

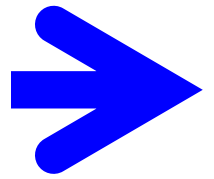
APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2019-200

NAME OF APPLICANT: Tassie Homes Pty Ltd

INTENTION: Dwelling

LOCATION: 31 Kingsgate Circle, Huntingfield



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

<u>Application Number:</u>	DA-2019-200
<u>Proposed Development:</u>	Dwelling
<u>Location:</u>	31 Kingsgate Circle, Huntingfield
<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 HOCHMAN RESIDENCE

at 31 (Lot 17) Kingsgate Circle,
HUNTINGFIELD



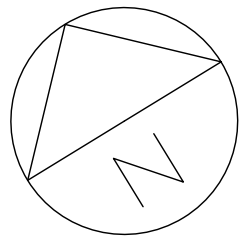
Sh.	Description
01	Site Plan
01a	Drainage Plan
02	Floor Plan
03	Elevations

Client:	
PROPOSED HOCHMAN RESIDENCE at 31 (Lot 17) Kingsgate Circle, HUNTINGFIELD	
Designer:	
Tassie Homes Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055 Ph: (03) 6283 3273 tassiehomes.com.au	
Title Reference No.	CT. 174917/17
Total Floor Area:	108.69m ²
Total Porch / L'ding Area:	7.33m ²
Wind Classification:	N2
Soil Classification:	M
Climate Zone:	7
BAL:	TBC
COVER SHEET	
Drawn: LP	Job No. - H1079
Date: 03 April 2019	Sheet
Scale: None	00
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B	Change splash back window, relocate Outdoor unit and add Meter Box, relocate Taps.	01-03	17 April 2019
A	Minor Floor Plan changes, provide site detail.	01-03	12 April 2019
DA	DA Plan Set.	01-03	03 April 2019
REV	DESCRIPTION	SHEETS	DATE

Development Application: DA-2019-200
Plan Reference no.: P1
Date Received: 17 April 2019
Date placed on Public Exhibition: 15/5/2019

CLIENT NAME:
SIGNATURE:
DATE:

