

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2024-87
Proposal: Dwelling, ancillary dwelling and associated works
Subject Site: 629 Nicholls Rivulet Road, Oyster Cove
Responsible Planning Officer: Sonali Raj

Advertised Documents:

- Application Plans
- Natural Values Assessment
- Bushfire Hazard Report
- Arborist Report
- Geo-Environmental Assessment

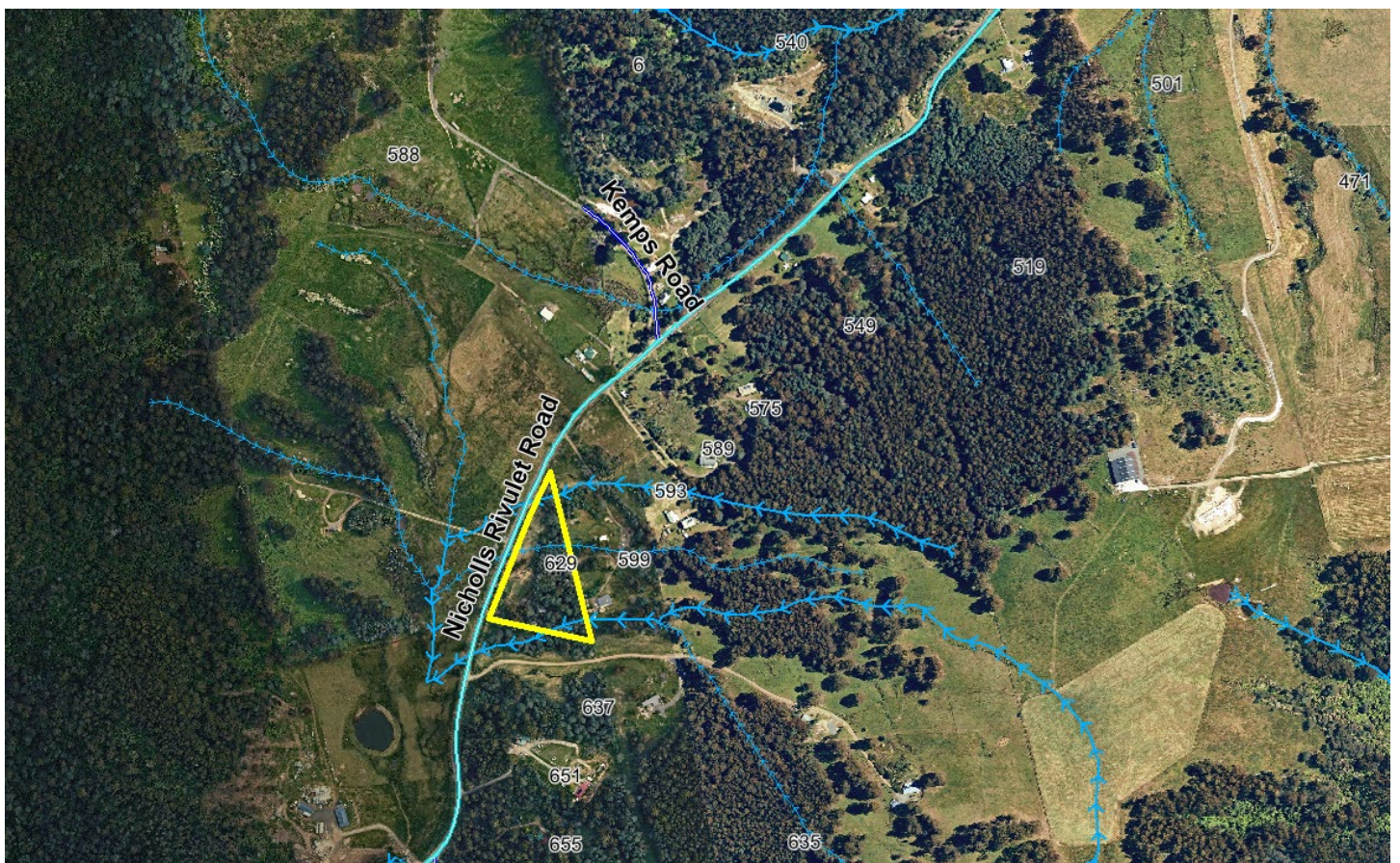
Available upon request:

- 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 **10 January 2025**; 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.



THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals, SIGNATURE:

DATE:

Ground FL	289.100
CL	291.500

Kingborough Council

Development Application: DA-2024-87

Plan Reference No: P3

Date Received: 06/12/2024

Date placed on Public Exhibition: 18/12/2024

NOTE:

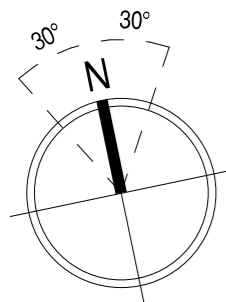
The surface from the lot boundary to the edge of sealed road will be of sealed construction (Asphalted/ hot sprayed bituminous surfacing)

NOTE:

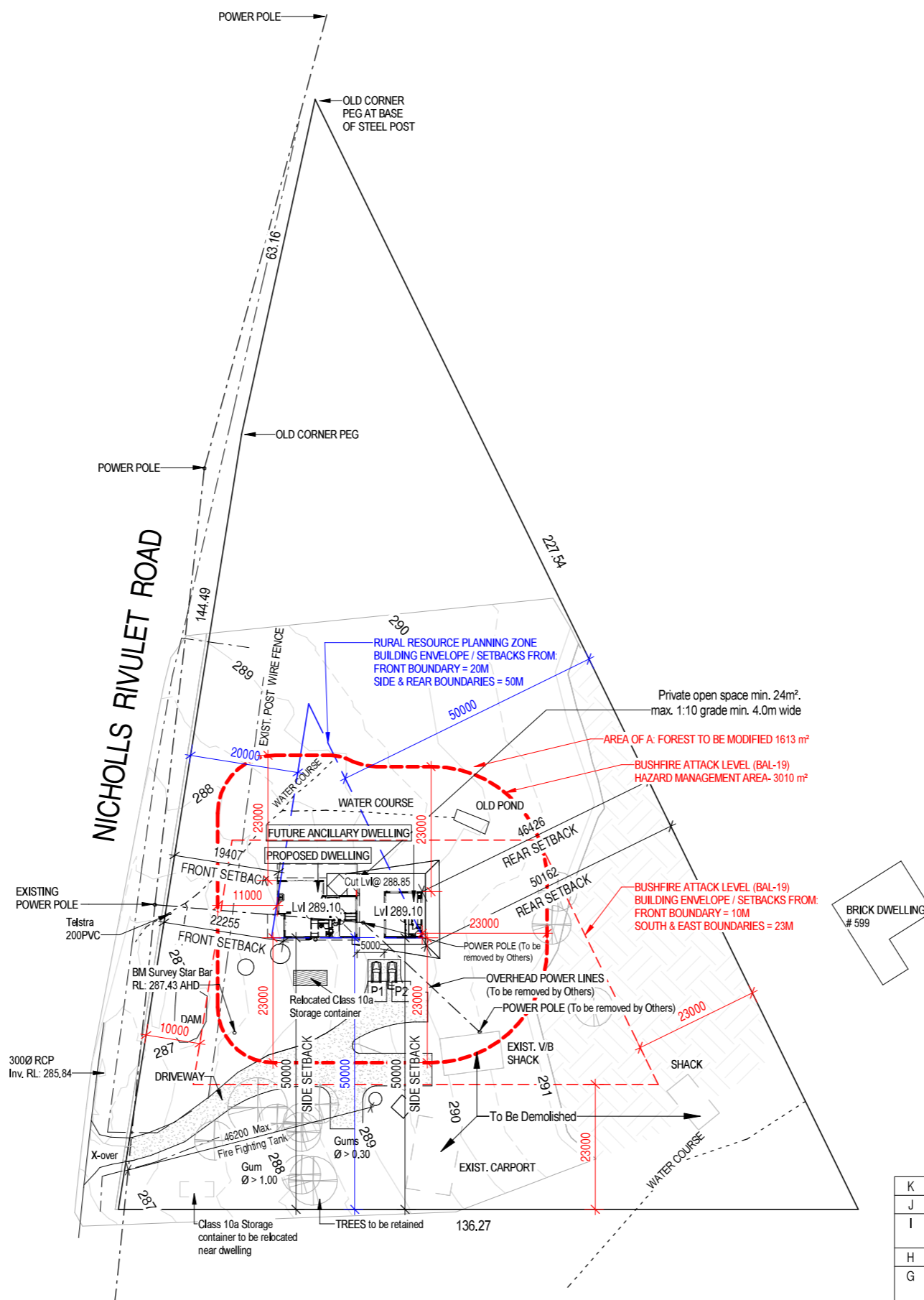
The Vehicular access/crossover will be in accordance with the Tasmanian standard drawings (TSD- R03, TSD- R04, TSD- E01 and TSD- RF01)

NOTE:

Construct the proposed access road upgrade works & associated spoon drain(s) above the present surface grade within the TPZ/SRZ of trees 1 & 3 employing non-destructive, non-compacting 'no-dig' methodology in accordance with item 6.6 of the Tree Protection specification in section 6.



