

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2025-311
Proposal: Outbuilding
Subject Site: 127 Betts Road, Neika
Responsible Planning Officer: Rika Terblanche

Advertised Documents:

- Application Plans

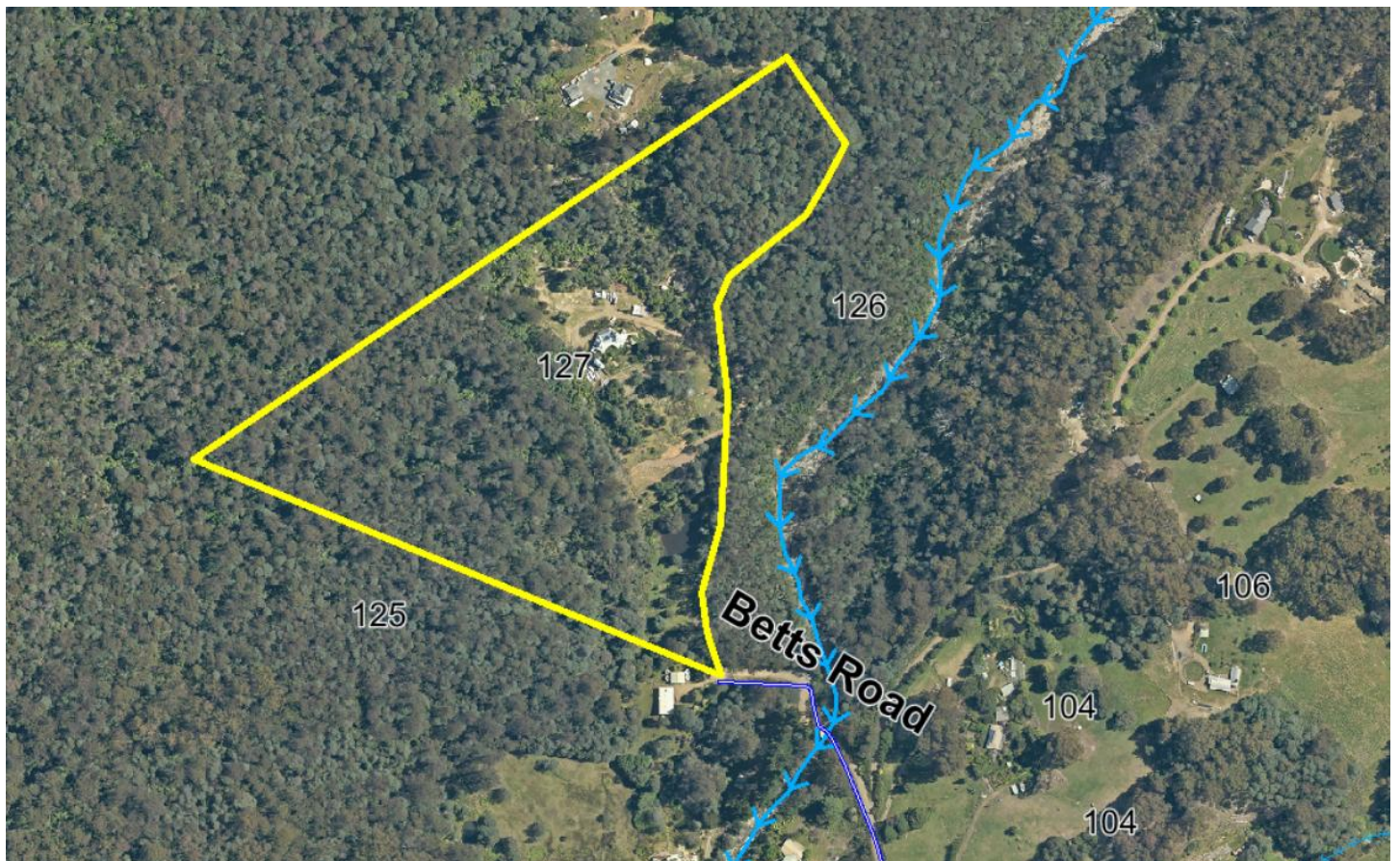
Available upon request:

- 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 **17 June 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.



CONTOUR INTERVAL = 5m
(DERIVED FROM LIST OVERLAY)

FLOOR AREAS (OUTER FACE OF WALLS OR SUPPORTS)

- EXISTING**
 HOUSE = 220m²
 SHEDS = 60m²
 SHIPPING CONTAINER = 14m²
- PROPOSED**
 STUDIO/WORKSHOP = 158m²
 TOTAL = 452m²

