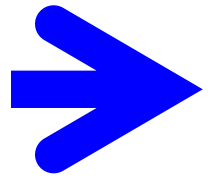


APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2022-170

NAME OF APPLICANT: Mr T S Donaghue and Ms E R Hawkins



PROPOSAL: Extension to dwelling

LOCATION: 77 Snug Tiers Road, Snug

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 27 June 2022.



DEVELOPMENT APPLICATION

<u>Application Number:</u>	DA-2022-170
<u>Proposed Development:</u>	Extension to dwelling
<u>Location:</u>	77 Snug Tiers Road, Snug
<u>Applicant:</u>	Mr T S Donaghue and Ms E R Hawkins
<u>Responsible Planning Officer:</u>	Rianisa Fitriani
<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• Bushfire Hazard Assessment	

CONTOUR INTERVAL = 5m
ARBITRARY DATUM

FLOOR AREAS

AREAS TAKEN TO OUTER FACE OF WALLS
OR SUPPORTS OF ROOFED AREAS

EXISTING

HOUSE = 120.5m²
VERANDA = 23.4m²
SHED = 95.0m²

NEW ADDITIONS

HOUSE = 66.6m²
VERANDA = 18.9m²
PORCH = 30.6m²

RESULTANT

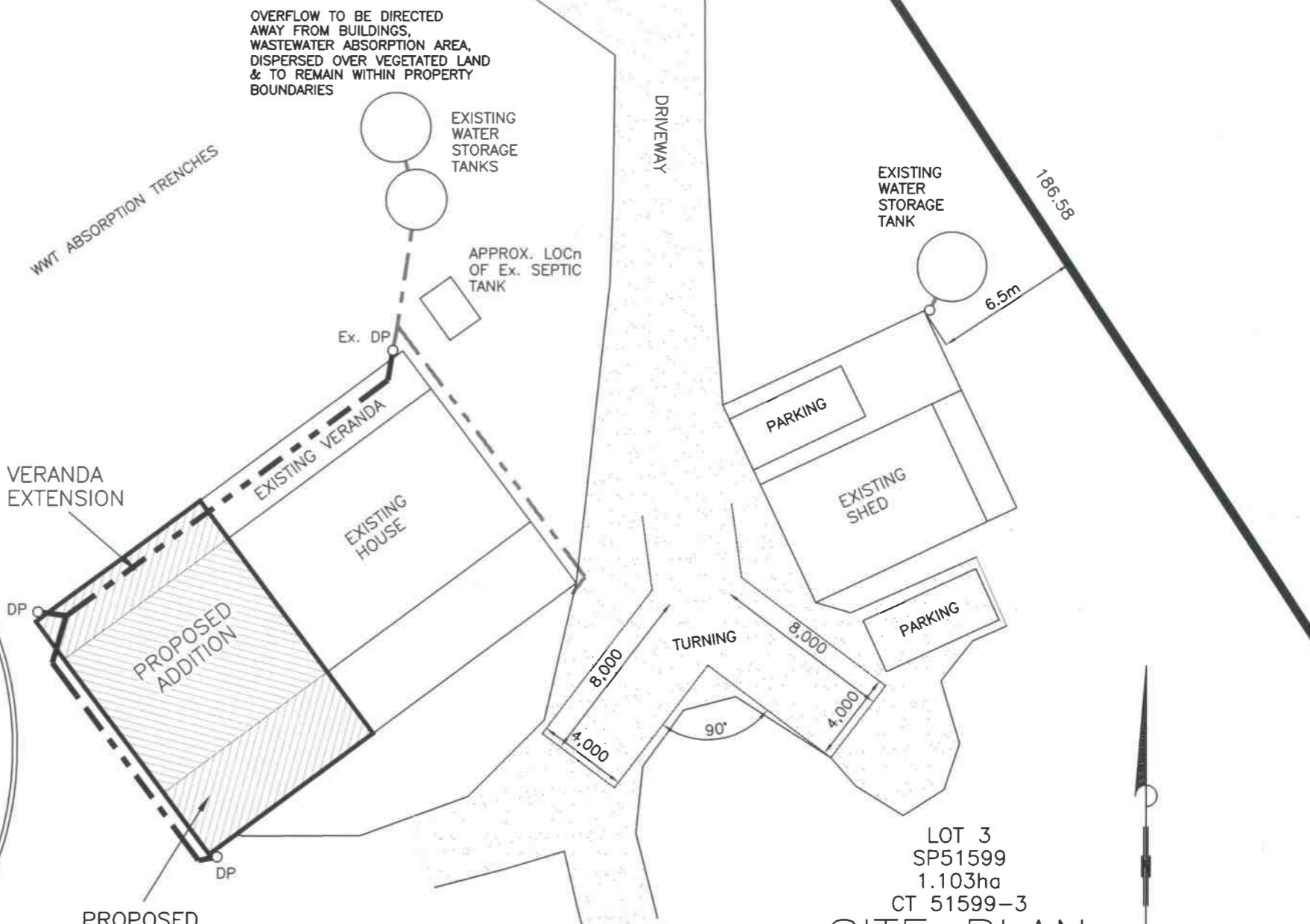
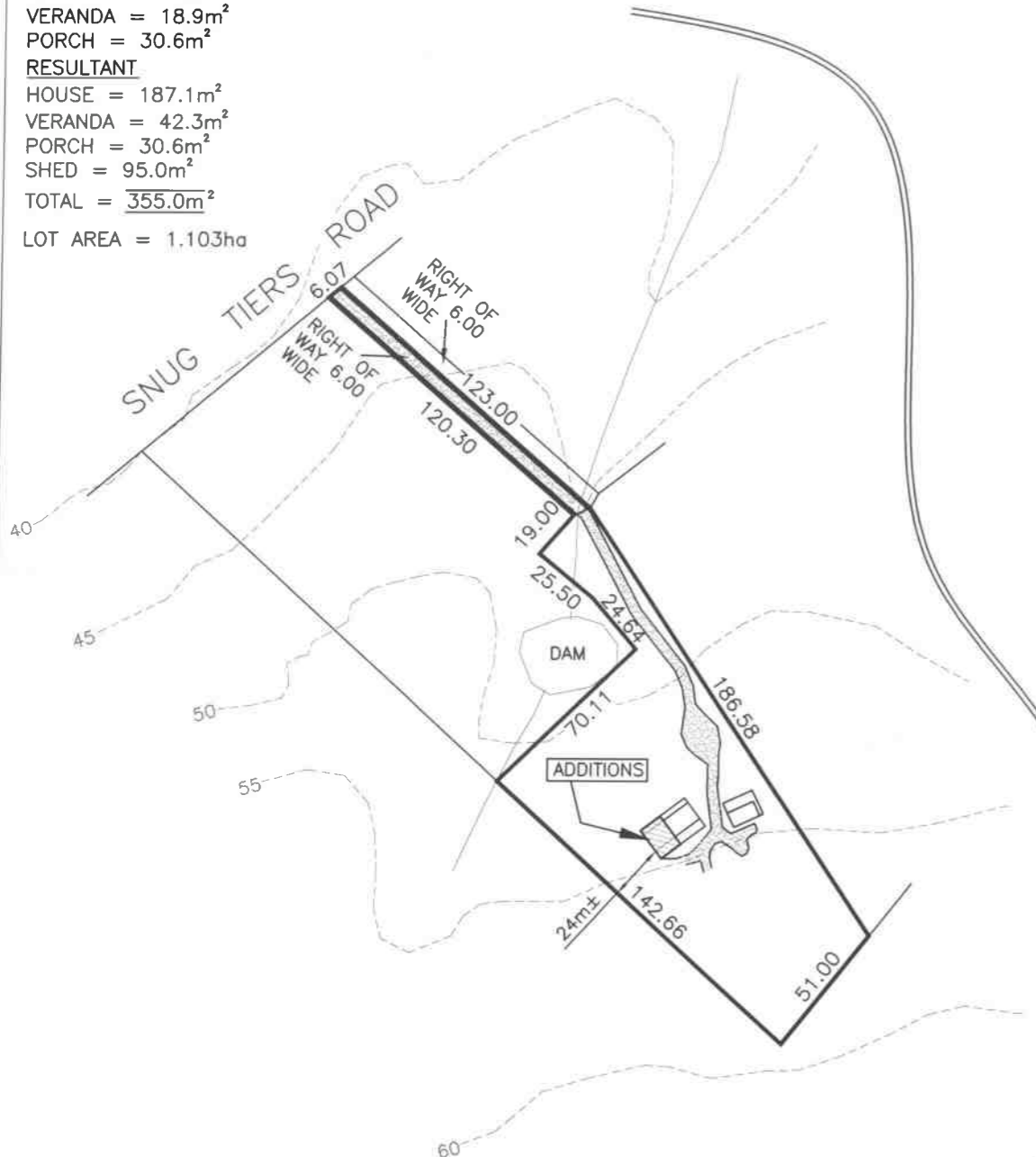
HOUSE = 187.1m²
VERANDA = 42.3m²
PORCH = 30.6m²
SHED = 95.0m²
TOTAL = 355.0m²

