

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2026-233
Proposal: Extension to dwelling
Subject Site: 245 Allens Rivulet Road, Allens Rivulet
Responsible Planning Officer: Andy Low

Advertised Documents:

- Application Plans
- Onsite waste disposal 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 **1 September 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.



PROPOSED ADDITIONS

for: A. Crack & M. Bromley
at: 245 Allens Rivulet Road, ALLENS RIVULET

Project No. **22631**

Date: Aug. 2026

DESIGN DEVELOPMENT DRAWINGS

Drawing Schedule

DD01 Site Plan
DD02 Floor Plan Existing
DD03 Floor Plan Proposed
DD04 Elevations 1
DD05 Elevations 2

Assessment

Note: This submission is
PD-4 Compliant
(Permit Works)

Land Title Ref.

Folio: 1

Volume: 8640

Lot Area: 1.810ha

Existing Dwelling Floor Area: 109.4m²

Proposed Additional Floor Area: 103m²

Proposed Deck Area: 41.7m²

BCA Climate Zone

7

BAL Rating

BAL 12.5

By: Chris Draffin (Onto It)

Prepared by:

G.Hills&Partners ARCHITECTS



P.O. Box 910, Kingston, Tas 7051
Ph: (03) 6229 1799 Mob: 0419 883 370
Email: graham.hills@bigpond.com
Tas Building Practitioner No. CC2367B

