

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2026-263
Proposal: Extension to dwelling
Subject Site: 31 Auburn Road, Kingston Beach
Responsible Planning Officer: Benjamin Allen

Advertised Documents:

- Application Plans

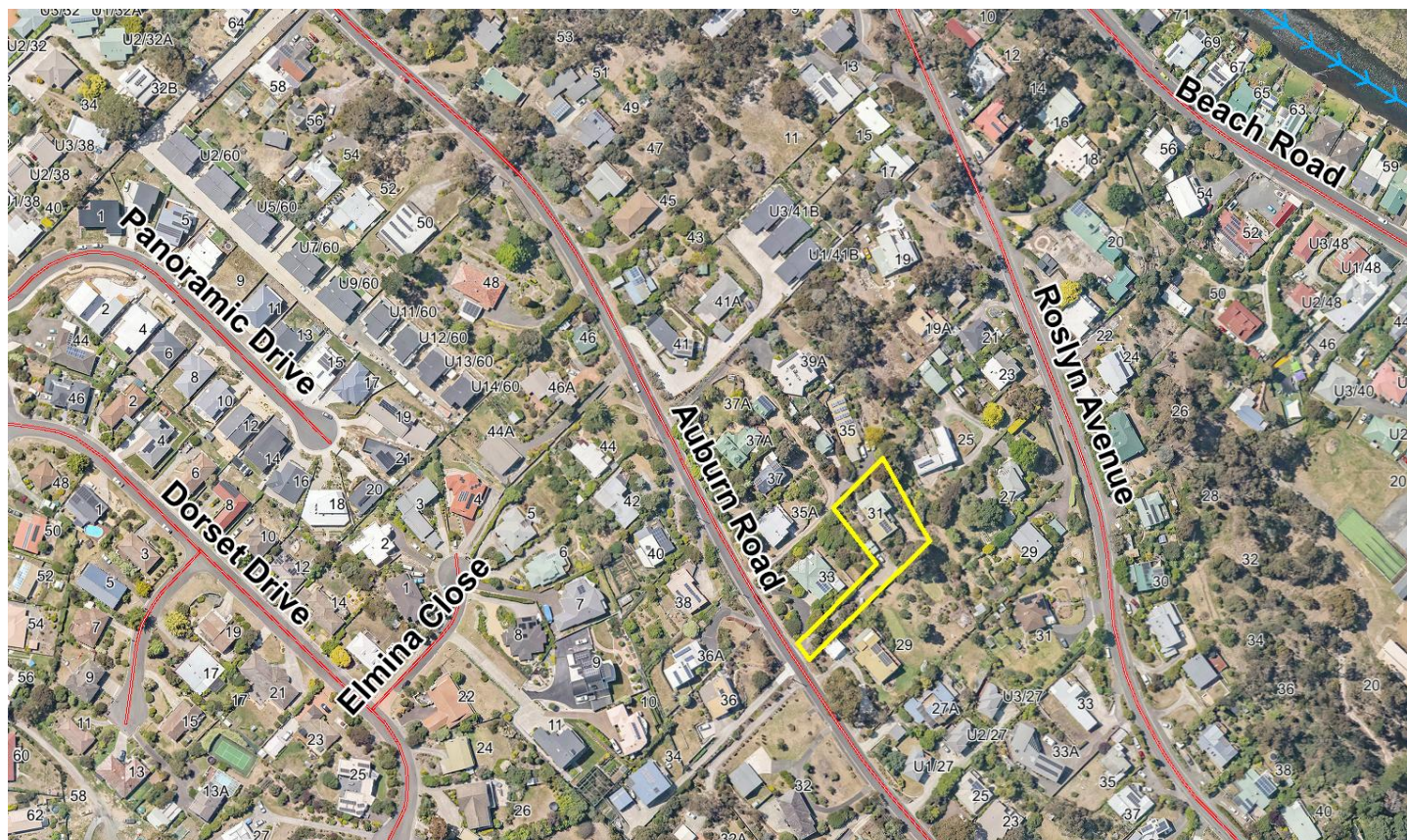
Available upon request:

- 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 **28 August 2026**; 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.





	DRAWING SCHEDULE
A.01	LOCATION PLAN
A.02	SITE ANALYSIS
A.03	SITE PLAN
A.04	EXISTING GROUND FLOOR PLAN
A.05	EXISTING FIRST FLOOR PLAN
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Kingborough Council
Development Application: DA-2026-263
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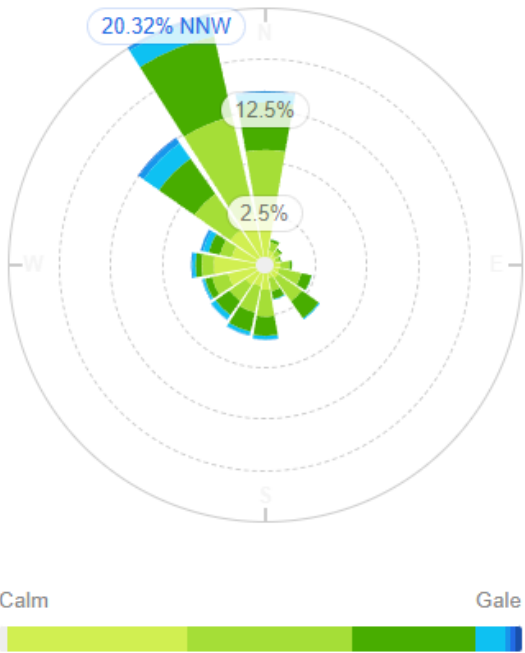


