

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2024-373
Proposal: Extensions and alterations to existing shed (partly retrospective)
Subject Site: 59 Bruny Island Main Road, Dennes Point
Responsible Planning Officer: Camilo Miranda

Advertised Documents:

- Application Plans
- 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 **29 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.



ALTERATIONS & APPROVALS TO EX. SHED
at No. 59 BRUNY ISLAND MAIN RD
DENNES POINT, 7150
for DAVID BOWMAN

DE JOB #
5670

ISSUE: PLANNING SET - 07 Jan 2025

DWG. No.	DRAWING	ISSUE
5670 - A01	DRAWING INDEX	A
5670 - A02	SITE PLAN	A
5670 - A03	EXISTING & PROPOSED FLOOR PLAN	A
5670 - A04	ELEVATIONS 01 OF 02	A
5670 - A05	ELEVATIONS 02 OF 03	A

ATTACHMENTS

GENERAL INFORMATION

Accredited Building Designer: Monty East
Accreditation Number: CC 1910

Land title reference number: C.T. 28434/1

Site area: 577 m²

Total floor area: 41 m²

Total verandah area: 23 m²

IMPORTANT

1. USE WRITTEN DIMENSIONS ONLY.
2. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR IS TO CHECK ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK OR SHOP DRAWINGS.
4. ENSURE THAT THIS DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITY.
5. THE PROPRIETOR IS TO ENSURE THAT ANY "CONDITIONS OF APPROVAL" ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL AND OTHER STATUTORY AUTHORITIES ARE PASSED ONTO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS.
7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY DESIGN EAST, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.
8. IF THERE ARE ANY QUERIES IN RELATION TO DIMENSIONS, LEVELS OR CONSTRUCTION DETAILS, CONTACT:

design . EAST

phone 6223 6740 email admin@designeast.com.au

Kingborough Council

Development Application: DA-2024-373

Plan Reference No: P3

Date Received: 7/1/2025

Date placed on Public Exhibition: 15/1/2025

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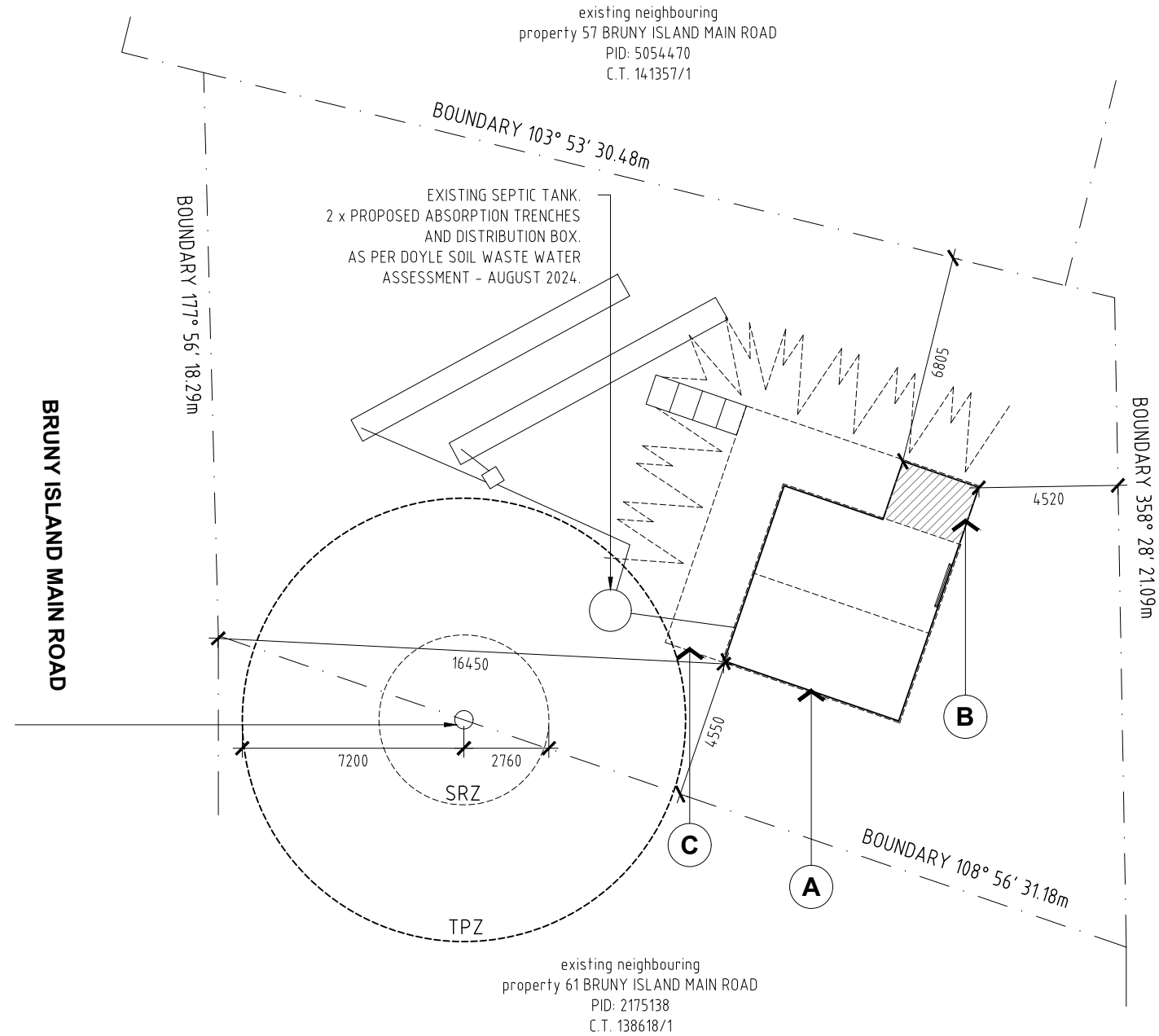


