

# APPLICATION FOR PLANNING APPROVAL

**Application Number:** DA-2025-276  
**Proposal:** Dwelling  
**Subject Site:** 224 Longmans Road, Margate and Crown Road Reserve (readvertised)  
**Responsible Planning Officer:** Tayla Beagley

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## Advertised Documents:

- Application Plans
- Engineering Plans
- Arboricultural Report
- Bushfire Hazard Assessment
- Geotech Report
- Stormwater Report
- Visual Impact Assessment
- Landslide Assessment

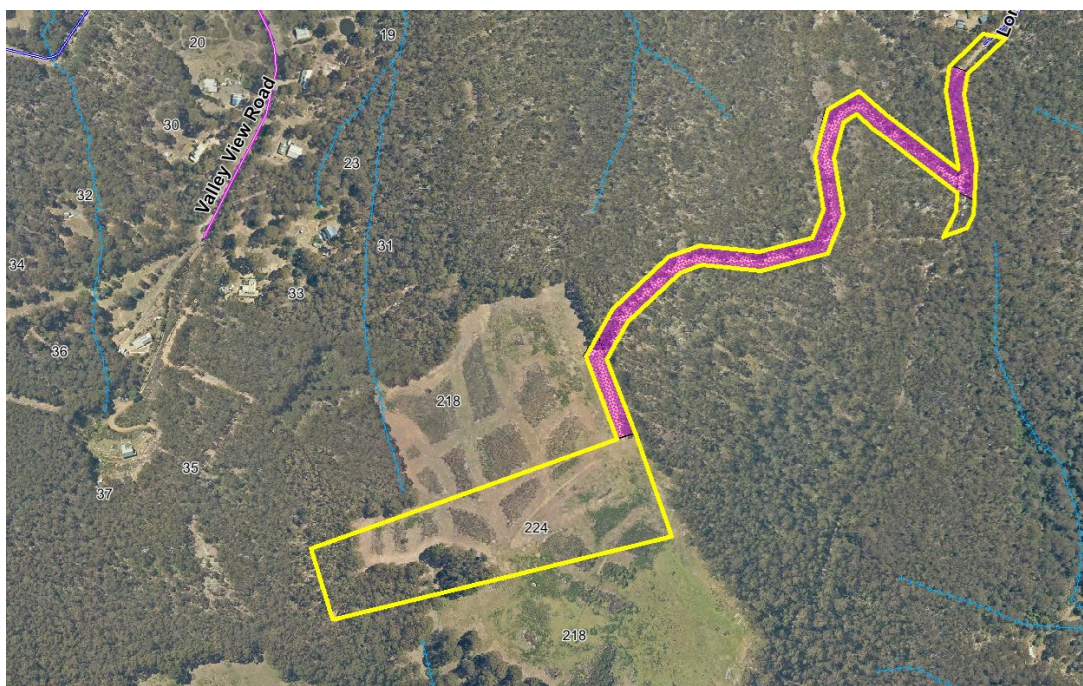
## Available upon request:

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



2004 - PROPOSED FARMER & TRICKETT RESIDENCE,  
 Lot 2, Longmans Road,  
 SNUG



**Kingborough Council**  
 Development Application: DA-2025-276  
 Plan Reference No: P7  
 Date Received: 4/06/2026  
 Date placed on Public Exhibition: 8/7/2026

SHEET		DRAWING TITLE
01	E	LOCATION & ENVIRONMENTAL MANAGEMENT PLAN 1
01a	E	LOCATION & ENVIRONMENTAL MANAGEMENT PLAN 2
01b	E	SITE PLAN
01c	E	DRAINAGE PLAN
01d	C	BUSHFIRE HAZARD MANAGEMENT AREA
01e	E	INFRASTRUCTURE PLAN
01f	F	WEED HYGIENE & MANAGEMENT STRATEGY
02	D	FLOOR PLAN
03	C	ELEVATIONS SHEET 1
03a	C	ELEVATIONS SHEET 2
03b	C	PERSPECTIVE VIEWS SHEET 1
03c	C	PERSPECTIVE VIEWS SHEET 2

No.	Amendment	Date	Drawn	Checked	Sheet
F	Add Weed Hygiene Management Strategy sheet to set	04 June 2026	RJ	ST	01f
E	Update solar array size, show setback to boundary, Inclusion of Environmental Management Plans, Update stormwater layout as per GES report, Additional earthworks notes.	08 Apr. 2026	SW	RJ	01 - 01c, 01e
D	Sideboard increase by 180mm (90mm each side) to allow for steelwork.	22 Oct. 2025	SW	N/A	02
C	Council RFI (2 Sep. 2025): INCLUSION OF: Setbacks to trees, Infrastructure Plan (Solar), Cut and fill volumes, Excess fill location, Bushfire Hazard Management Area, Grey tint to glazing, and the following note: No trees are proposed to be removed. UPDATED THE FOLLOWING: Cut depths, Colours to house and rainwater tank.	23 Sep. 2025	SW	CK	01 - 01b, 01d, 01e, 03 - 03c
	DA PLAN SET	25 Aug. 2025	SW	CK	01 - 03
B	Prelim Changes.	6 June 2025	SW	N/A	01 - 03
A	Prelim Changes.	22 May 2025	SW	N/A	01 - 03
	PRELIM DA PLANS	15 May 2025	SW	N/A	01 - 03

Notes

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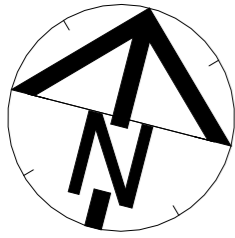
Designer:  
 ANOTHER PERSPECTIVE PTY LTD  
 PO BOX 171  
 NORTH HOBART  
 LIC. NO. 685230609 (S. Turvey)  
 Ph: (03) 6231 4122  
 Fx: (03) 6231 4166  
 Email:  
 info@anotherperspective.com.au

Client / Project info  
 PROPOSED FARMER & TRICKETT RESIDENCE,  
 Lot 2, Longmans Road,  
 SNUG

Soil Classification:  
 Title Reference:  
 Floor Areas:  
 Porch / Deck Areas:  
 Wind Speed:  
 Climate Zone:  
 Alpine Zone:  
 Corrosion Environment:  
 Certified BAL:  
 Designed BAL:  
 (Refer to Standard Notes for Explanation)

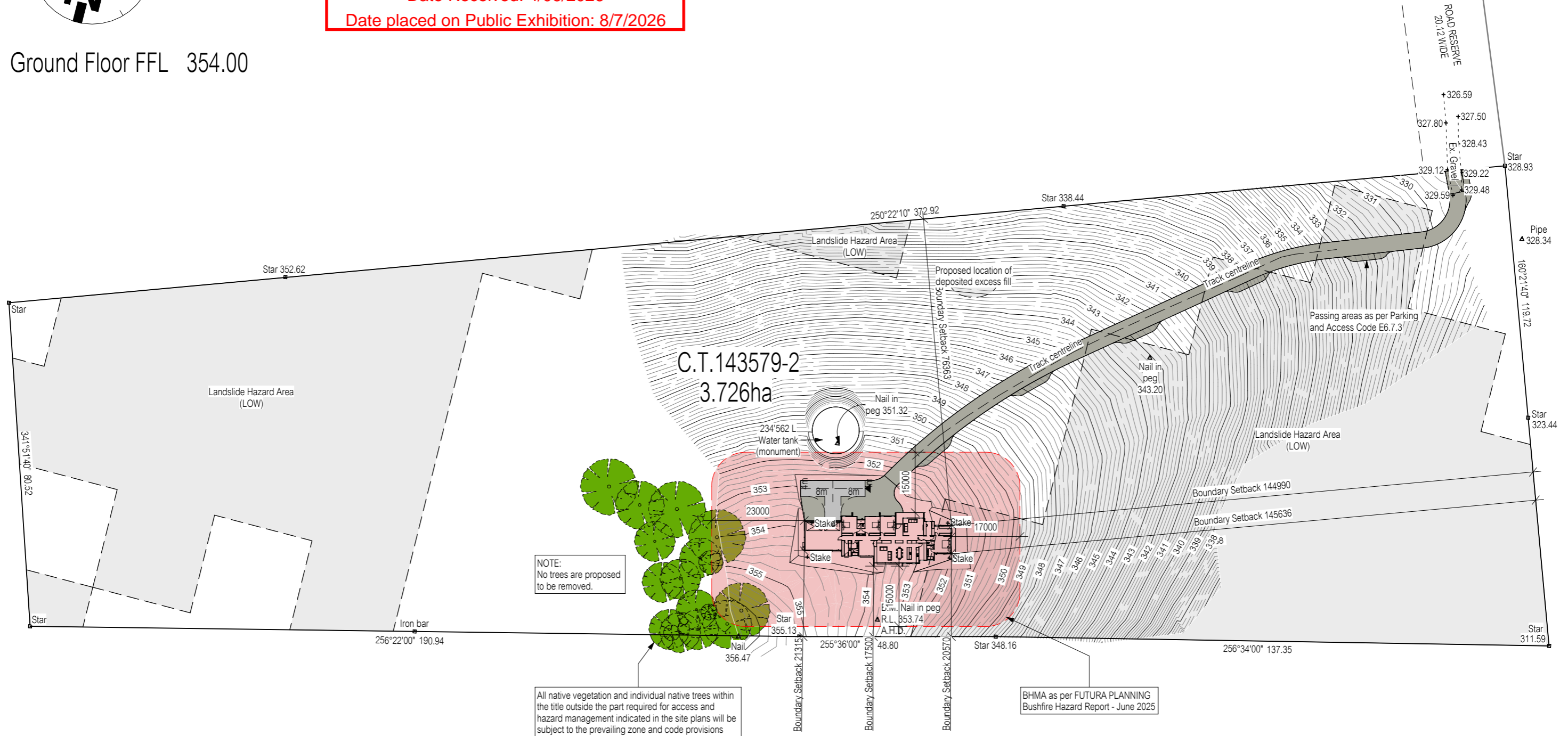
COVER SHEET	
Date	25 August 2025
Scale	Sheet
00/03	

S  
 CT143579-2  
 344.07m<sup>2</sup>  
 14.09m<sup>2</sup>  
 N3  
 7  
 N/A  
 LOW  
 BAL19  
 BAL19

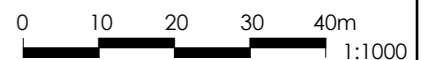


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Ground Floor FFL 354.00



APPROXIMATE CUT & FILL VOLUMES	
HOUSE AND TANK CUT:	149.12m³
HOUSE AND TANK FILL:	238.59m³
PARKING AREA FILL:	224.25m³



No.	Date	Int.
E	08 Apr. 2026	SW
C	23 Sep. 2025	SW
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A	22 May 2025	SW

Amendment changes as per cover sheet

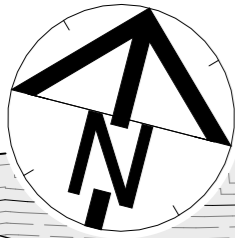
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LOCATION & ENVIRONMENTAL MANAGEMENT PLAN 1		
Drawn	SW	2004
Date	15 May 2025	Sheet
Scale	1:1000	01/03



