APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-515

NAME OF APPLICANT: SJM Property Developments Pty Ltd

PROPOSAL: Dwelling

LOCATION: 29 Cox Drive, Dennes Point

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 28 October 2020.
**DEVELOPMENT APPLICATION**

<table>
<thead>
<tr>
<th><strong>Application Number:</strong></th>
<th>DA-2020-515</th>
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<tbody>
<tr>
<td><strong>Proposed Development:</strong></td>
<td>Dwelling</td>
</tr>
<tr>
<td><strong>Location:</strong></td>
<td>29 Cox Drive, Dennes Point</td>
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<tr>
<td><strong>Applicant:</strong></td>
<td>SJM Property Developments Pty Ltd</td>
</tr>
<tr>
<td><strong>Responsible Planning Officer:</strong></td>
<td>Darshini Bangaru</td>
</tr>
</tbody>
</table>

**Associated Documents:**

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

- Application form
- Certificate of Title
- Planning Submission
- Bushfire Hazard Assessment
- Onsite Wastewater Assessment
PROPOSED RESIDENCE
29 COX DRIVE,
DENNES POINT, 7050,
TASMANIA

INDEX
N000 INDEX & COVER SHEET
A001 EXISTING SITE PLAN
A002 PROPOSED SITE PLAN
A003 TREE MANAGEMENT PLAN
A004 STAGING PLAN
A101 PROPOSED LOWER FLOOR PLAN
A102 PROPOSED UPPER FLOOR PLAN
A103 PROPOSED ELEVATIONS
A104 PROPOSED ELEVATIONS
A105 GENERAL NCC & BAL NOTES
A106 PROPOSED ROOF PLAN
H101 LOWER FLOOR PLUMBING PLAN
H102 UPPER FLOOR PLUMBING PLAN

GENERAL INFORMATION
LAND CERTIFICATE OF TITLE REFERENCE No. - VOL. 27793 / FOL. 29
CLIMATE ZONE FOR THERMAL DESIGN (building code of australia) - ZONE 7
BUSHFIRE-PRONE AREA BAL RATING (bushfire attack level) - BAL-19
(ALTERNATE TO REPORT BY LARK & CRESE)
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).
SITE HAZARDS - UNKNOWN, BUILDER TO INSPECT SITE TO IDENTIFY SITE HAZARDS PRIOR TO
COMMENCING WORKS.
EXTERNAL BUILDING AREAS (proposed)
PROPOSED RESIDENCE (UPPER FLOOR) - 131.13m²
PROPOSED RESIDENCE (LOWER FLOOR) - 74.31m²
PROPOSED DECK / VERANDAH - 38.30m²
PROPOSED PORCH - 4.67m²
TOTAL BUILDING AREA - 248.41m²

IMPORTANT
1. USE WRITTEN DIMENSIONS ONLY.
2. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR IS TO CHECK ALL LEVELS, DATUMS AND DIMENSIONS IN RELATION TO THE
DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK.
4. ENSURE THAT THIS DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS
HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITY.
5. THE PROPRIETOR IS TO ENSURE THAT ANY "CONDITIONS OF APPROVAL" ISSUED BY THE
BUILDING SURVEYOR, RELEVANT COUNCIL, AND OTHER STATUTORY AUTHORITIES ARE
PASSED ONTO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS
6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING
CODE OF AUSTRALIA AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS.
7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE
DRAWINGS IS TO BE APPROVED BY THE BUILDING DESIGNER, THE ENGINEER, THE BUILDING
SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.
SITE COVERAGE (as per Kingborough Planning Scheme 2015)

SITE AREA - 1,120m²
PROPOSED RESIDENCE - 131.13m²
PROPOSED DECK - 38.30m²
PROPOSED PORCH - 4.67m²
PROPOSED SITE COVERAGE - 15.54%

CUT & FILL VOLUME
TOTAL CUT VOLUME (APPROX.) - 81.84m³
TOTAL FILL VOLUME (APPROX.) - 5.64m³

CUT VOLUME WITHIN LANDSLIDE HAZARD AREA - 32.40m³
AREA OF SOIL DISTURBANCE WITH LANDSLIDE HAZARD AREA - 352.93m²
AREA OF VEGETATION REMOVAL WITH LANDSLIDE HAZARD AREA - 709.42m²

