

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2026-166
Proposal: Dwelling
Subject Site: 7 Nobelwood Rise, Huntingfield
Responsible Planning Officer: Brian Huang

Advertised Documents:

- Application Plans

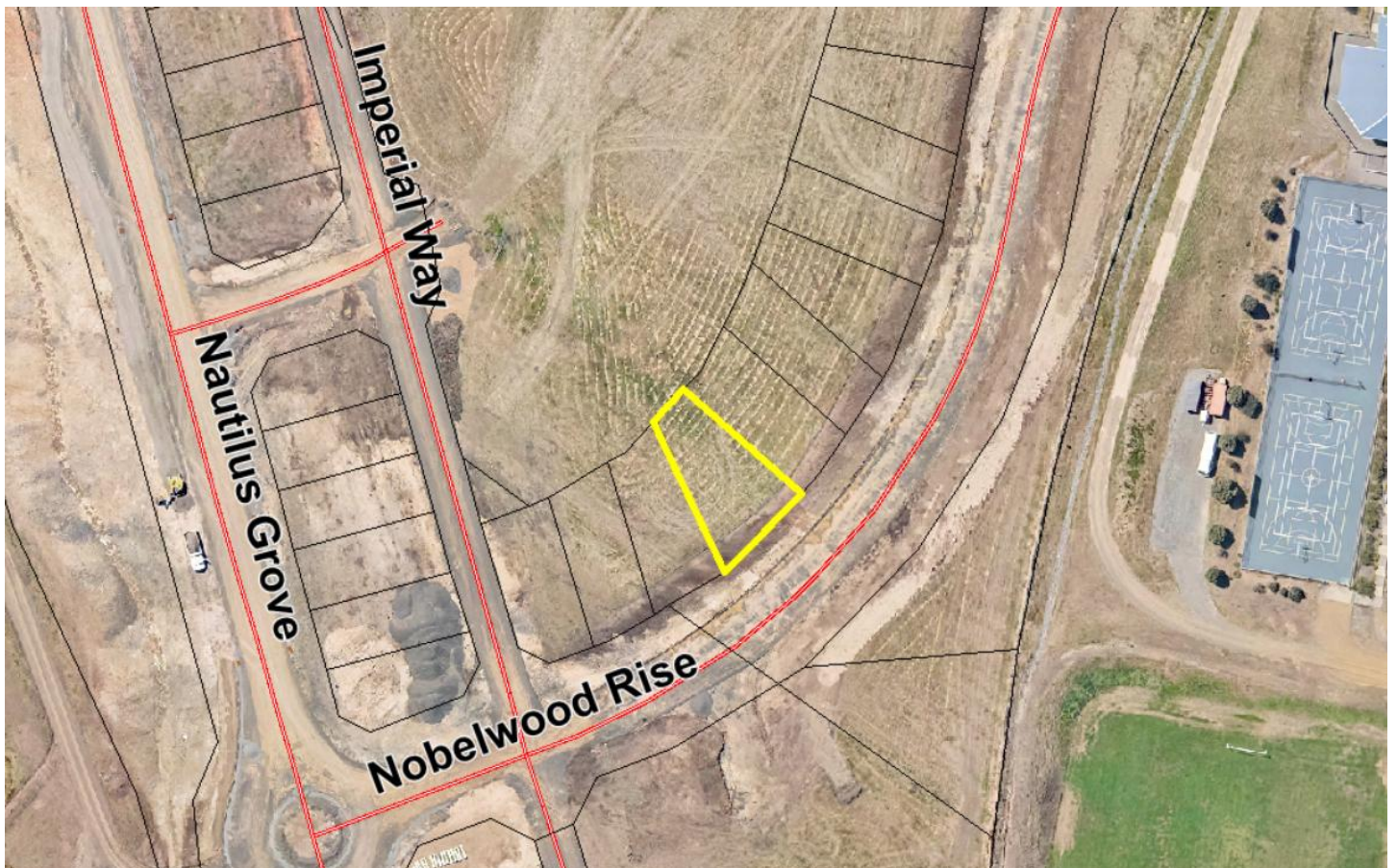
Available upon request:

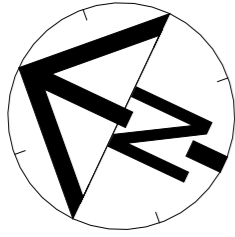
- Application Form
- Copy of Title

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:

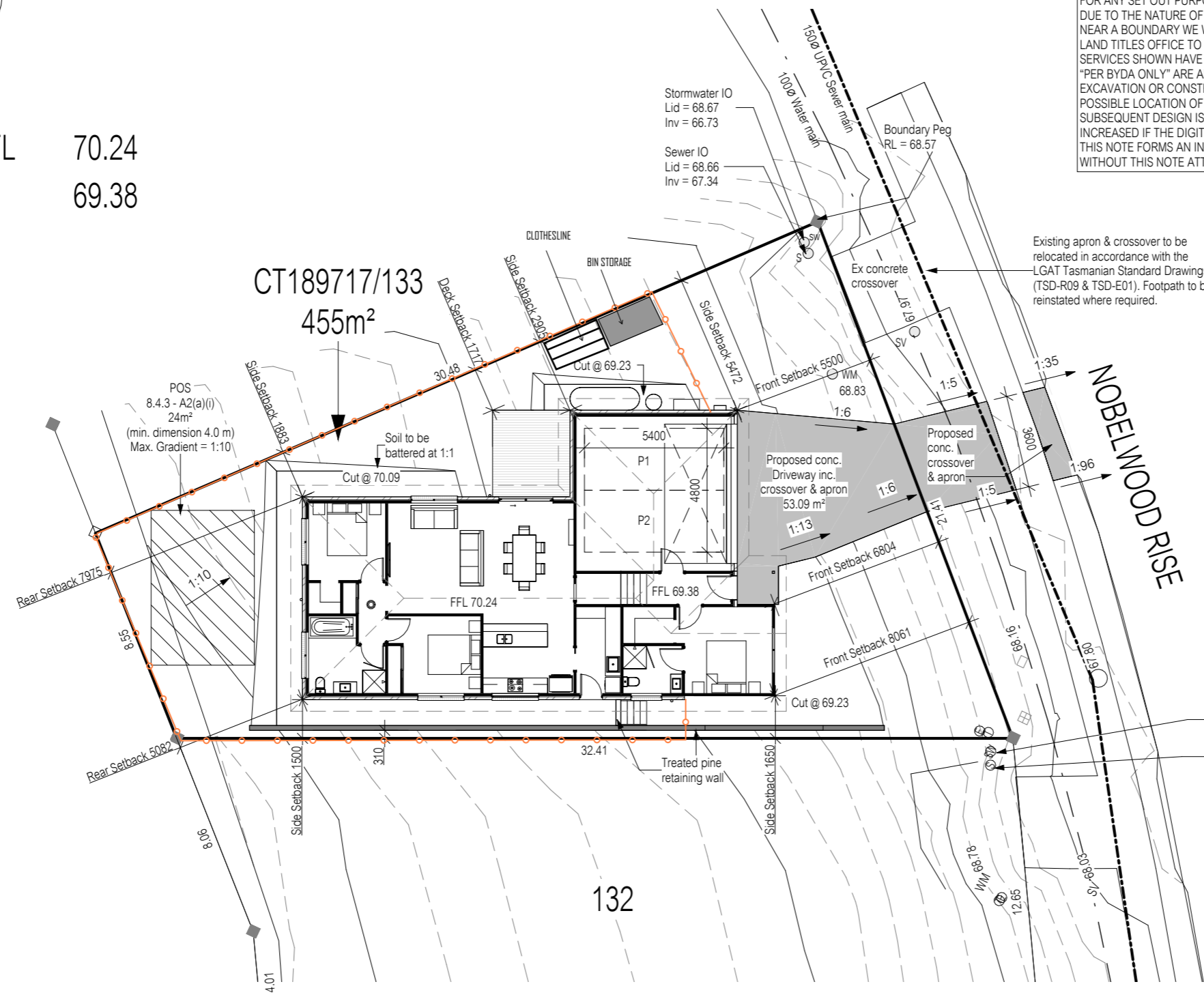
Representations must be provided in writing to Council stating the reasons why you support or object to the application. Representations for this application must be submitted by 11.59pm on **17 June 2026**; and can be delivered in person to the Civic Centre, posted to Locked Bag 1, Kingston 7050 or emailed to kc@kingborough.tas.gov.au.





Ground Floor FFL 70.24
Entry Level FFL 69.38

"THIS PLAN AND ASSOCIATED DIGITAL MODEL IS PREPARED FOR CUNIC HOMES FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
THE TITLE BOUNDARIES AS SHOWN ON THIS PLAN WERE NOT MARKED AT THE TIME OF THE SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY. NO MEASUREMENTS OR OFFSETS ARE TO BE DERIVED BETWEEN THE FEATURES ON THIS PLAN AND THE BOUNDARY LAYER. THE RELATIONSHIP BETWEEN THE FEATURES IN THIS MODEL AND THE BOUNDARY LAYERS CANNOT BE USED FOR ANY SET OUT PURPOSES OR TO CONFIRM THE POSITION OF THE TITLE BOUNDARIES ON SITE.
DUE TO THE NATURE OF THE TITLE BOUNDARY INFORMATION, IF ANY STRUCTURES ARE DESIGNED ON OR NEAR A BOUNDARY WE WOULD RECOMMEND A RE-MARK SURVEY BE COMPLETED AND LODGED WITH THE LAND TITLES OFFICE TO SUPPORT THE BOUNDARY DEFINITION.
SERVICES SHOWN HAVE BEEN LOCATED WHERE VISIBLE BY FIELD SURVEY. SERVICES DENOTED AS BEING "PER BYDA ONLY" ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES. IF SUBSEQUENT DESIGN IS INTENDED FOR CONSTRUCTION SETOUT, FUTURE SURVEYING SETOUT COSTS ARE INCREASED IF THE DIGITAL DATA PROVIDED IS ROTATED, SCALED OR MOVED.
THIS NOTE FORMS AN INTEGRAL PART OF THE PLAN/DATA. ANY REPRODUCTION OF THIS PLAN/MODEL WITHOUT THIS NOTE ATTACHED WILL RENDER THE INFORMATION SHOWN INVALID.



Kingborough Council
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Plan Reference No: P1
Date Received: 06/05/2026
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EXPLANATORY NOTES: KINGBOROUGH COUNCIL INTERIM PLANNING SCHEME	
10.4.3 - Site coverage and private open space for all dwellings	
A1	(a) Site Coverage: Max. 50% of site = 227.50m² Proposed site coverage (excl. eaves up to 0.6m): 162.61m² (35.73%)



B	14 Apr. 2026	ST
A	27 Feb 2026	SW
No.	Date	Int.

Amendment changes as per cover sheet

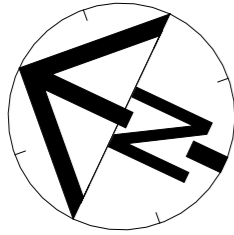
- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Do not scale from these drawings.
 - No changes permitted without consultation with designer.

Designer:
ANOTHER PERSPECTIVE PTY LTD
PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info
PROPOSED LONGEY RESIDENCE
Lot 133 Nobelwood Rise,
HUNTINGFIELD ESTATE

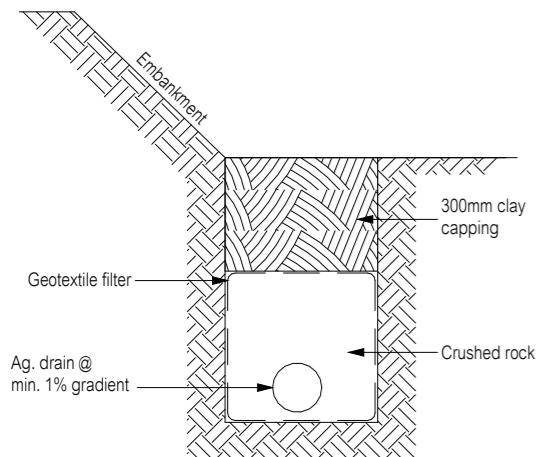


SITE PLAN		
Drawn	PJ/RJ	H963
Date	6 Nov. 25 / 17 Feb. 26	Sheet
Scale	1:200	
		01/03

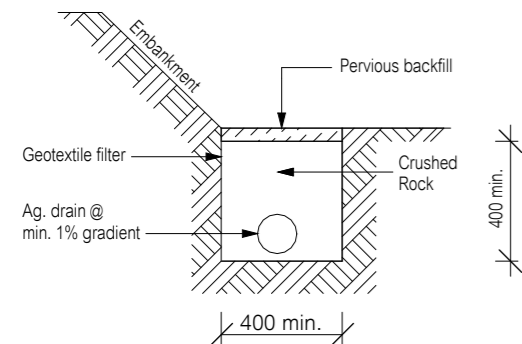


Where ag drain is < 1.5m from footing, the following engineering principles are required:

1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).
2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.
3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).
4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.



