

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2026-62
Proposal: Dwelling
Subject Site: 10 Edward Street, Gordon
Responsible Planning Officer: Brian Huang

Advertised Documents:

- Application Plans
- Environmental Values Report
- Bushfire Hazard Assessment
- Arboricultural Assessment
- Planning Report

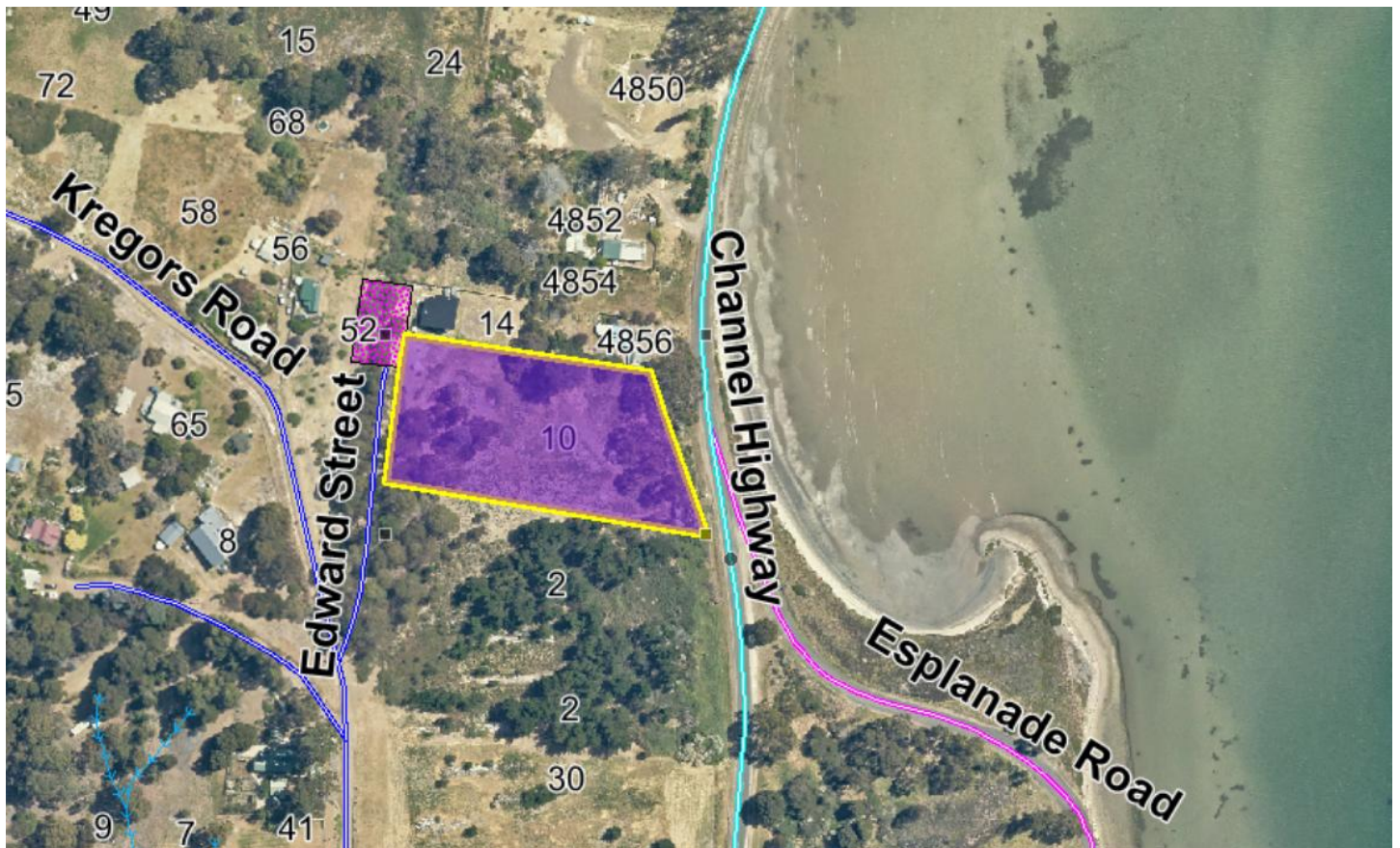
Available upon request:

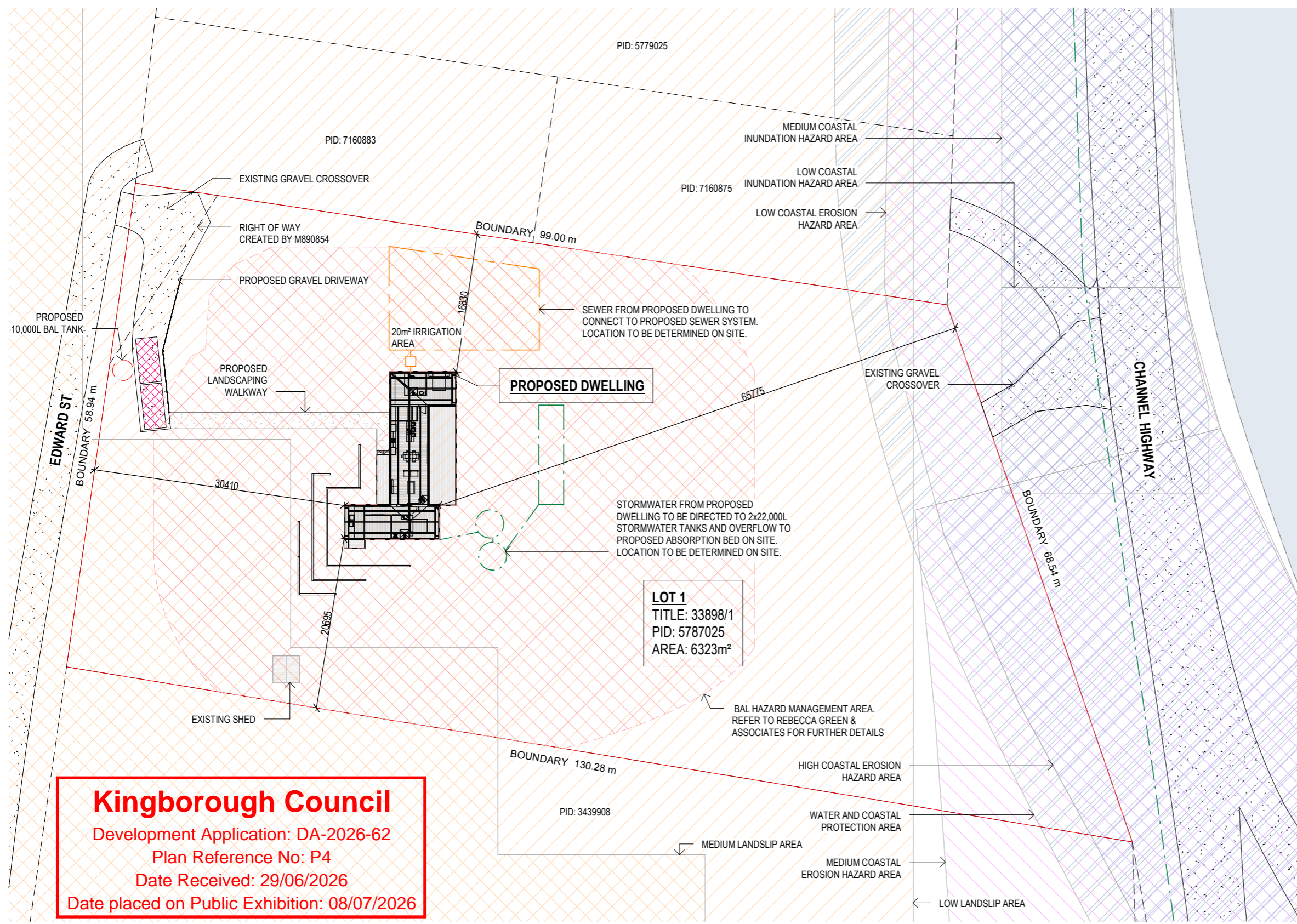
- Application Form
- Copy of Title

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 **21 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





Kingborough Council
 Development Application: DA-2026-62
 Plan Reference No: P4
 Date Received: 29/06/2026
 Date placed on Public Exhibition: 08/07/2026

DRAINAGE
 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 NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

NOTE
 STORMWATER FROM PROPOSED DWELLING TO BE DIRECTED INTO STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

W

- SIGN SIMILAR TO ABOVE PICTURE TO BE PERMANENTLY FIXED TO THE STATIC WATER SUPPLY
 - SIGN SIZE DIMENSIONS
 - MIN. 300mm x 300mm
 - LETTERING TO BE UPPERCASE AND NOT LESS THAN 100mm IN HEIGHT

A MODIFIED 4C ACCESS ROAD IS AN ALL-WEATHER ROAD WHICH COMPLIES WITH THE AUSTRALIAN ROAD RESEARCH BOARD "UNSEALED ROADS MANUAL - GUIDELINES TO GOOD PRACTICE", 3RD EDITION, MARCH 2009 AS A CLASSIFICATION 4C ACCESS ROAD AND THE FOLLOWING MODIFIED REQUIREMENTS:

- ALL-WEATHER CONSTRUCTION;
- LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
- MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
- MINIMUM VERTICAL CLEARANCE OF 4 METRES;
- MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY;
- CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
- DIPS LESS THAN 7° (1:8 OR 12.5%) ENTRY AND EXIT ANGLE;
- CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
- MAXIMUM GRADIENT OF 15° (1:3.5 OR 28%) FOR SEALED ROADS, AND 10° (1:5.5 OR 18%) FOR UNSEALED ROADS; AND
- TERMINATE WITH A TURNING AREA FOR FIRE APPLIANCES PROVIDED BY ONE OF THE FOLLOWING:
 - A TURNING CIRCLE WITH A MINIMUM INNER RADIUS OF 10 METRES
 - A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
 - A HAMMERHEAD "T" OR "Y" TURNING HEAD 4 METRES WIDE AND 8 METRES L

BAL NOTES:

- FIRE FIGHTING WATER SUPPLY TO BE A MIN. 10000L PER BUILDING TO BE PROTECTED. THIS VOLUME OF WATER MUST NOT BE USED FOR ANY OTHER PURPOSE INCLUDING FIRE FIGHTING SPRINKLER OR SPRAY SYSTEMS
- WATER TANK MUST BE METAL, CONCRETE OR LAGGED BY NON-COMBUSTIBLE MATERIALS AND ALL ABOVE GROUND PIPES & FITTINGS TO BE MADE FROM NON-RUSTING, NON-COMBUSTIBLE AND NON-DEFORMING MATERIALS
- TANK TO BE LOCATED A MINIMUM 6.0m FROM DWELLING AND WITHIN 3.0m OF A HARDSTAND AREA - WATER TANK OR CONNECTION POINT TO BE FITTED WITH A MALE 64mm 5v THREAD COUPLING WITH MINIMUM DELIVERY OF 270L PER MINUTE

ISSUED FOR APPROVAL

NOTE:
 ENTIRETY OF PROPERTY LOT IS WITHIN BUSHFIRE-PRONE AREA AND BIODIVERSITY PROTECTION AREA.

