

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2021-700
Proposal: Dwelling
Subject Site: 3643 Channel Highway, Birchs Bay
Responsible Planning Officer: Grace Paisley

Advertised Documents:

- Application Plans
 - Arboriculture Assessment
 - Farm Management Plan
 - Bushfire Hazard Assessment
 - Cover Letter
- Site and Soil Evaluation Report
 - Onsite Wastewater 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.



PROJECT DETAILS

CLIENT: JULIA STONE
 NEW HOUSE AT: **3643 CHANNEL HIGHWAY, BIRCHS BAY**

CERTIFICATE OF TITLE: V106893/F3
WIND CLASSIFICATION: N3
SOIL CLASSIFICATION: CLASS M
CLIMATE ZONE: 7
BAL LEVEL: BAL 12.5
COUNCIL: KINGBOROUGH COUNCIL
ZONING: RURAL RESOURCE
OVERLAYS:

- BIODIVERSITY PROTECTION AREA
- BUSHFIRE PROTECTION AREA
- WATERWAY + COASTAL PROTECTION AREA

FLOOR AREAS M2

FLOOR AREAS:
 PROPOSED HOUSE: 191m²
 CARPORT: 35.5m²
 PROPOSED DECKS : 83m²

 GROSS NEW FOOTPRINT 309.5m²

SITE AREA: 3.126 ha

DRAWING SCHEDULE

COVER PAGE 2121-00
 EXISTING SITE PLAN 2121-10
 PROPOSED SITE PLAN 2121-10A
 PROPOSED - NETTING LOCATIONS 2121-10B
 PROPOSED - TREE PROTECTION ZONES 2121-10C

PROPOSED FLOOR PLAN 2121-02
 PROPOSED ROOF PLAN 2121-03
 PROPOSED ELEVATIONS 01 2021-04
 PROPOSED ELEVATIONS 02 2021-05
 PROPOSED SECTIONS 2021-06

ATTACHMENTS:

SITE AND SOIL EVALUATION REPORT AND WASTEWATER DESIGN - DOYLE SOIL
 BAL ASSESMENT

PRELIMINARIES

THIS DRAWING SET AS INDICATED IN THE DRAWING SCHEDULE INCLUDING ATTACHMENTS PROVIDED SHOULD ALWAYS BE ISSUED AND READ AS A FULL SET IN ITS ENTIRETY. IT SHALL NOT BE BROKEN UP, SEGMENTED OR HAVE PAGES OMITTED AS THIS CAN ALLOW ITEMS OR SPECIFICATIONS TO BE MISSED.

ALL WORK SHALL BE IN ACCORDANCE AND COMPLY WITH THE BUILDING CODE OF AUSTRALIA, COUNCIL BY-LAWS, AUSTRALIAN STANDARDS, CURRENT WORKPLACE STANDARDS AND CODES OF PRACTICE AND ALL APPROVAL CONDITIONS SPECIFIC TO THIS PROJECT.

©ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CAN NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF DESIGNFUL, HILLIARD DESIGN PTY LTD. ANY LICENCE, EXPRESSED OR IMPLIED TO USE DOCUMENTS FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF AUSTRALIAN COPYRIGHT LAW AND THE AGREEMENT BETWEEN DESIGNFUL, HILLIARD DESIGN PTY LTD AND THE INSTRUCTING PARTY.



LOCATION PLAN - NOT TO SCALE

ACCREDITED BUILDING DESIGNER:
JANE HILLIARD
 CC 6237 H

Kingborough Council
 Development Application: DA-2021-700
 Plan Reference No: P3
 Date Received: 25/6/2024
 Date placed on Public Exhibition: 17/7/2024



3643 CHANNEL HIGHWAY BIRCHS BAY	JULIA STONE	JANE HILLIARD (CC6237 H)
PROJECT	OWNER	DESIGNER
		jane@designful.com.au / 0438 578 518

COVER PAGE	1 28/04/21 ISSUE FOR DA KH JH	A3	2121-00
	2 24/06/24 ISSUE FOR DA RFI JH JH		
DRAWING	REV	A	
		24/06/2024	
		1:100	
		SCALE	DWG NO.

SITE NOTES

CONTOUR INTERVALS @ 250mm

ALL WORKS TO COMPLY WITH THE NCC, CURRENT AUSTRALIAN STANDARDS & BAL REQUIREMENTS.

SITE LEVELS ARE APPROX ONLY. REFER TO SURVEY ATTACHMENT. CONTRACTOR TO SITE CHECK ALL LEVELS AND GRADIENTS.

REFER TO SITE PLAN 2121-10A FOR PROPOSED PLANTING OF NEW CHERRY TREES.

