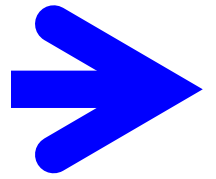


APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2023-317

NAME OF APPLICANT: G Hills & Partners Architects



PROPOSAL: Proposed two visitor accommodations (one new visitor accommodation unit and one existing dwelling subject to change of use to visitor accommodation)

LOCATION: 20 Hazell Street, 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 by 6 May 2024.



DEVELOPMENT APPLICATION

<u>Application Number:</u>	DA-2023-317
<u>Proposed Development:</u>	Proposed two visitor accommodations (one new visitor accommodation unit and one existing dwelling subject to change of use to visitor accommodation)
<u>Location:</u>	20 Hazell Street, Blackmans Bay
<u>Applicant:</u>	G Hills & Partners Architects
<u>Responsible Planning Officer:</u>	Sadhana K C
<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	

EXISTING HOUSE SUBJECT TO CHANGE OF USE TO VISITOR ACCOMMODATION & PROPOSED NEW BUILDING FOR VISITOR ACCOMMODATION

for: S. Allen
at: 20 Hazell St, BLACKMANS BAY

Kingborough Council
Development Application: DA-2023-317
Plan Reference No: P1
Date Received: 17/04/2024
Date placed on Public Exhibition: 20/04/2024

Project No. **221123**
Date: Mar. 2024

DESIGN DEVELOPMENT DRAWINGS

Drawing Schedule

DD01	Existing Site Plan	DD10	Proposed Elevations 1
DD02	Existing Site Inundation Overlay Plan	DD11	Proposed Elevations 2
DD03	Proposed Site / Drainage Plan	DD12	Shadow Diagram June 21st 9am
DD04	Proposed Site Inundation Overlay Plan	DD13	Shadow Diagram June 21st 12pm
DD05	Existing Dwelling Floor Plan	DD14	Shadow Diagram June 21st 3pm
DD06	Existing Dwelling Elevations 1	DD15	Driveway Long Section
DD07	Existing Dwelling Elevations 2		
DD08	Proposed Ground Floor Plan		
DD09	Proposed Upper Floor Plan		

Prepared by:

G.Hills & Partners ARCHITECTS



P.O. Box 910, Kingston, Tas 7051
Ph: (03) 6229 1799 Mob: 0419 883 370
Email: graham.hills@bigpond.com
Tas Building Practitioner No. CC2367B

Kingborough Council

Development Application: DA-2023-317

Plan Reference No: P1

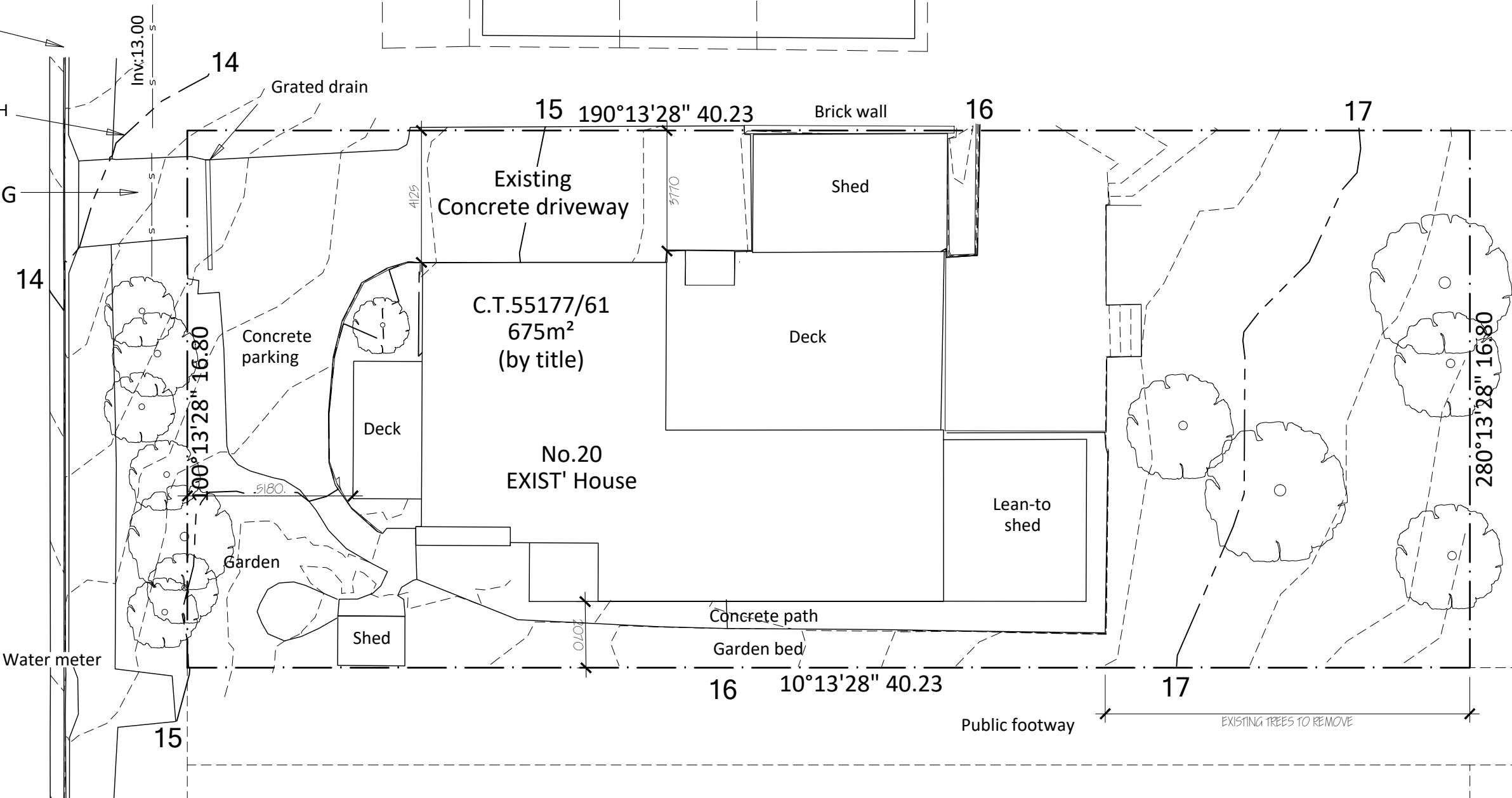
Date Received: 17/04/2024

Date placed on Public Exhibition: 20/04/2024

HAZELL STREET

SW outlet to drain
Inv:13.53

Sewer M/H
EXISTING SITE ENTRY



SITE EXISTING PLAN



1:150



- NOTES:
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 - Materials / workmanship to comply with AS codes, BCA & relevant regulations.

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REVISION NOTES

No.	Revision/Issue	Date
B	Revised Notations	Aug 23
C	Revised Parking	Sep 23

G.Hills&Partners ARCHITECTS

PO Box 910, KINGSTON, TAS 7051
P 03 6229 1799 E graham.hills@bigpond.com
Building Designer Accreditation No. CC2367B

Project Name and Address
EXISTING HOUSE SUBJECT TO CHANGE OF USE TO VISITOR ACCOMMODATION & PROPOSED NEW BUILDING FOR VISITOR ACCOMMODATION
20 Hazell St, BLACKMANS BAY

Drawing Title
EXISTING SITE PLAN
Client
S. Allen

DRAWING TYPE
Design Dev' Drawings
Date
27-Mar-24
Scale
1:150
Size
A3

PROJECT No.
221123
SHEET
DD01
CHECKED
G. HILLS
DESIGN
G. HILLS
DRAWN
M. Kamankesh

Kingborough Council

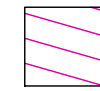
Development Application: DA-2023-317

Plan Reference No: P1

Date Received: 17/04/2024

Date placed on Public Exhibition: 20/04/2024

LEGEND:



INUNDATION OVERLAY ZONE

HAZELL STREET

14

14

15

16

17

15

16

17

EXISTING TREES TO REMOVE

EXISTING SITE INUNDATION
OVERLAY PLAN

1:150



- NOTES:
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G.Hills&Partners ARCHITECTS

PO Box 910, KINGSTON, TAS 7051
P 03 6229 1799 E graham.hills@bigpond.com
Building Designer Accreditation No. CC2367B

Project Name and Address

EXISTING HOUSE SUBJECT TO CHANGE OF
USE TO VISITOR ACCOMMODATION &
PROPOSED NEW BUILDING FOR VISITOR
ACCOMMODATION

20 Hazell St, BLACKMANS BAY

Drawing Title

EXISTING SITE INUNDATION
OVERLAY PLAN

Client

S. Allen

DRAWING TYPE

Design Dev' Drawings

Date
27-Mar-24

Scale
1:150

Size
A3

PROJECT No.

