

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2026-20
Proposal: Dwelling, outbuildings and associated works (partially retrospective)
Subject Site: 4850 Channel Highway, Gordon
Responsible Planning Officer: Cassinia Devries

Advertised Documents:

- Application Plans
- Bushfire Assessment Report
- Onsite Wastewater Assessment

Available upon request:

- Application Form
- Copy of Title

NOTE: The documents included for advertising (public notice) have been provided by the applicant. The advertising of the documentation does not confirm that Council agrees with, or endorses, the content or assessments.

Representations:

Representations must be provided in writing to Council stating the reasons why you support or object to the application. Representations for this application must be submitted by 11.59pm on **2 June 2026**; and can be delivered in person to the Civic Centre, posted to Locked Bag 1, Kingston 7050 or emailed to kc@kingborough.tas.gov.au.



MCRAE WILKIE - GORDON

4850 CHANNEL HIGHWAY GORDON 7150

TOWN PLANNING - S 0 4 13/05/2026

PROJECT DETAILS
 PROJECT NAME: MCRAE WILKIE - GORDON
 PROJECT NUMBER: 2535
 PROJECT STAGE: STAGE 04
 TITLE LOT/PLAN: 1/222240

SITE DETAILS
 SITE AREA: 4183 sqm
 BAL RATING: BAL-19
 SOIL CLASS: TBC
 WIND RATING: TBC
 CLIMATE ZONE: 7
 DISTANCE TO BREAKING SURF: 50m
 PLANNING ZONE: LOW DENSITY RESIDENTIAL
 SITE HAZARDS / OVERLAYS: BUSHFIRE PRONE, BIODIVERSITY PROTECTION, LANDSLIDE HAZARD (LOW), COASTAL EROSION

Sheet Index

LAYOUT No.	LAYOUT NAME:
A.000	COVER PAGE
A.100	PROPOSED SITE PLAN
A.201	PROPOSED GROUND FLOOR
A.202	PROPOSED ROOF PLAN
A.300	PROPOSED ELEVATIONS
A.301	PROPOSED ELEVATIONS
A.302	MATERIALS
A.400	PROPOSED SECTIONS
A.500	DOOR & WINDOW SCHEDULE
A.601	PROPOSED GARAGE
A.602	RETROSPECTIVE OUTBUILDING
A.603	RETROSPECTIVE DRIVEWAY



AERIAL VIEW
1:1000

Kingborough Council
 Development Application: DA-2026-20
 Plan Reference No: P4
 Date Received: 13/5/2026
 Date placed on Public Exhibition: 20/5/2026

REVISION	ISSUE NAME	DATE	CHANGE ID	CHANGE NAME
01	DA SUBMISSION	8/04/2026		
02	RFI	13/05/2026		

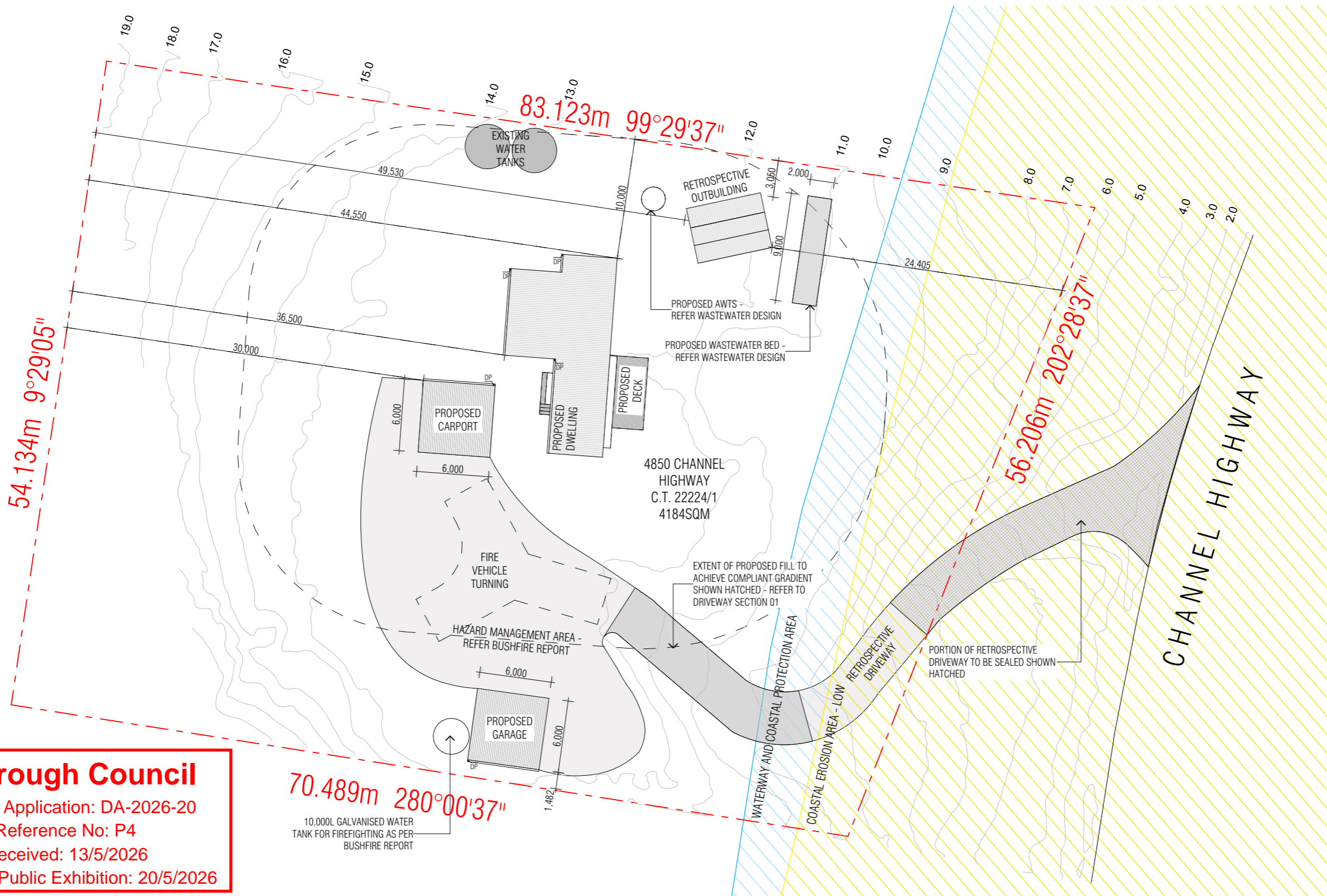
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PROJECT
MCRAE WILKIE - GORDON
 ADDRESS
 4850 CHANNEL HIGHWAY GORDON 7150
 FOR
 GEORGIE MCRAE & TOM WILKIE