LOCALITY PLAN
 SCALE 1:500

Design Responsibility Disclaimer

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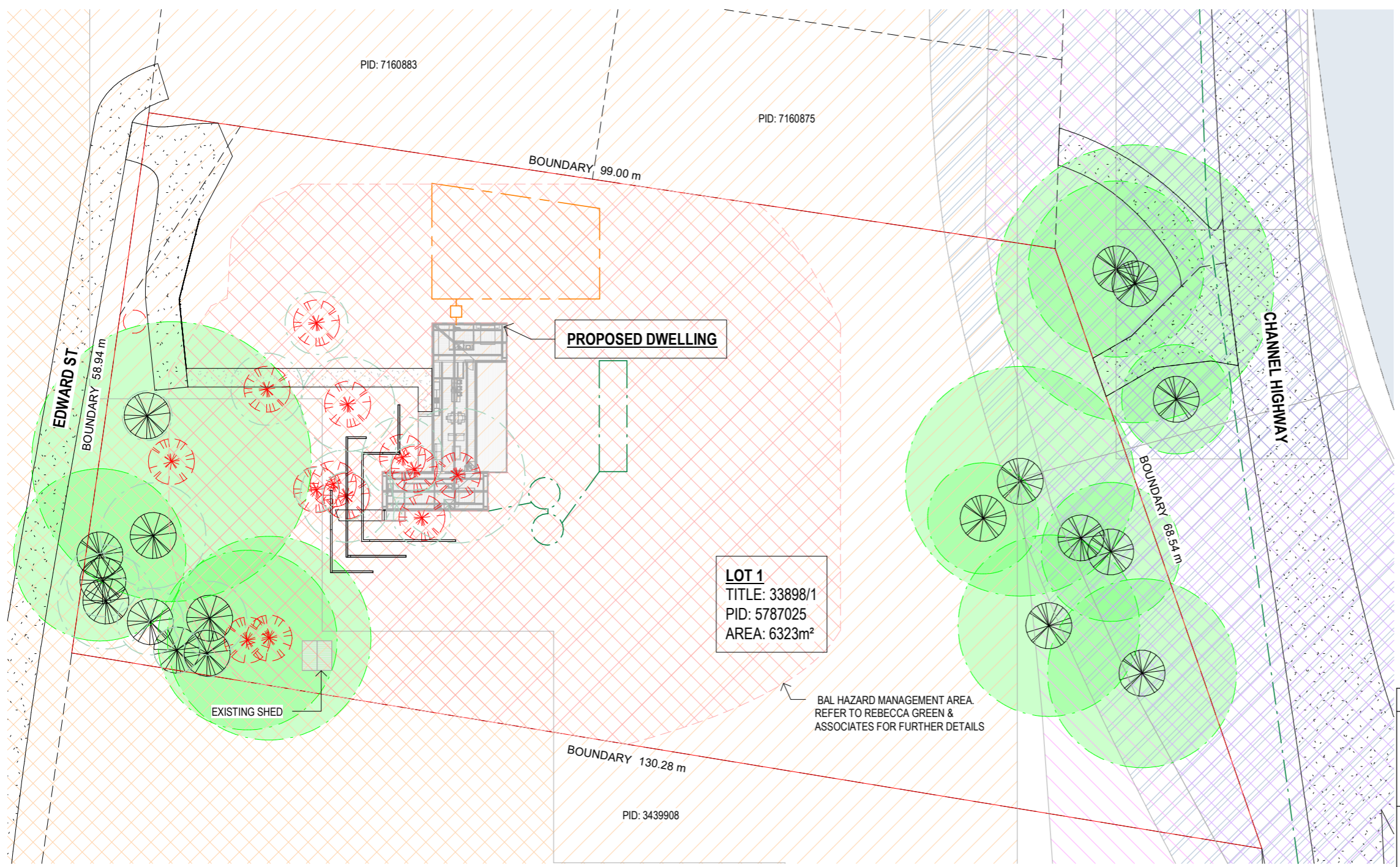
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H	HIGH VALUE TREES	18.04.26	W.T.	Checked: C. Lim
G	ADDITIONAL INFO.	09.04.26	W.T.	Approved: J. Pfeiffer
F	BAL TANK RELOCATION	08.04.26	W.T.	Scale: As Shown @ A3
E	IRRIGATION AREA	12.03.26	W.T.	Accredited Building Designer
Rev:	Amendment:	Date:	Int:	Designer Name: J. Pfeiffer Accreditation No: CC2211T

Client: **G. & C. TYLER**
 Project: **PROPOSED DWELLING**
 Address: **10 EDWARD ST
 GORDON TAS 7150**

Mob 0417 362 783 or 0417 545 813
 jack@engineeringplus.com.au
 trin@engineeringplus.com.au

ENGINEERING PLUS
 BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING

Drawing No: **2025-332 A01 / A11** Rev **J**



LOCALITY PLAN - LOW AND HIGH CONSERVATION VALUE TREE
 SCALE 1 : 500

LEGEND	VEGETATION TYPE AND COMMENTS	QTY
	HIGH OR VERY HIGH CONSERVATION VALUE TREE WITH TREE PROTECTION ZONE SHOWN AS A CIRCLE AROUND THE TREE REFER TO WOOLCOTT LAND SERVICES TREE PLAN FOR FURTHER INFORMATION.	12
	LOW CONSERVATION VALUE TREE WITH TREE PROTECTION ZONE SHOWN AS A CIRCLE AROUND THE TREE REFER TO WOOLCOTT LAND SERVICES TREE PLAN FOR FURTHER INFORMATION.	19
	TREE TO BE REMOVED. REFER TO TREE INCLINED ARBORICULTURAL IMPACT ASSESSMENT FOR FURTHER INFORMATION.	11

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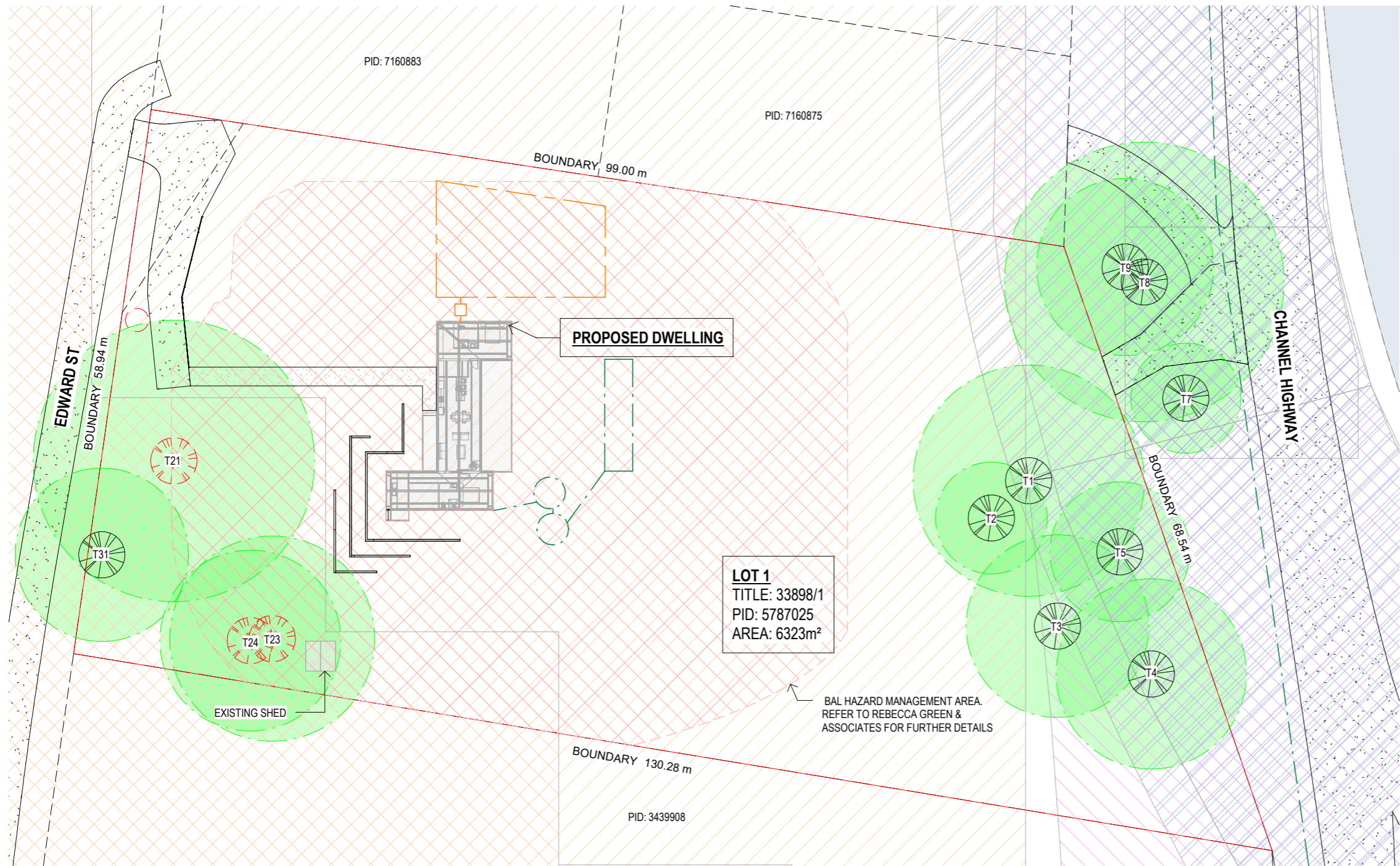
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Rev:	Amendment:	Date:	Int:	Designer Name: J. Pfeiffer Accreditation No: CC2211T

