

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:**58 ERLE STREET, CARLTON RIVER****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 16th June 2026**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received no later than **Tuesday 16th June 2026**.

APPLICATION NO: 5.2026-21.1
DATE: 29 MAY 2026



Annotations
 Polygon1

Surrounding Properties for PID: 78275 45
 Property

Roads
 DSG Roads
 Council Roads

Property
 Property
 Titles

Transport
 Capital Works 2026
 Footpath
 Recon
 Reseal
 Resheet

Roads



Disclaimer

Any information extracted from this document (from the face of the document or by scale) should be verified on site. Council takes no responsibility for the accuracy of any information contained or presented in the document. While every care has been taken to ensure the accuracy of this information, Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability.

50 m



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

Full description of Proposal:	Use:
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>

Design and construction cost of proposal:	\$
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Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address:
	Suburb: Postcode:
	Certificate of Title(s) Volume: Folio:

Current Use of Site
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Current Owner/s:	Name(s).....
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Is the Property on the Tasmanian Heritage Register?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>

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/>



Sorell Council
 Development Application: Development Application - 58 Erie Street, Carlton River.pdf
 Plans Reference:P1
 Date Received:2/02/2026


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:
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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 is 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: Development Application - 58 Erle Street, Carlton River.pdf

Plans Reference:P1

Date Received:2/02/2026

Signature of General Manager, Minister or Delegate:	Signature: Date:
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CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO	
107569		3	
EDITION	DATE OF ISSUE		
7	21-Sep-2024		
Page 1		of 1	

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles



DESCRIPTION OF LAND

Town of DODGES FERRY
Lot 3 on Sealed Plan 107569
Derivation : Part of 320 Acres Gtd. to J.McGuiness
Prior CT 3826/63

SCHEDULE 1

N211186 TRANSFER to ADELE JANE SOMERVILLE Registered
21-Sep-2024 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP107569 COVENANTS in Schedule of Easements
SP14004, SP107569 FENCING COVENANT in Schedule of Easements
SP14004 COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962

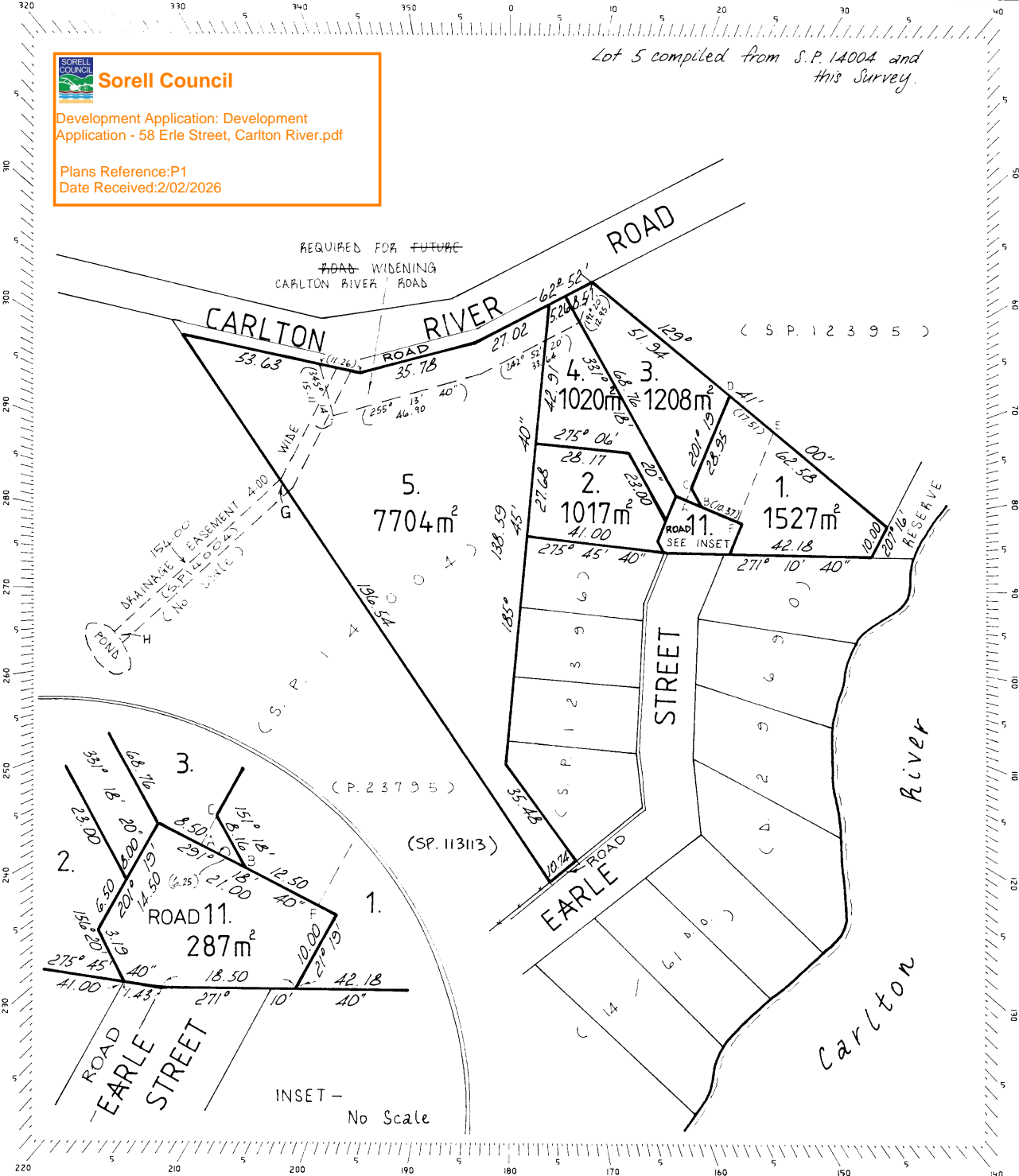


Sorell Council

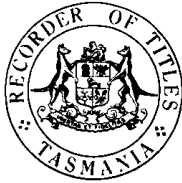
Development Application: Development
Application - 58 Erie Street, Carlton River.pdf

Plans Reference:P1
Date Received:2/02/2026

OWNER <i>M. J. & R. S. Boyden</i>		PLAN OF SURVEY	REGISTERED NUMBER
FOLIO REFERENCE <i>C.T. 3826 - 63</i>			SP 107569
GRANTEE <i>Part of 320^A-0^A-0^A granted to John Mc Guinness</i>		BY SURVEYOR <i>R. A. Connor</i> <i>J. B. MEDBURY P.L., SURVEYORS OF 224 CAMPBELL ST., HOBART.</i>	APPROVED EFFECTIVE FROM <i>NOV 1993</i>
		LOCATION TOWN OF DODGES FERRY (LAND DISTRICT PEMBROKE - PARISH OF CARLTON)	<i>[Signature]</i> Recorder of Titles
STATE MUNICIPAL CODE No. 29	LAST UPI No. 0889	LAST SURVEY PLAN No. S.P. 14004	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



REGISTERED NUMBER



SCHEDULE OF EASEMENTS

SP107569

NOTE:—The Town Clerk or Council Clerk must affix the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

Lot 5 on the plan is subject to a right of drainage (appurtenant to Lot 3 on S.P. 14004) over the drainage easement 4.00 wide passing through such lot.

