

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2024-153
Proposal: Extension and alterations to dwelling
Subject Site: 244 Coningham Road, Coningham
Responsible Planning Officer: Rianisa Fitriani

Advertised Documents:

- Application Plans
- Bushfire Hazard Assessment

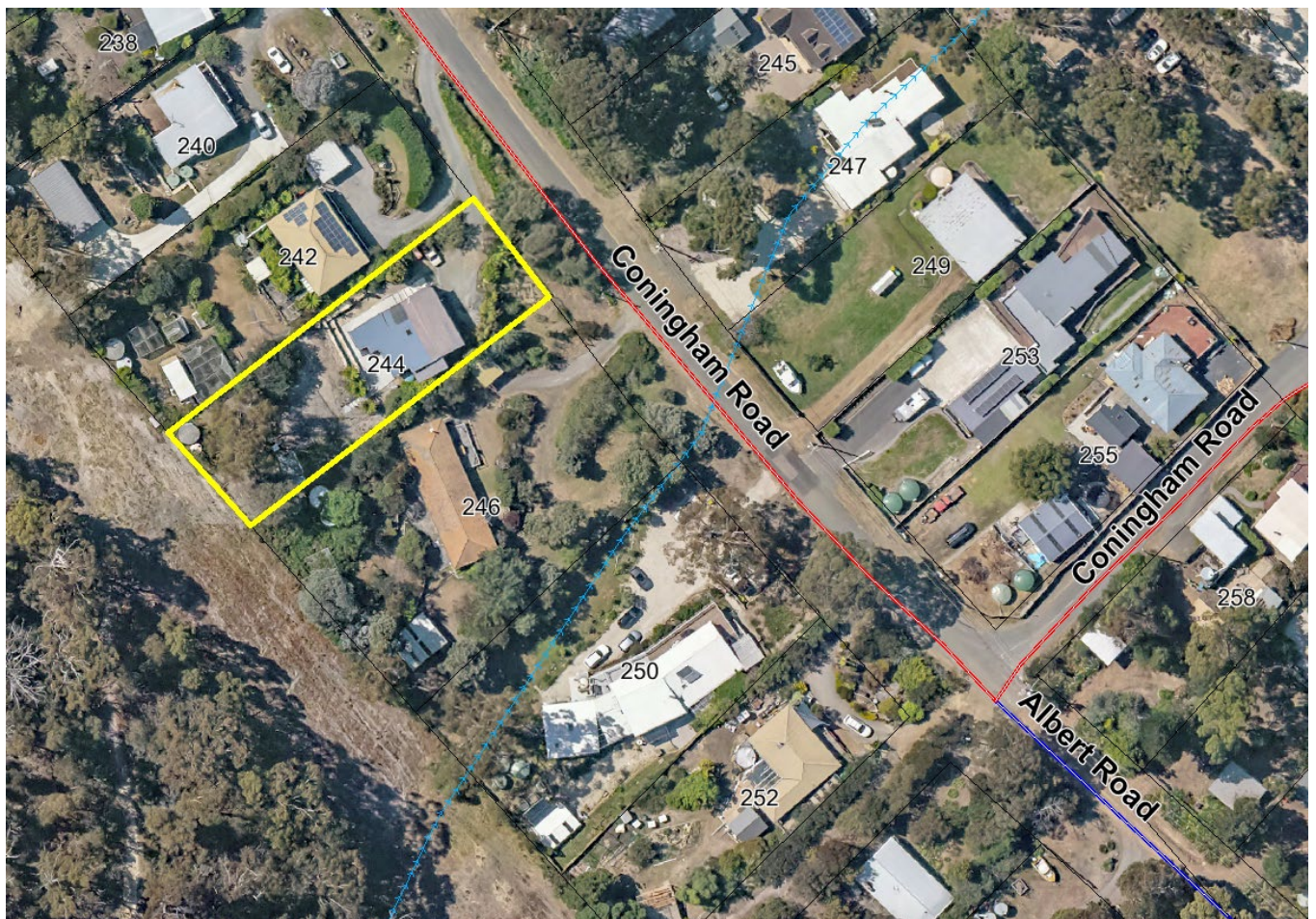
Available upon request:

- Application Form
- Copy of Title

NOTE: The documents included for advertising (public notice) have been provided by the applicant. The advertising of the documentation does not confirm that Council agrees with, or endorses, the content or assessments.

Representations:

Representations must be provided in writing to Council stating the reasons why you support or object to the application. Representations for this application must be submitted by 11.59pm on **30 July 2024**; and can be delivered in person to the Civic Centre, posted to Locked Bag 1, Kingston 7050 or emailed to kc@kingborough.tas.gov.au.



ADDITIONS & ALTERATIONS

at 244 CONINGHAM ROAD
CONINGHAM 7054

for TIM WALSH AND CLARE LUMLEY

ISSUE: PLANNING SET - 01 JULY 2024

| DWG. No. | DRAWING NAME | REVISION |
|----------|------------------------------------|----------|
| A01 | COVER PAGE | A |
| A02 | SITE PLAN | C |
| A03 | EX. & DEMO. L. GROUND FLOOR PLAN | A |
| A04 | EX. & DEMOLITION GROUND FLOOR PLAN | A |
| A05 | PROPOSED LOWER GROUND FLOOR PLAN | A |
| A06 | PROPOSED GROUND FLOOR PLAN | A |
| A07 | EXISTING & PROPOSED ELES 01 OF 04 | B |
| A08 | EXISTING & PROPOSED ELES 02 OF 04 | B |
| A09 | EXISTING & PROPOSED ELES 03 OF 04 | B |
| A10 | EXISTING & PROPOSED ELES 04 OF 04 | B |
| A11 | STORMWATER MANAGEMENT PLAN | B |

GENERAL INFORMATION

| | |
|---------------------------------|-----------------------------|
| Accredited Building Designer: | Monty East |
| Accreditation Number: | CC 191 O |
| Land title reference number: | C.T. 211202/2 |
| Site area: | 1274 + - m ² |
| Total floor area: | 131 + - m ² |
| Total decked / balcony area: | 140 + - m ² |
| Bushfire-prone area BAL rating: | BAL 19 |
| Other known site hazards: | Landslide Hazard Area - Low |

