

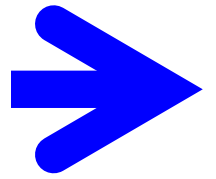
APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2023-424

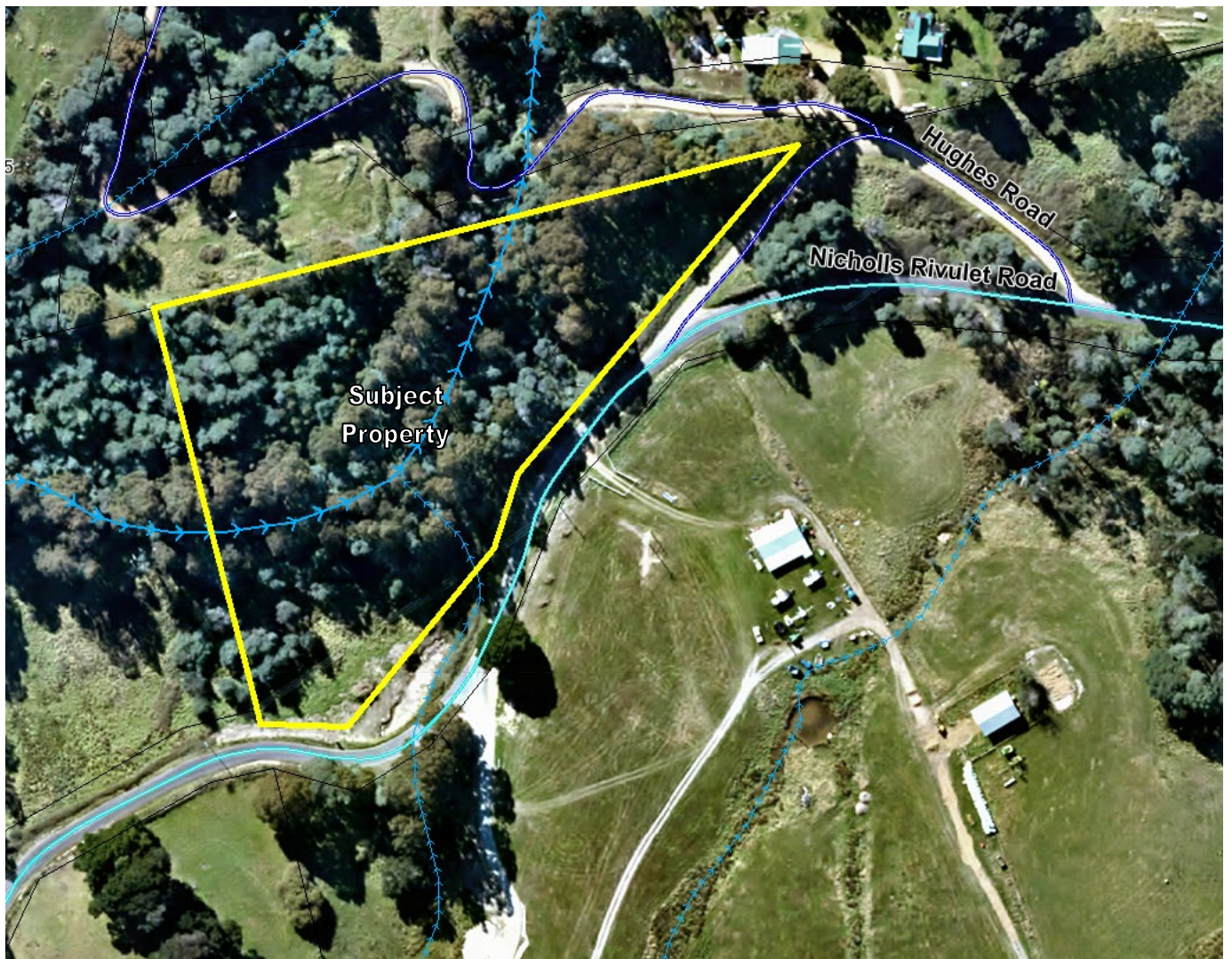
NAME OF APPLICANT: Green Design

PROPOSAL: Dwelling including outbuilding and associated works

LOCATION: 410 Nicholls Rivulet Road, Oyster Cove



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.

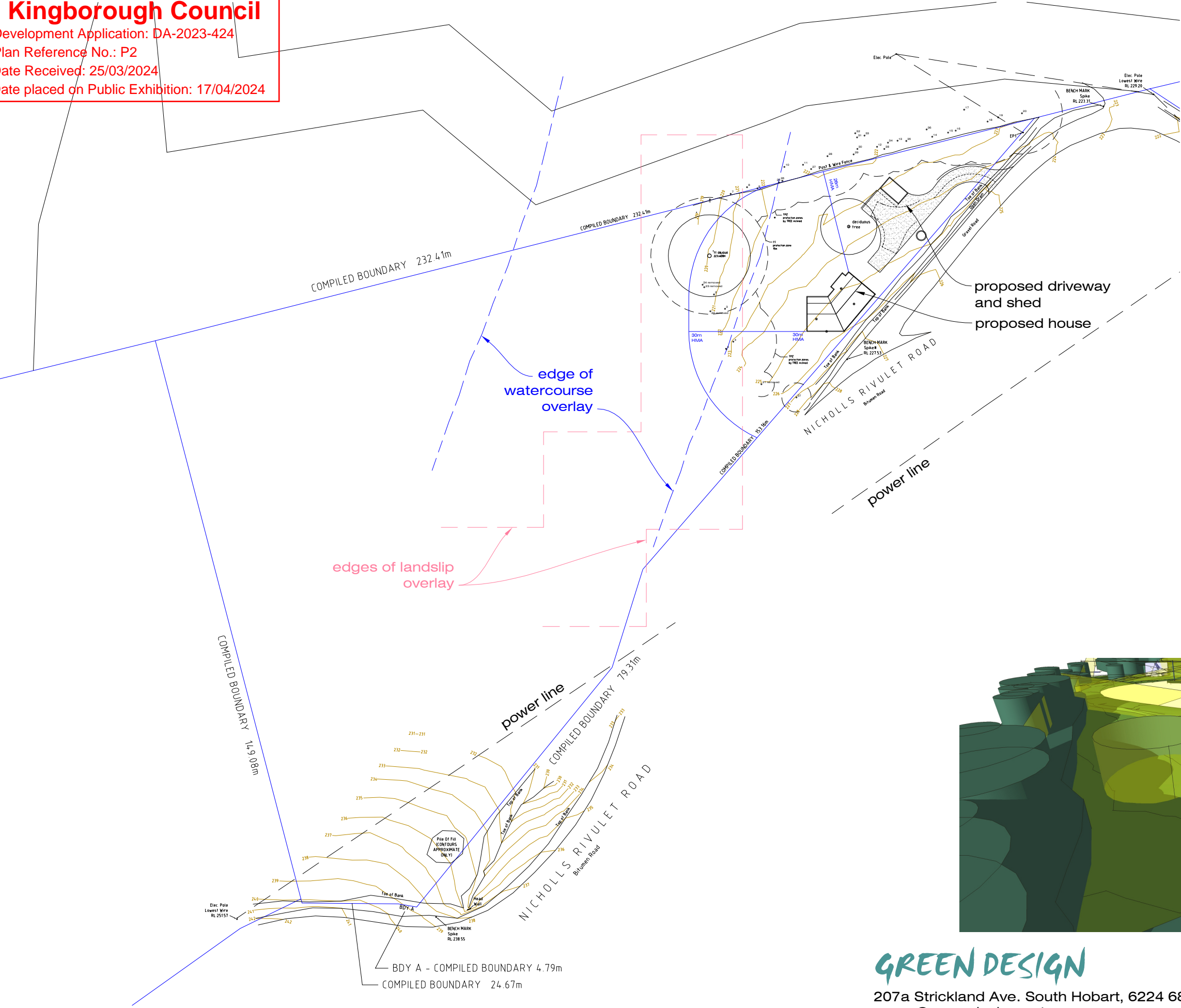


DEVELOPMENT APPLICATION

<u>Application Number:</u>	DA-2023-424
<u>Proposed Development:</u>	Dwelling including outbuilding and associated works
<u>Location:</u>	410 Nicholls Rivulet Road, Oyster Cove
<u>Applicant:</u>	Green Design
<u>Responsible Planning Officer:</u>	Mary McNeill
<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• Application Plans• Planning Submission• Natural Values Assessment• Bushfire Hazard Report• Arborist Assessment• Preliminary On-Site Wastewater Assessment	

Kingborough Council

Development Application: DA-2023-424
Plan Reference No.: P2
Date Received: 25/03/2024
Date placed on Public Exhibition: 17/04/2024



PROPOSED HOUSE
Address :
Lot 2, 471 Nicholls Rivulet Road, Oyster Cove

Owner :
Mark and Julie Ewers

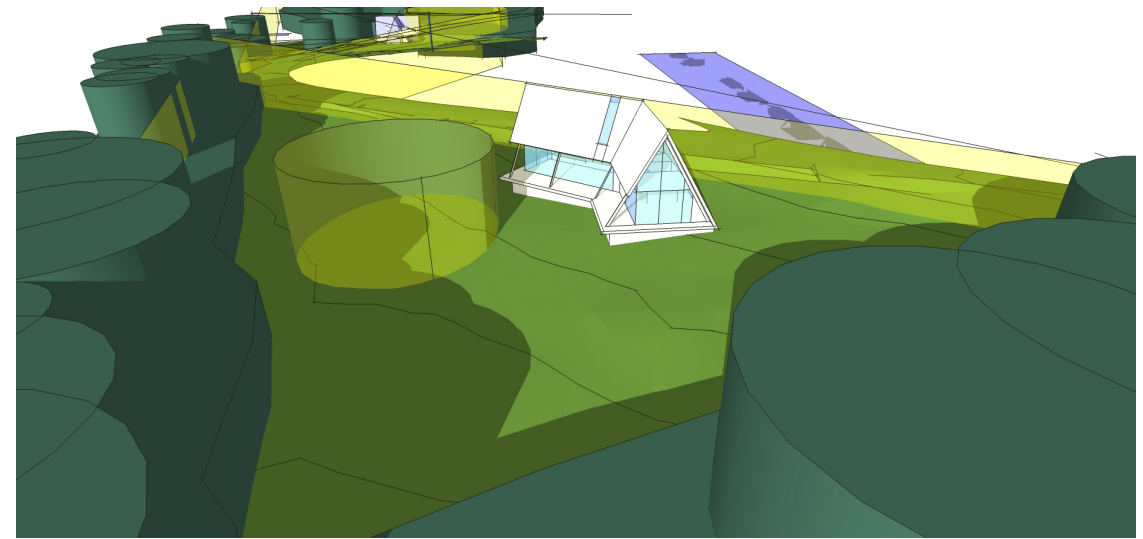
Land Title:
116 957 / 2

Architect:
Green Design CC5431 B

AREAS:
Land: 1.977 Ha
House : 92 m²
House footprint (roof + deck) : 166 m²
Shed: 22 m²

