

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2024-155
Proposal: Dwelling and associated works
Subject Site: 22 Corbys Road, Kettering
Responsible Planning Officer: Camilo Miranda

Advertised Documents:

- Application Plans
- Arborist Assessment
- Bushfire Hazard Management Plan
- Site and Soil Report

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 **29 November 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.



NOTES

All works to comply with the NCC and current Australian standards.

Title: 182800/3

PID: 9906530

Council: Kingborough

Planning Zone: 12.0 Low Density Residential

Overlays: Biodiversity Protection Area
Bushfire Prone Area
Landslide Hazard Area - Low

Contours shown at 1m intervals.

AREAS:

Dwelling: 170m²

Deck: 38m²

Carport: 52m²

Total footprint: 222m²

Site: 2628m²

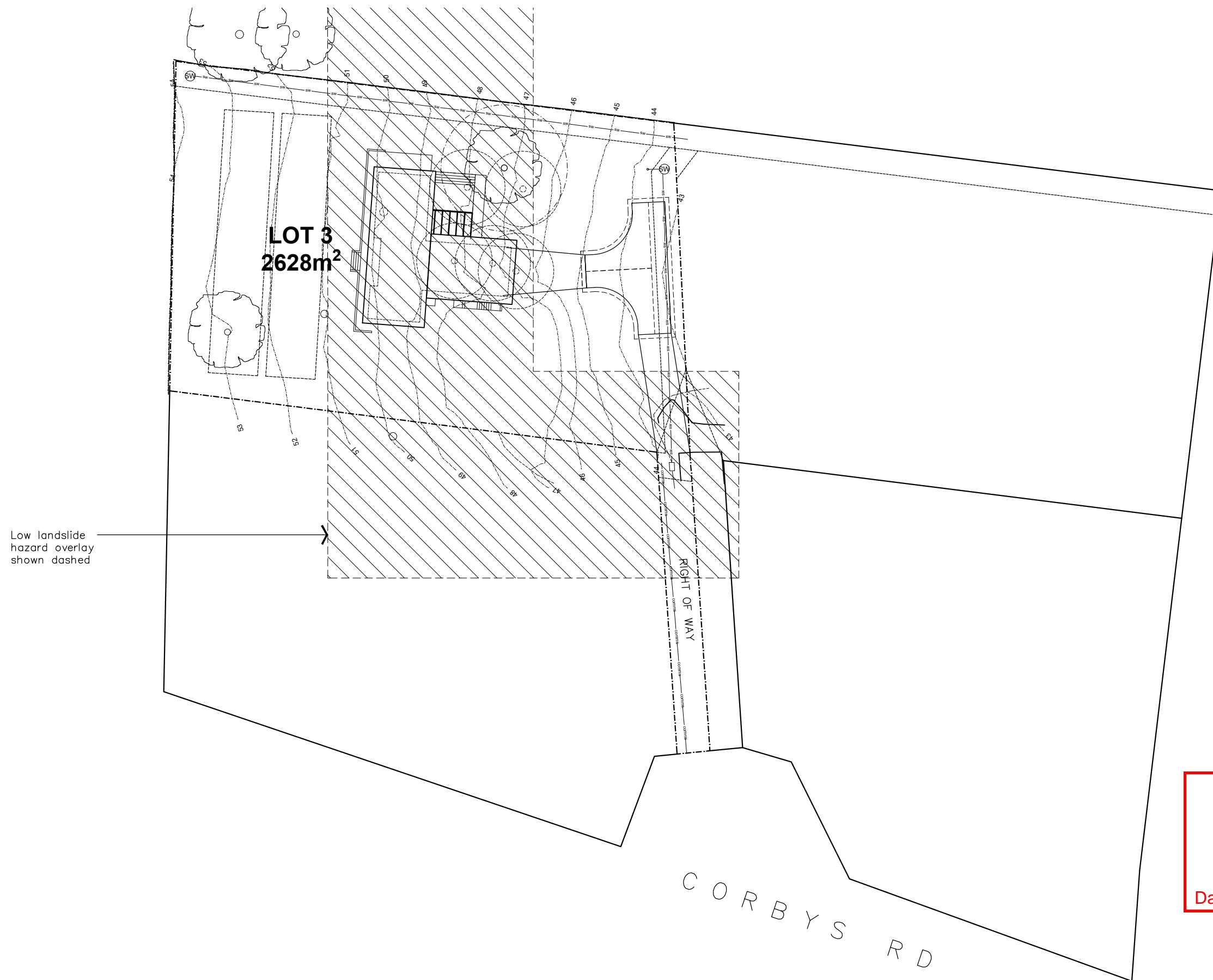
Site coverage: 8%

BUSHFIRE HAZARD MANAGEMENT

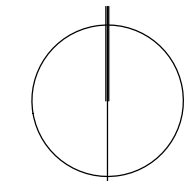
The design and construction of the development must comply with the general construction requirements prescribed within Section 3 of the Australian Standard for the Construction of Buildings in Bushfire Prone Areas and the specific construction requirements prescribed for Bushfire Attack Level 12.5 within Section 5 of this Standard.


BHMA distances:

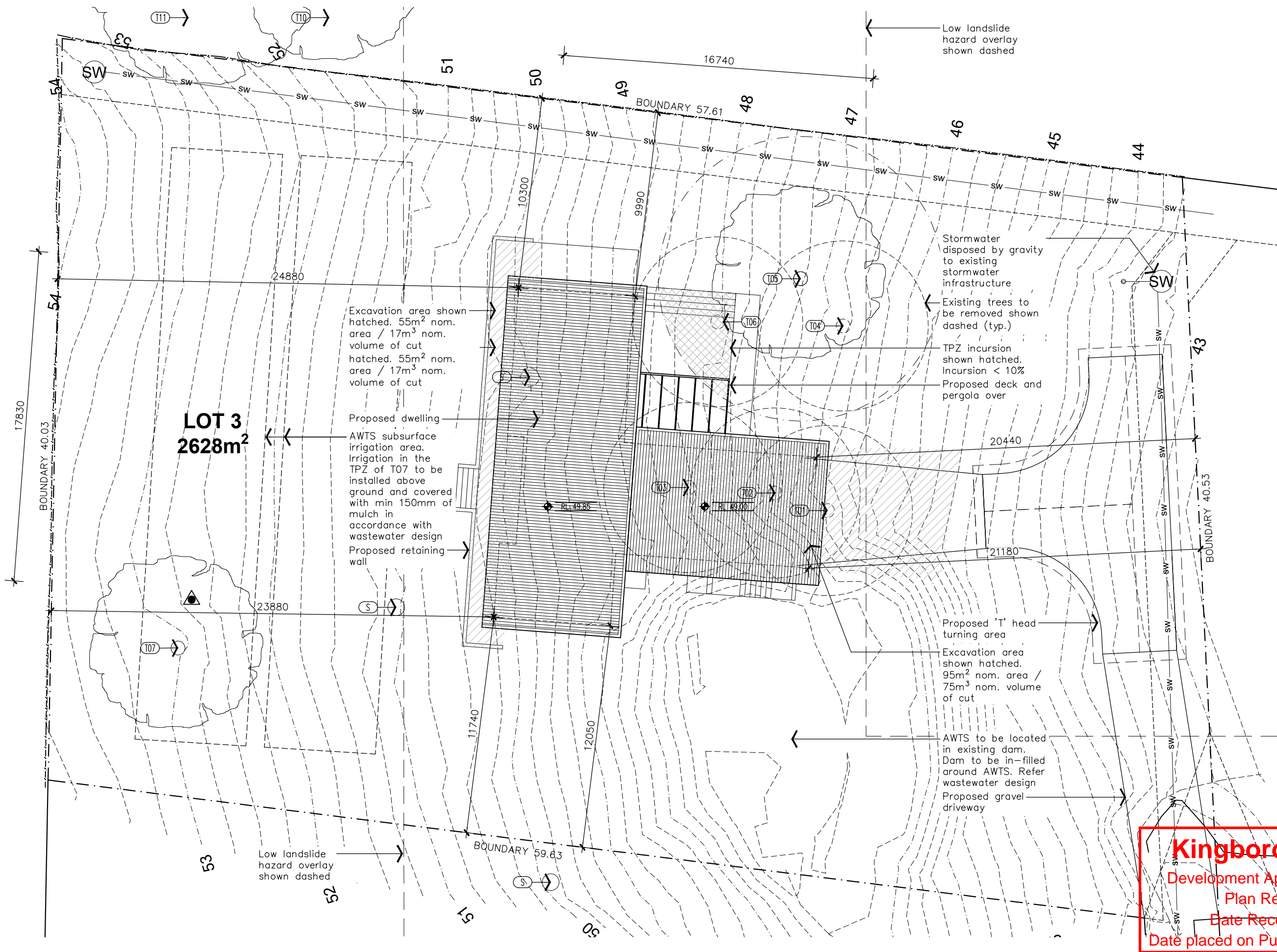
North: To boundary
East: To boundary
South: To boundary
West: To boundary



