

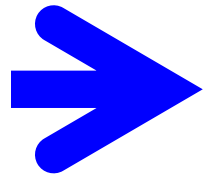
# APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2022-473

NAME OF APPLICANT: Mr D Taylor

PROPOSAL: Visitor accommodation

LOCATION: 47 Youngs Road, Apollo 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](mailto:kc@kingborough.tas.gov.au) by 19 April 2023.



# **DEVELOPMENT APPLICATION**

<b><u>Application Number:</u></b>	DA-2022-473
<b><u>Proposed Development:</u></b>	Visitor accommodation
<b><u>Location:</u></b>	47 Youngs Road, Apollo Bay
<b><u>Applicant:</u></b>	Mr D Taylor
<b><u>Responsible Planning Officer:</u></b>	Jyn Kim
<b><u>Associated Documents:</u></b>  The following information regarding the application is available at Council offices: <ul style="list-style-type: none"><li>• Application form</li><li>• Certificate of Title</li><li>• Planning Submission</li><li>• Environmental Values Assessment</li><li>• Bushfire Hazard Assessment</li></ul>	



Room11 Architects

Studio HOBART

358B Macquarie Street, South Hobart, TAS 7004  
Telephone 03-6224-8642

Email info@room11.com.au

Website www.room11.com.au

DATE

20/03/2023

47 YOUNGS RD, APOLLO BAY TAS

PROJECT

# CHROMA TUNNEL + STUDIO

# DA

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**Kingborough Council**

Development Application: DA 2023-473

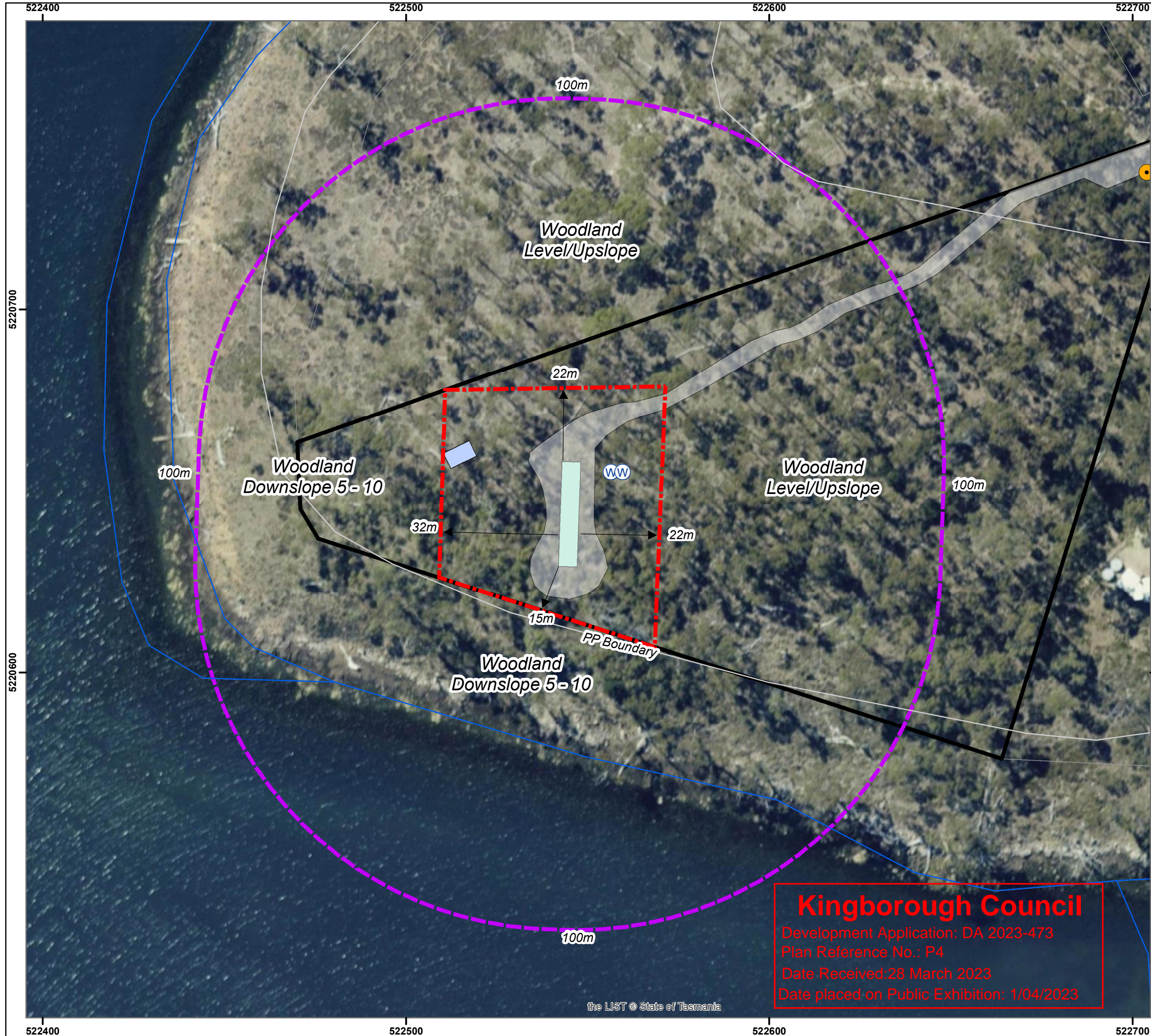
Plan Reference No.: P4

Date Received: 28 March 2023

Date placed on Public Exhibition: 1/04/2023

P4  
Received 28/03/2023





**Important:**

PROJECTION: Universal Transverse Mercator (UTM).

HORIZONTAL DATUM: Geocentric Datum of Australia 1994(GDA94)

MAP GRID: Mapping Grid of Australia (MGA94)



**Disclaimer:**

Whilst GPM (and its agents) make every reasonable effort to locate and identify features on the land which is the subject of this map not all features either above or below the surface have been located. Users are advised to independently verify all data for accuracy and completeness prior to use.

**Bushfire Hazard Management Plan Map**

**PID Number:** 7297492

**Client:** DT Accommodation (Dane Taylor)

**Address:** 47 Apollo Bay  
Bruny Island 7150

**Production Date:** 22/03/2023

**Assessor:** Justin Cashion

**Accreditation No.:** BFP - 112

**Notes:** Class 1B Visitor Accommodation Building  
BAL 29 Solution - Southern Facade Only  
BAL 12.5 Solution - All Remaining Facade

\*BHMP should be read in conjunction with  
Bushfire Hazard Report GPM 22 - 029

Base data from theLIST (www.thelist.tas.gov.au), © State of Tasmania

**Legend**

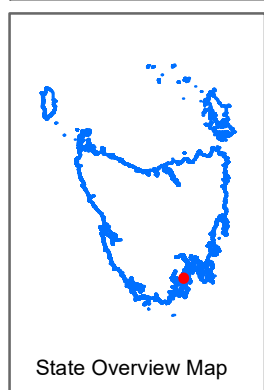
- Cadastre Parcel Boundaries
- 47 Youngs Road
- Proposed Class 1B Building Footprint
- Proposed Class 10A Building Footprint
- Proposed Access & Egress
- 100m Assessment Zone
- Hazard Management Area
- Firefighting Water Supply 20000ltr BAL Tank
- Passing Bay
- 10m Contours Statewide
- Hydrology Lines

**P4**

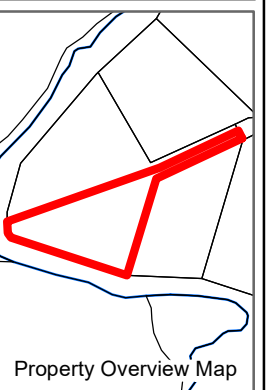
**Received 28/03/2023**

0 5 10 20 30 40 50 Metres

SCALE 1:1000 (at A3 Print Size)



State Overview Map



Property Overview Map

**Kingborough Council**

Development Application: DA 2023-473

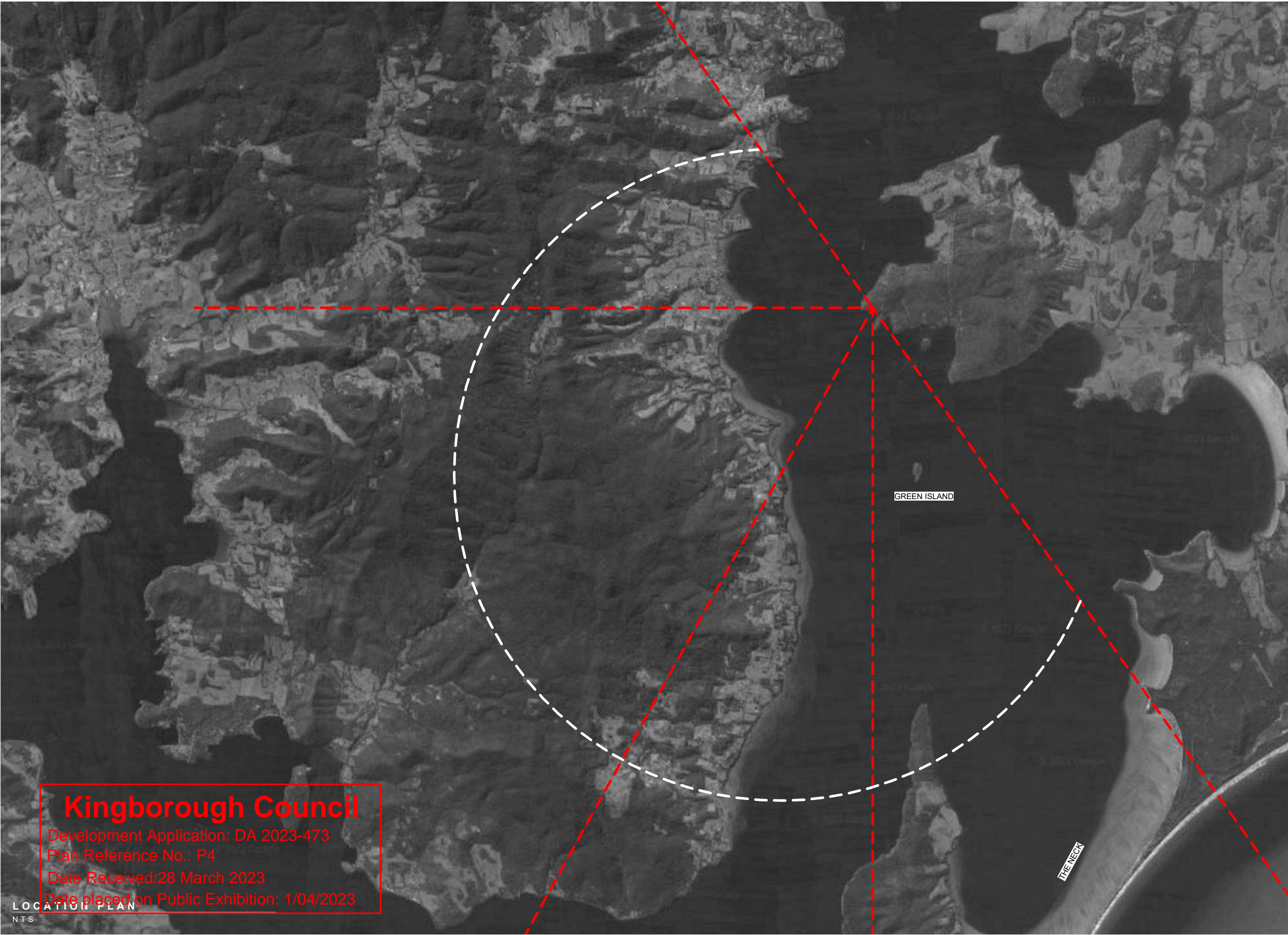
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the LIST © State of Tasmania



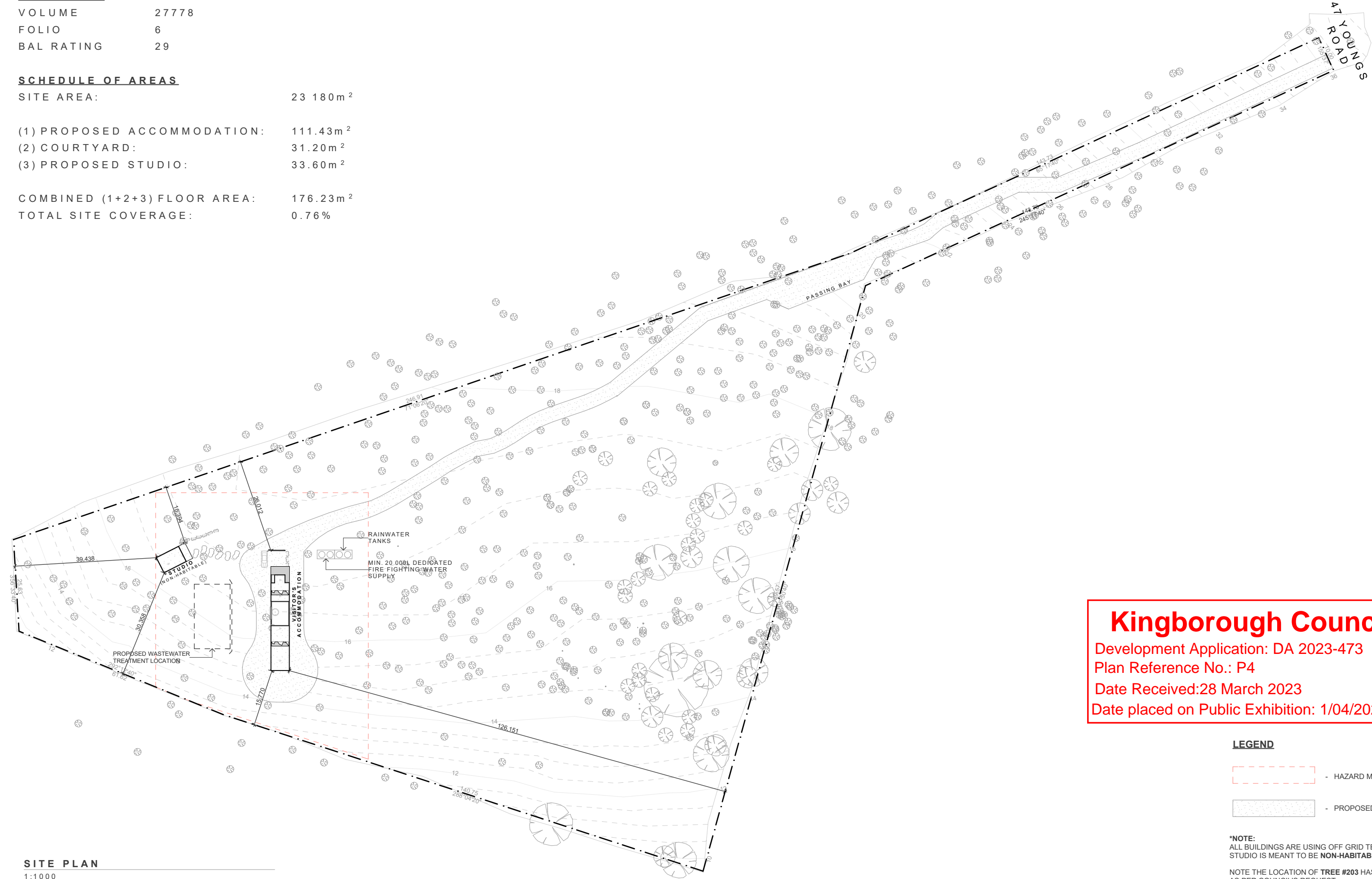




LAND TITLE	
VOLUME	27778
FOLIO	6
BAL RATING	29

SCHEDULE OF AREAS

SITE AREA:	23 180m <sup>2</sup>
(1) PROPOSED ACCOMMODATION:	111.43m <sup>2</sup>
(2) COURTYARD:	31.20m <sup>2</sup>
(3) PROPOSED STUDIO:	33.60m <sup>2</sup>
COMBINED (1+2+3) FLOOR AREA:	176.23m <sup>2</sup>
TOTAL SITE COVERAGE:	0.76%



