

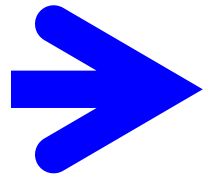
# APPLICATION FOR PLANNING APPROVAL

**APPLICATION NO:** DA-2019-333

**NAME OF APPLICANT:** Wilson Homes Tasmania Pty Ltd

**PROPOSAL:** Dwelling

**LOCATION:** 68 Eldridge 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](mailto:kc@kingborough.tas.gov.au) by 24 September 2019.



# **DEVELOPMENT APPLICATION**

<b><u>Application Number:</u></b>	DA-2019-333
<b><u>Proposed Development:</u></b>	Dwelling
<b><u>Location:</u></b>	68 Eldridge Drive, Kingston
<b><u>Applicant:</u></b>	Wilson Homes Tasmania Pty Ltd
<b><u>Responsible Planning Officer:</u></b>	Chloe Edgell
<b><u>Associated Documents:</u></b>  The following information regarding the application is available at Council offices: <ul style="list-style-type: none"><li>• Application form</li><li>• Certificate of Title</li></ul>	

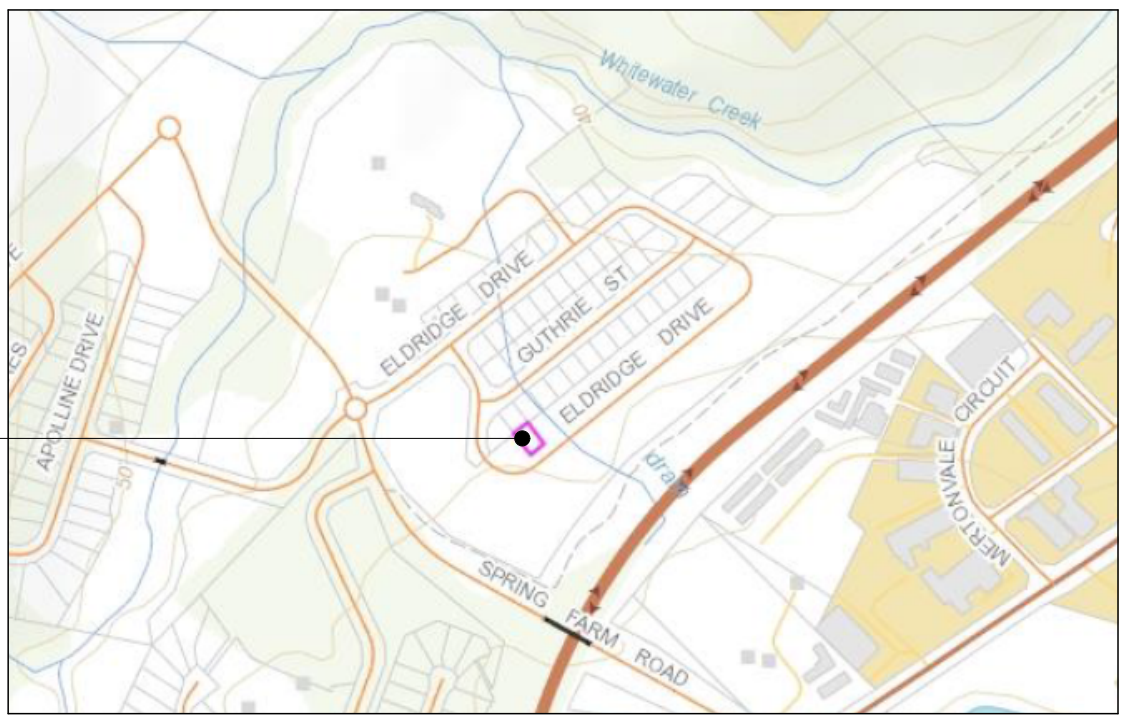
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**NOTE:**  
WHIRLY BIRD REQUESTED

