

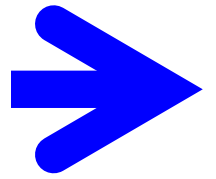
# APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2023-413

NAME OF APPLICANT: Ms S Harriss

PROPOSAL: Outbuilding (carport and shed)

LOCATION: 14 Sunny Avenue, 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](mailto:kc@kingborough.tas.gov.au) by 29 April 2024.



# **DEVELOPMENT APPLICATION**

<b><u>Application Number:</u></b>	DA-2023-413
<b><u>Proposed Development:</u></b>	Outbuilding (carport and shed)
<b><u>Location:</u></b>	14 Sunny Avenue, Blackmans Bay
<b><u>Applicant:</u></b>	Ms S Harriss
<b><u>Responsible Planning Officer:</u></b>	Tayla Beagley
<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></ul>	

## PROPERTY/ PROJECT DETAILS

**CLIENT:** Denise Bakes  
**TITLE REFERENCE:** 17785/2  
**PID:** 9260672  
**ADDRESS:** 14 Sunny Ave, Blackmans Bay TAS 7052  
**LOCAL AUTHORITY:** Kingborough  
**PLANNING SCHEME:** INTERIM PLANNING SCHEME - KINBOROUGH  
**ZONE:** 10.0 - GENERAL RESIDENTIAL  
**OVERLAYS:** NIL  
**BUSHFIRE ATTACK LEVEL:** NA  
**CORROSION ENVIRONMENT:** MEDIUM  
**SOIL CLASSIFICATION:** TBA  
**WIND CLASSIFICATION:** N3  
**LOT SIZE:** 617m<sup>2</sup>  
**DWELLING FOOTPRINT:** 175m<sup>2</sup>  
**DWELLING SITE COVERAGE%:** 28.36%  
**HARDSTAND AREA:** 241m<sup>2</sup>  
**HARDSTAND SITE COVERAGE %:** 39.05%  
**IMPERVIOUS FREE AREA %:** 32.42%

**APPLICATION TYPE:**  
 DISCRETIONARY

### 10.4.2 SETBACKS AND BUILDING ENVELOPE FOR ALL DWELLINGS

- A3(B)(ii) - (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:
- (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or
  - (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).

IT IS PROPOSED THE NEW OPEN CARPORT AND SHED WILL NOT CAUSE AN UNREASONABLE LOSS OF AMENITY TO ADJOINING PROPERTIES SPECIFICALLY THE EASTERN PROPERTY. THE PROPOSED NEW BUILDING SITS WITHIN THE BUILDING ENVELOPE AND IS DISCRETIONARY DUE TO IT'S LENGTH ON THE SIDE BOUNDARY WITHIN 1.5m OF THE BOUNDARY AT 15m, EXCEEDING 9m OR ONE THIRD OF THE BOUNDARY.

12m OF THE BUILDING IS OPEN SIDED AND NOT PROPOSED TO BE IN FILLED.

THE PROPOSED NEW BUILDING IS FOR THE UNDERCOVER STORAGE OF A BOAT AND GARDEN EQUIPMENT.

### DRAWING CONTENTS:

#### ARCHITECTURAL : PLANNING

SHEET No	DRAWING TITLE
P01.0	COVER PAGE
P02.0	SITE PLAN

### Kingborough Council

Development Application: DA-2023-413

Plan Reference No.: P1

Date Received: 27 November 2024

Date placed on Public Exhibition: 13/04/2024

**DIMENSION NOTE:**  
 Use written dimensions only. Do not scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimensions, setbacks and levels be confirmed on site by the Builder/Surveyor/or sub-contractor prior to the commencement of work, manufacture and installation. It is imperative that the Builder/sub-contractor and/or manufacturer ensures a full set of plans are on hand and reference has been made to the general notes.

