

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2024-356
Proposal: Ancillary dwelling and outbuilding (shed)
Subject Site: 6 Dolphin Drive, Kingston
Responsible Planning Officer: Grace Paisley

Advertised Documents:

- Application Plans
- 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 **29 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.



**PROPOSED TRANSPORTABLE HOME
BY "TINY HOUSE TASWIDE Pty Ltd"
6 DOLPHIN DR, KINGSTON**

SITE INFORMATION

BUILDING DESIGNER	-	STEPHEN LAWES
ACCREDITATION	-	CC 4667 J
LAND TITLE REFERENCE No	-	VOLUME 175933 FOLIO 16
PROPERTY ID NUMBER	-	9471499
LAND AREA	-	713 m2
EXISTING DWELLING AREA	-	127.7 m2
PROPOSED LIVING AREA	-	27.9 m2
PROPOSED STORAGE AREA	-	10.5 m2
PROPOSED DECK AREA	-	15.3 m2
DESIGN WIND SPEED	-	N2
SOIL CLASSIFICATION	-	M
CLIMATE ZONE	-	7
FLOODING	-	NO
BAL RATING	-	12.5
CORROSION ENVIROMENT	-	MEDIUM

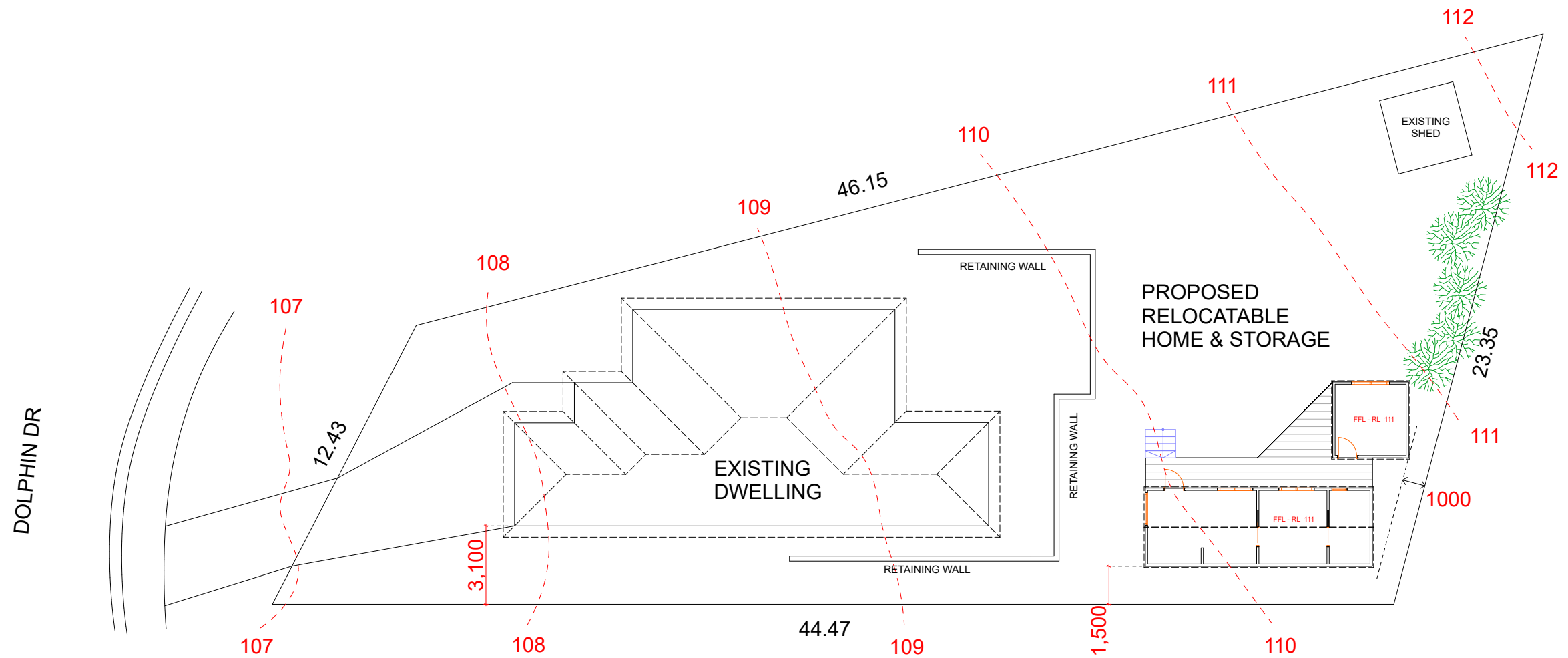
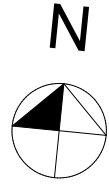
DRAWING SCHEDULE

