

DEVELOPMENT APPLICATION

<u>Application Number:</u>	DAS-2023-13
<u>Proposed Development:</u>	Subdivision creating twelve lots plus balance and public open space lots
<u>Location:</u>	'Tinderbox Pty Ltd', 441 Tinderbox Road, Tinderbox
<u>Applicant:</u>	PDA Surveyors
<u>Responsible Planning Officer:</u>	Timothy Donovan
<u>Associated Documents:</u> The following information regarding the application is available at Council offices: <ul style="list-style-type: none">• Application form• Certificate of Title• Planning Submission – Plans and Planning Report• Natural Values Report• Bushfire Hazard Report• Whole Farm Plan• Traffic Impact Assessment	

PLAN OF SUBDIVISION
Sheet 1 of 5

Owners
Tinderbox Proprietary Limited

Title References
FR 139168/1

Address
441 Tinderbox Rd Tinderbox tas 7054

Council
Kingborough Council

Planning scheme
Kingborough Interim Planning Scheme 2015

- Zoning*
- 14.0 Environmental Living
 - 26.0 Rural Resource
- Zone Overlay*
- 120.BPA - Biodiversity Protection Area
 - 120.FRE - Bushfire Prone Areas
 - 120.LDS - Landslide Hazard Area
 - 120.SCN - Scenic Landscape Area
 - 120.WCP - Waterway and Coastal Protection Area

Map reference

5223-32 'Blackmans Bay 32'
5223-42 'Blackmans Bay 42'

PID
7438654

Point of interest GDA94 MGA55
525970E, 5233586N

Schedule of Easements
Existing Easements to be carried forward.
Proposed Drainage, Pipeline and Service Easements as required.
Proposed Rights of Way as shown on plans.

NOTES

This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

Entire site is subject to the Biodiversity Protection Area Overlay. This has not been shown for plan clarity.

