APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-516

NAME OF APPLICANT: Mr I G Clark

PROPOSAL: Alterations and extensions to dwelling (including deck)

LOCATION: 28 Draper 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 28 October 2020.
# Development Application

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<th><strong>Application Number:</strong></th>
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<td><strong>Proposed Development:</strong></td>
<td>Alterations and extensions to dwelling (including deck)</td>
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<td><strong>Location:</strong></td>
<td>28 Draper Road, Howden</td>
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<td><strong>Applicant:</strong></td>
<td>Mr I G Clark</td>
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<td><strong>Responsible Planning Officer:</strong></td>
<td>Louise Blyth</td>
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**Associated Documents:**

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

- Application form
- Certificate of Title
## PROPOSED ALTERATIONS & ADDITIONS

at 28 DRAPER ROAD, HOWDEN
for I & S CLARK

| DE JOB # | 5365 |

## ISSUE: PLANNING SET

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## GENERAL INFORMATION

- Accredited Building Designer: Monty East
- Accreditation Number: CC 1910
- Land title reference number: 128490 / 9

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**Development Application:** DA-2020-516
**Plan Reference no.:** P1
**Date Received:** 15 September 2020
**Date placed on Public Exhibition:** 14 October 2020
**SITE COVERAGE**

PROPOSED SITE COVERAGE (INCLUDING DWELLING, SHEDS AND ROOFED SECTION OF DECK) = 377 sqm.

4.26%

**SITE KEY**

A OUTLINE OF EXISTING RESIDENCE

B PROPOSED ADDITION SHOWN HATCHED

C PROPOSED DECK SHOWN HATCHED

**SITE NOTES**

Property Address: 28 DRAPER ROAD, HOWDEN

Property ID: 1818744

Title Reference: 126990/9

Site Area: 8838 sqm

Municipality: KINGBOROUGH

Owner: S & J CLARK

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Storm water from new impervious surfaces to be connected to existing gutter and down pipes and collected in the house tank for re-use.

Existing garage, existing overflow.

Existing 22000L water tank.

Existing cubby house.

Existing pergola.

**SITE PLAN**

Draper Street

Boundary 90° 16' - 153.640 m

Mature gum trees.

Small/Medium trees and shrubs.

Existing driveway & car parking

Existing shed

Existing 2008L water tank

Existing 22000L water tank

Existing garage

Existing overflow 12' drain discharged to Draper Road

EXISTING OVERFLOW 12' DRAIN DISCHARGED TO DRAPER ROAD

DRAPER STREET

BOUNDARY 79°50'28" - 93.360 m

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EXISTING DWELLING AREA

EXISTING GROUND FLOOR AREA 178 sqm
EXISTING FIRST FLOOR AREA 129 sqm
EXISTING DECK AREA 42 sqm

EXISTING DEMOLITION FLOOR PLAN

EXISTING DEMOLITION NOTES


BUILDINGS PRIOR TO 1998 MAY CONTAIN ASBESTOS. BUILDINGS PRIOR TO 1980 ARE LIKELY TO CONTAIN ASBESTOS EITHER IN CLADDING MATERIAL OR IN FIRE RETARDANT INSULATION MATERIAL. THE BUILDER SHOULD CHECK, IF NEEDED, TAKE APPROPRIATE ACTION BEFORE DEMOLISHING, CUTTING, SANDING, DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE.

PROCEDURES & METHODS OF DEMOLITION MUST BE ADEQUATE TO PREVENT INJURY TO PERSONS & AVOID DAMAGE TO NEIGHBOURING PROPERTY.

BEFORE DEMOLISHING EXISTING WALLS SHOWN TO BE DEMOLISHED, BUILDERS SHALL CONFIRM ON-SITE WHETHER THEY ARE LOAD-BEARING OR NOT. IT IS FURTHER RECOMMENDED THAT THEY ARE LOAD-BEARING, A STRUCTURAL ENGINEER MUST BE ENGAGED TO DETERMINE ANY BEAMS REQUIRED TO SUPPORT THESE EXISTING LOADS.

ALL REDUNDANT STORMWATER, SEWER & WATER CONNECTIONS ASSOCIATED WITH THE DEMOLITION SHALL BE CUT & SEALLED TO THE SATISFACTION OF COUNCIL'S SENIOR PLUMBING INSPECTOR.

THE REMOVAL OF EXISTING PLUMBING FIXTURES SHALL INCLUDE ALL ASSOCIATED WASTE & VENT PIPES, FLOOR DRAINS, WATER SERVICE PIPETWORK BRACKETS, SUPPORTS & SEAL OFF EXISTING SERVICES; SEAL OFF & MAKE GOOD ALL FLOOR, WALL & ROOF PENETRATIONS.

GENERALLY, MAKE GOOD TO EXISTING FLOORS, WALLS & CEILINGS WHERE ALL DEMOLITION WORK OCCURS TO MATCH EXISTING AS & WHERE REQUIRED.

Legend:
- EXISTING WALLS TO BE RETAINED.
- EXISTING WALLS TO BE DEMOLISHED.

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EXISTING WALLS TO BE RETAINED.

EXISTING WALLS TO BE DEMOLISHED.