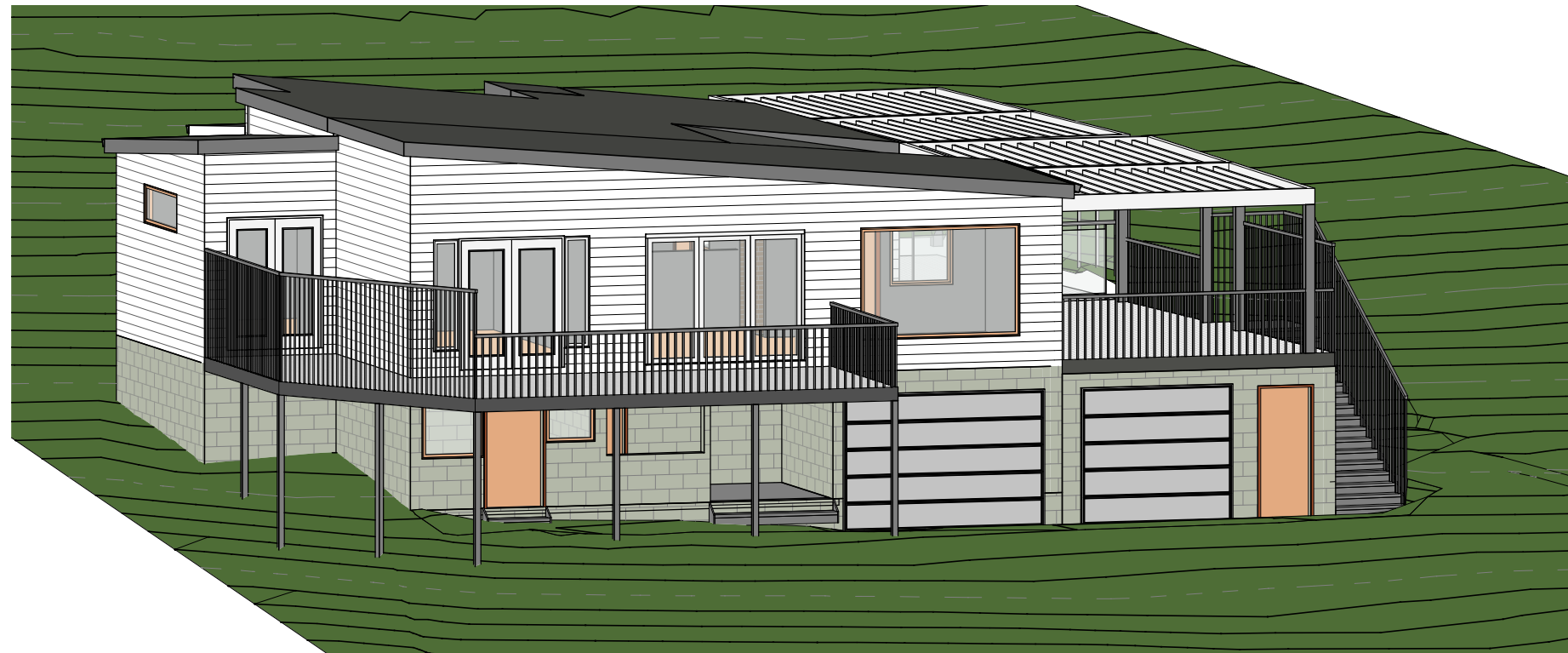
Kingborough Council

Development Application: DA-2024-153

Plan Reference No: P3

Date Received: 12/07/2024



Date placed on Public Exhibition: 17/07/2024



153a Davey Street Hobart
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Web www.designeast.com.au
Accreditation No. CC191O

design ● EAST

building design and interior architecture

| WALL LEGEND | |
|--|-------------------|
|  | DEMOLISHED WALL. |
|  | EXISTING FRAMING. |

| FLOOR AREAS | |
|-------------------------------|---------------|
| EXISTING RESIDENCE FLOOR AREA | = 130 +/- 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 (Tas.) 2016.

BUILDINGS PRIOR TO 1990 MAY CONTAIN ASBESTOS. BUILDINGS PRIOR TO 1986 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.

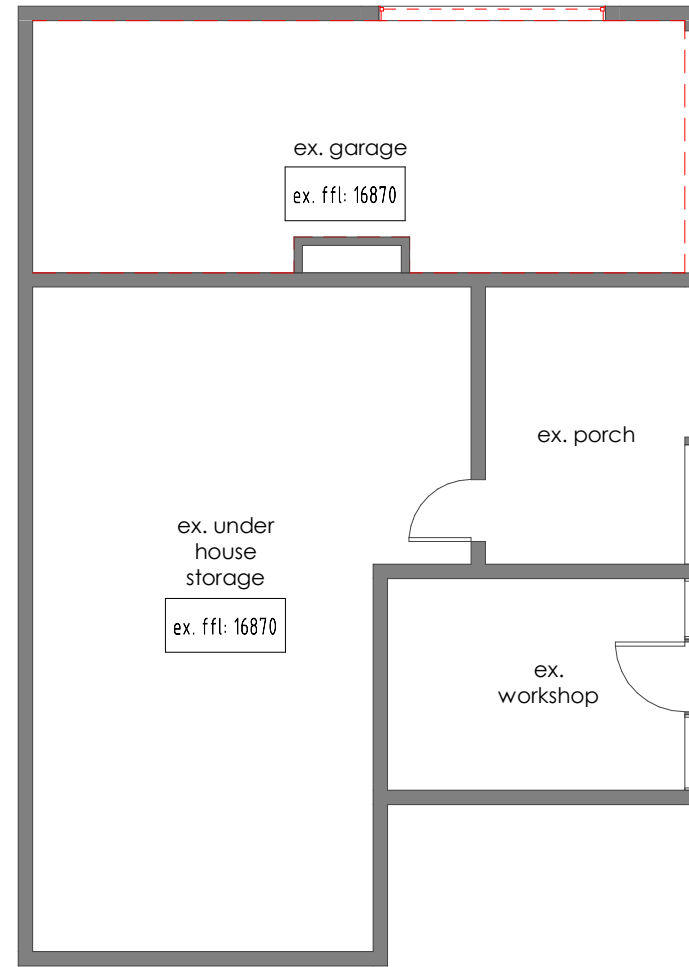
PROCEDURES & METHODS OF DEMOLITION MUST BE ADEQUATE TO PREVENT INJURY TO PERSONS & AVOID DAMAGE TO NEIGHBORING PROPERTY.

BEFORE REMOVING EXISTING WALLS SHOWN TO BE DEMOLISHED, BUILDER SHALL 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 CUT & SEALED 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 etc. & 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.



| ISSUE | DESCRIPTION | DATE | ISSUED BY |
|-------|--------------|----------|-----------|
| A | Planning Set | 10.05.24 | EJ |
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| | | | |
| | | | |



Project: ADDITIONS & ALTERATIONS
 244 CONINGHAM ROAD
 CONINGHAM 7054
 TIM WALSH AND CLARE LUMLEY
 Drawing: EX. & DEMO. L. GROUND FLOOR PLAN
design.EAST registered trading name for design.EAST Pty. Ltd.

| | | | |
|---------|--------------|---------|----|
| DRG.NO: | A03 | CHK BY: | ME |
| SCALE: | 1 : 100 @ A3 | DRAWN: | EJ |

153a Davey Street Hobart
 Tasmania 7000
 Phone (03)6223 6740
 Email design@designeast.com.au
 Web www.designeast.com.au
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Kingborough Council
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 Date Received: 12/07/2024
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 EX. DEMO. LOWER GROUND PLAN
 1 : 100

