

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2024-173
Proposal: Extension and alterations to dwelling
Subject Site: 40 Gumpits Road, Birches Bay
Responsible Planning Officer: Sadhana K C

Advertised Documents:

- Application Plans

Available upon request:

- Application Form
- Copy of Title
- Bushfire Hazard Assessment

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 **6 August 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.



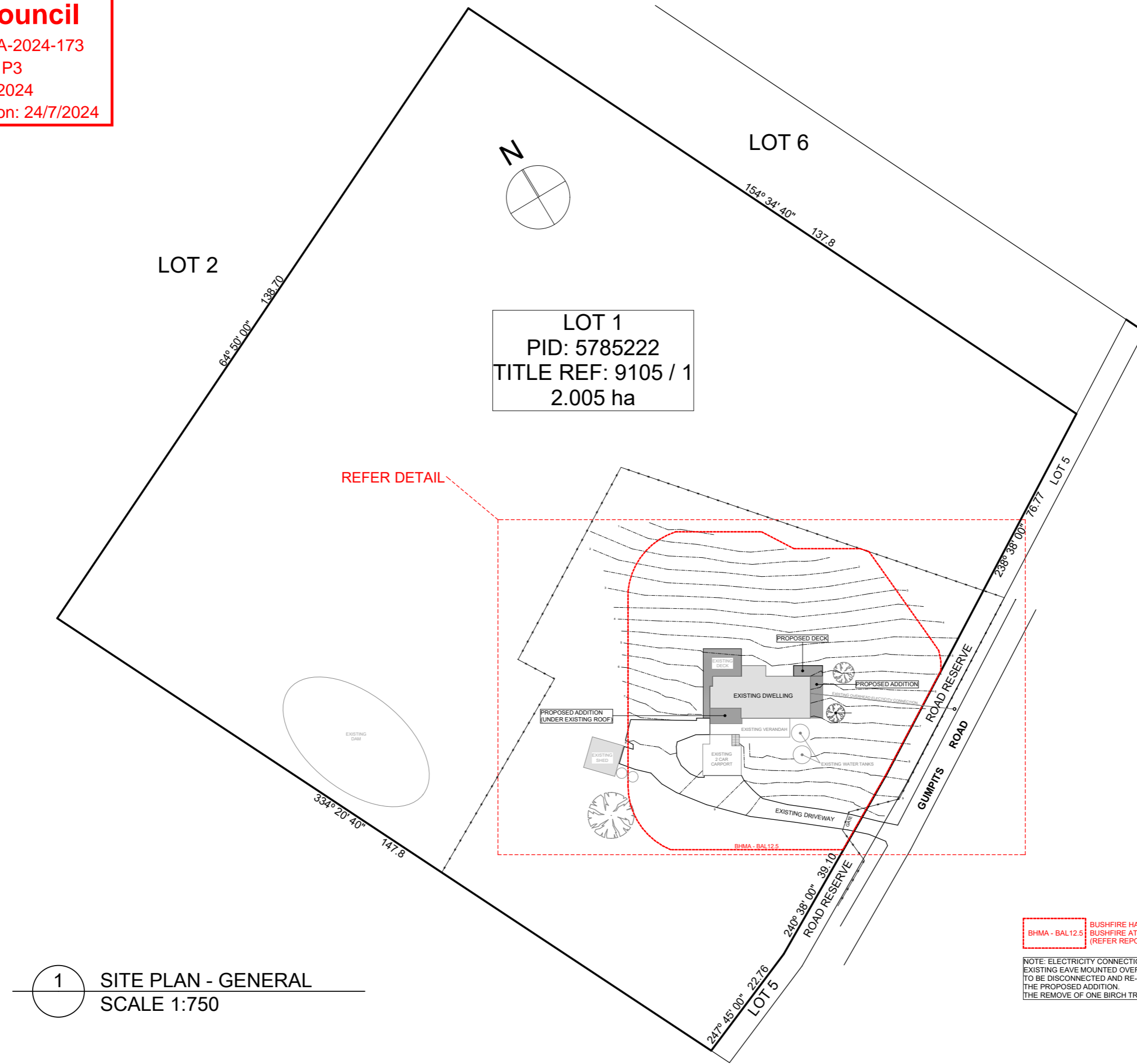
Kingborough Council

Development Application: DA-2024-173

Plan Reference No: P3

Date Received: 17/7/2024

Date placed on Public Exhibition: 24/7/2024



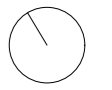
REFER DETAIL

LOT 1
PID: 5785222
TITLE REF: 9105 / 1
2.005 ha

1 SITE PLAN - GENERAL
SCALE 1:750

BHMA - BAL12.5 BUSHFIRE HAZARD MANAGEMENT AREA
BUSHFIRE ATTACK LEVEL = BAL12.5
(REFER REPORT BY BUSHFIRE TASMANIA)

NOTE: ELECTRICITY CONNECTION
EXISTING EAVE MOUNTED OVERHEAD ELECTRICITY CONNECTION POINT.
TO BE DISCONNECTED AND RE-ESTABLISHED ON THE EASTERN EAVE OF
THE PROPOSED ADDITION.
THE REMOVE OF ONE BIRCH TREE WILL BE REQUIRED TO ACHIEVE THIS



