

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2026-145
Proposal: Dwelling
Subject Site: 48 Derwent Avenue, Margate
Responsible Planning Officer: Rika Terblanche

Advertised Documents:

- Application Plans
- Bushfire hazard report
- Geo-environmental assessment
- Stormwater assessment
- Coastal erosion vulnerability assessment
- Aboricultural Impact Assessment

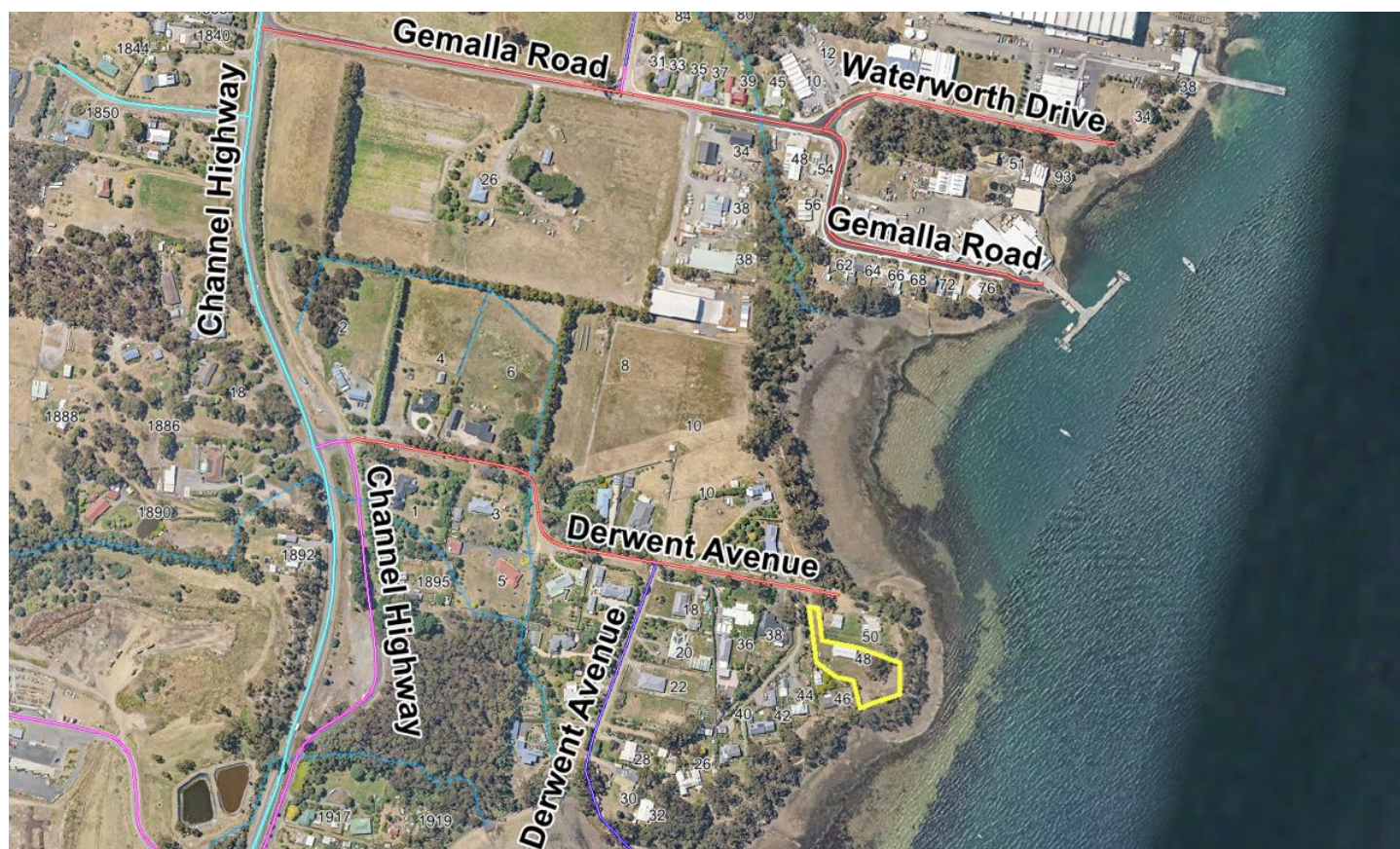
Available upon request:

- Application Form
- Copy of Title

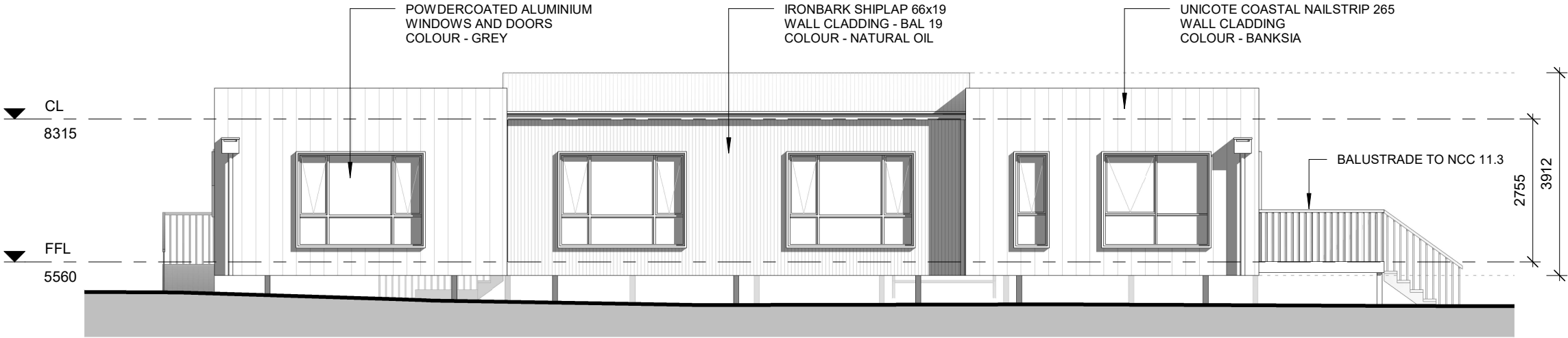
NOTE: The documents included for advertising (public notice) have been provided by the applicant. The advertising of the documentation does not confirm that Council agrees with, or endorses, the content or assessments.

Representations:

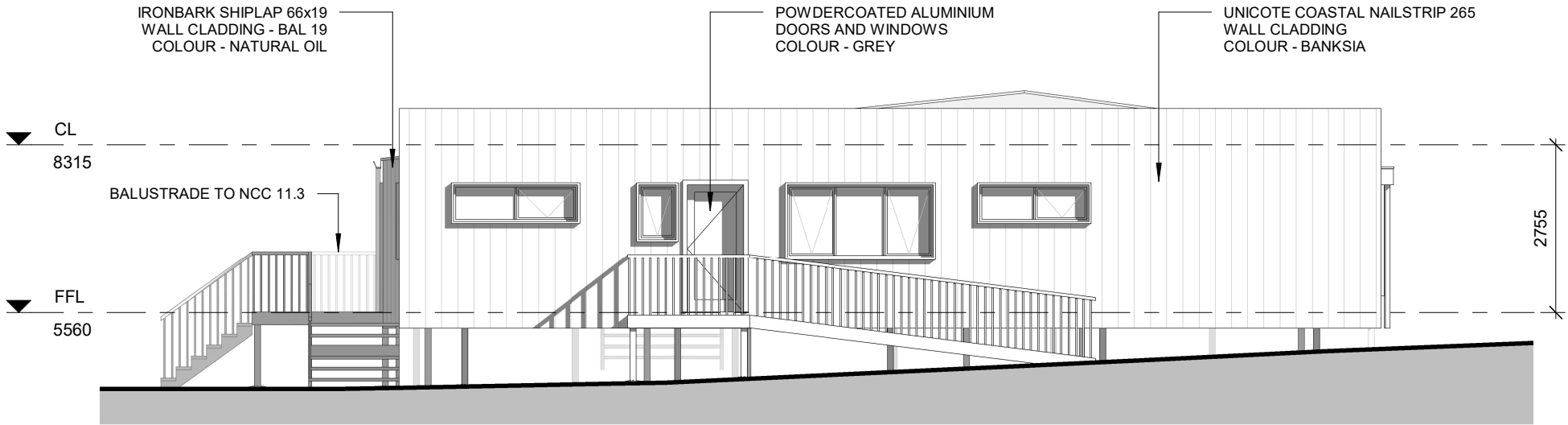
Representations must be provided in writing to Council stating the reasons why you support or object to the application. Representations for this application must be submitted by 11.59pm on **28 August 2026**; and can be delivered in person to the Civic Centre, posted to Locked Bag 1, Kingston 7050 or emailed to kc@kingborough.tas.gov.au.



ISSUE



1 SOUTH ELEVATION
1 : 100



2 WEST ELEVATION
1 : 100

NOTE:
ALL STEEL ROOF AND WALL CLADDING MATERIALS
TO HAVE A MINIMUM AM150 COATING.
USE ONLY COMPATIBLE FIXINGS AND INSTALL AS PER
MANUFACTURERS SPECIFICATIONS.

