

PLAN 2

PLANNING APPLICATION PLN-21-0008

20 ZIRCON PLACE, PERTH

ATTACHMENTS

A Application & plans

B Representation

1-373  
PLANNING APPLICATION ATTACHMENT A  
Proposal

Description of proposal: Proposed Residential Dwelling

.....  
.....  
.....  
.....  
.....

*(attach additional sheets if necessary)*

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: Lot 21 Zircon PI Perth TAS 7300 #20

CT no: 179822/21

Estimated cost of project \$908,880 (include cost of landscaping, car parks etc for commercial/industrial uses)

Are there any existing buildings on this property? Yes /  No  
If yes – main building is used as .....

If variation to Planning Scheme provisions requested, justification to be provided:  
.....  
.....  
.....  
.....  
.....

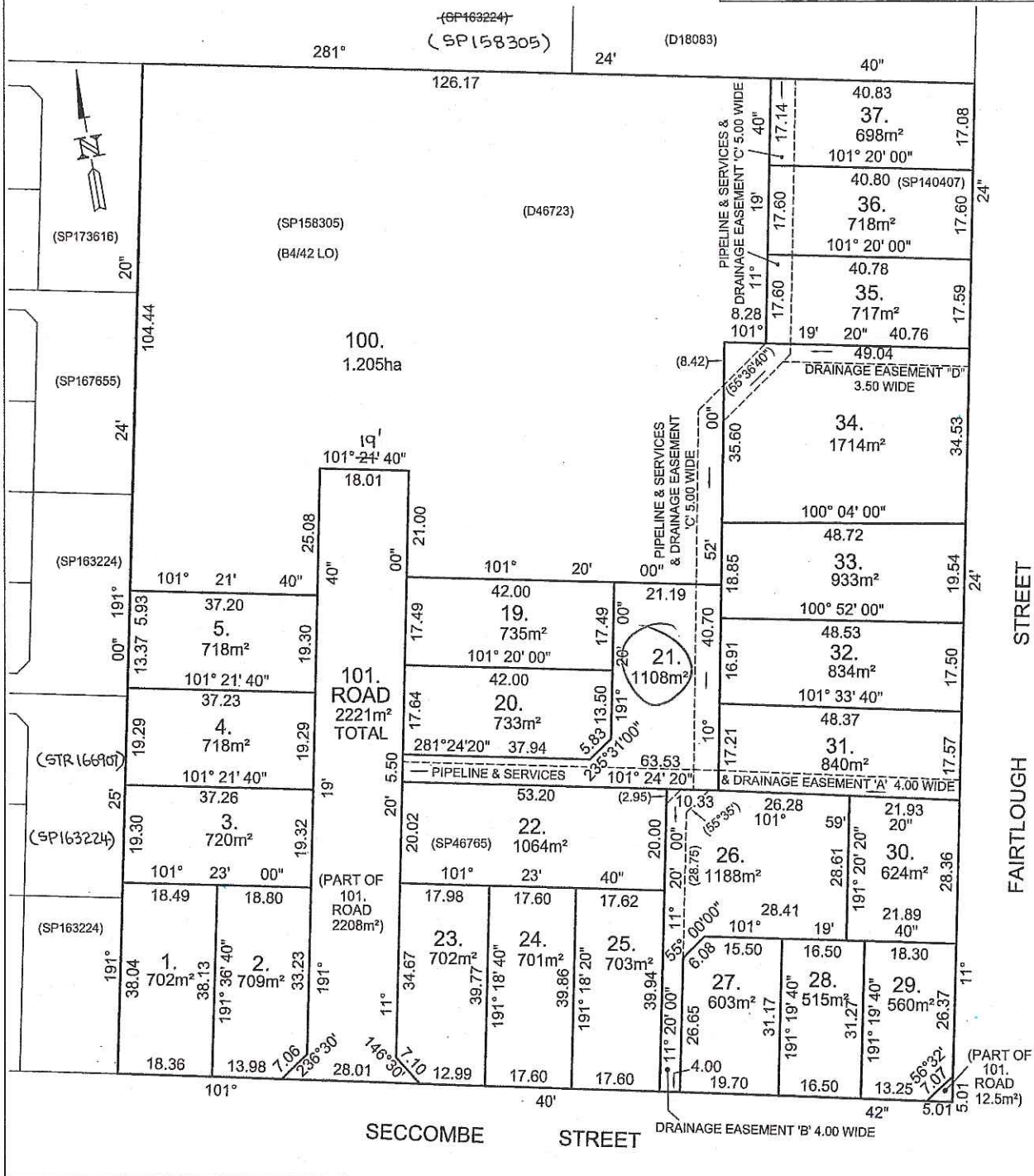
*(attach additional sheets if necessary)*

**EXHIBITED**

Is any signage required? No  
*(if yes, provide details)*

OWNER: GROWTH DEVELOPMENTS PTY LTD  FOLIO REFERENCE: C.T.46765/1, C.T.140407/1 & C.T.158305/101  GRANTEE: Part of Lot 1 Section E 10a-0r-0p granted to Frederick James Houghton	<b>PLAN OF SURVEY</b>  19.298  BY SURVEYOR: R.M. Peck  LOCATION: <b>LAND DISTRICT OF CORNWALL</b> <b>PARISH OF PERTH</b>  SCALE 1:4000 750 LENGTHS IN METRES	REGISTERED NUMBER <h2 style="margin: 0;">SP179822</h2>  APPROVED EFFECTIVE FROM 13 OCT 2020   Recorder of Titles
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ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Registered Land Surveyor  
 Date: 11/9/2020

Council Delegate  
 Date: 22-9-2020

## DRAWING SCHEDULE

A00	COVER PAGE
A01	SITE PLAN
A02	CONSTRUCTION PLAN
A03	FLOOR PLAN
A04	ROOF PLAN
A05	ELEVATIONS #1
A06	ELEVATIONS #2
A07	3D PERSPECTIVE #1
A08	3D PERSPECTIVE #2
A09	3D PERSPECTIVE #3
A10	3D PERSPECTIVE #4
A11	SHADOW PLANS

## PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
LAND TITLE REFERENCE NUMBER:	179822/21
PROPOSED DWELLING AREA:	277.44m <sup>2</sup>
PROPOSED ENTRY AREA:	2.00m <sup>2</sup>
PROPOSED ALFRESCO AREA:	23.51m <sup>2</sup>
DESIGN WIND SPEED:	N2
SOIL CLASSIFICATION:	T.B.C
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	T.B.C
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	N/A
FLOODING:	NO
LANDSLIP:	NO
DISPERSIVE SOILS:	NO
SALINE SOILS:	NO
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

## PROPOSED DWELLING

R & T. KNEE  
LOT 21 ZIRCON PLACE  
PERTH TAS 7300

NORTHERN MIDLANDS COUNCIL

## ISSUED FOR APPROVAL

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STORMWATER FROM PROPOSED DWELLING TO BE CONNECTED TO EXISTING COUNCIL STORMWATER SYSTEM. LOCATION TO BE DETERMINED ON SITE.

SEWER FROM PROPOSED DWELLING TO CONNECT TO EXISTING COUNCIL SEWER SYSTEM. LOCATION TO BE DETERMINED ON SITE.

