

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2025-397
Proposal: Extension and alteration to dwelling
Subject Site: 555 Leslie Road, Leslie Vale
Responsible Planning Officer: Ho Ho Lam

Advertised Documents:

- Application Plans
- Bushfire Hazard Report

Available upon request:

- Application Form
- Copy of Title

NOTE: The documents included for advertising (public notice) have been provided by the applicant. The advertising of the documentation does not confirm that Council agrees with, or endorses, the content or assessments.

Representations:

Representations must be provided in writing to Council stating the reasons why you support or object to the application. Representations for this application must be submitted by 11.59pm on **4 February 2026**; and can be delivered in person to the Civic Centre, posted to Locked Bag 1, Kingston 7050 or emailed to kc@kingborough.tas.gov.au.



[1856]

Project Title:

555 Leslie Road - Alts & Adds

555 Leslie Rd_Leslie Vale, TAS 7050

Stage: PLANNING APPLICATION Date: 04 / 11 / 2025

Client: James & Sarah Huddlestone Rev: -

LOCATION MAP:



LEGEND:

AC	AIR CONDITIONING	HWU	HOT WATER UNIT
AS	ADJUSTABLE SHELF	L	LOUVRES
APP	APPLIANCES	LN	LINEN
CBD	CUPBOARD	M	MIRROR
COL	COLUMN	NGL	NATURAL GROUND LINE
CONC	CONCRETE	OF	OVERFLOW
COS	CHECK ON SITE	OBS	OBSCURED GLAZING
CR	CEMENT RENDER	OV	OVEN
CT	COOK TOP	P	PANTRY
D	DRAWER	PB	PAINTED BRICKWORK
DP	DOWN PIPE	PLB	PLASTERBOARD
DR	DRYER	R	RELOCATE
DW	DISH WASHER	REF	REFRIDGERATOR
EX	EXISTING	RB	ROBE
F	FIXED	RT	ROOF TILE
FB	FACE BRICK	RWT	RAIN WATER TANK
FC	FIBRE CEMENT SHEET	SHR	SHOWER
FCL	FINISHED CEILING LEVEL	SK	SINK
FFL	FINISHED FLOOR LEVEL	SL	SKYLIGHT
FHR	FIRE HOSE REEL	STK	STONEWORK
FP	FIREPLACE	TBC	TO BE CONFIRMED
FS	FIXED SHELF	TIM	TIMBER
FW	FLOOR WASTE	TUB	TUB (LAUNDRY)
GO	GAS OUTLET	TYP	TYPICAL
GPO	GENERAL PURPOSE OUTLET (DOUBLE)	VP	VENT PIPE
GSS	GLAZED SHOWER SCREEN	WC	TOILET
GD	GRATED DRAIN	WM	WASHING MACHINE
H	HEIGHT	WPM	WATERPROOF MEMBRANE
HTR	HEATED TOWEL RAIL		

GENERAL NOTES

- NOTE 1:** All work to be completed in accordance with AS australian standards & BCA requirements.
NOTE 2: These drawings are to be read in conjunction with the complete documentation set. Any discrepancies / conflicts / variations in site conditions to be reported to the design team immediately for further instruction.
NOTE 3: Do not scale off drawings.
NOTE 4: All dimensions to be checked & confirmed on site prior to fabrication.
NOTE 5: Awaiting Kingborough Council Assessment.
NOTE 6: All structural requirements to Engineers requirements.
NOTE 7: Plumbing connection to be undertaken by registered Plumber
NOTE 8: Ensure new window fixings suit manufactuers requirements.
NOTE 9: Fire rating BAL performance to Bushfire Consultant's requirements.

COUNCIL - TPS REQUIREMENTS

Address: 555 Leslie Rd_Leslie Vale_7050
Property ID: 2508131
Title Reference: 140688 / 1

Zone: Rural Living (Zone A)
Scheme code: 13.0
Planning Scheme: Kingborough Council - Interim Planning Scheme
Site Area: 10,010 m2
Tenure: Freehold Dwelling

PROPOSED WORKS :

Proposed Alterations & additions to existing single storey residential dwelling.

- Relocated Master Bedroom
- New Ensuite
- Revised Kitchen / Dining & Living Area

SITE NOTES :

Proposed Alterations & additions to existing single storey residential dwelling Only.

- Existing residential use retained.
- Existing setback location retained.
- Existing site access & on site parking retained.
- All existing trees retained.
- No Site works beyond proposed foundation works.
- Proposed works to connect to existing stormwater services.
- Proposed plumbing works to connect to existing on site plumbing services.
- Proposed material finishes to match existing.
- Finished surface levels to match existing.
- Finished Floor levles to match existing.
- propsed ridge height to be -315mm from existing roof ridge height retained.

DRAWING LIST

No:	REV:	TITLE:	Scale:
000	REV -	Cover Sheet	-
001	REV -	Existing Site Plan	1:1000 @A3
003	REV -	Existing Floor Plan	1:100 @A3
004	REV -	Existing Roof Plan	1:100 @A3
005	REV -	Existing Elevation (N/E Facing)	1:75 @A3
006	REV -	Existing Elevation (S/E Facing)	1:75 @A3
007	REV -	Existing Elevation (S/W Facing)	1:75 @A3
008	REV -	Existing Elevation (N/W Facing)	1:75 @A3
050	REV -	Existing Floor Plan - Demolition	1:100 @A3
051	REV -	Existing Roof Plan - Demolition	1:100 @A3
101	REV -	Proposed Site Plan	1:1000 @A3
102	REV -	Proposed Floor Plan	1:100 @A3
102.2	REV -	Proposed Floor Plan	1:50 @A3
103	REV -	Proposed Roof Plan	1:100 @A3
120	REV -	Proposed Elevation (N/E Facing)	1:75 @A3
121	REV -	Proposed Elevation (S/E Facing)	1:75 @A3
122	REV -	Proposed Elevation (S/W Facing)	1:75 @A3
123	REV -	Proposed Elevation (N/W Facing)	1:75 @A3
125	REV -	Proposed Elevations	1:100 @A3
126	REV -	Proposed Elevations	1:100 @A3
150	REV -	Material Finishes	NTS

Kingborough Council

Development Application: DA-2025-397

Plan Reference No: P1

Date Received: 07/11/2025

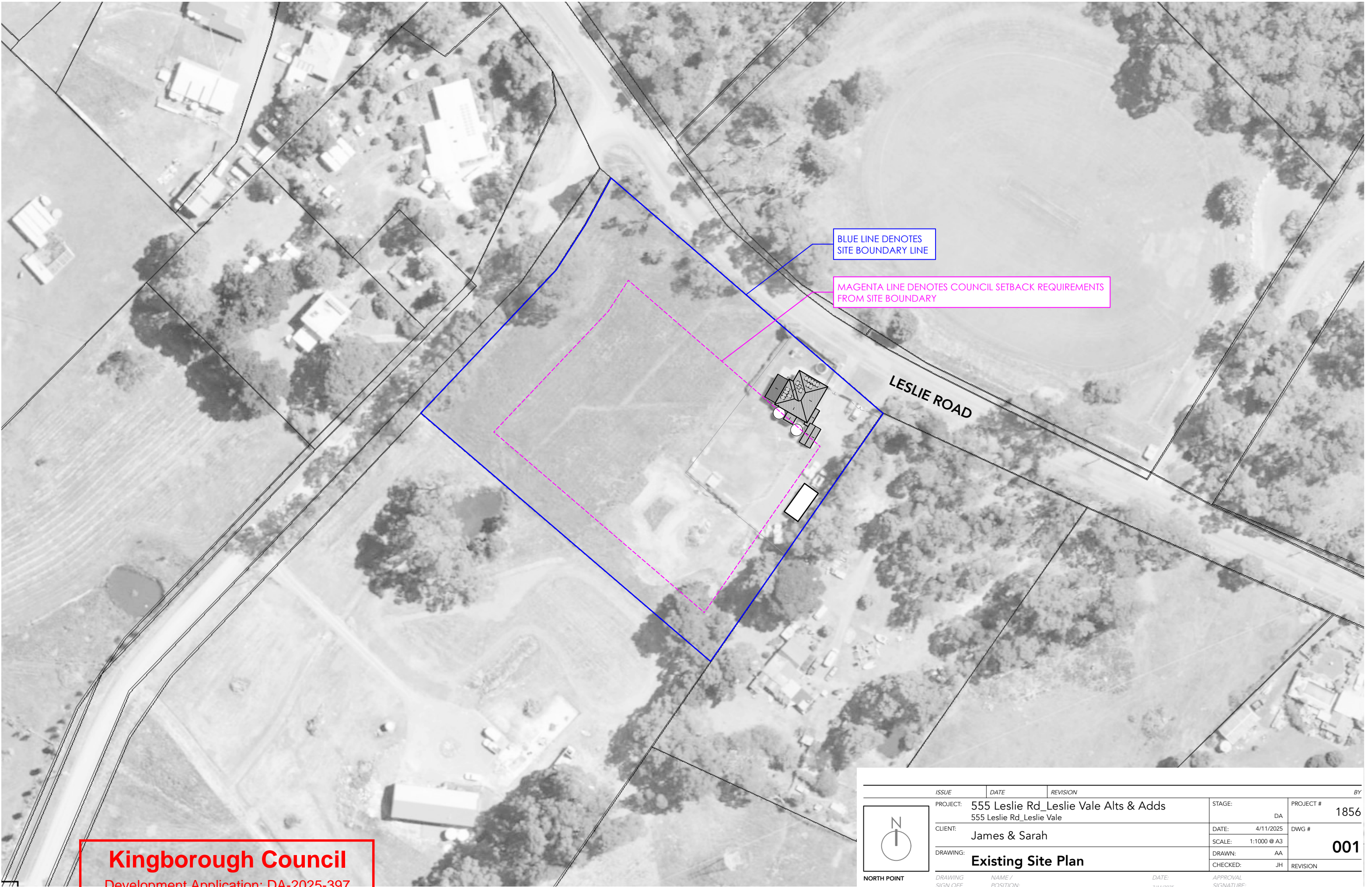
Date placed on Public Exhibition: 21/01/2026

