

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.*

WEST TAMAR COUNCIL



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:

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:			
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
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: (Existing)	
Number of Employees: (Proposed)	

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

WEST TAMAR COUNCIL



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,

Name (print)

Signed

Date

Applicant:*(if not the owner)*

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,

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

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

LOT 1 COMPILED FROM SP122235 & THIS SURVEY.

COUNCIL DELEGATE
DATE 6/12/10

SCHEDULE OF EASEMENTS

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

Registered Number

SP160845

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 Gmloop
FULL NAME Gaylene Cooper
OCCUPATION Personal Assistant
ADDRESS 93 Penrith St Riverside Tas

) Michelle Vote
)
)
)

(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: 6th December 2010
DA 494/09
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 Lowyers Solicitor to act for the owner
..... Survey Resources Surveyor to act for the owner

OFFICE EXAMINATION:

Indexed

Computed ND 24/1/2011

Examined ND 24/1/2011

PROPOSED NEW POOL & ALTERATIONS

10 CYNTHIA COURT,

RIVERSIDE

R. M. OLIVER & T. A. BARNARD

PD25415

BUILDING DRAWINGS

<u>No</u>	<u>DRAWING</u>
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	m2	(3.18	SQUARES)
EX. DECK	31.53	m2	(3.39	SQUARES)
ENCLOSED POOL AREA	39.72	m2	(4.28	SQUARES)
OPEN AREA	18.56	m2	(2.00	SQUARES)
TOTAL AREA	119.35	m2	12.85	SQUARES

GENERAL PROJECT INFORMATION
TITLE REFERENCE: 2/160845
SITE AREA: 466m²
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



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p(0) + 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au
Accredited Building Practitioner:

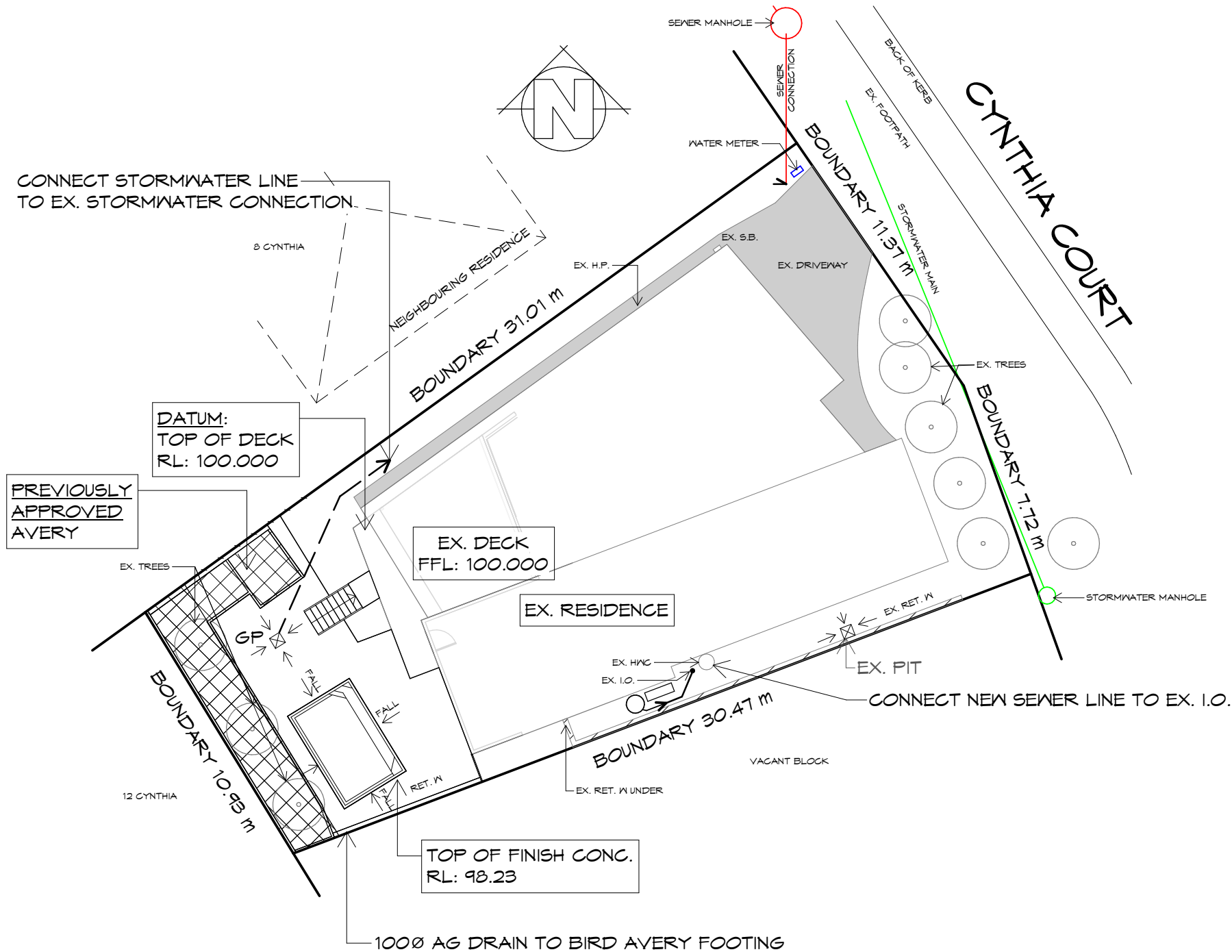
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Frank Geskus -No CC246A