221123

SHEET
DD02

CHECKED
G. HILLS

DESIGN
G. HILLS

DRAWN
M. Kamankesh

Kingborough Council

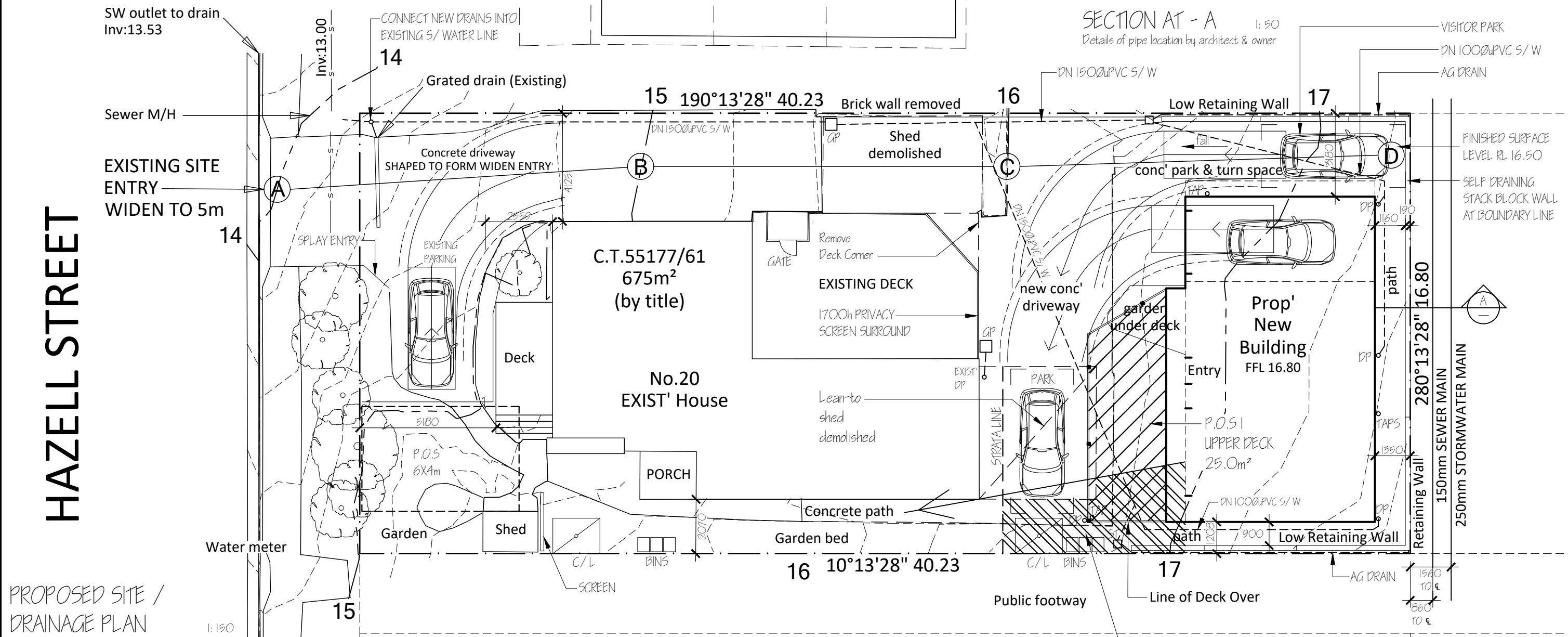
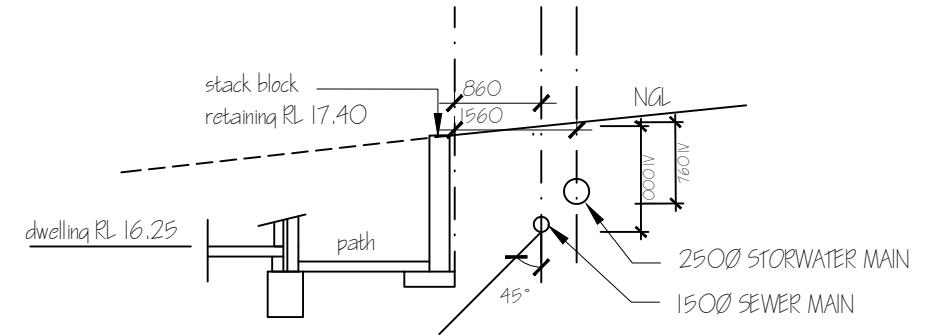
Development Application: DA-2023-317

Plan Reference No: P1

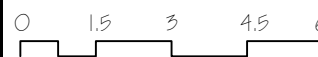
Date Received: 17/04/2024

Date placed on Public Exhibition: 20/04/2024

HAZELL STREET



PROPOSED SITE / DRAINAGE PLAN



AREA:

Existing Dwelling + Deck	= 167.0m ²
Proposed Dwelling + Deck	= 125.18m ²
Site Coverage	= 43.28%

LEGEND:

GP	= 450X450 GRATED PIT
ST	= 300X300 SILT TRAP
C/L	= CLOTHS LINE

P.O.S. AREA:

Existing Dwelling + Decks	= 129.39m ²
Proposed Dwelling + Deck	= 98.29m ²

P.O.52
LOWER LEVEL ZONE UNDER DECK & NOTE AREA WEST OF NORTH POINT 12 NOON > 3PM AT 20.0m²



NOTES:

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B	Revised Notations	Aug 23
C	Revised Parking	Sep 23

G.Hills&Partners ARCHITECTS

PO Box 910, KINGSTON, TAS 7051
P 03 6229 1799 E graham.hills@bigpond.com
Building Designer Accreditation No. CC2367B

Project Name and Address
EXISTING HOUSE SUBJECT TO CHANGE OF USE TO VISITOR ACCOMMODATION & PROPOSED NEW BUILDING FOR VISITOR ACCOMMODATION
20 Hazell St, BLACKMANS BAY

Drawing Title
PROPOSED SITE / DRAINAGE PLAN
Client
S. Allen

DRAWING TYPE Design Dev' Drawings	PROJECT No. 221123
Date 27-Mar-24	SHEET DD03
Scale 1:150	Size A3
Checked G. HILLS	Design G. HILLS
Drawn M. Kamankesh	

Kingborough Council

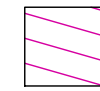
Development Application: DA-2023-317

Plan Reference No: P1

Date Received: 17/04/2024

Date placed on Public Exhibition: 20/04/2024

LEGEND:



INUNDATION OVERLAY ZONE

HAZELL STREET

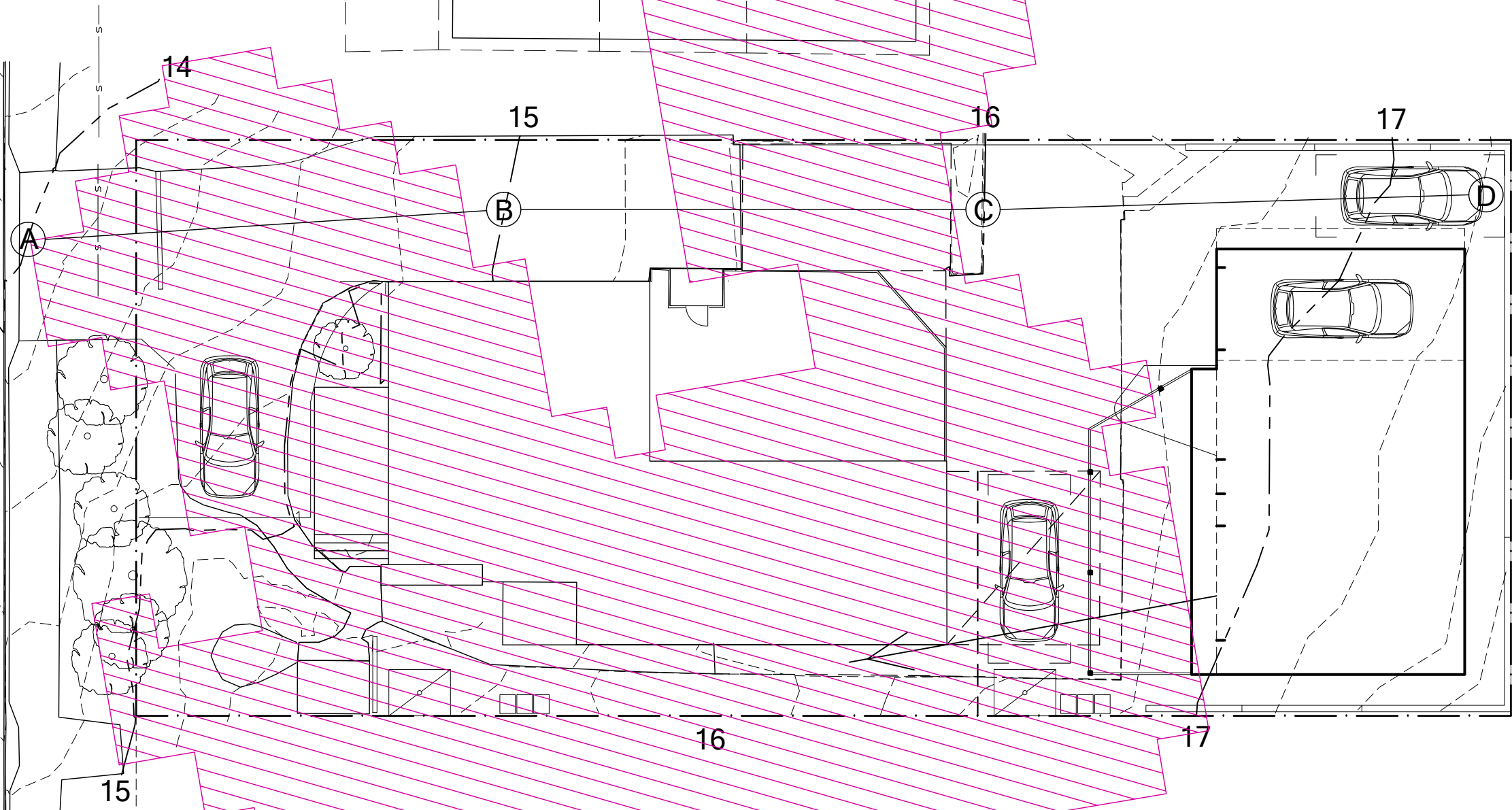
14

14

15

16

17



PROPOSED SITE INUNDATION
OVERLAY PLAN

1:150



- NOTES:
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REVISION NOTES

No.	Revision/Issue	Date

G.Hills&Partners ARCHITECTS

PO Box 910, KINGSTON, TAS 7051
P 03 6229 1799 E graham.hills@bigpond.com
Building Designer Accreditation No. CC2367B

Project Name and Address

EXISTING HOUSE SUBJECT TO CHANGE OF
USE TO VISITOR ACCOMMODATION &
PROPOSED NEW BUILDING FOR VISITOR
ACCOMMODATION

20 Hazell St, BLACKMANS BAY

Drawing Title

PROPOSED SITE
INUNDATION OVERLAY PLAN

Client

S. Allen

DRAWING TYPE

Design Dev' Drawings

Date
27-Mar-24

Scale
1:150

PROJECT No.

