

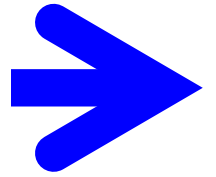
APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2019-17

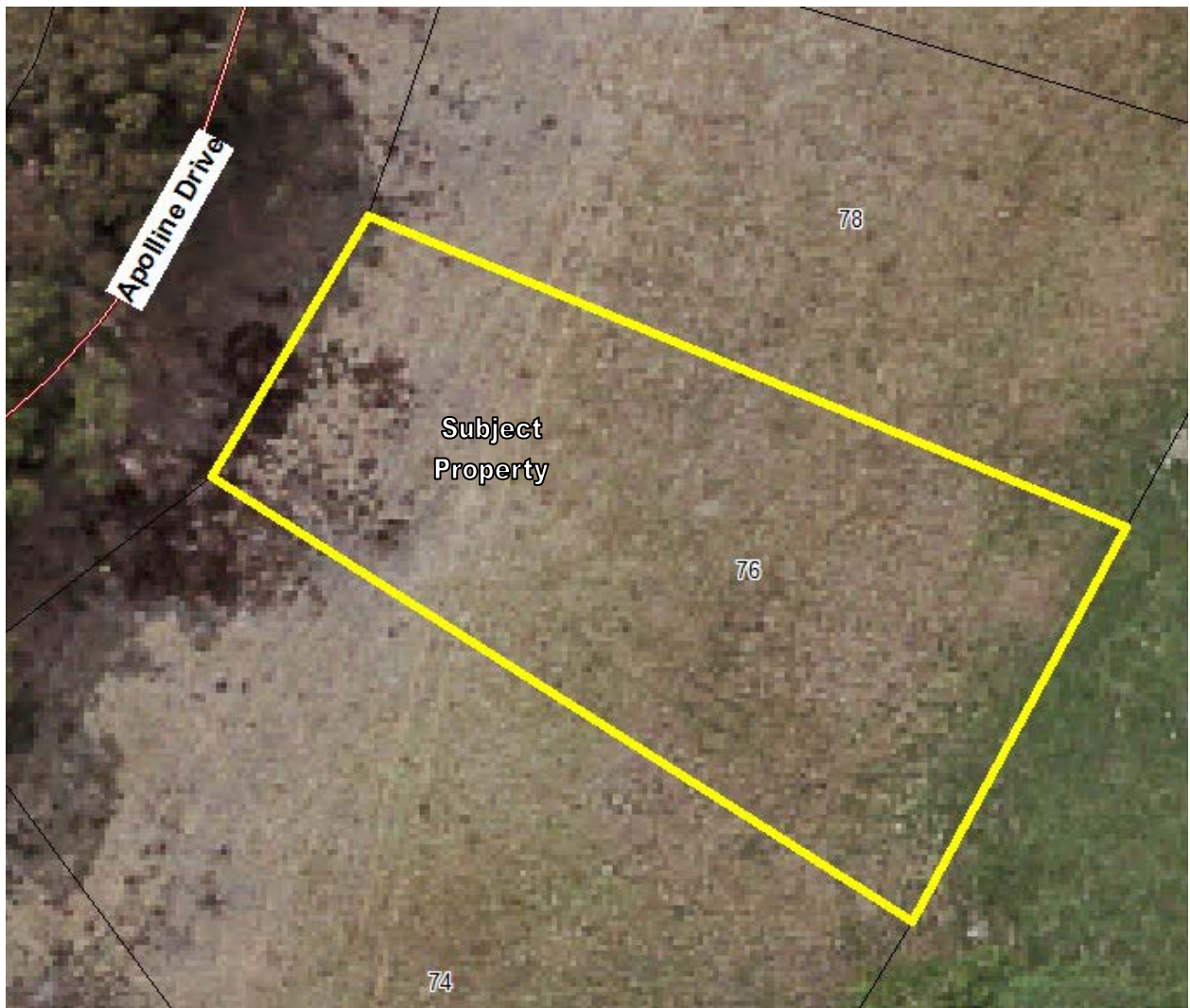
NAME OF APPLICANT: Tassie Homes Pty Ltd

INTENTION: Dwelling

LOCATION: 76 Apolline 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 20-Feb-2019.



