

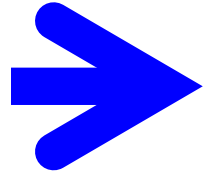
APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2024-77

NAME OF APPLICANT: Integral Design & Drafting Services

PROPOSAL: Extension to dwelling

LOCATION: 86 Pullens Road, Woodbridge

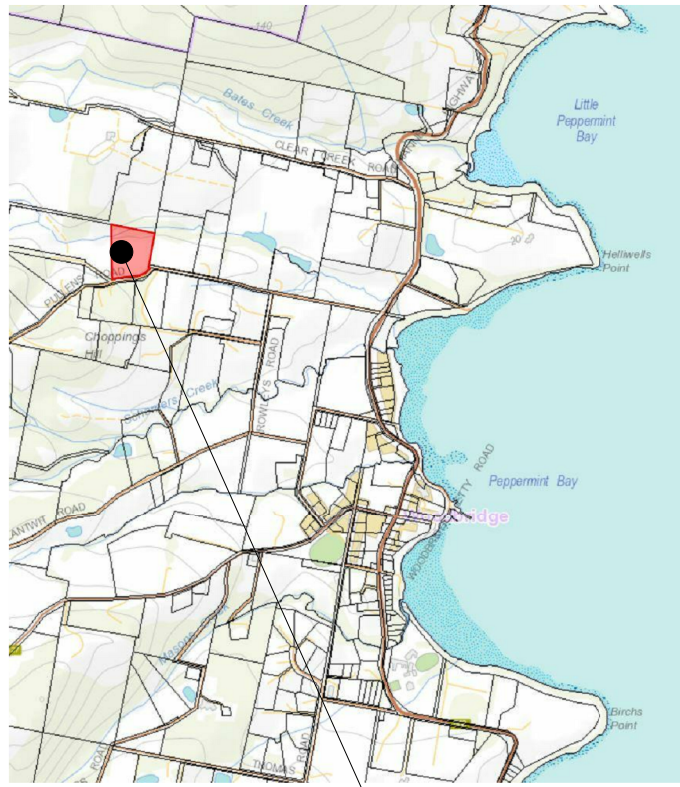


Any representation must be lodged in writing with the Chief Executive Officer, Locked Bag 1, Kingston 7050 or by email to kc@kingborough.tas.gov.au by 24 May 2024.



DEVELOPMENT APPLICATION

<u>Application Number:</u>	DA-2024-77
<u>Proposed Development:</u>	Extension to dwelling
<u>Location:</u>	86 Pullens Road, Woodbridge
<u>Applicant:</u>	Integral Design & Drafting Services
<u>Responsible Planning Officer:</u>	Tayla Beagley
<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• Bushfire Hazard Assessment	



DEVELOPMENT APPLICATION

PROPOSED ALTERATIONS & ADDITIONS

86 PULLENS RD, WOODBRIDGE, TAS, 7162.

PETER BULTITUDE & ADRIAN KELLY

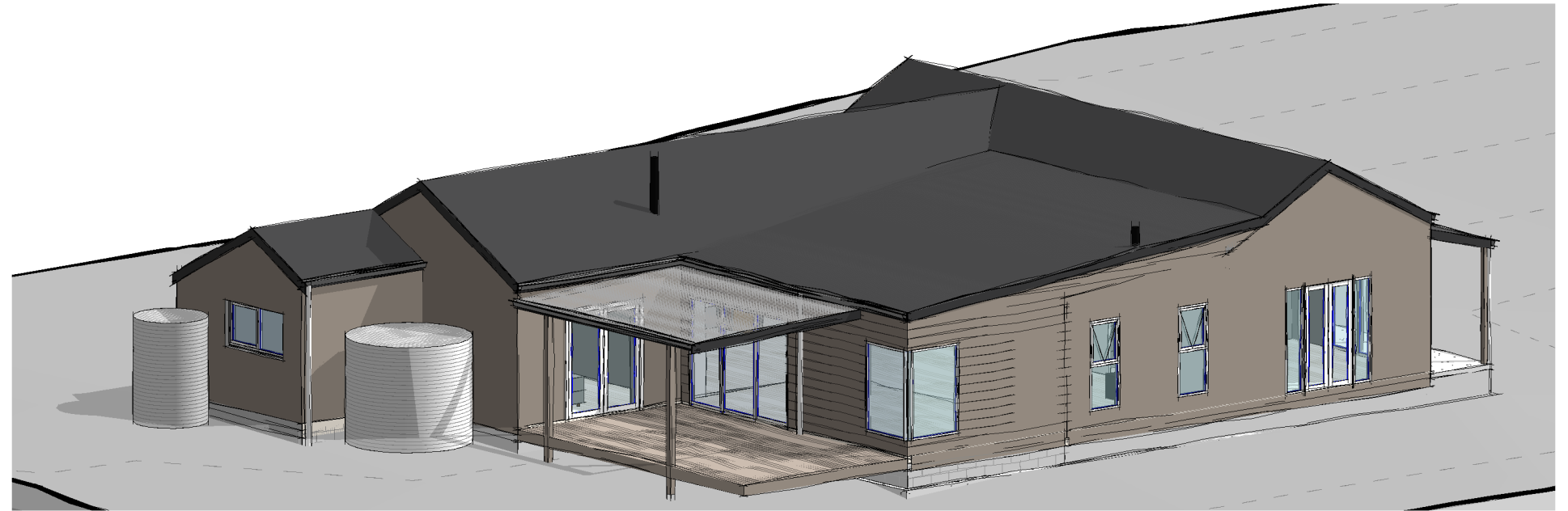
LOCALITY GUIDE

NTS
(SOURCE: THE LIST)