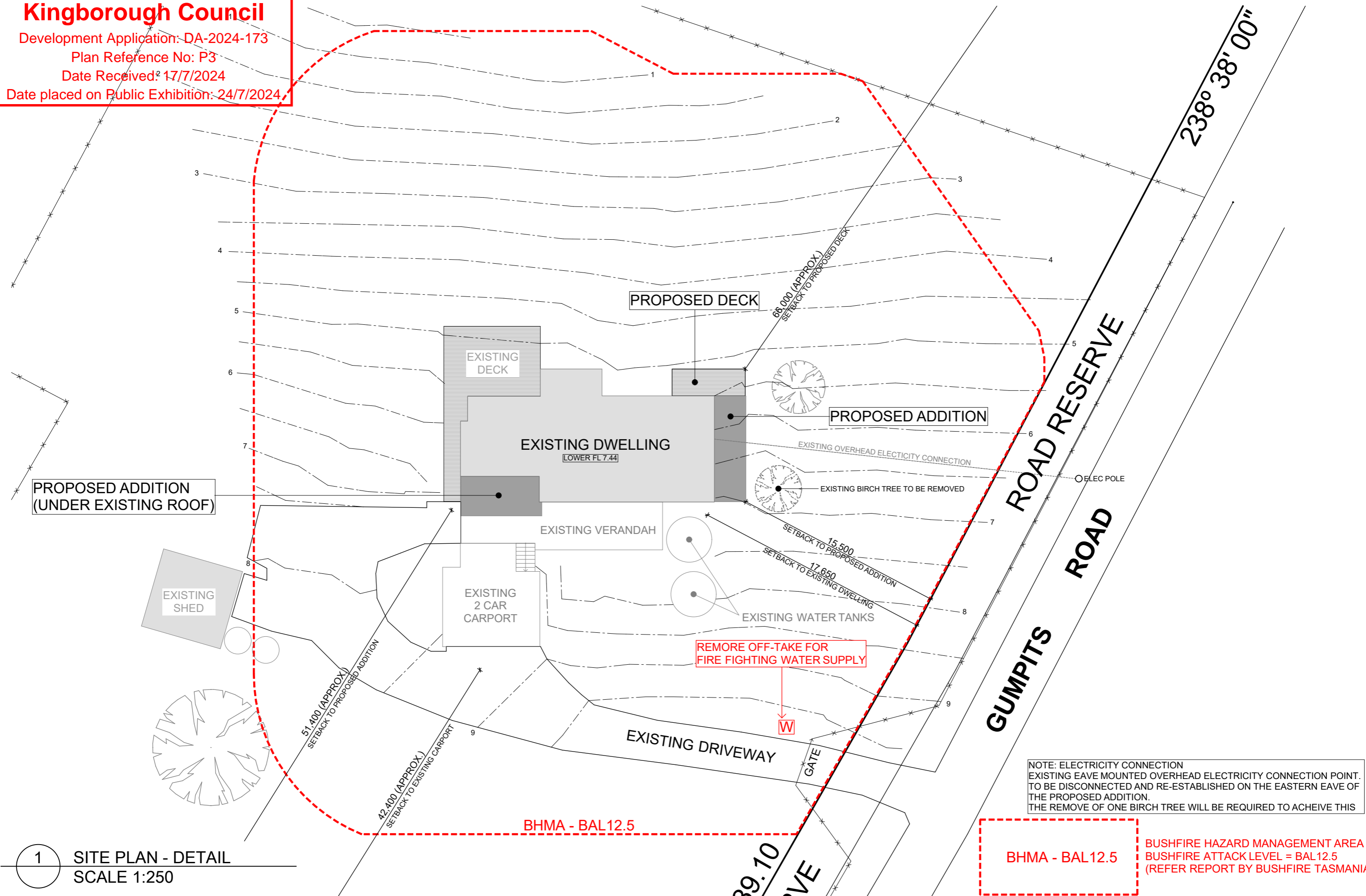
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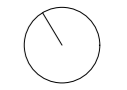
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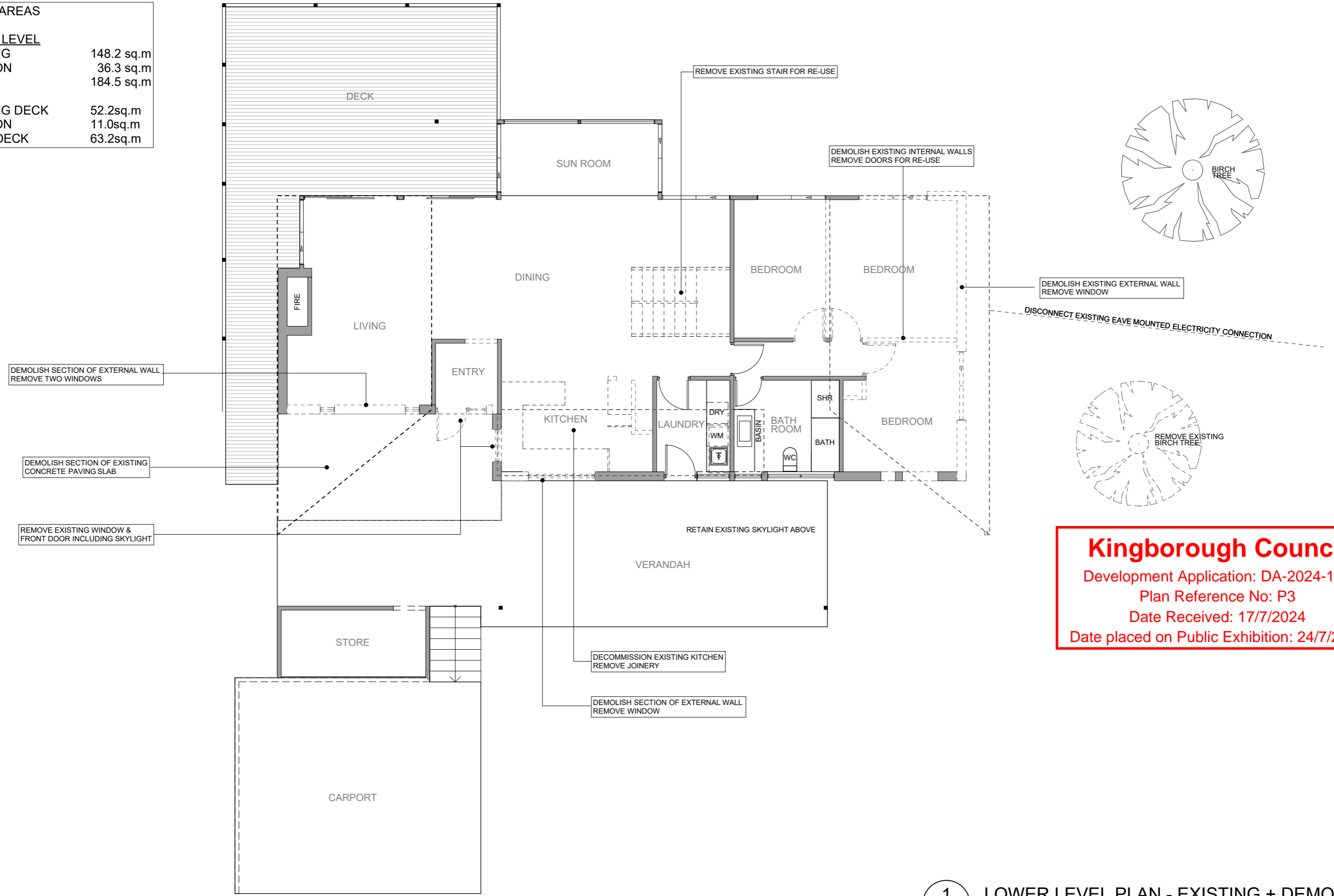
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BHMA - BAL 12.5
BUSHFIRE HAZARD MANAGEMENT AREA
BUSHFIRE ATTACK LEVEL = BAL 12.5
(REFER REPORT BY BUSHFIRE TASMANIA)

