APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-539

NAME OF APPLICANT: Maveric Builders Pty Ltd

PROPOSAL: Dwelling and outbuilding (shed)

LOCATION: 35A Nolan Crescent, 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-2020-539</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Proposed Development:</strong></td>
<td>Dwelling and outbuilding (shed)</td>
</tr>
<tr>
<td><strong>Location:</strong></td>
<td>35A Nolan Crescent, Kingston</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>Maveric Builders Pty Ltd</td>
</tr>
<tr>
<td><strong>Responsible Planning Officer:</strong></td>
<td>Xin Barbour</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 & Shed at 35A Nolan Crescent, Kingston

### Cover Page

**Drawing Number:**

- A00: COVER PAGE
- A01: SITE PLAN
- A01a: SUNLIGHT & OVERSHADOWING
- A02: DRAINAGE PLAN
- A03: FLOOR PLAN
- A04: ROOF PLAN
- A05: SECTION
- A06: ELEVATIONS
- A06a: ELEVATIONS & FLOOR PLAN - SHED
- A07: ELECTRICAL PLAN
- A08: SETOUT PLAN
- A09: BAL PLAN

**Compliance Number:**

- B01: STAIR NOTES
- B02: BALUSTRADE NOTES
- B03: WET AREA NOTES
- B04: GENERAL SPEC NOTES

---

**Development Application:** DA-2020-539

**Plan Reference no.:** P2

**Date Received:** 19/10/2020

**Date placed on Public Exhibition:** 21/10/2020

---

**Client:**

14 Mertonvale Circuit, Kingston

savage@mavericbuilders.com.au

6229 1430

---

**Drawing Notes:**

- Rev: 01
- Date: 19/10/2020
- Notes: Addition of Page A01a Sunlight & Overshadowing

**Drawn by:**

MARC HAYES

**Project:**

35A Nolan Crescent, Kingston

**Shade:**

AW

**Scale:**

A3

**Drawing Title:**

COVER PAGE
C.T.176807-1
SITE AREA: 882m²
TOTAL ROOF AREA (EXCL. EAVES): 227.5m²
TOTAL SITE COVERAGE: 25.79%
CONCRETE DRIVEWAY: 61.6m²

Development Application: DA-2020-539
Plan Reference no.: P2
Date Received: 19/10/2020
Date placed on Public Exhibition: 21/10/2020
NOTE:
- Location of drainage pipes indication only of type and direction.
- Contractor to verify the location of drainage pipes within existing boundary of site.

Gutters & Downpipes to comply with BCA part 3.5.2

PLUMBER TO CONFIRM ALL DETAILS ON SITE PRIOR TO COMMENCING ANY WORK AND BE INSPECTED AND APPROVED BY A QUALIFIED ENGINEER.

NOTE:
- Refer Page A06a for shed drainage plan
- Not to scale

All materials and construction to comply with AS/NZS3500,3,2,:2003 and to be inspected and approved by a qualified engineer.
Key - Wet areas
Tiles to be selected by owner
All wet areas need to be covered
with a waterproof membrane in
accordance with AS 3740

**FLOOR AREA**
Deck: 14.5m²

**FLOOR PLAN**

---

**Development Application:** DA-2020-539
**Plan reference no.:** P2
**Date placed on Public Exhibition:** 21/10/2020

---

**Revision notes:**

Development Application: DA-2020-539
Plan reference no.: P2
Date placed on Public Exhibition: 21/10/2020

---

**Client:**
MARC HAYES

**Drawing Title:**
FLOOR PLAN

---

**Date:** 21/10/2020

---

**Maveric Builders**
14 Mertonvale Circuit, Kingston
ssavage@mavericbuilders.com.au
0429 1430
ROOFWATER DRAINAGE
Refer to Part 3.5.3 BCA Gutters and Downpipes for more details

Rainfall intensity (Hobart) - eaves gutters - 99ml/hour (1 in 20 years)
- valley/box gutters - 155ml/hour (1 in 100 years)

Size of downpipes (max. 12m spacings) - 75mm dia. min.
Size of eaves gutter (min 1:500 fall) - 1150 mm min.
Size of box gutter (min 1:100 fall), not more than 12.5 % pitch.
Valley gutters - 400mm min. width not less than 150mm roof covering
overhang each side of the gutter or not more than 12.5 % - must be
designed as a box gutter.

Number of downpipes required - 4 minimum

*DP denotes Downpipe
*SP denotes Spreader to lower roof
*All RH’s (rainwater heads) to be fitted with overflow protectors
and to be set 25mm below freeboard of box gutter for additional
protection Min. dimensions 400 width x 150 length x100 depth

ROOF AREA 138 m²

KEY:
- denotes roofing area
- denotes downpipe
- denotes spreader
- denotes direction of fall

Development Application: DA-2020-539
Plan Reference no.: P2
Date Received: 19/10/2020
Date placed on Public Exhibition: 21/10/2020
Woodland Grey Colorbond roof at 22.5° pitch on 75 x 38 F8 hardwood battens @ 900 centres. Timber engineered trusses at 900 centres. Sisalation under roof, R4.0 ceiling insulation, 450 wide eaves with vents, 4.5mm cement sheet soffit lining. Plasterboard ceiling on metal battens @ 450 centres.

Concrete strip footing & piers - refer engineers details for design

Woodland Grey Colorbond roof at 22.5° pitch on 75 x 38 F8 hardwood battens @ 900 centres. Timber engineered trusses at 900 centres. Sisalation under roof, R4.0 ceiling insulation, 450 wide eaves with vents, 4.5mm cement sheet soffit lining. Plasterboard ceiling on metal battens @ 450 centres.

