

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

558 KELLEVIE ROAD, KELLEVIE

PROPOSED DEVELOPMENT:

DWELLING

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 **Tuesday 4th November 2025**.

Any person may make representation in relation to the proposal by letter or electronic mail (<u>sorell.council@sorell.tas.gov.au</u>) addressed to the General Manager. Representations must be received no later than **Tuesday 4th November 2025**.

APPLICATION NO: 5.2025-267.1 DATE: 17/10/2025

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

Full description of Proposal:	Use:							
·	Development:							
	Large or complex proposals should be described in a letter or planning report.							
	Large or complex proposals s	Todia be	. acseribea	in a letter of planning report.				
Design and con	struction cost of proposal:		\$					
Is all, or some th	ne work already constructed	:	No: □	Yes: □				
Location of	Street address:							
proposed works:	Suburb:		Posto	code:				
WOTKS.	Certificate of Title(s) Volum	Certificate of Title(s) Volume: Folio:						
Current Use of Site								
Current Owner/s:	Name(s)							
				I				
Is the Property of Register?	on the Tasmanian Heritage	No: □	Yes: □	If yes, please provide written advice from Heritage Tasmania				
Is the proposal than one stage?	to be carried out in more	No: □	Yes: □	If yes, please clearly describe in plans				
Have any potentially contaminating uses been undertaken on the site?			Yes: □	If yes, please complete the Additional Information for Non-Residential Use				
Is any vegetation proposed to be removed?			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?			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								
•	hicular Crossing (and Associa			cation form				
nttps://www.so	rell.tas.gov.au/services/engir	ieering/						

Sorell Council

Development Application: 5.2025.267.1 Development Application - 558 Kellevie Road,
Kellevie - P1.pdf
Plans Reference:P1
Date Received:3/10/2025

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:
	5-6-14-6-1

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.

1		being responsible for the
administration of land at	Sorell Council	
declare that I have given permiss	Development Application: 5.2025.267.1 - Development Application - 558 Kellevie Road, Kellevie - P1.pdf Plans Reference:P1 Date Received:3/10/2025	
Signature of General Manager, Minister or Delegate:	Signature:	Date:



RESULT OF SEARCH

ASSISTANT RECORDER OF TITLES



Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
242038	1
EDITION	DATE OF ISSUE
5	28-Apr-2021

SEARCH DATE : 01-Oct-2025 SEARCH TIME : 04.09 PM

DESCRIPTION OF LAND

Parish of KELLEVIE, Land District of PEMBROKE

Lot 1 on Plan 242038

Derivation: Whole of Lot 17243 Gtd to F E Richardson

Prior CT 3872/100

SCHEDULE 1

M871742 TRANSFER to STUART JAMES ROSE and SALLY ANN THOMPSON Registered 28-Apr-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

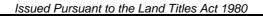


Development Application: 5.2025.267.1 -Development Application - 558 Kellevie Road, Kellevie - P1.pdf Plans Reference:P1 Date Received:3/10/2025



FOLIO PLAN

ASSISTANT RECORDER OF TITLES





ANNEXURE TO CERTIFICATE OF TITLE

FOL. 3872 100



ACTINGRecorder of Titles

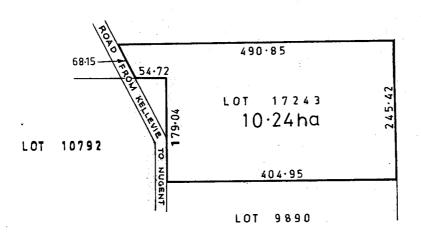
VOL.

REGISTERED NUMBER

242038

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

> PH. KELLEVIE MEAS. IN METRES





evelopment Application: 5.2025.267.1 -Development Application - 558 Kellevie Road, (ellevie - P1.pdf Plans Reference:P1 Date Received:3/10/2025

Search Date: 01 Oct 2025

Search Time: 04:11 PM

Volume Number: 242038

Revision Number: 01

Page 1 of 1

OWNERS: JEAN ELIZABETH CLIFFORD & DAVID CLIFFORD	PLAN C)F & SURVEY	Registered Number
FOLIO REFERENCE: F/R: 26000/2		P.J.BOLAND of BOLAND SURVEYING	
GRANTEE: PART OF 24A-1R-3P EX.ROAD GRANTED TO RICHARD ROTHWELL SARGENT	LOCATION: LAND D	ISTRICT OF PEMBROKE RISH OF KELLEVIE	APPROVED EFFECTIVE FROM
	SCALE 1: 1500	LENGTHS IN METRES	
		C	LL EXISTING SURVEY NUMBERS TO BE ROSS REFERENCED ON THIS PLAN
EASEMENT \ ONLY	RESERVED ROAD	20.12 WIDE	
		(38/2	20 LO)
(38/20 LO)			
XELLEVIE			
100° 35' 263.42	22.65)		
Sorell Council Development Application: 5.2025.267.1 - Development Application - 558 Kellevie Road, Kellevie - P1.pdf Plans Reference:P1	700° 35° 54.72 ROB (14/33 LO)		
Date Received:3/10/2025	(92.17) (12.98 122.98 164° 54 40"		
	(101°32°, 19.45)	RIGHT OF WAY 10.00 WIDE	
-	(60.62) (10.00)	(3	2/9 LO)
(14/33 LO)	9, 40		42038)
(F/R: 26000/2)	(70.78)	(F/R:	242038/1) (D 350/5)
	RES		
	RESERVED ROAD		
	AD (02.11)		
RESERVED ROAD 20.12 WIDE		(D104774)	
(P 6525 LO) / A	20.13	(6/25 LO)	
(SP26000) (SP169916) (SP138029)			
24/07/2025 Registered Land Surveyor Date			Council Delegate Date

Dagin	tarad	Mum	har
reals	tered	Num	Der

COUNCIL APPROVAL

(Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993)
The subdivision shown in this plan is approved

In witness whereof the common seal of	
has been affixed, pursuant to a resolution of	the Council of the said municipality
passed the day of	O , in the presence of us
Member	
Member	
Council Delegate	Council Reference

NOMINATIONS



Development Application: 5.2025.267.1 -Development Application - 558 Kellevie Road, Kellevie - P1.pdf Plans Reference:P1

Plans Reference:P1 Date Received:3/10/2025

OFFICE	EXAMINATION:	Indexed	Computed	Examined

SURVEY NOTES

SHEET 1 OF 5 SHEETS

Registered Number

LENGTHS IN METRES

SURVEY CERTIFICATE

, Paul J Boland	of Cambridge
1,	Ο 1

in Tasmania a Registered Land Surveyor HEREBY CERTIFY that:

(a) this survey is based upon the best evidence that the

nature of the case admits. (b) the survey notes have been truly compiled from surveys

made by me or made under my supervision; and (c) this survey and accompanying survey notes comply with

the relevant legislation affecting surveys and are correct for the purpose required.