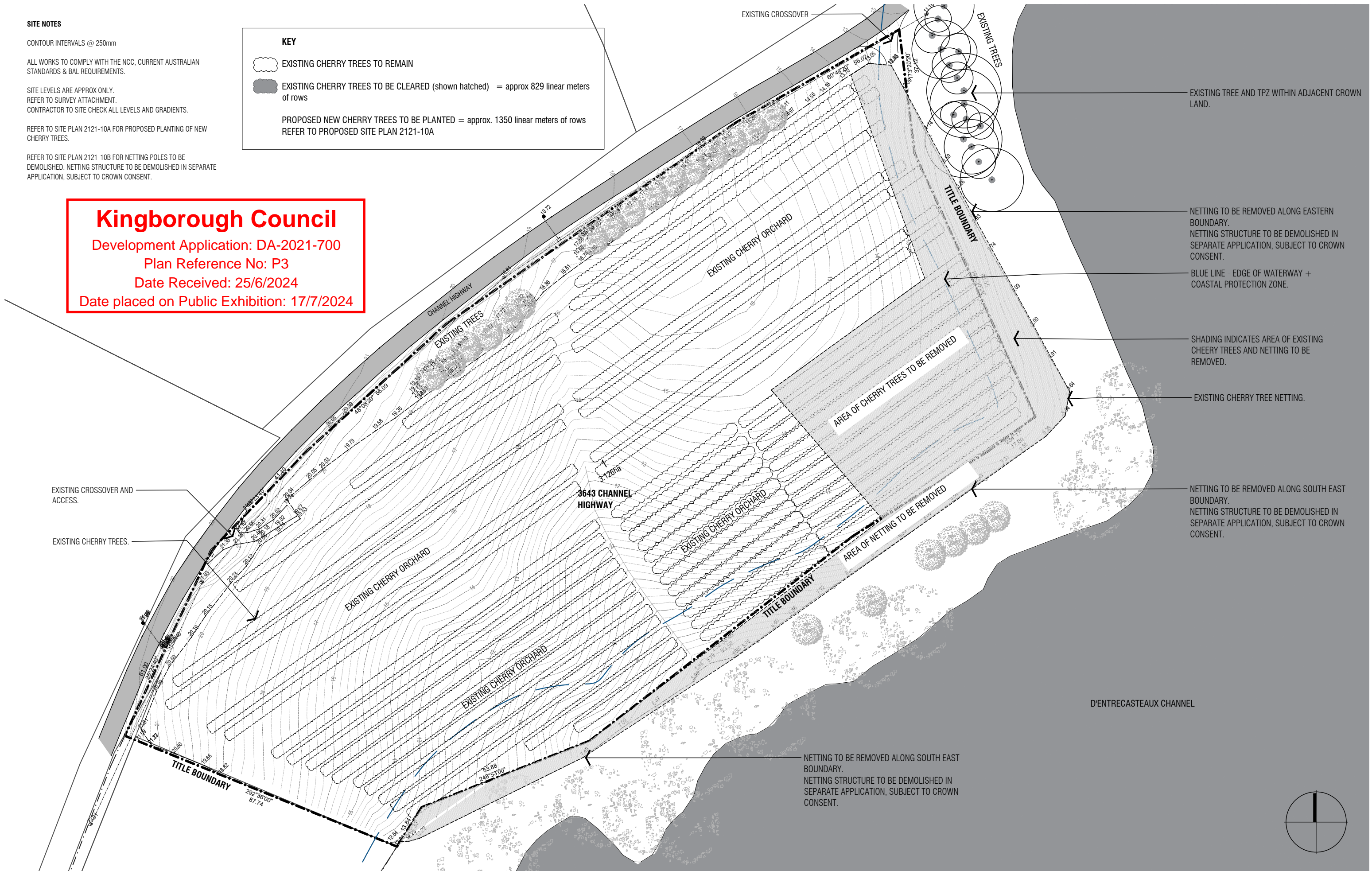
REFER TO SITE PLAN 2121-10B FOR NETTING POLES TO BE DEMOLISHED. NETTING STRUCTURE TO BE DEMOLISHED IN SEPARATE APPLICATION, SUBJECT TO CROWN CONSENT.

KEY

- EXISTING CHERRY TREES TO REMAIN
- EXISTING CHERRY TREES TO BE CLEARED (shown hatched) = approx 829 linear meters of rows
- PROPOSED NEW CHERRY TREES TO BE PLANTED = approx. 1350 linear meters of rows

REFER TO PROPOSED SITE PLAN 2121-10A

Kingborough Council
 Development Application: DA-2021-700
 Plan Reference No: P3
 Date Received: 25/6/2024
 Date placed on Public Exhibition: 17/7/2024



EXISTING TREE AND TPZ WITHIN ADJACENT CROWN LAND.

NETTING TO BE REMOVED ALONG EASTERN BOUNDARY. NETTING STRUCTURE TO BE DEMOLISHED IN SEPARATE APPLICATION, SUBJECT TO CROWN CONSENT.

BLUE LINE - EDGE OF WATERWAY + COASTAL PROTECTION ZONE.

SHADING INDICATES AREA OF EXISTING CHERRY TREES AND NETTING TO BE REMOVED.

EXISTING CHERRY TREE NETTING.

NETTING TO BE REMOVED ALONG SOUTH EAST BOUNDARY. NETTING STRUCTURE TO BE DEMOLISHED IN SEPARATE APPLICATION, SUBJECT TO CROWN CONSENT.

NETTING TO BE REMOVED ALONG SOUTH EAST BOUNDARY. NETTING STRUCTURE TO BE DEMOLISHED IN SEPARATE APPLICATION, SUBJECT TO CROWN CONSENT.

DESIGNFUL
 CREATIVE MINDFUL RESOURCEFUL

3643 CHANNEL HIGHWAY BIRCHS BAY	JULIA STONE	JANE HILLIARD (CC6237 H)	EXISTING SITE PLAN + CHERRY TREE REMOVAL
PROJECT	OWNER	DESIGNER	DRAWING
		jane@designful.com.au / 0438 578 518	

1	28/04/21	ISSUE FOR DA	KH JH	A3	2121-01
2	24/06/24	ISSUE FOR DA RFI	JH JH		
REV			DB / CB	1:100	DWG NO.
	A	24/06/2024	ISSUE DATE	SCALE	

SITE NOTES

CONTOUR INTERVALS @ 250mm
 ALL WORKS TO COMPLY WITH THE NCC, CURRENT AUSTRALIAN STANDARDS & BAL REQUIREMENTS.

SITE LEVELS ARE APPROX ONLY. REFER TO SURVEY ATTACHMENT. CONTRACTOR TO SITE CHECK ALL LEVELS AND GRADIENTS.

THE RL'S PROVIDED FOR THE FINISHED FLOOR LEVELS OF THE PROPOSED DWELLING & ASSOCIATED STRUCTURES ARE INDICATIVE ONLY & SHOULD BE DETERMINED ONSITE PRIOR TO CONSTRUCTION.

ALL ELEMENTS OF CONSTRUCTION INCLUDING FOOTINGS, DRAINAGE PROVISIONS, GUTTERS & DOWNPIPES ARE TO REMAIN ENTIRELY WITHIN THE PROPERTY BOUNDARIES.



EXTENT OF SITE CUT, FILL & RETAINING WILL NOT EXCEED 1M IN DIFFERENCE IN GROUND LEVEL.

DRIVEWAY TO BE COMPACTED FOR TO AUSTRALIAN STANDARDS.

REFER TO BAL REPORT FOR CONFIRMATION OF BUSHFIRE HAZARD MANAGEMENT AREA DETAILS AND CORRESPONDING INFORMATION.

