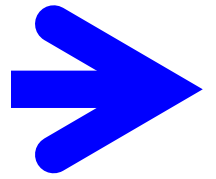


# APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2023-351

NAME OF APPLICANT: Mr E O Hale



**PROPOSAL:** Partial change of use from resource development to residential (single dwelling), change of use from shearing shed to dwelling (including alterations), five outbuildings (shed, shipping containers and shelters/carports), and associated works (all retrospective), and on-site wastewater works

**LOCATION:** 296 Tinderbox Road, Tinderbox

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](mailto:kc@kingborough.tas.gov.au) by 23 April 2024



# **DEVELOPMENT APPLICATION**

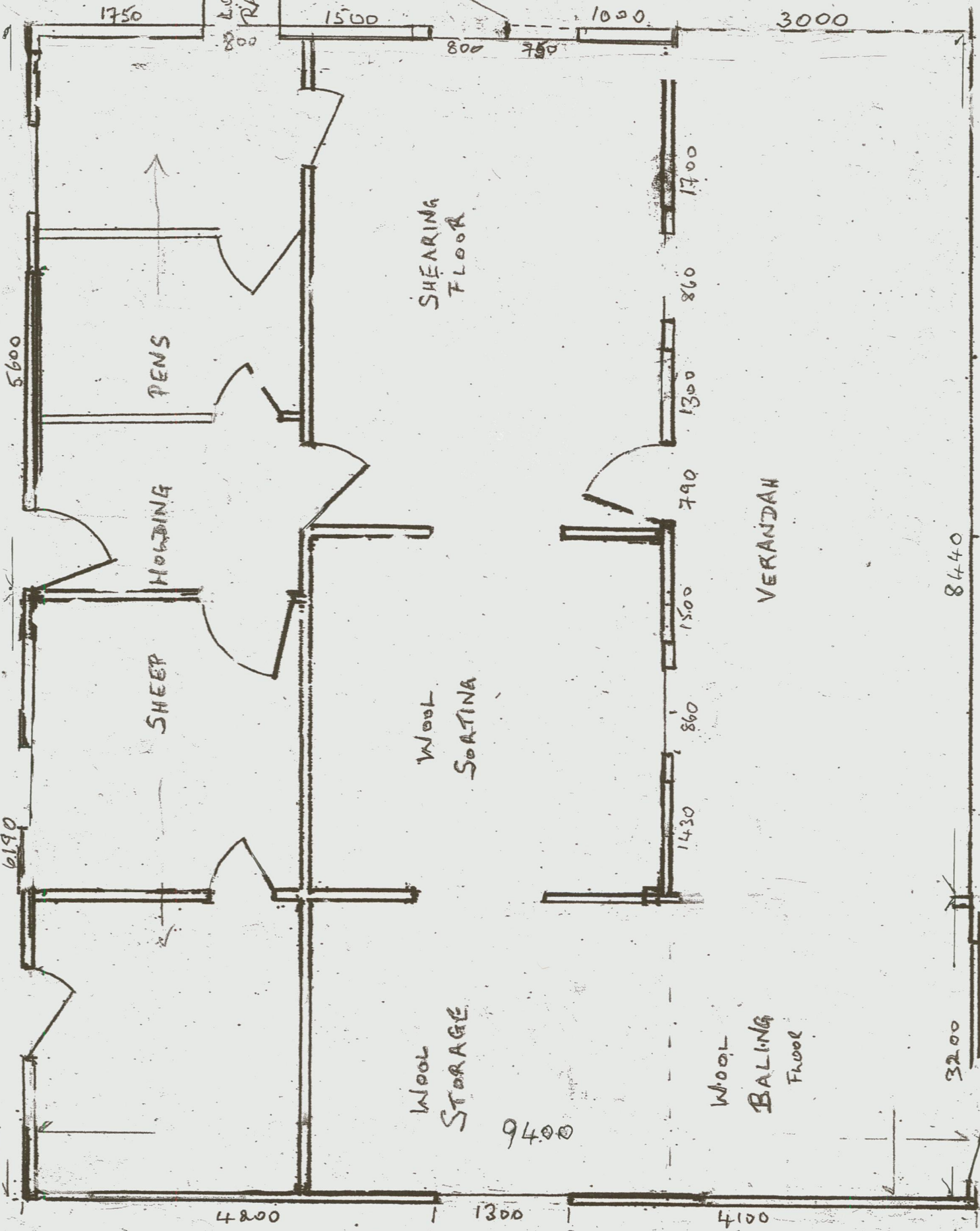
<b><u>Application Number:</u></b>	DA-2023-351
<b><u>Proposed Development:</u></b>	Partial change of use from resource development to residential (single dwelling), change of use from shearing shed to dwelling (including alterations), five outbuildings (shed, shipping containers and shelters/carports), and associated works (all retrospective), and on-site wastewater works
<b><u>Location:</u></b>	296 Tinderbox Road, Tinderbox
<b><u>Applicant:</u></b>	Mr E O Hale
<b><u>Responsible Planning Officer:</u></b>	Mary McNeill
<b><u>Associated Documents:</u></b>  The following information regarding the application is available at Council offices: <ul style="list-style-type: none"><li>• Application form</li><li>• Certificate of Title</li><li>• Application Plans</li><li>• Environmental Management Plan</li><li>• Bushfire Practitioner Advice</li></ul>	

FILE

# Kingborough Council

Development Application: DA-2023-351  
 Plan Reference No.: P2  
 Date Received: 2/11/2023  
 Date placed on Public Exhibition: 10/04/2024

