

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2024-409
Proposal: Demolition of existing dwelling and outbuildings, and new dwelling
Subject Site: 4587 Bruny Island Main Road, Lunawanna
Responsible Planning Officer: Ho Ho Lam

Advertised Documents:

- Application Plans
- Bushfire Hazard Report
- Onsite Wastewater Assessment

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 **17 July 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.



2311 Proposed Dwelling, MORGAN

4587 BRUNY ISLAND MAIN ROAD, BRUNY ISLAND



**RONALD
YOUNG + CO
BUILDERS**

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



Site Information	
Land Title Reference :	CT 63797/5
Wind Classification :	TBC
Soil Classification :	M
Climate Zone :	7
Bushfire Attack Level :	29
AREA SCHEDULE	
Dwelling Area :	123.2 m ²
Deck :	25.4 m ²

GLAZING NOTE:
All windows are Double glazed.

THIS PLAN IS ACCEPTED BY:

.....
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

DATE:

Drawing No.	Description
01	SITE PLAN-EXISTING
01A	SITE PLAN-OVERALL
01B	SITE PLAN
02	GROUND FLOOR PLAN
03	ELEVATIONS
04	STRUCTURE_GROUND FL
05	SECTION
05A	DETAILS
06	ROOF PLAN

Drawing No.	Description
07	BRACING PLAN
08	ELECTRICAL PLAN
09	DRAINAGE PLAN
10	LIGHTING CALCULATIONS & WINDOW SCHEDULE
11	GENERAL NOTES
12	BCA COMPLIANCE
13	BAL NOTES
14	WET AREA SPECIFICATIONS
15	BALUSTRADE NOTES

Kingborough Council
Development Application: DA-2024-409
Plan Reference No: P2
Date Received: 30/09/2025
Date placed on Public Exhibition: 04/07/2026

BAL : 29

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DRAWING: COVER SHEET
DATE: 30.09.2025
PROJECT No: 2311
DRAWN BY: RK
DWG No: 00

Scale: 1 : 100

Rev.	Description	Date	Drawn
B	Modified Drainage System as AWTS report	30.09.2025	RK
A	BAL/Setback modified & water tank details added	20.01.2025	RK
	BA PLANS	11.10.2024	RK

THIS PLAN IS ACCEPTED BY:

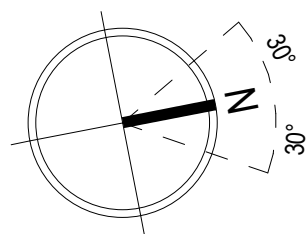
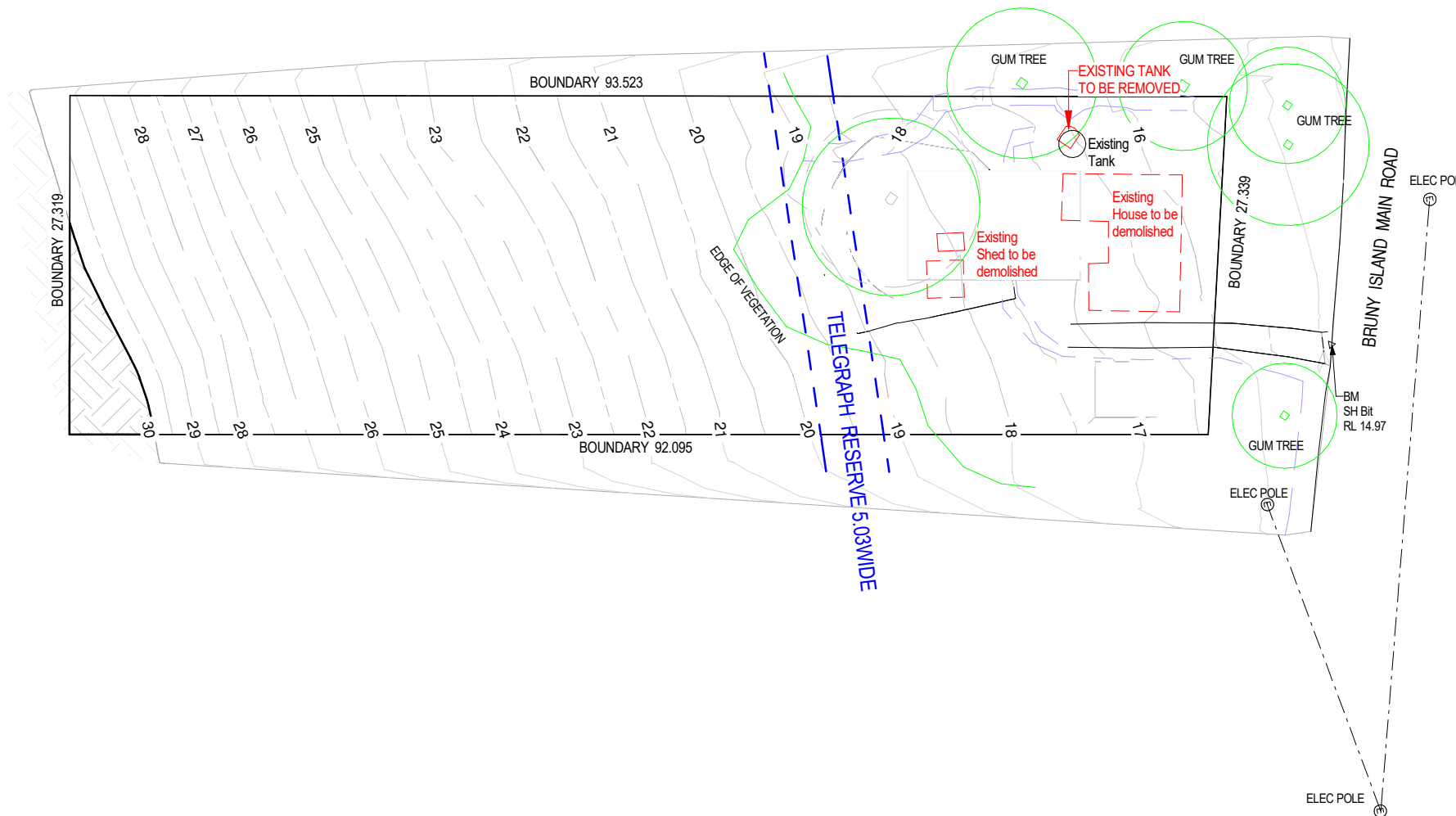
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Scale: 1 : 500

**PROPOSED DWELLING FOR MORGAN
AT 4587 BRUNY ISLAND MAIN ROAD, BRUNY ISLAND**

Kingborough Council
Development Application: DA-2024-409
Plan Reference No: P2
Date Received: 30/09/2025
Date placed on Public Exhibition: 04/07/2026

Rev.	Date	Revision Description	Drawn
B	30.09.2025	Modified Drainage System as AWTS report	RK
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	11.10.2024	BA PLANS	RK

BAL : 29

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DRAWING: SITE PLAN-EXISTING

DATE: 30.09.2025

PROJECT No: 2311

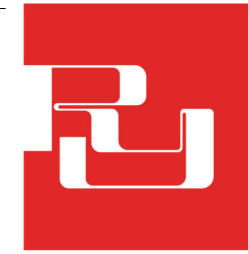
DRAWN BY: RK

DWG No:

THIS PLAN IS ACCEPTED BY:

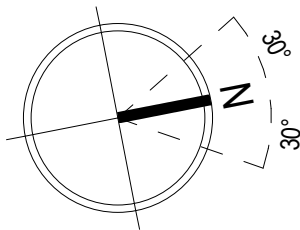
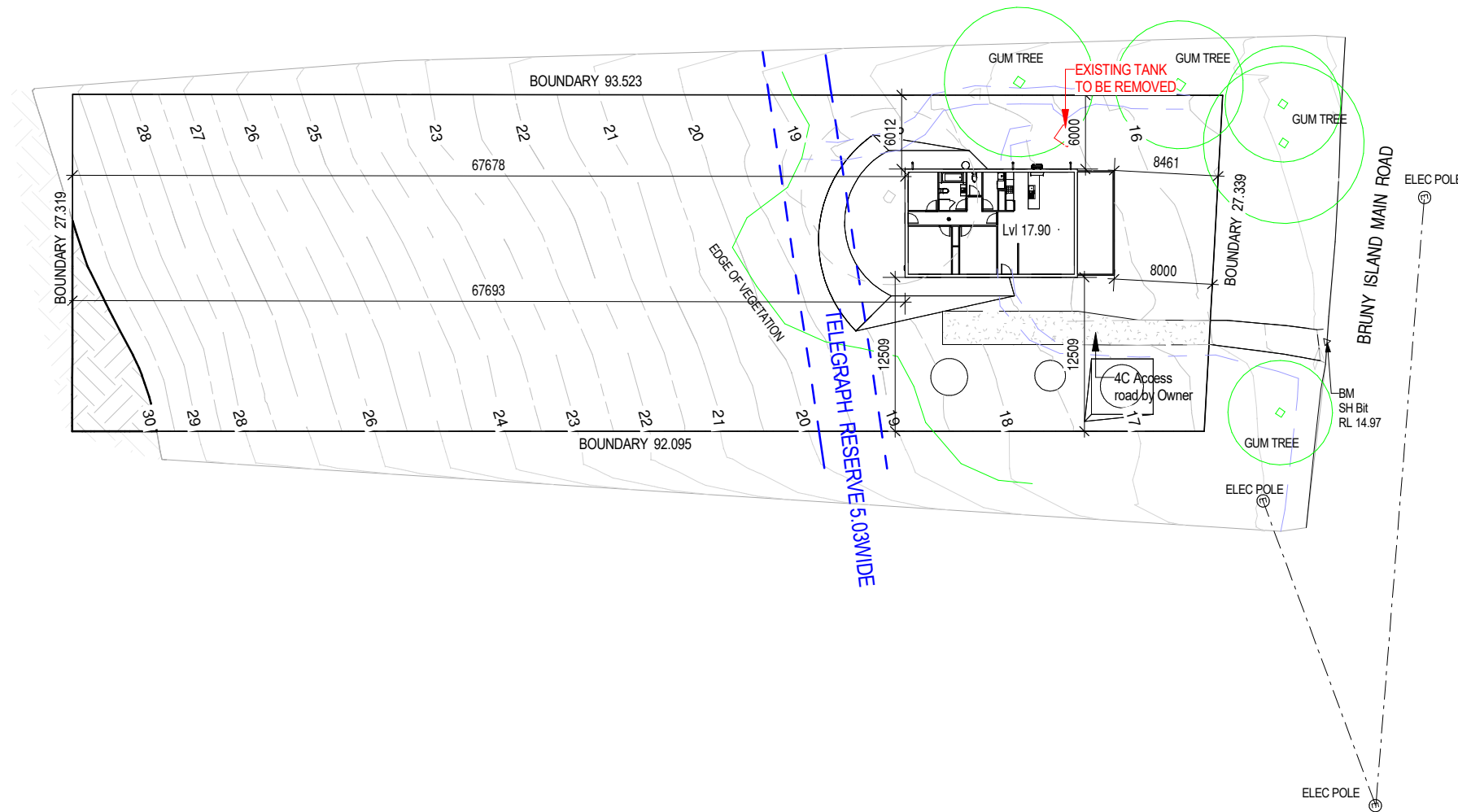
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GLAZING NOTE: All windows are Double glazed.

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DRAWING: SITE PLAN-OVERALL DATE: 30.09.2025

PROJECT No: 2311

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR MORGAN AT 4587 BRUNY ISLAND MAIN ROAD, BRUNY ISLAND

Scale: 1 : 500

Revision table with columns: Rev, Date, Revision Description, Drawn

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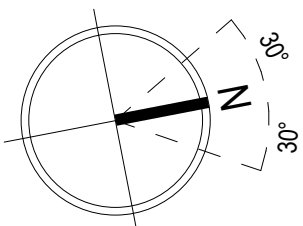
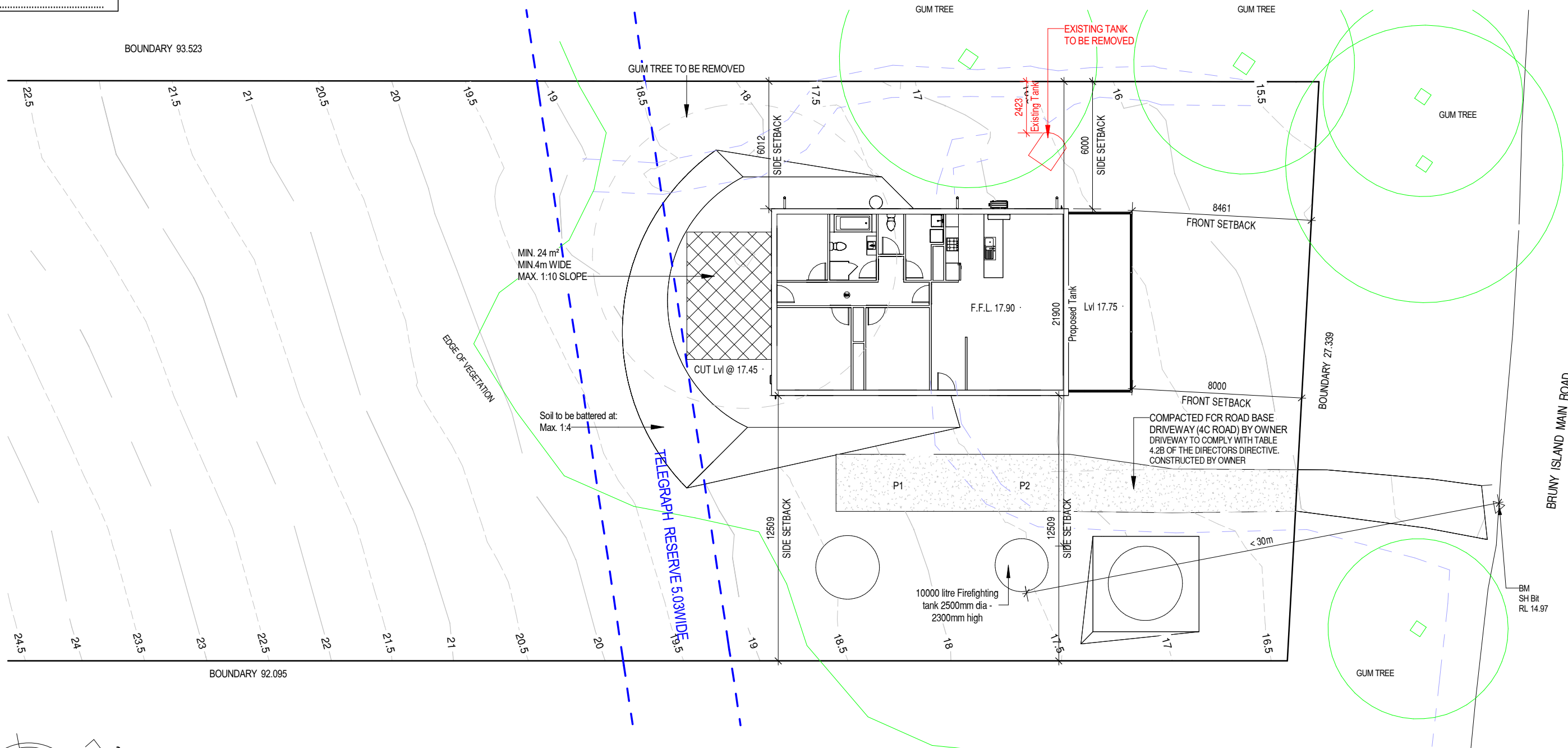
DATE:

Ground FL	17.900
CL	20.300



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AREA SCHEDULE

Dwelling Area	: 123.2 m ²
Deck	: 25.4 m ²

**PROPOSED DWELLING FOR MORGAN
AT 4587 BRUNY ISLAND MAIN ROAD, BRUNY ISLAND**

GLAZING NOTE:
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Scale: 1 : 200

Kingborough Council
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DRAWING: SITE PLAN
DATE: 30.09.2025
PROJECT No: 2311
DRAWN BY: RK
DWG No:

Rev.	Date	Revision Description	Drawn
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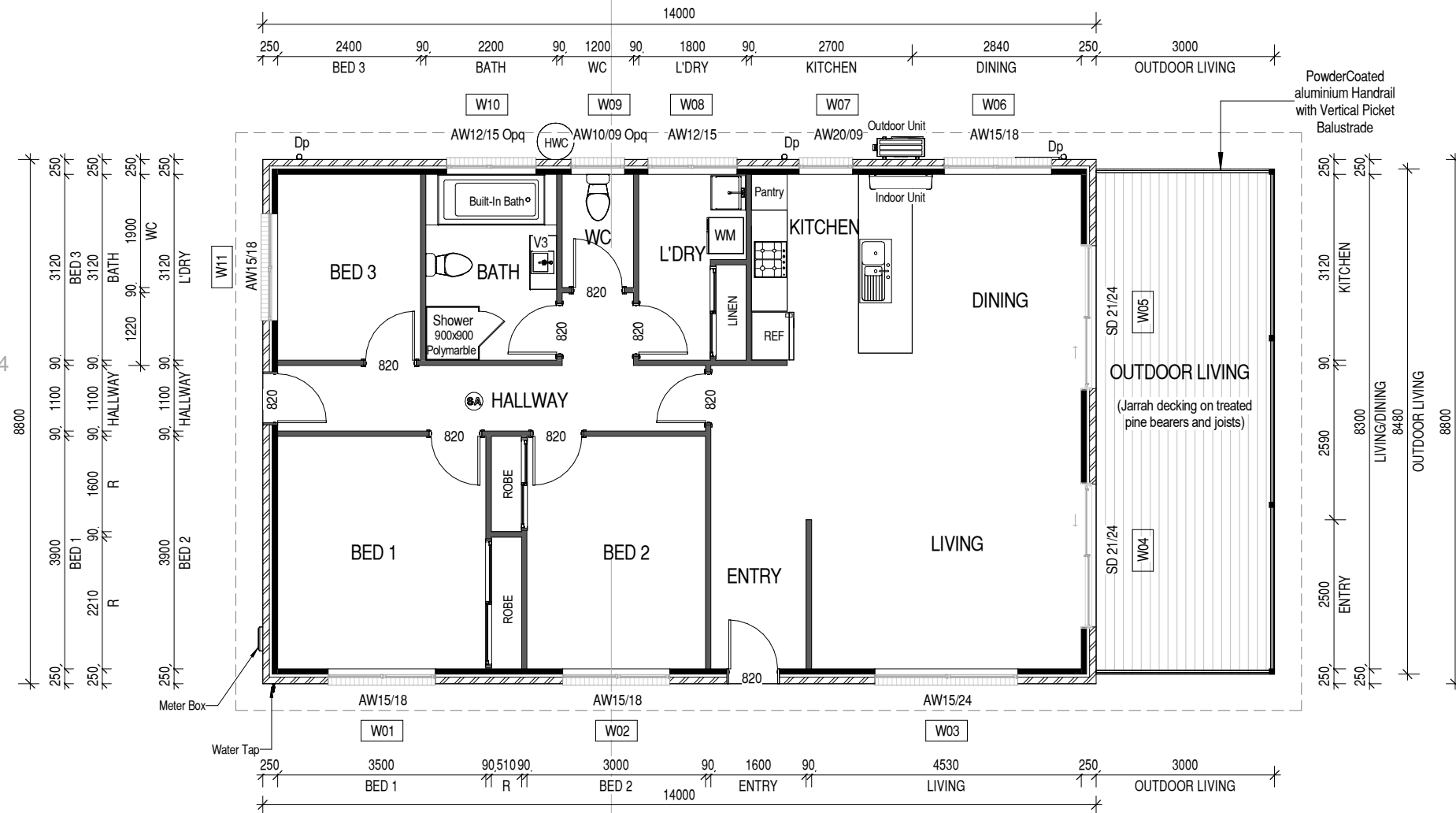
DATE:

Ground FL	17.900
CL	20.300



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AREA SCHEDULE

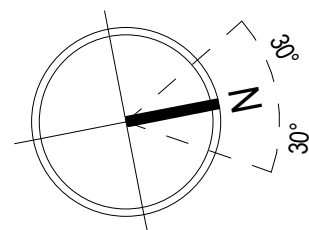
Dwelling Area : 123.2 m²
Deck : 25.4 m²

NOTES:
Dp DOWN PIPE

Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

For Kitchen Details,
Refer to Kitchen Joinery Design

GLAZING NOTE:
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Scale: 1 : 100

PROPOSED DWELLING FOR MORGAN
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DRAWING: GROUND FLOOR PLAN
DATE: 30.09.2025

PROJECT No: 2311

DRAWN BY: RK

DWG No:

02

THIS PLAN IS ACCEPTED BY:

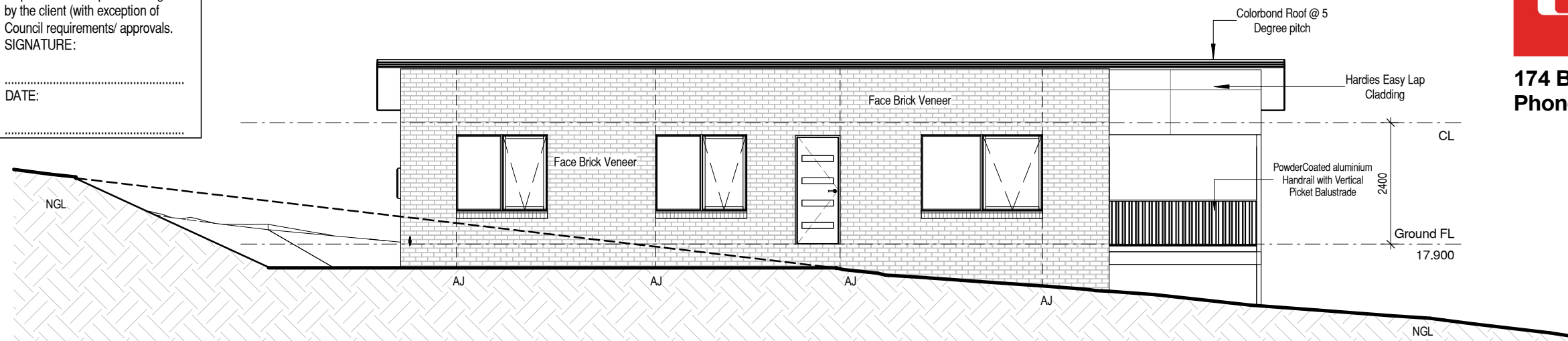
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals. SIGNATURE:

DATE:

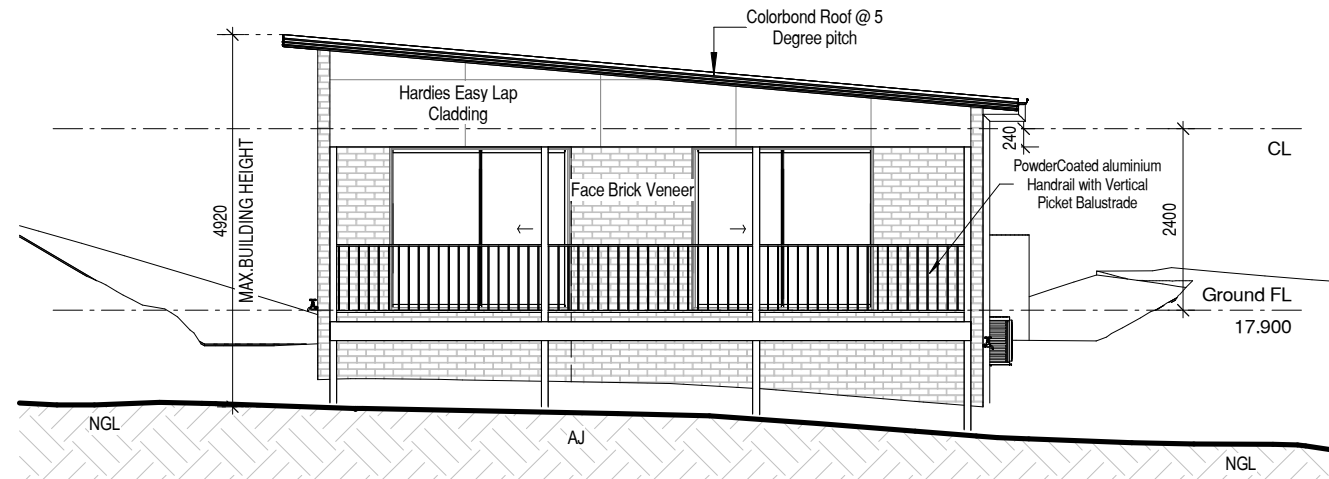


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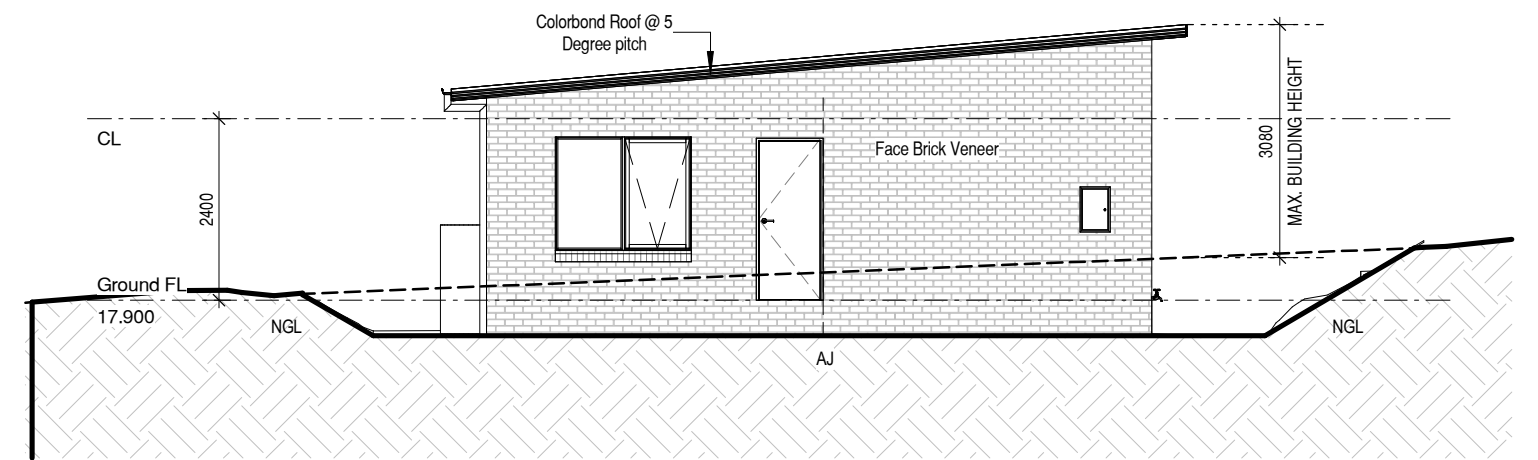
**174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633**