TYPICAL AG. DRAIN DETAIL (<1800 FROM HOUSE) Not to scale



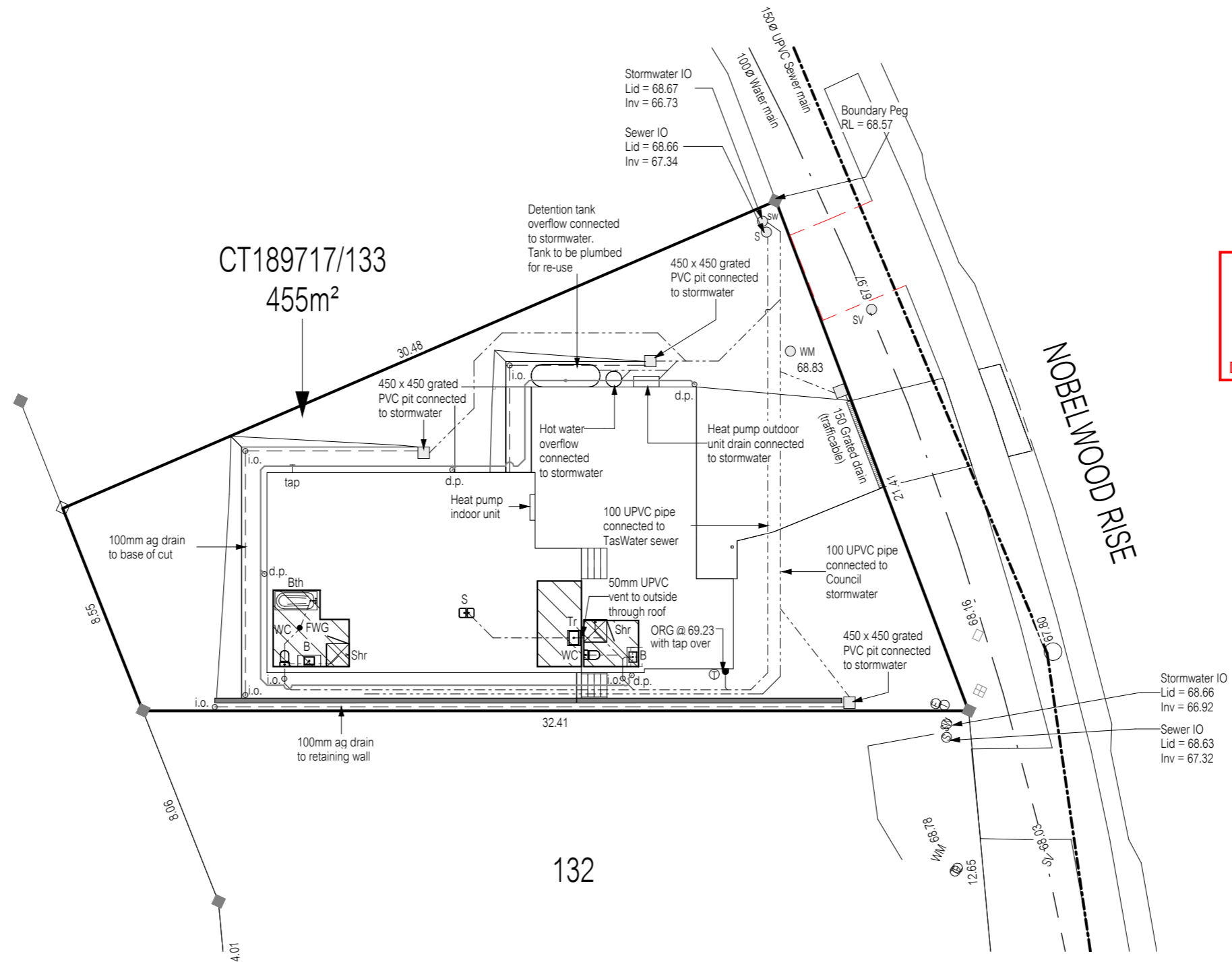
TYPICAL AG. DRAIN DETAIL (≥1800 FROM HOUSE) Not to scale

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DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	400
Bth	Bath	400 (incl. trap)
Shr	Shower	400 (Note 3)
S	Sink	500
Tr	Trough	400
WC	Water Closet Pan	1000
d.p.	Downpipe	900
ORG	Overflow Relief Gully	1000
FWG	Floor Waste Gully	650 (Note 2)

--- Sewer Line (1000 UPVC) (unless noted otherwise)
 --- Stormwater Line (1000 UPVC) (unless noted otherwise)
 --- Stormwater Line (1500 UPVC) (unless noted otherwise)

- NOTES:
1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
 2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel. 650 where outlet is being used as a FWG
 3. 500 required for multiple shower heads.
 4. Showers to comply with N.C.C. 10.2.14.
 5. Falls to floor waste to be minimum 1:80 & maximum 1:50



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Refer to Roof Plan for downpipe calculations

All works are to be in accordance with AS3500 & the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.



No.	Date	Int.
B	14 Apr. 2026	ST
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Soil classification: M
 Refer to Soil Report for nominated founding depth and description of founding material.
 All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3
 Amendment changes as per cover sheet

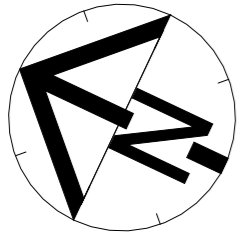
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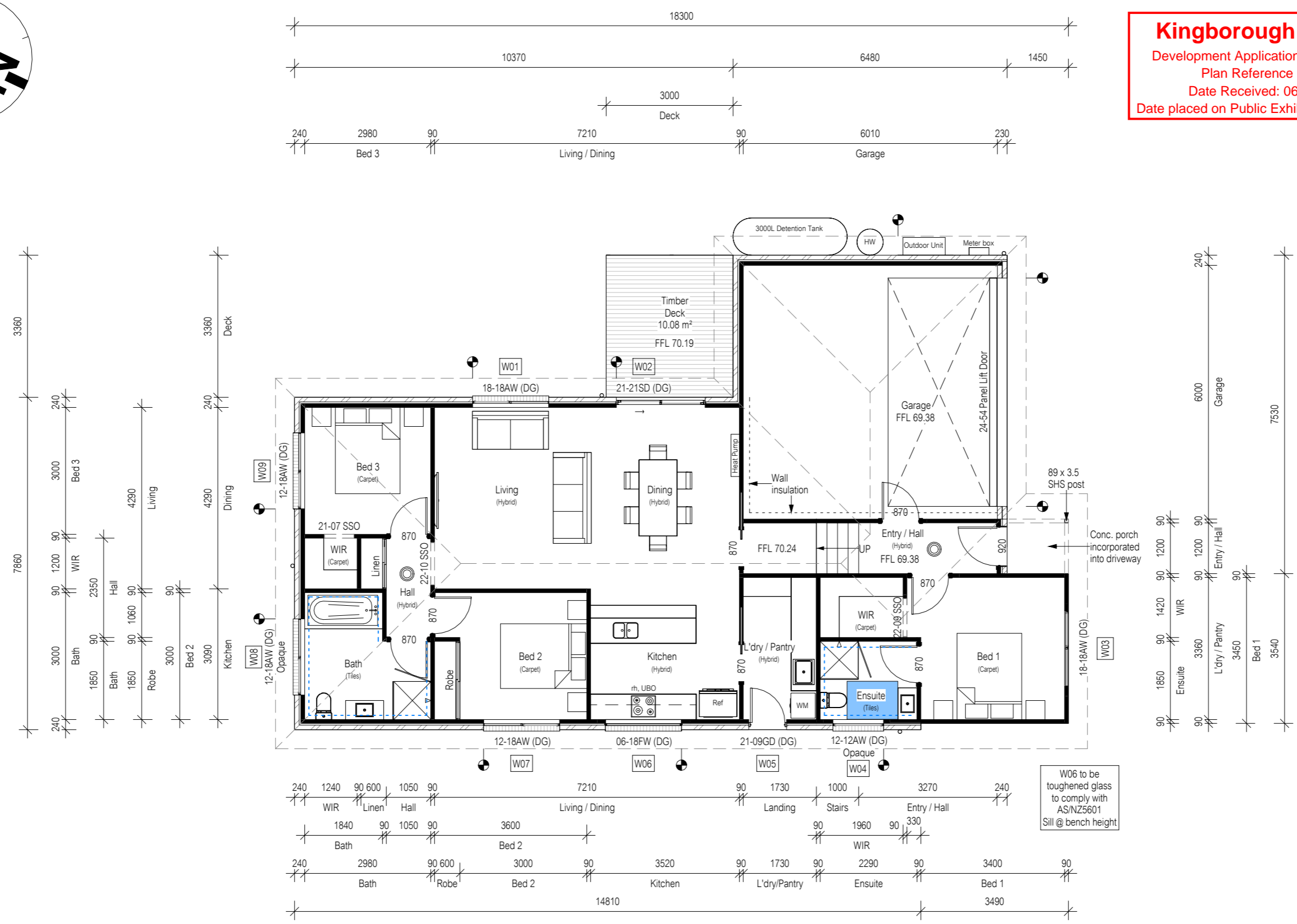
Client / Project info
 PROPOSED LONGEY RESIDENCE
 Lot 133 Nobelwood Rise,
 HUNTINGFIELD ESTATE



DRAINAGE PLAN		
Drawn	RJ	H963
Date	17 February 2026	Sheet
Scale	1:200	01a/03



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Floor Area = 159.02m²

Articulation joints

Smoke Alarm (interconnected where more than 1)

Amendment changes as per cover sheet

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

- Circulation space to comply with Part 4.2 of the *Livable Housing Design Standard*.

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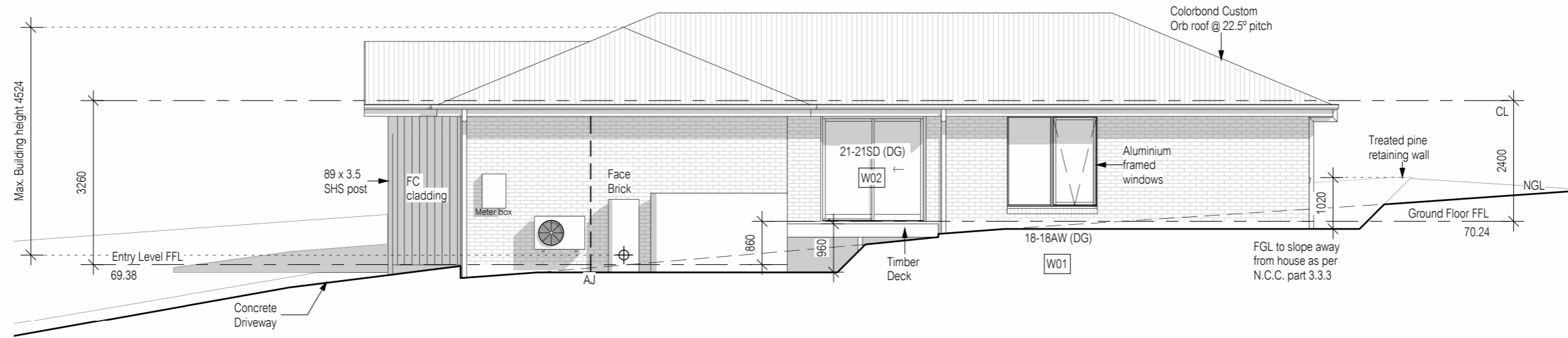
Lot 133 Nobelwood Rise,
 HUNTINGFIELD ESTATE



FLOOR PLAN		
Drawn	PJ/RJ	H963
Date	6 Nov. 25 / 17 Feb. 26	Sheet
Scale	1:100	02/03
Copyright ©		

Material	Colour
Colorbond Roof	Dover White
Face Brick	Austral MIST Eco
FC Sheet	Dover White

