

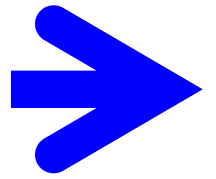
# APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2021-373

NAME OF APPLICANT: Mr T W Clifford

PROPOSAL: Extension and alterations to dwelling

LOCATION: 33 Dulcia Road, Gordon



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](mailto:kc@kingborough.tas.gov.au) by 28 June 2022.



# **DEVELOPMENT APPLICATION**

<b><u>Application Number:</u></b>	DA-2021-373
<b><u>Proposed Development:</u></b>	Extension and alterations to dwelling
<b><u>Location:</u></b>	33 Dulcia Road, Gordon
<b><u>Applicant:</u></b>	Mr T W Clifford
<b><u>Responsible Planning Officer:</u></b>	Timothy Donovan
<b><u>Associated Documents:</u></b>  The following information regarding the application is available at Council offices: <ul style="list-style-type: none"><li>• Application form</li><li>• Certificate of Title</li><li>• Planning Submission</li><li>• Bushfire Hazard Assessment</li></ul>	

**NOTES**

All works to comply with the NCC and current Australian standards.

PLANNING ZONE: Rural Resource

OVERLAYS: Landslide Hazard (Low risk)  
Biodiversity  
Bushfire Prone

**AREAS**

SITE: 2.54 ha

EXISTING: 105m<sup>2</sup>

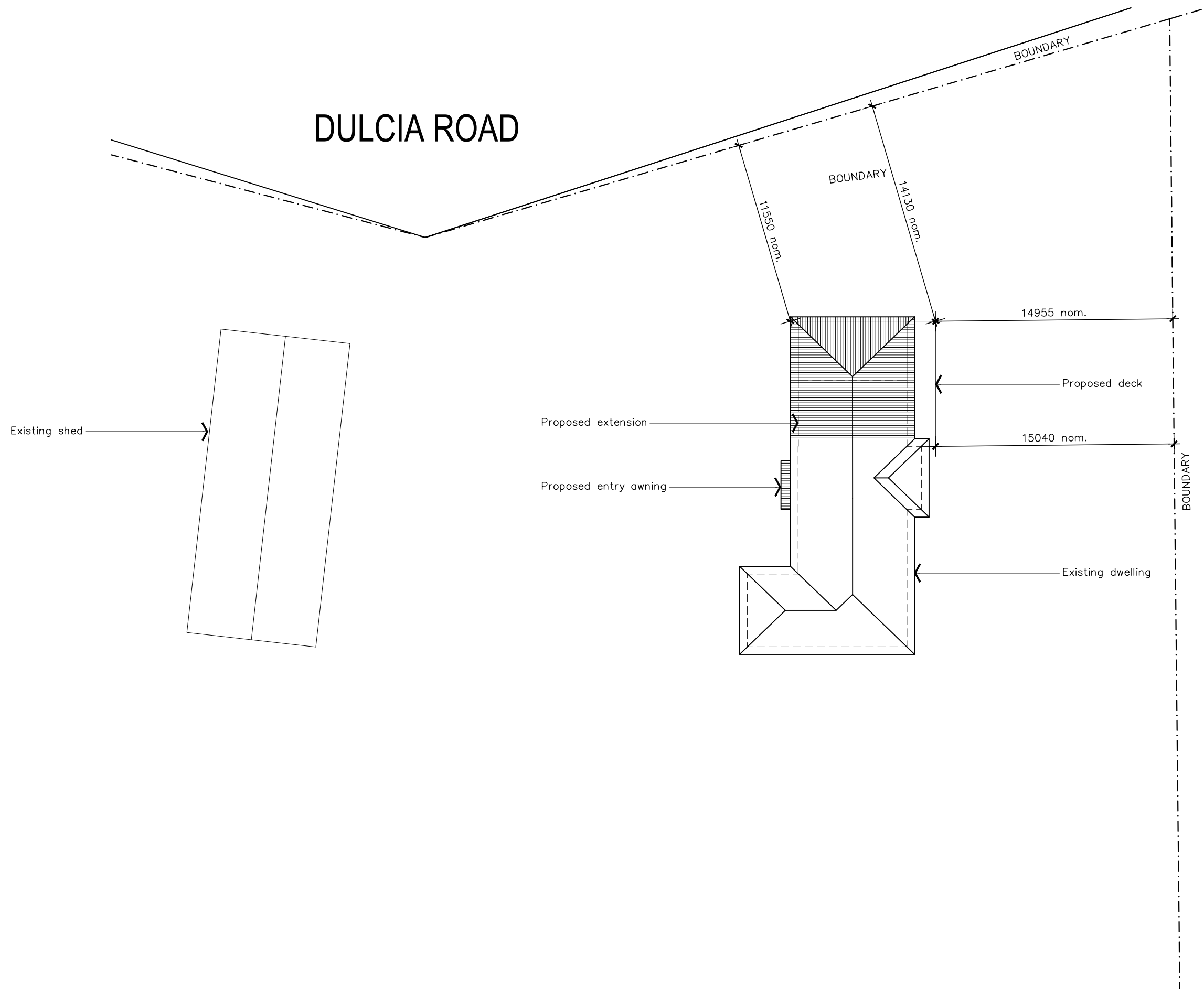
PROPOSED:

