

## PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY	Application Number	PA2025430
	Assess No:	A11753
	PID No:	3099157

Applicant Name:	Prime Design				
Applicant Contact Name					
Postal Address:					
Contact Phone:	Home		Work		Mobile
Email Address:					

### Planning Application Lodgement Checklist

**The following documents have been submitted to support the consideration of this application:**

1. A current copy of the property title text, folio plan and schedule of easements
2. A completed application form including a detailed description of the proposal
3. A complete plan set:
  - a) Floor plans
  - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level)
  - c) Site Plan showing:
    - Orientation
    - All title boundaries
    - Location of buildings and structure (both existing and proposed)
    - Setbacks from all boundaries
    - Native vegetation to be removed
    - Onsite services, connections and drainage details (including sewer, water and stormwater)
    - Cut and/or Fill
    - Car parking and access details (including construction material of all trafficable areas)
    - Fence details
    - Contours
4. Other:

*If submitting plans in over the counter please ensure they are A3.*

*All plans must be to scale.*

Application Number: «Application\_Number»
**APPLICANT DETAILS**

Applicant Name:	Isaac Johnson
-----------------	---------------

**Note:** Full name(s) of person(s) or company making the application and postal address for correspondence.

**LAND DETAILS**

Owner/Authority Name: (as per certificate of title)	ROWENA MARY OLIVER & TREVOR ANTHONY BARNARD
--	---

Location / Address:	10 Cynthia Court, Riverside
Title Reference:	2/160845
Zone(s):	General Residential

Existing Development/Use:	Private residence
---------------------------	-------------------

Existing Developed Area:	Backyard
--------------------------	----------

Are any of the components in this Application seeking retrospective approval?  
E.g. Use and/or development that has commenced without a Planning Permit.

YES   
NO

(If yes please specify the relevant components):

**DEVELOPMENT APPLICATION DETAILS**

Proposed Use:	Residential: <input checked="" type="checkbox"/>	Visitor Accommodation: <input type="checkbox"/>	Commercial: <input type="checkbox"/>	Other: <input type="checkbox"/>
	Description of Use: Proposed new Pool, Avery & Deck alterations			

Development Type:	Building work: <input checked="" type="checkbox"/>	Demolition: <input checked="" type="checkbox"/>	Subdivision: <input type="checkbox"/>	Other: <input type="checkbox"/>
	Description of development: Existing deck to be renovated, new pool installed to AS 1926 & new Avery			

New or Additional Area:	N/A		
Estimated construction cost of the proposed development:	\$67,000		
Building Materials:	Wall Type: Concrete block	Colour: TBC	
	Roof Type: N/A	Colour:	

# WEST TAMAR COUNCIL



Application Number: «Application\_Number»

## VISITOR ACCOMMODATION

N/A

Gross Floor Area to be used per lot:		Number of Bedrooms to be used:	
Number of Carparking Spaces:		Maximum Number of Visitors at a time:	

## SUBDIVISION

N/A

Subdivision creating additional lots

Boundary adjustment with no additional lots created

Number of Lots (existing) :		Number of Lots (proposed) :	
Description:			
<b>If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:</b>			
1.			
2.			
3.			

## COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE

N/A

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	

Existing Car Parking:	
Proposed Car Parking:	

Number of Employees: <i>(Existing)</i>	
Number of Employees: <i>(Proposed)</i>	

Type of Machinery installed:	
Details of trade waste and method of disposal:	

Application Number: «Application\_Number»

### APPLICANT DECLARATION

**Owner:** *As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,*

Owner_Name		
Name (print)	Signed	Date

**Applicant:** *As the applicant, I declare that I have notified the owner of my intention to make this application and that the information contained in this application is a true and accurate representation of the proposal,*  
(if not the owner)

Isaac Johnson		
Name (print)	Signed	Date

**Please Note:** *If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.*

Crown Consent (if required)		
Name (print)	Signed	Date

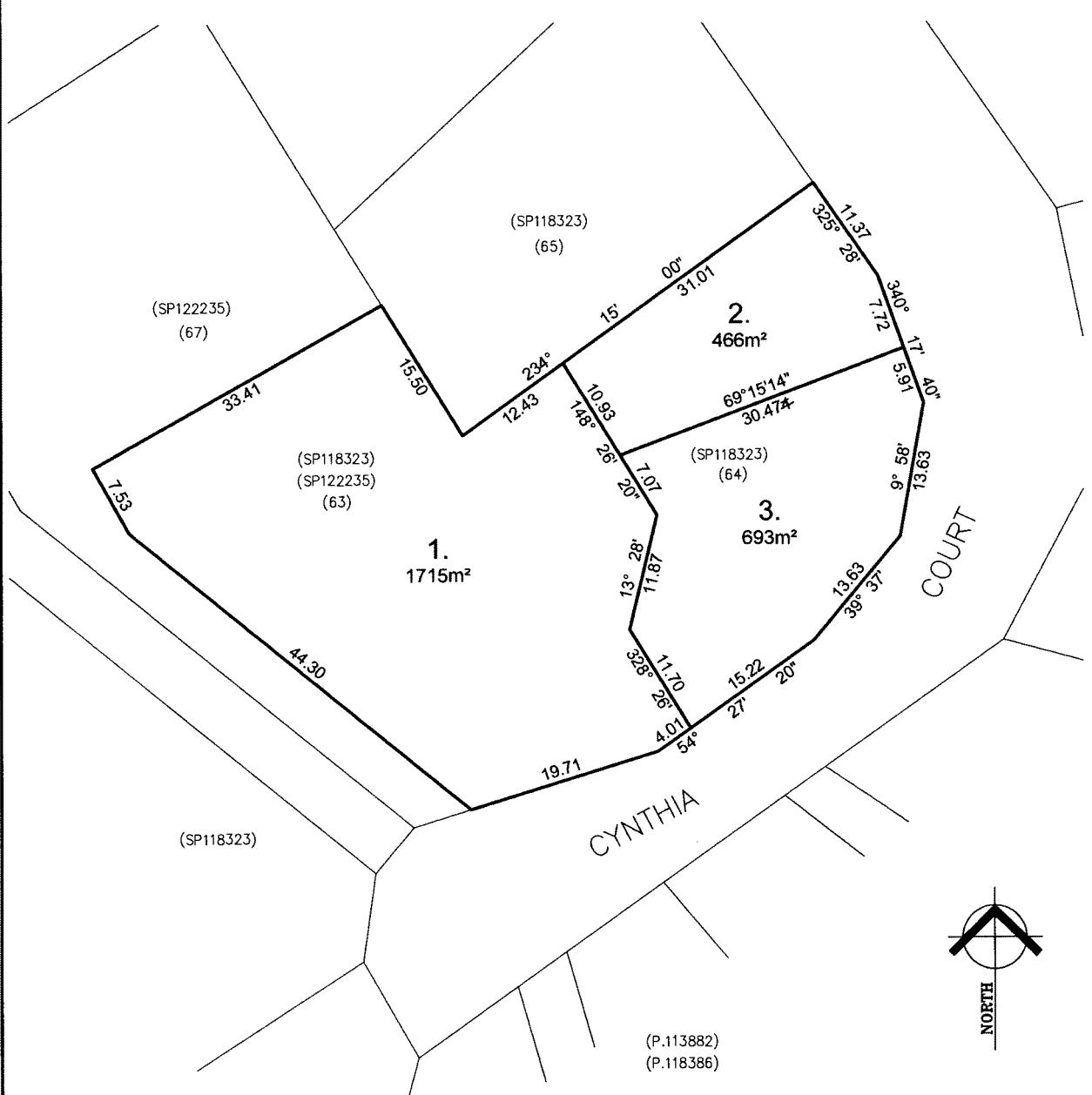
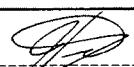
Chief Executive Officer (if required)		
Name (print)	Signed	Date

*If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.*

Right of Way Owner:		
---------------------	--	--

*As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.*

Name (print)	Signed	Date

OWNER: MICHELLE VOTE	<b>PLAN OF SURVEY</b> BY SURVEYOR I. R. GREEN of SURVEY RESOURCES		REGISTERED NUMBER <b>SP160845</b>
FOLIO REFERENCE: C.T.122235/63 C.T.118323/64	LOCATION TOWN OF RIVERSIDE	SCALE 1:400	LENGTHS IN METRES APPROVED EFFECTIVE FROM - 3 MAY 2011 <i>Alice Kawa</i> Recorder of Titles
GRANTEE: Port of 500 Acres Located to W.A. Brodrribb, Part of 100 Acres Ctd to J. Smith and Part of 761 Acres Ctd to W. Barnes.	MAPSHEET MUNICIPAL (5041- CODE No 129 32)	LAST UPI No FHX08, EYP98	LAST PLAN No. SP122235, SP118323
		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	
LOT 1 COMPILED FROM SP122235 & THIS SURVEY.			
			
