

# APPLICATION FOR PLANNING APPROVAL

**Application Number:** DA-2024-162  
**Proposal:** Extension and alterations to cabin  
**Subject Site:** 46 Beach Road, Kingston Beach  
**Responsible Planning Officer:** Sonali Raj

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## Advertised Documents:

- Application Plans

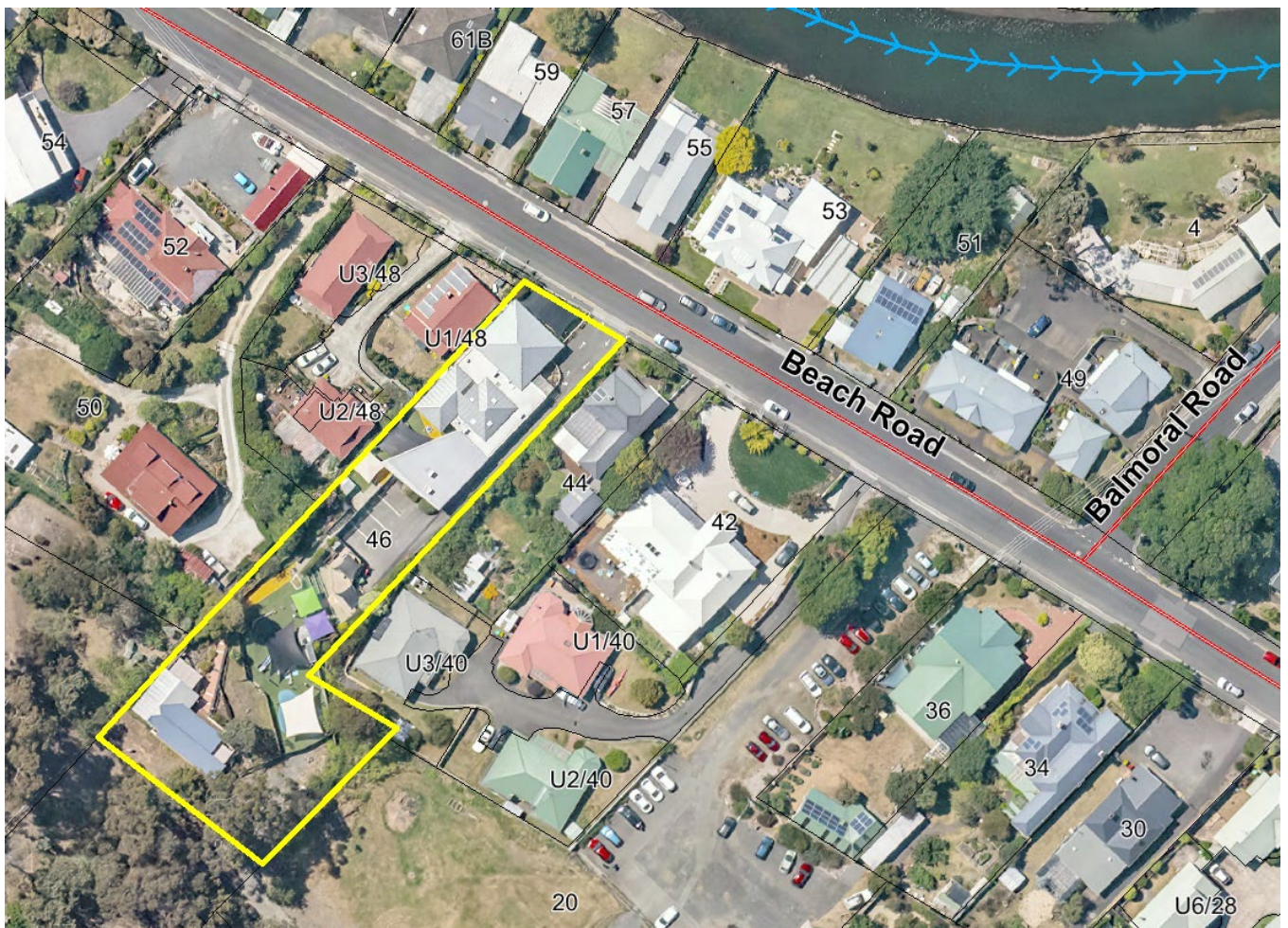
Available upon request:

- 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 **6 August 2024**; 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).