Lower floor: 54m<sup>2</sup>

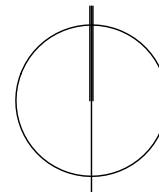
Upper floor: 28m<sup>2</sup>


DECK: 41m<sup>2</sup>

TOTAL ENCLOSED: 133m<sup>2</sup>



**Kingborough Council**  
Development Application: DA 2021- 373  
Plan Reference No.: P1  
Date Received: 3/07/2021  
Date placed on Public Exhibition: 15/06/2022



 www.aka-architects.com.au	4/245 Elizabeth St Hobart, TAS 7000 0408 634 822 andrew@aka-architects.com.au Contact	Accredited Designer	TRENT & AMELIA CLIFFORD Client	33 DULCIA ROAD, GORDON Project	SITE PLAN Drawing	1:250 @ A3 Scale	GW / AK DB / CB	1 02.07.2021 Rev Date	Planning Issue	DA-01 Drawing No.
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The Contractor shall verify job dimensions prior to commencing work. Figured dimensions take precedence over scaled work. © No part of this drawing shall be reproduced without the prior written consent of AKA.

**NOTES**

Confirm the extent of all demolition works onsite prior to commencing work.

Provide adequate structural support during demolition and for future use.

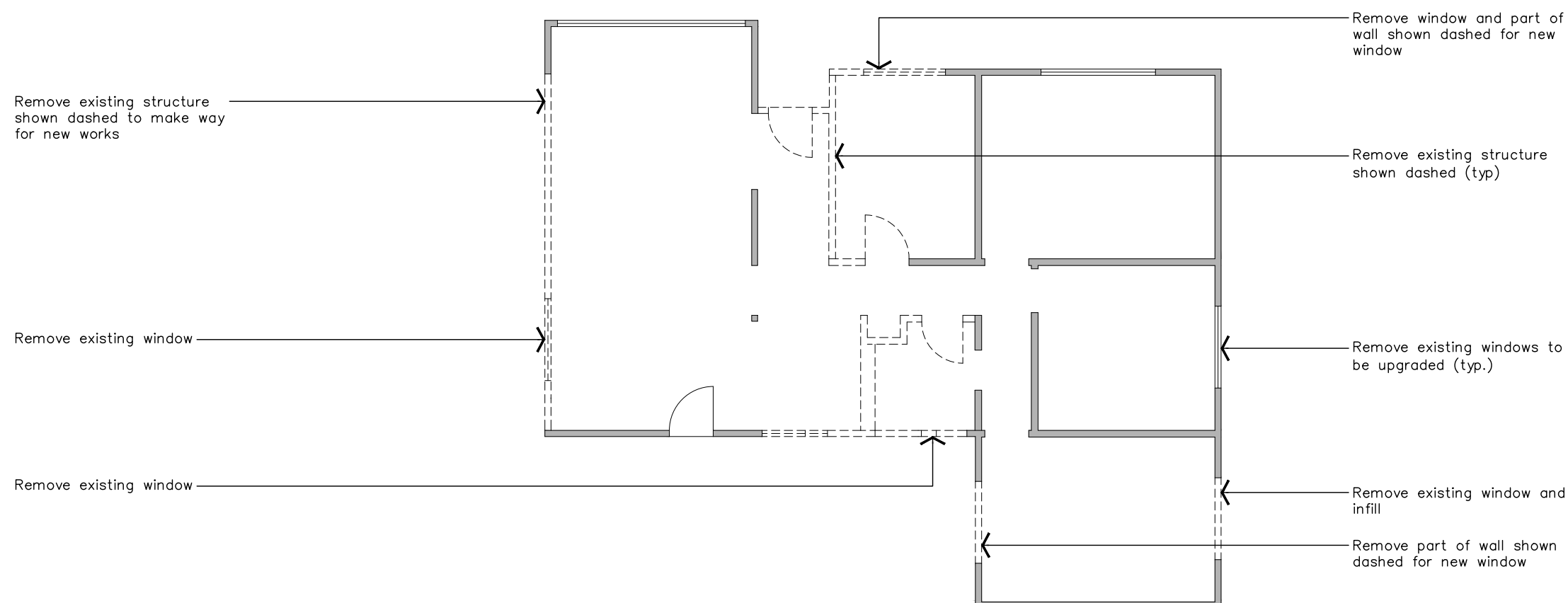
Make good all floors, walls, ceilings and roof where demolition occurs.

