



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2024/043464**

**PROPOSAL:** Additions & Alterations (Multiple Dwellings)

**LOCATION:** 2/13 Coventry Rise, Howrah

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 13 May 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 13 May 2024. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to [clarence@ccc.tas.gov.au](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 13 May 2024.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at the Council offices.

# Clarence City Council



## APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at Council offices.

Proposal:

PROPOSED NEW SUN ROOM ADDITION

Location:

Address: UNIT 2 / 13 COVENTRY RISE  
Suburb/Town: HOWRAH Postcode: 7018

Current Owners/s:

Applicant:

**Personal Information Removed**

Tax Invoice for application fees to be in the name of: (if different from applicant)

Estimated cost of development

\$ 50,000 ESTIMATE

Is the property on the Tasmanian Heritage Register?

Yes

No

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

[Empty box with a diagonal slash]

Current Use of Site:

RESIDENTIAL DWELLING

Does the proposal involve land administered or owned by the Crown or Council?

Yes

[Empty checkbox]

No

[Checked checkbox]


Declaration:

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement:

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Applicant's Signature:

Signature  Date 10/4/2024

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST BE SUBMITTED WITH YOUR APPLICATION.**

OWNER  
MALWOOD P/L

FOLIO REFERENCE CT173690/50

GRANTEE  
PART OF 730 ACRES GTD TO  
F BUTLER & ANOR.

PLAN OF SURVEY  
BY SURVEYOR TERENCE S CROMER  
11/15 Gladstone St, Battery Point, 7004  
PH 0419 353 414  
e-mail: terry@cromersurveyors.com.au  
www.cromersurveyors.com.au

LOCATION  
CITY OF CLARENCE

Registered Number  
**SP175586**

APPROVED  
EFFECTIVE FROM... **6 NOV 2018**

*Alice Kawa*  
Recorder of Titles

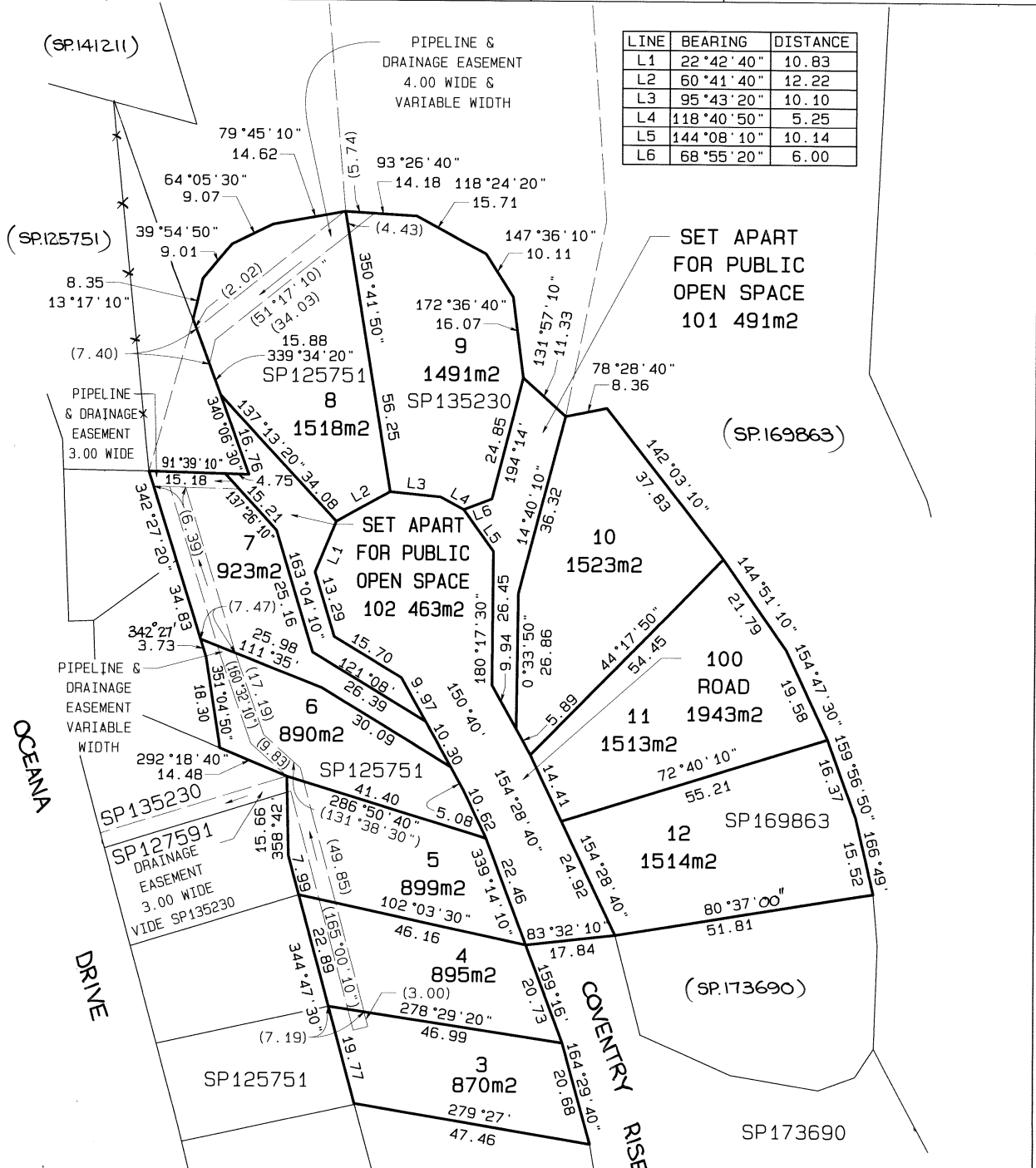
SCALE 1:750 LENGTHS IN METRES

MAPSHEET MUNICIPAL  
CODE No. 107 (5225)

LAST UPI No.

