

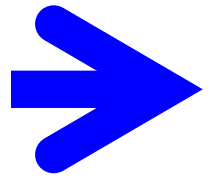
APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2023-148

NAME OF APPLICANT: Mr B P Phegan

PROPOSAL: Ancillary dwelling

LOCATION: 47 Channel Highway, Taroon



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 1 May 2024.



DEVELOPMENT APPLICATION

<u>Application Number:</u>	DA-2023-148
<u>Proposed Development:</u>	Ancillary dwelling
<u>Location:</u>	47 Channel Highway, Taroona
<u>Applicant:</u>	Mr B P Phegan
<u>Responsible Planning Officer:</u>	Tayla Beagley
<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• Planning Submission• Arboriculture Impact Assessment	

Proposed Ancillary Dwelling. At 47, Channel Highway, Tarooma. For B and K Phegan.

Development Application Only

Drawing Number S409/3s **C/T** 17791//3 **Date** 7/4/2023

Drawn By N Jones and C Iseli **Scales** 1:100 1:500

BAL N.A. Site/Wind Classification 'P'/N3 **Climate Zone** 7 **New floor area** 59.84m²

These drawings must to be read with the accompanying specifications

**Nigel Jones. 7 Oakleigh Avenue, Tarooma. Telephone 62279097 Facsimile 62279644.
Environmentally responsible homes for Tasmania since 1980
Accreditation No. CC 2114 H.**

