APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-538

NAME OF APPLICANT: Dirt Building Design

PROPOSAL: Ancillary dwelling

LOCATION: 10 Rivington Close, Coningham

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 12 January 2021.
DEVELOPMENT APPLICATION

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>DA-2020-538</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Development:</td>
<td>Ancillary Dwelling</td>
</tr>
<tr>
<td>Location:</td>
<td>10 Rivington Close, Coningham</td>
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<tr>
<td>Applicant:</td>
<td>Dirt Building Design</td>
</tr>
<tr>
<td>Responsible Planning Officer:</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
BUILDERS, TRADESMEN, SUB-CONTRACTORS AND PREFABRICATORS TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING ANY BUILDING WORKS. USE WRITTEN DIMENSION ONLY. DO NOT SCALE FROM DRAWINGS.

SURVEYOR TO VERIFY ALL DIMENSIONS, SET-OUTS, LEVELS, LOCATION OF SERVICES, EASEMENTS AND ANY OTHER INFORMATION RELEVANT TO THE PROPOSED BUILDING WORKS.

ENGINEER TO PROVIDE ALL STRUCTURAL CERTIFICATES AS REQUIRED BY LOCAL COUNCIL AND RELEVANT AUTHORITIES.

ENGINEERING DETAILS TO OVERRIDE ARCHITECTURAL DRAWING AND SPECIFICATION.

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PLANNING AND BUILDING PERMITS. MATERIALS AND WORKMANSHIP TO CONFORM WITH THE STATE BUILDING REGULATIONS, LOCAL COUNCIL BY-LAWS AND RELEVANT CURRENT EDITIONS OF BCA CODES, AUSTRALIAN STANDARDS, PLANS, SPECIFICATIONS AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

BUILDER AND SURVEYOR TO REPORT TO THE DESIGNER ALL RELEVANT DISCREPANCIES, VARIATIONS AND CHANGES PRIOR TO ANY WORKS COMMENCING. 24 HOURS MINIMUM REQUIRED FOR DRAWINGS TO BE AMENDED.

CONFIRMATION OF ANY CHANGES BY THE BUILDER, CLIENT, OR BUILDING SURVEYOR MUST BE IN WRITING AND CONFIRMED BY THE DESIGNER.

ALL WORKS ARE TO FOLLOW THE 'DIAL-BEFORE-YOU-DIG' PROCESS IN ORDER TO OBTAIN INFORMATION ON EXISTING INFRASTRUCTURE AND UNDERGROUND SERVICES.

IMAGE IS AN INTERPRETATION ONLY

Client: Claudia & Alan Butler

Sheet Name: COVER PAGE

Title: 40592/S

Revision Number: 1

Description: 22/7/2020

Date: 18/12/2020

Scale: 1:1

Date placed on Public Exhibition: 19/12/2020

Development Application: DA-2020-538

Plan Reference no.: P2

Date Received: 9/12/2020

Claudia & Alan Butler

CONTACT:

Claudia & Alan Butler

EMAIL:

Claudia Butler
<claudia.tasmania@gmail.com>

SITE ADDRESS:

10 RIVINGTON CLOSE, CONINGHAM TAS 7054

BUSHFIRE ACCREDITATION: BFA-139

BUILDING DESIGNER:

El Jorgensen

Accreditation No: CO32365

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

LOCAL COUNCIL:

KINGBOROUGH COUNCIL

ZONING:

12.0 LOW DENSITY RESIDENTIAL

BAL:

TBA

SOIL CLASSIFICATION:

CLASS M

CLIMATE ZONE:

7

ENERGY RATING:

XX STARS

DEVELOPMENT CLASS:

IA
The access will need to be sealed from the property boundary to the edge of the road seal. The seal is to be hot bitumen two-coat seal (as a minimum standard) over a minimum 200mm thick compacted FCR base material, in accordance with Council's current Standard Drawing TSD-R03-v1 and to the satisfaction of Council's Municipal Engineer prior to the use commencing.