STAGE 4		JOB No.
TITLE	COVER PAGE	2535
SCALE	1:1, 1:1000@A3	DRAWING No.
DRAWN	GM	A.000
ORIGINAL ISSUE	13/05/2026	
REVISION No.	P01	



54.134m 9°29'05"

83.123m 99°29'37"

56.206m 202°28'37"

70.489m 280°00'37"

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SITE PLAN
1:350

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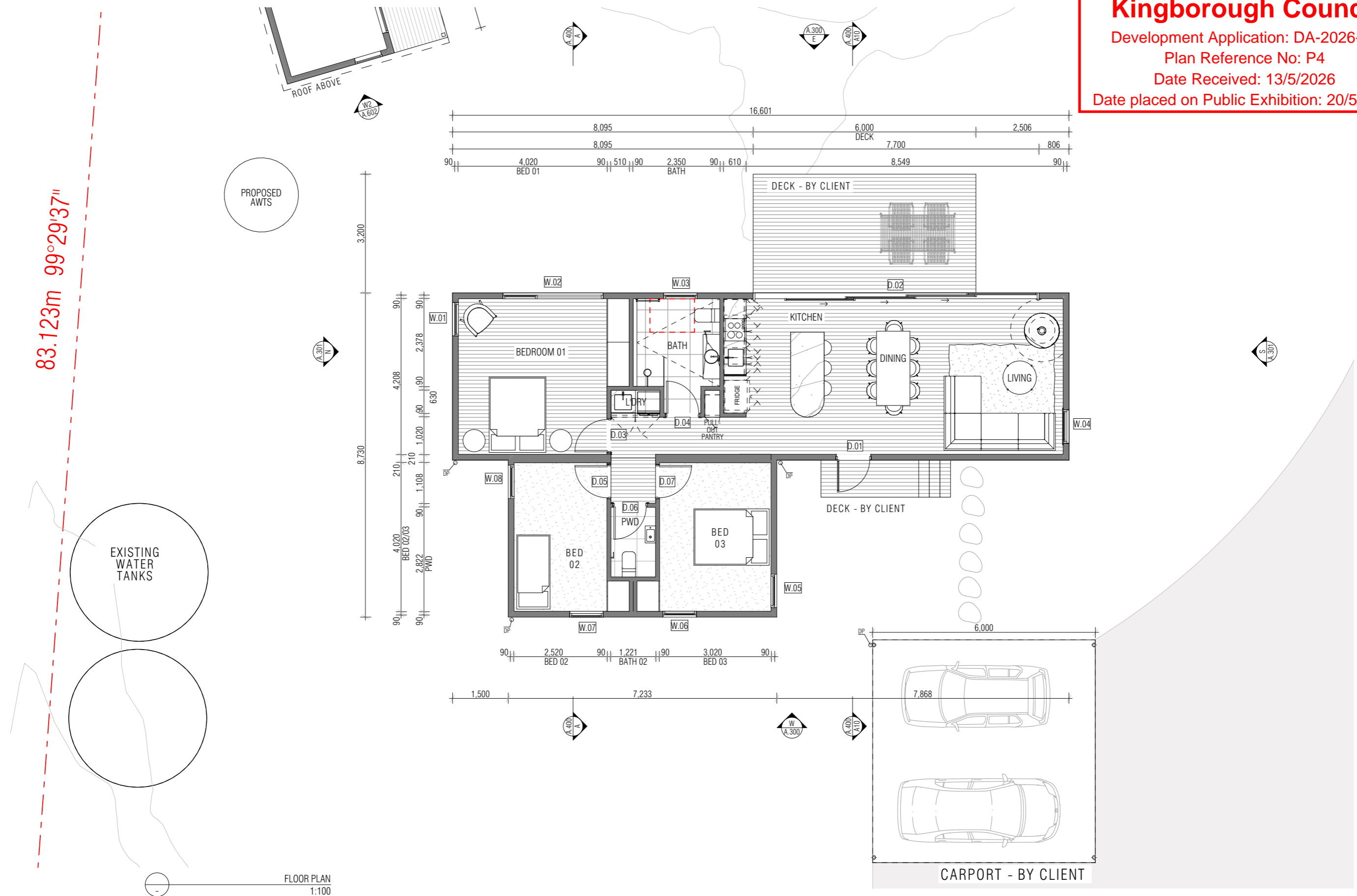
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STAGE 4	
TITLE	PROPOSED SITE PLAN
SCALE	1:350@A3
DRAWN	GM
ORIGINAL ISSUE	13/05/2026
REVISION No.	P01

