

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2024-339
Proposal: Outbuilding (garage)
Subject Site: 50 Delta Avenue, Tarooma
Responsible Planning Officer: Tayla Beagley

Advertised Documents:

- Application Plans
- Bushfire Hazard Report

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 **8 January 2025**; 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.



GENERAL INFORMATION

Property Identification number (PID) - 1777081
 Land Title Referene - 127055/1
 Building Class - 10a
 Property Zone - 12.0 Low density residential
 Wind Classification - T.B.C.
 Soil Classification (AS 2870) - CLASS T.B.C
 Climate Zone (NCC 3.12) - Zone 7
 Alpine Area (900m above AHD) - NA
 BAL Rating (AS3959) - BAL 12.5
 Heritage Building - NO
 Flood Prone Area - NO
 Coastal Ingress Area - NO
 Coastal Erosion Area - NO
 Corrosion Environment - Moderate

OTHER CONSULTANTS

Structural Engineer - T.B.C
 Geological Report (Soil) - T.B.C
 Energy Assessment - T.B.C
 Waste Water Report - NA
 Bushfire Assessment - David Lyne
 Civil Engineer - TBC
 Mechanical Engineer - NA
 Electrical Engineer - NA
 Site Survey - NA
 Hydrologist Report - NA
 Contaminated Site Survey - NA

AREA SCHEDULE *(All measurements in m2)*

Site Plan - 616m2
 Existing Residence - 170.20m2
 Residence (Ground Floor) - T.B.C
 Residence (First Floor) - T.B.C
 Alfresco Area - NA
 Verandah Area - NA
 Granny Flat - NA
 Detached Office / Study - NA
 Porch/ Balcony above - NA
 Decking Area - NA
 Balcony (existing) - NA
 Garage - NA
 Residential Shed / Outbuilding - 36m2

| Drawing Schedule: | |
|-------------------|---------------------------------|
| Sheet number | Sheet name |
| 01 | TITLE PAGE |
| 02 | PROPOSED SITE PLAN |
| 02A | PROPOSED HAZARD MANAGEMENT AREA |
| 03 | SITE DRAINAGE PLAN |
| 04 | FLOOR PLAN/ ELEVATIONS 1-2-3-4 |
| 05 | SUN SHADOW DIAGRAMS |
| | |
| | |

Proposed Shed

50 Delta Avenue

Taroona Tasmania 7053

Kingborough Council
 Development Application: DA-2024-339
 Plan Reference No: P3
 Date Received: 10/12/2024
 Date placed on Public Exhibition: 14/12/2024



ISLAND LIFE DESIGNERS
 BUILDING SERVICES PROVIDER
 LICENCE No. 456943870
 CONTACT: nick@islandlifedesigners.com

General Notes
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 Notify any errors, discrepancies or omissions to the building designer.
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| notes | revision | stage |
|------------|----------|------------------------|
| D.A. Issue | A | sketch design |
| | | design development |
| | | contract documentation |
| | | DA |
| | | BA |
| | | construction drawings |

