

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2024-281
Proposal: Extension and alterations to dwelling
Subject Site: 2 Diamond Drive, Blackmans Bay
Responsible Planning Officer: Rianisa Fitriani

Advertised Documents:

- Application Plans

Available upon request:

- Application Form
- Copy of Title

NOTE: The documents included for advertising (public notice) have been provided by the applicant. The advertising of the documentation does not confirm that Council agrees with, or endorses, the content or assessments.

Representations:

Representations must be provided in writing to Council stating the reasons why you support or object to the application. Representations for this application must be submitted by 11.59pm on **8 January 2025**; and can be delivered in person to the Civic Centre, posted to Locked Bag 1, Kingston 7050 or emailed to kc@kingborough.tas.gov.au.



Kingborough Council

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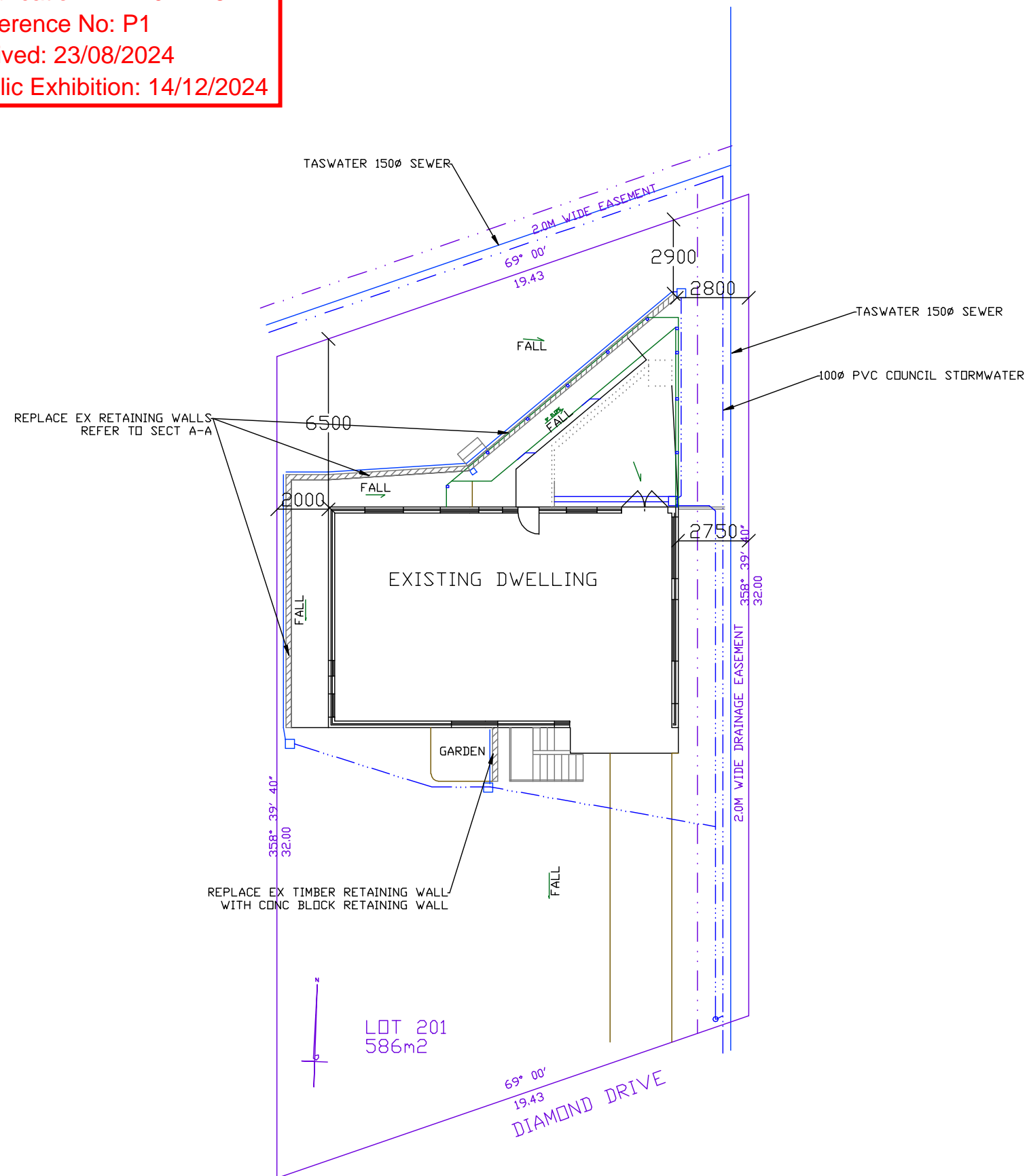
Plan Reference No: P1

Date Received: 23/08/2024

Date placed on Public Exhibition: 14/12/2024

SCALE: 1:200
SHEET 1 OF 11
DWG MCC0123
13 NOVEMBER 2023
REVISION 1
DRAWN BY WILLBUILT
RTN CC1911 P
DECK & RETAINING
WALLS