JOB No.
2535
 DRAWING No.
A.100



FLOOR PLAN
1:100

REVISION	ISSUE NAME	DATE	CHANGE ID	CHANGE NAME
01	DA SUBMISSION	8/04/2026		
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
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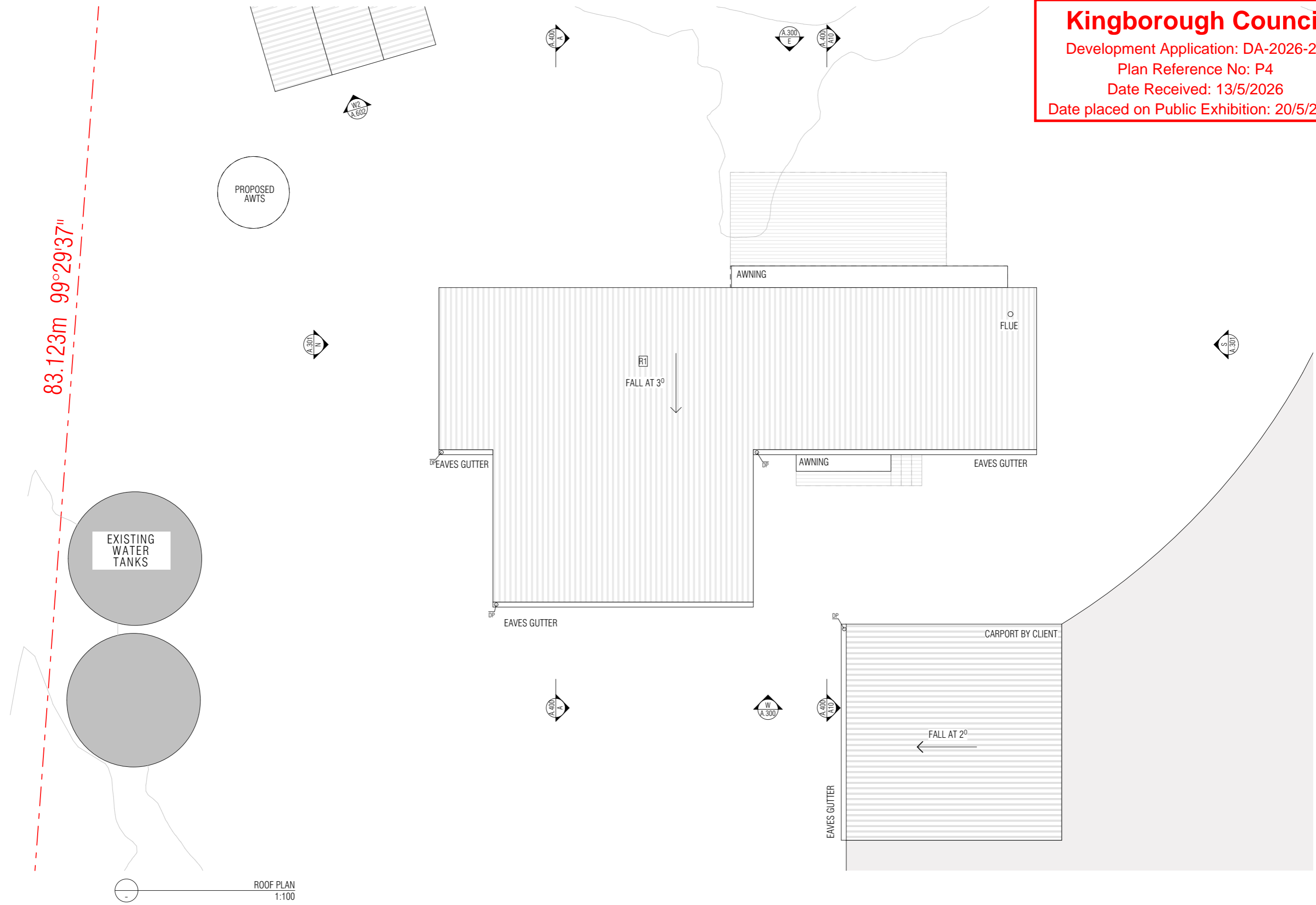


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FOR
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STAGE 4	
TITLE	PROPOSED GROUND FLOOR
SCALE	1:1, 1:100@A3
DRAWN	GM
ORIGINAL ISSUE	13/05/2026
REVISION No.	P01


 JOB No.
2535
 DRAWING No.
A.201




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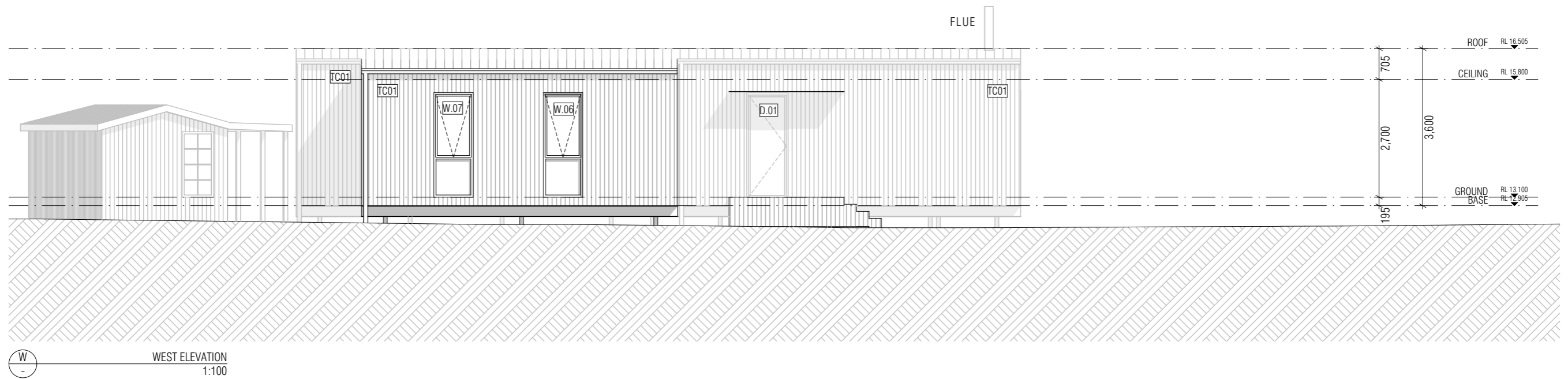
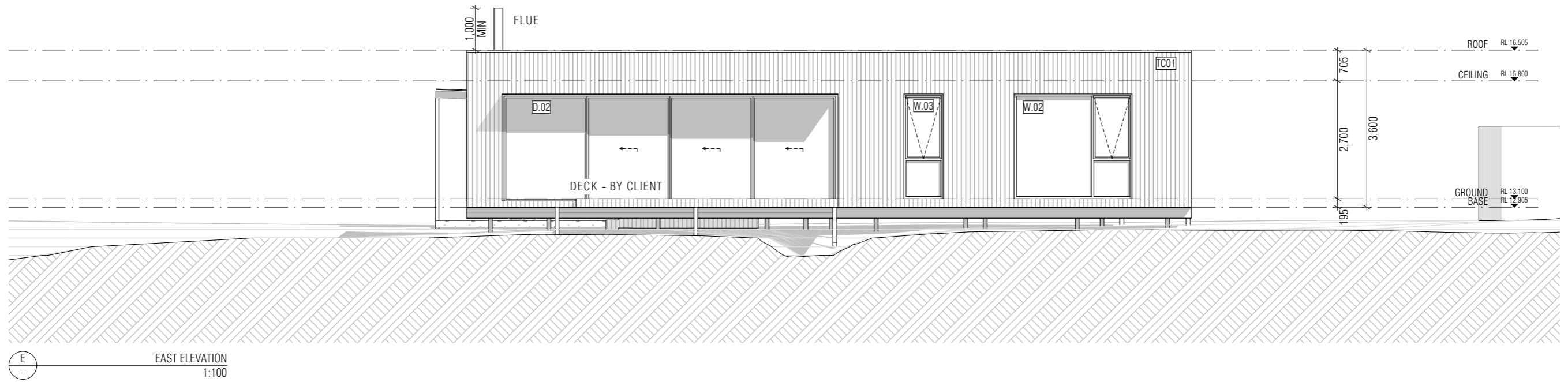
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STAGE 4	
TITLE	PROPOSED ROOF PLAN
SCALE	1:100@A3
DRAWN	GM
ORIGINAL ISSUE	13/05/2026
REVISION No.	P01


