

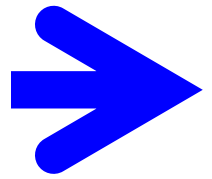
APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DAS-2018-30

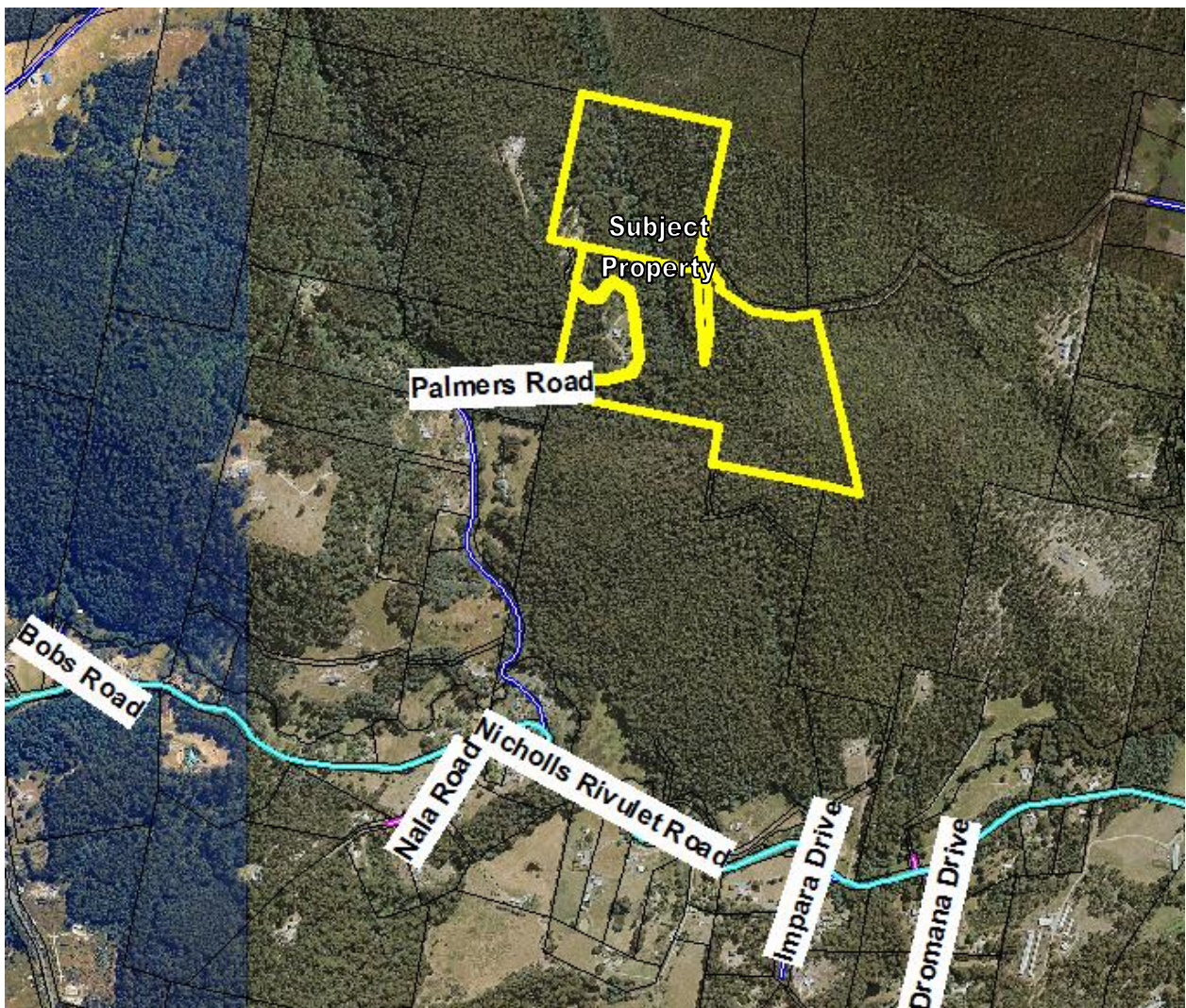
NAME OF APPLICANT: Lark & Creese

INTENTION: Boundary Adjustment and creation of road lot

LOCATION: 105 and 107 Palmers Road, Oyster Cove



Any representation must be lodged in writing with the General Manager, 15 Channel Highway, Kingston 7050 or by email to kc@kingborough.tas.gov.au by 22-Jan-2019.



