

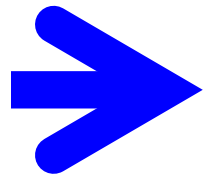
APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2018-653

NAME OF APPLICANT: Mr M Pettit

INTENTION: Extension to dwelling (deck) and alterations

LOCATION: 6 Nightingale Avenue, Taroon



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 25-Jan-2019.



DEVELOPMENT APPLICATION

<u>Application Number:</u>	DA-2018-653
<u>Proposed Development:</u>	Extension to dwelling (deck) and alterations
<u>Location:</u>	6 Nightingale Avenue, Taroom
<u>Applicant:</u>	Mr M Pettit
<u>Responsible Planning Officer:</u>	Louise Blyth
<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	

Development Application: DA-2018-653
Plan Reference no.: P2
Date Received: 9 January 2019
Date placed on Public Exhibition: 12/01/2019

Proposed Addition & Alterations for S.M. Tooth at 6 Nightingale Avenue Taroona

PLANNING APPLICATION

NOT TO BE USED
FOR CONSTRUCTION PURPOSES

Job No. 81001

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6.	Proposed floor plan (1)	1:100
7.	Proposed floor plan (2)	1:50

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DATE: November 2018

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Matthew Pettit
Accredited Building
Practitioner

Licence No. CC5092U
(Building Designer - Domestic)

NOTES TO PLANS: To be read in conjunction with plans and specifications

1. Figured dimensions to be used. Do not scale drawings.
2. It is recommended that all levels, set outs and dimensions be verified by a registered Surveyor.
3. All materials to be in accordance with the relevant SAA Code, BCA and/or Manufacturers specifications.
4. All work to be carried out in accordance with relevant SAA Code, Manufacturers specifications and BCA
5. Pettit Designs hereby guarantee that the plans and specifications will meet requirements of the Local Authority.
Although every care is taken no responsibility is accepted for misinterpretation error or omission. It is the Contractors responsibility at all times to verify dimensions and levels etc. prior to and during constructions.
6. These drawings to be read in conjunction with Engineers reports and associated details thereof.
7. All plumbing and drainage to Local Authority specifications and BCA where applicable.

BUSH FIRE ATTACK LEVEL DETERMINATION:
LOW
NO THREAT PERCEIVED AS NO UNMANAGED BUSH OR GRASSLAND WITHIN 100m RADIUS OF PROPERTY AT 6 NIGHTINGALE AVENUE, TAROONA



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ALTERATIONS & ADDITION
6 NIGHTINGALE AVENUE
TAROONA
S.M. TOOTH
JOB: 81001



0 1000 2000

1/7

BUSH FIRE HAZARD PLAN

1:1000

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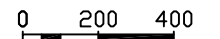
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IMPORTANT:
 Use written dimensions only. Confirm all dimensions on site before commencing any work. Ensure that this drawing and any accompanying details and /or specifications have been stamped "approved" by the relevant local authorities, and that any conditions of approval are incorporated into the works. All materials and workmanship shall conform with relevant standard, Building Code of Australia (BCA) requirements and product specification and any addendum to that specification. This drawing remains the property of the designer and its use is restricted to the license granted to the client for the project as specified.

IT IS THE BUILDERS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UNDERGROUND SERVICES, INCLUDING BUT NOT LIMITED TO; GAS, WATER, SEWER, STORM WATER, ELECTRICITY, TELECOMMUNICATIONS.

OH&S HAZARD
 Type: public safety
 Solution: provision of safety fencing around construction area

