APPLICATION FOR PLANNING APPROVAL

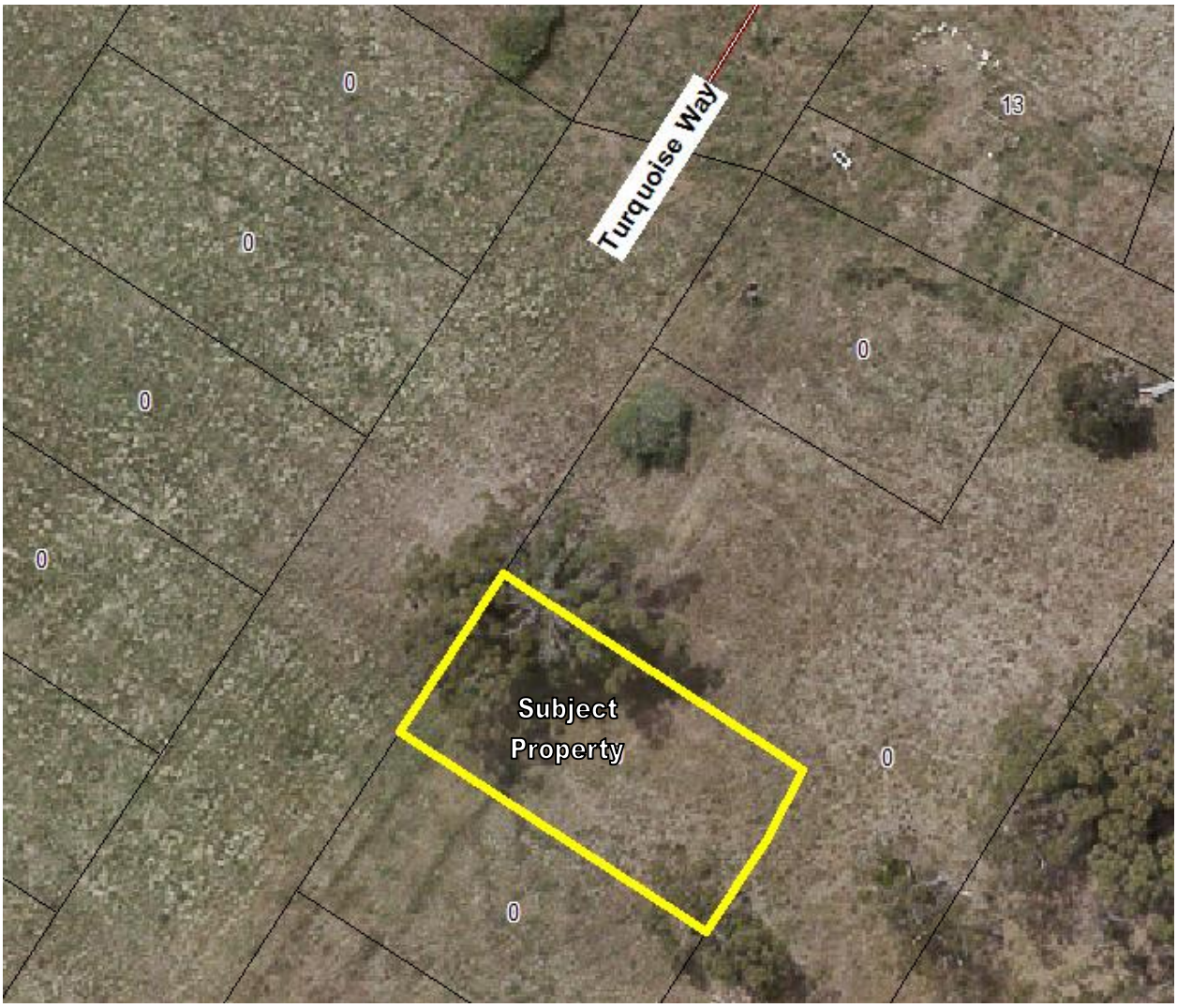
APPLICATION NO: **DA-2019-173**

NAME OF APPLICANT: **SJM Property Developments Pty Ltd**

INTENTION: **Dwelling**

LOCATION: **23 Turquoise Way, 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 28 May 2019.