DEVELOPMENT APPLICATION

<u>Application Number:</u>	DA-2019-17
<u>Proposed Development:</u>	Dwelling
<u>Location:</u>	76 Apolline Drive, Kingston
<u>Applicant:</u>	Tassie Homes Pty Ltd
<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	

PROPOSED KEETCH RESIDENCE

at 76 (Lot 20) Apolline Drive, KINGSTON

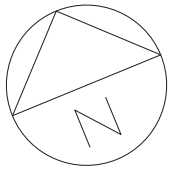


Sh.	Description
01	Site Plan
01a	Drainage Plan
02	Floor Plan
03	Elevations Sheet 1
03a	Elevations Sheet 2

Development Application: DA-2019-17
 Plan Reference no.: P1
 Date Received: 14/ 01/ 2019
 Date placed on Public Exhibition: 06/ 02/ 2019

Client:	
PROPOSED KEETCH RESIDENCE at 76 (Lot 20) Apolline Drive, KINGSTON	
Designer:	
Tassie Homes Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055 Ph: (03) 6283 3273 tassiehomes.com.au	
Title Reference No.	CT.174196/20
Total Floor Area:	154.95m ²
Total Porch / L'ding Area:	9.54m ²
Wind Classification:	TBC
Soil Classification:	TBC
Climate Zone:	7
BAL:	12.5
COVER SHEET	
Drawn:	LP Job No. - H1072
Date:	09 January 2019 Sheet
Scale:	None
© Copyright Tassie Homes 2019	
00	

DA	DA Plan Set.	01-03	09 January 2019
REV	DESCRIPTION	SHEETS	DATE

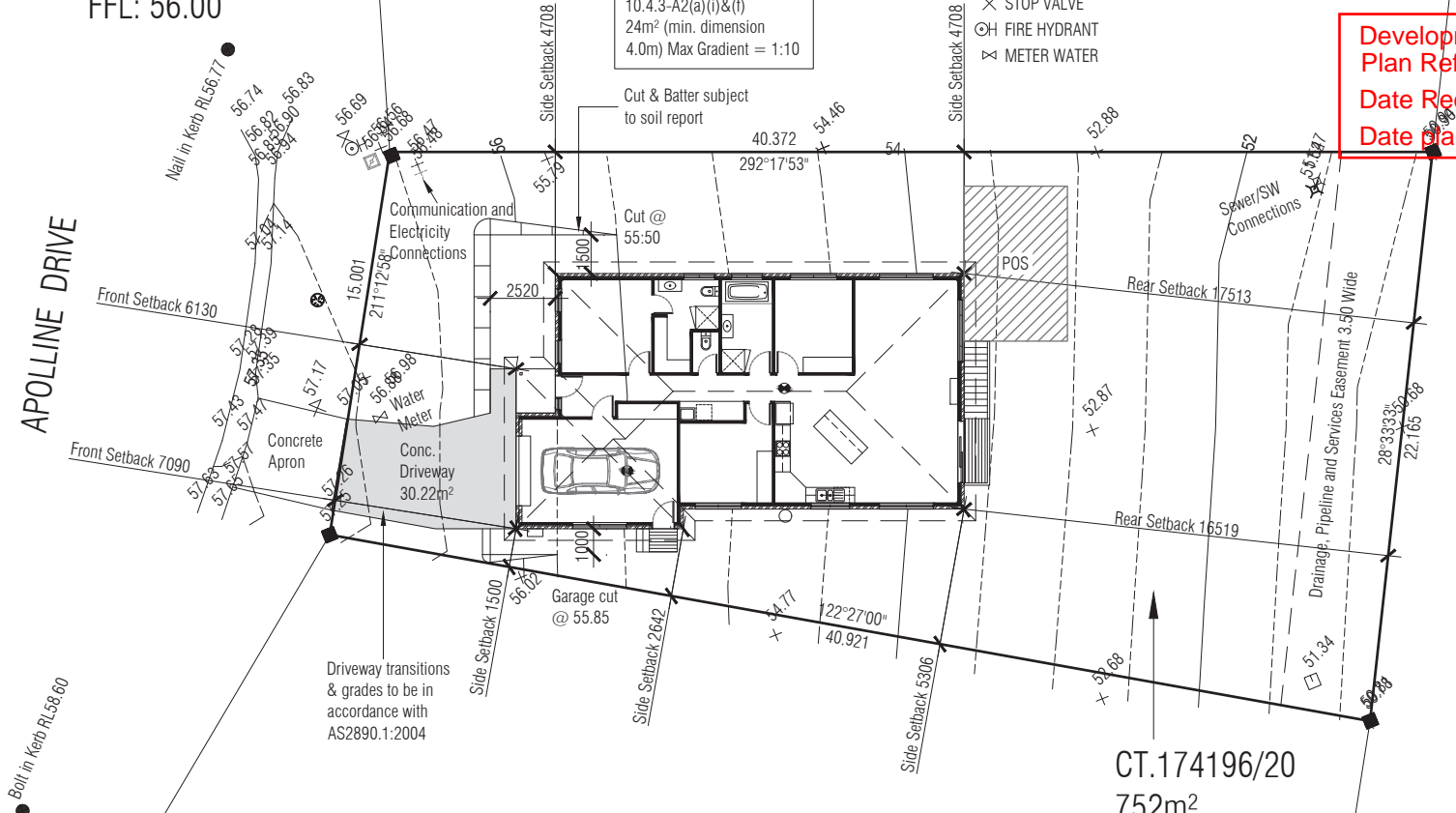


PROPOSED DWELLING
FFL: 56.00

- LOT BOUNDARY
- - - EASEMENT BOUNDARY
- BANK TOP
- GRATED PIT
- KERB LIP
- KERB BACK
- FOOTPATH
- TITLE PEG
- NAIL
- SPIKE
- + NATURAL SURFACE
- ⊗ TREE
- ⊗ STORMWATER HOUSE CONNECTION
- ⊗ MANHOLE HYDRO
- ⊗ SEWER MANHOLE
- ⊗ SEWER HOUSE CONNECTION
- ⊗ STOP VALVE
- ⊗ FIRE HYDRANT
- ⊗ METER WATER

