

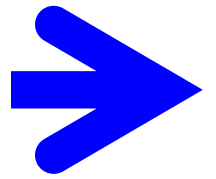
APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2018-490

NAME OF APPLICANT: Wilson Homes Tasmania Pty Ltd

INTENTION: Dwelling

LOCATION: 13 Advocate Drive, Kingston



Any representation must be lodged in writing with the General Manager, 15 Channel Highway, Kingston 7050 or by email to kc@kingborough.tas.gov.au by 18-Jan-2019.



DEVELOPMENT APPLICATION

<u>Application Number:</u>	DA-2018-490
<u>Proposed Development:</u>	Dwelling
<u>Location:</u>	13 Advocate Drive, Kingston
<u>Applicant:</u>	Wilson Homes Tasmania Pty Ltd
<u>Responsible Planning Officer:</u>	Cassi Devries
<u>Associated Documents:</u> The following information regarding the application is available at Council offices: <ul style="list-style-type: none">• Application form• Certificate of Title• Arborist Report (Jerry Romanski, 20 December 2018)	

ZONE: 10.0 GENERAL RESIDENTIAL
2.5KM DISTANCE FROM KINGSTON BEACH

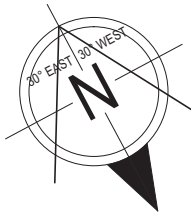
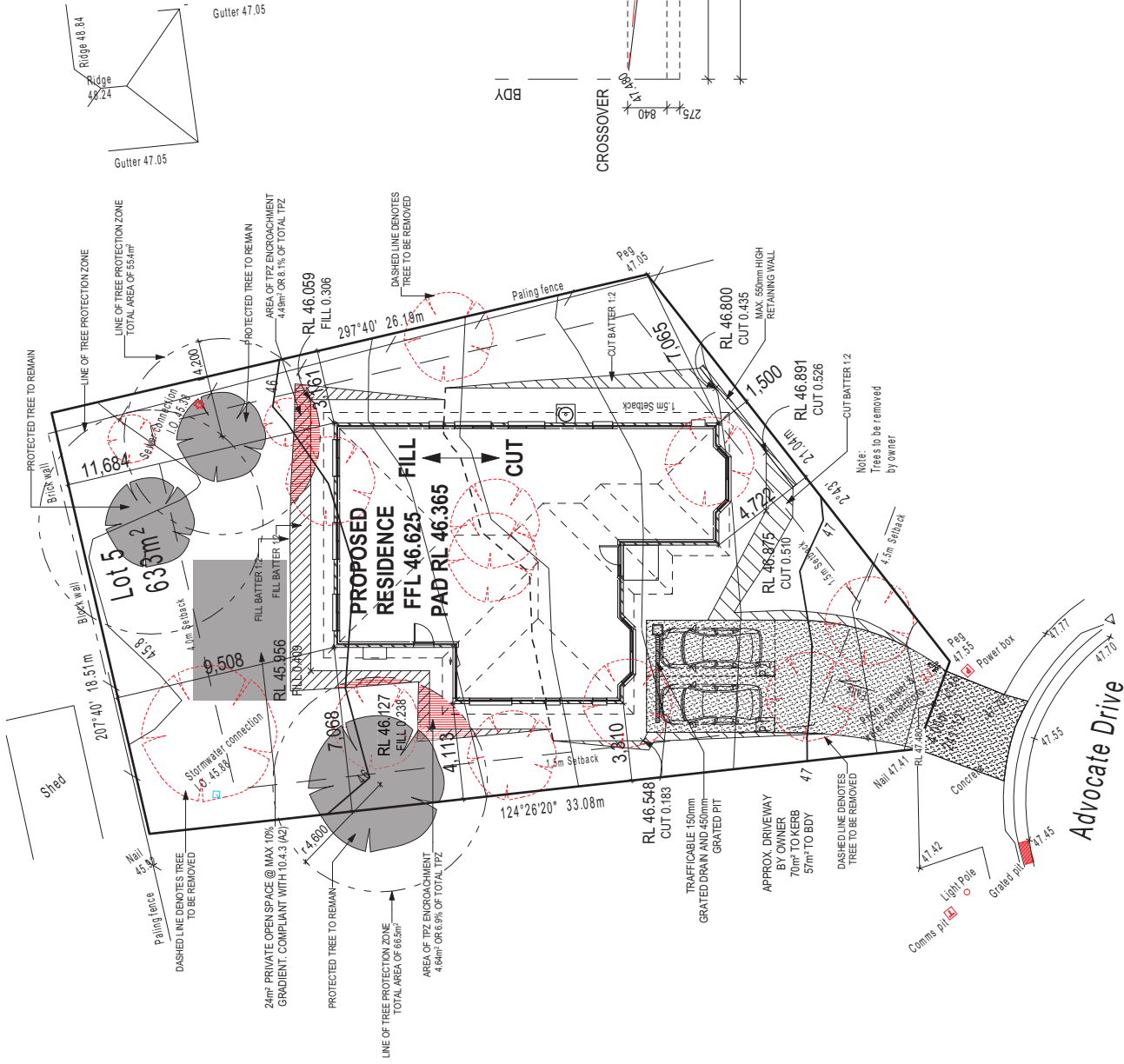
LOT 5
633m²

HOUSE
174.83m²

SITE COVERAGE
27.6%
(50% MAX)

WIND CLASSIFICATION	NZ
WITHIN 1 KM. OF BREAKING SALT WATER	N
WITHIN 100 M. OF SALT WATER	N

CUT/FILL CALCULATIONS	
Cut Volume (m ³)	33.13
Fill Volume (m ³)	23.02
10.11 m³ EXPORT	



Development Application: DA-2018-490
Plan Reference no.: P3
Date Received: 18/12/2018
Date placed on Public Exhibition: 05/01/2019

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING
SIGNATURE:
DATE:

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HOUSE CODE:	H-WCSEL T20A
FACADE CODE:	F-WCSELCLASIC-01
SCALES:	1:200, 1:100
SHEET No.:	2 / 8
HOUSE DESIGN:	ELITE 141
FACADE DESIGN:	CLASSIC
SHEET TITLE:	SITE PLAN

CLIENT:	MR. JEB JOHNS & MS C STONE
ADDRESS:	13 ADVOCATE DRIVE
SUB/IRB:	KINGSTON
POSTCODE:	7050
COUNCIL:	KINGBOROUGH
SECTION No.:	-
LOT No.:	5
DP No.:	-

DRAWING	DATE	BY
3. CITY PLAN - ALFRESCO REMOVED	DDI 2018.08.08	
4. DA PLAN SET - INITIAL ISSUE	CPO 2018.08.30	
5. REF. ADDRESSED	AEX 2018.10.22	
6. DA PLAN SET AMENDED	CPO 2018.11.28	
7. HOUSE RESITED	BCU 2018.12.10	

WILSON HOMES
MULTI AWARD WINNING BUILDERS
www.wilsonhomes.com.au © 2018

THIS DWELLING IS BEING CONSTRUCTED IN A BAL-LOW AREA
RESTRICTIONS FOR CONSTRUCTION METHODS/MATERIALS APPLY. REFER TO NOTES)

WILSON HOMES TASMANIA PTY LTD (ABN 98 126638 897) THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (Cth). WILSON HOMES TASMANIA PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES TASMANIA PTY LTD.

