APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-237

NAME OF APPLICANT: G Hills & Partners Architects

PROPOSAL: Dwelling

LOCATION: 17 Bluebush Crescent, Blackmans Bay

Any representation must be lodged in writing with the General Manager, Locked Bag 1, Kingston 7050 or by email to kc@kingborough.tas.gov.au by 25 September 2020.
## DEVELOPMENT APPLICATION

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>DA-2020-237</th>
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</thead>
<tbody>
<tr>
<td>Proposed Development:</td>
<td>Dwelling</td>
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<tr>
<td>Location:</td>
<td>17 Bluebush Crescent, Blackmans Bay</td>
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<tr>
<td>Applicant:</td>
<td>G Hills &amp; Partners Architects</td>
</tr>
<tr>
<td>Responsible Planning Officer:</td>
<td>Darshini Bangaru</td>
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</tbody>
</table>

### Associated Documents:

The following information regarding the application is available at Council offices:

- Application form
- Certificate of Title
- Planning Submission
- Bushfire Hazard Assessment
- Landslip Report
- Site Classification Report
PROPOSED DWELLING & CARPORT

for:  B. Kay & J. Lewis
at:  Lot 49, Bluebush Crescent, BLACKMANS BAY

DESIGN DEVELOPMENT DRAWINGS

Drawing Schedule
DD01  Site Plan
DD02  Driveway Cross Section
DD03  Proposed Lower Floor Plan
DD04  Proposed Upper Floor Plan
DD05  Proposed Elevations 1
DD06  Proposed Elevations 2

Prepared by:
G.Hills & Partners  ARCHITECTS
P.O. Box 910, Kingston, Tas 7051
Ph: (03) 6229 1799    Mob: 0419 883 370
Email: graham.hills@bigpond.com
Tas Building Practitioner No. CC2367B

Development Application: DA-2020-237
Plan Reference no.: P2
Date Received: 29-06-2020
Date placed on Public Exhibition: 12-09-2020
NOTE: NO TREES ARE AFFECTED BY THE PROPOSED CONSTRUCTION - NATIVE LANDSCAPING IS PROPOSED FOR THE UPPER PORTION OF THE LOT REFER TO NOTES
Development Application: DA-2020-237
Plan Reference no.: P2
Date Received: 29-06-2020
Date placed on Public Exhibition: 12-09-2020

Lot 49, Bluebush Crescent, BLACKMANS BAY

LOWER LEVEL FLOOR PLAN

PROPOSED NEW DWELLING
B. Kay & J. Lewis

G.Hills & Partners Architects
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Building Designer Accreditation No. CC2367B

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Development Application: DA-2020-237
Plan Reference no.: P2
Date Received: 29-06-2020
Date placed on Public Exhibition: 12-09-2020

UPPER LEVEL FLOOR PLAN

AREAS
Dwelling = 166.06m²
Deck = 15.00m²
Total = 181.06m²
NOTES:

* Do not scale the drawings.
* Verify levels / dimensions on site prior to commencement, report any discrepancies / variations to designer.
* Materials / workmanship to comply with AS codes, BCA & relevant regulations.

G. HILLS & PARTNERS ARCHITECTS
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Building Designer Accreditation No. CC2367B

Development Application: DA-2020-237
Plan Reference no.: P2
Date Received: 29-06-2020
Date placed on Public Exhibition: 12-09-2020
* Do not scale the drawings.
* Verify levels / dimensions on site prior to commencement, report any discrepancies / variations to designer.
* Materials / workmanship to comply with AS codes, BCA & relevant regulations.
The overall site has been cleared during subdivision development - last 2-3 years. Much of the remnant vegetation has survived the construction works. A small number of mature trees remain at the top of the block. The overall appearance is low native shrubs and groundcovers with little evidence of weeds.

Refer L02 for Proposed Landscape Strategy

**LIST OF PLANTS GROWING ON or NEAR SITE Not complete**

**Botanical Name** | **Common Name** | **Height at maturity**
--- | --- | ---
**Trees and Large Shrubs**
Acacia melanoxylon | blackwood | 10-20m
Acacia dealbata | silver wattle | 5-10m
Acacia spp. | (not local) | 4m
Acacia howittii | sticky wattle | (on adjacent property - weed)
Allocasuarina littoralis | bulloak | 4-6m
Eucalyptus ovata | black gum | 10-18m
Eucalyptus terenurans | silver peppermint | 12-20m
Eucalyptus viminalis | white gum | 20-40m
Exocarpus cupressiformis | native cherry | 8-12m

**Shrubs**
Anthus ericoides | golden pea | 0.5-1.5m
Goodenia ovata | hop goodenia | 0.5-1.5m
Pultenaea spp. | bushpea | 1-2m