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 57 Cove Hill Road, Bridgewater 7030  
 EMAIL: hobart@shedsnhomes.com.au

CLIENT NAME:

**DENISE BAKES**

PROJECT ADDRESS:

**14 SUNNY AVE, BLACKMANS BAY TAS 7052**

PROJECT:

**NEW SHED**

DRAWING TITLE:

**COVER SHEET**

DATE:  
**25/11/2023**

SCALE:  
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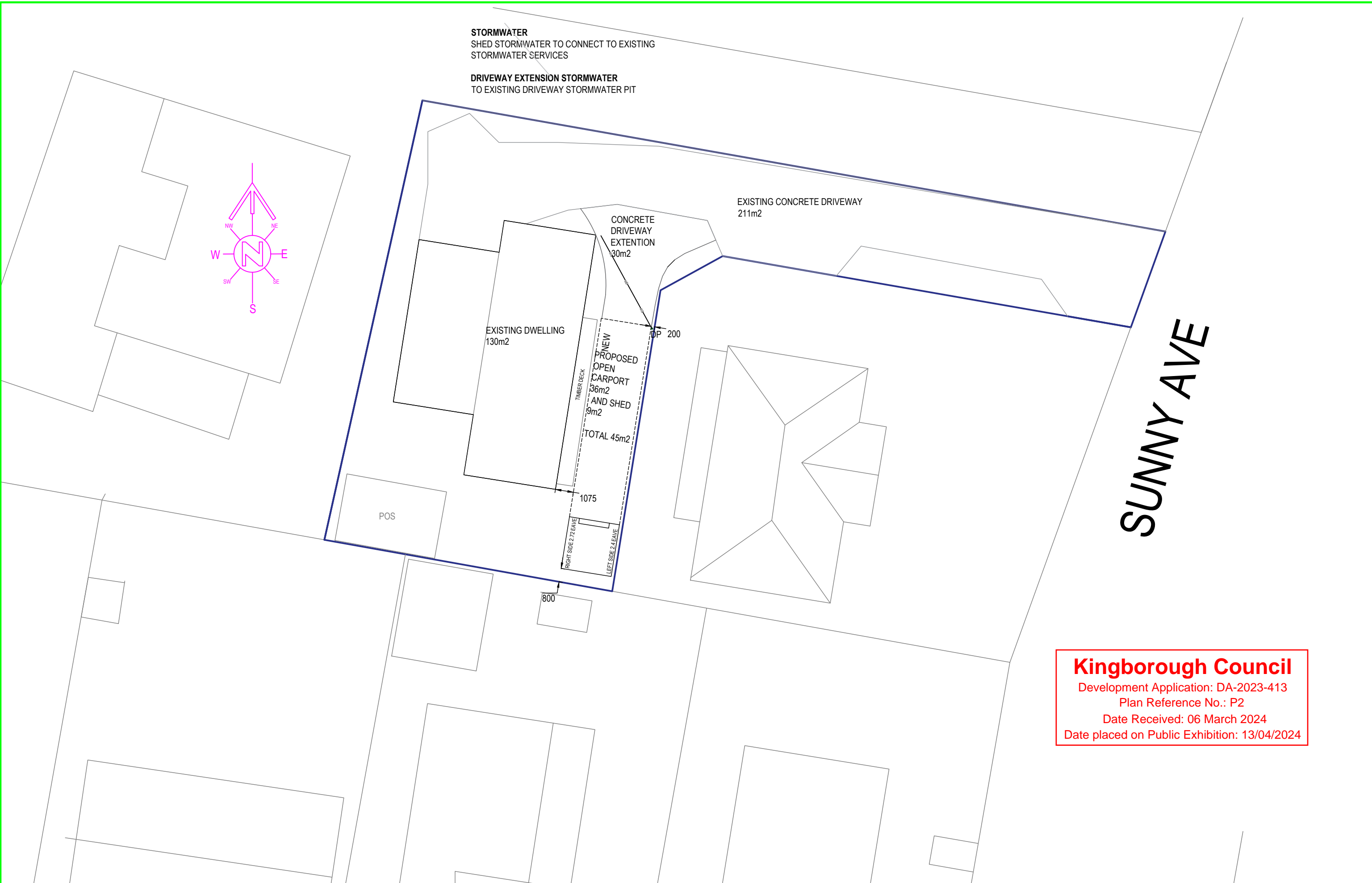
DRAWN BY:  
**BH**