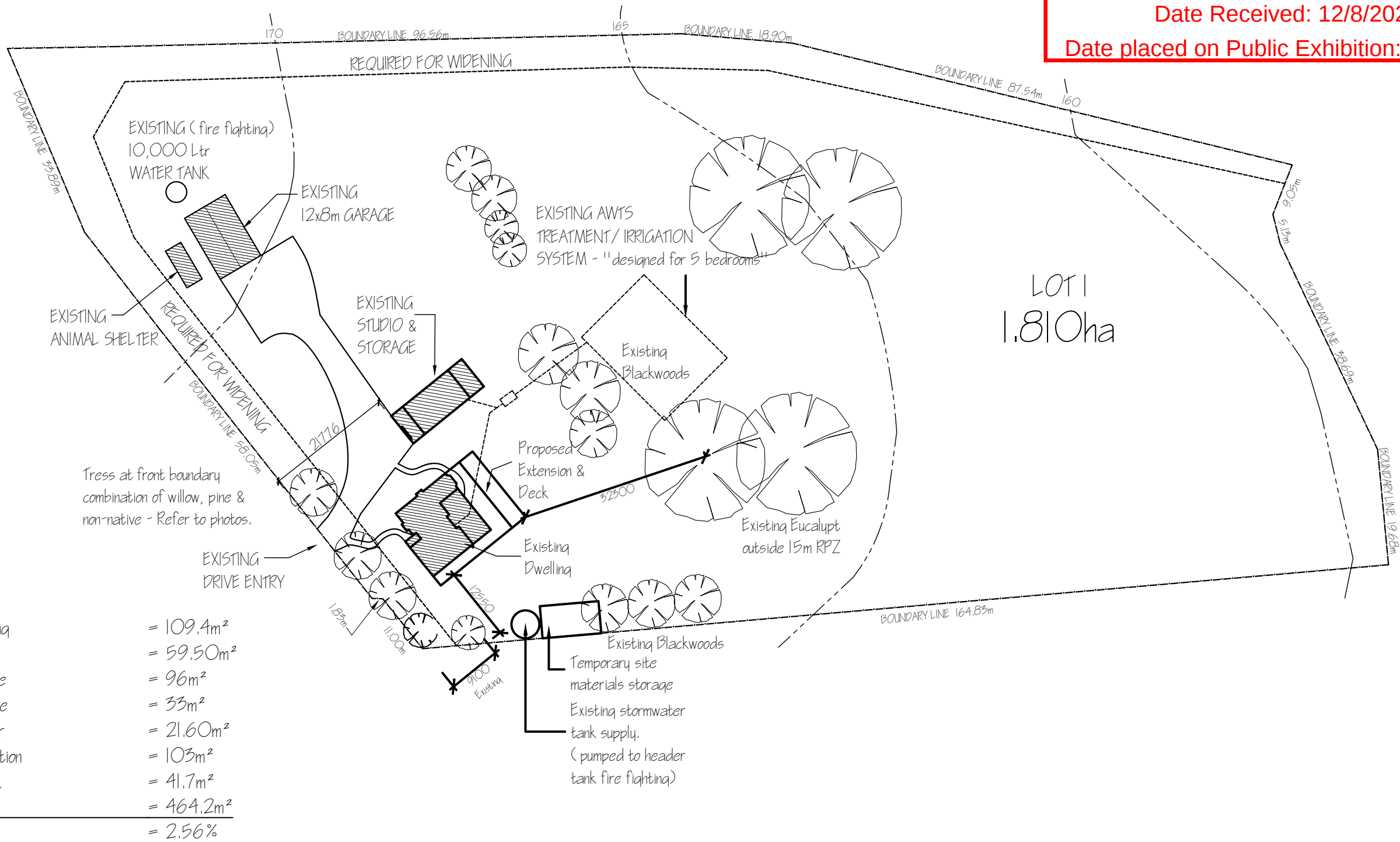
Kingborough Council

Development Application: DA-2026-233

Plan Reference No: P2

Date Received: 12/8/2026

Date placed on Public Exhibition: 19/8/2026



PROPOSED SITE PLAN



1:750



NOTES:
* Do not scale the drawings.
* Verify levels / dimensions on site prior to commencement, report any discrepancies / variations to designer.
* Materials / workmanship to comply with AS codes, BCA & relevant regulations.

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REVISION NOTES		
No.	Revision/Issue	Date
B	Revised notations	Aug 26

G.Hills&Partners ARCHITECTS

PO Box 910, KINGSTON, TAS 7051
P 03 6229 1799 E graham.hills@bigpond.com
Building Designer Accreditation No. CC2367B

Project Name and Address
PROPOSED ALTERATION & ADDITIONS
245 Allens Rivulet Road, ALLENS RIVULET

Drawing Title
Site Plan
Client
A. Crack & M. Bromley

DRAWING TYPE Design Dev. Drawings		PROJECT No. 22631	
Date August. 2026	Scale 1:750	SHEET DD01	CHECKED G. HILLS
Size A3	DRAWN Z. Hills	DESIGN G. HILLS	