86 PULLENS RD,
WOODBRIDGE, TAS, 7162
PID: 7315689
TITLE REF: 28958/1

GENERAL NOTES

1. THESE PLANS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING APPROVAL FROM RELEVANT STATUTORY AUTHORITIES AND ARE SUBJECT TO THAT APPROVAL.
2. LEVEL DATUM IS ARBITRARY.
3. ALL BOUNDARIES & ADJACENT OFFSETS ARE SUBJECT TO ON-SITE CONFIRMATION BY A LICENSED SURVEYOR.
4. DO NOT SCALE. WRITTEN DIMENSIONS HAVE PRECEDENCE.
5. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT BUILDING CODE OF AUSTRALIA (NCC), AUSTRALIAN STANDARDS AND ANY BY-LAWS AND REGULATIONS THAT MAY APPLY.
 - 5.1. ALL SLABS & FOOTING TO COMPLY WITH CURRENT AS2870.
 - 5.2. ALL TIMBER FRAMING TO COMPLY WITH CURRENT AS1684.
 - 5.3. ALL GLAZING TO COMPLY WITH CURRENT AS1288.
 - 5.4. ALL SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH CURRENT NCC 3.7.2
 - 5.5. ALL STAIRS & BALUSTRADES TO COMPLY WITH CURRENT NCC 3.9
 - 5.6. ALL EXTERNAL DOORS, WINDOWS & BUILDING PENETRATIONS GENERALLY TO BE SEALED IN ACCORDANCE WITH CURRENT NCC 3.12.3.3
 - 5.7. ALL WET AREAS TO BE WATERPROOFED IN ACCORDANCE NCC 3.8.1 & CURRENT AS3740.
 - 5.8. ALL WORK TO COMPLY WITH CURRENT AS3959.
6. CONTRACTORS TO CONFIRM ALL AREAS, DIMENSIONS & LEVELS WITH DESIGNER PRIOR TO COMMENCING ANY WORK.
7. CONTRACTORS TO CHECK ALL OPENINGS BEFORE ORDERING WINDOWS & DOORS.
8. ALL PROPRIETARY ITEMS ARE TO BE INSTALLED TO MANUFACTURERS INSTRUCTION.



Kingborough Council

Development Application: DA-2024-77

Plan Reference No.: P1

Date Received: 18 March 2024

Date placed on Public Exhibition: 11 May 2024

SHEET NUMBER	REVISION	SHEET NAME
A-00		TITLE
A-01		LOT & SITE PLAN
A-02		EXISTING FLOOR PLAN
A-03		EXISTING ELEVATIONS 1
A-04		EXISTING ELEVATIONS 2
A-05		PROPOSED FLOOR PLAN
A-07		PROPOSED ELEVATIONS 1
A-08		PROPOSED ELEVATIONS 2

THE LOCATION OF UNDERGROUND SERVICES SHOWN IS APPROXIMATE ONLY. ALL SERVICES MAY NOT BE SHOWN. EXACT LOCATION OF ALL SERVICES SHOULD BE POSITIVELY ESTABLISHED PRIOR TO COMMENCEMENT OF ANY WORKS.



THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATION, CERTIFICATE OF LIKELY COMPLIANCE AND ASSOCIATED DOCUMENTATION

DRAWINGS TO BE PRINTED & READ IN FULL COLOUR

No.	Description	Date
	PRELIMINARIES	05/02/24
	PRELIMS V2.1	08/02/24
	NPRA	15/02/24

MICHAEL KINSELLA
INTEGRAL DESIGN & DRAFTING SERVICES
ACCREDITED BUILDING PRACTITIONER
ACCREDITATION: CC5699V
ACCREDITED BUSHFIRE PRACTITIONER
ACCREDITATION: BFP-133



PETER BULTITUDE & ADRIAN KELLY
PROPOSED ALTERATIONS & ADDITIONS
86 PULLENS RD, WOODBRIDGE, TAS, 7162.

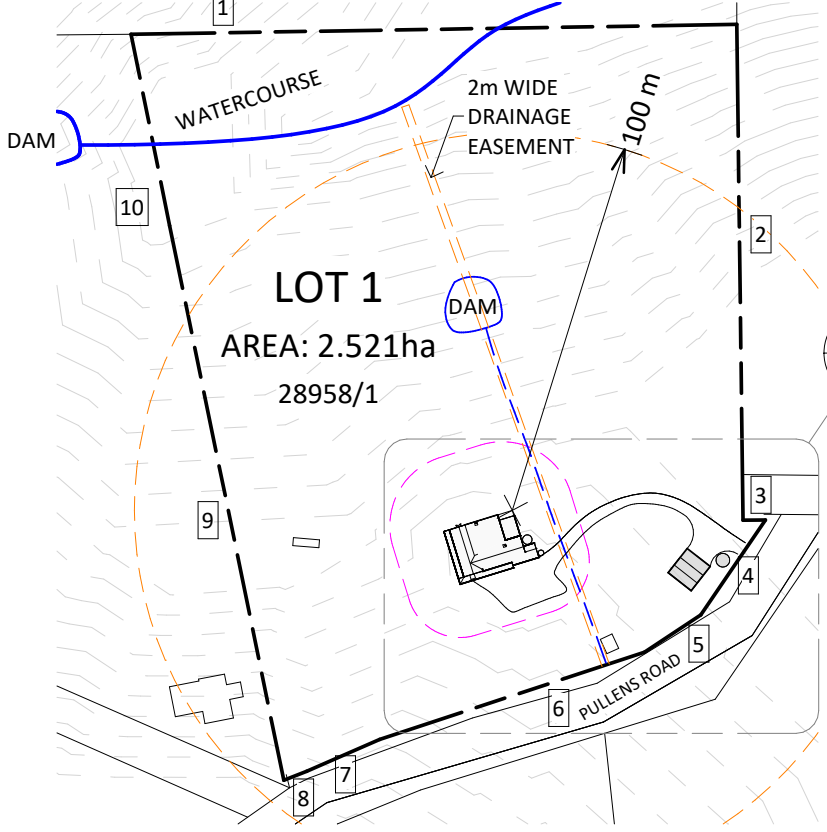
TITLE		A-00
Project number	KELL-A-01	
Date	31/01/24	
Designed by	Michael Kinsella	
Drawn by	MK	Scale 1 : 100 @ A3

