

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2024-32
Proposal: Dwelling, carport and outbuilding (shed)
Subject Site: 75 Blyth Parade, Great Bay, and Council adjoining road reserve (CT 15511/101)
Responsible Planning Officer: Camilo Miranda

Advertised Documents:

- Application Plans
- Environmental Values Assessment
- Bushfire Hazard Assessment
- Geo-Environmental Assessment and Wastewater Report

- Arborist 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 **21 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.





03

DRAWING SCHEDULE

DWG NO.	DWG TITLE
PL01	LOCALITY PLAN
PL02A	SITE PLAN Part 1 - Contours
PL02.B	SITE PLAN Part 1 - 2m Contours Only
PL02.C	CROSSOVER PART SITE PLAN
PL02.D	SITE PLAN Part 1 - Tree Removal
PL02.E	SITE PLAN Part 1 - Low Landslip
PL02.F	TERRACE PART SITE PLABN
PL02.G	SITE PLAN - Driveway Section Markers
PL02.H	DRIVEWAY - Cross Sections
PL02.I	DRIVEWAY - Long Sections
PL03	SITE PLAN Part 2
PL04	FLOOR PLANS
PL05	ELEVATIONS
PL06	ELEVATIONS - Shed & Carport

NOTE:

UNDER AS4055-2021 WIND LOAD FOR HOUSING CLASSIFICATION THE SITE AT 75 BLYTH PARADE, GREAT BAY IS:
 REGION: A
 TERRAIN CATEGORY: TC1
 SHIELDING CLASSIFICATION: PS
 TOPOGRAPHIC CLASSIFICATION: T2
 WIND CLASSIFICATION: N3
 DESIGN WIND GUST SPEED (Vh,p): 50m/sec

ALL NECESSARY TREE REMOVAL REQUIRED TO ACHIEVE THE DESIGNED BUSHFIRE ATTACK LEVEL RESISTANCE WILL BE UNDERTAKEN PRIOR TO BUILDING WORKS COMMENCING.

ALL SETTING OUT TO BE CHECKED BY AN APPROPRIATELY QUALIFIED SURVEYOR PRIOR TO WORKS COMMENCING.

ALL LEVELS AND CONTOUR INFORMATION SHOWN ON DRAWINGS HAVE BEEN CARRIED OUT BY A LICENCED SURVEOR. ALL LEVELS ARE TO A.H.D.

AMENDMENTS

REV	DATE	DESCRIPTION
01	05.02.24	PLANNING APPLICATION ISSUE
02	03.03.24	PLANNING APPLICATION ISSUE
03	07.07.24	REVISED DRAWING LIST

NOTE:
 DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN.
 ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES TO BE NOTIFIED IN WRITING TO THE PRINCIPAL.
 THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS.

RPD:
 LOT20 on SP15511
 Parish North Bruny,
 Land District Buckingham
 AREA: 7821 sqm

MATTHEW & JUDITH
 BAILEY-LAWRENCE
 75 BLYTH PDE, GREAT BAY
 BRUNY ISLAND

DRAWING TITLE
**LOCALITY
 PLAN**

DRAWING NUMBER	REVISION
PL01	03
DRAWING SCALE 1:2000 @ A1	

Kingborough Council
 Development Application: DA-2024-32
 Plan Reference No: P5
 Date Received: 20/12/2024
 Date placed on Public Exhibition: 8/1/2025

NOTE:

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DRIVEWAY AND PARKING SPACES TO BE DURABLE ALL WEATHER PAVEMENT.



AMENDMENTS		
REV	DATE	DESCRIPTION
01	05.02.24	PLANNING APPLICATION ISSUE
02	03.03.24	PLANNING APPLICATION ISSUE
03	19.05.24	ADD CULVERT TO CROSSOVER
04	24.06.24	RELOCATE SHED
05	25.08.24	ADJUST FIRE TRUCK BAY ADD FIRE TRUCK TURNING CIRCLE ADJUST DRIVEWAY T11 & T12 AREA T11 TO BE RETAINED, SHOW BUSHFIRE HAZARD M'MENT AREA & REVISED WASTEWATER IRRIGATION AREA

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**MATTHEW & JUDITH
 BAILEY-LAWRENCE**
 75 BLYTH PDE, GREAT BAY
 BRUNY ISLAND

DRAWING TITLE
SITE PLAN
 Part 1 - Contours

DRAWING NUMBER
PL02.A

DRAWING SCALE
 1:200 @ A1

REVISION
 05

Kingborough Council
 Development Application: DA-2024-32
 Plan Reference No: P5
 Date Received: 20/12/2024
 Date placed on Public Exhibition: 8/1/2025

1 SITE PLAN - PART 1 - Contours
 1:200 @ A1

SITE PLAN CONTINUED ON DRAWING PL03

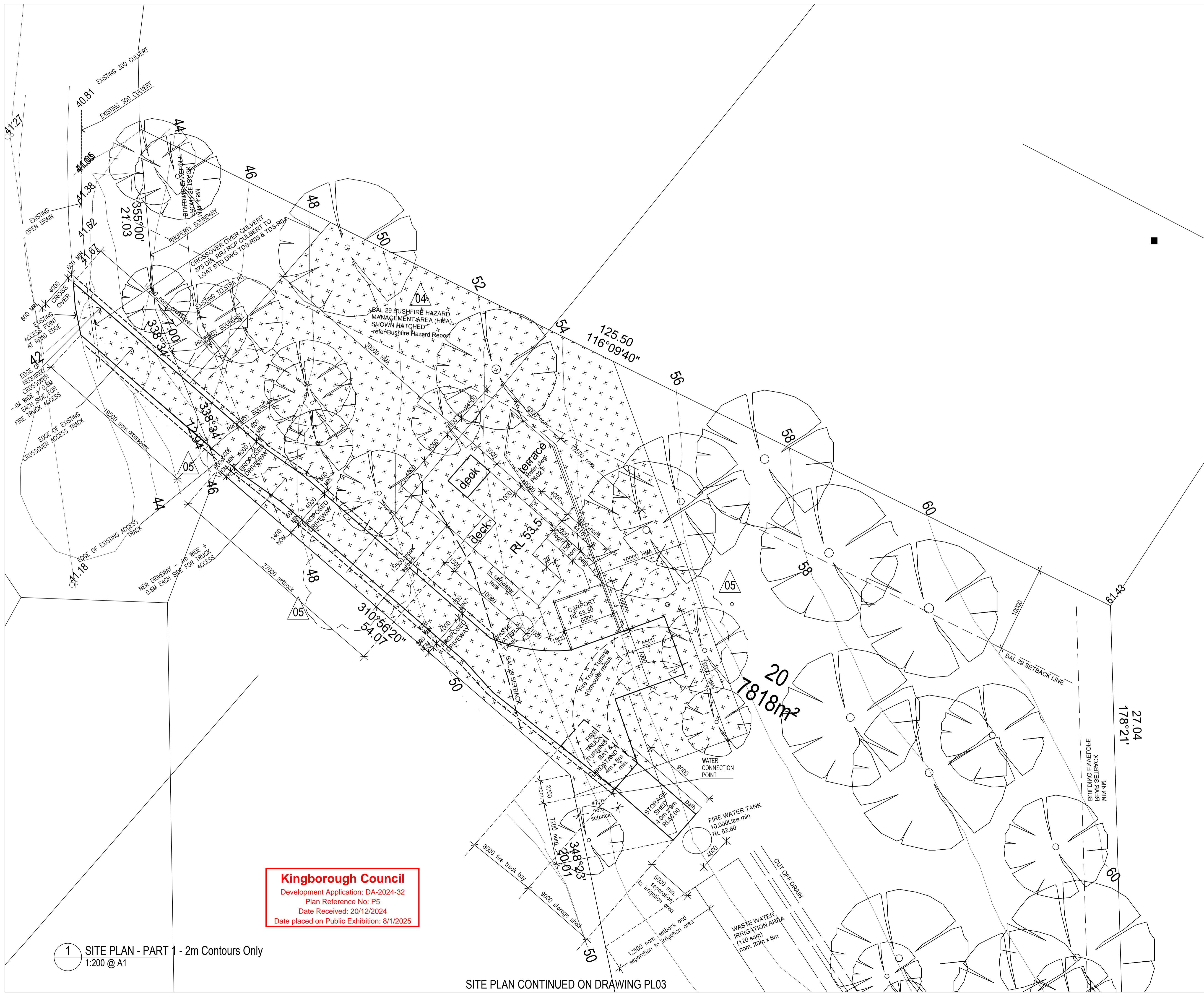
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01	03.03.24	PLANNING APPLICATION ISSUE
02	19.05.24	ADD CULVERT TO CROSSOVER
03	07.07.24	REVISED PLANNING APPLIC. ISSUE remove subdivision info remove drop toilet & garden shed identify extg access track relocate storage shed
04	25.08.24	add building envelope setbacks ADJUST FIRE TRUCK BAY ADD FIRE TRUCK TURNING CIRCLE ADJUST DRIVEWAY T11 & T12 AREA T11 TO BE RETAINED, SHOW BUSHFIRE HAZARD M'MENT AREA & REVISED WASTEWATER IRRIGATION AREA
05	15.12.24	UPDATE TREES TO BE REMOVED T6, T11 and T15

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DRAWING TITLE
SITE PLAN
 Part 1 - 2m Contours only

DRAWING NUMBER
PL02.B

REVISION
 05

DRAWING SCALE
 1:200 @ A1

Kingborough Council
 Development Application: DA-2024-32
 Plan Reference No: P5
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1 SITE PLAN - PART 1 - 2m Contours Only
 1:200 @ A1