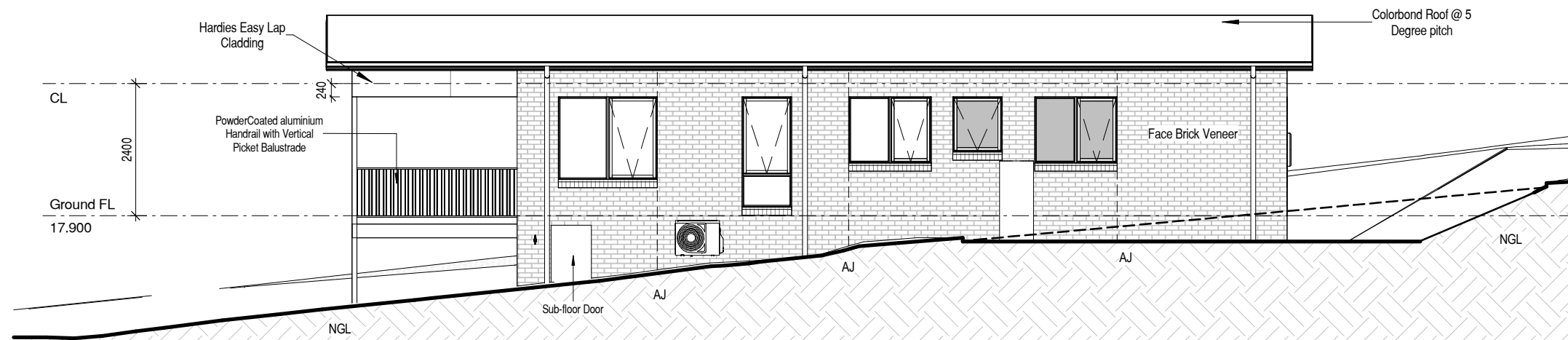
East Elevation



North Elevation



South Elevation



West Elevation

Kingborough Council

Development Application: DA-2024-409

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BAL : 29

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DRAWING: ELEVATIONS

DATE: 30.09.2025

PROJECT No: 2311

DRAWN BY: RK

DWG No:

Scale: 1 : 100

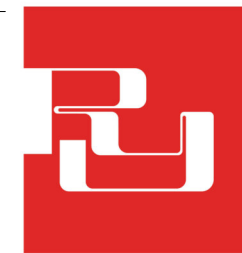
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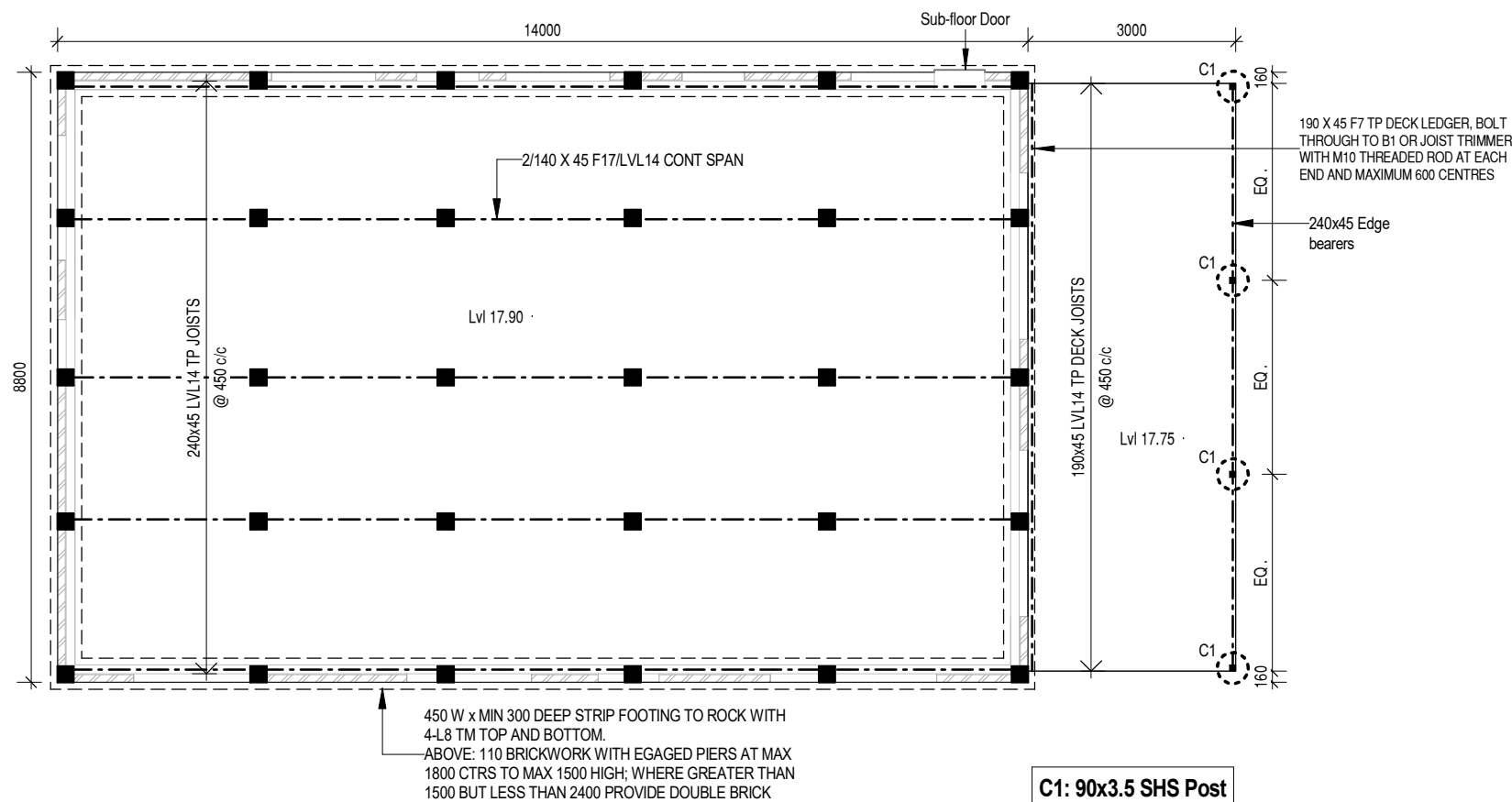
DATE:



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Site Classification 'Class M'



C1: 90x3.5 SHS Post

NOTE: Particle board sheet flooring on timber bearers and joists

Kingborough Council

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Plan Reference No: P2

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DRAWING: STRUCTURE_GROUND FL

DATE: 30.09.2025

PROJECT No: 2311

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR MORGAN AT 4587 BRUNY ISLAND MAIN ROAD, BRUNY ISLAND

Scale: 1 : 100

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04

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DATE:

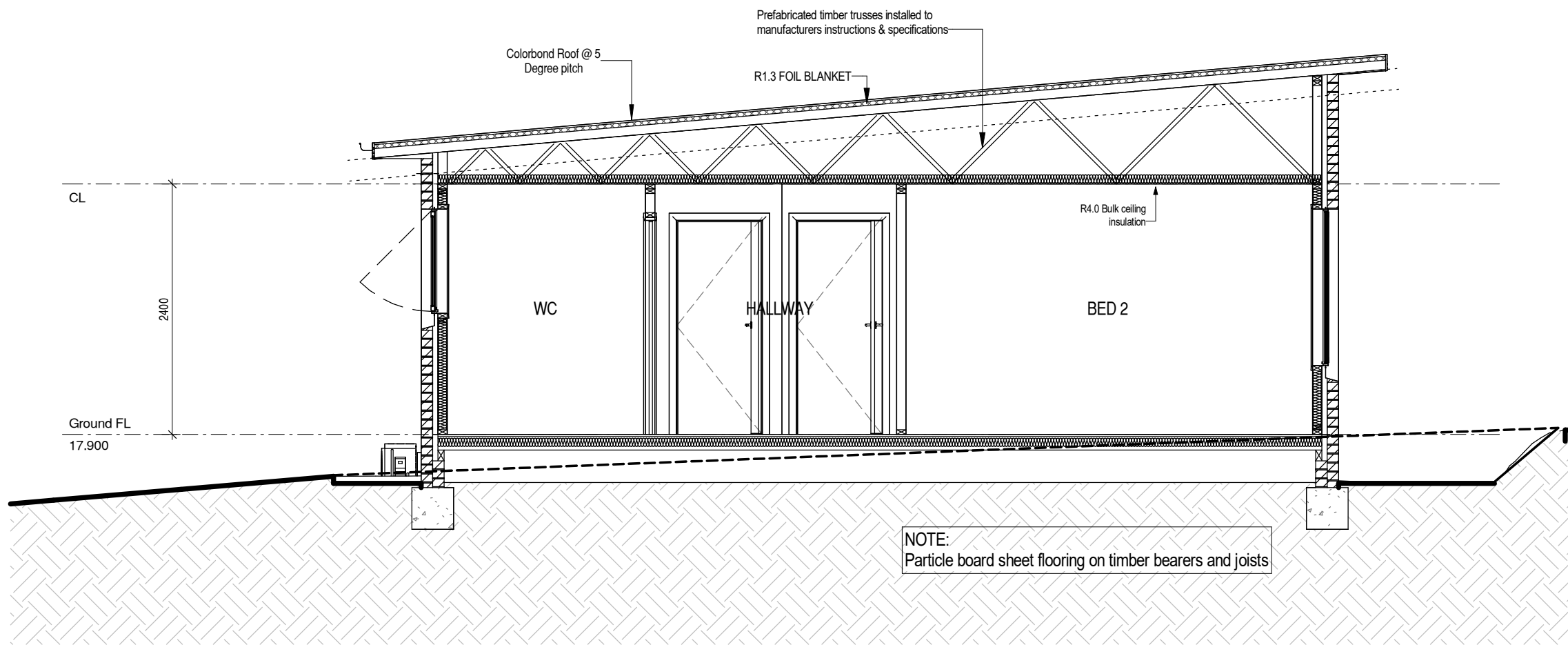


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Site Classification 'Class M'

IMPORTANT NOTE: All framing to be (MGP10) Pine.



GLAZING NOTE: All windows are Double glazed.

Kingborough Council
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BAL : 29

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DRAWING: SECTION
DATE: 30.09.2025

PROJECT No: 2311

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR MORGAN
AT 4587 BRUNY ISLAND MAIN ROAD, BRUNY ISLAND

Scale: 1 : 50

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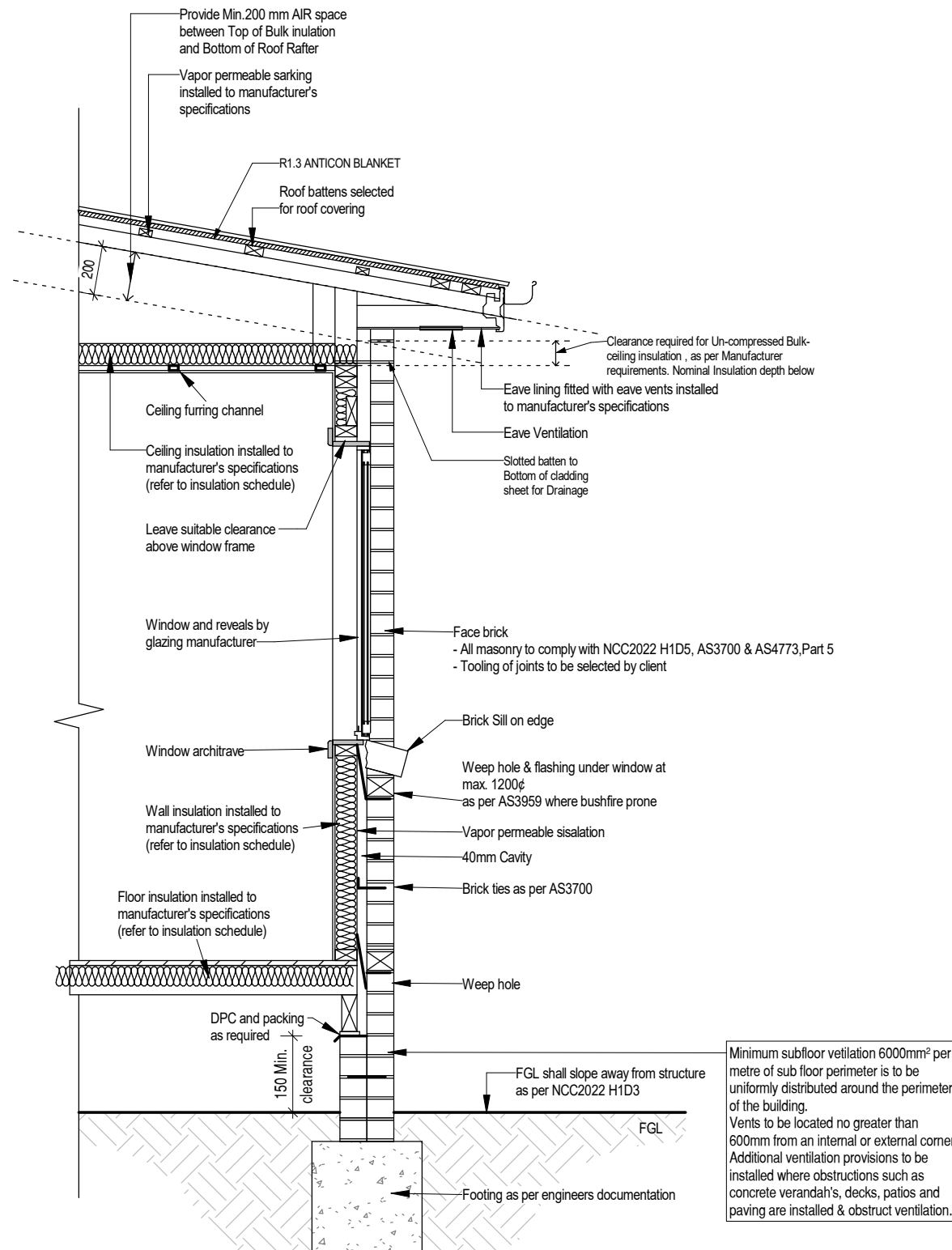
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**TYPICAL WALL DETAIL
(BRICK VENEER)**

GLAZING NOTE:
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DRAWING: DETAILS
DATE: 30.09.2025
PROJECT No: 2311
DRAWN BY: RK
DWG No:

Scale: 1 : 25

**PROPOSED DWELLING FOR MORGAN
AT 4587 BRUNY ISLAND MAIN ROAD, BRUNY ISLAND**

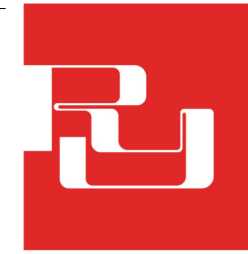
Rev.	Date	Revision Description	Drawn
	11.10.2024	BA PLANS	RK

