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

Application Number:	DA-2023-317
Proposed Development:	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
Applicant:	G Hills & Partners Architects
Responsible Planning Officer:	Sadhana K C

Associated Documents:

The following information regarding the application is available at Council offices:

- Application form
- Certificate of Title
- Planning Submission

Document Set ID: 4449647 Version: 1, Version Date: 18/04/2024

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

Proposed Upper Floor Plan

Drawing Schedule

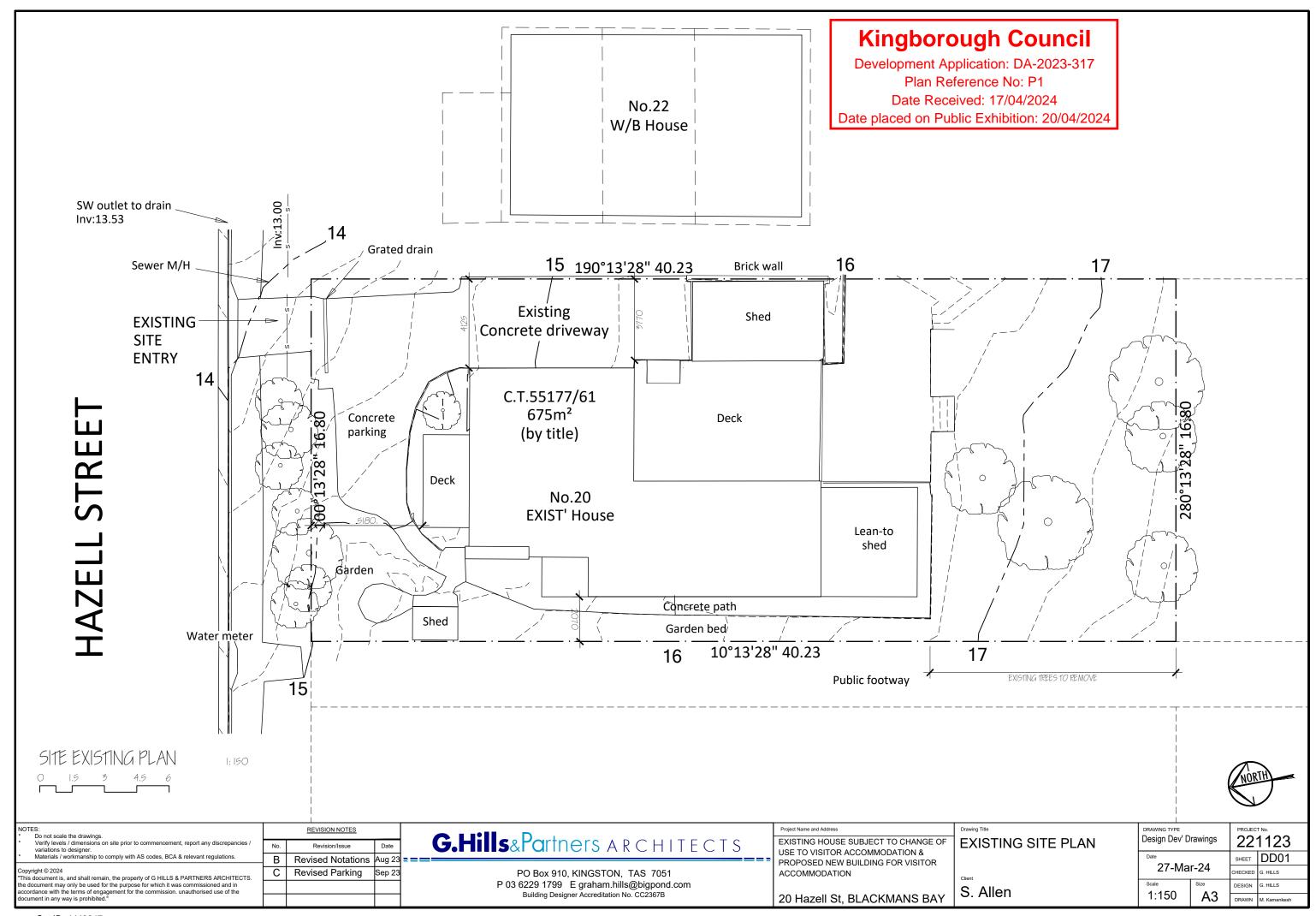
DD01	Existing Site Plan	DD10	Proposed Elevations 1
DD02	Existing Site Inundation Overlay Plan	DD11	Proposed Elevations 2
DD03	Proposed Site / Drainage Plan	DD12	Shadow Diagram June 21st 9am
DD04	Proposed Site Inundation Overlay Plan	DD13	Shadow Diagram June 21st 12pm
DD05	Existing Dwelling Floor Plan	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		