31 AUBURN ROAD
KINGSTON BEACH TAS
7050

ALTERATIONS & ADDITIONS
JOB NO: 2538

SITE INFORMATION

Title Reference:	57322/2
Property ID:	5723187
Council:	KINGBOROUGH
Zoning:	12.0 LOW DENSITY
RESIDENTIAL	
General Overlays:	
LANDSLIDE HAZARD AREA, HERITAGE PRECINCT	
BIODIVERSITY PROTECTION AREA	
Soil Classification:	TBC
Assessment TBC	
BAL:	N/A
Wind Classification:	TBC
Design Wind Gust Speed (V _{h,u}):	TBC
Topography:	TBC
Shielding:	TBC
Terrain Category:	TBC
Climate zone:	7
NCC Building Class:	1a



All dimensions in millimetres
unless noted otherwise.

PRINT ALL DRAWINGS IN COLOUR



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PROJECT STAGE
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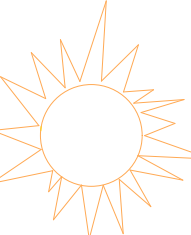
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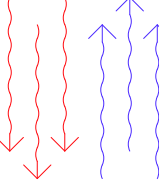
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A.01
LOCATION PLAN

LEGEND

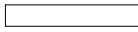
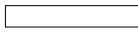
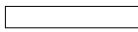


SUN
SUMMER & WINTER SOLSTICE
WINTER JUNE 22 - - - - -
SUMMER DEC 22 - - - - -



WINDS
PREDOMINANT BREEZES
CROSS VENTILATION
SCREENS TO AVOID

GENERAL OVERLAYS

-  HERITAGE PRECINCT
(TO ENTIRE SITE)
-  LANDSLIP HAZARD (LOW)
(TO ENTIRE SITE)
-  BIODIVERSITY PROTECTION AREA
(TO ENTIRE SITE)

35A AUBURN RD
KINGSTON BEACH TAS
7050



44°58'40"
30.71

25 ROSLYN AV
KINGSTON BEACH TAS
7050

2
57 322
1563m²

EXISTING DECK
8.24 m²

EXISTING DECK
16/28 m²

PROPOSED DECK
14.07 m²

31 AUBURN RD
KINGSTON BEACH TAS
7050

PROPOSED ADDITION
29.77 m²

EXISTING SHED
22.20 m²

EXIST
PAVED DRIVEWAY

31.48 322°07'40"

33 AUBURN RD
KINGSTON BEACH TAS
7050

27 ROSLYN AV
KINGSTON BEACH TAS
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REV	AMENDMENT	DATES

A.02
SITE ANALYSIS

SITE PLAN LEGEND & NOTES

LEGEND

- EXISTING HOUSE
- PROPOSED ADDITION
- NEIGHBOUR BOUNDARY
- PROPERTY BOUNDARY
- CONTOUR
- SETBACK
- EASEMENT
- PROPERTY & ONSITE FENCE

Soil & Water Management Strategies

Downpipes to be connected into onsite system as soon as the roof is installed.

Install AG drain prior to footing excavation.

Excavated material placed up-slope of AG drain. To be removed when building works are complete and used as fill on site for any low points. Install a sediment fence on the downslope side of material.

Construction vehicles to be parked on the street only, to prevent transferring debris onto **31 AUBURN ROAD KINGSTON BEACH TAS 7050.**

IMPORTANT NOTES:

EXISTING SEWER, STORMWATER AND WATER CONNECTIONS TO THE SITE ARE TO REMAIN IN PLACE AND BE PROTECTED THROUGHOUT THE WORKS, UNLESS OTHERWISE REQUIRED BY THE RELEVANT AUTHORITY.

ANY NEW OR ALTERED PLUMBING, DRAINAGE, SEWER OR STORMWATER WORKS ARE TO BE LOCATED, CONFIRMED AND INSTALLED BY A REGISTERED / LICENSED PLUMBER IN ACCORDANCE WITH ALL RELEVANT NCC, TASWATER, COUNCIL AND AUSTRALIAN STANDARD REQUIREMENTS.

BUILDER / PLUMBER TO CONFIRM THE LOCATION, DEPTH AND CONDITION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE OWNER / DESIGNER PRIOR TO WORKS PROCEEDING.

