

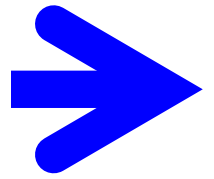
APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2024-94

NAME OF APPLICANT: Wilson Homes Tasmania Pty Ltd

PROPOSAL: Dwelling and associated works

LOCATION: 32A Nolan Crescent, Kingston



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-2024-94
<u>Proposed Development:</u>	Dwelling, and associated works
<u>Location:</u>	32A Nolan Crescent, Kingston
<u>Applicant:</u>	Wilson Homes Tasmania Pty Ltd
<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	

DA TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN 1:200
3	SITE PLAN 1:500
4	SOIL & WATER MANAGEMENT PLAN
5	GROUND FLOOR PLAN
6	ELEVATIONS
7	ELEVATIONS / SECTION
8	WINDOW & DOOR SCHEDULES
9	ROOF DRAINAGE PLAN
10	FLOOR COVERINGS
11	KITCHEN DETAILS
12	BATHROOM DETAILS
13	ENSUITE DETAILS
14	LAUNDRY DETAILS

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
LIVING	143.21
PORCH	3.07
TOTAL	146.28 m²

AS & NCC COMPLIANCE

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
 - BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
 - ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
 - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
 - TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
 - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
 - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
 - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
 - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
 - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
 - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2019.
 - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
 - SERVICES IN ACCORDANCE WITH NCC 2022.
 - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
 - EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
 - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	NO
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N2 (NOT EXPOSED)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	M
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC2.5
TOPOGRAPHIC CLASSIFICATION	T1
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	2.80km
ZONING	GENERAL RESIDENTIAL

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	5,550mm
SIDE A	MIN. 1,500mm	6,600mm
SIDE B	MIN. 1,500mm	10,402mm
REAR	MIN. 1,500mm	4,369mm
BULK & SCALE		
SITE AREA	1,053m ²	
SITE COVERAGE	MAX. 50%	13.89%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	788mm
FILL DEPTH	MAX. 1,000mm	902mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

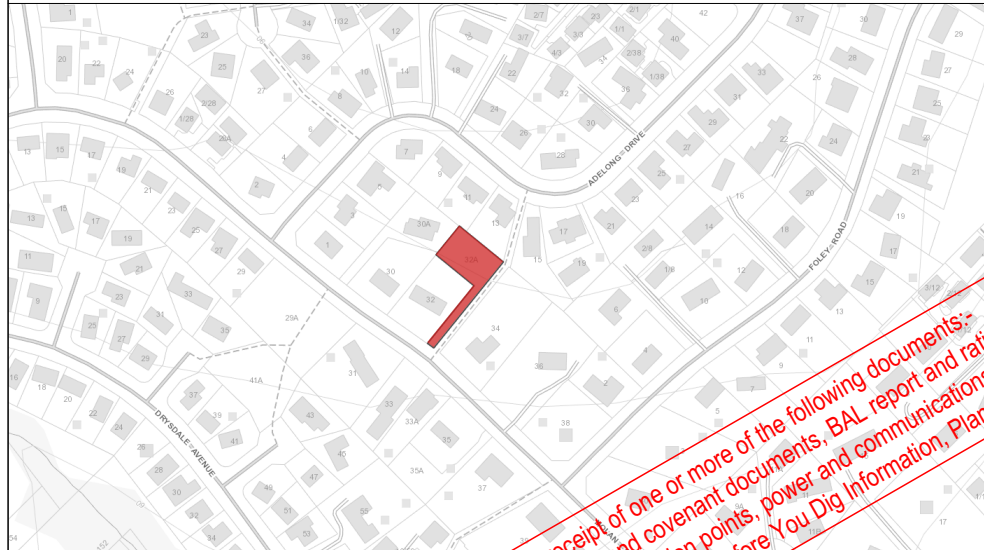
3D PERSPECTIVE



NOTE TO OWNER

THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT. EXAMPLES OF SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS, SOLAR PANEL SPACING AND SITE DRAINAGE. PLEASE REFER TO YOUR SCOPE OF WORKS AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS OF INCLUDED WORKS. SOME DETAILS ARE INDICATIVE ONLY FOR EXAMPLE FLOORING, TILING, BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

LOCATION MAP



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, Planning Approval.

THIS DWELLING IS BEING CONSTRUCTED BAL NOT REQ'D AREA
(NO RESTRICTIONS FOR CONSTRUCTION METHODS/ MATERIALS APPLY)

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S)	2445mm
NOTE: 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
WALL MATERIAL	BRICK VENEER
SLAB CLASSIFICATION	TBC

INSULATION

ROOF	NO ADDITIONAL INSULATION
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO & PATIO)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	BIAX SLAB

Kingborough Council

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Date placed on Public Exhibition: 11 May 2024

THE OWNERS ACKNOWLEDGE THAT THESE CONTRACT PLANS MAY NOT REFLECT ALL THE SELECTIONS THAT HAVE BEEN MADE OR CHANGES REQUESTED. THE OWNERS AGREE THAT FOLLOWING THE COLOUR SELECTIONS VARIATION OR UPDATING OF PLANS, THEY WILL BE PROVIDED WITH CONSTRUCTION PLANS FOR SIGNATURE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SIGNATURE: _____ DATE: _____

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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PRELIMINARY PLAN SET

No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
4	PRELIMINARY PLAN SET - RFI UPDATE	2, 3	2024.04.30	MLG	-
3	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2024.03.26	DKZ	-

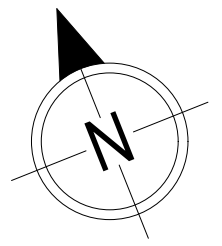
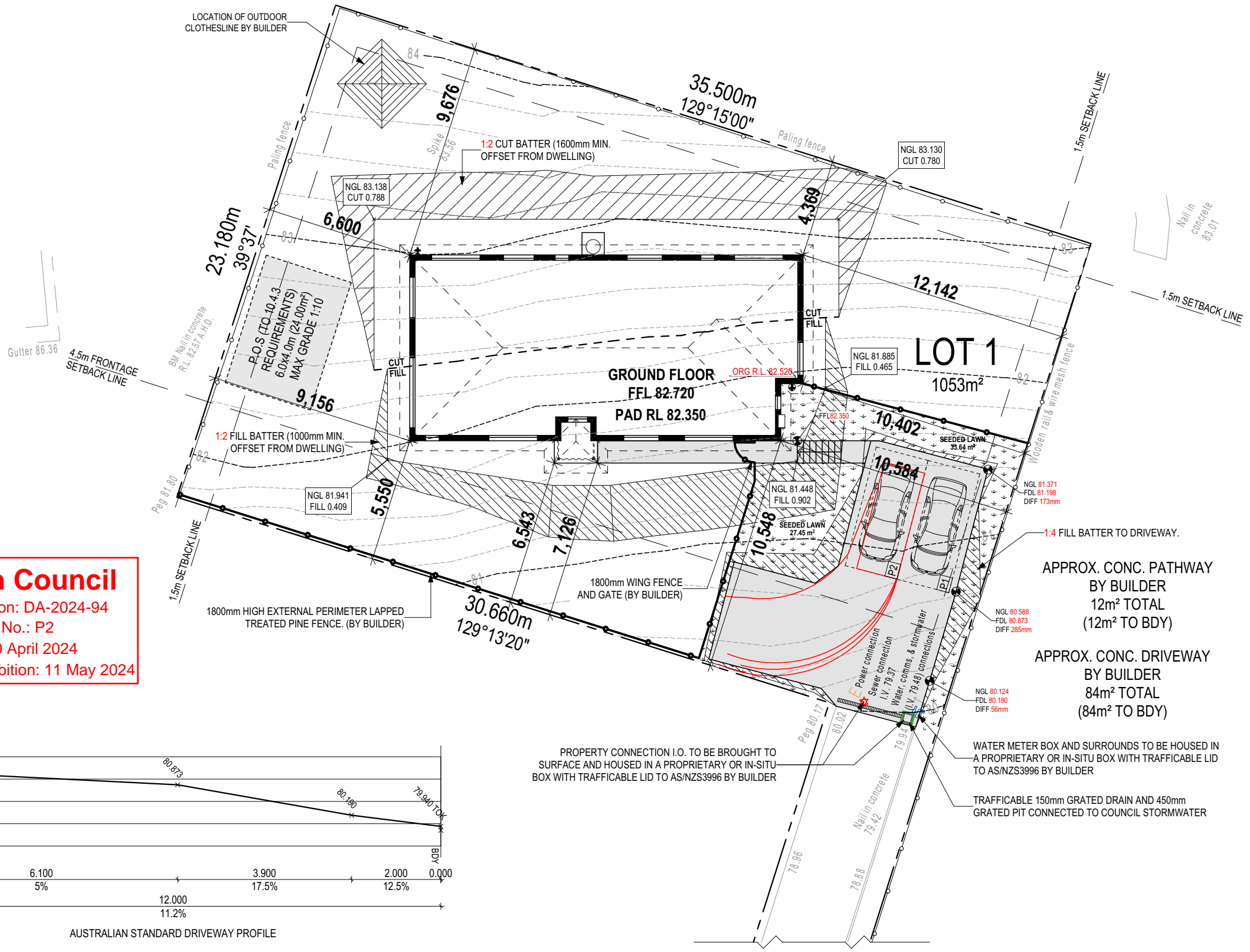
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	COPYRIGHT:	2	CT AMENDMENTS	JOL	14.03.2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	© 2024	3	PRELIM PLAN - INITIAL ISSUE	DKZ	26.03.2024	32A NOLAN CRESCENT, KINGSTON TAS 7050		CLASSIC		F-WDCHAM20CLASA		
	4	PRELIM PLANS - RFI UPDATE	MLG	2024.04.30	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:	713972	
					1 / - / 185904	KINGBOROUGH COUNCIL	COVER SHEET		1 / 14	1:100		