6600



FILE J.C.-1

# EXISTING SHEARING SHED CONVERTED BACK TO DWELLING & RETROSPECTIVE SHED APPROVALS

for: E. (Ted) Hale  
at: 296 Tinderbox Rd, TINDERBOX

## Kingborough Council

Development Application: DA-2023-351

Plan Reference No.: P3

Date Received: 20/02/2024

Date placed on Public Exhibition: 10/04/2024

Project No. **22374**

Date: Feb. 2024

## DESIGN DEVELOPMENT DRAWINGS

### Drawing Schedule

DD01	Site Locality Plan
DD02	Proposed Site Plan
DD03	Proposed Site Inset Plan
DD04	Proposed Dwelling Floor Plan
DD05	Proposed Dwelling Elevations 1
DD06	Proposed Dwelling Elevations 2
DD07	Proposed Shed, Container & Shelter Plans
DD08	Proposed Shed, Container & Shelter Elevations

Prepared by:

**G.Hills** & Partners ARCHITECTS



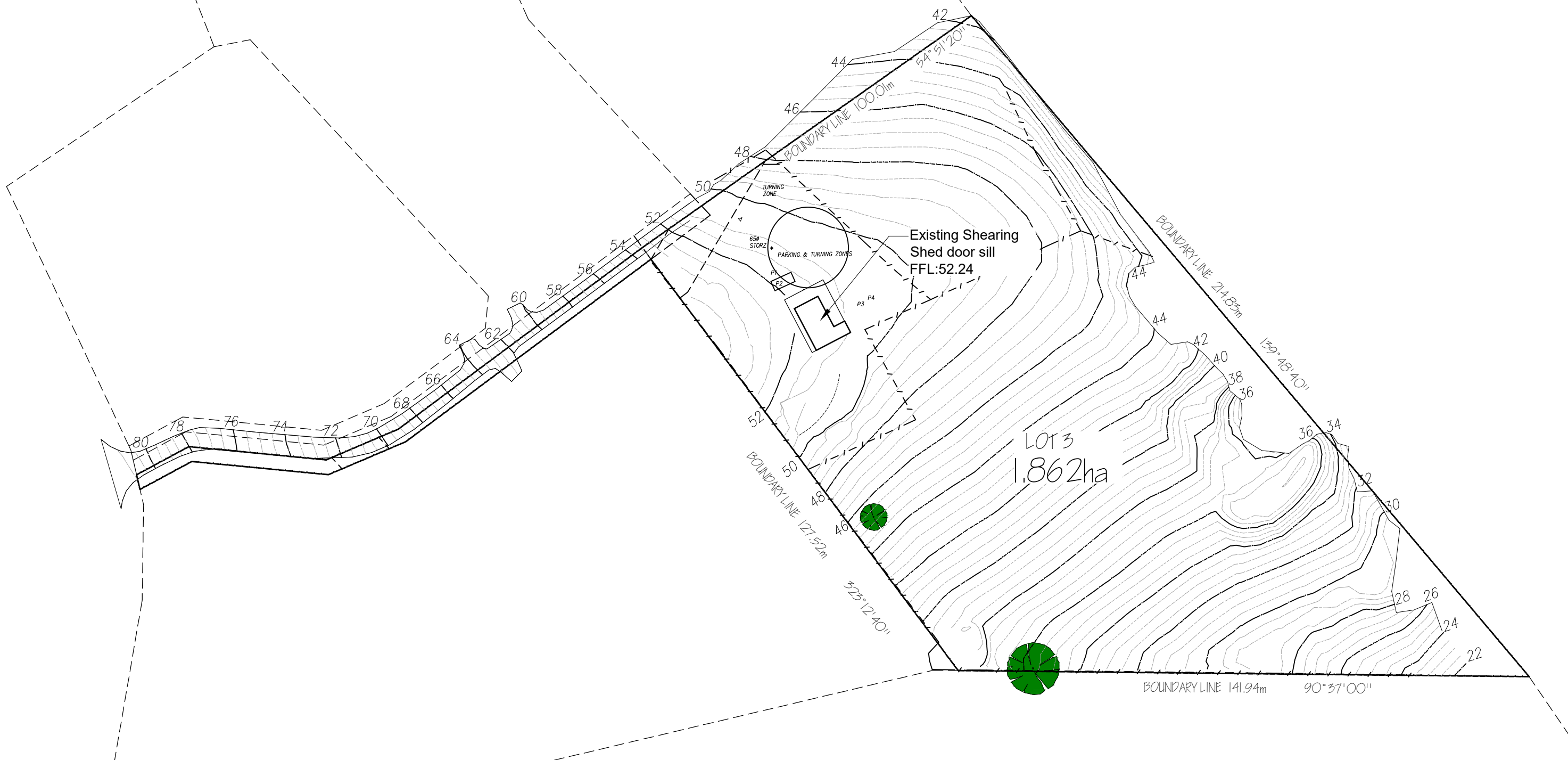
P.O. Box 910, Kingston, Tas 7051

Ph: (03) 6229 1799 Mob: 0419 883 370

Email: [graham.hills@bigpond.com](mailto:graham.hills@bigpond.com)

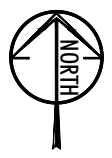
Tas Building Practitioner No. CC2367B

**Kingborough Council**  
 Development Application: DA-2023-351  
 Plan Reference No.: P4  
 Date Received: 20/03/2024  
 Date placed on Public Exhibition: 10/04/2024



**SITE LOCALITY PLAN**

1:1000



**NOTES:**  
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 \* Verify levels / dimensions on site prior to commencement, report any discrepancies / variations to designer.  
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REVISION NOTES		
No.	Revision/Issue	Date
B	Revised Notations	Mar 24

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 P 03 6229 1799 E graham.hills@bigpond.com  
 Building Designer Accreditation No. CC2367B

