

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2024-439
Proposal: Outbuilding (garage/shed)
Subject Site: 933 Cloudy Bay Road, South Bruny
Responsible Planning Officer: Camilo Miranda

Advertised Documents:

- Application Plans

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.



SITE INFORMATION

Lot: 08
 Title: 2183779 folio 08
 Land Size: 16.18 Ha

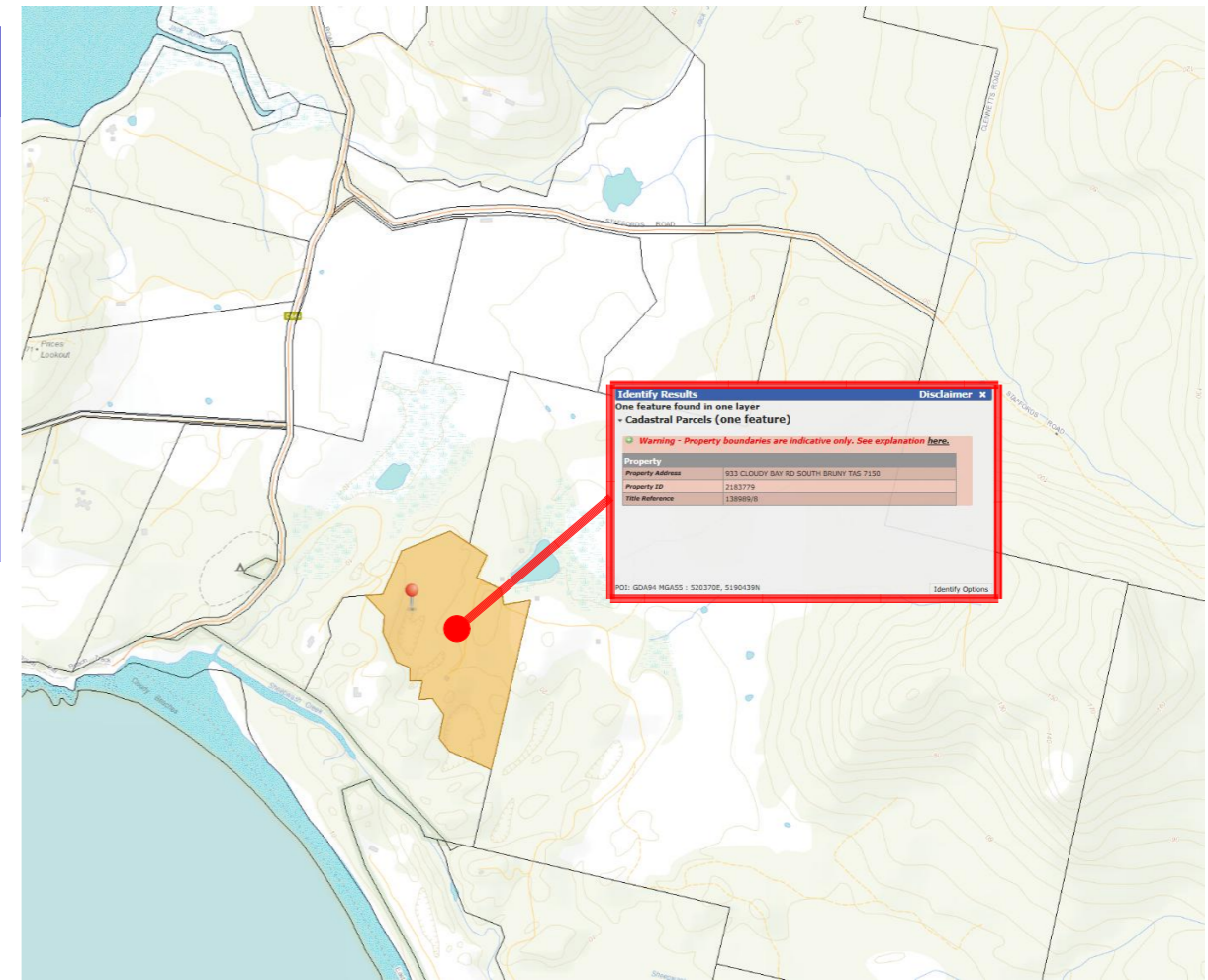
Council: Kingborough Council
 Zoning: 26.00 Rural Resource

Overlays: 26.00 RURAL RESOURCE
 120.00FRE Bushfire Prone Zone
 120.bpa Biodiversity Protection Area
 D.A APPROVAL: Required
 BAL: not required
 WIND CLASSISFCATION : Refer to others certification
 CLIMATE ZONE: 7
 ENERGY RATING :Na
 BUILDING CLASSISFCATION: 10A

PROJECT SPECIFIC

Riq De Carvalho
 933 Cloudy Bay Road
South Bruny 7150

Tasmanian Planning Scheme
 Title Reference : Vol 2183779/ Folio 08
NCC DEEMED TO SATISFY Mr Marcus Ralph CC1317F
 Climate Zone 7



Floor Plan

Proposed Garage	86.40 sqm
Proposed roofed area	108.00 sqm
existing dwelling	120.00 sqm site cover
Existing SHIPPING CONTAINER	18.00 sqm
Total Site Cover	246.00 sqm
Site Area	16.18 Ha
Site Coverage	LESS 1% site coverage

PROPERTY IDENTIFICATION



LAYOUT	DRAWING		UPDATED DATE
	ID	NAME	
1038-00 Project Information	6.	DRAWING LIST (1)	21/12/2024 12:39 PM
1038-01 Site Plan	0.	Floor Plan (124)	20/12/2024 10:43 AM
1038-02 Part Site Plan	0.	Floor Plan (125)	20/12/2024 10:43 AM
1038-02 Part Site Plan	0.	Floor Plan (125)	20/12/2024 10:43 AM
1038-04 Floor Plan	0.	Floor Plan (115)	20/12/2024 10:43 AM
1038-05 Elevations	0.	Floor Plan (117)	20/12/2024 10:43 AM
1038-06 Elevations	0.	Floor Plan (117)	20/12/2024 10:43 AM
1038-07 S.W.A.M.P.Y	0.	Floor Plan (128)	20/12/2024 10:42 AM
1038-08 Risk Register	0.	Floor Plan (129)	21/12/2024 12:09 PM