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SITE INFORMATION
 - GENERAL BUILDING INFORMATION

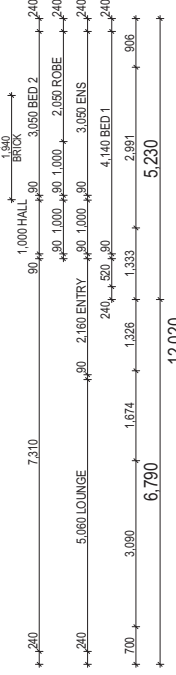
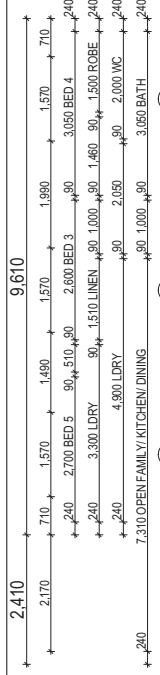
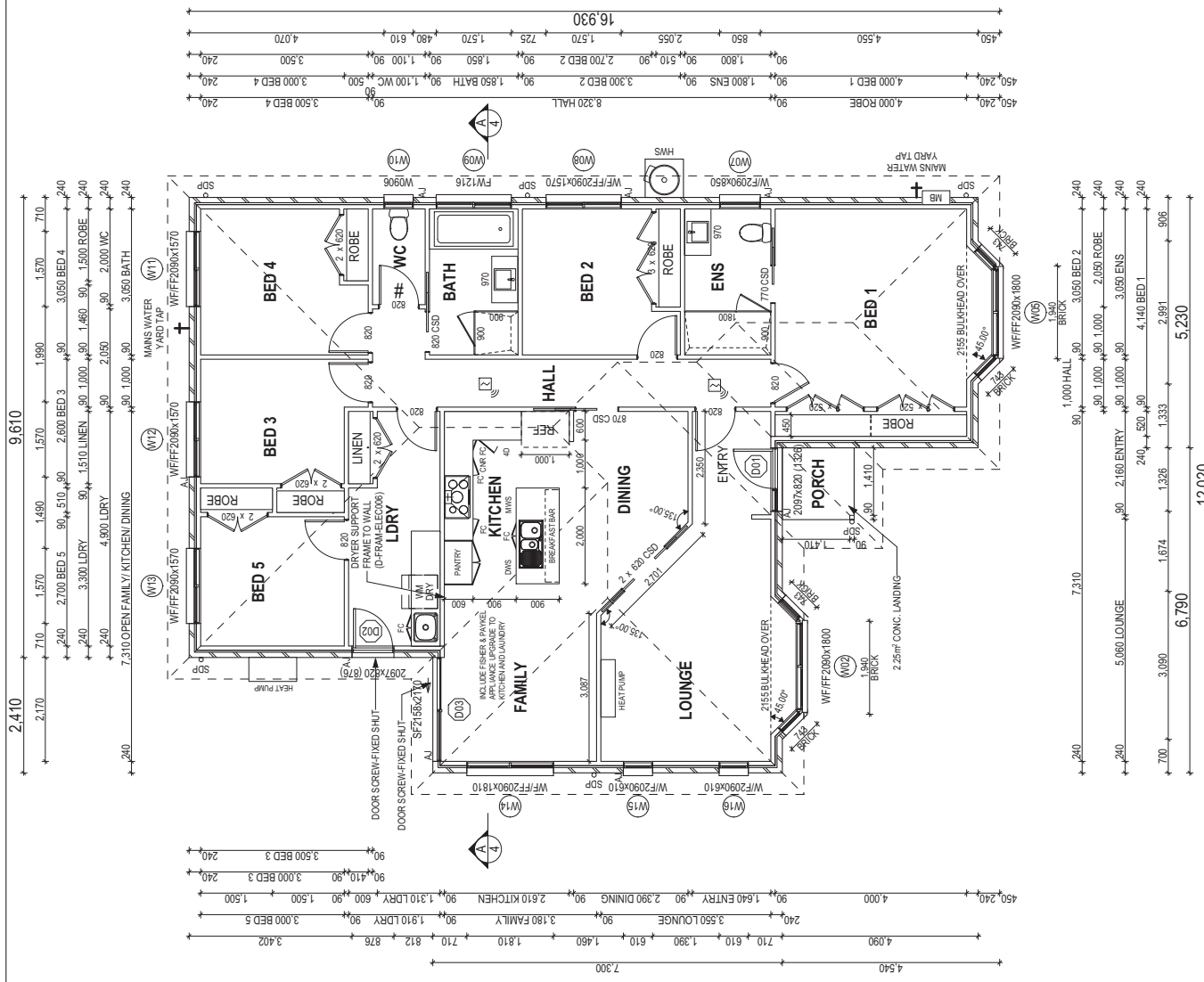
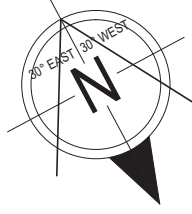
CHARGED DOWNPIPE DIRECTED TO
 CDP TANK
 STANDARD DOWNPIPE DIRECTED TO
 SDP STORMWATER DISCHARGE

REFER TO DOOR & WINDOW SCHEDULES SHEET FOR FULL DETAILS OF ALL DOORS AND WINDOWS

TOTAL FLOOR AREAS

LIVING 160.69
 PORCH 2.25
162.94 m²

W14, W15, W16 COMPLIANT WITH PART 10.4.4
 (A1) SUNLIGHT AND OVERSHADOWING



FLOOR PLAN LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
FB	FACE BRICK / COMMON BRICK
HEBEL	HEBEL
SI	SOUND INSULATION
AI	BRICK ARTICULATION JOINT
3D	DENOTES DRAWER SIDE
EF	EXHAUST FAN
LBW	LOAD BEARING WALL
DOOR	THIS DOOR OPENS FIRST
SA	SMOKE ALARM
LH	LIFT OFF HINGE
WPT	WATER POINT
FWP	FRIDGE WATER POINT
GB	GAS BAYONET