SITE NOTES	
Property Address:	59 BRUNY ISLAND MAIN RD
Property ID:	5054489
Title Reference:	28434/1
Site Area:	577 ± sqm.
Municipality:	Kingborough Council
Owner:	David Bowman

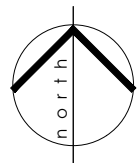
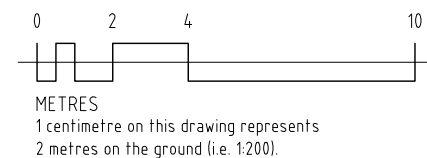
SITE KEY	
A	OUTLINE OF EXISTING SHED.
B	LEAN-TO BATHROOM. RETROSPECTIVE APPROVAL.
C	VERANDAH & VERANDAH ROOF. RETROSPECTIVE APPROVAL.

EXISTING FLOOR AREAS	
EX. BUILDING FOOTPRINT AREA	= 41.3 ± sqm.
EX. LOT SIZE	= 577 ± sqm.

Eucalyptus viminalis.
 DIAMETER OF 650mm AT 1.4m ELEVATION.
 TPZ AREA - 136 Sqm.
 AREA OF GROUND DISTURBANCE WITHIN TPZ - 10 Sqm.
 7.3% OF TPZ.
 NO INCURSION OF SRZ DUE TO GROUND WORKS.



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ISSUE	DESCRIPTION	DATE	DRAWN
A	PLANNING SET	07.01.25	WD

Project:	ALTERATIONS & APPROVAL TO EX. SHED 59 MAIN ROAD BRUNY ISLAND DAVID BOWMAN
Drawing:	SITE PLAN

design:EAST registered trading name for design:EAST Pty. Ltd.

