

# APPLICATION FOR PLANNING APPROVAL

<b>Application Number:</b>	DA-2023-113
<b>Proposal:</b>	Dwelling, retrospective outbuilding and ground-based solar array
<b>Subject Site:</b>	281 Snug Tiers Road, Snug
<b>Responsible Planning Officer:</b>	Brian Huang

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## Advertised Documents:

- Application Plans
- Natural Values Report
- Bushfire Hazard Assessment
- Onsite Wastewater Assessment Report
- Landslide Risk Report
- Response Cover Letter

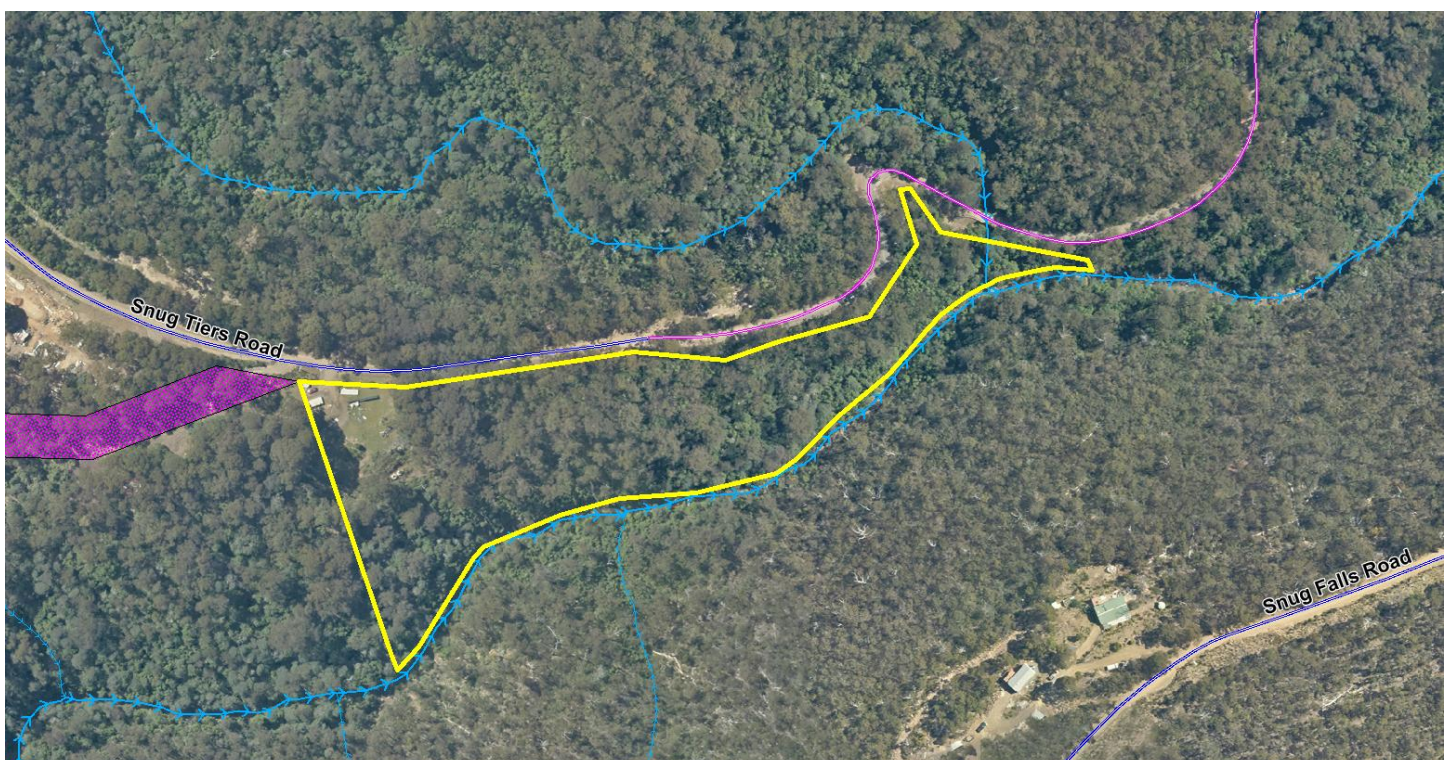
## Available upon request:

- 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 **5 June 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](mailto:kc@kingborough.tas.gov.au).