P McCONVILLE
EE FITZGERALD
LOT201 No2
DIAMOND DRIVE
BLACKMANS BAY7053
V 5069 F 201



SITE PLAN

WILLBUILT
CC1911P
T WILLIAMS
9 EUMATALLA ST
LAUDERDALE
Ph0418122582

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SHEET 2 OF 11

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13 NOVEMBER 2023

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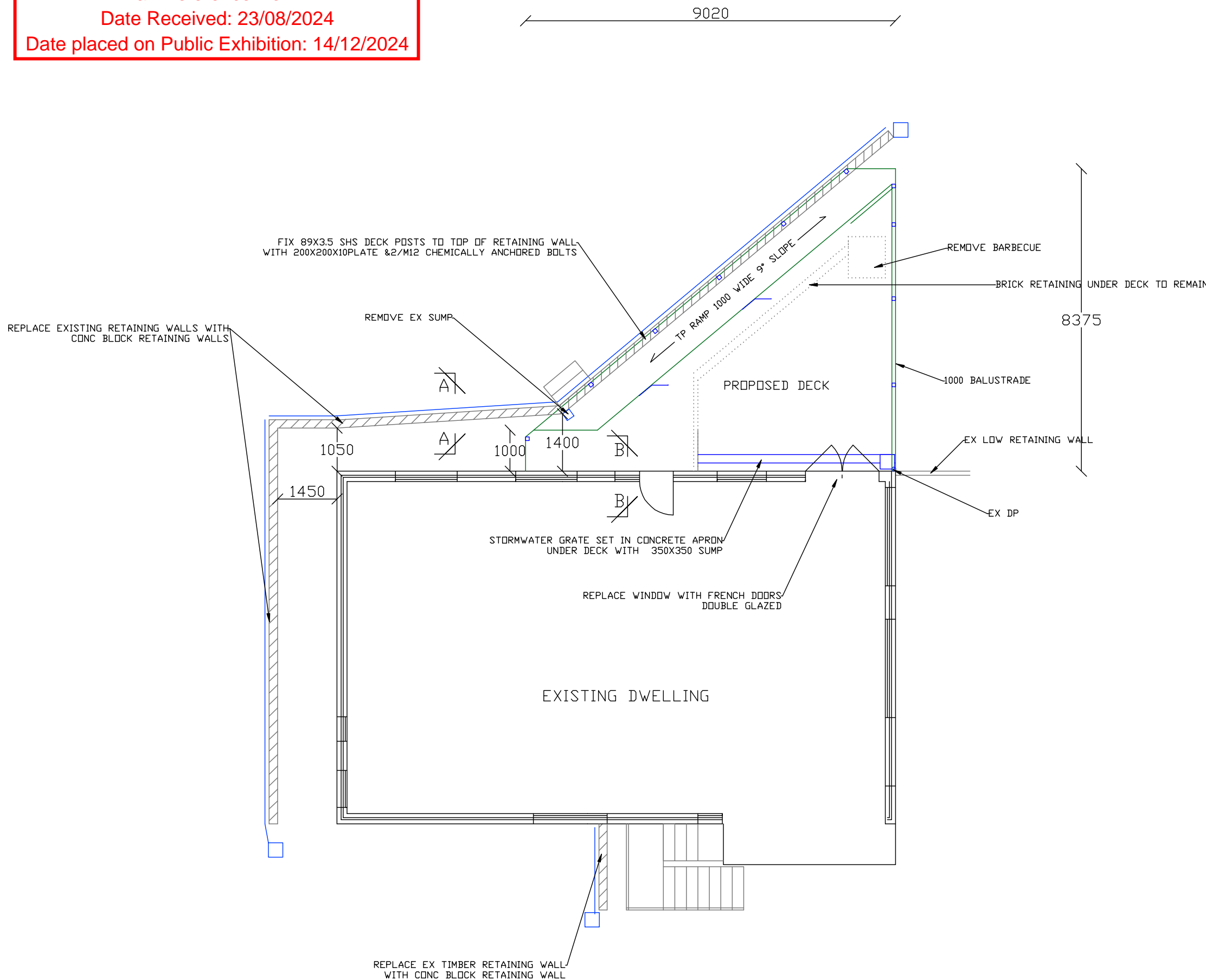
EE FITZGERALD

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GENERAL NOTES

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE BUILDING SPECIFICATIONS, GEOTECHNICAL & STRUCTURAL ENGINEERING SPECIFICATIONS & PLANS WHERE REQUIRED. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE THE DRAWING

ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA) & RELEVANT STANDARDS.

THE BUILDER IS TO CHECK ALL SITE BOUNDARIES, SITE DIMENSIONS, DIMENSIONS OF ANY EXISTING BUILDING IN RELATIONSHIP TO THE PROPOSED WORKS LEVELS, BEARINGS, EXISTING SEWER & STORMWATER DRAINS & OUTLETS & THE LOCATION OF ANY EASEMENT BOUNDARIES PRIOR TO THE COMMENCEMENT OF ANY WORKS.

FLOOR AREA DWELLING 121m²

FLOOR AREA DECK 41.5m² INCLUDING RAMP

FLOOR PLAN

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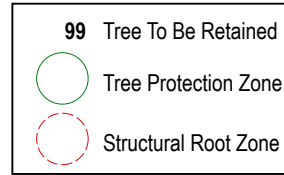
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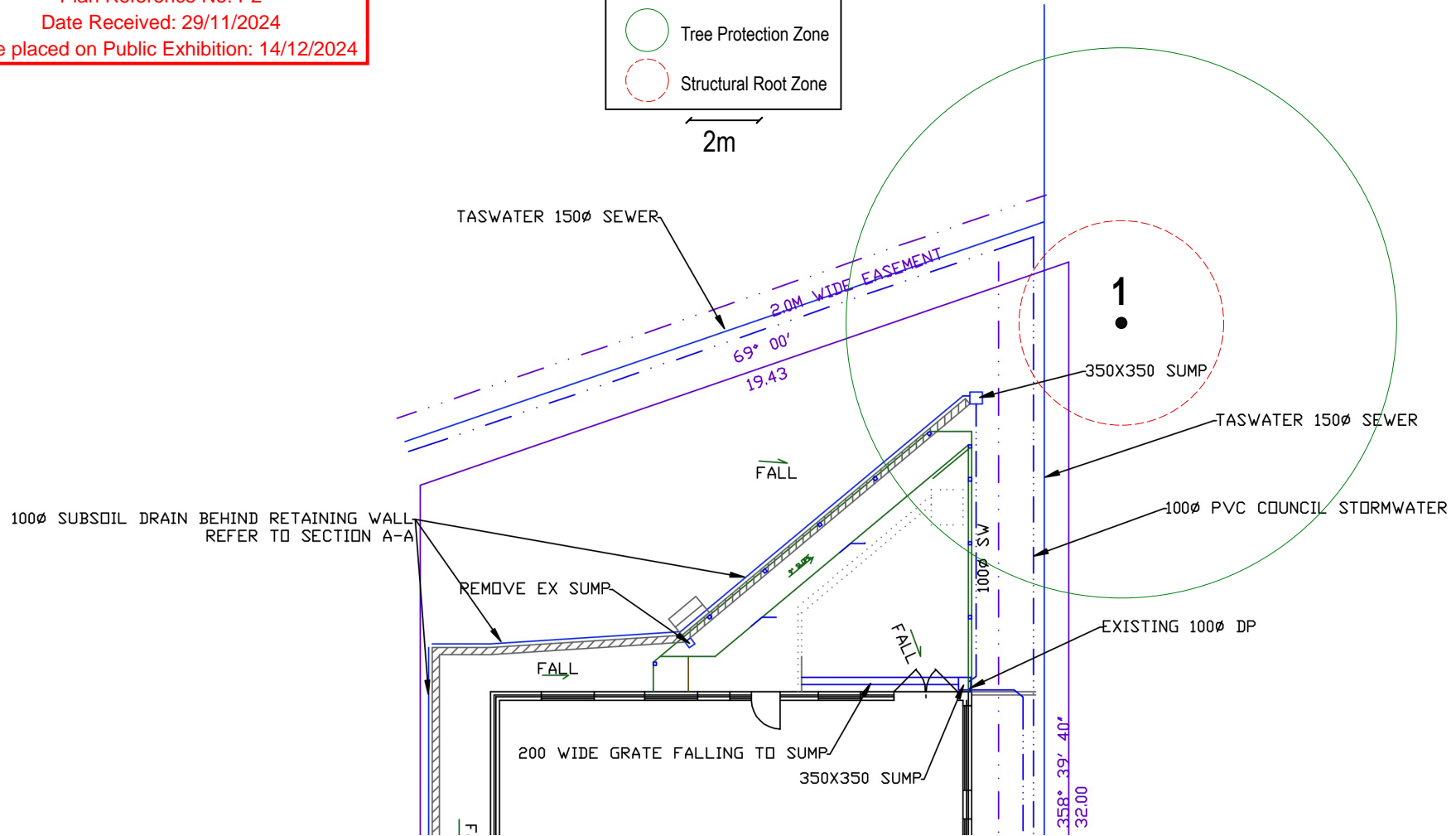
Plan Reference No: P2

