NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: 869 Kellevie Road, Kellevie

PROPOSED DEVELOPMENT:

CHANGE OF USE - OUTBUILDING TO SECONDARY DWELLING & STORAGE (RETROSPECTIVE)

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 26th May 2025.**

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 26th May 2025.**

APPLICANT: **Jjjd Design**

APPLICATION NO: **DA 2025 / 63 1**
DATE: **09 May 2025**

Part B: Please note that Part B of this form is publicly exhibited.

Full description of Proposal:	*Use:* Proposed Ancillary Dwelling *Development:* Shed Conversion to Ancillary Dwelling (Partially retrospective works) *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 7,500
Is all, or some the work already constructed:	No: ☐ Yes: ☒
Location of proposed works:	Street address: 869 Kellevie Road Suburb: Kellevie Postcode: 7176 Certificate of Title(s) Volume: 248566 Folio: 1
Current Use of Site	Residential Dwelling
Current Owner/s:	Name(s) Nickolas Bourke

Is the Property on the Tasmanian Heritage Register?	No: ☒ Yes: ☐	*If yes, please provide written advice from Heritage Tasmania*
Is the proposal to be carried out in more than one stage?	No: ☒ Yes: ☐	*If yes, please clearly describe in plans*
Have any potentially contaminating uses been undertaken on the site?	No: ☒ Yes: ☐	*If yes, please complete the Additional Information for Non-Residential Use*
Is any vegetation proposed to be removed?	No: ☒ Yes: ☐	*If yes, please ensure plans clearly show area to be impacted*
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☒ Yes: ☐	*If yes, please complete the Council or Crown land section on page 3*

If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form
https://www.sorell.tas.gov.au/services/engineering/

Part B continued: Please note that Part B of this form is publicly exhibited

Declarations and acknowledgements
• I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. • I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. • I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. • I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application. • I/we declare that the information in this application is true and correct. *Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.*
• I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.
• Where the General Manager's consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature: ..... Date: 11/03/2025

Crown or General Manager Land Owner Consent
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*). Please note: • If General Manager consent if required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au • If the application involves Crown land you will also need a letter of consent. • Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____ Sorell Council Development Application: 5.2025.63.1 - Development Application - 869 Kellevie Road, Kellevie - P1 .pdf Plans Reference:P1 Date Received:13/03/2025

Signature of General Manager, Minister or Delegate:	Signature: ..... Date: .....

JJJD DESIGN

PHONE: 0439336257 **EMAIL:** info@jjjd.design

Dear Sorell Council Planning Authority,

This cover letter has been prepared in relation to the application for retrospective approval at **869 Kellevie Road, Kellevie**.

The proposed retrospective approval application is for a shed which has been converted to an ancillary dwelling.

As the existing shed is 80m^2 it does not currently comply with the maximum floor area of 60m^2 for ancillary dwelling.
To meet compliance, part of the shed is to be blocked off from the habitable space, with new external entrances to create separate secure storage areas.

However, as the site is zoned **'Rural'**, the proposal does not meet the following Acceptable Solutions set out in the following clauses of the Tasmanian Planning Scheme:

- Clause 20.3.1 – Discretionary Use

This letter will outline the **Performance Criteria P2 & P3** for **Clause 20.3.1 (Discretionary Use)** and explain why the proposed ancillary dwelling conversion is appropriate and compliant with these criteria.

Performance Criteria P1 & P4 for **Clause 20.3.1 (Discretionary Use)** will not be addressed as these clauses exclude proposed residential use.

Yours Sincerely,

Jeremiah Dwyer Principal – JJJD Design

BEnvDes Bachelor of Environmental Design, CPP50911 Diploma of Building Design

JJJD DESIGN

PHONE: 0439336257 **EMAIL:** info@jjjd.design

Clause 20.3.1 – Discretionary Use

Objective:

That the location, scale and intensity of a use listed as discretionary:

(a) Is required for operational reasons
(b) Does not unreasonably confine or restrain the operation of uses on adjoining properties
(c) Is compatible with agricultural use and sited to minimise conversion of agricultural land
(d) Is appropriate for a rural location and does not compromise the function of surrounding settlements

Acceptable Solutions not met: A2

No Acceptable Solution

Relating Performance Criteria: P2

A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to:

(a) The location of the proposed use

- Proposed ancillary dwelling is within an existing shed and will not affect existing use on adjoining properties.
- Shed is currently occupied as an unapproved ancillary dwelling, therefore approval will not affect existing use on adjoining properties.

(b) The nature, scale and intensity of the use

- Proposed ancillary dwelling is within an existing shed and will not affect existing use on adjoining properties.
- Shed is currently occupied as an unapproved ancillary dwelling, therefore approval will not affect existing use on adjoining properties.

(c) The likelihood and nature of any adverse impacts on adjoining uses

- Proposed ancillary dwelling is within an existing shed and will not affect existing use on adjoining properties.
- Shed is currently occupied as an unapproved ancillary dwelling, therefore approval will not affect existing use on adjoining properties.

(d) Whether the proposed use is required to support a use for security or operational reasons

- Shed is currently occupied as an unapproved ancillary dwelling, which is occupied by owner's father who works as a farm hand on the property.

(e) Any off site impacts from adjoining uses

- Proposed ancillary dwelling is within an existing shed and will not affect existing use on adjoining properties.
- Shed is currently occupied as an unapproved ancillary dwelling, therefore approval will not affect existing use on adjoining properties

Acceptable Solutions not met: A3

No Acceptable Solution

Relating Performance Criteria: P3

A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to:

(a) The nature, scale and intensity of the use

- Proposed ancillary dwelling is within an existing shed and will not affect the agricultural use of the land.
- Shed is currently occupied as an unapproved ancillary dwelling, with the occupant working as a farm hand, therefore approval will not affect the agricultural use of the land.

(b) The local or regional significance of the agricultural land

- Proposed ancillary dwelling is within an existing shed and will not affect the local or regional significance of the agricultural land
- Shed is currently occupied as an unapproved ancillary dwelling, with the occupant working as a farm hand, therefore approval will not affect the local or regional significance of the agricultural land.
- If proposal is not approved, the longstanding members of the local community will have to move out

(c) Whether agricultural use on adjoining properties will be confined or restrained

- Proposed ancillary dwelling is within an existing shed and will not affect the agricultural use on adjoining properties.
- Shed is currently occupied as an unapproved ancillary dwelling, therefore approval will not affect the agricultural use on adjoining properties.

BushfireWise
DEVELOPMENT PLANNING

Bushfire Hazard Report

Location: 869 Kellevie Road, Kellevie.
Applicant: N. Bourke
Date: November 2024
Certification number: BW001v1
Author: Mark Van den Berg – BFP-108

Contents

Disclaimer:
The measures contained in Australian Standard 3959-2009 cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather conditions. Reasonable steps have been taken to ensure that the information contained within this report is accurate and reflects the conditions on and around the proposal at the time of assessment. The assessment has been based on the information provided by you or your designer.
Authorship
This report was prepared by Mark Van den Berg BSc. (Hons.) FPO (planning) of BushfireWise. Base data for mapping including digital and aerial photography: TasMap, LIST, GoogleEarth, Mark Van den Berg.

1.0 Purpose

This bushfire hazard report provides information relevant to the proposal in the context of the bushfire environment within which it is located and demonstrates compliance with the*, Directors Determination – Bushfire Hazard Areas. Version 1.2, 16 July 2024 February 2024* (Determination). It includes a Certificate of Others (form 55), as required by the Director of Building Control for bushfire hazards and offers guidance for bushfire mitigation through a certified Bushfire Hazard Management Plan. This plan outlines approved measures for bushfire protection in accordance with the Chief Fire Officer of the Tasmania Fire Service.

2.0 Site Details

Title reference:	248566/1
Address:	869 Kellevie Road, Kellevie
Applicant:	Nickolas Bourke
Municipality:	Sorell
Planning Scheme:	Sorell Interim Planning Scheme 2015
Zoning:	Rural
Land size:	~10.1 Ha
Bushfire Attack Level:	BAL-12.5
Certificate of others (form 55):	Complete and attached
Bushfire Hazard Management Plan:	Certified & attached
Compliance pathway:	Deemed to Satisfy

3.0 Introduction

New building work is proposed within a bushfire-prone area which is defined by the Tasmania Planning Scheme – Sorell. This report will form part of supporting documentation for a building permit application for the change of use from a class 10a building to a class 1a building with attached carport. A site-specific bushfire hazard management plan which includes measures to reduce the impact of bushfire attack on the new building work is provided for practical application and compliance purposes.

4.0 Proposal

A change of use for an existing class 10a building to a class 1a building with attached carport is proposed. The specifications required by this report will achieve the Deemed to Satisfy requirements of the Determination if implemented in accordance with this report and the bushfire hazard management plan.

5.0 Site Description

The proposal is located at 869 Kellevie Road, Kellevie, in the municipality of Sorell and is zoned Rural under the Tasmanina Planning Scheme – Sorell. The site is ~10.1 Ha, is irregular in in shape and is located approximately 1.8km north-west of Corbetts Lookout (Figure 1). The lot is serviced by a gravel through road but is not serviced with a reticulated water system. Access to the site from Kellevie Road is achieved via an existing crossover. The proposal involves the development of an ancillary dwelling, the lot contains an existing primary dwelling for which construction standards, firefighting water supplies, minimum property access standards and hazard management areas were required to be implemented.

The lot carries a combination of forest, woodland and low threat vegetation which extends beyond the lot boundaries in all directions, this vegetation has linkages with landscape scale bushfire-prone vegetation units (figure 2). Adjacent lands are zoned Rural and carry native forest and woodland vegetation and hardwood plantations. The lot has generally gentle slopes, but the surrounding area features low rolling hills and valleys which exhibit variation in slope and aspect. The site has a southerly aspect which may influence the bushfire attack at the site under southerly wind conditions.

Vegetation within and adjacent to the site was assessed in accordance with the vegetation classification system of AS3959-2018 and was classified as forest, woodland and low threat vegetation. The classified vegetation with the potential to cause the greatest impact on the site occurs to the north of the site.