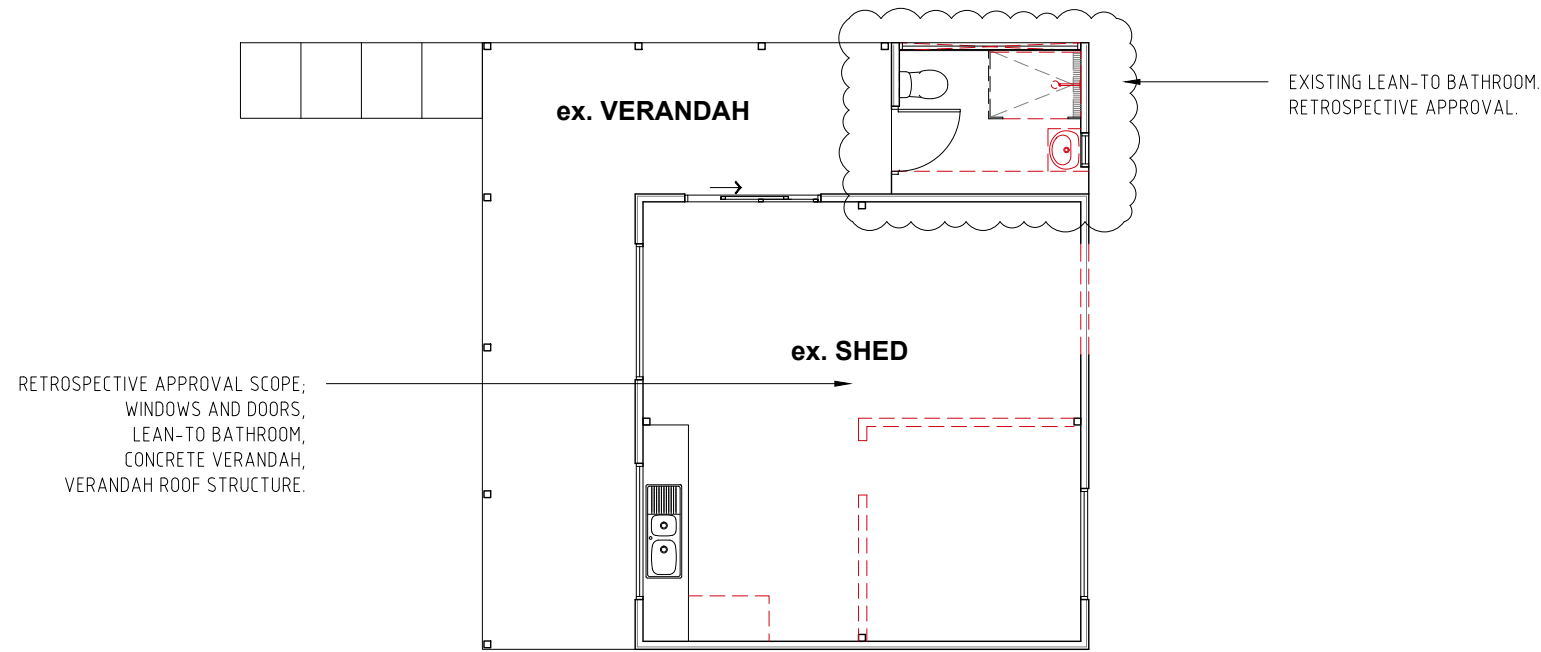
DRG. NO:	5670	A02	DATE:	18.09.24
SCALE:	1:200 @ A3		DRAWN:	WD

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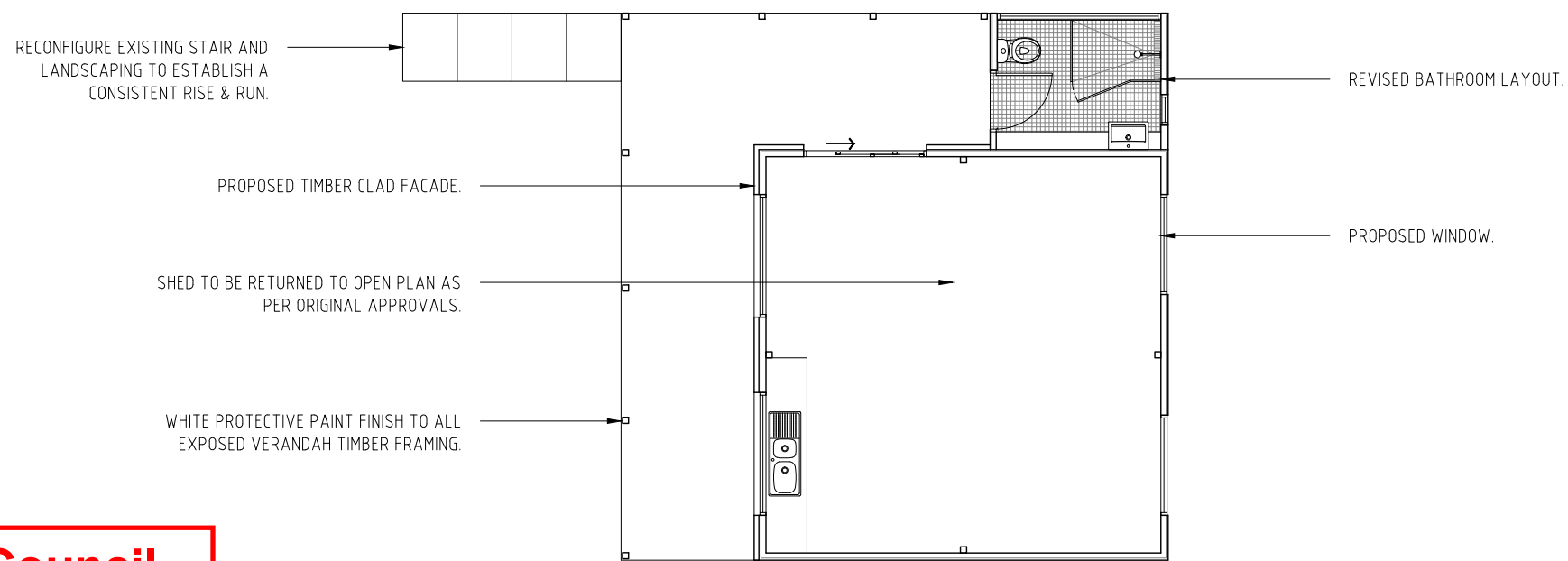
LEGEND	
MARK	DESCRIPTION
	EXISTING WALLS TO BE RETAINED.
	EXISTING WALLS TO BE DEMOLISHED.

