APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2024-198

Proposal: Additions and alterations to dwelling

Subject Site: 4 Pybus Street, Snug

Responsible Planning Officer: Sadhana K C

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 **2 August 2024**; 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 ALTERATION & ADDITION

PROJECT ADDRESS

4 PYBUS ST, SNUG

CLIENT

RACHEL AVERY & GARRETT HUSTON

ARCHITECT

ANCHER ARCHITECTURE OFFICE

SURVEYOR

PDS SURVEYORS

DRAWING LIST

DA.00	Drawing List & Project Information
DA.01	Existing Site & Roof Plan
DA.02	Existing Floor Plan
DA.03	Existing Elevations
DA.04	Existing Elevations
DA.05	Proposed Demolition Site & Roof Plan
DA.06	Proposed Demolition Floor Plan
DA.07	Proposed Demolition Elevations
DA.08	Proposed Demolition Elevations
DA.09	Proposed Site & Roof Plan
DA.10	Proposed Floor Plan
DA.11	Proposed Elevations
DA.12	Proposed Elevations
DA.13	Materials Schedule
DA.14	Proposed Stormwater Site Plan

Kingborough Council

Development Application: DA-2024-198
Plan Reference No: P2
Date Received: 11/7/2024

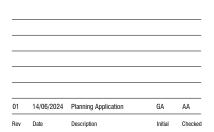
Date placed on Public Exhibition: 20/7/2024



These drawings are to be read in conjunction with the specifications, structural engineers drawings and computations, geotechnical site investigation report and any other written instructions and drawings by other

All work carried out is to comply with the BCA, Australian Standards, Local Authority and all Relevant Authorities Regulations, Statutory Requirements and

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4 PYBUS ST, SNUG RACHEL AVERY & GARRETT HUSTON

Project Information & Drawing List



2302

DA00

Plot Date

Planning Application

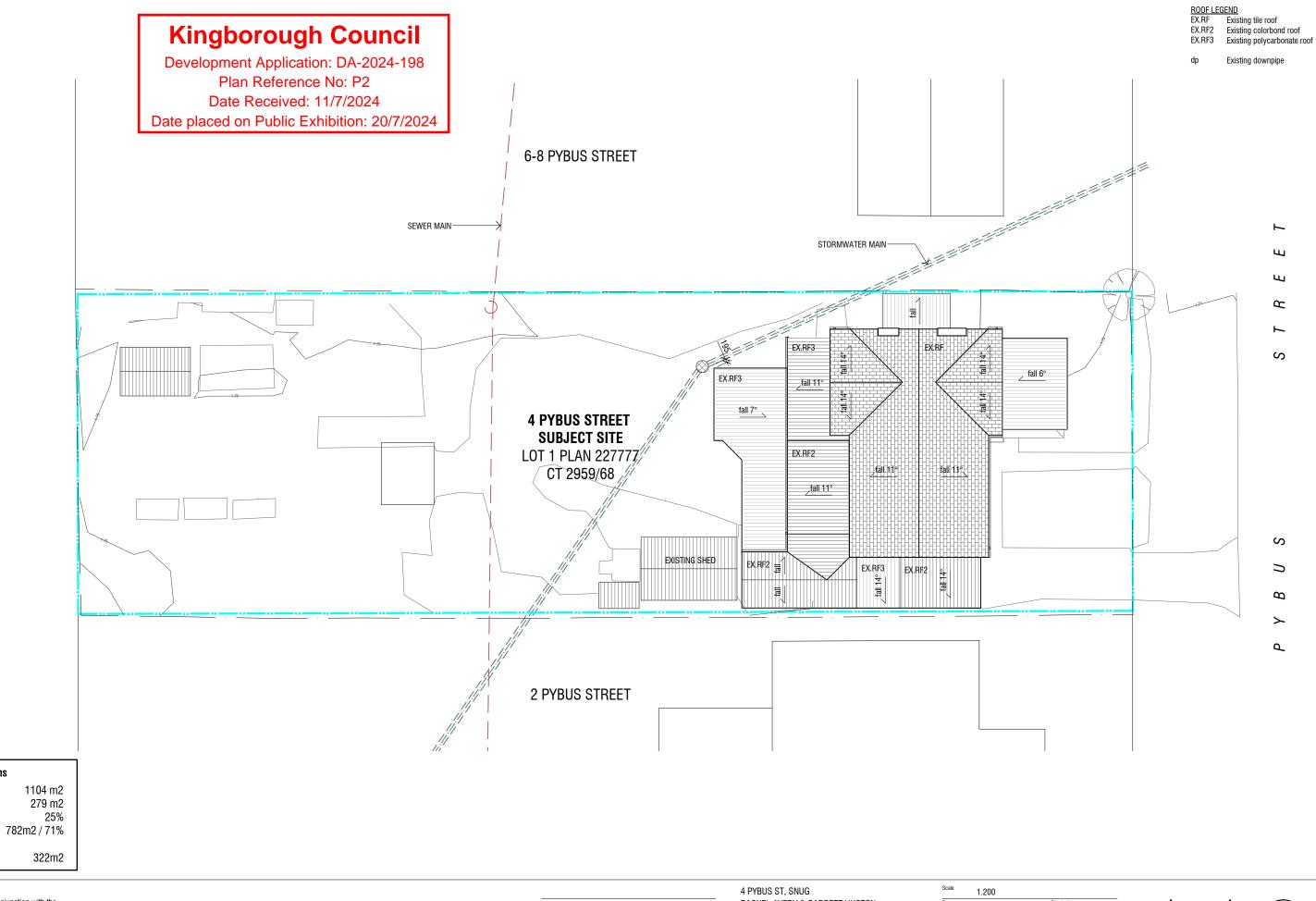
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32/6 Reid St Fitzroy North VIC 3068 M 0428 444 485 email: anna@ancherao.com.ai 36 Frankston St Reservoir VIC 3073 M 0400 183 237 email: garth@ancherao.com.au



