

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2026-129
Proposal: Studio
Subject Site: 150 Roslyn Avenue, Blackmans Bay
Responsible Planning Officer: Tayla Beagley

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 **22 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.



SHED AND HABITABLE STUDIO

at 150 ROSLYN AVENUE,
BLACKMANS BAY
for K. PICARD & D. SQUIRE

ISSUE: PLANNING SET (RESPONSE TO COUNCIL RFI'S 03.06.26)

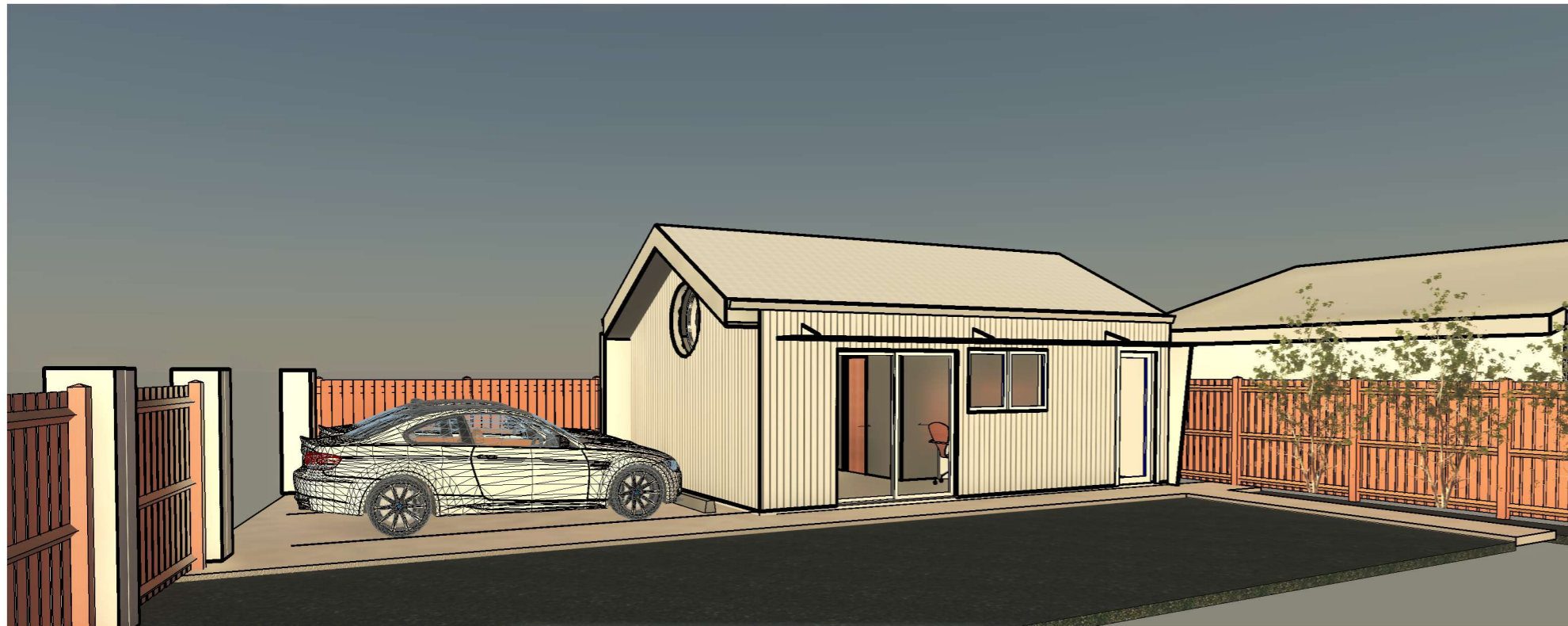
DWG. No.	DRAWING NAME	DATE	REVISION
A01	COVER PAGE	3.06.26	B
A02	SITE PLAN	3.06.26	B
A03	EXISTING & DEMOLITION PLAN	3.06.26	B
A04	PROPOSED GROUND FLOOR PLAN	3.06.26	B
A06	EXISTING & PROPOSED ELES 02 OF 02	3.06.26	B
A05	EXISTING & PROPOSED ELES 01 OF 02	3.06.26	B
A07	SUN SHADOW DIAGRAMS	3.06.26	B

GENERAL INFORMATION

Accredited Building Designer: Accreditation Number:	Monty East CC 191 O
Land title reference number:	C.T. 107187 / 4
Site area:	437 + - m ²
Total floor area:	173 + - m ²
Site assessment by:	N/A
Wind classification:	N3 Site Classification to AS 4055-2012
Soil classification:	N/A Site Classification to AS 2870-2011
Climate zone:	7
Bushfire-prone area BAL rating:	N/A
Alpine area (900m above AHD):	N/A
Corrosion environment:	LOW
Other known site hazards:	N/A

IMPORTANT

1. USE WRITTEN DIMENSIONS ONLY.
2. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR IS TO CHECK ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK OR SHOP DRAWINGS.
4. ENSURE THAT THIS DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITY.
5. THE PROPRIETOR IS TO ENSURE THAT ANY "CONDITIONS OF APPROVAL" ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL AND OTHER STATUTORY AUTHORITIES ARE PASSED ONTO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS.
7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY DESIGN EAST, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.
8. IF THERE ARE ANY QUERIES IN RELATION TO DIMENSIONS, LEVELS OR CONSTRUCTION DETAILS, CONTACT:



Kingborough Council

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153a Davey Street Hobart
Tasmania 7000
Phone (03) 6223 6740
Email design@designeast.com.au
Web www.designeast.com.au
Accreditation No. CC191O