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JANUARY 2026
PLANNING

Accredited building practitioner: Frank Geskus -No CC246A
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LEGEND

- GP NEW 450X 450 SURFACE DRAINAGE PIT
- XX NET AREAS
- EX. SEWER LINE
- - EX. STORMWATER LINE
- - - PROPOSED 100Ø 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 ASNZS 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



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REV. DATE DESCRIPTION

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

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

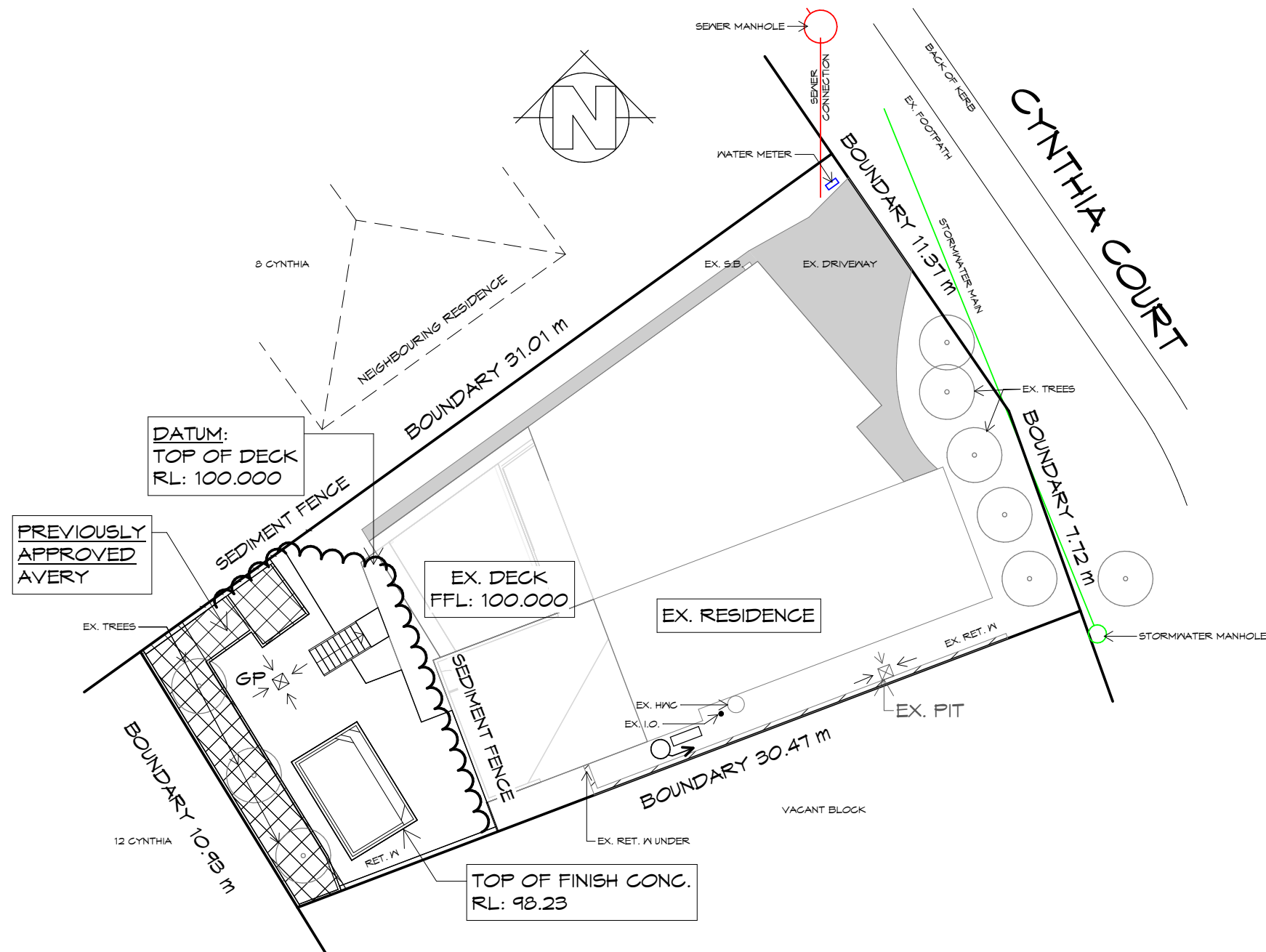
Drawing:
SITE DRAINAGE PLAN

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

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

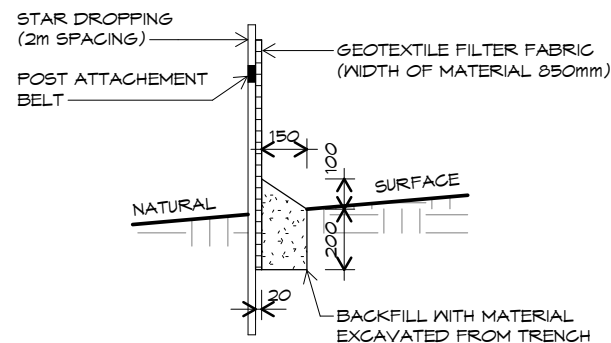
