APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-356

NAME OF APPLICANT: Mind Architects

PROPOSAL: Four multiple dwellings and demolition of existing dwelling and outbuildings

LOCATION: 11 Gourlay Street, 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.
**DEVELOPMENT APPLICATION**

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>DA-2020-356</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Development:</td>
<td>Four multiple dwellings, demolition of existing dwelling and outbuildings</td>
</tr>
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<td>Location:</td>
<td>11 Gourlay Street, Blackmans Bay</td>
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<tr>
<td>Applicant:</td>
<td>Mind Architects</td>
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<tr>
<td>Responsible Planning Officer:</td>
<td>Xin Barbour</td>
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</tbody>
</table>

**Associated Documents:**

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

- Application form
- Certificate of Title
- Planning Submission
PROPOSED 4 UNITS DEVELOPMENT
11 GOURLAY STREET, BLACKMANS BAY, TAS

ARCHITECTURAL & ENGINEERING DRAWING

DRAWINGS NO. DRAWING NAME
C01 CIVIL PLAN & DETAILS
DA00 COVER
DA01 EXISTING & DEMOLITION PLAN
DA02 SITE PLANS
DA03 SITE CONDENSERS
DA04 SHADOW DIAGRAMS
DA05 TYP. FLOOR PLANS
DA06 TYP. ELEVATIONS
H01 STORMWATER CONCEPT PLAN
H02 SEWER PLAN
H03 WATER SUPPLY PLAN

SITE CONTEXT PLAN

SITE INFORMATION:
SITE REF:
PROPERTY ID:
SITE AREA:
DENSITY:
SITE COVERAGE:
PERVIOUS SURFACES:
NUMBER OF CAR PARKING:

SITE CLASSIFICATION:
REGION:
TERRAIN CATEGORY:
SHELTER CLASIFICATION:
TOPOGRAPHIC CLASIFICATION:

UNIT LEVELS:
LEVEL 1
LEVEL 1 DECK
PRIVATE OPEN SPACE
PRIVATE OPEN SPACE
PRIVATE OPEN SPACE

Development Application: DA-2020-356
Plan Reference no.: P2
Date Received: 25/08/2020
Date placed on Public Exhibition: 09/09/2020

MinD.

David Hui
Project Manager

Justin So
Architect

Rami Shalabi
Architectural Designer

Lucas Jacometti
Client

11 Gourlay Street, Blackmans Bay

Document Set ID: 3432156
Version: 1, Version Date: 25/08/2020
1 EXISTING & DEMOLITION PLAN

Scale 1:250

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Date placed on Public Exhibition: 09/09/2020
Development Application: DA-2020-356
Plan Reference no.: F2
Date Received: 25/08/2020
Date placed on Public Exhibition: 09/09/2020
Development Application: DA-2020-356
Plan Reference no.: P2
Date Received: 25/08/2020
Date placed on Public Exhibition: 09/09/2020
13 GOURLAY STREET

CONNECT ALL DP TO RW/PT FALL 1:100 MIN GRADES DN100 UPVC OVERFLOW FROM RW/PT SHALL BE CONNECTED TO SW SYSTEM VIA A DN100 UPVC SW PIPE 1:100 MIN GRADE

INSTALL NEW 1N100 LT SLINLNE RW/PT WITH O/D HOPE SLIN/SW RELEASE TAP CONNECT OVERFLOW TO TO SW SYSTEM VIA DN100 UPVC SW PIPE 1:100 MIN GRADE REFER DETAILS

7 GOURLAY STREET

450x400x500 SW PIT WITH MEDIUM DUTY GRATED COVER TOP: 48.350
IL(IN): 47.830
IL(OUT): 47.880

STORMWATER CONCEPT PLAN

STORMWATER ASSESSMENT

Site Area
Rainfall Intensity (25yr ARI, 5min)
Pre-Development Stage
House Roof Area
Shed
Carport
Concrete Apron
Gravel Driveway
Total Imperious Area
Total Semi Imperious Area
Total Pervious/Semi-Pervious Area
Effective Run-Off Co-Efficient
Pre-Development Peak Discharge
Post Development Stage
Unit 1
Unit 2
Unit 3
Unit 4
Concrete Pavement
Total Imperious Area
Total Pervious Area
Effective Run-Off Co-Efficient
Post Development Peak Discharge

ADOPT DN100 uPVC @ 1:100 PROPERTY SW OUTLET
Sump Volume
OSD Volume
Using Rain Water Tanks
Rainwater Discharge Dwelling (max)
Rain Water Tank Volume Required
ADOPT A 1N100 LT SLINLNE RAINWATER TANK WITH A DN25 HOPE SLOW RELEASE TAP, THIS WILL ALSO HAVE SUFICIENT VOLUME FOR FIRST FLUSH DEVICE.
DN25 HOPE Office Discharge
Discharge from pavement
Total Post Development Discharge
ADOPT 1N100 LT SLINLNE TANK FOR “UNIT A” DWELLING WITH DN25 SLOW RELEASE TAP
ADOPT DN100 uPVC OUTLET

NO DETENTION STORAGE IS REQUIRED AS WE MEET THE PRE DEVELOPMENT DISCHARGE RATE.

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TYP. SWATER RAINWATER TANK

Scale: 1:150

RANGE FOR ISSUE DEVELOPMENT APPROVAL

PROJECT: 4 UNITS DEVELOPMENT
PROJECT ADDRESS: 11 GOURLAY STREET, BLACKMANS BAY
CLIENT: LUCAS JACOMETTI

Development Application: DA-2020-356
Plan Reference no.: P2
Apply to: Llandilo Council
Date placed on Public Exhibition: 09/09/2020

Document Set ID: 3432157
Version: 1. Version Date: 25/08/2020
Development Application: DA-2020-356
Plan Reference no.: P2
Date Received: 25/08/2020
Date placed on Public Exhibition: 09/09/2020

MinD Architects
AssetSafe

4 UNITS DEVELOPMENT
PROJECT ADDRESS:
13 GOURLAY STREET,
BLACKMANS BAY
Owner:
LUCAS JACOMETTI

DRAWING TITLE:
SEWER PLAN
DRAWING NO.:
H02
SCALE:
1: 250 @ A3
REVISION:
1
WATER SUPPLY PLAN

NEW 4 x DN20 LOW HAZARD BELOW GROUND WATER METER WITH NON-Trafficable COVER INSTALLED BY APPROVED TASHWATER CONTRACTOR AT DEVELOPERS COST

DOMESTIC SUPPLY (TO INTERNAL FIXINGS)

WATER CONNECTION DETAIL

New DN202 WATER CONNECTION (REFER NOTES)

WATER SUPPLY DETAIL: CONTAINMENT PROTECTION (HAZARD RATING) IN ACCORDANCE WITH AS3300:2003, TABLE F3 AMENDED (SOUTHERN WATER) 25/05/2020 IS LOW.

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