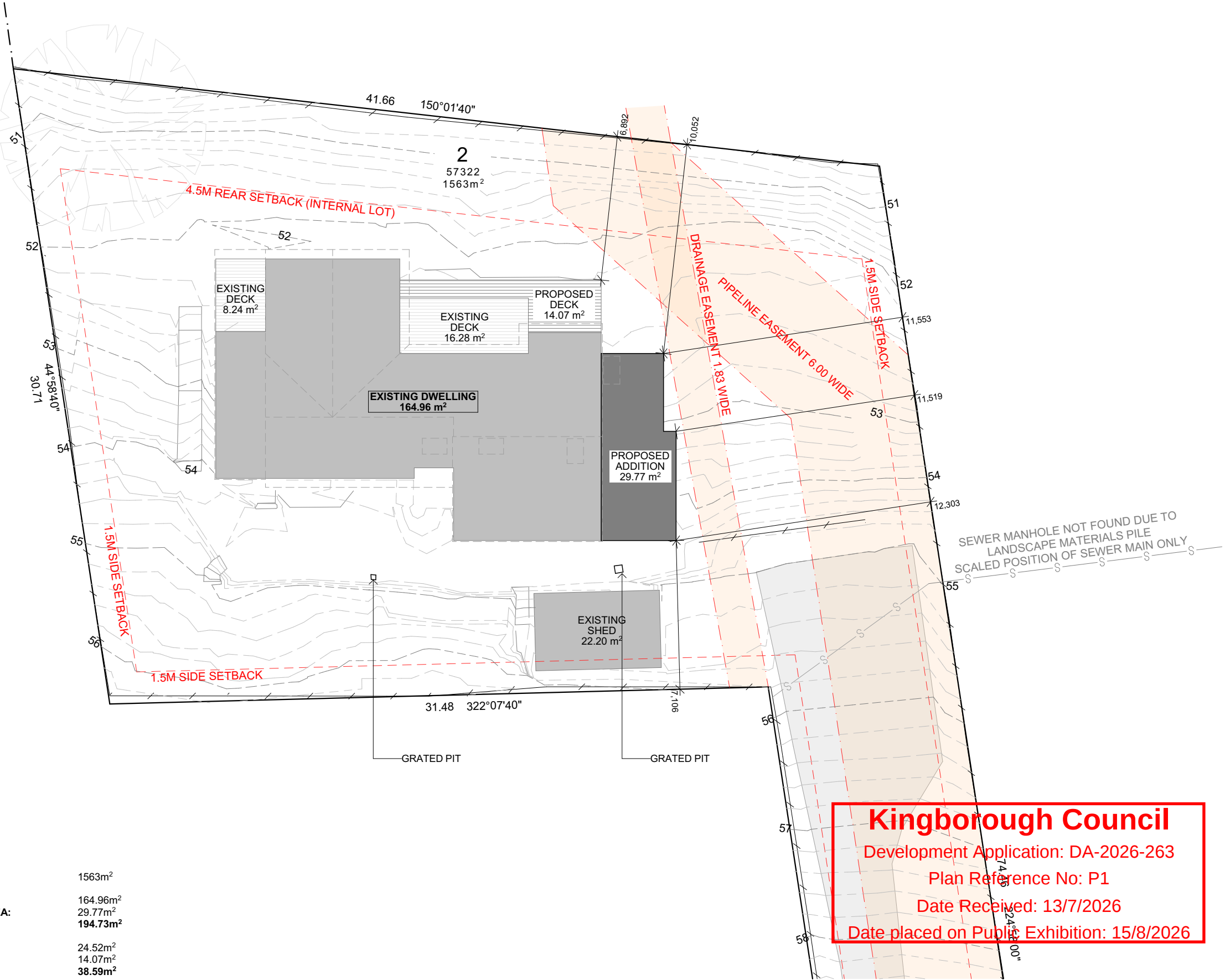
EXISTING STORMWATER DISCHARGE POINTS ARE TO BE MAINTAINED UNLESS OTHERWISE NOTED. ANY REQUIRED ALTERATIONS ARE TO BE UNDERTAKEN BY A REGISTERED / LICENSED PLUMBER TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

NO NEW SITE SERVICE CONNECTIONS ARE PROPOSED AS PART OF THIS APPLICATION UNLESS OTHERWISE NOTED.

SITE INFORMATION AND BUILDING LOCATION BASED ON AVAILABLE TITLE AND MAPPING INFORMATION, SUBJECT TO CONFIRMATION BY FUTURE SURVEY IF REQUIRED.

SITE AREAS:

LAND AREA:	1563m ²
EXISTING BUILDING AREA:	164.96m ²
PROPOSED BUILDING AREA:	29.77m ²
TOTAL BUILDING AREA:	194.73m ²
EXISTING DECK AREA:	24.52m ²
PROPOSED DECK AREA:	14.07m ²
TOTAL DECKS AREA:	38.59m ²
TOTAL BUILDING FOOTPRINT:	233.32m ²
SITE COVERAGE:	14.92%