1 SITE PLAN - DETAIL
SCALE 1:250

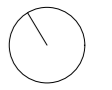


FLOOR AREAS	
LOWER LEVEL	
EXISTING	148.2 sq.m
ADDITION	36.3 sq.m
TOTAL	184.5 sq.m
EXISTING DECK	
EXISTING DECK	52.2sq.m
ADDITION	11.0sq.m
TOTAL DECK	63.2sq.m

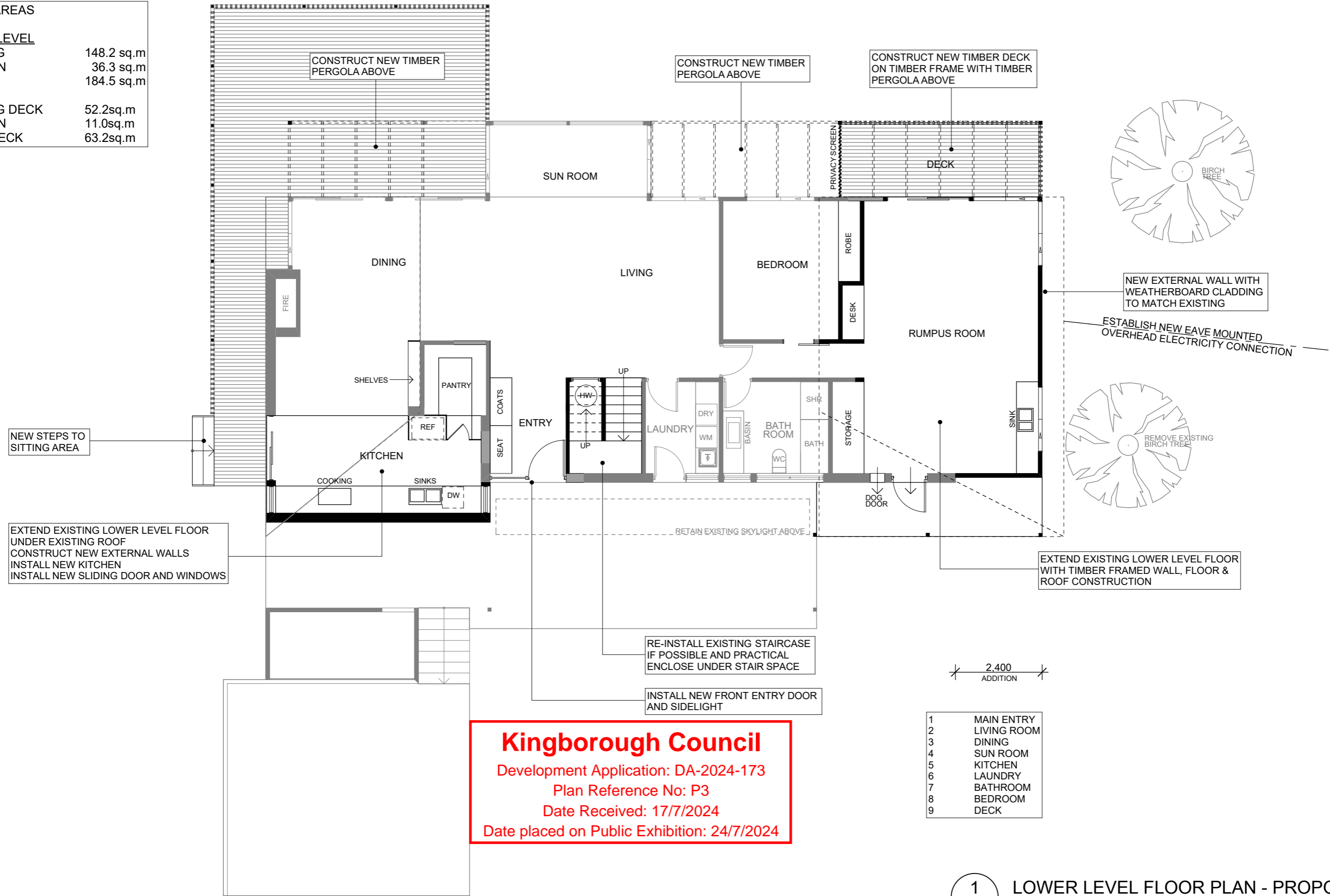


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1 LOWER LEVEL PLAN - EXISTING + DEMOLITION
 SCALE 1:100



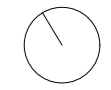
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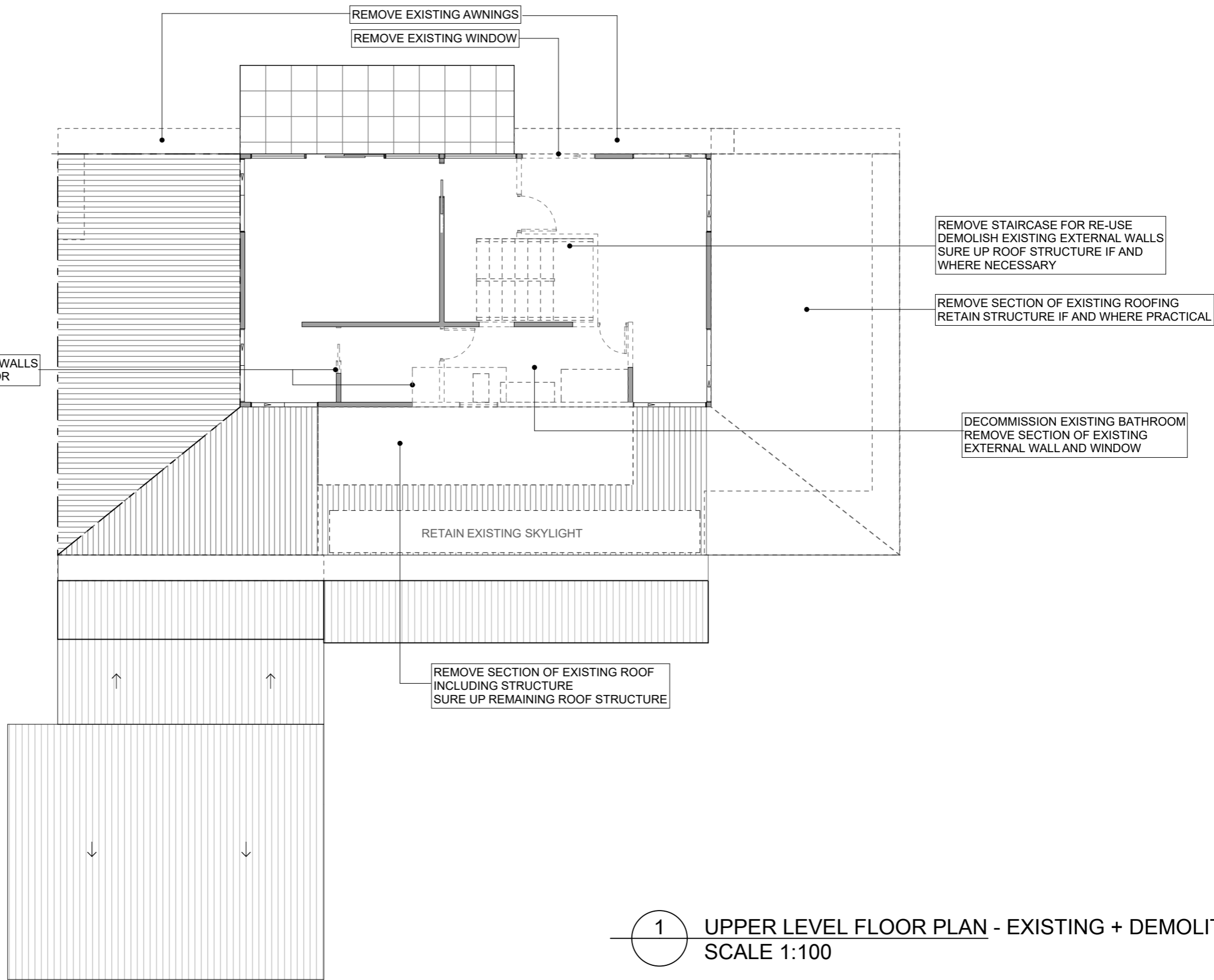
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- 1 MAIN ENTRY
- 2 LIVING ROOM
- 3 DINING
- 4 SUN ROOM
- 5 KITCHEN
- 6 LAUNDRY
- 7 BATHROOM
- 8 BEDROOM
- 9 DECK