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3D View 3

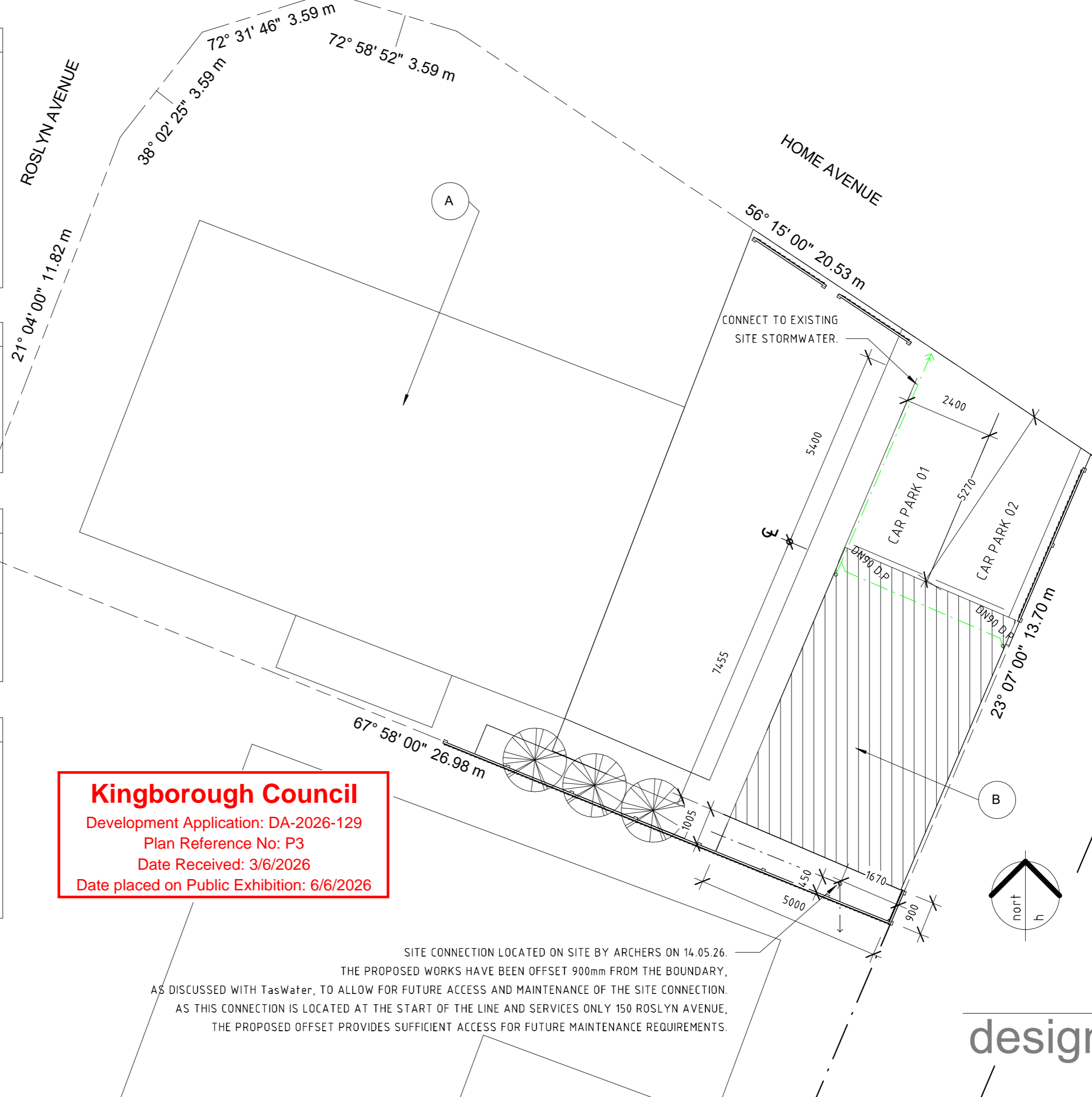
A01

SITE NOTES	
Property Address:	150 ROSLYN AVENUE, BLACKMANS BAY, TAS, 7052
Property ID:	5757192
Title Reference:	107187/4
Site Area:	436.5 +/- m ²
Municipality:	KINGBOROUGH COUNCIL
Owner:	K. PICARD & D. SQUIRE

SITE KEY	
	OUTLINE OF EXISTING RESIDENCE,
	OUTLINE OF PROPOSED SHED AND HABITABLE STUDIO.

SITE COVERAGE (EXISTING)	
EXISTING DWELLING	= 133 +/- Sqm
EXISTING SHED	= 20 +/- Sqm
TOTAL	= 153 +/- Sqm
TOTAL	= 35%

SITE COVERAGE (PROPOSED)	
EXISTING DWELLING	= 133 +/- Sqm
PROPOSED SHED & HABITABLE STUDIO	= 37.5 +/- Sqm
TOTAL	= 171.5 +/- Sqm
TOTAL	= 39%



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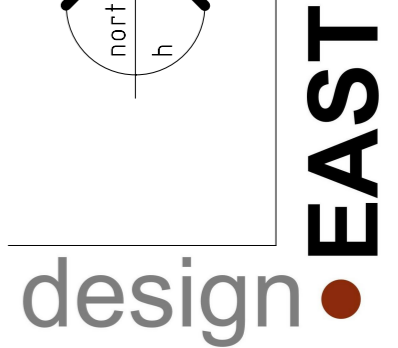
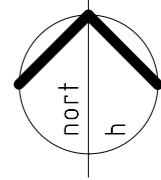
SITE CONNECTION LOCATED ON SITE BY ARCHERS ON 14.05.26.
 THE PROPOSED WORKS HAVE BEEN OFFSET 900MM FROM THE BOUNDARY,
 AS DISCUSSED WITH TasWater, TO ALLOW FOR FUTURE ACCESS AND MAINTENANCE OF THE SITE CONNECTION.
 AS THIS CONNECTION IS LOCATED AT THE START OF THE LINE AND SERVICES ONLY 150 ROSLYN AVENUE,
 THE PROPOSED OFFSET PROVIDES SUFFICIENT ACCESS FOR FUTURE MAINTENANCE REQUIREMENTS.



ISSUE	DESCRIPTION	DATE	ISSUED BY
A	PLANNING DRAWINGS	30.03.26	JF
B	(RESPONSE TO COUNCIL RFI'S 15.05.26)	3.06.26	

Project: SHED AND HABITABLE STUDIO
 150 ROSLYN AVENUE,
 BLACKMANS BAY
 K. PICARD & D. SQUIRE
 Drawing: SITE PLAN
design.EAST registered trading name for design.EAST Pty. Ltd.

