
From: steve hart <[REDACTED]>
Sent: Saturday, 18 April 2026 6:52 PM
To: Kingborough LPS
Subject: Submission LCZ
Attachments: TCP Submission.docx

To whom it may concern,
Attached is our submission following the recent Ireneinc report.
As there are quite a few attachments , will send them over a number of emails.
Stephen and Deanne Hart

To whom it may concern,

We, Stephen and Deanne Hart of [REDACTED] strongly oppose the recommendations made in the Irenelnc report.

It is recommended that our property is to be zoned as Landscape Conservation Zone, this is no different to what was proposed in the original LPS report to which we submitted a representation and attended a hearing at some considerable time and expense to us and in the meantime our Planner/Surveyor Neville McGuire whom we engaged in to represent us has passed away making things more difficult and stressful.

In fact the Irenelnc report recommends the smaller properties on our Northern boundary to be zoned RLZ, how can this be when it is the same landscape and vegetation as our property? Please explain!

Nothing has changed since our last submission.

In closing this whole Re zoning debacle has caused immense stress and hardship over a quite substantial time and or mental health has suffered also.

This has been ongoing for over 12 years and our land has previously approved for sub division and at our hearing it was stated that you would seriously consider our situation and we certainly hope this has not changed as we are reaching the limit of our mental existence.

We purchased this land nearly 30 years ago with the intention of sub dividing in the future to provide a solid start to our children and also for us as we not too far from retirement, the thought of all this being taken away is almost too much to bear.

Our family has been through enough heartache, we pay our rates for the Council to serve community, this is by far not supporting your community. We just want to live out our lives on our land the way we have always intended to. The way in which this whole zoning debacle has been communicated to the landowners has been nothing short of pathetic and to hear them state they went above and beyond is even more pathetic.

To us, the average landowner, it would not be expected for us to understand fully the complexities of this zoning change so therefore forcing us to engage

professional assistance at some considerable costs to us, how do you think this is fair? Also at our hearing we felt like we were standing before the Judge, Jury and Executioner which was not a pleasant experience considering we are talking about the future use of our land, our very existence for the best part of 30 Years.

Stephen and Deanne Hart



Blackmans Bay

N.C. McGUIRE & ASSOCIATES PTY. LTD.

Land and Engineering Surveyors

10 Stratford Place, Blackmans Bay, Tasmania, 7052

ACN 009 558 829 ABN 41 009 558 829

P.O. Box 16, Kingston, Tas., 7051

Mobile: 0418 825 291

Email: mcg2001@bigpond.net.au

File Ref: HART:3

Re: Representation No. 30, S & D Hart

No. [REDACTED], Tinderbox.

**Appeal the Proposed Landscape Conservation Zone (LCZ) and the
proposed name change to Bushland and Coastal Living Zone.**

**Requested Change to Rural Living Zone (RLZ) Area A,
Kingborough Draft Local Provisions Schedule.**

The current (LCZ) under the TPS applies when the landscape values require protection, such as elevated bushland areas or areas of important scenic value. Council have requested a name change to Bushland and Coastal Living Zone per Figure 37 (attached), shown in Council's Report S35F which includes No.180 Tinderbox Road.

In either cases the above does not apply to No. [REDACTED] as the land is not visually elevated bushland or of important scenic value. (refer photos). In fact, all the adjoining subdivided areas have resulted in Lot densities of +-2ha, approved by Council under previous Planning Schemes Zoning of Rural Residential B. Development on these blocks in the elevated bushlands, have been undertaken in harmony with the environment and virtually no visual impact, resulted in this area having the amenity of the Rural Living Zone with a small number of Lots between 5 and 20ha suitable for infill development which No.180 is included. All these developed blocks have on site services for water and waste water with TasNetworks overhead power along [REDACTED] connected, there are no Council or TasWater services in the area nor do the residents want them. Also No.180 had an approved subdivision DAS-2001-49 from Council dated 19/9/2001 (attached). All these aspects should have been identified by Council Planners prior to the **Kingborough Draft Local Provisions Schedule** being prepared.

..2..

**Bachelor of Applied Science, Surveying; Registered Land Surveyor, Tasmania;
Endorsed Cadastral Surveyor, Queensland; Endorsed Consulting Surveyor, Queensland,
Member: Institution of Tasmanian Surveyors.**

The existing Environmental Living Zone (ELZ) when under conversion into the Statewide TPS was not limited to the LCZ and was converted to several zones with the Rural Living Zone (RLZ) often used as an alternative to the LCZ, providing a more flexible approach to subdivision.

The Tinderbox area surrounding [REDACTED] land use and general Lot densities already reflect the RLZ Area A, 2.5ha+ development standards and has had no impact on the scenic values of the area. It is this zoning the Owner's of No. [REDACTED] [REDACTED] wants to pursue being a logical infill development which had a previous Planning Permit approved by Council being DAS-2001-49, then zoned Rural Residential B with a Lot density of 2ha and a minimum of 1ha, and still conforms to the RLZ and per the TPS requirements.

The approved subdivision DAS-2001-49 would have been completed if it was not for a tragic family death of the Hart's first young child, which devastated them. They commenced a successful Australian wide campaign for stricter and safer design for all blind cords. This campaign completely consumed their lives to make sure this tragic accident would never occur to another family and was a full 100% commitment, completing the subdivision during this time was not a priority.

During this period the Permit expired after two years. However, a significant amount of work and costs were incurred in achieving the subdivision approval DAS-2001-49 (Refer Attachments) which included the existing house. Although not a staged subdivision it could be argued that the subdivision was substantially commenced as Lot 4 had the existing driveway upgraded to a full bitumen drive from the Council maintained road to the existing house. The house being fully serviced by on site water and sewerage disposal.

The proposed Kingborough "Bushland and Coastal Living Zone" per Figure 37, shown in Council's Report S35F includes [REDACTED] is totally inappropriate. [REDACTED] is a restricted 60 km/hr bitumen road with [REDACTED] [REDACTED] being only 2klms from the residential boundaries of Blackmans Bay and then Kingston being close for all Public facilities and work opportunities.

Kingborough Council's lack of support for [REDACTED] requested change to RLZ Area A, 2.5Ha+ is unjustified for the following reasons:

1. Kingborough Council has approved all the existing subdivisions and developments per the Planning Scheme at the time of approval in this area and the RLZ will support these previous approvals.

2. All the existing developments are integrated into the landscape and have had no impact on scenic or landscape values of the area. In fact, some of the houses are largely hidden by the trees.
3. The current land use in this area is already RLZ Area A, which needs to be respected and continued into the future. On site inspections will confirm the above comments. It is bewildering that the new **Kingborough Draft Local**

Provisions Schedule does not support areas already subdivided and reflect the existing land use of this area into the RLZ.