1 LOWER LEVEL FLOOR PLAN - PROPOSED
 SCALE 1:100



FLOOR AREAS	
UPPER LEVEL	
EXISTING	65.5 sq.m
ADDITION	14.5 sq.m
TOTAL	79.0 sq.m



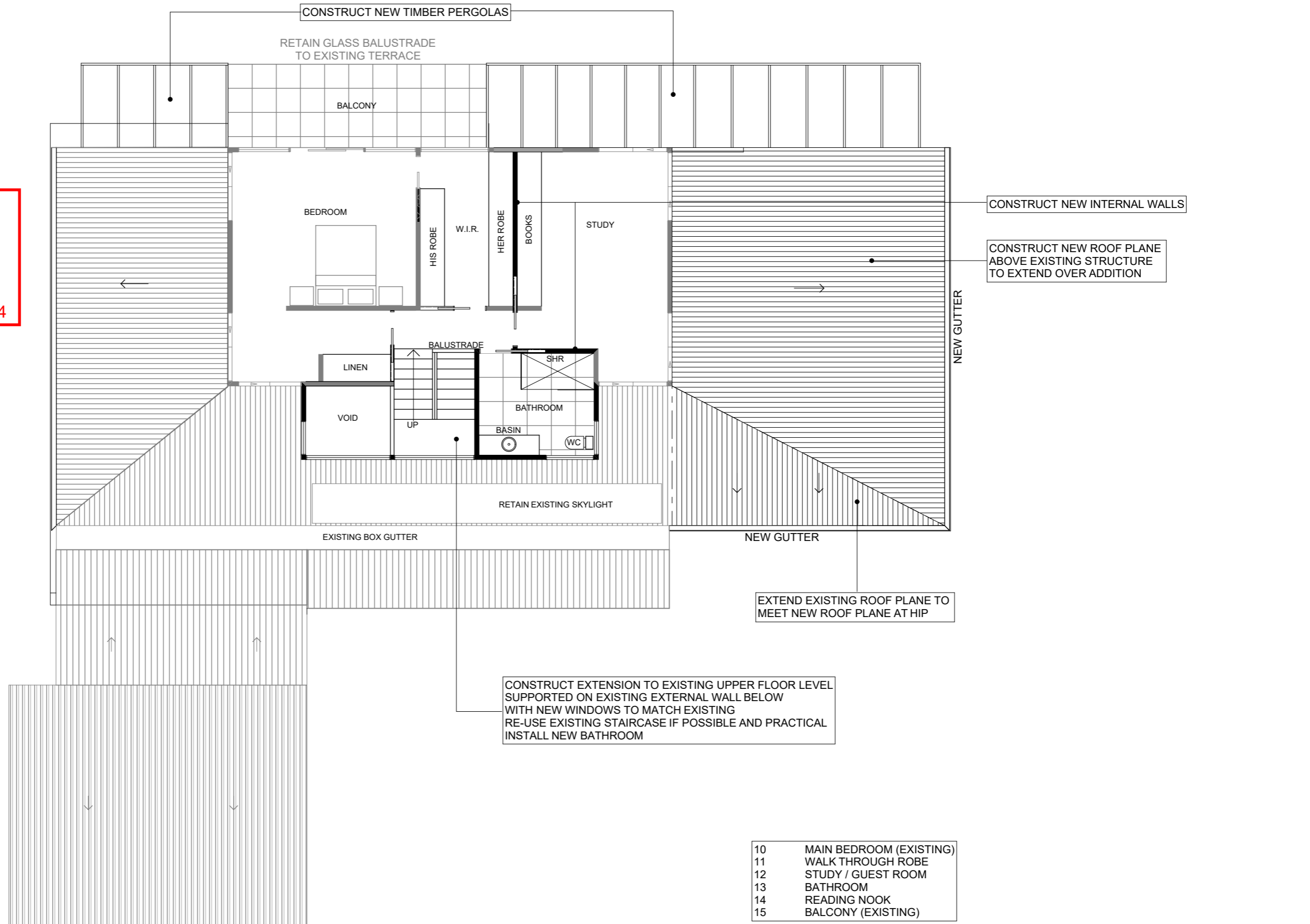
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