05A

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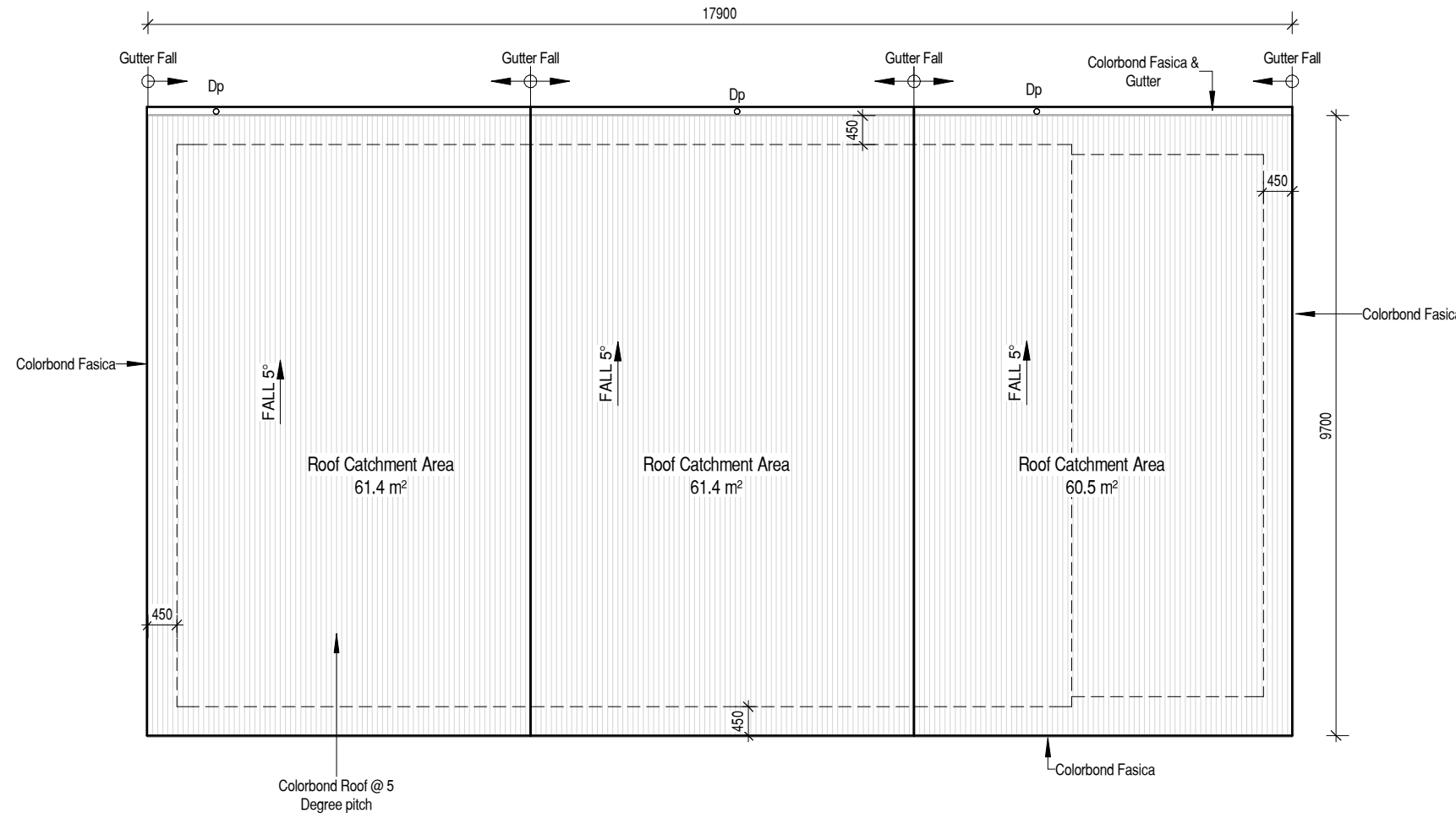
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IMPORTANT NOTE:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
Where downpipes are further than 1.2m away from valley, refer to NCC 3.5.2.5 (b).
All roof areas shown are indicative only and not to be used for any further purpose.

ROOF CATCHMENT AREA CALCULATION		
Ah	176.2 m ²	Plan area of roof including 115mm Quad gutter (m ²)
Ac	183.2 m ²	catchment area of a roof - Ah x slope factor (m ²)
Gutter Type	A	effective cross-sectional area 6500 mm ² (determined from Table NCC 7.4.3b)
DRI	85	Design Rainfall intensity Hobart
Ac _{dp}	70	Max. catchment area of roof per 90mm downpipe(determined from NCC Table 7.4.3d)
Downpipes required	3	Ac / Ac _{dp}
Downpipes provided	3	
NOTE: Roof catchment areas to comply with AS3500.3		

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DRAWING: ROOF PLAN
DATE: 30.09.2025

PROJECT No: 2311

DRAWN BY: RK

DWG No:

Scale: 1 : 100

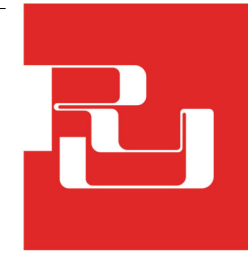
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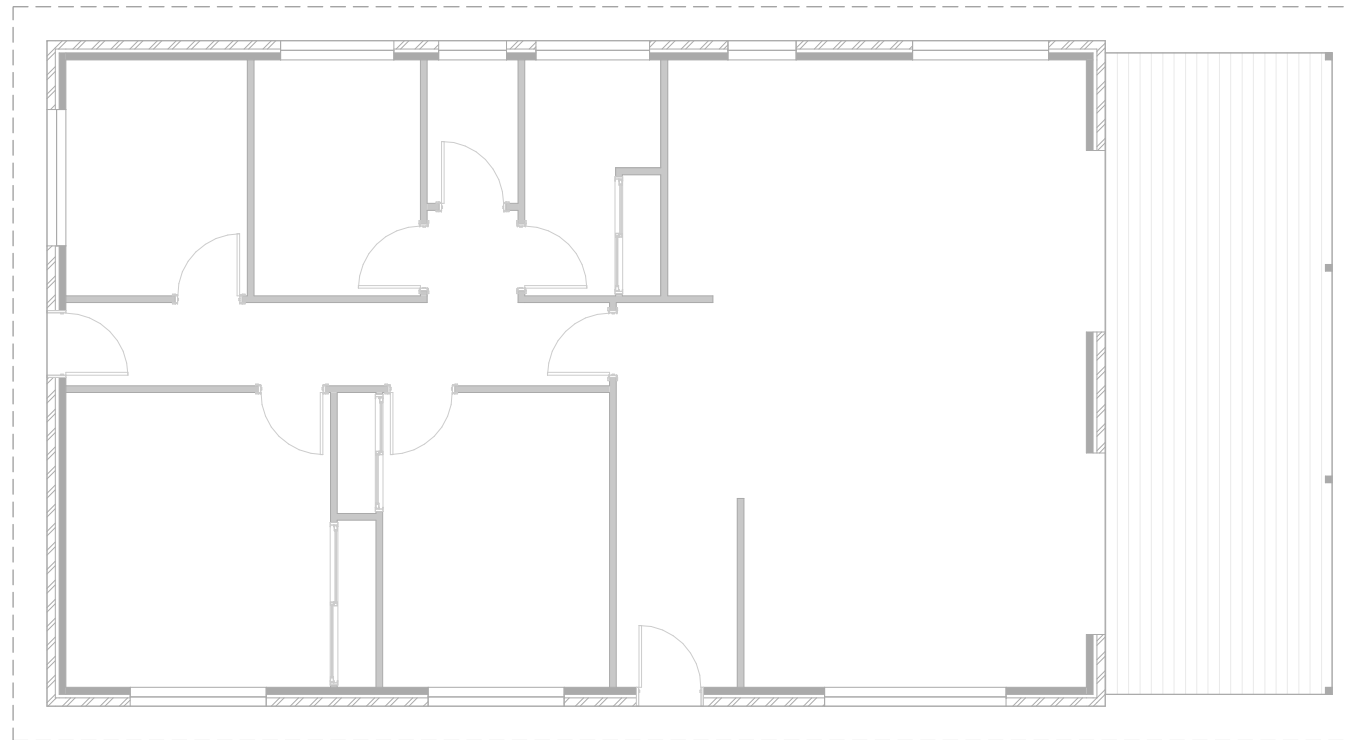
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IMPORTANT NOTE:
All framing to be (MGP10) Pine.

BRACING LEGEND

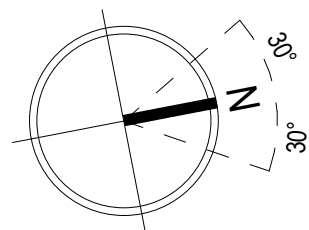
- D - DOUBLE DIAGONAL METAL STRAP AS PER TABLE 8.18 FIG (d) CAPACITY 3.0 kN/m
- H - PLYWOOD AS PER TABLE 8.18 FIG (h) B 6.0 kN/m 0.9m LONG U.N.O

TIE DOWN

- " REFER TO ENGINEERING DRAWING SHEETS FOR TIE DOWN DETAILS
- " REFER TO ENGINEERING DRAWING SHEETS FOR WALL BRACING DETAILS

TRUSS MANUFACTURER TO CONFIRM ADEQUACY OF LINTELS FOR ROOF LOADS.

ALL INTERNAL WALLS ARE ASSUMED TO BE NON- LOAD BEARING.