General Notes
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Alan Braddock and Dinah Jones
48 Derwent Ave, Margate
Braddock / Jones Residence

ELEVATIONS

Project number	7014
Drawing Status	DA
Current Revision	04/08/2026 R25

2 A-03.1

Scale on A3 1 : 100

ISSUE

Sheet List				
Sheet Number	Sheet Name	Project Status	Current Revision	Revision Date
1 G-01	COVER	DA	R25	04/08/2026
1 G-02	GENERAL NOTES	DA	R25	04/08/2026
1 G-03	BAL 19	DA	R25	04/08/2026
1 G-04	BAL 19	DA	R25	04/08/2026
2 A-00	SITE SURVEY	DA	R25	04/08/2026
2 A-01	SITE PLAN	DA	R25	04/08/2026
2 A-01.1	SITE - TREES & ACCESS	DA	R25	04/08/2026
2 A-02	FLOOR PLAN	DA	R25	04/08/2026
2 A-03	ELEVATIONS	DA	R25	04/08/2026
2 A-03.1	ELEVATIONS	DA	R25	04/08/2026
2 A-04	ROOF PLAN	DA	R25	04/08/2026

Kingborough Council

Development Application: DA-2026-145

Plan Reference No: P2

Date Received: 04/08/2026

Date placed on Public Exhibition: 15/08/2026



WARNING:
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DBYD AND WORK WITH
AUTHORITIES TO LOCATE ALL
UNDERGROUND SERVICES.

General Information

Designer: Daniel Bastin CC6836
Classification: 1a
Title Reference: 130032/1
Design Wind Speed: N2
Soil Classification: H1
Climate Zone: 7
BAL: 19
Corrosion Environment: HIGH
Known Hazards:
Coastal Erosion Hazard Area, Bushfire Prone Areas,
Waterway and Coastal Protection Area
Floor Area: 275m²
Deck: 128m²



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COVER

Project number	7014
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Current Revision	04/08/2026 R25

1 G-01

Scale on A3

GENERAL NOTES:

Check all dimensions, boundaries, easements and service locations on site.
All work shall comply with the Tasmanian Building Regulations 2016, National Construction Codes and relevant current Australian Standards.

Check carefully all aspects of these documents before commencing work.
Any errors or anomalies to be reported to the drawer before work is continued.
Confirm all sizes and heights on site. Do not scale off plan.

All framing to comply with AS 1684 Residential Timber-Framed Construction.
Note: All timber sizes specified are minimum requirement only.
Substitutes may be used as long as verification of equal performance is obtained.

All construction is to comply with the National Construction Codes and all relevant Australian Standards.

These documents to be used with specifications, soil tests and all documentation prepared by an engineer.

These documents are intended for council applications and normal construction.

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SITE NOTES:

All site works shall be in accordance with NCC CSIRO BTF 18, 19, 22 and AS 2870

Minimal site disturbance is to be carried out.
Sediment control; 'geolab' silt fence 1000 or similar.
Topsoil stockpiles remaining on the site to be covered with plastic, adequately retained along all edges. Unused stockpiles to be removed from site or used for future landscaping.

SITE PREPARATION AND EXCAVATION:

In accordance with ABCB Housing Provisions Standard Part 3 and to local council requirements.

FOOTINGS:

Concrete footings and slabs in accordance with ABCB Housing Provisions Standard Part 4, AS 2870.1 and engineer's specifications.

BRICK AND BLOCK:

In accordance with ABCB Housing Provisions Standard Part 5, AS 4773 and AS 3700

SUB-FLOOR VENTILATION:

In accordance with ABCB Housing Provisions Standard part 6

DAMP PROOFING:

In accordance with ABCB Housing Provisions Standard part 5 and AS/NZS 2904.

TIMBER FRAMING:

Timber framing, tie down and wind bracing details to ABCB Housing Provisions Standard Part 6 and AS 1684.2.and AS4055.

WALL CLADDING:

In accordance with ABCB Housing Provisions Standard Part 7 and manufacturer's specifications.

ROOF CLADDING, GUTTERING AND DOWNPIPES:

In accordance with ABCB Housing Provisions Standard Part 7 and AS/NZS 3500.5.
Installation to be in accordance with manufacturer's specifications and recommendations.

WINDOWS & GLAZING:

All windows and glazing to AS 2047 and AS 1288 and ABCB Housing Provisions Standard Part 8.
Manufacturer to provide certification of compliance.
All window measurement shown are nominal only and are to be verified on site, prior to ordering.

CONDENSATION MANAGEMENT NOTES:

All condensation management in accordance with ABCB Housing Provisions Standard Part 10.8

VENTILATION OF ROOF SPACES:

In accordance with ABCB Housing Provisions Standard Part 10.

