

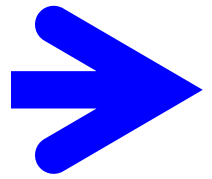
APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: **DA-2018-610**

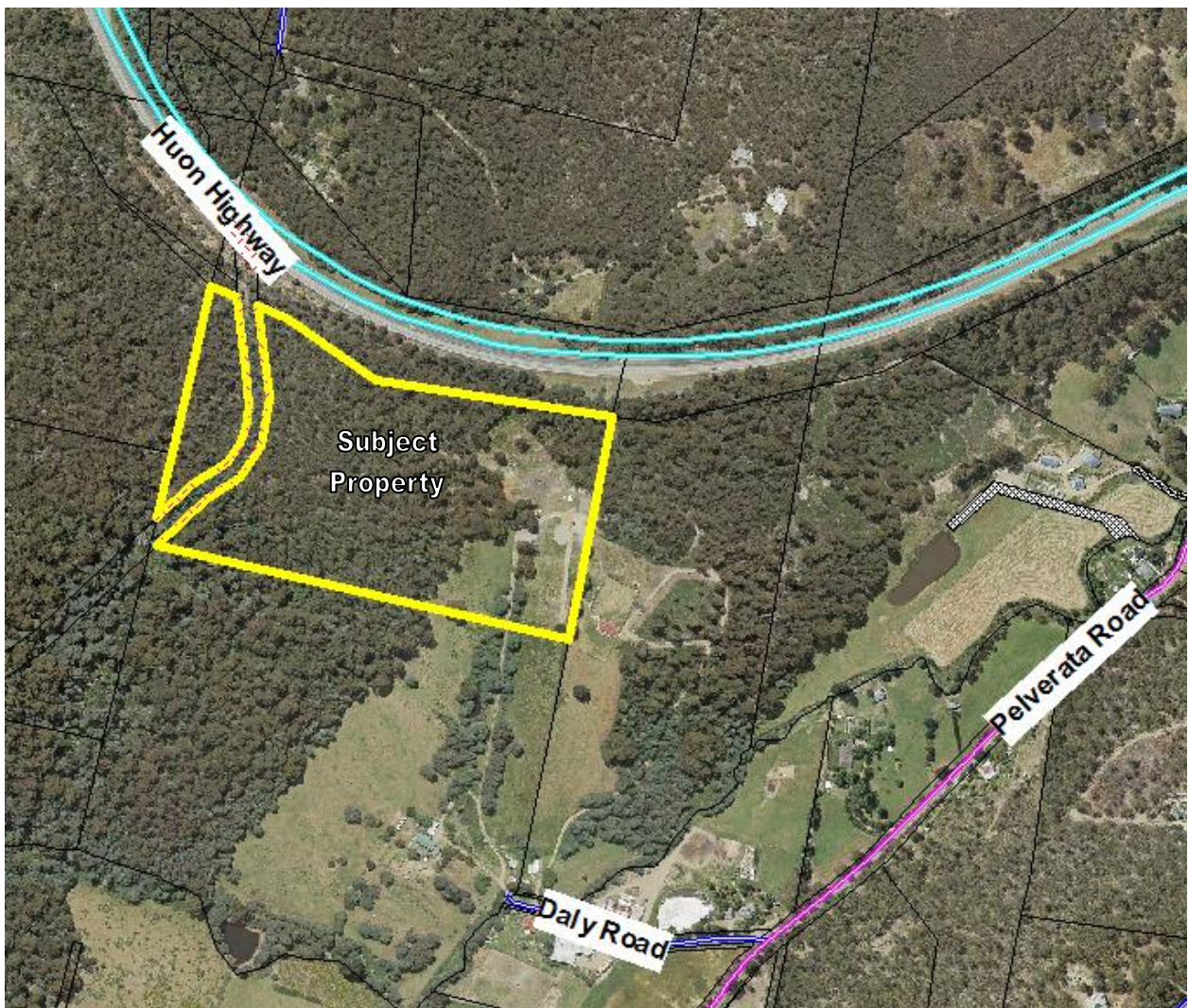
NAME OF APPLICANT: **Mr M E Way**

INTENTION: **Dwelling and extension to outbuilding (shed)**

LOCATION: **33 Daly Road, Sandfly**

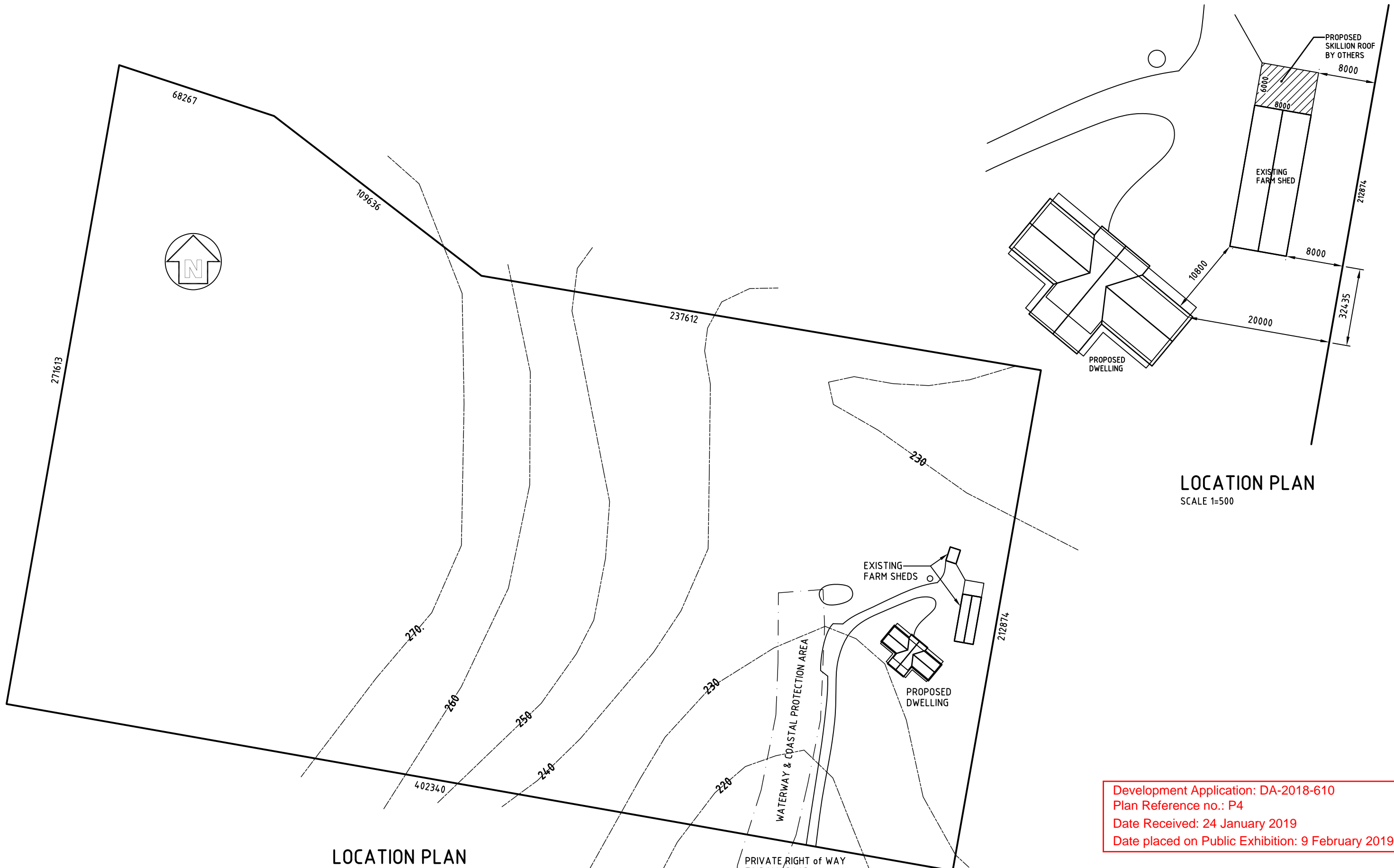


Any representation must be lodged in writing with the General Manager, 15 Channel Highway, Kingston 7050 or by email to kc@kingborough.tas.gov.au by 25-Feb-2019.



DEVELOPMENT APPLICATION


