

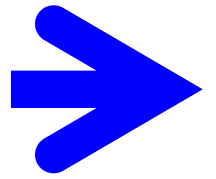
APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-707

NAME OF APPLICANT: Mr J Weir

PROPOSAL: Dwelling

LOCATION: 7 Henwood Drive, Kingston

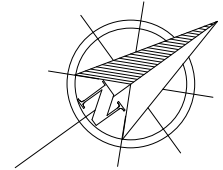


Any representation must be lodged in writing with the General Manager, Locked Bag 1, Kingston 7050 or by email to kc@kingborough.tas.gov.au by 27 January 2021.

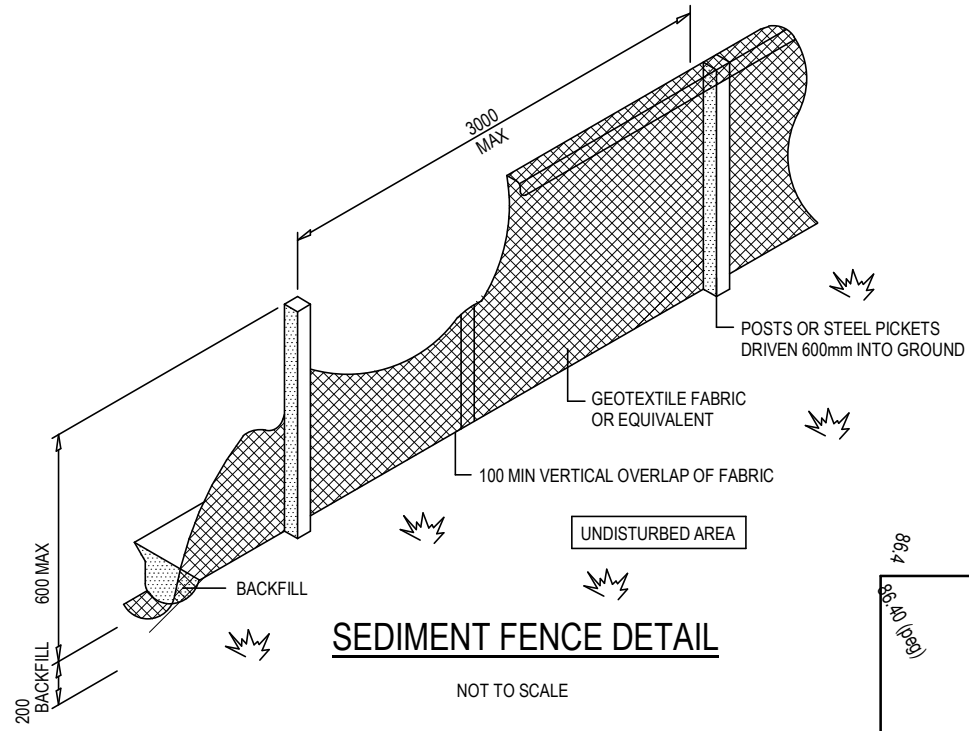


DEVELOPMENT APPLICATION

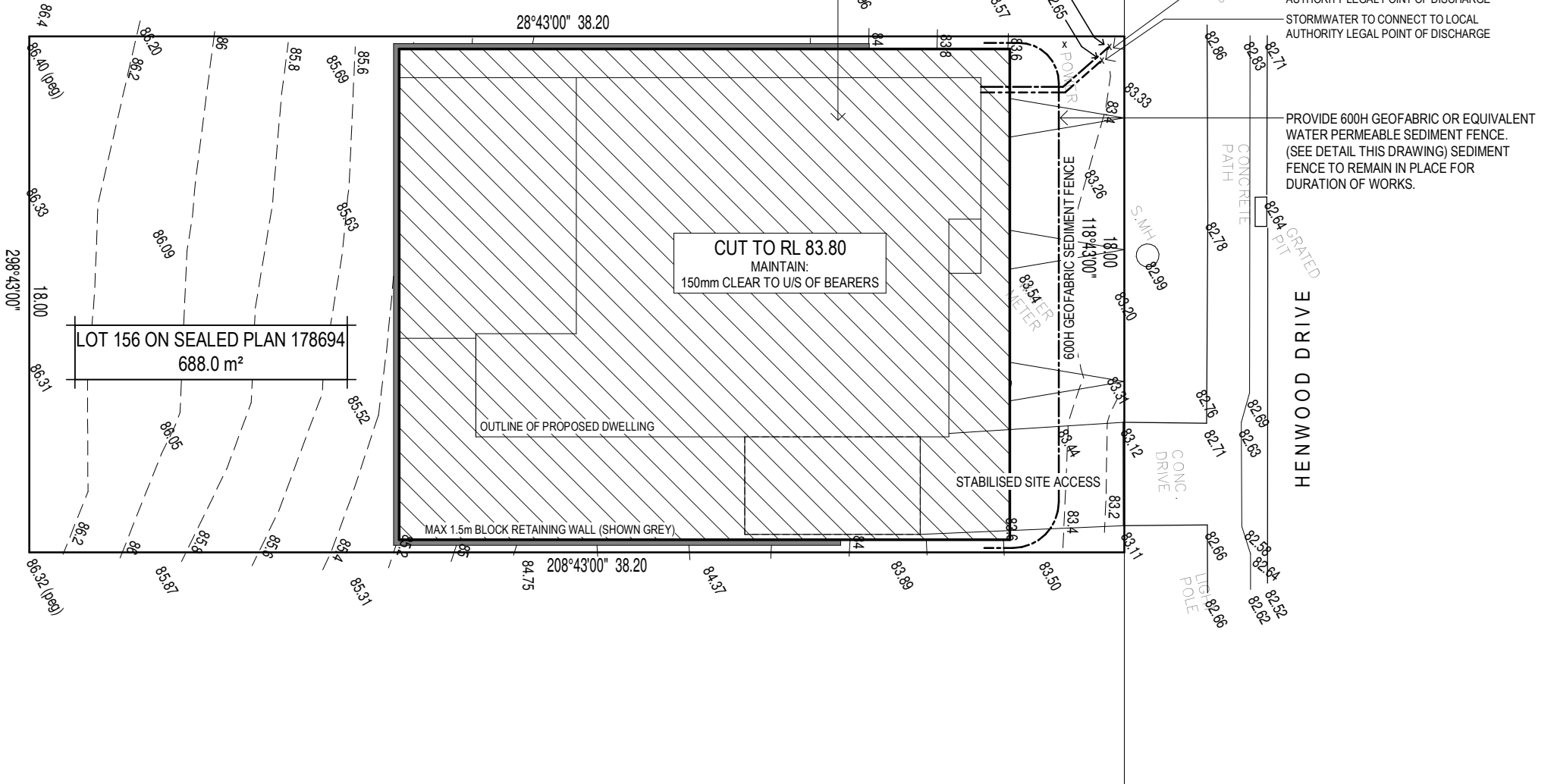
<u>Application Number:</u>	DA-2020-707
<u>Proposed Development:</u>	Dwelling
<u>Location:</u>	7 Henwood Drive, Kingston
<u>Applicant:</u>	Mr J Weir
<u>Responsible Planning Officer:</u>	Sarah Silva
<u>Associated Documents:</u> The following information regarding the application is available at Council offices: <ul style="list-style-type: none">• Application form• Certificate of Title	