DEVELOPMENT APPLICATION

Application Number:	DA-2019-173
Proposed Development:	Dwelling
Location:	23 Turquoise Way, Kingston
Applicant:	SJM Property Developments Pty Ltd
Responsible Planning Officer:	Chloe Edgell

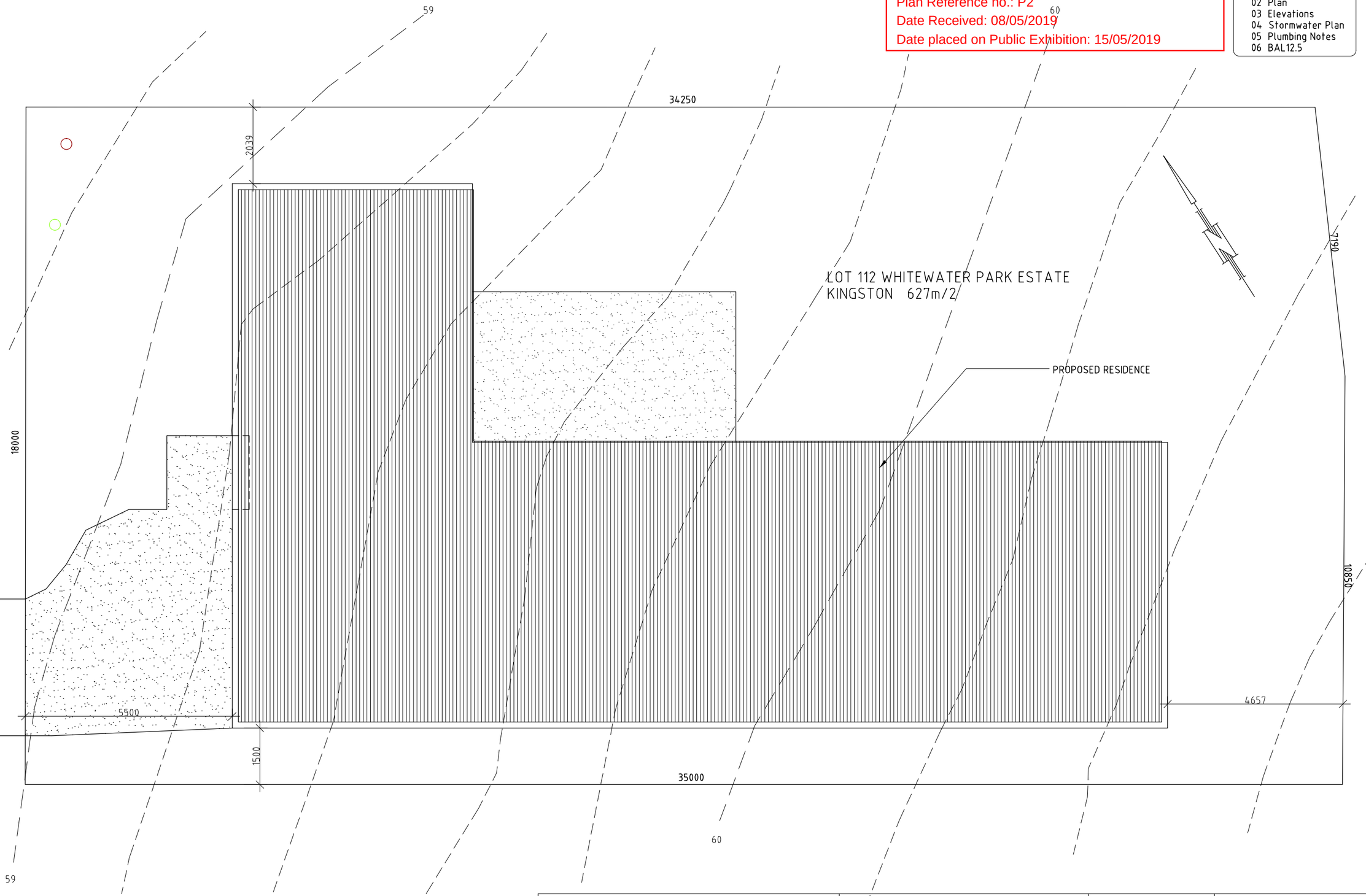
Associated Documents:

The following information regarding the application is available at Council offices:

- Application form
- Certificate of Title

Development Application: DA-2019-173
Plan Reference no.: P2
Date Received: 08/05/2019
Date placed on Public Exhibition: 15/05/2019

CONTENTS
01 Site Plan
02 Plan
03 Elevations
04 Stormwater Plan
05 Plumbing Notes
06 BAL12.5



DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

BUILDING DESIGNERS AUSTRALIA

PROPOSED RESIDENCE FOR
SJM PROPERTY DEVELOPMENTS AT
LOT 112 WHITEWATER PARK ESTATE KINGSTON

SITE PLAN

SCALE 1:100

AMENDED

DATE
07/ 03/ 2019

DRAWING NO.
01 OF 06

DRAWN BY G Tilley
email: gtilley7@bigpond.com
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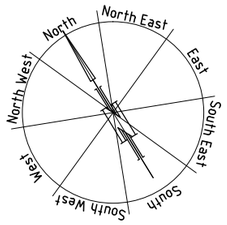
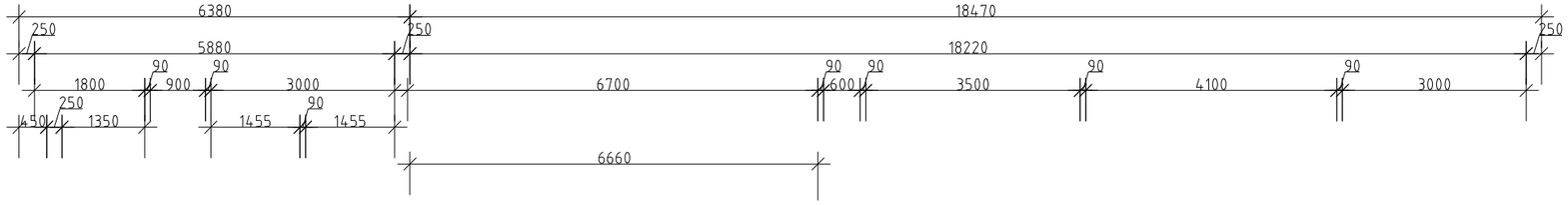
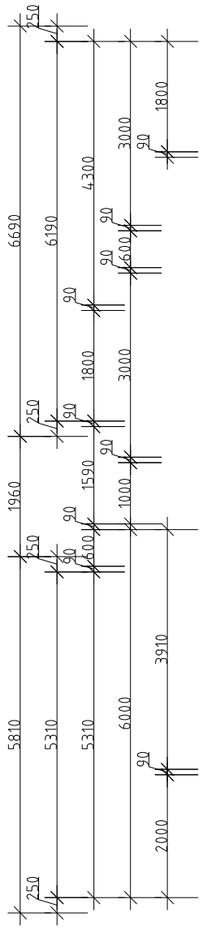
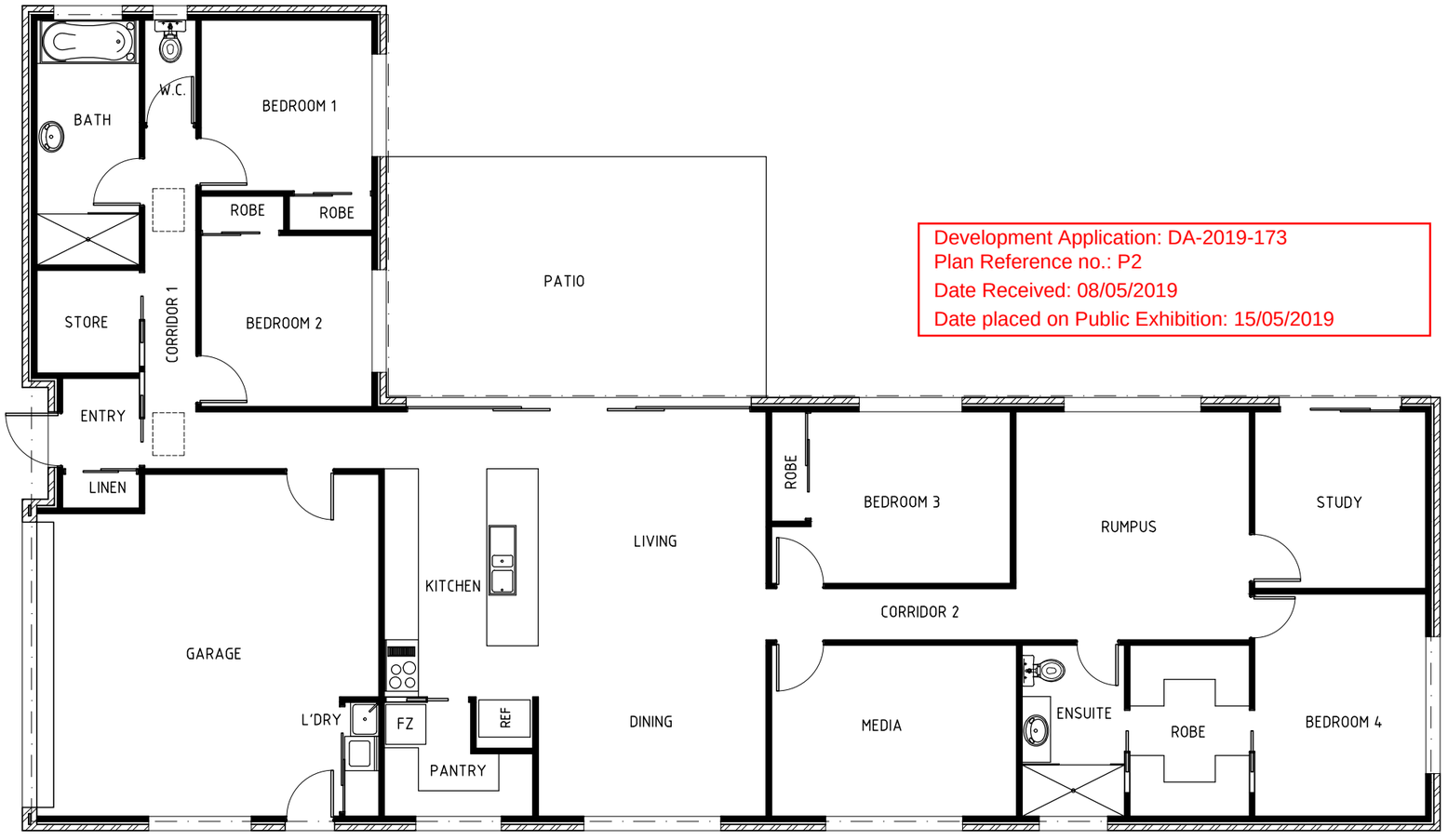
Accreditation No.CC620H

