APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-530

NAME OF APPLICANT: Tassie Homes Pty Ltd

PROPOSAL: Dwelling

LOCATION: 23 Eleni Avenue, 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>Application Number:</th>
<th>DA-2020-530</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Development:</td>
<td>Dwelling</td>
</tr>
<tr>
<td>Location:</td>
<td>23 Eleni Avenue, Kingston</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Tassie Homes Pty Ltd</td>
</tr>
<tr>
<td>Responsible Planning Officer:</td>
<td>Chloe Edgell</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 DWELLING

LOT 410 (No.23) ELENI AVENUE, KINGSTON, TAS 7050

SHEET DESCRIPTION

00 COVER SHEET
01 SITE PLAN
01a SITE DRAINAGE PLAN
02 FLOOR PLAN
03 ELEVATIONS 1 OF 2
04 ELEVATIONS 2 OF 2
05 SECTION
06 ELECTRICAL PLAN
07 ROOF PLAN
08 FLOOR FINISHES PLAN
09 CALCULATIONS
10 STANDARD NOTES
11 WET AREA NOTES
12 TIMBER STAIR CONSTRUCTION DETAILS
13 BAL-19 NOTES

TOTAL DWELLING AREA: 117.6m²
PORCH/LANDING/CARPORT AREAS: 32.7m²
WIND CLASSIFICATION: N3
SOIL CLASSIFICATION: TBA
CLIMATE ZONE: 7
BAL: 11

Designer:
TASSIE HOMES
UNIT 4/37 ASCOT DRIVE,
HUNTINGFIELD, TASMANIA, 7055
PH: (03) 6283 3273
TASSIEHOMES.COM.AU

Client:

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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 by field survey, and as a result are considered approximate only. This plan should not be used for building to 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.

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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.
- Title surveys confirmed with written specifications and engineers drawings.
- 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 top to hedge space.

Development Application: DA-2020-530
Date Received: 14/10/2020
Date placed on Public Exhibition: 21/10/2020
PROPOSED DWELLING
FFL: 71.60

GENERAL NOTES:
- Gutters & downpipes to comply with N.C.C part 3.5.2.
- Plumber to confirm all details on site prior to commencing any work.
- Work to be approved by a qualified engineer.
- Location of drainage pipes is indication only of type and direction.
- Contractor to verify the location of drainage pipes within the site boundaries.
- Wet areas to comply with N.C.C 38.1.2 and AS3740.

Development Application: DA-2020-530
Plan Reference no.: P2
Date Received: 14/10/2020
Date placed on Public Exhibition: 21/10/2020
**NORTH ELEVATION**

- Colorbond roof @ 22.5° pitch, colour - Colorbond 'Surfmist' or similar
- Bagged brick veneer above floor level, colour - Wattyl 'Chalkdust' or similar
- Powdercoat aluminium windows and external doors, colour - Colorbond 'Surfmist' or similar
- Colorbond fascia and gutters, colour - Colorbond 'Surfmist' or similar

**SOUTH ELEVATION**

- Powdercoat aluminium windows and external doors, colour - Colorbond 'Surfmist' or similar
- Bagged brick veneer above floor level, colour - Wattyl 'Chalkdust' or similar
- Colorbond fascia and gutters, colour - Colorbond 'Surfmist' or similar

Development Application: DA-2020-530
Plan Reference no.: P2
Date Received: 14/10/2020
Date placed on Public Exhibition: 21/10/2020
BRICK VENEER, AUSTRAL BRICKS YARRA RANGE. COLOUR - 'ESSENDON' OR SIMILAR

COLORBOND ROOF @ 22.5° PITCH, COLOUR - COLORBOND 'SURFMIST' OR SIMILAR

POWDERCOAT ALUMINIUM WINDOWS AND EXTERNAL DOORS. COLOUR - COLORBOND 'SURFMIST' OR SIMILAR

COLORBOND ROOF @ 5° PITCH, COLOUR - COLORBOND 'SURFMIST' OR SIMILAR

COLORBOND FASCIA AND GUTTERS. COLOUR - COLORBOND 'SURFMIST'

STAINED TIMBER PERGOLA TO CONTRAST MAIN WALL COLOUR

DOWNPIPES TO HARMONISE ADJACENT WALL COLOUR (TYPICAL)

MIN. CARPORT WIDTH 3260

MAX. HEIGHT OF CARPORT ABOVE NGL 3290

COLORBOND FASCIA AND GUTTERS. COLOUR - COLORBOND 'SURFMIST'

3 FOR DEVELOPMENT APPLICATION 14 OCT. 2020

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TASSIE HOMES
UNIT 4/37 ASCOT DRIVE, HUNTINGFIELD, TASMANIA, 7055
PH: (03) 6283 3273
TASSIEHOMES.COM.AU

GENERAL NOTES:
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- All work to be in accordance with relevant Australian Standards and the National Construction Code of Australia.
- To be read in conjunction with written specifications and engineers drawings.

DOWNPIPES TO HARMONISE ADJACENT WALL COLOUR (TYPICAL)

CLients NAME: ...........................................................................
SIGNATURE: ..............................................................................
DATE: ........................................................................................