| WALL LEGEND | |
|--|-------------------|
|  | DEMOLISHED WALL. |
|  | EXISTING FRAMING. |

| FLOOR AREAS | |
|-------------------------------|---------------|
| EXISTING RESIDENCE FLOOR AREA | = 130 +/- Sqm |

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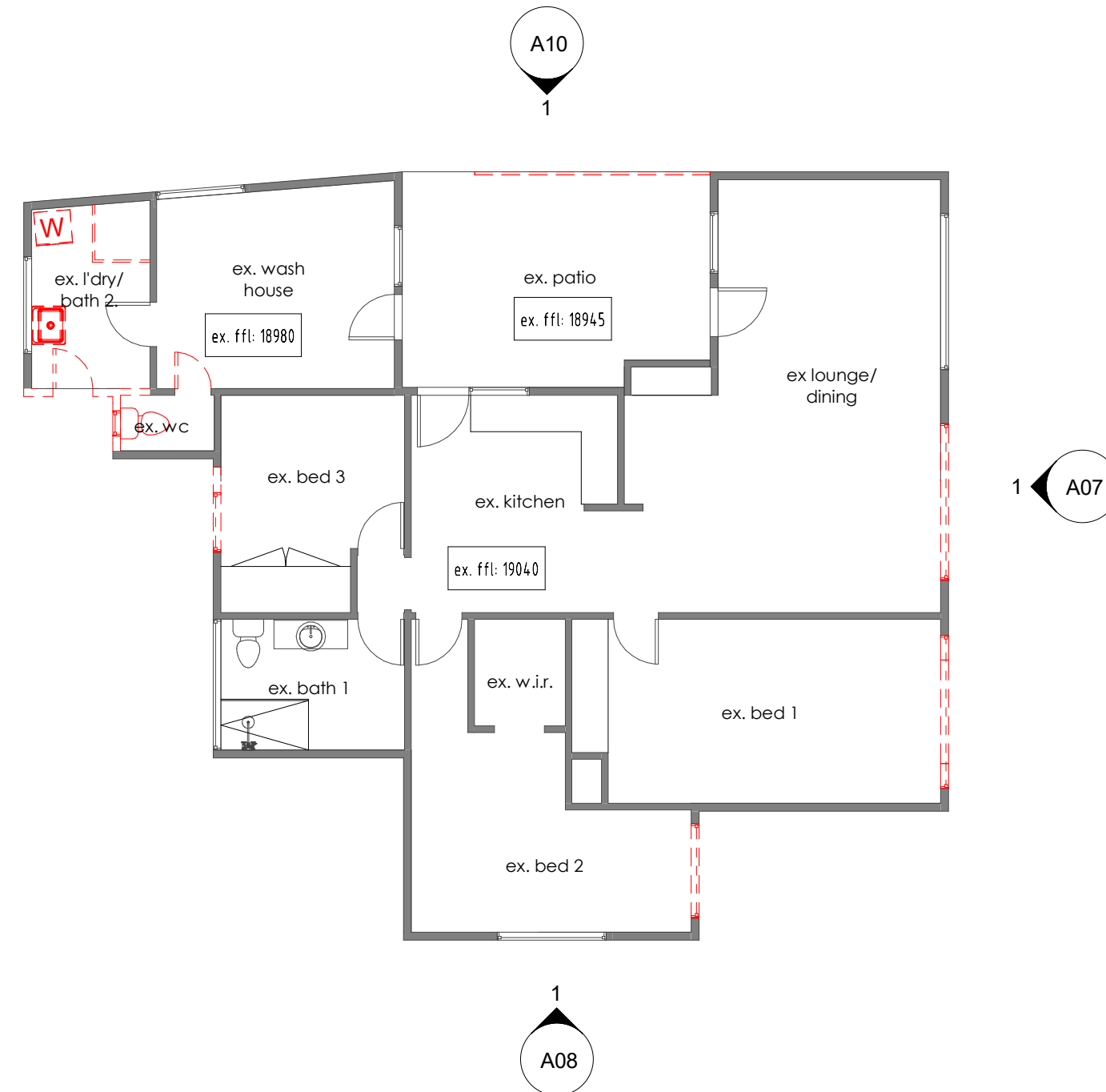
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EX & DEMO. GROUD FLOOR PLAN
1 : 100

Kingborough Council
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| ISSUE | DESCRIPTION | DATE | ISSUED BY |
|-------|--------------|----------|-----------|
| A | Planning Set | 10.05.24 | EJ |

Project: ADDITIONS & ALTERATIONS
244 CONINGHAM ROAD
CONINGHAM 7054
Drawing: TIM WALSH AND CLARE LUMLEY
EX. & DEMOLITION GROUND FLOOR PLAN
design.EAST registered trading name for design.EAST Pty. Ltd.

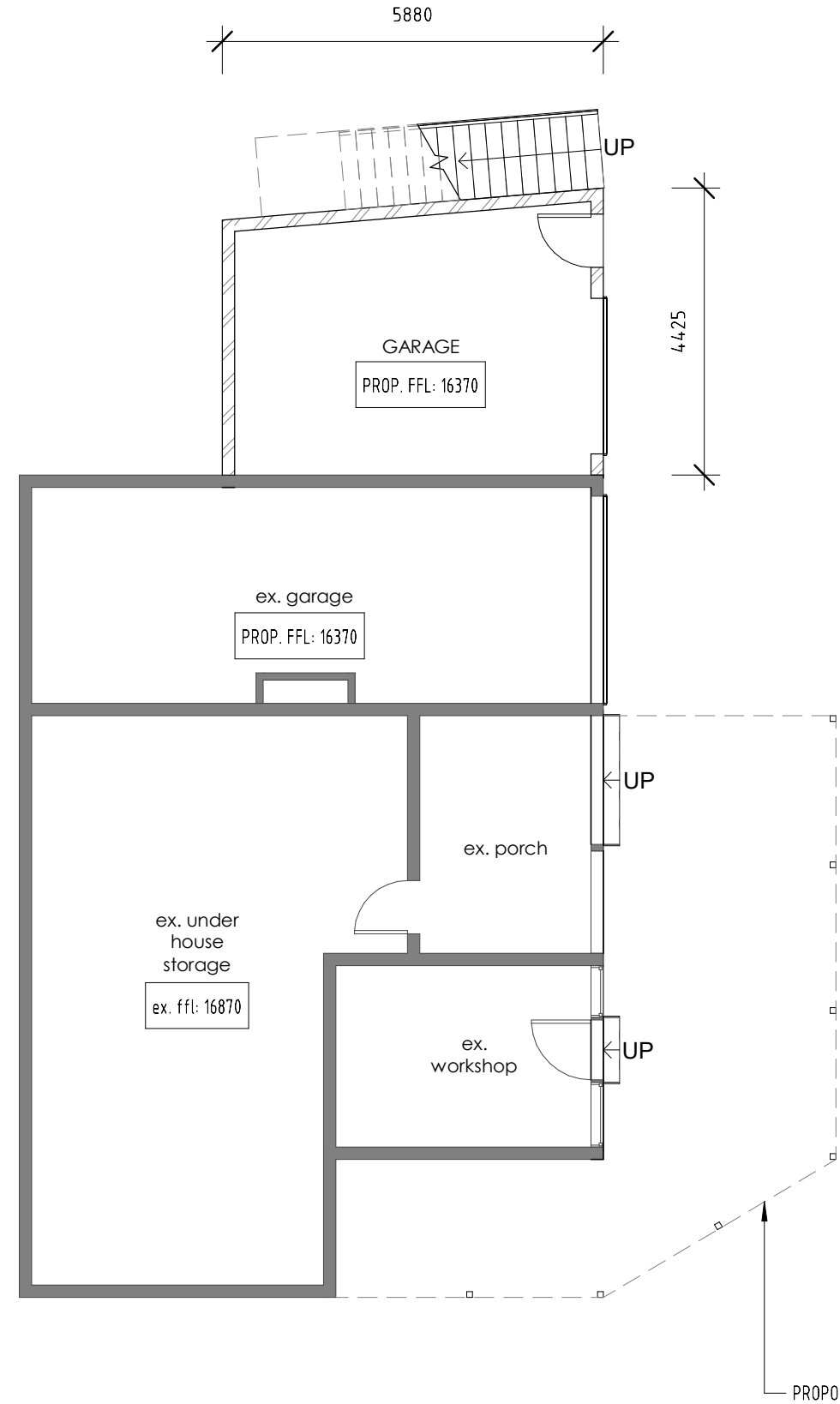
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| DRG.NO: | A04 | CHK BY: | ME |
| SCALE: | 1 : 100 @ A3 | DRAWN: | EJ |