DRAWING INDEX :

- DA00 1000 Site Plan
- DA01 500 Site Plan
- DA02 250 Site Plan
- DA03 250 Site Plan 2
- DA04 Floor Plan
- DA05 Elevations
- DA06 Sections
- DA07 Shed
- DA08 3D images



GREEN DESIGN

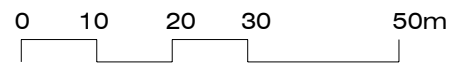
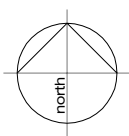
207a Strickland Ave. South Hobart, 6224 6810
green@greendesign.net.au

2/ 471 nicholls . 2302

lot 2, 471 nicholls rivulet rd, oyster cove
mark and julie ewers

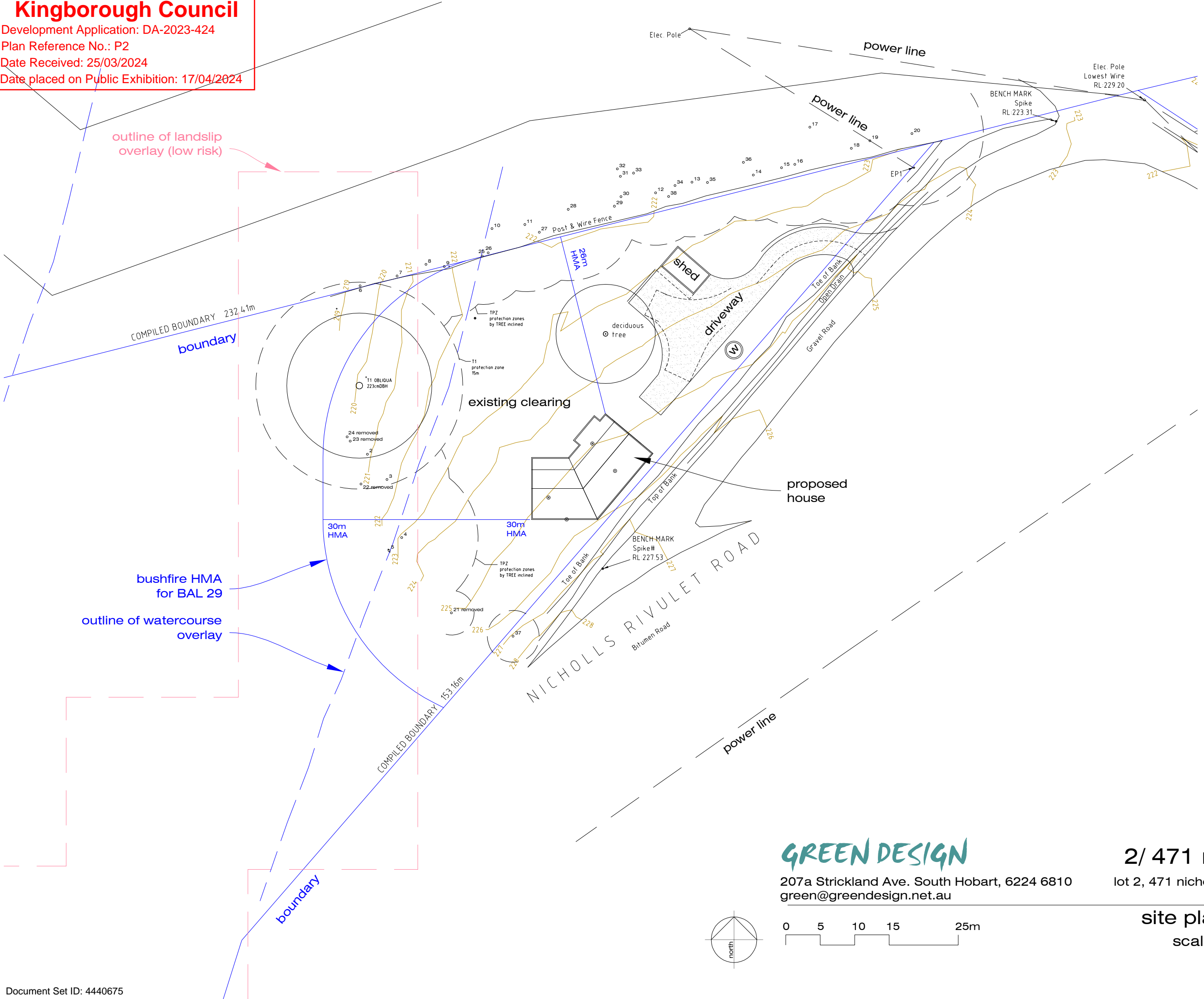
site plan 1000 - DA00.b

scale 1:1000 21.03.2024
DA SET B



Kingborough Council

Development Application: DA-2023-424
Plan Reference No.: P2
Date Received: 25/03/2024
Date placed on Public Exhibition: 17/04/2024



GREEN DESIGN

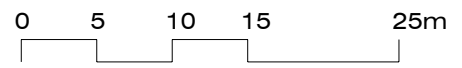
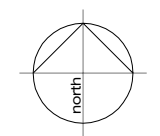
207a Strickland Ave. South Hobart, 6224 6810
green@greendesign.net.au

2/ 471 nicholls . 2302

lot 2, 471 nicholls rivulet rd, oyster cove
mark and julie ewers

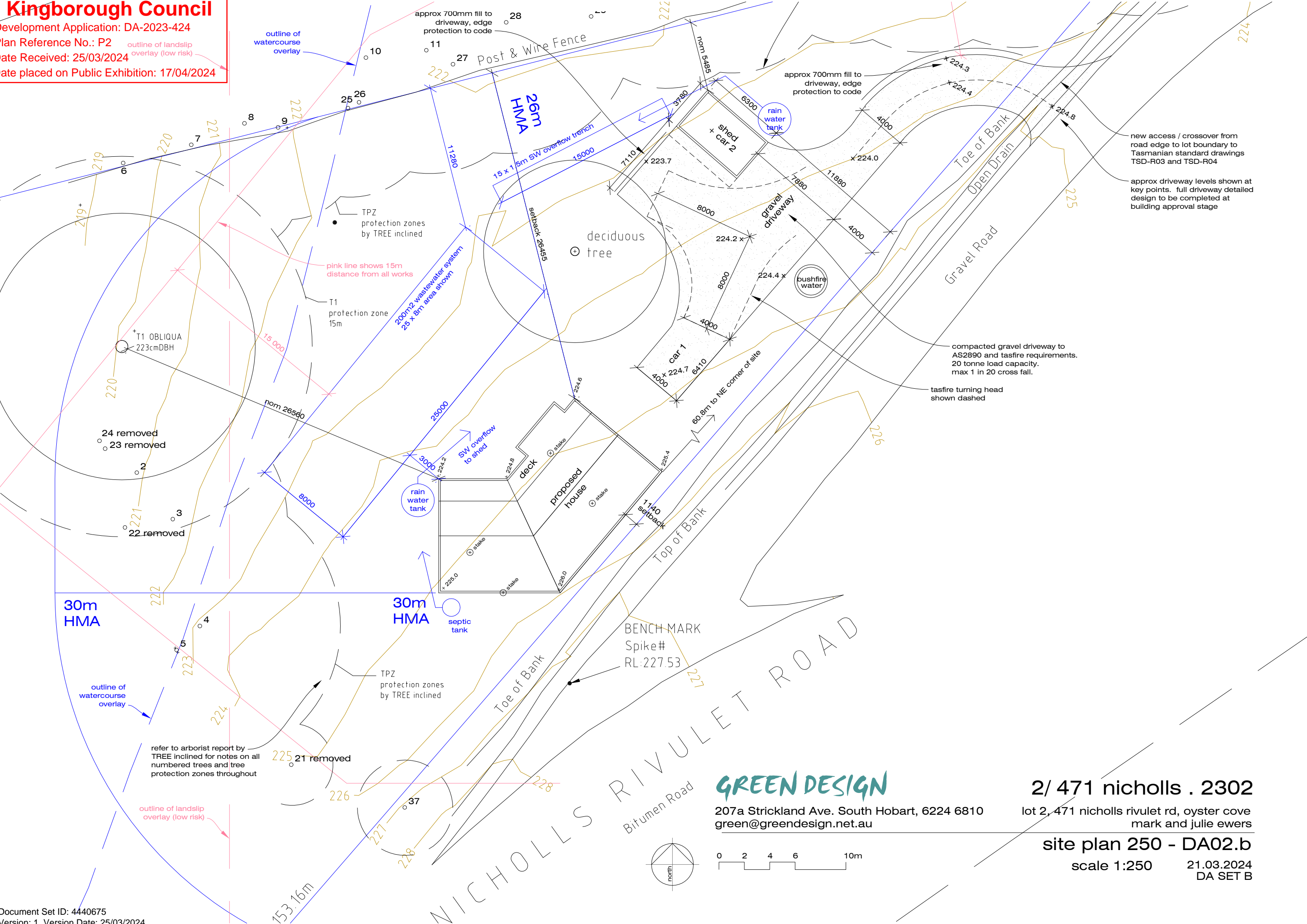
site plan 500 - DA01.b

scale 1:500 21.03.2024
DA SET B



Kingborough Council

Development Application: DA-2023-424
Plan Reference No.: P2
Date Received: 25/03/2024
Date placed on Public Exhibition: 17/04/2024



refer to arborist report by TREE inclined for notes on all numbered trees and tree protection zones throughout

outline of landslip overlay (low risk)

GREEN DESIGN

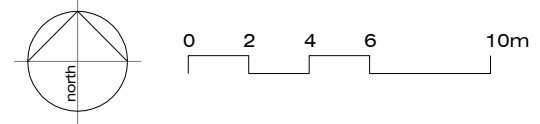
207a Strickland Ave. South Hobart, 6224 6810
green@greendesign.net.au