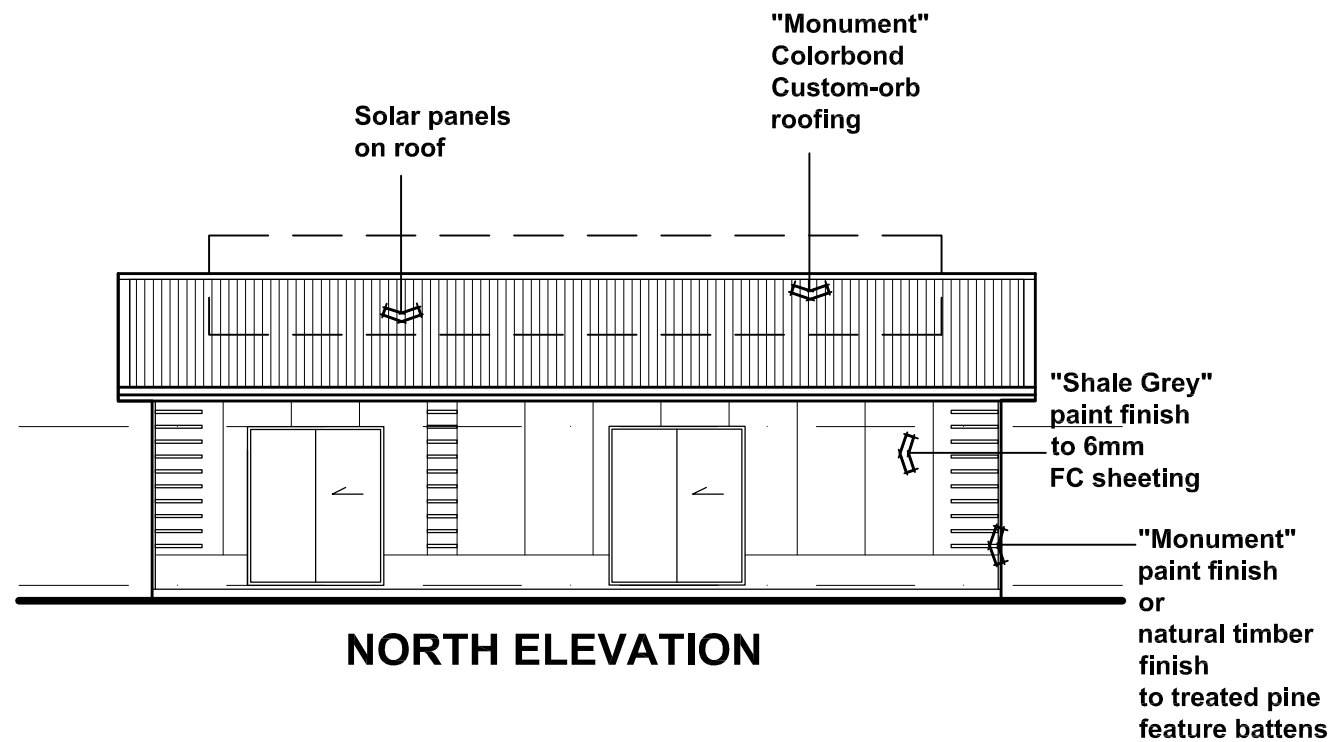


# PROPOSED NEW DWELLING

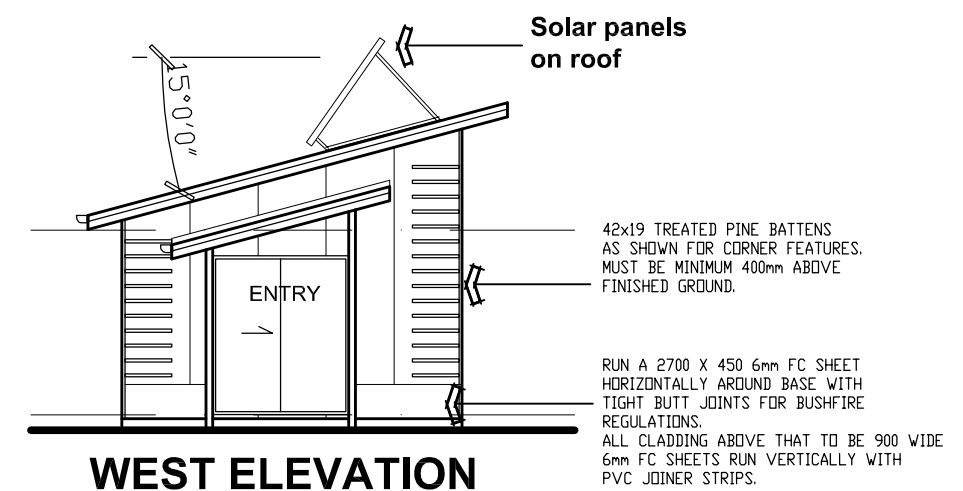
at  
281 Snug Tiers Road  
SNUG  
Tasmania  
for  
Matt Thompson

**REAL PROPERTY DESCRIPTION**  
Lot Lot 4 on Plan 29344  