ALL GLAZING TO BE LOW REFLECTIVITY GLASS (0-10%) (GREY TINT)



North East Elevation

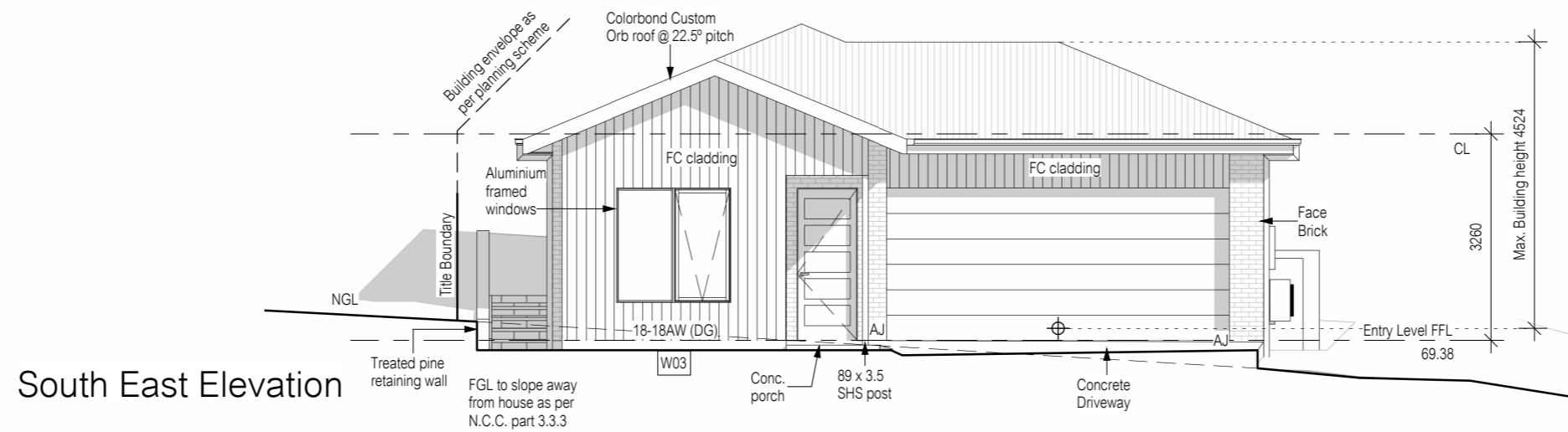
Kingborough Council

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South East Elevation



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Amendment changes as per cover sheet

LEGEND:

AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

Notes

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PROPOSED LONGEY RESIDENCE
Lot 133 Nobelwood Rise,
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ELEVATIONS SHEET 1

Drawn PJ / RJ H963

Date 6 Nov. 25 / 17 Feb. 26 Sheet

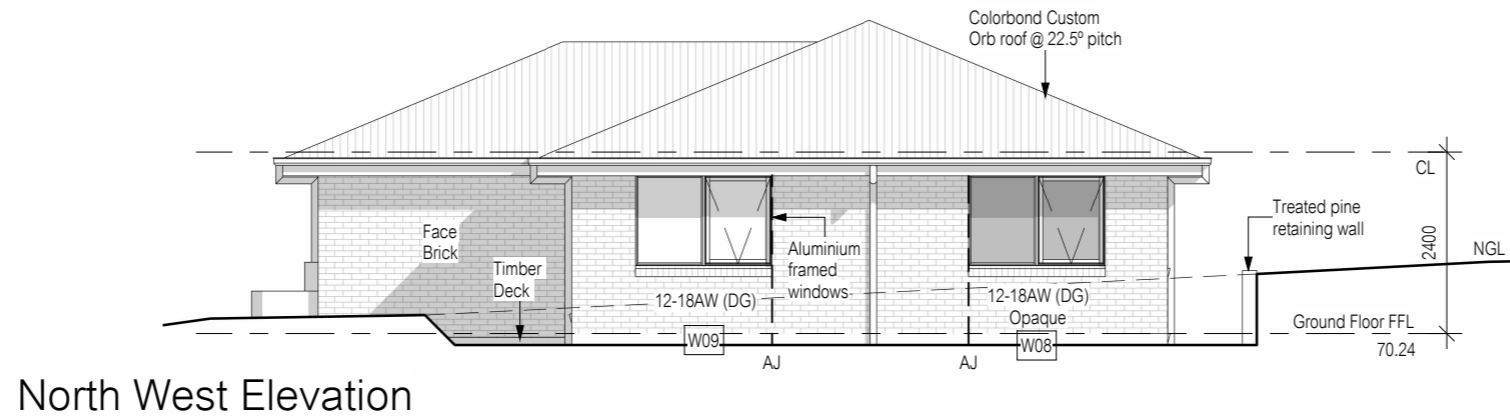
Scale 1: 100

Copyright ©

03/03

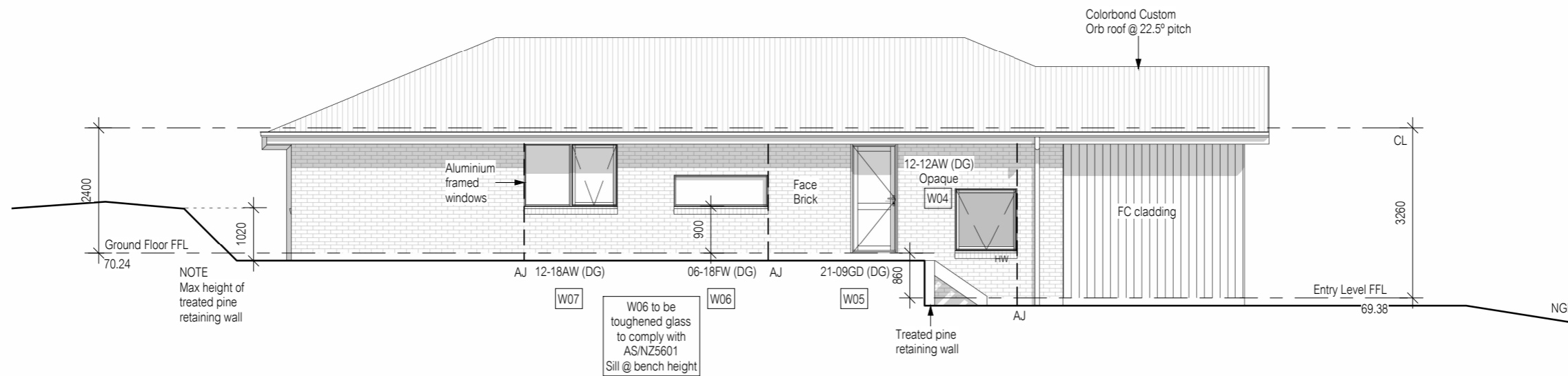
Material	Colour
Colorbond Roof	Dover White
Face Brick	Austral MIST Eco
FC Sheet	Dover White

ALL GLAZING TO BE LOW REFLECTIVITY GLASS (0-10%) (GREY TINT)



North West Elevation

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South West Elevation



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Amendment changes as per cover sheet

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LEGEND:
 AJ - Articulation Joint
 BV - Brick Vent

Shadows shown for stylisation purposes only

Notes

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 PROPOSED LONGEY RESIDENCE
 Lot 133 Nobelwood Rise,
 HUNTINGFIELD ESTATE



ELEVATIONS SHEET 2		
Drawn	PJ / RJ	H963
Date	6 Nov. 25 / 17 Feb. 26	Sheet
Scale	1: 100	03a/03
Copyright ©		

Kingborough Council

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Plan Reference No: P1

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Client / Project info

PROPOSED LONGEY RESIDENCE
 Lot 133 Nobelwood Rise,
 HUNTINGFIELD ESTATE



PERSPECTIVE VIEWS		
Drawn	PJ	H963
Date	6 November 2025	Sheet
Scale		
Copyright @		03b/03

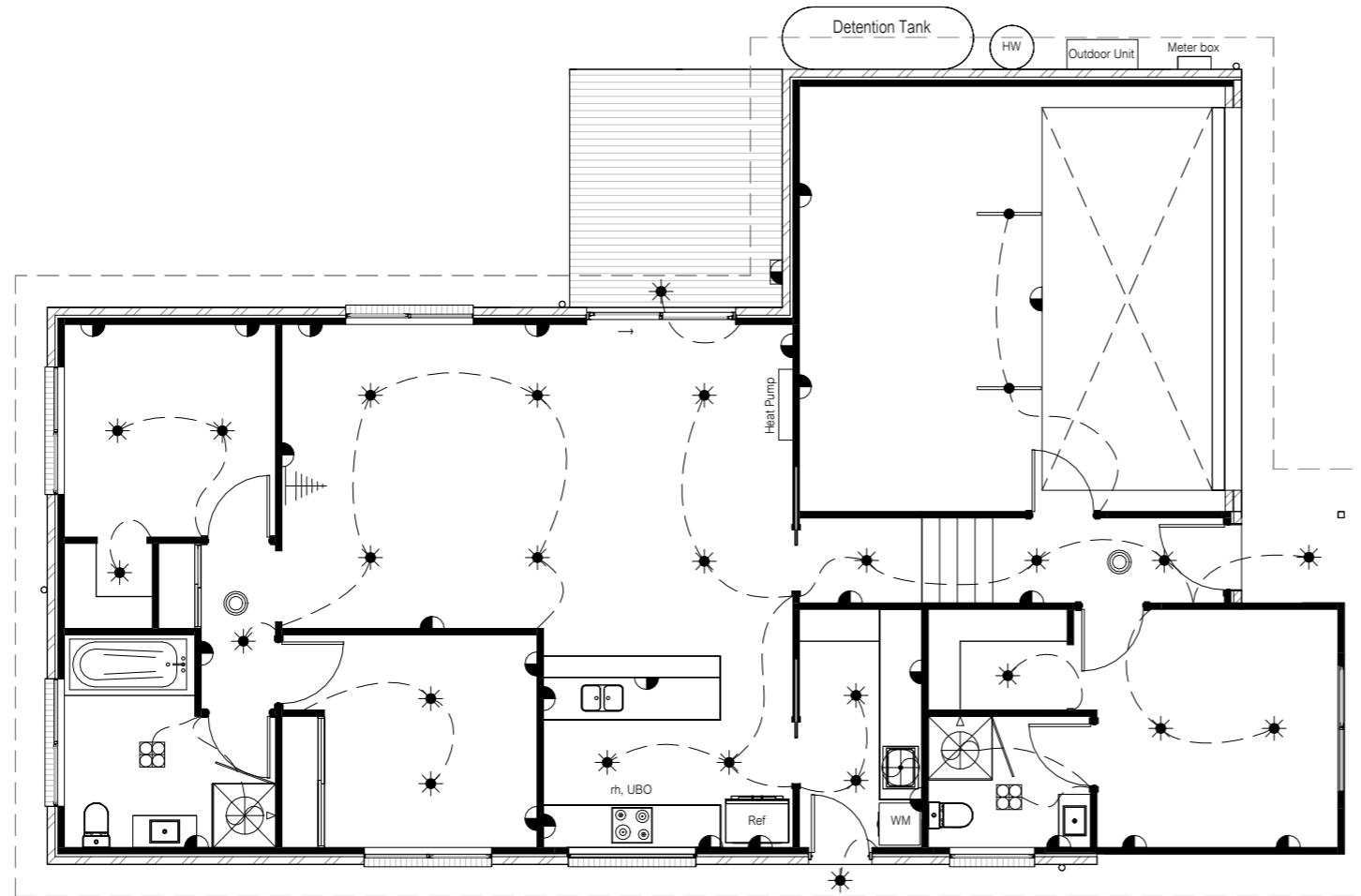


Shadows shown for stylisations purpose only

LEGEND (W = Wattage e.g. 35W = 35 Watts.)