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| WALL LEGEND | |
|--|----------------------------------|
|  | EXISTING WALL. |
|  | 90mm TIMBER STUD WALL (INTERNAL) |
|  | 130mm WEATHER BOARD WALL. TME |
|  | 190mm BLOCKWORK WALL. |

| FLOOR AREAS | |
|-------------------------------|---------------|
| PROPOSED L. GROUND FLOOR AREA | = 130 +/- Sqm |
| PROPOSED GROUND FLOOR AREA | = 131 +/- Sqm |
| PROPOSED ENTRY DECK AREA | = 42 +/- Sqm |
| PROPOSED FRONT DECK AREA | = 37 +/- Sqm |
| PROPOSED REAR DECK AREA | = 31 +/- Sqm |
| PROPOSED ENCLOSED POOL AREA | = 30 +/- Sqm |
| PROPOSED DECK AREA TOTAL | = 140 +/- Sqm |



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 CONINGHAM 7054
 Drawing: TIM WALSH AND CLARE LUMLEY
 PROPOSED LOWER GROUND FLOOR PLAN
design.EAST registered trading name for design.EAST Pty. Ltd.

DRG.NO: A05
 SCALE: 1 : 100 @ A3
 DRAWN: EJ
 CHK BY: ME

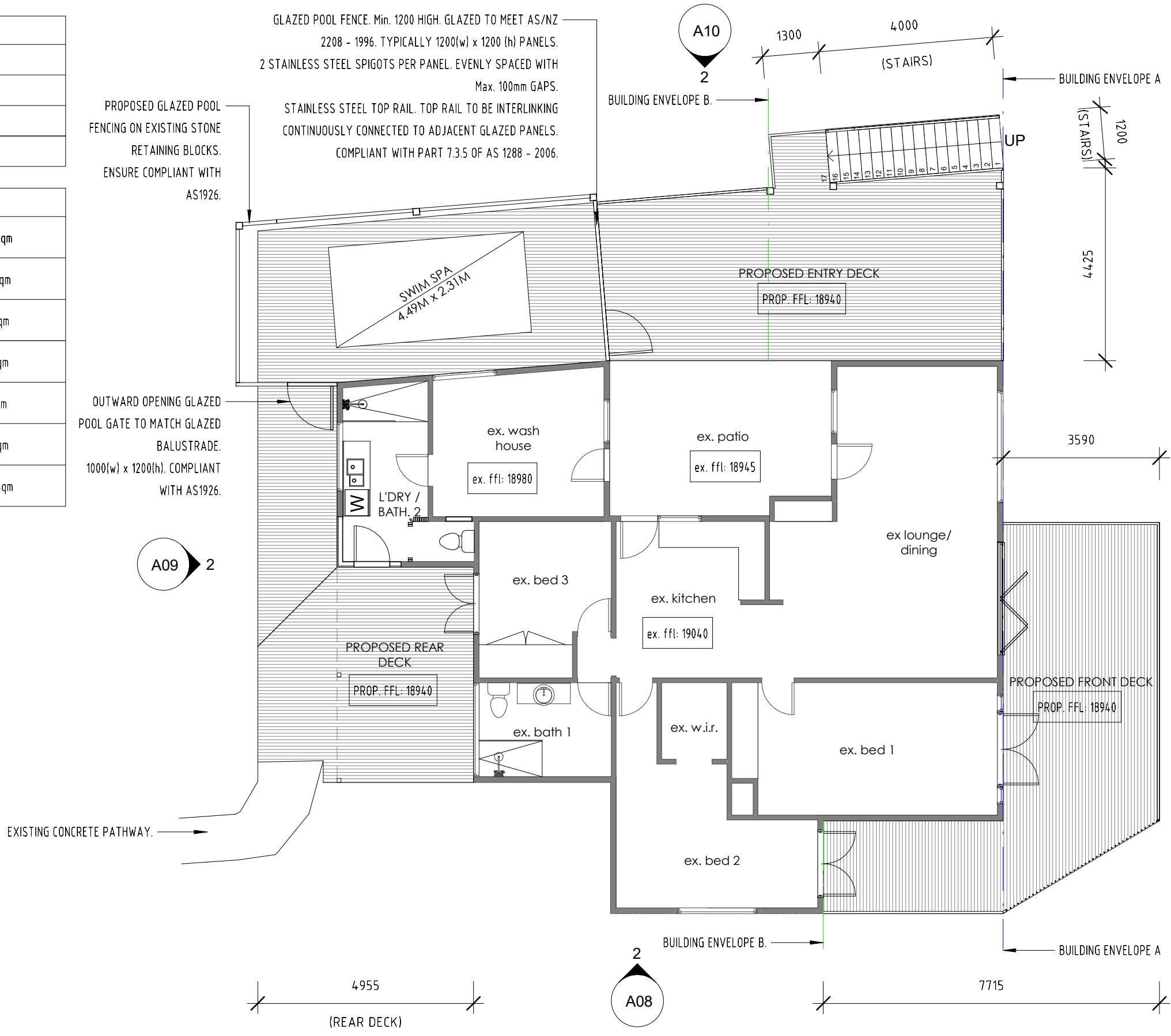
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PROPOSED LOWER GROUND FLOOR PLAN
 1 : 100

| WALL LEGEND | |
|-------------|----------------------------------|
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| | 90mm TIMBER STUD WALL (INTERNAL) |
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| | 190mm BLOCKWORK WALL. |

| FLOOR AREAS | |
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| PROPOSED ENCLOSED POOL AREA | = 30 +/- Sqm |
| PROPOSED DECK AREA TOTAL | = 140 +/- Sqm |



PROPOSED GROUND FLOOR PLAN
1 : 100

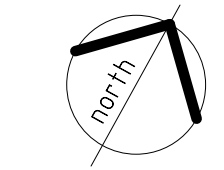
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| DRG.NO: | A06 | CHK BY: | ME |
| SCALE: | 1 : 100 @ A3 | DRAWN: | EJ |