Area of lot 2.029 ha

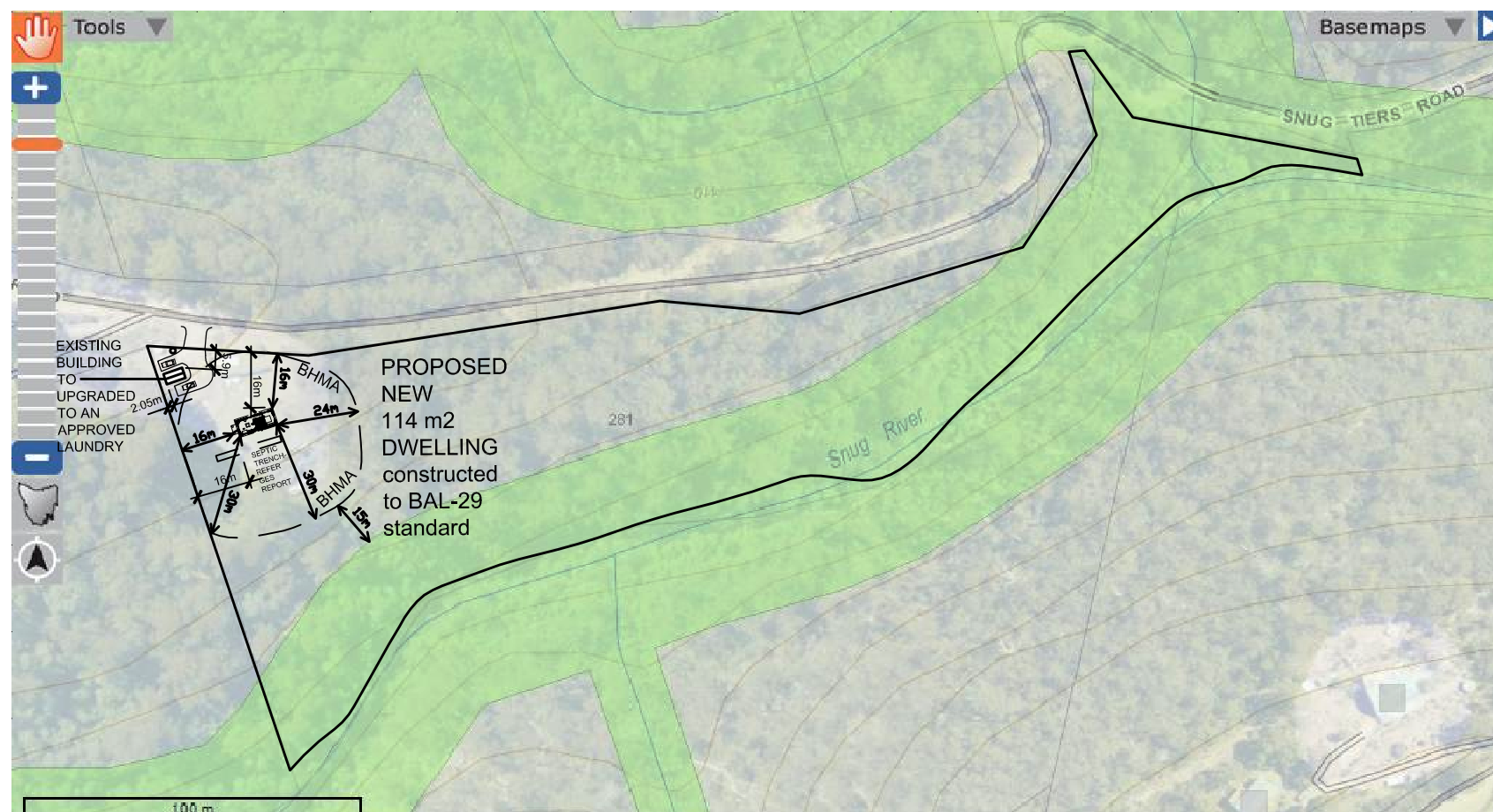
**Kingborough Council**  
Development Application: DA-2023-113  
Plan Reference No: P4  
Date Received: 07/05/2026  
Date placed on Public Exhibition: 23/5/2026