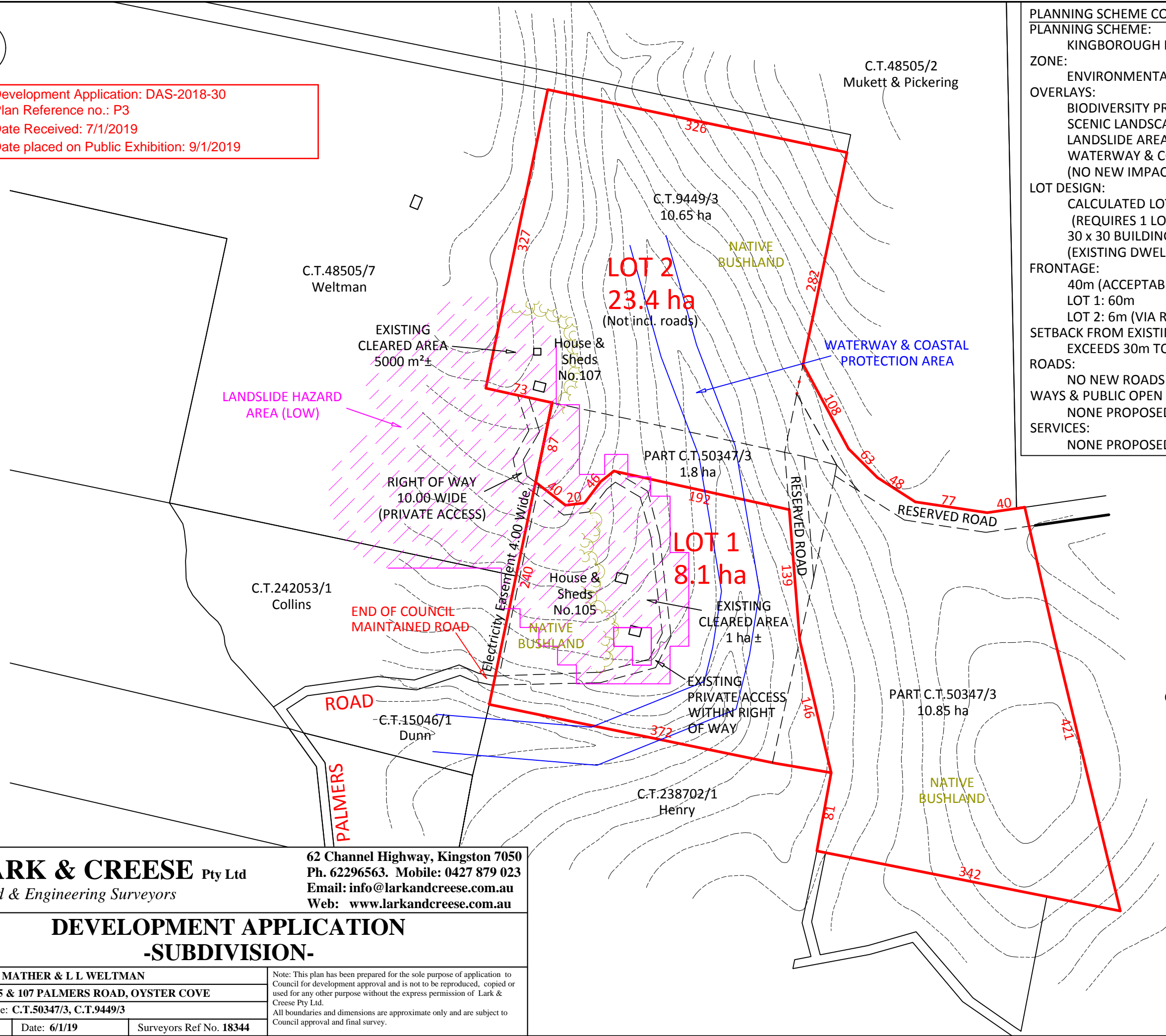
DEVELOPMENT APPLICATION

<u>Application Number:</u>	DAS-2018-30
<u>Proposed Development:</u>	Boundary Adjustment and creation of road lot
<u>Location:</u>	105 and 107 Palmers Road, Oyster Cove
<u>Applicant:</u>	Lark & Creese
<u>Responsible Planning Officer:</u>	Samuel McCrossen
<u>Associated Documents:</u> The following information regarding the application is available at Council offices: <ul style="list-style-type: none">• Application form• Certificate of Title• Environmental Values Assessment• Bushfire Hazard Assessment	