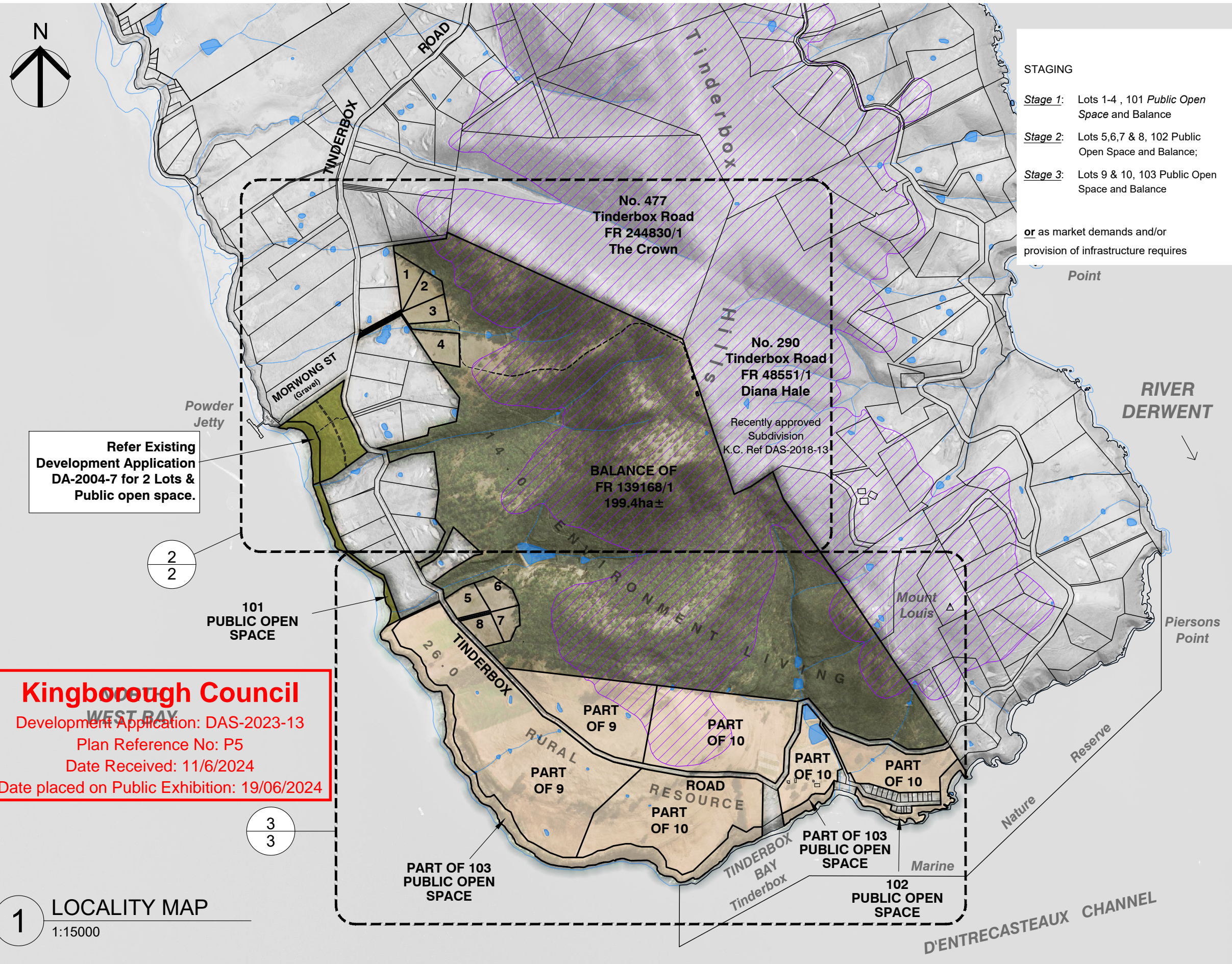
STAGING

Stage 1: Lots 1-4 , 101 Public Open Space and Balance

Stage 2: Lots 5,6,7 & 8, 102 Public Open Space and Balance;

Stage 3: Lots 9 & 10, 103 Public Open Space and Balance

or as market demands and/or provision of infrastructure requires

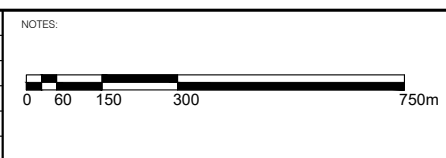


Refer Existing Development Application DA-2004-7 for 2 Lots & Public open space.

Kingborough Council
Development Application: DAS-2023-13
Plan Reference No: P5
Date Received: 11/6/2024
Date placed on Public Exhibition: 19/06/2024

1 LOCALITY MAP
1:15000

REV	AMENDMENTS	DRAWN	DATE	APPR.
M	STAGING NOTE AMENED & LOT 9 BAL AREA COLOUR AMENDED	HC	11-06-24	HAC
L	TREE PLAN NUMBERS ADDED	HC	08-05-24	HAC
K	MINOR CHANGES TO LOT 5, 6 & 8, UPDATE OF Bushfire HMA	HC	20-01-24	HAC
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O	FIRST CLIENT ISSUE.	MK	18-05-20	LM



SURVEYOR	GEOCIVIL
-	-
DRAWN	CHECKED
MK	HAC
DATE	
08-05-2024	

PROPOSED SUBDIVISION
441 TINDERBOX ROAD, TINDERBOX
for TINDERBOX PTY LTD

PDA
SURVEYORS, ENGINEERS & PLANNERS

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SCALE	PAPER
1:15K	(A3)
JOB NUMBER	DRAWING
43586HC	- 1M