 JOB No.
2535
 DRAWING No.
A.202



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STAGE 4	
TITLE	PROPOSED ELEVATIONS
SCALE	1:100@A3
DRAWN	GM
ORIGINAL ISSUE	13/05/2026
REVISION No.	P01

JOB No.
2535
 DRAWING No.
A.300

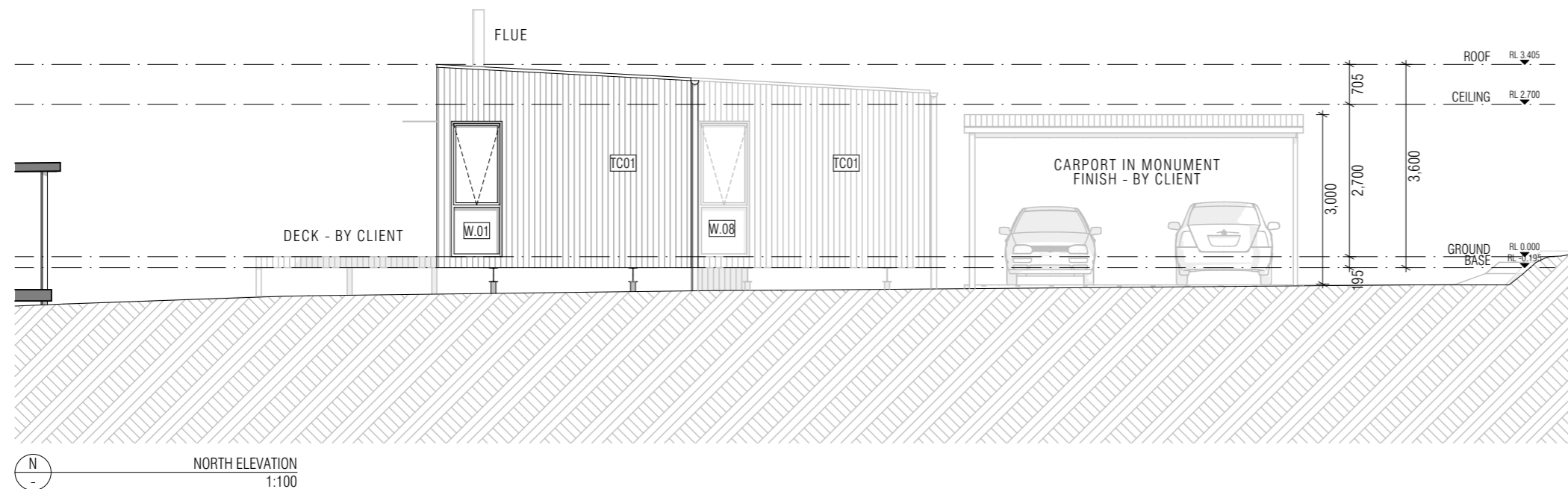
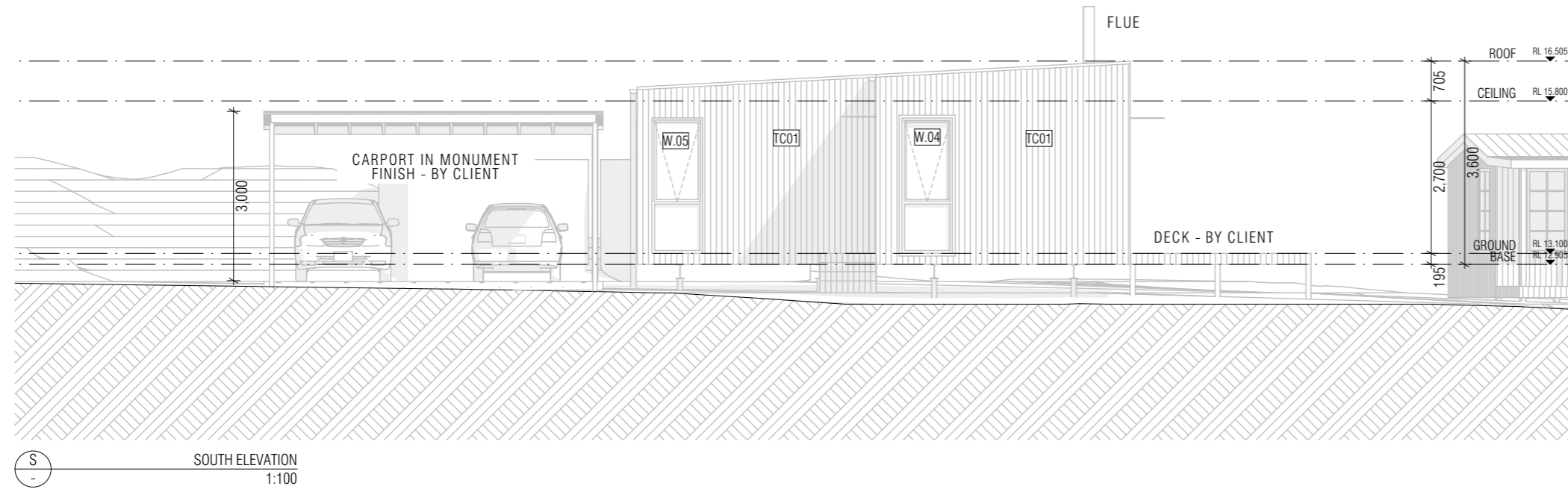
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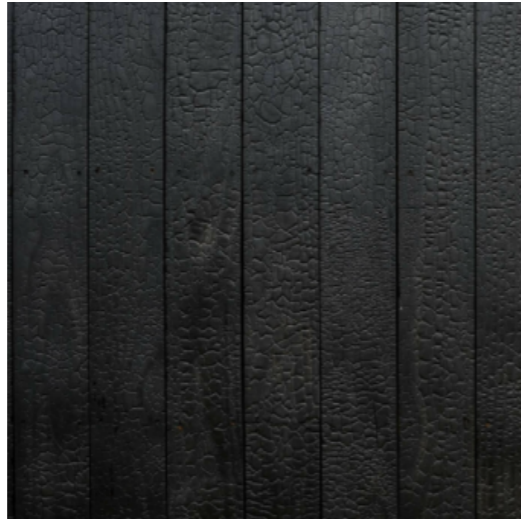
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STAGE 4		JOB No.
TITLE PROPOSED ELEVATIONS		2535
SCALE	1:100@A3	DRAWING No.
DRAWN	GM	A.301
ORIGINAL ISSUE	13/05/2026	
REVISION No.	P01	

