APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-488

NAME OF APPLICANT: Tassie Homes Pty Ltd

PROPOSAL: Dwelling

LOCATION: 4 White 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 13 October 2020.
# Development Application

<table>
<thead>
<tr>
<th><strong>Application Number:</strong></th>
<th>DA-2020-488</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Proposed Development:</strong></td>
<td>Dwelling</td>
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<tr>
<td><strong>Location:</strong></td>
<td>4 White Court, Kingston</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>Tassie Homes 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 CAIRNS RESIDENCE

at 4 (Lot 127) White Court, KINGSTON

Sh. Description

01 Site Plan
01a Drainage Plan
02 Floor Plan
03 Elevations Sheet 1
03a Elevations Sheet 2
04 Section
05 Electrical Plan
05a Lighting Calculations & Schedules
06 Roof Plan
07 Flooring Layout Plan
08 Standard Notes
08a Wet Area Notes
08b Timber Stair Construction Details

Rev. Description Sheets Date

B Move Cut / Dry Stack Walls above plan. Extend Deck 1m. Remove Fireplace, Minor Floor Plan Changes.
A Floor plan changes, Window heights to be at 2400H, shift house location. Change roof pitch.
DA DA Plan Set.

Development Application: DA-2020-488
Plan Reference no.: P4
Date Received: 23/09/2020
Date placed on Public Exhibition: 30/09/2020

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PROPOSED DWELLING
FFL: 71.85

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building boundary, or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical - AHD

At the time of this survey, CT.177906/127 was owned by WWP DEVELOPMENTS PTY LTD

Date of Survey: 24-06-2020

Proposed apron and crossover to be widened in accordance with the LSAT Tasmanian standard drawings (TSD-R09 and TSD-E01) by council at developers costs.

General Notes:
- Do not scale from this drawing
- Builder to confirm all dimensions and setouts prior to commencement of work.
- All work to be in accordance with relevant Australian Standards and the National Construction Code of Australia.
- All windows and doors are double glazed.
- Provide removable hinges to WC if front of pan to door jamb is less than 1250mm.
- Provide a tap to fridge space.
PROPOSED CAIRNS RESIDENCE
at 4 (Lot 127) White Court, KINGSTON

Job No. - H1155

GENERAL NOTES:
- Do not scale from this drawing
- Builder to confirm all dimensions and setouts prior to commencement of work.
- All work to be in accordance with relevant Australian Standards and the National Construction Code of Australia.
- All windows and doors are double glazed.
- Provide removable hinges to WC if front of pan to door jamb is less than 1250mm.
- Provide a tap to fridge space.

There are no special requirements for BAL LOW.

Client:
PROPOSED CAIRNS RESIDENCE
at 4 (Lot 127) White Court, KINGSTON

Designer:
Tassie Homes
Unit 4/37 Ascot Drive,
Huntingfield, Tasmania, 7055
Ph: (03) 6283 3273
tassiehomes.com.au

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ELEVATIONS SHEET 1
**SOUTH ELEVATION**

- Coloredbond Longline 305° roof @ 33° pitch
- FGL to slope away from house as per N.C.C part 3.1.2.3

**WEST ELEVATION**

- Face Brick to base only
- Colorbond Longline 305° roof @ 33° pitch
- FFL 71.85

**GENERAL NOTES:**
- Do not scale from this drawing
- Builder to confirm all dimensions and setouts prior to commencement of work.
- All work to be in accordance with relevant Australian Standards and the National Construction Code of Australia.
- All windows and doors are double glazed.
- Provide removable hinges to WC if front of pan to door jamb is less than 1250mm.
- Provide a tap to fridge space.

**TASSIE HOMES**

PROPOSED CAIRNS RESIDENCE
at 4 (Lot 127) White Court, KINGSTON

Job No. - H1155

**ELEVATIONS SHEET 2**

- Client: PROPOSED CAIRNS RESIDENCE
- Designer: Tassie Homes
- Date: 17 July 2020

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Development Application: DA-2020-488
Plan Reference no.: P4
Date Received: 23/09/2020
Date placed on Public Exhibition: 30/09/2020

There are no special requirements for BAL LOW.

PROPOSED CARNIS RESIDENCE
at 4 (Lot 127) White Court, KINGSTON

Tassie Homes
Unit 4/37 Ascot Drive,
Huntingfield, Tasmania, 7055
Ph: (03) 6283 3273
tassiehomes.com.au

IMPORTANT NOTES:
Areas shown are surface areas / catchment areas, NOT plan areas.
Position and quantities of downpipes are not to be altered without consultation of designer.

Owen Wilson
As Per Cover Sheet
02 Sept. 2020

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CLIENT NAME: ..................................................
SIGNATURE: ..................................................
DATE: ..........................................................