

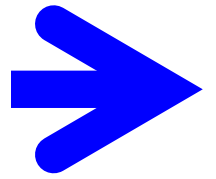
APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2024-23

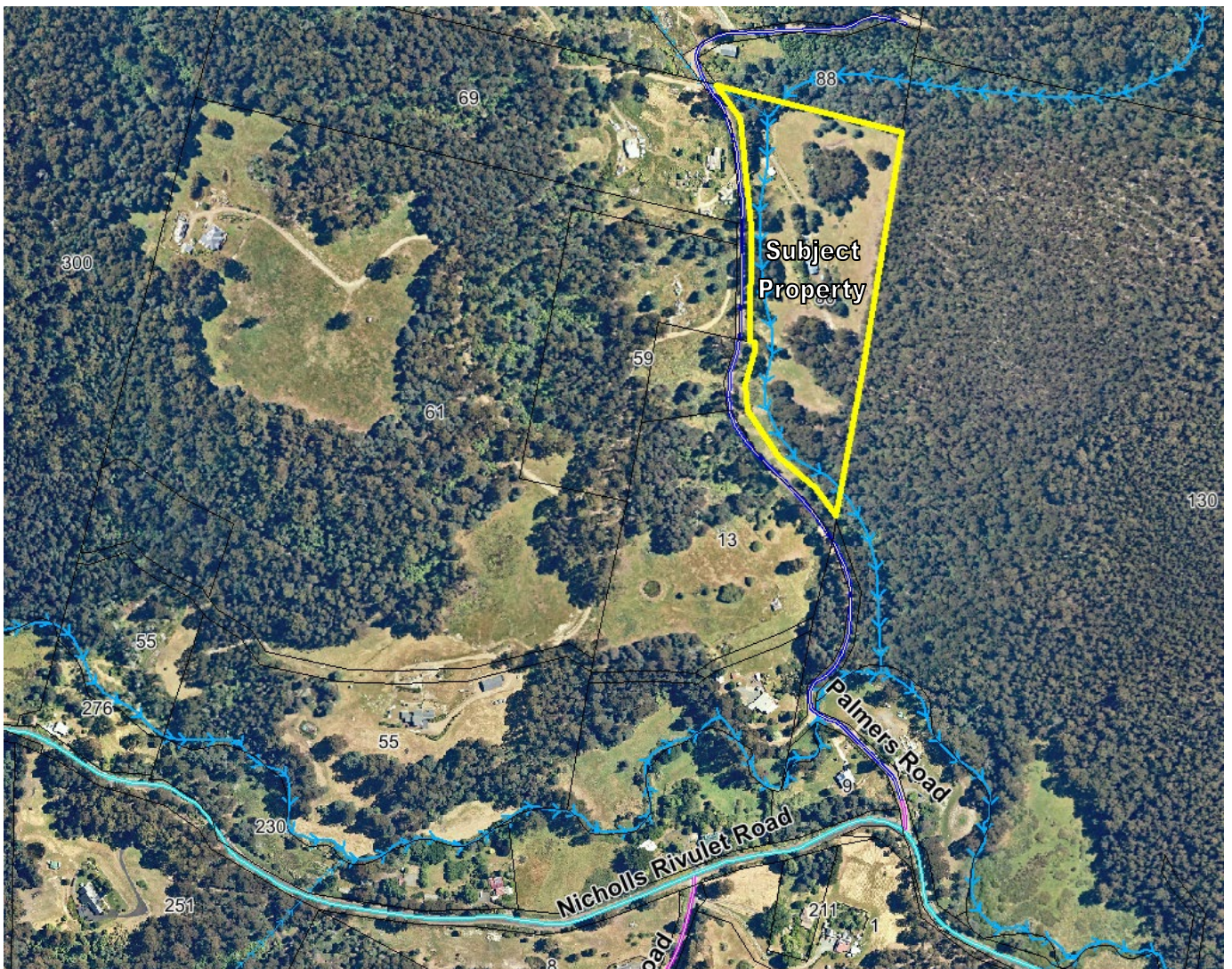
NAME OF APPLICANT: S. Bomford Designs

PROPOSAL: Extension and alterations to dwelling (covered deck)

LOCATION: 80 Palmers 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 by 2 July 2024.



DEVELOPMENT APPLICATION

<u>Application Number:</u>	DA-2024-23
<u>Proposed Development:</u>	Extension and alterations to dwelling (covered deck)
<u>Location:</u>	80 Palmers Road, Oyster Cove
<u>Applicant:</u>	S. Bomford Designs
<u>Responsible Planning Officer:</u>	Tayla Beagley
<u>Associated Documents:</u> The following information regarding the application is available at Council offices: <ul style="list-style-type: none">• Application form• Certificate of Title• Bushfire Hazard Report	

DRAWING LIST

- 01 COVER PAGE
- 02 LOCATION PLAN
- 03 SITE PLAN
- 04 FLOOR PLAN - EXISTING
- 05 FLOOR PLAN - PROPOSED
- 06 ELEVATIONS - EXISTING
- 07 ELEVATIONS - PROPOSED
- 08 BUSHFIRE PROTECTION PLAN

Kingborough Council
 Development Application: DA-2024-23
 Plan Reference No: P3
 Date Received: 13/6/2024
 Date placed on Public Exhibition: 19/6/2024

SITE ADDRESS: 80 PALMERS ROAD, OYSTER COVE 1750
 CLIENT/S: R. WOODWARD & K. O'BRIAN
 PROJECT NUMBER: 23-003
 BUILDING CLASSIFICATION: 1a
 TOTAL FOOTPRINT AREA: 175.60m²
 EXISTING FLOOR AREA: 133.47m²
 PROPOSED ADDITION AREA: 65.1m²
 LAND SIZE: 4.14ha
 TITLE REFERENCE: 11651/4
 SITE HAZARDS: BIODIVERSITY PROTECTION AREA, WATERWAY AND COASTAL PROTECTION AREA, SCENIC LANDSCAPE AREA, BUSHFIRE PRONE AREAS, LANDSLIDE HAZARD AREA (LOW)

