

# APPLICATION FOR PLANNING APPROVAL

**Application Number:** DA-2025-20  
**Proposal:** Dwelling  
**Subject Site:** 4550 Bruny Island Main Road, Lunawanna  
**Responsible Planning Officer:** Camilo Miranda

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## Advertised Documents:

- Application Plans
- Wastewater Assessment
- Bushfire Hazard Assessment
- Site and Soil Evaluation Report

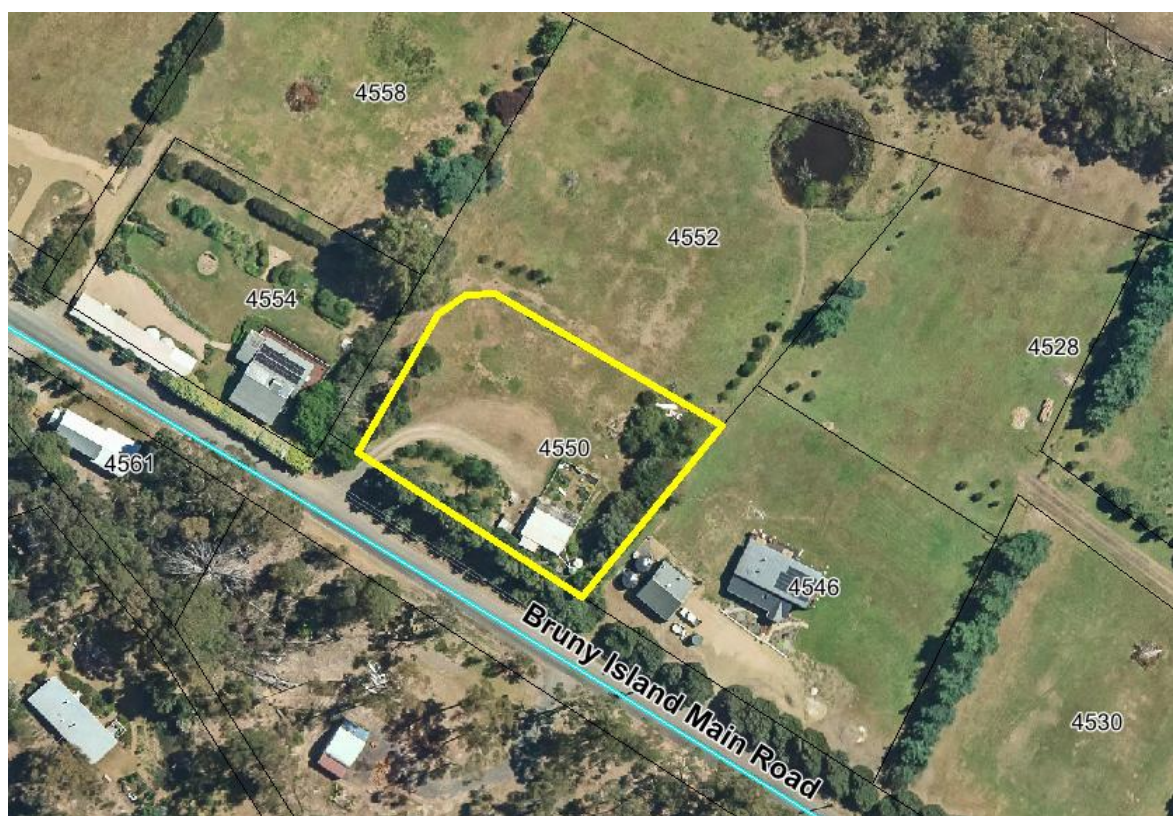
Available upon request:

- 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 **30 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).



# DEVELOPMENT APPLICATION: PROPOSED DWELLING AT 4550 BRUNY ISLAND MAIN ROAD, LUNAWANNA

## DIRECTOR'S LIST:

FOR: FRANK STOKELY  
 SITE: 4550 BRUNY ISLAND MAIN ROAD, LUNAWANNA 7150  
 LAND TITLE: 145345/2  
 PLANNING PERMIT: TBD  
 ZONING: LOW DENSITY RESIDENTIAL  
 SITE AREA: 2,519.56m<sup>2</sup>  
 PROPOSED FOOTPRINT: 310.50m<sup>2</sup> (+223.55m<sup>2</sup>)  
 SITE COVERAGE: 12.32%  
 BAL: BAL - 19  
 SOIL CLASSIFICATION: CLASS 'P' H-2

**Kingborough Council**  
 Development Application: DA-2025-20  
 Plan Reference No: P2  
 Date Received: 5/6/2026  
 Date placed on Public Exhibition: 17/6/2026

## DRAWING SCHEDULE:

DA.01	SITE PLAN	3/06/2026
DA.02	FLOOR PLAN - DWELLING	3/06/2026
DA.03	FLOOR PLAN - ANCILLARY	3/06/2026
DA.04	DWELLING ELEVATIONS 1 OF 2	3/06/2026
DA.05	DWELLING ELEVATIONS 1 OF 2	3/06/2026
DA.06	ANCILLARY ELEVATIONS 1 OF 2	3/06/2026
DA.07	ANCILLARY ELEVATIONS 1 OF 2	3/06/2026
DA.08	STORMWATER PLAN	3/06/2026
DA.09	DRIVEWAY PLAN	3/06/2026
DA.10	DRIVEWAY DETAILS	3/06/2026
DA.11	3D PERSPECTIVE 1 OF 3	3/06/2026
DA.12	3D PERSPECTIVE 2 OF 3	3/06/2026
DA.13	3D PERSPECTIVE 3 OF 3	3/06/2026



BUILDING FOOTPRINT	
SITE AREA	2,519.56m <sup>2</sup>
PROPOSED DWELLING	155.76m <sup>2</sup>
PROPOSED DECKS	67.80m <sup>2</sup>
ANCILLARY DWELLING	54.00m <sup>2</sup>
PATIO	26.46m <sup>2</sup>
STORE	6.48m <sup>2</sup>
TOTAL FOOTPRINT	310.50m <sup>2</sup>
SITE COVERAGE	12.32%

**JJD**  
 LICENSE: 179730619  
 PHONE: 0439336257  
 EMAIL: info@jjd.design  
 ADDRESS: 19 TILANBI STREET, HOWRAH, TAS, 7018

Amendments

DO NOT SCALE OFF DRAWINGS. CONTRACTORS TO CONFIRM WITH J DWYER ANY DIMENSIONS OR LEVELS IF NECESSARY. ALL GLAZING TO AS 1288/2047. THIS DOCUMENT IS COPYRIGHTED AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN CONSENT OF J DWYER