2/ 471 nicholls . 2302

lot 2, 471 nicholls rivulet rd, oyster cove mark and julie ewers

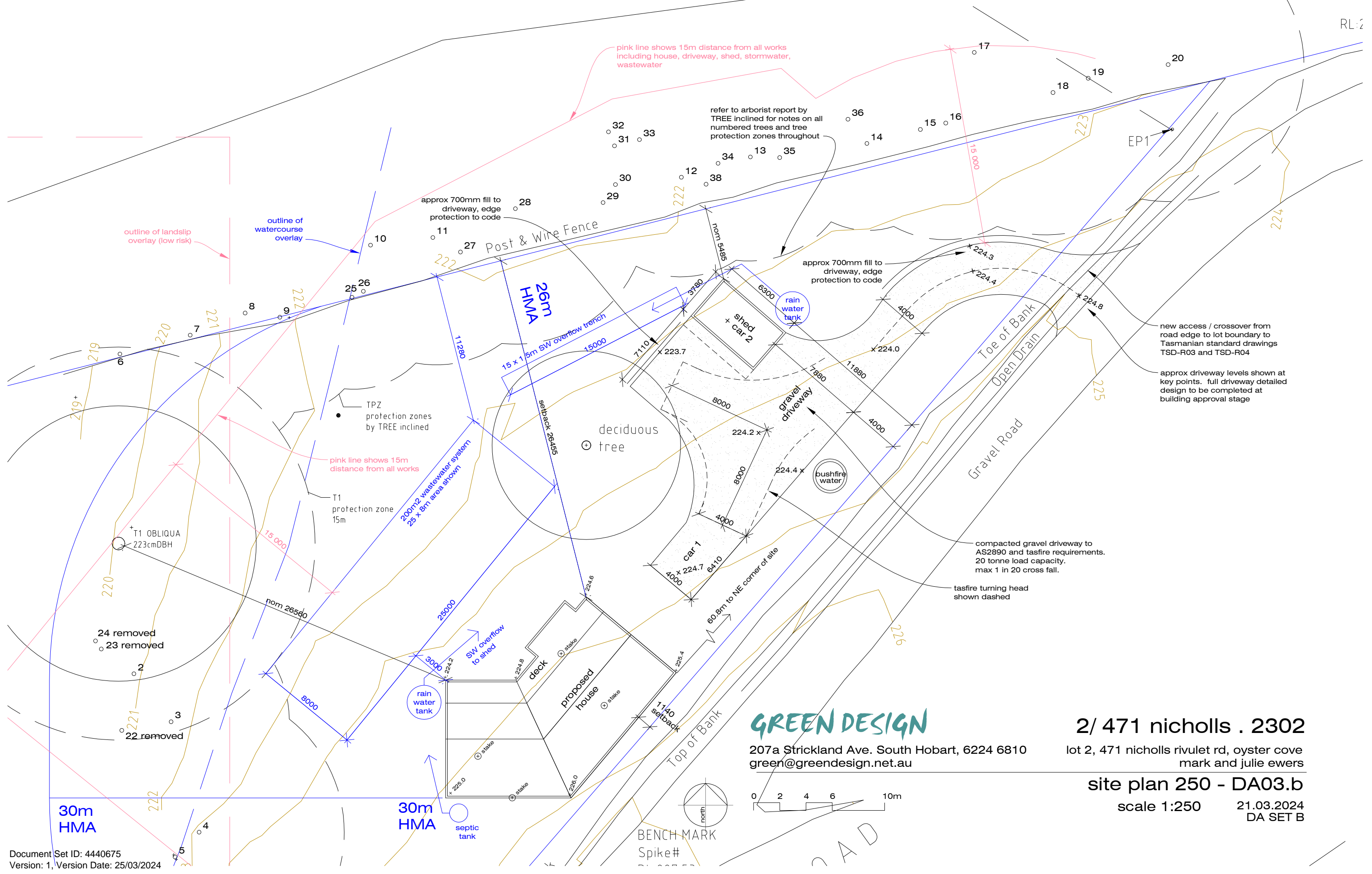
site plan 250 - DA02.b

scale 1:250 21.03.2024
DA SET B



Kingborough Council

Development Application: DA-2023-424
Plan Reference No.: P2
Date Received: 25/03/2024
Date placed on Public Exhibition: 17/04/2024



GREEN DESIGN

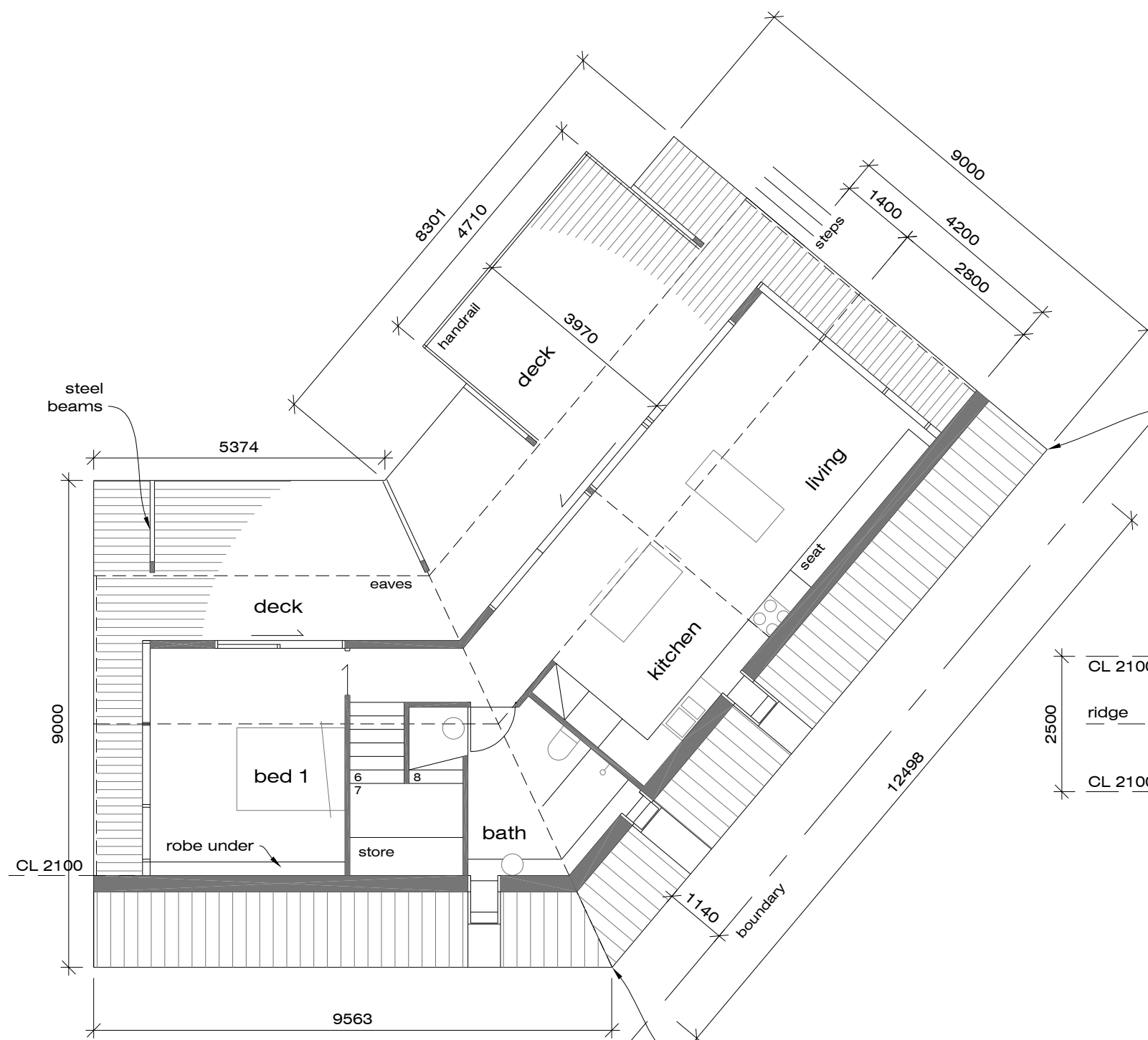
207a Strickland Ave. South Hobart, 6224 6810
green@greendesign.net.au

2/ 471 nicholls . 2302

lot 2, 471 nicholls rivulet rd, oyster cove
mark and julie ewers

site plan 250 - DA03.b

scale 1:250 21.03.2024
DA SET B

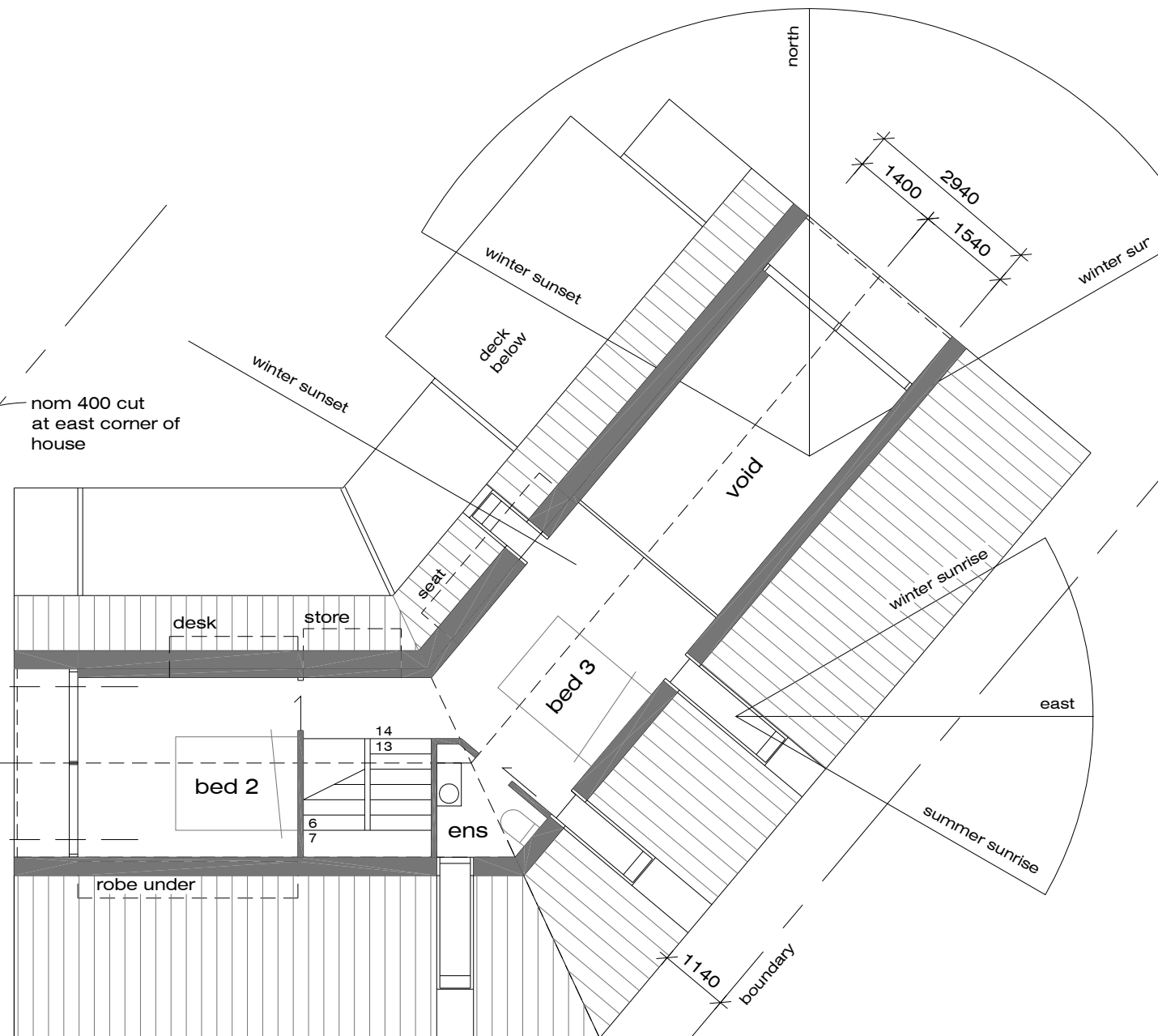


lower plan

68.0 m²

91.6 m² total

internal area to internal wall face at 2100 AFL
excludes floor areas with head height below 2100



upper plan

23.6 m²

GREEN DESIGN

207a Strickland Ave. South Hobart, 6224 6810
green@greendesign.net.au

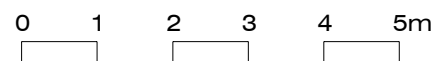
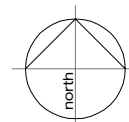
2/ 471 nicholls . 2302