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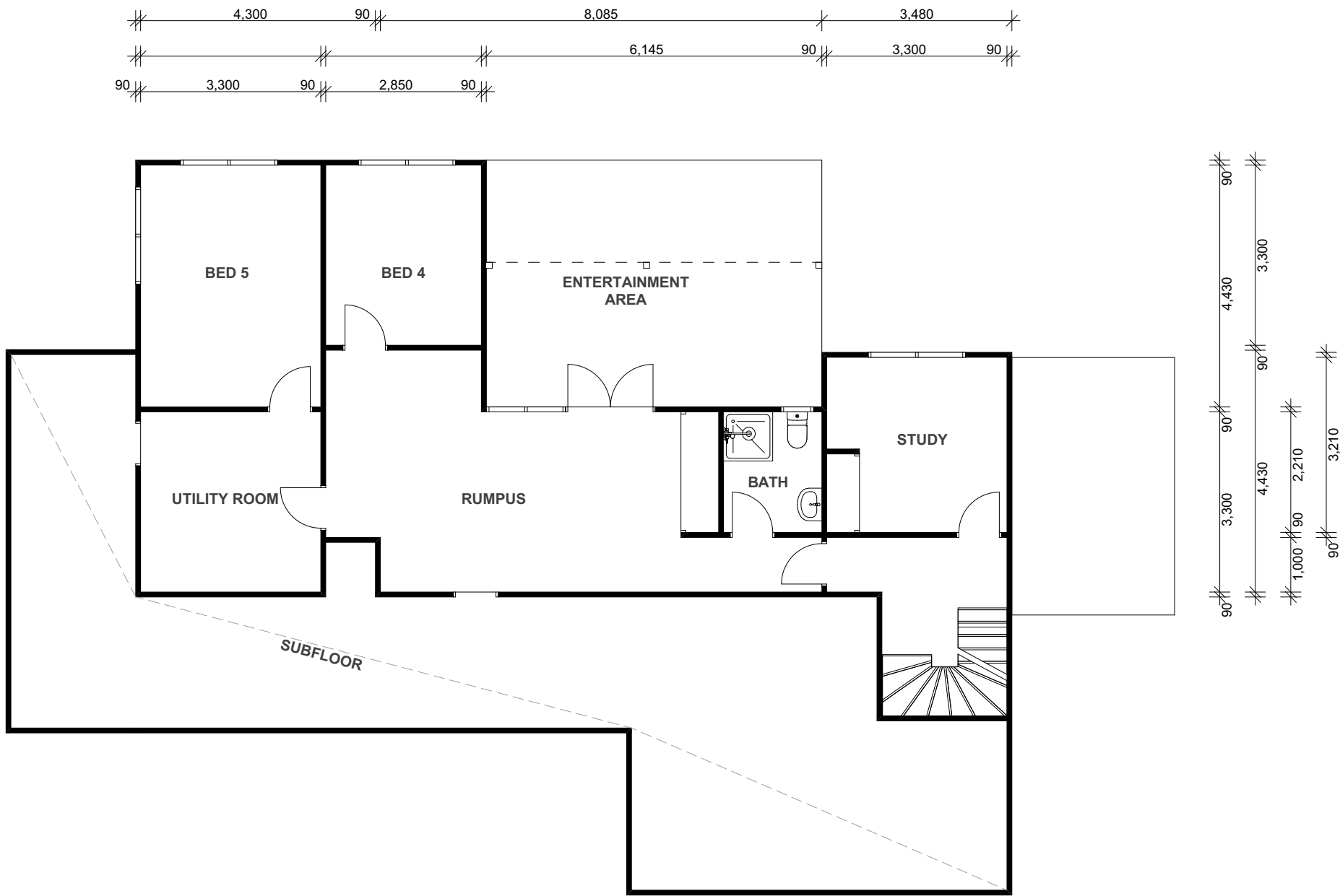
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REV | AMENDMENT | DATES

