

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2026-213
Proposal: Dwelling
Subject Site: 84 Nautilus Grove, Huntingfield
Responsible Planning Officer: Brian Huang

Advertised Documents:

- Application Plans
- Application 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 **17 July 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.



PROJECT TITLE
'HUON'

SITE INFORMATION

ADDRESS	100 NAUTILUS GROVE, HUNTINGFIELD
OWNER/CLIENT	BUILDWISE HOMES
TITLE REF	189717/100
MUNICIPALITY	SORELL
ZONING	GENERAL RESIDENTIAL
DESIGNER	Sarah Wimmer
LICENCE NO	875803611
CONTACT	sarah@thresholddesigns.com.au

LAND SIZE	369m ²
BUILDING CLASSIFICATION	1a
WIND CLASSIFICATION	N3
SOIL CLASSIFICATION	TBC
CLIMATE ZONE	7
CORROSION ENVIRONMENT	MODERATE
ALPINE AREA	N/A
OTHER HAZARDS	BUSHFIRE PRONE AREA
BUSHFIRE ATTACK LEVEL (BAL)	LOW

SCHEDULE OF AREAS

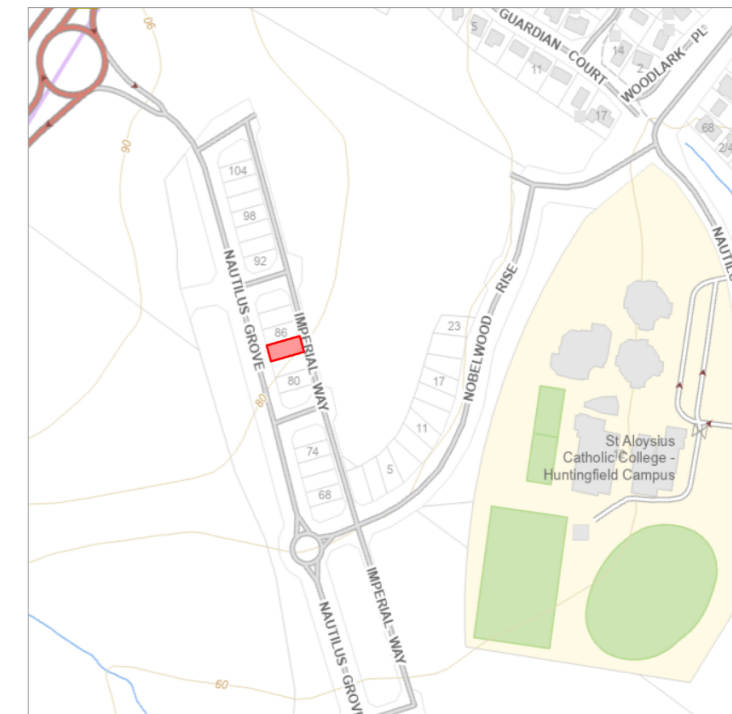
SITE AREA	369 m ²
PROPOSED DWELLING	110.17 m ²
PROPOSED PATIOS	13.00 m ²
TOTAL AREA	123.17 m ²
SITE COVERAGE	33.3%

SCHEDULE OF DRAWINGS

ID	NAME	REV
DA.01	SITE PLAN	01
DA.02	FLOOR PLAN	01
DA.03	ELEVATIONS	01



Kingborough Council
 Development Application: DA-2026-213
 Plan Reference No: P1
 Date Received: 4/6/2026
 Date placed on Public Exhibition: 4/7/2026



GENERAL NOTES

ALL WORK SHALL BE IN ACCORDANCE AND COMPLY WITH THE RELEVANT AND CURRENT BUILDING CODE OF AUSTRALIA, COUNCIL BY-LAWS, AUSTRALIAN STANDARDS, CURRENT WORKPLACE STANDARDS AND CODES OF PRACTICE AND ALL APPROVAL CONDITIONS SPECIFIC TO THIS PROJECT.

ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE PRIOR TO COMMENCING CONSTRUCTION.

DO NOT SCALE FROM THIS DRAWING.

THE CONTRACTOR IS TO CONFIRM ON SITE ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH WORKS

ENSURE THAT THIS DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITY.