<u>Application Number:</u>	DA-2018-610
<u>Proposed Development:</u>	Dwelling and extension to outbuilding (shed)
<u>Location:</u>	33 Daly Road, Sandfly
<u>Applicant:</u>	Mr M E Way
<u>Responsible Planning Officer:</u>	Lauren Bromley
<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• Development plans	

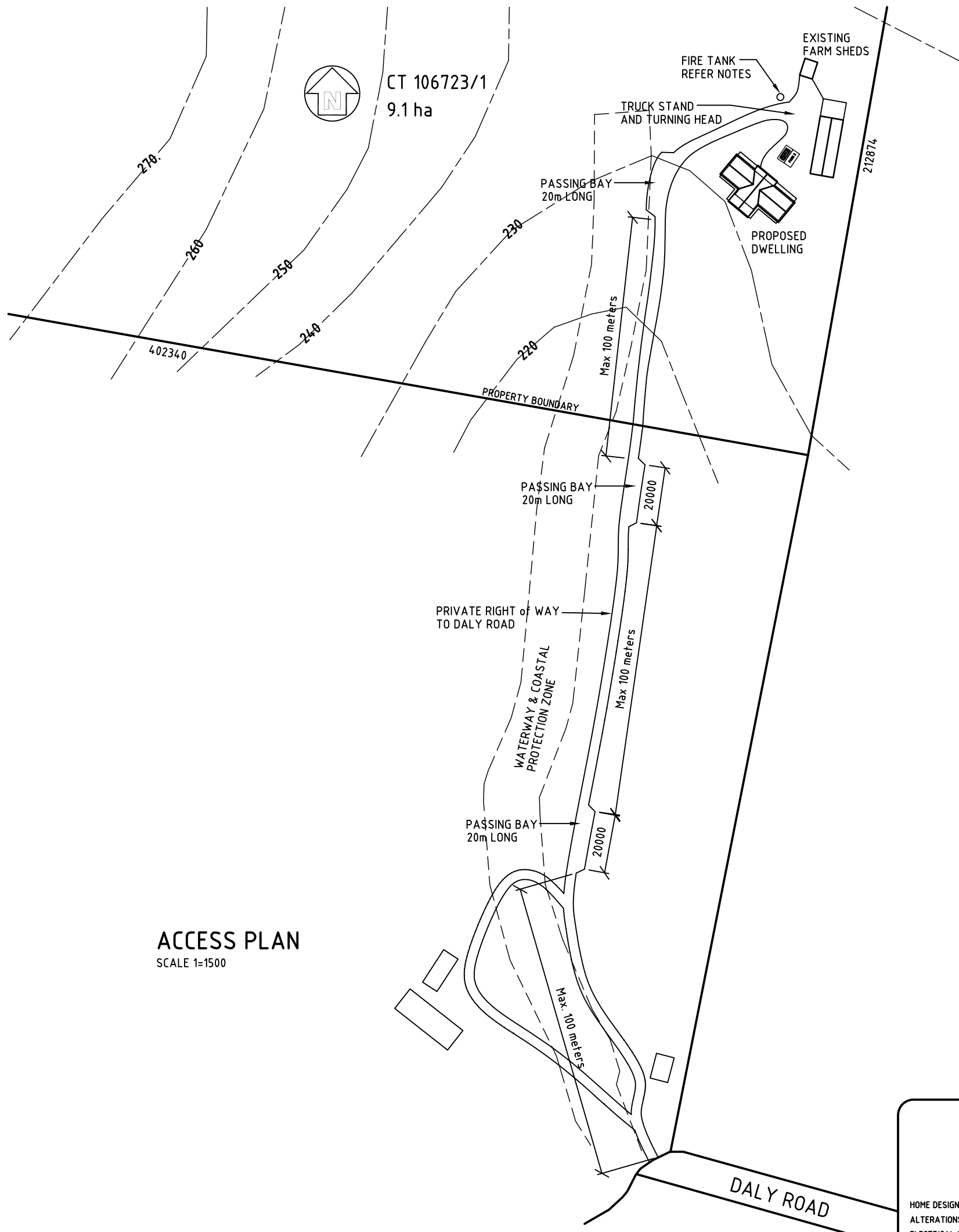


LOCATION PLAN
SCALE 1=1500

LOCATION PLAN
SCALE 1=500

Development Application: DA-2018-610
 Plan Reference no.: P4
 Date Received: 24 January 2019
 Date placed on Public Exhibition: 9 February 2019