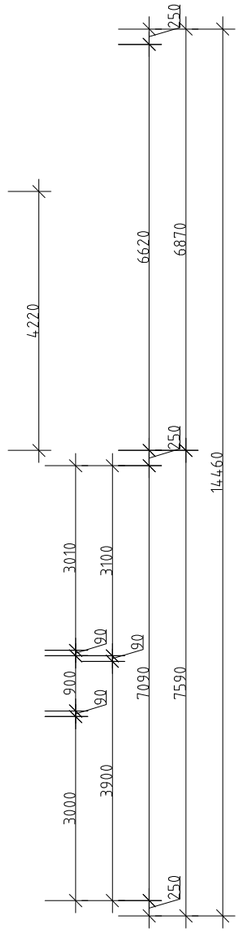




AREAS
Residence 231.56m/2
Patio 28.10m/2







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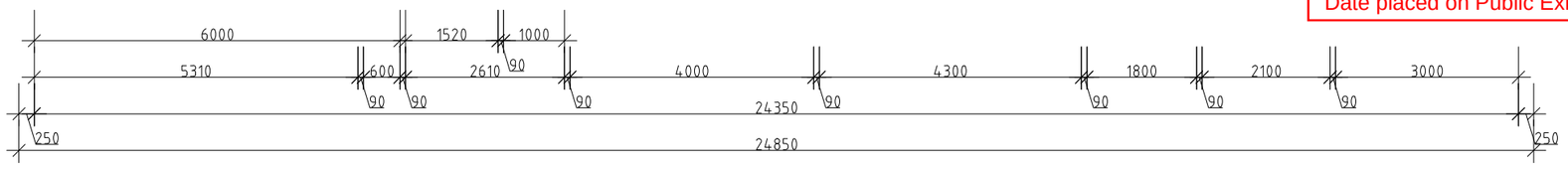

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BUILDING DESIGNERS AUSTRALIA

PROPOSED RESIDENCE FOR
SJM PROPERTY DEVELOPMENTS AT
LOT 112 WHITEWATER PARK ESTATE KINGSTON

PLAN

SCALE 1:100

AMENDED

DATE
07/03/2019

DRAWING NO.
02 OF 06

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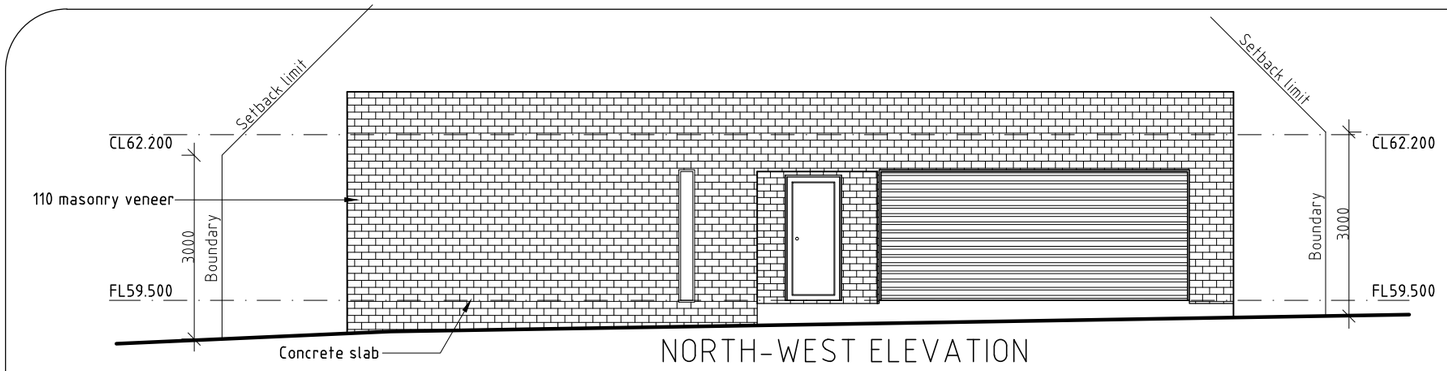
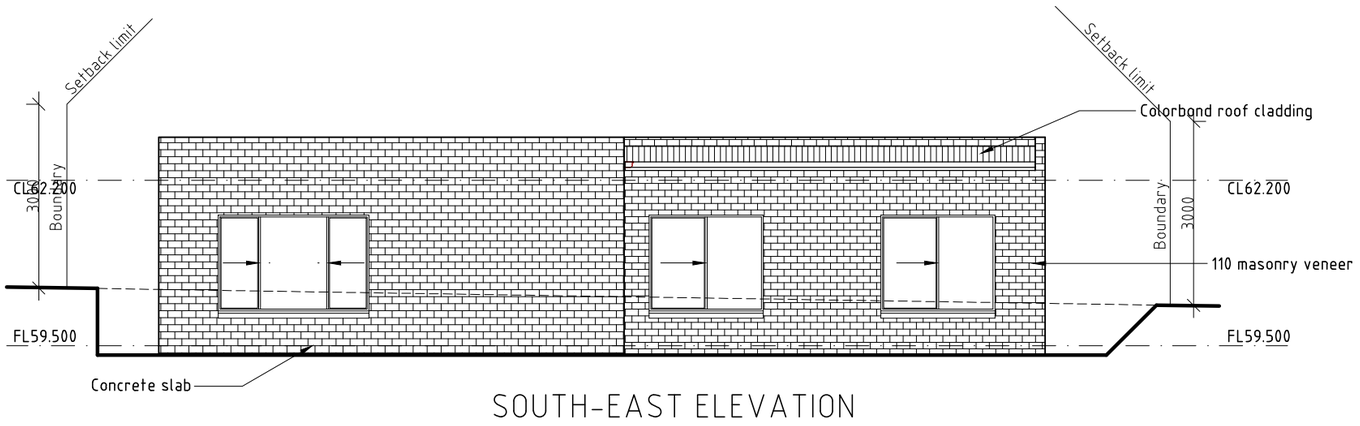
Accreditation No.CC620H