221123

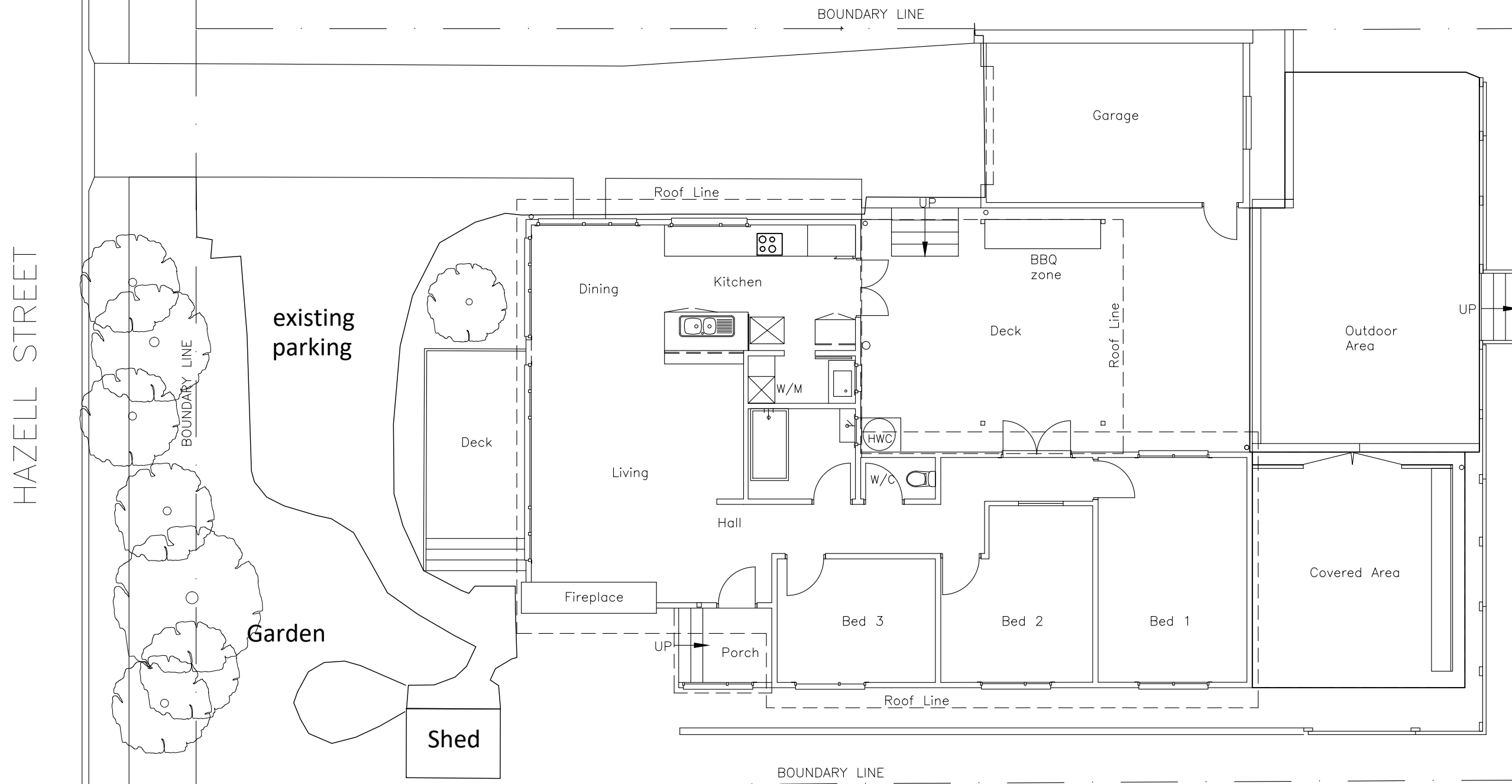
SHEET
DD04

CHECKED
G. HILLS

DESIGN
G. HILLS

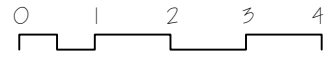
DRAWN
M. Kamankesh

Kingborough Council
 Development Application: DA-2023-317
 Plan Reference No: P1
 Date Received: 17/04/2024
 Date placed on Public Exhibition: 20/04/2024



EXISTING DWELLING FLOOR PLAN

1:100



AREA:
Existing Dwelling+ Deck = 167.0m²

LANE WAY



NOTES:
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REVISION NOTES		
No.	Revision/Issue	Date
B	Revised Notations	Aug 23
C	Revised Parking	Sep 23

G.Hills&Partners ARCHITECTS

PO Box 910, KINGSTON, TAS 7051
 P 03 6229 1799 E graham.hills@bigpond.com
 Building Designer Accreditation No. CC2367B

Project Name and Address
 EXISTING HOUSE SUBJECT TO CHANGE OF USE TO VISITOR ACCOMMODATION & PROPOSED NEW BUILDING FOR VISITOR ACCOMMODATION
 20 Hazell St, BLACKMANS BAY

Drawing Title
EXISTING DWELLING FLOOR PLAN
 Client
S. Allen

DRAWING TYPE		PROJECT No.
Design Dev' Drawings		221123
Date	SHEET	
27-Mar-24	DD05	
Scale	CHECKED	G. HILLS
1:100	DESIGN	G. HILLS
Size	DRAWN	
A3	M. Kamankesh	

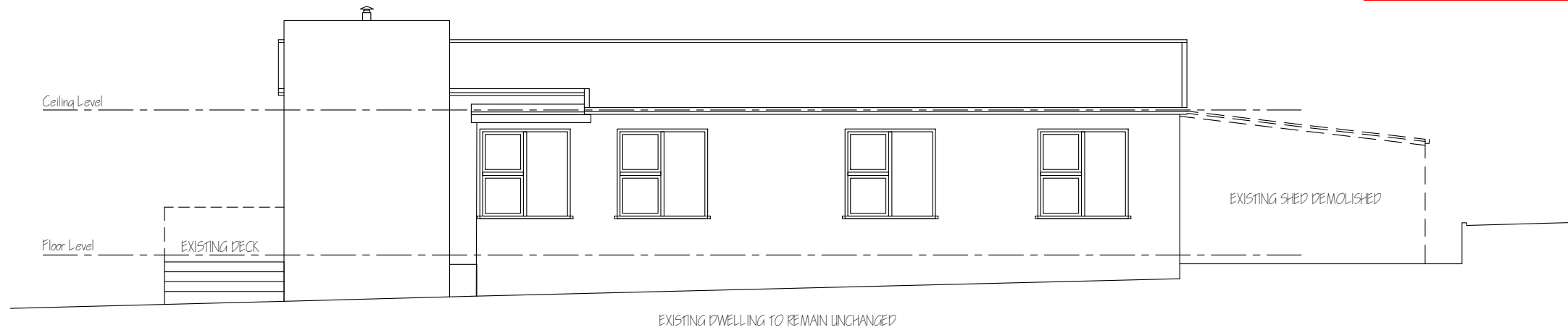
Kingborough Council

Development Application: DA-2023-317

Plan Reference No: P1

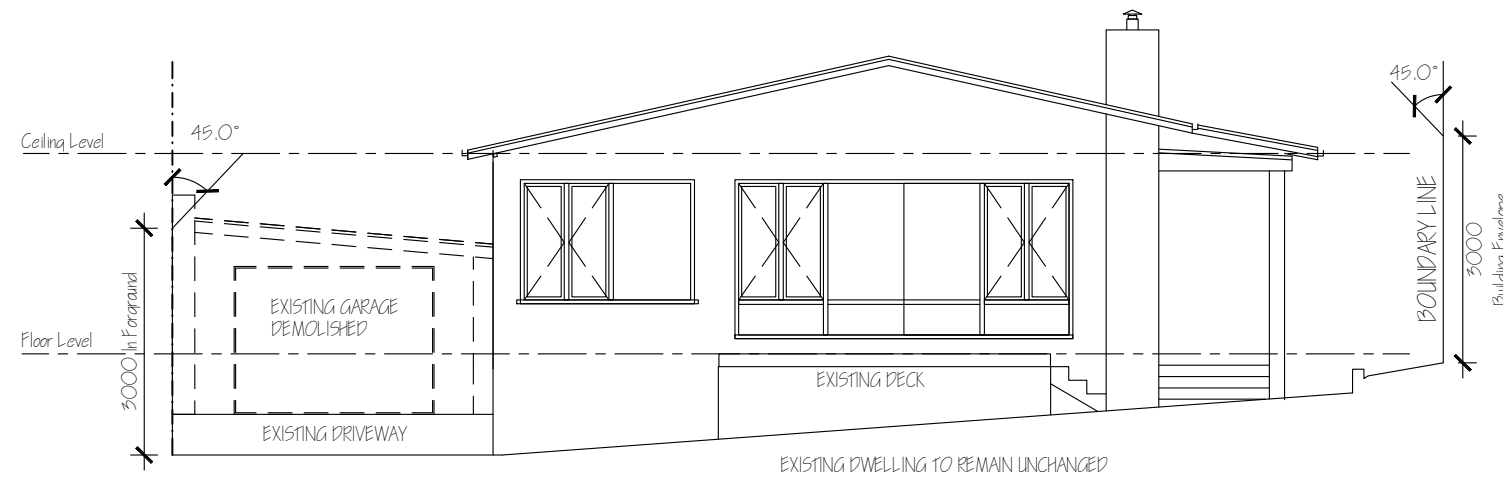
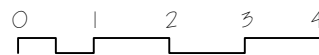
Date Received: 17/04/2024