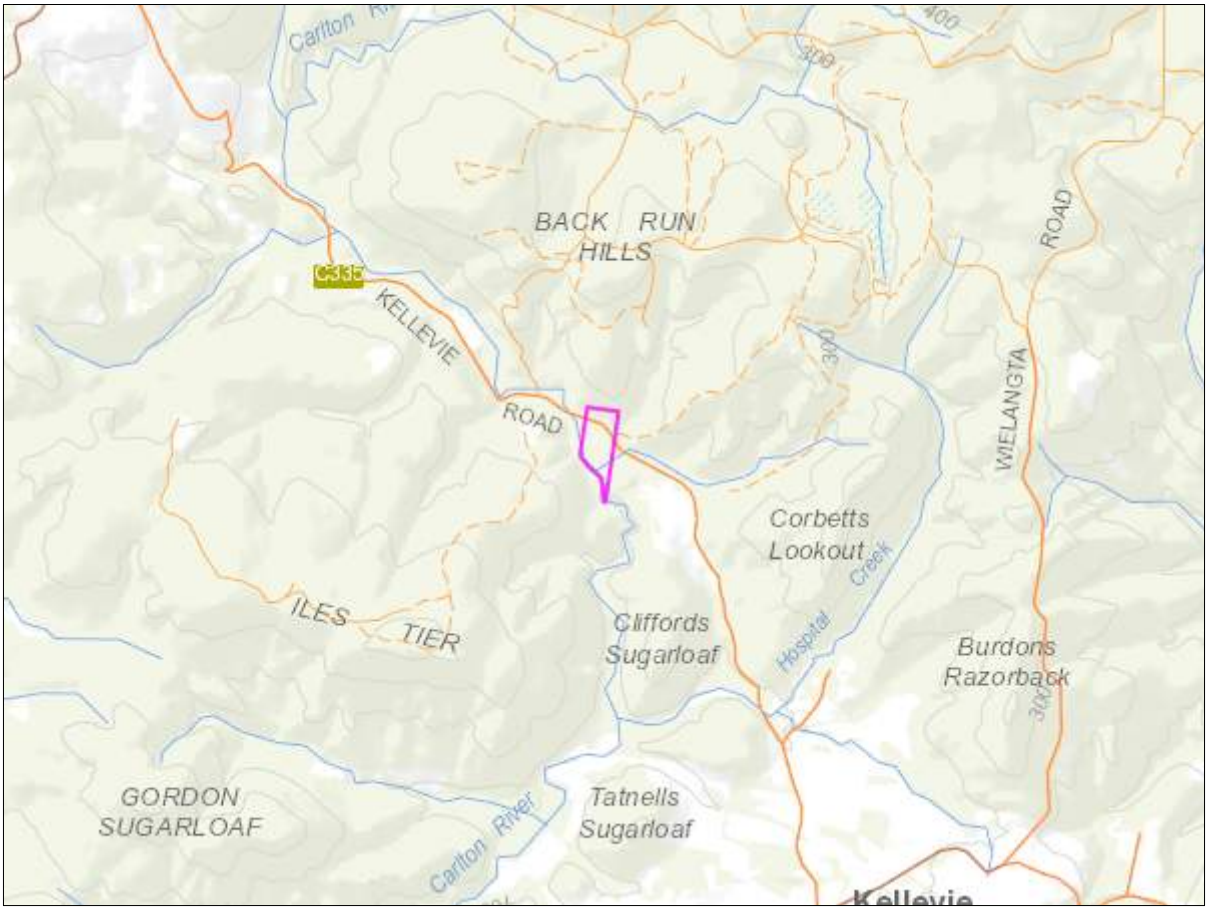


Figure 1. The location of the lot in a topographical context, the lot is outlined in pink.

Figure 2. Aerial image of the lot (pink line) showing forest, woodland and low threat vegetation within and adjacent to the site.

6.0 Bushfire Attack Level assessment

The Bushfire Attack Level (BAL) has been assessed in accordance with Section 2 of AS 3959-2018: '*Simplified Procedure*'. Vegetation has been classified using a combination of on-site observations and remotely sensed data, ensuring consistency with Table 2.3 of AS 3959-2018. Slope and distance measurements have been obtained through field surveys and/or the analysis of remotely sensed data, including aerial and satellite imagery and other publicly available data sources and processed using proprietary software. Where applicable the vegetation assessment as taken into account edge effects and the potential for changes in vegetation classification through natural processes. A detailed bushfire attack level assessment is located at appendix A. The bushfire attack level for the site has been determined as BAL-12.5.

7.0 Bushfire Protection Measures

The bushfire attack level has been determined as BAL-12.5. Structures exposed to bushfire attack can expect low to moderate levels of radiant heat exposure up to 12.5kW/m^2. While the risk of direct flame contact is low, embers may ignite vegetation, debris, or vulnerable parts of buildings. Smoke will reduce air quality and visibility. Following, are requirements that will not only achieve administrative compliance if implemented but also provide practical measures which will enhance the survivability of buildings and

structures and their occupants in the event of bushfire attack.

7.1 Construction Standards

In accordance with the National Construction Code the proposal is to be constructed in accordance with AS3959 specifications for BAL-12.5.

7.2 Property Access

There is existing property access to the site which is compliant with the property access specifications of the determination. In this circumstance there are no further design or construction requirements for property access. A new firefighting water connection point will be located within 30 metres of the public roadway.

7.3 Firefighting Water Supplies

The site is not serviced by a reticulated water supply system. The proposal requires a static water supply dedicated for firefighting purposes. There is an existing static water supply available to the primary dwelling, an additional supply is required for the ancillary dwelling in accordance with table 1.

Table 1. Specifications for static firefighting water supplies.

Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area
B.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959:2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework & Accessories (including stands & tank supports)	Fittings and pipework associated with a firefighting water point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm;

Element		Requirement
		(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by firefighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles.
D.	Signage for static water connections	The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) comply with water tank signage requirements within AS 2304:2019; or (b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand	A hardstand area for fire appliances must be provided: (a) No more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and, (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

7.4 Hazard Management Areas

The size and management of the Hazard Management Area (HMA) directly influence the Bushfire Attack Level (BAL). The dimensions of the HMA are shown on the Bushfire Hazard Management Plan associated with this report to ensure appropriate protection. By reducing flammable material around a building, the HMA enhances the ability to defend the building, protects occupants, and supports firefighters. Combined with construction standards, firefighting water supplies, and safe property access, the HMA forms part of an integrated approach to mitigating the bushfire risk.

A hazard management area will need to be established and maintained for the life of the development and is shown on the BHMP. Guidance for the establishment and maintenance of the hazard management area is given below and on the BHMP.

An effective hazard management area can achieved through, but is not limited to the following strategies;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;

- Avoid the use of flammable mulches (especially against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers;
- Remove and or prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access;
- Use low-flammability plant species for landscaping purposes where possible;
- Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

8.0 Compliance

The bushfire hazard management plan associated with this report demonstrates how the proposal will comply with the Determination. The following table also shows how compliance with the Determination is achieved and provides the administrative pathway to compliance. The proposal is for the change of use to a class 1a building.

Table 3. Compliance with the Directors Determination – Bushfire Hazard Areas. 16th July, 2024. Version 1.2. A Deemed-to-Satisfy solution which complies with the following Deemed-to-Satisfy provisions is deemed to achieve compliance with the Performance Requirements in the Determination.

Requirements	Relevant Compliance Pathway
2.3.1 Design and Construction	(1) Building work in a bushfire-prone area is to be designed and constructed in accordance with the Deemed-to-Satisfy provisions of NCC Volume 2, Part H7 for Class 1 buildings. (a) The proposal does not involve a class 2, 3 or class 9 building. **(b) The proposal is to be designed and constructed in accordance with the specifications of BAL-12.5 of AS3959.** (2) There are no variations for design and construction proposed. (3) The proposed building is not subject to BAL-40 or BAL-FZ.
2.3.2 Property Access	(1) The following building work must be provided with property access to the building and the firefighting water point, accessible by a carriageway designed and constructed as specified in subclause (4) below: **(a) a new habitable building;** or (b) applicable to Class 10 buildings. (2) applicable to alterations and additions. (3) applicable to alterations and additions. (4) Vehicular access from the public road to the building must: (a) Comply with the property access specifications of Table 2. **Complies at element A**. (b) include access from a public road to a hardstand within 90 metres of the furthest part of the building as measured by a hose lay; **Existing property access complies**.

	(c) include access to the hardstand area for the firefighting water point; **Existing property access complies**. (5) The proposal does not involve class 9 buildings.
2.3.3 Water Supply for Firefighting	(1) The following building work must be provided with a water supply dedicated for firefighting purposes which complies with the requirements specified in Table 3A or Table 3B: **(a) a new habitable building;** or (b) applicable to Class 10 buildings. (2) applicable to alterations and additions. (3) applicable to certain class 9 buildings. **The firefighting water supply is to comply with table 3B, the specifications of table 3B are replicated in this report and on the BHMP.**
2.3.4 Hazard Management Areas	(1) The following building work must be provided with a hazard management area of sufficient dimensions, and which provides an area around the building which separates the building from the bushfire hazard and complies with subclauses (2), (3) (4) and (5): (a) **a new habitable building;** (b) an existing building in the case of an addition or alteration to a building; or (c) a new Class 10a Building to which this Determination applies unless fire separation is provided in accordance with clause 3.2.3 of AS3959. (2) The hazard management area must comply with the requirements specified in Table 4. **Complies, element B, HMA not smaller than that required for BAL-29, HMA to be established in accordance with the bushfire hazard management plan. Elements A & C to G have no application.** (3) The hazard management area for a particular BAL must have the minimum dimensions required for the separation distances specified for that BAL in Table 2.6 of AS 3959 (Method 1). **Complies.** (4) The hazard management area must be established and maintained such that fuels are reduced sufficiently, and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack. **To be established in accordance with the bushfire hazard management plan.** (5) applicable to certain class 9 buildings.
2.3.5 Bushfire Emergency Plan	(1) In a bushfire prone area, a bushfire emergency plan must be prepared for: **(a) a new building;** (b) an existing building in the case of an addition or alteration to a building; (c) an existing building in the case of a change of building class; l) a building associated with the use, handling, generation or storage of a hazardous chemical or explosive. **(i) clause (1) does not apply to following:** **(a) Class 1a Buildings;** (b) Class 10a Buildings; or (c) decks associated with another class of building.

9.0 References

Australian Building Codes Board, *National Construction Code, Building Code of Australia,* Australian Building Codes Board, Canberra.

Building Amendment (Bushfire-Prone Areas) Regulations 2016

Standards Australia, AS3959-2018 Construction of buildings in bushfire-prone areas. Sydney, NSW., Australia.

Tasmanian Planning Scheme – Sorell. Tasmanian Planning Commission, Hobart.

The Bushfire Planning Group 2005, Guidelines for development in bushfire prone areas of Tasmania – Living with fire in Tasmania, Tasmania Fire Service, Hobart.