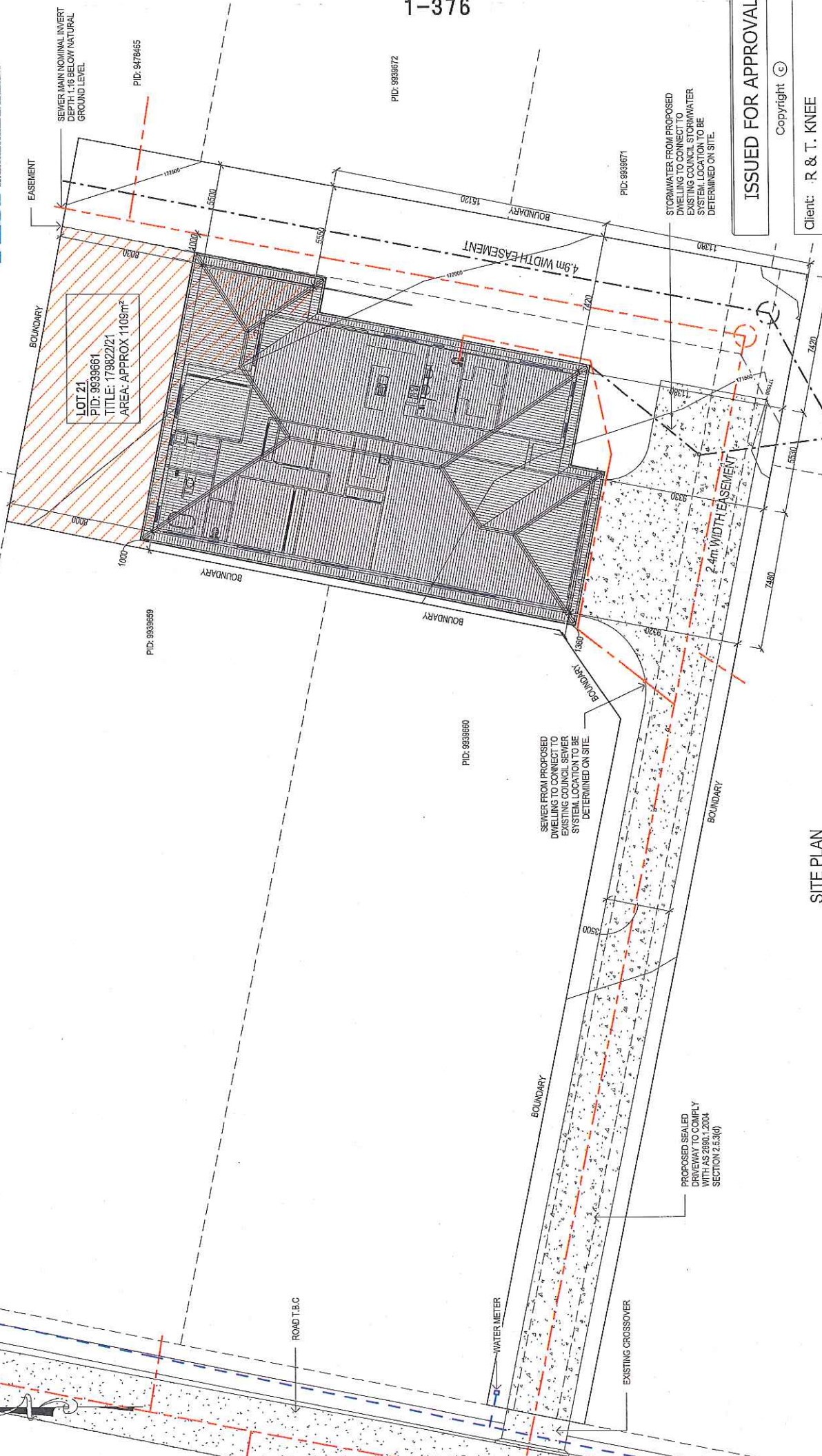
PROPOSED SEALED DRIVEWAY TO COMPLY WITH AS 2980.1.2004 SECTION 2.5.3(d)

**SITE PLAN**  
 SCALE 1:200

LEGEND	
	SEWER
	WATER
	STORMWATER

	PRIVATE OPEN SPACES	153.92m <sup>2</sup> (13.88%)
	IMPERVIOUS SURFACES	955.96m <sup>2</sup> 50.13%

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY. ALL PRIVATE OPEN SPACES AND IMPERVIOUS SURFACES SHOWN MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.



Date	Amendment	Drawn	Checked	Approved	Scale	Accreditation No
13.10.20	S.C.	S. Chin	A. Taylor	J. Pfeiffer	As Shown @ A3	CC2211T
24.11.20	S.C.					
13.10.20	S.C.					

**WINDOW SCHEDULE**

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	1200	900	DG	4.3	0.55
W2	1200	600	DG	4.3	0.55
W3	1800	1800	DG	4.3	0.55
W4	2100	2100	DG	4.3	0.55
W5	1200	1800	DG	4.3	0.55
W6	1800	600	DG	4.3	0.55
W7	600	2400	DG	4.3	0.55
W8	1800	800	DG	4.3	0.55
W9	1800	800	DG	4.3	0.55
W10	600	3600	DG	4.3	0.55
W11	1800	1800	DG	4.3	0.55
W12	1800	1800	DG	4.3	0.55
W13	600	600	DG	4.3	0.55
W14	1200	1800	DG	4.3	0.55
D1	2100	820	DG	4.0	0.61
D2	2100	820	DG	4.0	0.61
SD1	2100	2100	DG	4.0	0.61

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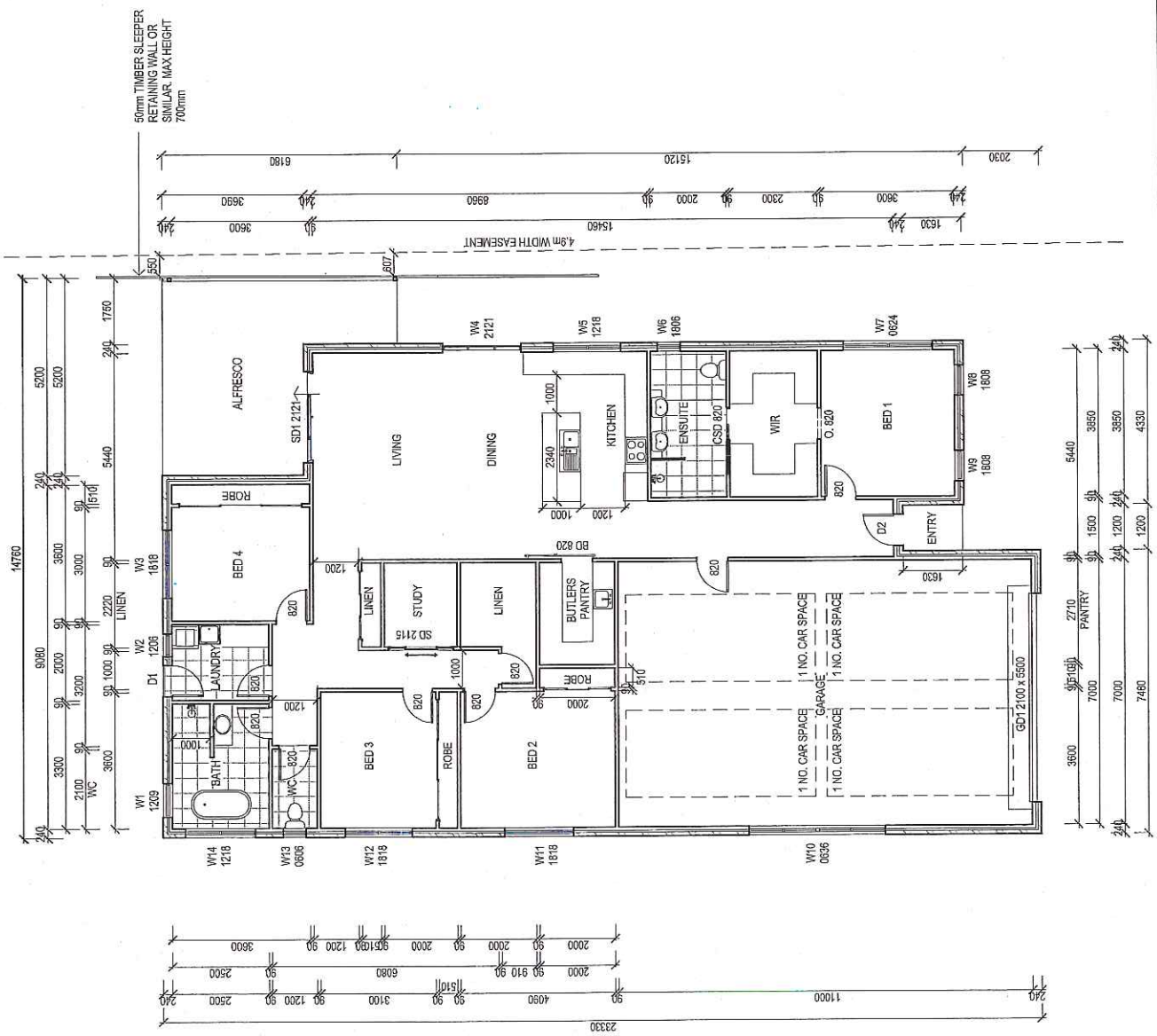
Client: R & T. KNEE  
 Project: PROPOSED DWELLING  
 Address: LOT 21 ZIRCON PLACE  
 PERTH TAS 7300