ALL LEVELS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORK

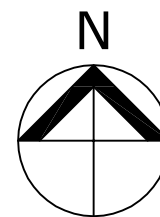


ALTERATIONS & ADDITION
 6 NIGHTINGALE AVENUE
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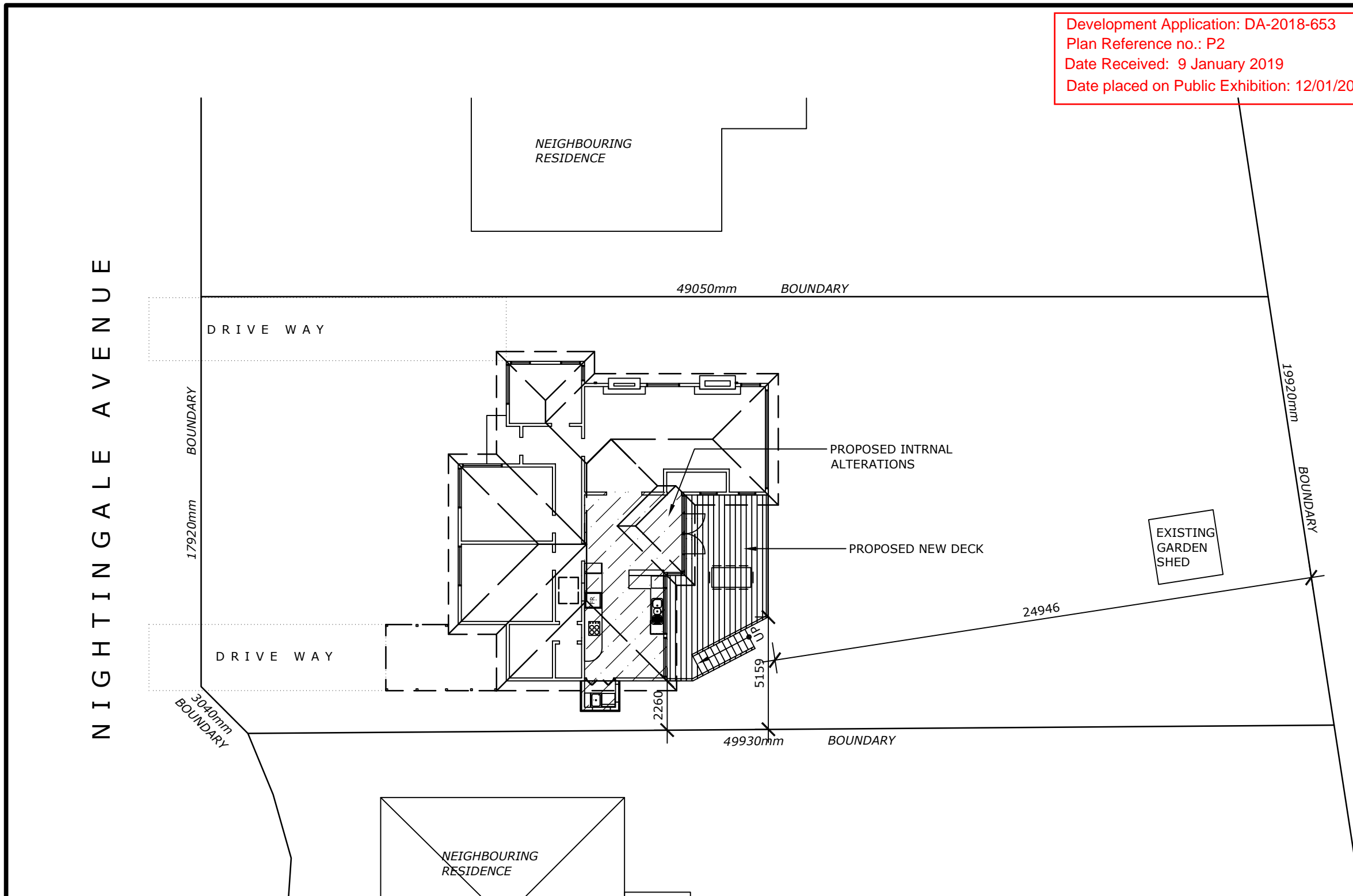
2/7 **SITE PLAN**
 Scale: 1:200