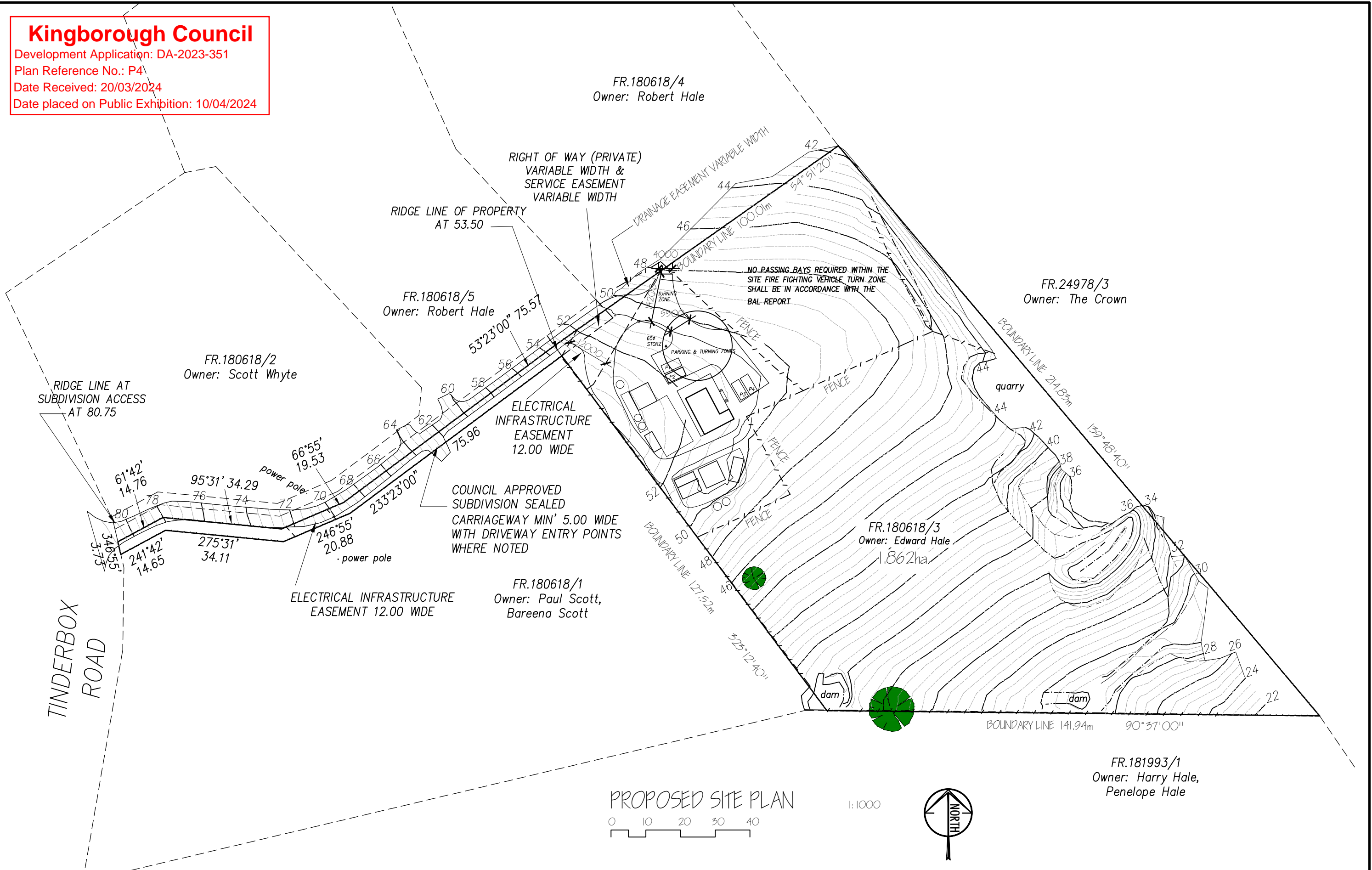
Project Name and Address  
**EXISTING SHEARING SHED  
 CONVERTED BACK TO DWELLING  
 & RETROSPECTIVE SHEDS**  
 296 Tinderbox Rd, TINDERBOX

Drawing Title  
**SITE LOCALITY PLAN**  
 Client  
**E. (Ted) Hale**

DRAWING TYPE		PROJECT No.	
Design Dev' Drawings		<b>22374</b>	
Date	20-Mar-24	SHEET	DD01
Scale	1:1000	CHECKED	G. HILLS
Size	A3	DESIGN	G. HILLS
		DRAWN	M. Kamankesh

# Kingborough Council

Development Application: DA-2023-351  
 Plan Reference No.: P4  
 Date Received: 20/03/2024  
 Date placed on Public Exhibition: 10/04/2024



PROPOSED SITE PLAN  
 0 10 20 30 40  
 I: 1000

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No.	Revision/Issue	Date
B	Revised Notations	Mar 24

