APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-455

NAME OF APPLICANT: Mr S E Eaton and Ms L J Collet

PROPOSAL: Dwelling and outbuilding (shed)

LOCATION: 95 Olearia Drive, Howden

Any representation must be lodged in writing with the General Manager, Locked Bag 1, Kingston 7050 or by email to kc@kingborough.tas.gov.au by 9 October 2020.
# Development Application

**Application Number:** DA-2020-455  
**Proposed Development:** Dwelling and outbuilding (shed)  
**Location:** 95 Olearia Drive, Howden  
**Applicant:** Mr S E Eaton and Ms L J Collet  
**Responsible Planning Officer:** Sarah Silva  

**Associated Documents:**

The following information regarding the application is available at Council offices:

- Application form
- Certificate of Title
- Planning Submission
LOCAL GOVERNMENT AUTHORITY: KINGBOROUGH COUNCIL
LOCAL PLANNING SCHEME ZONE: KINGBOROUGH INTERIM PLANNING SCHEME 2015 - RURAL LIVING
BCA '19 CLASSIFICATION: DOMESTIC DWELLING CLASS 1A
SOIL TEST CLASSIFICATION: AS2870 - To be determined
FOUNDATION STRENGTH: 100 kPa (Minimum)
WIND CLASSIFICATION: AS4035 - To be determined
MAXIMUM DESIGN WIND GUST: AS4035 - To be determined
BUSHFIRE ATTACK LEVEL RATING (BAL): AS3959 - To be determined
CLIMATE ZONE: Per Part 3.12 of BCA and Figure 1.1.4: Zone 7 (Tasmania)

GENERAL NOTES:
Builder, Tradespeople, Contractors, Pre-fabricators etc. to verify all drafting dimensions onsite prior to commencing any works.

All materials and workmanship is to comply with:
  b) the Council building by-laws.
  c) the manufacturers written instructions.
  d) the Australian Standards.

PROPOSED DWELLING
TOWN OF HOWDEN
VICINITY OF 95 OLEARIA DRIVE, HOWDEN
CT 128057/20

TITLE
Site Plan
Floor Plan
Elevations

NUMBER
J2005-WD-R1-002
J2005-WD-R1-003
J2005-WD-R1-004

FLOOR AREA = 218m²
FRONT DECK AREA = 48.0m²

Development Application: DA-2020-455
Plan Reference no.: P1
Date Received: 25 August 2020
Date placed on Public Exhibition: 26 September 2020
NOTE:
1. Measurements are in metres.
2. Contours are from aerial survey from Regerson & Birch. (Drawing Number EAT33-01 12483-01).

WATER SUPPLY:
Supplied by 2 x 23,000 litre water tanks.

ELECTRICITY SUPPLY:
The new dwelling will be wired to comply with AS5000.

WASTEWATER SYSTEM:
An onsite septic waste treatment system GAWSW is required.

STORMWATER SYSTEM:
The stormwater from the new dwelling will be piped into 100mm PVC house connection, with the tank overflow piped into soakaway drain, that runs to the Council Drain. All plumbing to be in accordance with AS5000 and all relevant local council plumbing regulations.

ACCESS:
The access is via a driveway off Olearia Drive, which is a public road.

BUSHFIRE REQUIREMENTS:
Hardstand area to be provided within fire of the dedicated fire fighting water supply.

The opening in the top of the tank is to be greater than 250mm or be fitted with a male 68mm outlet and STOZZ 68mm Adaptor coupling fitted, with a standard delivery washer rated to 18000Pa working pressure and 24000Pa burst pressure.
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LEGEND:
DOS = Double Glazed
FL = Fixed Glass

OPENING SCHEDULE

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<thead>
<tr>
<th>Opening</th>
<th>Height</th>
<th>Width</th>
<th>Location</th>
<th>Type</th>
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<td>Entry</td>
<td>AW125</td>
</tr>
</tbody>
</table>

NOTE:
1. All screens to be fitted to all opening windows.
2. All glazing to comply with AS1288-2006 and Part 3.6 of the BCA 2019.
3. Windows to comply with light and ventilation requirements under Parts 3.8.4 & 3.8.5 of the BCA 2019.
4. All windows to be double glazed. Aluminium unless stated.
5. All doors are frame sizes, for stair opening use manufacturer’s specifications.
6. Door sizes to match window height throughout.

FLOOR AREA = 218.0m²
FRONT DECK AREA = 48.0m²