

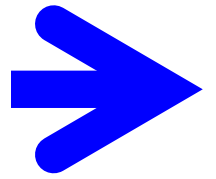
APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2024-39

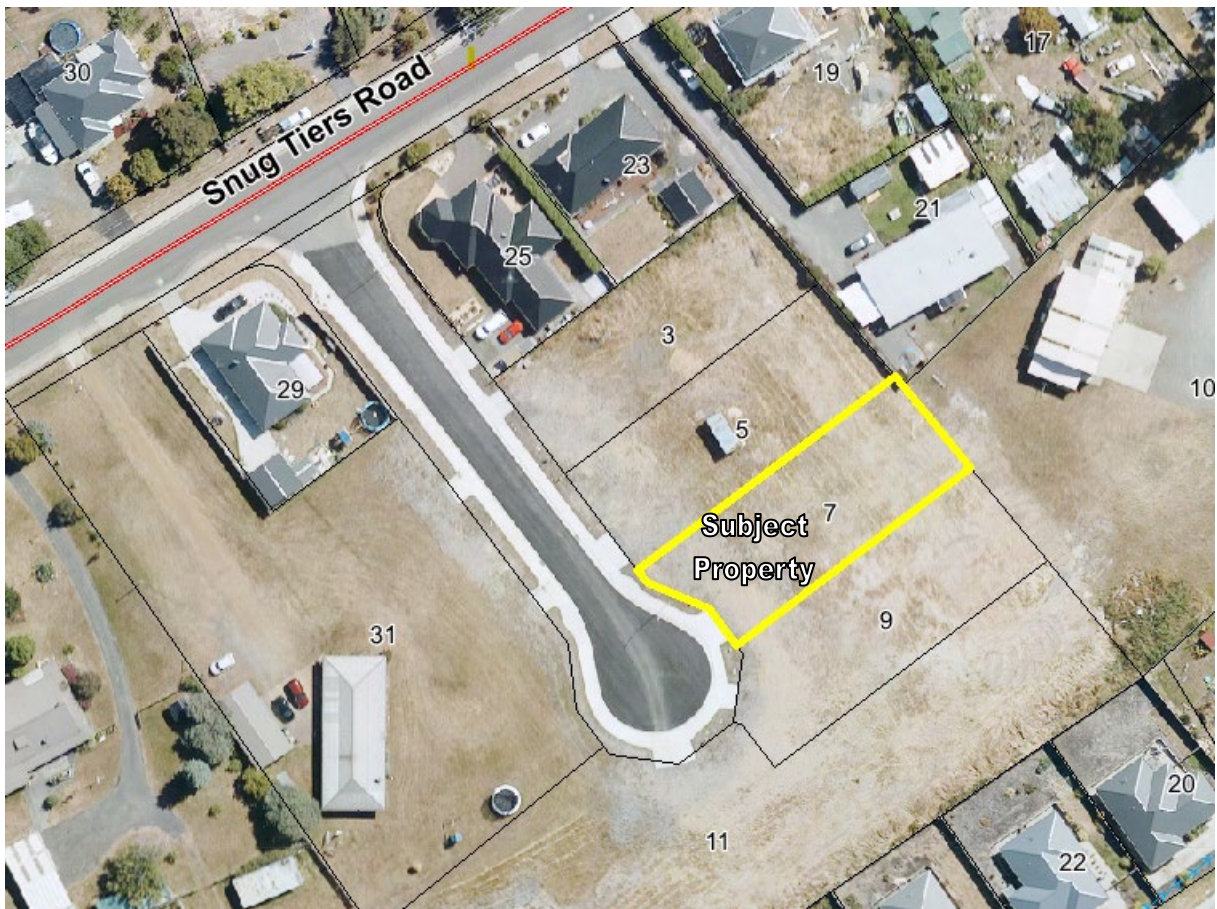
NAME OF APPLICANT: Sheds N Homes

PROPOSAL: Dwelling and associated works

LOCATION: 7 Pimelea 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 29 April 2024.