Contractors to check & verify all Dimensions on Site prior to Construction/Fabrication.
Figured Dimensions take precedence over Scaled Dimensions.
Any discrepancies should be immediately referred to AAA.
All work to comply with N.C.C. Statutory Authorities and relevant Australian Standards.

•ANDY ARMSTRONG : ARCHITECT
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•Please consider the environment before printing



ALL WORKS COPYRIGHT OF ANDY ARMSTRONG : ARCHITECT © 2025



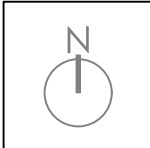
BLUE LINE DENOTES
SITE BOUNDARY LINE

MAGENTA LINE DENOTES COUNCIL SETBACK REQUIREMENTS
FROM SITE BOUNDARY

LESLIE ROAD

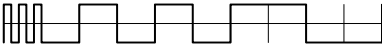
Kingborough Council
Development Application: DA-2025-397
Plan Reference No: P1
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ISSUE	DATE	REVISION	BY	
PROJECT:	555 Leslie Rd_Leslie Vale Alts & Adds 555 Leslie Rd_Leslie Vale		STAGE:	PROJECT #
CLIENT:	James & Sarah		DATE:	1856
DRAWING:	Existing Site Plan		SCALE:	DWG #
			CHECKED:	001
			REVISION	



NORTH POINT

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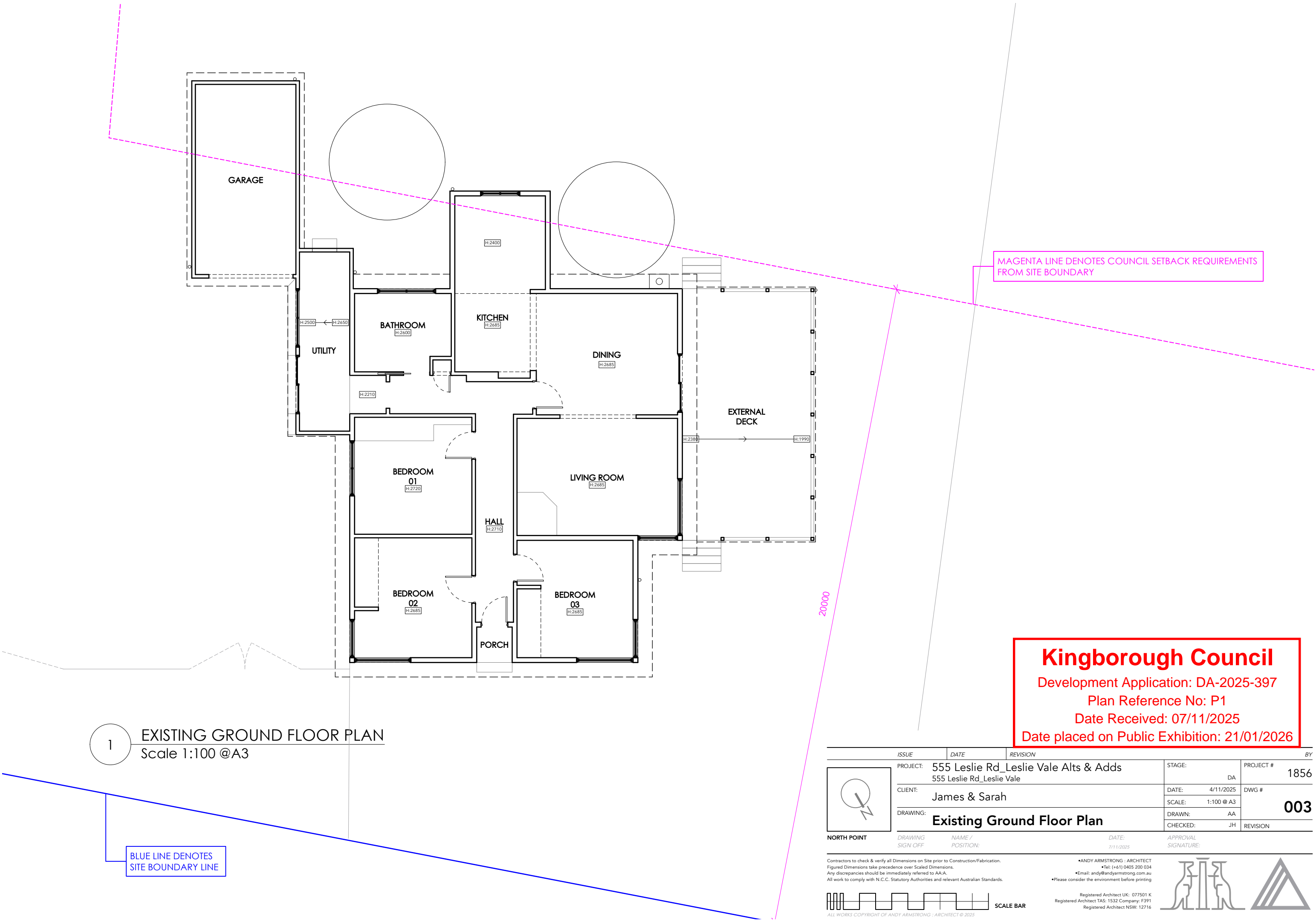


SCALE BAR

•ANDY ARMSTRONG : ARCHITECT
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Registered Architect UK: 077501 K
Registered Architect TAS: 1532 Company: F391
Registered Architect NSW: 12716

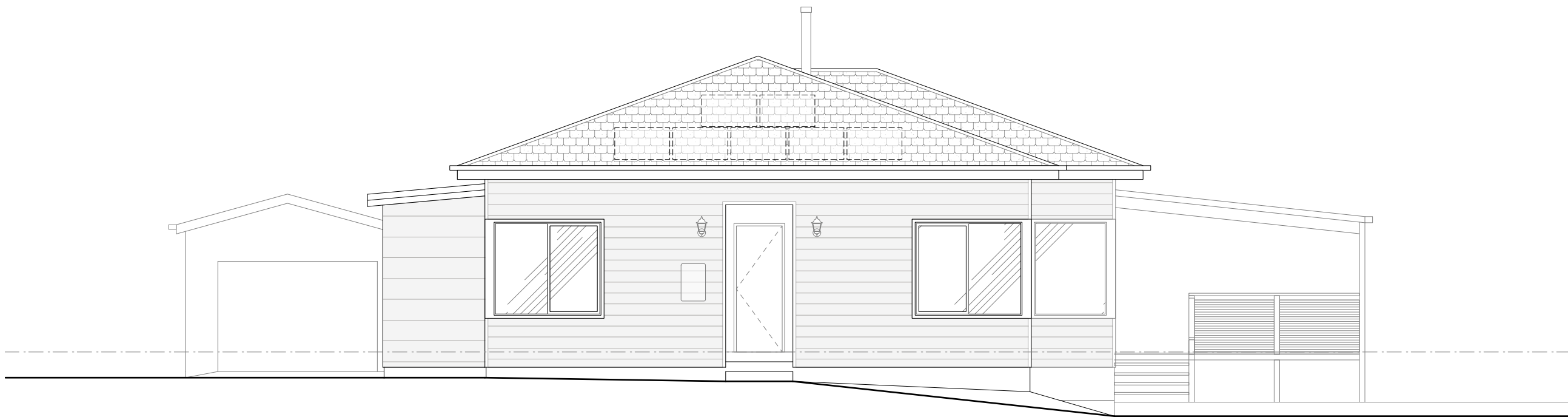






Date placed on Public Exhibition: 21/01/2026

BLUE LINE DENOTES
SITE BOUNDARY LINE



1

EXISTING NORTH-EAST FACING ELEVATION
Scale 1:75 @A3

Kingborough Council

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ISSUE	DATE	REVISION	BY
PROJECT:	555 Leslie Rd_Leslie Vale Alts & Adds	STAGE:	PROJECT #
CLIENT:	James & Sarah	DATE:	1856
DRAWING:	Existing Elevations (N/E)	SCALE:	DWG #
		CHECKED:	005
			REVISION
NORTH POINT	DATE:	APPROVAL	
SIGN OFF	POSITION:	SIGNATURE:	