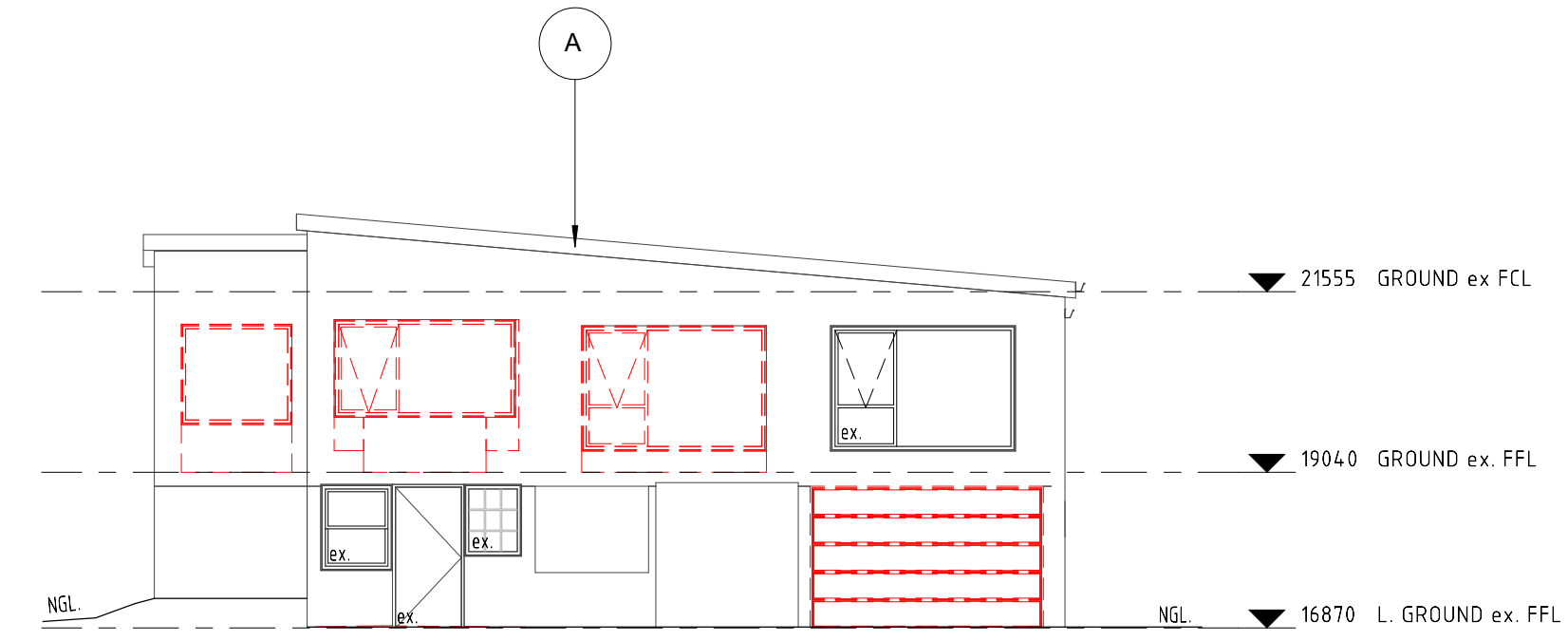
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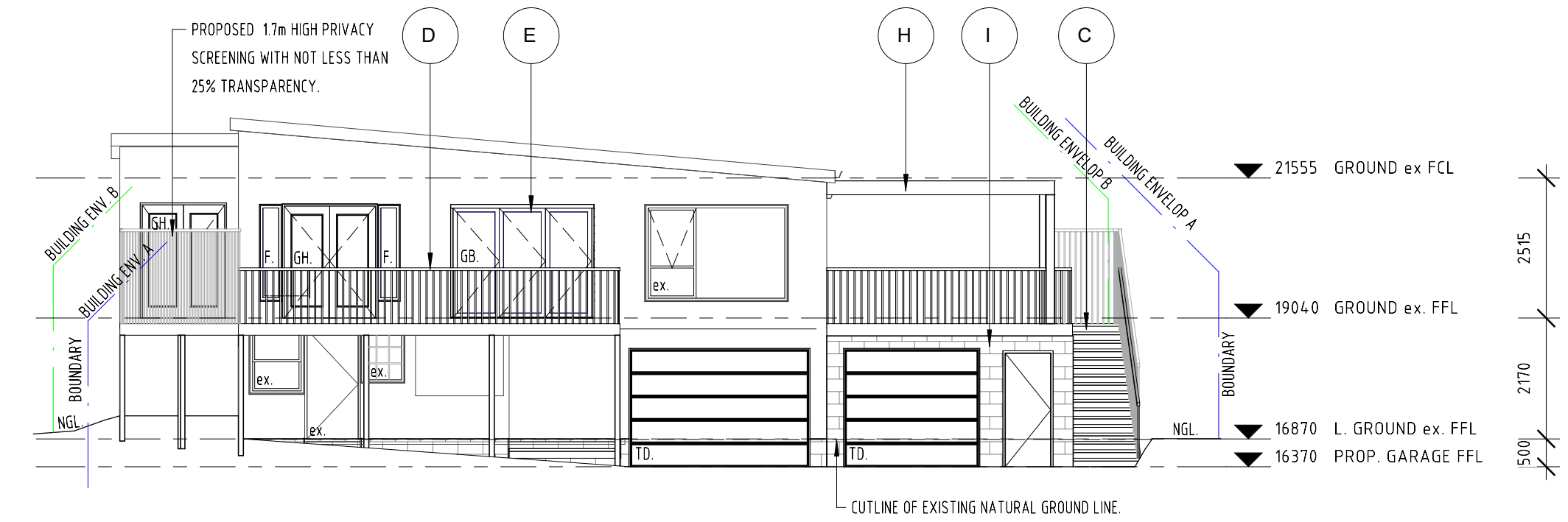
design ● **EAST**

| EXTERNAL FINISHES | |
|-------------------|---|
| (A) | EXISTING WEATHERBOARD DWELLING - COLORBOND ROOF, TIMBER FRAMED. |
| (B) | PROPOSED EXTENSION TO MATCH EXISTING DWELLING. |
| (C) | PROPOSED TIMBER DECK AND STAIRS. |
| (D) | PROPOSED 1m HIGH TIMBER BALUSTRADE. |
| (E) | PROPOSED ALUMINUM WINDOWS AND DOORS. FINISH: TME. |
| (F) | PROPOSED GLAZED POOL FENCE. Min. 1200mm HIGH. |
| (G) | PROPOSED 'CUSTOM ORB' ROOF SHEETING. FINISH: TME. PITCH: 5° |
| (H) | PROPOSED 'VERGOLA'. FINISH: TBC. |
| (I) | PROPOSED 190mm BLOCKWORK WALL. |

| LEGEND | |
|--------|---------------------------|
| ex. | - EXISTING DOOR / WINDOW. |
| A. | - AWNING WINDOW. |
| F. | - FIXED WINDOW. |
| GH. | - GLAZED HINGED DOOR. |
| GF. | - GLAZED FOLDING DOOR. |
| TD. | - TILT UP GARAGE DOOR. |



1
A04
1 : 100
EXISTING NORTH EAST ELEVATION



2
A06
1 : 100
PROPOSED NORTH EAST ELEVATION

Kingborough Council
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| A | Planning Set | 10.05.24 | EJ |
| B | RFI 4th June 2024 | 01.07.24 | EJ |

