

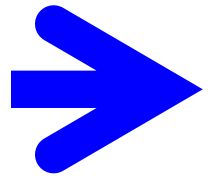
APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-590

NAME OF APPLICANT: Wilson Homes Tasmania Pty Ltd

PROPOSAL: Dwelling

LOCATION: 16 Homestead Place, 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 22 January 2021.



DEVELOPMENT APPLICATION

<u>Application Number:</u>	DA-2020-590
<u>Proposed Development:</u>	Dwelling
<u>Location:</u>	16 Homestead Place, Kingston
<u>Applicant:</u>	Wilson Homes Tasmania Pty Ltd
<u>Responsible Planning Officer:</u>	Louise Blyth
<u>Associated Documents:</u> The following information regarding the application is available at Council offices: <ul style="list-style-type: none">• Application form• Certificate of Title• Planning Submission	

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INCLUSIONS

- THE CHOICE IS YOURS UPGRADE
- CLIX FLOORING TO ENTRY AND KITCHEN, CARPET TO BEDROOMS AND LIVING AREAS
- DESIGNER INCLUSIONS
- DOUBLE GLAZING

BAL-LOW BUSHFIRE REQUIREMENTS
NO SPECIAL CONSTRUCTION REQUIREMENTS



SITE LOCATION

LOCATION MAP

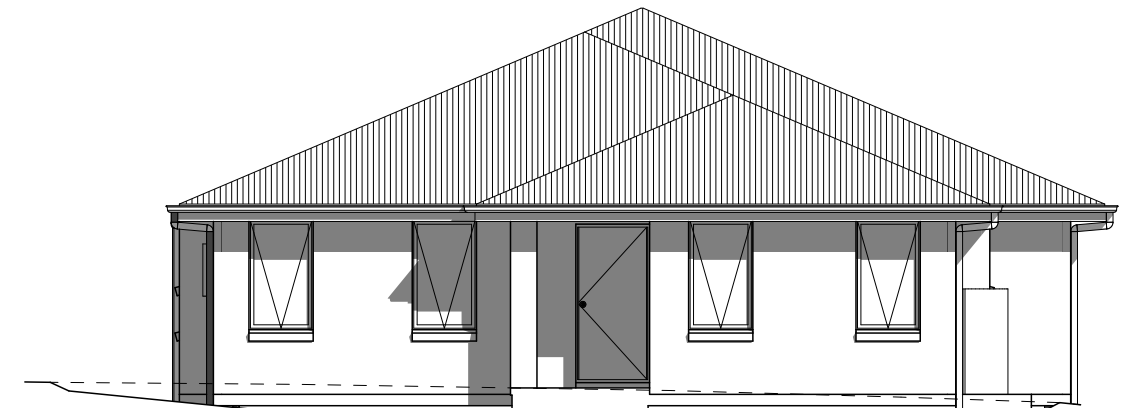
BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S): 2445mm
(CEILING HEIGHT 45mm LOWER THAN TOP OF WALL)
ROOF PITCH (U.N.O.): 23.0°
ELECTRICITY SUPPLY: SINGLE PHASE
GAS SUPPLY: NONE

ROOF MATERIAL: SHEET METAL
ROOF COLOUR: N/A
ROOF INSULATION: R4.1 BATTS

WALL MATERIAL: BRICK VENEER
WALL INSULATION: R2.0 BATTS
WALL WRAP TO ENTIRE HOUSE

FLOOR INSULATION: R0.22 BIAX XPOD



SITE & ENGINEERING INFORMATION

WIND CLASSIFICATION: N2
CLIMATE ZONE: ZONE 7 - COOL TEMPERATE
WIND REGION: A
TERRAIN CATEGORY: TC2.5
SHIELDING FACTOR: PS - PARTIAL SHIELDING
TOPOGRAPHIC CLASSIFICATION: T1
DESIGN WIND SPEED: 40 m/sec

SITE CLASSIFICATION: M
SLAB 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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PRELIM PLAN SET