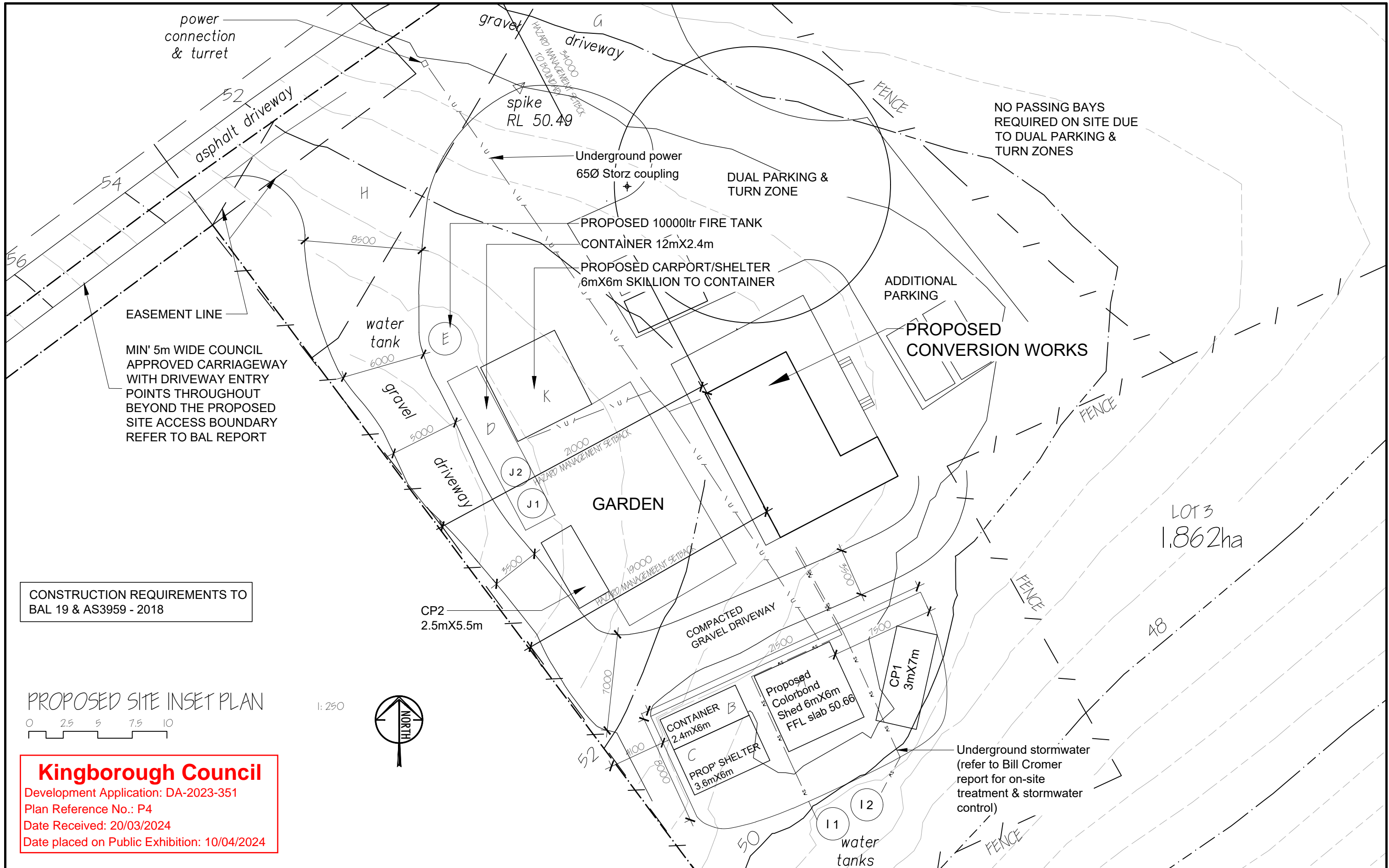
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 P 03 6229 1799 E graham.hills@bigpond.com  
 Building Designer Accreditation No. CC2367B

Project Name and Address  
 EXISTING SHEARING SHED  
 CONVERTED BACK TO DWELLING  
 & RETROSPECTIVE SHEDS  
 296 Tinderbox Rd, TINDERBOX

Drawing Title  
**PROPOSED SITE PLAN**  
 Client  
 E. (Ted) Hale

DRAWING TYPE Design Dev' Drawings		PROJECT No. <b>22374</b>	
Date 20-Mar-24	SHEET DD02	CHECKED G. HILLS	DESIGN G. HILLS
Scale 1:1000	Size A3	DRAWN M. Kamankesh	



CONSTRUCTION REQUIREMENTS TO BAL 19 & AS3959 - 2018



**Kingborough Council**  
 Development Application: DA-2023-351  
 Plan Reference No.: P4  
 Date Received: 20/03/2024  
 Date placed on Public Exhibition: 10/04/2024

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REVISION NOTES		
No.	Revision/Issue	Date
B	Revised Notations	Mar 24

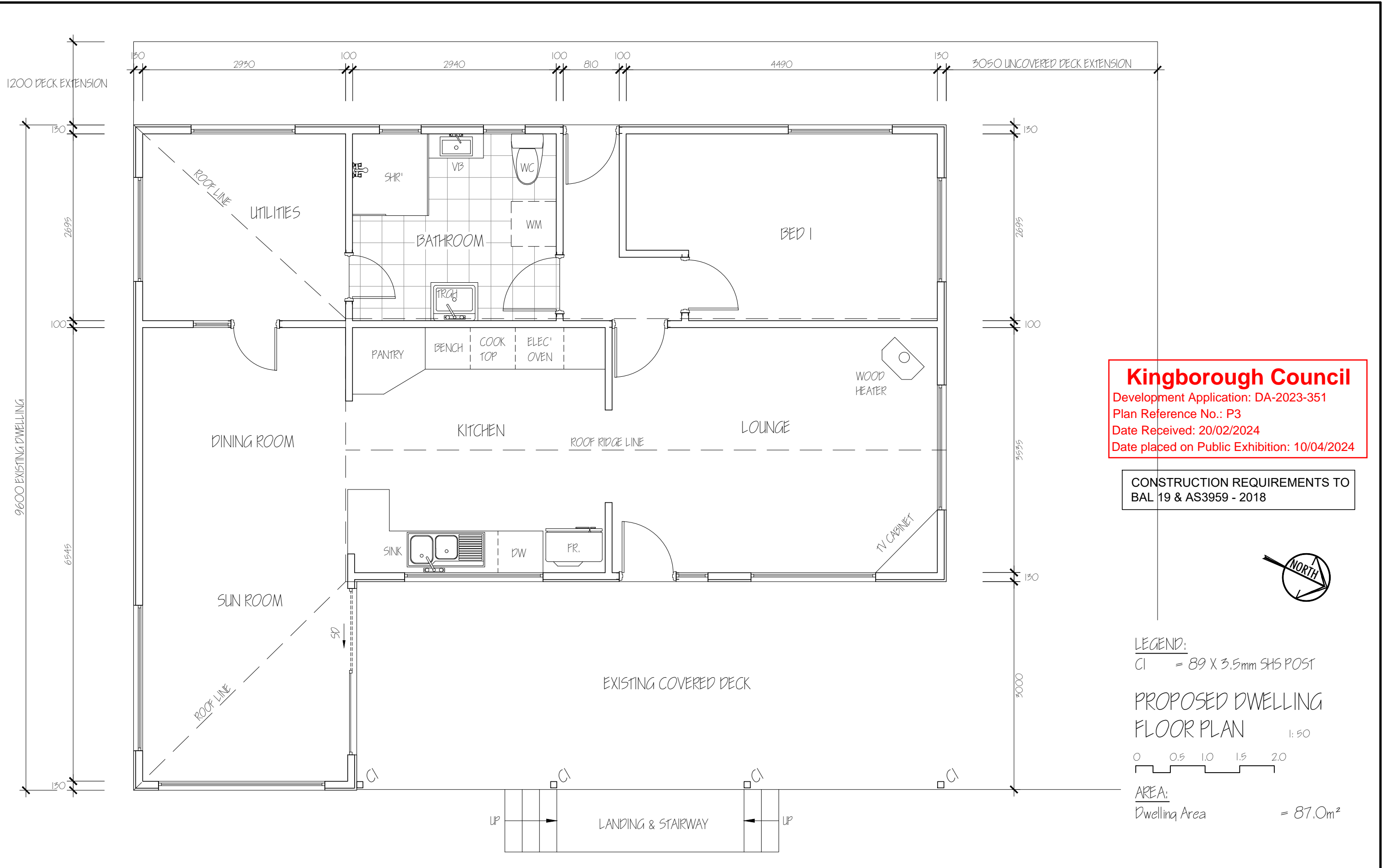
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 Building Designer Accreditation No. CC2367B