DWG -SHEET 1	COVER SHEET
DWG -SHEET 2	SITE PLAN
DWG -SHEET 3	FLOOR PLAN / WINDOW SCHEDULE
DWG -SHEET 4	ELEVATIONS
DWG -SHEET 5	ELEVATIONS
DWG -SHEET 6	SECTION A-A
DWG -SHEET 7	WALL CONSTRUCTION DETAILS
DWG -SHEET 8	ROOF PLAN/ELECTRICAL PLAN
DWG -SHEET 9	DRAINAGE DIAGRAM
DWG -SHEET 10	WATER PROOFING DETAILS
DWG -SHEET 11	SPECIFICATION SHEET
DWG -SHEET 12	BAL 12.5 NOTES
DWG -SHEET 13	BAL 12.5 NOTES

Kingborough Council

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Plan Reference No: P2
Date Received: 02/1/2025
Date placed on Public Exhibition: 15/1/2025

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS	ADORN DRAFTING MBL 0413 235 160 E-MAIL : stephenlawes@aapt.net.au	STEPHEN LAWES CC 4667 J CATEGORY ABP I 25 JILLIAN ST KINGSMEADOWS 7249 DRAWN BY FC	PROPOSED RELOCATABLE HOME BY "TINY HOUSE TASWIDE Pty Ltd" FOR LUKE RANDELL & GRACE SHAW 6 DOLPHIN DR, KINGSTON	DRAWING	COVER SHEET
				DATE	18/11/2024
				DWG 726	SHEET 1
				SCALE	



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DRAWING	SITE PLAN
DATE	18/11/2024
DWG 726	SHEET 2
SCALE	1:200



WINDOWS AND DOOR SIZES WRITTEN IN SCHEDULE ARE TO BE CROSS CHECKED WITH FLOOR PLANS AND ELEVATIONS BY BUILDER FOR ANY ANOMALIES PRIOR TO QUOTING AND ORDERING

WINDOWS / DOORS TO COMPLY WITH THE NOTED BAL RATING

WINDOW AND DOOR SCHEDULE
-ALL DOORS AND WINDOWS TO BE DOUBLE GLAZED UNLESS NOTED OTHERWISE

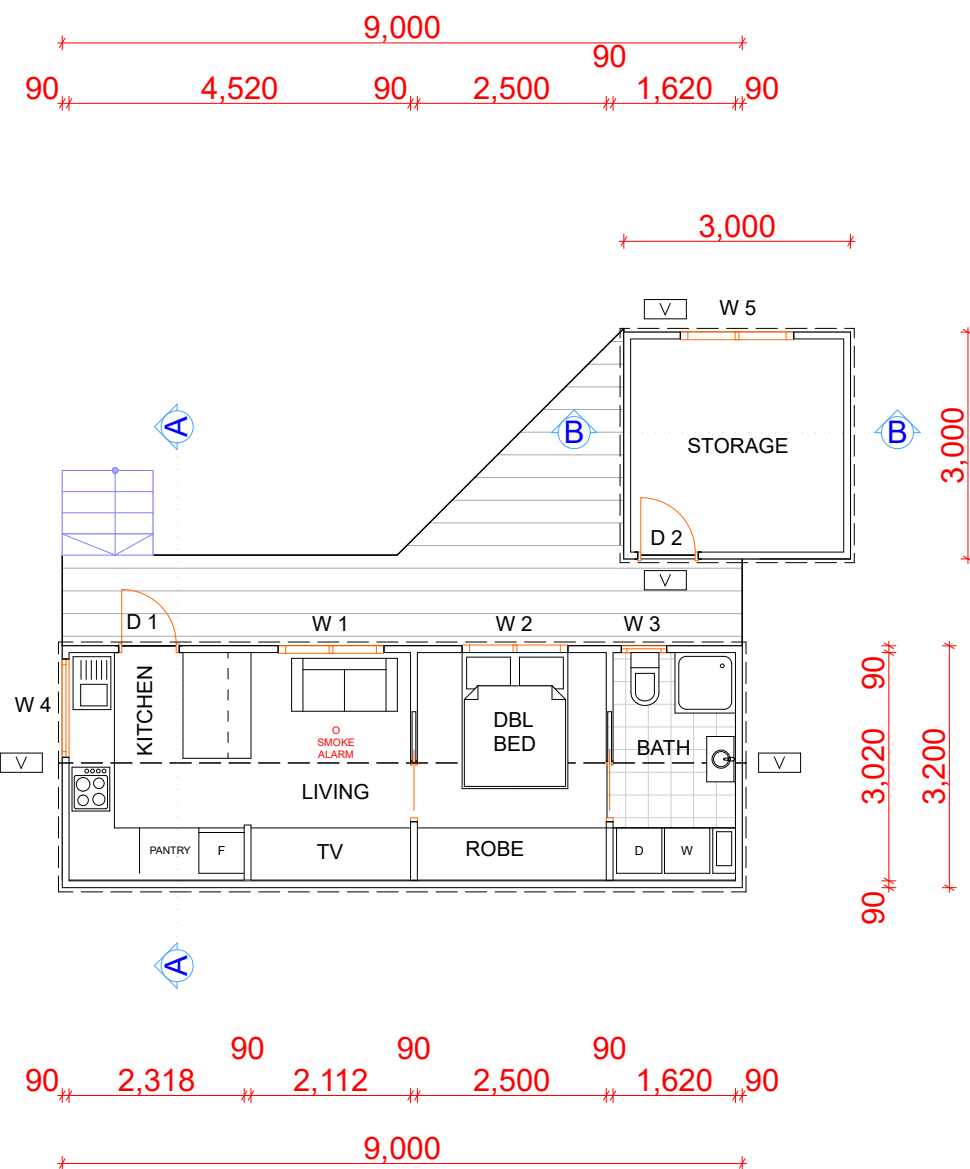
WINDOW MANUFACTURER -SEE ENERGY EFFICIENCY CERTIFICATE, WHERE ALTERNATIVE WINDOW AND DOORS ARE USED THEY MUST HAVE EQUAL OR BETTER ENERGY EFFICIENCY RATING.