ALL DISCREPANCIES TO BE REPORTED TO THE DESIGNER FOR INSTRUCTION

THE PROPRIETOR IS TO ENSURE THAT ANY "CONDITIONS OF APPROVAL" ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL AND OTHER STATUTORY AUTHORITIES ARE PASSED ONTO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.

ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY THE DESIGNER, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.

THE STRUCTURAL ENGINEER SHALL ENSURE THAT, AS FAR AS REASONABLY PRACTICABLE, THE BUILDING WORKS ARE STRUCTURALLY SOUND AND FIT-FOR-PURPOSE.

BUILDING WORK SHALL:
 a) NOT CAUSE A NUISANCE TO BECOME A RISK OR THREAT TO PUBLIC HEALTH, AND
 b) NOT ADVERSELY AFFECT AN OWNER, OCCUPIER, OR USER OF AN ADJOINING PREMISES.

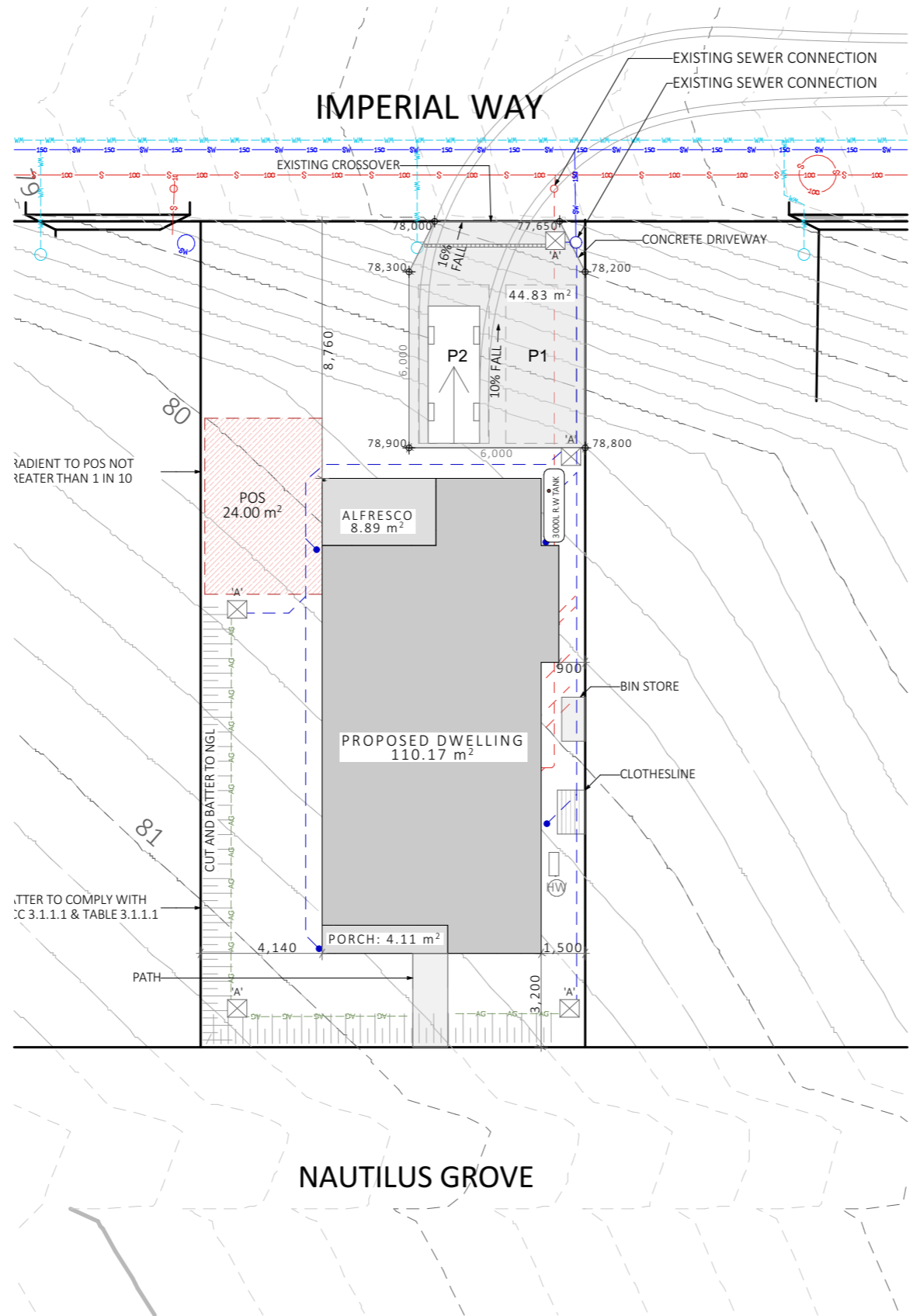
ALL CONTRACTORS MUST CARRY OUT WORKS IN ACCORDANCE WITH CURRENT HEALTH AND SAFETY LEGISLATION AND BEST PRACTICE INCLUDING PREPARATION OF A CONSTRUCTION SAFETY MANAGEMENT PLAN