SITE PLAN  
1:1000

Kingborough Council

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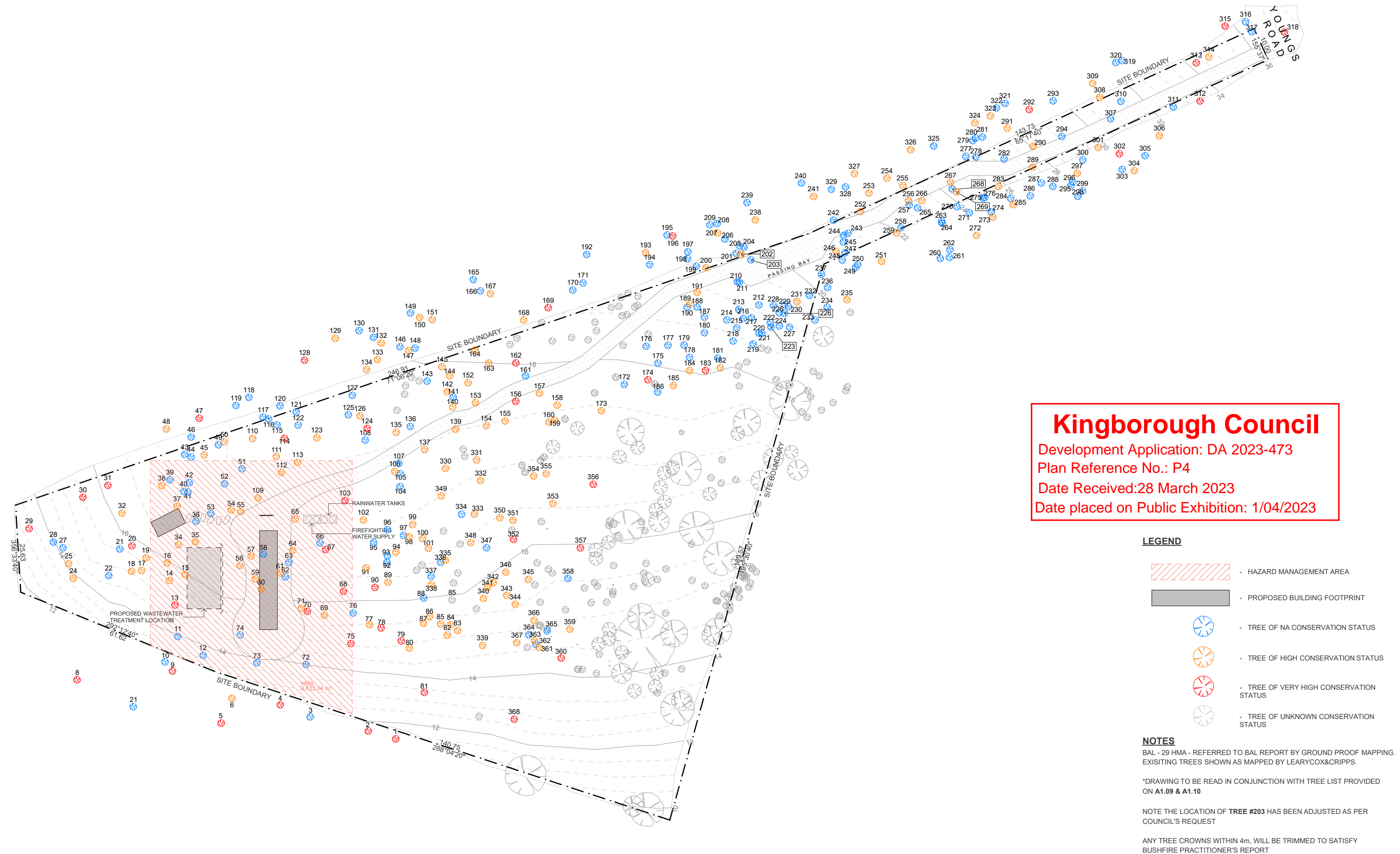
- LEGEND
- HAZARD MANAGEMENT AREA
  - PROPOSED DRIVEWAY

\*NOTE:  
ALL BUILDINGS ARE USING OFF GRID TECHNOLOGY  
STUDIO IS MEANT TO BE NON-HABITABLE

NOTE THE LOCATION OF TREE #203 HAS BEEN ADJUSTED  
AS PER COUNCIL'S REQUEST

ANY TREE CROWNS WITHIN 4m, WILL BE TRIMMED TO  
SATISFY BUSHFIRE PRACTITIONER'S REPORT

 <div>Room11 Architects Studio 350B Macquarie Street, South Hobart, TAS 7004 Telephone 03-6224-8642 Email info@room11.com.au Website www.room11.com.au</div>	Drawings to be read in conjunction with specification by Room11 and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.	Project No: 2202 Client DAN TAYLOR Project Name CHROMA TUNNEL + STUDIO Project Address 47 YOUNGS RD, APOLLO BAY TAS	Issue ID	Issue Name	Date	Issue ID	Issue Name	Date	<div>N</div> <div>Received 28/03/2023</div>	Drawing Title: SITE PLAN			Revision: P4
			01	DA SET	27/06/2022					Scale:	1:1000	Drawing No.:	
			02	DA SET W TREE MANAGEMENT	25/08/2022					Date:	20/03/2023		
			03	CHANGES TO DA SET	30/09/2022					Drawn By:	JL		
			04	CHANGES TO DA SET	5/01/2023					Checked By:	TL		
			05	CHANGES TO DA SET	22/02/2023					Status:	SK		
			06	RFI ADDRESS/ACCESS EDITS	1/03/2023					08			
			07	CLIENT REQUEST	6/03/2023								
			08	RFI	20/03/2023								

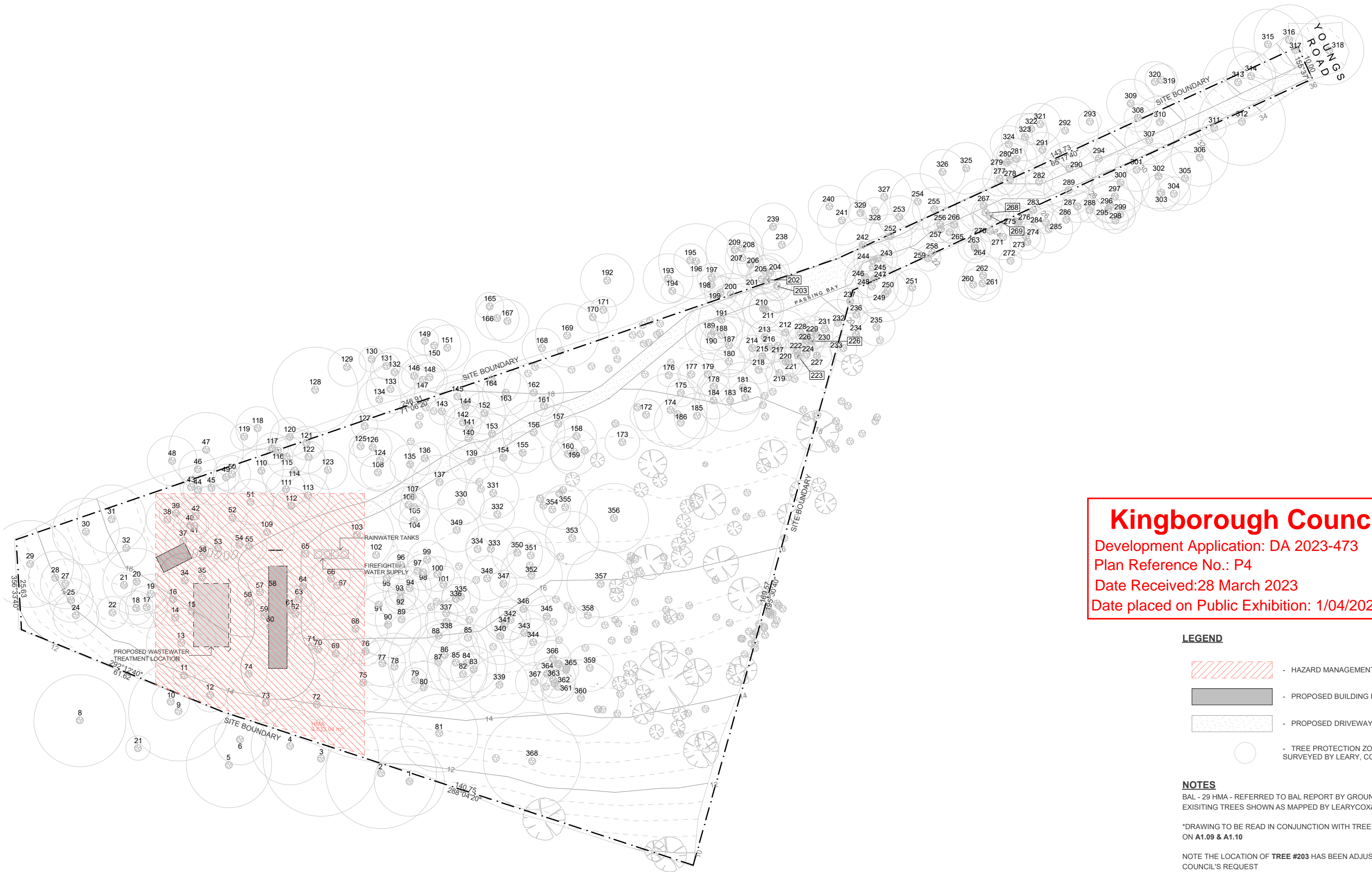


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- LEGEND**
- HAZARD MANAGEMENT AREA
  - PROPOSED BUILDING FOOTPRINT
  - TREE OF NA CONSERVATION STATUS
  - TREE OF HIGH CONSERVATION STATUS
  - TREE OF VERY HIGH CONSERVATION STATUS
  - TREE OF UNKNOWN CONSERVATION STATUS

**NOTES**  
BAL - 29 HMA - REFERRED TO BAL REPORT BY GROUND PROOF MAPPING.  
EXISTING TREES SHOWN AS MAPPED BY LEARYCOX & CRIPPS.  
  
\*DRAWING TO BE READ IN CONJUNCTION WITH TREE LIST PROVIDED ON A1.09 & A1.10  
  
NOTE THE LOCATION OF TREE #203 HAS BEEN ADJUSTED AS PER COUNCIL'S REQUEST  
  
ANY TREE CROWNS WITHIN 4m, WILL BE TRIMMED TO SATISFY BUSHFIRE PRACTITIONER'S REPORT





**Kingborough Council**  
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**LEGEND**

- HAZARD MANAGEMENT AREA
- PROPOSED BUILDING FOOTPRINT
- PROPOSED DRIVEWAY
- TREE PROTECTION ZONES (12 X DBH AS SURVEYED BY LEARY, COX & CRIPPS)

**NOTES**

BAL - 29 HMA - REFERRED TO BAL REPORT BY GROUND PROOF MAPPING.  
EXISTING TREES SHOWN AS MAPPED BY LEARY, COX & CRIPPS.

\*DRAWING TO BE READ IN CONJUNCTION WITH TREE LIST PROVIDED ON A1.09 & A1.10

NOTE THE LOCATION OF TREE #203 HAS BEEN ADJUSTED AS PER COUNCIL'S REQUEST

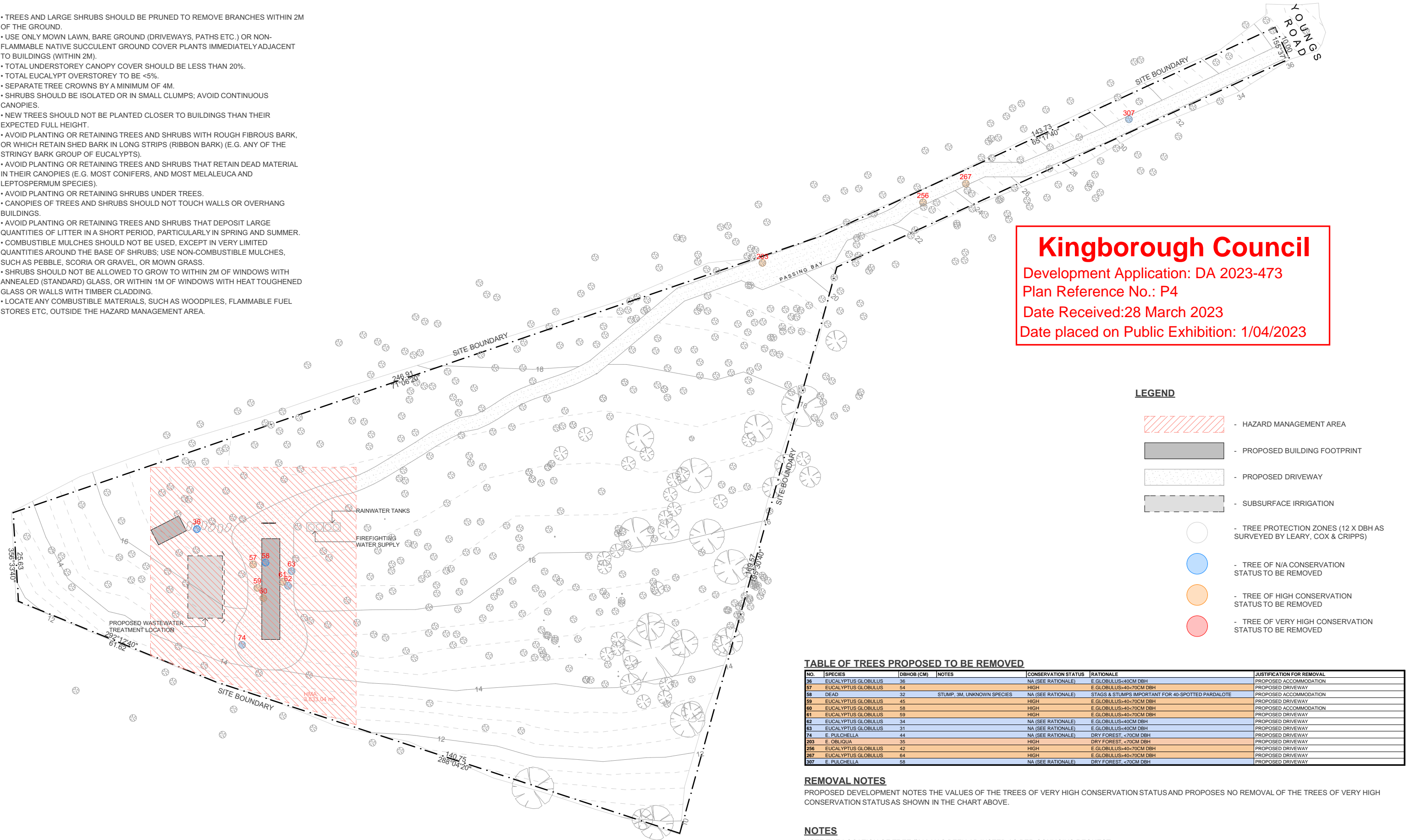
ANY TREE CROWNS WITHIN 4m, WILL BE TRIMMED TO SATISFY BUSHFIRE PRACTITIONER'S REPORT



NOTES

BUSHFIRE HAZARD MANAGEMENT PROVISIONS - BAL 29 HMA

- TREES AND LARGE SHRUBS SHOULD BE PRUNED TO REMOVE BRANCHES WITHIN 2M OF THE GROUND.
- USE ONLY MOWN LAWN, BARE GROUND (DRIVEWAYS, PATHS ETC.) OR NON-FLAMMABLE NATIVE SUCCULENT GROUND COVER PLANTS IMMEDIATELY ADJACENT TO BUILDINGS (WITHIN 2M).
- TOTAL UNDERSTOREY CANOPY COVER SHOULD BE LESS THAN 20%.
- TOTAL EUCALYPT OVERSTOREY TO BE <5%.
- SEPARATE TREE CROWNS BY A MINIMUM OF 4M.
- SHRUBS SHOULD BE ISOLATED OR IN SMALL CLUMPS; AVOID CONTINUOUS CANOPIES.
- NEW TREES SHOULD NOT BE PLANTED CLOSER TO BUILDINGS THAN THEIR EXPECTED FULL HEIGHT.
- AVOID PLANTING OR RETAINING TREES AND SHRUBS WITH ROUGH FIBROUS BARK, OR WHICH RETAIN SHED BARK IN LONG STRIPS (RIBBON BARK) (E.G. ANY OF THE STRINGY BARK GROUP OF EUCALYPTS).
- AVOID PLANTING OR RETAINING TREES AND SHRUBS THAT RETAIN DEAD MATERIAL IN THEIR CANOPIES (E.G. MOST CONIFERS, AND MOST MELALEUCA AND LEPTOSPERMUM SPECIES).
- AVOID PLANTING OR RETAINING SHRUBS UNDER TREES.
- CANOPIES OF TREES AND SHRUBS SHOULD NOT TOUCH WALLS OR OVERHANG BUILDINGS.
- AVOID PLANTING OR RETAINING TREES AND SHRUBS THAT DEPOSIT LARGE QUANTITIES OF LITTER IN A SHORT PERIOD, PARTICULARLY IN SPRING AND SUMMER.
- COMBUSTIBLE MULCHES SHOULD NOT BE USED, EXCEPT IN VERY LIMITED QUANTITIES AROUND THE BASE OF SHRUBS; USE NON-COMBUSTIBLE MULCHES, SUCH AS PEBBLE, SCORIA OR GRAVEL, OR MOWN GRASS.
- SHRUBS SHOULD NOT BE ALLOWED TO GROW TO WITHIN 2M OF WINDOWS WITH ANNEALED (STANDARD) GLASS, OR WITHIN 1M OF WINDOWS WITH HEAT TOUGHENED GLASS OR WALLS WITH TIMBER CLADDING.
- LOCATE ANY COMBUSTIBLE MATERIALS, SUCH AS WOODPILES, FLAMMABLE FUEL STORES ETC, OUTSIDE THE HAZARD MANAGEMENT AREA.



REMOVAL NOTES

PROPOSED DEVELOPMENT NOTES THE VALUES OF THE TREES OF VERY HIGH CONSERVATION STATUS AND PROPOSES NO REMOVAL OF THE TREES OF VERY HIGH CONSERVATION STATUS AS SHOWN IN THE CHART ABOVE.