PROJECT:  
 PROPOSED DWELLING AT 4550 BRUNY ISLAND MAIN ROAD, LUNAWANNA 7150






DRAWING TITLE:  
 DA.01 SITE PLAN

CLIENT:  
 FRANK STOKELY

DRAWN: J DWYER  
 SCALE: 1:300 @A3  
 DATE: 3/06/2026

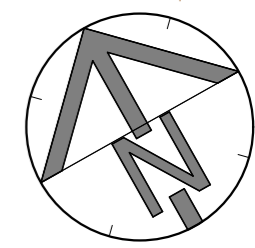
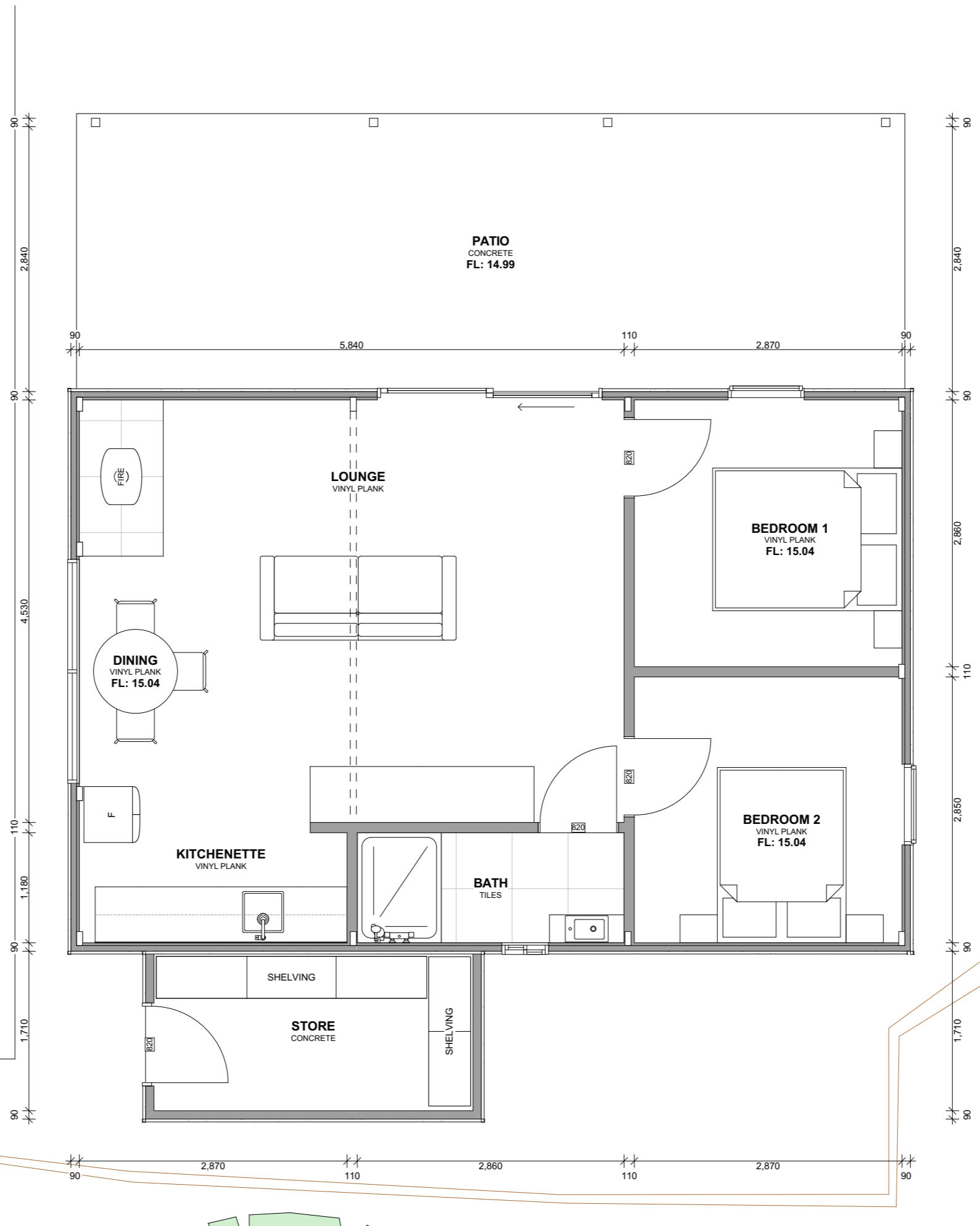
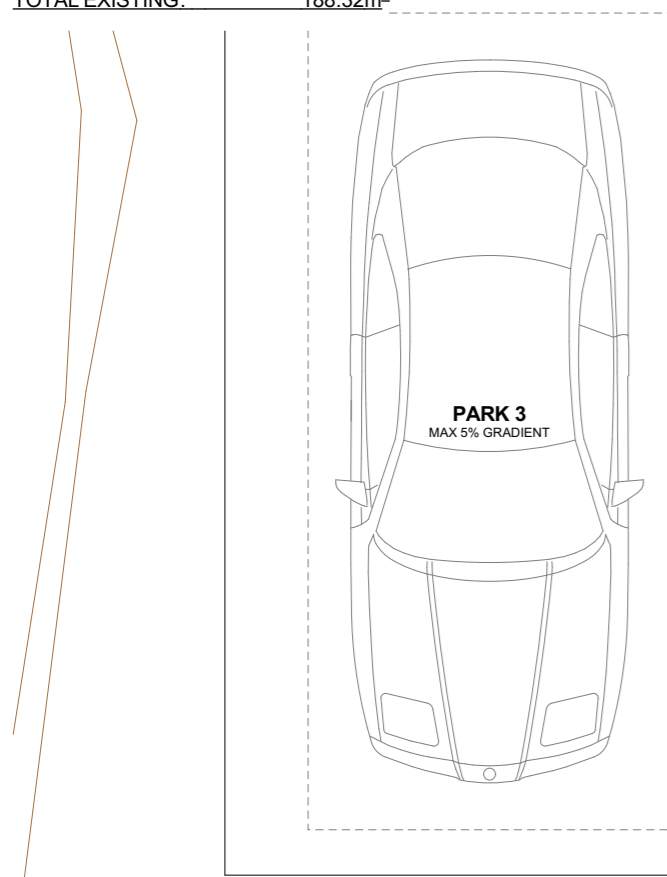


