APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2019-370

NAME OF APPLICANT: Maveric Builders Pty Ltd

PROPOSAL: Dwelling and ancillary dwelling

LOCATION: 1 Panoramic Drive, Kingston

Any representation must be lodged in writing with the General Manager, Locked Bag 1, Kingston 7050 or by email to kc@kingborough.tas.gov.au by 27 August 2019.
# Development Application

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>DA-2019-370</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Development:</td>
<td>Dwelling and ancillary dwelling</td>
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<tr>
<td>Location:</td>
<td>1 Panoramic Drive, Kingston</td>
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<tr>
<td>Applicant:</td>
<td>Maveric Builders Pty Ltd</td>
</tr>
<tr>
<td>Responsible Planning Officer:</td>
<td>Chloe Edgell</td>
</tr>
</tbody>
</table>

**Associated Documents:**

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

- Application form
- Certificate of Title
PROPOSED DWELLING & ANCILLARY DWELLING AT
1 PANORAMIC DRIVE, KINGSTON
C.T.174198/1

DRAWING NUMBER

A00 COVER PAGE
A01 SITE PLAN
A01a SHADOW DIAGRAM
A01b OVERSHADOWING
A02 DRAINAGE PLAN
A03 FIRST FLOOR PLAN
A03a GROUND FLOOR PLAN
A04 ROOF PLAN
A05 SECTION
A06 ELEVATIONS - NORTH & EAST
A06a ELEVATIONS - SOUTH & WEST
A07 ELECTRICAL PLAN
A08 SETOUT PLAN
A09 BAL PLAN

COMPLIANCE NUMBER:

B01 STAIR NOTES
B02 BALUSTRADE NOTES
B03 WET AREA NOTES
B04 GENERAL SPEC NOTES

Development Application: DA-2019-370
Plan Reference no.: P2
Date Received: 9/08/2019
Date placed on Public Exhibition: 14/08/2019
SITE AREA: 654m²
TOTAL ROOF AREA: 192.5m²
TOTAL SITE COVERAGE: 29.45%
CONCRETE DRIVEWAY: 56.46m²

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NOTE - Fencing to be completed at a later date by owners, to comply with Clause 10.4.7 A1.

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NOTE - Location of drainage pipes indication only of type and direction. Contractor to verify the location of drainage pipes within existing boundary of site.

Gutters & Downpipes to comply with BCA part 3.5.2
PLUMBER TO CONFIRM ALL DETAILS ON SITE PRIOR TO COMMENCING ANY WORK AND BE INSPECTED AND APPROVED BY A QUALIFIED ENGINEER.

DRAINAGE PLAN

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Plan Reference no.: P2
Date Received: 9/08/2019
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ROOFWATER DRAINAGE
Refer to Part 3.5.2 BCA Gutters and Downpipes for more details

Rainfall intensity (Hobart) - eaves gutters - 99m³/hour (1 in 20 years)
- valley/box gutters - 155m³/hour (1 in 100 years)

Size of downpipes (max.12m spacings) - 75mm dia. min.
Size of eaves gutter (min 1:500 fall) - 1150 mm min.
Size of box gutter (min 1:100 fall), not more than 12.5 % pitch.
Valley gutters - 400mm min.width not less than 150mm roof covering overhang each side of the gutter or not more than 12.5 % - must be designed as a box gutter.

Number of downpipes required - 5 minimum

*DP denotes Downpipe
*SP denotes Spreader to lower roof
*All RHS (rainwater heads) to be fitted with overflow protectors and to be set 25mm below freeboard of box gutter for additional protection. Min. dimensions 400 width x 150 length x 200 depth

**ROOF A:** 192.5m²

**KEY:**
- denotes roof areas
- denotes downpipe
- denotes direction of fall

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ROOF VENTILATION:
- As per recommended by qualified Contractor
- In accordance with Manufacturers instructions

190 Core-filled blockwork wall. Steel beams to support Bondek slab. Steel balustrade to carport and entrance landing.

Concrete strip footings and piers
- Refer engineers details for design

Embankment easement not to be excavated, build up site to provide smooth transition into carport.

Bed 3
- Robe
- Bath
- Bed 2

Stairwell
- Hall
- L'DRY

CARPORT

CARPORT FFL 71.35

FFL 71.45

FFL 68.75

NGL

CL

2400

2400

8259 max. height of dwelling

450 max. eaves overhang

1:50 Scale

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14 Mertonvale Circuit, Kingston
ssavage@mavericbuilders.com.au
6229 1430

MAVERIC BUILDERS
commercial, residential
alteration & extension

Drawing Title: SECTION

Client: LONGJI ZHU & DAIWEI MANG

Sheet by: AM

Project: JNB4 - 1 PANORAMIC DRIVE, KINGSTON

Date: 09/07/2019

Scale @ A3: 1:50

Page Number: A01

Notes:

Scale 1:50

SECTION A

01
NOTE: Vertical Articulation joints only provided in unreinforced masonry walls except walls built where the site soil classification is S or A. (Refer to Engineers report for details).

Development Application: DA-2019-370
Plan Reference no.: P2
Date Received: 9/8/2019
Date placed on Public Exhibition: 14/8/2019
NOTE: Vertical Articulation joints only provided in unreinforced masonry walls except walls built where the site soil classification is S or A. (Refer to Engineers report for details).

Selected aluminium framed double glazed windows & sliding doors

Colorbond roof @ 22.5° pitch

Privacy screen min. 1700 h. As per Clause 10.4.6

Engineered 190 Blockwork retaining wall

Wheel stops in accordance with AS 2890

SOUTH ELEVATION

SOUTH ELEVATION

Selected Axon cladding

max. eaves overhang 450

Bondek slab to carport

Steel handrails & 90x90 SHS Posts

Glass Balustrade

90x90 SHS posts. PFC lintels, TP decking boards, joists & ledgers.

WEST ELEVATION

WEST ELEVATION

Selected Matrix cladding

Brick Veneer - colour to be selected by owner

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Brick Veneer - colour to be selected by owner
The Bushfire Attack Level for this site has been categorised as BAL - NA in accordance with AS 3959-2009 "Construction of buildings in bushfire prone areas".

Assessment for internal purposes only. Bushfire assessment to be confirmed by building surveyor.

Development Application: DA-2019-370
Plan Reference no.: P2
Date Registered: 9/08/2019
Date Commenced Public Exhibition: 14/08/2019

J1904 - 1 PANORAMIC DRIVE, KINGSTON

Client: LONGJI ZHU & DANWEI WANG

Project: J1904 - 1 PANORAMIC DRIVE, KINGSTON

Scale: A3
Revised date: 04/07/2019
Drawing Title: BAL PLAN

Notes: