APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-528

NAME OF APPLICANT: Ms D L Kingdom and Mr G N Lever

PROPOSAL: Dwelling and outbuilding (studio/workshop)

LOCATION: 321 Summerleas Road, 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 28 October 2020.
# Development Application

<table>
<thead>
<tr>
<th><strong>Application Number:</strong></th>
<th>DA-2020-528</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Proposed Development:</strong></td>
<td>Dwelling and outbuilding (studio/workshop)</td>
</tr>
<tr>
<td><strong>Location:</strong></td>
<td>321 Summerleas Road, Kingston</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>Ms D L Kingdom and Mr G N Lever</td>
</tr>
<tr>
<td><strong>Responsible Planning Officer:</strong></td>
<td>Timothy Donovan</td>
</tr>
</tbody>
</table>

**Associated Documents:**

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

- Application form
- Certificate of Title
- Planning Submission
- Environmental Values Assessment
NEW CLASS 1A DWELLING FOR DENNA KINGDOM & GRANGER LEVER AT 321 SUMMERLEAS ROAD, KINGSTON, TAS.

CERTIFICATE OF TITLE: VOLUME:162169 FOLIO: 2

PROJECT DETAILS
NEW CLASS 1A DWELLING FOR DENNA KINGDOM & GRANGER LEVER AT 321 SUMMERLEAS ROAD, KINGSTON, TAS.

ACCREDITED BUILDING DESIGNER:
JANE HILLIARD
CC 6237 H

TOTAL PROPOSED: 181m²

SITE COVERAGE 4.80%

FLOOR AREAS m²

SITE 3727m²

DWELLING 133m²

WORKSHOP 48m²

TOTAL PROPOSED: 181m²

WIND CLASSIFICATION: N3

SOIL CLASSIFICATION: CLASS M

CLIMATE ZONE: 7

BAL LEVEL: BAL 29

ALPINE AREA: N/A

CORROSION ENVIRONMENT: N/A

DRAWING SCHEDULE
COVER PAGE 2026-00
CONTEXT SITE PLAN 2026-01
SITE PLAN 2026-02

DWELLING FLOOR PLAN 2026-03
DWELLING ELEVATIONS 01 2026-04

WORKSHOP FLOOR PLAN 2026-06
WORKSHOP ELEVATIONS 2026-07

SECTIONS 2026-08

WINDOW & DOOR SCHEDULE 2026-09
GLAZING CALCULATION - DWELLING 2026-10

SITE AREAS

321 SUMMERLEAS ROAD, KINGSTON.

DENNA KINGDOM & GRANGER LEVER

JANE HILLIARD (CC6237 H)
jane@designful.com.au / 0438 578 518

WWW.DESIGNFUL.COM.AU

2026-00

The builder/contractor shall verify job dimensions and elements prior to commencing work. (c) No part of this drawing shall be reproduced or otherwise dealt with, without the written consent of Designful, Hilliard Design pty ltd.
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SITE NOTES

- Contours @ 1m Intervals.
- Site levels are approximate, refer to survey attachment.
- The RL’s provided for the finished floor levels of the proposed dwelling are indicative only.
- Extent of site cut, fill & retaining to be further determined on site.

Development Application: DA 2020-528
Plan Reference no.: P2
Date Received: 08/10/2020
Date placed on Public Exhibition: 14/10/2020
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SITE NOTES
- Contours @ 500mm intervals
- Site levels are approx only, refer to survey attachment.
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AREAS m²
- Site
  - 3727 m²
- Dwelling
  - 133 m²
- Workshop
  - 48 m²
- Total proposed
  - 511 m²
- Site coverage
  - 4.80%

SITE PLAN
- 3m Wide Drainage Easement.
- Boundary 37.80m
- Boundary 75.00m
- Areas m²
  - Site 3727 m²
  - Dwelling 133 m²
  - Workshop 48 m²
  - Total Proposed 511 m²
  - Site Coverage 4.80%

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Plan Reference no.: P2
Date Received: 08/10/2020
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NOTES

ALL EXTERNAL MATERIALS TO HAVE LIGHT REFLECTANCE OF VALUE NO GREATER THAN 40%.

SYMBOL AND MATERIAL KEY

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>aw</td>
<td>AWNING WINDOW</td>
</tr>
<tr>
<td>f</td>
<td>FIXED WINDOW</td>
</tr>
<tr>
<td>NGL</td>
<td>NATURAL GROUND LEVEL</td>
</tr>
<tr>
<td>C1</td>
<td>COLUMN</td>
</tr>
<tr>
<td>C2</td>
<td>CUSTOM ORB WALL CLADDING</td>
</tr>
<tr>
<td>RS</td>
<td>CUSTOM ORB ROOF SHEET</td>
</tr>
<tr>
<td>BAG</td>
<td>BAGGED RENDER</td>
</tr>
</tbody>
</table>

EXTERNAL COLOUR SELECTIONS

ROOF: COLORBOND CUSTOM ORB ROOF SHEET.
COLOUR: TBD - MID LIGHT NEUTRAL COLOUR

FASCIA: LYSAGHT METAL FASCIA OR SIMILAR, TBD.
COLOUR: TBD.

SOFFIT: (CS) CEMENT SHEET FINISH TBD
COLOUR: TBD.

GUTTERS: COLORBOND STEEL, LYSAGHT QUAD GUTTER OR SIMILAR, TO MATCH ROOF
COLOUR: TBD.

DOWNPIPES: uPVC PROFILE: 90 ROUND COLOUR: TBD.

WALLS: (CS) VERTICAL CUSTOM ORB METAL SHEET CLADDING, COLORBOND COLOUR TBD.
(BAG) BAGGED RENDER, DIFF WHITE LIME WASH TO STRAW BALE.

WINDOWS: uPVC COLOUR: TBD.

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SYMBOL AND MATERIAL KEY

- AW: AWNING WINDOW
- F: FIXED WINDOW
- NGL: NATURAL GROUND LEVEL
- C1: COLUMN
- CB: CUSTOM ORB SHEET
- BAG: BAGGED RENDER

EXTERNAL COLOUR SELECTIONS

- ROOF: COLORBOND CUSTOM ORB SHEET
- COLOUR: TBD, MED LIGHT NEUTRAL COLOUR
- FASCIA: LYSAGHT METAL FASICA OR SIMILAR
- COLOUR: TBD
- SILL: COLORBOND STEEL
- PROFILE: LYSAGHT QUAD GUTTER OR SIMILAR
- COLOUR: TO MATCH ROOF
- DOWNPIPE: UPVC
- PROFILE: 90 ROUND
- COLOUR: TBD
- WALLS: UPVC VERTICAL CUSTOM ORB METAL SHEET CLADDING, COLORBOND COLOUR TBD
- (BAG) BAGGED RENDER, OFF WHITE LIME WASH TO STRAW BALE
- WINDOWS: UPVC
- COLOUR: TBD

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SYMBOL AND MATERIAL KEY

JW: AWNING WINDOW
F: FIXED WINDOW
NL: NATURAL GROUND LEVEL
C1: COLUMN
d1: DOWNPIPE
RS: CUSTOM ORB ROOF SHEET
BAG: BAGGED RENDER

EXTERNAL COLOUR SELECTIONS

ROOF: COLORBOND CUSTOM ORB ROOF SHEET
COLOUR: TBD - MID LIGHT NEUTRAL COLOUR
FACIA: LYSAGHT METAL FASCIA OR SIMILAR
COLOUR: TBD
SQ: (RE): CEMENT SHEET
COLOUR: FINISH TBD
OUT FAR: COLORBOND STEEL
PROFILE: LYSAGHT 'QUAD GUTTER OR SIMILAR TO MATCH ROOF
COLOUR: TO MATCH ROOF
DMP: uPVC PROFILE: 90 ROUND
COLOUR: TBD
WALLS: (BAG) BAGGED RENDER, OFF WHITE LIME WASH TO STRAW BALE
WIN: uPVC COLOUR: TBD

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**WINDOW SCHEDULE**

<table>
<thead>
<tr>
<th>REF</th>
<th>DIMENSIONS (OPENING)</th>
<th>SETOUT</th>
<th>OPERATION</th>
<th>GLASS TYPE</th>
<th>FRAME</th>
<th>ORIENTATION</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>WS01</td>
<td>1600H x 2400W</td>
<td>SILL @ 500</td>
<td>Fixed/Awning</td>
<td>double glazing</td>
<td>TBD</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>WS02</td>
<td>1500H x 1500W</td>
<td>SILL @ 1100</td>
<td>Fixed/Awning</td>
<td>double glazing</td>
<td>TBD</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>WS03</td>
<td>1500H x 1500W</td>
<td>SILL @ 800</td>
<td>Fixed/Awning</td>
<td>double glazing</td>
<td>TBD</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>WS04</td>
<td>800H x 1800W</td>
<td>SILL @ 1300</td>
<td>Fixed/Awning</td>
<td>double glazing</td>
<td>TBD</td>
<td>W</td>
<td></td>
</tr>
<tr>
<td>WS05</td>
<td>800H x 1800W</td>
<td>SILL @ 1300</td>
<td>Fixed/Awning</td>
<td>double glazing</td>
<td>TBD</td>
<td>W</td>
<td></td>
</tr>
<tr>
<td>WS06</td>
<td>1600H x 1500W</td>
<td>SILL @ 500</td>
<td>Awning</td>
<td>double glazing</td>
<td>TBD</td>
<td>E</td>
<td></td>
</tr>
<tr>
<td>WS07</td>
<td>1600H x 1500W</td>
<td>SILL @ 500</td>
<td>Awning</td>
<td>double glazing</td>
<td>TBD</td>
<td>E</td>
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</tr>
<tr>
<td>WS08</td>
<td>1600H x 1250W</td>
<td>SILL @ 500</td>
<td>Fixed/Awning</td>
<td>double glazing</td>
<td>TBD</td>
<td>S</td>
<td></td>
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<tr>
<td>WS09</td>
<td>1700H x 450W</td>
<td>SILL @ 400</td>
<td>Fixed/Awning</td>
<td>double glazing</td>
<td>TBD</td>
<td>E</td>
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<tr>
<td>WS10</td>
<td>1600H x 900W</td>
<td>SILL @ 500</td>
<td>Fixed/Awning</td>
<td>double glazing</td>
<td>TBD</td>
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<tr>
<td>WS11</td>
<td>1600H x 1600W</td>
<td>SILL @ 500</td>
<td>Fixed/Awning</td>
<td>double glazing</td>
<td>TBD</td>
<td>E</td>
<td></td>
</tr>
</tbody>
</table>

