APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-283

NAME OF APPLICANT: McCarthy Reed Architects

PROPOSAL: Demolition of carport, extension (including decks and pool) and alterations to dwelling

LOCATION: 289 Howden Road, 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 4 November 2020.
# Development Application

<table>
<thead>
<tr>
<th><strong>Application Number:</strong></th>
<th>DA-2020-283</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Proposed Development:</strong></td>
<td>Demolition of carport, extension (including decks and pool) and alterations to dwelling</td>
</tr>
<tr>
<td><strong>Location:</strong></td>
<td>289 Howden Road, Howden</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>McCarthy Reed Architects</td>
</tr>
<tr>
<td><strong>Responsible Planning Officer:</strong></td>
<td>Darshini Bangaru</td>
</tr>
</tbody>
</table>

**Associated Documents:**

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

- Application form
- Certificate of Title
- Planning Submission
- Arborist Assessment
- Bushfire Hazard Assessment
Development Application: DA-2020-283
Plan Reference no.: P2
Date Received: 05-10-2020
Date placed on Public Exhibition: 21-10-2020
Development Application: DA-2020-283
Plan Reference no.: P2
Date Received: 05-10-2020
Date placed on Public Exhibition: 21-10-2020

ALTERATION + ADD
289 HOWDEN RD
HOWDEN
OTTEN

Section C
scale: 1:100

Section D
scale: 1:100

PROPOSED BENCHING OF BACK YARD - NOM 1M HIGH RETAINING

EXISTING RETAINING WALL REMOVED

GLAZED POOL FENCE

PROPOSED BENCHING OF BACK YARD - NOM 1M HIGH RETAINING

GLAZED POOL FENCE

Copyright © 2020

ALTERATION + ADD
289 HOWDEN RD
HOWDEN
OTTEN

Section C
scale: 1:100

Section D
scale: 1:100

PROPOSED BENCHING OF BACK YARD - NOM 1M HIGH RETAINING

EXISTING RETAINING WALL REMOVED

GLAZED POOL FENCE

PROPOSED BENCHING OF BACK YARD - NOM 1M HIGH RETAINING

GLAZED POOL FENCE

Copyright © 2020
W A R N I N G
Beware of underground & overhead services. Locate all existing services prior to construction. The location shown on plans are indicative only and precise location should be proven on site. No guarantee is given that all services are shown on plan.
NOT FOR CONSTRUCTION

WARNING
Beware of underground & overhead services. Locate all existing services prior to construction. The location shown on plans are indicative only and precise location should be proven on site. No guarantee is given that all services are shown on plan.

NOTE:
1. Locate all existing services prior to the commencement of construction and advise the Engineer of anything that appears not to have been considered in the design.
2. See drawing 00000-00 for complete construction details & longitudinal section.
3. Where drop-in are 48+38, construct edge thickening in accordance with detail on drawing 0400-02.
4. Batten in must be finished - All surface in situ to be set - To to engineering approval.
5. All work to be in accordance with standard requirements, current R/W and Australian W/R design standards.
6. Grate to be suitably sized, either 90x90 or 150x150 in accordance with the specification.
7. All grate sizes to be suitably sized, either 90x90 or 150x150.
8. All grate sizes to be suitably sized, either 90x90 or 150x150.

PRELIMINARY SITWORKS PLAN
SCALE 1/100

TRAFFIC MANAGEMENT NOTES:
1. The Contractor is to prepare a traffic management plan for approval by Council prior to commencement of works on site.
2. The traffic management plan shall consist of the requirements of AS 1742.
3. Traffic management shall be implemented during construction with safety for all works within the road reservation.
4. The Contractor shall maintain one trafficable lane of all lines.
5. Disruptions to traffic shall be minimal.
6. All persons involved in traffic management are to hold appropriate qualifications.
7. Appropriate safety gear shall be worn by all persons working in the road reservation.

Development Application: DA-2020-283
Plan Reference no.: P3
Date Received: 15-10-2020
Date placed on Public Exhibition: 21-10-2020

HUTCHINGS SPURR PTY. LTD.
CONSULTING ENGINEERS
32 ANTILL STREET, HOBART, 7000. A.C.N. 009508525, A.B.N. 3909508525
PHONE 03 6233 0200

PROPOSED EXTENSIONS
289 HOWDEN ROAD, HOWDEN
PRELIMINARY SITWORKS PLAN
SCALE AS SHOWN
DRAWN DHH DATE OCT 2020
APPROVED JOHN MORRISBY