SENERAL NOTES

Site Area

Existing Area Calculations

Existing Roofed Area Existing Site Coverage

Existing Permeablilty

Existing Impervious Surface Area

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Existing Site Plan



eck all dimensions and site conditions prior to commencement of any work, the chase or ordering of any materials, fittings, plant, services or equipment and the parastion of shop drawings and/or the fabrication of any components. drawings to be read in conjunction with all architectural documents and all other subtants documents. not scale drawings - refer to figured dimensions only. Any discrepancies shall

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st scale drawings - refer to figured dimensions only. Any discrepancies shall odiately be referred to the architect for clarification.

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Plot File			

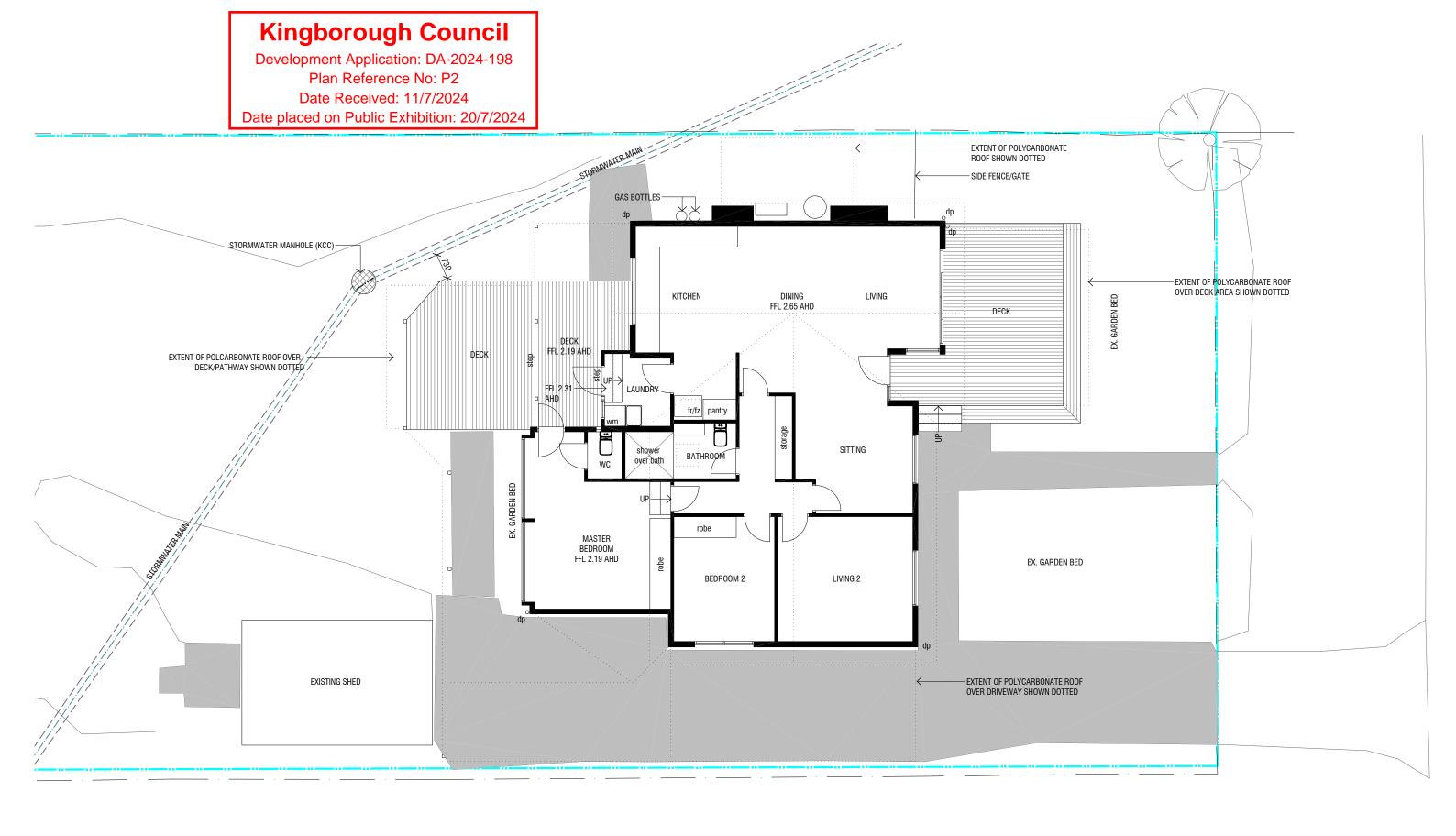
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DA01

ANCHER ARCHITECTURE OFFICE

32/6 Reid St Fitzroy North VIC 3068 M 0428 444 485

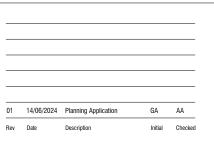
36 Frankston St Reservoir VIC 3073 M 0400 183 237 email: arth@ancherao.com.au



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Existing Floor Plan



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Status	Planning Application		
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Plot File			

DA02

32/6 Reid St Fitzroy North VIC 3068 M 0428 444 485

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Existing pergola structure Ex. Ridge EX.RF −EX.BR Existing carport structure EX.WB -11--Ex Floor FFL 2.65 AHD -11-EX.TIM EX.BR EX.TIM EXISTING NORTHEAST ELEVATION