NOT TO BE USED AS
CONSTRUCTION DRAWINGS

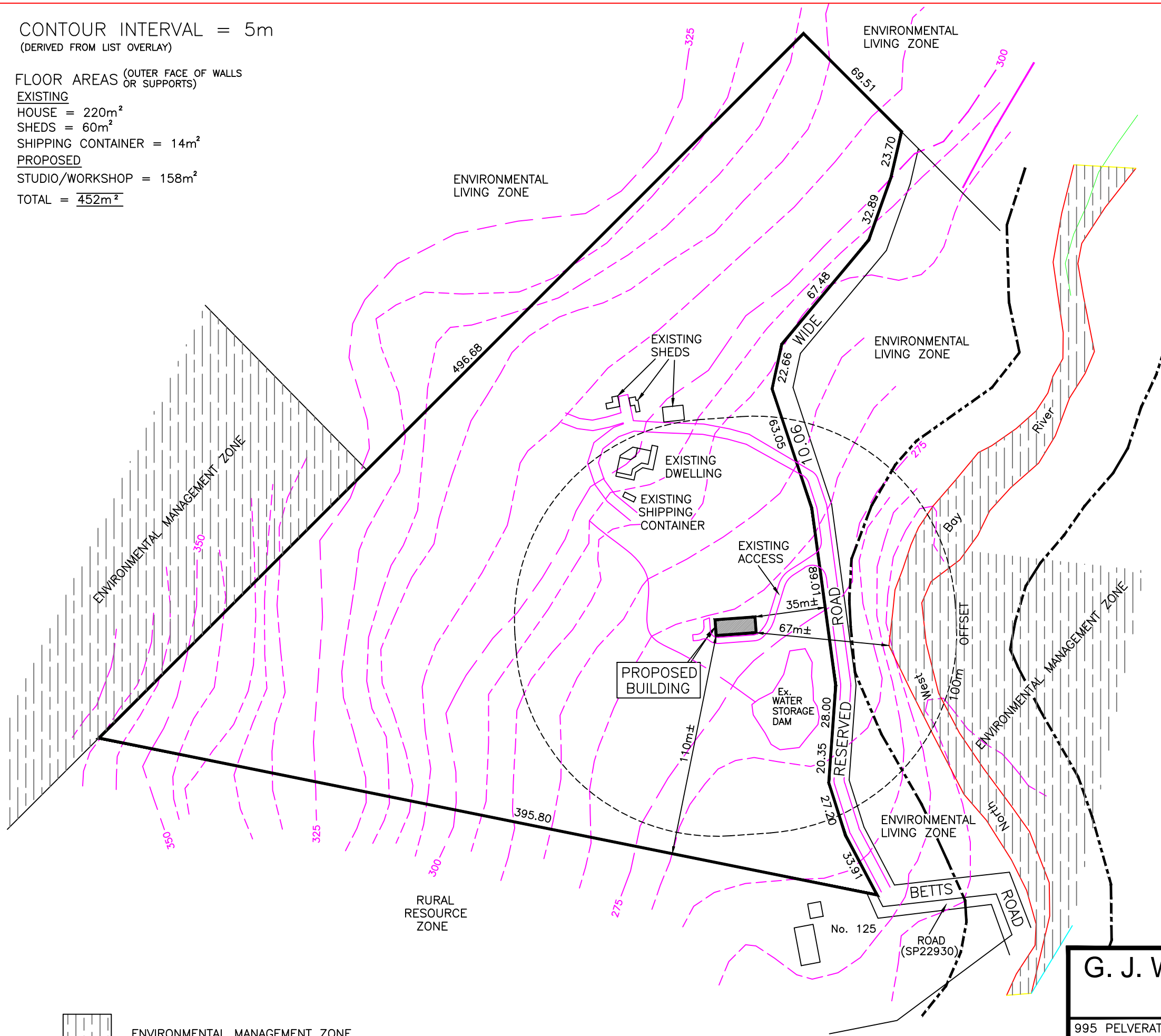
Kingborough Council

Development Application: DA2025-311

Plan Reference No: P2

Date Received: 22/05/2026

Date placed on Public Exhibition: 03/06/2026



LOT 1
SP22930
8.038ha
CT 22930-1

SITE PLAN
(ALSO REFER TO DRAINAGE PLAN)

G. J. WILLIAMS DRAFTING SERVICE


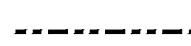
ARCHITECTURAL, SURVEY & GENERAL DRAFTING
BUILDING DESIGNER & BUSHFIRE HAZARD PRACTITIONER
Gary Williams - Accreditation No.1110E & BFP-109

995 PELVERATA RD. PELVERATA. 7150 MOBILE 0428 396 159
gjwdrafting@westnet.com.au ABN: 87 756 789 831

PROPOSED STUDIO
FOR M.J. HOLDEN & A.E. RENARD
127 BETTS ROAD
NEIKA

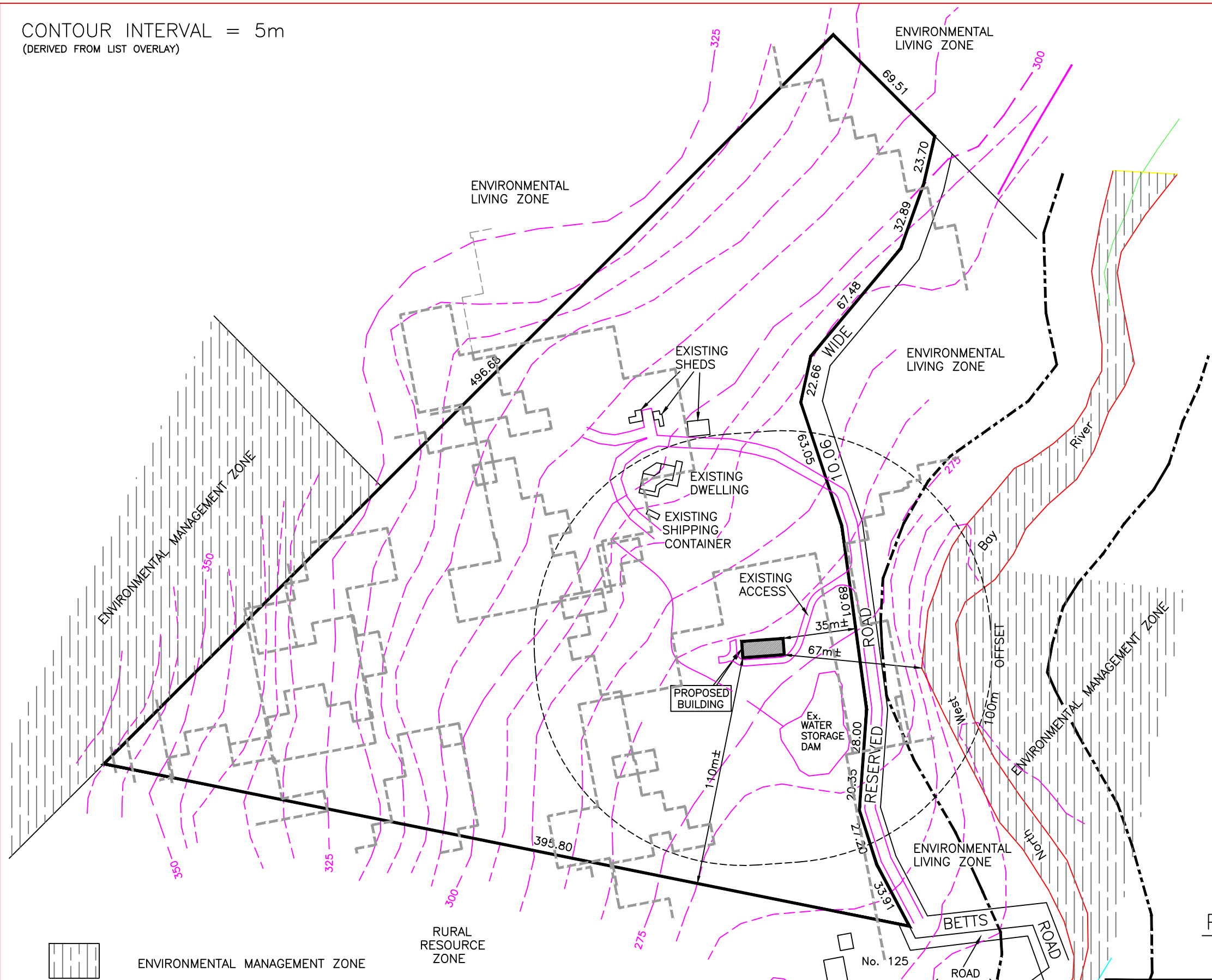
DRAWING No:
566H-1P
DATE:
24 MARCH 2026
SCALE: @A3
1:2000

NO ATTEMPT HAS BEEN MADE TO SHOW ALL UNDERGROUND SERVICES ON THESE DRAWINGS LOCATION OF ANY PIPES SHOWN IS INDICATIVE ONLY EXACT LOCATION OF PIPES & OTHER UNDERGROUND SERVICES IS TO BE DETERMINED PRIOR TO COMMENCEMENT OF ANY WORKS






-  ENVIRONMENTAL MANAGEMENT ZONE
-  WATERWAY & COASTAL PROTECTION AREA BOUNDARY

CONTOUR INTERVAL = 5m
(DERIVED FROM LIST OVERLAY)

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LOT 1
 SP22930
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-  ENVIRONMENTAL MANAGEMENT ZONE
-  WATERWAY & COASTAL PROTECTION AREA BOUNDARY
-  LANDSLIDE HAZARD AREA BOUNDARIES.
-  AREA SURROUNDING PROPOSED WORKS & THAT UPHILL TO THE NORTH = LANDSLIDE HAZARD AREA-LOW (DF_Runout_5_HG)
-  BIODIVERSITY PROTECTION AREA, BUSHFIRE-PRONE AREA & SCENIC LANDSCAPE AREA - OVER ENTIRE LOT.

