

# APPLICATION FOR PLANNING APPROVAL

**Application Number:** DA-2024-223

**Proposal:** Alterations to existing building (retrospective) and change of use from residential to visitor accommodation

**Subject Site:** 72 Sproules Road, Snug

**Responsible Planning Officer:** Benjamin Allen

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## Advertised Documents:

- Application Plans
- Bushfire Hazard Assessment
- Landslide Hazard Assessment
- Landslide Hazard Assessment Letter

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.

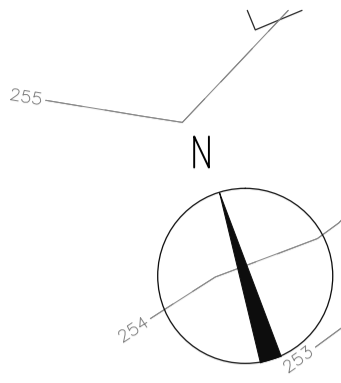
## Representations:

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 **3 December 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](mailto:kc@kingborough.tas.gov.au).



# Kingborough Council

Development Application: DA-2024-223  
 Plan Reference No: P2  
 Date Received: 21/08/2024  
 Date placed on Public Exhibition: 20/11/2024



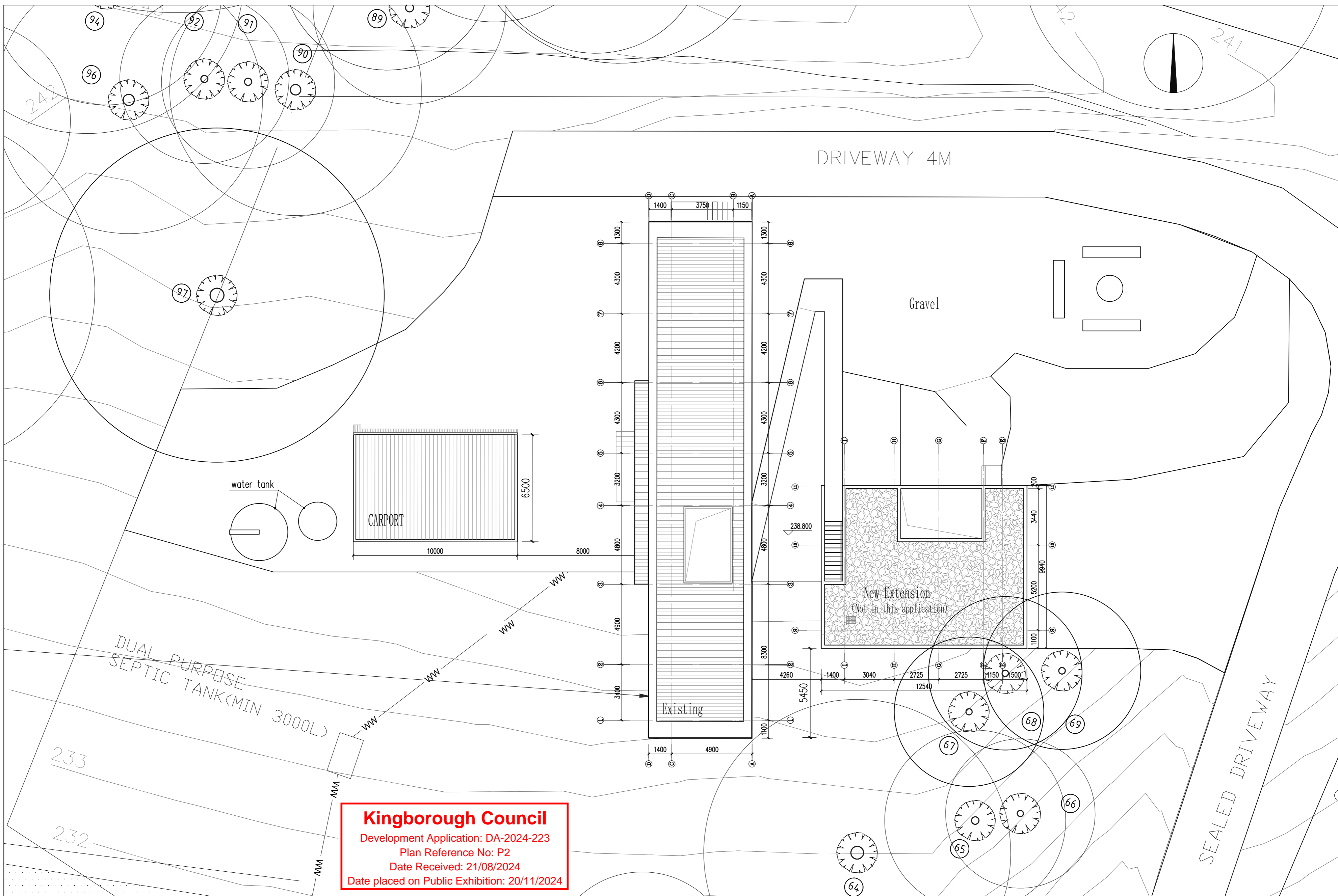
### LEGEND

- TREE TRUNK (DIAMETER @ 1.5M)
- ROOT PROTECTION ZONE (12X TRUNK DIAMETER)
- ⑪ TREE NUMBER CORRESPONDS TO NATURAL ASSET DOCUMENT COMPILED BY ECOTAS.

| Drawing List |                        | Revision |
|--------------|------------------------|----------|
| GA-01        | Site Plan              | 1        |
| GA-02        | Detail Site Plan       | 1        |
| GA-03        | Roof Plan              | 1        |
| GA-04        | Ground Floor Plan      | 1        |
| GA-06        | East & South Elevation | 1        |
| GA-07        | North & West Elevation | 1        |

NOTE:  
BAL: 12.5

|                                 |             |                          |           |            |            |             |              |             |   |
|---------------------------------|-------------|--------------------------|-----------|------------|------------|-------------|--------------|-------------|---|
| PROJECT NAME                    | CLIENT      | Jenny Wang and Paul Peng | LEGEND    | AMENDMENTS | Issue Date | Description | Issue Date   | Description | ARCHITECT   |
| DRAWING TITLE                   | DRAWING NO. | NORTH POINT              |           |            | 1          | 26/07/2024  | For approval |             | <br><b>IAPA</b><br>International Architectural Platform (Australia) Design Consultants<br>www.iapa.net.au P 02 99492121 E info@iapa.net.au |
| Site Plan                       | GA-01       |                          |           |            |            |             |              |             |   |
| ADDRESS                         | DATE        | DRAWN BY                 | SCALE     |            |            |             |              |             |   |
| 72 Sproules Road, Snug TAS 7054 | 26.07.2024  | G A                      | 1:500 @A2 |            |            |             |              |             |   |