SITE PLAN CONTINUED ON DRAWING PL03

NON-HIGH CONSERVATION TREES:

As supplied by Surveyor (>250mm dia. at breast height)

Tree Number	Action	Justification
Ta	to be retained	
Tb	to be retained	
Tc	to be retained	
Td	to be retained	
Te	to be retained	
Tf	to be retained	
Tg	to be retained	
Th	to be retained	
Ti	to be retained	
Tj	to be retained	
Tk	TO BE REMOVED	access for bushfire management
Tl	TO BE REMOVED	access for bushfire management
Tm	TO BE REMOVED	bushfire hazard management - TREE IS DEAD
Tn	TO BE REMOVED	bushfire hazard management
To	to be retained	

HIGH CONSERVATION TREES:

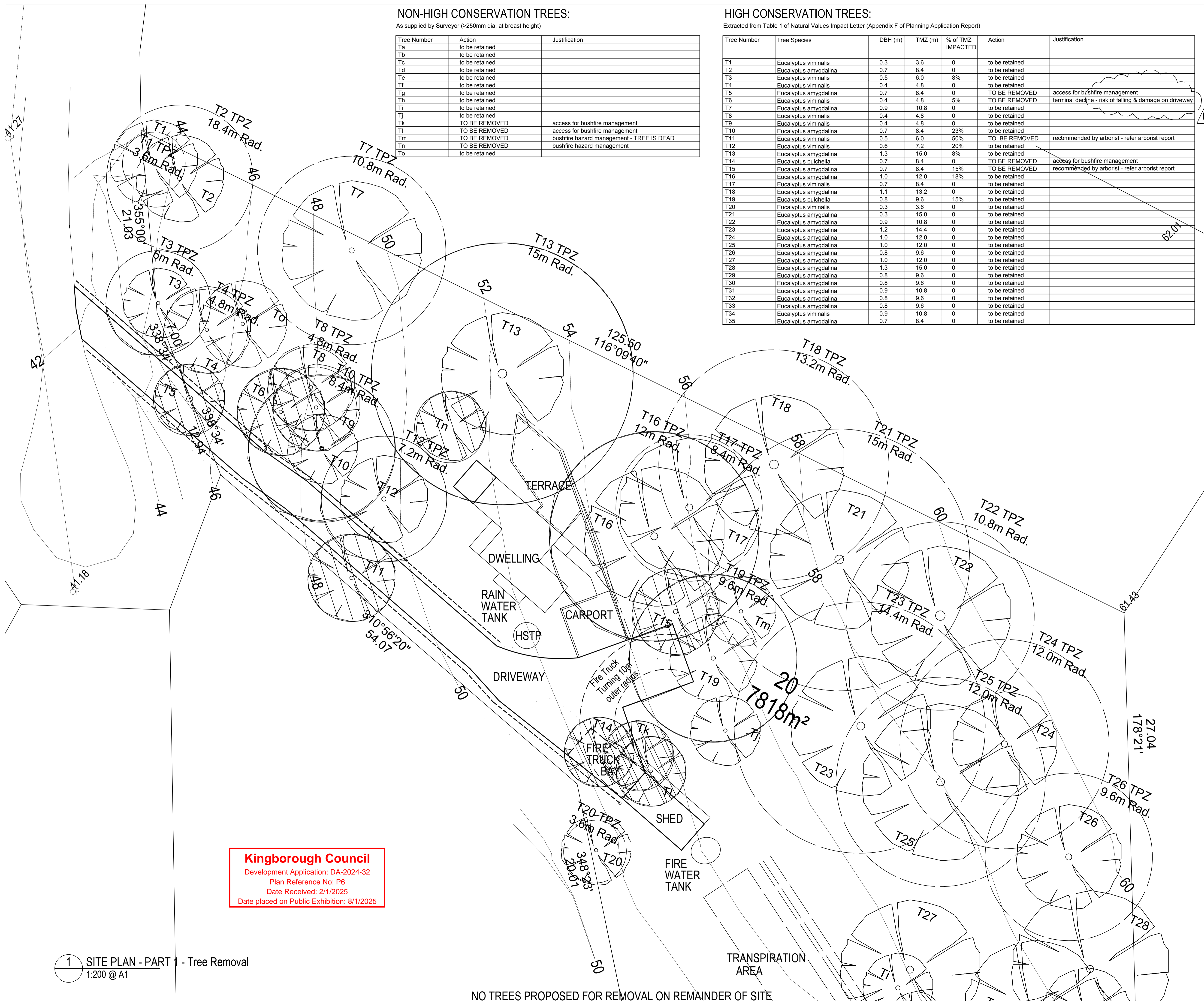
Extracted from Table 1 of Natural Values Impact Letter (Appendix F of Planning Application Report)

Tree Number	Tree Species	DBH (m)	TMZ (m)	% of TMZ IMPACTED	Action	Justification
T1	Eucalyptus viminalis	0.3	3.6	0	to be retained	
T2	Eucalyptus amygdalina	0.7	8.4	0	to be retained	
T3	Eucalyptus viminalis	0.5	6.0	8%	to be retained	
T4	Eucalyptus viminalis	0.4	4.8	0	to be retained	
T5	Eucalyptus amygdalina	0.7	8.4	0	TO BE REMOVED	access for bushfire management
T6	Eucalyptus viminalis	0.4	4.8	5%	TO BE REMOVED	terminal decline - risk of falling & damage on driveway
T7	Eucalyptus amygdalina	0.9	10.8	0	to be retained	
T8	Eucalyptus viminalis	0.4	4.8	0	to be retained	
T9	Eucalyptus viminalis	0.4	4.8	0	to be retained	
T10	Eucalyptus amygdalina	0.7	8.4	23%	to be retained	
T11	Eucalyptus viminalis	0.5	6.0	50%	TO BE REMOVED	recommended by arborist - refer arborist report
T12	Eucalyptus viminalis	0.6	7.2	20%	to be retained	
T13	Eucalyptus amygdalina	1.3	15.0	8%	to be retained	
T14	Eucalyptus pulchella	0.7	8.4	0	TO BE REMOVED	access for bushfire management
T15	Eucalyptus amygdalina	0.7	8.4	15%	TO BE REMOVED	recommended by arborist - refer arborist report
T16	Eucalyptus amygdalina	1.0	12.0	18%	to be retained	
T17	Eucalyptus viminalis	0.7	8.4	0	to be retained	
T18	Eucalyptus amygdalina	1.1	13.2	0	to be retained	
T19	Eucalyptus pulchella	0.8	9.6	15%	to be retained	
T20	Eucalyptus viminalis	0.3	3.6	0	to be retained	
T21	Eucalyptus amygdalina	0.3	3.6	0	to be retained	
T22	Eucalyptus amygdalina	0.9	10.8	0	to be retained	
T23	Eucalyptus amygdalina	1.2	14.4	0	to be retained	
T24	Eucalyptus amygdalina	1.0	12.0	0	to be retained	
T25	Eucalyptus amygdalina	1.0	12.0	0	to be retained	
T26	Eucalyptus amygdalina	0.8	9.6	0	to be retained	
T27	Eucalyptus amygdalina	1.0	12.0	0	to be retained	
T28	Eucalyptus amygdalina	1.3	15.0	0	to be retained	
T29	Eucalyptus amygdalina	0.8	9.6	0	to be retained	
T30	Eucalyptus amygdalina	0.8	9.6	0	to be retained	
T31	Eucalyptus amygdalina	0.9	10.8	0	to be retained	
T32	Eucalyptus amygdalina	0.8	9.6	0	to be retained	
T33	Eucalyptus amygdalina	0.8	9.6	0	to be retained	
T34	Eucalyptus viminalis	0.9	10.8	0	to be retained	
T35	Eucalyptus amygdalina	0.7	8.4	0	to be retained	

NOTE:

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Kingborough Council
 Development Application: DA-2024-32
 Plan Reference No: P6
 Date Received: 2/1/2025
 Date placed on Public Exhibition: 8/1/2025

REV	DATE	DESCRIPTION
00	07.07.24	PRELIM PLANNING APPLICATION ISSUE TO NATURAL ASSET CONSULTANT
01	25.08.24	ADJUST FIRE TRUCK BAY ADD FIRE TRUCK TURNING CIRCLE ADJUST DRIVEWAY T11 & T12 AREA T11 TO BE RETAINED
02	05.10.24	TREE Tm TO BE REMOVED AS DEAD
03	30.10.24	TREE T15 TPZ INFO UPDATED ADD % OF IMPACTED TPZ TO TABLE
04	15.12.24	UPDATE TREES TO BE REMOVED T6, T11 and T15
05	02.01.25	UPDATE JUSTIFIC. FOR T6 REMOVAL

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 Parish North Bruny,
 Land District Buckingham
 AREA: 7821 sqm