NETTING STRUCTURE TO BE DEMOLISHED IN SEPARATE APPLICATION, SUBJECT TO CROWN CONSENT.

KEY

-  EXISTING CHERRY TREES TO REMAIN
-  PROPOSED NEW CHERRY TREES TO BE PLANTED = approx. 1350 linear meters of rows

Kingborough Council

Development Application: DA-2021-700

Plan Reference No: P3

Date Received: 25/6/2024

Date placed on Public Exhibition: 17/7/2024

EXISTING GRAVEL CROSSOVER - UPGRADED TO COMPLY WITH E5.0 ROAD AND RAILWAY ASSETS CODE OF THE INTERIM PLANNING SCHEME

NEW DRIVEWAY TO BE 4M WIDE WITH 0.5M CLEARANCE EITHER SIDE TO COMPLY WITH DIRECTORS DETERMINATION - REQUIREMENTS FOR BUILDING IN BUSHFIRE PRONE AREAS.

LOCATION OF CROWN TREES + TPZ. REFER TO ARBORIST REPORT

EXISTING NETTING AROUND CHERRY TREES

NOM. LOCATION OF NEW TREE NETTING.

BLUE LINE - EDGE OF WATERWAY + COASTAL PROTECTION ZONE.

EXTENT OF BUSHFIRE HMA - REFER BUSHFIRE REPORT FOR FURTHER DETAILS

EXISTING NETTING AROUND CHERRY TREES TO BE REMOVED. REFER TO EXISTING SITE PLAN.

DUAL PURPOSE SEPTIC TANK (MIN 300L)

ELJEN SPD BED

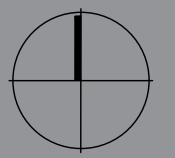
2 X ABSORBITION BEDS 15 X 2.5M. REFER TO WASTE WATER DESIGN REPORT FOR SETBACK DETAILS.

NOM. LOCATION OF NEW TREE NETTING.

EXISTING NETTING AROUND CHERRY TREES TO BE REMOVED.

NOM. LOCATION OF NEW TREE NETTING.

D'ENTRECASTEAUX CHANNEL



DESIGNFUL
 CREATIVE MINDFUL RESOURCEFUL

3643 CHANNEL HIGHWAY BIRCHS BAY	JULIA STONE	JANE HILLIARD (CC6237 H)
PROJECT	OWNER	DESIGNER
		jane@designful.com.au / 0438 578 518

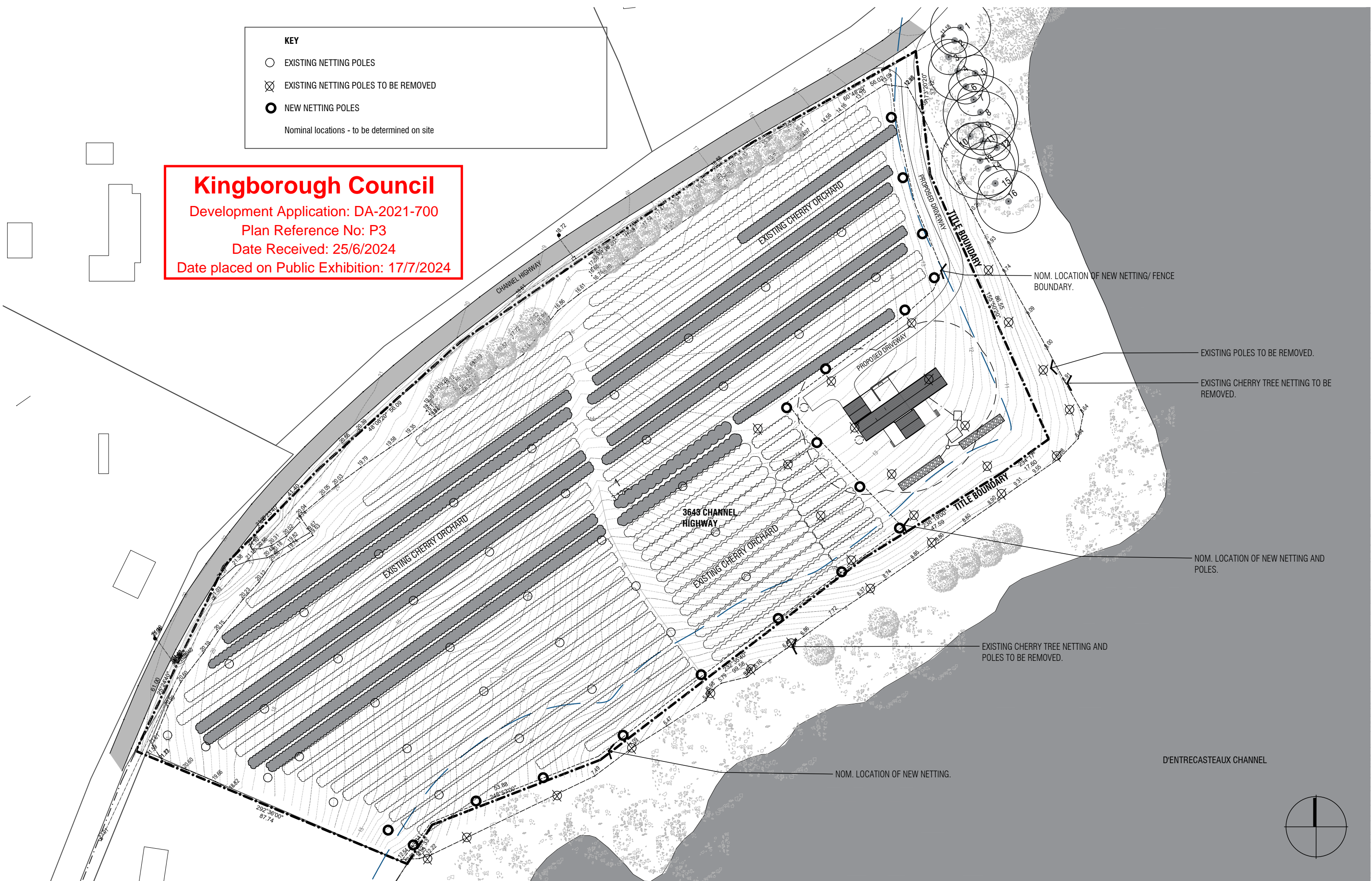
PROPOSED SITE PLAN + CHERRY TREE PLANTING
DRAWING

1	28/04/21	ISSUE FOR DA	KH	JH
2	24/06/24	ISSUE FOR DA RFI	JH	JH
REV			DB / CB	

A	24/06/2024	1:1000	A3	2121-10A
ISSUE	DATE	SCALE		DWG NO.