Kingborough Council

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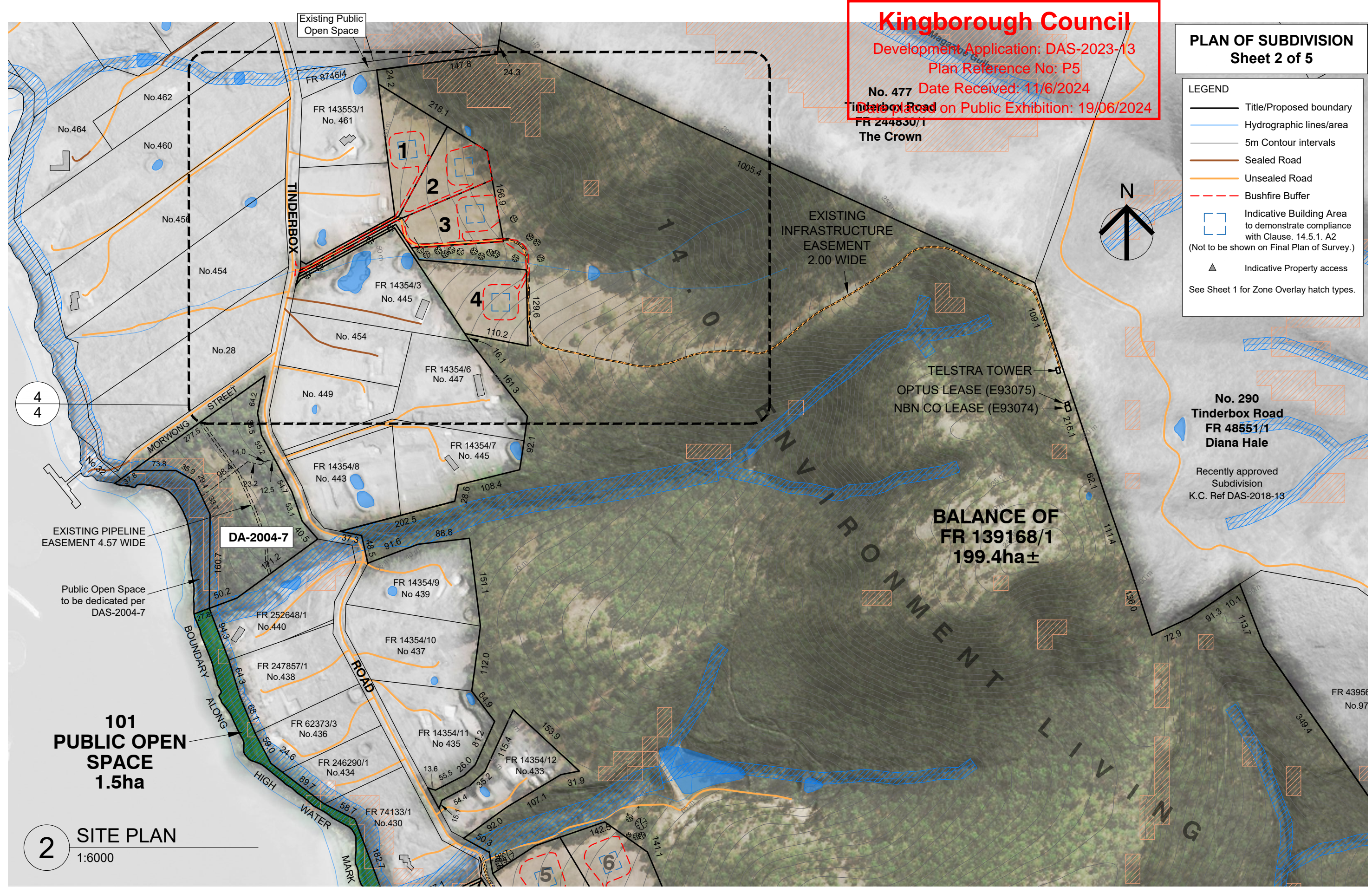
On Public Exhibition: 19/06/2024

No. 477
Tinderbox Road
FR 244830/1
The Crown

PLAN OF SUBDIVISION Sheet 2 of 5

LEGEND

- Title/Proposed boundary
 - Hydrographic lines/area
 - 5m Contour intervals
 - Sealed Road
 - Unsealed Road
 - Bushfire Buffer
 - Indicative Building Area to demonstrate compliance with Clause 14.5.1. A2 (Not to be shown on Final Plan of Survey.)
 - Indicative Property access
- See Sheet 1 for Zone Overlay hatch types.



4
4

DA-2004-7

**101
PUBLIC OPEN
SPACE
1.5ha**

2 SITE PLAN
1:6000

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NOTES:	
SURVEYOR	GEOCIVIL
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DATE	08-05-2024