PROJECT NAME:
Proposed Shed

CLIENT:
Dale James

SITE:
 50 Delta Avenue
 Taroona Tasmania 7053

DRAWING TITLE:
 Title Page

REVISION NO. 0

DRAWING NO. 01

SCALE: As noted on A3 paper size

DRAWN BY: NY

CHECKED BY: Nicholas Young

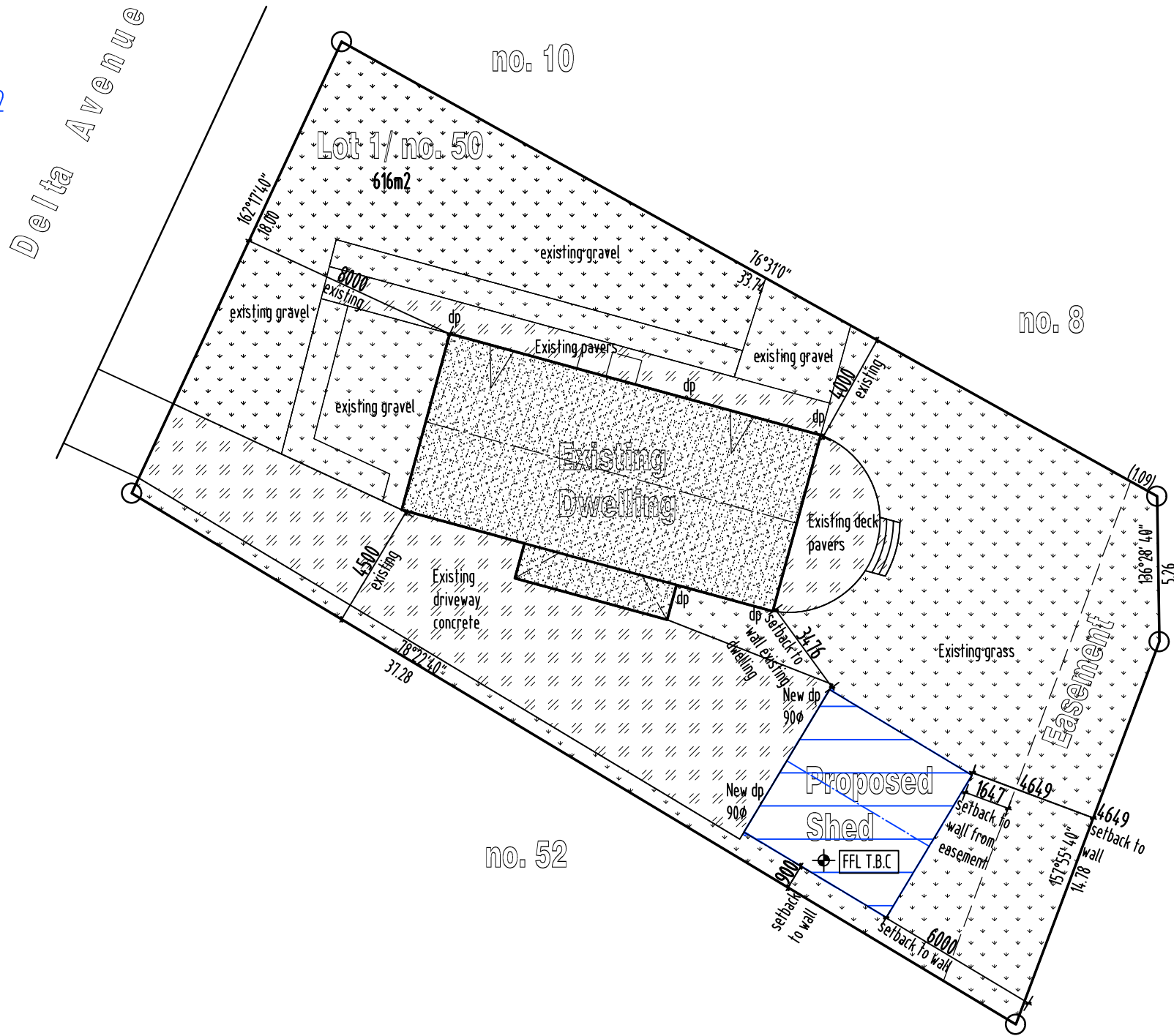
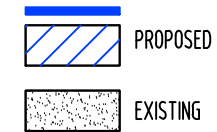
PROJECT NO. 24-017

Plot Date: 03.10.2024

50 Delta Avenue Taroona
Tasmania 7053
Site Area: 616m²

Existing Site Coverage
Existing dwelling 99.15m²
Total: 99.15m² = 16.09%

Proposed Site Coverage
Existing dwelling 99.15m² + shed 36.00m²
Total: 135.15m² = 21.93%



LEGEND & NOTES

- EXISTING CONCRETE DRIVEWAY
- IMPERVIOUS SURFACES
154.86m² = 25.13%
- PERVIOUS SURFACES
325.99m² = 52.92%

⊗ Existing levels: To be confirmed before commencement of works
⊕ New levels: To be calculated onsite by building contractor
Note: Site levels supplied by Building Contractor

Soil & Water Management Strategies
Downpipes to be connected as soon as the roof is installed.
Install AG drain prior to footing excavation. See drawing

Excavated material placed up-slope of AG drain. To be removed when building works are complete and used as removed when building works are complete and used as fill on site for any low points. Install a sediment fence on the downslope side of material.

Construction vehicles to be parked on the street or the driveway once concreted, to prevent transferring debris onto Example Street.

Protection Work
(Section 121 of the Building Act)
If excavation is to a level below that of the adjoining owner's footings, along the title boundary or within 3 metres of a building belonging to an adjoining owner, the builder must (as a minimum) provide and maintain a guard to supervise the excavation. Adjoining owner to be notified using Form 6 (Building and Protection Work Notice) by the Building Surveyor.

Proposed Site Plan
scale 1:200@A3

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| notes | revision | status |
|---|----------|------------------------|
| D.A. Issue | A | sketch design |
| Council RFI | B | design development |
| Bushfire management note/ Impervious/ pervious surfaces | C | contract documentation |
| | | DA |
| | | BA |
| | | construction drawings |