No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
5	PRELIM PLAN SET - RFI: RUMPUS PREP AREA & SECOND LAUNDRY REMOVED; DRIVEWAY MODIFIED	ALL	2,3,9,11	DDI	-
4	PRELIM PLAN SET - DRIVEWAY AND PCV01 UPDATES	ALL	1,2,11	MSP	-
3	PRELIM PLAN SET - INITIAL ISSUE	ALL	2020.09.01	RMF	DDI

THIS DWELLING IS BEING CONSTRUCTED IN A BAL LOW AREA
NO RESTRICTIONS FOR CONSTRUCTION METHODS/ MATERIALS APPLY

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5 RFI: RUMPUS, LDY, D'WAY MODIFIED	DDI 2020.12.29

CLIENT: MISS. QI HUANG	LOT No.: 334
ADDRESS: 16 HOMESTEAD PLACE	CT No.: 178103
SUBURB: KINGSTON	POSTCODE: 7050
	COUNCIL: KINGBOROUGH

HOUSE DESIGN: AMALFI ONE (MODIFIED)
FACADE DESIGN: CLASSIC
SHEET TITLE: COVER SHEET

HOUSE CODE: H-WDNAMF10SA	
FACADE CODE: F-WDNAMF20CLASA	
SCALES:	SHEET No.: 1 / 17

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ZONE: 10.0 GENERAL RESIDENTIAL
3km+ DISTANCE FROM CALM MARINE (KINGSTON)

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

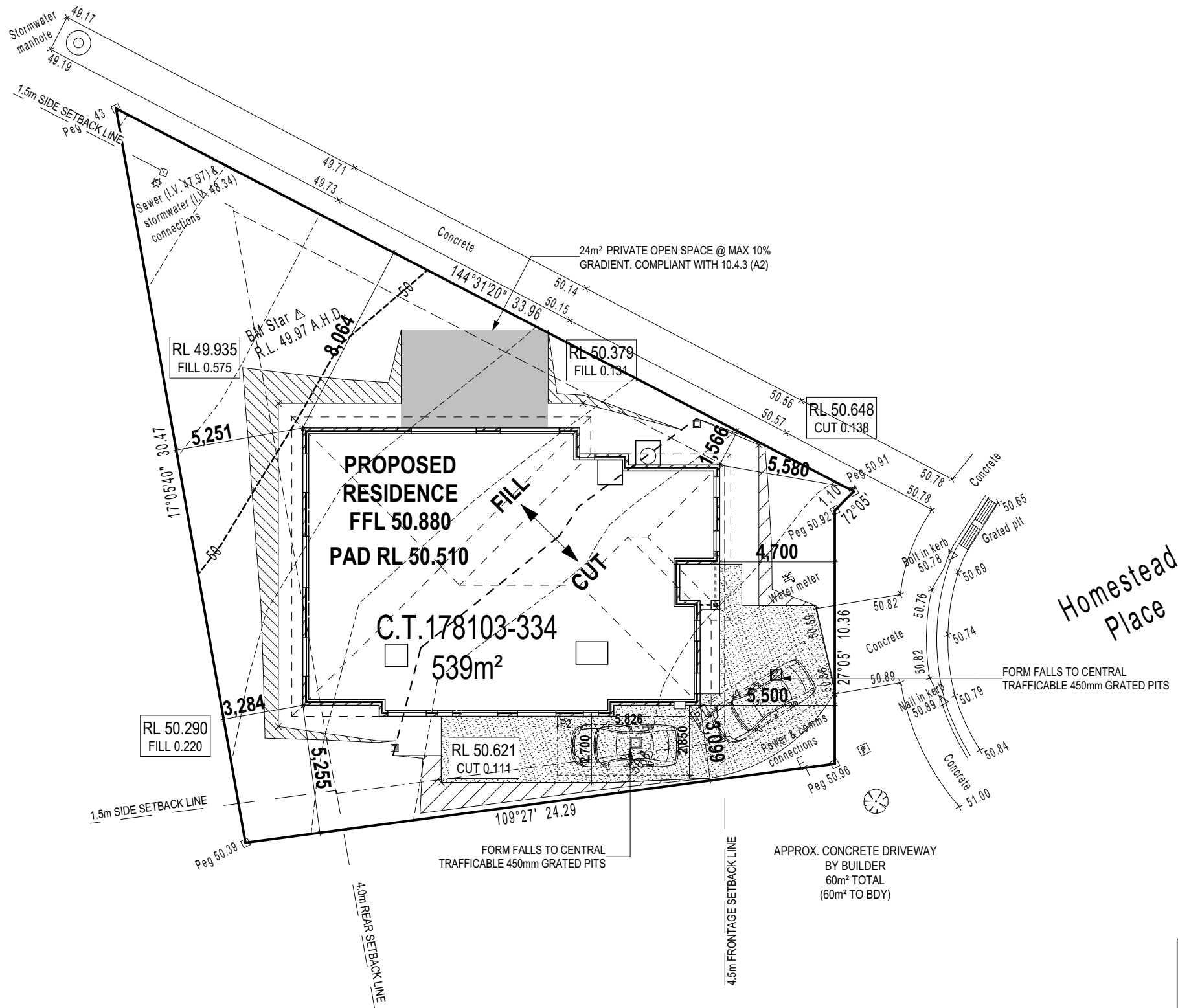
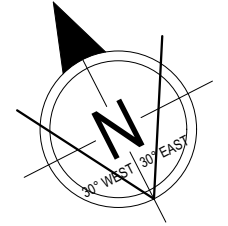
WIND CLASSIFICATION	N2
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	NEW
LATITUDE	0° 00' 00" S
LONGITUDE	0° 00' 00" E