Development Application: DA-2020-707
 Plan Reference no.: P2
 Date Received: 6 January 2020
 Date placed on Public Exhibition: 13 January 2021



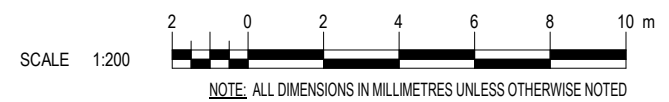
EXCAVATED MATERIAL FROM FOUNDATIONS SHALL REMAIN STOCKPILED ON SITE FOR ANY REQUIRED SITE REHABILITATION / FILL AND LANDSCAPING AT COMPLETION, ANY EXCESS TO BE TAKEN TO LOCAL REFUSE SITE. EXCAVATED MATERIAL STOCKPILED ON SITE TO BE PROTECTED AND DIVERSION DRAINAGE PROVIDED.



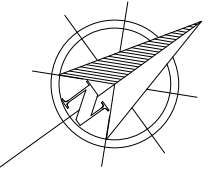
- NOTES:**
- IT IS THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL, MAINTAIN AND (UPON COMPLETION) REMOVE ALL SEDIMENT CONTROL MEASURES.
 - SEDIMENT FENCE TO BE CHECKED AND CLEANED DAILY TO PREVENT BREAKAGE AND OVERTOPPING.
 - PROVIDE TEMPORARY CONNECTION FROM DOWNPIPES TO STORMWATER DRAIN IMMEDIATELY FOLLOWING COMPLETION OF ROOF CLADDING, FASCIA AND GUTTER INSTALLATION. PERMANENT DOWNPIPE CONNECTION TO BE INSTALLED AT APPROPRIATE TIME OF DWELLING CONSTRUCTION.

- PROTECTION WORKS NOTES:**
- THE SITE/AREAS BEING EXCAVATED SHALL BE ADEQUATELY BARRICADED TO PROTECT THE CONTRACTORS OR PUBLIC FROM INJURY.