	HEIGHT	WIDTH	TYPE	GLASS
W 1	1100	1400	AWN	
W 2	1100	1400	AWN	
W 3	900	600	AWN	OBS
W 4	650	1300	AWN	
W 5	1200	1500	AWN	

DOORS	
D 1	2040X820
D 2	2040X820

INTERNAL DOORS	
2040X820 UNLESS SHOWN OTHERWISE ON FLOOR PLAN	

TIMBER LINTELS MGP IO	
0-1000	1/90X45
1000-1500	1/140X45
1500-2000	1/190X45
2000-2500	1/240X45
2500-3000	2/240X45



CONDENSATION MANAGEMENT

PROVIDE ROOF VENTILATION IN ACCORDANCE WITH NCC 2022 PART 10.8 -CONDENSATION MANAGEMENT

INSTALL VENTS TO EAVES AND GABLE ENDS WHERE SHOWN ON FLOOR PLAN AND ELEVATIONS
27.9 m2 - MINIMUM 0.19 m2 OF VENTS
10.5 m2 - MINIMUM 0.07 m2 OF VENTS

EXHAUST SYSTEMS FROM KITCHEN, LAUNDRY, TOILETS AND BATHROOMS TO BE VENTED TO OUTDOOR AIR IN ACCORDANCE WITH NCC 2022 PART 10.8.2

PERMEABLE VAPOUR BARRIER TO WALLS AND GABLE ENDS

ANTICONDENSATION BLANKET OR SARKING TO FINISH AT EACH TOP BATTEN TO ALLOW AIRFLOW THROUGH RIDGECAP

REFER TO GUIDANCE IN THE "GUIDE FOR CONTROL OF CONDENSATION AND MOULD IN TASMANIAN HOMES" THAT SHOULD BE ADHERED TO WHERE POSSIBLE.