LOT AREA = 1.103ha

NO BUILDINGS ON ADJOINING LAND
WITHIN 3m OF SUBJECT TITLE BDY.
IN VICINITY OF PROPOSED WORKS.

PARKING SHOWN AS 2.5mx5.5m

NOT TO BE USED AS
CONSTRUCTION DRAWINGS
UNLESS STAMPED BY
THE BUILDING PERMIT AUTHORITY



SITE PLAN

(S/W DRAINAGE PLAN)
AMENDED 6th JUNE 2022: BAL ADDED.

Kingborough Council
Development Application: DA-2022-170
Plan Reference No.: P2
Date Received: 07/06/2022
Date placed on Public Exhibition: 11/06/2022

THE NEW BUILDING WORK
TO BE CONSTRUCTED TO REQUIREMENTS OF
AS 3959-2018 BAL-12.5
(OR HIGHER FOR POTENTIAL BETTER PROTECTION)

NO ATTEMPT HAS BEEN MADE TO SHOW ALL
UNDERGROUND SERVICES ON THESE DRAWINGS
LOCATION OF ANY PIPES SHOWN IS INDICATIVE ONLY
EXACT LOCATION OF PIPES & OTHER
UNDERGROUND SERVICES IS TO BE DETERMINED
PRIOR TO COMMENCEMENT OF ANY WORKS

G. J. WILLIAMS DRAFTING SERVICE
ARCHITECTURAL, SURVEY & GENERAL DRAFTING
BUILDING DESIGNER & BUSHFIRE HAZARD PRACTITIONER
Gary Williams - Accreditation No.1110E & BFP-109