Date Received: 29/11/2024

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2m



PROJECT:
 2 DIAMOND DRIVE
 BLACKMANS BAY 7053

SHEET 01: TREE PLAN

 PHILIP JACKSON
 Arborist & Tree Management Services
 5 Bakers Creek Rd, Lucaston 7109
 0447759865
 tastreereports@gmail.com

Base Map source:
 'Waste Plumbing Diagram'
 Drawing: MCC0123
 Rev:1
 Prepared by: WillBuilt
 Dated: 13/11/2023

DWG No. DIA2-2411-01

Not To Scale / Tree location Approximate

DATE: 29/11/ 2024

Identifier	Euc species	Age Class	Height (m)	Spread (m)	DBH (m)	DAB(m)	Overall Vitality	Overall Structure	Life expectancy	Conservation Value	TPZ(m)	SRZ(m)	TPZ/SRZ Encroachment	Likely Impact	Recommendation	Comments
1	Brittle Gum <i>(Eucalyptus mannifera)</i>	M	16-20m	20	0.65	0.72	G	G	L	n/a	7.8	2.9	3%	Acceptable level of encroachment. Minimal impact	Rt	Tree in neighbouring property

NOTES

Identifier: Unique identifier of subject trees.

Age Class: Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature (senescent)

Height Class: 0-5m; 6-10m; 11-15m; 16-20m; 21-25m; >25m

DBH: Diameter at Breast Height (approximate)

DAB: Diameter above basal flare

Overall Vitality: G= Good; M=Moderate; P=Poor; Mo= Moribund; D= Dead

Overall Structure: G = Good; F = Fair; P = Poor; D= Dead.

Conservation Value: VH= Very High; H= High;

TPZ: Tree Protection Zone

SRZ: Structural Root Zone

Life Expectancy: L= Long (>40 years); M= Medium (15-40 years); S= Short (5-15 years); T= Transient (< 5 years)

Recommendations: **Rm**= Remove, **Rt**= Retain

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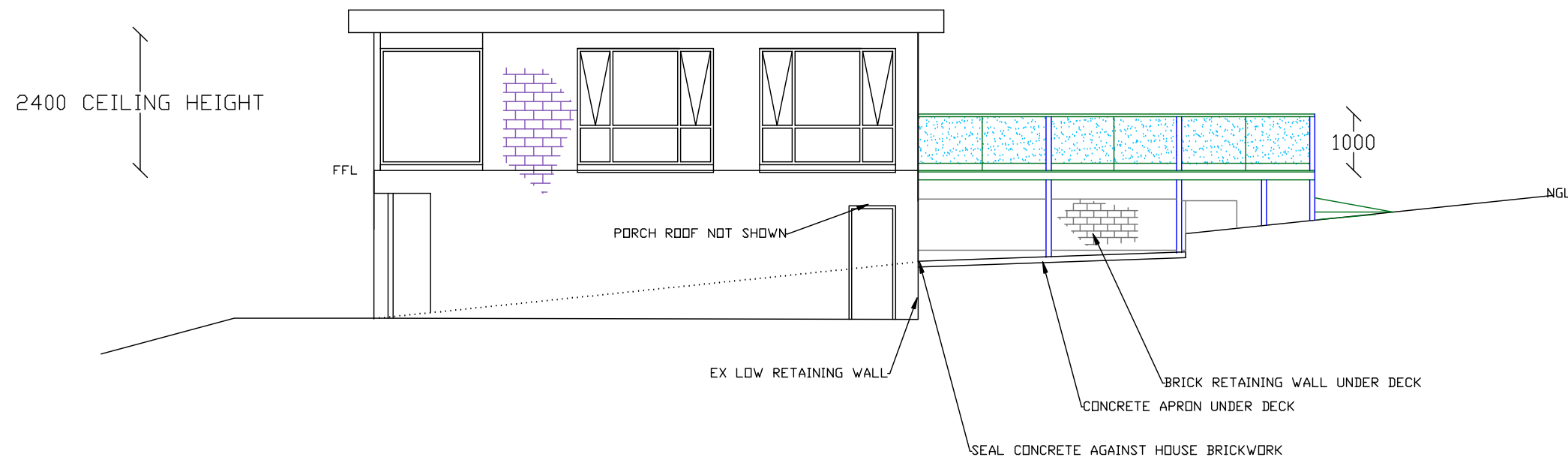
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ALL GLAZING TO AS 1288
WINDOWS TO COMPLY WITH AS 2047-1999
TIMBER FRAMING TO AS 1684

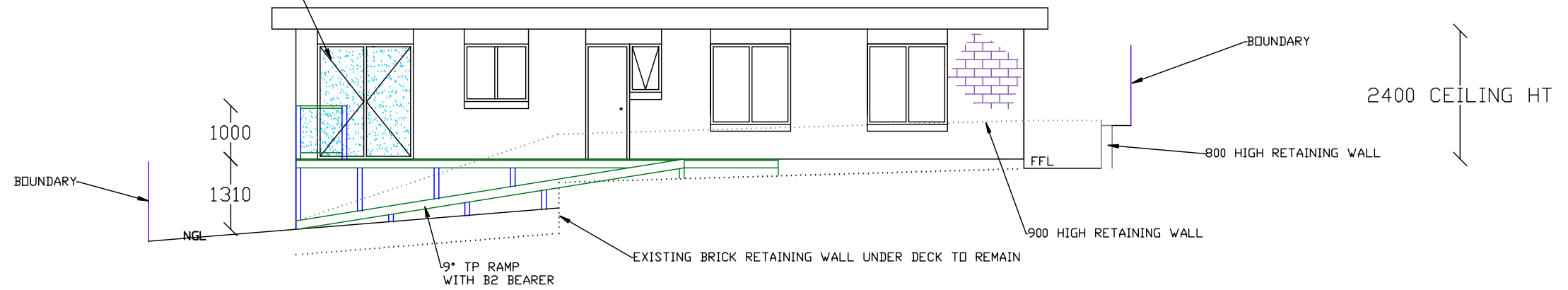
EAST ELEVATION

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UPVC FRAMED FRENCH DOOR TO AS 2047 & AS 1288 DOUBLE GLAZED 4mm MIN GRADE A SAFETY GLASS. ALLOW FOR HUMAN IMPACT AS PER NCC PART 3.6.4 MARKED WITH AN OPAQUE BAND