NOTES

NOTE THE LOCATION OF TREE #203 HAS BEEN ADJUSTED AS PER COUNCIL'S REQUEST

ANY TREE CROWNS WITHIN 4m, WILL BE TRIMMED TO SATISFY BUSHFIRE PRACTITIONER'S REPORT



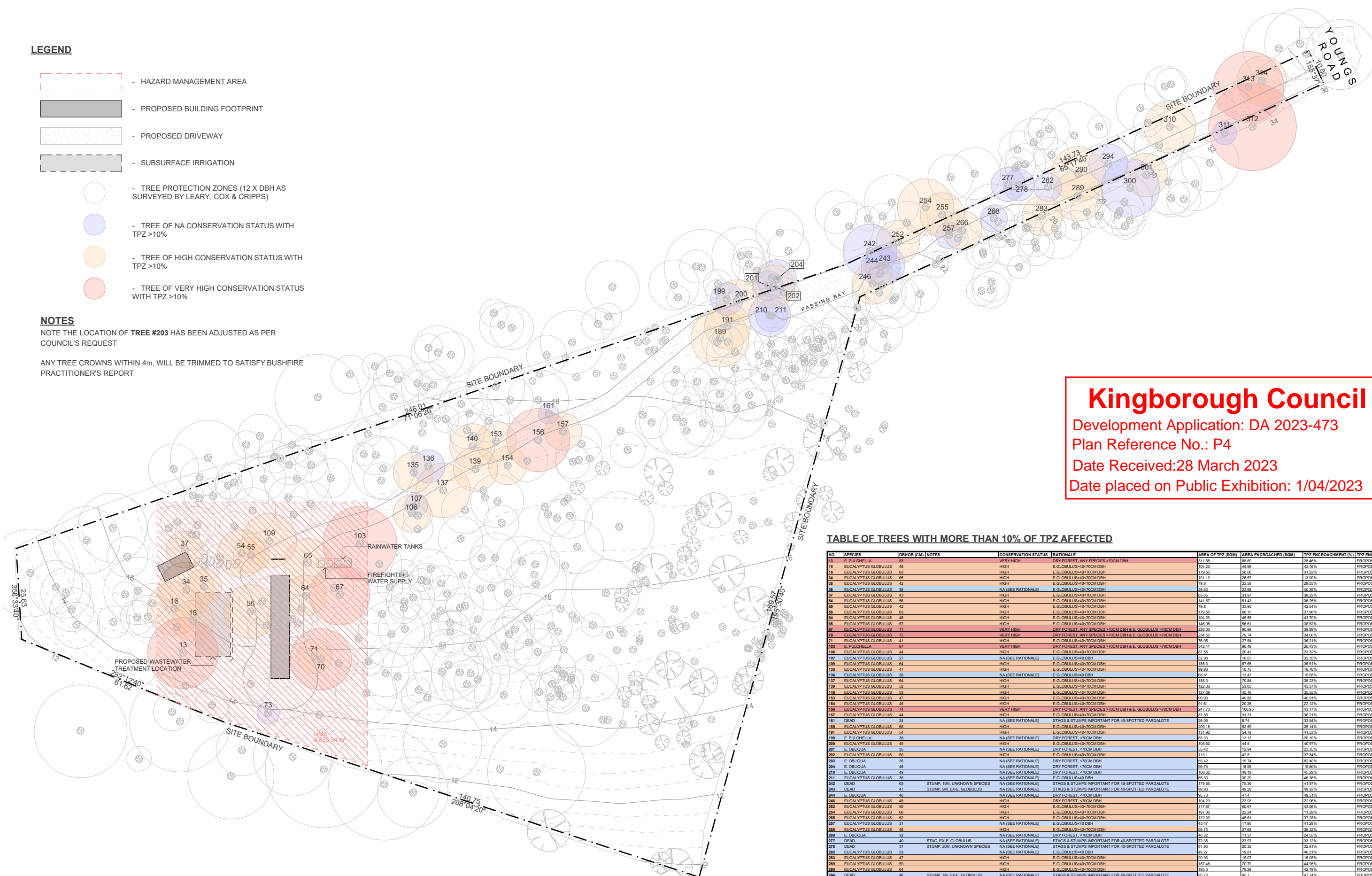
## LEGEND

- |   |   |
|---|---|
|  | - HAZARD MANAGEMENT AREA  |
|  | - PROPOSED BUILDING FOOTPRINT   |
|  | - PROPOSED DRIVEWAY   |
|  | - SUBSURFACE IRRIGATION   |
|  | - TREE PROTECTION ZONES (12 X DBH AS SURVEYED BY LEARY, COX & CRIPPS) |
|  | - TREE OF NA CONSERVATION STATUS WITH TPZ >10%                        |
|  | - TREE OF HIGH CONSERVATION STATUS WITH TPZ >10%                      |
|  | - TREE OF VERY HIGH CONSERVATION STATUS WITH TPZ >10%                 |

## NOTES

NOTE THE LOCATION OF **TREE #203** HAS BEEN ADJUSTED AS PER COUNCIL'S REQUEST

ANY TREE CROWNS WITHIN 4m, WILL BE TRIMMED TO SATISFY BUSHFIRE PRACTITIONER'S REPORT



# Kingborough Council

Development Application: DA 2023-473

Plan Reference No.: P4

Date Received: 28 March 2023

Date placed on Public Exhibition: 1/04/2023

### TABLE OF TREES WITH MORE THAN 10% OF TPZ AFFECTED

ID	SPECIES	DBH(CM)	NOTES	CONSERVATION STATUS	RATIONALE	AREA OF TP2 (SQ. M)	AREA ENROACHED (SQM)	TP2 ENROACHMENT (%)	TP2 ENROACHMENT ZONE
13	E. PULCHELLA	43		VERY HIGH	DRY FOREST, ANY SPECIES >70CM DBH	31.65	88.89	28.4%	PROPOSED WASTEWATER TREATMENT
15	EUCALYPTUS GLOBULUS	48		HIGH	E. GLOBULUS>40-70CM DBH	104.23	44.09	43.16%	PROPOSED WASTEWATER TREATMENT
16	EUCALYPTUS GLOBULUS	63		HIGH	E. GLOBULUS>40-70CM DBH	179.55	56.06	31.22%	PROPOSED WASTEWATER TREATMENT
24	EUCALYPTUS GLOBULUS	65		HIGH	E. GLOBULUS>40-70CM DBH	23.58	13.93	59.05%	PROPOSED STUDIO & W.V.T
35	EUCALYPTUS GLOBULUS	42		HIGH	E. GLOBULUS>40-70CM DBH	79.8	23.58	29.55%	PROPOSED WASTEWATER TREATMENT
36	EUCALYPTUS GLOBULUS	36		NA (SEE RATIONALE)	E. GLOBULUS>40-70CM DBH	58.83	23.68	40.35%	PROPOSED DRIVEWAY
37	EUCALYPTUS GLOBULUS	43		HIGH	E. GLOBULUS>40-70CM DBH	83.85	33.95	39.22%	PROPOSED STUDIO
56	EUCALYPTUS GLOBULUS	68		HIGH	E. GLOBULUS>40-70CM DBH	46.25	51.43	89.62%	PROPOSED DRIVEWAY
65	EUCALYPTUS GLOBULUS	42		HIGH	E. GLOBULUS>40-70CM DBH	79.8	31.87	39.94%	PROPOSED DRIVEWAY
66	EUCALYPTUS GLOBULUS	63		HIGH	E. GLOBULUS>40-70CM DBH	179.55	88.15	37.96%	PROPOSED ACCOMMODATION & W.V
67	EUCALYPTUS GLOBULUS	48		HIGH	E. GLOBULUS>40-70CM DBH	104.23	43.70	41.92%	PROPOSED ACC. & WATER TANKS
68	EUCALYPTUS GLOBULUS	57		HIGH	E. GLOBULUS>40-70CM DBH	146.98	56.52	38.45%	PROPOSED DRIVEWAY
67	EUCALYPTUS GLOBULUS	71		VERY HIGH	DRY FOREST, ANY SPECIES >70CM DBH & E. GLOBULUS >70CM DBH	228.05	90.98	39.89%	PROPOSED WATER TANKS
71	EUCALYPTUS GLOBULUS	75		VERY HIGH	DRY FOREST, ANY SPECIES >70CM DBH & E. GLOBULUS >70CM DBH	234.92	79.19	33.70%	PROPOSED DRIVEWAY
71	EUCALYPTUS GLOBULUS	71		HIGH	E. GLOBULUS>40-70CM DBH	179.55	27.54	15.34%	PROPOSED DRIVEWAY
103	E. PULCHELLA	47		VERY HIGH	DRY FOREST, ANY SPECIES >70CM DBH & E. GLOBULUS >70CM DBH	342.41	90.49	26.43%	PROPOSED DRIVEWAY
106	EUCALYPTUS GLOBULUS	44		HIGH	E. GLOBULUS>40-70CM DBH	87.58	20.42	23.32%	PROPOSED DRIVEWAY
107	EUCALYPTUS GLOBULUS	27		NA (SEE RATIONALE)	E. GLOBULUS>40 DBH	12.48	12.48	100%	PROPOSED DRIVEWAY
109	EUCALYPTUS GLOBULUS	64		HIGH	E. GLOBULUS>40-70CM DBH	185.3	67.85	36.51%	PROPOSED DRIVEWAY
135	EUCALYPTUS GLOBULUS	47		HIGH	E. GLOBULUS>40-70CM DBH	99.93	16.75	16.76%	PROPOSED DRIVEWAY
136	EUCALYPTUS GLOBULUS	39		NA (SEE RATIONALE)	E. GLOBULUS>40 DBH	68.81	10.87	15.80%	PROPOSED DRIVEWAY
137	EUCALYPTUS GLOBULUS	64		HIGH	E. GLOBULUS>40-70CM DBH	185.3	73.84	39.85%	PROPOSED DRIVEWAY
139	EUCALYPTUS GLOBULUS	52		HIGH	E. GLOBULUS>40-70CM DBH	122.33	53.05	43.37%	PROPOSED DRIVEWAY
140	EUCALYPTUS GLOBULUS	53		HIGH	E. GLOBULUS>40-70CM DBH	122.08	45.18	36.95%	PROPOSED DRIVEWAY
153	EUCALYPTUS GLOBULUS	47		HIGH	E. GLOBULUS>40-70CM DBH	99.93	20.42	20.43%	PROPOSED DRIVEWAY
154	EUCALYPTUS GLOBULUS	45		HIGH	E. GLOBULUS>40-70CM DBH	91.61	20.28	22.12%	PROPOSED DRIVEWAY
166	EUCALYPTUS GLOBULUS	74		VERY HIGH	DRY FOREST, ANY SPECIES >70CM DBH & E. GLOBULUS >70CM DBH	447.73	106.95	23.87%	PROPOSED DRIVEWAY
167	EUCALYPTUS GLOBULUS	44		HIGH	E. GLOBULUS>40-70CM DBH	87.58	20.42	23.32%	PROPOSED DRIVEWAY
161	DEAD	24		NA (SEE RATIONALE)	STAGS & STUMPS IMPORTANT FOR 40-SPOTTED PARADOLE	26.08	8.74	33.54%	PROPOSED DRIVEWAY
189	EUCALYPTUS GLOBULUS	68		HIGH	E. GLOBULUS>40-70CM DBH	209.18	52.59	25.14%	PROPOSED DRIVEWAY
191	EUCALYPTUS GLOBULUS	54		HIGH	E. GLOBULUS>40-70CM DBH	131.92	54.79	41.53%	PROPOSED DRIVEWAY
191	E. PULCHELLA	38		NA (SEE RATIONALE)	DRY FOREST, >70CM DBH	20.39	20.39	100%	PROPOSED DRIVEWAY
200	EUCALYPTUS GLOBULUS	49		HIGH	E. GLOBULUS>40-70CM DBH	108.62	44.45	40.91%	PROPOSED DRIVEWAY
201	E. OBLIQA	35		NA (SEE RATIONALE)	DRY FOREST, >70CM DBH	55.42	12.54	22.63%	PROPOSED DRIVEWAY
202	EUCALYPTUS GLOBULUS	50		HIGH	E. GLOBULUS>40-70CM DBH	113.1	42.4	37.48%	PROPOSED DRIVEWAY
203	E. OBLIQA	35		NA (SEE RATIONALE)	DRY FOREST, >70CM DBH	55.42	15.74	28.4%	PROPOSED DRIVEWAY
204	E. OBLIQA	46		NA (SEE RATIONALE)	DRY FOREST, >70CM DBH	96.72	18.95	19.80%	PROPOSED DRIVEWAY
210	E. OBLIQA	4		NA (SEE RATIONALE)	DRY FOREST, >70CM DBH	108.62	49.19	45.29%	PROPOSED DRIVEWAY
210	EUCALYPTUS GLOBULUS	49		HIGH	E. GLOBULUS>40 DBH	20.39	20.39	100%	PROPOSED DRIVEWAY
242	DEAD	63	STUMP, 10M UNKNOWN SPECIES	NA (SEE RATIONALE)	STAGS & STUMPS IMPORTANT FOR 40-SPOTTED PARADOLE	179.55	75.36	41.97%	PROPOSED DRIVEWAY
243	DEAD	47	STUMP, 9M EX. E. GLOBULUS	NA (SEE RATIONALE)	STAGS & STUMPS IMPORTANT FOR 40-SPOTTED PARADOLE	89.93	49.29	49.32%	PROPOSED DRIVEWAY
244	E. OBLIQA	46		NA (SEE RATIONALE)	DRY FOREST, >70CM DBH	96.72	20.39	21.08%	PROPOSED DRIVEWAY
246	EUCALYPTUS GLOBULUS	48		HIGH	DRY FOREST, >70CM DBH	104.23	23.93	22.96%	PROPOSED DRIVEWAY
248	EUCALYPTUS GLOBULUS	50		HIGH	E. GLOBULUS>40-70CM DBH	117.67	50.67	43.06%	PROPOSED DRIVEWAY
254	EUCALYPTUS GLOBULUS	66		HIGH	E. GLOBULUS>40-70CM DBH	197.06	22.64	11.29%	PROPOSED DRIVEWAY
259	EUCALYPTUS GLOBULUS	48		HIGH	E. GLOBULUS>40-70CM DBH	122.08	51.28	41.97%	PROPOSED DRIVEWAY
257	EUCALYPTUS GLOBULUS	31		NA (SEE RATIONALE)	E. GLOBULUS>40 DBH	63.47	17.85	28.12%	PROPOSED DRIVEWAY
266	EUCALYPTUS GLOBULUS	46		HIGH	E. GLOBULUS>40-70CM DBH	154.7	33.76	21.8%	PROPOSED DRIVEWAY
269	E. OBLIQA	32		NA (SEE RATIONALE)	DRY FOREST, >70CM DBH	25.32	12.54	49.52%	PROPOSED DRIVEWAY
277	DEAD	40	STAG, EX. E. GLOBULUS	NA (SEE RATIONALE)	STAGS & STUMPS IMPORTANT FOR 40-SPOTTED PARADOLE	25.32	23.93	95.12%	PROPOSED DRIVEWAY
278	DEAD	37	STUMP, 20M UNKNOWN SPECIES	NA (SEE RATIONALE)	STAGS & STUMPS IMPORTANT FOR 40-SPOTTED PARADOLE	61.93	20.32	32.81%	PROPOSED DRIVEWAY
282	EUCALYPTUS GLOBULUS	33		NA (SEE RATIONALE)	E. GLOBULUS>40 DBH	49.27	10.81	46.21%	PROPOSED DRIVEWAY
283	EUCALYPTUS GLOBULUS	59		HIGH	E. GLOBULUS>40-70CM DBH	156.89	70.07	44.67%	PROPOSED DRIVEWAY
289	EUCALYPTUS GLOBULUS	59		HIGH	E. GLOBULUS>40-70CM DBH	154.78	70.79	44.95%	PROPOSED DRIVEWAY
290	EUCALYPTUS GLOBULUS	64		HIGH	E. GLOBULUS>40-70CM DBH	185.3	76.28	42.78%	PROPOSED DRIVEWAY
290	E. OBLIQA	32	STUMP, 7M EX. E. GLOBULUS	NA (SEE RATIONALE)	STAGS & STUMPS IMPORTANT FOR 40-SPOTTED PARADOLE	25.32	20.32	79.85%	PROPOSED DRIVEWAY
300	EUCALYPTUS GLOBULUS	32		NA (SEE RATIONALE)	E. GLOBULUS>40 DBH	21.27	37.68	17.75%	PROPOSED DRIVEWAY
301	EUCALYPTUS GLOBULUS	51		HIGH	E. GLOBULUS>40-70CM DBH	117.67	25.48	21.65%	PROPOSED DRIVEWAY
315	E. PULCHELLA	43		HIGH	DRY FOREST, >70CM DBH	108.63	41.74	38.50%	PROPOSED DRIVEWAY
311	DEAD	26	STUMP, 2.9M UNKNOWN SPECIES	NA (SEE RATIONALE)	STAGS & STUMPS IMPORTANT FOR 40-SPOTTED PARADOLE	62.47	8.67	13.88%	PROPOSED DRIVEWAY
312	EUCALYPTUS GLOBULUS	103		VERY HIGH	DRY FOREST, ANY SPECIES >70CM DBH & E. GLOBULUS >70CM DBH	479.84	162.48	33.85%	PROPOSED DRIVEWAY
313	EUCALYPTUS GLOBULUS	83		VERY HIGH	DRY FOREST, ANY SPECIES >70CM DBH & E. GLOBULUS >70CM DBH	311.85	91.63	29.50%	PROPOSED DRIVEWAY
314	EUCALYPTUS GLOBULUS	83		HIGH	E. GLOBULUS>40-70CM DBH	154.78	70.79	45.75%	PROPOSED DRIVEWAY