DEVELOPMENT APPLICATION

<u>Application Number:</u>	DA-2024-39
<u>Proposed Development:</u>	Dwelling and associated works
<u>Location:</u>	7 Pimelea Road, Snug
<u>Applicant:</u>	Sheds N Homes
<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	

PROPERTY/ PROJECT DETAILS

CLIENT: TRENT COAD
TITLE REFERENCE: 182264/25
PID: 9202146
ADDRESS: 7 PIMELEA ROAD, SNUG TAS 7054
LOCAL AUTHORITY: KINGBOROUGH
PLANNING SCHEME: INTERIM PLANNING SCHEME- KINGBOROUGH
ZONE: LOW DENSITY RESIDENTIAL
OVERLAYS: NIL
BUSHFIRE ATTACK LEVEL: NIL
CORROSION ENVIRONMENT: MEDIUM
SOIL CLASSIFICATION: TBA
WIND CLASSIFICATION: N2
LOT SIZE: 823m2
DWELLING FOOTPRINT: 136m2
DWELLING SITE COVERAGE%: 16.52%
HARDSTAND AREA: 163m2
HARDSTAND SITE COVERAGE %: 19.80%
IMPERVIOUS FREE AREA %: 63.68%

Kingborough Council

Development Application: DA-2024-39
 Plan Reference No: P1
 Date Received: 05/4/2024
 Date placed on Public Exhibition: 13/4/2024

DRAWING CONTENTS:

ARCHITECTURAL : PLANNING	
SHEET No	DRAWING TITLE
C01.0	COVER PAGE
C02.0	SITE PLAN
C03.0	FLOOR PLAN
C04.0	ELEVATIONS

Note:
 Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and Engineers drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant BCA and AS codes. Important Notice for Attention of Owner: The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

DIMENSION NOTE:
 Use written dimensions only. Do not scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimensions, setouts and levels be confirmed on site by the Builder/Surveyor/or sub-contractor prior to the commencement of work, manufacture and installation. It is imperative that the Builder/sub-contractor and/or manufacturer ensures a full set of plans are on hand and reference has been made to the general notes.

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BLST Pty Ltd
 57 Cove Hill Road, Bridgewater 7030
 EMAIL: hobart@shedsnhomes.com.au

CLIENT NAME: TRENT COAD
PROJECT ADDRESS: 7 PIMELEA RD, SNUG TAS 7054
PROJECT: NEW DWELLING

DRAWING TITLE: COVER PAGE

DATE:	30/01/2024	SCALE:	----	DRAWN BY:	BH
REVISION No:	R:1	SHEET SIZE:	A3	JOB No:	SNH24-006
				SHEET No:	C01.0

Kingborough Council

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EXISTING CONCRETE CROSSOVER
DRIVEWAY TO BE CONSTRUCTED FROM CONCRETE
WITH STORMWATER TO STORMWATER
CONNECTION POINT

