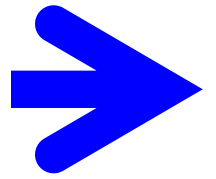


APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-716

NAME OF APPLICANT: Mr A G Boyd and Ms N M Maxfield



PROPOSAL: Change of use from residential to visitor accommodation

LOCATION: 23 Stuart Street, Alonnah

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.

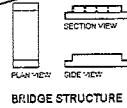


DEVELOPMENT APPLICATION

<u>Application Number:</u>	DA-2020-716
<u>Proposed Development:</u>	Change of use from residential to visitor accommodation
<u>Location:</u>	23 Stuart Street, Alonnah
<u>Applicant:</u>	Mr A G Boyd and Ms N M Maxfield
<u>Responsible Planning Officer:</u>	Darshini Bangaru
<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	

CONSTRUCTION AND MATERIALS IN ACCORDANCE WITH AS 1684.2 AND AS 3959 FOR BUSHFIRE ATTACK LEVEL - BAL 12.5 GLAZING TO BE IN ACCORDANCE WITH AS1288 AND AS2047 WIND SPEED 41m/s N3

SURFACE IRRIGATION AREA 480 M2 REFER TO SITE & SOIL EVALUATION & DESIGN REPORT BY ONSITE ASSESSMENT TAs



BRIDGE STRUCTURE
TREATED PINE CONSTRUCTION NOT ANCHORED INTO GROUND
REFER TO SITE & SOIL EVALUATION & DESIGN REPORT BY ONSITE ASSESSMENT TAs

EXPOSED LILAC PRESSURE PIPE REFER TO SITE & SOIL EVALUATION & DESIGN REPORT BY ONSITE ASSESSMENT TAs

DRAINAGE EASEMENT 2.50m WIDE

8
2579m²

48.850MTS TO NORTH BOUNDARY

22.0TAM, 300 KPA LILAC PIPE PRESSURE PIPE

DRIVEWAY & CARPARK (BY OWNER)
PROPOSED COMPACTED GRAVEL DRIVEWAY AND CARPARKING AREA WITH A GRADIENT LESS THAN 10% WITH RUNOFF TO LANDSCAPE, TO BE IN ACCORDANCE WITH AS4333:2014 (2004) PARKING FACILITIES-OFFSTREET PARKING.

BUILDING ENVELOPE 17440

Proposed Visitor Accommodation

EXISTING ACCESS

SETOUT POINT CONFIRM PRIOR ANY WORKS

PALING FENCE ±5YRS

EXISTING DWELLING

Development Application: DA-2020-716
Plan Reference no.: P1
Date Received: 30-11-2020
Date placed on Public Exhibition: 09-01-2021

1	2	3	4	5	6	7	8	9	10
SITE AREAS									
SITE AREA	2579m ²								
TOTAL BUILDING AREA	107.6m ²								
TOTAL SITE COVERAGE	4.17%								

Proposed Site Plan 1:200

STUART STREET

ALL SITE WORKS SHALL BE IN ACCORDANCE WITH N.C.C., CSIRO BTF 18,19,22 AND AS2870 MINIMAL SITE DISTURBANCE IS TO BE CARRIED OUT. SEDIMENT CONTROL, 'GEOLAB' SILT FENCE 1000 OR SIMILAR. TOPSOIL STOCKPILES REMAINING ON THE SITE TO BE COVERED WITH PLASTIC, ADEQUATELY RETAINED ALONG ALL EDGES. UNUSED STOCKPILES TO BE REMOVED FROM SITE OR USED FOR FUTURE LANDSCAPING.

SITE PREPARATION AND EXCAVATION IN ACCORDANCE WITH PART 3.1 OF CURRENT N.C.C., AND TO LOCAL COUNCIL REQUIREMENTS.

INTERNAL FINISHED FLOOR LEVEL (FFL) TO BE MIN. 150MM ABOVE FINISHED EXTERNAL GROUND AREAS (FLOWER BEDS OR GRASSED AREAS) AND MIN. 50 MM ABOVE FINISHED EXTERNAL SEALED SURFACES (PAVED AREAS). PROVIDE 50 MM MIN. FALL FOR THE FIRST METRE AWAY FROM BUILDING TOWARDS LOWER GROUND OR ALTERNATIVELY SUFFICIENT DRAINAGE PROVISIONS (AG DRAINS, SUMPS OR SIMILAR).

FOOTINGS
CONCRETE FOOTINGS AND SLABS IN ACCORDANCE WITH PART 3.2 OF CURRENT N.C.C. AND AS 2870.1 AND ENGINEERS SPECIFICATIONS.