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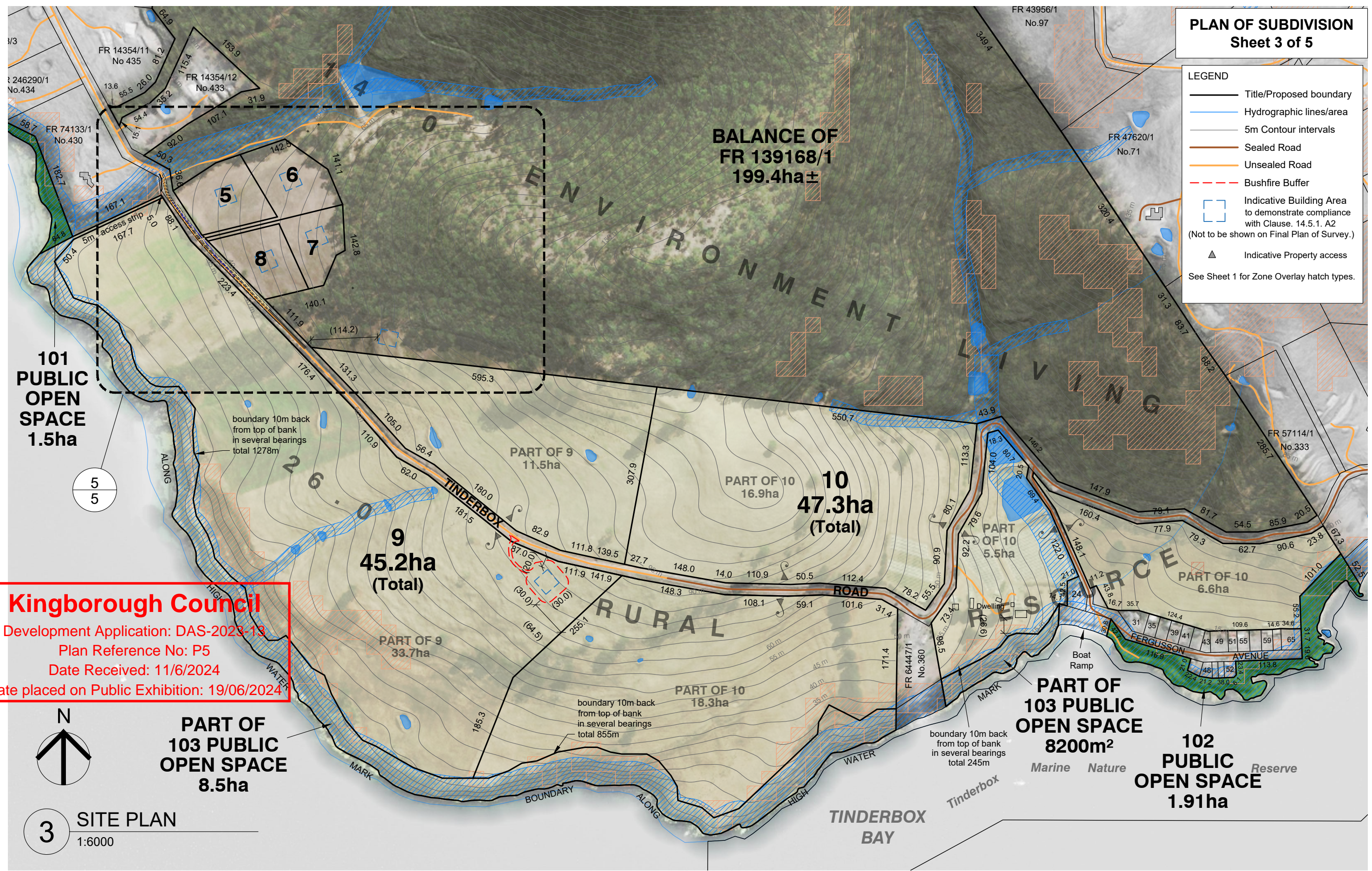
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PLAN OF SUBDIVISION
Sheet 3 of 5

LEGEND

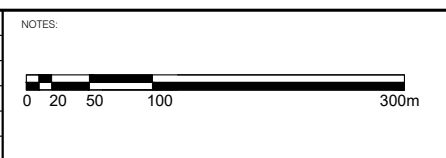
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See Sheet 1 for Zone Overlay hatch types.