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**PROPOSED:** INTERNAL ALTERATIONS & ADDITION TO CABIN  
**AT:** 46 BEACH ROAD, KINGSTON, TAS 7050  
**FOR:** KINGSTON BEACH EARLY LEARNING CENTRE

ISSUE	AMENDMENT DETAILS
A	ISSUED FOR CLIENT REVIEW 21-12-2023
B	ISSUED FOR CLIENT REVIEW 19-01-2024
C	ISSUED FOR CLIENT REVIEW 01-02-2024
D	ISSUED FOR CLIENT REVIEW 08-03-2024
E	ISSUED FOR CLIENT REVIEW 13-05-2024
F	ISSUED TO COUNCIL FOR PLANNING PERMIT 16-05-2024
G	ISSUED TO COUNCIL TO ADDRESS RFI 14-06-2024
H	RE-ISSUED TO COUNCIL TO ADDRESS RFI 16-07-2024
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**Kingborough Council**  
 Development Application: DA-2024-162  
 Plan Reference No.: P3  
 Date Received: 17 July 2024  
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## GENERAL NOTES (NCC 2022 Vol 1)

- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2018, THE NATIONAL CONSTRUCTION CODE SERIES 2022 BUILDING CODE OF AUSTRALIA VOLUME 1 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.
- UNLESS OTHERWISE SPECIFIED, THE TERM BCA SHALL REFER TO NATIONAL CONSTRUCTION CODE SERIES 2022 BUILDING CODE OF AUSTRALIA VOLUME 1.
- ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. WHERE A PERFORMANCE SOLUTION IS PROPOSED THEN PRIOR TO IMPLEMENTATION OR INSTALLATION IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.
- STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE:
  - RISERS (R) 190MM MAXIMUM AND 115MM MINIMUM
  - GOING (G) 355MM MAXIMUM AND 250MM MINIMUM FOR PUBLIC STAIRWAYS AND 355MM MAXIMUM AND 240MM MINIMUM FOR PRIVATE STAIRWAYS
  - 2R + 1G = 700MM MAXIMUM AND 550MM MINIMUM
  - CONSTRUCTED WITH A LESS THAN 125MM GAP TO OPEN TREADS
- ALL TREADS, LANDINGS AND THE LIKE TO HAVE A SLIP-RESISTANCE CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P4 OR R11 FOR WET SURFACE CONDITIONS, OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS.
- PROVIDE BARRIERS WHERE CHANGE IN LEVEL EXCEEDS 1000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) TO BE:
  - 1000MM MINIMUM ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS OR THE LIKE, AND
  - 865MM MINIMUM ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP, AND
  - VERTICAL WITH A LESS THAN 125MM GAP BETWEEN, AND
  - ANY HORIZONTAL ELEMENT WITHIN THE BARRIER BETWEEN 150MM AND 760MM ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 4000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS.
- TOP OF HAND RAILS TO BE MINIMUM 865MM VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.
- WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.
- WATERPROOFING AND WATER RESISTANCE OF WET AREAS TO COMPLY WITH NCC PART F2D2
- BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONRY UNITS, MORTAR AND ALL BUILT IN COMPONENTS AND THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF AS 3700-2018 MASONRY STRUCTURES.
- ALL STORM WATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES' APPROVAL.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL SPECIFICATIONS, RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS' DRAWINGS/DETAILS AND SPECIFICATIONS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.
- ALL MEASUREMENTS AND LEVELS IN MILLIMETRES UNLESS NOTED OTHERWISE.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES AND ALL ESSENTIAL SERVICES TO BE MAINTAINED DURING ALL WORKS.
- A BUILDING PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF THESE WORKS. THE RELEASE OF THESE DOCUMENTS IS CONDITIONAL TO THE OWNER OBTAINING THE REQUIRED BUILDING PERMIT.
- THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.
- INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.
- THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORM WATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
- THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF HARGREAVES DESIGN GROUP ('THE DESIGNER') FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.