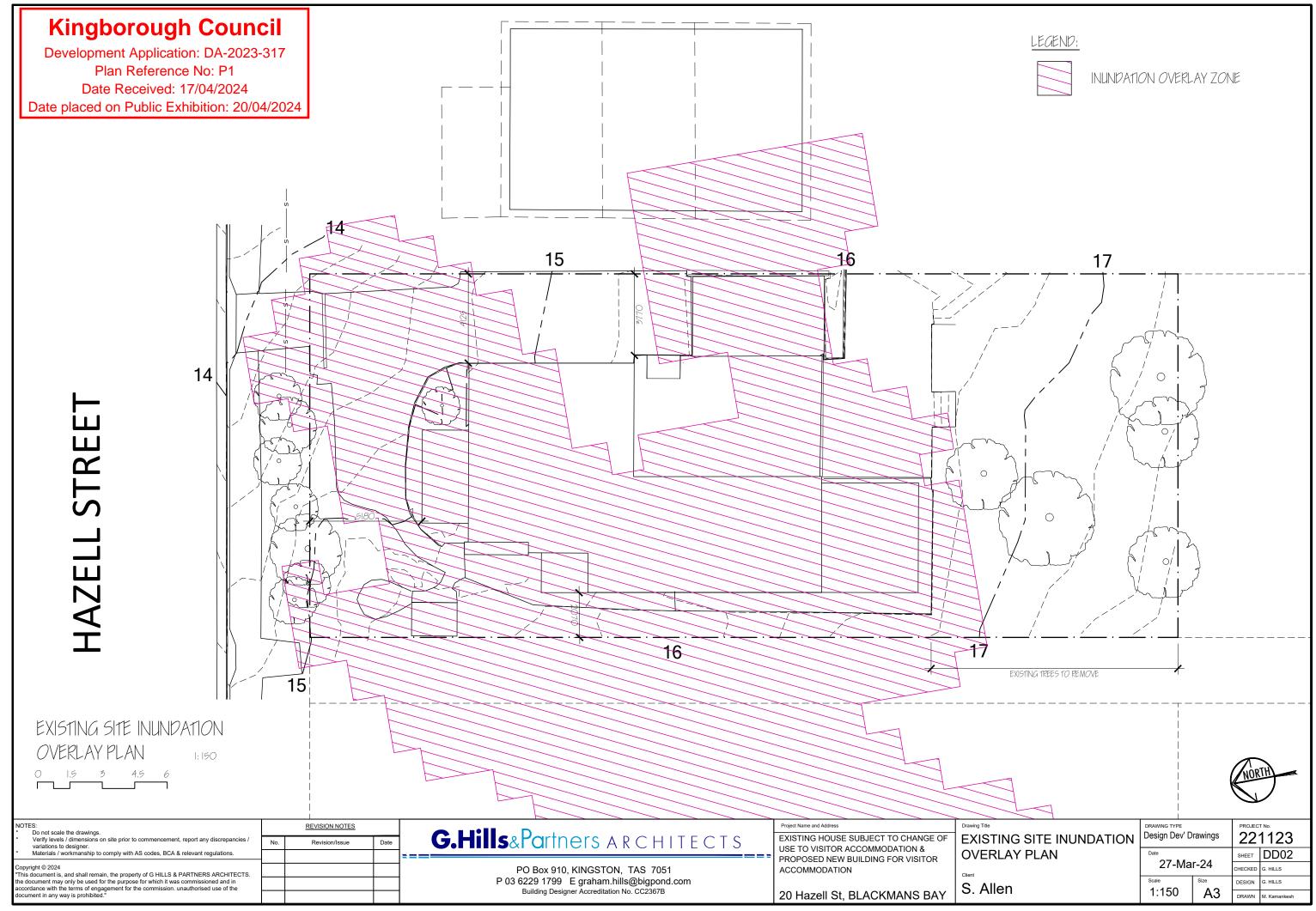
Prepared by:

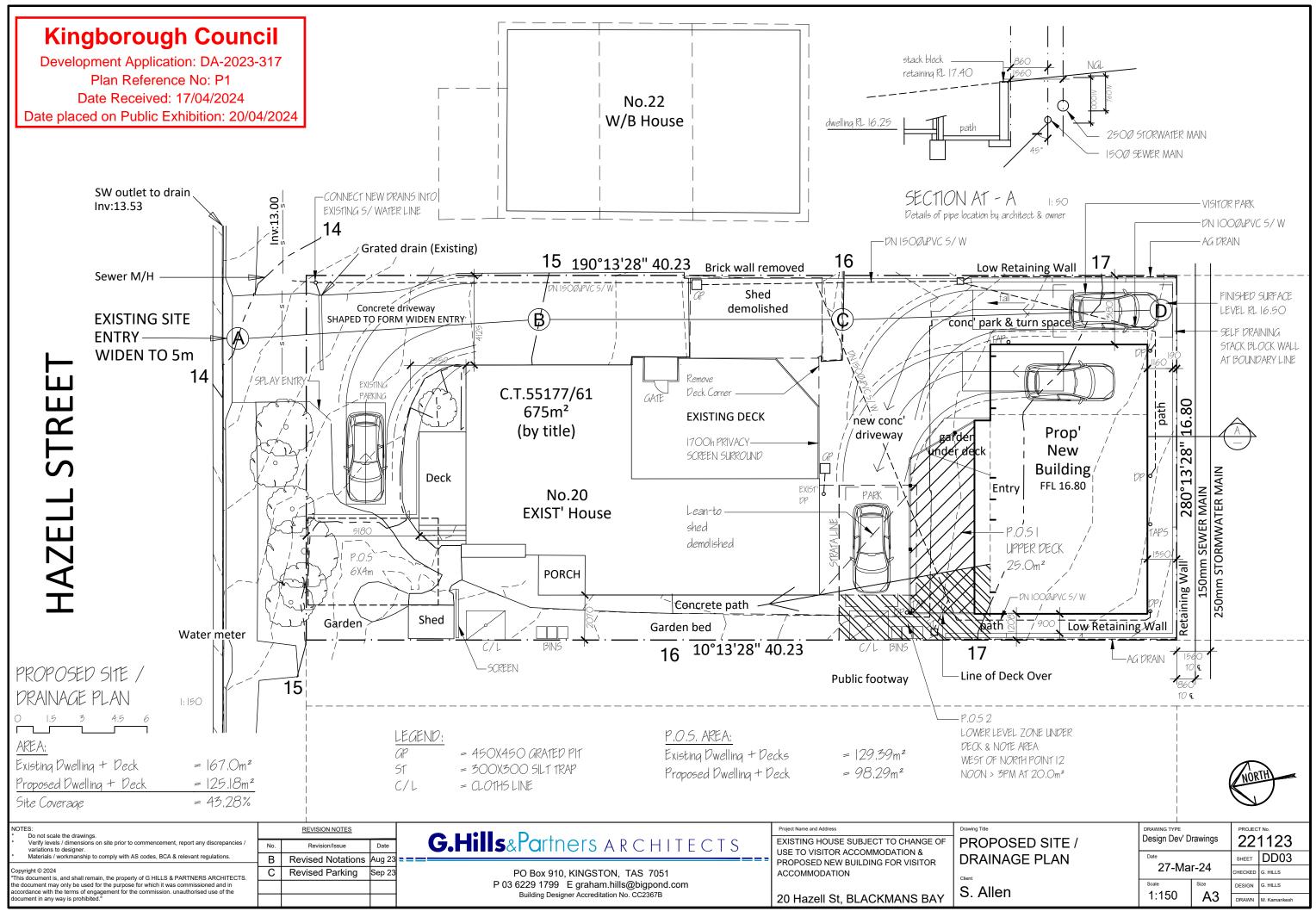


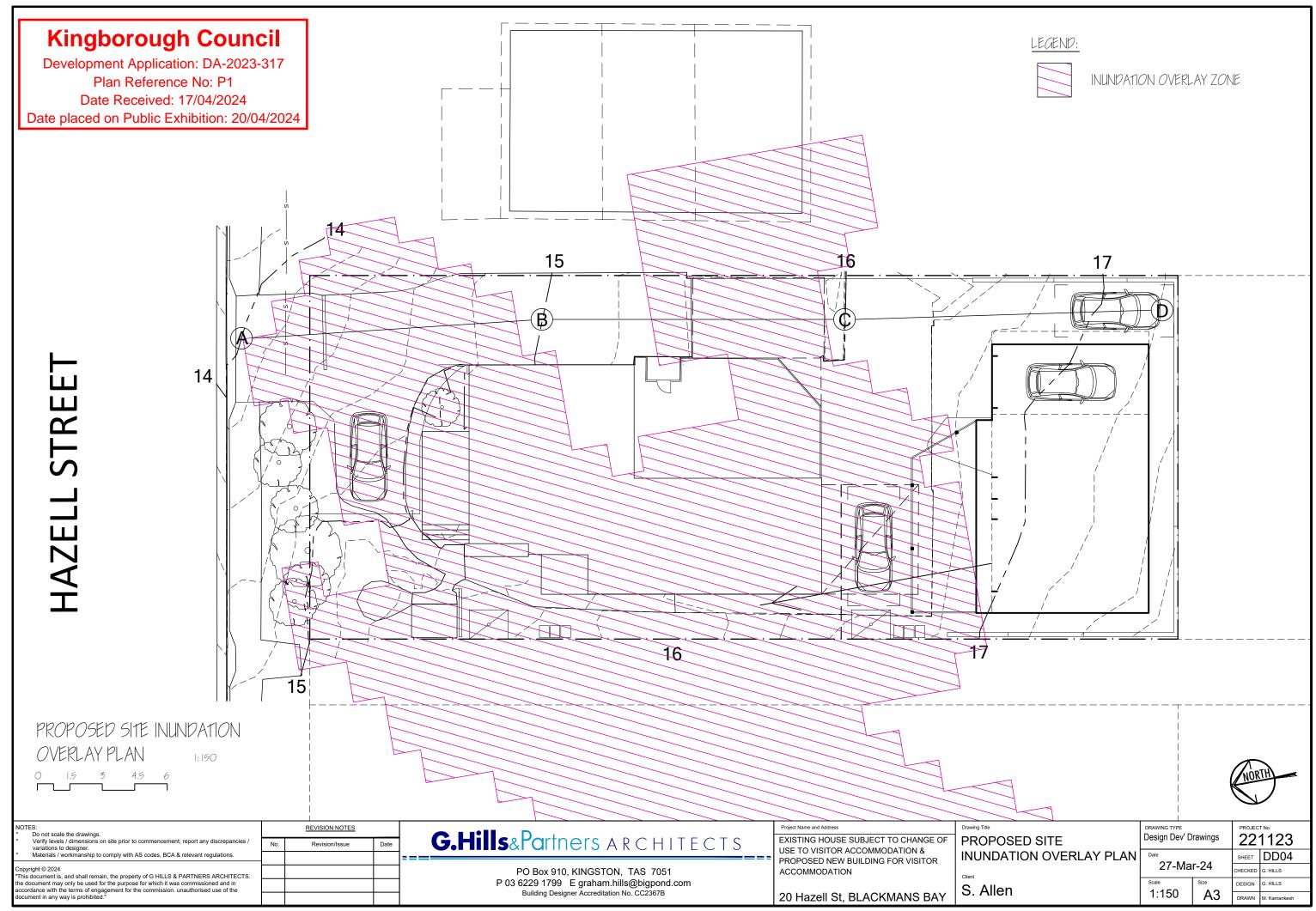


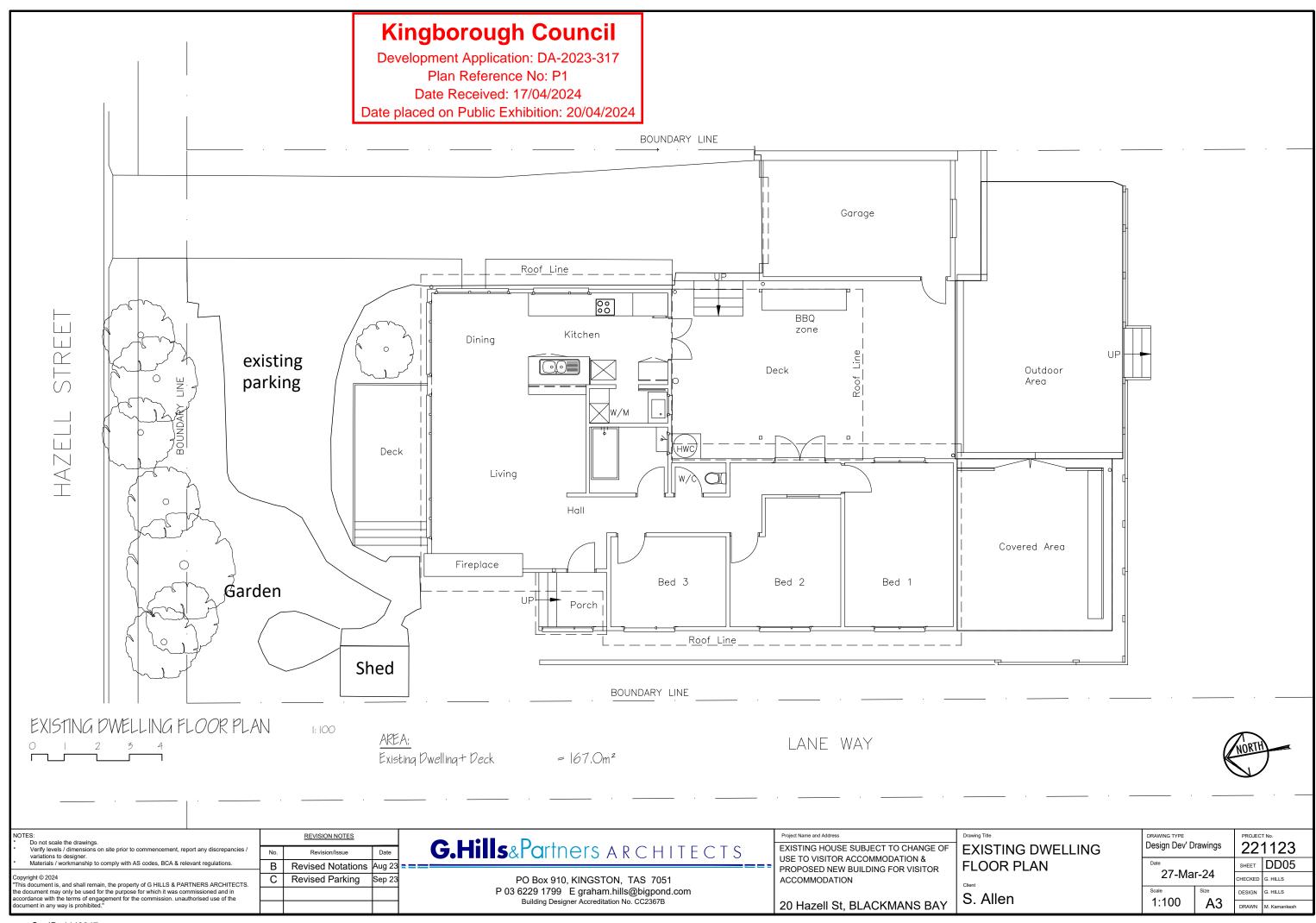
P.O. Box 910, Kingston, Tas 7051
Ph: (03) 6229 1799 Mob: 0419 883 370
Email: graham.hills@bigpond.com