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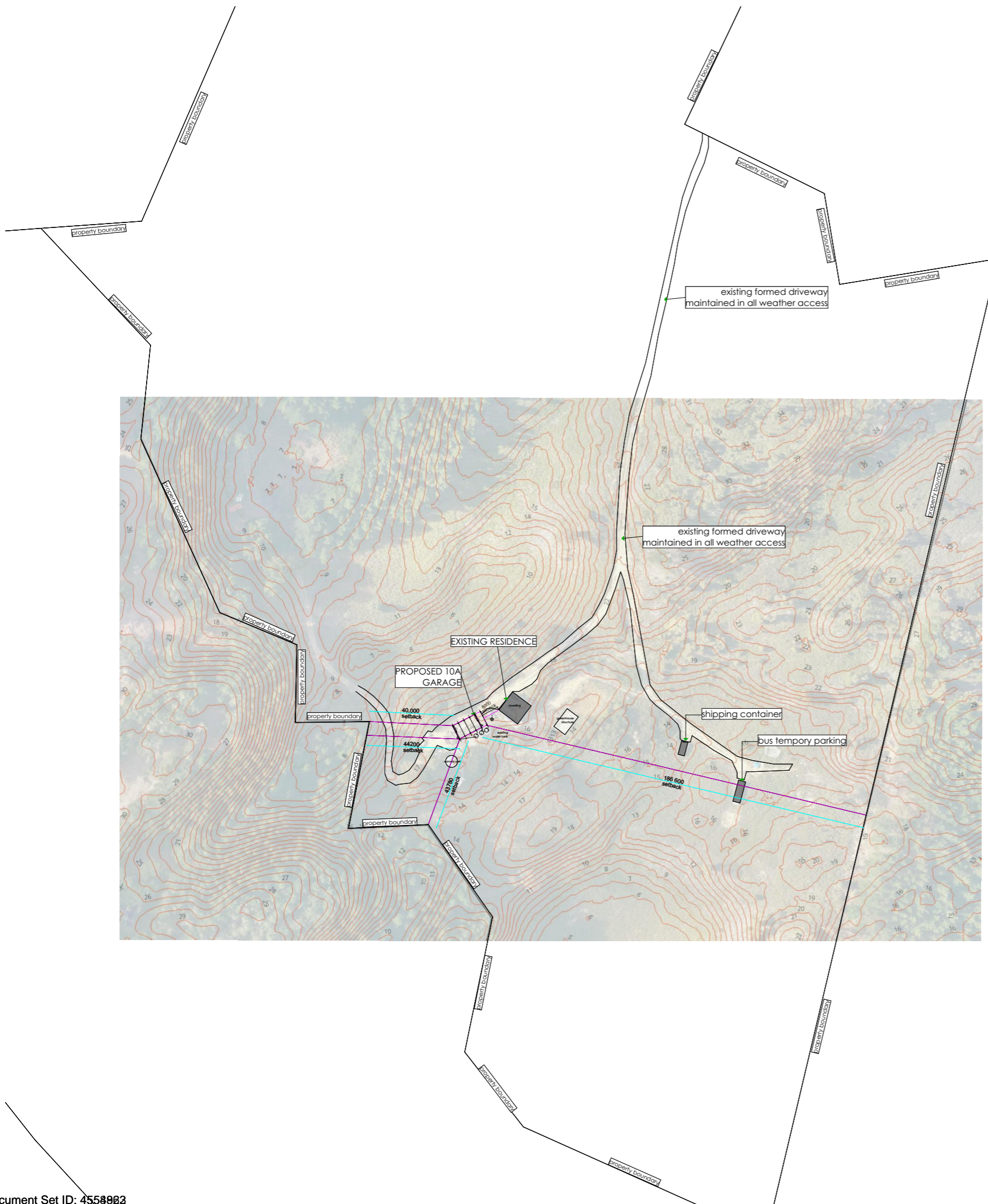


Service over and above
MARCUSRALPH
 Design -architectural animation
 Building designer accreditation CC1317F
 13 Franklin street
 Richmond, Tasmania 7025
 0409 975 825 mob
 e: marcusralph@bigpond.com

New Outbuilding
 Riq De Carvalho
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South Bruny 7150

Project Information

date	issue	revision
21/12/2024		A
designed and drawn		revision-date
M.Ralph		Design Drawing
job no:		drawing no:
2024-1038		1038-00