4. All the existing developments have on site services and the power runs along Tinderbox Road and has no expenses for Council to provide or upgrade services. In fact, the financial benefit for Council through infill subdivision such as the once approved DAS-2001-49 with Public Open Space cash contribution means that Council could provide additional amenity for the area in barbeque facilities, upgrading walking tracks etc. These infill developments also increasing the rates return in this area. All at no cost to Council.
5. [REDACTED] should be treated as infill development as would a small number of Lots of a similar size, several owned by Council (refer Title map).
6. [REDACTED] has already had a Subdivision Approval by Council DAS-2001-49 which would have been completed with the subdivided Titles awaiting the Hart's children future housing ambitions.
7. Council has not made an informed decision based on evidence and have not supplied any reasonable justification.
8. For Council to make an informed decision the Planners needed to meet the Representatives on site to understand their specific concerns and then discuss Council's position so that both parties could understand each other's views.
9. I agree in the current use of Protection Overlays within the Zones, this provides additional development controls by the use of conditions in subdivision and building permits in the RLZ conditions of approval in the

RLZ Area A, hence there is absolutely no need for rezoning this land to LCZ which is inappropriate considering the existing Lot densities and Land Use.

Also, Part 5 Agreements between the Lot Owners and Council in the Rural Zones have become a standard condition supporting land management, and based on Zoning and Protection Overlays, as in development setbacks from water courses, fencing of water courses where required weed management and eradication, bushfire management, flora and fauna etc.

As a result, the RLZ Area A is a logical conversion of the current ELZ for the continuation of the existing land use in this area.

The Tasmanian Planning Scheme and Council's should aim in all zones to avoid site specific "spot" zoning. However, in the Howden side of Tinderbox Road, two "spot" zonings of RLZ in the middle of LCZ land is difficult to accept, refer Figure 37 of Council's S35F Report. However, it's my view that the whole area identified in Figure 37 which was identified by Council to be the new Bushland and Coastal Living Zone should be zoned Rural Living Area A with a minimum Lot size of 2.5ha+.

Concluding, the application for the change to RLZ A 2.5ha minimum as opposed to the LCZ is based on the fact that the eastern end of Tinderbox Road, namely [REDACTED] has all the characteristics of the RLZ, and this application would be classed as infill. The property being only 2klms from Blackmans Bay on a 60 km/hr bitumen road and is 3 klms to a primary school 4 klms to shops, services and Public Transport and less than 10 klms to Kingston where supermarkets, retail stores, service providers and education facilities being private and public schools and the Kingston High School, Sports Centres etc. All provide excellent amenity only minutes away.

The Rural Living Zone purpose is defined to provide residential use or development in a Rural setting where services are limited and the existing natural and landscape values are to be retained. There is no agricultural use which would impact on the residential amenity of the area. This area has established passive recreational uses of walking tracks and cycling. All existing developments have respected the natural landscape. All the above justify the Owner's request to zone this land Rural Living.

..5..

If this appeal is not supported the Hart's request that the previously approved subdivision DAS-2001-49 be treated as an exception to the LCZ and allowed to be completed as an infill previously approved subdivision, as in Section of the current ELZ.

Yours faithfully,

A solid black rectangular box used to redact the signature of Neville McGuire.

Neville McGuire
Director.

Attached:

1. USB with Reports.
2. Copy of the current Title details.
3. Site photos and surrounding development.
4. Aerial Overlays from "the List"
5. Relevant printouts from Council's website.



Current Land Title Search



- ☐ Home
- ☐ Contents
- ☐ Accounts
- ☐ Client Request Form
- ☐ Logout
- ☐ Current Land Title
- ☐ Property and Valuation Details
- ☐ Priority Notice
- ☐ Land Dealings
- ☐ LTO Practice Manual
- ☐ Property Sales
- ☐ Unconfirmed Sales
- ☐ Registry of Deeds
- ☐ Powers of Attorney
- ☐ Scanned Dealings
- ☐ Renumbered Plans
- ☐ Dispatch Enquiry
- ☐ Purchasers' Index
- ☐ LISTmap

	Name	Lot	Plan	Address
<u>Select</u>	Hart, Stephen Lance	2		
	Hart, Deanne Lee			TINDERBOX TAS 7054

[▲ Top of page](#)**Putting it all together.**

Tasmania

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SEARCH OF TORRENS TITLE

VOLUME 36359	FOLIO 2
EDITION 9	DATE OF ISSUE 12-Apr-2011

SEARCH DATE : 05-Mar-2012

SEARCH TIME : 11.25 AM

DESCRIPTION OF LAND

Parish of KINGBOROUGH, Land District of BUCKINGHAM

Derivation : Part of Lot 29400 Gtd. to G.A. Tringrove
Prior CT

SCHEDULE 1

C266932 TRANSFER to STEPHEN LANCE HART and DEANNE LEE HART
Registered 28-Jun-2001 at 12.01 PM (MF:2624/837)

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

C266933 MORTGAGE to Mark Cambus O'May, James Glann Oakley and
Timothy Geoffrey Maddock Registered 28-Jun-2001 at
12.02 PM (MF:2624/836)

C641754 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 18-May-2005 at noon

C633612 VARIATION OF PRIORITY - the priority between
themselves of the following mortgages in so far as
they affect the land herein is varied as follows:
Mortgage C641754 ranks first and C266933 ranks second
Registered 18-May-2005 at 12.01 PM

C973782 TRANSFER of MORTGAGE C266933 to Valmae Patricia O'May
Registered 07-Apr-2011 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

User: hpublic / Status: OK / Printed: 05-Sep-1997 13:38

Owner: Nancy Ismay Tringrove	PLAN OF SURVEY by Surveyor: A.P. McIndoe of land situated in the LAND DISTRICT OF BUCKINGHAM PARISH OF KINGBOROUGH SCALE 1:15,000 MEASUREMENTS IN METRES	Registered Number: P36359
Title Reference: C.T.2601-28		Approved: - 4 MAY 1997 Effective from: <i>[Signature]</i>
Grantee: Part of Lot 29400, 774.1.0, Gtd. to George Alfred Tringrove.		Recorder of Titles