- THE CLIENT AND/OR THE CLIENT'S BUILDER SHALL NOT MODIFY OR AMEND THE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF HARGREAVES DESIGN GROUP EXCEPT WHERE A REGISTERED BUILDING SURVEYOR MAKES MINOR NECESSARY CHANGES TO FACILITATE THE BUILDING PERMIT APPLICATION AND THAT SUCH CHANGES ARE PROMPTLY REPORTED BACK TO HARGREAVES DESIGN GROUP
- THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ALL VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING ANY VARIATION.
- REFER TO CIVIL ENGINEERS DESIGN AND DETAILS FOR ALL STORMWATER, CAR PARKING AND DRIVEWAY CONSTRUCTION REQUIREMENTS. REFER TO FIRE SERVICES DESIGN FOR ALL HYDRANT, HOSE REELS AND EXTINGUISHER DETAILS.
- ELECTRICAL SWITCHBOARDS LOCATED IN THE PATH OF TRAVEL TO EXITS TO BE ENCLOSED IN A METAL OR OTHER NON COMBUSTIBLE CABINET WITH SMOKE PROOF DOORS. SIGNIFICANT SWITCHBOARDS SHALL BE PROVIDED WITH A 5KG CARBON DIOXIDE EXTINGUISHER OR ANOTHER TYPE OF EXTINGUISHER WITH A MINIMUM CLASSIFICATION OF 1A:E AND FITTED WITH A HOSE COMPLETE WITH EXTINGUISHER IDENTIFICATION SIGNAGE AND SHALL BE LOCATED BETWEEN 2M AND 20M FROM THE SIGNIFICANT SWITCH BOARD.
- FIRE HAZARD PROPERTIES OF MATERIALS AND ASSEMBLIES TO COMPLY WITH NCC SPECIFICATION 7.
- MECHANICAL VENTILATION OR AIR-CONDITIONING OF ROOMS TO BE PROVIDED WITH A SYSTEM COMPLYING WITH AS 1668.2 AND AS/NZS 3666.1 AS AMENDED. EXHAUST OUTLETS TO BE LOCATED NO CLOSER THAN 6.0M TO FRESH AIR INLETS.

### AUTHORITIES LIST

MUNICIPALITY NAME:	KINGBOROUGH COUNCIL
SEWAGE AUTHORITY:	TASWATER

### PROJECT CONSULTANTS LIST

CONSULTING STRUCTURAL ENGINEER:	TBA
CONSULTING CIVIL ENGINEER:	TBA
CONSULTING FIRE SERVICES DESIGN:	TBA

### PERSONNEL LOADING

BASED ON SANITARY FACILITIES PROVIDED PER NCC PART F4D4

MALE EMPLOYEES:	TBA
FEMALE EMPLOYEES:	TBA
MALE PATRONS:	TBA
FEMALE PATRONS:	TBA
MALE PARTICIPANTS:	TBA
FEMALE PARTICIPANTS:	TBA

## Kingborough Council

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**HARGREAVES**  
DESIGN GROUP

2/17 Bayfield Street, Rosny Park, 7018 | P. 03 6234 6185 | hobart@hargreaves.design | www.hargreaves.design | DP-AD 13882 & 695791616

proposed: **CABIN - INTERNAL ALTERATIONS & ADDITION**

for: **KINGSTON BEACH EARLY LEARNING CENTRE**

address: **46 BEACH ROAD KINGSTON BEACH, TAS 7050**

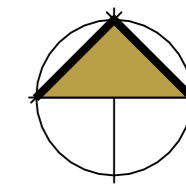
drawing: **GENERAL NOTES**

drawn: **E.A** date: **23/11/23** scale:

sheet: **1** of **6** issue: **H** date: **16/07/24**

job no.: **23-05434**

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 drawing: **EXISTING SITE PLAN**