A.03
SITE PLAN

KEY
EXISTING



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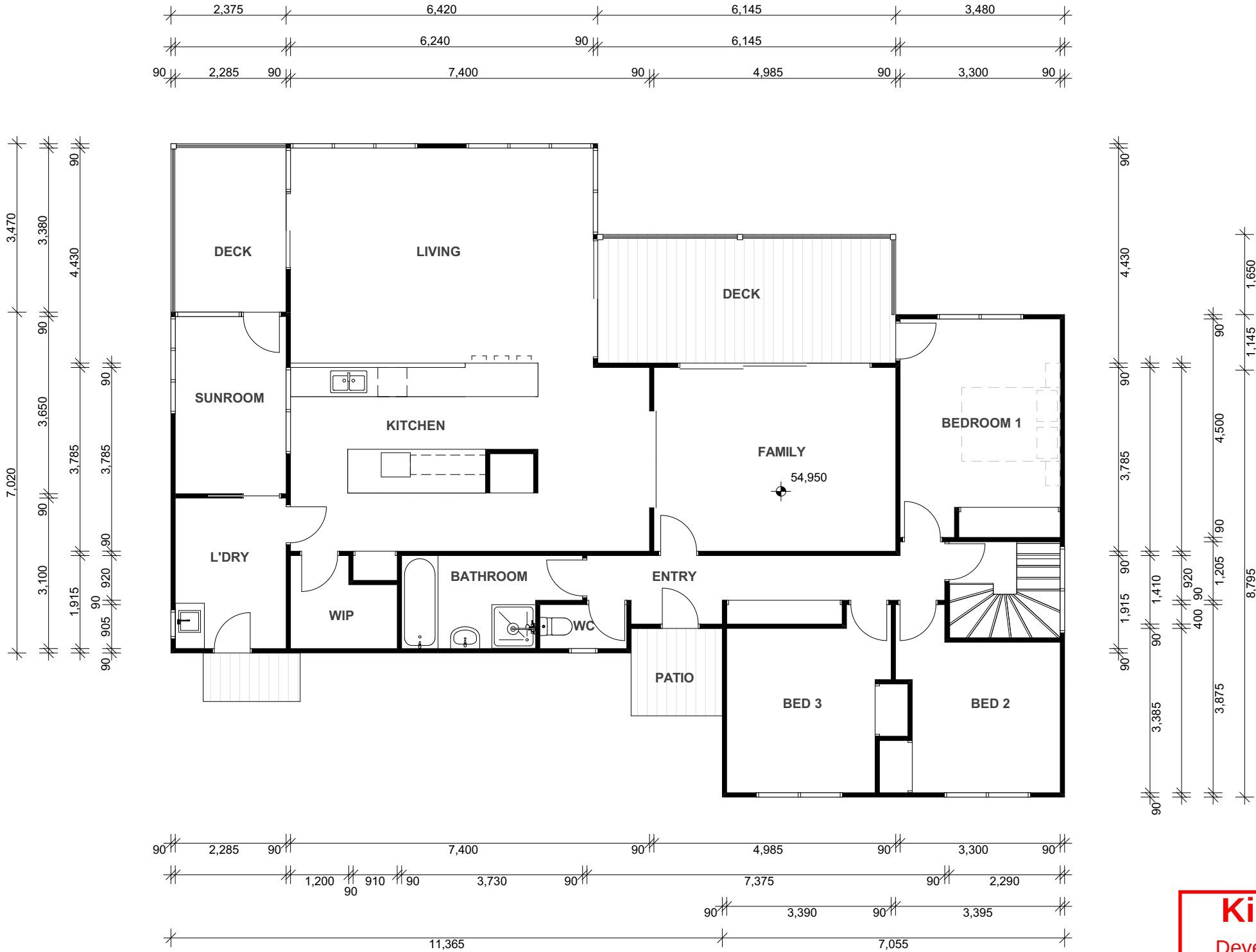


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A.04
EXISTING GROUND
FLOOR PLAN



KEY
EXISTING



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A.05
EXISTING FIRST
FLOOR PLAN