APPROX. IMPORT/EXPORT FILL	
CUT VOLUME	25.85m³
FILL VOLUME	25.99m³
DIFFERENCE	0.14m³

EVEN CUT & FILL

LOT SIZE:	539m²
HOUSE:	186.49m²
SITE COVERAGE:	34.6%

BAL-LOW BUSHFIRE REQUIREMENTS
NO SPECIAL CONSTRUCTION REQUIREMENTS



Homestead Place

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COUNCIL:	KINGBOROUGH		

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FACADE DESIGN:	CLASSIC
SHEET TITLE:	SITE PLAN

HOUSE CODE:	H-WDNAMF10SA
FACADE CODE:	F-WDNAMF20CLASA
SCALES:	1:200
SHEET No.:	2 / 17

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TOTAL FLOOR AREAS

LIVING 183.78
 PORCH 2.71
186.49 m²

CDP CHARGED DOWNPIPE DIRECTED TO TANK
 SDP STANDARD DOWNPIPE DIRECTED TO STORMWATER DISCHARGE

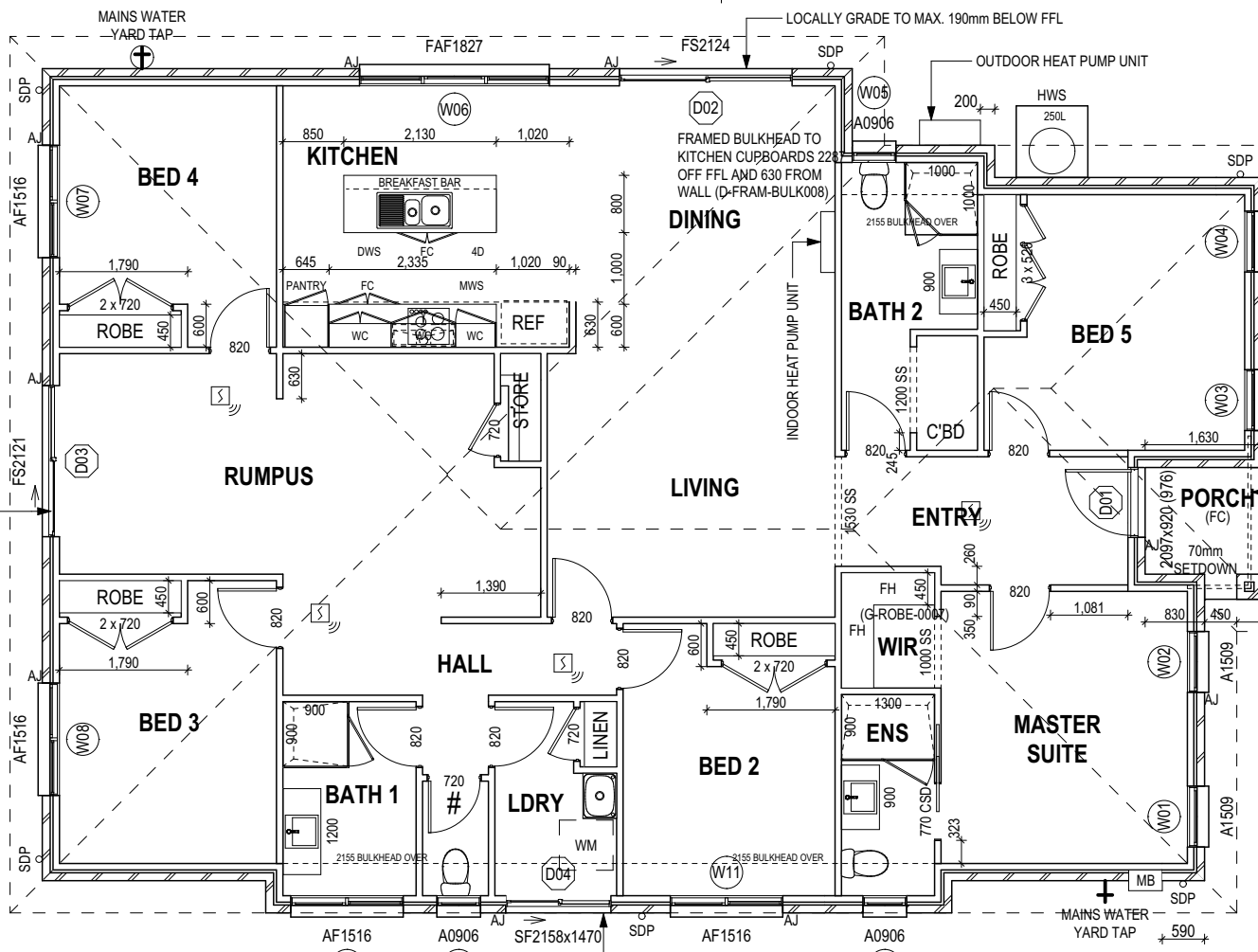
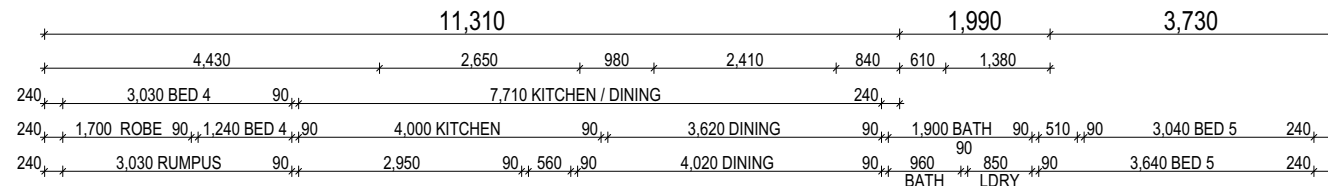
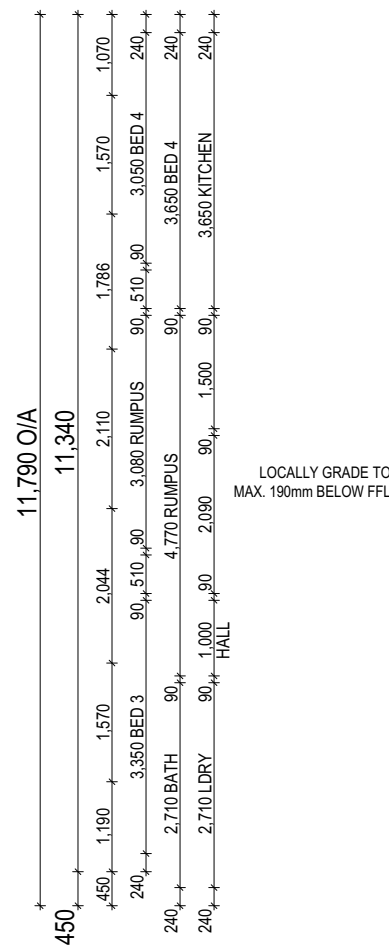
REFER 'BRICK COURSING AND WINDOW FLASHING DETAIL' FOR BRICK COURSING & WINDOW FLASHING DETAILS

