

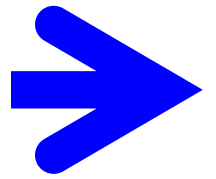
APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2019-13

NAME OF APPLICANT: Tassie Homes Pty Ltd

INTENTION: Dwelling

LOCATION: 34 Apolline Drive, Kingston (Lot 38)



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-Feb-2019.



DEVELOPMENT APPLICATION

<u>Application Number:</u>	DA-2019-13
<u>Proposed Development:</u>	Dwelling
<u>Location:</u>	34 Apolline Drive, Kingston
<u>Applicant:</u>	Tassie Homes 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	

PROPOSED BAIN RESIDENCE

at Lot 38, Spring Farm Estate, Kingston

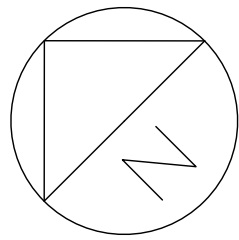


Sh.	Description
01	Site Plan
01a	Drainage Plan
02	Floor Plan
03	Elevations

F	Council Request: Provide max retaining wall height on site plan.	01	29 January 2019
E	Electrical Plan changes, change Norfolk RW to Tasman RW, provide 2x Skylights.	01, 02, 03 & Electrical	26 November 2018
D	Provide Norfolk retaining wall in lieu of cut, provide subfloor access.	01, 01a, 03	20 November 2018
C	Minor Floor plan changes, Raise FFL to 78.05 in lieu of 77.65, relocate driveway.	01-03 & Electrical	15 November 2018
B	Minor Floor plan changes, Add Site Detail, update NGLs, provide Drainage Plan & preliminary Electrical and Roof plans.	01-03 & Electrical & Roof	06 November 2018
A	Floor Plan & Elevation changes.	01-03	04 October 2018
DA	DA Plan Set.	01-03	10 September 2018
REV	DESCRIPTION	SHEETS	DATE

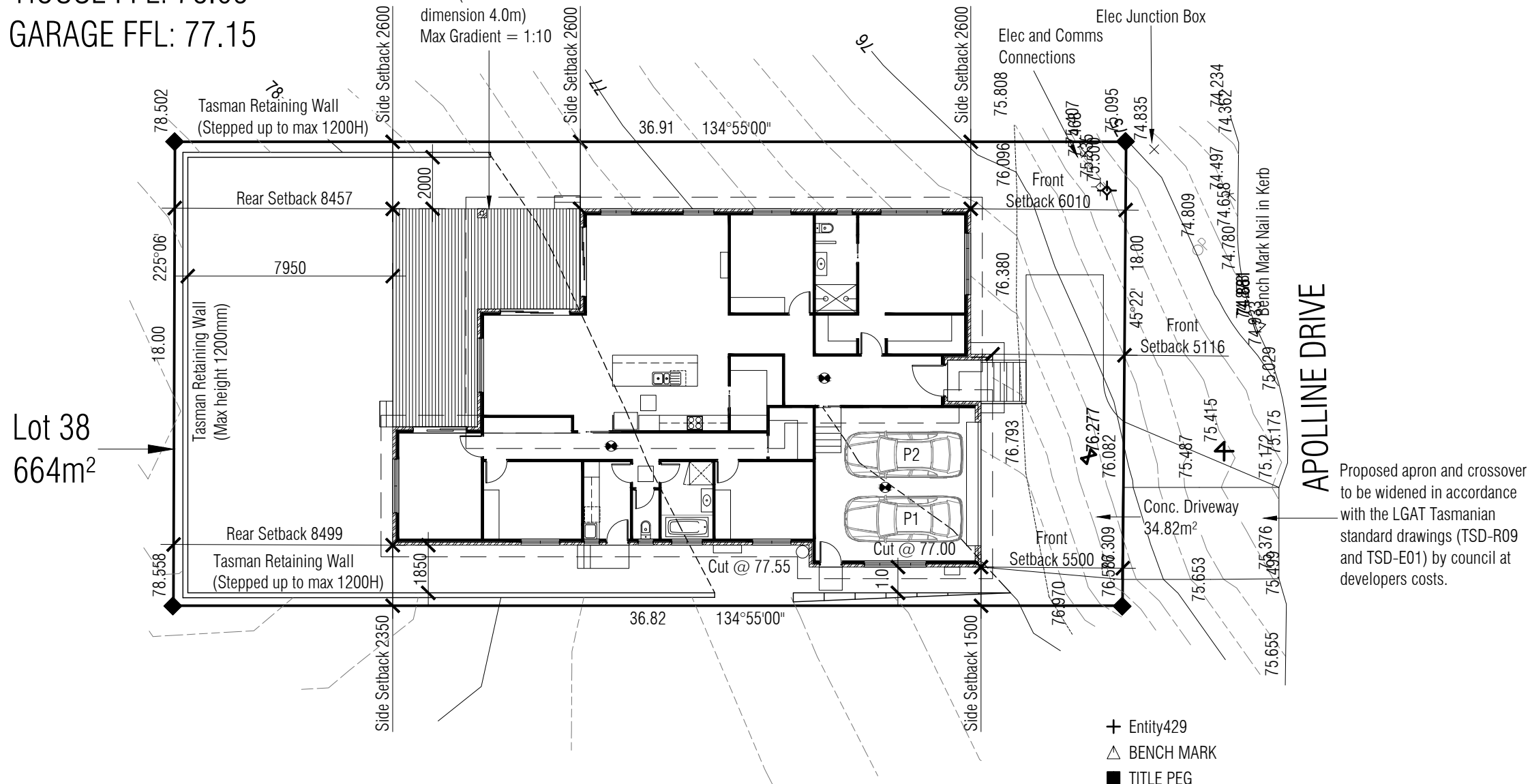
Development Application: DA-2019-13
 Plan Reference no.: P2
 Date Received: 29/01/2019
 Date placed on Public Exhibition: 02/02/2019