Lot 5 is together with a right of drainage over the drainage easement 4.00 wide shown on the plan, MARKED G.H. ON THE PLAN.

FENCING COVENANT

The Owner of each Lot shown on the plan covenants with the Vendor (Michael John Boyden and Robyn Suzanne Boyden) that the Vendor shall not be required to fence.

COVENANTS

- (a) **The Owner of each Lot shown on the plan (except Lot 11) covenants with the Vendor (Michael John Boyden and Robyn Suzanne Boyden) and with the Owners for the time being of every other Lot shown on the plan to the intent that the burden of this covenant shall run with and bind the Covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the plan to observe the following stipulations:**



Sorell Council
 Development Application: Development Application - 58 Erle Street, Carlton River.pdf
 Plans Reference:P1
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1. Not to erect on such Lot anything other than a private dwelling house or private dwelling houses and buildings usually appurtenant thereto.
2. Not to erect on such Lot any building carport or garage the outer walls of which are constructed of any material other than brick, stone, rock or timber or a combination of those materials or some other material approved of in writing by the Vendor (Michael John Boyden and Robyn Suzanne Boyden), or the roof of which is constructed of any material other than tiles or colourbond iron or some other material approved of in writing by the Vendor (Michael John Boyden and Robyn Suzanne Boyden).
3. Not to erect place or use upon any such Lot any shop or building or erection whatsoever for the purpose of selling or offering or exposing for sale therein any articles wares or merchandise whatsoever.
4. Not to carry on or permit or allow to be carried on on such Lot or any part thereof any trade or business or use the same for any commercial or industrial enterprise.
5. Not to erect or place upon such Lot or any part thereof any hoarding or structure for use as a bill posting or advertising station.
6. Not to permit or allow any engine or machinery worked or driven by steam gas electricity or other mechanical power and used for any trade operations to be erected affixed or placed upon any part of such Lot provided that this covenant does not apply to any engine or machinery for hobby purposes only.
7. Not to erect install or amend any drainage pipes or drainage dissipaters on such Lot or any part thereof which causes or may cause any stormwater to enter or cause damage to any adjoining Lot or to any road on the plan or area adjacent to such road.
8. Not to construct or maintain any roadway from such Lot which would permit or allow direct vehicular access from such Lot to Carlton River Road.

- (b) The Owner of Lot 1 on the plan covenants with the Vendor (Michael John Boyden and Robyn Suzanne Boyden) the Owners for the time being of every other Lot shown on the plan and the Municipality of Sorell to the intent that the burden of this covenant may run with and bind the Covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the plan to observe the following stipulation, namely not to erect any building within the area marked BCDEF on the plan.

- (c) The Owners of Lots 1 and 2 on the plan covenant with the Vendor (Michael John Boyden and Robyn Suzanne Boyden) and the Owners for the time being of every other Lot shown on the plan to the intent that the burden of this covenant may run with and bind the Covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the plan to observe the following stipulation, namely not to erect any building on such Lot exceeding two storeys in height above the existing ground level.

- (d) The Owner of Lot 3 on the plan covenants with the Vendor (Michael John Boyden and Robyn Suzanne Boyden) the Owners for the time being of every other Lot shown on the plan and the Municipality of Sorell to the intent that the burden of this covenant may run with and bind the Covenantor's Lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every other part of the Lot shown on the plan to observe the following stipulation, namely not to erect any building within the area marked ABC on the plan.

SIGNED by the said MICHAEL JOHN BOYDEN
and ROBYN SUZANNE BOYDEN the registered
proprietors of the land comprised in Certificate of
Title volume 3826 folio 63 in the presence of:



Witness:
 1/ 1111 South
 2/ 22 Watson St, Sorell.
 3/ 3333 Street.

This is the schedule of easements attached to the plan of M. J. E. R. G. BOYDEN
(Insert Subdivider's Full Name)

..... affecting land in

C.T. 3826 - 63

(Insert Title Reference)

Sealed by MUNICIPALITY OF SOREW on 28th SEPTEMBER 1993

Solicitor's Reference

[Signature]
Council Clerk/Town Clerk

OS-K 3134



Re: 58 Erle Street, Carlton River TAS

To whom it may concern,

It is proposed to construct a new single dwelling at 58 Erle Street, Carlton River.

According to the Sorell Council Planning Scheme, the subject property is zoned Low Density Residential, and has the following overlays:

Bushfire Prone, Safeguarding of Airports Code and Flood Prone Areas Hazard Code.

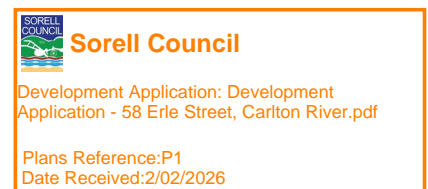
1. Under the State Planning Provisions table 10.2 a single residential dwelling does not require planning approval.
2. In addressing the overlays of the subject property we offer the following justifications:
 - a.) A Bushfire Assessment Report has been drawn up and submitted as part of the Planning Application in order to address the Bushfire Prone overlay.
 - b.) No construction is proposed that would exceed the height limits applicable under the Safeguarding of Airports Code.
 - c.) Regarding the Flood Prone Areas Hazard Code: the risk of flooding is considered to be low. It is noted that buildings immediately adjacent to the west, north, south and east are all constructed within mapped Floor Prone Areas. As the soil on the site is sandy, the overall drainage of the site is adequate for the construction of the house. The development would not result in an increased of flooding; the inclusion of a rainwater tank that catches the rain from the house roof will decrease any potential effects of flooding on this site.
3. Regarding encroachment on the side boundary setbacks: the subject property is relatively narrow in shape (east to west), making it difficult to accommodate the house within the side setbacks. The proposed design takes into account orientation for natural light, street frontage, and privacy. These priorities would be diminished if the house were to be re-located within the side boundary setbacks instead, so it is considered a reasonable encroachment as it has been designed.

