

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2025-427
Proposal: Outbuildings (3)
Subject Site: 28 McQueens Road, Snug
Responsible Planning Officer: Ho Ho Lam

Advertised Documents:

- Application Plans

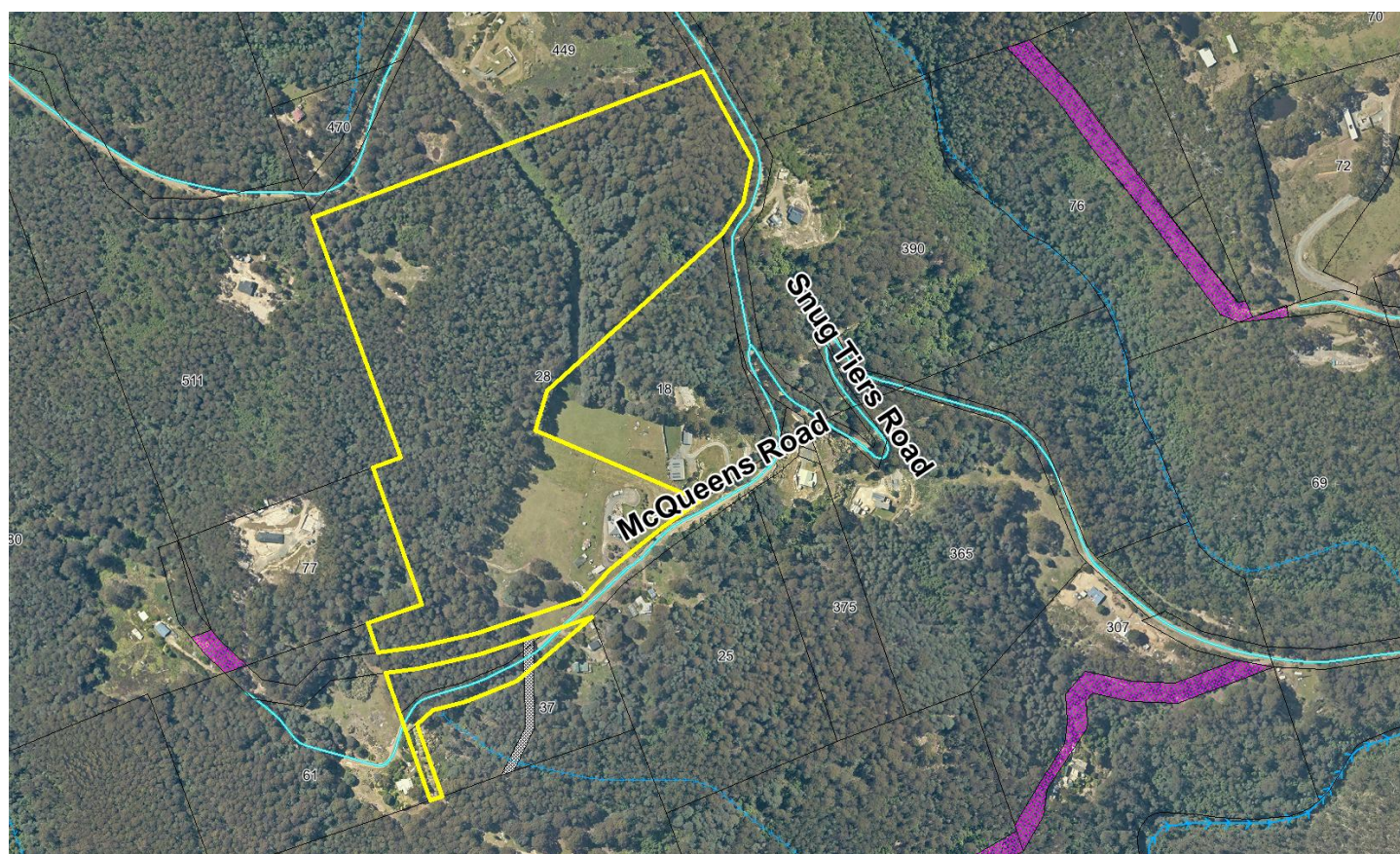
Available upon request:

- 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 **27 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.





LEGEND:

COVER PAGE
PAGE 1# LOCALITY PLAN
PAGE 2# SITE PLAN 1#
PAGE 3# SITE PLAN 2#
PAGE 4# FLOOR PLAN/ELEVATIONS
PAGE 5# FLOOR PLAN/ELEVATIONS
PAGE 6# ENVIRONMENT MANAGEMENT PLAN

CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING WORK.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE WORK IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS

CONSTRUCTION STANDARDS:
ALL WORKS SHOULD BE GENERALLY INLINE WITH THE PRACTICES SET OUT IN THE 'GUIDE TO STANDARDS AND TOLERANCES 2007'

WIND LOADS DETERMINED IN ACCORDANCE WITH AS 4055 - WIND LOADS FOR HOUSING

THESE DOCUMENTS TO BE USED WITH ALL DOCUMENTATION PREPARED BY AN ENGINEER

THESE DOCUMENTS ARE INTENDED FOR COUNCIL APPLICATIONS AND NORMAL CONSTRUCTION, THEY ARE NOT TO BE USED FOR TENDERING PURPOSES OR INSPECTIONS.

THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED BY "WILKIN DESIGN & DRAFTING" THE DRAWER RETAINS ALL "INTELLECTUAL PROPERTY"

REQUIREMENTS OF SCHEDULE 1

DESIGNER : T. WILKIN - CC678X
PROJECT ADDRESS : 28 MCQUEENS RD SNUG TAS 7054
CLIENT NAME : G.MCAULIFFE & C. PRIOR
TITLE REF : 147255/2
FLOOR AREAS : B1# = 18.00m²,B2# = 21.60m², B3# = 60.00m²
DESIGN WIND SPEED : N2
SOIL CLASSIFICATION : M
CLIMATE ZONE : 7
BAL LEVEL : LOW
ALPINE AREA : N/A
CORROSION ENVIRONMENT : N/A
KNOWN SITE HAZARDS : NONE

INDEX OF APPLICATION SET:
ARCHITECTURAL DRAWINGS - PAGE 00 - 06
ENGINEERING DRAWINGS - NO
SPECIFICATIONS - NO
ADDITIONAL PAGES - FORM 35

PROPOSED SHEDS FOR G.MCAULIFFE & C. PRIOR AT 28 MCQUEENS RD SNUG TAS 7054



P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

DATE:
04/02/2026

JOB NUMBER:
DA/BA-25SRPRIO

Kingborough Council

Development Application: DA-2025-427

Plan Reference No: P3

Date Received: 04/02/2026

Date placed on Public Exhibition: 14/02/2026



IMAGE OF No. 3

Kingborough Council

Development Application: DA-2025-427

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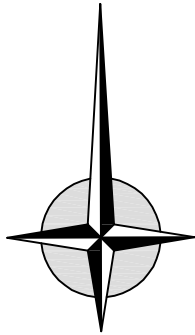
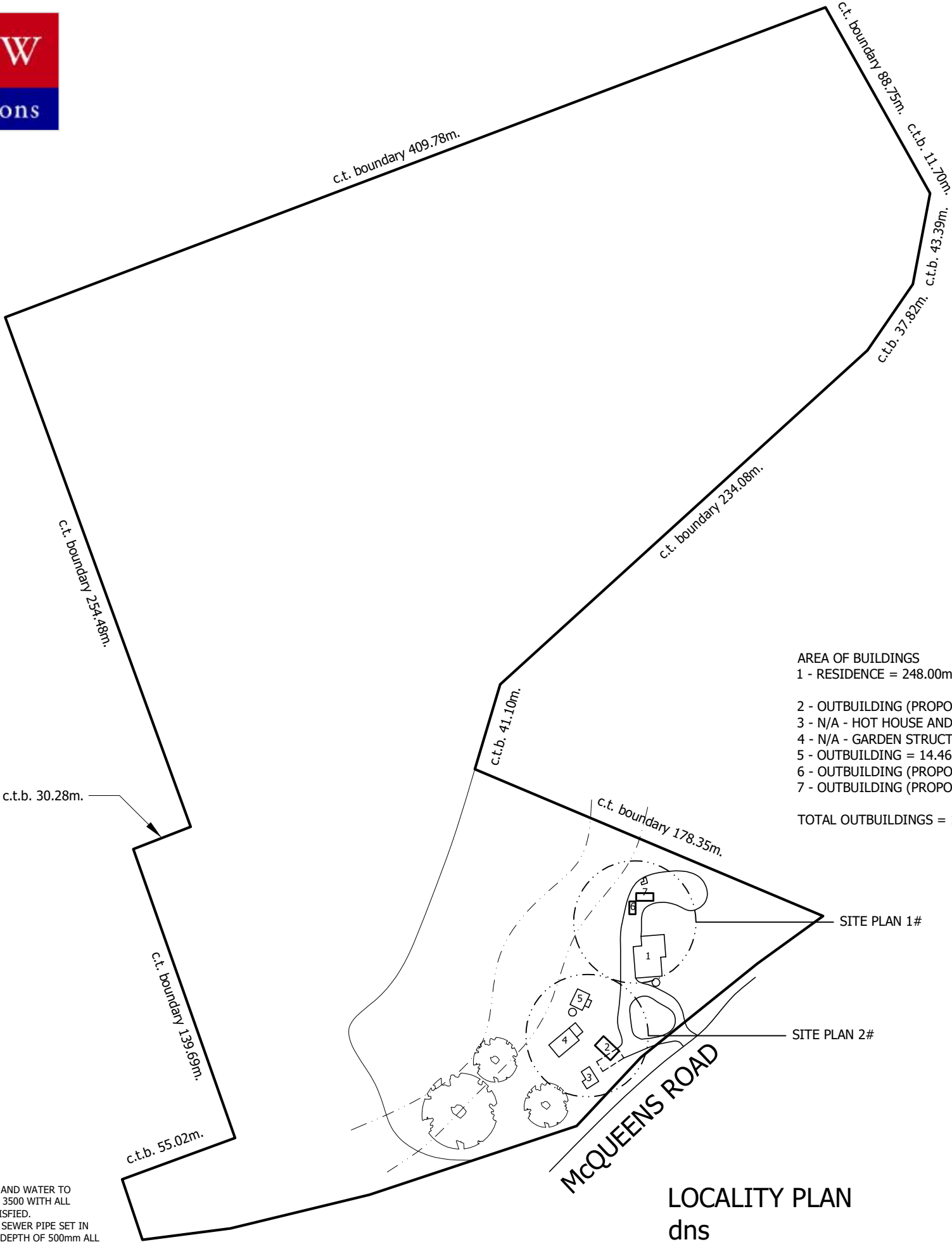
Date Received: 04/02/2026

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NOTE:
THESE PLANS HAVE BEEN PREPARED ALONGSIDE
INFORMATION AND DIMENSIONS FROM BOTH THE DIRECT
CLIENT, TheList AND ONLINE INFORMATION.
ALL ASPECTS OF THE DRAWING SHOULD BE CHECKED
THOROUGHLY BEFORE COMMENCEMENT OF WORK. IF IN
DOUBT SEEK ADVICE FROM WILKIN DESIGN.

SET OUT NOTES:
- THE BUILDER IS TO SET OUT THE WORKS IN CONJUNCTION
WITH THE ACCOMPANYING PLANS. THE FINAL POSITION IS TO
BE CONFIRMED BY THE CLIENT AS TO BEING CORRECT. ALL
DIMENSIONS HEIGHTS AND LEVELS ARE TO BE CONFIRMED ON
SITE BY ALL PARTIES INCLUDING LOCAL COUNCIL, OWNER AND
ENGINEER BEFORE ANY EXCAVATION IS TO BE CARRIED OUT.

PLUMBING NOTES:
- ALL PLUMBING WORK BOTH WASTE AND WATER TO
COMPLY WITH CURRENT BCA AND AS 3500 WITH ALL
LOCAL COUNCIL REQUIREMENTS SATISFIED.
- ALL DRAINS ARE TO BE 100mm PVC SEWER PIPE SET IN
12mm BLUEMETAL WITH A MINIMUM DEPTH OF 500mm ALL
AS PER AS 3500 "PLUMBING AND DRAINAGE".
- STORMWATER DRAIN INSTALLATION SHALL COMPLY WITH
AS 3500.