 ISLE DRAFTING	CC665 W HOME DESIGN ALTERATIONS ELECTRICAL & GENERAL 196 NEBRASKA RD DENNES PT, 7150 Phone 62606265 Mobile 0408127406		ACCREDITATION No. CC665 W	PROPOSED DWELLING SAM & EMMA THOMAS 33 DALY ROAD SANDFLY DRAWING No. 1831-1A
	SCALE 1=1500, 1=500	DRAWN M WAY	DATE 14.11.2018	
	REVISION 1	DATE 12.12.2018	DO NOT SCALE OFF DRAWINGS IF IN DOUBT ASK	
			DO NOT SCALE OFF DRAWINGS IF IN DOUBT ASK	



ACCESS PLAN
SCALE 1=1500

MODIFIED 4C ACCESS ROAD

IN A/W AS3595 TABLE 4.2, DETERMINATION : REQUIREMENTS FOR BUILDING IN BUSH FIRE PRONE AREAS VERSION 2.1

SINGLE LANE LESS THAN 6m WIDTH MUST HAVE PASSING BAYS 20m LONG BY 6m WIDE NOT MORE THAN 100m APART

PRIVATE ROADS LONGER THAN 100m MUST HAVE DRIVEWAY ENCIRCLING BUILDING OR 'Y' TURNING HEAD 8m LONG 4m WIDE

MAX VERTICAL GRADE 8%

MIN CURVE RADIUS 60m

MIN WIDTH 3m EXCLUDING SHOULDERS

MIN SHOULDER WIDTH 1m

SURFACE - COMPACTED RED GRAVEL

10000 Ltr WATER TANK

NON COMBUSTABLE MATERIAL

FIRE TANK RESERVE


IN A/W AS3959 TABLE 4.3B, DETERMINATION : REQUIREMENTS FOR BUILDING IN BUSH FIRE AREAS VERSION 2.1

TANK TO BE FITTED WITH A DIN STORZ 65mm ADAPTOR WITH STANDARD DELIVERY WASHER

MIN 10,000 Ltrs TO BE MAINTAINED FOR FIRE FIGHTING PURPOSES ONLY

TANK TO BE LOCATED MIN 6 METERS FROM BUILDINGS

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	SCALE 1=1500		
	DRAWN M WAY		
	DATE 08.11.2018		
	REVISION 1 DATE 12.12.2018		



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EXISTING FARM SHED

FIRE TANK

PROPOSED SKILLION ROOF BY OTHERS

EXISTING FARM SHED

EX. WATER STORAGE
22,500 Liters

PROPOSED DWELLING

EX. 100φ UPVC TO SEPTIC

SEDIMENT FENCE

EX. 3000 Ltr SEPTIC TANK

SURFACE WATER CUT OFF DRAIN

EXISTING ABSORPTION TRENCHES
REFER GES DESIGN
OCTOBER 2015

PRIVATE RIGHT of WAY TO DALY ROAD

BOUNDARY 212874

STORM WATER MANAGEMENT PLAN

TO BE INSTALLED & MAINTAINED BY BUILDER
REFER 1831-1D FOR DRAINAGE DETAILS

SOIL CLASSIFICATION IS 'M' NOT DISPERSIVE IN NATURAL STATE.
SURFACE DISTURBANCE IS TO BE KEPT TO A MINIMUM.

A SYSTEM TO MANAGE SEDIMENT RUN OFF AND CONTROL EROSION IS TO BE PUT IN PLACE PRIOR TO COMMENCING EARTHWORKS.

