

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2025-419
Proposal: Extension and alteration to dwelling
Subject Site: 106 Tinderbox Road, Blackmans Bay
Responsible Planning Officer: Ho Ho Lam

Advertised Documents:

- Application Plans
- Environmental Management Plan
- Bushfire Hazard Report

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 **10 July 2026**; 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.



GENERAL INFORMATION

Land Title Referene	-	176405/13
Building Class	-	1a
Property Zone	-	General Residential
Wind Classification	-	T.B.C.
Soil Classification (AS 2870)	-	CLASS T.B.C
Climate Zone (NCC 3.12)	-	Zone 7
Alpine Area (900m above AHD) -	-	NA
BAL Rating (AS3959)	-	LOW
Heritage Building	-	NO
Flood Prone Area	-	NO
Coastal Ingress Area	-	NO
Coastal Erosion Area	-	NO
Corrosion Environment	-	Moderate

OTHER CONSULTANTS

Structural Engineer	-	T.B.C
Geological Report (Soil)	-	T.B.C
Energy Assessment	-	T.B.C
Waste Water Report	-	NA
Bushfire Assessment	-	T.B.C
Civil Engineer	-	TBC
Mechanical Engineer	-	NA
Electrical Engineer	-	NA
Site Survey	-	NA
Hydrologist Report	-	NA
Contaminated Site Survey	-	NA

AREA SCHEDULE *(All measurements in m2)*

Site Plan	-	10,720m2
Existing Residence	-	NA
Residence (Ground Floor)	-	53.82m2
Residence (First Floor)	-	221.80m2
Alfresco Area	-	NA
Verandah Area	-	NA
Porch (Laundry)	-	NA
Detached Office / Study	-	NA
Porch	-	NA
Decking Area	-	68.63m2
Balcony (existing)	-	T.B.C
Existing Garage	-	36.00m2
Existing Shed / Outbuilding	-	36.00m2

Drawing Schedule:	
Sheet number	Sheet name
01	TITLE PAGE
02	SITE PLAN-OVERALL
03	SITE PLAN
04	SITE DRAINAGE PLAN
05	EXISTING LOWER FLOORPLAN
06	EXISTING UPPER FLOORPLAN
07	PROPOSED FLOORPLAN
08	PROPOSED ROOF PLAN
09	PROPOSED PLUMBING PLAN
10	EXISTING ELEVATIONS
11	PROPOSED ELEVATIONS 1,2
12	PROPOSED ELEVATIONS 3,4
13	SHADOW DIAGRAMS

Proposed Renovation/Additions

106 Tinderbox Road Blackmans Bay TAS 7052

Kingborough Council
 Development Application: DA-2025-419
 Plan Reference No: P3
 Date Received: 29/04/2026
 Date placed on Public Exhibition: 27/06/2026



ISLAND LIFE DESIGNERS
 BUILDING SERVICES PROVIDER
 LICENCE No: 456943879
 CONTACT: nick@islandlifedesigners.com

General Notes
 The Builder shall check all dimensions and levels on site prior to construction.
 Notify any errors, discrepancies or omissions to the building designer.
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notes	revision	stage
Proposed Additions	A	sketch design
Kitchen/ Laundry/ Ensuite/ Lounge/ Bathroom/ Spa/ Deck/ Entry Roof	B	design development
Demolish Portico spa, deck & roof	C	contract documentation
Council RPT Bushfire Tank	D	DA
		BA
		construction drawings

PROJECT NAME:
Proposed Renovation/Additions

SITE:
106 Tinderbox Road
Blackmans Bay TAS 7052

DRAWING TITLE:
Cover Page

CLIENT:
Monique Langridge

REVISION NO. D

DRAWING NO 01

SCALE: As noted on A3 paper size

DRAWN BY: M.S.

CHECKED BY: Nicholas Young

PROJECT NO: 25-020

Plot Date: 15.04.2026



106 Tinderbox Road
 Blackmans Bay TAS 7052
 Site Area: 10,645m²

TINDERBOX ROAD

EXISTING SITE COVERAGE: 370.94 m² = 3.48%
 (INCLUDES: EXISTING DWELLING/EXISTING SHED/
 EXISTING GARAGE/ EXISTING DECK/EXISTING PORTICO)
 PROPOSED: SITE COVERAGE: 398.43 m² = 3.74%
 (INCLUDES: EXISTING DWELLING/ EXISTING GARAGE/EXISTING
 AND PROPOSED DECKS/CARPORT/PERGOLA)

- EXISTING
- PROPOSED WORKS LOCATION
- DEMOLISH



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Site Plan-Overall
 scale: 1:750 @A3

50 Disclaimer and Copyright Notice

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Council RFI Bushfire Tank	D		DA
			BA
			construction drawings

PROJECT NAME :
Proposed Renovation/Additions

CLIENT :
Monique Langridge

SITE :
**106 Tinderbox Road
 Blackmans Bay TAS 7052**

DRAWING TITLE :
Site Plan-Overall

REVISION NO. D

DRAWING NO. 02

SCALE: As noted on A3 paper size

DRAWN BY: M.S.

CHECKED BY: Nicholas Young

PROJECT NO. 25-020

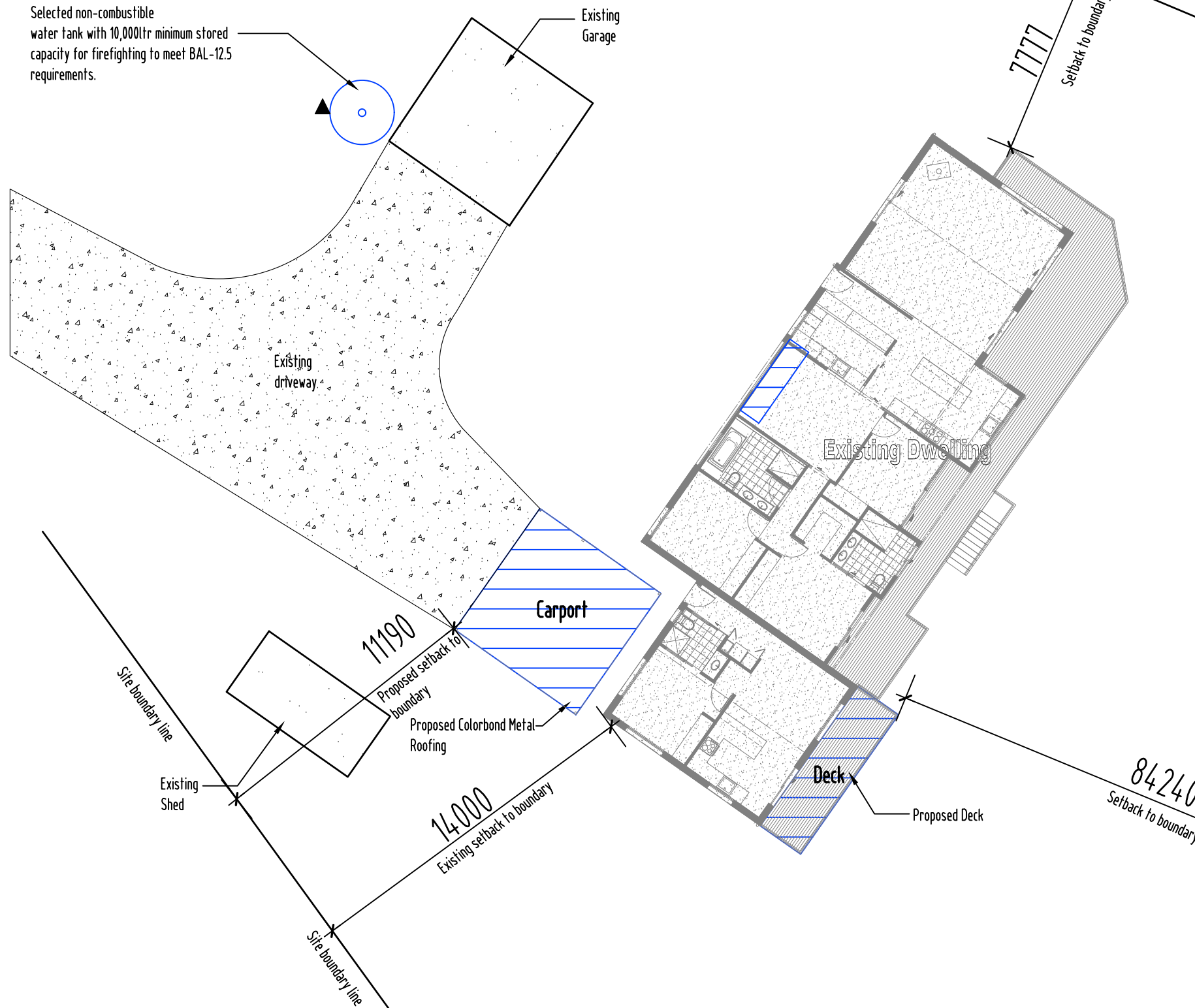
Plot Date: 15.04.2026



LEGEND & NOTES

- NEW PIPEWORK**
- SEWER DN100 uPVC
 - SUB SOIL DRAINAGE Ø90
 - STORMWATER DN100 uPVC
 - COLD WATER DN20
- ◆ FINISHED FLOOR LEVELS
- PRIVACY SCREENING 25% TRANSPARENCY
- RETAINING WALL
- DRIVEWAY
- ▲ BUSHFIRE WATER TANK 10,000LTR CONNECTION POINT (REFER TO BUSHFIRE HAZARD REPORT)

Selected non-combustible water tank with 10,000ltr minimum stored capacity for firefighting to meet BAL-12.5 requirements.