Client:	
PROPOSED BAIN RESIDENCE at Lot 38 Spring Farm Estate, Kingston	
Designer:	
Tassie Homes Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055 Ph: (03) 6283 3273 tassiehomes.com.au	
Title Reference No.	Not Yet Issued
Total Floor Area:	256.01m ²
Total Porch / L'ding Area:	52.00m ²
Wind Classification:	TBC
Soil Classification	TBC
Climate Zone:	7
BAL:	12.5
COVER SHEET	
Drawn: LP	Job No. - H1057
Date: 10 September 2018	Sheet
Scale: None	00
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PROPOSED DWELLING
HOUSE FFL: 78.05
GARAGE FFL: 77.15

POS
 10.4.3-A2(a)(i)&(f)
 24m² (min.
 dimension 4.0m)
 Max Gradient = 1:10



Lot 38
 664m²

APOLLINE DRIVE

Proposed apron and crossover to be widened in accordance with the LGAT Tasmanian standard drawings (TSD-R09 and TSD-E01) by council at developers costs.

- DTM BOUNDARY 997
- BENCH MARK
- BENCH MARK S-2
- BANK TOP
- KERB BACK
- CONCRETE SLAB
- JUNCTION PILLAR HYDRO
- CONTROL_TRAVERSE
- 901-Boundary line
- + Entity429
- △ BENCH MARK
- TITLE PEG
- △ BENCH MARK S-2
- NAIL
- ⊗ STORMWATER HOUSE CONNECTION
- ⊗ ROAD SIGN
- ⊙ POLE WITH LIGHT
- + CABLE MARKE HYDRO
- + CABLE MARKER TELSTRA
- ⊗ SEWER HOUSE CONNECTION
- ⊗ STOP VALVE
- ⊗ METER WATER

- GENERAL NOTES:**
- Do not scale from this drawing
 - Builder to confirm all dimensions and setouts prior to commencement of work.
 - All work to be in accordance with relevant Australian Standards and the National Construction Code of Australia.
 - All windows and doors are double glazed.
 - Provide removable hinges to WC if front of pan to door jamb is less than 1250mm.
 - Provide a tap to fridge space.

REV	DESCRIPTION	DATE
F	As Per Cover Sheet	29 January 2019
E	As Per Cover Sheet	26 November 2018
D	As Per Cover Sheet	20 November 2018
C	As Per Cover Sheet	15 November 2018
B	As Per Cover Sheet	06 November 2018
A	As Per Cover Sheet	04 October 2018

BAL: 12.5
 Refer to sheet TBC for Bushfire attack level requirements.

