APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-470

NAME OF APPLICANT: G.J. Gardner Homes Hobart

PROPOSAL: Dwelling

LOCATION: 64 Hollyhock Drive, 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 2 November 2020.
## DEVELOPMENT APPLICATION

<table>
<thead>
<tr>
<th><strong>Application Number:</strong></th>
<th>DA-2020-470</th>
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</thead>
<tbody>
<tr>
<td><strong>Proposed Development:</strong></td>
<td>Dwelling</td>
</tr>
<tr>
<td><strong>Location:</strong></td>
<td>64 Hollyhock Drive, Kingston</td>
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<tr>
<td><strong>Applicant:</strong></td>
<td>G.J. Gardner Homes Hobart</td>
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<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
**GENERAL NOTES**

DO NOT SCALE PLANS. USE WRITTEN DIMENSIONS ONLY.

THE OWNER/BUILDER SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMPLETING WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE NCC OF AUSTRALIA 2017. CURRENT AUSTRALIAN STANDARDS, BUILDING REGULATIONS AND TOWN PLANNING REQUIREMENTS, REPORT ANY DISCREPANCIES TO THIS OFFICE.

ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE NCC AND THE AUSTRALIAN STANDARDS.

AS1288-2006 GLASS IN BUILDINGS - SELECTION AND INSTALLATION.

AS2457-2014 WINDOWS & EXTERNAL GLAZED DOORS IN BUILDINGS.

AS1926-1992 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING.

AS1984-2010 NATIONAL TIMBER FRAME CODE.

AS3602-2002 ROOF TILES.

AS2300-2006 INSTALLATION OF ROOF TILES.

AS2760-2011 RESIDENTIAL FOOTINGS – CONSTRUCTION.

AS2904-1993 DAMP PROOF COURSES AND FLASHINGS.

AS3600-1993 CONCRETE STRUCTURES.

AS3700-2011 MASONRY IN BUILDINGS.

AS3740-1990 WOODWORKING OF WET AREAS IN RESIDENTIAL BUILDINGS.

AS3768-2004 SMOKE ALARMS TO BE HARRIED & INTERLINKED.

AS5455-2012 WIND LOADING FOR HOUSING.

AS4100-1998 STEEL STRUCTURES.

THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL AND CIVIL ENGINEERING CHECKS AND DRAWINGS.

ALL BUILDINGS SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AS3666.1, AND A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATING TYPE OF BARBER AND REQUIRED PERIODICAL INSPECTIONS.

SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES:

- ALL ROOF WINDOWS
- ALL BALCONIES
- ALL GUTTERING
- ALL SHOWER SCREENS
- ALL WINDOW NAVETERTS

FRAMES WILL BE AS PER SPECIFICATION WITH MIN. 6.0 X 6.0 RECTANGULAR.

WALLS WITHIN 2000MM VERTICAL OF THE BATH BASE – NCC 3.6.4.5

WIND SPEED AS NOMINATED ON BRACING PLAN.

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CONNECT DOWNTIMES TO LEGAL POINT OF DISCHARGE VIA 100MM DIAMETER UPVC STORMWATER PIPE LAYED WITH A MINIMUM FALL OF 1:100, DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

ALL STORMWATER DRAINAGE BELOW GROUND SHALL BE SEWER GRADE WITH NO JOINTS UNDER SLAB INSTALLED TO AS3500.3.2003.

ALL POOL FENCING SHALL BE MINIMUM 1200MM HIGH AND IN ACCORDANCE WITH AS1926-2012

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**DRAWING TITLE**

- TITLE PAGE
- SITE PLAN
- GROUND FLOOR PLAN
- BUILDING ELEVATIONS
- FLOOR FINISHES PLAN
- BUILDING SECTIONS
- SHADOW DIAGRAMS

**DATE RECEIVED**

09/10/2020

**DATE PLACED ON PUBLIC EXHIBITION**

17/10/2020
All windows & external doors shall be weather stripped for their entirety. All glazing to comply with AS 1288 & AS 2047 Windows with the same "U"-value & 'SHGC' values as outlined on the energy report shall be used onsite.

Window Schedule:

<table>
<thead>
<tr>
<th>Window</th>
<th>Height</th>
<th>Width</th>
<th>Type</th>
<th>Note</th>
<th>Glazing</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1800</td>
<td>650</td>
<td>Awning</td>
<td></td>
<td>Double</td>
</tr>
<tr>
<td>2</td>
<td>1800</td>
<td>650</td>
<td>Awning</td>
<td></td>
<td>Double</td>
</tr>
<tr>
<td>3</td>
<td>857</td>
<td>1210</td>
<td>Awning</td>
<td>Obscure</td>
<td>Double</td>
</tr>
<tr>
<td>4</td>
<td>1457</td>
<td>1810</td>
<td>Awning</td>
<td></td>
<td>Double</td>
</tr>
<tr>
<td>5</td>
<td>1457</td>
<td>1810</td>
<td>Awning</td>
<td></td>
<td>Double</td>
</tr>
<tr>
<td>6</td>
<td>1200</td>
<td>1810</td>
<td>Awning</td>
<td></td>
<td>Double</td>
</tr>
<tr>
<td>7</td>
<td>857</td>
<td>1210</td>
<td>Awning</td>
<td>Obscure</td>
<td>Double</td>
</tr>
<tr>
<td>8</td>
<td>857</td>
<td>610</td>
<td>Awning</td>
<td>Obscure</td>
<td>Double</td>
</tr>
<tr>
<td>9</td>
<td>1200</td>
<td>1810</td>
<td>Awning</td>
<td></td>
<td>Double</td>
</tr>
</tbody>
</table>

Door Schedule:

<table>
<thead>
<tr>
<th>Door</th>
<th>Height</th>
<th>Width</th>
<th>Type</th>
<th>Notes</th>
<th>Glazing</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2100</td>
<td>5170</td>
<td></td>
<td>Garage roller door</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>2040</td>
<td>820</td>
<td></td>
<td>PPC/104 BAL 12.5</td>
<td>Double</td>
</tr>
<tr>
<td>3</td>
<td>2100</td>
<td>2410</td>
<td>Sliding</td>
<td>Alum. framed sliding door</td>
<td>Double</td>
</tr>
<tr>
<td>4</td>
<td>2040</td>
<td>820</td>
<td></td>
<td>Alum. framed half glass door</td>
<td>Double</td>
</tr>
</tbody>
</table>

NOTES:
- Lintel sizes as per truss & wall frame manufacturer specifications in accordance with AS 1684.
- Lintels supporting concentrated loads shall be designed in accordance with AS 1684 & AS 2047 as a supporting wall or with the manufacturer's design.
- Multiple members shall be designed vertically, laminated.
- Lintels in skillion or gable end walls, not supporting loads shall be determined as per AS 1684.
- Minimum bearing length at supports shall be 150mm.

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NOVA 170
BEACH

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