Retain existing doors, windows, trim, materials fixtures & fittings at owners request.

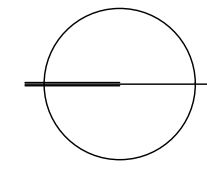
Remove existing redundant electrical fixtures at owners request.


Cap and make good all redundant services.

Confirm with client items to be salvaged and retained.



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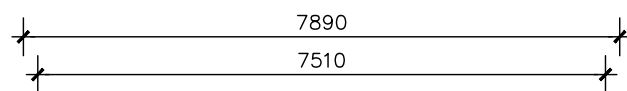
 www.aka-architects.com.au	4/245 Elizabeth St Hobart, TAS 7000 0408 634 822 andrew@aka-architects.com.au Contact	ANDREW KERR CC 6568 Accredited Designer	TRENT & AMELIA CLIFFORD Client	33 DULCIA ROAD, GORDON Project	DEMOLITION PLAN Drawing	1:100 @ A3 Scale	GW / AK DB / CB	1 02.07.2021 Rev Date	Planning Issue	DA-02 Drawing No.
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**NOTES**

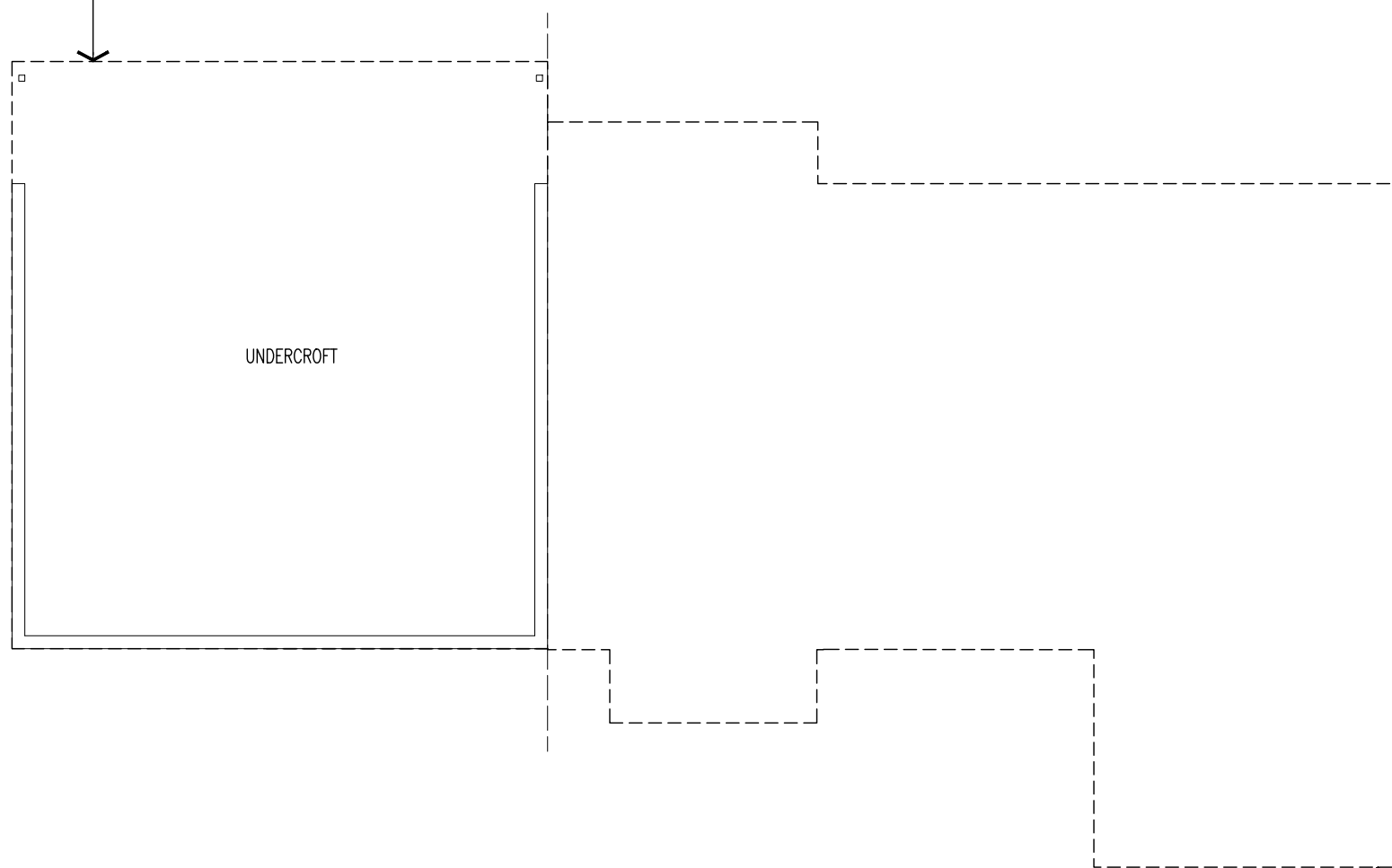
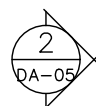
All works to comply with the NCC and current Australian standards.