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 at Lot 38 Spring Farm Estate, Kingston

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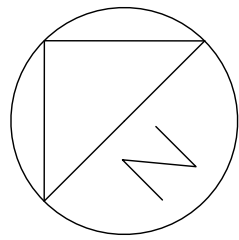


SITE PLAN

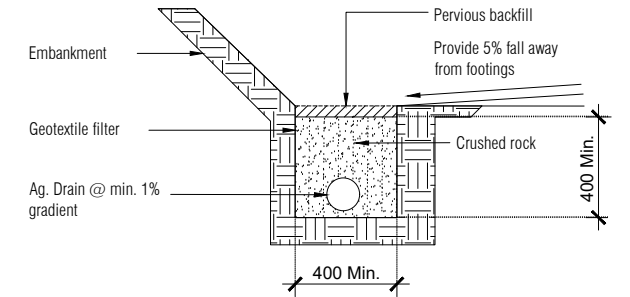
Drawn:	LP	Job No. - H1057
Date:	10 September 2018	Sheet
Scale:	1:200	01
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NOTES:
 While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.
 The title boundaries as shown on this plan were not registered at the time of the survey see attached letter of warning.
 Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

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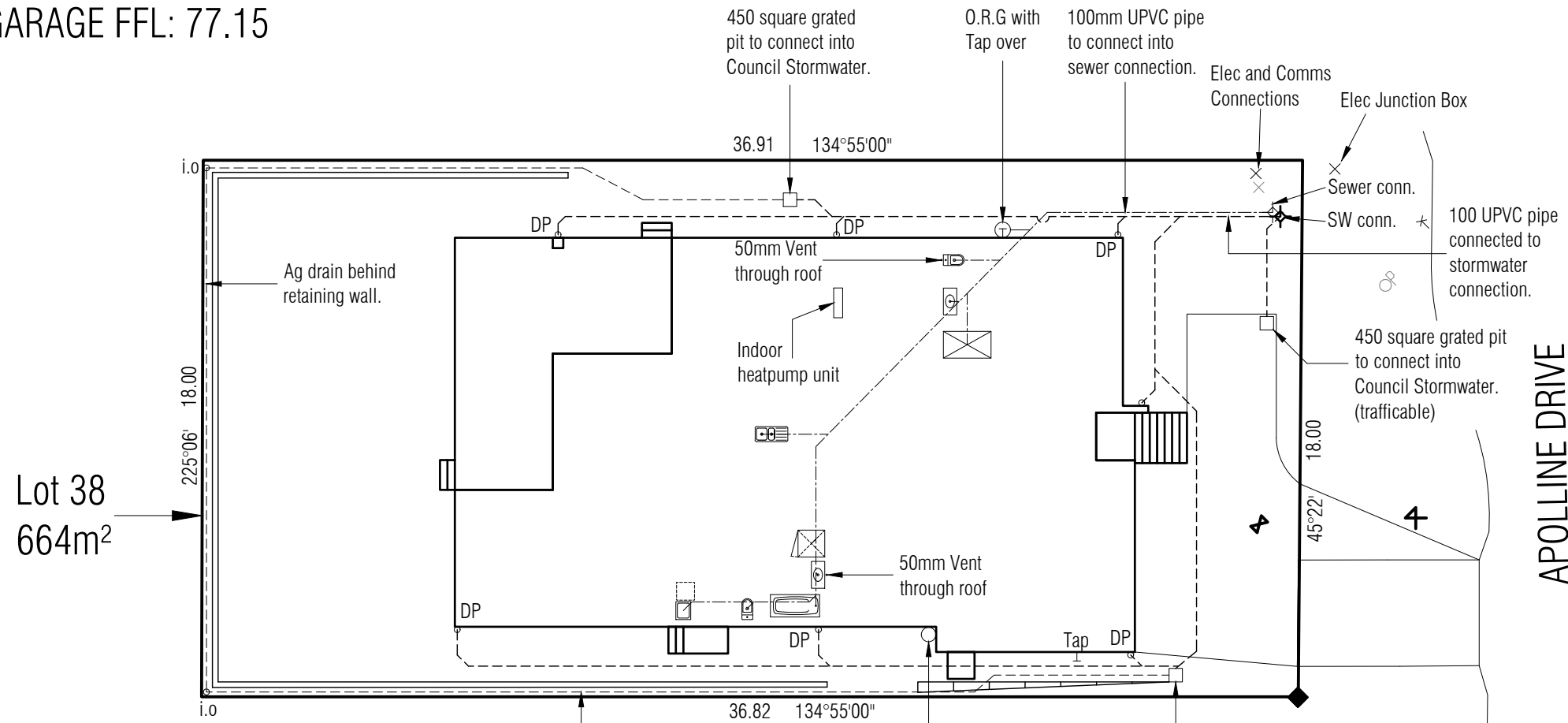


PROPOSED DWELLING
 HOUSE FFL: 78.05
 GARAGE FFL: 77.15



TYPICAL AG DRAIN DETAIL.
 NOT TO SCALE

All materials and construction to comply with AS/NZS 3500, 2015 and to be inspected and approved by a qualified engineer.