INSTALL SEDIMENT FENCES AS INDICATED ON PLAN 1831-1D

DRIVEWAY IS TO BE COMPLETED PRIOR TO BUILDING CONSTRUCTION

THE ROAD SIDE CULVERT WILL PROVIDE UPSLOPE DRAINAGE

CULVERT TO BE LINED WITH CRUSHED ROCK TO MINIMISE EROSION

EXCAVATED SOIL (CUT & FILL) FOR BUILDING AND ROAD CONSTRUCTION TO BE RE-VEGETATED AS SOON AS POSSIBLE

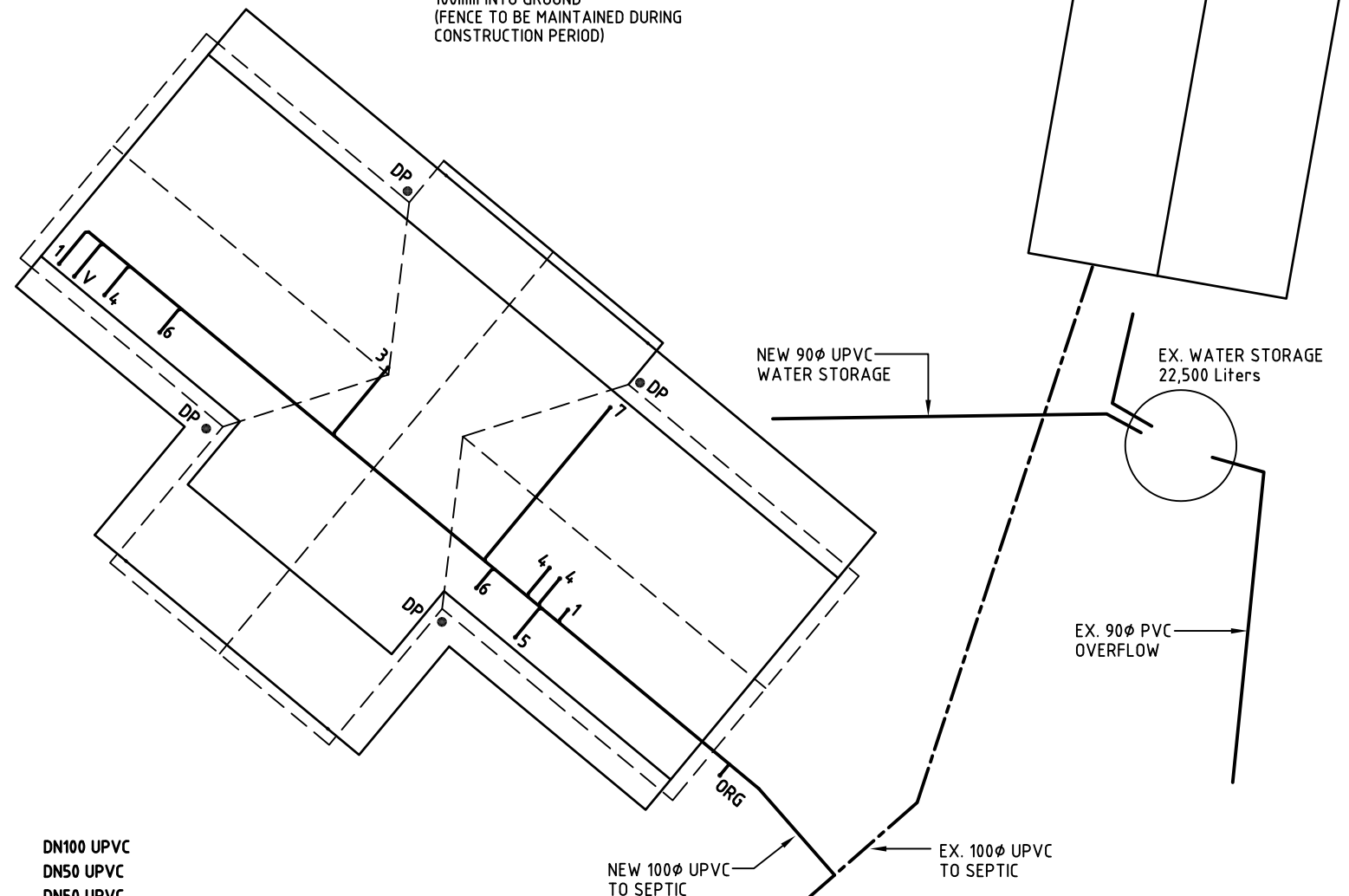
NO MATERIAL TO BE STOCKPILED

SERVICE TRENCHES TO BE BACK FILLED AS SOON AS PIPES/CONDUITS LAID

DOWNPIPES MUST BE FITTED AND DIRECTED TO STORMWATER SYSTEM AS SOON AS ROOF IS FITTED

CONTROL MEASURES TO BE MONITORED REGULARLY FOR CORRECT FUNCTION FOR DURATION OF CONSTRUCTION PERIOD.

—●—●—●—●— SEDIMENT FENCE
STAR PICKETS @ 2000 CRS WITH TOP WIRE TO HANG GEOFABRIC BURIED 100mm INTO GROUND (FENCE TO BE MAINTAINED DURING CONSTRUCTION PERIOD)



- LEGEND**
- 1. CLOSET DN100 UPVC
 - 2. DN50 UPVC
 - 3. SINK DN50 UPVC
 - 4. BASIN DN40 UPVC
 - 5. BATH DN40 UPVC
 - 6. SHOWER DN50 UPVC
 - 7. TROUGH DN50 UPVC
 - V. UPSTREAM VENT DN50 UPVC
 - DP. 90φ UPVC DOWN PIPE TO STORMWATER
 - ORG OVERFLOW RELIEF GULLY GARDEN TAP OVER