Lower floor 54m<sup>2</sup>

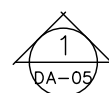


Proposed Extension Existing Dwelling

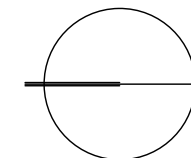
Deck above shown dashed



Building above shown dashed



**Kingborough Council**  
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	4/245 Elizabeth St Hobart, TAS 7000 0408 634 822 andrew@aka-architects.com.au	ANDREW KERR CC 6568	TRENT & AMELIA CLIFFORD	33 DULCIA ROAD, GORDON	FLOOR PLAN – LOWER	1:100 @ A3	GW / AK DB / CB	1 02.07.2021 Planning Rev Date Issue	DA-03 Drawing No.
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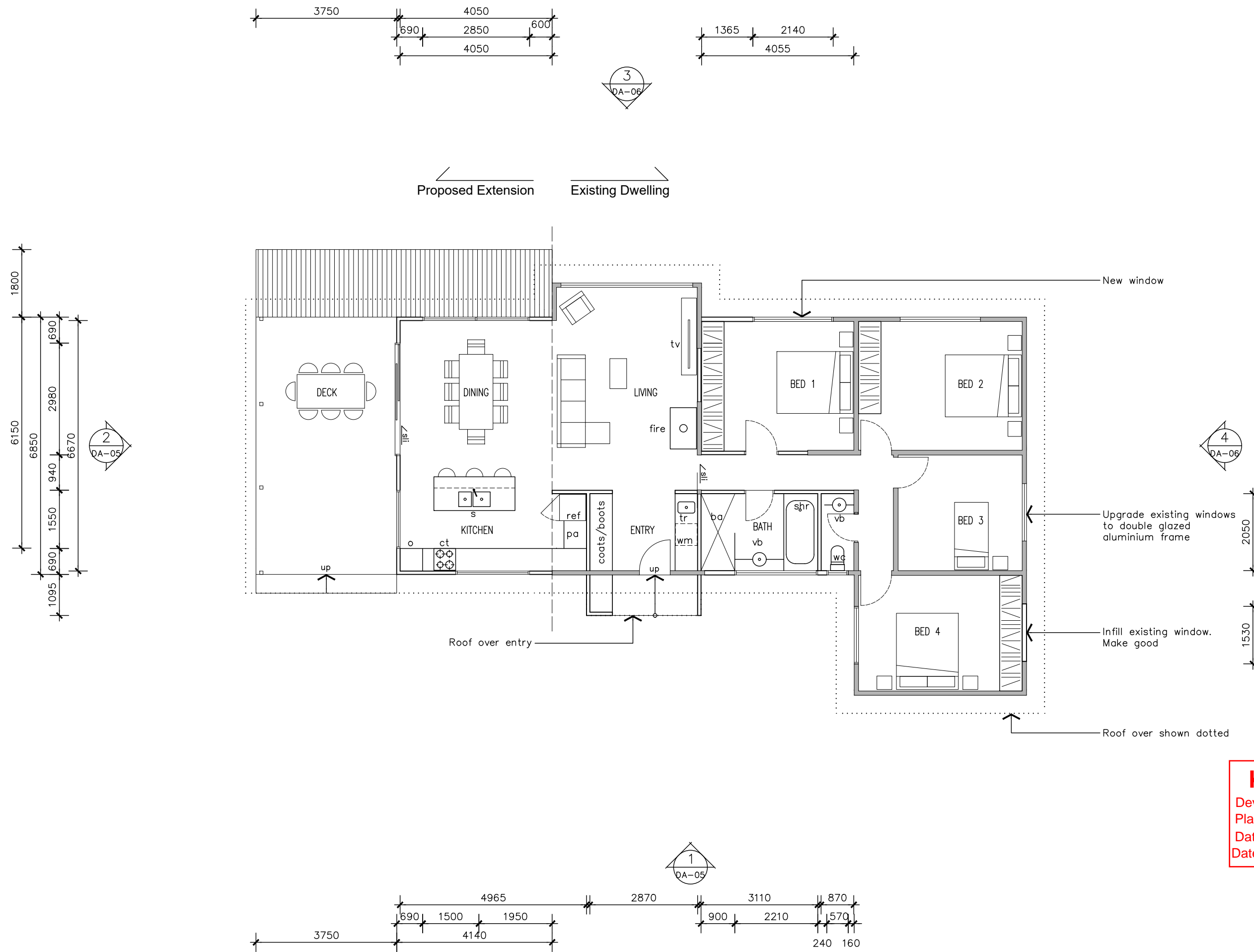
**NOTES**