PO Box 3205 West Hobart TAS 7000

www.neathouse.com.au

ph. 0409 334774

ABN 12 618 291 482



Williams Consulting Engineers Australia Pty. Ltd.

ACN129454146

CIVIL STRUCTURAL

Email williamsconsultingengsaust@gmail.com

5000 Channel Highway, Gordon, TAS. 7150

P.O. Box 79 Middleton, TAS. 7163

Unit 5/16 Layton Avenue, Blaxland, NSW. 2774

P.O. Box 79 Blaxland, NSW. 2774



24th May, 2026
Project No.2026/056

The General Manager,
Sorell Council,
47 Cole Street,
Sorell. TAS. 7172

Dear Sir,

RE: AMENDED FLOOD REPORT FOR NO.58 ERLE STREET, CARLTON RIVER, TASMANIA, 7173.

I have prepared a flood report for No.58 Erle Street, Carlton River, using the simplified Rational Method.

No.58 Erle Street is located at the end of a cul-de-sac and has a battleaxe handle to the lot. The lot extends upslope to a small frontage to Carlton River Road.

Carlton River Road was viewed and there is a pipe culvert across the road in front of No.400. This appears to collect all of the stormwater from a catchment assessed to be about 12.85 hectares. Stormwater flows overland and is collected in the table drain swale and directed to the pipe culvert. A recent walkover indicated two smaller pipes under the road west of No.58 Erle Street discharging away from No.58 diverted by driveways.

The 375mm diameter reinforced concrete pipe culvert is only adequate for minor rainfall events.

Calculations are attached.

In my opinion, No.58 Erle Street, is subjected to normal overland flows from, say, the centreline of Carlton River Road, and in proportion to its frontage to Carlton River Road. It does not appear subjected to any concentrated flows although the flood mapping appears to indicate otherwise.

Carlton River Road effectively cuts off any significant stormwater flows from impacting directly onto No.58 Erle Street.

In large rainfall events I would expect the road would be overtopped at the low point in Carlton River Road, opposite No.400 Carlton River Road and would mostly drain away to the East, away from No.58 Erle Street.

The centreline of Carlton River Road was checked with a spirit level and the low point was found to be approximately 15M from the north east corner of No.58 Erle Street.

PLANNING REQUIREMENTS IN A FLOOD PRONE AREA:

1. A flood report is required to address relevant issues in C12.3.1.

- The proposed use is a residential dwelling and an existing shed.

This use will not cause or contribute to the occurrence of flooding on the site. Any flooding on the site arises from overland flows from the northern side of Carlton River Road.

- The site is shown partly (small area) as an H1 Hazard site in the 1% AEP flooding event on The List mapping.

Flood Report,
 No.58 Erle Street,
 Carlton River (Cont.):

Under Australian Institute for Disaster Resilience Flood Hazard Categories an H1 Hazard Category Definition has a depth less than or equal to 0.3M, any velocity and a DxV value less than or equal to 0.3M/S.

The flood depth noted for the site on the mapping for the 1% AEP Flood Event is 0.1M or less.

An estimate of the flow velocity for a maximum of 100mm water depth over short grass for a slope of approximately 7.2% taken from the site contours using Mannings Equation gives:

$$V = 1/n \times R^{2/3} \times S^{1/2} = 1/0.035 \times 0.1^{2/3} \times 0.0715^{1/2} = 28.57 \times 0.2154 \times 0.2674$$

$$= 1.65\text{m/s}$$

$$D \times V = 0.1 \times 1.65 = 0.165\text{m/s} < 0.3\text{m/s for Hazard Class H1.}$$

This complies with the Australian Institute for Disaster Resilience Flood Hazard Category H1 which notes under Impact on People Vehicles and Buildings that H1 is generally safe for people, vehicles and buildings.

2. C12.0 Flood Prone Area Hazard Code:

C12.5.1 P1.2

The maximum 1% AEP Flood Depth is 100mm or less. A normal building constructed of appropriate materials not affected by water will not be affected by flood waters. A freeboard is to be applied that will cope with any overland flow impacts. A freeboard of 500mm is proposed.

C12.6.1. P1.1

The proposed dwelling is to be permanent. The proposed floor level with a freeboard of 500mm will satisfactorily cope with the 1% AEP flood event. Water will flow around the ends of the dwelling and down to Erle Street. Flows can be contained within the site, with shallow swales and by constructing a paling fence on each side boundary to ground level. Overland flows will discharge to Erle Street, and not cause any impact to the neighbouring properties.

C12.6.1. P1.2(a)

The dwelling and works will not cause or contribute to flooding on the site, on adjacent land or public infrastructure.

Any flooding is already a natural occurrence and concentrated in that locality by virtue of the construction of the public infrastructure, being Carlton River Road. The road was constructed with inadequate stormwater drainage measures.

Erle Street has significant drainage infrastructure already at the head of the cul-de-sac, presumably as a result of prior drainage issues.

The proposed dwelling and works will not add to the existing flooding, other than that due to a miniscule increase in runoff from the overall catchment due to the increase in impervious areas on No.58 Erle Street.

Flood Report,
No.58 Erle Street,
Carlton River (Cont.):

C12.6.1. P1.2(b)

The dwelling will not require any protection measures for the life of the use and will achieve and maintain a tolerable risk from a 1% AEP flood event.

CONCLUSION.

The proposed dwelling, with a 500mm freeboard, will not be subject to an intolerable risk from the 1% AEP flood event and will not impact the neighbours nor the public infrastructure.

Yours faithfully,



R. D. Williams,
B.Sc.(Tech.), Civil Engineering,
Grad.Dip., Mining Engineering,
Grad.Dip., Property,
MIEAust., CPEng., NPER2445628
APEC Eng., IntPE(Aust)
CC4703F TAS., RPEQ195773
175748ES NT; 175748EH NT.
PRE0001651 NSW; PE0010023 VIC.