**NORTH ELEVATION**



**WEST ELEVATION**



**PROPOSED SITE PLAN 1:2000**

## Drawing Register

Cover sheet, RP Data, Drawing Register	DWG-01 / B	
Site plan	DWG-02 / C	1:1000
Partial Site plan with aerial photo	DWG-03 / B	1:200
Partial Site plan with Landslip overlay	DWG-04 / B	1:400
Proposed Floor Plan & Elevations	DWG-05 / B	1:100

## Environmental Management Plan

Environmental Management Plan - SHEET 1	DWG-06	1
Environmental Management Plan - SHEET 2	DWG-07	1:1000
Environmental Management Plan - SHEET 3	DWG-08	1:200

### AMENDMENTS:

A AMENDED 4.9.23  
B AMENDED 3.5.26

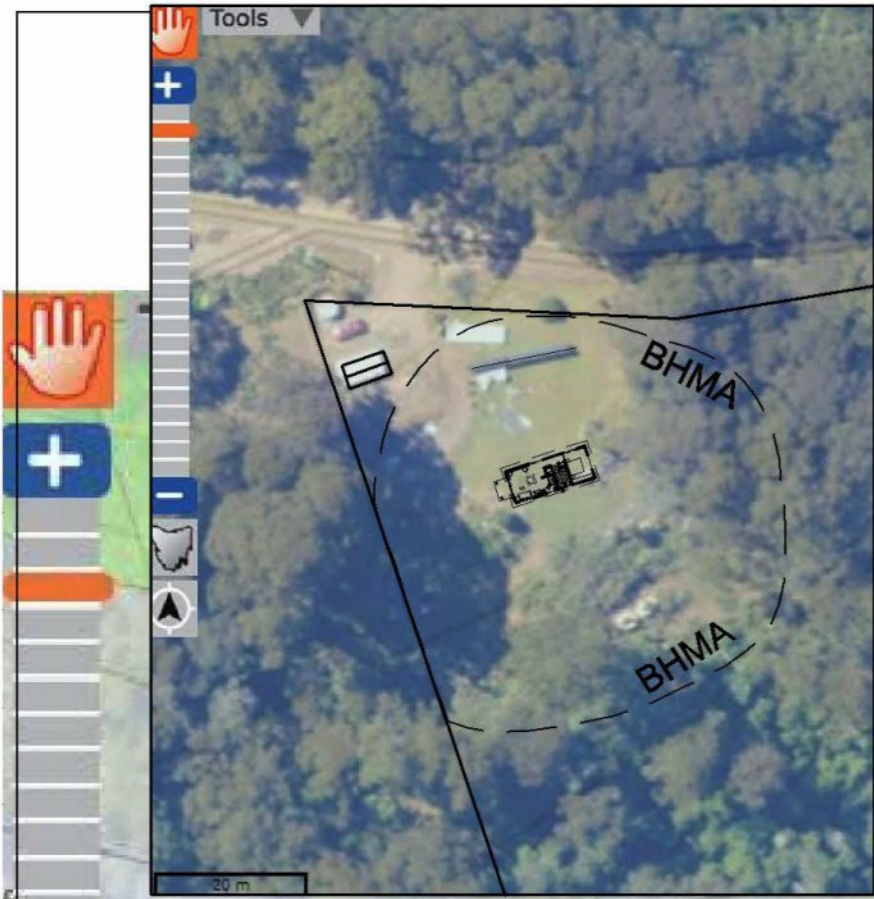
**Cover Sheet  
RP Data  
Drawing Register**