All works to comply with the NCC and current Australian standards.

Upper floor	Existing:	105m <sup>2</sup>
	Proposed:	28m <sup>2</sup>
Deck :		41m <sup>2</sup>
<b>TOTAL ENCLOSED:</b>		<b>133m<sup>2</sup></b>

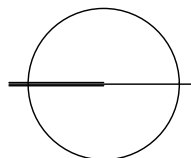
**LEGEND**

- wc Toilet
- shr Shower
- ba Bath
- vb Vanity Basin
- tr Laundry Trough
- wm Washing Machine
- ref Fridge
- pa Pantry
- ct Cooktop
- o Oven
- s Sink
- tv Television



Kingborough Council

Development Application: DA 2021- 373  
 Plan Reference No.: P1  
 Date Received: 3/07/2021  
 Date placed on Public Exhibition: 15/06/2022



	4/245 Elizabeth St Hobart, TAS 7000 0408 634 822 andrew@aka-architects.com.au	ANDREW KERR CC 6568 Accredited Designer	TRENT & AMELIA CLIFFORD Client	33 DULCIA ROAD, GORDON Project	FLOOR PLAN – UPPER Drawing	1:100 @ A3 Scale	GW / AK DB / CB	1 02.07.2021 Planning Rev Date Issue	DA-04 Drawing No.
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**NOTES**

All works to comply with the NCC and current Australian standards.

All external cladding to have a LRV of <40%.

No cut or fill >2.0m.

**LEGEND**

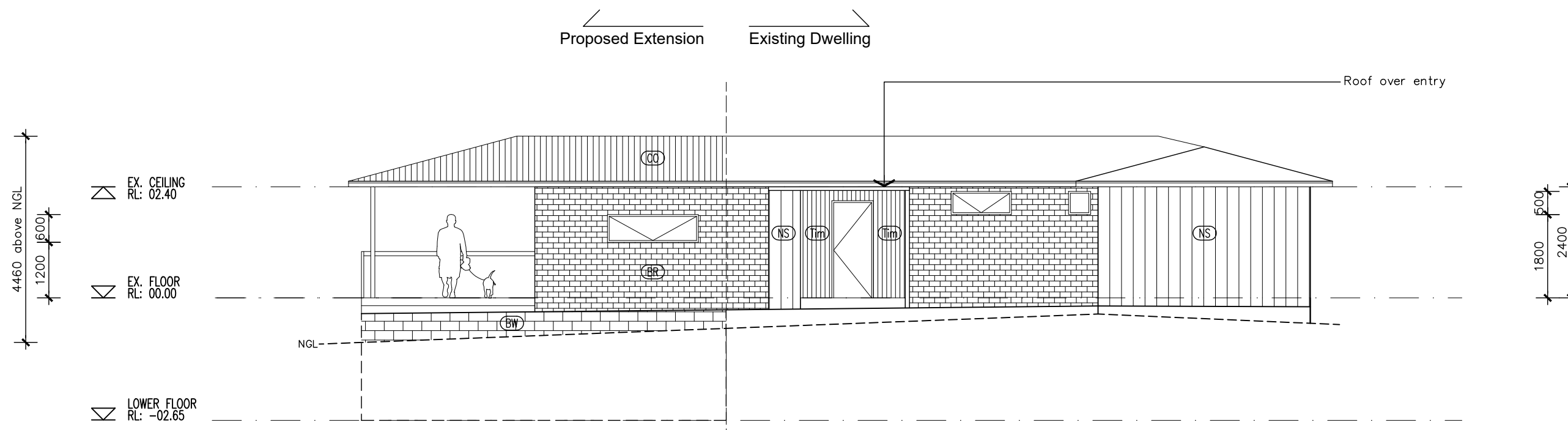
CO Colorbond roof sheeting. Custom orb roof profile. Colour to be selected.