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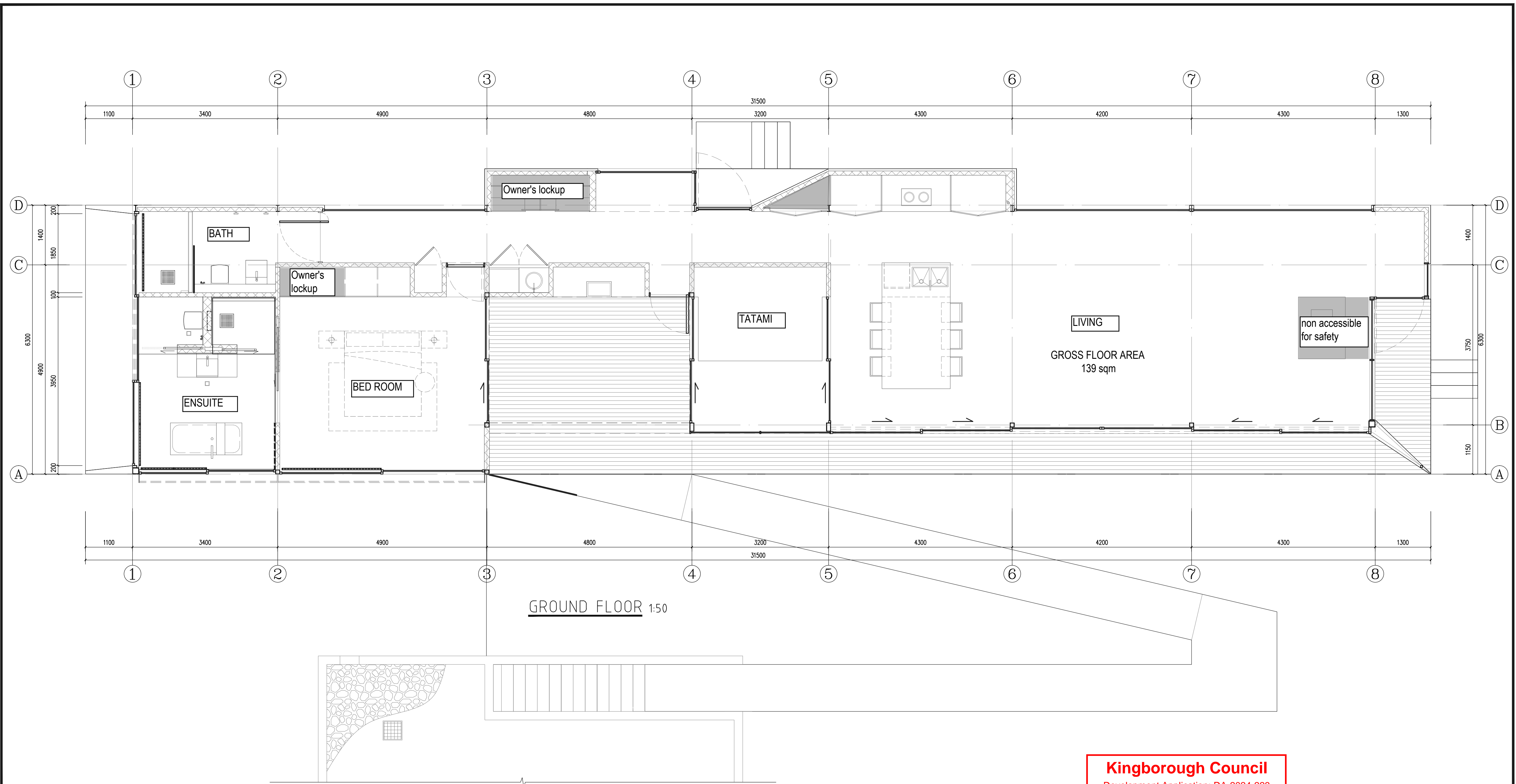
|                  |                                 |             |             |            |
|------------------|---------------------------------|-------------|-------------|------------|
| PROJECT NAME     | ADDRESS                         | DRAWING NO. | NORTH POINT | AMENDMENTS |
|                  | 72 Sproules Road, Snug TAS 7054 | GA-02       |             |            |
| DRAWING TITLE    | CLIENT                          | DATE        | DRAWN BY    | SCALE      |
| Detail Site Plan | Jenny Wang and Paul Peng        | 26.07.2024  | G A         | 1:150 @A2  |

| Issue | Date       | Description  | Issue | Date | Description |
|-------|------------|--------------|-------|------|-------------|
| 1     | 26/07/2024 | For approval |       |      |             |
|       |            |              |       |      |             |
|       |            |              |       |      |             |

ARCHITECT



**IAPA**  
 International Architectural Platform (Australia) Design Consultants  
 www.iapa.net.au P: 02 99491251 E: info@iapa.net.au