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

Development Application: DA-2019-17
Plan Reference no.: P1
Date Received: 14/ 01/ 2019
Date Placed on Public Exhibition: 06/ 02/ 2019



- 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
BAL: 12.5	Refer to sheet TBC for Bushfire attack level requirements.	
Client:		
PROPOSED KEETCH RESIDENCE at 76 (Lot 20) Apolline Drive, KINGSTON		
Designer:		
Tassie Homes Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055 Ph: (03) 6283 3273 tassiehomes.com.au		

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 marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary, or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per LC44 with reputed AHD level of 67.597

At the time of this survey, CT.174196/20 was owned by MARCUS TASMAN KEETCH

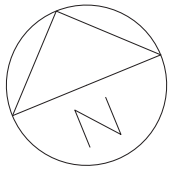
Date of Survey : 14/12/18

CT.174196/20
752m²



SITE PLAN

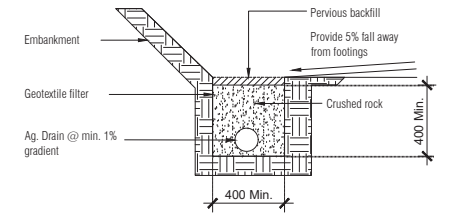
Drawn:	LP	Job No. - H1072
Date:	09 January 2019	Sheet
Scale:	1:200	
© Copyright Tassie Homes 2019		01



PROPOSED DWELLING
FFL: 56.00

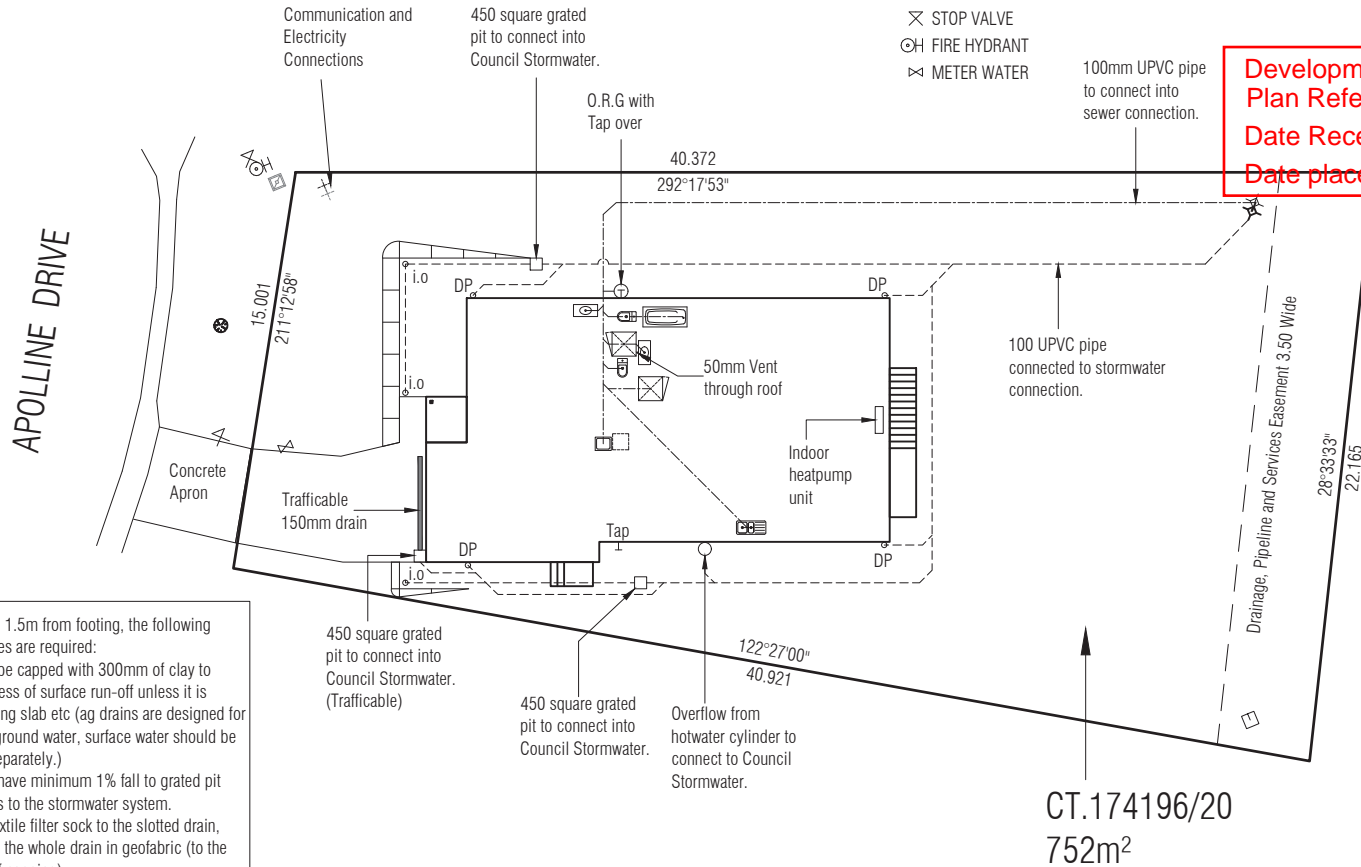
- LOT BOUNDARY
- - - EASEMENT BOUNDARY
- BANK TOP
- GRATED PIT
- KERB LIP
- KERB BACK
- FOOTPATH