DRAINAGE PLAN

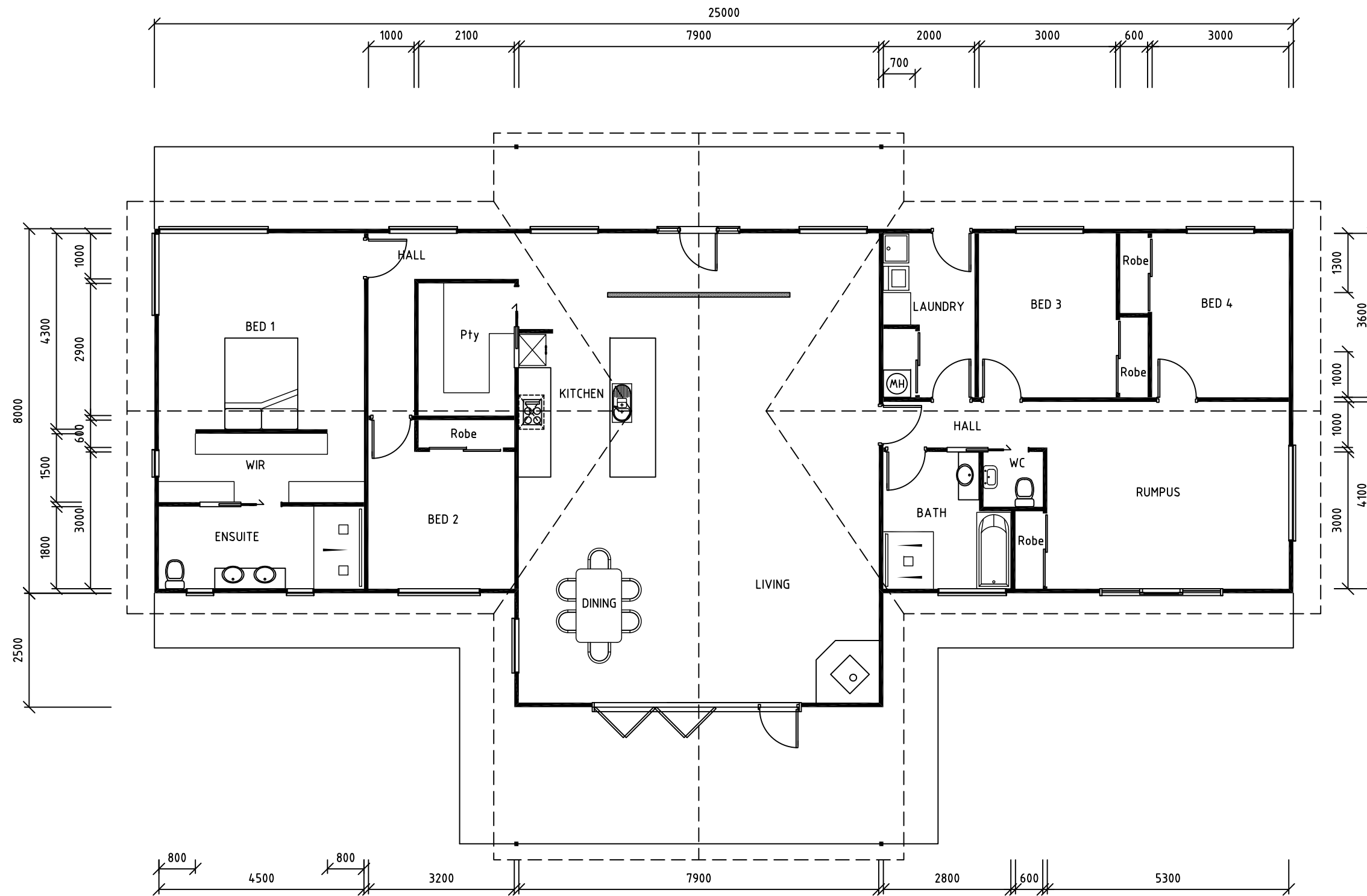
SCALE 1=200

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DRAINAGE PLAN

SCALE 1=400

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	SCALE 1=400, 1=200	
	DRAWN M WAY	
	DATE 21.11.2018	
REVISION 1	DATE 12.12.2018	