GROUND FLOOR 1:50

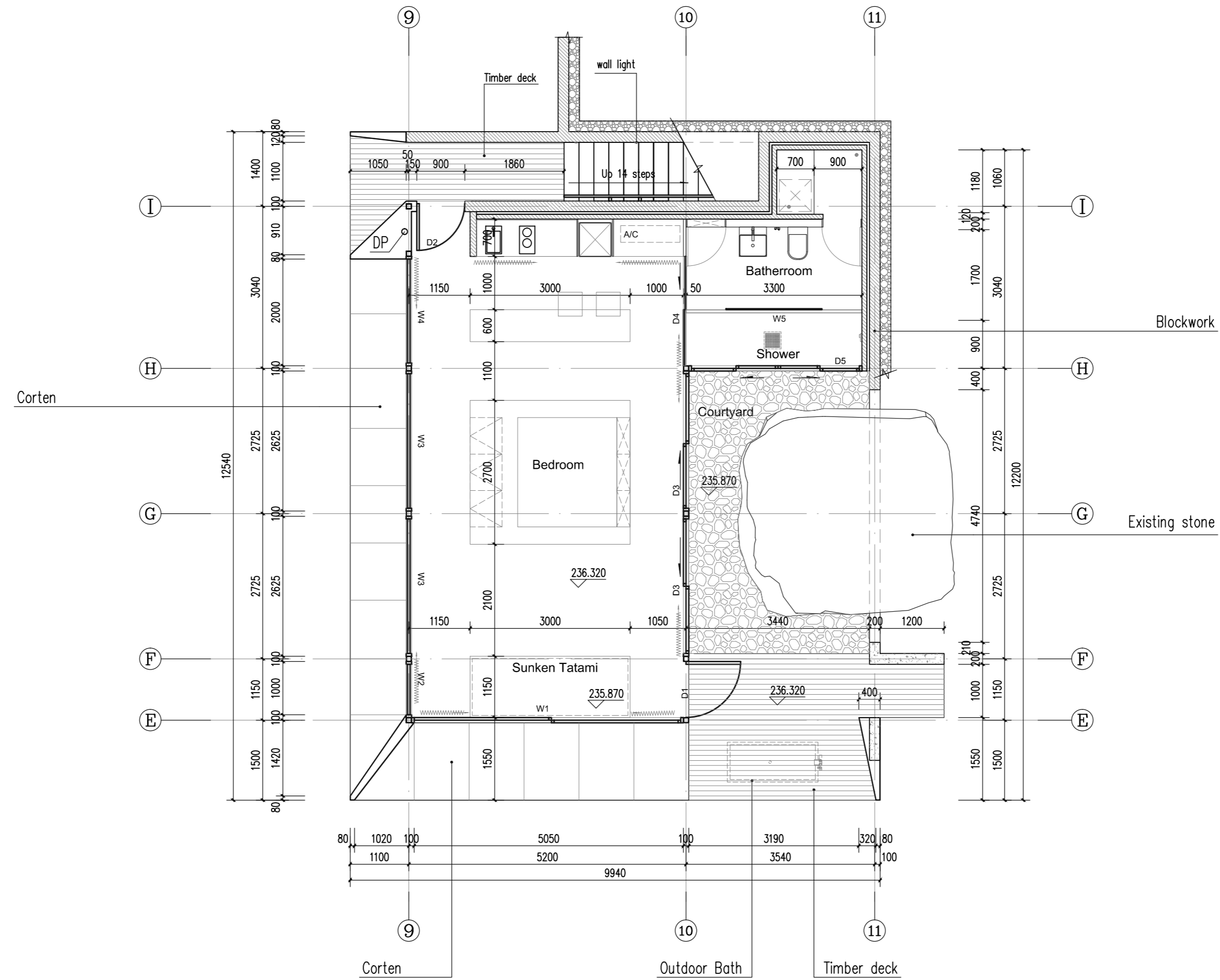
GROSS FLOOR AREA  
139 sqm

non accessible  
for safety

**Kingborough Council**  
 Development Application: DA-2024-223  
 Plan Reference No: P1  
 Date Received: 25/06/2024  
 Date placed on Public Exhibition: 20/11/2024