Building Design & Documentation  
Phone: 0414 310 328  
Email: dennis@canditt.com.au  
PO Box 200 Woodbridge TAS 7162  
Accreditation No. CC5242C

Scale 1:100 Date 22/7/20  
**SHEET No DWG - 01 / B**

TREES 1 & 3 ARE VERY HIGH CONSERVATION VALUE AND ARE NOT BEING REMOVED



INSERT WITH AERIAL PHOTOS OF TREES WITHIN BHMA



INSERT WITH SURVEY OF TREES WITHIN BHMA

- REFER ECOTAS REPORT.

THE AREA OF TREES TO BE REMOVED IS 650m<sup>2</sup> APPROX. A 400m<sup>2</sup> AREA TO THE EASTERN SIDE OF THE BHMA. A 250m<sup>2</sup> AREA TO THE SOUTHERN SIDE OF THE BHMA.

Study area
  Acacia dealbata
  Eucalyptus obliqua
  Eucalyptus regnans
  HMA

EXISTING BUILDING TO UPGRADED TO AN APPROVED LAUNDRY



PROPOSED NEW 114 m<sup>2</sup> DWELLING constructed to BAL-29 standard

EXTENT OF NATURAL WATERCOURSE OVERLAY SHOWN

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100 m

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**PROPOSED NEW DWELLING**

at  
**281 Snug Tiers Road**  
**SNUG**  
**Tasmania**

for  
**Matt Thompson**

**SITE PLAN**

AMENDMENTS:  
 A BHMA SHOWN 29.3.23  
 B AMENDED 5.9.23  
 C UPDATED 1.5.25

**Dennis Cantwell** T/A  
 Canditt Constructions P/L  
 Building Design & Documentation  
 Phone: 0414 310 328  
 Email: dennis@canditt.com.au  
 PO Box 200 Woodbridge TAS 7162  
 Accreditation No. CC5242C

Scale 1:1000 Date 22/7/20  
**SHEET No DWG - 02 / C**



# LANDSLIP MITIGATION MEASURES

REFER WCEA Pty Ltd CIVIL ENGINEER  
LAND STABILITY REPORT.  
1M MAXIMUM CUT.

LANDSLIDE HAZARD MITIGATION RECOMMENDATIONS FROM THIS REPORT:

Based on the slope characteristics, including site geology, and gradients, MRT landslide inventory and mapping and the observations on site, the potential scenarios for slope failure have been identified:

- ☑ Initial small/medium slide or flow failure from water concentrations and from sides of embankments.
- ☑ Shallow rotational failure from any cut batters.

The existing depth of cut and fill batters are quite small.

All building works are to be founded on the shallow dolerite bedrock and all stormwater flows are to be directed around the development and discharged well away from batters and embankments using level spreaders discharging over vegetated areas.

All stormwater discharges are to be prevented from running down fill batters, by kerbing or by sloping the surfaces away from the fill batters.