Tas Building Practitioner No. CC2367B





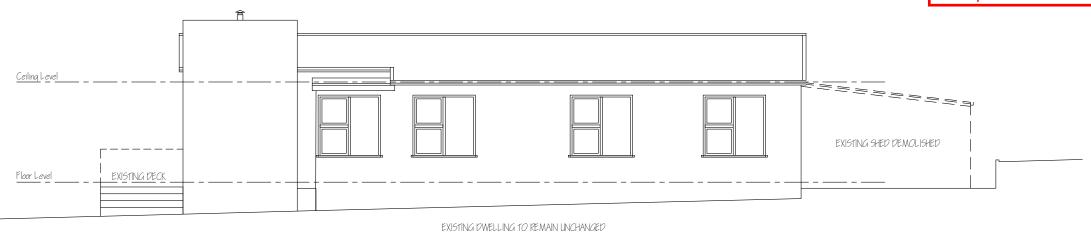






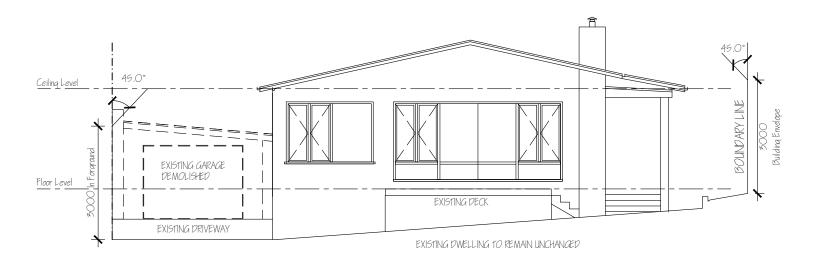
Development Application: DA-2023-317
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WEST ELEVATION