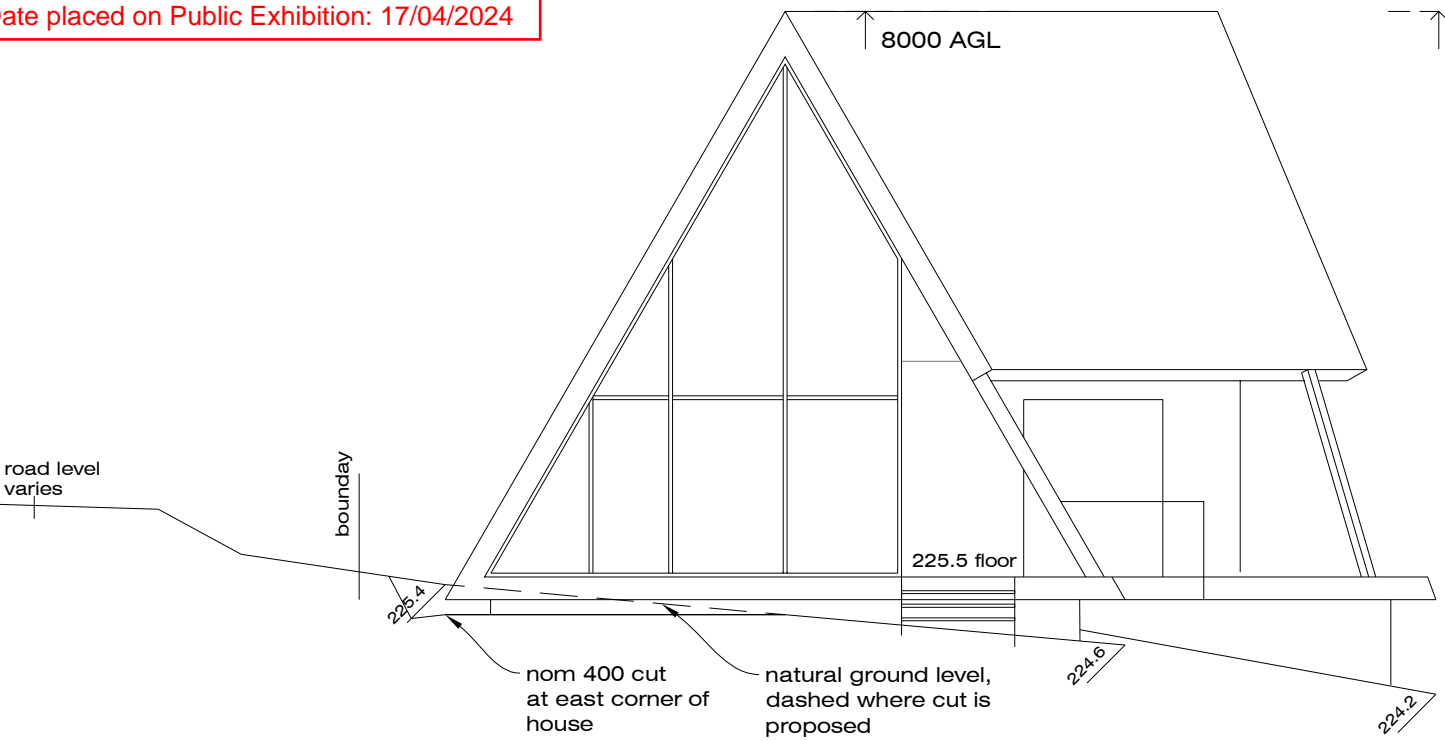
lot 2, 471 nicholls rivulet rd, oyster cove
mark and julie ewers