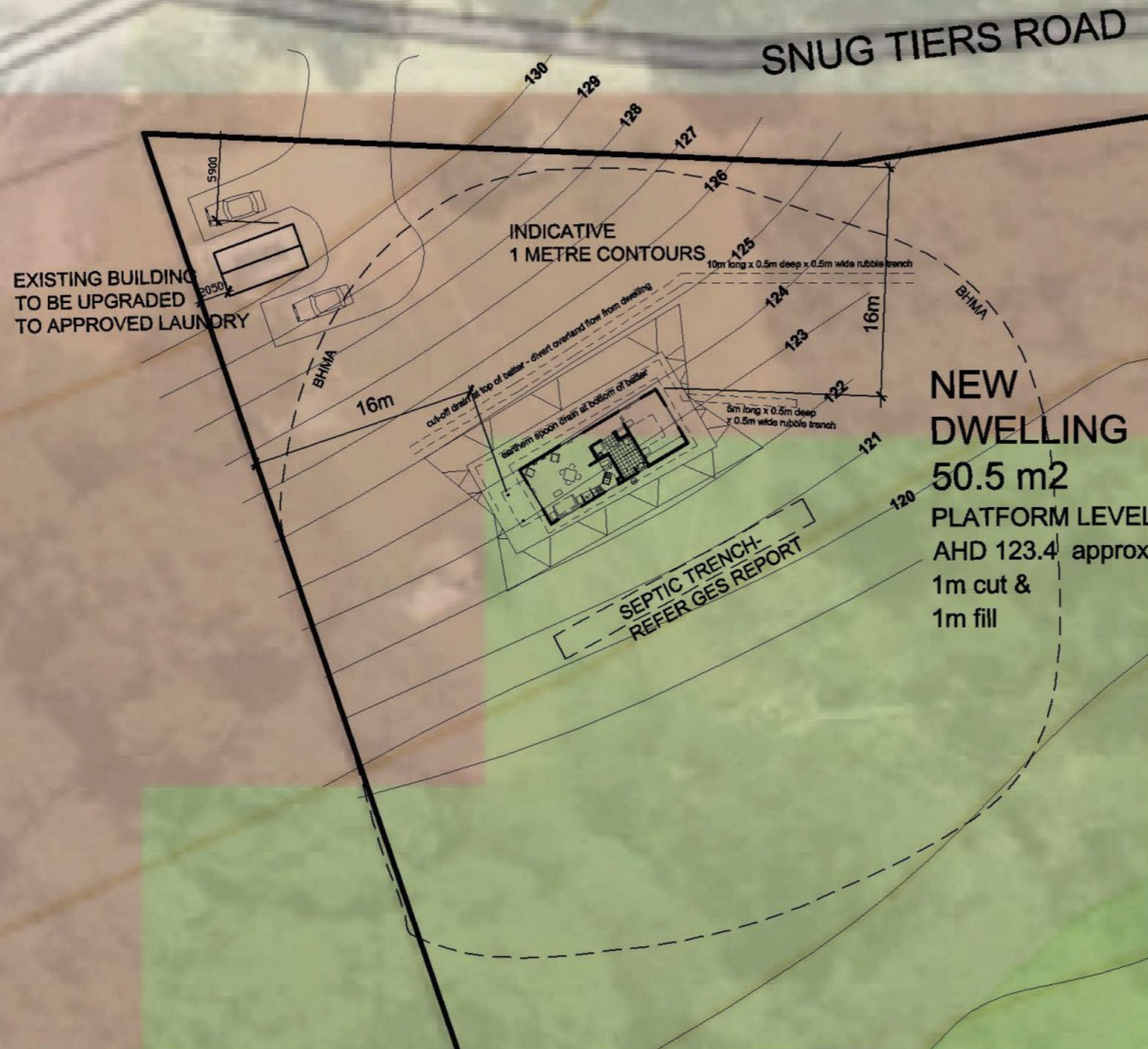
Such discharges, from the areas around the proposed dwelling and the driveway and parking area, should be located approximately 10M clear and downslope.

Any retaining walls should be founded and socketed into the bedrock with appropriate agg drainage to control any seepage and subsoil flows.

Earthworks should preferably be carried out in the drier summer months.

All earthworks should be carried out in accordance with AS3798-2007.