PLANNING SCHEME OVERLAYS

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PROPOSED STUDIO FOR M.J. HOLDEN & A.E. RENARD 127 BETTS ROAD NEIKA	DRAWING No: 566H-2P
	DATE: 24 MARCH 2026
	SCALE: @A3 1:2000

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FLOOR AREAS (OUTER FACE OF WALLS OR SUPPORTS)

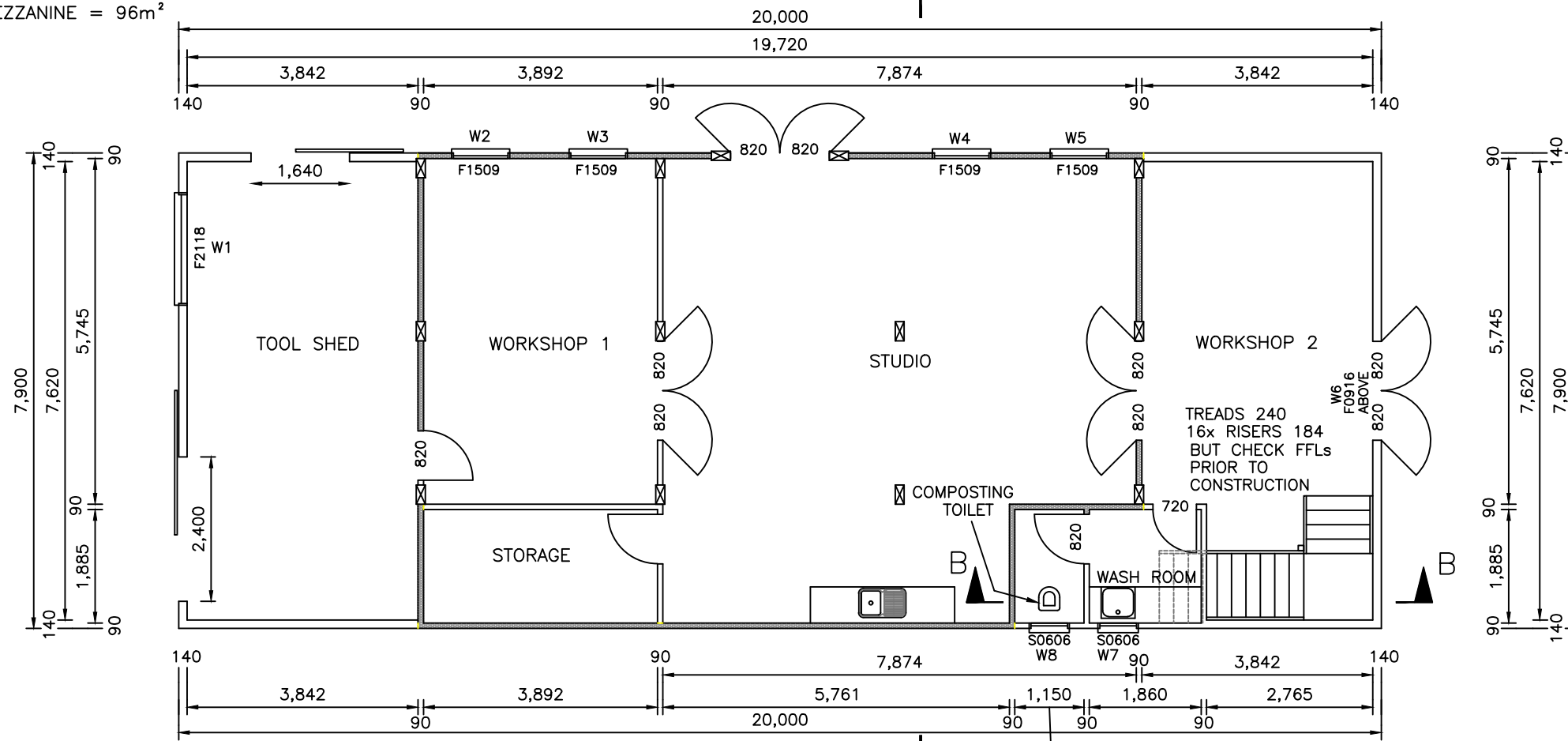
GROUND LEVEL = 158m²
MEZZANINE = 96m²

GROUND LEVEL



NOTE: Measurements shown do not include cladding or lining.

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Minimum Head Height in stairs area of 2000 above nosing of stair.
Per 3.8.2.2(f) & fig 3.8.2.1 BCA

A STAIRWAY MUST HAVE CONSTANT GOINGS & RISERS THROUGHOUT EACH FLIGHT & NOT MORE THAN 18 RISERS IN EACH FLIGHT.

STAIRS : RISER 115 mm to 190 mm
GOING 240mm to 355mm
AND 2R+G = 550mm to 700mm
PER 3.9.1.2 BCA

EXCEPT STAIRS TO NON-HABITABLE ROOMS USED INFREQUENTLY MAY HAVE:

RISER 130 mm to 225 mm
GOING 215mm to 355mm
AND 2R+G = 540mm to 700mm
PER 3.9.1.2 BCA

PER BCA 3.9.1.4, RAMPS & TREADS TO HAVE A SLIP-RESISTANCE FINISH or A SUITABLE NON-SKID STRIP NEAR THE EDGE OF THE NOSING

PART 3.9.2 BARRIERS AND HANDRAILS

PART 3.9.2.3 CONSTRUCTION OF BARRIERS TO PREVENT FALLS
BALUSTRADING TO BCA PART 3.9.2 (>1m DROP)
MIN 865 HIGH ABOVE STAIR NOSING, OTHERWISE MIN 1000 HIGH
OPENINGS IN BARRIERS/BALUSTRADES TO BE SUCH AS TO NOT ALLOW A 125mm SPHERE TO PASS THROUGH, EXCEPT TO A STAIRWAY SERVING A NON-HABITABLE ROOM NOT USED ON A REGULAR OR DAILY BASIS WHERE OPENINGS DO NOT ALLOW A 300mm SPHERE TO PASS THROUGH or IF RAILS ARE USED, THE BARRIER CONSISTS OF A TOP RAIL & INTERMEDIATE RAIL WITH OPENINGS NOT MORE THAN 460mm.

HANDRAILS TO STAIRS & RAMPS (BCA 3.9.2.4)

(WHERE THE CHANGE IN ELEVATION IS >1m)
A HANDRAIL MUST BE PROVIDED TO AT LEAST ONE SIDE OF & FOR THE FULL LENGTH OF THE FLIGHT OR RAMP WITH THE TOP SURFACE OF THE HANDRAIL BEING NO LOWER THAN 865mm VERTICALLY ABOVE THE NOSING. IT IS TO HAVE NO OBSTRUCTIONS TO BREAK A HANDHOLD EXCEPT FOR NEWEL POSTS, BALL STANCHIONS ETC.