Project Name and Address  
 EXISTING SHEARING SHED CONVERTED BACK TO DWELLING & RETROSPECTIVE SHEDS  
 296 Tinderbox Rd, TINDERBOX

Drawing Title  
**PROPOSED SITE INSET PLAN**  
 Client  
 E. (Ted) Hale

DRAWING TYPE		PROJECT No.	
Design Dev' Drawings		22374	
Date	20-Mar-24	SHEET	DD03
Scale	1:250	CHECKED	G. HILLS
Size	A3	DESIGN	G. HILLS
		DRAWN	M. Kamankesh



**Kingborough Council**  
 Development Application: DA-2023-351  
 Plan Reference No.: P3  
 Date Received: 20/02/2024  
 Date placed on Public Exhibition: 10/04/2024

CONSTRUCTION REQUIREMENTS TO  
 BAL 19 & AS3959 - 2018



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REVISION NOTES		
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 Building Designer Accreditation No. CC2367B

Project Name and Address  
**EXISTING SHEARING SHED  
 CONVERTED BACK TO DWELLING  
 & RETROSPECTIVE SHEDS**  
 296 Tinderbox Rd, TINDERBOX

Drawing Title  
**PROPOSED DWELLING  
 FLOOR PLAN**  
 Client  
**E. (Ted) Hale**

DRAWING TYPE		PROJECT No.	
Design Dev' Drawings		22374	
Date	20-Feb-24	SHEET	DD04
Scale	1:50	CHECKED	G. HILLS
Size	A3	DESIGN	G. HILLS
		DRAWN	M. Kamankesh



WINDOW & DOOR SCHEDULE

	HEIGHT	WIDTH	DESCRIPTION
W1	1200	2400	FIXED
W2	1100	2000	SLIDING
W3	1200	1800	FIXED
W4	600	450	FIXED
W5	850	1500	FIXED
W6	1200	2100	CASEMENT
W7	450	1500	AWNING
W8	850	600	AWNING
W9	450	600	AWNING
W10	450	1500	AWNING
W11	600	450	FIXED
W12	1200	1800	CASEMENT
W13	850	1500	FIXED
D1	2130	1280	820 EXTERNAL DOOR WITH FIXED S/L.
D2	2005	820	820 EXTERNAL DOOR
D3	2100	2400	SLIDING DOOR

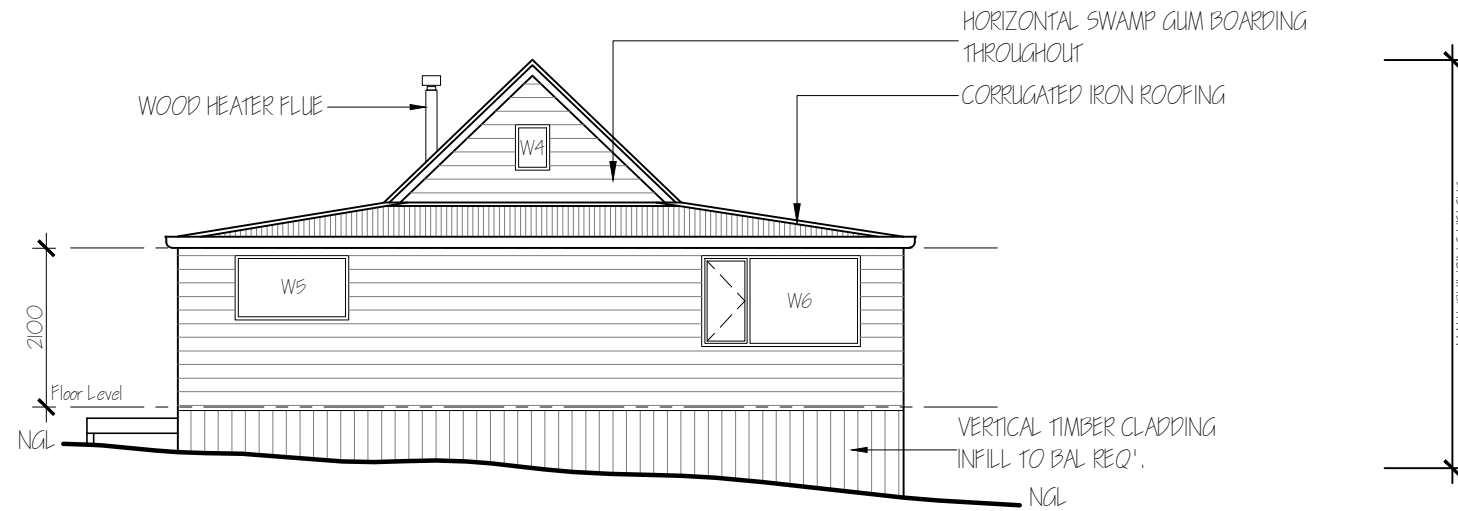
NOTE: BAL RATED TIMBER WINDOW AND DOOR FRAMES & GLAZING DOUBLE GLAZED THROUGHOUT.