Scale: 1 : 1000



PROPOSED DWELLING FOR COOMBE AT 629 NICHOLLS RIVULET ROAD, OYSTER COVE



**RONALD
YOUNG + CO
BUILDERS**

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

NOTE:

- Prior to commencement of works implement best practice hygiene practices including ensuring all vehicles and machinery undertaking earth works are washed down off-site in accordance with *Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment* (Edition 1, 2004) to prevent accidental importation of new weed species and *Phytophthora cinnamomi* during construction.
- Stage development to avoid blanket clearance when undertaking earthworks within the designated development envelope.
- No clearance and conservation of vegetation outside the proposed development site and BAL-19 hazard management area without approval from Kingborough Council.

NOTE:

All works to be done in accordance with the weed management plan for local residential development.

AREA SCHEDULE

Main Dwelling Area : 132.9 m²

Ancillary Area : 59.5 m²

GLAZING NOTE:

All windows are Double glazed

BAL : 19

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DRAWING: OVERALL SITE PLAN

DATE: 08.11.2024

FILE NAME: 2279

DRAWN BY: RK

DWG No:

Rev.	Date	Revision Description	Drawn
K	08.11.2024	Tree Protection fencing plan added	RK
J	11.09.2024	Modified as feedback	RK
I	27.08.2024	Waterway and Coastal Protection Area marked on Drainage plan	RK
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NOTE:

All works to be done in accordance with the weed management plan for local residential development.

NOTE:

Mitigation measures recommended by an arborist, as per AS4790-2009 will be implemented pre and during construction including fencing off around the base of the high priority trees, special driveway surfacing or barriers along the proposed driveway and access widths to avoid cars being able to drive outside designated driveway area etc

AREA SCHEDULE

Main Dwelling Area : 132.9 m²

Ancillary Area : 59.5 m²

GLAZING NOTE:
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DRAWING: SITE PLAN

DATE: 08.11.2024

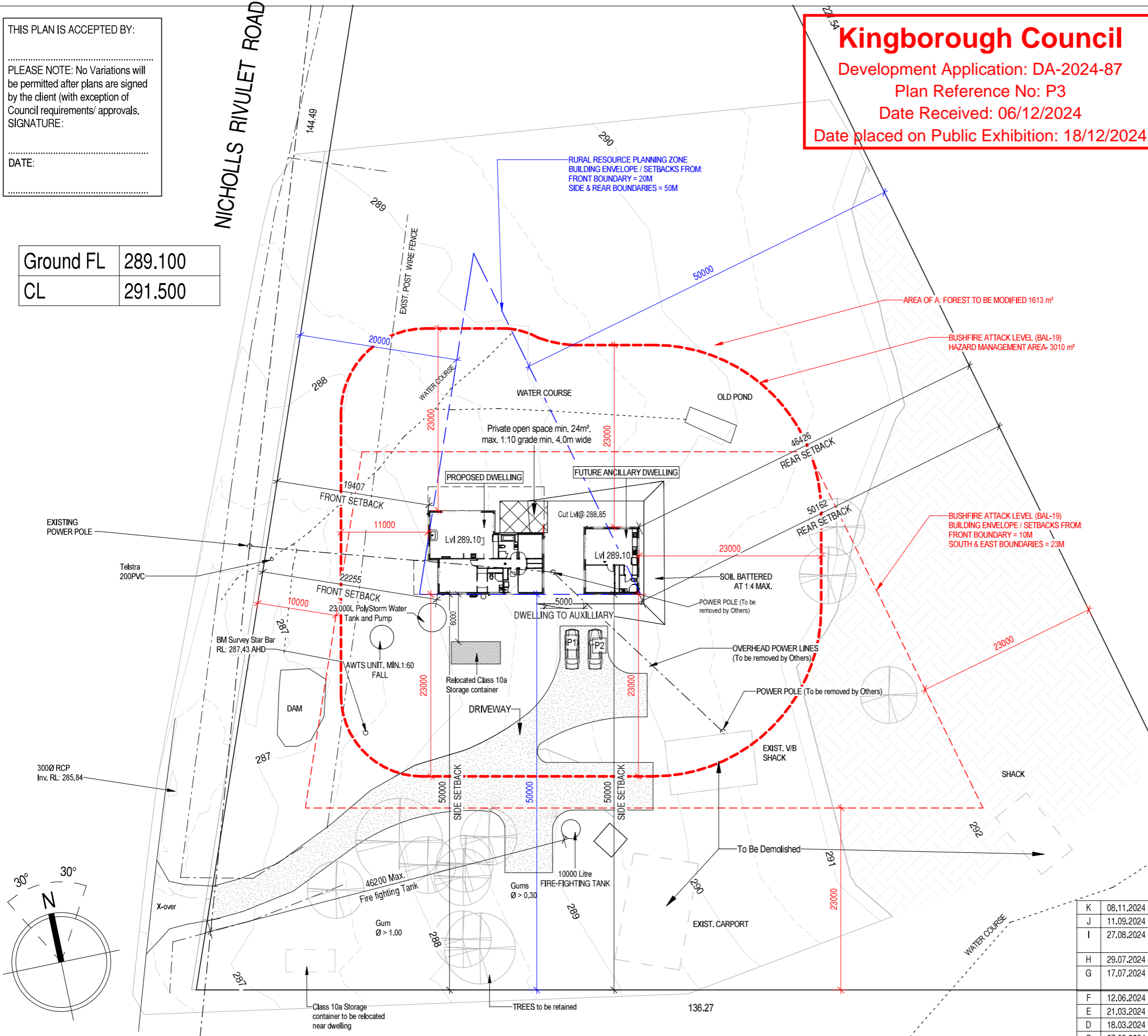
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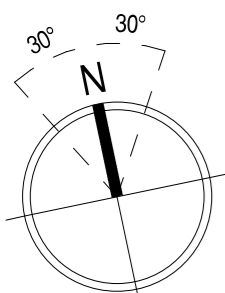
01A

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PROPOSED DWELLING FOR COOMBE AT 629 NICHOLLS RIVULET ROAD, OYSTER COVE