**Low Shrubs / Groundcovers**
Carpodetus rossii | Australian pigface | 2m
Eurymyrs ramosissima | Rosy heath myrtle | 1m
Hibbertia spp. | Guinean flower | 1m
Leptomeria drupacea | Erect currant bush | 1.5-3m
Leucopogon collinus | White bearded heath | 0.3-0.6m
Pteridium esculentum | Bracken | 1m

**Tussocks & Sedges**
Ampelea xiphoclada | Broome spurge | 0.5-1m
Dianella revoluta | Spreading flaxily | 0.5m
Lomandra longifolia | Sagg | 1-1.5m
Lepidosperma spp. | Swordsedge | 0.8-1m
Stylium spp. | Trigger plant | 0.6m

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**Legend**
- Existing tree / large shrub
- Existing planting / ground cover
- Existing animal tracks through site
- BAL 19 within No Build Zone
- NO BUILD ZONE
- Property boundary
- Contour at 0.5m interval

**Note:**
- Nominated tree & shrub locations are approximate only
- Development Application: DA-2020-237
- Plan Reference no.: P4
- Date Received: 09-09-2020
- Date placed on Public Exhibition: 12-09-2020

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**Lot 49 Bluesh Cresent Blackmans Bay**

**Existing Conditions Plan for No Build Zone**

Susan Small Landscape Architects
2533 Salamanca Place - Hobart
ph: 03 6224 4888  e: susan@ssla.net.au
Landscape Strategy

The proposed landscape strategy for the NO BUILD ZONE of Lot 49 will take advantage of native plant regrowth and be augmented with additional native plants. Fire retardant Pigface and Yellow Buttons (common everlasting) are proposed in the area requiring groundcovers, only to aid in minimising fire hazard in the BAL zone. Existing Black Gums will be removed from this area. Extant small shrubs uphill of the fire hazard reduction area are to be retained. A mature black gum, a young white gum, a native cherry and several bullocks are to be retained. Larger additional shrubs are indicated at key screening points and along the future boundary fence lines.

Site preparation, planting and maintenance of the area

Generally retain existing vegetation. Provide additional plants to fill in gaps to aid in stabilising soil. Plant in oases, using a limited number of species naturally occurring in the area. In addition provide some feature native shrubs specifically for attracting native birds and bees. During late autumn / winter 2021 salvage Carpobrotus rossii plants from the building site and relocate to this area - specifically in the BAL zone. Generally remove brush by brushcutting or hand pulling. Brushcut sedges including Lomandra longifolia and Lepidosperma sp. biannually to reduce fire risk. Allow other existing plants to grow. Fill in gaps with suggested species as indicated on the plan. Use tube plants. Protect for the first 2 years from animal browsing using a robust stake and bag technique. Mulch within bags only. Water occasions in summer during this establishment period.

Development Application: DA-2020-237
Plan Reference no.: P4
Date Received: 09-09-2020
Date placed on Public Exhibition: 12-09-2020

Proposed Landscape Strategy Plan for No Build Zone

Note: Nominated tree & shrub locations are approximate only
Refer L/G for Common Names and heights of plants

LEGEND
Existing tree / large shrub to be retained
Existing tree / large shrub to be removed
Existing planting (sedges / shrubs / groundcovers)
Proposed tree to 6m height, eg. Allocasuarina littoralis (6-10m)
Calthiris rhomboidea (8-12m)
Proposed large shrub, eg. Banksia marginata
Proposed shrub planting, eg. Pomatonia alpiflora
Proposed shrub planting, eg. Actus ericoides
Leptospermum lanigerum
Leucopogon paivilliforus
Pultenaea spp
Tetraphila plicosa
Proposed ground cover / grasses, eg. Amperaea asphodeloides
Astrolopha humifusa
Carpobrotus rossii
Chryosophalum apiculatum
Epacris impressa
Euryomyrtus ramosissima
Hibbertia spp
Kennedia rubicunda
3m wide Bal 19 zone - groundcovers only
Existing animal track to be retained as wander path network through upper bushland
No build zone
Property boundary
Contour at 0.5m interval

The Bushfire Management Plan requires a setback from the building of 23m to achieve BAL 19. The lowest 3m of the No Build Zone is included in this calculation so only low ground covers are suitable. To manage this area brushcut/trim existing shrubs to range between 200-500mm in height. Interplant within this area with Chryosophalum apiculatum @ 1M c-c and Carpobrotus rossii @ 2M c-c.

2 no. existing Black Gum copse to be removed (multi stemmed).
(per Arboricultural advice - Element Tree Services to Architect)

1 no. Allocasuarina littoralis
3 no. Leptospermum lanigerum
Allocasuarina littoralis (bullock) grove to be retained
Eucalyptus ovata (black gum) to be retained
Plant taller shrubs to screen future fence and existing paling fence eg.
Actus ericoides
Banksia marginata
Tetrathela plicosa

Water runs down the hill in this location. Make use of slightly wetter conditions by planting Dianella tasmanica

Adjoining areas have a reasonable cover of vegetation at present