APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-525

NAME OF APPLICANT: Wilson Homes Tasmania Pty Ltd

PROPOSAL: Dwelling

LOCATION: 11 Apolline 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 4 November 2020.
**DEVELOPMENT APPLICATION**

<table>
<thead>
<tr>
<th><strong>Application Number:</strong></th>
<th>DA-2020-554</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Proposed Development:</strong></td>
<td>Alteration to dwelling (awning)</td>
</tr>
<tr>
<td><strong>Location:</strong></td>
<td>Unit 1/45 Staff Road, Electrona</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>Kings Outdoor Living</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
Building Information

Ground floor top of wall height(s): 2745mm (Ceiling height 45mm lower than top of wall)

Roof pitch (U.N.O.): 23.0°

Electricity supply: Single phase

Gas supply: None

Roof material: Sheeting Metal

Roof colour: N/A

Roof insulation: R4.1 batts

Wall material: Brick Veneer

Wall insulation: R2.0 batts

Wall wrap to cladding

Floor insulation: R0.22 Biax Xpod

Site & Engineering Information

Wind classification: N2

Climate zone: Zone 7 - Cool Temperate

Wind region: A

Terrain category: TC-2.5

Shielding factor: PS - partial shielding

Topographic classification: T1

Design wind speed: 40 m/sec

Site classification: M

Slab classification: TEC

Slab to be 250mm thick (U.N.O.) with reinforcement to engineers specifications
details & over a 200µm waterproof membrane on a bed of free draining coarse sand

Provide brick control joints in accordance with N.C.C. & AS 3700

All timber framing to be designed to AS1684-2010

This dwelling is being constructed in a BAL-LOW area (no restrictions for construction methods/materials apply)

Development Application: DA-2020-525

Plan Reference no.: P2

Date received: 13/10/2020

Date placed on Public Exhibition: 21/10/2020

SIGNATURE: ______________________

DATE: ______________________

THIS PLAN ACCEPTED BY: ______________________

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.
**Development Application:** DA-2020-525  
**Plan Reference no.:** P2  
**Date Received:** 13/10/2020  
**Date placed on Public Exhibition:** 21/10/2020

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**Zone:** General Residential  
**3km Distance from Calm Marine:** Kingston

**Special Construction Requirements:** No

**Bushfire Requirements:** No

**Refer to Sheet 1 (Cover Sheet) for all Building Information Regarding:**  
- Sustainability Requirements  
- Site Classification  
- General Building Information  
- Wind Classification within 1km of breaking salt water within 100m of salt water

**Survey Area:**
- Latitude: 0° 00' 00" S  
- Longitude: 0° 00' 00" E

**Approximate Import/Export Fill:**
- Cut Volume: 69.30m³  
- Fill Volume: 0.00m³  
- Difference: 69.30m³

**Tonnage:**
- 69.30m³ × 2.25 = 155.93t

**Zone:** 10.0 General Residential  
**Distance from Calm Marine (Kingston):** 3km+

**Lighe r**

**Al ve**

**P i t**

**Stop v a l v e s**

**Man h o l e S e w e r m a n h o l e**

---

**Lot Size:** 786m²  
**House:** 238.77m²  
**Site Coverage:** 30.4%
Development Application: DA-2020-525
Plan Reference no.: P2
Date Received: 13/10/2020
Date placed on Public Exhibition: 21/10/2020
### WINDOW SCHEDULE