Site Plan
Scale 1:200 @A3

- EXISTING
- PROPOSED WORKS LOCATION
- DEMOLISH

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Kitchen/ Laundry/ Ensuite/ Lounge/ Bathroom/ Spa/ Deck/ Entry Roof	B
Demolish Portico spa, deck & roof	C
Council RFI Bushfire Tank	D

stage	status
sketch design	<input type="checkbox"/>
design development	<input type="checkbox"/>
contract documentation	<input type="checkbox"/>
DA	<input checked="" type="checkbox"/>
BA	<input type="checkbox"/>
construction drawings	<input type="checkbox"/>

PROJECT NAME:
Proposed Renovation/Additions

CLIENT:
Monique Langridge

SITE:
106 Tinderbox Road
Blackmans Bay TAS 7052

DRAWING TITLE:
Site Plan

REVISION NO. D

DRAWING NO 03

SCALE: As noted on A3 paper size

DRAWN BY: M.S.

CHECKED BY: Nicholas Young

PROJECT NO: 25-020

Plot Date: 15.04.2026

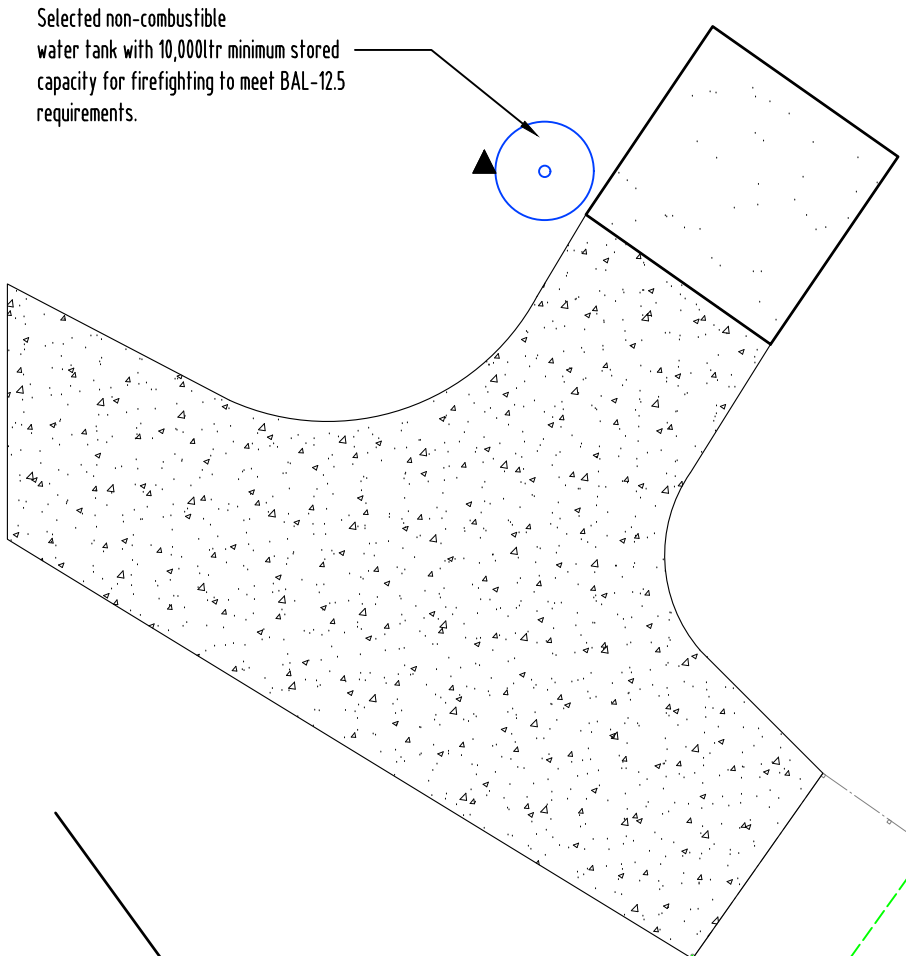


- NEW PIPEWORK**
- SEWER DN100 uPVC —S—
 - SUB SOIL DRAINAGE ϕ 90 - - -
 - STORMWATER DN100 uPVC - - -
 - COLD WATER DN20 —W—

Wet areas shown hatched to comply with current AS3740:2021 & 2022 N.C.C. Refer to waterproofing details.

- SYMBOLS**
- INSPECTION OPENING
 - FLOOR WASTE GULLY
 - OVERFLOW RELIEF GULLY
 - ISOLATION VALVE IN BOX
 - DROPPER/ RISER
 - WATER TAP
 - BUSHFIRE WATER TANK 10,000LTR CONNECTION POINT (REFER TO BUSHFIRE HAZARD REPORT)

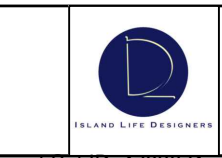
- ABBREVIATIONS**
- V VENT PIPE
 - IO INSPECTION OPENING
 - FWG FLOOR WASTE GULLY
 - IOS INSPECTION OPENING SHAFT
 - ORG OVERFLOW RELIEF GULLY
 - IV ISOLATION VALVE IN BOX
 - D/R DROPPER/ RISER
 - BT BATH
 - Shr SHOWER
 - B BASIN
 - S SINK
 - Tr TROUGH
 - WC WATER CLOSET
 - FWG FLOOR WASTE GULLY
 - HWC HOT WATER CYLINDER
 - IV ISOLATION VALVE
 - PLV PRESSURE LIMITING VALVE
 - CWM COLD WATER METER
 - GD GRATED DRAIN
 - GP GRATED PIT
 - RP ROD POINT
 - IS INSPECTION SHAFT



NOTE:
 ALL WORKS MUST BE IN ACCORDANCE WITH THE CURRENT:
 - N.C.C., AS3500.2 & AS3500.3
 - WATER SERVICES ASSOCIATION OF AUSTRALIA CODES (WSAA)
 - LOCAL COUNCIL REQUIREMENTS
 - TASWATER TECHNICAL STANDARDS
 - ANY RELEVANT STANDARDS / MANUFACTURERS SPECIFICATIONS
 REFER TO ROOF PLAN FOR ROOF CATCHMENT AREAS

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Site Drainage Plan
 Scale 1:200 @A3



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Council RP-17 Bushfire Tank	D	DA
		BA
		construction drawings

PROJECT NAME:
Proposed Renovation/Additions

SITE:
106 Tinderbox Road Blackmans Bay TAS 7052

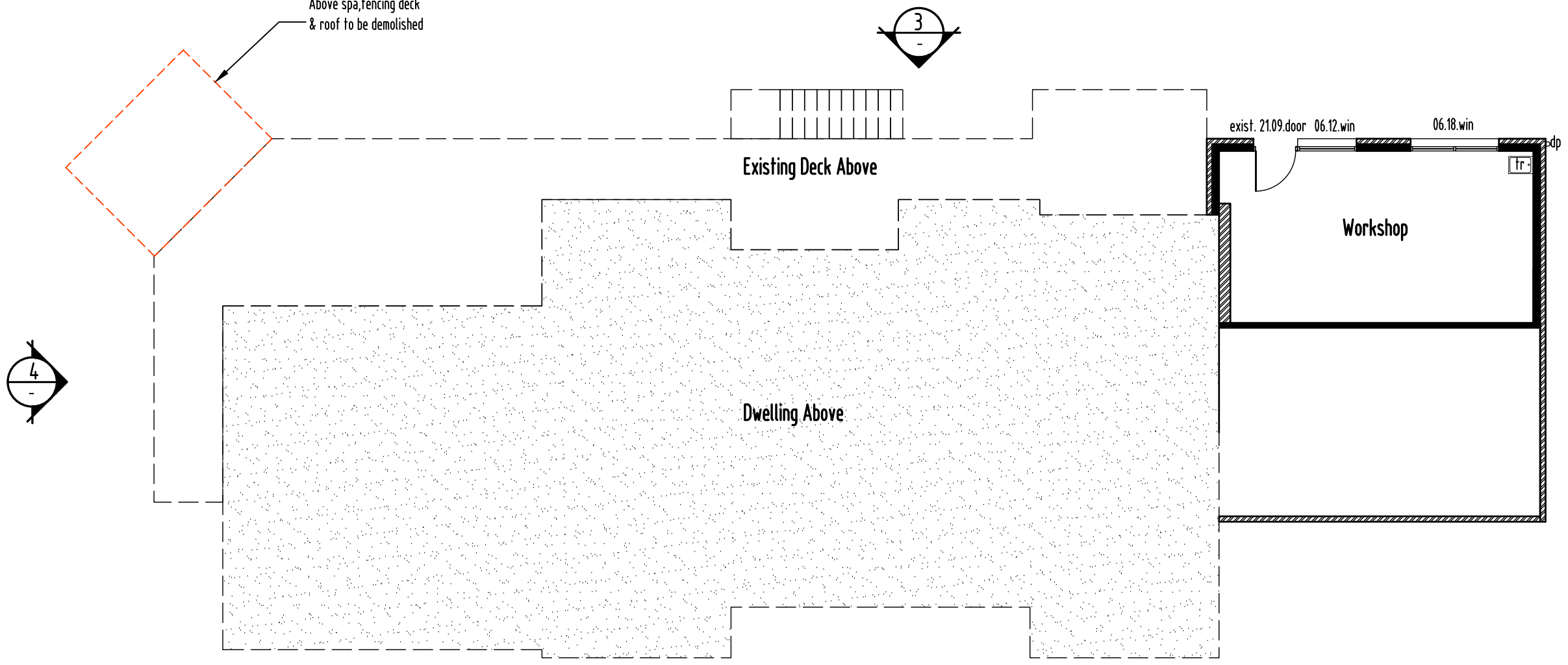
REVISION NO. D
DRAWING NO 04
SCALE: As noted on A3 paper size