**LEGEND:**

-  ROOF ACCESS PANEL
-  SMOKE ALARM
-  METER BOX
-  HOT WATER CYLINDER
-  350x350 GRATED PIT

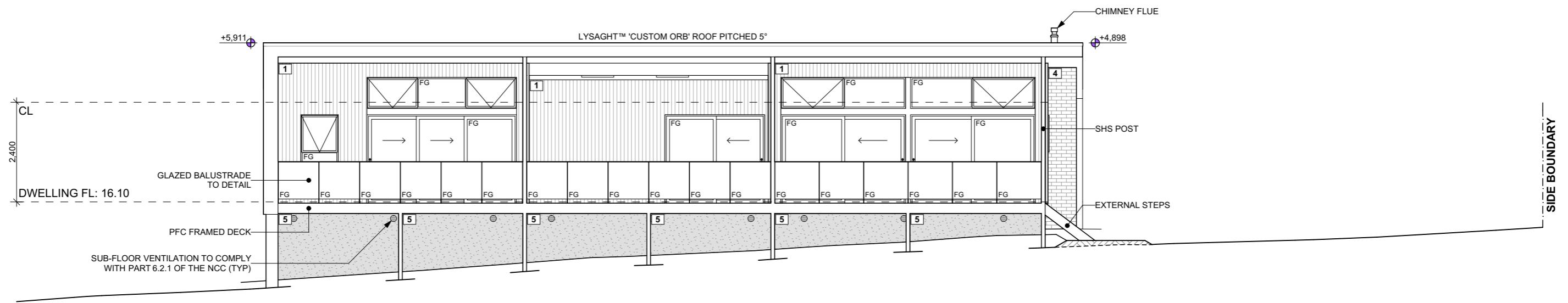
**FLOOR AREAS:**

DWELLING:	155.76m <sup>2</sup>
FRONT DECK:	60.74m <sup>2</sup>
ENTRY DECK:	7.06m <sup>2</sup>
<b>TOTAL DWELLING:</b>	<b>223.56m<sup>2</sup></b>
ANCILLARY DWELLING:	54.00m <sup>2</sup>
COVERED PATIO:	26.46m <sup>2</sup>
STORAGE:	6.48m <sup>2</sup>
<b>TOTAL EXISTING:</b>	<b>188.32m<sup>2</sup></b>



Kingborough Council

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**NORTH-EAST ELEVATION**  
SCALE 1:100 @A3

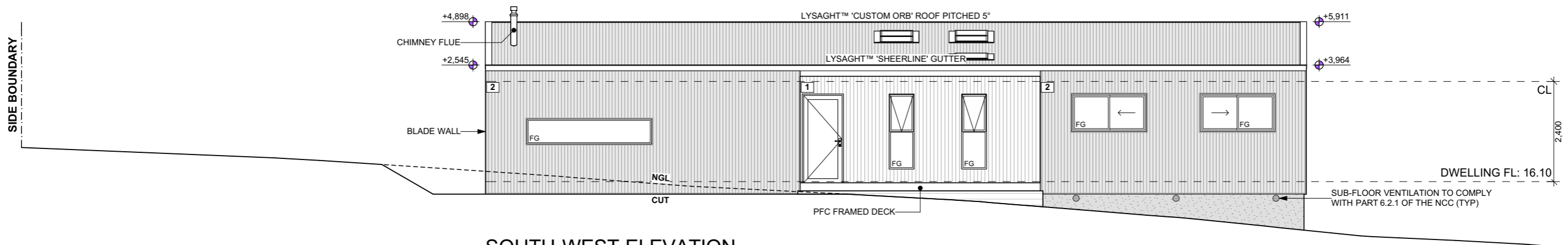
**Kingborough Council**

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**SOUTH-WEST ELEVATION**  
SCALE 1:100 @A3

**LEGEND:**

- FG FIXED GLAZING
- NGL NATURAL GROUND LINE
- +1,234 HEIGHT ABOVE NGL
- SECTION OF BUILDING PROTRUDING BUILDING ENVELOPE
- 1 19mm TIMBER VERTICAL BOARD ON BOARD CLADDING - E1 (750kg/m<sup>3</sup>)
- 2 LYSAGHT™ 'CUSTOM ORB' METAL SHEET CLADDING - WALLABY
- 3 LYSAGHT™ 'TRIMDEK' METAL SHEET CLADDING - PALE EUCALYPT
- 4 DOUBLE BRICK WALL
- 5 RENDERED BLOCKWORK - WALLABY

**JJD DESIGN**  
 LICENSE: 179730619  
 PHONE: 0439336257  
 EMAIL: info@jjd.design  
 ADDRESS: 19 TILANBI STREET, HOWRAH, TAS, 7018