PROPOSED SITE PLAN
SCALE: 1:200

PROPOSED RESIDENCE
29 COX DRIVE,
DENNES POINT

NOT FOR CONSTRUCTION
PROPOSED RESIDENCE

TREES TO BE RETAINED FOR THE DURATION OF CONSTRUCTION TO TREE PROTECTION ZONE INCURSION AREA

TREES TO BE REMOVED FOR THE DURATION OF CONSTRUCTION TO TREE PROTECTION ZONE INCURSION AREA

TREES TO BE RETAINED FOR THE DURATION OF CONSTRUCTION TO TREE PROTECTION ZONE BOUNDARY

TREES TO BE REMOVED FOR THE DURATION OF CONSTRUCTION TO TREE PROTECTION ZONE BOUNDARY

NOTE:
TEMPORARY BARRIER FENCING MUST BE INSTALLED & MAINTAINED BETWEEN THE APPROVED WORKS & TREE PROTECTION ZONES OF TREES TO BE RETAINED FOR THE DURATION OF CONSTRUCTION TO THE SATISFACTION OF COUNCIL’S MANAGER DEVELOPMENT SERVICES.

TREES SPECIES ASSESSED BY DOUG SUMMERS (LARK & CRESC) ON 07/09/2020.

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**TREE IDENTIFICATION**

<table>
<thead>
<tr>
<th>TREE No.</th>
<th>SPECIES</th>
<th>TRUNK DIA. (cm)</th>
<th>TREE PROTECTION RADIUS (m)</th>
<th>NOTES</th>
<th>STATUS</th>
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EXTERNAL FINISHES

A. CUSTOM ORB ROOF SHEETING. PITCH AS INDICATED. COLORBOND FINISH. COLOUR - 'AS SELECTED'.
B. SCYON AXION VERTICAL CLADDING. PAINT FINISH. COLOUR - 'AS SELECTED'.
C. ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS & DOORS. POWDERCOAT FINISH. COLOUR - 'AS SELECTED'.
D. TIMBER SOLID CORE FEATURE DOOR AS SELECTED. OILED FINISH.
E. STEEL FRAMED DECK. PAINTED FINISH. COLOUR AS SELECTED. MERBAU H.W. DECKING. OILED FINISH.
F. MIN. 1.0m HIGH S/S TENSIONED WIRE BALUSTRADE. CONTINUOUS STEEL HANDRAIL. PAINTED FINISH. COLOUR AS SELECTED.
G. MERBAU H.W. SCREENING. OILED FINISH.
H. SCYON 'STRIA' HORIZONTAL CLADDING. PAINT FINISH. COLOUR - 'AS SELECTED'.
I. SOLAR PANEL SYSTEM AS SELECTED.

NOT FOR CONSTRUCTION

PROPOSED ELEVATIONS

SOUTH ELEVATION
SCALE: 1:100

PROPOSED RESIDENCE
29 COX DRIVE,
DENNES POINT

WEST ELEVATION
SCALE: 1:100

Development Application: DA 2020-516
Plan Reference no.: P2
Date Received: 08-10-2020
Date placed on Public Exhibition: 14-10-2020
GENERAL NOTES

WHEN CARRYING OUT THE BUILDING WORK, A BUILDER (or owner builder) SHOULD BE FAMILIAR WITH GENERAL CONSTRUCTION PRACTICES, THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (BCA), AS WELL AS LOCAL COUNCIL RULES/REGULATIONS.

A COPY OF ALL PLANNING, BUILDING & PLUMBING PERMITS, AND DRAWINGS STAMPED “APPROVED” BY YOUR LOCAL COUNCIL MUST BE AVAILABLE ON SITE.

EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.1.1 OF BCA.

EXCAVATION & FILL UTILISING UNPROTECTED EMBANKMENTS SHALL BE IN ACCORDANCE WITH TABLE 3.1.1.1 OF THE BCA.

IF RECOMMENDED IN SOIL REPORT OR BY STRUCTURAL ENGINEER, SUB SOIL DRAINAGE AROUND THE BUILDING MUST BE CARRIED OUT IN ACCORDANCE WITH PART 3.1.2 OF THE BCA AND ASNZS 3500.3.2 OR ASNZS 3500.5 (domestic installations, section 5).

FOOTING & SLAB CONSTRUCTION (including vapour barriers & damp-proofing membranes) SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS 2870, AND MUST COMPLY WITH PART 3.2 OF THE BCA. NO EDGE REBATE SHALL BE LESS THAN 25mm.

DESIGN & CERTIFICATION TO BE BY AN ACCREDITED PRACTICING STRUCTURAL ENGINEER.

