

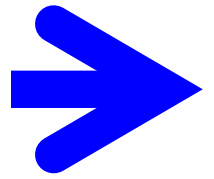
# APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2024-141

NAME OF APPLICANT: Mr S M Adkins

PROPOSAL: Demolition and construction of outbuilding (garage/storage shed)

LOCATION: 40 Manuka Road, Oyster Cove



Any representation must be lodged in writing with the Chief Executive Officer, Locked Bag 1, Kingston 7050 or by email to [kc@kingborough.tas.gov.au](mailto:kc@kingborough.tas.gov.au) by 2 July 2024.



# DEVELOPMENT APPLICATION

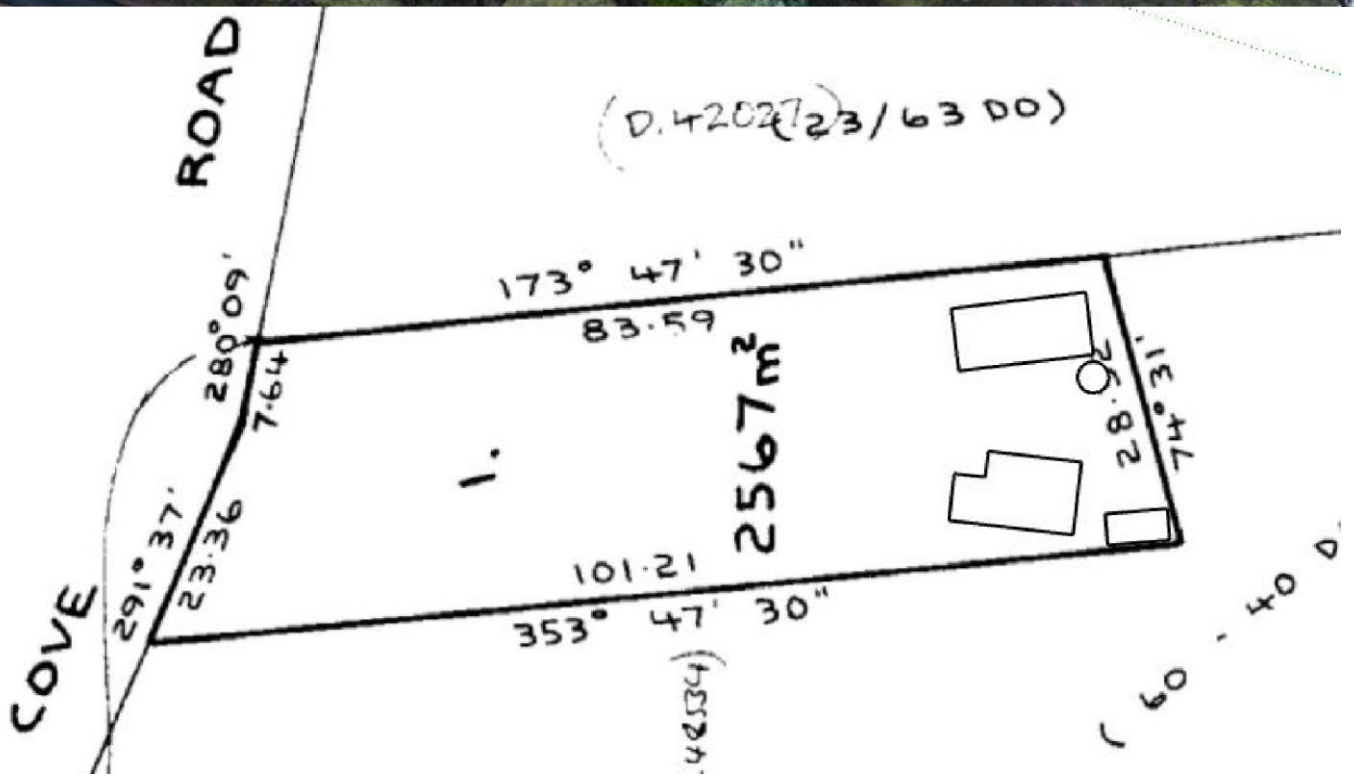
<b><u>Application Number:</u></b>	DA-2024-141
<b><u>Proposed Development:</u></b>	Demolition and construction of outbuilding (garage/storage shed)
<b><u>Location:</u></b>	40 Manuka Road, Oyster Cove
<b><u>Applicant:</u></b>	Mr S M Adkins
<b><u>Responsible Planning Officer:</u></b>	Camilo Miranda
<b><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>• Tree plan</li></ul>	

## Site Plans and Aerial Shots

I have put together a combination of site plans outlining the layout of our property and the setbacks I have proposed for the new shed development, the aerial drone shots were taken on 19/05/2024. The purpose of these drone shots are to give the development team a better visual representation of the nearby trees, neighbouring sheds and property boundaries.

**PLEASE NOTE:** The small shed located between the proposed shed and the house has been removed since we last exchanged emails. The carport attached to the house has also been removed to create a much smoother process with the location of the proposed shed, keeping it further away from all boundaries while still being six metres or more away from the house. This will also reduce the amount of excavation necessary for the shed slab as it will sit on a more level section of natural ground.