ENCLOSED WC DOOR TO SLIDE, OPEN OUTWARDS OR BE REMOVEABLE FROM OUTSIDE WHERE THE DISTANCE FROM THE PAN TO THE DOOR FRAME IS 1200mm OR LESS

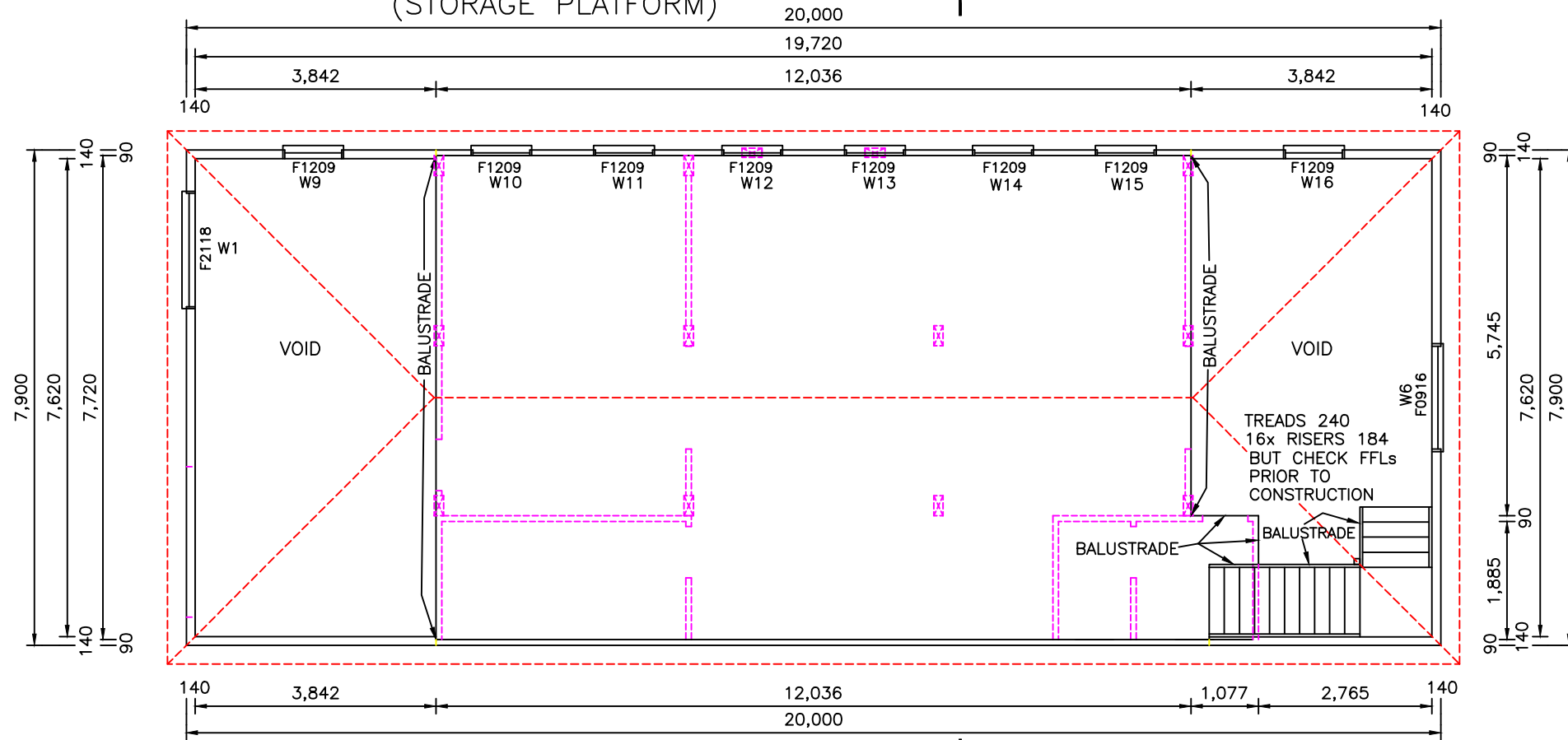
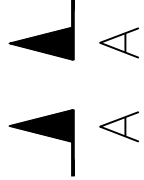
--- ROOF LINE

— R2.5 INSULATION BATTS TO WALLS

R3.5 INSULATION BATTS (175mm) TO MEZZANINE FLOOR.

⊠ 150x320 HWD POSTS

MEZZANINE LEVEL (STORAGE PLATFORM)



--- ROOF LINE

— R2.5 INSULATION BATTS TO WALLS

R3.5 INSULATION BATTS (175mm) TO MEZZANINE FLOOR.

⊠ 150x320 HWD POSTS

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FLOOR PLAN

G. J. WILLIAMS DRAFTING SERVICE

ARCHITECTURAL, SURVEY & GENERAL DRAFTING
BUILDING DESIGNER & BUSHFIRE HAZARD PRACTITIONER
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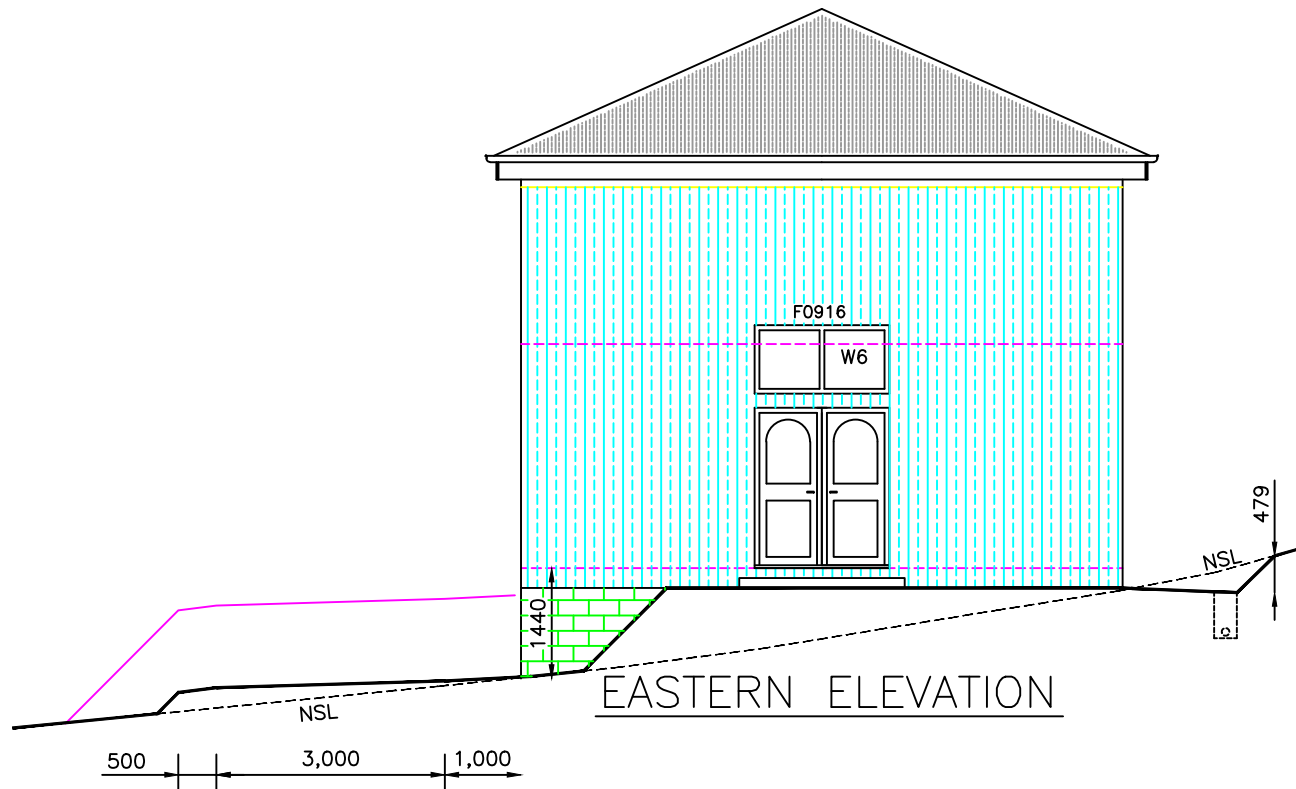
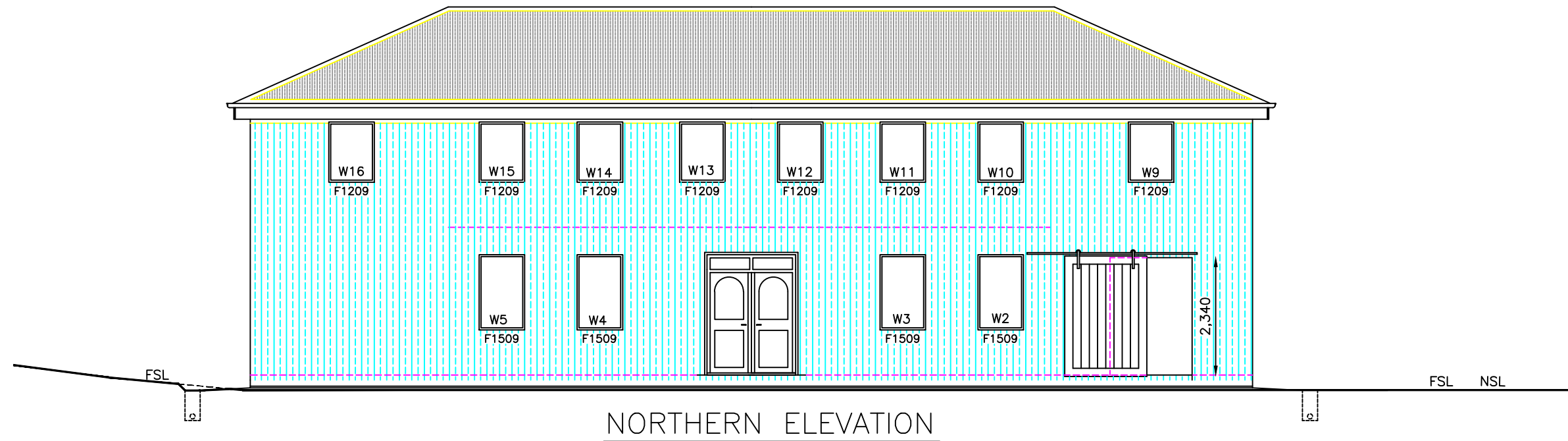
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PROPOSED STUDIO
FOR M.J. HOLDEN & A.E. RENARD
127 BETTS ROAD
NEIKA