Scale: 1 : 500



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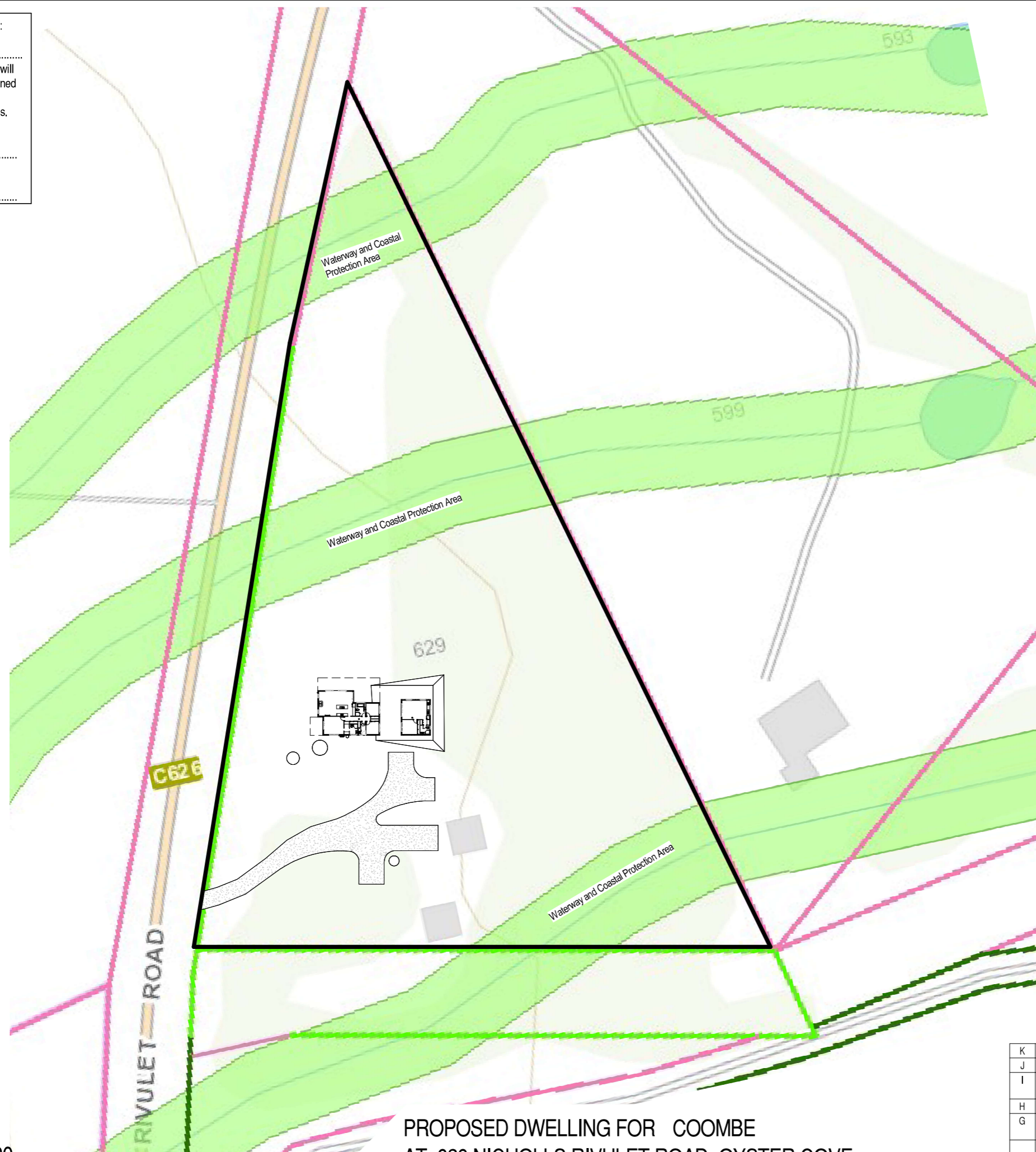
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Kingborough Council
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Plan Reference No: P3
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Scale: 1 : 1000

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DRAWING: Waterway and Coastal Protection- Site Area
DATE: 08.11.2024

FILE NAME: 2279

DRAWN BY: RK

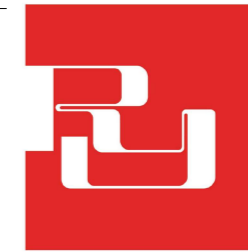
DWG No:

01B

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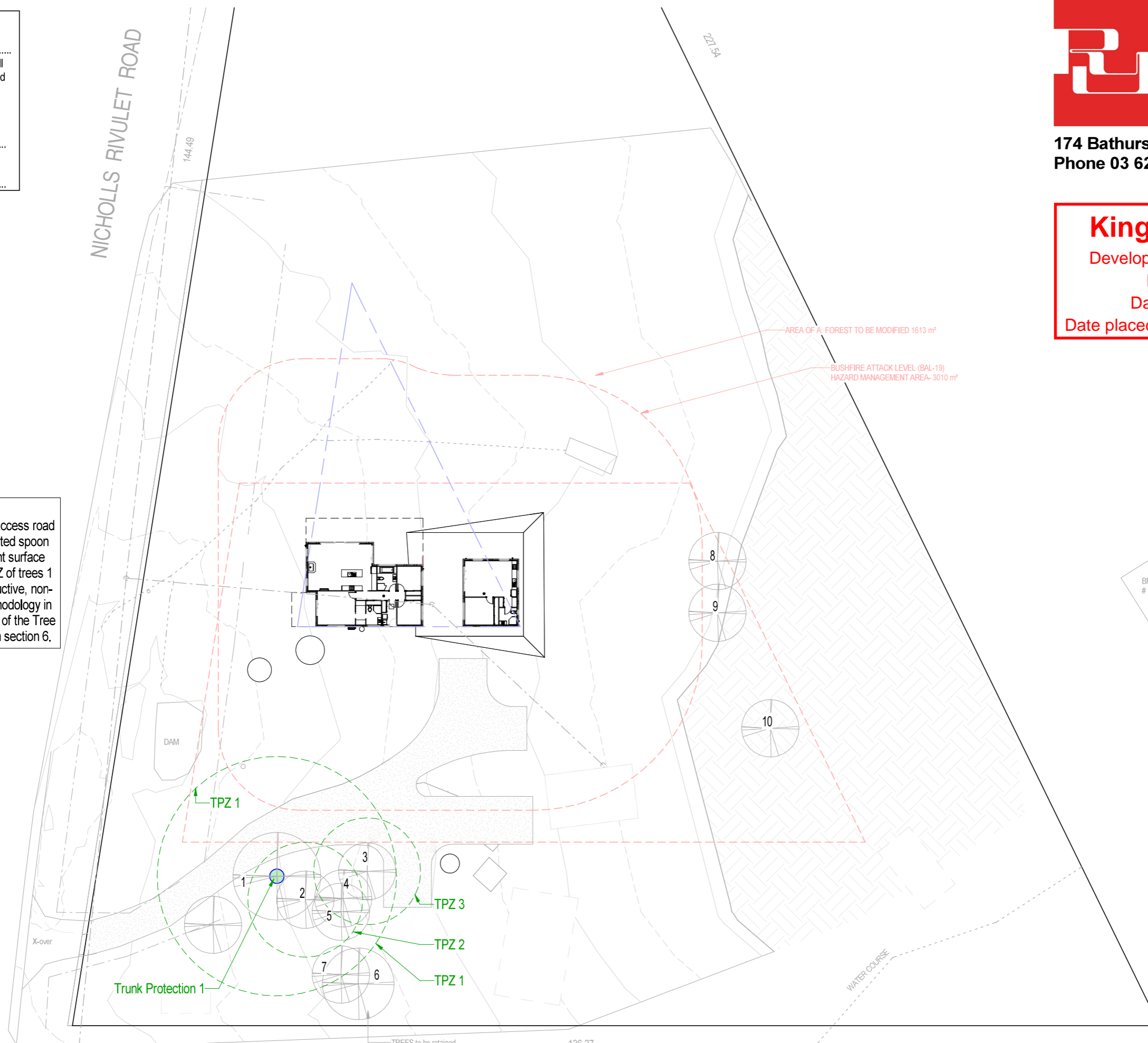
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Scale: 1 : 500

TREES to be retained 136.27
**PROPOSED DWELLING FOR COOMBE
AT 629 NICHOLLS RIVULET ROAD, OYSTER COVE**

Rev.	Date	Revision Description	Drawn
K	08.11.2024	Tree Protection fencing plan added	RK

BAL : 19

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DRAWING: SITE_Tree Protection Fencing

DATE: 08.11.2024

FILE NAME: 2279

DRAWN BY: RK

DWG No:

01D

THIS PLAN IS ACCEPTED BY:

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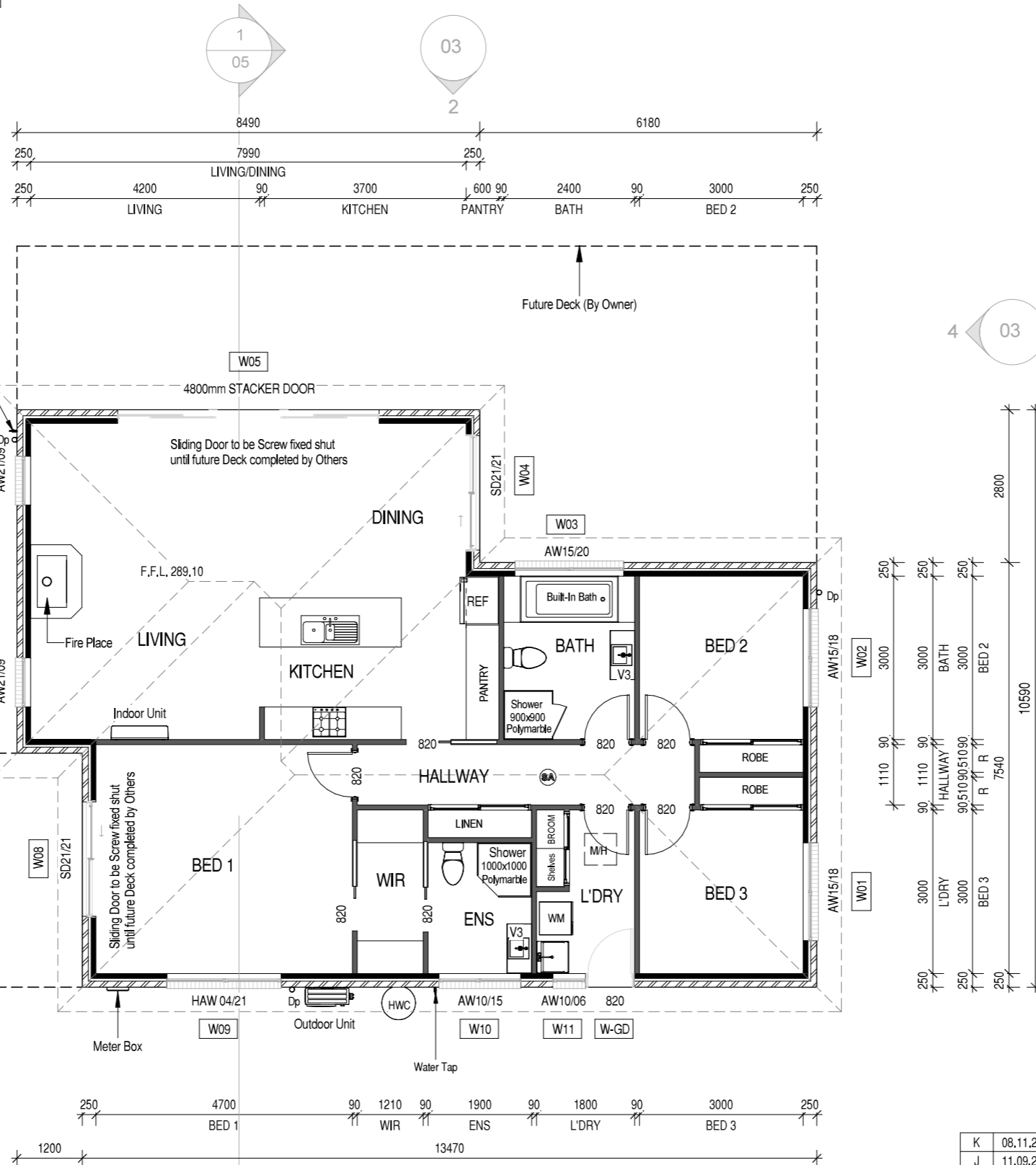
Ground FL	289.100
CL	291.500



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Plan Reference No: P3
Date Received: 06/12/2024
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NOTES:
AJ Articulation Joint
dp Down Pipe

For Kitchen Details,
Refer to Kitchen Joinery Design

Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

AREA SCHEDULE

Main Dwelling Area : 132.9 m²

Ancillary Area : 59.5 m²

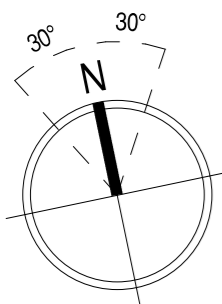
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BAL : 19

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DRAWING: GROUND FLOOR PLAN
DATE: 08.11.2024
FILE NAME: 2279
DRAWN BY: RK
DWG No: 02

Rev.	Date	Revision Description	Drawn
K	08.11.2024	Tree Protection fencing plan added	RK
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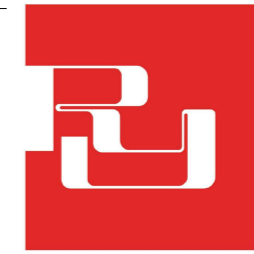
Scale: 1 : 100

**PROPOSED DWELLING FOR COOMBE
AT 629 NICHOLLS RIVULET ROAD, OYSTER COVE**

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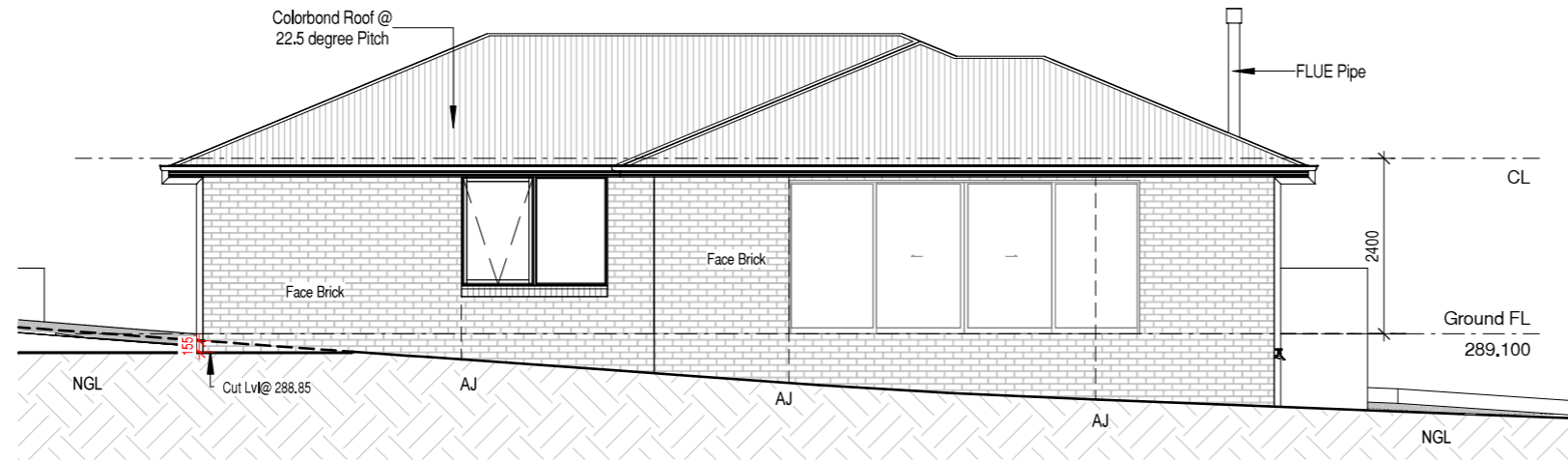
Kingborough Council