20308/10

CLIENT:
NICK OTTEN

AMENDMENT
DATE
REFERENCE
P2 PRELIMINARY - NOT FOR CONSTRUCTION 28/8/16-16

PRINT REDUCTION BAR AS SHEET
0 10 20 30 40 50 60 70 80 90 100

ALL RIGHTS RESERVED. THE COPYRIGHT OF THIS DRAWING INCLUDING ALL ATTACHED AND INCORPORATED DOCUMENTS IS THE PROPERTY OF HUTCHINGS SPURR PTY LTD. NEITHER THE DRAWING OR ANY PART OF IT MAY BE COPIED OR REPRODUCED IN ANY MANNER WHATSOEVER OR INCORPORATED BY REFERENCE OR IN ANY MANNER WHATSOEVER IN ANY OTHER DOCUMENT WITHOUT THE PRIOR WRITTEN CONSENT OF HUTCHINGS SPURR PTY LTD.
WARNING
Beware of underground & overhead services. Locate all existing services prior to construction. The location shown on plans are indicative only and precise location should be proven on site. No guarantee is given that all services are shown on plan.

NOTE:
1. Locate all existing services prior to the commencement of construction and advise the Engineer of anything that appears not to have been considered in the design.
2. See drawing XXXXX-XX for complete construction details & longiudinal section.
3. Where drops are – 8th size edge Notching.
4. Where pipes are – 1:54K8, construct edge Notching in accordance with detail on drawing TMN-28.
5. Rellies in must to be not – All saddles to be to be set – T10 without engineering approval.
6. All work to be in accordance with council requirements, current FIREA standard drawings & all relevant NRS55. standards.
7. All pipes to be S355K5 with class B grade 0.6.
8. All graded finishes to be GR with class B grade 0.6.

TRAFFIC MANAGEMENT NOTES:
1. This contractor is to prepare a traffic management plan for approval by council prior to commencing works on site.
2. The traffic management plan shall include the requirements of AS 7727.
3. The traffic management shall be implemented during construction of all works within the road reservation.
4. All contractors shall maintain one pedestrian lane at all times.
5. Disruptions to traffic shall be minimal.
6. All persons involved in traffic management must hold appropriate qualifications – signed approval.
7. Appropriate control must be used by all persons working in the road reservation.

Preliminary Siteworks Plan - 2
Scale 1:100

Development Application: DA-2020-283
Plan Reference no.: PO
Date Received: 15-10-2020
Date placed on Public Exhibition: 21-10-2020

Hutchings Spurr Pty. Ltd.
Consulting Engineers
23 Antill Street, Hobart, 7000. A.C.N. 009508525, A.B.N. 39009508525
Phone (03) 6223 5020

Preliminary Siteworks Plan
289 Howden Road, Howden

Client: Nick Otten

Print Reduction Bar: 1/3 Sheet

All rights reserved. The copyright of this drawing including all attached and incorporated documents is the property of Hutchings Spurr Pty. Ltd. Neither the form or any part of it may be used or reproduced by any method whatsoever or incorporated by reference or in any manner whatsoever in any other document without the prior written consent of Hutchings Spurr Pty. Ltd.
WAR N I N G
Beware of underground & overhead services. Locate all existing services prior to construction. The location shown on plans are indicative only and precise location should be proven on site. No guarantee is given that all services are shown on plan.

STORMWATER NOTES:
1. All works shall be in accordance with Tasmanian Standard Drawings issued by the Institute of Public Works Engineering Australia – Tas Division, A.S. 3513, the Tasmanian Plumbing Code, Water Services Association of Australia, the local council requirements & all relevant W.S. S. requirements.
2. Locate all existing services and contact council locals prior to trenching for stormwater and sewer.
3. Valves shall be located in accordance with the council plumbing department before commencement of construction.
4. Construction shall be in accordance with but not limited to the following standard council drawings:
5. Flow separated Storm S.T.E. shall be in accordance with public road & driveway crossings & under footpaths.
7. All connections to stormwater pipe subject to development’s cost.
8. All pipes to be PVC/HDPE/UPVC, subject to site conditions.
9. It is assumed that adjacent to the development site is adequate infrastructure provided by the Local Authority and other statutory authorities to supply roadworks, water, power, telecommunications and gas or recognised by this design and there is adequate infrastructure or environmental capacity to receive stormwater and sewerage drainage.

Preliminary Stormwater Plan
Scale 1:200

Development Application: DA-2020-283
Plan Reference no.: P3
Date Received: 15-10-2020
Date placed on Public Exhibition: 21-10-2020

NICK OTTEN
WARNING
Beware of underground & overhead services. Locate all existing services prior to construction. The location shown on plans are indicative only and precise location should be proven on site. No guarantee is given that all services are shown on plan.