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Site Plan
scale 1:2000

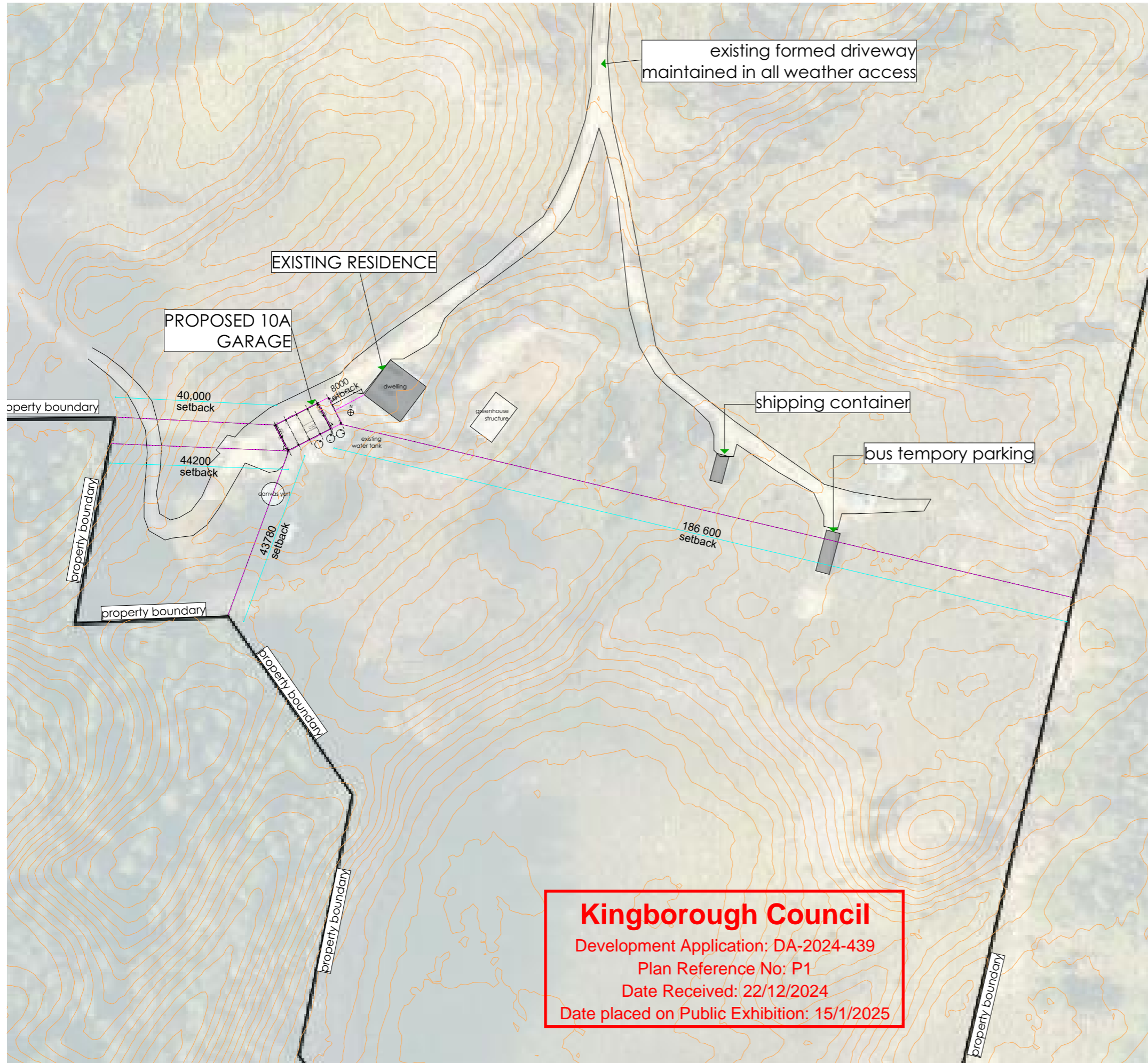


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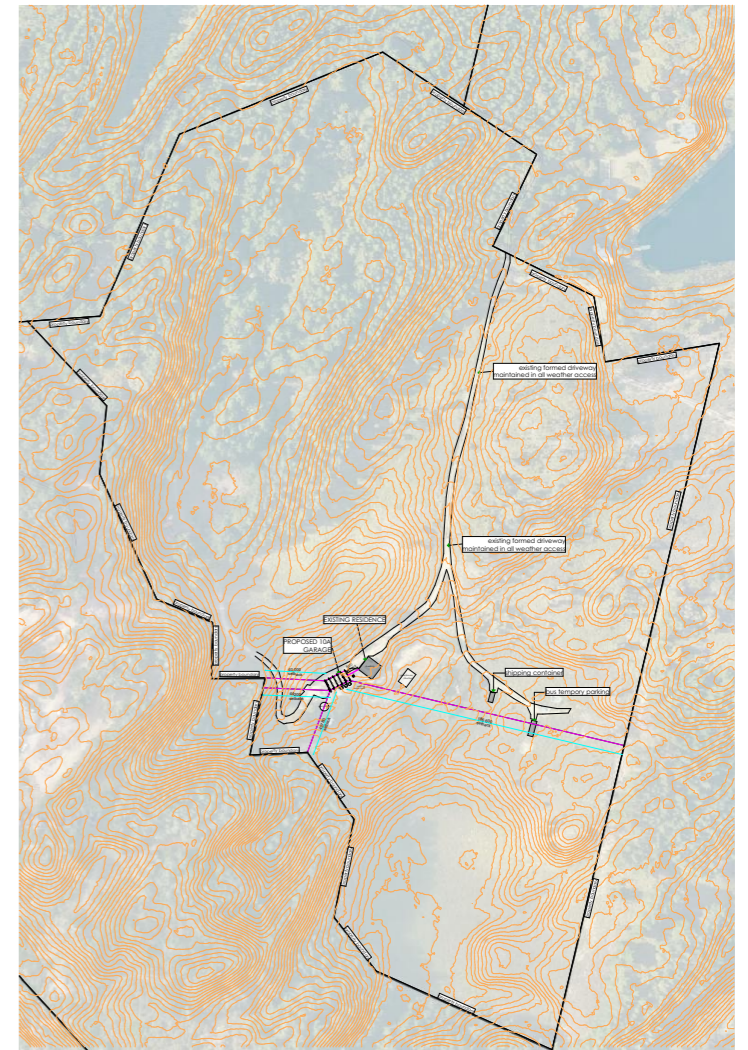
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Site Plan	
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Site Plan
 scale 1:5000



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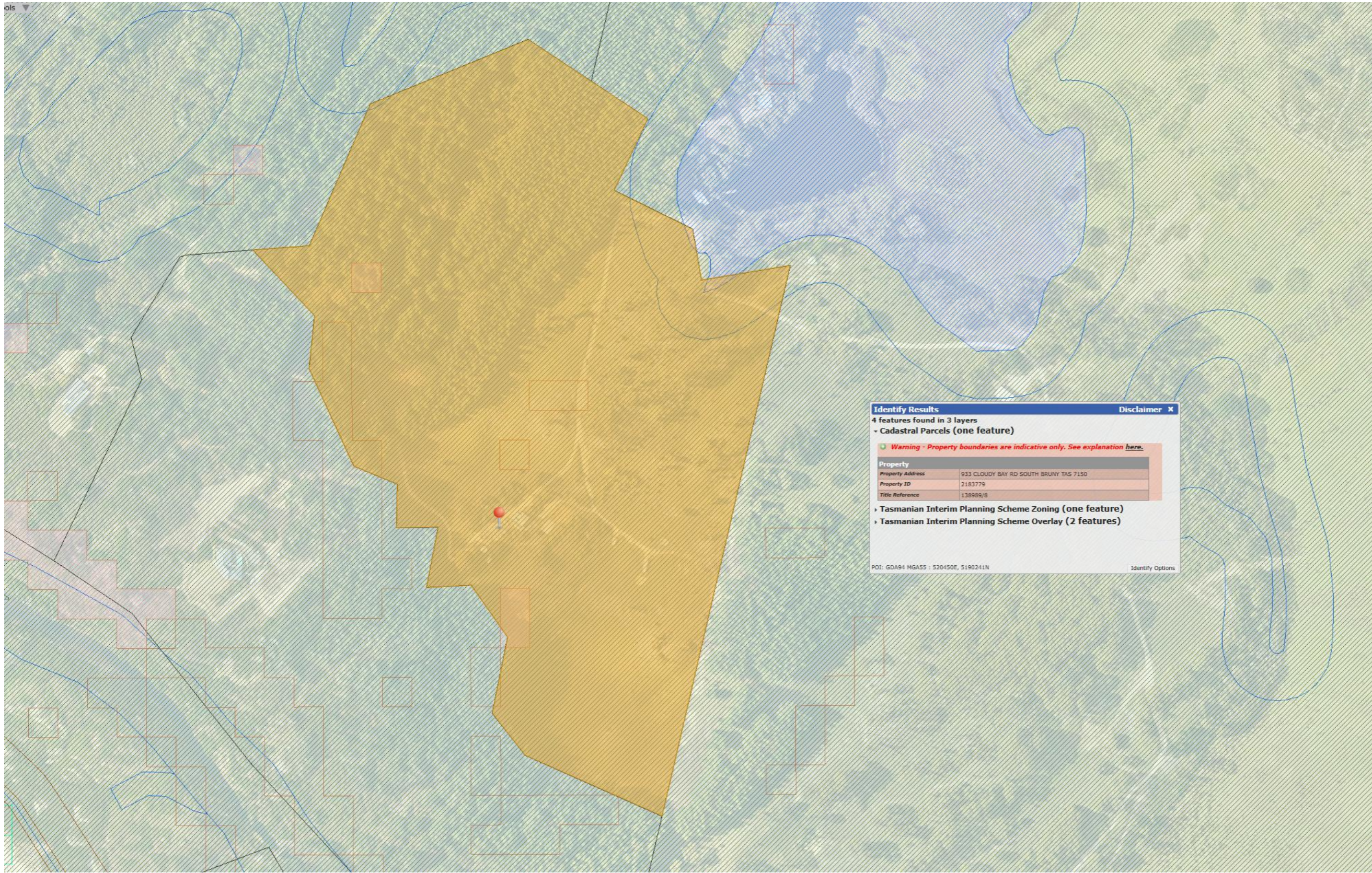
Part Site Plan
 scale 1:1000