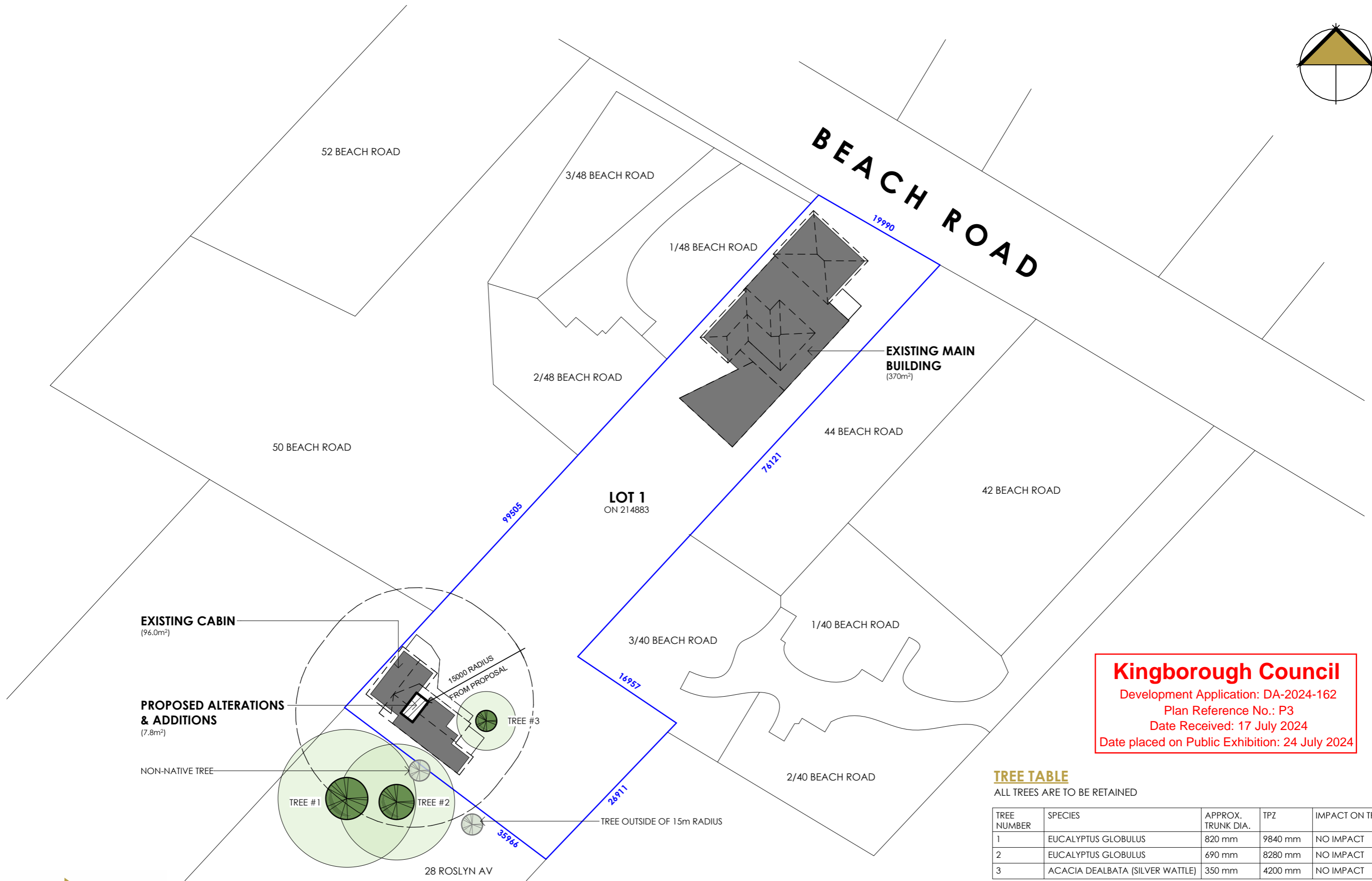
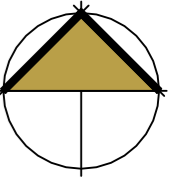
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**TREE TABLE**

ALL TREES ARE TO BE RETAINED

TREE NUMBER	SPECIES	APPROX. TRUNK DIA.	TPZ	IMPACT ON TPZ
1	EUCALYPTUS GLOBULUS	820 mm	9840 mm	NO IMPACT
2	EUCALYPTUS GLOBULUS	690 mm	8280 mm	NO IMPACT
3	ACACIA DEALBATA (SILVER WATTLE)	350 mm	4200 mm	NO IMPACT