ZONING: RURAL RESOURCE
 WIND SPEED CLASSIFICATION: N2
 SOIL CLASSIFICATION: M
 CLIMATE ZONE: 7
 CORROSION ENVIRONMENT: MEDIUM
 BUSHFIRE ATTACK LEVEL: 12.5

REVISION: DA 03



Revision Schedule

Revision No.	Description	Date
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80 PALMERS ROAD,
OYSTER COVE 1750

Client/s:
R. WOODWARD & K. O'BRIAN

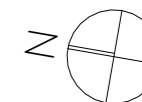
Project Description:
ADDITION/ALERTATION

Project No:
23-003

LOCATION PLAN

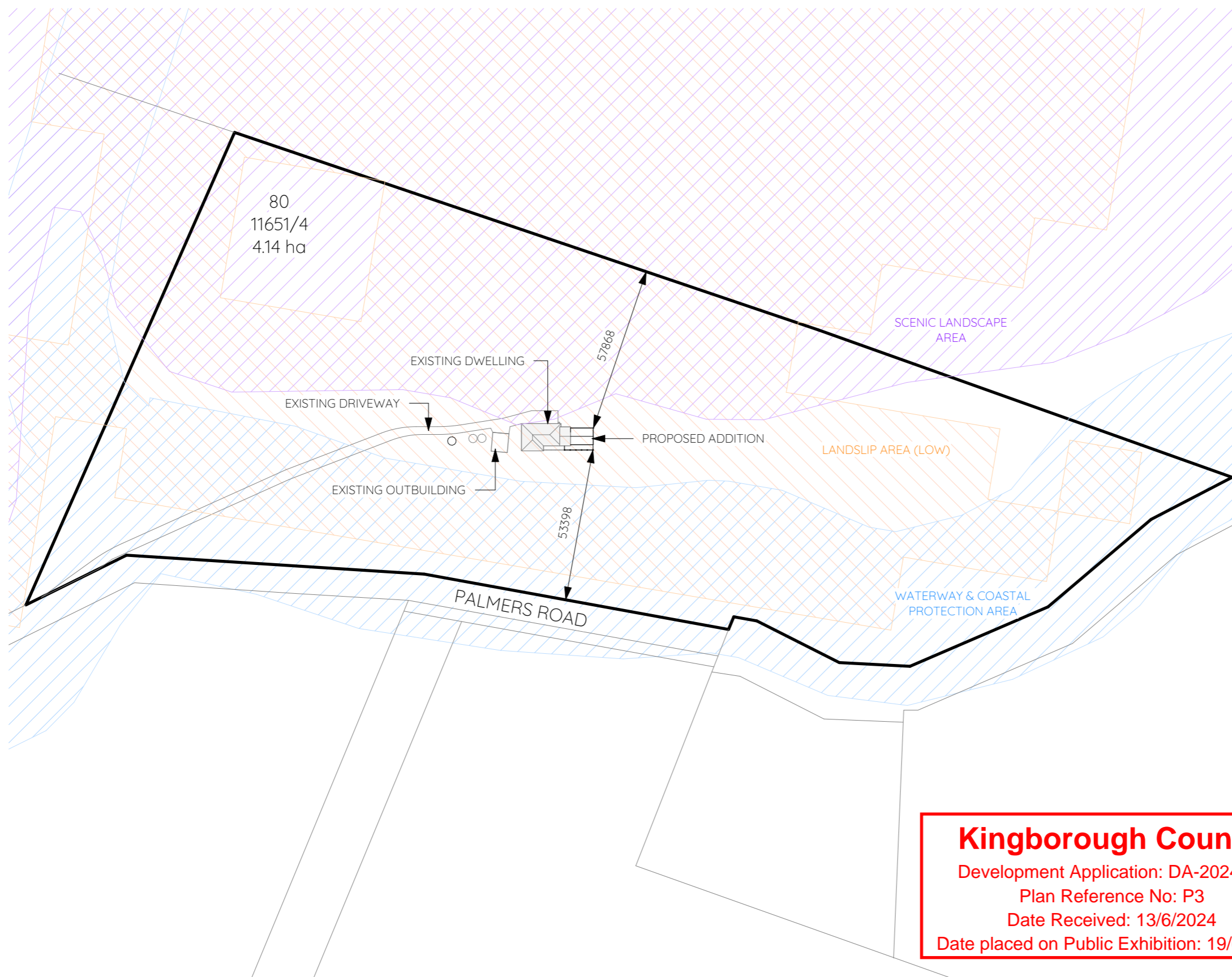
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Date: 13/06/24

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Kingborough Council
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80 PALMERS ROAD,
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Client/s:
R. WOODWARD & K. O'BRIAN

