APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-520

NAME OF APPLICANT: Mr B Winspear and Ms M Dusseldorp

PROPOSAL: Alteration to dwelling (roof replacement) boundary fence alterations and outbuilding (shed)

LOCATION: 6 Morris Avenue, Taroona

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 2 November 2020.
# Development Application

<table>
<thead>
<tr>
<th><strong>Application Number:</strong></th>
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</tr>
</thead>
<tbody>
<tr>
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</tr>
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<td><strong>Responsible Planning Officer:</strong></td>
<td>Timothy Donovan</td>
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**Associated Documents:**

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

- Application form
- Certificate of Title
- Planning Submission
6 MORRIS AVENUE RESIDENCE

Description of the Proposed Works: Replacement of roof and minor landscape alterations

Introduction
Wilmargrh lodge and stables was built in 1888 and is thought to be designed by the prominent architect of the time, George Fagg, who designed the adjacent late Victorian sandstone, Wilmargrh residence, built in 1891.

Replacement of Roof Finish:
Over the years, under previous ownership, the house has significantly deteriorated. Of particular concern is the state of the slate roof being patched over the previous 150 years due to the exorbitant cost to completely replace the roof with slate. (A cost estimate received in 2016 to replace the roof with slate was in the order of $270,000 excluding GST). Living with constant leaks and repairs has become part of the character but not in a good way - it is not sustainable and severely compromises liveability. It is the intent of the current owners to restore the residence, however the upkeep of the heritage house in disrepair is costly. To ensure its longevity and to prevent further damage beyond repair, it is necessary for the roof to be replaced, in a colour and finish that is respectful, economical and provides maintenance ease, ensuring a manageable, sustainable result.

Advice from Dierdre MacDonald of the Tasmanian Heritage Council (THC) received in September last year post visiting the site, acknowledged that the state of the slate roof had been assessed professionally, as having reached the end of its life, making repair patching no longer feasible and substituting like-for-like imposes a significant financial burden. As a result, the THC is open to other practical options for replacement. In our discussions and correspondence, Ms MacDonald’s preference for replacement was with a matte grey-finished Colorbond corrugated metal sheet material, similar to the roof shown in the image reference below.

For this reason, we are proposing the replacement roof finish to be Basalt Colorbond Custom Orb, which is a matte grey finish, similar to the grey slate tiles.

Development Application: DA 2020-520
Plan Reference no.: P1
Date Received: 16/09/2020
Date placed on Public Exhibition: 17/10/2020

Image of 590 Davey Street South Hobart with Basalt Colorbond roof as provided by Dierdre MacDonald of the Heritage Council Tasmania

New and relocated entry gate and driveway:
The current entry gate and drive is located approximately in the middle of the front yard. It’s location impedes on the usability of the front yard for recreation and landscaping purposes and creates a visual distraction with the ‘parking’ of a car dominating the front presentation of the property.

The proposal is to create a new driveway and an electrically operated entry gate that provides more privacy running alongside the eastern boundary, which is consistent with most of the properties in Morris Avenue. Refer drawing SK-001 for Street Context Images.

Replacement of front yard shed:
The current shed is not usable due to the ceiling being below head height. The proposed new shed, recycles the bricks from the demolished shed, is of simple form and incorporates dark materiality, ensuring a discreet, recessive garden folly.

Image of double storey South Hobart with Basalt Colorbond roof as provided by Dierdre MacDonald of the Heritage Council Tasmania
STREET CONTEXT IMAGES CONFIRM THE PRECEDENT OF
DRIVEWAYS BEING LOCATED ALONGSIDE BOUNDARIES.

HOUSES ON THE NORTH SIDE OF MORRIS AVENUE

No 5 Morris Avenue

No 3 Morris Avenue

No 1 Morris Avenue

HOUSES ON THE SOUTH SIDE OF MORRIS AVENUE

No 5/1 Channel Hwy

No 2 Morris Avenue

No 2 and 4 Morris Avenue

No 4 Morris Avenue

No 6 Morris Avenue

No 6 Morris Avenue

No 8 Morris Avenue

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- Remove trees, gates, brick paving, and walls.
- Sections to suit new work, allowing for reuse in new sections.
- Remove existing crossover.
- Remove existing slate tiles and replace with Colourbond Custom Orb roof sheeting on framing to suit colour - Basalt.
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LEGEND

SITE BOUNDARY

RS1

REMOVE EXISTING SLATE TILES AND REPLACE WITH COLOURBOND CUSTOM OMB ROOF SHEETING ON FRAMING TO SUIT COLOUR - BASALT

NO WORK

EXIST. STORE SHOWN DASHED FOR CLARITY

SOUTH ELEVATION

SCALE 1:100

EAST ELEVATION

SCALE 1:100

SITE BOUNDARY

FRONT BOUNDARY WALL

EXIST. STORE SHOWN DASHED FOR CLARITY

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CLIENT

BENJAMIN WINSPEAR
AND MARTA DUSSELDORP

PROJECT

MORRIS AVENUE RESIDENCE

LESLINE
SPACES

Site Boundary

Front Boundary Wall

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FIGURED DIMENSIONS TAKE PRECEDENCE TO SCALE READINGS.
VERIFY ALL DIMENSIONS ON SITE.
REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR DECISION BEFORE PROCEEDING WITH THE WORK.