

# APPLICATION FOR PLANNING APPROVAL

**Application Number:** DA-2026-137  
**Proposal:** Partial conversion of existing dwelling to an ancillary dwelling, and associated alterations  
**Subject Site:** 59 Balmoral Road, Kingston Beach  
**Responsible Planning Officer:** Cassinia Devries

---

## 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](mailto:kc@kingborough.tas.gov.au).



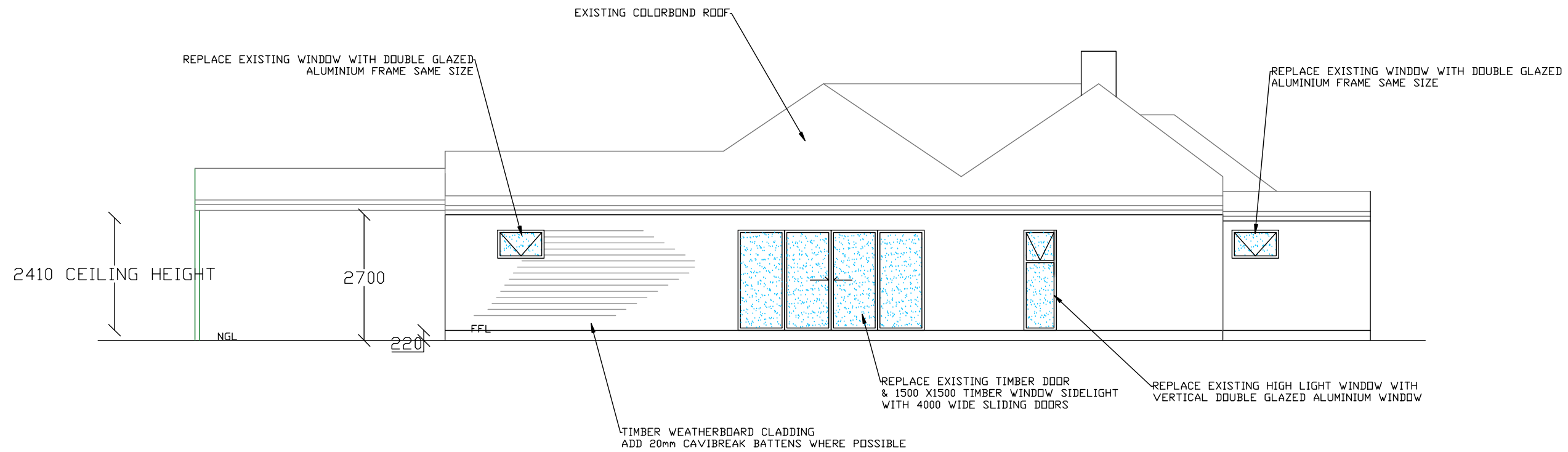




SCALE: 1:100  
 SHEET 3 OF 6  
 DWG BAM0226  
 29 JANUARY 2026  
 REVISION 3  
 DRAWN BY WILLBUILT  
 RTN CC1911 P  
 DWELLING ALTERATION

JC BAMFORD  
 LOT1 No59  
 BALMORAL ROAD  
 KINGSTON BEACH 7050  
 V 166681 F 1

ALUMINIUM FRAMED SLIDING DOOR TO  
 AS 2047 & AS 1288 DOUBLE GLAZED  
 4mm MIN GRADE A SAFETY GLASS.  
 ALLOW FOR HUMAN IMPACT AS PER  
 NCC PART 8.4.2 MARKED WITH AN  
 OPAQUE BAND