Warning, copyright remains the property of Nigel Jones and the owner/developer

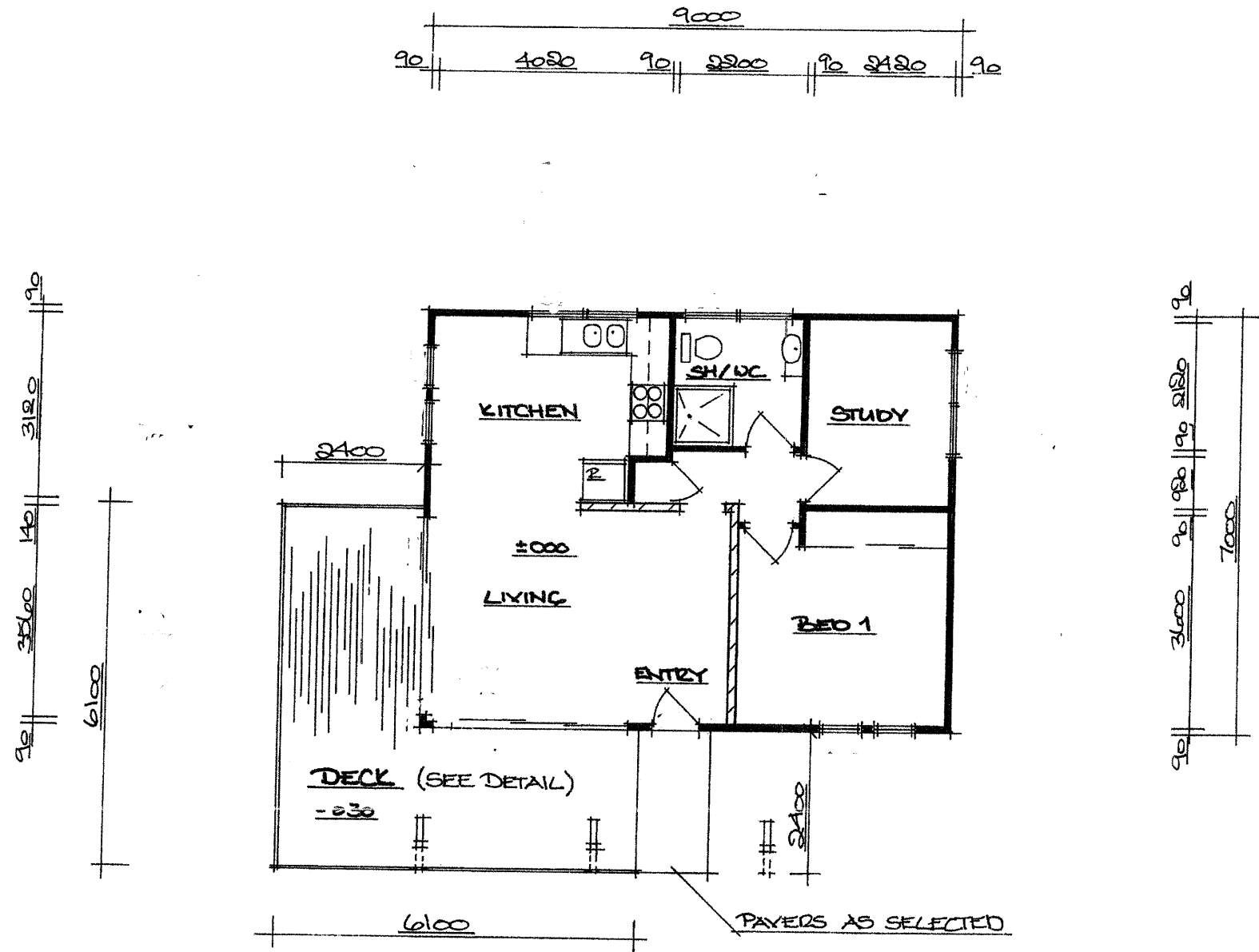
Kingborough Council

Development Application: DA-2023-148

Plan Reference No.: P1

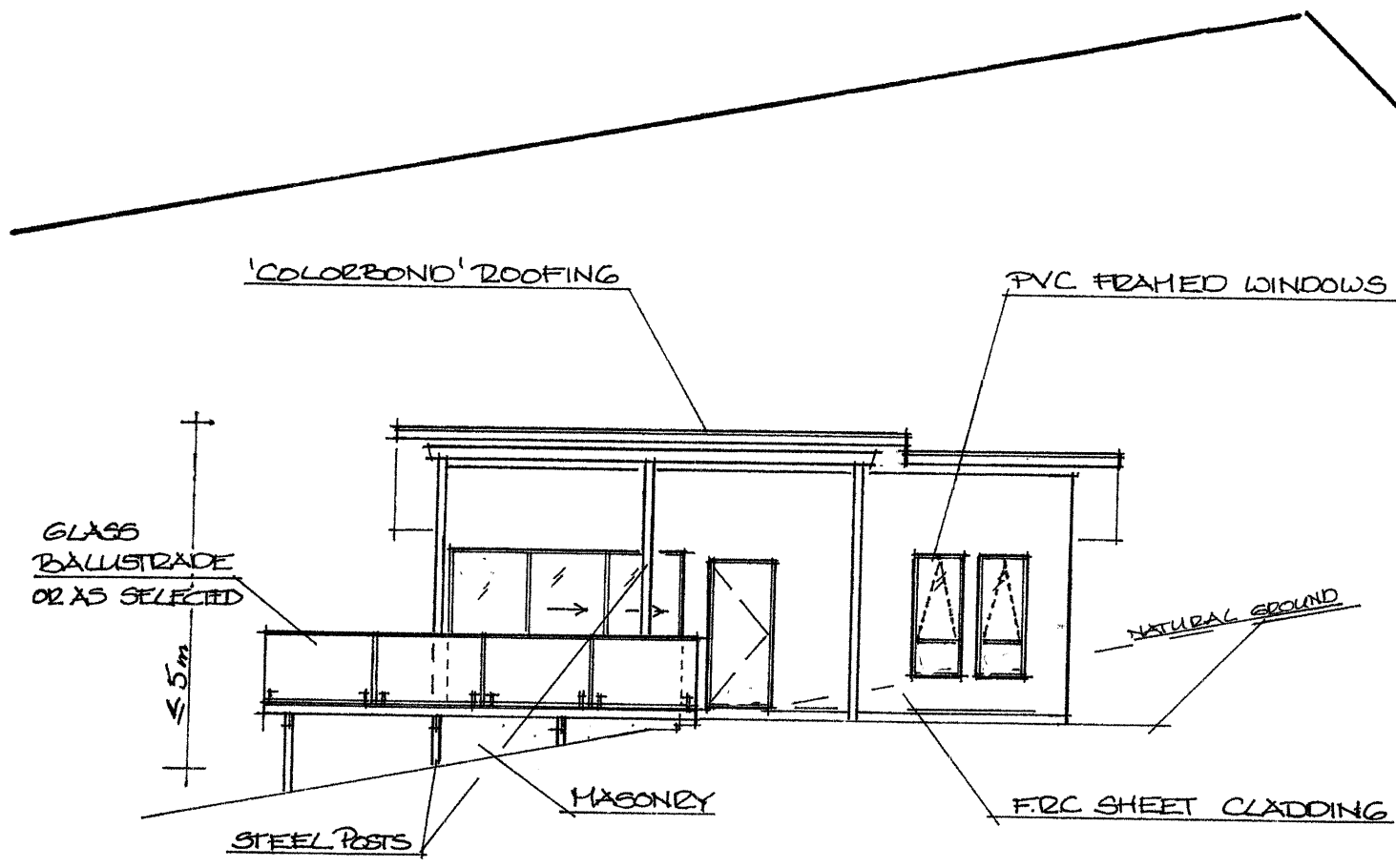
Date Received: 10 May 2023

Date placed on Public Exhibition: 17 April 2024

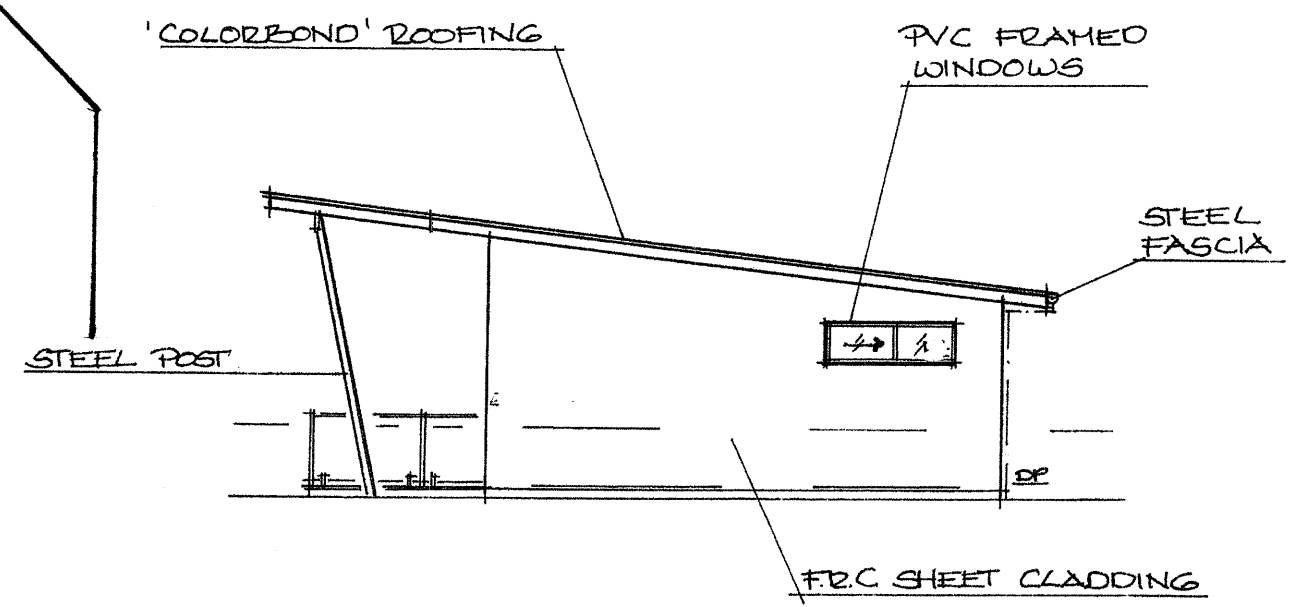


Kingborough Council
Development Application: DA-2023-148
Plan Reference No.: P1
Date Received: 10 May 2023
Date placed on Public Exhibition: 17 April 2024