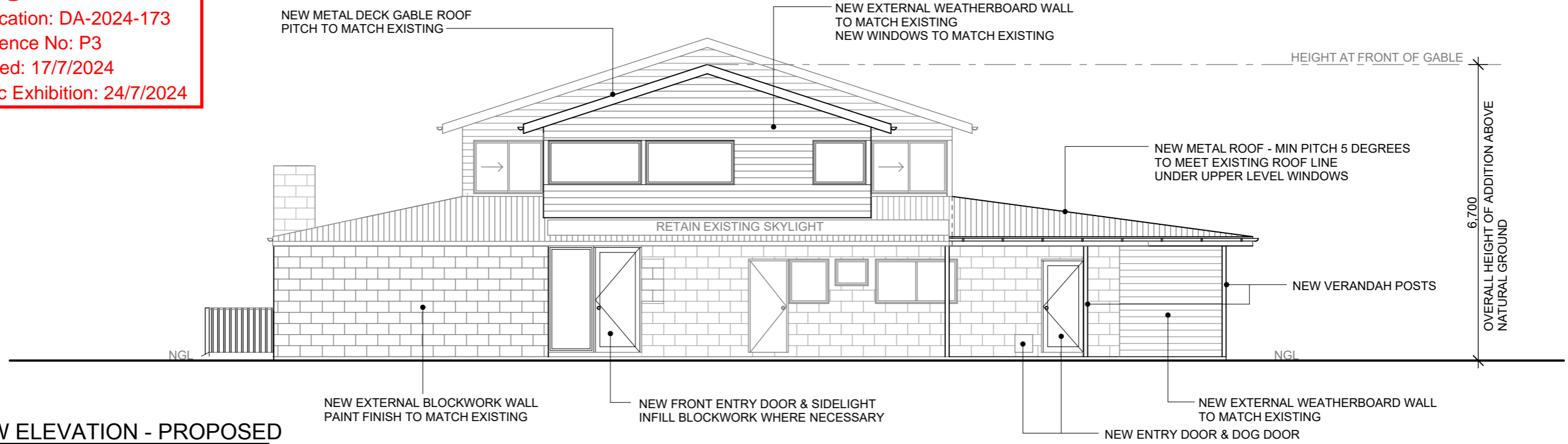
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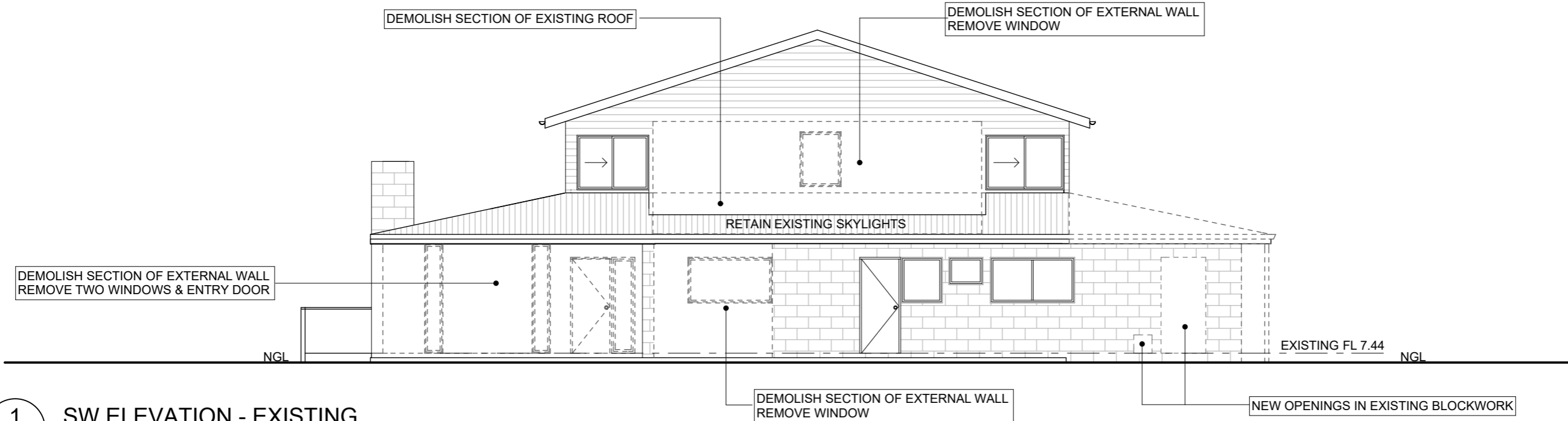
1 UPPER LEVEL FLOOR PLAN- PROPOSED
 SCALE 1:100



