

APPLICATION FOR PLANNING APPROVAL

Application Number: DAS-2022-30
Proposal: Subdivision creating two (2) lots
Subject Site: 180 Allens Rivulet Road, Allens Rivulet
Responsible Planning Officer: Grace Paisley

Advertised Documents:

- Application Plans
- Bushfire Hazard Assessment
- Cover Letter
- Further Information Response 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 **30 July 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.



DAS 2022-30. - 180 ALLENS RIVULET Rd.

OWNER; IAN DAVID CRESSWELL & ROBYNE FAYE CRESSWELL. CT163659/1
 KINGBOROUGH INTERIM PLANNING SCHEME 2015.

ZONING-RURAL LIVING (Area B) 13.0 OVERLAYS- BUSH FIRE PRONE AREA 120.FRE
 BIODIVERSITY PROTECTION 120.BPA SCENIC LANDSCAPE 120.SCN

APPLICANT; IAN CRESSWELL, AMENDED APPLICATION PLAN V4 - 4th JULY 2024.

REPORT; LOT1, 5.0ha. PASTURE, SLIGHT SLOPE, NO IMPROVEMENTS WITH LEGAL ACCESS/FRONTAGE FROM CRANES ROAD REQUIRING A PASSING BAY AND ACCESS DRIVEWAY TO LOT 1'S BUILDING ENVELOPE WHICH HAS A CROWN LANDS ACCESS LICENCE. THE BUILDING ENVELOPE 9750m² LABELLED "HOUS" ALLOWS FOR AMENITY BETWEEN A HOME ENVIRONMENT & HOBBY FARM ACTIVITIES, STABLES/BARN, ETC. THE BALANCE OF TITLE 8.46ha. GENERALLY ALL PASTURE, SLIGHT SLOPE, HOUSE, CABINS, SHEDS & DAMS. REFER TITLE, SCHEDULE OF EASEMENTS & PART 5'S FOR OTHER CONDITIONS, WHICH WILL BE CARRIED FORWARD ONTO THE NEW TITLES. PLAN SUBJECT TO PLANNING APPROVAL, FINAL SURVEY, COUNCIL SEALING & THE REGISTRATION OF THE NEW TITLES AT THE LANDS TITLES OFFICE.

IMPORTANT NOTES; DEVELOPMENT APPLICATION PLAN TO KINGBOROUGH COUNCIL FOR PLANNING PERMIT/CONDITIONS. NOTE UNDERGROUND SERVICES HAVE NOT BEEN LOCATED OR SHOWN IF EXISTING. THIS PLAN IS FOR COUNCIL APPROVAL & SHOULD NOT BE USED FOR ANY FINANCIAL PURPOSE. THE BOUNDARY DIMENSIONS, LEVELS & CONTOURS, ARE AT AN ACCURACY REQUIRED FOR THE ASSESSMENT & ARE SUBJECT TO ADDITIONAL FIELD & OFFICE WORK FOR ANY OTHER PURPOSE. THIS APPLICATION PLAN IS SUBJECT TO ANY ADDITIONAL SUPPORTING REPORTS. SCALE 1:3000 @ A3, ANY OTHER VERSIONS ARE NOT TO SCALE. CONTOURS SHX FILE FROM "THELIST"-10m. THIS PLAN IS SUBJECT TO A FINAL SURVEY AFTER APPROVAL. CAD FILES: - GC1111_10, TM-CRESSWELL PROPOSAL PHOTO PLAN V4.

NOTE; THE AREAS SHOWN AS - "BUSHFIRE HAZARD MANAGEMENT AREAS" LABELLED "FIRE", ARE FOR A BAL19 PER THE REPORT LODGED AT COUNCIL 31/1/2024 BY MARK VAN DEN BERG Certification No. J8177. REFER TO THE REPORT FOR SPECIFIC DETAILS. [W] REFERS TO INDICATIVE STATIC WATER SUPPLY CONNECTION POINTS WITH HARDSTAND AND TURNING AREAS - ALSO ALL ACCESS DRIVEWAYS WILL BE A MINIMUM WIDTH OF 4.5m, NOTE THE INDICATIVE PASSING BAY TO LOT1. REFER REPORT.

Kingborough Council
 Development Application: DA-2022-30
 Plan Reference No: P3
 Date Received: 5/7/2024
 Date placed on Public Exhibition: 17/7/2024