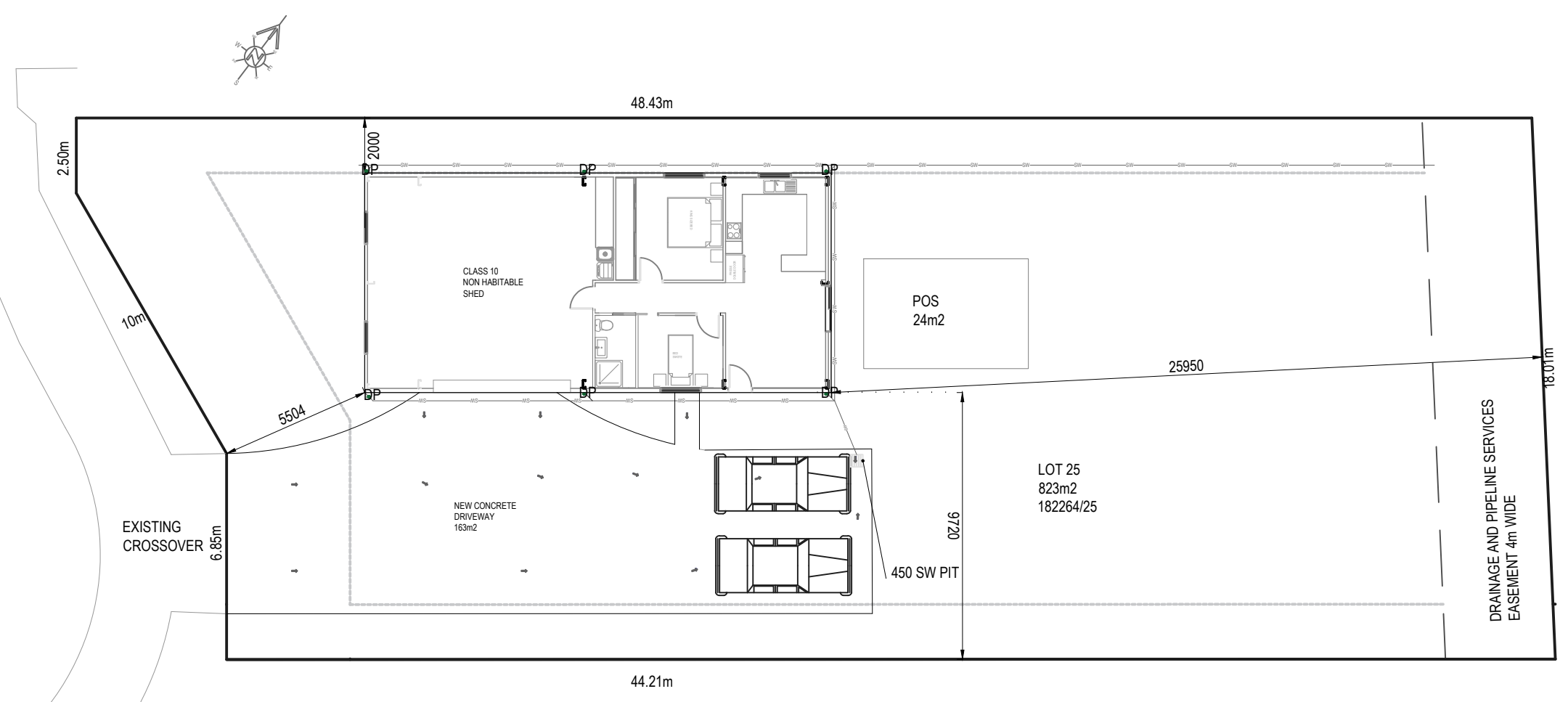
STORMWATER:
STORMWATER TO RUN TO STORMWATER
CONNECTION POINT WITHIN DRAINAGE EASEMENT

WATSEWATER:
WASTEWATER TO SEWER CONNECTION POINT IN
DRAINAGE EASEMENT

NEW BUILDING 136m²
NEW CONCRETE DRIVEWAY 163m²

12.4.4 SUNLIGHT AND OVERSHADOWING
P1 - THE BUILDING IS DESIGNED SO THAT SUNLIGHT COMING FROM THE
NORTH EAST IS TAKEN ADVANTAGE OF INTO THE LIVNIG AREA. THE
BEDROOM AND KITCHEN TAKE ADVANTAGE OF THE NORTH WESTERN SUN
ASPECT

PIMELEA ROAD



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CLIENT NAME:
TRENT COAD
PROJECT ADDRESS:
7 PIMELEA RD, SNUG TAS 7054
PROJECT:
NEW DWELLING