PROJECT NAME:
Proposed Shed

CLIENT:
Dale James

SITE:
50 Delta Avenue
Taroona Tasmania 7053

DRAWING TITLE:
Site plan

REVISION NO. C

DRAWING NO. 02

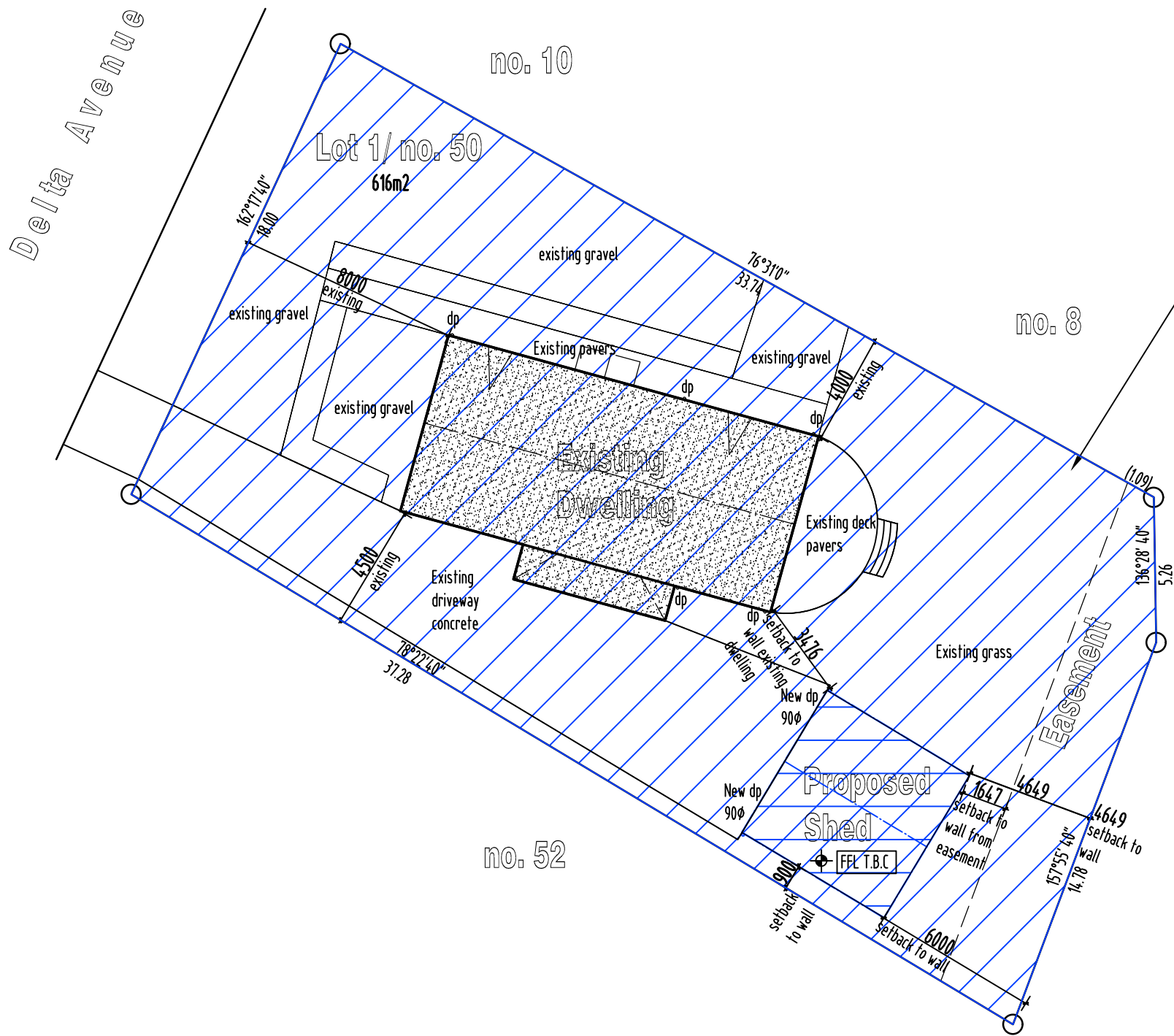
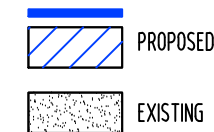
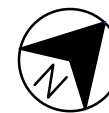
SCALE: As noted on A3 paper size

DRAWN BY: NY

CHECKED BY: Nicholas Young

PROJECT NO. 24-017

Plot Date: 26.11.2024



Hazard Management area
Within the boundary of the property.

Site Maintenance:
The vegetation of the Lot is to be maintained as per the BAL-12.5 requirements of the Bushfire hazard management plan.
(The vegetation within the Hazard Management Area (HMA) is to be continually managed to a low threat level - as per Clause 2.2.3.2 of AS3959-2018.)