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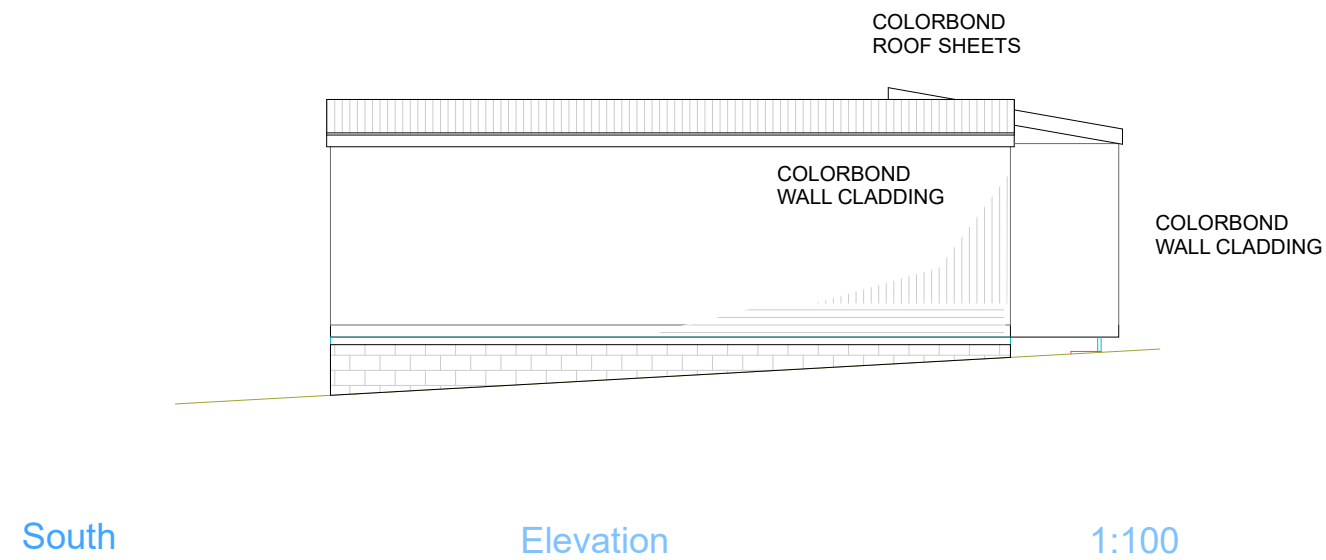
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DRAWING	FLOOR PLAN
DATE	18/11/2024
DWG 726	SHEET 3
SCALE	1:100



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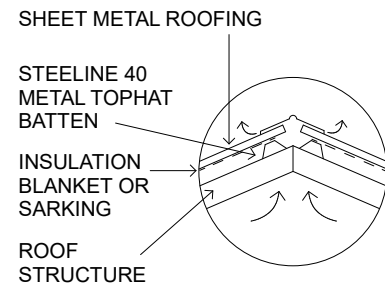
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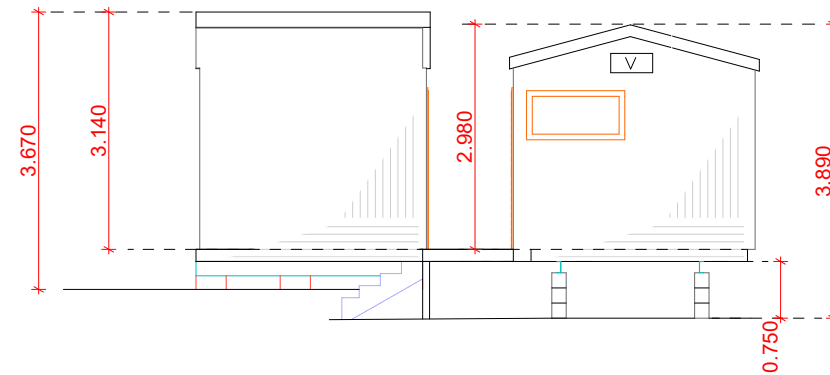
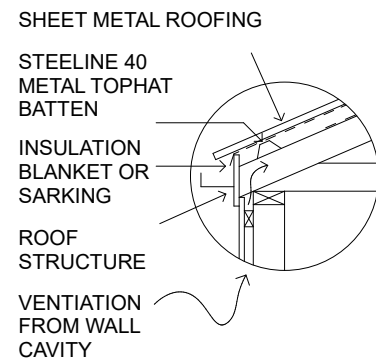
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DRAWING	NS ELEVATIONS
DATE	18/11/2024
DWG 726	SHEET 4
SCALE	1:100



ALTERNATIVELY- 90X45 MGP TREATED PINE BATTENS CAN BE INSTALLED OVER SARKING/INSULATION BLANKET IF BATTEN SURFACE IN CONTACT WITH ROOF SHEETS ARE PAINTED.