NORTH-WEST ELEVATION



SOUTH-EAST ELEVATION

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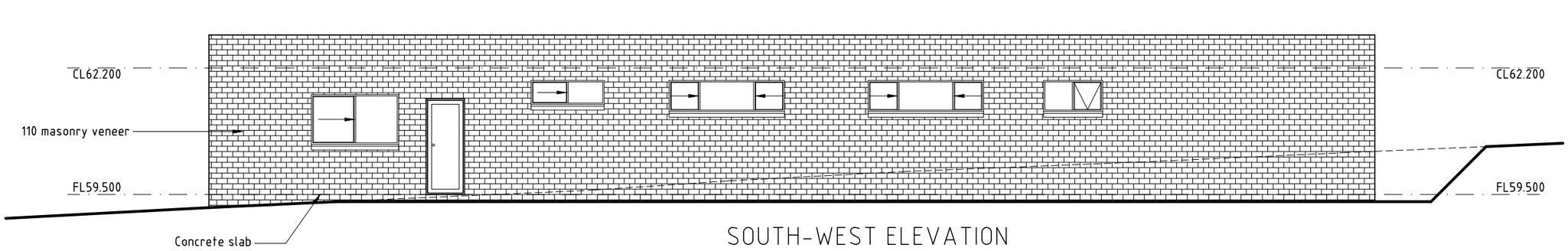

SOUTH-WEST ELEVATION

NORTH-EAST ELEVATION

BUILDING DESIGNERS AUSTRALIA

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ELEVATIONS

SCALE 1:100

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 9418

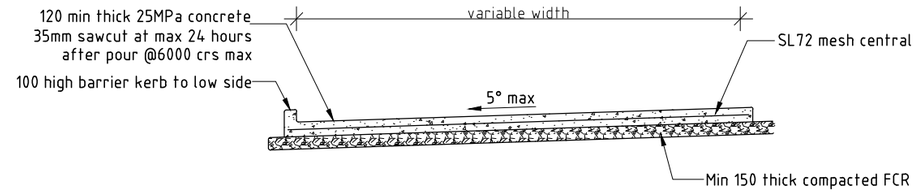
Agg drains to be installed prior to slab preparation. Evidence of the agg drainage installation to be supplied to the Engineer

Plumber to confirm the location of existing on-site services prior to the commencement of any excavations