KEY

EXISTING

DEMOLISHED ELEMENTS



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REV	AMENDMENT	DATES

A.06
DEMOLITION PLAN
FIRST FLOOR

- KEY
- EXISTING

PROPOSED

- LEGEND
- WC

BS

SHR

BA

TW

BAL

SK

TOILET

BASIN

SHOWER

BATH

TOWEL RAIL

GLASS BALUSTRADE

VELUX SKYLIGHT FS 780 x 1180
- TILE

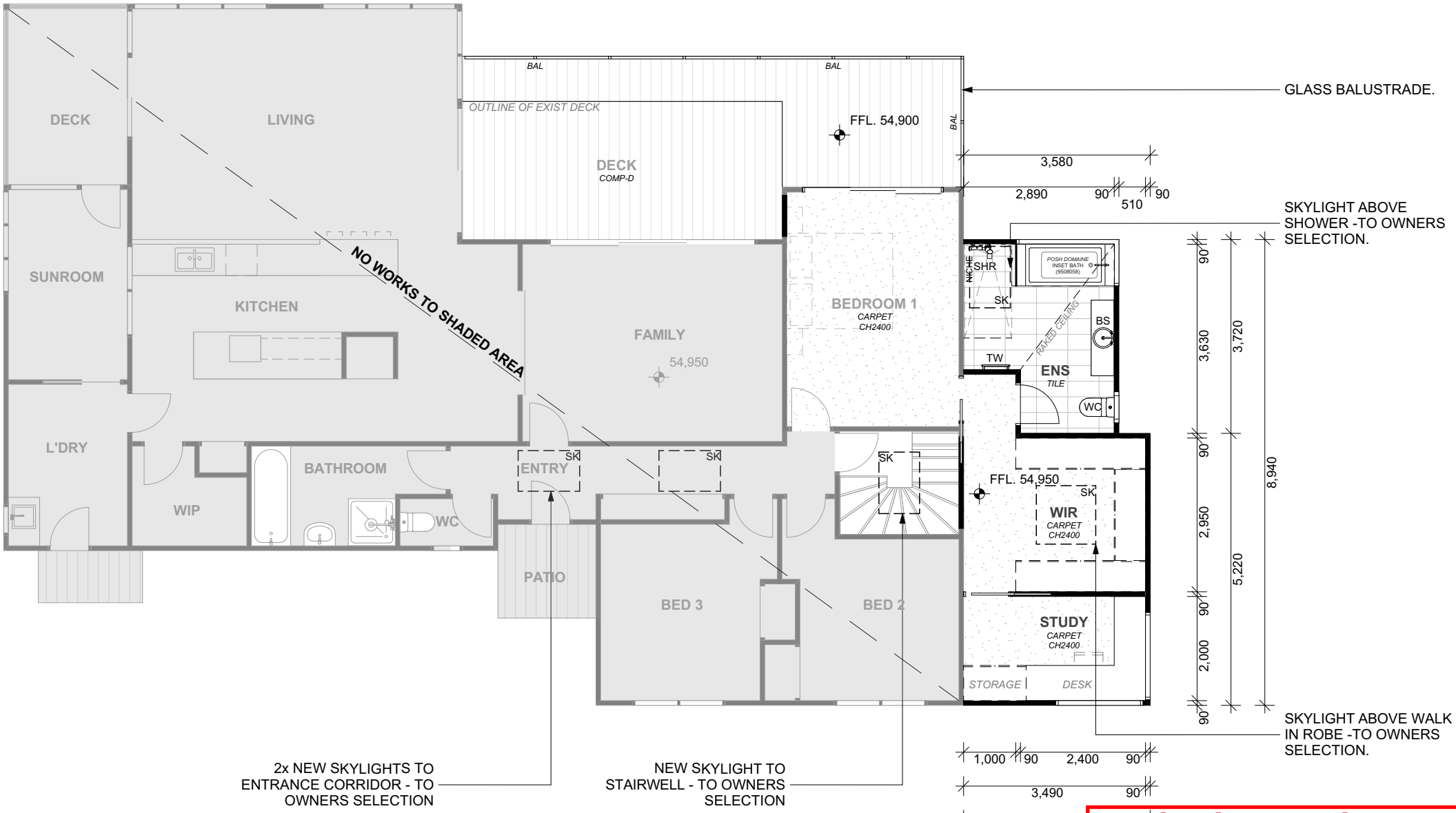
CARPET

COMP-D

CERAMIC FLOOR TILE - TO OWNERS SELECTION

CARPET - TO OWNERS SELECTION

COMPOSITE DECKING - EKODECK



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REV	AMENDMENT	DATES

A.07
PROPOSED FIRST
FLOOR PLAN



(EXISTING) EAST ELEVATION
1:100



(PROPOSED) EAST ELEVATION
1:100

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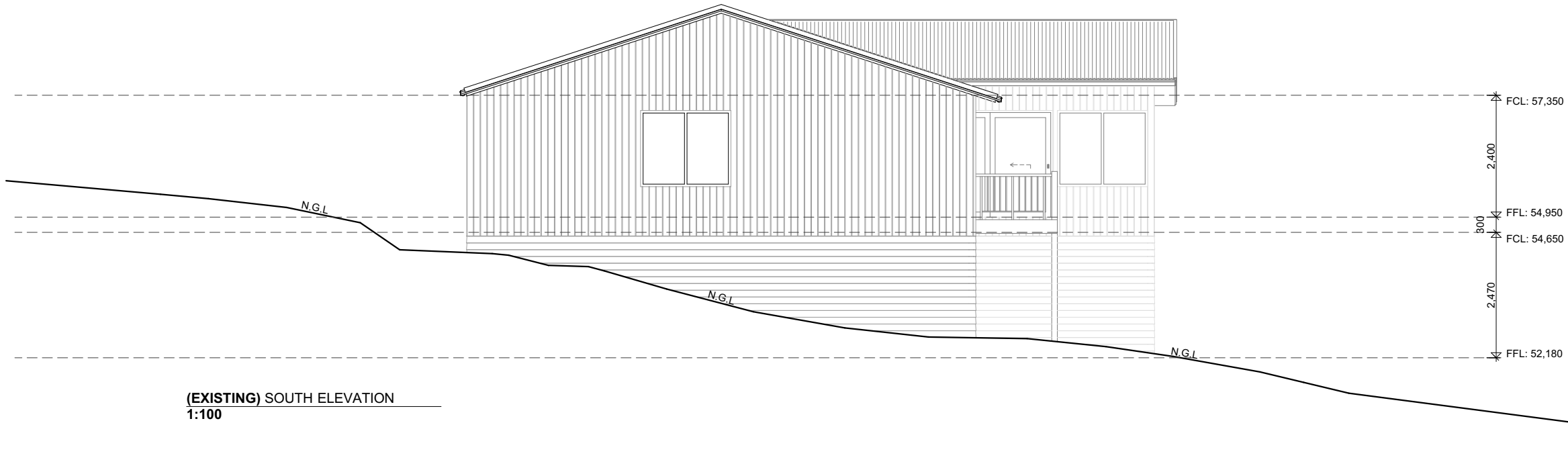
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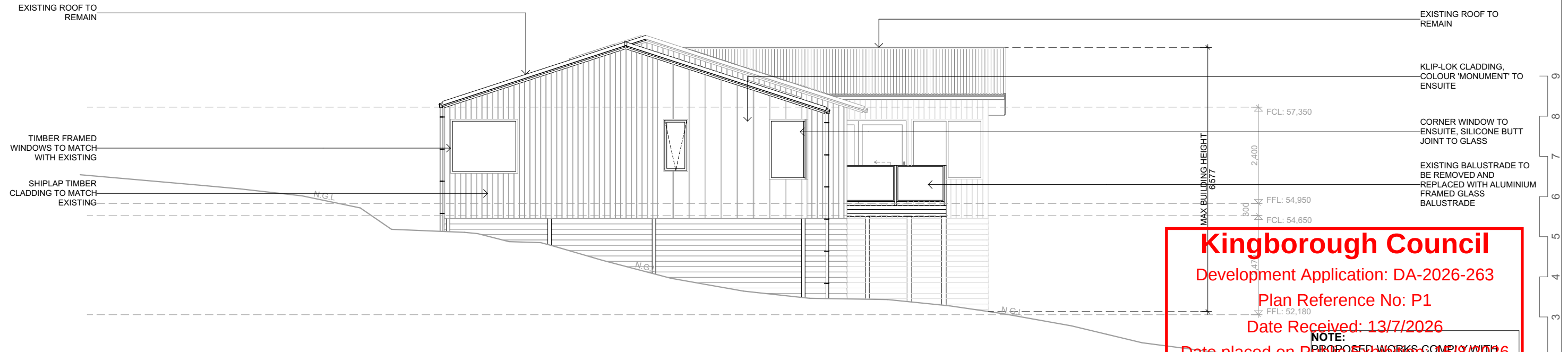