See attached plans and photos below,



# Kingborough Council

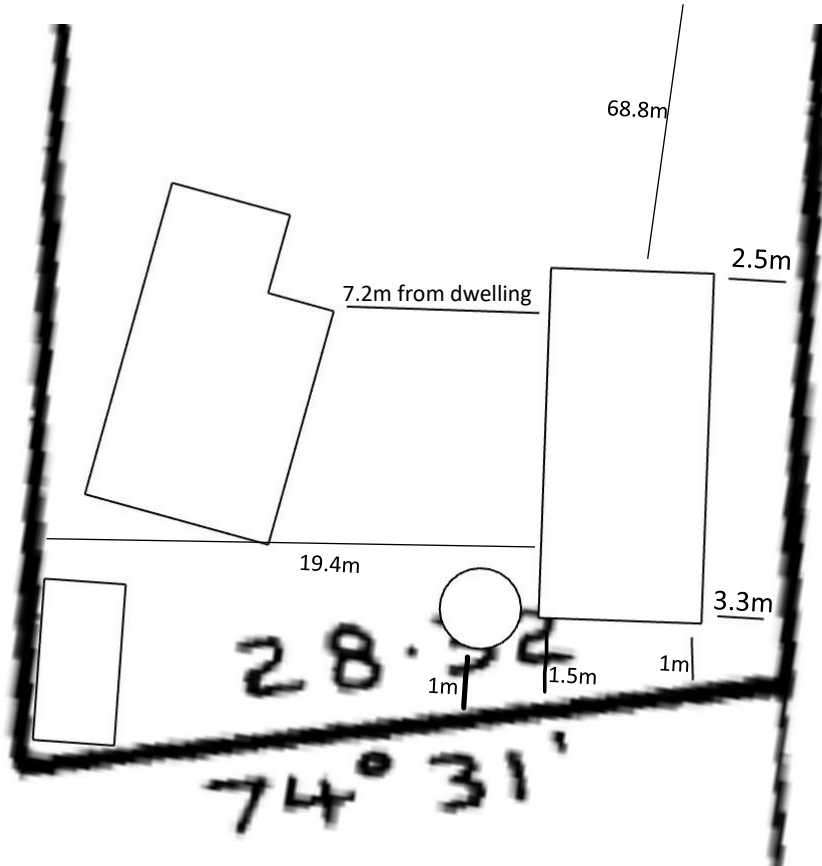
Development Application: DA-2024-141

Plan Reference No: P5

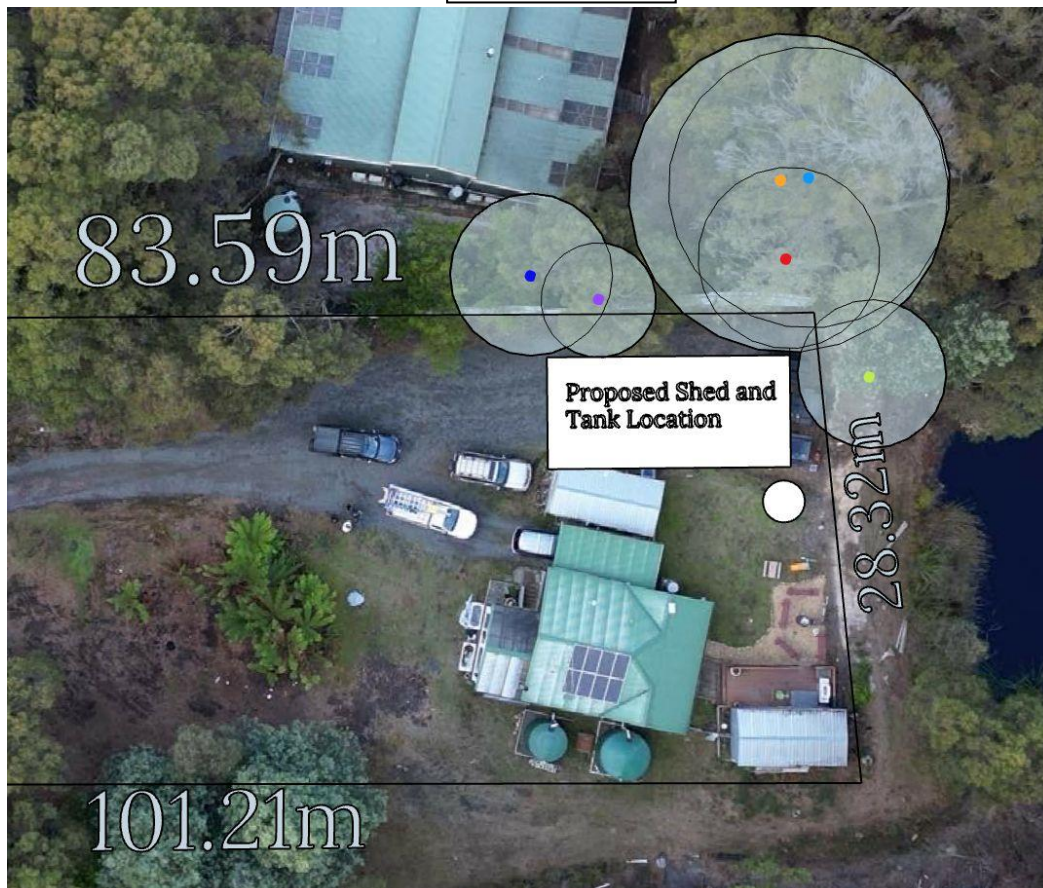
Date Received: 14/6/2024

Date placed on Public Exhibition: 19/6/2024

## Close up of boundary setbacks for shed:



### TPZ PLANS





Shed and carport now removed



**Kingborough Council**  
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## **Proposed and Existing Buildings Specifications**

### **Existing Home:**

Total floor area – 75m<sup>2</sup>

Exterior – Timber weatherboard cladding – Brown/Merbau Colour

Green Colourbond roof

### **Existing Shed:**

Total floor area – 18m<sup>2</sup>

Exterior – Standard iron sheeting and roof– Silver Colour

### **Proposed Shed:**

Total floor area - 78m<sup>2</sup>

Exterior – Colourbond iron sheeting and Roof– Monument Colour

**Kingborough Council**

Development Application: DA-2024-141

Plan Reference No: P5

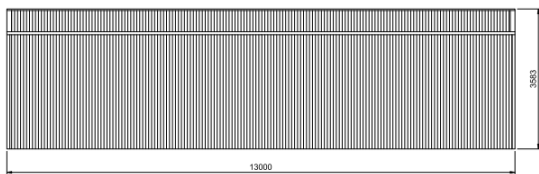
Date Received: 14/6/2024

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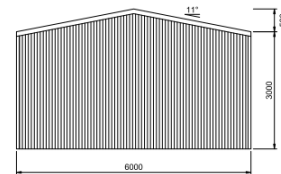
# Cut and Fill / Elevations

In this document I have provided an estimate of how much excavation is required for the propped shed development at 40 Manuka Road,

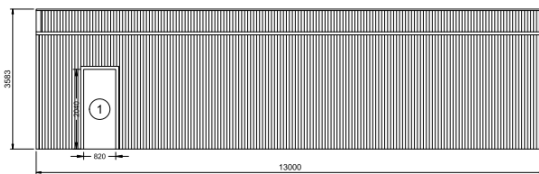
I have provided an elevation section view from the proposed shed's engineering plans that outline the exact dimensions that have been requested.