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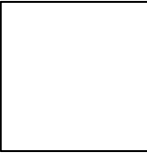
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Registered Architect TAS: 1532 Company: F391
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1 EXISTING SOUTH-EAST FACING ELEVATION
Scale 1:75 @A3

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	CLIENT:	James & Sarah		DATE:	1856
	DRAWING:	Existing Elevations (S/E)		SCALE:	DWG #
				DRAWN:	006
DRAWING		NAME /	DATE:	CHECKED:	REVISION
SIGN OFF		POSITION:	7/11/2025	JH	
NORTH POINT				APPROVAL	
				SIGNATURE:	

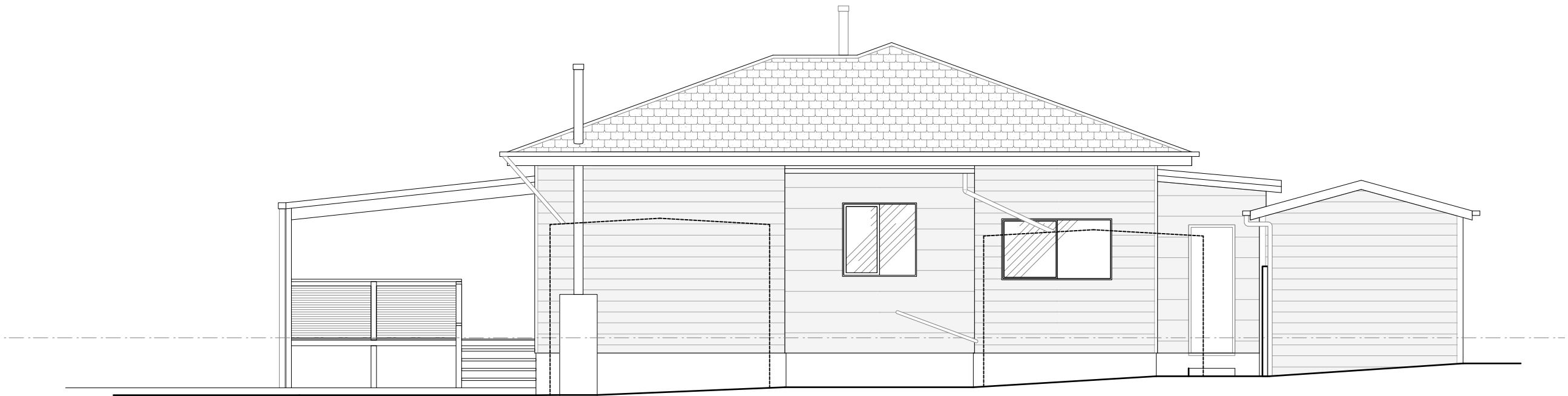
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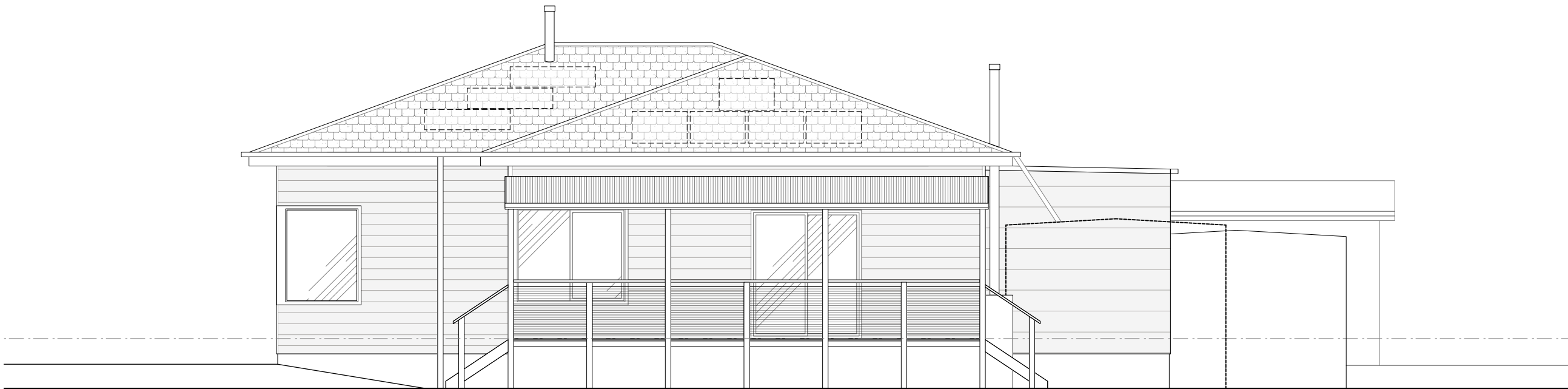




1 EXISTING SOUTH-WEST FACING ELEVATION
Scale 1:75 @A3

Kingborough Council
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Date Received: 07/11/2025
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ISSUE	DATE	REVISION	BY
PROJECT:	555 Leslie Rd_Leslie Vale Alts & Adds	STAGE:	PROJECT #
CLIENT:	James & Sarah	DATE:	1856
DRAWING:	Existing Elevations (S/W)	SCALE:	DWG #
		CHECKED:	007
			REVISION
NORTH POINT	DATE:	APPROVAL	
SIGN OFF	POSITION:	SIGNATURE:	



1

EXISTING NORTH-WEST FACING ELEVATION
Scale 1:75 @A3

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CLIENT:	James & Sarah	DATE:	1856
DRAWING:	Existing Elevations (N/W)	SCALE:	DWG #
		CHECKED:	008
			REVISION
NORTH POINT	DATE:	APPROVAL	
SIGN OFF	POSITION:	SIGNATURE:	

