLAD ROOF  
(DEEP OCEAN)

COLORBOND MONOCLAD  
WALL CLADDING (DEEP OCEAN)

11°

CUT

MAXIMUM HEIGHT ABOVE  
NATURAL GROUND LEVEL  
4,735

3210

3915

LEVEL PAD

4000

3000  
LEVEL PAD  
FFL +100

FILL

FILL TO 0 LEVEL

(APPROX.

MAXIMUM DEPTH

OF FILL 900mm)

815

NGL

FILL

3902

NGL

CUT

3902

NGL

FILL

3915

NGL

CUT

3902

NGL

FILL

3915

NGL

SOUTH EAST ELEVATION

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ELEVATIONS (OUTBUILDING 'B') 1:100

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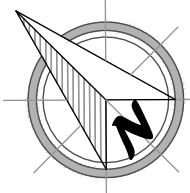
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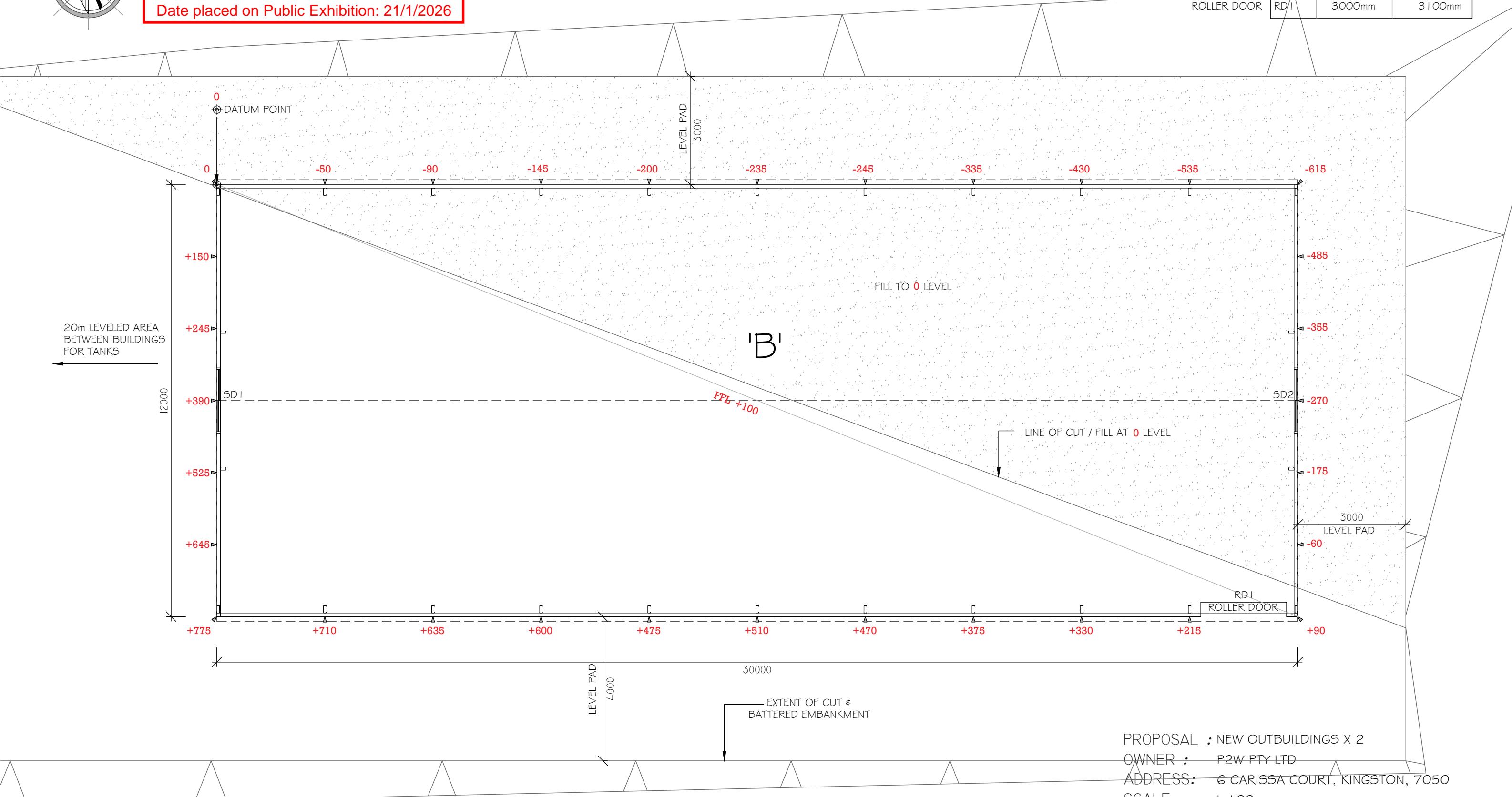
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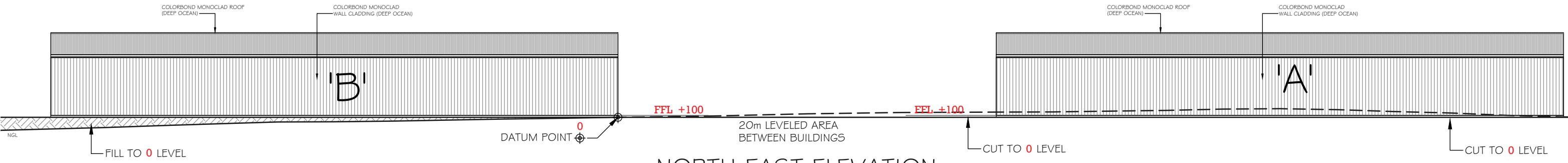
<u>WINDOW &amp; DOOR SCHEDULE</u>		
	HEIGHT	WIDTH
	2100mm	1810mm
	2100mm	1810mm
	3000mm	3100mm



