APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DAS-2020-18

NAME OF APPLICANT: Southern Planning

PROPOSAL: Subdivision of three lots

LOCATION: 28 McDowall Street, Middleton

Any representation must be lodged in writing with the General Manager, Locked Bag 1, Kingston 7050 or by email to kc@kingborough.tas.gov.au by 28 October 2020.
### Development Application

<table>
<thead>
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<th>Application Number:</th>
<th>DAS-2020-18</th>
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<tbody>
<tr>
<td>Proposed Development:</td>
<td>Subdivision of three lots</td>
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<tr>
<td>Location:</td>
<td>28 McDowall Street, Middleton</td>
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<tr>
<td>Applicant:</td>
<td>Southern Planning</td>
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<tr>
<td>Responsible Planning Officer:</td>
<td>Sarah Silva</td>
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</tbody>
</table>

**Associated Documents:**

The following information regarding the application is available at Council offices:

- Application form
- Certificate of Title
- Planning Submission
- Bushfire Hazard Assessment
Proposed LOT 1
3378 sq/m

Proposed LOT 2
2582 sq/m

Proposed LOT 3
2538 sq/m

Road widening

NOTES
All works to comply with the NCC and current Australian standards.
Council: Kingborough
Zones: Low Density Residential
Overlays: Bushfire Prime Areas
BAL: BAL-19
Existing: 9586 sq/m
Proposed Lot 1 = 3378 sq/m
Lot 2 = 2582 sq/m
Lot 3 = 2538 sq/m

STAGES
The subdivision is to proceed in stages.
Stage 1: Creation of Lot 3 & balance.
Upgrade existing crossover to double width to serve Lot 3 & balance.
Stage 2: Creation of Lot 2 & balance.
Install crossover to Lot 1.

BUFFER HAZARD MANAGEMENT
The design and construction of the development must comply with the general construction requirements prescribed within Section 3 of the Australian Standard for the Construction of Buildings in Bushfire Prime Areas and the specific construction requirements prescribed for Bushfire Attack Level 15 within Section 6 of this Standard.
LOT 1
Proposed lot boundary
Indicative 22x22m building area shown dashed

LOT 2
Proposed LOT 2
2583 sq/m

LOT 3
Proposed lot boundary

Development Application: DAS-2020-18
Plan Reference no.: P3
Date Received: 5 October 2020
Date placed on Public Exhibition: 14 October 2020

NOTES
All works to comply with the NCC and current Australian standards.
Council: Kingborough
Zone: Low Density Residential
Overlays: Bushfire Prime Areas
DAL: BAL-19
Existing: 9198 sq/m
Lot 2 - Proposed: 2583 sq/m
Road widening: 220 sq/m
Remainder: 2583 sq/m

BUSHFIRE HAZARD MANAGEMENT
The design and construction of the development must comply with the general construction requirements prescribed within Section 3 of the Australian Standard for the Construction of Buildings in Bushfire Prime Areas and the specific construction requirements prescribed for Bushfire Attack Level 15 within Section 6 of this Standard.

DBRMA distances:
North: 10m
East: 0m
South: 0m
West: 0m

TREE LEGEND
Tree protection zone radius = 12 x d10 DBH (shown as dash-dot).
Ref - species = DBH (mm) - status
14 E obliqua 550 Remove: dwelling
15 E obliqua 500 Remove: DBH
30 E obliqua 940 Remove: DBH
35 E obliqua 820 Retain: high conservation value
37 E obliqua 660 Retain
38 E obliqua 450 Retain
39 E obliqua 750 Retain: high conservation value
40 E obliqua 680 Retain
41 E obliqua 520 Retain: high conservation value
42 E obliqua 950 Retain: high conservation value

Stage 2: drain existing dam, backfill with sandy fill
Indicative onsite wastewater area shown hatched.
90 sq/m/ann absorption trenches for septic; 200 sq/m/ann application area for subsurface irrigation. Refer QES report.

Road Widening
220 sq/m

Lot to be connected to Council's roadside stormwater drain (type)
Upgrade existing crossover to double width. Works to Tasmanian Standard. Drawings: Seal to boundary.

Proposed LOT 1
2583 sq/m

Centre line of constructed
McDowall St - as surveyed by Link & Creese

4/245 Elizabeth St
Nobbies, TAS 7002
0408 634 822
andrew@aka-architects.com.au

ANNE KERR 02 6368
BUTT & ARTHUR BANKS
MCDOWALL ST MIDDLETON
SITE PLAN LOT 2
1:200 @ A2
03/06/2020
H.L. 10/2020

DRAWING SHEET NO. 02

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