Date 10/06/2025 Signature

CROSS REFERENCE PLAN NUMBERS USED AS PART OF THIS SURVEY

> Jean Elizabeth Clifford & David Clifford F/R: 26000/2 Sally Ann Thompson & Stuart James Rose F/R: 242038/1

Folio Reference:

Owners:

F/R's: Vol: 26000 Folio: 2 & Vol: 242038 Folio: 1

Purpose of Survey:

Right of Way (Private) 10.00 metres width: Burdening F/R: 2600/2 - Benefiting F/R: 242038/1

01/05/2025 Surveyors Ref: Survey Commenced: Survey Completed: 30/05/2025 Horizontal Datum: GDA2020 Bearing Datum: MGA2020 Combined Scale Factor: 0.999635

MGA2020 COORDINATE ORIGIN

SURCOM	Mark ID: ST618 Benders Hill E: 567		E: 567,891.	194	N: 5,262	,846.204	EPU:	0.150			
RTK/STATIC	Local coordi	nated mark:	E		Ν		EPU				
AUSPOS	SPOS Local coordinated mark: Stn(1)spk		E: 566,438.	617	N: 5,263	,869.000	EPU:	0.025	Duration:	4 hrs	35 mins
NRTK	TK Local coordinated mark:		E		Ν		EPU		CORS prov	vider:	
Single base	station CORS	Local comparison in	formation	SURCOM	E			N			EPU
			ł			1			ì		

CORS provider:

SURCOM Check Mark ID:

Local coordinated mark:

EPU Measured: N EPU

MGA2020 BEARING ORIGIN [If bearing origin is determined from SURCOM marks or GNSS observations, state the line adopted (station identifiers and bearing between) and ground distance comparison (where appropriate)].

Stn(1) to O.Spk_O.stn2-R126752/1: 325°18'30" 696.900

BOUNDARY REINSTATEMENT REPORT

(Where not documented in the body of these survey notes, describe all evidence, (including statements by interested parties), comparisons and other information relevant to the reinstatement of boundaries)

NOTE:

This surveys GDA2020 Bearing also verifed by check observations to ST618 from Stns (6), (12) & (14) (refer survey notes) & Survey Comparison No:1 below with GDA2020 co-ords for 0.Spk2_R126752/1 cal'd by adopting R126752/1 PO direct traverse information from ST618 Benders Hill

Survey Comparison No:1

Per Surv Trav Stn(1) to O.spk_O.stn(2)_R126752/1: Per AUSPOS obs + R126752/1 PO direct obs. from ST618:

325°18'30" 696.900 325°18'26" 696.810 Horz Diff -0.00'004"+0.090

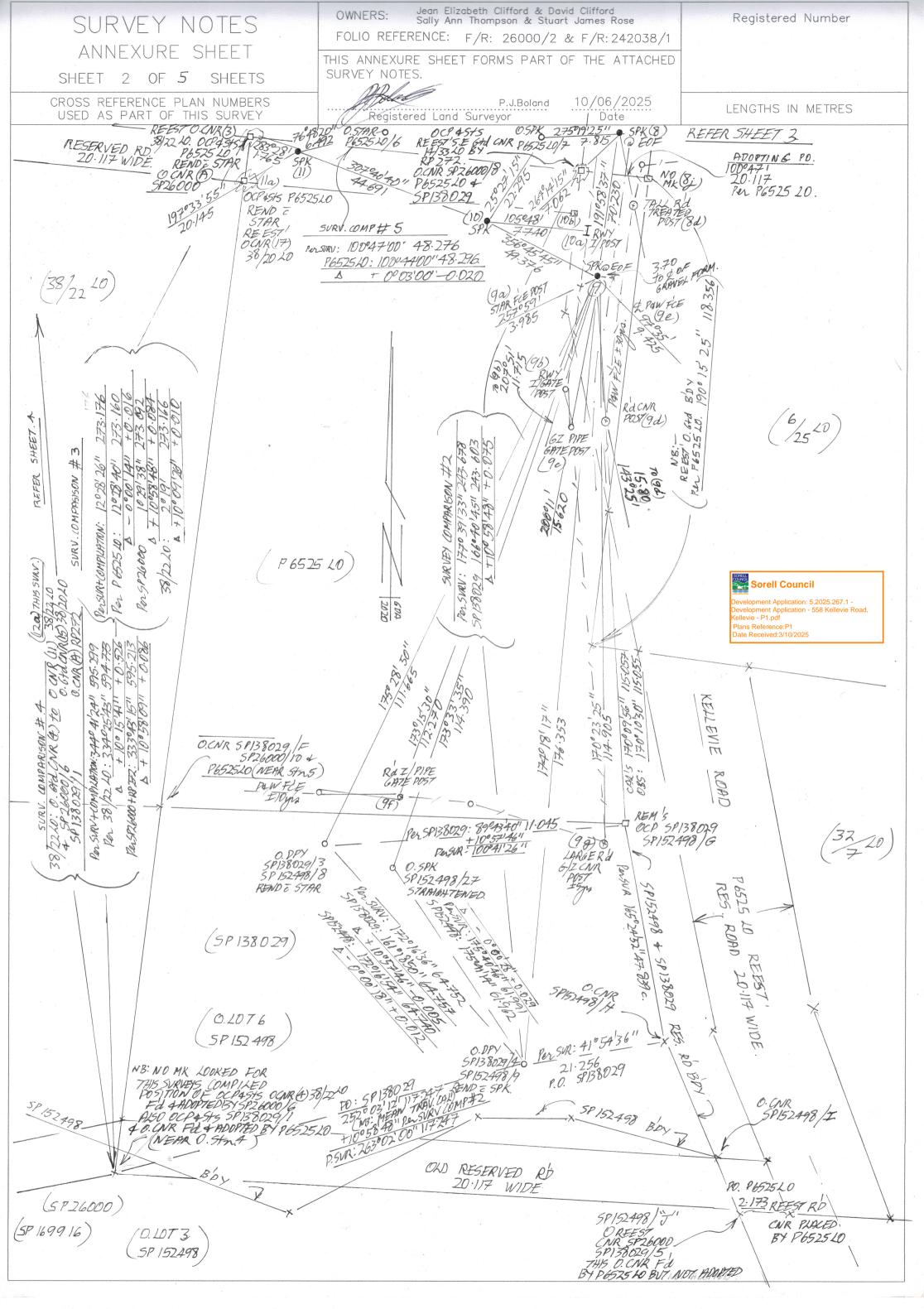
Survey Comparison No:12 & GDA2020 bearing check: O.RMstar P6525 LO/6 to R126752/1 O.spk(2)