KEY	
○	EXISTING NETTING POLES
⊗	EXISTING NETTING POLES TO BE REMOVED
●	NEW NETTING POLES
Nominal locations - to be determined on site	

Kingborough Council
 Development Application: DA-2021-700
 Plan Reference No: P3
 Date Received: 25/6/2024
 Date placed on Public Exhibition: 17/7/2024



3643 CHANNEL HIGHWAY BIRCHS BAY	JULIA STONE	JANE HILLIARD (CC6237 H)
PROJECT	OWNER	DESIGNER
		jane@designful.com.au / 0438 578 518

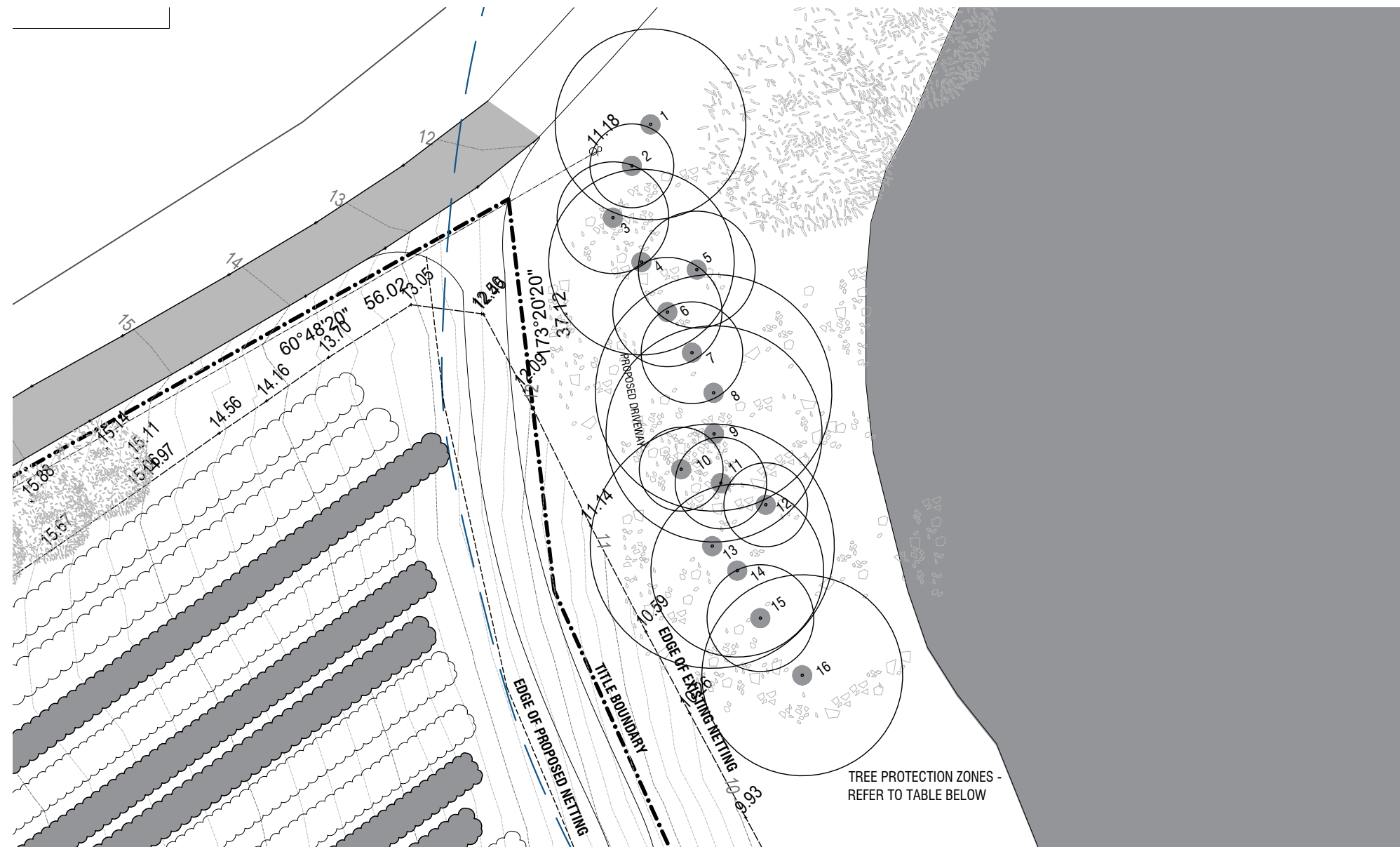
PROPOSED SITE PLAN + NETTING LOCATIONS
DRAWING

1	28/04/21	ISSUE FOR DA	KH	JH
2	24/06/24	ISSUE FOR DA RFI	JH	JH
REV			DB / CB	

			A3	2121-10B
A	24/06/2024	1:1000		
ISSUE	DATE	SCALE		DWG NO.

Kingborough Council

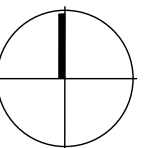
Development Application: DA-2021-700
 Plan Reference No: P3
 Date Received: 25/6/2024
 Date placed on Public Exhibition: 17/7/2024