O I 2 3 4



NORTH ELEVATION

O I 2 3 4

NOT		REVISION NOTES				
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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

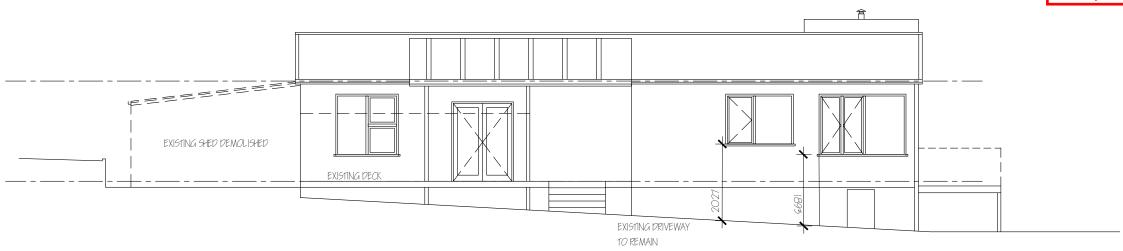
20 Hazell St, BLACKMANS BAY

EXISTING DWELLING ELEVATIONS 1

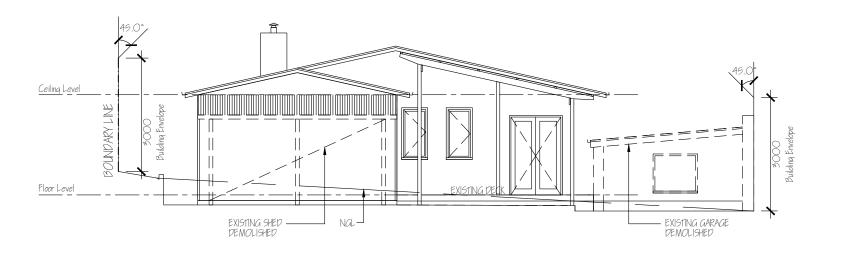
S. Allen

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

20 Hazell St, BLACKMANS BAY

EXISTING DWELLING ELEVATIONS 2

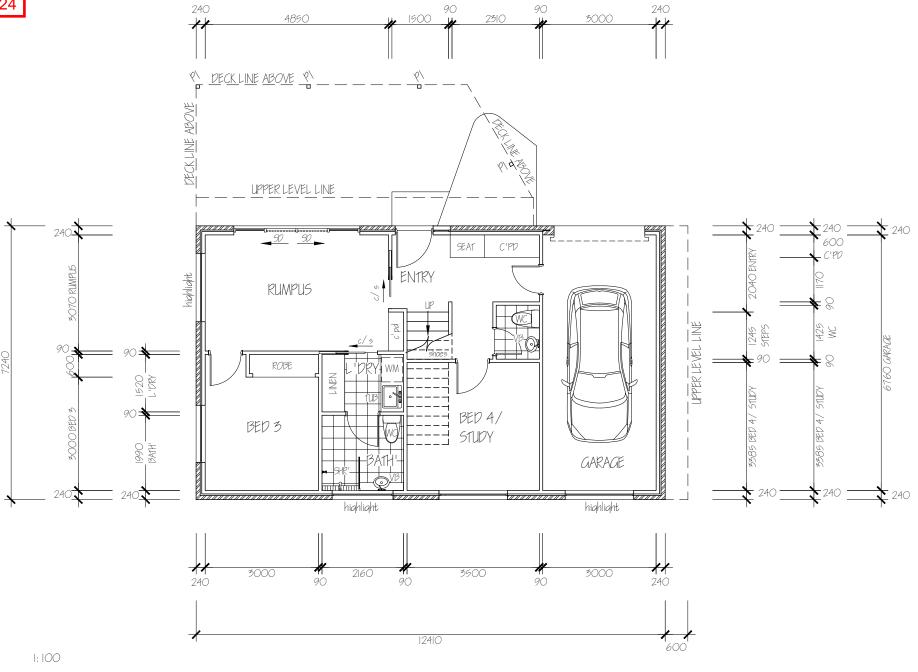
S. Allen

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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

) | 2 3 4

AREA:

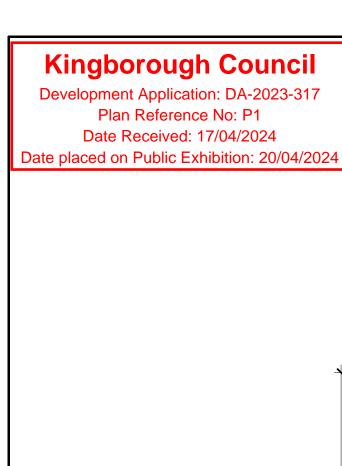
Habitable Area $= 65.74 \text{m}^2$ Garage $= 24.1 \text{lm}^2$ Total $= 89.85 \text{m}^2$