28 MCQUEENS RD
SNUG TAS 7054

TITLE REF: 147255/2
PROPERTY ID: 2718577
TITLE AREA = 14.20ha



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SHEDS
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SNUG

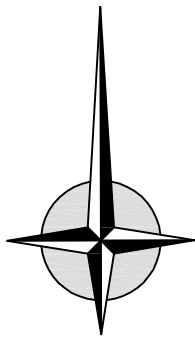
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DATE:
04/02/2026

SCALE:
AS SHOWN

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PAGE:
01 of 06



28 MCQUEENS RD
SNUG TAS 7054

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PROPERTY ID: 2718577
TITLE AREA = 14.20ha



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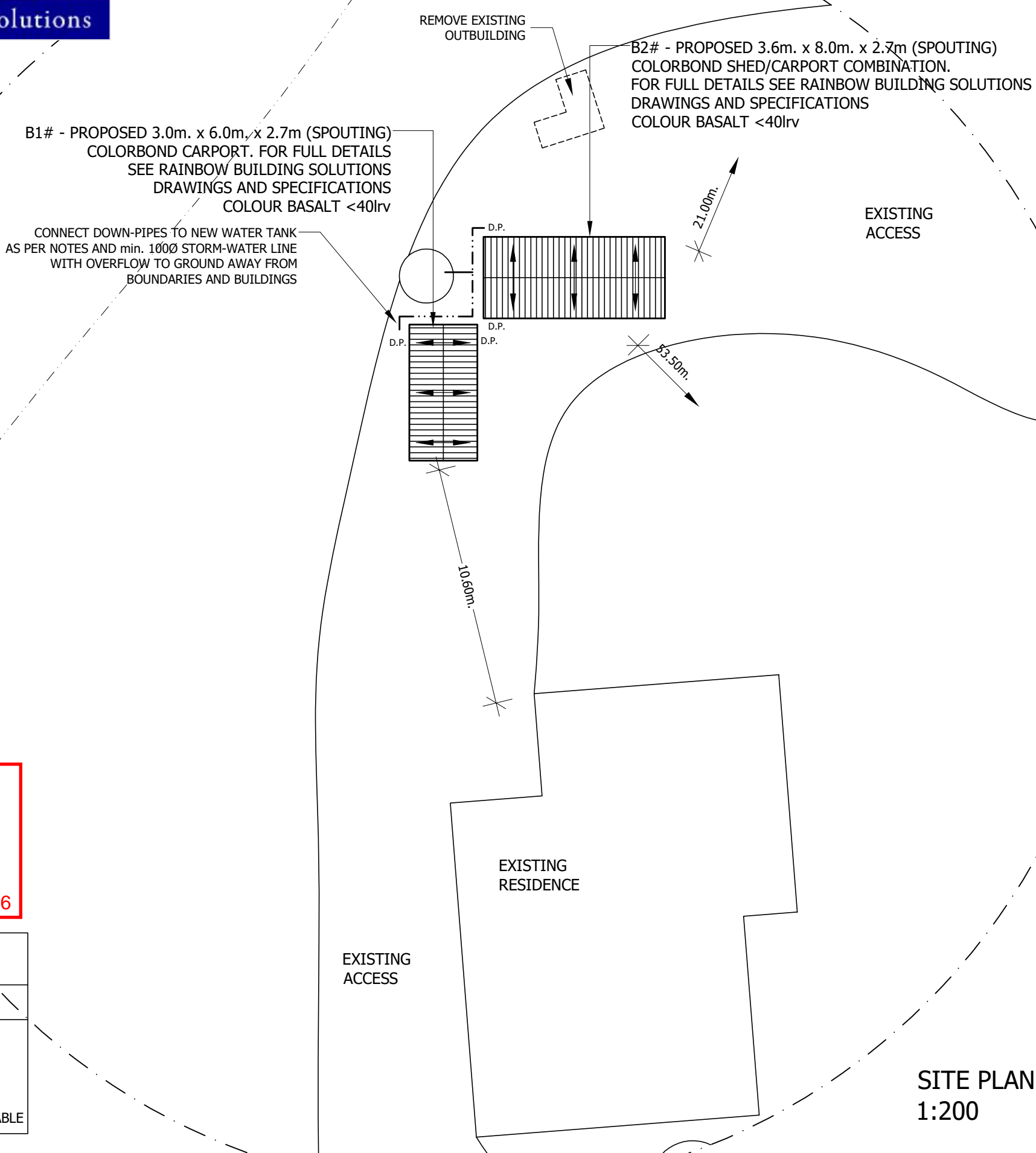
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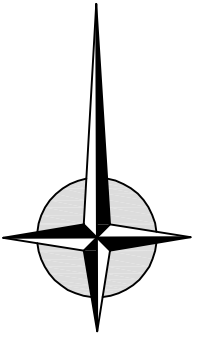
PAGE:
02 of 06



SITE PLAN 1#
1:200

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NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES SLOPE = H:L		
SOIL TYPE	COMPACTED FILL	CUT
STABLE ROCK	2:3	8:1
SAND	1:2	1:2
SILT	1:4	1:4
CLAY	(FIRM) 1:2	1:1
	(SOFT) NOT SUITABLE	2:3
SOFT SOILS	NOT SUITABLE	NOT SUITABLE



28 MCQUEENS RD
SNUG TAS 7054

TITLE REF: 147255/2
PROPERTY ID: 2718577
TITLE AREA = 14.20ha



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SHEDS
McQUEENS RD
SNUG

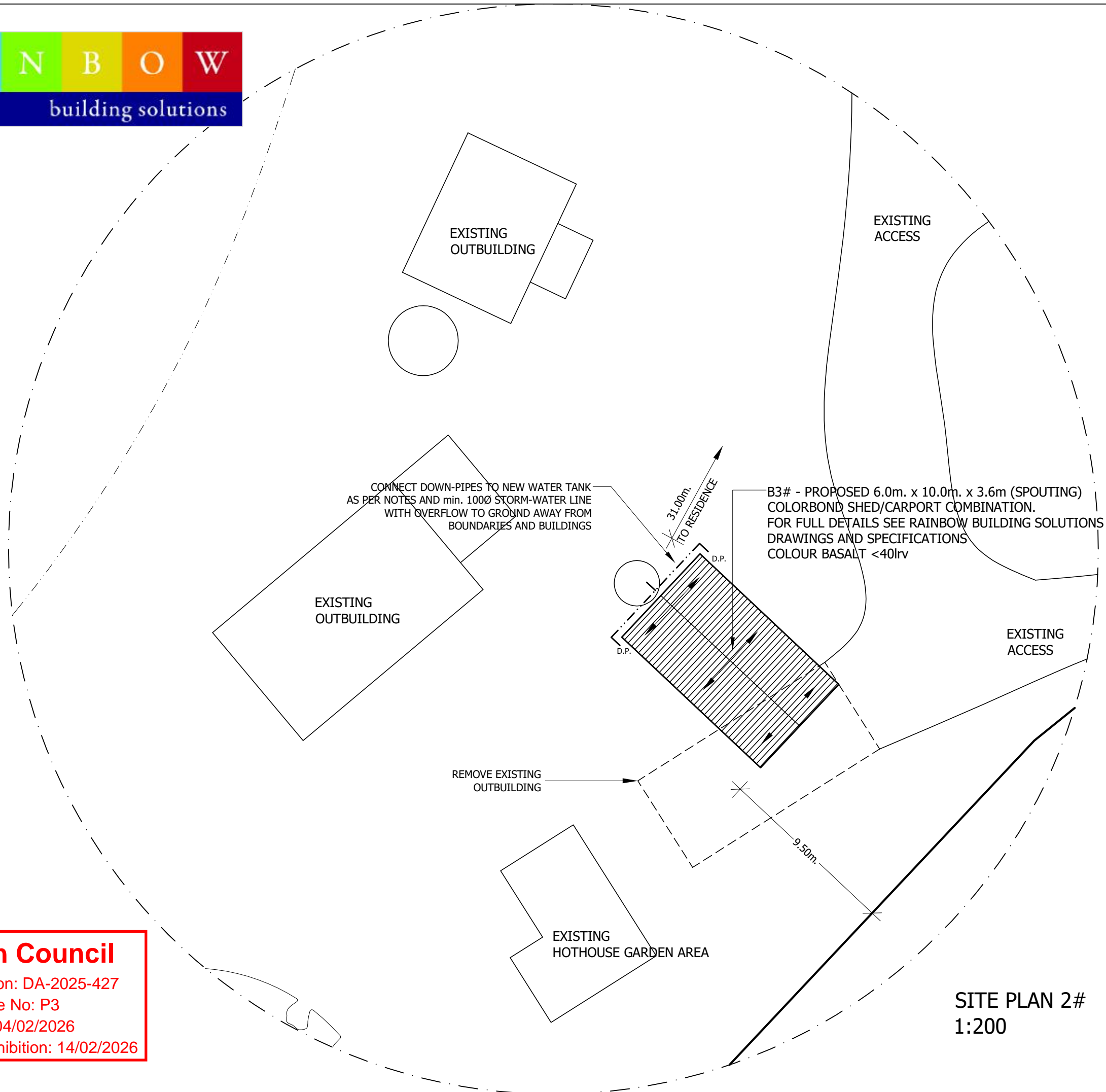
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JOB NUMBER:
DA/BA-25SRPRIO

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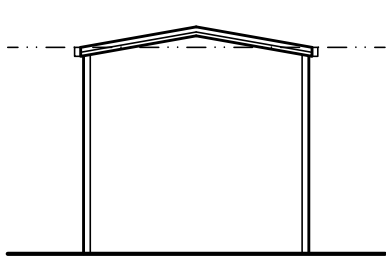
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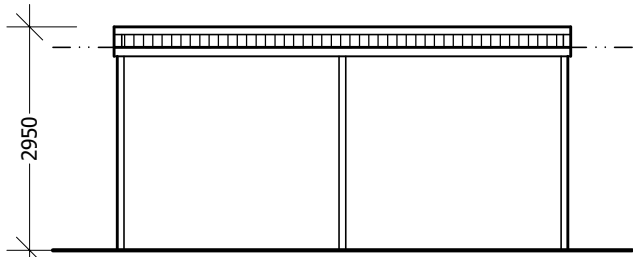
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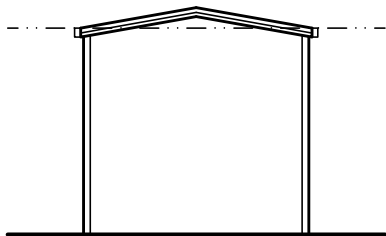
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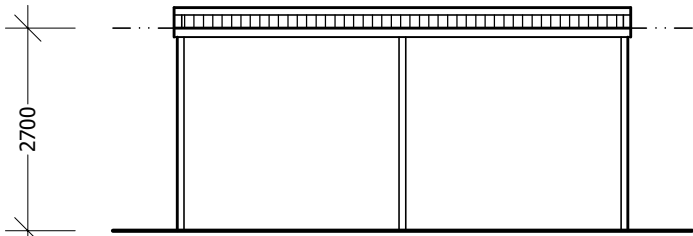
NORTH ELEVATION
1:100



WEST ELEVATION
1:100

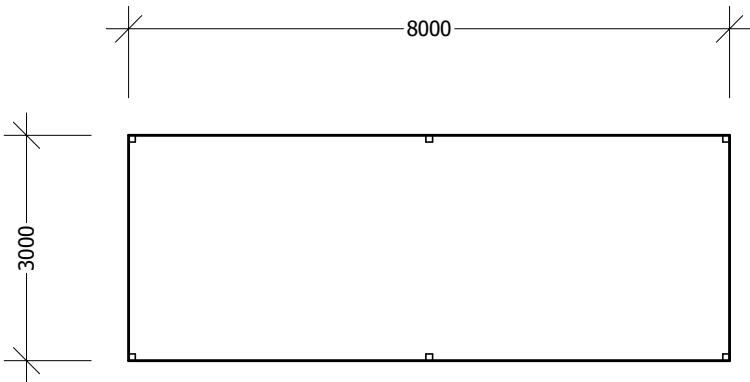


SOUTH ELEVATION
1:100

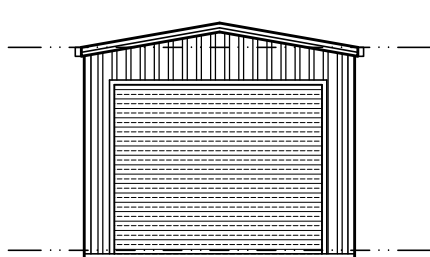


EAST ELEVATION
1:100

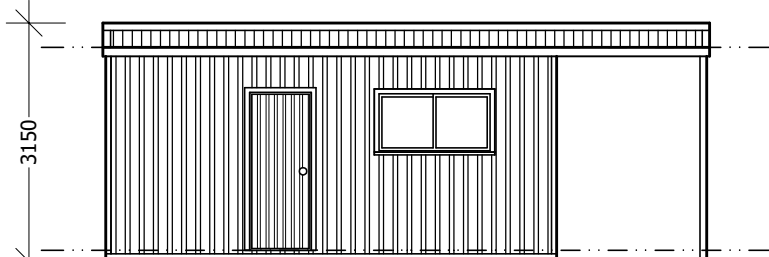
B1#



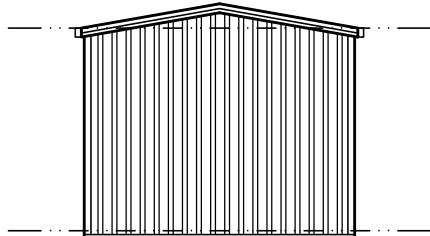
FLOOR PLAN
1:100



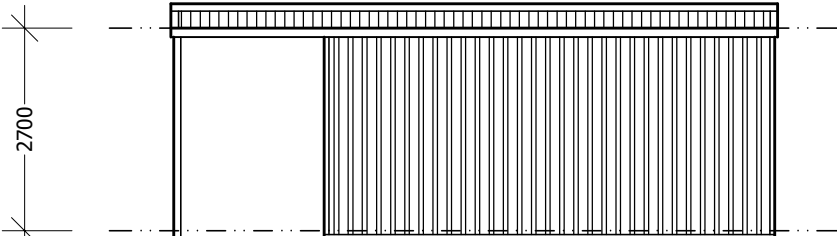
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WEST ELEVATION
1:100