995 PELVERATA RD. PELVERATA. 7150
MOBILE 0428 396 159

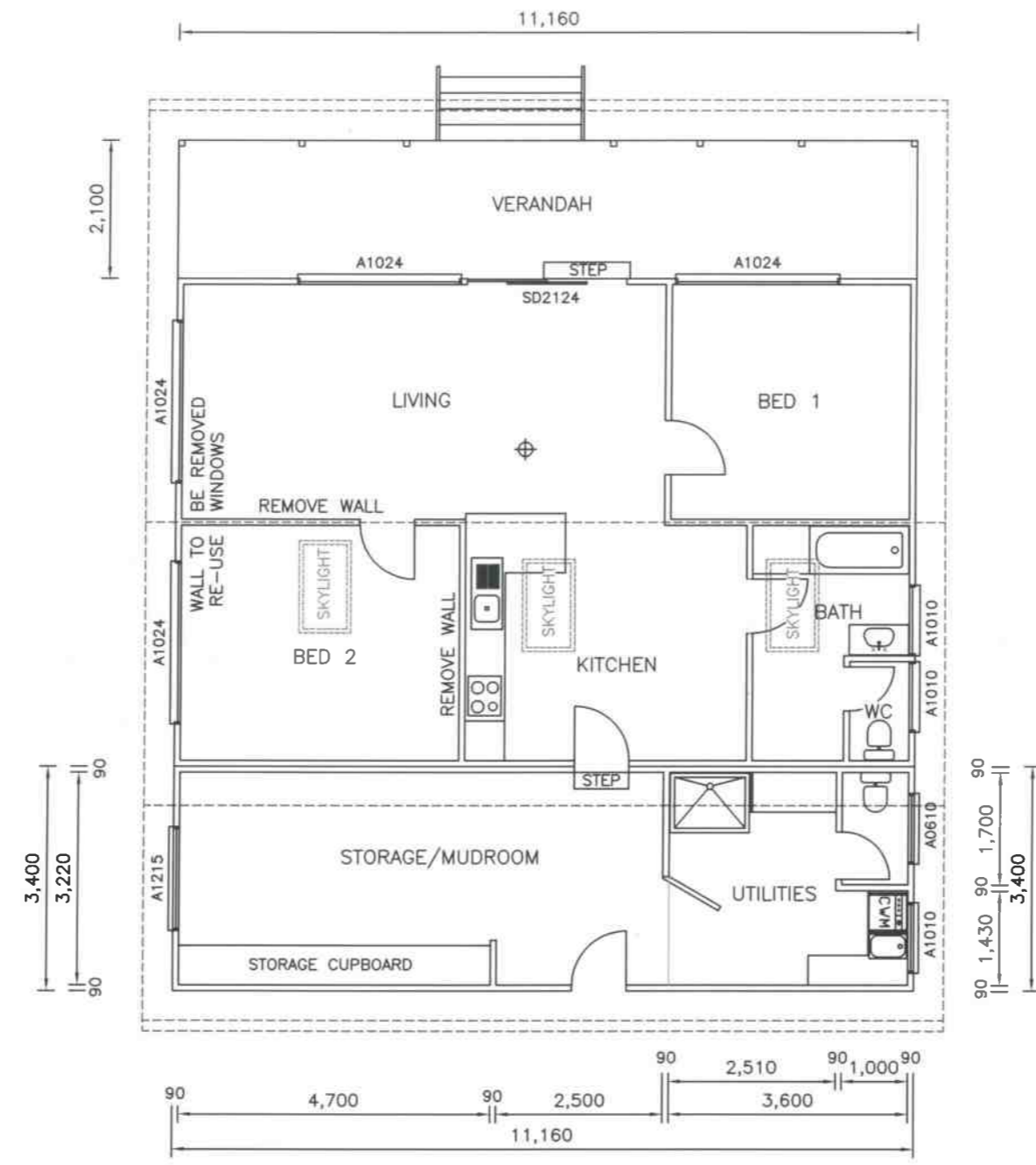
gjwdrafting@westnet.com.au
ABN: 87 756 789 831

NEW ADDITIONS
T.S. DONAGHUE & E.R. HAWKINS
77 SNUG TIERS ROAD
SNUG

DRAWING No: 667D-1P
DATE: 13 APRIL 2022
SCALE: @A3 1:250/2,500

NOTE: Measurements shown do not include cladding or lining.