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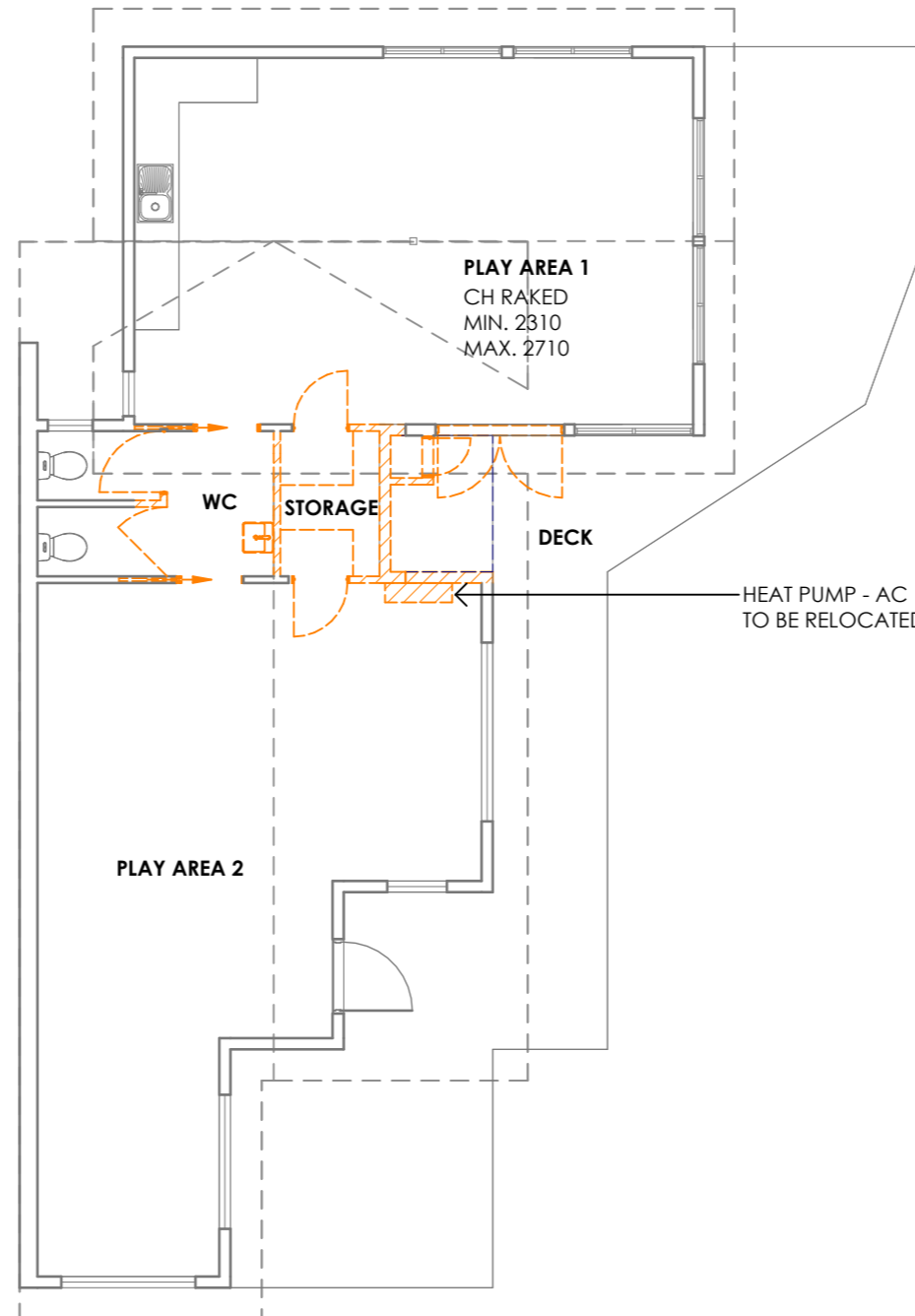
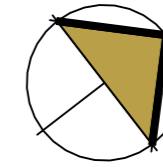
address: **46 BEACH ROAD**  
**KINGSTON BEACH, TAS 7050**