Drawing No: **2025-332 A02 / A11** Rev **J**



NOTE:
 TREE NUMBERS - AS PER THE SURVEY

KEY:
 T6 - E. GLOBULUS
 T7 - E. GLOBULUS
 T8 - E. GLOBULUS
 T9 - E. GLOBULUS
 T21 - E. OBLIQUA
 T23 - E. OBLIQUA
 T24 - E. OBLIQUA
 T31 - E. OBLIQUA

LEGEND	VEGETATION TYPE AND COMMENTS	QTY
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LOCALITY PLAN - HIGH CONSERVATION VALUE TREE
 SCALE 1 : 500

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Drawing No: **2025-332 A03 / A11**
 Rev: **J**

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LEGEND	
	SEWER
	WATER
	STORMWATER

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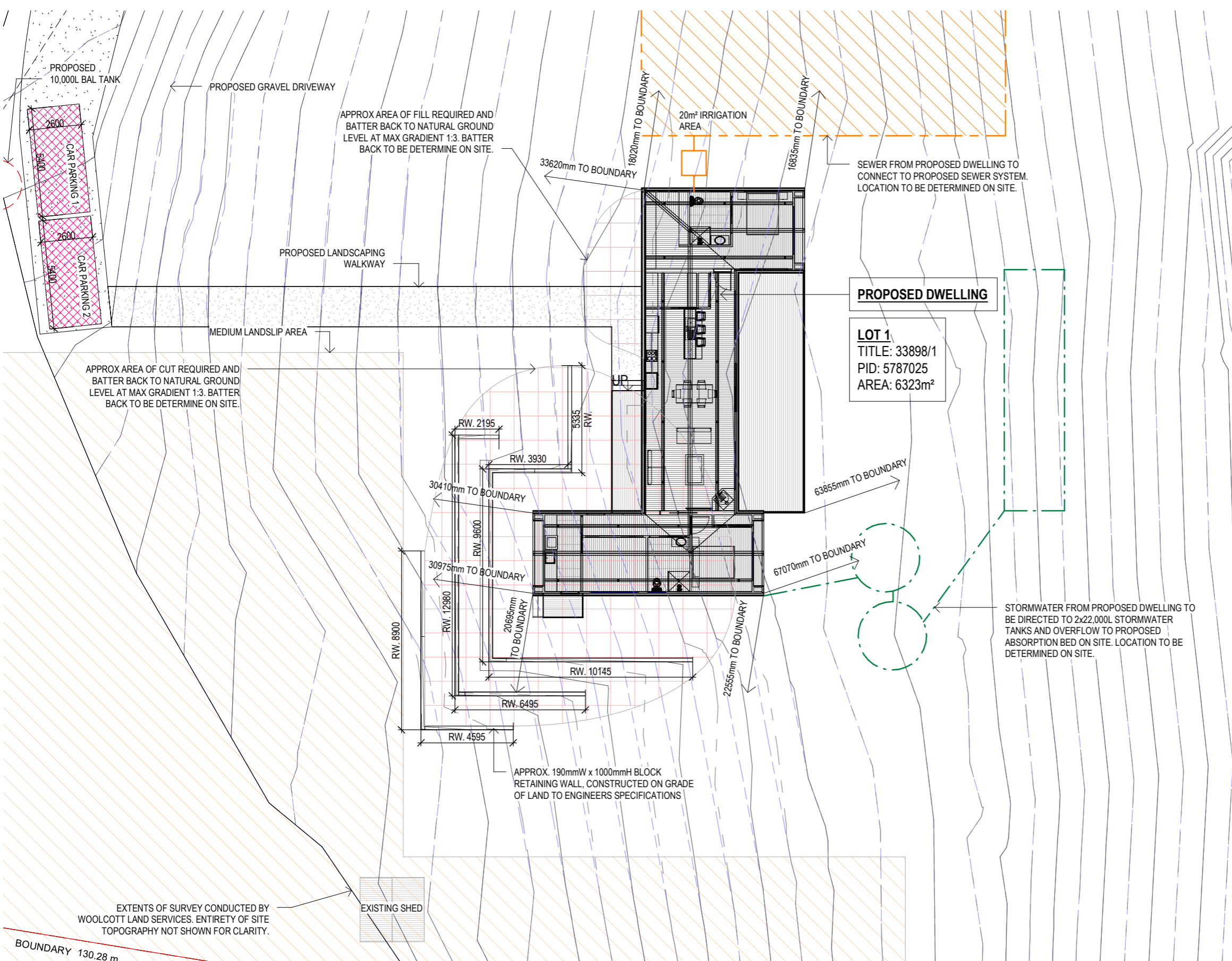
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Accredited Building Designer
 Designer Name: **J. Pfeiffer**
 Accreditation No: **CC2211T**

Drawing No: **2025-332 A04 / A11** Rev **J**



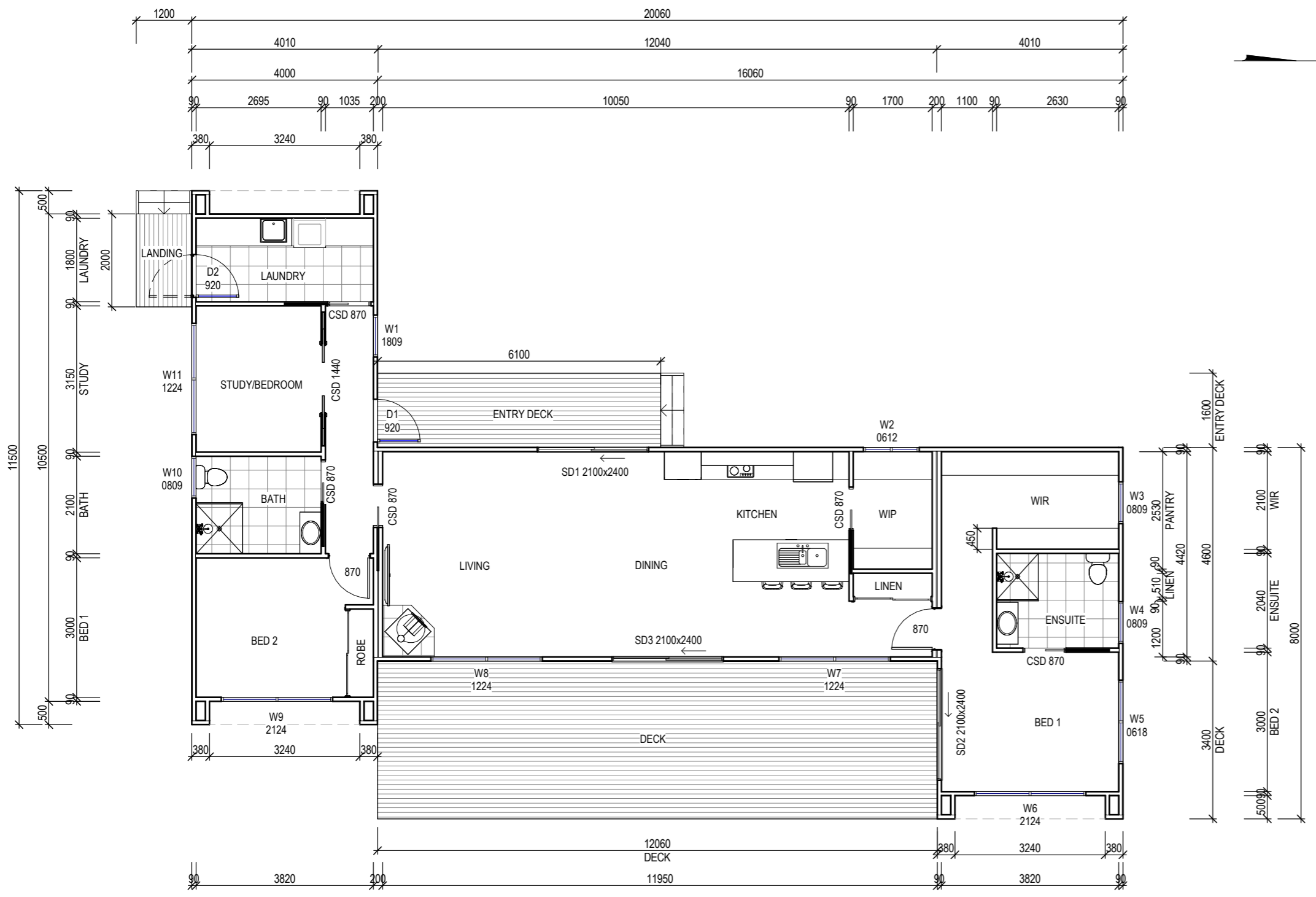
SITE PLAN
 SCALE 1 : 200

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WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	1800	900	DG	4.3	.55
W2	600	1200	DG	4.3	.55
W3	800	900	DG	4.3	.55
W4	800	900	DG	4.3	.55
W5	600	1800	DG	4.3	.55
*W6	2100	2400	DG	4.3	.55
W7	1200	2400	DG	4.3	.55
W8	1200	2400	DG	4.3	.55
*W9	2100	2400	DG	4.3	.55
W10	800	900	DG	4.3	.55
W11	1200	2400	DG	4.3	.55
SD1	2100	2400	DG	4.0	.61
SD2	2100	2400	DG	4.0	.61
SD3	2100	2400	DG	4.0	.61
D1	2100	920	DG	4.0	.61
D2	2100	920	DG	4.0	.61