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REPLACE THE WINDOW WITH A DOUBLE GLAZED FRENCH DOOR
BUILDER TO CONFIRM THAT LINTEL IS 140X35 F17 OR EQUIVALENT



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NORTH ELEVATION

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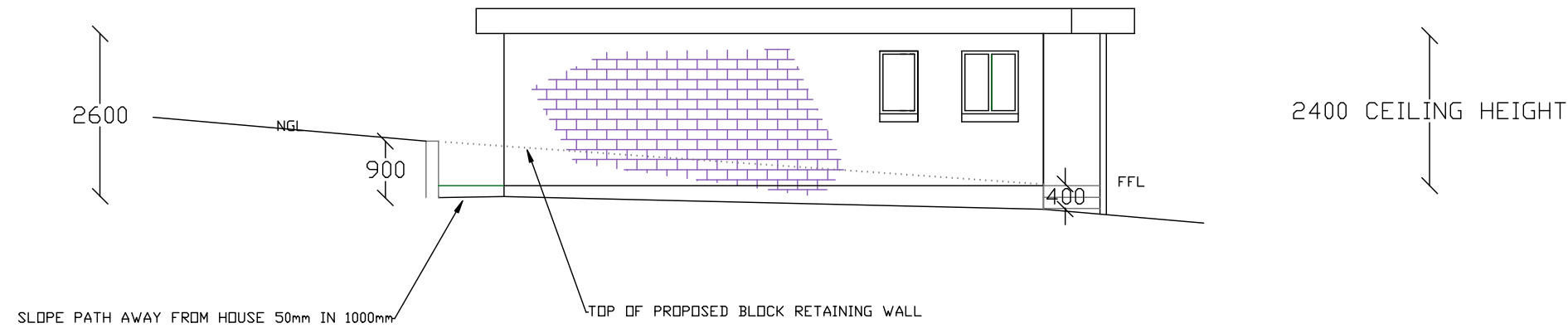
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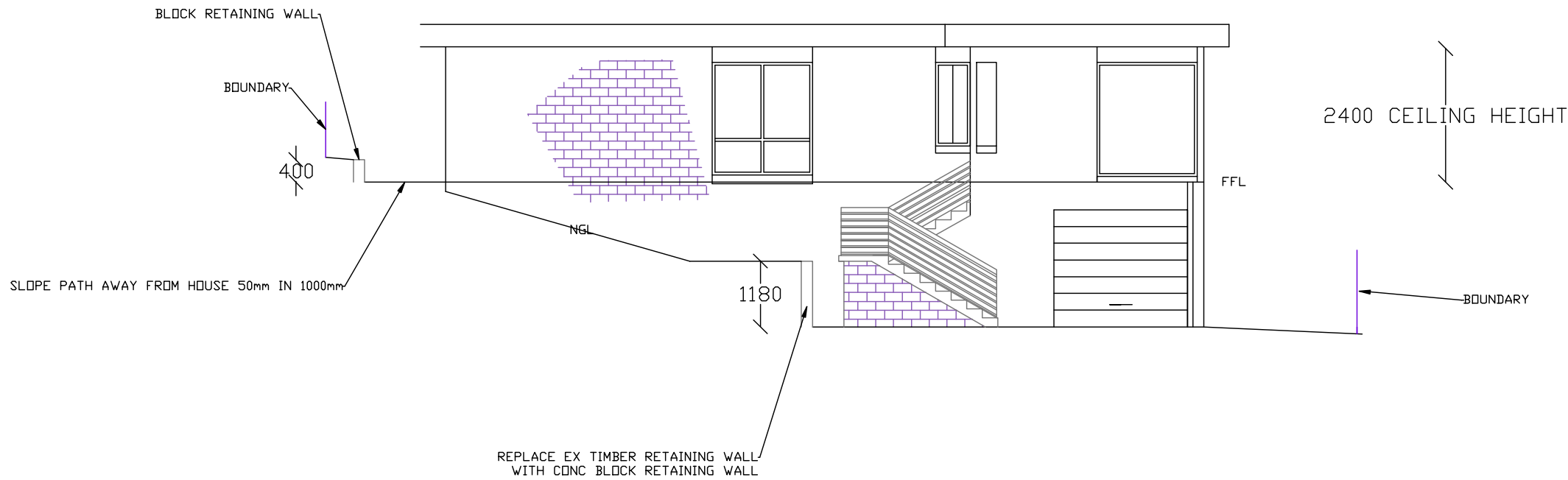
WEST ELEVATION

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MASONRY:

1. ALL MASONRY TO CONFORM TO AS 3700 & BCA REQUIREMENTS
2. MASONRY LINTELS TO ENGINEERS SPECIFICATION
3. PROVIDE BRICK TIES AT MIN 600mm VERTICAL & HORIZONTAL CENTRES
4. PROVIDE ARTICULATION JOINTS AT 6000mm MAX CENTRES
5. PROVIDE DAMP PROOF COURSE AROUND ALL WINDOWS & FLOOR LEVEL.
6. PROVIDE WEEP HOLES BETWEEN EACH ALTERNATE BRICK & CLEAN ALL MORTAR FROM THE 25mm MIN WIDTH CAVITIES.
7. RETAINING WALLS TO BE CONSTRUCTED AS PER ENGINEER APPROVED DRAWINGS
8. DPC 15mm ABOVE CONCRETED AREAS
9. MORTAR TO BE MIN ONE PART CEMENT TO 5 PARTS SAND
10. FACE JOINTS NEATLY FINISHED WITH STEEL ROD JOINTING TOOL