72 Sproules Rd Snug

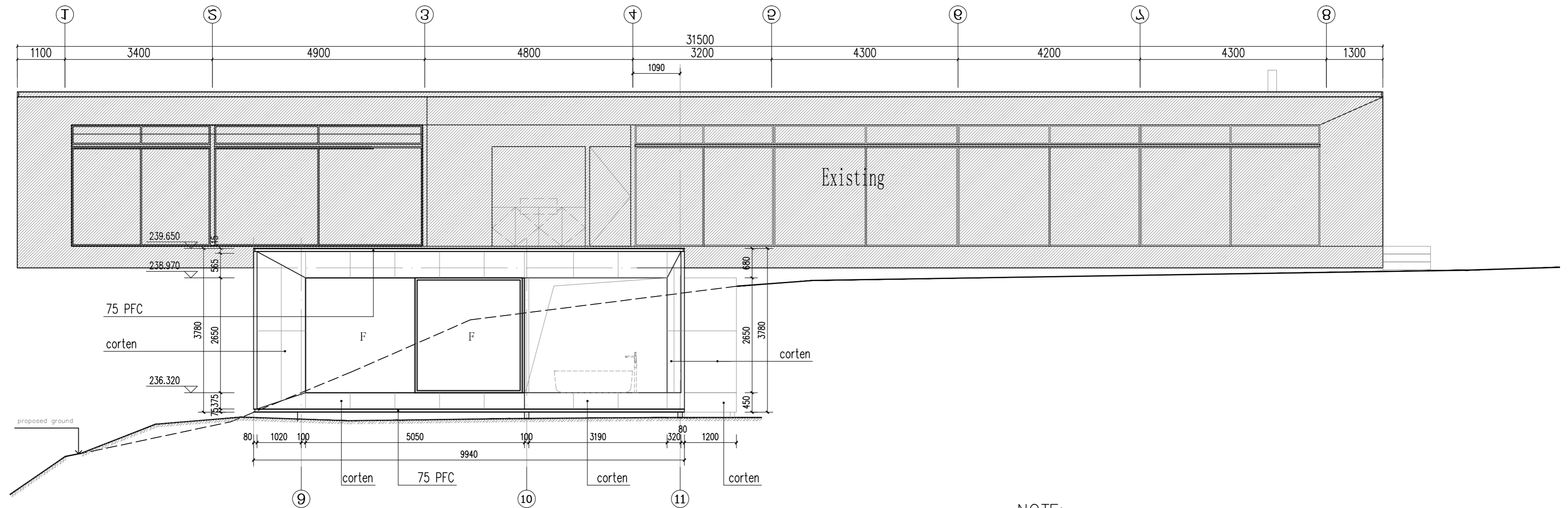
A2+1/4



GROUND FLOOR 1:70

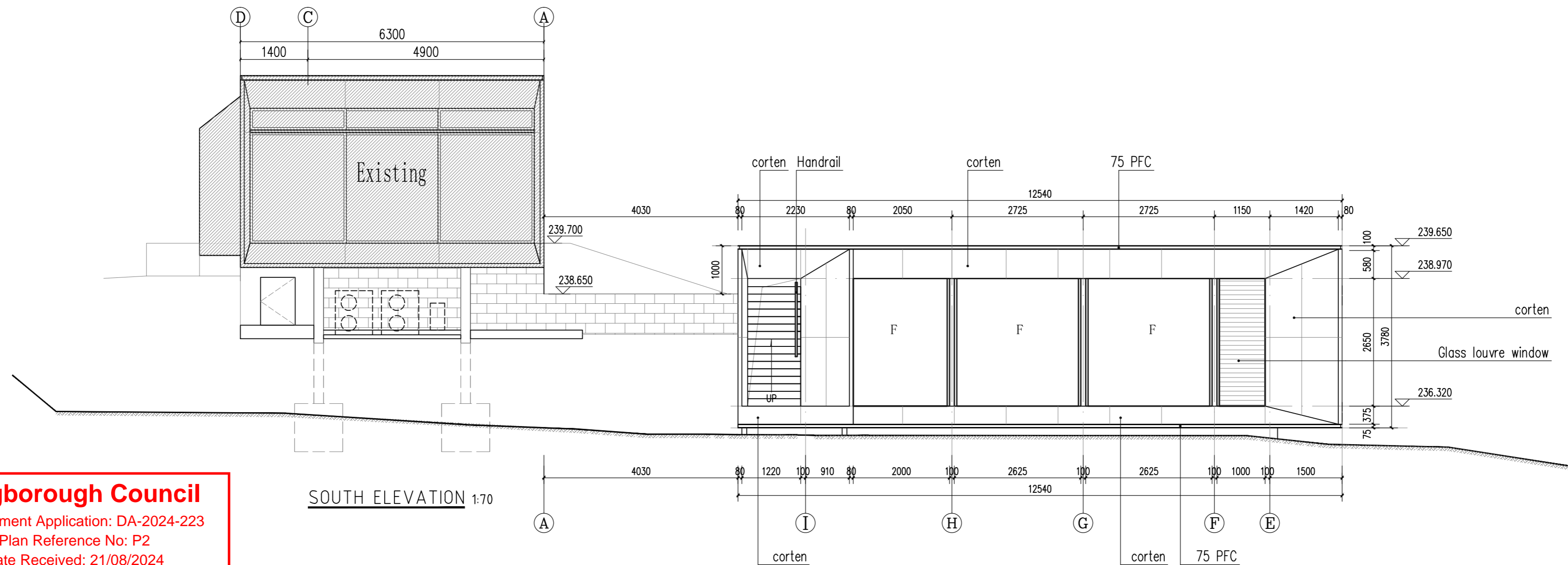
**Kingborough Council**  
 Development Application: DA-2024-223  
 Plan Reference No: P2  
 Date Received: 21/08/2024  
 Date placed on Public Exhibition: 20/11/2024