MATTHEW & JUDITH
 BAILEY-LAWRENCE
 75 BLYTH PDE, GREAT BAY
 BRUNY ISLAND

DRAWING TITLE
SITE PLAN
 Part 1 - Tree Removal

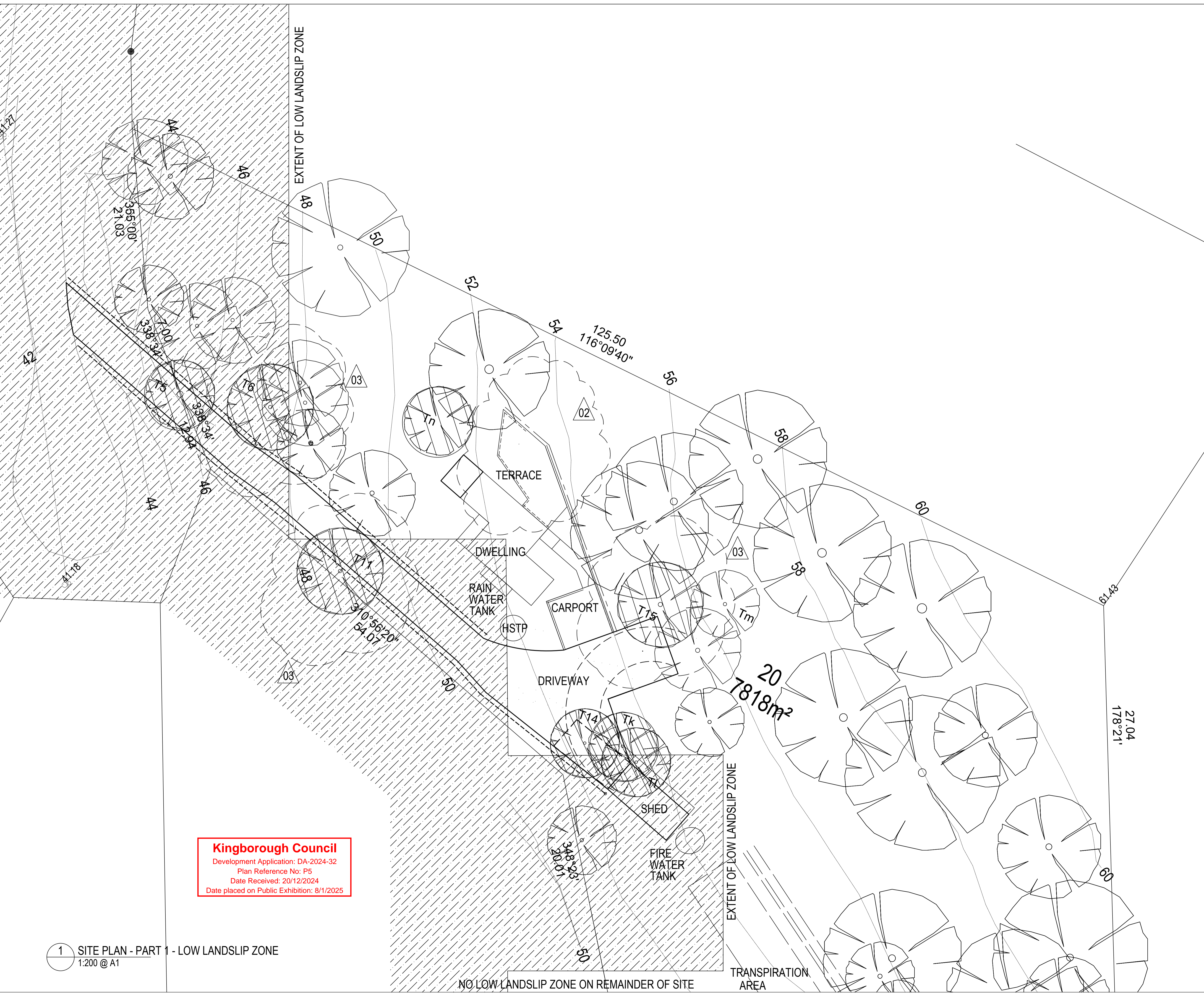
DRAWING NUMBER
PL02.D

REVISION
 05

DRAWING SCALE
 1:200 @ A1

1 SITE PLAN - PART 1 - Tree Removal
 1:200 @ A1

NO TREES PROPOSED FOR REMOVAL ON REMAINDER OF SITE



Kingborough Council
 Development Application: DA-2024-32
 Plan Reference No: P5
 Date Received: 20/12/2024
 Date placed on Public Exhibition: 8/1/2025

1 SITE PLAN - PART 1 - LOW LANDSLIP ZONE
 1:200 @ A1

AMENDMENTS

REV	DATE	DESCRIPTION
00	07.07.24	PRELIM PLANNING APPLICATION ISSUE
01	25.08.24	ISSUE TO NATURAL ASSET CONSULTANT ADJUST FIRE TRUCK BAY ADD FIRE TRUCK TURNING CIRCLE ADJUST DRIVEWAY T11 & T12 AREA T11 TO BE RETAINED
02	05.10.24	TREE Tm TO BE REMOVED AS DEAD UPDATE TERRACE
03	15.12.24	UPDATE TREES TO BE REMOVED T6, T11 and T15

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 Land District Buckingham
 AREA: 7821 sqm



**MATTHEW & JUDITH
 BAILEY-LAWRENCE**
 75 BLYTH PDE, GREAT BAY
 BRUNY ISLAND

DRAWING TITLE
SITE PLAN
 Part 1 - Low Landslip
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DRAWING NUMBER
PL02.E
 DRAWING SCALE
 1:200 @ A1

REVISION
 03

NOTE:

UNDER AS4055-2021 WIND LOAD FOR HOUSING CLASSIFICATION THE SITE AT 75 BLYTH PARADE, GREAT BAY IS:
 REGION: A
 TERRAIN CATEGORY: TC1
 SHIELDING CLASSIFICATION: PS
 TOPOGRAPHIC CLASSIFICATION: T2
 WIND CLASSIFICATION: N3
 DESIGN WIND GUST SPEED (Vh,p): 50m/sec

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DRIVEWAY AND PARKING SPACES TO BE DURABLE ALL WEATHER PAVEMENT.

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 Date Received: 20/12/2024
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AMENDMENTS		
REV	DATE	DESCRIPTION
00	22.10.24	PLANNING APPLICATION ISSUE

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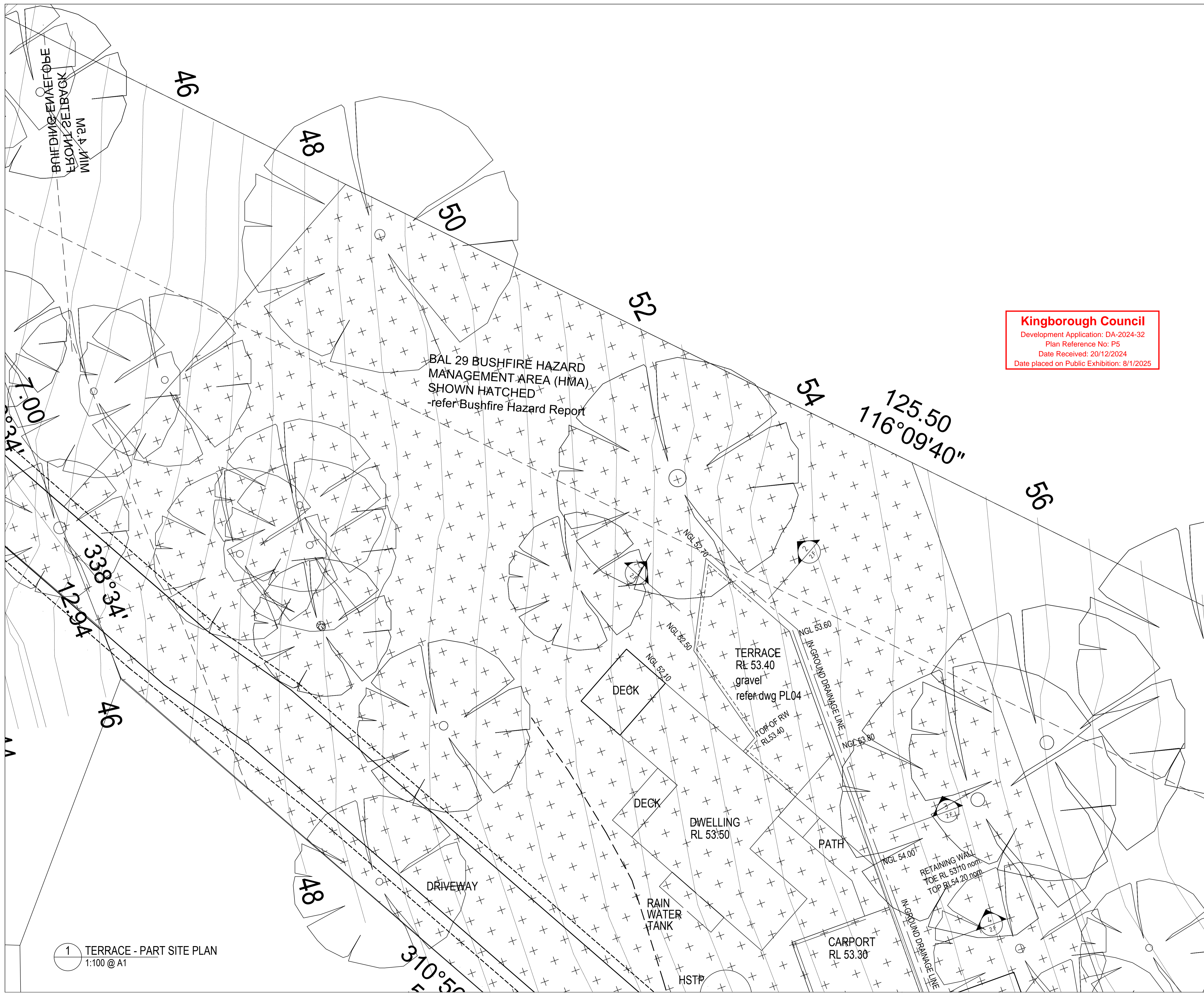
MATTHEW & JUDITH
 BAILEY-LAWRENCE
 75 BLYTH PDE, GREAT BAY
 BRUNY ISLAND