Kingborough Council

Development Application: DA-2024-198
Plan Reference No: P2
Date Received: 11/7/2024

EX.RF3 Existing polycarbonate roof

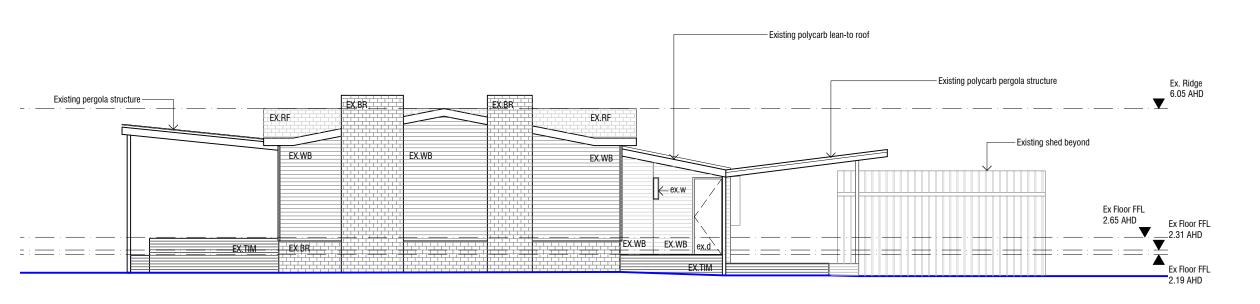
ex.w Existing window
ex.d Existing door

FINISHES LEGEND EX.BR Existing brick

Existing weatherboard
Existing timber cladding/deck
Existing tile roof

Existing colorbond roof

Date placed on Public Exhibition: 20/7/2024



- EXISTING NO

EXISTING NORTHWEST ELEVATION

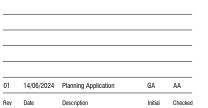
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GENERAL NOTES

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Existing Elevations

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Project No.	2302		
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DA03



32/6 Reid St Fitzroy North VIC 3068 M 0428 444 485 email:

Reservoir VIC 3073 M 0400 183 237 email: arth@ancherao.com.au

Existing polycarb pergola structure Existing polycarb lean-to Ex. Ridge 6.05 AHD EX.RF EX.RF Existing carport structure EX.WB - Existing shed EX.RF2 EX.BRex.w Ex Floor FFL ex.w Ex Floor FFL EX.WB EX.BR ex.d EX.WB EX.WB Ex Floor FFL 2.19 AHD EXISTING SOUTHWEST ELEVATION 1:100

Kingborough Council

Development Application: DA-2024-198 Plan Reference No: P2 Date Received: 11/7/2024

Date placed on Public Exhibition: 20/7/2024

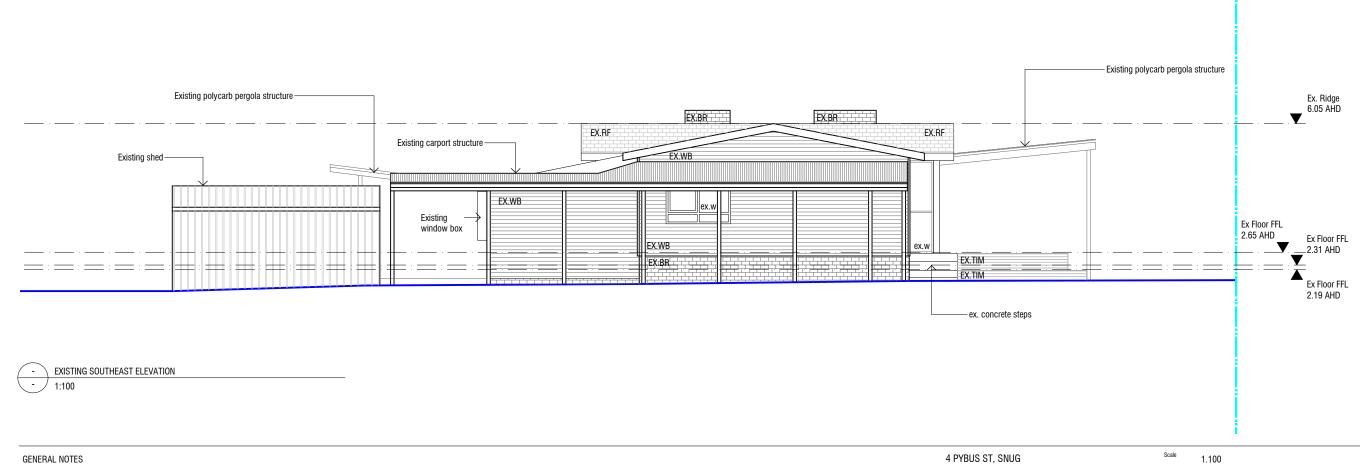
FINISHES LEGEND EX.BR Existing brick Existing weatherboard Existing timber cladding/deck Existing tile roof

EX.RF2

Existing window Existing door ex.d

Existing colorbond roof

Existing polycarbonate roof



consultants. All work carried out is to comply with the BCA, Australian Standards, Local Authority and all Relevant Authorities Regulations, Statutory Requirements and

These drawings are to be read in conjunction with the

computations, geotechnical site investigation report and

specifications, structural engineers drawings and

any other written instructions and drawings by other

Document Set ID: 4484953 Version: 1, Version Date: 11/07/2024 RACHEL AVERY & GARRETT HUSTON