FLOOR PLAN 1:100 ANCILLARY DWELLING

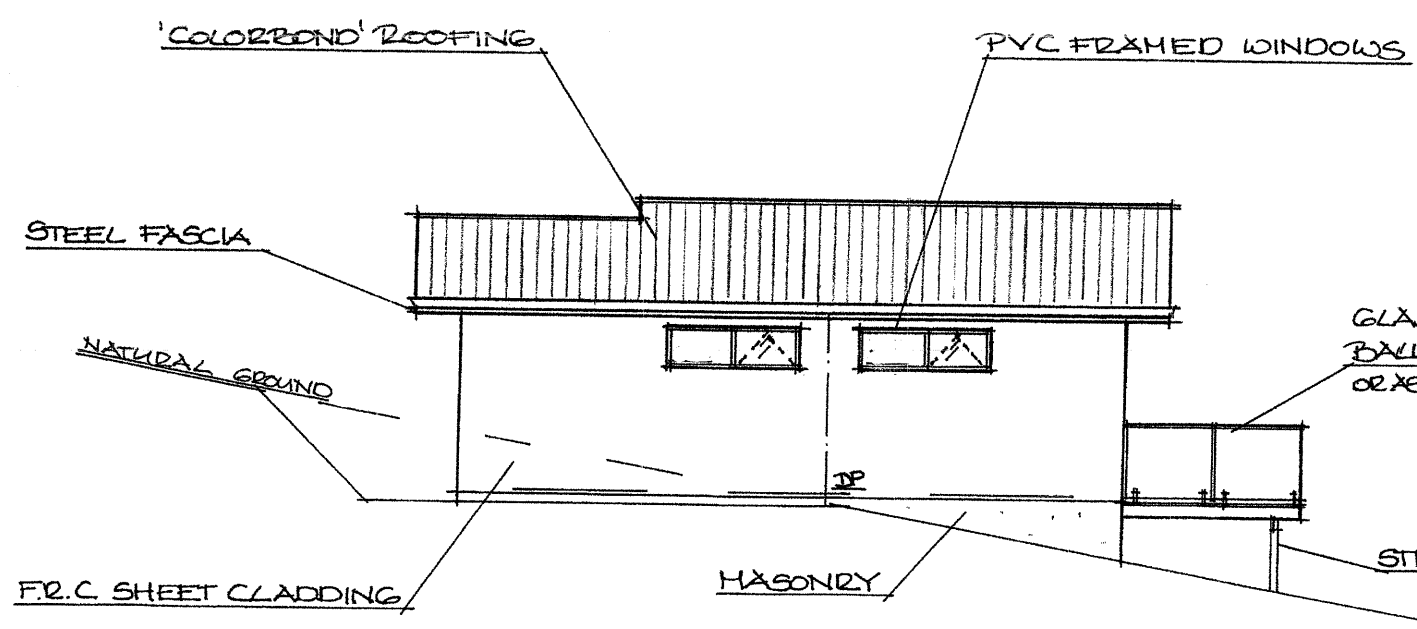


NORTHERLY ELEVATION 1:100 ANCILLARY DWELLING

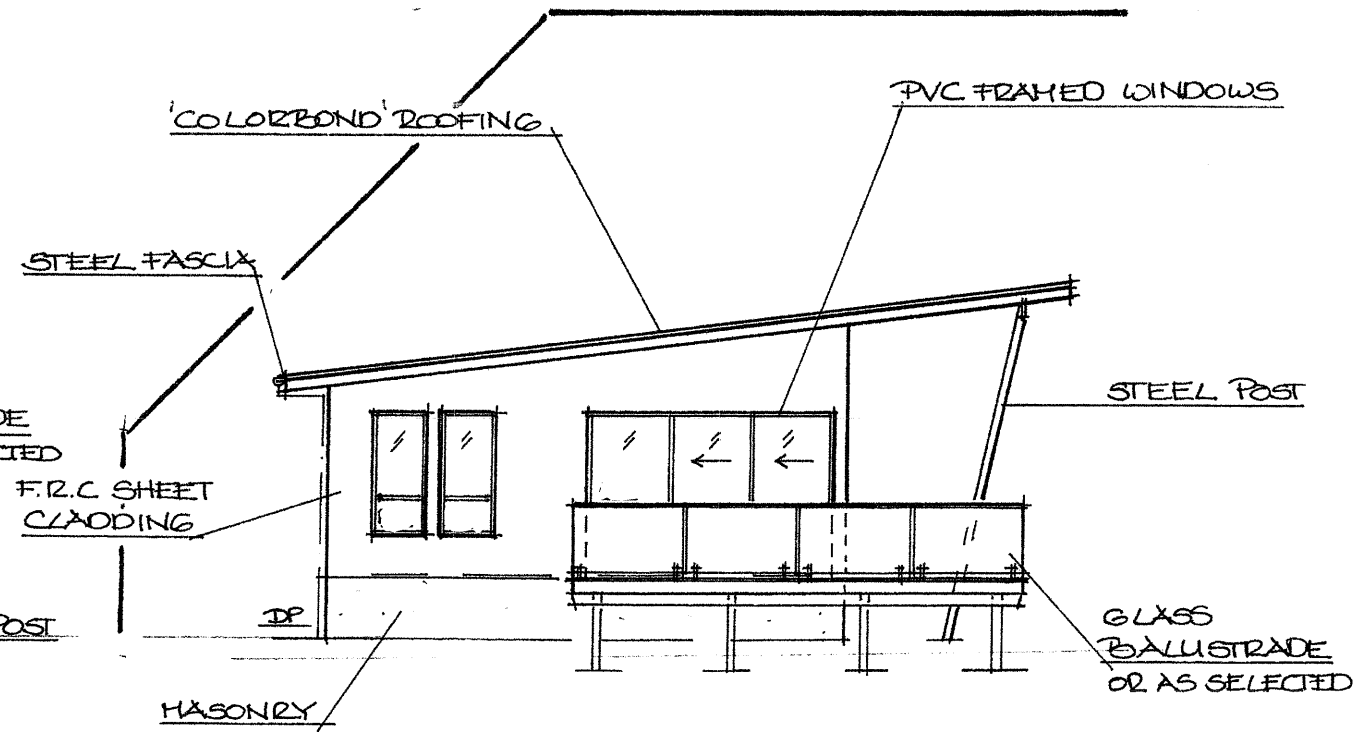


WESTERLY ELEVATION 1:100

Kingborough Council
 Development Application: DA-2023-148
 Plan Reference No.: P1
 Date Received: 10 May 2023
 Date placed on Public Exhibition: 17 April 2024



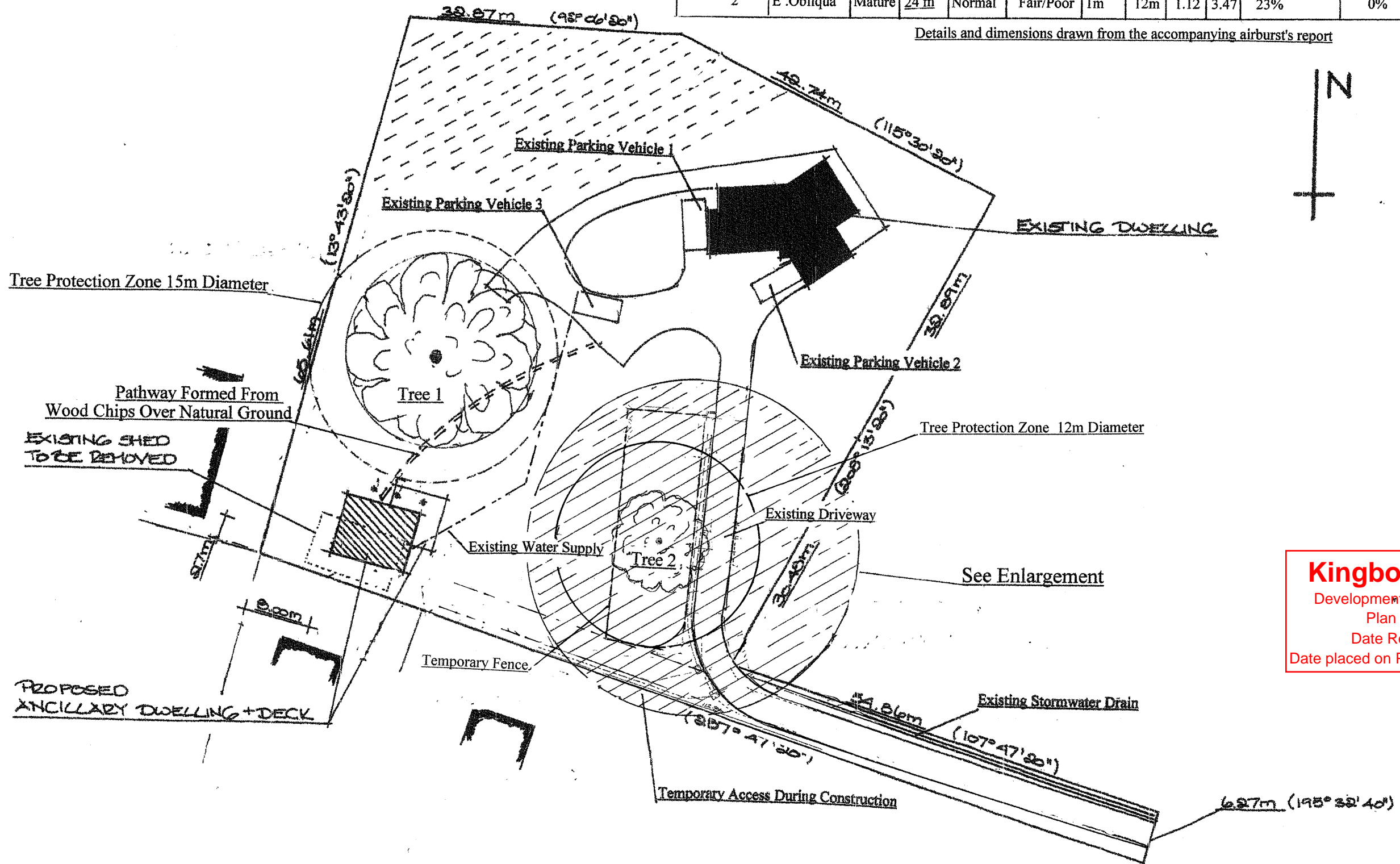
SOUTHERLY ELEVATION 1:100



EASTERLY ELEVATION 1:100

Tree Number	Species	Age	Height	Vigour	Condition	DBH	TPZ	DAB	SRZ	Proposed Encroachment into TPZ	Proposed Encroachment into SRZ	Conservation Value	Retention Viable
1	E. Viminalis	Mature	25m	Normal	Good	1.52m	15m	2.13	4.54	3%	0%	V High	Yes
2	E. Obliqua	Mature	24m	Normal	Fair/Poor	1m	12m	1.12	3.47	23%	0%	V High	Yes