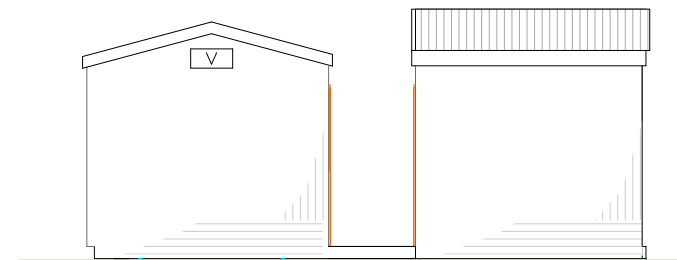
COLORBOND ROOF SHEETS

COLORBOND WALL CLADDING

West Elevation 1:100

COLORBOND ROOF SHEETS

COLORBOND WALL CLADDING



EAST Elevation 1:100

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DRAWING	EW ELEVATIONS
DATE	18/11/2024
DWG 726	SHEET 5
SCALE	1:100

WALL FRAMING

TO COMPLY WITH NCC 2022 AND AS 1684
2400 mm HIGH TIMBER FRAMED WALLS
90X35 MGP IO PINE STUDS AND NOGGINGS
90X35 MGP IO PINE TOP AND BOTTOM PLATES

REFLECTIVE BUILDING MEMBRANE INSTALLED TO FRAME
FORM 20 mm AIRSPACE BETWEEN REFLECTIVE FACE
AND EXTERNAL LINING/CLADDING WITH BATTENS
INSTALL CLADDING IN ACCORDANCE WITH
MANUFACTURERES SPECIFICATIONS

BRACING AND TIE DOWNS TO STRUCTURAL DRAWINGS

10mm PLASTERBOARD TO WALLS AND CEILINGS
INSULATION BATTS TO WALLS
INSULATION BATTS TO CEILINGS
INSULATION BATTS TO SUBFLOOR

- SEE ENEGRY EFFICIENCY CERTIFICATE

TRUSSES

DESIGNED BY MANUFACTURER
-INSTALLATION, BRACING AND FIXING
TO MANUFACTURERS SPECIFICATIONS
METAL CEILING BATTENS @ 450 CRS

ROOF PITCH - 15 DEGREES
INSULATION BLANKET OR SARKING TO BE
FIXED AS PER MANUFACTURERS SPECIFICATIONS
REFER TO CONDENSATION IN BUILDINGS
TASMANIAN DESIGNERS GUIDE - VERSION 2
400 mm EAVES -4.5 mm FIBRE CEMENT SHEET