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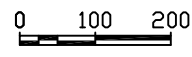
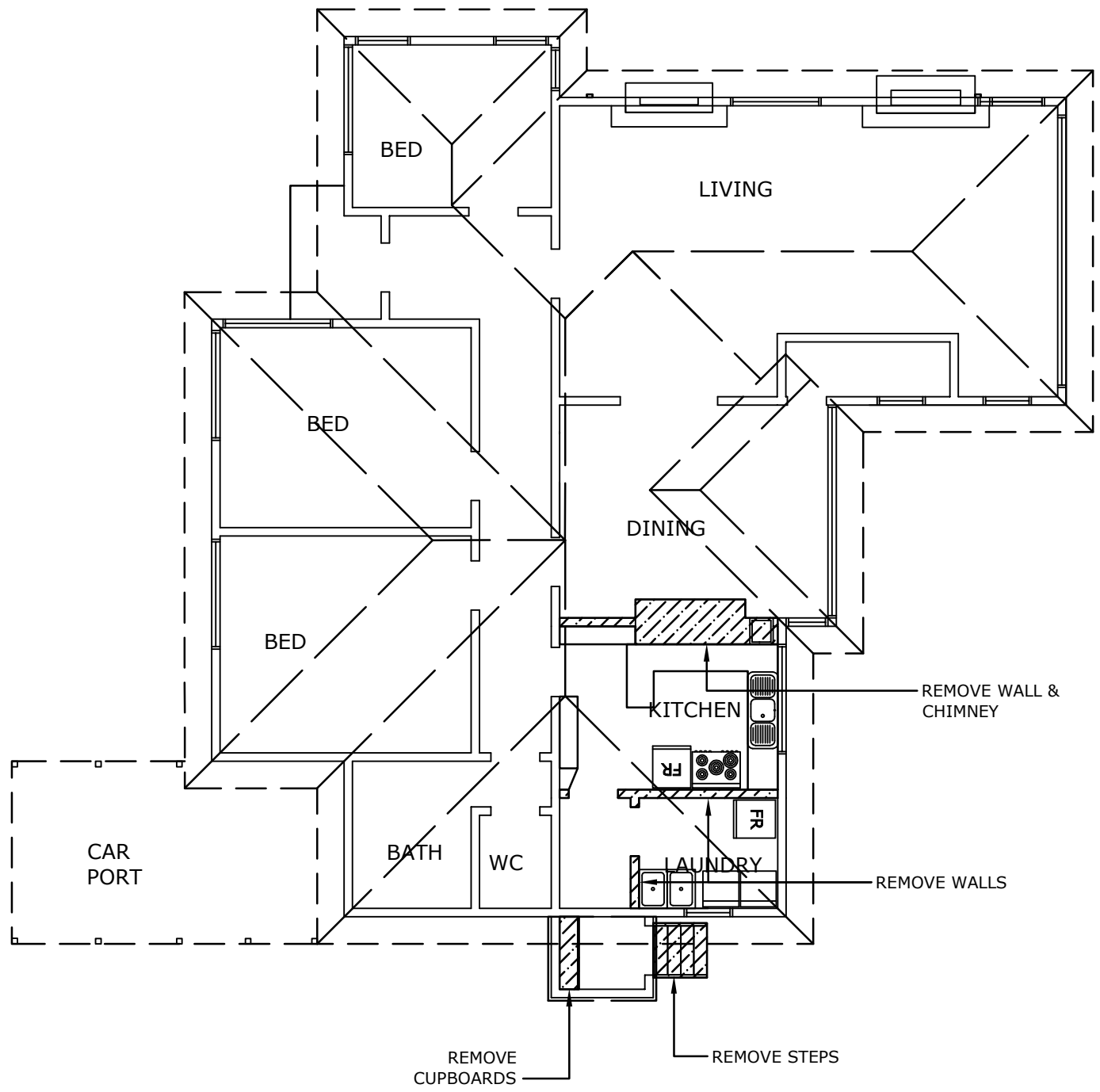
TITLE REFERENCE:	volume - 13434
	folio - 25
REGISTERED TITLE NUMBER:	P13434
PRIOR CT:	1310/67
PROPERTY ID:	5717473
COUNCIL:	KINGBOROUGH
PLANNING ZONE:	LOW DENSITY RESIDENTIAL
PLANNING REQUIREMENTS:	DA REQUIRED
CLIMATE ZONE:	7

SITE AREA	1003.5m ²
SITE COVER	150.1m ² = 14.96%
OPEN SPACE	2m ²
CAR PARKING	2
EXISTING FLOOR AREA	141.1m ²
PROPOSED FLOOR AREA	0m ²
PROPOSED DECK/PATIO AREAS	30.3m ²
EXISTING GARDEN SHED AREA	9m ²
TOTAL	189.4m²

BUSHFIRE ATTACK LEVEL (BAL)	LOW
ALPINE ZONE CLASSIFICATION	N/A
CLIMATE ZONE	7
CORROSION CLASSIFICATION (STRUCTURAL)	MODERATE
CORROSION CLASSIFICATION (ROOFING)	LOW
WIND SPEED CLASSIFICATION	N2
SOIL CLASSIFICATION	H-1 (ANECDOTAL EVIDENCE)

REASON FOR DEVELOPMENT APPLICATION
 - WITHIN HERITAGE PRECINCT OVERLAY FOR KINGBOROUGH INTERIM PLANNING SCHEME 2015
 - DECK LEVEL > 1000mm FROM GROUND LEVEL