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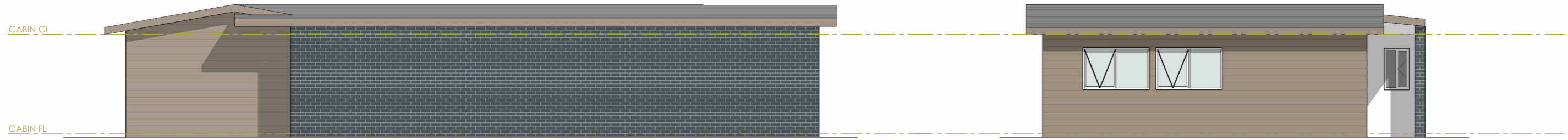
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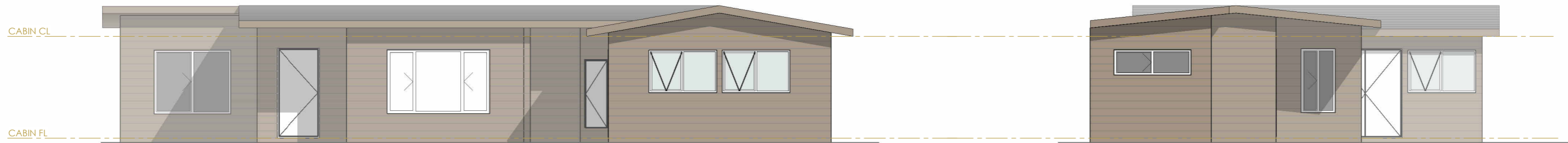
DEMOLITION LEGEND	
	EXISTING WALLS TO BE RETAINED
	EXISTING WALLS TO BE DEMOLISHED
	SINGLE ORANGE DASHED LINE DENOTES ITEMS FOR DEMOLITION

**EXISTING CABIN PLAN**



**EX CABIN ELEVATION 1 - SOUTH**

**EX CABIN ELEVATION 2 - WEST**



**EX CABIN ELEVATION 3 - NORTH**

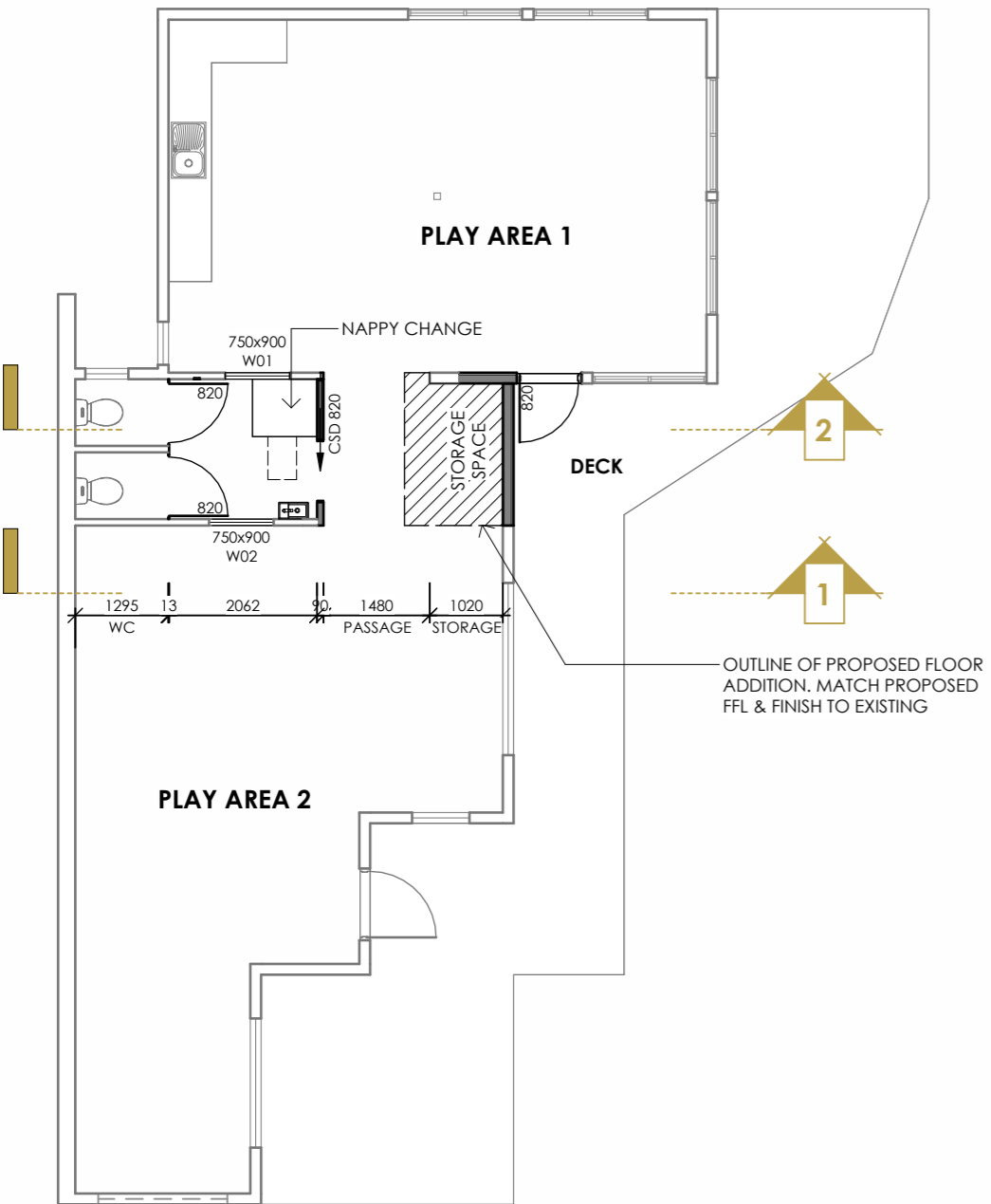
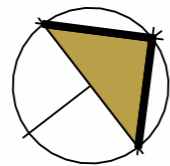
**EX CABIN ELEVATION 4 - EAST**