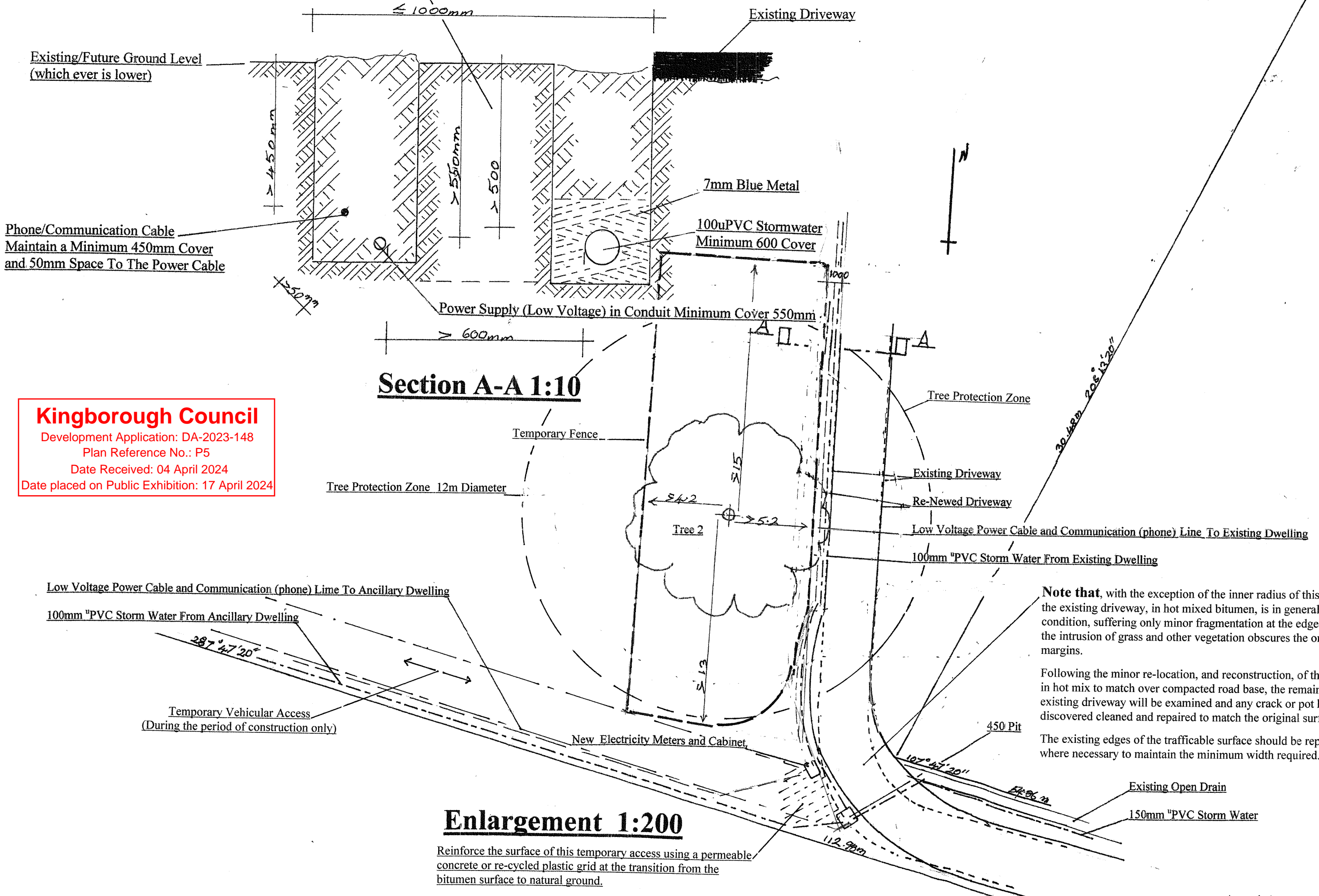
Details and dimensions drawn from the accompanying airburst's report



Kingborough Council
 Development Application: DA-2023-148
 Plan Reference No.: P5
 Date Received: 04 April 2024
 Date placed on Public Exhibition: 17 April 2024

SITE PLAN 1:500

Note that this intermediate area of soil may be removed or retained.