**INCLUSIONS**

- DESIGNER SPECS
- 10K MY CHOICE UPGRADE
- ENVY OF YOUR STREET UPGRADE
- DOUBLE GLAZING

SITE LOCATION



LOCATION MAP

**BUILDING INFORMATION**

GROUND FLOOR TOP OF WALL HEIGHT(S): 2445  
 (CEILING HEIGHT 45mm LOWER THAN TOP OF WALL)  
 ROOF PITCH (U.N.O.): 23.0°  
 ELECTRICITY SUPPLY: SINGLE PHASE  
 GAS SUPPLY: NONE

ROOF MATERIAL: SHEET METAL  
 ROOF COLOUR: DARK  
 ROOF INSULATION: R4.1 BATTS SARKING  
 WIND DRIVEN ROOF VENTILATORS: 2

WALL MATERIAL: BRICK VENEER  
 WALL INSULATION: R2.0 BATTS WALL WRAP TO ENTIRE HOUSE

FLOOR INSULATION: R0.7 WAFFLE POD SLAB

Development Application: DA-2019-333  
 Plan Reference no.: P3  
 Date Received: 04/09/2019  
 Date placed on Public Exhibition: 11/09/2019

**SITE & ENGINEERING INFORMATION**

WIND CLASSIFICATION: N2  
 CLIMATE ZONE: ZONE 7 - COOL TEMPERATE  
 WIND REGION: A  
 TERRAIN CATEGORY: TC2.5  
 SHIELDING FACTOR: PS - PARTIAL SHIELDING  
 TOPOGRAPHIC CLASSIFICATION: T1  
 DESIGN WIND SPEED: 40 m/sec

SITE CLASSIFICATION: M  
 SLAB CLASSIFICATION: TBC

SLAB TO BE 85mm THICK (U.N.O.) WITH REINFORCEMENT TO ENGINEERS SPECIFICATIONS & DETAILS OVER A 200µm WATERPROOF MEMBRANE ON A BED OF FREE DRAINING COARSE SAND (WHERE SPECIFIED)

PROVIDE BRICK CONTROL JOINTS IN ACCORDANCE WITH N.C.C. & AS 3700

ALL TIMBER FRAMING TO BE DESIGNED TO AS1684-2010



**BA PLAN SET**

7	BA PLAN - SHOW FILL BATTER OFF P.O.S.	2, 12	2019.09.03	CPO	-
6	BA PLAN - ADDRESSED COUNCIL RFI - DA-2019-333; REDUCED ENSUITE VANITY TO MOVE AWAY FROM WALL	2, 3, 4, 5, 16	2019.09.03	CPO	-
5	BA PLAN - INITIAL ISSUE	ALL	2019.08.13	RMF	AEX

**DA PLAN SET**

4	DA PLAN - COUNCIL RFI ADDRESSED FOR POS. NAME OF CLIENT AMENDED ON TITLE BLOCK	ALL	2019.07.29	AEX	-
3	DA PLAN - PRELIM PLANS	ALL	2019.06.07	BGU	-
<b>No.</b>	<b>AMENDMENT</b>	<b>SHEET</b>	<b>DATE</b>	<b>DRAWN</b>	<b>CHECK</b>

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5 BA PLANS - INITIAL ISSUE	RMF 2019.08.13
6 BA PLAN SET - ADDRESSED COUNCIL RFI	CPO 2019.09.03
7 BA PLANS - SHOW FILL BATTER OFF P.O.S.	CPO 2019.09.03

CLIENT: MR. RYAN ROSCIGLIONE-RINALDI			LOT No.: 272
ADDRESS: SPRING FARM ESTATE			CT No.: 176027
SUBURB: KINGSTON	POSTCODE: 7050	COUNCIL: KINGBOROUGH	

HOUSE DESIGN: VIENNA	HOUSE CODE: H-WDNVNA10SA
FACADE DESIGN: CLASSIC	FACADE CODE: F-WDNVNA10CLASA
SHEET TITLE: COVER SHEET	SCALES: SHEET No.: 1 / 22

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**712117**

ZONE: 10.0 GENERAL RESIDENTIAL

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:  
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 - SITE CLASSIFICATION  
 - GENERAL BUILDING INFORMATION