DRG.NO:	A02	CHK BY:	--
SCALE:	As indicated @ A3	DRAWN:	JF

153a Davey Street Hobart
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 Phone (03)6223 6740
 Email design@designeast.com.au
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WALL LEGEND	
	DEMOLISHED WALL.
	EXISTING FRAMING.

FLOOR AREAS
EXISTING SHED FLOOR AREA = 20 +/- Sqm

DEMOLITION NOTES

GENERALLY DEMOLITION WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001: DEMOLITION OF STRUCTURES & REGULATIONS 29, 30 & 31 OF THE BUILDING REGULATIONS (Tas.) 2016.

BUILDINGS PRIOR TO 1990 MAY CONTAIN ASBESTOS. BUILDINGS PRIOR TO 1986 ARE LIKELY TO CONTAIN ASBESTOS EITHER IN CLADDING MATERIAL OR IN FIRE RETARDANT INSULATION MATERIAL. THE BUILDER SHOULD CHECK &, IF NECESSARY, TAKE APPROPRIATE ACTION BEFORE DEMOLISHING, CUTTING, SANDING, DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE.

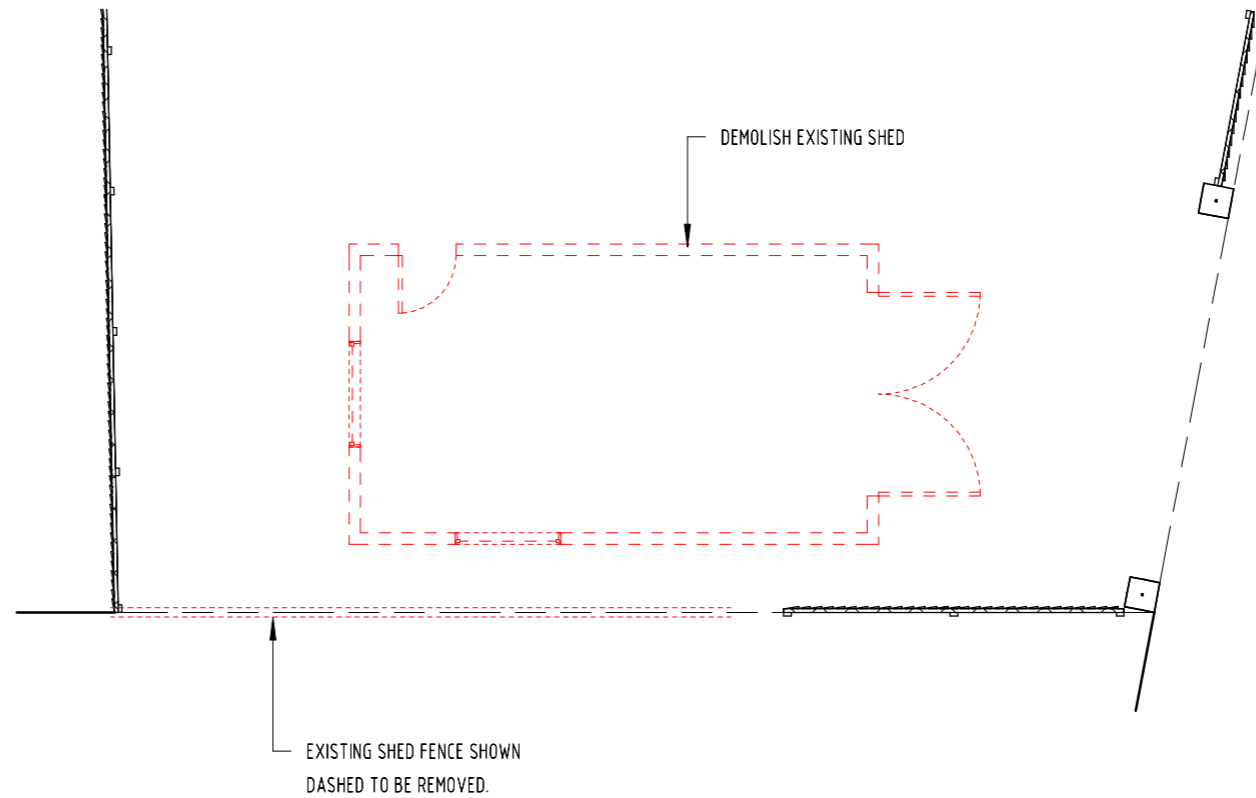
PROCEDURES & METHODS OF DEMOLITION MUST BE ADEQUATE TO PREVENT INJURY TO PERSONS & AVOID DAMAGE TO NEIGHBORING PROPERTY.

BEFORE REMOVING EXISTING WALLS SHOWN TO BE DEMOLISHED, BUILDER SHALL CONFIRM ON-SITE WHETHER THEY ARE LOAD-BEARING OR NOT. IF IT IS FOUND THAT THEY ARE LOAD-BEARING, A STRUCTURAL ENGINEER MUST BE ENGAGED TO DETERMINE ANY BEAMS REQUIRED TO SUPPORT THESE EXISTING LOADS.

ALL REDUNDANT STORMWATER, SEWER & WATER CONNECTIONS ASSOCIATED WITH THE DEMOLITION SHALL BE CUT & SEALED TO THE SATISFACTION OF COUNCIL'S SENIOR PLUMBING INSPECTOR.

THE REMOVAL OF EXISTING PLUMBING FIXTURES SHALL INCLUDE ALL ASSOCIATED WASTE & VENT PIPES, FLOOR DRAINS, WATER SERVICE PIPEWORK BRACKETS, SUPPORTS etc. & SEAL OFF EXISTING SERVICES. SEAL OFF & MAKE GOOD ALL FLOOR, WALL & ROOF PENETRATIONS.

GENERALLY, MAKE GOOD TO EXISTING FLOORS, WALLS & CEILINGS WHERE ALL DEMOLITION WORK OCCURS TO MATCH EXISTING AS & WHERE REQUIRED.



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



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 K. PICARD & D. SQUIRE
 Drawing: EXISTING & DEMOLITION PLAN
 design.EAST registered trading name for design.EAST Pty. Ltd.