Lot 38
 664m²

GENERAL NOTES:
 Gutters & downpipes to comply with N.C.C part 3.5.2.
 Plumber to confirm all details on site prior to commencing any work.
 Work to be approved by a qualified engineer.
 Location of drainage pipes is indication only of type and direction.
 Contractor to verify the location of drainage pipes within the site boundary.
 Wet areas to comply with N.C.C 38.1.2 and AS3740

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B	As Per Cover Sheet	06 November 2018
REV	DESCRIPTION	DATE

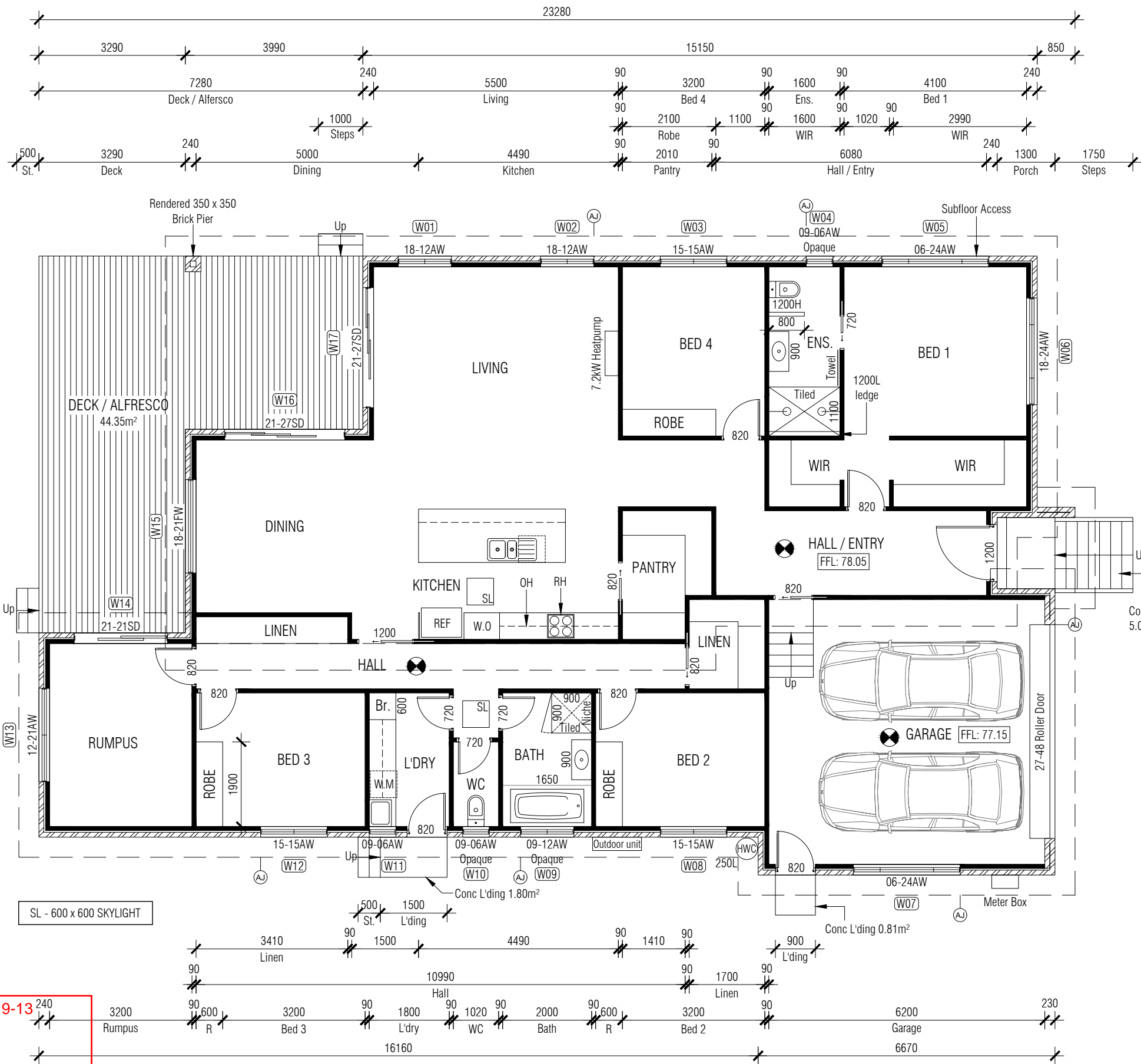
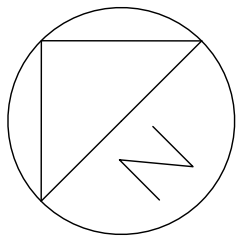
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DRAINAGE PLAN	
Drawn: LP	Job No. - H1057
Date: 06 November 2018	Sheet
Scale: 1:200	01a
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Articulation Joint
 Smoke Alarm