Good hillside construction practices should be adopted in accordance with the Australian Geoguide LR8



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AMENDMENTS:  
A AMENDED 5.9.23  
B AMENDED 5.5.26

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**PROPOSED NEW DWELLING**  
at  
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**SNUG**  
**Tasmania**  
for  
**Matt Thompson**

**Site Plan with Landslip overlay**

**Dennis Cantwell** T/A  
Canditt Constructions P/L  
Building Design & Documentation  
Phone: 0414 310 328  
Email: dennis@canditt.com.au  
PO Box 200 Woodbridge TAS 7162  
Accreditation No. CC5242C  
Scale 1:400 Date 22/7/20  
**SHEET No DWG - 04 / B**

# Kingborough Council

Development Application: DA-2023-113

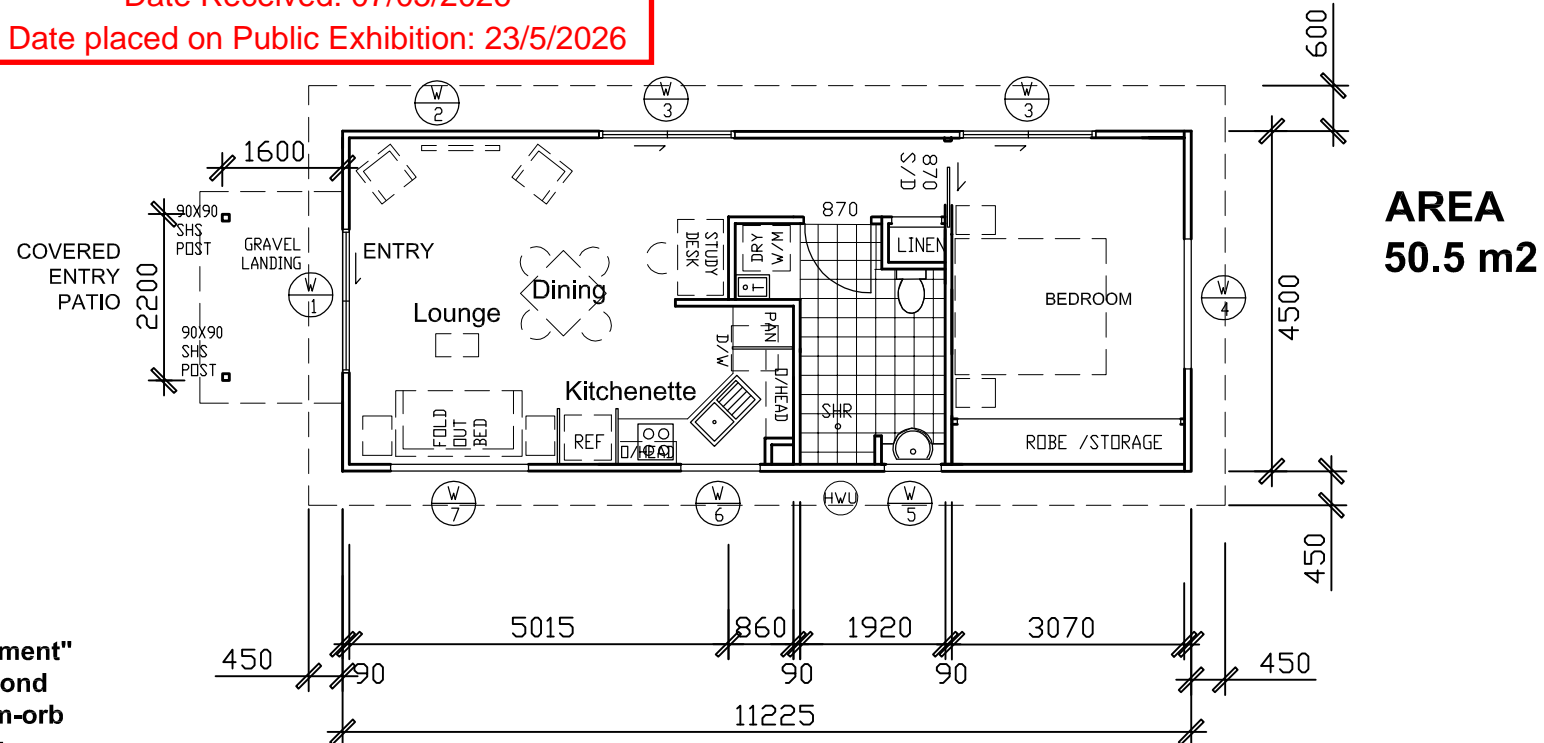
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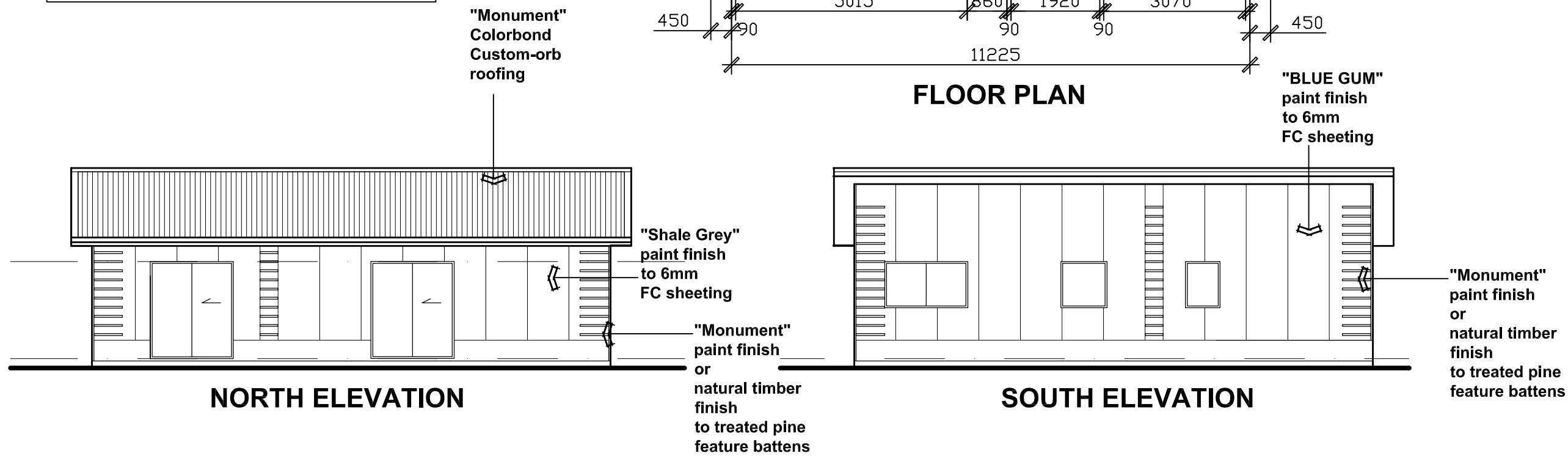


EXISTING BUILDING  
TO BE UPGRADED  
TO APPROVED LAUNDRY  
& STORE ROOM



AREA  
50.5 m2

FLOOR PLAN



NORTH ELEVATION

SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

**BAL -29**

42x19 TREATED PINE BATTENS  
AS SHOWN FOR CORNER FEATURES.  
MUST BE MINIMUM 400mm ABOVE  
FINISHED GROUND.

RUN A 2700 X 450 6mm FC SHEET  
HORIZONTALLY AROUND BASE WITH  
TIGHT BUTT JOINTS FOR BUSHFIRE  
REGULATIONS.  
ALL CLADDING ABOVE THAT TO BE 900 WIDE  
6mm FC SHEETS RUN VERTICALLY WITH  
PVC JOINER STRIPS.

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at  
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SNUG  
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Matt Thompson

## FLOOR PLAN

AMENDMENTS:  
A AMENDED 19.23  
B AMENDED 3.5.26



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PO Box 200 Woodbridge TAS 7162  
Accreditation No. CC5242C

Scale 1:100 Date 22/7/20  
SHEET No DWG - 05 / B