NS Nailstrip. Monument colour.

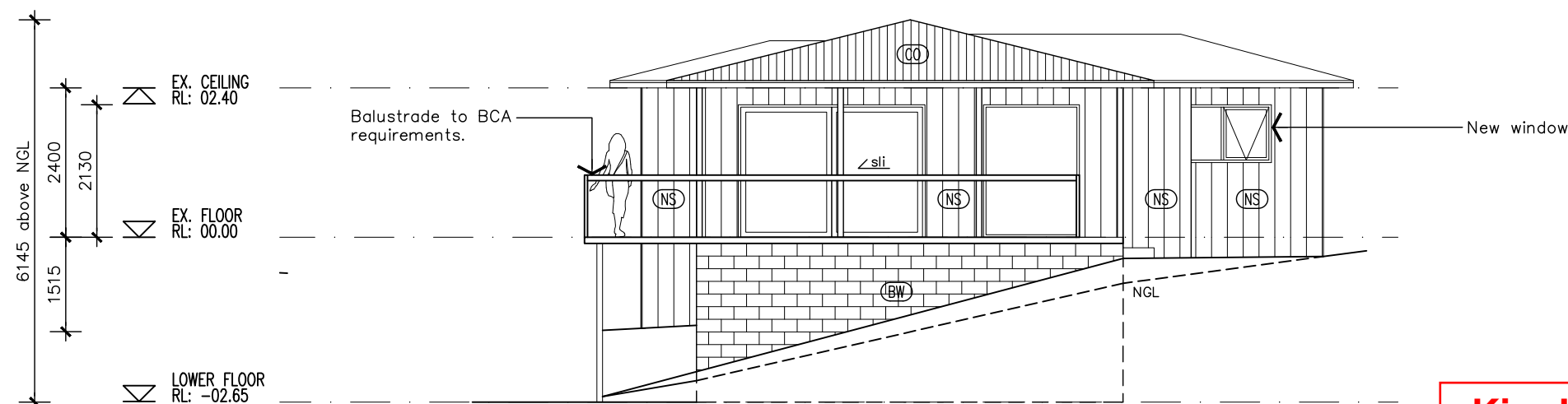
BR Brick.

BW Blockwork.

Tim Vertical timber cladding. Oil finish.



1 WEST ELEVATION  
DA-04 1:100



2 NORTH ELEVATION  
DA-04 1:100

**Kingborough Council**  
Development Application: DA 2021- 373  
Plan Reference No.: P1  
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**PRELIMINARY**



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Contact

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TRENT & AMELIA CLIFFORD  
Client

33 DULCIA RD,  
GORDON  
Project

ELEVATIONS  
Drawing

1:100 @ A3  
Scale

GW / AK  
DB / CB

1 02.07.2021 Planning  
Rev Date Issue

DA-05  
Drawing No.

**NOTES**

All works to comply with the NCC and current Australian standards.

All external cladding to have a LRV of <40%.

No cut or fill >2.0m.