Per P6525 LO + R126752/1: 354°17'24" 619.017 Per Surv: 354°17'12" 618.939

Diff: $-0^{\circ}00'12'' - 0.078$



evelopment Application: 5.2025.267.1 ellevie - P1.pdf Plans Reference:P1 Date Received:3/10/2025



Jean Elizabeth Clifford & David Clifford Sally Ann Thompson & Stuart James Rose OWNERS: Registered Number SURVEY NOTES FOLIO REFERENCE: F/R: 26000/2 & F/R: 242038/1 ANNEXURE SHEET THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED SURVEY NOTES. SHEET 3 OF 5 SHEETS 10/06/2025 CROSS REFERENCE PLAN NUMBERS P.J.Boland LENGTHS IN METRES Date USED AS PART OF THIS SURVEY Registered Land Surveyor REFER SHEET. 4 10.000 WIDE R'd GATE POST. (5.078) REFER SHEET 4 SPLIT 292°23'49" SPK(I) 281.569 AV5POS GPA 2020 CO-DRPS (45) R d P P 051 566,438.617 O.SPK 5,263,869.000 CALSPERSURY: 123024 2011 RPZ72: 1120271011-1 +100570911 (4a) SECANT III STAR BENDERS HILL 566 177.815 57618 STAKE (Ab) +0.024 163.895 163.896 163.896 163.896 m (7d) SP217 PD57 0-±70 277030 8.135 13.65 POW FCE ±60 1010493511 405.304 ROPD 32/920: 90°51' 404.95 500 + 10°58'35" + 0.354 SURV. COMPARISON #13. 10205 SH QCENTRE OF LEANING O. Rd CNR POST ±60 ym RP Z72. 1.040 NB: A DODTING FOR ALIGNMENT ONLY /(2a) (7c) INT OF O. PAW FILES 566 178-770 O. CNR POST. 1610/16 5263891.840 150 O.CNR (B) RP. 272 ADOPTING AS 100 O.CNR(3) 3/29/20 40. CNR"A" BETWEEN (8a) (8i) RE \$57 0. ONR (3) 38/2220 0.5tn(10)-(11) O. (NR.(A) SPZ 6 000 OCP 4 STS. PG5 25 LO REND E STAR. REM'S OCP45+5 REND & STAR. REEST S.E GHLANR 143310 BY RP272 OCNR SP2600/8 P65251045P38029 38/2020. /RdT/1057 8 (8/2) P057 @ 826.6 65053770 370 K 152° 151 1.620 152° 151 1.613 Rd T/GATEPOST 82°30' 17.460 103°05' 1267 A 15" 275019125 7.815 OSPK STAR MREMS OCP45+5 Z RACUR Z RACUR Z ROST (8F) 7062 P.6525 LO 17.000 R'dT/GATE POST 48.276 20.096. (6/25 LO) 126.) -1930/0 -193048 -13355 PerSVRV. 00 " 20.118 15/00/ RESERVED 12 3212011 ROAD 15/5yra/ 20.117 WIDE O. CONC. CULVERT HIWALL CORNERS 151 17652520 120 Sorell Council Per P652520 REFER SHEET 2 70:230 0 FBK: 7582 velopment Application: 5.2025.267.1 - velopment Application - 558 Kellevie Road, (8d) TALL Rd 188391 162977 8 PerSURV: 49.08 vie - P1.pdf STAKE Plans Reference:P1
Date Received:3/10/2025 990/61-- Q (10b) 2800491 SPK(10) 6845

