

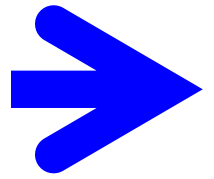
APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-750

NAME OF APPLICANT: Wilson Homes Tasmania Pty Ltd

PROPOSAL: Dwelling

LOCATION: 61 Hollyhock 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 22 January 2021.



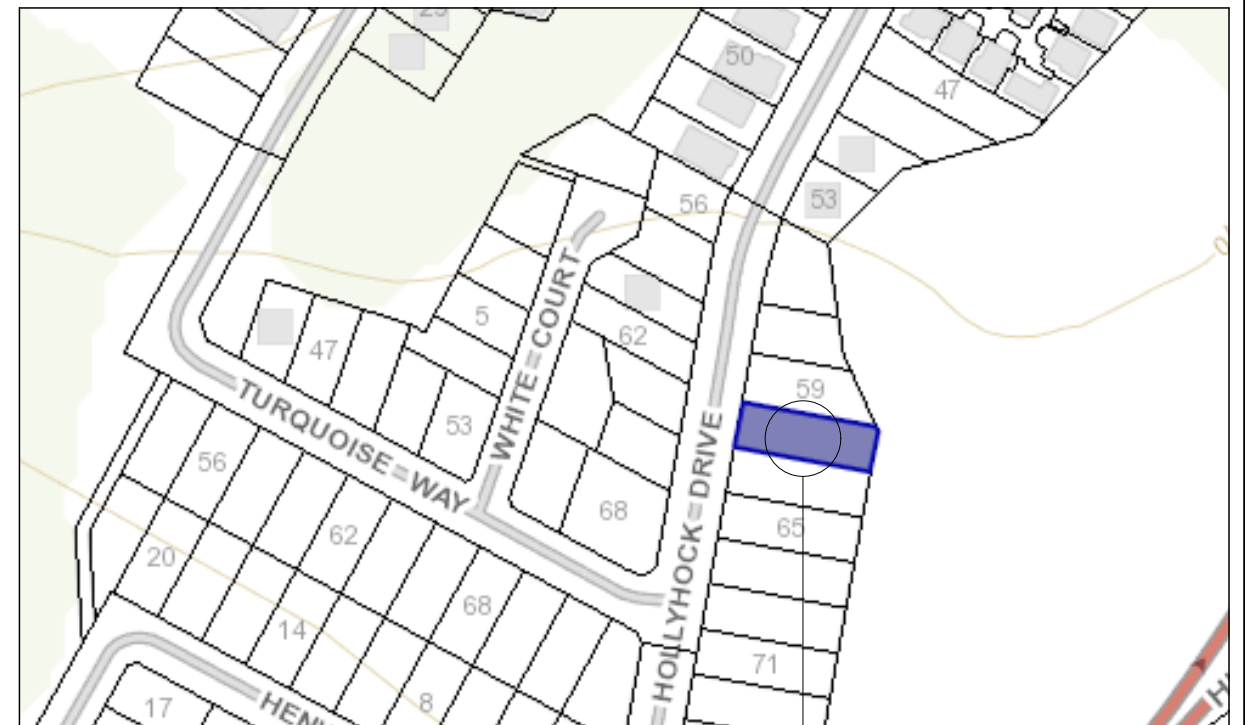
DEVELOPMENT APPLICATION

<u>Application Number:</u>	DA-2020-750
<u>Proposed Development:</u>	Dwelling
<u>Location:</u>	61 Hollyhock Drive, 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	

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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 SARKING

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

FLOOR INSULATION: R0.22 BIAX X-POD (215MM)