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

REFER TO WINDOW & DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS

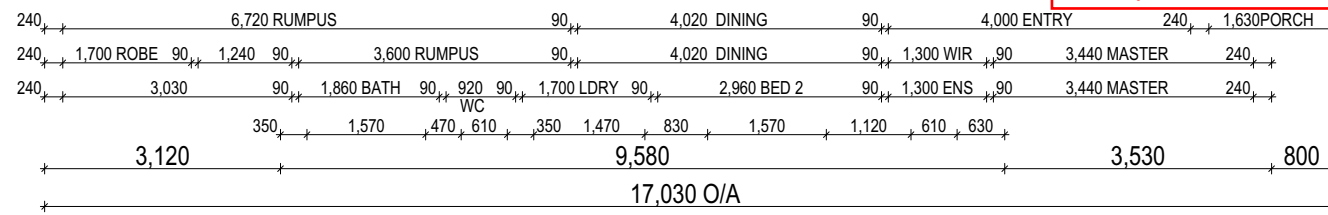
FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



SS WINDOW BELOW BULKHEAD TO W09, W10, D04, W11, W12. REFER TO DETAIL G-WIND-SSET02

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BAL-LOW BUSHFIRE REQUIREMENTS
 NO SPECIAL CONSTRUCTION REQUIREMENTS



D02 & W06 COMPLIANT WITH PART 10.4.4 (A1)
 SUNLIGHT AND OVERSHADOWING

FLOOR PLAN LEGEND

- HS / WS HOB SPOUT / WALL SPOUT
- FACE BRICK / COMMON BRICK
- BAG & PAINT / RENDER
- SOUND INSULATION
- AJ BRICK ARTICULATION JOINT
- 3D DENOTES DRAWER SIDE
- MECHANICAL VENTILATION SWITCHED TO LIGHT
- L.B.W LOAD BEARING WALL
- THIS DOOR OPENS FIRST
- SMOKE ALARM
- # LIFT OFF HINGE
- † WATER POINT
- WP FRIDGE WATER POINT
- GAS GAS BAYONET

SHAMPOO RECESS SIZE	WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm
"MEDIUM"	800 x 380mm	878mm
"LARGE"	1500 x 380mm	1578mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

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SHEET TITLE: GROUND FLOOR PLAN	SCALES: 1:100
	SHEET No.: 3 / 17