Phone/Communication Cable
Maintain a Minimum 450mm Cover
and 50mm Space To The Power Cable

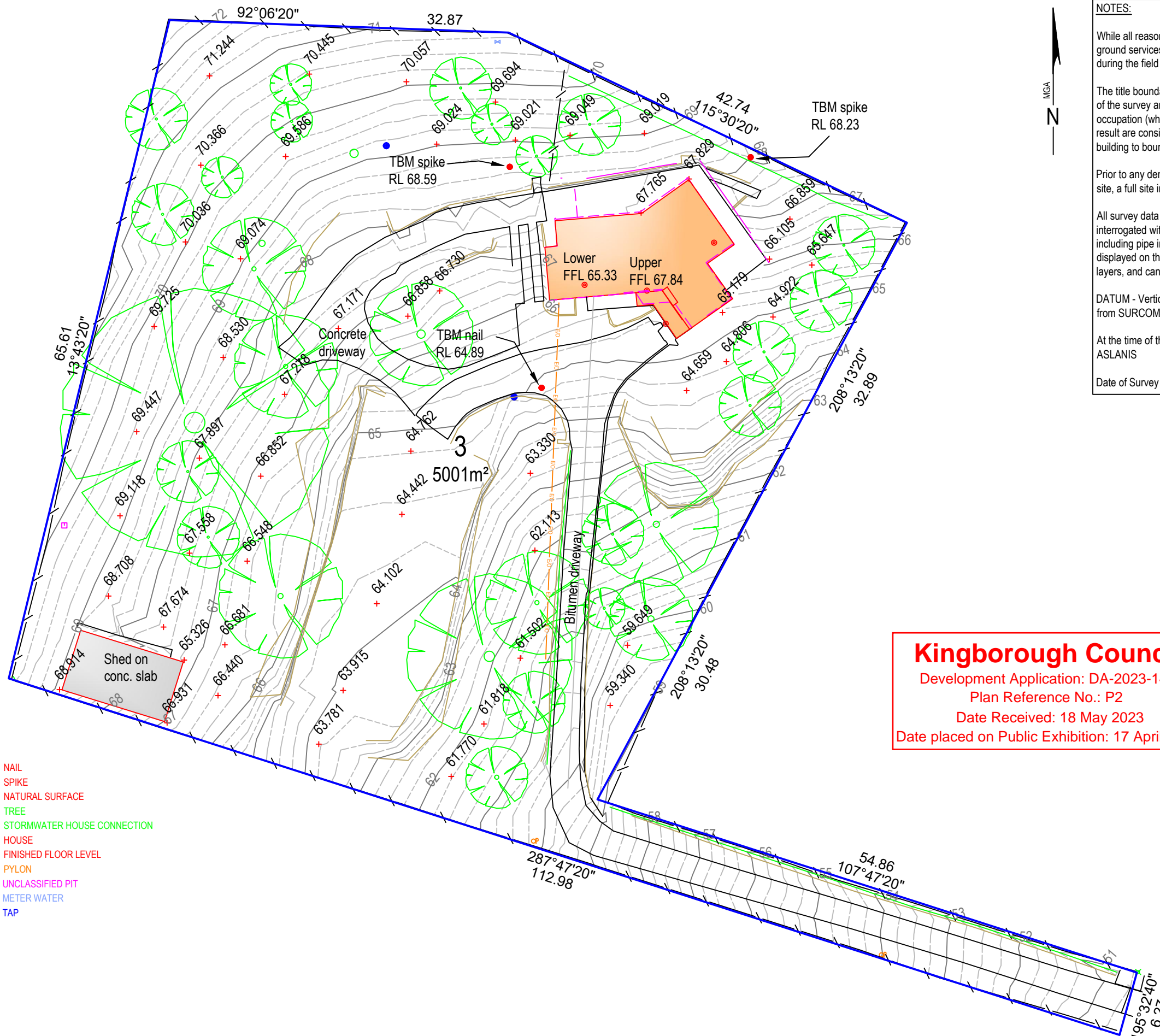
Kingborough Council
Development Application: DA-2023-148
Plan Reference No.: P5
Date Received: 04 April 2024
Date placed on Public Exhibition: 17 April 2024

Section A-A 1:10

Enlargement 1:200

Reinforce the surface of this temporary access using a permeable concrete or re-cycled plastic grid at the transition from the bitumen surface to natural ground.

Note that, with the exception of the inner radius of this corner, the existing driveway, in hot mixed bitumen, is in generally good condition, suffering only minor fragmentation at the edges where the intrusion of grass and other vegetation obscures the original margins. Following the minor re-location, and reconstruction, of this corner, in hot mix to match over compacted road base, the remainder of the existing driveway will be examined and any crack or pot hole discovered cleaned and repaired to match the original surface. The existing edges of the trafficable surface should be repaired where necessary to maintain the minimum width required.



NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary, or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM9433 with reputed AHD level of 49.452 from SURCOM on 02-06-2021

At the time of this survey, CT.17791/3 was owned by ALEXANDER ASLANIS

Date of Survey : 02-06-2021

Kingborough Council
 Development Application: DA-2023-148
 Plan Reference No.: P2
 Date Received: 18 May 2023
 Date placed on Public Exhibition: 17 April 2024

- BANK TOP
- BANK BOTTOM
- HEDGE
- DRAIN
- REIN CONC PIPE
- BITUMEN EDGE
- FOOTPATH
- PAVED AREA
- CONCRETE SLAB
- HOUSE
- MINOR BUILDING
- CHIMNEY
- STEPS
- RIDGE LINES
- GUTTER LIP
- CABLE HYDRO OVERHEAD
- CABLE TELSTRA OVERHEAD
- FENCE
- GATE
- NAIL
- SPIKE
- + NATURAL SURFACE
- TREE
- × STORMWATER HOUSE CONNECTION
- + HOUSE
- FINISHED FLOOR LEVEL
- PYLON
- UNCLASSIFIED PIT
- METER WATER
- TAP

AMENDMENTS		
No.	Revision/Issue	Date

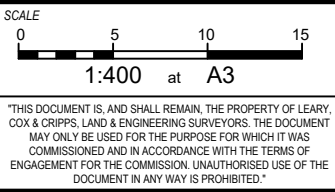


Unit G04 40 Mollie Street,
 HOBART TAS 7000
 P 03 6118 2030
 E admin@lccsurvey.com

Project Name and Address
**47 Channel Highway,
 Taroon**

Drawing Title
DETAIL PLAN

Client
 Ben Phegan
 CT. 17791/3



Contour Interval
 0.250 m

Date
 18-06-2021

SHEET
 1 of 1

DRAWN
 SP

CHK'D
 DC

FILE REF:
12093

Geocivil Ref
 1209301

AutoCAD Ref
 1209301

DATUM
 MGA2020

Horz.
 AHD83

Vert.