ALL DIMENSIONS ARE FRAME DIMENSIONS

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 SIGNATURE:

 DATE:

HOUSE CODE:	H-WCSEL T20A
FACADE CODE:	F-WCSELASIC-01
SCALES:	1:100

HOUSE DESIGN:	ELITE 141
FACADE DESIGN:	CLASSIC
SHEET TITLE:	GROUND FLOOR PLAN
SHEET No.:	3 / 8

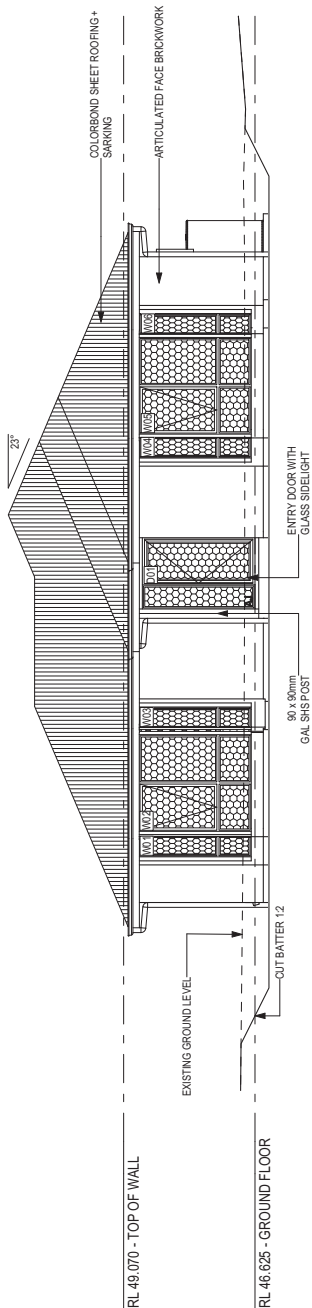
CLIENT:	MR. JEB JOHNS & MS C STONE
ADDRESS:	13 ADVOCATE DRIVE
SUB/IRB:	KINGSTON
POSTCODE:	7050
COUNCIL:	KINGBOROUGH
SECTION No.:	-

DRAWING	DDI	2018.08.08
3 / CTZ PLAN - ALFRESCO REMOVED	CPO	2018.08.30
4 / DA PLAN SET - INITIAL ISSUE	AEX	2018.10.22
5 / REF ADDRESSSED	CPO	2018.11.28
6 / DA PLAN SET AMENDED	BCU	2018.12.10
7 / HOUSE RESITED		

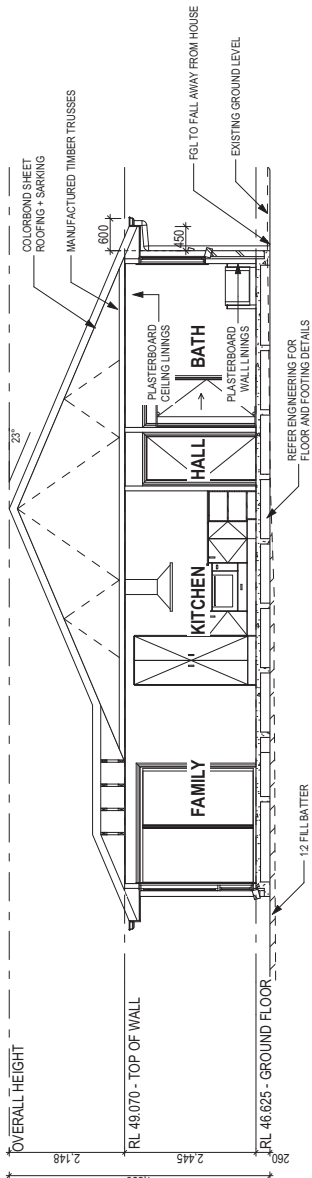
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 Version: 1, Version Date: 18/12/2018

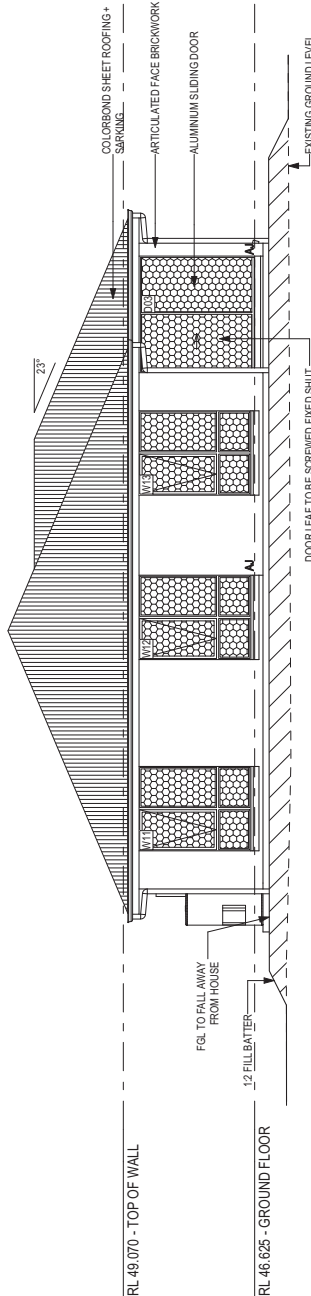
ALL WINDOWS AND DOOR GLAZING TO BE LOW REFLECTIVE GLASS.



WEST ELEVATION
Scale: 1:100



SECTION A-A
Scale: 1:100



EAST ELEVATION
Scale: 1:100

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THIS PLAN ACCEPTED BY:

WINDOW TYPE LEGEND

- AWNING
- DOUBLE HUNG
- FIXED
- LOUVER
- SLIDING

GLASS TYPE LEGEND

- CLEAR
- OBSCURE
- ACOUSTIC
- LOW-E
- TONED

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE: _____

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HOUSE DESIGN: ELITE 141	HOUSE CODE: H-WCSEL T20A	SHEET NO: 4 / 8
FACADE DESIGN: CLASSIC	FACADE CODE: F-WCSCCLASIC-01	
SHEET TITLE: ELEVATIONS / SECTION	SCALES: 1:100	

CLIENT: MR. JEB JOHNS & MS C STONE	LOT No: 5
ADDRESS: 13 ADVOCATE DRIVE	DP No: -
SUBURB: KINGSTON	SECTION No: -
POSTCODE: 7050	COUNCIL: KINGBOROUGH