LAST PLAN  
No. SP173690

ALL EXISTING SURVEY NUMBERS TO BE  
CROSS REFERENCED ON THIS PLAN



LINE	BEARING	DISTANCE
L1	22°42'40"	10.83
L2	60°41'40"	12.22
L3	95°43'20"	10.10
L4	118°40'50"	5.25
L5	144°08'10"	10.14
L6	68°55'20"	6.00

*[Signature]* 23/10/2018  
COUNCIL DELEGATE DATE

SEARCH OF TORRENS TITLE

VOLUME 175586	FOLIO 5
EDITION 2	DATE OF ISSUE 21-Dec-2018

SEARCH DATE : 19-Jan-2019

SEARCH TIME : 07.42 PM

DESCRIPTION OF LAND

City of CLARENCE  
 Lot 5 on Sealed Plan 175586  
 Derivation : Part of 730 Acres Gtd. to F. Butler & Anor.  
 Prior CT 173690/50

SCHEDULE 1

M730040 TRANSFER to JASON GAITERO and ANNETTE MARGARET KING  
 as tenants in common in equal shares Registered  
 21-Dec-2018 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP175586 EASEMENTS in Schedule of Easements  
 SP175586 COVENANTS in Schedule of Easements  
 SP175586 FENCING PROVISION in Schedule of Easements  
 SP173690 FENCING PROVISION in Schedule of Easements  
 E34443 AGREEMENT pursuant to Section 71 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 23-Feb-2016 at 12.02 PM  
 E34444 AGREEMENT pursuant to Section 71 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 23-Feb-2016 at 12.03 PM  
 E161500 MORTGAGE to Commonwealth Bank of Australia  
 Registered 21-Dec-2018 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Inquiries: Richard Antoniewicz  
Phone: (03) 61654444  
Email: Richard.Antoniewicz@dpipwe.tas.gov.au  
Our Ref: RA STR180892  
Your Ref: GAITJ01

19 March 2021

**ROGERSON & BIRCH  
UNIT 1, 2 KENNEDY DRIVE  
CAMBRIDGE TAS 7170**

**NOTICE OF REGISTRATION  
of**

**STRATA PLAN NO:** 180892

**STRATA PLAN OWNER:** JASON GAITERO and ANNETTE MARGARET KING

I have registered this Plan. Enclosed is a copy of the plan in the form in which it has taken effect.

**Titles issued and dispatch details are as follows:**

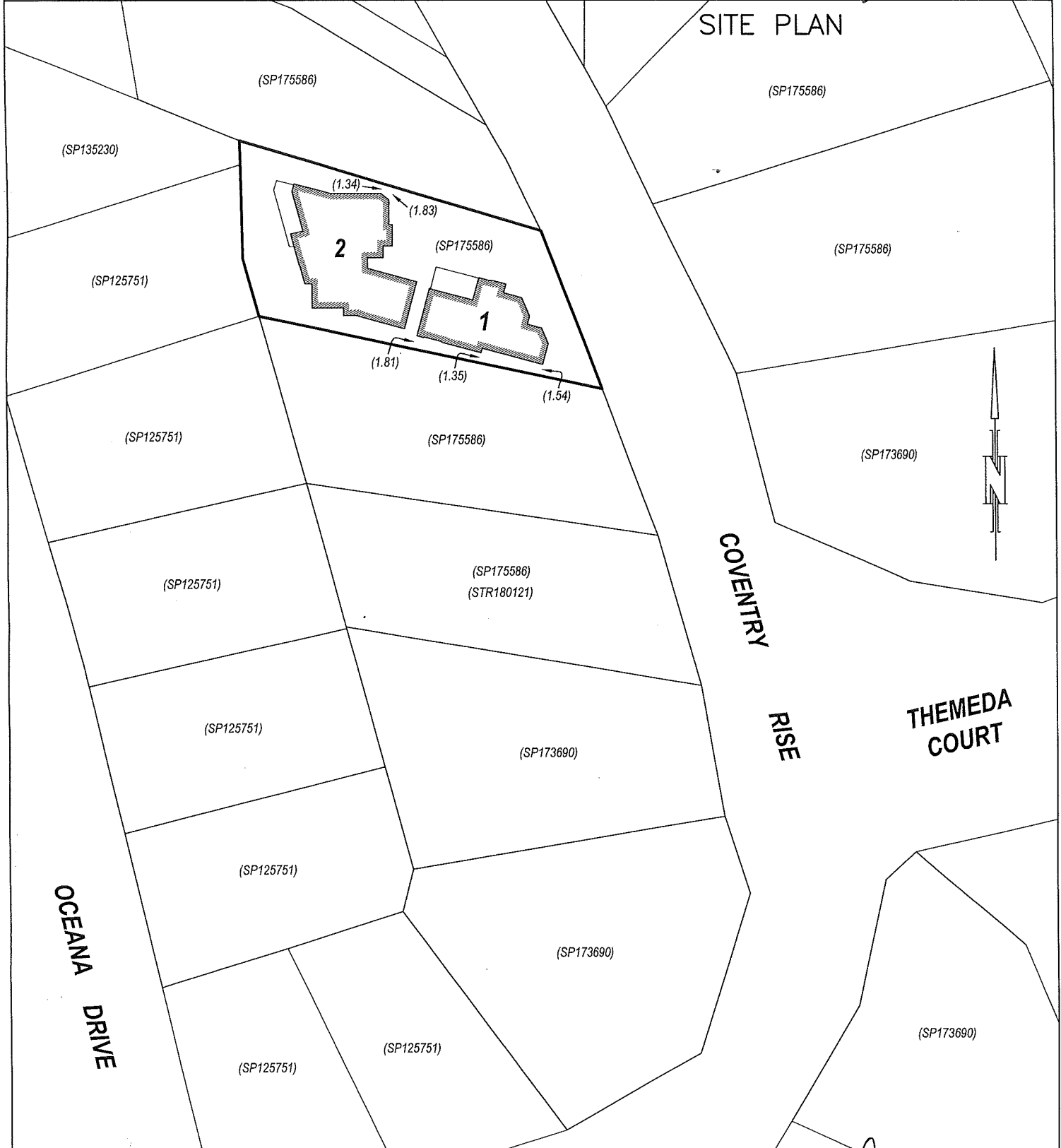
**Volume 180892 Folios 1 and 2** – Retained in this office under the control of Westpac Banking Corporation.

ROBERT MANNING  
Recorder of Titles

Per:

Enc.

