

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2023-398
Proposal: Dwelling and associated works
Subject Site: 203 Woodbridge Hill Road, Woodbridge
Responsible Planning Officer: Sonali Raj

Advertised Documents:

- Application Plans
- Landslide Assessment Report
- Bushfire Hazard Assessment

Available upon request:

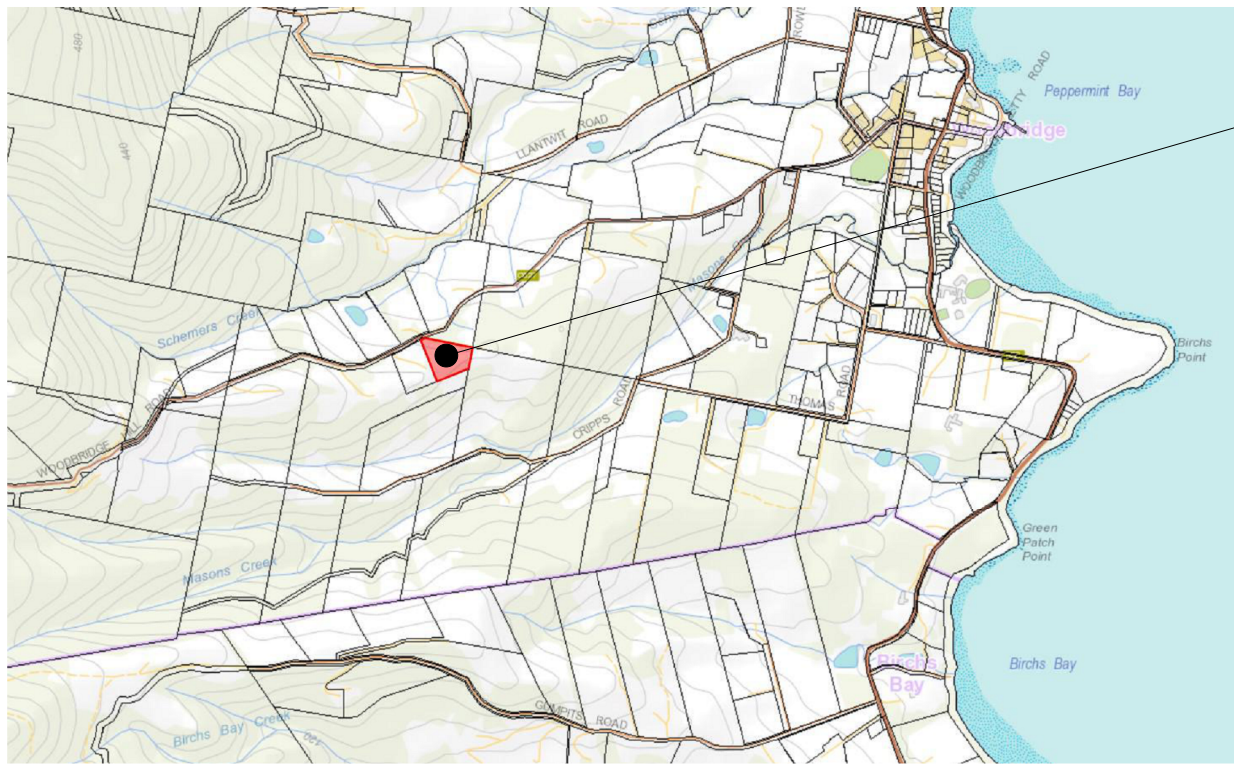
- Application Form
- Copy of Title

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 **24 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.





203 WOODBRIDGE HILL ROAD
 PID: 2757840
 TITLE REF: 149070/1

DEVELOPMENT APPLICATION DA-2023-398 FURTHER INFORMATION REQUEST

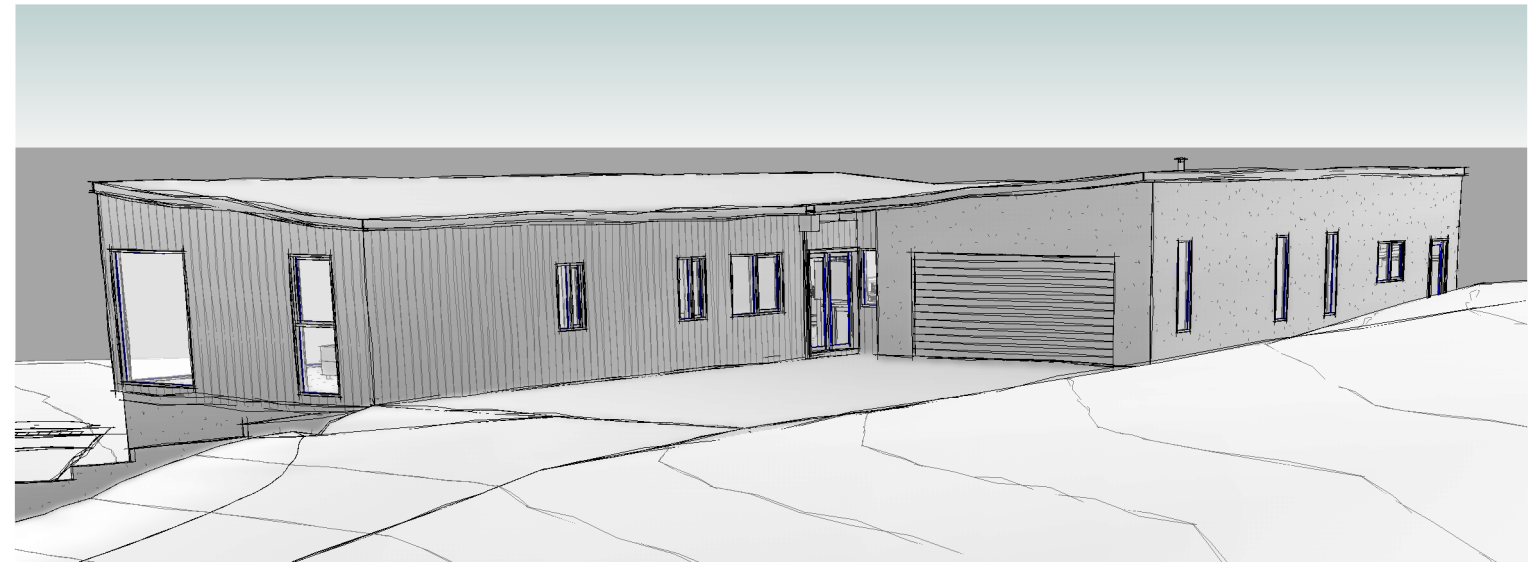
NEW HOUSE
 203 WOODBRIDGE HILL ROAD, WOODBRIDGE
 LAURA MINAMI AND ZLATKO PAKSEC

LOCALITY GUIDE

NTS
 (SOURCE: THE LIST)

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.



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.



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SHEET NUMBER	REVISION	SHEET NAME
A-00		TITLE
A-01		SITE PLAN
A-02		PROPOSED UPPER FLOOR PLAN
A-03		PROPOSED LOWER FLOOR PLAN
A-04		PROPOSED ELEVATIONS 1
A-05		PROPOSED ELEVATIONS 2
A-06		PRELIM SECTIONS
A-07		STORMWATER MANAGEMENT PLAN
SK-01		SKETCHES 1

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
	PRELIMS 4.1	19/10/23
	PRELIMS 4.2	07/11/23
	PRELIMS 4.3	09/11/23
	DA	14/11/23
	FIR DA-2023-398	14/02/24

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



LAURA MINAMI & ZLATKO PAKSEC
PROPOSED NEW DWELLING
 203 WOODBRIDGE HILL RD, WOODBRIDGE, TAS, 7162.

TITLE		A-00
Project number	MINA-L-01	
Date	27/02/23	
Designed by	Michael Kinsella	
Drawn by	MK	Scale 1 : 100 @ A3

SITE INFORMATION

Title Reference Number:
 Wind Classification: N4 Classified in accordance with AS 4055-2021 by Doyle Soil Consulting
 Soil Classification: P/M Classified in accordance with AS2870-2011 by Doyle Soil Consulting
 Climate Zone: 7
 BAL RATING: BAL 12.5 Refer Bushfire Hazard Management Plan by Philip Cullen
 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 & OSWWD by Doyle Soil Consulting
 Structural Form 55: F55 CoQP Aldanmark

PLANNING INFORMATION

Title Reference Number: 149070/1
 Planning Scheme: 120 Kingborough Interim Planning Scheme 2015
 Zone: 26.0 Rural Resource
 Overlays: 120.SCN Scenic Landscape Area
 120.BPA Biodiversity Protection Area
 120.FRE Bushfire Prone Areas
 120.LDS Landslide Hazard Area (Class Low)

LANDSLIDE RISK MANAGEMENT

REFER TO REPORT BY DOYLE SOIL CONSULTING AND INCORPORATE MITIGATION MEASURES FOR CUT, FILL, DRIVEWAY CONSTRUCTION AND OWMS CONSTRUCTION. ALL BANKS AND BATTERS TO BE CUT, FILLED AND STABILISED AS RECOMMENDED IN THE REPORT.

SURFACE TREATMENT OF PARKING AREAS & ROADWAYS

DRIVEWAY WILL BE OF AN ALLWEATHER COMPACTED GRAVEL TO MITIGATE MUD AND DUST GENERATION AND/OR SEDIMENT TRANSPORT.

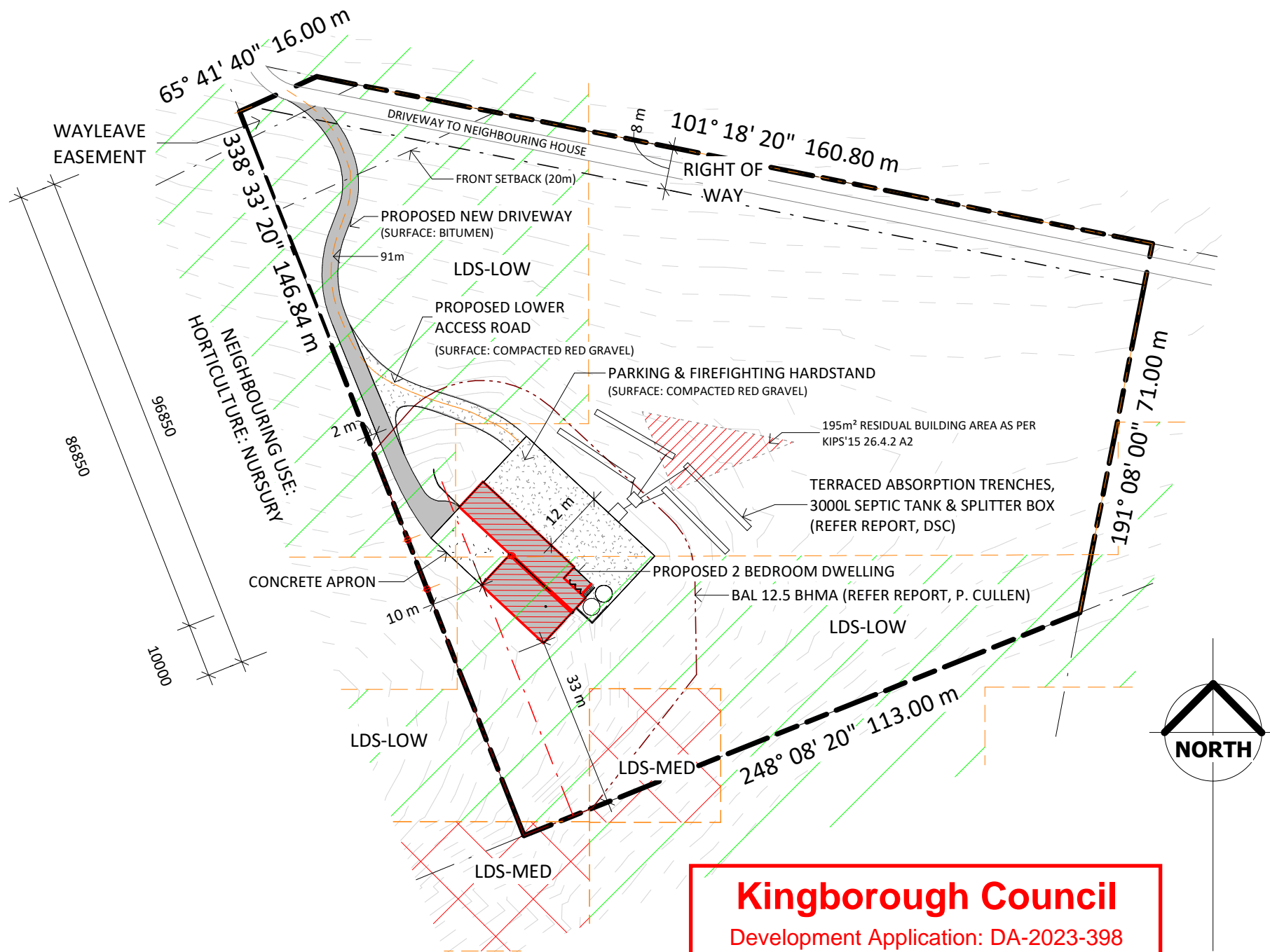
DRAINAGE

ALL STORMWATER TO BE RETAINED ON SITE.

VEGETATION

NO NATIVE VEGETATION IS TO BE REMOVED AS A RESULT OF THIS DEVELOPMENT. MINIMISE REMOVAL OF DEEP-ROOTED PASTURE GRASS TO AID IN LANDSLIDE MITIGATION.

LOT AREA: 15220m²
 PROPOSED LOWER FLOOR AREA: 177.5m²
 PROPOSED UPPER FLOOR AREA: 299.80m²
 SITE COVERAGE: 301.01m²
 PLOT RATIO: 0.0197%



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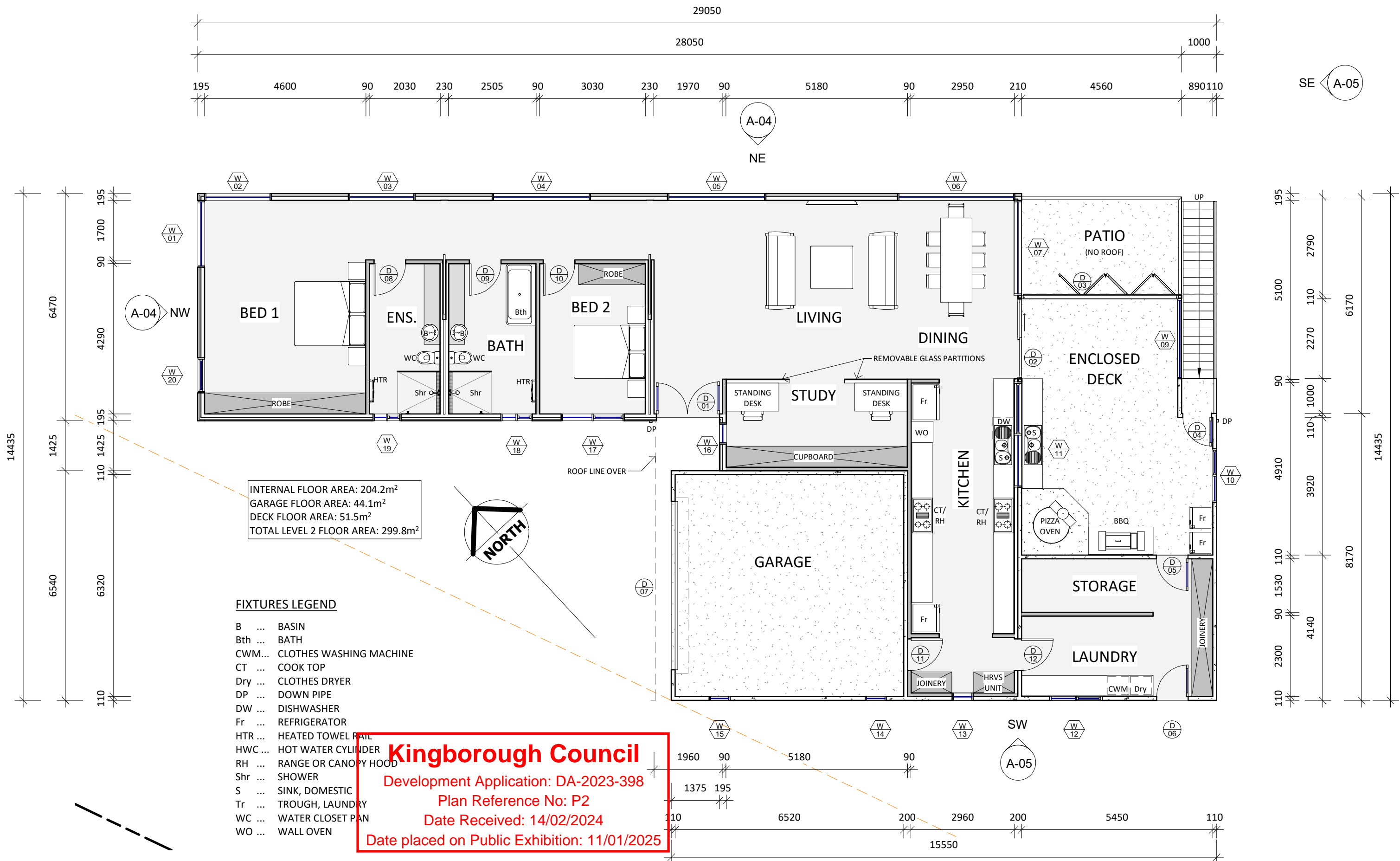
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2	PRELIMS 4.3	09/11/23
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4	GEOTECH	18/12/23
5	FIR DA-2023-398	14/02/24

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SITE PLAN		A-01
Project number	MINA-L-01	
Date	27/02/23	
Designed by	Michael Kinsella	
Drawn by	MK	
Scale	1 : 1000 @ A3	



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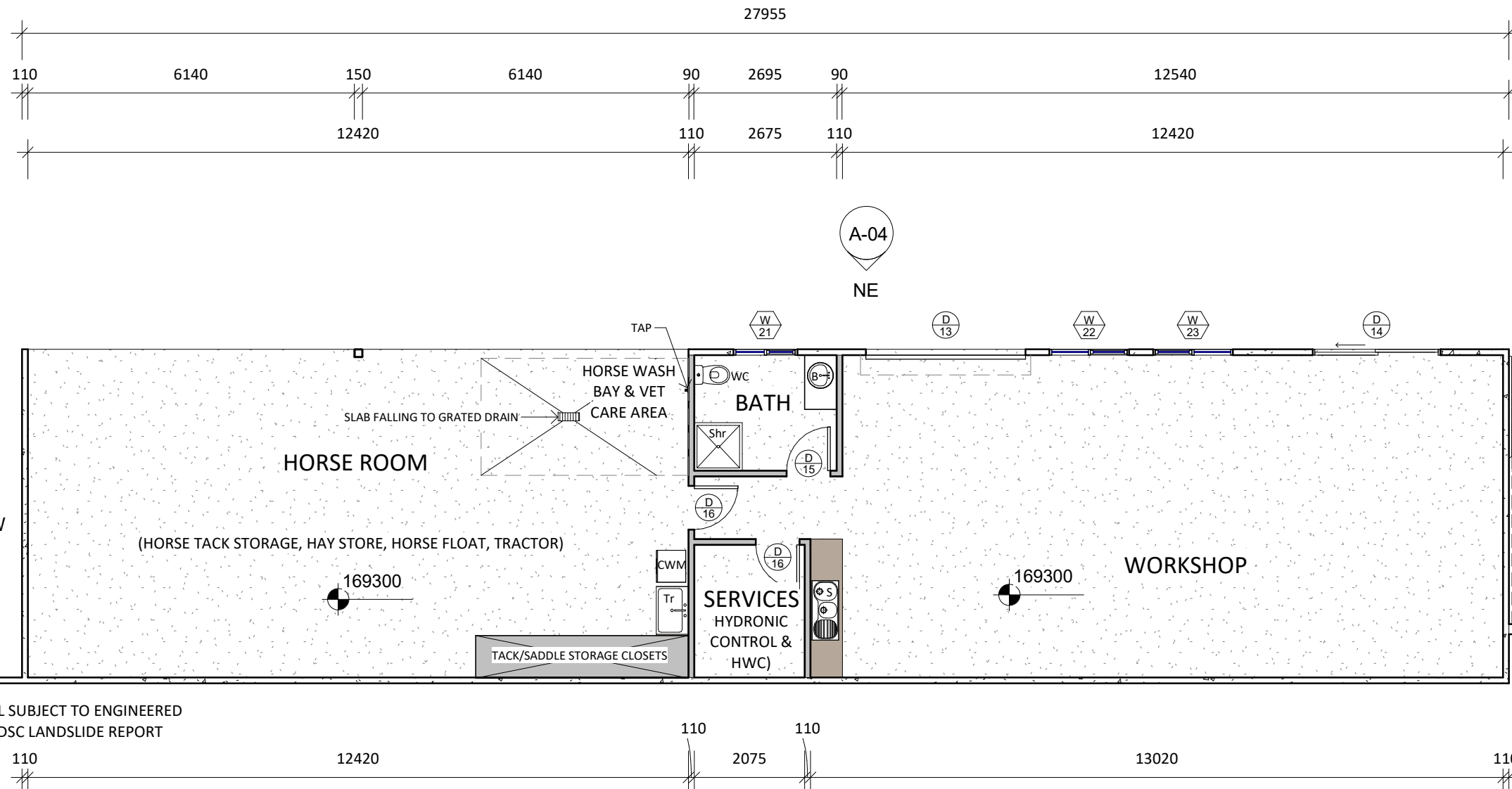
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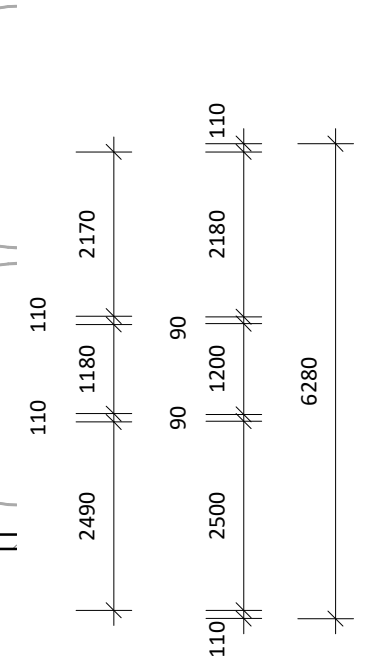
PROPOSED UPPER FLOOR PLAN		A-02
Project number	MINA-L-01	
Date	27/02/23	
Designed by	Michael Kinsella	
Drawn by	MK	
Scale	1 : 100 @ A3	



SE (A-05)

A-04 NW

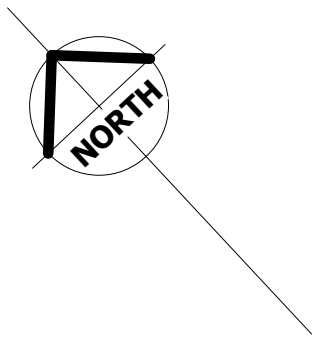
A-04 NE



RETAINING WALL SUBJECT TO ENGINEERED DESIGN, AS PER DSC LANDSLIDE REPORT

TOTAL LEVEL 2 FLOOR AREA: 175.55m²

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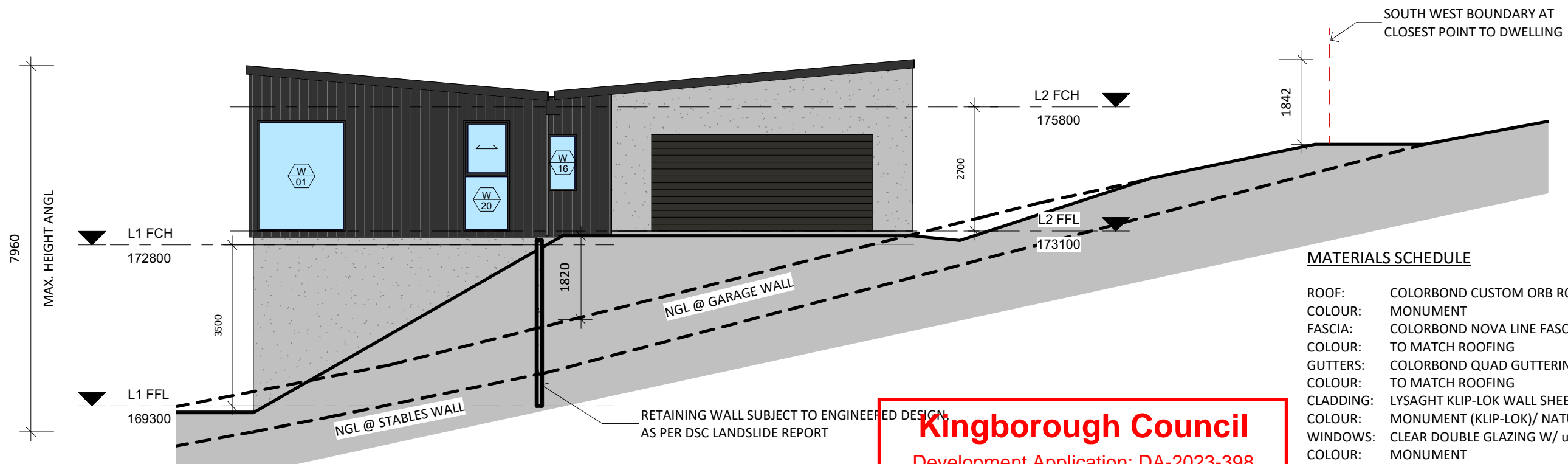

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PROPOSED LOWER FLOOR PLAN	
Project number	MINA-L-01
Date	27/02/23
Designed by	Michael Kinsella
Drawn by	MK
A-03	
Scale	1 : 100 @ A3



NORTHEAST ELEVATION

1 : 100



NORTHWEST ELEVATION

1 : 100

MATERIALS SCHEDULE

- ROOF: COLORBOND CUSTOM ORB ROOF SHEETING.
- COLOUR: MONUMENT
- FASCIA: COLORBOND NOVA LINE FASCIA SYSTEM
- COLOUR: TO MATCH ROOFING
- GUTTERS: COLORBOND QUAD GUTTERING
- COLOUR: TO MATCH ROOFING
- CLADDING: LYSAGHT KLIP-LOK WALL SHEETING / PRE-CAST CONCRETE PANELS
- COLOUR: MONUMENT (KLIP-LOK)/ NATURAL (CONCRETE)
- WINDOWS: CLEAR DOUBLE GLAZING W/ uPVC?/ALUMINIUM? FRAMES
- COLOUR: MONUMENT

LANDSLIDE RISK MANAGEMENT

REFER TO REPORT BY DOYLE SOIL CONSULTING AND INCORPORATE MITIGATION MEASURES FOR CUT, FILL, DRIVEWAY CONSTRUCTION AND OWMS CONSTRUCTION. ALL BANKS AND BATTERS TO BE CUT, FILLED AND STABILISED AS RECOMMENDED IN THE REPORT.

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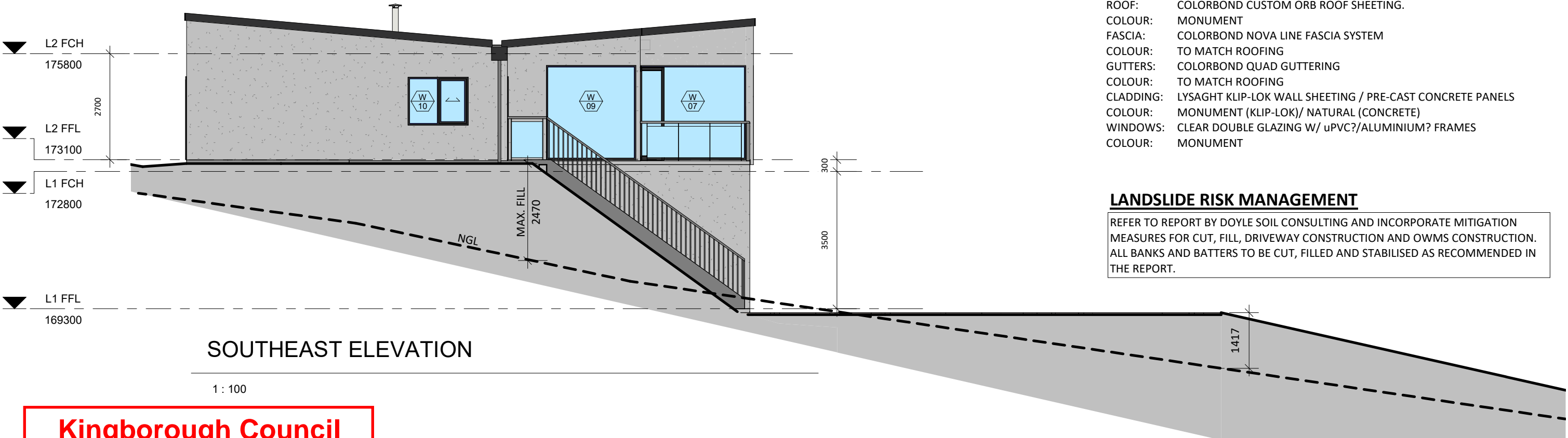
PROPOSED ELEVATIONS 1		
Project number	MINA-L-01	A-04
Date	27/02/23	
Designed by	Michael Kinsella	
Drawn by	MK	
		Scale 1 : 100 @ A3

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LANDSLIDE RISK MANAGEMENT

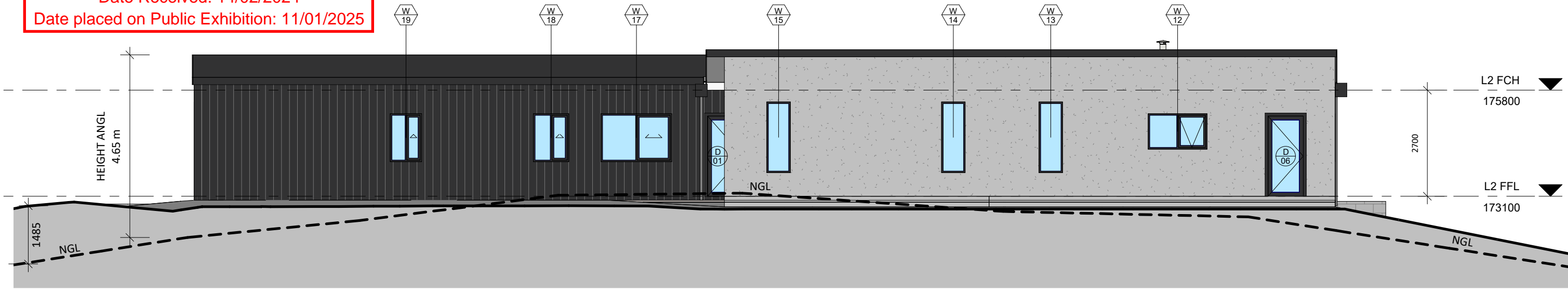
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SOUTHEAST ELEVATION

1 : 100

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SOUTHWEST ELEVATION

1 : 100

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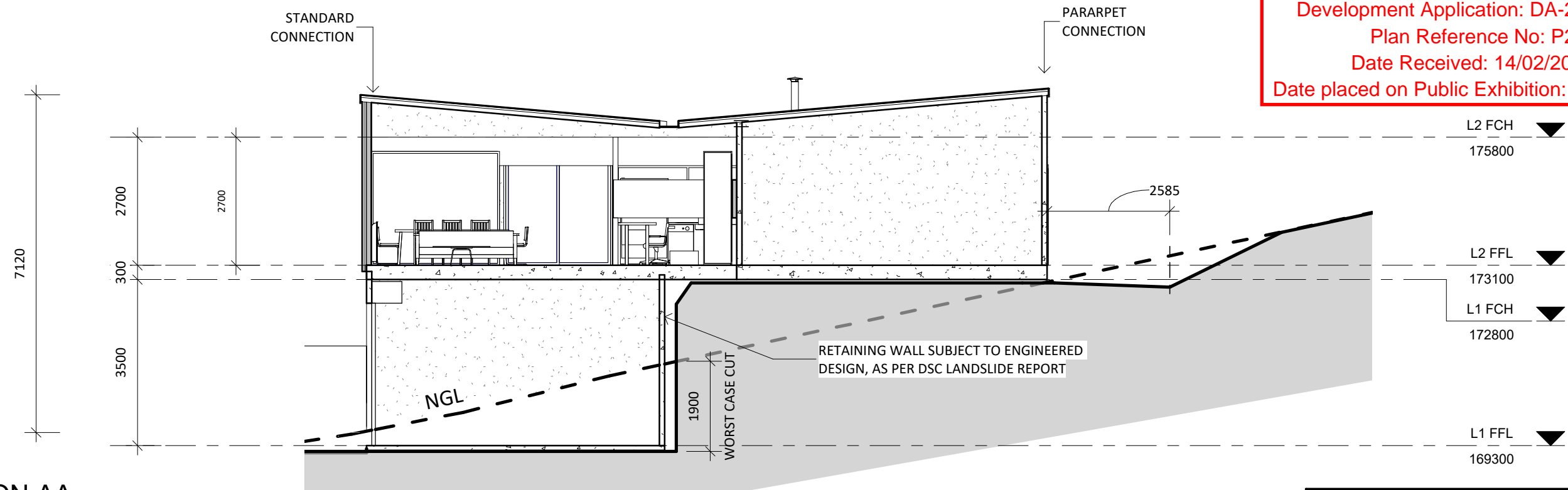
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PROPOSED ELEVATIONS 2		A-05
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SECTION AA

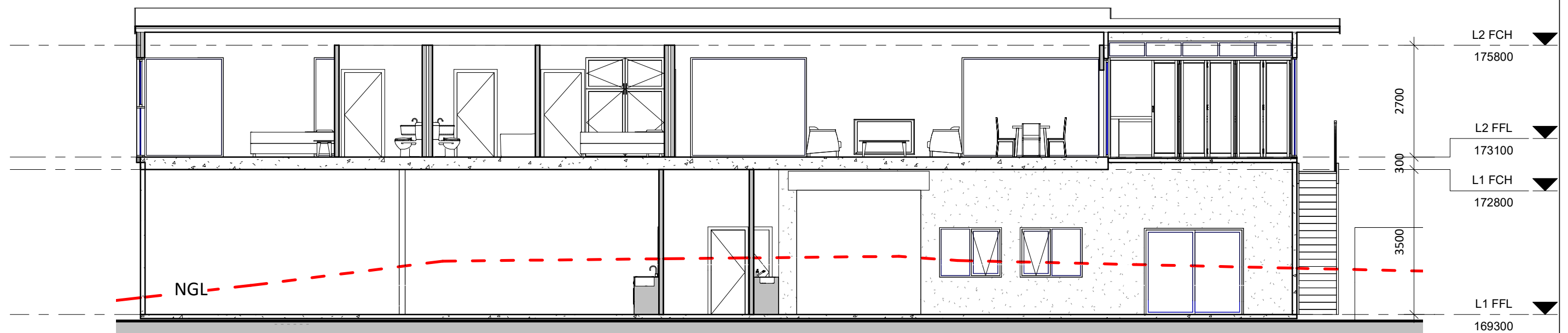
1 : 100

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EARTHWORKS CALCS

Cut	Fill	Net cut/fill
395.46 m ³	2493.17 m ³	2097.71 m ³



SECTION BB

1 : 100

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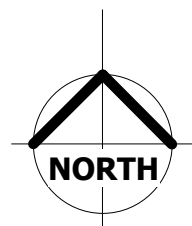
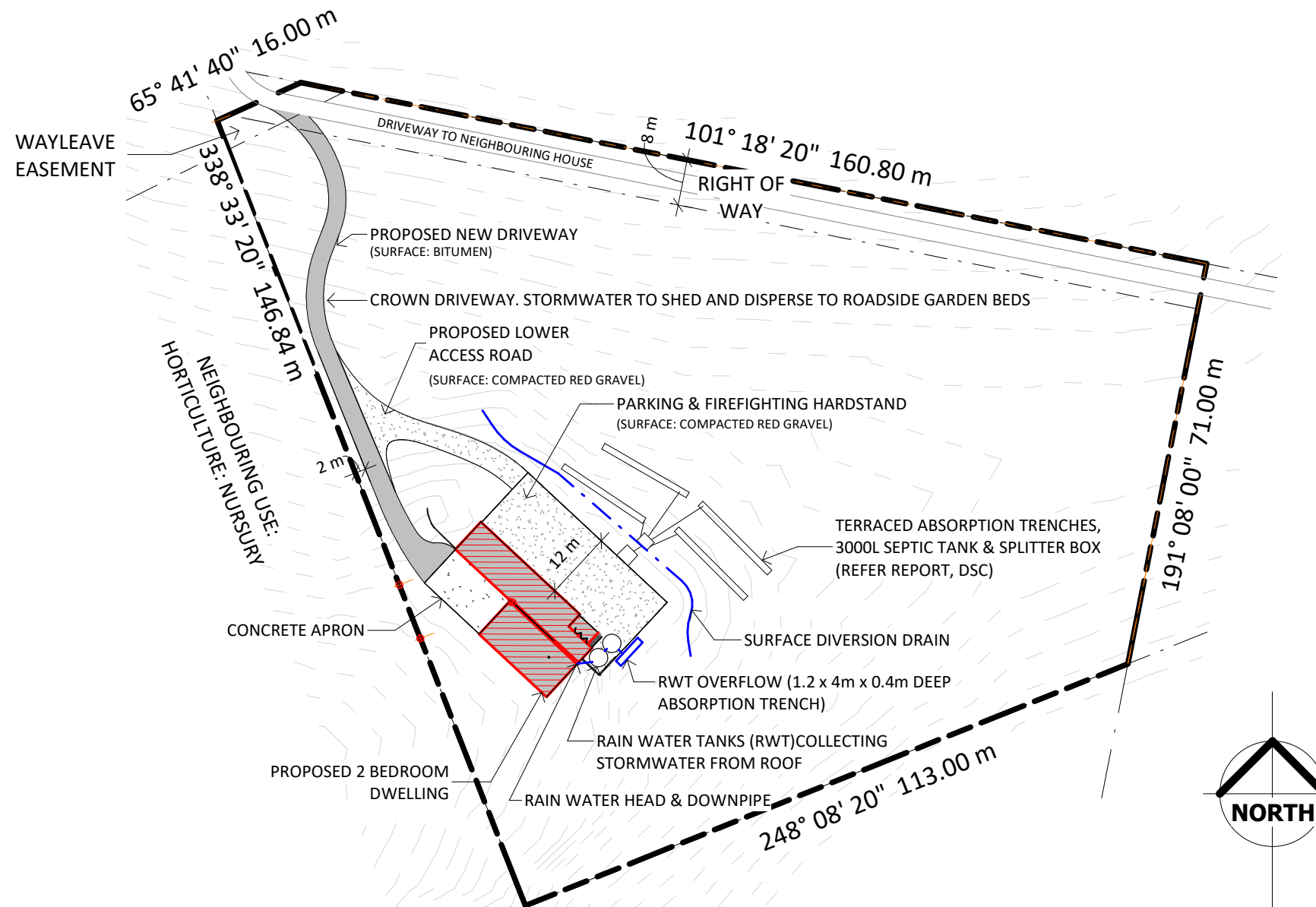
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PRELIM SECTIONS

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A-06

Scale 1 : 100 @ A3



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STORMWATER MANAGEMENT PLAN

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Scale		1 : 1000 @ A3



VIEW FROM APPROACH



VIEW FROM EAST

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SKETCHES 1

Project number	MINA-L-01
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SK-01

Scale @ A3