NOMINAL SITE INFORMATION

Title Reference Number: 28958/1
 Wind Classification: N2 Site Classification to AS 4055-2021 by Rock Solid Geotechnics
 Soil Classification: H1 Site Classification to AS 2870-2011 by Rock Solid Geotechnics
 Climate Zone: 7
 BAL: BAL 12.5 Refer Lark & Creese Report 13263-01
 Alpine Area: N/A
 Corrosion Environment: Moderate >200m from Calm Marine / C3 Medium
 Other Hazards: Nil Observed
 Energy Efficiency
 Geo - Tech Report: F55 CoQP Refer SSER GEOTECH' SOIL 11-190' by Rock Solid Geotechnics
 Structural Form 55: F55 CoQP TBA

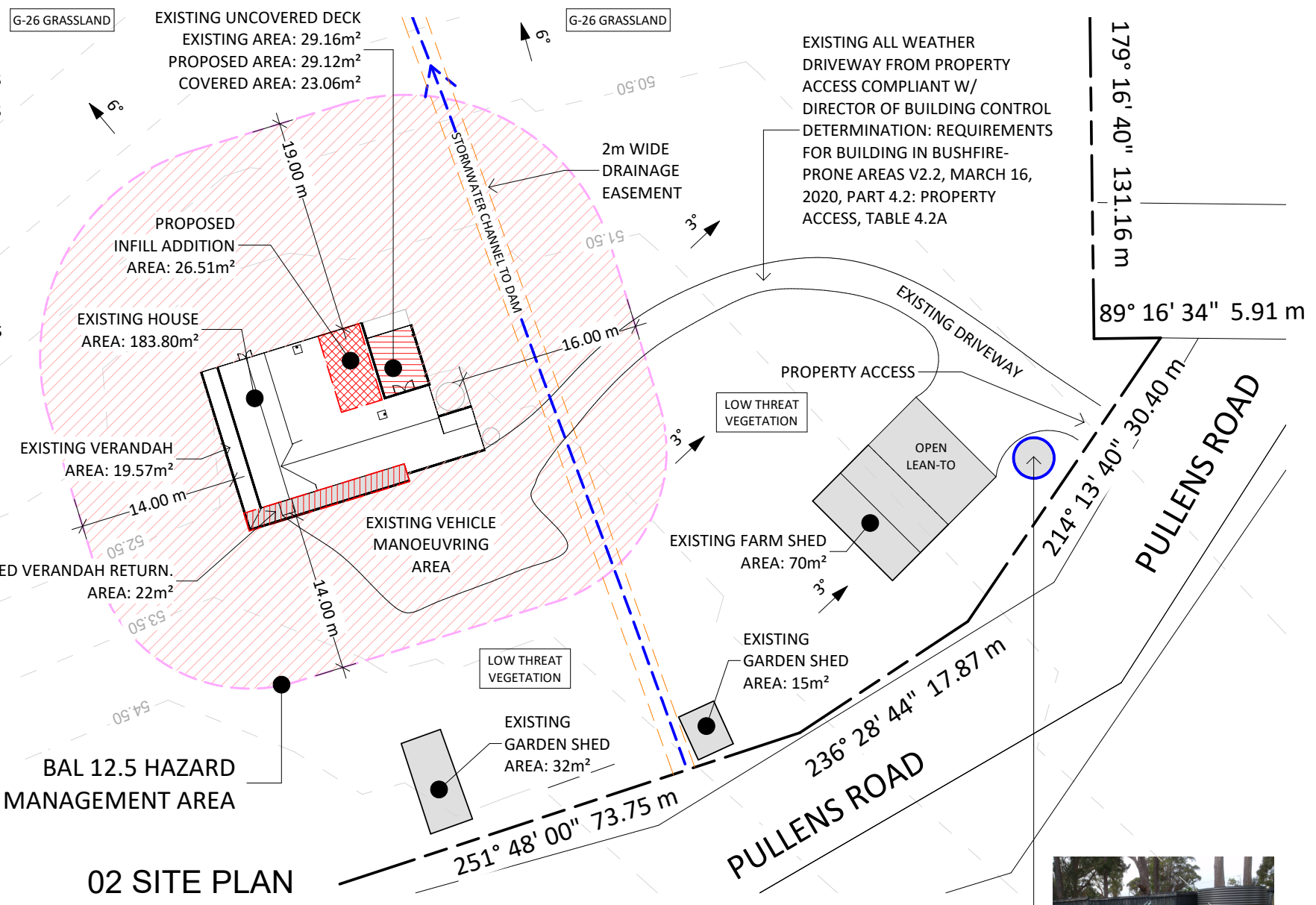
PLANNING INFORMATION

Title Reference Number: 28958/1
 Planning Scheme: 120 Kingborough Interim Planning Scheme 2015
 Zone: 13.0 Rural Living Area B
 Overlays: 120.FRE Bushfire Prone Area
 120.BPA Biodiversity Protection Area



1 : 2000

Deed Data		
	Distance	Bearing
1	160280.0	89° 04' 00"
2	131160.0	179° 16' 40"
3	5910.0	89° 16' 34"
4	30400.0	214° 13' 40"
5	17870.0	236° 28' 44"
6	73750.0	251° 48' 00"
7	21050.0	246° 20' 00"
8	6526.0	248° 40' 28"
9	149770.0	348° 22' 00"
10	51650.0	348° 36' 20"



EXCAVATION

- NO EXCAVATION REQUIRED OTHER THAN THAT REQUIRED FOR BUILDING FOUNDATIONS

VEGETATION

- NO VEGETATION CLEARING REQUIRED AS A RESULT OF THIS PROPOSAL.
- NO VEGETATION MODIFICATION REQUIRED TO THE DESIGNATED BAL 12.5 HAZARD MANAGEMENT AREA.

DRAINAGE

- ALL STORMWATER TO BE RETAINED ON SITE.
- REFER STORMWATER MANAGEMENT PLAN.