Project Description:
ADDITION/ALERTATION

Project No:
23-003

SITE PLAN

Scale: 1:200 at A3

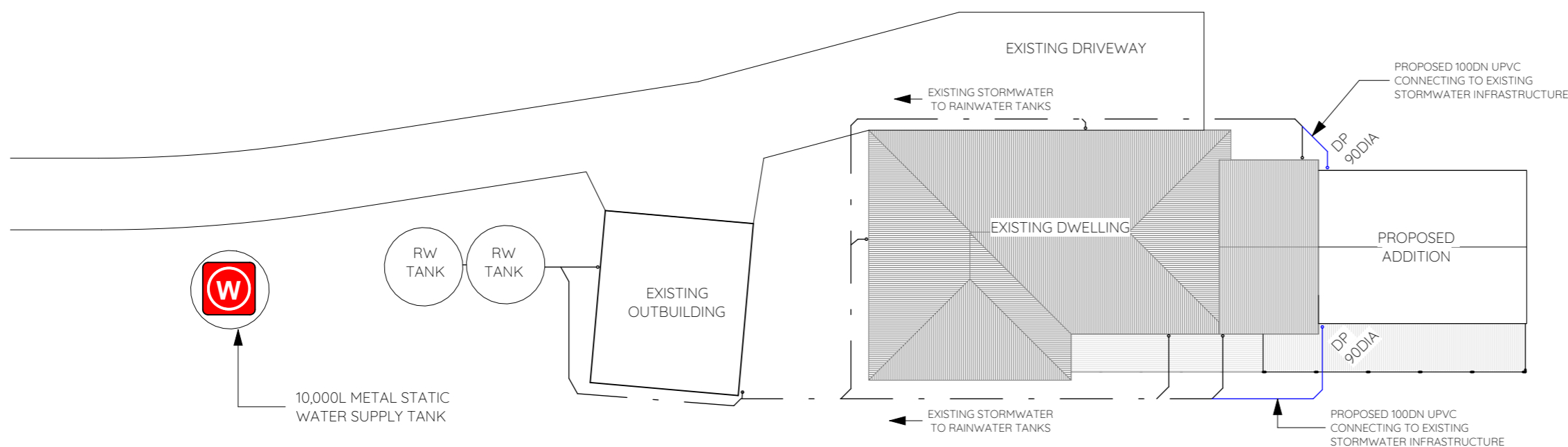
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Date: 13/06/24

Revision	Page No.
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80
11651/4
4.14 ha



LEGEND:

- - STORMWATER LINE - PROPOSED
- - - STORMWATER LINE - EXISTING

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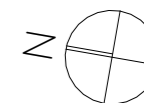