Development Application: DA-2024-87

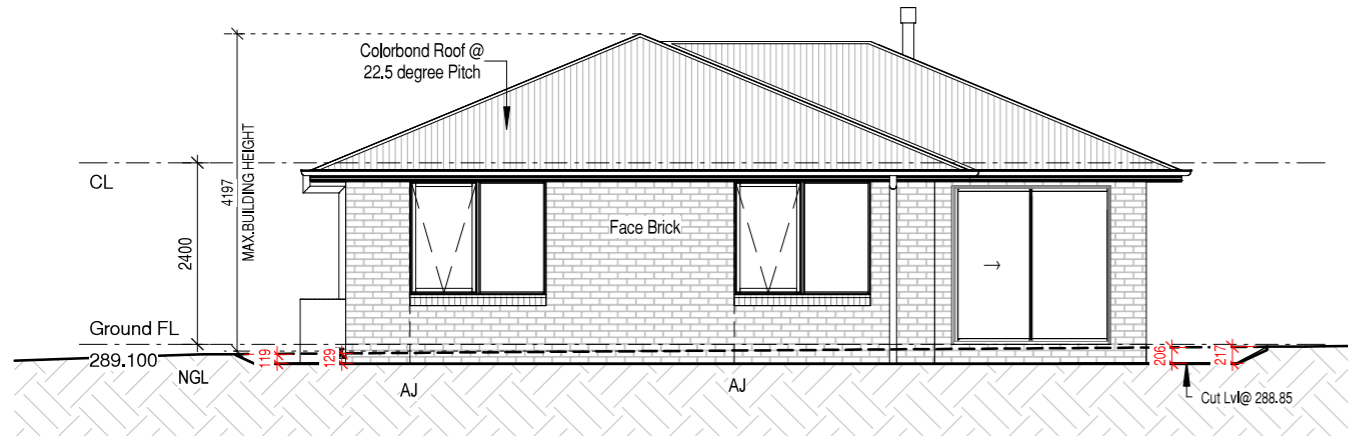
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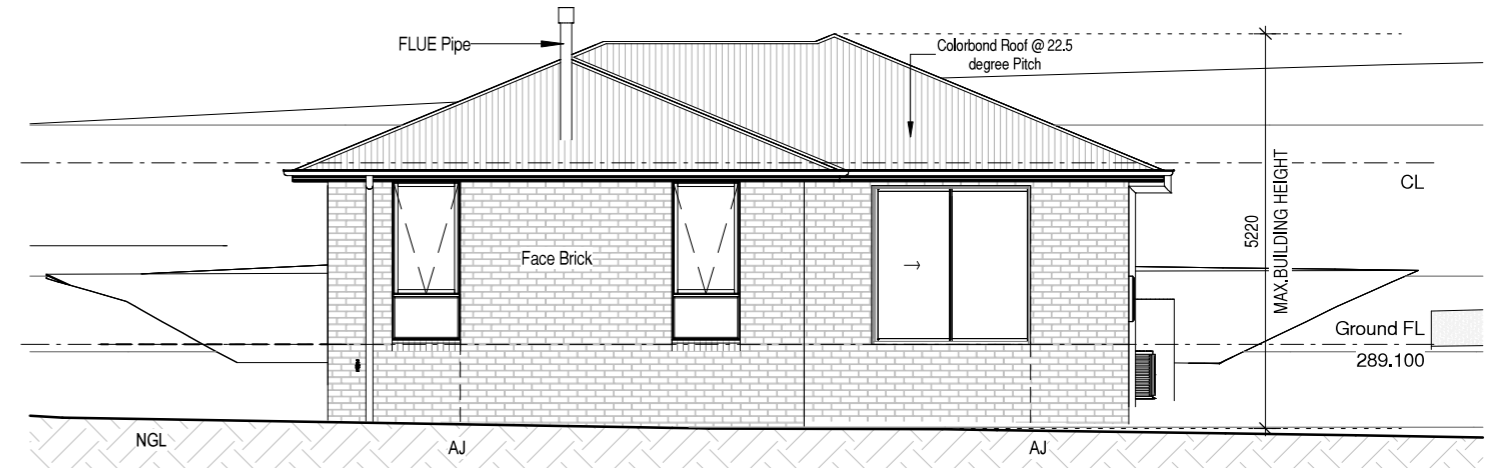
Date placed on Public Exhibition: 18/12/2024



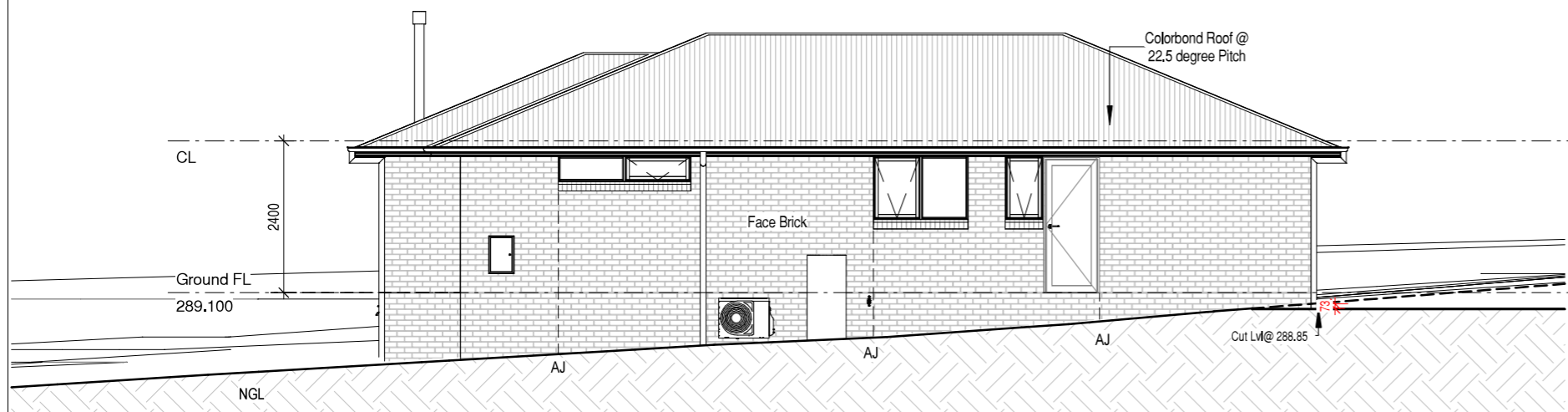
NORTH Elevation



EAST Elevation



WEST Elevation



SOUTH Elevation

Exterior Finishes
Brick Veneer – Austral Yarra – Burnley
Colorbond – Monument

GLAZING NOTE:
All windows are Double glazed

BAL : 19

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DRAWING: ELEVATIONS

DATE: 08.11.2024

FILE NAME: 2279

DRAWN BY: RK

DWG No:

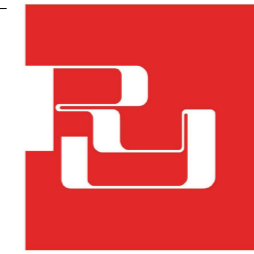
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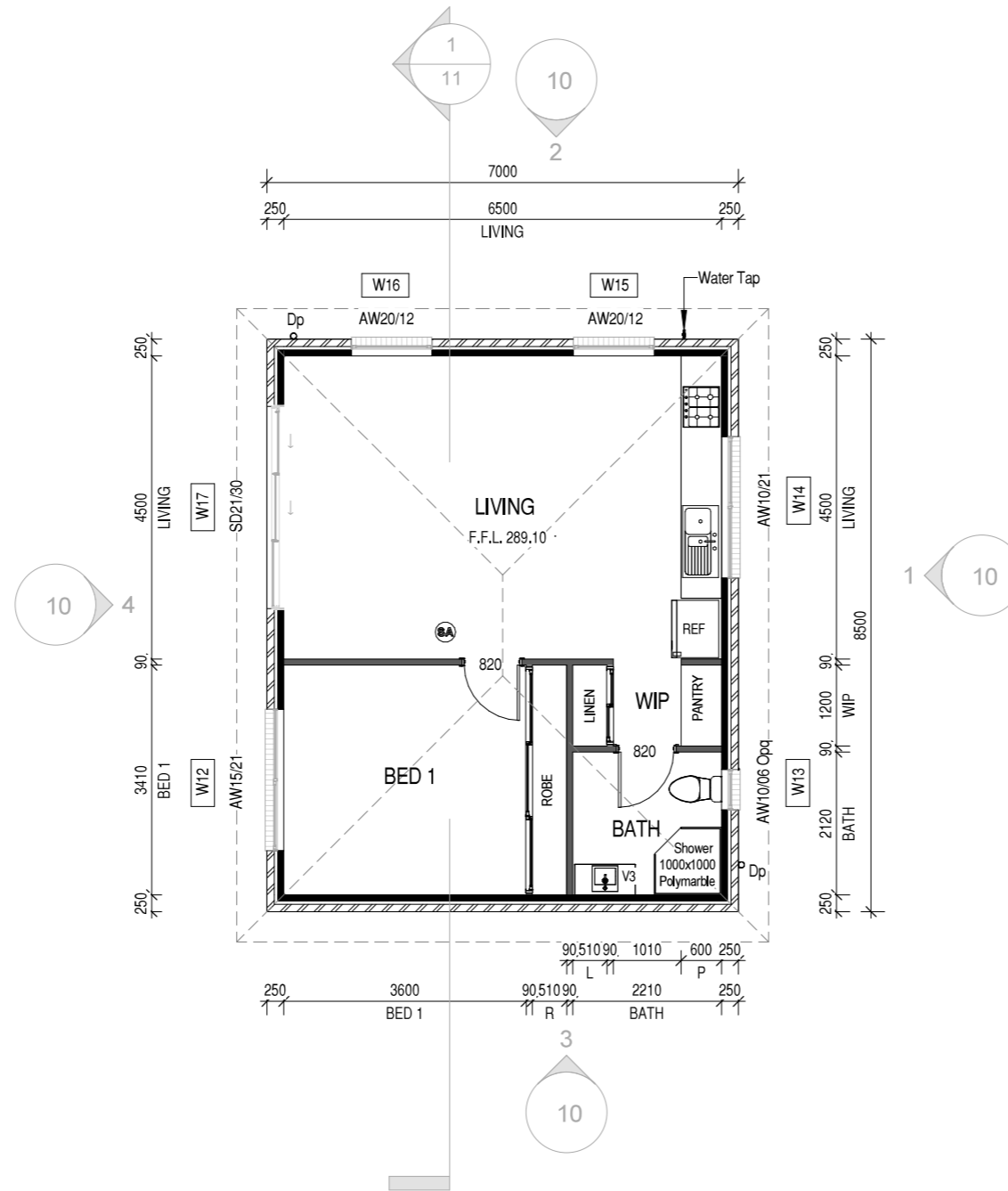
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CL	291.500