REV	AMENDMENT	DATES

A.08
EAST ELEVATIONS



(EXISTING) SOUTH ELEVATION
1:100



(PROPOSED) SOUTH ELEVATION
1:100

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NOTE:

PROPOSED WORKS COMPLY WITH THE LOW DENSITY RESIDENTIAL ZONE BUILDING ENVELOPE REQUIREMENTS. MAXIMUM BUILDING HEIGHT TO REMAIN BELOW 8.5M ABOVE NATURAL GROUND LEVEL.

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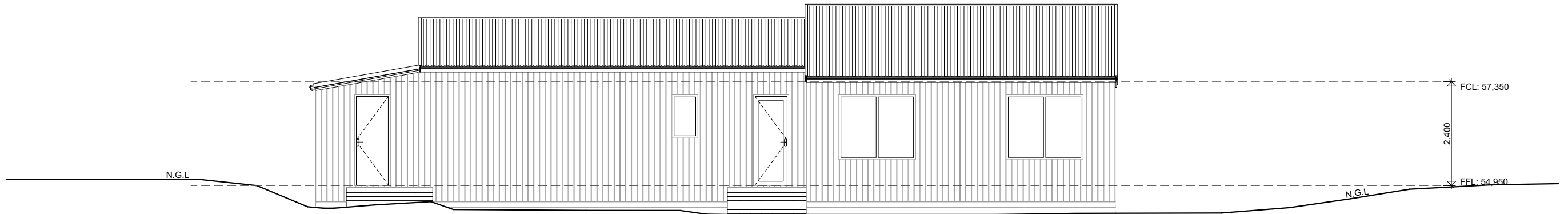
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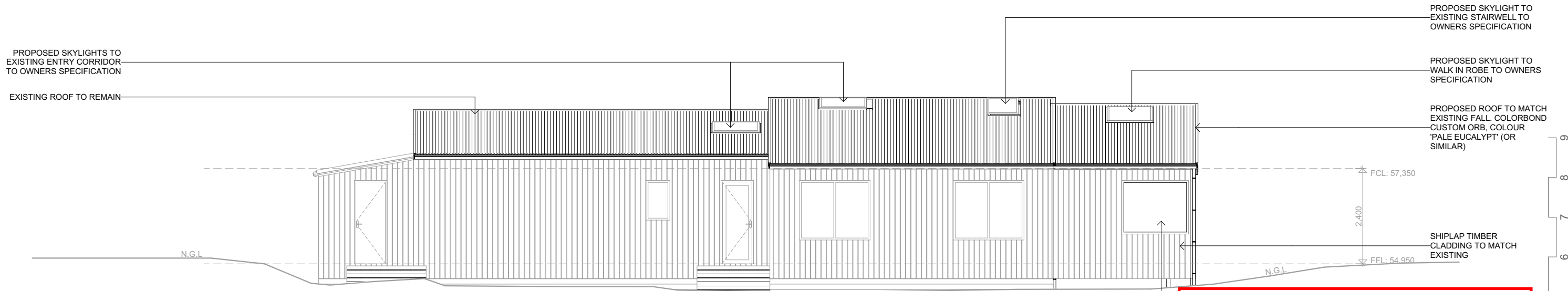


REV	AMENDMENT	DATES

A.09
SOUTH ELEVATIONS



(EXISTING) WEST ELEVATION
1:100



(PROPOSED) WEST ELEVATION
1:100

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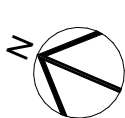