CONSTRUCTION REQUIREMENTS TO BAL 19 & AS3959 - 2018

**Kingborough Council**  
 Development Application: DA-2023-351  
 Plan Reference No.: P3  
 Date Received: 20/02/2024  
 Date placed on Public Exhibition: 10/04/2024



EAST ELEVATION 1:100



SOUTH ELEVATION 1:100

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 Building Designer Accreditation No. CC2367B

Project Name and Address  
 EXISTING SHEARING SHED  
 CONVERTED BACK TO DWELLING  
 & RETROSPECTIVE SHEDS  
 296 Tinderbox Rd, TINDERBOX

Drawing Title  
 PROPOSED DWELLING  
 ELEVATIONS 1  
 Client  
 E. (Ted) Hale

DRAWING TYPE		PROJECT No.	
Design Dev' Drawings		22374	
Date	20-Feb-24	SHEET	DD05
Scale	1:100	CHECKED	G. HILLS
Size	A3	DESIGN	G. HILLS
		DRAWN	M. Kamankesh

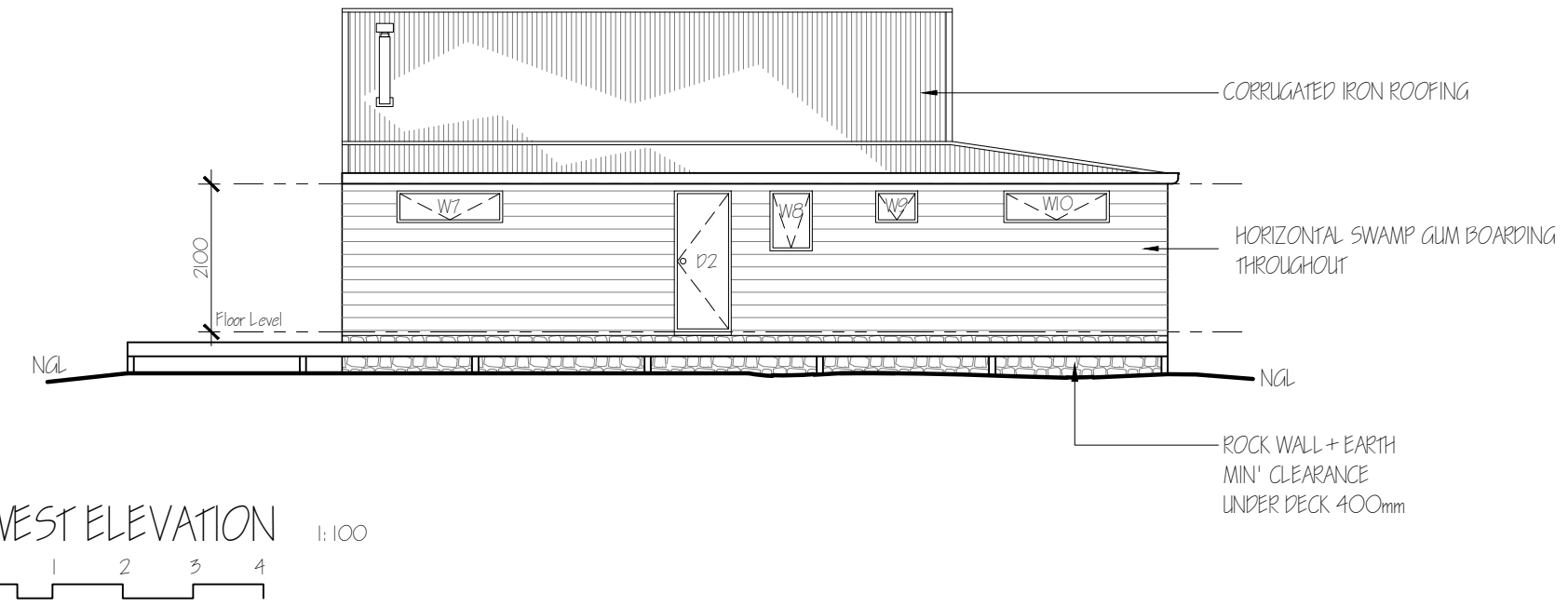
WINDOW & DOOR SCHEDULE

	HEIGHT	WIDTH	DESCRIPTION
W1	1200	2400	FIXED
W2	1100	2000	SLIDING
W3	1200	1800	FIXED
W4	600	450	FIXED
W5	850	1500	FIXED
W6	1200	2100	CASEMENT
W7	450	1500	AWNING
W8	850	600	AWNING
W9	450	600	AWNING
W10	450	1500	AWNING
W11	600	450	FIXED
W12	1200	1800	CASEMENT
W13	850	1500	FIXED
D1	2130	1280	820 EXTERNAL DOOR WITH FIXED S/L.
D2	2005	820	820 EXTERNAL DOOR
D3	2100	2400	SLIDING DOOR