58 ERLE STREET ST,
 CARLTON RIVER
 TASMANIA 7173
 PROPERTY ID: 1427284
 TITLE REFERENCE: 107569/3
 LOT SIZE: 1208 m²

PLANNING SCHEME OVERLAYS
 TASMANIAN PLANNING SCHEME
 SORELL
 10.0 Low Density Residential 100%
 C16.0 Safeguarding of Airports Code: Airport obstacle limitations area 100%
 SOR-S2.0 Sorell Local Provisions Schedule, Specific Area Plan: Southern
 Beaches On-site Water and Stormwater Management Specific Area Plan 100%
 C12.0 Flood-prone areas (as indicated)
 C13.0 Bushfire-prone areas 100%

SITE COVERAGE

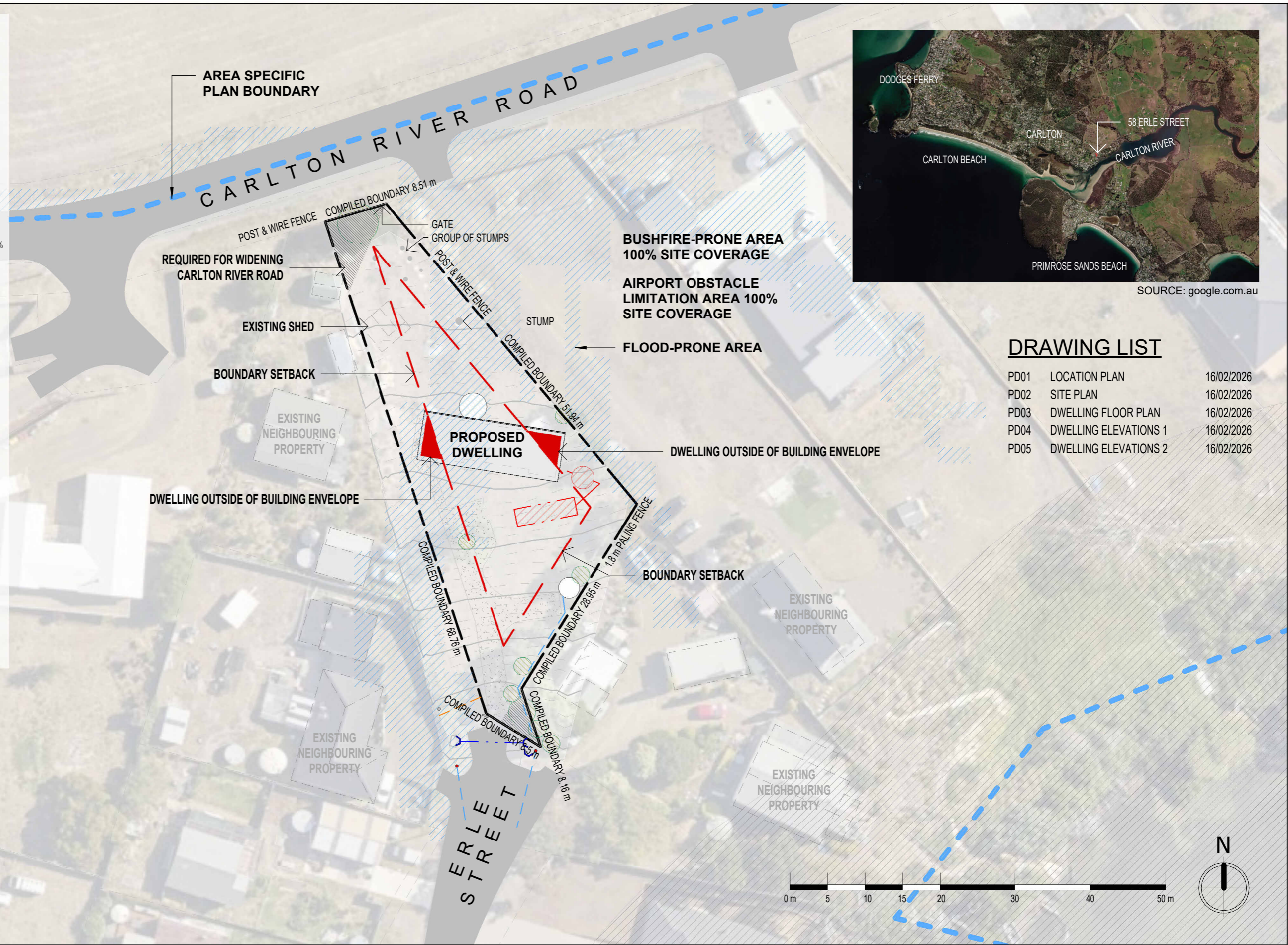
LOT SIZE: 1208 m²
 DWELLING: 92 m²
 PORCH 2.2 m²
 EXISTING SHED 11 m²
 TOTAL 105.2 m²

DWELLING ROOF AREA: 122 m²
 EXISTING SHED ROOF AREA: 11 m²
TOTAL ROOF AREA: 133 m²
SITE COVERAGE: 11%

SURVEY DATA:
 Survey Plus: 8 Amy Street,
 Moonah Tas 7009
 30 July 2025
 Project No.: SP252001-01 A
GEOTECHNICAL DATA:
 Rock Solid Geotechnics Pty Ltd
 163 Orielson Rd,
 Orielson Tas 7172.
 7/8/2025

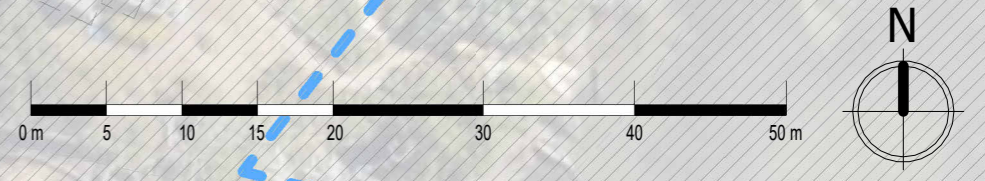
Sorell Council
 Development Application: 5.2026.21.1 -
 Response to Request For Information - 58
 Erle Street, Carlton River - P3 .pdf
 Plan Reference: P3
 Date received: 25/05/2026

1 **SITE PLAN**
 PD04
 1 : 500



DRAWING LIST

PD01	LOCATION PLAN	16/02/2026
PD02	SITE PLAN	16/02/2026
PD03	DWELLING FLOOR PLAN	16/02/2026
PD04	DWELLING ELEVATIONS 1	16/02/2026
PD05	DWELLING ELEVATIONS 2	16/02/2026