Kingborough Council
Development Application: DA-2024-155
Plan Reference No: P5
Date Received: 30/10/2024
Date placed on Public Exhibition: 16/11/2024



 www.aka-architects.com.au Document Set ID: 4538000 Version: 1, Version Date: 30/10/2024	4/245 Elizabeth St Hobart, TAS 7000 0408 634 822 andrew@aka-architects.com.au Contact	SAMANTHA OWEN & LACHLAN SPENCER Accredited Designer	Client	22 CORBYS ROAD, KETTERING Project	LOCATION PLAN Drawing	1:500 @ A3 Scale	GW / AK DB / CB	5 - 15.10.2024 - RFI 3 06.09.2024 RFI 2 14.08.2024 RFI 1 30.04.2024 Planning	Rev Date Issue	DA-00 Drawing No.
	The Contractor shall verify job dimensions prior to commencing work. Figured dimensions take precedence over scaled work. © No part of this drawing shall be reproduced without the prior written consent of AKA.									



NOTES
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 Contours shown at 250mm intervals.

TREE LEGEND
 Tree protection zone (Radius = 12 x DBH) shown dotted (typ).

Ref	T01
Species	E. ovata
DBH(cm)	59
Status	Remove
Ref	T02
Species	E. ovata
DBH(cm)	63
Status	Remove
Ref	T03
Species	E. ovata
DBH(cm)	68
Status	Remove
Ref	T04
Species	E. ovata
DBH(cm)	54
Status	Remove
Ref	T05
Species	E. ovata
DBH(cm)	64
Status	Retain
Ref	T06
Species	E. ovata
DBH(cm)	64
Status	Remove
Ref	T07
Species	E. pulchella
DBH(cm)	63
Status	Retain
Ref	T08
Species	E. pulchella
Status	Dead (Adjacent property)
Ref	T09
Status	Already removed
Ref	T10
Species	E. globulus 'Compacta'
DBH(cm)	62
Status	Retain (Adjacent property)
Ref	T11
Species	E. globulus
DBH(cm)	81
Status	Retain (Adjacent property)
Ref	S
Status	Old stump