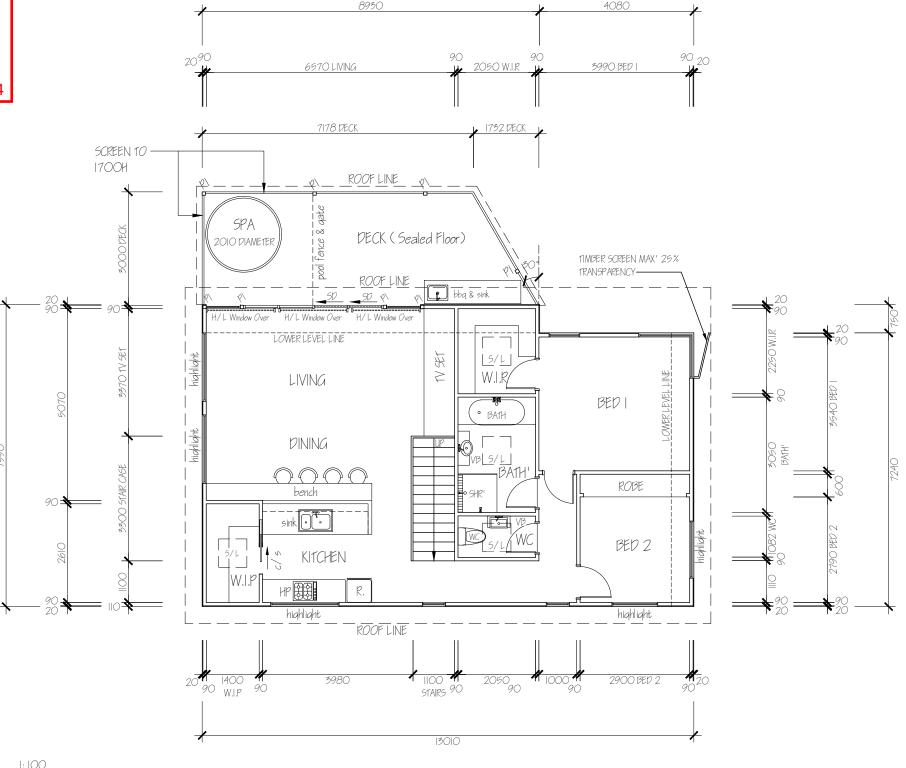
LEGEND:

= 89 X 3,5 SHS POST



NOTES: * Do not scale the drawings. * Verify levels / dimensions on site prior to commencement, report any discrepancies / variations to designer. * Materials / workmanship to comply with AS codes, BCA & relevant regulations.	No.	REVISION NOTES Revision/Issue Revised Notations	Date	Gillisal alliers ARCHITECTS	Project Name and Address EXISTING HOUSE SUBJECT TO CHANGE OF USE TO VISITOR ACCOMMODATION &	PROPOSED GROUND FLOOR PLAN	DRAWING TYPE Design Dev' Drawings		221123 EET DD08	
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PROPOSED UPPER FLOOR PLAN

AREA:

Habitable Area = $100.05m^2$ Deck = $25.13m^2$ LEG

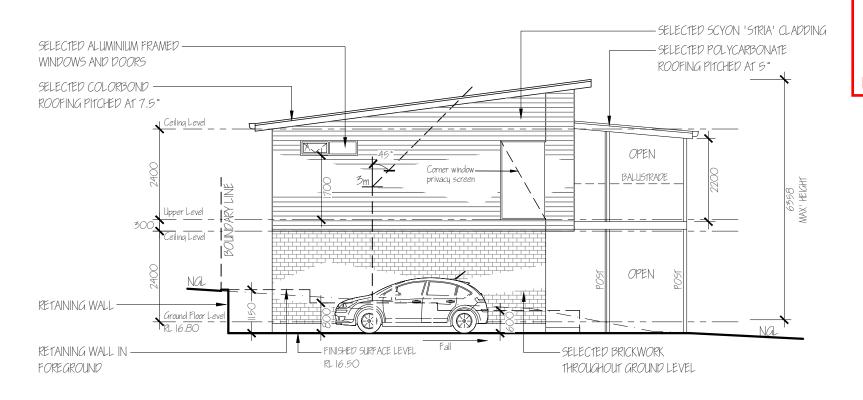
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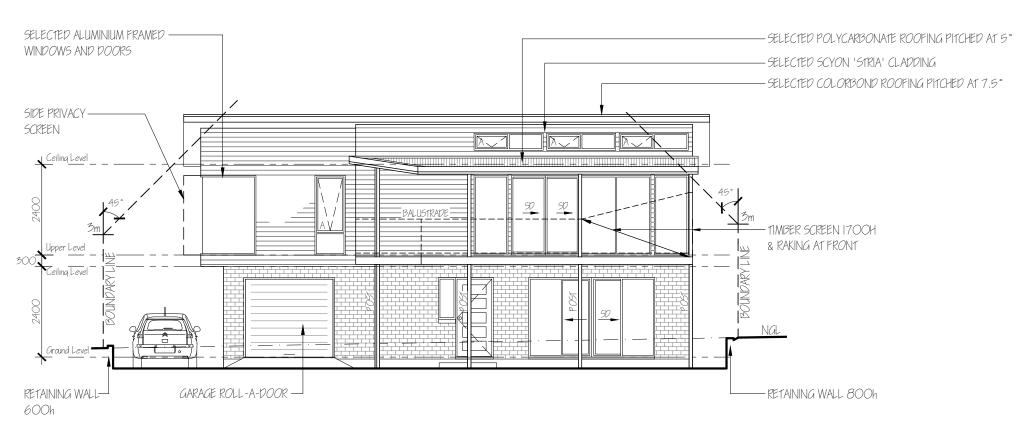
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 Verify levels / dimensions on site prior to commencement, report any discrepancies / variations to designer. 	No.	Revision/Issue	Date	G.Hills &Partners ARCHITECTS	EXISTING HOUSE SUBJECT TO CHANGE OF USE TO VISITOR ACCOMMODATION &	PROPOSED OFFER	Design Dev D	Jiawiiiys	22	1123
* Materials / workmanship to comply with AS codes, BCA & relevant regulations.	В	Revised Notations	Aug 23		PROPOSED NEW BUILDING FOR VISITOR	FLOOR PLAN	Date O7 Ma	· · · · · · · · · · · · · · · · · · ·	SHEET	DD09
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Development Application: DA-2023-317
Plan Reference No: P1
Date Received: 17/04/2024