CITY/TOWN CLARENCE	<b>STRATA PLAN</b>	Registered Number <b>180892</b>
SUBURB/LOCALITY HOWRAH		SHEET 1 OF 3 SHEETS
FOLIO REFERENCE C.T.175586/5	NAME OF STRATA SCHEME 13 COVENTRY RISE, HOWRAH	STRATA TITLES ACT 1998 REGISTERED ...19.MAR.2021.....
SITE COMPRISES THE WHOLE OF LOT 5 ON PLAN No. SP175586	SCALE 1:500	LENGTHS IN METRES <i>Devin</i> Recorder of Titles



NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.	<i>CM</i> Council Clare Delegate Shea	5 March 2021 Date	<i>[Signature]</i> Registered Land Surveyor	8.12.2020 Date
	STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE)	LODGED BY ROGERSON & BIRCH SURVEYORS		

# STRATA PLAN

SHEET 2 OF 3 SHEETS

STRATA TITLES ACT 1998

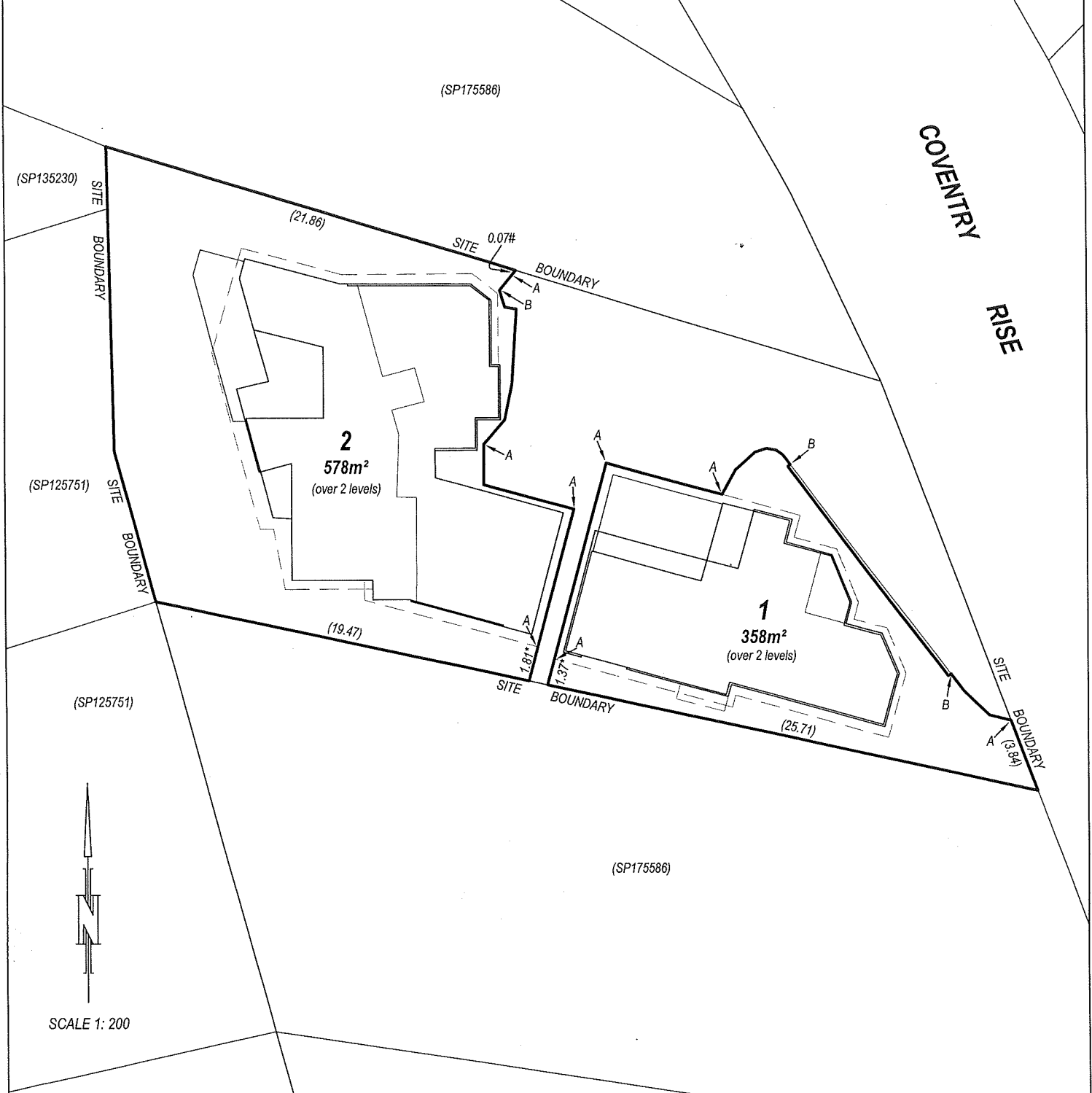
Registered Number

*C. Nea*  
Council Delegate

5 March 2020  
Date

180892

## GROUND LEVEL



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:

- SITE BOUNDARIES
- MEASUREMENT WHERE BOUNDARY IS OPEN
- EDGE OF CONCRETE LABELLED A - B
- BOTTOM OF RETAINING WALL LABELLED B - B
- EDGE OF ROOFING STRUCTURE LABELLED A - A

OPEN BOUNDARIES SHOWN \* ARE THE PROLONGATION OF THE ADJACENT EDGE OF ROOFING STRUCTURE LABELLED A - A  
OPEN BOUNDARY SHOWN # IS THE PROLONGATION OF THE ADJACENT EDGE OF CONCRETE LABELLED A - B

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY  
THE VERTICAL LOT BOUNDARIES EXTEND FROM 2.00m BELOW GROUND LEVEL TO 10.00 METRES ABOVE GROUND LEVEL

LOT No	OPEN SPACE AREA	TOTAL FLOOR AREA	TOTAL AREA
1	121m <sup>2</sup>	237m <sup>2</sup>	358m <sup>2</sup>
2	253m <sup>2</sup>	325m <sup>2</sup>	578m <sup>2</sup>

*[Signature]*  
Registered Land Surveyor  
8.12.2020  
Date





<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED.	<b>SP 175586</b>
SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 6 PAGES

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 3 is:

SUBJECT TO a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE & DRAINAGE EASEMENT VARIABLE WIDTH passing through that lot on the plan;

Subject To a pipeline and services easement in gross (in favour of TasWater) over the land marked PIPELINE & DRAINAGE EASEMENT VARIABLE WIDTH ("the Easement Land") passing through that lot on the plan.