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Part Site Plan

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designed and drawn	M.Ralph	revision	date
job no:	2024-1038	Design Drawing	
		drawing no:	1038-02



Identify Results Disclaimer ✕

4 features found in 3 layers

- ↳ Cadastral Parcels (one feature)

Warning - Property boundaries are indicative only. See explanation [here](#).

Property	
Property Address	933 CLOUDY BAY RD SOUTH BRUNY TAS 7150
Property ID	2183779
Title Reference	138989/8

- ↳ Tasmanian Interim Planning Scheme Zoning (one feature)
- ↳ Tasmanian Interim Planning Scheme Overlay (2 features)

POI: GDA94 MGA55 : 520450E, 5190241N Identify Options

planning overlays

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Planning Overlays

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2024-1038	1038-03

PLUMBING LAYOUT

SCALE 1:100

Sewer and Stormwater lines are to be run along the underside concrete floor within compacted FCR. When under a concrete slab or timber floor installation will comply with AS3500. Refer to roof plan for fixing requirements of down pipes. Connection to council main or treatment plant will be inspected and approved by Local council inspectors.

PIPE SIZES RECOMENDED

PLUMBING LEGEND:

1. wc dn100
2. urinal dn40,50
3. sink dn50,
4. basin dn40,dn50
- 5 bath dn40, dn50
6. shower dn50, dn 65 recommended
7. trough dn40,dn50,dn65 or dn100

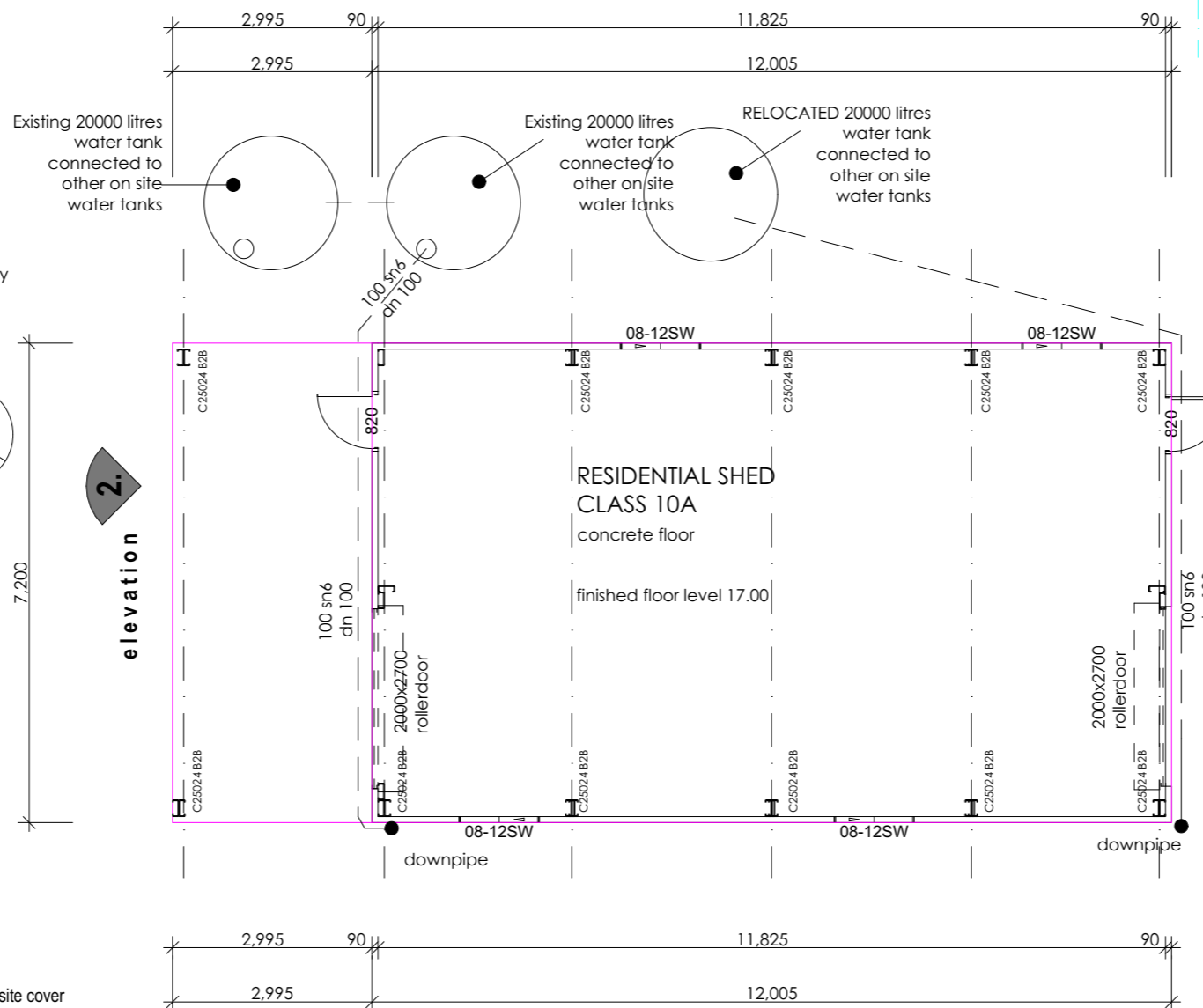
fwg floor waste gully primed by basin ,sink or trough dn 50 or from which fixture size is priming.

soil classification requires the plumbing contractor to take necessary measures to prevent UPVC AND PVC pipework and all water connection to new rigid building structure to have flexible joint. refer to csiro advice and NCC for pipe connection details for reactive clay soils

FLOOR PLAN

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elevation 3.



elevation 1.

elevation 4.