REVISION No:  
**R:01**

SHEET SIZE:  
**A3**

JOB No:  
**BH23-062**

SHEET No:  
**P01.0**



**STORMWATER**  
SHED STORMWATER TO CONNECT TO EXISTING  
STORMWATER SERVICES

**DRIVEWAY EXTENSION STORMWATER**  
TO EXISTING DRIVEWAY STORMWATER PIT

EXISTING CONCRETE DRIVEWAY  
211m2

CONCRETE  
DRIVEWAY  
EXTENTION  
30m2

EXISTING DWELLING  
130m2

NEW  
PROPOSED  
OPEN  
CARPORT  
AND SHED  
36m2  
9m2  
TOTAL 45m2

OP 200

POS

1075

RIGHT SIDE 2.7 EAVE

LEFT SIDE 2.4 EAVE

800

**SUNNY AVE**

**Kingborough Council**  
Development Application: DA-2023-413  
Plan Reference No.: P2  
Date Received: 06 March 2024  
Date placed on Public Exhibition: 13/04/2024

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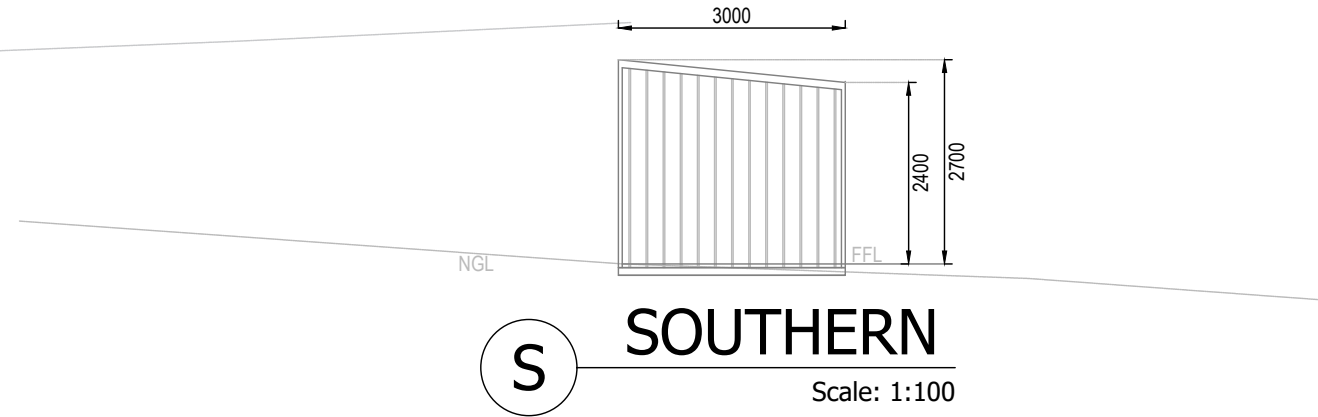
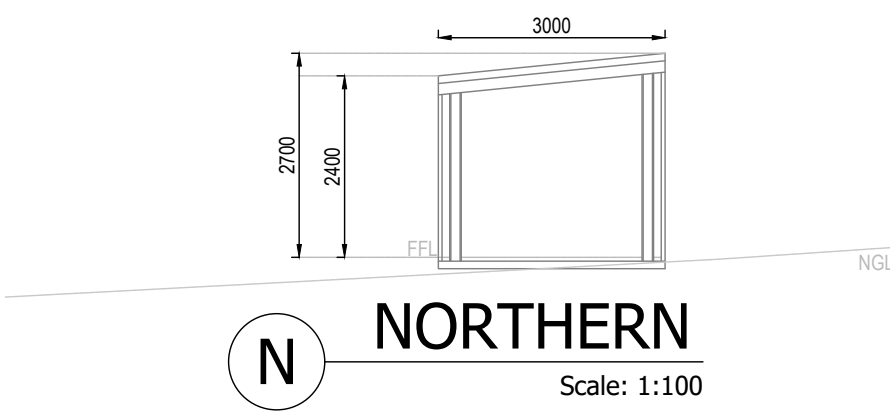
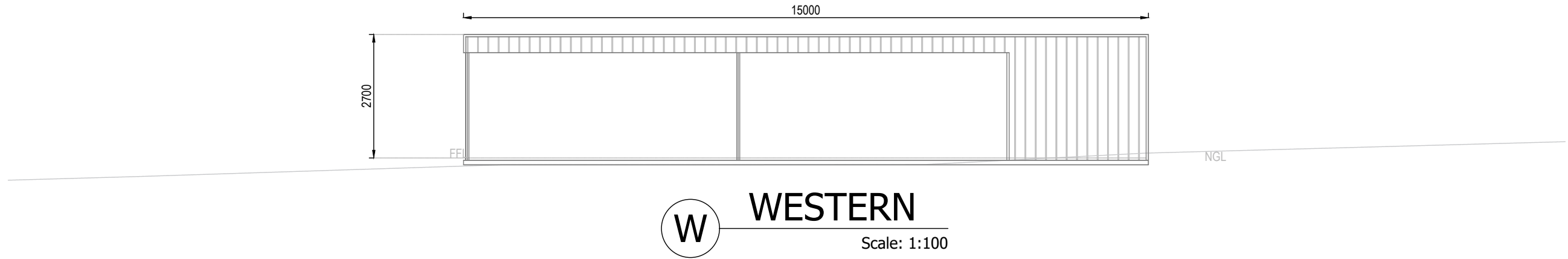
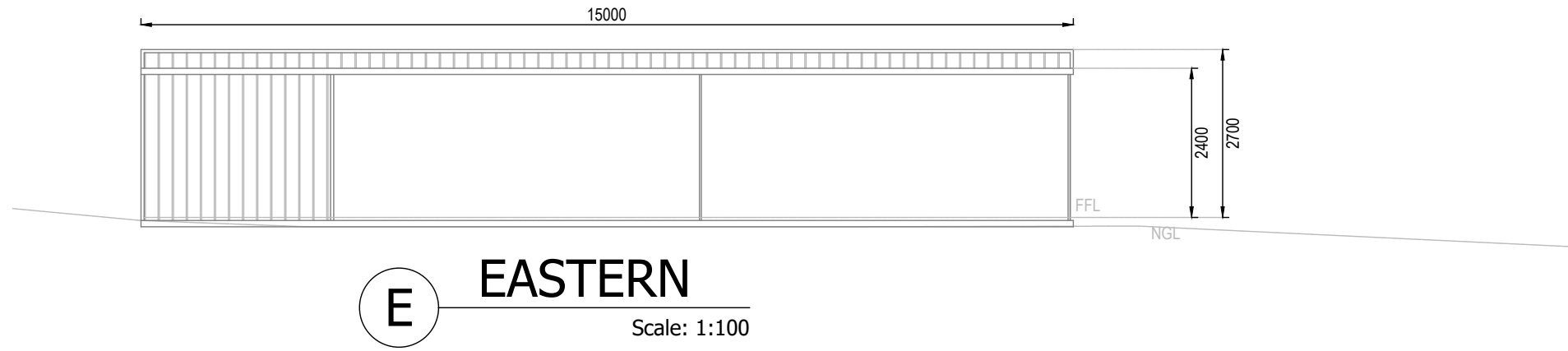
BLST Pty Ltd  
57 Cove Hill Road, Bridgewater 7030  
EMAIL: hobart@sheds-homes.com.au

CLIENT NAME:  
**DENISE BAKES**  
PROJECT ADDRESS:  
**14 SUNNY AVE, BLACKMANS BAY TAS 7052**  
PROJECT:  
**NEW SHED**

DRAWING TITLE:  
**SITE PLAN**

DATE: 06/03/2024	SCALE: 1:200	DRAWN BY: BH
REVISION No: R:2	SHEET SIZE: A3	JOB No: BH23-062
		SHEET No: C02.0

**Kingborough Council**  
 Development Application: DA-2023-413  
 Plan Reference No.: P2  
 Date Received: 06 March 2024  
 Date placed on Public Exhibition: 13/04/2024