Lot 4 is:

SUBJECT TO a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE & DRAINAGE EASEMENT VARIABLE WIDTH passing through that lot on the plan;

Subject To a pipeline and services easement in gross (in favour of TasWater) over the land marked PIPELINE & DRAINAGE EASEMENT VARIABLE WIDTH ("the Easement Land") passing through that lot on the plan.

Lot 5 is:

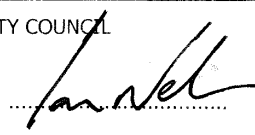
SUBJECT TO a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE & DRAINAGE EASEMENT VARIABLE WIDTH passing through that lot on the plan;

Subject To a pipeline and services easement in gross (in favour of TasWater) over the land marked PIPELINE & DRAINAGE EASEMENT VARIABLE WIDTH ("the Easement Land") passing through that lot on the plan.



(USE ANNEXURE PAGES FOR CONTINUATION)



SUBDIVIDER: MALWOOD P/L FOLIO REF: 73690/50 SOLICITOR & REFERENCE: MURDOCH CLARKE	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 23/10/2018 SD - 2011/30 REF NO.
 Council Delegate	
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

<p><b>ANNEXURE TO</b></p> <p><b>SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP 175586</b></p>
<p>SUBDIVIDER: : MALWOOD P/L</p> <p>FOLIO REFERENCE: 73690/50</p>	

Lot 6 is:

SUBJECT TO a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE & DRAINAGE EASEMENT VARIABLE WIDTH passing through that lot on the plan;

SUBJECT TO a pipeline and services easement in gross (in favour of TasWater) over the land marked PIPELINE & DRAINAGE EASEMENT VARIABLE WIDTH ("the Easement Land") passing through that lot on the plan.

Lot 7 is:

SUBJECT TO a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE & DRAINAGE EASEMENT VARIABLE WIDTH AND OVER THE LAND MARKED PIPELINE AND DRAINAGE EASEMENT 3.00 WIDE passing through that lot on the plan;

SUBJECT TO a pipeline and services easement in gross (in favour of TasWater) over the land marked PIPELINE & DRAINAGE EASEMENT VARIABLE WIDTH AND OVER THE LAND MARKED PIPELINE AND DRAINAGE EASEMENT 3.00 WIDE ("the Easement Land") passing through that lot on the plan.

Lot 8 is:

SUBJECT TO a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE & DRAINAGE EASEMENT 4.00 WIDE AND VARIABLE WIDTH passing through that lot on the plan;

SUBJECT TO a pipeline and services easement in gross (in favour of TasWater) over the land marked PIPELINE & DRAINAGE EASEMENT 4.00 WIDE AND VARIABLE WIDTH ("the Easement Land") passing through that lot on the plan.

Lot 9 is:

SUBJECT TO a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE & DRAINAGE EASEMENT 4.00 WIDE AND VARIABLE WIDTH passing through that lot on the plan;

SUBJECT TO a pipeline and services easement in gross (in favour of TasWater) over the land marked PIPELINE & DRAINAGE EASEMENT 4.00 WIDE AND VARIABLE WIDTH ("the Easement Land") passing through that lot on the plan.




**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p><b>ANNEXURE TO</b></p> <p><b>SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP 175586</b></p>
<p>SUBDIVIDER: : MALWOOD P/L</p> <p>FOLIO REFERENCE: 73690/50</p>	

Each lot on the plan is:

TOGETHER WITH a right of drainage over the land marked DRAINAGE EASEMENT 3.00 WIDE on the plan.

COVENANTS

The owners of lots 3-12, on the plan covenant with the Vendors, Clarence City Council and the owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof shall be annexed to and devolved with each and every lot shown on the plan and with the Clarence City Council to observe the following stipulation -

1. Not to develop a habitable building on such lot unless it is located and constructed in accordance with BAL 19 in AS 3959-2009 Construction of Buildings in Bushfire Prone Areas.

FENCING PROVISION

In respect to the lots on the plan (except lots 100, 101 and 102) the Vendor (Malwood Pty Ltd) shall not be required to fence.

INTERPRETATION

"TasWater" means the Tasmanian Water and Sewerage Corporation Pty Limited its successors & assigns

"Pipeline and services easement" means-

THE FULL RIGHT AND LIBERTY for the TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
  - (a) without doing unnecessary damage to the Easement Land; and

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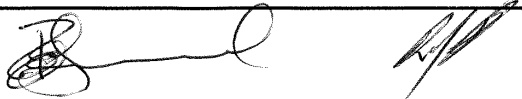

<p><b>ANNEXURE TO</b></p> <p><b>SCHEDULE OF EASEMENTS</b></p> <p>PAGE 4 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP 175586</b></p>
<p>SUBDIVIDER: : MALWOOD P/L</p> <p>FOLIO REFERENCE: 73690/50</p>	

- (b) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:
  - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
  - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
  - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
  - (d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
  - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
  - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
  - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
  - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action,

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<p><b>ANNEXURE TO</b></p> <p><b>SCHEDULE OF EASEMENTS</b></p> <p>PAGE 5 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP 175586</b></p>
<p>SUBDIVIDER: : MALWOOD P/L</p> <p>FOLIO REFERENCE: 73690/50</p>	

damages or otherwise against the Owner, TasWater may:

- (a) reinstate the ground level of the Easement Land; or
- (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
- (c) replace anything that supported, protected or covered the Infrastructure.