CUT & FILL PLAN
 SCALE 1 : 200 @ A3

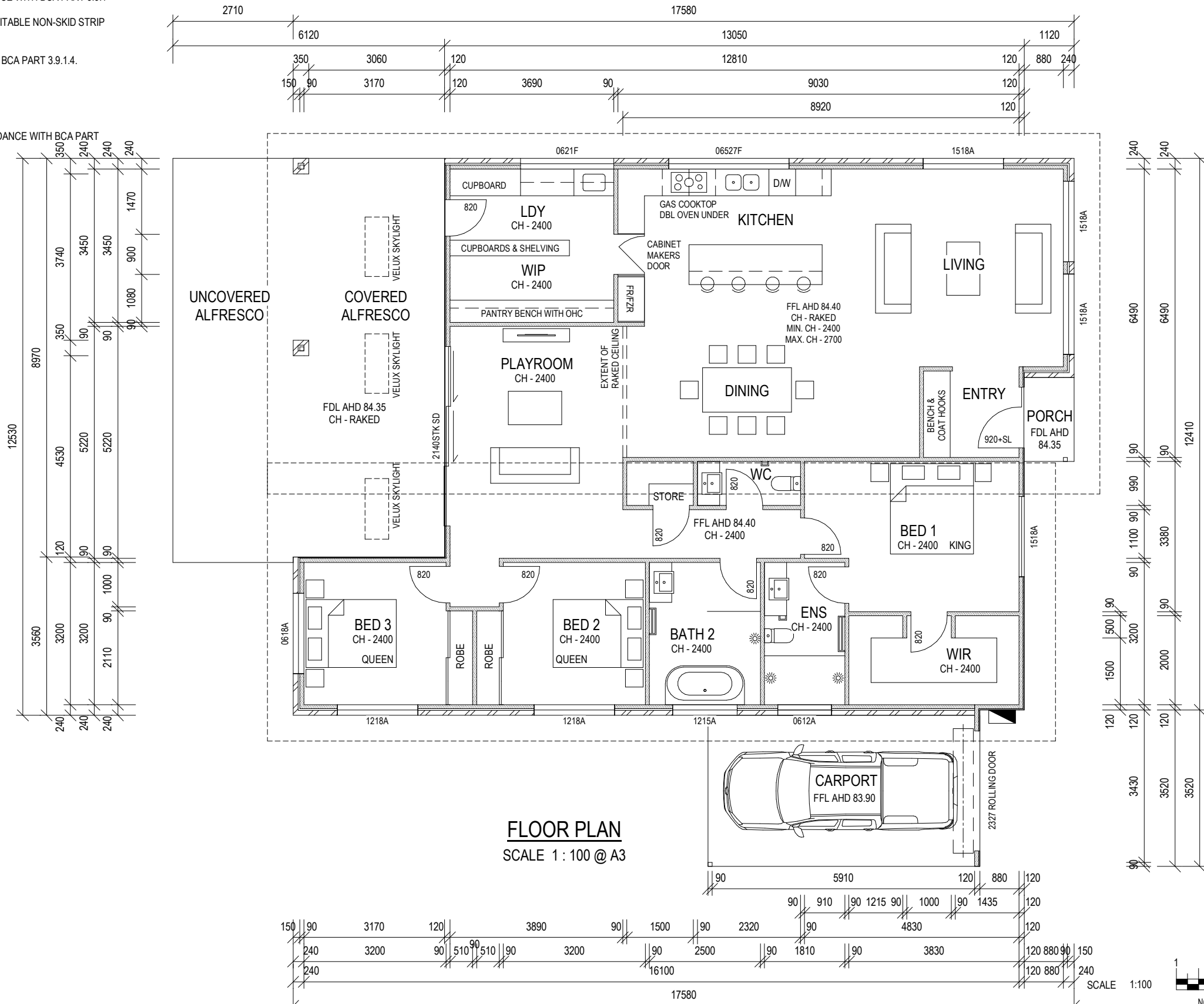


REV.	DESCRIPTION	REFERENCE	DESIGNED J. WEIR	SMEEKES DRAFTING PTY LTD ABN 89 056 706 640 12 Warwick Street, Hobart, TAS 7000 Office Phone: (03) 6234 6185 Email: admin@smeekesdrafting.com Website: www.smeekesdrafting.com	CLIENT	N. HOW (WHITE LINE INVESTMENTS (TAS) PTY LTD)					
0	ISSUED FOR CLIENT FOR REVIEW. 24-11-2020	PROPOSED SITE PLAN HOW-A01	DRAWN J. WEIR		TITLE	PROPOSED DWELLING					
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		ELEVATIONS 1 OF 2 HOW-A04	 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA		CUT & FILL PLAN						
		ELEVATIONS 2 OF 2 HOW-A05									
		ORTHOGRAPHIC VIEW HOW-A06									
		SHADOW DIAGRAMS HOW-A07	 Building Designer Licence Nos. 723026951, 619068752 & CC6621		DRG No.	HOW	SHT.	A02	SCALE	1:200	A3



STAIRS / HANDRAIL NOTES:

- CLOSED TIMBER STAIRS CONSTRUCTED IN ACCORDANCE WITH BCA PART 3.9.1
- TREADS MUST HAVE A SLIP-RESISTANT FINISH OF A SUITABLE NON-SKID STRIP NEAR THE EDGE OF THE NOSINGS.
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 RISER (R) MAX. 190 - MIN. 115
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 SLOPE RELATIONSHIP
 2R + G MAX. 700 - MIN. 550
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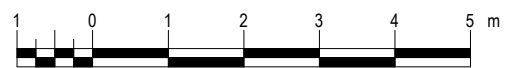
FLOOR FINISHES LEGEND:

- C** - CARPET
- CT** - CERAMIC TILES
- NC** - NATURAL CONCRETE
- TFB** - TIMBER FLOOR BOARDS
- RF** - POLISHED CONCRETE
- RF** - RESISTANT FLOORING

WINDOW LEGEND:

- 15 09 A
- TYPE
 WIDTH (900)
 HEIGHT (1500)
- A** - AWNING
 - BF** - BIFOLD DOOR
 - F** - FIXED
 - FR** - FROSTED GLAZING
 - GB** - GLASS BRICK
 - S** - SLIDING
 - SD** - SLIDING DOOR
 - STKSD** - STACKING TYPE SLIDING DOOR