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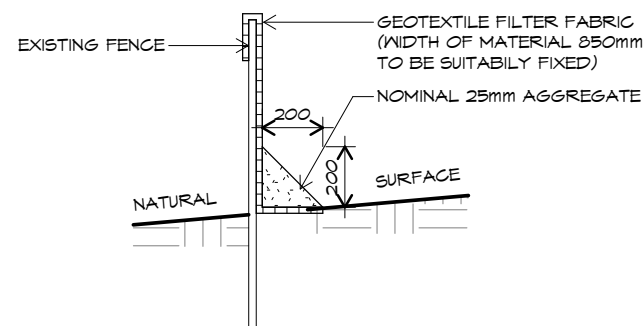
SOIL & WATER MANAGEMENT PLAN

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

NOTES:

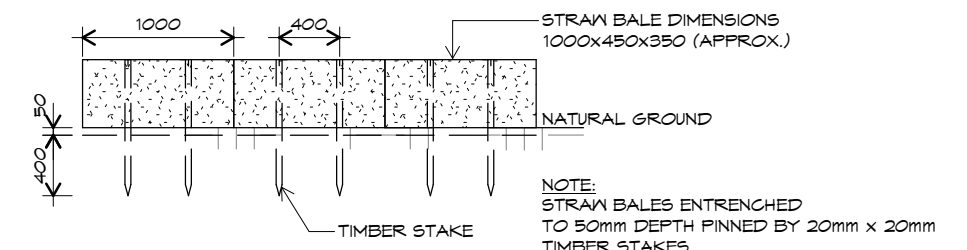
SEDIMENT & EROSION CONTROL MEASURES
SUFFICIENT TO PREVENT SEDIMENT FROM LEAVING
THE SITE MUST BE INSTALLED PRIOR TO ANY
DISTURBANCE TO SITE

NOTES:

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 INSTALL 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

NOTES:

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

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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

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

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

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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.