DRAWING TITLE:
SITE PLAN

DATE: 30/01/2024	SCALE: 1:200	DRAWN BY: BH
REVISION No: R:1	SHEET SIZE: A3	JOB No: SNH24-006
SHEET No: C02.0		

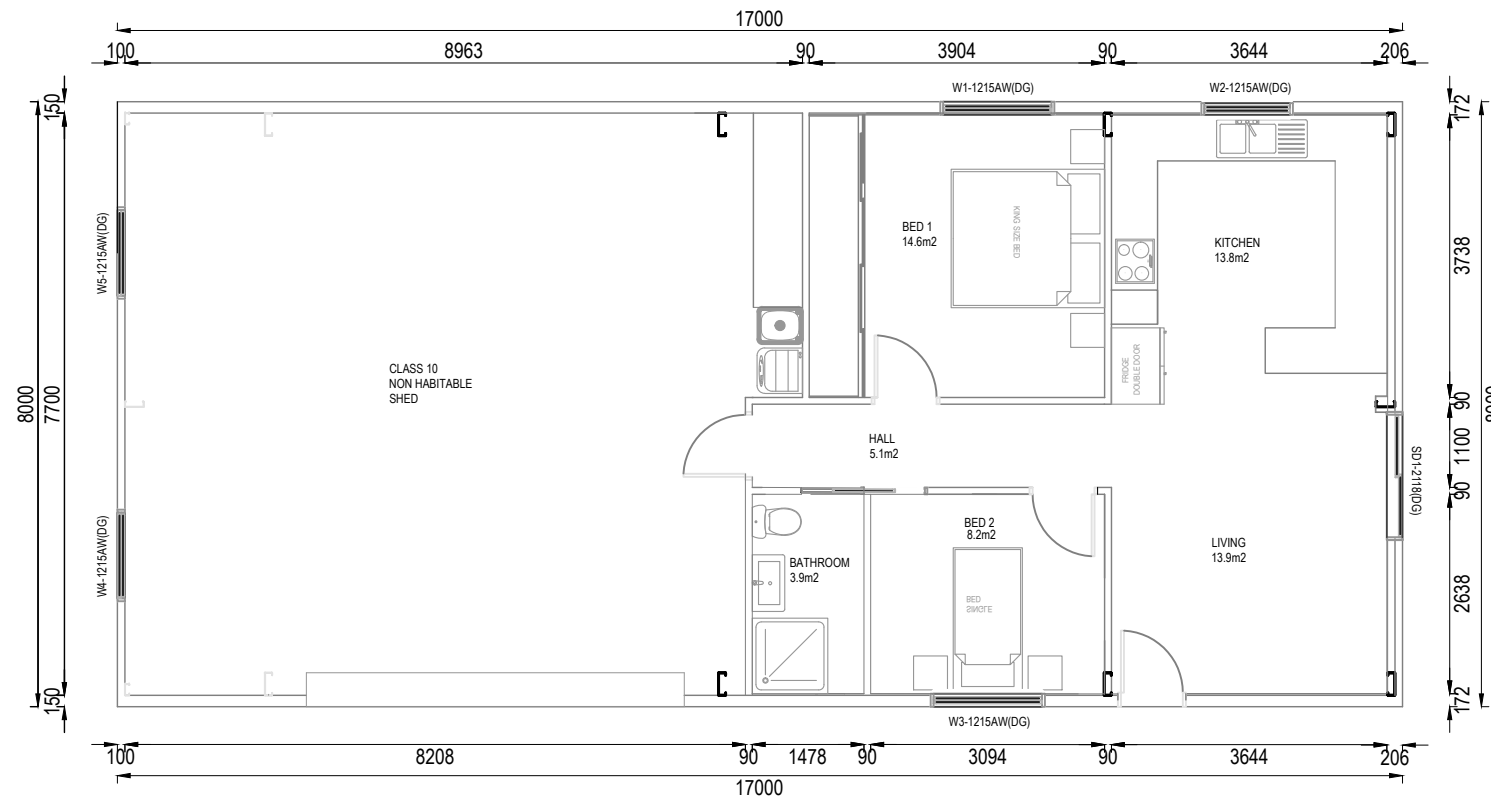
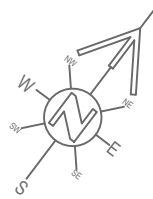
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WINDOW SCHEDULE							
MARK	HEIGHT	WIDTH	TYPE	REMARKS	U	SHGC	ORIENTATION
W1	1200	1500	AWNING	CLEAR	4.62	0.62	NORTH WEST
W2	1200	1500	AWNING	CLEAR	4.62	0.62	NORTH WEST
W3	1200	1500	AWNING	CLEAR	4.62	0.62	SOUTH EAST
W4	1200	1500	AWNING	CLEAR	4.62	0.62	SOUTH WEST
W5	1200	1500	AWNING	CLEAR	4.62	0.62	SOUTH WEST
SD1	2100	1800	SLIDING DOOR	CLEAR	4.62	0.62	NORTH EAST

FLOOR AREA:
 BED 1 - 14.6m²
 BED 2 - 8.2m²
 KITCHEN - 13.8m²
 LIVING - 13.9m²
 BATHROOM - 3.9m²
 HALLWAY - 5.1m²
 TOTAL: 59.5m²