Concrete strip footing & piers - refer engineers details for design

Woodland Grey Colorbond roof at 22.5° pitch on 75 x 38 F8 hardwood battens @ 900 centres. Timber engineered trusses at 900 centres. Sisalation under roof, R4.0 ceiling insulation, 450 wide eaves with vents, 4.5mm cement sheet soffit lining. Plasterboard ceiling on metal battens @ 450 centres.

Concrete strip footing & piers - refer engineers details for design

Woodland Grey Colorbond roof at 22.5° pitch on 75 x 38 F8 hardwood battens @ 900 centres. Timber engineered trusses at 900 centres. Sisalation under roof, R4.0 ceiling insulation, 450 wide eaves with vents, 4.5mm cement sheet soffit lining. Plasterboard ceiling on metal battens @ 450 centres.

Concrete strip footing & piers - refer engineers details for design

Woodland Grey Colorbond roof at 22.5° pitch on 75 x 38 F8 hardwood battens @ 900 centres. Timber engineered trusses at 900 centres. Sisalation under roof, R4.0 ceiling insulation, 450 wide eaves with vents, 4.5mm cement sheet soffit lining. Plasterboard ceiling on metal battens @ 450 centres.

Concrete strip footing & piers - refer engineers details for design

Woodland Grey Colorbond roof at 22.5° pitch on 75 x 38 F8 hardwood battens @ 900 centres. Timber engineered trusses at 900 centres. Sisalation under roof, R4.0 ceiling insulation, 450 wide eaves with vents, 4.5mm cement sheet soffit lining. Plasterboard ceiling on metal battens @ 450 centres.

Concrete strip footing & piers - refer engineers details for design

Woodland Grey Colorbond roof at 22.5° pitch on 75 x 38 F8 hardwood battens @ 900 centres. Timber engineered trusses at 900 centres. Sisalation under roof, R4.0 ceiling insulation, 450 wide eaves with vents, 4.5mm cement sheet soffit lining. Plasterboard ceiling on metal battens @ 450 centres.

Concrete strip footing & piers - refer engineers details for design

Woodland Grey Colorbond roof at 22.5° pitch on 75 x 38 F8 hardwood battens @ 900 centres. Timber engineered trusses at 900 centres. Sisalation under roof, R4.0 ceiling insulation, 450 wide eaves with vents, 4.5mm cement sheet soffit lining. Plasterboard ceiling on metal battens @ 450 centres.

Concrete strip footing & piers - refer engineers details for design

Woodland Grey Colorbond roof at 22.5° pitch on 75 x 38 F8 hardwood battens @ 900 centres. Timber engineered trusses at 900 centres. Sisalation under roof, R4.0 ceiling insulation, 450 wide eaves with vents, 4.5mm cement sheet soffit lining. Plasterboard ceiling on metal battens @ 450 centres.

Concrete strip footing & piers - refer engineers details for design

Woodland Grey Colorbond roof at 22.5° pitch on 75 x 38 F8 hardwood battens @ 900 centres. Timber engineered trusses at 900 centres. Sisalation under roof, R4.0 ceiling insulation, 450 wide eaves with vents, 4.5mm cement sheet soffit lining. Plasterboard ceiling on metal battens @ 450 centres.

Concrete strip footing & piers - refer engineers details for design

Woodland Grey Colorbond roof at 22.5° pitch on 75 x 38 F8 hardwood battens @ 900 centres. Timber engineered trusses at 900 centres. Sisalation under roof, R4.0 ceiling insulation, 450 wide eaves with vents, 4.5mm cement sheet soffit lining. Plasterboard ceiling on metal battens @ 450 centres.

Concrete strip footing & piers - refer engineers details for design

Woodland Grey Colorbond roof at 22.5° pitch on 75 x 38 F8 hardwood battens @ 900 centres. Timber engineered trusses at 900 centres. Sisalation under roof, R4.0 ceiling insulation, 450 wide eaves with vents, 4.5mm cement sheet soffit lining. Plasterboard ceiling on metal battens @ 450 centres.

Concrete strip footing & piers - refer engineers details for design

Woodland Grey Colorbond roof at 22.5° pitch on 75 x 38 F8 hardwood battens @ 900 centres. Timber engineered trusses at 900 centres. Sisalation under roof, R4.0 ceiling insulation, 450 wide eaves with vents, 4.5mm cement sheet soffit lining. Plasterboard ceiling on metal battens @ 450 centres.

Concrete strip footing & piers - refer engineers details for design

Woodland Grey Colorbond roof at 22.5° pitch on 75 x 38 F8 hardwood battens @ 900 centres. Timber engineered trusses at 900 centres. Sisalation under roof, R4.0 ceiling insulation, 450 wide eaves with vents, 4.5mm cement sheet soffit lining. Plasterboard ceiling on metal battens @ 450 centres.

Concrete strip footing & piers - refer engineers details for design
Selected Aluminium framed double glazed windows & sliding doors
Colour: Woodland Grey

Portion of dwelling outside of front boundary setback

Colorbond roof, fascia & gutters @ 22.5° pitch
Colour: Woodland Grey

Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows.

NOTE:
Security screens to Entrance & Laundry doors. Flyscreens to openable windows. 
Development Application: DA-2020-539
Plan Reference no.: P2
Date Received: 19/10/2020
Date placed on Public Exhibition: 21/10/2020

NOTE:
Refer Page A06a for shed electrical plan
The Bushfire Attack Level for this site has been categorized as BAL - NA in accordance with AS 3959-2009 "Construction of buildings in bushfire prone areas".