APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-402

NAME OF APPLICANT: Mr C Luttrell

PROPOSAL: Dwelling and outbuilding (shed)

LOCATION: 11 Victoria Avenue, Dennes Point

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>Application Number:</th>
<th>DA-2020-402</th>
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<tbody>
<tr>
<td>Proposed Development:</td>
<td>Dwelling and outbuilding (shed)</td>
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<tr>
<td>Location:</td>
<td>11 Victoria Avenue, Dennes Point</td>
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<tr>
<td>Applicant:</td>
<td>Mr C Luttrell</td>
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<tr>
<td>Responsible Planning Officer:</td>
<td>Darshini Bangaru</td>
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<td><strong>Associated Documents:</strong></td>
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<td>The following information regarding the application is available at Council offices:</td>
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<tr>
<td>• Application form</td>
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<tr>
<td>• Certificate of Title</td>
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<tr>
<td>• Planning Submission</td>
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<tr>
<td>• Stormwater Retention and Management Plan</td>
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</table>
Development Application, DA-2020-402
Plan Reference no.: P1
Date Received: 07-08-2020
Date placed on Public Exhibition: 21-10-2020
FLOOR PLAN 1:100

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**New Dwelling**

**Client:** Veronika Beinßen

**Address:** 11 Victoria Avenue, Dennies Point

**Drawn by:** Chris Luttrell

**Checked by:**

**Amendment No.:** 3

**Scale:** 1:100

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**Elevations**

- **North Elevation:**
  - Natural ground level before excavation

- **South Elevation 1:**
  - Timber deck & steps

- **South Elevation 2:**
  - 6-7d slope

- **East Elevation:**
  - East elevation

- **West Elevation:**
  - West elevation

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**Details:**

- **Roof, gutters & fascia:**
  - Deep Ocean Colorbond

- **External cladding: Scyon Linea**
  - Painted FRC sheet

- **Colour:**
  - Taubmans Oliveshadow

- **Aluminium powder coated doors & windows:**
  - Colobond Wallaby

- **Painted FRC sheet below FL to GL:**
  - Colour: Basalt

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**Development Application:** DA-2020-402

**Plan Reference No.:** P2

**Date Received:** 17/09/2020

**Date placed on Public Exhibition:** 21/10/2020

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**Folio / Volume No.:** 5/52002

- **Floor Area:** 108 m²
- **Decks Area:** 26 m²
- **Lot Area:** 9557 m²
- **Design Wind Speed:** N3
- **Soil Classification:** S
- **Climate Zone:** 7
- **Bal:** 12.5

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**FLOOR AREA:** 9557 m²

**FLOOR AREA:** 108 m²

**LOT AREA:** 26 m²

**DECK AREA:** 9557 m²

**DECK AREA:** 26 m²

**DESIGN WIND SPEED:** N3

**SOIL CLASSIFICATION:** S

**CLIMATE ZONE:** 7

**BAL:** 12.5

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**Note:** Excavation limited to 900 - 1000 below natural ground level to form a flat bench and open spoon drain. Cut edge to be battered at 1:3 into bank. - see floor plan for further details of cutting.
New 'Colorbond' roof - colour to match house roof. Stormwater to 500 Ltr polytank and overflow directed to natural watercourse via buried 90mm Upvc pipes

Powder coated aluminium door and windows - colour to match house windows

Existing container to be placed on engineer approved steel post footings

Existing 'Hi Cube' container to be clad with timber vertical board cladding

Class 10 building

Existing container to be places on steel posts and concrete pad footings. Doors on western wall to replaced with P/C aluminium sliding doors and a new 1200 H x 1800 W sliding window in north wall. A 6 degree skillion roof with matching colorbond roof. Stormwater to be collected in a 500 Ltr polyank. Overflow will be directed to the natural watercourse via a buried 90mm Upvc pipe

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STORAGE SHED
This proposed development will only require the removal of 2 live trees and one dead banksia. The trees to be removed are T2 & T5. T2 is a non native species planted by the owner. T5 is a small 1.5m dodonaea viscosa - this species is locally very abundant.