**Room11 Architects**  
**Studio**  
358B Macquarie Street, South Hobart, TAS 7004  
**Telephone** 03-6224-8642  
**Email** [info@room11.com.au](mailto:info@room11.com.au) **Website** [www.room11.com.au](http://www.room11.com.au)

Drawings to be read in conjunction with specification by Room11 and all drawings and documents by engineers and subsconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

**Project No:**  
**2202**

**Client**  
DAN TAYLOR

**Project Name**  
CHROMA TUNNEL + STUDIO

**Project Address**  
47 YOUNGS RD, APOLLO BAY TAS

Issue ID	Issue Name	Date
02	DA SET W TREE MANAGEMENT	25/08/2022
03	CHANGES TO DA SET	30/09/2023
04	CHANGES TO DA SET	5/01/2023
05	CHANGES TO DA SET	22/02/2022
06	RFI ADDRESS/ACCESS EDITS	1/03/2023
07	CLIENT REQUEST	6/03/2023
08	RFI	20/03/2022

Issue ID	Issue Name
----------	------------



Drawing Title:  
TPZ MORE THAN 10 % AFFECTED

Scale: 1:100  
Date: 20/03/2022

Drawing No.:

Revision:
-----------

Drawn By:	J
Checked By:	T
Status:	S

3/2023 A1.06

08



LAND TITLE

VOLUME 27778  
FOLIO 6  
BAL RATING 29

SCHEDULE OF AREAS

SITE AREA: 23 180m<sup>2</sup>  
  
(1) PROPOSED ACCOMMODATION: 111.43m<sup>2</sup>  
(2) COURTYARD: 31.20m<sup>2</sup>  
(3) PROPOSED STUDIO: 33.60m<sup>2</sup>  
  
COMBINED (1+2+3) FLOOR AREA: 176.23m<sup>2</sup>  
TOTAL SITE COVERAGE: 0.76%

NOTES

NOTE THE LOCATION OF TREE #203 HAS BEEN ADJUSTED AS PER COUNCIL'S REQUEST

ANY TREE CROWNS WITHIN 4m, WILL BE TRIMMED TO SATISFY BUSHFIRE PRACTITIONER'S REPORT

Kingborough Council

Development Application: DA 2023-473

Plan Reference No.: P4

Date Received: 28 March 2023

Date placed on Public Exhibition: 1/04/2023

NOTES

BUSHFIRE HAZARD MANAGEMENT PROVISIONS

- TREES AND LARGE SHRUBS SHOULD BE PRUNED TO REMOVE BRANCHES WITHIN 2M OF THE GROUND.
- USE ONLY MOWN LAWN, BARE GROUND (DRIVEWAYS, PATHS ETC.) OR NON-FLAMMABLE NATIVE SUCCULENT GROUND COVER PLANTS IMMEDIATELY ADJACENT TO BUILDINGS (WITHIN 2M).
- TOTAL UNDERSTOREY CANOPY COVER SHOULD BE LESS THAN 20%.
- TOTAL EUCALYPT OVERSTOREY TO BE <5%.
- SEPARATE TREE CROWNS BY A MINIMUM OF 4M.
- SHRUBS SHOULD BE ISOLATED OR IN SMALL CLUMPS; AVOID CONTINUOUS CANOPIES.
- NEW TREES SHOULD NOT BE PLANTED CLOSER TO BUILDINGS THAN THEIR EXPECTED FULL HEIGHT.
- AVOID PLANTING OR RETAINING TREES AND SHRUBS WITH ROUGH FIBROUS BARK, OR WHICH RETAIN SHED BARK IN LONG STRIPS (RIBBON BARK) (E.G. ANY OF THE STRINGY BARK GROUP OF EUCALYPTS).
- AVOID PLANTING OR RETAINING TREES AND SHRUBS THAT RETAIN DEAD MATERIAL IN THEIR CANOPIES (E.G. MOST CONIFERS, AND MOST MELALEUCA AND LEPTOSPERMUM SPECIES).
- AVOID PLANTING OR RETAINING SHRUBS UNDER TREES.
- CANOPIES OF TREES AND SHRUBS SHOULD NOT TOUCH WALLS OR OVERHANG BUILDINGS.
- AVOID PLANTING OR RETAINING TREES AND SHRUBS THAT DEPOSIT LARGE QUANTITIES OF LITTER IN A SHORT PERIOD, PARTICULARLY IN SPRING AND SUMMER.
- COMBUSTIBLE MULCHES SHOULD NOT BE USED, EXCEPT IN VERY LIMITED QUANTITIES AROUND THE BASE OF SHRUBS; USE NON-COMBUSTIBLE MULCHES, SUCH AS PEBBLE, SCORIA OR GRAVEL, OR MOWN GRASS.
- SHRUBS SHOULD NOT BE ALLOWED TO GROW TO WITHIN 2M OF WINDOWS WITH ANNEALED (STANDARD) GLASS, OR WITHIN 1M OF WINDOWS WITH HEAT TOUGHENED GLASS OR WALLS WITH TIMBER CLADDING.
- LOCATE ANY COMBUSTIBLE MATERIALS, SUCH AS WOODPILES, FLAMMABLE FUEL STORES ETC., OUTSIDE THE HAZARD MANAGEMENT AREA.

WEED MANAGEMENT

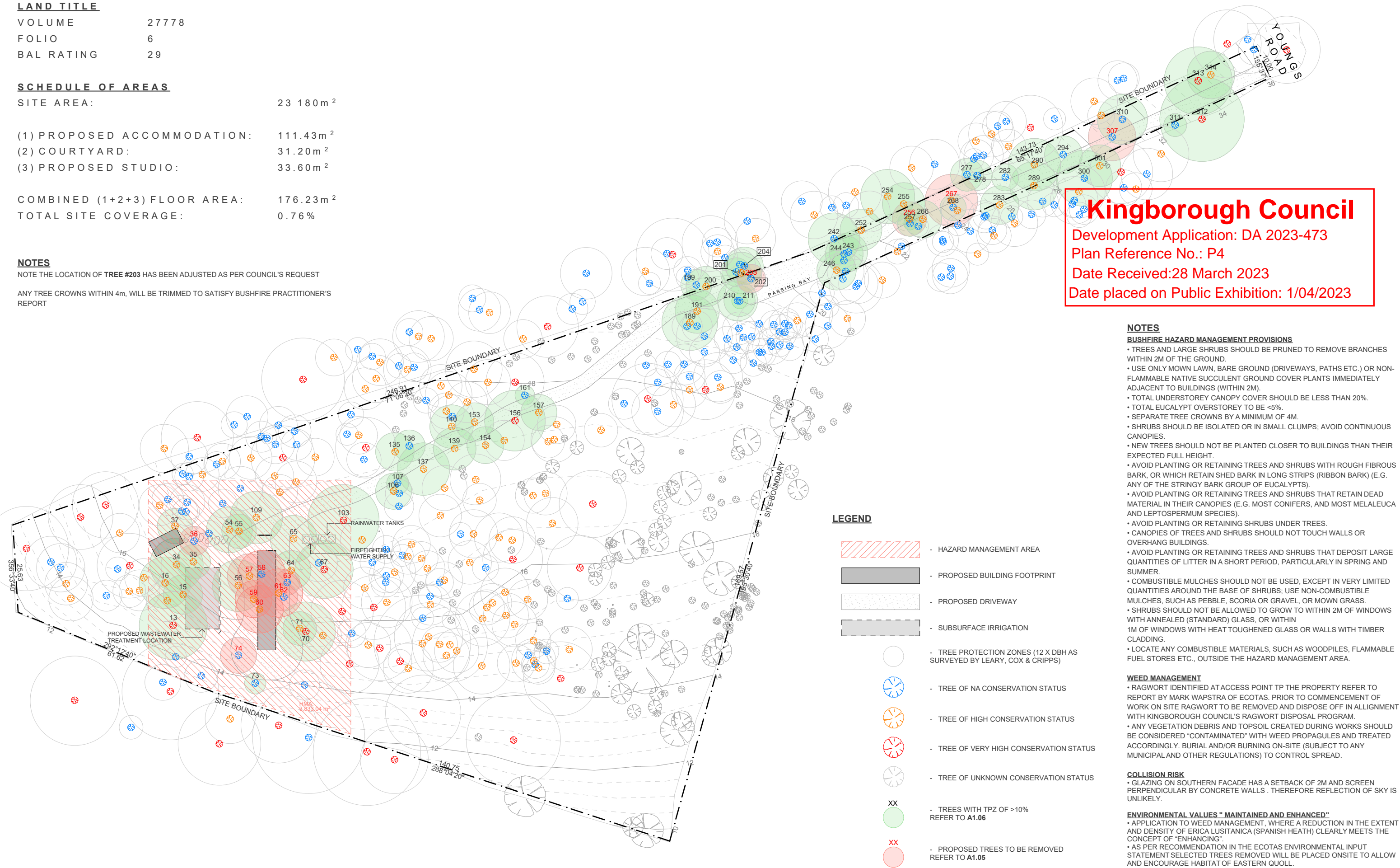
- RAGWORT IDENTIFIED AT ACCESS POINT TP THE PROPERTY REFER TO REPORT BY MARK WAPSTRA OF ECOTAS. PRIOR TO COMMENCEMENT OF WORK ON SITE RAGWORT TO BE REMOVED AND DISPOSE OFF IN ALIGNMENT WITH KINGBOROUGH COUNCIL'S RAGWORT DISPOSAL PROGRAM.
- ANY VEGETATION DEBRIS AND TOPSOIL CREATED DURING WORKS SHOULD BE CONSIDERED "CONTAMINATED" WITH WEED PROPAGULES AND TREATED ACCORDINGLY. BURIAL AND/OR BURNING ON-SITE (SUBJECT TO ANY MUNICIPAL AND OTHER REGULATIONS) TO CONTROL SPREAD.

COLLISION RISK

- GLAZING ON SOUTHERN FACADE HAS A SETBACK OF 2M AND SCREEN PERPENDICULAR BY CONCRETE WALLS. THEREFORE REFLECTION OF SKY IS UNLIKELY.

ENVIRONMENTAL VALUES " MAINTAINED AND ENHANCED"

- APPLICATION TO WEED MANAGEMENT, WHERE A REDUCTION IN THE EXTENT AND DENSITY OF ERICA LUSITANICA (SPANISH HEATH) CLEARLY MEETS THE CONCEPT OF "ENHANCING".
- AS PER RECOMMENDATION IN THE ECOTAS ENVIRONMENTAL INPUT STATEMENT SELECTED TREES REMOVED WILL BE PLACED ONSITE TO ALLOW AND ENCOURAGE HABITAT OF EASTERN QUOLL.



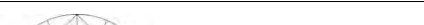

 <div>Room11 Architects Studio 358B Macquarie Street, South Hobart, TAS 7004 Telephone: 03-6234-8642 Email: info@room11.com.au Website: www.room11.com.au</div>	Drawings to be read in conjunction with specification by Room11 and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.	Project No: 2202	Issue ID	Issue Name	Date	Issue ID	Issue Name	Date	<div><div>Received 28/03/2023</div></div>	Drawing Title: ENVIRONMENTAL MANAGEMENT PLAN		
		Client DAN TAYLOR	02	DA SET W TREE MANAGEMENT	25/08/2022					Scale: P4 1:1000	Drawing No.:	Revision:
		Project Name CHROMA TUNNEL + STUDIO	03	CHANGES TO DA SET	30/09/2022					Date: 20/03/2023		
		Project Address 47 YOUNGS RD, APOLLO BAY TAS	04	CHANGES TO DA SET	5/01/2023					Drawn By: JF		
			05	CHANGES TO DA SET	22/02/2023					Checked By: JL		
			06	RFI ADDRESS/ACCESS EDITS	1/03/2023					Status: SK		
			07	CLIENT REQUEST	6/03/2023							
			08	RFI	20/03/2023							



TABLE OF TREES PROPOSED TO BE REMOVED

NO.	SPECIES	DBHOB (CM)	NOTES	CONSERVATION STATUS	RATIONALE	JUSTIFICATION FOR REMOVAL
36	EUCALYPTUS GLOBULUS	36		NA (SEE RATIONALE)	E.GLOBULUS<40CM DBH	PROPOSED ACCOMMODATION
57	EUCALYPTUS GLOBULUS	54		HIGH	E.GLOBULUS>40<70CM DBH	PROPOSED DRIVEWAY
58	DEAD	32	STUMP, 3M. UNKNOWN SPECIES	NA (SEE RATIONALE)	STAGS & STUMPS IMPORTANT FOR 40-SPOTTED PARDALOTE	PROPOSED ACCOMMODATION
59	EUCALYPTUS GLOBULUS	45		HIGH	E.GLOBULUS>40<70CM DBH	PROPOSED DRIVEWAY
60	EUCALYPTUS GLOBULUS	58		HIGH	E.GLOBULUS>40<70CM DBH	PROPOSED ACCOMMODATION
61	EUCALYPTUS GLOBULUS	59		HIGH	E.GLOBULUS>40<70CM DBH	PROPOSED DRIVEWAY
62	EUCALYPTUS GLOBULUS	34		NA (SEE RATIONALE)	E.GLOBULUS<40CM DBH	PROPOSED DRIVEWAY
63	EUCALYPTUS GLOBULUS	31		NA (SEE RATIONALE)	E.GLOBULUS<40CM DBH	PROPOSED DRIVEWAY
74	E. PULCHELLA	44		NA (SEE RATIONALE)	DRY FOREST <70CM DBH	PROPOSED DRIVEWAY
203	E. OBLIQUA	35		HIGH	DRY FOREST <70CM DBH	PROPOSED DRIVEWAY
256	EUCALYPTUS GLOBULUS	42		HIGH	E.GLOBULUS>40<70CM DBH	PROPOSED DRIVEWAY
267	EUCALYPTUS GLOBULUS	64		HIGH	E.GLOBULUS>40<70CM DBH	PROPOSED DRIVEWAY
297	E. PULCHELLA	58		NA (SEE RATIONALE)	DRY FOREST <70CM DBH	PROPOSED DRIVEWAY

TREE MANAGEMENT PLAN STATEMENT

This statement aims to discuss tree management strategies we have implemented on the proposed site for the visitor's accommodation and inhabitable studio unit on 47 Youngs Road, Apollo Bay.

The management plan reflects a total of 76 trees being affected by the proposal, 13 to be removed and 63 with more than 10% of its tree protection zone (TPZ) affected. Amongst the 13 trees to be removed, **none** of them are of VERY HIGH status. Accordingly, out of the 63 trees that has their TPZ > 10%, only **SEVEN** (13, 67, 70, 103, 156, 312, 313) are of VERY HIGH status.

It is unavoidable that the trees (13, 67, 70, 103, 156, 312, 313) has to be affected as it is situated along the narrow entryway to the site. We have directed the driveway on the opposite edge of the entryway from the subjected trees to avoid having remove the tree entirely.

In order to mitigate this further, we are proposing the construction of the driveway with a methodology that will significantly reduce negative impact on the trees i.e. the use of Geoweb Cellular Confinement System (detailed below). This methodology has been developed and tested to protect the roots of the trees and rooting environment from affects of installing gravel trafficable surfaces. Further information of this method can be found in the attached document. Due to implementing this construction methodology, the trees shown >10% TPZ in the driveway zone will not be affected.

Also, the proposed visitor's accommodation and studio is designed to be entirely off-grid. Therefore, no power lines, NBN, and/or any other services will be impacting on the land.

Through these observations and our mitigation strategies, we can conclude that this location provides the **least environmental impact**.