NOT TO BE USED AS
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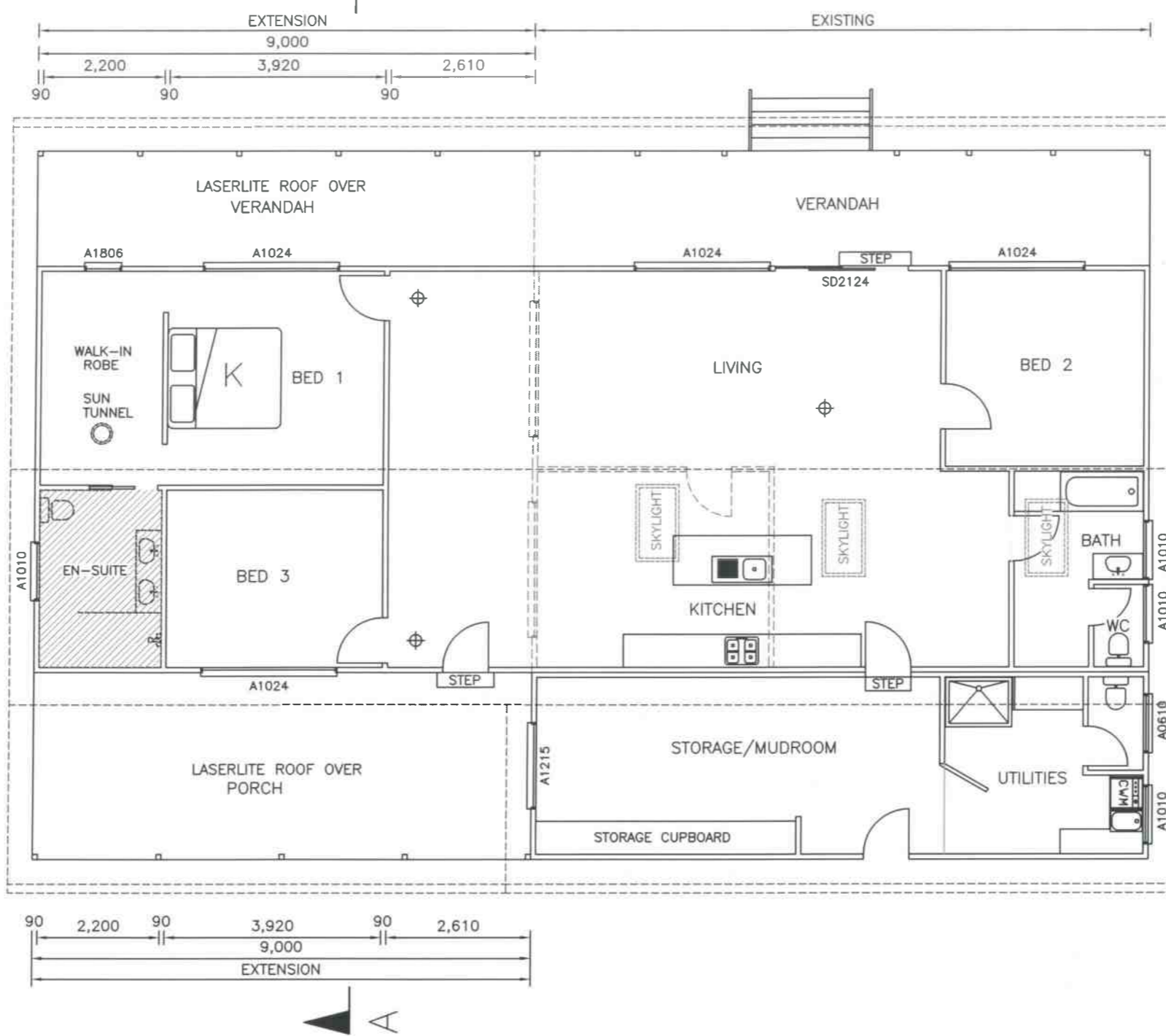
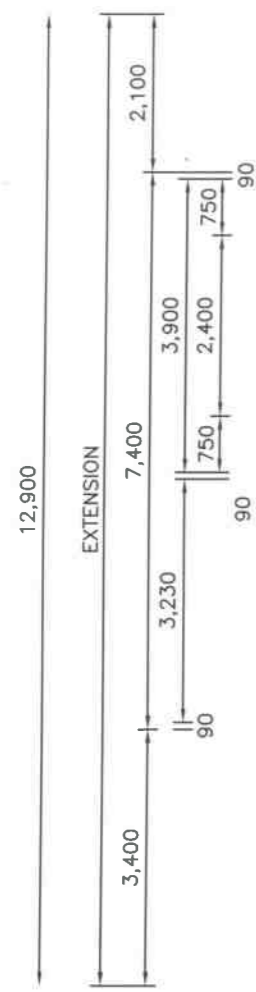
FLOOR PLAN
EXISTING

Kingborough Council
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ARCHITECTURAL, SURVEY & GENERAL DRAFTING BUILDING DESIGNER & BUSHFIRE HAZARD PRACTITIONER Gary Williams - Accreditation No.1110E & BFP-109	
995 PELVERATA RD. PELVERATA. 7150 MOBILE 0428 396 159	gjwdrafting@westnet.com.au ABN: 87 756 789 831
NEW ADDITIONS T.S. DONAGHUE & E.R. HAWKINS 77 SNUG TIERS ROAD SNUG	DRAWING No: 667D-2P DATE: 13 APRIL 2022 SCALE: A3 1:100

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NOTE: Measurements shown do not include cladding or lining.