**Amendments**

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**PROJECT:**

PROPOSED DWELLING AT 4550 BRUNY ISLAND MAIN ROAD, LUNAWANNA 7150

**DRAWING TITLE:**

DA.04 DWELLING ELEVATIONS 1 OF 2

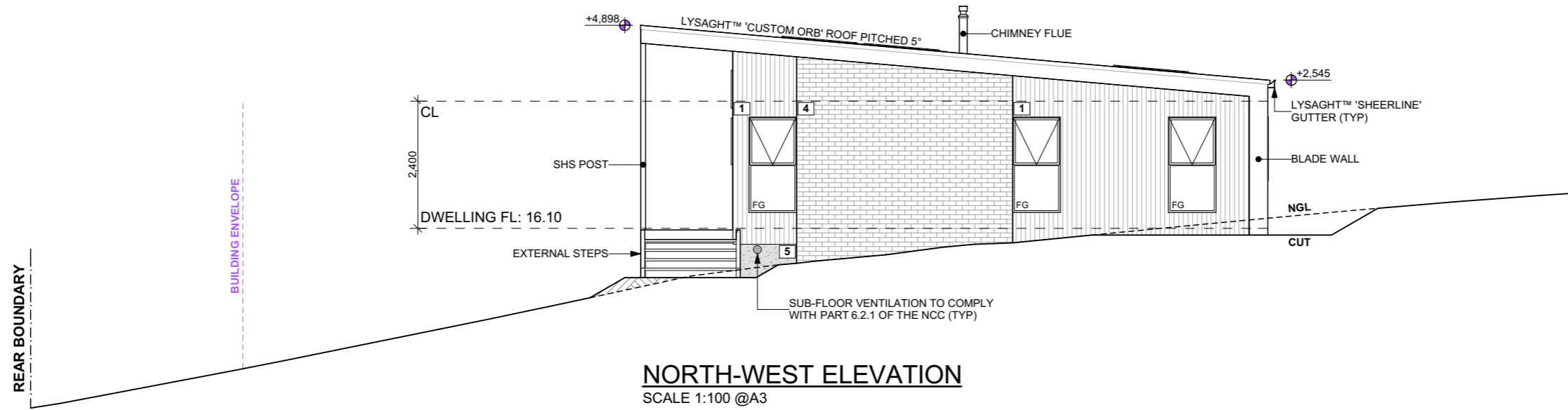
**CLIENT:**

FRANK STOKELY

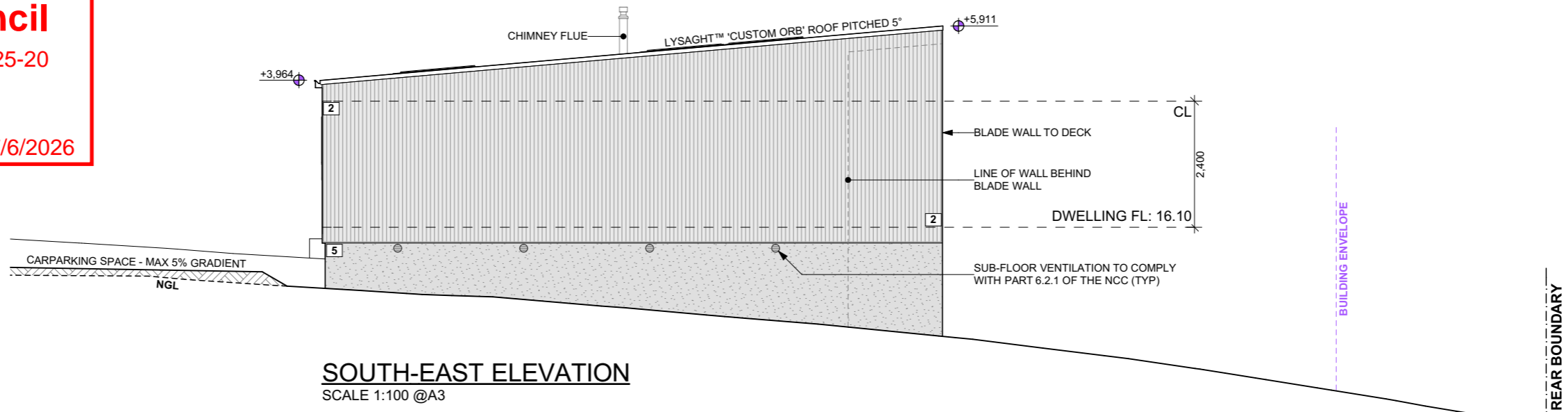
**DRAWN:** J DWYER

SCALE: 1:100 @A3

DATE: 3/06/2026

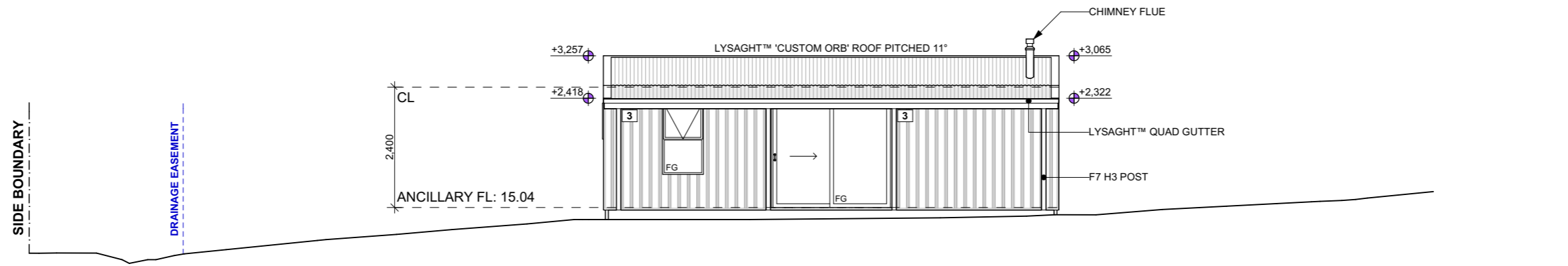


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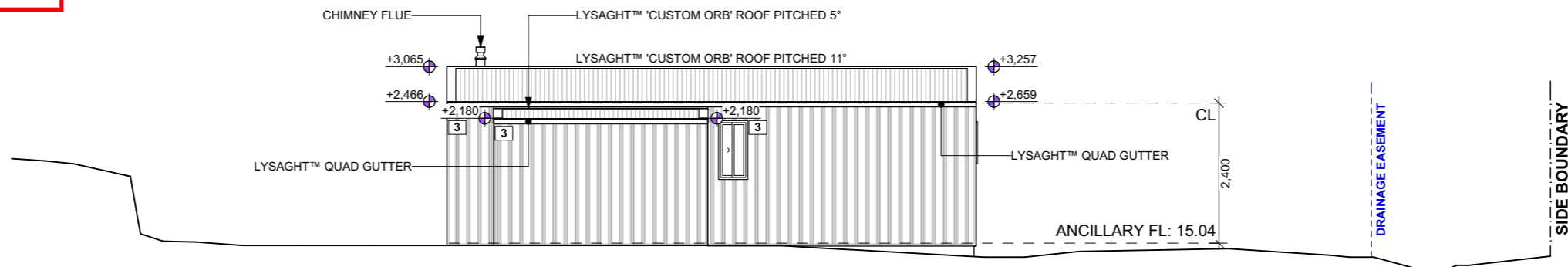
- LEGEND:**
- FG FIXED GLAZING
  - NGL NATURAL GROUND LINE
  - +1.234 HEIGHT ABOVE NGL
  - SECTION OF BUILDING PROTRUDING BUILDING ENVELOPE
  - 1 19mm TIMBER VERTICAL BOARD ON BOARD CLADDING - E1 (750kg/m<sup>3</sup>)
  - 2 LYSAGHT™ 'CUSTOM ORB' METAL SHEET CLADDING - WALLABY
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					<p>SCALE: 1:100 @A3</p>
					<p>DATE: 3/06/2026</p>



**NORTH-EAST ELEVATION**  
SCALE 1:100 @A3

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**SOUTH-WEST ELEVATION**  
SCALE 1:100 @A3