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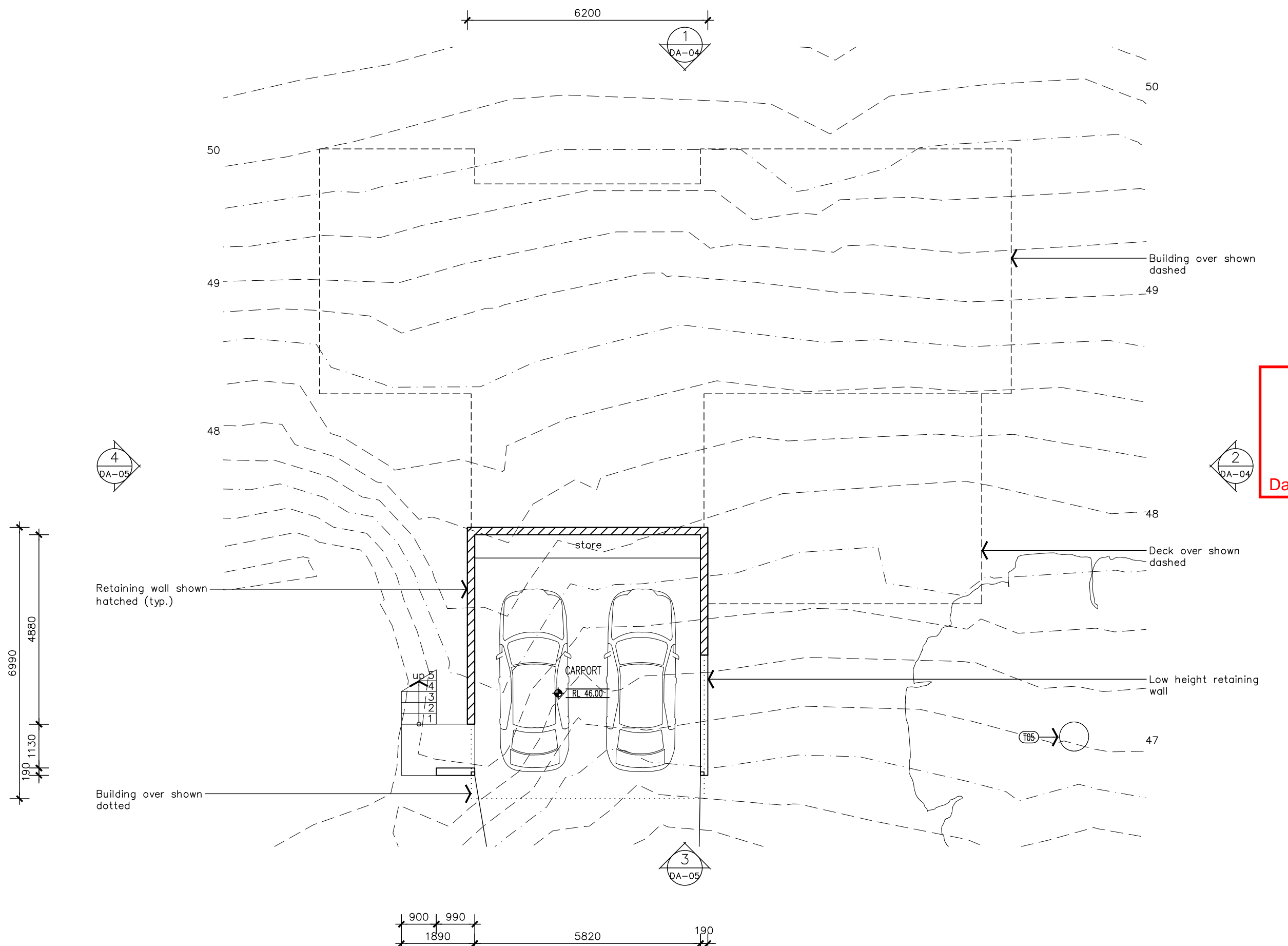
NOTES

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Building Area
 Dwelling: 170m²
 Deck: 38m²
 Carport: 52m²