Directors Determination – Bushfire Hazard Areas. 16th July, 2024. Version 1.2.

Appendix A – bushfire attack level assessment

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North-east	Exclusion 2.2.3.2 (e, f)^^	upslope	0 to 15 metres	22 metres	**BAL-12.5**
	Woodland^	upslope	15 to 32 metres		
	Exclusion 2.2.3.2 (e, f)^^	upslope	32 to 40 metres		
	Forest^	upslope	40 to 100 metres		
South-east	Exclusion 2.2.3.2 (e, f)^^	flat 0º	0 to 80 metres	20 metres	BAL-LOW
	Grassland^	flat 0º	80 to 100 metres		
	--	--	--		
	--	--	--		
South-west	Grassland^	>0 to 5º downslope	0 to 60 metres	37 metres	**BAL-12.5**
	Forest^	>0 to 5º downslope	60 to 100 metres		
	--	--	--		
	--	--	--		
North-west	Grassland^	flat 0º	0 to 25 metres	32 metres	**BAL-12.5**
	Forest^	flat 0º	25 to 75 metres		
	Exclusion 2.2.3.2 (e, f)^^	flat 0º	75 to 85 metres		
	Forest^	upslope	85 to 100 metres		

^ Vegetation classification as per AS3959-2018 amendment 3, Table 2.3 and Figures 2.4(A) to 2.4 (G).
^^ Exclusions as per AS3959

Appendix B – site images

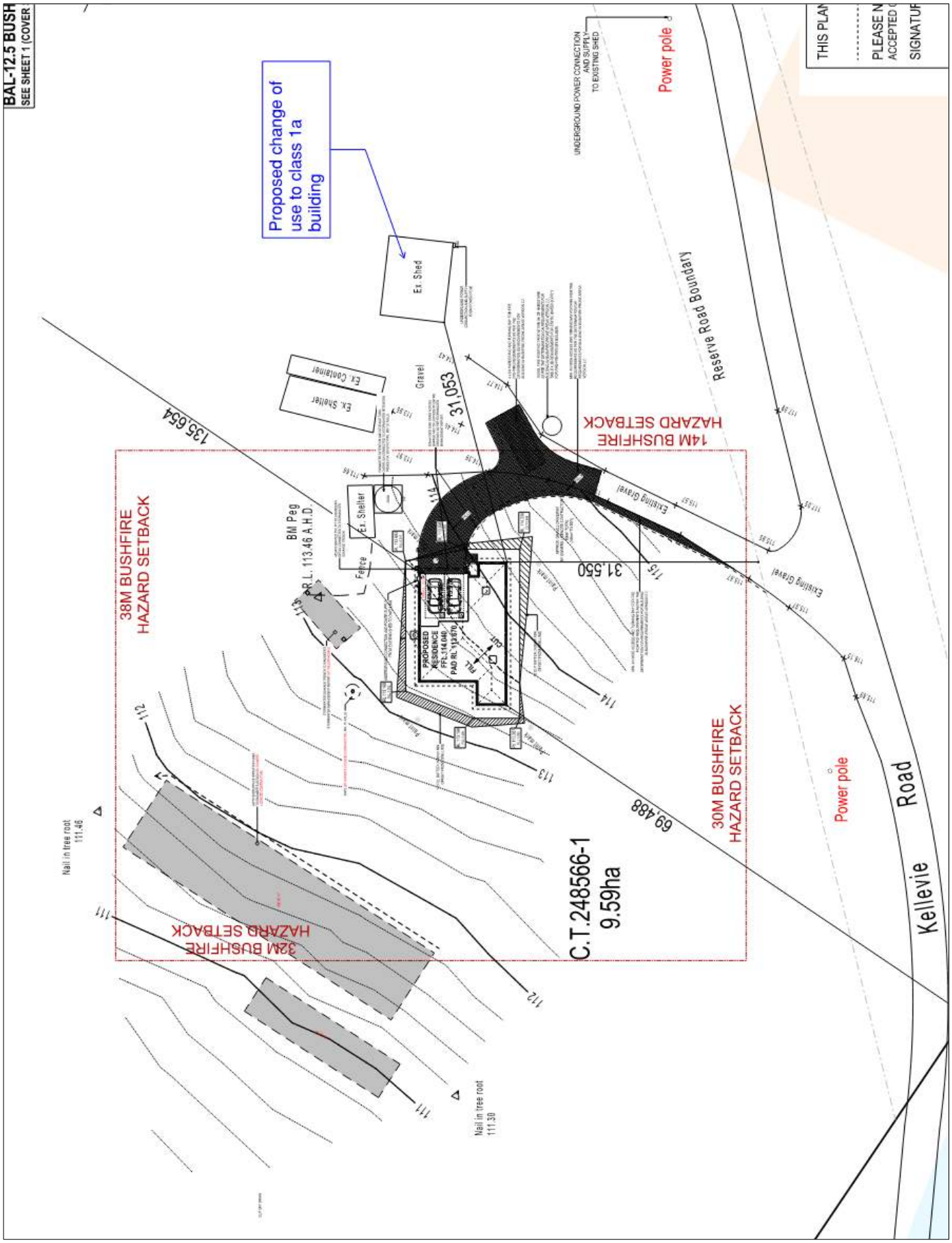
Figure 1. Forest and Woodland vegetation to the north of the site.

Figure 2. Woodland vegetation to the east of the site, powerlines are above Kellevie Road, existing firefighting water supply to the right of frame.

Figure 3. Primary dwelling and existing property access to the south of the site including established and maintained hazard management area.

Figure 4. Grassland vegetation (foreground) and forest vegetation (background) to the west of the site.

Appendix C – proposal plans



Compliance Requirements

Property Access

There is existing property access to the site which is compliant with the property access specifications of the determination. In this circumstance there are no further design or construction requirements for property access. A new firefighting water connection point will be located within 30 metres of the public roadway.

Water Supplies for Firefighting

The site is not serviced by a reticulated water supply, therefore a dedicated, static firefighting water supply will be provided in accordance with the following;

A) Distance between building area to be protected and water supply
The following requirements apply:
(a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and
(b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

B) Static Water Supplies
A static water supply:
(a) May have a remotely located offtake connected to the static water supply;
(b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;

(c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
(d) Must be metal, concrete or lagged by non-combustible materials if above ground; and
(e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
(i) metal;
(ii) non-combustible material; or
(iii) fibre-cement a minimum of 6 mm thickness.

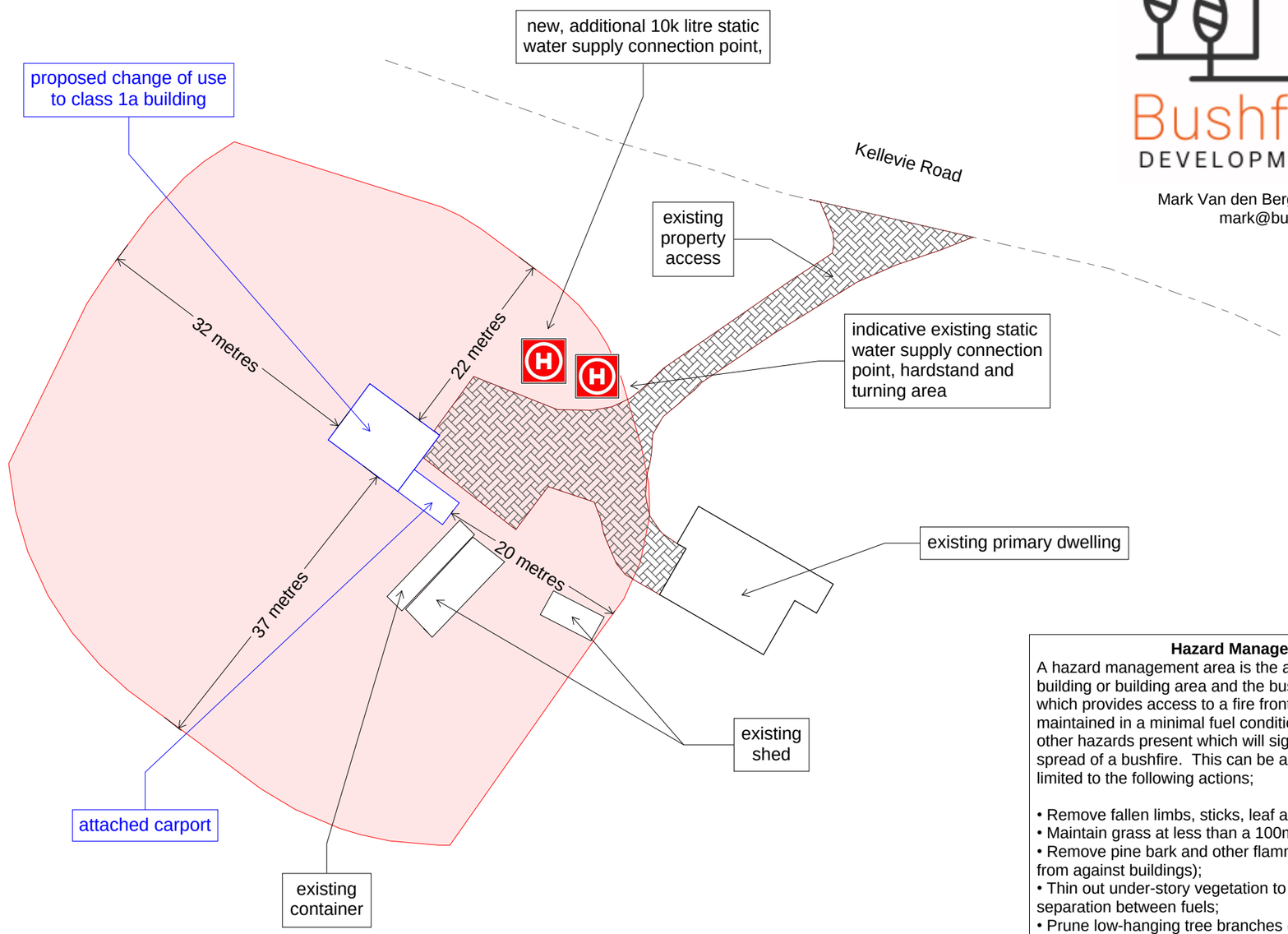
C) Fittings and pipework associated with a fire fighting water point for a static water supply must:
(a) Have a minimum nominal internal diameter of 50mm; (2) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
(c) Be metal or lagged by non-combustible materials if above ground;
(d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;
(f) Ensure the coupling is accessible and available for connection at all times;
(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
(i) Where a remote offtake is installed, ensure the offtake is in a position that is:
(i) Visible;
(ii) Accessible to allow connection by fire fighting equipment,
(iii) At a working height of 450 – 600mm above ground level; and
(iv) Protected from possible damage, including damage by vehicles.