- STANDARD CEILING LIGHT POINT (30W)
- DOWNLIGHT POINT (UNVENTED) (35W)
- ✱ LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED)
- PENDANT LIGHT (30W)
- WALL LIGHT POINT (30W)
- 2 x 900mm FLUORESCENT LIGHT POINT (36W)
- 2 x SLIM T5 900mm FLUORESCENT LIGHT POINT (28W)
- ⌒ SINGLE POWER POINT
- ⌒ DOUBLE POWER POINT
- ⌒ DOUBLE POWER POINT WITH USB
- ⌒ WATER PROOF POWER POINT
- ⊙ MAINS POWERED SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
- ⊞ FAN / HEATER / LIGHT (8W) (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- ⊞ TV CONNECTION POINT
- ▽ NBN/TELEPHONE CONNECTION POINT
- ⊞ SENSOR LIGHT
- ⊞ EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- ⊞ FLOOD LIGHT
- ⊞ CAT 6 CONNECTION POINT
- ▶ TREAD LIGHTS (2W)
- ⊞ DUCTED VACUUM POINT
- ⊞ SECURITY SYSTEM KEYPAD
- ⊞ SECURITY SYSTEM SENSOR

ALL EXHAUST FANS:
 25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.



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No.	Date	Int.		ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED LONGEY RESIDENCE Lot 133 Nobelwood Rise, HUNTINGFIELD ESTATE		Drawn JP H963 Date 09 Apr. 2026 Sheet Scale 1:100	09/03	
Amendment changes as per cover sheet									



Lighting

Class 1 & 10a buildings



Building name/description
H963 - PROPOSED LONGEY RESIDENCE, Lot 133 Nobelwood Rise, HUNTINGFIELD ESTATE

Classification
Class 1

Number of rows preferred in table below: 14 (as currently displayed)

Separate aggregate allowances are calculated for Class 1 cases; for a verandah or balcony; or for a Class 10 building. The '% of allowance used' outcomes refer to these aggregate allowances.

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor			SATISFIES PART 13.7.6			
						Adjustment factors	Dimming % area	Dimming % of full power	Design lumen depreciation factor	Lamp or illumination power density	System share of % of aggregate allowance used	System design
1	BED 3	Bedroom	8.9 m ²	20 W	Class 1 building					5.0 W/m ²	2.2 W/m ²	6% of 44%
2	WIR	Other	1.5 m ²	10 W	Class 1 building					5.0 W/m ²	6.7 W/m ²	19% of 44%
3	BATH	Bathroom	7.6 m ²	8 W	Class 1 building					5.0 W/m ²	1.0 W/m ²	3% of 44%
4	HALL	Corridor	3.2 m ²	10 W	Class 1 building					5.0 W/m ²	3.1 W/m ²	9% of 44%
5	BED 2	Bedroom	10.8 m ²	20 W	Class 1 building					5.0 W/m ²	1.9 W/m ²	5% of 44%
6	LIVING	Living room	17.6 m ²	40 W	Class 1 building					5.0 W/m ²	2.3 W/m ²	7% of 44%
7	DINING	Lounge room	13.3 m ²	20 W	Class 1 building					5.0 W/m ²	1.5 W/m ²	4% of 44%
8	KITCHEN	Kitchen	10.9 m ²	20 W	Class 1 building					5.0 W/m ²	1.8 W/m ²	5% of 44%
9	L'DRY / PANTRY	Laundry	5.8 m ²	20 W	Class 1 building					5.0 W/m ²	3.4 W/m ²	10% of 44%
10	ENTRY / HALL	Corridor	7.2 m ²	30 W	Class 1 building					5.0 W/m ²	4.2 W/m ²	12% of 44%
11	WIR	Other	2.9 m ²	10 W	Class 1 building					5.0 W/m ²	3.5 W/m ²	10% of 44%
12	ENSUITE	Bathroom	4.1 m ²	8 W	Class 1 building					5.0 W/m ²	1.9 W/m ²	5% of 44%
13	BED 1	Bedroom	11.9 m ²	20 W	Class 1 building					5.0 W/m ²	1.7 W/m ²	5% of 44%
14	GARAGE	Other	36.0 m ²	56 W	Class 10a building					3.0 W/m ²	1.6 W/m ²	100% of 53%

141.7 m ²	292 W	Class 1 building	5.0 W/m ²	2.2 W/m ²
		Class 10a building (associated with a Class 1 building)	3.0 W/m ²	1.6 W/m ²

if inputs are valid

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

By accessing or using this calculator, you agree to the following: While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website (abcb.gov.au). The Australian Building Codes Board, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing, using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or completeness of this publication or any information which may appear on any linked websites, or in other linked information sources, and all such representations and warranties are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances.



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WINDOW MANUFACTURER:
(?????WINDOW TYPE CHANGE????)

LEGEND:
SW = Sliding Window, AW = Awning Window, SD = Sliding door, FD = French Door,
BRPG = Bushfire Rated Privacy Glass
NOTE: Window tags including (DG) are to be Double Glazed, otherwise they are to be single glazed.

NOTE:
Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures.
Windows labelled YES in "Restricted/protected" column to comply with N.C.C. 11.3.7 & 11.3.8
* - Glass specification changed to comply with Bushfire requirements (Refer to Sheet ---)

WINDOW NUMBER	SIZE / TYPE	ID	Uw	SHGC	RESTRICTED
W01	18-18AW (DG)				
W02	21-21SD (DG)				
W03	18-18AW (DG)				
W04	12-12AW (DG) Opaque				
W05	21-09GD (DG)				
W06	06-18FW (DG)				
W07	12-18AW (DG)				
W08	12-18AW (DG) Opaque				
W09	12-18AW (DG)				

ALL WINDOWS TO BE LOW-REFLECTIVE GREY TINT FOR BIRD STRIKE MINIMISATION REQUIREMENTS



Area	Insulation Details
Roof	Sarking (vapour permeable) OR R1.3 Anticon Sarking
Ceiling	R?? bulk insulation (or equivalent) excluding GARAGE
Walls (external)	R?? bulk insulation (or equivalent) with 1 layer sisalation (vapour permeable). Sisalation only to GARAGE
Walls (internal)	N/A or R?? bulk insulation (or equivalent) to internal walls adjacent to GARAGE / SUBFLOOR / ROOFSPACE
Floors	R?? bulk insulation (or equivalent) to all timber floors

NOTE:
Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly.
Bulk insulation thicknesses vary depending on manufacturer and should be selected accordingly, and installed to manufacturer's specification.
Ventilation to comply with N.C.C. 10.8.3.
Recommended to comply with *CBOS - CONDENSATION IN BUILDINGS - TASMANIAN DESIGNERS GUIDE* (i.e. min. 25mm clearance required between roofing and sarking (i.e. batten over sarking OR sarking over batten + vented batten) & Min. 25mm air gap above bulk insulation into roof space).
Where solar tubes are located, diffusers are to be installed.
Where skylights are located, ceiling insulation is to be installed to length of shaft.

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NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
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Email:
info@anotherperspective.com.au

Client / Project info
PROPOSED LONGEY RESIDENCE
Lot 133 Nobelwood Rise,
HUNTINGFIELD ESTATE



CALCULATIONS & SCHEDULES	
Drawn	ST H963
Date	14 April 2026 Sheet
Scale	
10/03	

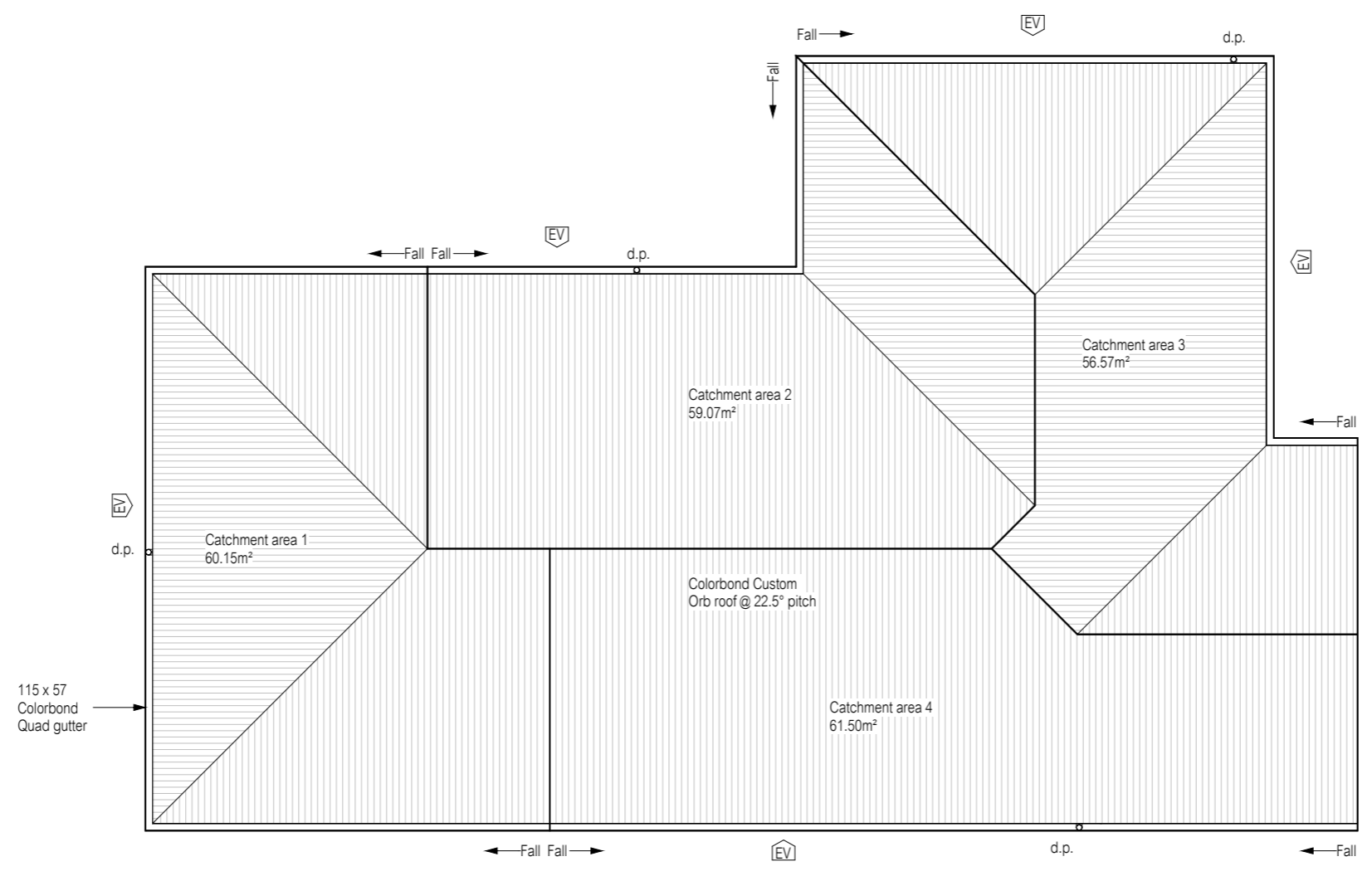
No.	Date	Int.	Amendment changes as per cover sheet

GUTTER OVERFLOW REQUIREMENTS as per N.C.C. Figure 7.4.6a:
 Minimum slot opening area of 1200 mm² per metre of gutter and the lower edge of the slots installed a minimum of 25 mm below the top of the fascia.
 The acceptable overflow capacity must be 0.5 L/s/m.

Batten fixings:
 100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

Batten spacing:
 75 x 38 F8 @ 900 Centre

Colorbond fixings:
 50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.



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Position and quantity of downpipes are not to be altered without consultation with designer

Area's shown are surface areas / catchment areas, not plan areas.