DRAWING No:
566H-3P
DATE:
24 MARCH 2026
SCALE: @A3
1:100

GALVANIZED IRON CUSTOM ORB SHEET ROOFING & CLADDING (colour—dull grey)

NOT TO BE USED AS
CONSTRUCTION DRAWINGS



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ELEVATIONS

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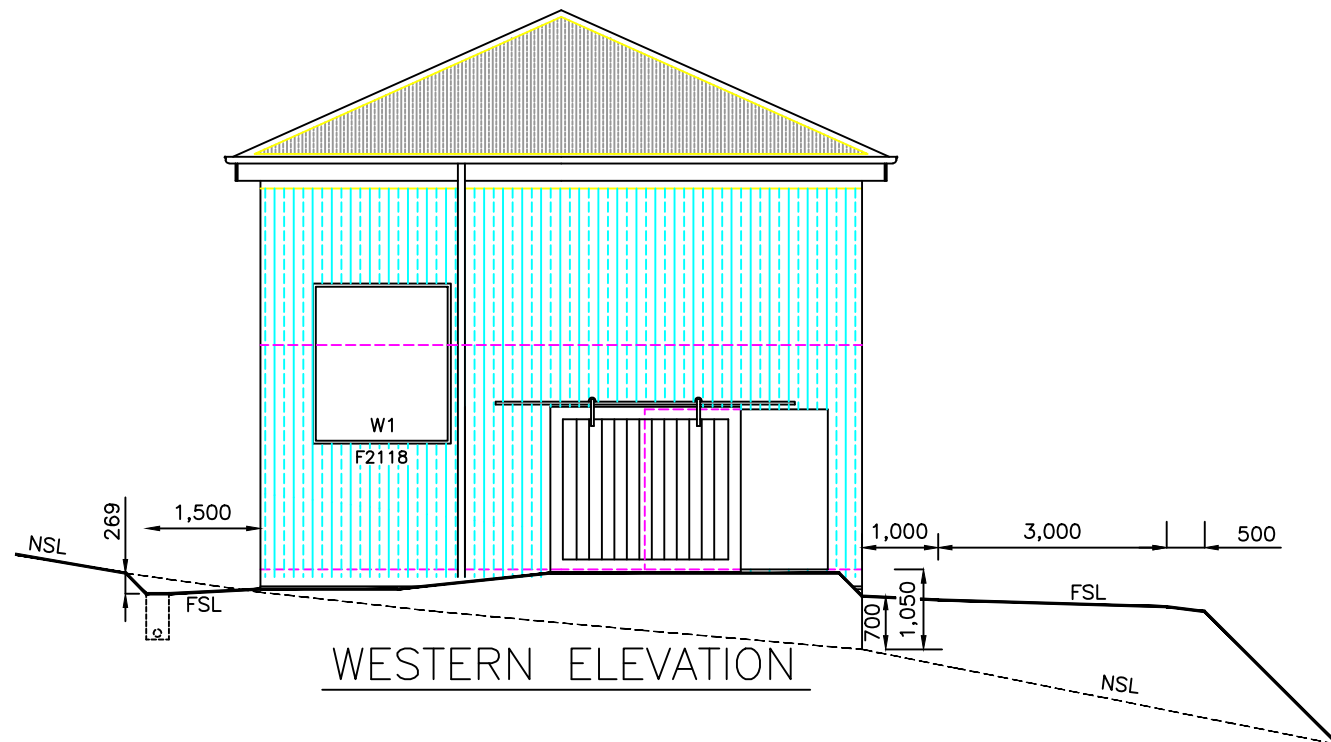
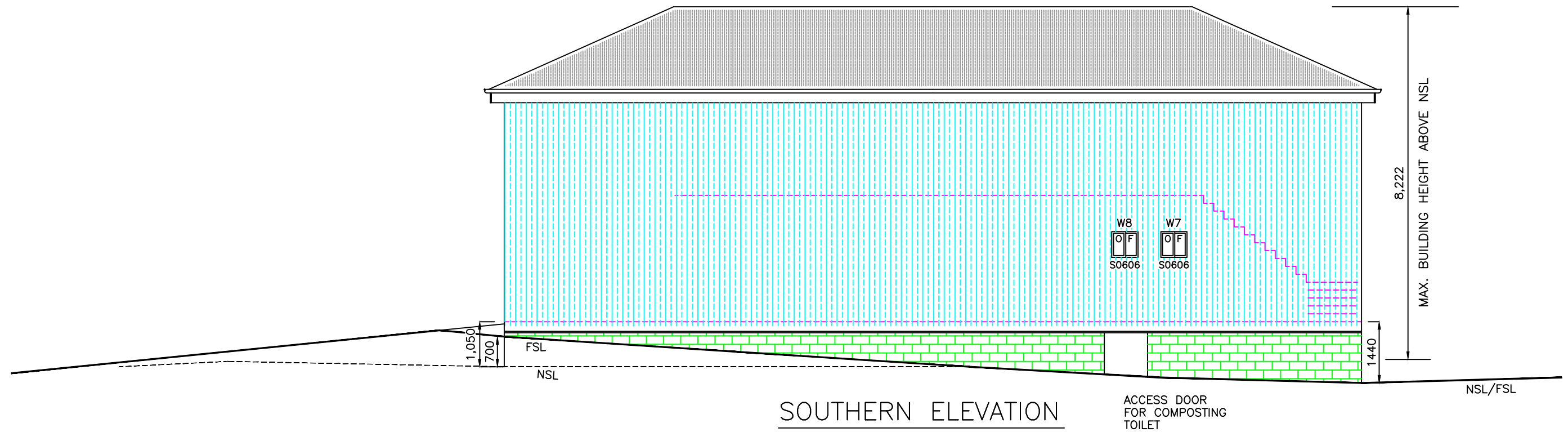
DRAWING No:
566H-4P