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EXISTING FLOOR PLAN

3/7

Scale: 1:100

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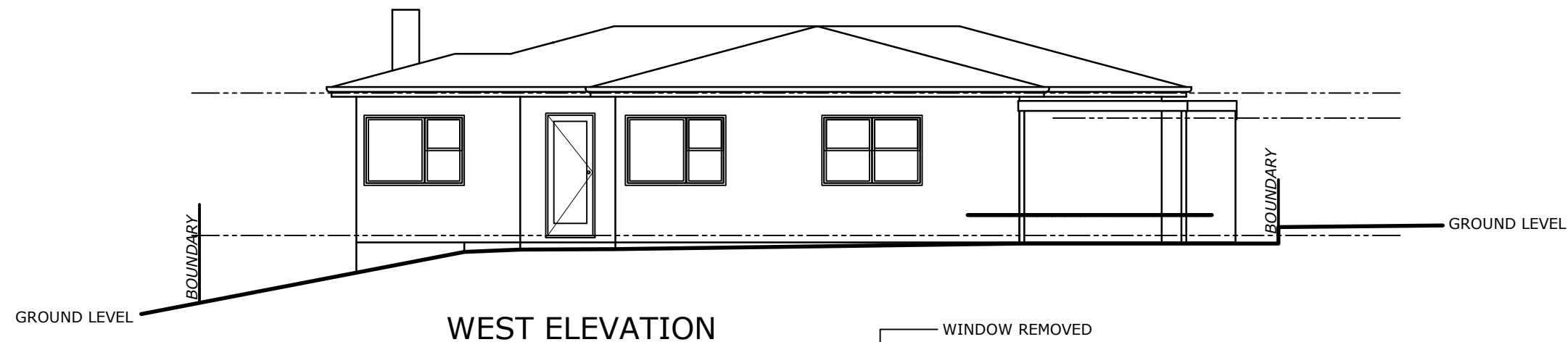
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SAFETY

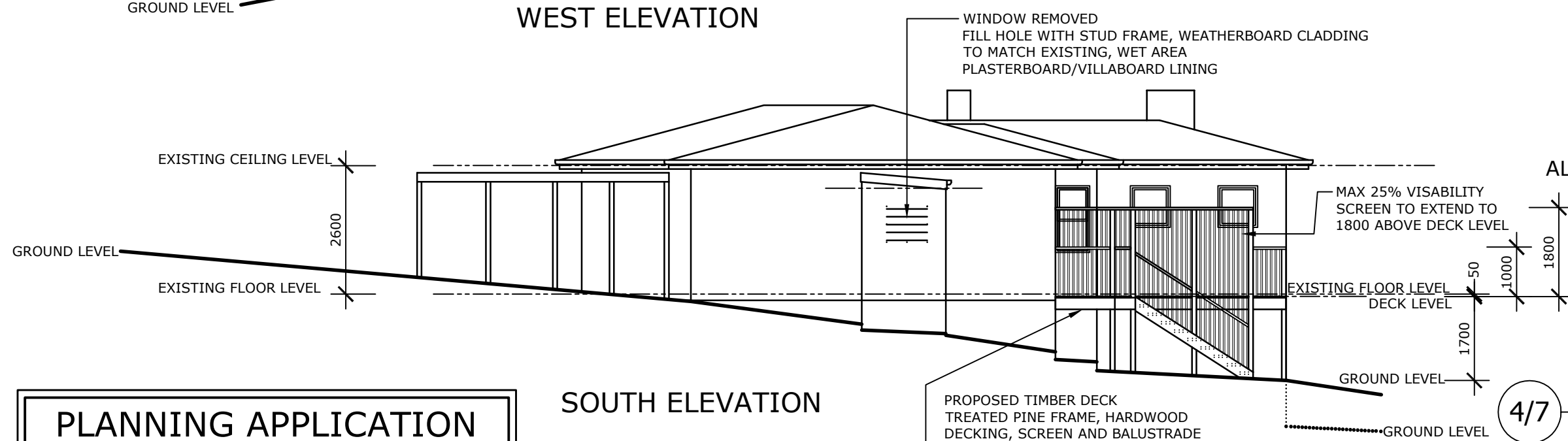
- THE BUILDER IS TO TAKE GUIDANCE FROM THE WORKSAFE TASMANIA DOCUMENT "YOUR GUIDE TO MANAGING SAFETY IN HOUSING AND CONSTRUCTION" AND MUST ACT IN ACCORDANCE WITH "Work Health and Safety Act 2012 and Work Health and Safety Regulations 2012"
- ALL PERSONS ENTERING THE SITE MUST UNDERTAKE A SITE INDUCTION TO BE INSTRUCTED ON HAZARDS WITHIN THE SITE
- SCAFFOLDING OR APPROPRIATE WORK PLATFORM MUST BE USED WHERE THE TASK AT HAND IS OUT OF REACH WHEN STANDING ON GROUND
- ANY PERSON OPERATING ON AN INSECURE FLOOR GREATER THAN 2m FROM THE GROUND (ie NO HAND RAILS OR WALLS OR FLOOR) MUST USE A SCAFFOLD WITH THE APPROPRIATE GUARD RAILS AND/OR BE HARNESSSED TO THE BUILDING.
- SCAFFOLDS AND WORK PLATFORMS MUST BE INSTALLED BY A SUITABLY QUALIFIED INSTALLER AND MAINTAINED IN ACCORDANCE WITH THE ABOVE REFERENCED DOCUMENTS
- ALL BUILDING MATERIALS MUST BE STOCKPILED IN A MANNER THAT WILL NOT OBSTRUCT CLEAR TRAFFIC AROUND THE WORKSITE OR CREATE AN UNDUE HAZARD (eg TRIPPING)
- APPROPRIATE SANITARY FACILITIES MUST BE SUPPLIED FOR WORKERS