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EAST ELEVATION 1:100



NORTH ELEVATION 1:100

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Materials / workmanship to comply with AS codes, BCA & relevant regulations.	В	Revised Notations	Aug 23			
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EXISTING HOUSE SUBJECT TO CHANGE OF USE TO VISITOR ACCOMMODATION & PROPOSED NEW BUILDING FOR VISITOR ACCOMMODATION

20 Hazell St, BLACKMANS BAY

PROPOSED ELEVATIONS 1

Client
S. Allen

Design Dev' Drawings

Design Dev' Drawings

Date
27-Mar-24

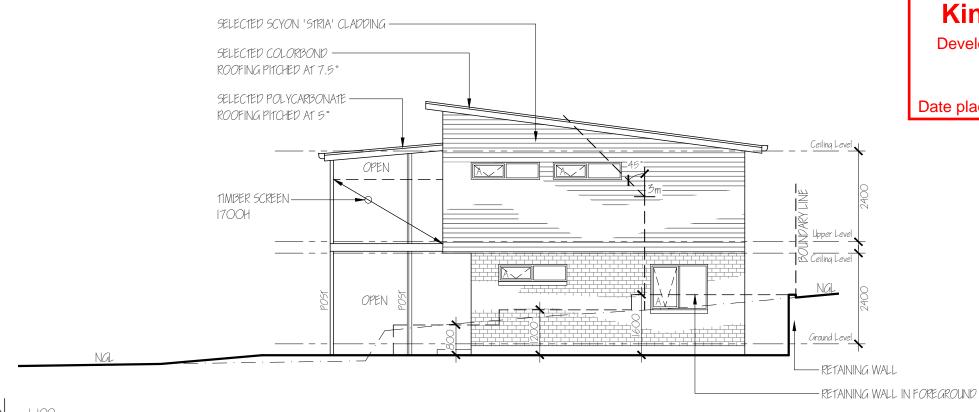
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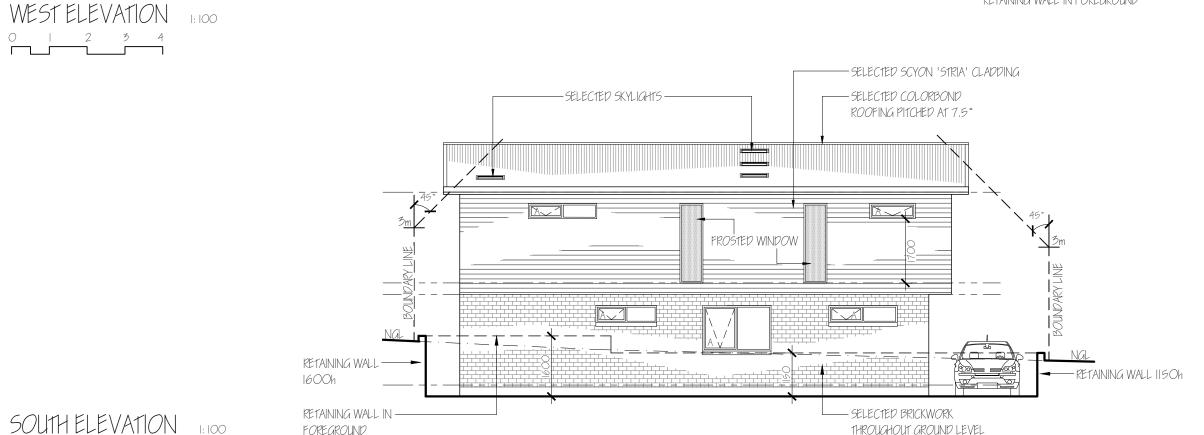
Design Dev' Drawings

SHEET DD10
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





FOREGROUND

Project Name and Address REVISION NOTES G.Hills&Partners ARCHITECTS IES:

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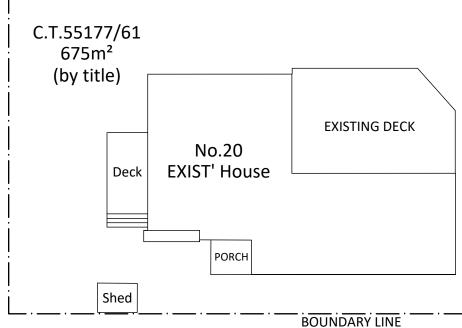
THROUGHOUT GROUND LEVEL

Development Application: DA-2023-317 Plan Reference No: P1 Date Received: 17/04/2024

Date placed on Public Exhibition: 20/04/2024

No.22 W/B House

BOUNDARY LINE HAZELL STREET



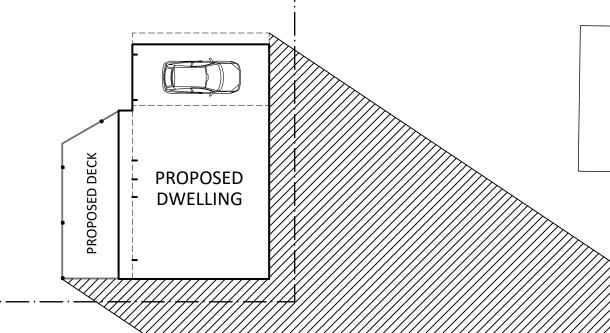
REVISION NOTES

Revised Parking

Revised Notations Aug 23

Sep 23

В



SHADOW DIAGRAM JUNE 21st 9am

1:200

G.Hills&Partners ARCHITECTS

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

SHADOW DIAGRAM JUNE 21st 9am

SHEET DD12 27-Mar-24 CHECKED G. HILLS DESIGN G. HILLS 1:200 А3

Design Dev' Drawings

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S. Allen 20 Hazell St, BLACKMANS BAY

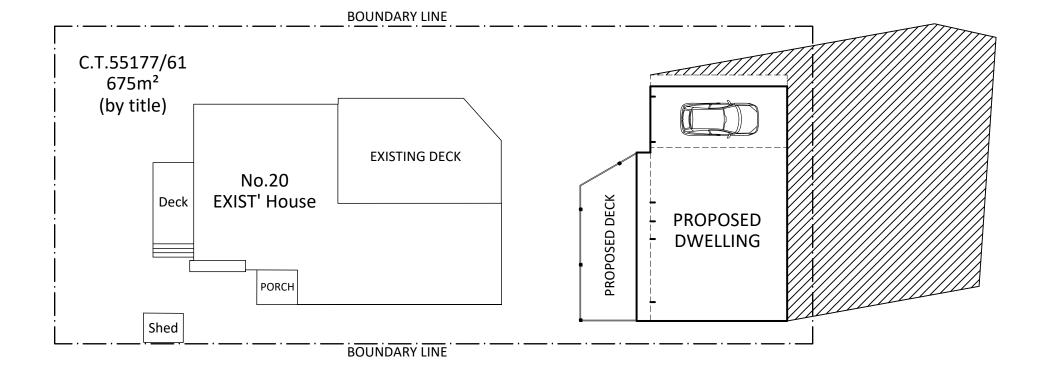
Document Set ID: 4449647 Version: 1, Version Date: 18/04/2024 221123

Development Application: DA-2023-317 Plan Reference No: P1 Date Received: 17/04/2024

Date placed on Public Exhibition: 20/04/2024

No.22 W/B House

HAZELL STREET



SHADOW DIAGRAM JUNE 21st 12pm 1: 200



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EXISTING HOUSE SUBJECT TO CHANGE OF USE TO VISITOR ACCOMMODATION &

PROPOSED NEW BUILDING FOR VISITOR ACCOMMODATION

20 Hazell St, BLACKMANS BAY | S. Allen

Drawing ritle
SHADOW DIAGRAM
JUNE 21st 12pm

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Document Set ID: 4449647 Version: 1, Version Date: 18/04/2024

Development Application: DA-2023-317 No.22 W/B House **BOUNDARY LINE** HAZELL STREET C.T.55177/61 675m² (by title) **EXISTING DECK** No.20 EXIST' House PROPOSED DECK Deck **PROPOSED DWELLING** PORCH Shed BOUNDARY LINE SHADOW DIAGRAM JUNE 21st 3pm 1: 200

Kingborough Council

Plan Reference No: P1 Date Received: 17/04/2024

Date placed on Public Exhibition: 20/04/2024

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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

SHADOW DIAGRAM JUNE 21st 3pm

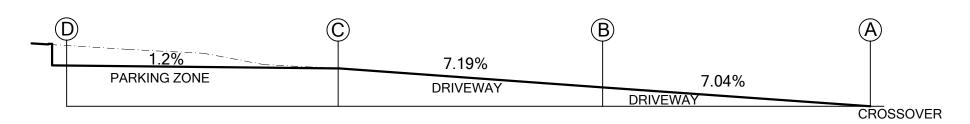
S. Allen

	DRAWING TYPE Design Dev' Drawings Date 27-Mar-24		PROJECT No. 221123		
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Document Set ID: 4449647 Version: 1, Version Date: 18/04/2024

Development Application: DA-2023-317
Plan Reference No: P1
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DRIVEWAY LONG SECTION 1: 200

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20 Hazell St, BLACKMANS BAY

DRIVEWAY LONG SECTION

Client
S. Allen

DRAWING TYPE Design Dev' Drawings 221123

Date 27-Mar-24 Sheet DD15

CHECKED G. HILLS

Scale Size DESIGN G. HILLS

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