APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-400

NAME OF APPLICANT: Jsa Consulting Engineers Pty Ltd

PROPOSAL: Dwelling

LOCATION: 5 Admiral Court, 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 2 October 2020.
## Development Application

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<th><strong>Application Number:</strong></th>
<th>DA-2020-400</th>
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<tr>
<td><strong>Proposed Development:</strong></td>
<td>Dwelling</td>
</tr>
<tr>
<td><strong>Location:</strong></td>
<td>5 Admiral Court, Blackmans Bay</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>Jsa Consulting Engineers Pty Ltd</td>
</tr>
<tr>
<td><strong>Responsible Planning Officer:</strong></td>
<td>Mary McNeill</td>
</tr>
</tbody>
</table>

### Associated Documents:

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

- Application form
- Certificate of Title
- Planning Submission
PROPOSED RESIDENCE
5 ADMIRAL COURT,
BLACKMANS BAY, 7052,
TASMANIA

GENERAL INFORMATION

LAND CERTIFICATE OF TITLE REFERENCE No. - VOL. 171966 / FOL. 3

CLIMATE ZONE FOR THERMAL DESIGN (building code of australia) - ZONE 7

BUSHFIRE-PRONE AREA BAL RATING (bushfire attack level) - BAL 12.5

ALPINE AREA (fire safety) - NO.

CORROSION ENVIRONMENT - MODERATE (i.e. more than 1km from breaking surf or more than 100m from salt water not subject to breaking surf or non-heavy industrial areas).

KNOWN SITE HAZARDS - BUSHFIRE PRONE AREA.

EXTERNAL BUILDING AREAS (proposed)

PROPOSED GROUND FLOOR - 184.01m²
PROPOSED FIRST FLOOR - 63.71m²
DECK - 26.30m²

TOTAL BUILDING AREA - 274.02m²

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<td>PROPOSED SITE PLAN</td>
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PROPOSED RESIDENCE
5 ADMIRAL COURT,
BLACKMANS BAY, 7052,
TASMANIA

SCALE: N.T.S.
NOT FOR CONSTRUCTION

EXISTING SITE PLAN

SCALE: 1:200

NOTES:
1. SURVEY DATA COMPLETED BY JSA ENGINEERS, DATED 02/07/20.
2. HORIZONTAL DATUM MGA55, VERTICAL DATUM AHD, CONTOUR INTERVALS AT 0.2m.
3. EXISTING ABOVE GROUND SERVICES LOCATED ON SITE AND CONFIRMED BY ENGINEER. NO LOT CONNECTION I.O. WERE FOUND ON SITE, EVIDENCE OF BURIED CONNECTIONS.
4. WATER AND SEWER SIZE AND LOCATION AS PER INFORMATION OBTAINED FROM LISTMAP.
5. COMMS AND POWER LINES AS PER DATA FROM DBYD.

PIPE LEGEND

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<thead>
<tr>
<th>MARK</th>
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<tr>
<td></td>
<td>EXISTING PUBLIC STORMWATER MAIN</td>
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<td>EXISTING PUBLIC SEWER MAIN</td>
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<tr>
<td></td>
<td>EXISTING PUBLIC WATER MAIN</td>
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Development Application: DA-2020-400
Plan Reference no.: P2
Date Received: 7/09/2020
Date placed on Public Exhibition: 19/09/2020
1. SURVEY DATA COMPLETED BY JSA ENGINEERS, DATED 02/07/20.
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ADVICE FOR CONSTRUCTION WORKS NEAR TREE PROTECTION ZONE

KEY

EX. DRIVEWAY CROSSOVER

PROPOSED CONCRETE DRIVEWAY

EXISTING TREE SHOWN DASHED TO BE REMOVED.

EXISTING TREE SHOWN DASHED TO BE REMOVED.

TREE PLAN

SCALE: 1:200

TREE IDENTIFICATION

<table>
<thead>
<tr>
<th>TREE NUMBER</th>
<th>SPECIES</th>
<th>TRUNK DIAMETER (cm)</th>
<th>TREE PROTECTION ZONE (m)</th>
<th>STATUS</th>
<th>% INCURSION</th>
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<tr>
<td>11</td>
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<td>26.95</td>
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NOT FOR CONSTRUCTION

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EXTERNAL FINISHES

CUSTOM ORB ROOF SHEETING.
COLORBOND FINISH.
COLOUR - COLORBOND IRONSTONE - LRV 10%.
110mm BRICK VENEER.
COLOUR - AUSTRAL BELMORE GREY - LRV <40%.
JAMES HARDIE SCYON LINEA CLADDING.
PAINT FINISH.
COLOUR - DULUX WINDSPRAY - LRV 27%.
ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS.
COLOUR - COLORBOND IRONSTONE - LRV 10%.
TIMBER DECK
COLOUR AS SELECTED - LRV >40%.
RESIDENTIAL STYLE PANEL LIFT DOOR.
COLOUR B&D TIMBER COAT, JATOBÀ - LRV 23%.

CUSTOM ORB ROOF SHEETING.
COLORBOND FINISH.
COLOUR - COLORBOND IRONSTONE - LRV 10%.
110mm BRICK VENEER.
COLOUR - AUSTRAL BELMORE GREY - LRV <40%.
JAMES HARDIE SCYON LINEA CLADDING.
PAINT FINISH.
COLOUR - DULUX WINDSPRAY - LRV 27%.
ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS.
COLOUR - COLORBOND IRONSTONE - LRV 10%.
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COLOUR AS SELECTED - LRV >40%.
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COLOUR B&D TIMBER COAT, JATOBÀ - LRV 23%.
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EXTERNAL FINISHES

CUSTOM ORB ROOF SHEETING.
COLORBOND FINISH.
COLOUR - COLORBOND IRONSTONE - LRV 10%.
110mm BRICK VENEER.
COLOUR - AUSTRAL BELMORE GREY - LRV 44%.
JAMES HARDIE SCYON LINEA CLADDING.
PAINT FINISH.
COLOUR - DULUX WINDSPRAY - LRV 27%.
ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS.
COLOUR - COLORBOND IRONSTONE - LRV 10%.
TIMBER DECK.
COLOUR AS SELECTED - LRV 46%.
RESIDENTIAL STYLE PANEL LIFT DOOR.
COLOUR 'B&D TIMBER COAT JATOBA' - LRV 23%.