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M.Ralph Design Drawing

job no: drawing no:

2024-1038 **1038-04**

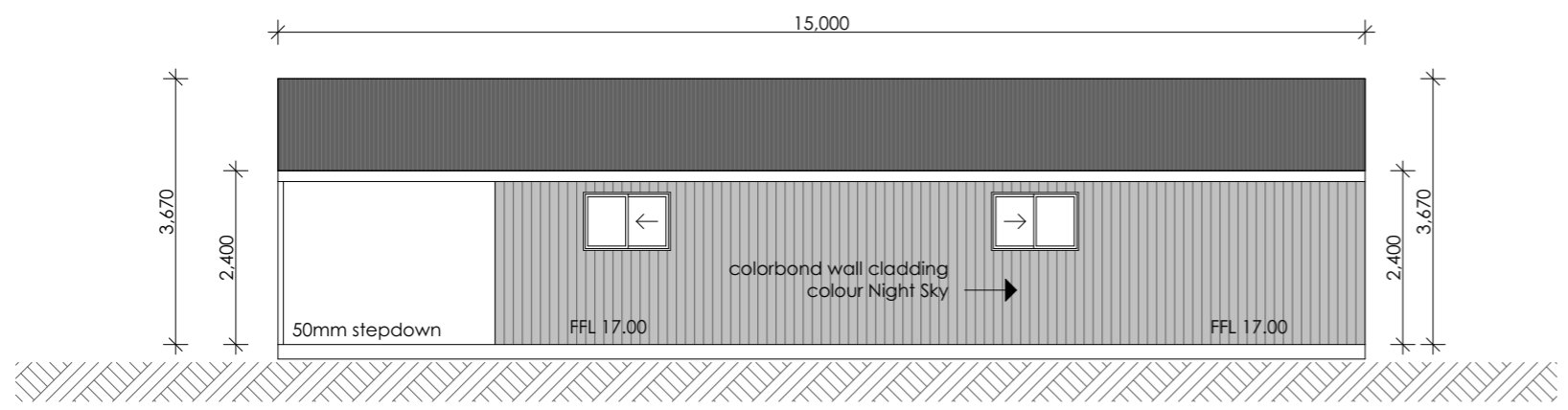
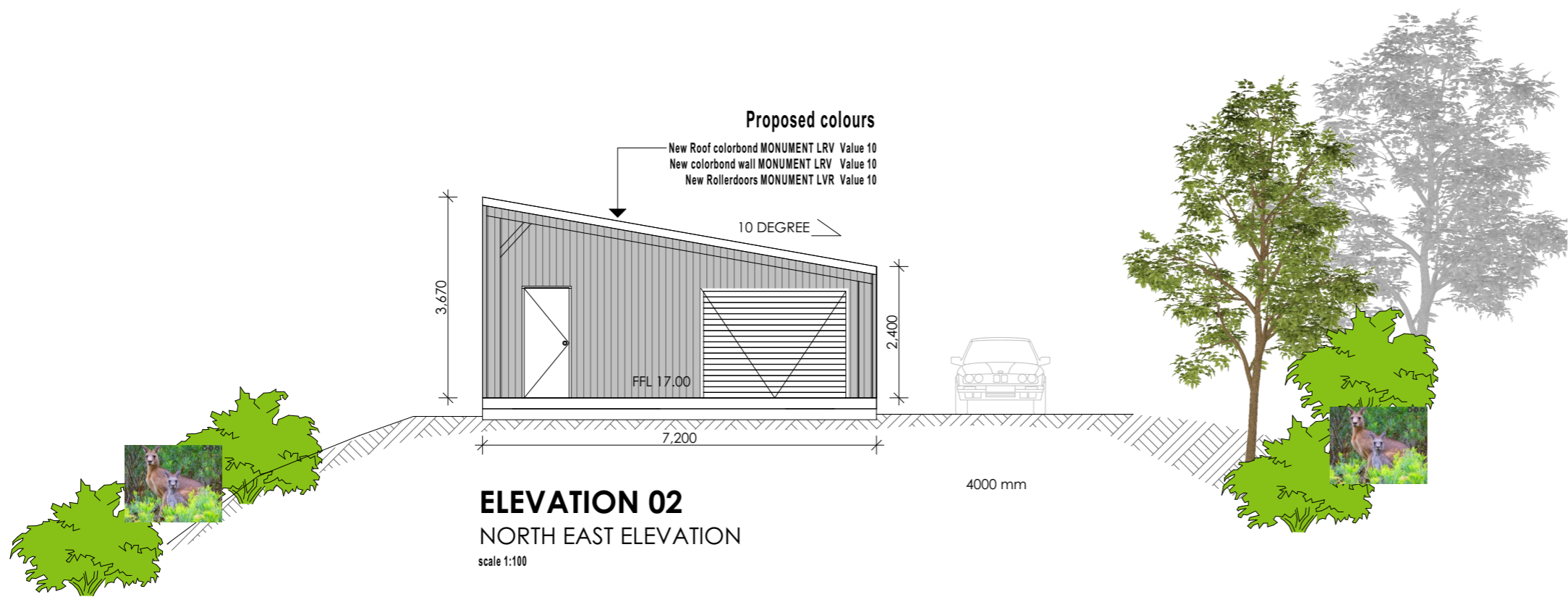
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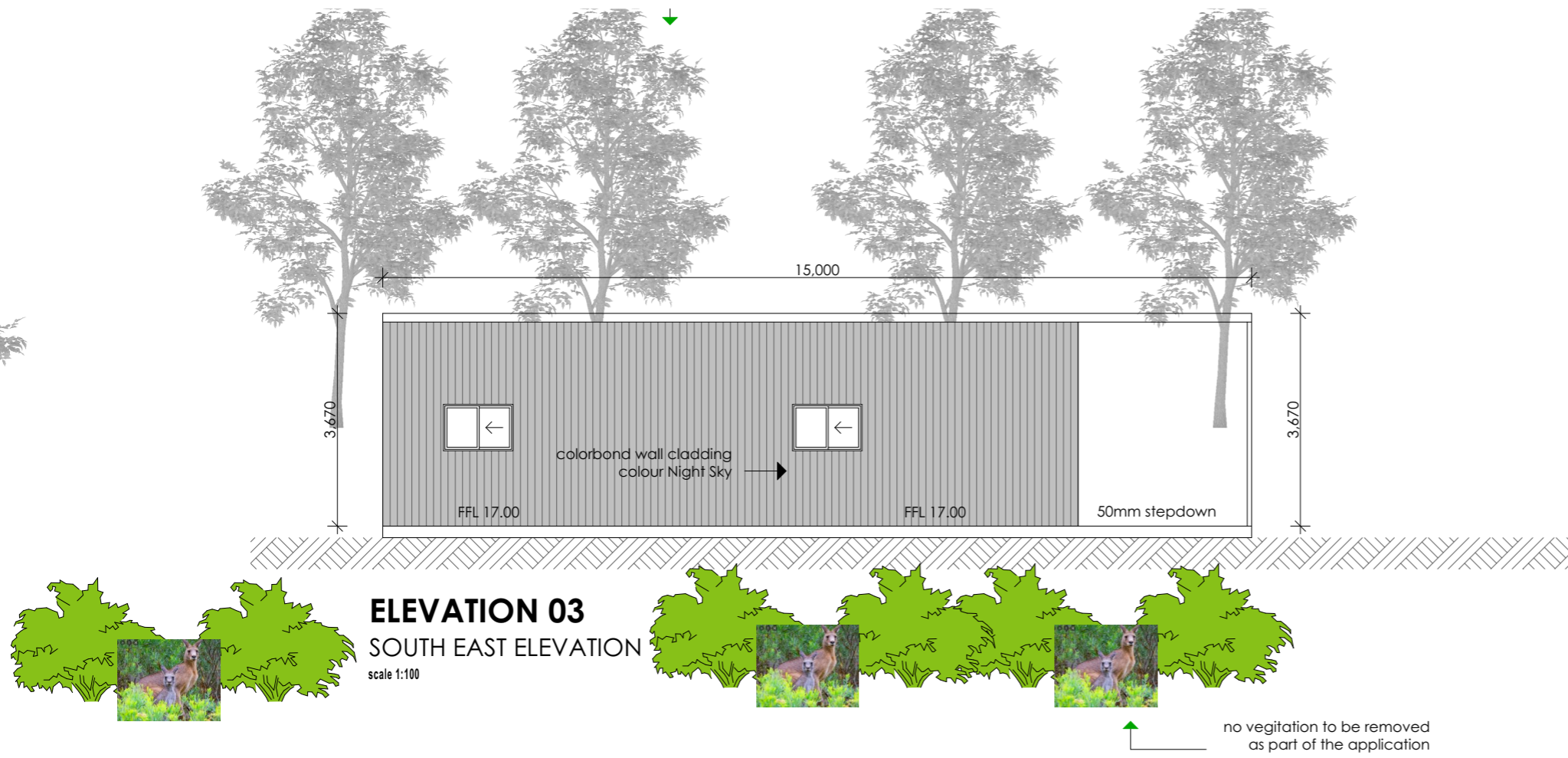