DISCLAIMER:
 ALL WINDOWS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

CONSTRUCTION PLAN
 SCALE 1:100

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*NOTE:
 IF HEIGHT TO GROUND IS GREATER THAN 2.0m WINDOW TO HAVE PERMANENTLY FIXED ROBUST SCREEN INSTALLED OR HAVE AN OPENING RESTRICTED TO 125mm

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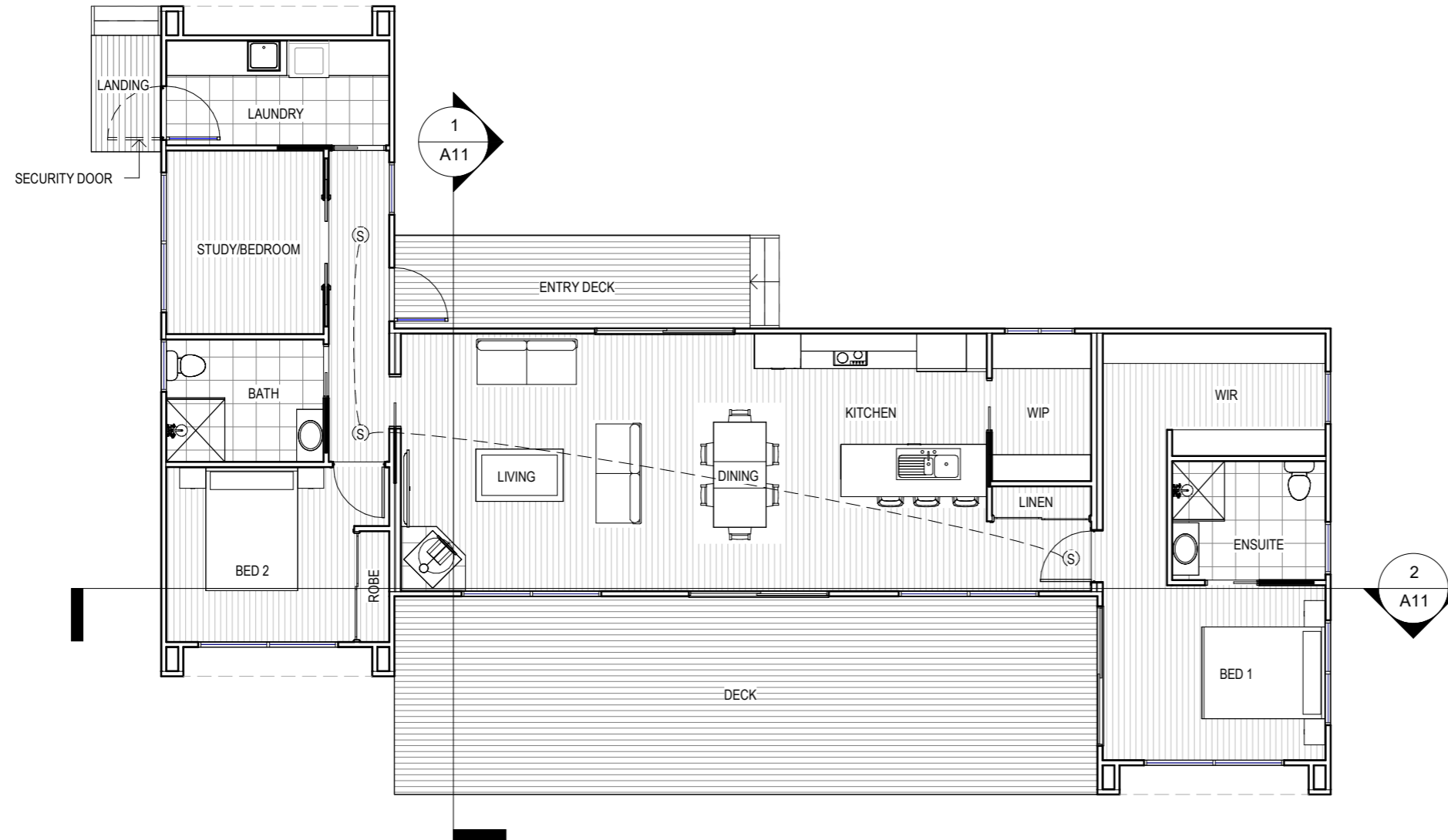
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Rev:	Amendment:	Date:	Int:	Designer Name: J. Pfeiffer
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Drawing No: **2025-332 A05 / A11** Rev **J**



FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING

FLOOR PLAN
 SCALE 1 : 100

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Area Schedule (Gross Building)		
Name	Area	Area (sq)
ENTRY	9.76 m ²	1.05
DECK	41.00 m ²	4.41
DWELLING	128.62 m ²	13.84
LANDING	2.40 m ²	0.26
	181.78 m ²	19.57

SMOKE ALARMS
 PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO BUILDING POWER SUPPLY TO AS 3786. CEILING MOUNTED WITH 9VDC ALKALINE BATTERY BACKUP TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE WITH ABCB OF H3D6 - PART 9.5.2

(S) - DENOTES INTERCONNECTED SMOKE DETECTORS

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SUB FLOOR VENTILATION. NCC VOL 2 PART 6.2.1

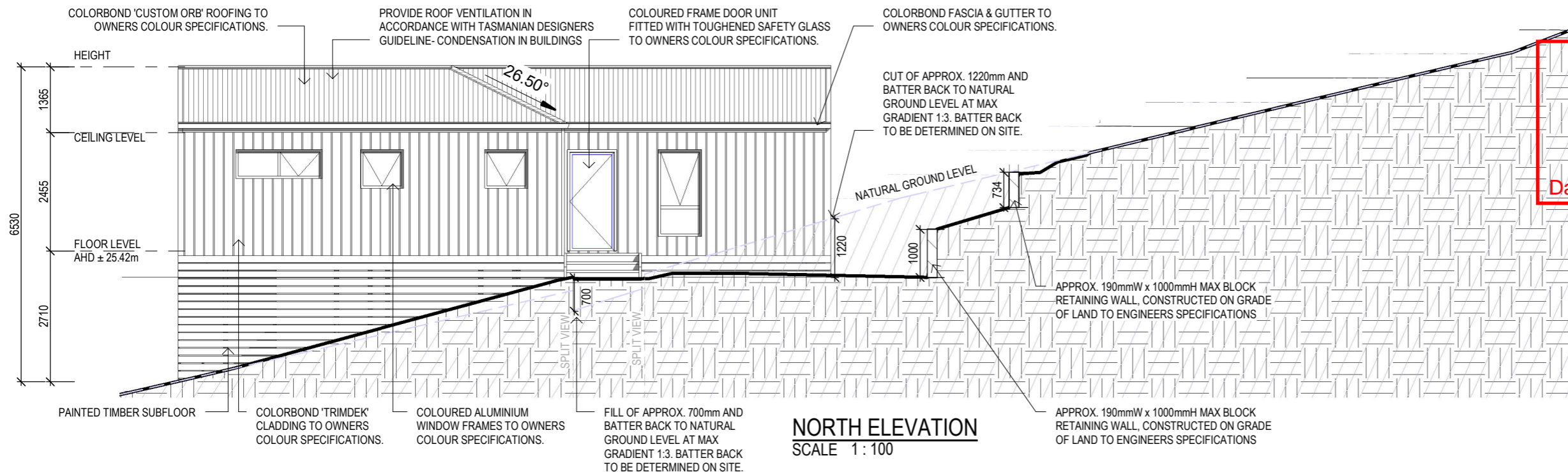
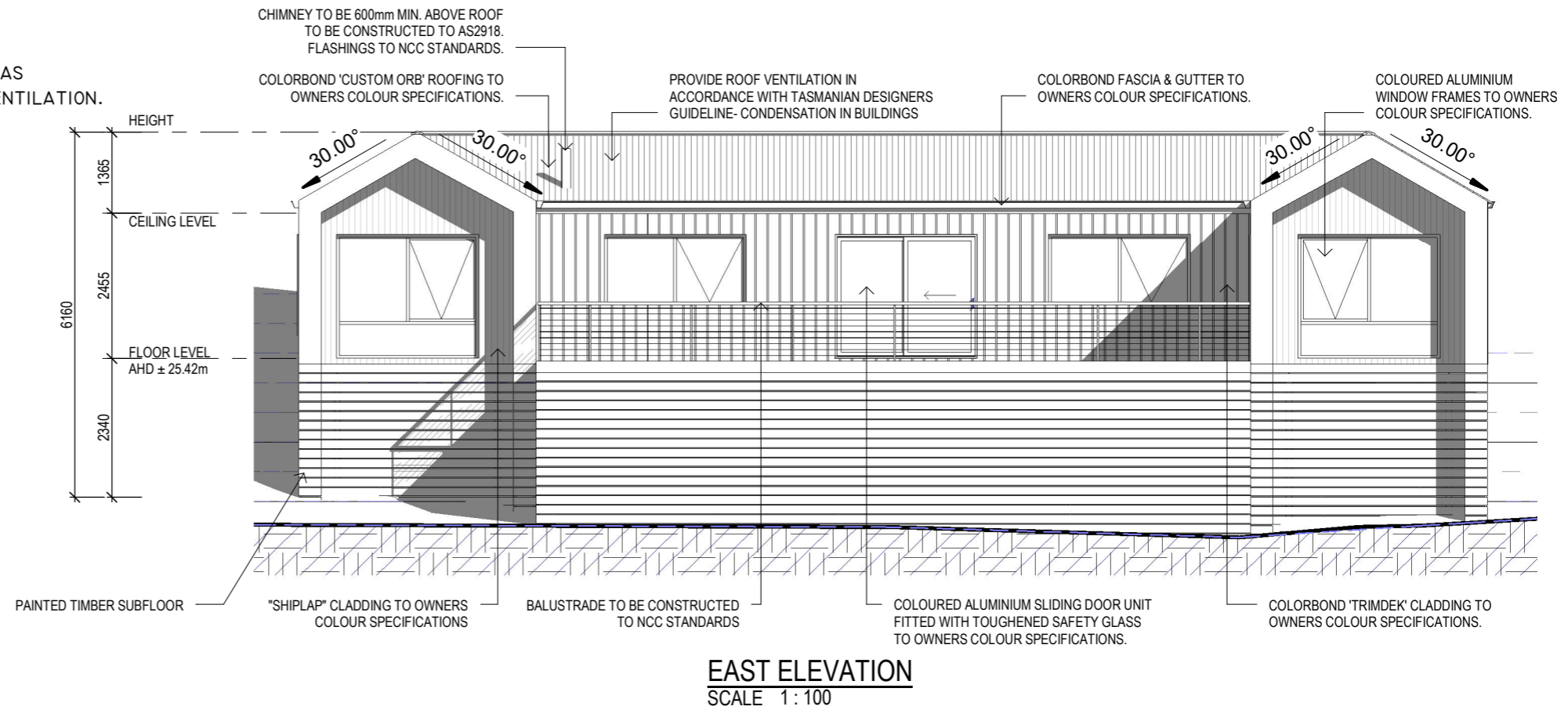
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
- A MINIMUM OF 6000 MM² PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
- VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

PRYDA 230x75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR
 PRYDA 230x165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS
 CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.