Project Description:
ADDITION/ALERTATION

Project No:
23-003

FLOOR PLAN - EXISTING

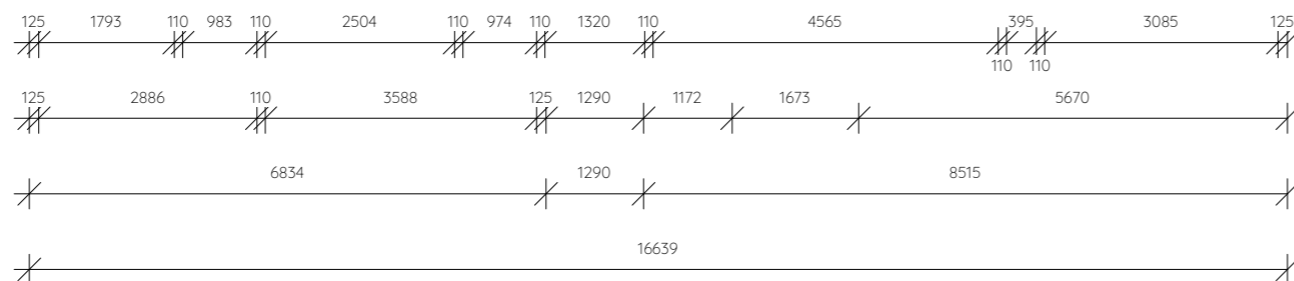
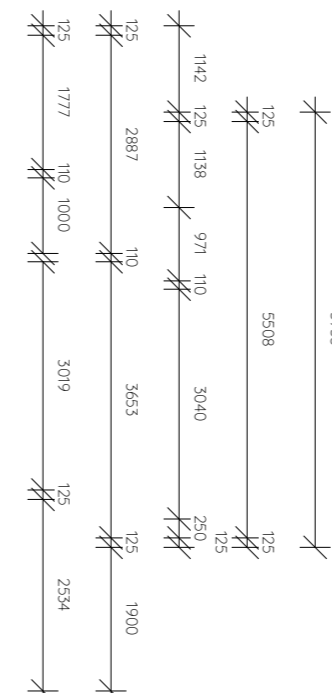
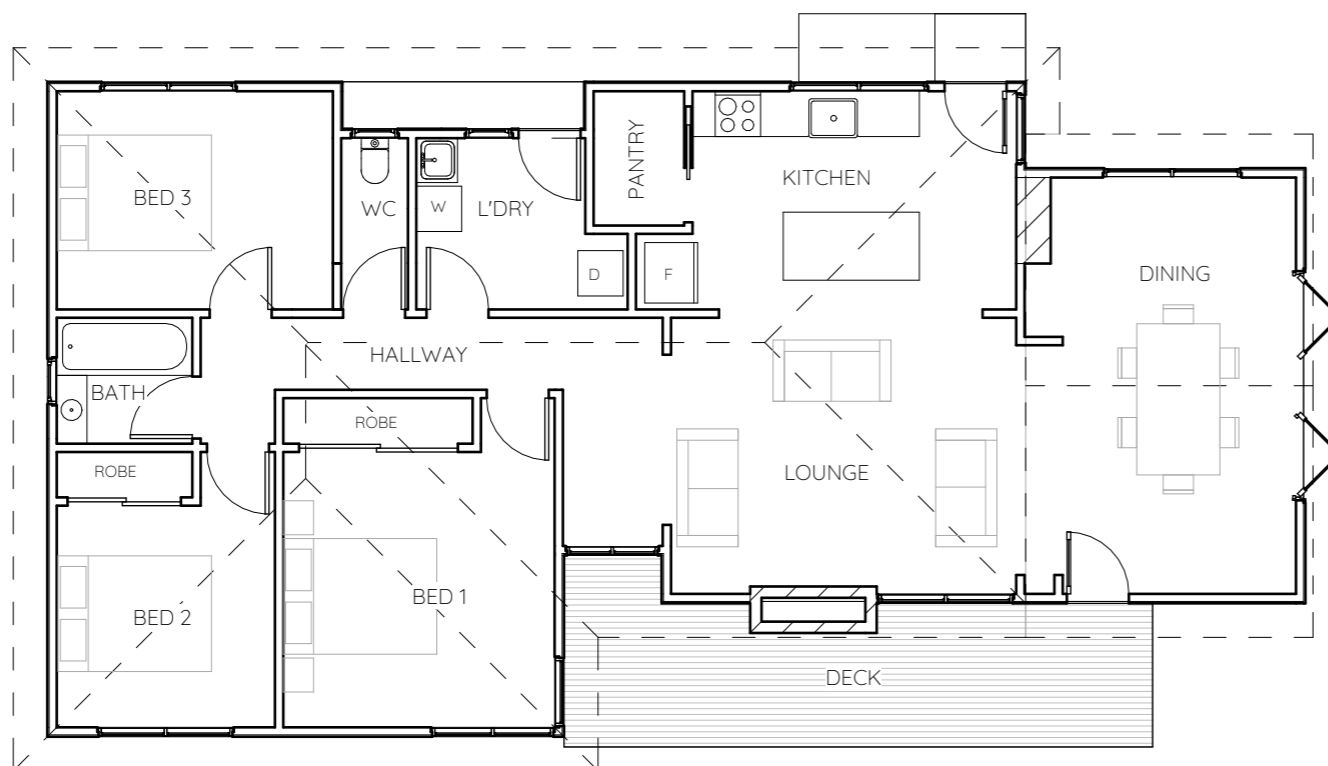
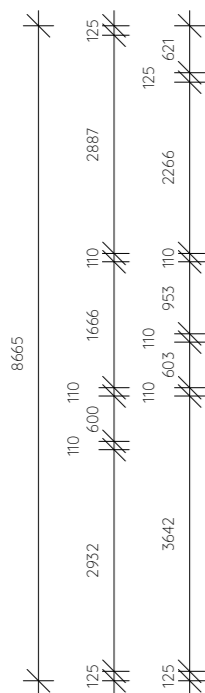
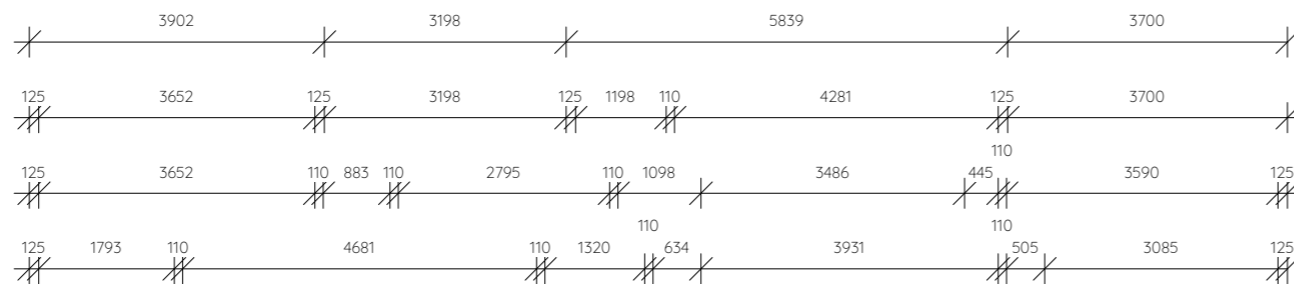
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Kingborough Council
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**80 PALMERS ROAD,
OYSTER COVE 1750**