LEGEND



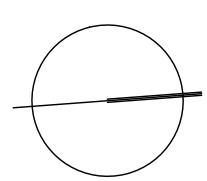
Kingborough Council

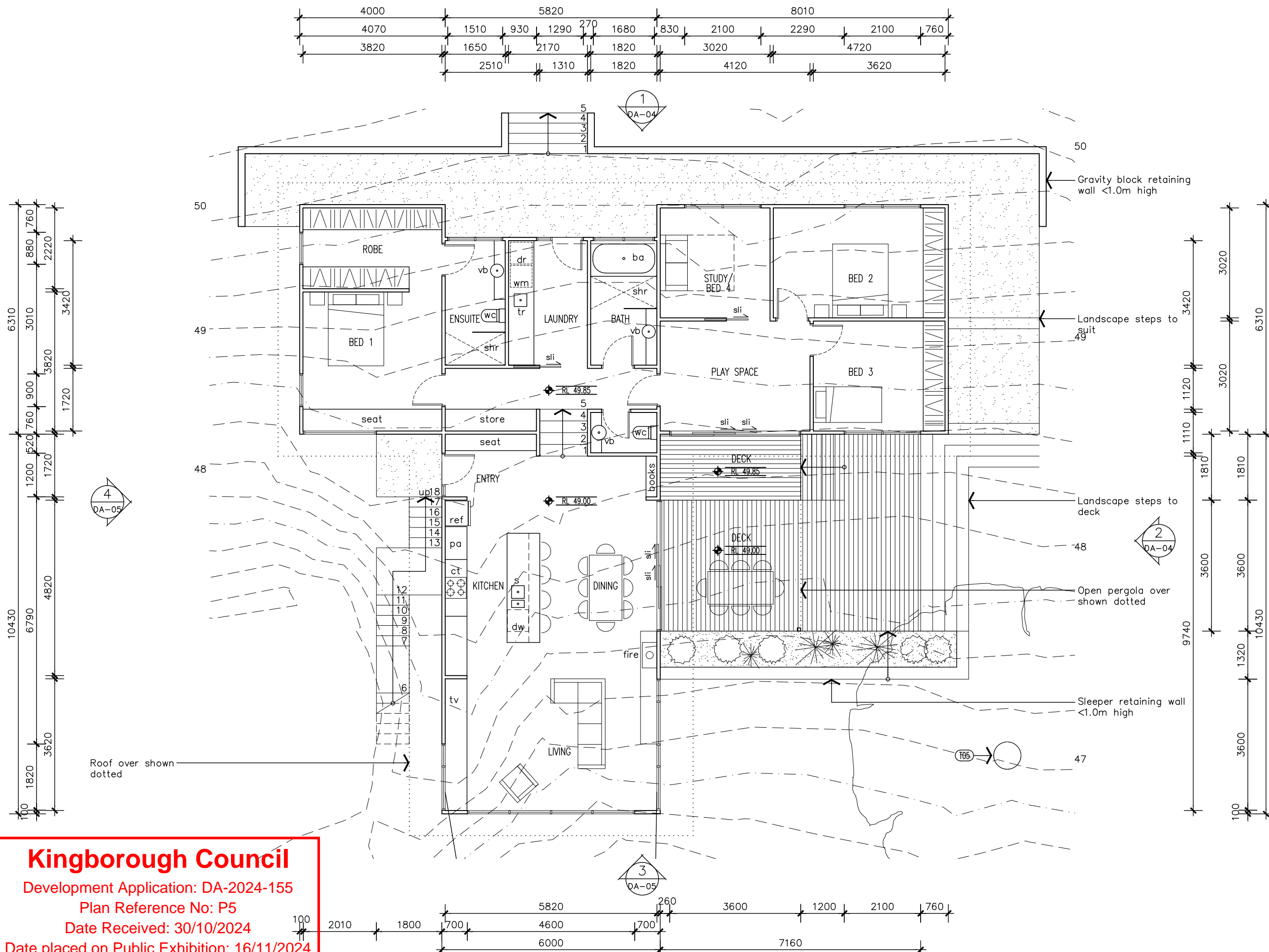
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6990
4880
190
1130

3290
3100

900 990
1890 5820 190





NOTES

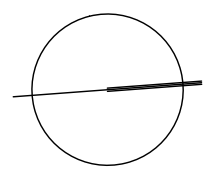
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Building Area
 Dwelling: 170m²
 Deck: 38m²
 Carport: 52m²

- LEGEND**
- wc Toilet
 - shr Shower
 - ba Bath
 - vb Vanity Basin
 - tr Laundry Trough
 - wm Washing Machine
 - dr Clothes dryer
 - ref Fridge
 - pa Pantry
 - ct Cooktop
 - ov Oven
 - mw Microwave oven
 - dw Dishwasher
 - s Sink
 - tv Television

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	Contact	Accredited Designer	Client	Project	Drawing	Scale	DB / CB Rev Date Issue	

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LEGEND

NGL Natural ground level.

FGL Finished ground level.

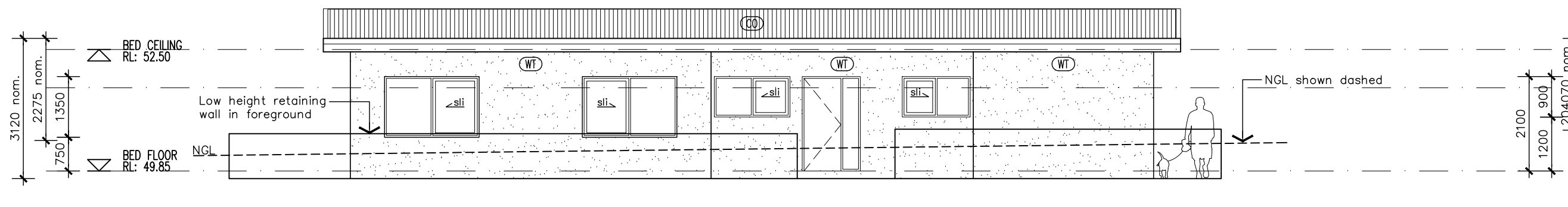
FSL Finished surface level.