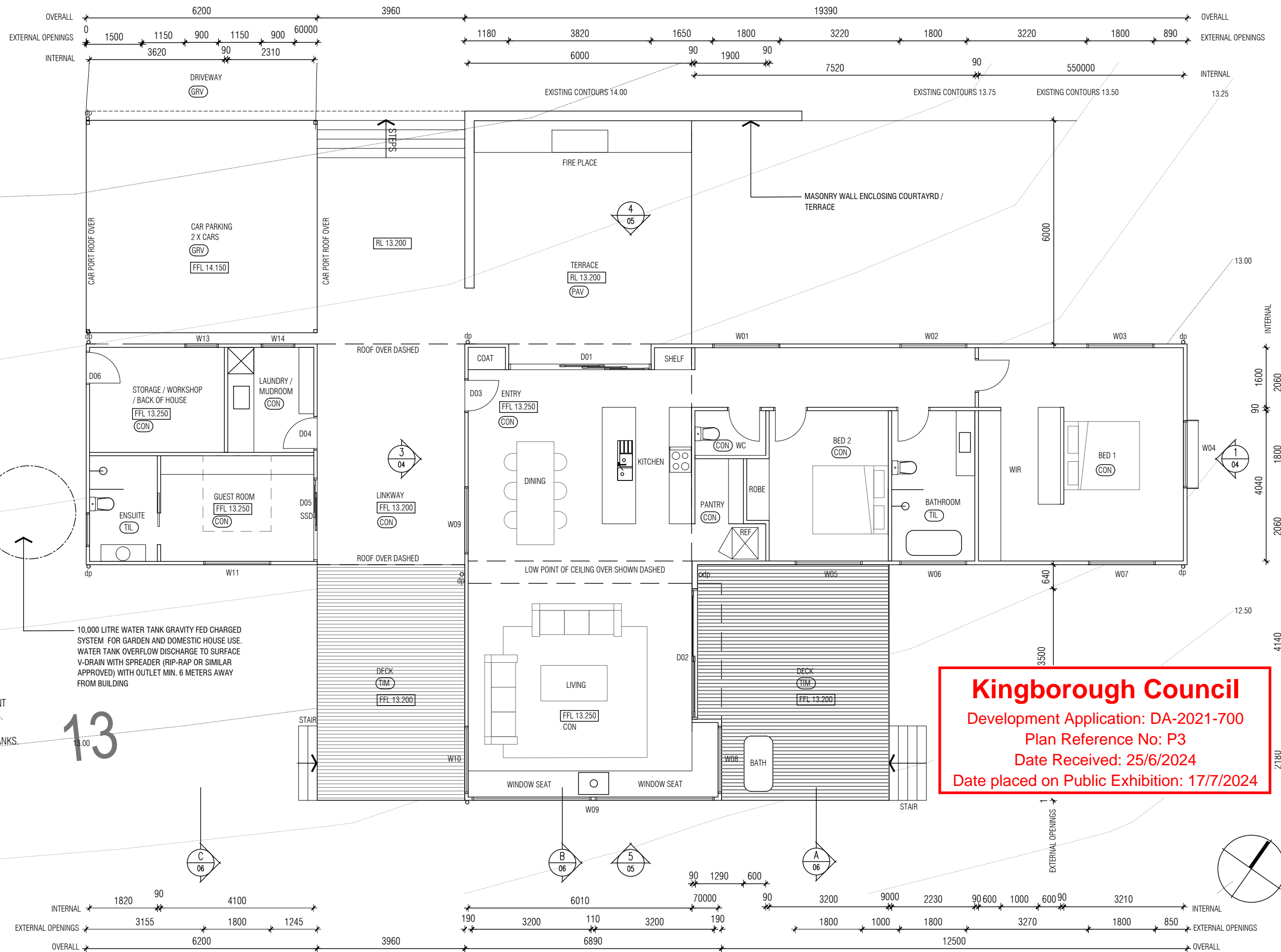


LOCATION OF TREES ON CROWN LAND
ADJACENT DRIVEWAY

Tree ID	Common name	Location	Age	Origin	DBH (m)	TPZ	Health
1	Eucalyptus obliqua	Stringy Bark	Mature	Native	0.74	8.88	Fair
2	Eucalyptus pulchella	White Peppermint	Mature	Native	0.32	3.84	Fair
3	Eucalyptus obliqua	Stringy Bark	Mature	Native	0.43	5.16	Fair
4	Eucalyptus pulchella	White Peppermint	Mature	Native	0.72	8.64	Fair
5	Eucalyptus obliqua	Stringy Bark	Mature	Native	0.45	5.4	Fair
6	Quercus robur	English Oak	Mature	Exotic	0.42	5.04	Fair
7	Quercus robur	English Oak	Mature	Exotic	0.39	4.68	Fair
8	Eucalyptus obliqua	Stringy Bark	Mature	Native	0.92	11.04	Fair
9	Eucalyptus obliqua	Stringy Bark	Mature	Native	0.84	10.08	Fair
10	Eucalyptus obliqua	Stringy Bark	Mature	Native	0.32	3.84	Fair
11	Eucalyptus obliqua	Stringy Bark	Mature	Native	0.35	4.2	Fair
12	Eucalyptus obliqua	Stringy Bark	Mature	Native	0.32	3.84	Fair
13	Eucalyptus obliqua	Stringy Bark	Mature	Native	0.95	11.4	Fair
14	Eucalyptus obliqua	Stringy Bark	Mature	Native	0.67	8.04	Fair
15	Eucalyptus obliqua	Stringy Bark	Mature	Native	0.41	4.92	Dead
16	Eucalyptus obliqua	Stringy Bark	Mature	Native	0.78	9.36	Dead

TREE DATA AND TREE PROTECTION ZONES





NOTES
 ALL WORKS TO COMPLY WITH THE NCC, CURRENT AUSTRALIAN STANDARDS & BAL REQUIREMENTS.

ALL DOWN PIPES CONNECTED TO RAINWATER TANKS

KEY
 dp DOWN PIPE
 flu FIRE FLUE

MATERIAL KEY
 CON CONCRETE FLOOR - FINISH TBC
 TIM TIMBER DECKING. SPECIES TBC
 TIL FLOOR TILE
 GRV COMPACTED GRAVEL DRIVEWAY
 PAV TILE PAVERS

10,000 LITRE WATER TANK GRAVITY FED CHARGED SYSTEM FOR GARDEN AND DOMESTIC HOUSE USE. WATER TANK OVERFLOW DISCHARGE TO SURFACE V-DRAIN WITH SPREADER (RIP-RAP OR SIMILAR APPROVED) WITH OUTLET MIN. 6 METERS AWAY FROM BUILDING

Kingborough Council
 Development Application: DA-2021-700
 Plan Reference No: P3
 Date Received: 25/6/2024
 Date placed on Public Exhibition: 17/7/2024