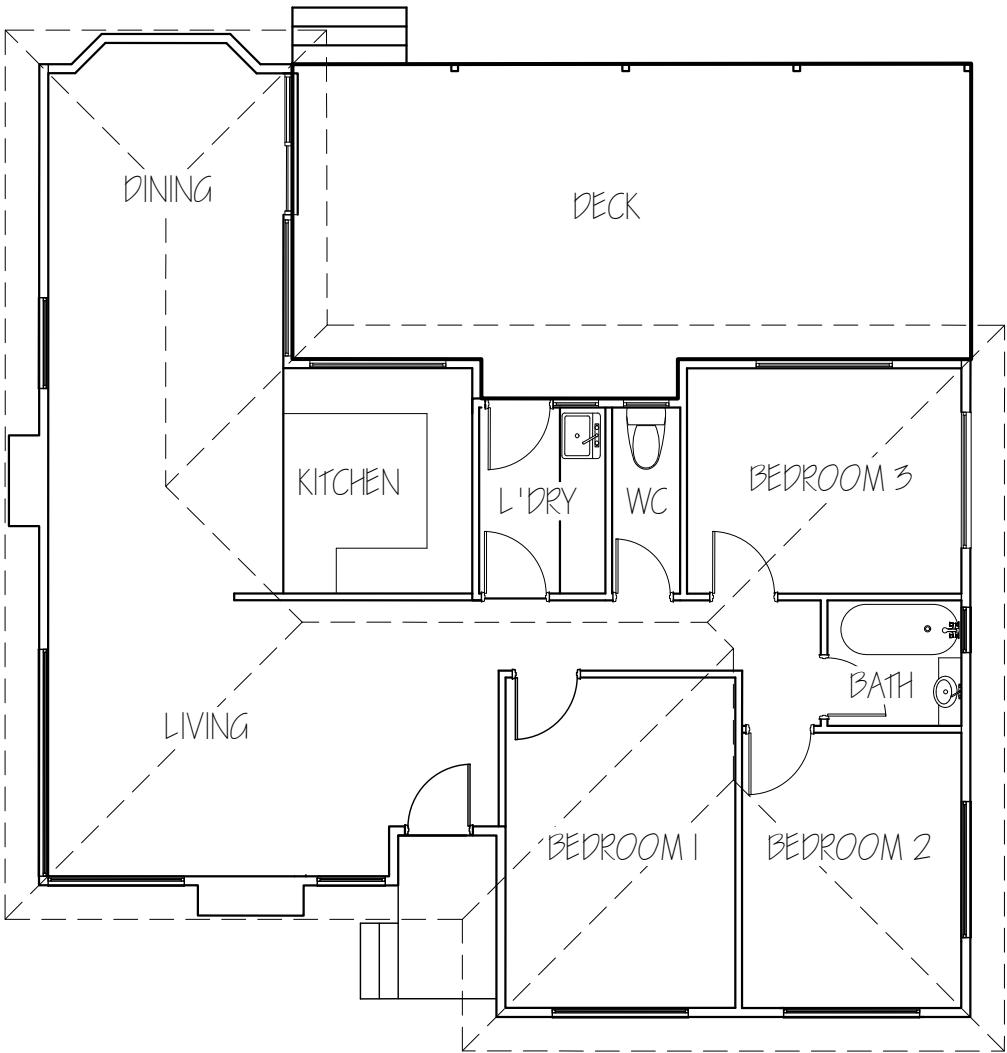
Kingborough Council

Development Application: DA-2026-233

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EXISTING FLOOR PLAN
0 1 2 3 4
AREA: EXISTING DWELLING = 109.4m²

1:100



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	No.	Revision/Issue	Date																									

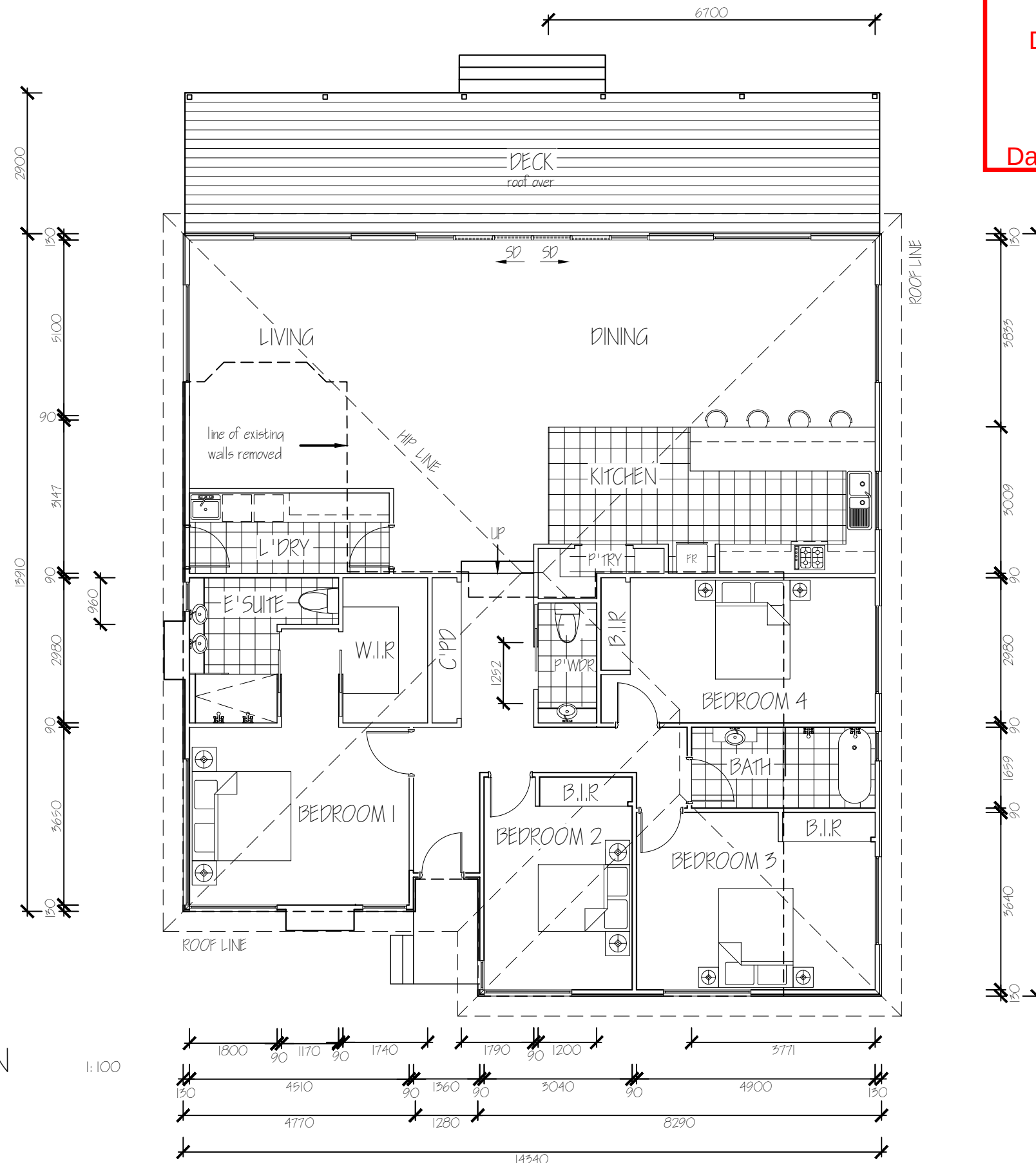
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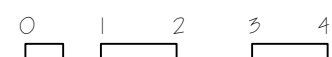
Plan Reference No: P2