NOTE: ALL NEW WINDOWS TO BE DOUBLE GLAZED.

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WEST ELEVATION



SOUTH ELEVATION

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ELEVATIONS

Scale 1:100

4/7

PLANNING APPLICATION

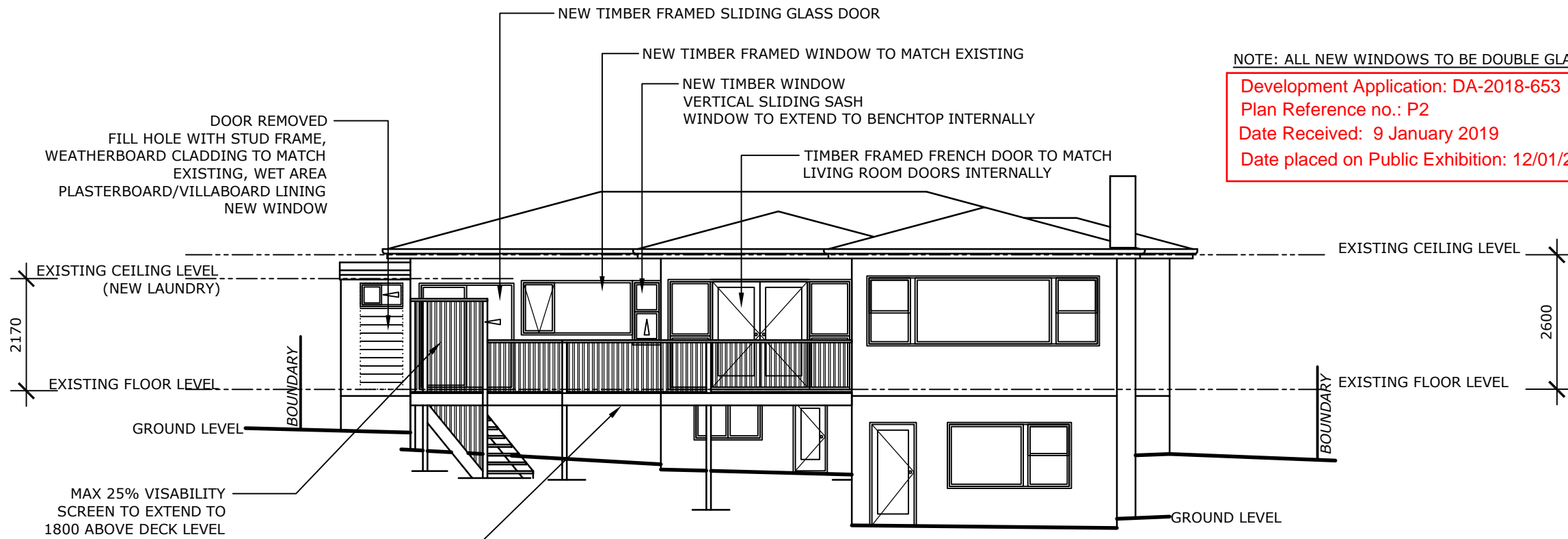
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PROPOSED TIMBER DECK
 TREATED PINE FRAME, HARDWOOD
 DECKING, SCREEN AND BALUSTRADE
 OF 42x19 OILED HARDWOOD
 140x45 HARDWOOD CAPPING TO
 HAND RAIL
 ALL FIXINGS TO BE STAINLESS STEEL