FLOOR PLAN
 SCALE 1 : 100 @ A3



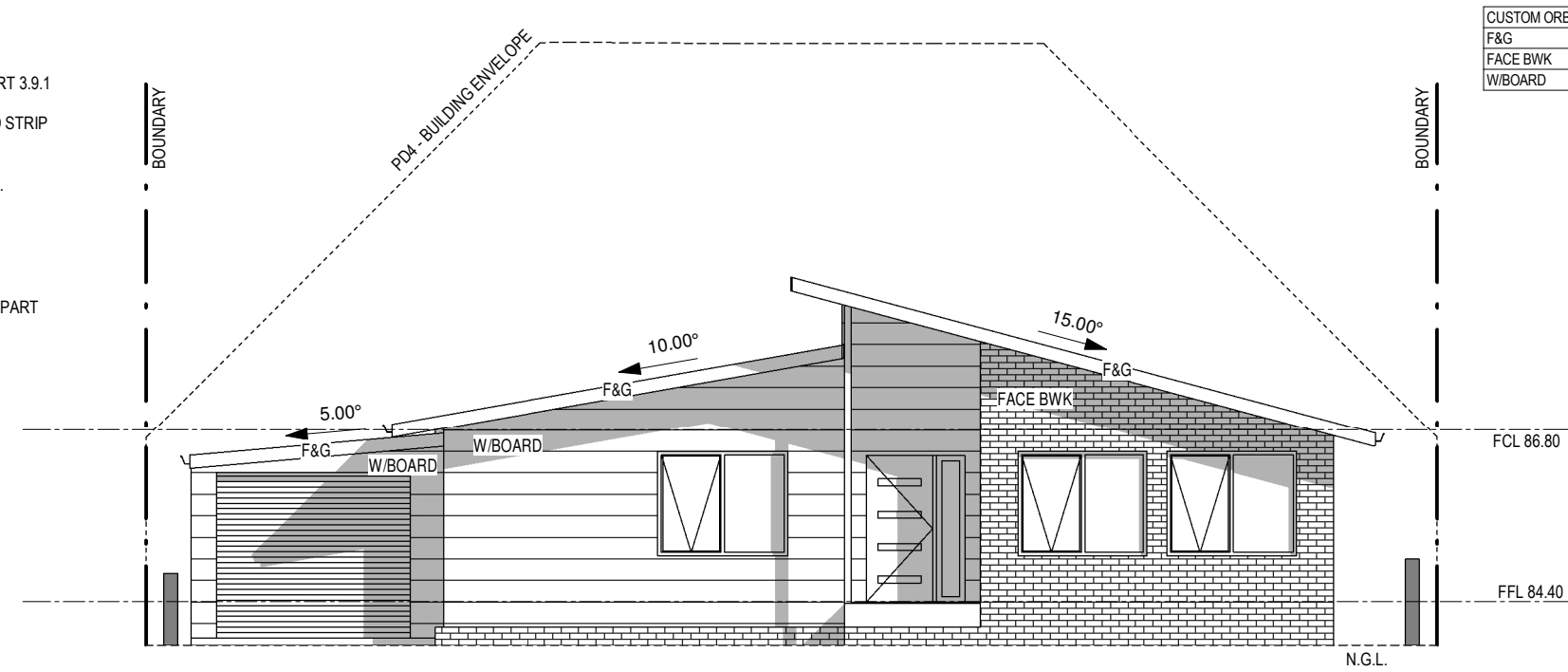
<table border="1"> <thead> <tr> <th>REV.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>ISSUED FOR CLIENT FOR REVIEW. 24-11-2020</td> </tr> <tr> <td>1</td> <td>ISSUED FOR DEVELOPMENT APPLICATION. 26-11-2020</td> </tr> </tbody> </table>		REV.	DESCRIPTION	0	ISSUED FOR CLIENT FOR REVIEW. 24-11-2020	1	ISSUED FOR DEVELOPMENT APPLICATION. 26-11-2020	<table border="1"> <thead> <tr> <th>REFERENCE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>HOW-A01</td> <td>PROPOSED SITE PLAN</td> </tr> <tr> <td>HOW-A02</td> <td>CUT & FILL PLAN</td> </tr> <tr> <td>HOW-A03</td> <td>PROPOSED FLOOR PLAN</td> </tr> <tr> <td>HOW-A04</td> <td>ELEVATIONS 1 OF 2</td> </tr> <tr> <td>HOW-A05</td> <td>ELEVATIONS 2 OF 2</td> </tr> <tr> <td>HOW-A06</td> <td>ORTHOGRAPHIC VIEW</td> </tr> <tr> <td>HOW-A07</td> <td>SHADOW DIAGRAMS</td> </tr> </tbody> </table>		REFERENCE	DESCRIPTION	HOW-A01	PROPOSED SITE PLAN	HOW-A02	CUT & FILL PLAN	HOW-A03	PROPOSED FLOOR PLAN	HOW-A04	ELEVATIONS 1 OF 2	HOW-A05	ELEVATIONS 2 OF 2	HOW-A06	ORTHOGRAPHIC VIEW	HOW-A07	SHADOW DIAGRAMS	<table border="1"> <tr> <td>DESIGNED</td> <td>J. WEIR</td> </tr> <tr> <td>DRAWN</td> <td>J. WEIR</td> </tr> <tr> <td>CHECKED</td> <td>R. SMEEKES</td> </tr> </table>		DESIGNED	J. WEIR	DRAWN	J. WEIR	CHECKED	R. SMEEKES	<p>SMEEKES DRAFTING PTY LTD</p> <p>ABN 89 056 706 640 12 Warwick Street, Hobart, TAS 7000 Office Phone: (03) 6234 6185 Email: admin@smeekesdrafting.com Website: www.smeekesdrafting.com</p>		<p>CLIENT: N. HOW (WHITE LINE INVESTMENTS (TAS) PTY LTD)</p> <p>TITLE: PROPOSED DWELLING 7 HENWOOD DRIVE, KINGSTON, TAS 7050</p> <p>PROPOSED FLOOR PLAN</p>	
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STAIRS / HANDRAIL NOTES:

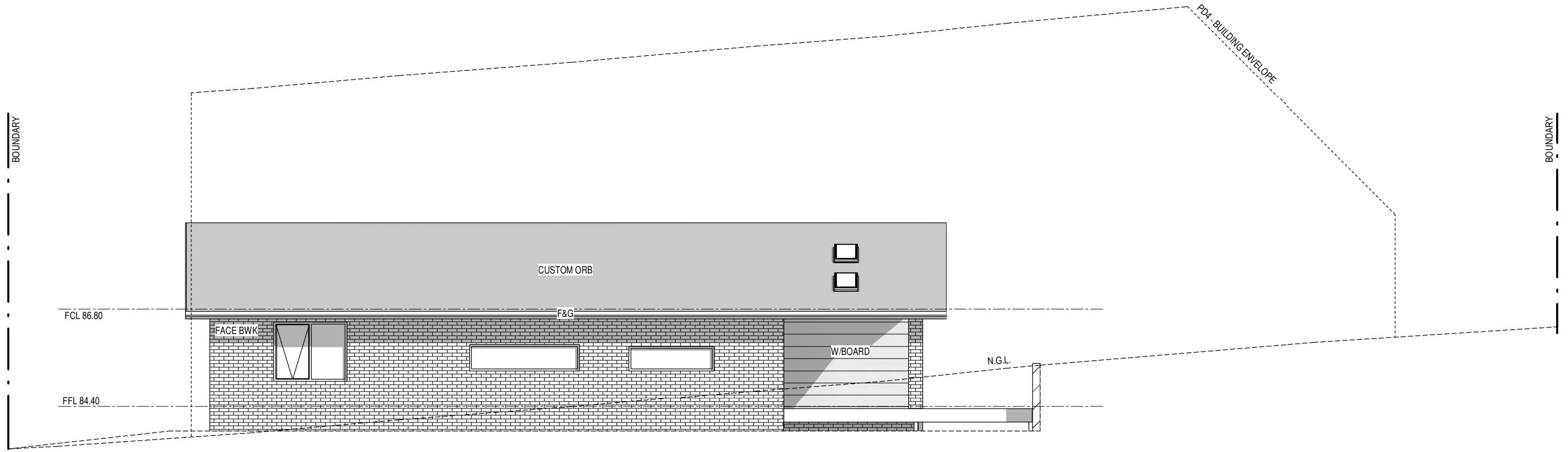
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CUSTOM ORB	COLORBOND CUSTOM ORB ROOF SHEETING. COLOUR - COLORBOND 'BASALT'
F&G	COLORBOND METAL FASCIA & GUTTER SYSTEM. COLOUR - COLORBOND 'NIGHT SKY'
FACE BWK	FACE BRICKWORK. COLOUR - ISLAND BLOCK & PAVERS 'PONTVILLE ECO EXPOSED'
W/BOARD	JAMES HARDIE HARDIEPLANK 300 FIBRE CEMENT WALL CLADDING. COLOUR - COLORBOND 'SURFMIST'