ARTIST IMPRESSION





Kingborough Council
 Development Application: DA-2026-213
 Plan Reference No: P1
 Date Received: 4/6/2026
 Date placed on Public Exhibition: 4/7/2026



SITE NOTES

CONTOUR INTERVALS @ 0.25m.
 SITE LEVELS ARE APPROX ONLY.
 PLANS TO BE READ IN CONJUNCTION WITH THE CONTOUR AND DETAIL SURVEY UNDERTAKEN BY GHD ON 22/12/2022.

ALL SITE LEVELS TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION. EXTENT OF SITE CUT & RETAINING TO BE DETERMINED ON SITE. RL'S PROVIDED FOR FFL'S OF PROPOSED DWELLING & ASSOCIATED STRUCTURES ARE INDICATIVE ONLY & SHOULD BE DETERMINED ONSITE PRIOR TO CONSTRUCTION.

ALL WORKS TO COMPLY WITH THE NCC & AUSTRALIAN STANDARDS.

MIN SET DOWN FROM FFL 150MM. GROUND TO FALL AWAY FROM BUILDING IN ALL DIRECTIONS.

ALL ELEMENTS OF CONSTRUCTION INCLUDING FOOTINGS, DRAINAGE PROVISIONS, GUTTERS & DOWNPIPES ARE TO REMAIN ENTIRELY WITHIN THE PROPERTY BOUNDARIES.

SW PITS ARE INDICATIVE. LOCATION MAY VARY DEPENDING ON SITE CONDITIONS.

DOWNPIPES TO BE CONNECTED INTO COUNCIL STORMWATER AS SOON AS ROOF IS INSTALLED.

SITE PREPARATION
 SITE PREPARATION TO COMPLY WITH 3.1.1 OF THE NCC AND AS3798.

EARTHWORKS
 ALL SITE EARTHWORKS TO BE IN ACCORDANCE WITH 3.1.1 OF THE NCC AND AS3798.
 EXCAVATE THE SITE TO REQUIRED LEVELS. EXTENT OF SITE CUT, FILL & RETAINING TO BE DETERMINED ON SITE, NOT TO EXCEED MORE THAN 1m AS PER PLANNING SCHEME REQUIREMENTS.
 SLOPE GROUND AWAY FROM THE HOUSE/SLAB AT A SLOPE OF NOT LESS THAN 50mm OVER 1000mm.
 DRAINAGE TO COMPLY WITH NCC PART 3.1.2.

DRIVEWAY & PARKING
 DRIVE TO BE SUITABLY DRAINED AWAY FROM DWELLING TO SW PITS.
 CAR PARKING TO AS 2890.1:2004, USER CLASS 1A.

FENCING
 FOR FENCING WITHIN 4.5M OF EITHER FRONTAGE, THE HEIGHT IS LIMITED TO 1.2 M IF SOLID, OR UP TO 1.8 M WHERE A MINIMUM OF 30% TRANSPARENCY IS PROVIDED ABOVE 1.2 M.

ALL GLAZING GREATER THAN 2M² TO INCORPORATE BIRD-SAFE TREATMENT IN ACCORDANCE WITH 'MINIMISING THE SWIFT PARROT COLLISION THREAT- GUIDELINES AND RECOMMENDATIONS FOR PARROT SAFE BUILDING DESIGN', INCLUDING LOW-REFLECTIVITY GLASS (≤10%) AND/OR COMPLIANT VISUAL MARKERS OR FRITTING.