DOWNPIPE AND ROOF CATCHMENT AREA CALCULATIONS (as per AS/NZS 3500.3)		
Ah ¹	189.03	Area of Roof (excluding 115mm Quad gutter) (m ²)
Ah ²	195.57	Area of Roof (including 115mm Quad gutter) (m ²)
Ac	236.64	Ah ² x Slope factor (Table 3.2 from AS/NZS 3500.3) (m ²)
Ae	6555	Cross sectional area of assumed 57 x 115 Quad Gutter. (mm ²)
DRI	86.9	Design Rainfall Intensity (determined from Appendix D from AS/NZS 3500.3)
ACDP	73	Catchment area per Downpipe (determined from Figure 3.5.4(A) from AS/NZS 3500.3) (m ²)
Required Downpipes	3.24	Ac ÷ Acdp
Downpipes Provided	4	Additional downpipe due to gable roof design



EAVES VENT NOTE:
 BRADFORD CSR METAL EAVE VENT (34,600mm²).
 5 VENTS EVENLY SPACED

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					Drawn RJ Date 17 February 2026 Scale 1:100	H963 Sheet 11/03			



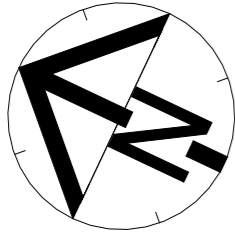
H963 - PROPOSED LONGEY RESIDENCE
 Lot 133 Nobelwood Rise,
 HUNTINGFIELD ESTATE

SHEET		DRAWING TITLE
01	B	SITE PLAN
01a	B	DRAINAGE PLAN
02	B	FLOOR PLAN
03	B	ELEVATIONS SHEET 1
03a	B	ELEVATIONS SHEET 2
03b	B	PERSPECTIVE VIEWS



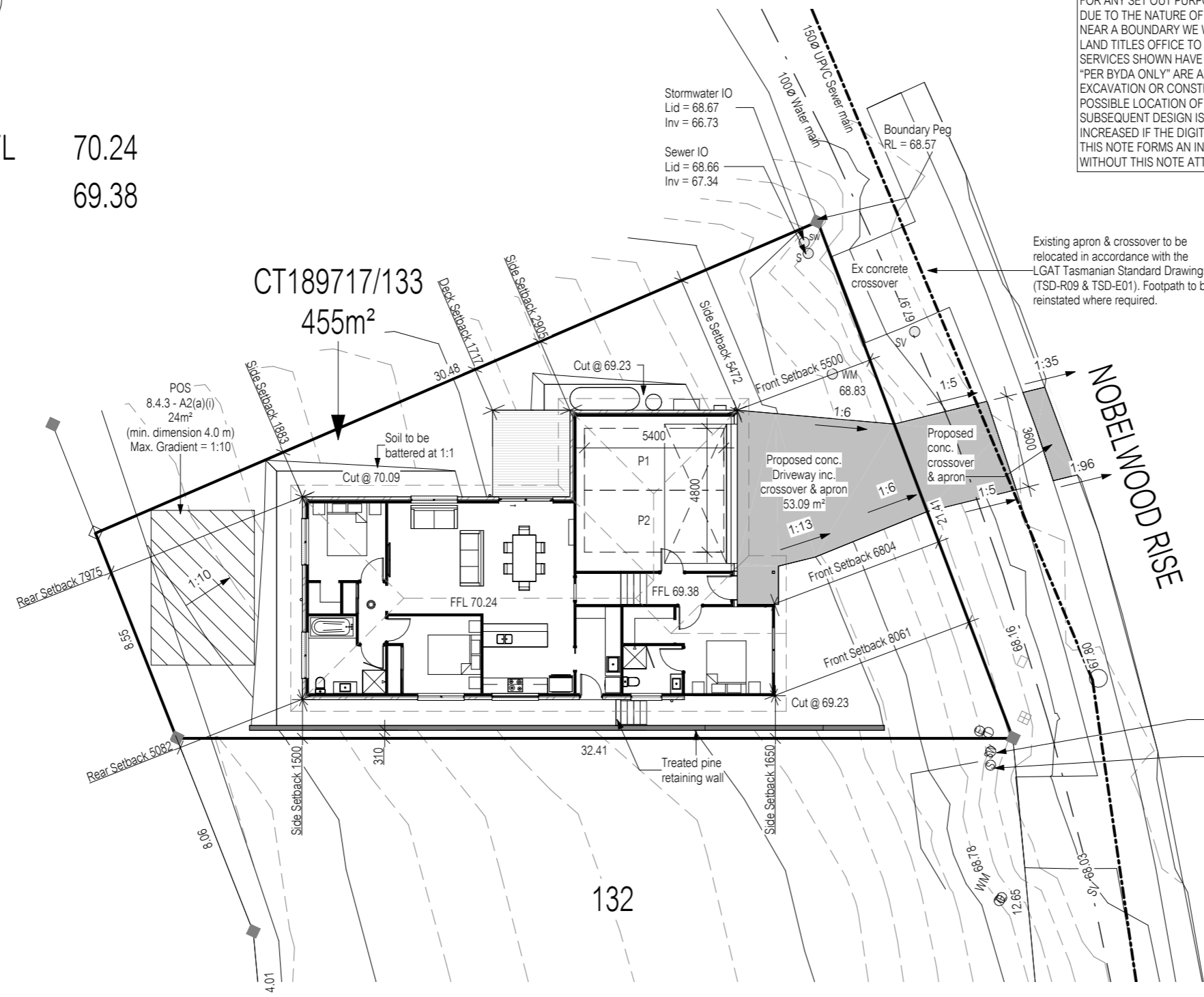
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B	Client Changes: Relocate water tank / outdoor unit / HWC to side of Garage, change Garage door to panel lift, change retaining wall to treated pine, update electrical layout and floor coverings, increase deck and remove steps. Update all relevant plans.	14 Apr. 2026	ST	RJ	01 - 03, Electrical								
A	3000L detention tank (plumbed for re-use). Low reflective glass (grey tint) to all windows.	27 Feb 2026	SW	ST	01 - 03								
	DA PLAN SET	17 Feb. 2026	RJ	ST	01 - 03								
No.	Amendment	Date	Drawn	Checked	Sheet								



Ground Floor FFL 70.24
Entry Level FFL 69.38

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THE TITLE BOUNDARIES AS SHOWN ON THIS PLAN WERE NOT MARKED AT THE TIME OF THE SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY. NO MEASUREMENTS OR OFFSETS ARE TO BE DERIVED BETWEEN THE FEATURES ON THIS PLAN AND THE BOUNDARY LAYER. THE RELATIONSHIP BETWEEN THE FEATURES IN THIS MODEL AND THE BOUNDARY LAYERS CANNOT BE USED FOR ANY SET OUT PURPOSES OR TO CONFIRM THE POSITION OF THE TITLE BOUNDARIES ON SITE.
DUE TO THE NATURE OF THE TITLE BOUNDARY INFORMATION, IF ANY STRUCTURES ARE DESIGNED ON OR NEAR A BOUNDARY WE WOULD RECOMMEND A RE-MARK SURVEY BE COMPLETED AND LODGED WITH THE LAND TITLES OFFICE TO SUPPORT THE BOUNDARY DEFINITION.
SERVICES SHOWN HAVE BEEN LOCATED WHERE VISIBLE BY FIELD SURVEY. SERVICES DENOTED AS BEING "PER BYDA ONLY" ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES. IF SUBSEQUENT DESIGN IS INTENDED FOR CONSTRUCTION SETOUT, FUTURE SURVEYING SETOUT COSTS ARE INCREASED IF THE DIGITAL DATA PROVIDED IS ROTATED, SCALED OR MOVED.
THIS NOTE FORMS AN INTEGRAL PART OF THE PLAN/DATA. ANY REPRODUCTION OF THIS PLAN/MODEL WITHOUT THIS NOTE ATTACHED WILL RENDER THE INFORMATION SHOWN INVALID.



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EXPLANATORY NOTES:	
KINGBOROUGH COUNCIL INTERIM PLANNING SCHEME	
10.4.3 - Site coverage and private open space for all dwellings	
A1	(a) Site Coverage: Max. 50% of site = 227.50m² Proposed site coverage (excl. eaves up to 0.6m): 162.61m² (35.73%)

B	14 Apr. 2026	ST
A	27 Feb 2026	SW
No.	Date	Int.

Amendment changes as per cover sheet

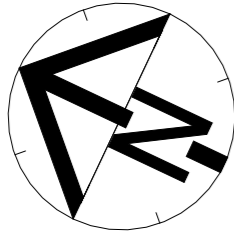
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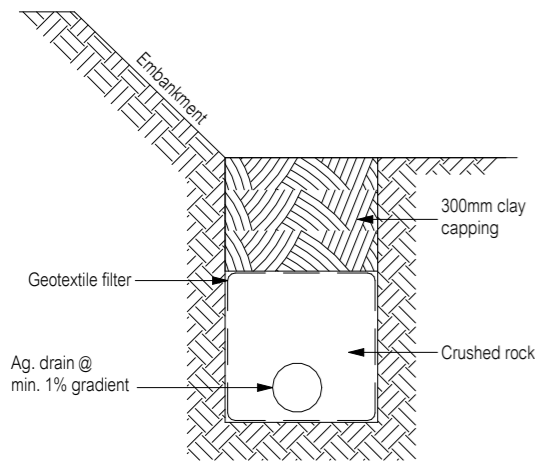


SITE PLAN		
Drawn	PJ/RJ	H963
Date	6 Nov. 25 / 17 Feb. 26	Sheet
Scale	1:200	01/03

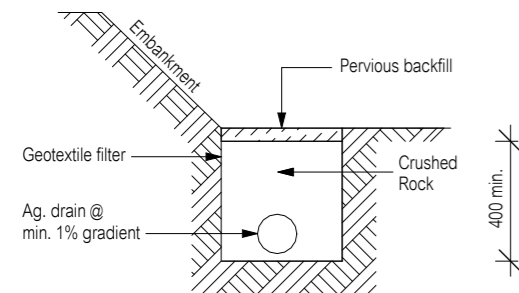


Where ag drain is < 1.5m from footing, the following engineering principles are required:

1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).
2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.
3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).
4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.



TYPICAL AG. DRAIN DETAIL (<1800 FROM HOUSE) Not to scale



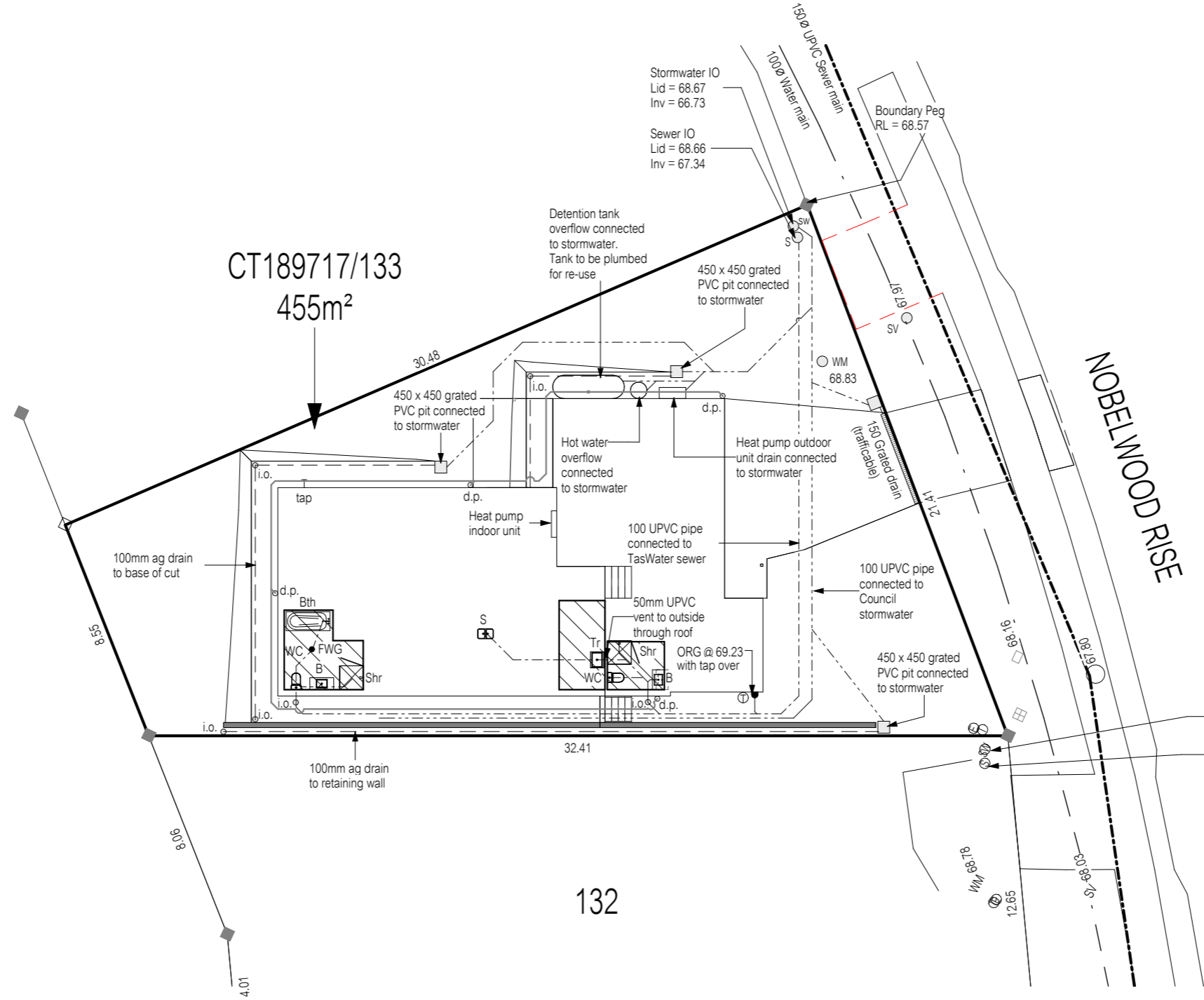
TYPICAL AG. DRAIN DETAIL (≥1800 FROM HOUSE) Not to scale

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DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	400
Bth	Bath	400 (incl. trap)
Shr	Shower	400 (Note 3)
S	Sink	500
Tr	Trough	400
WC	Water Closet Pan	1000
d.p.	Downpipe	900
ORG	Overflow Relief Gully	1000
FWG	Floor Waste Gully	650 (Note 2)

--- Sewer Line (100Ø UPVC) (unless noted otherwise)
 --- Stormwater Line (100Ø UPVC) (unless noted otherwise)
 --- Stormwater Line (150Ø UPVC) (unless noted otherwise)

- NOTES:
1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
 2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
 3. 50Ø required for multiple shower heads. 65Ø where outlet is being used as a FWG
 4. Showers to comply with N.C.C. 10.2.14.
 5. Falls to floor waste to be minimum 1:80 & maximum 1:50



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Refer to Roof Plan for downpipe calculations

All works are to be in accordance with AS3500 & the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.