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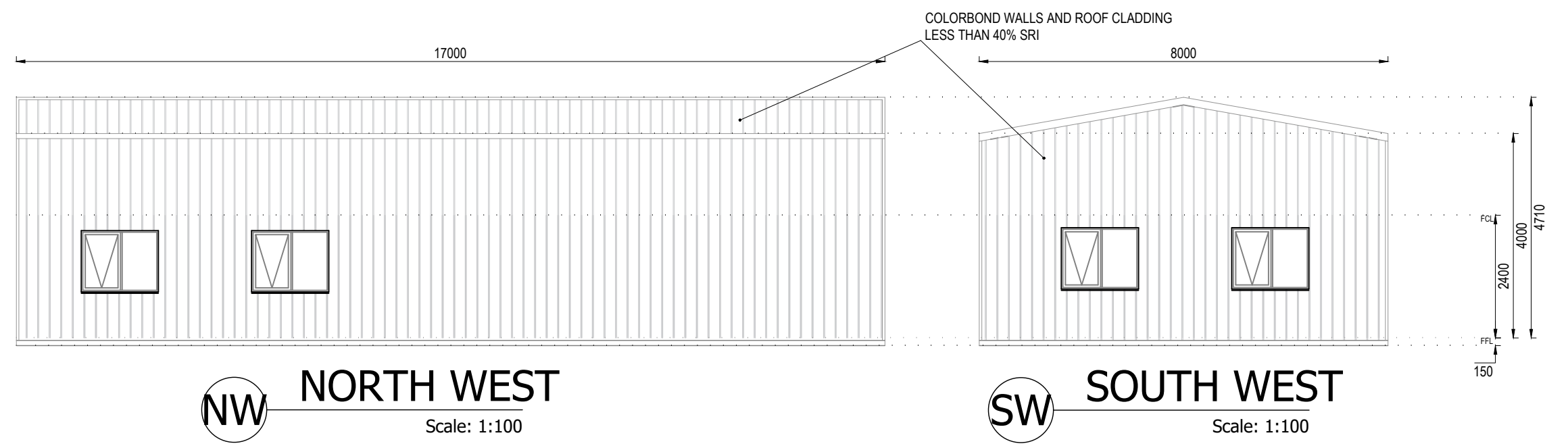
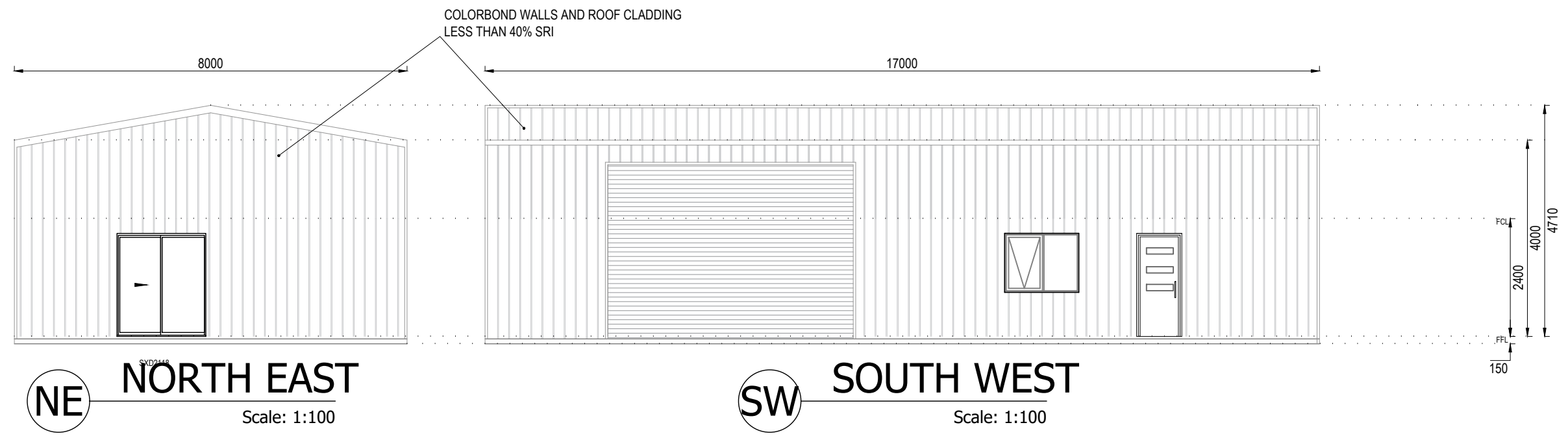
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CLIENT NAME:
TRENT COAD
 PROJECT ADDRESS:
7 PIMELEA RD, SNUG TAS 7054
 PROJECT:
NEW DWELLING