DATE:
24 MARCH 2026

SCALE: @A3
1:100

GALVANISED CUSTOM ORB SHEET ROOFING & CLADDING (colour-dull grey)

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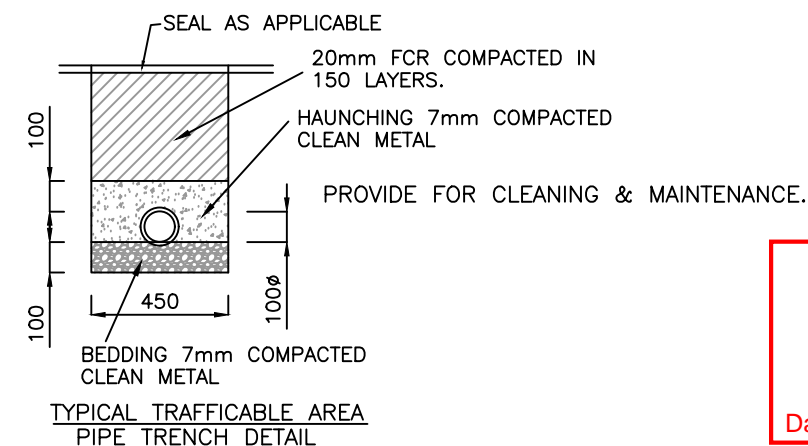
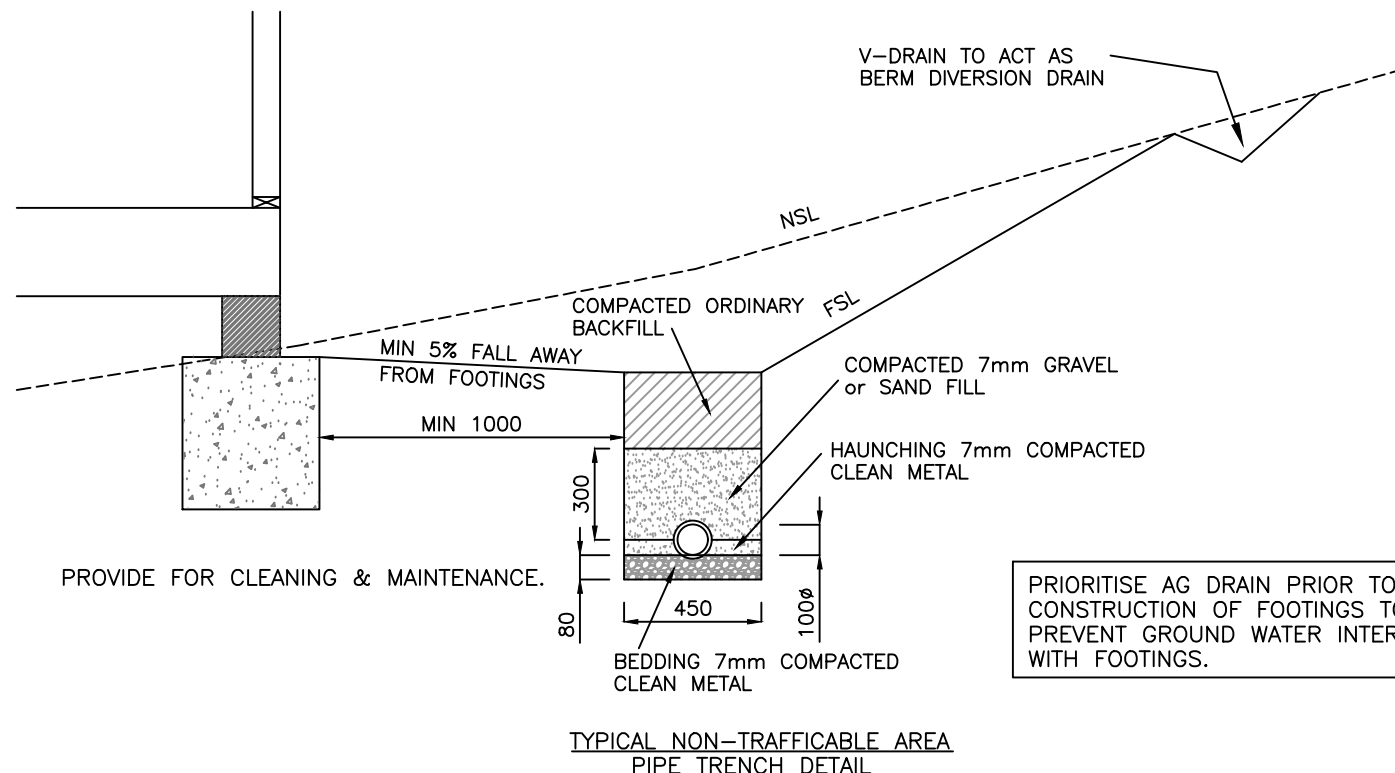
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PROPOSED STUDIO FOR M.J. HOLDEN & A.E. RENARD 127 BETTS ROAD NEIKA	DRAWING No: 566H-5P DATE: 24 MARCH 2026 SCALE: @A3 1:100

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REFER TO SITE & SOIL
CLASSIFICATION REPORT
& CSIRO BTf 18

SITE CLASSIFICATION
CLASS P
IN ACCORDANCE WITH AS 2870



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GUTTERS & DOWNPIPES INSTALLATION IN ACCORDANCE WITH AS 2179 METAL RAINWATER GOODS - SPECIFICATIONS, AS 2180 METAL RAINWATER GOODS - SELECTION & INSTALLATION, AS3500 NATIONAL PLUMBING & DRAINAGE CODE & 3.5.3 NCC.