"Infrastructure" means-

Infrastructure owned or for which TasWater is responsible and includes but is not limited to-

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) anything reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

**EXECUTED** by **MALWOOD PTY LTD (ACN 009 577 931)** by its Attorney **RODERICK EDWARD SCURRAH** under Power of Attorney Registered No PA105357 and the said **RODERICK EDWARD SCURRAH** declares that he has received no revocation of the said Power of Attorney in the presence of:



WITNESS: \_\_\_\_\_

FULL NAME:

ADDRESS:

OCCUPATION:

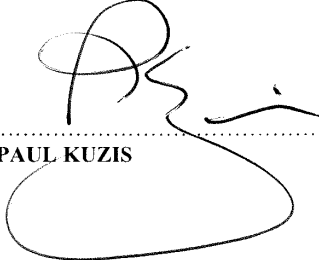
Robert John Badenach  
Solicitor  
10 Victoria St  
HOBART TAS 7000

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<p><b>ANNEXURE TO</b></p> <p><b>SCHEDULE OF EASEMENTS</b></p> <p>PAGE 6 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP 175586</b></p>
<p>SUBDIVIDER: : MALWOOD P/L</p> <p>FOLIO REFERENCE: 73690/50</p>	

**EXECUTED** by **MURDOCH CLARKE MORTGAGE MANAGEMENT LIMITED** ACN 115 958 560 as Responsible Entity of the **MURDOCH CLARKE MORTGAGE FUND** ARSN 093 255 559 by its duly authorised Attorney **PAUL KUZIS** pursuant to Power of Attorney registered on 15<sup>th</sup> January 2018 Registered Number PA109270 having received no notice of the revocation thereof

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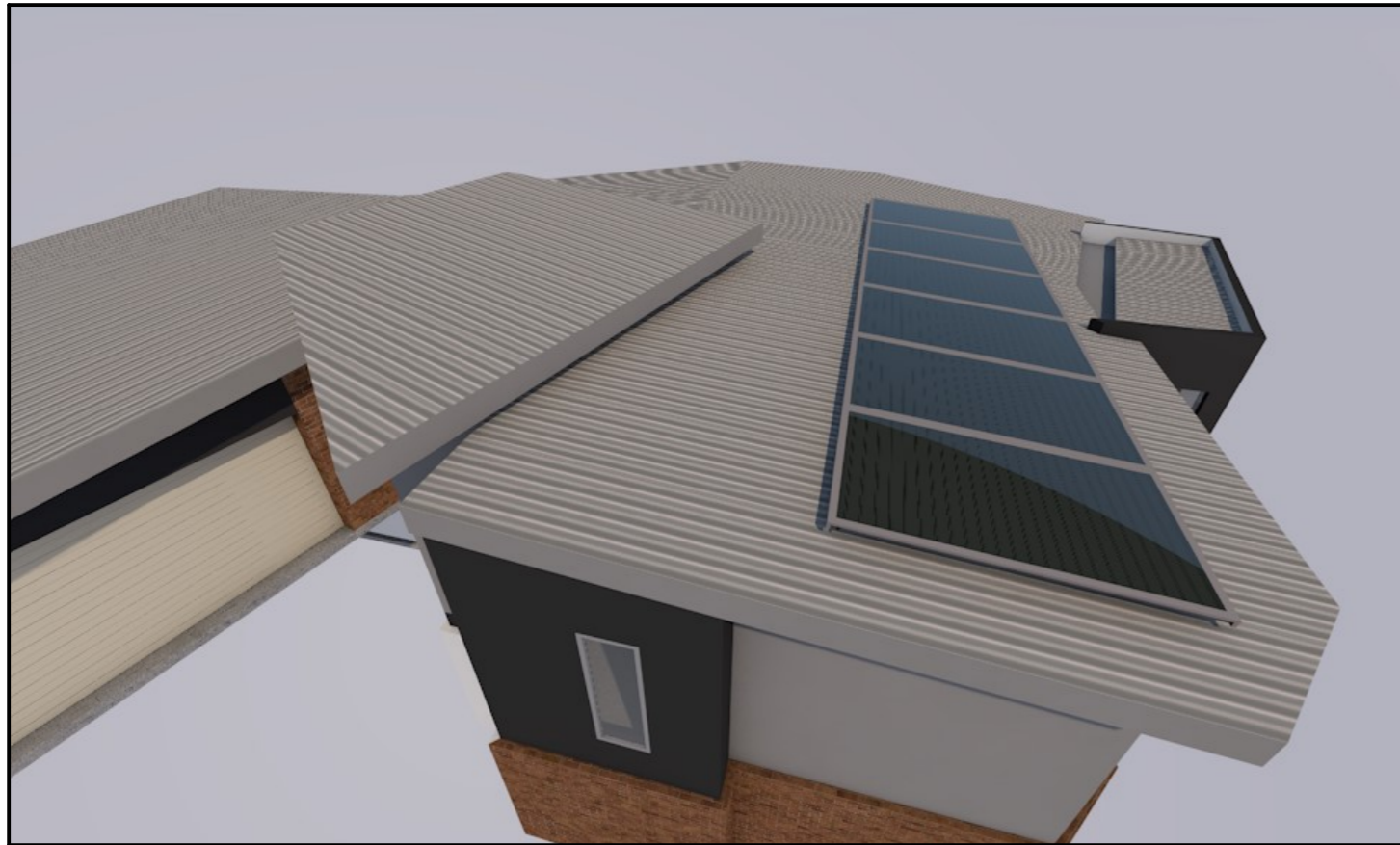


.....  
**PAUL KUZIS**

WITNESS: 

FULL NAME: Robert John Badenach  
ADDRESS: Solicitor  
OCCUPATION: 10 Victoria St  
HOBART TAS 7000

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JOB: ALTERATIONS & ADDITIONS  
ADDRESS: UNIT 2 No.13 COVENTRY RISE HOWRAH  
CLIENT : JASON GAITERO & ANNETTE KING  
ISSUE : DEVELOPMENT APPROVAL

00 - COVER PAGE / 3D PERSPECTIVES  
01 - SITE PLAN  
02 - PROPOSED LOWER FLOOR PLAN  
03 - PROPOSED UPPER FLOOR PLAN  
04 - PROPOSED ELEVATIONS  
05 - PROPOSED ELEVATIONS