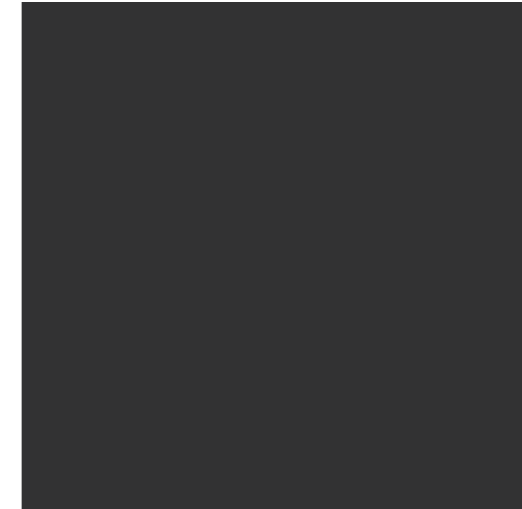
PROPOSED EXTERNAL FINISHES _ _ _ _ _



TC01 - VERTICAL CLADDING - BLACK STAIN



R1 - TRIMDEK ROOF (MONUMENT)



R1/MC1/DP/EXTERNAL WINDOWS & DOOR FRAMES - MONUMENT

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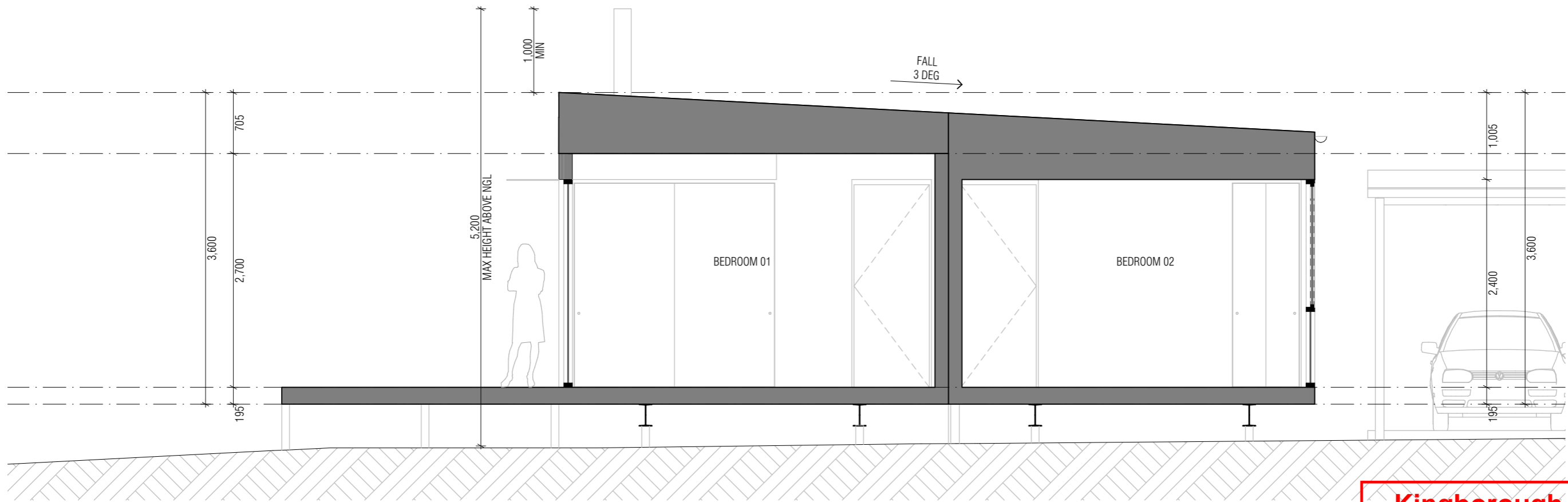
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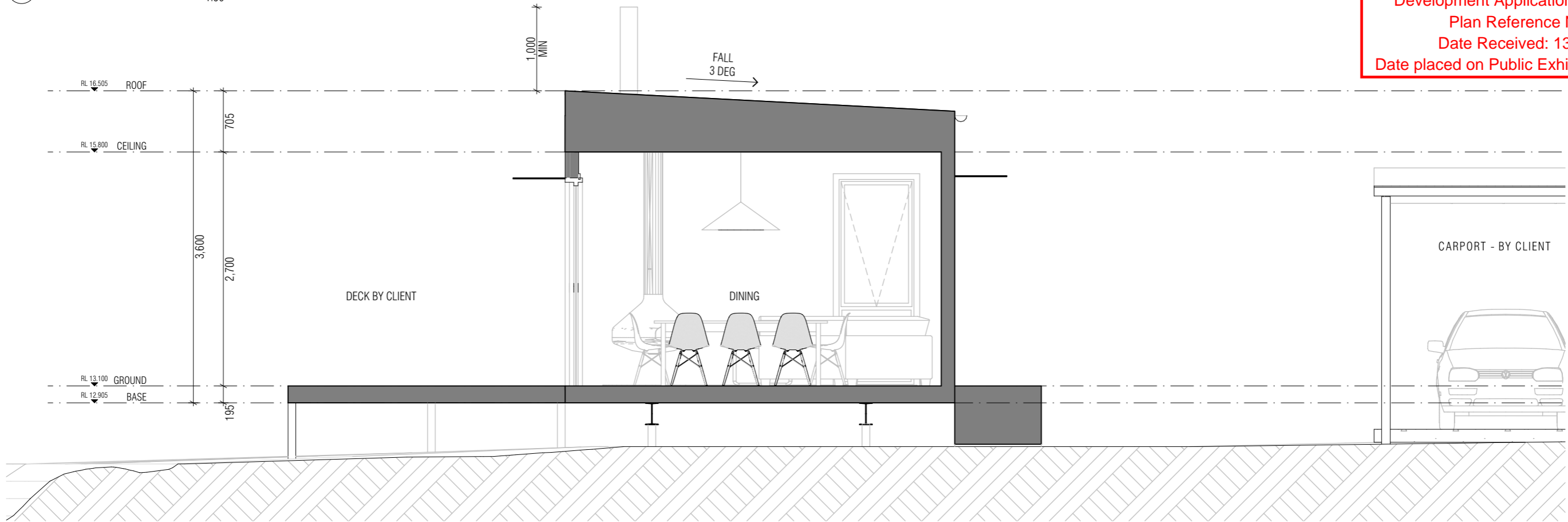
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STAGE 4		JOB No.
TITLE		2535
MATERIALS		DRAWING No.
SCALE	@A3	A.302
DRAWN	GM	
ORIGINAL ISSUE	13/05/2026	
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SECTION AA
1:50

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SECTION BB
1:50

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STAGE 4		JOB No.
TITLE PROPOSED SECTIONS		2535
SCALE	1:50@A3	DRAWING No.
DRAWN	GM	A.400
ORIGINAL ISSUE	13/05/2026	
REVISION No.	P01	

EXTERNAL VIEW							
ID	D.01	D.02	D.03	D.04	D.05	D.06	D.07
OPERATION	SWING DOOR	SLIDING DOOR	SWING DOOR	SWING DOOR	SWING DOOR	SWING DOOR	SWING DOOR
HEAD HEIGHT	2,340	2,400	2,340	2,340	2,340	2,340	2,340
SILL HEIGHT	0	-50	0	0	0	0	0
NOMINAL W x H	870x2,340	7,700x2,450	870x2,340	870x2,340	870x2,340	870x2,340	870x2,340
FINISH	POWDER COATED - REFER TO SPEC	POWDER COATED - REFER TO SPEC	PAINTED - HOLLOW CORE	PAINTED - HOLLOW CORE	PAINTED - HOLLOW CORE	PAINTED - HOLLOW CORE	PAINTED - HOLLOW CORE
FRAME	ALUMINIUM	ALUMINIUM	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER
GLAZING	DOUBLE GLAZING	DOUBLE GLAZING	N/A	N/A	N/A	N/A	N/A
TOUGHENED GLASS	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SAFETY STRIP	N/A	YES	N/A	N/A	N/A	N/A	N/A