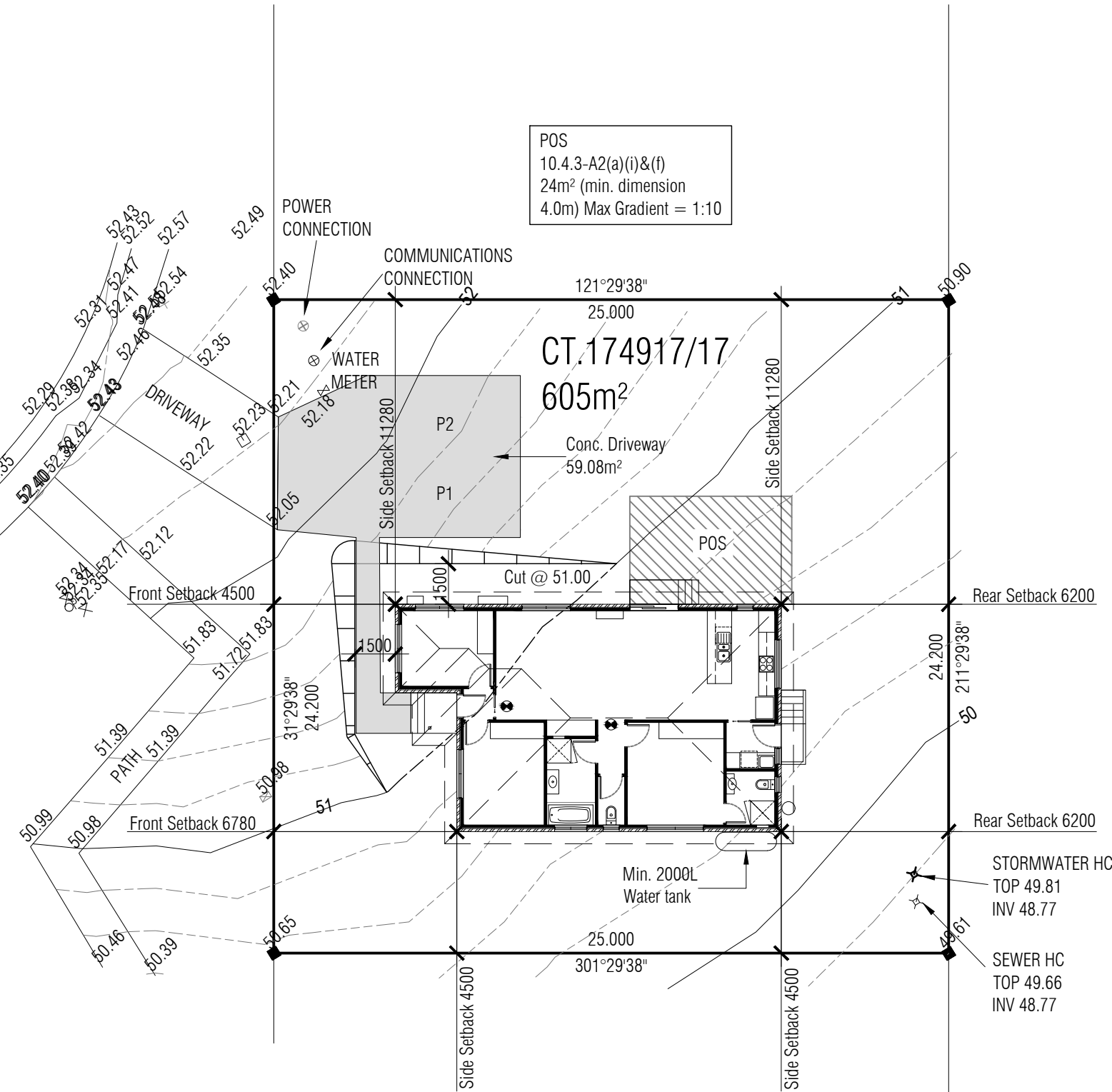


PROPOSED DWELLING
FFL: 51.50

KINGSGATE CIRCLE

52.93

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



- 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.

B	As Per Cover Sheet	17 April 19
A	As Per Cover Sheet	12 April 19
REV	DESCRIPTION	DATE

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

Client:
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Ph: (03) 6283 3273
tassiehomes.com.au



SITE PLAN

Drawn:	LP	Job No. - H1079
Date:	03 April 2019	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 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 SPM10982 with reputed AHD level of xx.xxx from SURCOM on xx/xx/xx

At the time of this survey, CT174917/17 was owned by JOSEFA ROSEMARY HOCHMAN

Date of Survey : 2-04-2019

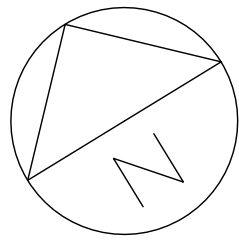
- TITLE PEG
- NAIL
- ⊙ STORMWATER MANHOLE
- ⊗ STORMWATER HOUSE CONNECTION
- + LIGHT
- ⊠ TELSTRA PIT
- SEWER MANHOLE
- ⊗ SEWER HOUSE CONNECTION
- ⊗ STOP VALVE
- ⊙ FIRE PLUG
- ⊗ METER WATER
- BOUNDARY PRELIMINARY
- SIDE ENTRY PIT
- BITUMEN EDGE
- KERB BACK
- FOOTPATH
- DRIVEWAY

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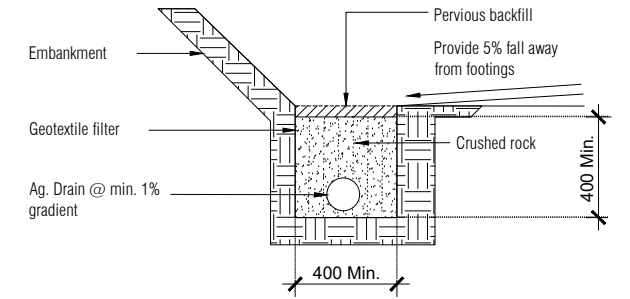
CLIENT NAME:

SIGNATURE:

DATE:

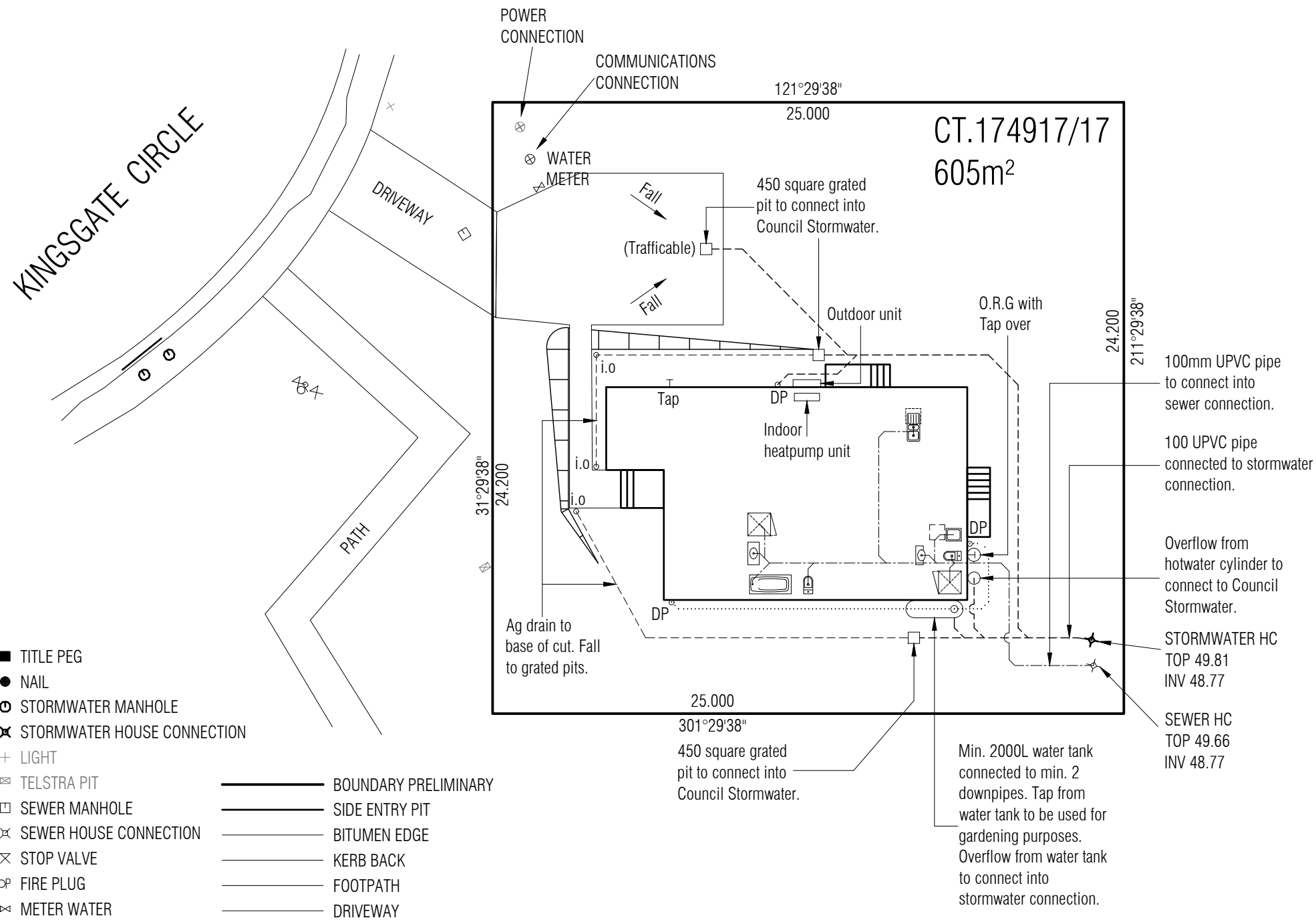


PROPOSED DWELLING
FFL: 51.50



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.



B	As Per Cover Sheet	17 April 19
REV	DESCRIPTION	DATE

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

Client:
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at 31 (Lot 17) Kingsgate Circle,
HUNTINGFIELD

Designer:
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tassiehomes.com.au