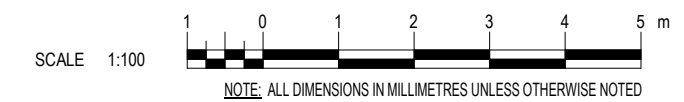
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NORTHEAST ELEVATION
 SCALE 1 : 100 @ A3




NORTHWEST ELEVATION
 SCALE 1 : 100 @ A3



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ELEVATIONS 1 OF 2	HOW-A04
ELEVATIONS 2 OF 2	HOW-A05
ORTHOGRAPHIC VIEW	HOW-A06
SHADOW DIAGRAMS	HOW-A07

DESIGNED	J. WEIR
DRAWN	J. WEIR
CHECKED	R. SMEEKES
 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	

SMEEKES DRAFTING PTY LTD

ABN 89 056 706 640
 12 Warwick Street, Hobart, TAS 7000
 Office Phone: (03) 6234 6185
 Email: admin@smeekesdrafting.com
 Website: www.smeekesdrafting.com

Building Designer Licence Nos. 723026951, 619068752 & CC6621

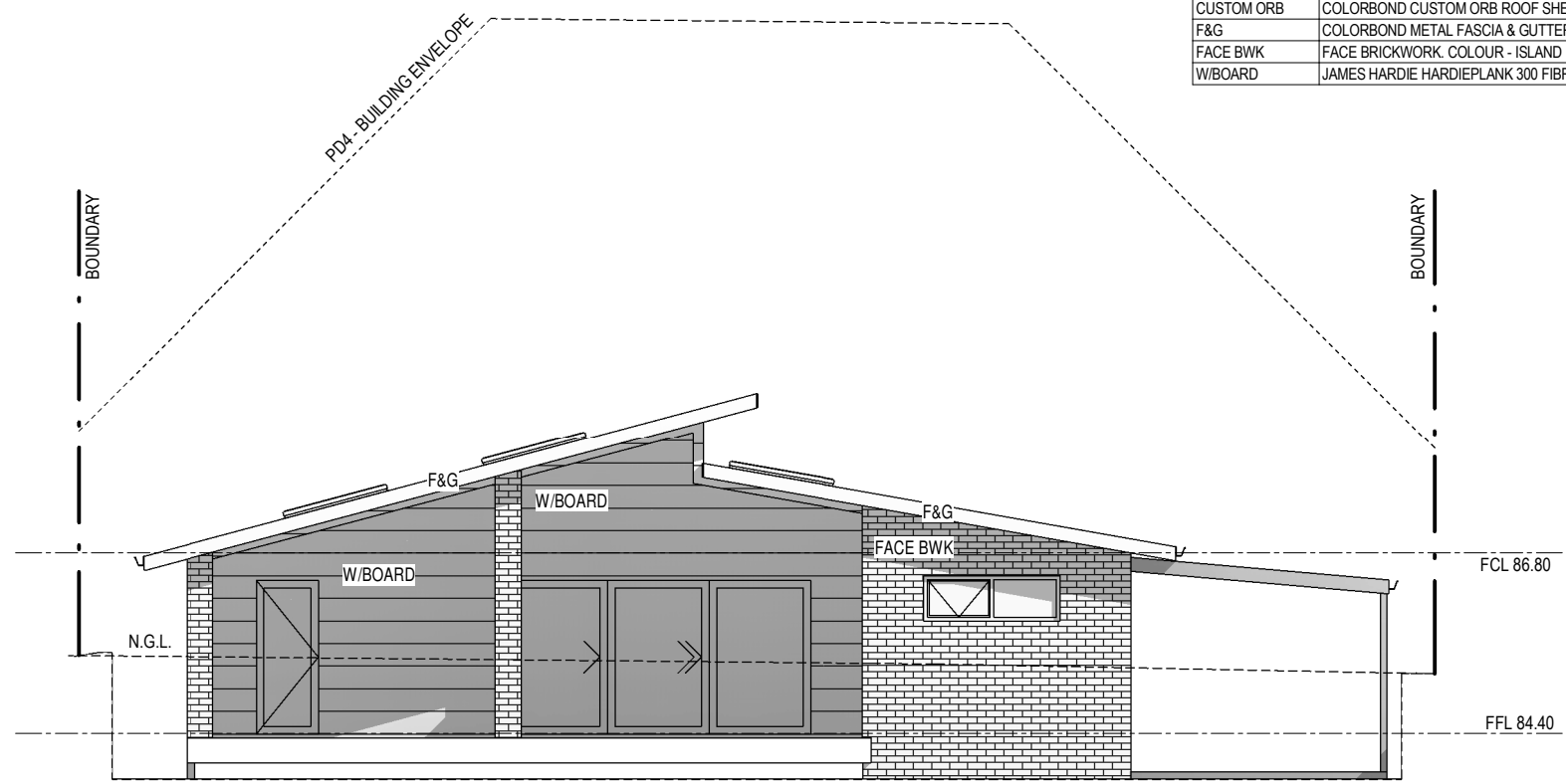
CLIENT	N. HOW (WHITE LINE INVESTMENTS (TAS) PTY LTD)		
TITLE	PROPOSED DWELLING 7 HENWOOD DRIVE, KINGSTON, TAS 7050		
ELEVATIONS 1 OF 2			
DRG No.	HOW	SHT. A04	SCALE 1:100 A3