D) Signage for static water connections
The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service

E) Hardstand
A hardstand area for fire appliances must be provided:
(a) No more than three metres from the fire fighting water point, measured as a hose lay (including the minimum
water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected;
(c) With a minimum width of three metres constructed to the same standard as the carriageway; and
(d) Connected to the property access by a carriageway equivalent to the standard of the property access.

Hazard Management Areas

A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.



BushfireWise
DEVELOPMENT PLANNING
Mark Van den Berg BFP-108 0407 294 240
mark@bushfirewise.com.au

Hazard Management Area
A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Remove pine bark and other flammable mulch (especially from against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide (vertical separation between fuel layers;
- Prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability species for landscaping purposes where appropriate;
- Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.

Do not scale from this drawing, use dimensions only. Written specifications to take precedence over diagrammatic representations.	Date : 10/12/2024	N. Bourke 869 Kellevie Road, Kellevie, Tas. 7176	**Bushfire Hazard Management Plan** 869 Kellevie Road, Kellevie. December 2024. BW001.v1.	Building Specifications to **BAL-12.5** of AS3959-2018	Certification No. BW001 Mark Van den Berg Acc. No. BFP-108 Scope 1, 2, 3A, 3B, 3C.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: N. Bourke *Owner /Agent*

869 Kellevie Road *Address*

Kellevie, Tasmania 7176 *Suburb/postcode*

Qualified person details:

Qualified person: Mark Van den Berg

Address: 18 Marlborough Street

Sandy Bay 7005

Phone No: 0407 294 240

Fax No:

Licence No: BFP-108

Email address: mark@bushfirewise.com.au

Qualifications and Insurance details: Accredited to report on bushfire hazards under the Fire Service Act 1979.
Insurance Policies:
NPP-34336-PI.
180U352645BPK -PL

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Analysis of hazards in bushfire prone areas.

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 869 Kellevie Road

Kellevie, Tasmania 7176

Lot No: 1

Certificate of title No: 248566

The assessable item related to this certificate: Bushfire hazard management plan for proposed class 1a building.

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Bushfire Hazard

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable items, at any stage, as part of – *(tick one)*

◉ building work, plumbing work or plumbing installation or demolition work

OR

○ a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Management Plan 869 Kellevie Road, Kellevie. December 2024. BW001.V1. Bushfire Hazard Report 869 Kellevie Road, Kellevie. December 2024. BW001.V1.
Relevant calculations:	AS 3959:2018 - Method 1 BAL assessment.
References:	AS 3959:2018 - Method 1 BAL assessment.

Substance of Certificate: (what it is that is being certified)

1. The proposed building work – if designed and constructed in accordance with the bushfire hazard management plan referred to in this certificate – will comply with the applicable Deemed-to-Satisfy requirements of the Director's Determination – Bushfire Hazard Areas v1.2.

2. The applicable Bushfire Attack Level (BAL) determined using AS 3959:2018 for design and construction is BAL-12.5

Scope and/or Limitations

1. The scope of this certification is limited to compliance with the requirements of the Director's Determination – Bushfire Hazard Areas v1.2.

2. The effectiveness of the measures prescribed in the bushfire hazard management plan and supporting report are dependent on their correct implementation and maintenance for the life of the development.

3. No guarantee can be provided that the building work will survive every bushfire event.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		BW001	10/12/2024

GEOTECH 22-230b

8/10/2024

ROCK SOLID GEOTECHNICS PTY LTD
Peter Hofto
163 Orielton Road
Orielton
TAS 7172
0417 960 769
peter@rocksolidgeotechnics.com.au

Nicholas Bourke 0417713676

Via Corina Clasener 0478409787
cclasener@policebank.com.au

Amended Onsite Wastewater System Design - 869 Kellevie Road, Kellevie

Below find an amended Onsite Wastewater System design the residence and proposed ancillary dwelling at 869 Kellevie Road, Kellevie. This assessment should be read in conjunction with a Site & Soil Evaluation Report (GEOTECH 22-230).

An onsite wastewater assessment and system design was completed in 2022 for a proposed new 4-bedroom residence. It is now proposed to add an ancillary dwelling (in a current shed/garage). It is proposed to utilise the current wastewater system and increase the size of the current Land Application Area (LAA).

All the residential wastewater from both the residence and ancillary dwelling will be treated in the current Aerated Wastewater Treatment System (AWTS), with the effluent applied into the Land Application Area (LAA) via surface irrigation (to be increased in area).

WASTEWATER SYSTEM DESIGN:

The size of the required Land Application Area (LAA) for the AWTS is conditional on the wastewater load entering the system and the permeability of the site.

The soil profile is classified as Class 6 (CLAY/BEDROCK) with respect to permeability, with an Indicative Permeability of 0.06-0.5m/d and a Design Irrigation Rate (DIR) of 2mm/day (Secondary Treated Effluent).

4-bedroom residence	6-person occupancy	
1-bedroom ancillary dwelling	2-person occupancy	
Tank water	120 litres/person/day	
Wastewater Load	8 x 120 litres/person/day	960 litres/day
Design Irrigation Rate (DIR)	2mm/day	Secondary treated effluent
Irrigation Area	960 / 2 = 480m^2	

Total size of calculated Land Application Area (LAA) is 480m^2.

LAND APPLICATION AREA

It is proposed to increase the irrigation zone, from 5 to 6 six irrigation sprinklers. 10.7m diameter / 5.35m radius spray head (non-aerosol) Senninger mini-wobblers will be used (#7 nozzle – lime 2.78mm, 295 L/hr) on durable, 450mm risers (raised up to provide protection from interference of spray pattern by vegetation growth) at 10.0m spacings. The mini-wobblers will be fitted with taps to reduce the radius for the spray head to 5m.

- Wetted area for each wobbler head (wetted radius = 5m)^2 x 3.142 78m^2
- Wetted area for 6 x wobbler heads 480m^2

The irrigation risers will continue to be supplied from the AWTS unit pump via 32mm diameter lilac LDPE pipe.

Each sprinkler head is to be raised 450mm above ground level, to provide protection from interference of spray pattern by vegetation growth, using appropriately sized vertical galvanized steel.

All pipes to be dug into ground to protect them from mechanical damage and deterioration from sunlight exposure.

The irrigation area is not to be used for growing vegetables. It will not be necessary to install a cutoff drain upslope from the LAA.

SITE AND SOIL EVALUATION REPORT

Soil Category: (as stated in AS/NZS 1547-2000) 1,…2,…3,…4,…5,…6	Modified Emerson Test Required No If Yes, Emerson Class No. ....
Soil Profile:	The locations of the test holes are nominated on the site plan.
Measured or Estimated Soil Permeability (m/d):	0.06-0.5m/d
Design Irrigation Rate (DIR)	2mm/day (Secondary Treated Effluent)
Geology:	Jurassic dolerite.

Slope:	2 degrees to the southwest
Drainage lines / water courses:	Nil
Vegetation:	Cleared site
Site History: (land use)	Unknown
Aspect:	Southwest
Pre-dominant wind direction:	Northwest to southwest
Site Stability: Will on-site wastewater disposal affect site stability?	No
Is geological advice required?	No
Drainage/Groundwater:	Not encountered
Depth to seasonal groundwater (m):	Not Encountered
Are surface or sub-surface drains required upslope of the land application area	No
☑ Water tanks	
Date of Site Evaluation:	23/11/2022
Weather Conditions:	Fine, rain in past week

ROCK SOLID GEOTECHNICS PTY LTD
Peter Hofto
163 Orielton Rd
Orielton
TAS 7172
0417960769
peter@rocksolidgeotechnics.com.au

Nicholas Bourke 0417713676
cclasener@policebank.com.au

8/10/2024

Loading Certificate for Onsite Wastewater System - 869 Kellevie Road, Kellevie

1 System Capacity: (medium/long term)

- 4-bedroom residence + 1-bedroom ancillary dwelling, 8 persons total — 960 litres/day

2 Design Criteria Summary:

- Secondary Treated Effluent — Aerated Wastewater Treatment System (AWTS)
- Soil Category — Class 6 CLAY
- Land Application System — 480m^2 of surface irrigation

3 Reserve Area:

- Suitable reserve area if required in the future.

4 Variation from design flows etc:

- The system should successfully assimilate additional peak loadings which may result from occasional social gatherings if this does not exceed use by more than 12 persons in a 24-hour period, or more than 2 temporary resident visitors (ie. up to 10 persons total) for a period not exceeding 4 days. Visitors should be advised of the requirement to minimise time spent in showers, not unduly running taps, and other common-sense water conservation measures.

5 Consequences of overloading the system:

- Long term use by more than 8 residents or equivalent may result in overloading of the system, surfacing of effluent, public and environmental health nuisances, pollution of surface water etc.