DRAWING	DRAWN
3 CTZ PLAN - ALFRESCO REMOVED	DDI 2018.08.08
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ALL CUT BATTERS ARE 1:2 MAX GRADIENT
ALL FILL BATTERS ARE 1:2 MAX GRADIENT

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SHEET INDEX

No.	NAME
1	COVER SHEET
2	SITE PLAN
3	GROUND FLOOR PLAN
4	ELEVATIONS / SECTION
4a	ELEVATIONS
5	DOOR & WINDOW SCHEDULES
5a	CALCULATIONS & SCHEDULES
6	DRAINAGE PLAN
6a	ROOF DRAINAGE PLAN
7	FLOOR COVERINGS
7a	ELECTRICAL PLAN
8	KITCHEN DETAILS
8a	BATHROOM DETAILS
8b	ENSUITE DETAILS
8c	LAUNDRY DETAILS

STRUCTURAL DRAWINGS

No.	NAME
S01	STRUCTURAL NOTES
S02	WAFFLE POD SLAB PLAN
S03	CONCRETE DETAILS

INCLUSIONS

STANDARD DESIGNER INCLUSIONS
 FISHER & PAYKEL APPLIANCE UPGRADE TO KITCHEN AND LAUNDRY
 LOW REFLECTIVE GLASS TO ALL WINDOWS

GROUND FLOOR CEILING HEIGHT 2400mm
 ROOF PITCH (U.N.O.) 23°
 WALL VENEER BRICK VENEER
 ROOF MATERIAL SHEET METAL / MEDIUM COLOUR
 ROOF INSULATION R4.1 BATTS + SARKING
 WALL INSULATION R2.0 BATTS
 FLOOR INSULATION R0.8 POLYSTYRENE WAFFLE POD

ENGINEERING & SITE INFORMATION

DESIGN CRITERIA
 WIND RATING N2
 SITE CLASSIFICATION H-1
 SLAB CLASSIFICATION TO ENGINEERS SPECIFICATIONS

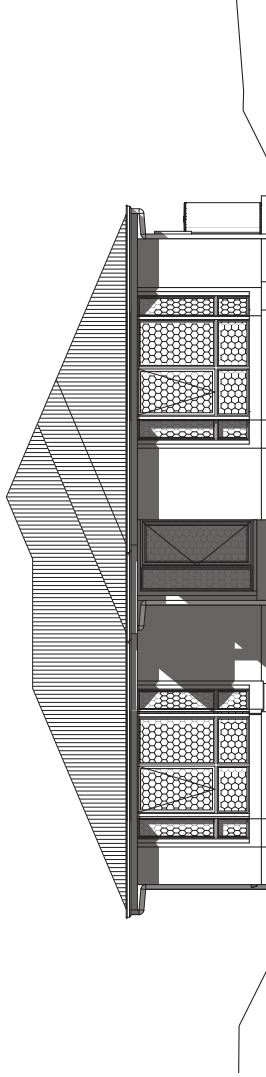
CLIMATE ZONE: 7, REGION A

TERRAIN CATEGORY TC2.5
 SHIELDING CLASSIFICATION PS
 TOPOGRAPHIC CLASSIFICATION T1
 DESIGN WIND GUST IS 40 m/sec
 BUSHFIRE ATTACK LEVEL IS BAL-LOW

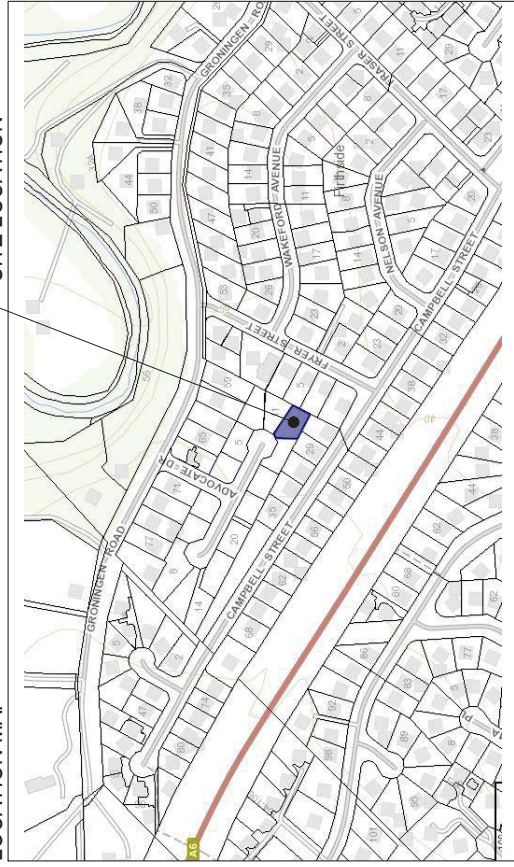
TITLE:
 CT: 173339/5

TOTAL FLOOR AREAS

LIVING 160.69
 PORCH 2.25
162.94 m²



LOCATION MAP



SITE LOCATION

DA PLAN SET

No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
07	HOUSE RESTED, CUTFILL ADJUSTED TO AVOID PZ ENCROACHMENT	2,6	2018.12.10	BGU	-
06	DA PLAN SET - ADDED WALLS AND SPEC VALUES TO THE DOORS, DWELLING SITING CHANGED, FLOOR COVERING PATTERNS	1, 2, 3, 5, 5a, 6, 7	2018.11.28	CPO	AEX
05	DA PLAN SET - ADDED REFLECTIVE GLASS TO ALL GLAZED ELEMENTS IN ACCORDANCE WITH COUNCIL RPT, ELECTRICAL LIGHTING CALCULATIONS ADDED.	3, 4, 4a, 5, 5a	2018.08.30	AEX	-
04	DA PLAN SET - INITIAL ISSUE	ALL	2018.08.30	CPO	DDI

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7 HOUSE RESTED	BCU 2018.12.10