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

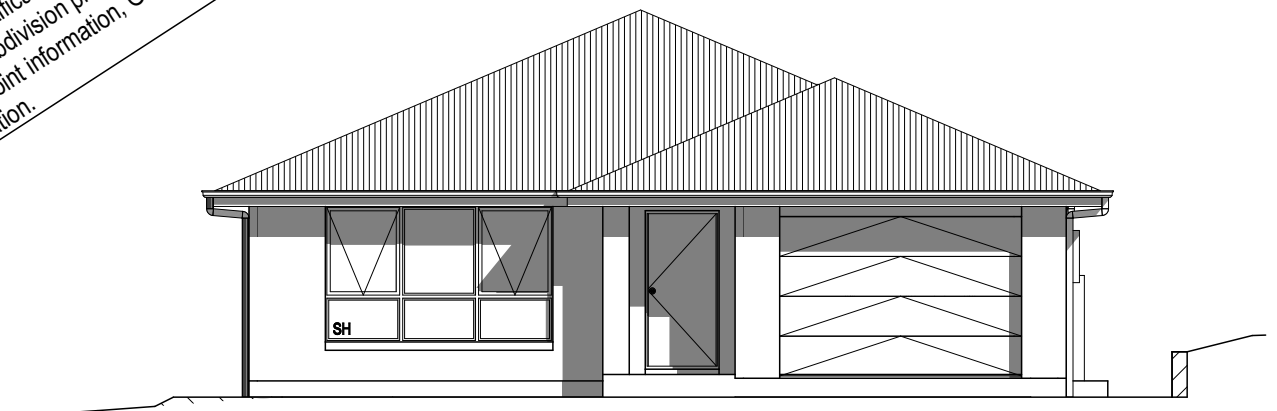
SLAB TO BE 85mm THICK (U.N.O.) WITH REINFORCEMENT TO ENGINEERS SPECIFICATIONS & DETAILS OVER A 200µm WATERPROOF MEMBRANE ON A BED OF FREE DRAINING COARSE SAND (WHERE SPECIFIED)

PROVIDE BRICK CONTROL JOINTS IN ACCORDANCE WITH N.C.C. & AS 3700

ALL TIMBER FRAMING TO BE DESIGNED TO AS1684-2010

THIS DWELLING IS BEING CONSTRUCTED IN A BAL-LOW AREA
RESTRICTIONS FOR CONSTRUCTION METHODS/MATERIALS MAY APPLY REFER NOTES

This Plan has been prepared prior to the receipt of one or more of the following documents: - Certificate of Title inclusive of lot specific zoning, easement and covenant documents, BAL report and rating, approved subdivision plans providing crossover locations and service connection points, power and communications connection point information, Geotechnical Site Investigation, Contour Survey, Dial Before You Dig Information.



Development Application: DA-2020-750
Plan Reference no.: P1
Date Received: 14 December 2020
Date placed on Public Exhibition: 9 January 2021

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SIGNATURE:

DATE:

PRELIM PLAN SET

No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
3	PRELIM PLAN SET - INITIAL ISSUE	ALL	2020.12.05	CPO	MSP

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2 CT SITING	DDI 2020.11.03
3 PRELIM PLAN SET - INITIAL ISSUE	CPO 2020.12.05

CLIENT: MRS HELEN ECCLES
ADDRESS: 61 HOLLYHOCK DRIVE, KINGSTON TAS 7050
LOT / SECTION / CT: 67 / - / 177906
COUNCIL: KINGBOROUGH COUNCIL

HOUSE DESIGN: CORSICA
FACADE DESIGN: CLASSIC
SHEET TITLE: COVER SHEET
SHEET No.: 1 / 16

HOUSE CODE: H-WDNCSC10SB
FACADE CODE: F-WDNCSC10CLASA
SCALES:

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

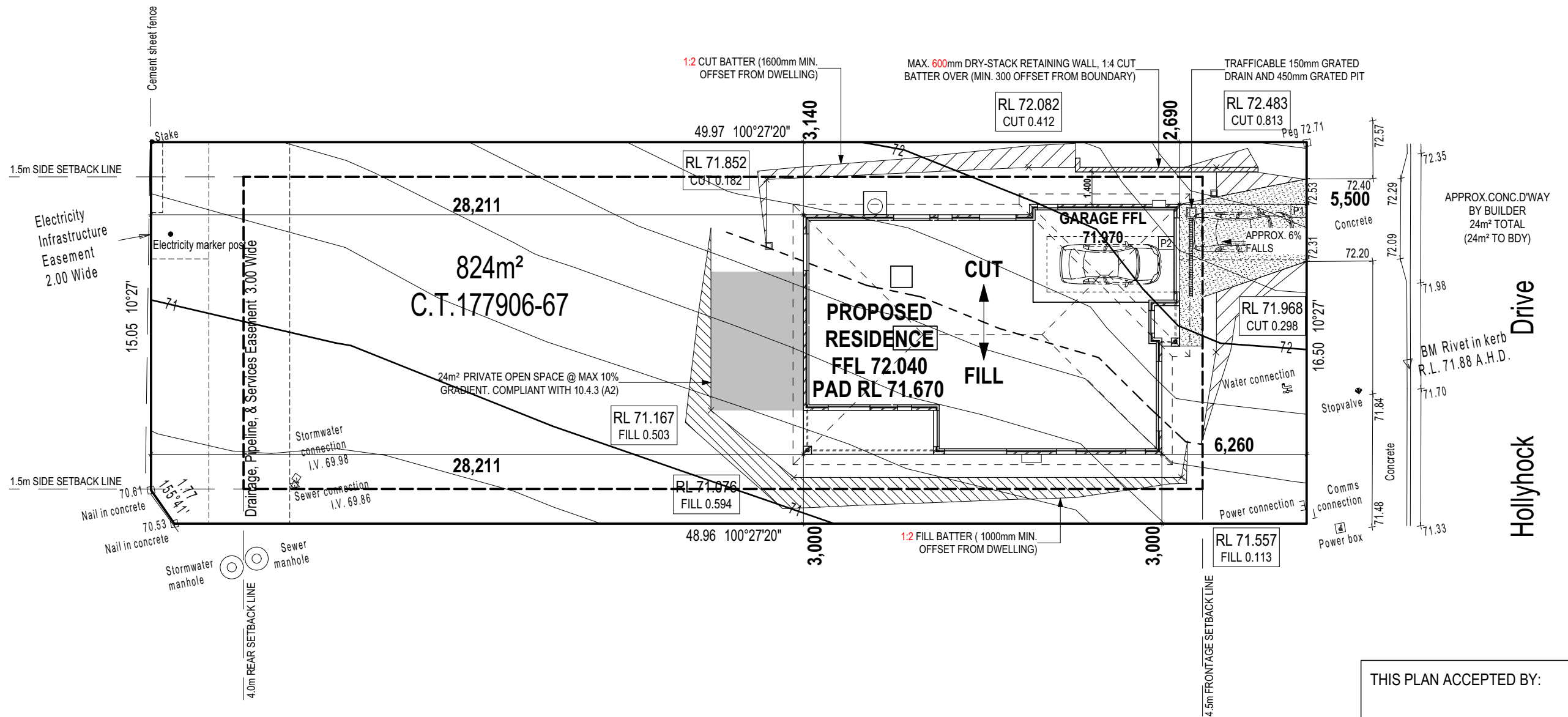
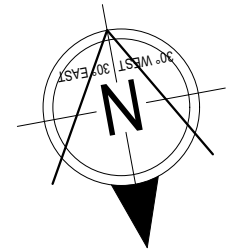
BAL-LOW BUSHFIRE REQUIREMENTS
NO SPECIAL CONSTRUCTION REQUIREMENTS

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- 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	42° 59' 12" S
LONGITUDE	147° 17' 09" E

APPROX. IMPORT/EXPORT FILL	
CUT VOLUME	40.29m³
FILL VOLUME	39.76m³
DIFFERENCE	0.53m³

EVEN CUT & FILL	
LOT SIZE:	824m²
HOUSE:	167.82m²
SITE COVERAGE:	20.37%



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HOUSE DESIGN: CORSICA
FACADE DESIGN: CLASSIC
SHEET TITLE: SITE PLAN
SHEET No.: 2 / 16

HOUSE CODE: H-WDNCSC10SB
FACADE CODE: F-WDNCSC10CLASA
SCALES: 1:200

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TOTAL FLOOR AREAS

ALFRESCO 10.70
 GARAGE 26.20
 LIVING 129.14
 PORCH 1.78
167.82 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

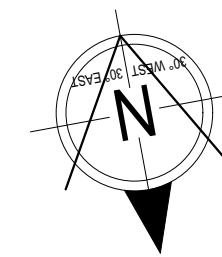
REFER TO WINDOW & DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS

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

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



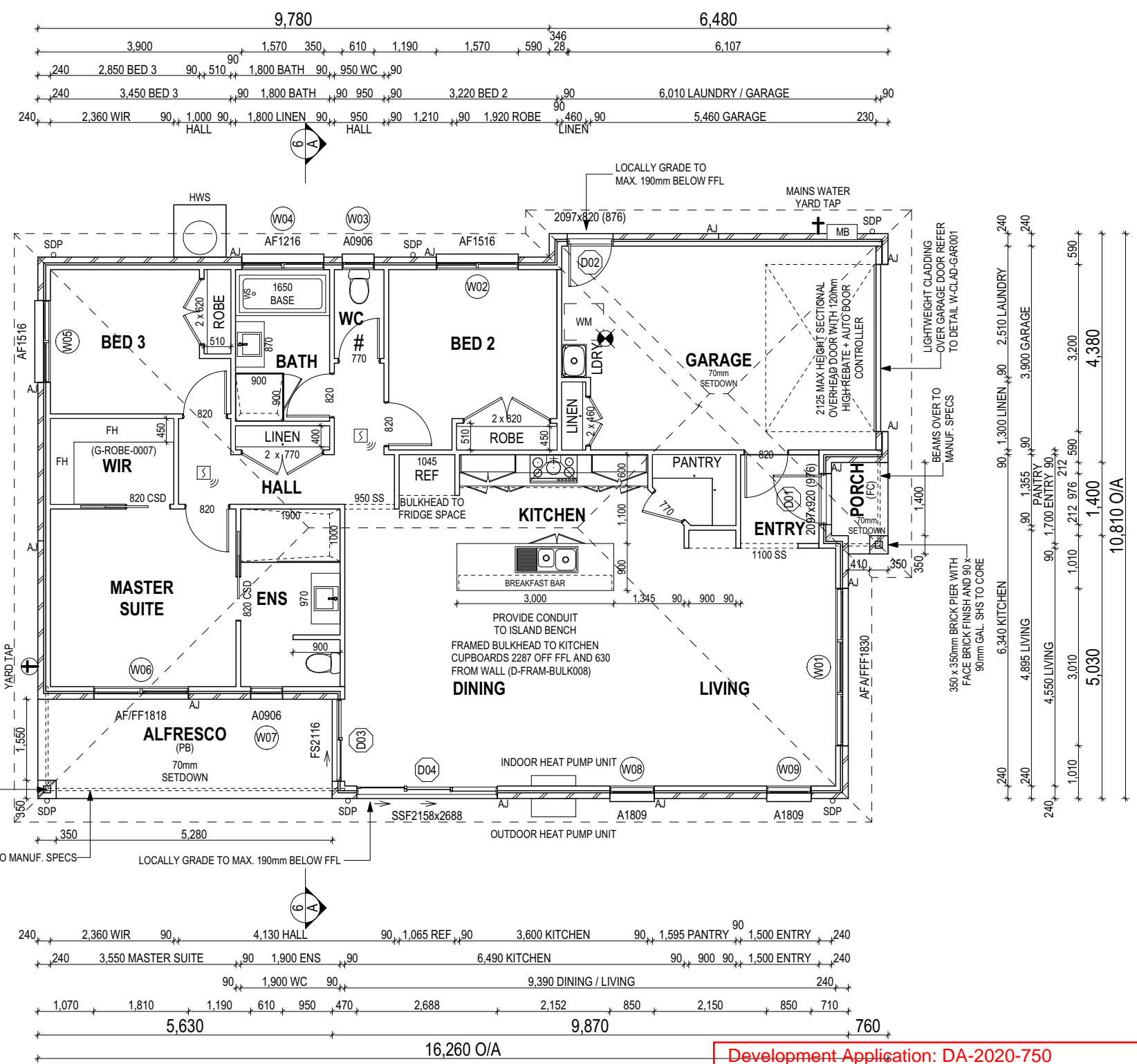
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W08, W09, D04 COMPLIANT WITH PART 10.4.4 (A1) SUNLIGHT AND OVERSHADOWING

FLOOR PLAN LEGEND

- HS / WS HOBB 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



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ALL DIMENSIONS ARE FRAME DIMENSIONS