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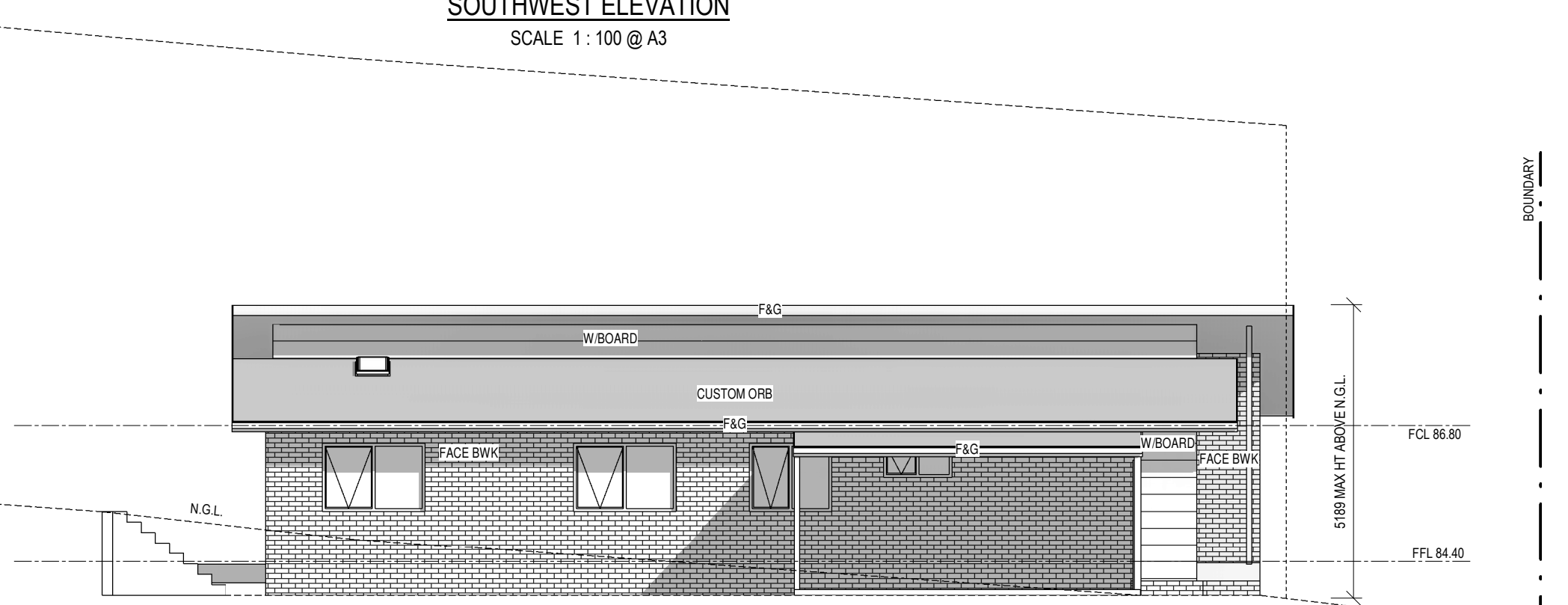
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SOUTHWEST ELEVATION

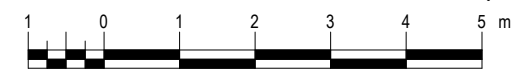
SCALE 1 : 100 @ A3



SOUTHEAST ELEVATION

SCALE 1 : 100 @ A3

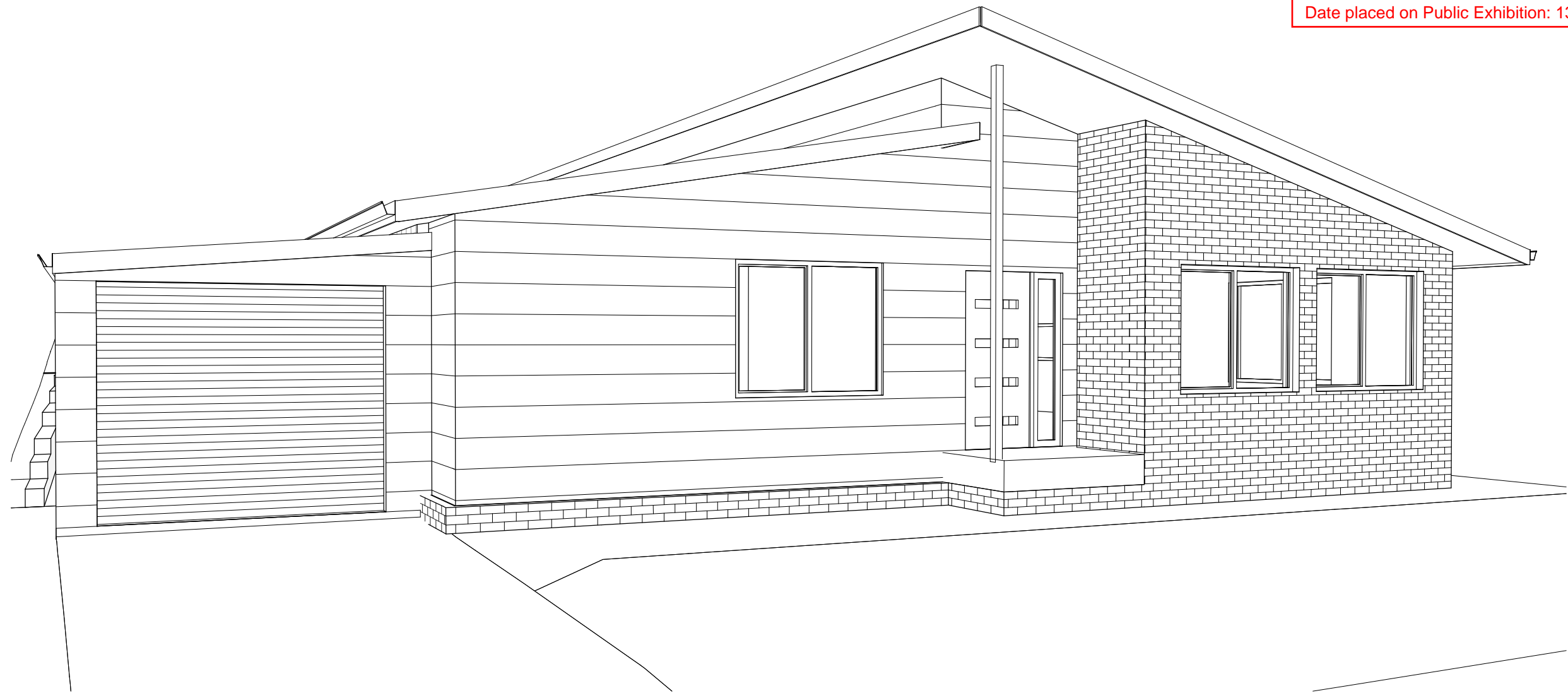
SCALE 1:100




NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED

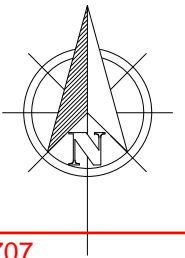
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		SHADOW DIAGRAMS HOW-A07						