Jean Elizabeth Clifford & David Clifford OWNERS: Registered Number SURVEY NOTES Sally Ann Thompson & Stuart James Rose FOLIO REFERENCE: F/R: 26000/2 & F/R: 242038/1 ANNEXURE SHEET THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED SURVEY NOTES. SHEET 4 OF 5 SHEETS CROSS REFERENCE PLAN NUMBERS 10/06/2025 P.J.Boland LENGTHS IN METRES Registered Land Surveyor USED AS PART OF THIS SURVEY Date & OF O. CNA POST LEANING ATINT OFFICE LINES. TROPING AS O.C. D350/5 GDA 2020 920(3) 38/20 LO 19272/(B) + CNR A OF 10-(D) Ler 39/2020. D350/5 0053' 178.00 P.SVR: 11º12'56" 177.968 POSITION OF 0.POST PERP272 NOT 1 TO & OF T/R'A CNA POST LEANING +100201 0-032 NOT ADOPTED SPK 2 & LATOP LEANING CNR POSX + 50 yrs (3a) Rd GATE SPLIT P057 PAW FCE +50, (2c) Ro 67.571c) 089 INT OF NOMK NOMK 3 CAL'D W 130 14/3511 5.6+d. CNR 32/9.20(4) 5PK(3) (3d) 101.200 2020(11) SPK/21) SUR COMP. #8 38 po 20: 0953 00' + 1099'56" 245.405 +0.134 P242038 10 10017:56 245.539 c 11012:56" 245.539 c 5 6/10 (Ja) (14) Fo (1.) 181027 31.865 SURV, COMP. #18 566 214. 435 D104774 5264069865 (Ha) NO7 85 B REEST OF (14a). 10.6+d CNR PerSUR:181.626 14/13LO"A" CP 191 (4a) 51AR 432/920(1) 70) ADOPTING PAW FCE thys S STAR PLIENMENT (12a) - (13a) + PO, DIST Per 1 38 2020 + 32 1/20 655 STAR BETWEEN DSY FCE 566186.905 5264080-600 CNR POST® STAKE (4e) (4u) OSPK (4b) 34440/00" STOCK YARD REM'S PAY 60 yrs. 12) REEST 1 (6) 12 (13) 20 LO (12) (13) 20 LO (12) (13) 20 LO (13) (13) (13) (13) (13) (13) (13) St 70772: (12a) 7048544 : 3 (13a) OLD REI CNR POST 160 yes PROPTING FOR O. 6+ a BIDY BOY SURV. COMPARISON #7 ALIBNMENT FROM (12a) REAT OF OR CAR 38/2010/14 A FRING O. CAR A 10/3 A 1 REMS OF PAW FCE ± 60 mg ALIENMENT ADOPTING (12a) to (13a) 56.370 PO. - PEM'S POW FOR #60 y Fly SURV: 100°34'59'1 272.938 802020: 90° 13'55' 263 422 PO 79 0.CM 10 (A) 1 + 10° 21'04" + 9.516 1 + 10° 21'04" + 9.516 1 + 10° 21'04" + 9.516 (130) in St. 5. (5c) SP117 1051 10500150 e 38/2010(13) Sec Sup. 13: est side of the sup. 13: est side (12) 565948.360 N 5264/08.430 (SP26000) 10°11'00" 57AR (12b) H KONDE NAIL (12) Ø EDGE OF Ø G/D'WY (12a) RA GIZ PIPE POST in CONC ±5402 REPLACING OLMRYOST RP 272/(A) ADOPTING AS O.CNR (5) 38/2020 4 0.CNR (1) 38/2220. 0 12.785 (7a) Sorell Council velopment Application: 5.2025.267.1 - velopment Application - 558 Kellevie Road, E 565879.565 N 5264132.425 ellevie - P1.pdf Plans Reference:P1 ate Received:3/10/2025

Jean Elizabeth Clifford & David Clifford OWNERS: Registered Number SURVEY NOTES Sally Ann Thompson & Stuart James Rose FOLIO REFERENCE: F/R: 26000/2 & F/R: 242038/1 ANNEXURE SHEET THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED SURVEY NOTES. SHEET 5 OF 5 SHEETS CROSS REFERENCE PLAN NUMBERS 10/06/2025 P.J.Boland LENGTHS IN METRES Registered Land Surveyor USED AS PART OF THIS SURVEY Date (8/34-20.) (R 126752/1) COMPILED POSITION OF 0.5PK D in OCP 45+5 Per 38/20 20. FL + ADOPTED BY SP142003 + R126752/1 3/50 (6a) AMPINE OUPLED O.RM NAIL in SIDE OF CONC. CVLVERT. R126752/1 25 CAL'D FROM SPK(1) AUSPOS CO-DAD DATUM O.SPK E 566 042:115 N 5264-141-800 R126752/1 O.Stra PerRIZ6752/1: 3100 471 0311 243:190 HORZ) A +00 0012911 243:095 HORZ) 243:183 SPH 243:183 SPH 243:180 HORZ) 70年至 BENDERS HILL CALD PER TRAV. RA CNR POST I BOUR. 566047.600 N 5264428.235 8 FROM SPK(1) 133° 14/0211 DAN BOS STA8 BEACEN GRA BRE CHECK COMPARISON TO RIZ 6752/1 4 9652510 O. SPK RZ6752/10.5tn 2 to 0.5TAR P6525 20/6 RES ROAD Persua: 174° 17' 12"618.937 (NO FORMATION) Ren 8652520+ 174° 17' 24" 619.017 12126752/14-0°00' 12" -0.080 KELLEVIE 68AVEL FU RESERVED A (38/20 20) TORMATI RES. ROAD (NO FORMATION) B WIDE Sorell Council (13b) elopment Application: 5.2025.267.1 evelopment Application - 558 Kellevie Road, ellevie - P1.pdf REEST POSITION OF 6.Rd CNR 38/2020 (A) (STOCK YARD) Date Received:3/10/2025 PO. FROM (12a) (5) 4 ADD PTING PO DIST, ALONG REMS OF PAW FIE ± 60 yrs 12(a) — (Ba) 117 STAR (5a) 70 (3e) (12a) NO MK PLACED 648.95 048.95 348.02/28/1 1010 13' 16" REDIACING OLNA POST RE 272/(A) (ANS POS 490.988 P.SVR. (5b) ADDPTING AS O. CNR (5) 38/2020. 163041105 67.882 163047 4 O.CNR(11) 38/2220. 94°42'11'1 42.786 38/2020 PO. 7157 1000 263.422 REMS POW - CP 277°04 14" 197.496 57AKE (13a) (13h) CF 54.718 PO DIST. KONOE(12) 4 REFER SHEET 4





Development Application: 5.2025.267.1 -Response to Request For Information - 558 Kellevie Road, Kellevie P2.pdf Plans Reference: P2

Date received: 13/10/2025

12/10/2025

Regarding the proposed development at 558 Kellevie Road, Kellevie

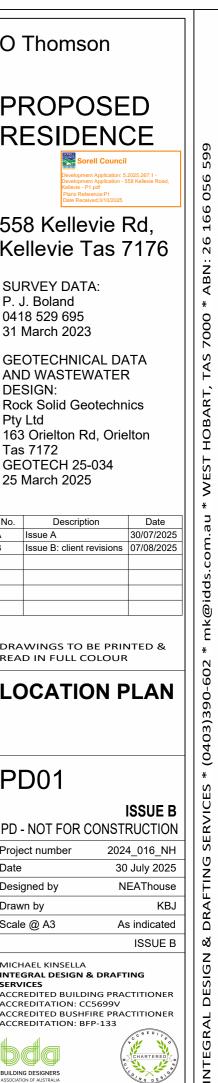
The land at 558 Kellevie Road is zoned Rural. In accordance with 20.3.1 of the Tasmanian Planning Scheme:

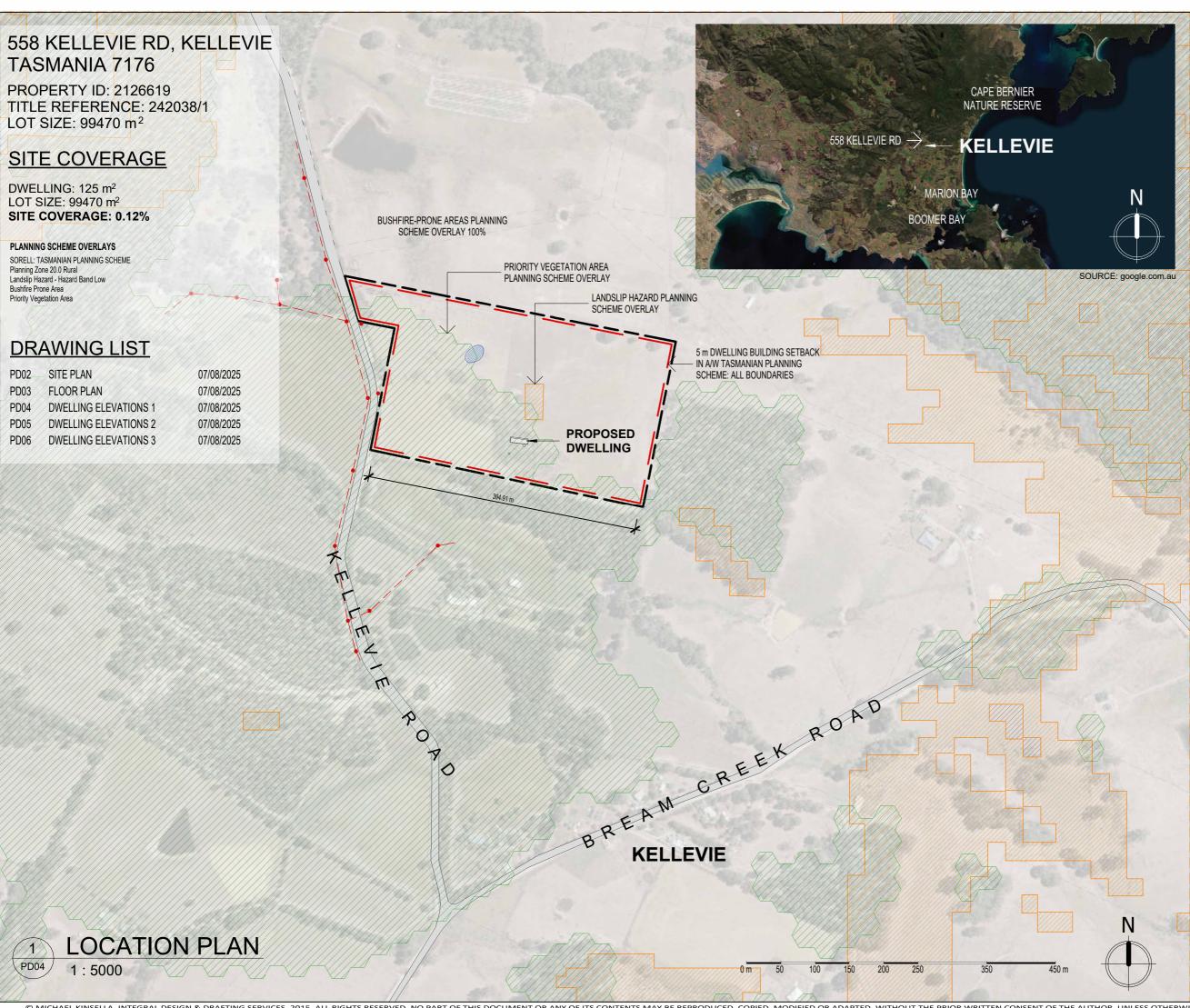
P2

- (a) the proposed dwelling is located 53m from the nearest boundary, giving a reasonable buffer to adjoining properties. It is also located well apart from the current agricultural areas of the site.
- (b) the proposed house is modest in size, only single storey, and timber clad. It is only intended for use by the oweners who operate the agricultural business on the land.
- (c) the proposal is not expected to have any adverse impact on adjoining land. The nearest boundary is to the south, where there is a significant buffer zone of native forest, serving to provide separation between the proposed house and the property to the south.
- (d) the proposed house is necessary in order to provide security and efficiency for the operation of the agricultural use of the land.
- (e) there are no expected impacts from adjoining uses, especially due to the forest buffers to the south and east of the proposed house.

Р3

- (a) the proposed house is modest in scale and located away from the main area of agricultural activity on the site. It leaves adequate room for future expansion of agriculture.
- (b) the agricultural use will not be diminished by the proposed house. Its current garlic production is of some local significance; this will only be enhanced by the additional efficiency and production possible with a residence onsite.
- (c) agricultural use of adjoining land will not be adversely affected by the proposal. As previously mentioned, the nearest boundary (to the south) is effectively buffered by a native forest belt, the proposal is 53m from the nearest boundary, and modest in scale.