Existing Elevations

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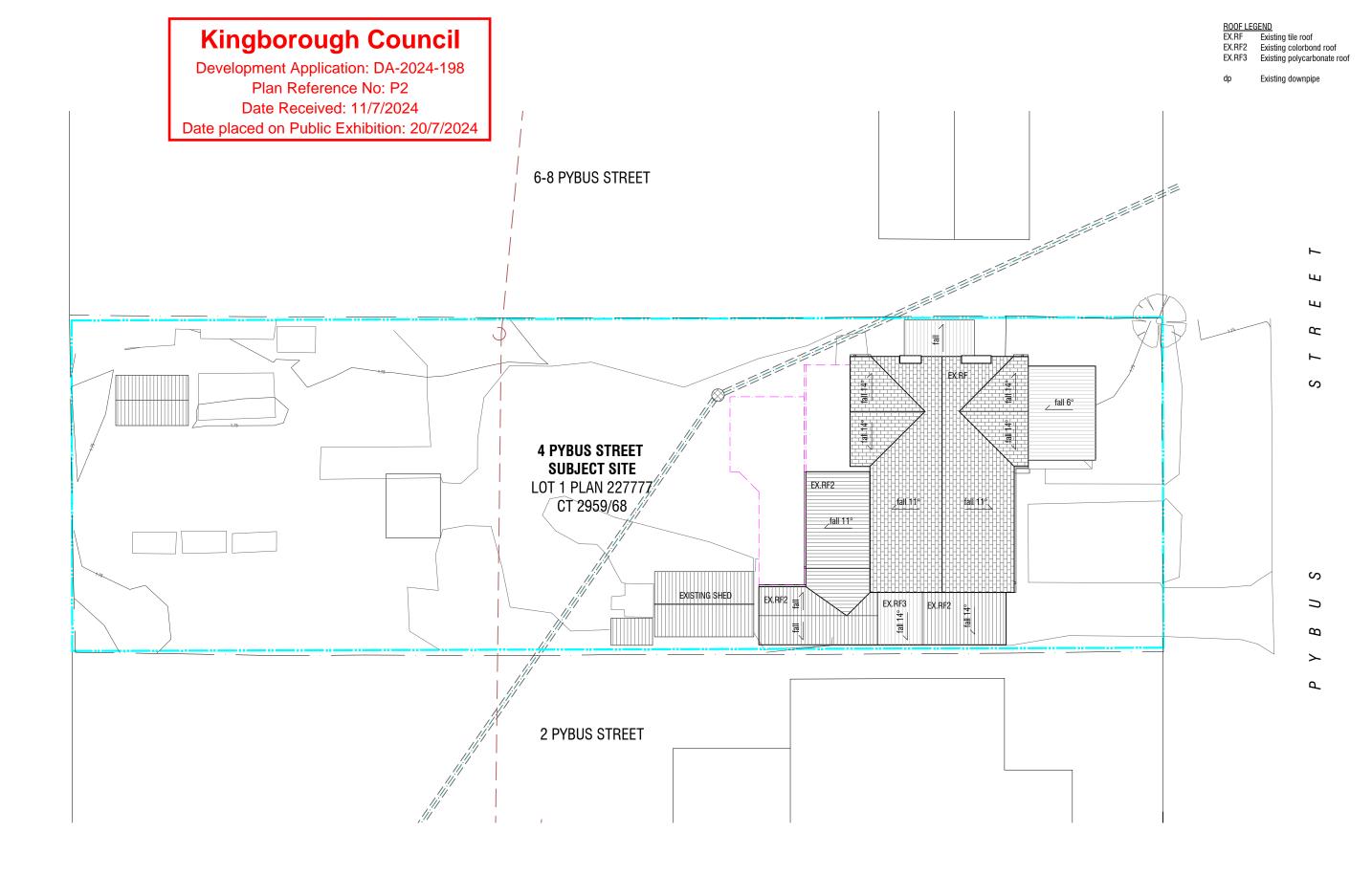
GA Project No. 2302 Planning Application Plot Date Plot File

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DA04



32/6 Reid St Fitzroy North VIC 3068 M 0428 444 485



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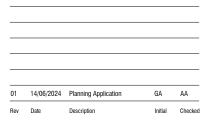
Document Set ID: 4484953 Version: 1, Version Date: 11/07/2024 DEMOLITION NOTES

The contractor is to inspect the site, and become conversant with the limitations and constraints for access, noise, and general safety. All demolitions are to be removed from site unless noted otherwise. Strictly no burning off

Contractor to ensure all services are appropriately capped and sealed to make way for new work.

Leave all surfaces clear and free of any remnants/ objects ready to make way for new works. Remove all visible unused service pipes and

Remove existing ceiling insulation to make way for new ceiling insulation.



4 PYBUS ST, SNUG RACHEL AVERY & GARRETT HUSTON

Demolition Site Plan



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DA05

ANCHER ARCHITECTURE OFFICE

32/6 Reid St Fitzroy North VIC 3068 M 0428 444 485

Kingborough Council Development Application: DA-2024-198 Plan Reference No: P2 Date Received: 11/7/2024 demolish wall to extent shown to make way for new works -Date placed on Public Exhibition: 20/7/2024 SIDE FENCE/GATE STORMWATER MANHOLE (KCC) demolish wall and window to extent shown to make way for new works KITCHEN DINING LIVING FFL 2.65 AHD DECK demolish polycarbonate roof structure to extent shown DECK demolish decks to make way for new works demolish walls, steps, doors and windows to extent shown to make way for new works SITTING BATHROOM EX. GARDEN BED MASTER BEDROOM FFL 2.19 AHD EX. GARDEN BED demolish polycarbonate roof BEDROOM 2 LIVING 2 structure to extent shown EXISTING SHED

GENERAL NOTES

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DEMOLITION NOTES

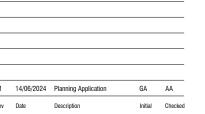
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All demolitions are to be removed from site unless noted otherwise. Strictly no burning off

Contractor to ensure all services are appropriately capped and sealed to make way for new work.