Mobile: 0817 562 783 or 0417 545 813  
 Email: jack@engineeringplus.com.au  
 Website: www.engineeringplus.com.au

Drawing No: A02  
 Rev: A

Date	Drawn	Checked	Approved	Scale	Accreditation No.
13.10.20	S. Chinn	A. Taylor	J. Pfeiffer	As Shown @ A3	CC2211T
24.11.20	S.C	S.C	J. Pfeiffer		
13.10.20	S.C	S.C	J. Pfeiffer		



**CONSTRUCTION PLAN**  
 SCALE 1:125

Area Schedule (Gross Building)			
Name	Area	Area (sq)	
PROPOSED ALFRESCO	23.51 m <sup>2</sup>	2.53	
PROPOSED DWELLING	277.44 m <sup>2</sup>	29.86	
PROPOSED ENTRY	2.00 m <sup>2</sup>	0.22	
			302.96 m <sup>2</sup>

Date: Issued for Approval  
 Date: Issued for Review  
 Date: Amendment

1-378

SMOKE ALARMS PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO MAINS AND PROVIDE A BATTERY BACKUP. PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO MAINS AND PROVIDE A BATTERY BACKUP. PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO MAINS AND PROVIDE A BATTERY BACKUP. PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO MAINS AND PROVIDE A BATTERY BACKUP.

(S) - DENOTES INTERCONNECTED SMOKE DETECTORS

FLOOR COVERINGS
CARPET
CONCRETE
TIMBER DECKING
TILE
VINYL TIMBER FLOORING

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Client: R & T. KNEE

Project: PROPOSED DWELLING  
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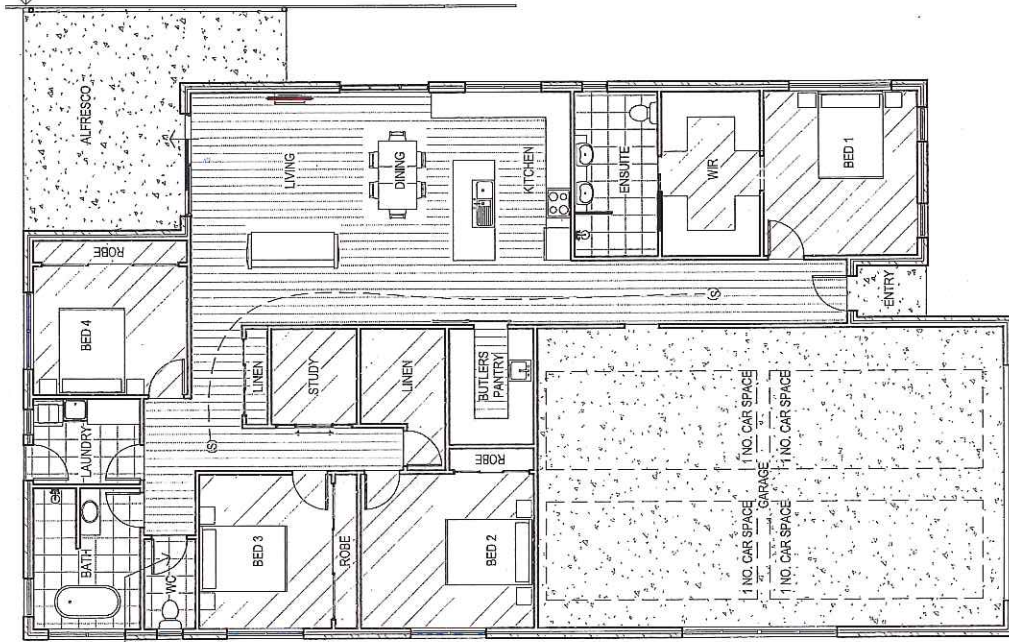


Rev A  
 Drawing No: 519020  
 A03

Rev	Amendment	Date	Int
A	ISSUED FOR APPROVAL	24.11.20	S.C
-	ISSUED FOR REVIEW	13.10.20	S.C