floor plan - DA04.b

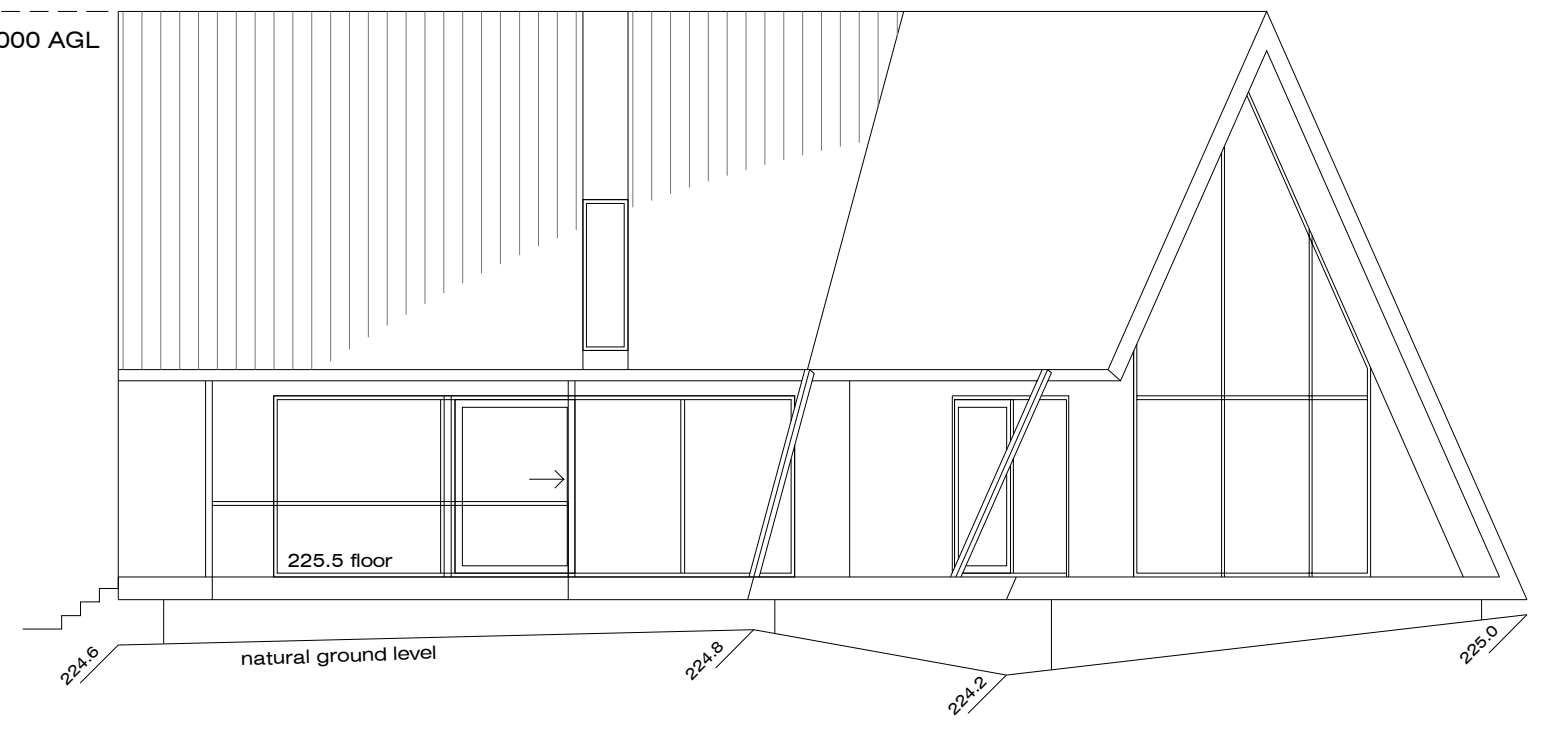
scale 1:100

21.03.2024
DA SET B

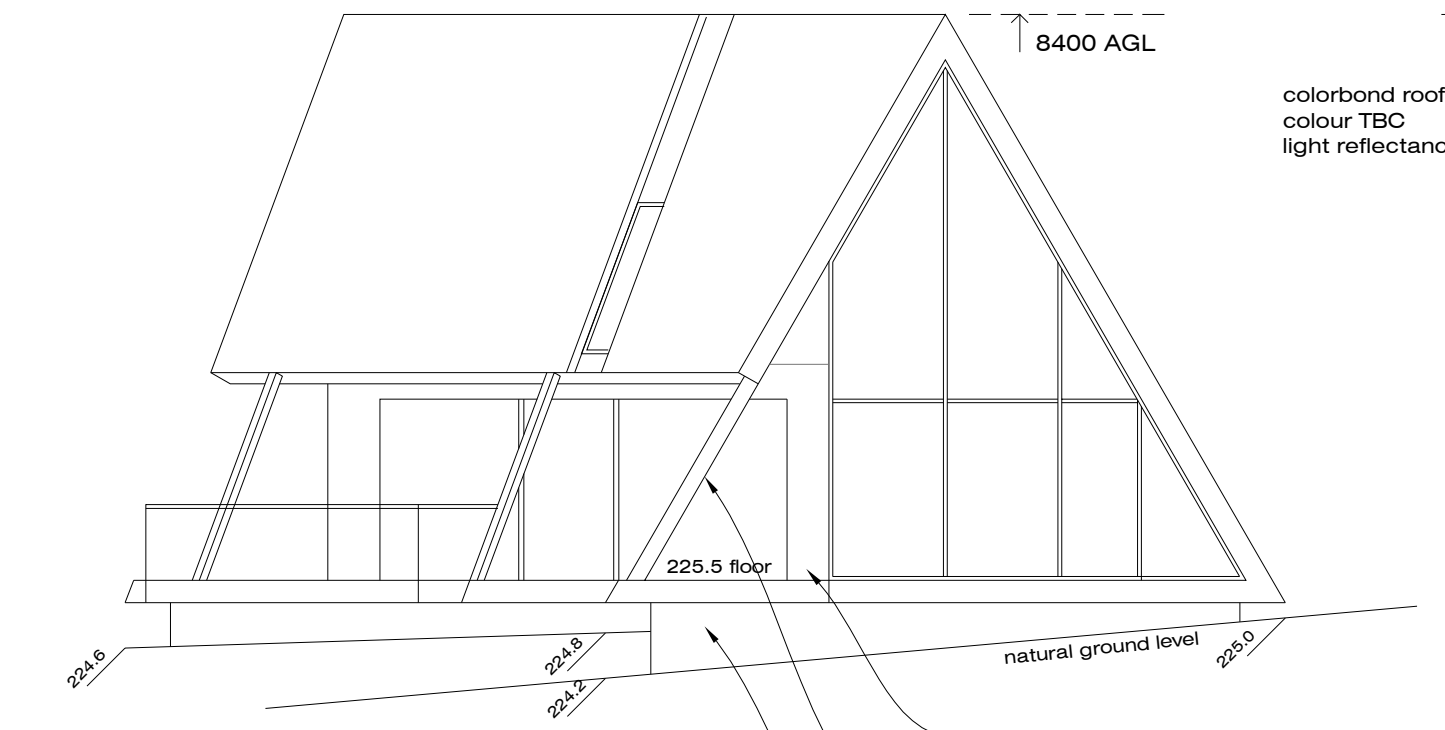




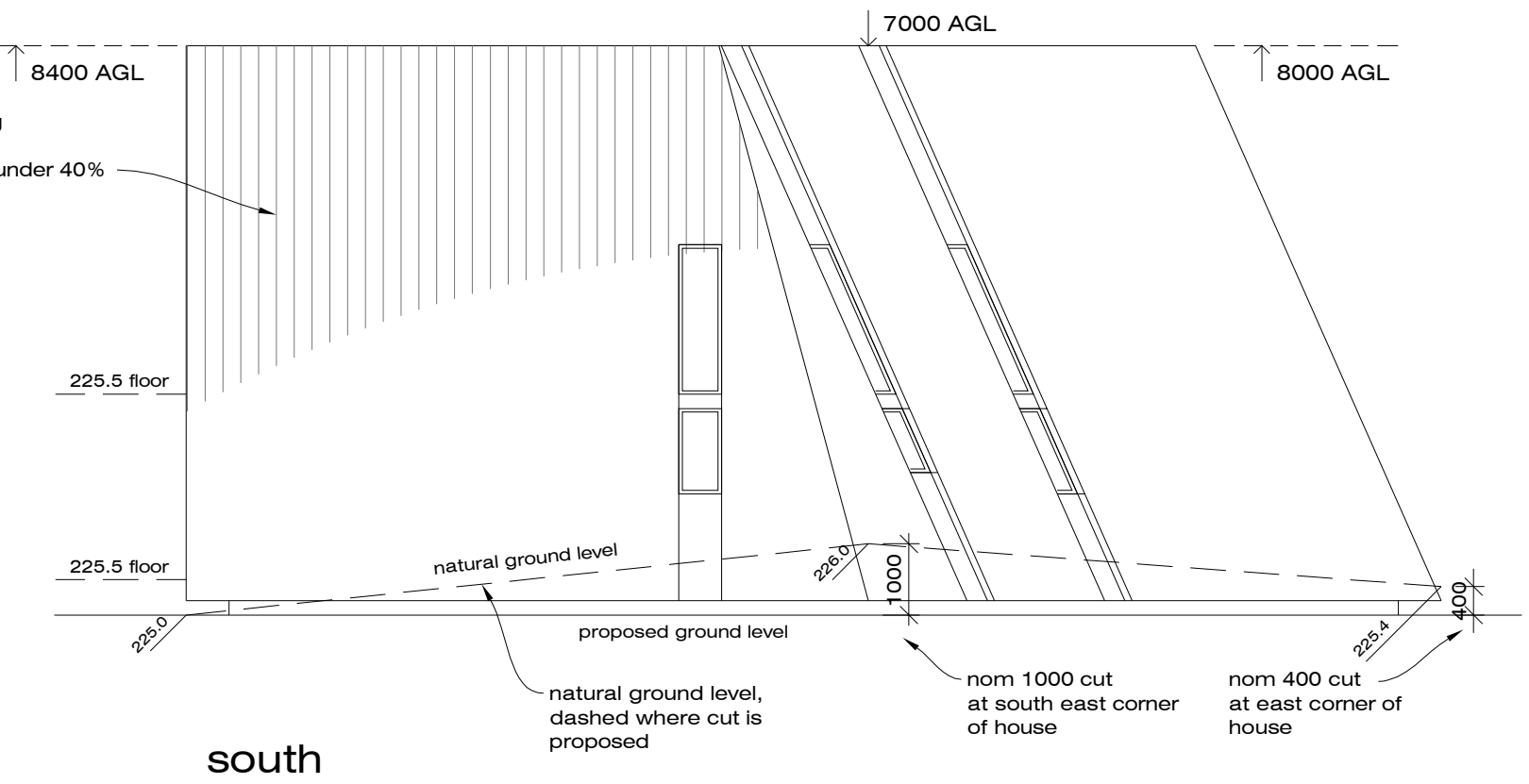
north-east elevation



north-west



west



south

- BAL timber OR cement sheet cladding
colour TBC
light reflectance under 40%
- painted steel framing
colour TBC
light reflectance under 40%
- blockwork wall to subfloor
colour TBC
light reflectance under 40%

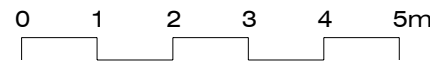
colorbond roofing
colour TBC
light reflectance under 40%