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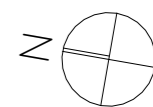
Project Description:
ADDITION/ALERTATION

Project No.:
23-003

**FLOOR PLAN -
PROPOSED**

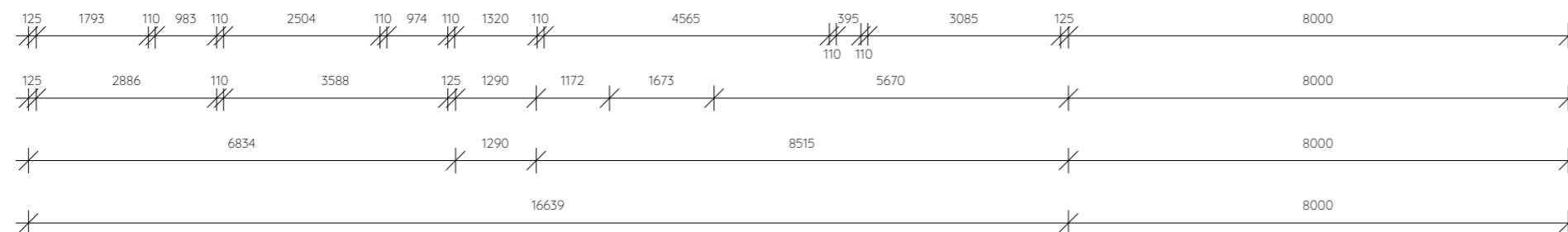
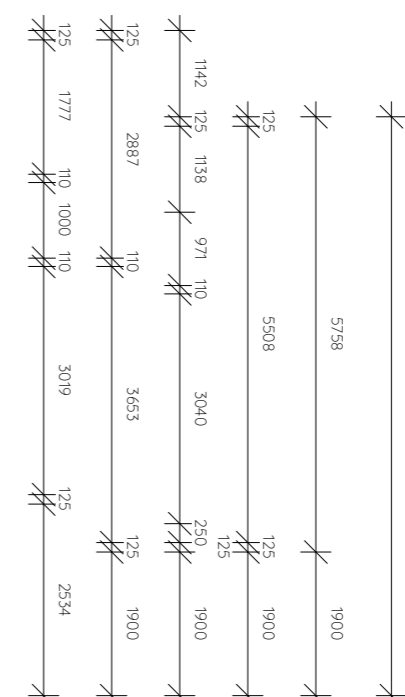
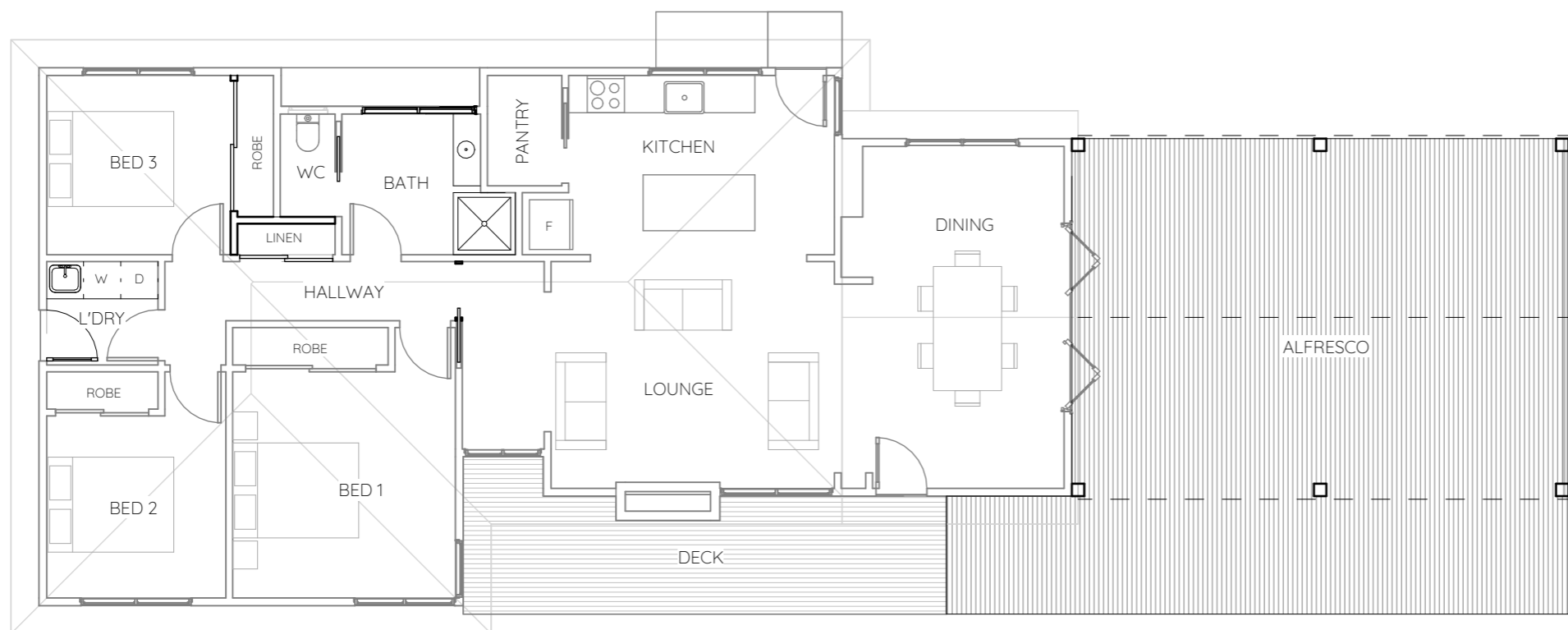
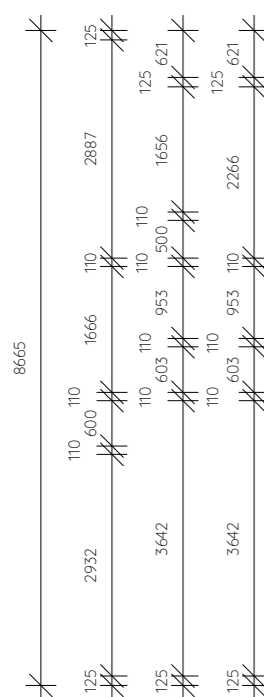
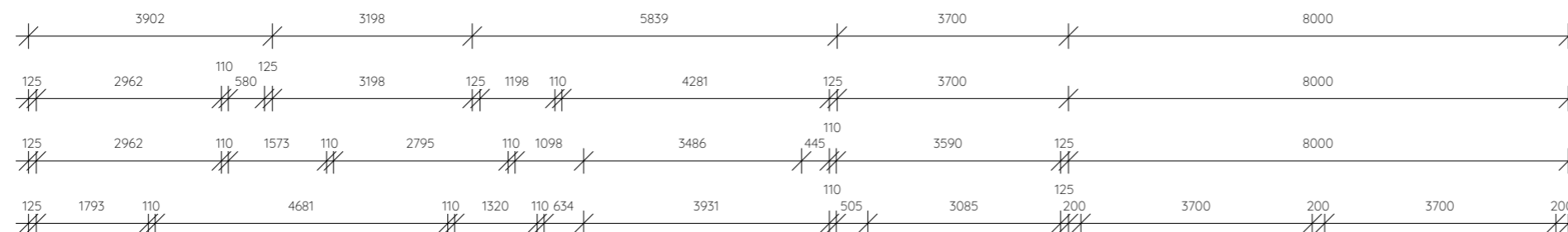