HYDRAULIC:

Stormwater to be in accordance with AS/NSZ 3500
Wastewater to be in accordance with AS/NSZ 3500 and/or AS 1547
Water supply to be in accordance with AS/NSZ 3500

ELECTRICAL:

All wiring and electrical installation to be in accordance with AS 3000
Smoke alarm/s - a 240 volt hard wired smoke alarm complying with AS 3768 should be located near sleeping areas on every story and as per ABCB Housing Provisions Standard Part 9.

INTERIOR NOTES:

Plasterboard;

All internal plasterboard finishes to be in accordance with AS/NZS 2588

Joinery;

- Hardwood in accordance with AS 2796
- Softwood in accordance with AS 4785
- Plywood in accordance with AS/NZS 2270 and AS/NZS 2271

Domestic Kitchen Assemblies;

In accordance with AS/NZS 4386

Ceramic Tiling;

In accordance with AS 4662, AS 2358 and AS 4992

WATERPROOFING / WET AREAS:

In accordance with ABCB Housing Provisions Standard Part 10.2 and AS 3740
Waterproofing membrane and substrates to be installed to floors, walls and wall/floor junctions in accordance with AS 3740 Waterproofing of Domestic wet areas.

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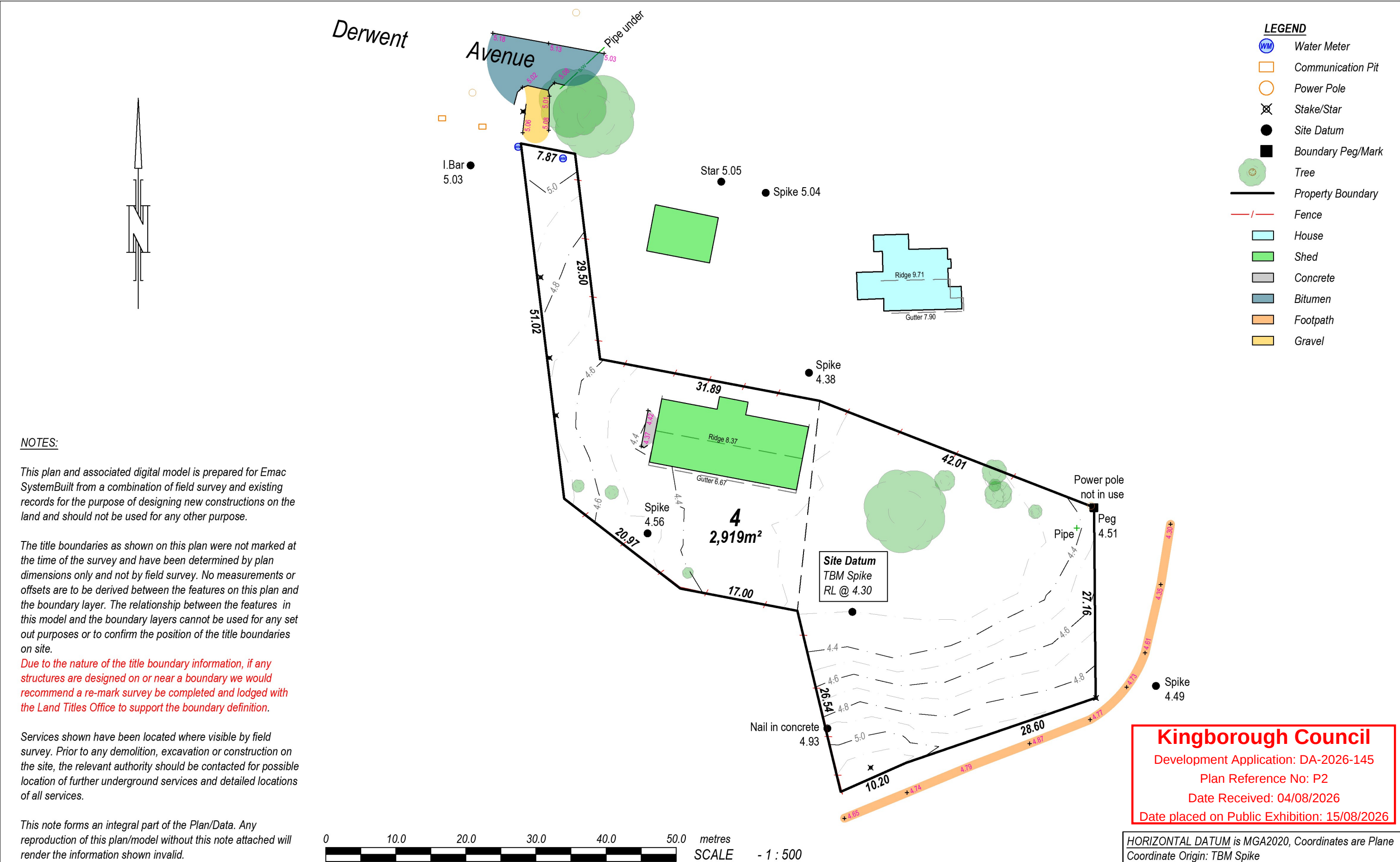
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GENERAL NOTES

Project number	7014
Drawing Status	DA
Current Revision	04/08/2026 R25

1 G-02

Scale on A3



E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.