 COUNCIL DELEGATE		6/12/10 DATE	

**SCHEDULE OF EASEMENTS**

Registered Number

**SP160845**

**NOTE:** THE SCHEDULE MUST BE SIGNED BY THE OWNERS  
& MORTGAGEES OF THE LAND AFFECTED.  
SIGNATURES MUST BE ATTESTED.

PAGE 1 OF 1 PAGE/S

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

No easements or profits a prendre are created to benefit or burden the lots shown on the plan.

**FENCING COVENANTS PROVISION**

~~Each Lot on the Plan is subject to the fencing covenants created by Sealed Plan 118323 and Sealed Plan 122235.~~

In respect of each Lot on the Plan the subdivider (Michelle Vote) shall not be required to fence.

SIGNED by MICHELLE VOTE the Registered Proprietor of the land comprised in folios of the Register Volume 122235 Folio 63 and Volume 118323 Folio 64 in the presence of:

WITNESS SIGNATURE.....	<i>Daylene Cooper</i>	)	<i>Michelle VOTE</i>	)
FULL NAME.....	Daylene Cooper	)	Michelle VOTE	)
OCCUPATION.....	Personal Assistant	)		)
ADDRESS.....	93 Perrin St, Riverside TAS	)		)

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: MICHELLE VOTE FOLIO REF: 122235/63 & 118323/64 SOLICITOR & REFERENCE: CLARKE & GEE (R. Reid)	PLAN SEALED BY: WEST TAMAR COUNCIL DATE: 6 <sup>th</sup> December 2010 DA 494.109 REF NO. .... Council Delegate 
---	---

**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.

Registered Number

**SP160845****COUNCIL APPROVAL**

(Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993)

The subdivision shown in this plan is approved

In witness whereof the common seal of  
has been affixed, pursuant to a resolution of the Council of the said municipality  
passed the 22nd day of December 2009, in the presence of us

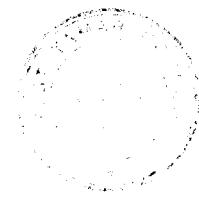
Member

Member

Council Delegate



Council Reference DA 494/09

**NOMINATIONS**

For the purpose of Section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993  
the owner has nominated

Clarke and Gee Lawyers..... Solicitor to act for the owner

Survey Resources..... Surveyor to act for the owner

OFFICE EXAMINATION:

Indexed .....

Computed ND.24.11.2011

Examined ND.24.11.2011

# PROPOSED NEW POOL & ALTERATIONS

## 10 CYNTHIA COURT,

## RIVERSIDE

### R. M. OLIVER & T. A. BARNARD

PD25415

#### BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	SOIL & WATER MANAGEMENT PLAN
04	LOCALITY PLAN
05	DEMOLITION PLAN
06	FLOOR PLAN
07	POOL NOTES
08	POOL NOTES
09	POOL NOTES

AVERY AREA	29.53	m <sup>2</sup>	( 3.18	SQUARES )
EX. DECK	31.53	m <sup>2</sup>	( 3.39	SQUARES )
ENCLOSED POOL AREA	39.72	m <sup>2</sup>	( 4.28	SQUARES )
OPEN AREA	18.56	m <sup>2</sup>	( 2.00	SQUARES )
<b>TOTAL AREA</b>	<b>119.35</b>	m <sup>2</sup>	<b>12.85</b>	<b>SQUARES</b>

#### GENERAL PROJECT INFORMATION

TITLE REFERENCE: 2/160845  
SITE AREA: 466m<sup>2</sup>  
DESIGN WIND SPEED: N1  
SOIL CLASSIFICATION: H1  
CLIMATE ZONE: 7  
ALPINE AREA: NO  
CORROSIVE ENVIRONMENT: N/A  
BAL RATING: N/A  
OTHER KNOWN HAZARDS: N/A

REV. DATE      DESCRIPTION

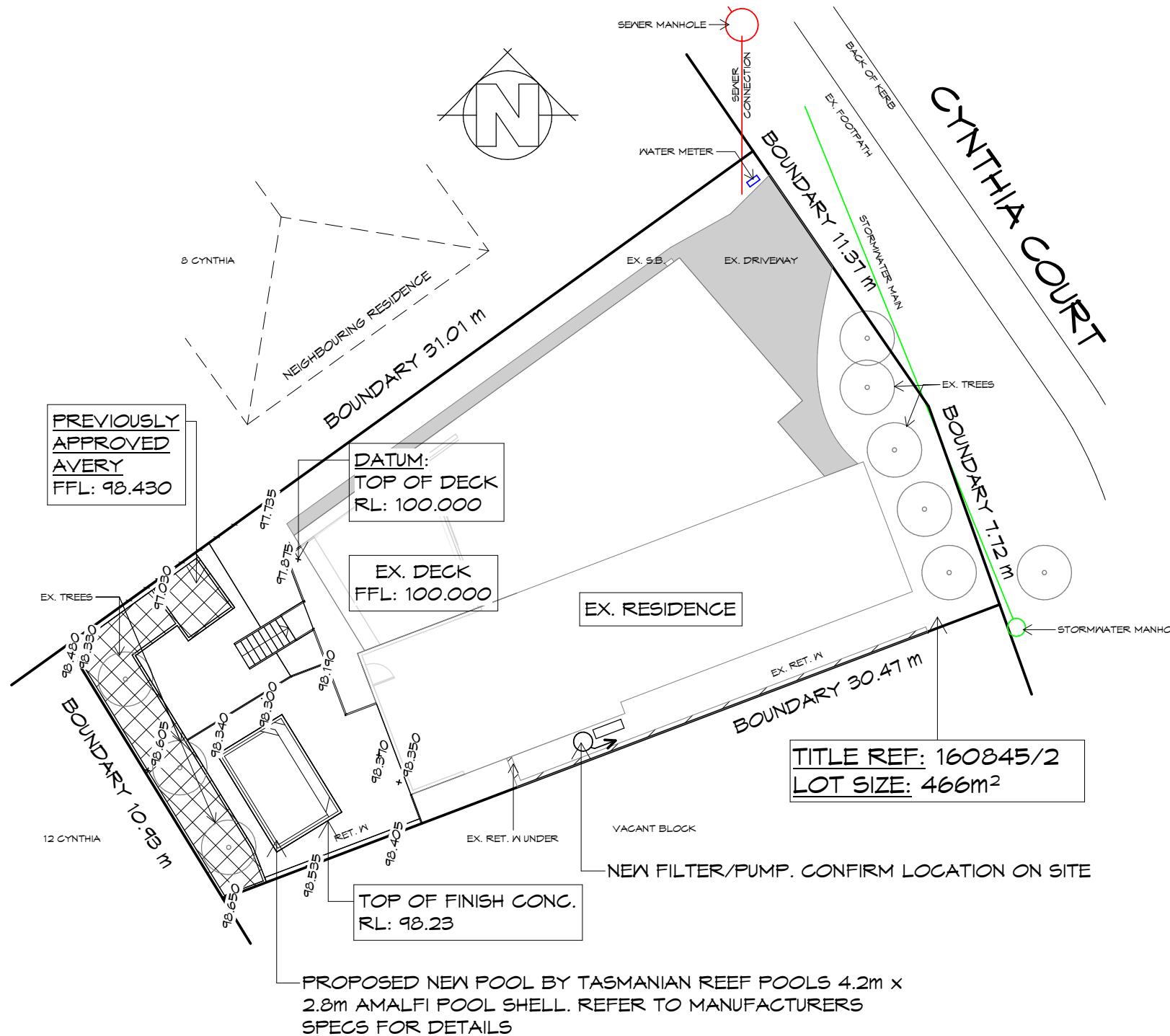
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd

**Prime**  
**Design**  
*your build, your way*

L: 10 Goodman Court , Invermay, 7248  
P: 03 6332 3790  
F: Shop 9, 105-111 Main Road, Moonah, 7009  
P: 03 6228 4575  
info@primedesigntas.com.au      primedesigntas.com.au  
Accredited Building Practitioner:      Frank Geskus -No CC246A

JANUARY 2026

**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
- DRAWINGS ARE REQUIRED TO BE VIEWED OR PRINTED IN COLOUR.

#### SITE COVERAGE

EXISTING RESIDENCE 240m<sup>2</sup> + PROPOSED BUILDING FOOTPRINT 29.53  
 $= 269.53 / \text{SITE AREA } 466m^2 = 0.57$   
 TOTAL SITE COVERAGE 57%

INFRASTRUCTURE TAKEN FROM  
LISTMAPS & LAUNCESTON GIS MAPS

## SITE PLAN

1 : 200

ENCLOSED POOL AREA 39.72 m<sup>2</sup> ( 4.28 SQUARES )

NOTE:  
POOL NOT TO BE USED UNTIL ALL POOL FENCING & GATES  
HAVE BEEN CONSTRUCTED AND INSPECTED

REV. DATE DESCRIPTION

Client name:  
R. M. OLIVER & T. A. BARNARD

Project:  
PROPOSED NEW POOL & ALTERATIONS  
10 CYNTHIA COURT,  
RIVERSIDE

Drawing:  
SITE PLAN

Date:  
13.01.2026

Drafted by:  
I.J.

Approved by:  
F.G.

Project/Drawing no:  
PD25415 - 01

Scale:  
1 : 200

Revision:  
01

Accredited building practitioner:  
Frank Geskus - No CC246A

COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790  
 H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575  
 info@primedesigntas.com.au primedesigntas.com.au

bdaa  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

**Prime Design**

## LEGEND

GP	NEW 450X 450 SURFACE DRAINAGE PIT
	WET AREAS
—	EX. SEWER LINE
— —	EX. STORMWATER LINE
— - -	PROPOSED 100Φ AG DRAIN
—	PROPOSED SEWER LINE

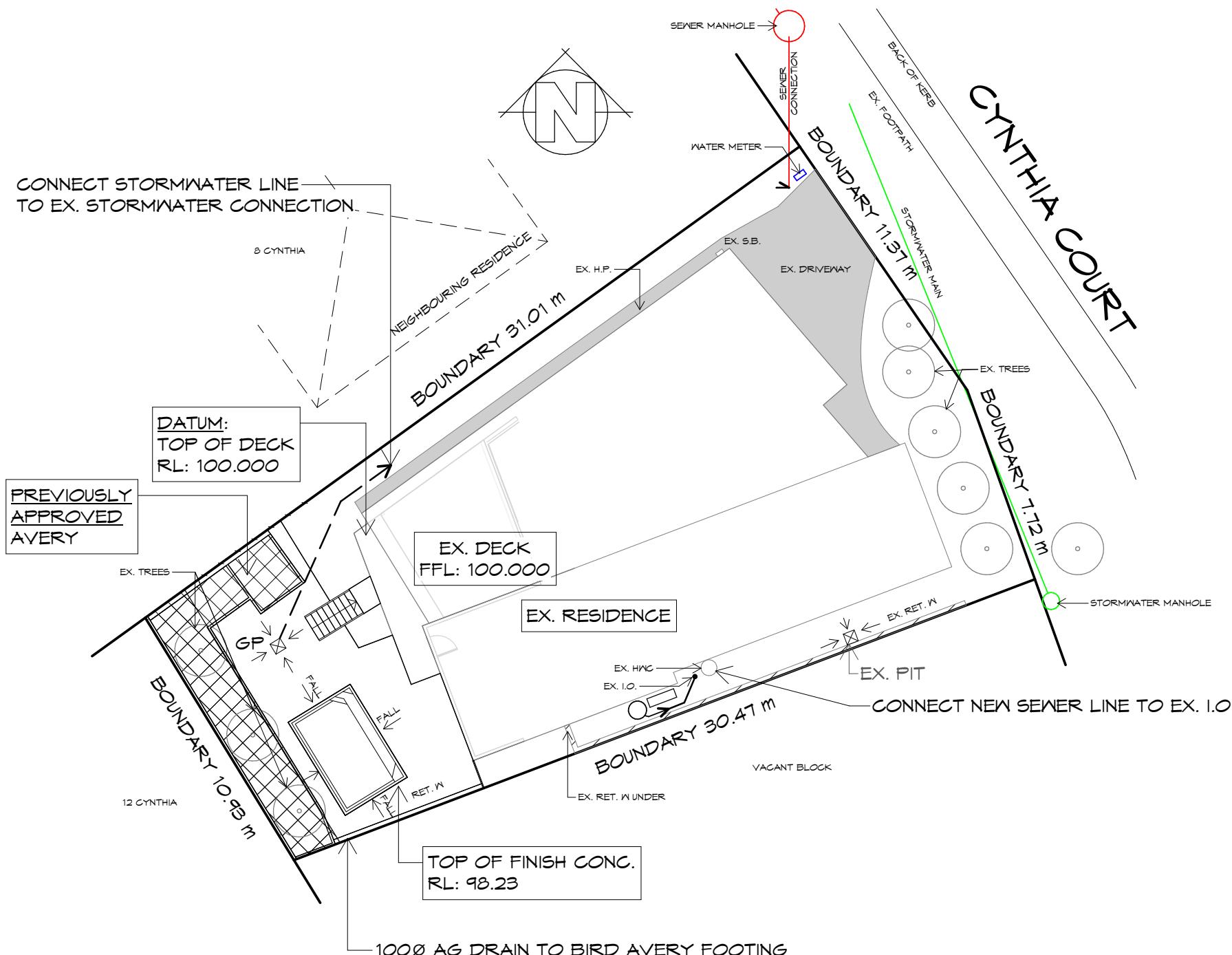
### PLUMBING NOTES:

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.

PITS: ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2021 PART 3

S/W: STORMWATER PIPES TO BE SIZED PER AS/NZS 3500.2021 PART 3



## SITE DRAINAGE PLAN

1 : 200

NOTE:  
PLUMBING MAY BE SUBJECT TO  
CHANGE DUE TO UNFORESEEN  
SITE/HEIGHT CONDITIONS.

NOTE: ALL WATERPROOFING WORK MUST  
COMPLY WITH THE REQUIREMENTS OF THE ABCB  
HOUSING PROVISIONS PART 10.2.1-10.2.32 IN FULL  
AND MUST BE CARRIED OUT BY A LICENSED  
TRADESPERSON ONLY.