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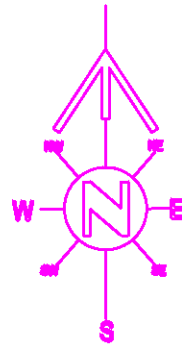
CLIENT NAME:  
**DENISE BAKES**  
 PROJECT ADDRESS:  
 14 SUNNY AVE, BLACKMANS BAY TAS 7052  
 PROJECT:  
 NEW SHED

DRAWING TITLE:  
 ELEVATIONS

DATE: 06/03/2024	SCALE: 1:100	DRAWN BY: BH
REVISION No: R:2	SHEET SIZE: A3	JOB No: BH23-062
		SHEET No: C04.0

STORMWATER  
SHED STORMWATER TO CONNECT TO EXISTING  
STORMWATER SERVICES

DRIVEWAY EXTENSION STORMWATER  
TO EXISTING DRIVEWAY STORMWATER FIT



EXISTING DWELLING

EXISTING CONCRETE DRIVEWAY  
211m<sup>2</sup>

CONCRETE  
DRIVEWAY  
EXTENTION  
490m<sup>2</sup>

P 200

800

SUNNY AVE

**Kingborough Council**

Development Application: DA-2023-413

Plan Reference No.: P2

Date Received: 06 March 2024

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CLIENT NAME:  
**DENISE BAKES**  
PROJECT ADDRESS:  
**14 SUNNY AVE, BLACKMANS BAY**  
PROJECT:  
**NEW SHED**

DRAWING TITLE:  
**SHADOW DIAGRAM 21 JULY 9AM**

DATE: 05/02/2024	SCALE: 1:200	DRAWN BY: BH
REVISION No: R:1	SHEET SIZE: A3	JOB No: DA23-008
SHEET No: C02.1		



STORMWATER  
SHED STORMWATER TO CONNECT TO EXISTING  
STORMWATER SERVICES

DRIVEWAY EXTENSION STORMWATER  
TO EXISTING DRIVEWAY STORMWATER PIT

EXISTING CONCRETE DRIVEWAY  
211m<sup>2</sup>

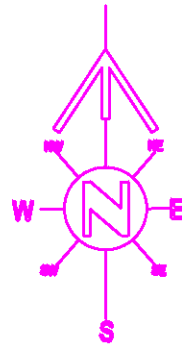
CONCRETE  
DRIVEWAY  
EXTENTION  
90m<sup>2</sup>

EXISTING DWELLING  
130m<sup>2</sup>

P 200

800

SUNNY AVE



**Kingborough Council**

Development Application: DA-2023-413

Plan Reference No.: P2

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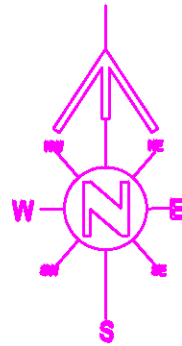
CLIENT NAME:  
**DENISE BAKES**  
PROJECT ADDRESS:  
**14 SUNNY AVE, BLACKMANS BAY**  
PROJECT:  
**NEW SHED**

DRAWING TITLE:  
**SHADOW DIAGRAM 21 JULY 12PM**

DATE: 05/02/2024	SCALE: 1:200	DRAWN BY: BH	
REVISION No: R:1	SHEET SIZE: A3	JOB No: DA23-008	SHEET No: C02.2

STORMWATER  
SHED STORMWATER TO CONNECT TO EXISTING  
STORMWATER SERVICES

DRIVEWAY EXTENSION STORMWATER  
TO EXISTING DRIVEWAY STORMWATER PIT



EXISTING DWELLING

EXISTING CONCRETE DRIVEWAY  
211m<sup>2</sup>

CONCRETE  
DRIVEWAY  
EXTENTION  
190m<sup>2</sup>

P 200

WATER PIPING

800

SUNNY AVE

**Kingborough Council**

Development Application: DA-2023-413

Plan Reference No.: P2

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PROJECT ADDRESS:  
**14 SUNNY AVE, BLACKMANS BAY**  
PROJECT:  
**NEW SHED**

DRAWING TITLE:  
**SHADOW DIAGRAM 21 JULY 3PM**

DATE: 05/02/2024	SCALE: 1:200	DRAWN BY: BH	
REVISION No: R:1	SHEET SIZE: A3	JOB No: DA23-008	SHEET No: C02.3