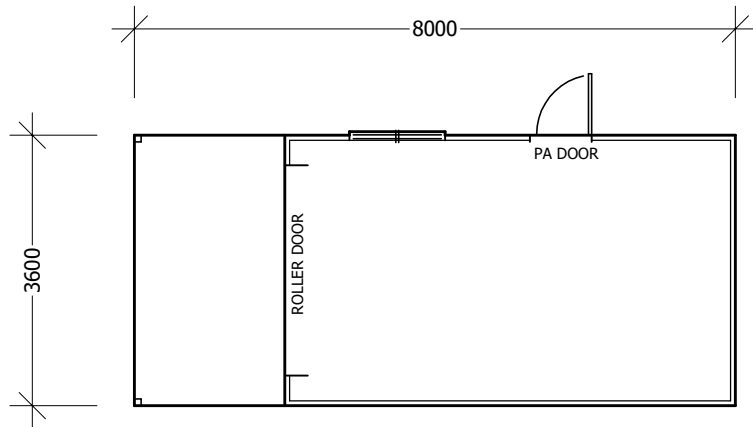


SOUTH ELEVATION
1:100



EAST ELEVATION
1:100

B2#



FLOOR PLAN
1:100

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McQUEENS RD
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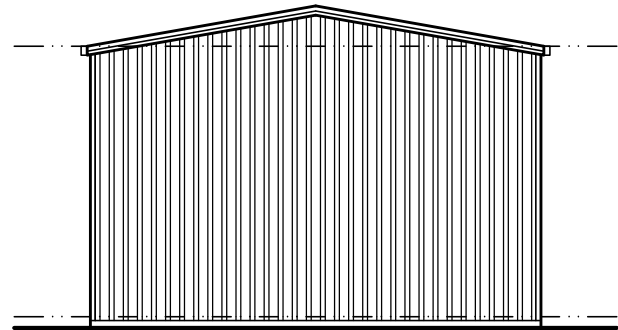
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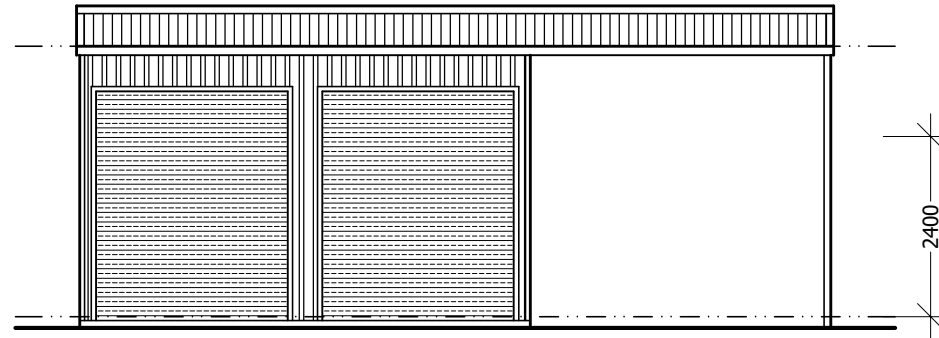
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DA/BA-25SRPRIO

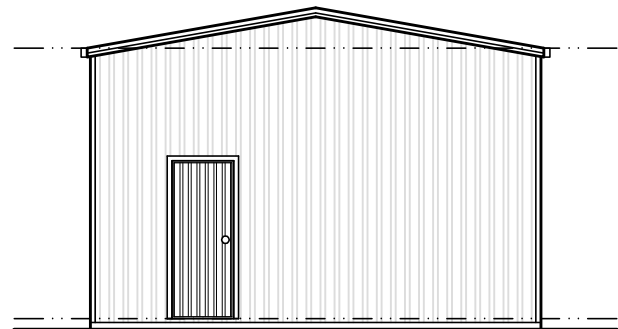
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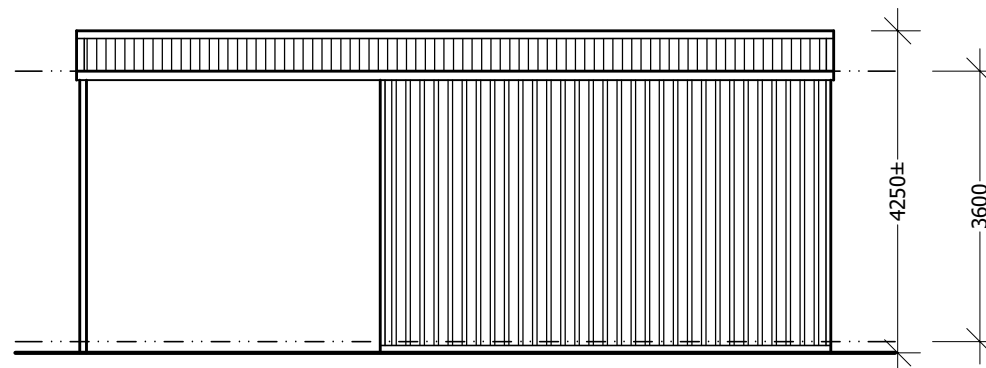
NORTH WEST ELEVATION
1:100



NORTH EAST ELEVATION
1:100

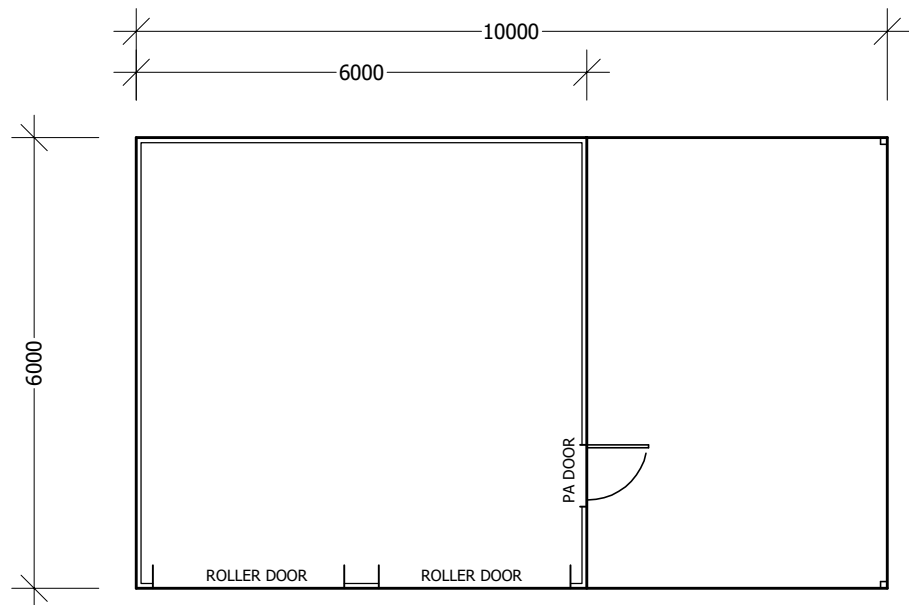


SOUTH EAST ELEVATION
1:100



SOUTH WEST ELEVATION
1:100

B3#



FLOOR PLAN
1:100



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Kingborough Council

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ENVIRONMENT MANAGEMENT PLAN:

DOWN-PIPES TO BE CONNECTED INTO COUNCIL
STORM-WATER AS SOON AS THE ROOF IS INSTALLED

INSTALL SPOON DRAIN PRIOR TO FOOTING EXCAVATION

EXCAVATED MATERIAL PLACED UP SLOPE OF SPOON DRAIN.
TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETE
AND USED AS FILL ON SITE FOR ANY LOW POINTS.

INSTALL A SEDIMENT FENCE ON THE DOWN-SLOPE SIDE OF
MATERIAL IF CONSTRUCTION IS IN WET WEATHER

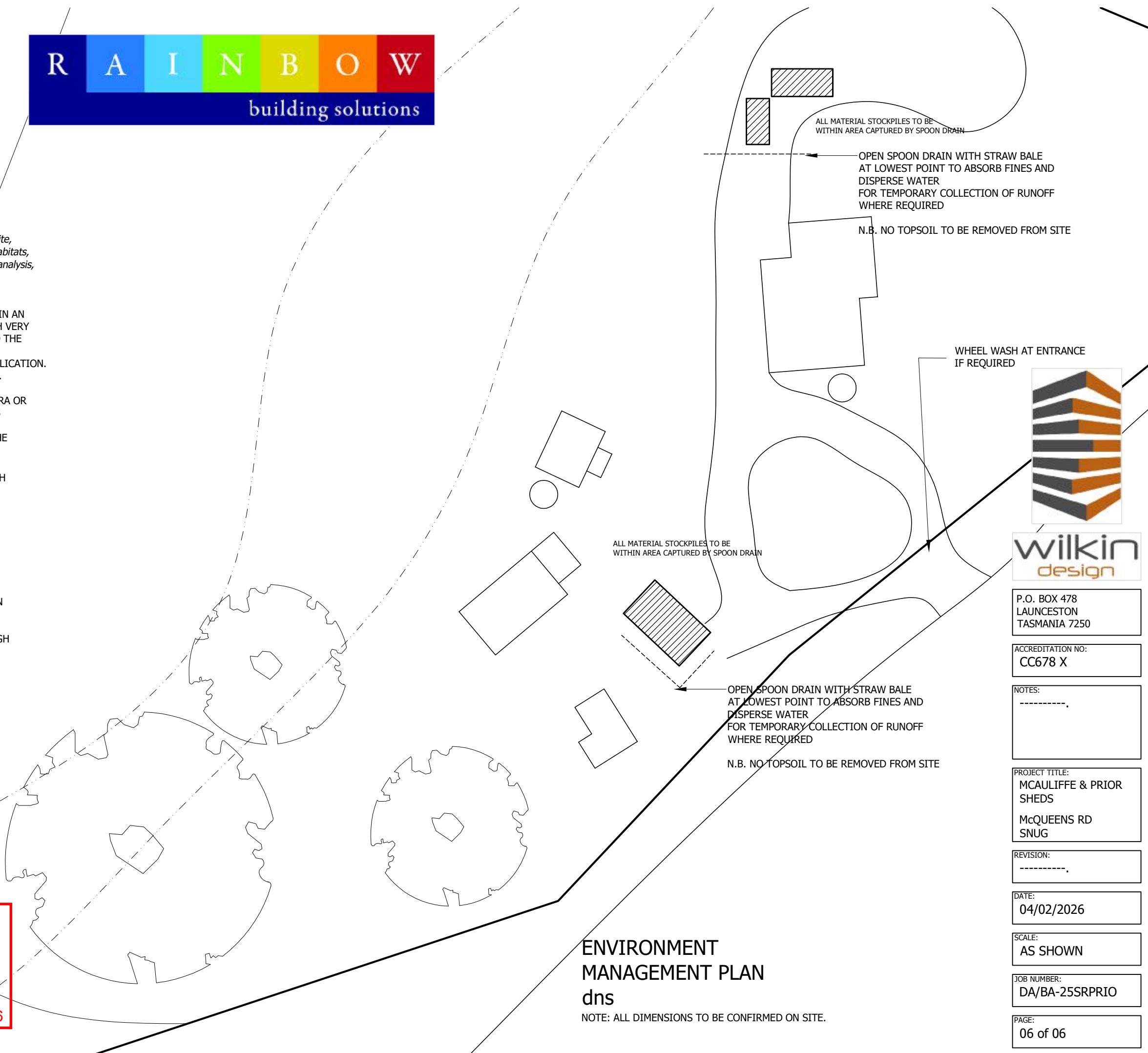
CONSTRUCTION VEHICLES TO BE PARKED ON THE STREET
ONLY, TO PREVENT TRANSFERRING DEBRIS ONTO STREET OR
TO USE WHEEL WASH

*This page is the full environmental management plan for the whole site,
setting out measures to be put in place to protect flora and fauna habitats,
riparian areas, any environmental values identified as part of a site analysis,
and identify measures to be used to mitigate and offset adverse
environmental impacts.*

1. THE PROPOSED AND EXISTING BUILDINGS ARE ALL SITUATED IN AN
EXISTING CLEARED AREA. THIS AREA IS FULLY GRASSLANDS WITH VERY
OCCASIONAL TREES. A FULLY WOODED AREA ON THE TITLE IS TO THE
WEST AND NORTH AT A DISTANCE OF APPROX. 109.00m.
2. NO REMOVAL OF ANY VEGETATION IS REQUIRED FOR THIS APPLICATION.
3. A SOIL AND WATER MANAGEMENT PLAN WILL BE PUT IN PLACE.

THEREFORE THE PROPOSAL WILL NOT HAVE ANY IMPACT ON FLORA OR
FAUNA, THERE IS NO RIPARIAN AREAS NOR ANY SPECIFIC VALUES
CONNECTED TO THE PROPOSAL.
IN SUMMARY THERE WILL BE NO ADVERSE IMPACTS AT ALL TO THE
IMMEDIATE AREA OR THE WHOLE SITE.