Date placed on Public Exhibition: 20/04/2024



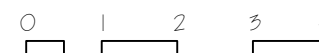
WEST ELEVATION

1:100



NORTH ELEVATION

1:100



NOTES:
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G.Hills&Partners ARCHITECTS

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 P 03 6229 1799 E graham.hills@bigpond.com
 Building Designer Accreditation No. CC2367B

Project Name and Address
 EXISTING HOUSE SUBJECT TO CHANGE OF USE TO VISITOR ACCOMMODATION & PROPOSED NEW BUILDING FOR VISITOR ACCOMMODATION

20 Hazell St, BLACKMANS BAY

Drawing Title
 EXISTING DWELLING ELEVATIONS 1

Client
 S. Allen

DRAWING TYPE
 Design Dev' Drawings

Date
 27-Mar-24

Scale
 1:100

Size
 A3

PROJECT No.
 221123

SHEET
 DD06

CHECKED
 G. HILLS

DESIGN
 G. HILLS

DRAWN
 M. Kamankesh

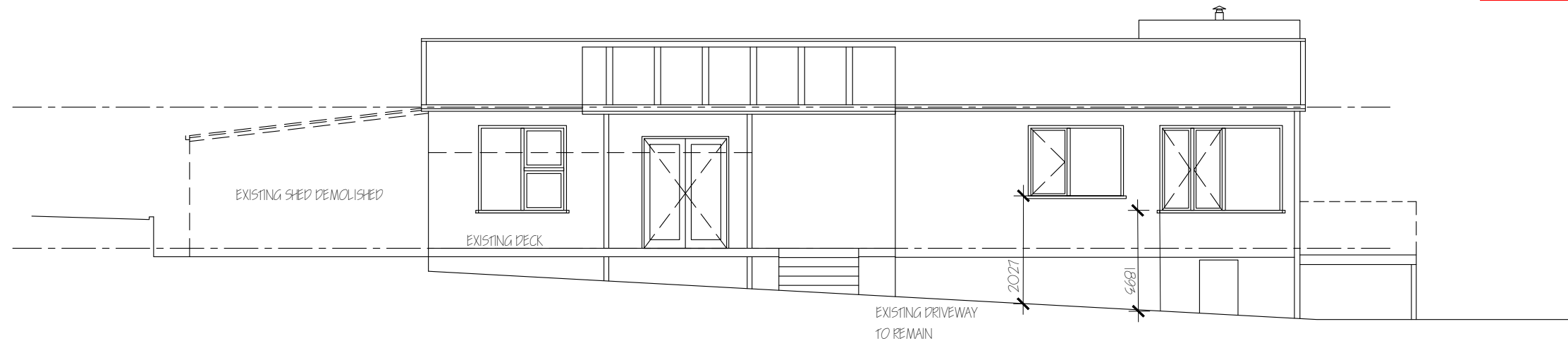
Kingborough Council

Development Application: DA-2023-317

Plan Reference No: P1

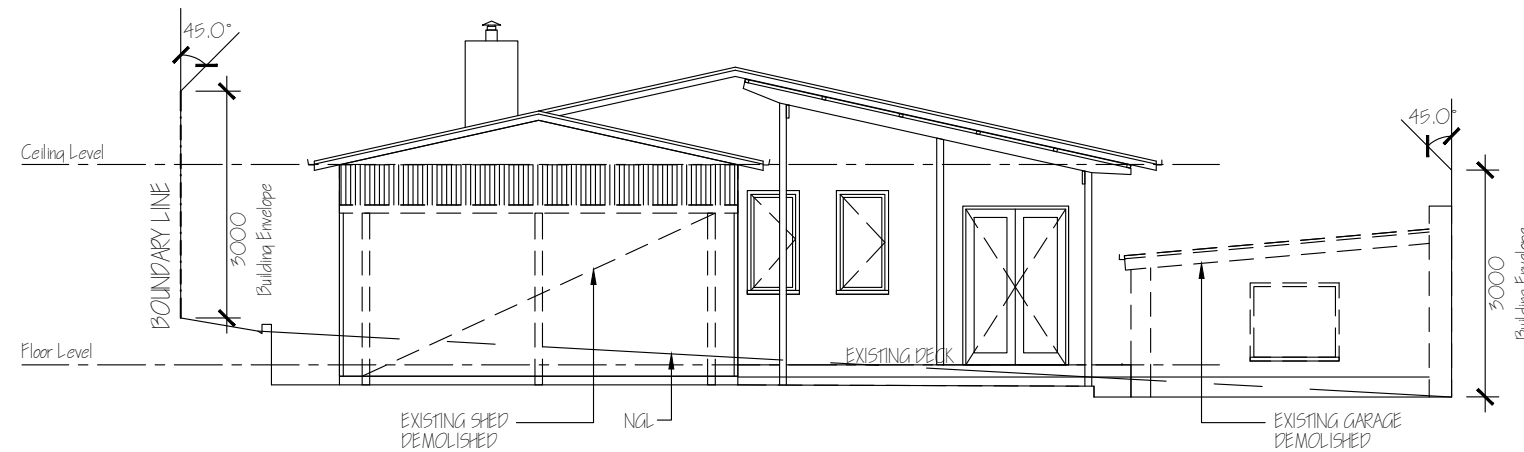
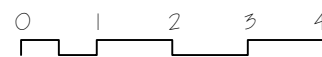
Date Received: 17/04/2024

Date placed on Public Exhibition: 20/04/2024



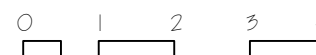
EAST ELEVATION

1:100



SOUTH ELEVATION

1:100



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REVISION NOTES

No.	Revision/Issue	Date
B	Revised Notations	Aug 23
C	Revised Parking	Sep 23

G.Hills&Partners ARCHITECTS

PO Box 910, KINGSTON, TAS 7051
 P 03 6229 1799 E graham.hills@bigpond.com
 Building Designer Accreditation No. CC2367B

Project Name and Address
 EXISTING HOUSE SUBJECT TO CHANGE OF USE TO VISITOR ACCOMMODATION & PROPOSED NEW BUILDING FOR VISITOR ACCOMMODATION