B	14 Apr. 2026	ST
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Soil classification: M
 Refer to Soil Report for nominated founding depth and description of founding material.
 All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3
 Amendment changes as per cover sheet

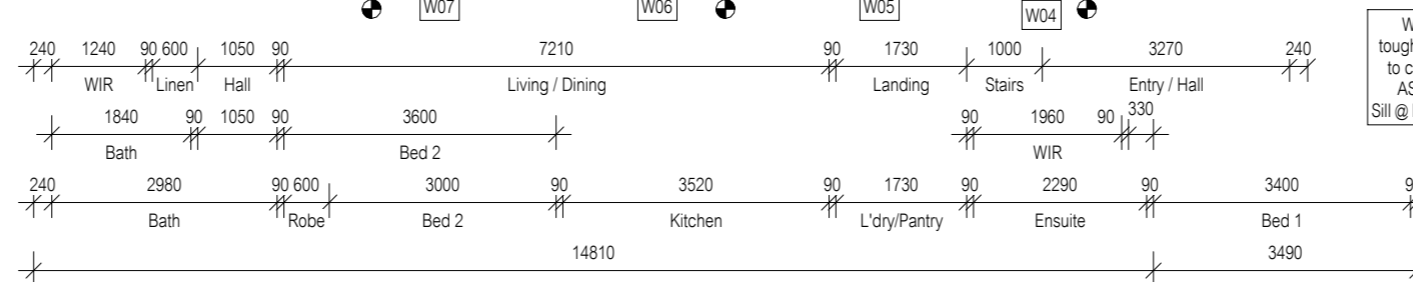
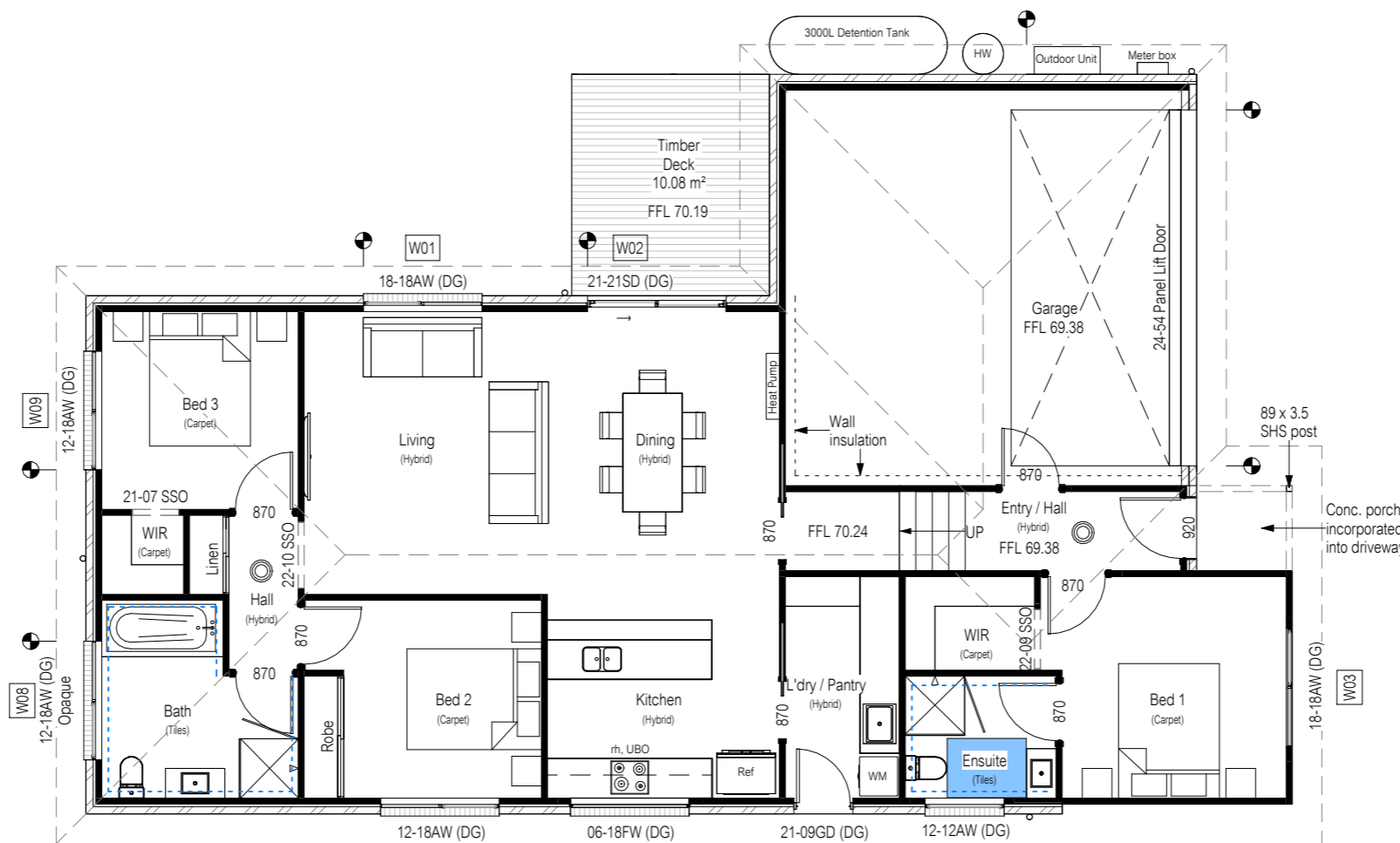
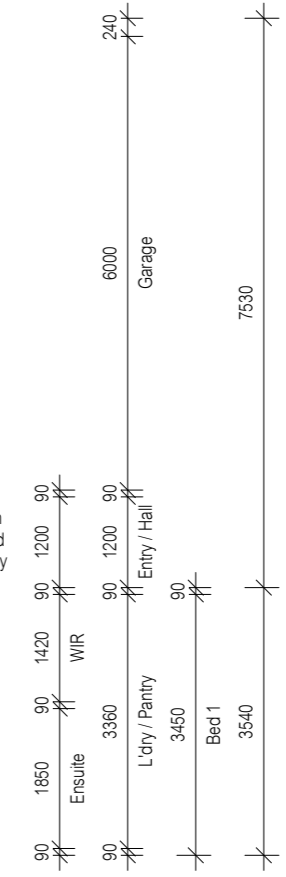
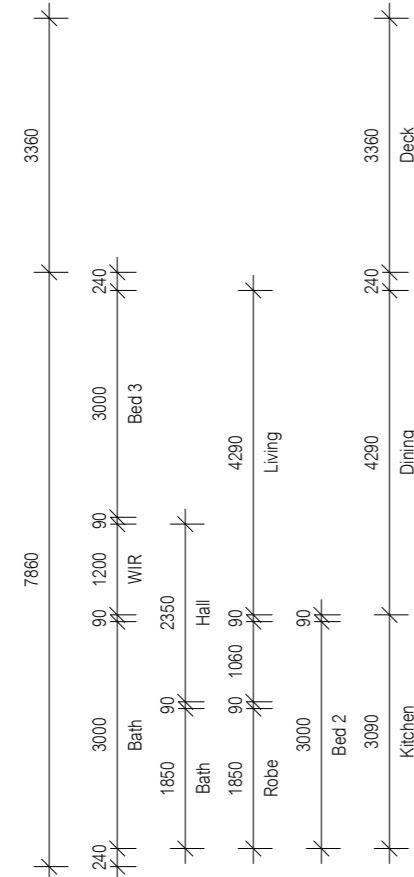
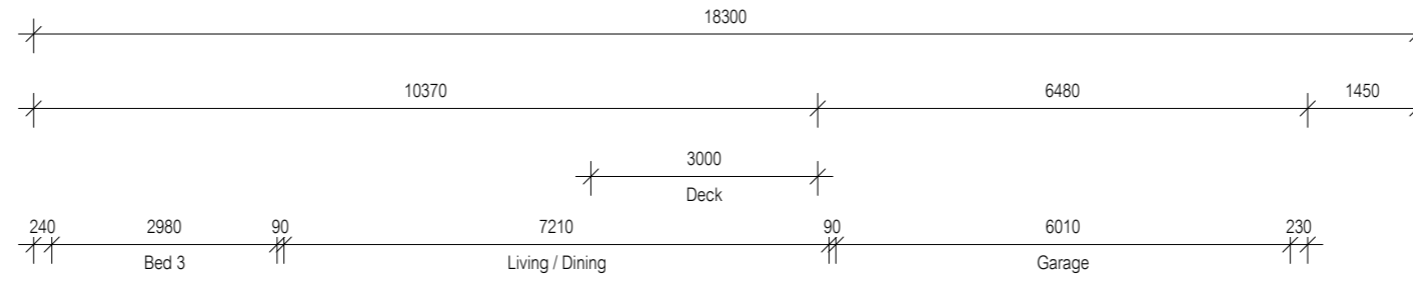
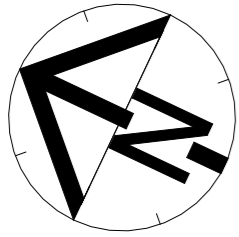
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 HUNTINGFIELD ESTATE



DRAINAGE PLAN		
Drawn	RJ	H963
Date	17 February 2026	Sheet
Scale	1:200	01a/03



W06 to be toughened glass to comply with AS/NZ5601 Sill @ bench height

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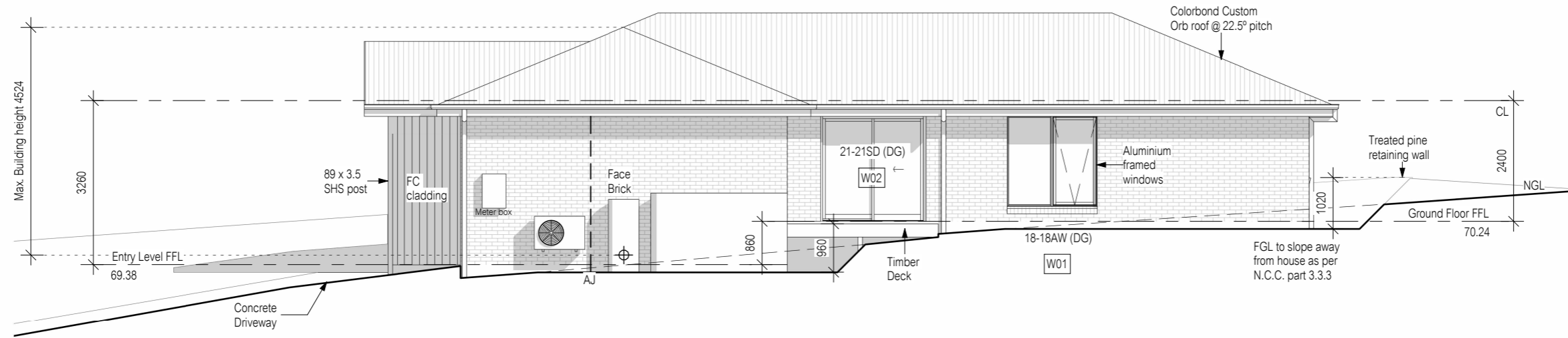