Belinda Weston  
Mark Day

155 Fergusson Rd,  
Brighton. TAS. 7030

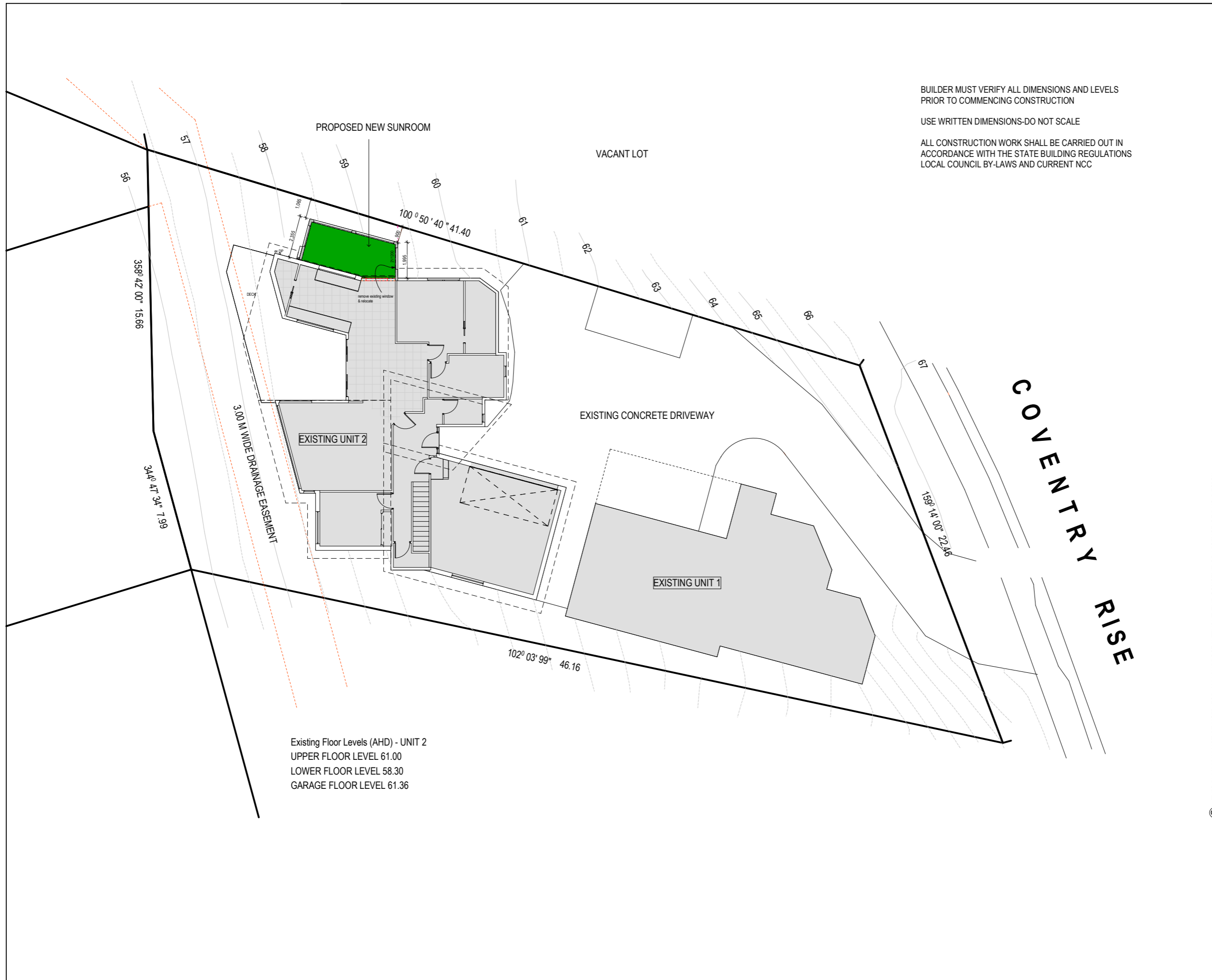
Ph : 03 62680063

M : 0409 537 337  
or 0434 147 747

Email : duodesign@bigpond.com







BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS  
 PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

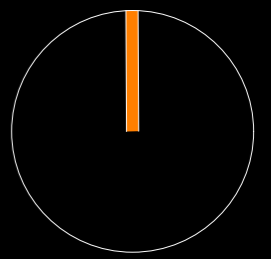
ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN  
 ACCORDANCE WITH THE STATE BUILDING REGULATIONS  
 LOCAL COUNCIL BY-LAWS AND CURRENT NCC

Belinda Weston  
 Mark Day

155 Fergusson Rd,  
 Brighton. TAS. 7030

Ph : 03 62680063  
 M : 0409 537 337  
 or 0434 147 747

Email :  
 duodesign@bigpond.com



JOB : ALTERATIONS &  
 ADDITIONS

AT : UNIT 2/13 COVENTRY  
 RISE, HOWRAH

FOR : JASON GAITERO &  
 ANNETTE KING

DRAWING TITLE :

**SITE PLAN**

DRAWN:	DATE:	DWG NO. :
MJD	8-4-2024	01
SCALE:A3	ISSUE:	
1:200	DA	

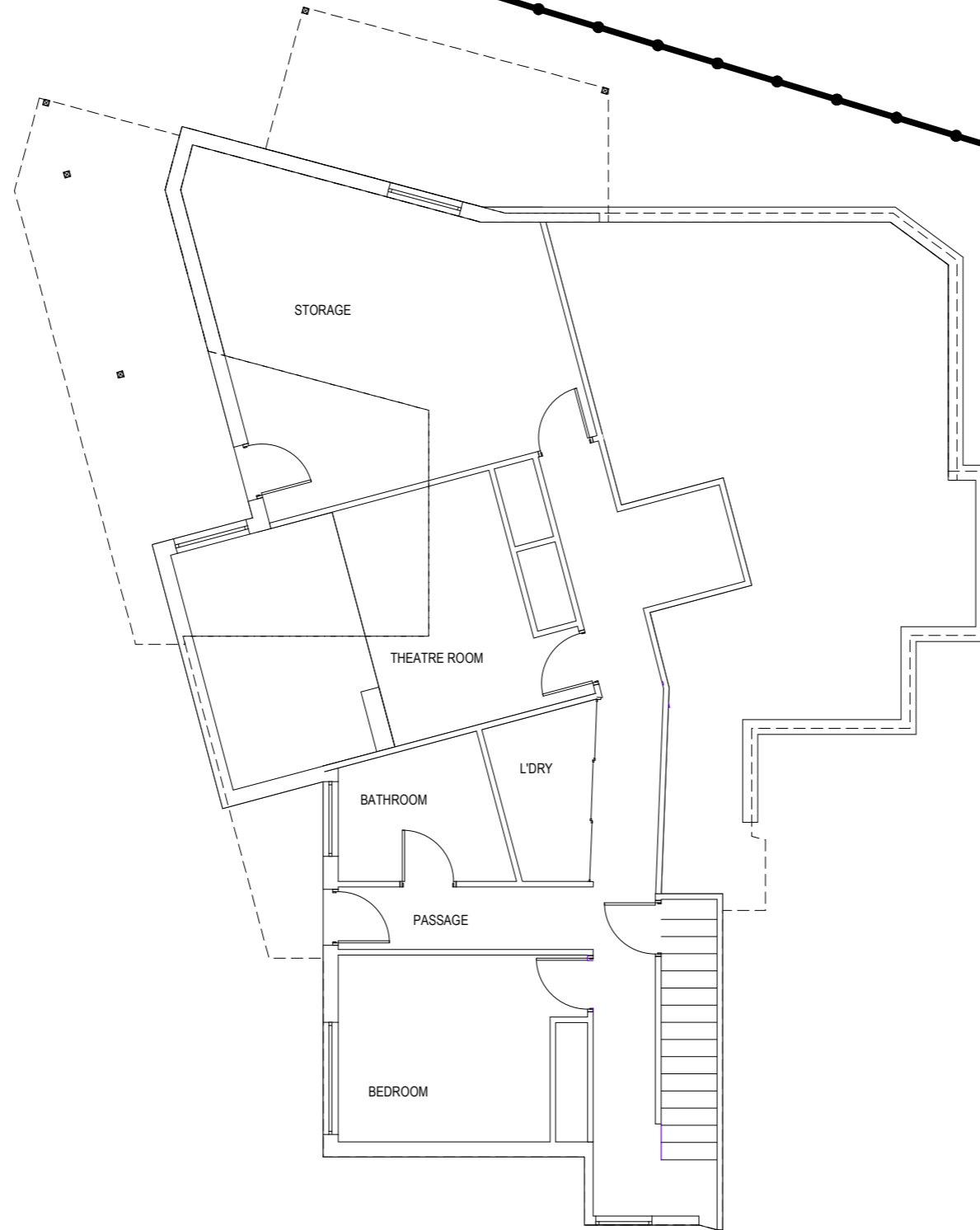
© THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE OF DUO DESIGN



BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS  
PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN  
ACCORDANCE WITH THE STATE BUILDING REGULATIONS  
LOCAL COUNCIL BY-LAWS AND CURRENT NCC



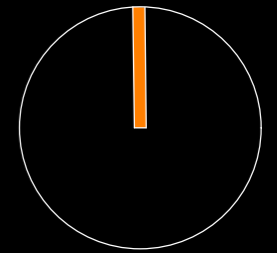
EXISTING LOWER GROUND FLOOR AREA : 107.59 m2

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REV:

JOB : PROPOSED ALTERATIONS  
& ADDITIONS

AT : UNIT 2/ 13 COVENTRY  
RISE, HOWRAH

FOR : JASON GAITERO &  
ANNETTE KING

DRAWING TITLE :

**PROPOSED LOWER  
FLOOR PLAN**

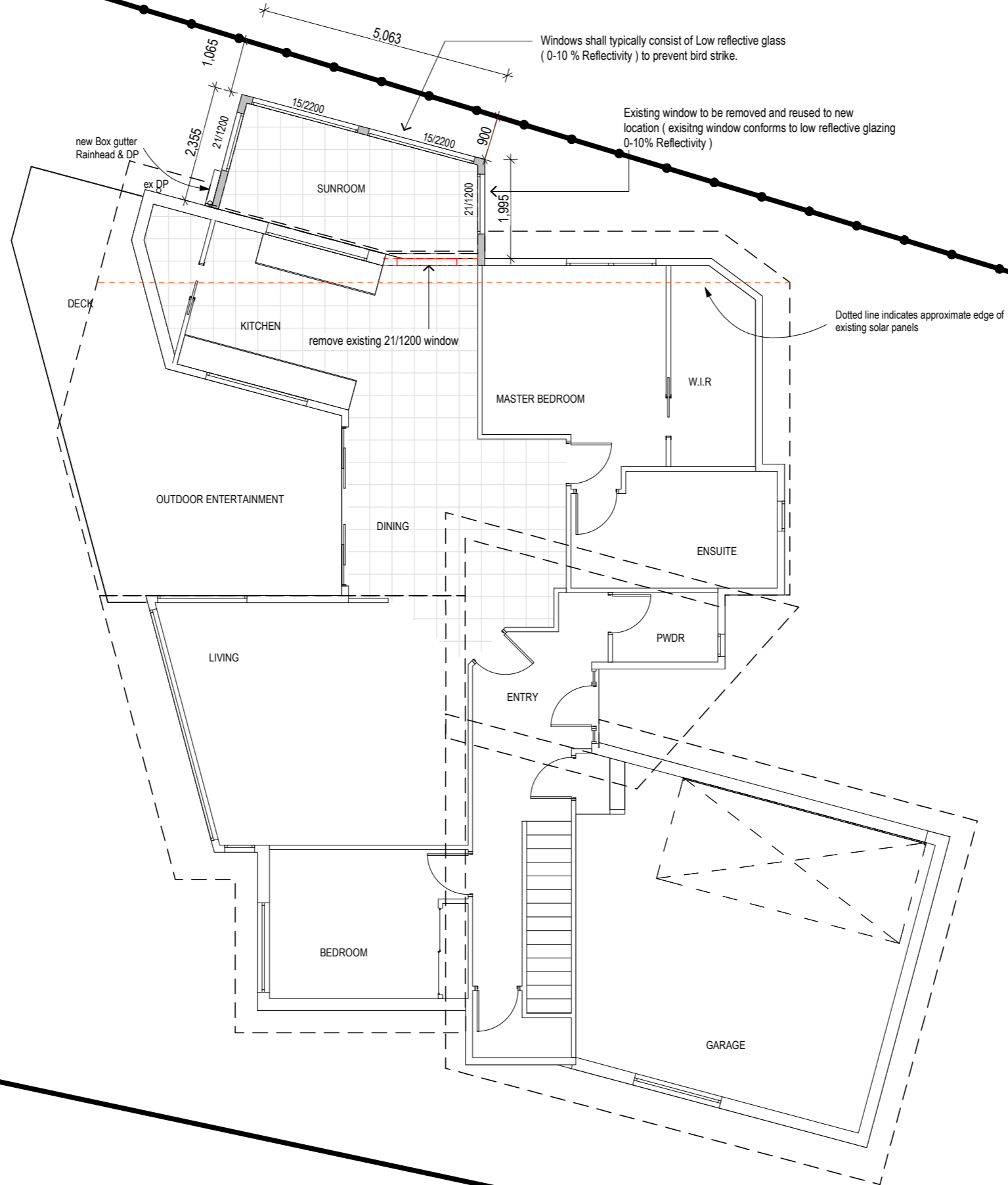
DRAWN:	DATE:	DWG NO. :
MJD	8.4.2024	02
SCALE:A3	ISSUE:	
1:100	DA	



BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS  
PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

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EXISTING GROUND FLOOR AREA : 141.51 m2  
EXISTING GARAGE : 45.43 m2.