WIND CLASSIFICATION	N2
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	NEW
LATITUDE	42° 9' 55" S
LONGITUDE	147° 30' 96" E

APPROX. IMPORT/EXPORT FILL	
CUT VOLUME	48.60m <sup>3</sup>
FILL VOLUME	56.84m <sup>3</sup>
DIFFERENCE	8.24m <sup>3</sup>
TONNAGE: 8.24m <sup>3</sup> x 2.25 = 18.54t 19 TONNES OF IMPORT FILL	

**TOTAL FLOOR AREAS**

GARAGE	23.19
LIVING	128.42
PORCH	3.19
<b>TOTAL</b>	<b>154.80 m<sup>2</sup></b>

**LOT SIZE:** 423m<sup>2</sup>  
**HOUSE:** 154.8m<sup>2</sup>  
**SITE COVERAGE:** 36.6%

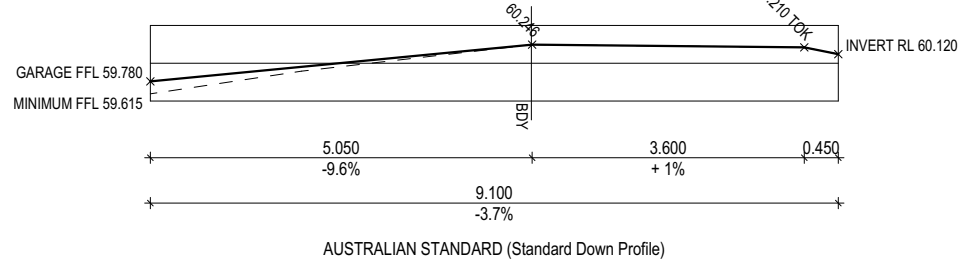
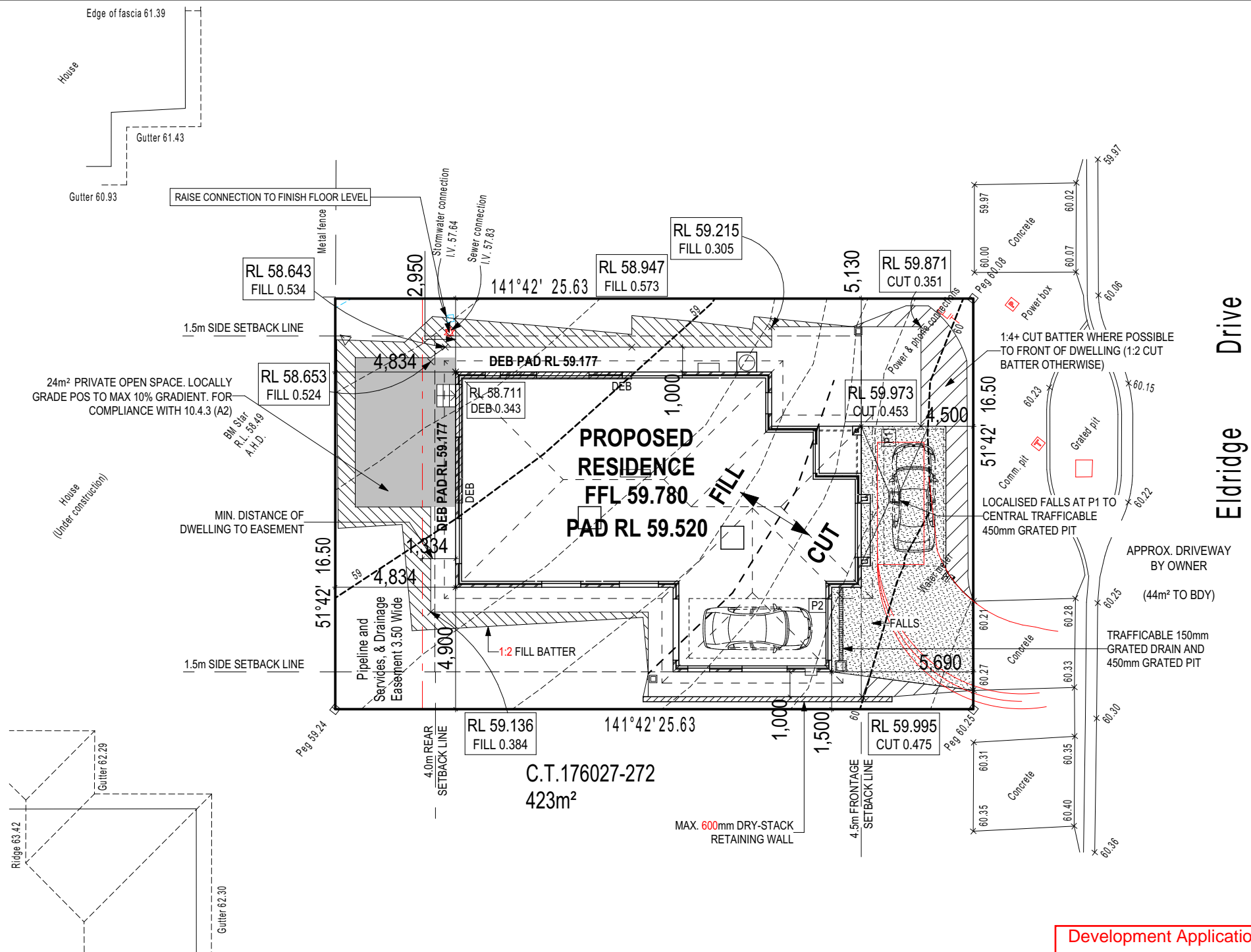
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FACADE DESIGN:	CLASSIC
SHEET TITLE:	SITE PLAN