- **TREE ROOT PROTECTION** - NO TREES WITHIN 8m; AND/OR HIGH
CONSERVATION VALUE OF EXISTING OR PROPOSED SHED,
THEREFORE NO TRPZ CALCS REQUIRED.
- **WEED MANAGEMENT** - WEED MANAGEMENT TO ADHERE TO
KINGBOROUGH COUNCIL ENVIRONMENTAL MANAGEMENT PLAN,
IN PARTICULAR WHEEL WASH NOTED ON PLAN.
- **FCR FOR UNDER SLAB CONSTRUCTION** FROM REGISTERED
QUARRY (DUGGANS) WHICH WILL BE CLEAN AND FREE
FROM WEEDS.
- **VEHICLE HYGIENE** - WHEEL WASH NOTED ON SITE PLAN.
TRACKED VEHICLES TO BE WASHED DOWN PRIOR TO ENTRY ON
TO SITE.
- **BUSHFIRE HAZARD MANAGEMENT** - GROUND AREA IS ALREADY
CLEARED AND FREE FROM VEGETATION, LESS THAN 100mm HIGH
GRASSES ETC... ALL OTHER TREES AND VEGETATION TO BE
RETAINED.
- **VEGETATION MANAGEMENT AND HABITAT NATIVE ANIMALS** -
SEE SITE PLAN SHOWING NO CLEARING OR REMOVAL OF ANY
VEGETATION AT ALL.



WHEEL WASH AT ENTRANCE
IF REQUIRED



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McQUEENS RD
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Kingborough Council

Development Application: DA-2025-427

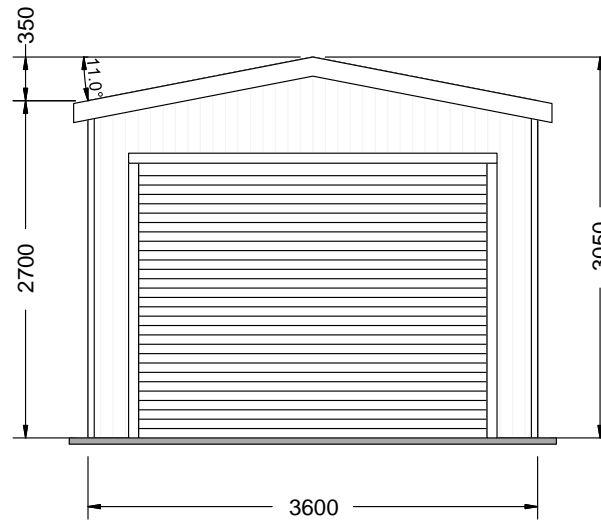
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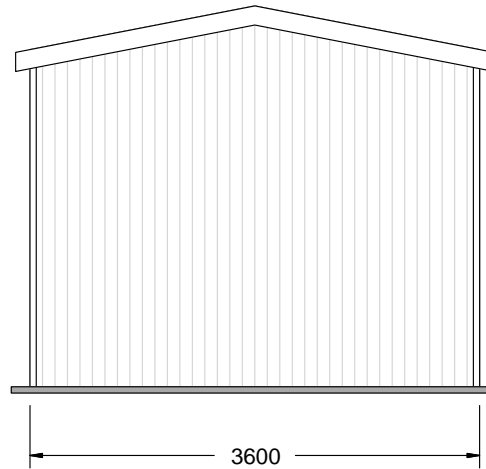
Date placed on Public Exhibition: 14/02/2026

ENVIRONMENT
MANAGEMENT PLAN
dns

NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE.



FRONT ELEVATION



REAR ELEVATION

Kingborough Council

Development Application: DA-2025-427

Plan Reference No: P1

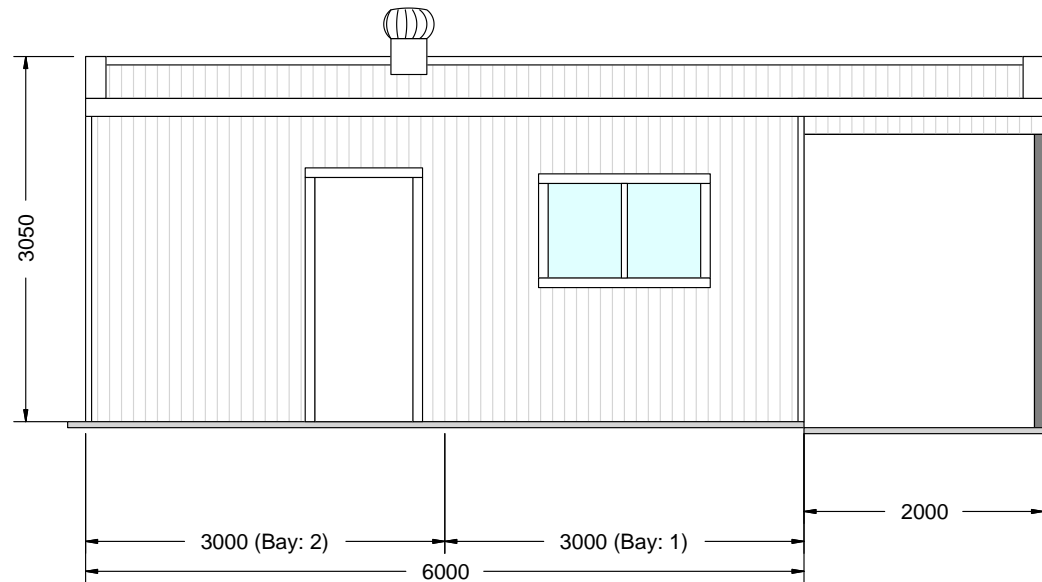
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Date placed on Public Exhibition: 14/02/2026

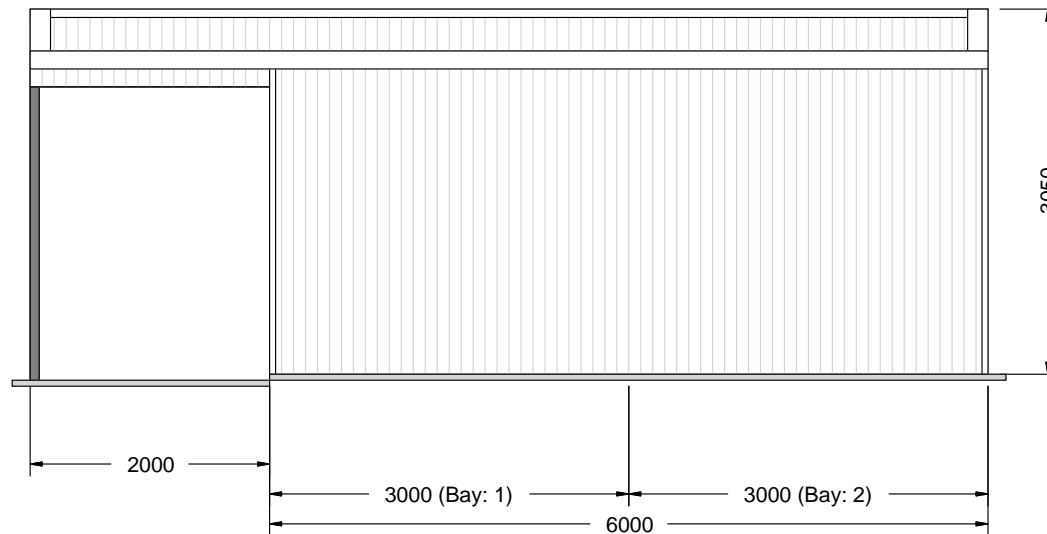
139 Main Road,
Sorell TAS 7172
Phone: 1300 737 910
Email: sales@rainbowbuilding.com.au

CLIENT: Claire Prior
SITE ADDRESS: 28 McQueens Road, SNUG, TAS, 7054
PHONE: 0457758191
EMAIL: claire_p39@hotmail.com

DRAWING TITLE: End Elevations
SCALE: 1:60.538
DATE: 25-11-2025
Job Number: SOR01_16024
Drawing Number: EE



LEFT ELEVATION



RIGHT ELEVATION

Kingborough Council

Development Application: DA-2025-427

Plan Reference No: P1

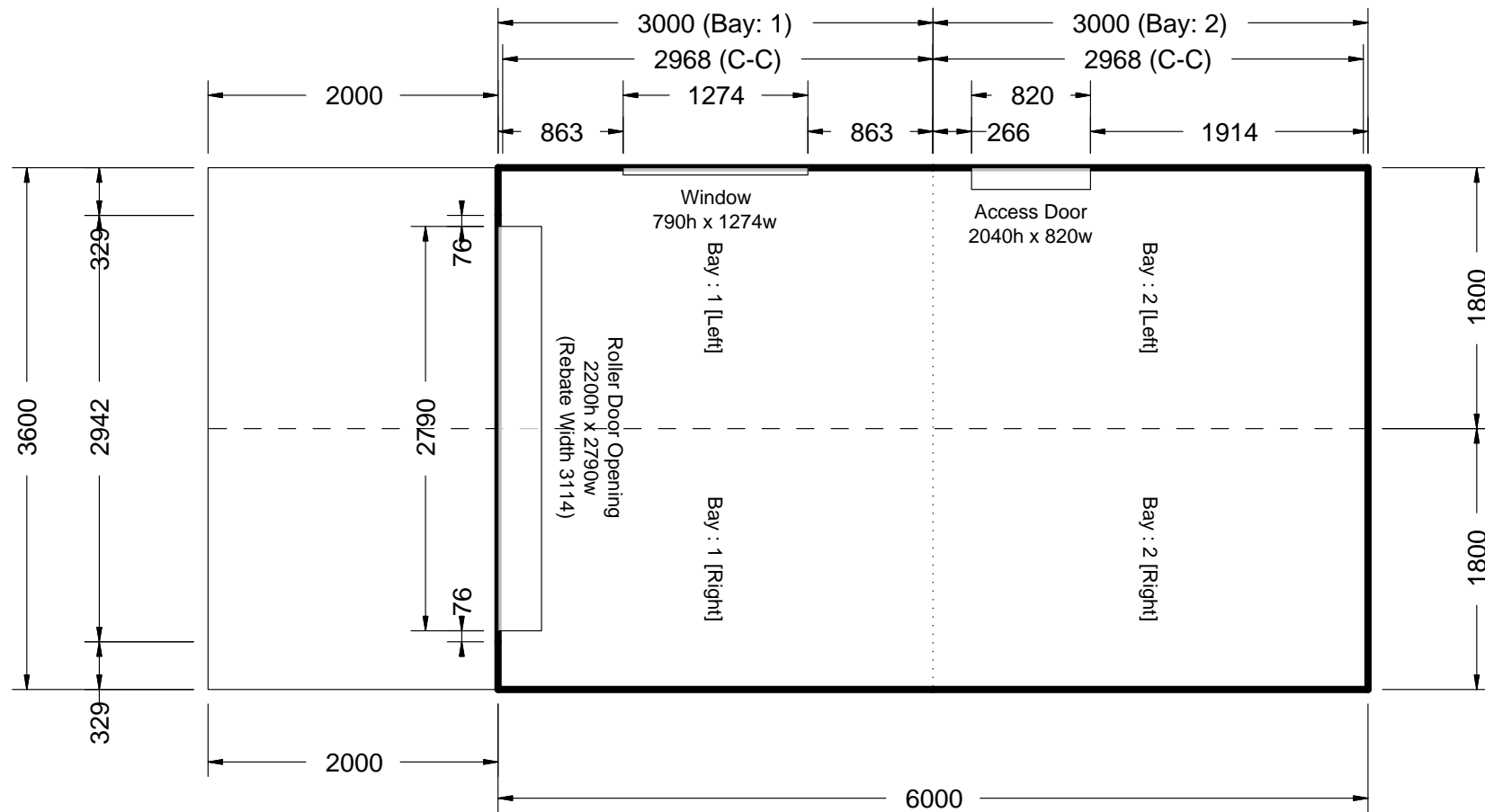
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Email: sales@rainbowbuilding.com.au

CLIENT: Claire Prior
SITE ADDRESS: 28 McQueens Road, SNUG, TAS, 7054
PHONE: 0457758191
EMAIL: claire_p39@hotmail.com

DRAWING TITLE: Side Elevations
SCALE: 1:63.148
DATE: 25-11-2025
Job Number: SOR01_16024
Drawing Number: SE