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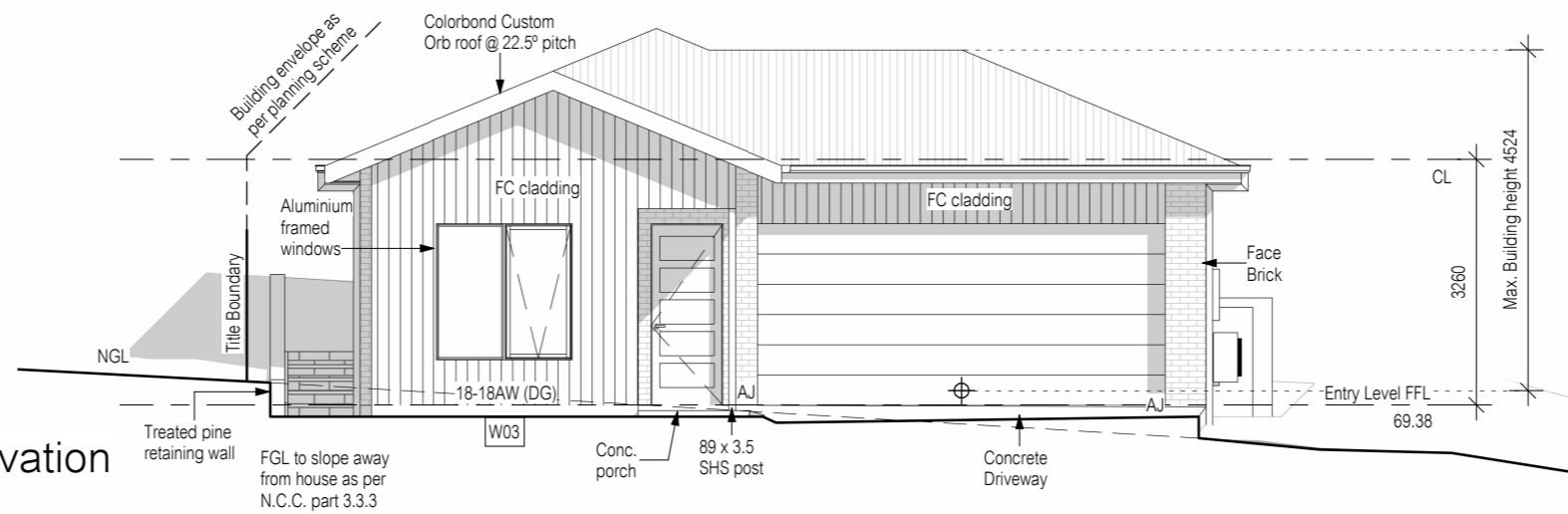
Floor Area = 159.02m ² Articulation joints Smoke Alarm (interconnected where more than 1)	All window sizes to be checked and/or confirmed on site prior to ordering glazing units - Circulation space to comply with Part 4.2 of the <i>Livable Housing Design Standard</i> .	Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED LONGEY RESIDENCE Lot 133 Nobelwood Rise, HUNTINGFIELD ESTATE		FLOOR PLAN	
			Drawn PJ/RJ H963 Date 6 Nov. 25 / 17 Feb. 26 Sheet Scale 1:100 Copyright ©			02/03	

Material	Colour
Colorbond Roof	Dover White
Face Brick	Austral MIST Eco
FC Sheet	Dover White

ALL GLAZING TO BE LOW REFLECTIVITY GLASS (0-10%) (GREY TINT)



North East Elevation



South East Elevation

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Amendment changes as per cover sheet

Shadows shown for stylisation purposes only

LEGEND:
 AJ - Articulation Joint
 BV - Brick Vent

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

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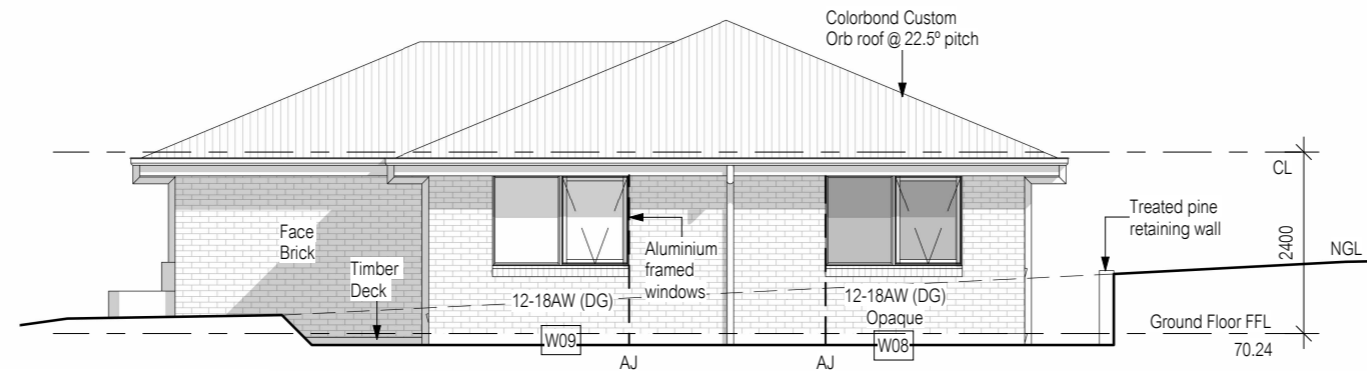
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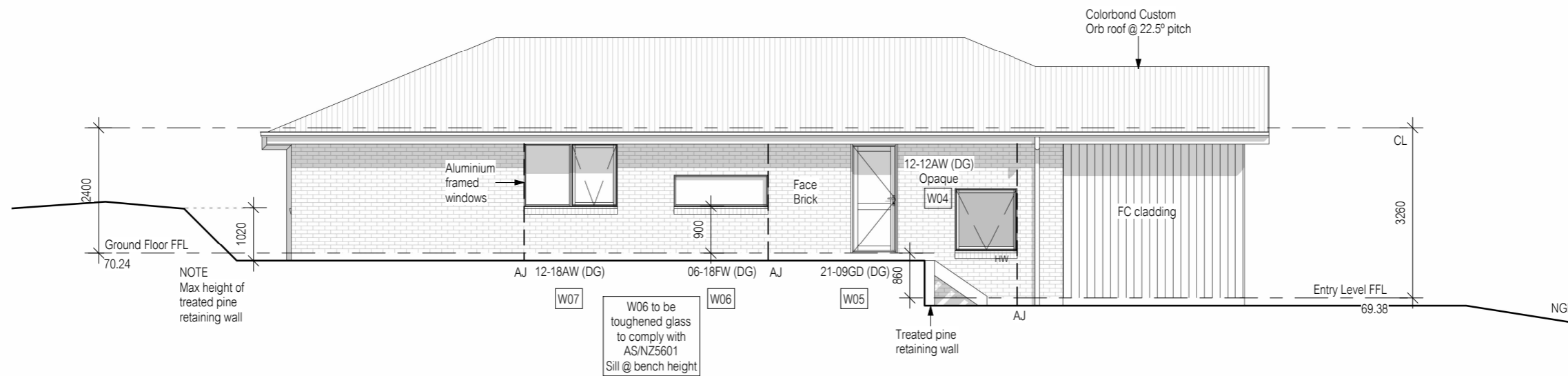
ELEVATIONS SHEET 1		
Drawn	PJ / RJ	H963
Date	6 Nov. 25 / 17 Feb. 26	Sheet
Scale	1:100	
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Face Brick	Austral MIST Eco
FC Sheet	Dover White

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North West Elevation



South West Elevation

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LEGEND:
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 BV - Brick Vent

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ELEVATIONS SHEET 2		
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Date	6 Nov. 25 / 17 Feb. 26	Sheet
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PERSPECTIVE VIEWS

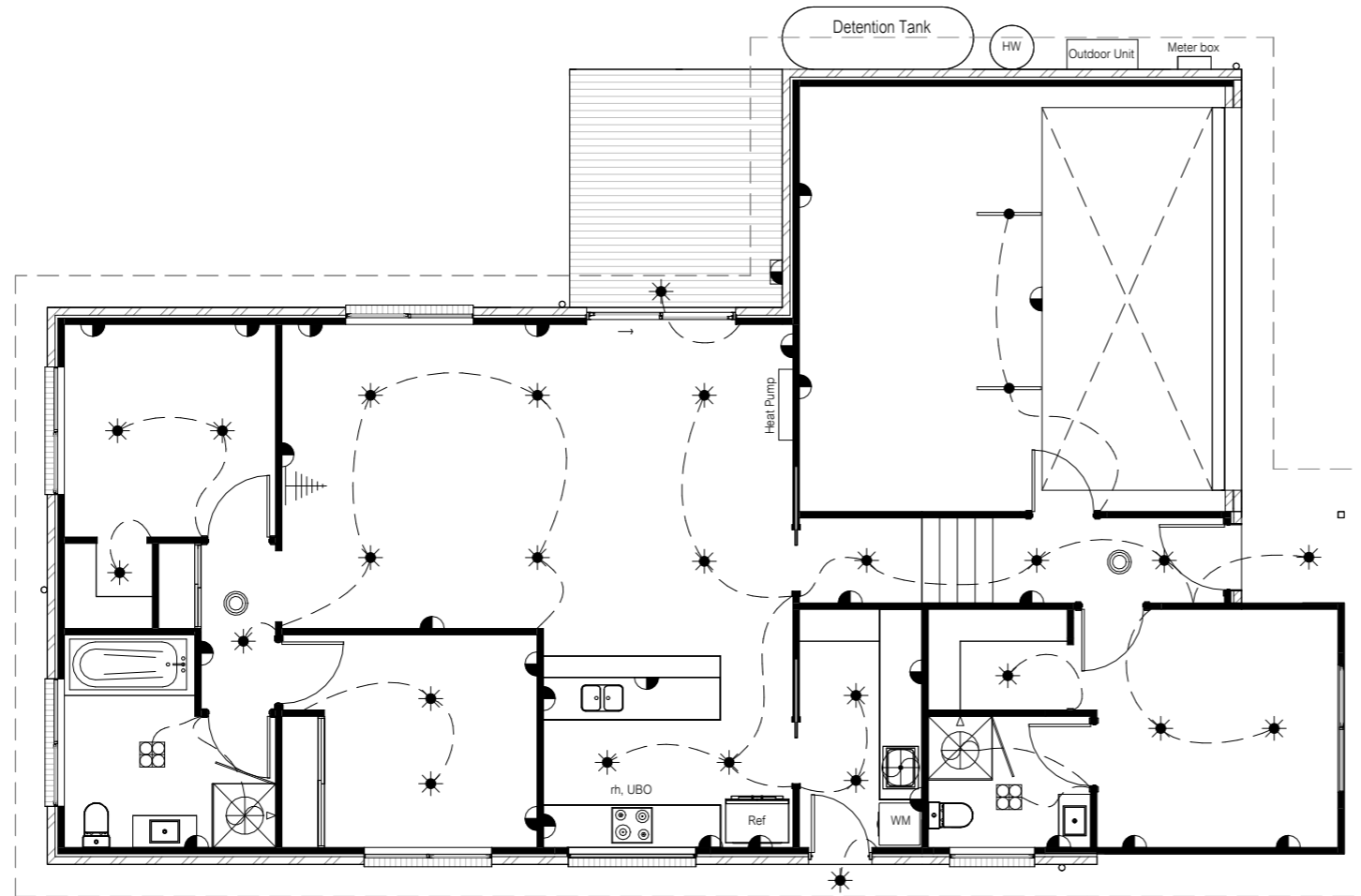
Drawn	PJ	H963
Date	6 November 2025	Sheet
Scale		
Copyright ©		03b/03

Shadows shown for stylisations purpose only

LEGEND (W = Wattage e.g. 35W = 35 Watts.)