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Elevations

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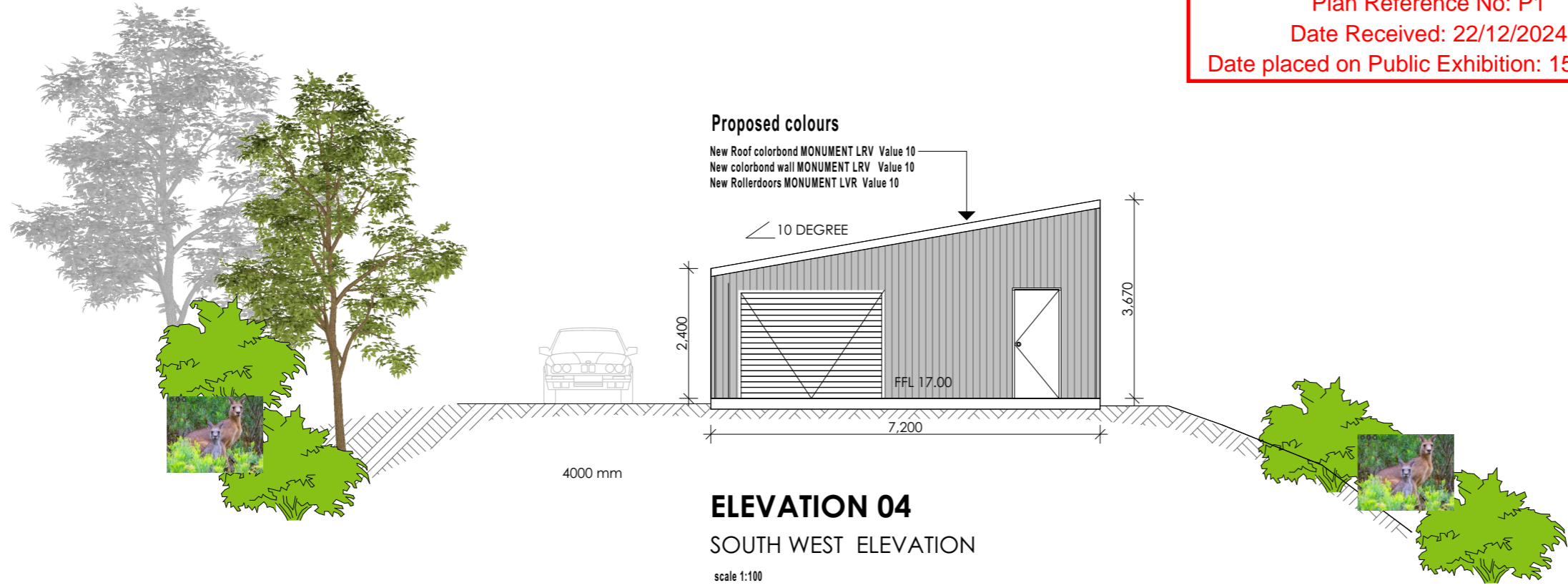