20 Hazell St, BLACKMANS BAY

Drawing Title
 EXISTING DWELLING ELEVATIONS 2

Client
 S. Allen

DRAWING TYPE
 Design Dev' Drawings

Date
 27-Mar-24

Scale
 1:100

Size
 A3

PROJECT No.
 221123

SHEET
 DD07

CHECKED
 G. HILLS

DESIGN
 G. HILLS

DRAWN
 M. Kamankesh

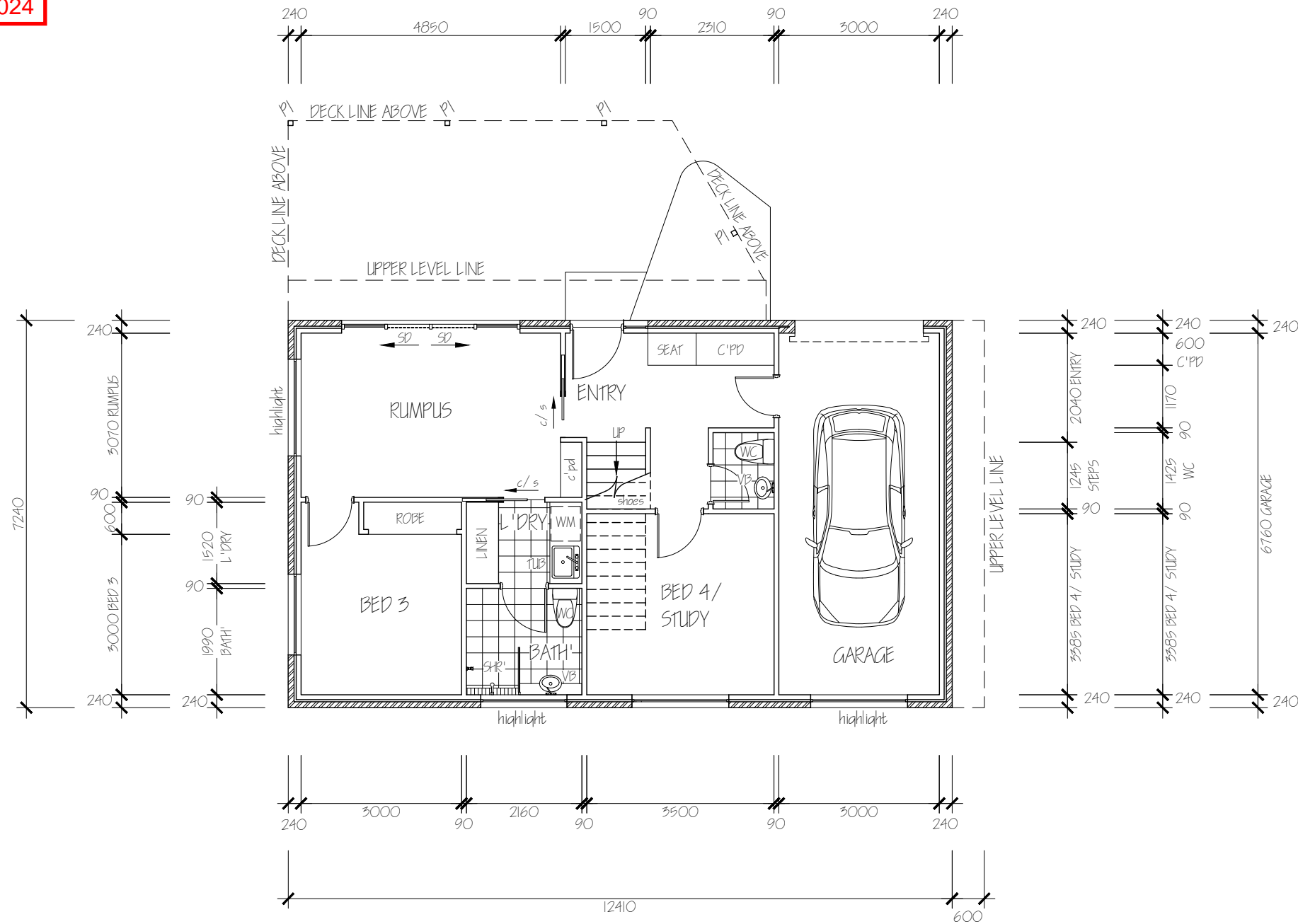
Kingborough Council

Development Application: DA-2023-317

Plan Reference No: P1

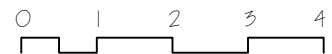
Date Received: 17/04/2024

Date placed on Public Exhibition: 20/04/2024



PROPOSED GROUND FLOOR PLAN

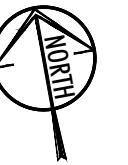
1:100



AREA:

Habitable Area	= 65.74m ²
Garage	= 24.11m ²
Total	= 89.85m ²

LEGEND:
PI = 89 X 3.5 SHS POST



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G.Hills&Partners ARCHITECTS

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Building Designer Accreditation No. CC2367B

Project Name and Address
EXISTING HOUSE SUBJECT TO CHANGE OF USE TO VISITOR ACCOMMODATION & PROPOSED NEW BUILDING FOR VISITOR ACCOMMODATION
20 Hazell St, BLACKMANS BAY

Drawing Title
PROPOSED GROUND FLOOR PLAN
Client
S. Allen

DRAWING TYPE
Design Dev' Drawings
Date
27-Mar-24
Scale
1:100

PROJECT No.
221123
SHEET
DD08
CHECKED
G. HILLS
DESIGN
G. HILLS
DRAWN
G. HILLS & M.K

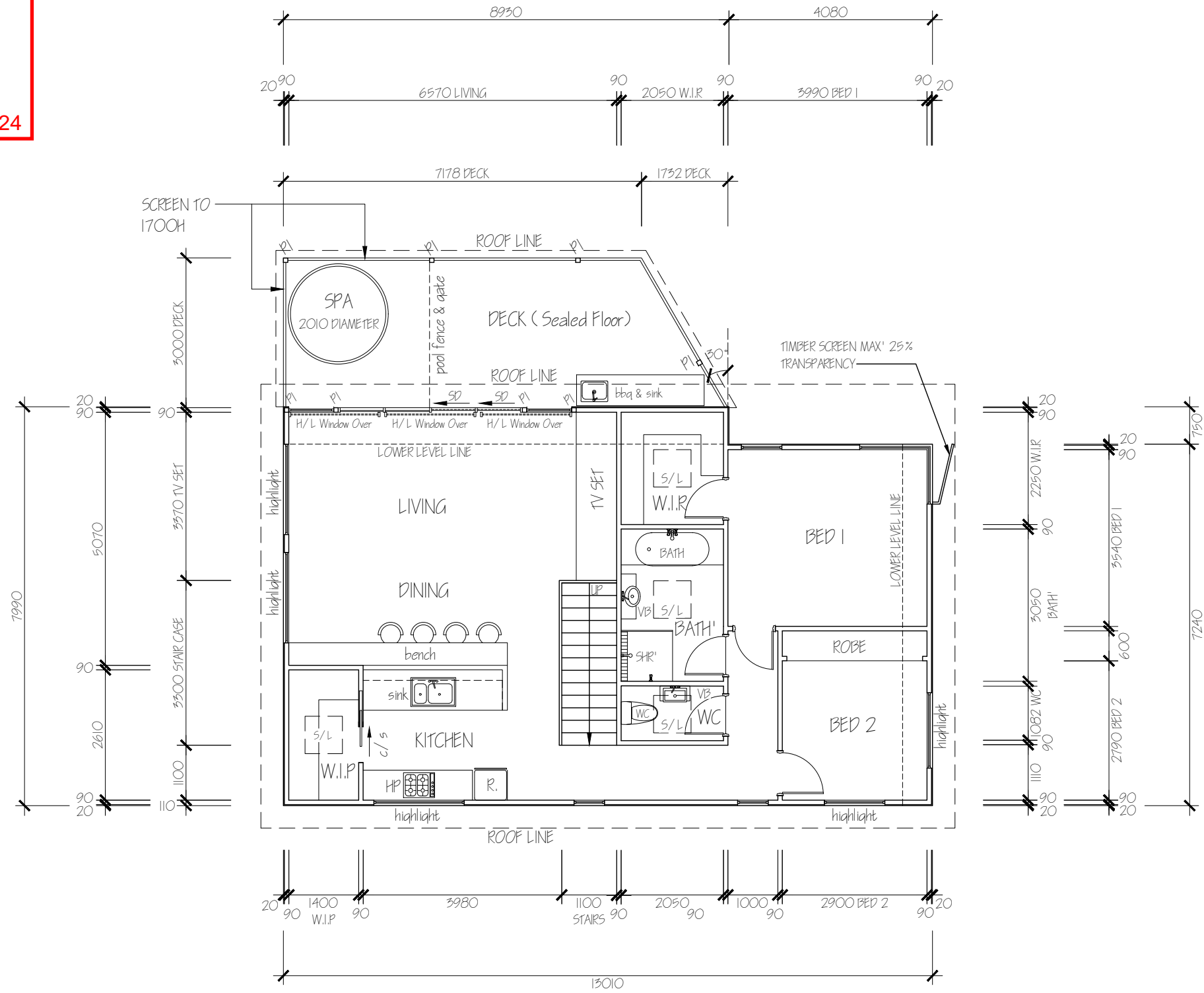
Kingborough Council

Development Application: DA-2023-317

Plan Reference No: P1

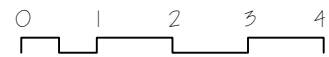
Date Received: 17/04/2024

Date placed on Public Exhibition: 20/04/2024



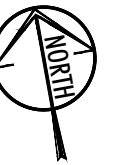
PROPOSED UPPER FLOOR PLAN

1:100



AREA:
 Habitable Area = 100.05m²
 Deck = 25.13m²

LEGEND:
 P1 = 89 X 3.5 SHS POST



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G.Hills&Partners ARCHITECTS

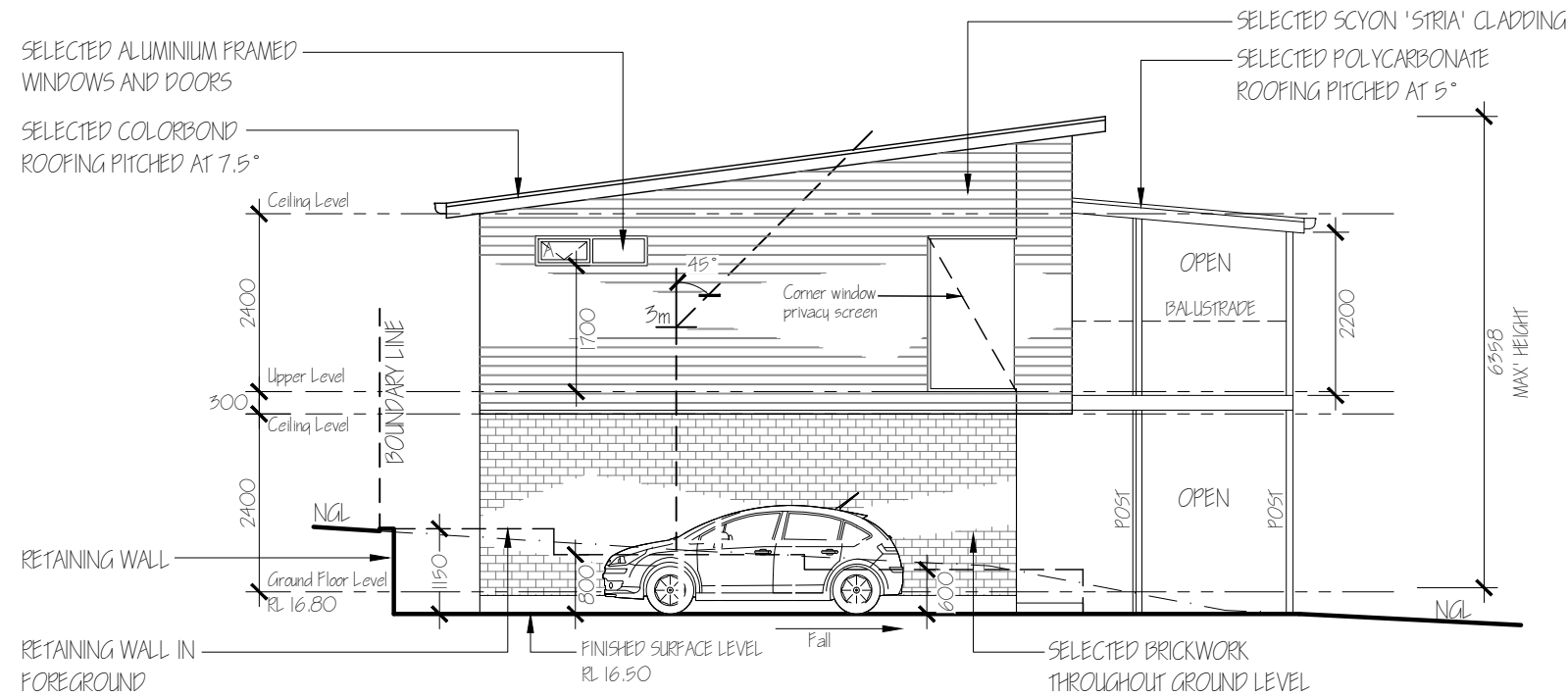
PO Box 910, KINGSTON, TAS 7051
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 Building Designer Accreditation No. CC2367B