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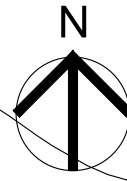
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43586HC	- 3M

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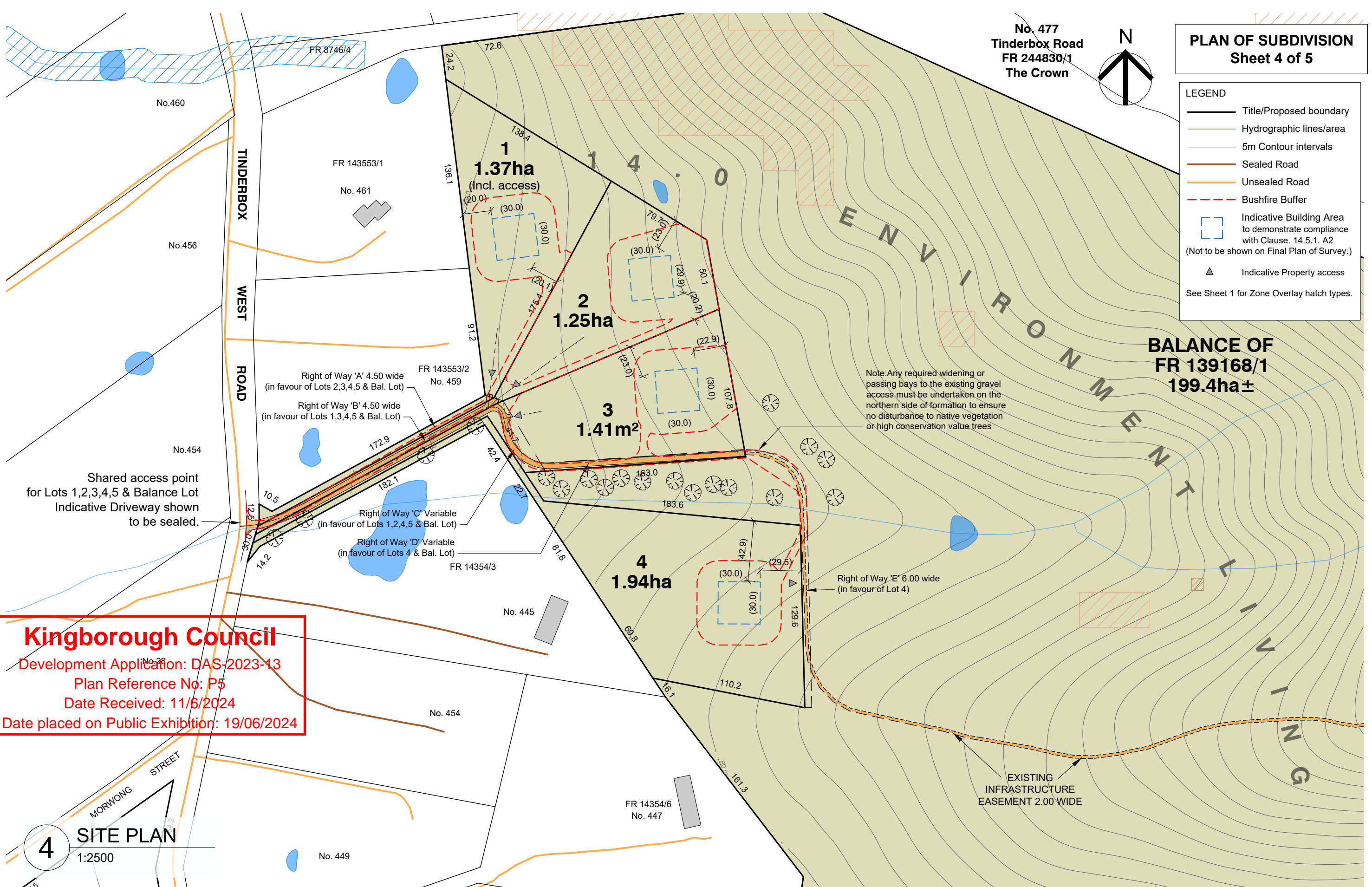


PLAN OF SUBDIVISION
Sheet 4 of 5

LEGEND

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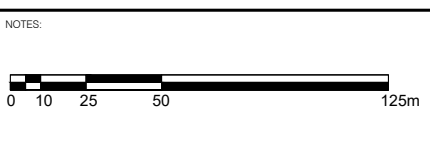
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4 SITE PLAN
1:2500