STATIC WATER STORAGE & SUPPLY COMPLIANT W/ DIRECTOR OF BUILDING CONTROL DETERMINATION: REQUIREMENTS FOR BUILDING IN BUSHFIRE-PRONE AREAS V2.2, MARCH 16, 2020, PART 4.3: WATER SUPPLY, TABLE 4.3B: REQUIREMENTS FOR STATIC WATER SUPPLY FOR FIREFIGHTING, PARTS A-E.



FIG 1: COMPLIANT STATIC WATER STORAGE & PROPERTY ACCESS

Kingborough Council
 Development Application: DA-2024-77
 Plan Reference No.: P2
 Date Received: 30 April 2024
 Date placed on Public Exhibition: 11 May 2024

LOT AREA:	2.521ha
EXISTING HOUSE AREA:	183.80m ²
PROPOSED FLOOR AREA:	210.31m ²
SITE COVERAGE:	327.31m ²
PLOT RATIO:	1.36%

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	NPRA	15/02/24
	DA-2024-77 FIR#2	30/04/24

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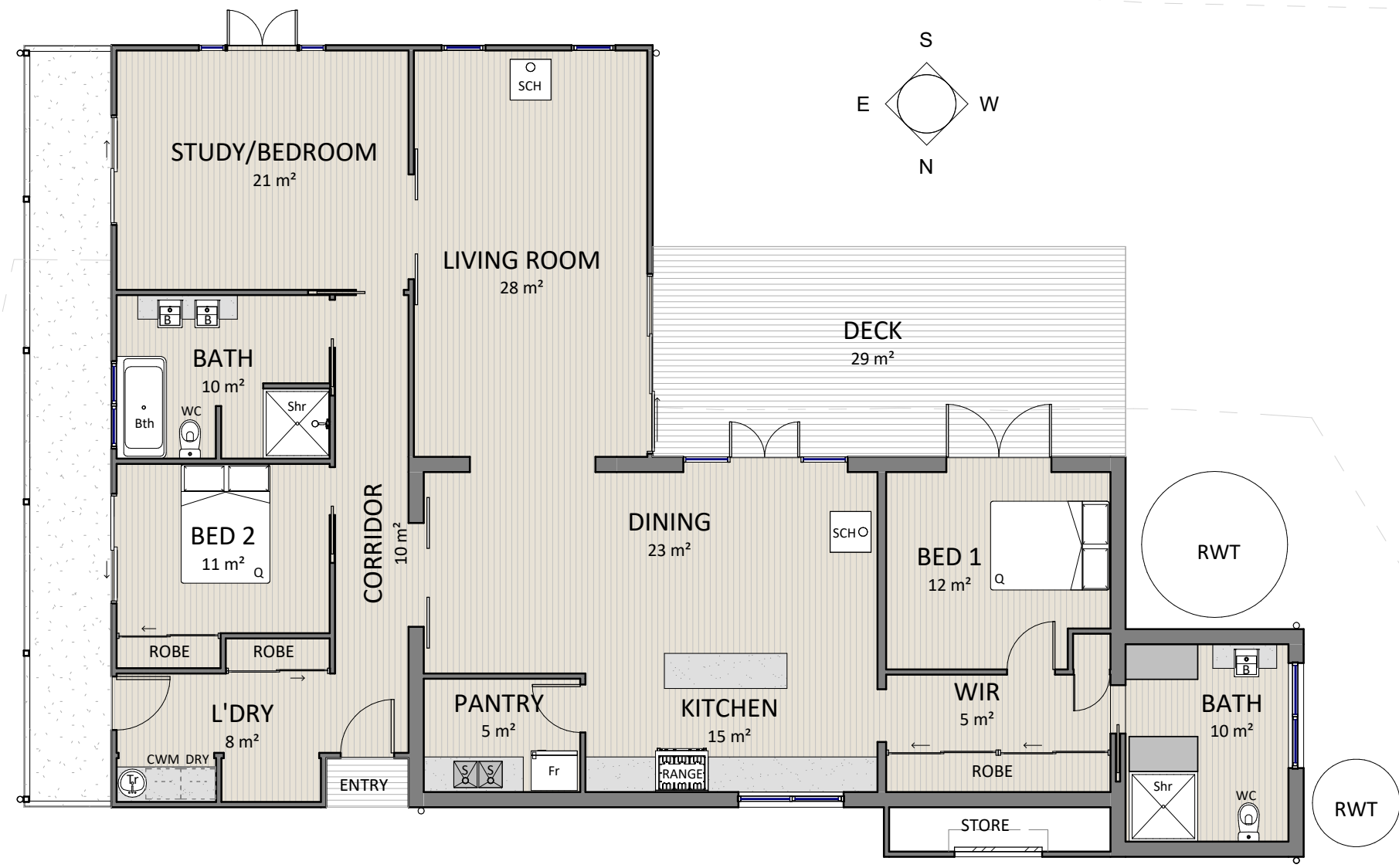
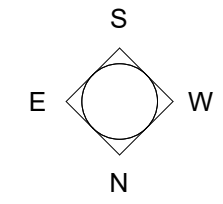
PETER BULTITUDE & ADRIAN KELLY
PROPOSED ALTERATIONS & ADDITIONS
 86 PULLENS RD, WOODBRIDGE, TAS, 7162.