Ground Floor FFL 354.00

Machinery and construction vehicle hygiene is not required because access is from the State Growth- and council-managed Channel Highway, other roads and the weed-free Crown road reserve" and "any vegetation, native (none currently present) or otherwise, within the hazard management area to be managed in accordance with the certified bushfire hazard management plan

Proposed location of deposited excess fill

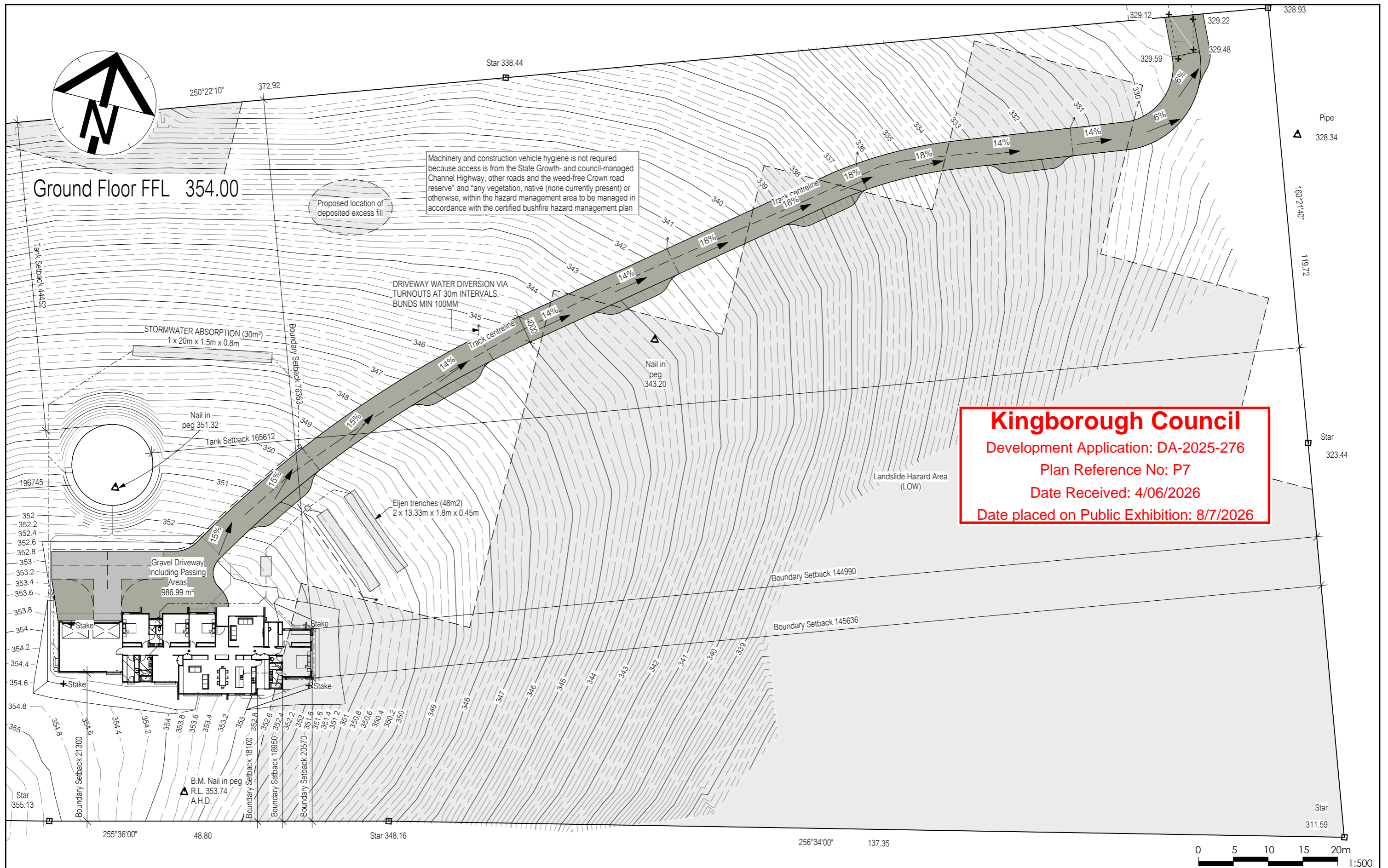
DRIVEWAY WATER DIVERSION VIA TURNOUTS AT 30m INTERVALS. BUNDS MIN 100MM

STORMWATER ABSORPTION (30m<sup>2</sup>)  
1 x 20m x 1.5m x 0.8m

Ejjen trenches (48m<sup>2</sup>)  
2 x 13.33m x 1.8m x 0.45m

Gravel Driveway including Passing Areas  
986.99 m<sup>2</sup>

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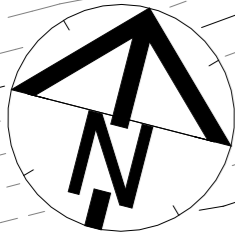
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PROPOSED FARMER & TRICKETT RESIDENCE,  
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SNUG



LOCATION & ENVIRONMENTAL MANAGEMENT PLAN 2		
Drawn	SW	2004
Date	15 May 2025	Sheet
Scale	1:500	01a/03



**APPROXIMATE CUT & FILL VOLUMES**  
 HOUSE AND TANK CUT: 149.12m<sup>3</sup>  
 HOUSE AND TANK FILL: 238.59m<sup>3</sup>  
 PARKING AREA FILL: 224.25m<sup>3</sup>

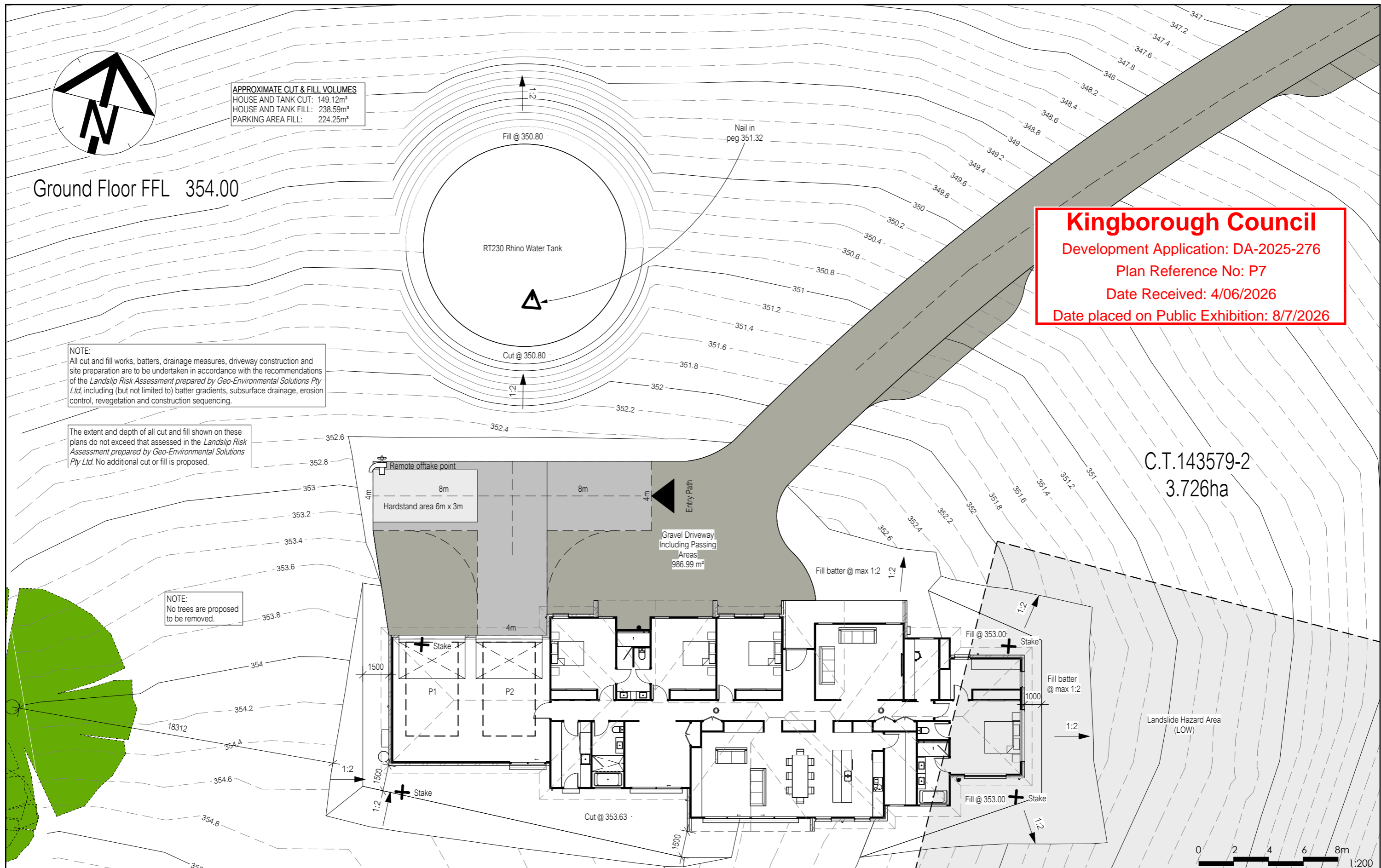
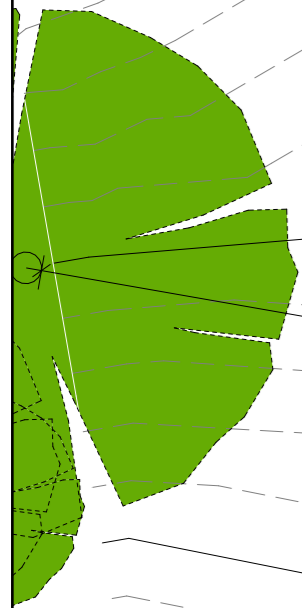
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**NOTE:**  
 All cut and fill works, batters, drainage measures, driveway construction and site preparation are to be undertaken in accordance with the recommendations of the *Landslip Risk Assessment prepared by Geo-Environmental Solutions Pty Ltd*, including (but not limited to) batter gradients, subsurface drainage, erosion control, revegetation and construction sequencing.

The extent and depth of all cut and fill shown on these plans do not exceed that assessed in the *Landslip Risk Assessment prepared by Geo-Environmental Solutions Pty Ltd*. No additional cut or fill is proposed.

