APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-629

NAME OF APPLICANT: Mind Architects

PROPOSAL: Dwelling

LOCATION: 85 Eldridge Drive, Kingston

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 7 January 2021.
**DEVELOPMENT APPLICATION**

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>DA-2020-629</th>
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<tbody>
<tr>
<td>Proposed Development:</td>
<td>Dwelling</td>
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<tr>
<td>Location:</td>
<td>85 Eldridge Drive, Kingston</td>
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<tr>
<td>Applicant:</td>
<td>Mind Architects</td>
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<tr>
<td>Responsible Planning Officer:</td>
<td>Mary McNeill</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
PROPOSED SINGLE DWELLING
LOT 347 SPRING FARM

ARCHITECTURAL DRAWING_347

DRAWINGS NO. DRAWING NAME
A00 347_COVER
A01 347_EXISTING & DEMOLITION PLAN
A02 347_SITE PLAN
A03 347_ELEVATIONS
A04 347_ELEVATIONS
A06 347_SHADOW DIAGRAM

SITE CONTEXT PLAN

SITE INFORMATION
TITLE REP: 179537
SITE ID: 347
SITE AREA: 322 sq.m
DENSITY: 322 sq.m / 322 sq.m = 100% <400 sq.m
SITE COVERAGE: 132.10 sq.m / 322 sq.m = 41.02% <50%
PERVIOUS SURFACES: 156.70 sq.m / 322 sq.m = 48.66% >25%

SITE CLASSIFICATION: CLASS M
WIND CLASSIFICATION: N2
BUSHFIRE ATTACK LEVEL: BAL-12.5 (REFER BUSHFIRE HAZARD REPORT BY LARK & CREESE - 20301-1)

THIS HOUSE WILL CONSTRUCT TO COMPLY WITH THE BAL 12.5 REQUIREMENTS.

HOUSE
LEVEL GROUND 132.10 sq.m (INC. EXTERNAL WALL)
PRIVATE OPEN SPACE 116.51 sq.m > 60 sq.m

DEVELOPMENT APPLICATION DA DA 26/10/2020
RESPONSE TO COUNCIL RFI DA DA 16/11/2020

PLANNING APPLICATIONS AND REPORTS ESSENTIAL TO THE PROJECT ARE AVAILABLE AT THE ARCHITECTS OFFICE.
NOTES:

1) Design and construction standards of the new building works are to comply with BAL-12.5 of AS 3959-2009.

2) Hazard management areas are to be established and maintained in a reduced fuel condition to the dimensions quoted in this plan in the following manner:
   - Normal garden maintenance practices apply.

Other measures that may be implemented include:
   - Establishing non-flammable areas around the dwelling such as paths, patios, driveways, lawns etc.
   - Locating dams, orchards, vegetable gardens, effluent disposal areas etc on the bushfire prone side of the building.
   - Providing heat shields and ember traps on the bushfire prone side of the building such as non-flammable fencing, hedges, separated garden shrubs and small trees. Avoid the use of highly flammable plants.
   - Ensure flammable materials such as wood piles, fuels and rubbish heaps are stored away from the dwelling.
   - Replace highly flammable plants with low flammability species.
   - Provide horizontal separation between tree crowns and vertical separation between ground fuels and overhead branches.
   - Provide separation between significant trees such that groups are no greater than 20 metres in width, and more than 20 metres of other groups of significant trees. Note that retention of some trees can screen a dwelling from wind borne embers.
   - Regular slashing or mowing of grass to a height of less than 100mm.
   - Removal of ground fuels such as leaves, bark, fallen branches etc on a regular basis.
   - Ensuring no trees overhang the dwelling so that vegetation falls onto the roof.

See attached report for further information.

3) Compliance with the provisions of Part 2.3.4 National Construction Code 2016 (Volume 2) (NCC) is achieved through the implementation of the provisions of Part 4 of the Determination Director of Building Control Requirements for Building in Bushfire-Prone Areas (Version 2.2, 6th February 2020) (The Determination) as follows:

Part 4.2 Property Access:

A new building constructed in a bushfire-prone area must provided with property access to the building and fire fighting water supply point accessible by a carriageway which is designed, constructed and maintained to a standard not less than Part 4.2 of the Determination.

The access to the property has been identified as less then 30 metre in length and is not required for access to a water supply for fire fighting and as such no specific design and construction standards apply in accordance with Element A, Table 4.2.

See Table 4.2 of The Determination for further details.

Part 4.3 Water Supply for Fire Fighting:

A new building constructed in a bushfire-prone area must provided with a supply of water for fire fighting purposes to the requirements of Part 4.3.

A fire hydrant has been identified as being within 120 metre hose lay of the furthest point of the building area and no additional water supply requirements apply in accordance with Table 4.3A.

See Table 4.3A of The Determination for further details.