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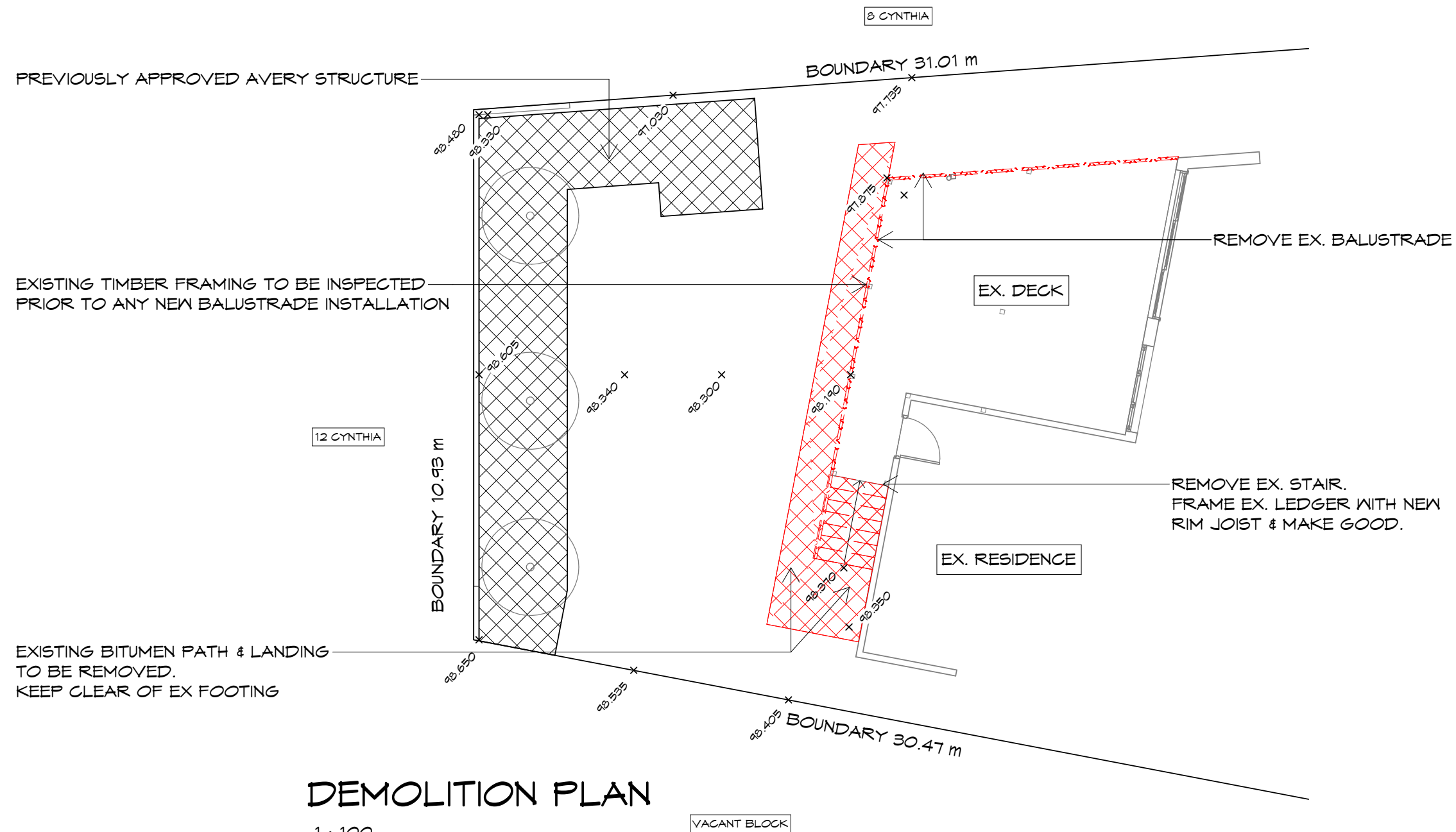
Project:
PROPOSED NEW POOL & ALTERATIONS
10 CYNTHIA COURT,
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Drawing:
LOCALITY PLAN

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

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Revision: 01

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DEMOLITION PLAN

1 : 100

VACANT BLOCK

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

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

Drawing:
DEMOLITION PLAN

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

Project/Drawing no:	Scale:	Revision:
PD25415 - 05	1 : 100	01

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GT POOL GATE TO AS 1926
FN POOL FENCE TO AS 1926



AVERY AREA	29.53	m2	(3.18 SQUARES)
EX. DECK	31.53	m2	(3.39 SQUARES)
ENCLOSED POOL AREA	39.72	m2	(4.28 SQUARES)
OPEN AREA	18.56	m2	(2.00 SQUARES)
TOTAL AREA	119.35	m2	12.85 SQUARES

STAIRS
TO COMPLY ABCB HOUSING
PROVISIONS PART 11.2
180 RISER
260 GOING
NON SLIP



Prime
Design



BUILDING DESIGNER
A COMMITMENT TO EXCELLENCE

Project/Drawing no:	Scale:	Revision:
PD25415 - 06	1 : 100	01

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

PLANNING

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REV.	DATE	DESCRIPTION
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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.