6 Consequences of under-loading the system:

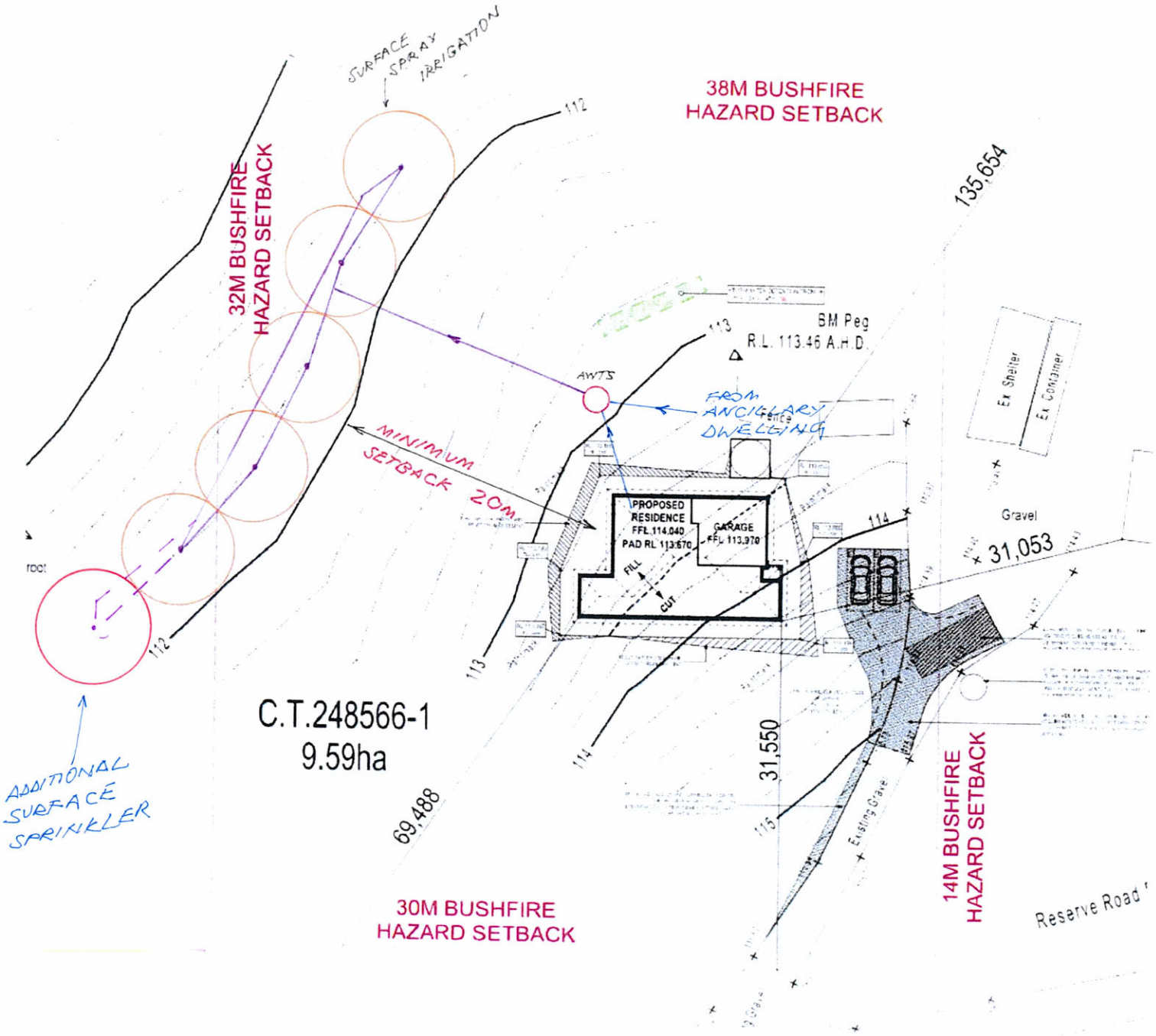
- The system will work effectively with as few as 1-person in the residence, however long periods of zero occupancy may result in poor functioning of the system when normal use recommences. If the building is left unoccupied for more than one month, it is advised to inform the maintenance contractor.

7 Consequences of lack of operation, maintenance and monitoring attention:

- The AWTS must be maintained by a contracted maintenance provider.

Peter Hofto
Rock Solid Geotechnics Pty Ltd

PLAN
WASTEWATER SYSTEM
1:500



CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form 35

To: Nicholas Bourke *Owner name*

cclasener@policebank.com.au *Address*

Suburb/postcode

Designer details:

Name: Peter Hofto

Category: Building Services Designer Hydraulic - Restricted

Business name: Rock Solid Geotechnics P/L

Phone No: 0417960769

Business address: 163 Orielton Road

Orielton 7172

Fax No:

Licence No: CC6159I

Email address: peter@rocksolidgeotechnics.com.au

Details of the proposed work:

Owner/Applicant Nicholas Bourke

Designer's project reference No. GEOTECH 22-230b

Address: 869 Kellevie Road, Kellevie

Lot No:

Type of work: Building work ☐ Plumbing work X *(X all applicable)*

Description of work:

ONSITE WASTEWATER MANAGEMENT SYSTEM

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	X Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: X | Performance Solution: *(X the appropriate box)*

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Document description:		
Drawing numbers:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 8/10/2024
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 8/10/2024
Computations:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 8/10/2024
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

AS 1547:2021 On-site domestic wastewater management

Director's Guidelines for Onsite Wastewater Management

Any other relevant documentation:

Attribution as designer:

I Peter Hofto – ROCK SOLID GEOTECHNICS P/L ..... am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	*Signed*	*Date*
Designer:	Peter Hofto		8/10/2024
Licence No:	CC6159I		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [x] The works will not increase the demand for water supplied by TasWater
- [x] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [x] The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- [x] The works will not damage or interfere with TasWater's works
- [x] The works will not adversely affect TasWater's operations
- [x] The works are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- [x] I have checked the LISTMap to confirm the location of TasWater infrastructure
- [x] If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I .....Peter Hofto – ROCK SOLID GEOTECHNICS P/L..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: The Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	*Signed*	*Date*
Designer:	Peter Hofto		8/10/2024

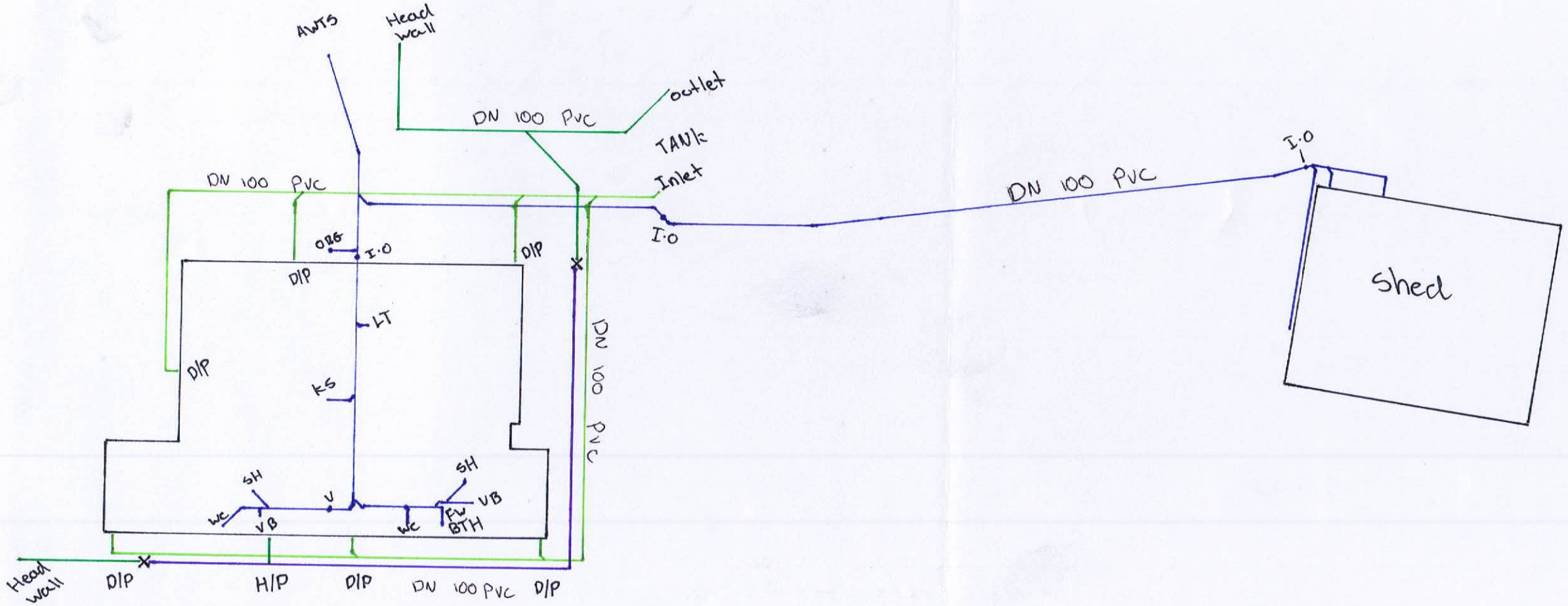
Property Size 25.18 Acres

869 Kellevie Rd Kellevie

Scale 1:200

Sewer —
SW charged —
SW —
Ag Drain —

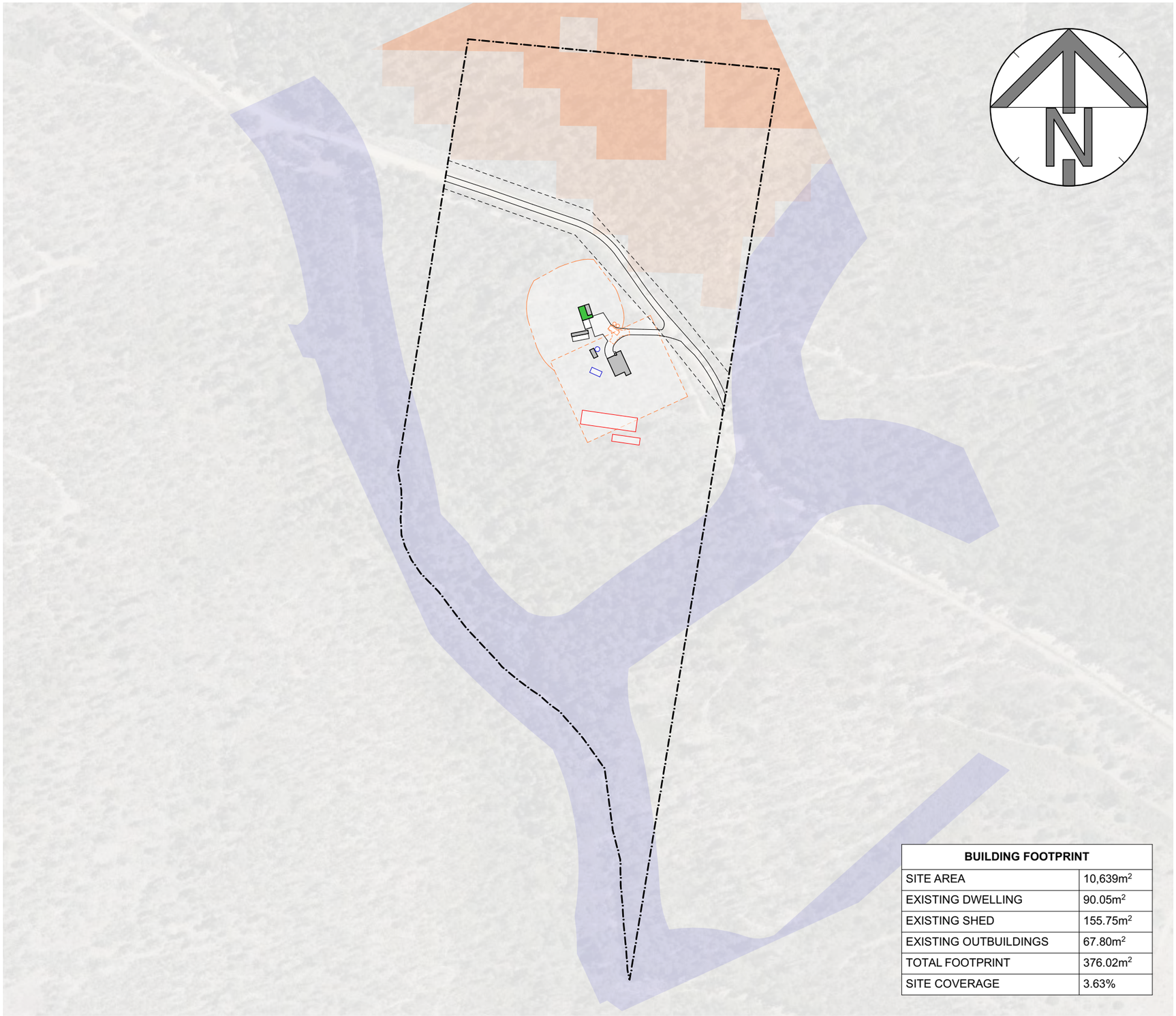
I.O —●—
450 Pit X
Down pipe DIP
Heat Pump H/P