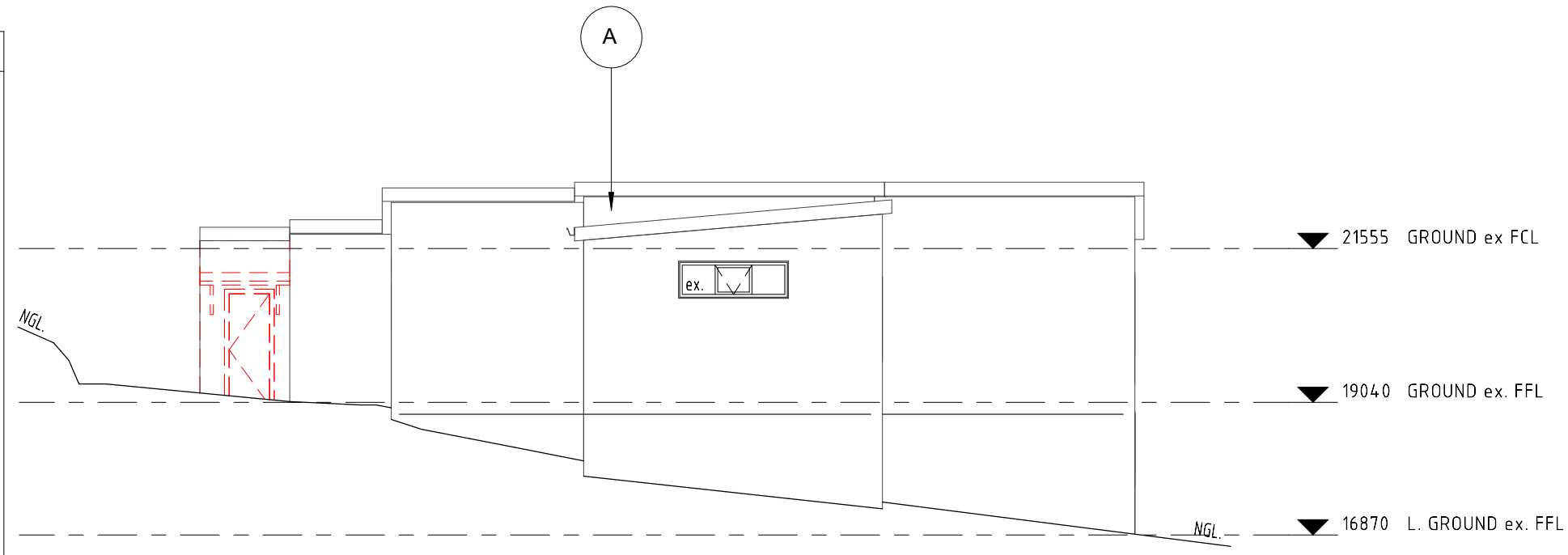
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244 CONINGHAM ROAD
CONINGHAM 7054
Drawing: TIM WALSH AND CLARE LUMLEY
EXISTING & PROPOSED ELES 01 OF 04
design.EAST registered trading name for design.EAST Pty. Ltd.

| | | | |
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| SCALE: | 1 : 100 @ A3 | DRAWN: | EJ |

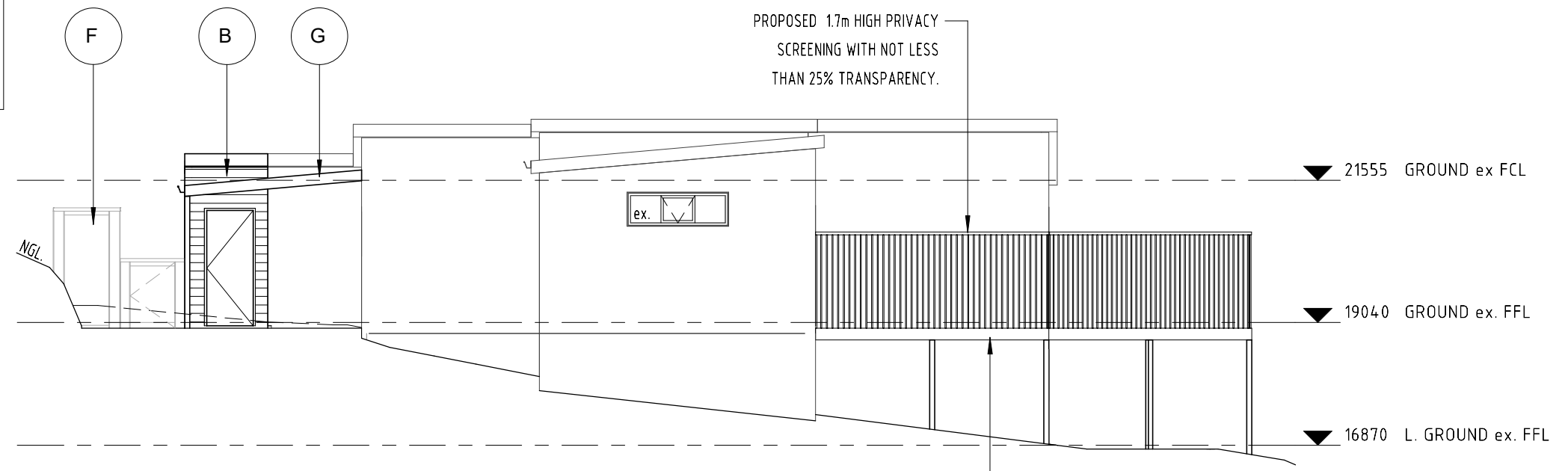
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| EXTERNAL FINISHES | |
|-------------------|---|
| (A) | EXISTING WEATHERBOARD DWELLING - COLORBOND ROOF, TIMBER FRAMED. |
| (B) | PROPOSED EXTENSION TO MATCH EXISTING DWELLING. |
| (C) | PROPOSED TIMBER DECK AND STAIRS. |
| (D) | PROPOSED 1m HIGH TIMBER BALUSTRADE. |
| (E) | PROPOSED ALUMINUM WINDOWS AND DOORS. FINISH: TME. |
| (F) | PROPOSED GLAZED POOL FENCE. Min. 1200mm HIGH. |
| (G) | PROPOSED 'CUSTOM ORB' ROOF SHEETING. FINISH: TME. PITCH: 5° |
| (H) | PROPOSED 'VERGOLA'. FINISH: TBC. |
| (I) | PROPOSED 190mm BLOCKWORK WALL. |

| LEGEND | |
|--------|---------------------------|
| ex. | - EXISTING DOOR / WINDOW. |
| A. | - AWNING WINDOW. |
| F. | - FIXED WINDOW. |
| GH. | - GLAZED HINGED DOOR. |
| GF. | - GLAZED FOLDING DOOR. |
| TD. | - TILT UP GARAGE DOOR. |



1
A04 1 : 100
EXISTING SOUTH EAST ELEVATION



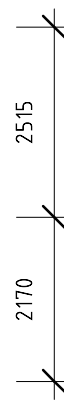
2
A06 1 : 100
PROPOSED SOUTH EAST ELEVATION

| ISSUE | DESCRIPTION | DATE | ISSUED BY |
|-------|-------------------|----------|-----------|
| A | Planning Set | 10.05.24 | EJ |
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|---------|--------------|---------|----|
| DRG.NO: | A08 | CHK BY: | ME |
| SCALE: | 1 : 100 @ A3 | DRAWN: | EJ |