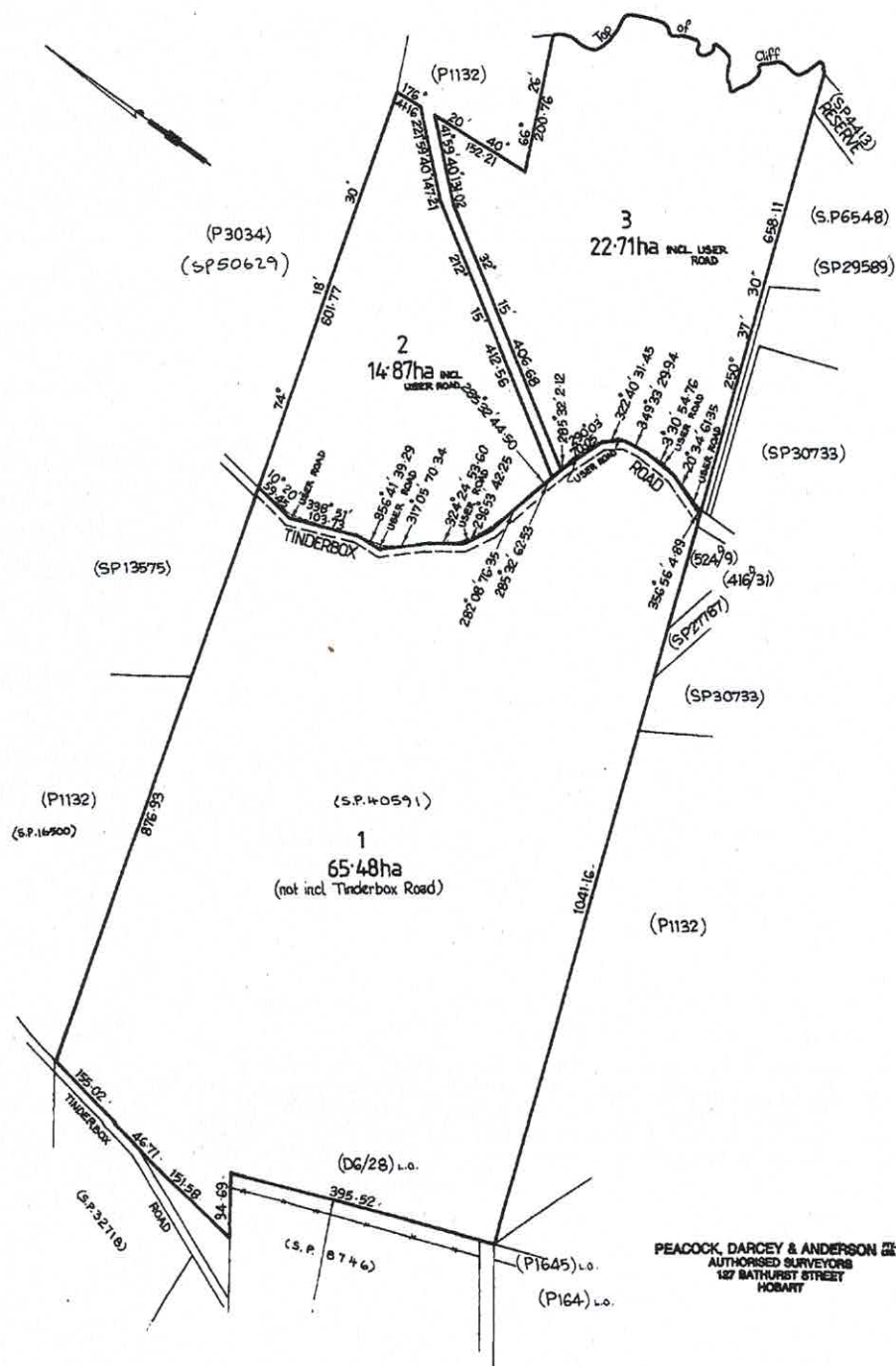
1/2 SW 4/7/88

NOTICE 7.9 46

483 ?
CERT
(see over)

LOT 1 IS COMPILED FROM C.T.2601-28 & THIS SURVEY

RIVER DERWENT

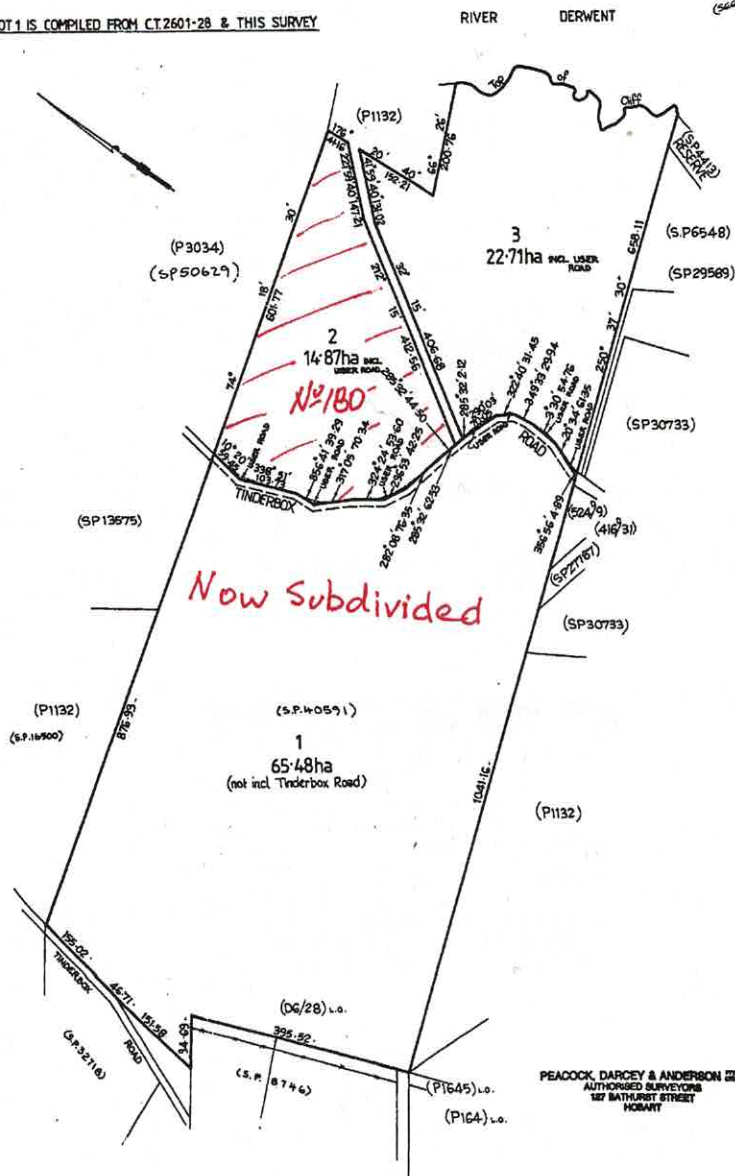


User: hpublic / Status: OK / Printed: 05-Sep-1997 13:38

P36359

Owner: Nancy Ismay Tringrove	PLAN OF SURVEY by Surveyor: A.P. M. Indoe of land situated in the LAND DISTRICT OF BUCKINGHAM PARISH OF KINGBOROUGH SCALE 1:15,000 MEASUREMENTS IN METRES	Registered Number: P36359 Approved Effective from: 1 MAY 1997 <i>Michael</i> Recorder of Titles
Title Reference: CT.2601-28		
Grantee: Part of Lot 29400, 774.1.0, Gld. to George Alfred Tringrove.		

LOT 1 IS COMPILED FROM CT.2601-28 & THIS SURVEY





KINGBOROUGH COUNCIL

Civic Centre

Locked Bag 1, Channel Highway

Kingston, Tasmania 7050

Telephone: (03) 6211 8200

Facsimile: (03) 6211 8211

AusDoc: Dx 70854

email: kc@kingborough.tas.gov.au

Internet: <http://www.kingborough.tas.gov.au>

DEVELOPMENT / USE PERMIT

KINGBOROUGH PLANNING SCHEME 1988

Application No. DAS-2001-49 dated 27th July 2001 submitted by Mr N C McGuire.

This permit is granted, subject to the conditions set out below, for the development and/or use of a Subdivision of 4 Lots at the land situated and described as [REDACTED] Blackmans Bay.