Development Application: DAS-2018-30
 Plan Reference no.: P3
 Date Received: 7/1/2019
 Date placed on Public Exhibition: 9/1/2019

PLANNING SCHEME COMPLIANCE:
PLANNING SCHEME:
 KINGBOROUGH INTERIM PLANNING SCHEME 2015
ZONE:
 ENVIRONMENTAL LIVING
OVERLAYS:
 BIODIVERSITY PROTECTION AREA
 SCENIC LANDSCAPE AREA
 LANDSLIDE AREA
 WATERWAY & COASTAL PROTECTION AREA
 (NO NEW IMPACT)
LOT DESIGN:
 CALCULATED LOT RATIO 1 LOT PER 15 ha
 (REQUIRES 1 LOT PER 10 HECTARES)
 30 x 30 BUILDING AREA CLEAR OF NATIVE VEGETATION
 (EXISTING DWELLINGS ON EACH LOT)
FRONTAGE:
 40m (ACCEPTABLE SOLUTION), 6m (DISCRETIONARY)
 LOT 1: 60m
 LOT 2: 6m (VIA RIGHT OF WAY)
SETBACK FROM EXISTING BUILDINGS:
 EXCEEDS 30m TO ANY NEW BOUNDARY
ROADS:
 NO NEW ROADS
WAYS & PUBLIC OPEN SPACE:
 NONE PROPOSED (NO NEW LOTS CREATED)
SERVICES:
 NONE PROPOSED (EXISTING DWELLINGS ON SITE)



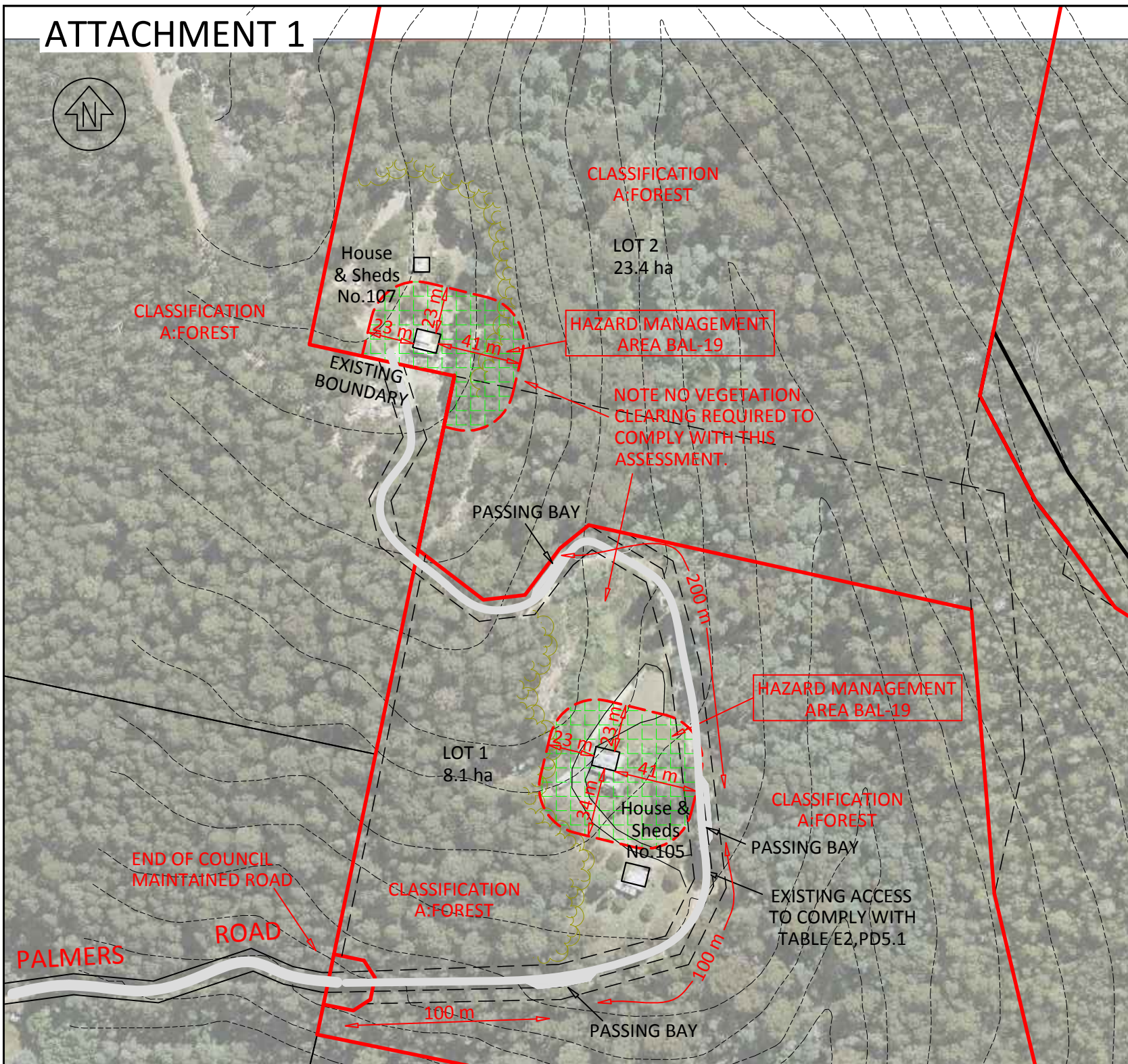
LARK & CREESE Pty Ltd
 Land & Engineering Surveyors