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PROPOSED FLOOR PLAN



AREA: EXISTING DWELLING = 109.4m²
PROPOSED ADDITION = 103m²
NEW DECK = 41.7m²

1:100



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Building Designer Accreditation No. CC2367B

Project Name and Address
PROPOSED ALTERATION & ADDITIONS

245 Allens Rivulet Road, ALLENS RIVULET

Drawing Title
Proposed Floor Plan

Client
A. Crack & M. Bromley

DRAWING TYPE		PROJECT No.	
Design Dev. Drawings		22631	
Date	August. 2026	SHEET	DD03
Scale	1:100	CHECKED	G. HILLS
Size	A3	DESIGN	G. HILLS
		DRAWN	Z. Hills

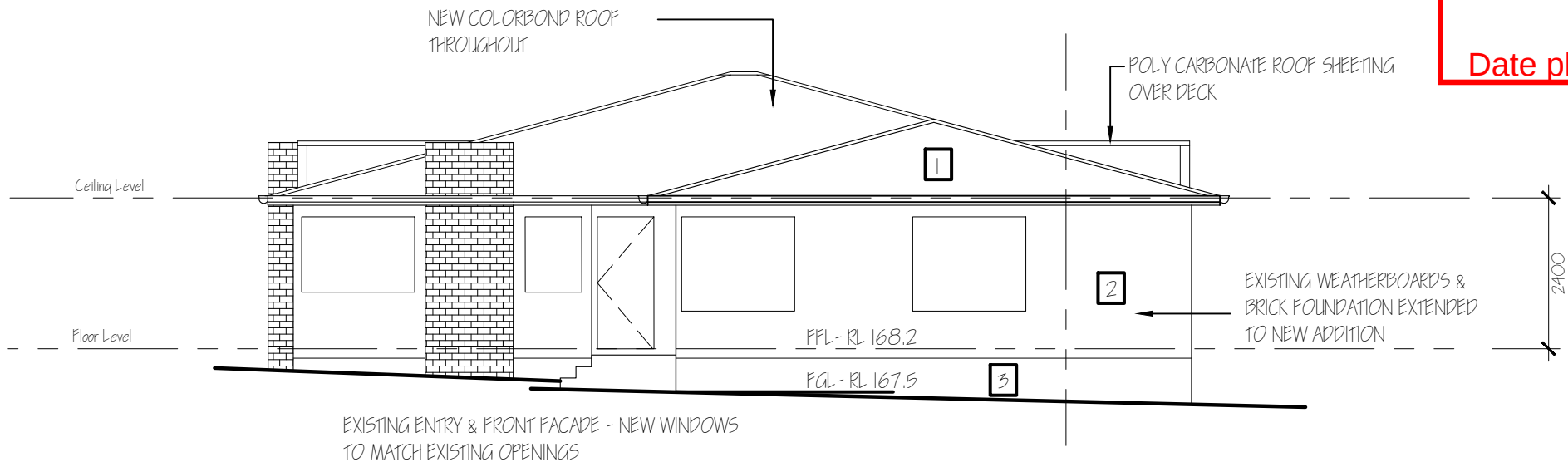
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Plan Reference No: P2