DRAWN BY:
M.S.
CHECKED BY: Nicholas Young
PROJECT NO. 25-020
Plot Date: 15.04.2026



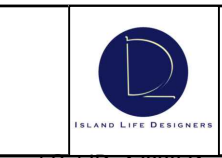
EXISTING
DEMOLISH

Above spa, fencing deck & roof to be demolished



Existing Lower Floor Plan
scale: 1:100 @A3

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stage	
sketch design	<input type="checkbox"/>
design development	<input type="checkbox"/>
contract documentation	<input type="checkbox"/>
DA	<input checked="" type="checkbox"/>
BA	<input type="checkbox"/>
construction drawings	<input type="checkbox"/>

PROJECT NAME:
Proposed Renovation/Additions

CLIENT:
Monique Langridge

SITE:
106 Tinderbox Road
Blackmans Bay TAS 7052

DRAWING TITLE:
Existing Lower Floorplan

REVISION NO. D

DRAWING NO 05

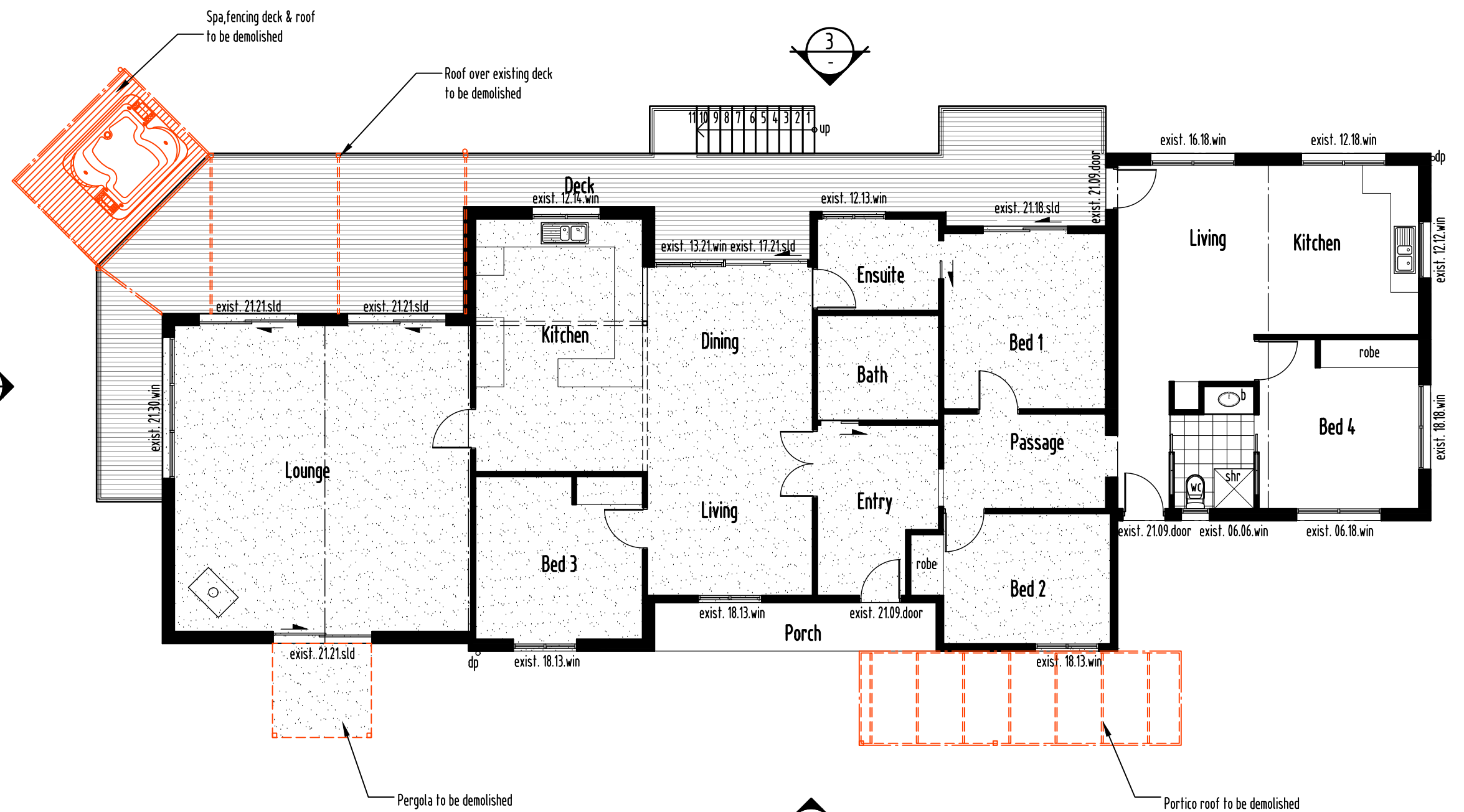
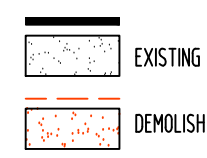
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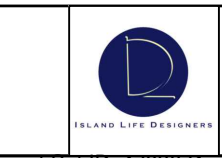
AREAS

Living:	215.53m ²
Porch:	6.27m ²
TOTAL FLOOR AREA:	221.80m ²

Excludes Deck = 54.83m²

Existing Upper Floor Plan
scale: 1:100 @A3

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stage	description
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	design development
	contract documentation
	DA
	BA
	construction drawings

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CLIENT:
Monique Langridge

SITE:
106 Tinderbox Road
Blackmans Bay TAS 7052

DRAWING TITLE:
Existing Upper Floorplan

REVISION NO. D

DRAWING NO. 06

SCALE: As noted on A3 paper size

DRAWN BY: M.S.