LOT & SITE PLAN		A-01
Project number	KELL-A-01	
Date	31/01/24	
Designed by	Michael Kinsella	
Drawn by	MK	Scale As indicated @ A3

INTEGRAL DESIGN & DRAFTING SERVICES * (0403)390-602 * mk@ids.com.au * WEST HOBART, TAS 7000 * ABN: 26 166 056 599

FIXTURES LEGEND

- B ... BASIN
- Bth ... BATH
- CWM... CLOTHES WASHING MACHINE
- CT ... COOK TOP
- DP ... DOWN PIPE
- DW ... DISHWASHER
- Fr ... REFRIGERATOR
- HTR ... HEATED TOWEL RAIL
- HWC... HOT WATER CYLINDER
- ORG... OVERFLOW RELIEF GULLY
- P ... PANTRY
- RH ... RANGE OR CANOPY HOOD
- SCH ... SLOW COMBUSTION HEATER
- Shr ... SHOWER
- S ... SINK, DOMESTIC
- Tr ... TROUGH, LAUNDRY
- WC ... WATER CLOSET PAN



Kingborough Council
 Development Application: DA-2024-77
 Plan Reference No.: P1
 Date Received: 18 March 2024
 Date placed on Public Exhibition: 11 May 2024

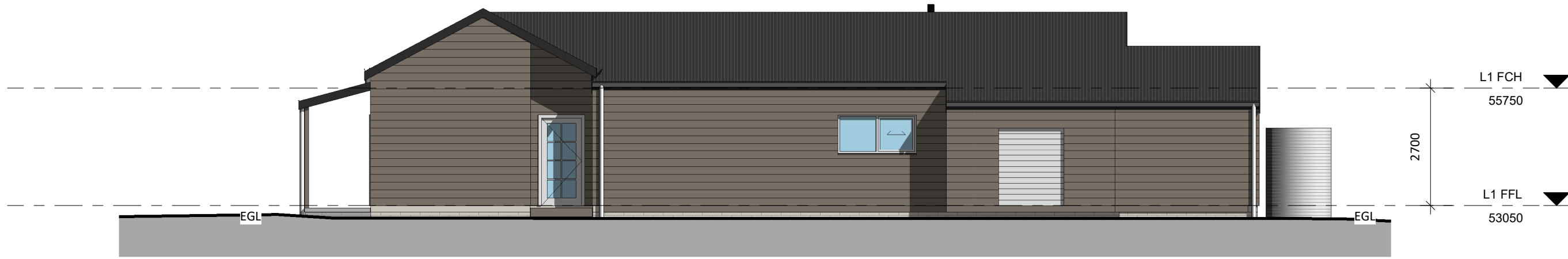
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No.	Description	Date
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2	PRELIMS V2.1	08/02/24
3	DA	15/02/24

MICHAEL KINSELLA
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 ACCREDITATION: BFP-133

PETER BULTITUDE & ADRIAN KELLY
 PROPOSED ALTERATIONS & ADDITIONS
 86 PULLENS RD, WOODBRIDGE, TAS, 7162.

EXISTING FLOOR PLAN		A-02
Project number	KELL-A-01	
Date	31/01/24	
Designed by	Michael Kinsella	
Drawn by	MK	Scale 1 : 100 @ A3



-SOUTH ELEVATION-

1 : 100



-WEST ELEVATION-

1 : 100

Kingborough Council
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2	PRELIMS V2.1	08/02/24
3	DA	15/02/24

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PROPOSED ALTERATIONS & ADDITIONS
 86 PULLENS RD, WOODBRIDGE, TAS, 7162.

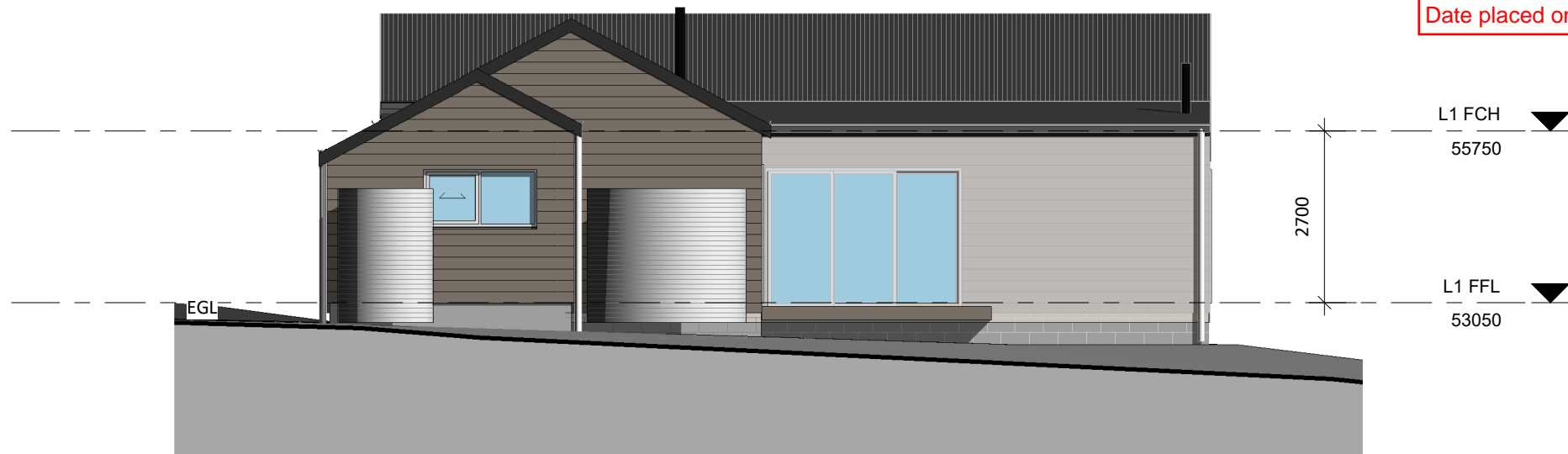
EXISTING ELEVATIONS 1		A-03
Project number	KELL-A-01	
Date	31/01/24	
Designed by	Michael Kinsella	
Drawn by	MK	Scale 1 : 100 @ A3



-NORTH ELEVATION-

1 : 100

Kingborough Council
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-EAST ELEVATION-

1 : 100

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	PRELIMS V2.1	08/02/24
	DA	15/02/24