STAIR CONSTRUCTION. ABCB VOLUME 2 PART 11.2

- TREADS: 240 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO ASI684
- TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
- ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
- STRINGER: 300x50 F5 TREATED PINE
- TREADS: 240x45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000



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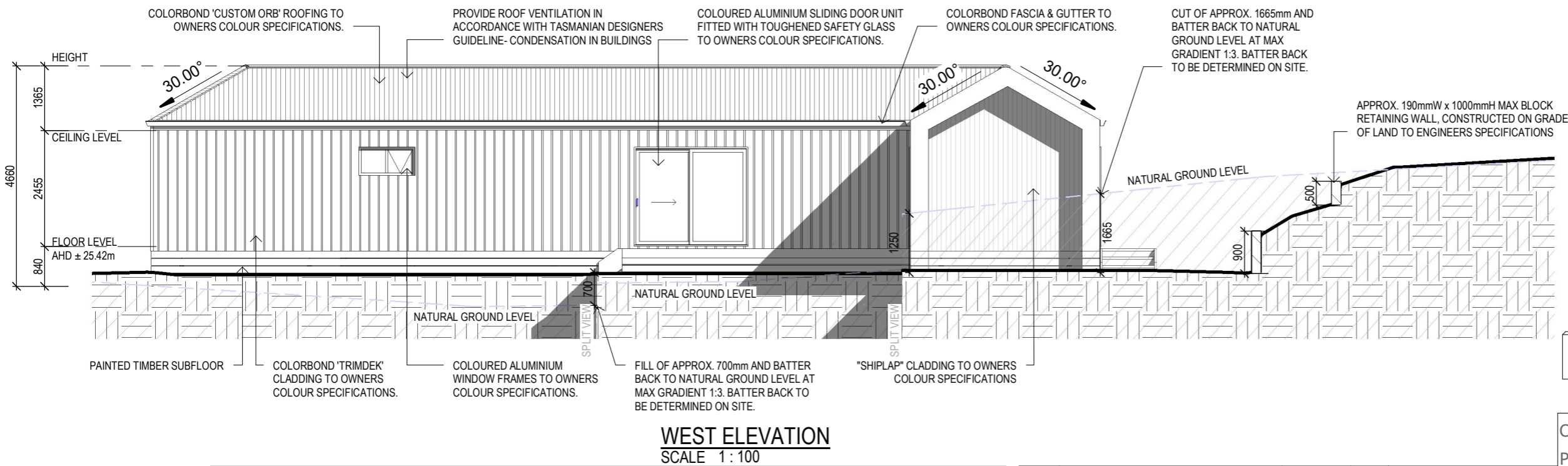
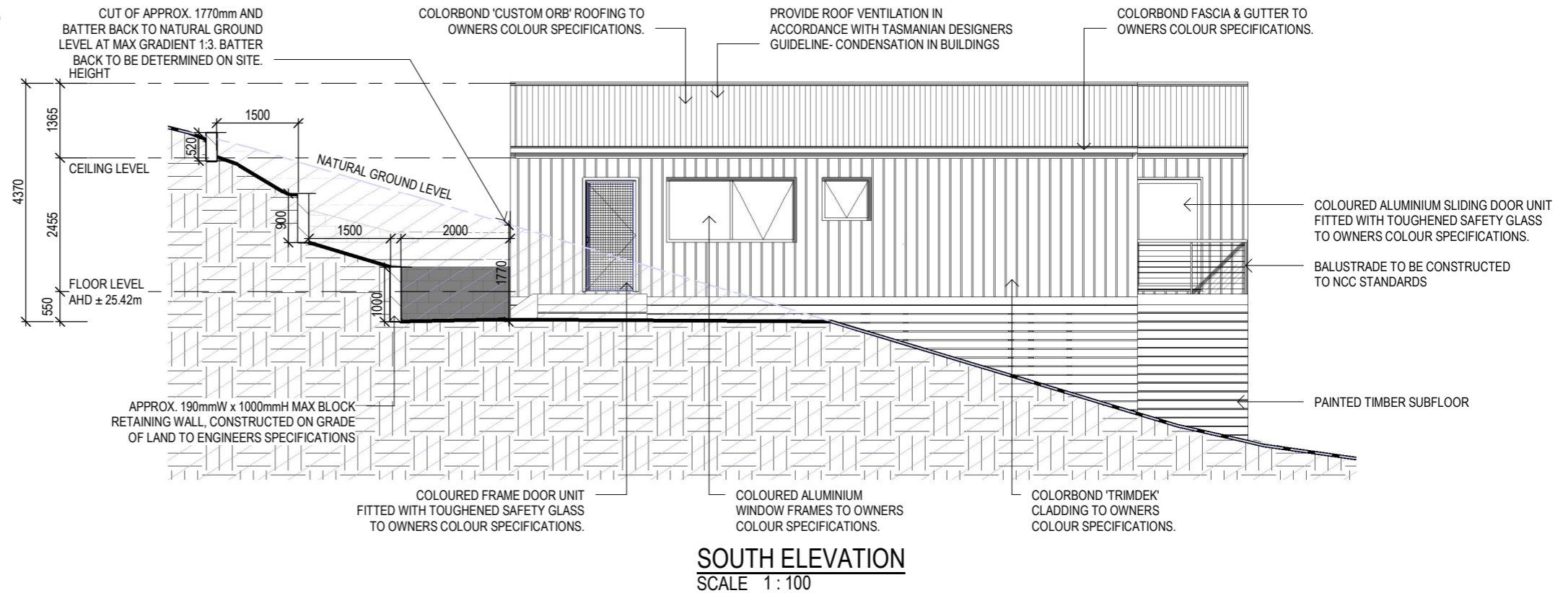
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POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.
 PRIMED PINE REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288
 ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

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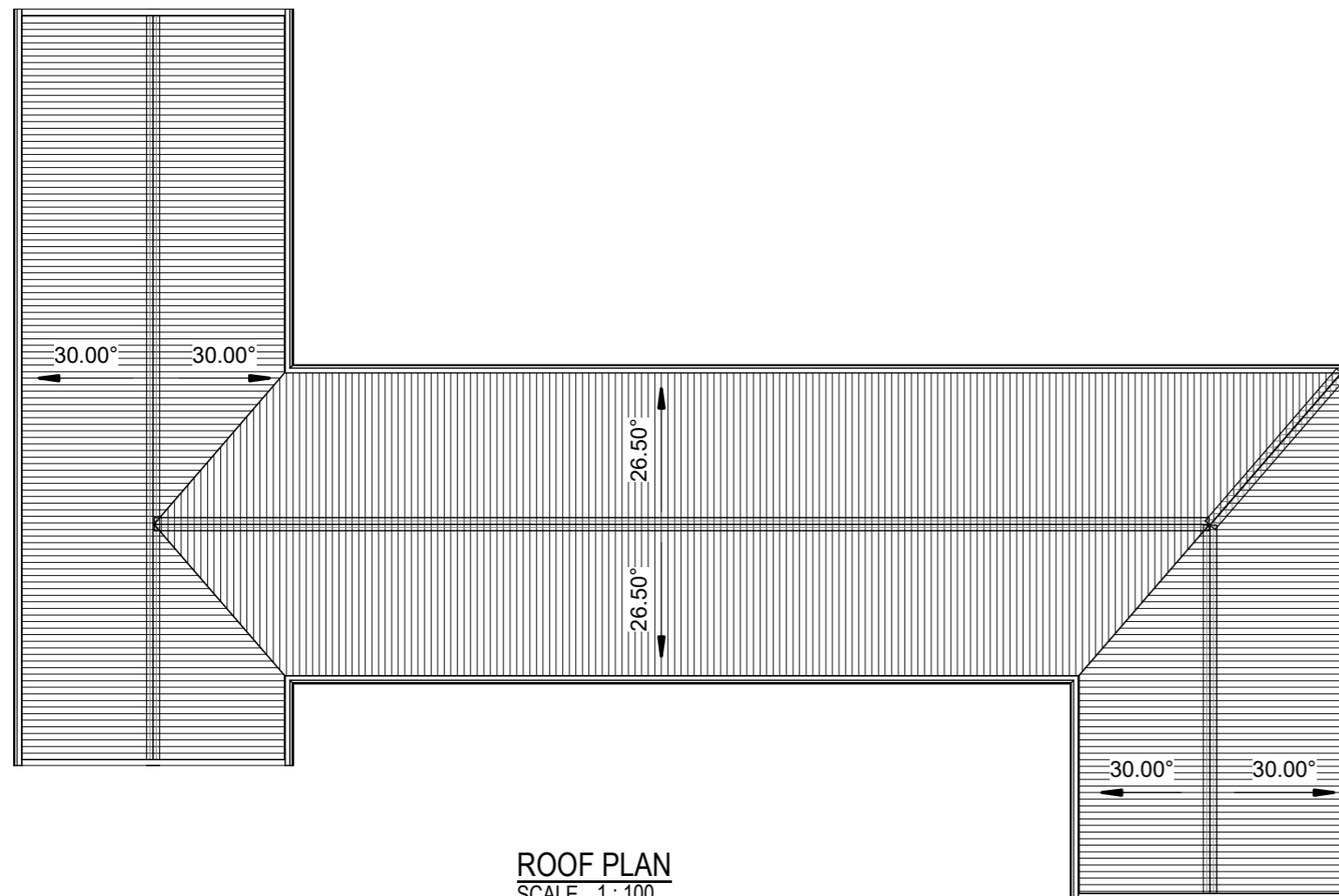
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G	ADDITIONAL INFO.	09.04.26	W.T.
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E	IRRIGATION AREA	12.03.26	W.T.
Rev:	Amendment:	Date:	Int:

Date Drawn: 03.12.25
 Drawn: W. Tan
 Checked: C. Lim
 Approved: J. Pfeiffer
 Scale: As Shown @ A3
 Accredited Building Designer
 Designer Name: J. Pfeiffer
 Accreditation No: CC2211T

Client: **G. & C. TYLER**
 Project: **PROPOSED DWELLING**
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 Mob 0417 362 783 or 0417 545 813
 jack@engineeringplus.com.au
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 Drawing No: **2025-332 A08 / A11** Rev **J**



ROOF PLAN
 SCALE 1 : 100

ROOF CLADDING. NCC PART 7.2 SHEET ROOFING

COLORBOND 'CUSTOM ORB' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

COLORBOND 'TRIMDEK' METAL SHEETING 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

COLORBOND 'CUSTOM ORB'

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

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.