PETTIT DESIGNS

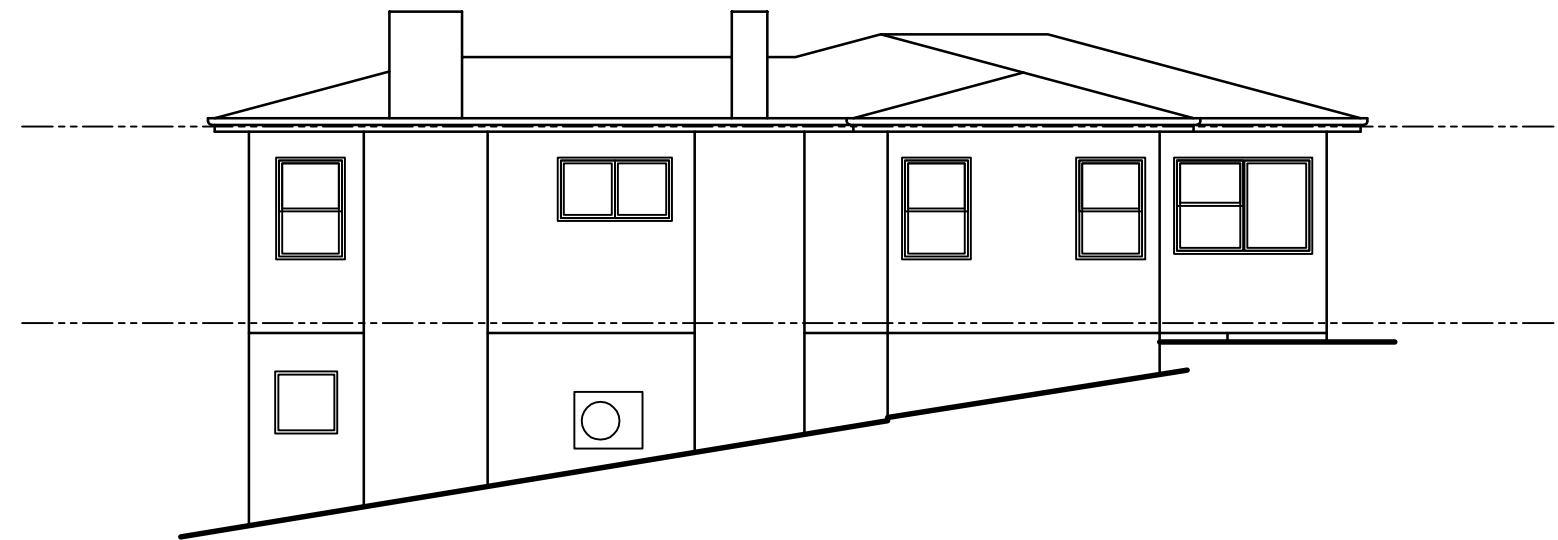
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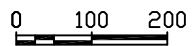


EAST ELEVATION

PROPOSED TIMBER DECK
TREATED PINE FRAME, HARDWOOD
DECKING, SCREEN AND BALUSTRADE
OF 42x19 OILED HARDWOOD OR
67x17 MODWOOD MINI BOARD
140x45 HARDWOOD CAPPING TO
HAND RAIL
ALL FIXINGS TO BE STAINLESS STEEL