DRAWING TITLE:
FLOORPLAN

DATE: 30/01/2024	SCALE: 1:100	DRAWN BY: BH
REVISION No: R:1	SHEET SIZE: A3	JOB No: SNH24-006
		SHEET No: C03.0

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DRAWING TITLE:
ELEVATIONS

DATE: 30/01/2024	SCALE: 1:100	DRAWN BY: BH	
REVISION No: R:1	SHEET SIZE: A3	JOB No: SNH24-006	SHEET No: C04.0

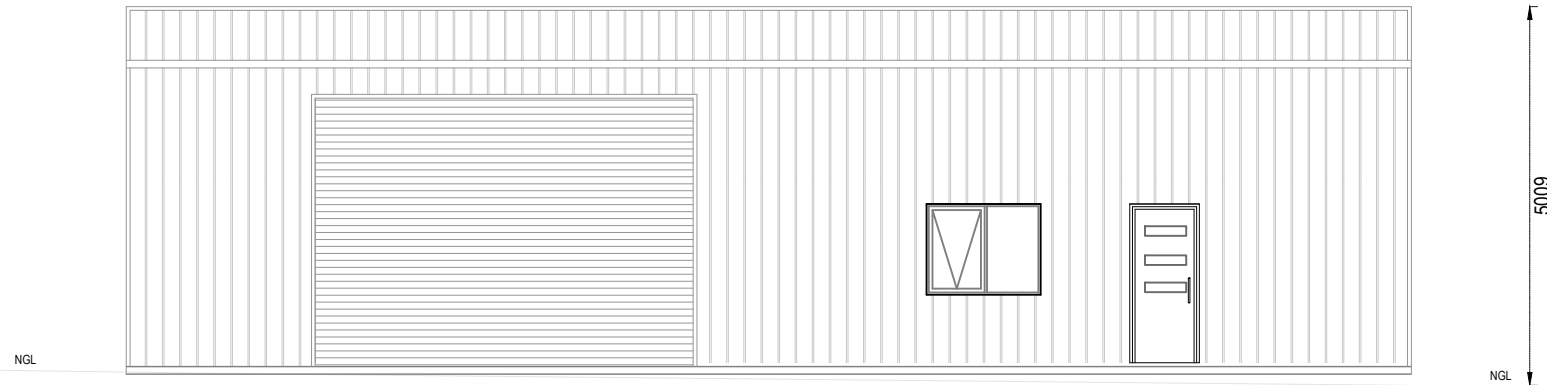
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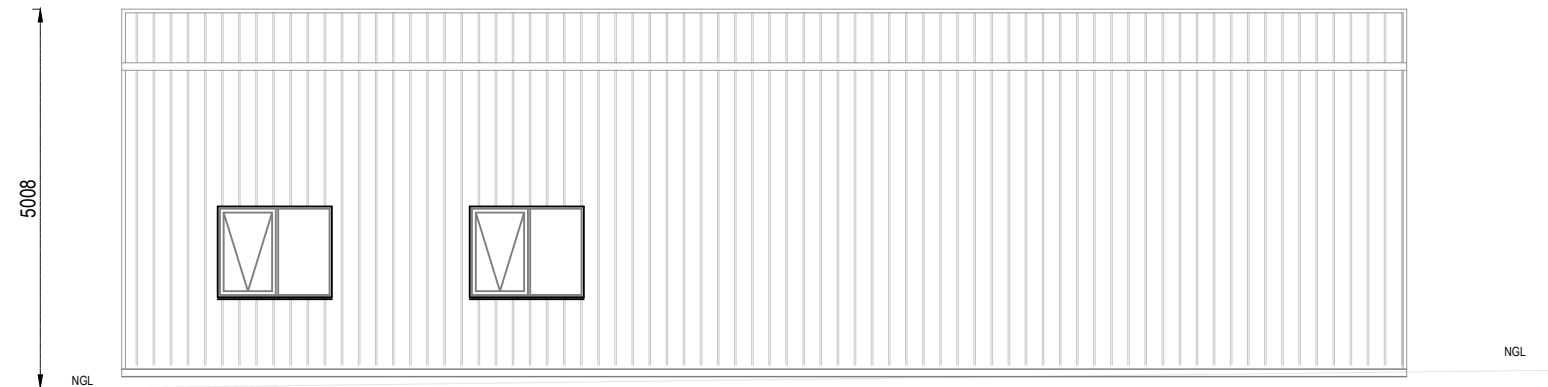