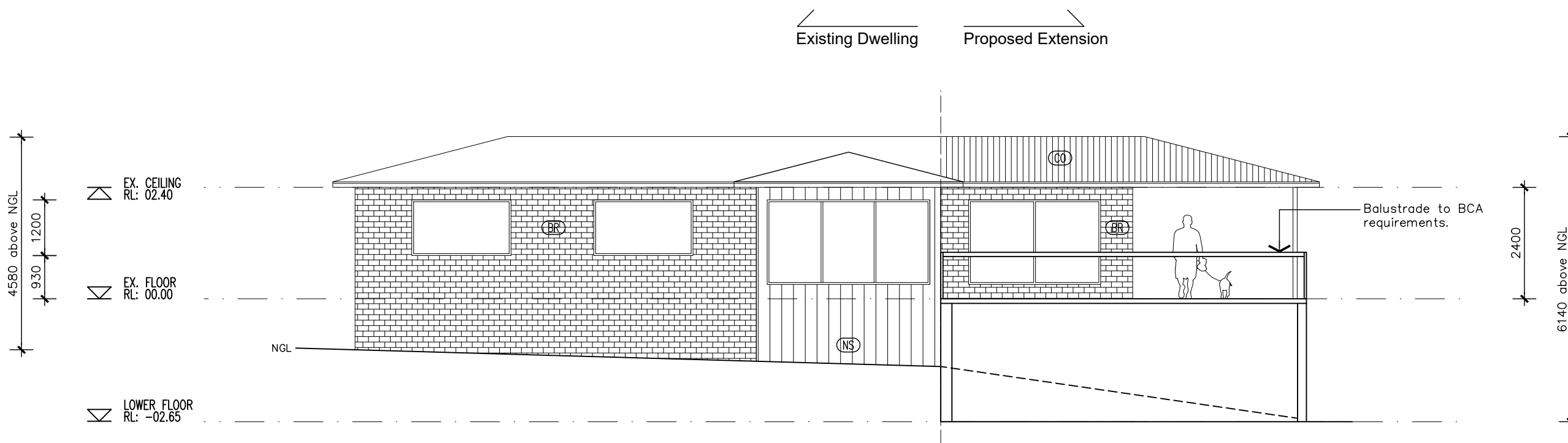
**LEGEND**

CO Colorbond roof sheeting. Custom orb roof profile. Colour to be selected.

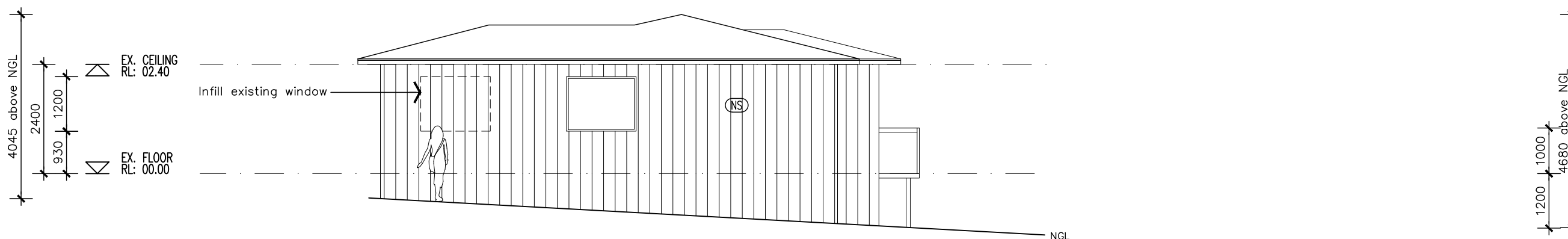
NS Nailstrip. Monument colour.

BR Brick

BW Blockwork.



**3 EAST ELEVATION**  
DA-04 1:100



**4 SOUTH ELEVATION**  
DA-04 1:100

**Kingborough Council**  
 Development Application: DA 2021- 373  
 Plan Reference No.: P1  
 Date Received: 3/07/2021  
 Date placed on Public Exhibition: 15/06/2022