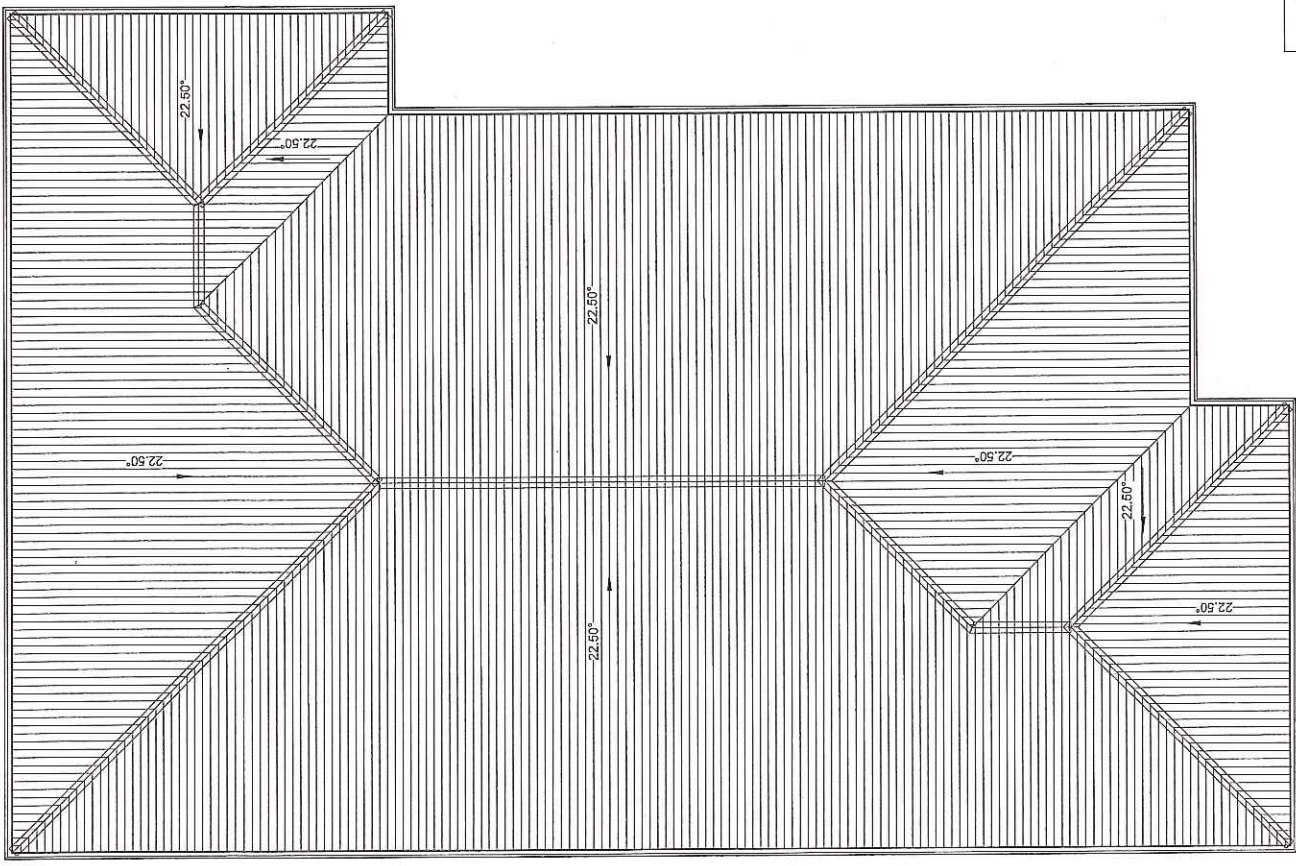
FLOOR PLAN  
 SCALE 1:125

50mm TIMBER SLEEPER RETAINING WALL OR SIMILAR. MAX HEIGHT 700mm



LIFT OFF HINGE IN ACCORDANCE WITH NCC 3.8.3.3

Area Schedule (Gross Building)			
Name	Area	Area (sq)	
PROPOSED ALFRESCO	23.51 m <sup>2</sup>	2.53	
PROPOSED DWELLING	277.44 m <sup>2</sup>	29.86	
PROPOSED ENTRY	2.00 m <sup>2</sup>	0.22	
	302.96 m <sup>2</sup>	32.61	



ROOF CLADDING, BCA VOLUME 2 PART 3.5.1.3  
 COLORBOND 'CUSTOM ORB' 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

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

R4.0 INSULATION BATTIS 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.

1-379

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Client: R & T. KNEE  
 Project: PROPOSED DWELLING  
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 j.pfeiffer@engineeringplus.com.au  
 info@engineeringplus.com.au  
**ENGINEERING PLUS**  
 CIVIL/STRUCTURAL/ENGINEERING

Date	Task	Date Drawn	Drawn	Checked	Approved	Scale
		13.10.20	S. Chin	A. Taylor	J. Pfeiffer	As Shown @ A3
A	ISSUED FOR APPROVAL	24.11.20	S.C		Accredited Building Designer	
-	ISSUED FOR REVIEW	13.10.20	S.C		Designer Name: J. Pfeiffer	
Drawn / Amendment		Accreditation No: CC2211T				