- TITLE PEG
- NAIL
- SPIKE
- + NATURAL SURFACE
- ⊙ TREE
- ✕ STORMWATER HOUSE CONNECTION
- ⊠ MANHOLE HYDRO
- SEWER MANHOLE
- ✕ SEWER HOUSE CONNECTION
- ✕ STOP VALVE
- ⊙ FIRE HYDRANT
- ✕ METER WATER



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

Development Application: DA-2019-17
Plan Reference no.: P1
Date Received: 14/ 01/ 2019
Date placed on Public Exhibition: 06/ 02/ 2019



- Where ag drain is < 1.5m 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 slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately.)
 - Ag drain to have minimum 1% fall to grated pit which drains to the stormwater system.
 - Install geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of 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.

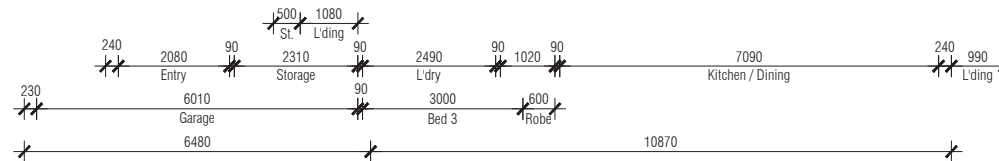
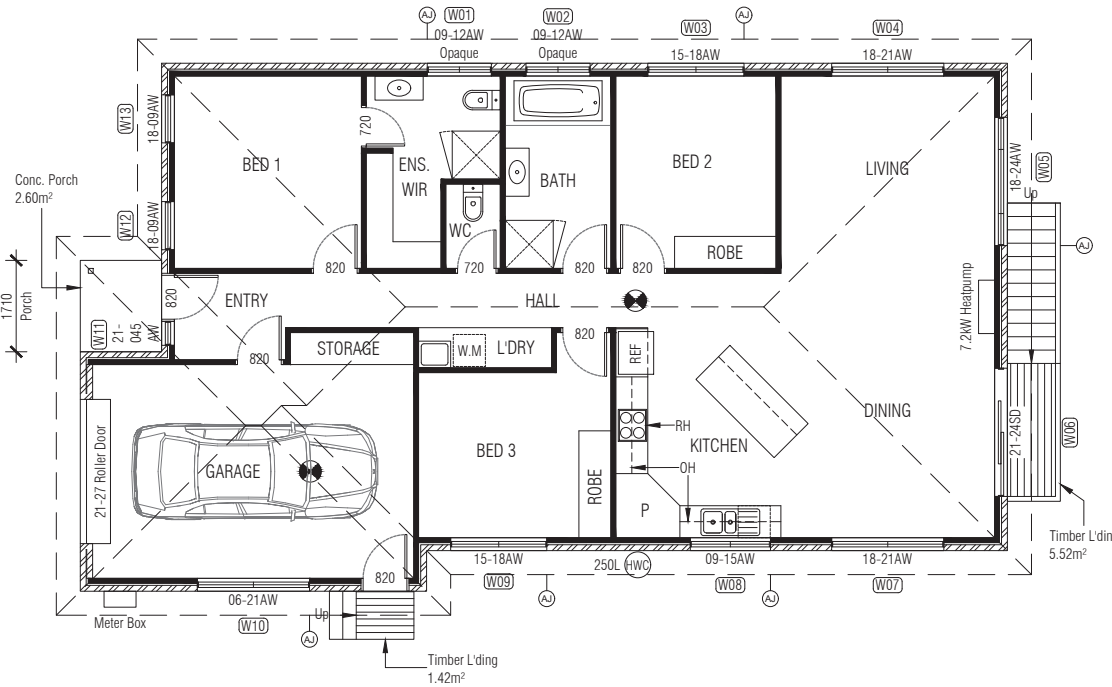
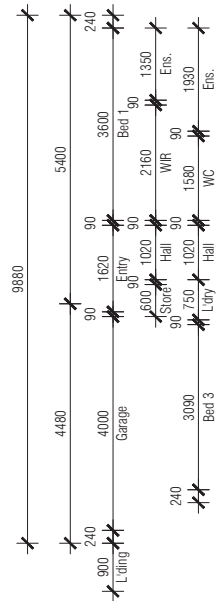
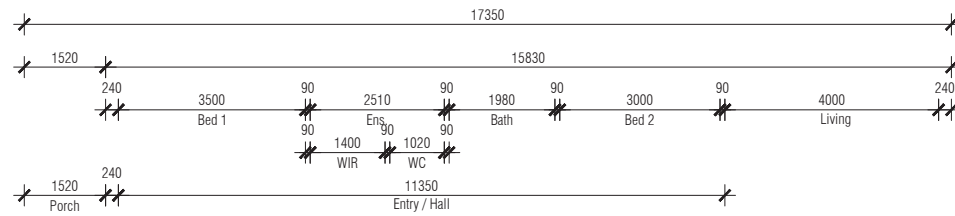
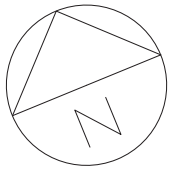
REV	DESCRIPTION	DATE
BAL: 12.5	Refer to sheet TBC for Bushfire attack level requirements.	
Client:		
PROPOSED KEETCH RESIDENCE at 76 (Lot 20) Apolline Drive, KINGSTON		
Designer:		
Tassie Homes Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055 Ph: (03) 6283 3273 tassiehomes.com.au		