R3.5 INSULATION BATTS 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.

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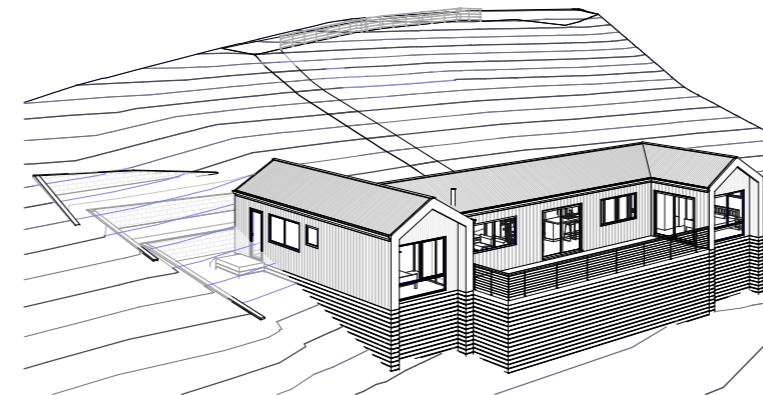
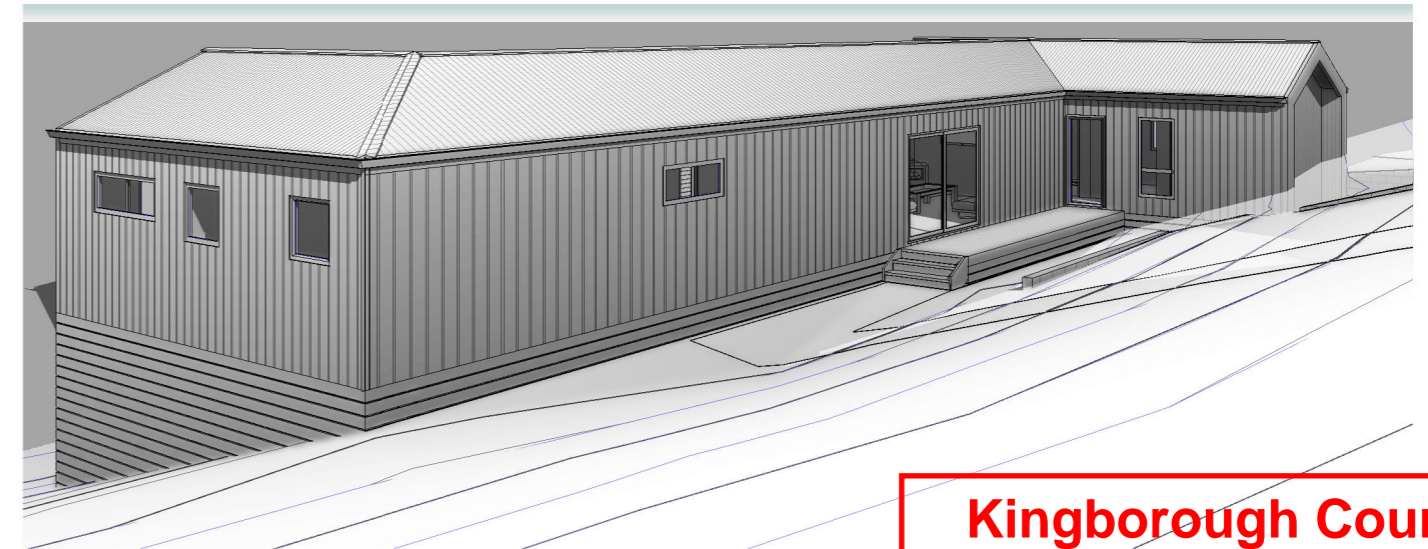
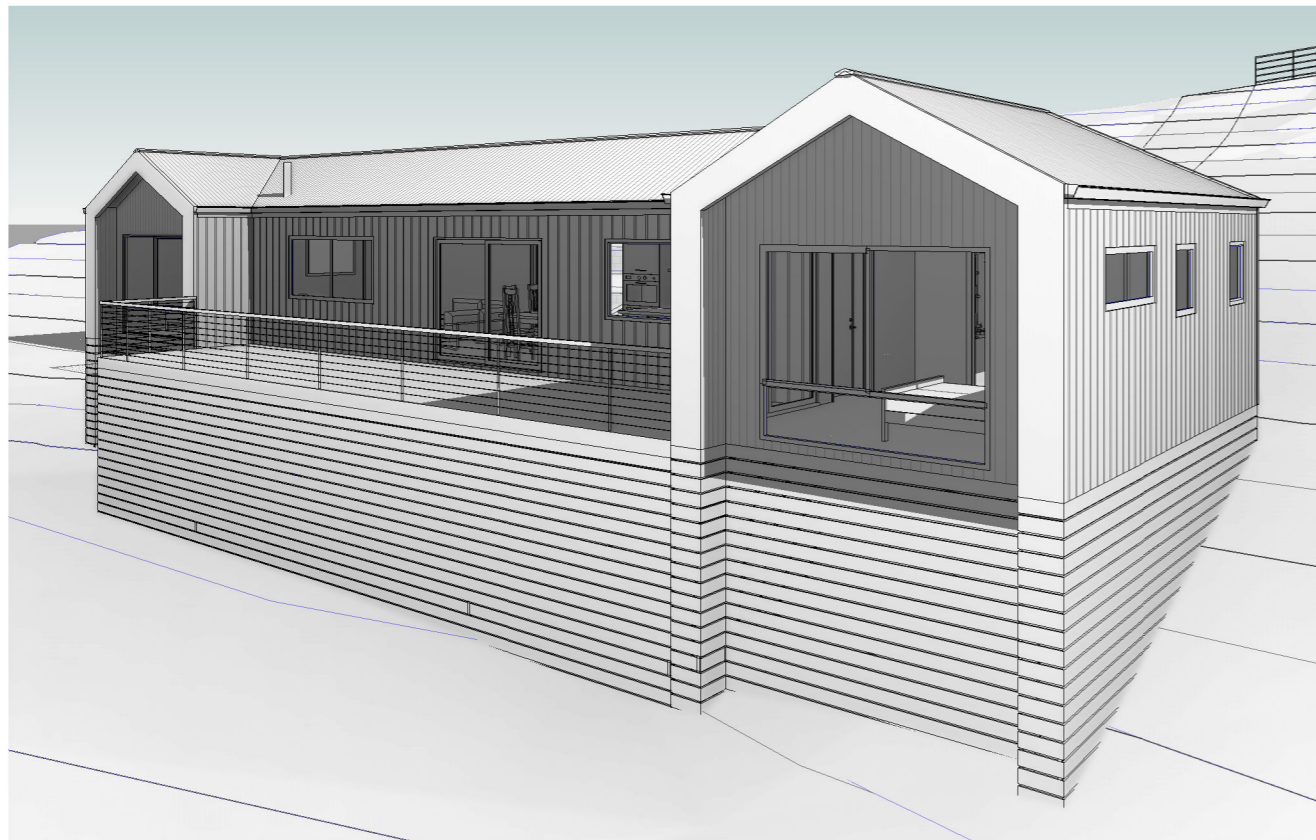
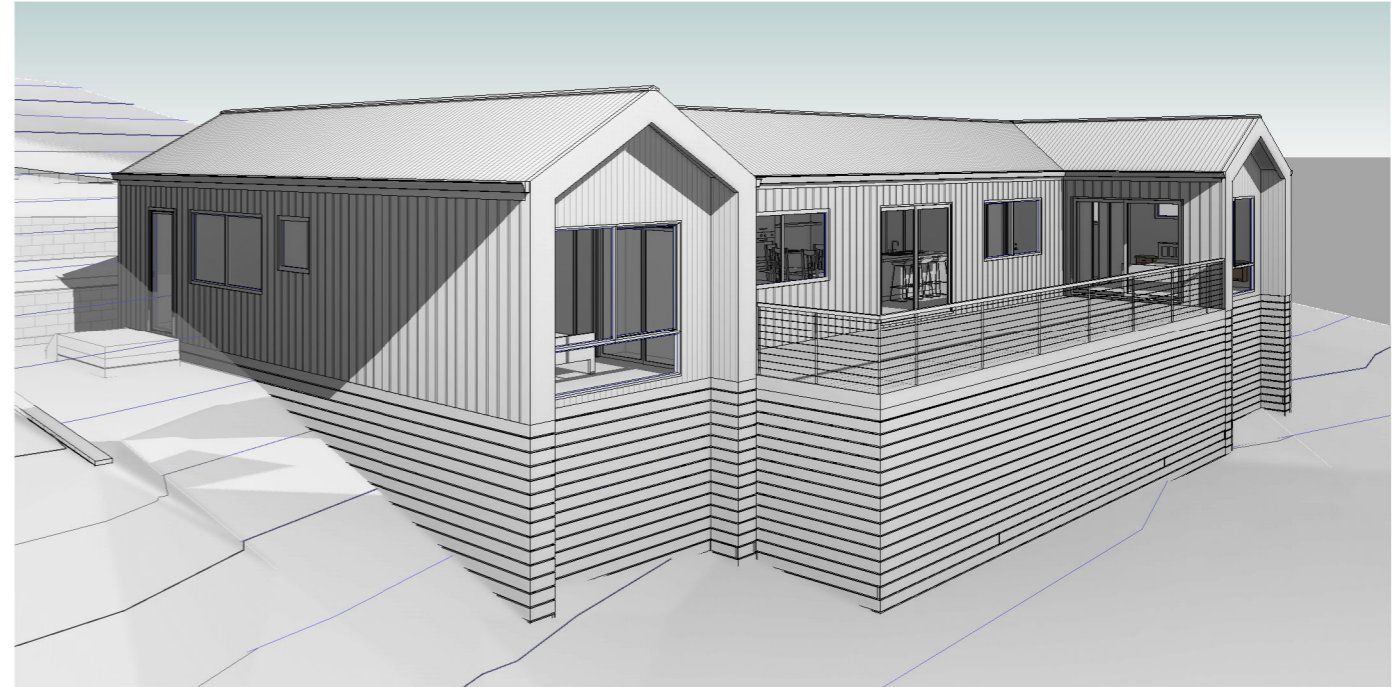
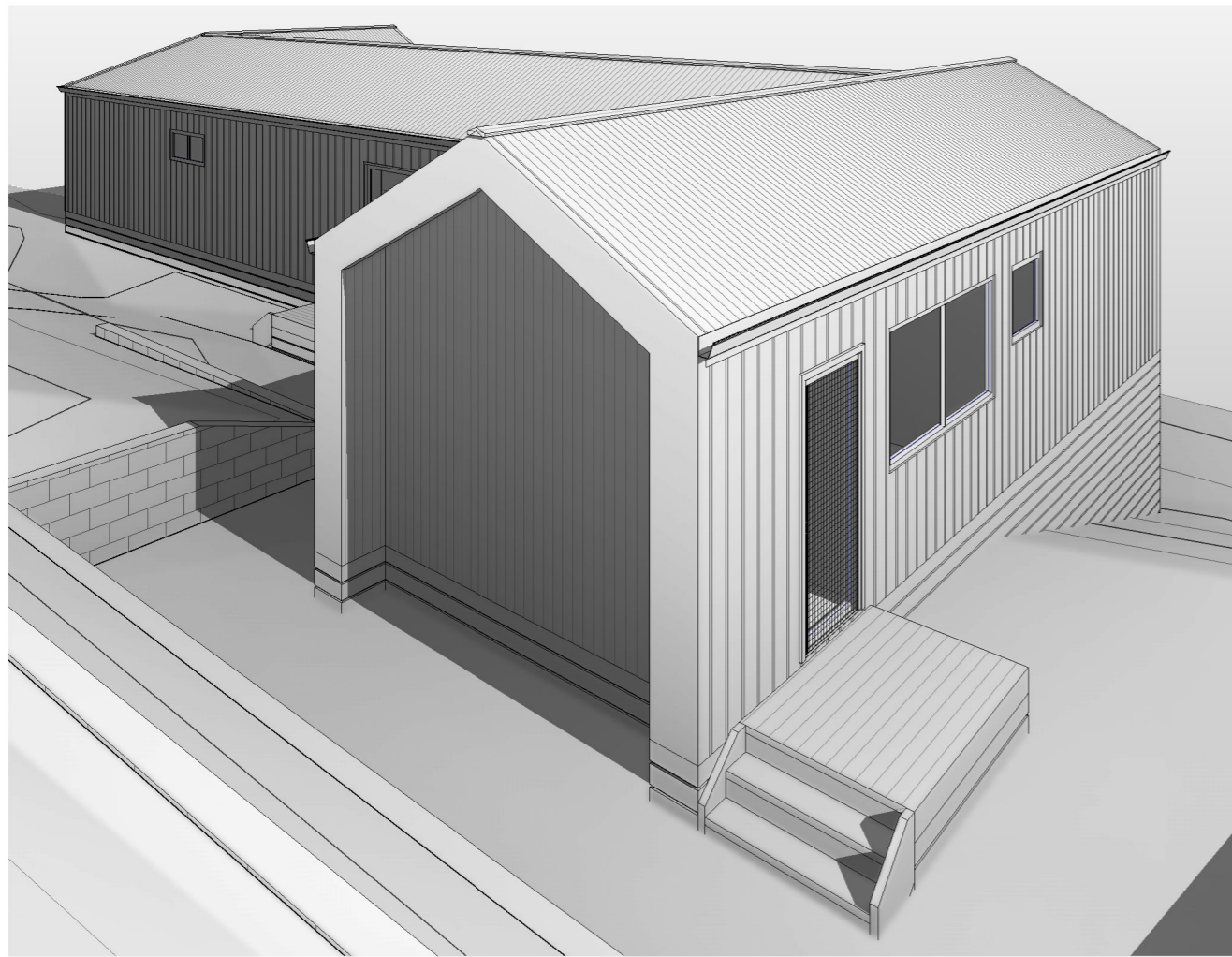
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E	IRRIGATION AREA	12.03.26	W.T.	Accredited Building Designer
Rev:	Amendment:	Date:	Int:	Designer Name: J. Pfeiffer Accreditation No: CC2211T