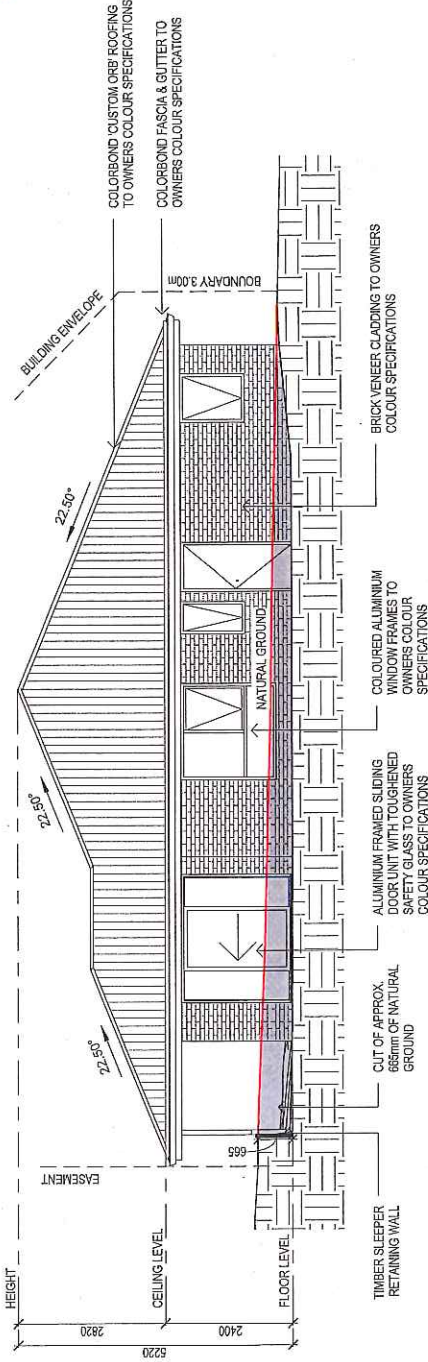
ROOF PLAN  
 SCALE 1:100

Rev A

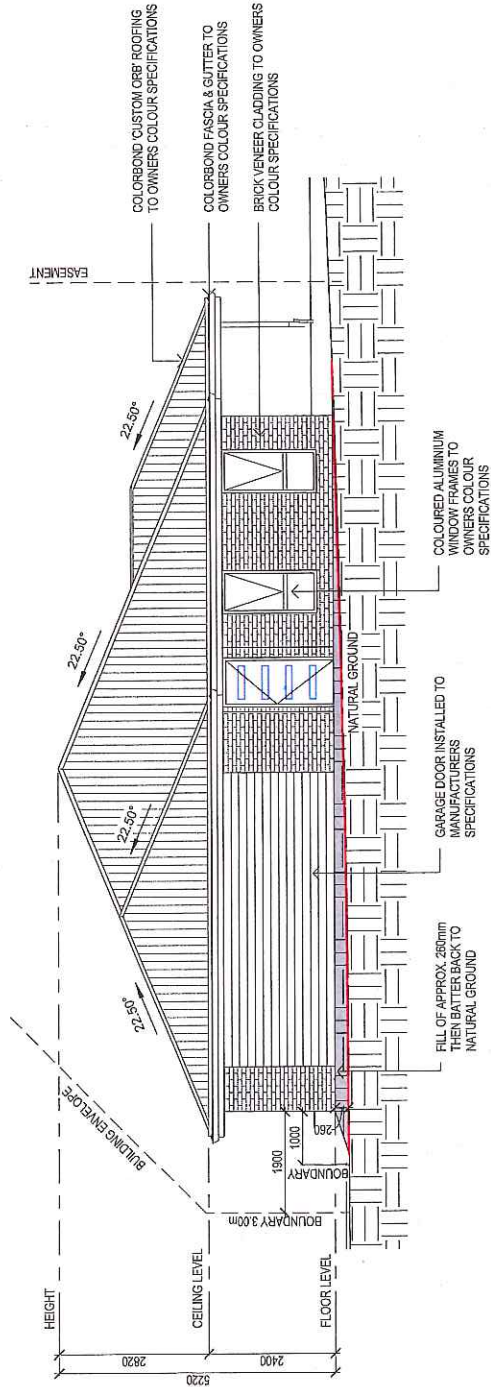
A04

Drawing No: 519020





**NORTH ELEVATION**  
 SCALE 1:100



**SOUTH ELEVATION**  
 SCALE 1:100

**ISSUED FOR APPROVAL**

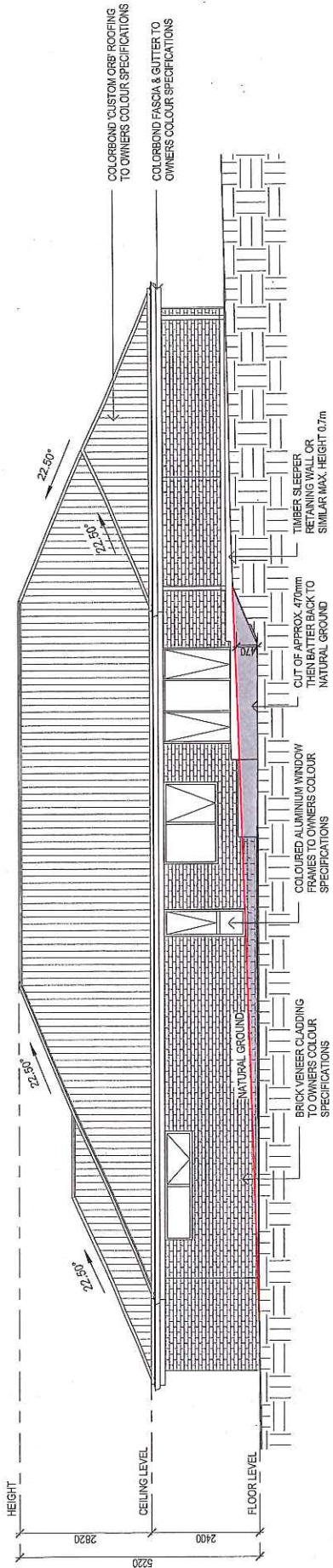
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 trm@engineeringplus.com.au  
**ENGINEERING PLUS**  
 ARCHITECTURAL ENGINEERING  
 CIVIL/STRUCTURAL ENGINEERING

Date Drawn:	13.10.20
Drawn:	S. Chin
Checked:	A. Taylor
Approved:	J. Pfeiffer
Scale:	As Shown @ A3
Accredited Building Designer	
Designer Name:	J. Pfeiffer
Drawing No:	519020
Rev	A05
Accreditation No:	CC2211T

EAVE & SOFFIT CONSTRUCTION BCA VOLUME 2 PART 3.5.3.5  
 EAVE WIDTH - 450MM  
 DESIGN WIND SPEED NZ  
 (NON.)

- 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



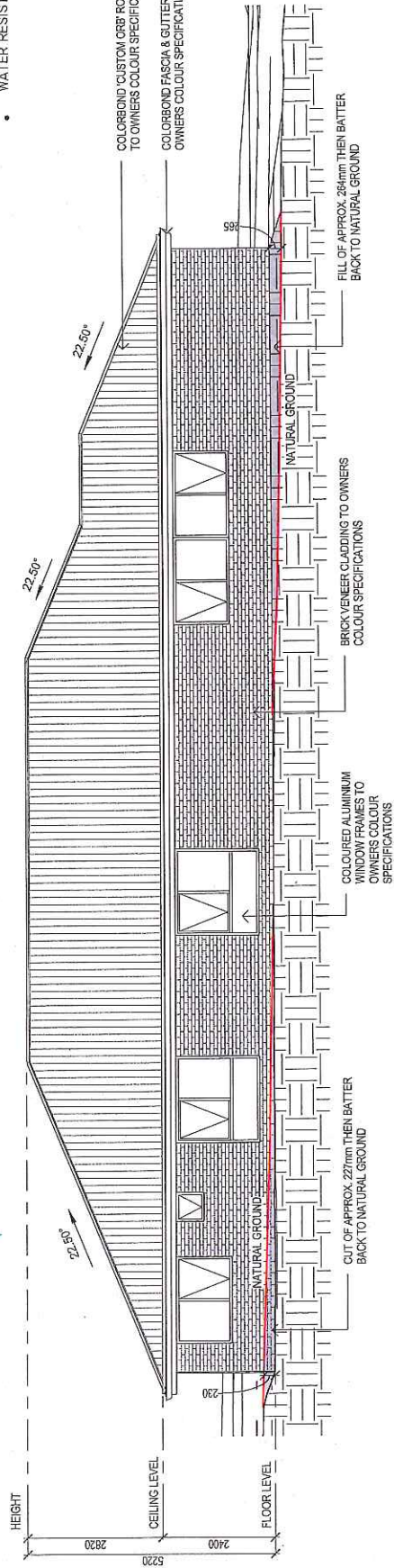
**EAST ELEVATION**  
SCALE 1:100

SELECTED ALUMINIUM FRAMED WINDOWS - BCA VOLUME 2 PART 3.6  
POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.  
TASMANIAN OAK 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

- WIND CLASSIFICATION AS4055 WIND DESIGN: N2 33M/s
- TERRAIN CATEGORY: T2.0 (PS)
- SERVICEABILITY DESIGN & WIND PRESSURE: 1000
- WATER RESISTANCE: 150