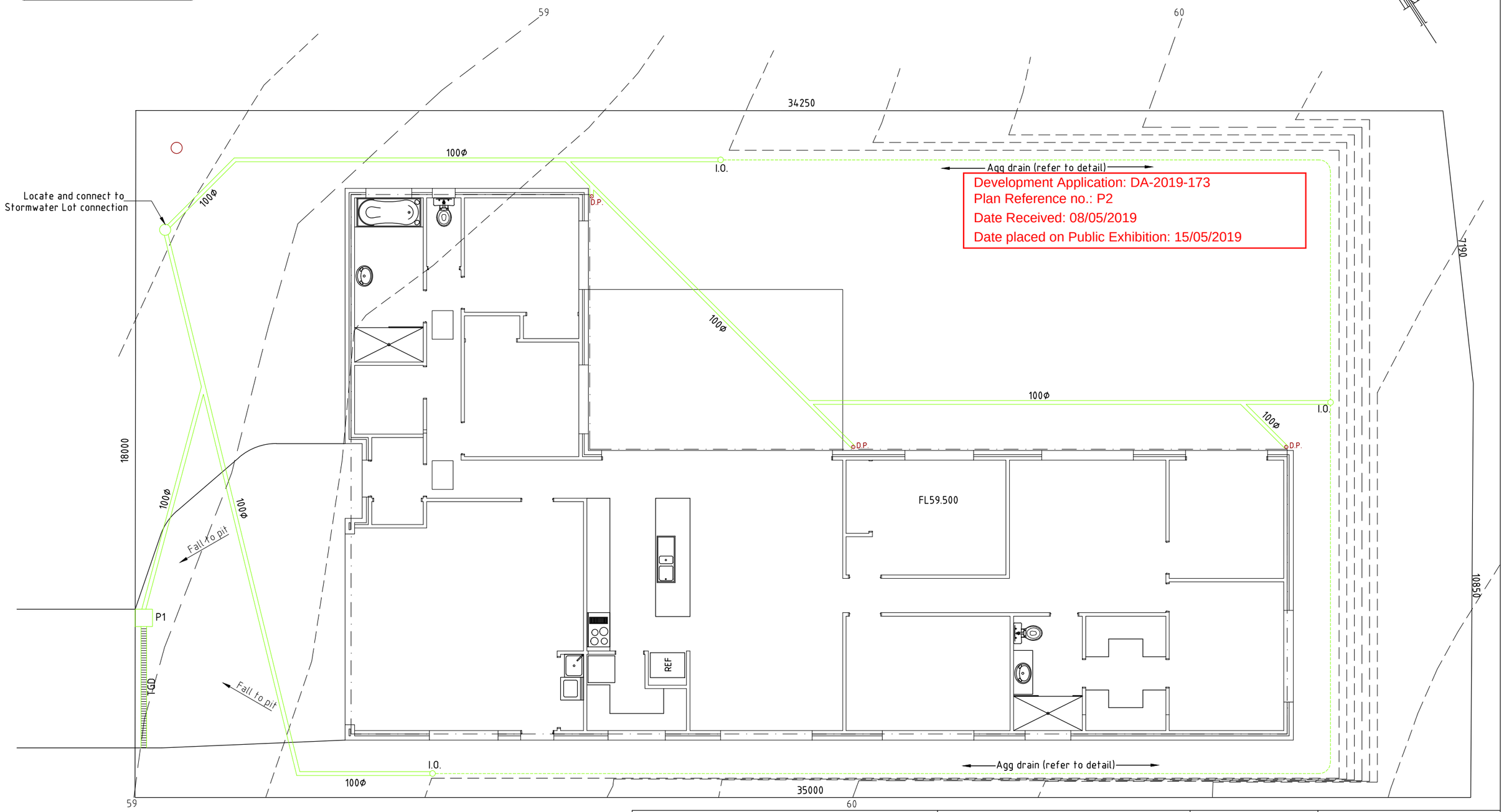
P1 450x450 Trafficable pit
Each grate pit to be fitted with SPEL Environmental Stormsack with quality improvement device Designed & installed in accordance with manufacturers instructions

TGD Trafficable grate drain

100Ø 100uPVC stormwater 1:100 min fall



DRIVEWAY CROSS SECTION (TYPICAL)
SCALE 1:50



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STORMWATER PLAN

SCALE 1:100

AMENDED

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04 OF 06

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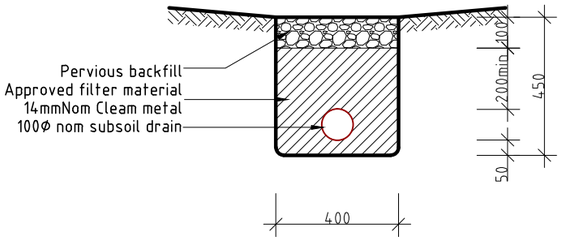
Accreditation No.CC6201H