3643 CHANNEL HIGHWAY
 BIRCHS BAY

JULIA STONE

JANE HILLIARD (CC6237 H)

jane@designful.com.au / 0438 578 518

PROPOSED FLOOR PLAN

1 28/04/21 ISSUE FOR DA KH JH
 2 24/06/24 ISSUE FOR DA RFI JH JH

A3

2121-02

CREATIVE MINDFUL RESOURCEFUL

PROJECT

OWNER

DESIGNER

DRAWING

REV

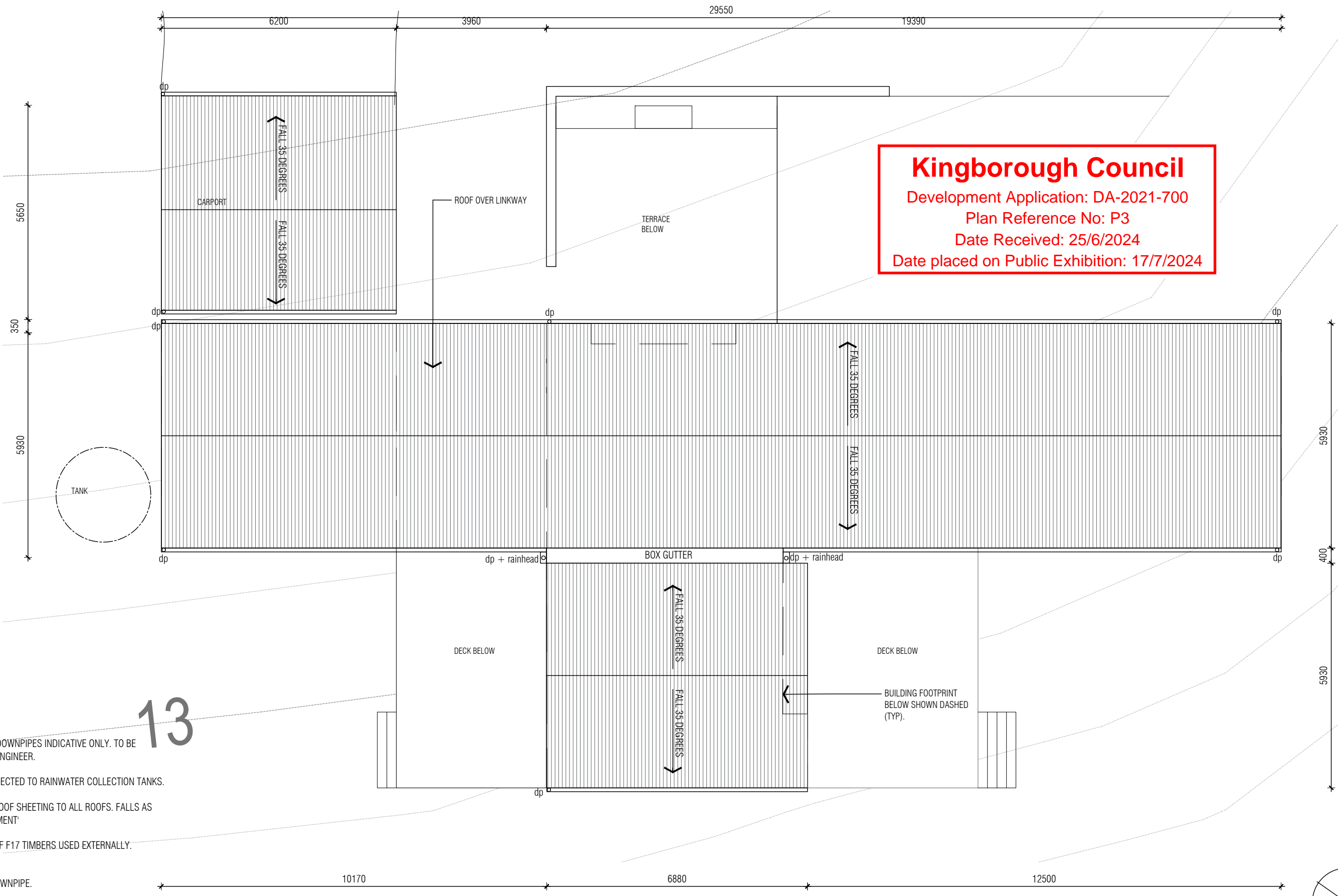
DB / CB

ISSUE

DATE

SCALE

DWG NO.



NOTES

13

NUMBER AND LOCATION OF DOWNPIPES INDICATIVE ONLY. TO BE CONFIRMED BY HYDRAULIC ENGINEER.

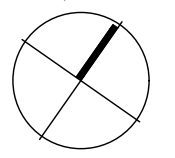
ALL DOWNPIPES TO BE CONNECTED TO RAINWATER COLLECTION TANKS.

COLORBOND CUSTOM ORB ROOF SHEETING TO ALL ROOFS. FALLS AS INDICATED. COLOUR 'MONUMENT'

ADEQUATELY WEATHERPROOF F17 TIMBERS USED EXTERNALLY.

KEY

dp 90Ø uPVC DOWNPIPE. PAINT FINISH.



 CREATIVE MINDFUL RESOURCEFUL	3643 CHANNEL HIGHWAY BIRCHS BAY	JULIA STONE	JANE HILLIARD (CC6237 H)	PROPOSED ROOF PLAN	1 28/04/21 ISSUE FOR DA KH JH	A3 1:100	2121-03
	PROJECT	OWNER	DESIGNER		DRAWING		

NOTES
 ALL WORKS TO COMPLY WITH THE NCC, CURRENT AUSTRALIAN STANDARDS & BAL REQUIREMENTS.