This approval shall lapse at the expiration of two (2) years from the date on which it is granted if the development and/or use is not substantially commenced within that period.

CONDITIONS

1. Development/Use shall be substantially in accordance with Development Application No. DAS2001-49 and Drawing No. P1 submitted on 27th July 2001.
2. Titles Office lodgement fees being paid to Council or, in the case of 'Early Issue' lodgement, direct to the Recorder of Titles.
3. Final Plan of Survey (and one (1) copy) being provided together with Schedule of Easements (and one (1) copy), a copy of the survey notes, and a copy of the balance plan. Payment of Council's fee for sealing the Final Plan of Survey and Schedule of Easements.
4. As no provision has been made for recreation space or improvements thereto, and having formed the opinion that such a provision should be made, Council invokes the provisions of Section 117 of the Local Government (Building and Miscellaneous Provisions) Act 1993 and requires security equivalent of 5% of the unimproved value of the gross area of the subdivision. This should be in the form of a direct payment made before the sealing of the final plan or, alternatively, in the form of security provided under Section 117 of the Local Government (Building and Miscellaneous Provisions) Act 1993.
5. Road widening is to be taken 9.0 metres from the centreline of the carriageway of Tinderbox Road and shown as Road on the final survey plan lodged for sealing. The road widening may be adjusted to suit the new fencing adjacent to the existing dwelling currently being rebuilt.
6. The provision of an 18.0 metre wide road reservation in accordance with the requirements of the Manager Technical Services, with lot boundaries played where necessary, and shown as Road on the final survey plan lodged for sealing. The road reservation is to be located over the first section of the area shown as reciprocal rights of way on the proposal

plan, and is to extend a minimum distance of 20 metres required to properly service lot 4.

7. The roads are to be constructed in accordance with the requirements of the Manager Technical Services basically as follows:

- A sealed pavement width of 5.5m, extended to the front boundaries of lots 1, 2 and 3,
- 0.6 metre wide gravel surfaced shoulders,
- 30mm minimum thickness of hotmix asphalt seal,
- Compacted crushed rock pavement designed to suit the ultimate traffic loads and measured subgrade parameters, with a minimum pavement thickness of 250mm,
- Roadside vegetation to be cleared as required to achieve acceptable lines of sight.

8. Vehicular access shall be constructed at an approved location to lot 4, and the adjoining property to the southeast, from the edge of the carriageway to the lot boundary to the satisfaction of the Manager Technical Services and as follows:

- Minimum width of 4.0m;
- Minimum compacted pavement depth of 200mm;
- Fine crushed rock pavement;
- 30mm hotmix bitumen seal;
- Maximum grade of 1 in 5 onto the lot;
- Stormwater culverts, headwalls and tailwalls as required; and
- Roadside vegetation to be cleared as required to achieve acceptable lines of sight.

9. Vehicular access shall be constructed over the reciprocal rights of way from the edge of the new public road to the main part of lot 1 in accordance with the requirements of the Manager Technical Services and as follows:

- Minimum width of 5.0m as far as the main part of lot 2, reduced to 3.0 metres to the main part of lot 1;
- Minimum compacted pavement depth of 200mm;
- Fine crushed rock or approved gravel pavement, suitably blinded;
- Maximum grade of 1 in 5 onto the lot;
- Stormwater culverts, and drains as required; and
- Roadside vegetation to be cleared as required to achieve acceptable lines of sight.

10. The existing access currently serving lot 4 is to be permanently closed to the satisfaction of the Manager Technical Services.

11. Titles shall be endorsed to the effect that Council cannot provide a supply of water, or a means of connection to a sewerage system to the lots shown on the proposal plan.

12. The inclusion of 3.0 metre wide drainage easements down the western boundaries of lots 2 and 3 to connect to the natural drainage gully to allow for future possible drainage needs related to the common driveway

construction. The drainage easements are to be shown on the final survey plan lodged for sealing.

13. A power supply, and telecommunication connection are to be provided by the developer to all lots in accordance with the requirements of Aurora Energy and Telstra. It is noted that adequate service/wayleave easements will be required over the rights of way areas in accordance with the requirements of the two authorities. A copy of the relevant correspondence from both authorities will be required to be submitted to Council confirming that all requirements have been met, and that future owners will not be liable for connection costs as part of the building process.
14. The construction works shall be carried out in accordance with plans and specifications approved by the Manager Technical Services and prepared by a qualified engineer approved by the Manager Technical Services.

The works to be supervised by the engineer, and on completion of construction, and prior to the commencement of the six (6) month statutory maintenance period the engineer shall confirm in writing that the works have been substantially completed in accordance with the approved plans.

Transparencies of final drawings are to be provided to Council.

The civil works will not be placed onto the statutory 26 week maintenance period until the following items have been lodged with Council to an acceptable standard:

- (a) A signed checklist for 'as constructed' drawings.
- (b) Transparent 'as constructed' drawings, certified as correct by a registered surveyor.
- (c) A computer disk containing the 'as constructed' information in a format compatible with Council's GIS, and in accordance with Council's standard *As Constructed Survey Brief for Subdivisions and Development Works*.

All new road signs related to this subdivision are to be installed by Council at the developer's cost, at a current cost of \$200 per sign inclusive of poles and fittings. The signs are to be paid for prior to the formal Council approval of the engineering plans and specifications.

Council engineering fees related to the project are calculated as 1% of the estimated value of works, exclusive of Aurora Energy and Telstra installation costs.

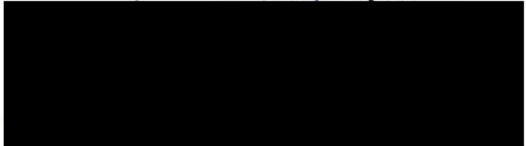
15. In accordance with Council policy, no Bond and Bank Guarantee can be accepted for subdivisions to enable Titles to be issued where the approved estimated value of engineering works is less than \$5,000. The subdivider will be required to complete all works to approval prior to the final survey plan being sealed by Council.
16. No works shall commence on site, or within a Council roadway, without a start of works notice being lodged with, and accepted by, the Manager Technical Services. The start of works notice will not be accepted without evidence of payment of the relevant Tasmanian Building and

Construction Industry Training Levy, in cases where the levy is applicable.