KEY

- SW STORMWATER
- S SEWER MAIN
- WM WATER MAIN
- AG AG DRAIN
- 450m² STORMWATER PIT

BUILDING AREAS:

SITE AREA	369 m ²
PROPOSED DWELLING	110.17 m ²
PROPOSED PATIOS	13.00 m ²
TOTAL AREA	123.17 m²

SITE COVERAGE 33.3%



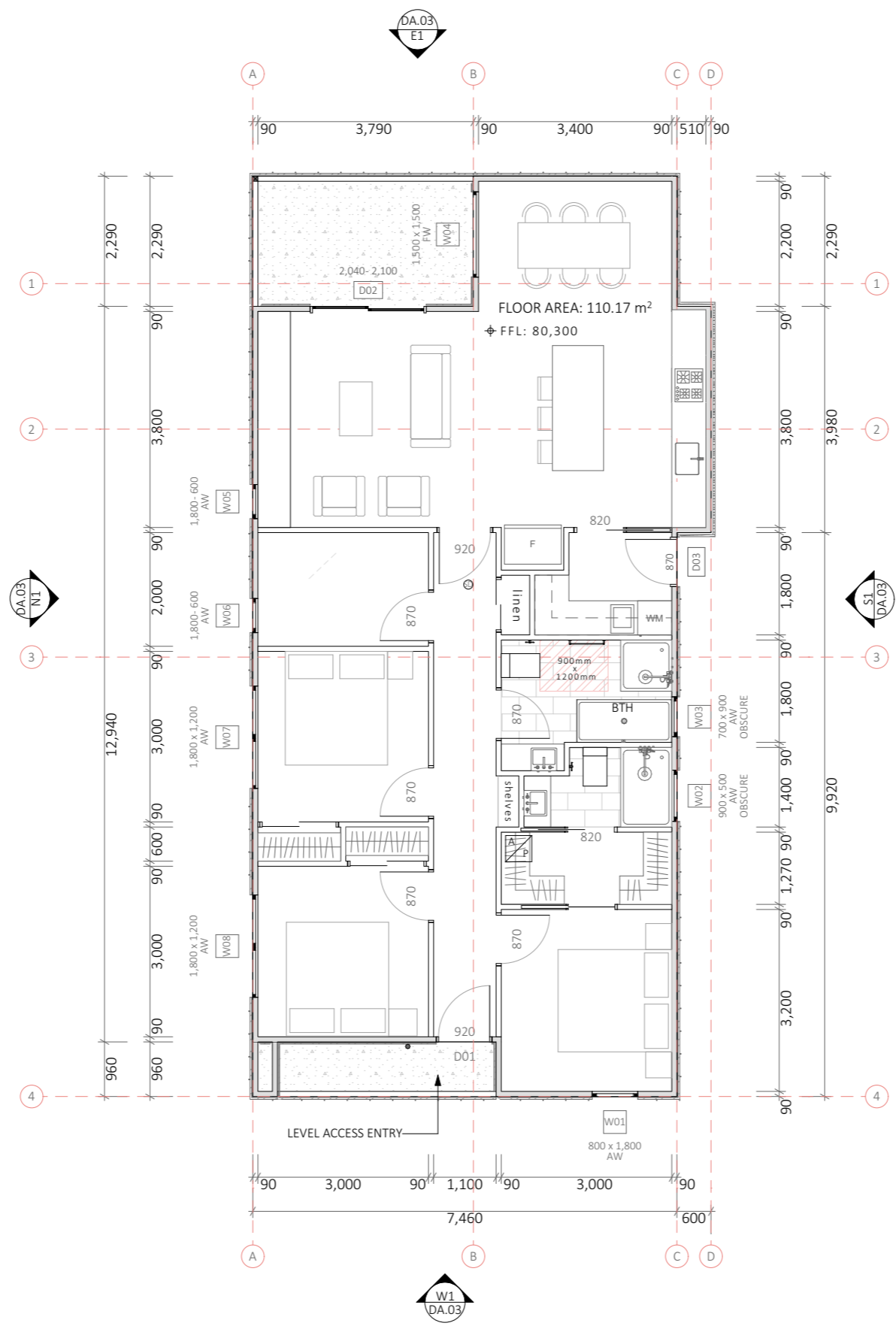
Drawings to be read in conjunction with specification by the author and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of the author. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

REV	ISSUE	DATE		DESCRIPTION:	DA.01	SITE PLAN	
01	DA	22/05/2026		PROJECT ADDRESS:	100 NAUTILUS GROVE, HUNTINGFIELD		DATE
				CLIENT:	BUILDWISE HOMES	22/05/2026	1:200 @ A3