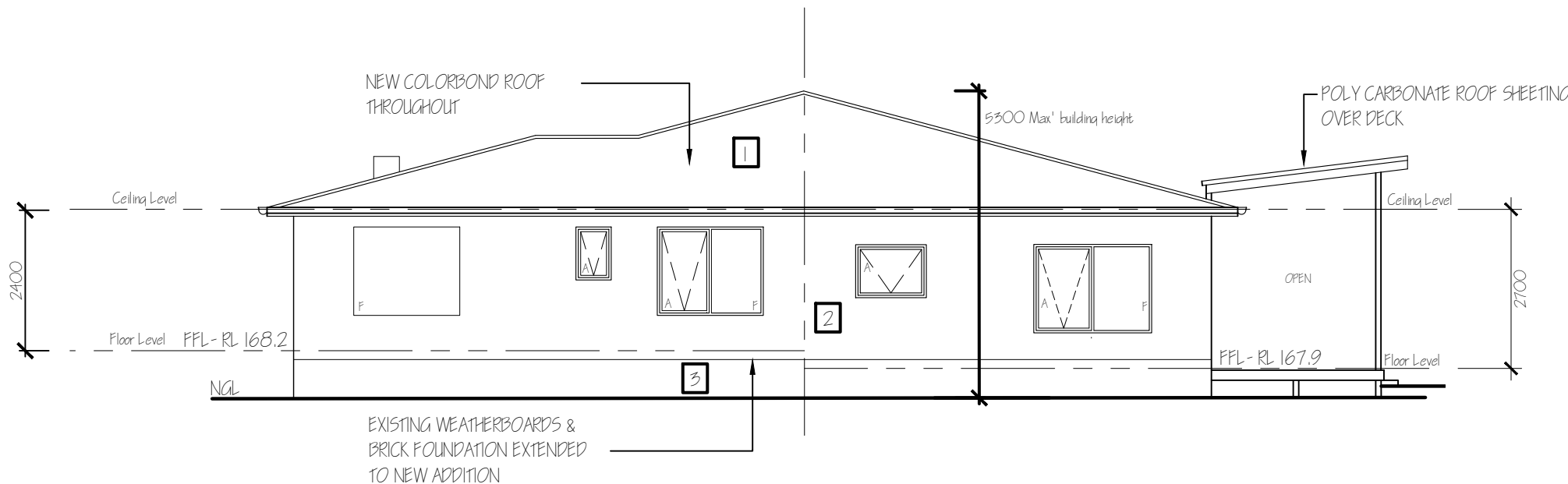
Date Received: 12/8/2026

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SOUTHEAST ELEVATION 1:100

NOTE: NO EXCAVATION WORKS REQUIRED AS CONSTRUCTION ON NATURAL SURFACE.



NORTHEAST ELEVATION 1:100

FINISHES LEGEND:

1	= NEW COLORBOND ROOF "IRONSTONE"
2	= WEATHERBOARDS "SHALE GREY"
3	= BRICK FOUNDATION "RED"

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Building Designer Accreditation No. CC2367B		

Project Name and Address
PROPOSED ALTERATION & ADDITIONS
245 Allens Rivulet Road, ALLENS RIVULET

Drawing Title
Proposed Elevations 1
Client
A. Crack & M. Bromley

DRAWING TYPE	PROJECT No.
Design Dev. Drawings	22631
Date	SHEET
August. 2026	DD04
Scale	CHECKED
1:100	G. HILLS
Size	DESIGN
A3	G. HILLS
	DRAWN
	Z. Hills