HOUSE CODE:	H-WDNVNA10SA
FACADE CODE:	F-WDNVNA10CLASA
SCALES:	1:200
SHEET No.:	2 / 22

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**TOTAL FLOOR AREAS**

GARAGE 23.19  
 LIVING 128.42  
 PORCH 3.19  
**154.80 m<sup>2</sup>**

CDP CHARGED DOWNPIPE DIRECTED TO TANK  
 SDP STANDARD DOWNPIPE DIRECTED TO STORMWATER DISCHARGE

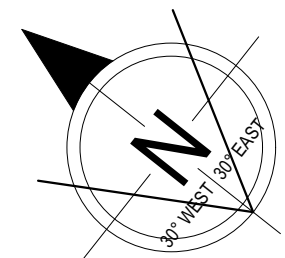
UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED TO THE FINISH FLOOR LEVELS. FOR FULL DETAILS OF ALL WINDOWS AND DOORS

REFER 'BRICK COURSING' SHEET FOR BRICK COURSING DETAILS. REFER 'WINDOW FLASHING DETAIL' FOR WINDOW FLASHING DETAILS

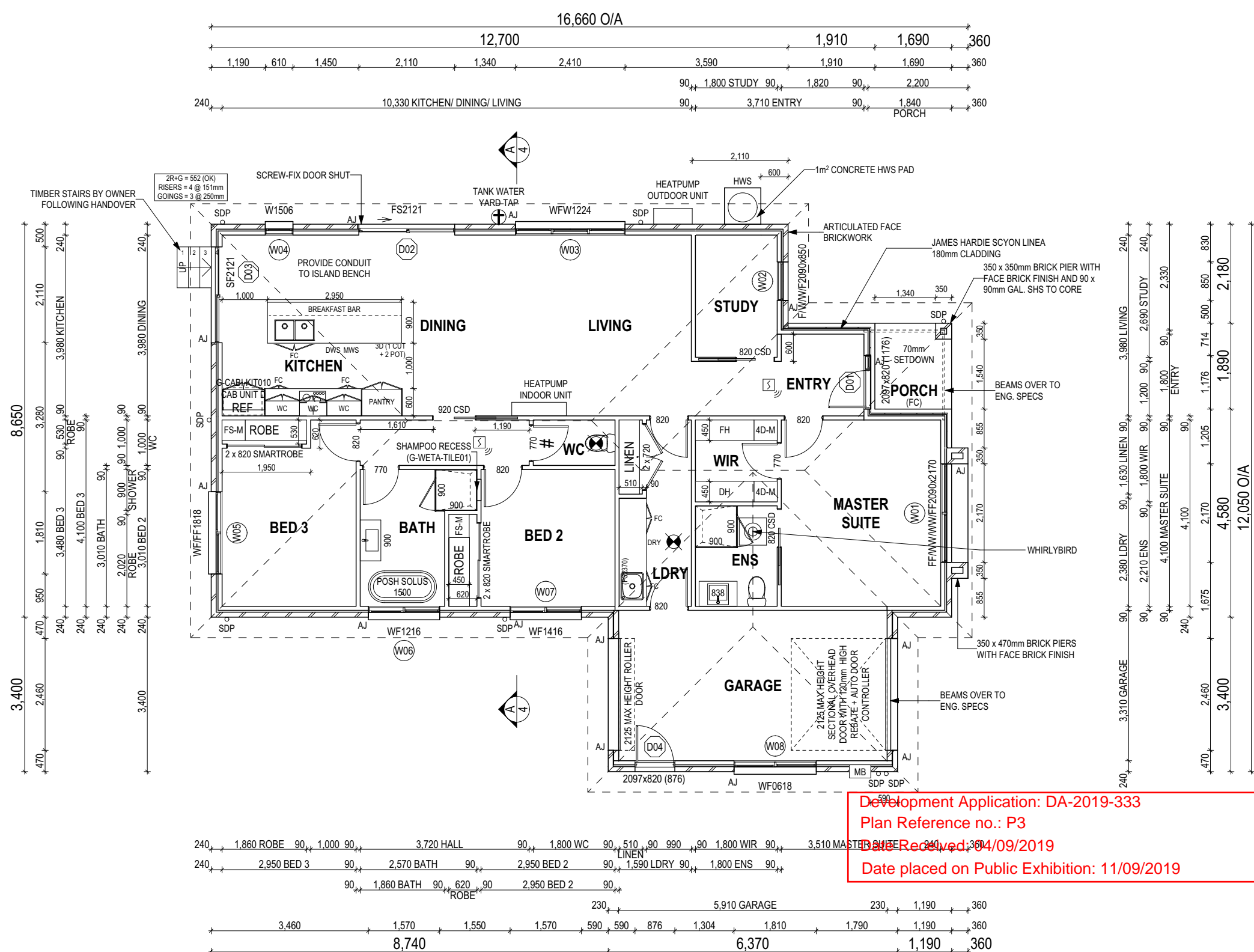
ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC 3.9.1 REQUIREMENTS

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.7.1.7(c) OF THE NCC.

ALL ALFRESCO SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB (DOES NOT APPLY TO VERANDAH / PATIO / PORCH SLABS).



D03 COMPLIANT WITH PART 12.4.4 (A1) SUNLIGHT AND OVERSHADOWING



**FLOOR PLAN LEGEND**

- HS / WS HOB SPOUT / WALL SPOUT
- [Symbol] FACE BRICK / COMMON BRICK
- [Symbol] HEBEL
- [Symbol] SOUND INSULATION
- AJ BRICK ARTICULATION JOINT
- 3D DENOTES DRAWER SIDE
- [Symbol] MECHANICAL VENTILATION
- L.B.W LOAD BEARING WALL
- [Symbol] THIS DOOR OPENS FIRST
- [Symbol] SMOKE ALARM
- # LIFT OFF HINGE
- + WATER POINT
- WP FRIDGE WATER POINT
- GAS GAS BAYONET