CHECKED BY: Nicholas Young

PROJECT NO. 25-020

Plot Date: 15.04.2026

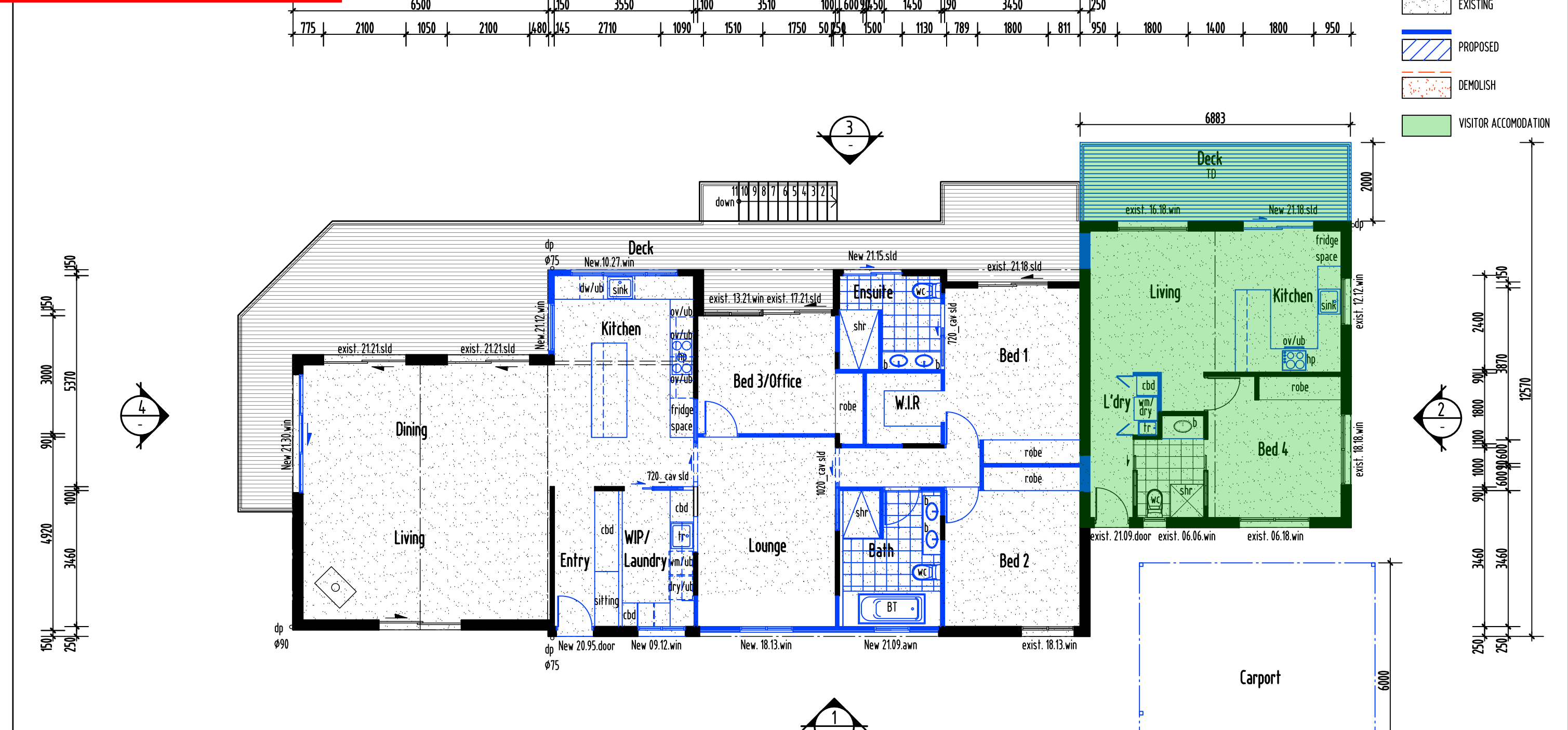
Kingborough Council

Development Application: DA-2025-419

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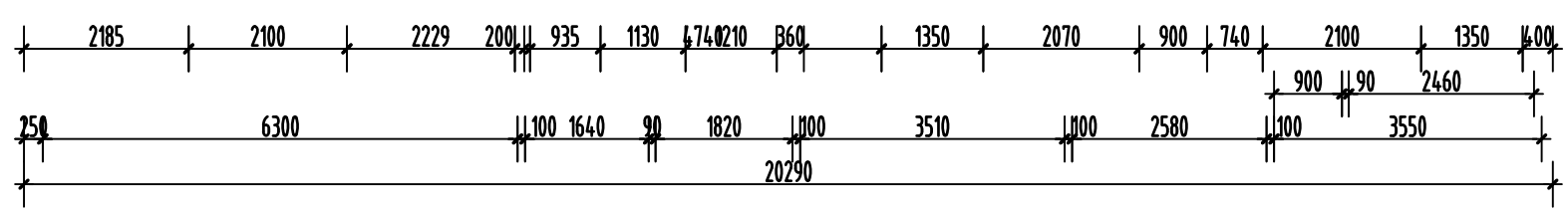
PROPOSED AREAS:

Living:	221.80m ²
TOTAL FLOOR AREA:	221.80m²

Excludes Existing & Proposed Deck =68.63m²

Excludes Carport =36m²

Proposed Upper Floor Plan
scale: 1:100 @A3



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Roof ventilation
To comply with ABCB Housing Provisions Standard
2022 10.8.3 Ventilation of roof spaces

Kingborough Council

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GUTTER OVERFLOW

AS PER HP REF. (2022) 7.4.4 ACCEPTABLE CONTINUOUS OVERFLOW MEASURE - CONTROLLED FRONT BEAD HEIGHT WITH THE FRONT BEAD OF THE GUTTER INSTALLED A MINIMUM OF 10 MM BELOW THE TOP OF THE FASCIA.

7.4.5 DOWNPIPES - SIZE AND INSTALLATION

DOWNPIPES MUST -
(A) NOT SERVE MORE THAN 12m OF GUTTER LENGTH FOR EACH DOWNPIPE; AND
(B) BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS;

3.5.3 GUTTERS AND DOWNPIPES

85φ DOWNPIPE & MIN. MEDIUM RECTANGULAR SPECIFIED FROM THE N.C.C.

DOWNPIPE QUANTITIES ARE BASED ON MAX. 60m² PLAN AREA

50MM M6 11 X 50 EPDM SEAL TO COMPLY WITH AS3566 OR REFER TO AS3566 FOR ALTERNATIVES.

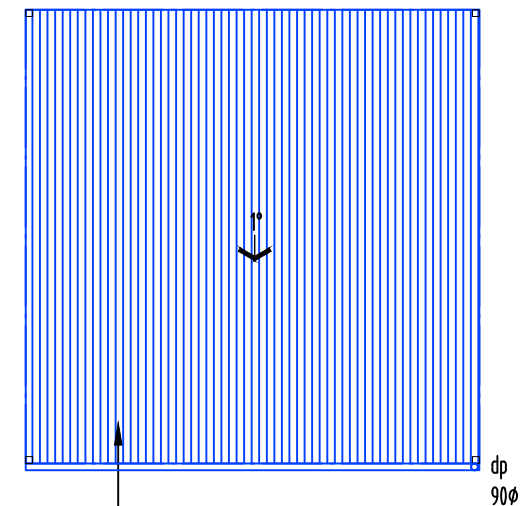
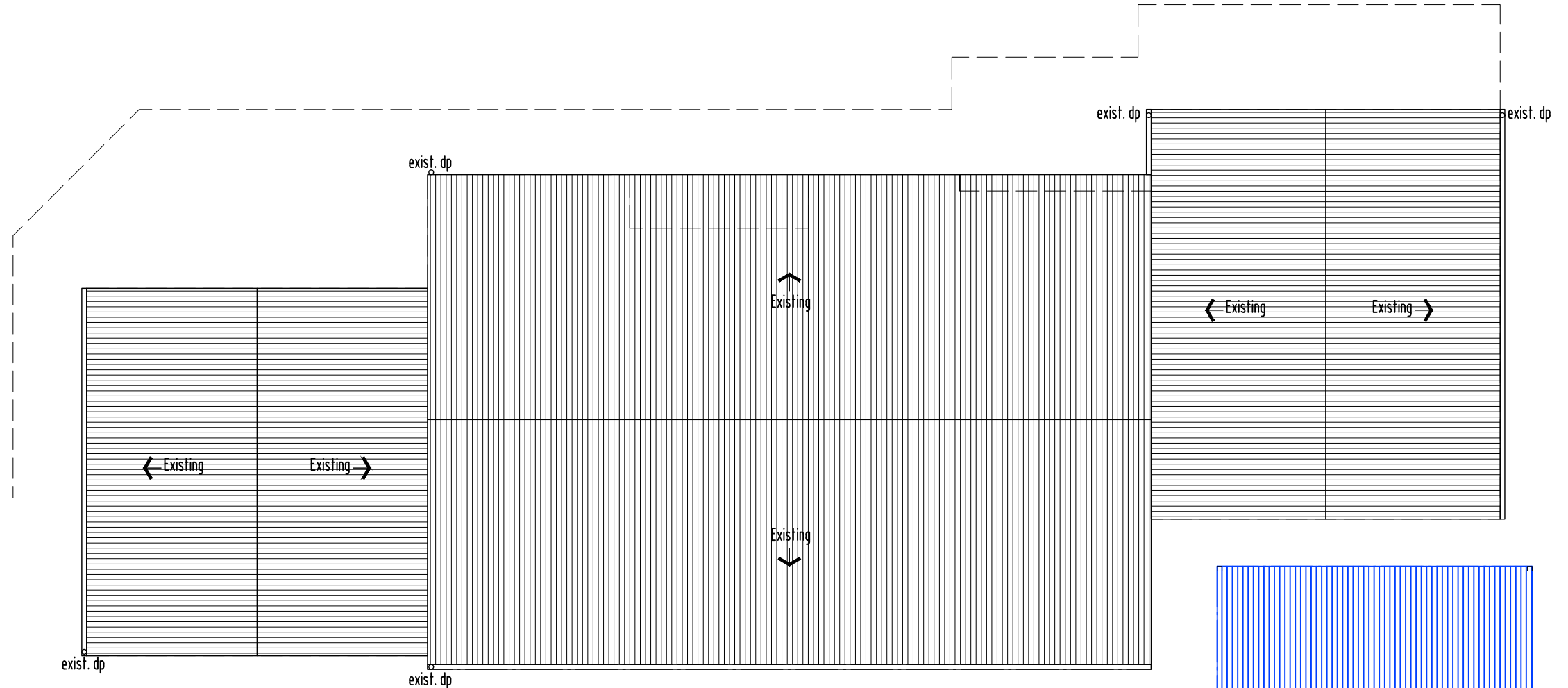
COLORBOND FIXINGS
50MM M6 11 X 50 EPDM SEAL TO COMPLY WITH AS3566 OR REFER TO AS3566 FOR ALTERNATIVES.