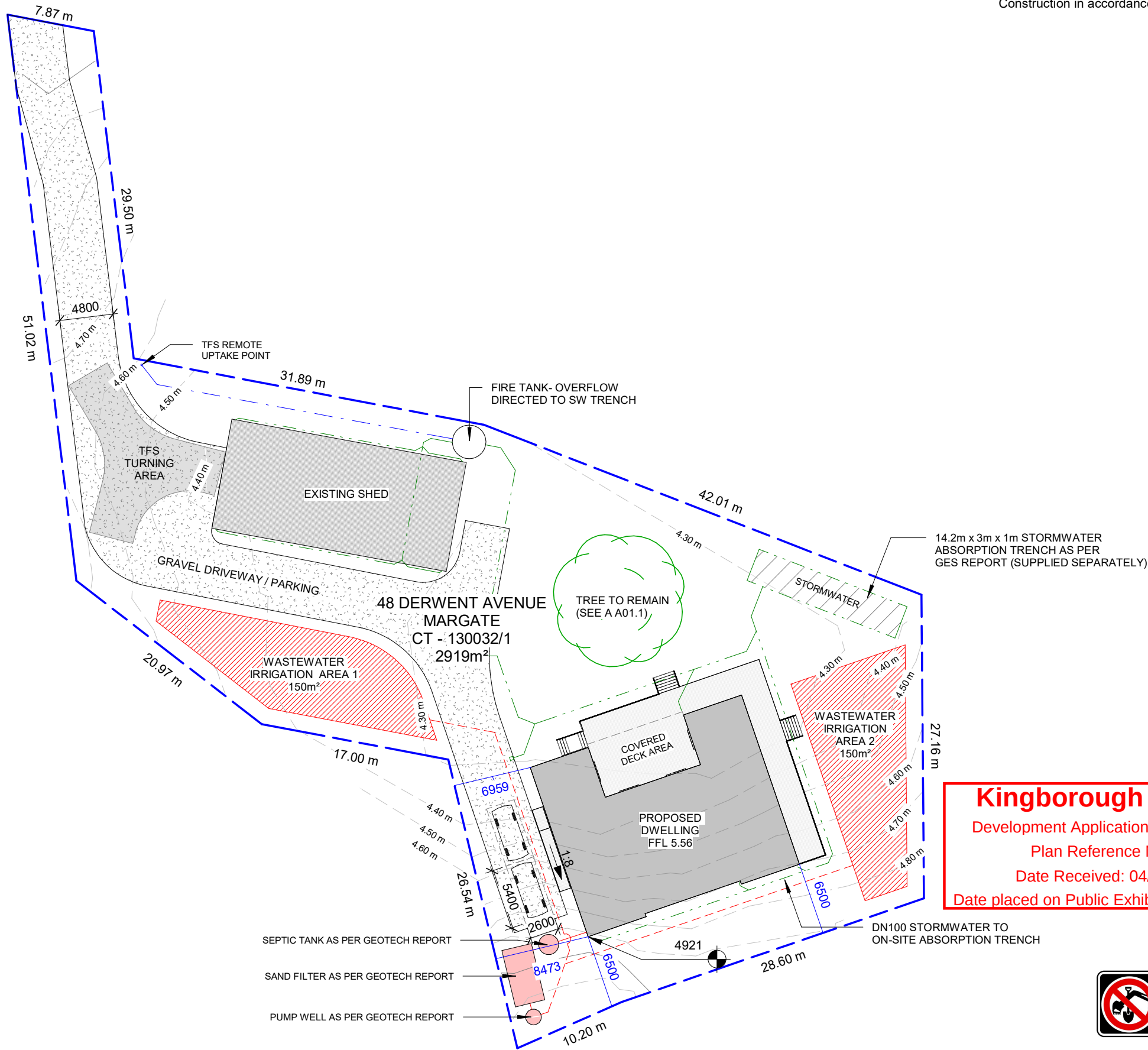
UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

Contour & Detail Plan
FOR: Emac System Built
LOCATION: 48 Derwent Avenue,
Margate.