|                   |                                 |             |             |            |       |            |              |       |      |             |  |
|-------------------|---------------------------------|-------------|-------------|------------|-------|------------|--------------|-------|------|-------------|--|
| PROJECT NAME      | ADDRESS                         | DRAWING NO. | NORTH POINT | AMENDMENTS | Issue | Date       | Description  | Issue | Date | Description | ARCHITECT  |
|                   | 72 Sproules Road, Snug TAS 7054 | GA-04       |             |            | 1     | 26/07/2024 | For approval |       |      |             | <br>International Architectural Platform (Australia) Design Consultants<br>www.iapa.net.au P: 02 99491121 E: info@iapa.net.au |
| DRAWING TITLE     | CLIENT                          | DATE        | DRAWN BY    | SCALE      |       |            |              |       |      |             |  |
| Ground Floor Plan | Jenny Wang and Paul Peng        | 26.07.2024  | G A         | 1:70 @A2   |       |            |              |       |      |             |  |



EAST ELEVATION 1:70

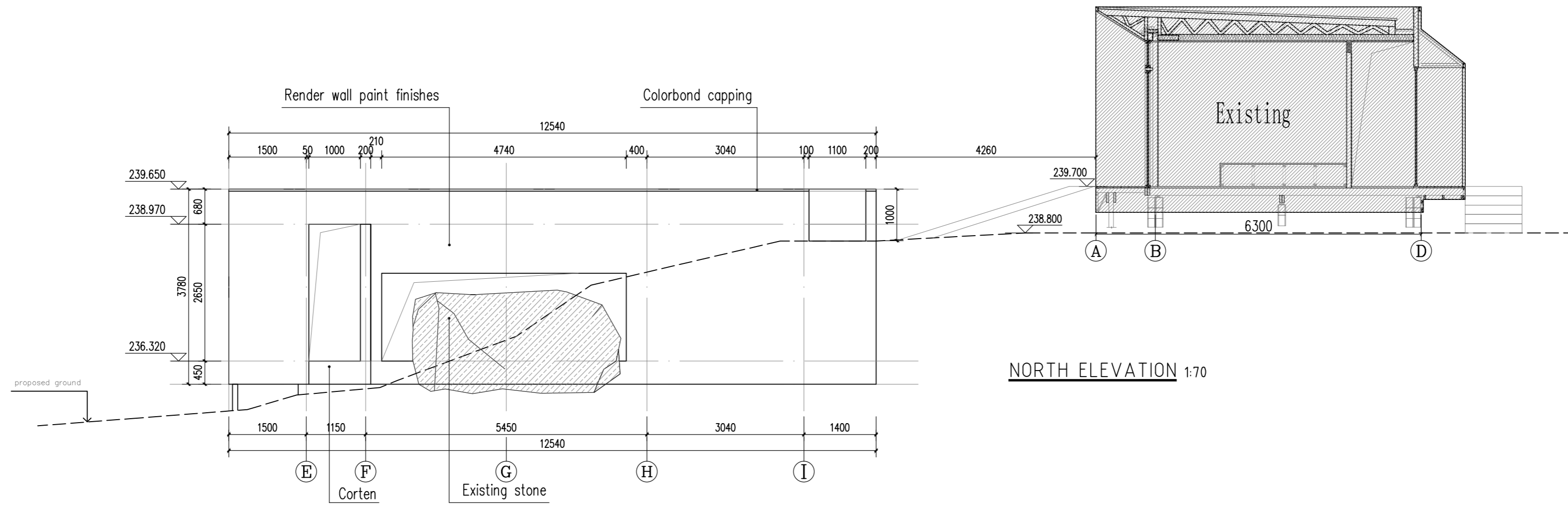
NOTE:  
ALL WINDOWS ON SOUTH & EAST ELEVATION  
TO BE LOW REFLECTIVE GLASS



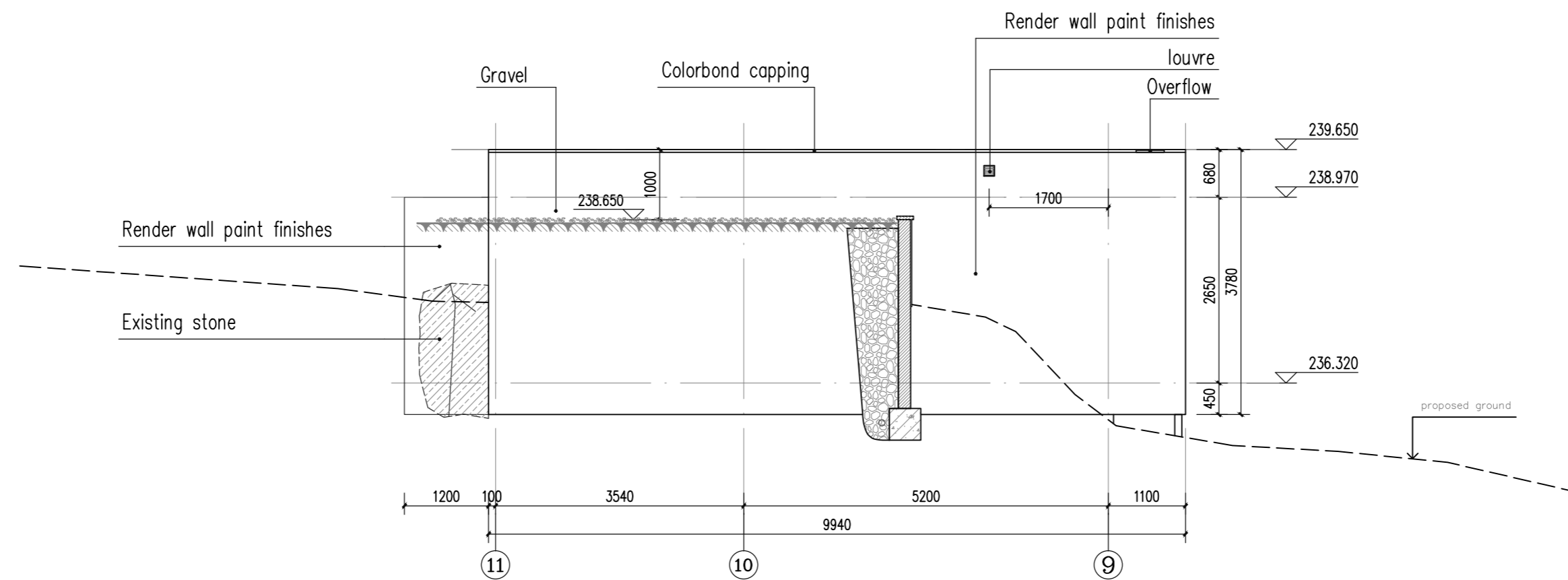
SOUTH ELEVATION 1:70

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|                        |                                 |             |             |            |       |            |              |       |      |             |   |
|------------------------|---------------------------------|-------------|-------------|------------|-------|------------|--------------|-------|------|-------------|---|
| PROJECT NAME           | ADDRESS                         | DRAWING NO. | NORTH POINT | AMENDMENTS | Issue | Date       | Description  | Issue | Date | Description | ARCHITECT   |