DRAWING TITLE
**TERRACE PART
 SITE PLAN**

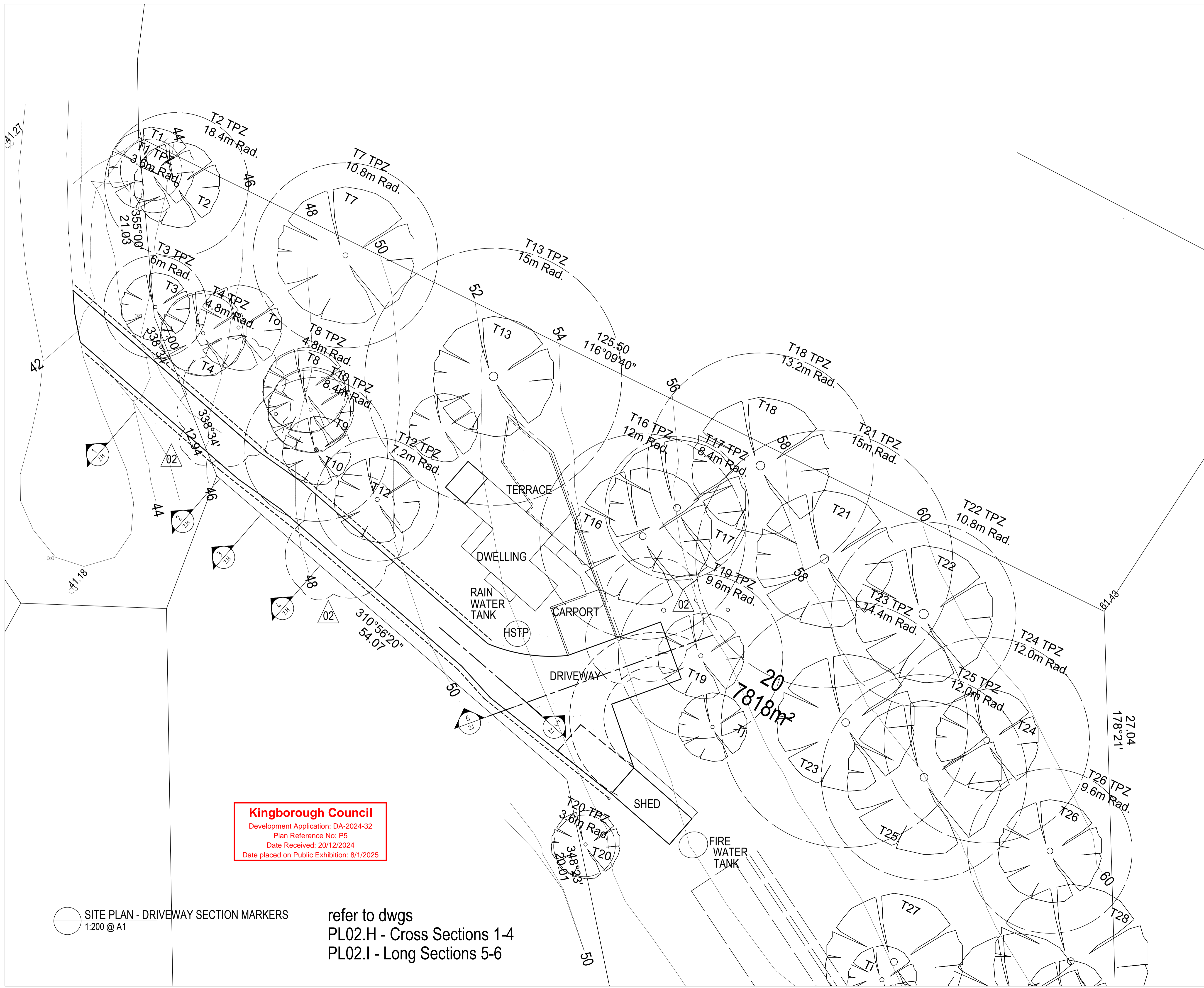
DRAWING NUMBER
PL02.F

REVISION
 00

DRAWING SCALE
 1:100 @ A1



1 TERRACE - PART SITE PLAN
 1:100 @ A1



Kingborough Council
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 Date Received: 20/12/2024
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SITE PLAN - DRIVEWAY SECTION MARKERS
 1:200 @ A1

refer to dwgs
 PL02.H - Cross Sections 1-4
 PL02.I - Long Sections 5-6

AMENDMENTS

REV	DATE	DESCRIPTION
00	07.07.24	PRELIM PLANNING APPLICATION ISSUE TO NATURAL ASSET CONSULTANT
01	25.08.24	ADJUST FIRE TRUCK BAY ADD FIRE TRUCK TURNING CIRCLE ADJUST DRIVEWAY T11 & T12 AREA T11 TO BE RETAINED
02	15.12.24	UPDATE TREES TO BE REMOVE T6, T11 and T15

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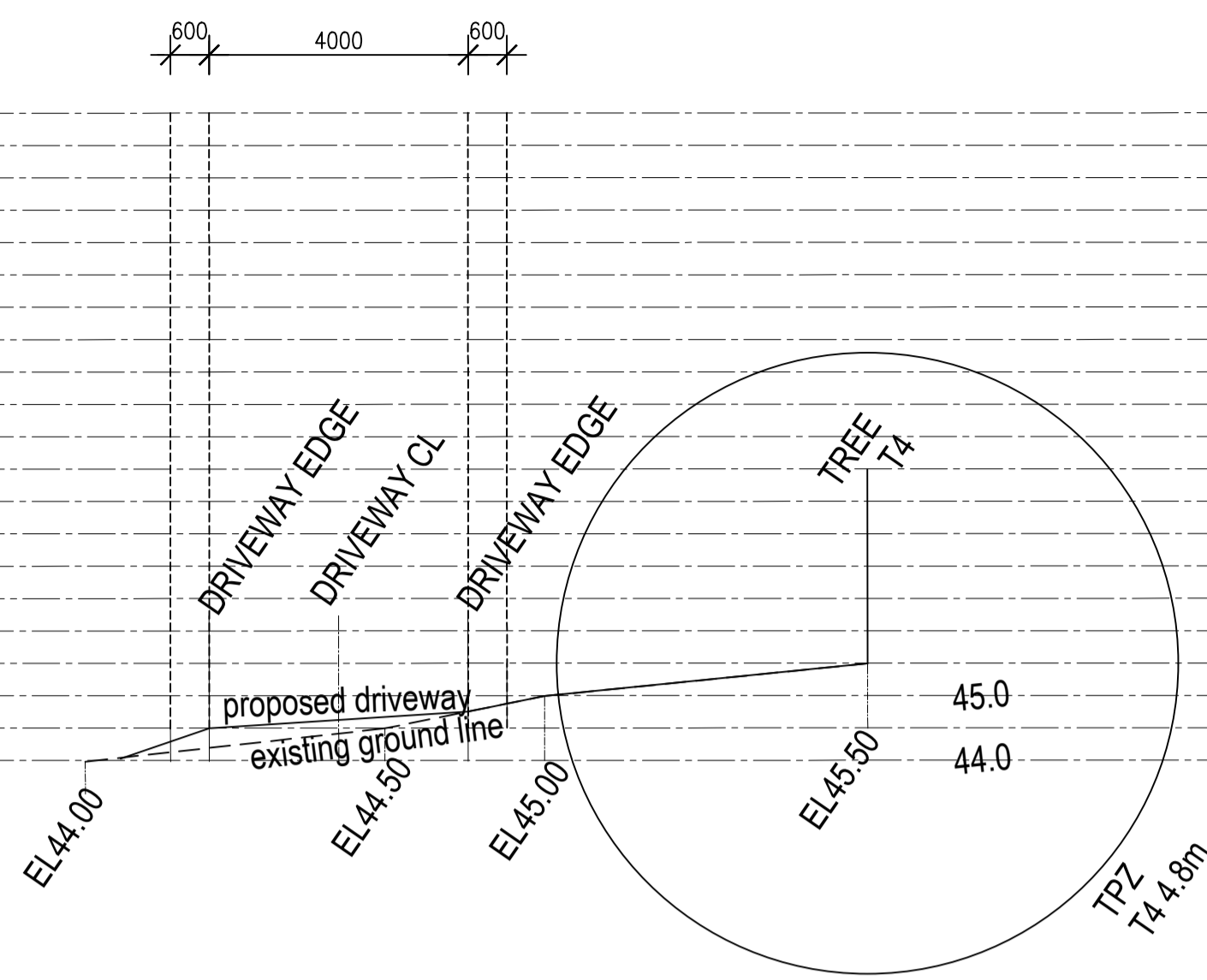
MATTHEW & JUDITH
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DRAWING TITLE
SITE PLAN
 Driveway Section Markers