Leave all surfaces clear and free of any remnants/ objects ready to make way for new works. Remove all visible unused service pipes and conduits etc. Remove existing ceiling insulation to make way

for new ceiling insulation.



4 PYBUS ST, SNUG RACHEL AVERY & GARRETT HUSTON

Domolition Plan



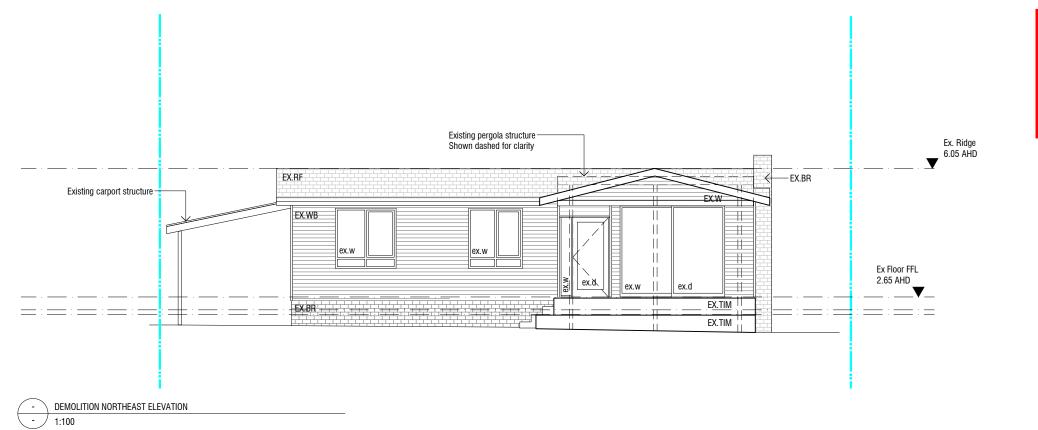
eck all dimensions and site conditions prior to commencement of any work, the chase or ordering of any materials, fittings, plant, services or equipment and the paralation of shop diversings and/or the fatherison of any components, drawings to be read in conjunction with all architectural documents and all other substants documents, or refer to figured dimensions only. Any discrepancies shall needlately be referred for the architect for cladification.

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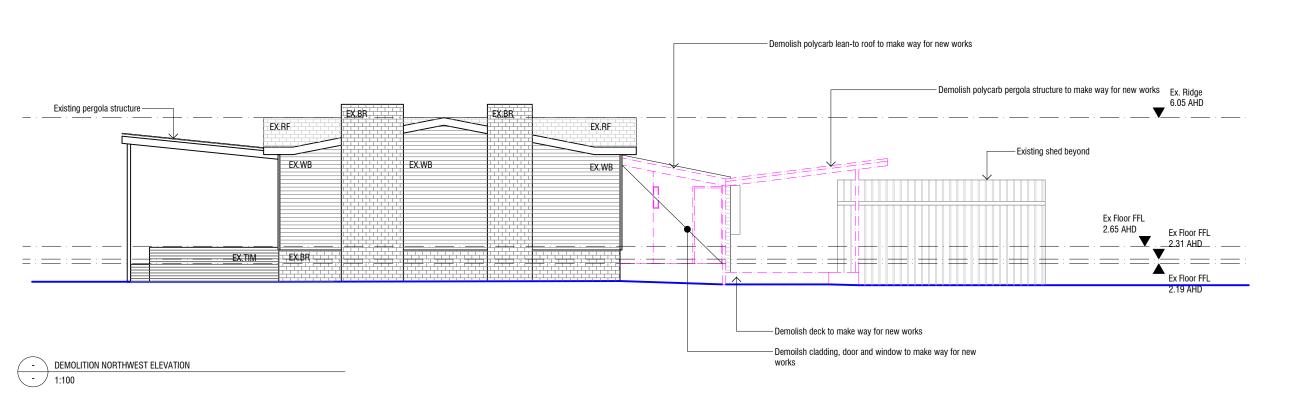
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Kingborough Council

Development Application: DA-2024-198 Plan Reference No: P2 Date Received: 11/7/2024 Date placed on Public Exhibition: 20/7/2024 FINISHES LEGEND EX.BR Existing brick Existing weatherboard Existing timber cladding/deck Existing tile roof Existing colorbond roof Existing polycarbonate roof

> Existing window ex.d Existing door



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Document Set ID: 4484953 Version: 1, Version Date: 11/07/2024 DEMOLITION NOTES

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Contractor to ensure all services are appropriately capped and sealed to make way for new work.

Leave all surfaces clear and free of any remnants/ objects ready to make way for new works. Remove all visible unused service pipes and Remove existing ceiling insulation to make way for new ceiling insulation.



4 PYBUS ST, SNUG RACHEL AVERY & GARRETT HUSTON

Demolition Elevations

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.

