

# APPLICATION FOR PLANNING APPROVAL

**Application Number:** DAS-2025-22  
**Proposal:** Subdivision creating two (2) lots  
**Subject Site:** 670 Van Morey Road, Margate  
**Responsible Planning Officer:** Brian Huang

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## Advertised Documents:

- Application Plans
- Environmental Values Report
- Bushfire Hazard Assessment

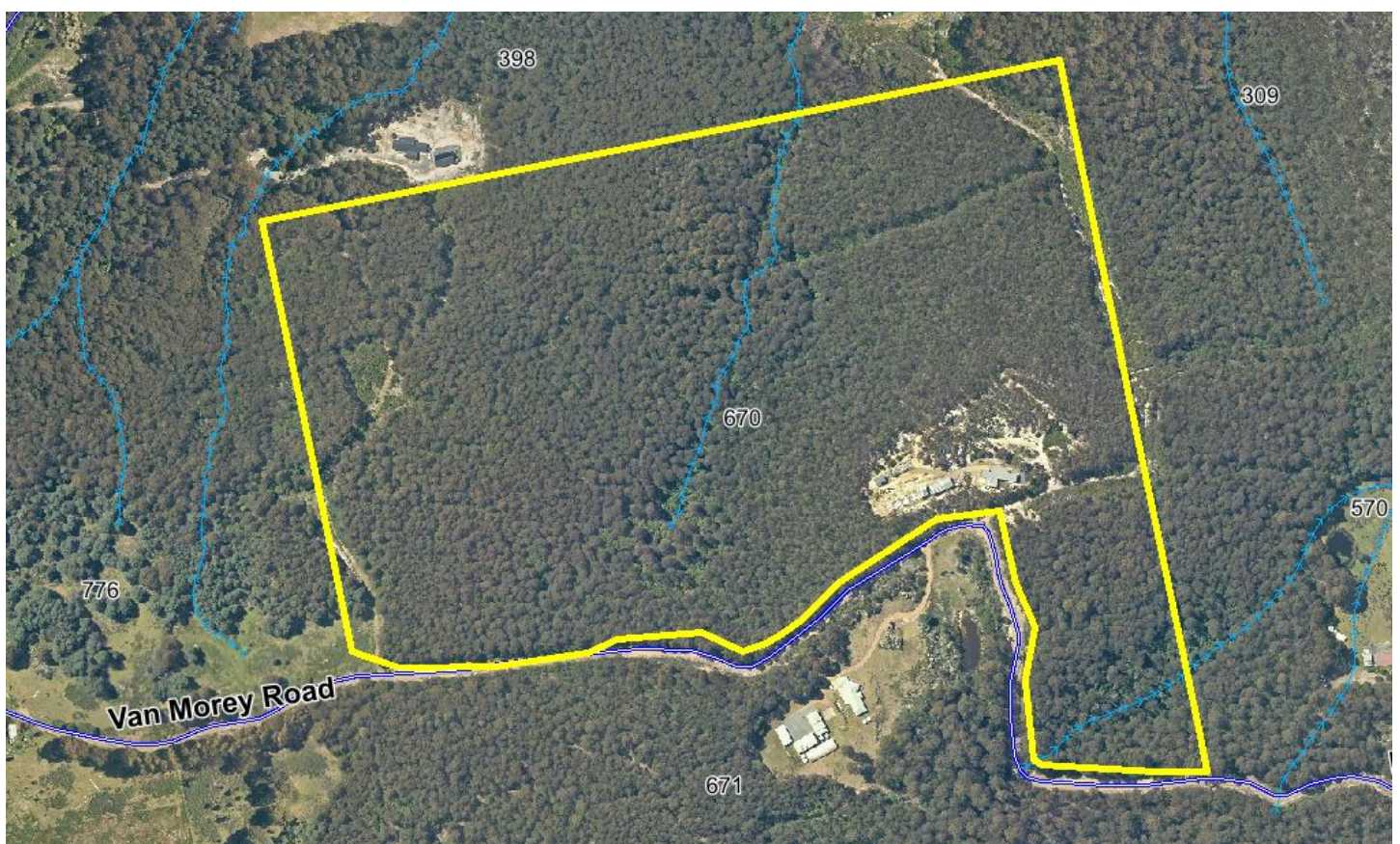
Available upon request:

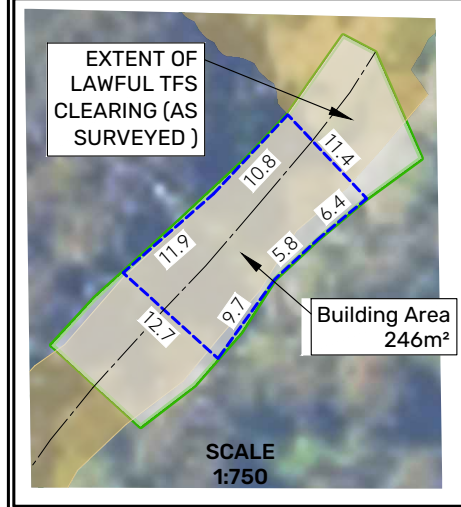
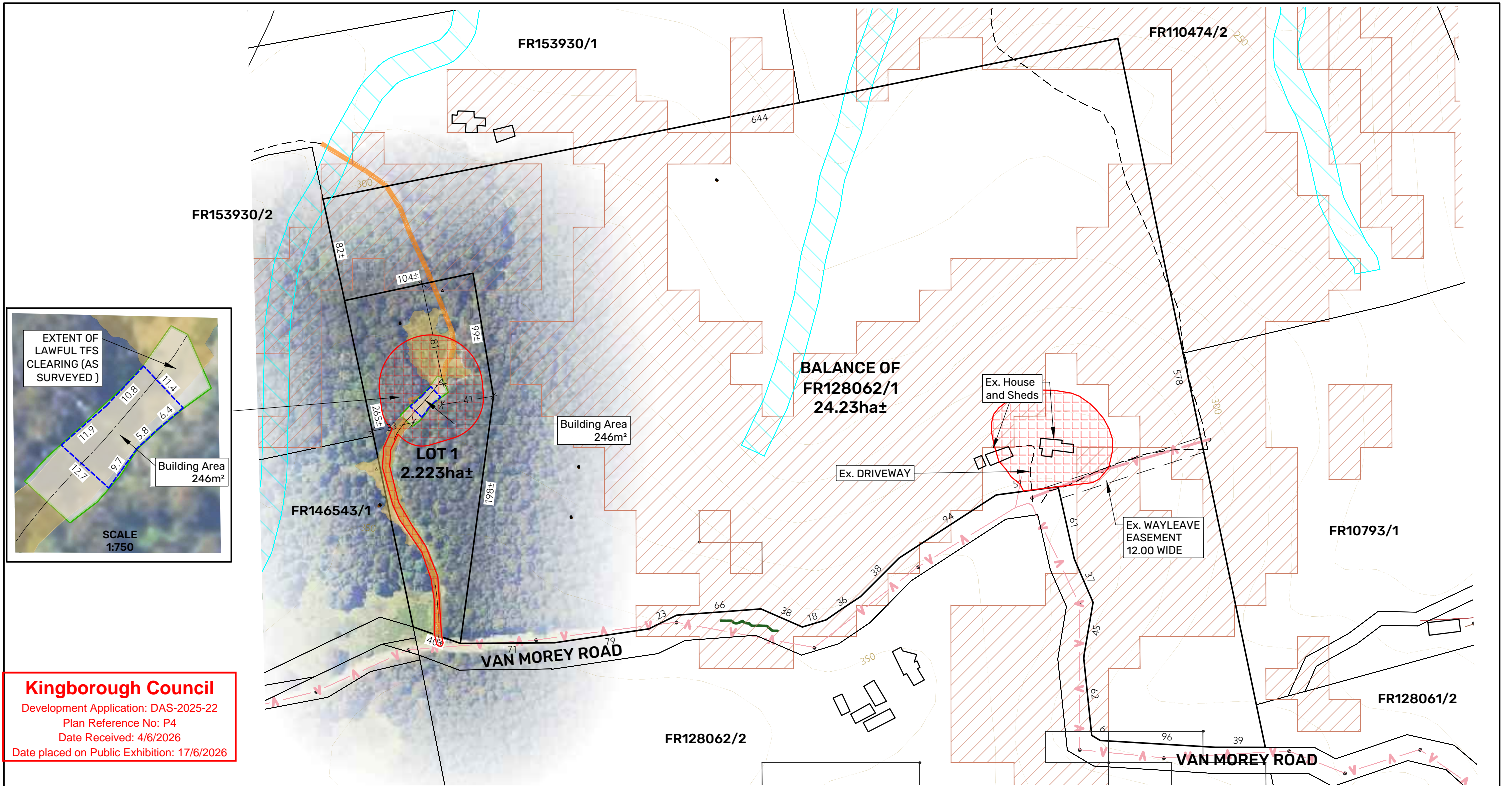
- Application Form
- Copy of Title

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 **30 June 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](mailto:kc@kingborough.tas.gov.au).





**Kingborough Council**  
 Development Application: DAS-2025-22  
 Plan Reference No: P4  
 Date Received: 4/6/2026  
 Date placed on Public Exhibition: 17/6/2026



**LEGEND**


- TITLE BOUNDARY
- CADASTRE
- CONTOURS 10m INTERVAL
- EASEMENT/BURDENED AREA
- EXTENT OF LAWFUL TFS CLEARING (AS SURVEYED)

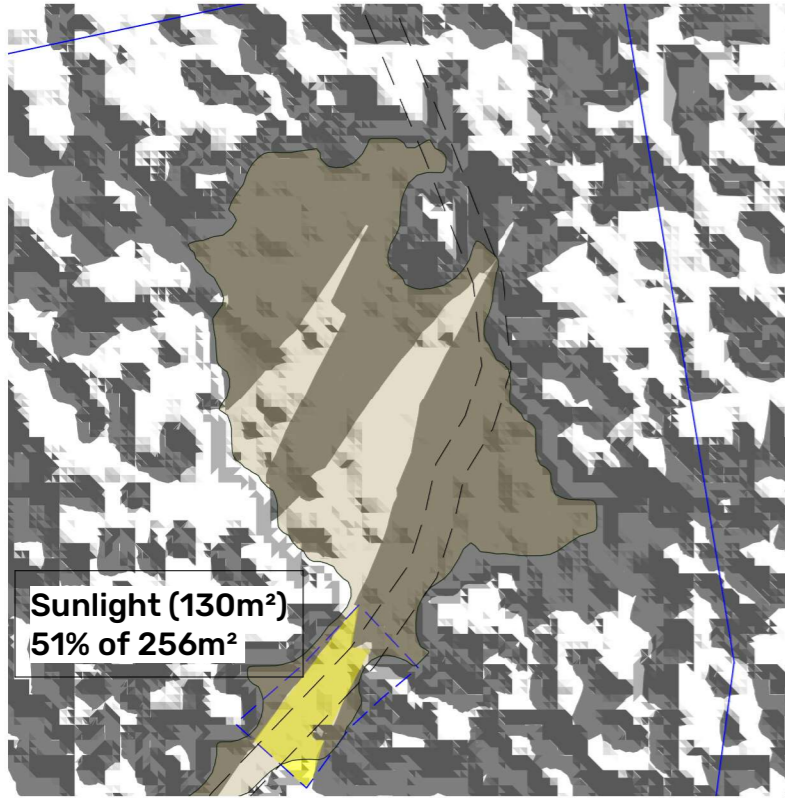
**ZONE OVERLAYS**

- HAZARD MANAGEMENT AREA (BAL-19)
- E3.0 LANDSLIDE CODE
- E11.0 WATERWAY AND COASTAL PROTECTION CODE

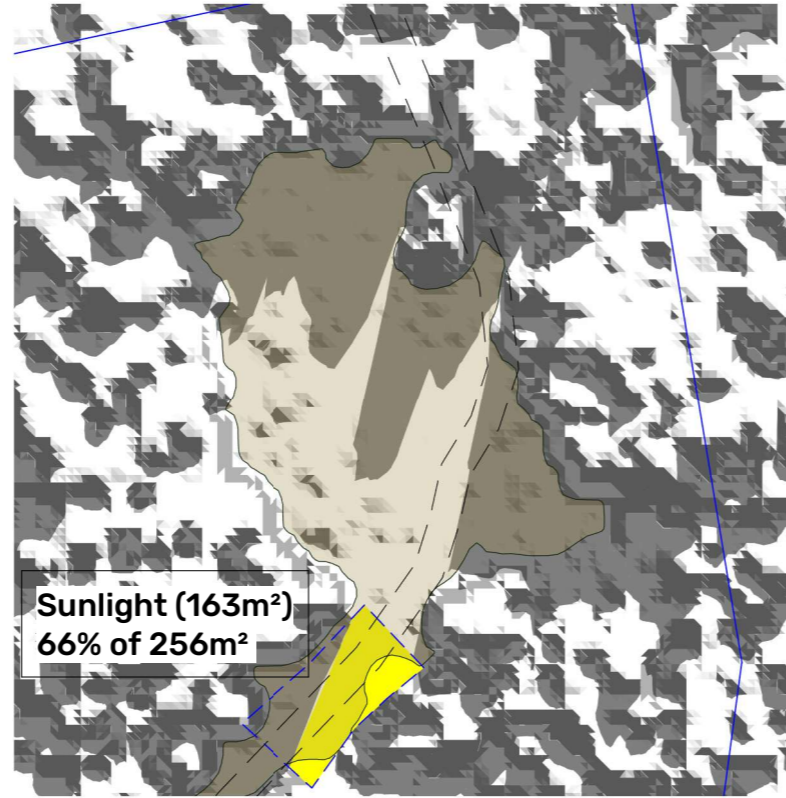
The entire site is covered by codes E1.0 Bushfire-Prone Areas Code, E10.0 Biodiversity Code & E14.0 Scenic Landscapes Code

**Digital Aerial Photo:**  
 Kingborough 25cm 2024  
 by State of Tasmania  
<https://nre.tas.gov.au/land-tasmania/aerial-photography>  
 CC BY 3.0

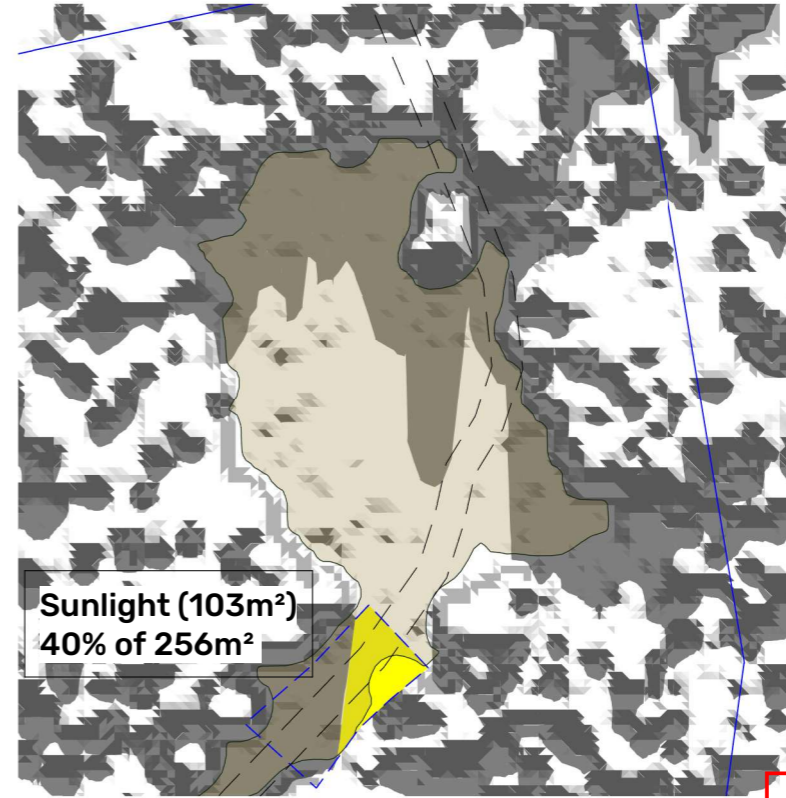
|                                      |  |  |          |                       |   |  |  |  |  |   |  |       |  |       |  |        |  |      |  |            |            |     |          |       |    |    |   |
|--------------------------------------|--|--|----------|-----------------------|---|--|--|--|--|---|--|-------|--|-------|--|--------|--|------|--|------------|------------|-----|----------|-------|----|----|---|
| <b>Owners</b><br>DAVID JAMES RUSSELL |  | <b>Title References</b><br>FR 128062/1 |          | <b>PID</b><br>1805089 | <b>Council</b><br>KINGBOROUGH COUNCIL   | <b>Planning scheme</b><br>Kingborough Interim Planning Scheme 2015 | <b>Zone</b><br>14.0 ENVIRONMENTAL LIVING | <b>Zone Codes</b> 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                     | <b>Easements</b><br>Existing Easements Remain<br>No New Easements Proposed   |   |  |       |  |       |  |        |  |      |  |            |            |     |          |       |    |    |   |
| <b>G</b>                             | UPDATE HAZARD MANAGEMENT ARE FOR LOTS.                                     | MK                                     | 25.05.26 | RB                    | This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey. | <b>PLANNER:</b><br>RB  | <b>REVIEWED:</b><br>-                    | <b>CLIENT:</b><br>DAVID RUSSELL<br><b>PROJECT DESCRIPTION:</b><br>PLANNING PROPOSAL<br>670 VAN MOREY ROAD, MARGATE<br><b>ADDRESS:</b><br><b>DRAWING TITLE:</b><br><b>PLAN OF SUBDIVISION</b> | <br><b>PDA</b><br>SURVEYORS, ENGINEERS & PLANNERS |   |  |       |  |       |  |        |  |      |  |            |            |     |          |       |    |    |   |
| <b>F</b>                             | TFS CLEARING SHOWN AS SURVEYED, NEW BUILDING ENVELOPE SIZE AND LOCATION    | MS                                     | 30.04.26 | RB                    |   | <b>DRAWN:</b><br>MS  | <b>REVIEWED:</b><br>-                    |  |  | 127 Bathurst Street<br>Hobart, Tasmania, 7000<br>PHONE: +61 03 6234 3217<br>FAX: +61 03 6234 5085<br>EMAIL: pda.hbt@pda.com.au<br>www.pda.com.au<br>Also at: Kingston,<br>Launceston & Burnie |  |       |  |       |  |        |  |      |  |            |            |     |          |       |    |    |   |
| <b>E</b>                             | SHOW HAZARD MANAGEMENT AREA FOR LOT 1 PER ENVIRODYNAMICS REPORT (25.03.26) | MK                                     | 02.04.26 | RB                    |   | <b>JOB MANAGER:</b> MATTHEW STRATTON                               | <b>PRINTED DATE:</b> 25 MAY 2026         |  |  |   | <table border="1"> <tr> <td colspan="2">SCALE</td> <td colspan="2">PAPER</td> </tr> <tr> <td colspan="2">1:3000</td> <td colspan="2">(A3)</td> </tr> <tr> <td>JOB NUMBER</td> <td>DISCIPLINE</td> <td>DWG</td> <td>REVISION</td> </tr> <tr> <td>52360</td> <td>DA</td> <td>01</td> <td>G</td> </tr> </table> | SCALE |  | PAPER |  | 1:3000 |  | (A3) |  | JOB NUMBER | DISCIPLINE | DWG | REVISION | 52360 | DA | 01 | G |
| SCALE                                |  | PAPER                                  |          |                       |   |  |  |  |  |   |  |       |  |       |  |        |  |      |  |            |            |     |          |       |    |    |   |
| 1:3000                               |  | (A3)                                   |          |                       |   |  |  |  |  |   |  |       |  |       |  |        |  |      |  |            |            |     |          |       |    |    |   |
| JOB NUMBER                           | DISCIPLINE   | DWG                                    | REVISION |                       |   |  |  |  |  |   |  |       |  |       |  |        |  |      |  |            |            |     |          |       |    |    |   |
| 52360                                | DA   | 01                                     | G        |                       |   |  |  |  |  |   |  |       |  |       |  |        |  |      |  |            |            |     |          |       |    |    |   |
| <b>D</b>                             | REPOSITION 30 x 30m BUILDING AREA  | MK                                     | 27.03.26 | RB                    |   |  |  |  |  |   |  |       |  |       |  |        |  |      |  |            |            |     |          |       |    |    |   |
| <b>C</b>                             | REPOSITION 30 x 30m BUILDING AREA AND PREPARE SHADOW DIAGRAMS              | MK                                     | 04.02.26 | RB                    |   |  |  |  |  |   |  |       |  |       |  |        |  |      |  |            |            |     |          |       |    |    |   |
| <b>REV</b>                           | AMENDMENTS   | DRAWN                                  | DATE     | APPR.                 |   |  |  |  |  |   |  |       |  |       |  |        |  |      |  |            |            |     |          |       |    |    |   |



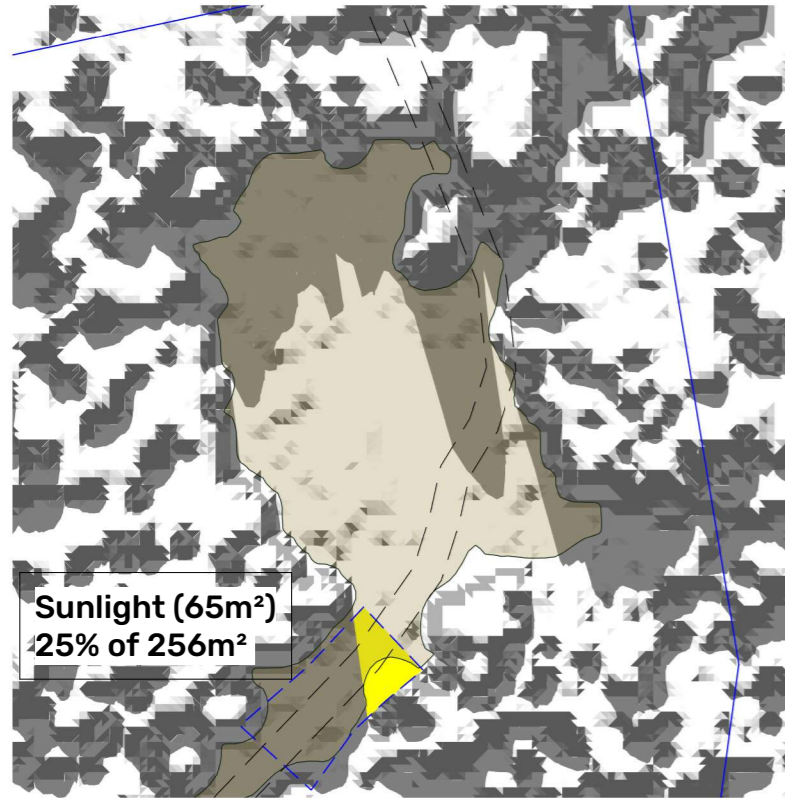
**21st June (Solstice) Time: 10:00,**  
Azimuth: 31°, Elevation: 17°



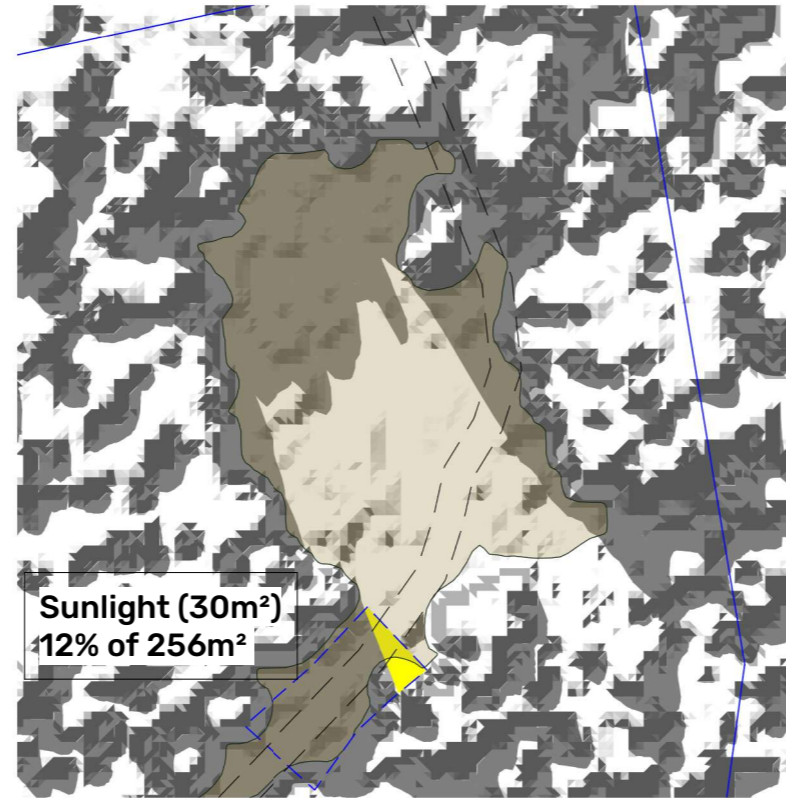
**21st June (Solstice) Time: 11:00,**  
Azimuth: 17°, Elevation: 21°



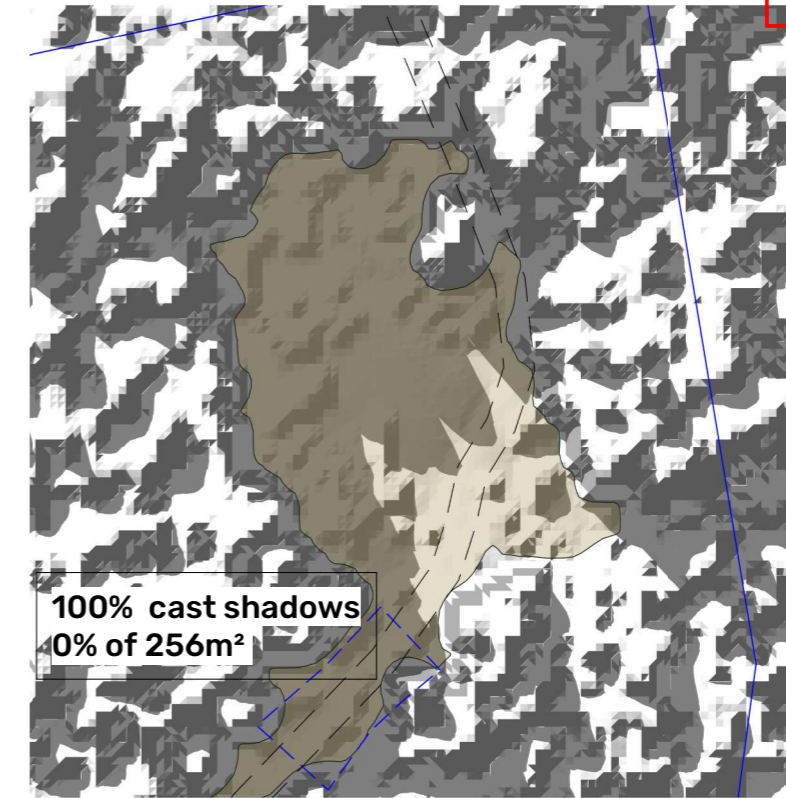
**21st June (Solstice) Time: 12:00,**  
Azimuth: 3°, Elevation: 23°



**21st June (Solstice) Time: 13:00,**  
Azimuth: 348°, Elevation: 22°



**21st June (Solstice) Time: 14:00,**  
Azimuth: 333°, Elevation: 19°



**21st June (Solstice) Time: 15:00,**  
Azimuth: 321°, Elevation: 13°



**Legend**

- Build area 246m<sup>2</sup>
- Approx clearing
- Sunlight %
- Existing Fire trail
- (Tasfire constructed)

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**Important Note**

This plan has been prepared for the purpose of obtaining planning approval from the Council.

The information shown hereon should not be used for any other purpose or be relied upon in any financial agreement.

All measurements and areas are subject to final survey.

**Digital Elevation Model:**  
WellingtonRange2019 DEM 1m  
TAS Government  
<https://elevation.fsdf.org.au/>  
CC BY 4.0

**Tree Canopy Height**  
TAS\_CHM\_2m.tif  
by State of Tasmania  
[www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)  
CC BY 3.0

| REV | AMENDMENTS  | DRAWN | DATE     | APPR. |
|-----|---|-------|----------|-------|
| A   | BUILD AREA 246m <sup>2</sup>                      | MK    | 06.05.26 | PB    |
| 0   | SHADOW DIAGRAMS - PROPOSED BUILD AREA PER COUNCIL | MK    | 19.01.26 | MS    |

|        |                    |                  |
|--------|--------------------|------------------|
| SCALE: | SURVEYOR<br>-      | PROJECT<br>52360 |
|        | DRAWN<br>MK        | CHECKED<br>RB    |
|        | DATE<br>6 MAY 2026 |                  |

**SHADOW ANALYSIS - 21ST JUNE - PROPOSED BY COUNCIL**  
**670 VAN MOREY ROAD, MARGATE**  
for DAVID RUSSELL



|   |  |                    |
|---|--|--------------------|
| 6 Freeman Street, Kingston, Tasmania, 7050<br>www.pda.com.au<br>Also at: Hobart, Launceston & Burnie<br>PHONE: +61 03 6229 2131<br>FAX: +61 03 6229 3901<br>EMAIL: pda.ktn@pda.com.au | SCALE<br><b>1 : 1000</b>               | PAPER<br><b>A3</b> |
|   | DRAWING NUMBER<br><b>52360 - DA-04</b> | SHEET<br><b>-A</b> |