HORIZONTAL DATUM is MGA2020, Coordinates are Plane
Coordinate Origin: TBM Spike
E 522228.633 N 5234474.108 PER RTK GPS

Date:	Contour interval:	Reference:
25/11/2025	0.100m	EMAC181 16585
Drawn:	Scale:	Bearing Datum: MGA2020 per
SM	1:500 (A3)	487/110
Approved:	Title Reference:	Vertical Datum:
SM	130032/1	AHD83 per SPM9812

ISSUE



Kingborough Council

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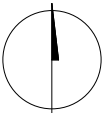
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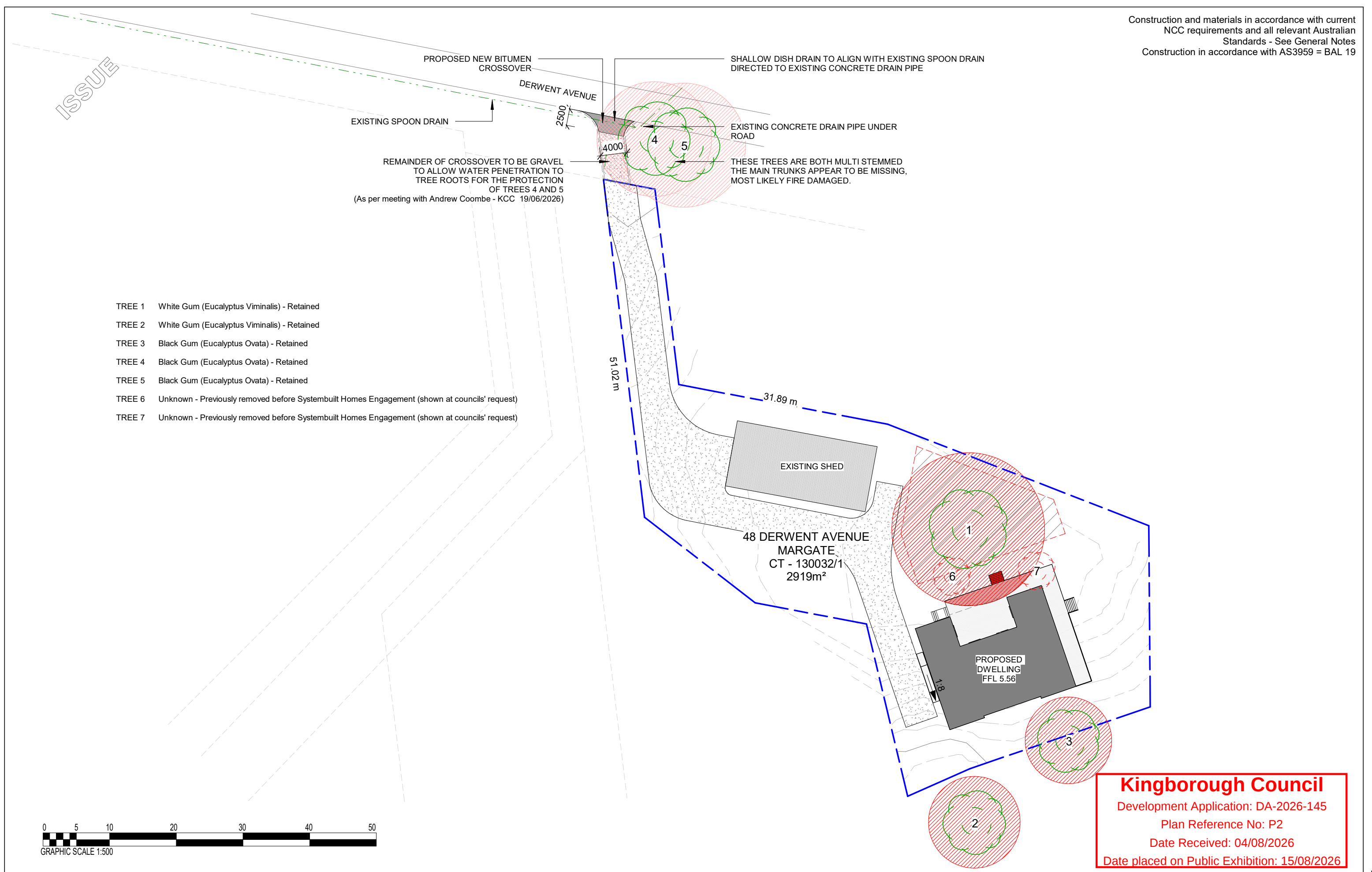


SITE PLAN

Project number	7014
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Current Revision	04/08/2026 R25