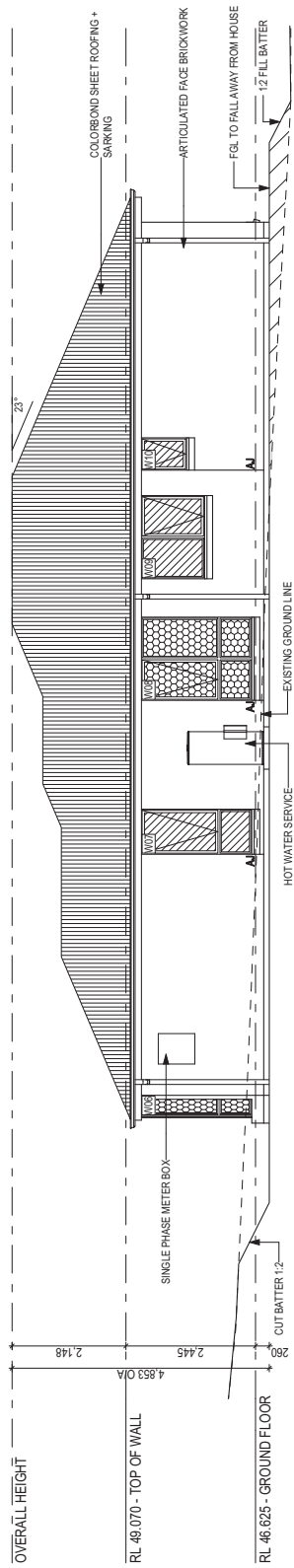
CLIENT:	MR. JEB JOHNS & MS C STONE	LOT No:	5
ADDRESS:	T3 ADVOCATE DRIVE	DP No:	-
SUB/IRB:	KINGSTON	POSTCODE:	7050
COUNCIL:	KINGBOROUGH	SECTION No:	-

HOUSE DESIGN:	ELITE 141	HOUSE CODE:	H-WCSEL T20A
FACADE DESIGN:	CLASSIC	FACADE CODE:	F-WCSCSLAS-01
SHEET TITLE:	COVER SHEET	SCALE:	1 / 8

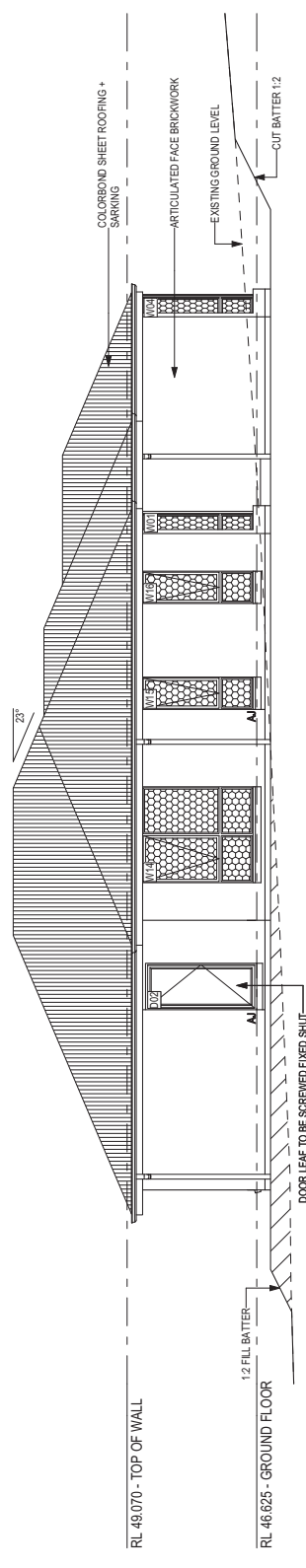
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711703

ALL WINDOWS AND DOOR GLAZING TO BE LOW REFLECTIVE GLASS.



SOUTH ELEVATION
Scale: 1:100



NORTH ELEVATION
Scale: 1:100

WINDOW TYPE LEGEND

- AWNING DOUBLE HUNG
- FIXED
- LOUVRE
- SLIDING

GLASS TYPE LEGEND

- CLEAR
- OBSCURE
- ACOUSTIC
- LOW-E
- TONED

THIS PLAN ACCEPTED BY: _____

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MULTI AWARD WINNING BUILDERS

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FACADE DESIGN:	CLASSIC	FACADE CODE:	F-WCSCCLASIC-01
SHEET TITLE:	ELEVATIONS	SCALES:	1:100
		SHEET No:	4a / 8

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WINDOW SCHEDULE

MANUFACTURER - CLARKS WINDOWS

IDENTIFICATION		SIZE		GLAZING			REVEAL & REVEAL COVERPLATE (CPL)			ADDITIONAL INFORMATION ³		U-VALUE SHGC		
ID CODE ¹	ROOM	HEIGHT	WIDTH	AREA (m ²)	FRAME	SILL TYPE	GLAZING	ORIENT.	HEAD	SILL	LEFT ¹	RIGHT ²	U-VALUE	SHGC
W01	FF2090x537	2,090	537	1.12	ALUMINIUM	NONE	TONED, DOUBLE GLAZED	N	SINGLE	SINGLE	SINGLE	SINGLE	4.1	0.40
W02	WF2090x1800	2,090	1,800	3.76	ALUMINIUM	NONE	TONED, DOUBLE GLAZED	NW	SINGLE	SINGLE	SINGLE	SINGLE	4.1	0.40
W03	FF2090x537	2,090	537	1.12	ALUMINIUM	NONE	TONED, DOUBLE GLAZED	W	SINGLE	SINGLE	SINGLE	SINGLE	4.1	0.40
W04	FF2090x537	2,090	537	1.12	ALUMINIUM	NONE	TONED, DOUBLE GLAZED	N	SINGLE	SINGLE	SINGLE	SINGLE	4.1	0.40
W05	WF2090x1800	2,090	1,800	3.76	ALUMINIUM	NONE	TONED, DOUBLE GLAZED	NW	SINGLE	SINGLE	SINGLE	SINGLE	4.1	0.40
W06	WF2090x537	2,090	537	1.12	ALUMINIUM	NONE	TONED, DOUBLE GLAZED	W	SINGLE	SINGLE	SINGLE	SINGLE	4.1	0.40
W07	WF2090x850	2,090	850	1.78	ALUMINIUM	ANGLED	OBSOURE, DOUBLE GLAZED, TOUGHENED	SW	SINGLE	SINGLE	SINGLE	SINGLE	4.1	0.40
W08	WF2090x1570	2,090	1,570	3.28	ALUMINIUM	ANGLED	TONED, DOUBLE GLAZED	SW	SINGLE	SINGLE	SINGLE	SINGLE	4.1	0.40
W09	FW1216	1,200	1,570	1.88	ALUMINIUM	ANGLED	OBSOURE, DOUBLE GLAZED, TOUGHENED	SW	SINGLE	SINGLE	SINGLE	SINGLE	4.1	0.40
W10	W0906	860	610	0.52	ALUMINIUM	ANGLED	TONED, DOUBLE GLAZED	SE	SINGLE	SINGLE	SINGLE	SINGLE	4.1	0.40
W11	WF2090x1570	2,090	1,570	3.28	ALUMINIUM	ANGLED	TONED, DOUBLE GLAZED	SE	SINGLE	SINGLE	SINGLE	SINGLE	4.1	0.40
W12	WF2090x1570	2,090	1,570	3.28	ALUMINIUM	ANGLED	TONED, DOUBLE GLAZED	SE	SINGLE	SINGLE	SINGLE	SINGLE	4.1	0.40
W13	WF2090x1570	2,090	1,570	3.28	ALUMINIUM	ANGLED	TONED, DOUBLE GLAZED	SE	SINGLE	SINGLE	SINGLE	SINGLE	4.1	0.40
W14	WF2090x1810	2,090	1,810	3.78	ALUMINIUM	ANGLED	TONED, DOUBLE GLAZED	NE	SINGLE	SINGLE	SINGLE	SINGLE	4.1	0.40
W15	WF2090x610	2,090	610	1.27	ALUMINIUM	ANGLED	TONED, DOUBLE GLAZED	NE	SINGLE	SINGLE	SINGLE	SINGLE	4.1	0.40
W16	WF2090x610	2,090	610	1.27	ALUMINIUM	ANGLED	TONED, DOUBLE GLAZED	NE	SINGLE	SINGLE	SINGLE	SINGLE	4.1	0.40
				35.66										