NORTH ELEVATION



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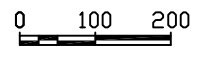
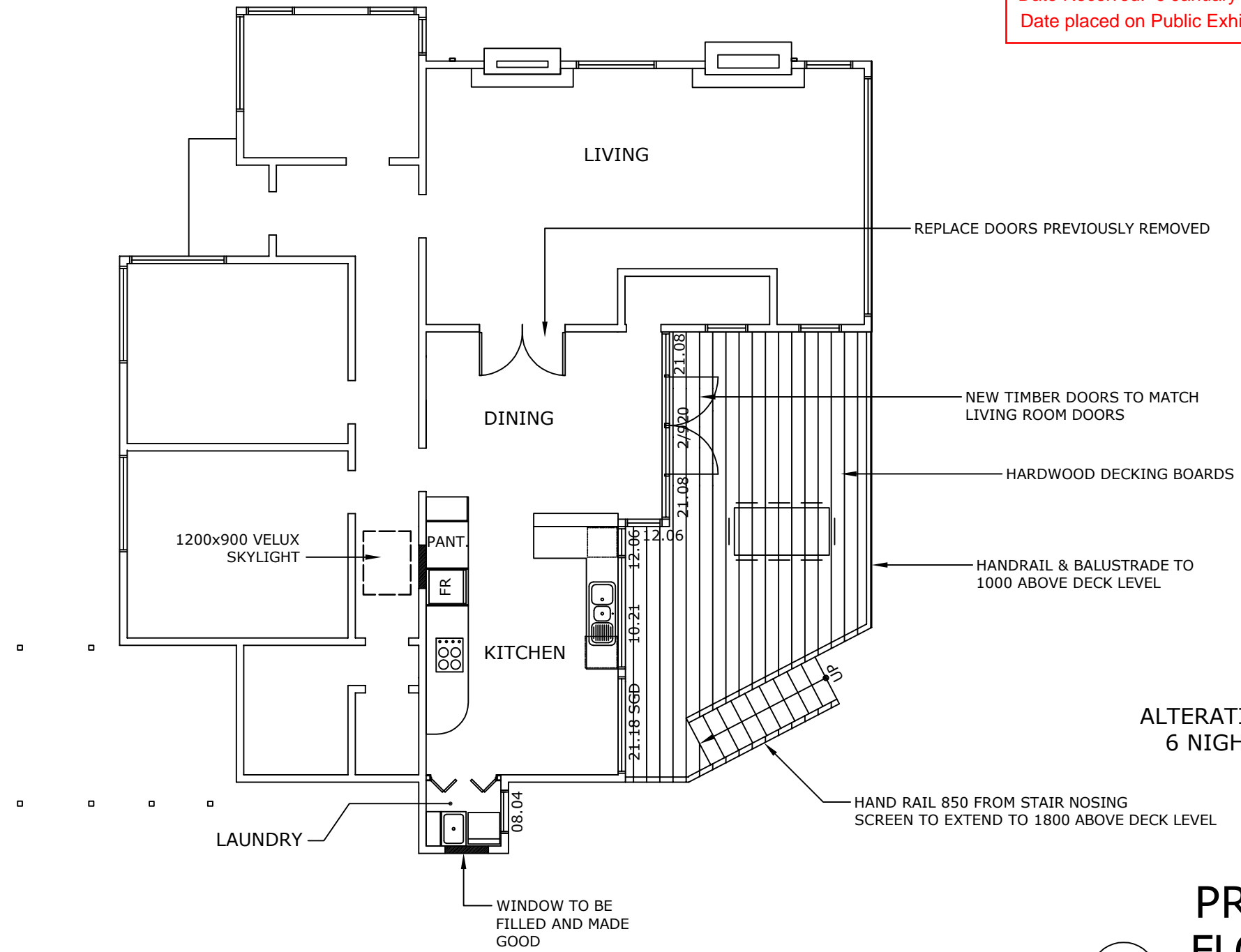
5/7 ELEVATIONS
Scale: 1:100

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NOTE: ALL NEW WINDOWS TO BE DOUBLE GLAZED, TIMBER FRAMED WITH PAINT FINISH TO MATCH EXISTING.

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PROPOSED FLOOR PLAN

6/7

Scale: 1:100

- MECHANICAL VENTILATION -**
 MECHANICAL EXTRACTOR FANS TO BE FITTED TO BATHROOM, LAUNDRY, ENSUITE AND KITCHEN (RANGE HOOD) AS SHOWN ON PLAN BY (f)
- FIRE SAFETY -**
 SMOKE DETECTORS TO BE FITTED AS SHOWN ON PLAN BY (sd)
 ALL SMOKE DETECTORS TO BE INTERCONNECTED
- ELECTRICAL -**
 PENDANT LIGHT FITTINGS ONLY. NO DOWNLIGHTS TO BE INSTALLED UNLESS PROVIDED WITH UNVENTED SHIELDS.
- ARTIFICIAL LIGHTING -**
 *max. 5watts/m² FOR LIVING AREAS
 *max. 4 watts/m² FOR BALCONIES / VERANDAHS
 *max. 3 watts/m² FOR CLASS 10a BUILDINGS (ASSOC. with CLASS 1a)