GREEN DESIGN

207a Strickland Ave. South Hobart, 6224 6810
green@greendesign.net.au

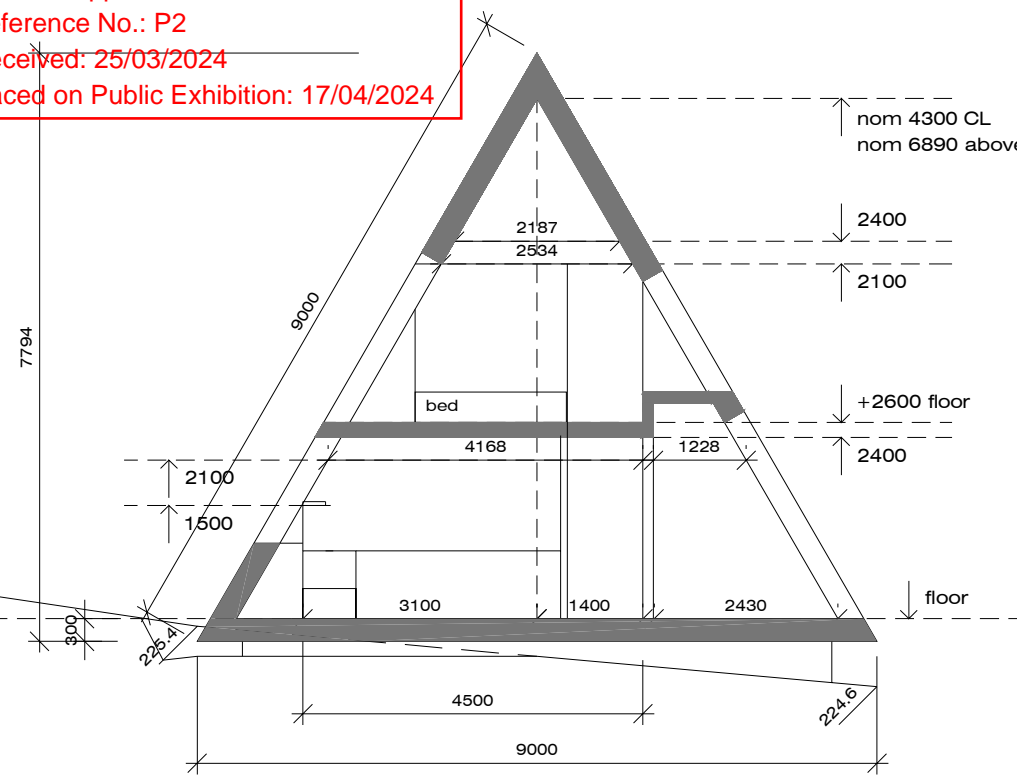
2/ 471 nicholls . 2302

lot 2, 471 nicholls rivulet rd, oyster cove
mark and julie ewers

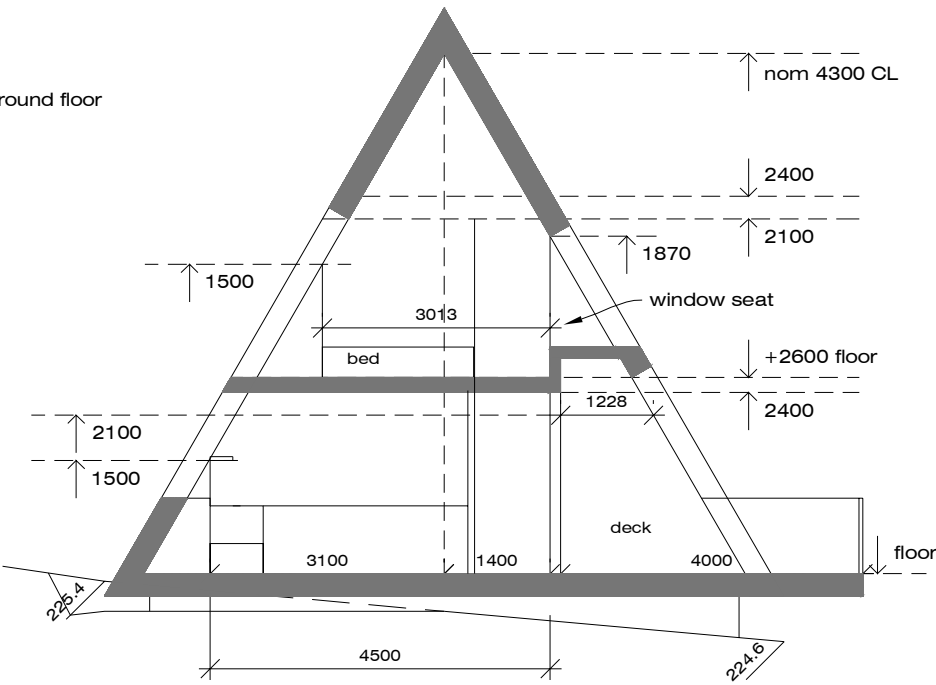


elevations - DA05.b

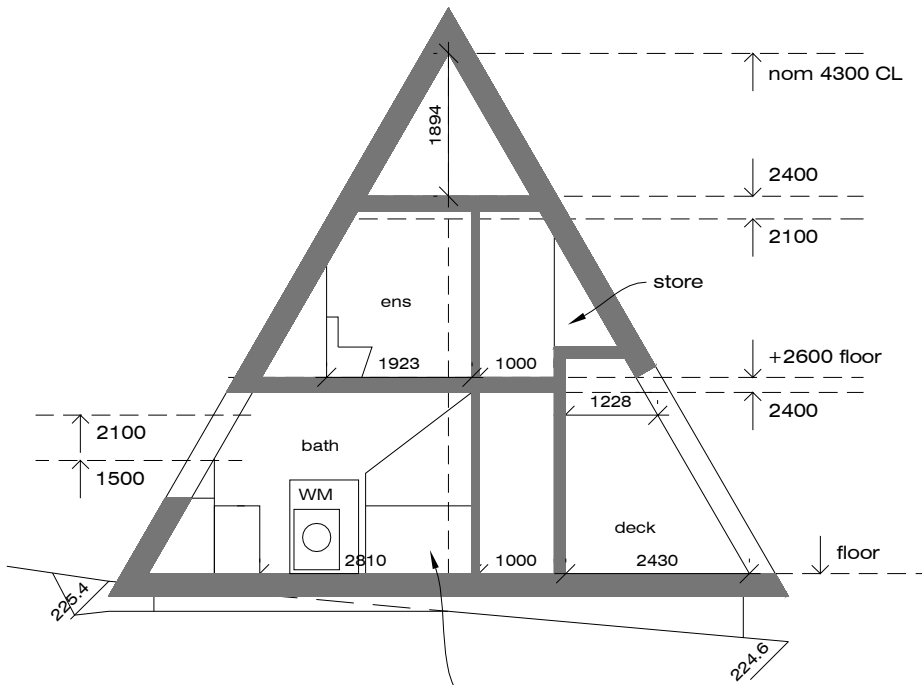
scale 1:100
21.03.2024
DA SET B



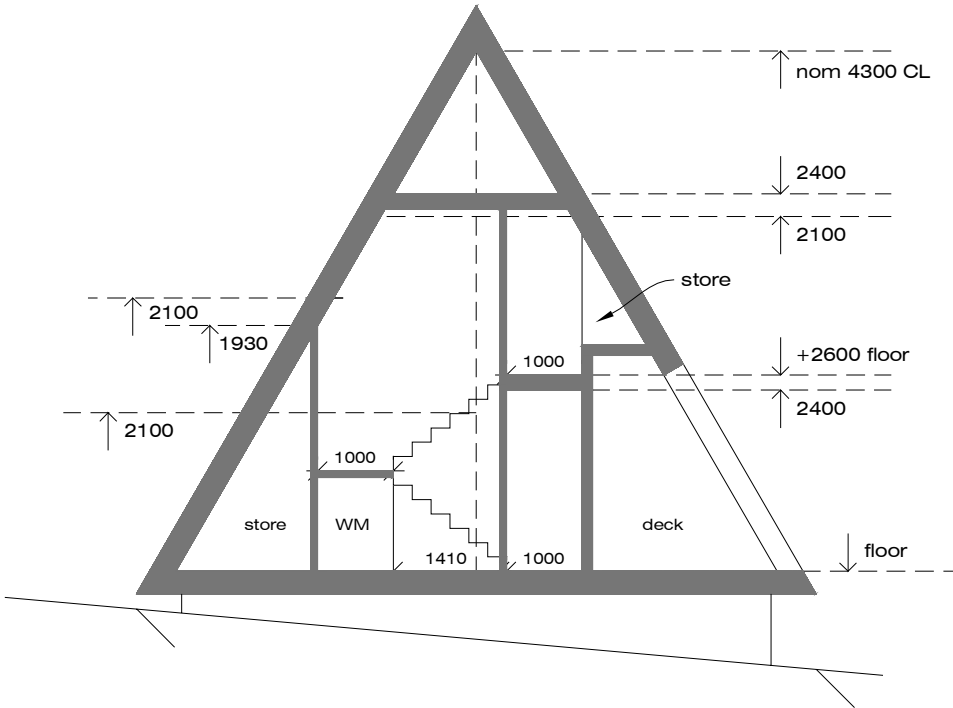
setout



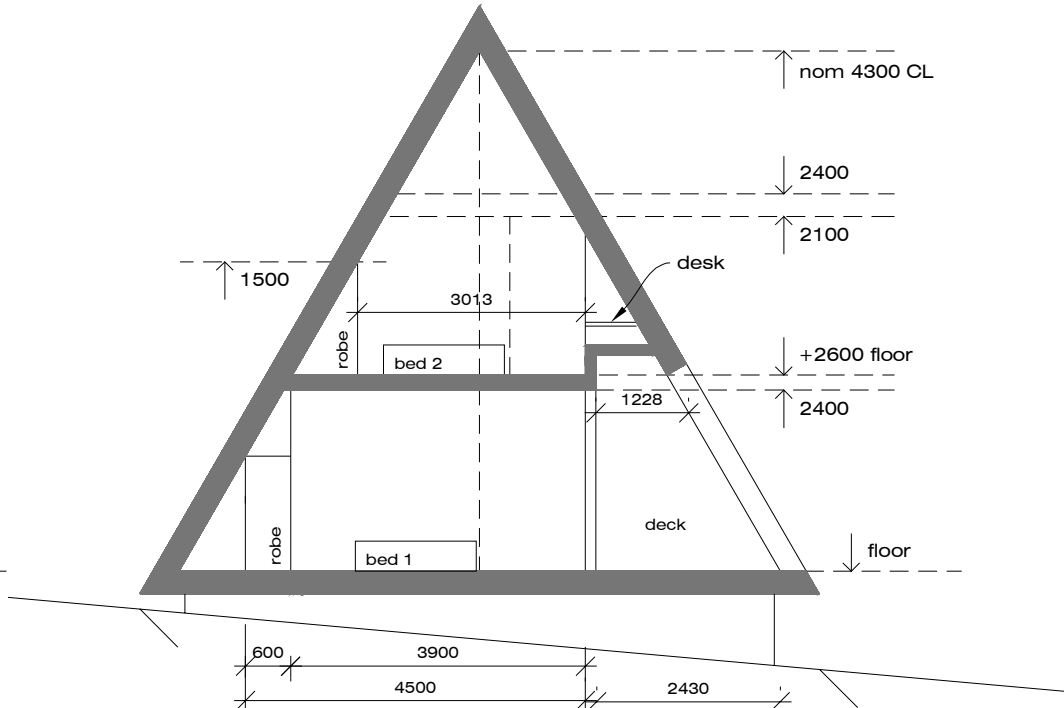
living section



bath section



stair section



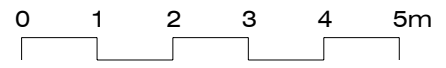
bed 1 + 2 section

GREEN DESIGN

207a Strickland Ave. South Hobart, 6224 6810
green@greendesign.net.au

2/ 471 nicholls . 2302

lot 2, 471 nicholls rivulet rd, oyster cove
mark and julie ewers



sections - DA06.b

scale 1:100 21.03.2024
DA SET B

Kingborough Council

Development Application: DA-2023-424

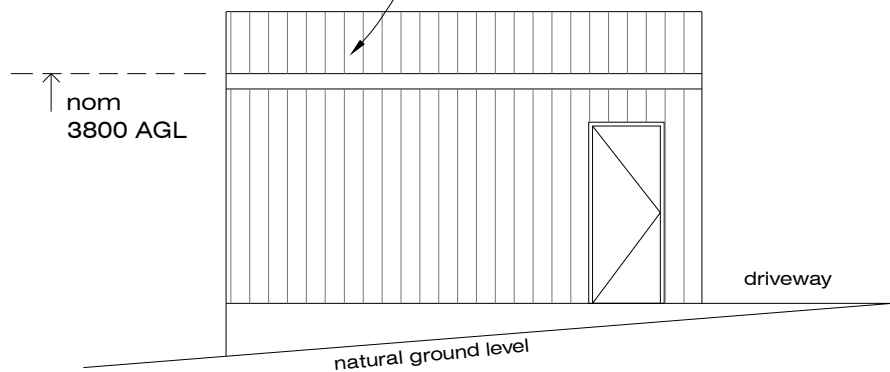
Plan Reference No.: P2

Date Received: 25/03/2024

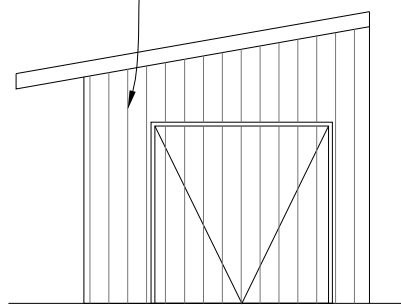
Date placed on Public Exhibition: 17/04/2024

colorbond roofing
colour TBC
light reflectance under 40%

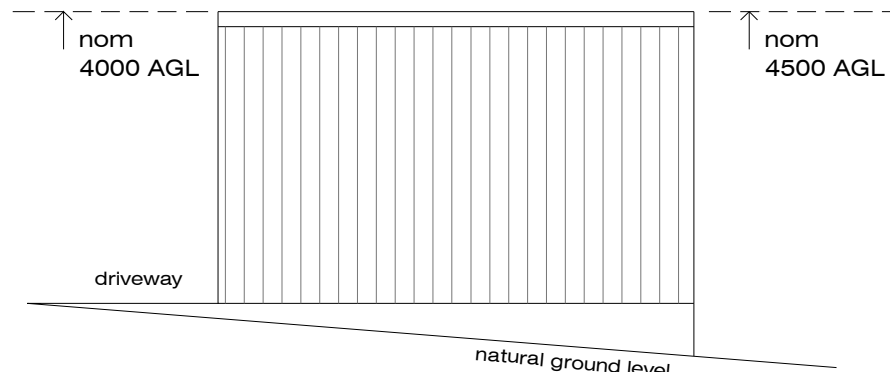
colorbond cladding
colour TBC
light reflectance under 40%