17. A re-peg survey is to be undertaken by a registered surveyor upon completion of subdivision construction works. A copy of the re-peg survey notes are to be lodged with Council, together with evidence that they have been registered at the Land Titles Office. In cases where a Bond and Bank Guarantee is lodged, the cost of the re-peg survey is to be included in the Bond and Bank Guarantee.
18. To protect the downstream watercourses from siltation during the undertaking of any site works, the best practice principles of soil and water management are to be strictly applied. This practice is to apply both to the subdivision civil works, as well as the resultant dwelling developments

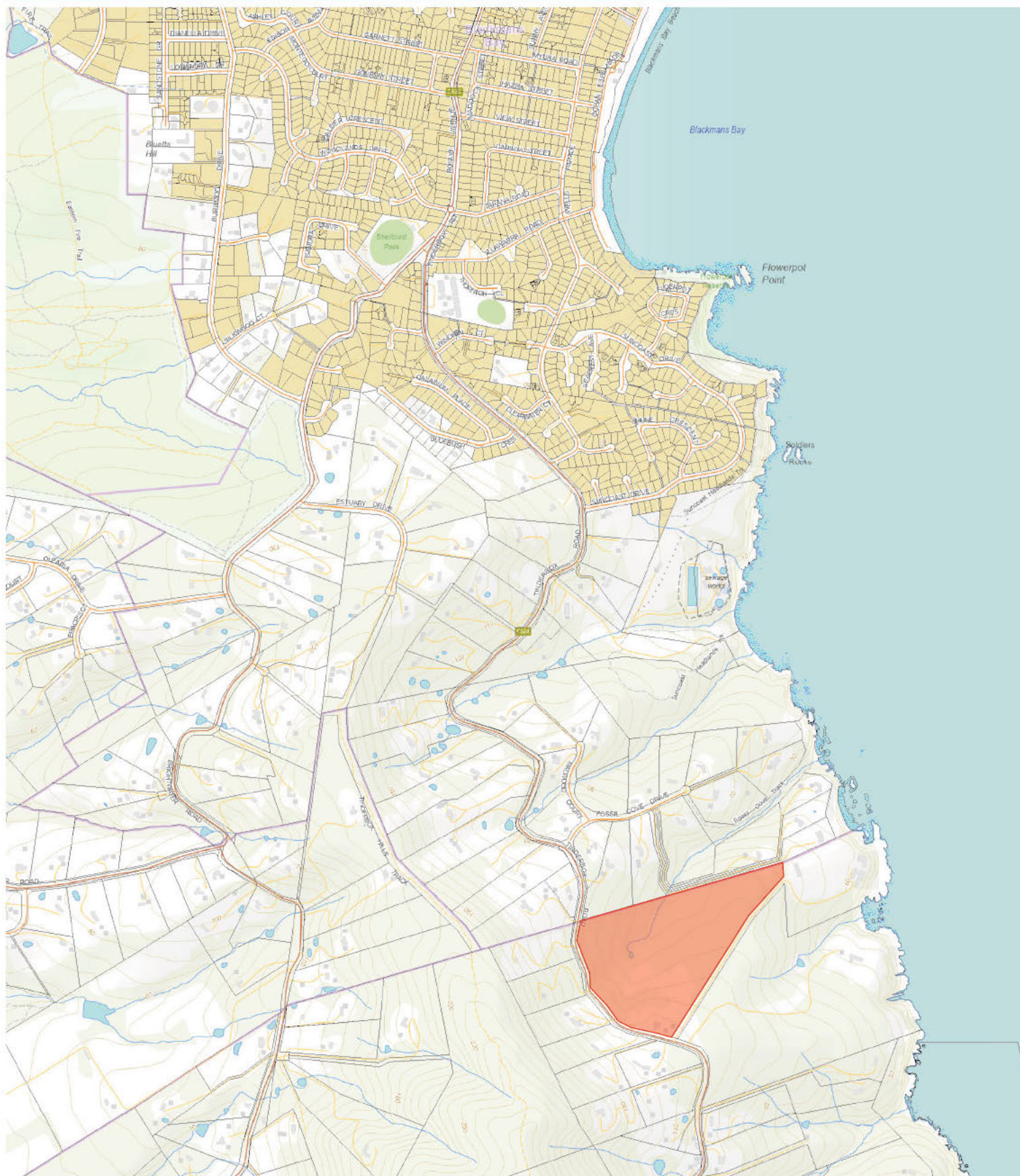
An erosion and sedimentation control plan in accordance with the Hobart Regional Soil and Water Management Code of Practice is to be submitted and approved by Council's Development Control Unit, prior to the commencement of any site works. In respect to the future dwelling construction works, an agreement on the individual lot titles shall be executed using the provisions of part 5 of the *Land Use Planning and Approvals Act 1993*.

19. Building Envelopes are to be located on Lots 1, 2, and 3 and approved by Council's Development Control Unit should the individual lots be built upon under the Kingborough Planning Scheme 1988.
20. Each title shall be endorsed to the effect that: "no vegetation shall be removed from the site without Council approval".
21. No vegetation shall be removed from the site prior to the lots being created without Council approval.
22. Subject to compliance with the above conditions to the satisfaction of the Manager Development Services, Council will sign and seal the Final Plan of Survey and Schedule of Easements.
23. All proposed lots are to be serviced by an appropriate onsite wastewater treatment system.