FOOTING AND SLAB CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.2.5 OF BCA AND AS 2870. ALSO REFER TO STRUCTURAL ENGINEER'S GENERAL NOTES AND DETAILS.

PROVIDE SUB-FOURIER BETWEEN SUNKENED FLOORS AND GROUND LEVEL (where existing) SUB-FOURIER SPACE SHOULD BE CLEAR OF ALL DERRIS AND VEGETATION. VENTS SHALL BE SIZED AND FITTED INTO ENCLOSING WALLS TO COMPLY WITH PART 3.4.1 OF THE BCA. ENSURE MINIMUM 150mm CLEARANCE BETWEEN GROUND LEVEL AND THE UNDERSIDE OF THE MEMBER.

ALL STEEL FLOOR, WALL & ROOF FRAMING SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.4.2 OF THE BCA, AS 4100 AND ASNZS 4600. DESIGN & CERTIFICATION TO BE BY AN ACCREDITED PRACTICING STRUCTURAL ENGINEER. ALSO REFER TO STRUCTURAL ENGINEER'S GENERAL NOTES AND DETAILS.

ALL TIMBER FLOOR, WALL & ROOF FRAMING SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.4.3 OF THE BCA, AS 1684 AND AS 1684.4. DESIGN & CERTIFICATION TO BE BY AN ACCREDITED PRACTICING STRUCTURAL ENGINEER. ALSO REFER TO STRUCTURAL ENGINEER'S GENERAL NOTES AND DETAILS.

ALL STRUCTURAL STEEL MEMBERS SHALL COMPLY WITH PART 3.4.4 OF BCA, AS4100 AND ASNZS 4600. ALL EXTERNAL STRUCTURAL STEEL MEMBERS & FIXINGS SHALL BE PROTECTED FROM CORROSION IN ACCORDANCE WITH PART 3.4.4.4 OF THE BCA. GENERALLY HOT DIP GALVANISED UNLESS NOTED OTHERWISE.

GENERAL NOTE: NEW ROOF FRAME SHALL CONSIST OF PRE-FABRICATED TIMBER TRUSSES, AND ARE TO BE DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER.

MANUFACTURER'S ROOF TRUSS LAYOUT & FIXING DETAILS SHALL BE AVAILABLE ON SITE FOR THE FRAME INSPECTION, AND A COPY PROVIDED TO THE BUILDING SUPERVISOR.

ROOF CLADDING SHALL BE INSTALLED IN ACCORDANCE WITH PART 3.5.1 OF BCA.

COLORBOND FINISH TO SHEET ROOFS (uncoated) AS SELECTED BY OWNER.

ALL ROOF PENETRATIONS WILL NEED TO BE SEALED IN ACCORDANCE WITH CLAUSE 5.6.5 OF AS/NZS 2918. REFER TO ARCHITECTURAL DWGS FOR TYPICAL DETAILS.

ALL ROOF, WALL & ROOF CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 3959 – CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS. REFER TO ARCHITECTURAL DWGS FOR TYPICAL DETAILS AND BUSH FIRE HAZARD ASSESSMENT. MANAGEMENT PLAN & SPECIFICATION PROVIDED BY OTHER CONSULTANTS.

CONCRETE MUST BE MANUFACTURED TO COMPLY WITH AS 3600 – AND HAVE A MINIMUM STRONGNESS OF 20MPA N/C AT 28 Days, STABILIZED REINFORCEMENT MUST COMPLY WITH AS 2870. GENERALLY CONCRETE AND REINFORCING MUST COMPLY WITH PART 3.2.2 OF BCA. ALSO REFER TO STRUCTURAL ENGINEER'S GENERAL NOTES AND DETAILS.

INSTALLATION OF FREE STANDING HEATING APPLIANCES (wood heater) MUST COMPLY WITH PART 3.7.3.5 OF THE BCA. THE HEATING APPLIANCE IS TO BE INSTALLED ON A HEARTH AS PER FIGURE 3.7.3.4 (i.e. hearth must extend 400mm from heating appliance). FLUES SHALL BE INSTALLED IN ACCORDANCE WITH ASNZS 2918. REFER TO ARCHITECTURAL DRAWINGS.

ALL WINDOW, WALL & ROOF CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 3959 – CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS. REFER TO ARCHITECTURAL DWGS FOR TYPICAL DETAILS AND BUSH FIRE HAZARD ASSESSMENT. MANAGEMENT PLAN & SPECIFICATION PROVIDED BY OTHER CONSULTANTS.