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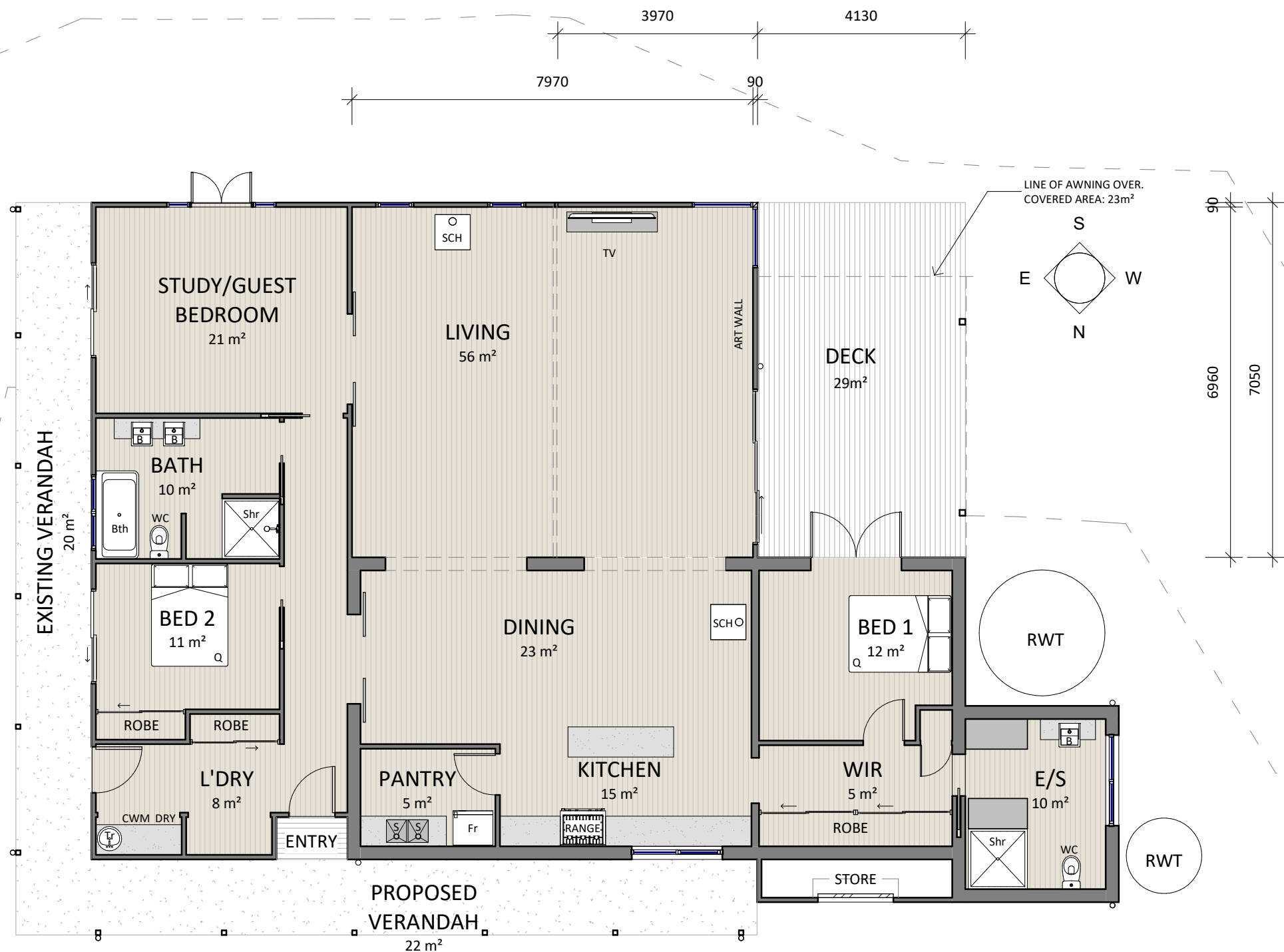
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PROPOSED ALTERATIONS & ADDITIONS
 86 PULLENS RD, WOODBRIDGE, TAS, 7162.

EXISTING ELEVATIONS 2

Project number	KELL-A-01	A-04
Date	31/01/24	
Designed by	Michael Kinsella	
Drawn by	MK	
Scale		1 : 100 @ A3

FIXTURES LEGEND

- B ... BASIN
- Bth ... BATH
- CWM... CLOTHES WASHING MACHINE
- CT ... COOK TOP
- DP ... DOWN PIPE
- DW ... DISHWASHER
- Fr ... REFRIGERATOR
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Kingborough Council
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No.	Description	Date
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2	PRELIMS V2.1	08/02/24
3	DA	15/02/24

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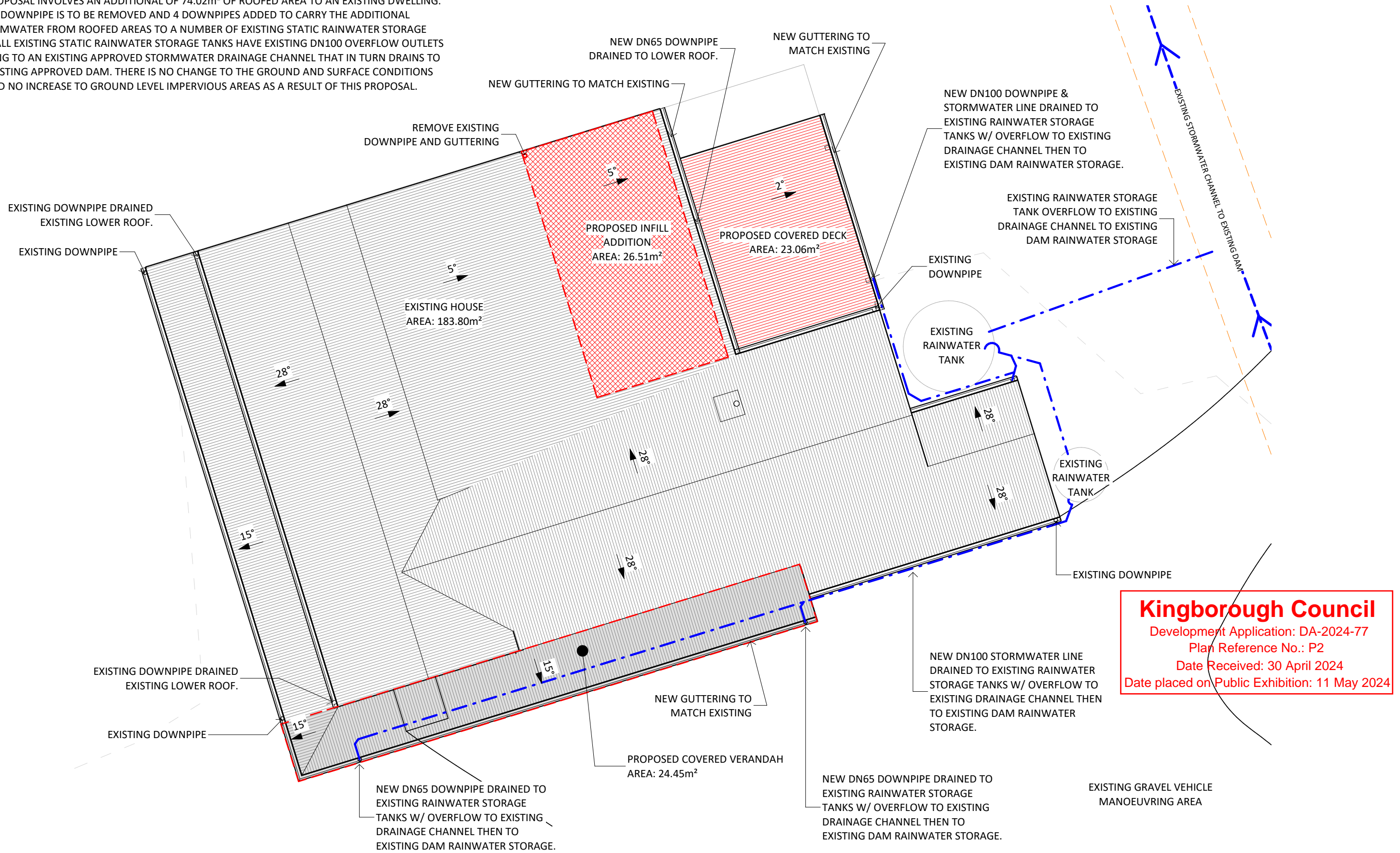