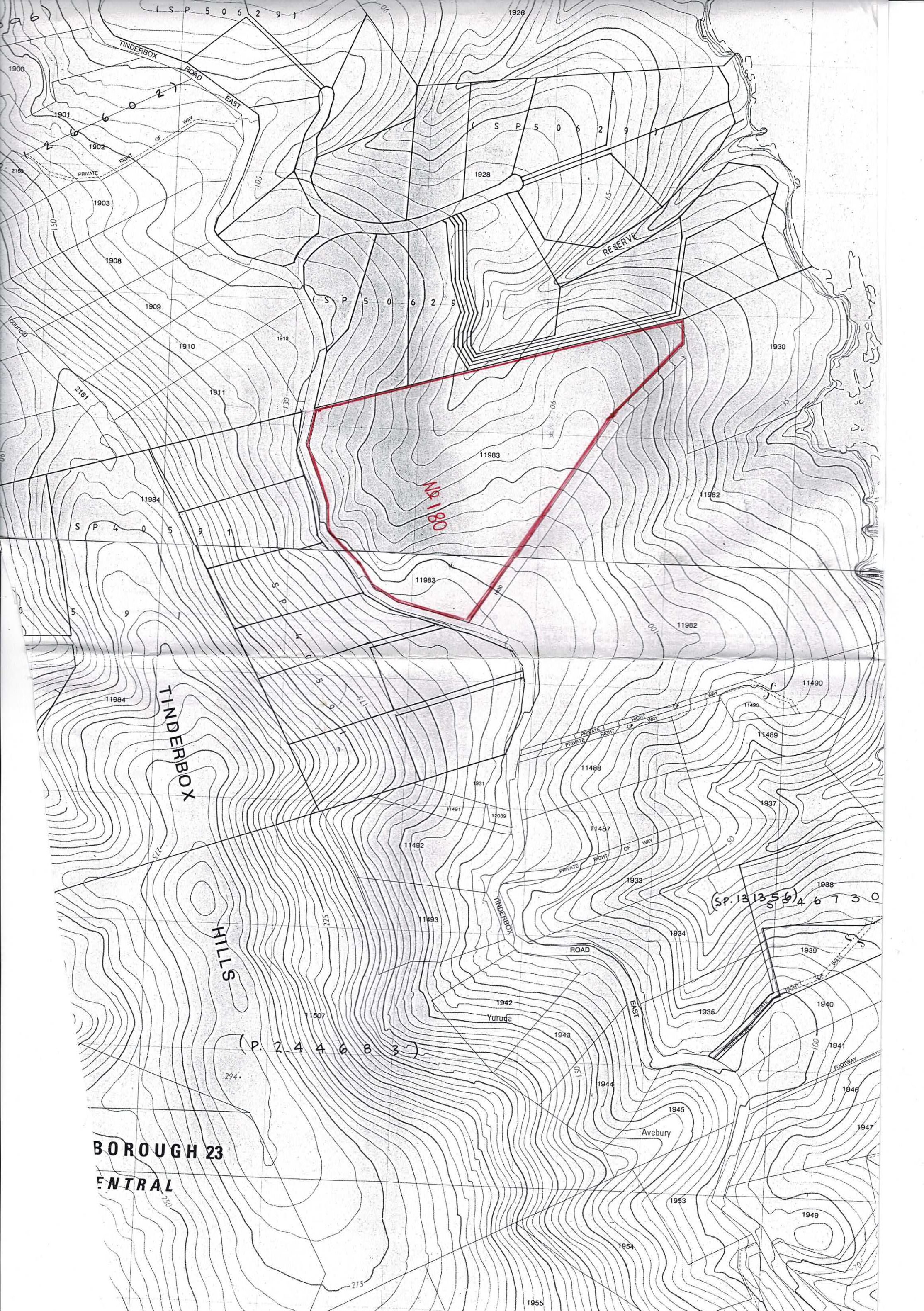


BRIAN STEWART
MANAGER - DEVELOPMENT SERVICES

19 September 2001



www.thelist.tas.gov.au





www.thelist.tas.gov.au



Parcel Information

Property address: [REDACTED] Tinderbox TAS 7054

PID: [REDACTED]

Current Zoning (KIPS2015):

14.0 Environmental Living

Proposed Zoning (TPS):

22.0 Landscape Conservation

Tenure: Private Freehold

Current Code Overlays (KIPS2015):

E1.0 Bushfire-Prone Areas Code

E3.0 Landslide Code

E10.0 Biodiversity Code

E11.0 Waterway and Coastal Protection Code

E14.0 Scenic Landscapes Code

Proposed Code Overlays (TPS):

C7.0 Waterway and Coastal Protection Area

C7.0 Priority Vegetation

C8.0 Scenic Protection Area

C13.0 Bushfire-Prone Areas

C15.0 Landslip Hazard

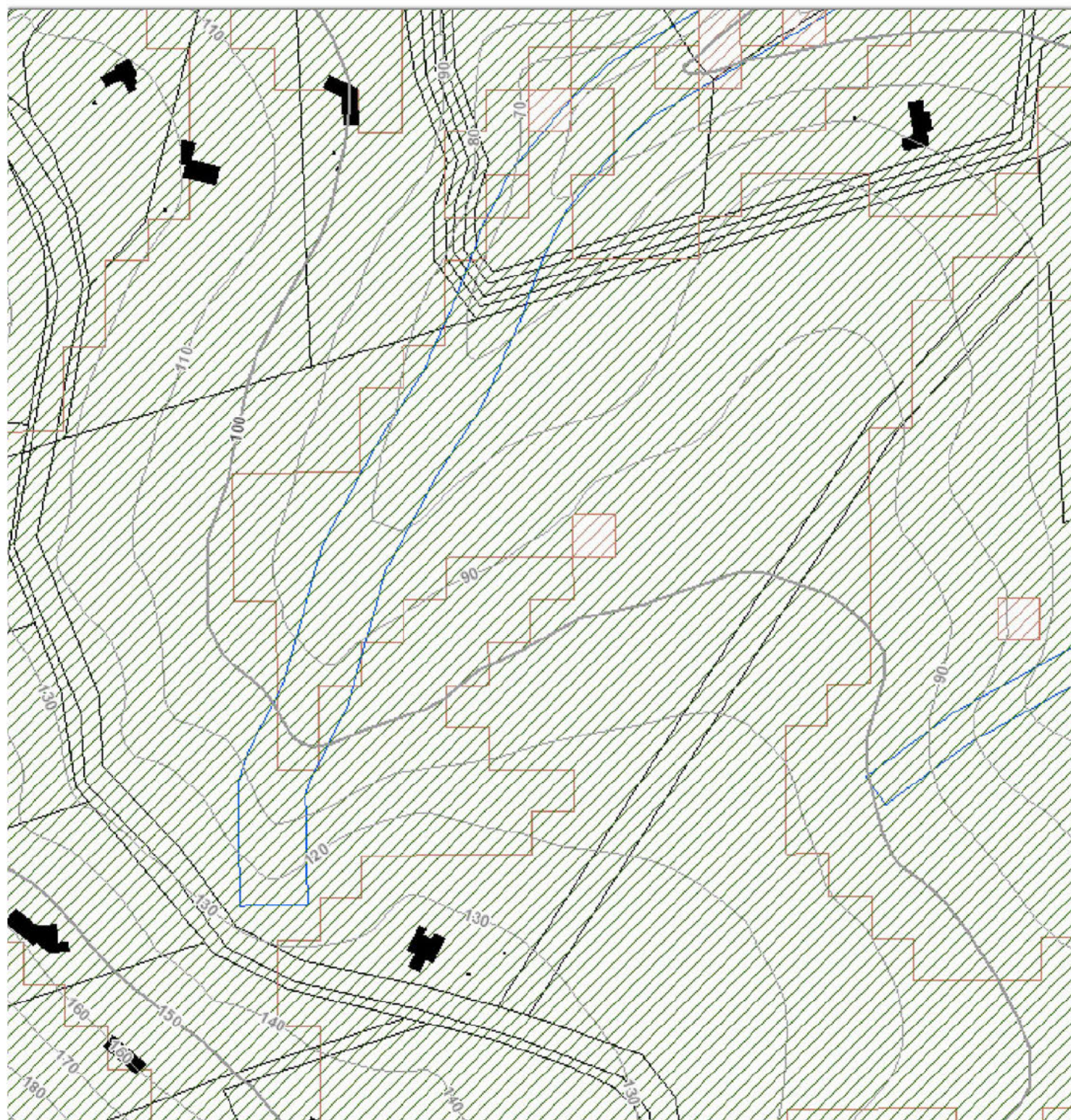
Current Additional Overlays (KIPS2015): (none)

Proposed Additional Overlays (TPS): (none)

CT: [REDACTED]

Area: 14.73ha

This map's ability to show which parcels are in which zones is affected by the accuracy of the state's cadastral data. This may cause some parcels to appear to be in multiple zones, when in practice this is not the case.



100 m

GDA94 MGA55 : 527407E, 5236521N 1:3,385 **Disclaimer and Copyright Notice**

Figure 36 - Parts of Bonnet Hill and Albion Heights where the Kingborough Bushland and Coastal Living Zone is proposed by Council as an alternative to the LCZ.