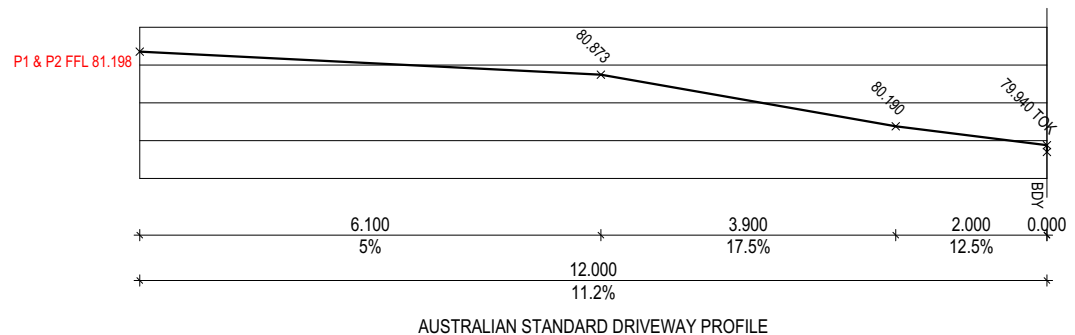
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

APPROX. CUT/FILL		
CUT	62.84m³	141.39t
FILL	64.35m³	144.79t
DIFFERENCE	1.51m³	3.40t
EVEN CUT & FILL		

LOT SIZE: **1053m²**
 HOUSE (COVERED AREA): **146.28m²**
 SITE COVERAGE: **13.89%**



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DRIVEWAY DETAILS
 SCALE: 1:100

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SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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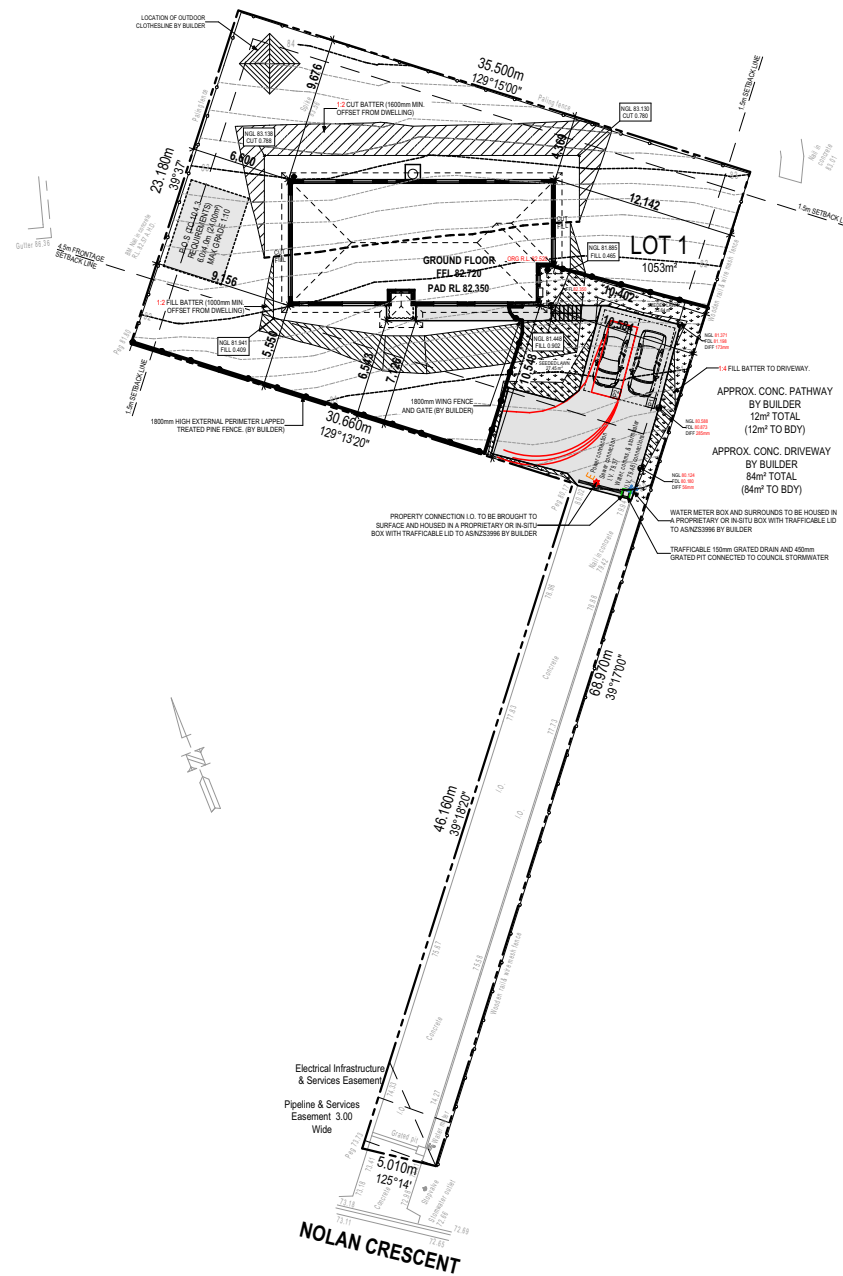


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COPYRIGHT: © 2024	2 CT AMENDMENTS	JOL 14.03.2024	ADDRESS: 32A NOLAN CRESCENT, KINGSTON TAS 7050	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCHAM20CLASA	SHEET No.: 2 / 14
	3 PRELIM PLAN - INITIAL ISSUE	DKZ 26.03.2024				
	4 PRELIM PLANS - RFI UPDATE	MLG 2024.04.30		SHEET TITLE: SITE PLAN 1:200		

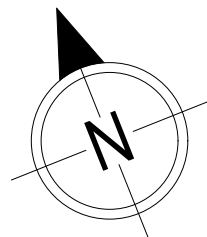
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LOT SIZE: 1053m²
HOUSE (COVERED AREA): 146.28m²
SITE COVERAGE: 13.89%



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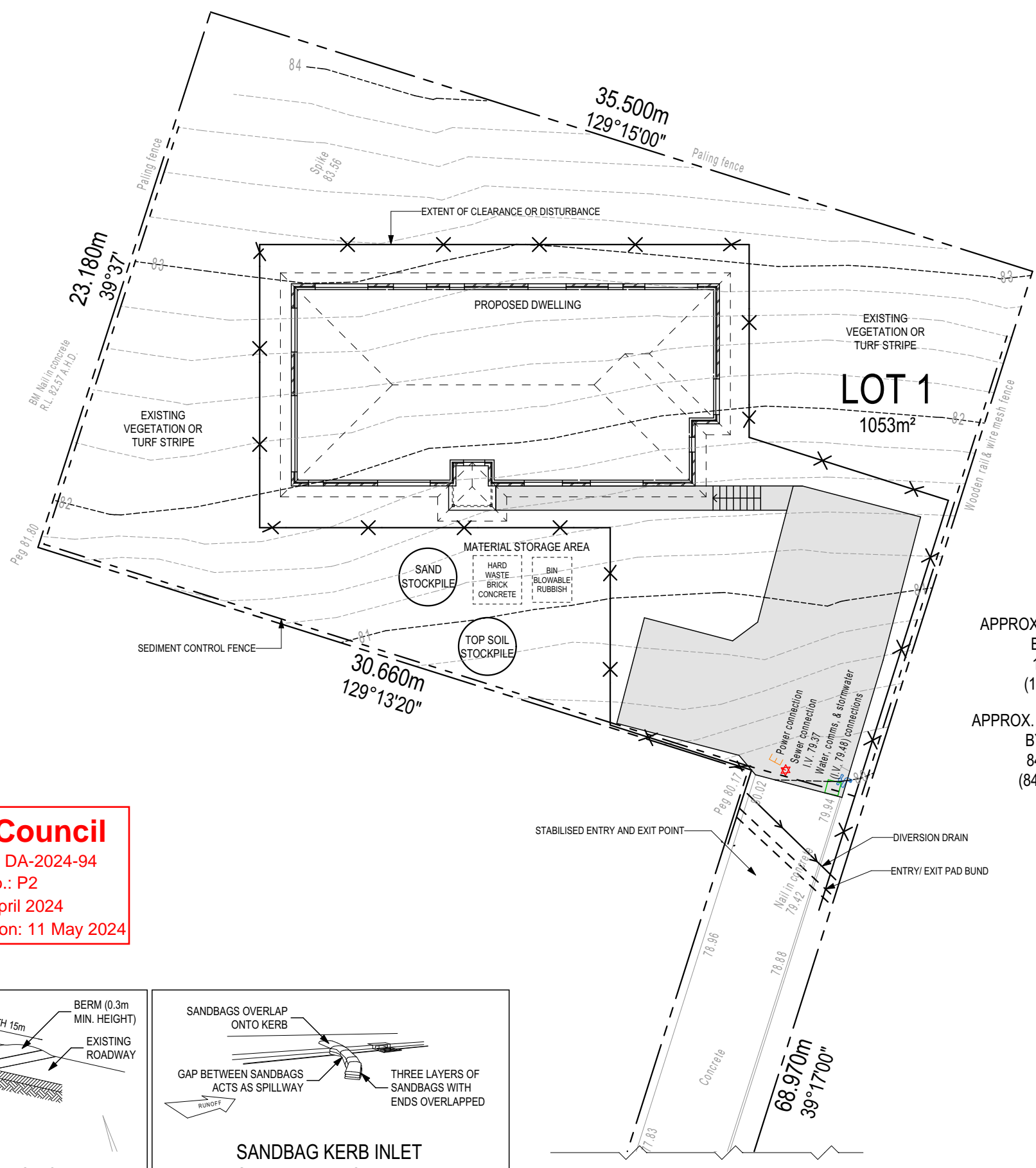
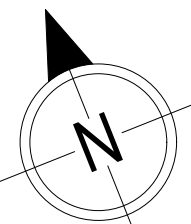
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COPYRIGHT: © 2024	2 CT AMENDMENTS	JOL 14.03.2024		FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCHAM20CLASA		
	3 PRELIM PLAN - INITIALL ISSUE	DKZ 26.03.2024		SHEET TITLE: SITE PLAN 1:500	SHEET No.: 3 / 14		SCALES: 1:500
	4 PRELIM PLANS - RFI UPDATE	MLG 2024.04.30					

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

- NOTES:
1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
 2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
 3. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
 4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
 5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.
 6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
 7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.