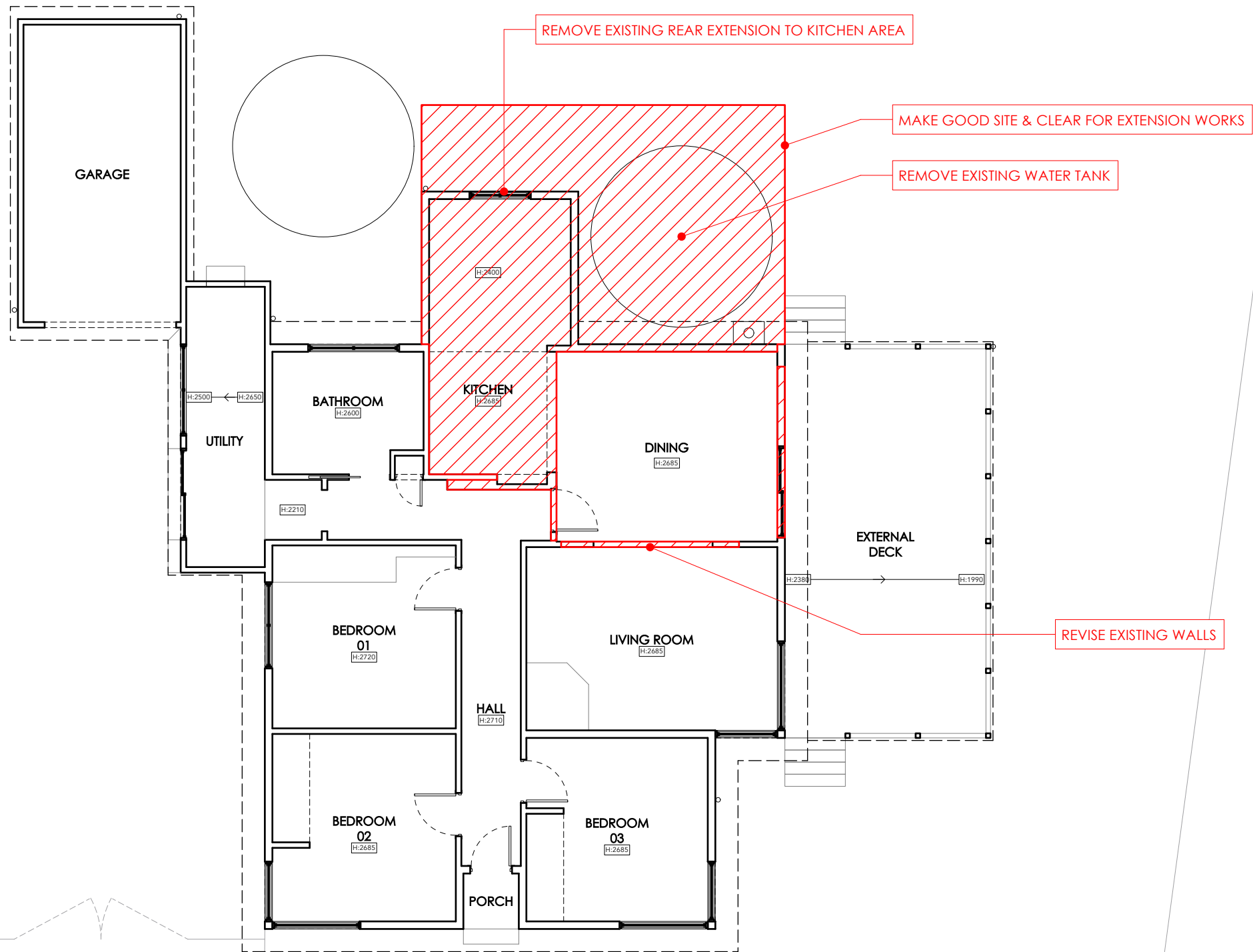
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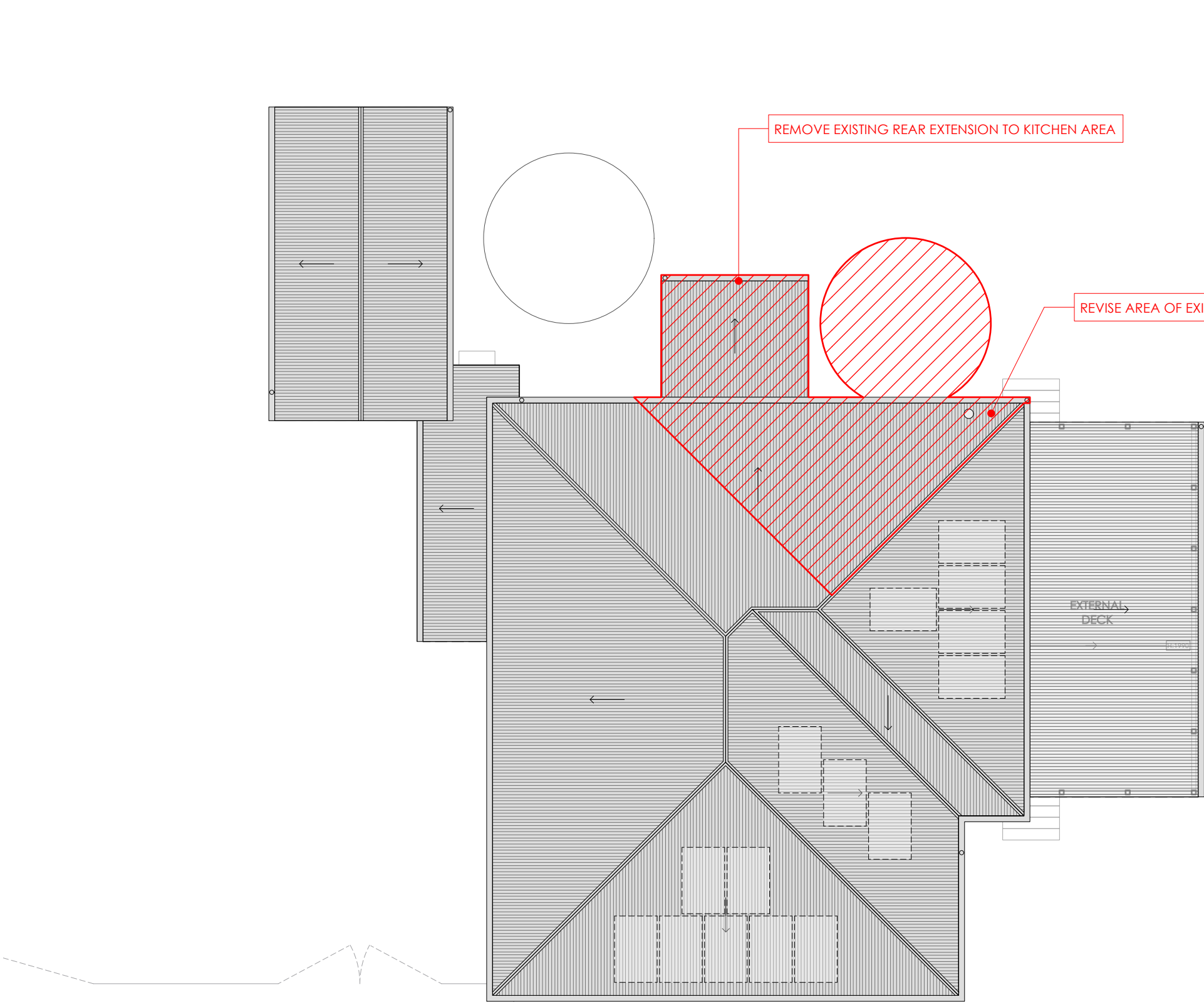
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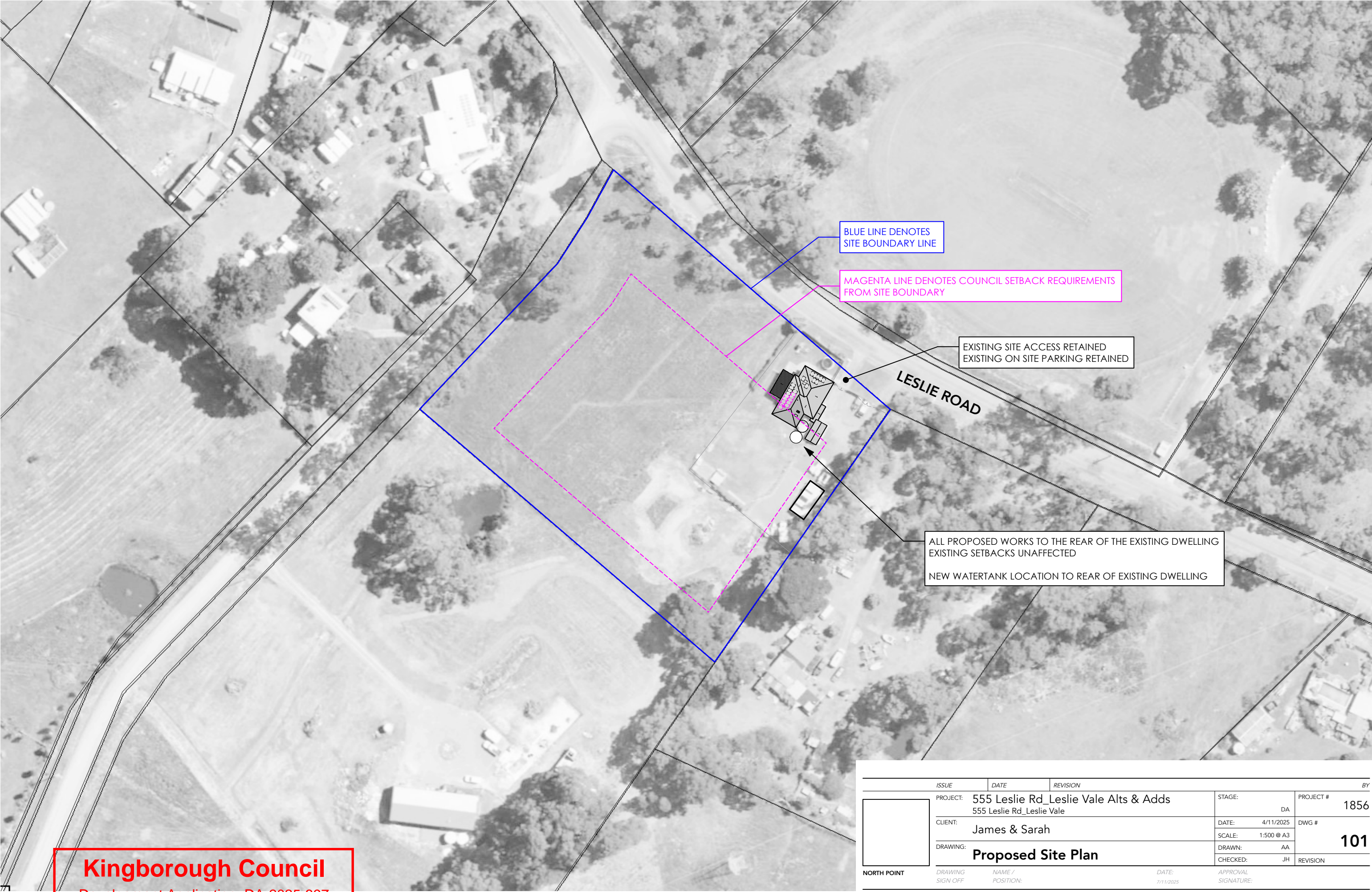
ISSUE	DATE	REVISION	BY
PROJECT:	555 Leslie Rd_Leslie Vale Alts & Adds	STAGE:	PROJECT #
CLIENT:	James & Sarah	DATE:	1856
DRAWING:	Demolition Plan - GF	SCALE:	DWG #
		CHECKED:	050
			REVISION
DRAWING SIGN OFF	NAME / POSITION:	DATE: 7/11/2025	APPROVAL SIGNATURE:



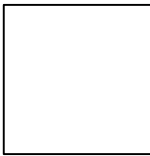
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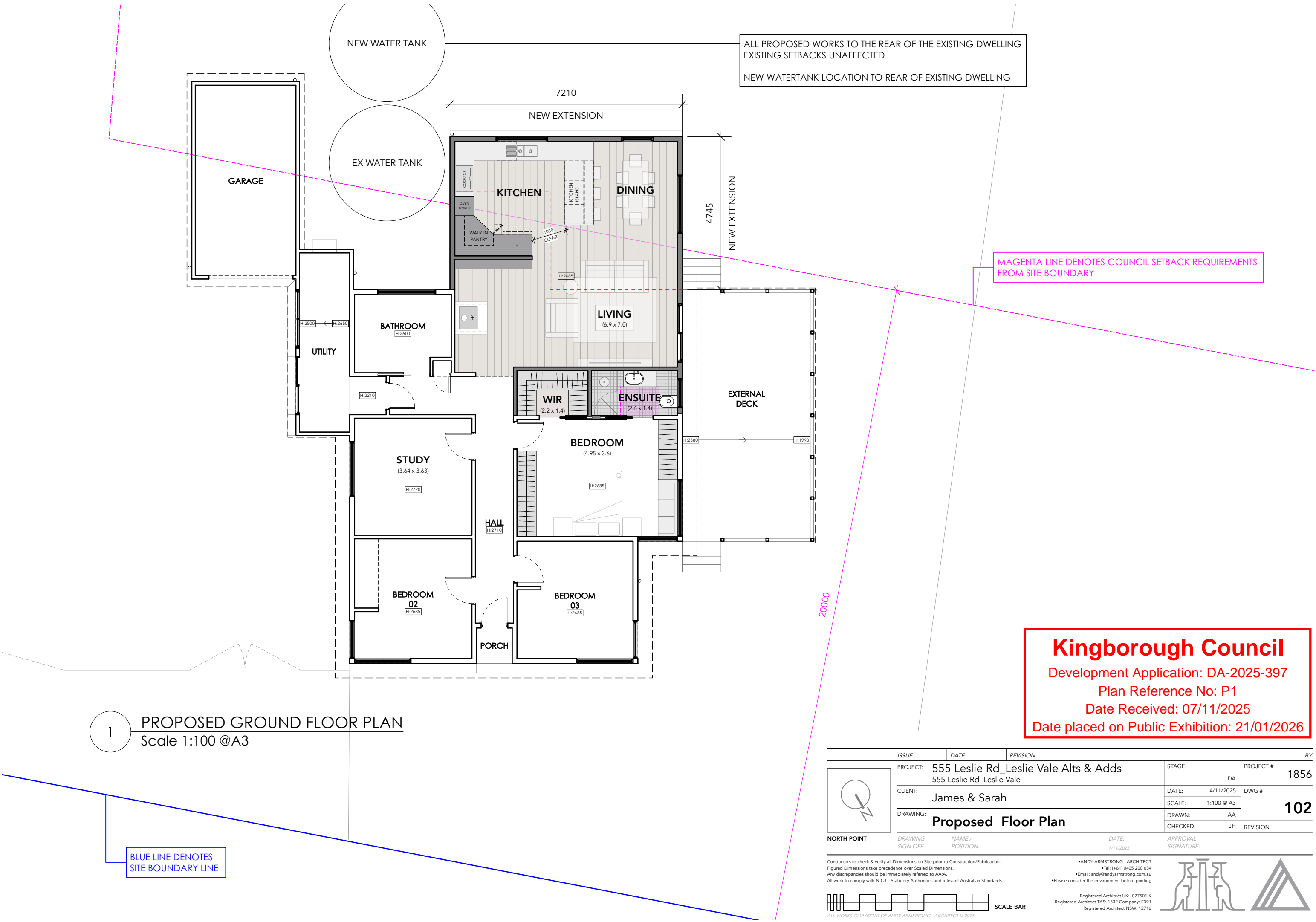
1 EXISTING ROOF PLAN - DEMOLITION
Scale 1:100 @A3

ISSUE	DATE	REVISION	BY
PROJECT:	555 Leslie Rd_Leslie Vale Alts & Adds	STAGE:	DA
CLIENT:	James & Sarah	DATE:	4/11/2025
DRAWING:	Demolition Plan - Roof	SCALE:	1:100 @ A3
		DRAWN:	AA
		CHECKED:	JH
		REVISION	



Kingborough Council
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ISSUE		DATE	REVISION	BY	
	PROJECT:	555 Leslie Rd Leslie Vale Alts & Adds 555 Leslie Rd_Leslie Vale		STAGE:	DA
	CLIENT:	James & Sarah		DATE:	4/11/2025
	DRAWING:	Proposed Site Plan		SCALE:	1:500 @ A3
				DRAWN:	AA
NORTH POINT		DRAWING SIGN OFF	NAME / POSITION:	DATE: 7/11/2025	APPROVAL SIGNATURE:
				PROJECT #	1856
				DWG #	101
				CHECKED:	JH
				REVISION	



1 PROPOSED GROUND FLOOR PLAN
Scale 1:100 @A3

BLUE LINE DENOTES
SITE BOUNDARY LINE

Kingborough Council

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ISSUE	DATE	REVISION	BY	
PROJECT:	555 Leslie Rd_Leslie Vale Alts & Adds		STAGE:	PROJECT #
CLIENT:	James & Sarah		DATE:	1856
DRAWING:	Proposed Floor Plan		SCALE:	DWG #
			CHECKED:	102
				REVISION
DRAWING SIGN OFF	NAME / POSITION:	DATE: 7/11/2025	APPROVAL SIGNATURE:	