Scale: 1 : 100

**PROPOSED DWELLING FOR MORGAN
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DRAWING: BRACING PLAN

DATE: 30.09.2025

PROJECT No: 2311

DRAWN BY: RK

DWG No:

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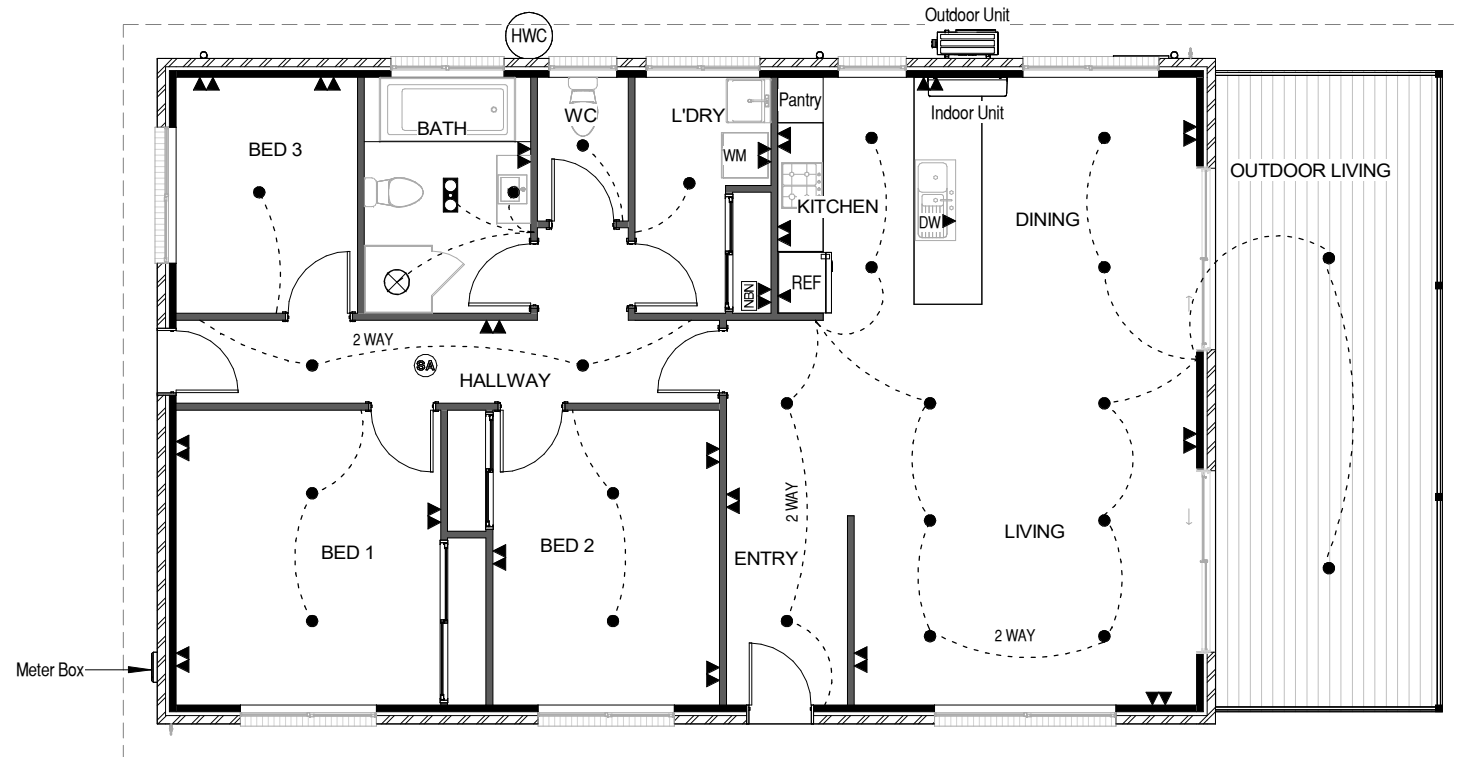
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ELECTRICAL LEGEND		No.s
▼	Single GPOs	2
▼▼	Double GPOs	20
NBN	Phone / NBN point	1
●	LED Downlight	24
⊠	Tastics	1
⊗	Mechanical Exhaust Fan	1
⊙	Smoke Alarm	1

NOTES:
 - Rangehood to be ducted to outside
 - External NBN under meterbox [where applicable]
 - Where Exhaust fans are provided with no other form of ventilation, fan must be activated simultaneously with light
 - Smoke alarm to be connected to the mains power supply and possess a battery back-up and be interconnected; to provide a common alarm throughout the building, and be to AS 3786-2014.

GLAZING NOTE:
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Kingborough Council
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 DRAWING: ELECTRICAL PLAN
 DATE: 30.09.2025
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 DRAWN BY: RK
 DWG No:

Scale: 1 : 100

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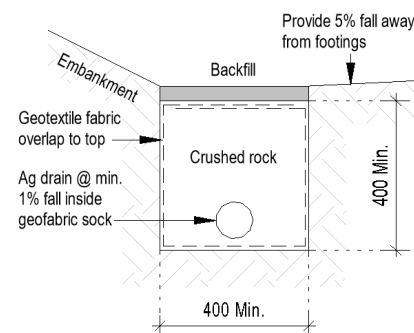
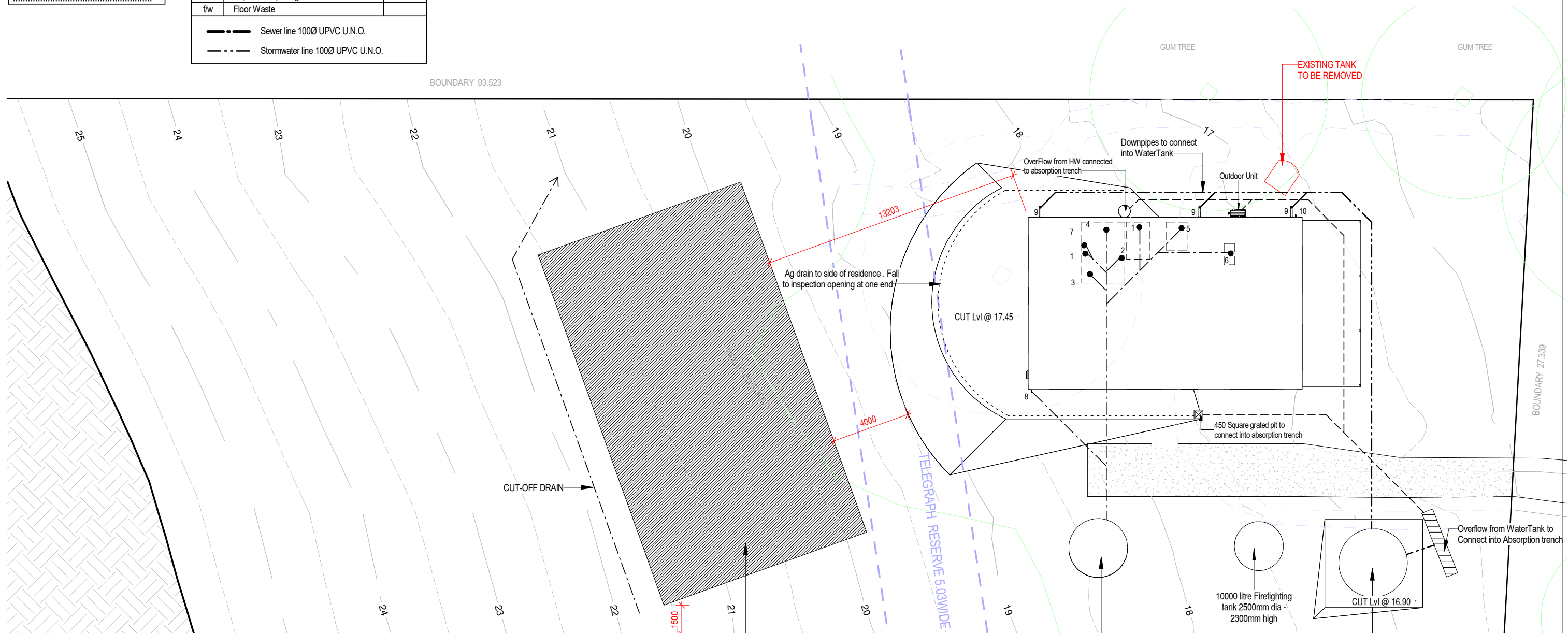
LEGEND		Min. Ø
Abbr.	TYPE	Outlet size
1	Water closet pan	100
2	HandBasin	40
3	Shower	50
4	Bath	40
5	Laundry Through	50
6	Kitchen Sink	50
7	Vent	50
8	Tap Charged ORG min.150mm below FFL	
9	Downpipe	90
10	Tap	
i.o.	Inspection Opening to Ground Lvl	
f/w	Floor Waste	

	Sewer line 100Ø UPVC U.N.O.
	Stormwater line 100Ø UPVC U.N.O.



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AG Drain (Typical)

Scale: 1 : 200

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DRAWING: DRAINAGE PLAN
DATE: 30.09.2025

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DRAWN BY: RK

DWG No:

Rev.	Date	Revision Description	Drawn
B	30.09.2025	Modified Drainage System as AWTS report	RK
A	20.01.2025	BAL/Setback modified & water tank details added	RK
	11.10.2024	BA PLANS	RK

09

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DATE:



**RONALD
YOUNG + CO
BUILDERS**

**174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633**

Main Menu **LIGHTING CALCULATOR FOR USE WITH J6.2(a) VOLUME ONE AND 3.12.5.5 VOLUME TWO (First issued with NCC 2014)** **Help screen**

Building name/description
Proposed Dwelling_2311-MORGAN- 4587 Bruny Island Main Road, Bruny Island

Classification
Class 1

Number of rows preferred in table below **12** (as currently displayed)

Advisory Note

Separate aggregate allowances are calculated for Class 1, 2 or 4 cases; for a verandah or balcony; or for a Class 10 building. The % of Allowance Used' outcomes refer to these aggregate allowances.