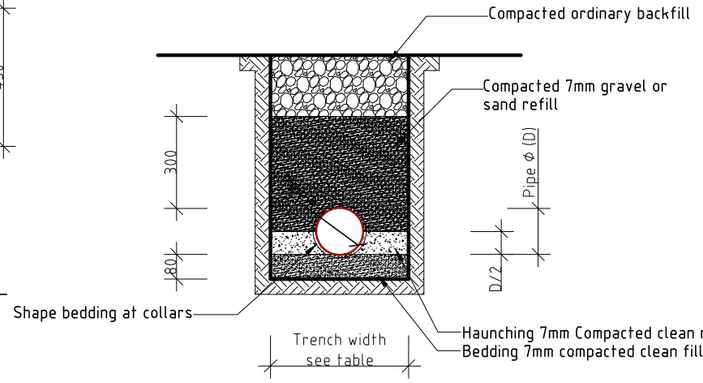
WET AREAS (To comply with BCA 3.8.1.2 and AS3740)					
VESSELS OR WET AREAS WHERE THE FIXTURE IS INSTALLED	FLOORS & HORIZONTAL SURFACES	WALLS	WALL JUNCTIONS AND JOINTS	WALL/FLOOR JUNCTIONS	PENETRATIONS
Shower area (Ensuite & Bathroom)					
With preformed shower base	N/A	Ceramic tiles to shower wall 1800mm above finished floor level of the shower	Membrane 'MO1'	Membrane 'MO1'	Waterproof tap & spout penetrations in vertical surfaces with 'Waterbar' tap penetration flange & silicone
Area Outside the Shower area (Ensuite & Bathroom)					
Concrete floor	Membrane'MO1' to entire floor of room ceramic floor tiles	N/A	N/A	Membrane 'MO2'	N/A
Area adjacent to bath (Bathroom)					
Concrete floor	Membrane'MO1' to entire floor of room ceramic floor tiles	(a) 150mm high ceramic tile splashback to bath perimeter (b) Ceramic tile upstand from floor level to underside of bath lip	White silicone to junctions within 150mm above bath (3xwalls)	Ceramic tile upstand to extent of bath	Waterproof tap & spout penetrations in horizontal surfaces with 'Waterbar' tap penetration flange & silicone
Other areas					
Laundry & WC	Ceramic floor tiles	N/A	N/A	Membrane 'MO2' & Ceramic tile skirting	N/A
Walls adjoining sink, basin and L'dry tub	N/A	150mm min high ceramic tile splashback for extent of vessel, where the vessel is within 75mm of a wall	Waterproof wall junction where the vessel is fixed to a wall with silicone	N/A	Waterproof tap & spout penetrations if within splashback with 'Waterbar' tap penetration flange & silicone

Membrane MO1 Dunlop(or similar) shower waterproofing kit complete with reinforcing mat, primer, neutral cure silicone & membrane to manufacturers recommendations
Membrane MO2 Dunlop(or similar) water based acrylic polyurethane membrane applied by either brush or roller in a consistant thickness to manufacturers recommendations



TYPICAL AGG DRAIN DETAIL

NOTE: All materials and construction to comply with AS3500.3.2003



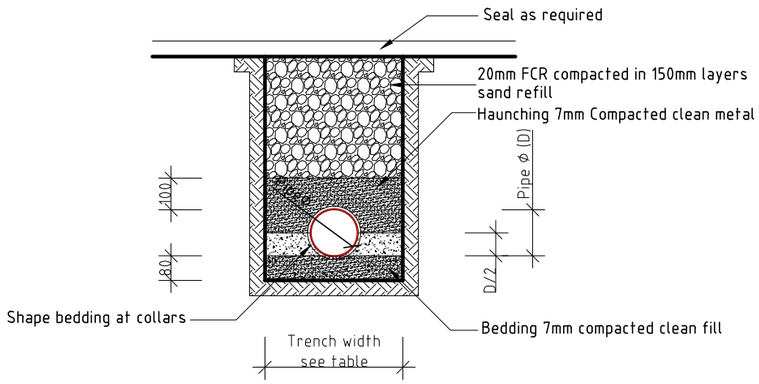
TYPICAL PIPE TRENCH DETAIL NON-TRAFFICABLE AREAS

TRENCH WIDTHS	
Pipe diameter	Min trench width
Less than 50mm	250
75-100mm	450
150-300mm	600
>300mm	Ø plus 300mm

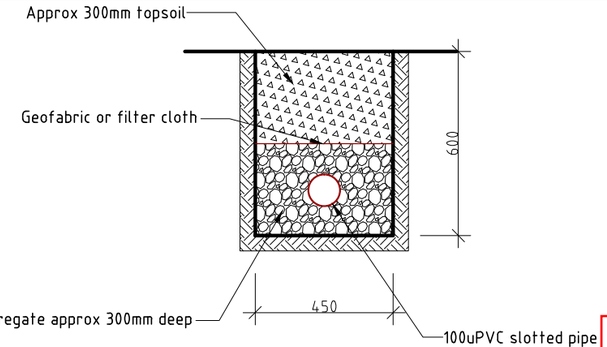
Hot & Cold water nominal diamters	
Branch off takes	Min DN20
Max off take length 6m	DN18
Max off take length 3m	DN15
Max off take length 1m	DN10