DRAWINGS TO BE PRINTED & READ IN FULL COLOUR

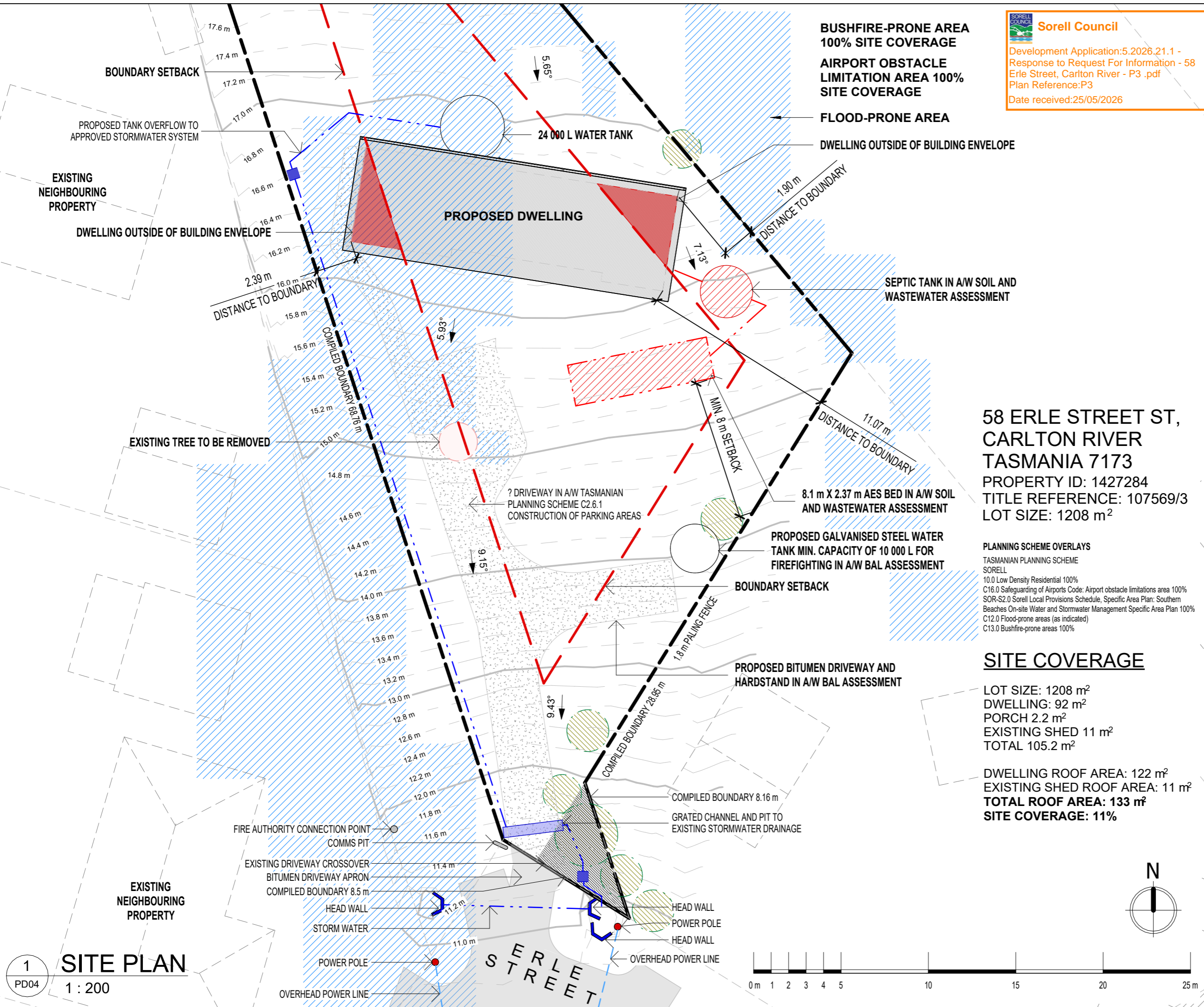
No.	Description	Date
A	Preliminary Design: Issue A	22/11/2025
B	Issue B: rotate dwelling	12/12/2025
C	Council RFIs	16/02/2026

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

O Thomson
PROPOSED RESIDENCE
 58 Erle Street, Carlton River Tas 7173

LOCATION PLAN		PD01	ISSUE C
Project number	2025_022_NH		
Date	21 NOVEMBER 2025		
Designed by	NEAThouse		
Drawn by	KBJ		
Scale	As indicated	@ A3	

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



Sorell Council
 Development Application: 5.2026.21.1 -
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O Thomson
PROPOSED RESIDENCE

58 Erle Street,
 Carlton River Tas
 7173

SURVEY DATA:
 Survey Plus: 8 Amy Street,
 Moonah Tas 7009
 30 July 2025
 Project No.: SP252001-01 A
GEOTECHNICAL DATA:
 Rock Solid Geotechnics Pty Ltd
 163 Orierton Rd,
 Orierton Tas 7172.
 7/8/2025

**58 ERLE STREET ST,
 CARLTON RIVER
 TASMANIA 7173**
 PROPERTY ID: 1427284
 TITLE REFERENCE: 107569/3
 LOT SIZE: 1208 m²

PLANNING SCHEME OVERLAYS
 TASMANIAN PLANNING SCHEME
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 SOR-S2.0 Sorell Local Provisions Schedule, Specific Area Plan: Southern
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No.	Description	Date
A	Preliminary Design: Issue A	22/11/2025
B	Issue B: rotate dwelling	12/12/2025
C	Council RFIs	16/02/2026

**DRAWINGS TO BE PRINTED &
 READ IN FULL COLOUR**

SITE PLAN

PD02
ISSUE C
 PD - NOT FOR CONSTRUCTION

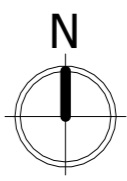
Project number	2025_022_NH
Date	21 NOVEMBER 2025
Designed by	NEAHouse
Drawn by	KBJ
Scale @ A3	As indicated

ISSUE C

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



1 SITE PLAN
 PD04 1 : 200



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

LEGEND

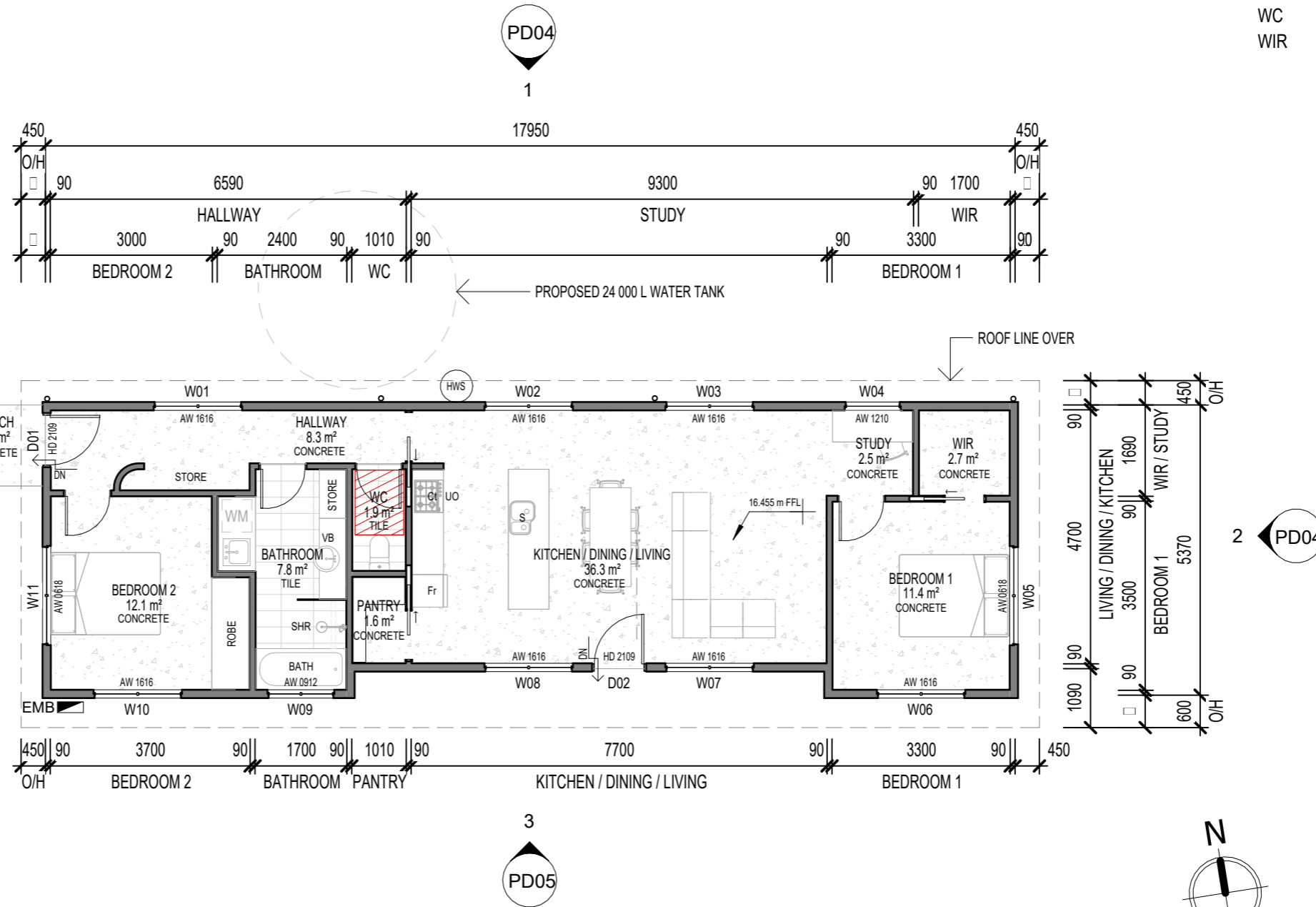
HD 2109	90mm TIMBER STUD WALL
AW 1616	DOUBLE-GLAZED HINGED ENTRY DOOR 2100 H X 920 W
AW 1210	DOUBLE-GLAZED AWNING WINDOW AA/FF 1600 H X 1600 W
AW 0618	DOUBLE-GLAZED AWNING WINDOW A 1200 H X 1000 W
AW 0912	DOUBLE-GLAZED AWNING WINDOW AA 600 H X 1800 W
	DOUBLE-GLAZED AWNING WINDOW AA 900 H X 1200 W OBSCURE
HWS	HOT WATER SERVICE
EMB	ELECTRICITY METER BOX
FFL	FINISHED FLOOR LEVEL

FLOOR AREA

DWELLING	92.2 m ²
PORCH	2.2 m ²
TOTAL	94.4 m ²

ROOMS

BATHROOM	7.8 m ²
BEDROOM 1	11.4 m ²
BEDROOM 2	12.1 m ²
HALLWAY	8.3 m ²
KITCHEN / DINING / LIVING	36.3 m ²
PANTRY	1.6 m ²
PORCH	2.2 m ²
STUDY	2.5 m ²
WC	1.9 m ²
WIR	2.7 m ²



1 DWELLING FLOOR PLAN
1 : 100

Sorell Council
Development Application: 5.2026.21.1 -
Response to Request For Information - 58
Erle Street, Carlton River - P3 .pdf
Plan Reference: P3
Date received: 25/05/2026

DRAWINGS TO BE PRINTED & READ IN FULL COLOUR

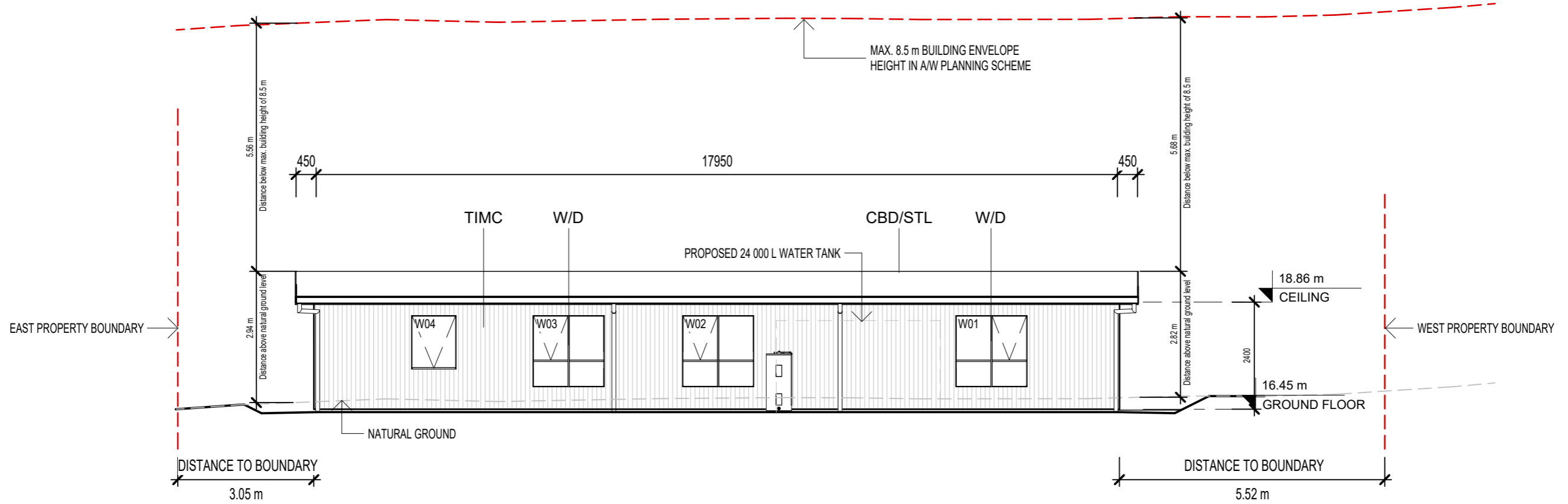
No.	Description	Date
A	Preliminary Design: Issue A	22/11/2025
B	Issue B: rotate dwelling	12/12/2025
C	Council RFIs	16/02/2026