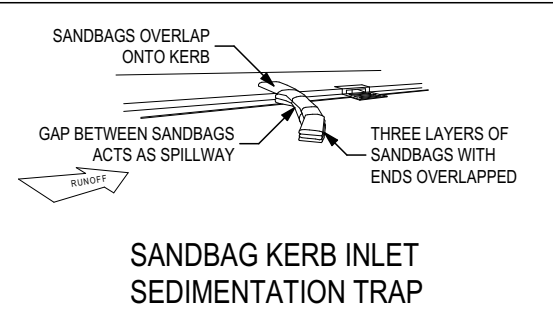
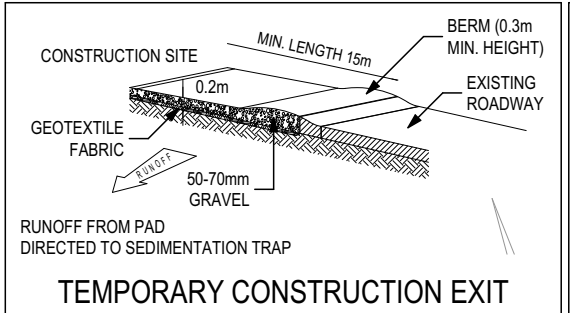
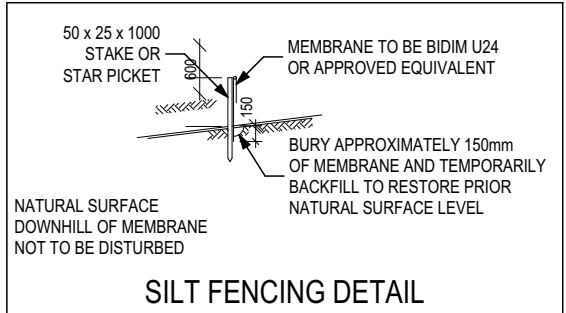
ALL RUNOFF AND SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED EACH WORKING DAY AND MAINTAINED IN A FUNCTIONAL CONDITION.

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

APPROX. CONC. PATHWAY BY BUILDER
12m² TOTAL
(12m² TO BDY)

APPROX. CONC. DRIVEWAY BY BUILDER
84m² TOTAL
(84m² TO BDY)

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**SUBJECT TO NCC 2022
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WATERPROOFING & PLUMBING**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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<p>SPECIFICATION: DISCOVERY</p> <p>COPYRIGHT: © 2024</p>	<p>REVISION</p> <p>1 DRAFT SALES PLAN - CT1</p>	<p>DRAWN</p> <p>JOL 04.03.2024</p>	<p>CLIENT:</p> <p>DHARSHANI DHARMABANDU & WADUTANTRI YASAS IND KULARATHNE</p>	<p>HOUSE DESIGN:</p> <p>HAMILTON 15</p>	<p>HOUSE CODE:</p> <p>H-WDCHAM20SA</p>	<p>DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.</p> <p>713972</p>	
	<p>2 CT AMENDMENTS</p>	<p>JOL 14.03.2024</p>	<p>ADDRESS:</p> <p>32A NOLAN CRESCENT, KINGSTON TAS 7050</p>	<p>FACADE DESIGN:</p> <p>CLASSIC</p>	<p>FACADE CODE:</p> <p>F-WDCHAM20CLASA</p>		
	<p>3 PRELIM PLAN - INITIAL ISSUE</p>	<p>DKZ 26.03.2024</p>	<p>LOT / SECTION / CT:</p> <p>1 / - / 185904</p>	<p>COUNCIL:</p> <p>KINGBOROUGH COUNCIL</p>	<p>SHEET TITLE:</p> <p>SOIL & WATER MANAGEMENT PLAN</p>		<p>SHEET No.:</p> <p>4 / 14</p>
	<p>4 PRELIM PLANS - RFI UPDATE</p>	<p>MLG 2024.04.30</p>					

MAIN DWELLING, GROUND FLOOR	
LIVING	143.21
PORCH	3.07
	146.28 m²

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

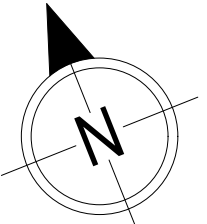
FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

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

REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

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

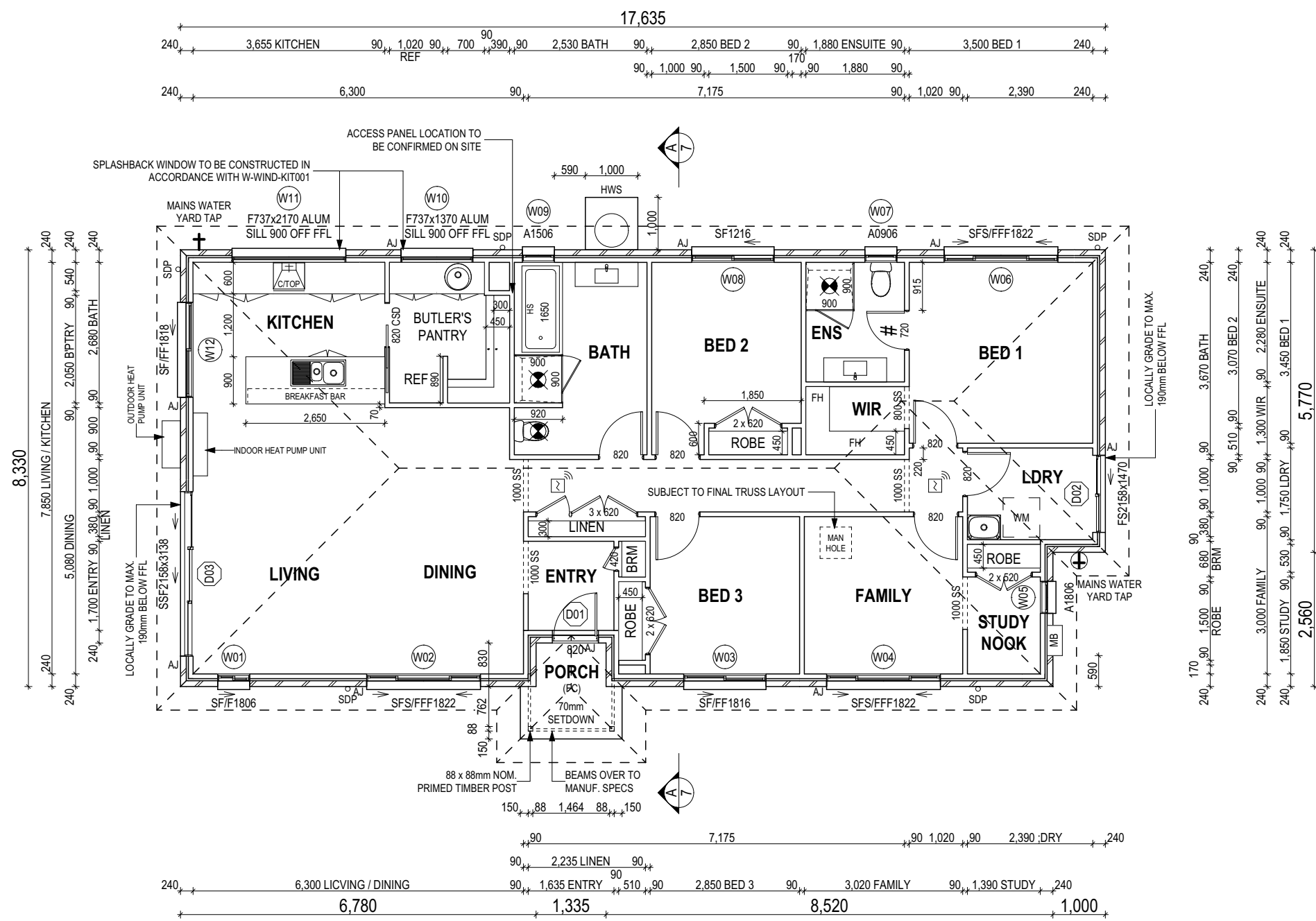
UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



LEGEND	
HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	RENDER
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
	DENOTES DRAWER SIDE
	MECHANICAL VENTILATION
L.B.W	LOAD BEARING WALL
PB	PLASTERBOARD
FC	FIBRE CEMENT
	THIS DOOR OPENS FIRST
	SMOKE ALARM
#	LIFT OFF HINGE
+	WATER POINT
	FLOOR WASTE
	GAS BAYONET

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETE TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



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ALL DIMENSIONS ARE FRAME DIMENSIONS

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	4 PRELIM PLANS - RFI UPDATE	MLG 2024.04.30	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	713972
			1 / - / 185904	COUNCIL:	SCALES:	
				KINGBOROUGH COUNCIL	5 / 14	1:100

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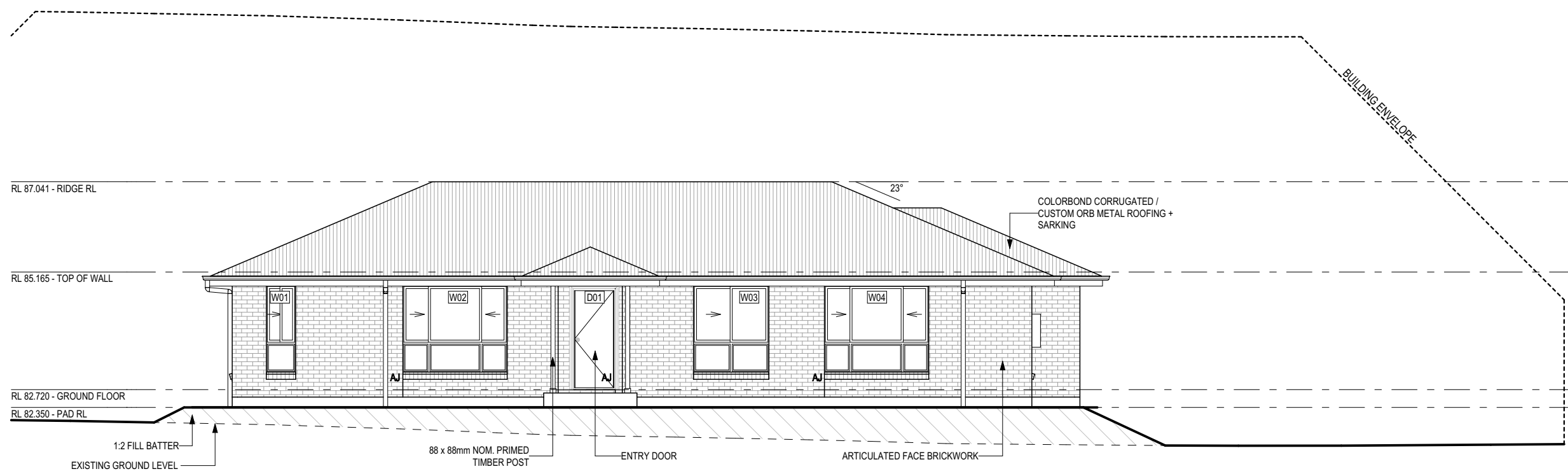
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BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