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NOTES:

- AJ Articulation Joint
- dp Down Pipe

For Kitchen Details,
Refer to Kitchen Joinery Design

Vanity Legend	
VB	450 mm
V1	600 mm
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AREA SCHEDULE

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Ancillary Area : 59.5 m²

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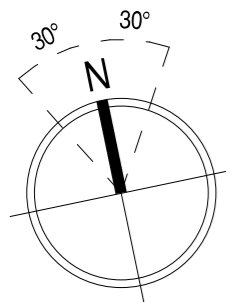
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DRAWING: ANCILLARY GROUND FL. PLAN
DATE: 08.11.2024
FILE NAME: 2279
DRAWN BY: RK
DWG No: 09

Rev.	Date	Revision Description	Drawn
K	08.11.2024	Tree Protection fencing plan added	RK
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FUTURE ANCILLARY DWELLING_GROUND

PROPOSED DWELLING FOR COOMBE
AT 629 NICHOLLS RIVULET ROAD, OYSTER COVE



Scale: 1 : 100

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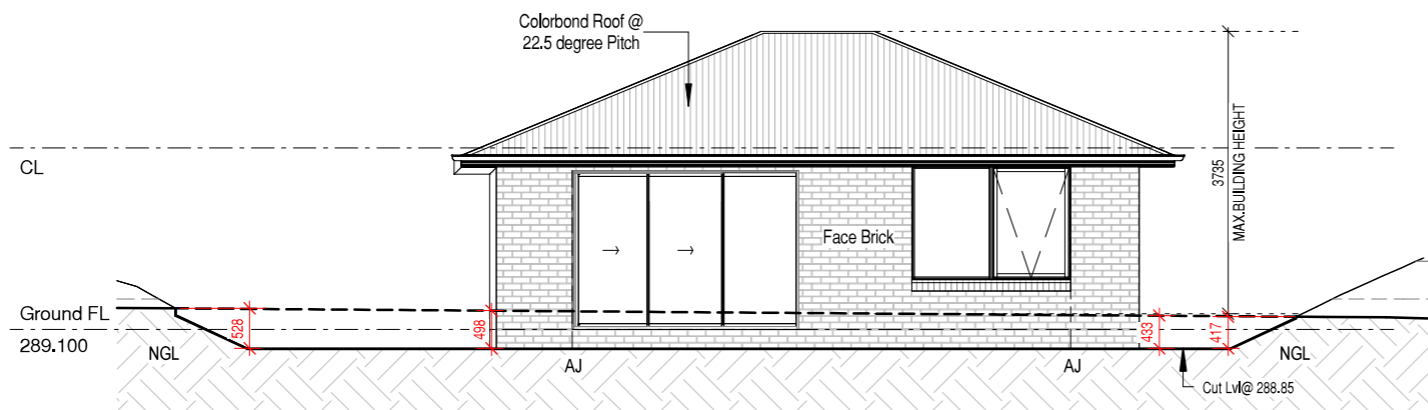
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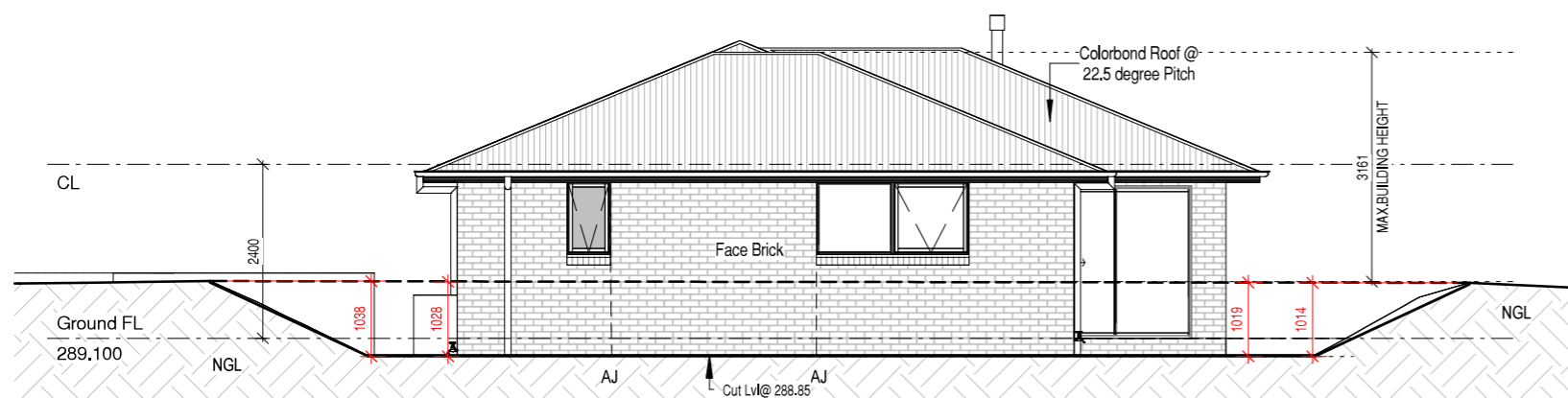


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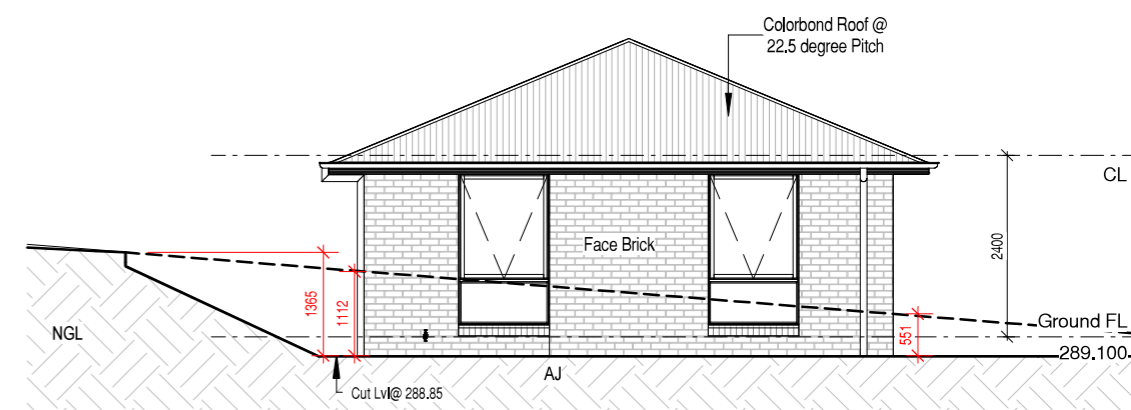
174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



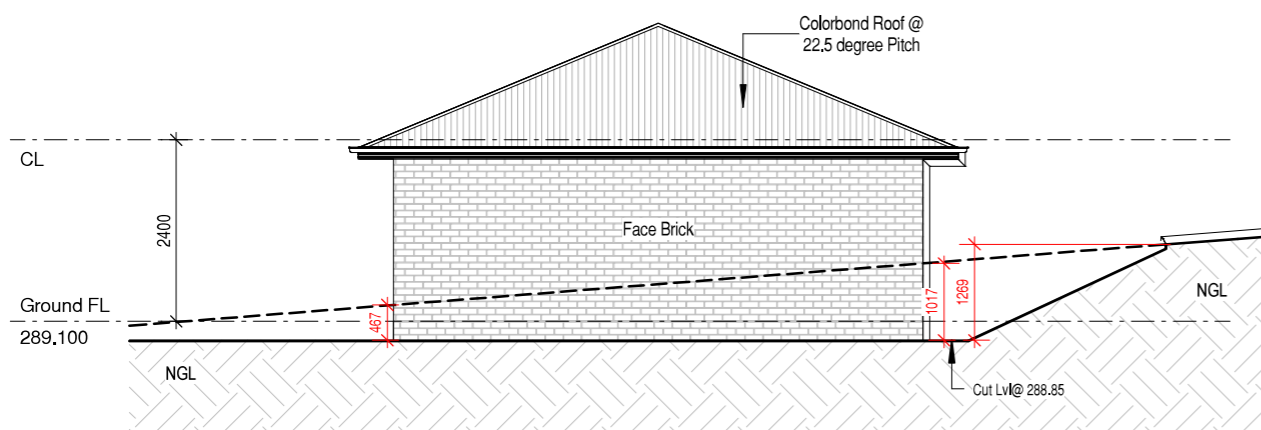
West Elevation



East Elevation



North Elevation



South Elevation

Kingborough Council
Development Application: DA-2024-87
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Exterior Finishes
Brick Veneer – Austral Yarra – Burnley
Colorbond – Monument