TABLE OF TREES WITH MORE THAN 10% OF TPZ AFFECTED

NO.	SPECIES	DBHOB (CM)	NOTES	CONSERVATION STATUS	RATIONALE	AREA OF TPZ (SQM)	AREA ENCRAGED (SQM)	TPZ ENCROACHMENT (%)	TPZ ENCROACHMENT ZONE
13	E. PULCHELLA	83		VERY HIGH	DRY FOREST, ANY SPECIES >70CM DBH	311.85	88.69	28.46%	PROPOSED WASTEWATER TREATMENT
15	EUCALYPTUS GLOBULUS	48		HIGH	E.GLOBULUS>40<70CM DBH	104.23	44.99	43.16%	PROPOSED WASTEWATER TREATMENT
16	EUCALYPTUS GLOBULUS	63		HIGH	E.GLOBULUS>40<70CM DBH	179.55	56.06	31.22%	PROPOSED WASTEWATER TREATMENT
24	EUCALYPTUS GLOBULUS	65		HIGH	E.GLOBULUS>40<70CM DBH	191.13	26.57	13.89%	PROPOSED STUDIO & W.W.T
35	EUCALYPTUS GLOBULUS	42		HIGH	E.GLOBULUS>40<70CM DBH	79.8	23.58	29.55%	PROPOSED WASTEWATER TREATMENT
36	EUCALYPTUS GLOBULUS	36		NA (SEE RATIONALE)	E.GLOBULUS>40<70CM DBH	58.63	23.68	40.39%	PROPOSED DRIVEWAY
37	EUCALYPTUS GLOBULUS	43		HIGH	E.GLOBULUS>40<70CM DBH	63.65	51.87	81.52%	PROPOSED STUDIO
64	EUCALYPTUS GLOBULUS	56		HIGH	E.GLOBULUS>40<70CM DBH	141.87	51.43	36.26%	PROPOSED DRIVEWAY
65	EUCALYPTUS GLOBULUS	42		HIGH	E.GLOBULUS>40<70CM DBH	79.8	33.95	42.54%	PROPOSED DRIVEWAY
68	EUCALYPTUS GLOBULUS	63		HIGH	E.GLOBULUS>40<70CM DBH	179.55	88.15	49.10%	PROPOSED ACCOMMODATION & W.W.T
69	EUCALYPTUS GLOBULUS	48		HIGH	E.GLOBULUS>40<70CM DBH	104.23	45.55	43.70%	PROPOSED ACC. & WATER TANKS
69	EUCALYPTUS GLOBULUS	57		HIGH	E.GLOBULUS>40<70CM DBH	146.58	56.81	38.76%	PROPOSED DRIVEWAY
67	EUCALYPTUS GLOBULUS	71		VERY HIGH	DRY FOREST, ANY SPECIES >70CM DBH & E. GLOBULUS >70CM DBH	228.05	90.98	39.89%	PROPOSED WATER TANKS
70	EUCALYPTUS GLOBULUS	75		VERY HIGH	DRY FOREST, ANY SPECIES >70CM DBH & E. GLOBULUS >70CM DBH	234.92	79.74	34.00%	PROPOSED DRIVEWAY
71	EUCALYPTUS GLOBULUS	41		HIGH	E.GLOBULUS>40<70CM DBH	76.05	27.54	36.21%	PROPOSED DRIVEWAY
103	E. PULCHELLA	87		VERY HIGH	DRY FOREST, ANY SPECIES >70CM DBH & E. GLOBULUS >70CM DBH	342.41	90.49	26.43%	PROPOSED DRIVEWAY
106	EUCALYPTUS GLOBULUS	44		HIGH	E.GLOBULUS>40<70CM DBH	67.58	20.42	30.22%	PROPOSED DRIVEWAY
107	EUCALYPTUS GLOBULUS	27		NA (SEE RATIONALE)	E.GLOBULUS>40 DBH	12.98	10.67	82.20%	PROPOSED DRIVEWAY
109	EUCALYPTUS GLOBULUS	64		HIGH	E.GLOBULUS>40<70CM DBH	185.3	67.65	36.51%	PROPOSED DRIVEWAY
135	EUCALYPTUS GLOBULUS	47		HIGH	E.GLOBULUS>40<70CM DBH	99.93	16.75	16.76%	PROPOSED DRIVEWAY
136	EUCALYPTUS GLOBULUS	39		NA (SEE RATIONALE)	E.GLOBULUS>40 DBH	69.81	13.47	19.28%	PROPOSED DRIVEWAY
137	EUCALYPTUS GLOBULUS	64		HIGH	E.GLOBULUS>40<70CM DBH	185.3	70.84	38.23%	PROPOSED DRIVEWAY
139	EUCALYPTUS GLOBULUS	52		HIGH	E.GLOBULUS>40<70CM DBH	122.33	53.05	43.37%	PROPOSED DRIVEWAY
140	EUCALYPTUS GLOBULUS	53		HIGH	E.GLOBULUS>40<70CM DBH	127.08	45.18	35.56%	PROPOSED DRIVEWAY
153	EUCALYPTUS GLOBULUS	47		HIGH	E.GLOBULUS>40<70CM DBH	99.93	40.88	40.91%	PROPOSED DRIVEWAY
154	EUCALYPTUS GLOBULUS	45		HIGH	E.GLOBULUS>40<70CM DBH	91.81	20.29	22.12%	PROPOSED DRIVEWAY
156	EUCALYPTUS GLOBULUS	74		VERY HIGH	DRY FOREST, ANY SPECIES >70CM DBH & E. GLOBULUS >70CM DBH	247.73	106.95	43.17%	PROPOSED DRIVEWAY
157	EUCALYPTUS GLOBULUS	44		HIGH	E.GLOBULUS>40<70CM DBH	67.58	31.71	46.92%	PROPOSED DRIVEWAY
161	DEAD	24		NA (SEE RATIONALE)	STAGS & STUMPS IMPORTANT FOR 40-SPOTTED PARDALOTE	26.06	8.74	33.54%	PROPOSED DRIVEWAY
189	EUCALYPTUS GLOBULUS	68		HIGH	E.GLOBULUS>40<70CM DBH	209.18	52.59	25.14%	PROPOSED DRIVEWAY
191	EUCALYPTUS GLOBULUS	54		HIGH	E.GLOBULUS>40<70CM DBH	131.92	34.79	26.37%	PROPOSED DRIVEWAY
199	E. PULCHELLA	78		NA (SEE RATIONALE)	DRY FOREST <70CM DBH	65.33	13.13	20.10%	PROPOSED DRIVEWAY
200	EUCALYPTUS GLOBULUS	49		HIGH	E.GLOBULUS>40<70CM DBH	108.62	44.5	40.97%	PROPOSED DRIVEWAY
201	E. OBLIQUA	35		NA (SEE RATIONALE)	DRY FOREST <70CM DBH	55.42	12.94	23.35%	PROPOSED DRIVEWAY
202	EUCALYPTUS GLOBULUS	50		HIGH	E.GLOBULUS>40<70CM DBH	113.1	42.8	37.84%	PROPOSED DRIVEWAY
203	E. OBLIQUA	35		NA (SEE RATIONALE)	DRY FOREST <70CM DBH	55.42	15.74	28.40%	PROPOSED DRIVEWAY
204	E. OBLIQUA	46		NA (SEE RATIONALE)	DRY FOREST <70CM DBH	95.73	18.95	19.80%	PROPOSED DRIVEWAY
210	E. OBLIQUA	49		NA (SEE RATIONALE)	DRY FOREST <70CM DBH	108.62	49.19	45.29%	PROPOSED DRIVEWAY
211	EUCALYPTUS GLOBULUS	38		NA (SEE RATIONALE)	E.GLOBULUS>40 DBH	65.33	30.29	46.36%	PROPOSED DRIVEWAY
242	DEAD	63	STUMP, 10M. UNKNOWN SPECIES	NA (SEE RATIONALE)	STAGS & STUMPS IMPORTANT FOR 40-SPOTTED PARDALOTE	179.55	75.36	41.97%	PROPOSED DRIVEWAY
243	DEAD	47	STUMP, 9M. EX-E. GLOBULUS	NA (SEE RATIONALE)	STAGS & STUMPS IMPORTANT FOR 40-SPOTTED PARDALOTE	99.93	49.29	49.32%	PROPOSED DRIVEWAY
244	E. OBLIQUA	46		NA (SEE RATIONALE)	DRY FOREST <70CM DBH	95.73	47.4	49.51%	PROPOSED DRIVEWAY
246	EUCALYPTUS GLOBULUS	48		HIGH	DRY FOREST <70CM DBH	104.23	23.93	22.96%	PROPOSED DRIVEWAY
282	EUCALYPTUS GLOBULUS	50		HIGH	E.GLOBULUS>40<70CM DBH	117.67	50.67	43.06%	PROPOSED DRIVEWAY
284	EUCALYPTUS GLOBULUS	66		HIGH	E.GLOBULUS>40<70CM DBH	197.06	22.24	11.29%	PROPOSED DRIVEWAY
285	EUCALYPTUS GLOBULUS	53		HIGH	E.GLOBULUS>40<70CM DBH	122.29	45.61	37.29%	PROPOSED DRIVEWAY
287	EUCALYPTUS GLOBULUS	31		NA (SEE RATIONALE)	E.GLOBULUS>40 DBH	43.47	17.95	41.29%	PROPOSED DRIVEWAY
288	EUCALYPTUS GLOBULUS	46		HIGH	E.GLOBULUS>40<70CM DBH	95.73	37.64	39.32%	PROPOSED DRIVEWAY
289	E. OBLIQUA	32		NA (SEE RATIONALE)	DRY FOREST <70CM DBH	46.32	11.37	24.55%	PROPOSED DRIVEWAY
297	DEAD	40	STAG, EX-E. GLOBULUS	NA (SEE RATIONALE)	STAGS & STUMPS IMPORTANT FOR 40-SPOTTED PARDALOTE	12.98	17.79	137.12%	PROPOSED DRIVEWAY
378	DEAD	37	STUMP, 20M. UNKNOWN SPECIES	NA (SEE RATIONALE)	STAGS & STUMPS IMPORTANT FOR 40-SPOTTED PARDALOTE	61.93	20.32	32.81%	PROPOSED DRIVEWAY
282	EUCALYPTUS GLOBULUS	33		NA (SEE RATIONALE)	E.GLOBULUS>40 DBH	49.27	19.81	39.81%	PROPOSED DRIVEWAY
283	EUCALYPTUS GLOBULUS	47		HIGH	E.GLOBULUS>40<70CM DBH	99.93	15.07	15.07%	PROPOSED DRIVEWAY
289	EUCALYPTUS GLOBULUS	59		HIGH	E.GLOBULUS>40<70CM DBH	157.48	70.79	44.95%	PROPOSED DRIVEWAY
290	EUCALYPTUS GLOBULUS	64		HIGH	E.GLOBULUS>40<70CM DBH	185.3	79.28	42.78%	PROPOSED DRIVEWAY
294	DEAD	46	STUMP, 7M. EX-E. GLOBULUS	NA (SEE RATIONALE)	STAGS & STUMPS IMPORTANT FOR 40-SPOTTED PARDALOTE	67.73	45.7	67.47%	PROPOSED DRIVEWAY
300	EUCALYPTUS GLOBULUS	32		NA (SEE RATIONALE)	E.GLOBULUS>40 DBH	46.32	17.79	38.43%	PROPOSED DRIVEWAY
301	EUCALYPTUS GLOBULUS	51		HIGH	E.GLOBULUS>40<70CM DBH	117.67	25.48	21.65%	PROPOSED DRIVEWAY
310	E. PULCHELLA	61		HIGH	DRY FOREST <70CM DBH	168.33	48.7	28.93%	PROPOSED DRIVEWAY
311	DEAD	28	STUMP, 2.5M. UNKNOWN SPECIES	NA (SEE RATIONALE)	STAGS & STUMPS IMPORTANT FOR 40-SPOTTED PARDALOTE	16.47	6.67	40.49%	PROPOSED DRIVEWAY
312	EUCALYPTUS GLOBULUS	103		VERY HIGH	DRY FOREST, ANY SPECIES >70CM DBH & E. GLOBULUS >70CM DBH	479.94	162.48	33.85%	PROPOSED DRIVEWAY
313	EUCALYPTUS GLOBULUS	83		VERY HIGH	DRY FOREST, ANY SPECIES >70CM DBH & E. GLOBULUS >70CM DBH	311.85	91.93	29.50%	PROPOSED DRIVEWAY
314	EUCALYPTUS GLOBULUS	58		HIGH	E.GLOBULUS>40<70CM DBH	152.18	32.35	21.26%	PROPOSED DRIVEWAY

Number of trees to be removed: 13  
Number of trees with TPZ > 10% : 63  
Total number of trees affected: 76

Kingborough Council

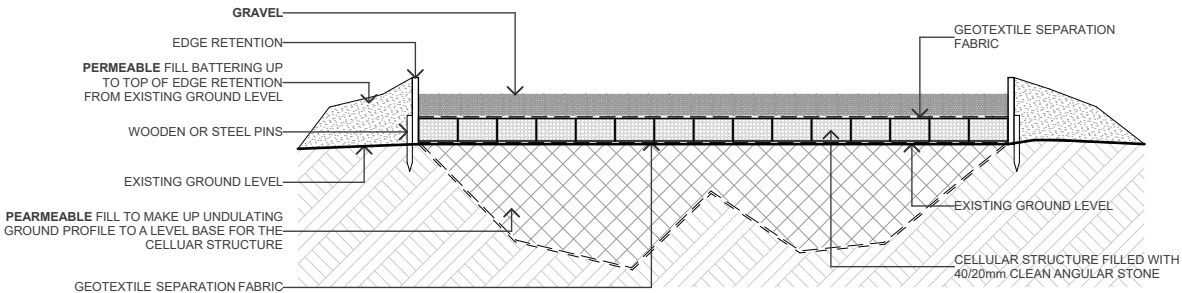
Development Application: DA 2023-473

Plan Reference No.: P4

Date Received:28 March 2023

Date placed on Public Exhibition: 1/04/2023


DRIVEWAY DETAIL IN ROOT PROTECTION AREAS



ILLUSTRATIVE SPECIFICATION FOR NO-DIG CELLULAR CONFINEMENT SURFACING WITH EXAMPLE OF GRAVEL FINISH OPTION  
**NOTE:** THE FINAL DESIGN MUST BE SITE SPECIFIC AND DETAILED BY AN APPROPRIATE SPECIALIST



Date placed on Public Exhibition: 1/04/2023


AMENDMENTS			<div><p><b>LEARYCOX&amp;CRIPPS</b> LAND &amp; ENGINEERING SURVEYORS</p></div> <div>Unit G04 40 Mollie Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com</div>	Project Name and Address		Drawing Title		SCALE		Contour Interval		FILE REF:			
No.	Revision/Issue	Date		47 YOUNGS ROAD, BRUNY ISLAND		DETAIL PLAN				Date		12689			
01	Additional tree data	07-07-2022								15-02-2022					
				Client		ROOM 11		*THIS DOCUMENT IS, AND SHALL REMAIN, THE PROPERTY OF LEARY COX & CRIPPS, LAND & ENGINEERING SURVEYORS. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THE DOCUMENT IN ANY WAY IS PROHIBITED.*		SHEET		2 of 3			
										DRAWN		SP & LO		Geocoid Ref 1268901	
										CHKD		DC		AutoCAD Ref 1268901	
														DA TUM Horiz: MGA2020	
														AHD83	