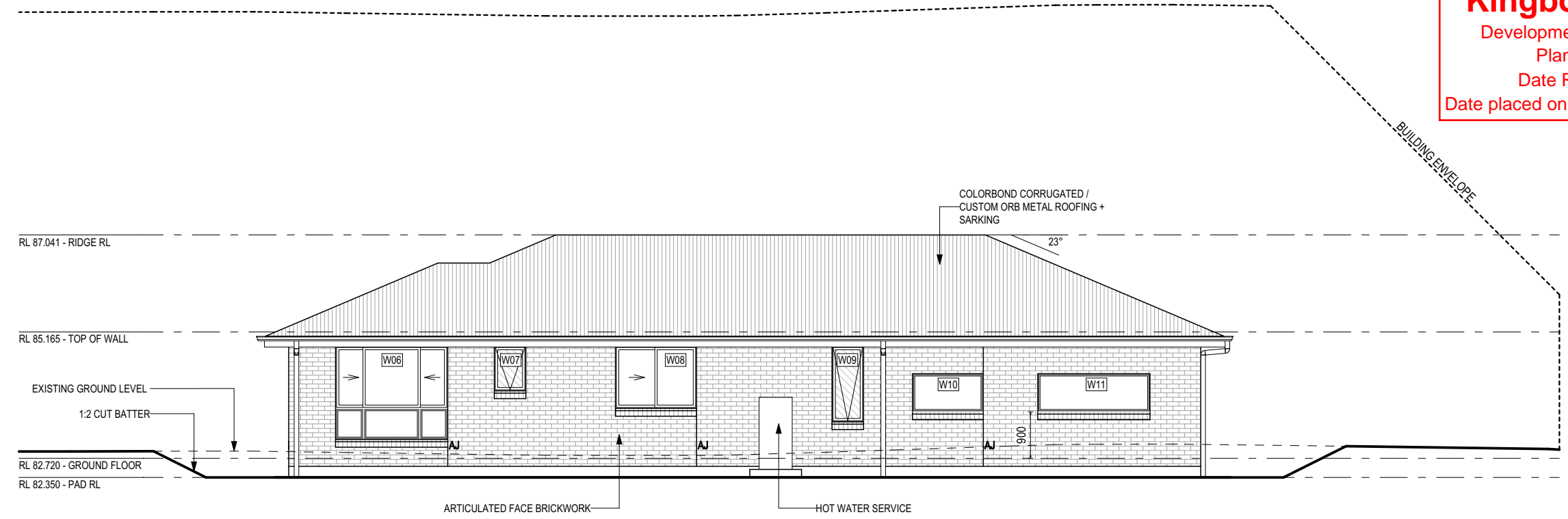
ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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 BRICK COURSING W-BRIC-001



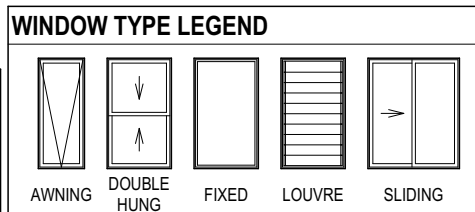
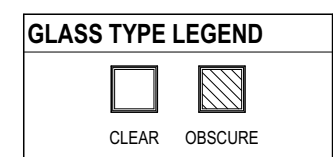
SOUTH WEST ELEVATION
 SCALE: 1:100

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 Development Application: DA-2024-94
 Plan Reference No.: P2
 Date Received: 30 April 2024
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NORTH EAST ELEVATION
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SUBJECT TO NCC 2022
 (1 MAY 2023)
 WATERPROOFING & PLUMBING



PLAN ACCEPTANCE BY OWNER

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2 CT AMENDMENTS	JOL 14.03.2024	
3 PRELIM PLAN - INITIALL ISSUE	DKZ 26.03.2024	
4 PRELIM PLANS - RFI UPDATE	MLG 2024.04.30	

COUNCIL:
KINGBOROUGH COUNCIL

HOUSE DESIGN:
HAMILTON 15
 FACADE DESIGN:
CLASSIC
 SHEET TITLE:
ELEVATIONS

HOUSE CODE:
H-WDCHAM20SA
 FACADE CODE:
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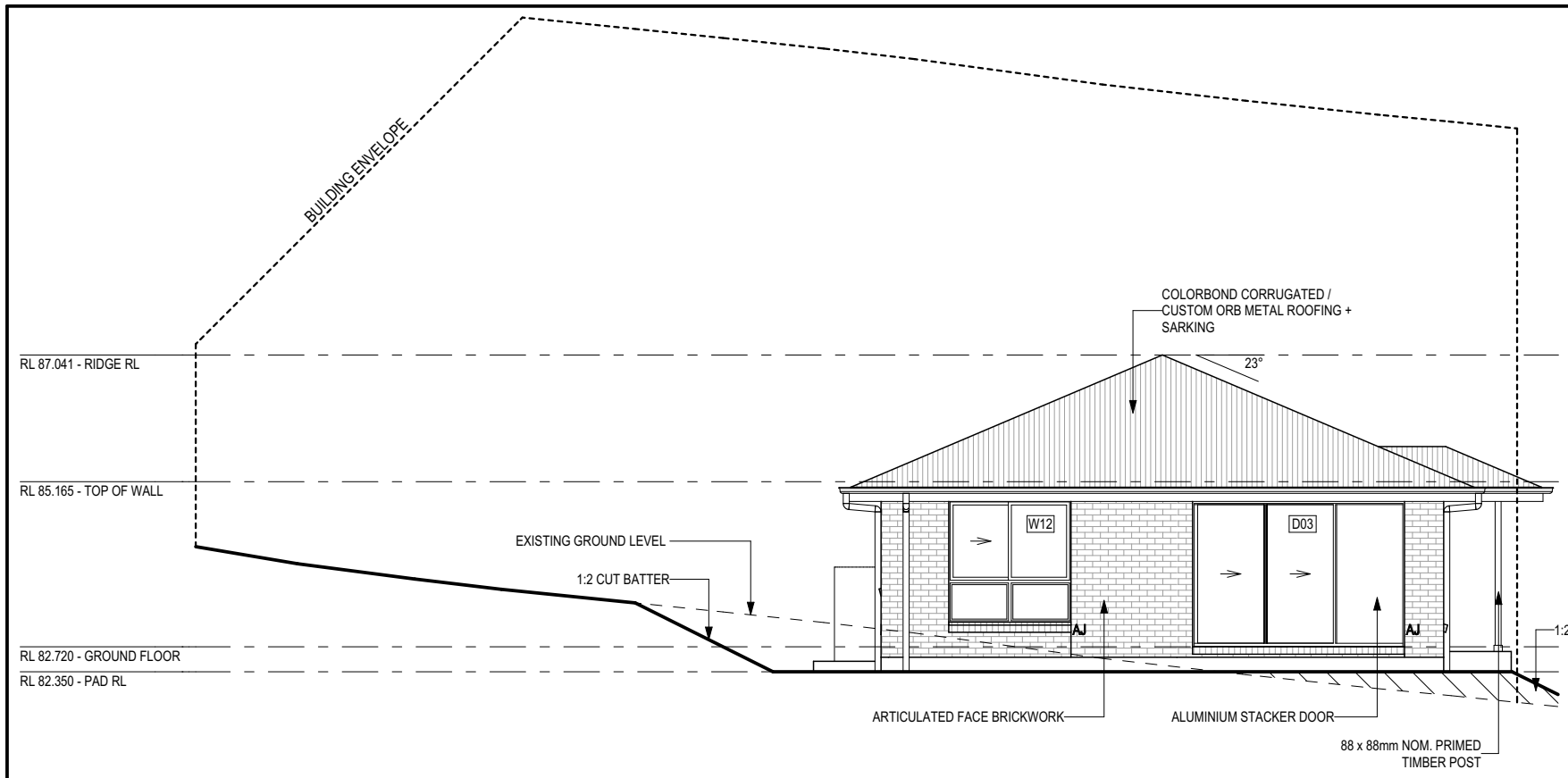
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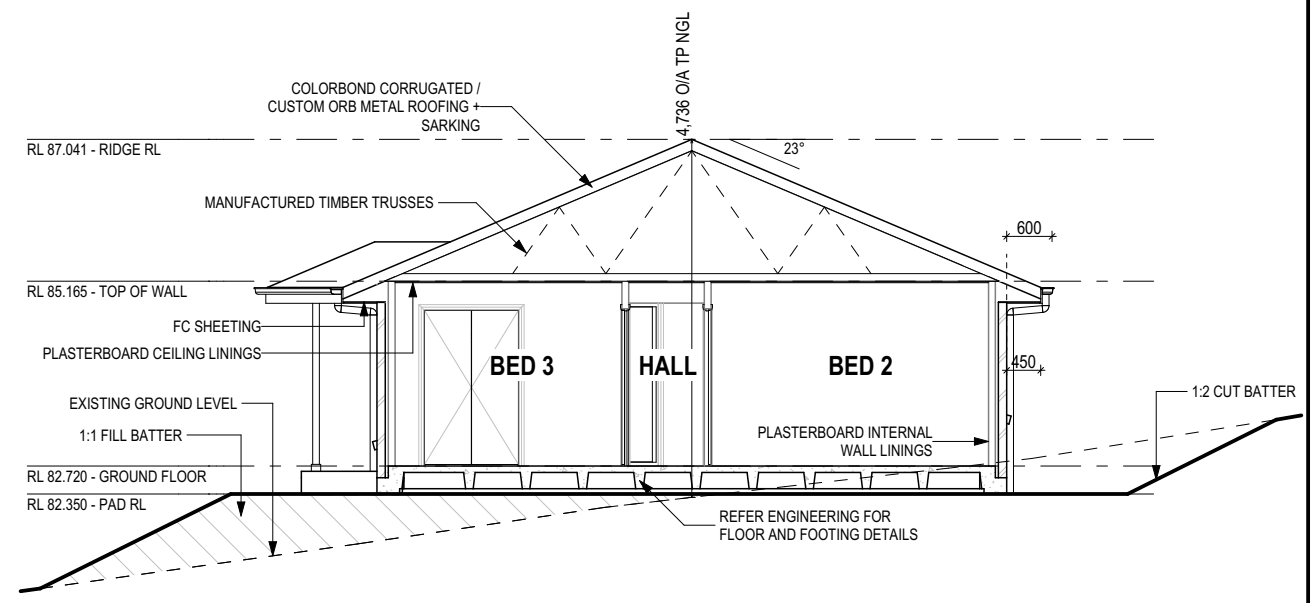
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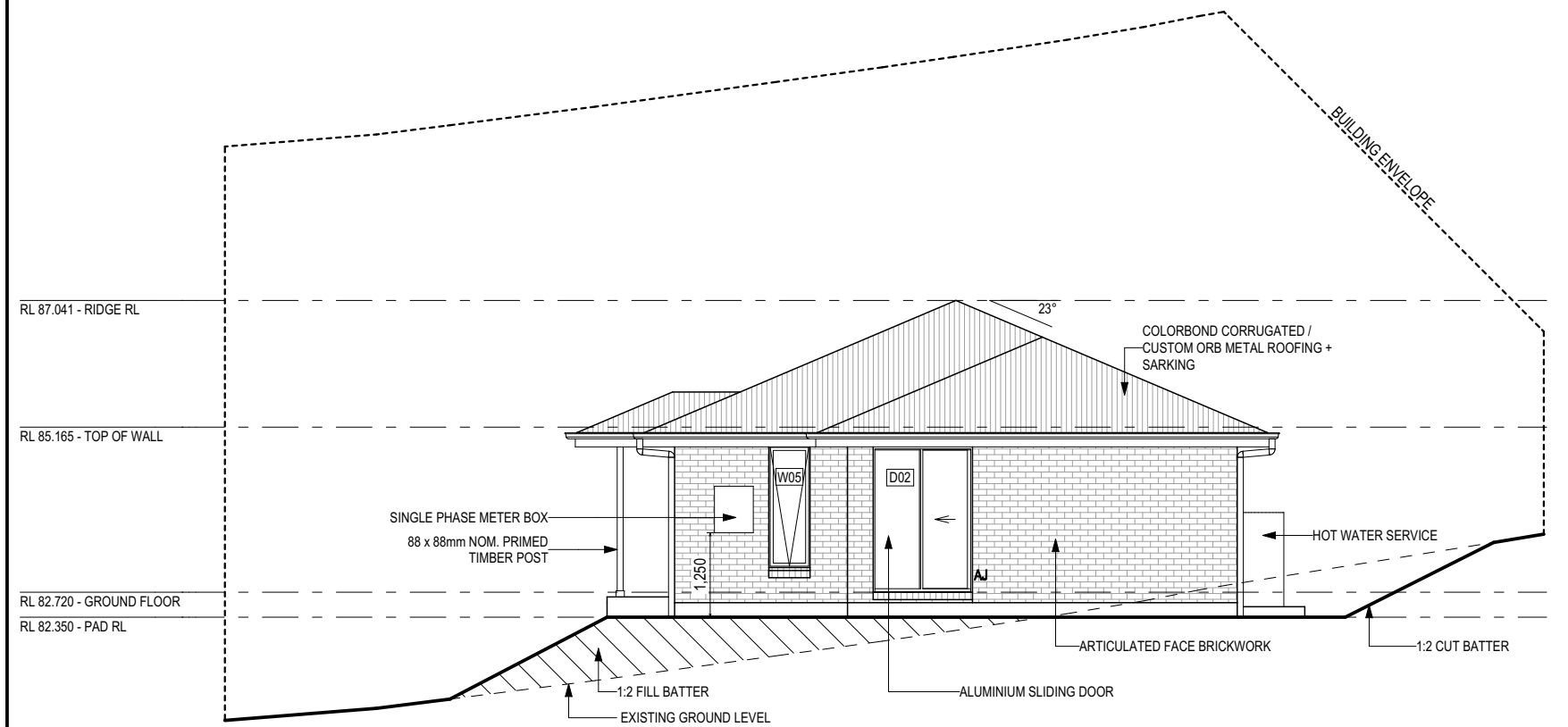
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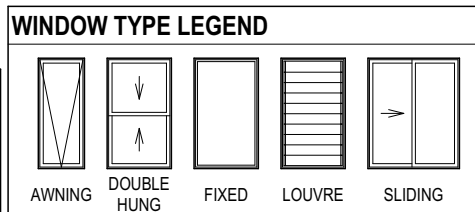
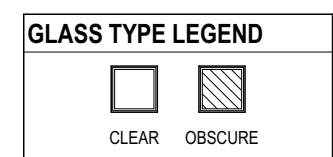
NORTH WEST ELEVATION
 SCALE: 1:100