Project Name and Address
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 20 Hazell St, BLACKMANS BAY

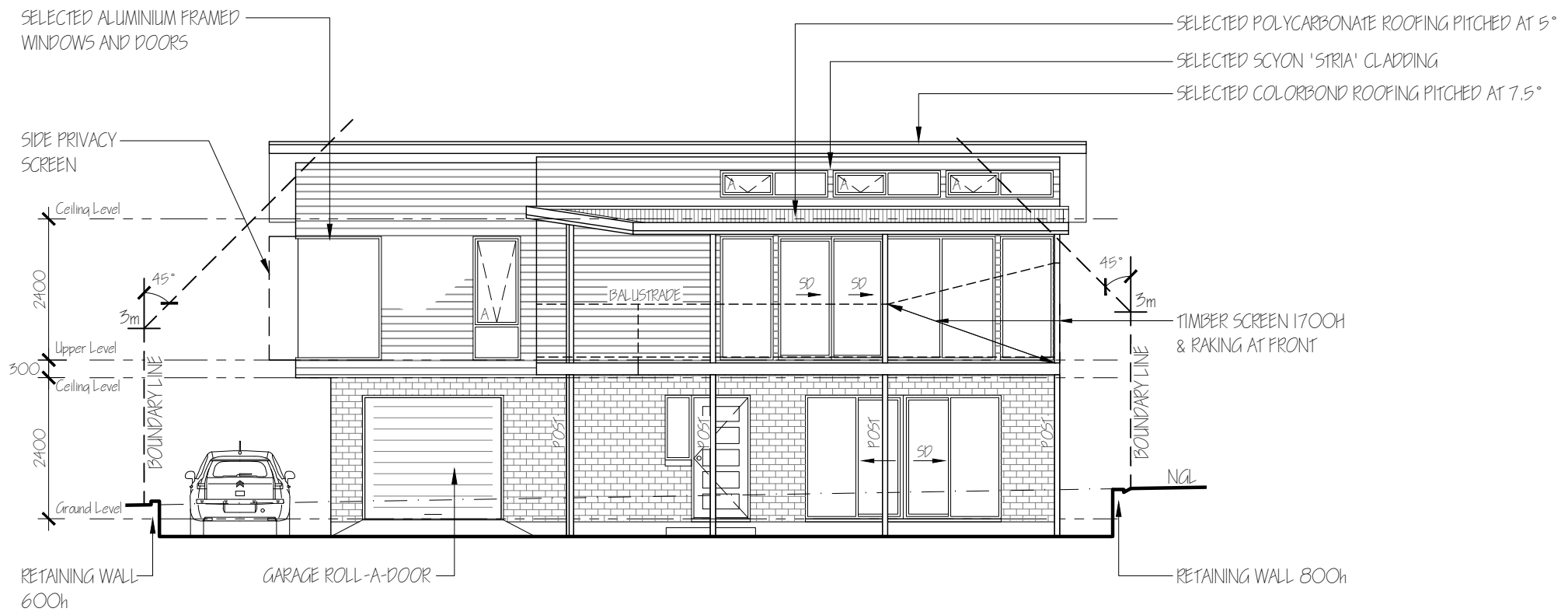
Drawing Title
PROPOSED UPPER FLOOR PLAN
 Client
S. Allen

DRAWING TYPE		PROJECT No.	
Design Dev' Drawings		221123	
Date	27-Mar-24	SHEET	DD09
Scale	1:100	CHECKED	G. HILLS
Size	A3	DESIGN	G. HILLS
		DRAWN	G. HILLS & M.K

Kingborough Council
 Development Application: DA-2023-317
 Plan Reference No: P1
 Date Received: 17/04/2024
 Date placed on Public Exhibition: 20/04/2024



EAST ELEVATION 1:100
 0 1 2 3 4



NORTH ELEVATION 1:100
 0 1 2 3 4

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G.Hills&Partners ARCHITECTS

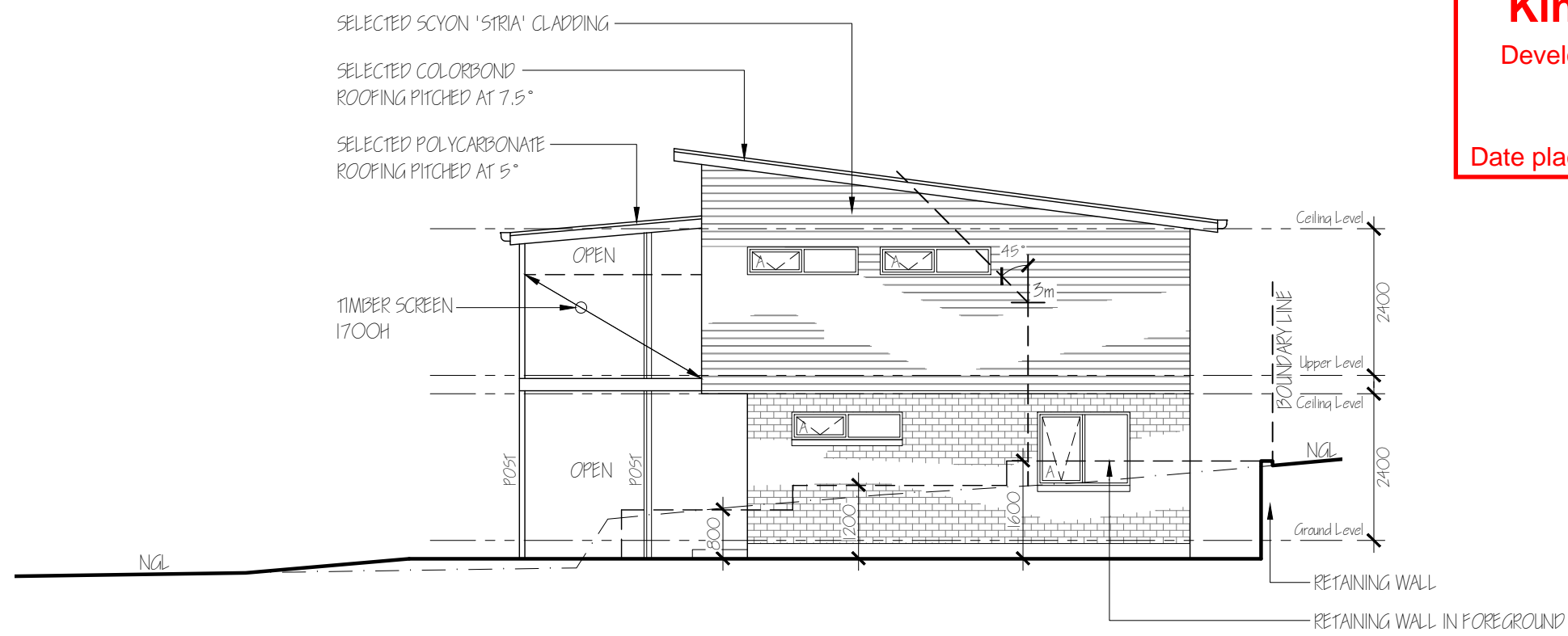
PO Box 910, KINGSTON, TAS 7051
 P 03 6229 1799 E graham.hills@bigpond.com
 Building Designer Accreditation No. CC2367B