DRIVEWAY DRAINAGE IS TO BE DIRECTED INTO THE ROAD SIDE TABLE DRAIN WITH APPROPRIATE MEASURES TO MITIGATE EROSION - ROCK LINED DRAIN FOR THE LENGTH OF THE DRIVEWAY

DRIVEWAY TO BE CONSTRUCTED USING A SUB-BASE 300mm USING 60mm ROCK, WELL GRADED AND A FINISHED PAVEMENT 150mm USING 20mm FCR CLASS A MATERIAL OR TO ENGINEERS INSTRUCTIONS

NEW OVERFLOW FROM ANCILLARY DWELLING TANK TO DAM

IT IS THE BUILDERS RESPONSIBILITY TO CHECK ALL MEASUREMENTS, HEIGHTS, AND LOCATIONS ON SITE BEFORE STARTING

SITE INFORMATION

LOT: 5
TITLE: 40592
LAND AREA: 4092
HOUSE SIZE: 84m²
MEZZANINE: 21m²
COUNCIL: KINGBOROUGH COUNCIL
ZONING: 12 L LOW DENSITY RESIDENTIAL
BAL: TBA
WIND CLASSIFICATION: N3
SOIL CLASSIFICATION: CLASS M
CLIMATE ZONE: 7
ENERGY RATING: XX STARS
DEVELOPMENT CLASS: 1A

1.50M IS THE TREE PROTECTION AREA
12m RADIUS IS THE TREE PROTECTION AREA
WALK TO ANCILLARY DWELLING
See page A09 for wastewater design

10565
7001
3567
3645
12415

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IT IS THE BUILDERS RESPONSIBILITY TO CHECK ALL MEASUREMENTS, HEIGHTS, AND LOCATIONS ON SITE BEFORE STARTING

SITE PLAN

1 : 500

Revision Number Description Date
A0 25/12/2020

Client: Claudia & Alan Butler
Address: 10 RIVENGTON CLOSE CONINGHAM TAS 7054
Sheet Name: SITE PLAN
Issue: 1
Sheet: A01
Rev: 5

Pipe line from tank to dam
Walking path to ancillary dwelling
Existing bitumen crossover and drive
Carpark

bdag BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Dirt Building Design
6 Hilltop Place
Dodges Ferry 7173
Email: admin@dirtbuildingdesign.com.au
PH: 03 6112 0402
Building Designer: Eli Jorgensen
Accreditation No: CO2365
Bush Fire Accreditation: BFA-119

Project Site: 851-10 Rivington Cl Conningham

SITE INFORMATION
LOT: 5
TITLE: 40592
LAND AREA: 3700m²
HOUSE SIZE: 60m²
COUNCIL: KINGSBOROUGH COUNCIL
ZONING: Z2 LOW DENSITY RESIDENTIAL
VAL: TBD
SOIL CLASSIFICATION: CLASS M
CLIMATE ZONE: T
ENERGY RATING: XX STARS
DEVELOPMENT CLASS: 1A

PROJECT SHEET:
Rev: 19396
Date: 9.12.2020
Size: A02
Scale: 1:100

LOT: 5
TITLE: 40592
LAND AREA: 3700m²
HOUSE SIZE: 60m²
COUNCIL: KINGSBOROUGH COUNCIL
ZONING: Z2 LOW DENSITY RESIDENTIAL
VAL: TBD
SOIL CLASSIFICATION: CLASS M
CLIMATE ZONE: T
ENERGY RATING: XX STARS
DEVELOPMENT CLASS: 1A

GROUND FLOOR
LOT: 5
TITLE: 40592
LAND AREA: 3700m²
HOUSE SIZE: 60m²
COUNCIL: KINGSBOROUGH COUNCIL
ZONING: Z2 LOW DENSITY RESIDENTIAL
VAL: TBD
SOIL CLASSIFICATION: CLASS M
CLIMATE ZONE: T
ENERGY RATING: XX STARS
DEVELOPMENT CLASS: 1A

TO BE ALUMINIUM, THERMALLY BROKEN
AND DOUBLE GLAZED

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GROWTH FLOOR
LOT: 5
TITLE: 40592
LAND AREA: 3700m²
HOUSE SIZE: 60m²
COUNCIL: KINGSBOROUGH COUNCIL
ZONING: Z2 LOW DENSITY RESIDENTIAL
VAL: TBD
SOIL CLASSIFICATION: CLASS M
CLIMATE ZONE: T
ENERGY RATING: XX STARS
DEVELOPMENT CLASS: 1A

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Wastewater system:

Dual purpose septic tank (min 3000 L) with outlet filter

Two-way flow diversion/splitter box with flow equalizers if required

Eljen bed 5.05 m x 3.96 m x 0.6 m containing two rows of three Eljen Units within a bed of specified sand to be installed

Min 3 m separation from foundations
Min 1.5 m side boundary setback
Min 7.5 m downslope boundary setback

Approximate Test Hole Location

Refer to DSC report

SEE REPORTS FOR WASTEWATER ATTACHED TO THESE DRAWINGS

12 m Tree Protection Area

Eljen Distribution Bed

Splitter Box

New dual purpose septic tank

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