1-381



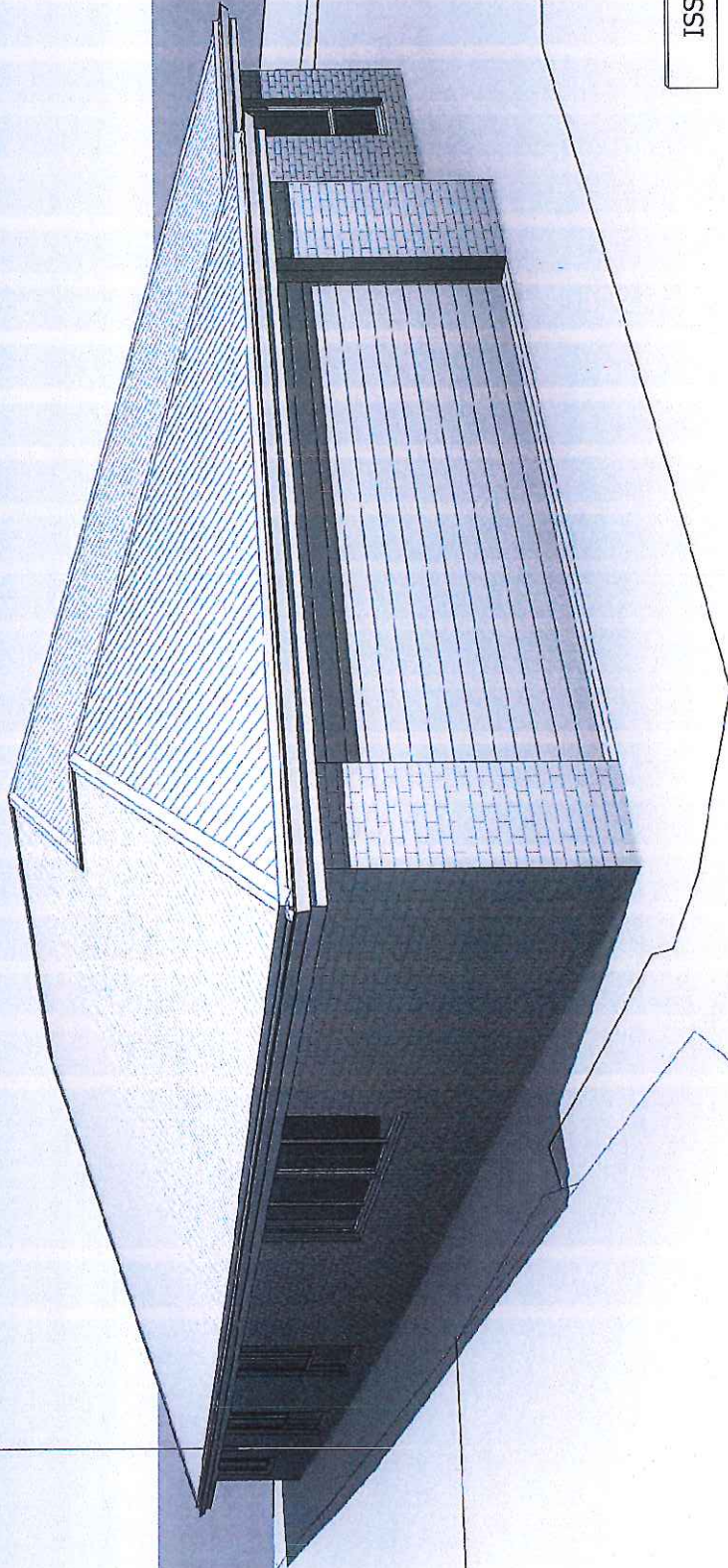
**WEST ELEVATION**  
SCALE 1:100

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tina@engineeringplus.com.au  
**ENGINEERING PLUS**  
Accredited Building Designer  
Designer Name: J. Pfeiffer  
Drawing No: 519020  
Rev A06  
A

Date Drawn:	13.10.20
Drawn:	S. Chin
Checked:	A. Taylor
Approved:	J. Pfeiffer
Scale:	As Shown @ A3
Accredited Building Designer	24.11.20 S.C
Designer Name: J. Pfeiffer	13.10.20 S.C
Accreditation No: CC2211T	

1-382



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Client: R & T. KNEE

Project: PROPOSED DWELLING

Address: LOT 21 ZIRCON PLACE

PERTH TAS 7300

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 jack@engineeringplus.com.au  
 tim@engineeringplus.com.au



Date: Issued for Approval  
 Date: Issued for Review

24.11.20 S.C  
 13.10.20 S.C

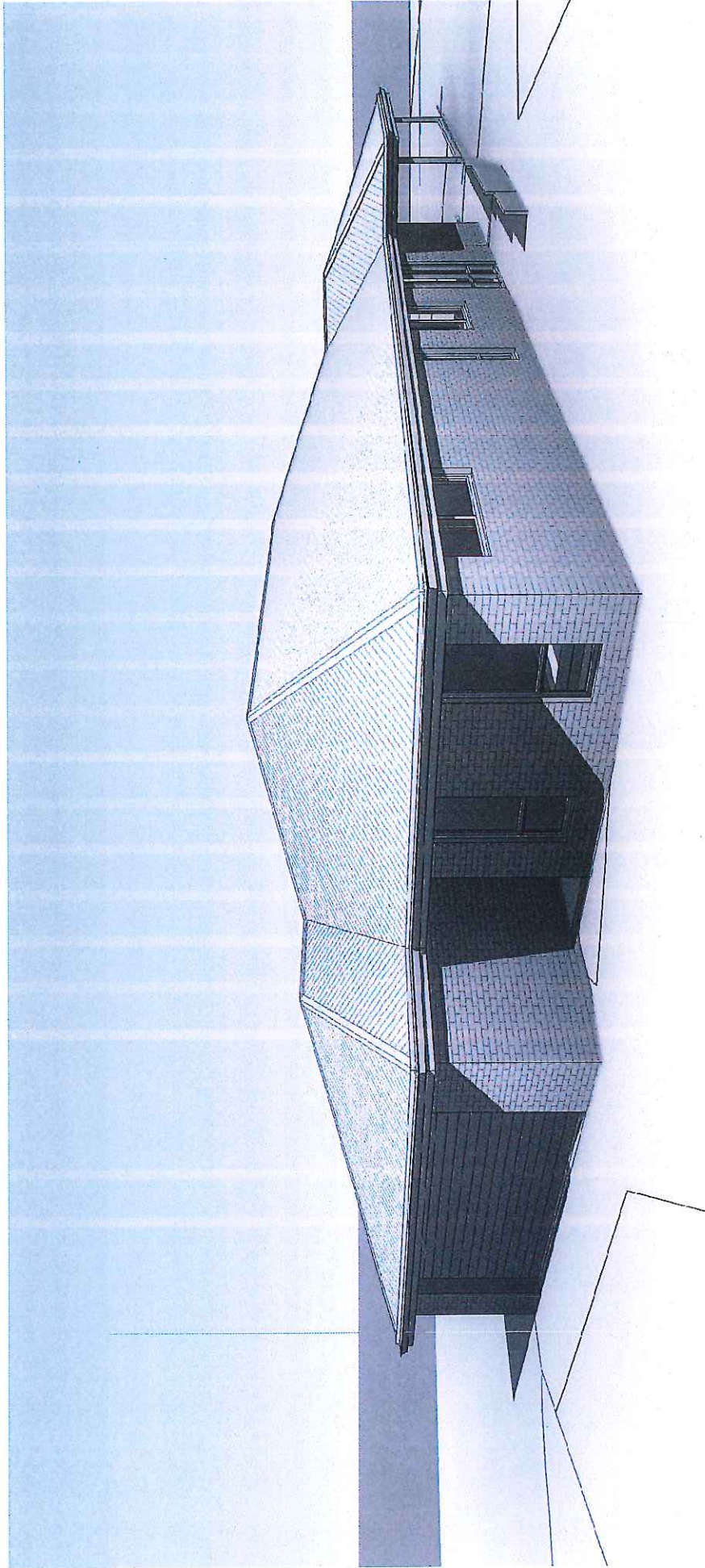
Accredited Building Designer  
 Designer Name: J. Pfeiffer  
 Accreditation No: CC2211T

Scale: As Shown @ A3

Date Drawn: 13.10.20  
 Drawn: S. Chin  
 Checked: A. Taylor  
 Approved: J. Pfeiffer