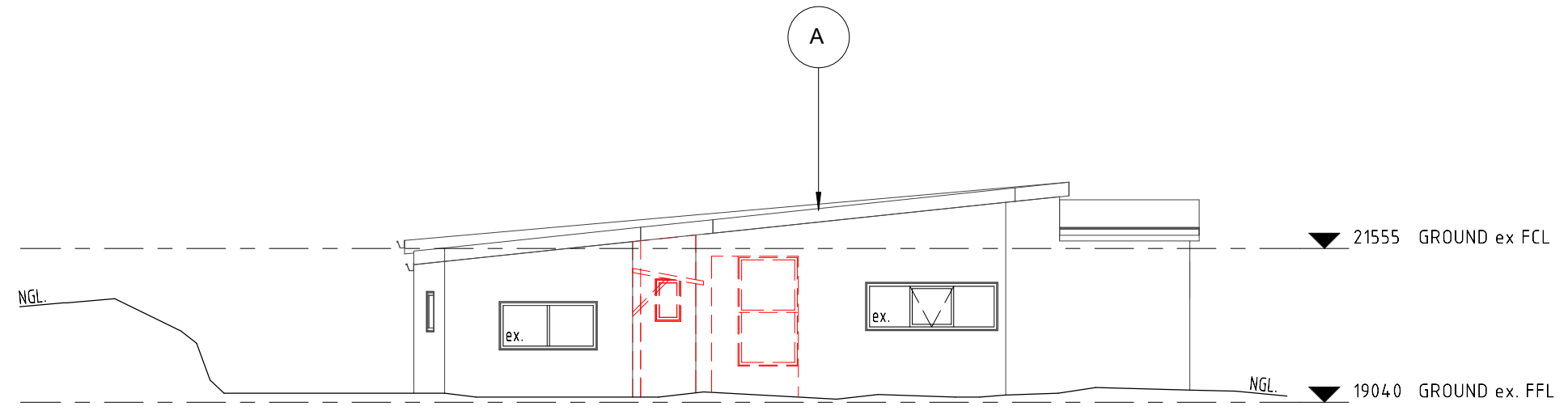
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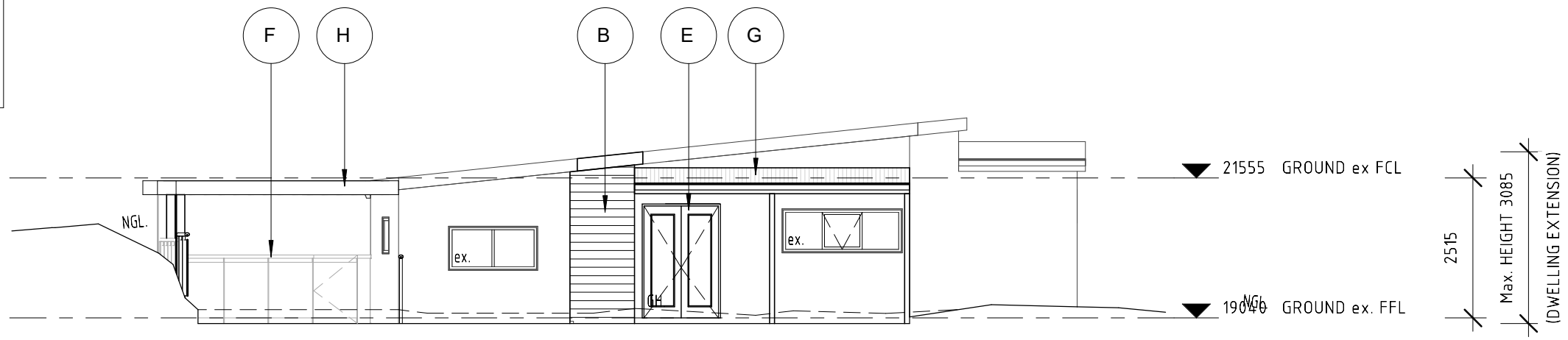
Kingborough Council
Development Application: DA-2024-153
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| (A) | EXISTING WEATHERBOARD DWELLING - COLORBOND ROOF, TIMBER FRAMED. |
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| (D) | PROPOSED 1m HIGH TIMBER BALUSTRADE. |
| (E) | PROPOSED ALUMINUM WINDOWS AND DOORS. FINISH: TME. |
| (F) | PROPOSED GLAZED POOL FENCE. Min. 1200mm HIGH. |
| (G) | PROPOSED 'CUSTOM ORB' ROOF SHEETING. FINISH: TME. PITCH: 5° |
| (H) | PROPOSED 'VERGOLA'. FINISH: TBC. |
| (I) | PROPOSED 190mm BLOCKWORK WALL. |

| LEGEND | |
|--------|---------------------------|
| ex. | - EXISTING DOOR / WINDOW. |
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| F. | - FIXED WINDOW. |
| GH. | - GLAZED HINGED DOOR. |
| GF. | - GLAZED FOLDING DOOR. |
| TD. | - TILT UP GARAGE DOOR. |



1
A04 1 : 100
EXISTING SOUTH WEST ELEVATION



2
A06 1 : 100
PROPOSED SOUTH WEST ELEVATION

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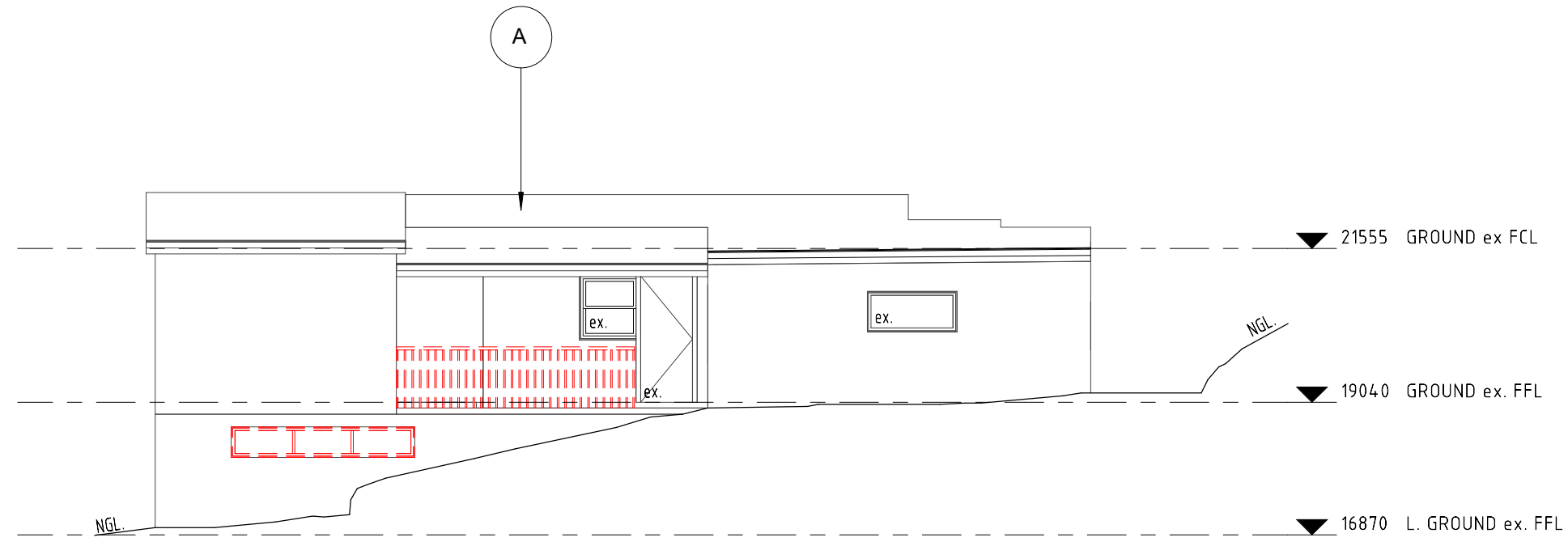
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| DRG.NO: | A09 | CHK BY: | ME |
| SCALE: | 1 : 100 @ A3 | DRAWN: | EJ |