2 A-01

Scale on A3 1 : 400





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FLOOR PLAN

Project number 7014

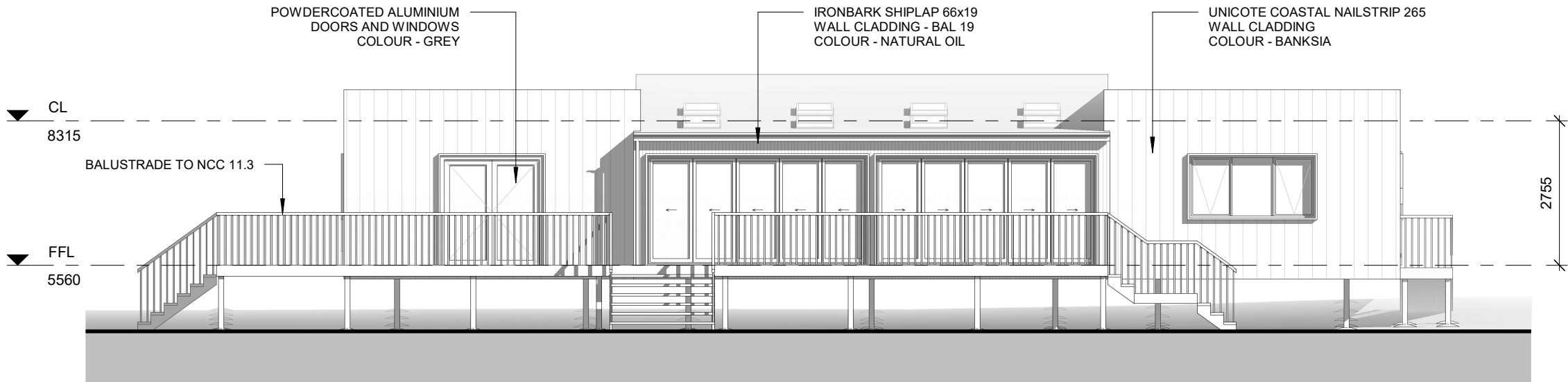
Drawing Status DA

Current Revision 04/08/2026 R25

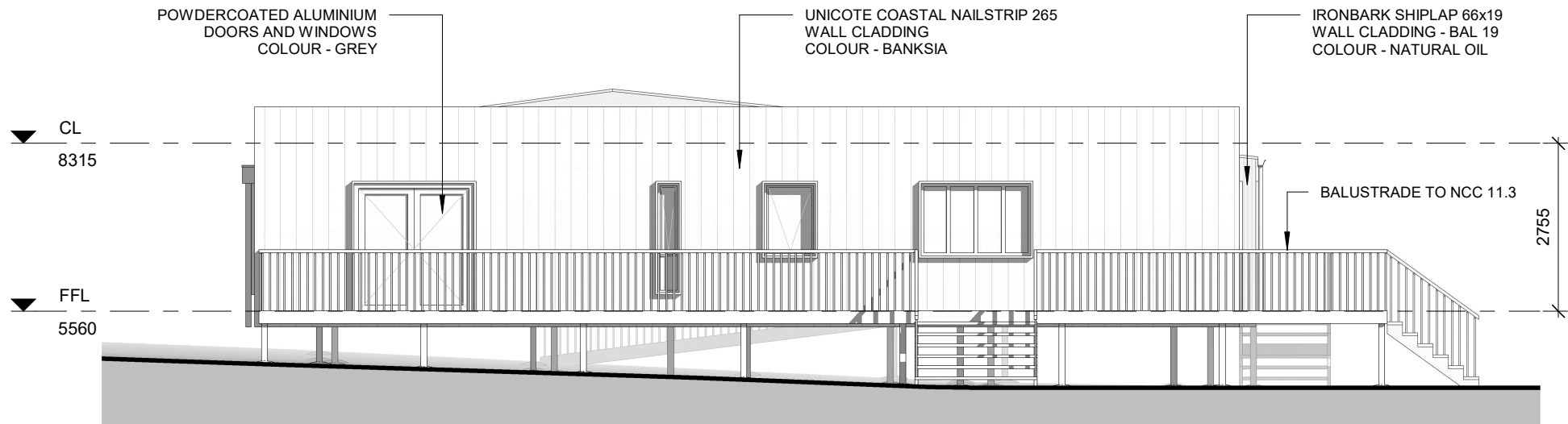
2 A-02

Scale on A3 1 : 100

ISSUE



1 NORTH ELEVATION
1 : 100



2 EAST ELEVATION
1 : 100

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ELEVATIONS

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2 A-03

Scale on A3 1 : 100

Construction and materials in accordance with current NCC requirements and all relevant Australian Standards - See General Notes
Construction in accordance with AS3959 = BAL 19

ROOF CLADDING, GUTTERING AND DOWNPIPES:

In accordance with ABCB Housing Provisions Standard Part 7 and AS/NZS 3500.5.
Installation to be in accordance with manufacturer's specifications and recommendations.