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LEGEND & NOTES



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- Soil & Water Management Strategies**
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Proposed Hazard Management Area
scale 1:200@A3



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| D.A. Issue | A |
| Council RFI | B |
| Bushfire management note/ Impervious/ pervious surfaces | C |
| | |
| | |
| | |

| stage | |
|------------------------|-------------------------------------|
| sketch design | <input type="checkbox"/> |
| design development | <input type="checkbox"/> |
| contract documentation | <input type="checkbox"/> |
| DA | <input checked="" type="checkbox"/> |
| BA | <input type="checkbox"/> |
| construction drawings | <input type="checkbox"/> |

PROJECT NAME:
Proposed Shed

CLIENT:
Dale James

SITE:
50 Delta Avenue
Taroona Tasmania 7053

DRAWING TITLE:
Hazard Management Area

REVISION NO. C

DRAWING NO. 02A

SCALE: As noted on A3 paper size

DRAWN BY: NY

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PROJECT NO. 24-017

Plot Date: 26.11.2024


NEW PIPEWORK

SEWER DN100 uPVC —s—


SUB SOIL DRAINAGE ϕ 90 - - -


STORMWATER DN100 uPVC - - -


COLD WATER DN20 -w-


 Wet areas shown hatched to comply with current AS3740 & N.C.C. Refer to waterproofing details.