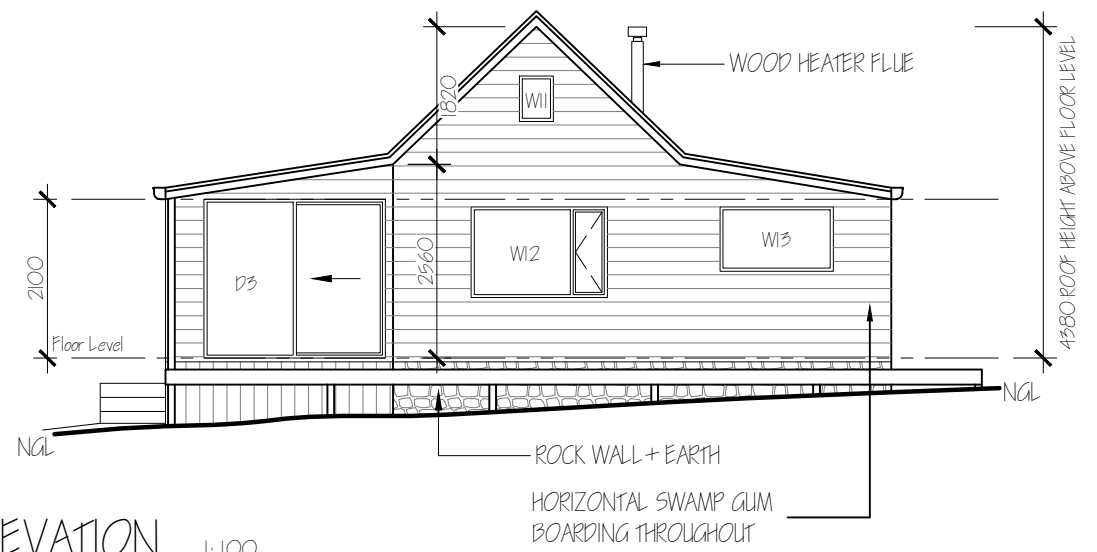
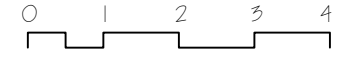
NOTE: BAL RATED TIMBER WINDOW AND DOOR FRAMES & GLAZING DOUBLE GLAZED THROUGHOUT.

CONSTRUCTION REQUIREMENTS TO BAL 19 & AS3959 - 2018

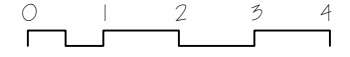
**Kingborough Council**  
 Development Application: DA-2023-351  
 Plan Reference No.: P3  
 Date Received: 20/02/2024  
 Date placed on Public Exhibition: 10/04/2024



WEST ELEVATION 1:100



NORTH ELEVATION 1:100



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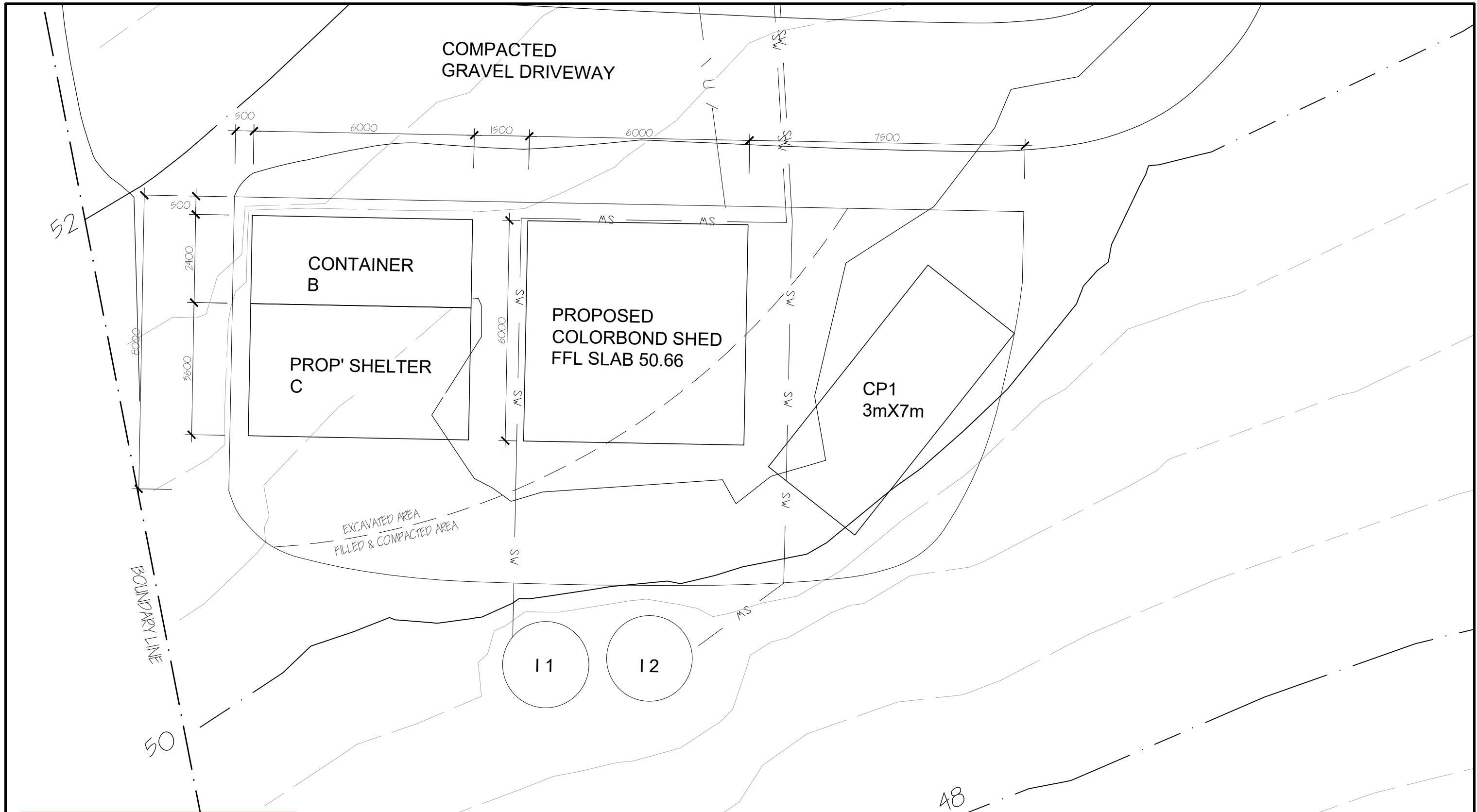
REVISION NOTES		
No.	Revision/Issue	Date