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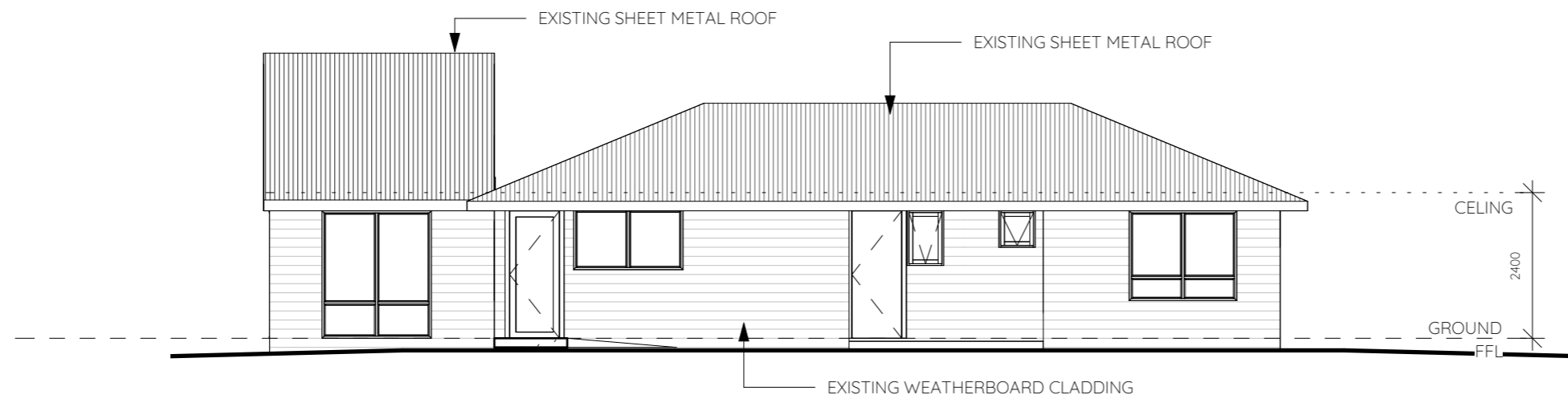
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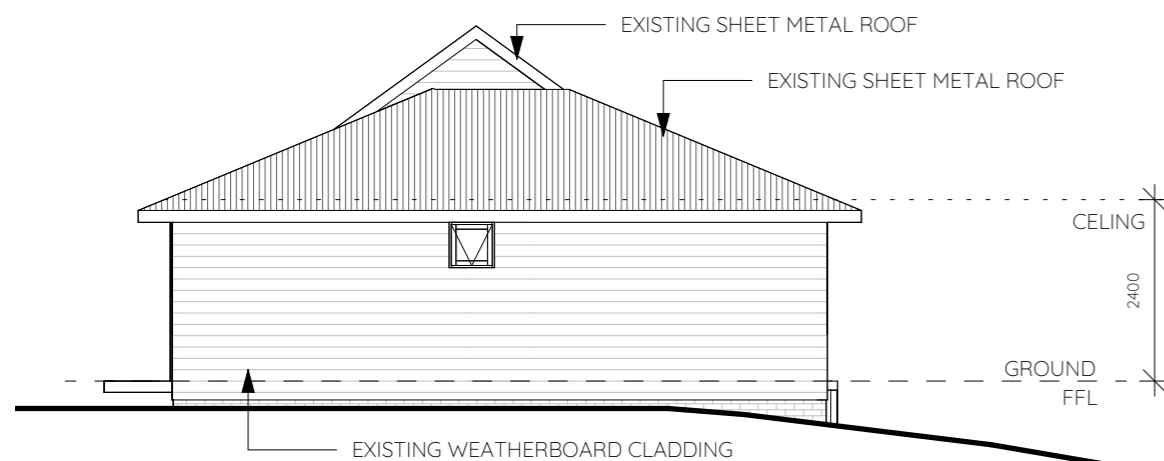
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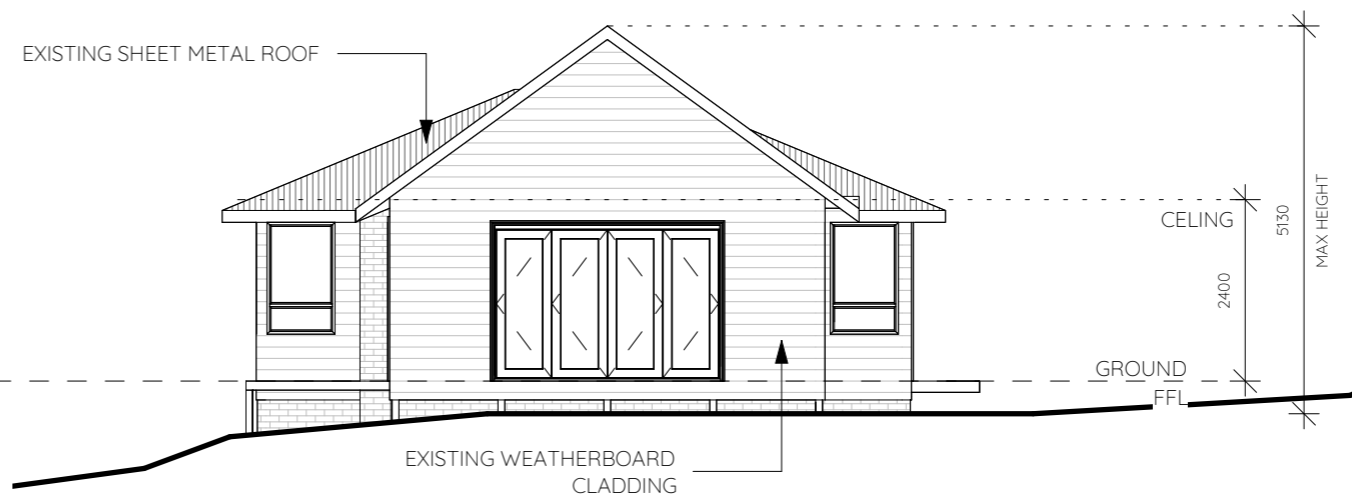
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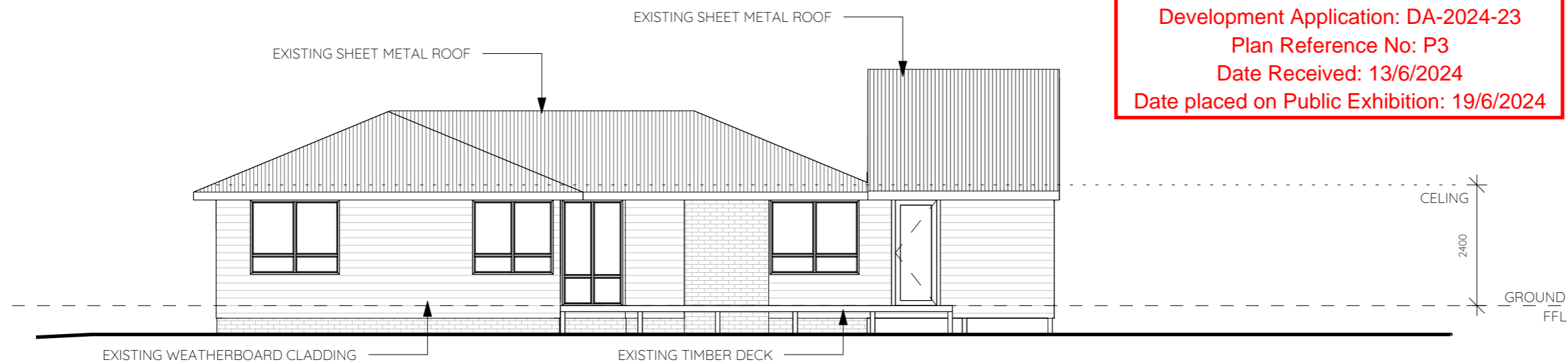