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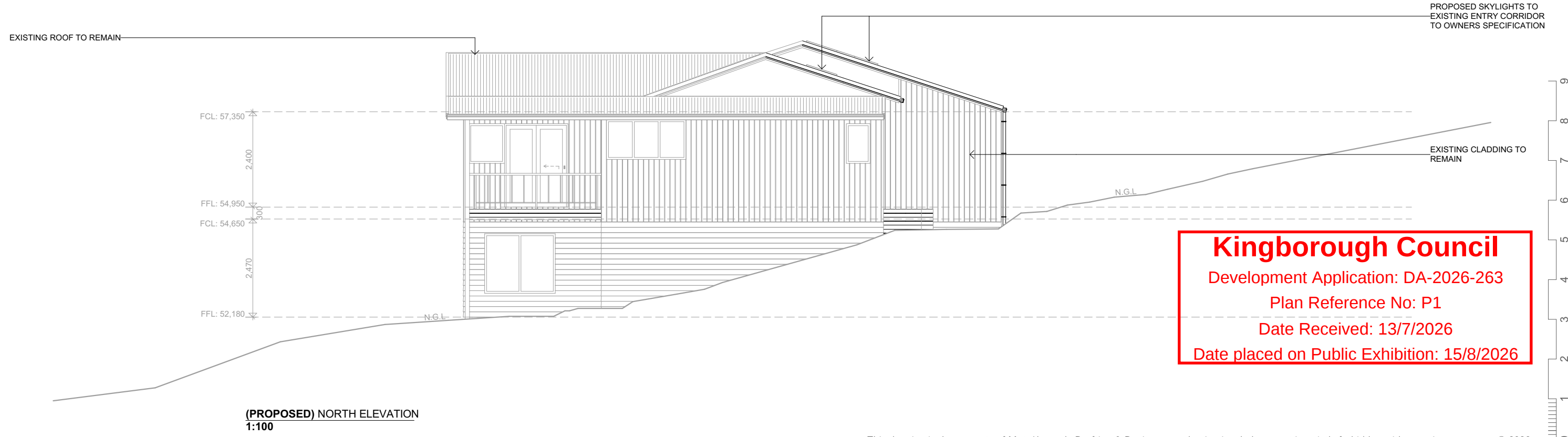
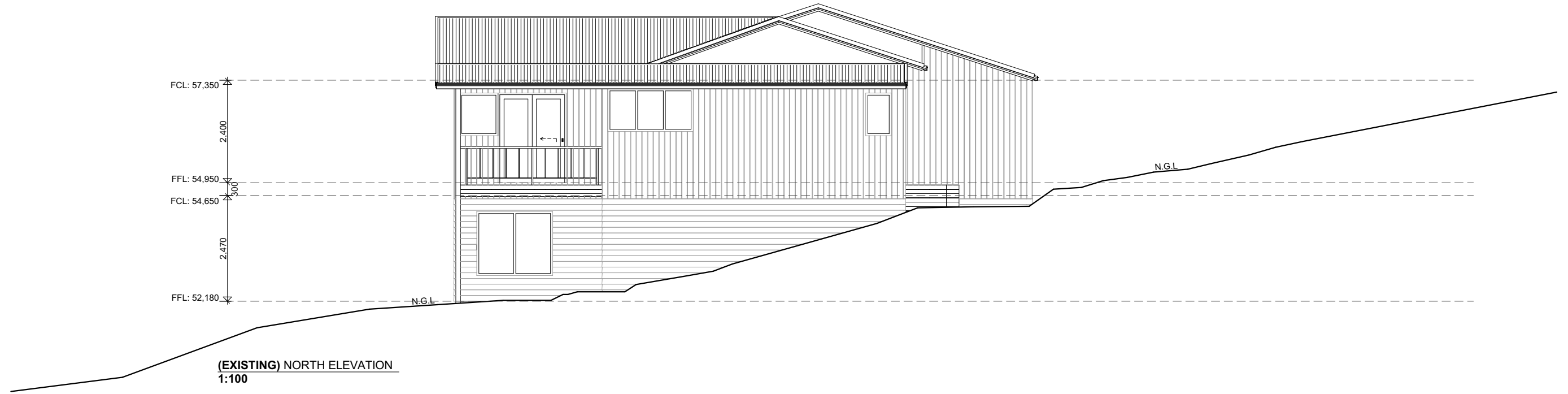
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A.10
WEST ELEVATIONS



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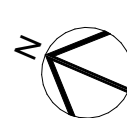


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A.11
NORTH ELEVATIONS

DESIGN NOTE:
TIMBER WINDOW FRAMES

DESIGN NOTE:
CLADDING TO MATCH EXISTING



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A.12
3D VISUALISATION 01

DESIGN NOTE:
KLIP-LOK® STEEL WALL CLADDING - COLOUR 'MONUMENT'.



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A.13
3D VISUALISATION 02

DESIGN NOTE:
SKYLIGHT ABOVE SHOWER

DESIGN NOTE:
POSH DOMAINE INSET BATH 1525 x 800 (PC:9508058)



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A.14
3D VISUALISATION 03

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