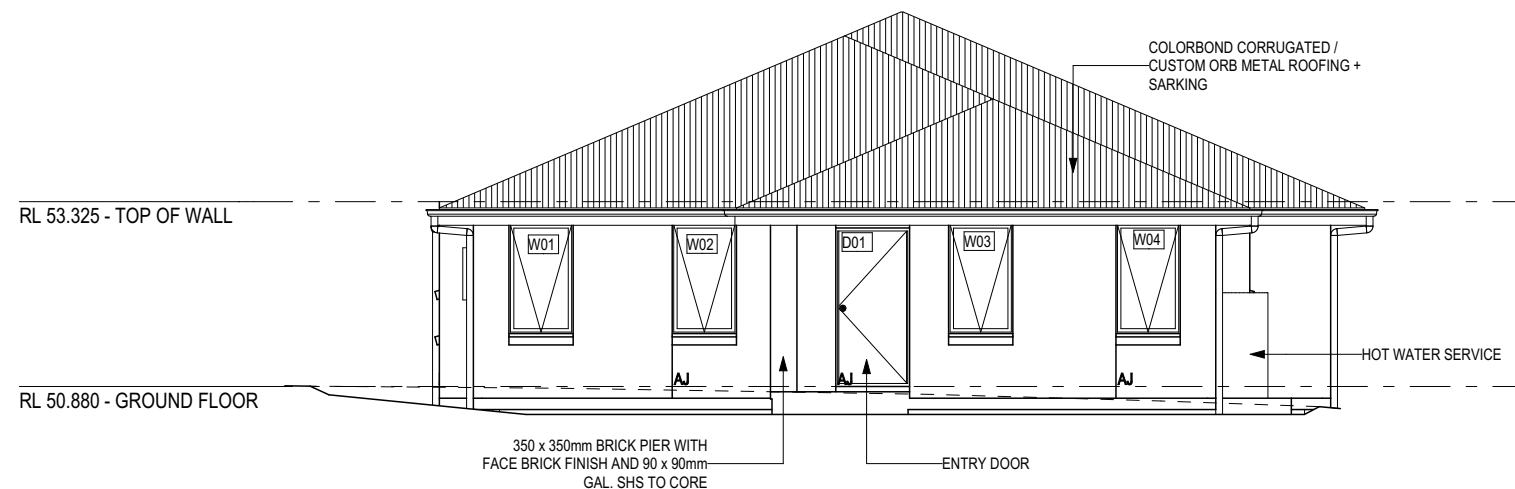
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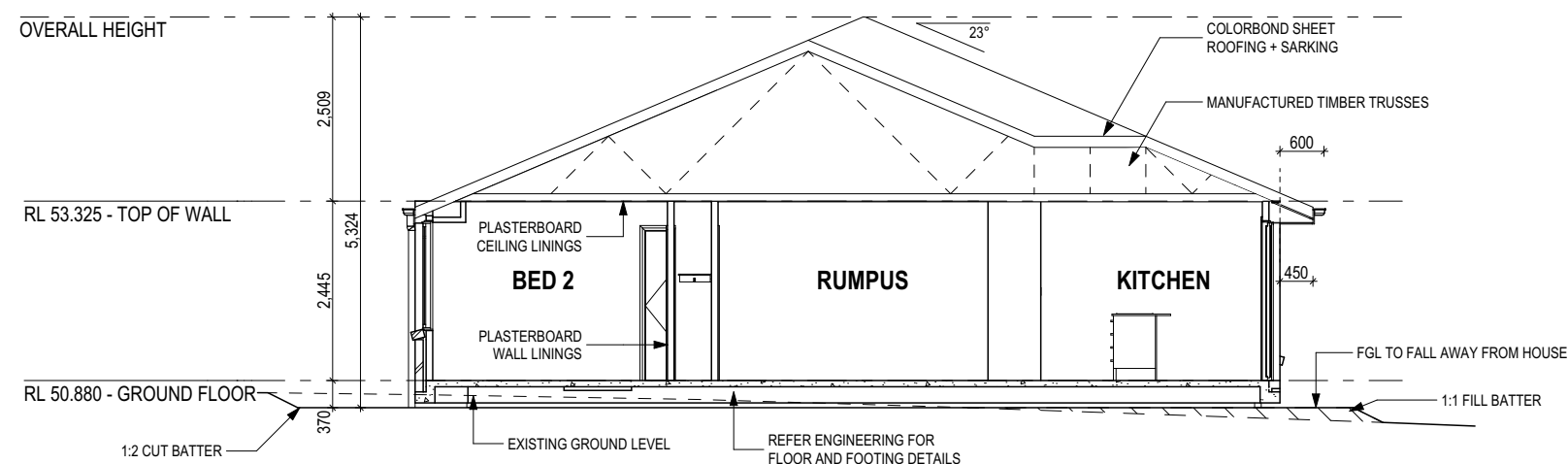