SECTION A-A
 SCALE: 1:100



SOUTH EAST ELEVATION
 SCALE: 1:100



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 (1 MAY 2023)
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		2 CT AMENDMENTS	JOL 14.03.2024	LOT / SECTION / CT: 1 / - / 185904	COUNCIL: KINGBOROUGH COUNCIL	SHEET TITLE: ELEVATIONS / SECTION		SHEET No.: 7 / 14
		3 PRELIM PLAN - INITIALL ISSUE	DKZ 26.03.2024					SCALES: 1:100
	4 PRELIM PLANS - RFI UPDATE	MLG 2024.04.30					713972	

EXTERIOR WINDOW & DOOR SCHEDULE 1,2 ASSUME LOOKING FROM OUTSIDE

STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION²	
WINDOW																
GROUND FLOOR	W01	SF/F1806	SLIDING	LIVING	1,800	610	4,820	1.10	ALUMINIUM	N/A	ANGLED	S	0.84	CLEAR, DOUBLE GLAZED	BP 600	
GROUND FLOOR	W02	SFS/FFF1822	SLIDING	DINING	1,800	2,170	7,940	3.91	ALUMINIUM	N/A	ANGLED	S	3.30	CLEAR, DOUBLE GLAZED	BP 600, MP 543-1085/0	
GROUND FLOOR	W03	SF/FF1816	SLIDING	BED 3	1,800	1,570	6,740	2.83	ALUMINIUM	N/A	ANGLED	S	2.39	CLEAR, DOUBLE GLAZED	BP 600, MP 785/0	
GROUND FLOOR	W04	SFS/FFF1822	SLIDING	FAMILY	1,800	2,170	7,940	3.91	ALUMINIUM	N/A	ANGLED	S	3.30	CLEAR, DOUBLE GLAZED	BP 600, MP 543-1085/0	
GROUND FLOOR	W05	A1806	AWNING	STUDY NOOK	1,800	610	4,820	1.10	ALUMINIUM	N/A	ANGLED	E	0.81	CLEAR, DOUBLE GLAZED		
GROUND FLOOR	W06	SFS/FFF1822	SLIDING	BED 1	1,800	2,170	7,940	3.91	ALUMINIUM	N/A	ANGLED	N	3.30	CLEAR, DOUBLE GLAZED	BP 600, MP 543-1085/0	
GROUND FLOOR	W07	A0906	AWNING	ENS	860	610	2,940	0.52	ALUMINIUM	N/A	ANGLED	N	0.35	OBSCURE, DOUBLE GLAZED, TOUGHENED		
GROUND FLOOR	W08	SF1216	SLIDING	BED 2	1,200	1,570	5,540	1.88	ALUMINIUM	N/A	ANGLED	N	1.64	CLEAR, DOUBLE GLAZED		
GROUND FLOOR	W09	A1506	AWNING	BATH	1,460	610	4,140	0.89	ALUMINIUM	N/A	ANGLED	N	0.64	OBSCURE, DOUBLE GLAZED		
GROUND FLOOR	W10	F737x1370	SPECIAL	BUTLER'S PANTRY	737	1,370	4,214	1.01	ALUMINIUM	N/A	ANGLED	N	0.86	CLEAR, DOUBLE GLAZED, TOUGHENED		
GROUND FLOOR	W11	F737x2170	SPECIAL	KITCHEN	737	2,170	5,814	1.60	ALUMINIUM	N/A	ANGLED	N	1.40	CLEAR, DOUBLE GLAZED, TOUGHENED		
GROUND FLOOR	W12	SF/FF1818	SLIDING	KITCHEN	1,800	1,810	7,220	3.26	ALUMINIUM	N/A	ANGLED	W	2.79	CLEAR, DOUBLE GLAZED	BP 600, MP 905/0	
								25.92					21.62			
DOOR																
GROUND FLOOR	D01	820	SWINGING	PORCH	2,097	876	5,946	1.84	ALUMINIUM	N/A	SNAP HEADER	N	1.25	NA		
GROUND FLOOR	D02	FS2158x1470	SLIDING	LDRY	2,158	1,470	7,256	3.17	ALUMINIUM	N/A	SNAP HEADER	E	2.71	CLEAR, DOUBLE GLAZED, TOUGHENED		
GROUND FLOOR	D03	SSF2158x3138	STACKER	LIVING	2,158	3,138	10,592	6.77	ALUMINIUM	N/A	SNAP HEADER	W	6.02	CLEAR, DOUBLE GLAZED, TOUGHENED		
								11.78					9.98			
								37.70					31.60			

Manufacturer - Clark Windows			
Window Type	Glazing	U-Value	SHGC
Awning	Single	6.5	0.67
	Double	4.1	0.57
Fixed	Single	5.9	0.75
	Double	3.2	0.67
Sliding	Single	6.4	0.76
	Double	4.2	0.59
Fixed Pane	Single	5.9	0.75
	Double	3.2	0.67
Fixed Glass Panel Hinged Door	Single	6.0	0.62
	Double	4.3	0.55
Sliding Door	Single	6.1	0.74
	Double	3.6	0.66
Stacking Door	Single	6.3	0.74
	Double	3.8	0.66
135 deg. Awning Bay Window	Single	6.5	0.67
	Double	4.1	0.57
135 deg. Sliding Bay Window	Single	6.5	0.76
	Double	4.2	0.59
90 deg. Awning Bay Window	Single	6.5	0.67
	Double	4.1	0.57
90 deg. Sliding Bay Window	Single	6.5	0.76
	Double	4.2	0.59
Bifold Doors	Single	6.1	0.61
	Double	4.4	0.53

NOTE:
Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Restricted windows to have their openability restricted as per N.C.C 11.3.6.