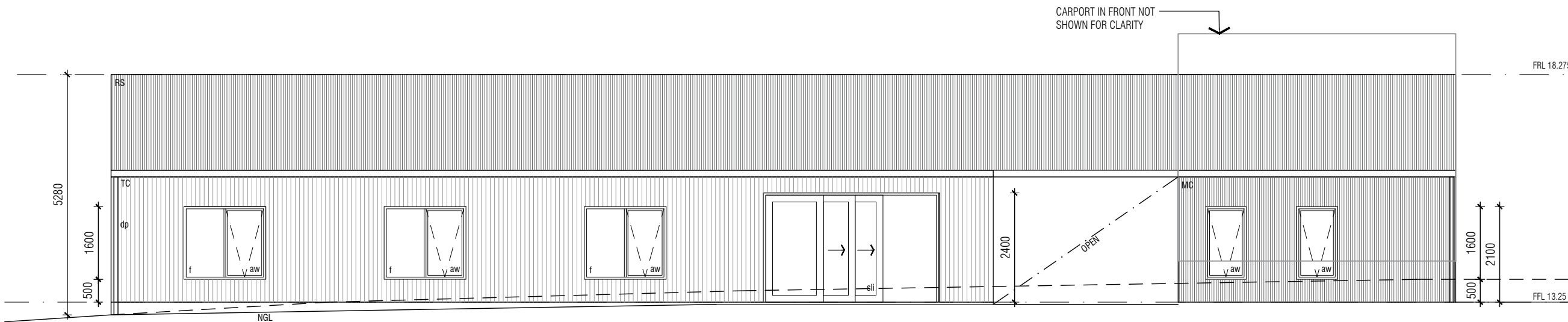
ALL DOWN PIPES CONNECTED TO RAINWATER TANKS.

KEY
 NGL NATURAL GROUND LINE

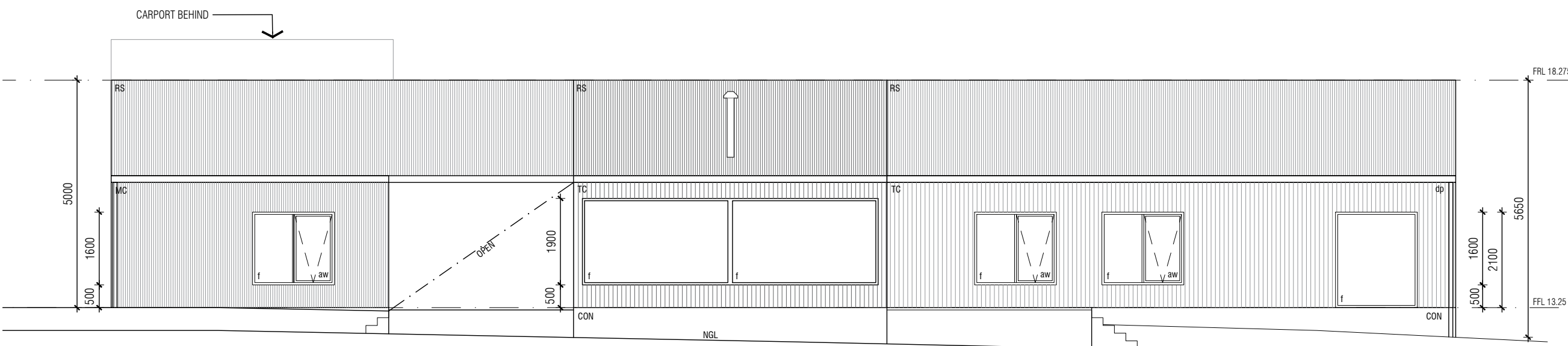
sli DOOR SLIDER
 aw AWNING WINDOW
 cm CASEMENT WINDOW
 f FIXED WINDOW

dp DOWN PIPE
 flu FIRE FLUE

MATERIAL KEY
 MC COLOURBOND METAL CLADDING - CUSTOM ORB PROFILE.
COLOUR 'MONUMENT'
 RS COLOURBOND ROOFING. CUSTOM ORB PROFILE.
COLOUR 'MONUMENT'
 TC VERTICAL TIMBER CLADDING. SHIPLAP PROFILE.
COLOUR: SPECIES + FINISH TBC - BAL 29 COMPLIANT
 MA MASONRY RETAINING WALL
 CS CEMENT SHEET.
COLOUR: PAINT FINISH TO MATCH COLORBOND 'MONUMENT'