PLAN ELEVATION

Kingborough Council

Development Application: DA-2025-427

Plan Reference No: P1

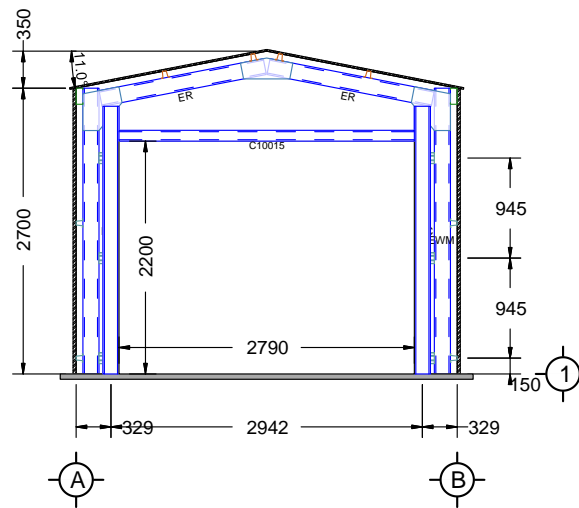
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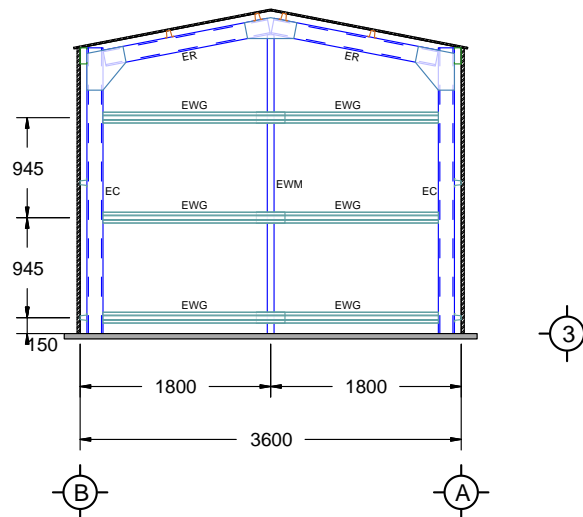
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Email: sales@rainbowbuilding.com.au

CLIENT: Claire Prior
SITE ADDRESS: 28 McQueens Road, SNUG, TAS, 7054
PHONE: 0457758191
EMAIL: claire_p39@hotmail.com

DRAWING TITLE: Plan Elevation
SCALE: 1:46.903
DATE: 25-11-2025
Job Number: SOR01_16024
Drawing Number: FPE



FRONT ELEVATION



REAR ELEVATION

Kingborough Council

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Plan Reference No: P1

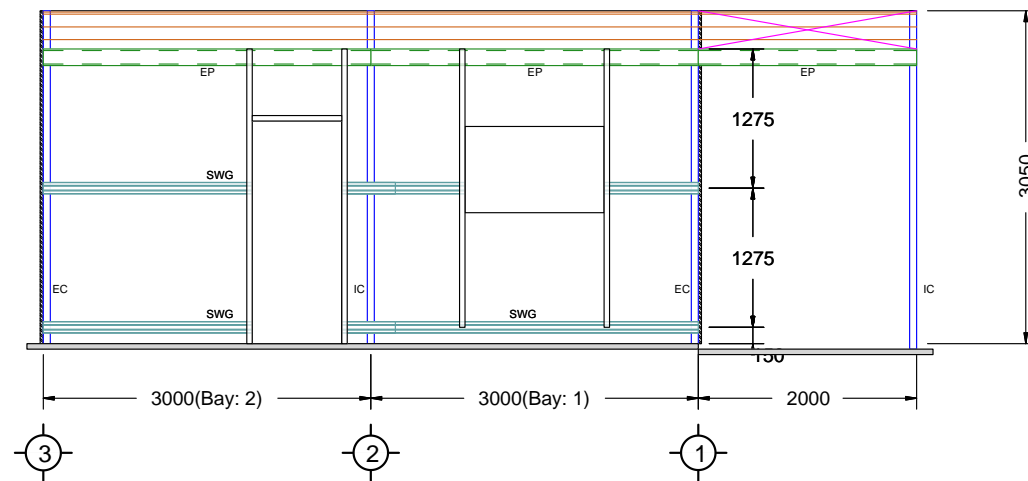
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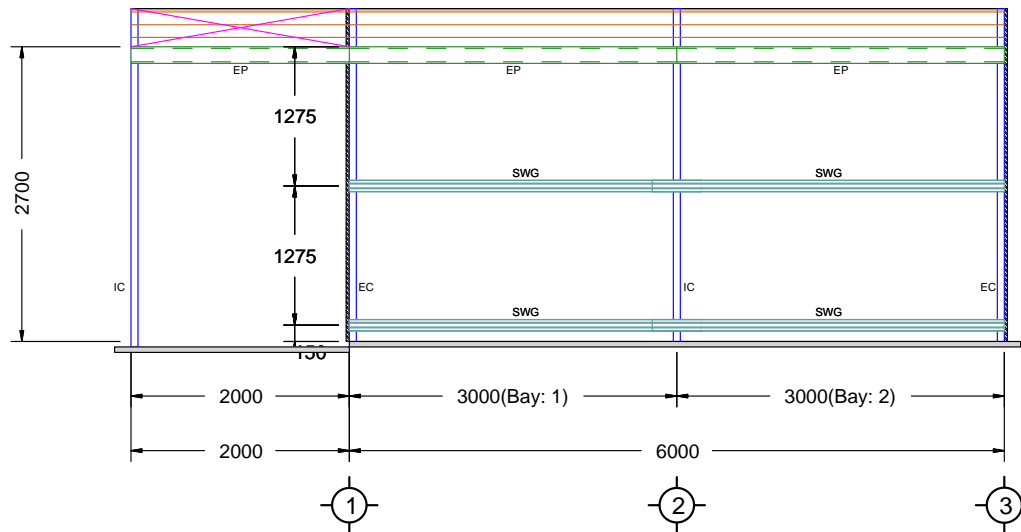
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PHONE: 0457758191
EMAIL: claire_p39@hotmail.com

DRAWING TITLE: End Frame Elevations
SCALE: 1:71.427
DATE: 25-11-2025
Job Number: SOR01_16024
Drawing Number: EFE



LEFT ELEVATION



RIGHT ELEVATION

Kingborough Council

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Plan Reference No: P1

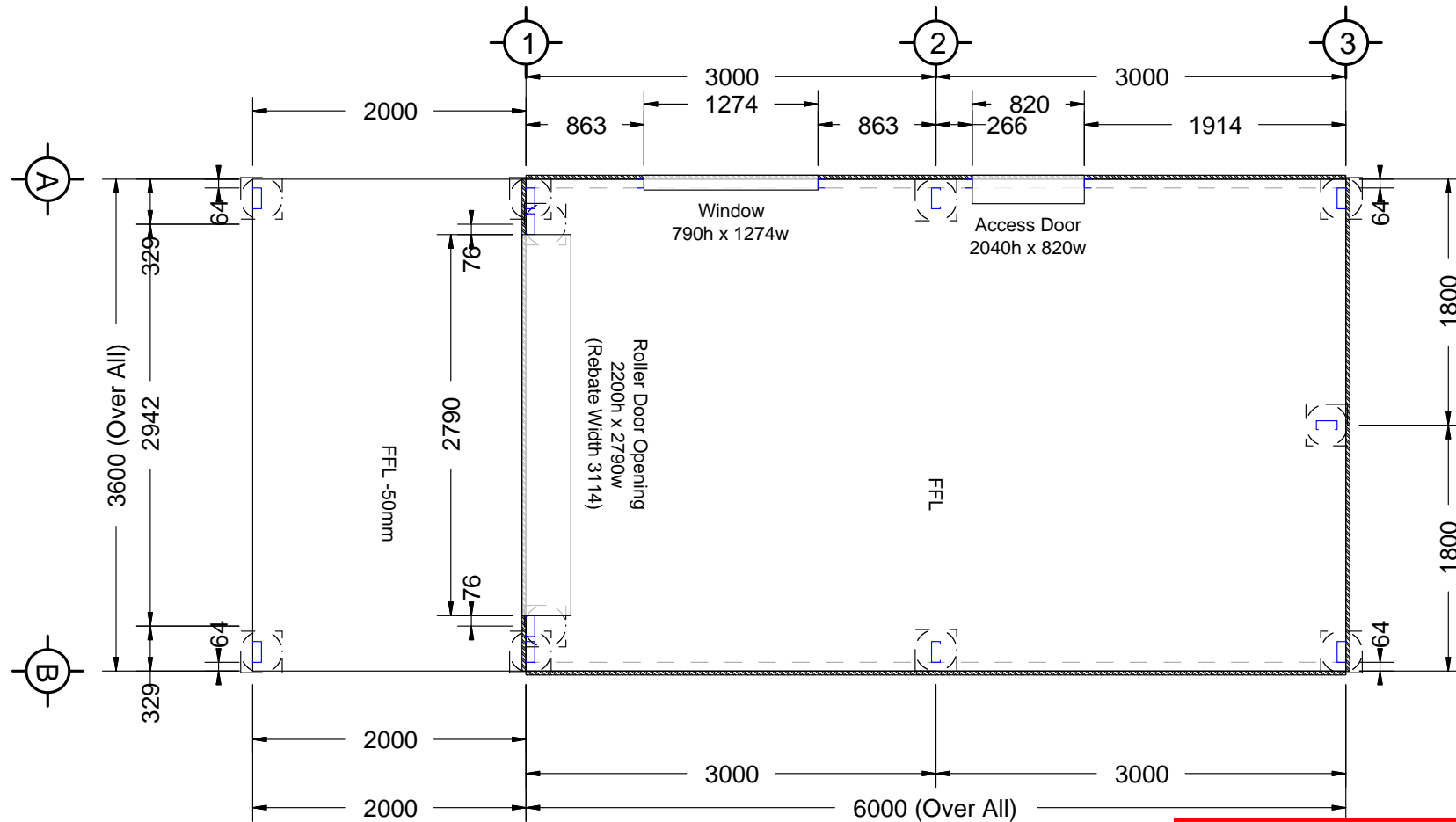
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CLIENT: Claire Prior
SITE ADDRESS: 28 McQueens Road, SNUG, TAS, 7054
PHONE: 0457758191
EMAIL: claire_p39@hotmail.com

DRAWING TITLE: Side Frame Elevations
SCALE: 1:69.262
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Job Number: SOR01_16024
Drawing Number: SFE



FLOOR PLAN

Kingborough Council

Development Application: DA-2025-427

Plan Reference No: P1

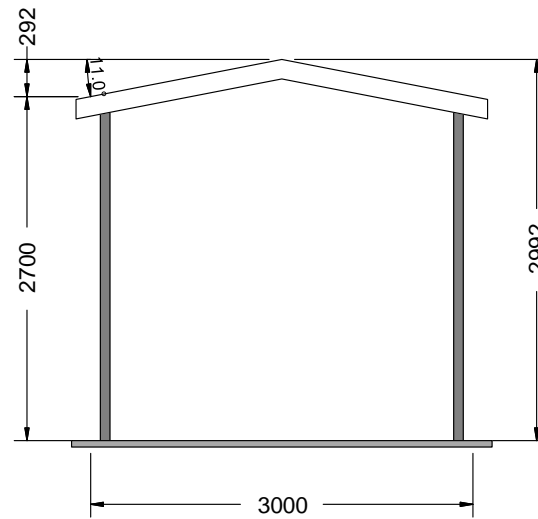
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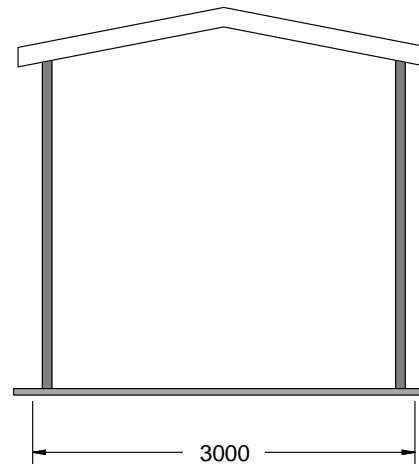
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Phone: 1300 737 910
Email: sales@rainbowbuilding.com.au

CLIENT: Claire Prior
SITE ADDRESS: 28 McQueens Road, SNUG, TAS, 7054
PHONE: 0457758191
EMAIL: claire_p39@hotmail.com

DRAWING TITLE: Floor Plan
SCALE: 1:48.650
DATE: 25-11-2025
Job Number: SOR01_16024
Drawing Number: FP