**NOTE:**  
 No trees are proposed to be removed.



C.T.143579-2  
 3.726ha



<table border="1"> <tr> <td>E</td> <td>08 Apr. 2026</td> <td>SW</td> </tr> <tr> <td>C</td> <td>23 Sep. 2025</td> <td>SW</td> </tr> <tr> <td>B</td> <td>6 June 2025</td> <td>SW</td> </tr> <tr> <td>A</td> <td>22 May 2025</td> <td>SW</td> </tr> <tr> <td>No.</td> <td>Date</td> <td>Int.</td> </tr> </table> <p>Amendment changes as per cover sheet</p>			E	08 Apr. 2026	SW	C	23 Sep. 2025	SW	B	6 June 2025	SW	A	22 May 2025	SW	No.	Date	Int.	<p>Notes</p> <ul style="list-style-type: none"> <li>• Builder to verify all dimensions and levels on site prior to commencement of work</li> <li>• All work to be carried out in accordance with the current National Construction Code.</li> <li>• All materials to be installed according to manufacturers specifications.</li> <li>• Do not scale from these drawings.</li> <li>• No changes permitted without consultation with designer.</li> </ul>	<p>Designer:</p> <p>ANOTHER PERSPECTIVE PTY LTD          PO BOX 171          NORTH HOBART          LIC. NO. 685230609 (S. Turvey)          Ph: (03) 6231 4122          Fx: (03) 6231 4166          Email:          info@anotherperspective.com.au</p>	<p>Client / Project info</p> <p>PROPOSED FARMER &amp; TRICKETT RESIDENCE,          Lot 2, Longmans Road,          SNUG</p>		<p><b>SITE PLAN</b></p> <table border="1"> <tr> <td>Drawn</td> <td>SW</td> <td>2004</td> </tr> <tr> <td>Date</td> <td>15 May 2025</td> <td>Sheet</td> </tr> <tr> <td>Scale</td> <td>1:200</td> <td><b>01b/03</b></td> </tr> </table>	Drawn	SW	2004	Date	15 May 2025	Sheet	Scale	1:200	<b>01b/03</b>
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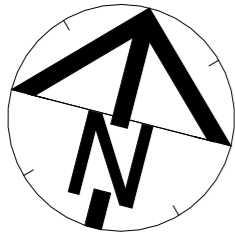
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**Stormwater system:**  
 1. Absorption trench dimensions of up to 20m long by 0.8m deep by 1.5m wide – total storage volume calculated at average 35% porosity.  
 2. Base of trenches to be excavated level and smearing and compaction avoided.  
 3. 90-100mm slotted pipe should be placed in the top 100mm of the 20mm aggregate.  
 4. Geotextile or filter cloth to be placed over the pipe to prevent clogging of the pipes and aggregate.  
 5. All works on site to comply with AS3500 and Tasmanian Plumbing code. Refer to GES report for performance solution compliance notes.

DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	400
Bth	Bath	400 (incl. trap)
Shr	Shower	400 (Note 3)
S	Sink	500
Tr	Trough	400
WC	Water Closet Pan	1000
d.p.	Downpipe	900
ORG	Overflow Relief Gully	1000
FWG	Floor Waste Gully	650 (Note 2)

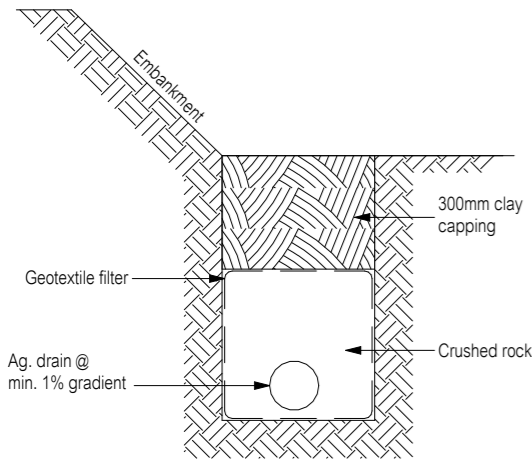
  

---	Sewer Line (1000 UPVC) (unless noted otherwise)
---	Stormwater Line (1000 UPVC) (unless noted otherwise)
---	Stormwater Line (1500 UPVC) (unless noted otherwise)

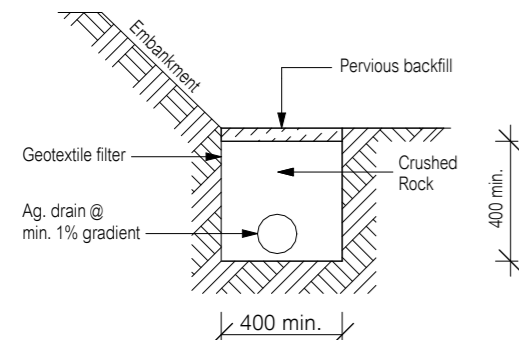
**NOTES:**  
 1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.  
 2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.  
 3. 500 required for multiple shower heads.  
 650 where outlet is being used as a FWG  
 4. Showers to comply with N.C.C. 10.2.14.  
 5. Falls to floor waste to be minimum 1:80 & maximum 1:50

Where ag drain is < 1.5m from footing, the following engineering principles are required:

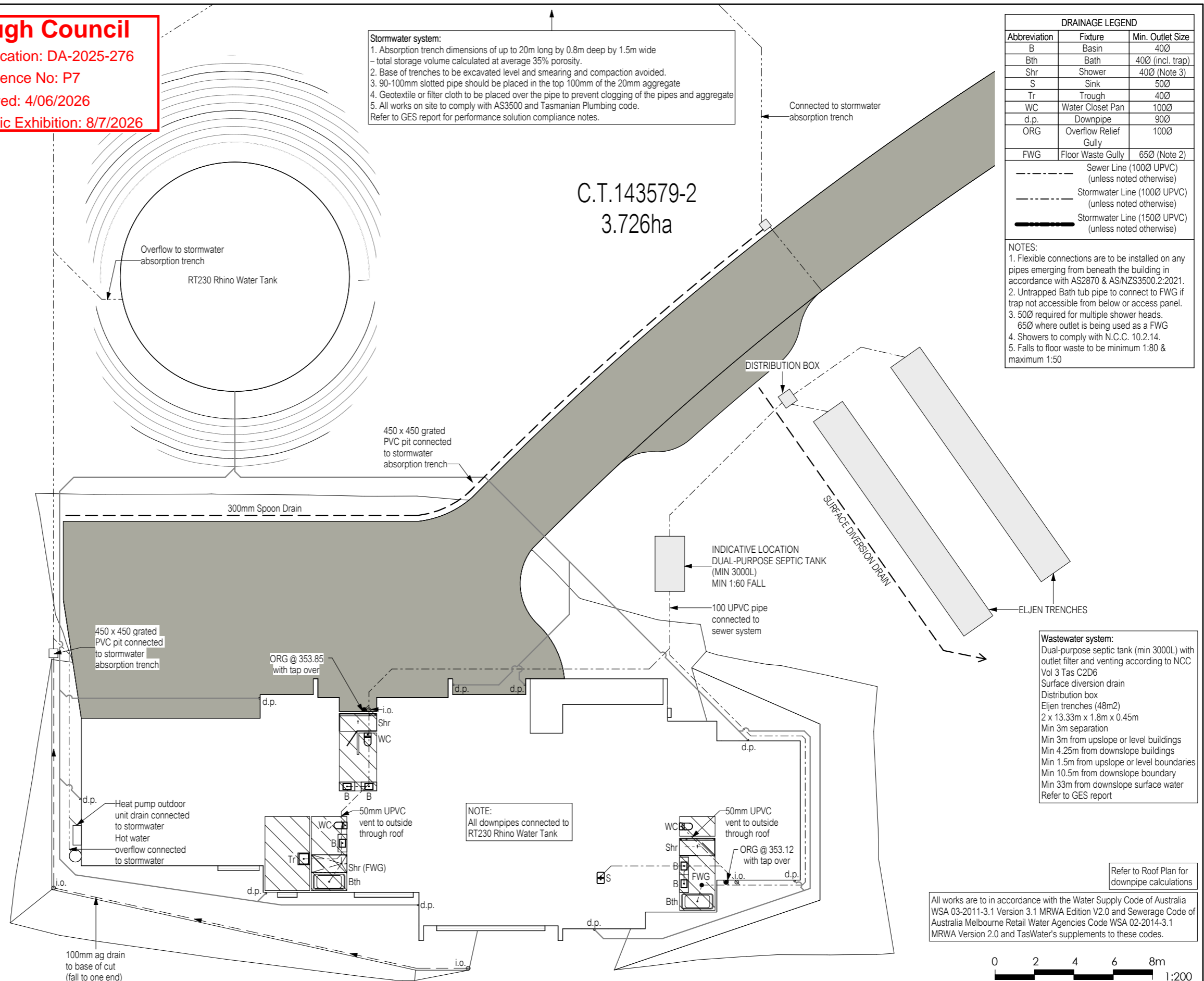
1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).
2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.
3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).
4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.



TYPICAL AG. DRAIN DETAIL (<1800 FROM HOUSE)  
Not to scale



TYPICAL AG. DRAIN DETAIL (≥1800 FROM HOUSE)  
Not to scale



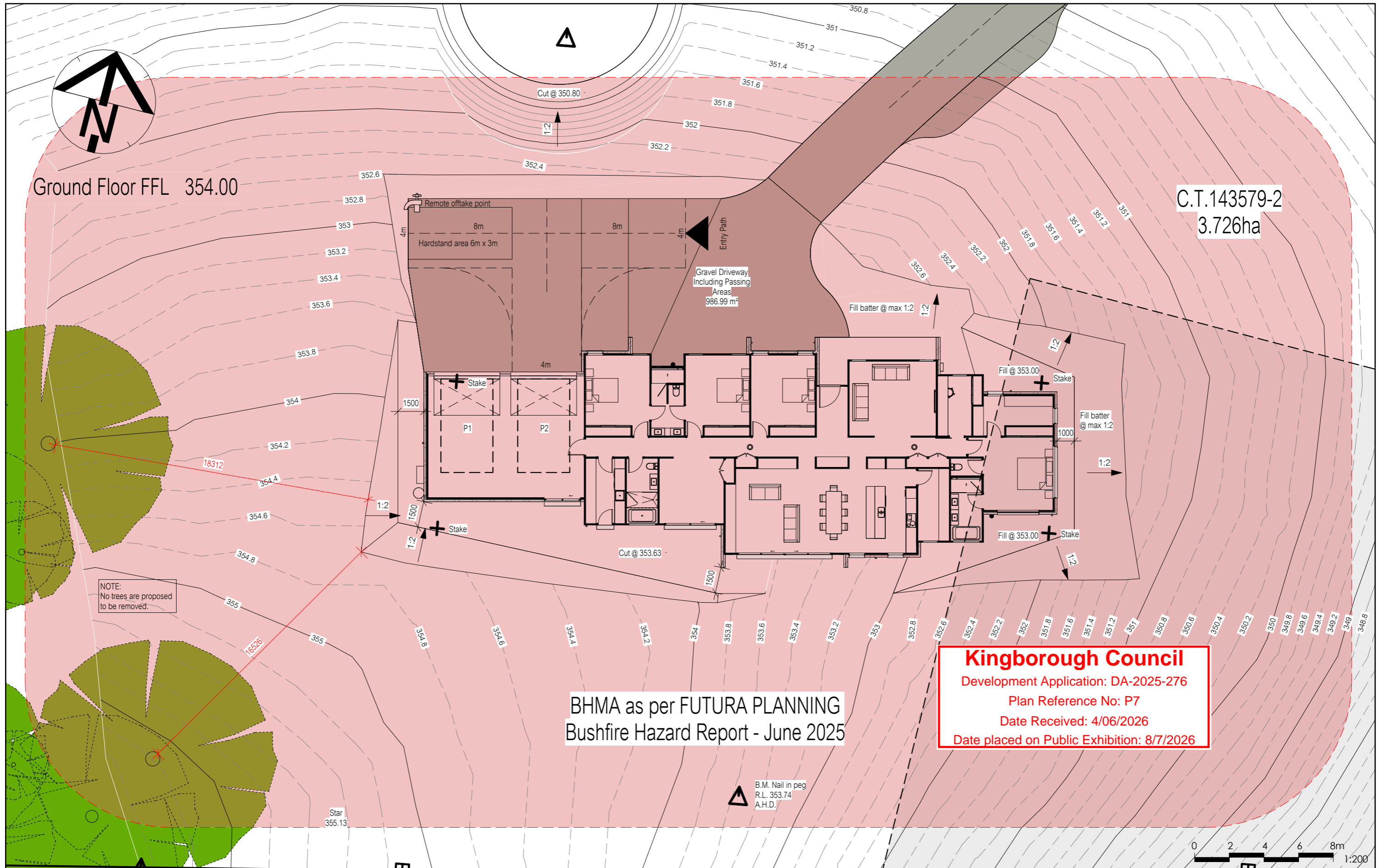
**Wastewater system:**  
 Dual-purpose septic tank (min 3000L) with outlet filter and venting according to NCC Vol 3 Tas C2D6  
 Surface diversion drain  
 Distribution box  
 Eljen trenches (48m2)  
 2 x 13.33m x 1.8m x 0.45m  
 Min 3m separation  
 Min 3m from upslope or level buildings  
 Min 4.25m from downslope buildings  
 Min 1.5m from upslope or level boundaries  
 Min 10.5m from downslope boundary  
 Min 33m from downslope surface water  
 Refer to GES report

All works are to be in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.