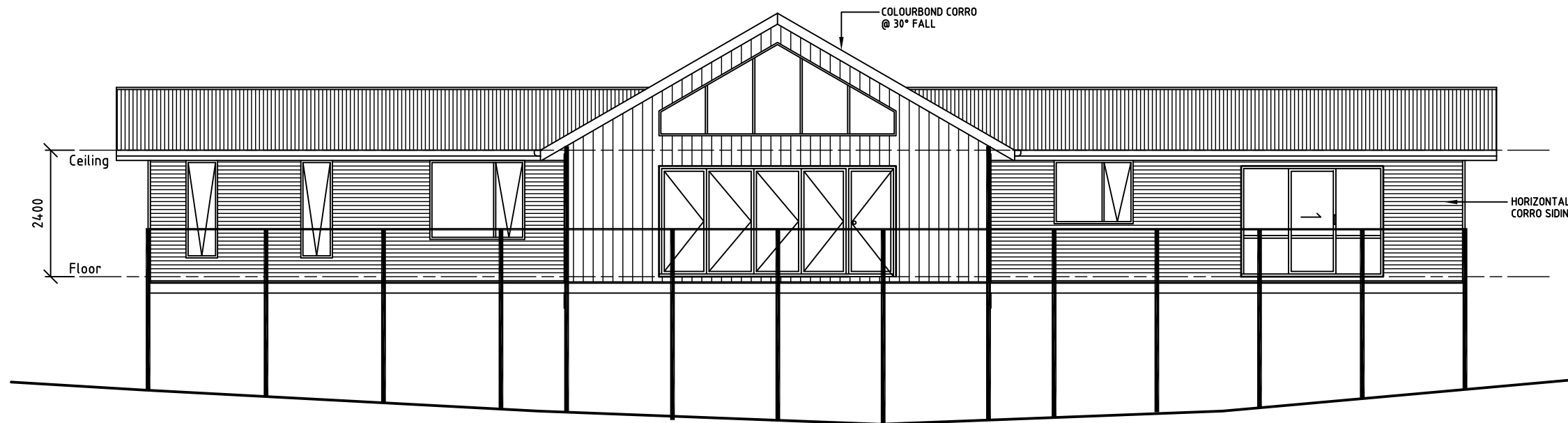


FLOOR PLAN
SCALE 1=100

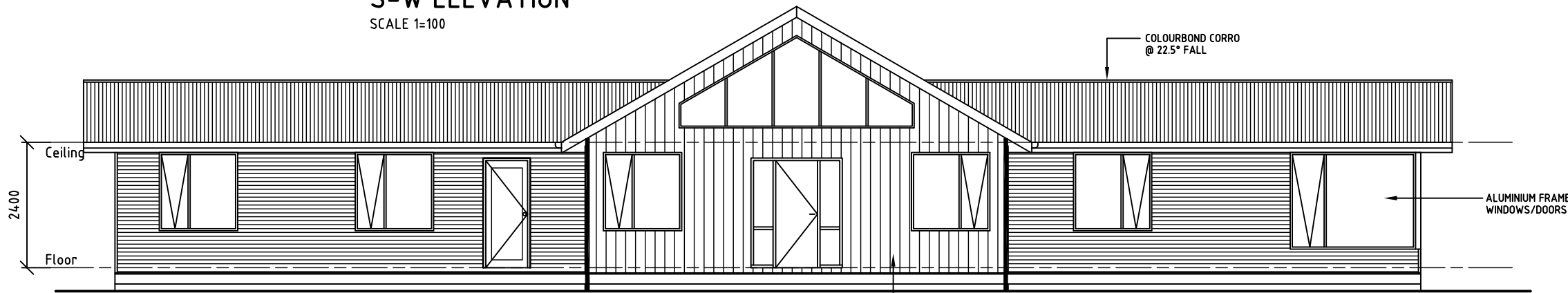
FLOOR AREA - 219.5 sqm

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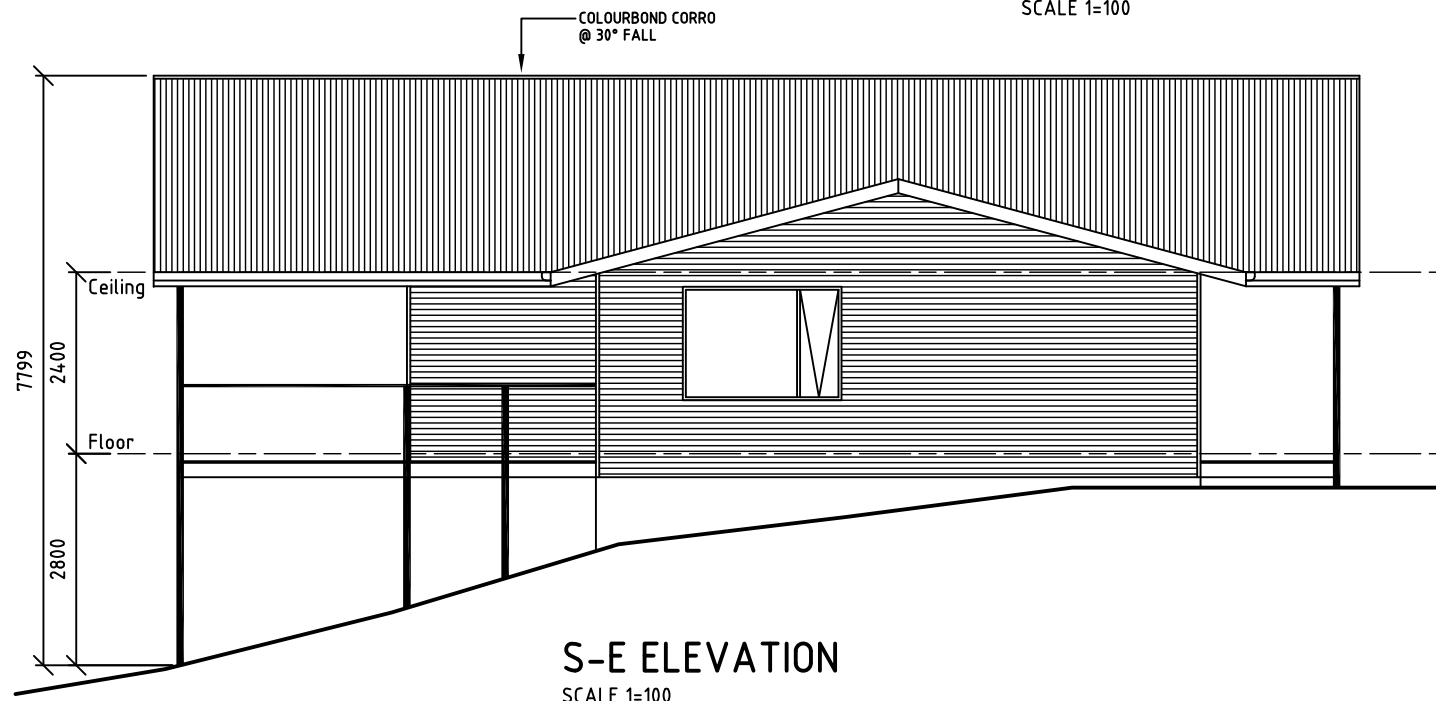
 HOME DESIGN ALTERATIONS ELECTRICAL & GENERAL Phone 62606265 Mobile 0408127406	CC665 W 196 NEBRASKA RD DENNES PT, 7150	ACCREDITATION No. CC665 W	PROPOSED DWELLING SAM & EMMA THOMAS 33 DALY ROAD SANDFLY DRAWING No. 1831-2
	SCALE 1=100		
	DRAWN M WAY		
	DATE 31.08.2018		
	REVISION DATE		



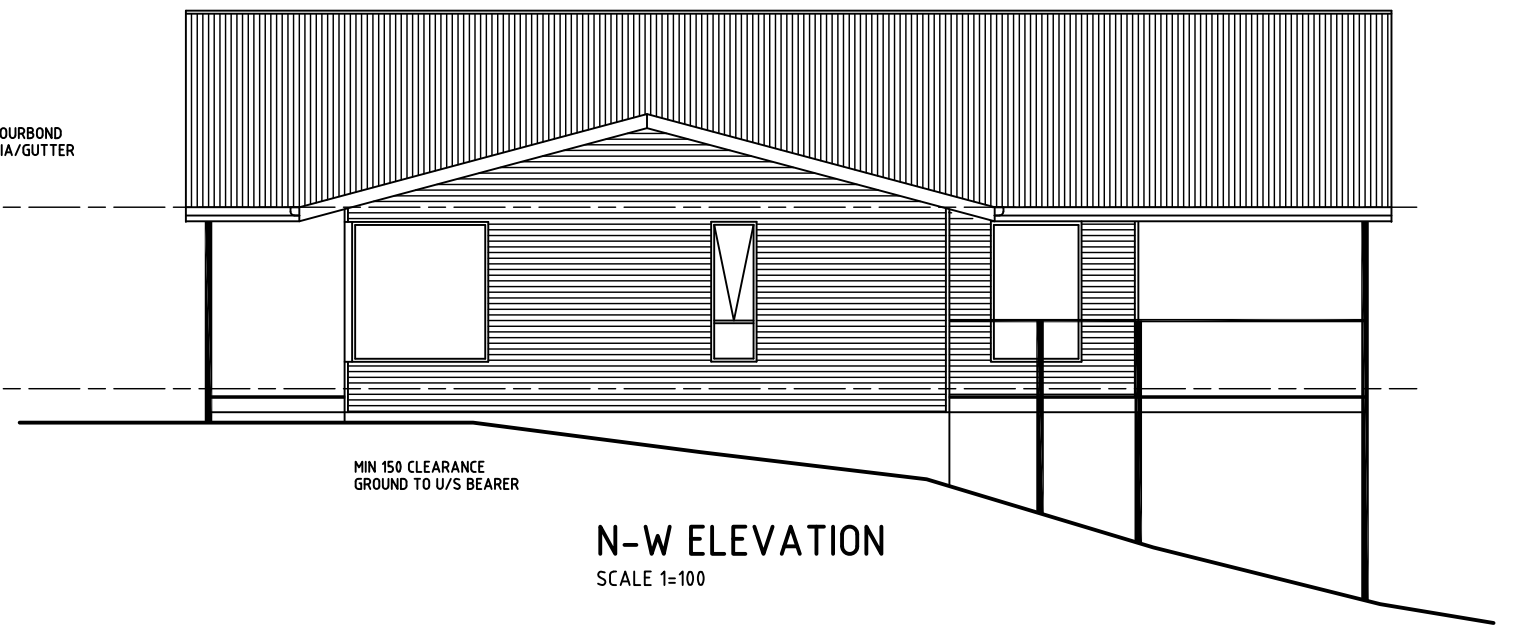
S-W ELEVATION
SCALE 1=100



N-E ELEVATION
SCALE 1=100



S-E ELEVATION
SCALE 1=100



N-W ELEVATION
SCALE 1=100

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BUILDING COLOURS	
ROOF	MONUMENT (LRV 8)
WALLS	MONUMENT MATT FINISH

ISLE DRAFTING

HOME DESIGN ALTERATIONS ELECTRICAL & GENERAL
 196 NEBRASKA RD DENNES PT, 7150
 Phone 62606265 Mobile 0408127406

CC665 W

DO NOT SCALE OFF DRAWINGS IF IN DOUBT ASK	ACCREDITATION No.	CC665 W	PROPOSED DWELLING SAM & EMMA THOMAS 33 DALY ROAD SANDFLY
	SCALE	1=100	
	DRAWN	M WAY	
	DATE	31.08.2018	
	REVISION	DATE	
DRAWING No.			1831-3