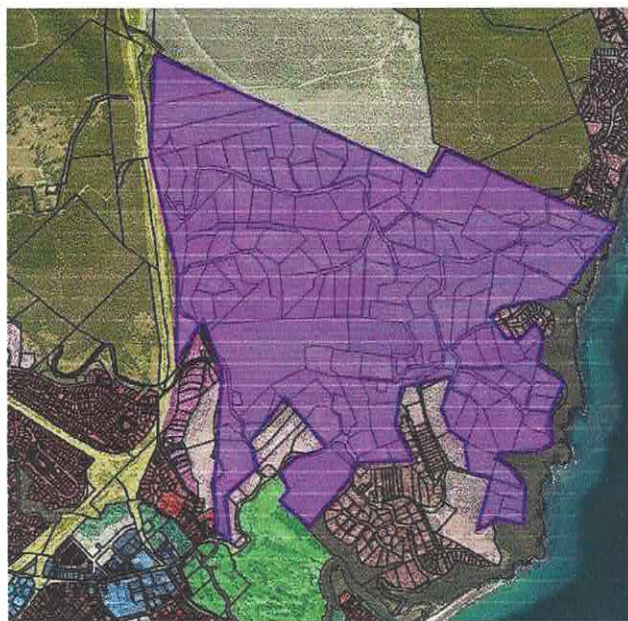
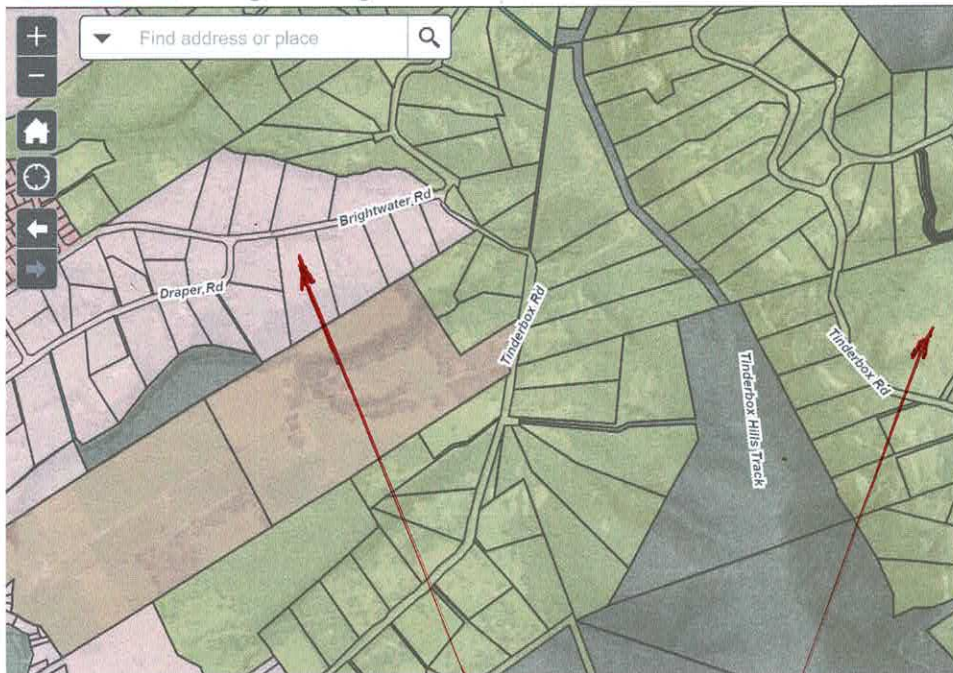


Figure 37 - Parts of Tinderbox Peninsula, Howden and elevated areas in Blackmans Bay where the Kingborough Bushland and Coastal Living Zone is proposed by Council as an alternative to the LCZ. Council would also be open to considering a broader application of the Kingborough Bushland and Coastal Living Zone in the area.





(RLZ)

Nº180

About

Click the swipe button to compare the proposed zoning (TPS) on the left, with the existing zoning (KIPS2015) on the right



TPS Zoning Legend:

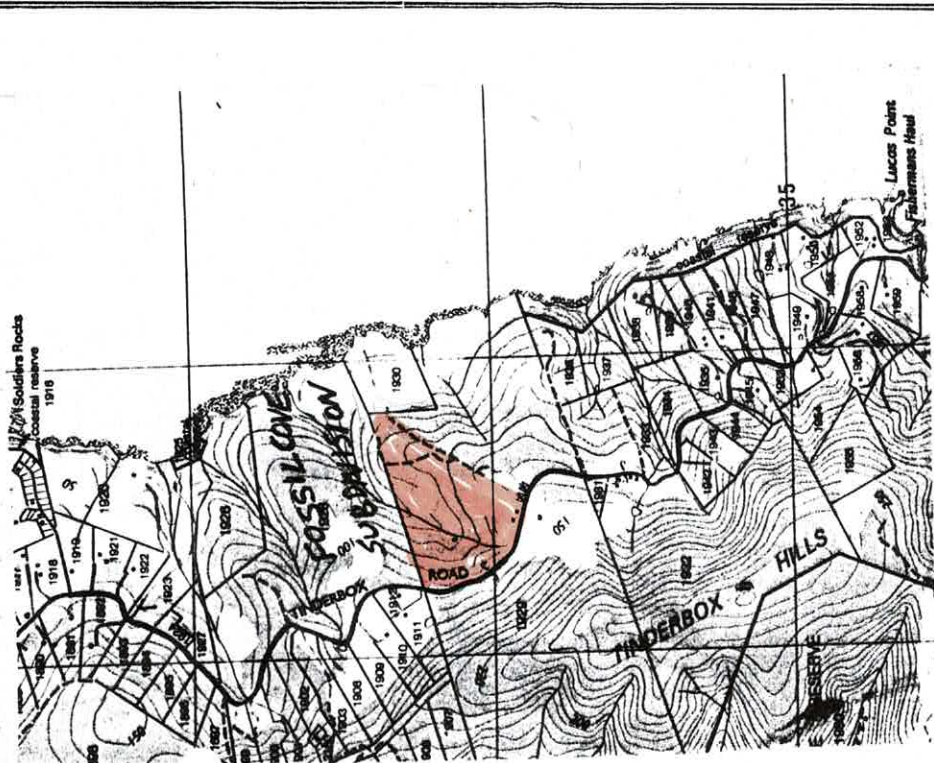
- General Residential
- Inner Residential
- Low Density Residential
- Rural Living
- Village
- Urban Mixed Use
- Local Business
- General Business
- Central Business
- Commercial
- Light Industrial
- General Industrial
- Rural
- Agriculture
- Landscape Conservation
- Environmental Management
- Major Tourism
- Port and Marine
- Utilities
- Community Purpose
- Recreation
- Open Space
- Future Urban
- Particular Purpose

Existing Interim Zoning Legend:

- 10.0 General Residential
- 11.0 Inner Residential
- 12.0 Low Density Residential
- 13.0 Rural Living
- 14.0 Environmental Living
- 15.0 Urban Mixed Use
- 16.0 Village
- 17.0 Community Purpose
- 18.0 Recreation
- 19.0 Open Space
- 20.0 Local Business
- 21.0 General Business
- 22.0 Central Business
- 23.0 Commercial
- 24.0 Light Industrial
- 25.0 General Industrial
- 26.0 Rural Resource
- 27.0 Significant Agricultural
- 28.0 Utilities
- 29.0 Environmental Management
- 30.0 Major Tourism
- 31.0 Port and Marine
- 32.0 - 39.0 Particular Purpose