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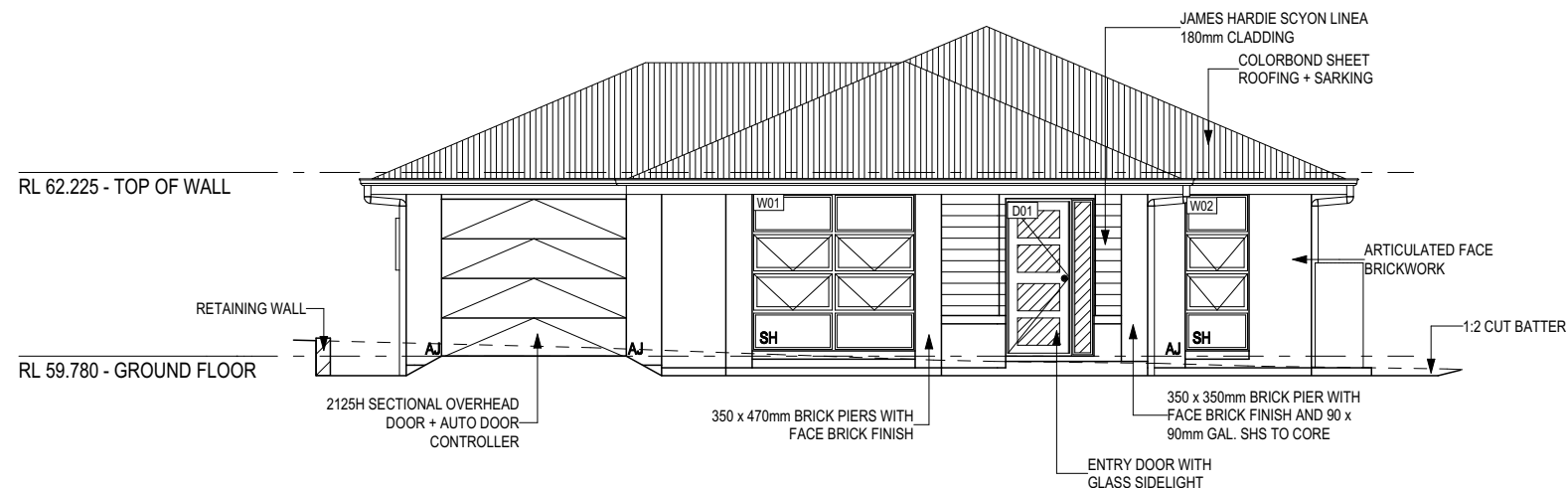
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FACADE DESIGN: <b>CLASSIC</b>	FACADE CODE: <b>F-WDNVNA10CLASA</b>
SHEET TITLE: <b>GROUND FLOOR PLAN</b>	SCALES: <b>1:100</b>
	SHEET No.: <b>3 / 22</b>

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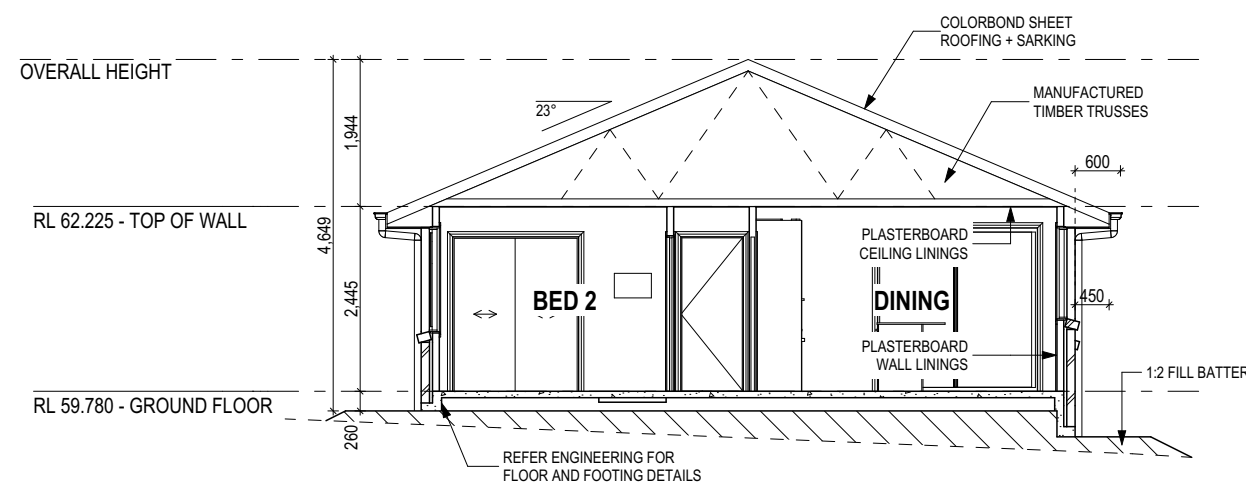
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SH = SNAP HEADER SILL