Project Name and Address
 EXISTING HOUSE SUBJECT TO CHANGE OF USE TO VISITOR ACCOMMODATION & PROPOSED NEW BUILDING FOR VISITOR ACCOMMODATION
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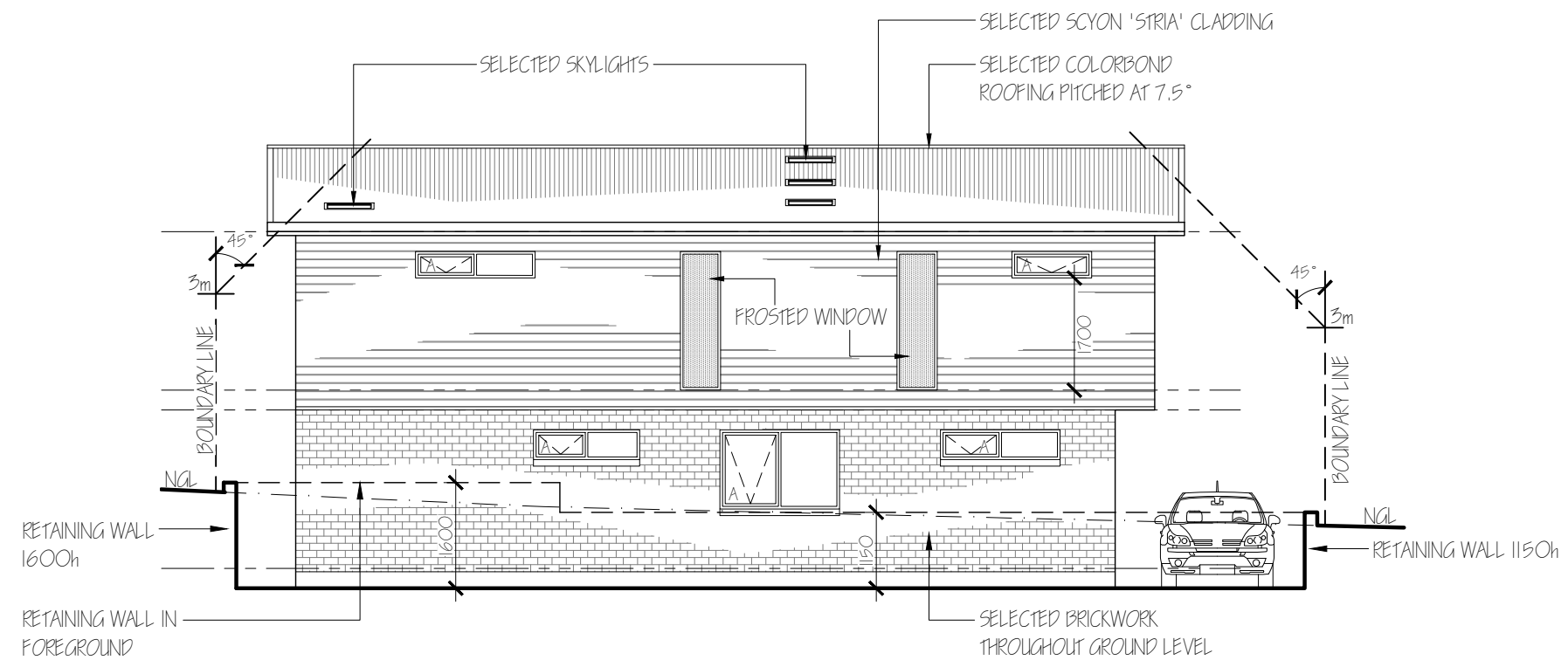
Drawing Title
PROPOSED ELEVATIONS 1
 Client
S. Allen

DRAWING TYPE		PROJECT No.	
Design Dev' Drawings		221123	
Date	27-Mar-24	SHEET	DD10
Scale	1:100	CHECKED	G. HILLS
Size	A3	DESIGN	G. HILLS
		DRAWN	M. Kamankesh

Kingborough Council
 Development Application: DA-2023-317
 Plan Reference No: P1
 Date Received: 17/04/2024
 Date placed on Public Exhibition: 20/04/2024



WEST ELEVATION 1:100
 0 1 2 3 4



SOUTH ELEVATION 1:100
 0 1 2 3 4

NOTES:
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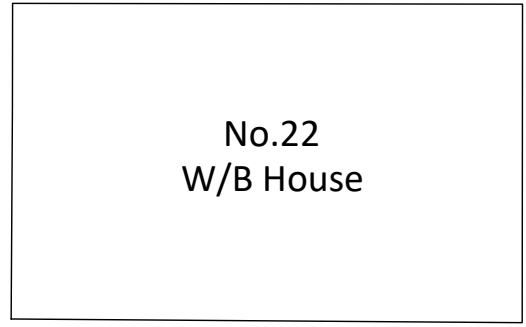
REVISION NOTES		
No.	Revision/Issue	Date
B	Revised Notations	Aug 23
C	Revised Parking	Sep 23

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 P 03 6229 1799 E graham.hills@bigpond.com
 Building Designer Accreditation No. CC2367B

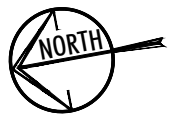
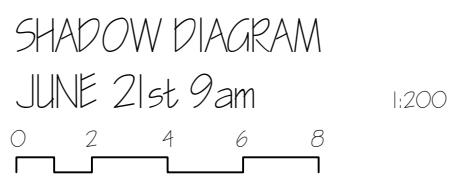
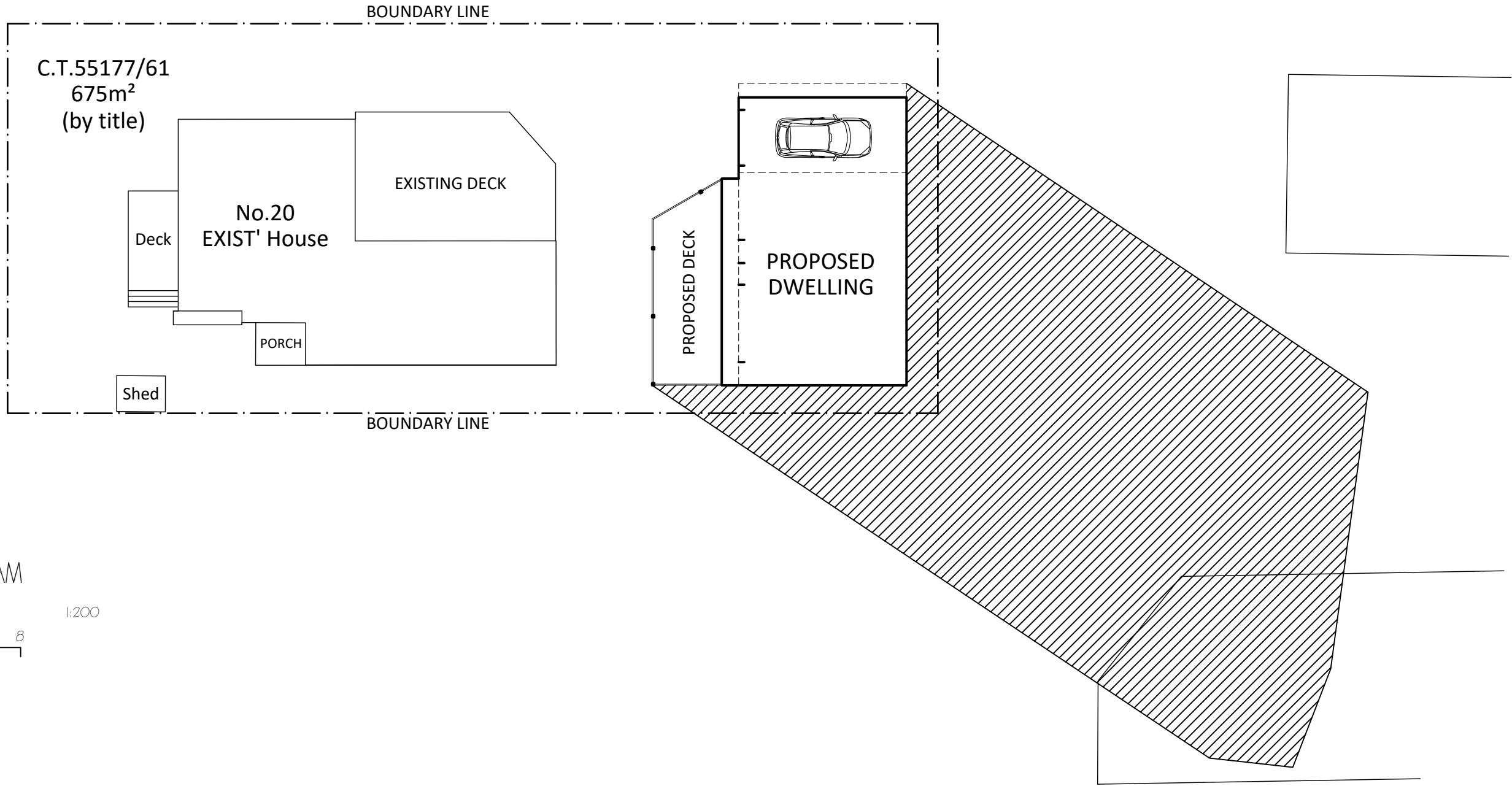
Project Name and Address
 EXISTING HOUSE SUBJECT TO CHANGE OF USE TO VISITOR ACCOMMODATION & PROPOSED NEW BUILDING FOR VISITOR ACCOMMODATION
 20 Hazell St, BLACKMANS BAY

Drawing Title
PROPOSED ELEVATIONS 2
 Client
S. Allen

DRAWING TYPE Design Dev' Drawings	PROJECT No. 221123
Date 27-Mar-24	SHEET DD11
Scale 1:100	Size A3
CHECKED G. HILLS	DESIGN G. HILLS
DRAWN M. Kamankesh	



HAZELL STREET



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No.	Revision/Issue	Date
B	Revised Notations	Aug 23
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Project Name and Address
 EXISTING HOUSE SUBJECT TO CHANGE OF USE TO VISITOR ACCOMMODATION & PROPOSED NEW BUILDING FOR VISITOR ACCOMMODATION
 20 Hazell St, BLACKMANS BAY

Drawing Title
**SHADOW DIAGRAM
 JUNE 21st 9am**
 Client
S. Allen

DRAWING TYPE Design Dev' Drawings		PROJECT No. 221123	
Date 27-Mar-24	SHEET DD12	CHECKED G. HILLS	DESIGN G. HILLS
Scale 1:200	Size A3	DRAWN M. Kamankesh	