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Project No.	2302		
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DA07



Fitzroy North VIC 3068 M 0428 444 485

Demolish polycarb pergola structure to make way for new works – Demolish polycarb pergola structure to make way for new works Ex. Ridge Demolish polycarb lean-to to 6.05 AHD make way for new works EX.RF EX.RF Existing carport structure EX.WB - Existing shed EX.RF2 FX BR -Ex Floor FFL 2.65 AHD Ex Floor FFL Demoilsh cladding, door and _ 2.31 AHD window to make way for new EX.BR EX.WB <u> wor</u>ks = Ex Floor FFL 2.19 AHD Demolish deck to make way for new works DEMOLITION SOUTHWEST ELEVATION

Kingborough Council

Development Application: DA-2024-198 Plan Reference No: P2 Date Received: 11/7/2024

Date placed on Public Exhibition: 20/7/2024

FINISHES LEGEND EX.BR Existing brick Existing weatherboard Existing timber cladding/deck Existing tile roof EX.RF2 Existing colorbond roof

Existing polycarbonate roof

Existing window ex.d Existing door



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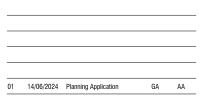
Document Set ID: 4484953 Version: 1, Version Date: 11/07/2024 DEMOLITION NOTES

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Leave all surfaces clear and free of any remnants/ objects ready to make way for new works. Remove all visible unused service pipes and Remove existing ceiling insulation to make way

for new ceiling insulation.



4 PYBUS ST, SNUG RACHEL AVERY & GARRETT HUSTON

Existing Elevations

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DA08



Fitzroy North VIC 3068 M 0428 444 485

Kingborough Council

Development Application: DA-2024-198 Plan Reference No: P2 Date Received: 11/7/2024

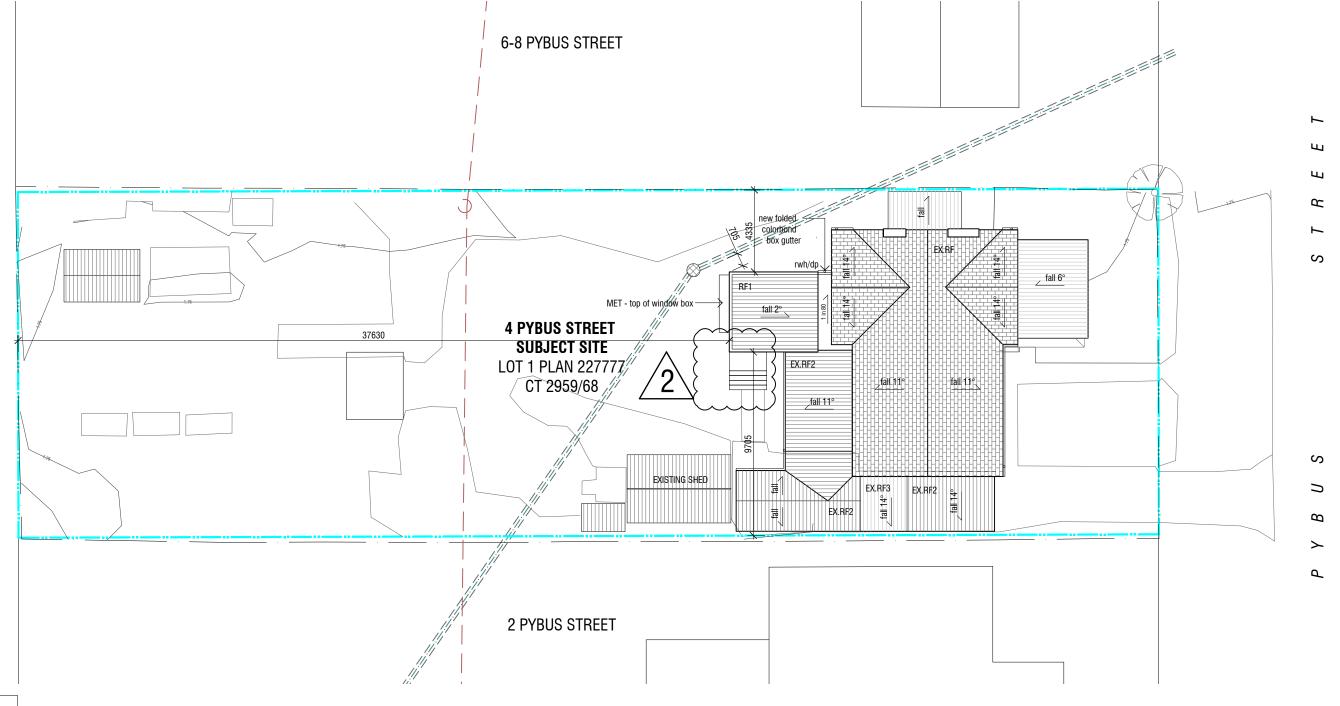
Date placed on Public Exhibition: 20/7/2024

ROOF LEGEND EX.RF Existing tile roof Existing colorbond roof Existing polycarbonate roof

Existing downpipe

Colourbond metal roof

Rain water head Downpipe



Proposed Area Calculations

Site Area 1104 m2 Proposed Roofed Area 255 m2 Proposed Site Coverage 23% Proposed Permeablilty 797m2 / 72% Proposed Impervious Surface Area 307m2

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4 PYBUS ST, SNUG RACHEL AVERY & GARRETT HUSTON