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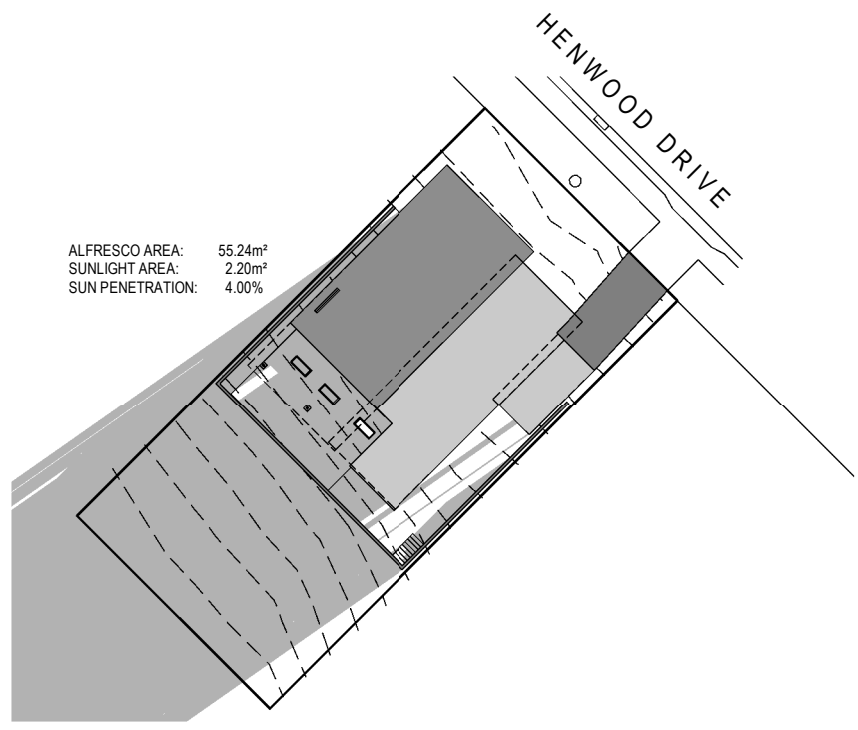


EXTERNAL PERSPECTIVE 1
 NOT TO SCALE

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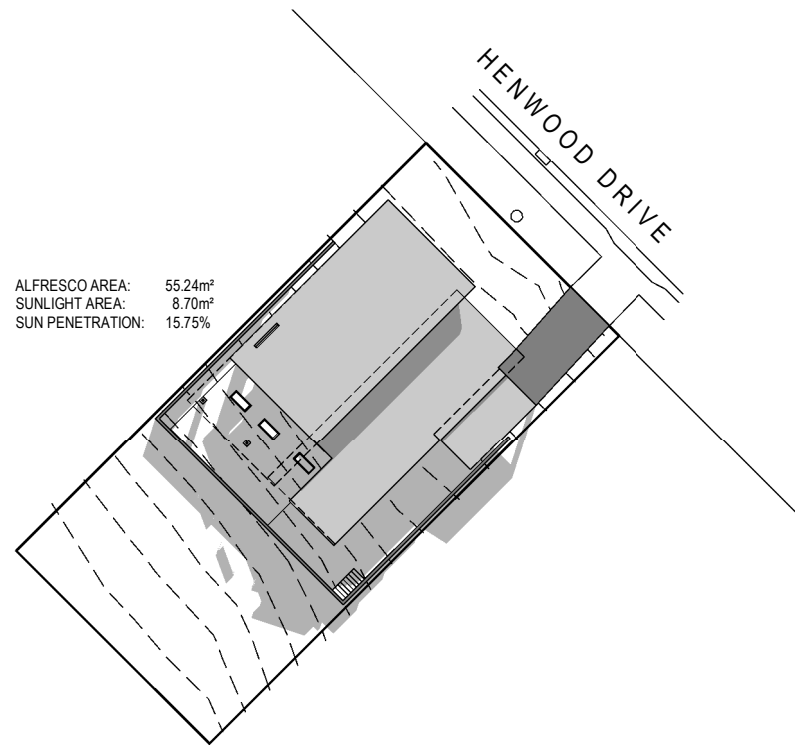


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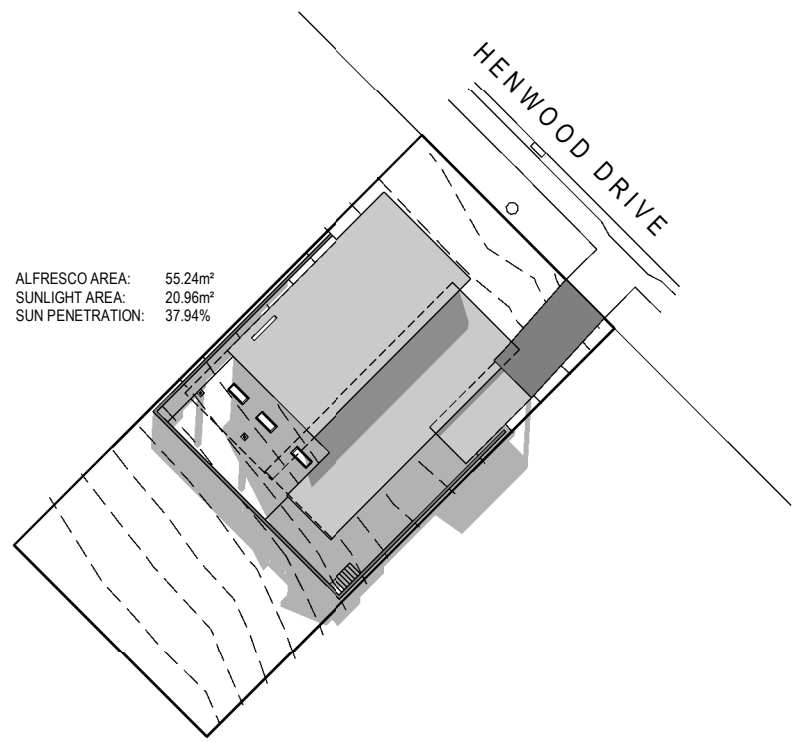
SHADOW DIAGRAM - 21ST JUNE 9AM
 SCALE 1 : 500 @ A3

