

29 November 2023

To Kingborough Planning Department / planner Sonali Raj,

**PLANNING APPLICATION for PROPOSED DWELLING
Lot 2, 471 Nicholls Rivulet road, Oyster Cove**

Please find the attached items that form our planning application for a new home at the above address :

- . 471-2 nicholls 2023.11.16 DA planning application form.pdf
- . 471-2 nicholls 2023.11.16 DA SET.pdf
- . 471-2 nicholls title 116957-2.pdf
- . 471-2 nicholls 2023.11.28 bushfire consultant note.pdf
- . ECOtas_Lot2NichollsRivuletRoad_Report.pdf (natural values assessment by ECOtas)

As discussed in our pre-application meeting with Sonali Raj on 31.10.2023, this application is for a small 3 bedroom dwelling and shed for owners Mark and Julie Ewers.
Please find the existing photos of the site at the end of this letter.

As shown in the aerial photo this site has significant topography, waterways, landslip, natural values and bushfire constraints, in addition to a power line through the south-west corner of the site. The small lot, divided by watercourses, with difficult access to the western half, is not really viable for rural uses so a small single dwelling is proposed.

We have sought Tasnetworks advice, bushfire advice, and advice from a natural values consultant, and include the reports from the bushfire and natural values consultants with our application.

In relation to the relevant planning clauses and other issues discussed with Sonali, we provide the following notes :

Bushfire Prone Area

Please refer to the attached Bushfire Statement by GES.

The house is located in an existing open grass area where its bushfire hazard management area will:

- . make the best use of the existing open grass area of the site,
- . have the least possible impact on native vegetation,
- . have simple direct access for fire fighting from the road,
- . have an adequate setback from the neighbours large trees along the north boundary,
- . have an adequate setback from the watercourse and landslip areas through the middle of the site.

Biodiversity protection overlay

Please refer to the attached Natural Values Report by ECOtas.

The house is located in an existing open grass area where its bushfire hazard management area will have the least possible impact on native vegetation.

The existing vegetation has been assessed, and a tree protection zone can be established from the most significant nearby tree that is over 26m away from the proposed house.

Waterway protection overlay

The proposed works will not affect the natural watercourse on the site.

The waterway overlay is approximately 12m away from the proposed house.

Soil and stormwater and weed management measures will be applied during the construction in accordance with standard Kingborough Council requirements.

Scenic Landscape Area

As shown in the 3D images submitted, the scale of the house is modest in appearance from the road. It is also located well below road level. An A frame design has been developed so the building has the rural appearance of a grain shed where the simple roof form is the only element visible from Nicholls Rivulet Road.

We consider that this form is the most appropriate way to reduce the footprint and visual bulk of the building that only has a 1.14m setback from the street boundary. A conventional 2 storey house with more prominent walls would have much greater visual impact. A 2 storey house is needed to deliver the required floor area without a larger footprint that would increase the bushfire HMA.

The simple roof and shed forms will be clad in colorbond and timber or cement sheet to comply with councils low reflectance requirements. For bushfire reasons the small shed and water tank are proposed close to the street frontage in order to minimise the significant impacts (cut/fill/clearing) that would result from bringing fire trucks further in to the site. There are many precedents of sheds near roadways in the local area, and we consider that the proposed shed location has much less impact than other options on this constricted site.

Landslide Hazard Area

As shown in the site plans, the proposed works will not impact on the landslip areas of the site.

Bounday Setbacks . clause 26.4.2

We understand that the proposed house and shed do not meet the standard setbacks for this zone. As described above there are many site issues including small lot size, topography, waterways, landslip, natural values, and challenging bushfire constraints that have resulted in the house location proposed.

A setback of 1.14m is proposed for the house, but any greater setback would increase the impacts on the native vegetation that has been identified on site.

As stated in the scenic landscape paragraph above, we consider that the shed and water tank and fire truck turning area are best kept small and close to the boundary to minimise much greater impacts (cut/fill/clearing) if they were located further in to the site.

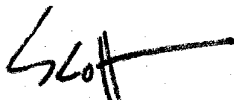
Alternative house location in SW corner not viable

The aerial image shows a cleared area in the SW corner of the property, but this corner has a power line (with 6m setbacks required on both sides), and this area can not be accessed without creation of a dangerous driveway on the bend of Nicholls Rivulet road. We also consider that the proposed house location would have far less visual impact than a building in the SW corner of the site that would be much more visible from Nicholls Rivulet road.

Please don't hesitate to call if you have any queries.

We look forward to your review of our application.

regards

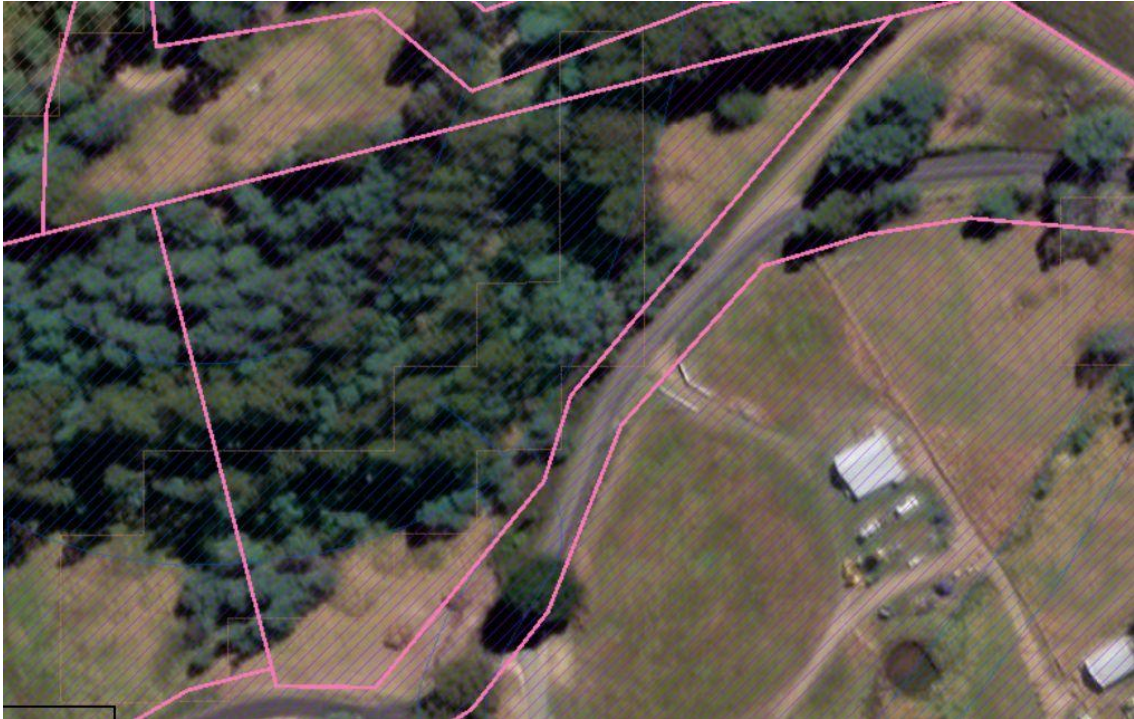


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Aerial photo of site.



Site photo.
standing on gravel roadway to south of house site.
panorama looking from west to north-east.
existing cleared area can be seen in center of photo, along with existing fruit tree in center of clearing,
shown on plans.