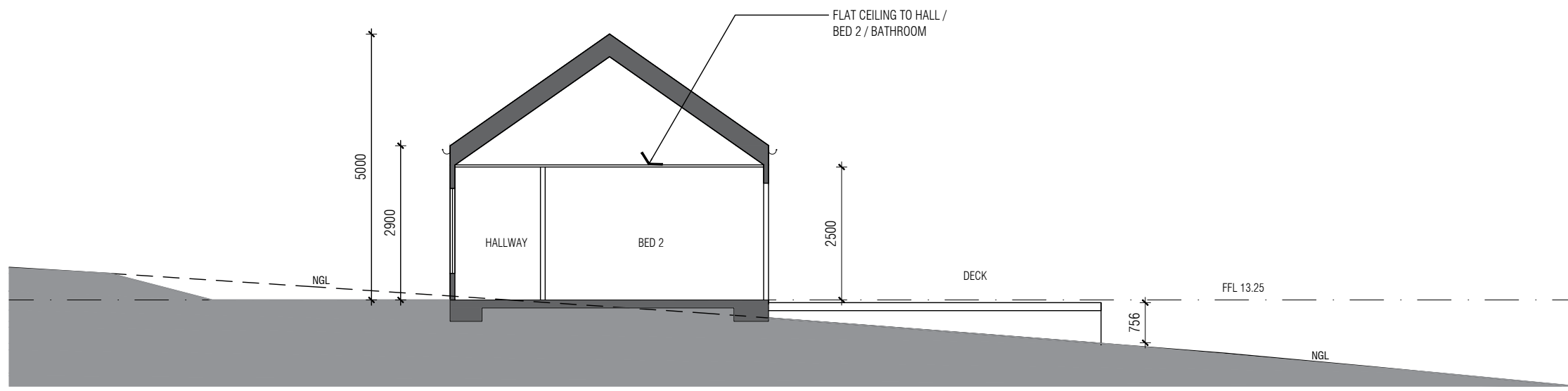
ELEV. NORTH EAST ELEVATION
 04 1:100



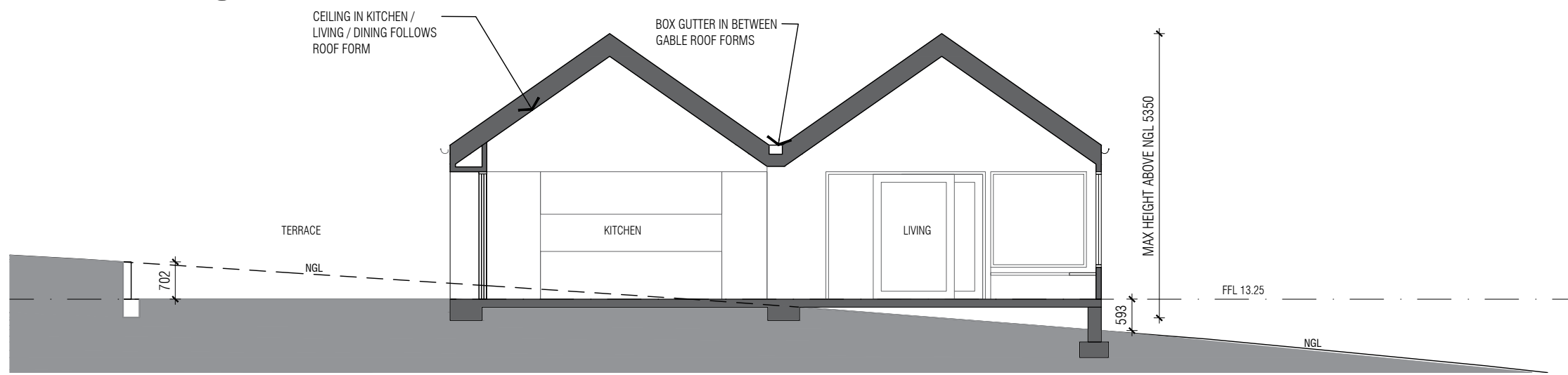
ELEV. SOUTH EAST ELEVATION
 05 1:100

Kingborough Council
 Development Application: DA-2021-700
 Plan Reference No: P3
 Date Received: 25/6/2024
 Date placed on Public Exhibition: 17/7/2024

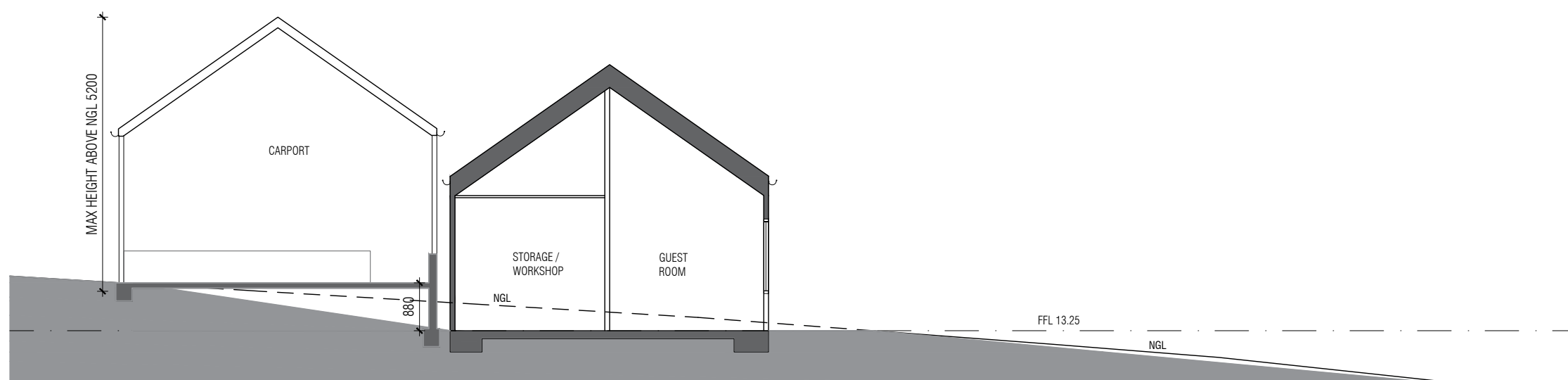
 CREATIVE MINDFUL RESOURCEFUL	3643 CHANNEL HIGHWAY BIRCHS BAY	JULIA STONE	JANE HILLIARD (CC6237 H) jane@designful.com.au / 0438 578 518	PROPOSED ELEVATIONS 02	1 28/04/21 ISSUE FOR DA KH JH 2 24/06/24 ISSUE FOR DA RFI JH JH	A3	2121-05
	PROJECT	OWNER	DESIGNER	DRAWING	REV	DB / CB	



SECTION AA
1:100



SECTION BB
1:100



SECTION CC
1:100

NOTES
ALL WORKS TO COMPLY WITH THE NCC, CURRENT AUSTRALIAN STANDARDS & BAL REQUIREMENTS.

ALL DOWN PIPES CONNECTED TO RAINWATER TANKS.

- KEY**
- NGL NATURAL GROUND LINE
 - sli DOOR SLIDER
 - aw AWNING WINDOW
 - cm CASEMENT WINDOW
 - f FIXED WINDOW

- dp DOWN PIPE
- flu FIRE FLUE

- MATERIAL KEY**
- MC COLOURBOND METAL CLADDING - CUSTOM ORB PROFILE. COLOUR 'MONUMENT'.
 - RS COLORBOND ROOFING. CUSTOM ORB PROFILE. COLOUR 'MONUMENT'.
 - TC VERTICAL TIMBER CLADDING. SHIPLAP PROFILE. COLOUR: SPECIES + FINISH TBC - BAL 29 COMPLIANT
 - MA MASONRY RETAINING WALL
 - CS CEMENT SHEET. COLOUR: PAINT FINISH TO MATCH COLORBOND 'MONUMENT'

Kingborough Council
 Development Application: DA-2021-700
 Plan Reference No: P3
 Date Received: 25/6/2024
 Date placed on Public Exhibition: 17/7/2024

DESIGNFUL CREATIVE MINDFUL RESOURCEFUL	3643 CHANNEL HIGHWAY BIRCHS BAY	JULIA STONE	JANE HILLIARD (CC6237 H) jane@designful.com.au / 0438 578 518	PROPOSED SECTIONS	1 28/04/21 ISSUE FOR DA KH JH 2 24/06/24 ISSUE FOR DA RFI JH JH	A3	2121-06
	PROJECT	OWNER	DESIGNER	DRAWING	REV	DB / CB	