PETER BULTITUDE & ADRIAN KELLY
PROPOSED ALTERATIONS & ADDITIONS
 86 PULLENS RD, WOODBRIDGE, TAS, 7162.

PROPOSED FLOOR PLAN	
Project number	KELL-A-01
Date	31/01/24
Designed by	Michael Kinsella
Drawn by	MK
A-05	
Scale	1 : 100 @ A3

NOTE FOR PLANNING PURPOSES

THIS PROPOSAL INVOLVES AN ADDITIONAL OF 74.02m² OF ROOFED AREA TO AN EXISTING DWELLING.
 1 DOWNPIPE IS TO BE REMOVED AND 4 DOWNPIPES ADDED TO CARRY THE ADDITIONAL
 STORMWATER FROM ROOFED AREAS TO A NUMBER OF EXISTING STATIC RAINWATER STORAGE
 TANKS. ALL EXISTING STATIC RAINWATER STORAGE TANKS HAVE EXISTING DN100 OVERFLOW OUTLETS
 DRAINING TO AN EXISTING APPROVED STORMWATER DRAINAGE CHANNEL THAT IN TURN DRAINS TO
 AN EXISTING APPROVED DAM. THERE IS NO CHANGE TO THE GROUND AND SURFACE CONDITIONS
 AND NO INCREASE TO GROUND LEVEL IMPERVIOUS AREAS AS A RESULT OF THIS PROPOSAL.



Kingborough Council
 Development Application: DA-2024-77
 Plan Reference No.: P2
 Date Received: 30 April 2024
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 ACCREDITATION: BFP-133



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PROPOSED ALTERATIONS & ADDITIONS
 86 PULLENS RD, WOODBRIDGE, TAS, 7162.

STORMWATER MANAGEMENT PLAN

Project number	KELL-A-01	SMP-01
Date	31/01/24	
Designed by	Michael Kinsella	
Drawn by	MK	
Scale		1 : 100 @ A3



SOUTH ELEVATION

1 : 100

MATERIALS SCHEDULE

BLOCK SUB-FLOOR & RETAINING WALLS
TO MATCH EXISTING

DECKING
SELECTED HARDWOOD

EXTERNAL CLADDING
WEATHERBOARDS TO MATCH EXISTING
(BRITISH PAINTS 'WINTER GREY': LRV 26)

WINDOW FRAMES
TO MATCH EXISTING

EXPOSED COLUMNS
TO MATCH EXISTING

ROOFING
TO MATCH EXISTING
(COLORBOND 'MONUMENT': LRV 9)

ROOF FLASHINGS
COLOURBOND FLAT SHEET
COLOUR TO MATCH ROOF SHEETING

GUTTERS
TO MATCH EXISTING
COLOUR TO MATCH ROOFING

FASCIA
COLORBOND
COLOUR TO MATCH ROOFING

DOWNPIPES
DN90 uPVC.
PAINT TO MATCH WALLS

SOFFITS
TO MATCH EXISTING

Kingborough Council
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WEST ELEVATION

1 : 100

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PROPOSED ALTERATIONS & ADDITIONS
86 PULLENS RD, WOODBRIDGE, TAS, 7162.

PROPOSED ELEVATIONS 1		
Project number	KELL-A-01	A-07
Date	31/01/24	
Designed by	Michael Kinsella	
Drawn by	MK	
		Scale 1 : 100 @ A3



NORTH ELEVATION

1 : 100

MATERIALS SCHEDULE

BLOCK SUB-FLOOR & RETAINING WALLS

TO MATCH EXISTING

DECKING

SELECTED HARDWOOD

EXTERNAL CLADDING

WEATHERBOARDS TO MATCH EXISTING
(BRITISH PAINTS 'WINTER GREY': LRV 26)

WINDOW FRAMES

TO MATCH EXISTING

EXPOSED COLUMNS

TO MATCH EXISTING

ROOFING

TO MATCH EXISTING
(COLORBOND 'MONUMENT': LRV 9)