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

O Thomson
PROPOSED RESIDENCE
 58 Erle Street, Carlton River Tas 7173

DWELLING FLOOR PLAN	
Project number	2025_022_NH
Date	21 NOVEMBER 2025
Designed by	NEAThouse
Drawn by	KBJ
PD03	ISSUE C
PD - NOT FOR CONSTRUCTION	
Scale	1 : 100 @ A3

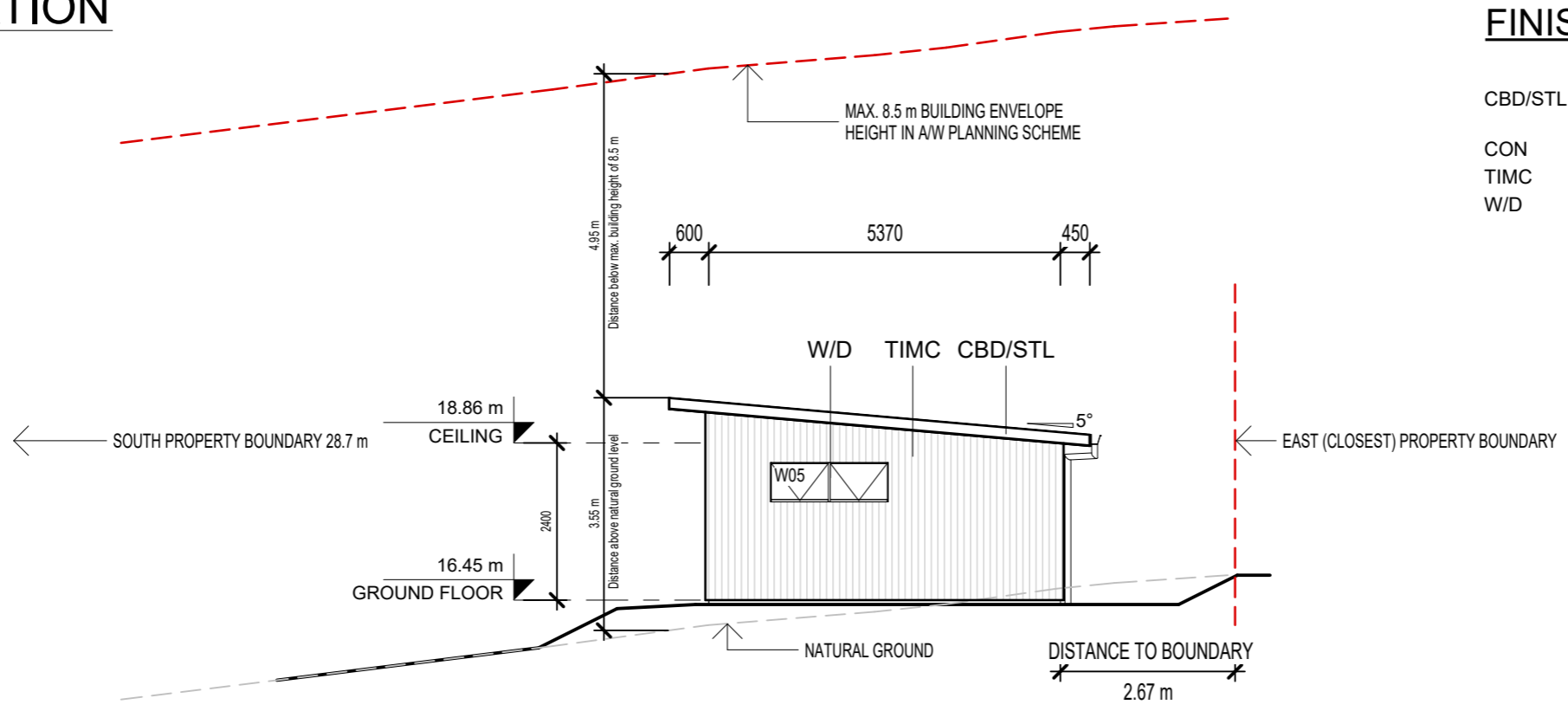
INTEGRAL DESIGN & DRAFTING SERVICES * (0403)390-602 * mk@ids.com.au * WEST HOBART, TAS 7000 * ABN: 26 166 056 599



1 NORTH ELEVATION
PD03 1 : 100

FINISHES LEGEND

- CBD/STL COLORBOND STEEL CUSTOM ORB ROOF SHEETING IN "MONUMENT" FINISH
- CON CONCRETE
- TIMC TIMBER CLADDING IN "SPOTTED GUM" WITH OIL FINISH
- W/D DOUBLE-GLAZED WINDOWS AND DOORS IN MATT COLORBOND "MONUMENT" FINISH



2 EAST ELEVATION
PD03 1 : 100

Sorell Council
Development Application: 5.2026.21.1 -
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Erle Street, Carlton River - P3 .pdf
Plan Reference: P3
Date received: 25/05/2026

DRAWINGS TO BE PRINTED & READ IN FULL COLOUR

No.	Description	Date
A	Preliminary Design: Issue A	22/11/2025
B	Issue B: rotate dwelling	12/12/2025
C	Council RFIs	16/02/2026