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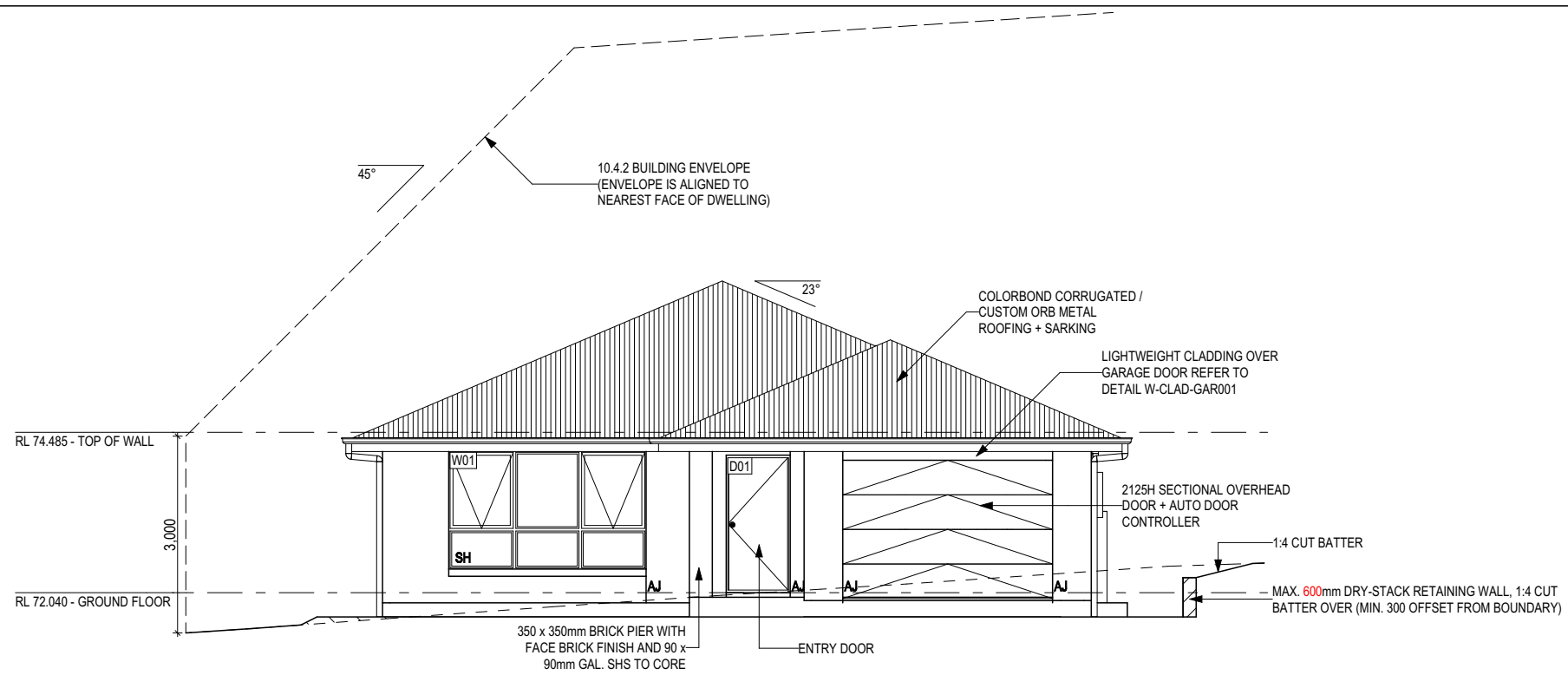
HOUSE DESIGN: CORSICA	HOUSE CODE: H-WDNCSC10SB
FACADE DESIGN: CLASSIC	FACADE CODE: F-WDNCSC10CLASA
SHEET TITLE: GROUND FLOOR PLAN	SHEET No.: 3 / 16
	SCALES: 1:100