STRUCTURAL DRAWINGS

PADS, SLABS AND FOOTINGS
TO COMPLY WITH AS 2870
(RESIDENTIAL SLABS AND FOOTINGS)
-SEE STRUCTURAL DRAWINGS

FLOOR FRAMING

19 mm PARTICLE BOARD SHEET FLOORING
FLOOR JOISTS @ 450 CRS
- SEE STRUCTURAL DRAWINGS

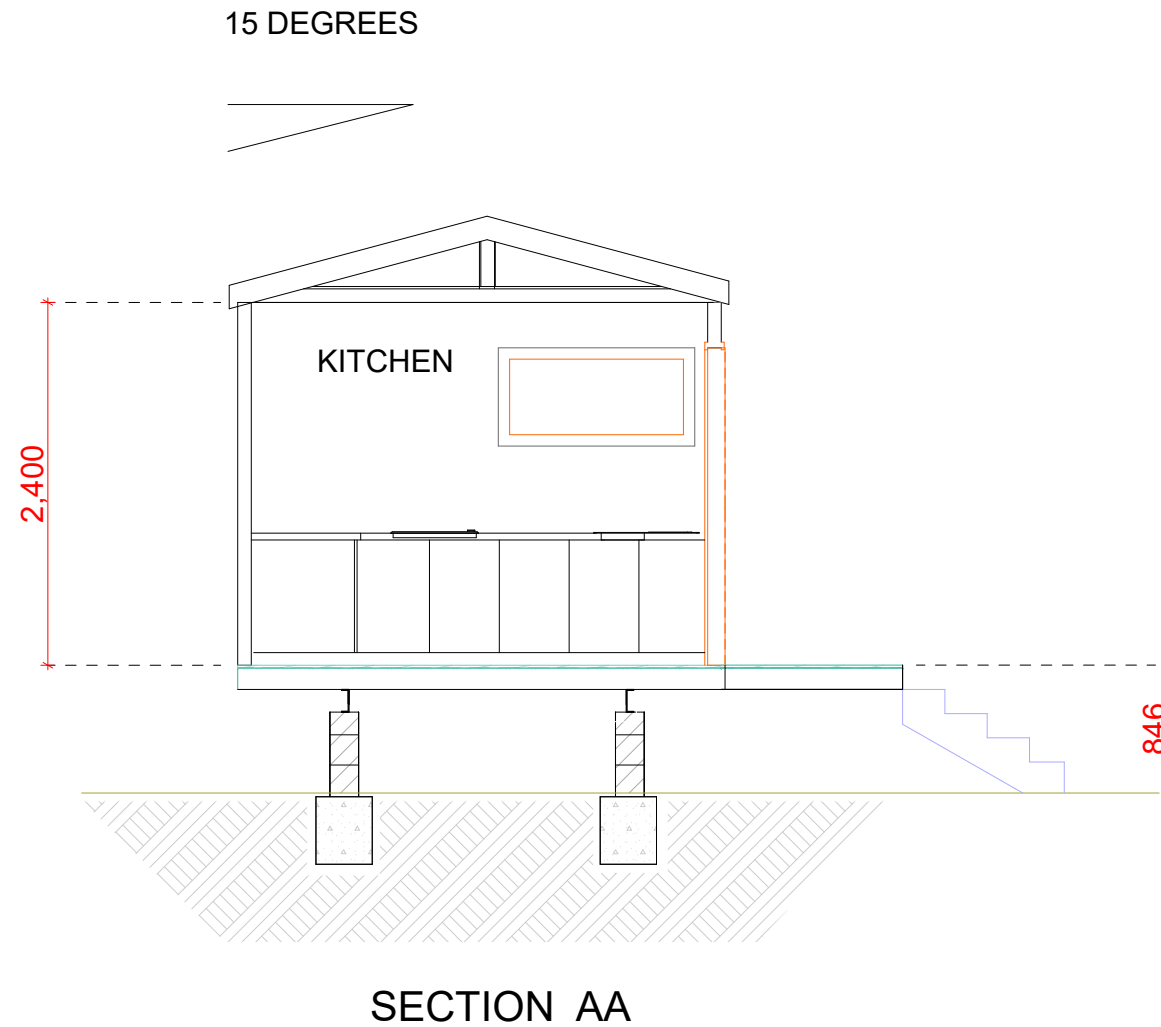
WATERPROOFING

WATER PROOFING TO COMPLY WITH
NCC 2022 PART 10.2.6 AND AS 3740

LATOURETTE- HYDRO BAN WATERPROOFING
SYSTEM TO BE APPLIED WHERE

-FIXTURES ARE INSTALL LED
-ENTIRE FLOORS AND WALLS WHERE TO TILED
-SHOWER FLOORS AND HOBS
-1800mm HIGH ABOVE SHOWER FLOOR
-150 mm ABOVE BATH AND LAUNDRY TUB
-WALL JUNCTIONS AND WALL/FLOOR JUNCTIONS
-ALL PENETRATIONS

AND TO BE APPLIED
IN ACCORDANCE WITH MANUFACTURERS
INSTRUCTIONS
VILLA BOARD OR MOISTURE RESISTANT
PLASTERBOARD TO BE USED IN WET AREAS