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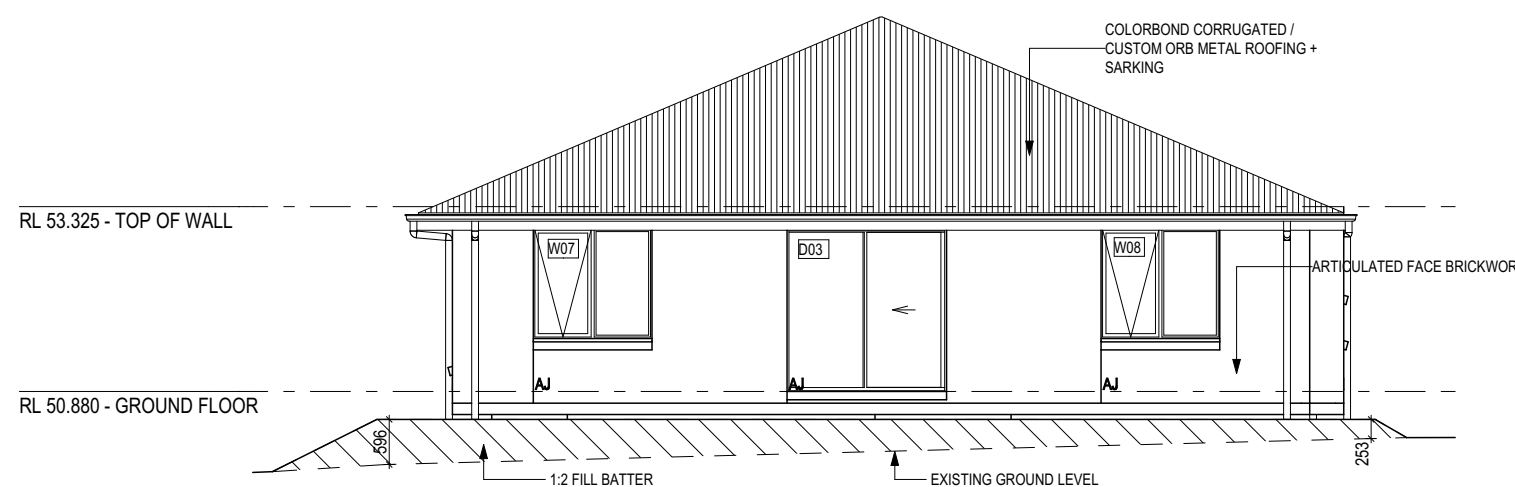
SH = SNAP HEADER SILL