5° PITCH

ELEVATIONS

SCALE: 1:100

SOUTH ELEVATION

SCALE: 1:100

EAST ELEVATION

SCALE: 1:100

CUSTOM ORB ROOF SHEETING.
COLORBOND FINISH.
COLOUR - COLORBOND IRONSTONE - LRV 10%.
110mm BRICK VENEER.
COLOUR - AUSTRAL BELMORE GREY - LRV 44%.
JAMES HARDIE SCYON LINEA CLADDING.
PAINT FINISH.
COLOUR - DULUX WINDSPRAY - LRV 27%.
ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS.
COLOUR - COLORBOND IRONSTONE - LRV 10%.
TIMBER DECK.
COLOUR AS SELECTED - LRV 46%.
RESIDENTIAL STYLE PANEL LIFT DOOR.
COLOUR 'B&D TIMBER COAT JATOBA' - LRV 23%.

5° PITCH
15° PITCH

0.42mm BMT 'CUSTOM DIRE ROOF SHEETING; COLORBOND FINISH.
15° PITCH.

COLORBOND 'D' EAVES GUTTERING. Min. FALL 1:500

COLORBOND 'D' EAVES GUTTERING. Min. FALL 1:500

FALL 1:200 (6mm)

PROPOSED RESIDENCE
5 ADMIRAL COURT,
BLACKMANS BAY, 7052

PLANNING APPROVAL

NOT FOR CONSTRUCTION
5° PITCH

0.42mm BMT CUSTOM ORB ROOF SHEETING. COLORBOND FINISH. 5° PITCH.

COLORBOND 'D' EAVES GUTTERING. Min. FALL 1:500

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CONSTRUCTION IN A BUSH-FIRE PRONE AREA - BAL 12.5

ALL FLOOR, WALL & ROOF CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 3959 - CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS. CONSTRUCTION TO BE BASED ON A BUSH FIRE ATTACK LEVEL (BAL) OF BAL-12.5, SECTIONS 3 & 5 OF AS 3959. REFER TO ARCHITECTURAL DWGS FOR TYPICAL DETAILS.

COMBUSTIBLE EXTERNAL MOLDINGS, JOINTING STRIPS, TRIMS AND SEALANTS MAY BE USED FOR DECORATIVE PURPOSES OR TO COVER JOINTS BETWEEN SHEETING MATERIAL.

ALL VENTS, WEEPHOLES AND GAPS >3mm SHALL BE SCREENED IN ACCORDANCE WITH SECTION 5 OF AS 3959 (except for weepholes from the frames of windows & glazed doors). THE SCREENING SHALL HAVE A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINUM.

GAPS BETWEEN DOORS AND THE DOOR JAMBS, HEADS OR SILLS (thresholds) SHALL BE PROTECTED BY APPROVED DRAUGHT EXCLUDERS FITTED EITHER INSIDE OR OUTSIDE.

EXTERNAL WALL CLADDING - ALL JOINTS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED TO PREVENT GAPS GREATER THAN 3mm. ALTERNATIVELY, SARKING TYPE MATERIAL MAY BE INSTALLED OVER THE OUTFACE OF THE TIMBER WALL FRAME PRIOR TO FIXING ANY EXTERNAL WALL CLADDING.

ALL WINDOW AND DOOR FRAMES SHALL BE CONSTRUCTED OF ALUMINIUM. ALL OPENABLE SECTIONS OF WINDOWS SHALL BE PROTECTED WITH METAL FRAMED ALUMINIUM MESH SCREENS IN ACCORDANCE WITH CLAUSE 5.5.1A OF AS 3959. THE SLIDING DOOR IS NOT REQUIRED TO BE SCREENED, BUT MUST BE TIGHT FITTING IN THE FRAMES.

ANY ROOF VENTILATION OPENINGS, SUCH AS GABLE & ROOF VENTS, SHALL BE FITTED WITH EMBER GUARDS WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINUM.

METAL SHEET ROOFS SHALL BE FULLY SARKED OVER THE ENTIRE ROOFED AREA (including the ridge) OF THE RESIDENCE. THE SARKING SHALL BE FOIL BACKED MINERAL WOOL (i.e. roofing blanket) AND INSTALLED OVER THE ROOF BATTENS, AND BE INSTALLED SO THAT THERE ARE NO GAPS THAT WOULD ALLOW THE ENTRY OF EMBERS WHERE THE SARKING MEETS FASCIAS, GUTTERS, VALLEYS AND THE LIKE.

ALL ROOF PENETRATIONS WILL NEED TO BE IN SEALED ACCORDANCE WITH CLAUSE 5.6.5 OF AS 3959.

TIMBER DECKING BOARDS, TREADS & LANDINGS SHALL BE EITHER JARRAH, MERBAU, OR OTHER BUSH FIRE-RESISTING TIMBER AS SPECIFIED IN APPENDIX F OF AS3959.

ABOVE GROUND, EXPOSED WATER AND GAS SUPPLY PIPES SHALL BE METAL.

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