DRAINAGE PLAN

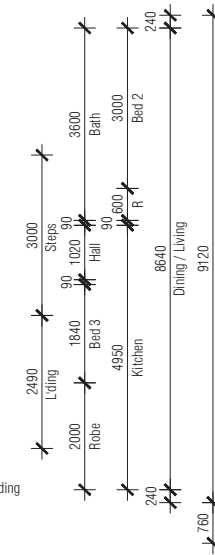
Drawn:	LP	Job No. - H1072
Date:	09 January 2019	Sheet
Scale:	1:200	
© Copyright Tassie Homes 2019		01a

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



Development Application: DA-2019-17
Plan Reference no.: P1
Date Received: 14/ 01/ 2019
Date placed on Public Exhibition: 06/ 02/ 2019

W?? - W?? satisfy PD4.1 clause 10.4.4A A1



FLOOR AREA = 154.95m²
 PORCH / LANDING AREAS = 9.54m²

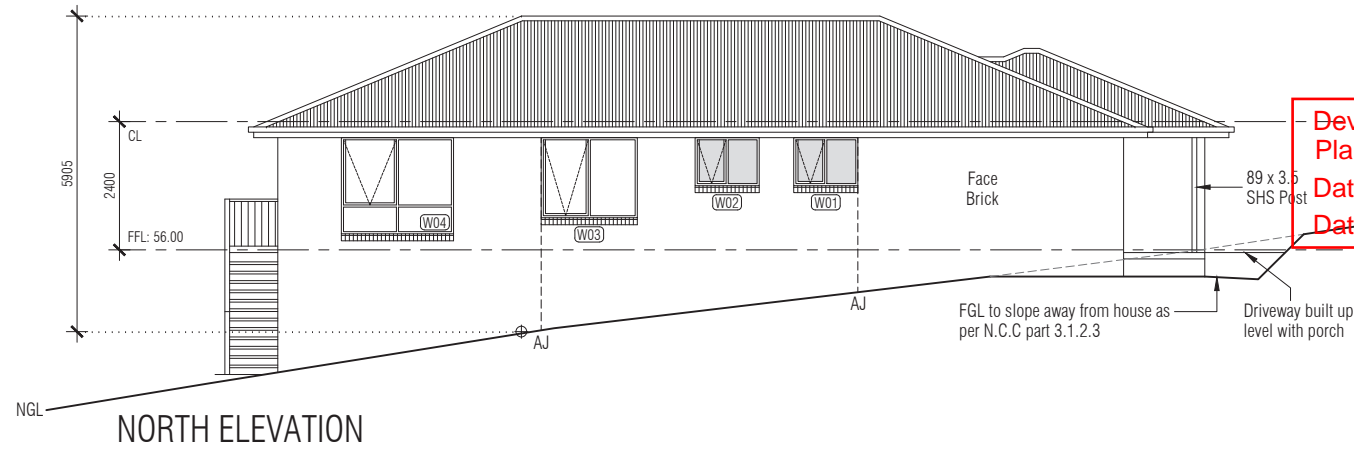
- GENERAL NOTES:**
- Do not scale from this drawing
 - Builder to confirm all dimensions and setbacks prior to commencement of work.
 - All work to be in accordance with relevant Australian Standards and the National Construction Code of Australia.
 - All windows and doors are double glazed.
 - Provide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