NOTE:  
POOL NOT TO BE USED UNTIL ALL POOL FENCING & GATES  
HAVE BEEN CONSTRUCTED AND INSPECTED

INFRASTRUCTURE TAKEN FROM  
LISTMAPS & LAUNCESTON GIS MAPS

**Prime Design**

L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790  
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575  
info@primedesigntas.com.au primedesigntas.com.au

REV. DATE DESCRIPTION

Client name:  
R. M. OLIVER & T. A. BARNARD

Project:  
PROPOSED NEW POOL & ALTERATIONS  
10 CYNTHIA COURT,  
RIVERSIDE

Drawing:  
SITE DRAINAGE PLAN

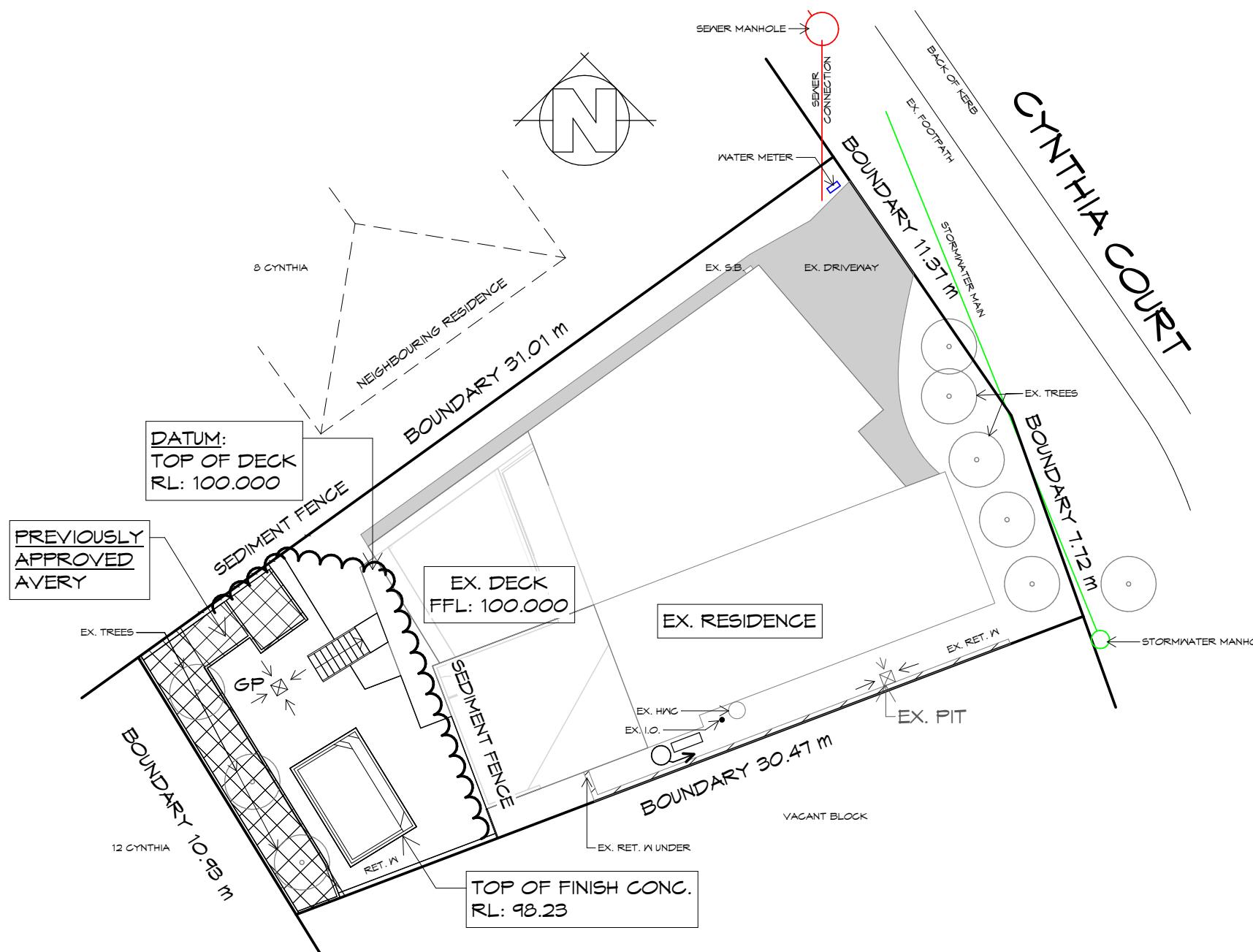
Date: 13.01.2026 Drafted by: I.J. Approved by: F.G.

Project/Drawing no: PD25415 - 02 Scale: As indicated Revision: 01

Accredited building practitioner: Frank Geskus - No CC246A  
COPYRIGHT: These drawings and designs and the copyright thereof are the sole  
property of Prime Design Tas PTY Ltd

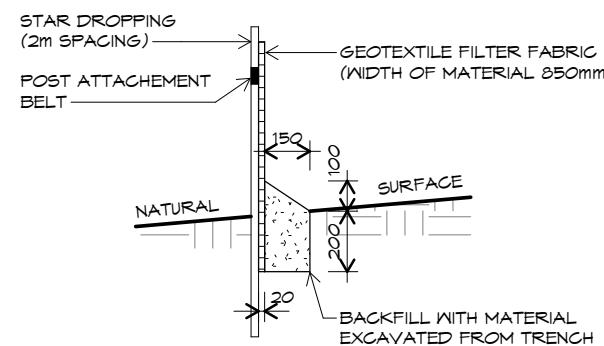
**PLANNING**

NOTE: DO NOT SCALE OFF DRAWINGS



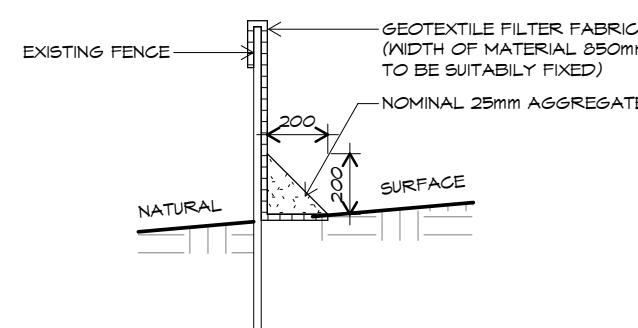
## SOIL & WATER MANAGEMENT PLAN

1 : 200



**SILT STOP TYPE 1**

TEMPORARY FENCE

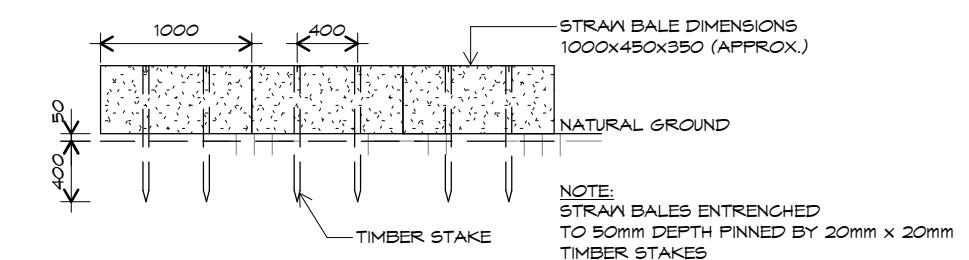


**SILT STOP TYPE 2**

EXISTING FENCE

**NOTE:**  
POOL NOT TO BE USED UNTIL ALL POOL FENCING & GATES  
HAVE BEEN CONSTRUCTED AND INSPECTED

<b>NOTES:</b> SEDIMENT & EROSION CONTROL MEASURES SUFFICIENT TO PREVENT SEDIMENT FROM LEAVING THE SITE MUST BE INSTALLED PRIOR TO ANY DISTURBANCE TO SITE
<b>NOTES:</b> 1. ALL EROSION & SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY & MAINTAINED IN GOOD WORKING ORDER. 2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING BUILDING PHASE. 3. ALL EROSION AND SEDIMENT CONTROL MEASURE TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS. 4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET. 5. ROOF WATER DOWNPipes TO BE CONNECTED TO THE WATER CONNECTION AS SOON AS PRACTICABLE AFTER THE ROOF IS LAID
<b>NOTES:</b> 1. DIVERSION DRAINS ARE TO BE CONNECTED TO LEGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM) 2. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS



## STRAW BALE SEDIMENT TRAP SECTION DETAILS

NTS

INFRASTRUCTURE TAKEN FROM  
LISTMAPS & LAUNCESTON GIS MAPS

**Prime  
Design**

L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790  
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575  
info@primedesigntas.com.au primedesigntas.com.au

**bdaa**  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

Date: 13.01.2026 Drafted by: I.J. Approved by: F.G.