8.5 METRES ABOVE NATURAL GROUND

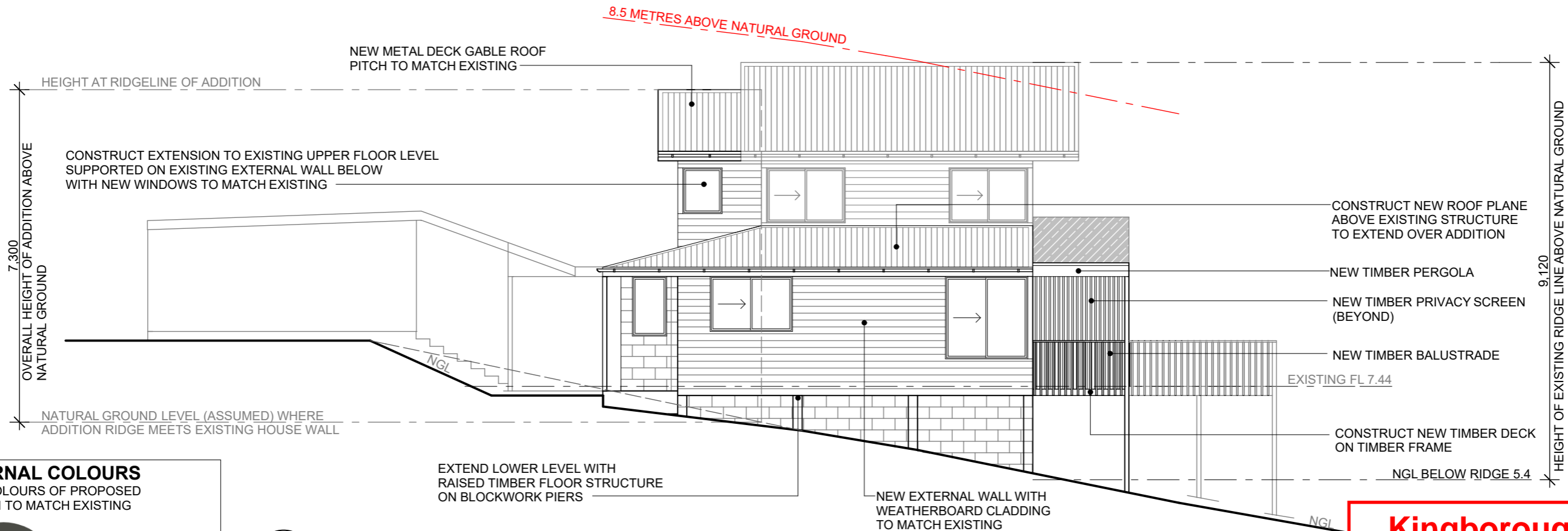


2 SW ELEVATION - PROPOSED
SCALE 1:100



1 SW ELEVATION - EXISTING
SCALE 1:100





EXTERNAL COLOURS
NOTE: COLOURS OF PROPOSED ADDITION TO MATCH EXISTING

ROOF

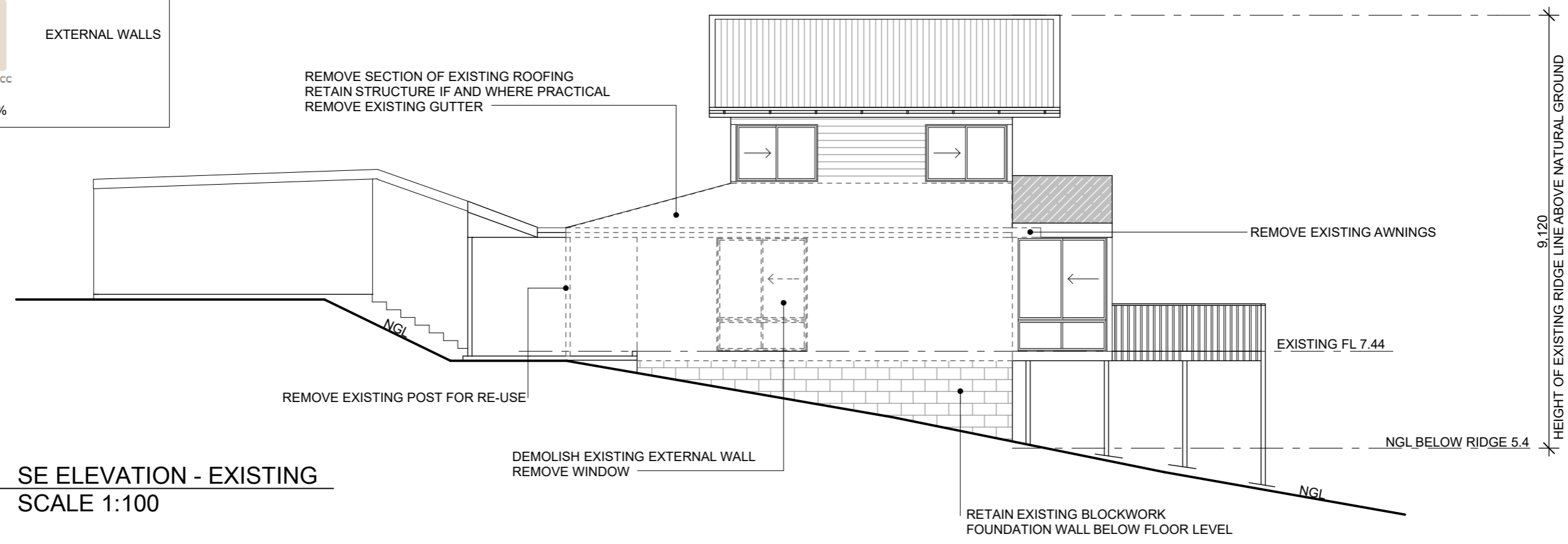
Woodland Grey®
APPROX. LRV = 31%

EXTERNAL WALLS

Resene Eighth Akarua cc
Y89-013-080