DRG. NO:	A03	CHK BY:	--
SCALE:	1 : 100 @ A3	DRAWN:	JF

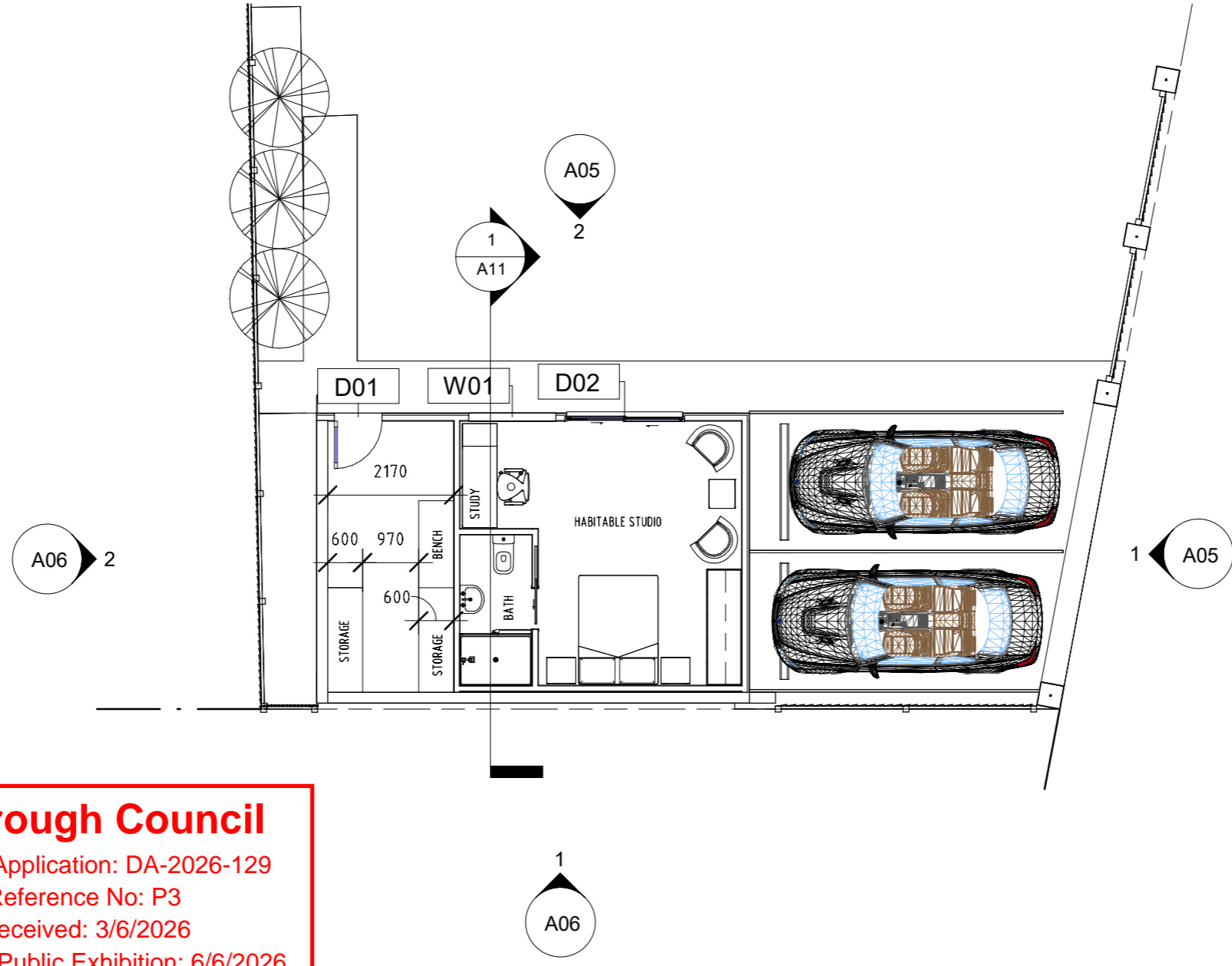
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building design and interior architecture

WALL LEGEND	
	90mm TIMBER STUD WALL
	150mm HARDIES MATRIX CLADDING.
	190mm COREFILLED BLOCKWORK.
	EXISTING WALL.

FLOOR AREAS	
EXISTING FLOOR AREA (HOUSE)	= 175 +/- Sqm
EXISTING FLOOR AREA (SHED)	= 20 +/- Sqm
PROPOSED FLOOR AREA SHED & HABITABLE STUDIO	= 32.5 +/- Sqm