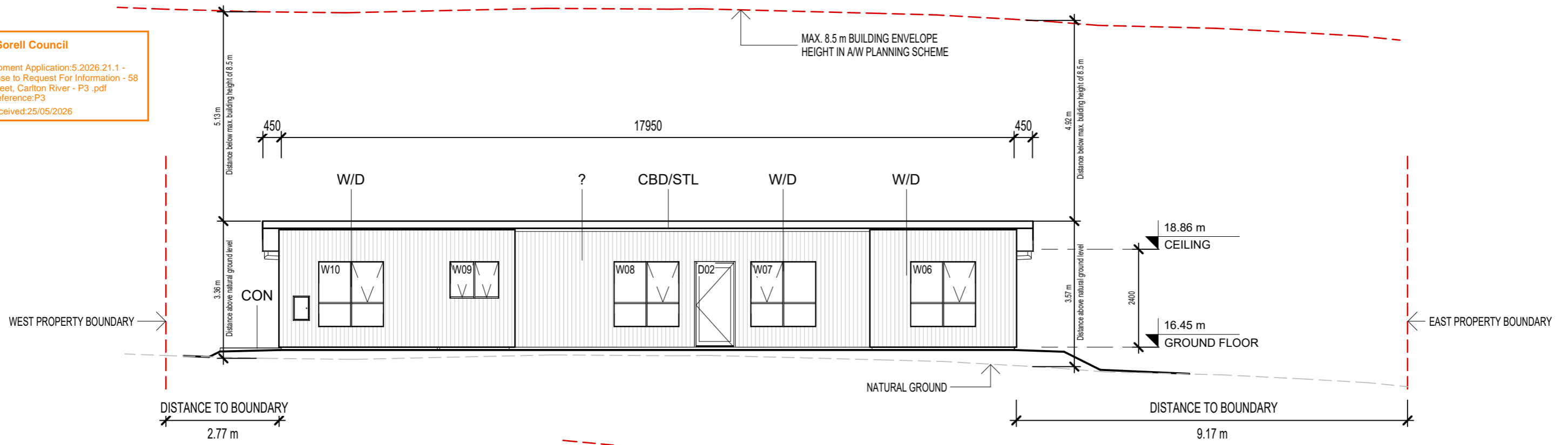
MICHAEL KINSELLA
INTEGRAL DESIGN & DRAFTING SERVICES
ACCREDITED BUILDING PRACTITIONER
ACCREDITATION: CC5699V
ACCREDITED BUSHFIRE PRACTITIONER
ACCREDITATION: BFP-133




O Thomson
PROPOSED RESIDENCE
58 Erle Street, Carlton River Tas 7173

DWELLING ELEVATIONS 1		PD04	ISSUE C
Project number	2025_022_NH		
Date	21 NOVEMBER 2025		
Designed by	NEAThouse		
Drawn by	KBJ		
Scale		1 : 100 @ A3	

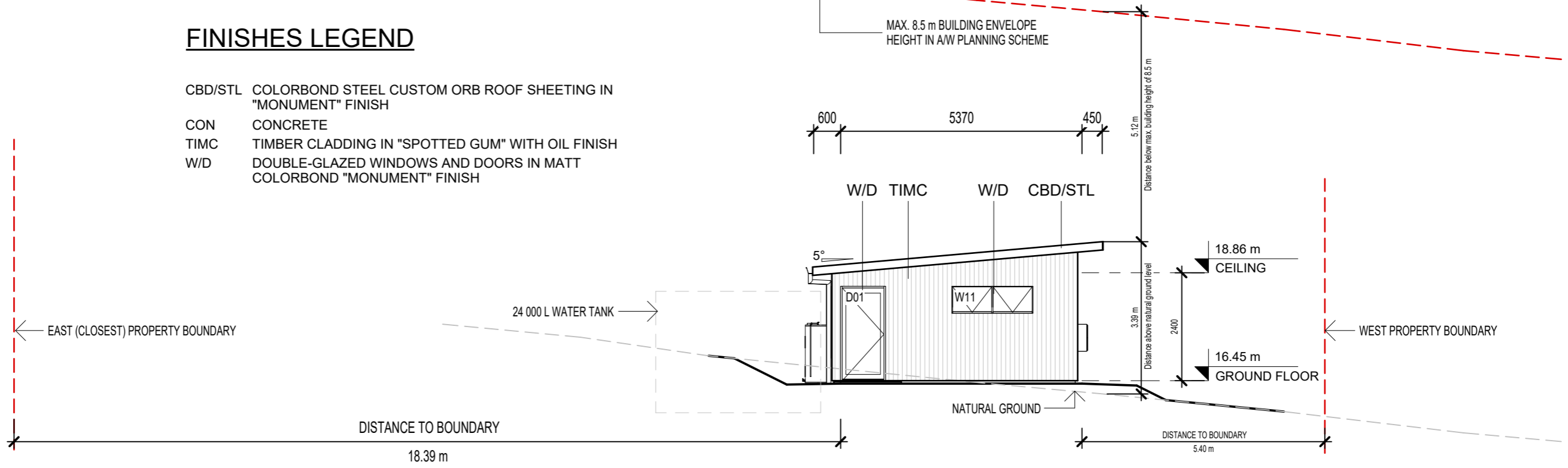
Sorell Council
 Development Application: 5.2026.21.1 -
 Response to Request For Information - 58
 Erle Street, Carlton River - P3 .pdf
 Plan Reference: P3
 Date received: 25/05/2026



3 SOUTH ELEVATION
 PD03 1 : 100

FINISHES LEGEND

- CBD/STL COLORBOND STEEL CUSTOM ORB ROOF SHEETING IN "MONUMENT" FINISH
- CON CONCRETE
- TIMC TIMBER CLADDING IN "SPOTTED GUM" WITH OIL FINISH
- W/D DOUBLE-GLAZED WINDOWS AND DOORS IN MATT COLORBOND "MONUMENT" FINISH



4 WEST ELEVATION
 PD03 1 : 100

DRAWINGS TO BE PRINTED & READ IN FULL COLOUR

No.	Description	Date
A	Preliminary Design: Issue A	22/11/2025
B	Issue B: rotate dwelling	12/12/2025
C	Council RFIs	16/02/2026

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

O Thomson
PROPOSED RESIDENCE
 58 Erle Street, Carlton River Tas 7173

DWELLING ELEVATIONS 2		PD05	ISSUE C
Project number	2025_022_NH		
Date	21 NOVEMBER 2025	Scale	1 : 100 @ A3
Designed by	NEAThouse		
Drawn by	KBJ		