EAVE LINING

EXTERNAL FIBRE-CEMENT SHEETS SHALL BE TO AS/NZS 2908.2 - 2000 OR ISO 8336 - 1993E, AND BE FIXED TO HP REF. (2022) TABLE 7.5.5 AND HP REF. (2022) FIGURE 7.5.5, AND HP REF. (2022) 7.5.5 (b)

Colorbond custom orb metal roof sheeting at crest fixed at side laps with 3 internal spans and 5 for end spans.

Fix with roofzips M6x50mm (or equal).
Colour: T.B.C.



Colorbond metal roofing 1° roof slope,
installed as per manufacturers
specifications.
Colour: Colorbond - T.B.C

Proposed Roof Plan
scale: 1:100 @A3

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<p>Document Set ID: 4792671 Version: 1, Version Date: 23/06/2026</p>																				

Install inspection openings at major bends for stormwater and all low points of downpipes.
Provide surface drain to back of bulk excavation to drain levelled pad prior to commencing footing excavation.

Services

The heated water system must be designed and installed with Part B2 of NCC 2022 Volume Three - Plumbing Code of Australia.

Thermal insulation for heated water piping must:
a) be protected against the effects of weather and sunlight; and
b) be able to withstand the temperatures within the piping; and
c) use thermal insulation in accordance with AS/NZS 4859.1:2018

Heated water piping that is not within a conditioned space must be thermally insulated as follows:

1. Internal piping
 - a) All flow and return internal piping that is -
 - i) within an unventilated wall space
 - ii) within an internal floor between storeys; or
 - iii) between ceiling insulation and a ceiling

Must have a minimum R-Value of 0.2 (ie 9mm of closed cell polymer insulation)

2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space

- a) All flow and return piping
- b) Cold water supply piping and Relief valve piping- within 500mm of the connection to central water heating system

Must have a minimum R-Value of 0.45 (ie 19mm of closed cell polymer insulation)

3. Piping located outside the building or in an unenclosed building sub-floor or roof space

- a) All flow and return piping
- b) Cold water supply piping and Relief valve piping- within 500mm of the connection to central water heating system

Must have a minimum R-Value of 0.6 (ie 25mm of closed cell polymer insulation)

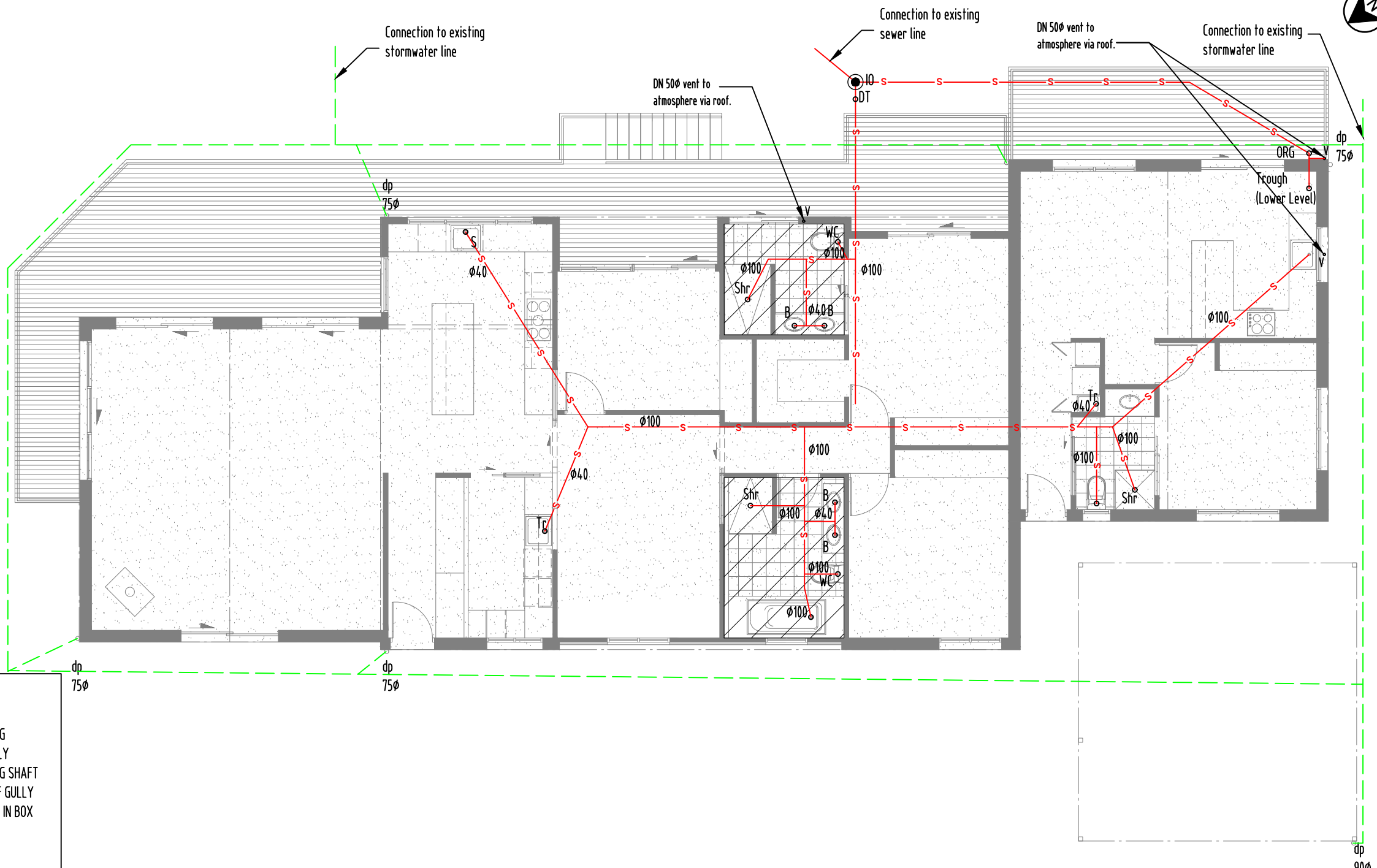
Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.

NOTE:
ALL WORKS MUST BE IN ACCORDANCE WITH THE CURRENT:
- N.C.C., AS3500.2 & AS3500.3
- WATER SERVICES ASSOCIATION OF AUSTRALIA CODES (WSAA)
- LOCAL COUNCIL REQUIREMENTS
- TASWATER TECHNICAL STANDARDS
- ANY RELEVANT STANDARDS / MANUFACTURERS SPECIFICATIONS
REFER TO ROOF PLAN FOR ROOF CATCHMENT AREAS

ABBREVIATIONS

V	VENT PIPE
ID	INSPECTION OPENING
FWG	FLOOR WASTE GULLY
IOS	INSPECTION OPENING SHAFT
ORG	OVERFLOW RELIEF GULLY
IV	ISOLATION VALVE IN BOX
D/R	DROPPER/ RISER
BT	BATH
Shr	SHOWER
B	BASIN
S	SINK
Tr	TROUGH
WC	WATER CLOSET
FWG	FLOOR WASTE GULLY
HWC	HOT WATER CYLINDER
IV	ISOLATION VALVE
PLV	PRESSURE LIMITING VALVE
CWM	COLD WATER METER
GD	GRATED DRAIN
GP	GRATED PIT
RP	ROD POINT
IS	INSPECTION SHAFT

Plumbing Plan
scale: 1:100 @A3



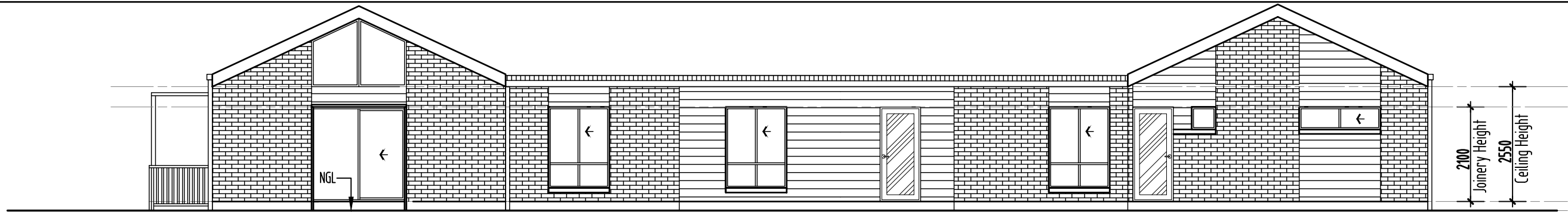
Kingborough Council
Development Application: DA-2025-419
Plan Reference No: P3
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NEW PIPEWORK		SYMBOLS	
SEWER DN100 uPVC		INSPECTION OPENING	
SUB SOIL DRAINAGE φ90		FLOOR WASTE GULLY	
STORMWATER DN100 uPVC		OVERFLOW RELIEF GULLY	
COLD WATER DN20		ISOLATION VALVE IN BOX	
		DROPPER/ RISER	
		PIT - (DETAILS BY CIVIL)	
		WATER TAP	