62 Channel Highway, Kingston 7050
 Ph. 62296563. Mobile: 0427 879 023
 Email: info@larkandcreese.com.au
 Web: www.larkandcreese.com.au

**DEVELOPMENT APPLICATION
 -SUBDIVISION-**

Owner: M H MATHER & L L WELTMAN	<small>Note: This plan has been prepared for the sole purpose of application to Council for development approval and is not to be reproduced, copied or used for any other purpose without the express permission of Lark & Creese Pty Ltd. All boundaries and dimensions are approximate only and are subject to Council approval and final survey.</small>
Location: 105 & 107 PALMERS ROAD, OYSTER COVE	
Title Reference: C.T.50347/3, C.T.9449/3	
Scale: 1:4000 Date: 6/1/19 Surveyors Ref No. 18344	

ATTACHMENT 1



This plan has been developed to show compliance of the lots proposed under this application with the provisions of E1.6, Bushfire Prone Areas Code. Each lot is capable of compliance with the provisions of E1.6, Development Standards for Subdivision in the following manner:

E1.6.1 Subdivision: Provision of Hazard Management Areas:

- A1(b)(i) This plan shows all lots that are within a bushfire prone area. The lots are considered bushfire prone, being within 100 metres of more than 1 hectare of bushfire prone vegetation. As such, the site is subject to E1.6, Bushfire Prone Areas Code under the Kingborough Interim Planning Scheme 2015.
- A1(b)(ii) This plan shows the building area for each lot. The complaint building area is shown in each lot.
- A1(b)(iii) Each lot has bushfire hazard management areas shown that have dimensions equal to, or greater than the separation distances required for BAL-19, Table 2.4.4 AS 3959-2009.
- A1(b)(iv) This plan details the extent of the hazard management areas necessary to provide separation distances that are equal to, or greater than the separation distances required for BAL-19, Table 2.4.4 AS 3959-2009.

