

# APPLICATION FOR PLANNING APPROVAL

**Application Number:** DA-2024-374  
**Proposal:** Dwelling  
**Subject Site:** 25A Selby Road, Kettering  
**Responsible Planning Officer:** Sonali Raj

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## Advertised Documents:

- Application Plans
- On-Site Wastewater Report

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](mailto:kc@kingborough.tas.gov.au).



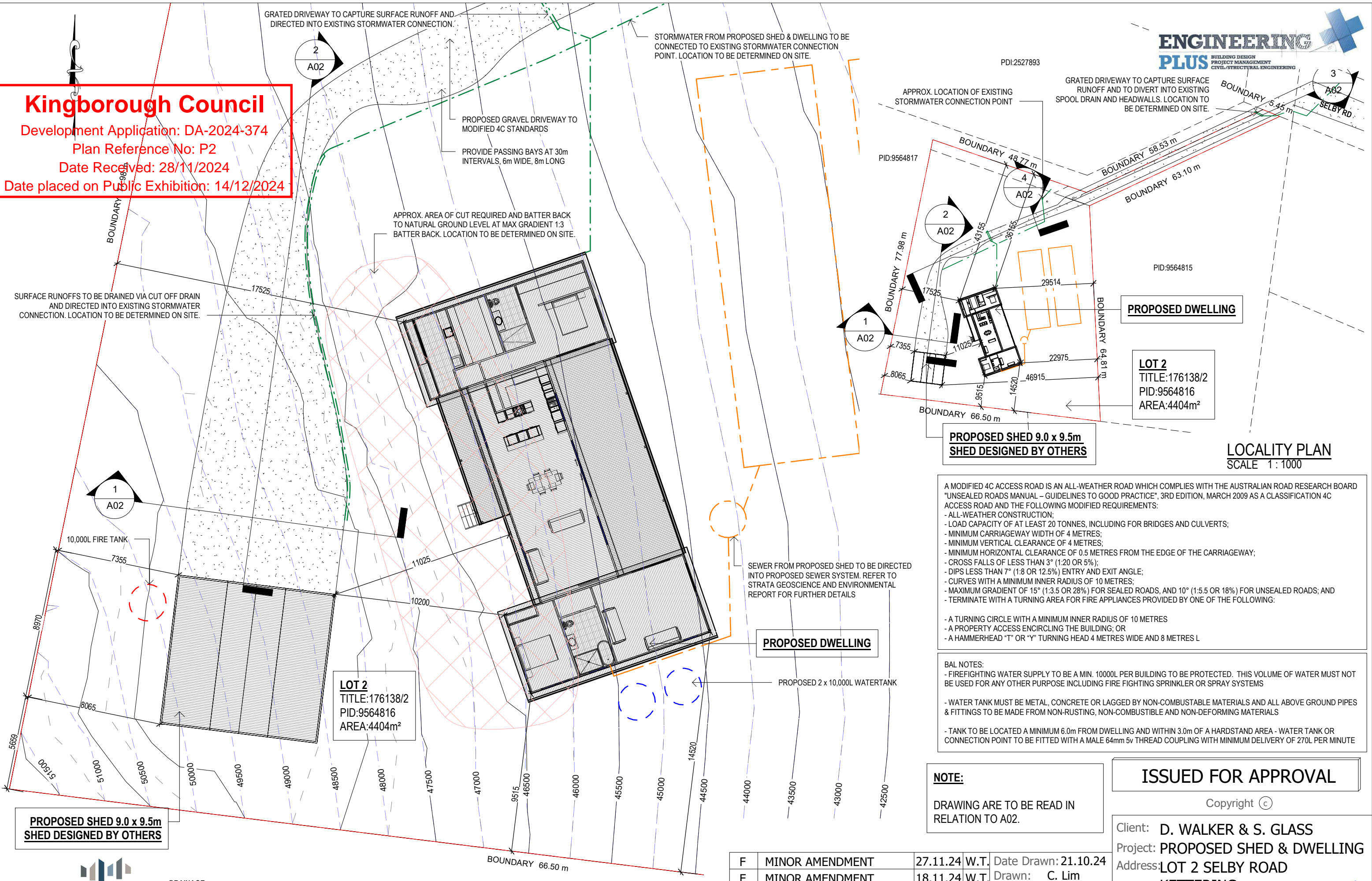
# Kingborough Council

Development Application: DA-2024-374

Plan Reference No: P2

Date Received: 28/11/2024

Date placed on Public Exhibition: 14/12/2024



BOUNDARY 5.98m

BOUNDARY 17525

BOUNDARY 17525

BOUNDARY 77.98m

BOUNDARY 7355

BOUNDARY 8065

BOUNDARY 5659

BOUNDARY 51500

BOUNDARY 51000

BOUNDARY 50505

BOUNDARY 50000

BOUNDARY 49500

BOUNDARY 49000

BOUNDARY 48500

BOUNDARY 48000

BOUNDARY 47500

BOUNDARY 47000

BOUNDARY 46500

BOUNDARY 46000

BOUNDARY 45500

BOUNDARY 45000

BOUNDARY 44500

BOUNDARY 44000

BOUNDARY 43500

BOUNDARY 43000

BOUNDARY 42500

1  
A02

2  
A02

1  
A02

2  
A02

4  
A02

3  
A02

**PROPOSED SHED 9.0 x 9.5m**  
 SHED DESIGNED BY OTHERS

**LOT 2**  
 TITLE:176138/2  
 PID:9564816  
 AREA:4404m<sup>2</sup>

**PROPOSED DWELLING**

**PROPOSED SHED 9.0 x 9.5m**  
 SHED DESIGNED BY OTHERS

**PROPOSED DWELLING**

**LOT 2**  
 TITLE:176138/2  
 PID:9564816  
 AREA:4404m<sup>2</sup>

**LOCALITY PLAN**  
 SCALE 1:1000

- A MODIFIED 4C ACCESS ROAD IS AN ALL-WEATHER ROAD WHICH COMPLIES WITH THE AUSTRALIAN ROAD RESEARCH BOARD "UNSEALED ROADS MANUAL – GUIDELINES TO GOOD PRACTICE", 3RD EDITION, MARCH 2009 AS A CLASSIFICATION 4C ACCESS ROAD AND THE FOLLOWING MODIFIED REQUIREMENTS:
- ALL-WEATHER CONSTRUCTION;
  - LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
  - MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
  - MINIMUM VERTICAL CLEARANCE OF 4 METRES;
  - MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY;
  - CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
  - DIPS LESS THAN 7° (1:8 OR 12.5%) ENTRY AND EXIT ANGLE;
  - CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
  - MAXIMUM GRADIENT OF 15° (1:3.5 OR 28%) FOR SEALED ROADS, AND 10° (1:5.5 OR 18%) FOR UNSEALED ROADS; AND
  - TERMINATE WITH A TURNING AREA FOR FIRE APPLIANCES PROVIDED BY ONE OF THE FOLLOWING:
    - A TURNING CIRCLE WITH A MINIMUM INNER RADIUS OF 10 METRES
    - A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
    - A HAMMERHEAD "T" OR "Y" TURNING HEAD 4 METRES WIDE AND 8 METRES L