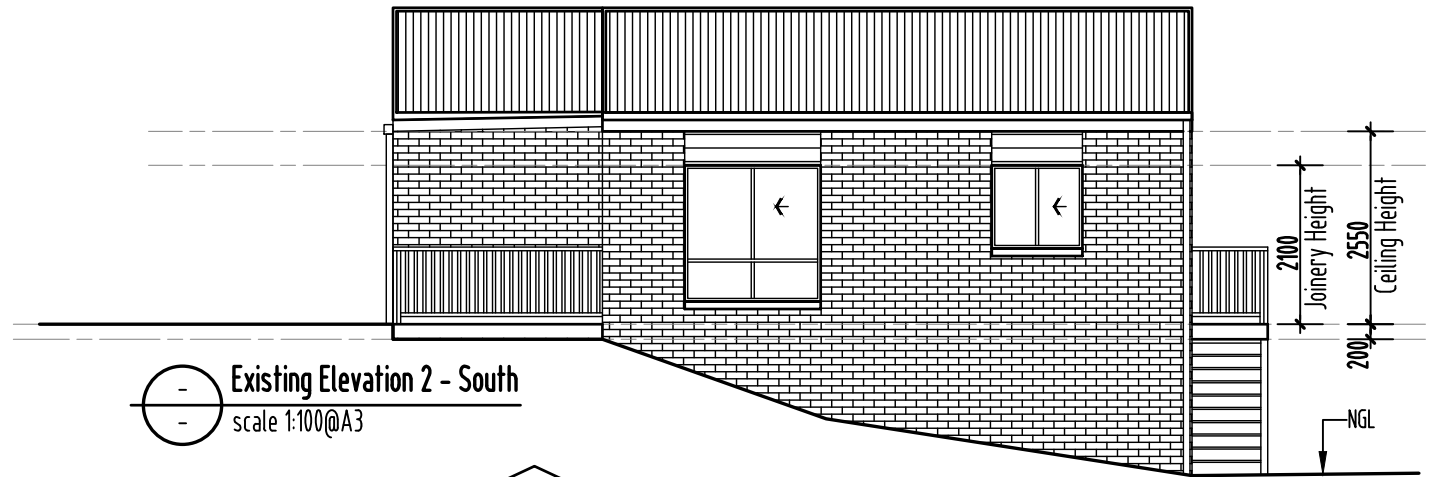
Wet areas shown hatched to comply with current AS3740:2021 & 2022 N.C.C. Refer to waterproofing details.

notes	revision	stage
Proposed Additions	A	sketch design
Kitchen/ Laundry/ Ensuite/ Lounge/ Bathroom/ Spa/ Deck/ Entry Roof	B	design development
Demolish Portico spa, deck & roof	C	contract documentation
Council RP17 Bushfire Tank	D	DA
		BA
		construction drawings

PROJECT NAME: Proposed Renovation/Additions	SITE: 106 Tinderbox Road Blackmans Bay TAS 7052	REVISION NO D	DRAWN BY: M.S.
CLIENT: Monique Langridge	DRAWING TITLE: Proposed Plumbing plan	DRAWING NO 09	CHECKED BY: Nicholas Young
		SCALE: As noted on A3 paper size	PROJECT NO. 25-020
			Plot Date: 15.04.2026



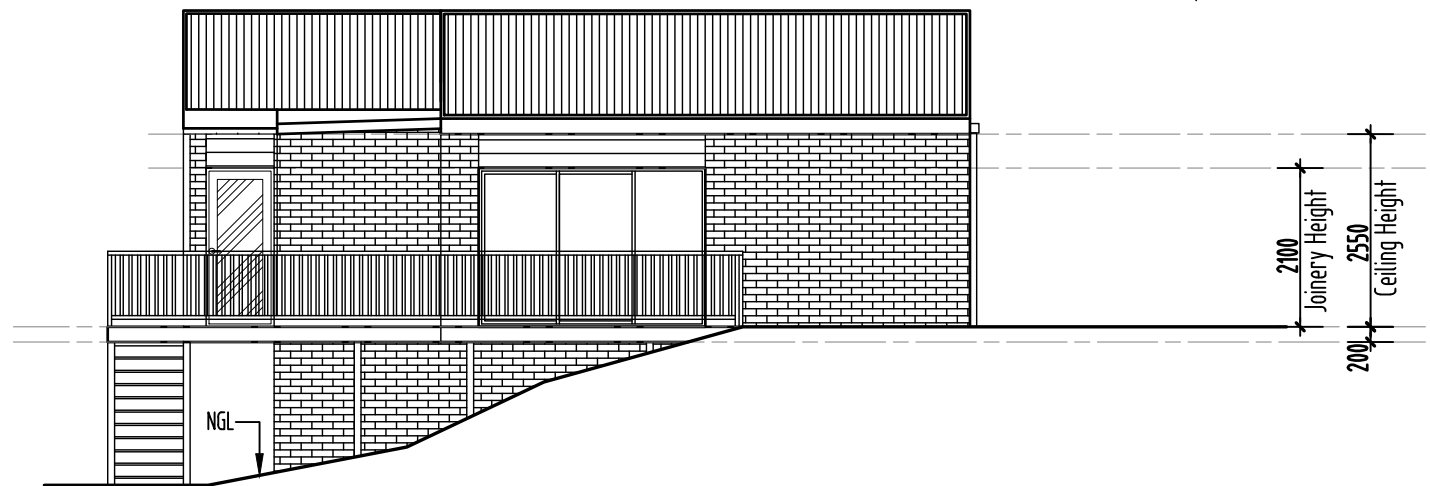
Existing Elevation 1 - West
scale 1:100@A3



Existing Elevation 2 - South
scale 1:100@A3



Existing Elevation 3 - East
scale 1:100@A3



Existing Elevation 4 - North
scale 1:100@A3

Kingborough Council
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ISLAND LIFE DESIGNERS
BUILDING SERVICES PROVIDER
LICENCE No: 456943079
CONTACT: nick@islandlifedesigners.com

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notes	revision
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stage	description
	sketch design
	design development
	contract documentation
	DA
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	construction drawings

PROJECT NAME:
Proposed Renovation/Additions

CLIENT:
Monique Langridge

SITE:
106 Tinderbox Road
Blackmans Bay TAS 7052

DRAWING TITLE:
Existing Elevations 1,2,3,4

REVISION NO. D

DRAWING NO. 10

SCALE: As noted on A3 paper size

DRAWN BY: M.S.

