APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-329

NAME OF APPLICANT: Ms E B O’Brien and Mr S R Martyn

PROPOSAL: Dwelling

LOCATION: 10 Calder Crescent, Blackmans Bay

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 22 September 2020.
<table>
<thead>
<tr>
<th><strong>Application Number:</strong></th>
<th>DA-2020-329</th>
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</thead>
<tbody>
<tr>
<td><strong>Proposed Development:</strong></td>
<td>Dwelling</td>
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<tr>
<td><strong>Location:</strong></td>
<td>10 Calder Crescent, Blackmans Bay</td>
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<tr>
<td><strong>Applicant:</strong></td>
<td>Ms E B O'Brien and Mr S R Martyn</td>
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<td><strong>Responsible Planning Officer:</strong></td>
<td>Louise Blyth</td>
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**Associated Documents:**

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

- Application form
- Certificate of Title
- Planning Submission
- Arborist Report
PROPOSED RESIDENCE
10 CALDER CRESCENT,
BLACKMANS BAY, 7052,
TASMANIA

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A08 PROPOSED ROOF PLAN
H01 HYDRAULIC PLAN

LOCALITY PLAN

SCALE: N.T.S.

LAND CERTIFICATE OF TITLE REFERENCE No. - VOL. 176474 / FOL. 2
CLIMATE ZONE FOR THERMAL DESIGN (building code of australia) - ZONE 7
BUSHFIRE-PRONE AREA BAL RATING (bushfire attack level) - LOW, PROPOSAL >100m FROM AN AREA OF BUSHFIRE-PRONE VEGETATION EQUAL TO OR GREATER THAN 1 HECTARE.
ALPINE AREA (fire safety) - NO.
CORROSION ENVIRONMENT - EXTREME (i.e. within 1km from breaking surf or within 100m from salt water not subject to breaking surf or non-heavy industrial areas).
SITE HAZARDS - UNKNOWN, BUILDER TO INSPECT SITE TO IDENTIFY & DOCUMENT SITE HAZARDS PRIOR TO COMMENCING WORKS.

EXTERNAL BUILDING AREAS (proposed)

PROPOSED RESIDENCE - 164.75m²
PROPOSED CARPORT - 35.71m²
PROPOSED DECK - 22.17m²
TOTAL PROPOSED BUILDING AREA - 222.63m²

IMPORTANT

1. USE WRITTEN DIMENSIONS ONLY.
2. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR IS TO CHECK ALL LEVELS, DATUMS AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK.
4. ENSURE THAT THIS DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITY.
5. THE PROPRIETOR IS TO ENSURE THAT ANY "CONDITIONS OF APPROVAL" ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL, AND OTHER STATUTORY AUTHORITIES ARE PASSED ONTO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS
6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS.
7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY THE BUILDING DESIGNER, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.

Development Application: DA-2020-329
Plan Reference no.: P2
Date Received: 4 September 2020
Date placed on Public Exhibition: 9 September 2020
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PROPOSED RESIDENCE
10 CALDER CRESCENT,
BLACKMANS BAY, 7052

SUN SHADOW DIAGRAMS
SCALE: 1:250

21st JUNE - 9:00 AM
21st JUNE - 12:00 PM
21st JUNE - 3:00 PM
EXTERNAL FINISHES

CUSTOM ORB ROOF SHEETING. PITCH AS INDICATED.
COLORBOND FINISH. COLOUR - 'COLORBOND IRONSTONE'.

110mm FACE BRICKWORK. NATURAL FINISH. WHITE MORTAR.
COLOUR - 'ISLAND BLOCK & PAVING EBONY ECO SMOOTH'.

SCYON 'AXON' VERTICAL CLADDING.
PAINT FINISH. COLOUR - 'DULUX TRANQUIL RETREAT'.

HARDITEX FIBRE CEMENT SHEET CLADDING.
TEXTURE COAT FINISH. COLOUR - 'DULUX TRANQUIL RETREAT'.

ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS & DOORS.
POWDERCOAT FINISH. COLOUR AS SELECTED.

TIMBER FRAMED SOLID CORE TIMBER FEATURE DOOR AS SELECTED. OILED FINISH.

STEEL FRAMED DECK. PAINTED FINISH. COLOUR AS SELECTED.
MERBAU H.W. DECKING. OILED FINISH.

MIN. 1.0m HIGH SEMI-FRAMELESS SAFETY GLASS BALUSTRADE.
CONTINUOUS STEEL HANDRAIL. PAINTED FINISH. COLOUR AS SELECTED.

MIN. 1.0m HIGH S/S TENSIONED WIRE BALUSTRADE.
CONTINUOUS STEEL HANDRAIL. PAINTED FINISH. COLOUR AS SELECTED.

10mm ARTICULATION JOINT
(TUBULAR POLYTHENE FOAM & MASTIC SEALANT)

BOUNDARY SETBACK / BUILDING ENVELOPE
AS PER KINGBOROUGH INTERIM PLANNING SCHEME

PROPOSED RESIDENCE
10 CALDER CRESCENT,
BLACKMANS BAY, 7052

SOUTH ELEVATION
SCALE: 1:100

EAST ELEVATION
SCALE: 1:100

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