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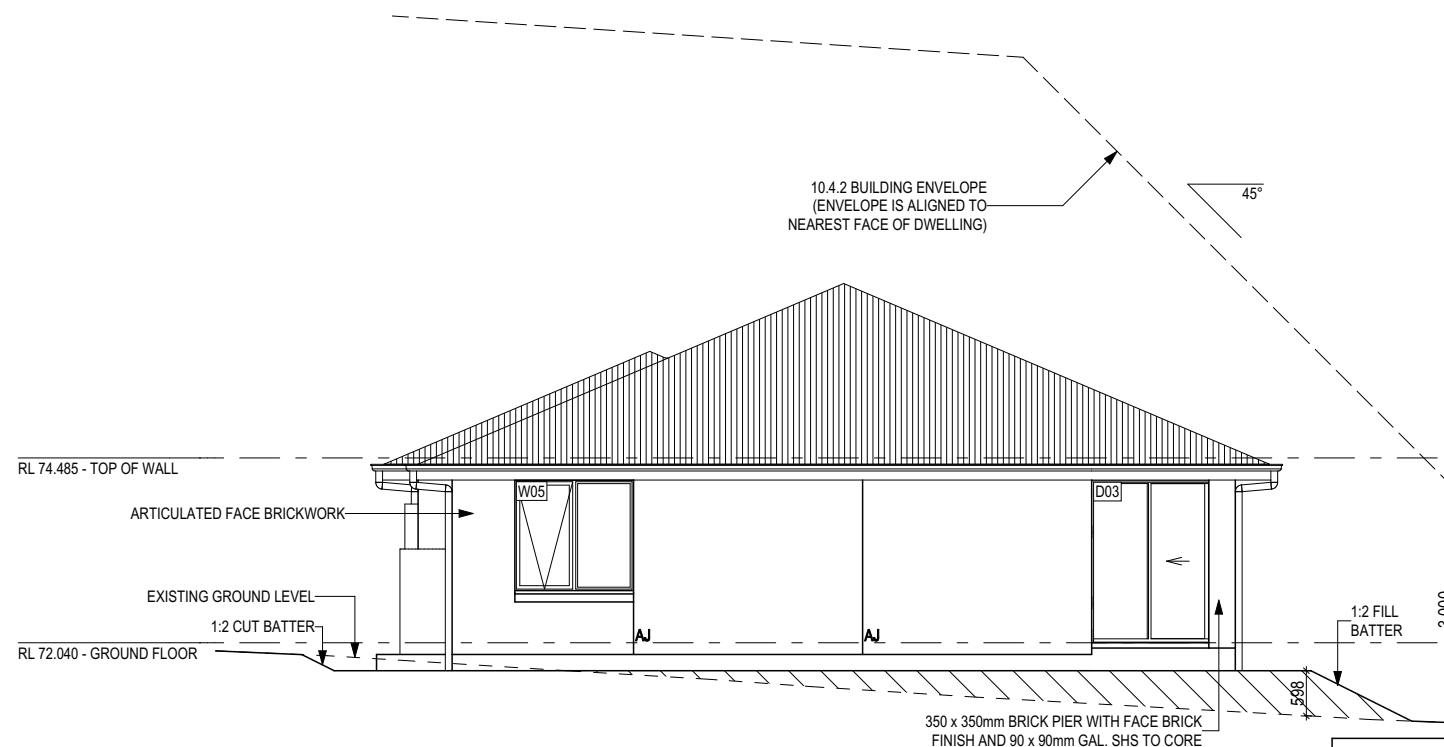
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SH = SNAP HEADER SILL