|                        | 72 Sproules Road, Snug TAS 7054 | GA-06       |             |            | 1     | 26/07/2024 | for approval |       |      |             | IAPA<br>International Architectural Platform (Australia) Design Consultants<br>www.iapa.net.au P: 02 99491121 E: info@iapa.net.au |
| DRAWING TITLE          | CLIENT                          | DATE        | DRAWN BY    | SCALE      |       |            |              |       |      |             |   |
| East & South Elevation | Jenny Wang and Paul Peng        | 26.07.2024  | G A         | 1:70 @A2   |       |            |              |       |      |             |   |



NORTH ELEVATION 1:70



WEST ELEVATION 1:70

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|------------------------|---------------------------------|-------------|-------------|------------|-------|------------|--------------|-------|------|-------------|---|
| PROJECT NAME           | ADDRESS                         | DRAWING NO. | NORTH POINT | AMENDMENTS | Issue | Date       | Description  | Issue | Date | Description | ARCHITECT   |
|                        | 72 Sproules Road, Snug TAS 7054 | GA-07       |             |            | 1     | 26/07/2024 | for approval |       |      |             | <br><b>IAPA</b><br><small>International Architectural Platform (Australia) Design Consultants</small><br><small>www.iapa.net.au P: 02 99497121 E: info@iapa.net.au</small> |
| DRAWING TITLE          | CLIENT                          | DATE        | DRAWN BY    | SCALE      |       |            |              |       |      |             |   |
| North & West Elevation | Jenny Wang and Paul Peng        | 26.07.2024  | G A         | 1:70 @A2   |       |            |              |       |      |             |   |