UNLESS OTHERWISE SPECIFIED, FOOTINGS 25MPA / SLAB 25MPA. STRIP FOOTINGS TO BE PLACED WITH A MECHANICAL VIBRATOR. CONCRETE SLABS TO BE MOISTURE CURED FOR MIN. OF 7 DAYS OR APPLY APPROVED CURING COMPOUND.

PROVIDE WALL CAVITY DRAINAGE WITH WEEP HOLES AT 960 MAX CENTRES ALONG LINE ABOVE FINISHED GROUND LEVEL. (SLAB AREA).

Andrew Boyd & Naomi Maxfield
23 Stuart Street Alonnah,
Brunny Island 7150
Job No: 5091 Model: Custom

systembuilt
designed for living

1083 CAMBRIDGE ROAD
CAMBRIDGE, TASMANIA 7170
PH: 03 6214 8888 EMAIL: admin@systembuilt.com.au
Accredited Designer: Daniel Bastin C66856

PLEASE READ CAREFULLY
THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE BUILDING CONTRACT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE.

FINAL PLAN: ANY REQUESTED VARIATIONS TO YOUR HOUSE PLAN WILL INCUR AN AMENDMENT / ADMINISTRATION MINIMUM FEE OF \$500.00

SIGNATURES

CLIENT: _____ DATE: _____

CLIENT: _____ DATE: _____

BUILDER: _____ DATE: _____

DWG NO: 5091 SHEET: 02

SCALE AT A3: 1:200 DATE: 05/03/2020

DRAWN: ER CHECK: DB REV 2

CONSTRUCTION AND MATERIALS IN ACCORDANCE WITH AS 1684.2 AND AS 3959 FOR BUSHFIRE ATTACK LEVEL - BAL 12.5 GLAZING TO BE IN ACCORDANCE WITH AS1288 AND AS2047 WIND SPEED 41m/s N3

ENERGY EFFICIENCY PROVISIONS IN ACCORDANCE WITH PART 3.12 OF CURRENT N.C.C.

BUILDING FABRIC
CEILING INSULATION
 FLAT CEILING/PITCHED METAL ROOF W/SARKING R 0.4
 FIBREGLASS CEILING BATTS R 4.0
TOTAL R 4.4
WALL INSULATION
 W/SINGLE SIDED SISALATION R 0.54
 FIBREGLASS WALL BATTS R 2.0
TOTAL R 2.54
FLOOR INSULATION
 (ENCLOSED PERIMETER)
 TIMBER FLOOR R 0.9
 MIN. ADDITIONAL FLOOR INSULATION R 4.0
TOTAL R 4.9

BUILDING SEALING
 CHIMNEYS AND FLUES N/A
 ROOF LIGHTS N/A

EXTERNAL WINDOWS AND DOORS
 COMPRESSIBLE STRIP, FOAM, RUBBER OR FIBROUS SEAL TO ALL EXTERNAL WINDOW SASHES AND EXTERNAL DOORS.

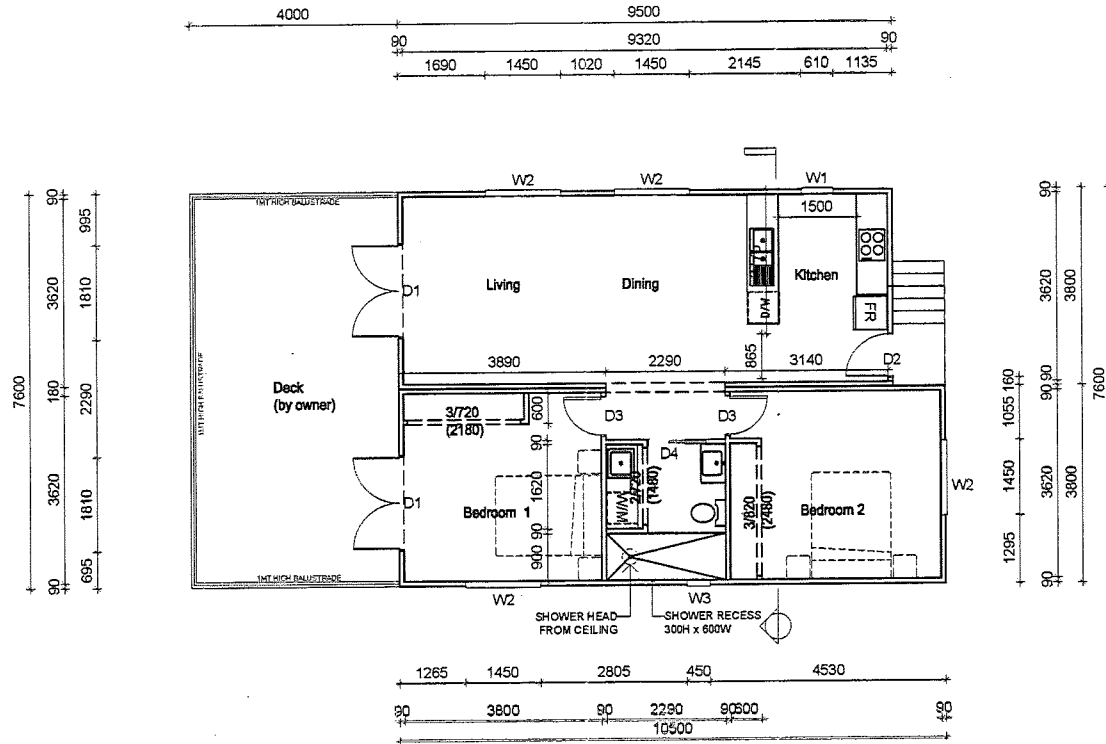
EXTERNAL FANS
 SELF CLOSING DAMPER OR FILTER TO BE FITTED.