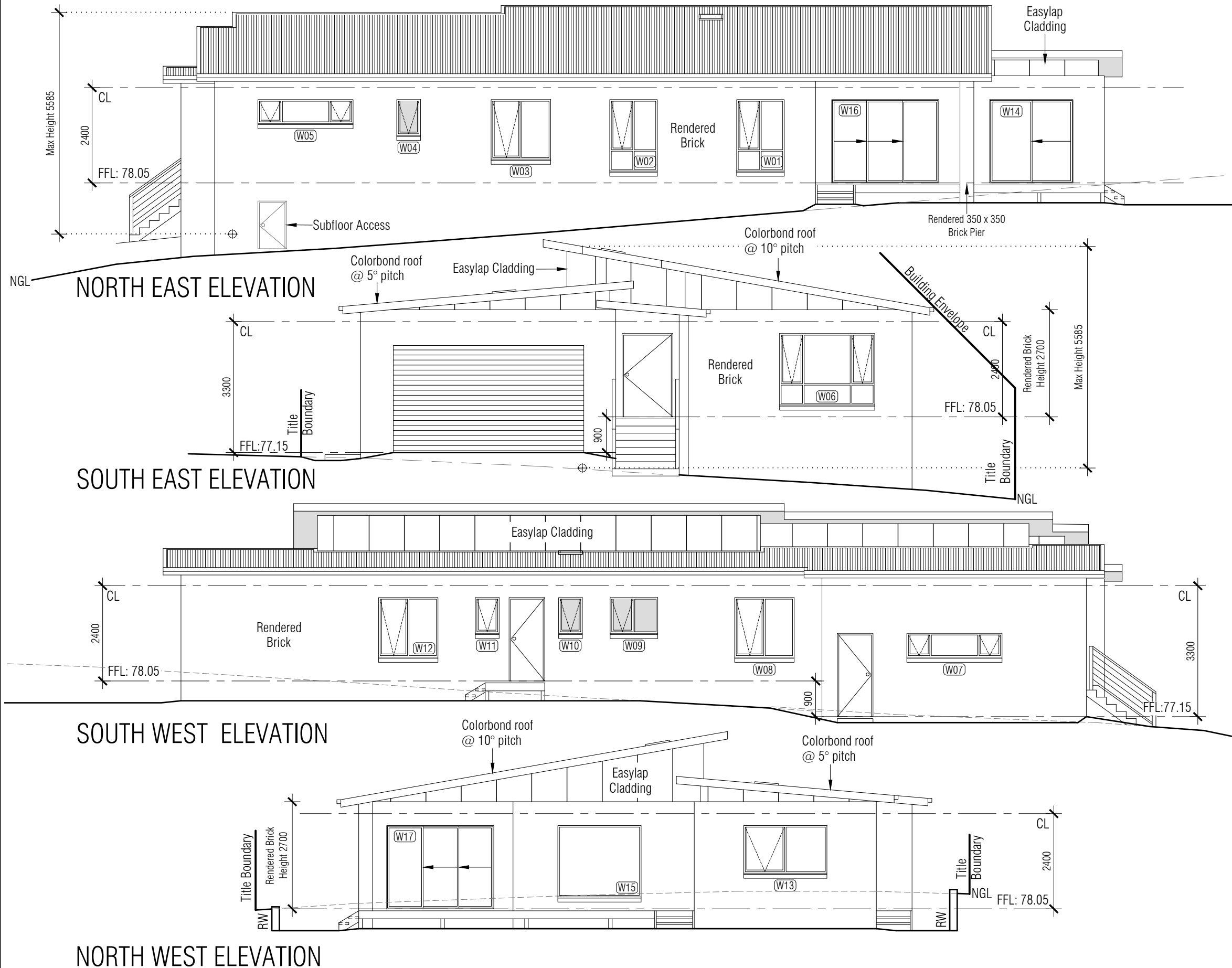
FLOOR AREA = 256.01m²
 PORCH / LANDING AREAS = 52.00m²

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 tassiehomes.com.au



FLOOR PLAN		
Drawn:	LP	Job No. - H1057
Date:	10 September 2018	Sheet
Scale:	1:100	
© Copyright Tassie Homes 2018		02



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ELEVATIONS

Drawn:	LP	Job No. - H1057
Date:	10 September 2018	Sheet
Scale:	1:100	03
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