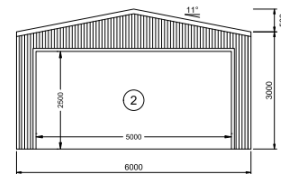
2 LEFT ELEVATION  
SCALE: 1:75



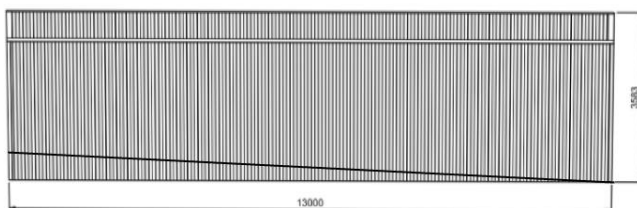
3 REAR ELEVATION  
SCALE: 1:75  
FRAME #5



1 RIGHT ELEVATION  
SCALE: 1:75

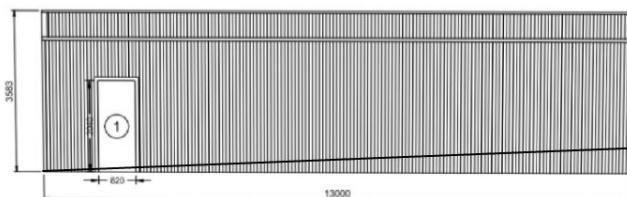


4 FRONT ELEVATION  
SCALE: 1:75  
FRAME #1



2 LEFT ELEVATION  
SCALE: 1:75

I have marked a line showing the maximum slope from natural ground level at the front of the shed, giving an indication of how much excavation is required



1 RIGHT ELEVATION  
SCALE: 1:75

My property slopes down from the rear boundary to the road, at the location of the shed, the slope of the ground is relatively flat and only falls around 500mm over the span of the shed length, 13 metres. Therefore, with addition to slab prep and excavation, including edge beams and pier holes, I have calculated an estimate of 25-30 cubic metres of cut and fill to be moved and manipulated for this build. This includes a small coverage of gravel which is currently a parking space for my car and trailers. All of this cut and fill will be used around my property to improve my gravel driveway and uneven lawn. If there are any loads of fill that need to be removed, it will be taken to the Mcevoy's quarry in Conningham.

**Kingborough Council**

Development Application: DA-2024-141

Plan Reference No: P3

Date Received: 4/6/2024

Date placed on Public Exhibition: 19/6/2024