Soil classification: S		Notes		Designer:		Client / Project info				<b>DRAINAGE PLAN</b>	
Refer to Soil Report for nominated founding depth and description of founding material.		<ul style="list-style-type: none"> <li>• Builder to verify all dimensions and levels on site prior to commencement of work</li> <li>• All work to be carried out in accordance with the current National Construction Code.</li> <li>• All materials to be installed according to manufacturers specifications.</li> <li>• Do not scale from these drawings.</li> <li>• No changes permitted without consultation with designer.</li> </ul>		ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au		PROPOSED FARMER & TRICKETT RESIDENCE, Lot 2, Longmans Road, SNUG					
All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3		- Wet areas to comply with NCC 10.2 and AS3740						Date	25 August 2025	Sheet	01c/03
Amendment changes as per cover sheet								Scale	1:200		

No.	Date	Int.
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BHMA as per FUTURA PLANNING  
Bushfire Hazard Report - June 2025

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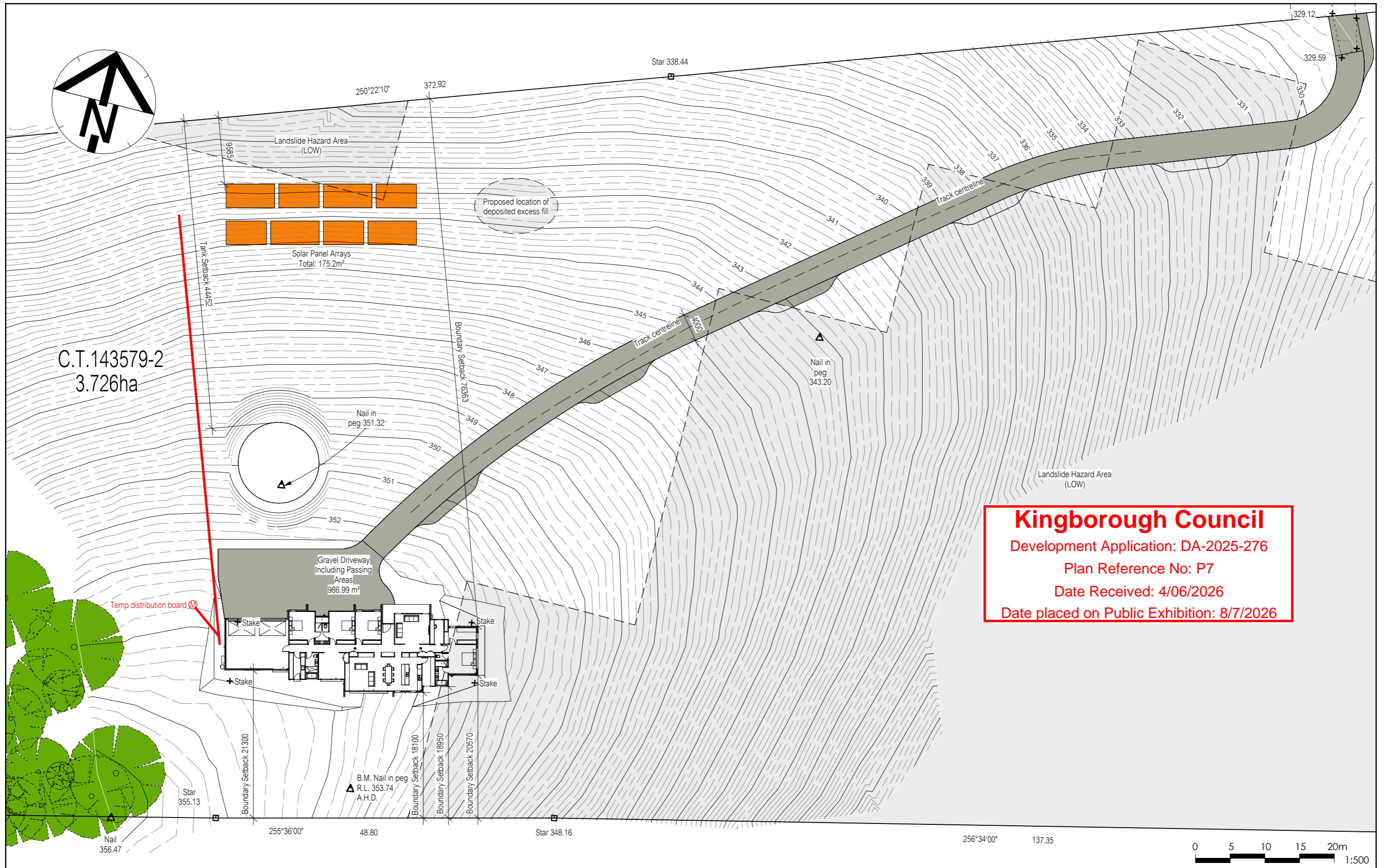
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BUSHFIRE HAZARD MANAGEMENT AREA		
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INFRASTRUCTURE PLAN		
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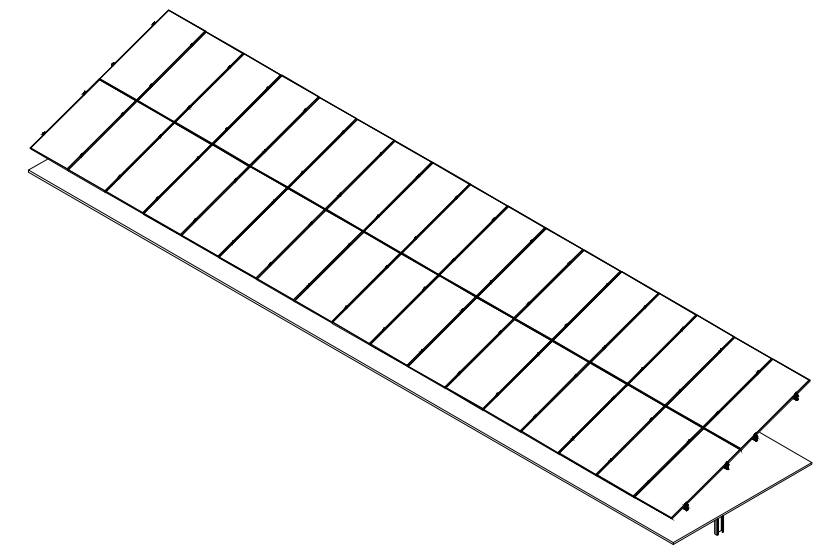
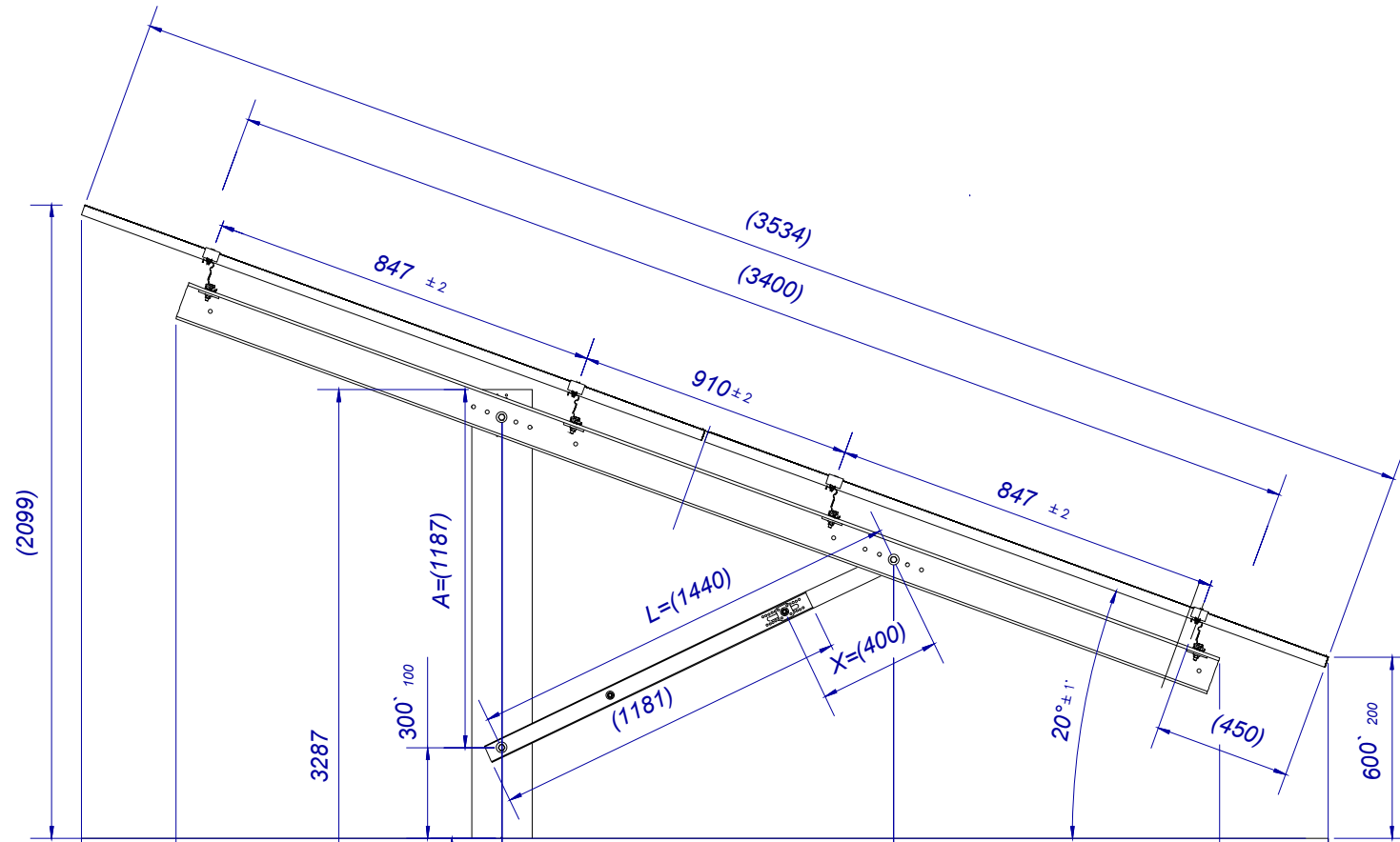
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Plan Reference No: P3