Project/Drawing no: PD25415 - 03 Scale: As indicated Revision: 01

Accredited building practitioner: Frank Geskus - No CC246A  
COPYRIGHT: These drawings and designs and the copyright thereof are the sole  
property of Prime Design Tas PTY Ltd

**PLANNING**

NOTE: DO NOT SCALE OFF DRAWINGS

REV. DATE DESCRIPTION

Client name:  
R. M. OLIVER & T. A. BARNARD

Project:  
PROPOSED NEW POOL & ALTERATIONS  
10 CYNTHIA COURT,  
RIVERSIDE

Drawing:  
SOIL & WATER MANAGEMENT PLAN



## LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED GENERAL RESIDENTIAL AND DOES NOT FALL WITHIN A BUSHFIRE PRONE AREAS OVERLAY,  
THEREFORE DOES NOT REQUIRE A BUSHFIRE ASSESSMENT.

REV. DATE DESCRIPTION

Client name:  
R. M. OLIVER & T. A. BARNARD

**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS

Project:  
PROPOSED NEW POOL & ALTERATIONS  
10 CYNTHIA COURT,  
RIVERSIDE

Drawing:  
LOCALITY PLAN

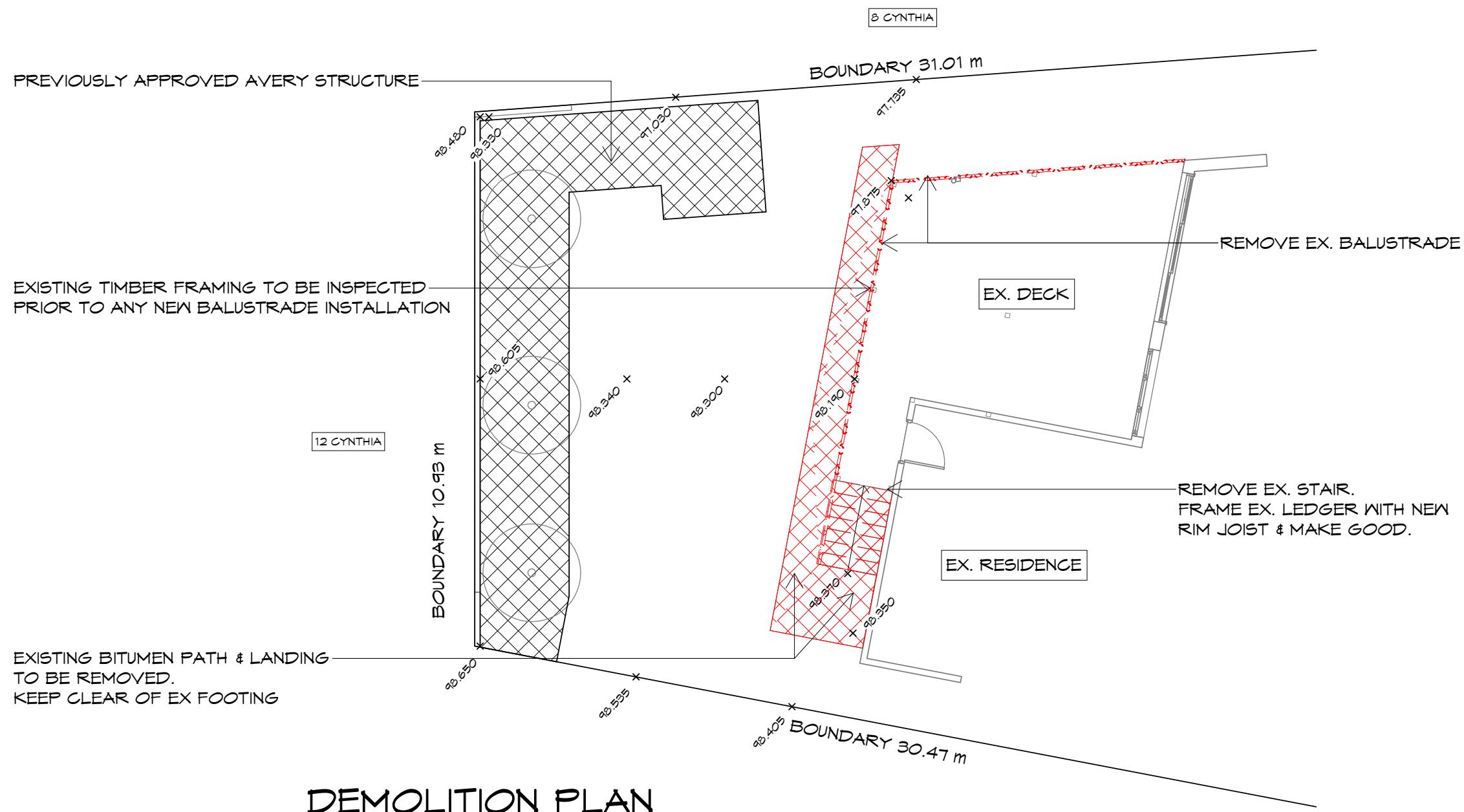
**Prime  
Design**

L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790  
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575  
info@primedesigntas.com.au primedesigntas.com.au

**bdaa**  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

Date: 13.01.2026	Drafted by: I.J.	Approved by: F.G.
Project/Drawing no: PD25415 - 04	Scale: 1 : 2000	Revision: 01

Accredited building practitioner:  
Frank Geskus - No CC246A  
COPYRIGHT: These drawings and designs and the copyright thereof are the sole  
property of Prime Design Tas PTY Ltd



# DEMOLITION PLAN

1 : 100

**DEMOLITION NOTE:**

- IT IS THE BUILDERS RESPONSIBILITY THAT ALL WORKS TO BE DONE IN A SAFE MANNER.
- BUILDER TO PROP WHERE REQUIRED. IF UNSURE CONTACT ENGINEER OR DESIGNER.
- CAP ALL PLUMBING.
- ALL ELECTRICAL TO BE DISCONNECTED AT MAINS BOARD/STREET 1 OF FEED INTO SITE.
- BUILDERS RESPONSIBILITY TO KEEP SITE CLEAN TO ENSURE NO CONTAMINATES GO INTO STORM WATER/SEWER WATER LINES.
- BUILDER TO HAVE SITE INSPECTED/TESTED FOR ASBESTOS PRIOR TO ANY WORKS

**EXISTING CONSTRUCTION:**

- DECK: TIMB. DECKING OVER 2/140 BEARER
- WALLS: BRICK VENEER & LIGHTWEIGHT TIMB
- ROOF: METAL SHEET ROOFING



## SAFETY FENCING CONSTRUCTION

THE STRENGTH AND RIGIDITY OF FENCING COMPONENTS AND ELEMENTS MUST COMPLY WITH A.S.1926.1 - 2012

THE EFFECTIVE HEIGHT OF FENCING MUST BE NOT LESS THAN 1.2m, AND INCLUDE A NON-CLIMBABLE ZONE WITH HAND AND FOOT HOLDS NOT LESS THAN 900mm DISTANCE BETWEEN. BOUNDARY FENCES NOT LESS THAN 1800mm HIGH.

FENCING CONSTRUCTED OF PERFORATED OR MESH MATERIAL WITH APERTURES MORE THAN 13mm BUT LESS THAN 100mm, IN WHICH CASE THE EFFECTIVE HEIGHT MUST NOT BE LESS 1800mm.

RETAINING WALLS OR OTHER SIMILAR BOUNDARIES WHICH FORM PART OF THE SAFETY FENCING MUST COMPLY WITH AS1926.1 WITH A SLOPE NOT MORE THAN 15DEG FROM THE VERTICAL, AND EFFECTIVE HEIGHT NOT LESS THAN 1800mm.