**LEGEND:**

- FG FIXED GLAZING
- NGL NATURAL GROUND LINE
- +1.234 HEIGHT ABOVE NGL
- SECTION OF BUILDING PROTRUDING BUILDING ENVELOPE
- 1 19mm TIMBER VERTICAL BOARD ON BOARD CLADDING - E1 (750kg/m<sup>3</sup>)
- 2 LYSAGHT™ 'CUSTOM ORB' METAL SHEET CLADDING - WALLABY
- 3 LYSAGHT™ 'TRIMDEK' METAL SHEET CLADDING - PALE EUCALYPT
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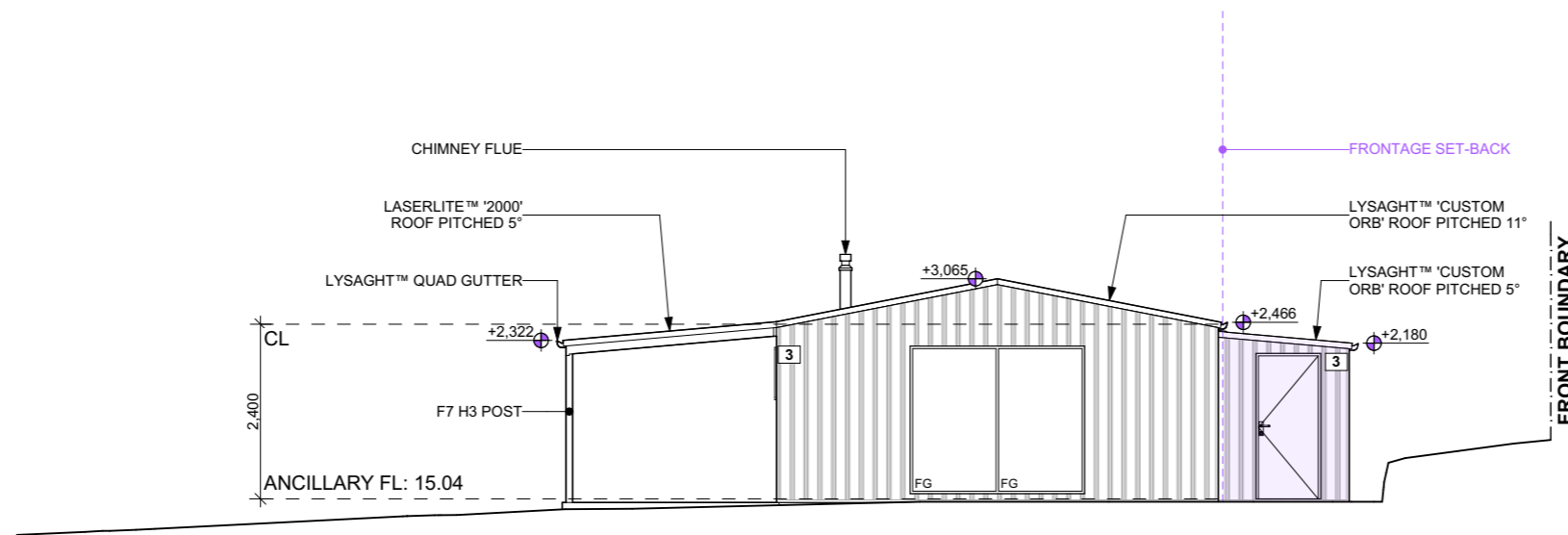
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 PROPOSED DWELLING AT 4550 BRUNY ISLAND MAIN ROAD, LUNAWANNA 7150

**DRAWING TITLE:**  
 DA.06 ANCILLARY ELEVATIONS 1 OF 2

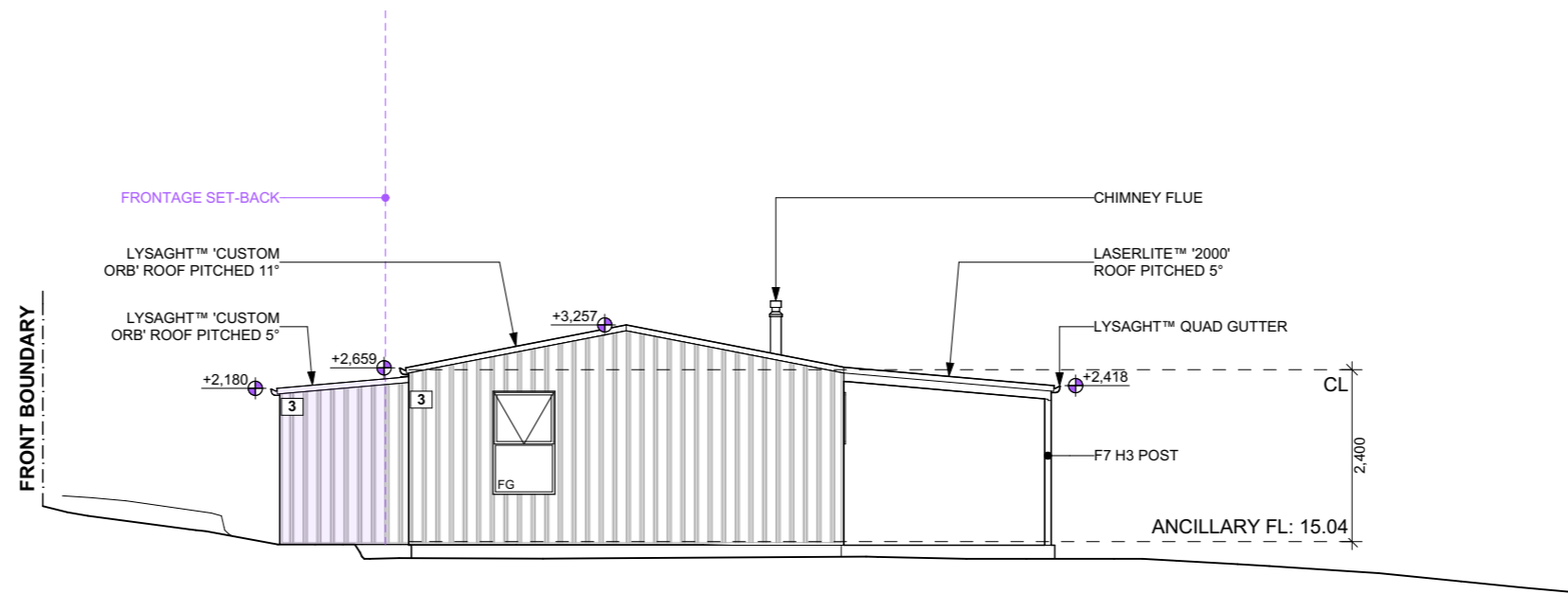
**CLIENT:**  
 FRANK STOKELY

**DRAWN:** J DWYER  
**SCALE:** 1:100 @A3  
**DATE:** 3/06/2026



**NORTH-WEST ELEVATION**  
SCALE 1:100 @A3

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**SOUTH-EAST ELEVATION**  
SCALE 1:100 @A3