EAST ELEVATION
Scale: 1:100



SECTION A-A
Scale: 1:100



WEST ELEVATION
Scale: 1:100

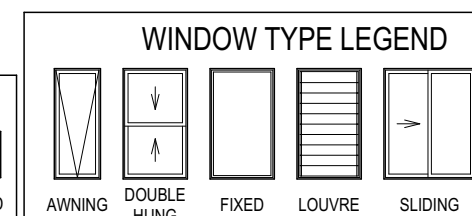
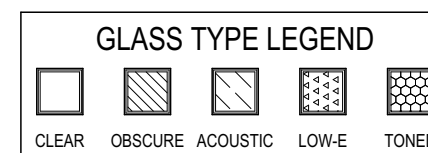
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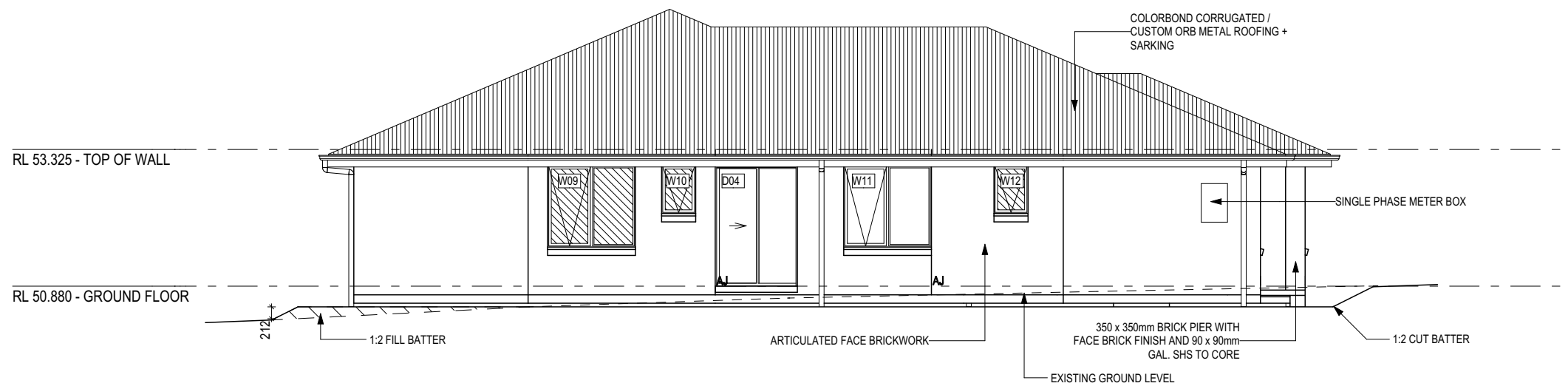
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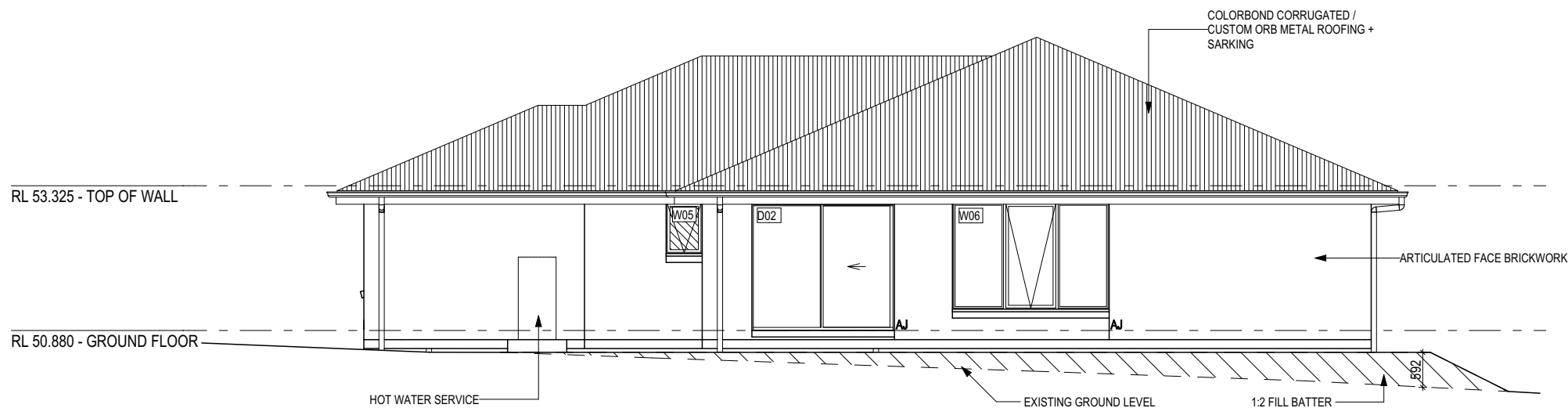
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SOUTH ELEVATION
Scale: 1:100



NORTH ELEVATION
Scale: 1:100

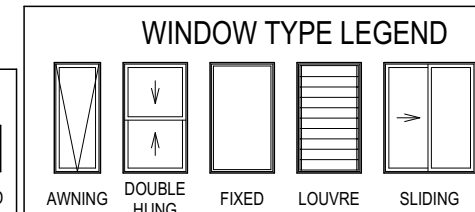
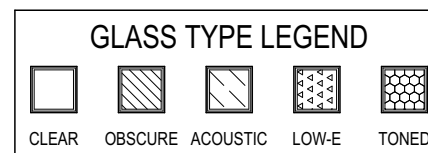
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