WILLBUILT  
 CC1911P  
 T WILLIAMS  
 9 EUMATALLA ST  
 LAUDERDALE  
 Ph0418122582

**Kingborough Council**

Development Application: DA-2026-137

Plan Reference No: P2

Date Received: 19/5/2026

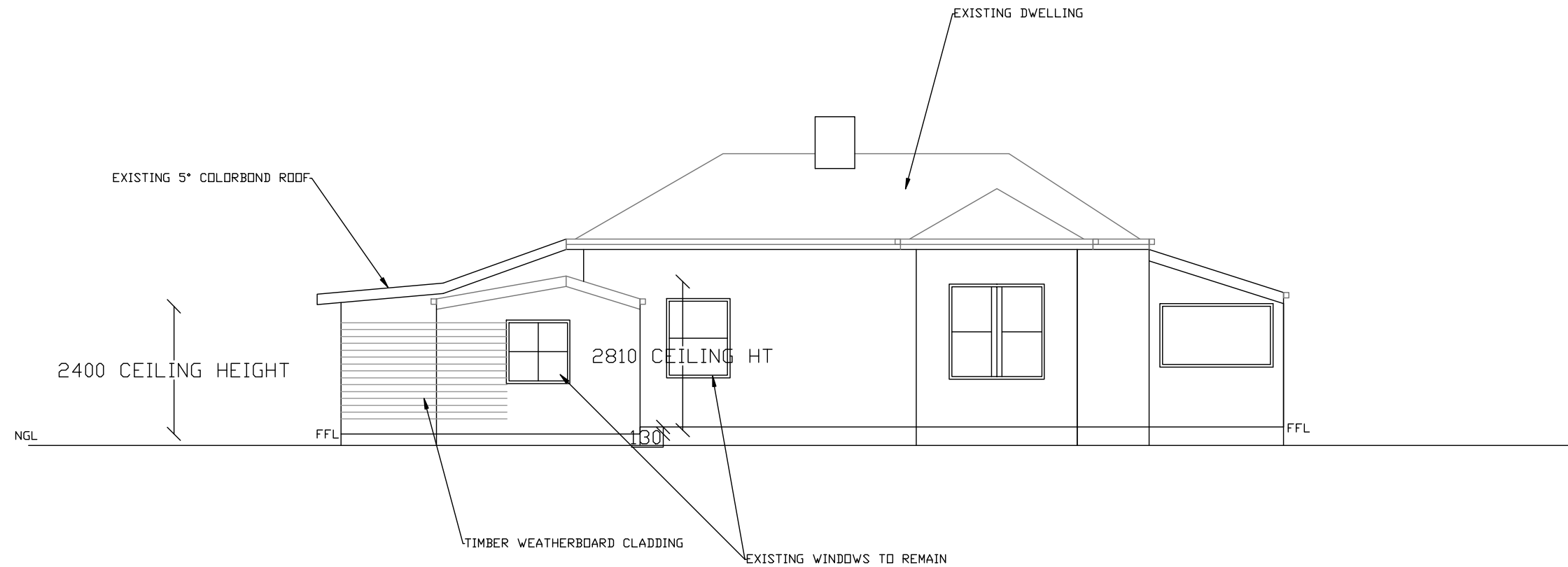
Date placed on Public Exhibition: 6/6/2026

SOUTH WEST ELEVATION 1:100

R5 INSULATION TO CEILINGS WHERE POSSIBLE  
 R2.8 INSULATION TO EXT WALLS WHERE POSSIBLE  
 EXT DOORS & WINDOWS FITTED WITH FOAM OR RUBBER COMPRESSED STRIP  
 TO RESTRICT AIR INFILTRATION  
 THE HOT WATER PIPEWORK TO BE INSULATED FOR THE FIRST 500mm FROM THE CYLINDER AS3500.5

**SCALE: 1:100**  
**SHEET 4 OF 6**  
**DWG BAM0226**  
**29 JANUARY 2026**  
**REVISION 3**  
**DRAWN BY WILLBUILT**  
**RTN CC1911 P**  
**DWELLING ALTERATION**