SYMBOLS


INSPECTION OPENING 

FLOOR WASTE GULLY 

OVERFLOW RELIEF GULLY 

ISOLATION VALVE IN BOX 

DROPPER/ RISER 

WATER TAP 

ABBREVIATIONS

V VENT PIPE

IO INSPECTION OPENING

FWG FLOOR WASTE GULLY

IOS INSPECTION OPENING SHAFT

ORG ORVERFLOW RELIEF GULLY

IV ISLOLATION VALVE IN BOX

D/R DROPPER/ RISER

Bth BATH

Shr SHOWER

B BASIN

S SINK

Tr TROUGH

WC WATER CLOSET

FWG FLOOR WASTE GULLY

HWC HOT WATER CYLINDER

IV ISOLATION VALVE

PLV PRESSURE LIMITING VALVE

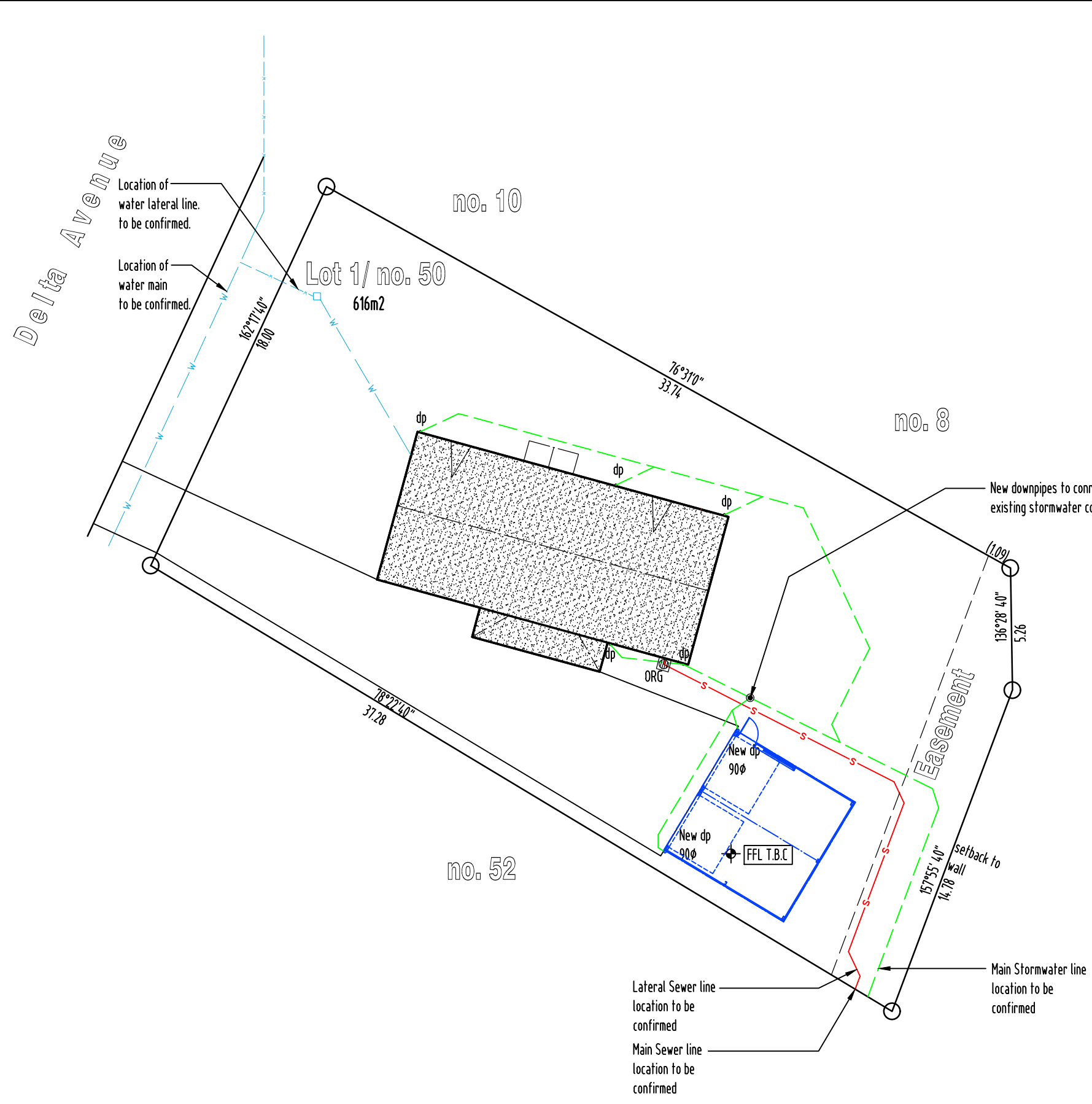
CWM COLD WATER METER

GD GRATED DRAIN

GP GRATED PIT

RP ROD POINT

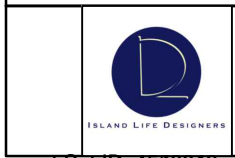
IS INSPECTION SHAFT



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NOTE:
 ALL WORKS MUST BE IN ACCORDANCE WITH THE CURRENT:
 - N.C.C., AS3500.2 & AS3500.3
 - WATER SERVICES ASSOCIATION OF AUSTRALIA CODES (WSAA)
 - LOCAL COUNCIL REQUIREMENTS
 - TASWATER TECHNICAL STANDARDS
 - ANY RELEVANT STANDARDS / MANUFACTURERS SPECIFICATIONS
 REFER TO ROOF PLAN FOR ROOF CATCHMENT AREAS

Site Drainage Plan
 scale 1:200@A3



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Proposed Shed

CLIENT:
Dale James

SITE:
50 Delta Avenue
Taroona Tasmania 7053

DRAWING TITLE:
Site Drainage Plan

REVISION NO. 0

DRAWING NO. 04

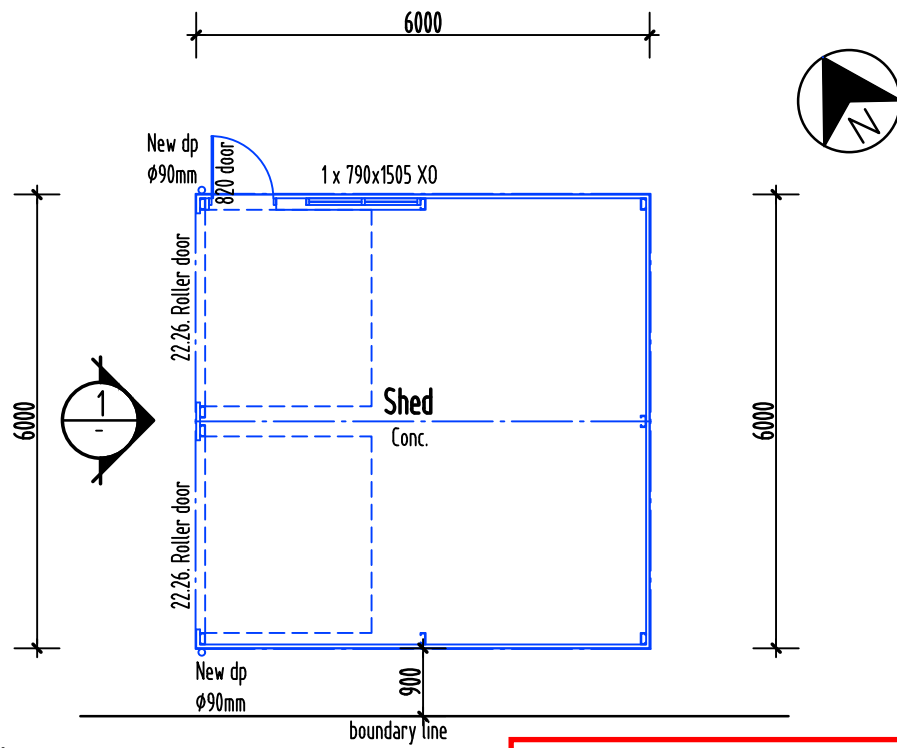
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DRAWN BY: NY

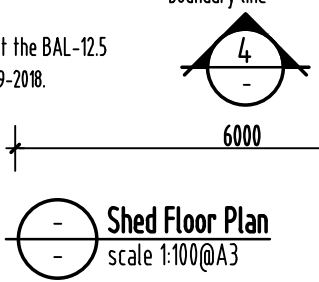
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PROJECT NO. 24-017

