APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-398

NAME OF APPLICANT: Tasbuilt Homes and Cabins

PROPOSAL: Dwelling

LOCATION: 24 Rodway Court, 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 15 September 2020.
## Development Application

<table>
<thead>
<tr>
<th><strong>Application Number:</strong></th>
<th>DA-2020-398</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Proposed Development:</strong></td>
<td>Dwelling</td>
</tr>
<tr>
<td><strong>Location:</strong></td>
<td>24 Rodway Court, Kingston</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>Tasbuilt Homes and Cabins</td>
</tr>
<tr>
<td><strong>Responsible Planning Officer:</strong></td>
<td>Louise Blyth</td>
</tr>
</tbody>
</table>

**Associated Documents:**

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

- Application form
- Certificate of Title
SMOKE ALARMS PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO BUILDING POWER SUPPLY TO AS 3786. CEILING MOUNTED WITH 9VDC ALKALINE BATTERY BACKUP TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE WITH NCC PART 3.7.5.2.

BED 1 W.I.R
BED 2
BATH
BED 3
LAUNDRY/PANTRY
DINING
LIVING
ENTRY
ROBE
KITCHEN
GARAGE
SKY 1
SKY 2
SKY 3
SKY 4
SKY 5
SKY 6
SKY 7
S - DENOTES INTERCONNECTED SMOKE DETECTORS
NOTE: ALL CEILINGS RAKED EXCLUDING ENSUITE AND BATHROOM

FLOOR PLAN
SCALE 1:100

FLOOR COVERINGS
- CARPET
- CONCRETE
- TIMBER DECKING
- TILE
- TIMBER FLOORING

ISSUED FOR APPROVAL

Client: B. READING
Project: PROPOSED DWELLING
Address: 24 RODWAY COURT, KINGSTON

Drawn: C. Parry
Scale: As Shown @ A3

Checked: A. Taylor
Approved: J. Pfeiffer

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P.O Box 274, Deloraine Tasmania 7304
Ph: 03 6393 1013
admin@tasbuilthomes.com.au

Date Drawn: 06.07.20
Drawing No: 662020

J.Pfeiffer
CC2211T

Development Application: DA-2020-398
Plan Reference no.: P1
Date Received: 7 August 2020
Date placed on Public Exhibition: 2 September 2020

Date: 22.07.20 O.J.
Rev: B
Accredited Building Designer:
Designer Name: J. Pfeiffer
Accreditation No: CC2211T

B RE-ISSUED FOR APPROVAL

Date: 13.07.20 O.J.
Rev: A

unh3@tasbuilthomes.com.au
**EAVE & SOFFIT CONSTRUCTION**

BCA Volume 2 Part 3.5.3.5

- **Eave Width**: 300mm
- **Design Wind Speed**: N3

- Soffit / eave lined with 'hardiflex' cement sheeting
- Trimmers located within 1200 mm of external corners to be spaced @ 500 mm centers, remainder of sheet - 700 mm centers
- Fastener / fixings within 1200 mm of external corners @ 200 mm centers, remainder of sheet - 300 mm centers

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**STAIR CONSTRUCTION**

BCA Volume 2 Part 3.9

- **Treads**: 240 mm
- **Risers**: 180 mm
- Treated pine timber stair material to AS1684
- Treatment levels H4 for inground use & H3 for above ground use.
- All fixings, fitting brackets and connectors to be galvanised.
- **Stringer**: 300x50 F5 treated pine
- Maximum tread span 1000

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**COLORBOND FASCIA & GUTTER**

- Colour: to owner's specifications

**COLORBOND 'CUSTOM ORB' ROOFING**

- Colour: Basalt

**COLOURED ALUMINIUM WINDOW FRAMES**

- Colour: to owner's specifications

**ALUMINIUM FRAMED SLIDING GLASS DOOR**

- With toughened safety glass
- Colour: to owner's specifications

**SOLAR HOT WATER SYSTEM**

- To manufacturer's specifications

**PROVIDE ROOF VENTILATION**

- In accordance with Tasmanian Designers Guidelines - Condensation in Buildings

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**CHIMNEY TO BE MIN. 600mm ABOVE ROOF, CONSTRUCTION TO AS2918, FLASHINGS TO NCC STANDARDS**

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**COLORBOND FASCIA & GUTTER**

- Colour: to owner's specifications

**COLOURED ALUMINIUM WINDOW FRAMES**

- Colour: to owner's specifications

**ALUMINIUM FRAMED SLIDING GLASS DOOR WITH TOUGHENED SAFETY GLASS**

- Colour: to owner's specifications

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**SOLAR HOT WATER SYSTEM**

- To manufacturer's specifications

**PROVIDE ROOF VENTILATION**

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SELECTED ALUMINIUM FRAMED WINDOWS − BCA Volume 2 Part 3.6
powder coated aluminium window & door frames, unless otherwise noted.
Tasmanian oak reveals and trims. all flashing and fixings to manufacturers specifications.
GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288 all fixings and flashings to manufacturers requirements

WIND CLASSIFICATION AS4055 Wind Design: N3 41m/s
TERRAIN CATEGORY: T2 (no shielding)
SERVICEABILITY DESIGN & WIND PRESSURE: 1000
WATER RESISTANCE: 150

SUB FLOOR VENTILATION. BCA Volume 2 Part 3.4.1.
a MINIMUM of 150 mm of sub floor clearance is to be provided between finished surface level & the underside of the floor bearer.
a MINIMUM of 6000 mm² per metre of sub floor ventilation is to be uniformly distributed around the external and internal walls of the building.
VENTS TO BE LOCATED NO GREATER THAN 600 mm FROM AN INTERNAL OR EXTERNAL CORNER.

P MVDA 250x75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR
P MVDA 250x65 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

Additional ventilation provisions to be installed where obstructions such as concrete verandahs, decks, patios and paving are installed & obstruct ventilation.

PROVIDE ROOF VENTILATION IN ACCORDANCE WITH TASMANIAN DESIGNERS GUIDELINES - CONDENSATION IN BUILDINGS

STAIRS CONSTRUCTED TO NCC STANDARDS

CEILING LEVEL
FLOOR LEVEL
HEIGHT

COLORBOND FASCIA & GUTTER
COLOUR: TO OWNERS SPECIFICATIONS

SKYLIGHT INSTALLED TO MANUFACTURERS SPECIFICATIONS

COLORBOND CUSTOM 'ORB' ROOFING
COLOUR: TO OWNERS SPECIFICATIONS

COLORBOND 'CUSTOM ORB' ROOFING
COLOUR: BASALT

CHIMNEY TO BE MIN. 600MM ABOVE ROOF CONSTRUCTION TO AS/2918, FLASHINGS TO NCC STANDARDS

COLOURED ALUMINIUM WINDOW FRAMES
COLOUR: TO OWNERS SPECIFICATIONS

TIMBER SUBFLOOR SLATS

Ceiling Level
Floor Level
Height

Garage Level

1.7m PRIVACY SCREEN TO COMPLY WITH CLAUSE 7.2 OF AS3959 TO NORTH WEST SIDE - 25% TRANSPARENCY

REV: Amendment: Date: Int:
Client: B. READING
Project: PROPOSED DWELLING
Address:

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Accreditation No:

Drawing No: 662020 A07 Rev B

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