

Date: 16th April 2024

Kingborough Council
Civic Centre
15 Channel Highway
Kingston
Tas 7050

Dear Planning Officer,

PROPOSED DEVELOPMENT/USE – ALTERATIONS TO DWELLING (DECK) AT 2 JAMES
AVENUE, KINGSTON BEACH

This letter accompanies the letter dated the 5th of April 2024 and is in response to the request for further information issued on the 25th March 2024.

Information provided below elaborates on the information provided by the owners, Mr Graham and Mrs Judy Davis, in the previous letter.

E13.8.1 – Demolition.

The existing roofed deck is to be demolished due to safety reasons of greater value to the community than the historic cultural heritage values of the place and is to be replaced with a new structure, recognisably modern, but capturing the heritage values of the original structure. The use of painted steel for some of the structure, in lieu of timber is considered to be a more beneficial option for longevity of the new structure, without detracting from the heritage values of the precinct.

The owners want to retain the look and feel of the existing structure by maintaining the original Cream Colour to all painted surfaces.

The balustrade is to be powdercote aluminium (Cream) with glass infills.

The existing cottage, being the larger element, is to remain unchanged.

E13.8.2 – Buildings and Works other than Demolition.

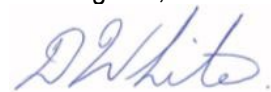
The new structure retains the exact same footprint, dimensions and colour as the existing roofed deck.

There is no detriment to the historic cultural heritage significance of the precinct.

The roofed deck bulk will be unchanged, therefore by default will comply with any relevant design criteria / conservation policy in relation to its design and siting of the building and works.

I trust the information provided meets the councils RFI and look forward to the application advancing.

Kind regards,



Darryn White