ROOF FLASHINGS

COLOURBOND FLAT SHEET
COLOUR TO MATCH ROOF SHEETING

GUTTERS

TO MATCH EXISTING
COLOUR TO MATCH ROOFING

FASCIA

COLORBOND
COLOUR TO MATCH ROOFING

DOWNPIPES

DN90 uPVC.
PAINT TO MATCH WALLS

SOFFITS

TO MATCH EXISTING

EAST ELEVATION

1 : 100



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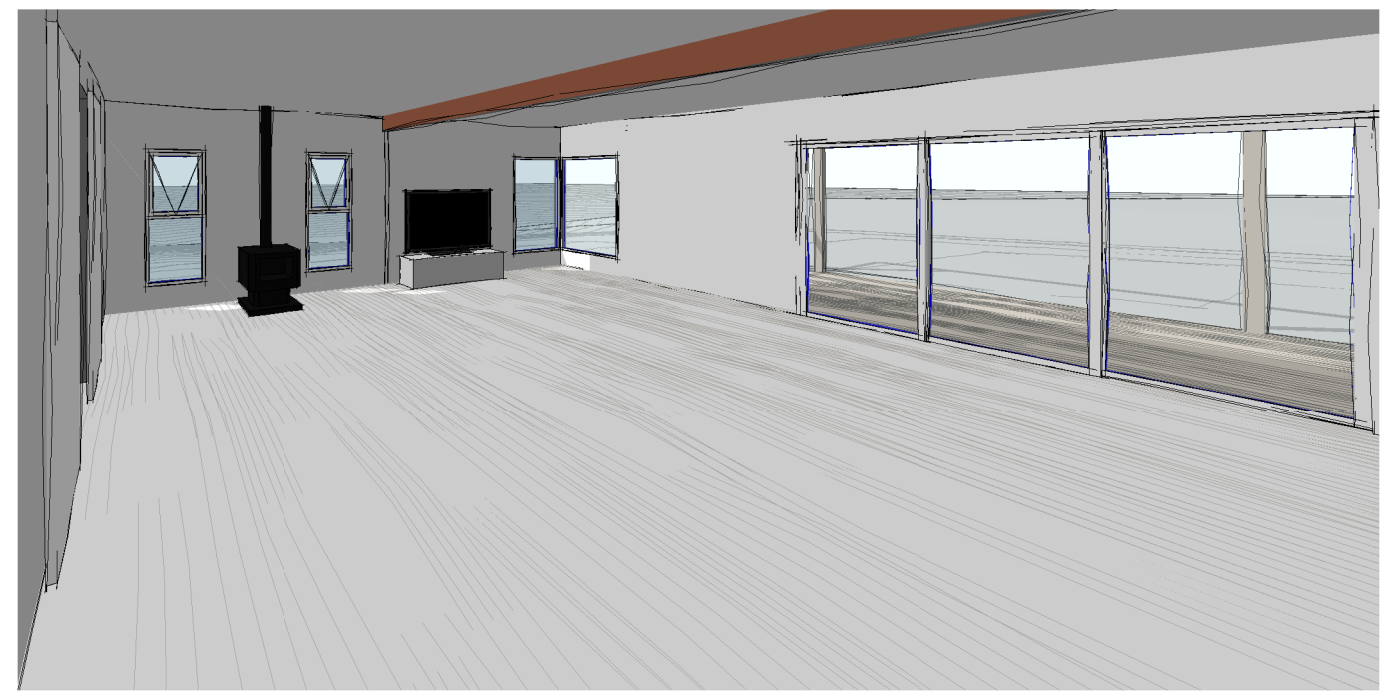
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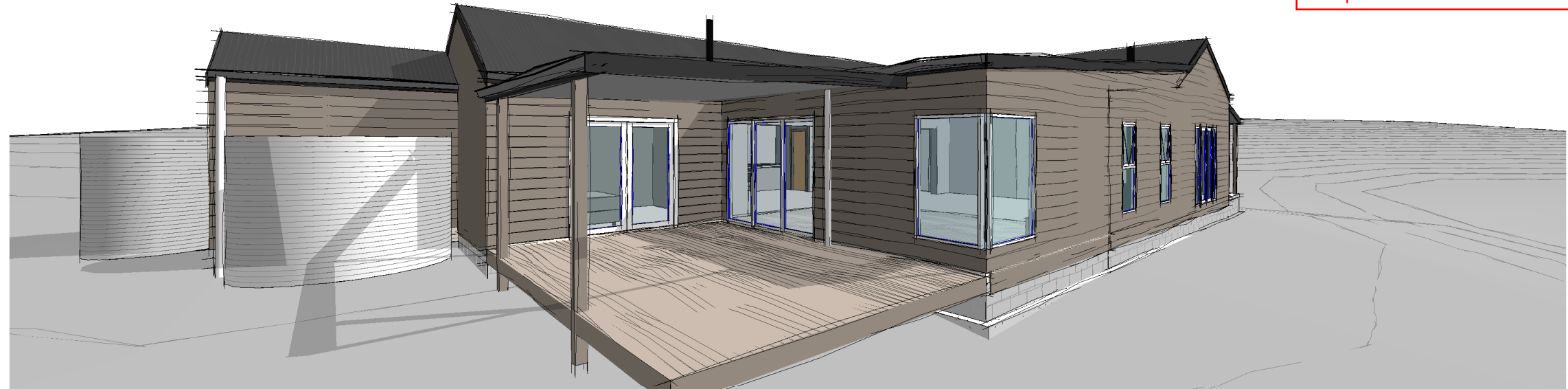


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PROPOSED ALTERATIONS & ADDITIONS
86 PULLENS RD, WOODBRIDGE, TAS, 7162.

PROPOSED ELEVATIONS 2		A-08
Project number	KELL-A-01	
Date	31/01/24	
Designed by	Michael Kinsella	
Drawn by	MK	Scale 1 : 100 @ A3



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PROPOSED ALTERATIONS & ADDITIONS
 86 PULLENS RD, WOODBRIDGE, TAS, 7162.

SKETCHES 1		SK-01
Project number	KELL-A-01	
Date	31/01/24	
Designed by	Michael Kinsella	
Drawn by	MK	Scale @ A3