ID	Description	Type of space	Floor area of the space	Design Lamp or Illumination Power Load	Location	Adjustment Factor One			Adjustment Factor Two (n/a for Class 1)			OVERALL DESIGN PASSES				
						Adjustment Factor One	Dimming Percentages		Design Lumen Depreciation Factor	Adjustment Factor Two	Dimming Percentages		Design Lumen Depreciation Factor	Lamp or Illumination Power Density		System Share of % of Aggregate Allowance Used
							Adjustment	% Area			% of full power	% Area		% of full power	System Allowance	
1	ENTRY	Corridor	4.0 m ²	12 W	Class 1 building							5.0 W/m ²	3.0 W/m ²	10% of 52%		
2	LIVING	Living room	23.8 m ²	84 W	Class 1 building							5.0 W/m ²	3.5 W/m ²	12% of 52%		
3	DINING	Lounge room	10.8 m ²	24 W	Class 1 building							5.0 W/m ²	2.2 W/m ²	7% of 52%		
4	KITCHEN	Kitchen	10.6 m ²	24 W	Class 1 building							5.0 W/m ²	2.3 W/m ²	8% of 52%		
5	BED 1	Bedroom	13.6 m ²	24 W	Class 1 building							5.0 W/m ²	1.8 W/m ²	6% of 52%		
6	BED 2	Bedroom	11.7 m ²	24 W	Class 1 building							5.0 W/m ²	2.1 W/m ²	7% of 52%		
7	BED 3	Bedroom	7.5 m ²	12 W	Class 1 building							5.0 W/m ²	1.6 W/m ²	5% of 52%		
8	BATH	Bathroom	6.9 m ²	24 W	Class 1 building							5.0 W/m ²	3.5 W/m ²	12% of 52%		
9	WC	Toilet	2.3 m ²	12 W	Class 1 building							5.0 W/m ²	5.2 W/m ²	17% of 52%		
10	L'DRY	Laundry	4.6 m ²	12 W	Class 1 building							5.0 W/m ²	2.6 W/m ²	9% of 52%		
11	HALLWAY	Corridor	9.4 m ²	24 W	Class 1 building							5.0 W/m ²	2.6 W/m ²	9% of 52%		
12	OUTDOOR LIVING	Verandah or balcony	25.4 m ²	24 W	Verandah or balcony							4.0 W/m ²	0.9 W/m ²	100% of 23%		

130.6 m² 300 W

	Allowance	Design Average
Class 1 building	5.0 W/m ²	2.6 W/m ²
Verandah or balcony	4.0 W/m ²	0.9 W/m ²

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE LIGHTING CALCULATOR

The Lighting Calculator has been developed by the ABCB to assist in developing a better understanding of lighting energy efficiency parameters. While the ABCB believes that the Lighting Calculator, if used correctly, will produce accurate results, the calculator is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all. Your use of the Lighting Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.

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if inputs are valid



Window Schedule - GLASS SUPPLIES

Number	Type	ID	Size	Glass	Uw	SHGC
01	AW	AWS-008-01A	15-18	Clear	4.32	0.55
02	AW	AWS-008-01A	15-18	Clear	4.32	0.55
03	AW	AWS-008-01A	15-24	Clear	4.32	0.55
04	SD	AWS-013-01A	21-24	Clear	4.02	0.61
05	SD	AWS-013-01A	21-24	Clear	4.02	0.61
06	AW	AWS-008-01A	15-18	Clear	4.32	0.55
07	AW	AWS-008-01A	20-09	Clear	4.32	0.55
08	AW	AWS-008-01A	12-15	Clear	4.32	0.55
09	AW	AWS-008-01A	10-09	Opaque	4.32	0.55
10	AW	AWS-008-01A	12-15	Opaque	4.32	0.55
11	AW	AWS-008-01A	15-18	Clear	4.32	0.55

Grand total: 11

GLAZING NOTE:
All windows are Double glazed.

Kingborough Council
Development Application: DA-2024-409
Plan Reference No: P2
Date Received: 30/09/2025
Date placed on Public Exhibition: 04/07/2026

BAL : 29

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DRAWING: LIGHTING CALCULATIONS & WINDOW SCHEDULE
DATE: 30.09.2025

PROJECT No: 2311

DRAWN BY: RK

DWG No:

**PROPOSED DWELLING FOR MORGAN
AT 4587 BRUNY ISLAND MAIN ROAD, BRUNY ISLAND**

Scale:

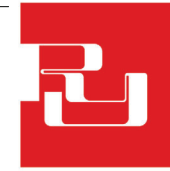
Rev.	Date	Revision Description	Drawn
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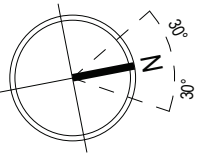
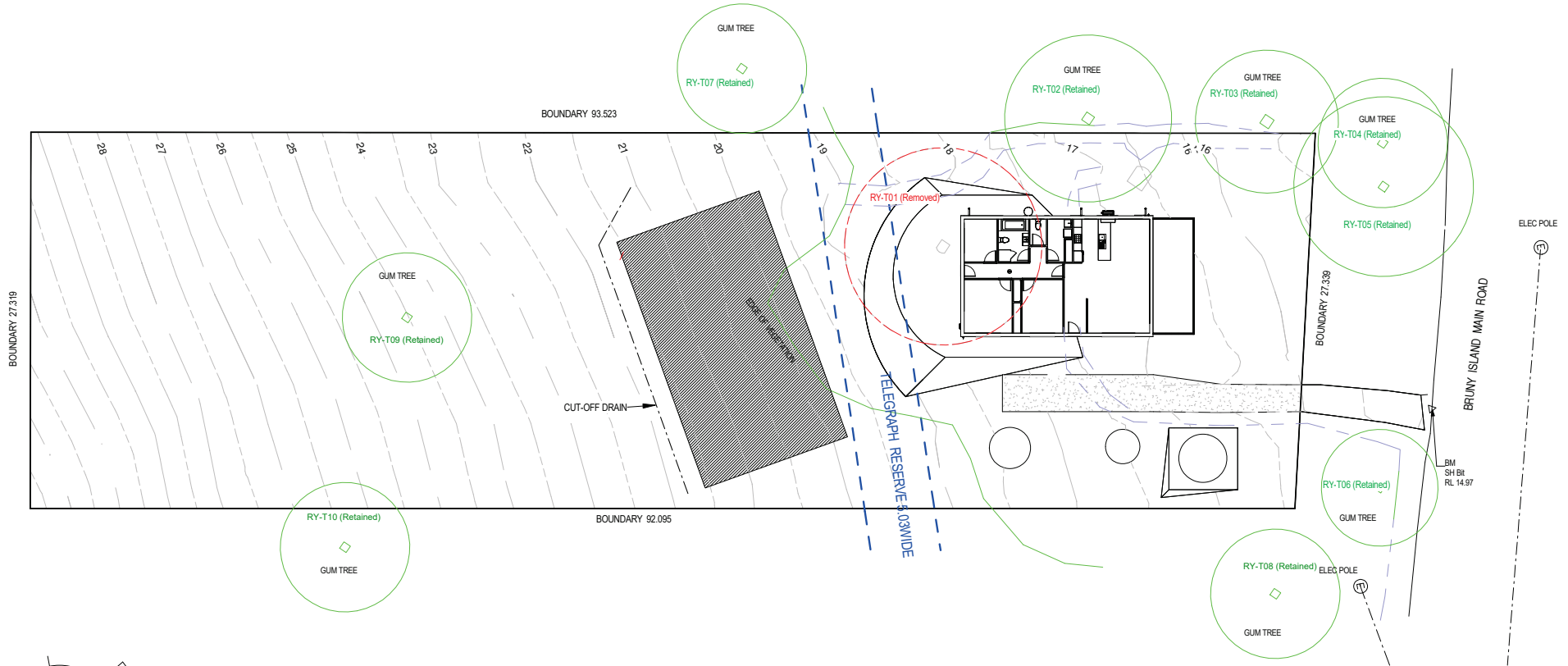
DATE:

Ground FL	17.900
CL	20.300



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Scale: 1 : 300

PROPOSED DWELLING FOR MORGAN
AT 4587 BRUNY ISLAND MAIN ROAD, BRUNY ISLAND

Kingborough Council

Development Application: DA-2024-409

Plan Reference No: P3

Date Received: 22/06/2026

Date placed on Public Exhibition: 04/07/2026

BAL : 29

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DRAWING: TREE PLAN

DATE: 04.06.2026

PROJECT No: 2311

DRAWN BY: RK

DWG No:

Rev.	Date	Revision Description	RK Drawn
C	04.06.2026	Tree plan added	RK

01C