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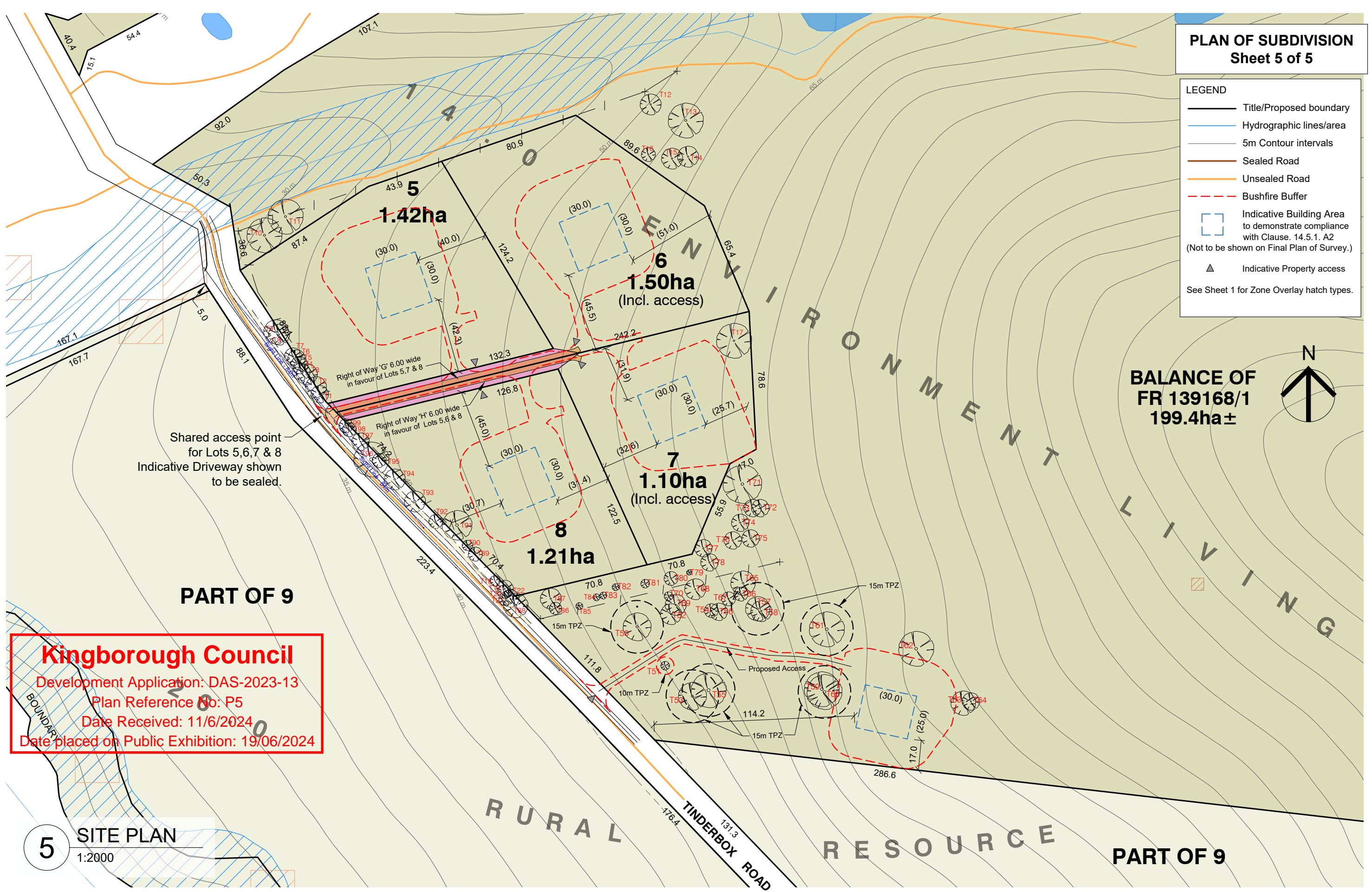
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JOB NUMBER	DRAWING
43586HC	- 4M

PLAN OF SUBDIVISION
Sheet 5 of 5

LEGEND

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See Sheet 1 for Zone Overlay hatch types.

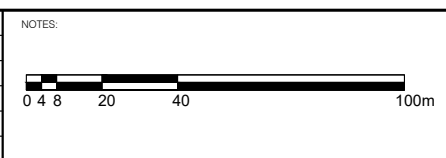


Shared access point for Lots 5,6,7 & 8
Indicative Driveway shown to be sealed.

