APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2019-408

NAME OF APPLICANT: Jsa Consulting Engineers

PROPOSAL: Dwelling

LOCATION: 17 Lomandra Drive, Blackmans Bay (CT 177168/1)

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 23 August 2019.
**Development Application**

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<th>Application Number:</th>
<th>DA-2019-408</th>
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<tr>
<td>Proposed Development:</td>
<td>Dwelling</td>
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<td>17 Lomandra Drive, Blackmans Bay (CT 177168/1)</td>
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<tr>
<td>Applicant:</td>
<td>Jsa Consulting Engineers</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 RESIDENCE
17 LOMANDRA DRIVE,
BLACKMANS BAY, 7052,
TASMANIA

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A03 REFLECTED CEILING PLAN
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H01 HYDRAULIC SITE PLAN
H02 HYDRAULIC PLAN

GENERAL INFORMATION

FOLIO NUMBER: 1
VOLUME NUMBER: 177168
MUNICIPALITY: KINGBOROUGH CITY COUNCIL
ZONING: GENERAL RESIDENTIAL

LAND AREA = 632m²
FLOOR AREAS:
GROUND FLOOR = 169m²
GROUND FLOOR TERRACE = 26m²
WIND CLASSIFICATION: N1
SOIL CLASSIFICATION: M
REGION: A
TERRAIN CATEGORY: TC2
SHIELD CLASSIFICATION: PS
CLIMATE ZONE: 7

CORROSION ENVIRONMENT: MODERATE (I.E. MORE THAN 1KM FROM BREAKING SURF OR MORE THAN 100M OF SALT WATER NOT SUBJECT TO BREAKING SURF OR HEAVY INDUSTRIAL AREAS). REFER TO GENERAL NOTES SHEET A14

BUSHFIRE ATTACK LEVEL (BAL): LOW REFER TO BAL ASSESSMENT SHEET A15

NOTE:

- MASONRY WALLS > 1500 HIGH TO BE TEMPORARILY BRACED AGAINST WIND LOADS DURING CONSTRUCTION PRIOR TO COREFILLING OR FRAMING.
- CONSULT WITH ENGINEER DURING PRELIMINARY SITE EXCAVATION TO CONFIRM FOOTING DESIGN.
- THE OWNER IS RESPONSIBLE FOR ENSURING A FORM 6 "NOTICE TO ADJOINING PROPERTY OWNER" (PROPOSED BUILDING AND PROTECTION WORK) IS SUBMITTED TO ALL ADJOINING PROPERTIES PRIOR TO COMMENCEMENT OF WORKS. WHEN EXCAVATION OR SCAFFOLDING IS WITHIN 3m OF A PROPERTY BOUNDARY

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NOTE:

- SMOKE ALARMS TO BE HARDWIRED WITH BATTERY BACKUP. TO AS 3786 AND PART 3.7.2 OF CURRENT BCA. ALL SMOKE ALARMS TO BE INTERCONNECTED.
- LIGHTING, MAX. WATTAGE FOR EACH LEVEL IS 5.3KW/SQM
- EXHAUST FANS TO KITCHEN AND LAUNDRY TO HAVE A MINIMUM FLOW RATE OF 40L/s
- EXHAUST FANS TO BATHROOM OR SANITARY COMPARTMENT TO HAVE A MINIMUM FLOW RATE OF 25L/s
- EXHAUST FROM BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST DISCHARGE DIRECTLY VIA A SHAFT OR DUCT TO OUTSIDE AIR, OR TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH 3.8.7.4 OF NCC 2019.
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ELLERSLIE HOUSE, LEVEL 1, 119 SANDY BAY ROAD, SANDY BAY TAS 7005
PHONE (03) 6224 5625     WWW.JSAENGINEERS.COM.AU

M. HORSHAM CC5865 I  R. BEADLE 380567297  J-P IBBOTT

SCALE 1:100 AT A3 SHEET

1000mm 0 1000 2000 3000 4000 5000mm

BOUNDARY

SCALE: 1:100

SOUTHERN ELEVATION

'LYSAGHT' CUSTOM-ORB ROOF SHEETING, COLORBOND MONUMENT @ 17° PITCH

STEEL FRAME, PAINT FINISH, COLORBOND MONUMENT

HARDI PLANK OR EQUIVALENT, PAINT FINISH (TAUBMANS PERFECT STORM)