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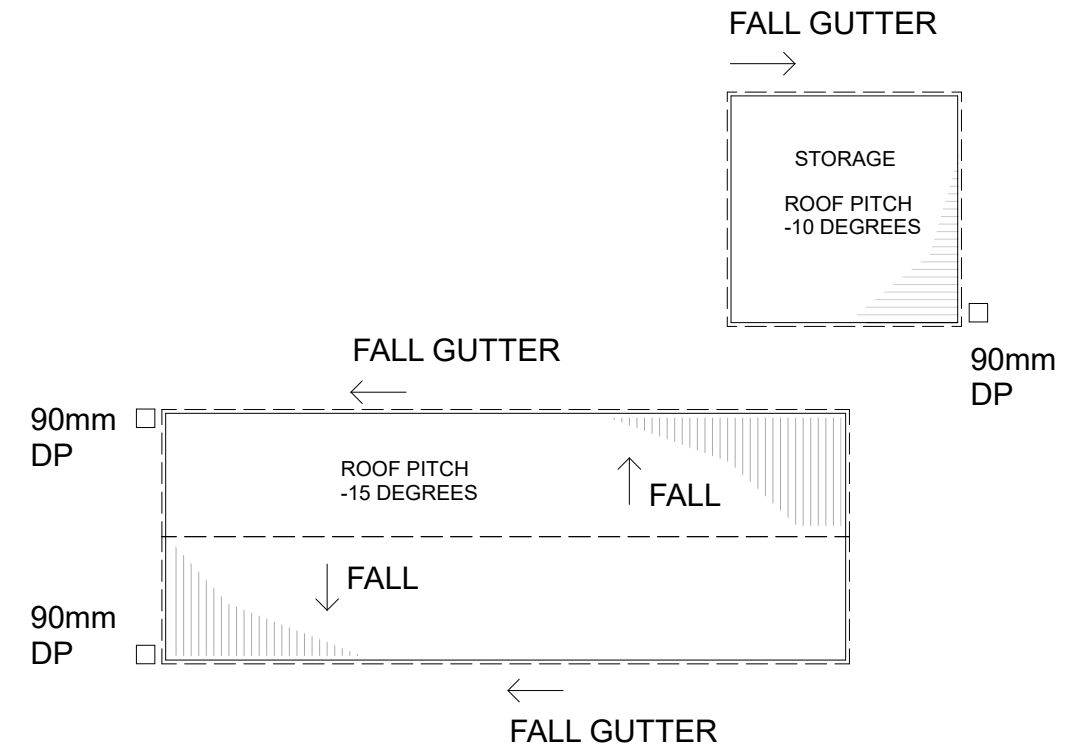
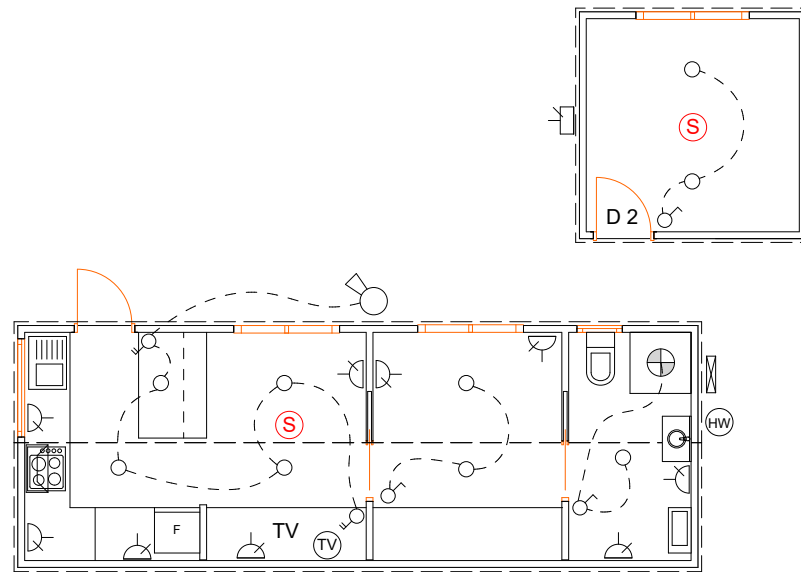
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DRAWING	SECTION AA
DATE	18/11/2024
DWG 726	SHEET 6
SCALE	1:50

ALL LIGHTING AND ELECTRICAL TO COPLY WITH
NCC 2022 PART 10.5.2 AND AS/NZS 3000 : 2018

VENTILATION TO COMPLT WITH NCC 2022 PART 10.6

ALL ROOFING TO COPLY WITH
NCC 2022 PART 7.2 AND 7.4



ELECTRICAL LEGEND	
	DOUBLE POWER POINT
	EXTERNAL POWER POINT
	PENDENT LIGHT
	LIGHT SWITCH
	DOWNLIGHT
	EXTERNAL SENSOR LIGHT
	1 WAY SWITCH
	2 WAY SWITCH
	SWTCH BOARD
	SMOKE ALARM
	RANGHOOD
	HOT WATER
	EXHAUST FAN
	TELEVISION POINT
	HOT PLATE

- COLORBOND ROOF SHHETS
- D GUTTER
- METAL FASCIA
- RIDGE CAP
- BARDGE CAPPINGS

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DATE	18/11/2024
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SCALE	1:100

PLUMBING

GENERALLY TO COMPLY WITH AND BE INSTALLED IN ACCORDANCE WITH AS 3500 ,THE PLUMBING CODE OF AUSTRALIA AND THE RELEVANT STATE PLUMBING CODE

ALL PLUMBING WORK TO BE COMPLETED BY A QUALIFIED AND LICENSED PLUMBER.

SEWER AND STORMWATER CONNECTION POINTS ARE APPROXIMATE ONLY.