Plot Date: 03.10.2024



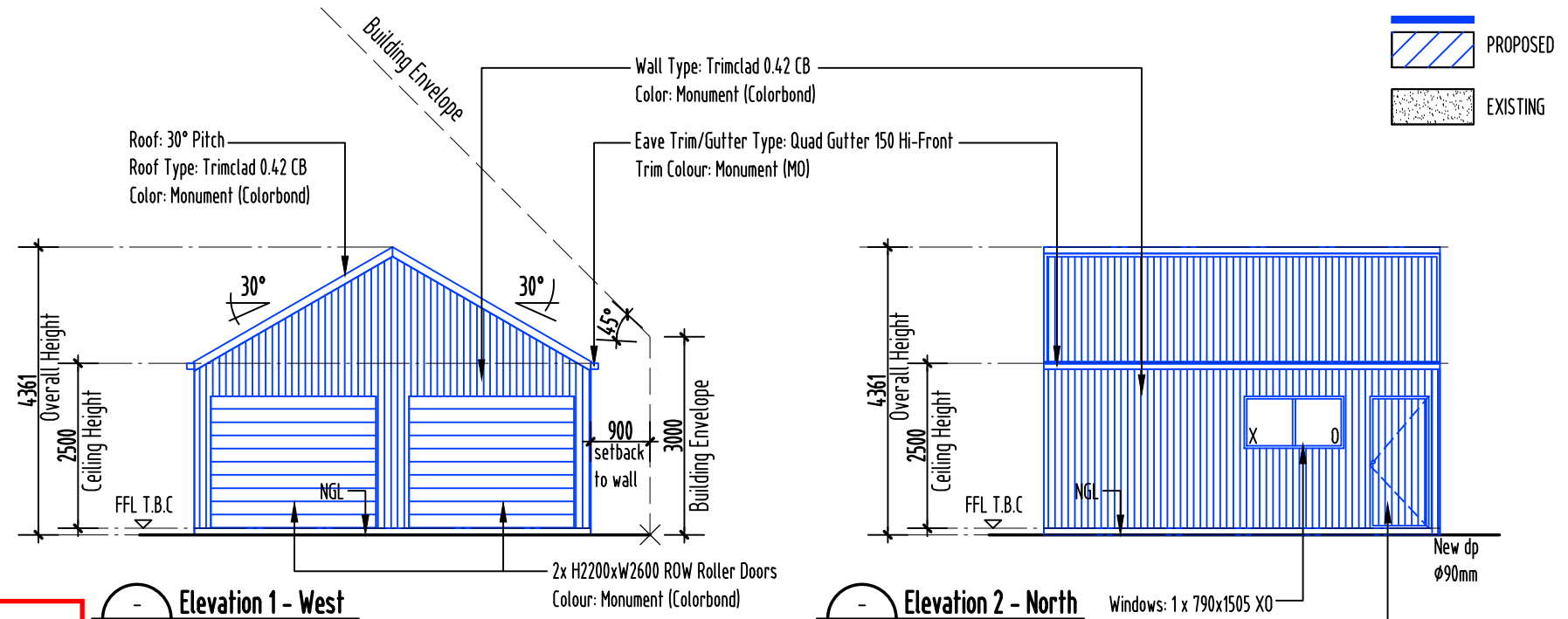
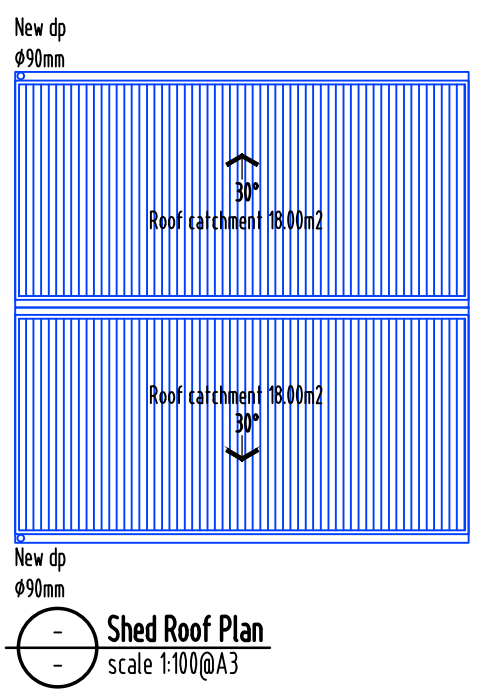
Note:
Construction of shed to meet the BAL-12.5 requirements as per AS3959-2018.