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**WALL LEGEND:**

EXISTING : 

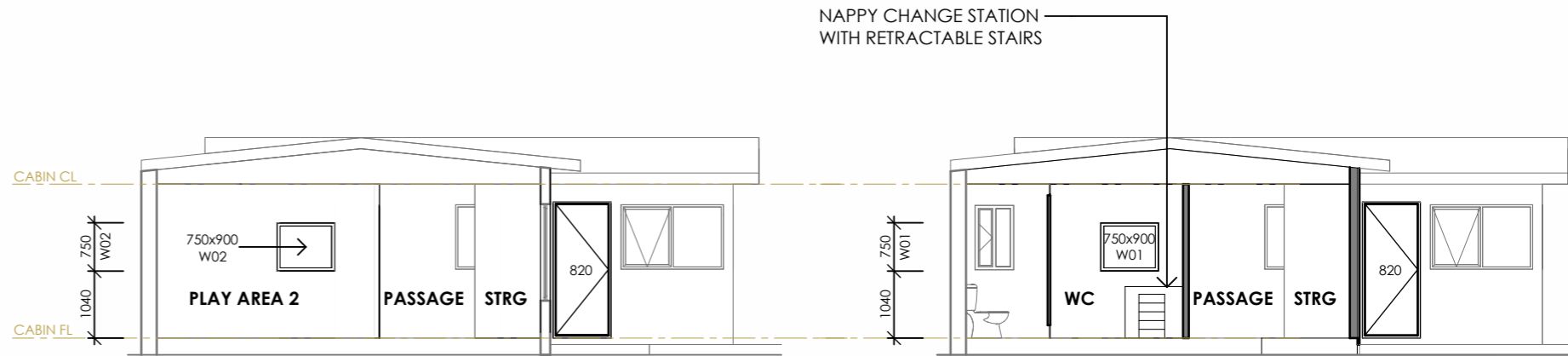
PROPOSED : 