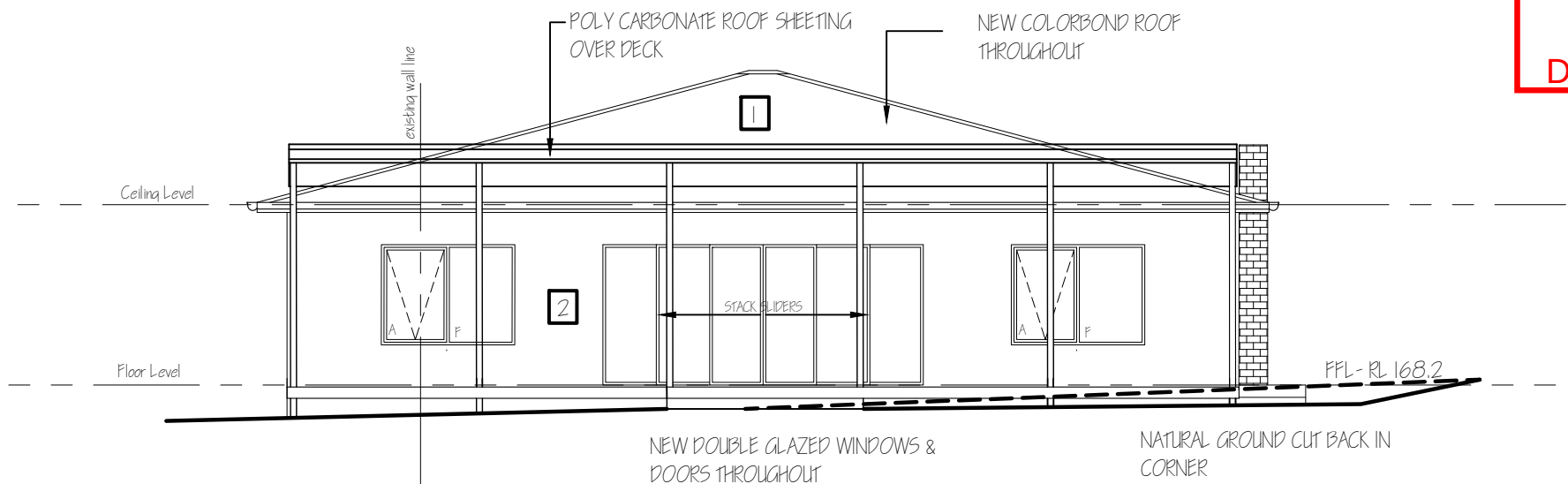
Kingborough Council

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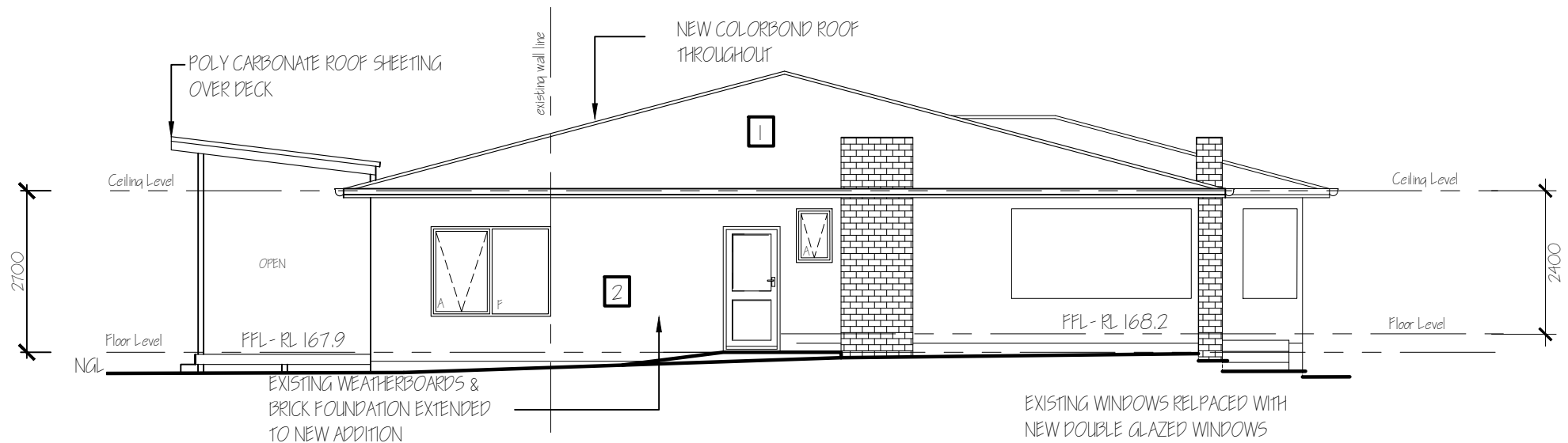
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NORTHWEST ELEVATION 1:100



SOUTHWEST ELEVATION 1:100

FINISHES LEGEND:

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245 Allens Rivulet Road, ALLENS RIVULET

Drawing Title
Proposed Elevations 2
Client
A. Crack & M. Bromley

DRAWING TYPE	PROJECT No.
Design Dev. Drawings	22631
Date	SHEET
August. 2026	DD05
Scale	CHECKED
1:100	G. HILLS
Size	DESIGN
A3	G. HILLS
	DRAWN
	Z. Hills