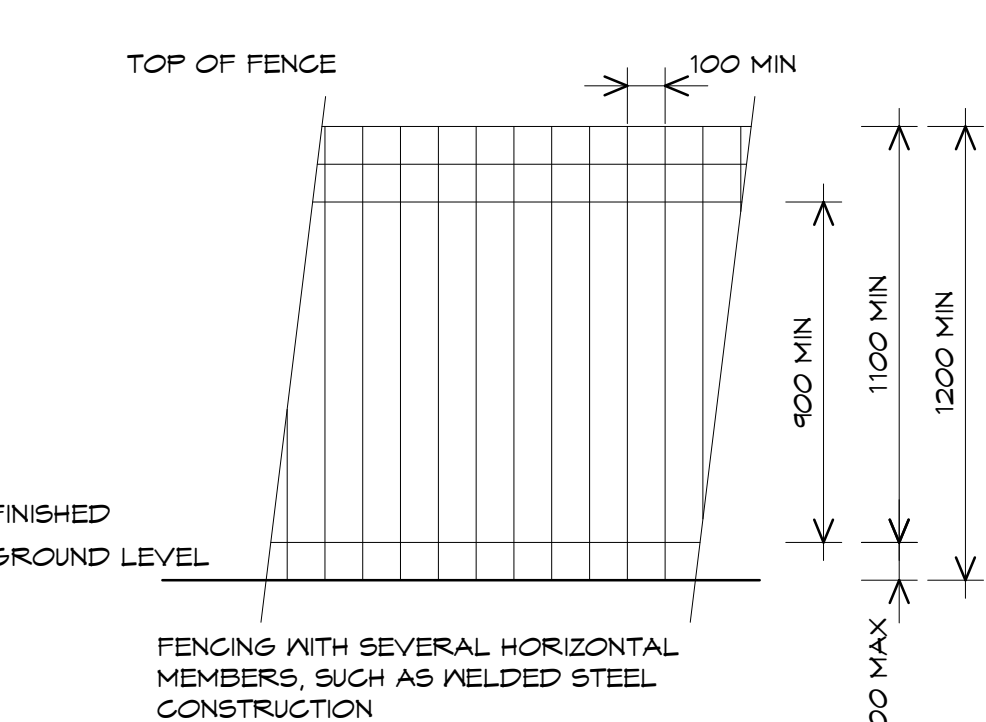
THE CLEARANCE BETWEEN THE BOTTOM OF THE FENCING AND THE FINISHED GROUND LEVEL MUST NOT BE MORE THAN 100mm. SURROUNDING AREA TO BE STABLE AND INTACT AT ALL TIMES (LOOSE SAND NOT ACCEPTABLE).

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 OF NEAR VERTICAL MEMBERS MUST NOT BE MORE THAN 100mm.

BOUNDARY FENCE
WHERE A BOUNDARY FENCE ACTS AS 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
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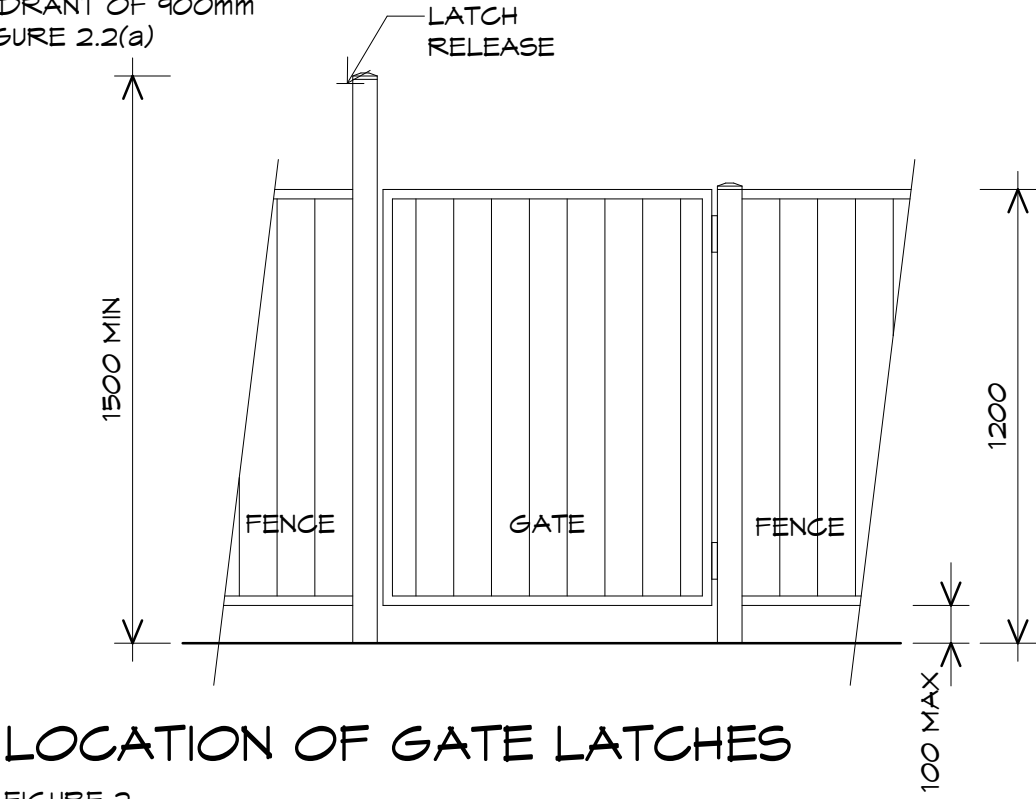
GATES AND FITTINGS
AS PER AS1926.1 - 2012
a- GATES MUST SWING OUTWARDS FROM POOL AREA.
b- GATES MUST BE FITTED WITH SELF CLOSING DEVICE THAT WILL RETURN THE GATE TO THE CLOSED POSITION AND OPERATING LATCHING DEVICE

- 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.