GLAZING NOTE:
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DRAWING: ANCILLARY-ELEVATIONS

DATE: 08.11.2024

FILE NAME: 2279

DRAWN BY: RK

DWG No:

10

Scale: 1 : 100

PROPOSED DWELLING FOR COOMBE
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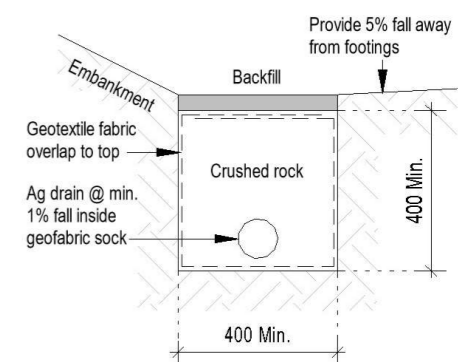
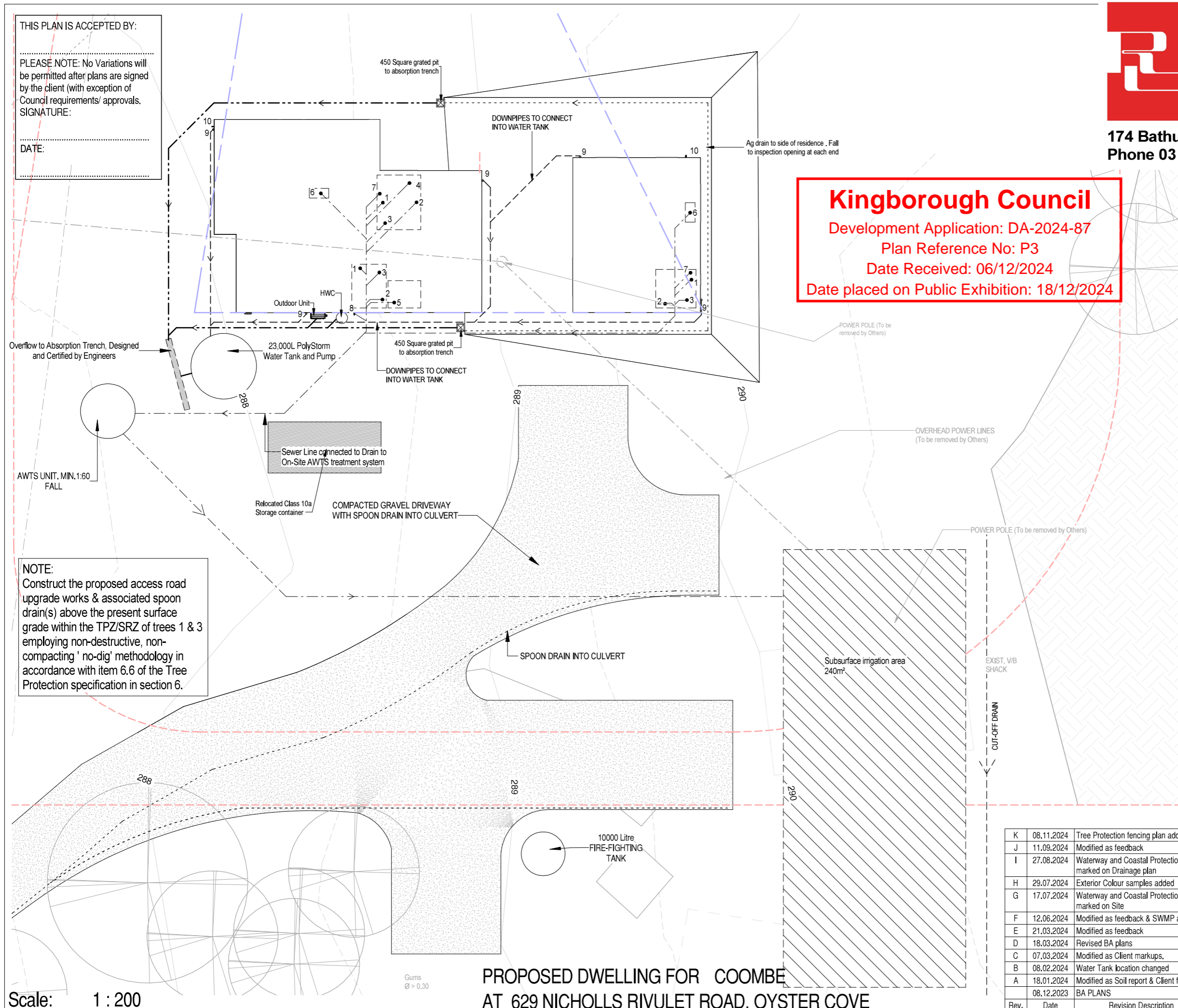
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LEGEND		
Abbr.	TYPE	Min. Ø Outlet size
1	Water closet pan	100
2	HandBasin	40
3	Shower	50
4	Bath	40
5	Laundry Trough	50
6	Kitchen Sink	50
7	Vent	50
8	Tap Charged ORG min.150mm below FFL	
9	Downpipe	90
10	Tap	
i.o.	Inspection Opening to Ground Lvl	
f/w	Floor Waste	

- - - Sewer line 100Ø UPVC U.N.O.
 - - - Stormwater line 100Ø UPVC U.N.O.



AG Drain (Typical)

Scale: 1 : 200

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DWG No:

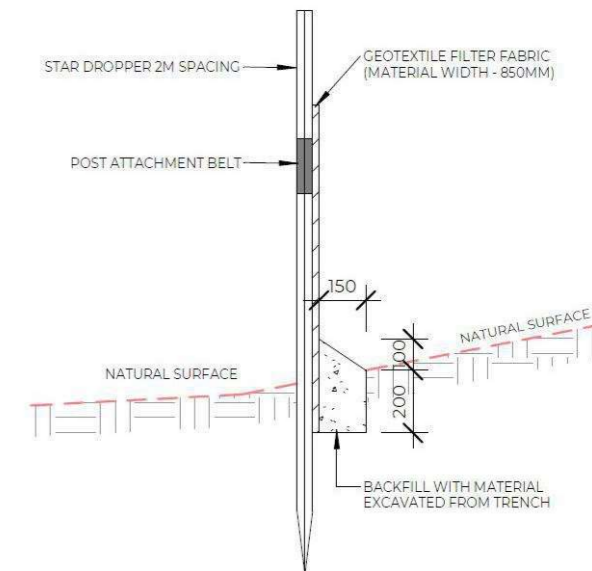
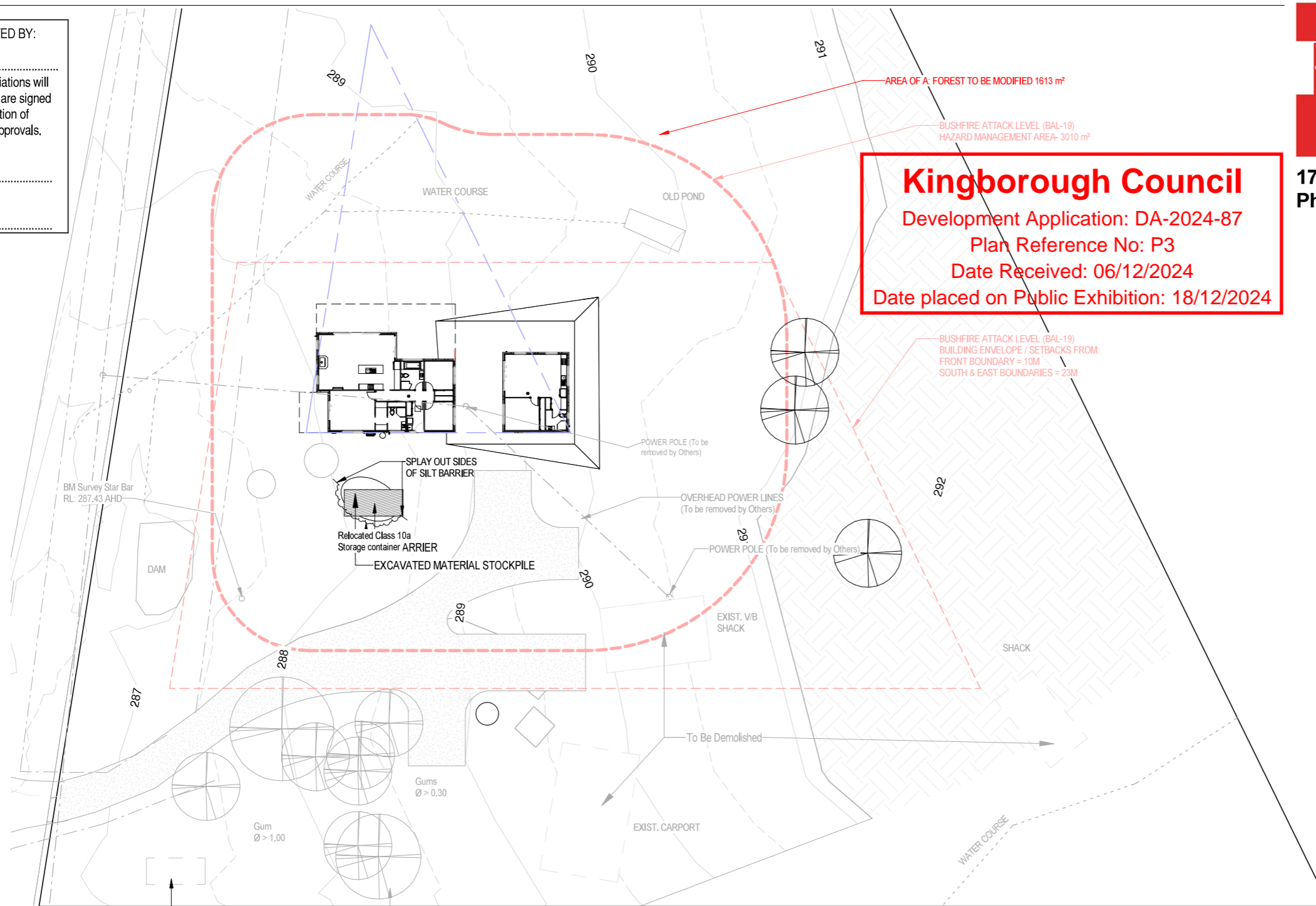


THIS PLAN IS ACCEPTED BY:

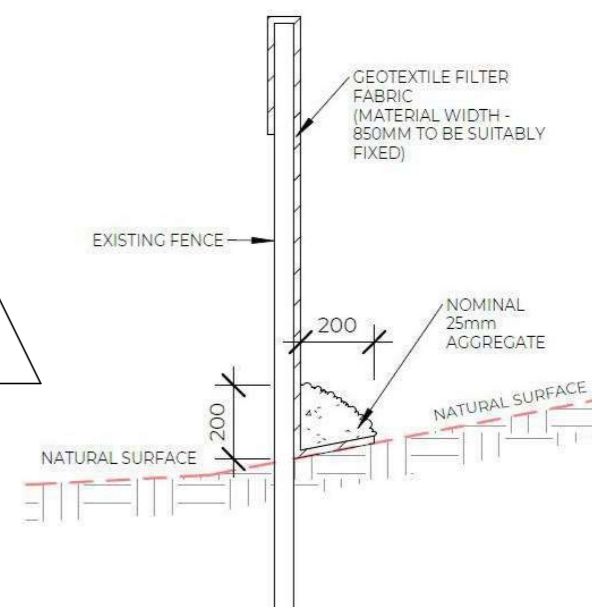
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals. SIGNATURE:

DATE:

Kingborough Council
Development Application: DA-2024-87
Plan Reference No: P3
Date Received: 06/12/2024
Date placed on Public Exhibition: 18/12/2024



SILT STOP TYPE-1



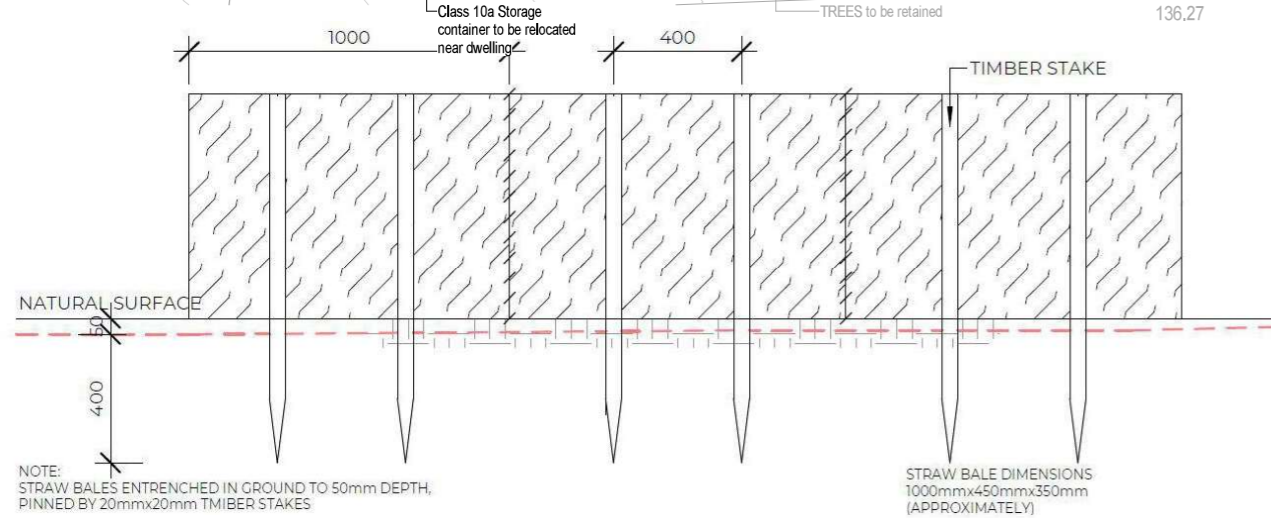
SILT STOP TYPE-2

SOIL & WATER MANAGEMENT PLAN

IMPORTANT NOTES:
THE BUILDER SHALL ENSURE THAT ALL DOWNPIPES ARE CONNECTED TO THE STORMWATER DRAINAGE SYSTEM AS SOON AS POSSIBLE TO PREVENT ANY EROSION, SWELLING OR SATURATION OF SUSCEPTIBLE FOUNDATION SOILS.

BATTER SLOPES TO BE IN ACCORDANCE WITH BCA TABLE 3.1.1.1. PROVIDE RETAINING WALLS AS REQUIRED TO COMPLY WITH BCA REQUIREMENTS. THE BUILDER SHALL ENSURE THAT ALL DOWNPIPES ARE CONNECTED TO THE STORMWATER DRAINAGE SYSTEM AS SOON AS POSSIBLE TO PREVENT ANY EROSION, SWELLING OR SATURATION OF SUSCEPTIBLE FOUNDATION SOILS.

STABILISE SITE ENTRY WITH COMPACTED ROAD BASE UNTIL DRIVEWAY IS CONSTRUCTED. AREA WITHIN LOT BOUNDARIES TO BE USED AS A WASH DOWN AREA WHEN NEEDED



STRAW BALE SEDIMENT TRAP SECTION DETAILS

**PROPOSED DWELLING FOR COOMBE
AT 629 NICHOLLS RIVULET ROAD, OYSTER COVE**

Scale: 1 : 500

BAL : 19

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DRAWING: SOIL & WATER MANAGEMENT PLAN
DATE: 08.11.2024

FILE NAME: 2279

DRAWN BY: RK

DWG No:

F	12.06.2024	Modified as feedback & SWMP added	RK
Rev.	Date	Revision Description	Drawn