LEGEND:
 AW AWNING WINDOW
 FW FIXED WINDOW
 SD SLIDING DOOR
 CH CEILING HEIGHT
 FFL FINISHED FLOOR LEVEL

TILED FLOOR
 SMOKE ALARM
 ACCESS PANEL



Kingborough Council
 Development Application: DA-2026-213
 Plan Reference No: P1
 Date Received: 4/6/2026
 Date placed on Public Exhibition: 4/7/2026

BUILDING AREAS:

SITE AREA	369 m ²
PROPOSED DWELLING	110.17 m ²
PROPOSED PATIOS	13.00 m ²
TOTAL AREA	123.17 m²

SITE COVERAGE 33.3%



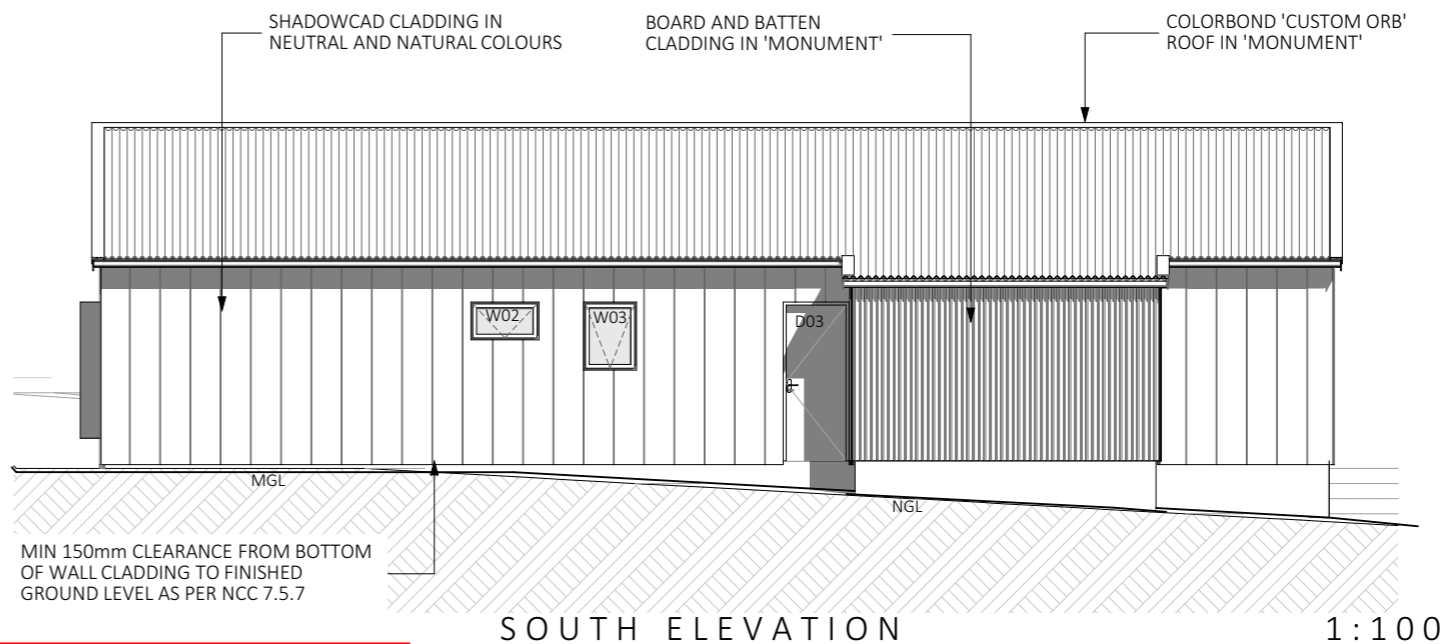
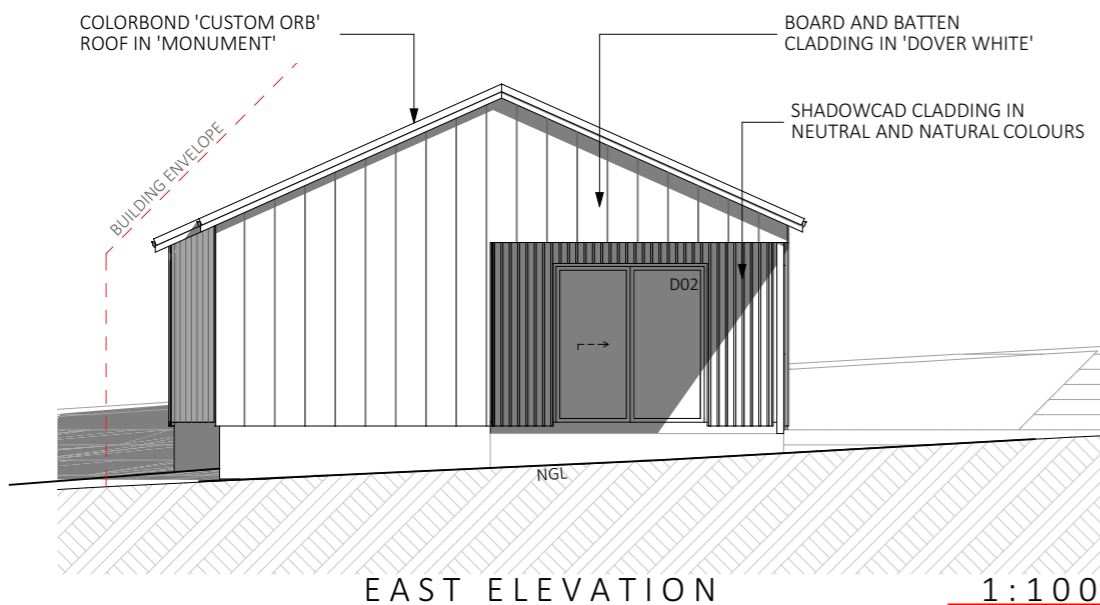
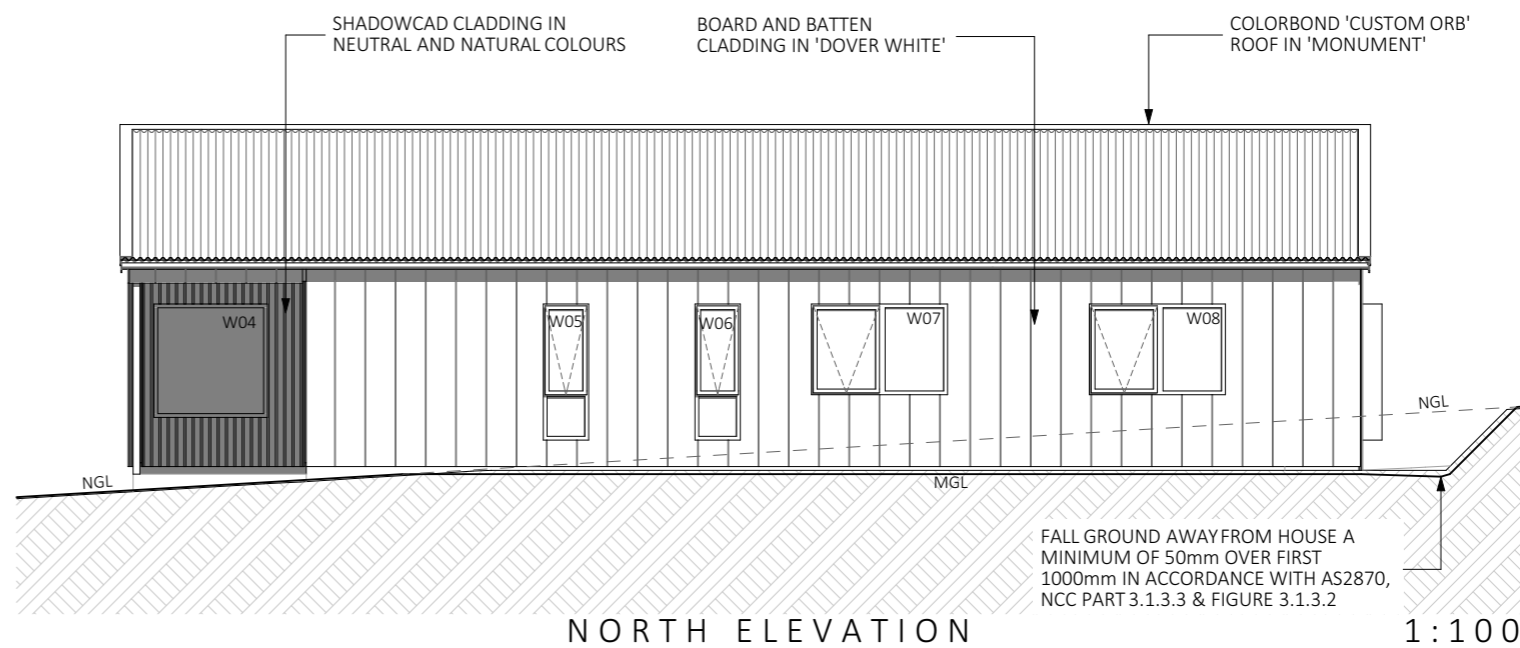