CONSTRUCTION OF ROOFS, WALLS AND FLOORS.
 ALL JUNCTIONS INSIDE OF EXTERNAL SKIN TO BE FULLY SEALED WITH CAULKING, SKIRTING, ARCHITRAVES, CORNICES OR SQUARE STOP.

AIR MOVEMENT
 REFER WINDOW & DOOR LOCATIONS FOR AIR MOVEMENT & VENTILATION PROVISIONS.

SERVICES
 IF HOT WATER CYLINDER IS TO BE INSTALLED IN CONDITIONED SPACE INSULATION OF PIPE WORK IS NOT REQUIRED. IF HOT WATER CYLINDER IS TO BE INSTALLED EXTERNALLY. INSULATION OF PIPE WORK MIN 1 METRE FROM HOTWATER OUTLET.

GLAZING
 REFER TO ATTACHED ENERGY EFFICIENCY REPORT.



2 Door	3 Door	4 Door
Stud Opening	Stud Opening	Stud Opening
2/520 = 1080	3/520 = 1580	4/520 = 2080
2/620 = 1280	3/620 = 1860	4/620 = 2480
2/720 = 1480	3/720 = 2160	4/720 = 2880
2/770 = 1580	3/770 = 2330	4/770 = 3080
2/820 = 1680	3/820 = 2480	4/820 = 3280
2/870 = 1780	3/870 = 2630	4/870 = 3480

4 Door Stud Opening = Door width x 4

3 Door Stud Opening = Door width x 3 add 20mm

2 Door Stud Opening = Door width x 2 add 40mm

Development Application: DA-2020-716
 Plan Reference no.: P1
 Date Received: 30-11-2020
 Date placed on Public Exhibition: 09-01-2021

Andrew Boyd & Naomi Maxfield
 23 Stuart Street Alannah,
 Brunny Island 7150
 Job No: 5091 Model: Custom

systembuilt
 designed for living

1063 CAMBRIDGE ROAD
 CAMBRIDGE, TASMANIA 7170
 PH: 03 6214 8888 EMAIL: admin@systembuilt.com.au
 Accredited Designer: Daniel Bastin CC6836

PLEASE READ CAREFULLY
 THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE BUILDING CONTRACT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE.

FINAL PLAN: ANY REQUESTED VARIATIONS TO YOUR HOUSE PLAN WILL INCUR AN AMENDMENT / ADMINISTRATION MINIMUM FEE OF \$500.00

SIGNATURES

CLIENT: _____ DATE: _____

CLIENT: _____ DATE: _____

BUILDER: _____ DATE: _____

DWG NO: 5091 SHEET: 04

SCALE AT A3: 1:100 DATE: 05/03/2020

DRAWN: ER CHECK: DB REV 2

DOOR/WINDOW SCHEDULE - BAL 12.5 - SINGLE GLAZED, COLOUR - NIGHTSKY							
ITEM:	SIZE (hxw):	DESCRIPTION/REVEAL:	QTY	ITEM:	SIZE (hxw):	DESCRIPTION/REVEAL:	QTY
D1	2100X1810	DOUBLE EXTERNAL HINGED/120mm (clear)	2	W1	1800X610	ALUMINIUM FIXED/120mm	1
D2	2100X865	EXTERNAL WHITE TRANSLUCENT GLASS/120mm	1	W2	857X1450	ALUMINIUM AWNING/120mm	4
D3	2100X820	INTERNAL HINGED REDICOTE	2	W3	1800X450	ALUMINIUM AWNING/120mm	1
D4	2100X720	CAVITY SLIDING UNIT	1				

1	2	3	4	5
FLOOR AREAS				
FLOOR AREA	76m ²			
DECKS LANDINGS	31.6m ²			
TOTAL	107.6m ²			

Floor plan 1:100