● Channel Highway



NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary, or to prescribed set-backs, without further survey.

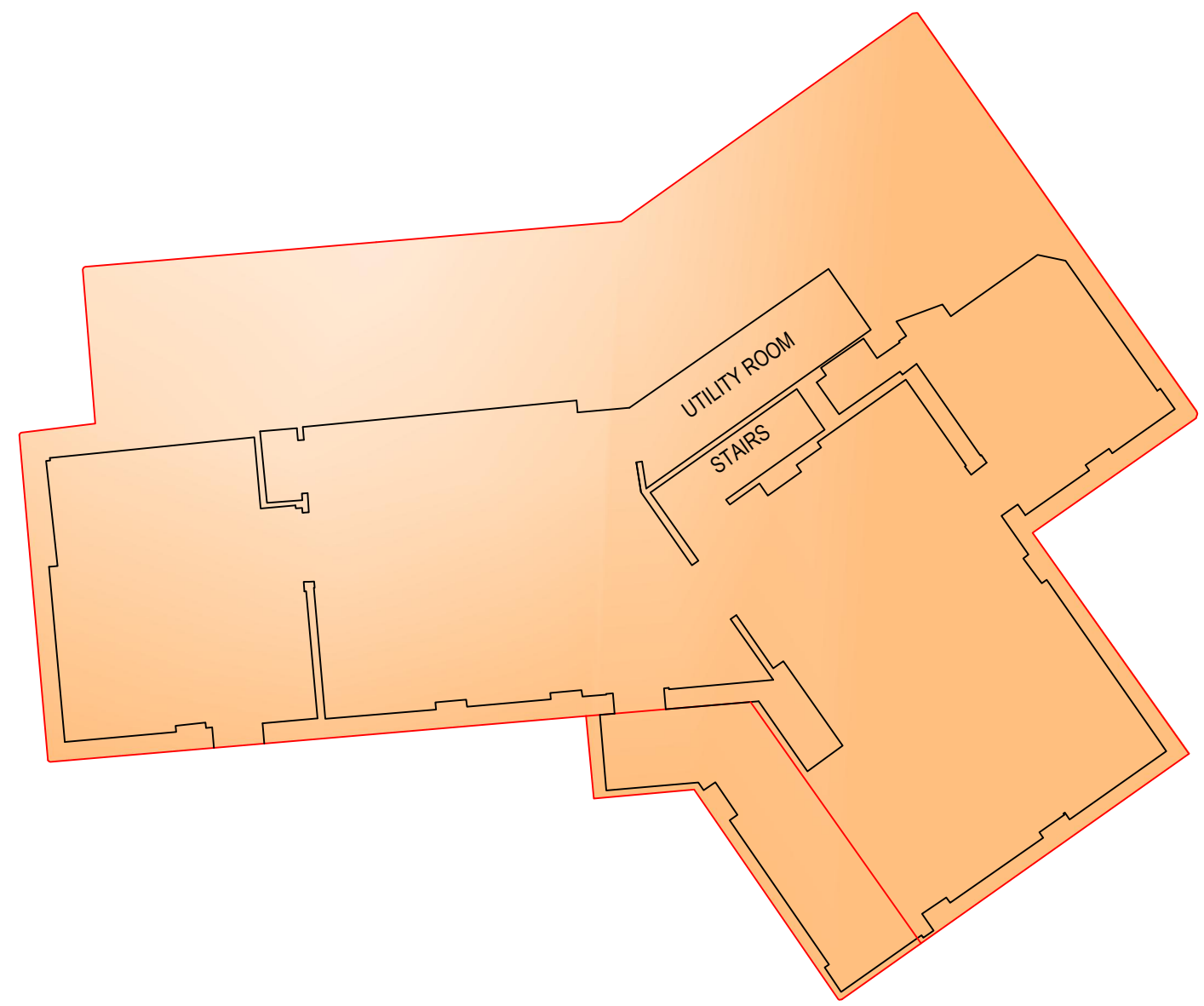
Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.


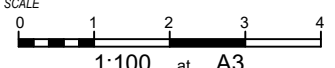
DATUM - Vertical : AHD per SPM9433 with reputed AHD level of 49.452 from SURCOM on 02-06-2021

At the time of this survey, CT.17791/3 was owned by ALEXANDER ASLANIS

Date of Survey : 02-06-2021



Kingborough Council
 Development Application: DA-2023-148
 Plan Reference No.: P2
 Date Received: 18 May 2023
 Date placed on Public Exhibition: 17 April 2024

<table border="1"> <thead> <tr> <th colspan="3">AMENDMENTS</th> </tr> <tr> <th>No.</th> <th>Revision/Issue</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>			AMENDMENTS			No.	Revision/Issue	Date										 <p>LEARY COX & CRIPPS LAND & ENGINEERING SURVEYORS</p> <p>Unit G04 40 Molle Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com</p>	<p>Project Name and Address</p> <p>47 Channel Highway, Taroon</p>	<p>Drawing Title</p> <p>LOWER FLOOR PLAN</p>	<p>SCALE</p>  <p>1:100 at A3</p>	<p>Contour Interval</p> <p>0.250 m</p> <p>Date</p> <p>18-06-2021</p>	<p>FILE REF:</p> <p>12093</p>
AMENDMENTS																							
No.	Revision/Issue	Date																					
<p>Client</p> <p>Ben Phegan CT. 17791/3</p>		<p>*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.*</p>		<p>SHEET</p> <p>1 of 1</p>	<p>Geochil Ref</p> <p>1209301</p> <p>AutoCAD Ref</p> <p>1209301</p>																		
<p>DRAWN</p> <p>SP</p>		<p>DATUM</p> <p>Horz: MGA2020 Vert: AHD83</p>		<p>CHKD</p> <p>DC</p>																			



NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary, or to prescribed set-backs, without further survey.