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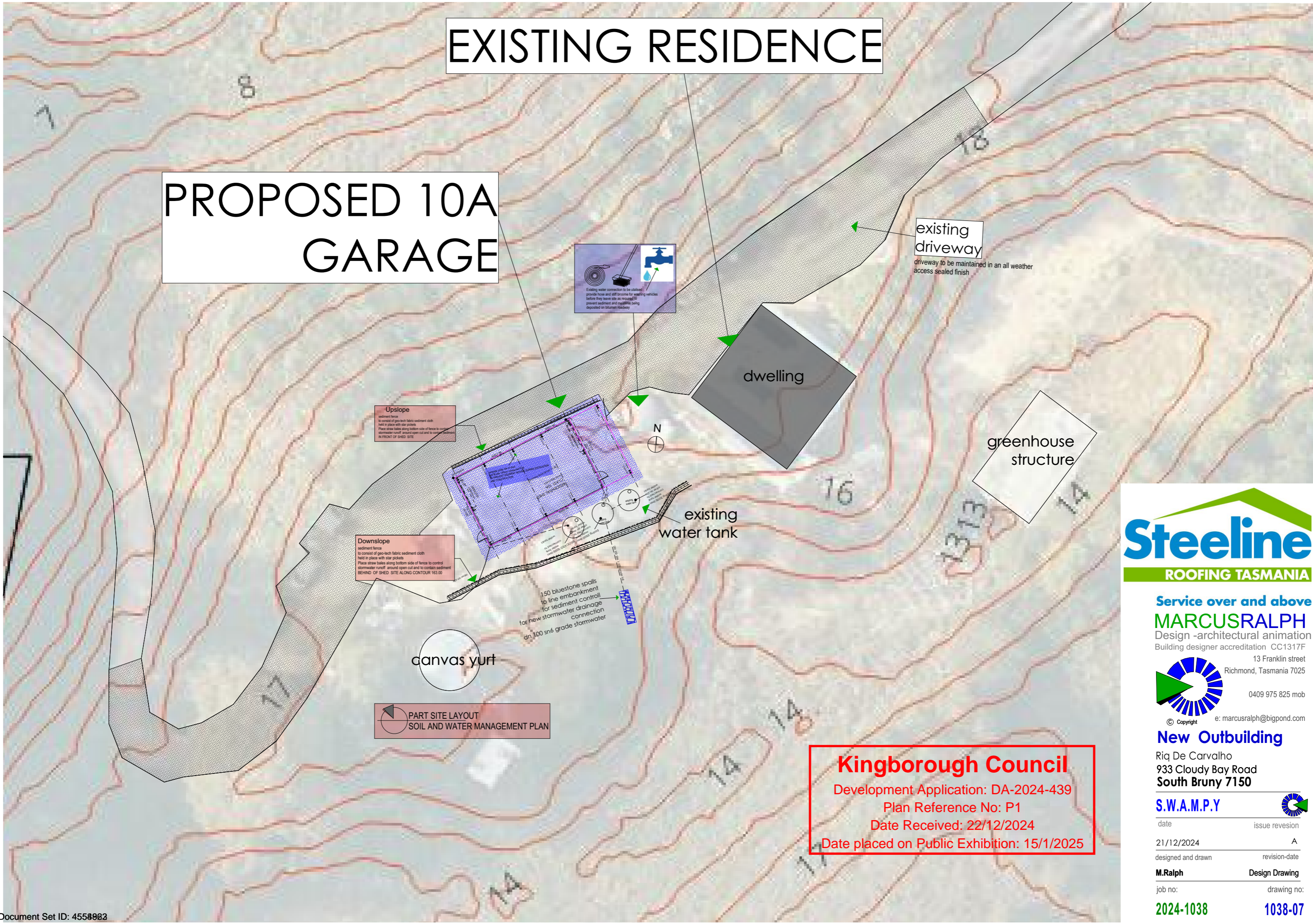
Elevations