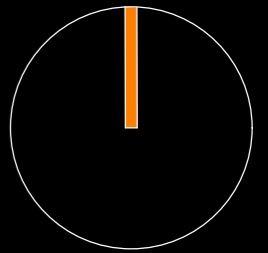
PROPOSED SUNROOM : 12.29 m2.

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REV : 18-4-24 - glass notes

JOB : PROPOSED ALTERATIONS  
& ADDITIONS

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RISE, HOWRAH

FOR : JASON GAITERO &  
ANNETTE KING

DRAWING TITLE :

**PROPOSED UPPER  
FLOOR PLAN**

DRAWN:	DATE:	DWG NO. :
MJD	08.4.2024	<b>03</b>
SCALE:A3	ISSUE:	
1:100	DA	



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Windows shall typically consist of Low reflective glass  
( 0-10 % Reflectivity ) to prevent bird strike.

Existing window to be removed and reused to new  
location ( existing window conforms to low reflective glazing  
0-10% Reflectivity )

Windows shall typically consist of Low reflective glass  
( 0-10 % Reflectivity ) to prevent bird strike.

"Cemintel" - Territory - woodlands  
- ebony paint finish  
over to match existing

Existing Garage FFL : 61.360

Existing Residence

remove existing 21/1200 window

FFL : 61.00

Existing excavated ground line

Existing window reused to new location

lower level FFL : 58.30

### EAST- ELEVATION

Existing Garage FFL : 61.360

2 deg KLIP-LOK 700 roof  
behind parapet roof

Existing Residence

5.873

FFL : 61.00

lower level FFL : 58.30

### NORTH - ELEVATION

New shs columns

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REV : 18-4-24 - glass notes

JOB : PROPOSED ALTERATIONS  
& ADDITIONS

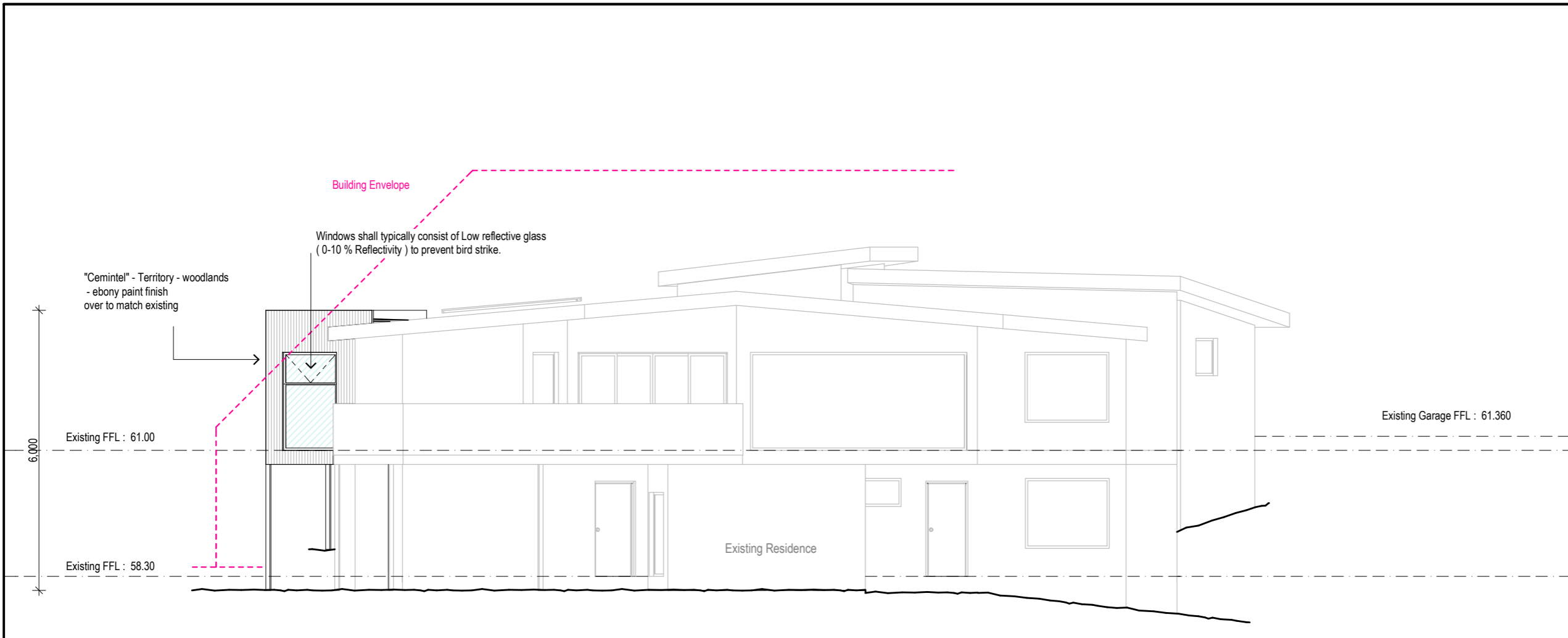
AT : UNIT 2/ 13 COVENTRY  
RISE, HOWRAH

FOR : JASON GAITERO &  
ANNETTE KING

DRAWING TITLE :  
**PROPOSED  
ELEVATIONS**

DRAWN: MJD	DATE: 08.4.2024	DWG NO. : <b>04</b>
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WEST- ELEVATION

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REV : 18-4-24 - glass notes

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JOB : PROPOSED ALTERATIONS  
& ADDITIONS

---

AT : UNIT 2/ 13 COVENTRY  
RISE, HOWRAH

---

FOR : JASON GAITERO &  
ANNETTE KING

---

DRAWING TITLE :  
**PROPOSED  
ELEVATIONS**

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DRAWN: MJD	DATE: 08.4.2024	DWG NO. :
SCALE:A3 1:100	ISSUE: DA	<b>05</b>

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**DUO  
DESIGN**

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