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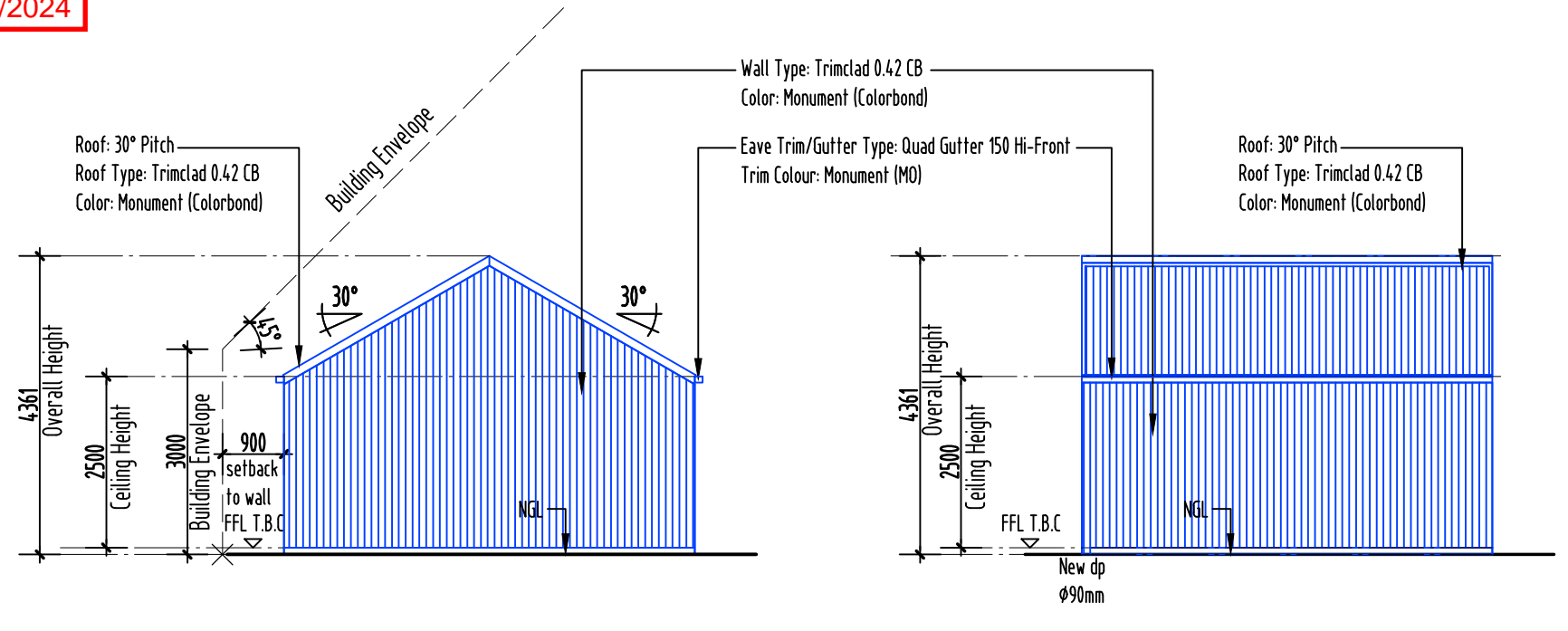
AREAS

| | |
|-------------------|---------------------|
| Shed: | 60.00m ² |
| TOTAL FLOOR AREA: | 60.00m ² |



Elevation 1 - West
scale 1:100@A3

Elevation 2 - North
scale 1:100@A3



Elevation 3 - East
scale 1:100@A3

Elevation 4 - South
scale 1:100@A3



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| revision | date | description |
|----------|------|------------------------|
| 1 | | sketch design |
| 2 | | design development |
| 3 | | contract documentation |
| 4 | | DA |
| 5 | | BA |
| 6 | | construction drawings |

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CLIENT:
Dale James

SITE:
50 Delta Avenue
Taroona Tasmania 7053

DRAWING TITLE:
Floor Plan/ Roof Plan & Elevations 1-2-3-4

REVISION NO. 0

DRAWING NO. 05



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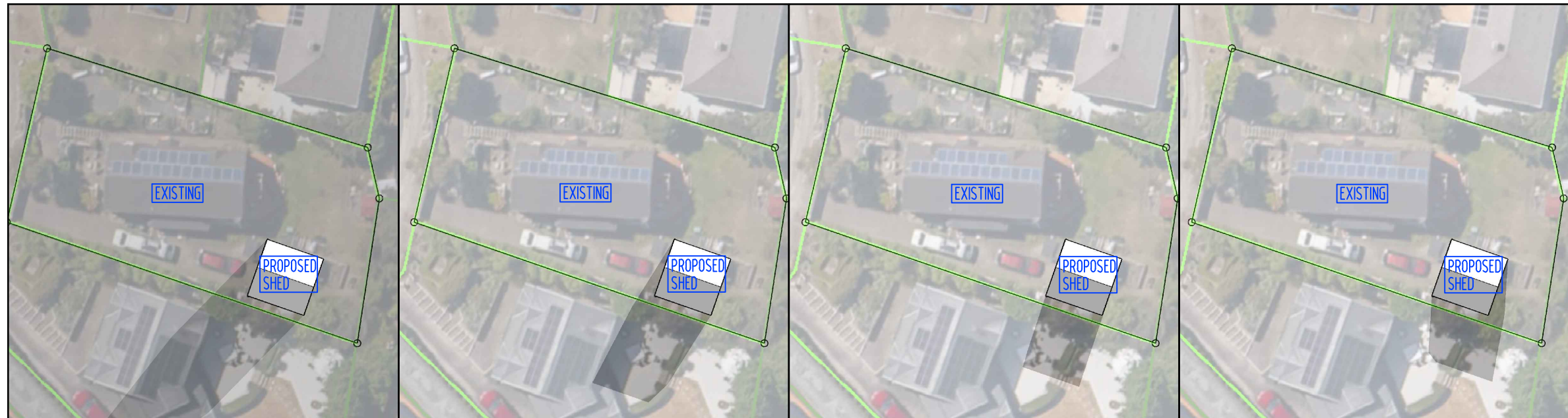
DRAWN BY: NY