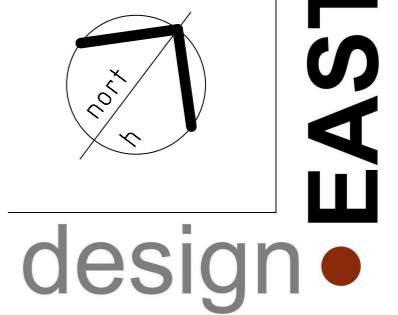
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 Drawing: PROPOSED GROUND FLOOR PLAN
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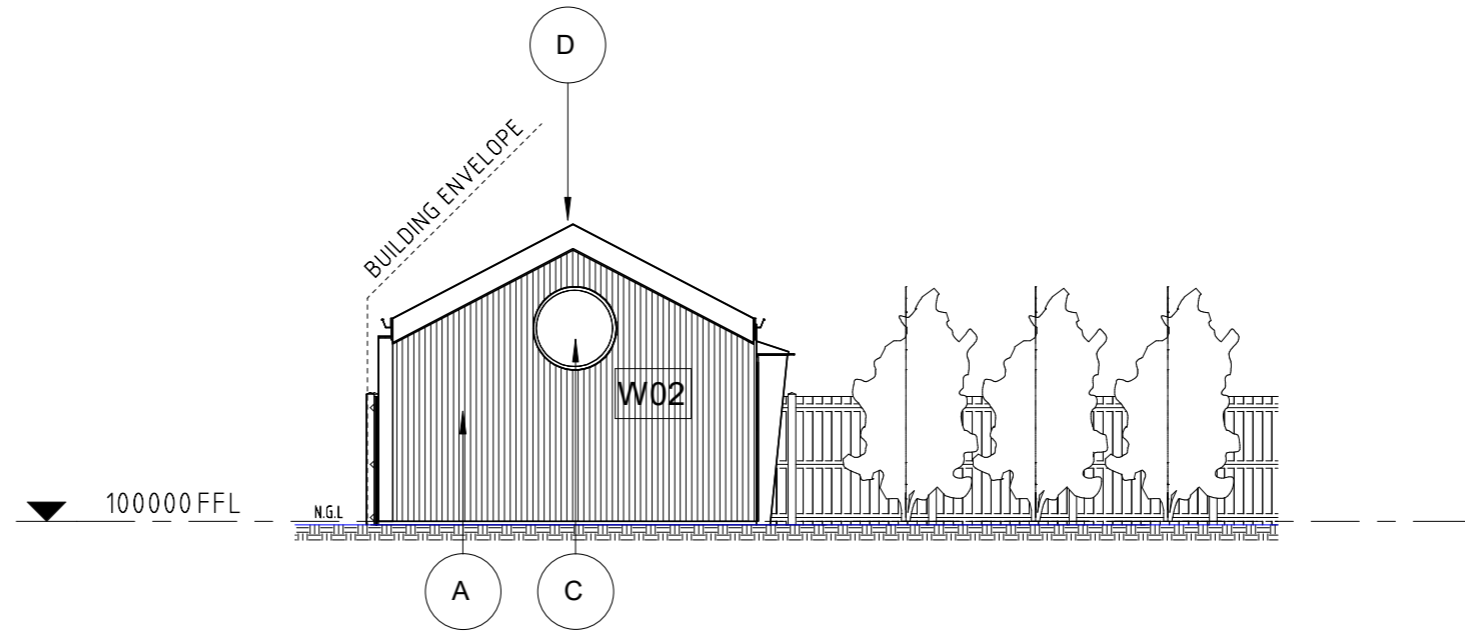
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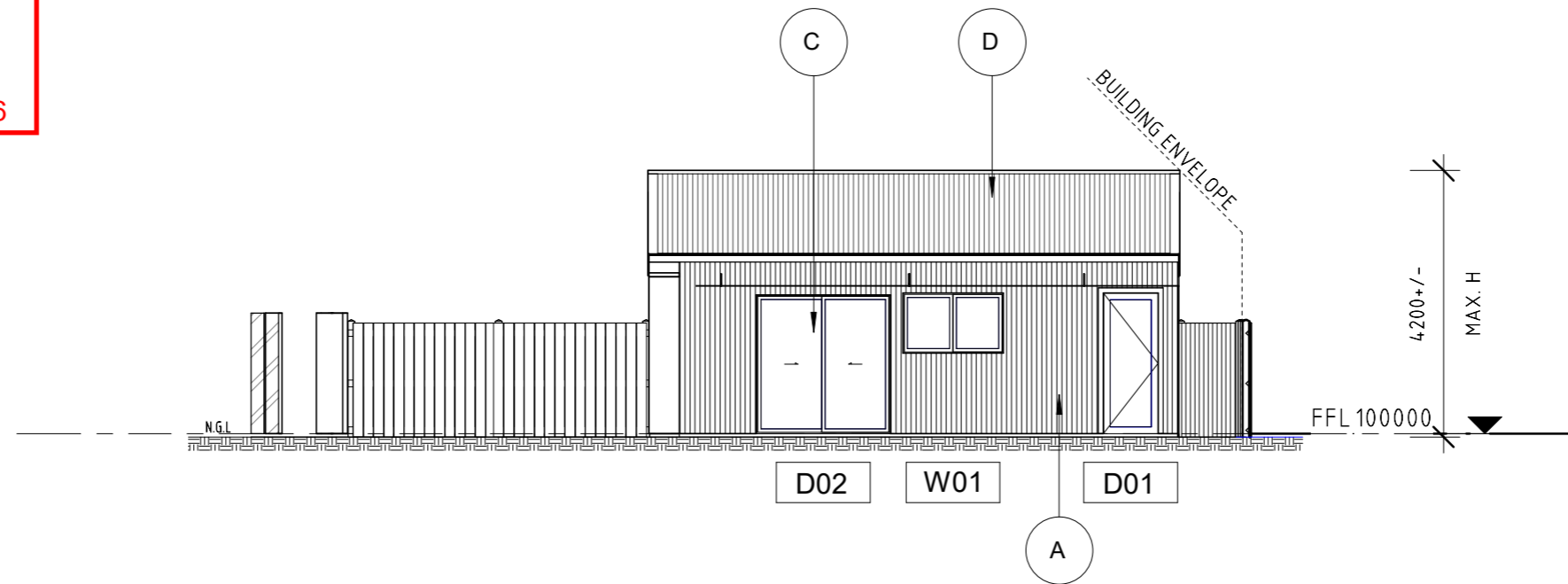


building design and interior architecture

EXTERNAL FINISHES	
(A)	TIMBER FRAMED, JAMES HARDIE (OR SIIMLAR) SHEET CLADDING - PAINT FINISH.
(B)	OFF WHITE MASONRY BLOCK WORK WALLS.
(C)	DOUBLE GLAZED, ALUMINIUM WINDOWS AND DOORS.
(D)	CUSTOM ORB, COLORBOND ROOFING. COLOUR: SURFMIST