BUILDING AREA	
EXISTING SHED AREA	36 ± sqm
PROPOSED SHED AREA	41 ± sqm
PROPOSED VERANDAH AREA	23 ± sqm

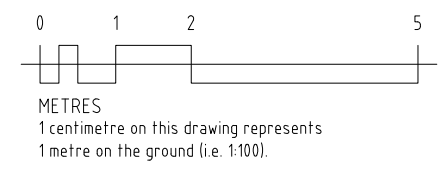
REMEDIATION NOTES	
WALL CLADDING.	
- CLADDING TO BE CUT AT CONCRETE VERANDAH HEIGHT AND 12mm FILLET SEAL OF SIKAFLEX OR SIMILAR PRODUCT SHALL BE INSTALLED.	
WINDOWS AND DOORS.	
- ALL WINDOWS ARE TO HAVE FLASHINGS INSTALLED TO THE TOPS OF THE WINDOWS AND DOOR, TO CLOSE THE GAPS TO THOSE UNDER THE COVERED PERGOLA, AND FOR WEATHER PROTECTION OF OTHER WINDOWS NOT LOCATED UNDER THE COVERED PERGOLA.	
- ANY WINDOWS NOT APPROVED DURING THE ORIGINAL BUILD ARE TO BE CERTIFIED IN ACCORDANCE WITH AS2047 BY A QUALIFIED GLAZIER BY WAY OF A GLAZING COMPLIANCE CERTIFICATE.	
VERANDAH ROOF.	
- NEW 'COLORBOND' CUSTOM ORB ROOF SHEETING AND FLASHING AS REQUIRED BY SPECIFIC MANUFACTURERS SPECIFICATIONS FOR ROOFING AND CLADDING.	
- CENTRALLY TO WINDOWS AND SLIDING DOOR, SINGLE LASERLITE ROOF SHEETS TO BE INSTALLED.	
- QUAD GUTTER TO BE INSTALLED TO FULL EXTENT OF VERANDAH ROOF INCLUDING NEW SECTION OVER LEAN-TO BATHROOM.	



EXISTING & DEMOLITION FLOOR PLAN



PROPOSED FLOOR PLAN



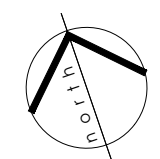
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 59 MAIN ROAD BRUNY ISLAND
 DAVID BOWMAN
 Drawing: EX. / DEMO & PROPOSED FLOOR PLAN
 design:EAST registered trading name for design:EAST Pty. Ltd.

DRG. NO:	5670	A03	DATE:	18.09.24
SCALE:	1:100 @ A3		DRAWN:	WD

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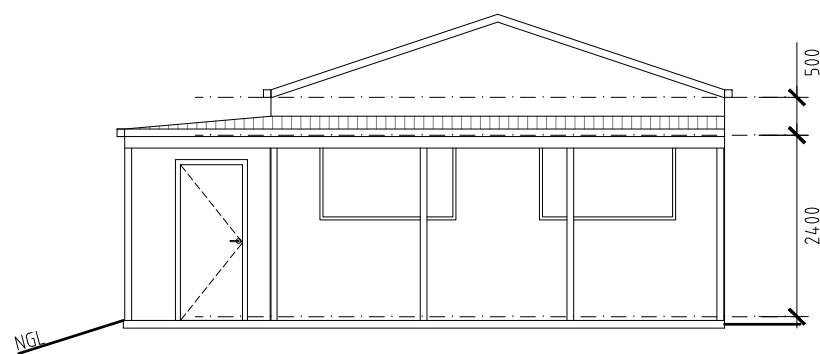