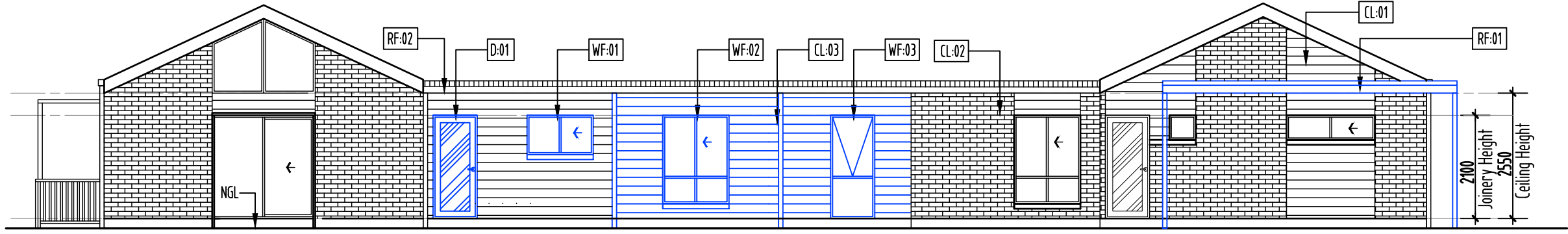
CHECKED BY: Nicholas Young

PROJECT NO. 25-020

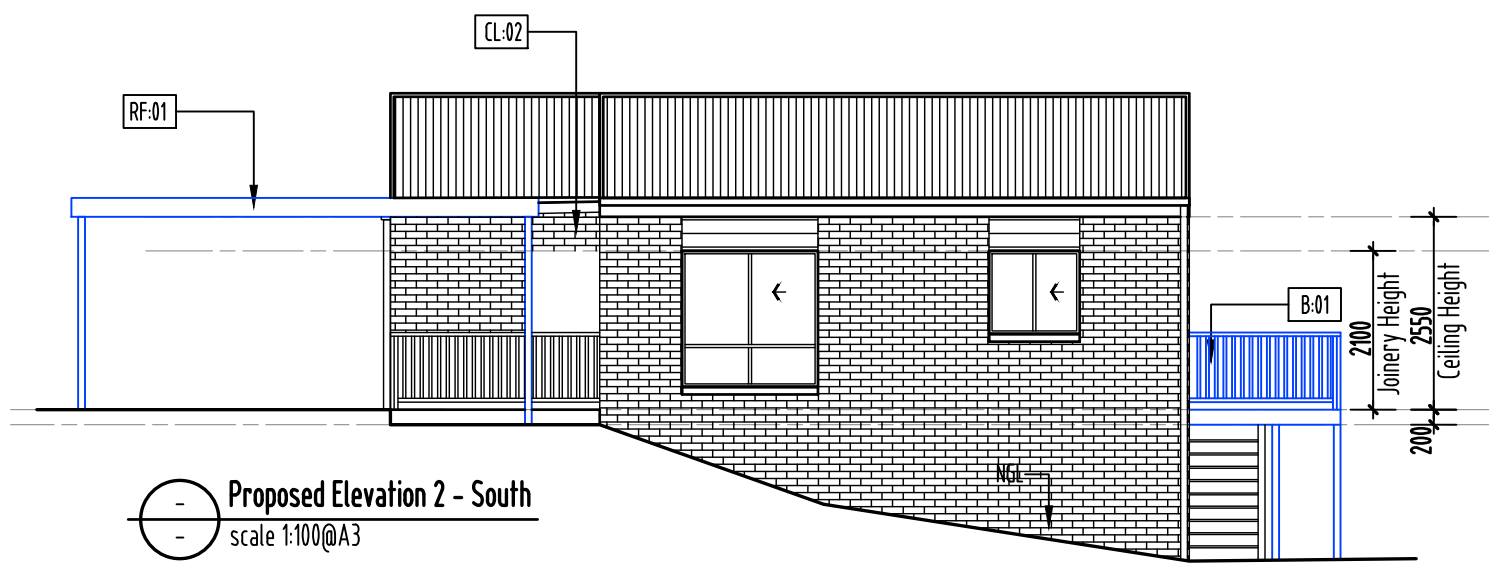
Plot Date: 15.04.2026

LEGEND & NOTES

- FL. Floor level S. Sliding window
- CL. Ceiling level AWN. Awning window
- F. Fixed window SLD. Sliding door
- DP. Downpipe 90Ø PVC
Colour: to be confirmed
- CL-01 Existing James Hardie Linea Cladding
Colour: Existing
- CL-02 Existing Brick Veneer Cladding
Colour: Brown "Existing"
- CL-03 James Hardie Stria Cladding
size: Length 4200mm x 325mm Width x 14mm thick
(Refer to James Hardie for installation guide & fixing methods).
Colour: To match existing cladding
- RF-01 Colorbond metal roofing 1° roof slope,
installed as per manufacturers specifications.
Colour: Colorbond - T.B.C
- RF-02 Pergola roofing 1° roof slope, installed as per manufacturers specifications.
Colour: Colorbond - T.B.C
- WF-01,02, Powder coated aluminium window / door frames
03,04,05 Colour: Colorbond - T.B.C
- D-01 Selected door installed as per manufacturers specifications.
Colour: Colorbond - T.B.C
- SD-01,02 Selected sliding glass door installed as per manufacturers specifications.
Colour: Colorbond - T.B.C
- B-01 Selected p.c. alumin. balustrade, min. 1,000mm high to comply with AS1288. Selected handrail and verticals, supplied as a complete approved system.



Proposed Elevation 1 - West
scale 1:100@A3



Proposed Elevation 2 - South
scale 1:100@A3

NOTE:
All proposed exterior building surfaces will have a Light Reflectance Value (LRV) not greater than 40 percent.

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Demolish Portico spa, deck & roof	C	contract documentation
Council RPV Bushfire Tank	D	DA
		BA
		construction drawings

PROJECT NAME:
Proposed Renovation/Additions

CLIENT:
Monique Langridge

SITE:
106 Tinderbox Road
Blackmans Bay TAS 7052

DRAWING TITLE:
Proposed Elevations 1,2

REVISION NO. D

DRAWING NO 11

SCALE: As noted on A3 paper size

DRAWN BY: M.S.

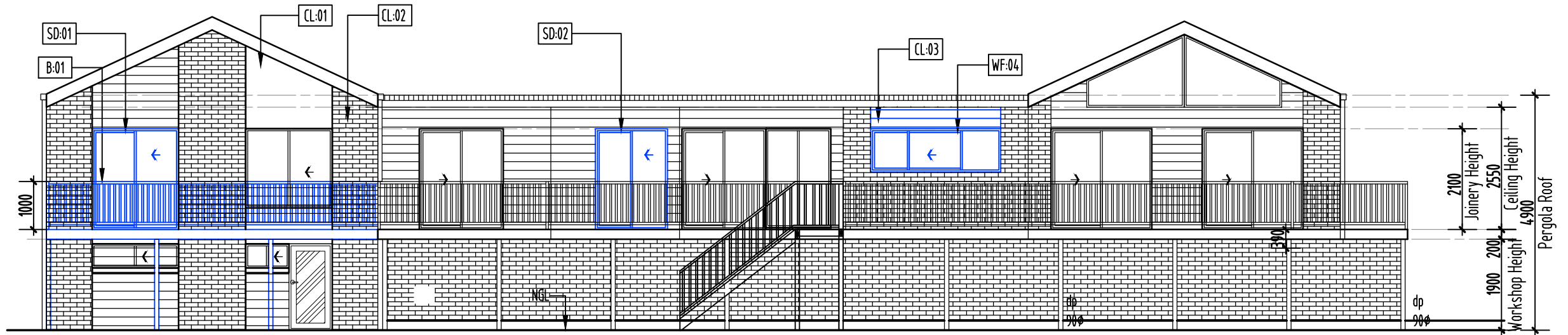
CHECKED BY: Nicholas Young

PROJECT NO. 25-020

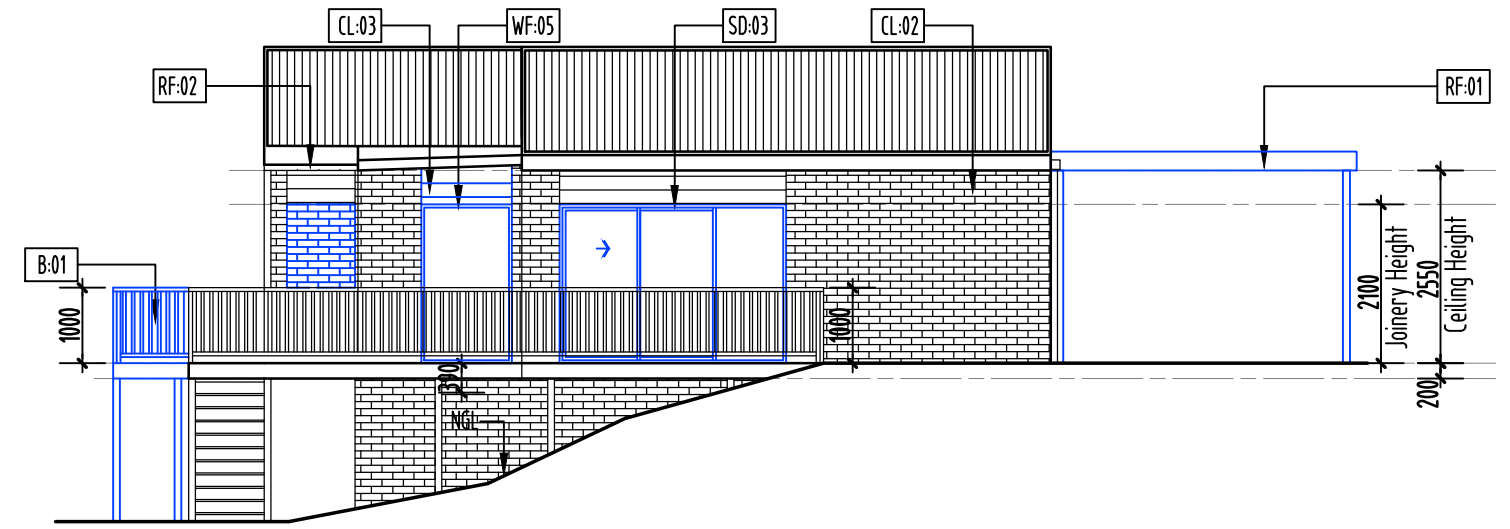
Plot Date: 15.04.2026

LEGEND & NOTES

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to comply with AS1288. Selected handrail and
verticals, supplied as a complete approved system.