JC BAMFORD  
 LOT1 No59  
 BALMORAL ROAD  
 KINGSTON BEACH 7050  
 V 166681 F 1



LIFESAVER LIF5800  
 INTERCONNECTING PHOTOELECTRIC SMOKE ALARMS  
 TO TFS & BCA REQUIREMENTS AS 3786  
 WET AREA CONSTRUCTION TO AS 3740  
 ADJUSTABLE TEMPERING VALVE TO ALL BATHROOMS TO AS 1529  
 ALL GLAZING TO AS 1288  
 WINDOWS TO COMPLY WITH AS 2047-1999  
 TIMBER FRAMING TO AS 1684  
 STUDS/ PLATES MGP10  
 GUTTER 130X65 COLORBOND  
 DOWNPIPES 90Ø PVC  
 SEWER PIPES 100 DIA PVC MIN FALL 2.5%

**Kingborough Council**

Development Application: DA-2026-137

Plan Reference No: P2

Date Received: 19/5/2026

Date placed on Public Exhibition: 6/6/2026

SOUTH EAST ELEVATION 1:100

WILLBUILT  
 CC1911P  
 T WILLIAMS  
 9 EUMATALLA ST  
 LAUDERDALE  
 Ph0418122582

SCALE: 1:100  
SHEET 5 OF 6  
DWG BAM0226  
29 JANUARY 2026  
REVISION 3  
DRAWN BY WILLBUILT  
RTN CC1911 P  
DWELLING ALTERATION

