

# APPLICATION FOR PLANNING APPROVAL

**Application Number:** DAS-2024-14  
**Proposal:** Subdivision of two (2) lots  
**Subject Site:** 31 Nolan Crescent, Kingston  
**Responsible Planning Officer:** Cassinia Devries

---

## 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 **3 January 2025** 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: DAS-2024-14

Plan Reference No: P3

Date Received: 3/12/2024

Date placed on Public Exhibition: 11/12/2024



### NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary, or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM9408 with reputed AHD level of 87.971 from SURCOM on 20-8-2024

At the time of this survey, C.T.23227/6 was owned by ALICIA HENRIETTA DIEDERICKS

Date of Survey : AUG 2024

- NAIL
- SPIKE
- + NATURAL SURFACE
- STORMWATER MANHOLE
- ⊙ FINISHED FLOOR LEVEL
- MANHOLE HYDRO
- ⊠ TELSTRA PIT
- ✕ SEWER HOUSE CONNECTION
- ✕ SEWER UNDERGROUND
- ⊠ METER WATER
- + WATER UNDERGROUND
- LOT BOUNDARY
- BANK BOTTOM
- BREAKLINE
- GRATED PIT
- CULVERT 150
- CULVERT 375
- KERB LIP
- KERB INVERT
- KERB BACK
- FOOTPATH
- DRIVEWAY
- CONCRETE SLAB
- HOUSE
- BUILDING
- VERANDAH
- STEPS
- RIDGE LINES
- UNDERSIDE OF EAVES
- GUTTER LIP
- CABLE HYDRO OVERHEAD
- CABLE TELSTRA OVERHEAD
- SEWER UNDERGROUND
- WATER UNDERGROUND
- FENCE



### IMPORTANT NOTE:

This plan was prepared as a proposed subdivision to accompany a subdivision application to the Kingborough Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

AMENDMENTS		
No.	Revision/Issue	Date

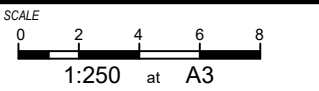


Unit G04 40 Mollie Street,  
HOBART TAS 7000  
P 03 6118 2030  
E admin@lccsurvey.com