REV	DESCRIPTION	DATE
BAL: 12.5	Refer to sheet TBC for Bushfire attack level requirements.	
	Articulation Joint Smoke Alarm	
Client: PROPOSED KEETCH RESIDENCE at 76 (Lot 20) Apolline Drive, KINGSTON		
Designer: Tassie Homes Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055 Ph: (03) 6283 3273 tassiehomes.com.au		

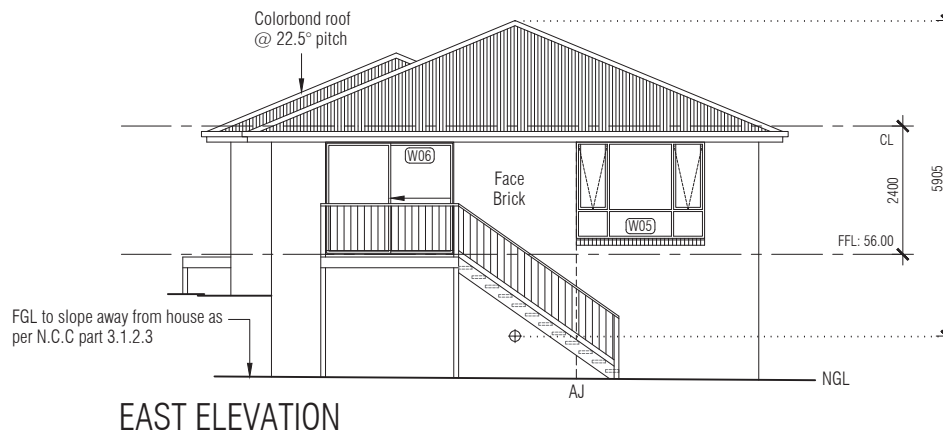


FLOOR PLAN		
Drawn:	LP	Job No. - H1072
Date:	09 January 2019	Sheet
Scale:	1:100	
© Copyright Tassie Homes 2019		02

- GENERAL NOTES:
- Do not scale from this drawing
 - Builder to confirm all dimensions and setbacks 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.



Development Application: DA-2019-17
 Plan Reference no.: P1
 Date Received: 14/ 01/ 2019
 Date placed on Public Exhibition: 06/ 02/ 2019



REV	DESCRIPTION	DATE
-----	-------------	------

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

Client:
 PROPOSED KEETCH RESIDENCE
 at 76 (Lot 20) Apolline Drive, KINGSTON

Designer:
 Tassie Homes
 Unit 4/37 Ascot Drive,
 Huntingfield, Tasmania, 7055
 Ph: (03) 6283 3273
 tassiehomes.com.au