O Thomson

PROPOSED RESIDENCE

558 Kellevie Rd, Kellevie Tas 7176

SURVEY DATA: P. J. Boland 0418 529 695 31 March 2023

AND WASTEWATER **DESIGN: Rock Solid Geotechnics** Pty Ltd 163 Orielton Rd, Orielton Tas 7172 **GEOTECH 25-034** 25 March 2025

No.	Description	Date
Α	Issue A	30/07/2025
В	Issue B: client revisions	07/08/2025
II		

DRAWINGS TO BE PRINTED & READ IN FULL COLOUR

LOCATION PLAN

PD01

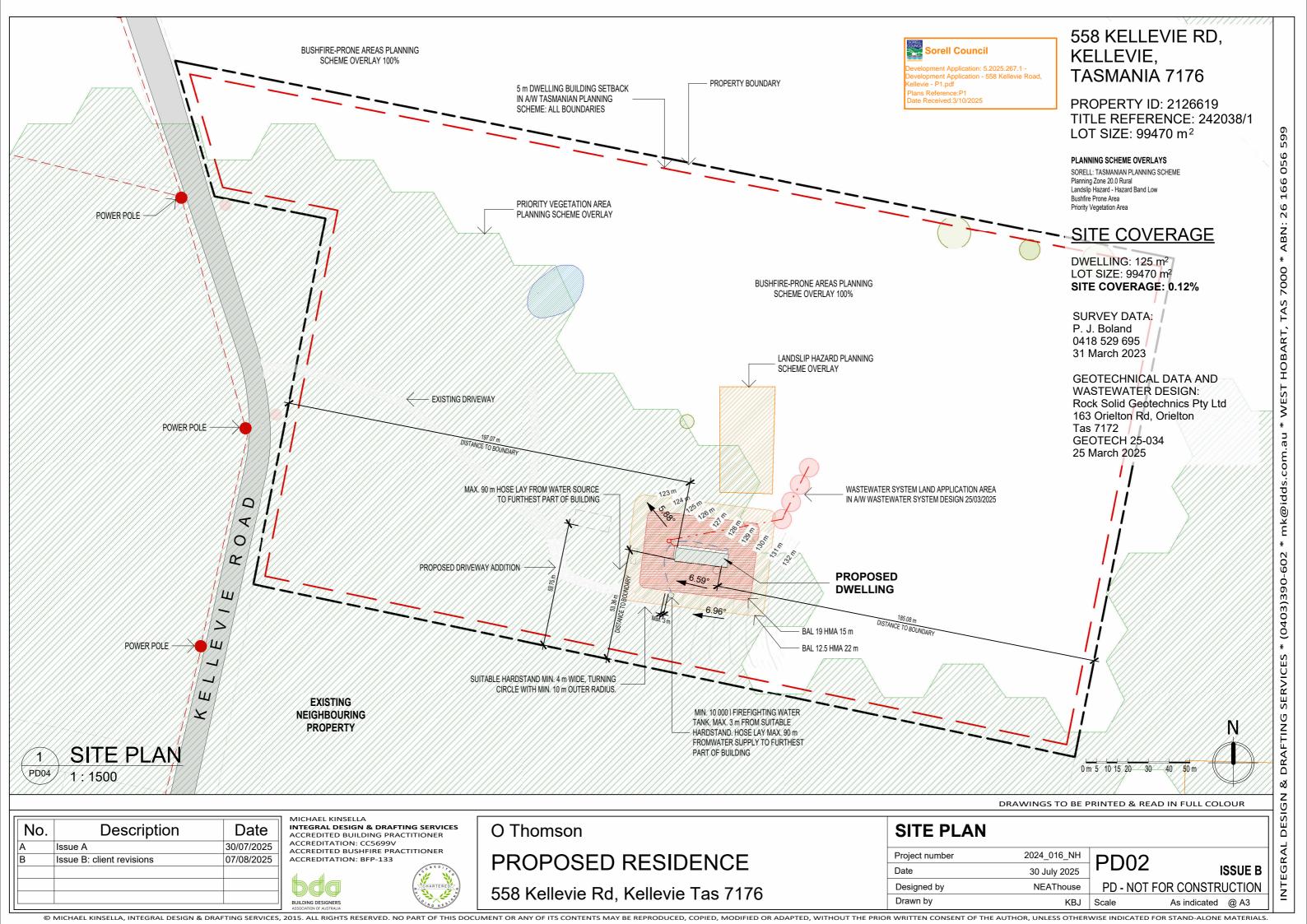
PD - NOT FOR CONSTRUCTION

Project number	2024_016_NH
Date	30 July 2025
Designed by	NEAThouse
Drawn by	KBJ
Scale @ A3	As indicated
	ISSUE B

MICHAEL KINSELLA INTEGRAL DESIGN & DRAFTING

ACCREDITED BUILDING PRACTITIONER ACCREDITATION: CC5699V ACCREDITED BUSHFIRE PRACTITIONER
ACCREDITATION: BFP-133





HD 2109

SD 2160

AW 1027

AW 0408

AW 1816

AW 1824

AW 0912

SW 0616

AW 1004

64 m²

125 m²

190 m²

PATIO

TOTAL

DWELLING

ROOMS

Sorell Council oment Application: 5.2025.267.1 -oment Application - 558 Kellevie Road Received:3/10/2025

SURVEY DATA: P. J. Boland 0418 529 695 31 March 2023

GEOTECHNICAL DATA AND WASTEWATER DESIGN: Rock Solid Geotechnics Pty Ltd 163 Orielton Rd, Orielton Tas 7172 **GEOTECH 25-034** 25 March 2025

INTEGRAL DESIGN & DRAFTING SERVICES * (0403)390-602 * mk@idds.com.au * WEST HOBART, TAS 7000 * ABN: 26 166 056 599

90mm TIMBER STUD WALL DOUBLE-GLAZED HINGED ENTRY DOOR 2100 H X 920 W DOUBLE-GLAZED SLIDING DOOR FXXF 2100 H X 6000 W DOUBLE-GLAZED AWNING WINDOW AFA 1100 H X 2700 W DOUBLE-GLAZED AWNING WINDOW A 400 H X 800 W DOUBLE-GLAZED AWNING WINDOW AA/FF 1800 H X 1600 W DOUBLE-GLAZED AWNING WINDOW AAA/FFF 1800 H X 2400 W DOUBLE-GLAZED AWNING WINDOW AA 900 H X 1200 W