<table>
<thead>
<tr>
<th>ID CODE</th>
<th>ROOM</th>
<th>HEIGHT</th>
<th>WIDTH</th>
<th>AREA (m²)</th>
<th>FRAME TYPE</th>
<th>BAL RATING</th>
<th>SILL TYPE</th>
<th>ORIENT.</th>
<th>GLAZING AREA (m²)</th>
<th>GLAZING TYPE</th>
<th>ADDITIONAL INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>W01</td>
<td></td>
<td>2.05m</td>
<td>660</td>
<td>1.36m</td>
<td>1.75 ALUMINIUM</td>
<td>NA</td>
<td>ARGUED</td>
<td>NW</td>
<td>1.40m</td>
<td>CLEAR, DOUB GLAZED</td>
<td>SHGC 0.57</td>
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<tr>
<td>W02</td>
<td></td>
<td>2.05m</td>
<td>660</td>
<td>1.36m</td>
<td>1.75 ALUMINIUM</td>
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<td>ARGUED</td>
<td>NW</td>
<td>1.40m</td>
<td>CLEAR, DOUB GLAZED</td>
<td>SHGC 0.57</td>
</tr>
<tr>
<td>W03</td>
<td></td>
<td>2.05m</td>
<td>660</td>
<td>1.36m</td>
<td>1.75 ALUMINIUM</td>
<td>NA</td>
<td>ARGUED</td>
<td>NW</td>
<td>1.40m</td>
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<td>SHGC 0.57</td>
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<tr>
<td>W04</td>
<td>W05</td>
<td>1.03m</td>
<td>610</td>
<td>0.63m</td>
<td>1.81 ALUMINIUM</td>
<td>NA</td>
<td>ARGUED</td>
<td>SW</td>
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<td>0.85m</td>
<td>3.17m</td>
<td>2.020</td>
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<td>NA</td>
<td>ARGUED</td>
<td>SW</td>
<td>1.32m</td>
<td>CLEAR, DOUB GLAZED</td>
<td>MP 1020-163</td>
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<tr>
<td>W07</td>
<td>A1150</td>
<td>1.46m</td>
<td>610</td>
<td>1.41m</td>
<td>1.89 ALUMINIUM</td>
<td>NA</td>
<td>ARGUED</td>
<td>SW</td>
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<tr>
<td>W08</td>
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<td>610</td>
<td>0.63m</td>
<td>1.81 ALUMINIUM</td>
<td>NA</td>
<td>ARGUED</td>
<td>SW</td>
<td>0.44m</td>
<td>Opaque, Double Glazed, Toughened</td>
<td>SHGC 0.59</td>
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<tr>
<td>W09</td>
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<td>ARGUED</td>
<td>SW</td>
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<td>CLEAR, DOUB GLAZED</td>
<td>MP 1020-163</td>
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<tr>
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<td>1.89 ALUMINIUM</td>
<td>NA</td>
<td>ARGUED</td>
<td>SW</td>
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<td>SHGC 0.57</td>
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<td>1.89 ALUMINIUM</td>
<td>NA</td>
<td>ARGUED</td>
<td>SW</td>
<td>0.54m</td>
<td>CLEAR, DOUB GLAZED</td>
<td>SHGC 0.57</td>
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<tr>
<td>W12</td>
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<td>0.85m</td>
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<td>2.020</td>
<td>1.81 ALUMINIUM</td>
<td>NA</td>
<td>ARGUED</td>
<td>SE</td>
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<td>CLEAR, DOUB GLAZED</td>
<td>MP 1020-163</td>
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<tr>
<td>W13</td>
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<td>610</td>
<td>1.41m</td>
<td>1.89 ALUMINIUM</td>
<td>NA</td>
<td>ARGUED</td>
<td>NE</td>
<td>1.52m</td>
<td>CLEAR, DOUB GLAZED</td>
<td>MP 1020-163</td>
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<tr>
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<td>NA</td>
<td>ARGUED</td>
<td>NE</td>
<td>1.52m</td>
<td>CLEAR, DOUB GLAZED</td>
<td>MP 1020-163</td>
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<tr>
<td>W15</td>
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<td>1.81 ALUMINIUM</td>
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<td>ARGUED</td>
<td>NE</td>
<td>1.52m</td>
<td>CLEAR, DOUB GLAZED</td>
<td>MP 1020-163</td>
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</tbody>
</table>

### EXTERIOR DOOR SCHEDULE

<table>
<thead>
<tr>
<th>ID CODE</th>
<th>ROOM</th>
<th>HEIGHT</th>
<th>WIDTH</th>
<th>AREA (m²)</th>
<th>FRAME TYPE</th>
<th>BAL RATING</th>
<th>SILL TYPE</th>
<th>GLAZING</th>
<th>ORIENT.</th>
<th>DOOR TYPE</th>
<th>ADDITIONAL INFORMATION</th>
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<tbody>
<tr>
<td>D01</td>
<td>DK60</td>
<td>2.40m</td>
<td>1.98m</td>
<td>2.74m</td>
<td>2.75 ALUMINIUM</td>
<td>NA</td>
<td>SNAP HEADER</td>
<td>NA</td>
<td>MW</td>
<td>SWINGING</td>
<td></td>
</tr>
<tr>
<td>D02</td>
<td>FSS1200X1470</td>
<td>2.10m</td>
<td>1.47m</td>
<td>3.09m</td>
<td>3.09 ALUMINIUM</td>
<td>NA</td>
<td>SNAP HEADER</td>
<td>CLEAR, DOUB GLAZED, TOUGHENED</td>
<td>SW</td>
<td>SLIDING</td>
<td></td>
</tr>
<tr>
<td>D03</td>
<td>FSF2107</td>
<td>2.10m</td>
<td>2.08m</td>
<td>4.54m</td>
<td>4.54 ALUMINIUM</td>
<td>NA</td>
<td>SNAP HEADER</td>
<td>CLEAR, DOUB GLAZED, TOUGHENED</td>
<td>SE</td>
<td>STACKER</td>
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<tr>
<td>D04</td>
<td>2001 x 820</td>
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<td>820</td>
<td>1.64m</td>
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<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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### INTERIOR DOOR SCHEDULE