1 NORTH EAST ELEVATION
A05 1 : 100



2 NORTH WEST ELEVATION
A05 1 : 100

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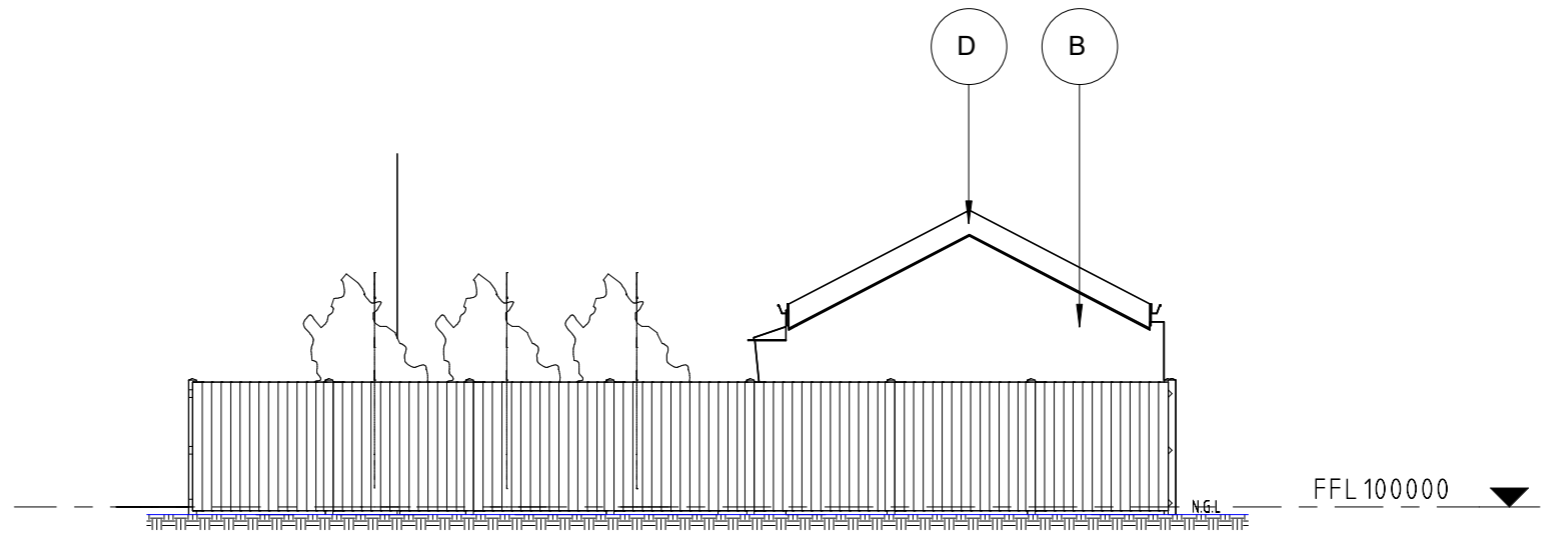
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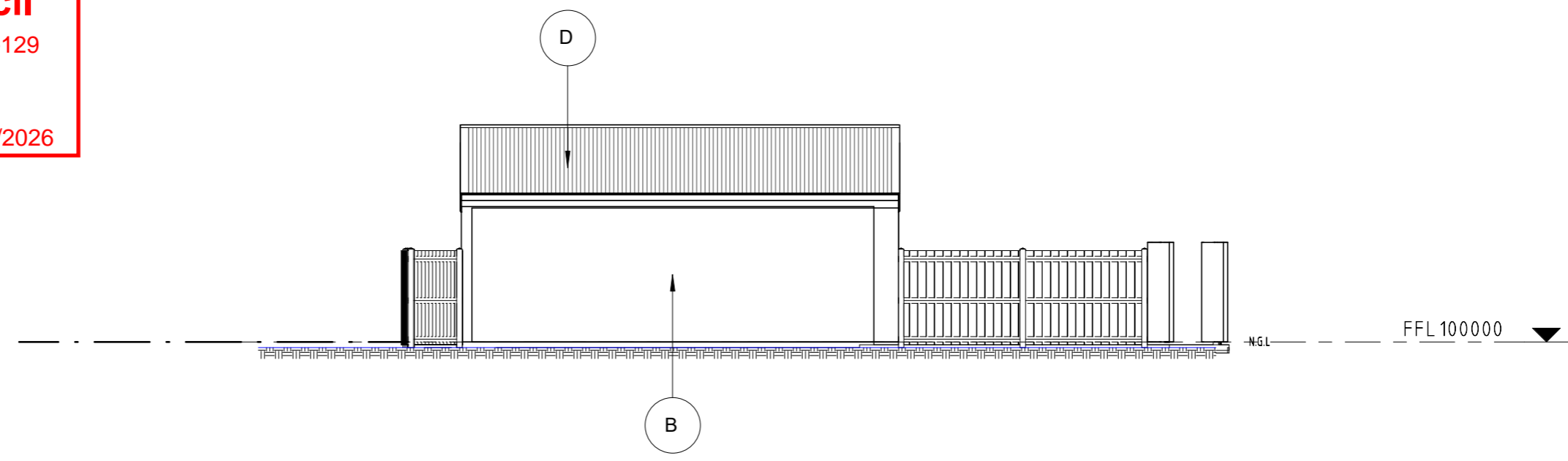


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2 SOUTH WEST ELEVATION
A06 1 : 100