Drawing No: **2025-332 A09 / A11** Rev **J**



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Drawing No: **2025-332 A10 / A11** Rev **J**

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INSULATION
PROVIDE THERMAL INSULATION IN ACCORDANCE WITH THE FOLLOWING

CEILING
R3.5 "ROCKWOOL" BULK INSULATION OR R3.5 GLASSWOOL BATTS BETWEEN CEILING JOISTS UNDER ROOF COMPOSITE FOIL & R1.5 BLANKET

EXTERNAL WALLS
'TYVEK' HOUSE WRAP (OR SIMILAR) TO EXTERNAL FACE R2.5 GLASSWOOL BATTS BETWEEN STUDS

SUB FLOOR
85mm R2.5 POLYSTYRENE BETWEEN JOISTS

NOTE: CERTIFICATE OF COMPLIANCE TO BE PROVIDED BY THE PERSON ENGAGED TO INSTALL INSULATION TO WALLS AND CEILING AND COPY OF SAME TO BE FORWARDED TO THE BUILDING SURVEYOR.

WALL FRAMING
ALL STEEL FRAMING GENERALLY IS TO COMPLY WITH THE REQUIREMENTS OF NASH (RESIDENTIAL AND LOW-RISE STEEL FRAMING) & THE NCC CODE PART 3.4.2 WALL FRAMING TO BE LIGHT GAUGE GALVANISED STEEL. COMMON STUDS - C90x37-0.75BMT @ 450 CRS. NOGGINGS - C90x37-0.75BMT OPEN STUDS - C90x37-0.75BMT TOP & BOTTOM PLATES - C90x37-0.75BMT BRACING TO NASH STANDARD & NCC CODE

SLABS & FOOTINGS
ALL CONCRETE PREPARATION INCLUDING EXCAVATIONS & PLACEMENT OF REINFORCEMENT IS TO BE SEEN & APPROVED BY COUNCIL BUILDING INSPECTOR AND/OR ENGINEER PRIOR TO POURING ANY CONCRETE. REFER TO ENGINEERS DRAWINGS FOR FOOTING & CONCRETE SLAB DETAILS. REFER TO SOIL REPORT FOR CLASSIFICATION & SITE MAINTENANCE REQUIREMENTS.

EXTERNAL CLADDING
EXTERNAL WALL CLADDING REFER ELEVATIONS
SUB FLOOR REFER ELEVATIONS

WINDOWS
COLOURED ALUMINIUM WINDOW FRAMES. AWNING & HORIZONTAL SLIDING SASHES, REVEALS AND TRIMS TO OWNERS SPECIFICATIONS ALL FIXINGS AND FLASHING TO MANUFACTURERS RECOMMENDATIONS REFER AS 1288 & CURRENT NCC STANDARDS.

WET AREAS
WATERPROOFING OF WET AREAS WITHIN THE DWELLING IE: SHOWERS, BATHROOMS WATERPROOFED IN ACCORDANCE WITH BCA PART 3.8.1.1 TO 3.8.1.27 INCLUSIVE AND FIG NOS 3.8.1.5 TO 3.8.1.16 INCLUSIVE. AND TABLE 3.8.1.1

DOWNPIPES:
DOWNPIPES TO BE DN90 PVC PAINTED TO MATCH GUTTERING. FIX WITH WALL BRACKETS @ 1200CC BEGINNING AT DOWNPIPE ELBOW. MAXIMUM CENTRES FOR GUTTERS TO BE 12000

FASCIA
COLORBOND PREFORMED METAL FASCIA AND GUTTER INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. COLOUR TO OWNERS SPECIFICATIONS.