- STANDARD CEILING LIGHT POINT (30W)
- DOWNLIGHT POINT (UNVENTED) (35W)
- ✱ LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED)
- PENDANT LIGHT (30W)
- WALL LIGHT POINT (30W)
- 2 x 900mm FLUORESCENT LIGHT POINT (36W)
- 2 x SLIM T5 900mm FLUORESCENT LIGHT POINT (28W)
- △ SINGLE POWER POINT
- ◐ DOUBLE POWER POINT
- ◑ DOUBLE POWER POINT WITH USB
- ◒ WATER PROOF POWER POINT
- ⊙ MAINS POWERED SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
- ⊞ FAN / HEATER / LIGHT (8W) (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- ⊟ TV CONNECTION POINT
- ▽ NBN/TELEPHONE CONNECTION POINT
- ◡ SENSOR LIGHT
- ⊕ EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- ⊖ FLOOD LIGHT
- ⊞ CAT 6 CONNECTION POINT
- ▶ TREAD LIGHTS (2W)
- ◑ DUCTED VACUUM POINT
- ⊞ SECURITY SYSTEM KEYPAD
- ◡ SECURITY SYSTEM SENSOR

ALL EXHAUST FANS:
 25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.



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Client / Project info
 PROPOSED LONGEY RESIDENCE
 Lot 133 Nobelwood Rise,
 HUNTINGFIELD ESTATE



ELECTRICAL PLAN

Drawn	JP	H963
Date	09 Apr. 2026	Sheet
Scale	1:100	

09/03



Lighting

Class 1 & 10a buildings



Building name/description
H963 - PROPOSED LONGEY RESIDENCE, Lot 133 Nobelwood Rise, HUNTINGFIELD ESTATE

Classification
Class 1

Number of rows preferred in table below: 14 (as currently displayed)

Separate aggregate allowances are calculated for Class 1 cases; for a verandah or balcony; or for a Class 10 building. The '% of allowance used' outcomes refer to these aggregate allowances.

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor			SATISFIES PART 13.7.6			
						Adjustment factors	Dimming % area	Dimming % of full power	Design lumen depreciation factor	Lamp or illumination power density	System share of % of aggregate allowance used	System allowance
1	BED 3	Bedroom	8.9 m ²	20 W	Class 1 building					5.0 W/m ²	2.2 W/m ²	6% of 44%
2	WIR	Other	1.5 m ²	10 W	Class 1 building					5.0 W/m ²	6.7 W/m ²	19% of 44%
3	BATH	Bathroom	7.6 m ²	8 W	Class 1 building					5.0 W/m ²	1.0 W/m ²	3% of 44%
4	HALL	Corridor	3.2 m ²	10 W	Class 1 building					5.0 W/m ²	3.1 W/m ²	9% of 44%
5	BED 2	Bedroom	10.8 m ²	20 W	Class 1 building					5.0 W/m ²	1.9 W/m ²	5% of 44%
6	LIVING	Living room	17.6 m ²	40 W	Class 1 building					5.0 W/m ²	2.3 W/m ²	7% of 44%
7	DINING	Lounge room	13.3 m ²	20 W	Class 1 building					5.0 W/m ²	1.5 W/m ²	4% of 44%
8	KITCHEN	Kitchen	10.9 m ²	20 W	Class 1 building					5.0 W/m ²	1.8 W/m ²	5% of 44%
9	L'DRY / PANTRY	Laundry	5.8 m ²	20 W	Class 1 building					5.0 W/m ²	3.4 W/m ²	10% of 44%
10	ENTRY / HALL	Corridor	7.2 m ²	30 W	Class 1 building					5.0 W/m ²	4.2 W/m ²	12% of 44%
11	WIR	Other	2.9 m ²	10 W	Class 1 building					5.0 W/m ²	3.5 W/m ²	10% of 44%
12	ENSUITE	Bathroom	4.1 m ²	8 W	Class 1 building					5.0 W/m ²	1.9 W/m ²	5% of 44%
13	BED 1	Bedroom	11.9 m ²	20 W	Class 1 building					5.0 W/m ²	1.7 W/m ²	5% of 44%
14	GARAGE	Other	36.0 m ²	56 W	Class 10a building					3.0 W/m ²	1.6 W/m ²	100% of 53%

141.7 m ²	292 W	Class 1 building	5.0 W/m ²	2.2 W/m ²
		Class 10a building (associated with a Class 1 building)	3.0 W/m ²	1.6 W/m ²

if inputs are valid

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

By accessing or using this calculator, you agree to the following: While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website (abcb.gov.au). The Australian Building Codes Board, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing, using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or completeness of this publication or any information which may appear on any linked websites, or in other linked information sources, and all such representations and warranties are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances.



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WINDOW MANUFACTURER:
(?????WINDOW TYPE CHANGE????)

LEGEND:
SW = Sliding Window, AW = Awning Window, SD = Sliding door, FD = French Door,
BRPG = Bushfire Rated Privacy Glass
NOTE: Window tags including (DG) are to be Double Glazed, otherwise they are to be single glazed.

NOTE:
Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures.
Windows labelled YES in 'Restricted/protected' column to comply with N.C.C. 11.3.7 & 11.3.8
* - Glass specification changed to comply with Bushfire requirements (Refer to Sheet ---)

WINDOW NUMBER	SIZE / TYPE	ID	Uw	SHGC	RESTRICTED
W01	18-18AW (DG)				
W02	21-21SD (DG)				
W03	18-18AW (DG)				
W04	12-12AW (DG) Opaque				
W05	21-09GD (DG)				
W06	06-18FW (DG)				
W07	12-18AW (DG)				
W08	12-18AW (DG) Opaque				
W09	12-18AW (DG)				

Kingborough Council
Development Application: DA-2026-166
Plan Reference No: P1
Date Received: 06/05/2026
Date placed on Public Exhibition: 03/06/2026

INSULATION SCHEDULE	
Area	Insulation Details
Roof	Sarking (vapour permeable) OR R1.3 Anticon Sarking
Ceiling	R?? bulk insulation (or equivalent) excluding GARAGE
Walls (external)	R?? bulk insulation (or equivalent) with 1 layer sisalation (vapour permeable). Sisalation only to GARAGE
Walls (internal)	N/A or R?? bulk insulation (or equivalent) to internal walls adjacent to GARAGE / SUBFLOOR / ROOFSPACE
Floors	R?? bulk insulation (or equivalent) to all timber floors

NOTE:
Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly.
Bulk insulation thicknesses vary depending on manufacturer and should be selected accordingly, and installed to manufacturer's specification.
Ventilation to comply with N.C.C. 10.8.3.
Recommended to comply with CBOS - CONDENSATION IN BUILDINGS - TASMANIAN DESIGNERS GUIDE (i.e. min. 25mm clearance required between roofing and sarking (i.e. batten over sarking OR sarking over batten + vented batten) & Min. 25mm air gap above bulk insulation into roof space).
Where solar tubes are located, diffusers are to be installed.
Where skylights are located, ceiling insulation is to be installed to length of shaft.

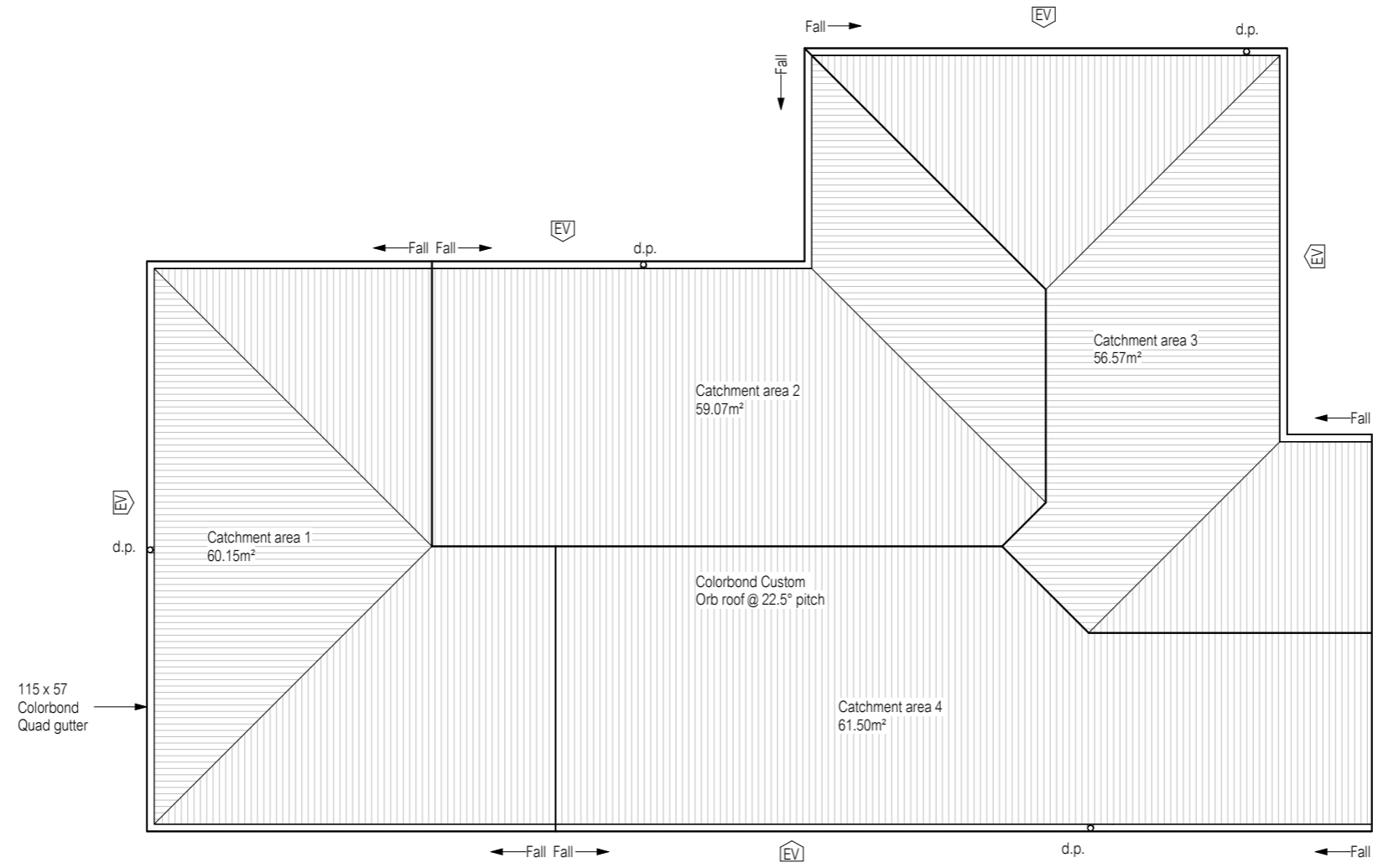
No.	Date	Int.	Amendment changes as per cover sheet	Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED LONGEY RESIDENCE Lot 133 Nobelwood Rise, HUNTINGFIELD ESTATE		CALCULATIONS & SCHEDULES Drawn ST Date 14 April 2026 Scale H963 Sheet 10/03
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GUTTER OVERFLOW REQUIREMENTS as per N.C.C. Figure 7.4.6a:
 Minimum slot opening area of 1200 mm² per metre of gutter and the lower edge of the slots installed a minimum of 25 mm below the top of the fascia.
 The acceptable overflow capacity must be 0.5 L/s/m.

Batten fixings:
 100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

Batten spacing:
 75 x 38 F8
 @ 900 Centre

Colorbond fixings:
 50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.



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Position and quantity of downpipes are not to be altered without consultation with designer

Area's shown are surface areas / catchment areas, not plan areas.

DOWNPIPE AND ROOF CATCHMENT AREA CALCULATIONS (as per AS/NZS 3500.3)		
Ah ¹	189.03	Area of Roof (excluding 115mm Quad gutter) (m ²)
Ah ²	195.57	Area of Roof (including 115mm Quad gutter) (m ²)
Ac	236.64	Ah ² x Slope factor (Table 3.2 from AS/NZS 3500.3) (m ²)
Ae	6555	Cross sectional area of assumed 57 x 115 Quad Gutter. (mm ²)
DRI	86.9	Design Rainfall Intensity (determined from Appendix D from AS/NZS 3500.3)
ACDP	73	Catchment area per Downpipe (determined from Figure 3.5.4(A) from AS/NZS 3500.3) (m ²)
Required Downpipes	3.24	Ac ÷ Acdp
Downpipes Provided	4	Additional downpipe due to gable roof design

EAVES VENT NOTE:
 BRADFORD CSR METAL EAVE VENT (34,600mm²).
 5 VENTS EVENLY SPACED

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					Drawn RJ Date 17 February 2026 Scale 1:100	H963 Sheet 11/03			