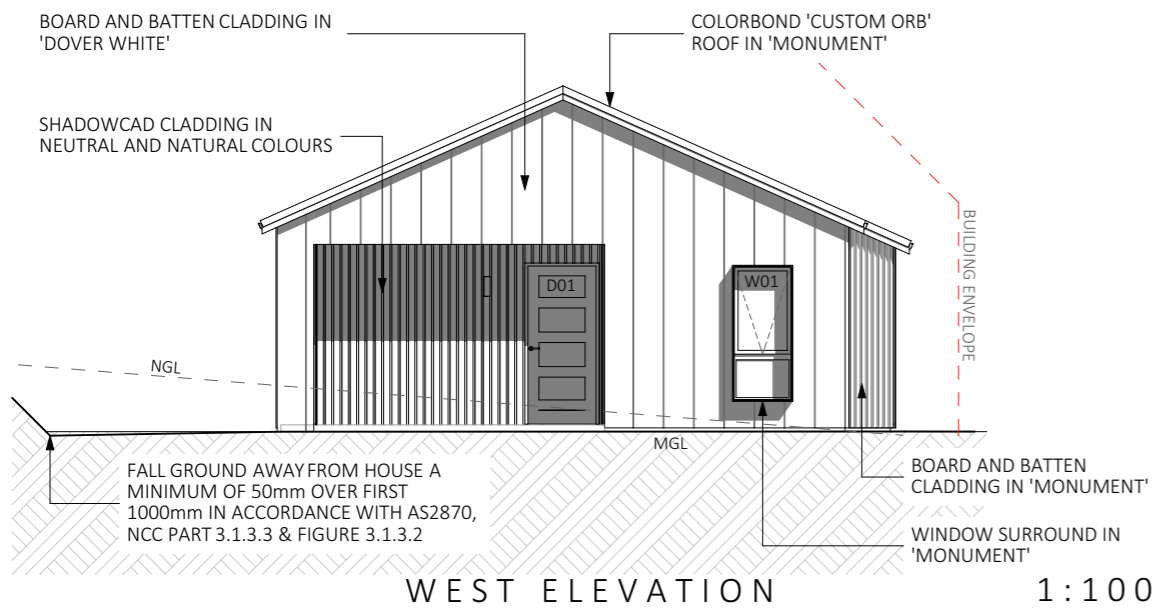
Drawings to be read in conjunction with specification by the author and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of the author. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

REV	ISSUE	DATE	DESCRIPTION:	FLOOR PLAN		
01	DA	22/05/2026		DA.02	DATE	SCALE
			PROJECT ADDRESS:	100 NAUTILUS GROVE, HUNTINGFIELD	22/05/2026	1:100 @ A3
			CLIENT:	BUILDWISE HOMES		



NOTE

CLEARANCES BETWEEN CLADDING AND GROUND SHALL COMPLY WITH 7.5.7 OF THE NCC AND SHALL HAVE A MINIMUM CLEARANCE OF 150MM



Kingborough Council
 Development Application: DA-2026-213
 Plan Reference No: P1
 Date Received: 4/6/2026
 Date placed on Public Exhibition: 4/7/2026



Drawings to be read in conjunction with specification by the author and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of the author. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

REV	ISSUE	DATE	DESCRIPTION:	DA.03	ELEVATIONS		
01	DA	22/05/2026	PROJECT ADDRESS:	100 NAUTILUS GROVE, HUNTINGFIELD	DATE	SCALE	
			CLIENT:	BUILDWISE HOMES	22/05/2026	1:100	@ A3