VENTILATION OF ROOF SPACES:

In accordance with ABCB Housing Provisions Standard Part 10.

HYDRAULIC:

Stormwater to be in accordance with AS/NSZ 3500
Wastewater to be in accordance with AS/NSZ 3500 and/or AS 1547
Water supply to be in accordance with AS/NSZ 3500

Kingborough Council

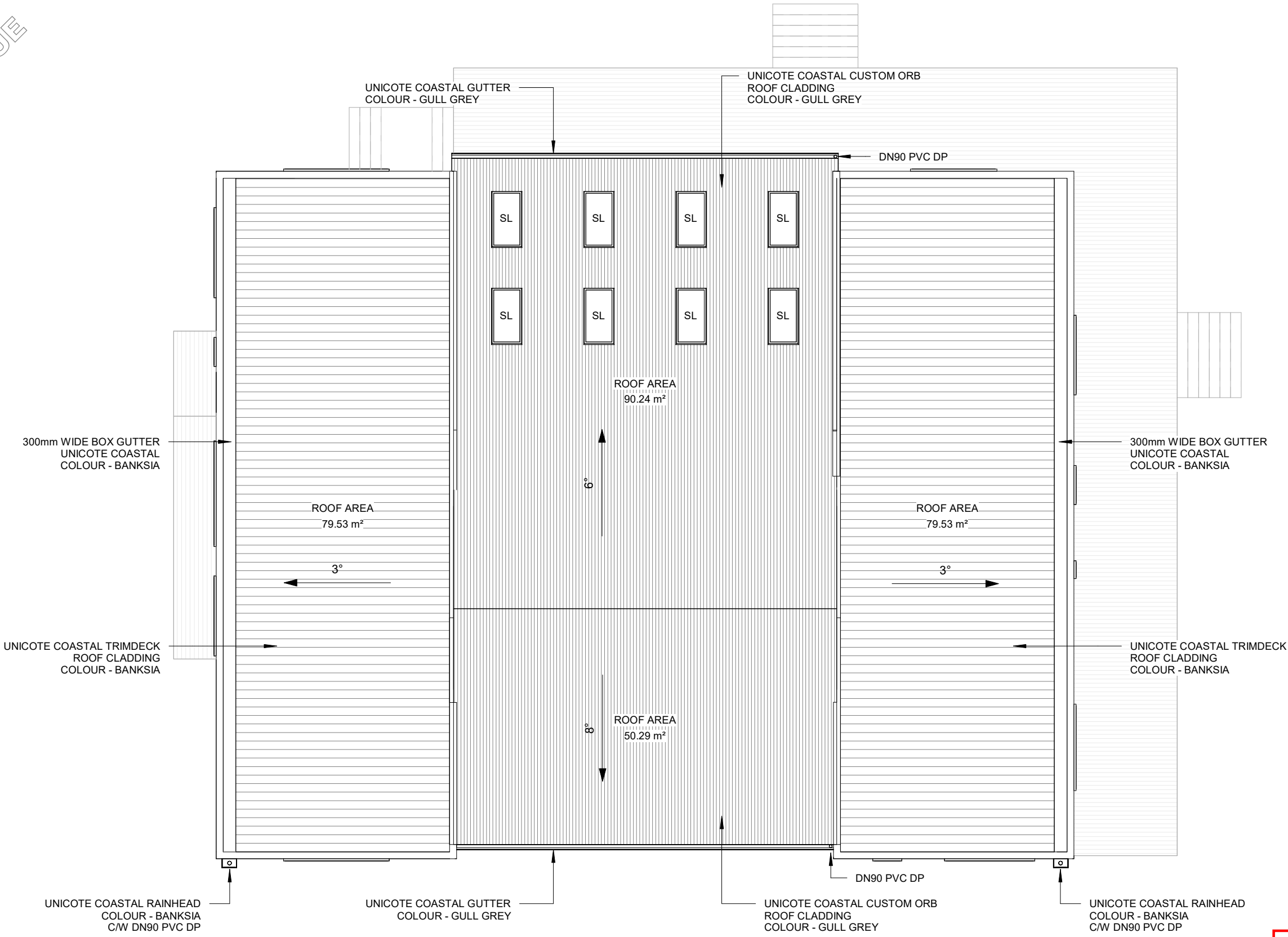
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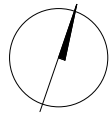


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ROOF PLAN	
Project number	7014
Drawing Status	DA
Current Revision	04/08/2026 R25

2 A-04

Scale on A3 1 : 100

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