E1.6.2 Subdivision: Public and fire fighting access:

- A1(b) The proposed plan of subdivision shows the layout of property access to the building areas that comply with Table E2, PD5.1 as follows:
- a. All-weather construction
 - b. Load capacity of at least 20 tonnes, including for bridges and culverts
 - c. Minimum carriageway width of 4 metres
 - d. Minimum vertical clearance of 4 metres
 - e. Minimum horizontal clearance of 0.5 metres from the edge of the carriageway
 - f. Cross fall of less than 3° (1:20 or 5%)
 - g. Dips less than 7° (1:8 or 28%) entry and exit angles;
 - h. Curves with a minimum inner radius of 10 metres;
 - i. Maximum gradient of 15° (1:3.5 or 28%), for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and
 - j. Terminated with a turning area for fire appliances provided by one of the following;
 - (i) A turning circle with a minimum outer radius of 10 metres; or
 - (ii) A property access encircling the building; or
 - (iii) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.
 - k. Passing bay of additional 2 metres carriageway width and 20 metres in length are to be provided at 100m intervals to the driveway entrance to No.105 Palmers and at a further 200 metre interval towards No.107 Palmers Road.

See E1.6.2, Table E2, relevant planning scheme for further details.

Note that access and turning areas are already constructed to the site. No further works are considered necessary at the building sites to comply with Table E2 j (turning area) above.

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes:

A2(b) A supply of water for fire fighting is to be provided in accordance with Table E5, PD5.1 to the following standards:

- Distance between building area to be protected and water supply.
- a. The building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and
 - b. the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
- Static water supplies.
- c. may have a remotely located offtake connected to the static water supply;
 - d. may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
 - e. must be a minimum of 10,000l per building area to be protected, This volume of water must not be used for any other purpose including fire fighting sprinkler or spay systems;
 - f. must be metal, concrete or lagged by non-combustible materials if above ground; and
 - g. if a tank can be located so it is shielded in all directions in compliance with section 3.5 of *Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas*, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
 - (i) Metal;
 - (ii) Noncombustible material; or
 - (iii) Fibre-cement a minimum of 6mm thickness.

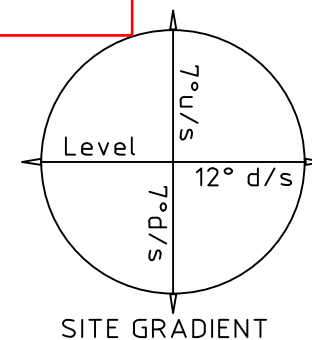
See E1.6.3, Table E5, PD5.1 for further details.

Note that a supply of water is available at both existing dwellings and is considered sufficient to comply with this standard. Should any new building works be carried out requiring approval, the water supply shall be upgraded where necessary to comply with this part.


 N M Creese
 Accredited Bushfire Management Practitioner
 BFP-118 18th October 2018

Development Application: DAS-2018-30
 Plan Reference no.: P1
 Date Received: 19/10/2018
 Date placed on Public Exhibition: 9/1/2019

Assessed bushfire attack level:
BAL-19



Disclaimer:
 AS 3959-2009 cannot guarantee that a dwelling will survive a bushfire attack, however the implementation of the measures contained within AS 3959-2009, this plan and accompanying report will improve the likelihood of survival of the structure. This plan and accompanying report are based on the conditions prevailing at the time of assessment. No responsibility can be accepted to actions by the land owner, governmental or other agencies or other persons that compromise the effectiveness of this plan. The contents of this plan are based on the requirements of the legislation prevailing at the time of report.

LARK & CREESE Pty Ltd Land & Engineering Surveyors		62 Channel Highway, Kingston 7050 Ph. 62296563 Mobile: 0427 879 023 Email: info@larkandcreese.com.au Web: www.larkandcreese.com.au
BUSHFIRE HAZARD MANAGEMENT PLAN		
Owner: M H MATHER, L L WELTMAN		Note: This plan has been prepared for the purpose of compliance with AS3959-2009 and Tasmania Fire Service Guidelines. This plan is not to be used for any other purpose without the express permission of Lark & Creese Pty Ltd. The details depicted on this plan have been obtained from a combination of field survey, aerial photography and mapping and as such may not represent the precise nature of the site.
Location: 105 & 107 PALMERS ROAD, OYSTER COVE		
Title Reference: C.T. 50347/3, 9449/3	PID: 7714030, 5790136	
Scale: 1:2500	Date: 18/10/18	