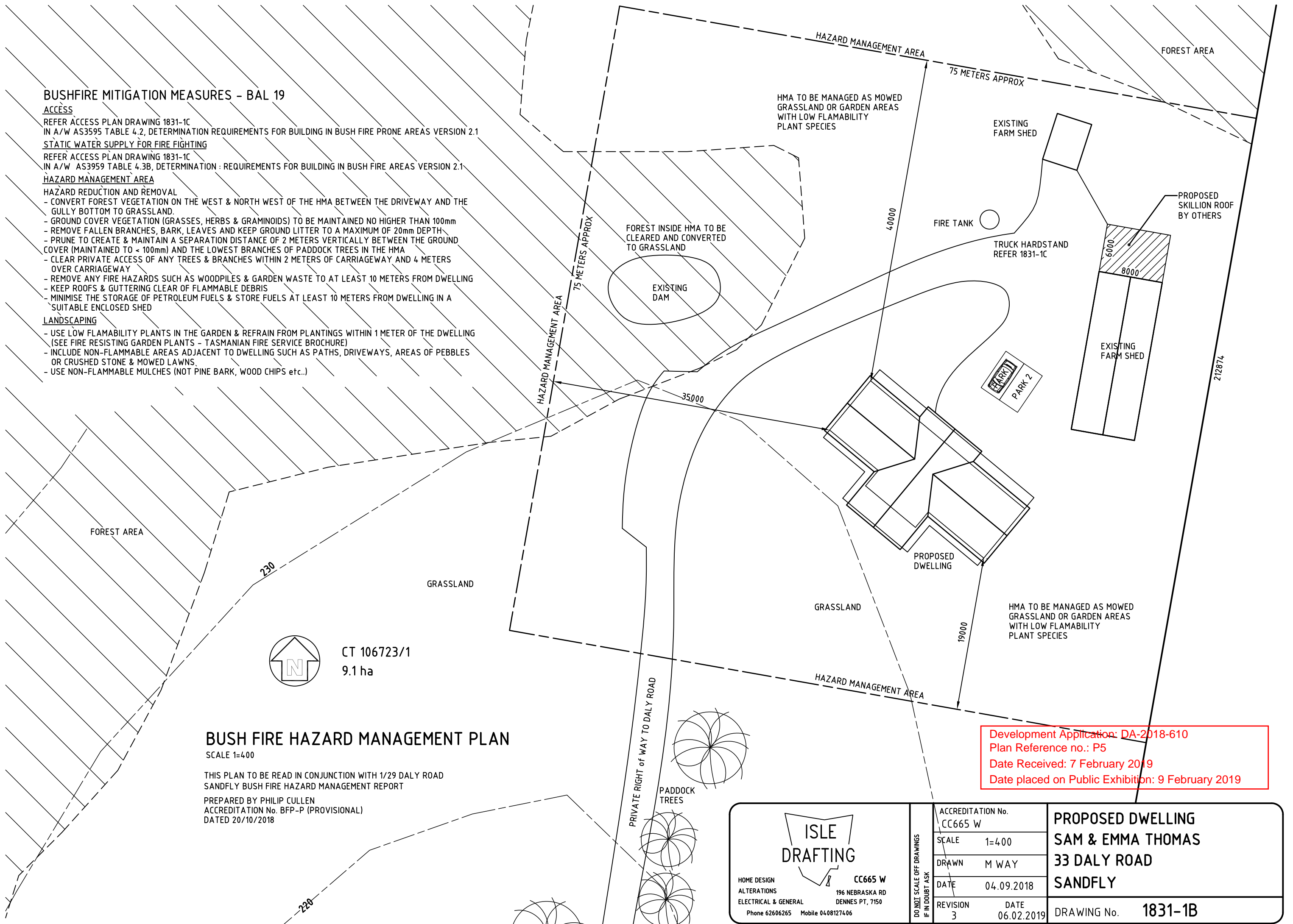
BUSHFIRE MITIGATION MEASURES - BAL 19

ACCESS
 REFER ACCESS PLAN DRAWING 1831-1C
 IN A/W AS3959 TABLE 4.2, DETERMINATION REQUIREMENTS FOR BUILDING IN BUSH FIRE PRONE AREAS VERSION 2.1

STATIC WATER SUPPLY FOR FIRE FIGHTING
 REFER ACCESS PLAN DRAWING 1831-1C
 IN A/W AS3959 TABLE 4.3B, DETERMINATION REQUIREMENTS FOR BUILDING IN BUSH FIRE AREAS VERSION 2.1

HAZARD MANAGEMENT AREA
HAZARD REDUCTION AND REMOVAL
 - CONVERT FOREST VEGETATION ON THE WEST & NORTH WEST OF THE DRIVEWAY AND THE GULLY BOTTOM TO GRASSLAND.
 - GROUND COVER VEGETATION (GRASSES, HERBS & GRAMINOIDS) TO BE MAINTAINED NO HIGHER THAN 100mm
 - REMOVE FALLEN BRANCHES, BARK, LEAVES AND KEEP GROUND LITTER TO A MAXIMUM OF 20mm DEPTH
 - PRUNE TO CREATE & MAINTAIN A SEPARATION DISTANCE OF 2 METERS VERTICALLY BETWEEN THE GROUND COVER (MAINTAINED TO < 100mm) AND THE LOWEST BRANCHES OF PADDOCK TREES IN THE HMA
 - CLEAR PRIVATE ACCESS OF ANY TREES & BRANCHES WITHIN 2 METERS OF CARRIAGEWAY AND 4 METERS OVER CARRIAGEWAY
 - REMOVE ANY FIRE HAZARDS SUCH AS WOODPILES & GARDEN WASTE TO AT LEAST 10 METERS FROM DWELLING
 - KEEP ROOFS & GUTTERING CLEAR OF FLAMMABLE DEBRIS
 - MINIMISE THE STORAGE OF PETROLEUM FUELS & STORE FUELS AT LEAST 10 METERS FROM DWELLING IN A SUITABLE ENCLOSED SHED

LANDSCAPING
 - USE LOW FLAMABILITY PLANTS IN THE GARDEN & REFRAIN FROM PLANTINGS WITHIN 1 METER OF THE DWELLING (SEE FIRE RESISTING GARDEN PLANTS - TASMANIAN FIRE SERVICE BROCHURE)
 - INCLUDE NON-FLAMMABLE AREAS ADJACENT TO DWELLING SUCH AS PATHS, DRIVEWAYS, AREAS OF PEBBLES OR CRUSHED STONE & MOWED LAWNS.
 - USE NON-FLAMMABLE MULCHES (NOT PINE BARK, WOOD CHIPS etc..)