**LEGEND:**

- FG FIXED GLAZING
- NGL NATURAL GROUND LINE
- +1.234 HEIGHT ABOVE NGL
- SECTION OF BUILDING PROTRUDING BUILDING ENVELOPE
- 1 19mm TIMBER VERTICAL BOARD ON BOARD CLADDING - E1 (750kg/m<sup>3</sup>)
- 2 LYSAGHT™ 'CUSTOM ORB' METAL SHEET CLADDING - WALLABY
- 3 LYSAGHT™ 'TRIMDEK' METAL SHEET CLADDING - PALE EUCALYPT
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**PROJECT:**

PROPOSED DWELLING AT 4550 BRUNY ISLAND MAIN ROAD, LUNAWANNA 7150

**DRAWING TITLE:**

DA.07 ANCILLARY ELEVATIONS 2 OF 2

**CLIENT:**

FRANK STOKELY

**DRAWN:** J DWYER

SCALE: 1:100 @A3

DATE: 3/06/2026

**LEGEND**

- sw— 100Ø UPVC STORMWATER
- 90Ø DP 90Ø UPVC DOWNPIPE

**ROOF AREAS:**

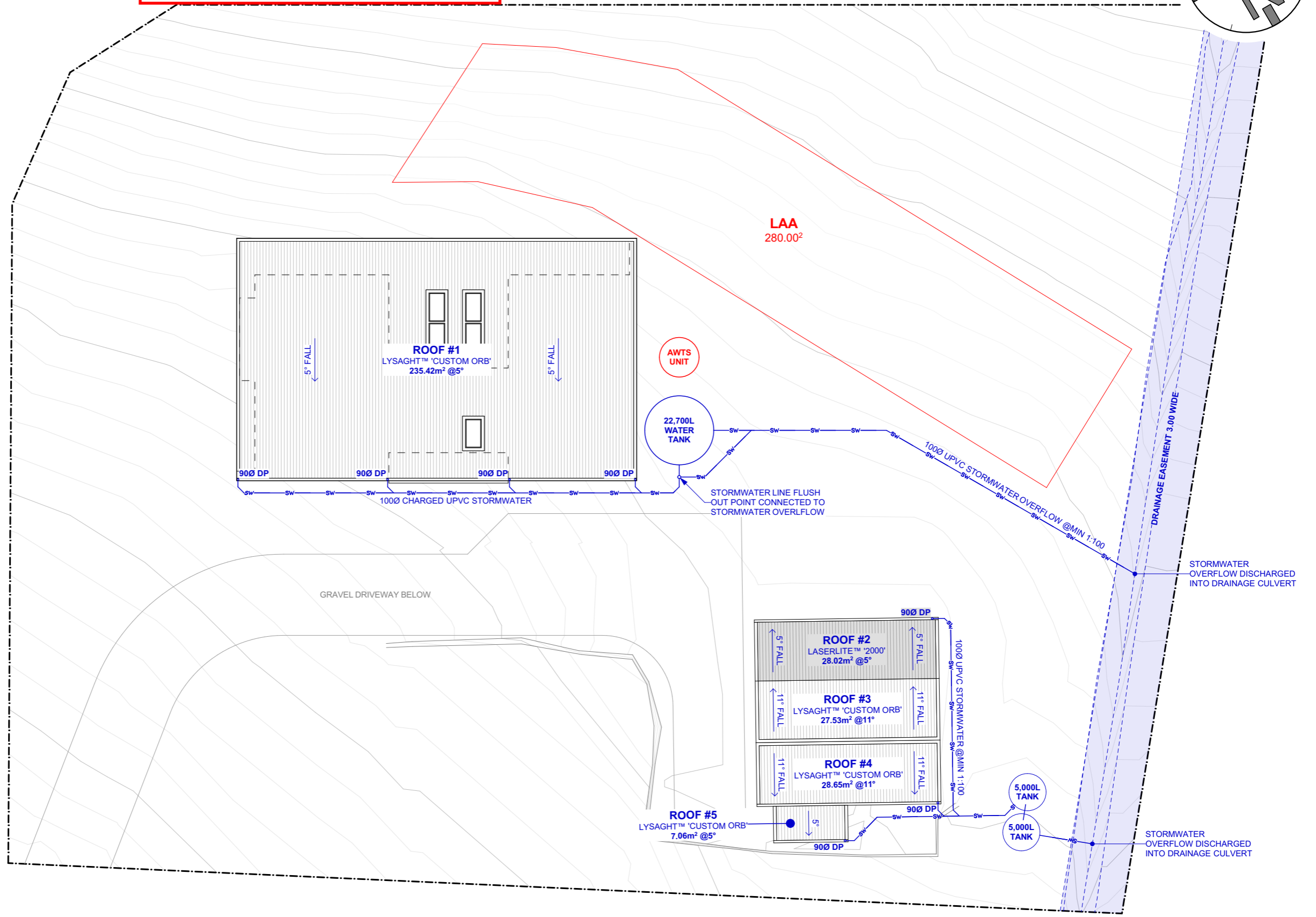
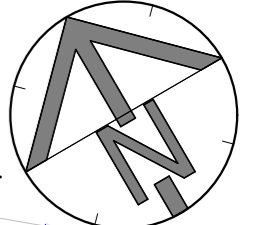
- ROOF #1** LYSAGHT™ 'CUSTOM ORB' @5°  
235.42m<sup>2</sup> x 1.05 (5°) = 247.19m<sup>2</sup>  
NO. OF DOWNPIPES = 4  
DOWN PIPE SIZE = 90Ø
- ROOF #2** LASERLITE™ '2000' @5°  
28.02m<sup>2</sup> x 1.05 (5°) = 29.42m<sup>2</sup>  
NO. OF DOWNPIPES = 1  
DOWN PIPE SIZE = 90Ø
- ROOF #3** LYSAGHT™ 'CUSTOM ORB' @11°  
27.53m<sup>2</sup> x 1.11 (11°) = 30.56m<sup>2</sup>  
NO. OF DOWNPIPES = 1  
DOWN PIPE SIZE = 90Ø
- ROOF #4** LYSAGHT™ 'CUSTOM ORB' @11°  
28.65m<sup>2</sup> x 1.11 (11°) = 31.80m<sup>2</sup>  
NO. OF DOWNPIPES = 1  
DOWN PIPE SIZE = 90Ø
- ROOF #5** LYSAGHT™ 'CUSTOM ORB' @5°  
7.06m<sup>2</sup> x 1.05 (5°) = 7.41m<sup>2</sup>  
NO. OF DOWNPIPES = 1  
DOWN PIPE SIZE = 90Ø

**PLUMBING NOTES**

ALL PLUMBING TO BE IN ACCORDANCE WITH AS3500, TAS PLUMBING CODE AND LOCAL AUTHORITY REGULATIONS.