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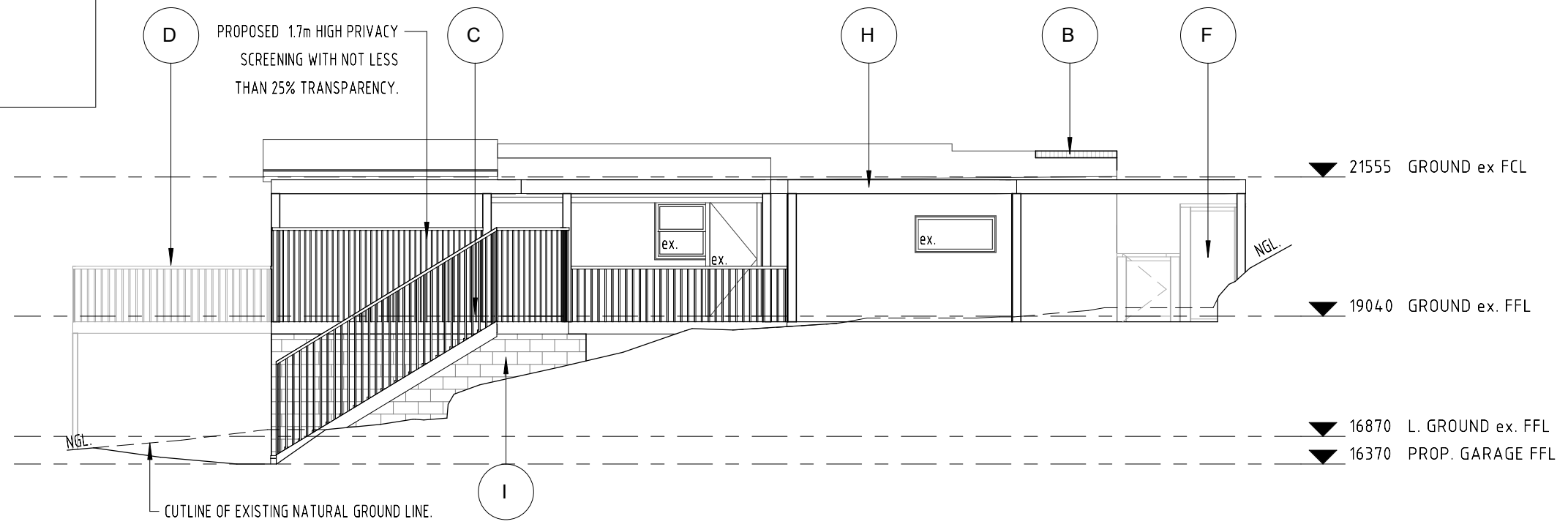
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|--------|---------------------------|
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1
A04 1 : 100
EXISTING NORTH WEST ELEVATION



2
A06 1 : 100
PROPOSED NORTH WEST ELEVATION

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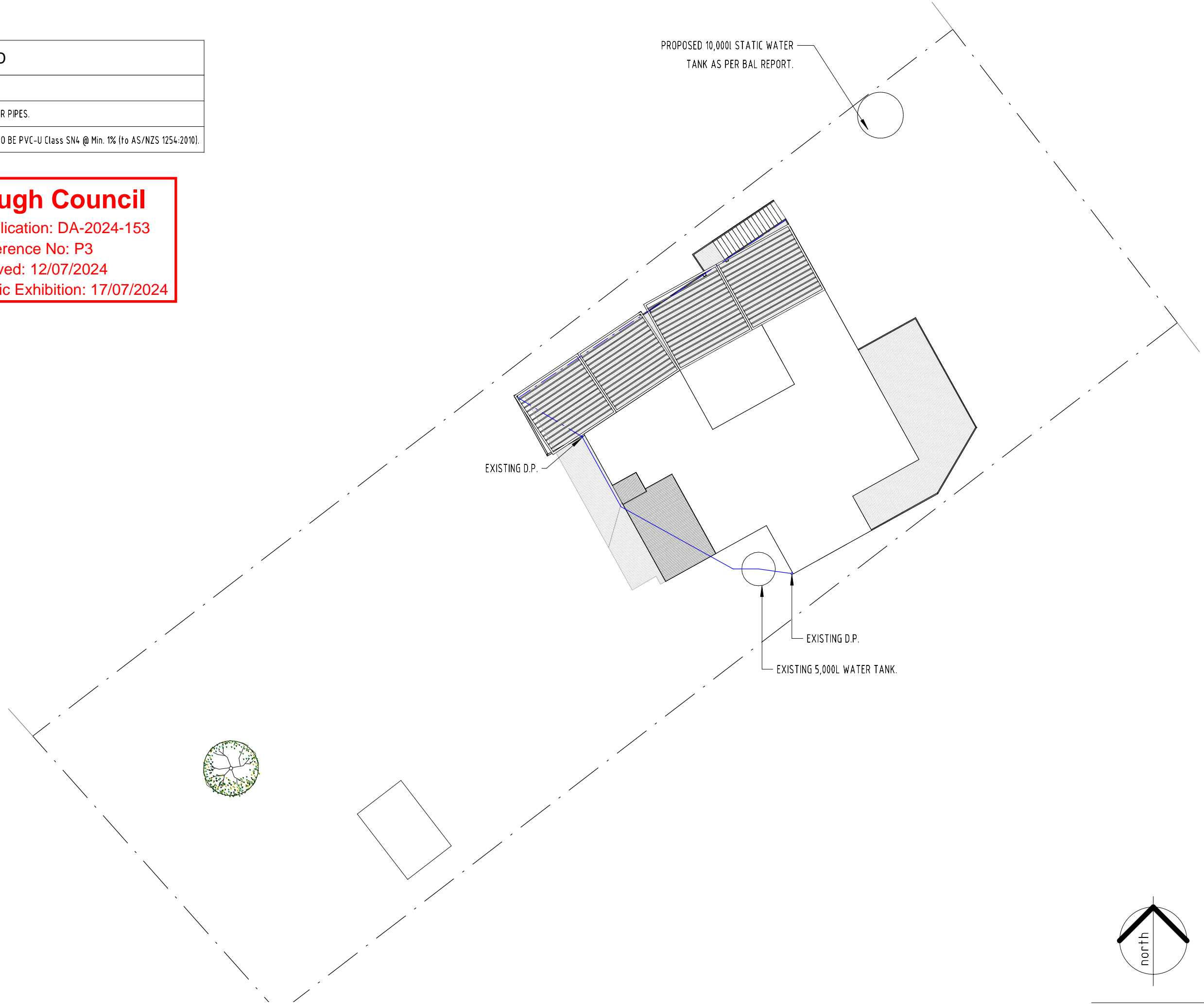
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| DRG.NO: | A10 | CHK BY: | ME |
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| PLUMBING LEGEND | |
|-----------------|---|
| MARK | DESCRIPTION |
| | EXISTING STORMWATER PIPES. |
| | STORMWATER PIPES TO BE PVC-U Class SN4 @ Min. 1% (to AS/NZS 1254:2010). |

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| A | Planning Set | 10.05.24 | EJ |
| B | RFI 4th June 2024 | 01.07.24 | EJ |
| | | | |
| | | | |

Project: ADDITIONS & ALTERATIONS
 244 CONINGHAM ROAD
 CONINGHAM 7054
 Drawing: TIM WALSH AND CLARE LUMLEY
 Stormwater Management Plan
design.EAST registered trading name for design.EAST Pty. Ltd.

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|--------|--------------|---------|-----|---------|----|
| SCALE: | 1 : 200 @ A3 | DRG.NO: | A11 | CHK BY: | ME |
| DRAWN: | EJ | | | | |

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STORMWATER MANAGEMENT PLAN
 1 : 200