FRONT ELEVATION



REAR ELEVATION

Kingborough Council

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Plan Reference No: P1

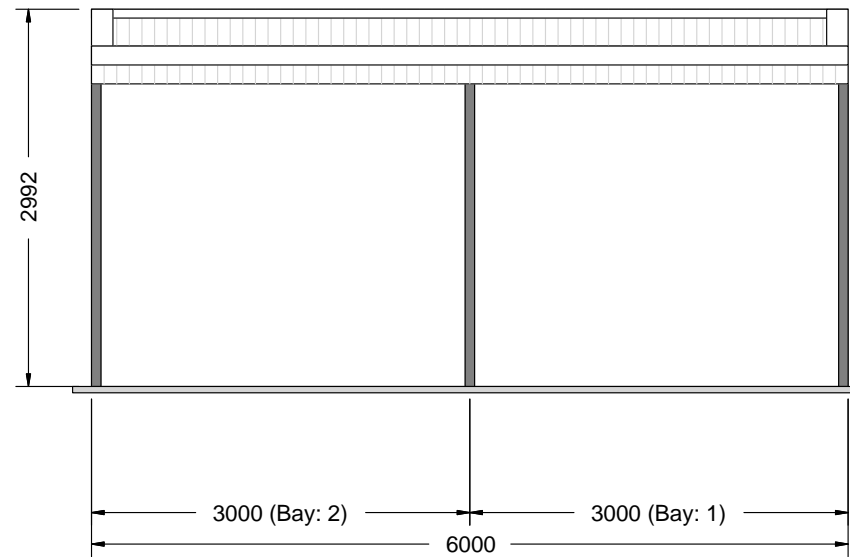
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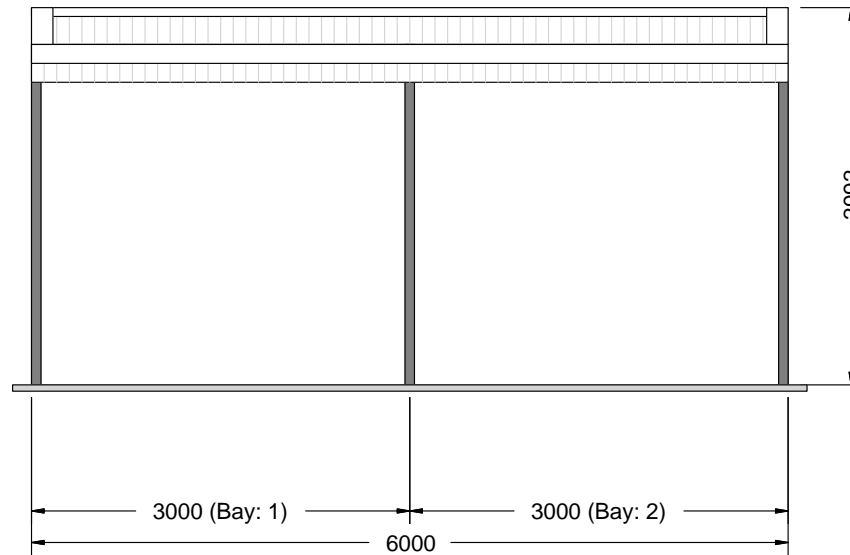
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Email: sales@rainbowbuilding.com.au

CLIENT: Claire Prior
SITE ADDRESS: 28 McQueens Road, SNUG, TAS, 7054
PHONE: 0457758191
EMAIL: claire_p39@hotmail.com

DRAWING TITLE: End Elevations
SCALE: 1:59.339
DATE: 20-11-2025
Job Number: SOR01_16025
Drawing Number: EE



LEFT ELEVATION



RIGHT ELEVATION

Kingborough Council

Development Application: DA-2025-427

Plan Reference No: P1

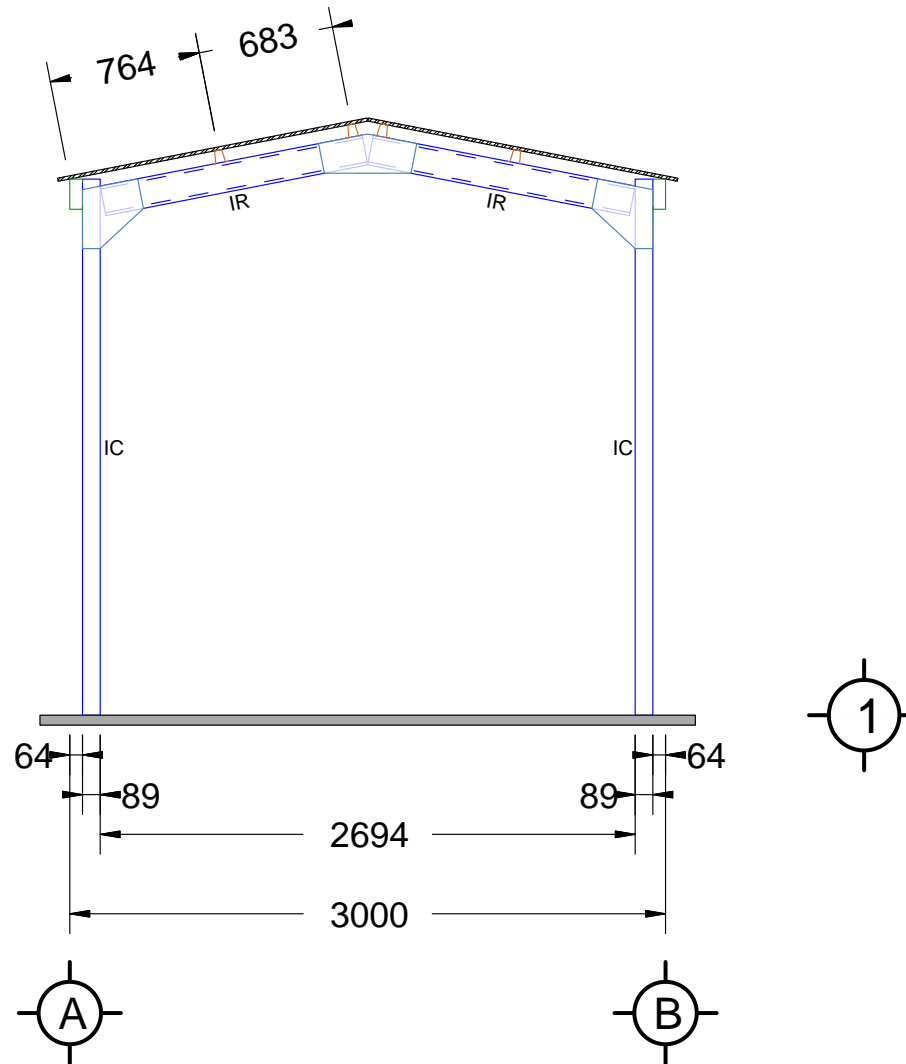
Date Received: 08/12/2025

Date placed on Public Exhibition: 14/02/2026

139 Main Road,
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CLIENT: Claire Prior
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EMAIL: claire_p39@hotmail.com

DRAWING TITLE: Side Elevations
SCALE: 1:59.960
DATE: 20-11-2025
Job Number: SOR01_16025
Drawing Number: SE



INTERMEDIATE ELEVATION

Kingborough Council

Development Application: DA-2025-427

Plan Reference No: P1

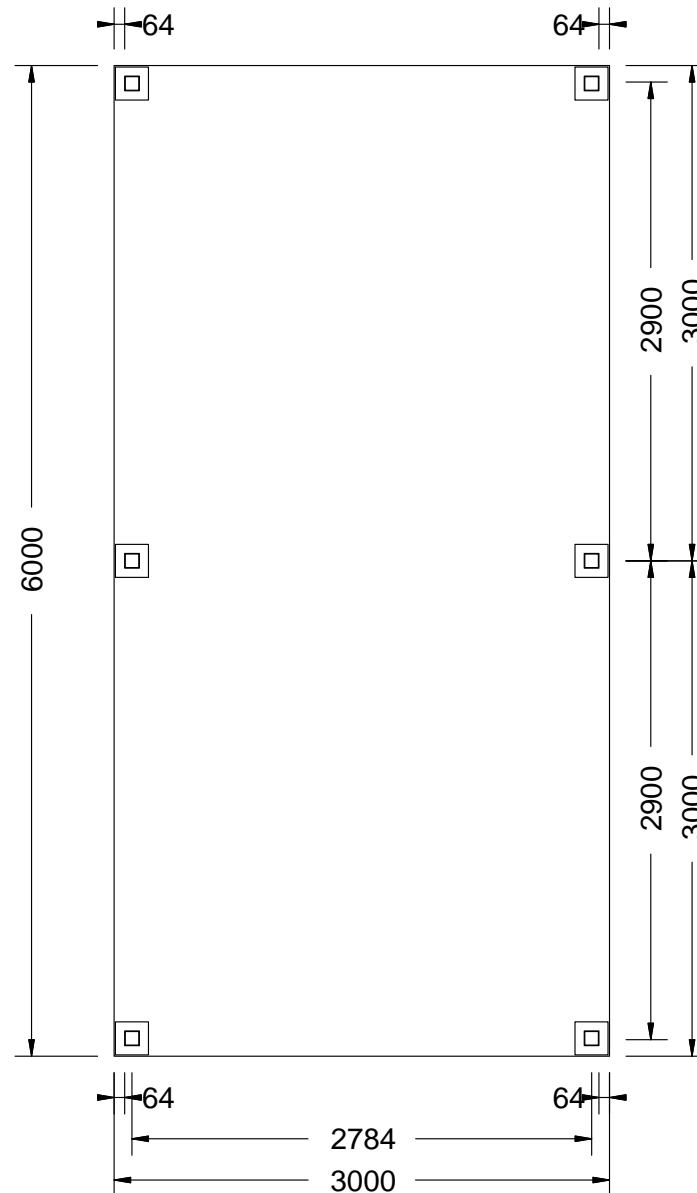
Date Received: 08/12/2025

Date placed on Public Exhibition: 14/02/2026

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CLIENT: Claire Prior
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PHONE: 0457758191
EMAIL: claire_p39@hotmail.com

DRAWING TITLE: Cross Section
SCALE: 1:38.074
DATE: 20-11-2025
Job Number: SOR01_16025
Drawing Number: CS



Kingborough Council

Development Application: DA-2025-427

Plan Reference No: P1

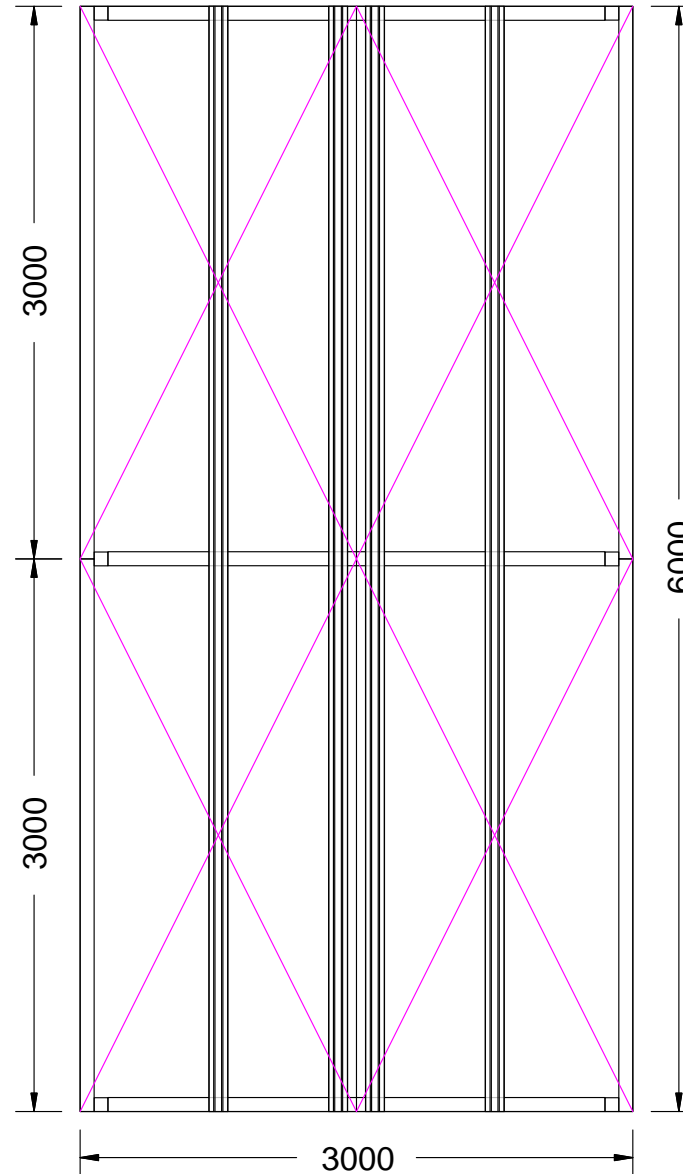
Date Received: 08/12/2025

Date placed on Public Exhibition: 14/02/2026

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CLIENT: Claire Prior
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PHONE: 0457758191
EMAIL: claire_p39@hotmail.com

DRAWING TITLE: Foundation Plan
SCALE: 1:45.786
DATE: 20-11-2025
Job Number: SOR01_16025
Drawing Number:



Roof Plan

Kingborough Council

Development Application: DA-2025-427

Plan Reference No: P1

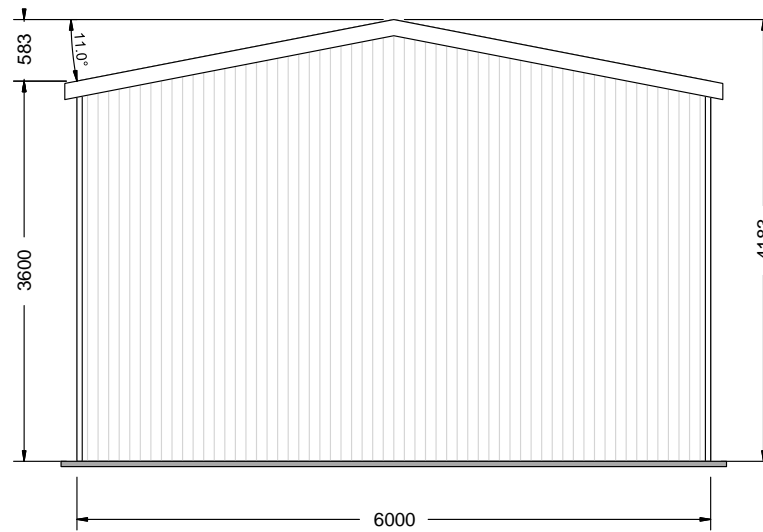
Date Received: 08/12/2025

Date placed on Public Exhibition: 14/02/2026

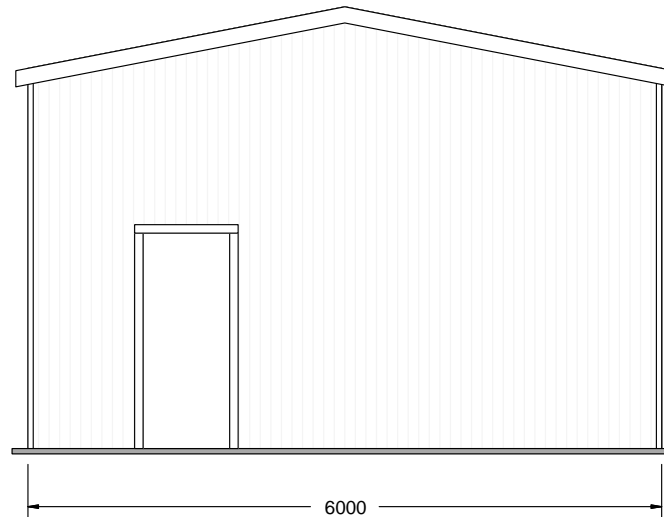
139 Main Road,
Sorell TAS 7172
Phone: 1300 737 910
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CLIENT: Claire Prior
SITE ADDRESS: 28 McQueens Road, SNUG, TAS, 7054
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EMAIL: claire_p39@hotmail.com

DRAWING TITLE: Roof Plan
SCALE: 1:41.040
DATE: 20-11-2025
Job Number: SOR01_16025
Drawing Number: RP



FRONT ELEVATION



REAR ELEVATION

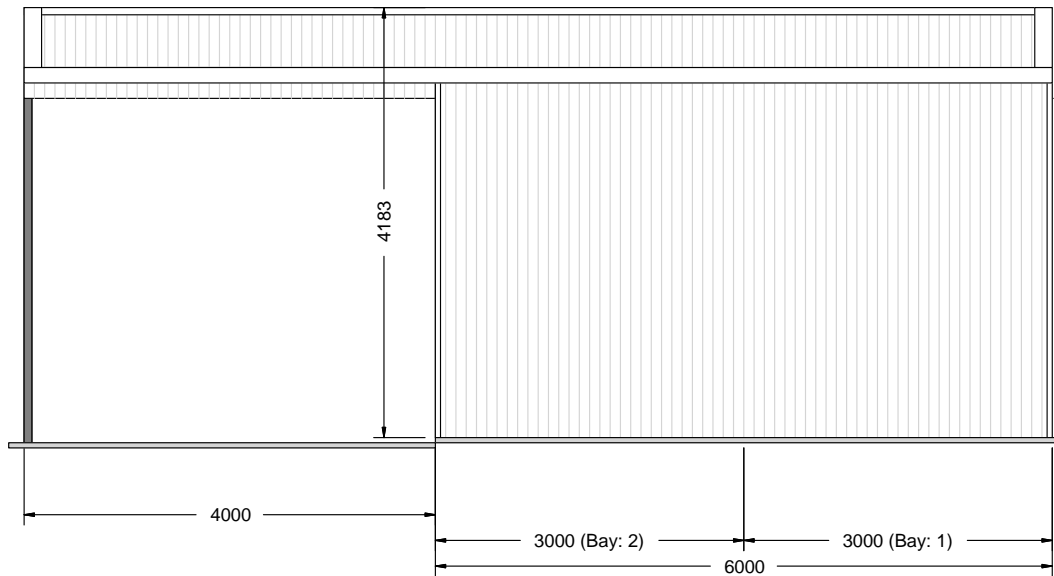
Kingborough Council

Development Application: DA-2025-427

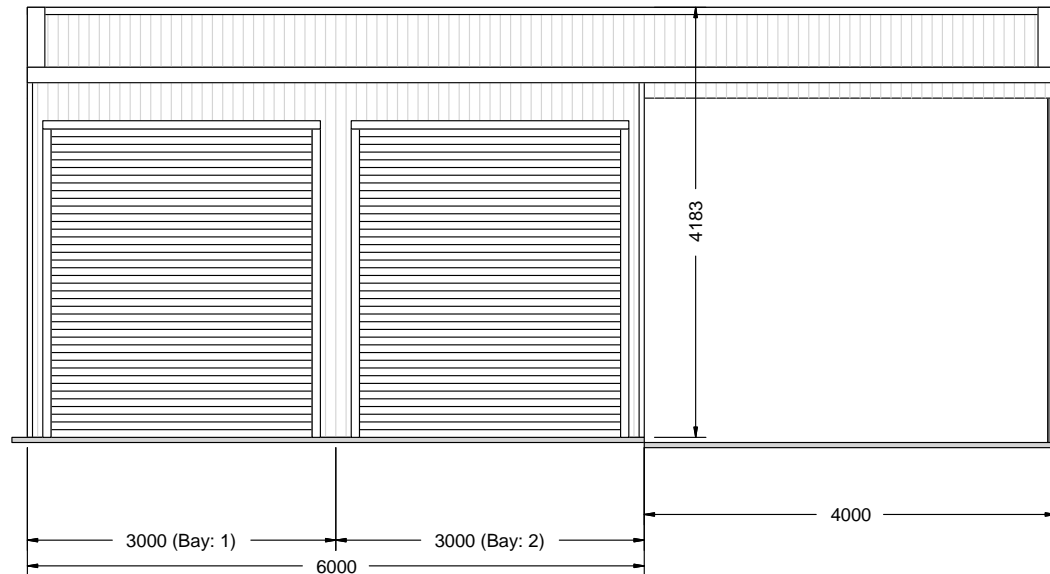
Plan Reference No: P1

Date Received: 08/12/2025

Date placed on Public Exhibition: 14/02/2026



LEFT ELEVATION



RIGHT ELEVATION

Kingborough Council

Development Application: DA-2025-427

Plan Reference No: P1

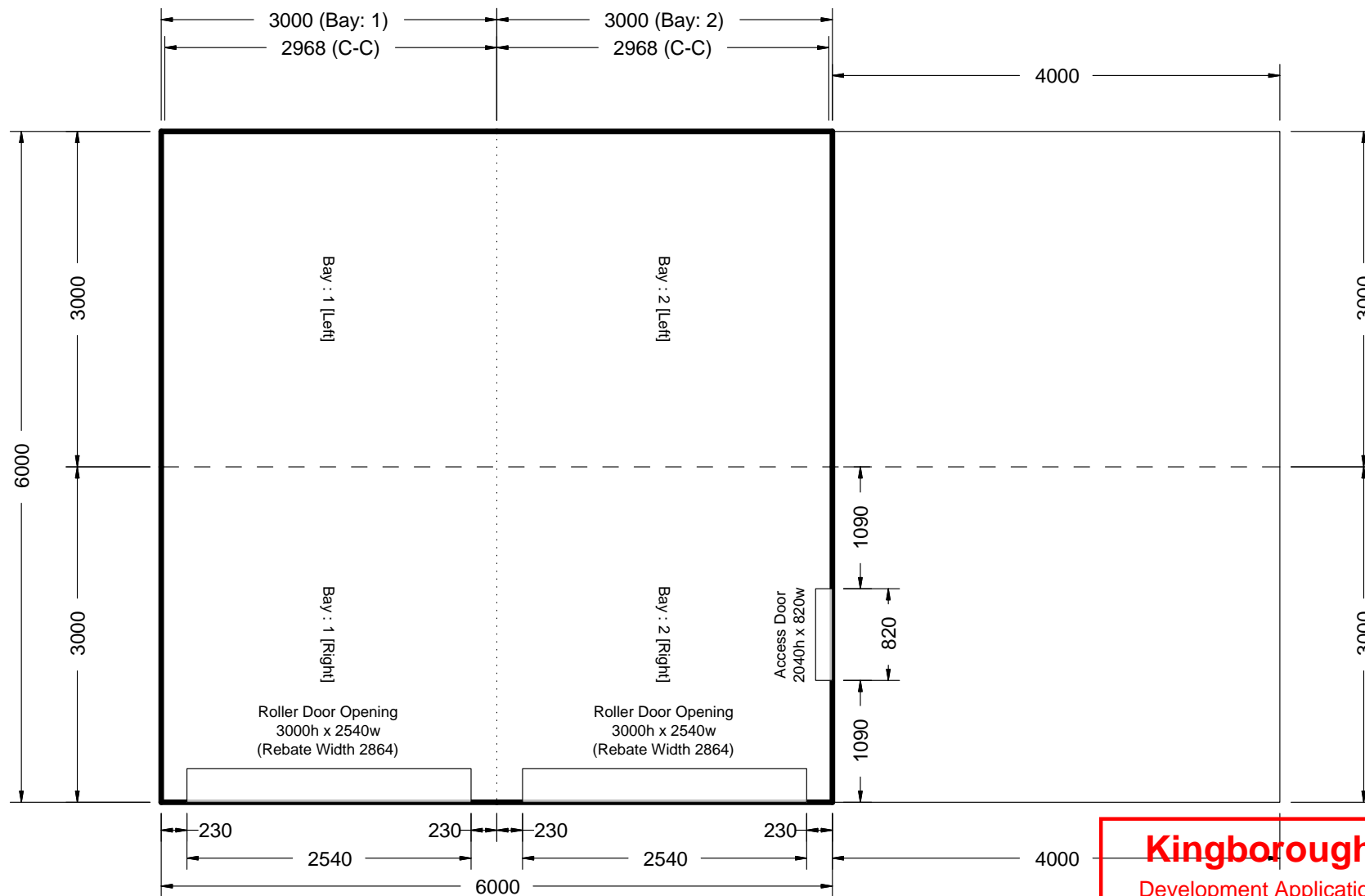
Date Received: 08/12/2025

Date placed on Public Exhibition: 14/02/2026

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CLIENT: Claire Prior
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PHONE: 0457758191
EMAIL: claire_p39@hotmail.com

DRAWING TITLE: Side Elevations
SCALE: 1:73.539
DATE: 25-11-2025
Job Number: SOR01_15072
Drawing Number: SE



PLAN ELEVATION

Kingborough Council

Development Application: DA-2025-427

Plan Reference No: P1

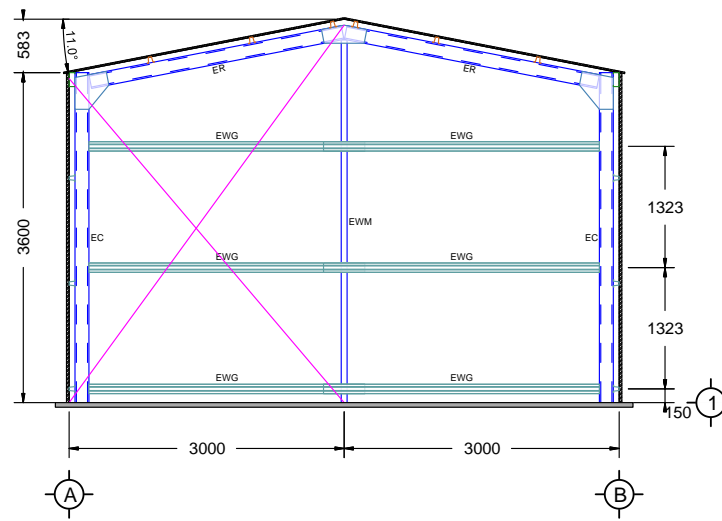
Date Received: 08/12/2025

Date placed on Public Exhibition: 14/02/2026

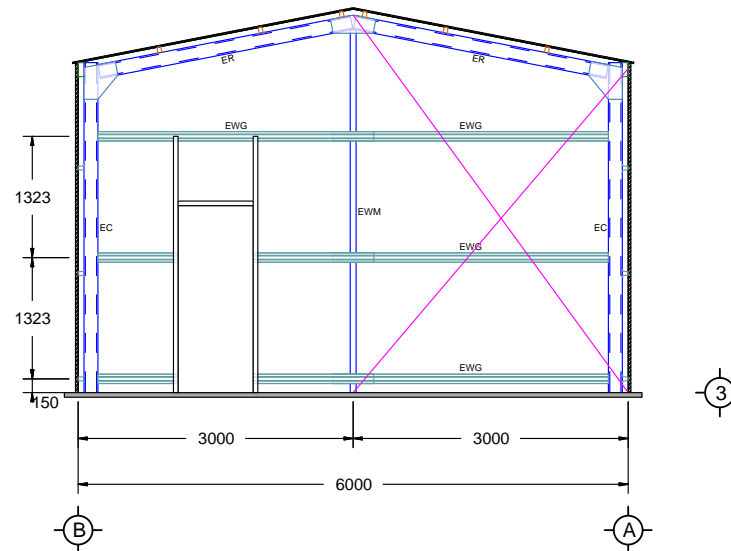
139 Main Road,
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Phone: 1300 737 910
Email: sales@rainbowbuilding.com.au