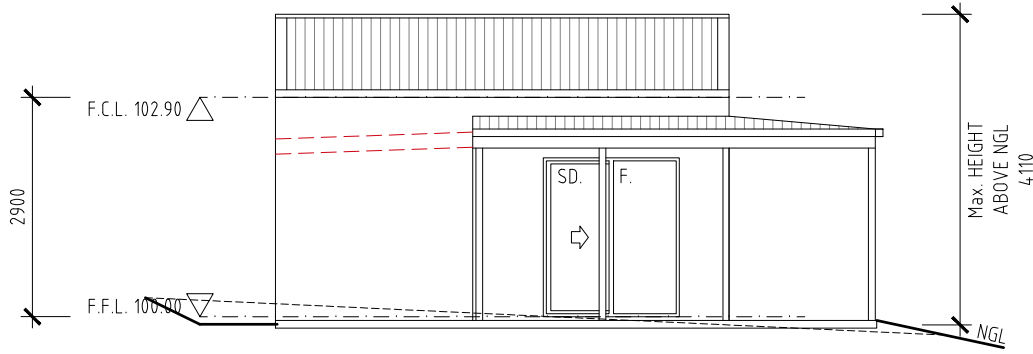
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EXTERNAL FINISHES	
1	UNAPPROVED LEAN-TO BATHROOM - RETROSPECTIVE. PROPOSED LAYOUT & ROOF TO MATCH VERANDAH ROOF LINE.
2	PROPOSED 30 x 30 ROUGH SAWN HARDWOOD CLADDING. INSTALLED ON WEST AND NORTH ELEVATION. FIXED TO HORIZONTAL TP BATTENS.
3	PROPOSED & RETROSPECTIVE ALUMINIUM FRAMED GLAZING.
4	RETROSPECTIVE VERANDAH. CONC. FLOOR. TIMBER FRAMING. WHITE PAINT FINISH.
5	REPLACE EXISTING LASERLITE VERANDAH ROOF WITH CUSTOMORB ROOF SHEETING TME. NEW GUTTERS AND FLASING TME.

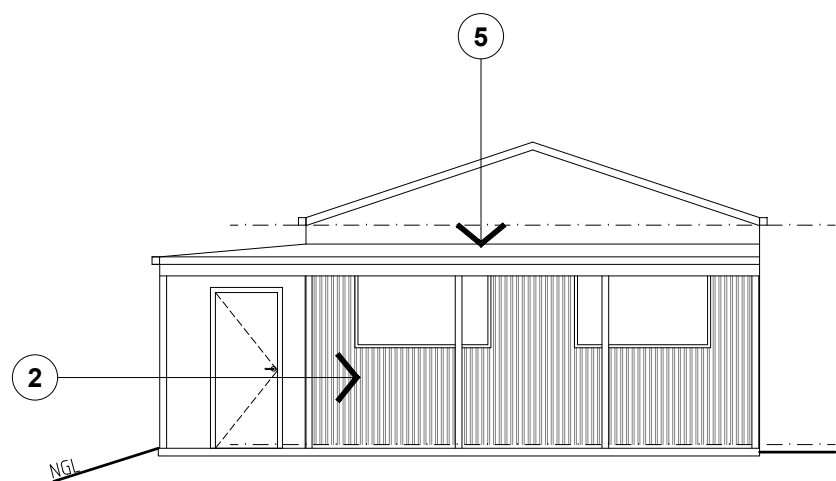
LEGEND	
ex.	- EXISTING WINDOW / DOOR.
F.	- FIXED WINDOW.
A.	- AWNING WINDOW.
G.	- GLAZED HINGED DOOR.
S.	- SLIDING WINDOW.