ROOF FRAMING
COLORBOND CUSTOM ORB, COLOUR TO OWNERS SPECIFICATIONS APPROVED ROOF TRUSSES INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. ALL TRUSS FIXING DETAILS TO BE ADHERED TO. FIX TRUSSES TO TOP PLATES WITH TRIP-L-GRIP CONNECTORS. PROVIDE DIAGONAL BRACING FIXED TO TOP CHORDS AT A MAX ANGLE OF 30° TO RIDGE. ANCHOR STRAP BRACING WITH 6 No 30x1.5 NAILS INTO DOUBLE TOP PLATE. WIND BRACING TO COMPLY WITH NCC

CAPPINGS & FLASHINGS
ALLOW FOR PREFORMED CAPPINGS & FLASHINGS NECESSARY TO ENSURE THE INTEGRITY OF THE ROOF STRUCTURE AGAINST WATER PENETRATION. INSTALL FLASHINGS TO ROOF VENTS, FLUES ETC. ALTERNATIVELY USE "DEKTITE" OR SIMILAR FITTINGS TO ROOF PENETRATIONS

GUTTERS
INSTALL SELECTED COLORBOND QUAD GUTTERS OR AS NOMINATED BY THE OWNER, LAP GUTTERS 75MM IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT. VALLEY GUTTERS TO BE 450 WIDE COLORBOND STEEL TO MATCH ROOF. LAP 150MM UNDER ROOF CLADDING AND TURN UP ON BOTH SIDES. LAP 150MM IN DIRECTION OF FLOW

PLASTER
LINE WALLS AND CEILINGS INTERNALLY WITH 10mm PLASTERBOARD SHEETING. SQUARE SET MOULDING TO CEILING JUNCTION WITH WALL. PLASTERBOARD LININGS TO WET AREAS TO BE "VILLABOARD", W.R. BOARD OR OTHER APPROVED WATERPROOF LINING

EAVES
OVERHANG ROOFS 300mm WHERE ROOFS OVERHANG LINE WITH FLEX BOARD SHEETING IN ACCORDANCE WITH AS 1684.2 7.2.24

FIGURE 1 - RIDGE DETAIL : IRON ROOF
BUSH FIRE MESH WHEN REQUIRED TO AS3959

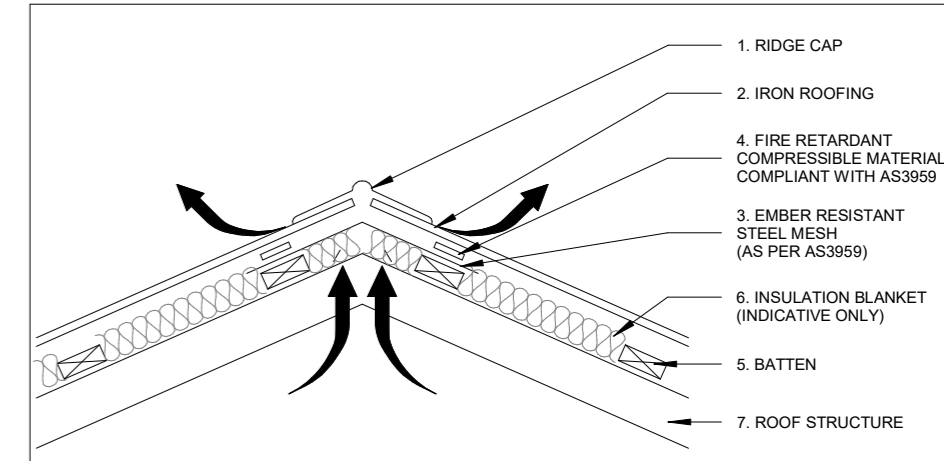


FIGURE 8 - EXTERNAL WALL
VENTED CLADDING SYSTEM - SUSPENDED
TIMBER FLOOR
BUSHFIRE MESH WHEN REQUIRED TO AS3959

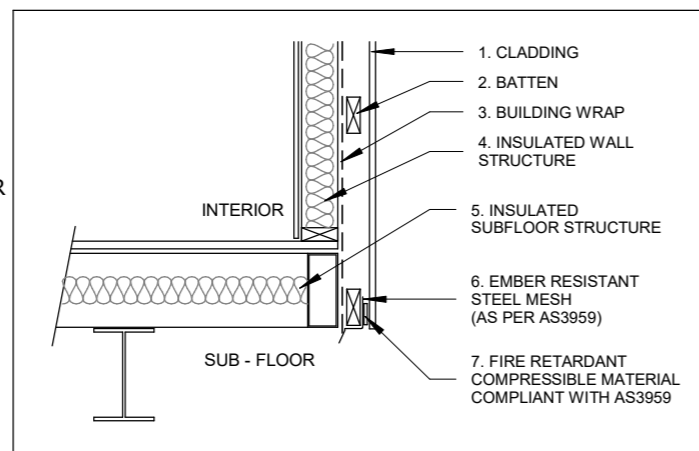
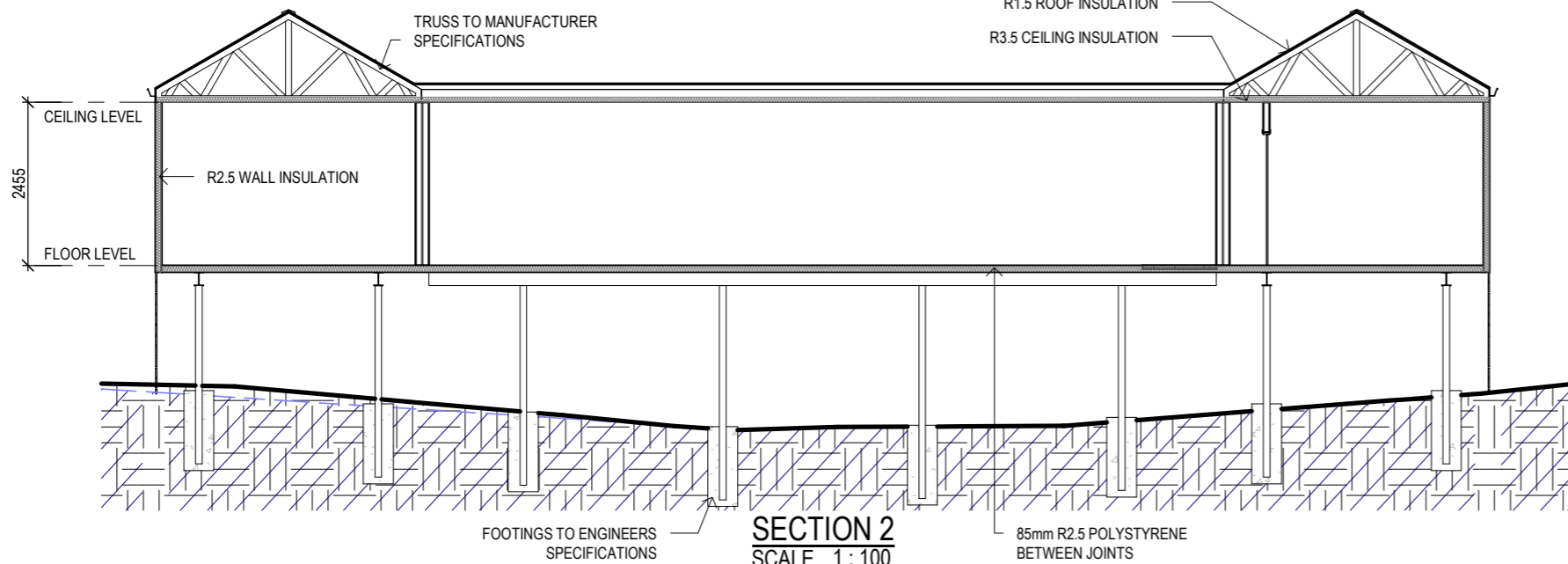
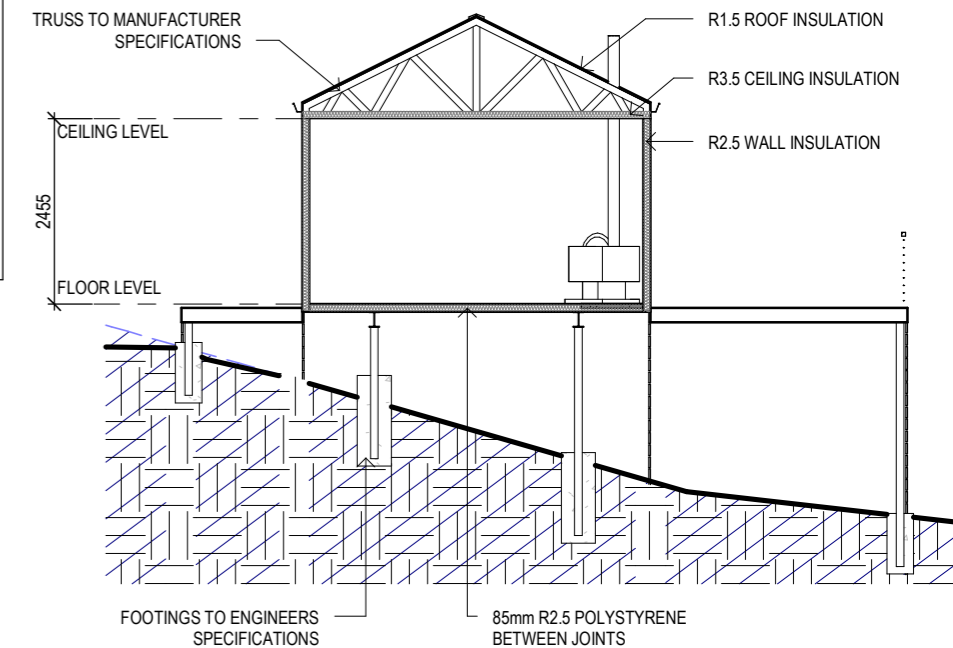
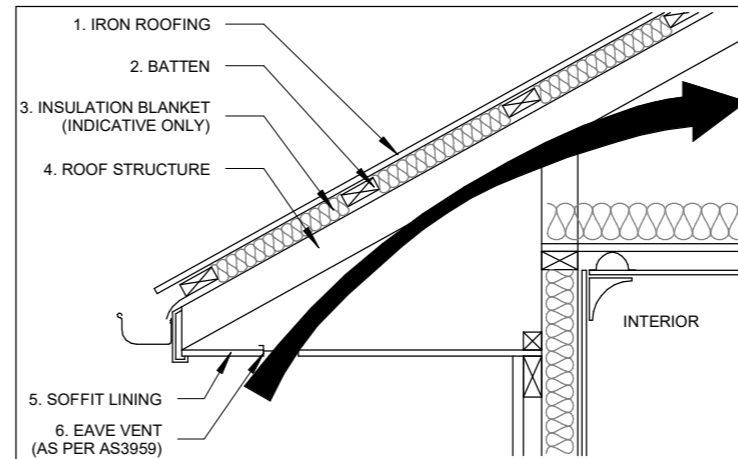


FIGURE 2 - EAVES DETAILS : TRUSS & IRON ROOF
BUSH FIRE MESH WHEN REQUIRED TO AS3959



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SECTION 1
SCALE 1:100
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