## FLOOR PLAN (OUTBUILDING 'B') 1:100

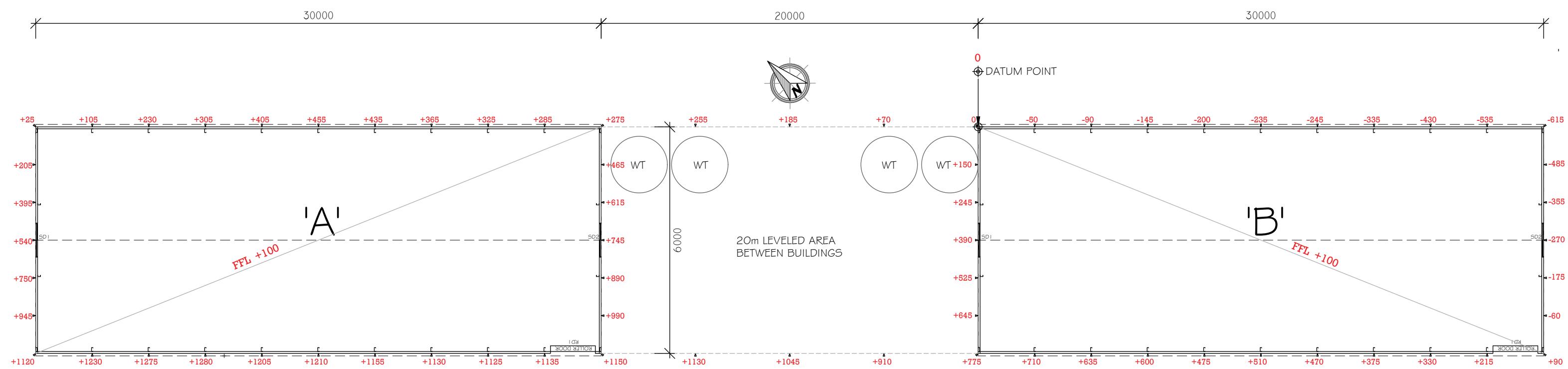
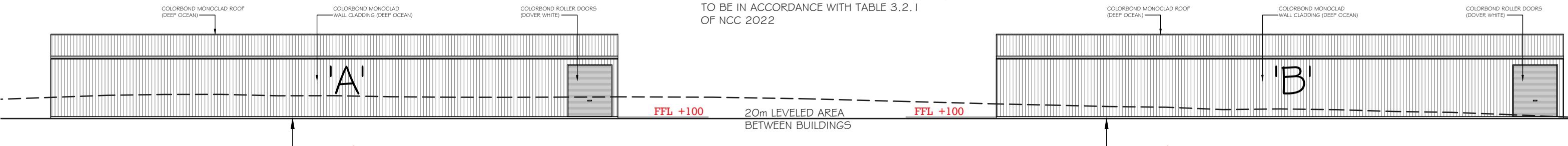
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The logo for P&J Sheds features a stylized, bold 'P' and 'J' in black and red, with the word 'Sheds' in red text below them.