Tim Vertical timber cladding on timber battens. Fire resistant species. Oil finish. Colour to be selected.

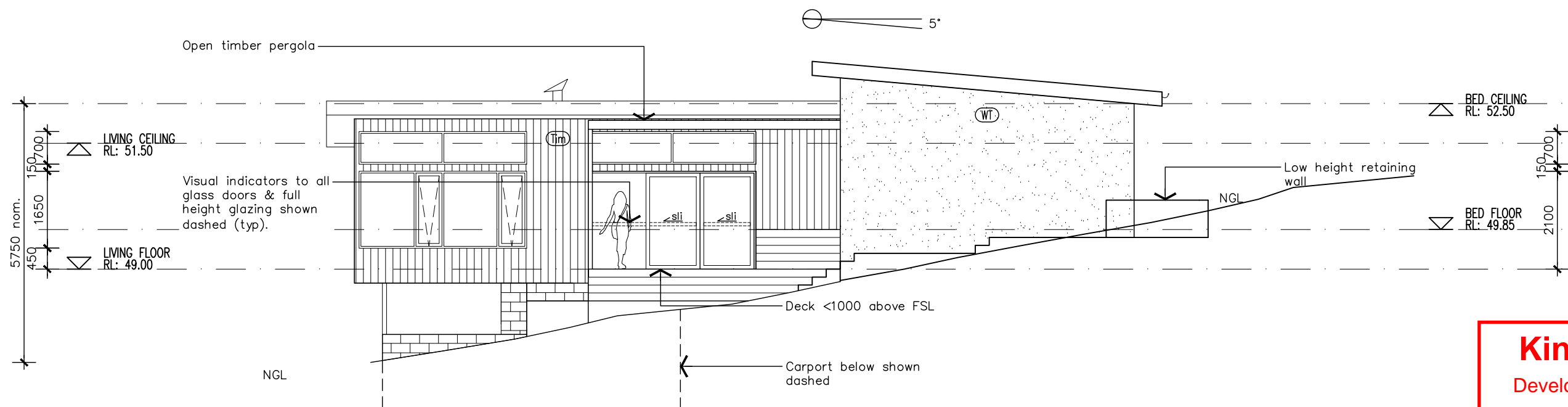
WT Weathertex on timber battens. Paint finish. Colour to be selected (dark).

BW Blockwork. Finish to be selected.

CO Colorbond Custom Orb roof sheeting. Colour to be selected.



1 WEST ELEVATION
DA-03 1:100



2 NORTH ELEVATION
DA-03 1:100

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4/245 Elizabeth St
Hobart, TAS 7000
0408 634 822
andrew@aka-architects.com.au

Accredited Designer

SAMANTHA OWEN & LACHLAN SPENCER

Client

22 CORBYS ROAD, KETTERING

Project

ELEVATIONS

Drawing

1:100 @ A3

Scale

GW / AK
DB / CB

5-15.10.2024-RFI
2 14.08.2024 RFI
1 30.04.2024 Planning

Rev Date Issue

DA-04

Drawing No.

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LEGEND

NGL Natural ground level.

FGL Finished ground level.