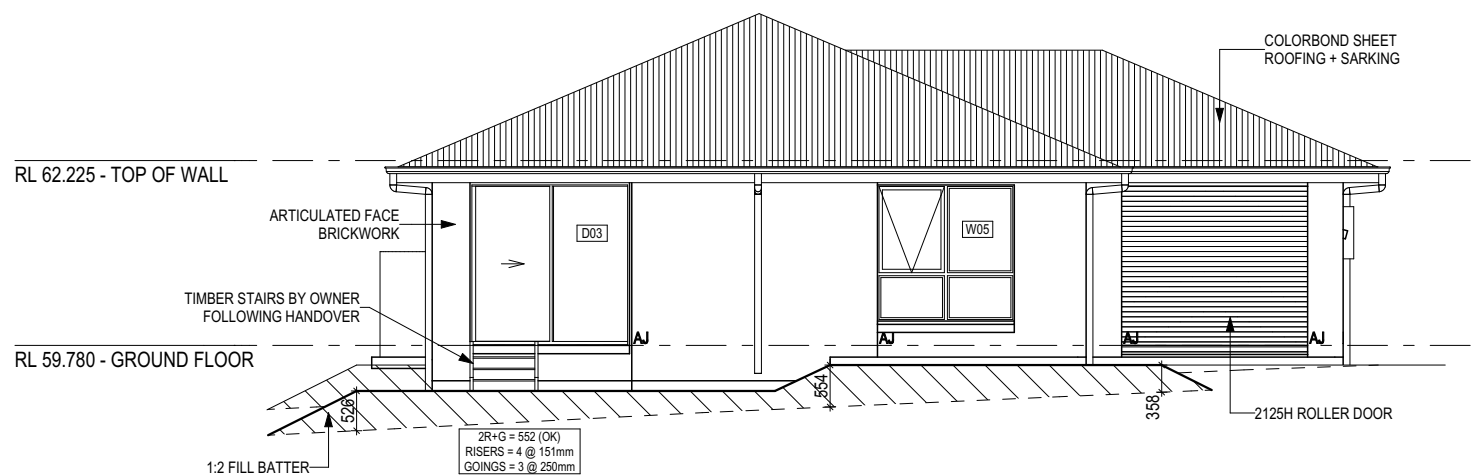


**SOUTH ELEVATION**  
 Scale: 1:100

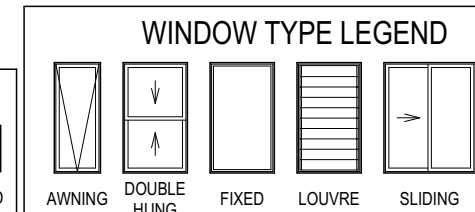
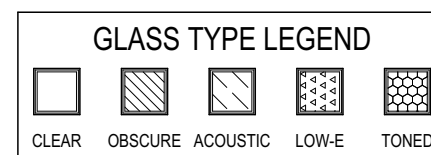
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**SECTION A-A**  
 Scale: 1:100