DRAINAGE PLAN		
Drawn:	LP	Job No. - H1079
Date:	12 April 2019	Sheet
Scale:	1:200	01a
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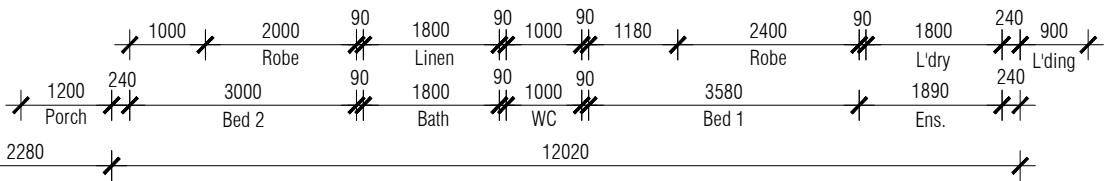
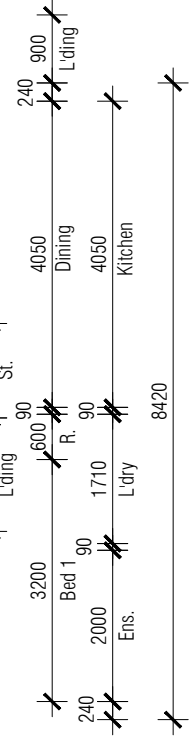
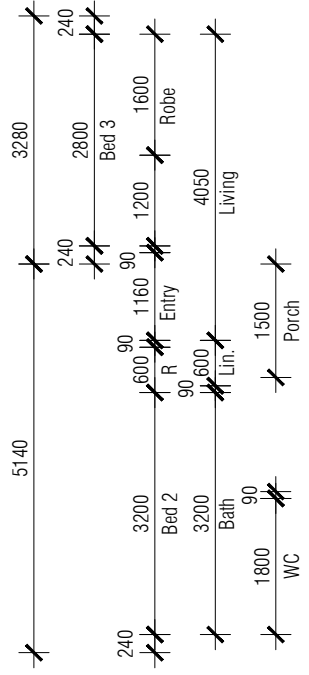
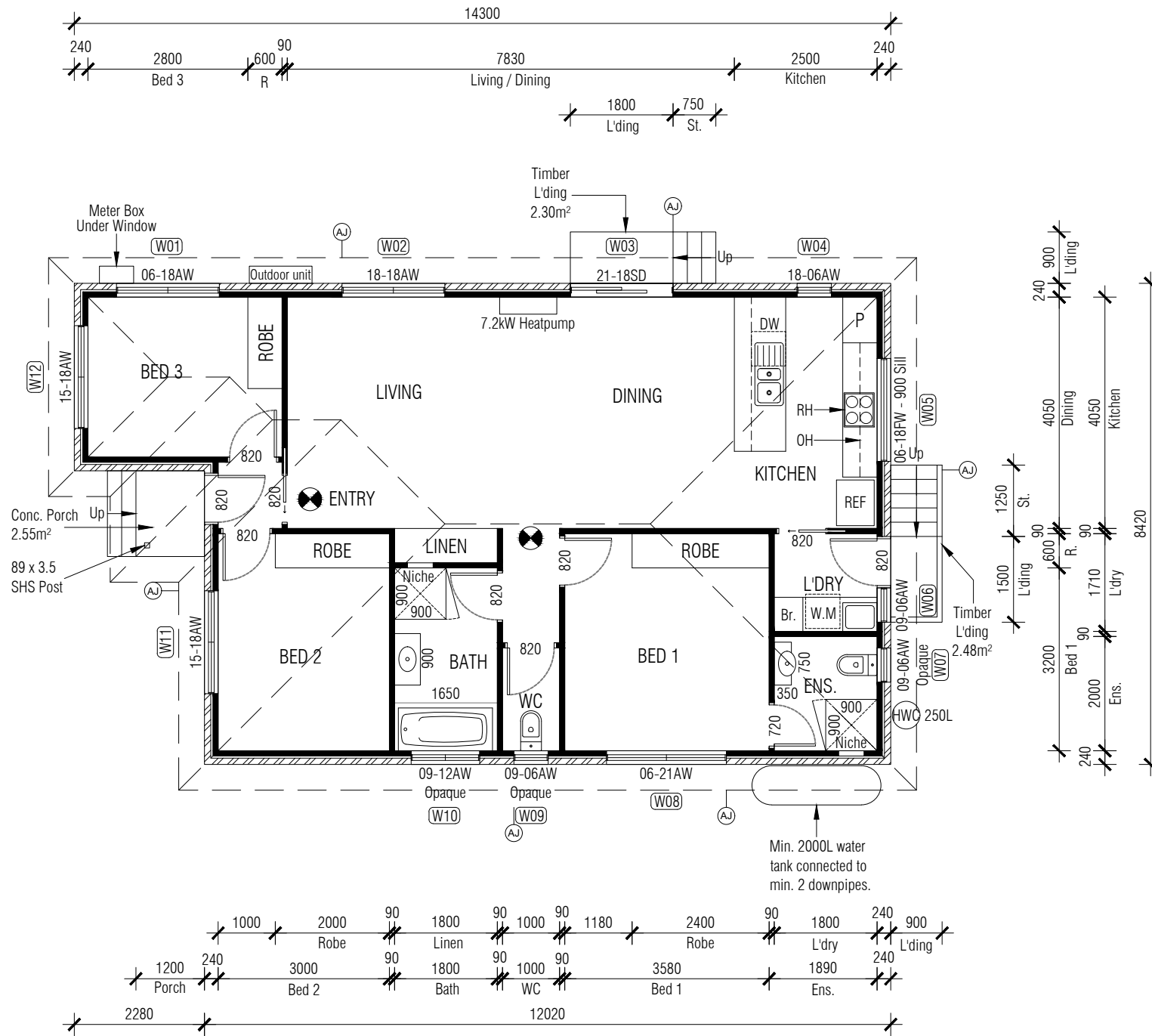
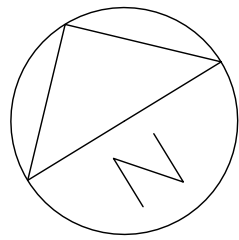
Development Application: DA-2019-200
Plan Reference no.: P1
Date Received: 17 April 2019
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CLIENT NAME:

SIGNATURE:

DATE:

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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BAL: TBC
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 Articulation Joint (AJ)
 Smoke Alarm (SA)

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FLOOR PLAN

Drawn: LP	Job No. - H1079
Date: 03 April 2019	Sheet
Scale: 1:100	02
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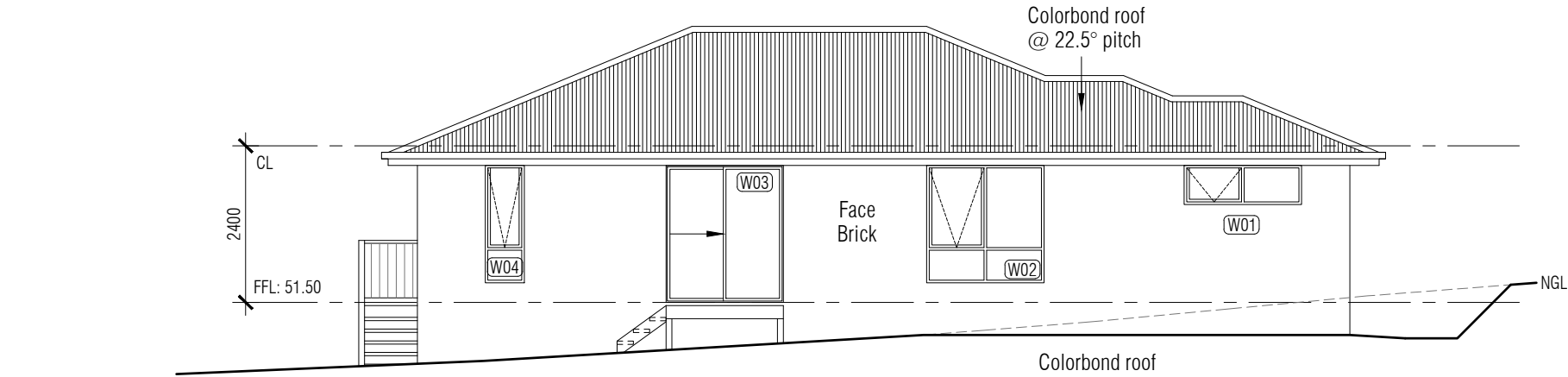
Development Application: DA-2019-200
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FLOOR AREA = 108.69m²
 PORCH / LANDING AREAS = 7.33m²

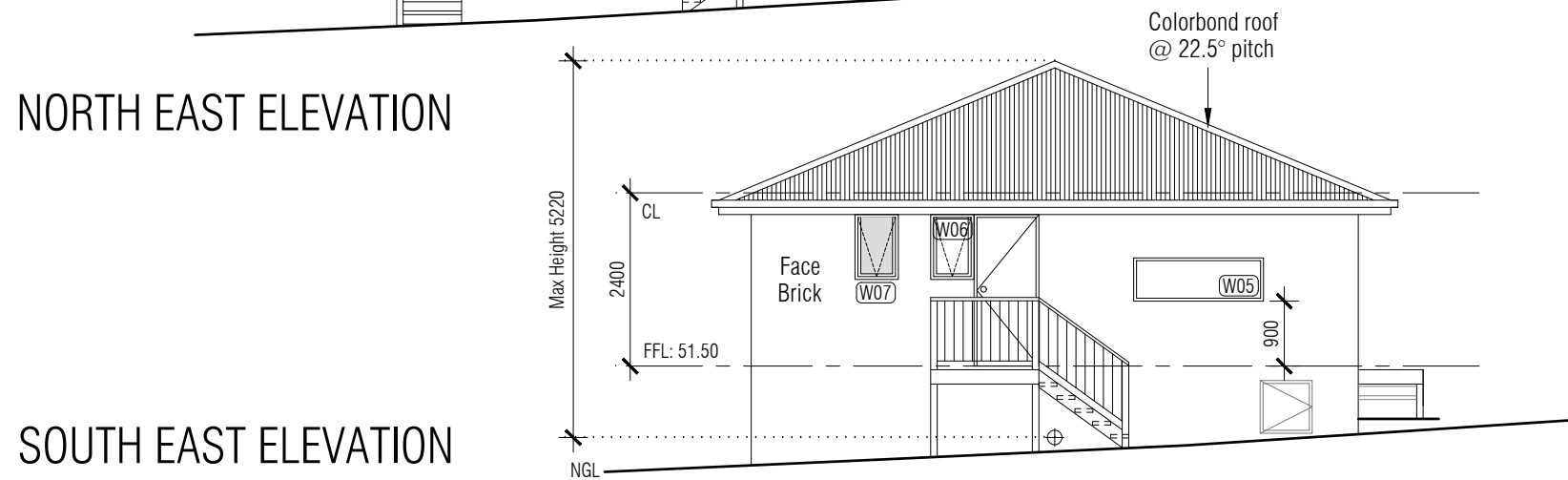
CLIENT NAME:

SIGNATURE:

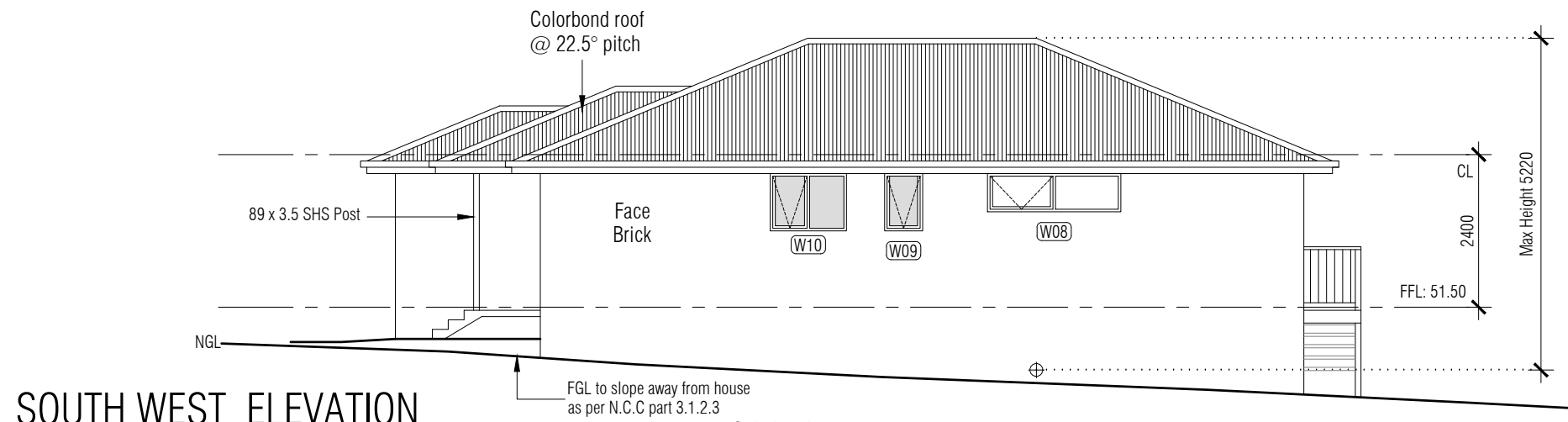
DATE:



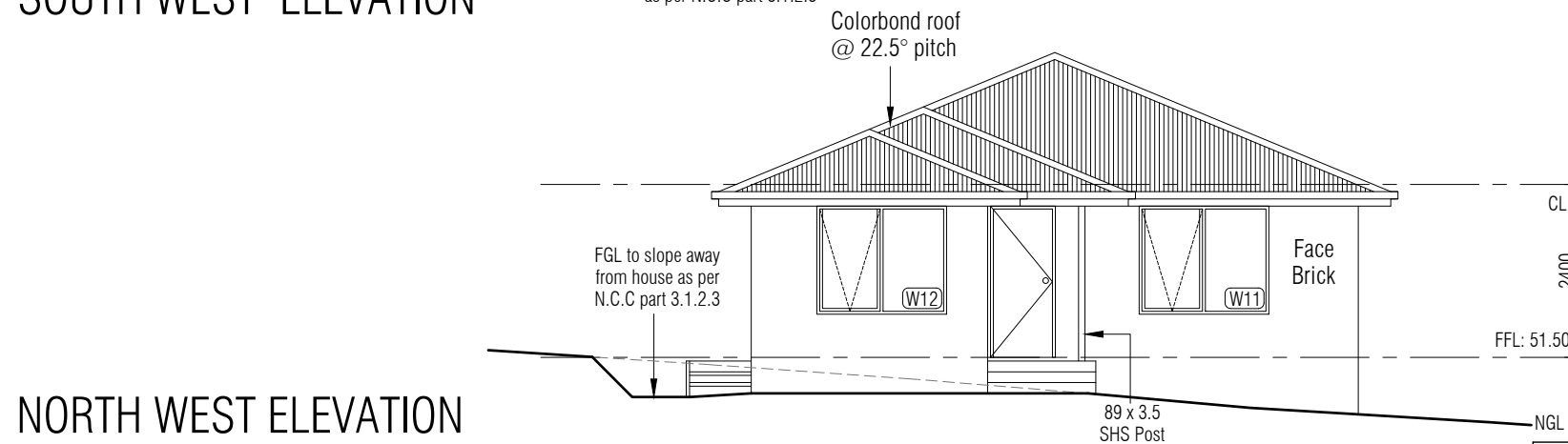
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION

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ELEVATIONS		
Drawn:	LP	Job No. - H1079
Date:	03 April 2019	Sheet
Scale:	1:100	03
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






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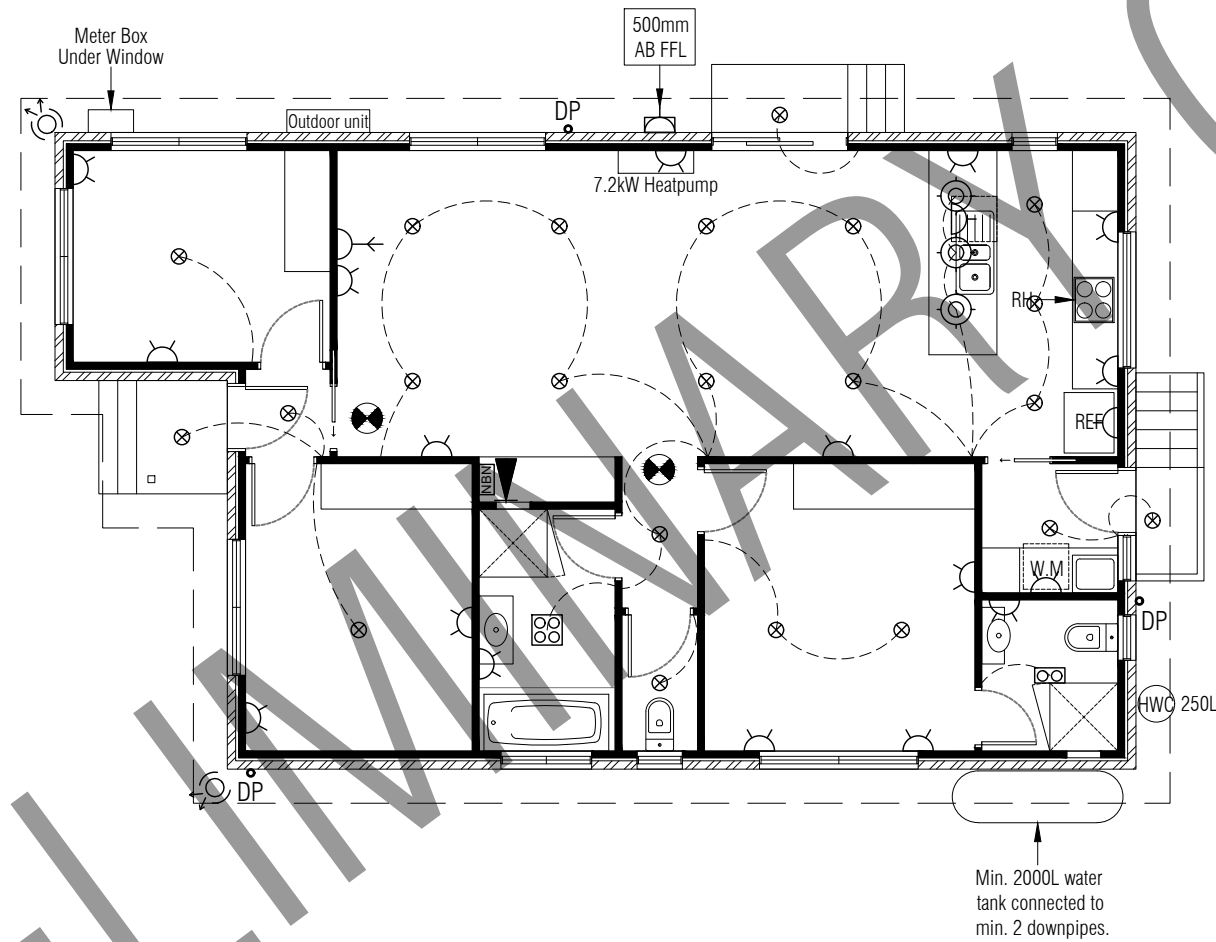
DATE:

LEGEND

-  STANDARD CEILING LIGHT (14W)
-  LED DOWNLIGHT (9W)
-  PENDANT LIGHT (9.5W)
-  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