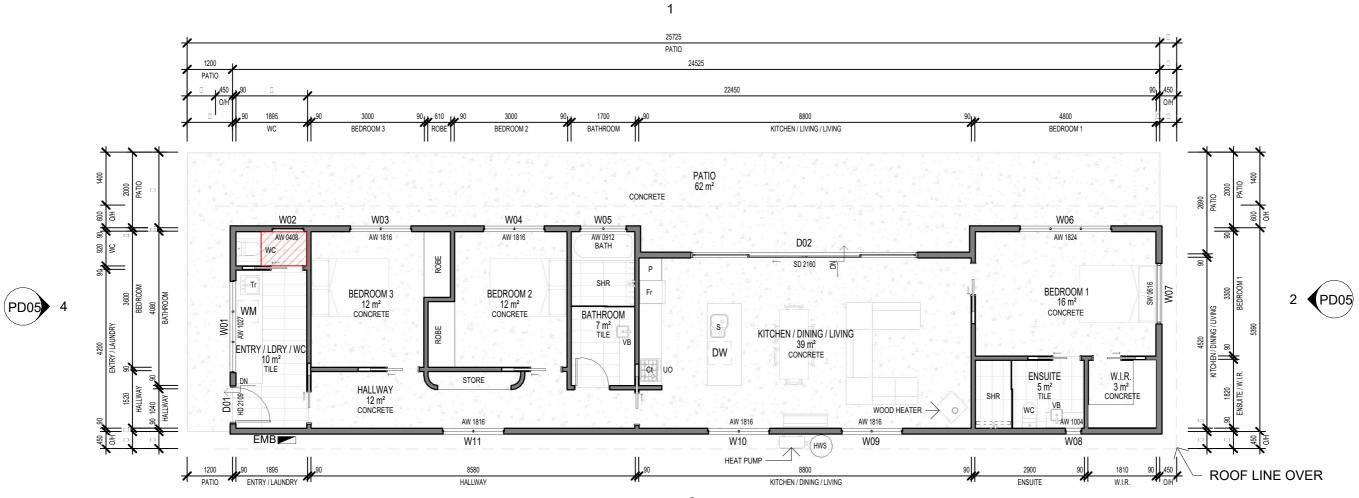
HWS HOT WATER SERVICE **EMB ELECTRICITY METER BOX** FFL

DOUBLE-GLAZED SLIDING WINDOW XF 600 H X 1600 W DOUBLE-GLAZED AWNING WINDOW A 1000 H X 400 W

FINISHED FLOOR LEVEL

BATHROOM 7 m^2 BEDROOM 1 16 m² BEDROOM 2 12 m² BEDROOM 3 12 m² **ENSUITE** $5 \, \text{m}^2$ ENTRY / LDRY / WC 10 m² HALLWAY 12 m² KITCHEN / DINING / LIVING 39 m² PATIO 62 m² W.I.R. 3 m^2

PD04





DWELLING FLOOR PLAN

1:100

No. Description Date 30/07/2025 Issue A Issue B: client revisions 07/08/2025

INTEGRAL DESIGN & DRAFTING SERVICES ACCREDITED BUILDING PRACTITIONER ACCREDITATION: CC5699V ACCREDITED BUSHFIRE PRACTITIONER

O Thomson

PROPOSED RESIDENCE

558 Kellevie Rd, Kellevie Tas 7176

DRAWINGS 10	BE PRINTED &	READ IN FULL	COLOUR

FLOOR PLAN	I			
Project number	2024_016_NH	PD03		
Date	30 July 2025	FD03	ISS	UE B
Designed by	NEAThouse	PD - NOT	FOR CONSTRUCT	TION
Drawn by	KBJ	Scale	As indicated @	A3

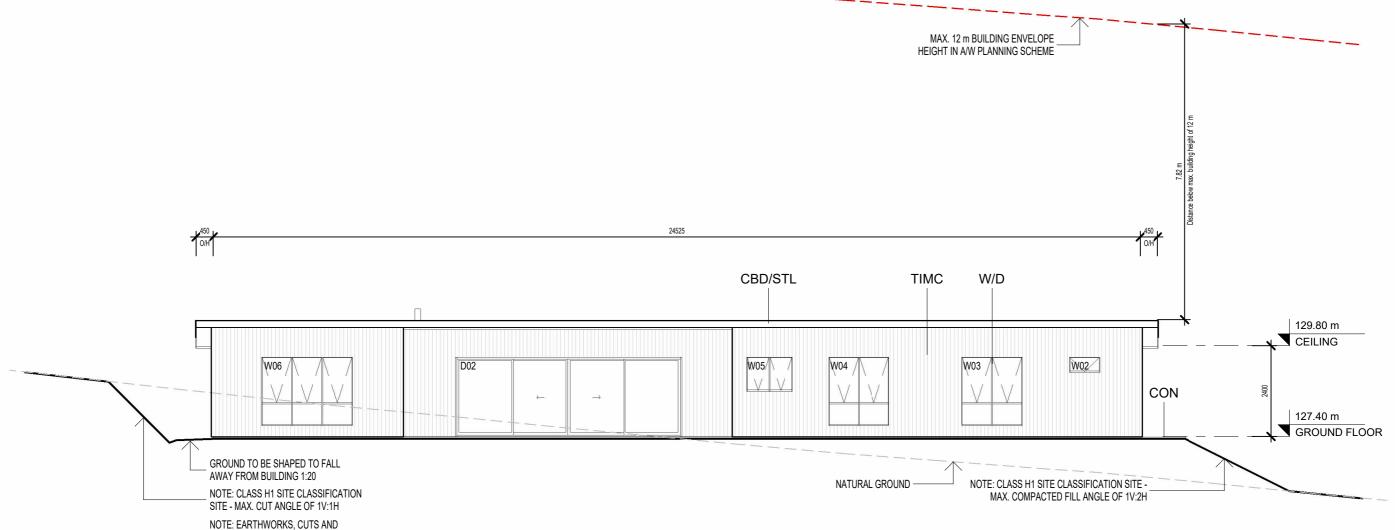


evelopment Application: 5.2025.267.1 -velopment Application - 558 Kellevie Road, llevie - P1.pdf te Received:3/10/2025

CON

TIMC

W/D





No.