1 PROPOSED PLAN
Scale 1:50 @A3

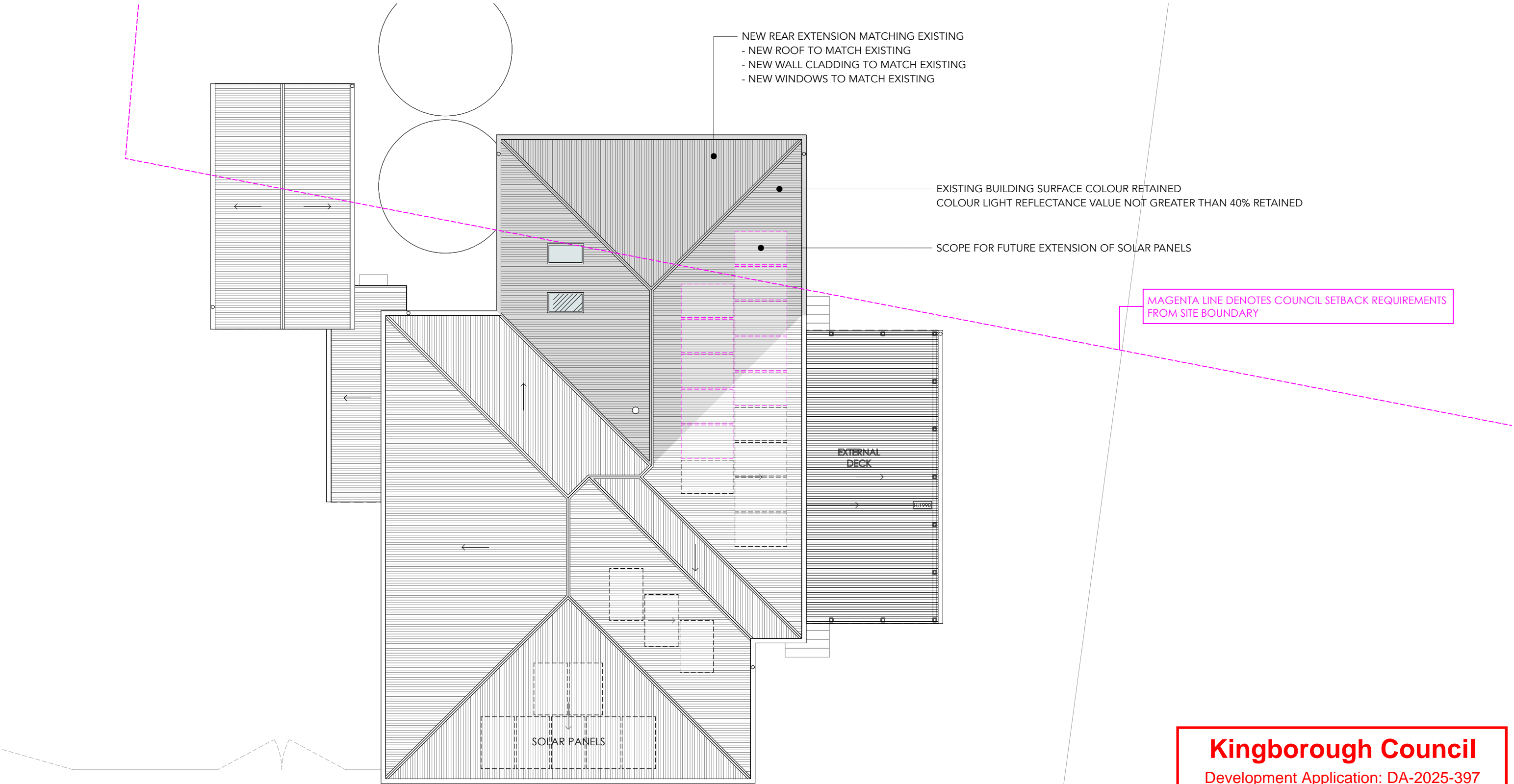
Kingborough Council
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ISSUE	DATE	REVISION	BY
PROJECT:	555 Leslie Rd_Leslie Vale Alts & Adds	STAGE:	PROJECT #
CLIENT:	James & Sarah	DATE:	1856
DRAWING:	Proposed Works Plan	SCALE:	DWG #
		CHECKED:	102.2
			REVISION

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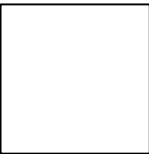
Kingborough Council

Development Application: DA-2025-397

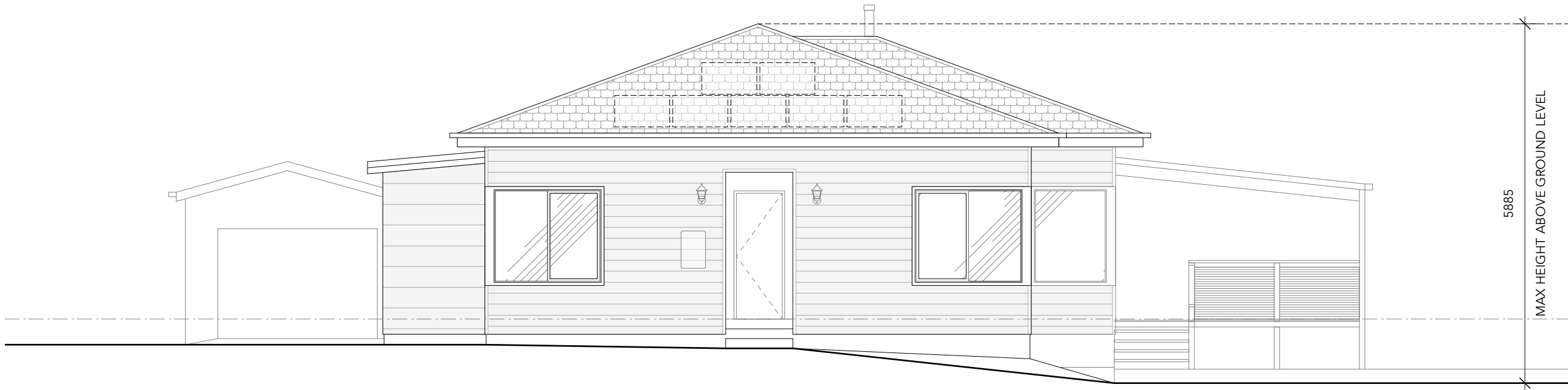
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ISSUE	DATE	REVISION	BY	
	PROJECT:	555 Leslie Rd_Leslie Vale Alts & Adds	STAGE:	PROJECT #
	CLIENT:	James & Sarah	DATE:	1856
	DRAWING:	Proposed Roof Plan	SCALE:	DWG #
			CHECKED:	103
				REVISION
DRAWING SIGN OFF		NAME / POSITION:	DATE: 7/11/2025	APPROVAL SIGNATURE:

NO CHANGE TO EXISTING ELEVATION



1 PROPOSED NORTH-EAST FACING ELEVATION
Scale 1:75 @A3

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CLIENT:	James & Sarah	DATE:	1856
DRAWING:	Proposed Elevations (N/E)	SCALE:	DWG #
		CHECKED:	120
			REVISION
NORTH POINT	DATE:	APPROVAL	
SIGN OFF	POSITION:	SIGNATURE:	

EXISTING BUILDING SURFACE COLOUR RETAINED
COLOUR LIGHT REFLECTANCE VALUE NOT GREATER THAN 40% RETAINED

NEW REAR EXTENSION MATCHING EXISTING
- NEW ROOF TO MATCH EXISTING
- NEW WALL CLADDING TO MATCH EXISTING
- NEW WINDOWS TO MATCH EXISTING

5776
MAX HEIGHT ABOVE GROUND LEVEL

NEW WATER TANK TO REAR

1 PROPOSED SOUTH-WEST FACING ELEVATION
Scale 1:75 @A3

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CLIENT:	James & Sarah	DATE:	4/11/2025
DRAWING:	Proposed Elevations (S/W)	SCALE:	1:75 @ A3
		DRAWN:	AA
		CHECKED:	JH
		REVISION	
NORTH POINT	DATE:	7/11/2025	
DRAWING SIGN OFF	NAME / POSITION:		
		APPROVAL SIGNATURE:	