OUTLINE OF PROPOSED FLOOR ADDITION. MATCH PROPOSED FFL & FINISH TO EXISTING

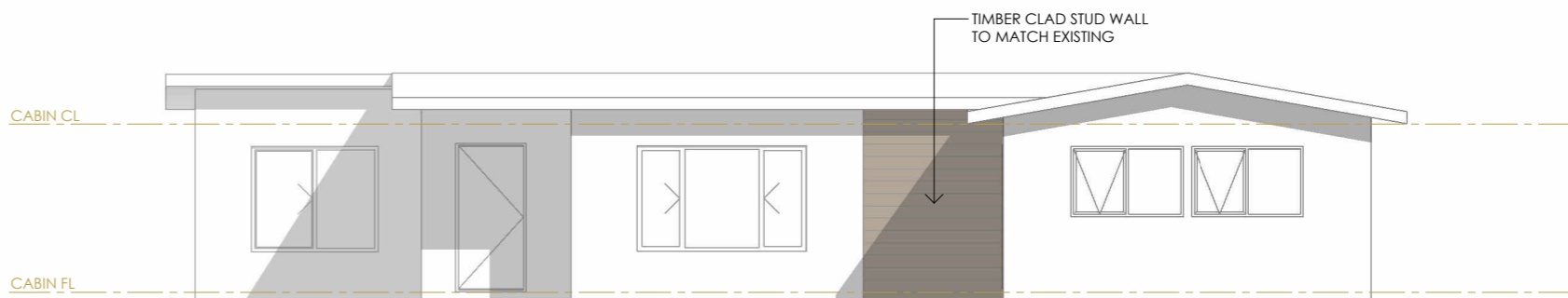


**PROPOSED CABIN PLAN**

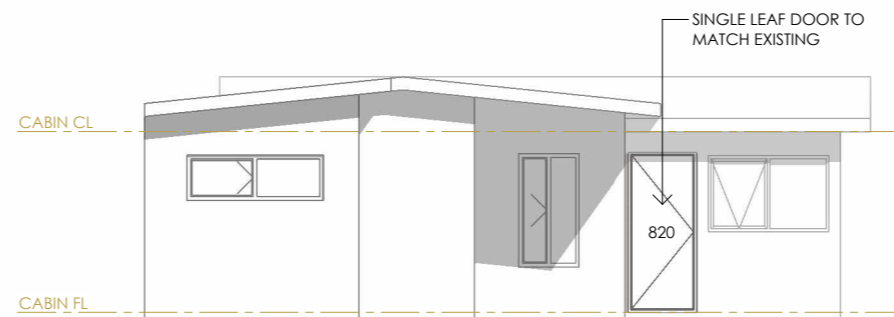


**SECTION 1**

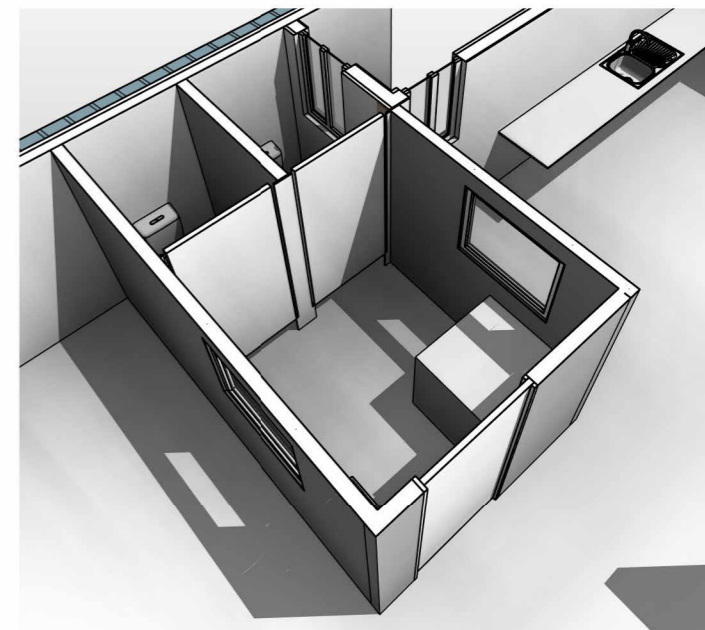
**SECTION 2**



**PROPOSED CABIN ELEVATION 3 - NORTH**



**PROPOSED CABIN ELEVATION 4 - EAST**



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