**NORTH ELEVATION**  
 Scale: 1:100



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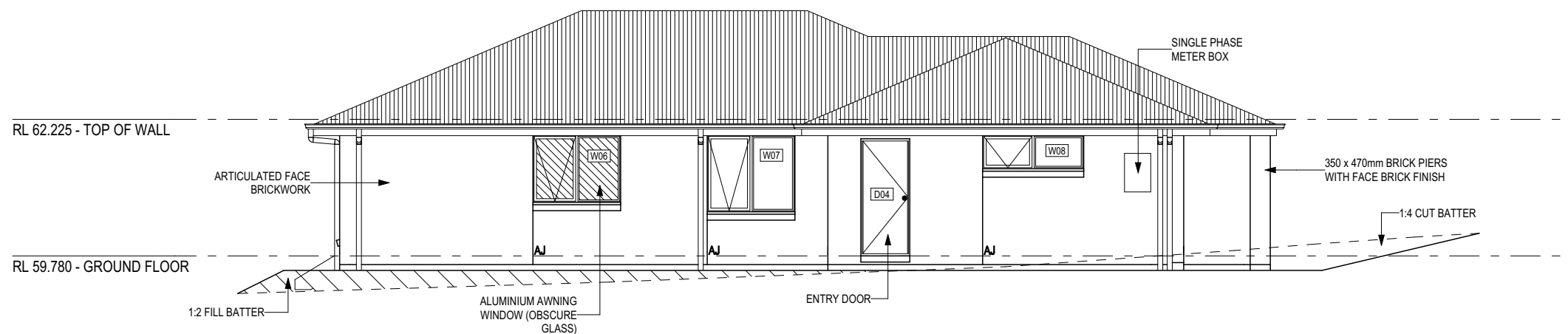
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	SHEET No.: <b>4 / 22</b>

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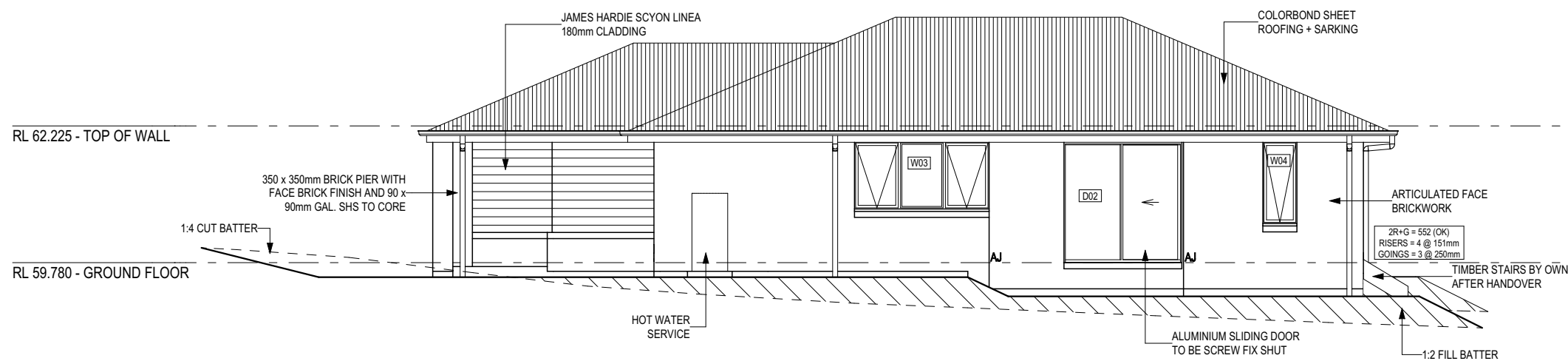
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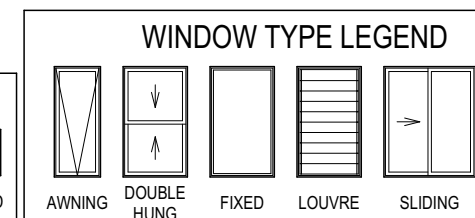
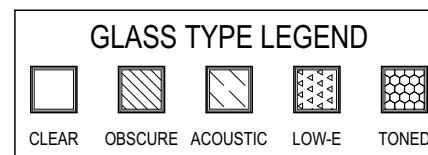


**WEST ELEVATION**  
 Scale: 1:100

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**EAST ELEVATION**  
 Scale: 1:100



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