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SOUTH ELEVATION

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SCALE: 1:20

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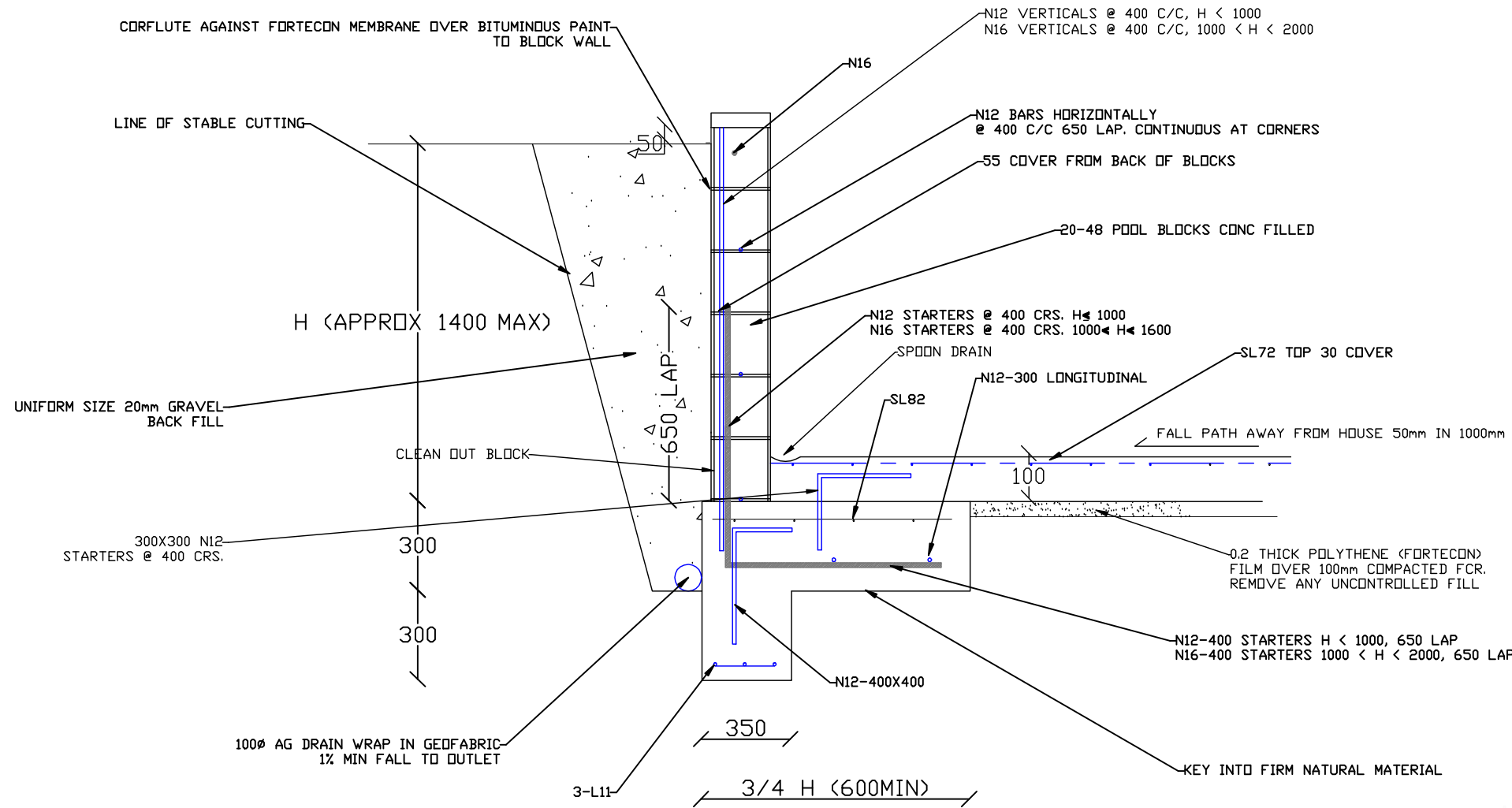
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RETAINING WALL CONSTRUCTION NOTES

- MORTAR SHALL BE CEMENT : LIME: SAND RATIO 1 : 0-0.25 : 3
- BLOCKS TO BE GRADE 12 TO AS 2733
- GROUT - MAXIMUM AGGREGATE SIZE 10mm- SLUMP 230+/- 30-MIN. CHARACTERISTIC STRENGTH 20 MPa
- CLEAN OUT HOLES ARE TO BE PROVIDED TO THE BASE OF ALL CORES. AT THE END OF EACH DAYS BLOCK LAYING & BEFORE THE WALL IS FILLED, MORTAR DROPPINGS ARE TO BE WASHED OUT. REINFORCEMENT TIED & HOLES BLOCKED OFF
- RETAINING WALL FOOTINGS ARE TO BE FOUNDED ON APPROVED TRIMMED SUBGRADE WITH A MINIMUM BEARING CAPACITY OF 150 kPa
- CONCRETE STRENGTH (MPa)/ SLUMP(mm) FOOTINGS 25 / 90
- 50mm COVER TO FOOTING BASE REINFORCEMENT
- ALL CORES SHALL BE GROUT FILLED TO ONE COURSE ABOVE FINISHED SURFACE LEVEL
- ALLOW MINIMUM 14 DAYS AFTER FILLING BLOCKS PRIOR TO BACKFILLING BEHIND WALL
- CORE FILL SHALL BE PLACED WITH A PENCIL VIBRATOR
- MOIST CURE WALL CONCRETE FOR 14 DAYS PRIOR TO WATERPROOFING
- BACK OF WALL TO BE COATED WITH MINIMUM 2 COATS OF AN APPROVED BITUMINOUS PAINT LINED WITH FORTECON PROTECTED BY CORFLUTE OR SIMILAR SACRIFICIAL SHEETING
- PROVIDE EXPANSION JOINTS AT MAX 10M CENTRES PROVIDE R16 DWEL BARS ACROSS JOINTS AT 400 CENTRES, GREASED AND CAPPED ONE END
- WHERE WALL IS NOT RETAINING BLOCK WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH 'BESSERS' SINGLE SKIN BLOCKWORK SYSTEM WITH BOND BEAM AND LINTELS AS REQUIRED

NOTE:
PREVIOUS REPORTS HAVE IDENTIFIED THE PRESENCE OF DISPERSIVE SOILS, TUNNEL EROSION AND POSSIBLE FILL. CONSULT WITH ENGINEER WHEN EXCAVATIONS COMMENCE.