Kingborough Council

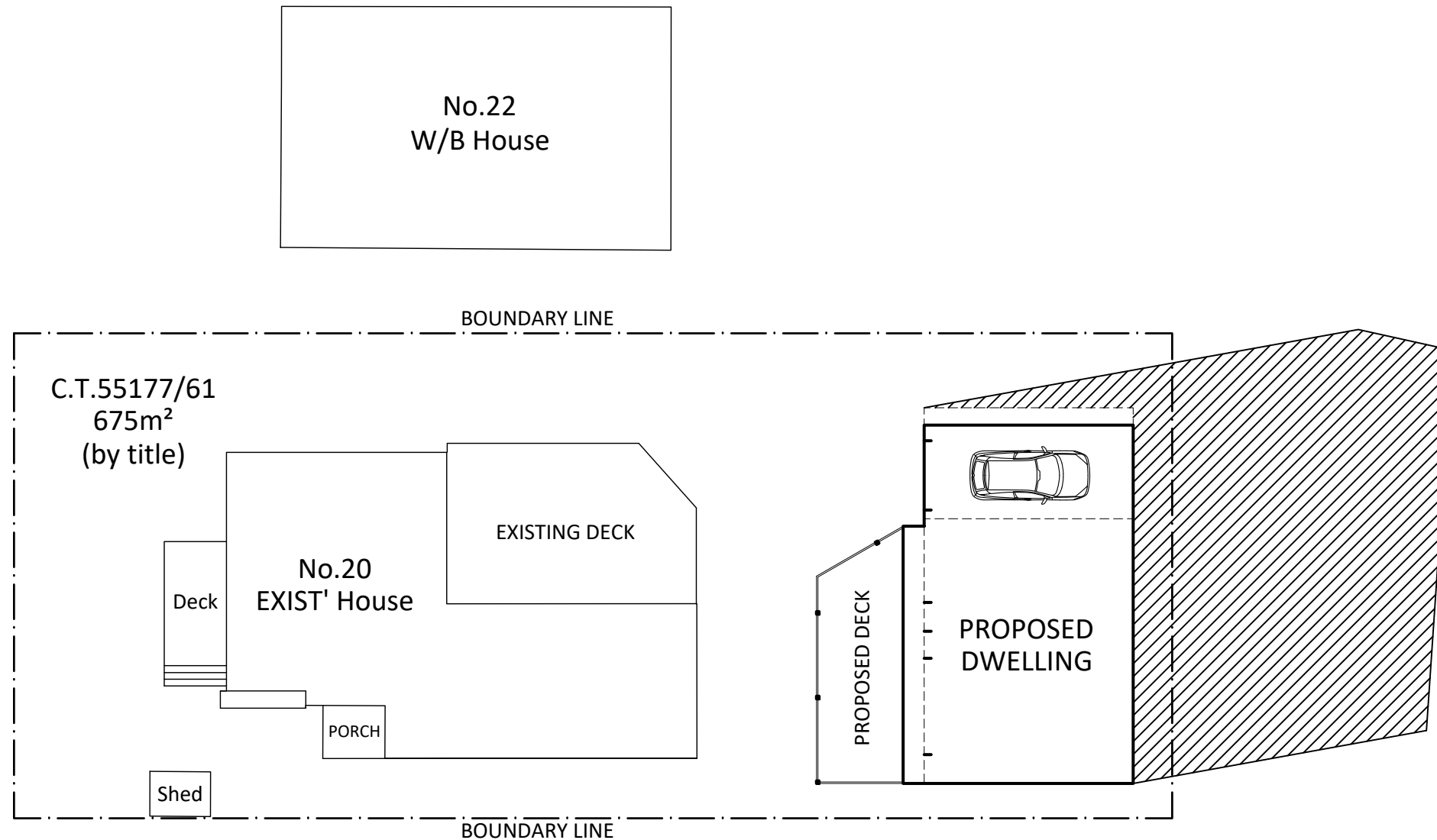
Development Application: DA-2023-317

Plan Reference No: P1

Date Received: 17/04/2024

Date placed on Public Exhibition: 20/04/2024

HAZELL STREET



SHADOW DIAGRAM

JUNE 21st 12pm

1:200



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Project Name and Address
 EXISTING HOUSE SUBJECT TO CHANGE OF USE TO VISITOR ACCOMMODATION & PROPOSED NEW BUILDING FOR VISITOR ACCOMMODATION
 20 Hazell St, BLACKMANS BAY

Drawing Title
 SHADOW DIAGRAM
 JUNE 21st 12pm
 Client
 S. Allen

DRAWING TYPE
 Design Dev' Drawings
 Date
 27-Mar-24
 Scale
 1:200
 Size
 A3

PROJECT No.
 221123
 SHEET
 DD13
 CHECKED
 G. HILLS
 DESIGN
 G. HILLS
 DRAWN
 M. Kamankesh

Kingborough Council

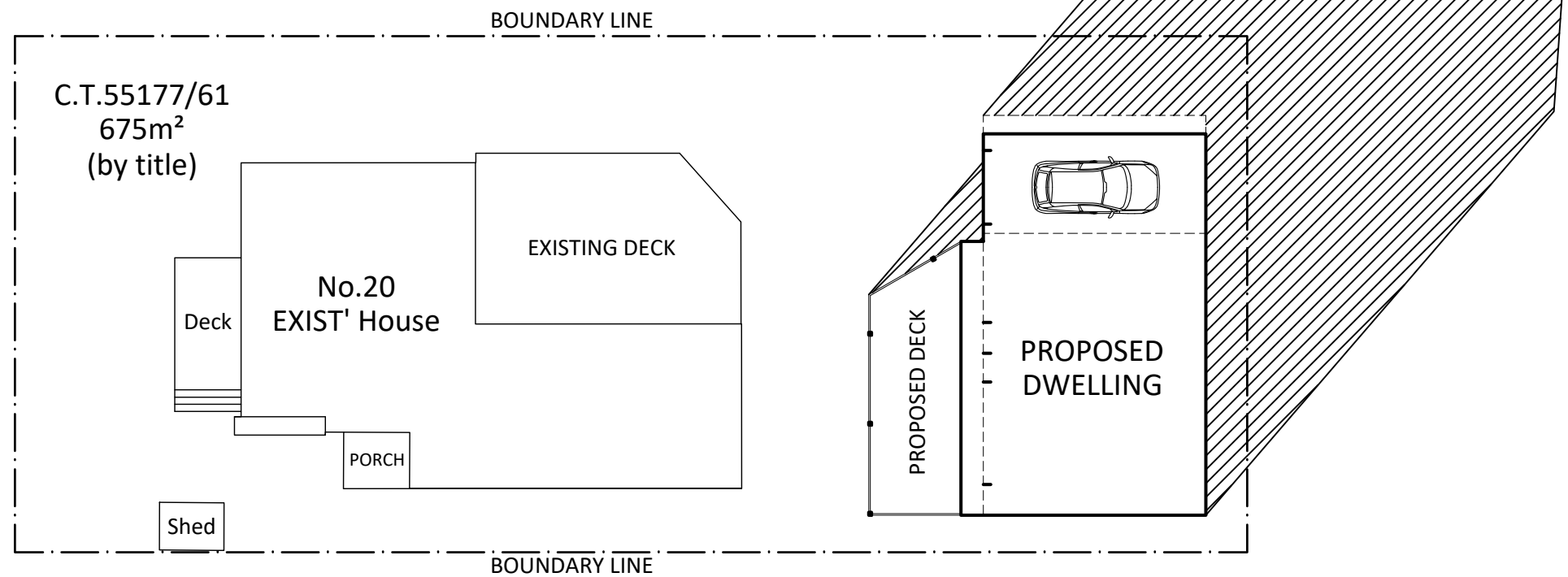
Development Application: DA-2023-317

Plan Reference No: P1

Date Received: 17/04/2024

Date placed on Public Exhibition: 20/04/2024

HAZELL STREET



SHADOW DIAGRAM

JUNE 21st 3pm

1: 200



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Project Name and Address
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 20 Hazell St, BLACKMANS BAY

Drawing Title
SHADOW DIAGRAM
 JUNE 21st 3pm
 Client
 S. Allen

DRAWING TYPE
 Design Dev' Drawings
 Date
 27-Mar-24
 Scale
 1:200
 Size
 A3

PROJECT No.
221123
 SHEET
 DD14
 CHECKED
 G. HILLS
 DESIGN
 G. HILLS
 DRAWN
 M. Kamankesh

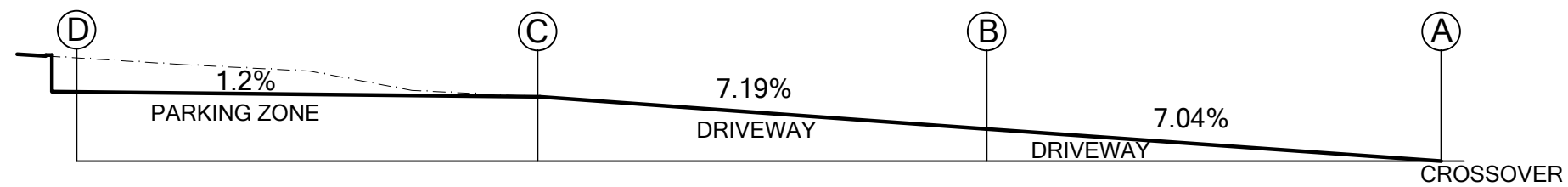
Kingborough Council

Development Application: DA-2023-317

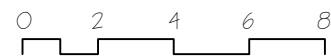
Plan Reference No: P1

Date Received: 17/04/2024

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DRIVEWAY LONG SECTION 1: 200



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REVISION NOTES		
No.	Revision/Issue	Date

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Project Name and Address
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 20 Hazell St, BLACKMANS BAY

Drawing Title
DRIVEWAY LONG SECTION
 Client
S. Allen

DRAWING TYPE Design Dev' Drawings	PROJECT No. 221123
Date 27-Mar-24	SHEET DD15
Scale 1:200	Size A3
CHECKED G. HILLS	DESIGN G. HILLS
DRAWN G. HILLS	