Date Received: 12/11/2025

Date placed on Public Exhibition: 8/7/2026

VIEW 1 ( 1 : 22.5 )



MODULE  
1757x1134x35  
PURLIN  
LC-90  
GIRDER  
Eta  
PILE-DRIVEN FOUNDATION FRONT  
N/A  
PILE-DRIVEN FOUNDATION REAR  
SRF8-3

CUTAWAY VIEW B-B ( 1 : 22.5 )

<b>SCHLETTER SOLAR GMBH</b> GEWERBEGEBIET AN DER B15 ALUSTRASSE 1 83527 KIRCHDORF / HAAG I. OB GERMANY WWW.SCHLETTER-GROUP.COM	DATE 12/11/2025	STAMP, SIGNATURE OF APPROVAL		
	DRAWN BY FabianM			
	AUDITED BY			
<small>Schletter Group reserves the right to make modifications to the construction, choice of materials, specification and design even after order confirmation and approval and release of the drawings, and those modifications are permissible provided that such changes serve the technical improvement of manufacturing or products and are reasonable for the customer.</small>	SCHLETTER JOB NUMBER 0	INFO I Want Energy	SHEET NUMBER 1	PROJ. METHOD 
	CLIENT I Want Energy			
	PROJECT ADDRESS LOT 2 Longmans road, Snug	AU	SCALE SHEET SIZE A3	
REV. 00	DRAWING NAME 02_Trickett_FS2V-20°-17_UNO			



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6. Tree Data

Tree ID	Common name	Age	Origin	DSH (cm)	TPZ	Retention Value	Notes
1	Eucalyptus obliqua	Stringybark	Young	Native	0.45	5.4	
2	Eucalyptus obliqua	Stringybark	Young	Native	0.42	5.04	
3	Eucalyptus obliqua	Stringybark	Young	Native	0.46	5.52	
4	Eucalyptus obliqua	Stringybark	Young	Native	0.42	5.04	
5	Eucalyptus obliqua	Stringybark	Young	Native	0.34	4.08	
6	Eucalyptus obliqua	Stringybark	Young	Native	0.44	5.28	
7	Eucalyptus obliqua	Stringybark	Young	Native	0.3	3.6	
8	Eucalyptus obliqua	Stringybark	Dead	Native	0.6	7.2	Dead
9	Eucalyptus viminalis	White Gum	Dead	Native	0.7	8.4	Very High Dead
10	Eucalyptus viminalis	White Gum	Young	Native	0.32	3.84	Very High
11	Eucalyptus viminalis	White Gum	Young	Native	0.4	4.8	Very High
12	Eucalyptus viminalis	White Gum	Young	Native	0.34	4.08	Very High
13	Eucalyptus pulchella	Peppermint	Mature	Native	0.41	4.92	
14	Eucalyptus globulus	Blue Gum	Young	Native	0.26	3.12	
15	Eucalyptus pulchella	Peppermint	Mature	Native	0.32	3.84	
16	Eucalyptus globulus	Blue Gum	Mature	Native	0.85	10.2	Very High
17	Eucalyptus globulus	Blue Gum	Mature	Native	0.62	7.44	High
18	Eucalyptus pulchella	Peppermint	Mature	Native	0.47	5.64	
19	Eucalyptus pulchella	Peppermint	Mature	Native	0.45	5.4	
20	Eucalyptus globulus	Blue Gum	Young	Native	0.37	4.44	
21	Eucalyptus globulus	Blue Gum	Mature	Native	0.46	5.52	High
22	Eucalyptus pulchella	Peppermint	Young	Native	0.31	3.72	
23	Eucalyptus pulchella	Peppermint	Young	Native	0.3	3.6	
24	Eucalyptus pulchella	Peppermint	Young	Native	0.4	4.8	
25	Eucalyptus pulchella	Peppermint	Young	Native	0.5	6	
26	Eucalyptus pulchella	Peppermint	Mature	Native	0.34	4.08	
27	Eucalyptus pulchella	Peppermint	Mature	Native	0.35	4.2	
28	Eucalyptus pulchella	Peppermint	Dead	Native	0.44	5.28	Dead
29	Eucalyptus globulus	Blue Gum	Young	Native	0.28	3.36	
30	Eucalyptus globulus	Blue Gum	Mature	Native	0.48	5.76	High
31	Eucalyptus pulchella	Peppermint	Young	Native	0.32	3.84	
32	Eucalyptus pulchella	Peppermint	Mature	Native	0.37	4.44	
33	Eucalyptus pulchella	Peppermint	Mature	Native	0.38	4.56	
34	Eucalyptus globulus	Blue Gum	Mature	Native	0.54	6.48	High
35	Eucalyptus globulus	Blue Gum	Mature	Native	0.7	8.4	Very High
36	Eucalyptus globulus	Blue Gum	Mature	Native	0.8	9.6	Very High
37	Eucalyptus globulus	Blue Gum	Mature	Native	0.51	6.12	High
38	Eucalyptus obliqua	Stringybark	Mature	Native	0.35	4.2	
39	Eucalyptus globulus	Blue Gum	Mature	Native	0.9	10.8	Very High
40	Eucalyptus globulus	Blue Gum	Mature	Native	0.36	4.32	
41	Eucalyptus obliqua	Stringybark	Mature	Native	0.37	4.44	

Table 1. Tree data.

Weed species

The subject title area supports one plant species classified as declared weed species within the meaning of the Tasmanian Biosecurity Act 2019 (Biosecurity Regulations 2022) namely:

*Ulex europaeus* (gorse) – locally widespread and common within and adjacent to the title area.

Any further management actions should aim to minimise the risk of introducing further weeds and distributing weeds to other areas. Importantly, the current distribution of weed species needs to be further contained to minimise the potential spread of these species to surrounding areas or the greater region via the movement of contaminated soil material. The key to this will be hygiene protocols for machinery, vehicles and personnel entering the area, particularly if they have come from a potentially weed-affected site or are leaving the site with contaminated soil present. It is recommended that a formal weed and hygiene management strategy is developed to minimise the risk of further infestations to the site and importantly, to prevent the spread of the declared and environmental weeds from the site to the greater region. The weed and hygiene management strategy will be incorporated into the Environmental Management Plan (EMP).

Several planning manuals provide guidance on appropriate management actions, which can be referred to develop site-specific prescriptions for any proposed works in the title area. These manuals include:

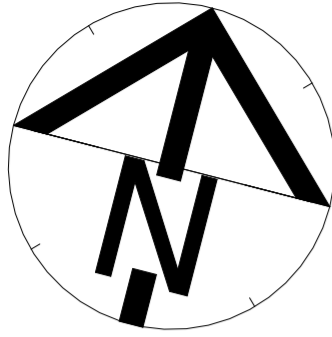
- Allan, K. & Gartenstein, S. (2010). *Keeping It Clean: A Tasmanian Field Hygiene Manual to Prevent the Spread of Freshwater Pests and Pathogens*. NRM South, Hobart;
- Rudman T. (2005). *Interim Phytophthora cinnamomi Management Guidelines*. Nature Conservation Report 05/7, Biodiversity Conservation Branch, Department of Primary Industries, Water & Environment, Hobart;
- Rudman, T., Tucker, D. & French, D. (2004). *Washdown Procedures for Weed and Disease Control*. Edition 1. Department of Primary Industries, Water & Environment, Hobart; and
- DPIPWE (2015). *Weed and Disease Planning and Hygiene Guidelines – Preventing the Spread of Weeds and Diseases in Tasmania*. Department of Primary Industries, Parks, Water & Environment, Hobart.

Figure 2. Trees within 15m of the access road upgrade and there TPZ.

Figure 2 & Tree Data taken from Arboricultural Report prepared by Tree Pioneers Pty Ltd

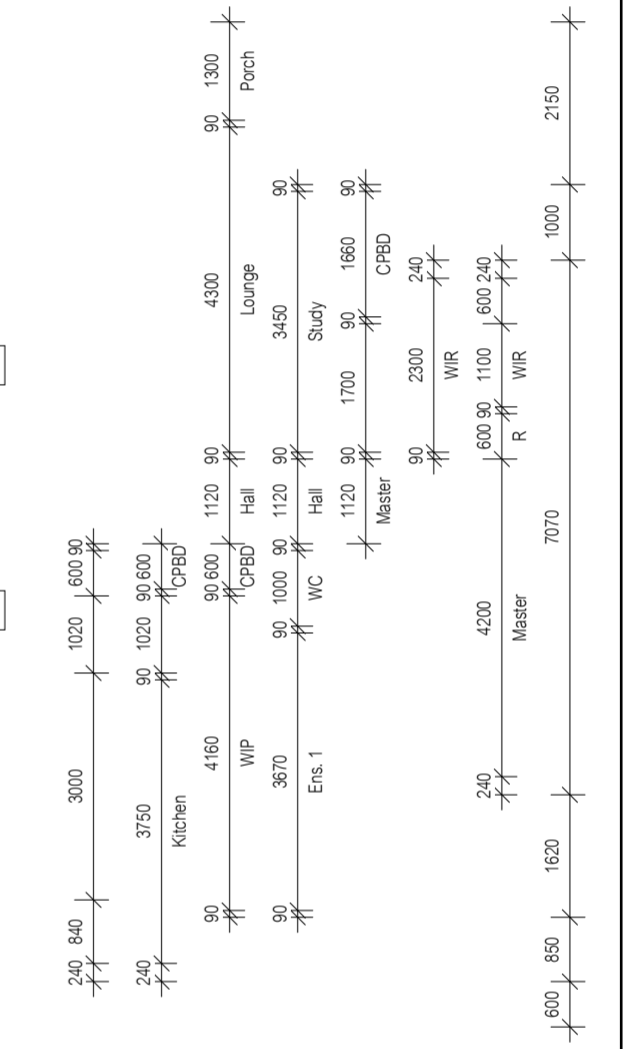
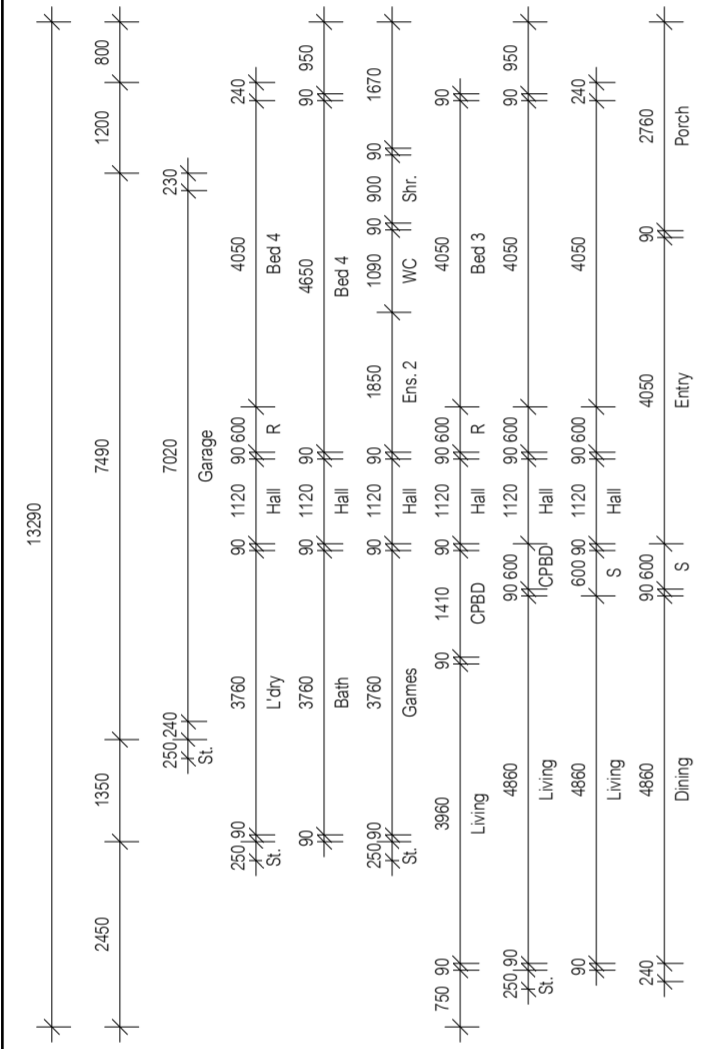
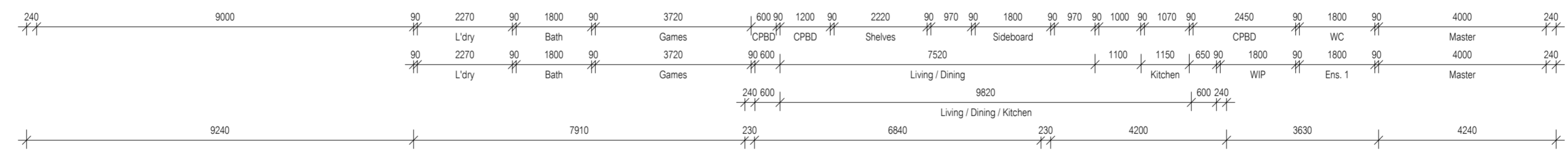
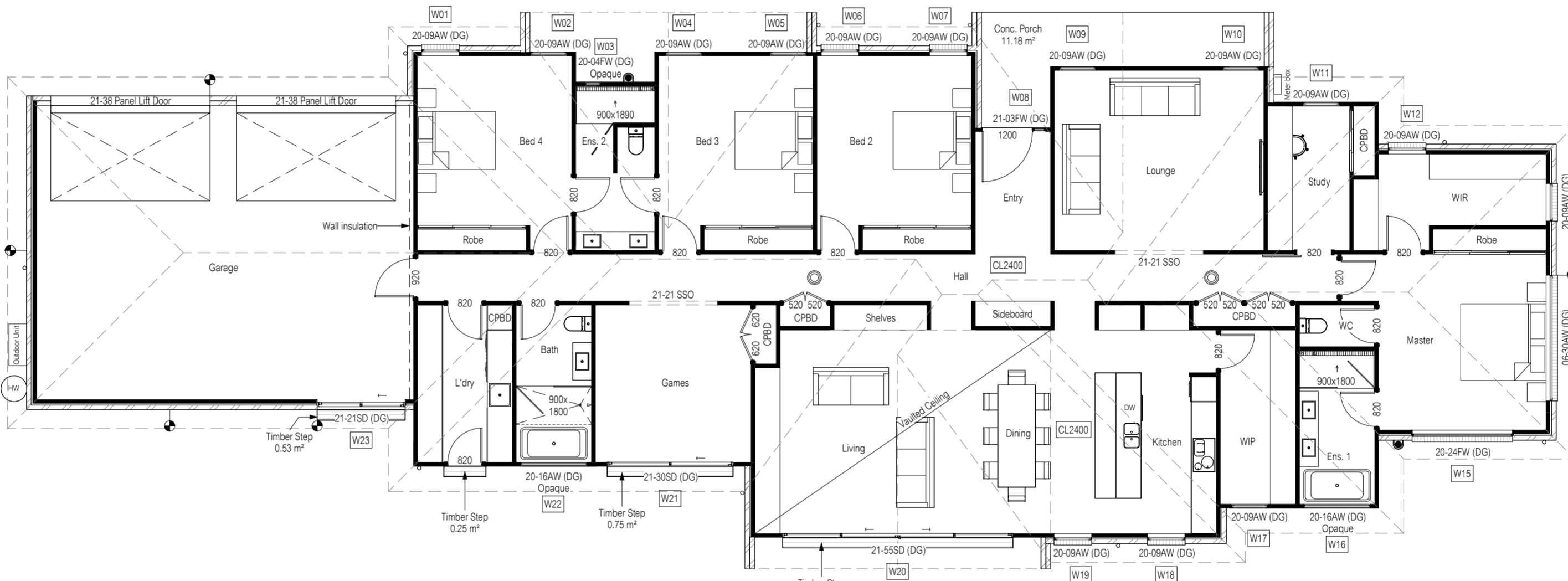
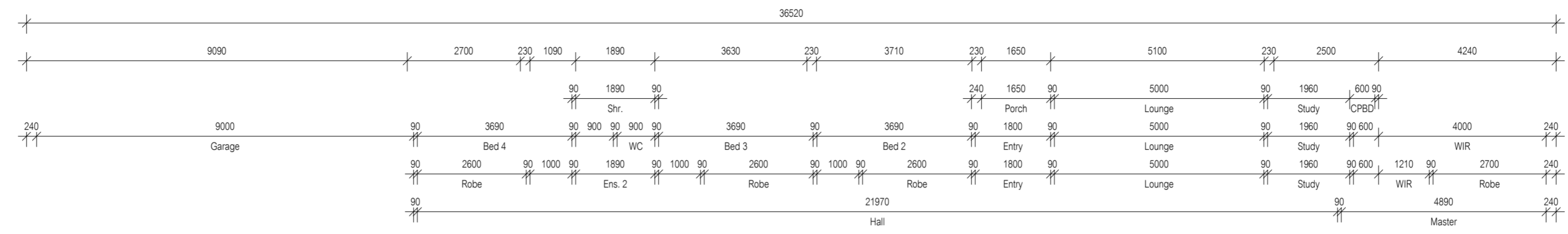
F	04 June 2026	RJ
No.	Date	Int.

Amendment changes as per cover sheet	Notes	Designer:	Client / Project info		<b>WEED HYGIENE &amp; MANAGEMENT STRATEGY</b>	
	<ul style="list-style-type: none"> <li>Builder to verify all dimensions and levels on site prior to commencement of work</li> <li>All work to be carried out in accordance with the current National Construction Code.</li> <li>All materials to be installed according to manufacturers specifications.</li> <li>Do not scale from these drawings.</li> <li>No changes permitted without consultation with designer.</li> </ul>	ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED FARMER & TRICKETT RESIDENCE,  Lot 2, Longmans Road, SNUG		Drawn RJ 2004 Date 04 June 2026 Sheet Scale	
					<b>01f/03</b>	



**LEGEND**  
 BH - BULKHEAD @ 2160 UNO  
 SSN - SINGLE STUD NICHE  
 DSN - DOUBLE STUD NICHE  
 TSN - TRIPLE STUD NICHE  
 SSO - SQUARE SET OPENING  
 O/H - OVERHEAD  
 O/T - OVEN TOWER  
 TR - TOWEL RAIL  
 TRH - TOILET ROLL HOLDER  
 RH - ROBE HOOK  
 --- LOCATION OF WALL REINFORCEMENT (TO COMPLY WITH PART 6 OF THE LIVABLE HOUSING DESIGN STANDARD)

**NOTES:**  
 ALL WINDOW & DOOR HEAD HEIGHTS @ 2160 UNO  
 NICHERS AS PER JOSCON BA SPEC DOCUMENT  
 JOINERY AS PER JOSCON BA SPEC DOCUMENT  
 WATERSTOPS AT SHOWER DOORS



**Kingborough Council**  
 Development Application: DA-2025-276  
 Plan Reference No: P7  
 Date Received: 4/06/2026  
 Date placed on Public Exhibition: 8/7/2026



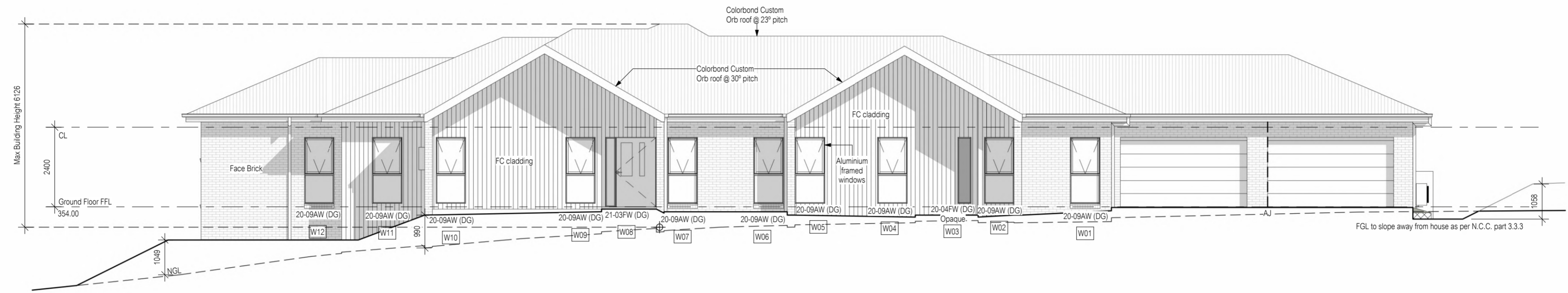
Floor Area = 344.07m <sup>2</sup> ● Articulation joints ☉ Smoke Alarm (interconnected where more than 1)		All window sizes to be checked and/or confirmed on site prior to ordering glazing units		Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.		Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685239609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au		Client / Project info PROPOSED FARMER & TRICKETT RESIDENCE, Lot 2 Longmarns Road, SNUIG		<b>FLOOR PLAN</b> Drawn sw 2004 Date 15 May 2025 Sheet Scale 1:100 @ A2 Copyright © 02/03	
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Material	Colour
Colorbond Roof	Monument - LRV = 8
Face Brick	Taupe - LRV = 39.6
FC Sheet	Windspray - LRV 27