90mm STUD WALL

WET AREAS

BALUSTRADING TO BCA PART 3.9.2 (>1m DROP)
MIN 865 HIGH ABOVE STAIR NOSING, OTHERWISE
MIN 1000 HIGH, NO GAP GREATER THAN 125mm
STAIRS : RISER 115 mm to 190 mm
GOING 240mm to 355mm
AND 2R+G = 550mm to 700mm
PER 3.9.1.4 BCA

PER BCA 3.9.1.3, TREADS TO HAVE A SLIP-
RESISTANCE FINISH OR A SUITABLE NON-SKID
STRIP NEAR THE EDGE OF THE NOSING

ENCLOSED WC DOOR TO SLIDE, OPEN OUTWARDS OR BE
REMOVEABLE FROM OUTSIDE WHERE THE DISTANCE FROM
THE PAN TO THE DOOR FRAME IS 1200mm OR LESS

ROOF LINE

Kingborough Council
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THE NEW BUILDING WORK
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AS 3959-2018 BAL-12.5
(OR HIGHER FOR POTENTIAL BETTER PROTECTION)

FLOOR PLAN
PROPOSED

AMENDED 6th JUNE 2022: BAL ADDED.

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NEW ADDITIONS
T.S. DONAGHUE & E.R. HAWKINS
77 SNUG TIERS ROAD
SNUG

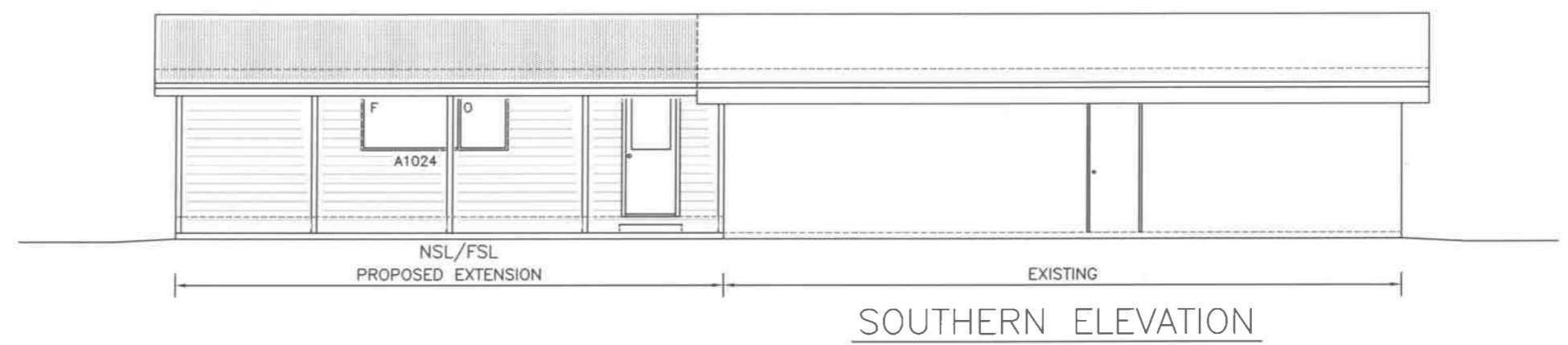
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DATE: 13 APRIL 2022
SCALE: @A3 1:100



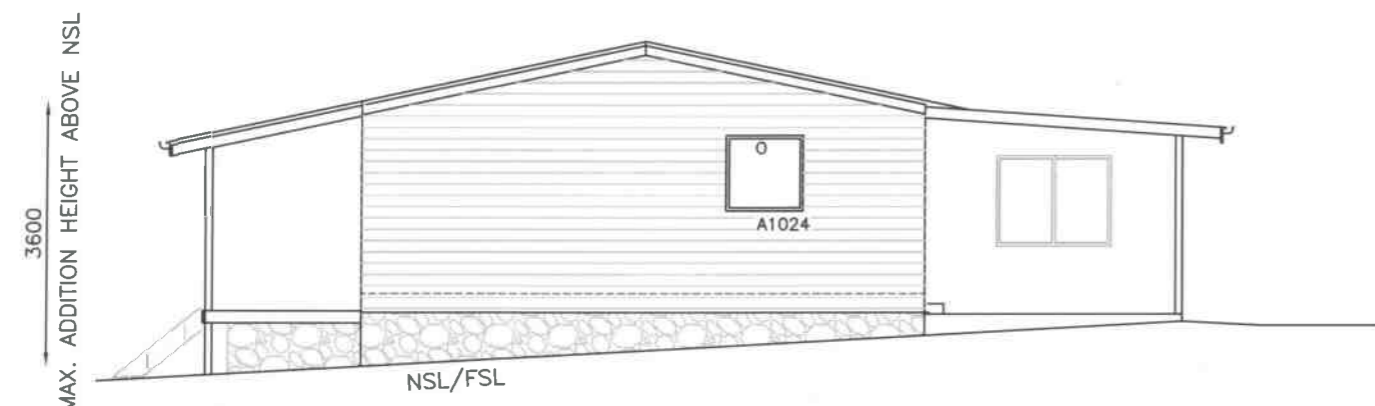
FIBRE-CEMENT WB CLADDING (colour-Dulux "GREY PORT" LRV=40%)
 CUSTOM ORB SHEET ROOFING (colour- "WOODLAND GREY" LRV=10%)
 POLYCARBONATE ROOF SHEETS TO VERANDAS
 AWNING PVC-U FRAMED WINDOWS (colour-white-to match existing)