Proposed Site Plan



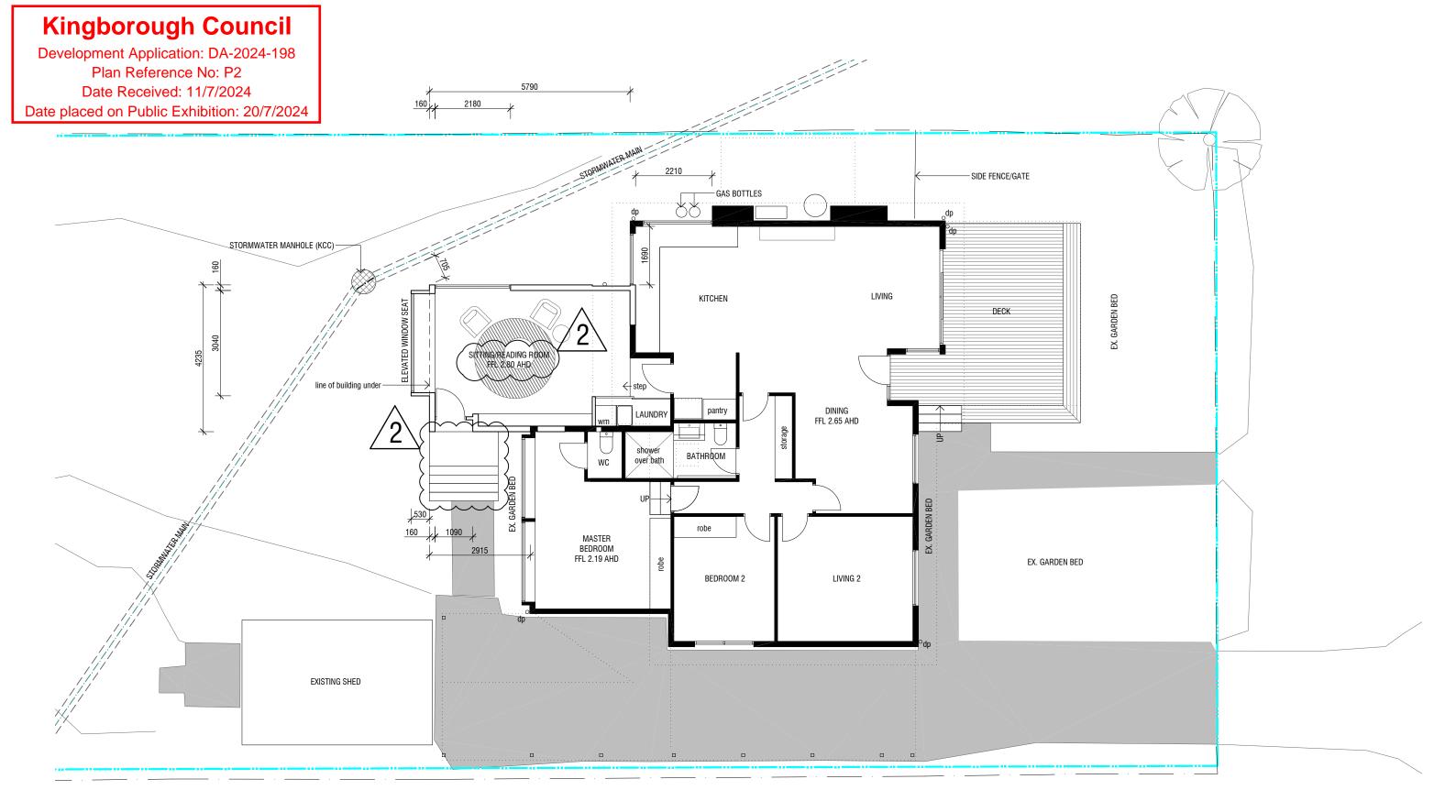
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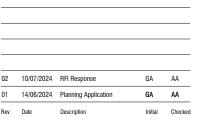
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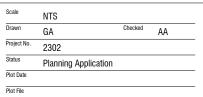
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4 PYBUS ST, SNUG RACHEL AVERY & GARRETT HUSTON

Proposed Floor Plan





DA10

02

ANCHER ARCHITECTURE OFFICE

32/6 Reid St Fitzroy North VIC 3068 M 0428 444 485

Existing pergols structure
Shown district for clinity

Existing carport structure

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6.05 AVID

EX. Bidge
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Development Application: DA-2024-198
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FINISHES LEGEND

EX.BR Existing brick

EX.WB Existing weatherboard

EX.TIM Existing timber cladding/deck

EX.RF Existing tile roof

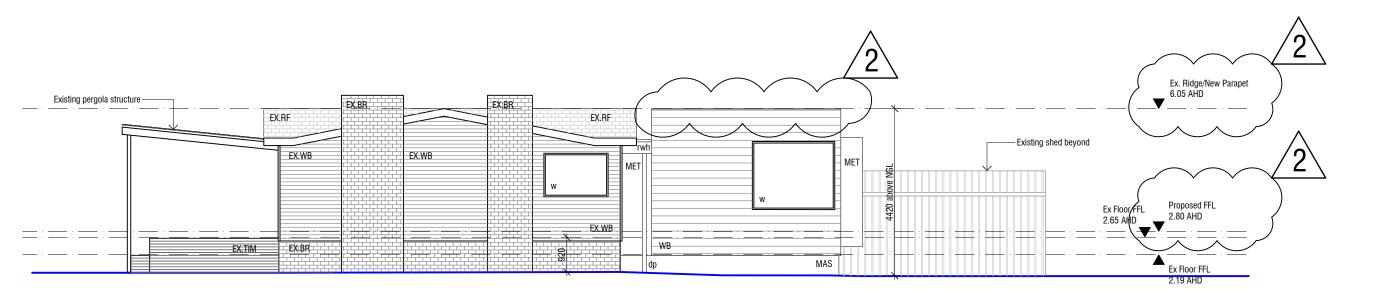
EX.RF2 Existing colorbond roof

ex.w Existing window

ex.w Existing window ex.d Existing door

WB Weatherboard, paint finish
RF1 Colorbond roof sheeting
MET Steel cladding, paint finish
MAS Bagged blockwork
TIM Timber cladding, oil finish

w Window d Door



(-) P

PROPOSED NORTHWEST ELEVATION

1:100

GENERAL NOTES

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12	10/07/2024	RFI Response	GA	AA
11	14/06/2024	Planning Application	GA	AA
ev	Date	Description	Initial	Checked