NOTE:
ANY TREES THAT ARE WITHIN CLOSE PROXIMITY OF THE PROPOSED STRUCTURE SHOULD BE REMOVED

CERTIFICATE NO.: HS 10552
2/5/2024

RETAINING WALL DETAIL SECTION A-A

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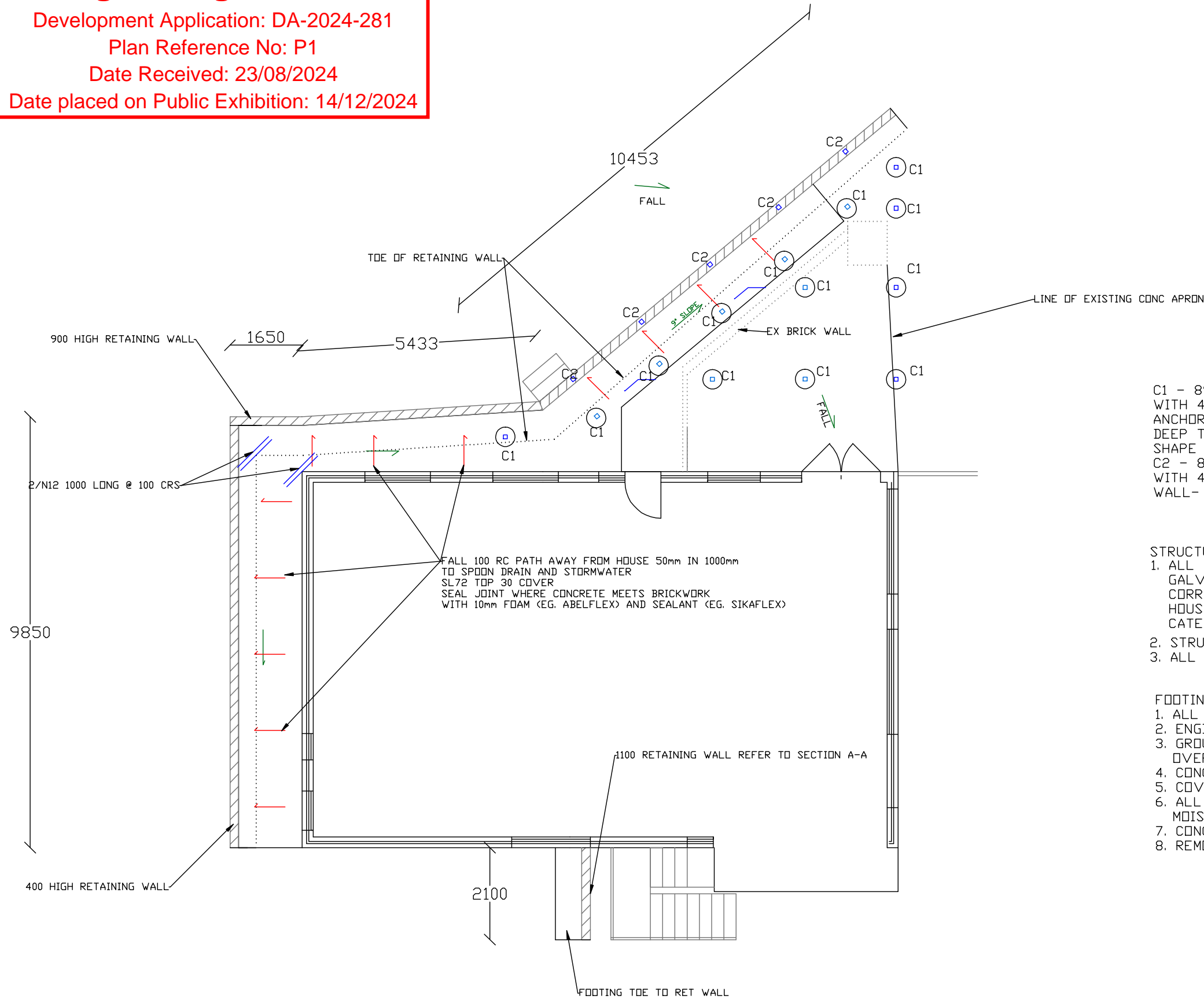
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C1 - 89X3.5 SHS DURAGAL COLUMN WELDED TO 180X180X10 PLATE WITH 4/N12 CRANKED ANCHOR BARS 400 ØA EMBEDDED IN 450 DIA CONC PIER MIN 600 DEEP TO ROCK SHAPE TOP OF PIER TO PREVENT PONDING
C2 - 89X3.5 SHS DURAGAL COLUMN WELDED TO 180X180X10 PLATE WITH 4/M12 BOLTS CHEMICALLY ANCHORED TO THE RETAINING WALL- 80mm EMBEDMENT

STRUCTURAL STEEL NOTES

1. ALL EXPOSED STEELWORK SHALL BE HOT DIPPED GALVANISED OR PAINTED WITH AN APPROVED CORROSION RESISTANT PAINT SYSTEM TO A.B.C.B. HOUSING PROVISIONS, SECTION 6.3.9 REQUIREMENTS FOR CATEGORY LOW ENVIRONMENTS
2. STRUCTURAL STEELWORK SHALL COMPLY WITH AS4100
3. ALL WELDS SHALL BE 6mm C.F.W. U.N.D.

FOOTING NOTES:

1. ALL FOOTING CONSTRUCTION SHALL COMPLY WITH AS2870
2. ENGINEER SHALL INSPECT FOOTINGS PRIOR TO POURING OF CONCRETE
3. GROUND TO BE SHAPED TO FALL AWAY FROM THE BUILDING 50mm OVER 1000mm IN ACCORDANCE WITH BCA REQUIREMENTS
4. CONCRETE SHALL BE f_c 25MPa U.N.D.
5. COVER 30mm TOP 45mm SIDES & BOT U.N.D.
6. ALL CONCRETE SHALL BE PLACED WITH A MECHANICAL VIBRATOR MOIST CURE ALL SLABS MIN 7 DAYS
7. CONCRETE TO COMPLY WITH BCA PART 4.2.10
8. REMOVE EXCESS SPOIL FROM THE SITE