LEGEND

- ☐ - WET AREAS
- IO - INSPECTION POINT
- ⊠ ORG - OVERFLOW RELIEF GULLY
- ⊙ EV - VENT PIPE
- DP - DOWN PIPE
- - STORM WATER PIPE - MINIMUM FALL OF 1:100
- - SEWER PIPE - MINIMUM FALL OF 1:60
- ⊠ - SILT PIT

PVC WASTE PIPES

BATH, BASIN AND FLOOR WASTE TO BE 40 mm
 SINK, LAUNDRY TUB, SHOWER AND VENT TO BE 50 mm
 STORM WATER AND DOWNPIPES TO BE 90 mm
 SEWER TO BE 100 mm

MATERIALS

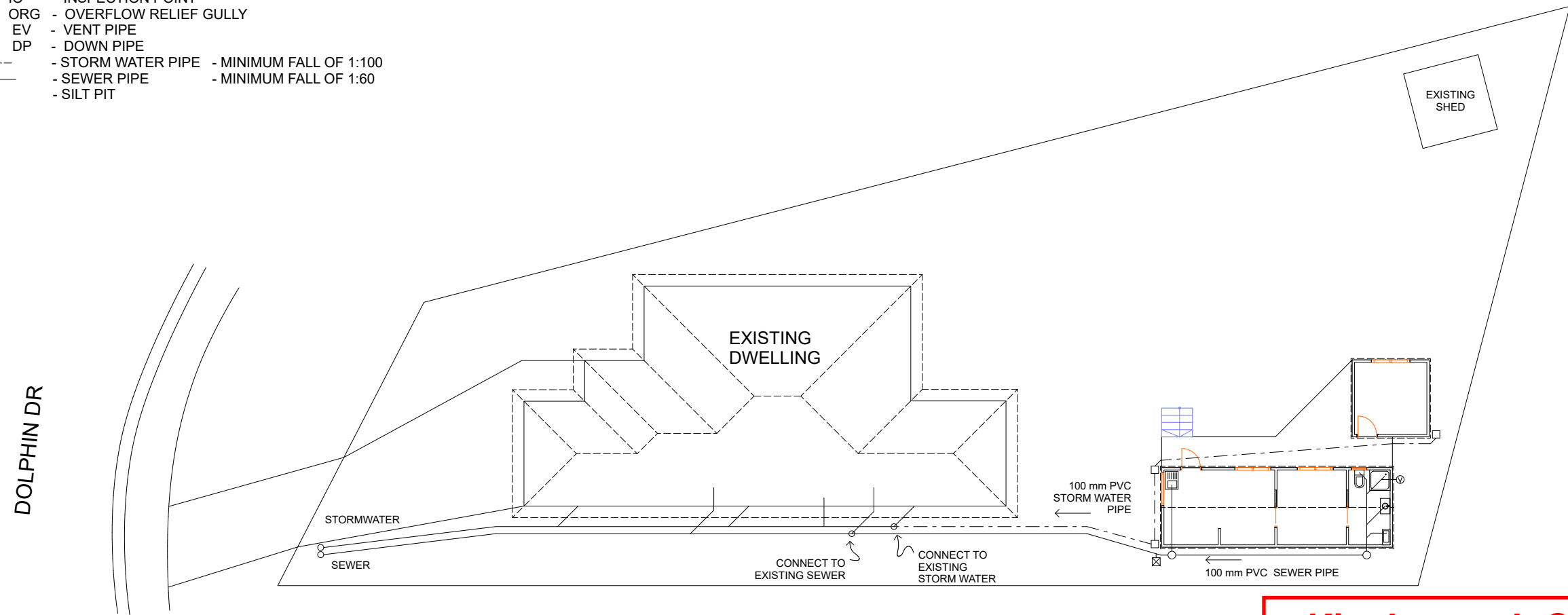
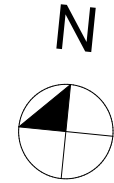
WATER PIPES TO COMPLY WITH AS/NZS 3500.1 AND AS/NZS 3500.5
 COPPER OR POLY TYPE PIPES
 HOT AND COLD WATER BRANCHES TO BE DN 16 mm
 MAIN LINE TO BE DN 20 mm

WATER TEMPERATURE

50 DEGREES TO SANITARY FIXTURES
 60 DEGREES TO LAUNDRY AND KITCHEN SINK
 OUTLET PIPES FROM THE HOT WATER UNIT MUST BE COPPER FOR AT LEAST 1 METER BEFORE CONNECTING TO POLY TYPE PIPES.

WATER FLOW SUPPLY BACK FLOW PREVENTION DEVICE TO BE FITTED TO OUTSIDE TAPS

PRESSURE REGULATOR TO BE FITTED BETWEEN MAINS WATERLINE AND HOUSE.



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