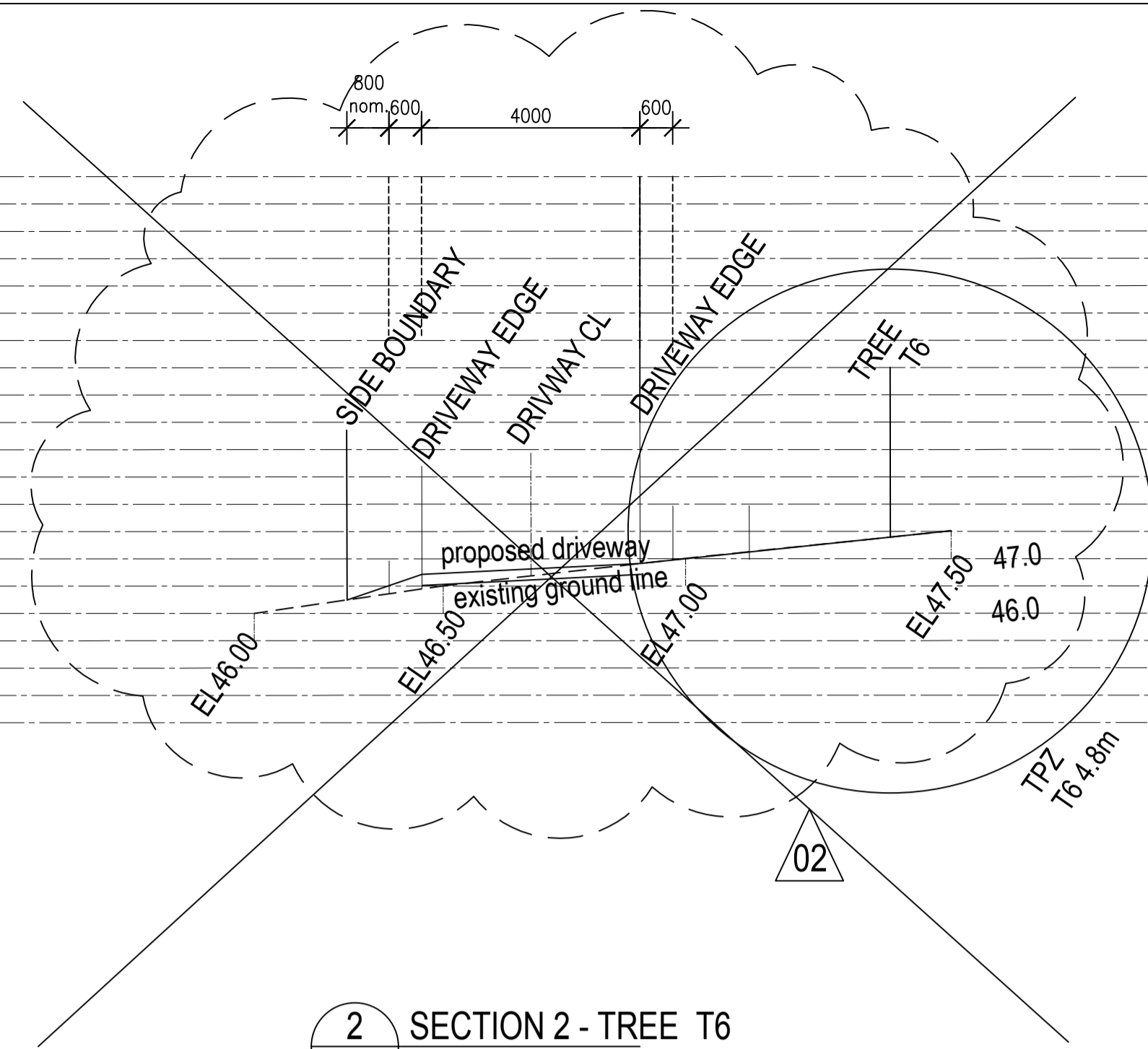
DRAWING NUMBER
PL02.G

REVISION
 02

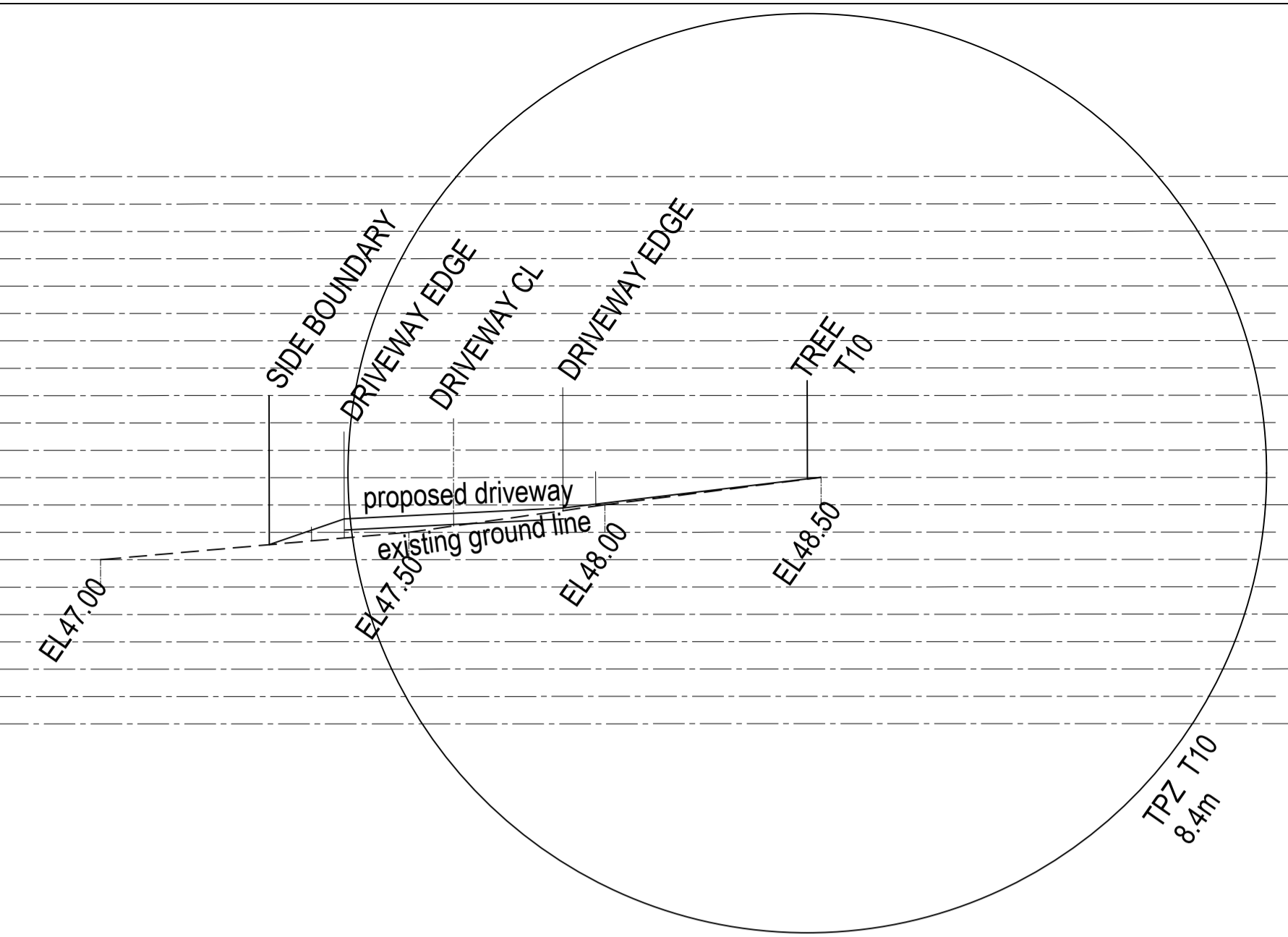
DRAWING SCALE
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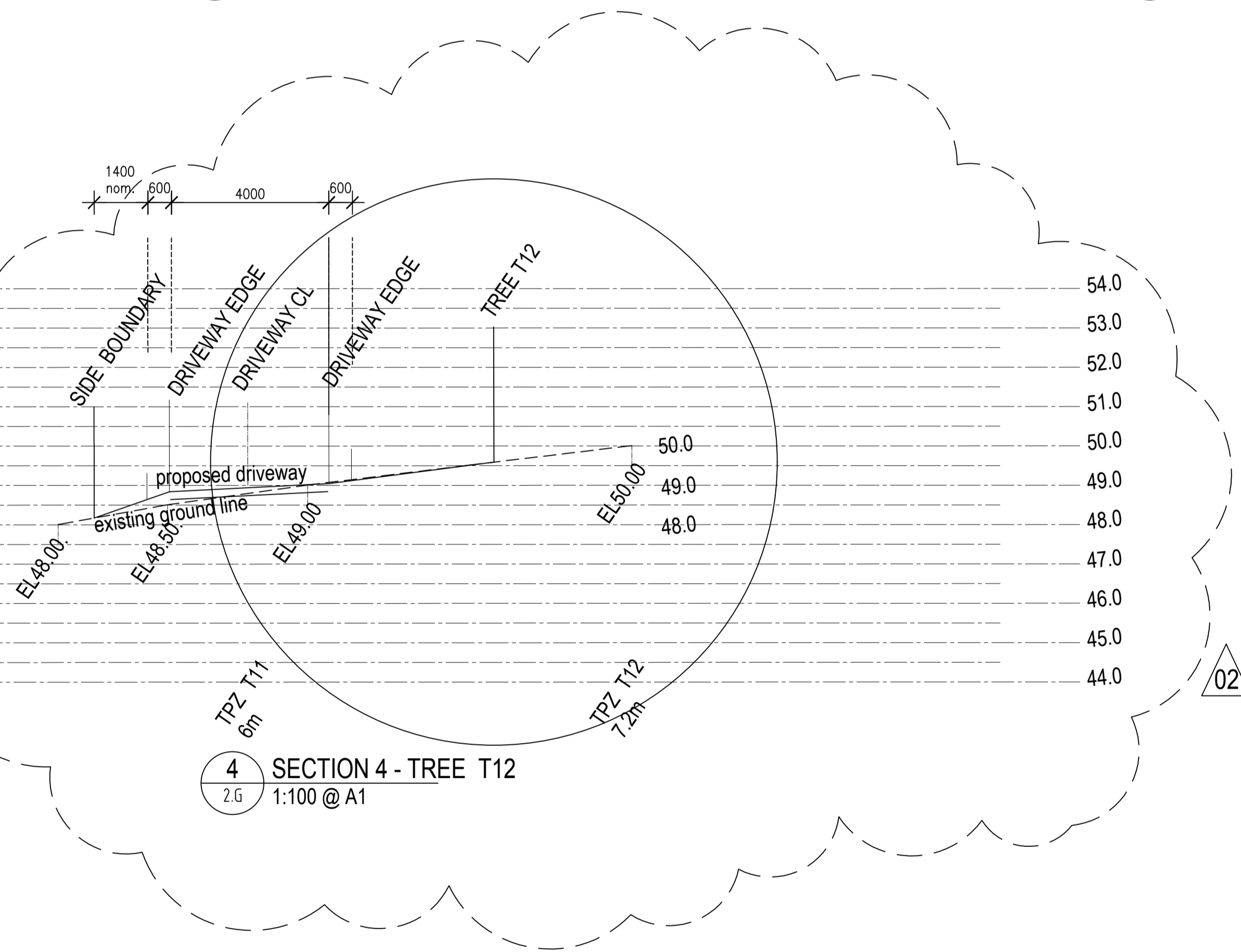
1 SECTION 1 - TREE T4
2.G 1:100 @ A1