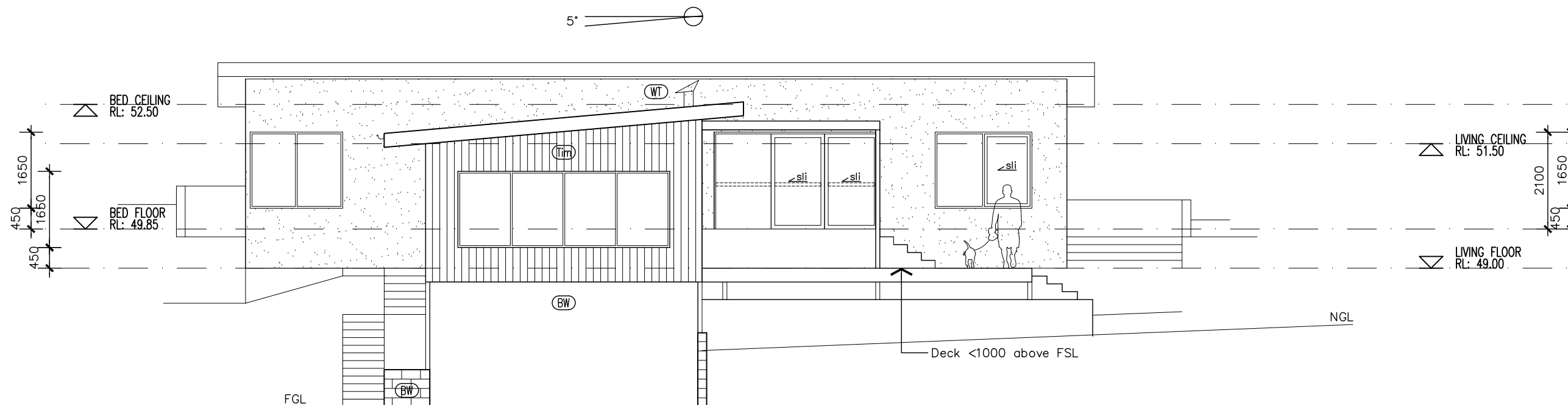
FSL Finished surface level.

Tim Vertical timber cladding on timber battens. Fire resistant species. Oil finish. Colour to be selected.

WT Weathertex on timber battens. Paint finish. Colour to be selected (dark).

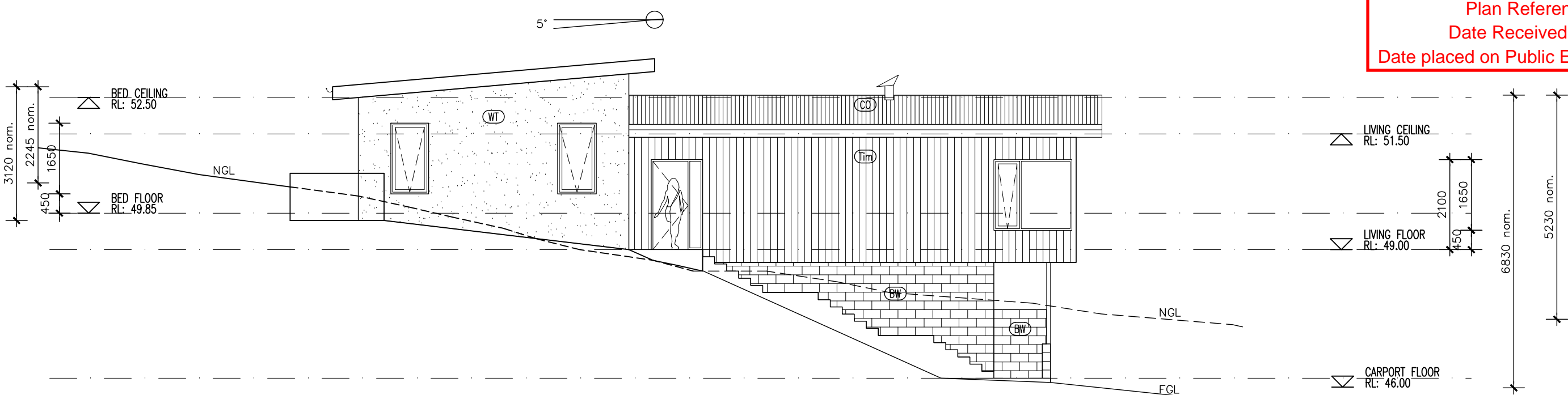
BW Blockwork. Finish to be selected.

CO Colorbond Custom Orb roof sheeting. Colour to be selected.




3 EAST ELEVATION
DA-03 1:100

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4 SOUTH ELEVATION
DA-03 1:100

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	Accredited Designer	Client	Project	Drawing	Scale	GW / AK DB / CB	Rev Date Issue	Issue	Drawing No.

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