APPROX. LRV = 75%

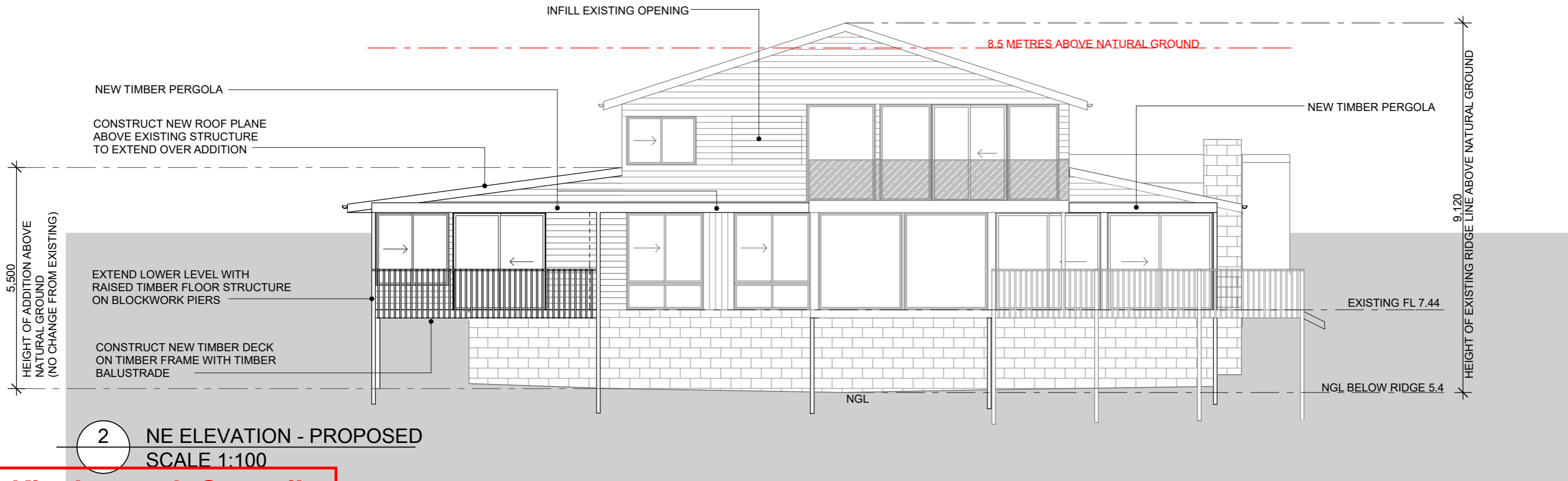
3 SE ELEVATION - PROPOSED
SCALE 1:100

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1 SE ELEVATION - EXISTING
SCALE 1:100





2 NE ELEVATION - PROPOSED
SCALE 1:100

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REMOVE SECTION OF EXISTING ROOFING
RETAIN EXISTING ROOF STRUCTURE
IF POSSIBLE AND PRACTICAL