4 PYBUS ST, SNUG RACHEL AVERY & GARRETT HUSTON

Proposed Elevations

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Project No.	2302		
Status	Planning Application		
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Drawing No.		[Revision]	

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DA11



32/6 Reid St Fitzroy North VIC 3068 M 0428 444 485 email:

36 Frankston St Reservoir VIC 3073 M 0400 183 237 email: arth@ancherao.com.au

Ex. Ridge New Parapet EX.RF EX.RF Existing carport structure - Existing shed EX.RF2 EX.BR Proposed FFL Ex Floor FF 2.80 AHD ex.w EX.WB EX.BR Ex Floor FFL 2.19 AHD PROPOSED SOUTHWEST ELEVATION

Kingborough Council

Development Application: DA-2024-198
Plan Reference No: P2
Date Received: 11/7/2024

Date placed on Public Exhibition: 20/7/2024

ex.w Existing window ex.d Existing door

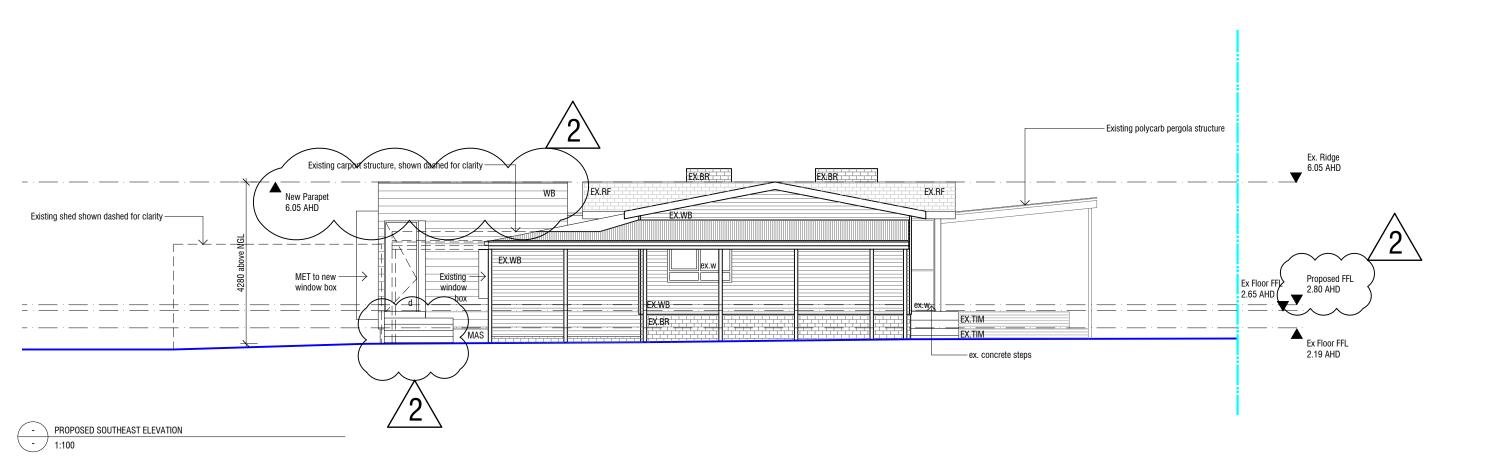
FINISHES LEGEND EX.BR Existing brick

WB Weatherboard, paint finish
RF1 Colorbond roof sheeting
MET Steel cladding, paint finish
MAS Bagged blockwork
TIM Timber cladding, oil finish

Existing weatherboard
Existing timber cladding/deck

Existing tile roof
Existing colorbond roof

Window Door



GENERAL NOTES

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Document Set ID: 4484953 Version: 1, Version Date: 11/07/2024 10/07/2024 RFI Response GA AA
14/06/2024 Planning Application GA AA

4 PYBUS ST, SNUG RACHEL AVERY & GARRETT HUSTON

Proposed Elevations

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DA12

ANCHER ARCHITECTU

32/6 Reid St Fitzroy North VIC 3068 M 0428 444 485 email:

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Kingborough Council

Development Application: DA-2024-198
Plan Reference No: P2

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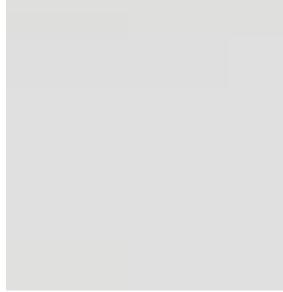
WB - Weatherboard wall cladding, colour to match existing weatherboard cladding (White)



MAS - Bagged masonary, natural grey



TIM - Natural timber decking/cladding, oil finish



MET - Flat steel cladding, paint finish (White)



RF1 - Colourbond metal roof sheeting, colour: Surfmist

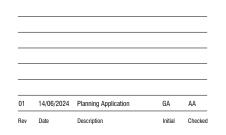
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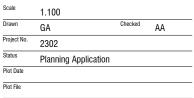
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4 PYBUS ST, SNUG RACHEL AVERY & GARRETT HUSTON

Material Schedule

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DA13

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32/6 Reid St Fitzroy North VIC 3068 M 0428 444 485 email: anna@ancherao.com.au

Reservoir VIC 3073 M 0400 183 237 email: garth@ancherao.com.au