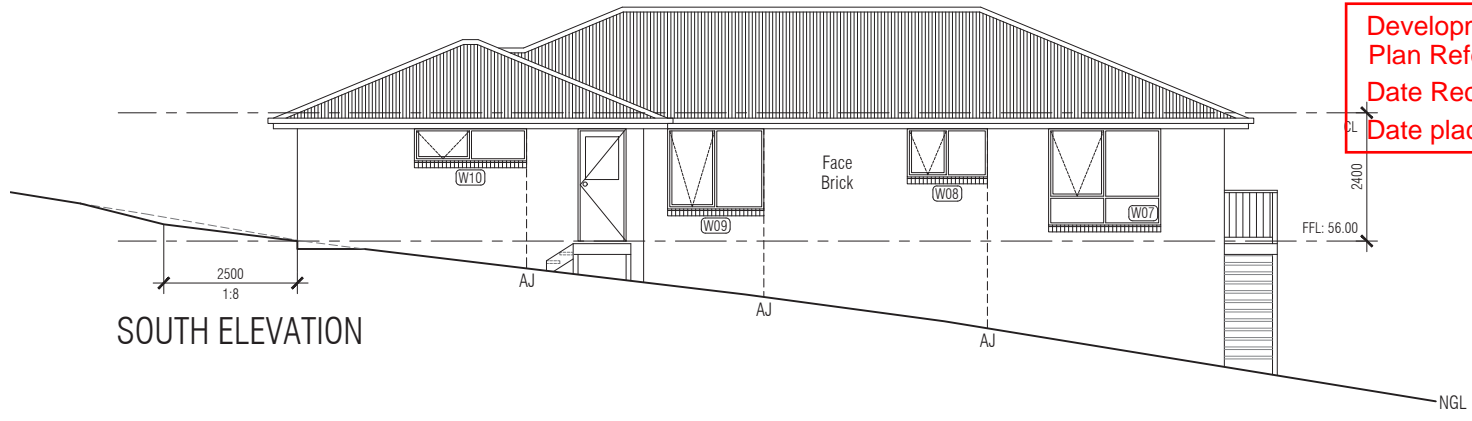


ELEVATIONS SHEET 1

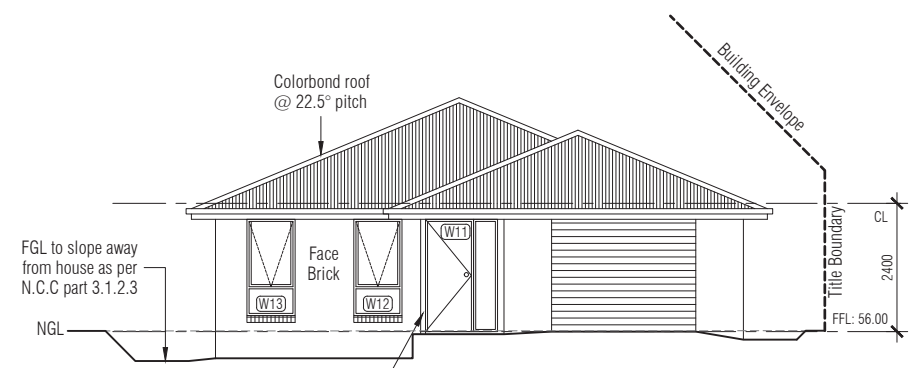
Drawn:	LP	Job No. - H1072
Date:	09 January 2019	Sheet
Scale:	1:100	
© Copyright Tassie Homes 2019		03

- GENERAL NOTES:
- Do not scale from this drawing
 - Builder to confirm all dimensions and setbacks 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.

Development Application: DA-2019-17
 Plan Reference no.: P1
 Date Received: 14/ 01/ 2019
 Date placed on Public Exhibition: 06/ 02/ 2019



SOUTH ELEVATION



WEST ELEVATION
























REV	DESCRIPTION	DATE
BAL: 12.5	Refer to sheet TBC for Bushfire attack level requirements.	
Client:		
PROPOSED KEETCH RESIDENCE at 76 (Lot 20) Apolline Drive, KINGSTON		
Designer:		
Tassie Homes Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055 Ph: (03) 6283 3273 tassiehomes.com.au		



ELEVATIONS SHEET 2

Drawn:	LP	Job No. - H1072
Date:	09 January 2019	Sheet
Scale:	1:100	
© Copyright Tassie Homes 2019		03a

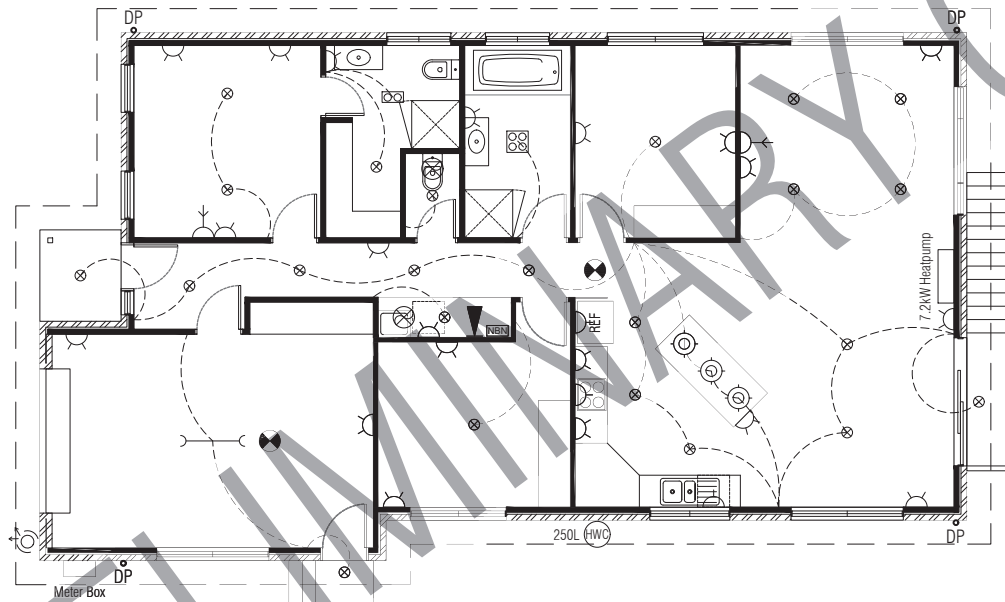
LEGEND

-  STANDARD CEILING LIGHT (14W)
-  LED DOWNLIGHT (9W)
-  PENDANT LIGHT (45W)
-  INTERNAL WALL LIGHT POINT (20W)
-  EXTERNAL WALL LIGHT POINT
-  SINGLE FLUORESCENT LIGHT (28W)
-  DOUBLE FLUORESCENT LIGHT (56W)
-  2 LIGHT/HEATER/EXHAUST (1110W)
-  4 LIGHT/HEATER/EXHAUST (1110W)
-  SINGLE GPO
-  DOUBLE GPO
-  EXTERNAL GPO
-  EXHAUST FAN
-  SMOKE ALARM
-  TELEVISION CONNECTION POINT
-  PHONE CONNECTION POINT
-  STAIR TRED LIGHTS (3W)
-  NBN HUB
-  SECURITY SENSOR
-  SECURITY KEY PAD
-  SENSOR LIGHT
-  SPOT LIGHT
-  90DN DOWNPIPE