2 SECTION 2 - TREE T6
2.G 1:100 @ A1



3 SECTION 3 - TREE T10
2.G 1:100 @ A1



4 SECTION 4 - TREE T12
2.G 1:100 @ A1

visbrnuod

4m WIDE
DRIVEWAY
200mm deep
gravel basecourse

natural ground slope

5 TYPICAL DRIVEWAY CROSS-SECTION DETAIL
1:20 @ A1

AMENDMENTS

REV	DATE	DESCRIPTION
00	07.07.24	PRELIM PLANNING APPLICATION ISSUE TO NATURAL ASSESS CONSULTANT
01	25.08.24	ADD SECTION 4 AT TREE 12 & T11
02	15.12.24	UPDATE TREES TO BE REMOVED T6, T11 and T15

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75 BLYTH PDE, GREAT BAY
BRUNY ISLAND

DRAWING TITLE
**DRIVEWAY
CROSS SECTIONS**

© COPYRIGHT

DRAWING NUMBER
PL02.H

REVISION
02

DRAWING SCALE
1:100 @ A1

Kingborough Council
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Plan Reference No: P5
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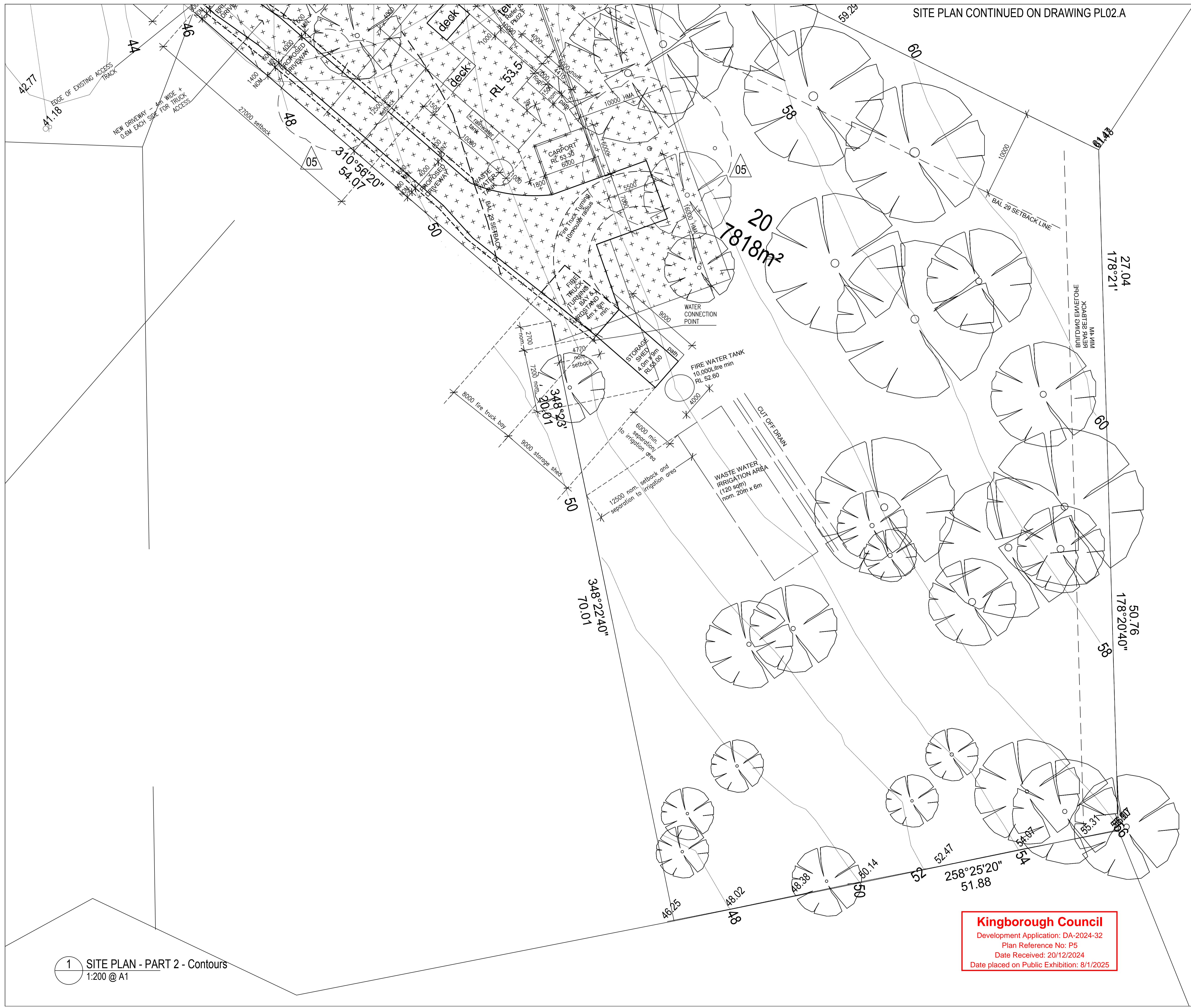
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 BRUNY ISLAND

DRAWING TITLE
**SITE PLAN
 Part 2**

DRAWING NUMBER	REVISION
PL03	05
DRAWING SCALE	
1:200 @ A1	



1 SITE PLAN - PART 2 - Contours
 1:200 @ A1

Kingborough Council
 Development Application: DA-2024-32
 Plan Reference No: P5
 Date Received: 20/12/2024
 Date placed on Public Exhibition: 8/1/2025

Kingborough Council

Development Application: DA-2024-32

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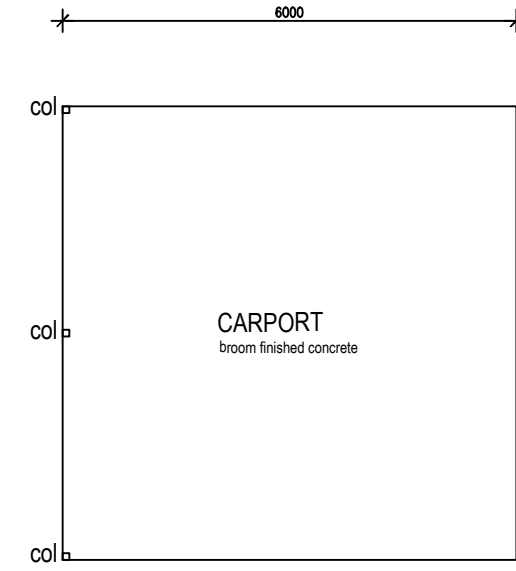
Date placed on Public Exhibition: 8/1/2025

AREAS:

BED WING	FLOOR AREA	40sqm
	DECK AREA	6sqm
LIVING WING	FLOOR AREA	40sqm
	DECK AREA	12sqm
	TOTAL HOUSE AREA	98sqm
	HOUSE ROOF AREA	80sqm
TERRACE	TERRACE AREA	54.0sqm
CARPORT	CARPORT AREA	36.0sqm
STORAGE SHED	SHED AREA	40.5sqm

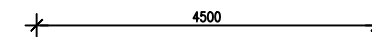
NOTES:

- PLANS TO BE READ IN CONJUNCTION WITH ELEVATIONS
- ALL CONSTRUCTION TO COMPLY WITH BAL-29 REQUIREMENTS OF AS3959-2018
- DECKS TO BE MERBAU TIMBER TO COMPLY WITH BAL-29 REQUIREMENTS OF AS3959-2018
- ALL STUDS SHOWN AS 90MM. FOR STEEL STUD CONSTRUCTION - NO EXTERNAL CLADDING SHOWN AND ASSUMED TO BE OUTSIDE OF THE OVERALL DIMENSIONS
- BUILDING, FLOOR FRAMING SYSTEM, DOORS AND WINDOWS TO BE COMPLIANT TO RELEVANT DESIGN WIND LOAD ASSESSMENT
- WINDOWS AND EXTERNAL DOORS TO BAL-29 REQUIREMENTS TO AS3959-2018.
- WINDOWS AND EXTERNAL DOOR SIZES ARE INDICATIVE ONLY, AND ARE SUBJECT TO FINAL SELECTIONS
- DOUBLE CARPORT STEEL FRAMED ON CONCRETE SLAB, POWDERCOAT METAL ROOFING
- STORAGE SHED STEEL FRAMED ON CONCRETE SLAB, POWDERCOAT METAL CLADDING AND ROOFING
- EXTERNAL COLOUR SELECTIONS TO BE ADVISED



02 FLOOR PLAN CARPORT

1:100 @ A3



STORAGE SHED
broom finished concrete

03 FLOOR PLAN - STORAGE SHED

1:100 @ A3

AMENDMENTS

REV	DATE	DESCRIPTION
01	05.02.24	PLANNING APPLICATION ISSUE
02	19.05.24	AMEND AREAS TABLE
03	22.10.24	ADD TERRACE

NOTE:
DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN.
ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED.
ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES TO BE NOTIFIED IN WRITING TO THE PRINCIPAL.
THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS.