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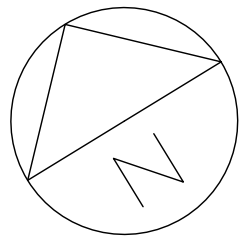
ELECTRICAL PLAN		
Drawn:	LP	Job No. - H1079
Date:	12 April 2019	Sheet
Scale:	1:100	--
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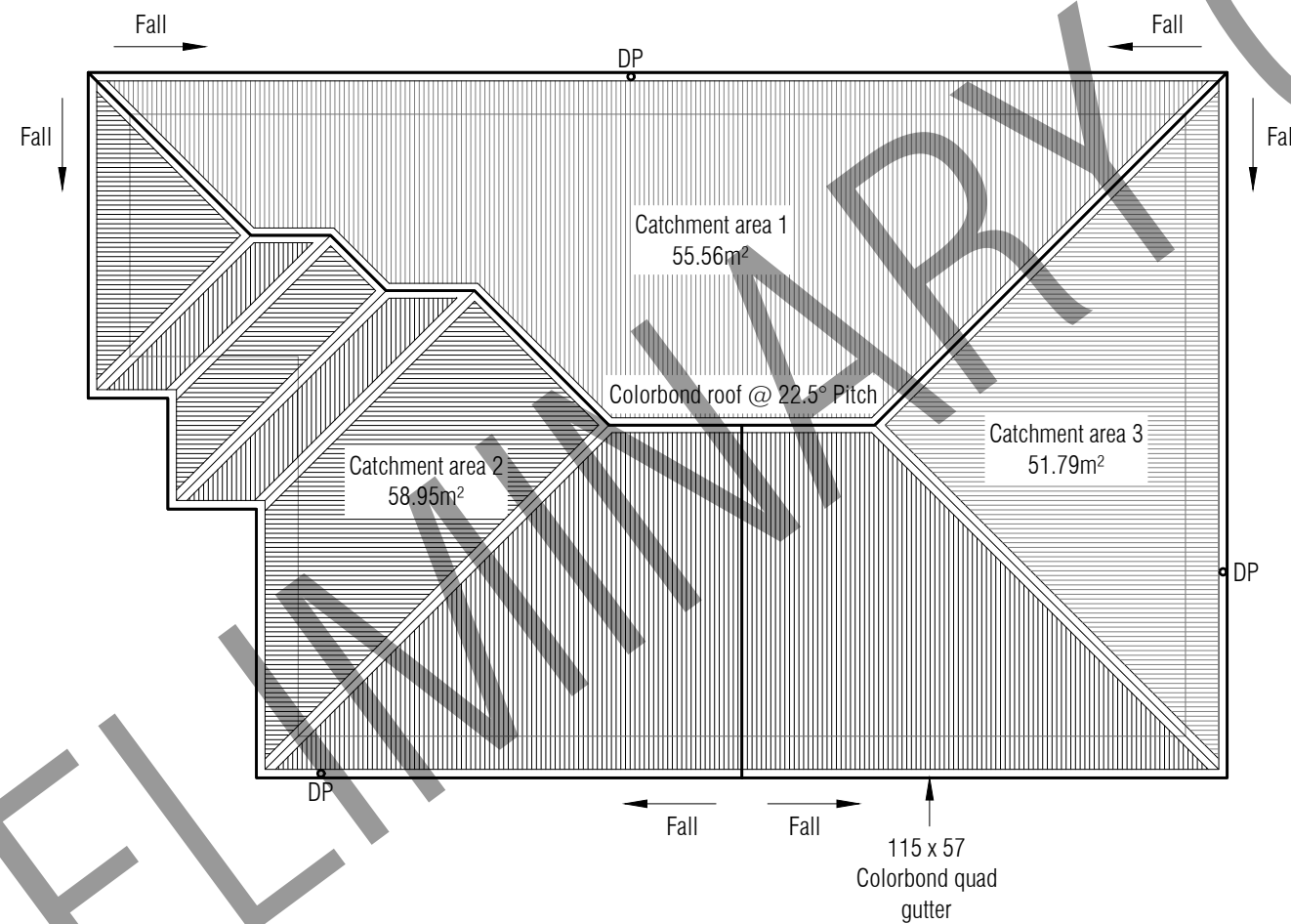
CLIENT NAME:

SIGNATURE:

DATE:



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

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 Ph: (03) 6283 3273
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ROOF PLAN

Drawn:	LP	Job No. - H1079
Date:	12 April 2019	Sheet
Scale:	None	
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DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per AS/NZS 3500.3)		
Ah	137.44	Area of Roof (including 115mm Quad gutter) (m ²)
Ac	166.30	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	2.60	Ac ÷ Acdp
Downpipes Provided	3	

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