ALL EARTHWORKS & EXCAVATION  
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SCALE: 1:200

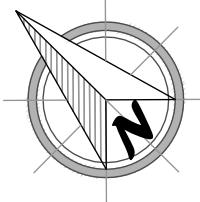
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PLUMBING GENERALLY:  
ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500.  
TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS

90dia DIOWN PIPES. 100dia UPVC STORM WATER TO NEW WATER TANKS  
OVERFLOW TO BE DISPERSED TO GROUND / OR ABSORPTION TRENCH TO  
COUNCILS REQUIREMENTS.  
PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL

## 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.

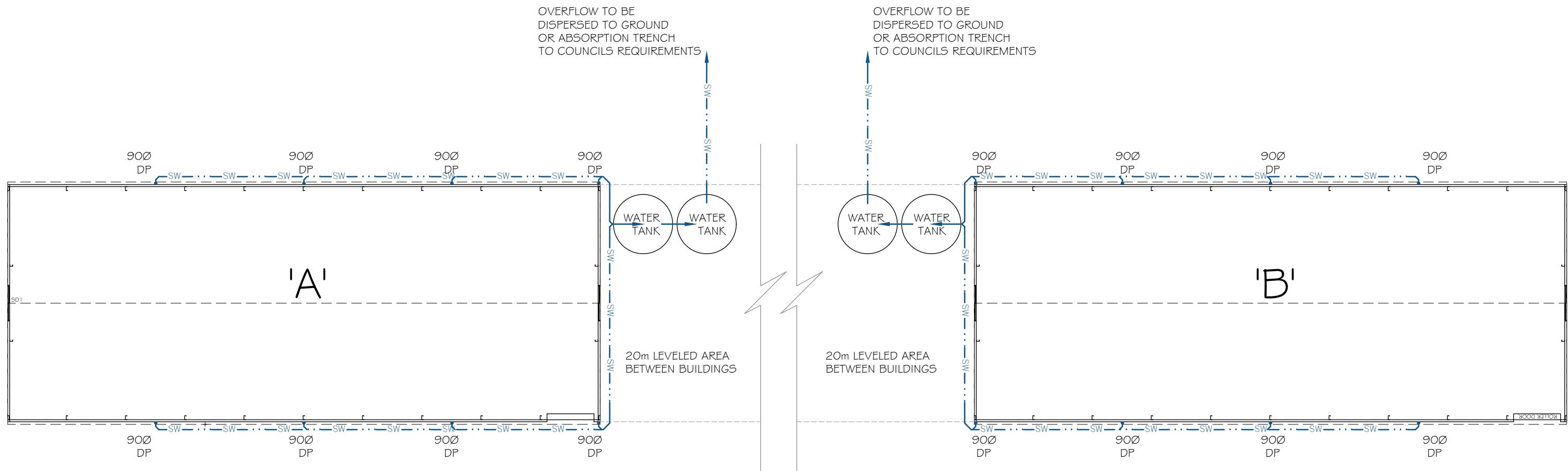
CONCRETE FOOTINGS TO AS 2870.1 AND ENGINEER SPECIFICATIONS.  
UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.

STRUCTURAL; DETAILS AND CERTIFICATION AS PER 'FAIR DINKUM BUILDS' 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 PLAN 1:200