NORTH ELEVATION

1:100

Issue B: client revisions

Issue A

Description

Date 30/07/2025 07/08/2025

SHAPING INDICATIVE ONLY. REFER TO SPECIALIST CONSULTANT FOR DETAILS

> MICHAEL KINSELLA **INTEGRAL DESIGN & DRAFTING SERVICES** ACCREDITED BUILDING PRACTITIONER ACCREDITATION: CC5699V
> ACCREDITED BUSHFIRE PRACTITIONER ACCREDITATION: BFP-133

O Thomson

PROPOSED RESIDENCE 558 Kellevie Rd, Kellevie Tas 7176

Project number
Date
Designed by

B 11 = E = 1			
Project number	2024_016_NH	PD04	
Date	30 July 2025	PD04	ISSUE B
Designed by	NEAThouse	PD - NOT FOR	R CONSTRUCTION
Drawn by	KBJ	Scale	1:100 @ A3



No.

Issue A

Issue B: client revisions

NATURAL GROUND

EAST ELEVATION

Description

PD03

NATURAL GROUND

WEST ELEVATION

129.80 m

127.40 m

Date 30/07/2025 07/08/2025

W/D

PORPOSED WATER TANK

GROUND TO BE SHAPED TO FALL

SITE - MAX. CUT ANGLE OF 1V:1H NOTE: EARTHWORKS, CUTS AND

NOTE: CLASS H1 SITE CLASSIFICATION

SHAPING INDICATIVE ONLY. REFER TO

SPECIALIST CONSULTANT FOR DETAILS

AWAY FROM BUILDING 1:20

MICHAEL KINSELLA **INTEGRAL DESIGN & DRAFTING SERVICES** ACCREDITED BUILDING PRACTITIONER ACCREDITATION: CC5699V
ACCREDITED BUSHFIRE PRACTITIONER ACCREDITATION: BFP-133

MAX. 12 m BUILDING ENVELOPE HEIGHT IN A/W PLANNING SCHEME

CBD/STL TIMC

W07

CON

GROUND TO BE SHAPED TO FALL

AWAY FROM BUILDING 1:20

PROPOSED RESIDENCE

O Thomson

129.80 m

127.40 m

GROUND FLOOR

CEILING

558 Kellevie Rd, Kellevie Tas 7176

DWELLING ELEVATIONS 2

Project number PD05 **ISSUE B** Date 30 July 2025 **NEAThouse** PD - NOT FOR CONSTRUCTION Designed by Drawn by

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FINISHES LEGEND

CBD/STL COLORBOND STEEL CUSTOM ORB ROOF SHEETING IN

"MONUMENT" FINISH

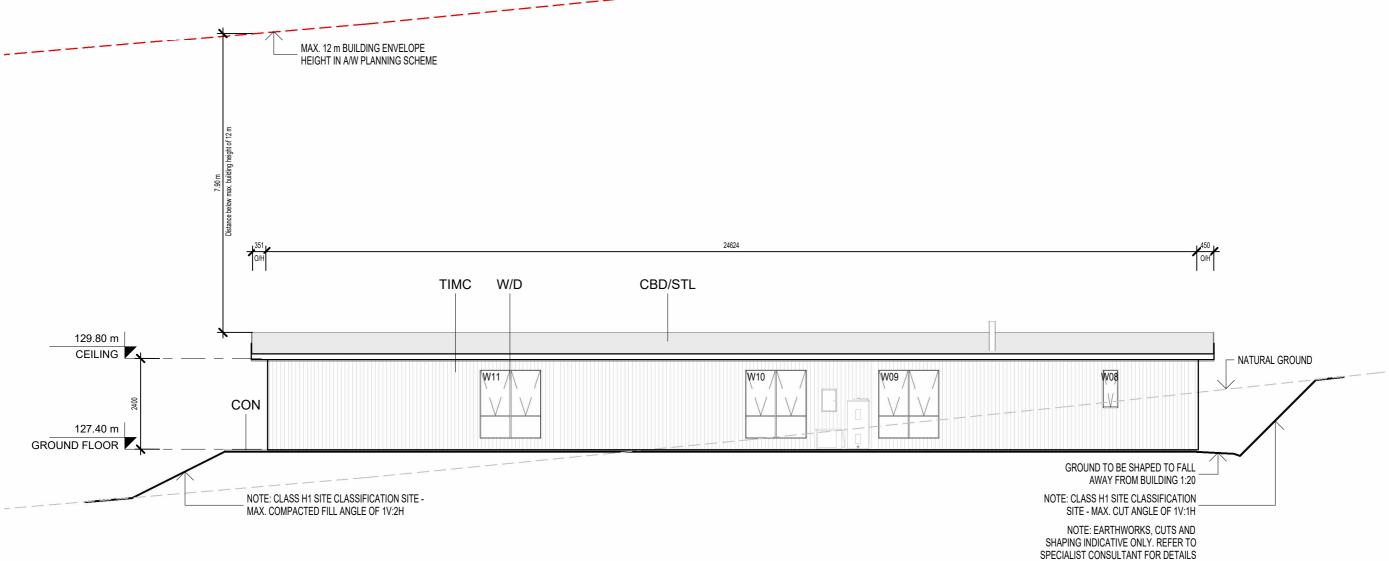
CON CONCRETE

W/D

TIMC TIMBER CLADDING IN "SPOTTED GUM" WITH OIL FINISH

DOUBLE-GLAZED WINDOWS AND DOORS IN MATT

COLORBOND "MONUMENT" FINISH





SOUTH ELEVATION

1:100

Description No. Date 30/07/2025 Issue A 07/08/2025 Issue B: client revisions

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ACCREDITED BUSHFIRE PRACTITIONER ACCREDITATION: BFP-133

O Thomson

PROPOSED RESIDENCE

558 Kellevie Rd, Kellevie Tas 7176

DRAWINGS TO BE PRINTED & READ IN FULL COLOUR

DWELLING	WELLING ELEVATIONS 3		
Project number	2024_016_NH	PD06	
Date	30 July 2025		ISSUE B
Designed by	NEAThouse	PD - NOT F	OR CONSTRUCTION
Drawn by	KBJ	Scale	1:100 @ A3