APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-421

NAME OF APPLICANT: Smeekes Drafting Pty Ltd

PROPOSAL: Dwelling and outbuilding (shed)

LOCATION: 4 Bonnie Vale 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 26 October 2020.
# Development Application

<table>
<thead>
<tr>
<th><strong>Application Number:</strong></th>
<th>DA-2020-421</th>
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<tbody>
<tr>
<td><strong>Proposed Development:</strong></td>
<td>Dwelling and outbuilding (shed)</td>
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<td><strong>Location:</strong></td>
<td>4 Bonnie Vale Drive, Howden</td>
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<td><strong>Applicant:</strong></td>
<td>Smeekes Drafting Pty Ltd</td>
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<td><strong>Responsible Planning Officer:</strong></td>
<td>Chloe Edgell</td>
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### Associated Documents:

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

- Application form
- Certificate of Title
- Bushfire Hazard Assessment
Development Application: DA-2020-421
Plan Reference no.: P4
Date Received: 01/10/2020
Date placed on Public Exhibition: 10/10/2020

LAND TITLE REF. No.: LOT 4 ON SEALED PLAN 175199
CLIMATE ZONE: ZONE 7
DESIGN WIND SPEED: T.B.A.
SOIL CLASSIFICATION: T.B.A.
BAL RATING: BAL -12.5 & BAL -19.

BUILDING AREAS:
- PROPOSED DWELLING: 254.0 m²
- PROPOSED DECK: 71.3 m²
- PROPOSED SHED: 18.0 m²
TOTAL: 343.3 m²

SITE COVERAGE:
- LOT SIZE: 1059.0 m²
- TOTAL FOOTPRINT: 343.3 m²
- SITE COVERAGE: 32.42%
NOTES:
1. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL, MAINTAIN AND (UPON COMPLETION) REMOVE ALL SEDIMENT CONTROL MEASURES.
2. SEDIMENT FENCE TO BE CHECKED AND CLEANED DAILY TO PREVENT BREAKAGE AND OVERTOPPING.
3. PROVIDE TEMPORARY CONNECTION FROM DOWNPIPES TO STORMWATER DRAIN IMMEDIATELY FOLLOWING COMPLETION OF ROOF CLADDING, FASCIA AND GUTTER INSTALLATION. PERMANENT DOWNPIPE CONNECTION TO BE INSTALLED AT APPROPRIATE TIME OF DWELLING CONSTRUCTION.

PROTECTION WORKS NOTES:
1. THE SITE/AREA BEING EXCAVATED SHALL BE ADEQUATELY BARRICADED TO PROTECT THE CONTRACTORS OR PUBLIC FROM INJURY.

GEOTEXTILE FABRIC OR EQUIVALENT
100 MM VERTICAL OVERLAP OF FABRIC
POSTS OR STEEL PICKETS DRIVEN 600MM INTO GROUND
CUT TO RL 44.79
CUT TO RL 44.41
MAINTAIN:
150MM CLEAR TO U/S OF BEARERS
500MM CLEAR TO U/S OF BEARERS FOR UNDER FLOOR HEATING

PROVIDE GEOTEXTILE OR EQUIVALENT WATER PERMEABLE SEDIMENT FENCE.
(SEE DETAIL. THIS DRAWING) SEDIMENT FENCE TO REMAIN IN PLACE FOR DURATION OF WORKS.
FINISHED GROUND LEVEL AROUND PERIMETER OF DECK TO BE MAX 980MM BELOW FINISHED DECK LEVEL

TREES TO BE REMOVED
(SCOTT ROLLINS HAS INSPECTED THE TREE)

150 PVC SEWER PIPE LOCATED ONSITE BY PRIVATE CONTRACTOR
150 PVC STORMWATER PIPE LOCATED ONSITE BY PRIVATE CONTRACTOR
1. CLOSED TIMBER STAIRS CONSTRUCTED IN ACCORDANCE WITH BCA PART 3.9.1
2. THE ADB MUST HAVE A SLIP-RESISTANT FINISH OF A SUITABLE NON-SKID STRIP
   NEAR THE EDGE OF THE NOSINGS.
3. RISER AND GOING DIMENSIONS IN ACCORDANCE WITH BCA PART 3.9.1.4.
   RISER (R)  MAX. 190 - MIN. 115
   GOING (G)  MAX. 355 - MIN. 240
   SLOPE RELATIONSHIP
   2R + G  MAX. 700 - MIN. 550
4. INSTALL HANDRAIL TO ONE SIDE OF FLIGHT IN ACCORDANCE WITH BCA PART 3.9.2.4.

STAIRS / HANDRAIL NOTES:

NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED

SCALE  1:100 @ A3

SOUTHEAST ELEVATION

SCALE  1:100 @ A3

DESCRIPTION

PROJECT

REFERENCE

VARSITY 3

VARSITY 2

VARSITY 1

VARSITY 0

SOUTHEAST ELEVATION

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NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED

SCALE  1:100 @ A3

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