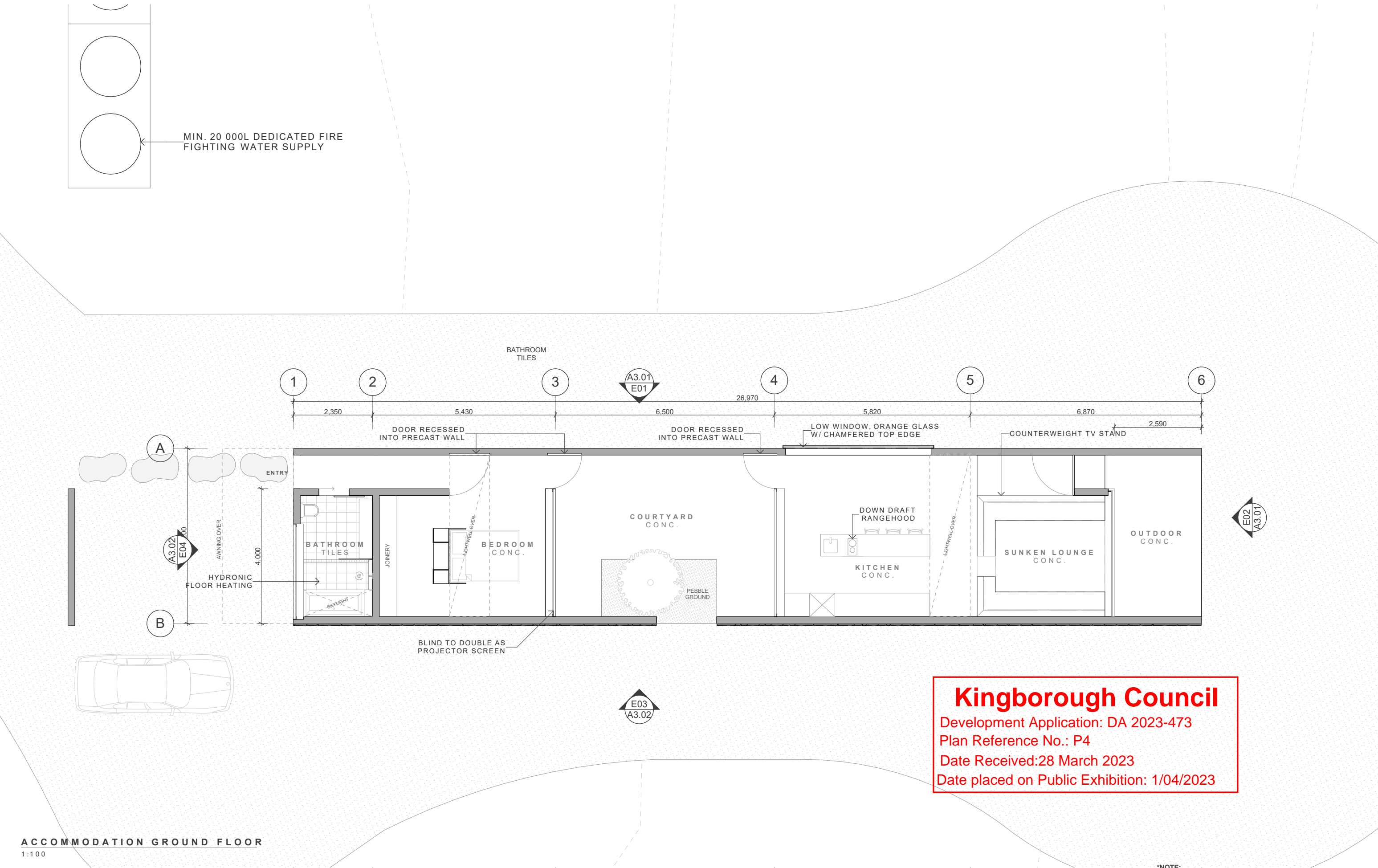
Received 28/03/2023



185	Eucalyptus globulus	54			High	E. globulus >40<70 cm DBH	277	dead	40	stag, ex-E. globulus	not applicable (see rationale)	stags & stumps important for 40-spotted pardalote
186	E. obliqua	63			not applicable (see rationale)	Dry forest, <70 cm DBH	278	dead	37	stump, 20 m, unknown species	not applicable (see rationale)	stags & stumps important for 40-spotted pardalote
187	E. obliqua	68			not applicable (see rationale)	Dry forest, <70 cm DBH	279	Eucalyptus globulus	25		not applicable (see rationale)	E. globulus <40 cm DBH
188	Eucalyptus globulus	37			not applicable (see rationale)	E. globulus <40 cm DBH	280	Eucalyptus globulus	41		High	E. globulus >40<70 cm DBH
189	Eucalyptus globulus	68	61, 30		High	E. globulus >40<70 cm DBH	281	Eucalyptus globulus	48		High	E. globulus >40<70 cm DBH
190	E. pulchella	37			not applicable (see rationale)	Dry forest, <70 cm DBH	282	Eucalyptus globulus	33		not applicable (see rationale)	E. globulus <40 cm DBH
191	Eucalyptus globulus	54			High	E. globulus >40<70 cm DBH	283	Eucalyptus globulus	47		High	E. globulus >40<70 cm DBH
192	E. pulchella	63			not applicable (see rationale)	Dry forest, <70 cm DBH	284	Eucalyptus globulus	27		not applicable (see rationale)	E. globulus <40 cm DBH
193	Eucalyptus globulus	59			High	E. globulus >40<70 cm DBH	285	Eucalyptus globulus	57		High	E. globulus >40<70 cm DBH
194	Eucalyptus globulus	27			not applicable (see rationale)	E. globulus <40 cm DBH	286	Eucalyptus globulus	35		not applicable (see rationale)	E. globulus <40 cm DBH
195	Eucalyptus globulus	39			not applicable (see rationale)	E. globulus <40 cm DBH	287	Eucalyptus globulus	38		not applicable (see rationale)	E. globulus <40 cm DBH
196	E. obliqua	89			Very High	Dry forest, any species >70 cm DBH	288	Eucalyptus globulus	29		not applicable (see rationale)	E. globulus <40 cm DBH
197	dead	34		stump, 8 m, unknown species	not applicable (see rationale)	stags & stumps important for 40-spotted pardalote	289	Eucalyptus globulus	59		High	E. globulus >40<70 cm DBH
198	Eucalyptus globulus	28			not applicable (see rationale)	E. globulus <40 cm DBH	290	Eucalyptus globulus	64		High	E. globulus >40<70 cm DBH
199	E. pulchella	38			not applicable (see rationale)	Dry forest, <70 cm DBH	291	Eucalyptus globulus	42	29, 31	High	E. globulus >40<70 cm DBH
200	Eucalyptus globulus	49			High	E. globulus >40<70 cm DBH	292	Eucalyptus globulus	79		Very High	Dry forest, any species >70 cm DBH & E. globulus >70 cm DBH
201	E. obliqua	35			not applicable (see rationale)	Dry forest, <70 cm DBH	293	E. pulchella	27		not applicable (see rationale)	Dry forest, <70 cm DBH
202	Eucalyptus globulus	50			High	E. globulus >40<70 cm DBH	294	dead	46		not applicable (see rationale)	stags & stumps important for 40-spotted pardalote
203	E. obliqua	35	30, 18		not applicable (see rationale)	Dry forest, <70 cm DBH	295	Eucalyptus globulus	33		not applicable (see rationale)	E. globulus <40 cm DBH
204	E. obliqua	46			not applicable (see rationale)	Dry forest, <70 cm DBH	296	E. obliqua	58		not applicable (see rationale)	Dry forest, <70 cm DBH
205	Eucalyptus globulus	38			not applicable (see rationale)	E. globulus <40 cm DBH	297	Eucalyptus globulus	64		High	E. globulus >40<70 cm DBH
206	E. obliqua	31	22, 22		not applicable (see rationale)	Dry forest, <70 cm DBH	298	Eucalyptus globulus	31		not applicable (see rationale)	E. globulus <40 cm DBH
207	Eucalyptus globulus	41			High	E. globulus >40<70 cm DBH	299	Eucalyptus globulus	36		not applicable (see rationale)	E. globulus <40 cm DBH
208	Eucalyptus globulus	36			not applicable (see rationale)	E. globulus <40 cm DBH	300	Eucalyptus globulus	32		not applicable (see rationale)	E. globulus <40 cm DBH
209	E. obliqua	68			not applicable (see rationale)	Dry forest, <70 cm DBH	301	Eucalyptus globulus	51		High	E. globulus >40<70 cm DBH
210	E. obliqua	49			not applicable (see rationale)	Dry forest, <70 cm DBH	302	Eucalyptus globulus	77	41, 65	Very High	Dry forest, any species >70 cm DBH & E. globulus >70 cm DBH
211	Eucalyptus globulus	38		stag, ex-E. E. obliqua	not applicable (see rationale)	E. globulus <40 cm DBH	303	E. pulchella	44		not applicable (see rationale)	Dry forest, <70 cm DBH
212	dead	53	34, 40		not applicable (see rationale)	stags & stumps important for 40-spotted pardalote	304	Eucalyptus globulus	40		High	E. globulus >40<70 cm DBH
213	E. obliqua	40			not applicable (see rationale)	Dry forest, <70 cm DBH	305	E. pulchella	63		not applicable (see rationale)	Dry forest, <70 cm DBH
214	Eucalyptus globulus	31			not applicable (see rationale)	E. globulus <40 cm DBH	306	Eucalyptus globulus	68		High	E. globulus >40<70 cm DBH
215	E. obliqua	30			not applicable (see rationale)	Dry forest, <70 cm DBH	307	E. pulchella	58		not applicable (see rationale)	Dry forest, <70 cm DBH
216	E. obliqua	40			not applicable (see rationale)	Dry forest, <70 cm DBH	308	E. viminalis	33		High	E. viminalis >25 cm DBH and within 3 km of breeding site of 40-spotted pardalote
217	E. obliqua	38			not applicable (see rationale)	Dry forest, <70 cm DBH	309	E. globulus	57		High	E. globulus >40<70 cm DBH
218	E. obliqua	33			not applicable (see rationale)	Dry forest, <70 cm DBH	310	E. pulchella	61		not applicable (see rationale)	Dry forest, <70 cm DBH
219	Eucalyptus globulus	32			not applicable (see rationale)	E. globulus <40 cm DBH	311	dead	28	stump, 2.5 m, unknown species	not applicable (see rationale)	stags & stumps important for 40-spotted pardalote
220	E. obliqua	33			not applicable (see rationale)	Dry forest, <70 cm DBH	312	Eucalyptus globulus	103	53, 52, 72	Very High	Dry forest, any species >70 cm DBH & E. globulus >70 cm DBH
221	Eucalyptus globulus	35			not applicable (see rationale)	E. globulus <40 cm DBH	313	Eucalyptus globulus	83		Very High	Dry forest, any species >70 cm DBH & E. globulus >70 cm DBH
222	Eucalyptus globulus	31			not applicable (see rationale)	E. globulus <40 cm DBH	314	Eucalyptus globulus	58	29, 50	High	E. globulus >40<70 cm DBH
223	E. obliqua	45			not applicable (see rationale)	Dry forest, <70 cm DBH	315	Eucalyptus globulus	83		Very High	Dry forest, any species >70 cm DBH & E. globulus >70 cm DBH
224	Eucalyptus globulus	29			not applicable (see rationale)	E. globulus <40 cm DBH	316	dead	83	cut stump at gate. 2 m, unknown species	not applicable (see rationale)	stags & stumps important for 40-spotted pardalote
225	E. obliqua	46			not applicable (see rationale)	Dry forest, <70 cm DBH	317	dead	38	stump, 9 m, unknown species	not applicable (see rationale)	stags & stumps important for 40-spotted pardalote
226	E. obliqua	43			not applicable (see rationale)	Dry forest, <70 cm DBH	318	Eucalyptus globulus	82		Very High	Dry forest, any species >70 cm DBH & E. globulus >70 cm DBH
227	dead	35		stag, ex-E. globulus	not applicable (see rationale)	stags & stumps important for 40-spotted pardalote	319	Eucalyptus globulus	38		not applicable (see rationale)	E. globulus <40 cm DBH
228	Eucalyptus globulus	34			not applicable (see rationale)	E. globulus <40 cm DBH	320	E. pulchella	48		not applicable (see rationale)	Dry forest, <70 cm DBH
229	E. obliqua	39			not applicable (see rationale)	Dry forest, <70 cm DBH	321	dead	49	stump, 12 m, ex-E. globulus	not applicable (see rationale)	stags & stumps important for 40-spotted pardalote
230	E. obliqua	33			not applicable (see rationale)	Dry forest, <70 cm DBH	322	Eucalyptus globulus	37		not applicable (see rationale)	E. globulus <40 cm DBH
231	E. ovata	50			High	E. ovata >40<70 cm DBH	323	Eucalyptus globulus	56		High	E. globulus >40<70 cm DBH
232	E. obliqua	55			not applicable (see rationale)	Dry forest, <70 cm DBH	324	Eucalyptus globulus	44		High	E. globulus >40<70 cm DBH
233	Eucalyptus globulus	32			not applicable (see rationale)	E. globulus <40 cm DBH	325	E. pulchella	61	45, 41	not applicable (see rationale)	Dry forest, <70 cm DBH
234	E. obliqua	55			not applicable (see rationale)	Dry forest, <70 cm DBH	326	Eucalyptus globulus	53		High	E. globulus >40<70 cm DBH
235	Eucalyptus globulus	44			High	E. globulus >40<70 cm DBH	327	Eucalyptus globulus	65	44, 48	High	E. globulus >40<70 cm DBH
236	dead	27		stag, ex-E. E. obliqua	not applicable (see rationale)	stags & stumps important for 40-spotted pardalote	328	Eucalyptus globulus	31		not applicable (see rationale)	E. globulus <40 cm DBH
237	dead	30		stag, unknown species	not applicable (see rationale)	stags & stumps important for 40-spotted pardalote	329	Eucalyptus globulus	29		not applicable (see rationale)	E. globulus <40 cm DBH
238	Eucalyptus globulus	49			High	E. globulus >40<70 cm DBH	330	Eucalyptus globulus	55		High	E. globulus >40<70 cm DBH
239	E. pulchella	28			not applicable (see rationale)	Dry forest, <70 cm DBH	331	Eucalyptus globulus	62		High	E. globulus >40<70 cm DBH
240	E. pulchella	50			not applicable (see rationale)	Dry forest, <70 cm DBH	332	Eucalyptus globulus	41		High	E. globulus >40<70 cm DBH
241	Eucalyptus globulus	47			High	E. globulus >40<70 cm DBH	333	Eucalyptus globulus	59		High	E. globulus >40<70 cm DBH
242	dead	63		stump, 10 m, unknown species	not applicable (see rationale)	stags & stumps important for 40-spotted pardalote	334	Eucalyptus globulus	28		not applicable (see rationale)	E. globulus <40 cm DBH
243	dead	47		stump, 9 m, ex-E. globulus	not applicable (see rationale)	stags & stumps important for 40-spotted pardalote	335	Eucalyptus globulus	45		High	E. globulus >40<70 cm DBH
244	E. obliqua	46			not applicable (see rationale)	Dry forest, <70 cm DBH	336	Eucalyptus globulus	34		not applicable (see rationale)	E. globulus <40 cm DBH
245	E. obliqua	27			not applicable (see rationale)	Dry forest, <70 cm DBH	337	Eucalyptus globulus	28		not applicable (see rationale)	E. globulus <40 cm DBH
246	Eucalyptus globulus	48			High	E. globulus >40<70 cm DBH	338	Eucalyptus globulus	50		High	E. globulus >40<70 cm DBH
247	E. obliqua	45			not applicable (see rationale)	Dry forest, <70 cm DBH	339	Eucalyptus globulus	69		High	E. globulus >40<70 cm DBH
248	E. obliqua	63			not applicable (see rationale)	Dry forest, <70 cm DBH	340	Eucalyptus globulus	67		High	E. globulus >40<70 cm DBH
249	E. obliqua	65			not applicable (see rationale)	Dry forest, <70 cm DBH	341	Eucalyptus globulus	43		High	E. globulus >40<70 cm DBH
250	E. obliqua	48			not applicable (see rationale)	Dry forest, <70 cm DBH	342	Eucalyptus globulus	47		High	E. globulus >40<70 cm DBH
251	Eucalyptus globulus	44			High	E. globulus >40<70 cm DBH	343	Eucalyptus globulus	55		High	E. globulus >40<70 cm DBH
252	Eucalyptus globulus	54			High	E. globulus >40<70 cm DBH	344	Eucalyptus globulus	55		High	E. globulus >40<70 cm DBH
253	Eucalyptus globulus	50			High	E. globulus >40<70 cm DBH	345	Eucalyptus globulus	49		High	E. globulus >40<70 cm DBH
254	Eucalyptus globulus	66			High	E. globulus >40<70 cm DBH	346	Eucalyptus globulus	59		High	E. globulus >40<70 cm DBH
255	Eucalyptus globulus	52			High	E. globulus >40<70 cm DBH	347	dead	32	stump, 8 m, ex-E. globulus	not applicable (see rationale)	stags & stumps important for 40-spotted pardalote
256	Eucalyptus globulus	42			High	E. globulus >40<70 cm DBH	348	Eucalyptus globulus	53		High	E. globulus >40<70 cm DBH
257	Eucalyptus globulus	31			not applicable (see rationale)	E. globulus <40 cm DBH	349	Eucalyptus globulus	52		High	E. globulus >40<70 cm DBH
258	E. obliqua	38			not applicable (see rationale)	Dry forest, <70 cm DBH	350	Eucalyptus globulus	60		High	E. globulus >40<70 cm DBH
259	Eucalyptus globulus	61			High	E. globulus >40<70 cm DBH	351	Eucalyptus globulus	57	29, 49	High	E. globulus >40<70 cm DBH
260	E. obliqua	35			not applicable (see rationale)	Dry forest, <70 cm DBH	352	Eucalyptus globulus	73		Very High	Dry forest, any species >70 cm DBH & E. globulus >70 cm DBH
261	E. obliqua	43			not applicable (see rationale)	Dry forest, <70 cm DBH	353	Eucalyptus globulus	63		High	E. globulus >40<70 cm DBH
262	E. pulchella	46			not applicable (see rationale)	Dry forest, <70 cm DBH	354	Eucalyptus globulus	43		High	E. globulus >40<70 cm DBH
263	E. obliqua	39			not applicable (see rationale)	Dry forest, <70 cm DBH	355	Eucalyptus globulus	53		High	E. globulus >40<70 cm DBH
264	dead	25		stump, 8 m, unknown species	not applicable (see rationale)	stags & stumps important for 40-spotted pardalote	356	E. pulchella	82		Very High	Dry forest, any species >70 cm DBH
265	Eucalyptus globulus	25			not applicable (see rationale)	E. globulus <40 cm DBH	357	E. pulchella	79		Very High	Dry forest, any species >70 cm DBH
266	Eucalyptus globulus	46			High	E. globulus >40<70 cm DBH	358	Eucalyptus globulus	27		not applicable (see rationale)	E. globulus <40 cm DBH
267	Eucalyptus globulus	64			High	E. globulus >40<70 cm DBH	359	Eucalyptus globulus	56		High	E. globulus >40<70 cm DBH
268	E. obliqua	32	24, 21		not applicable (see rationale)	Dry forest, <70 cm DBH	360	Eucalyptus globulus	90		Very High	Dry forest, any species >70 cm DBH & E. globulus >70 cm DBH
269	E. viminalis	39		stump, 7 m, live, coppice	High	E. viminalis >25 cm DBH and within 3 km of breeding site of 40-spotted pardalote	361	Eucalyptus globulus	40		High	E. globulus >40<70 cm DBH
270	dead	26		stump, 6 m, unknown species	not applicable (see rationale)	stags & stumps important for 40-spotted pardalote	362	Eucalyptus globulus	34		not applicable (see rationale)	E. globulus <40 cm DBH
271	E. obliqua	53			not applicable (see rationale)	Dry forest, <70 cm DBH	363	Eucalyptus globulus	54		High	E. globulus >40<70 cm DBH
272	E. viminalis	27			High	E. viminalis >25 cm DBH and within 3 km of breeding site of 40-spotted pardalote	364	Eucalyptus globulus	29		not applicable (see rationale)	E. globulus <40 cm DBH
273	Eucalyptus globulus	42			High	E. globulus >40<70 cm DBH	365	Eucalyptus globulus	30		not applicable (see rationale)	E. globulus <40 cm DBH
274	E. obliqua	35			not applicable (see rationale)	Dry forest, <70 cm DBH	366	Eucalyptus globulus	43		High	E. globulus >40<70 cm DBH
275	E. obliqua	39			not applicable (see rationale)	Dry forest, <70 cm DBH	367	Eucalyptus globulus	46		High	E. globulus >40<70 cm DBH
276	Eucalyptus globulus	32			not applicable (see rationale)	E. globulus <40 cm DBH	368	E. pulchella	115		Very High	Dry forest, any species >70 cm DBH