**DOOR SCHEDULE**

<table>
<thead>
<tr>
<th>REF</th>
<th>DIMENSIONS (LEAF)</th>
<th>OPERATION</th>
<th>CONSTRUCTION</th>
<th>ORIENTATION</th>
<th>NOTES</th>
<th>HARDWARE</th>
</tr>
</thead>
<tbody>
<tr>
<td>DO01</td>
<td>2048H x 820W</td>
<td>Hinged</td>
<td>Solid Lock fitted, timber framed, external door.</td>
<td>N</td>
<td></td>
<td></td>
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<tr>
<td>DO02</td>
<td>2100H x 900W</td>
<td>Hinged</td>
<td>Double glazed, timber fitted, external door.</td>
<td>N</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DO03</td>
<td>2100H x 900W</td>
<td>Hinged</td>
<td>Solid core, timber framed, internal door.</td>
<td>N</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DO04</td>
<td>2100H x 1150W</td>
<td>Face Slider</td>
<td>Solid timber, internal door.</td>
<td>N</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DO05</td>
<td>2048H x 820W</td>
<td>Hinged</td>
<td>Hollow core, timber framed, internal door.</td>
<td>N</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DO06</td>
<td>2048H x 820W</td>
<td>Hinged</td>
<td>Solid core, timber framed, internal door.</td>
<td>N</td>
<td></td>
<td></td>
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<tr>
<td>DO07</td>
<td>2048H x 820W</td>
<td>Hinged</td>
<td>Hollow core, timber framed, internal door.</td>
<td>N</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DO08</td>
<td>2048H x 820W</td>
<td>Hinged</td>
<td>Hollow core, timber framed, internal door.</td>
<td>N</td>
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<td></td>
</tr>
<tr>
<td>DO09</td>
<td>2048H x 820W</td>
<td>Face Slider</td>
<td>Solid timber, internal door.</td>
<td>N</td>
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</tr>
<tr>
<td>DO10</td>
<td>2048H x 820W</td>
<td>Hinged</td>
<td>Hollow core, timber framed, internal door.</td>
<td>N</td>
<td></td>
<td></td>
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**JANUARY 2020**

**OUTLINE**

- The builder/contractor shall verify job dimensions and elements prior to commencing work.

**DRAWING**

- All proprietary to suit. Key Isolate.

**NOTES**

- All proprietary to suit. Privacy latch.

**DATE**

- Date placed on Public Exhibition: 14/10/2020.
### Glazing Elements, Orientation, Sector, Size and Performance Characteristics

<table>
<thead>
<tr>
<th>Glazing element Description (optional)</th>
<th>Orientation</th>
<th>Size</th>
<th>Performance</th>
<th>P&amp;H or Device</th>
<th>Calculation Data</th>
<th>Calculated Outcomes Conductance - PASSED</th>
<th>Solar heat gain - PASSED</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>U x area / factor</td>
<td>Element Share of % Allowance Used</td>
</tr>
<tr>
<td>ID</td>
<td>Location</td>
<td>Height (m)</td>
<td>Width (m)</td>
<td>Area (m²)</td>
<td>Total System U-value</td>
<td>Total System SHGC (AFRC)</td>
<td>P (m)</td>
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<td>1 W01</td>
<td>N</td>
<td>1.60</td>
<td>2.40</td>
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<td>2 W02</td>
<td>N</td>
<td>1.00</td>
<td>1.35</td>
<td>2.60</td>
<td>2.60</td>
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<tr>
<td>3 W03</td>
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<td>1.50</td>
<td>2.60</td>
<td>2.60</td>
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<td>0.96</td>
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<tr>
<td>4 W04</td>
<td>W</td>
<td>0.60</td>
<td>1.00</td>
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<td>2.60</td>
<td>55.5</td>
<td>1.19</td>
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<td>5 W05</td>
<td>W</td>
<td>0.80</td>
<td>1.00</td>
<td>2.60</td>
<td>2.60</td>
<td>55.5</td>
<td>1.19</td>
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<td>6 W06</td>
<td>W</td>
<td>0.80</td>
<td>1.00</td>
<td>2.60</td>
<td>2.60</td>
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<td>7 W07</td>
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<td>E</td>
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<tr>
<td>9 W09</td>
<td>S</td>
<td>1.70</td>
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**Development Application:** DA 2020-528
**Plan Reference no.:** P2
**Date Received:** 08/10/2020
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