RPD:
LOT 20 ON SP15511
Parish North Bruny
Land District Buckingham
AREA: 7821 sqm

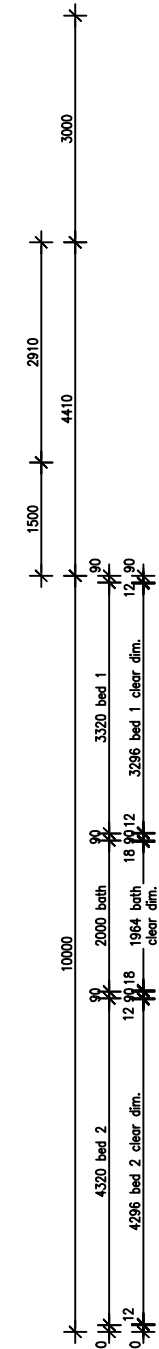
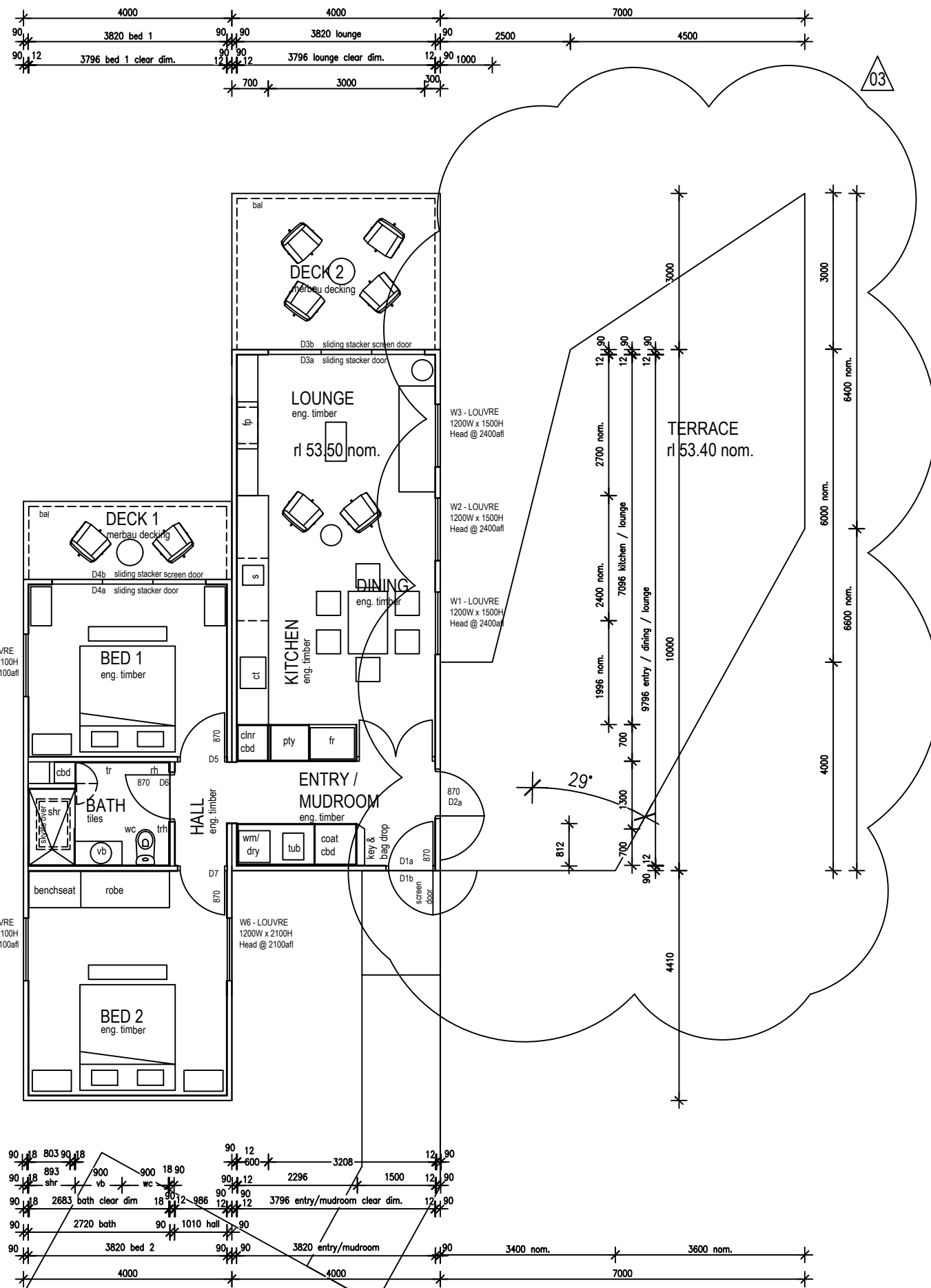
MATTHEW & JUDITH
BAILEY-LAWRENCE
75 BLYTH PDE, GREAT BAY
BRUNY ISLAND