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 Building Designer Accreditation No. CC2367B

Project Name and Address  
 EXISTING SHEARING SHED  
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 & RETROSPECTIVE SHEDS  
 296 Tinderbox Rd, TINDERBOX

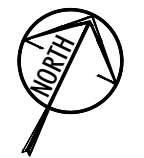
Drawing Title  
**PROPOSED DWELLING  
 ELEVATIONS 2**  
 Client  
 E. (Ted) Hale

DRAWING TYPE		PROJECT No.	
Design Dev' Drawings		22374	
Date	20-Feb-24	SHEET	DD06
Scale	1:100	CHECKED	G. HILLS
Size	A3	DESIGN	G. HILLS
		DRAWN	M. Kamankesh



**Kingborough Council**  
 Development Application: DA-2023-351  
 Plan Reference No.: P3  
 Date Received: 20/02/2024  
 Date placed on Public Exhibition: 10/04/2024

PROPOSED SHED,  
 CONTAINER & SHELTER 1:100



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 Building Designer Accreditation No. CC2367B

Project Name and Address  
 EXISTING SHEARING SHED  
 CONVERTED BACK TO DWELLING  
 & RETROSPECTIVE SHEDS  
 296 Tinderbox Rd, TINDERBOX

Drawing Title  
 PROPOSED SHED, CONTAINER  
 & SHELTER PLANS  
 Client  
 E. (Ted) Hale

DRAWING TYPE		PROJECT No.	
Design Dev' Drawings		22374	
Date	SHEET	CHECKED	DD07
20-Feb-24	G. HILLS	DESIGN	G. HILLS
Scale	Size	DRAWN	M. Kamankesh
1:100	A3		

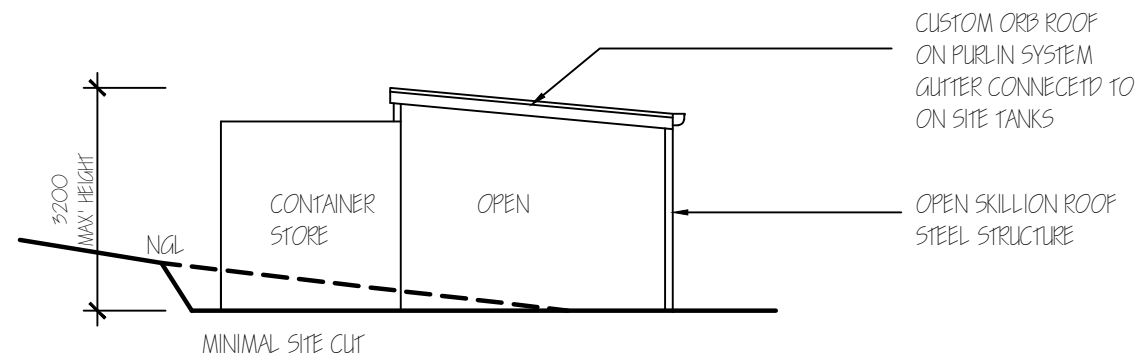
# Kingborough Council

Development Application: DA-2023-351

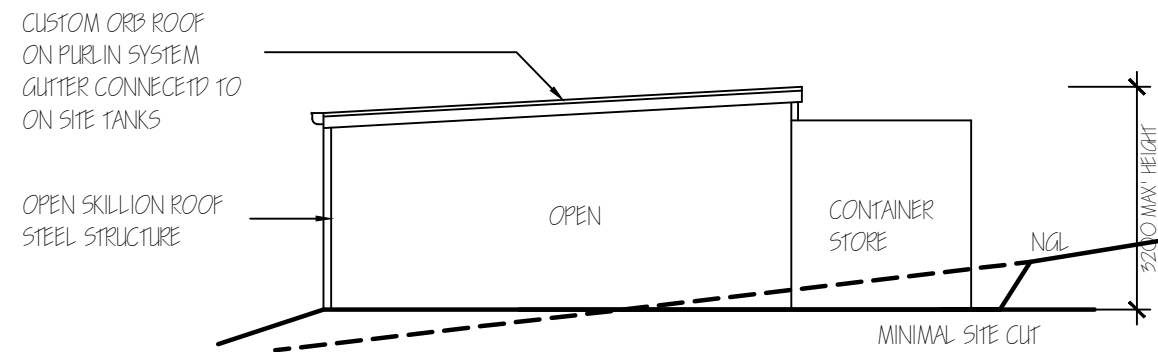
Plan Reference No.: P3

Date Received: 20/02/2024

Date placed on Public Exhibition: 10/04/2024



CONTAINER B PROP' SHELTER C



PROP' SHELTER K CONTAINER D

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No.	Revision/Issue	Date

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 Building Designer Accreditation No. CC2367B

Project Name and Address  
 EXISTING SHEARING SHED  
 CONVERTED BACK TO DWELLING  
 & RETROSPECTIVE SHEDS  
 296 Tinderbox Rd, TINDERBOX

Drawing Title  
 PROPOSED SHED, CONTAINER  
 & SHELTER ELEVATIONS  
 Client  
 E. (Ted) Hale

DRAWING TYPE Design Dev' Drawings		PROJECT No. 22374	
Date 20-Feb-24	SHEET DD08	CHECKED G. HILLS	DESIGN G. HILLS
Scale 1:100	Size A3	DRAWN M. Kamankesh	