Insulation Schedule		
Heated water pipes		
Type	Size Range	Insulation
Circulating Line	32-40	25mm Rockwool with foil wrap
Branch Line	20-25	19mm Bradflex
Offtake	18	13mm Bradflex
Cold water pipes exposed		
Type	Size Range	Insulation
All	>20	13mm Bradflex
Other cold watere pipes		
Type	Size Range	Insulation
All	All	Not required

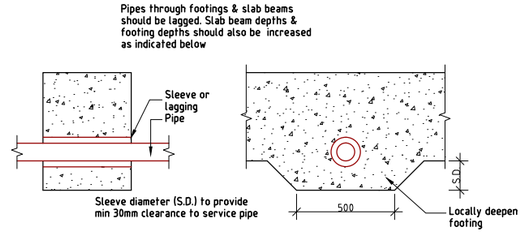
NOTE: Water pipes associated directly with plant equipment shall be insulated in accordance with the manufacturers instructions for a typical installation



TYPICAL PIPE TRENCH DETAIL TRAFFICABLE AREAS



ABSORPTION TRENCH (TYPICAL)



FLEXIBLE CONNECTION FOR SERVICE PIPES PASSING THROUGH FOOTINGS

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Shower screens
1800H Semi-frameless shower screens to comply with BCA Table 3.6.5. & AS1288. Minimum 4mm thick Grade A toughened safety glass, labelled to comply with industry standards.

WATERPROOFING OF UNENCLOSED SHOWERS
FLOOR: Waterproof entire floor
WALLS: Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.
WALL JUNCTIONS AND JOINTS: Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction
PENETRATIONS: Waterproof all penetrations

AREAS OUTSIDE THE SHOWER ON CONCRETE SLAB;
FLOORS:Water risistant to entire floor
WALL JUNCTIONS AND JOINTS; Waterproof all wall/floor junctions
Where a flashing is used the horizontal leg must be not less than 40mm

AREAS OUTSIDE THE SHOWER ON TIMBER FLOOR;
FLOORS: Waterproof entire floor
WALL JUNCTIONS AND JOINTS; Waterproof all wall/floor junctions
Where a flashing is used the horizontal leg must be not less than 40mm

WATERPROOFING
Enclosed shower with preformed shower base
Walls to be water resistant to a height of not less than 1800mm above finished floor level
Waterproof internal & external corners and horizontal joints within a height of 180mm above the floor level with not less than 40mm width either side of the junctions
Waterproof all penetrations

HYDRAULIC NOTES:
1 All plumbing shall be in accordance with the Tasmanian plumbing regulations, AS3500 and to the local authority approval.
2 The location of the existing services where shown are approximate only and shall be confirmed on site where possible. Determine location of existing power, Telstra, water and drainage services prior to commencing new work.
3 Conceal all pipework in ceiling space, ducts, cavities, wall chases, cupboards etc unless otherwise approved.
4 Refer to designers drawings and fixture and equipment technical specifications for pipework connections.
5 Make good all disturbed surfaces to match existing
6 Remove all excess soil and surplus materials from site.
7 All plumbing to be installed by a licenced Plumber.

Surface drainage to conform with BCA Vol2 Part 3.1.2.2. NOTE: 50mm fall required over the first 1 meter from the building

IMPORTANT NOTICE FOR ATTENTION OF OWNER.
The owner's attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO Building Technology File 18 and it is the owner's responsibility to maintain the site in accordance with tha document.

Install inspection openings at major bends for stormwater and all low points of downpipes.
All plumbing & drainage to be in accordance with local Council requirements.
Provide surface drain to back of bulk excavation to drain levelled pad prior to commencing footing excavation.
Stormwater line (100mm UPVC)
Sewer line (100mm UPVC)

Services
The heated water system must be designed and installed with Part B2 of NCC Volume Three – Plumbing Code of Australia.
Thermal insulation for heated water piping must:
a) be protected against the effects of weather and sunlight; and
b) be able to withstand the temperatures within the piping; and
c) use thermal insulation in accordance with AS/NZS 4859.1
Heated water piping that is not within a conditioned space must be thermally insulated as follows:
1. Internal piping
a) All flow and return internal piping that is –
i) within an unventilated wall space
ii) within an internal floor between storeys; or
iii) between ceiling insulation and a ceiling
Must have a minimum R-Value of 0.2 (ie 9mm of closed cell polymer insulation)
2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space
a) All flow and return piping
b) Cold water supply piping and Relief valve pipingwithin 500mm of the connection to central water heating system
Must have a minimum R-Value of 0.45 (ie 19mm of closed cell polymer insulation)
3. Piping located outside the building or in an unenclosed building sub-floor or roof space
a) All flow and return piping
b) Cold water supply piping and Relief valve pipingwithin 500mm of the connection to central water heating system
Must have a minimum R-Value of 0.6 (ie 25mm of closed cell polymer insulation)
Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements

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PLUMBING NOTES

SCALE 1:100

AMENDED

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05 OF 06

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