<b>AMENDMENTS</b> <table> <tr> <th>No.</th> <th>Revision/Issue</th> <th>Date</th> </tr> <tr> <td>01</td> <td>Additional tree data</td> <td>07-07-2022</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>			No.	Revision/Issue	Date	01	Additional tree data	07-07-2022							<b>Project Name and Address</b> 47 YOUNGS ROAD, BRUNY ISLAND		<b>Drawing Title</b> DETAIL PLAN		<b>SCALE</b> 		<b>Client</b> ROOM 11		<b>FILE REF:</b> 12689	
No.	Revision/Issue	Date																						
01	Additional tree data	07-07-2022																						
 <b>LEARY COX &amp; CRIPPS</b> LAND & ENGINEERING SURVEYORS			Unit G04 40 Molle Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com		<b>ROOM 11</b>		<b>Development Application: DA 2023-473</b> <b>Plan Reference No P4</b>		<b>Kingborough Council</b> <b>Date Received: 28 March 2023</b> <b>Date placed on Public Exhibition: 1/04/2023</b>															







ACCOMMODATION GROUND FLOOR  
1:100

**Kingborough Council**  
Development Application: DA 2023-473  
Plan Reference No.: P4  
Date Received: 28 March 2023  
Date placed on Public Exhibition: 1/04/2023

\*NOTE:  
ALL BUILDINGS ARE USING OFF GRID TECHNOLOGY  
STUDIO IS MEANT TO BE NON-HABITABLE

 <div>Room11 Architects  Studio 358B Macquarie Street, South Hobart, TAS 7004 Telephone 03-6224-8642  Email info@room11.com.au Website www.room11.com.au</div>	Drawings to be read in conjunction with specification by Room11 and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.	Project No: <b>2202</b>  Client DAN TAYLOR  Project Name CHROMA TUNNEL + STUDIO  Project Address 47 YOUNGS RD, APOLLO BAY TAS	Issue ID	Issue Name	Date	Issue ID	Issue Name	Date	 <div>Received 28/03/2023</div>	Drawing Title: ACCOMMODATION GROUND FLOOR		Revision: <b>08</b>
			01	DA SET	27/06/2022					Scale: <b>P4</b> 1:100	Drawing No.:	
			02	DA SET W TREE MANAGEMENT	25/08/2022					Date:	20/03/2023	
			03	CHANGES TO DA SET	30/09/2022					Drawn By:	JP	
			06	RFI ADDRESS/ACCESS EDITS	1/03/2023					Checked By:	JP	
			07	CLIENT REQUEST	6/03/2023					Status:	SK	
			08	RFI	20/03/2023					A2.01		



MIN. 20 000L DEDICATED FIRE  
FIGHTING WATER SUPPLY

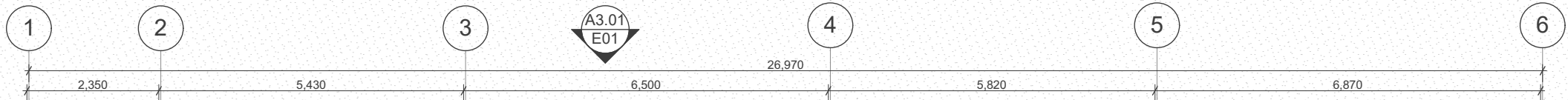
# Kingborough Council

Development Application: DA 2023-473

Plan Reference No.: P4

Date Received: 28 March 2023

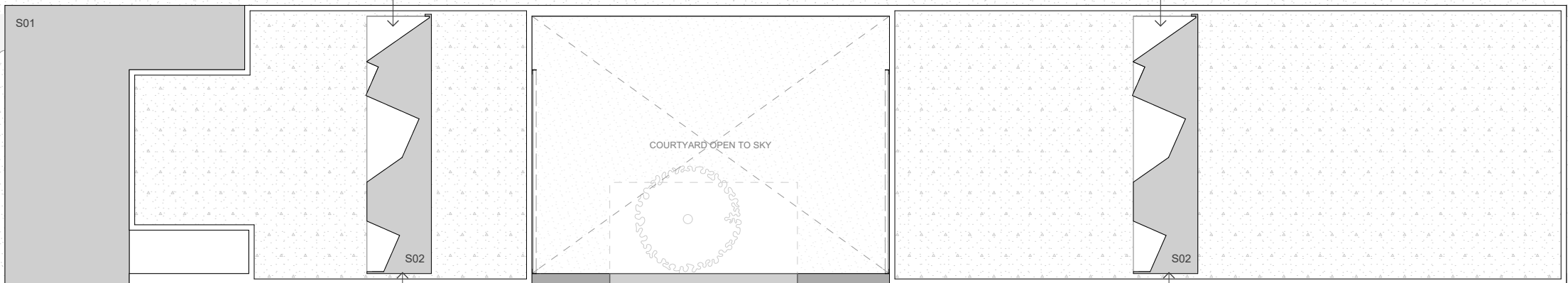
Date placed on Public Exhibition: 1/04/2023



A

A3.02  
E04

B



E02  
A3.01

E03  
A3.02

## ACCOMMODATION ROOF

1:100

### LEGEND:

- C01 - CONCRETE WITH LRV OF 0.4
- S01 - CORTEN STEEL WITH BLACK PAINT FINISH
- S02 - STEEL CASING WITH BLACK PAINT FINISH
- GL01 - CLEAR GLASS WITH LRV < 0.4
- GL02 - ORANGE TINTED GLASS WITH LRV < 0.4

**\*NOTE:**  
ALL BUILDINGS ARE USING OFF GRID TECHNOLOGY  
STUDIO IS MEANT TO BE **NON-HABITABLE**



Room11 Architects  
Studio  
250B Macquarie Street, South Hobart, TAS 7004  
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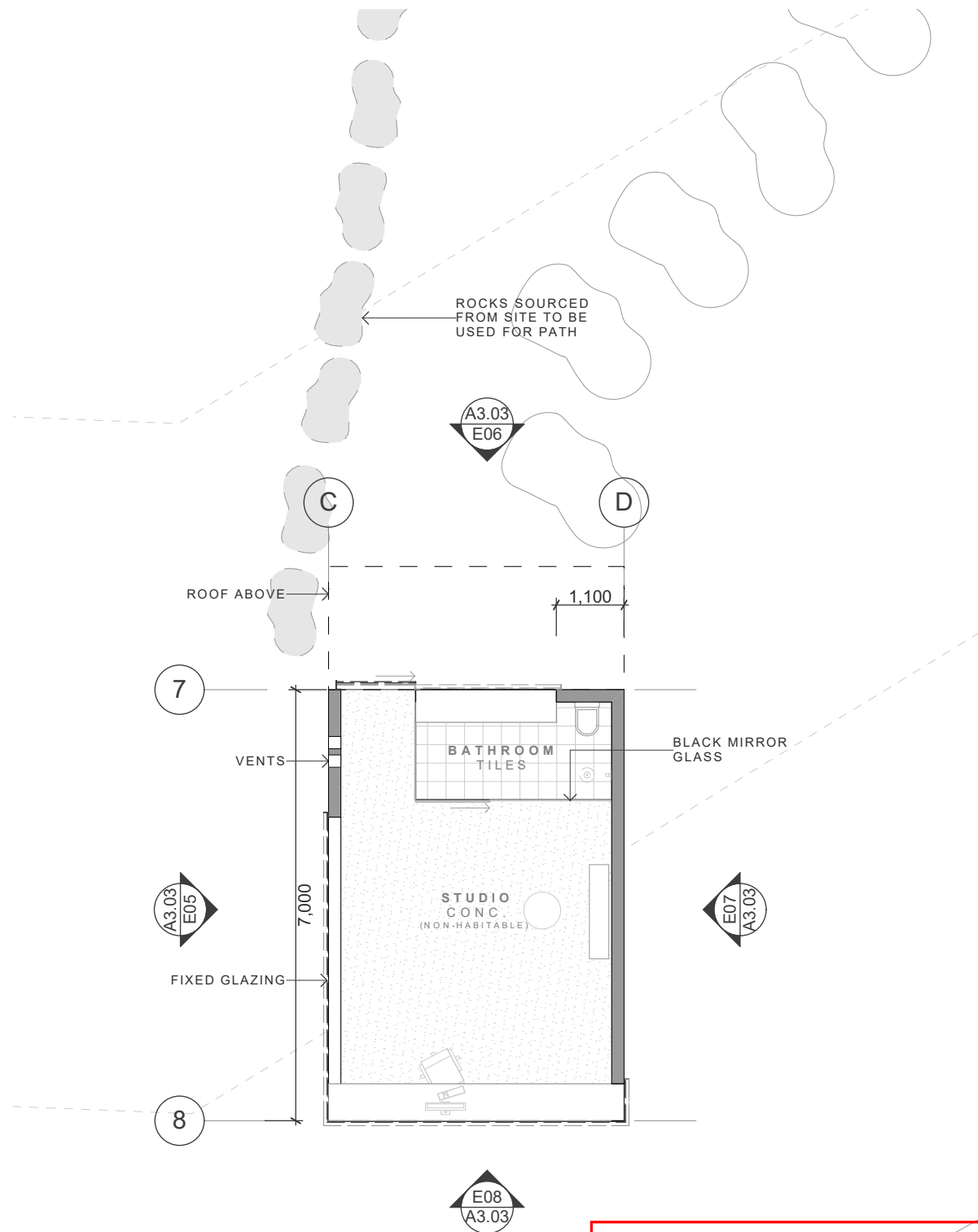
Drawings to be read in conjunction with specification by Room11 and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

**Project No:**  
**2202**  
**Client**  
DAN TAYLOR  
**Project Name**  
CHROMA TUNNEL + STUDIO  
**Project Address**  
47 YOUNGS RD, APOLLO BAY TAS

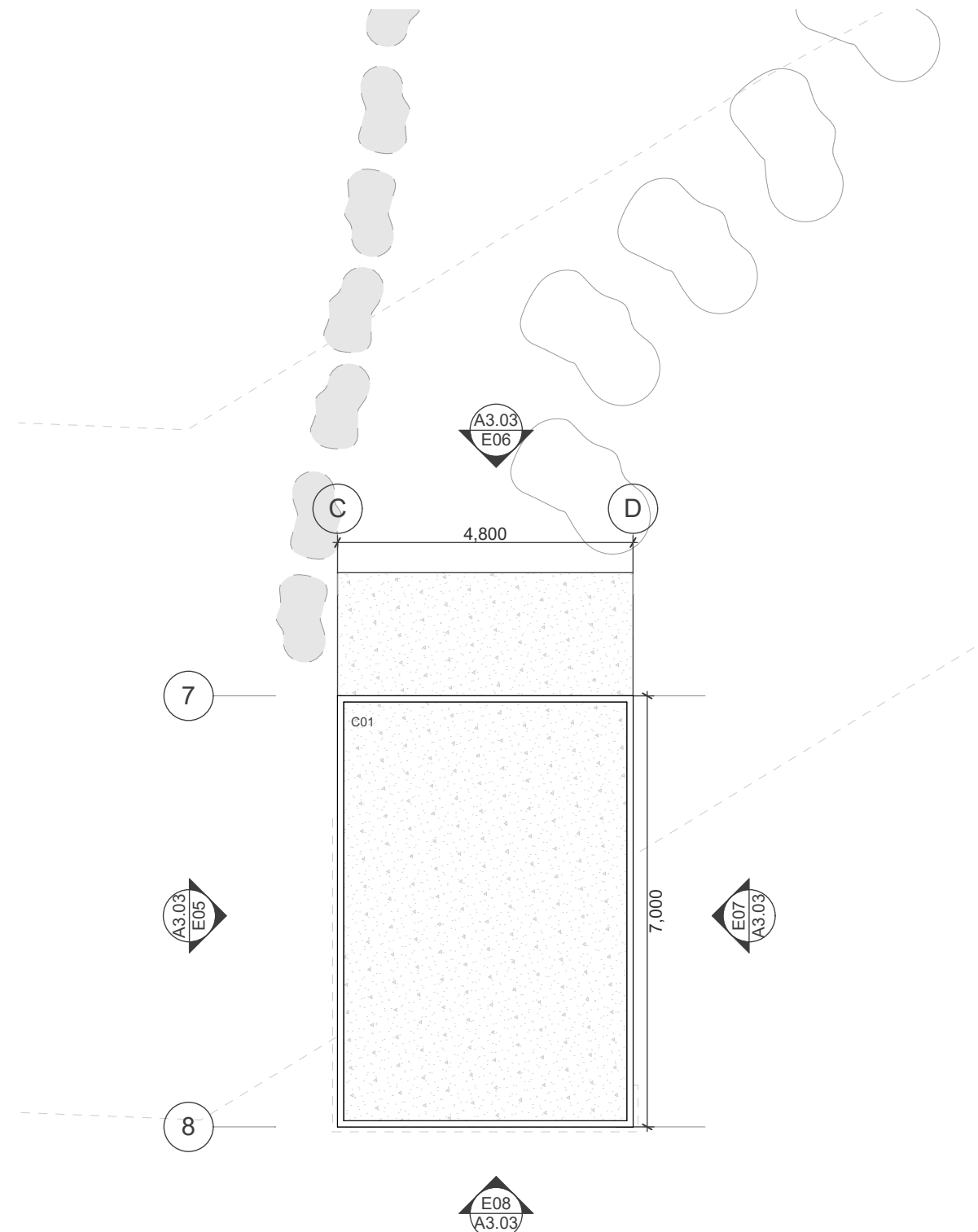
Issue ID	Issue Name	Date	Issue ID	Issue Name	Date
01	DA SET	27/06/2022			
02	DA SET W TREE MANAGEMENT	25/08/2022			
03	CHANGES TO DA SET	30/09/2022			
06	RFI ADDRESS/ACCESS EDITS	1/03/2023			
07	CLIENT REQUEST	6/03/2023			
08	RFI	20/03/2023			

Received 28/03/2023  
A2.02

Drawing Title: ACCOMMODATION ROOF			
Scale: <b>P4</b>	1:100	Drawing No.:	
Date: 20/03/2023		Revision:	
Drawn By: JL			
Checked By: TL			
Status: SK			



STUDIO (NON-HABITABLE) FLOOR PLAN  
1:100



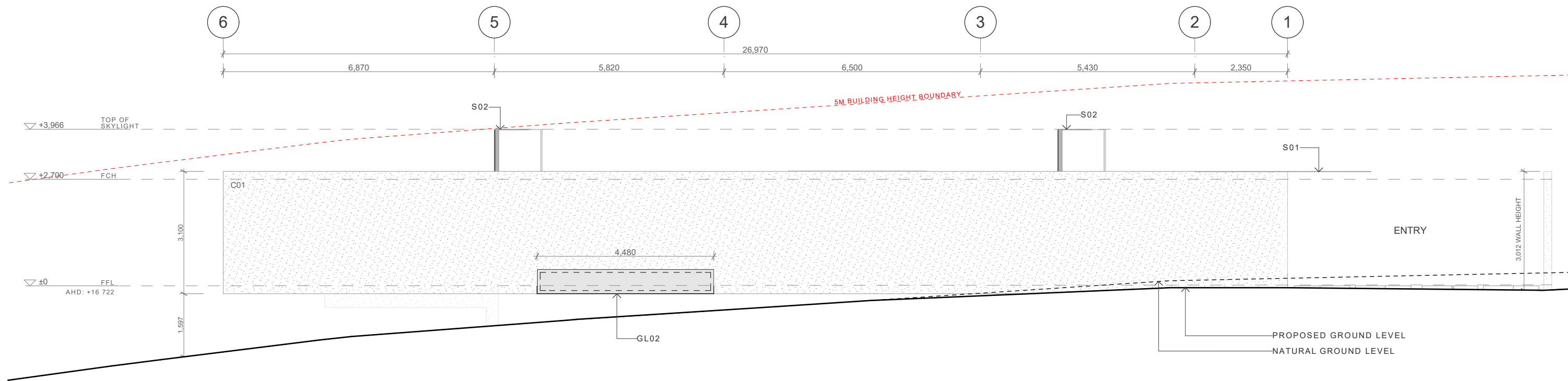
STUDIO (NON-HABITABLE) ROOF PLAN  
1:100

**Kingborough Council**  
Development Application: DA 2023-473  
Plan Reference No.: P4  
Date Received: 28 March 2023  
Date placed on Public Exhibition: 1/04/2023

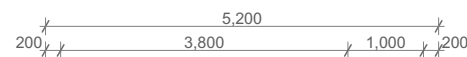
**LEGEND:**  
C01 - CONCRETE WITH LRV OF 0.4  
**\*NOTE:**  
ALL BUILDINGS ARE USING OFF GRID TECHNOLOGY  
STUDIO IS MEANT TO BE **NON-HABITABLE**

Received 28/03/2023





E 01  
EAST ELEVATION  
1:100



E 02  
SOUTH ELEVATION  
1:100

**Kingborough Council**

Development Application: DA 2023-473

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**LEGEND:**

C01 - CONCRETE WITH LRV OF 0.4

S01 - CORTEN STEEL WITH BLACK PAINT FINISH

S02 - STEEL CASING WITH BLACK PAINT FINISH

GL01 - CLEAR GLASS WITH LRV < 0.4

GL02 - ORANGE TINTED GLASS WITH LRV < 0.4



Room11 Architects

Studio  
256B Macquarie Street, South Hobart, TAS 7004  
Telephone: 03-6224-8642

Email: info@room11.com.au Website: www.room11.com.au

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Project No:

2202

Client:

DAN TAYLOR

Project Name:

CHROMA TUNNEL + STUDIO

Project Address:

47 YOUNGS RD, APOLLO BAY TAS

Issue ID	Issue Name	Date	Issue ID	Issue Name	Date
01	DA SET	27/06/2022			
02	DA SET W TREE MANAGEMENT	25/08/2022			
03	CHANGES TO DA SET	30/09/2022			
04	CHANGES TO DA SET	5/01/2023			
06	RFI ADDRESS/ACCESS EDITS	1/03/2023			

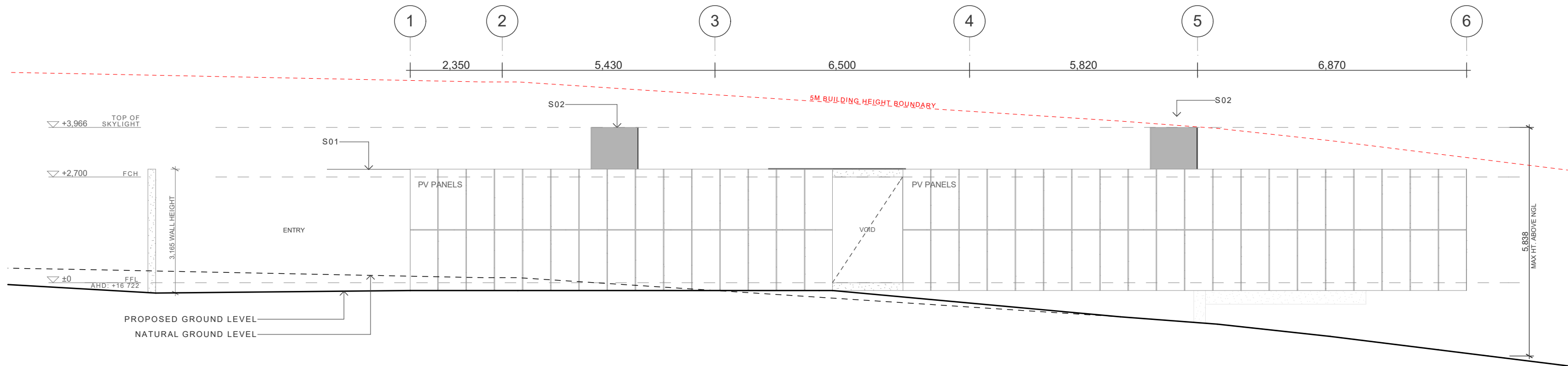
Drawing Title: ACCOMMODATION EAST AND SOUTH ELEVATION		
Scale: P4 1:100	Drawing No.:	Revision:
Date: 20/03/2023		
Drawn By: JL		
Checked By: TL		
Status: SK		

Received 28/03/2023

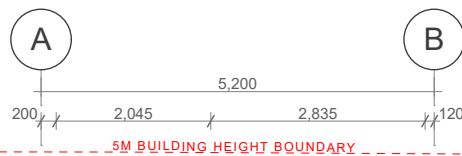
A02.01

06





E 03 WEST ELEVATION  
1:100



E 04 NORTH ELEVATION  
1:100

**Kingborough Council**

Development Application: DA 2023-473

Plan Reference No.: P4

Date Received: 28 March 2023

Date placed on Public Exhibition: 1/04/2023

**LEGEND:**

C01 - CONCRETE WITH LRV OF 0.4

S01 - CORTEN STEEL WITH BLACK PAINT FINISH

S02 - STEEL CASING WITH BLACK PAINT FINISH

GL01 - CLEAR GLASS WITH LRV < 0.4

GL02 - ORANGE TINTED GLASS WITH LRV < 0.4

PV PANELS TO BE OF ANTI-REFLECTIVE SURFACE.  
TOTAL NUMBER OF PV PANELS: 42

**P4**  
**Received 28/03/2023**



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Studio  
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Project No:  
**2202**  
Client  
DAN TAYLOR  
Project Name  
CHROMA TUNNEL + STUDIO  
Project Address  
47 YOUNGS RD, APOLLO BAY TAS

Issue ID	Issue Name	Date
01	DA SET	27/06/2022
02	DA SET W TREE MANAGEMENT	25/08/2022
03	CHANGES TO DA SET	30/09/2022
04	CHANGES TO DA SET	5/01/2023
06	RFI ADDRESS/ACCESS EDITS	1/03/2023

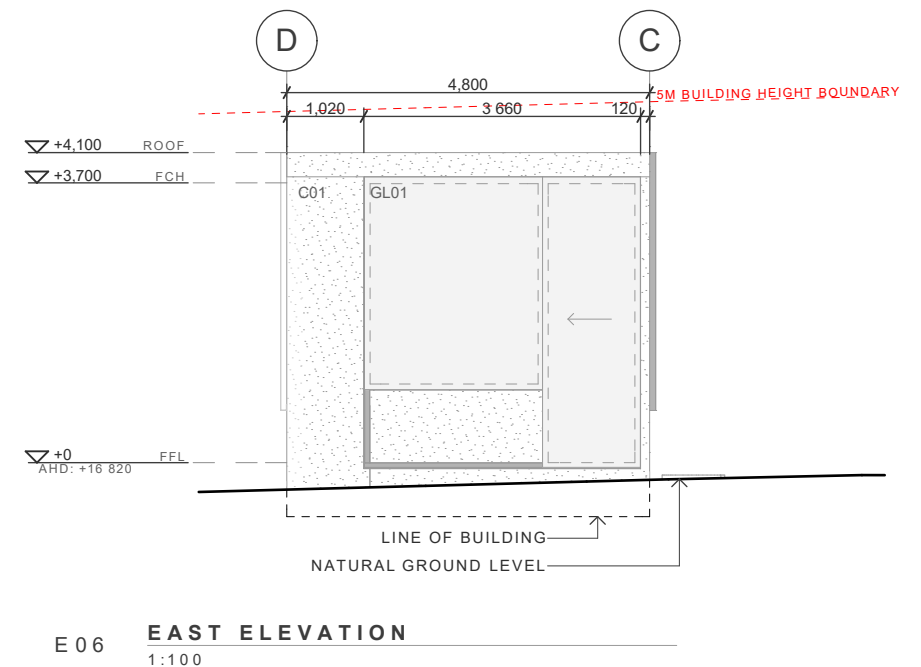
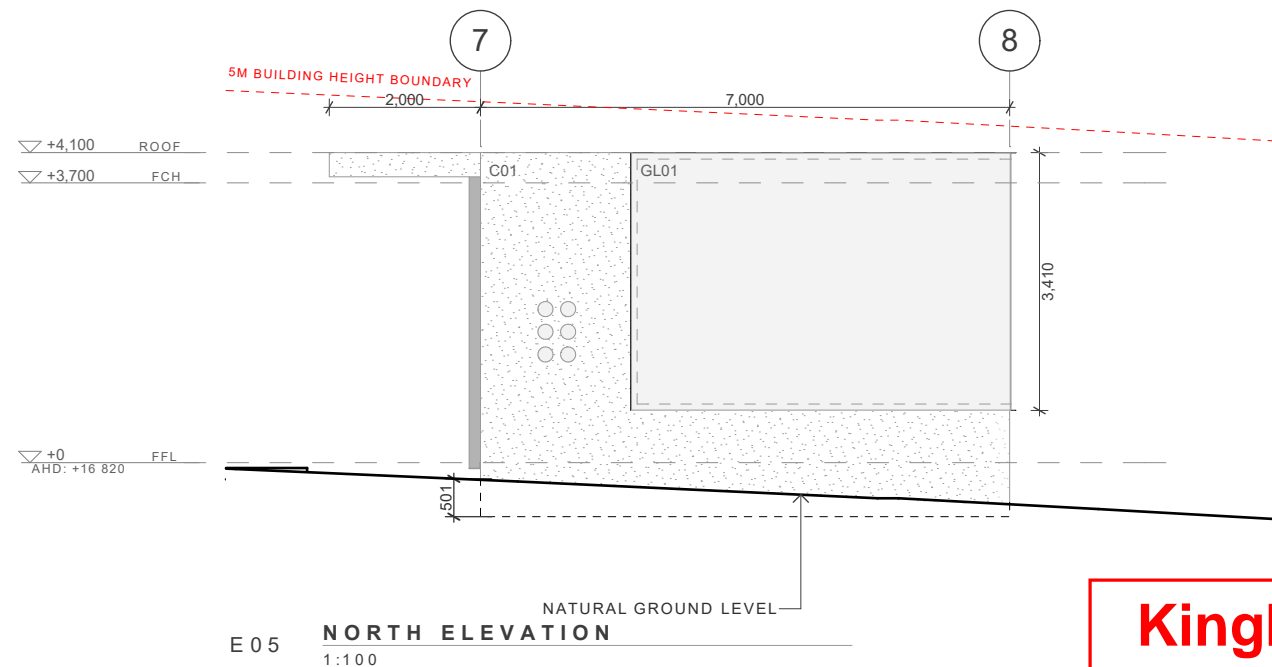
Issue ID	Issue Name	Date

Drawing Title: ACCOMMODATION WEST AND NORTH ELEVATION		
Scale: 1:100	Drawing No.:	Revision:
Date: 20/03/2023		
Drawn By: JP		
Checked By: TB		
Status: SK		

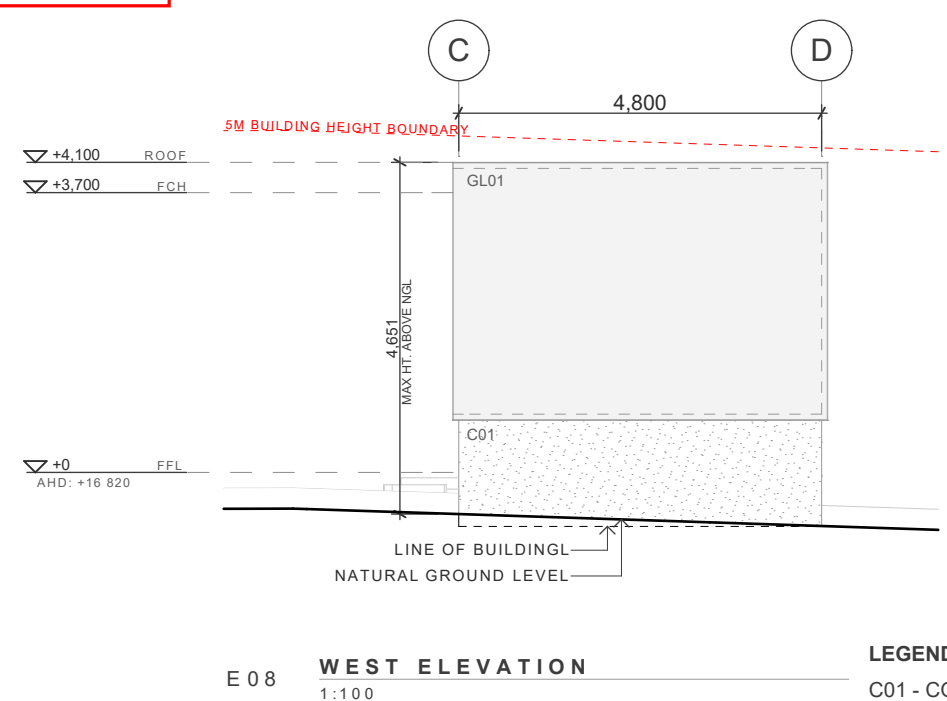
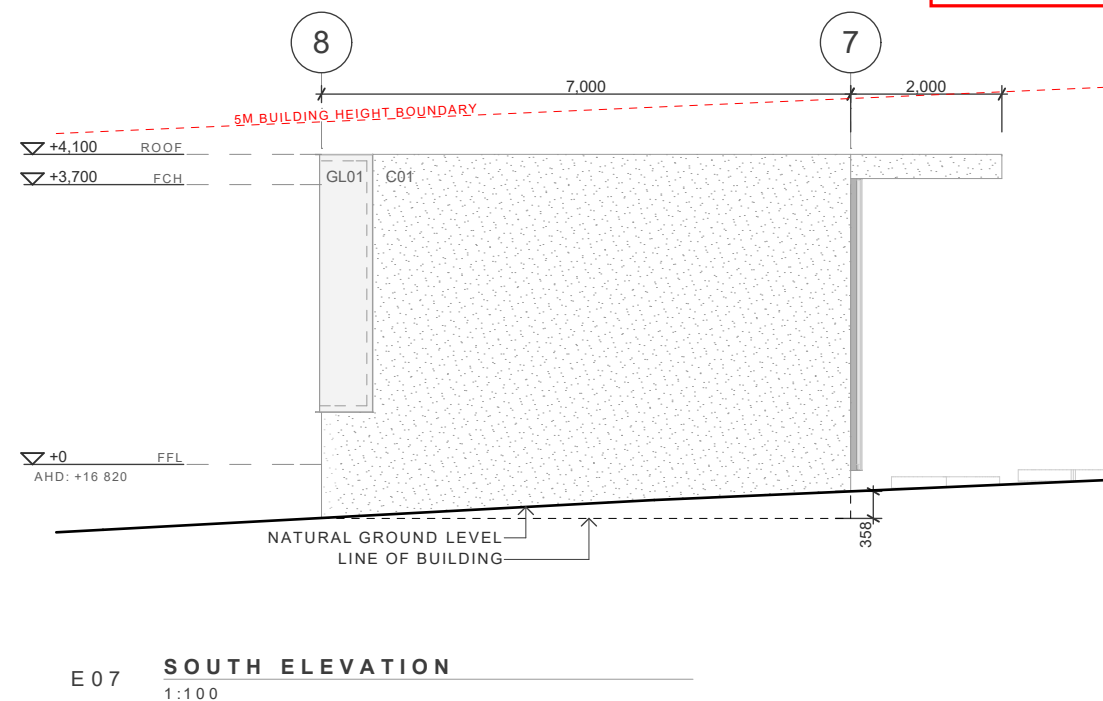
**A3.02**

**06**





**Kingborough Council**  
Development Application: DA 2023-473  
Plan Reference No.: P4  
Date Received: 28 March 2023  
Date placed on Public Exhibition: 1/04/2023




**LEGEND:**  
C01 - CONCRETE WITH LRV OF 0.4  
GL01 - CLEAR GLASS WITH LRV < 0.4  
GL02 - GLAZING WITH LRV < 0.4  
  
\*NOTE:  
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STUDIO IS MEANT TO BE NON-HABITABLE





STUDIO PERSPECTIVE 02

**Kingborough Council**  
Development Application: DA 2023-473  
Plan Reference No.: P4  
Date Received: 28 March 2023  
Date placed on Public Exhibition: 1/04/2023


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			01	DA SET	27/06/2022							
			03	CHANGES TO DA SET	30/09/2022							





**Kingborough Council**  
Development Application: DA 2023-473  
Plan Reference No.: P4  
Date Received: 28 March 2023  
Date placed on Public Exhibition: 1/04/2023

STUDIO DESK VIEW


 <div>Room11 Architects Studio 358B Macquarie Street, South Hobart, TAS 7004 Telephone: 03-6224-8642 Email: info@room11.com.au Website: www.room11.com.au</div>	<p>Drawings to be read in conjunction with specification by Room11 and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.</p>	<p><b>Project No:</b> 2202</p> <p><b>Client</b> DAN TAYLOR</p> <p><b>Project Name</b> CHROMA TUNNEL + STUDIO</p> <p><b>Project Address</b> 47 YOUNGS RD, APOLLO BAY TAS</p>	Issue ID	Issue Name	Date	Issue ID	Issue Name	Date	<div>Received 28/03/2023</div> <div>DA 2023-473</div> <div>03</div>			
			01	DA SET	27/06/2022							
			03	CHANGES TO DA SET	30/09/2022							





STUDIO DESK VIEW 02

**Kingborough Council**  
Development Application: DA 2023-473  
Plan Reference No.: P4  
Date Received: 28 March 2023  
Date placed on Public Exhibition: 1/04/2023

 <div><b>Room11 Architects</b>  <b>Studio</b> 358B Macquarie Street, South Hobart, TAS 7004 <b>Telephone</b> 03-6224-8642  <b>Email</b> info@room11.com.au <b>Website</b> www.room11.com.au</div>	<p>Drawings to be read in conjunction with specification by Room11 and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.</p>	<b>Project No:</b> 2202	<b>Issue ID</b>	<b>Issue Name</b>	<b>Date</b>	<b>Issue ID</b>	<b>Issue Name</b>	<b>Date</b>	<div>Received 28/03/2023</div>	<b>Drawing Title:</b> STUDIO DESK VIEW 02						
		<b>Client</b> DAN TAYLOR	01	DA SET	27/06/2022						<div><b>Scale:</b> P4 1:1</div> <div><b>Date:</b> 20/03/2023</div>	<b>Drawing No.:</b>	<b>Revision:</b>			
		<b>Project Name</b> CHROMA TUNNEL + STUDIO	03	CHANGES TO DA SET	30/09/2022									<div><b>Drawn By:</b> JF</div> <div><b>Checked By:</b> JF</div> <div><b>Status:</b> SK</div>	<div><b>A4.10</b></div>	<div><b>03</b></div>
		<b>Project Address</b> 47 YOUNGS RD, APOLLO BAY TAS														