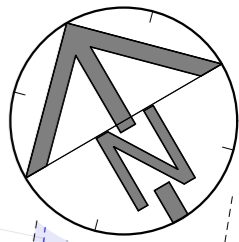
- MINIMUM GRADIENT ON PIPES AS PER AS3500
- DN90 = 1:100
  - DN100 = 1:100
  - DN150 = 1:100

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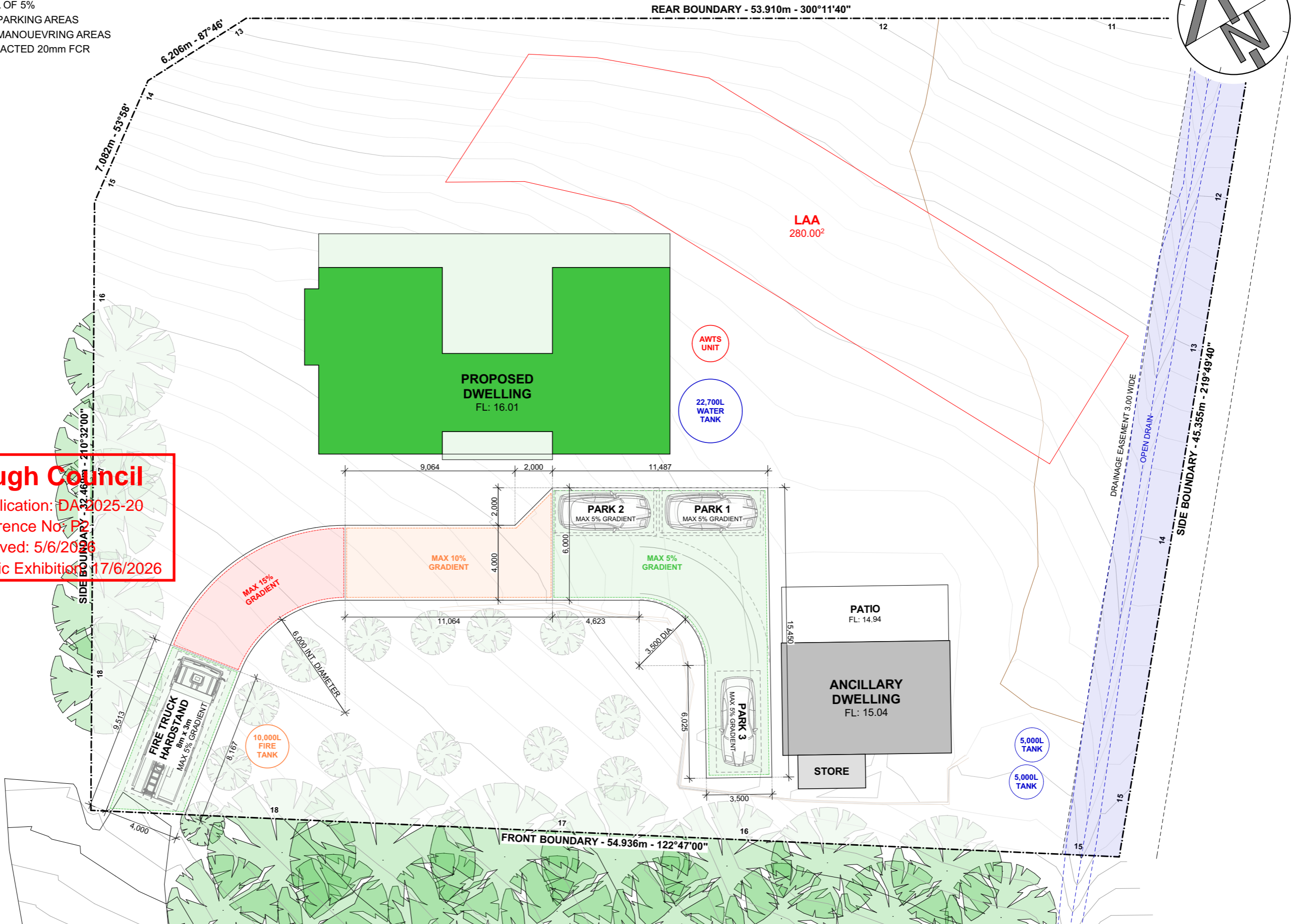


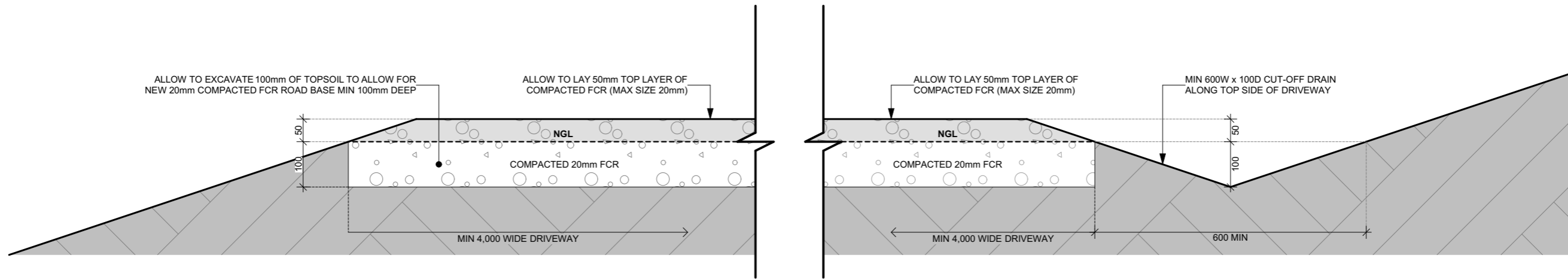
**GRAVEL DRIVEWAY NOTES:**

- MINIMUM DRIVEWAY WIDTH OF 4m
- MAXIMUM DRIVEWAY GRADIENT OF 15%
- MAXIMUM DRIVEWAY CROSS FALL OF 5%
- MAXIMUM GRADIENT OF 5% FOR PARKING AREAS
- MAXIMUM GRADIENT OF 5% FOR MANOEUVRING AREAS
- DRIVEWAY SURFACE TO BE COMPACTED 20mm FCR