Proposed Elevation 3 - East
scale 1:100@A3



Proposed Elevation 4 - North
scale 1:100@A3

NOTE:
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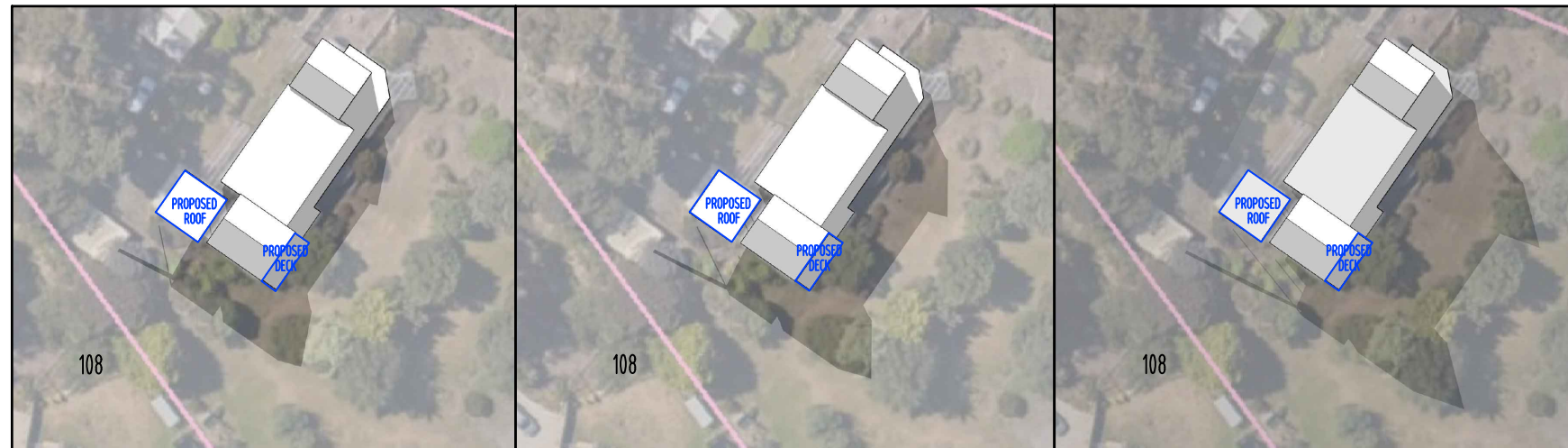


SUN SHADOW DIAGRAM 21st JUNE-9am
SCALE NTS

SUN SHADOW DIAGRAM 21st JUNE-10am
SCALE NTS

SUN SHADOW DIAGRAM 21st JUNE-11am
SCALE NTS

SUN SHADOW DIAGRAM 21st JUNE-12am
SCALE NTS



SUN SHADOW DIAGRAM 21st JUNE-1pm
SCALE NTS

SUN SHADOW DIAGRAM 21st JUNE-2pm
SCALE NTS

SUN SHADOW DIAGRAM 21st JUNE-3pm
SCALE NTS

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stage	status
sketch design	<input type="checkbox"/>
design development	<input type="checkbox"/>
contract documentation	<input type="checkbox"/>
DA	<input checked="" type="checkbox"/>
BA	<input type="checkbox"/>
construction drawings	<input type="checkbox"/>

PROJECT NAME:
Proposed Renovation/Additions

CLIENT:
Monique Langridge

SITE:
106 Tinderbox Road
Blackmans Bay TAS 7052

DRAWING TITLE:
Shadow Diagrams

REVISION NO. D

DRAWING NO. 13

SCALE: As noted on A3 paper size

DRAWN BY: M.S.

CHECKED BY: Nicholas Young

PROJECT NO. 25-020

Plot Date: 15.04.2026

Figure 1. Tree Plan.

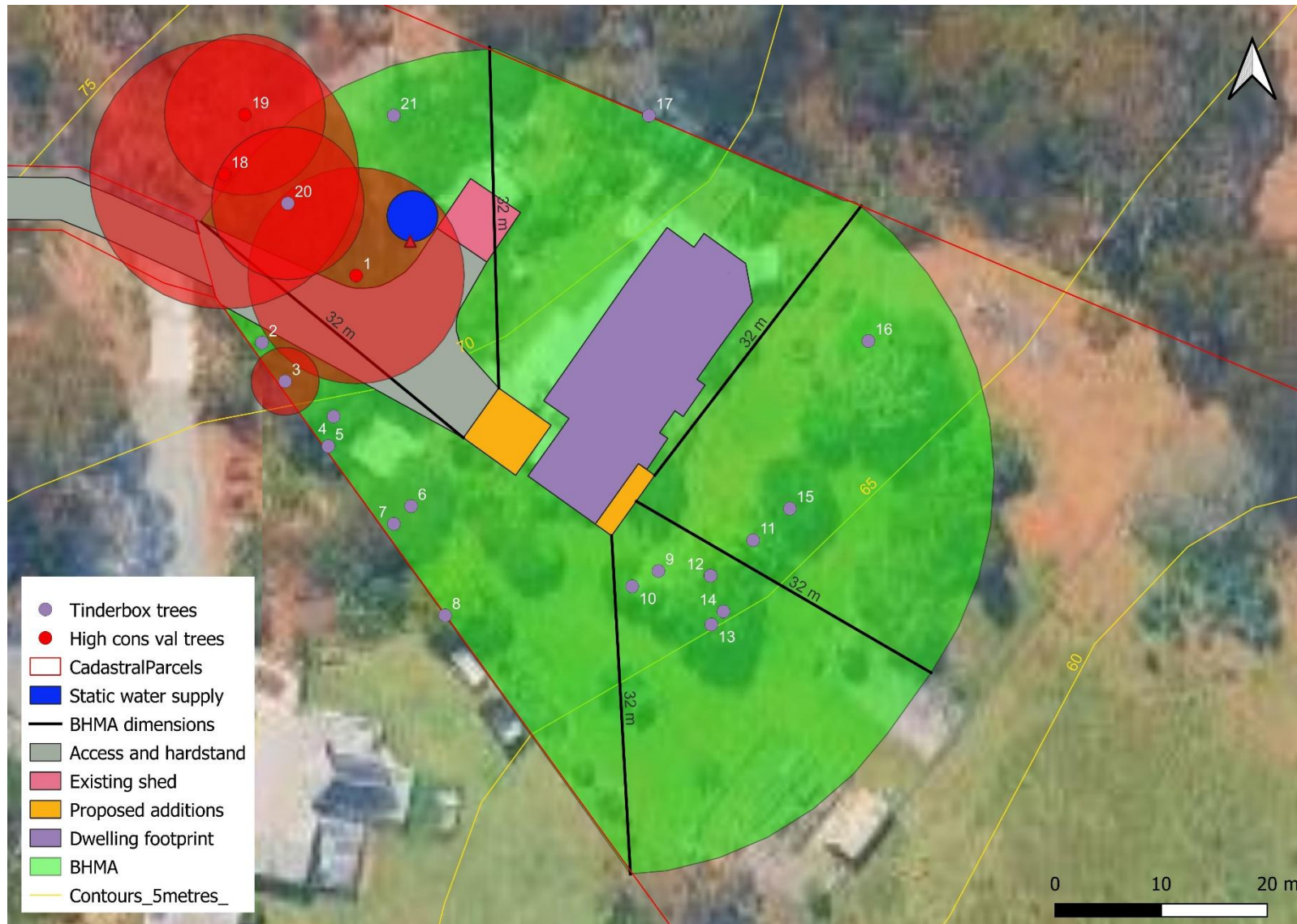


Table 1. Tree table. Species: Ac mel, Acacia melanoxylon; Ex, exotic; Al vert, Allocasuarina verticillata; E vim, Eucalyptus viminalis; E amy, E. amygdalina.

No	Species	Diameter (cm)	Conservation value	TPZ radius (m)	Northing	Easting
1	Ac mel	85	Very high	10.2	5237381.942	526404.398
2	Ex	na			5237377.58	526394.833
3	Al vert	27		3.2	5237373.938	526397.017
4	Ex	na			5237370.621	526401.589
5	Ex	na			5237367.827	526401.087
6	Ex	na			5237362.174	526408.89
7	Ex	na			5237360.497	526407.26
8	Ex	na			5237351.878	526412.098
9	Ex	na			5237356.063	526432.21
10	Ex	na			5237354.613	526429.736
11	Ex	na			5237358.966	526441.132
12	Ex	na			5237355.611	526437.12
13	Ex	na			5237351.012	526437.194
14	Ex	na			5237352.237	526438.339
15	Ex	na			5237361.942	526444.6
16	Ex	na			5237377.74	526452.001
17	Ex	na			5237398.981	526431.313
18	E vim	106	Very high	12.7	5237393.454	526391.285
19	E vim	63	Very high	7.6	5237399.076	526393.222
20	E amy	60		7.2	5237390.715	526397.269
21	Ex	na			5237399	526407.256

Figure 2. Vegetation map.