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PROJECT NO. 24-017

Plot Date: 03.10.2024

 PROPOSED
 EXISTING

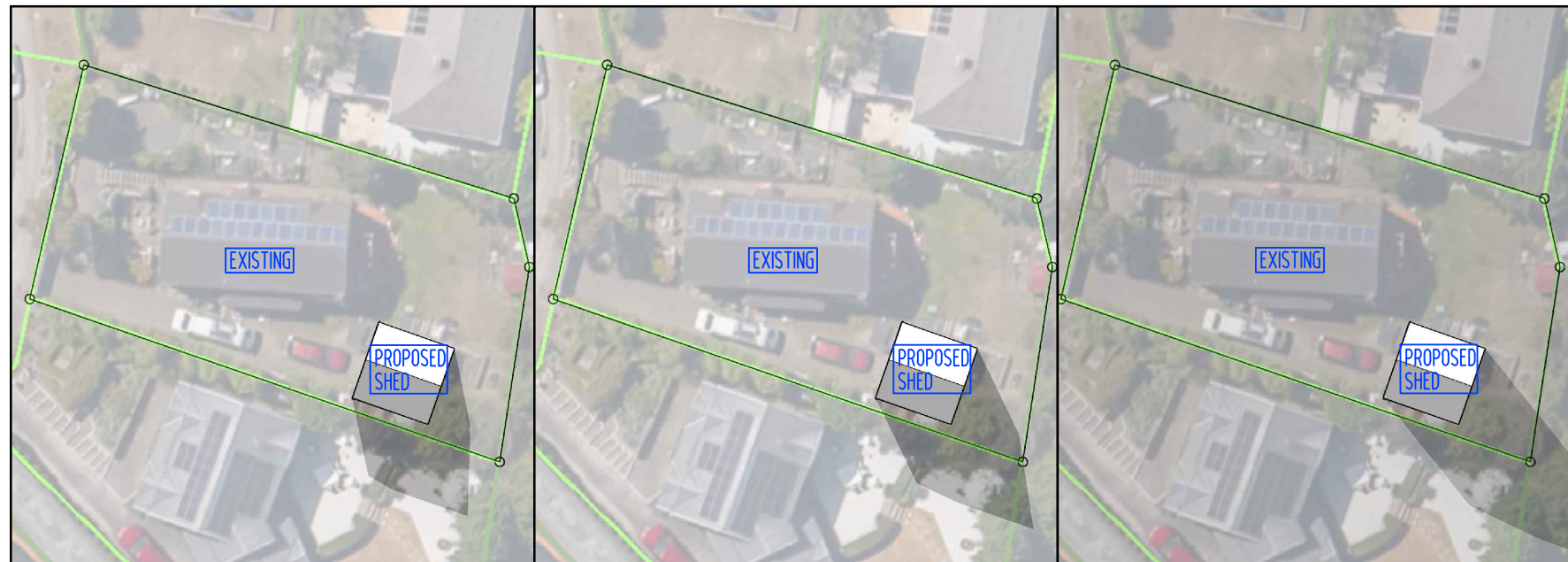


 SUN SHADOW DIAGRAM 21st JUNE-9am
 SCALE NTS

 SUN SHADOW DIAGRAM 21st JUNE-10am
 SCALE NTS

 SUN SHADOW DIAGRAM 21st JUNE-11am
 SCALE NTS

 SUN SHADOW DIAGRAM 21st JUNE-12am
 SCALE NTS



 SUN SHADOW DIAGRAM 21st JUNE-1pm
 SCALE NTS

 SUN SHADOW DIAGRAM 21st JUNE-2pm
 SCALE NTS

 SUN SHADOW DIAGRAM 21st JUNE-3pm
 SCALE NTS

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|------------|----------|
| D.A. Issue | A |
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| | |

- stage
 sketch design
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 contract documentation
 DA
 BA
 construction drawings

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 Proposed Shed

 CLIENT:
 Dale James

SITE:
 50 Delta Avenue
 Tarooma Tasmania 7053

 DRAWING TITLE:
 Sun Shadow Diagrams

REVISION NO. 0

 DRAWING NO. 06

 SCALE: As noted on A3 paper size

DRAWN BY: NY

 CHECKED BY: Nicholas Young

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 Plot Date: 03.10.2024