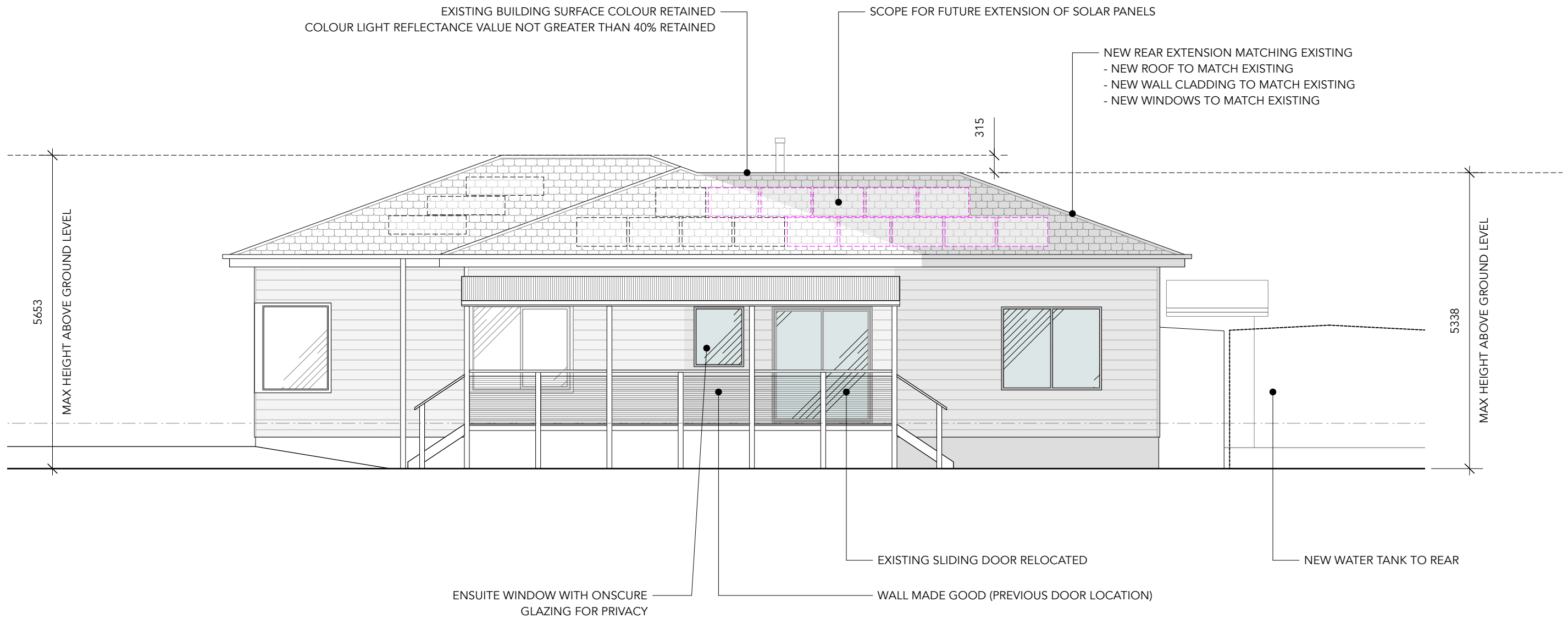
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1

PROPOSED NORTH-WEST FACING ELEVATION
Scale 1:75 @A3

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CLIENT:	James & Sarah	DATE:	4/11/2025
DRAWING:	Proposed Elevations (N/W)	SCALE:	1:75 @ A3
		DRAWN:	AA
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		REVISION	
NORTH POINT	NAME / POSITION:	DATE:	7/11/2025
		APPROVAL SIGNATURE:	

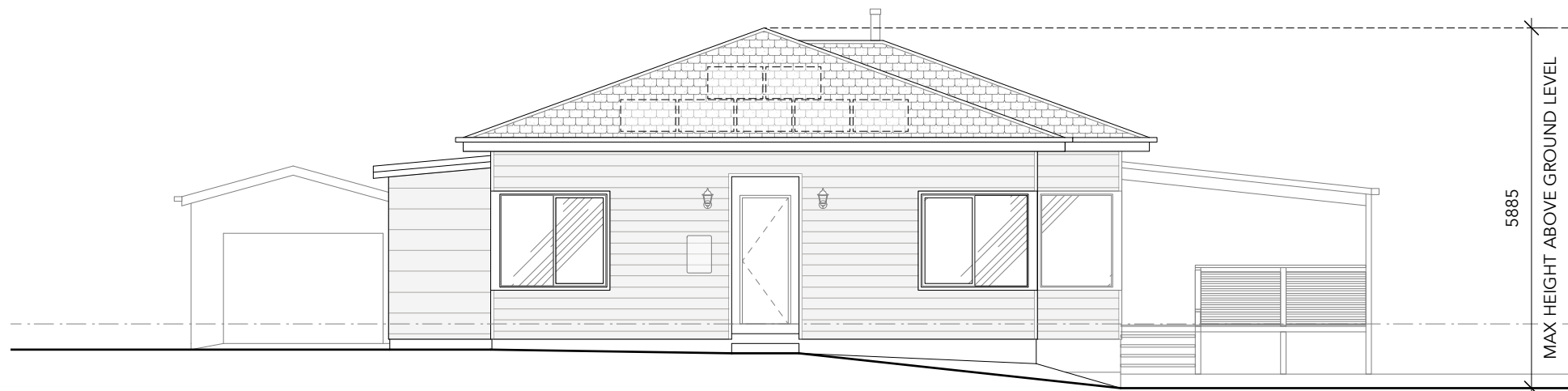
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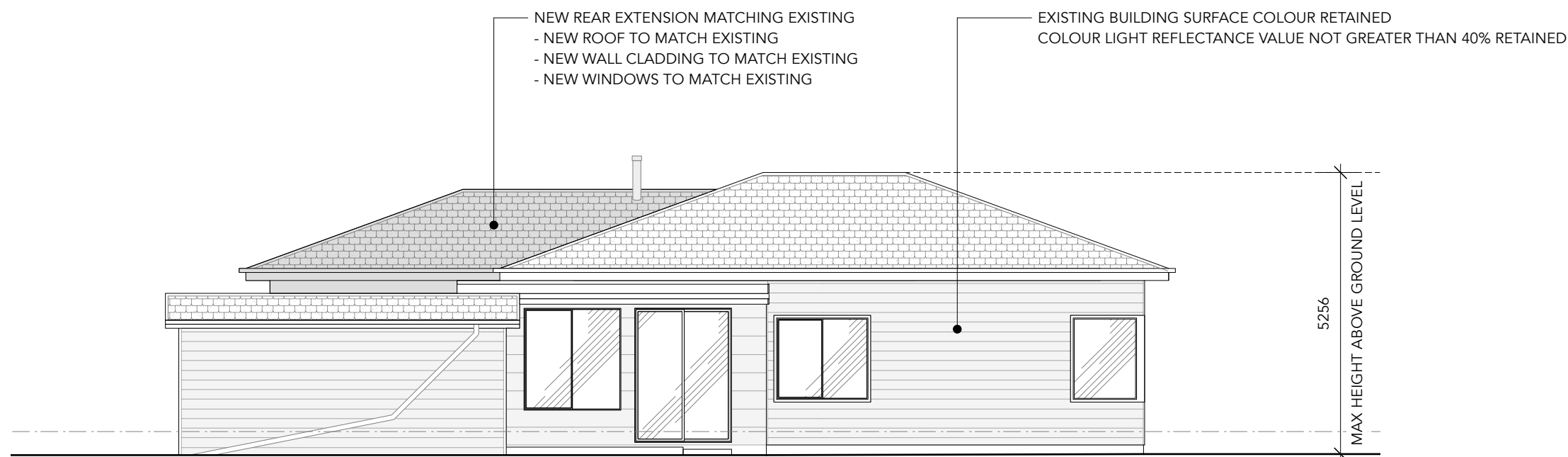
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NO CHANGE TO EXISTING ELEVATION