LOCATION OF GATE LATCHES

FIGURE 2

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

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

Drawing:
POOL NOTES



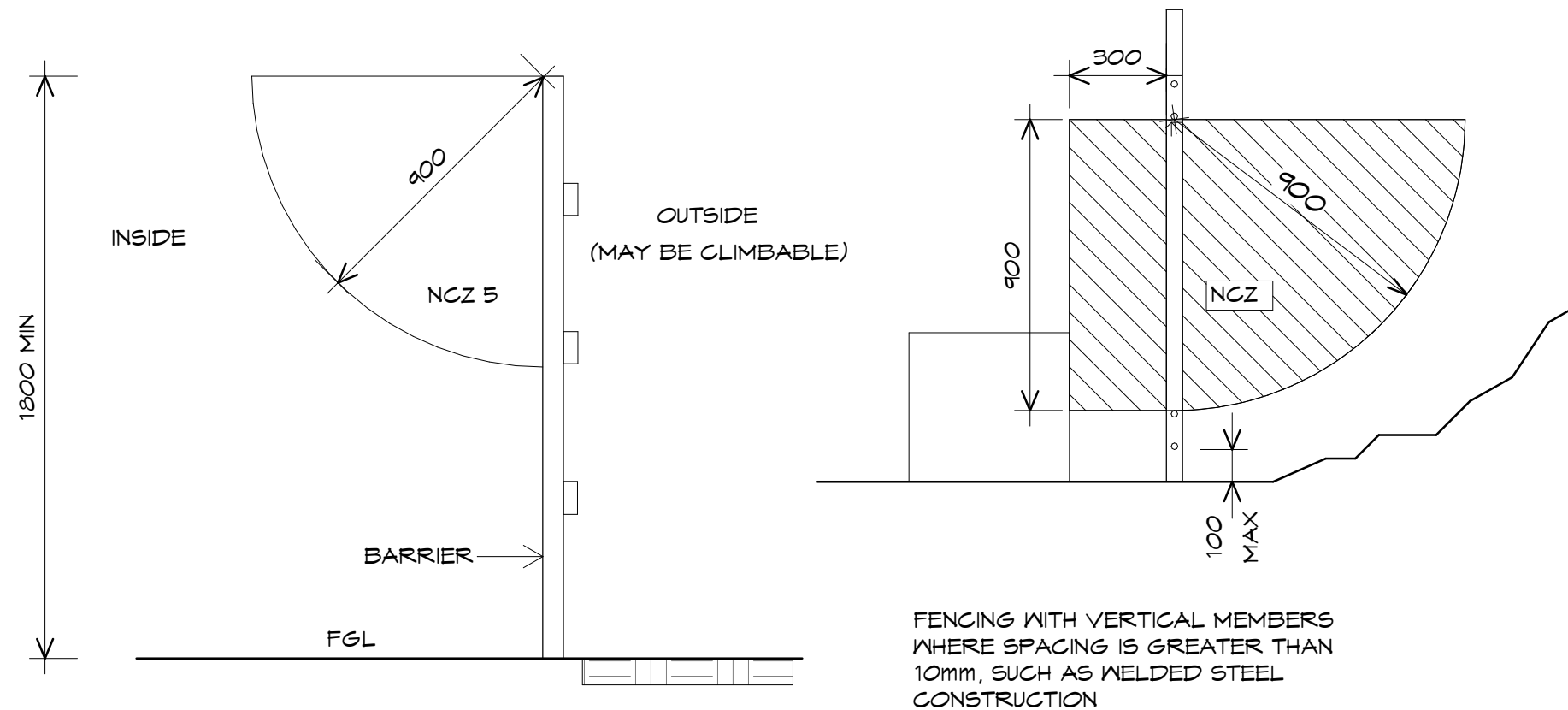