COATING OF ALL INTERNAL WET AREAS SHALL BE IN ACCORDANCE WITH PART 3.8.1 OF THE BCA, AND AS 3740 - WATERPROOFING OF WATERS AREAS IN RESIDENTIAL BUILDINGS. PROVIDE THE FOLLOWING AS A MINIMUM SUBSTRATE TO WALLS – 9mm HARDCIES VILLAGROD FIBRE CEMENT SHEET.

MATERIAL AND METHODS FOR WATERPROOFING MEMBRANES MUST COMPLY WITH ASNZS 4859.5, AND SHALL BE INSTALLED IN ACCORDANCE WITH AS/TVS 3740-2004.

ALL INTERNAL WET AREA FLOOR, WALL & CEILING FINISHES SHALL BE AS SELECTED BY OWNER.

MINIMUM CEILING HEIGHTS SHALL BE 2.4m, UNLESS IN A KITCHEN, HALL, BATHROOM, LAUNDRY OR GARAGE, WHICH ARE A MINIMUM OF 2.1m ACCEPTABLE. MINIMUM CEILING HEIGHTS ABOVE THE NOISINGS OF TREAD STARS MUST BE 2.0m CLEAR.

PROVIDE ARTIFICIAL LIGHTING TO ALL ROOMS IN ACCORDANCE WITH AS/NZS 1806.0. LIGHTING LAYOUT TO BE CO-ORDINATED BETWEEN THE OWNER AND BUILDER.

PROVIDE EXHAUST FANS IN TOILET, BATHROOMS AND A RANGEHOOD ABOVE KITCHEN FABRICATION (if tiled) TO INSTALL AND DUCT TO OUTSIDE AIR IN ACCORDANCE WITH AS/NZS 1686.2. REFER TO PLANS FOR LOCATION.

WHERE THE CHANGE IN LEVEL IS GREATER THAN 1.0m, A HANDRAIL MUST BE INSTALLED AT LEAST 900mm BEHIND THE FULL LENGHT, BALUSTERS SHALL BE NO GREATER THAN 124mm APART. REFER TO ARCHITECTURAL DRAWINGS FOR TYPICAL DETAILS.

ALL ROOF, WALL & ROOF CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 3959 – CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS. REFER TO ARCHITECTURAL DWGS FOR TYPICAL DETAILS.

ALL ROOF, WALL & ROOF CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 3959 – CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS. REFER TO ARCHITECTURAL DWGS FOR TYPICAL DETAILS.

ALL BULK & REFLECTIVE THERMAL INSULATION MUST COMPLY WITH AS/NZS 4859.1, AND SHALL BE INSTALLED IN ACCORDANCE WITH PART 3.12.1 OF BCA 2019, TO FORM A CONTINUOUS BARIER BOUNDARY WITH THE ROOFS, WALLS & FLOORS.

EXTERNAL GLAZING SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.12.2 OF BCA 2019. REFER TO THE ATTACHED BCA GLAZING CALCULATOR RESULTS FOR THE WIN Rw, Uw, SHGC, PW AND SCHEDULE FOR TYPE OF GLAZING AND WINDOW FRAMES TO BE INSTALLED. BUILDER TO CONFIRM AVAILABILITY OF SPECIFIED GLASS.

CONSTRUCTION OF A BUSH-FIRE PROBE AREA - BAL 19

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 19, SECTIONS 3.6 & 6 OF AS 3959. REFER TO ARCHITECTURAL DWGS FOR TYPICAL DETAILS.

ALL VENTS, WEEPOHOLES AND GAPS ≤3mm SHALL BE SEALED 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 ALUMINIUM.

GAPS BETWEEN DOORS AND THE DOOR JAMB(S), 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 BUT-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 BUILDING DOOR IS NOT REQUIRED TO BE SEALED, 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 ALUMINIUM.

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 ROOFING SYSTEM. AND THE INSTALLATION SO THAT THERE ARE NO GAPS THAT WOULD ALLOW THE ENTRY OF EMBERS WHERE THE SARKING MEETS FASCIA, GUTTERS, VALLEYS AND THE LIKE.

ALL ROOF PENDENTIVS WILL NEED TO BE SEALED IN ACCORDANCE WITH CLAUSE 5.6 OF AS 3959.