- S Sink 50ø
- B Basin 40ø
- DP RAINWATER PIPE 90ø
- UV UPHILL/EDUCT VENT
- IO INSPECTION OPENING

100ø S/W HCD

S/W

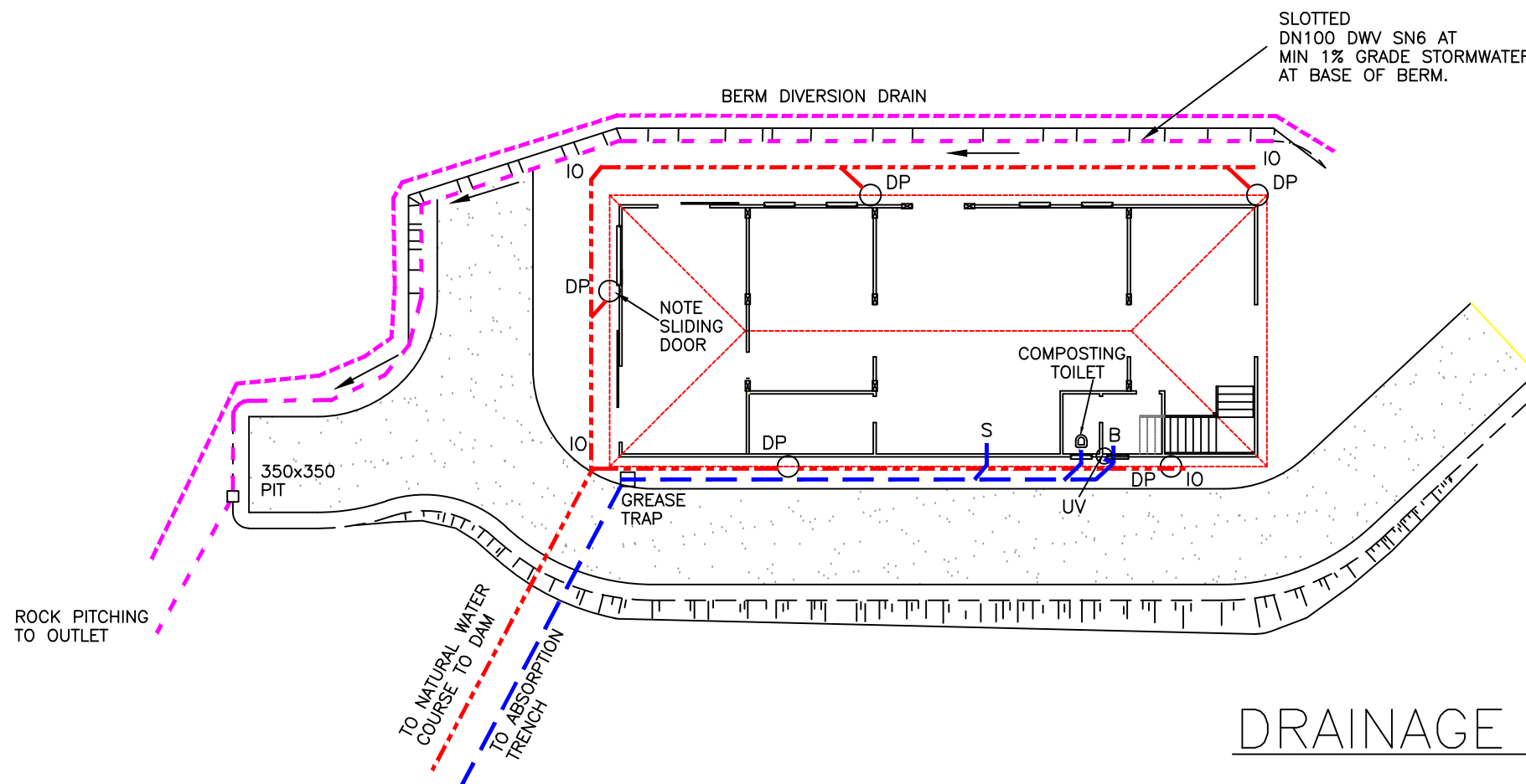
SUB-SOIL DRAIN

INSTALL WATER PIPES IN ACCORDANCE WITH AS 3500 PART 1.2 2.4.8 FOR POLYPIPE 2.4.4 FOR COPPER

STORMWATER PIPES TO BE UPVC TO AS 1260 WITH ADEQUATE RESISTANCE TO UV RADIATION WHERE EXPOSED TO LIGHT

PLUMBING : ALL WORKS TO CONFORM TO THE BUILDING ACT, BUILDING REGULATIONS, NCC INCLUDING SECTION C, TAS SECTION H, TAS SECTION F, TAS PART 101 AND IN COMPLIANCE WITH AS/NZS 3500.1-5 AND THE DIRECTOR'S DETERMINATIONS. SANITARY PLUMBING & DRAINAGE PRODUCTS ARE TO BE CERTIFIED UNDER THE WATERMARK CERTIFICATION SCHEME.

REFER TO PLUMBING PERMIT



DRAINAGE PLAN

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SCALE: @A3
1:200

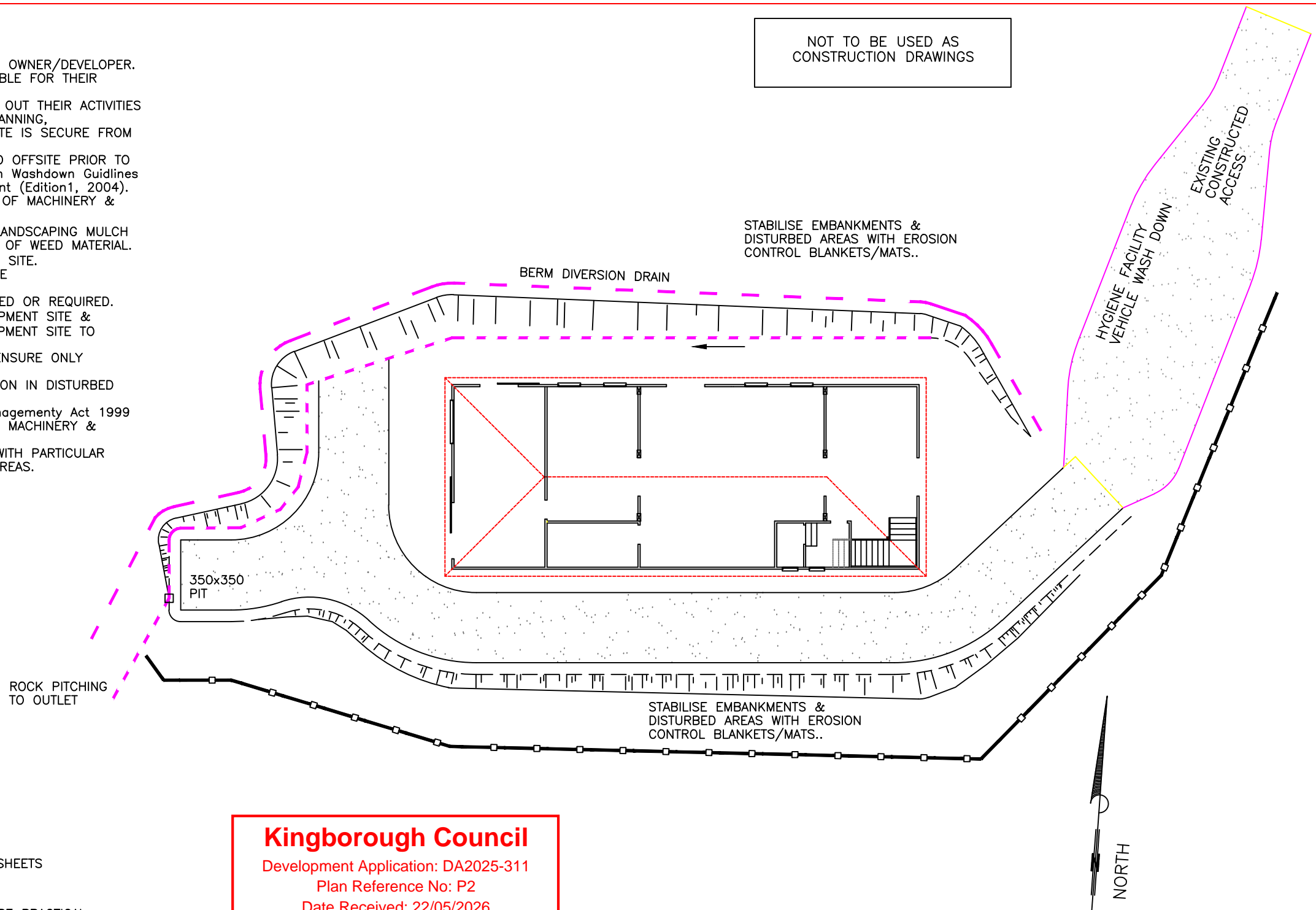
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WEED HYGIENE MANAGEMENT PLAN