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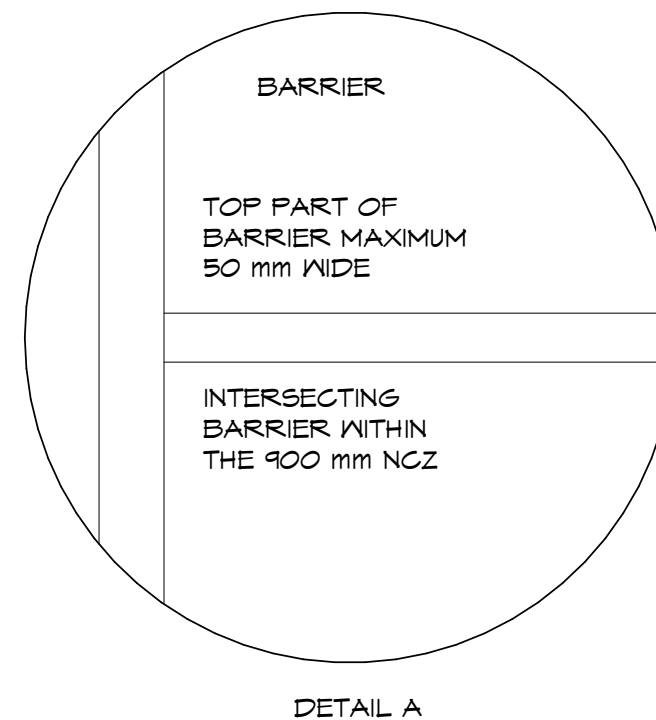
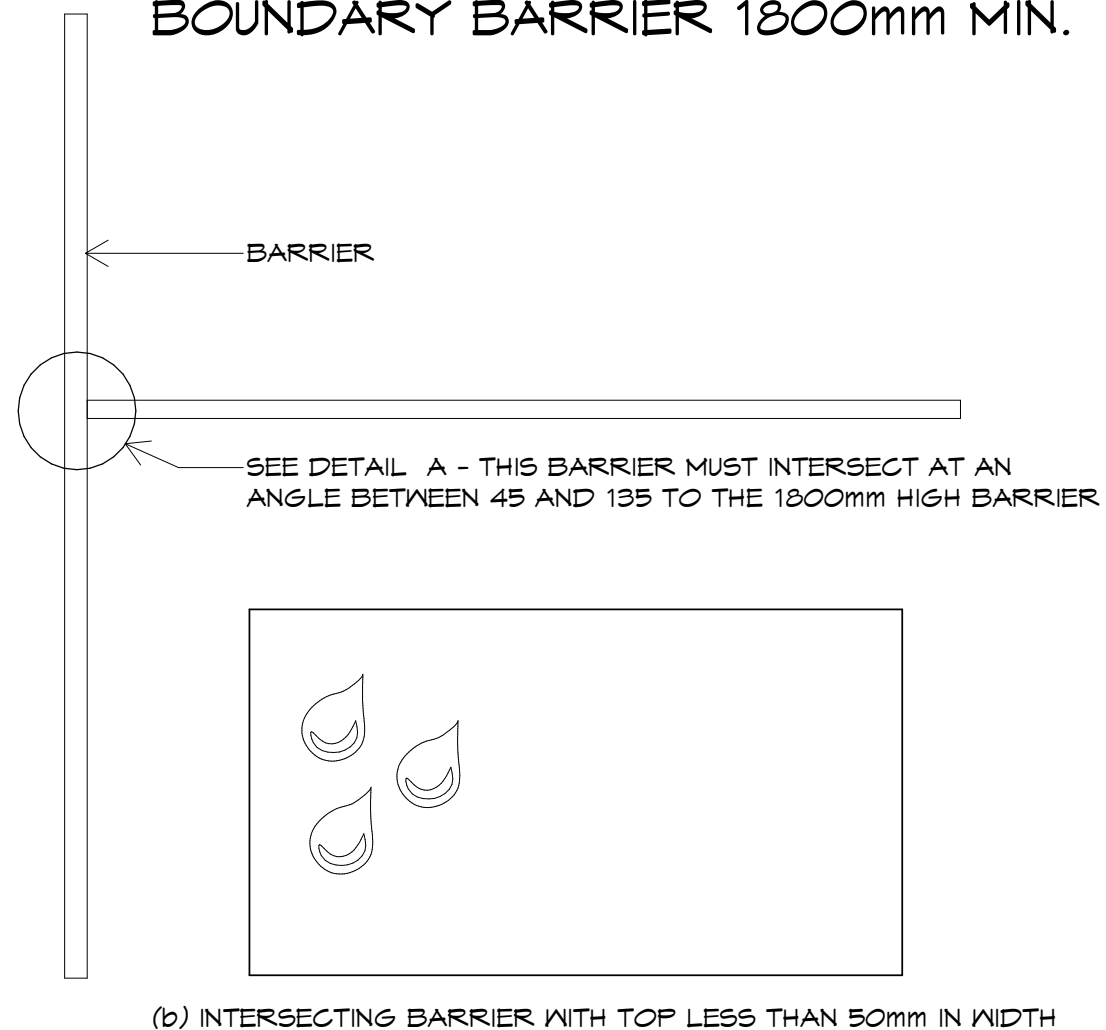
Project/Drawing no: PD25415 - 07
Scale: 1 : 20
Revision: 01

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BOUNDARY BARRIER 1800mm MIN.