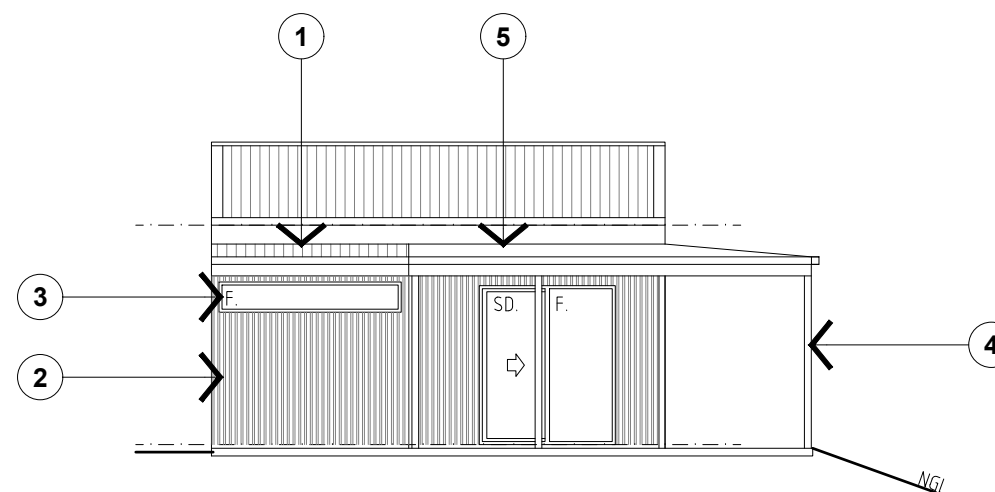
EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION

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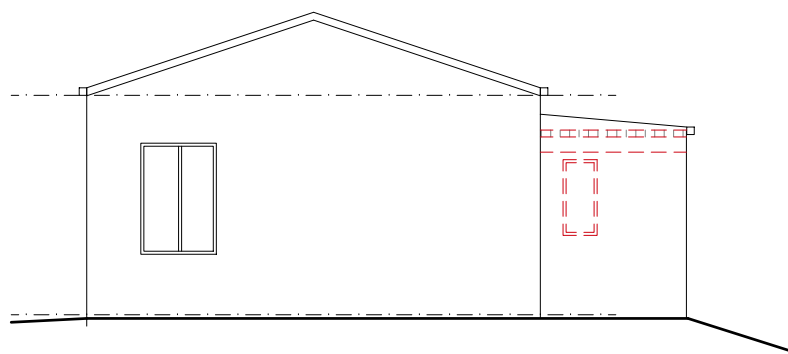
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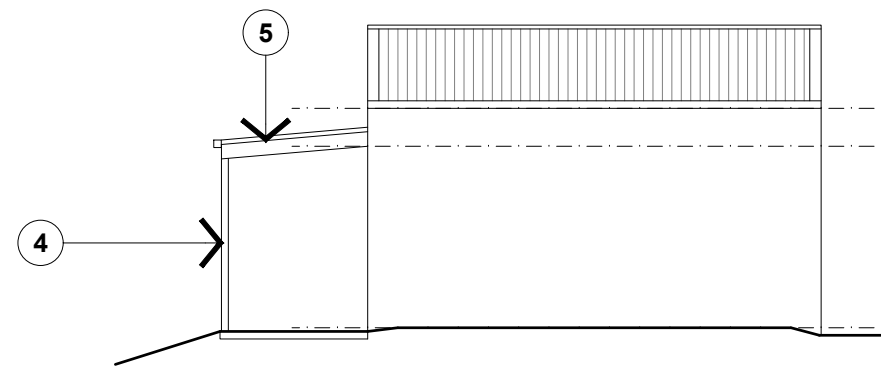
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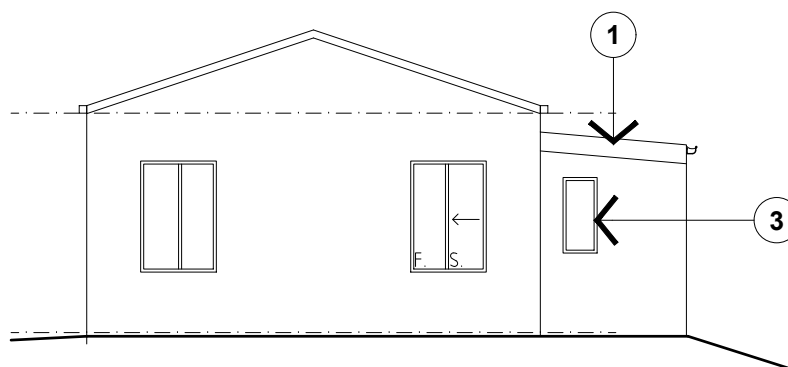
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EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



PROPOSED EAST ELEVATION

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