PICTURE, TV RECESS AND SS WINDOW OPENINGS				
QTY	TYPE	HEIGHT	WIDTH	AREA (m²)

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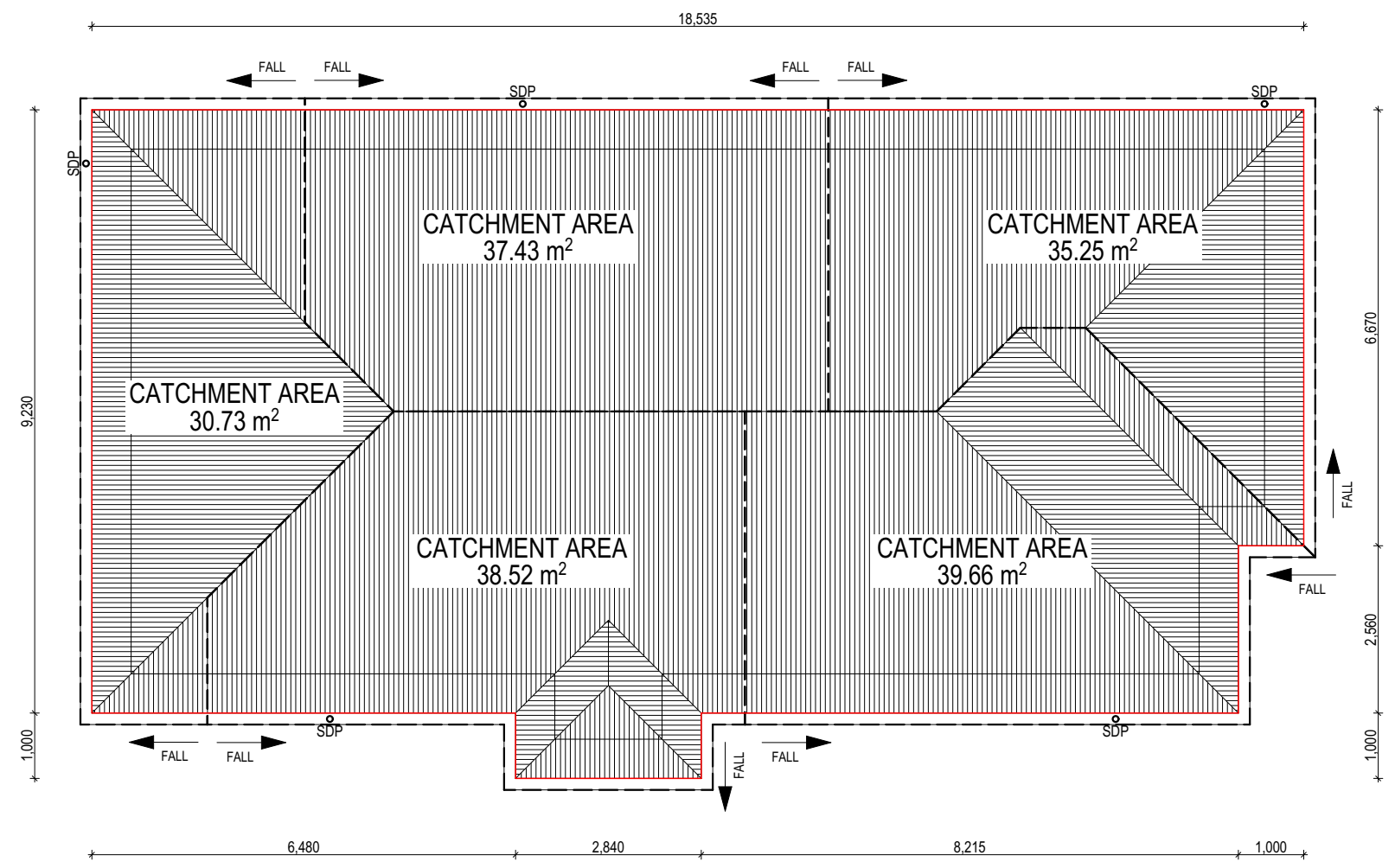
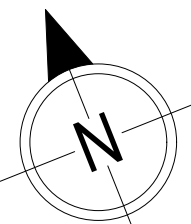
INTERIOR WINDOW & DOOR SCHEDULE							
STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	4	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
GROUND FLOOR	1	2 x 520	SWINGING	2,040	1,040	N/A	
GROUND FLOOR	2	2 x 620	SWINGING	2,040	1,240	N/A	
GROUND FLOOR	1	3 x 620	SWINGING	2,040	1,894	N/A	
GROUND FLOOR	1	420	SWINGING	2,040	420	N/A	
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
GROUND FLOOR	1	800 SS	SQUARE SET OPENING	2,155	800	N/A	
GROUND FLOOR	6	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	1	820 CSD	CAVITY SLIDING	2,040	820	N/A	

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NOTE: INTERNAL DOORS TO WET AREAS WITH MECHANICAL VENTILATION TO BE UNDERCUT 20mm

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WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

POSITION AND QUALITY OF DOWNPIPES ARE NOT TO BE ALTERED WITHOUT CONSULTATION WITH DESIGNER.

AREA'S SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data		
	171.36	Flat Roof Area (excluding gutter and slope factor) (m ²)
	186.14	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZA3500.3:2018)		
Ah	181.59	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	219.72	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2018) (1.21 for 23° pitch) (m ²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²)
DRI	86	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2018)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2018) (m ²)
Required Downpipes	3.4	Ac / Acdp
Downpipes Provided	6	

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EV SOFFIT EAVE VENT PROPOSED LOCATION TO BE MIN. 1M FROM CORNER JOINT

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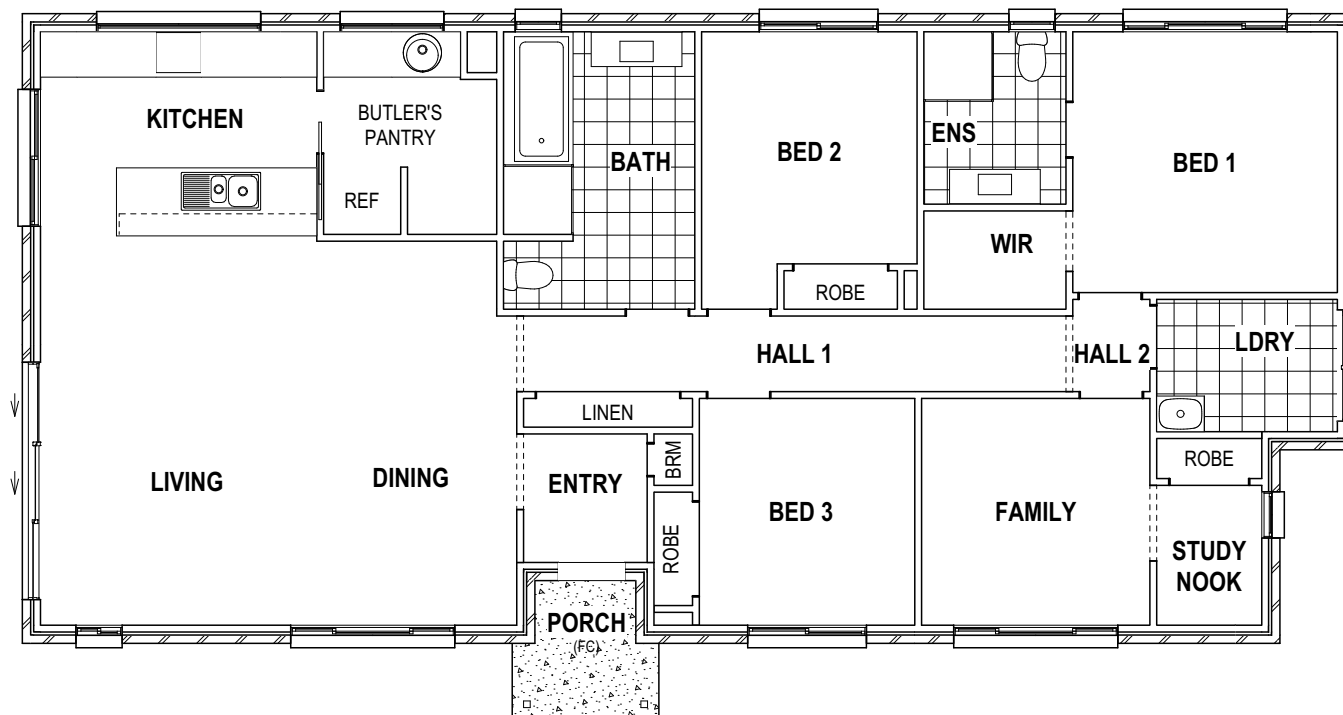
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FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
 TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

-  NO COVERING
-  COVER GRADE CONCRETE
-  CARPET
-  LAMINATE
-  TILE (STANDARD WET AREAS)
-  TILE (UPGRADED AREAS)