FOR MORE DETAIL REFER TO AS 1926.1 - 2012

FIGURE 2.2 (IN PART) BOUNDARY BARRIERS

DIMENSIONS IN MILLIMETRES

REV.	DATE	DESCRIPTION

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

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PROPOSED NEW POOL & ALTERATIONS
10 CYNTHIA COURT,
RIVERSIDE

Drawing:
POOL NOTES

Date: 13.01.2026	Drafted by: I.J.	Approved by: F.G.
Project/Drawing no: PD25415 - 08	Scale: 1 : 20	Revision: 01

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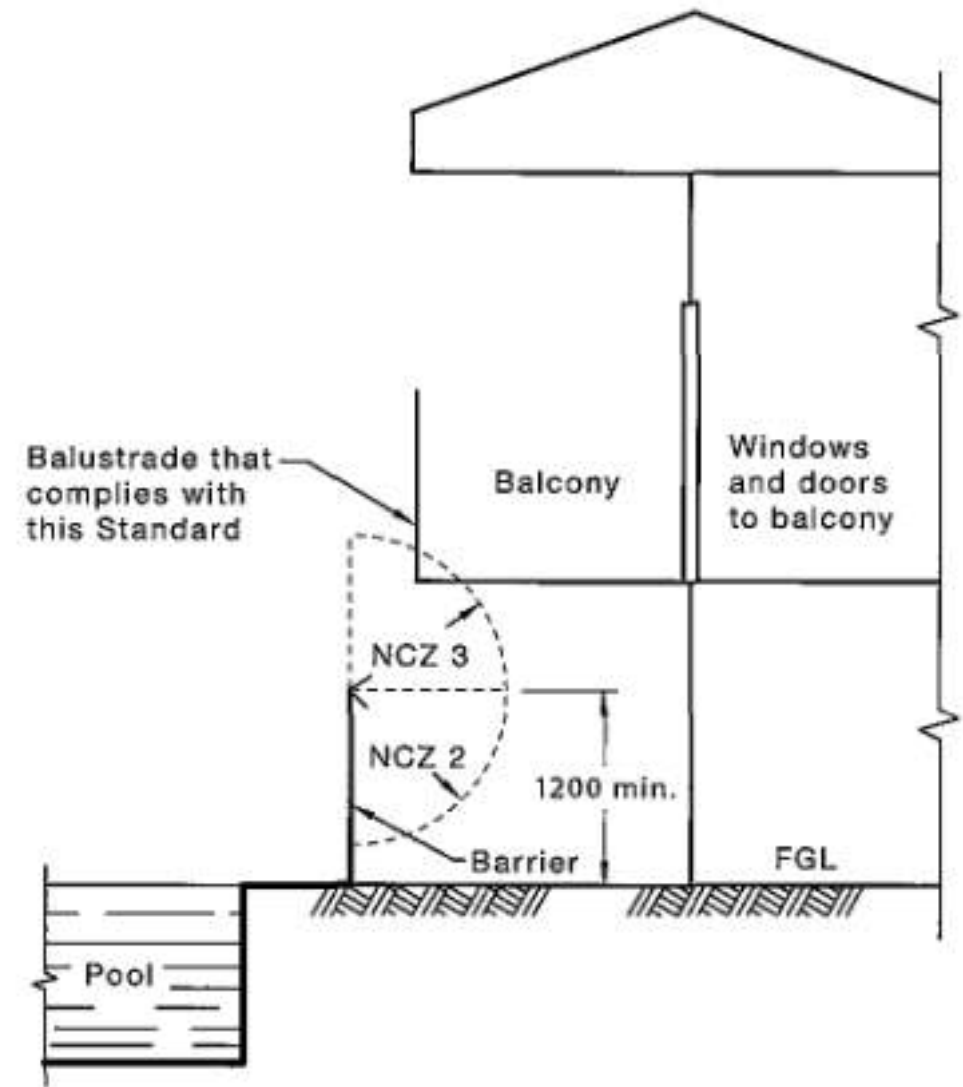
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2.8 BALCONY BALUSTRADES

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.



DIMENSIONS IN MILLIMETRES

FIGURE 2.11 BALCONY INTRUDING INTO NCZ



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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:
POOL NOTES

Date: 13.01.2026	Drafted by: I.J.	Approved by: F.G.
Project/Drawing no: PD25415 - 09	Scale:	Revision: 01

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