^{1,2} ASSUME LOOKING FROM INSIDE

NOTE:
Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Restricted windows to have their operability restricted as per N.C.C 3.9.2.5.

LOW REFLECTIVE GLASS TO ALL WINDOWS

ID CODE ¹	ROOM	HEIGHT	WIDTH	AREA (m ²)	FRAME	SILL TYPE	GLAZING	ORIENT.	DOOR TYPE	ADDITIONAL INFORMATION ¹	U-VALUE	SHGC
D01	2097x820	2,097	1,326	2.78	ALUMINIUM	SNAP HEADER	TONED, DOUBLE GLAZED	NW	---	1 x FIXED SIDELIGHT (USHGC VALUES FOR SIDELIGHT ONLY)	3.5	0.49
D02	2097x820	2,097	876	1.84	ALUMINIUM	SNAP HEADER	---	NE	---			
D03	SF2158x2170	2,158	2,170	4.68	ALUMINIUM	SNAP HEADER	TONED, DOUBLE GLAZED	SE	SLIDING		3.0	0.53
				9.30 m²								

^{1,2} ASSUME LOOKING FROM OUTSIDE

INTERIOR DOOR SCHEDULE

TYPE	CODE	QTY	HEIGHT	WIDTH	ADDITIONAL INFORMATION
CAVITY SLIDING	2 x 620 CSD	1	2,040	1,240	
CAVITY SLIDING	770 CSD	1	2,040	770	
CAVITY SLIDING	820 CSD	1	2,040	820	
CAVITY SLIDING	870 CSD	1	2,040	870	
SWINGING	2 x 620	4	2,040	1,240	
SWINGING	3 x 520	2	2,040	1,594	
SWINGING	3 x 620	1	2,040	1,894	
SWINGING	820	7	2,040	820	LIFT-OFF HINGES
SWINGING	820	1	2,040	820	

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MULTI AWARD WINNING BUILDERS

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Version: 1, Version Date: 18/12/2018

DRAWING	DRAWN
3 C/TZ PLAN - ALFRESCO REMOVED	DDI 2018.08.08
4 DA PLAN SET - INITIAL ISSUE	CPO 2018.08.30
5 REF ADDRESSED	ACX 2018.10.22
6 DA PLAN SET AMENDED	CPO 2018.11.28
7 HOUSE RESITED	BCU 2018.12.10

CLIENT:	LOT No:	SECTION No:
MR. JEB JOHNS & MS C STONE	5	-
ADDRESS:	DP No:	
13 ADVOCATE DRIVE	-	
SUBJ/RB:	COUNCIL:	POSTCODE:
KINGSTON	KINGBOROUGH	7050

HOUSE DESIGN:	HOUSE CODE:	SHEET No:
ELITE 141	H-WCSEL T20A	5 / 8
FACE/DESIGN:	FACE CODE:	SHEET No:
CLASSIC	F-WCSCASIC-01	5 / 8
SHEET TITLE:	SCALES:	
DOOR & WINDOW SCHEDULES		

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

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NATURAL LIGHT AND VENTILATION

ROOM	AREA	WINDOW ID	LIGHT REQUIRED	LIGHT ACHIEVED	VENTILATION REQ'D	VENTILATION ACH'D
OPEN FAMILY/ KITCHEN/ DINING	29.45 m ²	W14, D03	2.95 m ²	8.46 m ²	1.47 m ²	3.44 m ²
LOUNGE	17.19 m ²	W01, W02, W03, W15, W16	1.72 m ²	8.54 m ²	0.86 m ²	2.87 m ²
BED 1	17.78 m ²	W04, W05, W06	1.78 m ²	6.00 m ²	0.89 m ²	1.23 m ²
BED 2	8.78 m ²	W08	0.88 m ²	3.28 m ²	0.44 m ²	1.07 m ²
BED 3	8.30 m ²	W12	0.83 m ²	3.28 m ²	0.42 m ²	1.07 m ²
BED 4	9.79 m ²	W11	0.98 m ²	3.28 m ²	0.49 m ²	1.07 m ²
BED 5	8.10 m ²	W13	0.81 m ²	3.28 m ²	0.41 m ²	1.07 m ²

PART 3.8.4 LIGHT: Minimum 10% of the floor area of a habitable room required (natural light)
 PART 3.8.5 VENTILATION: Minimum 5% of the floor area of a habitable room required. (An exhaust fan may be used for sanitary compartment, laundry or bathroom provided contaminated air discharges directly to the outside of the building by way of ducts).

Main Menu

LIGHTING CALCULATOR FOR USE WITH J6.2(a) VOLUME ONE AND 3.12.5.5 VOLUME TWO (First issued with NCC 2014)

Help screen

Building name/description

13 ADVOCATE DRIVE, KINGSTON

Number of rows preferred in table below

10

(as currently displayed)