<table>
<thead>
<tr>
<th>QTY CODE</th>
<th>TYPE</th>
<th>HEIGHT</th>
<th>WIDTH</th>
<th>GLAZING</th>
<th>ADDITIONAL INFORMATION</th>
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</thead>
<tbody>
<tr>
<td>1 1900 SW</td>
<td>SQUARE SET OPENING</td>
<td>2.10m</td>
<td>1.00m</td>
<td>NA</td>
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<tr>
<td>2 2 x 320</td>
<td>SWINGING</td>
<td>2.04m</td>
<td>1.00m</td>
<td>NA</td>
<td></td>
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<tr>
<td>3 2 x 820</td>
<td>SWINGING</td>
<td>2.04m</td>
<td>1.240</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>4 2 x 820</td>
<td>CASI</td>
<td>2.04m</td>
<td>1.240</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>1 220</td>
<td>TILT &amp; SLIDING</td>
<td>2.04m</td>
<td>1.240</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>2 220</td>
<td>TILT &amp; SLIDING</td>
<td>2.04m</td>
<td>1.240</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>1 220</td>
<td>TILT &amp; SLIDING</td>
<td>2.04m</td>
<td>1.240</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>1 905 SW</td>
<td>SQUARE SET OPENING</td>
<td>2.10m</td>
<td>0.90m</td>
<td>NA</td>
<td></td>
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<tr>
<td>1 905</td>
<td>CASI</td>
<td>2.04m</td>
<td>0.90m</td>
<td>NA</td>
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### PICTURE / TV RECESS & SQUARE SET WINDOW SCHEDULE

<table>
<thead>
<tr>
<th>QTY</th>
<th>TYPE</th>
<th>HEIGHT</th>
<th>WIDTH</th>
<th>AREA (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 1900 SW</td>
<td>SQUARE SET OPENING</td>
<td>1.35m</td>
<td>1.00m</td>
<td>2.67m</td>
</tr>
</tbody>
</table>

**NOTE:**
Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Restricted windows to have their operability restricted as per N.C.C 3.9.2.5.

**FILE LOCATION:**
P:\8. Drafting\Job Files\712600\712640 - Johnson - A21\Plans\712640 - Johnson - prelim plans - 2020.09.14.pln

**DATE RECEIVED:** 13/10/2020
**DATE PLACED ON PUBLIC EXHIBITION:** 21/10/2020
**BUILDING INFORMATION**

**GROUND FLOOR TOP OF WALL HEIGHT(S):** 2745mm (CEILING HEIGHT 45mm LOWER THAN TOP OF WALL)

**ROOF PITCH (U.N.O.):** 23.0°

**COLOUR:** N/AR

**ROOF INSULATION:** R4.1 BATTS

**WALL MATERIAL:** BRICK VENEER

**WALL INSULATION:** R2.0 BATTS

**WALL WRAP TO CLADDING:**

**FLOOR INSULATION:** R0.22 BIAX XPOD

**SITE & ENGINEERING INFORMATION**

**WIND CLASSIFICATION:** N2

**CLIMATE ZONE:** ZONE 7 - COOL TEMPERATE

**WIND REGION:** AT

**TERRAIN CATEGORY:** TC2.5

**SHIELDING FACTOR:** PS - 0.5

**SITE CLASSIFICATION:** MSL

**CLASSIFICATION:** TBC

**SLAB TO BE 85mm THICK (U.N.O.) WITH REINFORCEMENT TO ENGINEERS**

**SPECIFICATIONS & DETAILS**

- OVER A 200µm WATERPROOF MEMBRANE ON A BED OF FREE DRAINING COARSE SAND (WHERE SPECIFIED)
- PROVIDE BRICK CONTROL JOINTS IN ACCORDANCE WITH N.C.C. & AS 3700
- ALL TIMBER FRAMING TO BE DESIGNED TO AS1684-2010

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**INSULATION SCHEDULE**

<table>
<thead>
<tr>
<th>AREA</th>
<th>ROOF</th>
<th>CEILING</th>
<th>WALLS (EXT)</th>
<th>WALLS (INTERNAL)</th>
<th>FLOORS</th>
<th>WALLS (INTERNAL)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R4.1 BULK INSULATION (OR EQUIVALENT) EXCLUDING GARAGE</td>
<td>R4.1 BULK INSULATION (OR EQUIVALENT) EXCLUDING GARAGE</td>
<td>R2.0 BATTs + 1 LAYER INSULATION. INSULATION ONLY TO GARAGE WALL WRAP TO CLADDING</td>
<td>R2.0 BULK INSULATION (OR EQUIVALENT) TO INTERNAL WALLS ADJACENT TO GARAGE</td>
<td>R0.22 BIAX XPOD</td>
<td>R2.0 BULK INSULATION (OR EQUIVALENT) TO INTERNAL WALLS ADJACENT TO GARAGE</td>
</tr>
</tbody>
</table>

**CLEARANCE IS REQUIRED FOR UNCOMPRESSED INSTALLATION OF BULK INSULATION & TIMBERS SHOULD BE SIZED ACCORDINGLY**

- 210mm FOR R4.1 BULK INSULATION
- 210mm FOR R5.0 BULK INSULATION
- 260mm FOR R6.0 BULK INSULATION

**THESE DIMENSIONS ARE NOMINAL AND MAY VARY DEPENDING ON THE TYPE OF INSULATION TO BE INSTALLED**