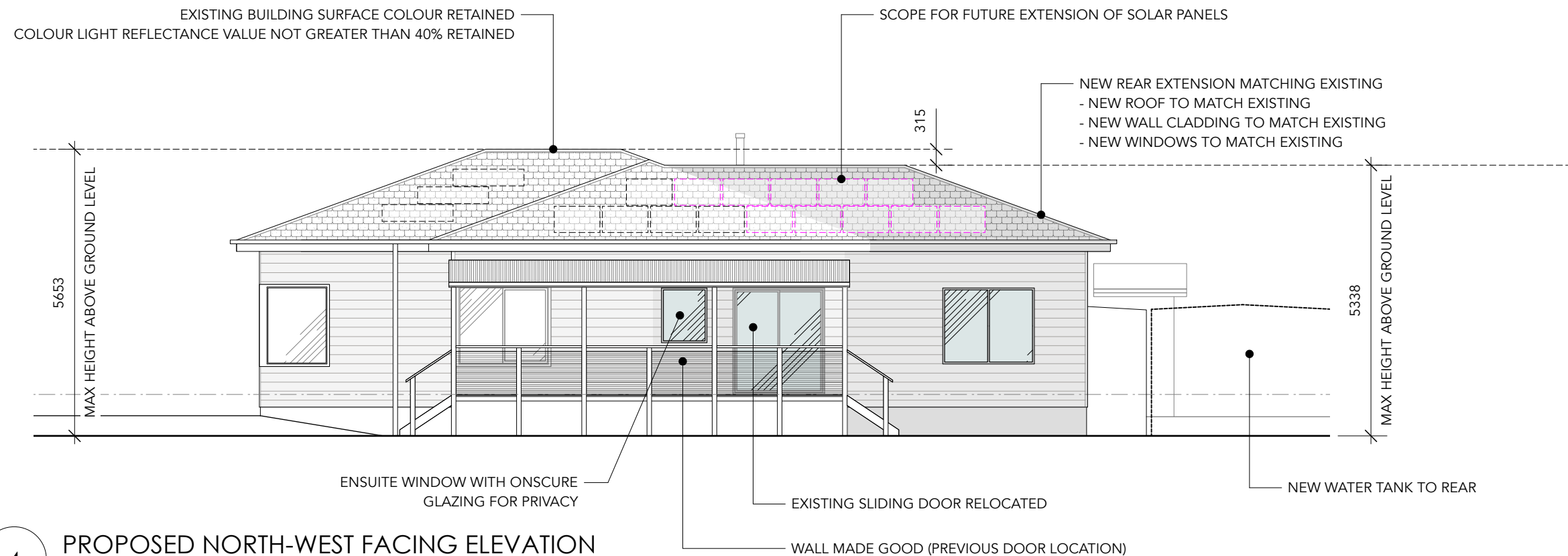
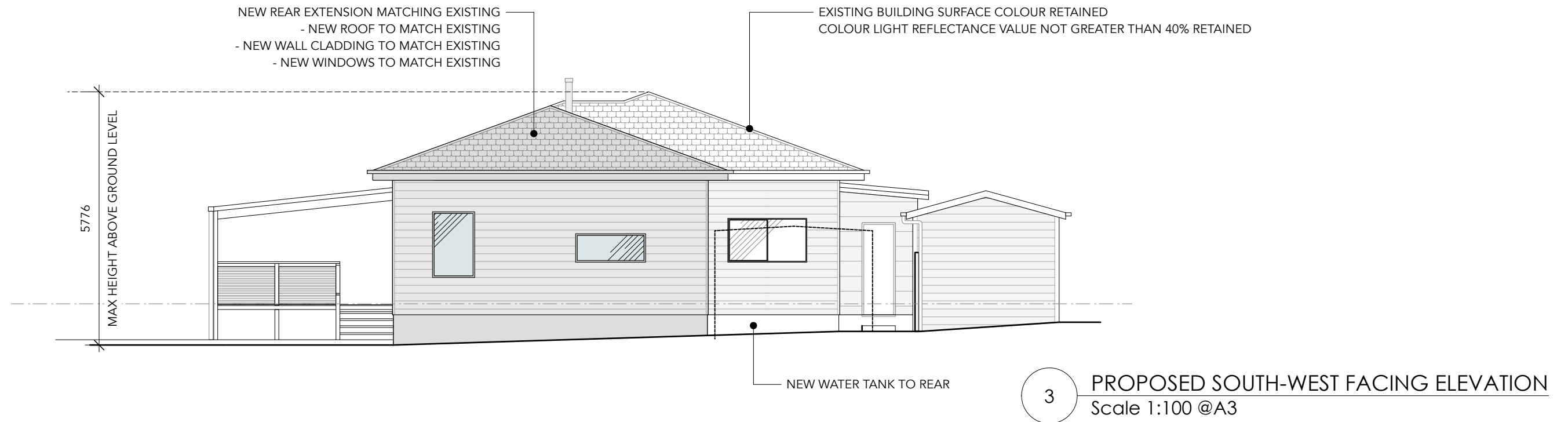
1 PROPOSED NORTH-EAST FACING ELEVATION
Scale 1:100 @A3



2 PROPOSED SOUTH-EAST FACING ELEVATION
Scale 1:100 @A3

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CLIENT:	James & Sarah	DATE:	1856
DRAWING:	Proposed Elevations	SCALE:	DWG #
		CHECKED:	125
			REVISION



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PROJECT:	555 Leslie Rd Leslie Vale Alts & Adds	STAGE:	PROJECT #
CLIENT:	James & Sarah	DATE:	1856
DRAWING:	Proposed Elevations	SCALE:	DWG #
		CHECKED:	126
			REVISION
DRAWING SIGN OFF	NAME / POSITION:	DATE: 7/11/2025	APPROVAL SIGNATURE:

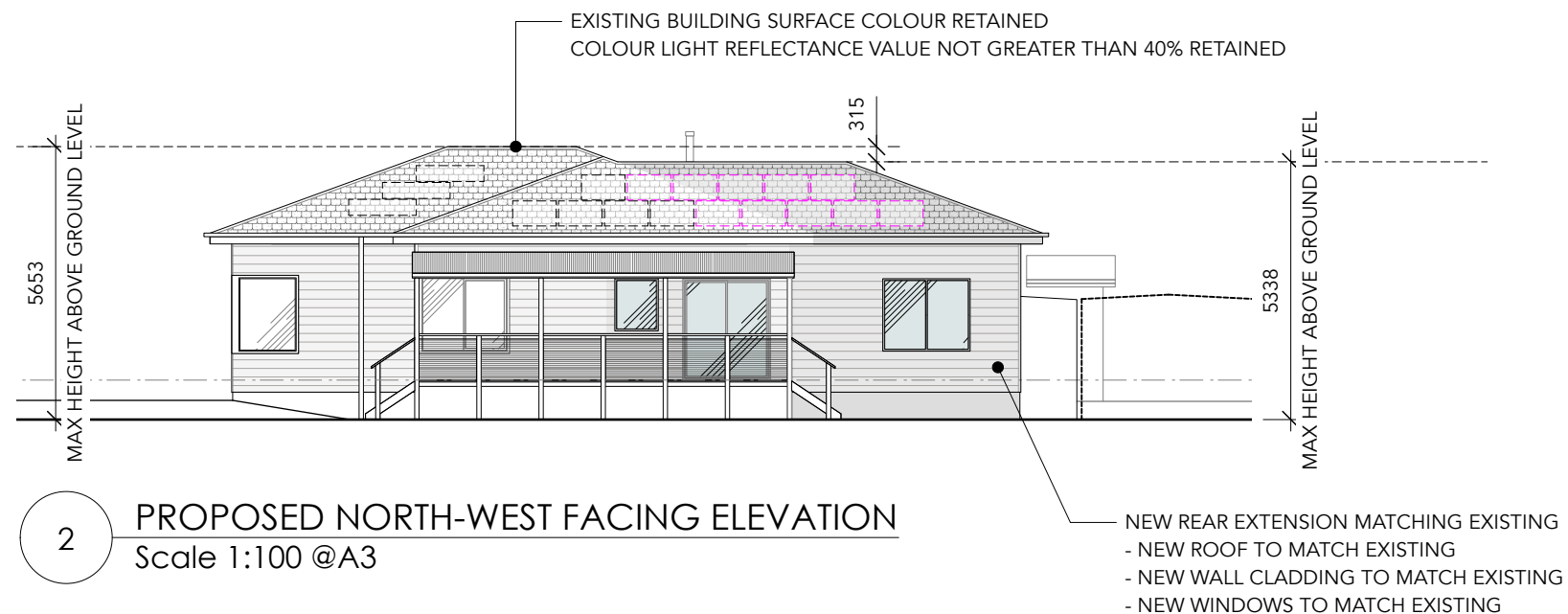
Contractors to check & verify all Dimensions on Site prior to Construction/Fabrication.
Figured Dimensions take precedence over Scaled Dimensions.
Any discrepancies should be immediately referred to A.A.A.
All work to comply with N.C.C. Statutory Authorities and relevant Australian Standards.

SCALE BAR

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•Please consider the environment before printing

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Registered Architect TAS: 1532 Company: F391
Registered Architect NSW: 12716





PROPOSED MATERIALS TO MATCH EXISTING
WEATHERBOARD & TILED ROOF TO MATCH EXISTING



PROPOSED MATERIALS TO MATCH EXISTING
(EXISTING DECK & VERANDAH RETAINED)

Kingborough Council
Development Application: DA-2025-397
Plan Reference No: P1
Date Received: 07/11/2025
Date placed on Public Exhibition: 21/01/2026

ISSUE	DATE	REVISION	BY
PROJECT:	555 Leslie Rd_Leslie Vale Alts & Adds	STAGE:	DA
CLIENT:	James & Sarah	DATE:	4/11/2025
DRAWING:	Material Finishes	SCALE:	1:20 @A3
		DRAWN:	AA
		CHECKED:	JH
		REVISION	
PROJECT #		1856	
DWG #		150	

NORTH POINT

DRAWING SIGN OFF: NAME / POSITION: DATE: 7/11/2025 APPROVAL SIGNATURE:

Contractors to check & verify all Dimensions on Site prior to Construction/Fabrication. Figure Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to AA-A. All work to comply with N.C.C. Statutory Authorities and relevant Australian Standards.

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