FOUNDATION

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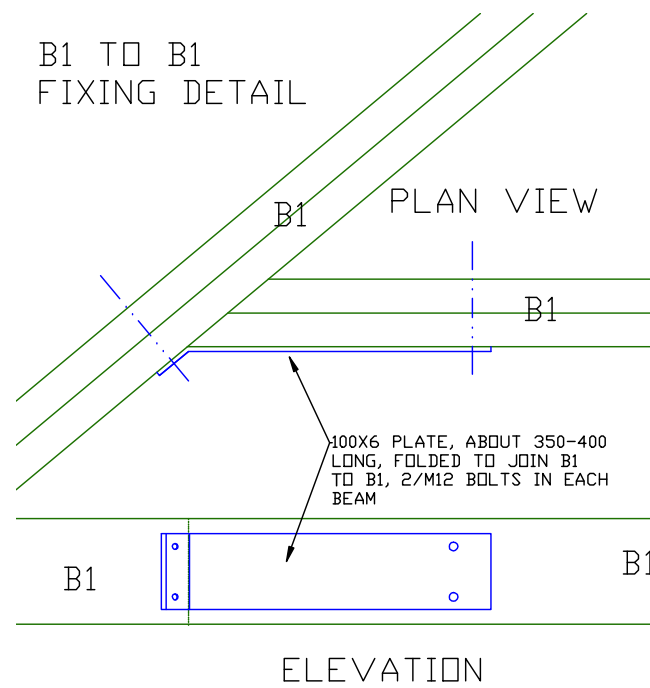
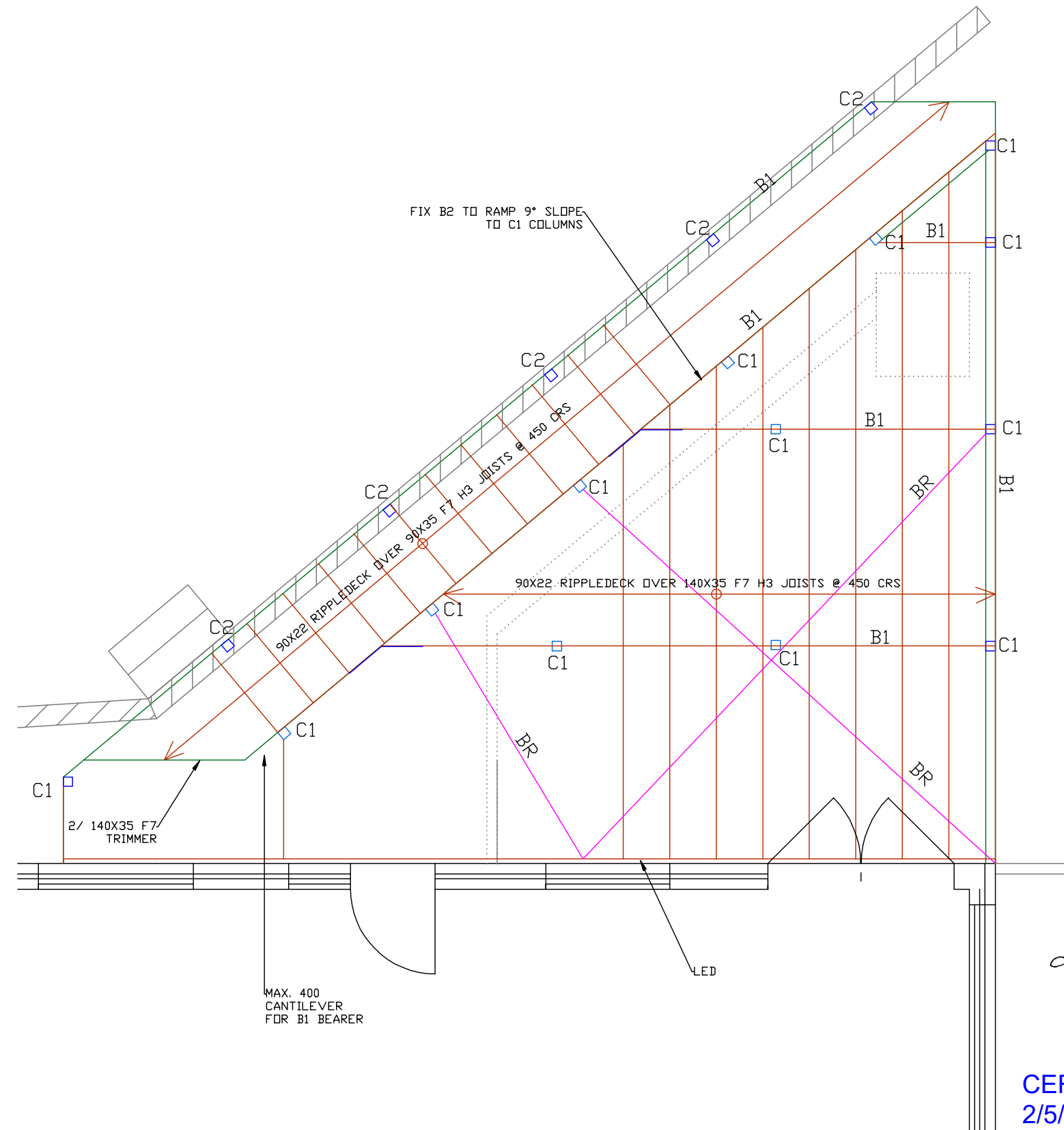
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NOTE:
 WELD 90X90X6 CAPPING PLATES TO
 TOPS OF C1 & C2 COLUMNS.
 WELD 100X100X6 CLEATS TO
 COLUMNS WITH 2/M12 BOLTS TO
 FIX BEARERS.
 WHERE BEARERS JOIN ON TOP OF
 A COLUMN, USE 200X100X6 CLEATS
 AND 4/M12 BOLTS.

C1 - 89X3.5 SHS DURAGAL COLUMN WELDED TO 180X180X10 PLATE
 WITH 4/M12 CRANKED
 ANCHOR BARS 400 DA EMBEDDED IN 450 DIA CONC PIER MIN 600
 DEEP TO ROCK
 SHAPE TOP OF PIER TO PREVENT PONDING
 C2 - 89X3.5 SHS DURAGAL COLUMN WELDED TO 180X180X10 PLATE
 WITH 4/M12 BOLTS CHEMICALLY ANCHORED TO THE RETAINING
 WALL - 80mm EMBEDMENT
 B1 - 2 /140X45 F7 H3 BEARER
 B2 - 140X45 F7 H3 BEARER FIXED TO RAMP JOISTS & C1 COLUMNS
 WITH 65X65X6 LUG & M12 BOLTS
 LED - 140X45 F7 H3 LEDGER REFER TO DETAIL FOR FIXING
 BR - 50X3 GALV FLAT BAR HORIZONTAL BRACING