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THE NEW BUILDING WORK
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 AS 3959-2018 BAL-12.5
 (OR HIGHER FOR POTENTIAL BETTER PROTECTION)

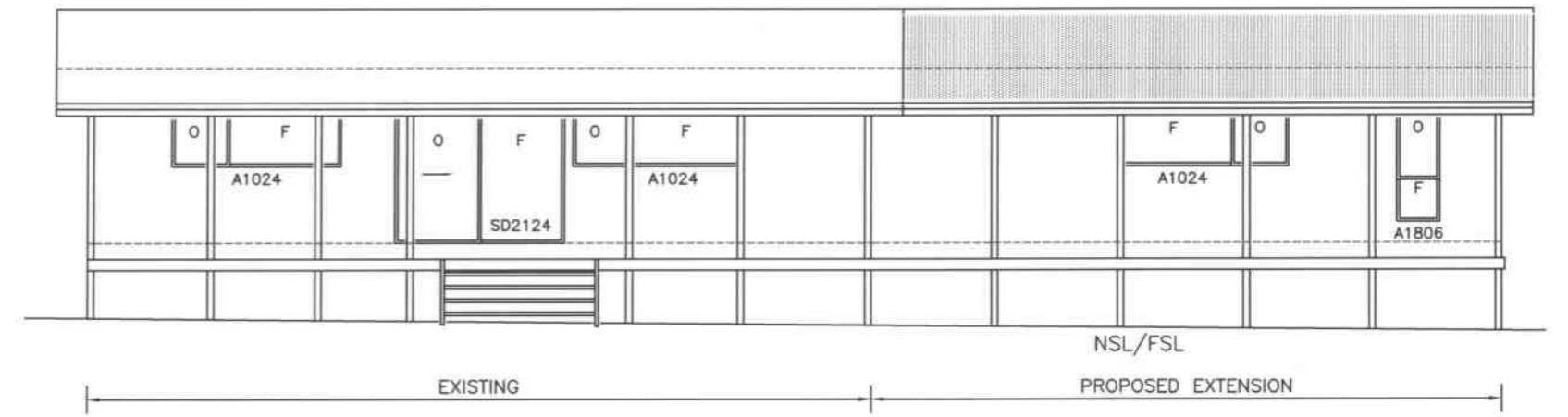


SOUTHERN ELEVATION



WESTERN ELEVATION

Kingborough Council
 Development Application: DA-2022-170
 Plan Reference No.: P2
 Date Received: 07/06/2022
 Date placed on Public Exhibition: 11/06/2022



NORTHERN ELEVATION



EASTERN ELEVATION
 AS EXISTING

ELEVATIONS
 AMENDED 6th JUNE 2022: BAL ADDED.

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995 PELVERATA RD. PELVERATA. 7150 MOBILE 0428 396 159	gjwdrafting@westnet.com.au ABN: 87 756 789 831
NEW ADDITIONS T.S. DONAGHUE & E.R. HAWKINS 77 SNUG TIERS ROAD SNUG	DRAWING No: 667D-4P DATE: 13 APRIL 2022 SCALE: @A3 1:100