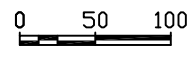
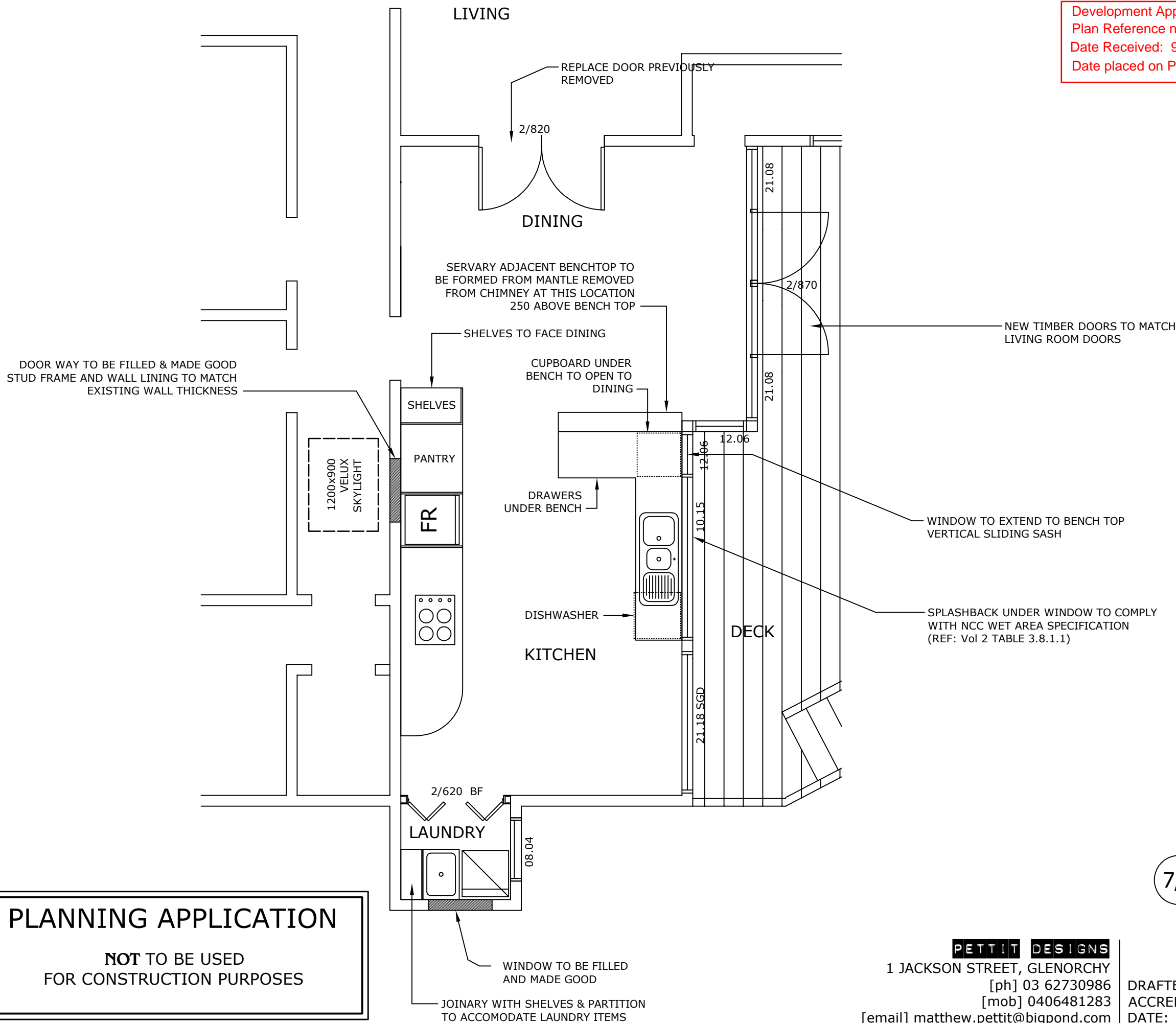
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PROPOSED FLOOR PLAN

Scale: 1:50

7/7

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