EXISTING DWELLING AREA

EXISTING FIRST FLOOR AREA 122.2 sqm

DEMOLITION NOTES

GENERALLY DEMOLITION WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001: DEMOLITION OF STRUCTURES & REGULATIONS 29, 30 & 31 OF THE BUILDING REGULATIONS ITAS.

BUILDINGS PRIOR TO 1998 MAY CONTAIN ASBESTOS. BUILDINGS PRIOR TO 1999 ARE LIKELY TO CONTAIN ASBESTOS EITHER IN CLADDING MATERIAL OR IN FIRE RETARDANT INSULATION MATERIAL. THE BUILDER SHOULD CHECK & IF NECESSARY, TAKE APPROPRIATE ACTION BEFORE DEMOLISHING, CUTTING, SANDING, DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE.

PROCEDURES & METHODS OF DEMOLITION MUST BE ADEQUATE TO PREVENT INJURY TO PERSONS & AVOID DAMAGE TO NEIGHBORING PROPERTY.

BEFORE REMOVING EXISTING WALLS SHOWN TO BE DEMOLISHED, BUILDERS SHOULD CONFIRM ON SITE WHETHER THEY ARE LOAD-BEARING OR NOT. IF IT IS FOUND THAT THEY ARE LOAD-BEARING, A STRUCTURAL ENGINEER MUST BE ENGAGED TO DETERMINE ANY BEAMS REQUIRED TO SUPPORT THESE EXISTING LOADS.

ALL REDUNDANT STORMWATER, SEWER & WATER CONNECTIONS ASSOCIATED WITH THE DEMOLITION SHALL BE QUARANTEED TO THE SATISFACTION OF COUNCIL'S SENIOR PLUMBING INSPECTOR.

THE REMOVAL OF EXISTING PLUMBING FIXTURES SHALL INCLUDE ALL ASSOCIATED WASTE & VENT PIPES, FLOOR DRAINS, WATER SERVICE PIPEWORK BRACKETS, SUPPORTS & SEAL OFF EXISTING SERVICES. SEAL OFF & MAKE GOOD ALL FLOOR, WALL & ROOF PENETRATIONS.

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EXISTING FIRST FLOOR

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EXTERNAL FINISHES

1. OUTLINE OF EXISTING DWELLING
2. 230 x 110 x 16mm FACE BRICKWORK. Finish: TO MATCH EXISTING.
3. ALUMINIUM WINDOW & DOOR FRAMES. DOUBLE GLAZED GLASS.
4. CUSTOM ORB ROOF SHEETING. IT M.E. PITCH. Finish: COLORBOND FINISH AS SELECTED.
5. DECK TO MATCH EXISTING. GLASS BALUSTRADE.
6. HORIZONTAL WEATHERBOARD TIMBER CLADDING. Finish: TO MATCH EXISTING

EXISTING NORTH EAST ELEVATION

PROPOSED NORTH EAST ELEVATION

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Plan Reference no.: P1
Date Received: 15 September 2020
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EXTERNAL FINISHES

1. OUTLINE OF EXISTING DWELLING
2. 230 x 110 x 6mm FACE BRICKWORK.
   Finish: TO MATCH EXISTING.
3. ALUMINIUM WINDOW & DOOR FRAMES.
   DOUBLE GLAZED GLASS.
4. CUSTOM ORB ROOF SHEETING, T.M.E. PITCH.
   Finish: COLORBOND FINISH AS SELECTED
5. DECK TO MATCH EXISTING GLASS BALUSTRADE.
6. HORIZONTAL WEATHERBOARD TIMBER CLADDING.
   Finish: TO MATCH EXISTING

EXISTING SOUTH WEST ELEVATION

PROPOSED SOUTH WEST ELEVATION

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Plan Reference no.: P1
Date Received: 15 September 2020
Date placed on Public Exhibition: 14 October 2020
EXTERNAL FINISHES

1. OUTLINE OF EXISTING DWELLING
2. 230 x 110 x 10mm FACE BRICKWORK.
   Finish: TO MATCH EXISTING.
3. ALUMINIUM WINDOW & DOOR FRAMES.
   DOUBLE GLAZED GLASS.
4. CUSTOM ORBROOF SHEETING (T.M.E.PITCH).
   Finish: COLORBOND FINISH AS SELECTED.
5. DECK TO MATCH EXISTING GLASS BALUSTRADE.
6. HORIZONTAL WEATHERBOARD TIMBER CLADDING.
   Finish: TO MATCH EXISTING.

EXISTING NORTH WEST ELEVATION

PROPOSED NORTH WEST ELEVATION

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EXTERNAL FINISHES

1. OUTLINE OF EXISTING DWELLING
2. 3:9 x 195 x 150 MM Face Brickwork, finish to match existing.
3. Aluminium window & door frames, double glazed glass.
4. Custom Orb Roof sheeting, IT.M.E. Pitch, finish colorbond finish as selected.
5. Deck to match existing, glass balustrade.
6. Horizontal weatherboard timber cladding, finish to match existing.

EXISTING SOUTH EAST ELEVATION

PROPOSED SOUTH EAST ELEVATION

Design Application: DA-2020-516
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