- BAL NOTES:
- FIREFIGHTING WATER SUPPLY TO BE A MIN. 10000L PER BUILDING TO BE PROTECTED. THIS VOLUME OF WATER MUST NOT BE USED FOR ANY OTHER PURPOSE INCLUDING FIRE FIGHTING SPRINKLER OR SPRAY SYSTEMS
  - WATER TANK MUST BE METAL, CONCRETE OR LAGGED BY NON-COMBUSTABLE MATERIALS AND ALL ABOVE GROUND PIPES & FITTINGS TO BE MADE FROM NON-RUSTING, NON-COMBUSTIBLE AND NON-DEFORMING MATERIALS
  - TANK TO BE LOCATED A MINIMUM 6.0m FROM DWELLING AND WITHIN 3.0m OF A HARDSTAND AREA - WATER TANK OR CONNECTION POINT TO BE FITTED WITH A MALE 64mm 5v THREAD COUPLING WITH MINIMUM DELIVERY OF 270L PER MINUTE

**NOTE:**  
 DRAWING ARE TO BE READ IN RELATION TO A02.

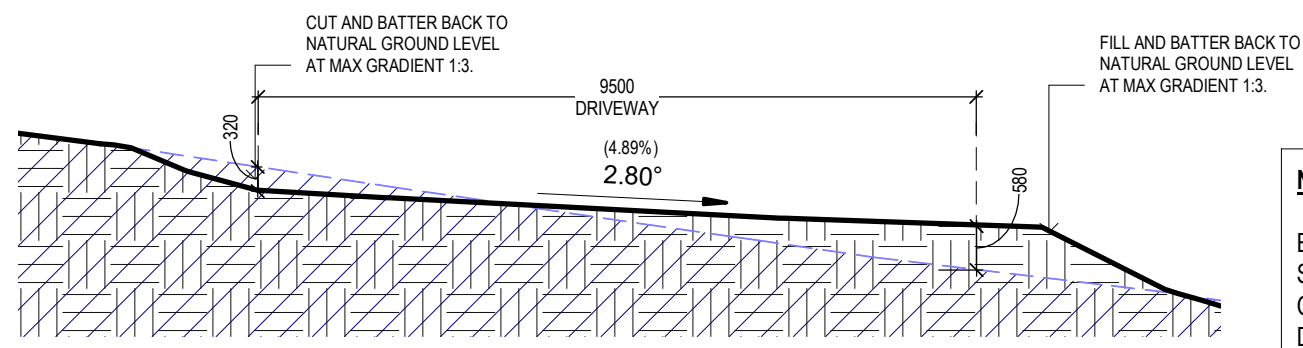
**ISSUED FOR APPROVAL**  
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 Project: PROPOSED SHED & DWELLING  
 Address: LOT 2 SELBY ROAD  
 KETTERING  
 Mob 0417 362 783 or 0417 545 813  
 jack@engineeringplus.com.au  
 trin@engineeringplus.com.au

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Rev:	Amendment:	Date:	Int:	

Accredited Building Designer  
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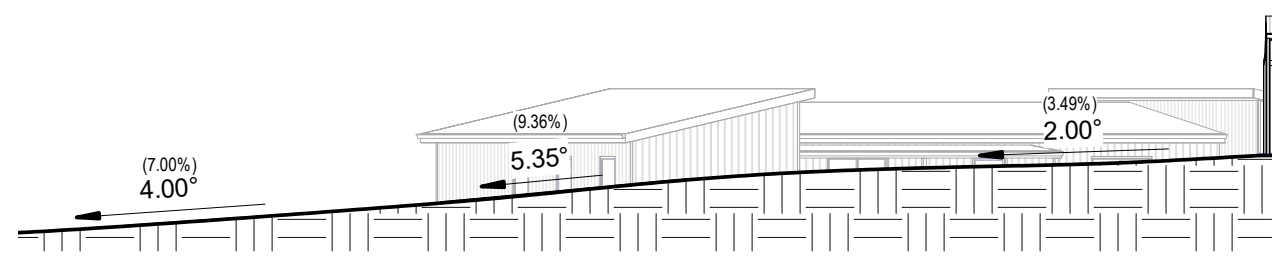
Drawing No: 1652024 A01 / A08  
 Rev: F



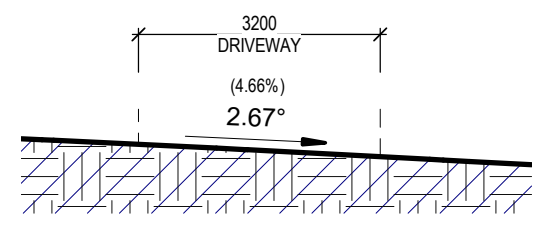
**1 - DRIVEWAY CROSS-SECTION**  
SCALE 1:100

**NOTES:**  
BUILDERS TO ENSURE DRIVEWAY TO INCORPORATE CURVES TO SMOOTH TRANSITIONS BETWEEN DIFFERENT GRADIENT AND TO BE CONSTRUCTED TO MODIFIED 4C ACCESS ROAD AND LGAT DRIVEWAY STANDARDS.

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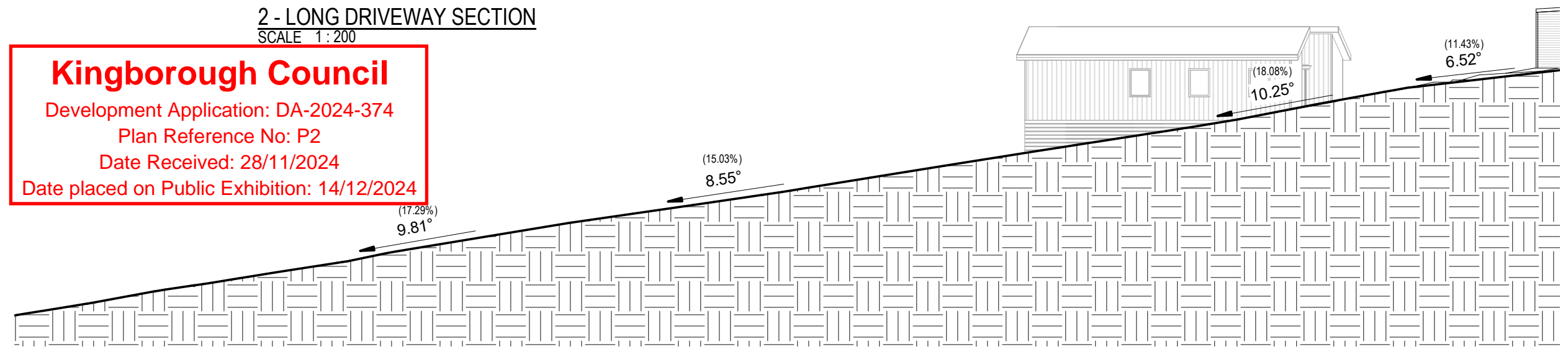
**2 - LONG DRIVEWAY SECTION**  
SCALE 1:200



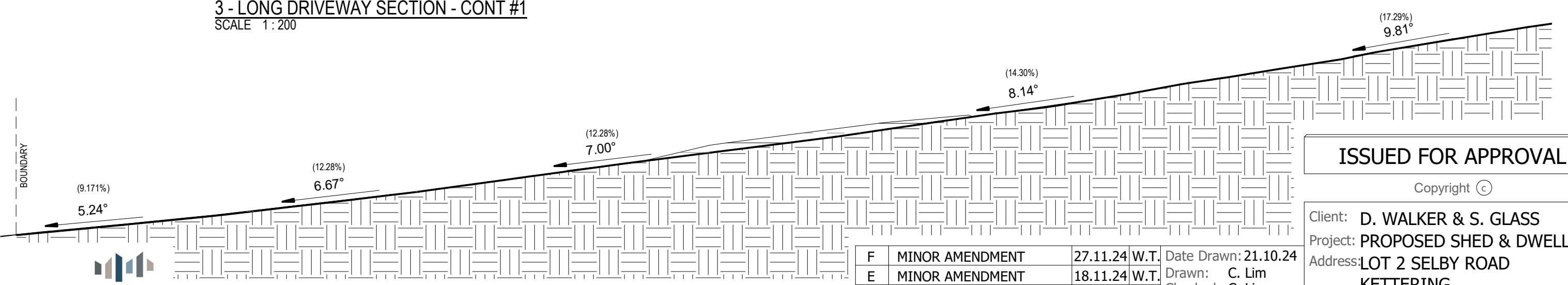
**4 - DRIVEWAY CROSS-SECTION**  
SCALE 1:100

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**3 - LONG DRIVEWAY SECTION - CONT #1**  
SCALE 1:200



**3 - LONG DRIVEWAY SECTION - CONT #2**  
SCALE 1:200

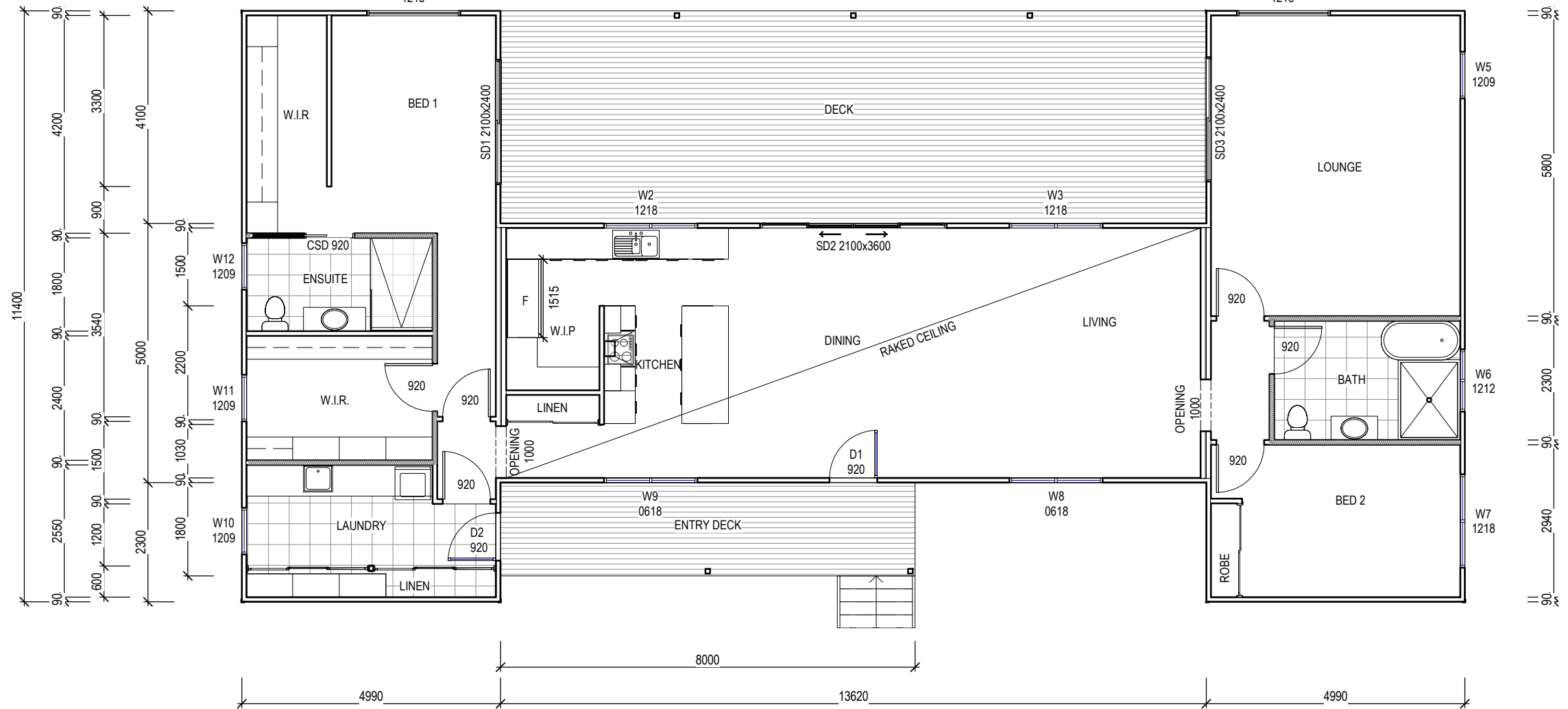
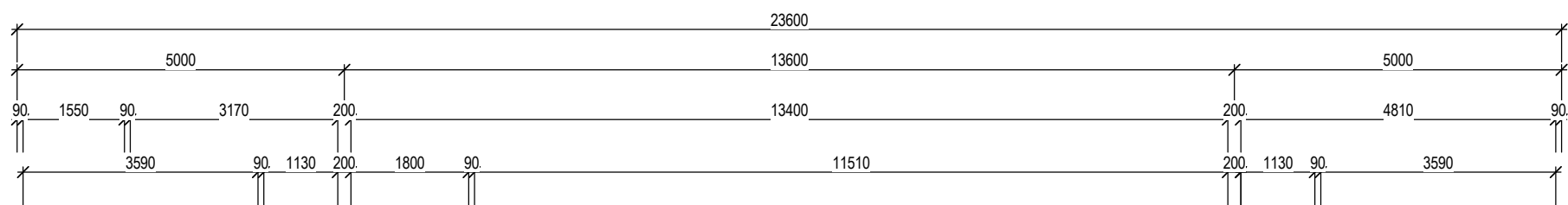
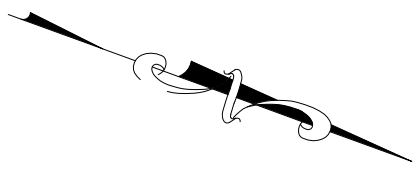
**ISSUED FOR APPROVAL**

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Client: **D. WALKER & S. GLASS**  
Project: **PROPOSED SHED & DWELLING**  
Address: **LOT 2 SELBY ROAD KETTERING**  
Mob 0417 362 783 or 0417 545 813  
jack@engineeringplus.com.au  
trin@engineeringplus.com.au

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Drawing No: **1652024 A02 / A08** Rev **F**



**WINDOW SCHEDULE**

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	1200	1800	DG	4.3	.55
W2	1200	1800	DG	4.3	.55
W3	1200	1800	DG	4.3	.55
W4	1200	1800	DG	4.3	.55
W5	1200	900	DG	4.3	.55
W6	1200	1200	DG	4.3	.55
W7	1200	1800	DG	4.3	.55
W8	600	1800	DG	4.3	.55
W9	600	1800	DG	4.3	.55
W10	1200	900	DG	4.3	.55
W11	1200	900	DG	4.0	.61
W12	1200	900	DG	4.0	.61
*W13	360	1800	DG	4.0	.61
*W14	360	3600	DG	4.0	.61
*W15	360	1800	DG	4.0	.61
D1	2100	920	DG	4.0	.61
D2	2100	920	DG	4.0	.61
SD1	2100	2400	DG	4.0	.61
SD2	2100	3600	DG	4.0	.61
SD3	2100	2400	DG	4.0	.61

\*REFER ELEVATIONS FOR HIGHLIGHT WINDOW

**DISCLAIMER**  
 ALL WINDOWS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

**CONSTRUCTION PLAN**  
 SCALE 1:100

**ISSUED FOR APPROVAL**

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Tasbuilt Manufactured Homes & Cabins  
 P.O. Box 274, Deloraine Tasmania 7304  
 Ph: 03 6393 1013

Area Schedule (Gross Building)		
Name	Area	Area (sq)
PROPOSED DWELLING	180.51 m <sup>2</sup>	19.43
DECK	57.20 m <sup>2</sup>	6.16
ENTRY DECK	14.40 m <sup>2</sup>	1.55
	252.11 m <sup>2</sup>	27.14

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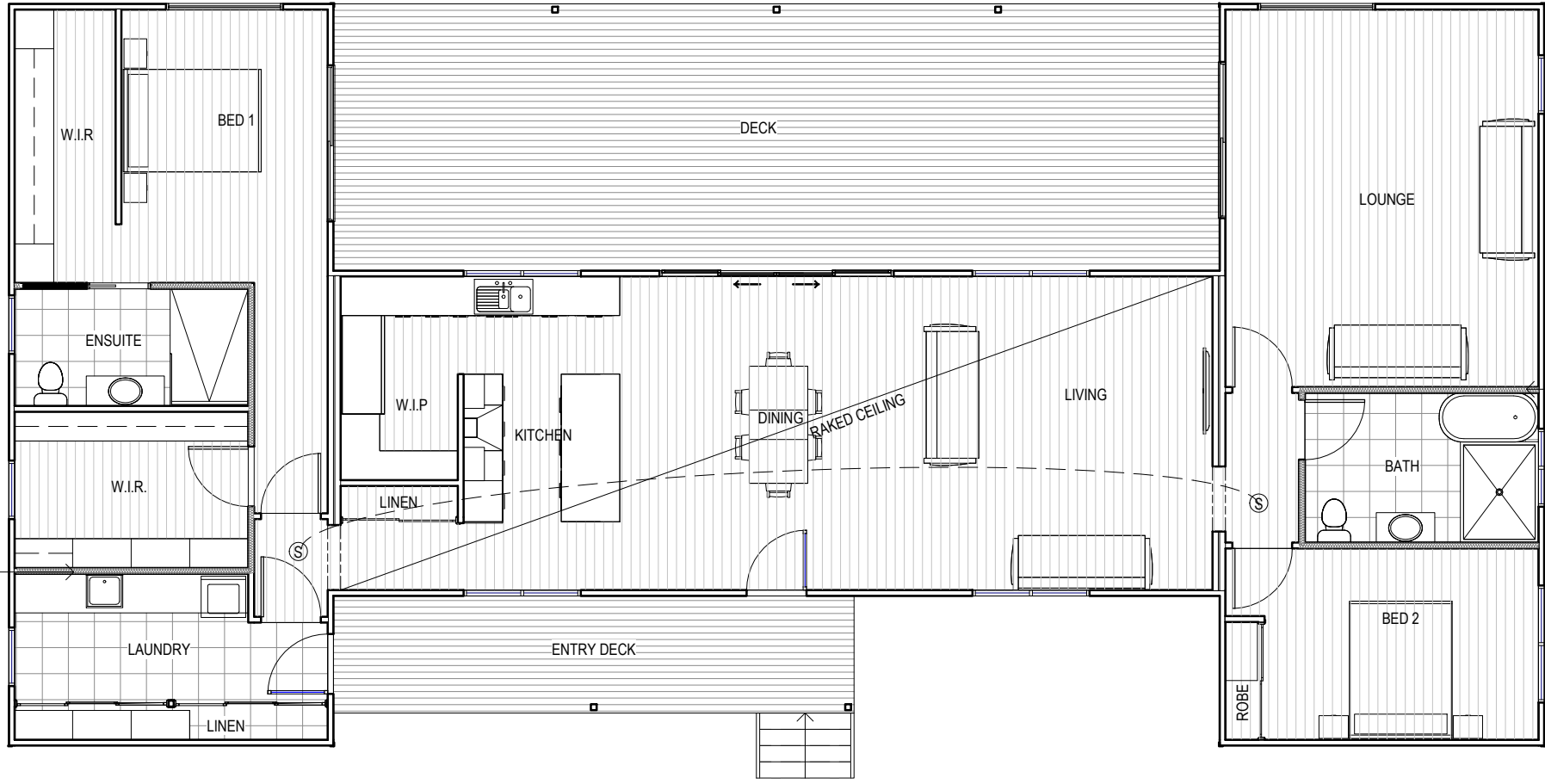
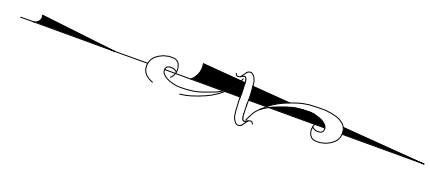
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Accredited Building Designer  
 Designer Name: J. Pfeiffer  
 Accreditation No: CC2211T

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 Rev: F



FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING

R2.0 INTERNAL INSULATION

R2.0 INTERNAL INSULATION

**SMOKE ALARMS**  
 PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO BUILDING POWER SUPPLY TO AS 3786. CEILING MOUNTED WITH 9VDC ALKALINE BATTERY BACKUP TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE WITH NCC PART H3D6 - ACBC PART 9.5

(S) - DENOTES INTERCONNECTED SMOKE DETECTORS

**FLOOR PLAN**  
 SCALE 1:100

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Drawing No: **1652024 A04 / A08** Rev **F**

SUB FLOOR VENTILATION. NCC VOL 2 PART 6.2.1

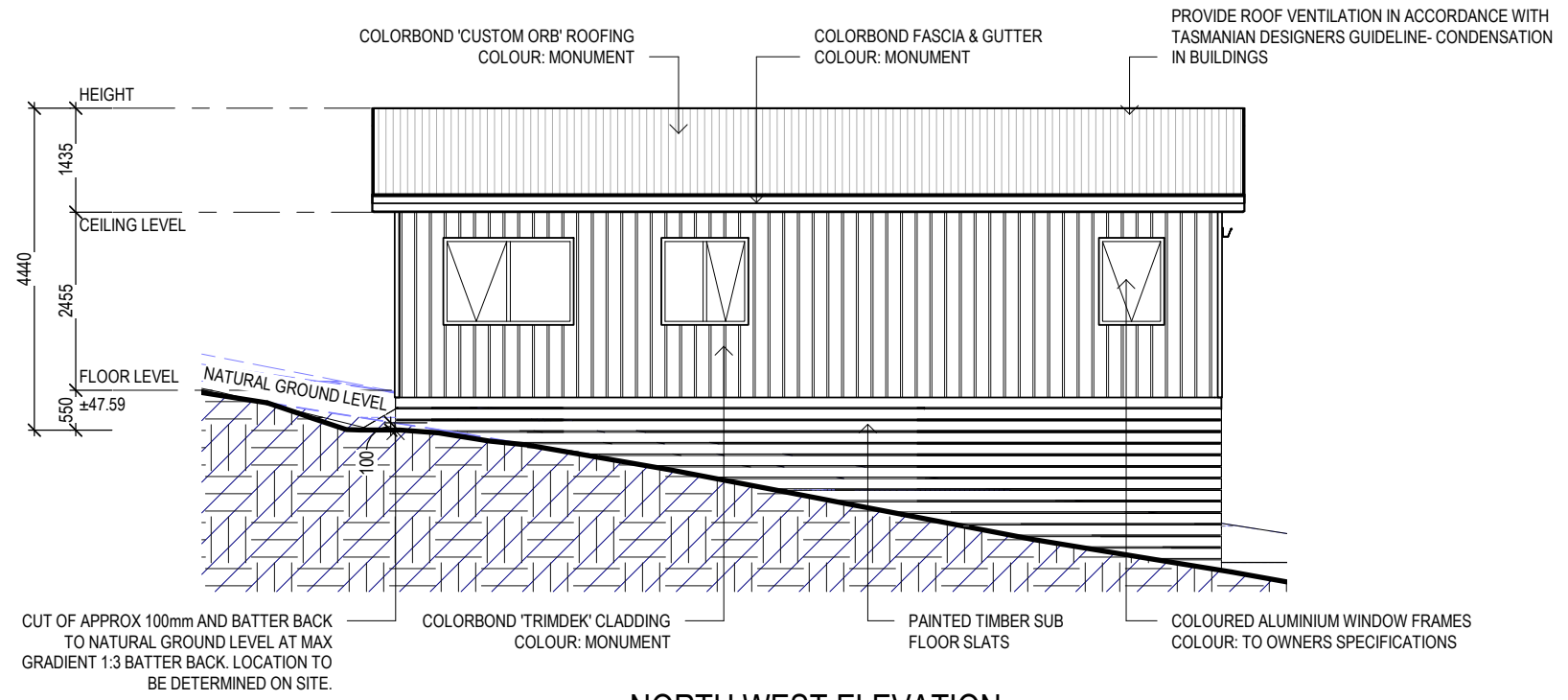
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
- A MINIMUM OF 6000 MM<sup>2</sup> PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
- VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

PRYDA 230x75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR  
PRYDA 230x165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

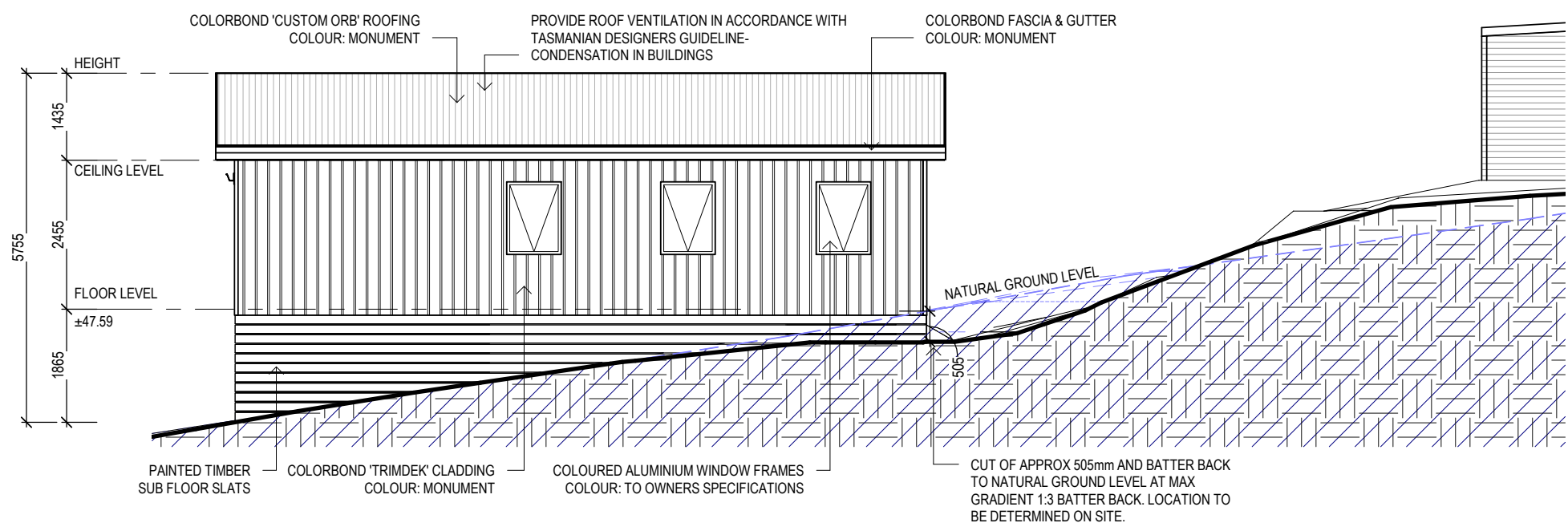
ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.

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**NORTH WEST ELEVATION**  
SCALE 1 : 100



**SOUTH EAST ELEVATION**  
SCALE 1 : 100

STAIR CONSTRUCTION. ABCB VOLUME 2 PART II.2

- TREADS: 240 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO ASI684
- TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
- ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
- STRINGER: 300x50 ECO DEK
- TREADS: 240x45 ECO DEK MAXIMUM TREAD SPAN 1000

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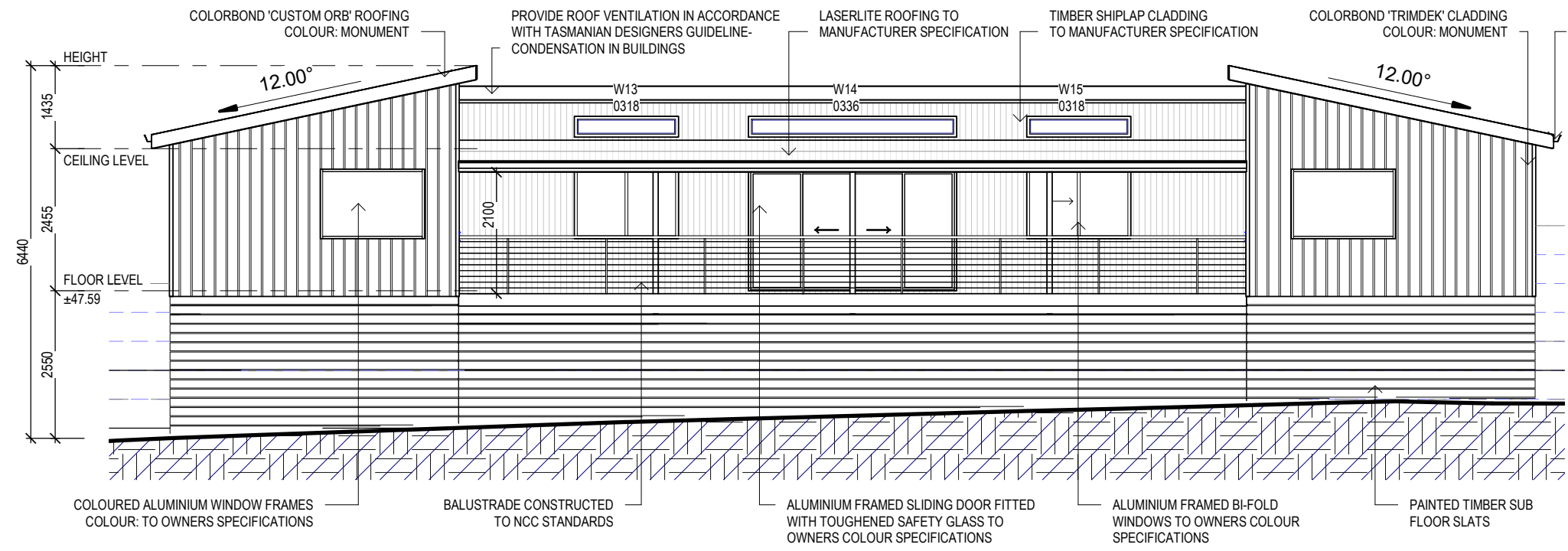
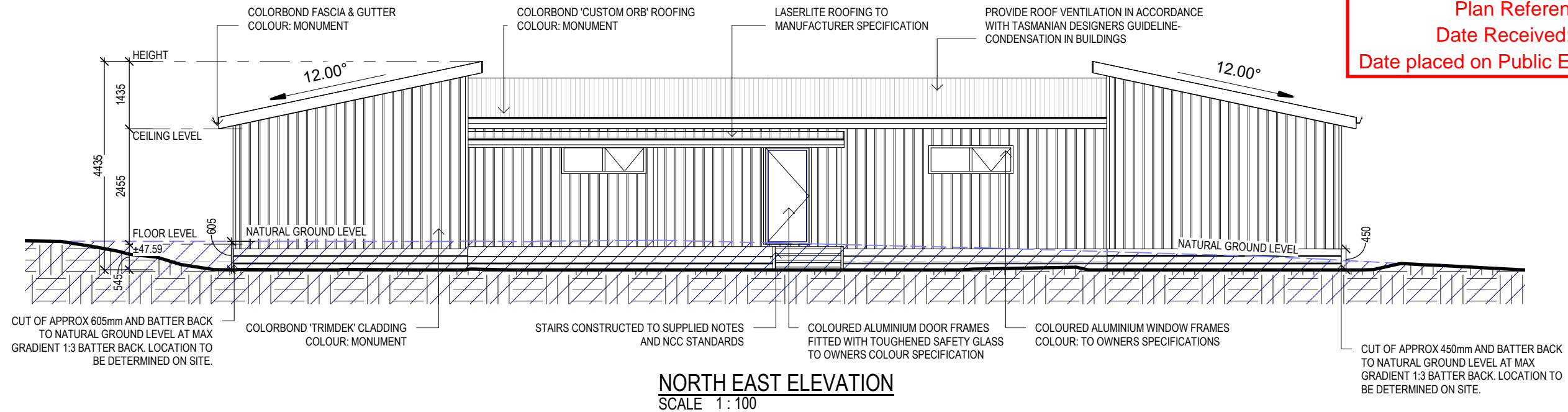
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Drawing No: 1652024 A05 / A08 Rev F

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS

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**SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3**

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.  
MDF REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

**GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288**  
ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

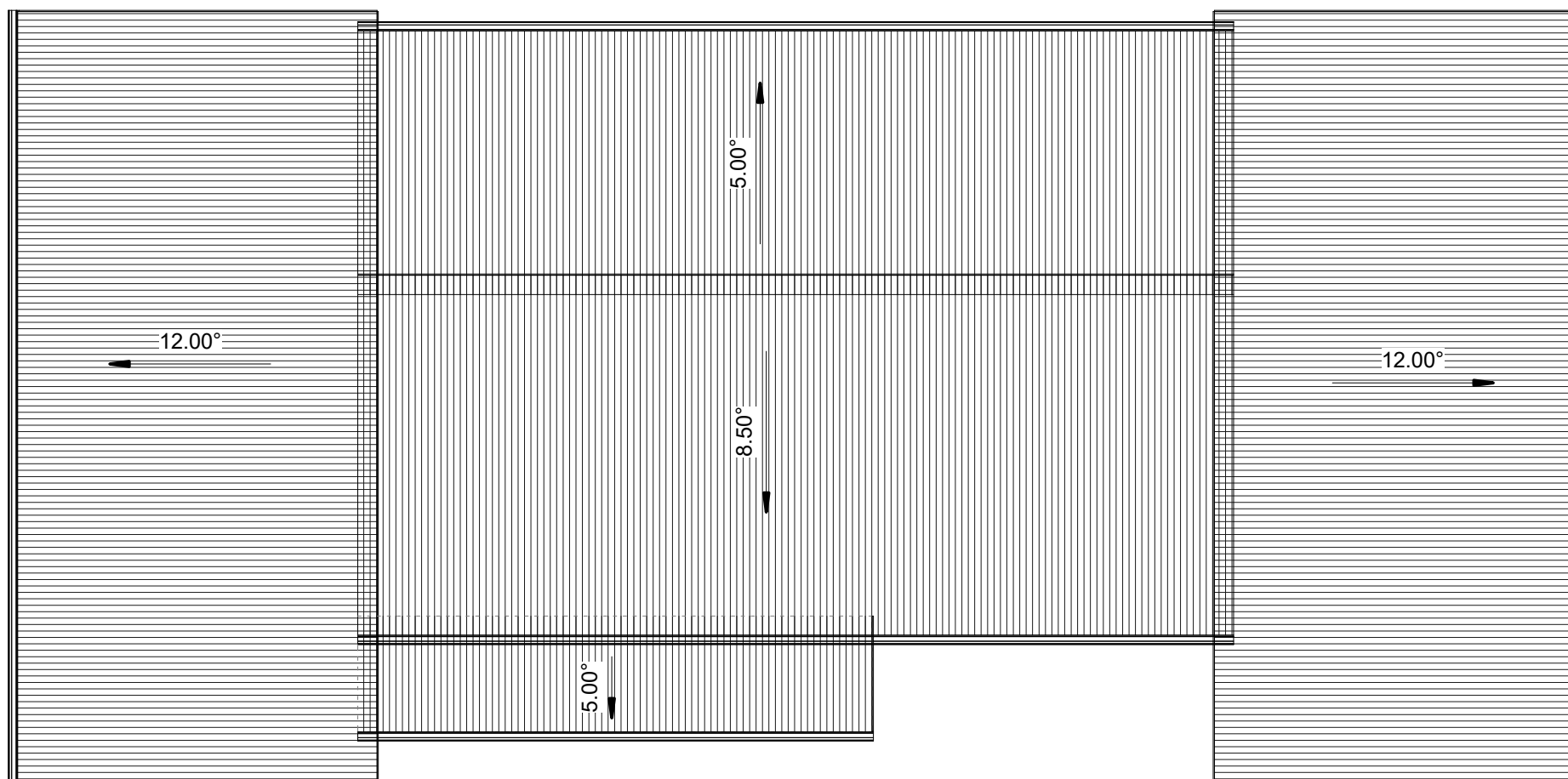
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**ROOF PLAN**  
 SCALE 1:100

ROOF CLADDING. NCC PART 7.2 SHEET ROOFING

COLORBOND 'CUSTOM ORB' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

REFER TO LYSAGHT ROOFING & WALLING MANUAL FOR FULL DETAILS ON SHEET INSTALLATION, FIXINGS & FLASHINGS

COLORBOND 'CUSTOM ORB'

- MINIMUM PITCH 5 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 5-15 DEGREES - MINIMUM 200MM.