ENVIRONMENTAL COMPLIANCE IS THE RESPONSIBILITY OF THE LAND OWNER/DEVELOPER. HOWEVER, THE CONTRACTOR & THEIR PERSONNEL ARE RESPONSIBLE FOR THEIR ACTIVITIES & COMPLIANCE WITH THIS WHMP. THE PROJECT MANAGER MUST ENSURE ALL CONTRACTORS CARRY OUT THEIR ACTIVITIES IN COMPLIANCE WITH THIS WHMP & IS RESPONSIBLE FOR THE PLANNING, IMPLEMENTATION & MANAGEMENT, PLUS THEY TO ENSURE THE SITE IS SECURE FROM PUBLIC ACCESS. ALL MACHINERY & VEHICLES ARE TO BE APPROPRIATELY CLEANED OFFSITE PRIOR TO COMMENCEMENT OF ANY WORKS IN ACCORDANCE WITH Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment (Edition1, 2004). A HYGIENE FACILITY AT A LOCATION IDENTIFIED FOR WASH DOWN OF MACHINERY & VEHICLES POST CONSTRUCTION IS TO BE ESTABLISHED. ALL MATERIALS INCLUDING ROAD BASE, CONSTRUCTION SAND & LANDSCAPING MULCH INTRODUCED TO THE SITE SHOULD BE CERTIFIED AS BEING FREE OF WEED MATERIAL. NO EXCAVATION MATERIAL OR SPOILS TO BE REMOVED FROM THE SITE. EXCAVATION MATERIAL IS TO BE USED AS FILL UNLESS OTHERWISE DIRECTED BY THE ENGINEER. NO CLEARING OR DISTURBANCE OF NATIVE VEGETATION IS INTENDED OR REQUIRED. MACHINERY & VEHICLES ARE TO BE RESTRICTED TO THE DEVELOPMENT SITE & AVOID MOVEMENT OF MACHINERY & VEHICLES FROM THE DEVELOPMENT SITE TO OTHER PARTS OF THE PROPERTY. THE CONTRACTOR IS TO CONTROL THE SITE ACCESS/ENTRY TO ENSURE ONLY AUTHORISED VEHICLES ENTER THE SITE. ESTABLISH MONITORING PERIOD TO MANAGE ANY WEED GERMINATION IN DISTURBED AREAS. ENSURE COMPLIANCE WITH SECTION 56 OF Tasmanian Weed Management Act 1999 THROUGH APPROPRIATE USE OF HYGIENE FACILITY TO WASH DOWN MACHINERY & VEHICLES POST CONSTRUCTION. THE OWNERS ARE TO CONTINUE WEED MANAGEMENT PRACTICES WITH PARTICULAR EMPHASIS ON 3 YEAR MONITORING PERIOD OF THE DISTURBED AREAS.

NOT TO BE USED AS CONSTRUCTION DRAWINGS



SOIL & WATER MANAGEMENT

REFER TO:
BUILDING & CONSTRUCTION SITES GUIDELINES FACT SHEETS 2 to 19 WHICH ARE AVAILABLE FROM <http://www.derwentestuary.org.au/index.php?id=30>

DISTURBANCE SHOULD BE KEPT TO A MINIMUM. WHERE PRACTICAL, SCHEDULE EARTHWORKS SO GROUND DISTURBANCE IS FOR THE SHORTEST TIME & STABILISED AS SOON AS POSSIBLE.

INSTALL SEDIMENT CONTROLS @ LOW END OF SITE, ANY EMBANKMENTS & STOCKPILES AS NECESSARY, ONCE DRAINAGE PATHS HAVE BEEN DETERMINED, USING FIBRE ROLLS, SEDIMENT FENCES OF HEAVY DUTY GEOTEXTILE OR OTHER APPROVED METHOD.

STABILISE VEHICULAR ACCESS, TURNING & LOADING AREAS AS SOON AS POSSIBLE BY INSTALLING BASE COURSE (FACT SHEET 12)

MANUALLY REMOVE MATERIAL FROM VEHICLES PRIOR TO LEAVING THE SITE TO PREVENT TRACKING OF SEDIMENT & OTHER POLLUTANTS ONTO ROADS.

SHAPE GROUND & INSTALL SUBSOIL DRAINS & CUTOFF DRAINS AS PER ENGINEER'S DIRECTIVE.

DIVERT UPSLOPE RUNOFF AROUND THE SITE WITH DIVERSION DRAINS OR LEVEL SPREADER (FACT SHEET 7)

STABILISE EXPOSED SOIL & STOCKPILES WITH CONTROL BLANKETS (FACT SHEET 9)

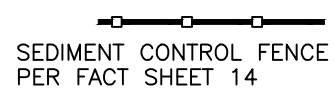
MONITOR CONTROL MEASURES WEEKLY OR AFTER RAIN EVENTS.

SERVICE TRENCHES (FACT SHEET 9)

INSTALL DOWNPIPES AS SOON AS POSSIBLE (FACT SHEET 10 AND AS PER ENGINEERS DIRECTIVE)

ON COMPLETION OR AS SOON AS IS PRACTICAL SOW SITE TO PERENNIAL GRASSES & MAINTAIN TO ENSURE ESTABLISHMENT.

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INSTALLING SEDIMENT FENCES:
(ENSURE NO UNDERGROUND SERVICES IN THE VICINITY)
MARK OUT FENCE ENSURING IT IS PARALLEL TO THE CONTOURS DIG 150mm TRENCH IMMEDIATELY ABOVE THE FENCE LINE. PLACE THE BOTTOM THE FABRIC TO THE BASE OF THE TRENCH & RUN FABRIC UP THE DOWN-SLOPE OF THE TRENCH. BACKFILL THE TRENCH & COMPACT TO SECURE ANCHORAGE OF THE FABRIC. DRIVE 1.5m STAR PICKETS INTO GROUND 2m APART. TENSION & SECURE FABRIC TO PICKETS USING UV STABILISED ZIP TIES OR WIRE TIES. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 2m OVERLAP. ANGLE THE ENDS OF THE SEDIMENT FENCE UPSLOPE TO REDUCE SCOURING.

SOIL & WATER MANAGEMENT PLAN
WEED HYGIENE MANAGEMENT PLAN

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