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BUSH FIRE HAZARD MANAGEMENT PLAN

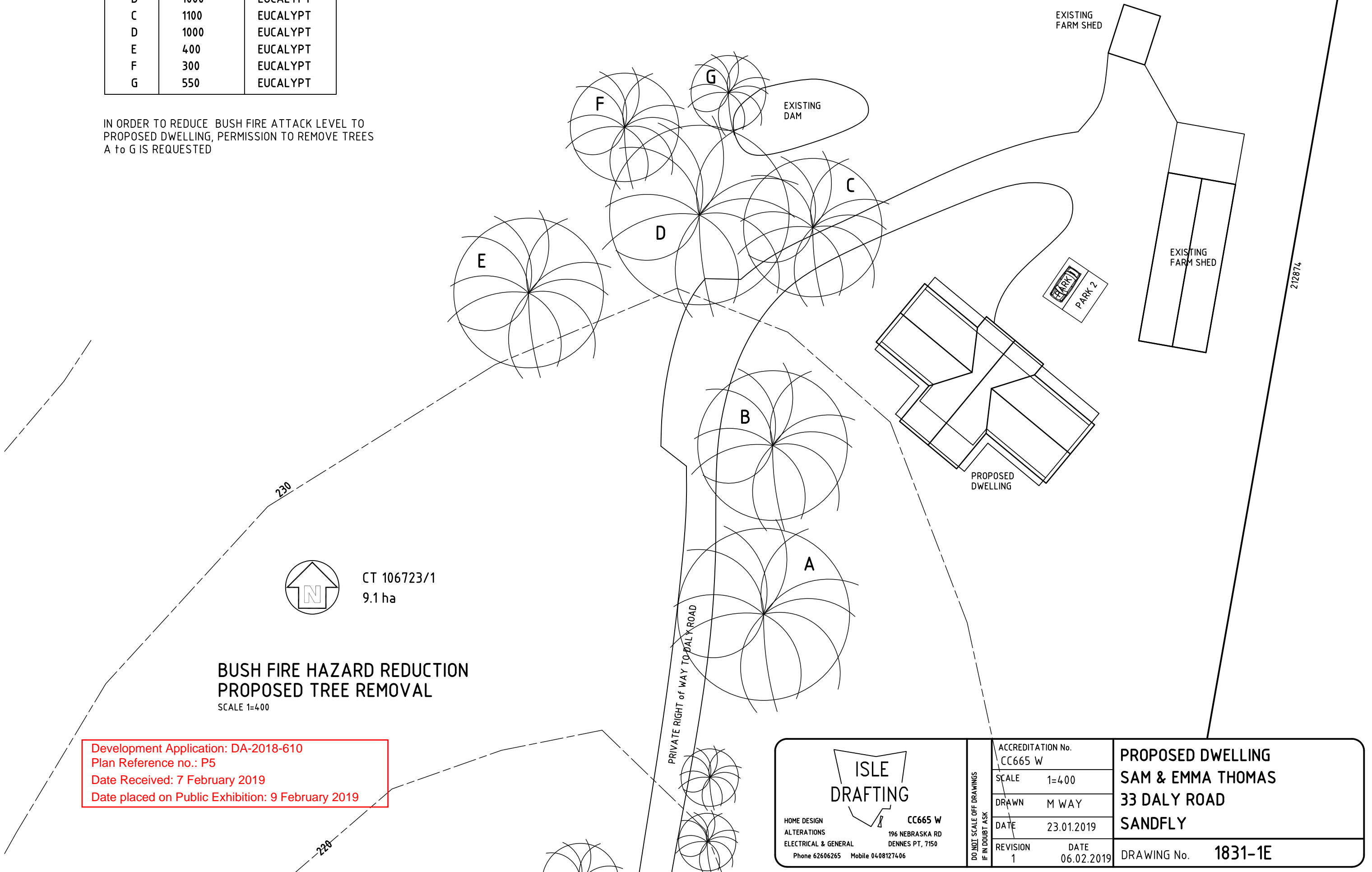
SCALE 1=400
 THIS PLAN TO BE READ IN CONJUNCTION WITH 1/29 DALY ROAD
 SANDFLY BUSH FIRE HAZARD MANAGEMENT REPORT
 PREPARED BY PHILIP CULLEN
 ACCREDITATION No. BFP-P (PROVISIONAL)
 DATED 20/10/2018

Development Application: DA-2018-610
 Plan Reference no.: P5
 Date Received: 7 February 2019
 Date placed on Public Exhibition: 9 February 2019

<p>HOME DESIGN ALTERATIONS ELECTRICAL & GENERAL Phone 62606265 Mobile 0408127406</p>	ACCREDITATION No. CC665 W	<p>PROPOSED DWELLING SAM & EMMA THOMAS 33 DALY ROAD SANDFLY</p>
	SCALE 1=400	
	DRAWN M WAY	
	DATE 04.09.2018	
REVISION 3	DATE 06.02.2019	DRAWING No. 1831-1B


TREE	TRUNK DIA	TYPE
A	900	EUCALYPT
B	1000	EUCALYPT
C	1100	EUCALYPT
D	1000	EUCALYPT
E	400	EUCALYPT
F	300	EUCALYPT
G	550	EUCALYPT

IN ORDER TO REDUCE BUSH FIRE ATTACK LEVEL TO PROPOSED DWELLING, PERMISSION TO REMOVE TREES A to G IS REQUESTED



**BUSH FIRE HAZARD REDUCTION
PROPOSED TREE REMOVAL**
SCALE 1=400

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Plan Reference no.: P5
Date Received: 7 February 2019
Date placed on Public Exhibition: 9 February 2019

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	SCALE 1=400	
	DRAWN M WAY	
	DATE 23.01.2019	
	REVISION 1 DATE 06.02.2019	