Classification

Class 1

ID	Description	Type of space	Floor area of the space	Design Lamp or Illumination Power Load	Location	Adjustment Factor One		Adjustment Factor Two (via for Class 1)		OVERALL DESIGN PASSES		
						Adjustment Factors	Dimming Percentage % of full power	Design Lumen Depreciation Factor	Adjustment Factors	Dimming Percentage % of full power	Lamp or Illumination Power Density	System Share of % of Aggregate Allowance Used
1	BED 1	Bedroom	17.8 m ²	30 W	Class 1 building	Adjustment Factors	Dimming Percentage % of full power	Design Lumen Depreciation Factor	Adjustment Factors	Dimming Percentage % of full power	Lamp or Illumination Power Density	System Share of % of Aggregate Allowance Used
2	BED 2	Bedroom	8.8 m ²	30 W	Class 1 building	Adjustment Factors	Dimming Percentage % of full power	Design Lumen Depreciation Factor	Adjustment Factors	Dimming Percentage % of full power	Lamp or Illumination Power Density	System Share of % of Aggregate Allowance Used
3	BED 3	Bedroom	8.3 m ²	30 W	Class 1 building	Adjustment Factors	Dimming Percentage % of full power	Design Lumen Depreciation Factor	Adjustment Factors	Dimming Percentage % of full power	Lamp or Illumination Power Density	System Share of % of Aggregate Allowance Used
4	BED 4	Bedroom	9.8 m ²	30 W	Class 1 building	Adjustment Factors	Dimming Percentage % of full power	Design Lumen Depreciation Factor	Adjustment Factors	Dimming Percentage % of full power	Lamp or Illumination Power Density	System Share of % of Aggregate Allowance Used
5	BED 5	Bedroom	9.1 m ²	30 W	Class 1 building	Adjustment Factors	Dimming Percentage % of full power	Design Lumen Depreciation Factor	Adjustment Factors	Dimming Percentage % of full power	Lamp or Illumination Power Density	System Share of % of Aggregate Allowance Used
6	BURGE	Lounge room	11.2 m ²	30 W	Class 1 building	Adjustment Factors	Dimming Percentage % of full power	Design Lumen Depreciation Factor	Adjustment Factors	Dimming Percentage % of full power	Lamp or Illumination Power Density	System Share of % of Aggregate Allowance Used
7	FAMILY	Living room	11.7 m ²	30 W	Class 1 building	Adjustment Factors	Dimming Percentage % of full power	Design Lumen Depreciation Factor	Adjustment Factors	Dimming Percentage % of full power	Lamp or Illumination Power Density	System Share of % of Aggregate Allowance Used
8												
9												
10												

Allowance
 Class 1 building
 5.0 W/m² 2.6 W/m²

Design Average
 5.0 W/m² 2.6 W/m²

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE LIGHTING CALCULATOR
 The Lighting Calculator has been developed by the ABCB to assist in developing a better understanding of lighting energy efficiency parameters. While the ABCB believes that the Lighting Calculator, if used correctly, will produce accurate results, the calculator is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all. Your use of the Lighting Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.

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if inputs are valid



INSULATION SCHEDULE

AREA	DETAILS
ROOF	SARKING
CEILING	R4.1 BULK INSULATION (OR EQUIVALENT) EXCLUDING GARAGE
WALLS (EXTERNAL)	R2.0 BULK INSULATION (OR EQUIVALENT) WITH 1 LAYER SIALATION. SIALATION ONLY TO GARAGE
WALLS (INTERNAL)	R2.0 BULK INSULATION (OR EQUIVALENT) TO INTERNAL WALLS ADJACENT TO GARAGE
FLOORS	RO.8 ALLOWANCE FOR WAFFLE PODS (300mm) IN CONCRETE SLAB

NOTE:
 ALLOWANCE IS REQUIRED FOR UNCOMPRESSED INSTALLATION OF BULK INSULATION & FIBRES SHOULD BE SIZED ACCORDINGLY
 210mm FOR R4.1 BULK INSULATION
 210mm FOR R5.0 BULK INSULATION
 280mm FOR R6.0 BULK INSULATION
 THESE DIMENSIONS ARE NOMINAL AND MAY VARY DEPENDING ON THE TYPE OF INSULATION TO BE INSTALLED

Manufacturer - Clark Windows

Window Type	Glazing	U-Value	SHGC
Awning	Single	6.5	0.67
	Double	4.1	0.57
Awning - LOW REFLECTIVE	Single	4.1	0.40
	Double	5.9	0.75
Sliding	Single	3.2	0.67
	Double	6.4	0.76
Fixed Pane	Single	4.2	0.59
	Double	5.9	0.75
Fixed Glass Panel Hinged Door	Single	3.2	0.67
	Double	6.0	0.62
Sliding Door	Single	4.3	0.55
	Double	6.1	0.74
135 deg. Awning Bay Window	Single	3.8	0.65
	Double	6.5	0.67
135 deg. Sliding Bay Window	Single	4.1	0.57
	Double	6.5	0.76
90 deg. Awning Bay Window	Single	4.2	0.59
	Double	6.5	0.67
90 deg. Sliding Bay Window	Single	4.1	0.57
	Double	6.5	0.76
Bifold Doors	Single	6.1	0.61
	Double	4.4	0.53

NOTE:
 Windows supplied MUST HAVE low better and or equal to stated figures and SHGC within +/- 5% of stated figures. Restricted windows to have their operability restricted per N.C.C.3.9.2.5.

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

Development Application: DA-2018-490
 Plan Reference no.: P3
 Date Received: 18/12/2018
 Date placed on Public Exhibition: 05/01/2019

THIS DWELLING IS BEING CONSTRUCTED IN A BAL-LOW AREA

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MULTI AWARD WINNING BUILDERS

Wilson Homes Tasmania Pty Ltd

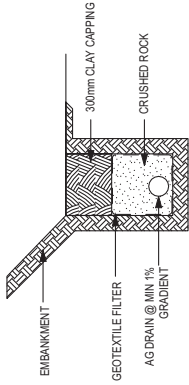
CLIENT:	DRAWING	DATE
MR. JEB JOHNS & MS C STONE	DDI	2018.08.08
13 ADVOCATE DRIVE	CPO	2018.08.30
KINGSTON	AXE	2018.10.22
	CPO	2018.11.28
	BCU	2018.12.10

HOUSE DESIGN	LOT No:	SECTION No:
ELITE 141	5	-
FACE DESIGN	POSTCODE:	COUNCIL:
CLASSIC	7050	KINGBOROUGH
SHEET TITLE	SUB/IR:	
CALCULATIONS & SCHEDULES	KINGSTON	

HOUSE CODE:	SCALE:	SHEET No:
H-WCSEL T20A	5a / 8	
FACE CODE:	SCALE:	
F-WCSCLASIC-01		

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WHERE AG DRAIN IS 4.5m FROM FOOTING, THE FOLLOWING ENGINEERING PRINCIPLES ARE REQUIRED:

- AG DRAIN TO BE CAPPED WITH 300mm OF CLAY TO PREVENT INGRESS OF SURFACE RUN-OFF UNLESS IT IS UNDER A PAVING SURFACE. UNLESS OTHERWISE SPECIFIED, ALL PITS TO BE LOCATED ON GROUND WATER SURFACE WATER SHOULD BE DEALT WITH SEPARATELY.
- AG DRAIN TO HAVE A MINIMUM 1% TO A GRATED PIT WHICH DRAINS TO THE STORMWATER SYSTEM.
- INSTALL A GEOTEXTILE FILTER SOCK TO THE SLOTTED DRAIN, AND ENCLOSE THE WHOLE DRAIN IN GEOTEXTILE (TO THE UNDERSIDE OF CLAY CAPPING).
- PROVIDE ADDITIONAL GRATED PITS/ OR INSPECTION OPENINGS ALONG THE LENGTH OF THE AG DRAIN AND AT THE HIGH POINT TO MAKE THE EFFECT OF A BLOCKAGE VISIBLE AND ENABLE A BLOCKAGE TO BE CLEARED.