DOUBLE GALZED POWDERCOATED ALUMINIUM WINDOWS, COLORBOND NIGHT SKY

POLYCARB ROOF

GABLE VENT WITHIN 900mm VERTICALLY OF RIDGE

CEILING

FFL: 94.70

BOUNDARY

EASTERN ELEVATION

'LYSAGHT' CUSTOM-ORB ROOF SHEETING, COLORBOND NIGHT SKY

STEEL FRAME, PAINT FINISH, COLORBOND MONUMENT

DOUBLE GALZED POWDERCOATED ALUMINIUM WINDOWS, COLORBOND NIGHT SKY

POLYCARB ROOF

HARDI PLANK OR EQUIVALENT, PAINT FINISH (TAUBMANS PERFECT STORM)

GABLE VENT WITHIN 900mm VERTICALLY OF RIDGE

CEILING

FFL: 94.70

BOUNDARY

LEGEND

ARTICULATION JOINT
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PLANNING APPROVAL

SCALE: 1:100

NORTHERN ELEVATION

'SLYSAGHT' CUSTOM-ORB ROOF SHEETING, COLORBOND MONUMENT @ 17° PITCH

GABLE VENT WITHIN 940mm VERTICALLY OF RIDGE

POLYCARB ROOF

CEILING

2700

FLL: 94.70

STEEL FRAME, PAINT FINISH, COLORBOND MONUMENT

DOUBLE GALZED POWDERCOATED ALUMINIUM WINDOWS, COLORBOND NIGHT SKY

TREATED PINE STEPS AND LANDINGS

WESTERN ELEVATION

'SLYSAGHT' CUSTOM-ORB ROOF SHEETING, COLORBOND MONUMENT @ 17° PITCH

GABLE VENT WITHIN 940mm VERTICALLY OF RIDGE

POLYCARB ROOF

CEILING

2700

FLL: 94.70

STEEL FRAME, PAINT FINISH, COLORBOND MONUMENT

DOUBLE GALZED POWDERCOATED ALUMINIUM WINDOWS, COLORBOND NIGHT SKY

TREATED PINE STEPS AND LANDINGS

FORCED EDGE (OR GRAVITY RETAINING WALL) TO CONCRETE DRIVEWAY, REFER STRUCTURAL DOCUMENTATION FOR DETAILS

CEILING

POLYCARB ROOF

HARDI PLANK OR EQUIVALENT, PAINT FINISH (TAUBMANS PERFECT STORM)

J-P IBBOTT

M. HORSHAM CC5865 I

R. BEADLE 380567297

ELEVATIONS

PLANNING APPROVAL

SCALE 1:100 AT A3 SHEET

100mm 0 1000 2000 3000 4000 5000

SCALE 1:100 A3 SHEET

17°
NOTE:
HYDRAULIC LAYOUT IS INFORMATIVE ONLY AND THE PLUMBING CONTRACTOR SHALL CONFIRM FINAL LAYOUT DURING CONSTRUCTION.

ALL PLUMBING WORK TO CONFORM WITH TAS. PLUMBING CODE, AS3500 AND TASWATER/LOCAL COUNCIL REGULATIONS.

LOCATION OF UPSTREAM VENT OR OTHER A.A.V. TO BE DETERMINED BY PLUMBING CONTRACTOR ON SITE ENSURING COMPLIANCE WITH AS3500.

PROVIDE TUNDISHES TO ALL A.C. UNITS AND HOT WATER P.R.V.'S.

HOT WATER DELIVERY TO ALL SANITARY FIXTURES USED FOR PERSONAL HYGIENE AT MAX 50° AND 60° TO KITCHEN / LAVATORY.

SW P.T. A
300 x 300 x 450 DEEP ACO TYPE 33 PIT WITH CLASS "C" TRAFFICABLE GRATE. CONNECT TO SITE DRAINAGE VIA DN100-U/PVC STORMWATER PIPE @ MIN. 1% FALL.

GRADED TRENCH 'A' NOM. 1000W x 100D CONCRETE OR 'ACO K100' CHANNEL DRAIN WITH CLASS "C" TRAFFICABLE GRATE.

CLOSED CELL POLYETHYLENE LAGGING SHALL BE USED AROUND ALL STORMWATER AND SANITARY PLUMBING DRAIN PIPE PENETRATIONS THROUGH FOOTINGS. THE LAGGING SHALL BE A MINIMUM OF 20mm THICK ON CLASS H1 AND 40mm ON CLASS H2 & E SITES.

FOR CONTINUATION OF SEWER AND STORMWATER, REFER TO SHEET H02.

EXISTING SEWER DRAIN
EXISTING STORMWATER DRAIN
EXISTING WATER SUPPLY
FOR CONTINUATION OF SEWER AND STORMWATER, REFER TO SHEET H02

PROPOSED RESIDENCE

HYDRAULIC SITE PLAN

SCALE: 1:100

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FOR CONTINUATION OF SEWER AND STORMWATER, REFER TO SHEET H01

HYDRAULIC PLAN
SCALE: 1:100

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