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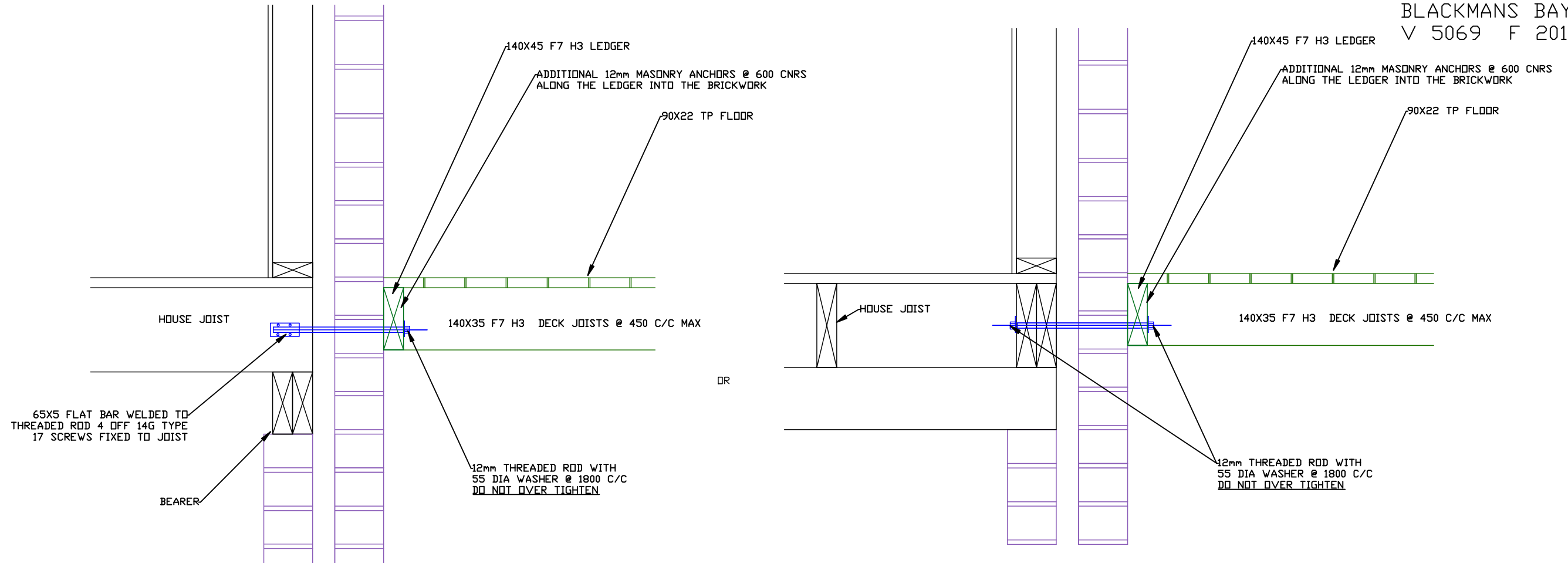
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ADDITIONAL 12mm MASONRY ANCHORS @ 600 C/C ALONG THE LEDGER INTO THE BRICK WORK

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DECK TO HOUSE ATTACHMENT BLOCK VENEER

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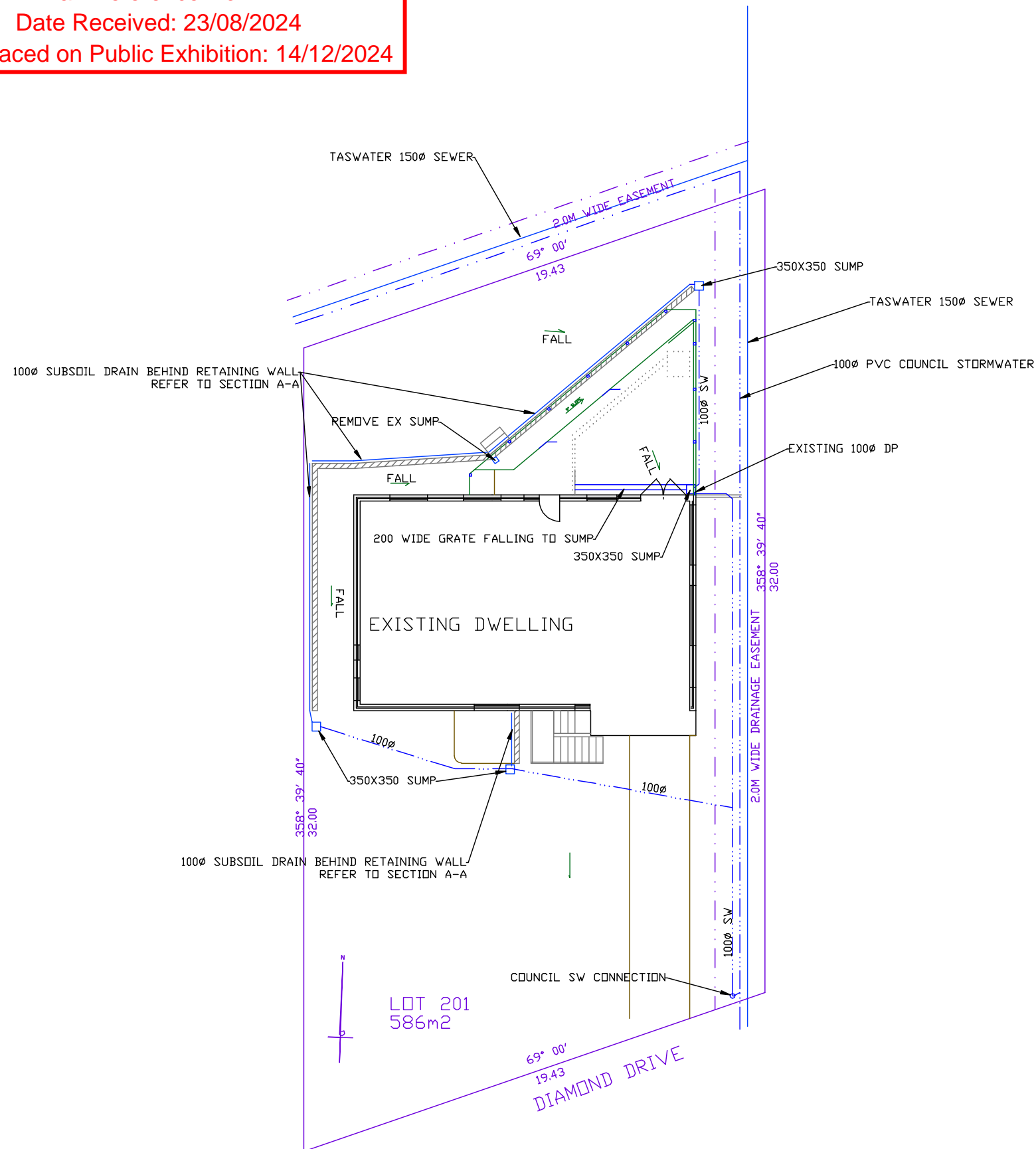
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WASTE PLUMBING DIAGRAM

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