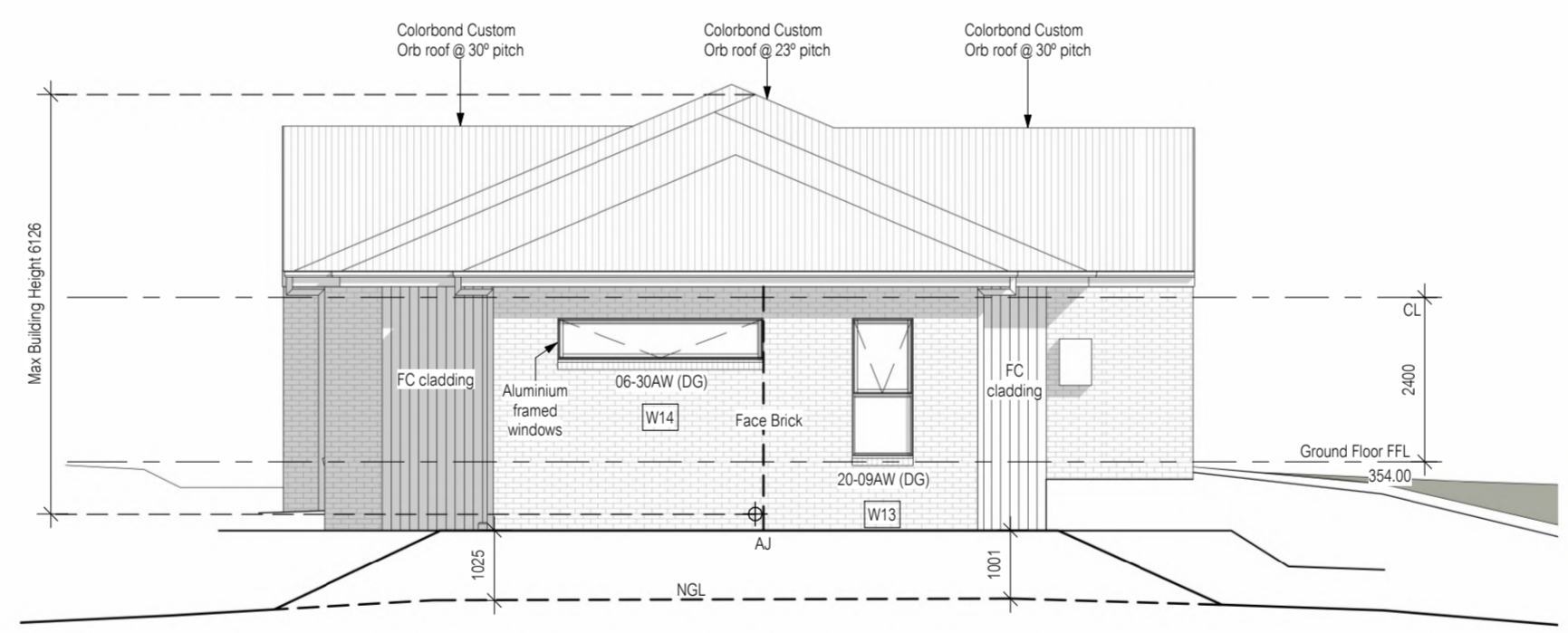
All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.

IMPORTANT NOTE:  
Colours chosen must not Exceed 40% Light Reflectance Value (LRV)

Window and sliding door glazing to be low reflectance grey tint (<10%)



North Elevation



East Elevation

**Kingborough Council**  
 Development Application: DA-2025-276  
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No.	Date	Int.	Amendment changes as per cover sheet
C	23 Sep. 2025	SW	
B	6 June 2025	SW	
A	22 May 2025	SW	

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:  
 AJ - Articulation Joint  
 BV - Brick Vent

Shadows shown for stylisation purposes only

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
  - All work to be carried out in accordance with the current National Construction Code.
  - All materials to be installed according to manufacturers specifications.
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Designer:  
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 NORTH HOBART  
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Client / Project info  
 PROPOSED FARMER & TRICKETT RESIDENCE,  
 Lot 2, Longmans Road,  
 SNUJG



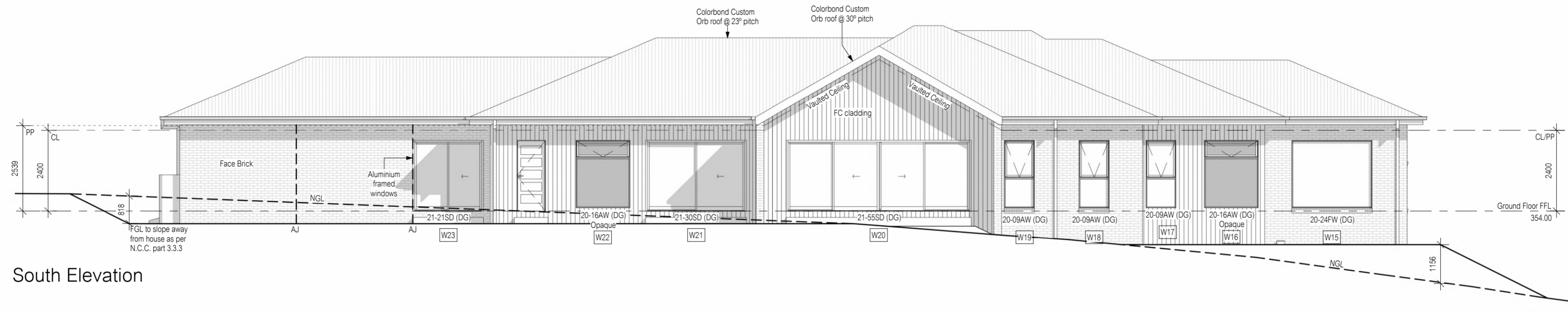
ELEVATIONS SHEET 1		
Drawn	sw	2004
Date	25 August 2025	Sheet
Scale	1:100 @ A2	03/03
Copyright ©		

Material	Colour
Colorbond Roof	Monument - LRV = 8
Face Brick	Taupe - LRV = 39.6
FC Sheet	Windspray - LRV 27

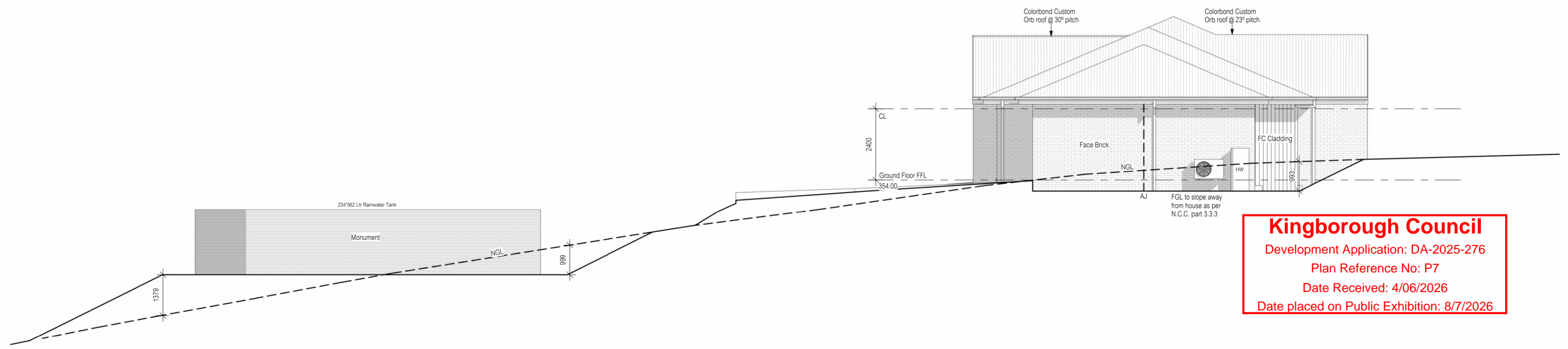
All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.

IMPORTANT NOTE:  
Colours chosen must not Exceed 40% Light Reflectance Value (LRV)

Window and sliding door glazing to be low reflectance grey tint (<10%)



South Elevation



West Elevation

**Kingborough Council**  
 Development Application: DA-2025-276  
 Plan Reference No: P7  
 Date Received: 4/06/2026  
 Date placed on Public Exhibition: 8/7/2026

No.	Date	Int.
C	23 Sep. 2025	SW
B	6 June 2025	SW
A	22 May 2025	SW
		Int.

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:  
 AJ - Articulation Joint  
 BV - Brick Vent

Shadows shown for stylisation purposes only

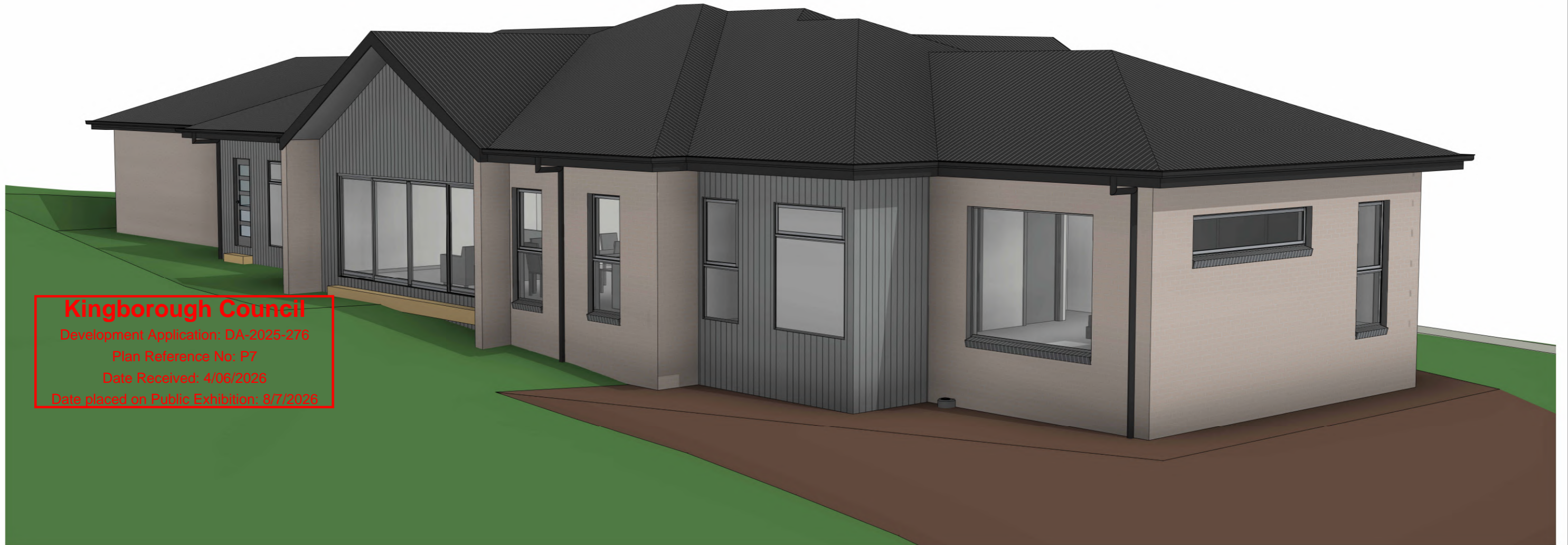
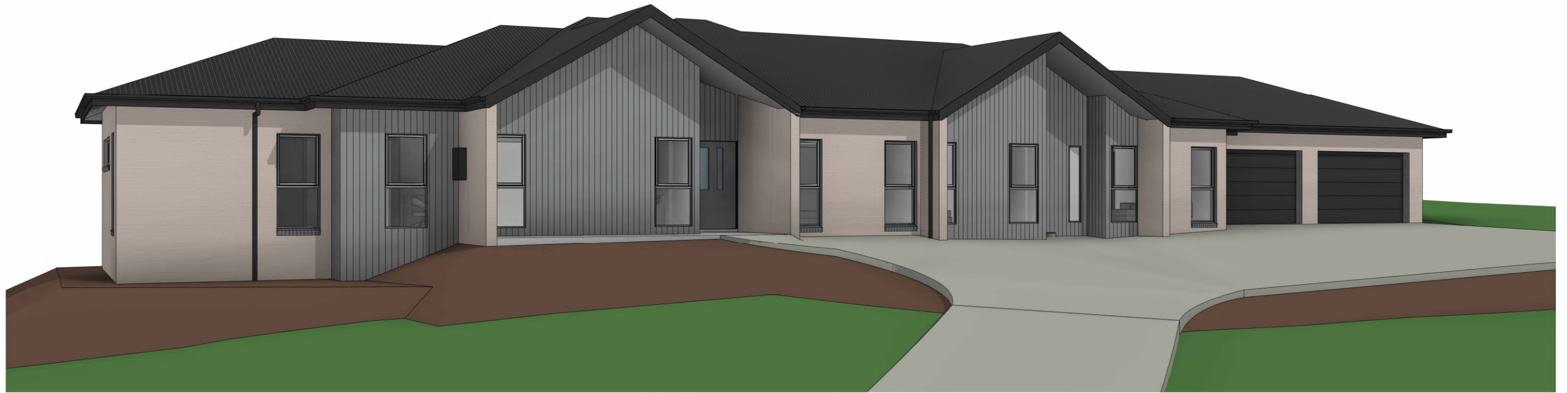
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Client / Project info  
 PROPOSED FARMER & TRICKETT RESIDENCE,  
 Lot 2, Longmans Road,  
 SNUJG