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

ABOVE GROUND, EXPOSED WATER AND GAS SUPPLY PIPES SHALL BE METAL.
NOTE:
PROVIDE VENTILATION TO ROOF SPACE BY EAVE &
GABLE VENTS EVENLY DISTRIBUTED TO ALLOW
UNOBSTRUCTED FLOW OF AIR. VENTS TO BE LOCATED
IN EAVE & GABLE VENTS >3mm SHALL BE SCREENED
IN ACCORDANCE WITH SECTION 5 OF AS 3969.
THE SCREENING SHALL HAVE A MAXIMUM APERTURE OF
2mm. MADE OF CORROSION-RESISTANT STEEL, BRONZE
OR ALUMINIUM.

Development Application: DA-2020-515
Plan Reference no.: P2
Date Received: 08-10-2020
Date placed on Public Exhibition: 14-10-2020
FITTINGS SCHEDULE

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<td>AIR ADMITTANCE VALVE</td>
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<tr>
<td>BSN</td>
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<tr>
<td>GP</td>
<td>MIN. 300 x 300 x 450 DEEP GRATED PIT WITH Silt Trap</td>
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<td>ORG</td>
<td>OVER FLOW RELIEF GULLY (DN100) + TAP OVER</td>
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<td>WATER CLOSET (DN100)</td>
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NOTE:

HYDRAULIC LAYOUT IS INFORMATIVE ONLY AND THE PLUMBING CONTRACTOR SHALL CONFIRM FINAL LAYOUT DURING CONSTRUCTION.

ALL PLUMBING WORK TO CONFORM WITH TAS. PLUMBING CODE, AS3500 AND TASWATER/LOCAL COUNCIL REGULATIONS.

LOCATION OF UPSTREAM VENT OR OTHER A.A.V. TO BE DETERMINED BY PLUMBING CONTRACTOR ON SITE ENSURING COMPLIANCE WITH AS3500.

PROVIDE TUNDISHES TO ALL A.C. UNITS AND HOT WATER P.R.V.'S

HOT WATER DELIVERY TO ALL SANITY FIXTURES USED FOR PERSONAL HYGIENE AT MAX 50° AND 60° TO KITCHEN/LAVATORY

SW PIT 'A' 300 x 300 x 450 DEEP ACO TYPE 33' FIT WITH CLASS 'D' TRAFFICABLE GRATE. CONNECT TO SITE DRAINAGE VIA DN100 UPVC STORMWATER PIPE @ MIN. 1% FALL.

CLOSED CELL POLYETHYLENE LAGGING SHALL BE USED AROUND ALL STORMWATER AND SANITARY PLUMBING DRAIN PIPE PENETRATIONS THROUGH FOOTINGS. THE LAGGING SHALL BE A MINIMUM OF 20mm THICK ON CLASS H1 AND 40mm ON CLASS H2 & E SITES

STORMWATER LINE CONTINUES TO ONSITE SOAKAGE TRENCH

REFER TO WASTE WATER DESIGN REPORT FOR CONTINUATION OF SEWER LINE TO ONSITE WASTE WATER SYSTEM

LOWER FLOOR PLUMBING PLAN

Scale: 1:100

NOT FOR CONSTRUCTION

PROPOSED RESIDENCE
29 COX DRIVE,
DENNES POINT
RAIN WATER TANK OVERFLOW CONTINUES TO ONSITE SOAKAGE TRENCH.

FIRE TANK TO BE FILLED VIA TANKER AND LEVELS MONITORED REGULARLY TO ENSURE FULL CAPACITY.

NOTE:
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LOCATION OF UPSTREAM VENT OR OTHER A.A.V. TO BE DETERMINED BY PLUMBING CONTRACTOR ON SITE ENSURING COMPLIANCE WITH AS3500.

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HOT WATER DELIVERY TO ALL SANITY FIXTURES USED FOR PERSONAL HYGIENE AT MAX 50° AND 60° TO KITCHEN/LAVATORY

SW PIT 'A' 300 x 300 x 450 Deep 'ACO Type 33' Pit with Class 'C' Trafficable Grate. Connect to Site Drainage Via DN100 uPVC STORMWATER Pipe @ Min. 1% Fall.

CLOSED CELL POLYETHYLENE LAGGING SHALL BE USED AROUND ALL STORMWATER AND SANITARY PLUMBING DRAIN PIPE PENETRATIONS THROUGH FOOTINGS. THE LAGGING SHALL BE A MINIMUM OF 20mm THICK ON CLASS H1 AND 40mm ON CLASS H2 & E SITES.

UPPER FLOOR PLUMBING PLAN

NOT FOR CONSTRUCTION