ABOVE 15 DEGREES - MINIMUM 150 MM.

- RIDGE LINE VALLEY TO BE TURNED UP (STOP ENDED).
- FASTENERS TO BE MADE OF COMPATIBLE MATERIAL WITH ROOFING MATERIAL.
- CREST FIXINGS OF END SPANS @ EVERY SECOND RIB AND INTERNAL SPANS @ EVERY THIRD RIB.
- WHERE POSSIBLE SHEETS TO BE LAID WITH SIDE LAPS FACING AWAY FROM PREVAILING WEATHER.
- REFLECTIVE FOIL INSULATION TO BE FITTED TO UNDERSIDE OF SHEETS.

R3.5 INSULATION BATTS TO ROOF SPACE ABOVE CEILING LINING.

RECOMMENDED FIXINGS FOR SEVERE EXPOSURE CONDITIONS TO AS 3566

USE CLASS 4 MATERIALS FOR SEVERE EXPOSURE & STAINLESS STEEL FOR VERY SEVERE COASTAL ENVIRONMENTS.

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**KETTERING**

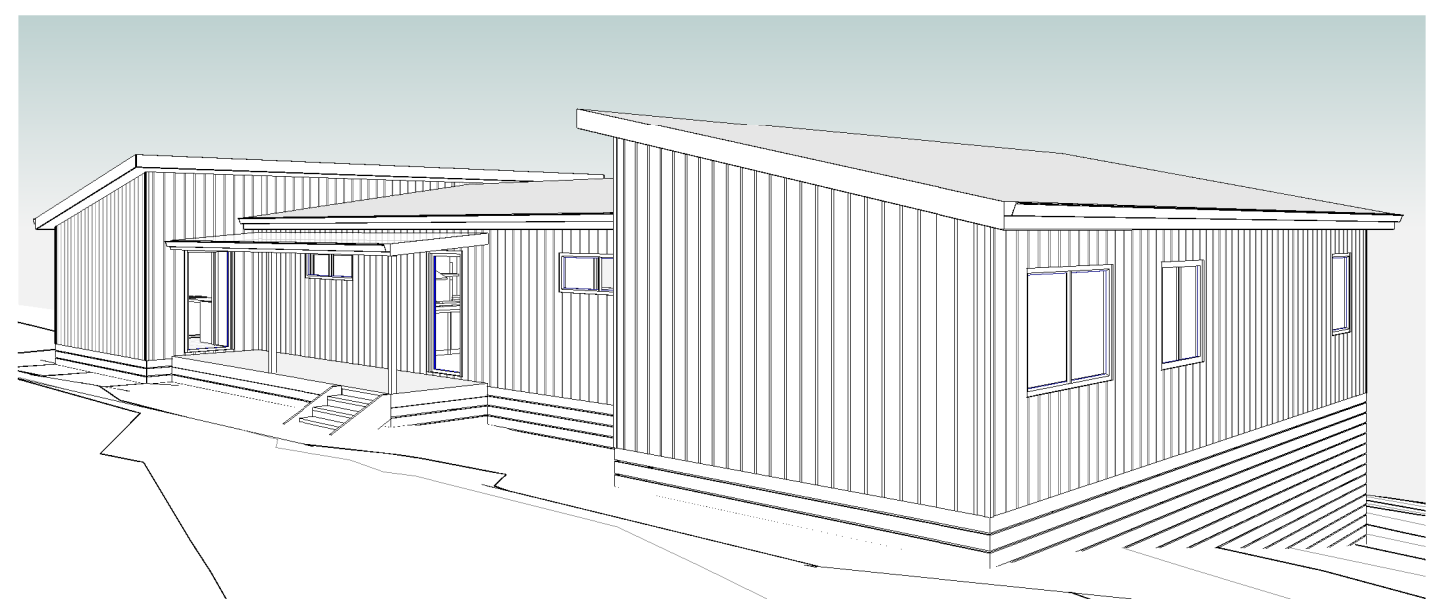
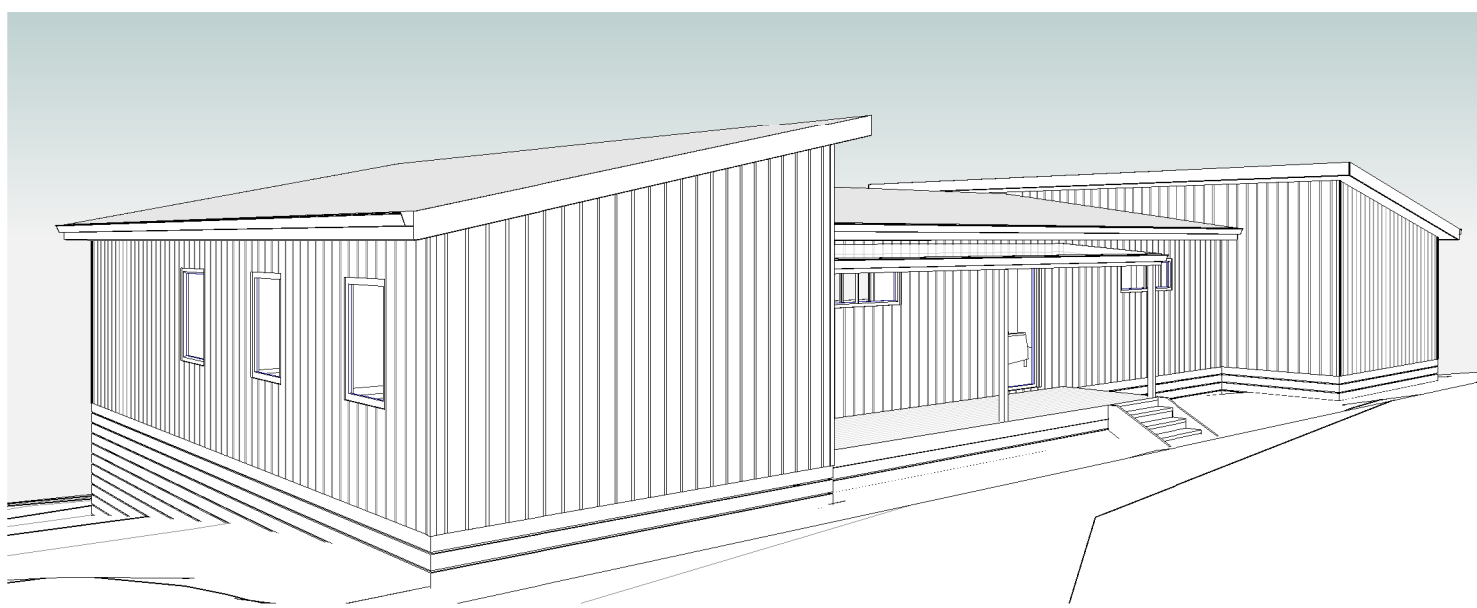
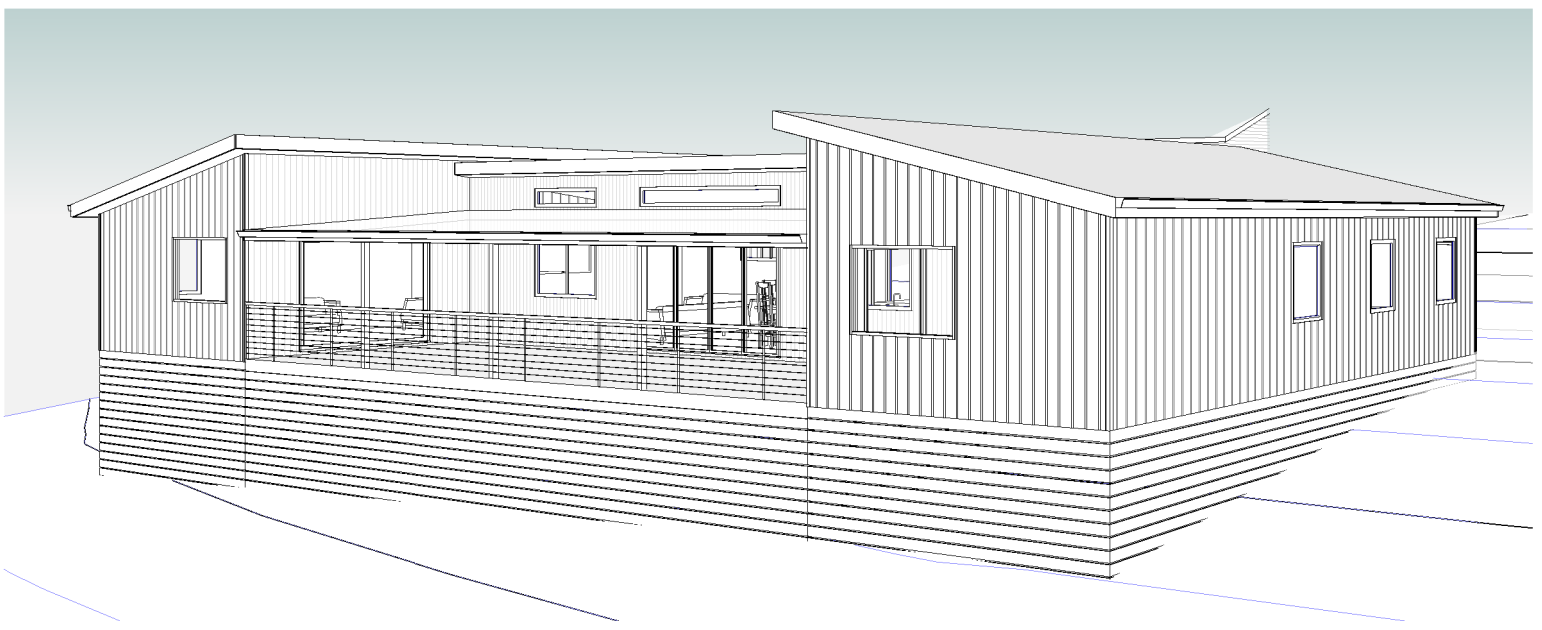
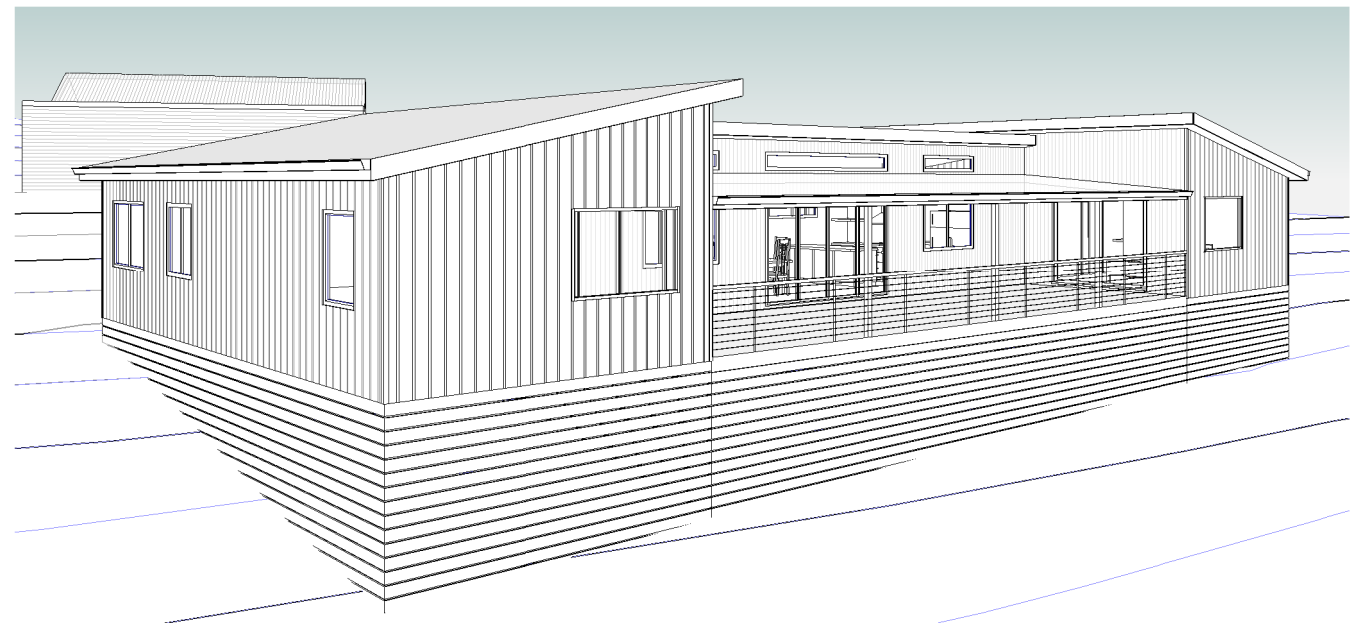
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**Kingborough Council**  