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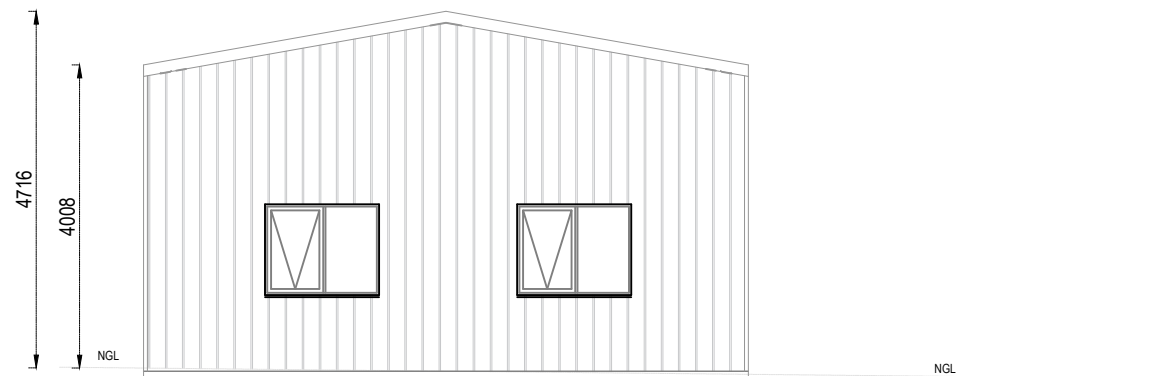
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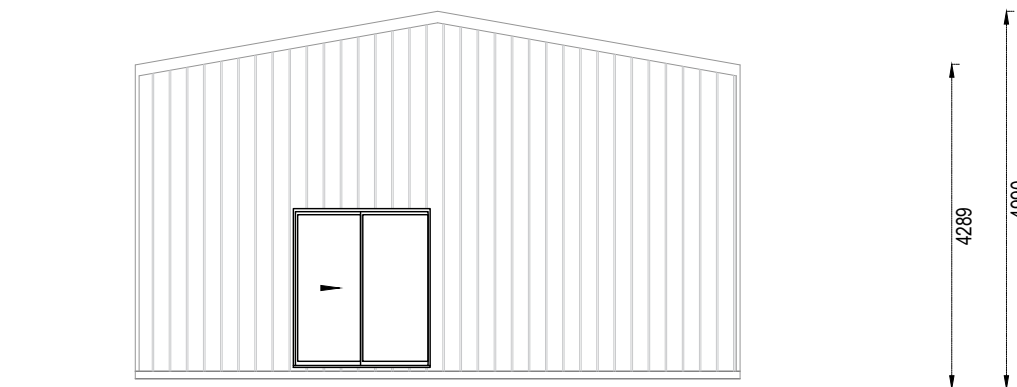
SW SOUTH WEST
Scale: 1:100



NW NORTH WEST
Scale: 1:100



SW SOUTH WEST
Scale: 1:100



NE NORTH EAST
Scale: 1:100

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PROJECT:
NEW DWELLING

DRAWING TITLE:
ELEVATIONS NGL NGL

DATE: 05/04/2024	SCALE: 1:100	DRAWN BY: BH
REVISION No: R:1	SHEET SIZE: A3	JOB No: SNH24-006
		SHEET No: C04.1