CLIENT: Claire Prior
SITE ADDRESS: 28 McQueens Road, SNUG, TAS, 7054
PHONE: 0457758191
EMAIL: claire_p39@hotmail.com

DRAWING TITLE: Plan Elevation
SCALE: 1:55.279
DATE: 25-11-2025
Job Number: SOR01_15072
Drawing Number: FPE



FRONT ELEVATION



REAR ELEVATION

Kingborough Council

Development Application: DA-2025-427

Plan Reference No: P1

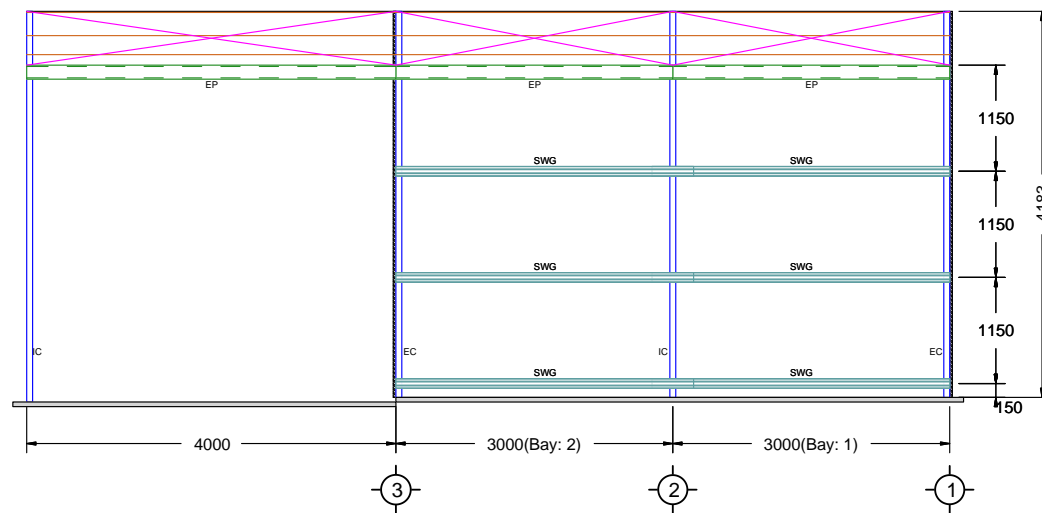
Date Received: 08/12/2025

Date placed on Public Exhibition: 14/02/2026

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CLIENT: Claire Prior
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PHONE: 0457758191
EMAIL: claire_p39@hotmail.com

DRAWING TITLE: End Frame Elevations
SCALE: 1:82.473
DATE: 25-11-2025
Job Number: SOR01_15072
Drawing Number: EFE



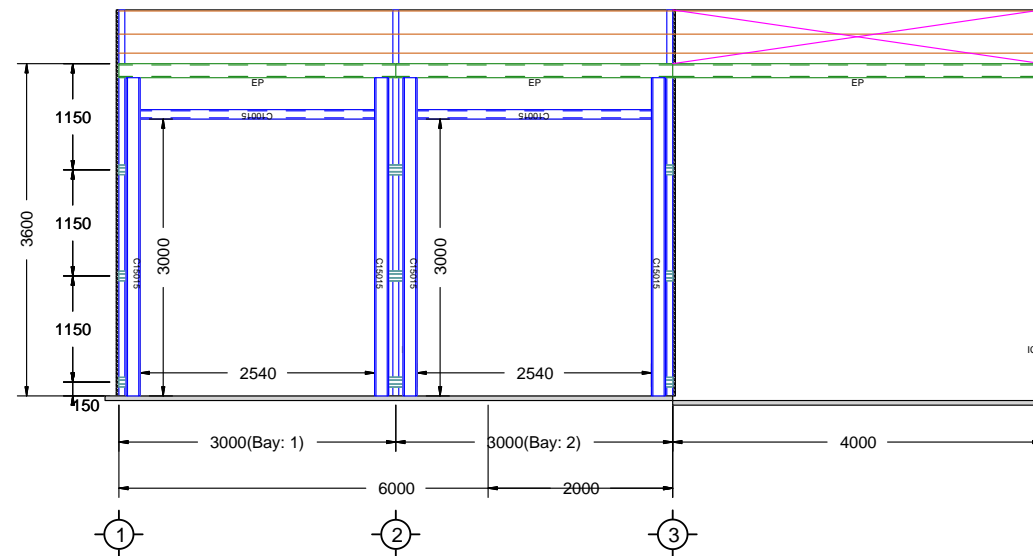
Kingborough Council

Development Application: DA-2025-427

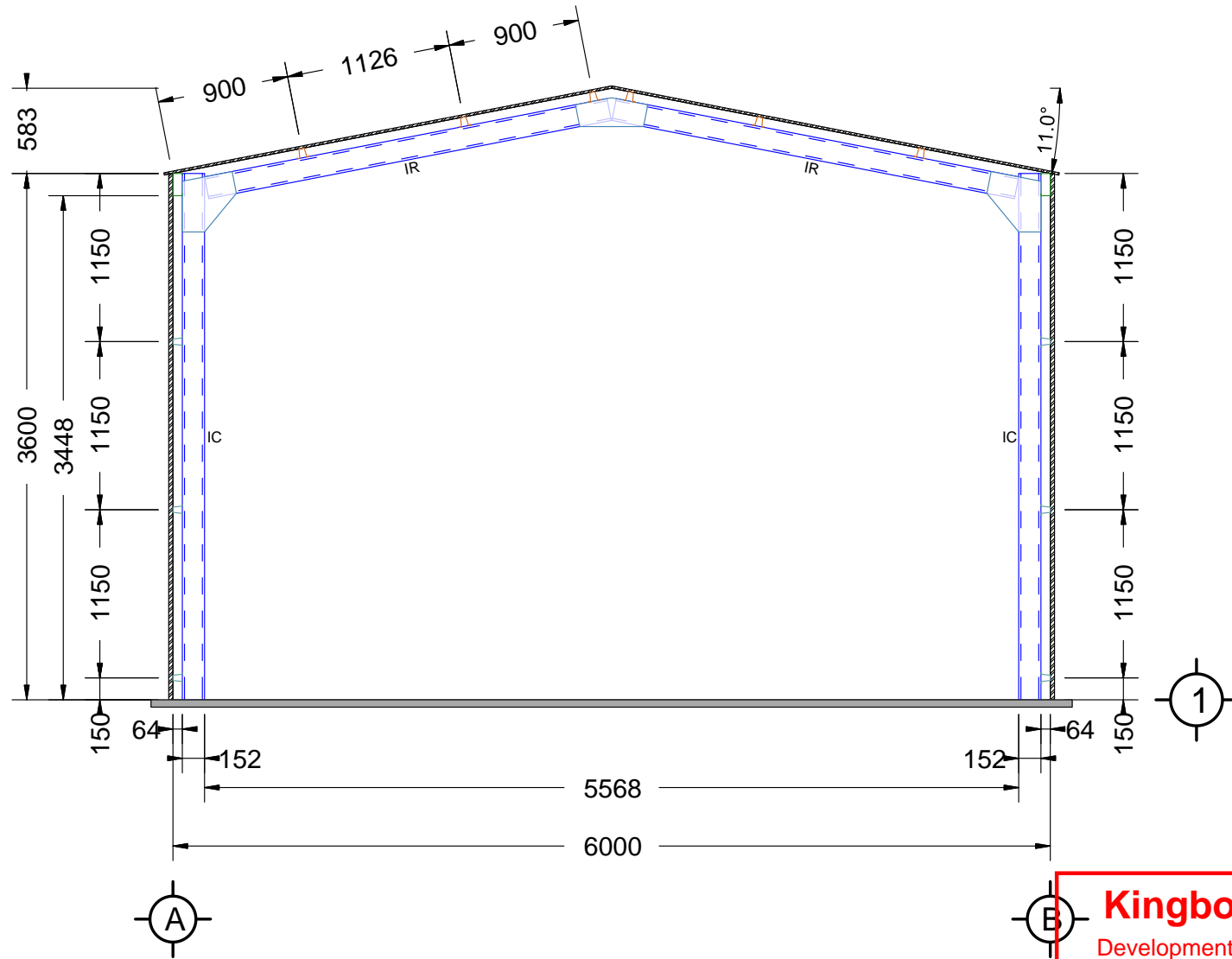
Plan Reference No: P1

Date Received: 08/12/2025

Date placed on Public Exhibition: 14/02/2026



RIGHT ELEVATION



INTERMEDIATE ELEVATION

Kingborough Council

Development Application: DA-2025-427

Plan Reference No: P1

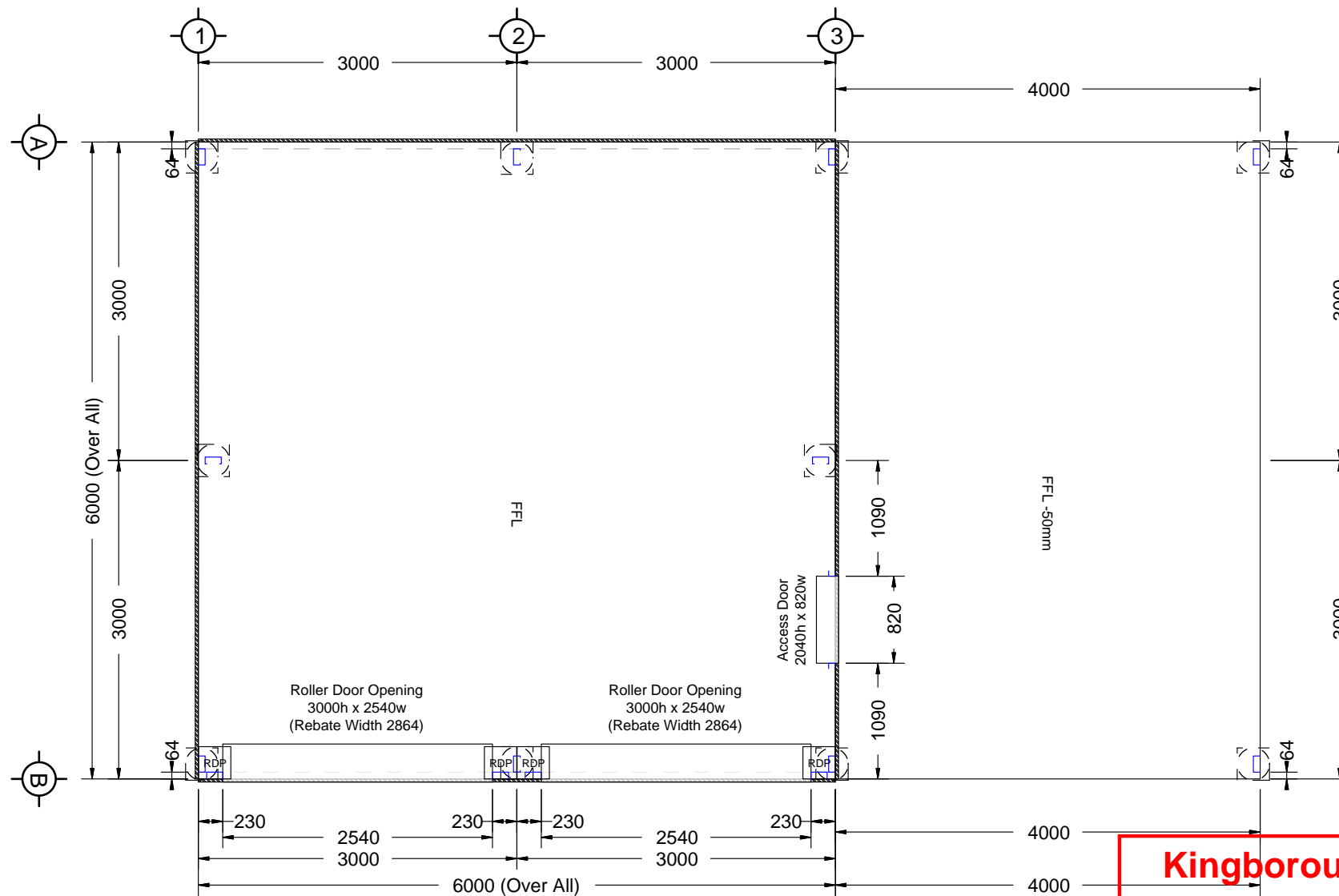
Date Received: 08/12/2025

Date placed on Public Exhibition: 14/02/2026

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CLIENT: Claire Prior
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EMAIL: claire_p39@hotmail.com

DRAWING TITLE: Cross Section
SCALE: 1:44.673
DATE: 25-11-2025
Job Number: SOR01_15072
Drawing Number: CS



FLOOR PLAN

Kingborough Council

Development Application: DA-2025-427

Plan Reference No: P1

Date Received: 08/12/2025

Date placed on Public Exhibition: 14/02/2026

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CLIENT: Claire Prior
SITE ADDRESS: 28 McQueens Road, SNUG, TAS, 7054
PHONE: 0457758191
EMAIL: claire_p39@hotmail.com

DRAWING TITLE: Floor Plan
SCALE: 1:57.026
DATE: 25-11-2025
Job Number: SOR01_15072
Drawing Number: FP