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PRELIMINARY

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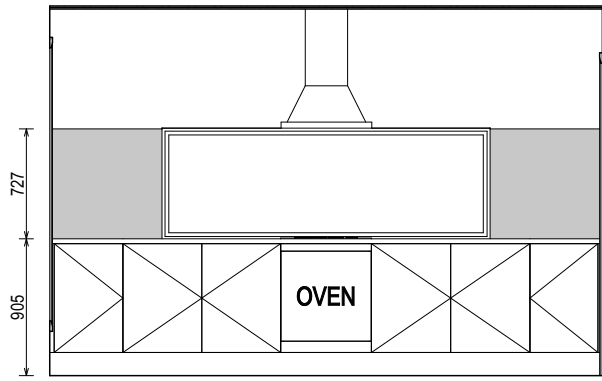
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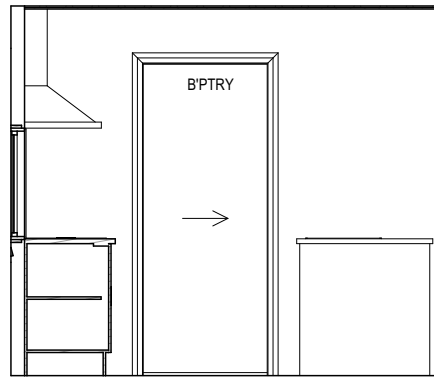
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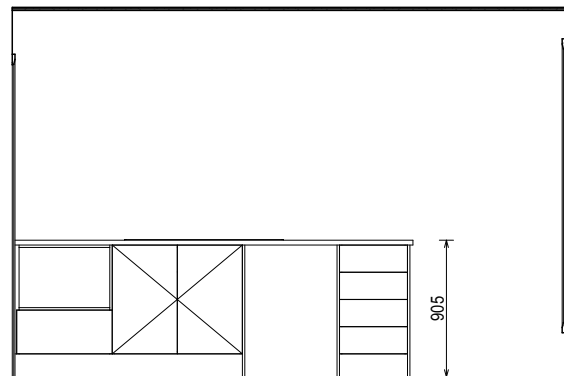
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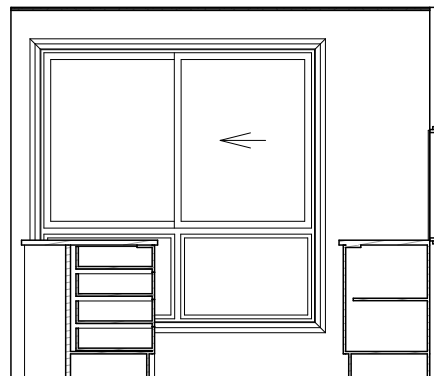
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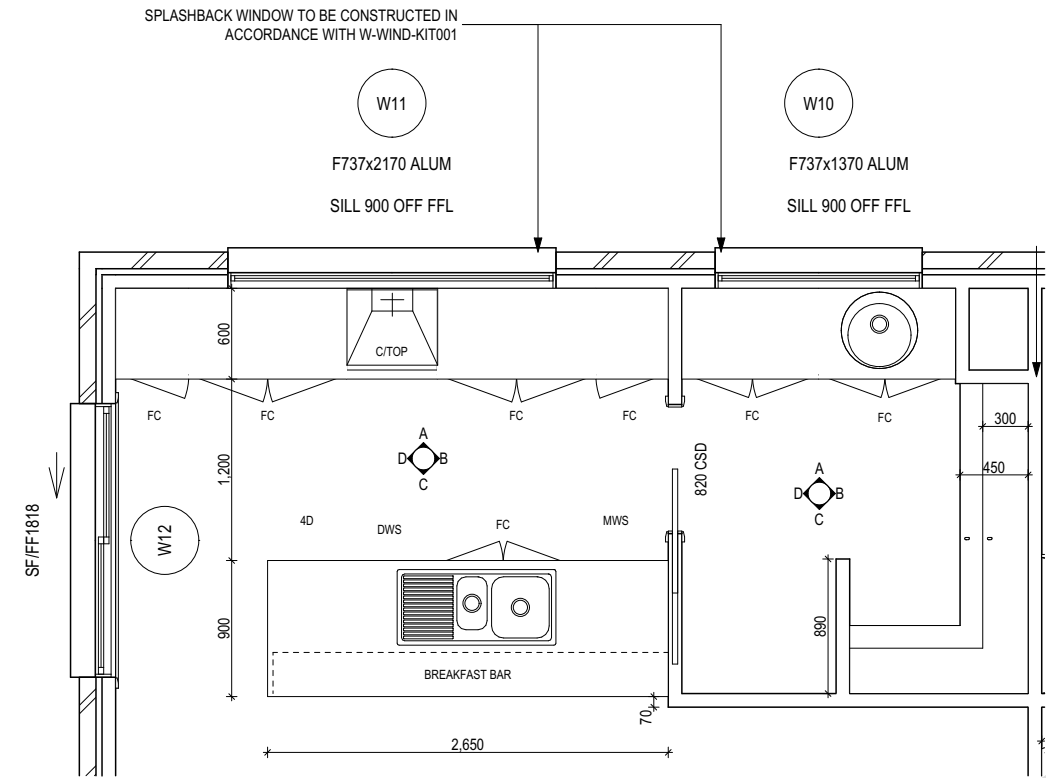
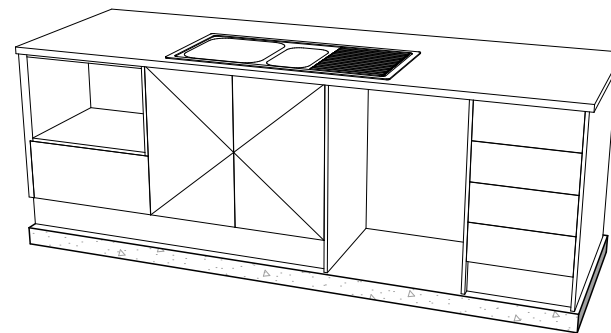
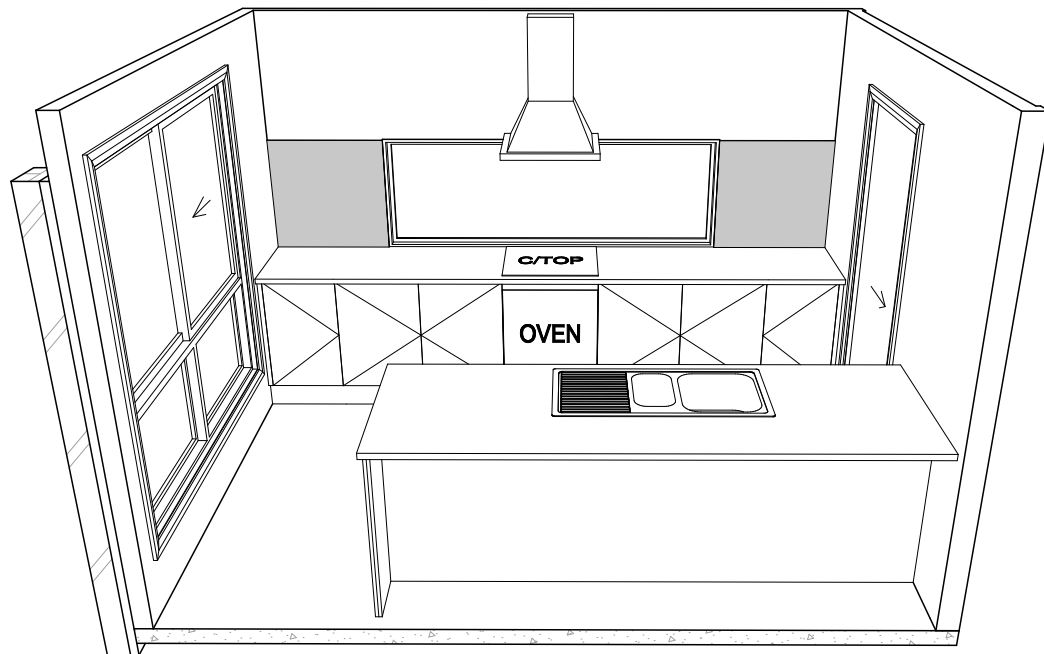
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50

Kingborough Council
 Development Application: DA-2024-94
 Plan Reference No.: P2
 Date Received: 30 April 2024
 Date placed on Public Exhibition: 11 May 2024

**SUBJECT TO NCC 2022
 (1 MAY 2023)
 WATERPROOFING & PLUMBING**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

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	DISCOVERY	1	DRAFT SALES PLAN - CT1	JOL 04.03.2024	DHARSHANI DHARMABANDU & WADUTANTRI YASAS IND KULARATHNE	HAMILTON 15	H-WDCHAM20SA	
	COPYRIGHT:	2	CT AMENDMENTS	JOL 14.03.2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	© 2024	3	PRELIM PLAN - INITIALL ISSUE	DKZ 26.03.2024	32A NOLAN CRESCENT, KINGSTON TAS 7050	CLASSIC	F-WDCHAM20CLASA	
	4	PRELIM PLANS - RFI UPDATE	MLG 2024.04.30	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:
				1 / - / 185904	KINGBOROUGH COUNCIL	KITCHEN DETAILS	11 / 14	1:50
								713972

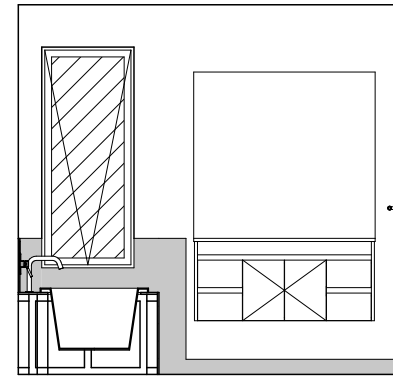
REFER TO THE FOLLOWING DETAILS:
 VANITY DETAILS G-VANI-001
 WINDOW OVER BATH HOB D-WIND-ALU001
 STANDARD BATH HOB D-WETA-BATH003
 WET AREA TILING LAYOUTS D-WETA-TILE002
 SQUARE SET WINDOWS G-WIND-SSET02
 FULL HEIGHT TILING D-LINI-WETA

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

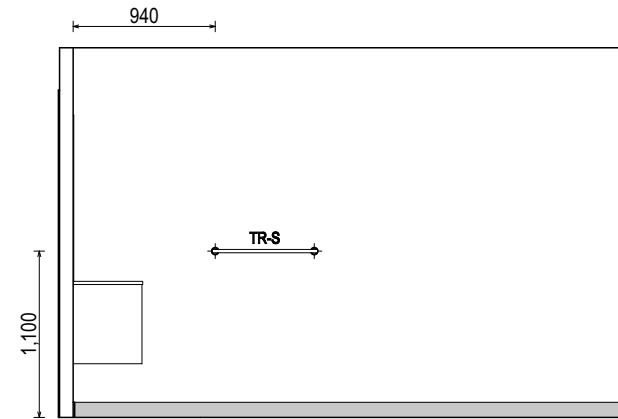
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

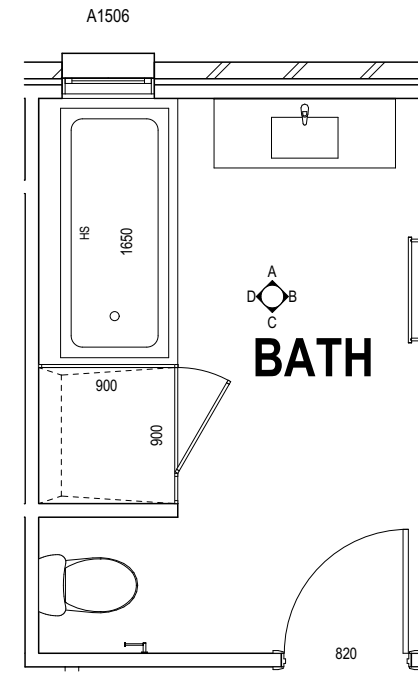
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER



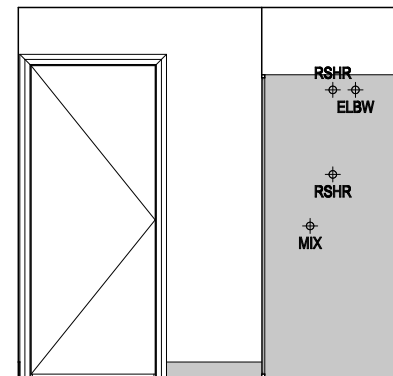
ELEVATION A
SCALE: 1:50



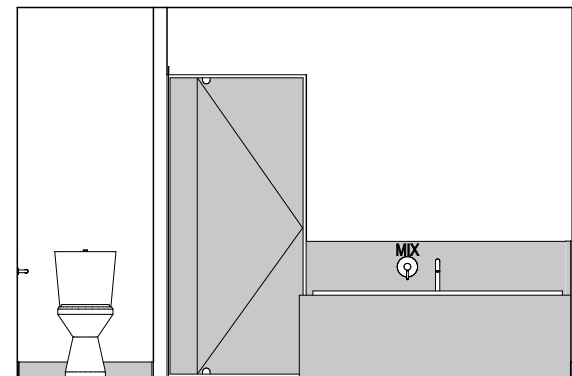
ELEVATION B
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

Kingborough Council
 Development Application: DA-2024-94
 Plan Reference No.: P2
 Date Received: 30 April 2024
 Date placed on Public Exhibition: 11 May 2024

SHAMPOO RECESS SIZE	STRUCTURAL DIMENSIONS	
	WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm / 446mm
"MEDIUM"	800 x 380mm	878mm / 446mm
"LARGE"	1500 x 380mm	1578mm / 446mm

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

SUBJECT TO NCC 2022 (1 MAY 2023)
 WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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	1 DRAFT SALES PLAN - CT1	JOL 04.03.2024	DHARSHANI DHARMABANDU & WADUTANTRI YASAS IND KULARATHNE	HAMILTON 15	H-WDCHAM20SA	
	2 CT AMENDMENTS	JOL 14.03.2024	ADDRESS: 32A NOLAN CRESCENT, KINGSTON TAS 7050	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCHAM20CLASA	
	3 PRELIM PLAN - INITIALL ISSUE	DKZ 26.03.2024	LOT / SECTION / CT: 1 / - / 185904	COUNCIL: KINGBOROUGH COUNCIL	SHEET TITLE: BATHROOM DETAILS	
	4 PRELIM PLANS - RFI UPDATE	MLG 2024.04.30		SHEET No.: 12 / 14	SCALES: 1:50	713972

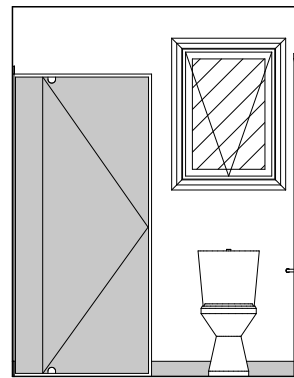
REFER TO THE FOLLOWING DETAILS:
 VANITY DETAILS G-VANI-001
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 STANDARD BATH HOB D-WETA-BATH003
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 SQUARE SET WINDOWS G-WIND-SSET02
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 - GENERAL BUILDING INFORMATION

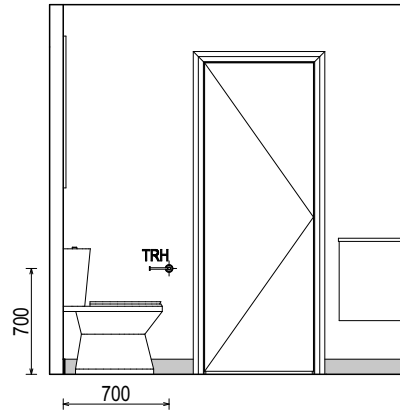
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

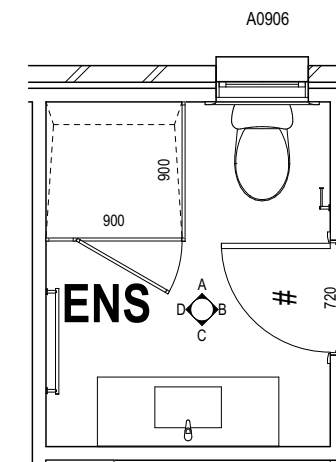
RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING
RH	ROBE HOOK
SHLF	SHELF
SR	SHAMPOO RECESS
SOAP	SOAP HOLDER



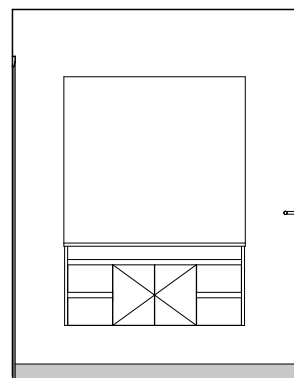
ELEVATION A
SCALE: 1:50



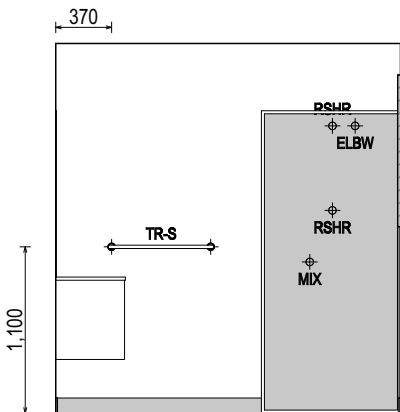
ELEVATION B
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

Kingborough Council
 Development Application: DA-2024-94
 Plan Reference No.: P2
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SHAMPOO RECESS SIZE	STRUCTURAL DIMENSIONS	WIDTH	HEIGHT
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**SUBJECT TO NCC 2022
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PLAN ACCEPTANCE BY OWNER

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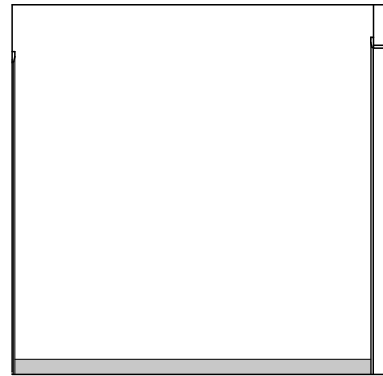
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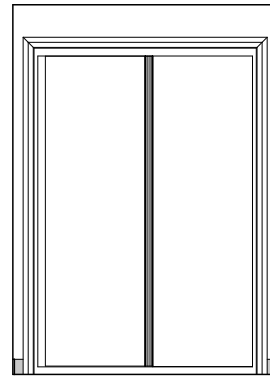
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	COPYRIGHT:	2 CT AMENDMENTS	JOL 14.03.2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	© 2024	3 PRELIM PLAN - INITIALL ISSUE	DKZ 26.03.2024	32A NOLAN CRESCENT, KINGSTON TAS 7050	CLASSIC	F-WDCHAM20CLASA	
	4 PRELIM PLANS - RFI UPDATE	MLG 2024.04.30	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	SCALES:	
			1 / - / 185904	COUNCIL:	13 / 14	1:50	713972
				KINGBOROUGH COUNCIL	ENSUITE DETAILS		

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 - GENERAL BUILDING INFORMATION

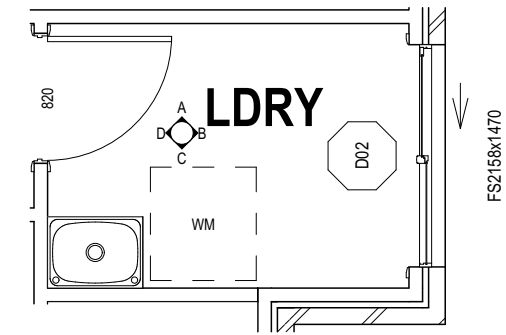
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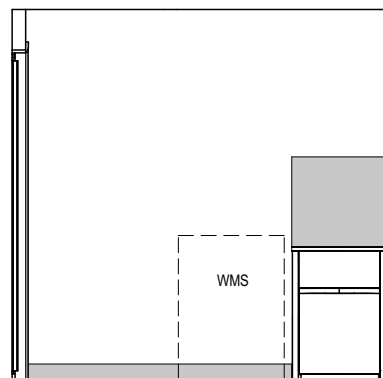
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SCALE: 1:50



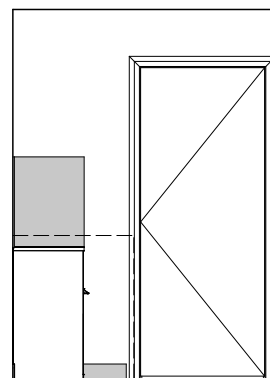
ELEVATION B
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

Kingborough Council
 Development Application: DA-2024-94
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		3 PRELIM PLAN - INITIALL ISSUE	DKZ 26.03.2024	LOT / SECTION / CT: 1 / - / 185904	COUNCIL: KINGBOROUGH COUNCIL	SHEET TITLE: LAUNDRY DETAILS	
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