THE CLEARANCE BETWEEN THE BOTTOM OF THE FENCING AND THE FINISHED GROUND LEVEL MUST NOT BE MORE THAN 100mm. SURROUNDING AREA TO BE STABLE AND INTACT AT ALL TIMES (LOOSE SAND NOT ACCEPTABLE).

NO PROJECTIONS OR INDENTATIONS ON THE OUTSIDE SURFACE OF THE FENCING

HORIZONTAL OR NEAR HORIZONTAL FENCING COMPONENTS, SUCH AS RAILS, RODS, WIRES OR BRACING, THAT COULD BE USED AS HOLDS FOR CLIMBING MUST -

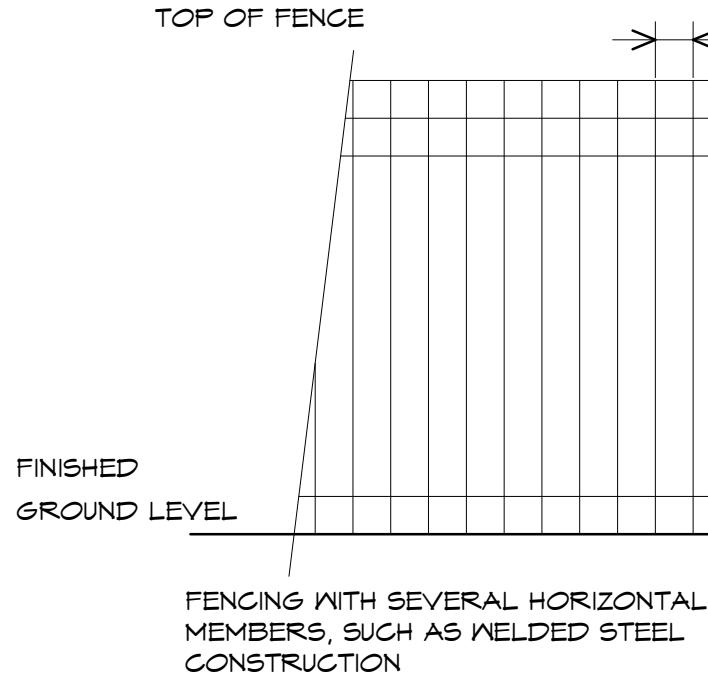
- i IF LOCATED ON THE OUTSIDE FENCING; OR
- ii IF LOCATED ON THE INSIDE OF THE FENCING AND THE VERTICAL MEMBERS ARE SPACED MORE THAN 10mm APART;

BE SPACED IN ACCORDANCE WITH THE NON-CLIMBABLE ZONE AS ILLUSTRATED IN AS1926.1

THE CLEAR GAP BETWEEN ADJACENT VERTICAL OR NEAR VERTICAL MEMBERS MUST NOT BE MORE THAN 100mm.

### BOUNDARY FENCE

WHERE A BOUNDARY FENCE ACTS AS A BARRIER TO A POOL, IT SHALL HAVE A HEIGHT NOT LESS THAN 1800mm ON THE INSIDE AND NCZ 5 FORMED AS A QUADRANT OF 900mm RADIUS DOWN FROM THE TOP OF THE INSIDE OF THE BARRIER. SEE FIGURE 2.2(a)



### SPACING OF HORIZONTAL MEMBERS

FIGURE 1

REV. DATE DESCRIPTION

### GATES AND FITTINGS AS PER AS1926.1 - 2012

- a- GATES MUST SWING OUTWARDS FROM POOL AREA.
- b- GATES MUST BE FITTED WITH SELF CLOSING DEVICE THAT WILL RETURN THE GATE TO THE CLOSED POSITION AND OPERATING LATCHING DEVICE

- i) FROM ANY POSITION FROM RESTING ON THE LATCHING MECHANISM TO FULLY OPEN; AND
- ii) FROM STATIONARY START WITHOUT THE APPLICATION OF A MANUAL FORCE.

- c- GATES MUST BE FITTED WITH A LATCHING DEVICE

- i) THAT WILL AUTOMATICALLY OPERATE ON THE CLOSING OF THE GATE AND PREVENT THE GATE FROM BEING REOPENED WITHOUT MANUAL RELEASE; AND

- ii) THAT CANNOT BE ADVERTANTLY ADJUSTED IN OPERATION OR ADJUST WITHOUT THE USE OF TOOLS

- iii) NOT ABLE TO BE LOCKED IN THE 'OPEN' POSITION.

THE SELF CLOSING DEVICE MAY REQUIRE A CUSHIONED BACK-CHECKING OPERATION TO PREVENT SHOCK WHEN THE GATE IS CLOSING. SAFETY FENCING SHOULD CONSIST OF BARRIERS OR WALLS OF SUFFICIENT HEIGHT AND DESIGNED AND CONSTRUCTED WITHOUT OPENINGS AND FOOTHOLDS THAT WOULD ENABLE A YOUNG CHILD TO CLIMB THROUGH OR OVER THE FENCE AND PROVIDED WITH CHILD RESISTANT SELF-CLOSING AND LATCHING DEVICES ON THE GATES.

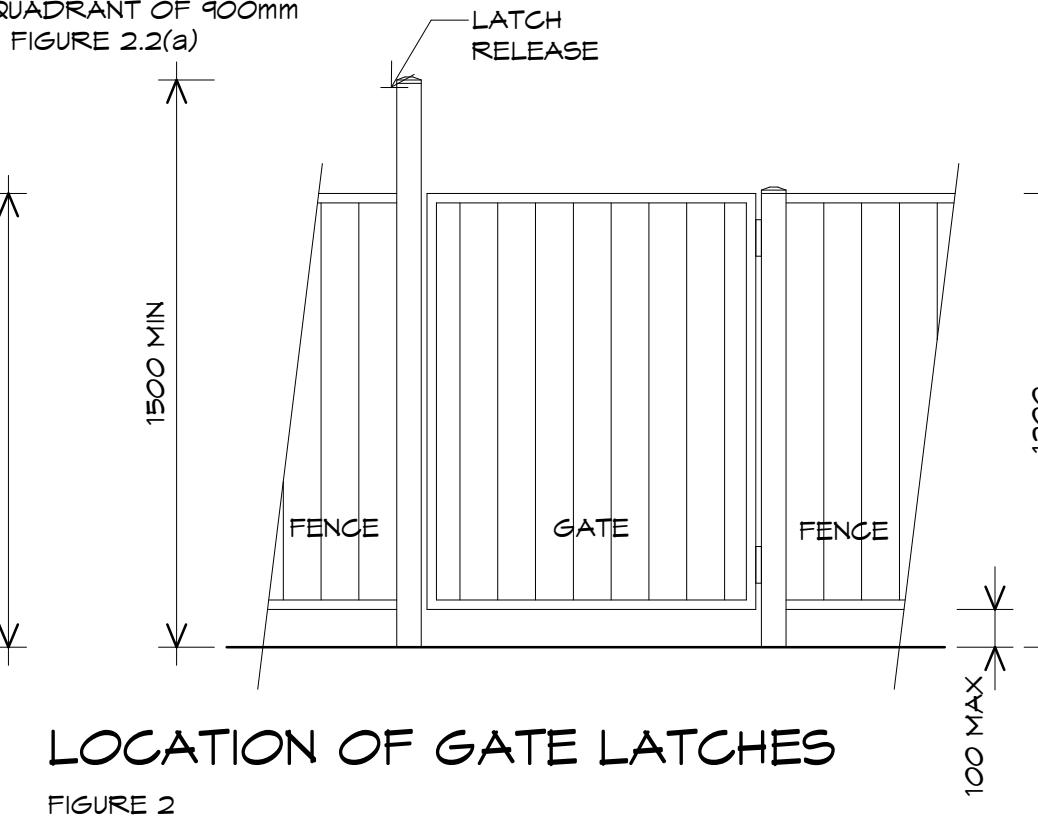


FIGURE 2

Client name:

R. M. OLIVER & T. A. BARNARD

Project:

PROPOSED NEW POOL & ALTERATIONS  
10 CYNTHIA COURT,  
RIVERSIDE

Drawing:

POOL NOTES

**Prime Design**  
bdaa  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

L: 10 Goodman Court, Invermay, 7248 - p+03 6332 3790  
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+03 6228 4575  
info@primedesigntas.com.au primedesigntas.com.au

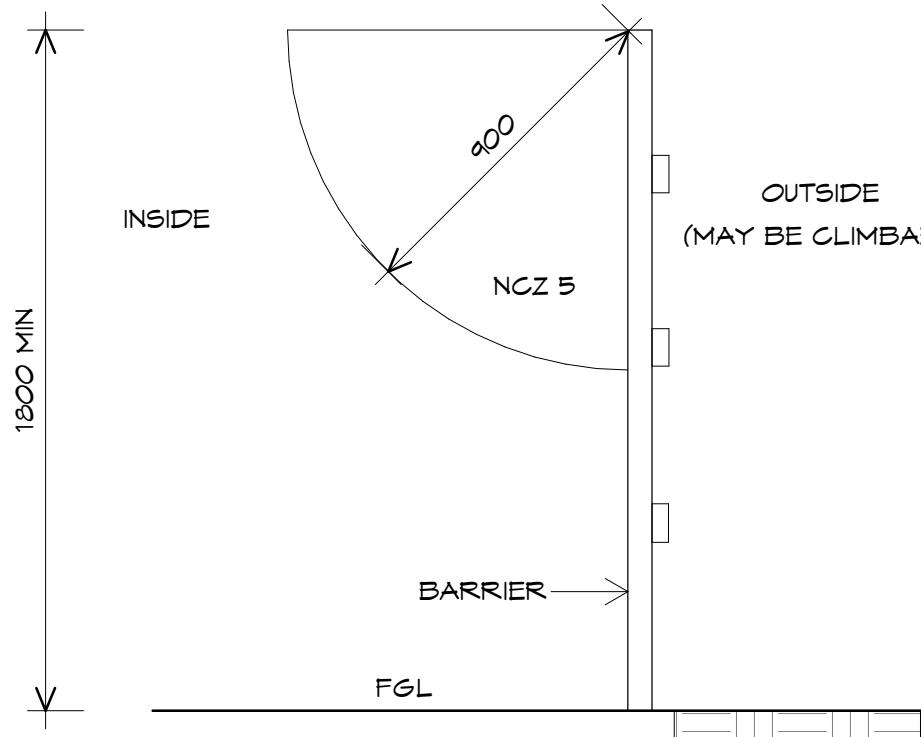
Date: 13.01.2026 Drafted by: I.J. Approved by: F.G.

Project/Drawing no: PD25415 - 07 Scale: 1 : 20 Revision: 01

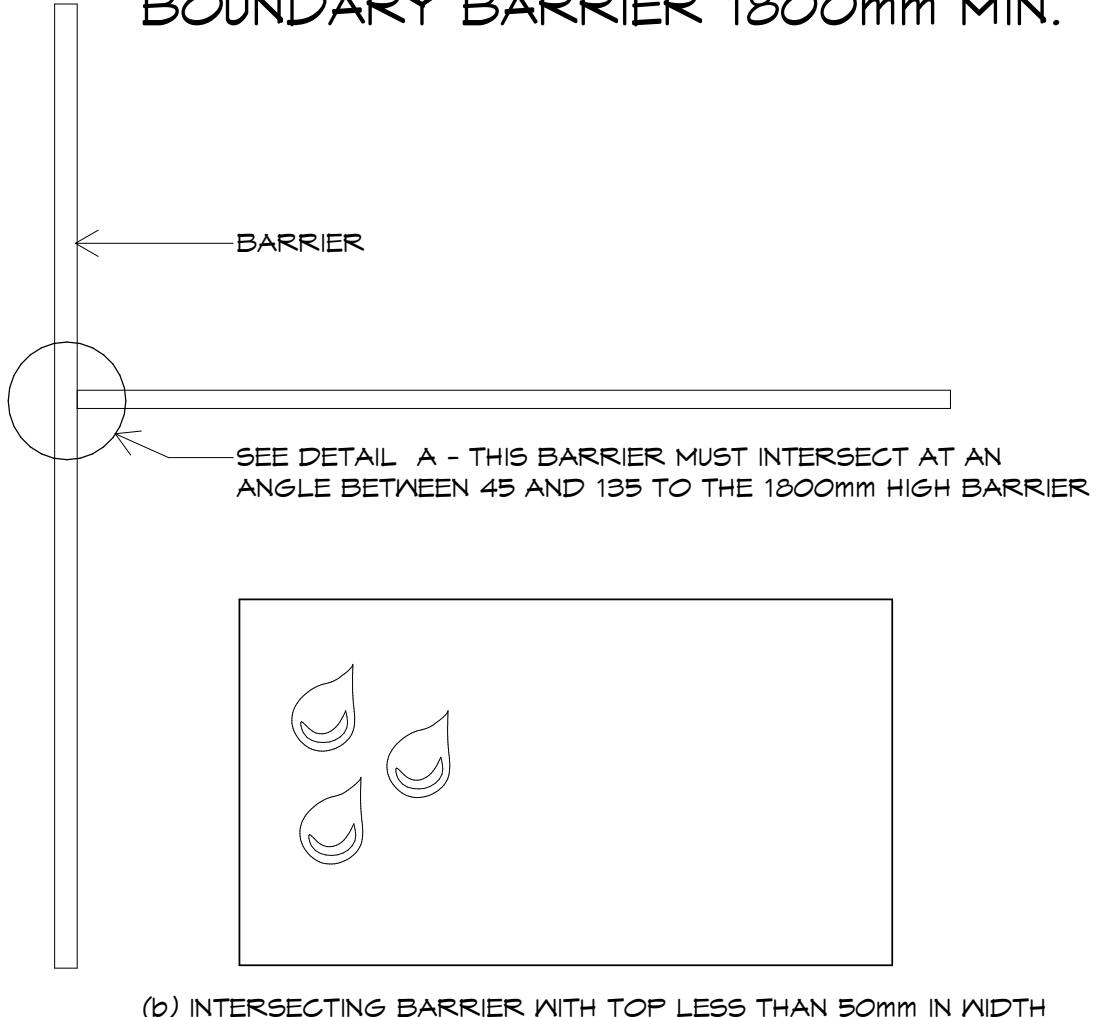
Accredited building practitioner: Frank Geskus - No CC246A  
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd

**PLANNING**

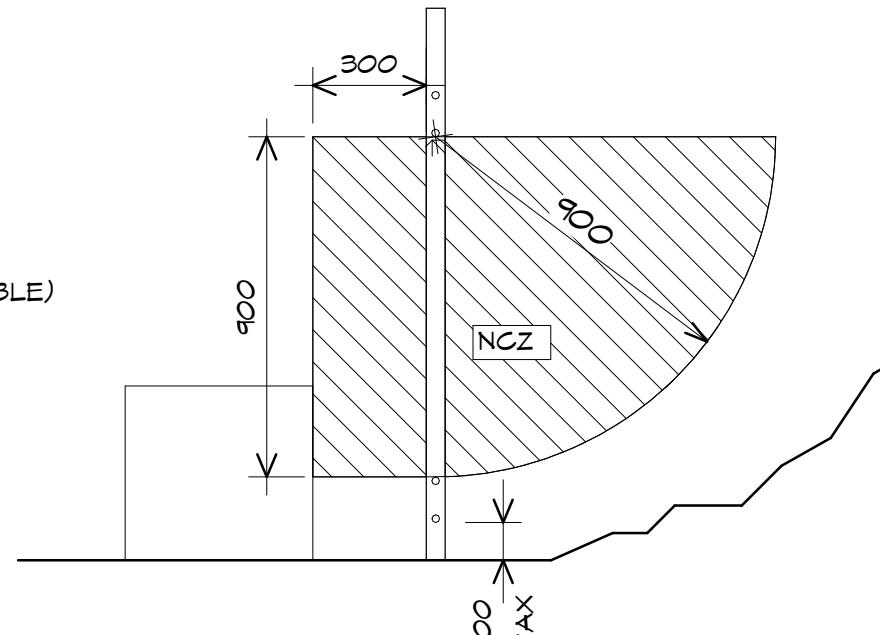
NOTE: DO NOT SCALE OFF DRAWINGS



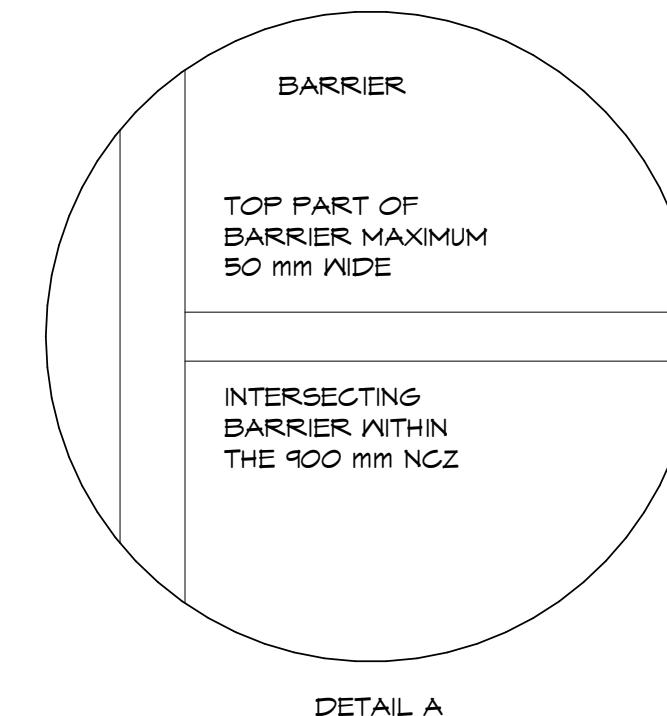
BOUNDARY BARRIER 1800mm MIN.



(b) INTERSECTING BARRIER WITH TOP LESS THAN 50mm IN WIDTH



FENCING WITH VERTICAL MEMBERS WHERE SPACING IS GREATER THAN 10mm, SUCH AS WELDED STEEL CONSTRUCTION



FOR MORE DETAIL REFER TO AS 1926.1 - 2012

**Prime Design**

L: 10 Goodman Court, Invermay, 7248 - p+03 6332 3790  
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+03 6228 4575  
info@primedesigntas.com.au primedesigntas.com.au

**bdac**  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

FIGURE 2.2 (IN PART) BOUNDARY BARRIERS

DIMENSIONS IN MILLIMETRES

REV. DATE DESCRIPTION

Client name:  
R. M. OLIVER & T. A. BARNARD

Project:  
PROPOSED NEW POOL & ALTERATIONS  
10 CYNTHIA COURT,  
RIVERSIDE

Date: 13.01.2026 Drafted by: I.J. Approved by: F.G.

Project/Drawing no: PD25415 - 08 Scale: 1 : 20 Revision: 01

Accredited building practitioner: Frank Geskus - No CC246A  
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd

**PLANNING**

NOTE: DO NOT SCALE OFF DRAWINGS

## 2.8 BALCONY BALUSTRADES

A balcony that protrudes into an NCZ shall be fitted with a balustrade that complies with Clauses 2.1, 2.2.1 and 2.2.2. See Figure 2.11.

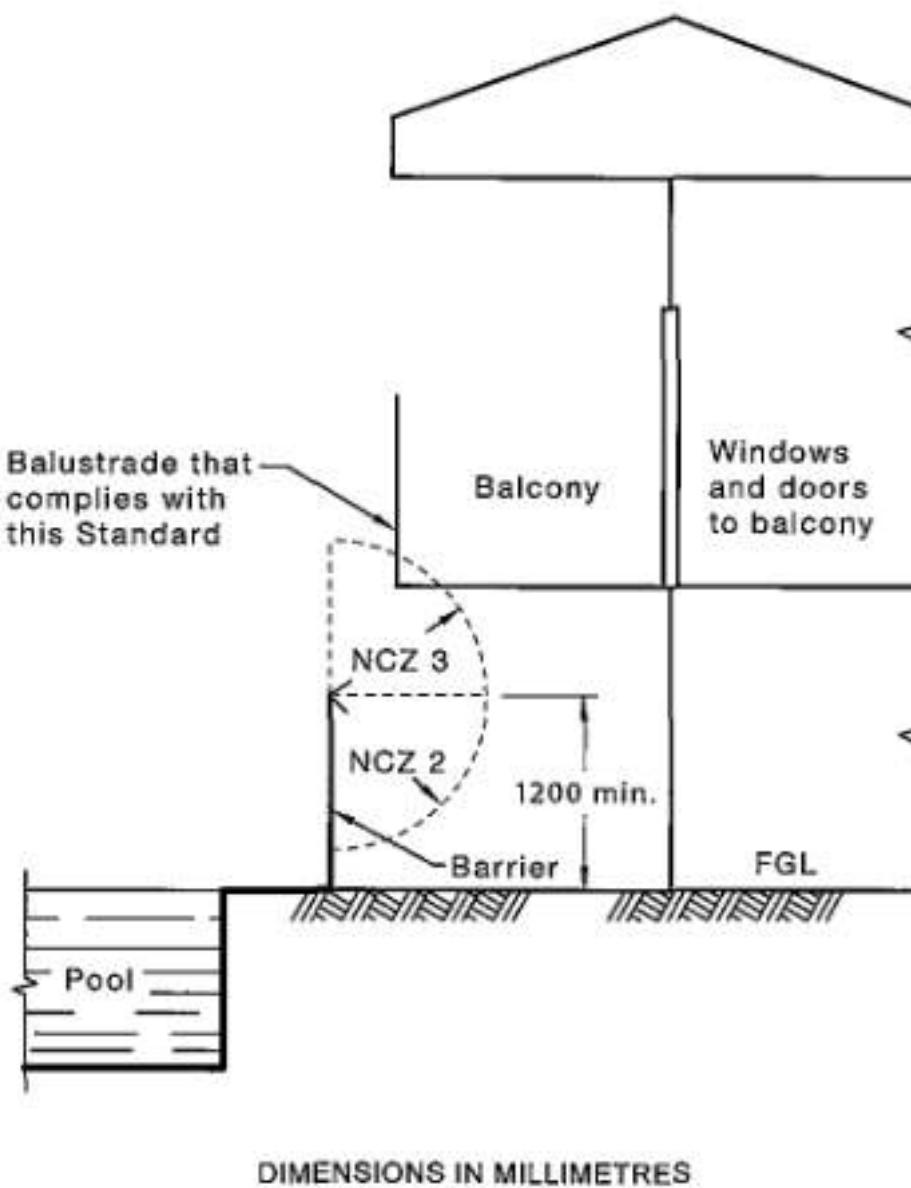


FIGURE 2.11 BALCONY INTRUDING INTO NCZ

**Prime Design**  
bdaa  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

L: 10 Goodman Court, Invermay, 7248 - p+03 6332 3790  
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+03 6228 4575  
info@primedesigntas.com.au primedesigntas.com.au

REV. DATE	DESCRIPTION	Client name: R. M. OLIVER & T. A. BARNARD	Project: PROPOSED NEW POOL & ALTERATIONS 10 CYNTHIA COURT, RIVERSIDE	Date: 13.01.2026	Drafted by: I.J.	Approved by: F.G.
			Drawing: POOL NOTES	Project/Drawing no: PD25415 - 09	Scale: 01	Revision: 01

**PLANNING**

NOTE: DO NOT SCALE OFF DRAWINGS

Accredited building practitioner:  
COPYRIGHT: These drawings and designs and the copyright thereof are the sole  
property of Prime Design Tas PTY Ltd

Frank Geskus - No CC246A