ELEVATIONS SHEET 2		
Drawn	sw	2004
Date	25 August 2025	Sheet
Scale	1:100 @ A2	03a/03
Copyright ©		



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 Development Application: DA-2025-276  
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No.	Date	Int.
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A	22 May 2025	SW

Amendment changes as per cover sheet		Shadows shown for stylisations purpose only
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**Notes**

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 PROPOSED FARMER & TRICKETT RESIDENCE,  
 Lot 2, Longmans Road,  
 SNUG



<b>PERSPECTIVE VIEWS SHEET 1</b>		
Drawn	SW	2004
Date	15 May 2025	Sheet
Scale		<b>03b/03</b>
Copyright ©		

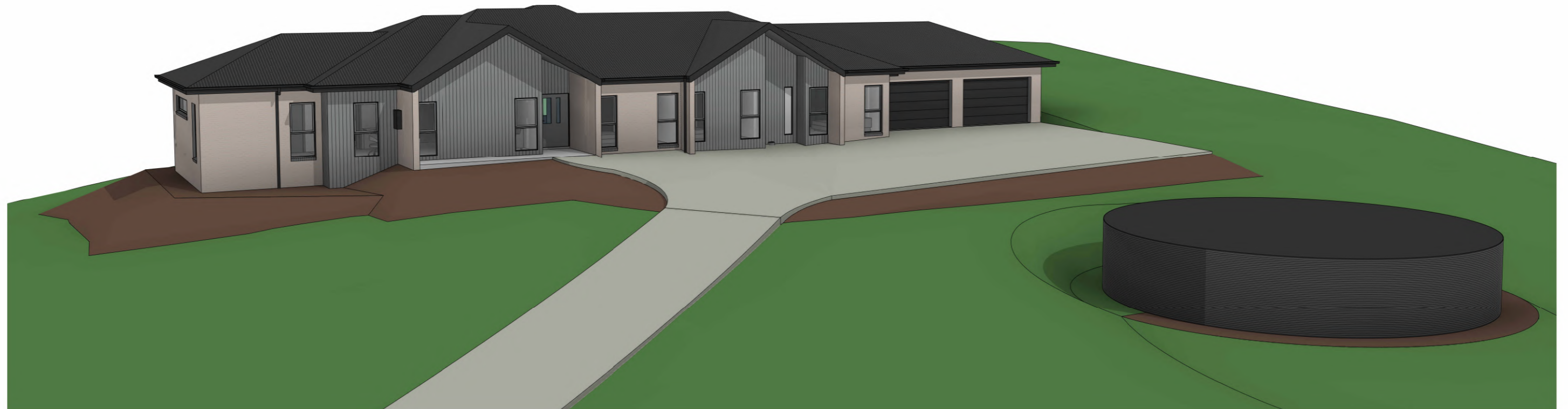
# Kingborough Council

Development Application: DA-2025-276

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Date Received: 4/06/2026

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No.	Date	Int.
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 SNUG



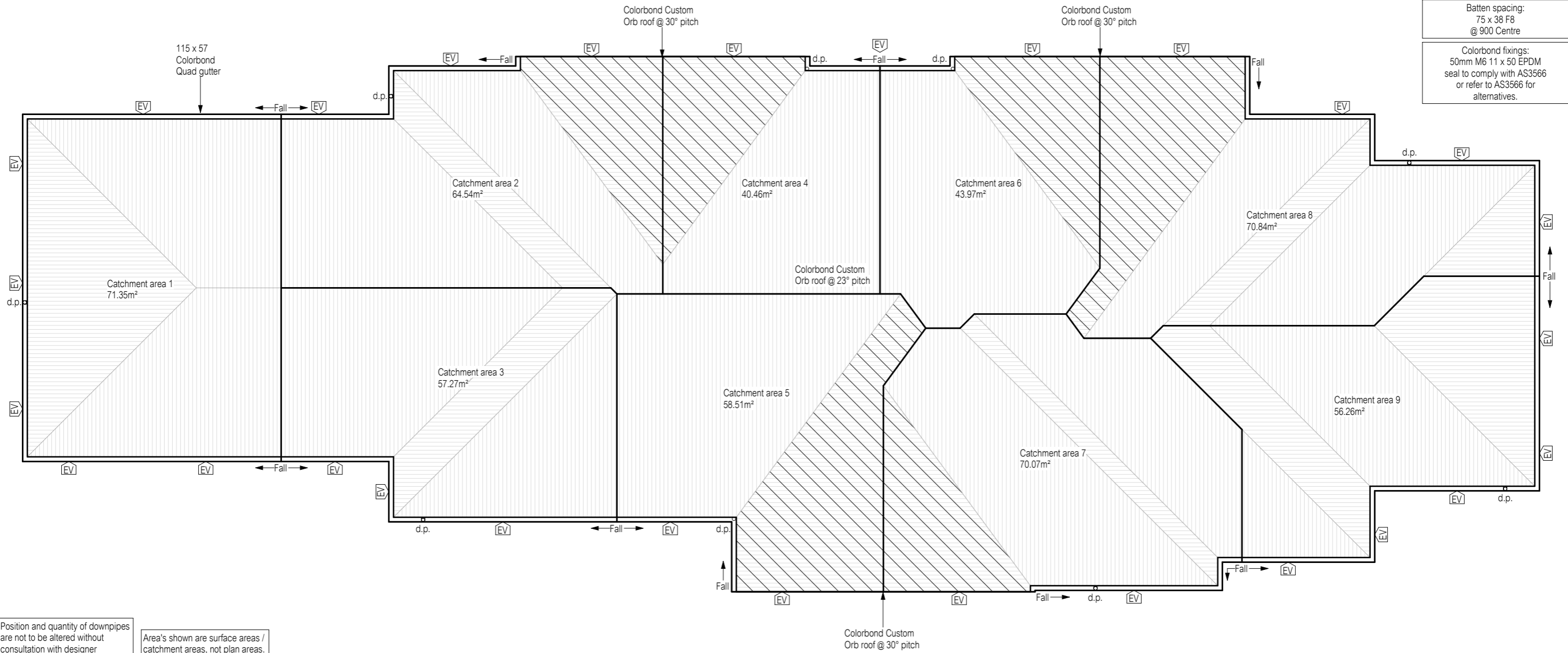
PERSPECTIVE VIEWS SHEET 2		
Drawn	SW	2004
Date	15 May 2025	Sheet
Scale		03c/03
Copyright ©		

**GUTTER OVERFLOW REQUIREMENTS** as per N.C.C. Figure 7.4.6a:  
 Minimum slot opening area of 1200 mm<sup>2</sup> per metre of gutter and the lower edge of the slots installed a minimum of 25 mm below the top of the fascia.  
 The acceptable overflow capacity must be 0.5 L/s/m.

**Batten fixings:**  
 100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

**Batten spacing:**  
 75 x 38 F8 @ 900 Centre

**Colorbond fixings:**  
 50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.



Position and quantity of downpipes are not to be altered without consultation with designer

Area's shown are surface areas / catchment areas, not plan areas.

DOWNPIPE AND ROOF CATCHMENT AREA CALCULATIONS (as per AS/NZS 3500.3)		
Ah <sup>1</sup>	404.15	Area of Roof (excluding 115mm Quad gutter) (m <sup>2</sup> )
Ah <sup>2</sup>	413.39	Area of Roof (including 115mm Quad gutter) (m <sup>2</sup> )
Ac	533.27	Ah <sup>2</sup> x Slope factor (Table 3.2 from AS/NZS 3500.3) (m <sup>2</sup> )
Ae	6555	Cross sectional area of assumed 57 x 115 Quad Gutter. (mm <sup>2</sup> )
DRI	87.2	Design Rainfall Intensity (determined from Appendix D from AS/NZS 3500.3)
ACDP	75	Catchment area per Downpipe (determined from Figure 3.5.4(A) from AS/NZS 3500.3) (m <sup>2</sup> )
Required Downpipes	7.11	Ac ÷ Acdp
Downpipes Provided	9	Additional downpipe due to gable end design.

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Sarking to be cut / discontinuous along ridge line.  
 Custom orb profile to provide N.C.C. required ventilation between ridge capping and roofing sheet.

**EAVES VENT NOTE:**  
 BRADFORD CSR METAL EAVE VENT (34,600mm<sup>2</sup>).  
 28 VENTS EVENLY SPACED

<table border="1" style="width: 100%;"> <tr> <td>B</td> <td>6 June 2025</td> <td>SW</td> </tr> <tr> <td>A</td> <td>22 May 2025</td> <td>SW</td> </tr> <tr> <td>No.</td> <td>Date</td> <td>Int.</td> </tr> </table>	B	6 June 2025	SW	A	22 May 2025	SW	No.	Date	Int.	Amendment changes as per cover sheet	Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED FARMER & TRICKETT RESIDENCE, Lot 2, Longmans Road, SNUG		<b>ROOF PLAN</b>
	B	6 June 2025	SW												
	A	22 May 2025	SW												
	No.	Date	Int.												
Drawn	SW	2004													
Date	15 May 2025	Sheet													
Scale	1:100	11/03													