DRAWING TITLE FLOOR PLANS

DRAWING NUMBER
PL04

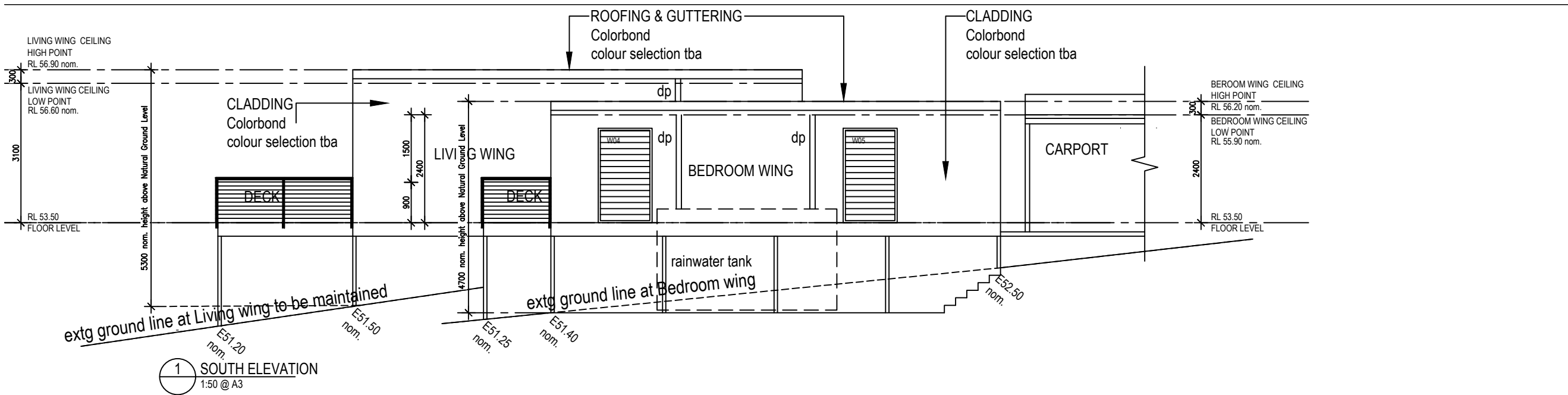
REVISION
03

DRAWING SCALE
1:100 @ A3

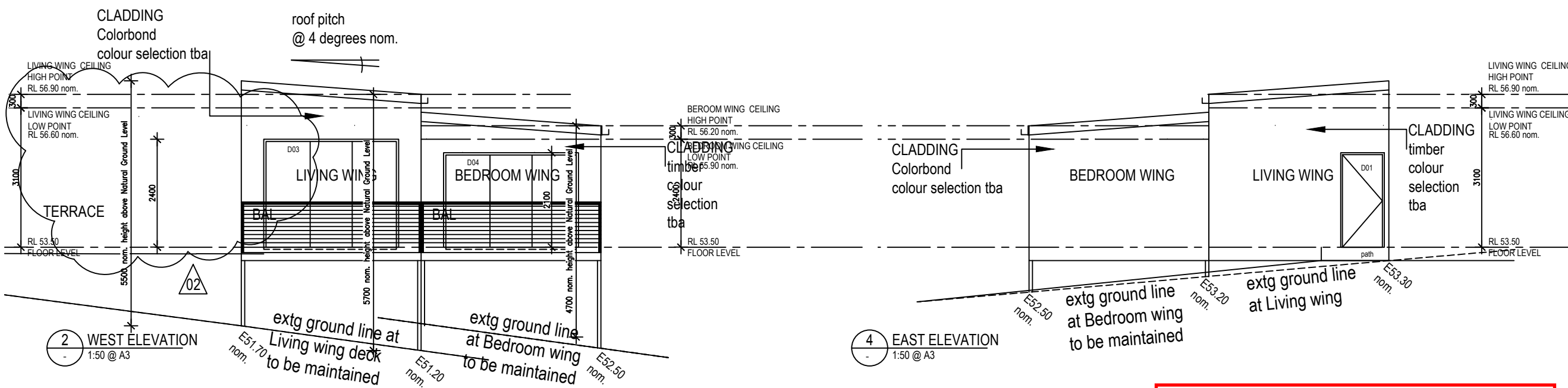


01 FLOOR PLAN

1:100 @ A3

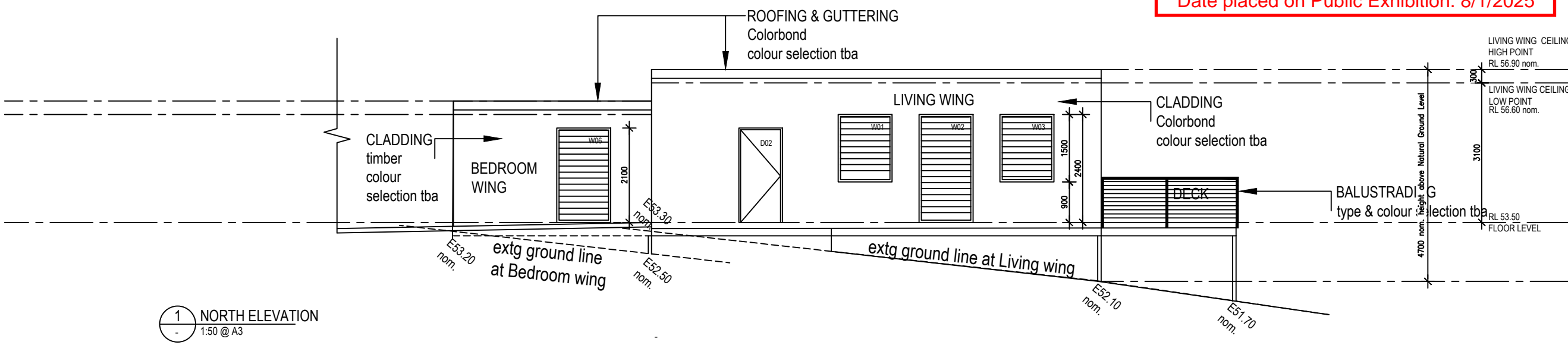


1 SOUTH ELEVATION
1:50 @ A3



2 WEST ELEVATION
1:50 @ A3

4 EAST ELEVATION
1:50 @ A3



1 NORTH ELEVATION
1:50 @ A3

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REV	DATE	DESCRIPTION
01	05.02.24	PLANNING APPLICATION ISSUE
02	22.10.24	ADD TERRACE TO WEST ELEV ONLY

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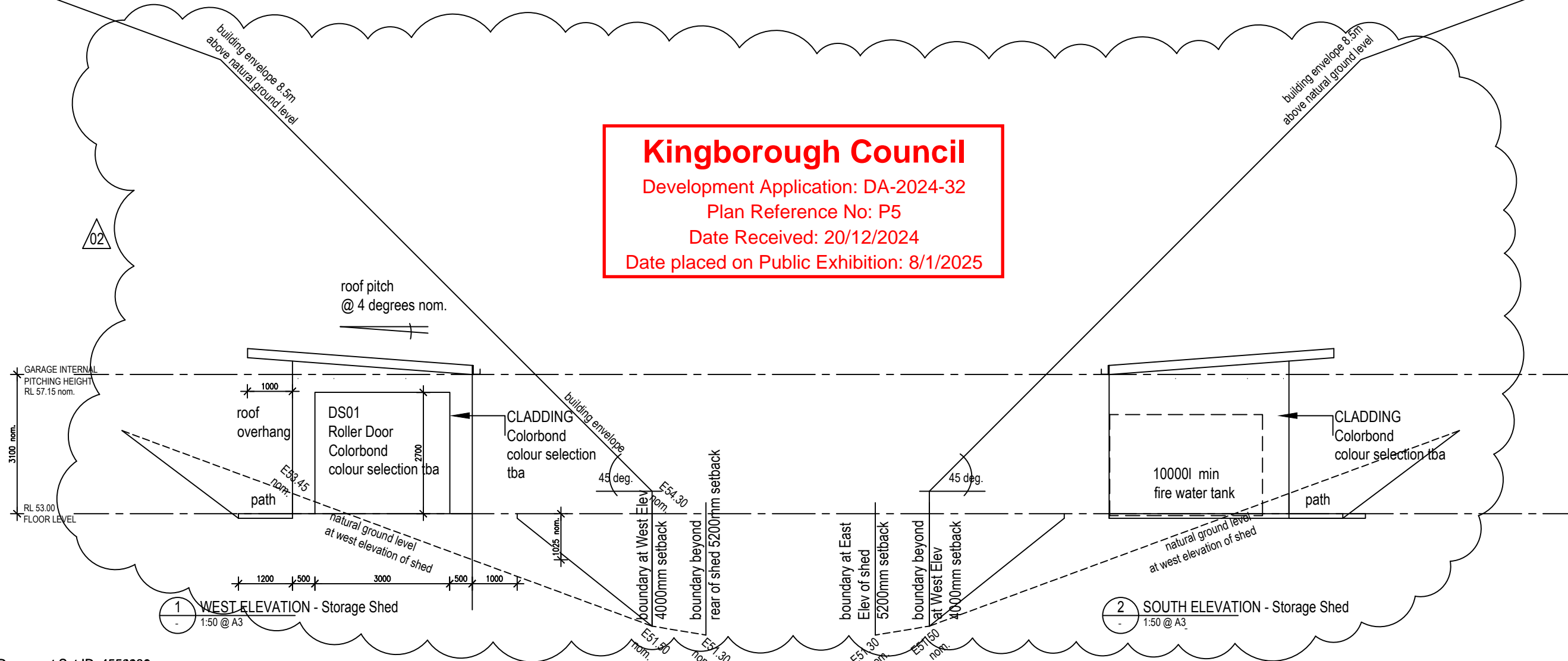
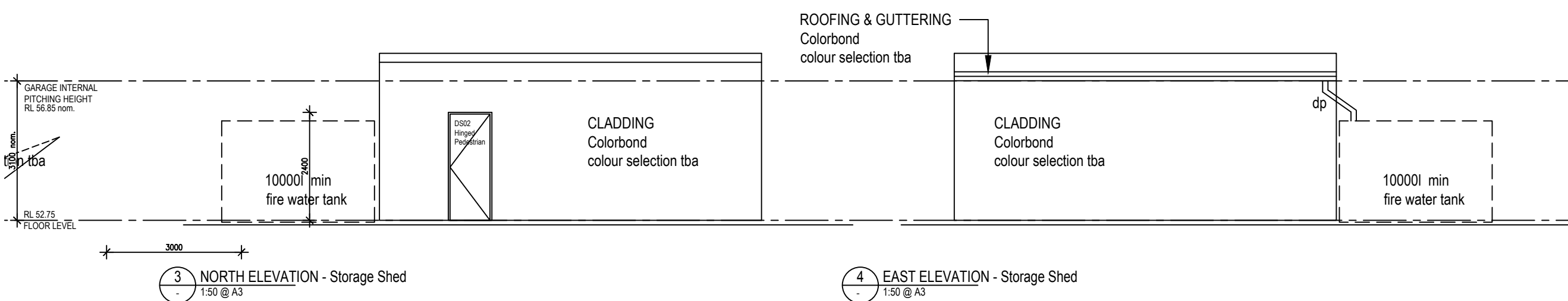
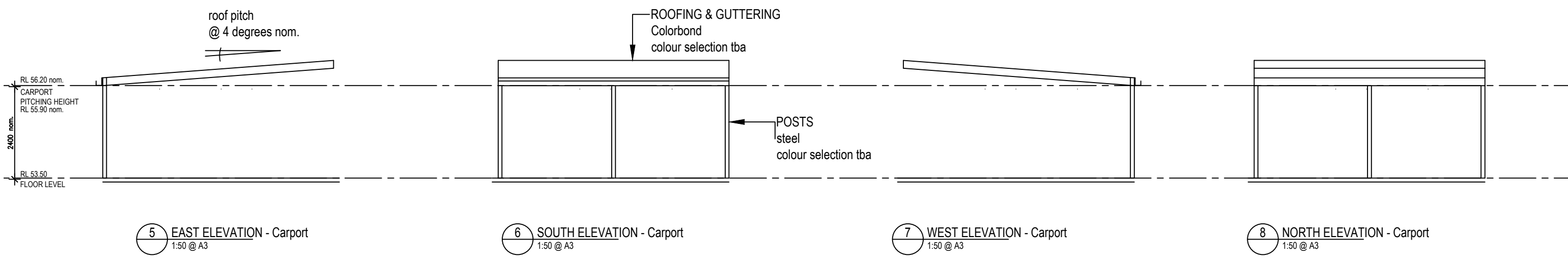
**MATTHEW & JUDITH
BAILEY-LAWRENCE**
75 BLYTH PDE, GREAT BAY
BRUNY ISLAND

DRAWING TITLE
ELEVATIONS

DRAWING NUMBER
PL05

REVISION
02

DRAWING SCALE
1:50 @ A3



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AMENDMENTS		
REV	DATE	DESCRIPTION
01	05.02.24	PLANNING APPLICATION ISSUE
02	22.10.24	ADD BUILDING ENVELOPE

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RPD:
 LOT 20 ON SP15511
 Parish North Bruny
 Land District Buckingham
 AREA: 7821 sqm

**MATTHEW & JUDITH
 BAILEY-LAWRENCE
 75 BLYTH PDE, GREAT BAY
 BRUNY ISLAND**

DRAWING TITLE
**ELEVATIONS
 Shed & Carport**

DRAWING NUMBER	REVISION
PL06	02
DRAWING SCALE	
1:50 @ A3	