CHANGE OF USE: PROPOSED ANCILLARY DWELLING AT 869 KELLEVIE ROAD, KELLEVIE

DIRECTOR'S LIST:

FOR:	NICKOLAS BOURKE
SITE:	869 KELLEVIE ROAD, KELLEVIE 7176
LAND TITLE:	248566/1
PLANNING PERMIT:	N/A
ZONING:	RURAL
SITE AREA:	10,369m^2
EXISTING FOOTPRINT:	376.02m^2
PROPOSED FOOTPRINT:	UNCHANGED
SITE COVERAGE:	3.63%
BAL:	BAL - 12.5
SOIL CLASSIFICATION:	CLASS 'M'



BUILDING FOOTPRINT	
SITE AREA	10,639m^2
EXISTING DWELLING	90.05m^2
EXISTING SHED	155.75m^2
EXISTING OUTBUILDINGS	67.80m^2
TOTAL FOOTPRINT	376.02m^2
SITE COVERAGE	3.63%

Sorell Council

Development Application: 5.2025.63.1 - Ressponse to Request For Information - 869 Kellevie Road, Kellevie P2 .pdf
Plans Reference: P2
Date Received: 30/04/2025

DRAWING SCHEDULE:

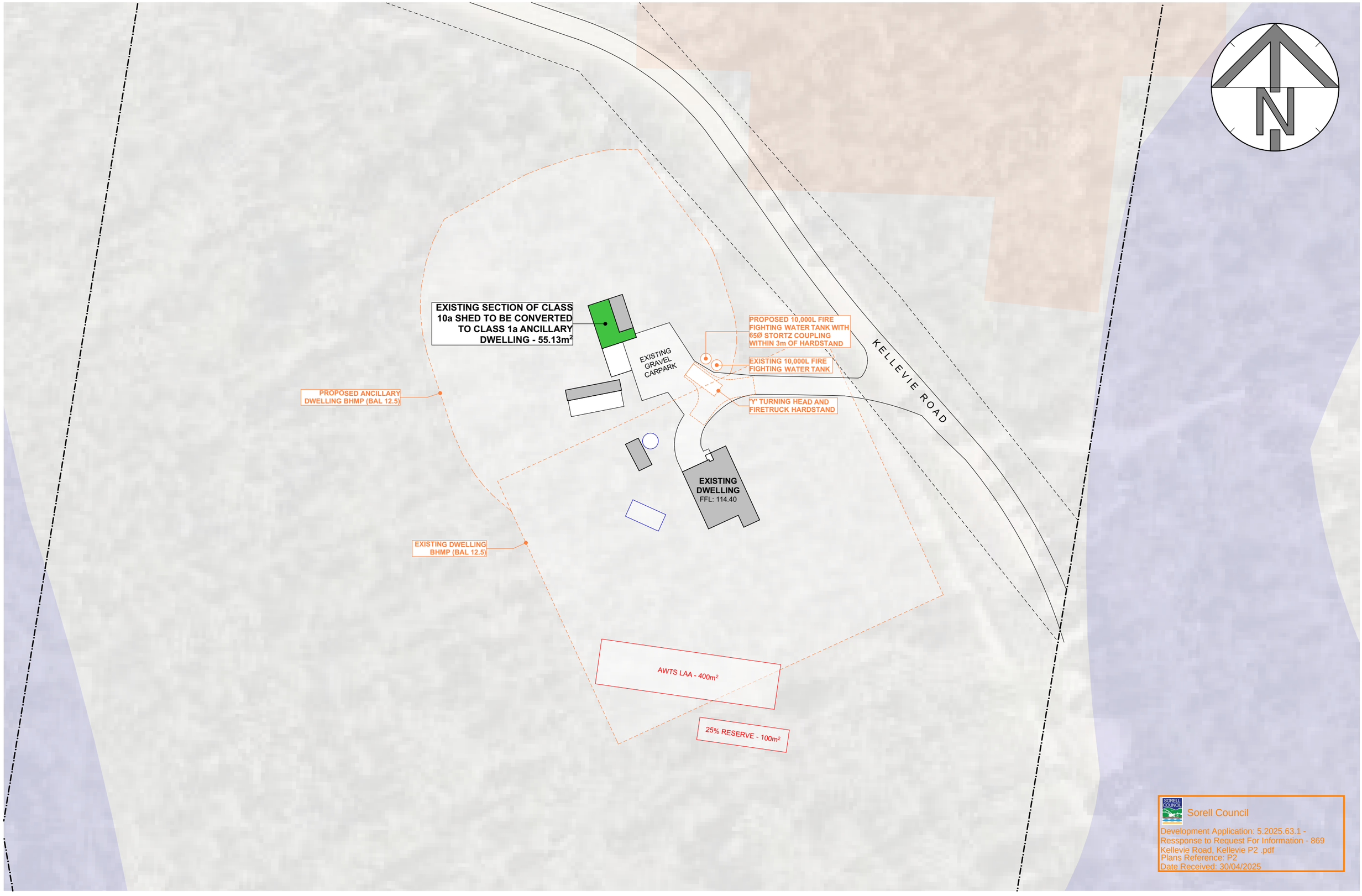
WD.01	SITE PLAN	24.02.25
WD.02	PART-SITE PLAN	24.02.25
WD.03	FLOORPLAN - EXIST	24.02.25
WD.04	FLOORPLAN - DEMOLITION	24.02.25
WD.05	FLOORPLAN - PROPOSED	24.02.25
WD.06	ELEVATIONS 1 OF 2	24.02.25
WD.07	ELEVATIONS 2 OF 2	24.02.25

JJJD DESIGN

LICENSE: 179730619
PHONE: 0439336257
EMAIL: info@jjjd.design
ADDRESS: 19 TILANBI STREET, HOWRAH, TAS, 7018

Ammendments

PROJECT:	**DRAWING TITLE:**	**CLIENT:**	DRAWN: J DWYER
CHANGE OF USE: PROPOSED ANCILLARY DWELLING AT 869 KELLEVIE ROAD, KELLEVIE 7176	WD.01 SITE PLAN	NICKOLAS BOURKE	SCALE: 1:3000 @A3
			DATE: 24.02.25



Sorell Council

Development Application: 5.2025.63.1 - Ressponse to Request For Information - 869 Kellevie Road, Kellevie P2 .pdf
Plans Reference: P2
Date Received: 30/04/2025

JJJD DESIGN

LICENSE: 179730619
PHONE: 0439336257
EMAIL: info@jjjd.design
ADDRESS: 19 TILANBI STREET, HOWRAH, TAS, 7018

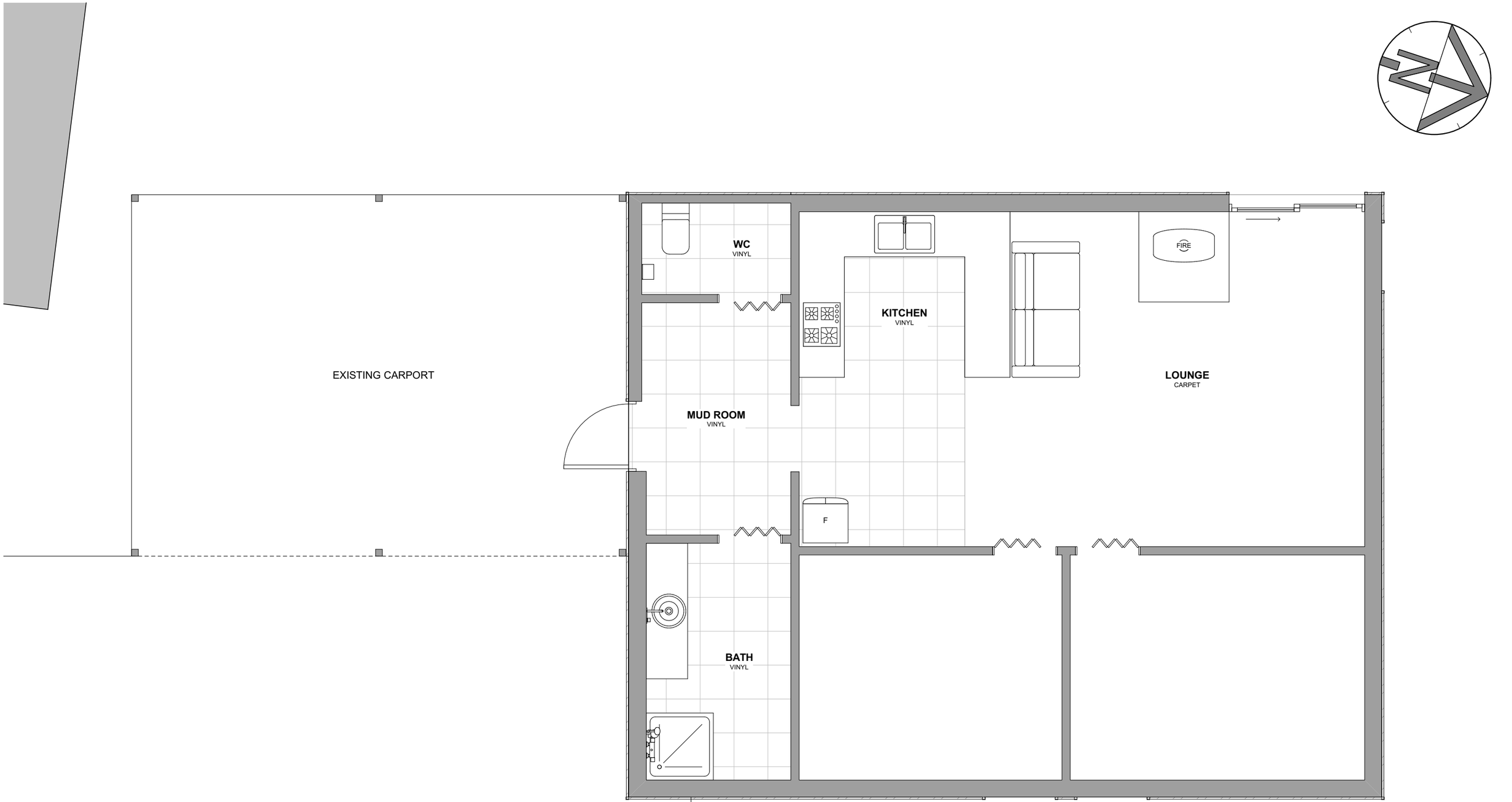
Ammendments

PROJECT:
CHANGE OF USE: PROPOSED ANCILLARY DWELLING AT 869 KELLEVIE ROAD, KELLEVIE 7176

DRAWING TITLE:
WD.02 PART-SITE PLAN

CLIENT:
NICKOLAS BOURKE

DRAWN: J DWYER
SCALE: 1:750 @A3
DATE: 24.02.25



LEGEND:

- EXIST WALLS
- WALLS TO BE REMOVED
- NEW WALLS
- WINDOWS/DOORS TO BE REMOVED
- FLOOR COVERINGS TO BE REMOVED

SHED FLOOR AREA: 80.00m^2

PROPOSED ANCILLARY DWELLING: 55.13m^2

PROPOSED SECURE STORAGE: 24.87m^2

Sorell Council

Development Application: 5.2025.63.1 - Ressponse to Request For Information - 869 Kellevie Road, Kellevie P2 .pdf
Plans Reference: P2
Date Received: 30/04/2025

JJJD DESIGN
LICENSE: 179730619
PHONE: 0439336257
EMAIL: info@jjjd.design
ADDRESS: 19 TILANBI STREET, HOWRAH, TAS, 7018

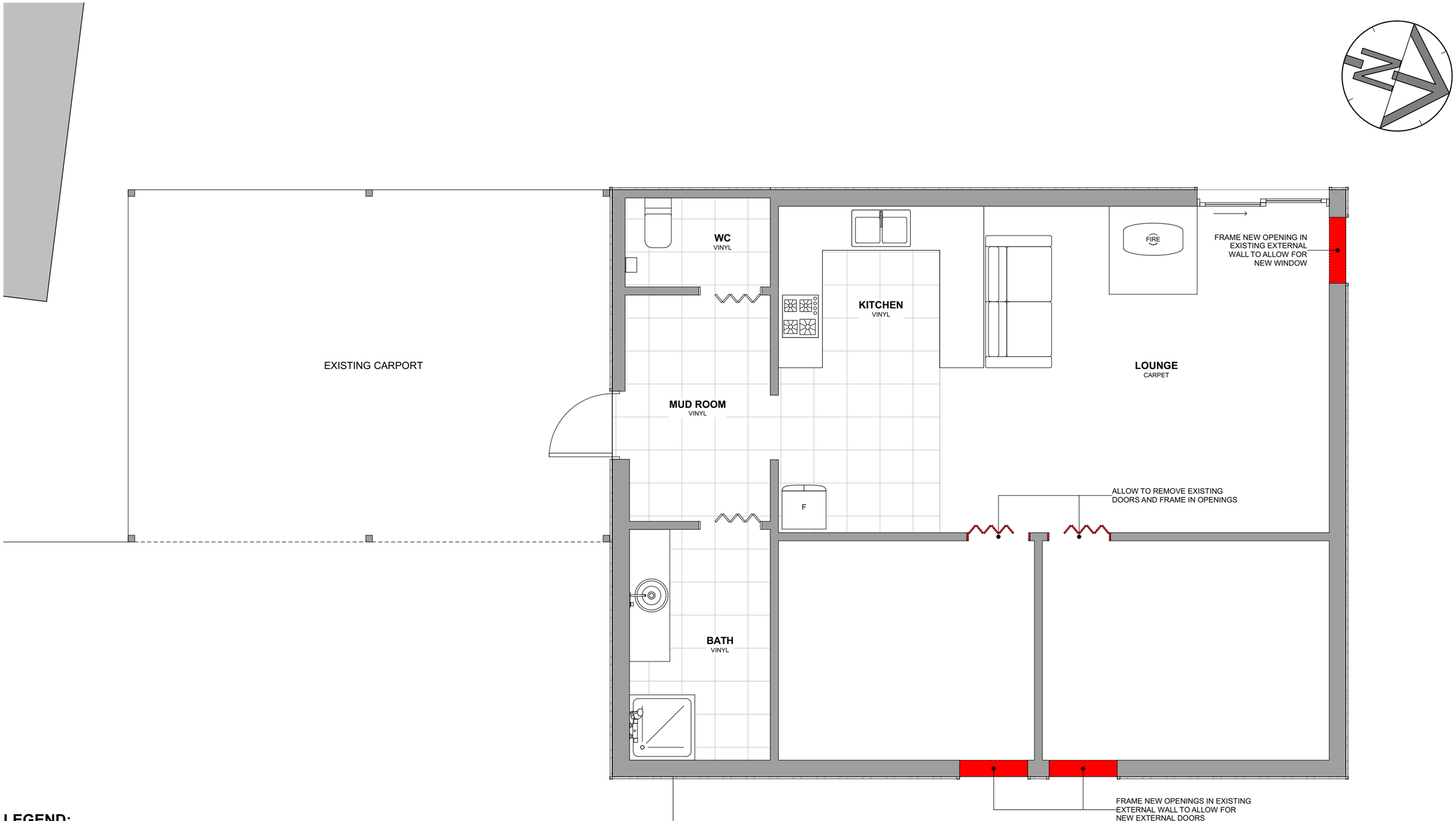
Ammendments

PROJECT:
CHANGE OF USE: PROPOSED ANCILLARY DWELLING AT 869 KELLEVIE ROAD, KELLEVIE 7176

DRAWING TITLE:
WD.03 FLOORPLAN - EXIST

CLIENT:
NICKOLAS BOURKE

DRAWN: J DWYER
SCALE: 1:50 @A3
DATE: 24.02.25



LEGEND:

- EXIST WALLS
- WALLS TO BE REMOVED
- NEW WALLS
- WINDOWS/DOORS TO BE REMOVED
- FLOOR COVERINGS TO BE REMOVED

SHED FLOOR AREA: 80.00m^2

PROPOSED ANCILLARY DWELLING: 55.13m^2

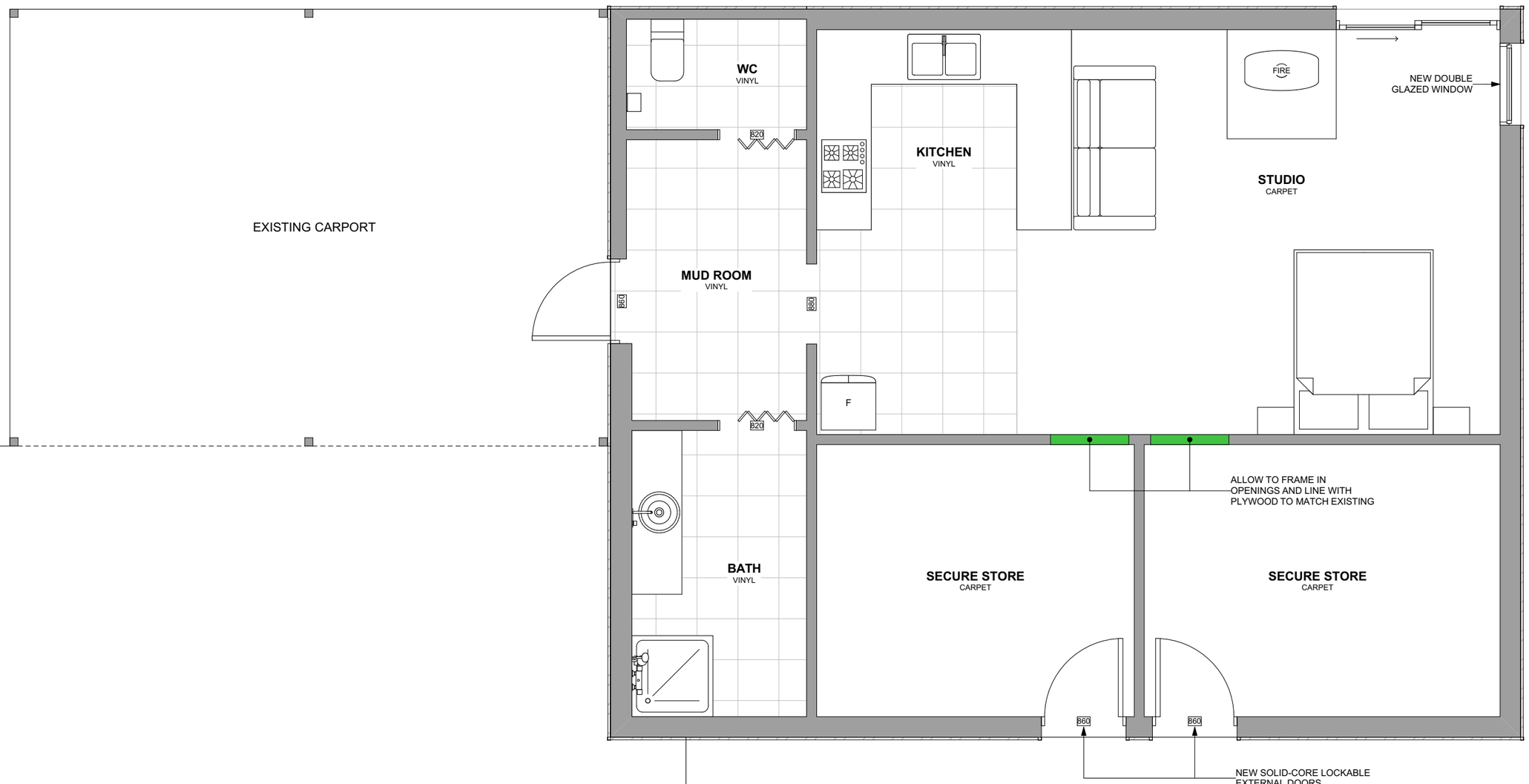
PROPOSED SECURE STORAGE: 24.87m^2

Sorell Council
Development Application: 5.2025.63.1 - Ressponse to Request For Information - 869 Kellevie Road, Kellevie P2 .pdf
Plans Reference: P2
Date Received: 30/04/2025

JJJD DESIGN
LICENSE: 179730619
PHONE: 0439336257
EMAIL: info@jjjd.design
ADDRESS: 19 TILANBI STREET, HOWRAH, TAS, 7018

Ammendments

PROJECT:	DRAWING TITLE:	CLIENT:	DRAWN: J DWYER
CHANGE OF USE: PROPOSED ANCILLARY DWELLING AT 869 KELLEVIE ROAD, KELLEVIE 7176	WD.04 FLOORPLAN - DEMOLITION	NICKOLAS BOURKE	SCALE: 1:50 @A3
			DATE: 24.02.25



LEGEND:

- EXIST WALLS
- WALLS TO BE REMOVED
- NEW WALLS
- WINDOWS/DOORS TO BE REMOVED
- FLOOR COVERINGS TO BE REMOVED

SHED FLOOR AREA: 80.00m^2

PROPOSED ANCILLARY DWELLING: 55.13m^2

PROPOSED SECURE STORAGE: 24.87m^2

Sorell Council

Development Application: 5.2025.63.1 - Ressponse to Request For Information - 869 Kellevie Road, Kellevie P2 .pdf
Plans Reference: P2
Date Received: 30/04/2025

JJJD DESIGN

LICENSE: 179730619
PHONE: 0439336257
EMAIL: info@jjjd.design
ADDRESS: 19 TILANBI STREET, HOWRAH, TAS, 7018

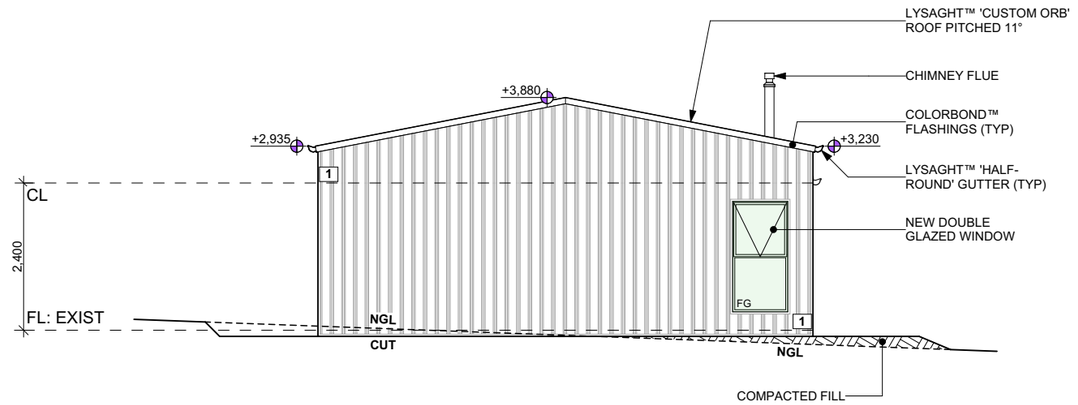
Ammendments

PROJECT:
CHANGE OF USE: PROPOSED ANCILLARY DWELLING AT 869 KELLEVIE ROAD, KELLEVIE 7176

DRAWING TITLE:
WD.05 FLOORPLAN - PROPOSED

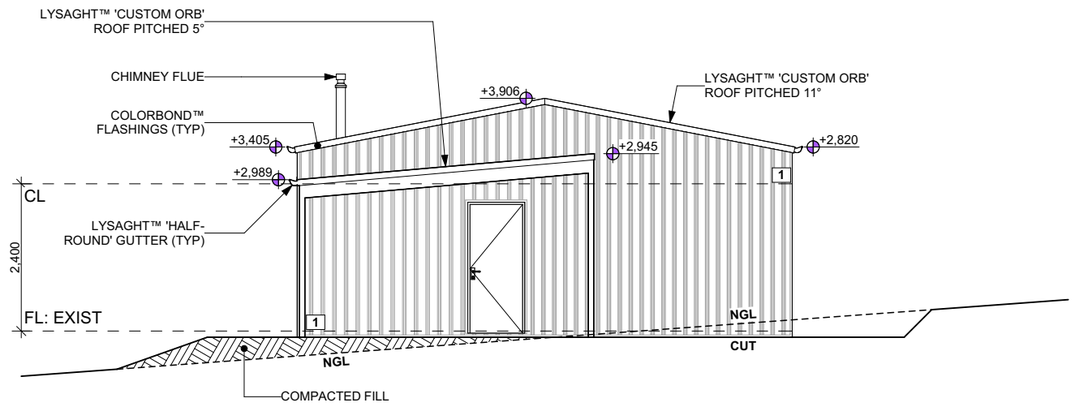
CLIENT:
NICKOLAS BOURKE

DRAWN: J DWYER
SCALE: 1:50 @A3
DATE: 24.02.25



NNW ELEVATION

SCALE 1:100 @A3



SSE ELEVATION

SCALE 1:100 @A3

LEGEND:

FG	FIXED GLAZING
NGL	NATURAL GROUND LINE
+1,234	HEIGHT ABOVE NGL
1	STRAMIT™ 'MONOCLAD' METAL SHEET CLADDING - DEEP OCEAN

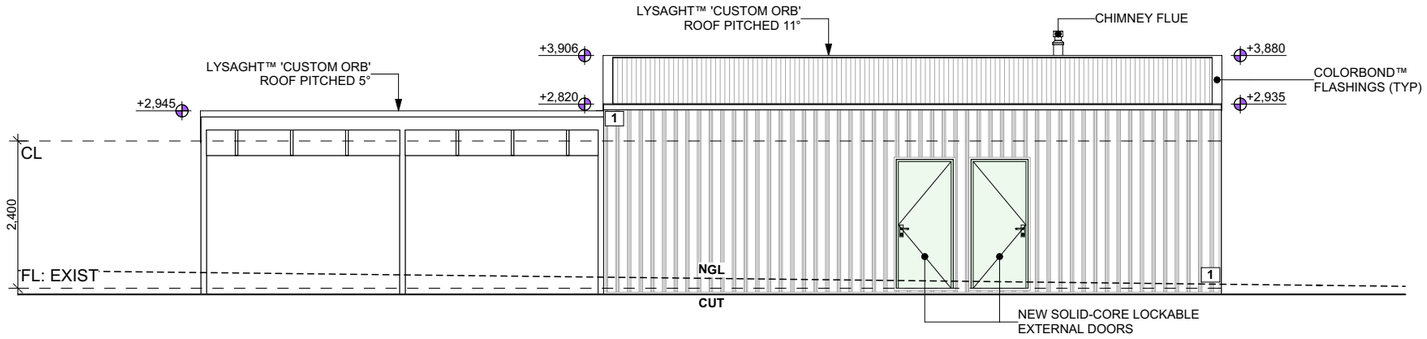
Sorell Council

Development Application: 5.2025.63.1 - Ressponse to Request For Information - 869 Kellevie Road, Kellevie P2 .pdf
Plans Reference: P2
Date Received: 30/04/2025

JJJD DESIGN
LICENSE: 179730619
PHONE: 0439336257
EMAIL: info@jjjd.design
ADDRESS: 19 TILANBI STREET, HOWRAH, TAS, 7018

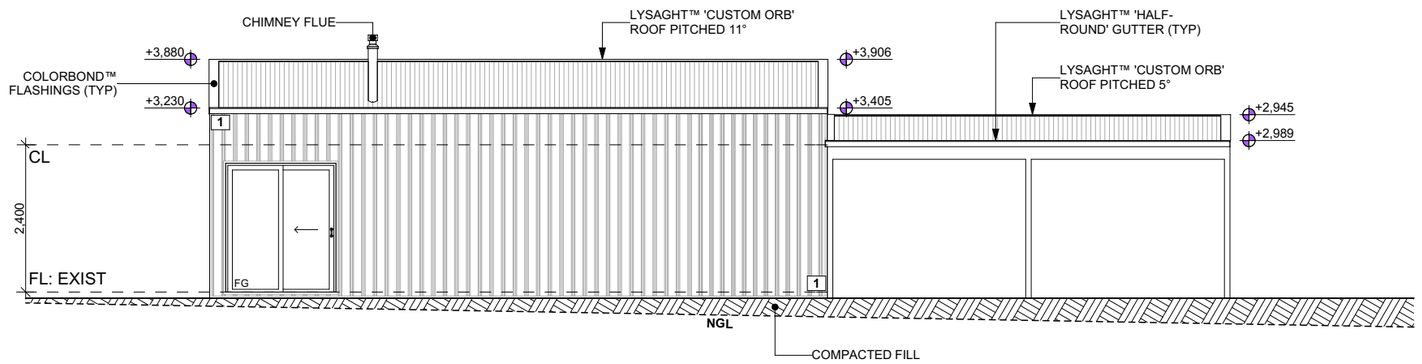
Ammendments

PROJECT:	DRAWING TITLE:	CLIENT:	
CHANGE OF USE: PROPOSED ANCILLARY DWELLING AT 869 KELLEVIE ROAD, KELLEVIE 7176	WD.06 ELEVATIONS 1 OF 2	NICKOLAS BOURKE	DRAWN: J DWYER SCALE: 1:100 @A3 DATE: 24.02.25



ENE ELEVATION

SCALE 1:100 @A3



WSW ELEVATION

SCALE 1:100 @A3

LEGEND:

FG	FIXED GLAZING
NGL	NATURAL GROUND LINE
+1,234	HEIGHT ABOVE NGL
1	STRAMIT™ 'MONOCLAD' METAL SHEET CLADDING - DEEP OCEAN

JJJD DESIGN
LICENSE: 179730619
PHONE: 0439336257
EMAIL: info@jjjd.design
ADDRESS: 19 TILANBI STREET, HOWRAH, TAS, 7018

Ammendments

PROJECT:	DRAWING TITLE:	CLIENT:	
CHANGE OF USE: PROPOSED ANCILLARY DWELLING AT 869 KELLEVIE ROAD, KELLEVIE 7176	WD.07 ELEVATIONS 2 OF 2	NICKOLAS BOURKE	DRAWN: J DWYER SCALE: 1:100 @A3 DATE: 24.02.25