Project Name and Address  
**31 NOLAN CRESCENT  
KINGSTON  
TAS 7050**

Drawing Title  
**EXISTING TITLE ARRANGEMENT**

Client  
ANTON DIEDERICKS



Contour Interval  
0.20 m

Date  
11-09-2024

SHEET  
1 of 2

DRAWN  
MC/DC

CHK'D  
DC

FILE REF:  
**14044**

Geocivil Ref  
1404401

AutoCAD Ref  
1404401

DATUM  
GDA2020

Horz:  
AHD83

Vert:  
AHD83

# Kingborough Council

Development Application: DAS-2024-14

Plan Reference No: P3

Date Received: 3/12/2024

Date placed on Public Exhibition: 11/12/2024

10.0 General Residential

### NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary, or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

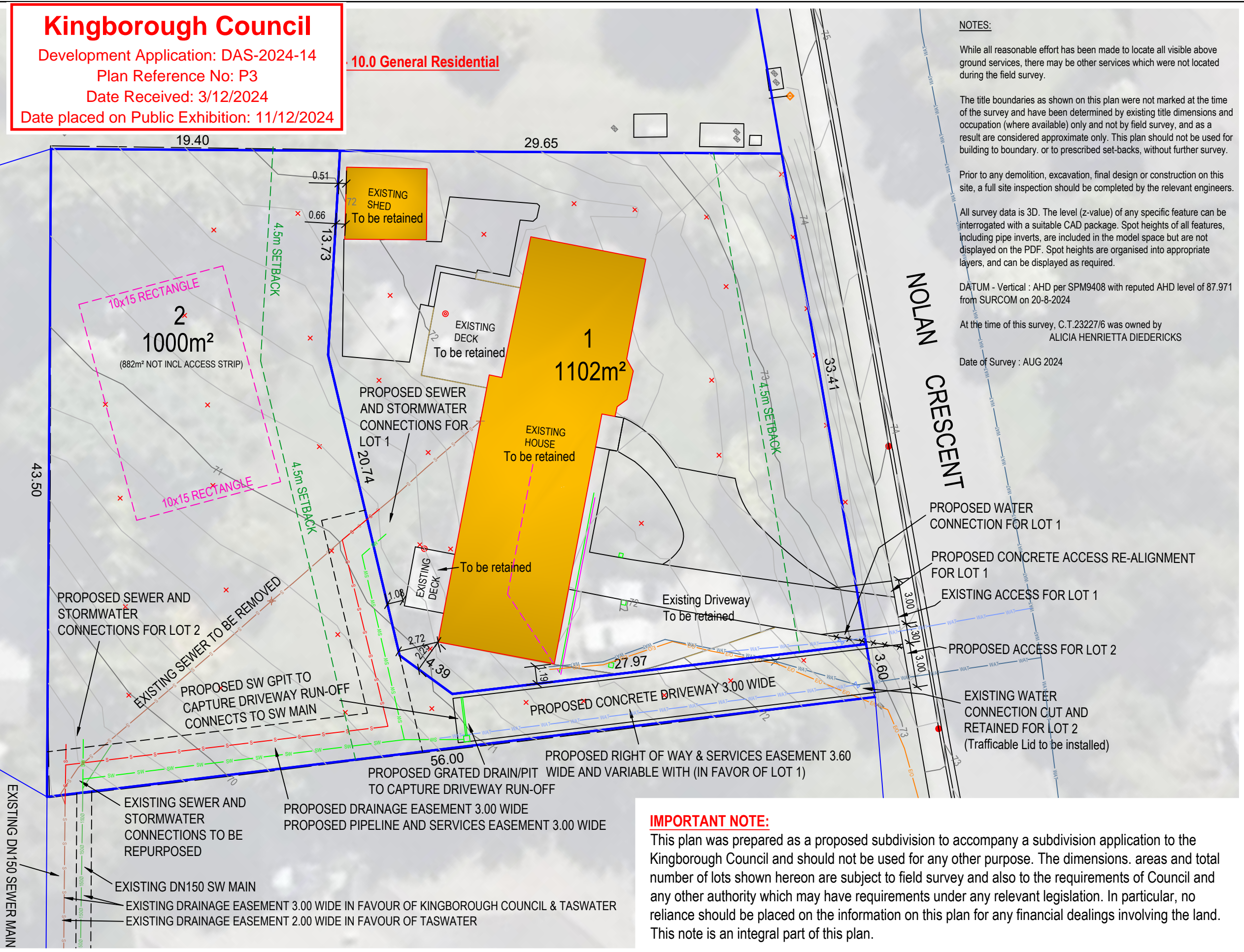
DATUM - Vertical : AHD per SPM9408 with reputed AHD level of 87.971 from SURCOM on 20-8-2024

At the time of this survey, C.T.23227/6 was owned by ALICIA HENRIETTA DIEDERICKS

Date of Survey : AUG 2024



- NAIL
- SPIKE
- + NATURAL SURFACE
- STORMWATER MANHOLE
- ⊙ FINISHED FLOOR LEVEL
- ⊠ MANHOLE HYDRO
- ⊞ TELSTRA PIT
- ✕ SEWER HOUSE CONNECTION
- ✕ SEWER UNDERGROUND
- ⊞ METER WATER
- + WATER UNDERGROUND
- LOT BOUNDARY
- BANK BOTTOM
- BREAKLINE
- GRATED PIT
- CULVERT 150
- CULVERT 375
- KERB LIP
- KERB INVERT
- KERB BACK
- FOOTPATH
- DRIVEWAY
- CONCRETE SLAB
- HOUSE
- BUILDING
- VERANDAH
- STEPS
- RIDGE LINES
- UNDERSIDE OF EAVES
- GUTTER LIP
- CABLE HYDRO OVERHEAD
- CABLE TELSTRA OVERHEAD
- SEWER UNDERGROUND
- WATER UNDERGROUND
- FENCE



### IMPORTANT NOTE:

This plan was prepared as a proposed subdivision to accompany a subdivision application to the Kingborough Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

AMENDMENTS		
No.	Revision/Issue	Date
1	Revisions Per RFI Received 18th Oct	28-10-2024
2	Revisions Per RFI Received 26th Nov	29-11-2024

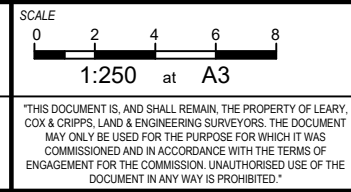


Unit G04 40 Mollie Street,  
HOBART TAS 7000  
P 03 6118 2030  
E admin@lccsurvey.com

Project Name and Address  
**31 NOLAN CRESCENT  
KINGSTON  
TAS 7050**

Drawing Title  
**PROPOSED SUBDIVISION**

Client  
ANTON DIEDERICKS



Contour Interval  
0.20 m

Date  
11-09-2024

SHEET  
2 of 2

DRAWN  
MC/DC

CHK'D  
DC

FILE REF:  
**14044**

Geocivil Ref  
1404401

AutoCAD Ref  
1404401

DATUM  
GDA2020

Horz  
AHD83

Vert