Development Application: DA-2019-17
Plan Reference no.: P1
Date Received: 14/ 01/ 2019
Date placed on Public Exhibition: 06/ 02/ 2019

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
-----	-------------	------

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

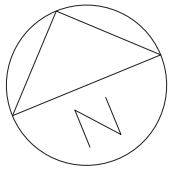
Client:
 PROPOSED KEETCH RESIDENCE
 at 76 (Lot 20) Apolline Drive, KINGSTON

Designer:
 Tassie Homes
 Unit 4/37 Ascot Drive,
 Huntingfield, Tasmania, 7055
 Ph: (03) 6283 3273
 tassiehomes.com.au



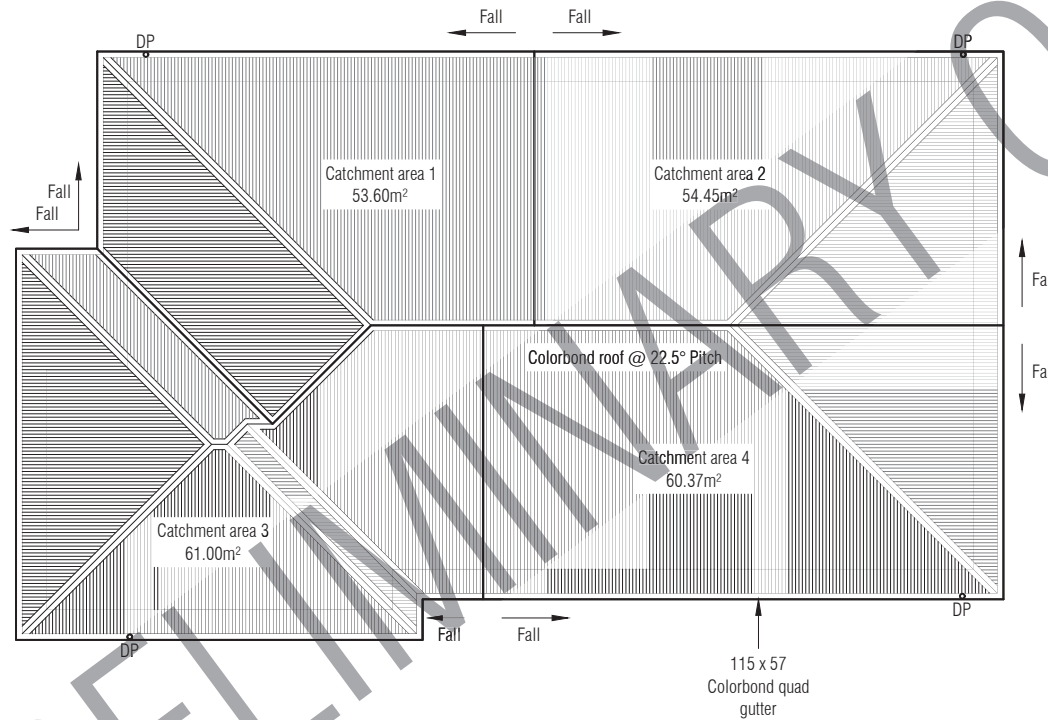
ELECTRICAL PLAN

Drawn:	LP	Job No. - H1072
Date:	09 January 2019	Sheet
Scale:	1:100	
© Copyright Tassie Homes 2019		--



Development Application: DA-2019-17
 Plan Reference no.: P1
 Date Received: 14/ 01/ 2019
 Date placed on Public Exhibition: 06/ 02/ 2019

IMPORTANT NOTES:
 Area's shown are surface areas / catchment areas, NOT plan areas.
 Position and quantities of downpipes are not to be altered without consultation of designer.



REV	DESCRIPTION	DATE
-----	-------------	------

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

Client:
 PROPOSED KEETCH RESIDENCE
 at 76 (Lot 20) Apolline Drive, KINGSTON

Designer:
 Tassie Homes
 Unit 4/37 Ascot Drive,
 Huntingfield, Tasmania, 7055
 Ph: (03) 6283 3273
 tassiehomes.com.au



ROOF PLAN

Drawn:	LP	Job No. - H1072
Date:	09 January 2019	Sheet
Scale:	None	
© Copyright Tassie Homes 2019		--

Ah	189.59	Area of Roof (including 115mm Quad gutter) (m ²)
Ac	229.40	Ah x Slope factor (Table 3.2 from AS/NZS 3500.3) (m ²)
Ae	6555	Cross sectional area of assumed 57 x 115 Quad Gutter. (mm ²)
DRI	100	Design Rainfall Intensity (determined from Figure E8 from AS/NZS 3500.3)
Acdp	64.00	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3) (m ²)
Required Downpipes	3.58	Ac ÷ Acdp
Downpipes Provided	4	