JC BAMFORD  
LOT1 No59  
BALMORAL ROAD  
KINGSTON BEACH 7050  
V 166681 F 1



WILLBUILT  
CC1911P  
T WILLIAMS  
9 EUMATALLA ST  
LAUDERDALE  
Ph0418122582

**Kingborough Council**

Development Application: DA-2026-137

Plan Reference No: P2

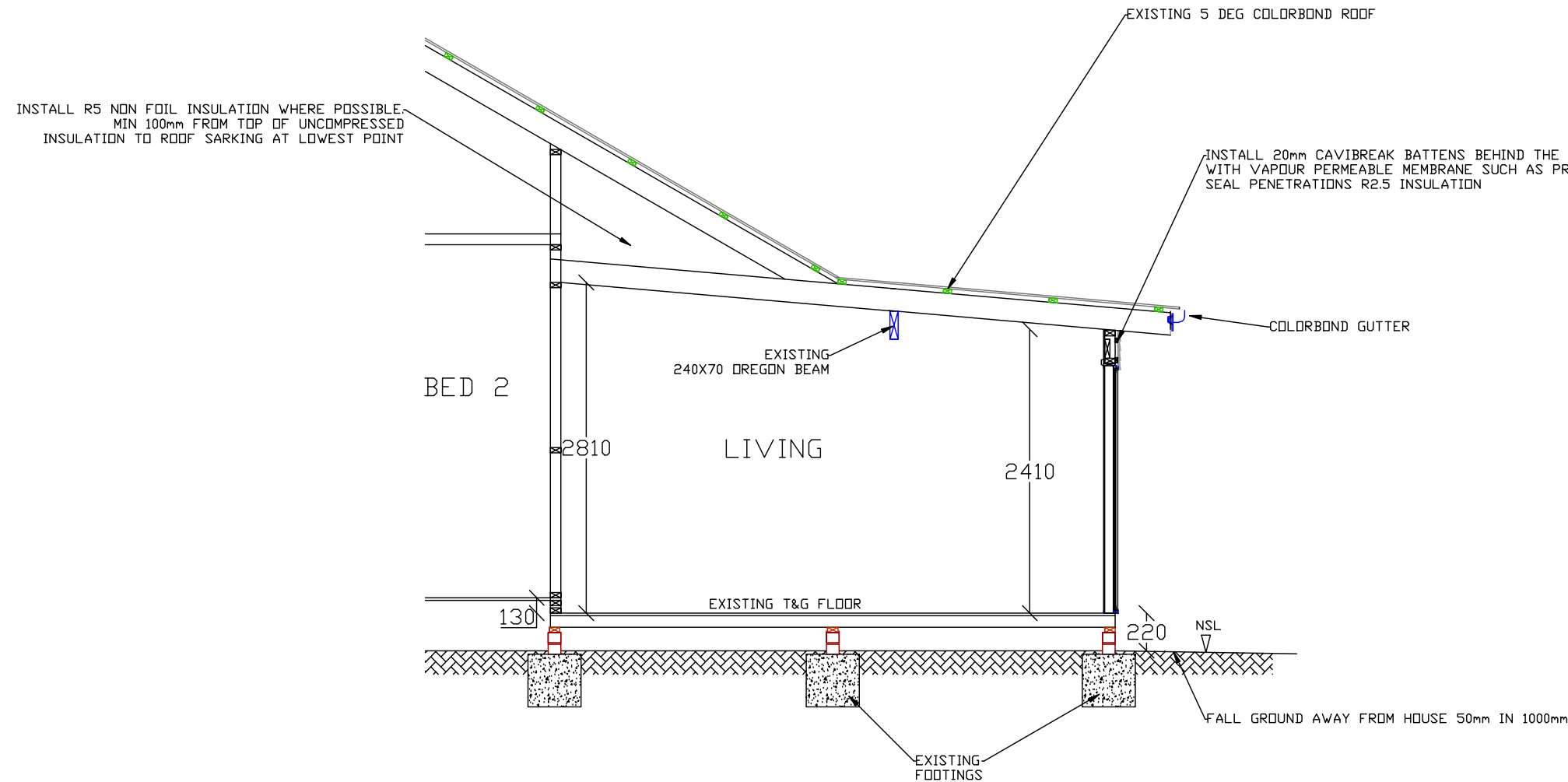
Date Received: 19/5/2026

Date placed on Public Exhibition: 6/6/2026

NORTH WEST ELEVATION 1:100

SCALE: 1:150  
 SHEET 6 OF 6  
 DWG BAM0226  
 29 JANUARY 2026  
 REVISION 3  
 DRAWN BY WILLBUILT  
 RTN CC1911 P  
 DWELLING ALTERATION

JC BAMFORD  
 LOT1 No59  
 BALMORAL ROAD  
 KINGSTON BEACH 7050  
 V 166681 F 1



STRUCTURAL STEEL NOTES

1. ALL EXPOSED STEELWORK SHALL BE HOT DIPPED GALVANISED OR PAINTED WITH AN APPROVED CORROSION RESISTANT PAINT SYSTEM TO A.B.C.B. HOUSING PROVISIONS, SECTION 6.3.9 REQUIREMENTS FOR CATEGORY HIGH ENVIRONMENTS
2. STRUCTURAL STEELWORK SHALL COMPLY WITH AS4100
3. ALL WELDS SHALL BE 6mm C.F.W. U.N.D.

TIMBER FRAMING NOTES

1. TIMBER CONSTRUCTION SHALL BE IN ACCORDANCE WITH AS 1864.2
2. WALLS 90X35 MGP10 STUDS @ 450 CRS NODDED AT 1200 CRS & 90X45 MGP10 WALL PLATES
3. BUILDER TO ENSURE SUITABLE FALLS & LEVELS IN WET AREAS IN ACCORDANCE WITH B.C.A. PART 10.2.12
4. PROVIDE FLASHING & WATERPROOFING TO ARCHITECTURAL DETAIL & N.C.C. PART 10.2.8 AS3470

**Kingborough Council**

Development Application: DA-2026-137

Plan Reference No: P2

Date Received: 19/5/2026

Date placed on Public Exhibition: 6/6/2026

SECTION A-A 1:50

WILLBUILT  
 CC1911P  
 T WILLIAMS  
 9 EUMATALLA ST  
 LAUDERDALE  
 Ph0418122582

**Kingborough Council**

Development Application: DA-2026-137

Plan Reference No: P2

Date Received: 19/5/2026

Date placed on Public Exhibition: 6/6/2026