ALFRESCO AREA: 55.24m²
 SUNLIGHT AREA: 2.20m²
 SUN PENETRATION: 4.00%



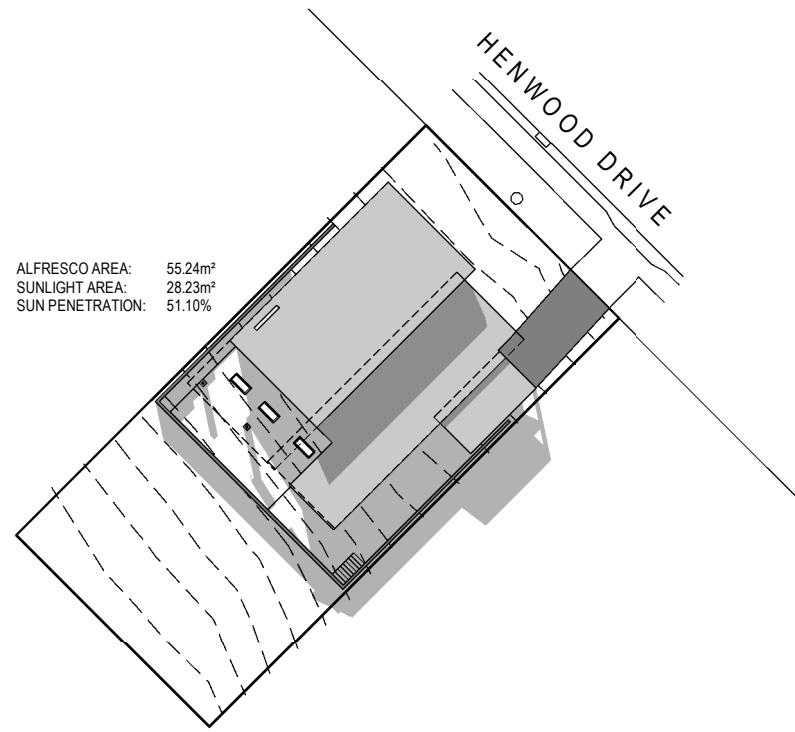
SHADOW DIAGRAM - 21ST JUNE 12PM
 SCALE 1 : 500 @ A3

ALFRESCO AREA: 55.24m²
 SUNLIGHT AREA: 8.70m²
 SUN PENETRATION: 15.75%



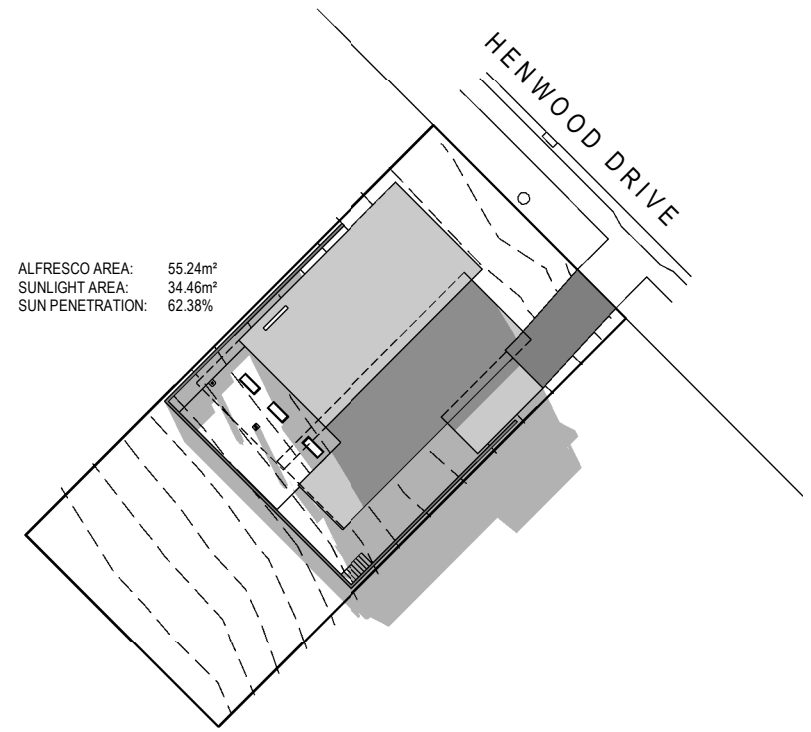
SHADOW DIAGRAM - 21ST JUNE 1PM
 SCALE 1 : 500 @ A3

ALFRESCO AREA: 55.24m²
 SUNLIGHT AREA: 20.96m²
 SUN PENETRATION: 37.94%



SHADOW DIAGRAM - 21ST JUNE 2PM
 SCALE 1 : 500 @ A3

ALFRESCO AREA: 55.24m²
 SUNLIGHT AREA: 28.23m²
 SUN PENETRATION: 51.10%




SHADOW DIAGRAM - 21ST JUNE 3PM
 SCALE 1 : 500 @ A3

ALFRESCO AREA: 55.24m²
 SUNLIGHT AREA: 34.46m²
 SUN PENETRATION: 62.38%



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		SHADOW DIAGRAMS HOW-A07									