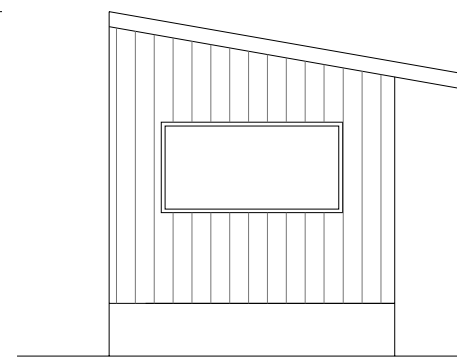
south west



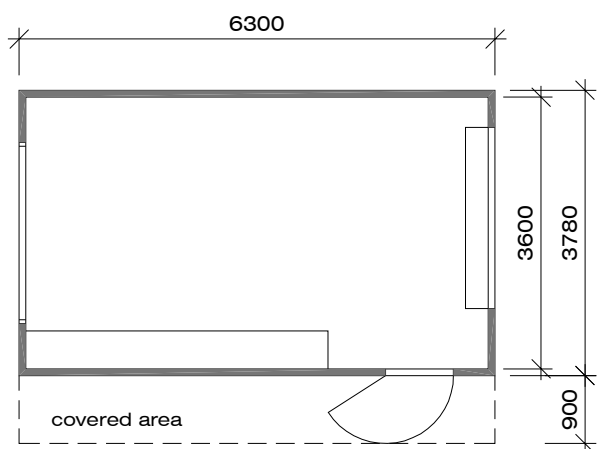
south east



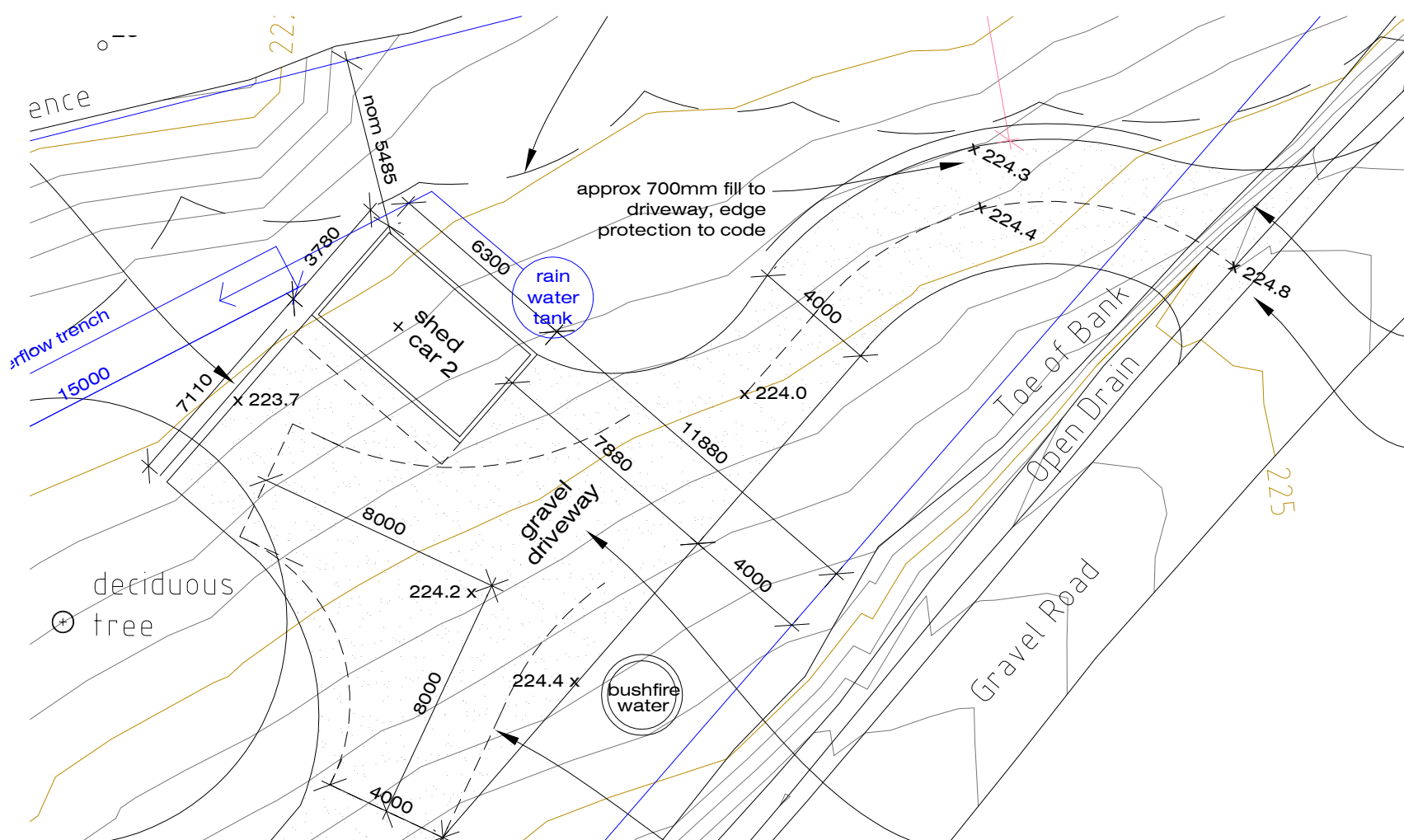
north east



north west



shed plan



site plan 200

GREEN DESIGN

207a Strickland Ave. South Hobart, 6224 6810
green@greendesign.net.au

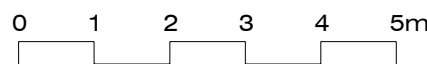
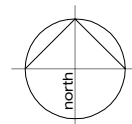
2/ 471 nicholls . 2302

lot 2, 471 nicholls rivulet rd, oyster cove
mark and julie ewers

shed - DA07.b

scale 1:100

21.03.2024
DA SET B



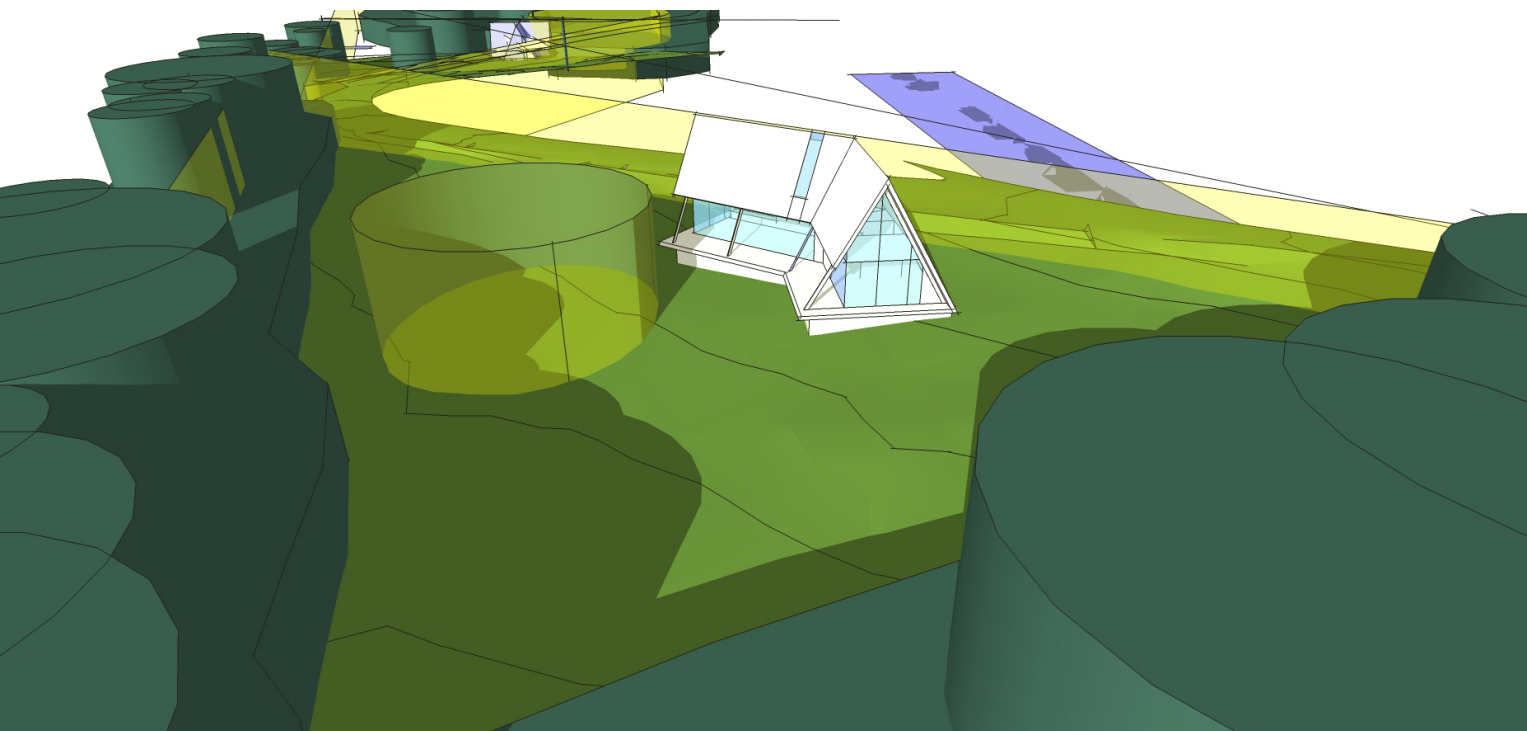
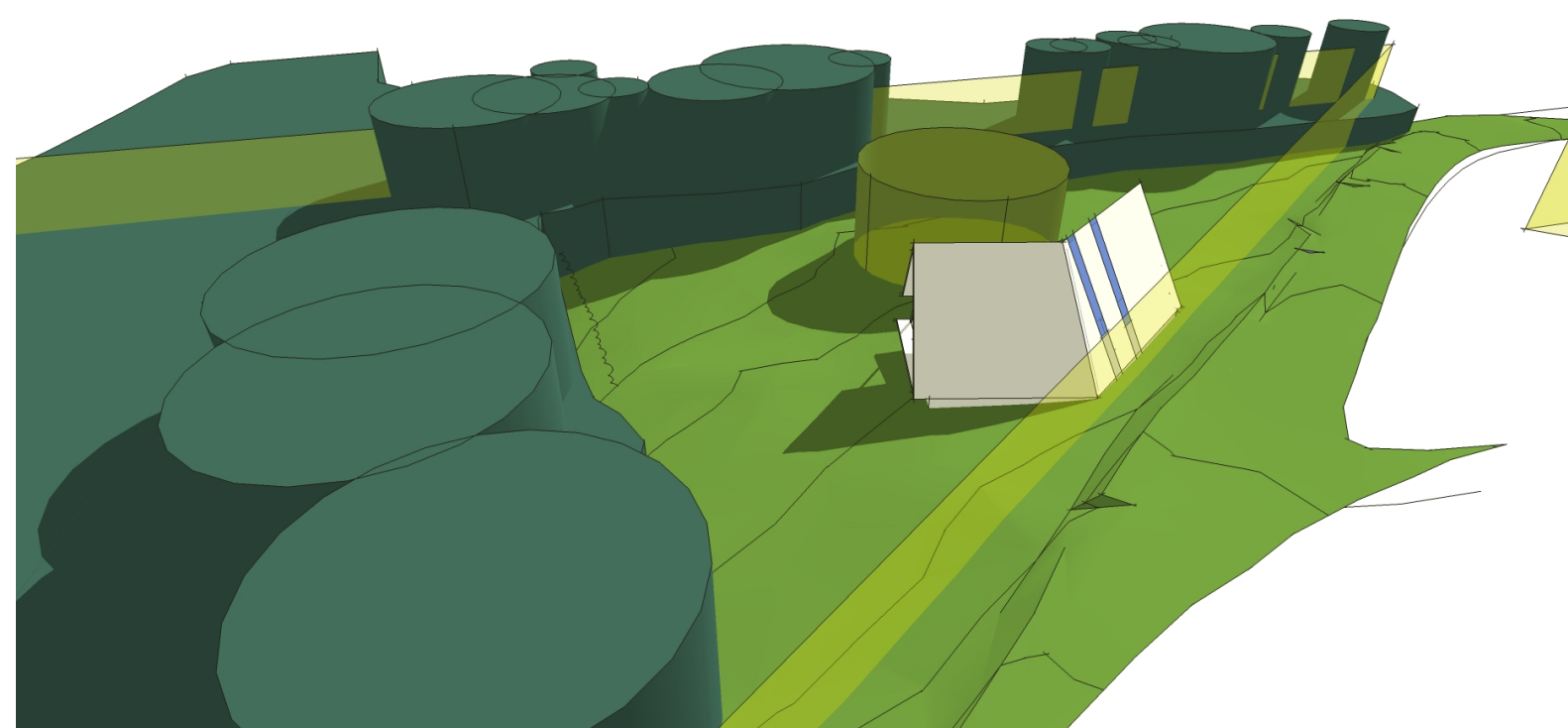
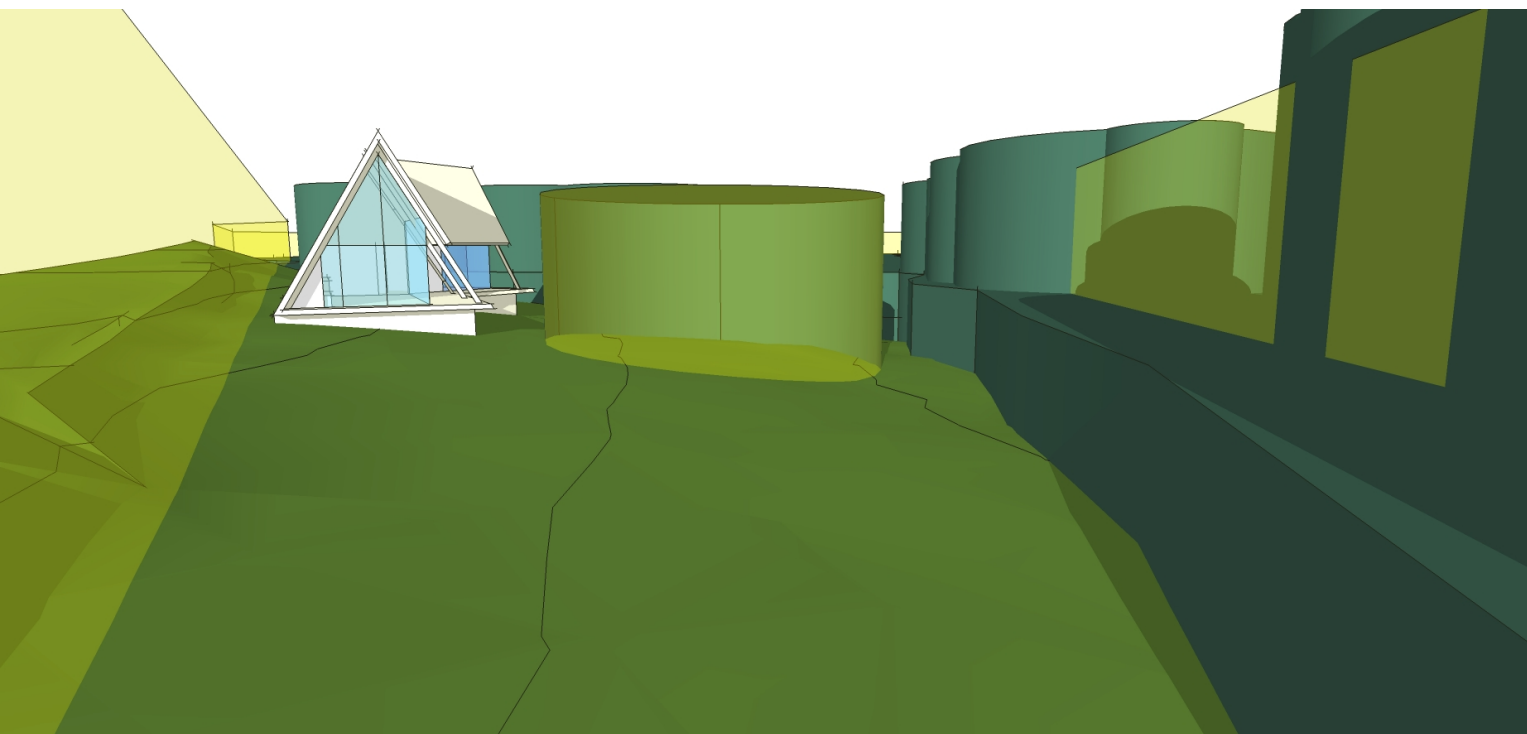
Kingborough Council