WEST ELEVATION
Scale: 1:100



EAST ELEVATION
Scale: 1:100

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GLASS TYPE LEGEND

CLEAR	OBSCURE	ACOUSTIC	LOW-E	TONED

WINDOW TYPE LEGEND

AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

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FACADE DESIGN: CLASSIC	
SHEET TITLE: ELEVATIONS	SHEET No.: 4 / 16

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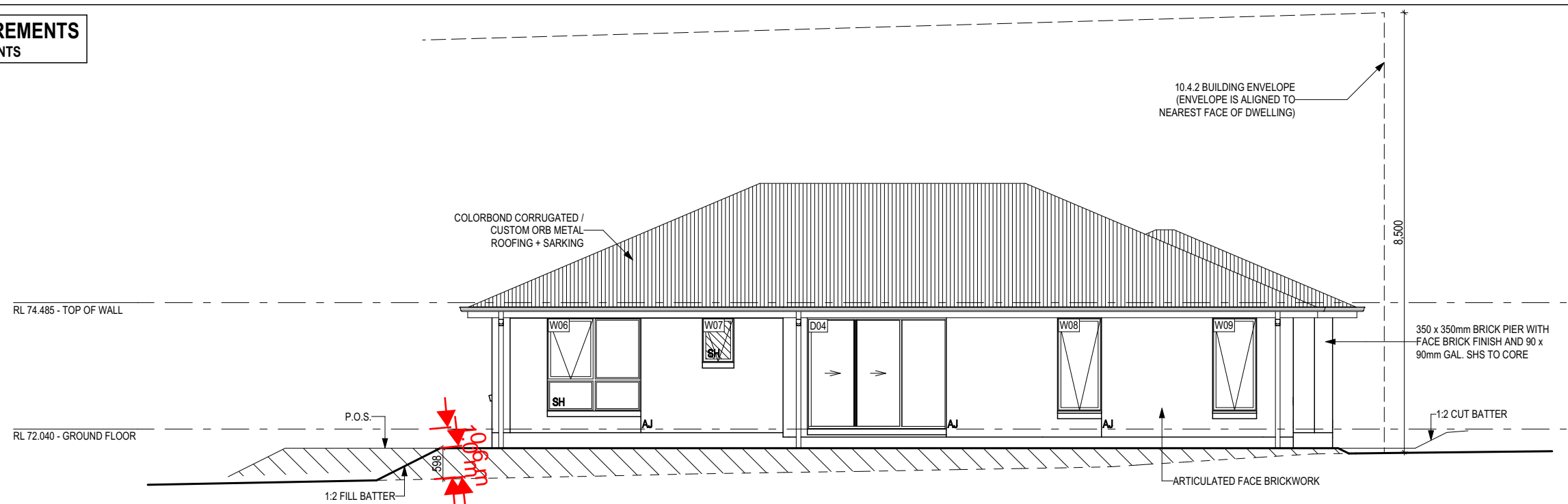
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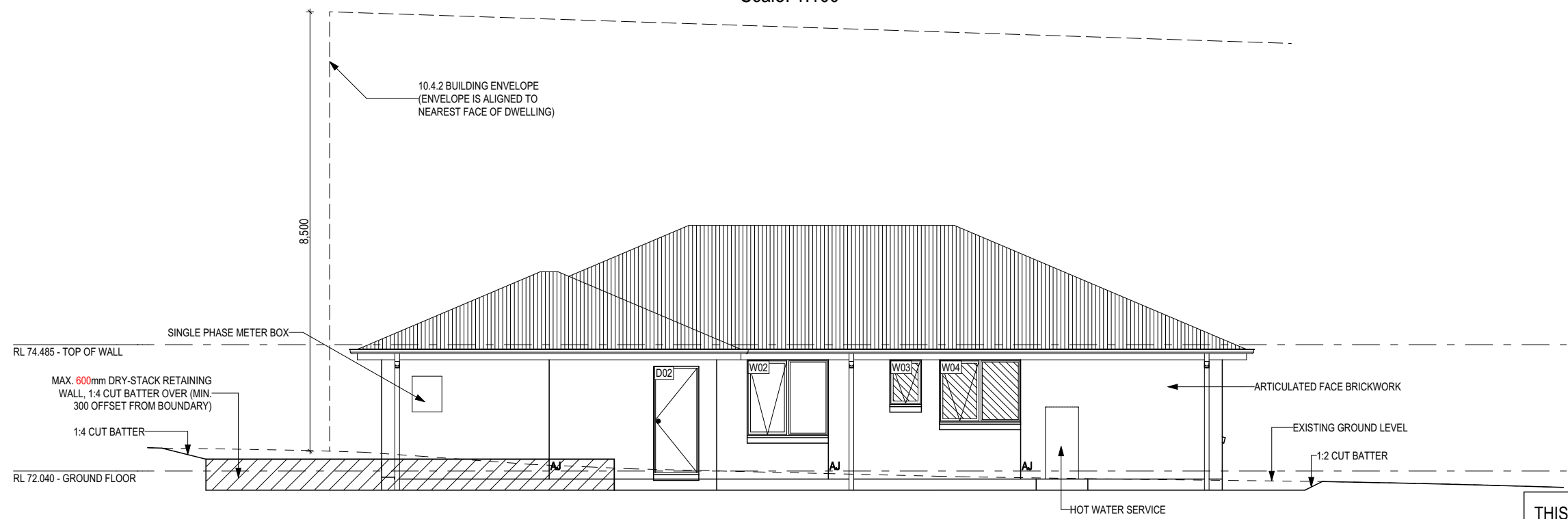
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NORTH ELEVATION
Scale: 1:100



SOUTH ELEVATION
Scale: 1:100

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