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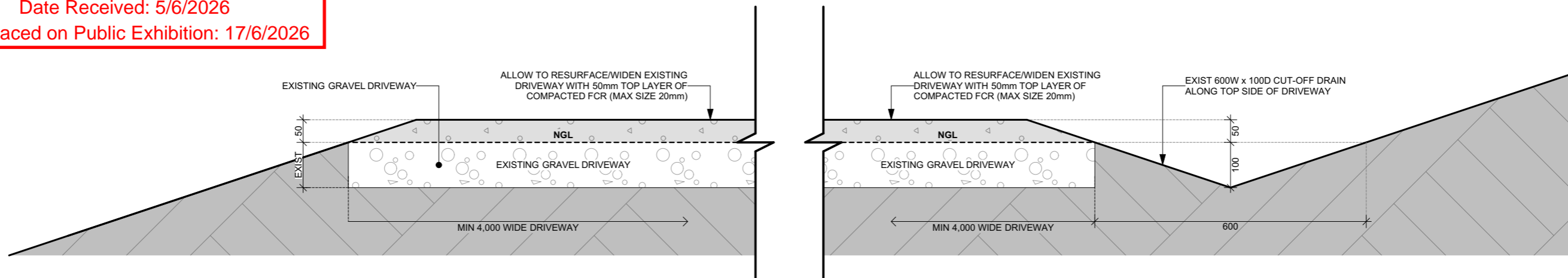




**DRIVEWAY CROSS-SECTION (PROPOSED)**

SCALE 1:10 @A3

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**DRIVEWAY CROSS-SECTION (EXISTING)**

SCALE 1:10 @A3



NORTH PERSPECTIVE



NORTH-WEST PERSPECTIVE

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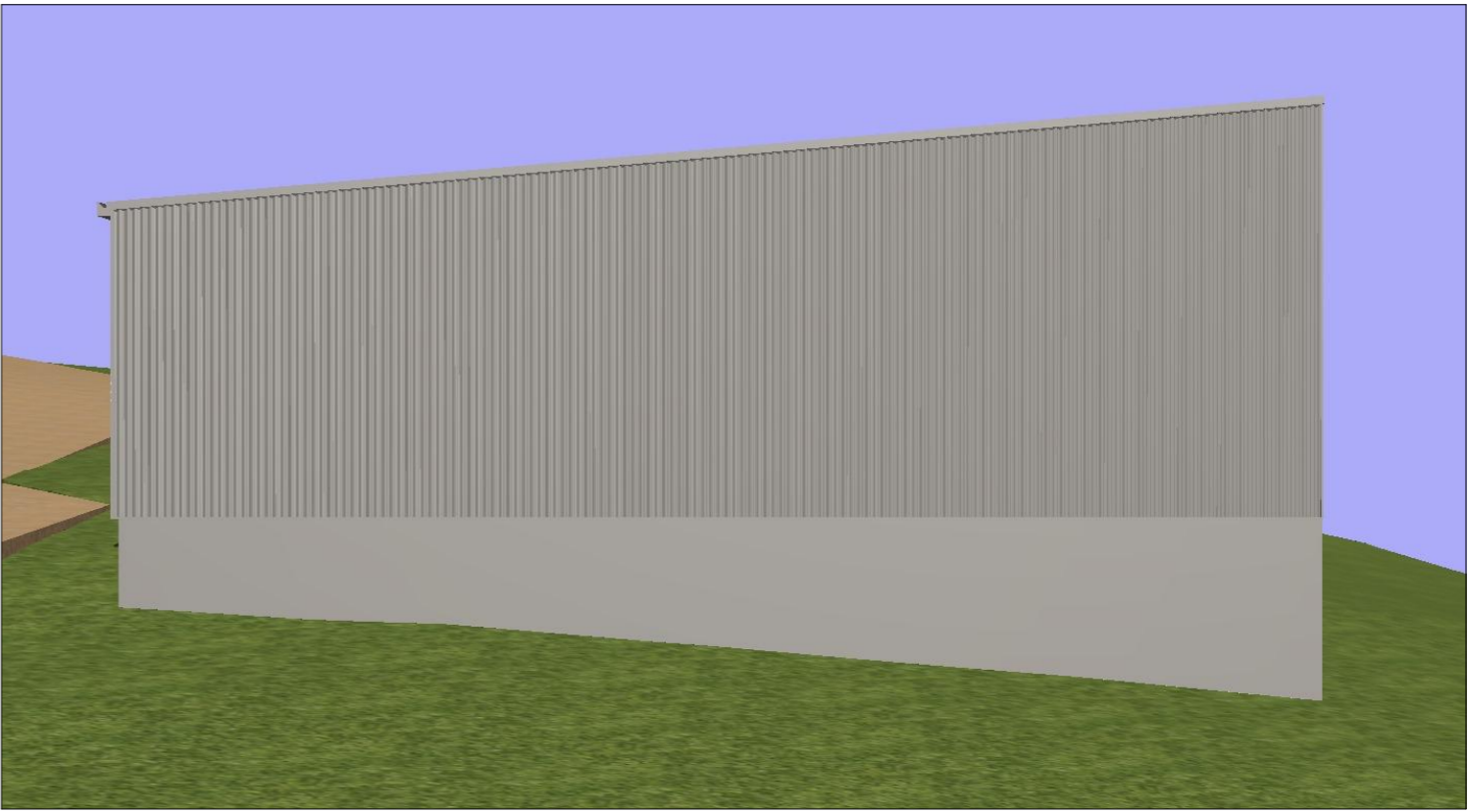
WEST PERSPECTIVE



SOUTH-WEST PERSPECTIVE



SOUTH PERSPECTIVE



SOUTH-EAST PERSPECTIVE


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EAST PERSPECTIVE



NORTH-EAST PERSPECTIVE

 <p> <b>LICENSE:</b> 179730619  <b>PHONE:</b> 0439336257  <b>EMAIL:</b> info@jjd.design  <b>ADDRESS:</b> 19 TILANBI STREET,          HOWRAH, TAS, 7018       </p>	<p> <b>Amendments</b>          ENGINEER'S MARKUPS - 25.09.2024       </p>	<p>         DO NOT SCALE OFF DRAWINGS. CONTRACTORS TO CONFIRM WITH J DWYER ANY DIMENSIONS OR LEVELS IF NECESSARY. ALL GLAZING TO AS 1288/2047. THIS DOCUMENT IS COPYRIGHTED AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN CONSENT OF J DWYER       </p>	<p> <b>PROJECT:</b>          PROPOSED DWELLING AT 4550 BRUNY ISLAND MAIN ROAD, LUNAWANNA 7150       </p>	<p> <b>DRAWING TITLE:</b>          DA.12 3D PERSPECTIVE 2 OF 3       </p>	<p> <b>CLIENT:</b>          FRANK STOKELY       </p>	<p>         DRAWN: J DWYER          SCALE: N/A @A3          DATE: 3/06/2026       </p>
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KITCHEN

**Kingborough Council**  
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DINING/LOUNGE



LOUNGE



DINING