Development Application: DA-2023-424

Plan Reference No.: P2

Date Received: 25/03/2024

Date placed on Public Exhibition: 17/04/2024



approximate form sketches only
low reflectance materials not applied

GREEN DESIGN

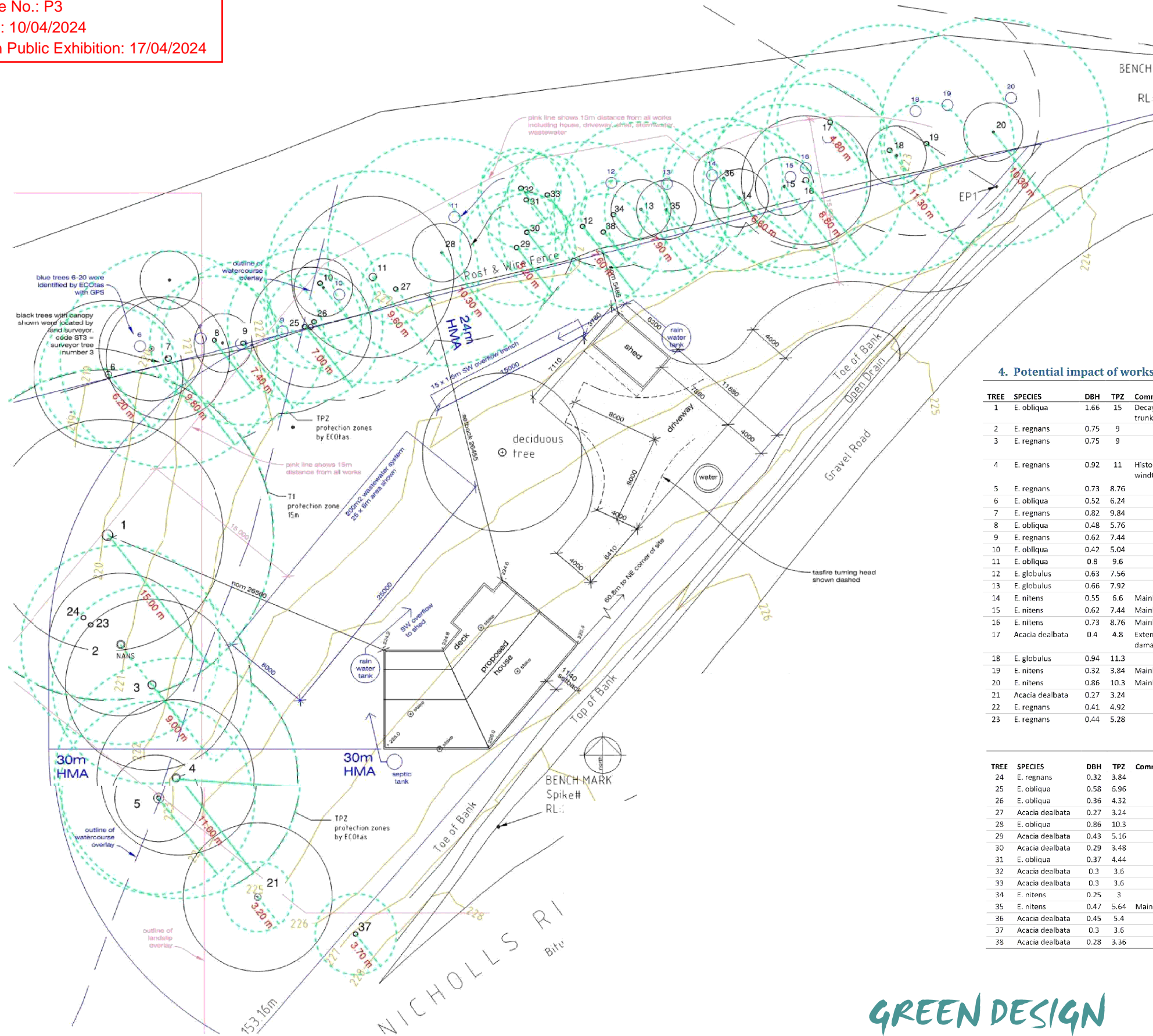
207a Strickland Ave. South Hobart, 6224 6810
green@greendesign.net.au

2/ 471 nicholls . 2302

lot 2, 471 nicholls rivulet rd, oyster cove
mark and julie ewers

3D images - DA08.b

21.03.2024
DA SET B



4. Potential impact of works on nearby trees

TREE	SPECIES	DBH	TPZ	Comments	Encroachment	Enc %	Ret.
1	E. obliqua	1.66	15	Decay in base of trunk			Y
2	E. regnans	0.75	9				Y
3	E. regnans	0.75	9		Wastewater discharge area	<1	Y
4	E. regnans	0.92	11	Historic partial windthrow			Y
5	E. regnans	0.73	8.76				Y
6	E. obliqua	0.52	6.24				Y
7	E. regnans	0.82	9.84				Y
8	E. obliqua	0.48	5.76				Y
9	E. regnans	0.62	7.44				Y
10	E. obliqua	0.42	5.04				Y
11	E. obliqua	0.8	9.6				Y
12	E. globulus	0.63	7.56				Y
13	F. globulus	0.66	7.92				Y
14	E. nitens	0.55	5.6	Mainland native			Y
15	E. nitens	0.62	7.44	Mainland native			Y
16	E. nitens	0.73	8.76	Mainland native			Y
17	Acacia dealbata	0.4	4.8	Extensive storm damage			Y
18	E. globulus	0.94	11.3				Y
19	E. nitens	0.32	3.84	Mainland native			Y
20	E. nitens	0.86	10.3	Mainland native			Y
21	Acacia dealbata	0.27	3.24				N
22	E. regnans	0.41	4.92				N
23	E. regnans	0.44	5.28				N

TREE	SPECIES	DBH	TPZ	Comments	Encroachment	Enc %	Ret.
24	E. regnans	0.32	3.84				N
25	E. obliqua	0.58	6.96				Y
26	E. obliqua	0.36	4.32				Y
27	Acacia dealbata	0.27	3.24				Y
28	E. obliqua	0.86	10.3				Y
29	Acacia dealbata	0.43	5.16				Y
30	Acacia dealbata	0.29	3.48				Y
31	E. obliqua	0.37	4.44				Y
32	Acacia dealbata	0.3	3.6				Y
33	Acacia dealbata	0.3	3.6				Y
34	E. nitens	0.25	3				Y
35	E. nitens	0.47	5.64	Mainland native			Y
36	Acacia dealbata	0.45	5.4				Y
37	Acacia dealbata	0.3	3.6				Y
38	Acacia dealbata	0.28	3.36				Y

Tree - tree number in attached plans. Tree numbering follows and builds (additional trees were added) on that presented in the ECOTas report, 16/10/2023. Location of trees along the northern boundary was verified and adjusted as shown by black tree location markers and numbering in black.

Species - botanical name of tree

DBH - trunk diameter over bark at approximately 1.4m above the ground

TPZ - tree protection zone radius (m)²

Comments - key points affecting the tree's potential for maintenance within the scope of the proposed development

Enc % - proportion of the TPZ impacted by proposed works

RET. - retention recommendation (Y - yes, to be retained; N - no, tree to be removed)

GREEN DESIGN

207a Strickland Ave. South Hobart, 6224 6810
green@greendesign.net.au

2/ 471 nicholls . 2302

lot 2, 471 nicholls rivulet rd, oyster cove mark and julie ewers

tree survey - DA09.b

scale 1:400

10.04.2024
DA SET B