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EXISTING RESIDENCE

PROPOSED 10A GARAGE



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ACTIVITY /PROCESS	POTENTIAL HAZZARD	(S)	(L)	(R)	PRINCIPLE OF AVOIDING / REDUCING RISK	ACTION ON REMAINING AREAS OF RISK
SITE LAYOUT						
SITE ACCESS / TRAFFIC	IMPACT BY MOVING VEHICLES OR PLANT	H	M	3	OPERATE TRAFFIC MANAGEMENT PLAN WITH BANKSMEN ECT.	CONTRACTOR TO DEFINE WORK AREAS AND WORK SEQUENCE THE ENTRY , EXIT ANDACCESS WAYS IN THEWORKPLACE ARE KEPT CLEAN AND CLEAR OF MATERIAL AND WASTE
SITE ADJACENT WATER/ SWIMMING POOL	DROWNING	H	L	2	BARRICADE ALL AREAS OF WATER	CONTRACTOR TO PREPARE METHOD STATEMENT IF WORKING ABOVE WATER
EXISTING SERVICES ABOVE GROUND ,(IE ELECTRICAL)	ELECTRICAL SHOCK FROM OVERHEAD LINES	H	L	2	CLEARLY IDENTIFY EXCLUSION ZONES AND APPROACH DISTANCES FROM OVERHEAD SERVICES	CONTRACTOR TO DEFINE WORKING AREAS AND ENFORCE EXCLUSION ZONES / APPROACH DISTANCES
UNSTABLE RETAINING WALLS	FAILURE / COLLAPSE OF RETAINING WALL	H	L	2	PROVIDE DESIGN RESTRICTIONS ON NEW RETAINING WALLS DO NOT APPLY EXTRA LOAD TO EXISTING RETAINING WALLS (IE EXTRA MATERIAL OR CONSTRUCTION VEHICLES BEHIND WALL ECT.)	CONTRACTOR TO CONTACT QUALIFIED ENGINEER IF UNSURE
DEMOLITION						
UNSTABLE STRUCTURE	FAILURE / COLLAPSE OF STRUCTURE	H	L	2	CONTRACTOR TO PROVIDE TEMPORY SUPPORT AND CONTACT QUALIFIED ENGINEER IF UNSURE	CONTRACTOR TO PREPARE METHOD STATEMENT
DANGEROUS MATERIALS / SUBSTANCES						
ASBESTOS	INHALATION OF ASBESTOS FIBRE OR MATERIALS CONTAINING ASBESTOS	H	L	2	CONTRACTOR TO USE LICENSED REMOVALIST	NO WORK TO BE CARRIED OUT UNTIL ASBESTOS HAS BEEN REMOVED
CHEMICAL / EXPOSURE	INHALATION OF DANGEROUS CHEMICAL OR EXPLOSION	H	L	2	AVOID USING DANGEROUS CHEMICAL OR EXPLOSIVES ON SITE	CONTRACTOR TO PREPARE METHOD STATEMENT IF CHEMICALS / EXPLOSIVES ARE SPRESENT ON SITE STORE IN A SAFE AREA
EXCAVATION						
EXCAVATION GENERALLY	HITTING EXISTIGN BURRIED SERVICES OR STRUCTURE	H	M	3	DIAL BEFORE YOU DIG PLAN BUILD TASMANIA IDENTIFY AND ISOLATE EXISTIGN BELOW GROUND SERVICES	CONTRACTOR TO CONTACT 'DIAL BEFORE YOU DIG'. CONTRACTOR TO CAT SCAN BEFORE DIGGING WITH DUE CARE.
DEEP EXCAVATION	INSTABILITY OF EXCAVATIONS OR COLLAPSE	H	M	3	OBTAIN AND EVALUATE DATA ON EXISTING GROUND CONDITIONS. DO NOT ENTER EXCAVATIONS DEEPER THAN 1.2m UNLESS PROPPED. MINIMISE EXCAVATION, NUMBER OF OPERATIONS AND TIME REQUIRED BELOW GROUND.	CONTRACTOR TO PREPARE METHOD STATEMENT. CONTRACTOR TO PROVIDE SHORING TO EXCAVATIONS AS NECESSARY TO PREVENT SIDES FROM COLLAPSING.
EARTH MOVING	GROUND CONTAMINATION	M	M	2	OBTAIN AND EVALUATE DATA ON EXISTING GROUND CONDITIONS.	CONTRACTOR PROVIDED WITH APPROPRIATE DATA ON GROUND CONDITIONS, I.E. SITE INVESTIGATION REPORT
EXCAVATION NEAR EXISTING STRUCTURE	INSTABILITY OF STRUCTURE/EXCAVATIONS	H	L	2	DO NOT DIG BELOW EXISTING FOOTING LEVEL OR UNDER 45 DEGREE LINE FROM UNDERSIDE OF EXISTING FOOTING WITHOUT PERMISSION FROM QUALIFIED ENGINEER	CONTRACTOR TO PREPARE METHOD STATEMENT
AUGURING	FALLS INTO OPEN BORES	M	M	2	CONCRETE OPEN BORES AS SOON AS POSSIBLE	AVOID PROLONGED OPENING OF BORES. PROTECT OPEN BORES.
WORKING IN CONFINED SPACE	LACK OF OXYGEN/IGNITION OF FLAMMABLE CONTAMINANTS	H	L	2	AVOID ENTERING CONFINED SPACE/ ONLY TRAINED WORKERS TO ENTER CONFINED SPACE.	CONTRACTOR TO PREPARE METHOD STATEMENT
CONSTRUCTION						
PRECAST CONCRETE ELEMENTS	INSTABILITY OF TEMPORARY STRUCTURE	H	L	2	ALL PRECAST ELEMENTS TO BE TEMPORARILY FOUNDED AND SUPPORTED UNTIL PERMANENTLY SECURED AS SPECIFIED IN DESIGN DOCUMENTATION	CONTRACTOR TO PREPARE TEMPORARY WORKS DESIGN AND METHOD STATEMENT
FALLING FROM HEIGHT	FALLS FROM GREATER THAN 2m	H	M	3	CONTRACTOR TO COMPLETE WORKS FROM GROUND LEVEL IF POSSIBLE. CONTRACTOR TO USE PASSIVE FALL PREVENTION DEVICE IF POSSIBLE (I.E. FIXED PLATFORM, CHERRY PICKERS ETC.)	WORKER TO USE FALL ARREST HARNESS SYSTEM
TEMPORARY SUPPORT	FAILURE/COLLAPSE OF STRUCTURE	H	M	3	CONTRACTOR TO SUPPLY TEMPORARY SUPPORT/BRACING TO STRUCTURE AND CONTACT QUALIFIED ENGINEER IF UNSURE	CONTRACTOR TO PREPARE METHOD STATEMENT
UNSTABLE STRUCTURE	COLLAPSE CAUSED BY CONSTRUCTION LOADS	H	L	2	PROVIDE INFORMATION ON LOAD ALLOWANCE FOR CONTRACTOR TO DESIGN BACK PROPPING	CONTRACTOR TO MAINTAIN BACK PROPS FOR SUFFICIENT TIME
LIFTING EQUIPMENT	LARGE/HEAVY OBJECTS FALLING FROM HEIGHT	H	L	2	ALL LIFT EQUIPMENT TO BE STAMPED WITH SAFE WORKING LOAD AND CERTIFICATES KEPT UP TO DATE	ONLY LIFT ITEMS WITHIN SAFE WORKING LOAD OF LIFTING EQUIPMENT
CRANES	INSTABILITY DURING OPERATION	H	L	2	AVOID SPECIFYING UNUSUALLY LARGE OR UNUSUALLY SHAPED ITEMS WHERE POSSIBLE. DO NOT SET UP CRANE IN CLOSE PROXIMITY OF BASEMENT/EXISTING SERVICES UNDERGROUND.	CONTRACTOR TO PREPARE METHOD STATEMENT

CONSTRUCTION RISK ASSESSMENT

THIS CONSTRUCTION RISK ASSESSMENT IS TO HIGHLIGHT TO THE BUILDER, SUB CONTRACTORS AND SUB CONSULTANTS THE MAIN RICK FACTORS IN UNDERTAKING THE CONSTRUCTION OF THE WORKS TO WHICH THESE NOTES FORM PART OF THE WORKING DRAWINGS.

THIS ASSESSMENT IN NOT EXHAUSTIVE AND THE BUILDER IS TO UNDERTAKE THEIR OWN SIMILAR ASSESSMENT AND MAINTAIN APPROPRIATE RISK MANAGEMENT ACTIVITIES FOR THE DURATION OF THE CONSTRUCTION PERIOD.

IT IS THE BUILDER RESPONSIBILITY TO ENSURE ALL PERSONNEL THAT ENTER THE CONSTRUCTION SITE ARE BRIEFED ON THE SPECIFIC SAFETY HAZARDS AND RISKS ASSOCIATED WITH THE DAILY ACTIVITIES.

WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT WORK AND WORK AND HEALTH SAFETY REQUIREMENTS. THIS SITE SPECIFIC RISK ASSESSMENT ASSIGNS A RISK RATING ACCORDING TO THE FOLLOWING MATRIX. THIS ASSIGNS THE MAIN CONSTRUCTION TASK A LIKELIHOOD (L), SEVERITY (S) AND RESULTING RISK RATING (R).

MARCUS RALPH DESIGN HAS TO THE BEST OF THEIR ABILITY, UNDERTAKEN TO IDENTIFY POTENTIAL CONSTRUCTION HAZARDS AND MINIMIZE THE RISK POTENTIAL TO THOSE INVOLVED WITH THE CONSTRUCTION OF THESE WORKS.

RISK RATING (R)

- 3- HIGH RISK ACTION REQUIRED BY CONTRACTOR TO MITIGATE OR ELIMINATE RISK
- 2- MEDIUM RISK ACTION REQUIRED BY CONTRACTOR TO REDUCE RISK
- 1 - LOW RISK NO DIRECT ACTION REQUIRED BY THE CONTRACTOR

RISK RATING CALCULATOR		SEVERITY (S)			
		H	FATALITY, MAJOR INJURY CAUSING LONG TERM DISABILITY	M	INJURY OR ILLNESS CAUSING SHORT TERM DISABILITY
LIKELIHOOD (L)	H	CERTAIN OR NEAR CERTAIN	1	1	2
	M	REASONABLY LIKELY	1	2	3
	L	VERY SELDOM	2	3	3



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