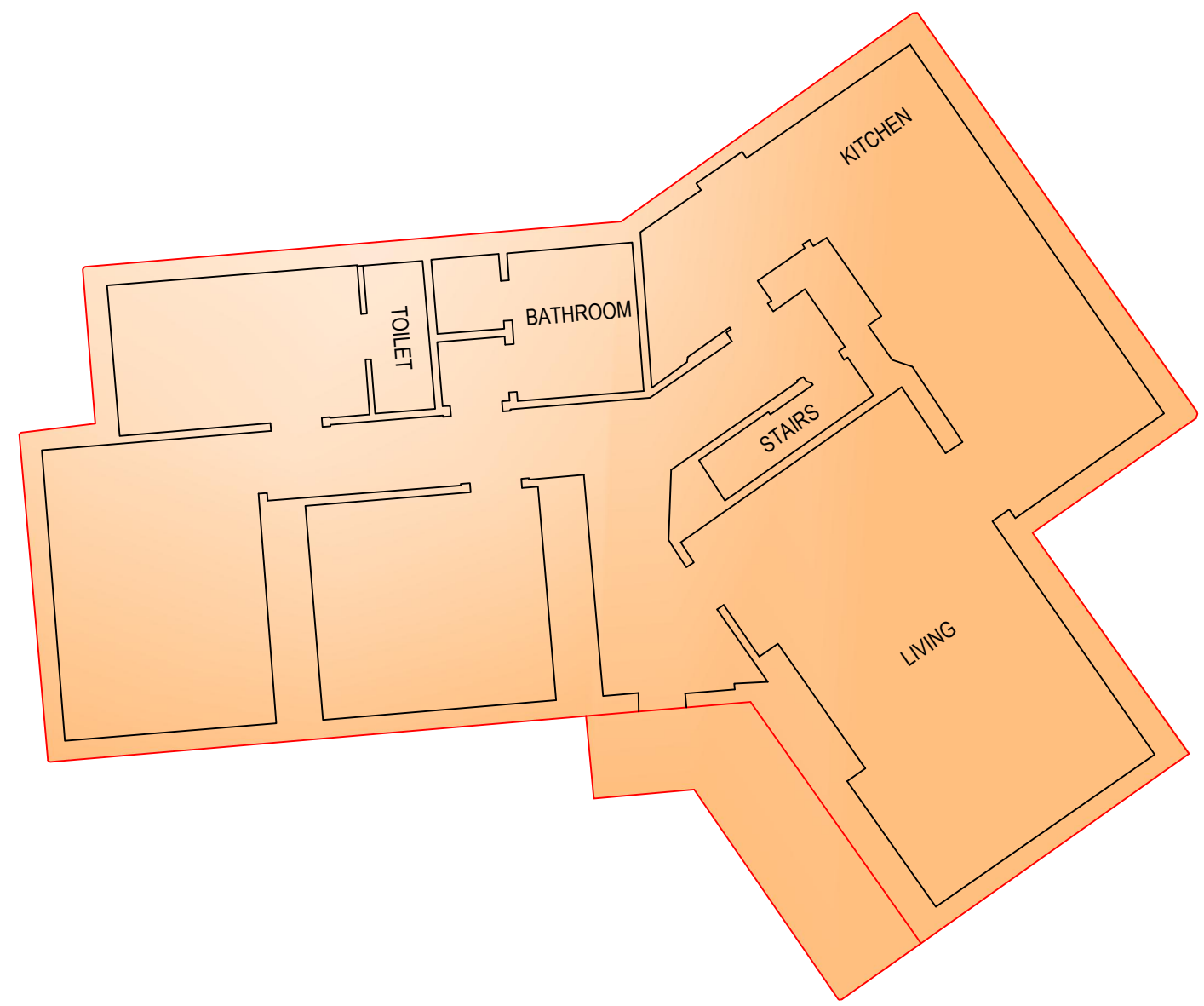
Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.


DATUM - Vertical : AHD per SPM9433 with reputed AHD level of 49.452 from SURCOM on 02-06-2021

At the time of this survey, CT.17791/3 was owned by ALEXANDER ASLANIS

Date of Survey : 02-06-2021



Kingborough Council
 Development Application: DA-2023-148
 Plan Reference No.: P2
 Date Received: 18 May 2023
 Date placed on Public Exhibition: 17 April 2024

AMENDMENTS			 LEARY COX & CRIPPS LAND & ENGINEERING SURVEYORS	Unit G04 40 Molle Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com	Project Name and Address	Drawing Title	SCALE	Contour Interval	FILE REF:
No.	Revision/Issue	Date			47 Channel Highway, Taroona	UPPER FLOOR PLAN	0 1 2 3 4 1:100 at A3	0.250 m	12093
				Client Ben Phegan CT. 17791/3	<small>*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.*</small>	SHEET 1 of 1 DRAWN SP CHKD DC	Date 18-06-2021 Geocivil Ref 1209301 AutoCAD Ref 1209301 DATUM Horiz: MGA2020 Vert: AHD83		