2 NORTH - EXISTING
1:100



3 SOUTH - EXISTING
1:100

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4 WEST - EXISTING
1:100

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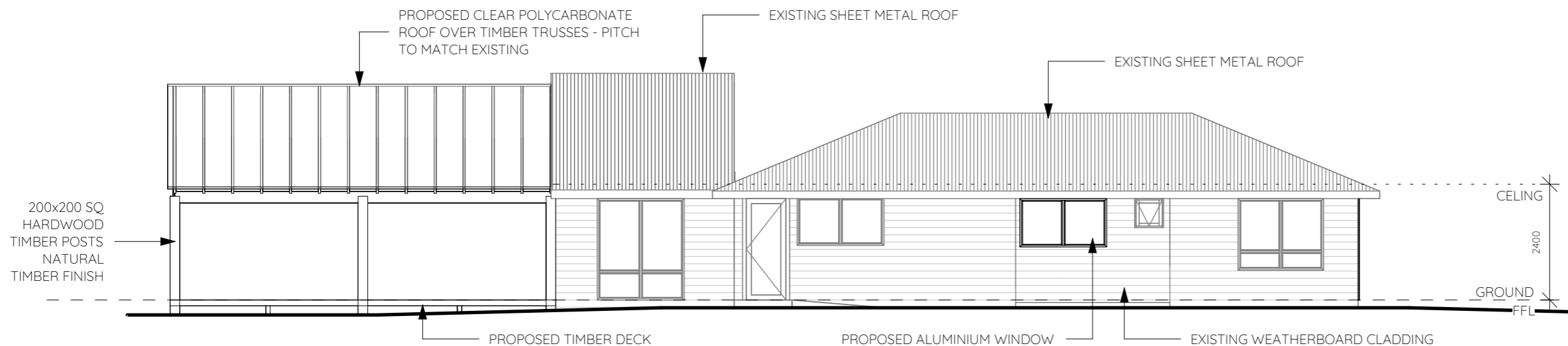
ELEVATIONS -
PROPOSED