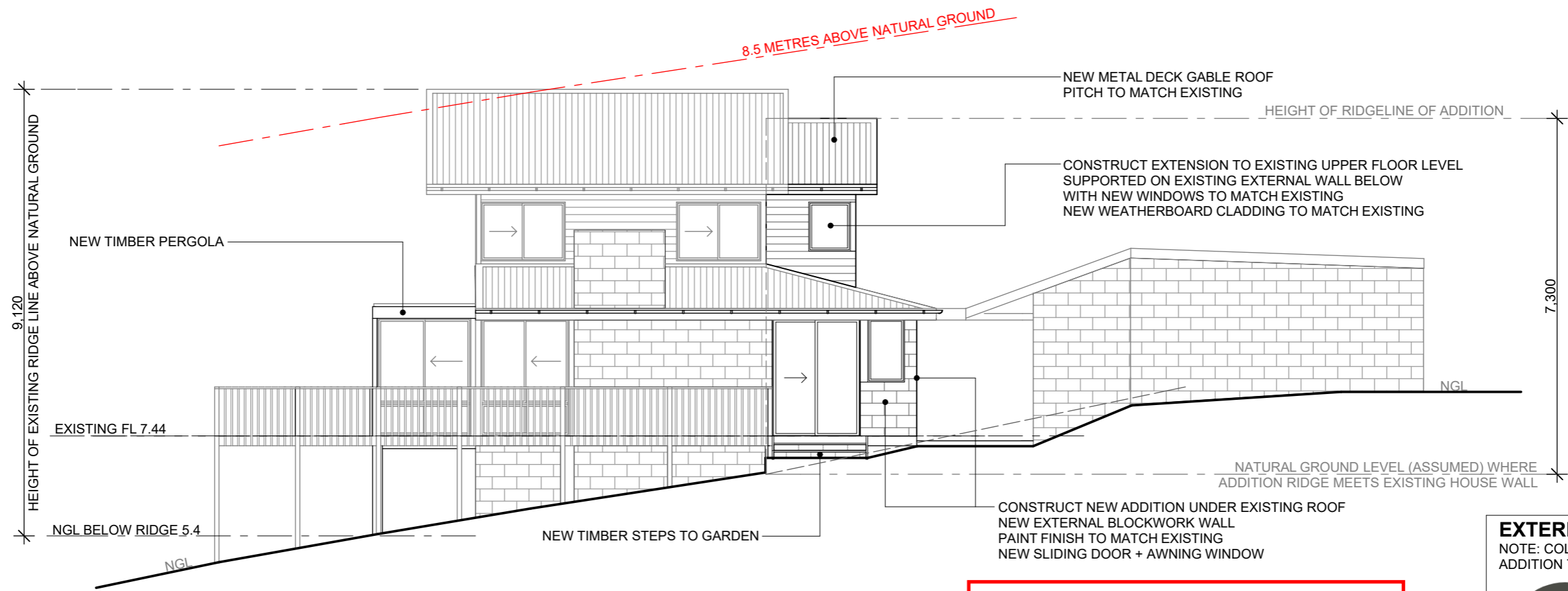
DEMOLISH SECTION OF EXISTING
EXTERNAL WALL
REMOVE WINDOW
REMOVE SHADE AWNING
REMOVE POST FOR RE-USE

RETAIN EXISTING BLOCKWORK
FOUNDATION WALL

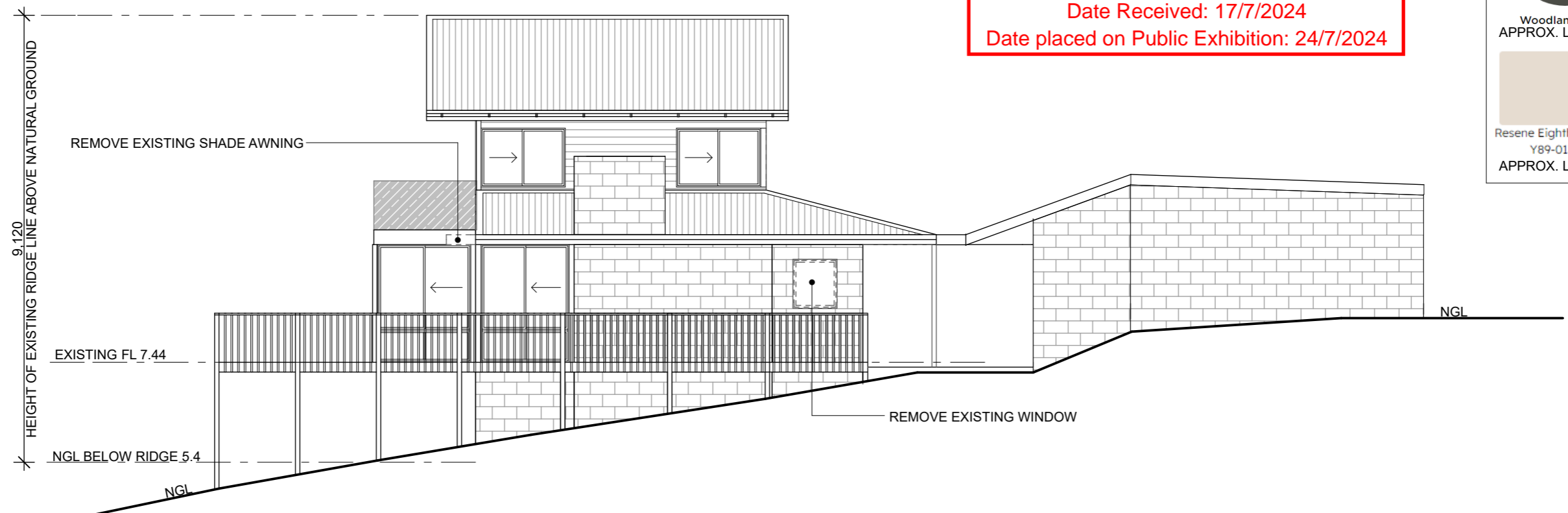


1 NE ELEVATION - EXISTING
SCALE 1:100





2 NW ELEVATION - PROPOSED
SCALE 1:100



1 NW ELEVATION - EXISTING
SCALE 1:100

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