1 SOUTH EAST ELEVATION
A06 1 : 100

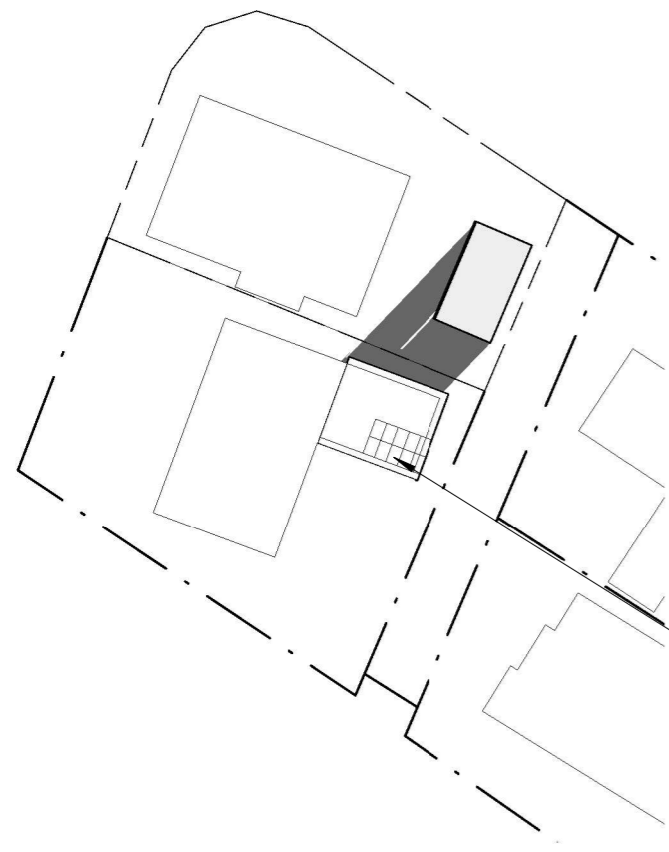
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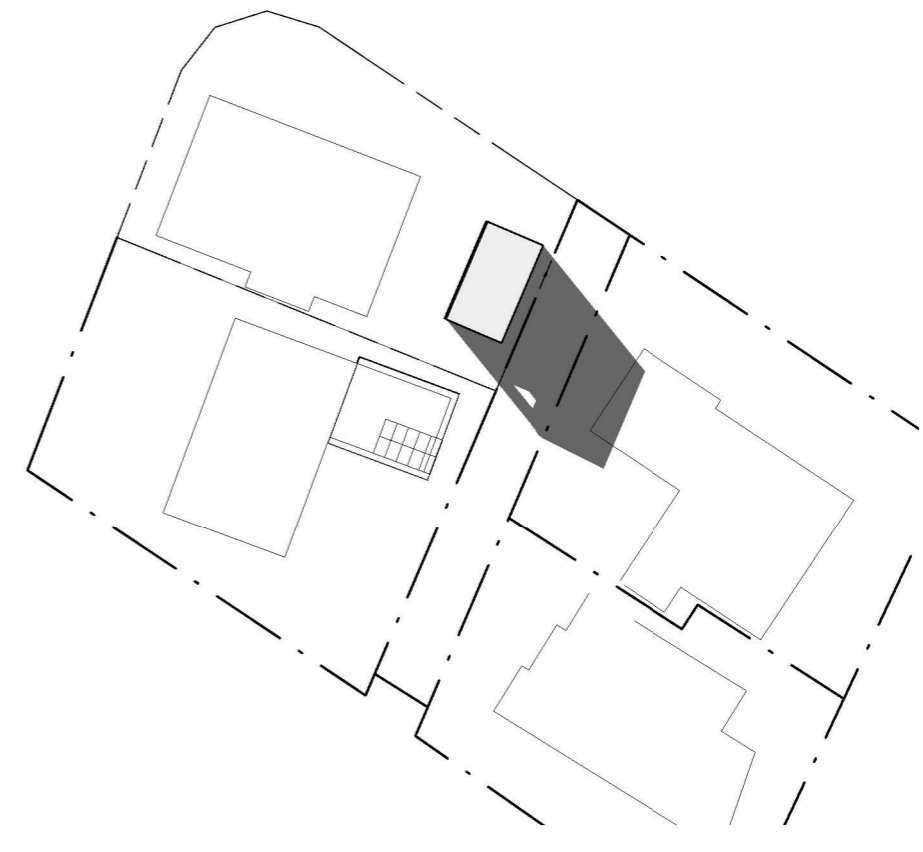
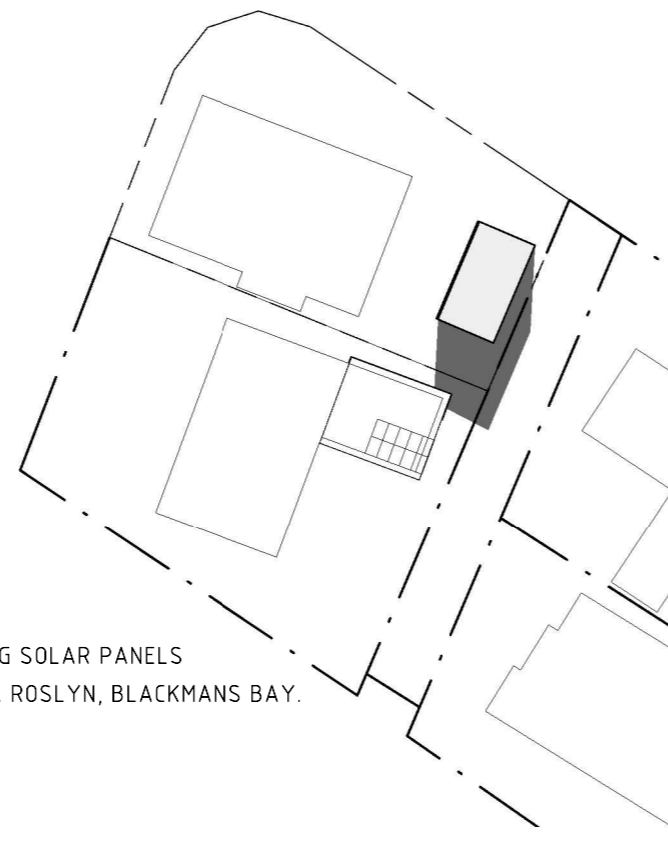
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DRG.NO:	A06	CHK BY:	--
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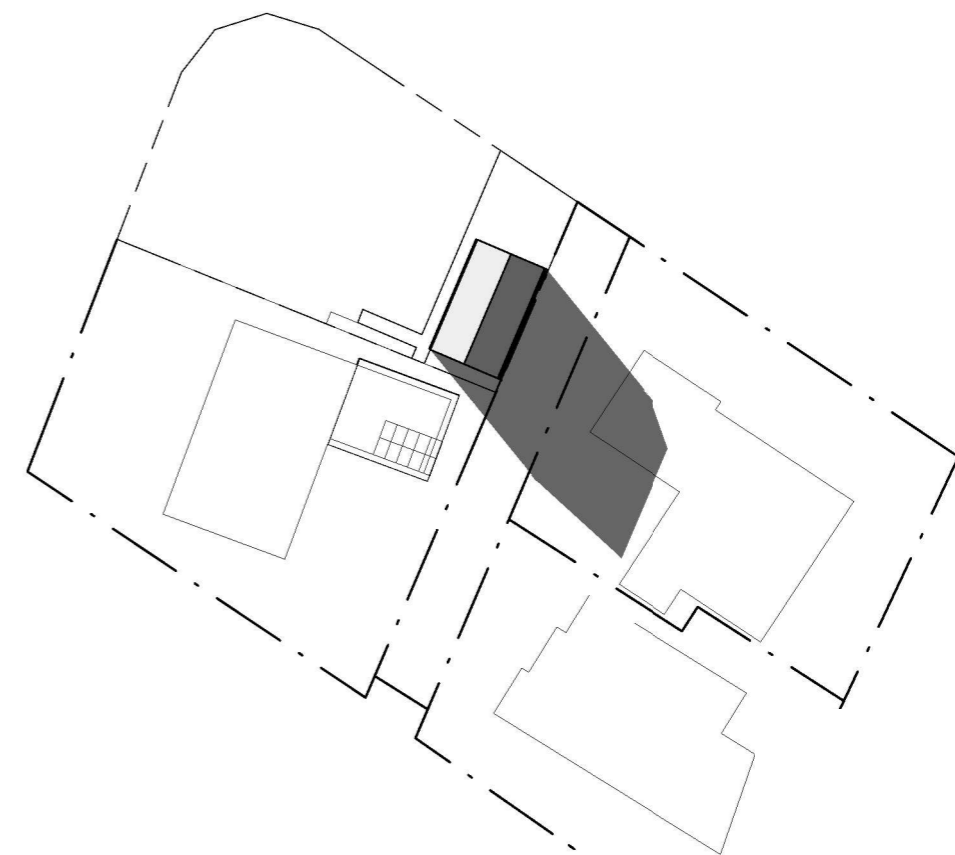
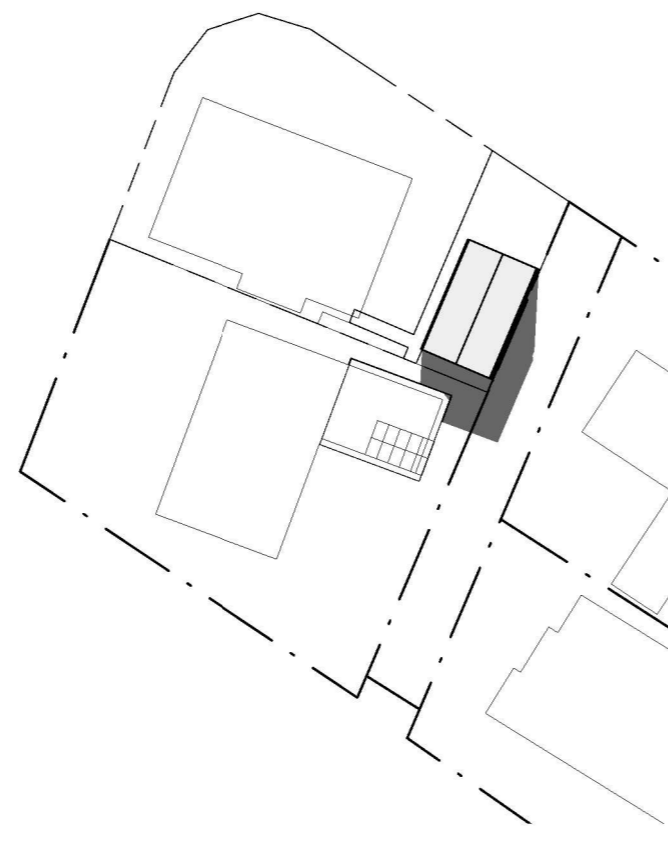
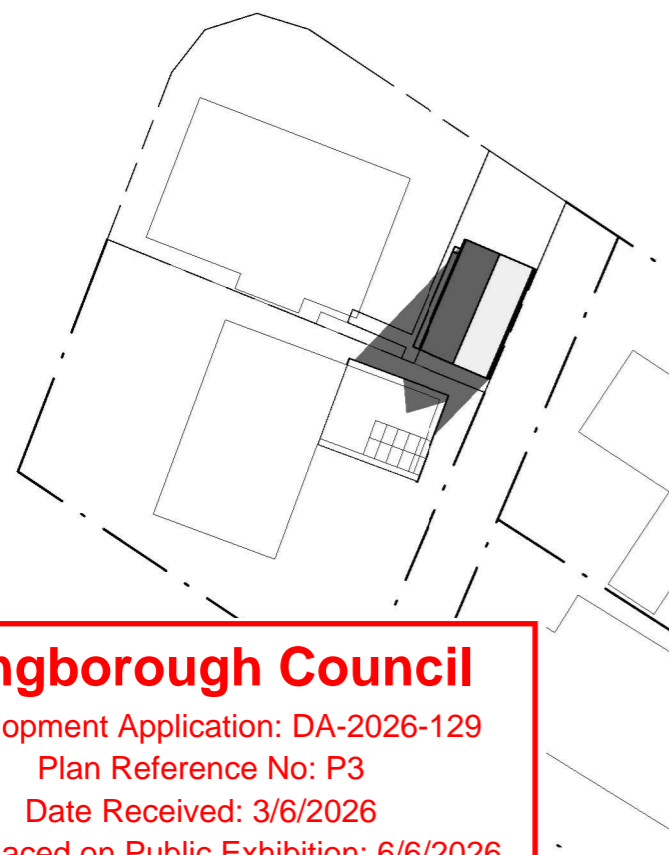
EXISTING SOLAR PANELS
AT 150A ROSLYN, BLACKMANS BAY.



1 21ST JUNE - 9AM (EXISTING)
A07 1 : 500

3 21ST JUNE - 12PM (EXISTING)
A07 1 : 500

5 21ST JUNE - 3PM (EXISTING)
A07 1 : 500



2 21ST JUNE - 9AM (PROPOSED)
A07 1 : 500

4 21ST JUNE - 12PM (PROPOSED)
A07 1 : 500

6 21ST JUNE - 3PM (PROPOSED)
A07 1 : 500

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SCALE:	DRG.NO:
1 : 500 @ A3	A07
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