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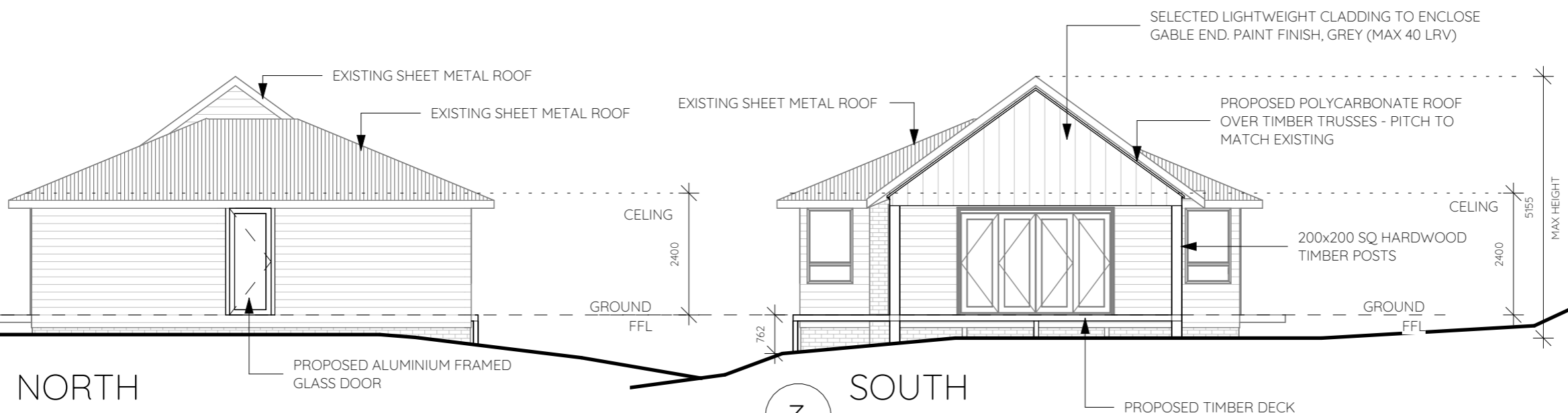
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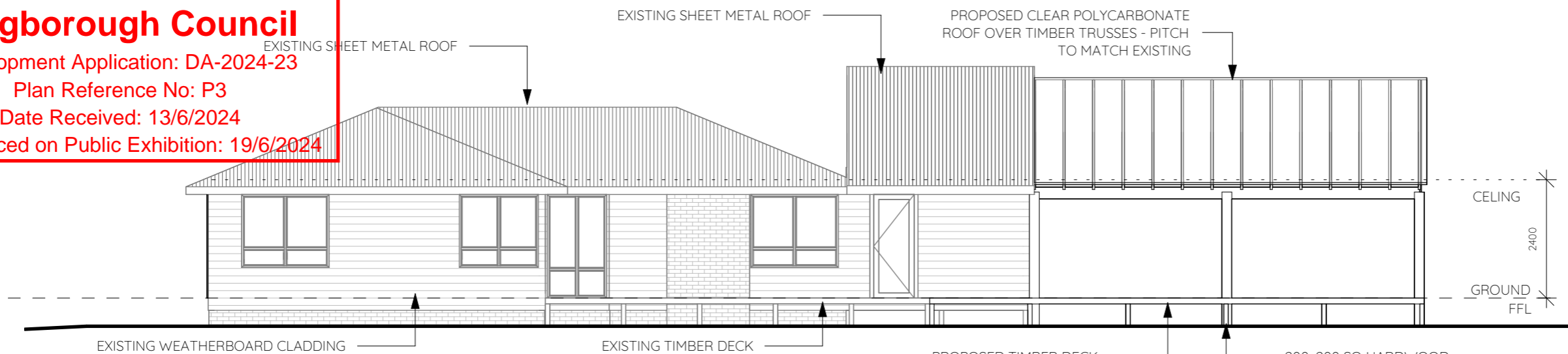
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1:100



2 NORTH
1:100

3 SOUTH
1:100

Kingborough Council
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4 WEST
1:100

BUSHFIRE HAZARD MANAGEMENT AREA

A HAZARD MANAGEMENT AREA IS THE AREA, BETWEEN A HABITABLE BUILDING OR BUILDING AREA AND THE BUSHFIRE PRONE VEGETATION, WHICH PROVIDES ACCESS TO A FIRE FRONT FOR FIREFIGHTING, WHICH IS MAINTAINED IN A MINIMAL FUEL CONDITION AND IN WHICH THERE ARE NO OTHER HAZARDS PRESENT WHICH WILL SIGNIFICANTLY CONTRIBUTE TO THE SPREAD OF A BUSHFIRE. THIS CAN BE ACHIEVED THROUGH, BUT IS NOT LIMITED TO THE FOLLOWING ACTIONS;

- REMOVE FALLEN LIMBS, STICKS, LEAF AND BARK LITTER;
- MAINTAIN GRASS AT LESS THAN A 100MM HEIGHT;
- REMOVE PINE BARK AND OTHER FLAMMABLE MULCH (ESPECIALLY FROM AGAINST BUILDINGS);
- THIN OUT UNDER-STORY VEGETATION TO PROVIDE HORIZONTAL SEPARATION BETWEEN FUELS;
- PRUNE LOW-HANGING TREE BRANCHES (<2M FROM THE GROUND) TO PROVIDE (VERTICAL SEPARATION BETWEEN FUEL LAYERS;
- PRUNE LARGER TREES TO MAINTAIN HORIZONTAL SEPARATION BETWEEN CANOPIES;
- MINIMISE THE STORAGE OF FLAMMABLE MATERIALS SUCH AS FIREWOOD;
- MAINTAIN VEGETATION CLEARANCE AROUND VEHICULAR ACCESS AND WATER SUPPLY POINTS;
- USE LOW-FLAMMABILITY SPECIES FOR LANDSCAPING PURPOSES WHERE APPROPRIATE;
- CLEAR OUT ANY ACCUMULATED LEAF AND OTHER DEBRIS FROM ROOF GUTTERS AND OTHER ACCUMULATION POINTS.

IT IS NOT NECESSARY TO REMOVE ALL VEGETATION FROM THE HAZARD MANAGEMENT AREA, TREES MAY PROVIDE PROTECTION FROM WIND BORNE EMBERS AND RADIANT HEAT UNDER SOME CIRCUMSTANCES

BUILDING FABRIC

ALL PROPOSED WORKS TO COMPLY WITH BAL 12.5 CONSTRUCTION REQUIREMENTS IN COMPLIANCE WITH AS3959.

PROPOSED ROOF STRUCTURE TO BE SEPERATED FROM EXISTING ROOF BY AN EXTERNAL WALL.

DECKING STAIR TREADS AND TRAFFICABLE SURFACES LESS THAN 300mm (HORIZONTALLLY AT DECK LEVEL) FROM GLAZED ELEMENTS AND LESS THAN 400mm (VERTICALLY) ABOVE DECK LEVEL SHALL BE MADE FROM:

- A. NON-COMBUSTIBLE MATERIAL; OR
- B. BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
- C. A TIMBER SPECIES AS SPECIFIED IN PARAGRAPH E1, APPENDIX E; OR
- D. A COMBINATION OF ANY OF ITEMS (A), (B) OR (C) ABOVE.

NOTE:
NO TREES ARE TO BE REMOVED AS PART OF THE PROPOSED DEVELOPMENT.



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Building Designer
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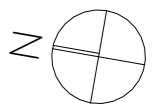
Project Description:
ADDITION/ALERATION

Project No:
23-003

BUSHFIRE PROTECTION
PLAN

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