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 Contact

ANDREW KERR CC 6568  
 Accredited Designer

TRENT & AMELIA CLIFFORD  
 Client

33 DULCIA RD,  
 GORDON  
 Project

ELEVATIONS  
 Drawing

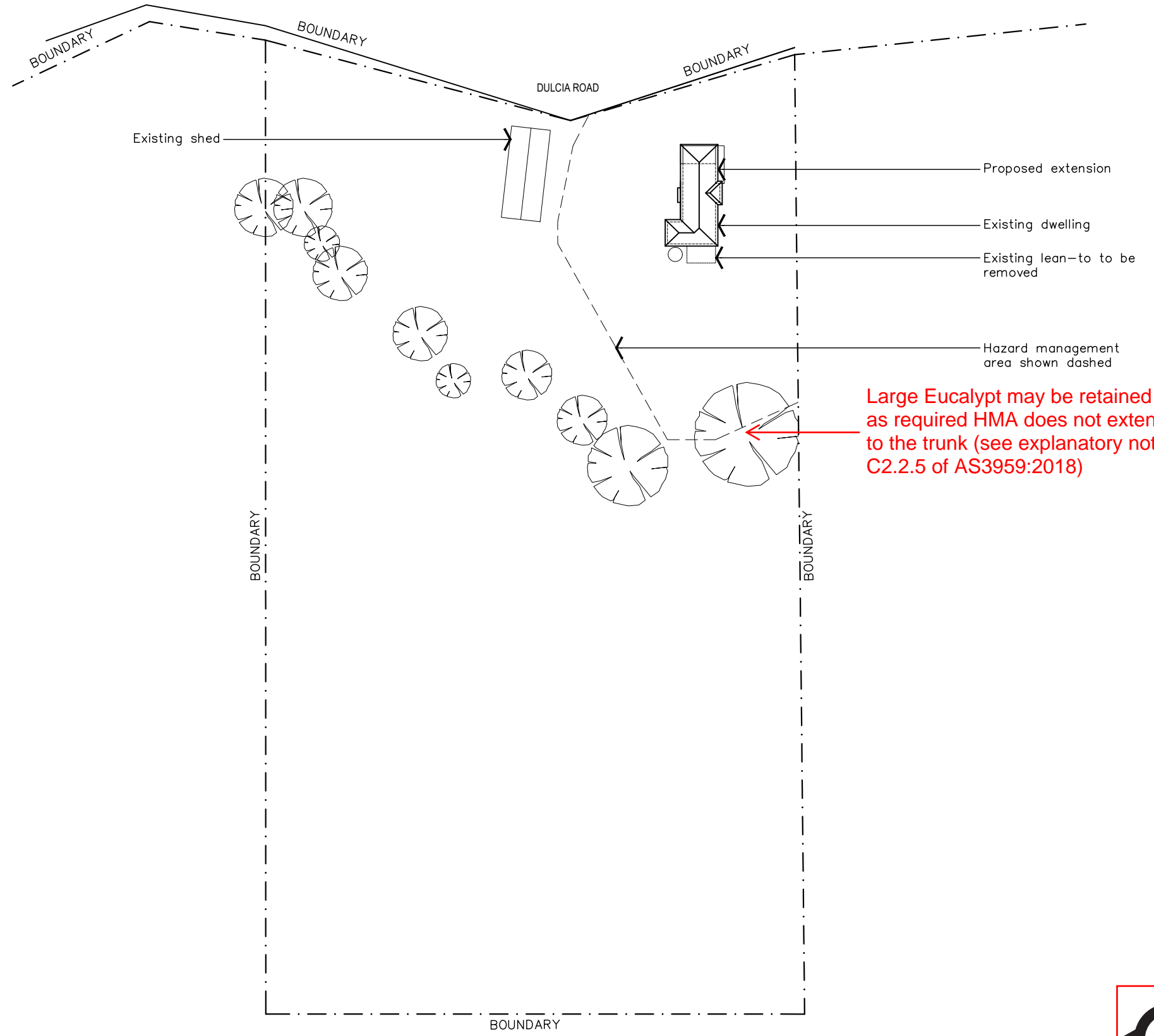
1:100 @ A3  
 Scale

GW / AK  
 DB / CB

1 02.07.2021 Planning  
 Rev Date Issue

DA-06  
 Drawing No.





**NOTES**

All works to comply with the NCC and current Australian standards.

PLANNING ZONE: Rural Resource

OVERLAYS: Landslide Hazard (Low risk)  
Biodiversity  
Bushfire Prone

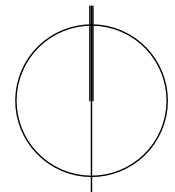
**AREAS**

SITE:	2.54 ha
EXISTING:	105m <sup>2</sup>
PROPOSED:	
Lower floor:	54m <sup>2</sup>
Upper floor:	28m <sup>2</sup>
DECK:	41m <sup>2</sup>
TOTAL ENCLOSED:	133m <sup>2</sup>

Large Eucalypt may be retained as required HMA does not extend to the trunk (see explanatory note C2.2.5 of AS3959:2018)

**Kingborough Council**  
 Development Application: DA 2021- 373  
 Plan Reference No.: P2  
 Date Received: 09/06/2022  
 Date placed on Public Exhibition: 15/06/2022

**SouthernPlanning**  
 Preliminary BHMP Endorsement  
 Accreditation No.: BFP-120  
 22/02/2022 8:37:25 PM  
 Dwelling Addition  
 33 Dulcia Road  
 Gordon



**AKA**  
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 Contact

Accredited Designer

TRENT & AMELIA CLIFFORD  
 Client

33 DULCIA ROAD,  
 GORDON  
 Project

LOCATION PLAN  
 Drawing

1:1000 @ A3  
 Scale

GW / AK	2	16.02.2022	RFI
DB / CB	1	02.07.2021	Planning
Rev	Date	Issue	

DA-00  
 Drawing No.

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