 Development Application: DA-2024-374  
 Plan Reference No: P2  
 Date Received: 28/11/2024  
 Date placed on Public Exhibition: 14/12/2024

F	MINOR AMENDMENT	27.11.24	W.T.	Date Drawn: 21.10.24
E	MINOR AMENDMENT	18.11.24	W.T.	Drawn: C. Lim
D	MINOR AMENDMENT	14.11.24	W.T.	Checked: C. Lim
C	MINOR AMENDMENT	11.11.24	W.T.	Approved: J. Pfeiffer
B	MINOR AMENDMENT	08.11.24	W.T.	Scale: As Shown @ A3
A	ISSUED FOR APPROVAL	21.10.24	C.L.	Accredited Building Designer
Rev:	Amendment:	Date:	Int:	Designer Name: J. Pfeiffer Accreditation No: CC2211T

Drawing No: 1652024 A07 / A08 Rev F





**ISSUED FOR APPROVAL**

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Client: **D. WALKER & S. GLASS**  
 Project: **PROPOSED SHED & DWELLING**  
 Address: **LOT 2 SELBY ROAD**  
**KETTERING**

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Rev:	Amendment:	Date:	Int:	Designer Name: J. Pfeiffer Accreditation No: CC2211T

Drawing No: **1652024 A08 / A08** Rev **F**