14.0 Environmental Living Section 14.5.1 P1(a)

	(a) the number of lots is no more than 1 lot per 10ha, or 1 lot per 20ha on Bruny Island; <u>except for:</u> (i) 3 Sawdust Road, Adventure Bay (CT 54720/9); (ii) Lot 200 Bonnie Vale Drive, Howden (CT 162233/200); and (iii) 50 Rada Road, Kettering (CT 102793/2 & 105924/1); (iv) 367 Brightwater Road, Howden (CT62191/1); (v) 105 Ferry Road, Kettering (CT 239256/1); (vi) Lot 3 Channel Highway, Kingston (folio of the Register 249340/3); where the minimum lot size is determined as the entire portion of the land in this zone; (b) lots are clustered so that their building areas are in proximity to each other thereby reducing overall impact on natural values; (c) a net conservation benefit is provided through mechanisms on titles for collective responsibility and management of natural values on private land outside those areas required for building areas, private open space and bushfire protection measures; (d) mechanisms on large titles, with nominal future subdivision potential under A1, prevent further subdivision.
A2 The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities; (a) clear of the frontage, side and rear boundary setbacks;	P2 The design of each lot must contain a building area able to satisfy all of the following: (a) is reasonably capable of accommodating residential use and development; (b) meets any applicable standards in codes in this planning scheme;

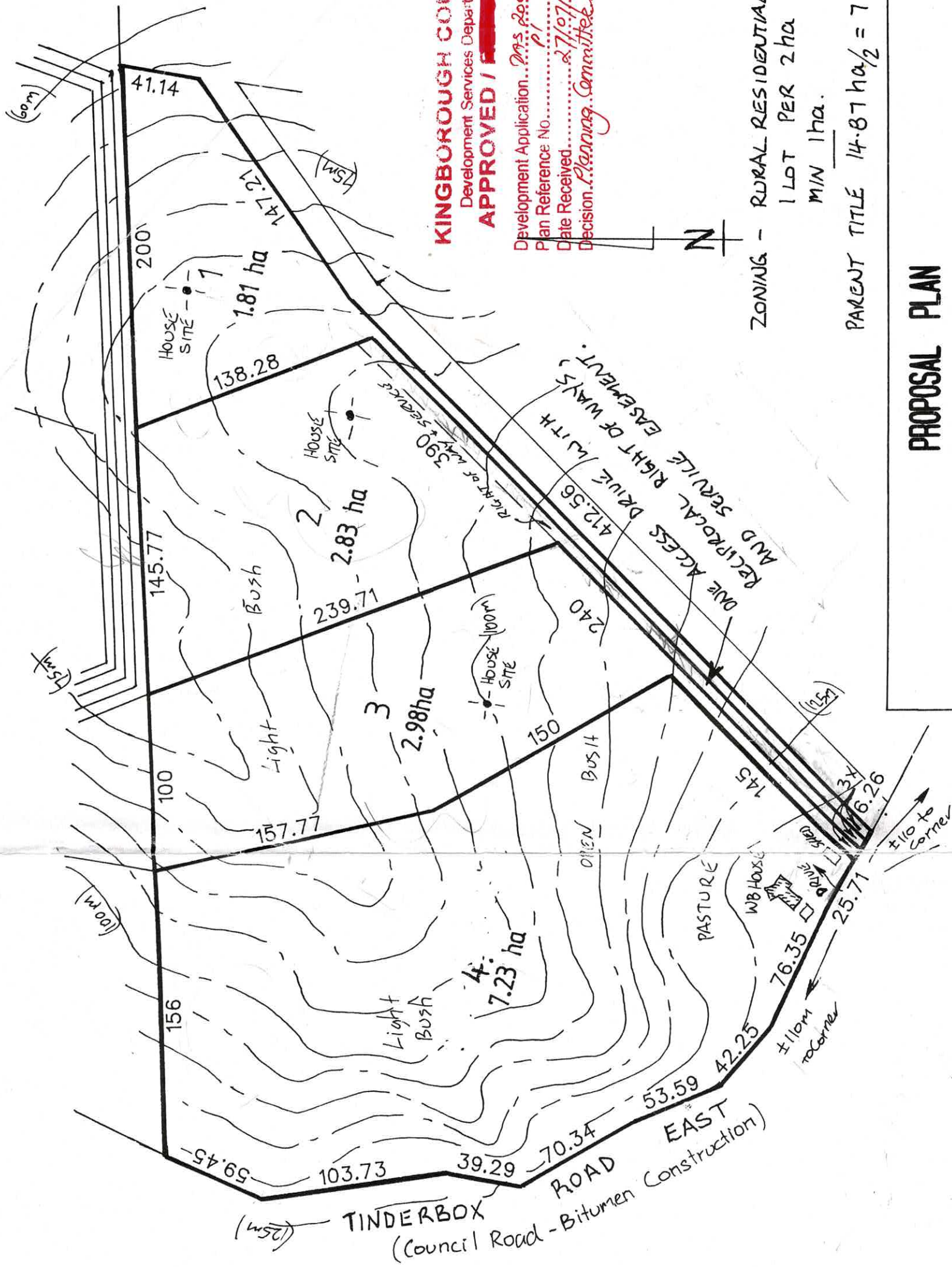


LOCATION PLAN

STAGE 1 - Lot 4 + Road Lot

STAGE 2 - Lots 1, 2 and 3

Approval Required for both stages under this application.



KINGBOROUGH COUNCIL
Development Services Department
APPROVED

Development Application No. 2005/2001-42
Plan Reference No. P1
Date Received 27/07/01
Decision Planning Committee 17/9/01

ZONING - RURAL RESIDENTIALS
1 LOT PER 2 ha
MIN 1 ha.

PARENT TITLE 14.87 ha $\frac{1}{2} = 7$

PROPOSAL PLAN

N.C. MCGUIRE and ASSOCIATES PTY. LTD.

14 HUTCHINS STREET, KINGSTON 7050.
Telephone 62 297 697: Mobile 0418 825 291

OWNER: Stephen Lance Hart + Deanne Lee Hart

TITLE: C.T. 36359/2 UPI: 11983

LOCALITY:

180 TINDERBOX ROAD EAST
TINDERBOX

LEVEL DATUM: 1:5000 MAPPING 5mGn.

SCALE: 1:2500 DATE 5/JUNE/2001

IMPORTANT NOTE
THIS PLAN WAS PREPARED FOR S.L. + D.L. Hart AS A PROPOSED SUBDIVISION TO ACCOMPANY A SUBDIVISION APPLICATION TO KINGBOROUGH COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE DIMENSIONS, LEVELS AND CONTOURS, LOT 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 AND IS TO BE COPIED IN FULL AND REMAINS THE INTELLECTUAL PROPERTY OF N.C. MCGUIRE & ASSOCIATES PTY. LTD. A.C.N. 009 558 829.