AG DRAIN DETAIL N.T.S.

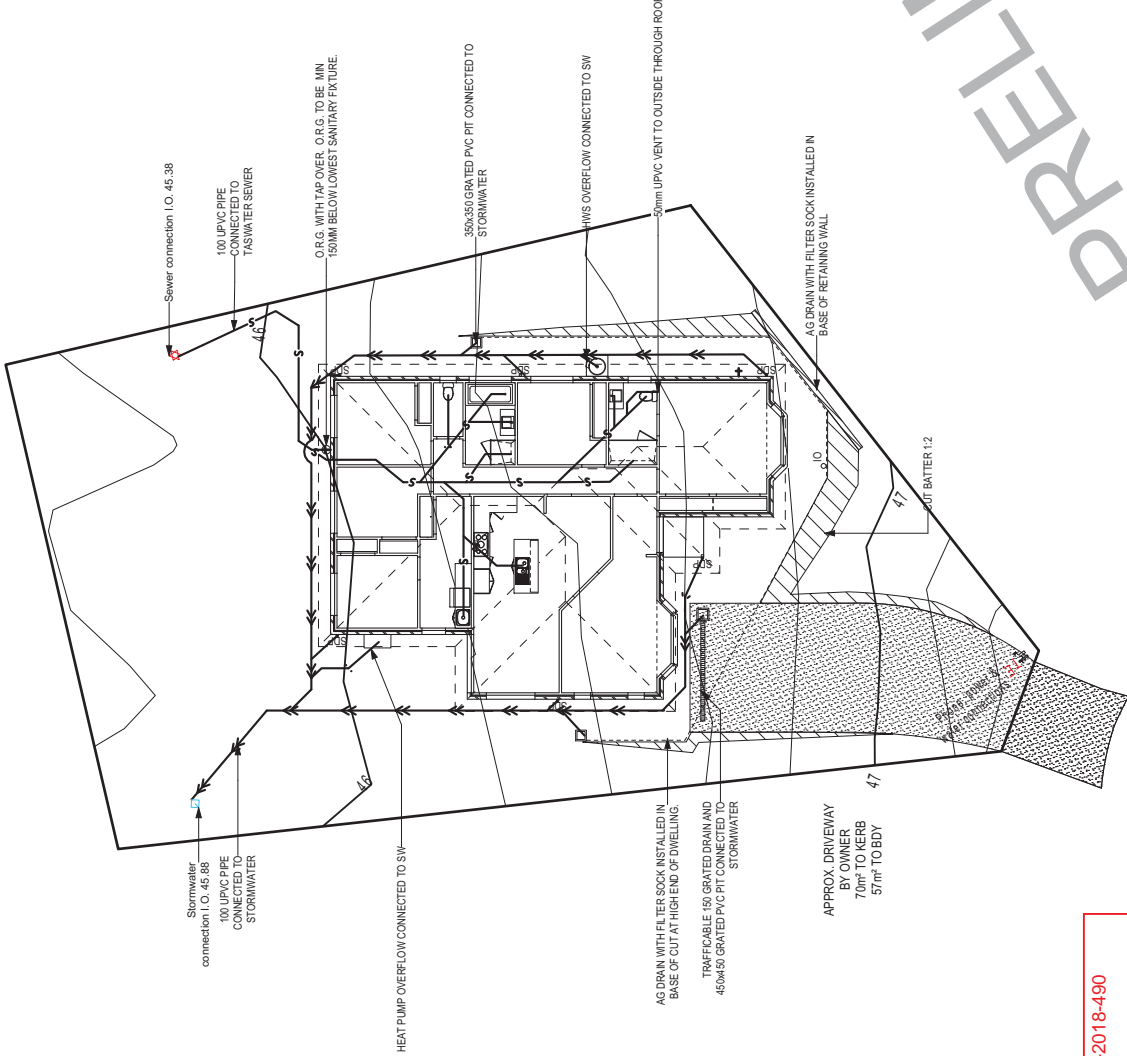
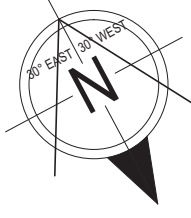
MAINS YARD TAP TO BE LOCATED AT FRONT OF DWELLING AT POINT CLOSEST TO MAINS CONNECTION

INSTALL INSPECTION OPENINGS AT MAJOR BEATS FOR STORMWATER AND ALLOW POINTS FOR DOWNPIES

DRAINAGE LEGEND

- IO INSPECTION OPENING
- SURFACE PIT
- ← STORMWATER LINE
100 UPVC FALL @ 1:100
- SEWERAGE LINE 100 UPVC
FALL @ 1:65
- AG DRAIN

THIS DWELLING IS BEING CONSTRUCTED IN A BAL-LOW AREA
RESTRICTIONS FOR CONSTRUCTION METHODS/MATERIALS APPLY. REFER TO NOTES)



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HOUSE CODE:	H-WCSEL T20A
FACADE CODE:	F-WCSCCLASIC-01
SCALES:	1:200
SHEET No:	6 / 8

HOUSE DESIGN:	ELITE 141	LOT No:	5
FACADE DESIGN:	CLASSIC	DP No:	-
SHEET TITLE:	DRAINAGE PLAN	SECTION No:	-
CLIENT:	MR. JEB JOHNS & MS C STONE	POSTCODE:	7050
ADDRESS:	13 ADVOCATE DRIVE	COUNCIL:	KINGBOROUGH
SUB/IR:	KINGSTON		

DRAWING	DRAWN
3. CITZ PLAN - ALFRESCO REMOVED	DDI 2018.08.08
4. DA PLAN SET - INITIAL ISSUE	CPO 2018.08.30
5. REF ADDRESSSED	AEX 2018.10.22
6. DA PLAN SET AMENDED	CPO 2018.11.28
7. HOUSE REVISED	BCU 2018.12.10

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