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5 SITE PLAN
1:2000

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SCALE	PAPER
1:2000_1	(A3)
JOB NUMBER	DRAWING
43586HC	- 5M

TREE TABLE

Tree ID	Species	DBH (m)	Spread Diameter (m)	Retained	TPZ Radius (m)
1	Viminalis	1	10	Yes	12
2	Viminalis	1	12	Yes	12
3	Viminalis	1	12	Yes	12
4	Viminalis	0.8	8	Yes	9.6
5	Viminalis	0.8	8	Yes	9.6
6	Viminalis	0.8	10	Yes	9.6
7	Viminalis	0.8	10	Yes	9.6
8	Viminalis	0.8	12	Yes	9.6
9	Viminalis	1	14	Yes	12
10	Globulus	1.2	20	Yes	14.4
11	Globulus	1.2	20	Yes	14.4
12	Viminalis	0.8	12	Yes	9.6
13	Globulus	1.2	20	Yes	14.4
14	Viminalis	0.7	12	Yes	8.4
15	Globulus	0.8	12	Yes	9.6
16	Globulus	0.6	8	Yes	7.2
17	Amygdalina	1	20	Yes	12
18	Viminalis	0.2	6	Yes	2.4
19	Viminalis	0.6	10	Yes	7.2
20	Viminalis	0.6	8	Yes	7.2
21	Viminalis	0.6	8	Yes	7.2
22	Viminalis	0.5	10	Yes	6
50	Amygdalina	1.2	16	Yes	14.4
51	Amygdalina	0.4	5	Yes	4.8
52	Viminalis	0.6	12	Yes	7.2
53	Amygdalina	0.6	16	Yes	7.2
54	Viminalis	0.6	8	Yes	7.2
55	Viminalis	1.8	20	Yes	21.6
56	Amygdalina	0.7	10	Yes	8.4
57	Viminalis	1	14	Yes	12
58	Viminalis	0.8	12	Yes	9.6
59	Viminalis	0.8	20	Yes	9.6
60	Viminalis	0.8	20	Yes	9.6


Tree ID	Species	DBH (m)	Spread Diameter (m)	Retained	TPZ Radius (m)
60	Viminalis	0.8	20	Yes	9.6
61	Viminalis	1.6	20	Yes	19.2
62	Viminalis	1.6	20	Yes	19.2
63	Viminalis	0.7	14	Yes	8.4
64	Viminalis	0.6	10	Yes	7.2
65	Viminalis	1	12	Yes	12
66	Amygdalina	0.6	6	Yes	7.2
67	Viminalis	0.6	6	Yes	7.2
68	Viminalis	0.6	6	Yes	7.2
69	Amygdalina	0.6	6	Yes	7.2
70	Amygdalina	0.5	5	Yes	6
71	Viminalis	1.6	20	Yes	19.2
72	Amygdalina	0.8	8	Yes	9.6
73	Amygdalina	0.8	8	Yes	9.6
74	Amygdalina	0.8	8	Yes	9.6
75	Amygdalina	0.8	8	Yes	9.6
76	Amygdalina	0.8	8	Yes	9.6
77	Amygdalina	0.8	8	Yes	9.6
78	Amygdalina	0.8	8	Yes	9.6
79	DEAD	0.4	3	Yes	4.8
80	Viminalis	0.8	8	Yes	9.6
81	Viminalis	1	5	Yes	12
82	Amygdalina	0.8	4	Yes	9.6
83	Amygdalina	0.4	4	Yes	4.8
84	Amygdalina	0.4	4	Yes	4.8
85	Amygdalina	0.4	4	Yes	4.8
86	Amygdalina	0.6	6	Yes	7.2
87	Amygdalina	0.8	12	Yes	9.6
88	Amygdalina	1.2	14	Yes	14.4
89	Viminalis	0.4	8	Yes	4.8
90	Viminalis	0.4	6	Yes	4.8
91	Viminalis	1.6	16	Yes	19.2
92	Viminalis	0.6	8	Yes	7.2
93	Ovata	1.2	12	Yes	14.4
94	DEAD	1	12	Yes	12
95	Amygdalina	0.4	8	Yes	4.8
96	Amygdalina	1.8	20	Yes	21.6
97	Viminalis	0.5	10	Yes	6
98	Viminalis	0.4	8	Yes	4.8
99	Viminalis	0.7	8	Yes	8.4

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	(A3)	
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