Rev  
 A

Drawing No: 519020  
 A07



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Client: R & T. KNEE

Project: PROPOSED DWELLING

Address: LOT 21 ZIRCON PLACE

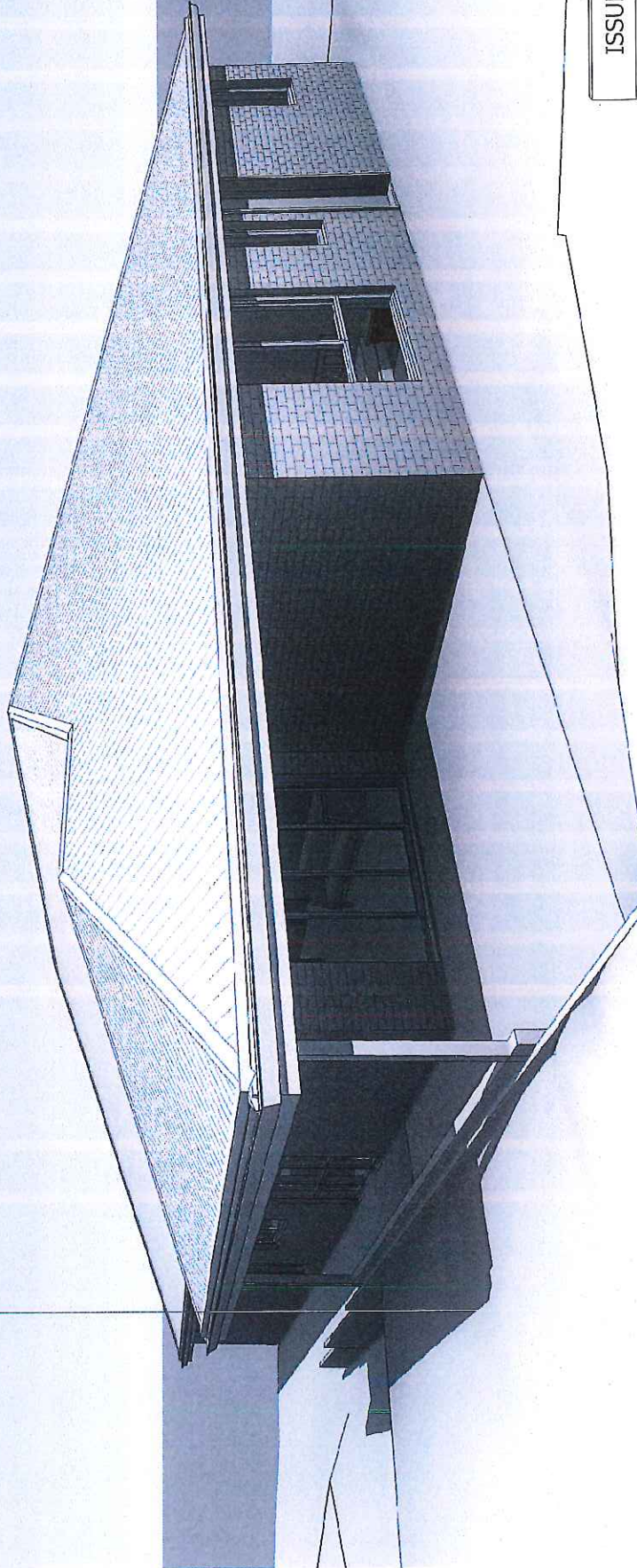
PERTH TAS 7300

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Rev	Description	Date	By	Check	Scale	Notes
A	ISSUED FOR APPROVAL	24.11.20	S.C			Accredited Building Designer
-	ISSUED FOR REVIEW	13.10.20	S.C			Designer Name: J. Pfeiffer
Drawing No: 519020						
Revision: A08						
Accreditation No: CC2211T						

1-384



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Client: R & T. KNEE

Project: PROPOSED DWELLING

Address: LOT 21 ZIRCON PLACE

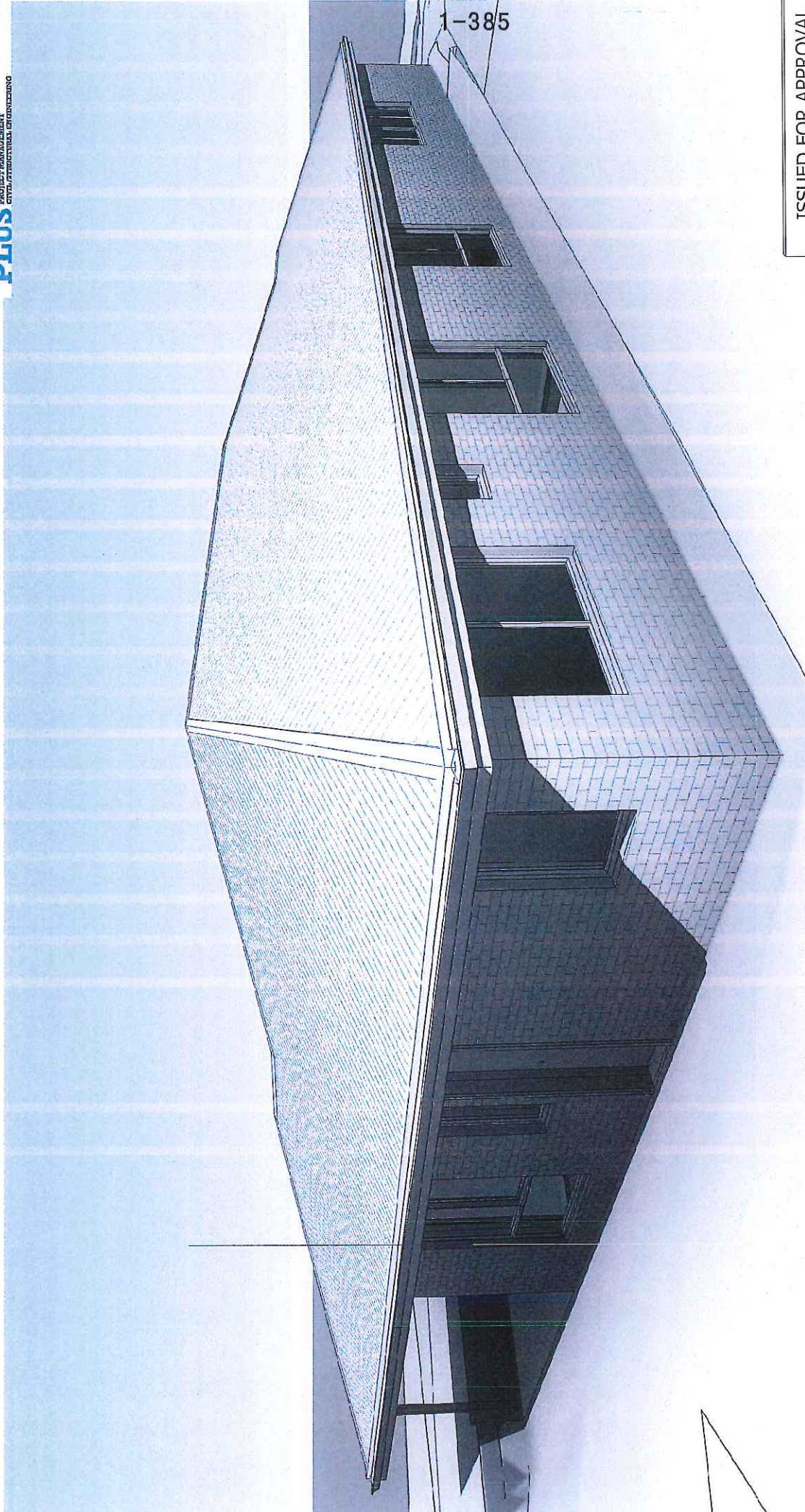
PERTH TAS 7300

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 jace@engineeringplus.com.au  
 tina@engineeringplus.com.au



Drawing No: 519020  
 Rev: A09  
 A

Date	Drawn	Checked	Approved	Scale	Date	By	For
13.10.20	S. Chin	A. Taylor	J. Pfeiffer	As Shown @ A3	24.11.20	S.C	Accredited Building Designer
					13.10.20	S.C	Designer Name: J. Pfeiffer
							Accreditation No: CC2211T
A	ISSUED FOR APPROVAL						
-	ISSUED FOR REVIEW						



ISSUED FOR APPROVAL

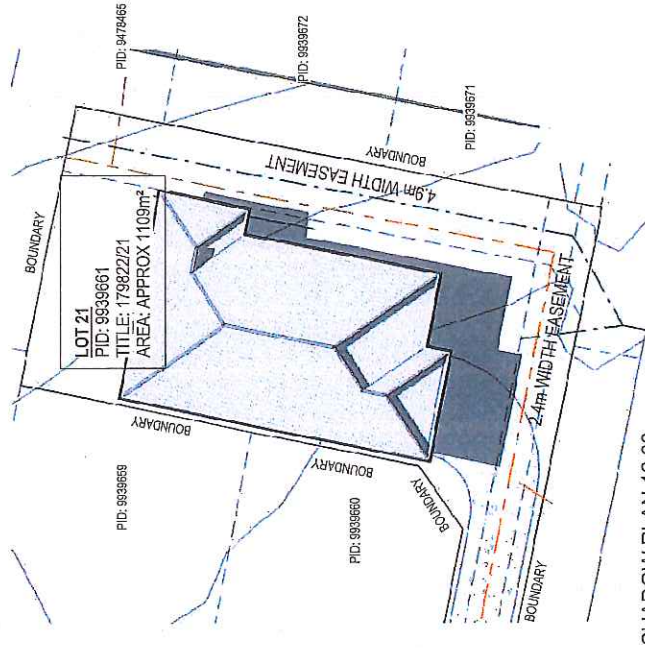
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 Project: PROPOSED DWELLING  
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**ENGINEERING PLUS**  
ARCHITECTURAL DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING

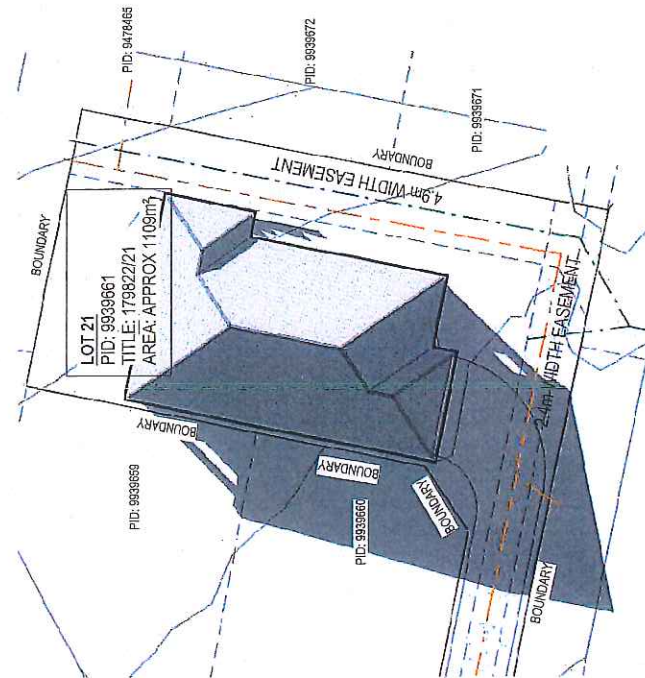
Drawn	Amendments	Date	Trk
A	ISSUED FOR APPROVAL	24.11.20	S.C
-	ISSUED FOR REVIEW	13.10.20	S.C

Date Drawn: 13.10.20  
 Drawn: S. Chin  
 Checked: A. Taylor  
 Approved: J. Pfeiffer  
 Scale: As Shown @ A3  
 Accredited Building Designer  
 Designer Name: J. Pfeiffer  
 Accreditation No: CC2211T

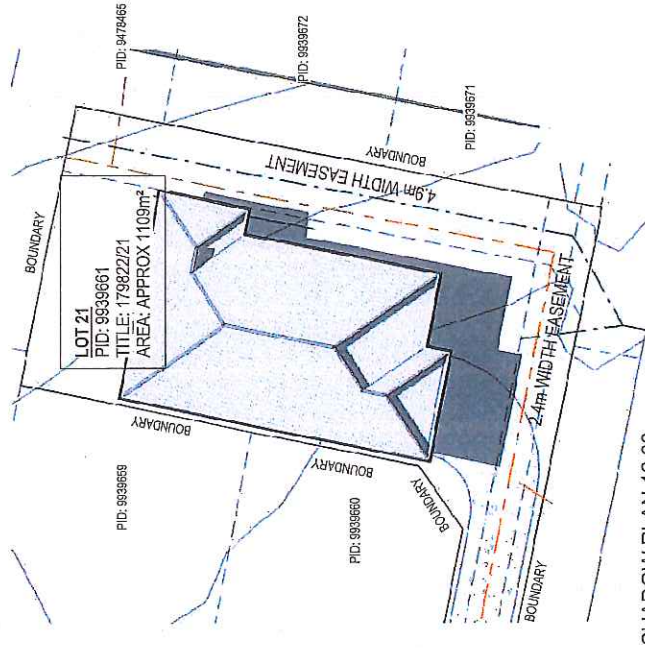
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 Rev: A10  
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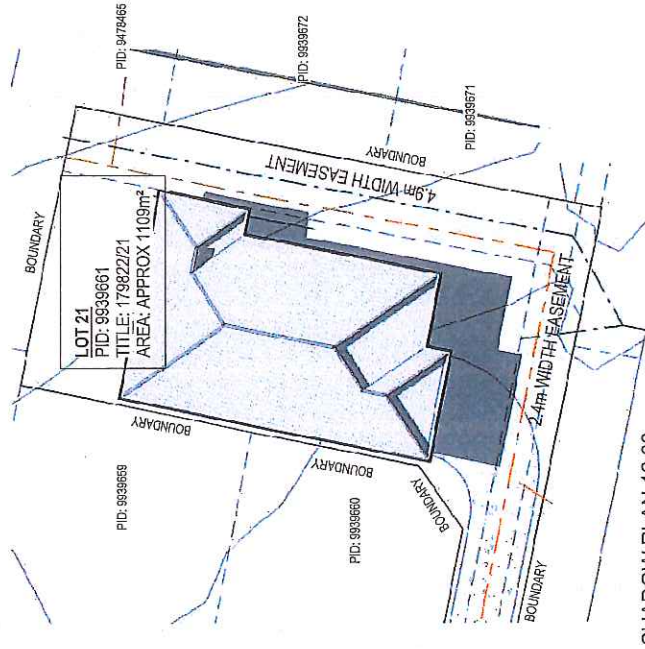
SHADOW PLAN 9.00pm  
SCALE 1:400



SHADOW PLAN 10.30am  
SCALE 1:400



SHADOW PLAN 12.00pm  
SCALE 1:400



SHADOW PLAN 3.00pm  
SCALE 1:400

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Client: R & T. KNEE

Project: PROPOSED DWELLING

Address: LOT 21 ZIRCON PLACE

PERTH TAS 7300

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Date Drawn:	13.10.20
Drawn:	S. Chin
Checked:	A. Taylor
Approved:	J. Pfeiffer
Scale:	As Shown @ A3
Accredited Building Designer	24.11.20 S.C
Designer Name:	J. Pfeiffer
Accreditation No:	CC2211T

Rev	Rev
A	A
519020	A11
519020	A

Erryn Cartledge & Tyler Tiffin

1 Raymond Street  
East Launceston  
TAS 7250

Northern Midlands Council  
PO Box 156  
Longford 7301

**FAO: General Manager - Development Application Representation Letter**

Development Reference No: PLN-21-0008  
Site of Development: 20 Zircon Place, Perth (Lot 21)

Dear General Manager,

I write with reference to the above application for our neighboring property, in particular in relation to the proposed dwelling front setback positioning. We have recently purchased Lot 20 (19 Zircon Place) and are starting construction, which will be on the nearest residential property to the proposed dwelling.

We are under the understanding that our neighbors have put forth the proposal to have a 1m boundary from the back of our boundary. While we are quiet accepting and aware of the situation Lot 21 are in, given the other obstructions on their land such as the easements, we would like to raise the concern for the future developments of our block.

We do have the plan to build a rear setback shed with a maximum measurement of 10\*4\*8m (w\*h\*d) along the edge of our back fence (13.5m side with reference to Folio Plan) with only 1m from the boundary which would back onto the garage of the proposed dwelling. While we cannot see any issues with have both garage and shed backing on to one another (both 1m from the boundary), we do to ask that consideration be given to both parties.

We are quiet understanding that the proposed dwelling does not have many options in situating the dwelling elsewhere on the land, we would like written reassurance from the owners of 20 Zircon Place (Lot 21), that at a later stage when our plans are submitted to council for our proposed shed, they would not represent any issues for a proposed shed in that situation.

Signature:



Date: 28/01/2021