FLYSCREEN	YES	YES	N/A	N/A	N/A	N/A	N/A
LOCKS	KEY LOCK	KEY LOCK	N/A	N/A	N/A	N/A	N/A
LOCATION	Exterior	Exterior	Interior	Interior	Interior	Interior	Interior
BAL RATING	-	-	-	-	-	-	-
U-VALUE	PER ENERGY REPORT	PER ENERGY REPORT	N/A	N/A	N/A	N/A	N/A
SHGC	PER ENERGY REPORT	PER ENERGY REPORT	N/A	N/A	N/A	N/A	N/A
NOTES	-	-	-	-	-	-	-

EXTERNAL VIEW								
ID	W.01	W.02	W.03	W.04	W.05	W.06	W.07	W.08
HEAD HEIGHT	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
SILL HEIGHT	0	0	0	0	0	0	0	0
NOMINAL SIZE W x H	900x2,400	2,700x2,400	900x2,400	900x2,400	900x2,400	900x2,400	900x2,400	900x2,400
OPERATION	AWNING	FIXED + AWNING	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING
GLAZING	DOUBLE GLAZING - CLEAR	DOUBLE GLAZING - CLEAR	DOUBLE GLAZING - CLEAR	DOUBLE GLAZING - CLEAR	DOUBLE GLAZING - CLEAR	DOUBLE GLAZING - CLEAR	DOUBLE GLAZING - CLEAR	DOUBLE GLAZING - CLEAR
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
FINISH	POWDER COATED - REFER TO SPEC	POWDER COATED - REFER TO SPEC	POWDER COATED - REFER TO SPEC	POWDER COATED - REFER TO SPEC	POWDER COATED - REFER TO SPEC	POWDER COATED - REFER TO SPEC	POWDER COATED - REFER TO SPEC	POWDER COATED - REFER TO SPEC
SAFETY STRIP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
FLYSCREEN	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOUGHENED GLASS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WINDOW RESTRICTOR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
LOCKS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BAL RATING	-	-	-	-	-	-	-	-
U-VALUE	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT
SHGC	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT

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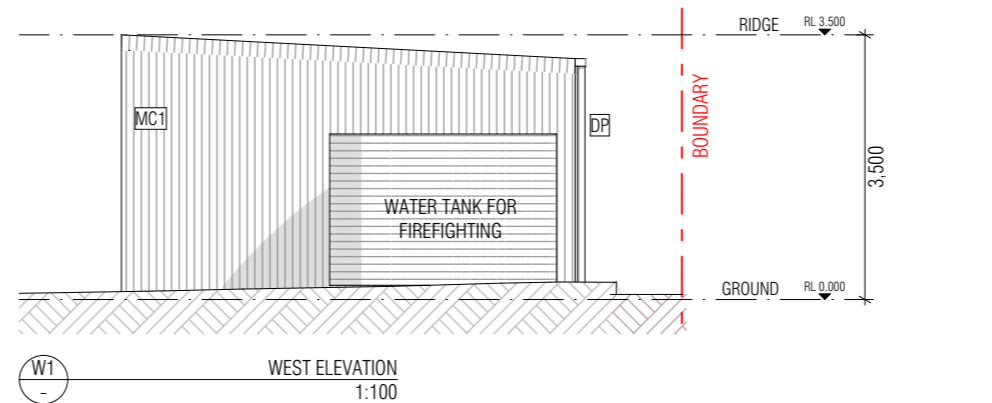
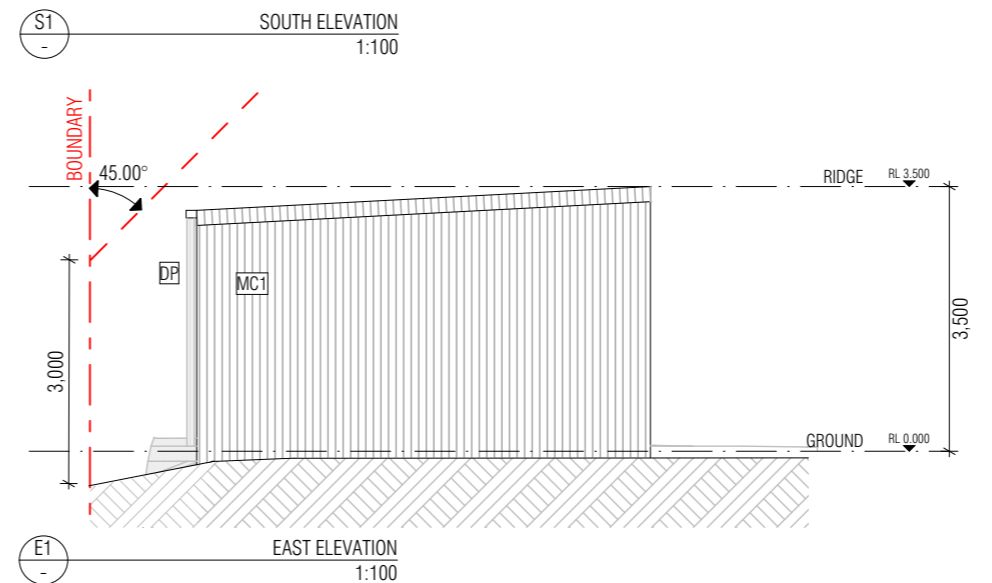
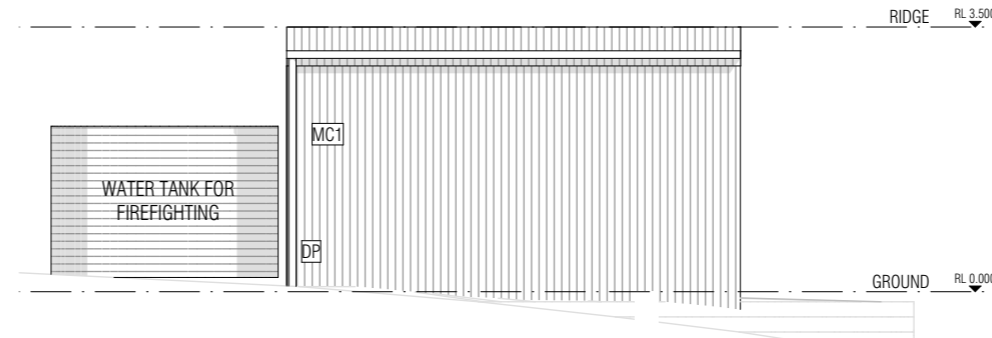
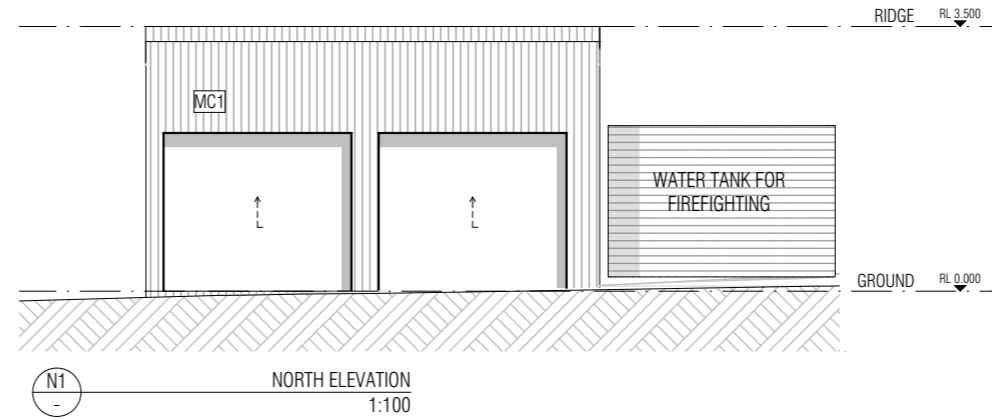
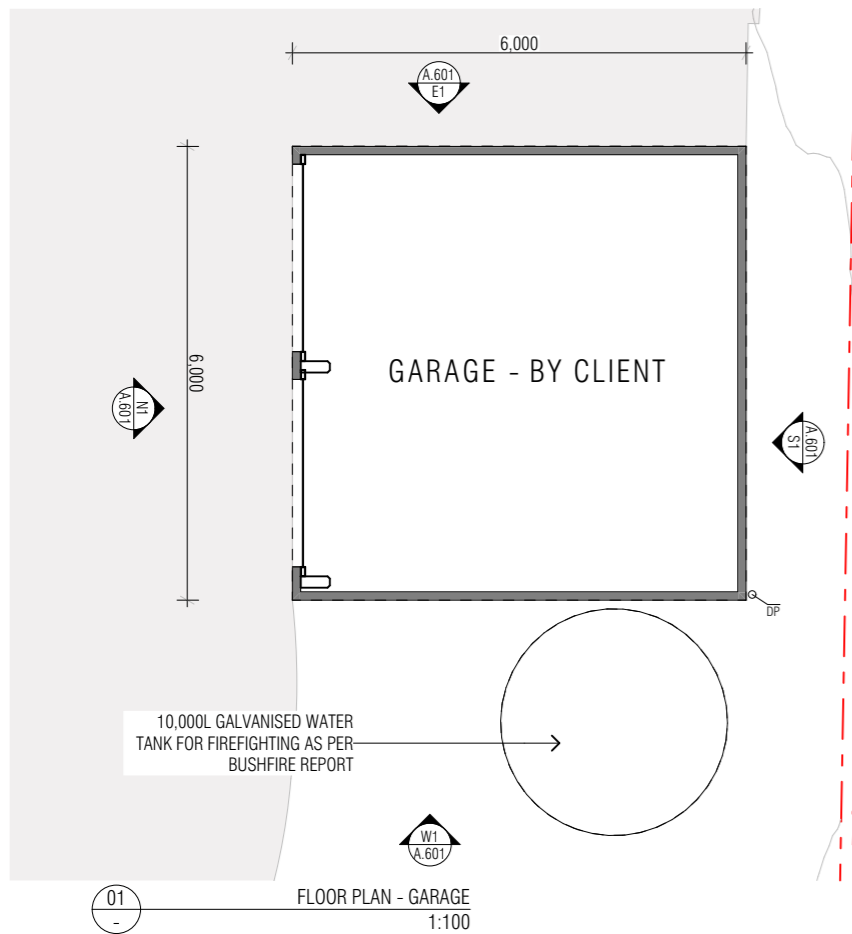
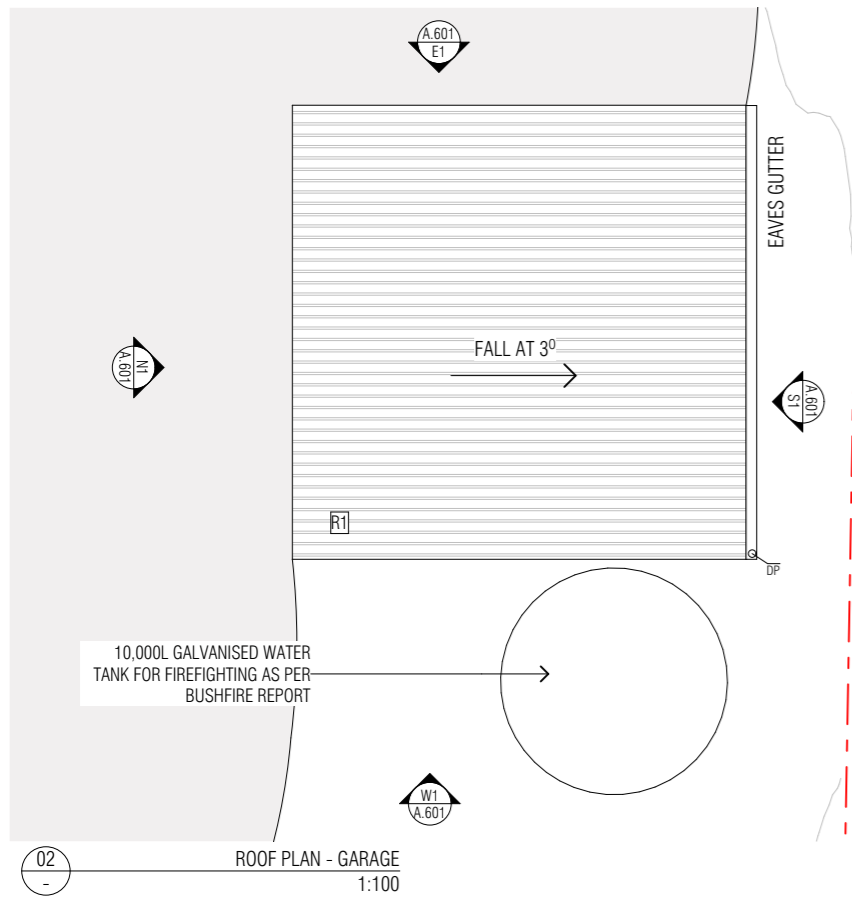
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 FOR
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STAGE 4	
TITLE DOOR & WINDOW SCHEDULE	
SCALE	1:1.19, 1:1@A3
DRAWN	GM
ORIGINAL ISSUE	13/05/2026
REVISION No.	P01
JOB No.	2535
DRAWING No.	A.500



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STAGE 4		JOB No. 2535
TITLE	PROPOSED GARAGE	
SCALE	1:100@A3	DRAWING No. A.601
DRAWN	GM	
ORIGINAL ISSUE	13/05/2026	
REVISION No.	P01	

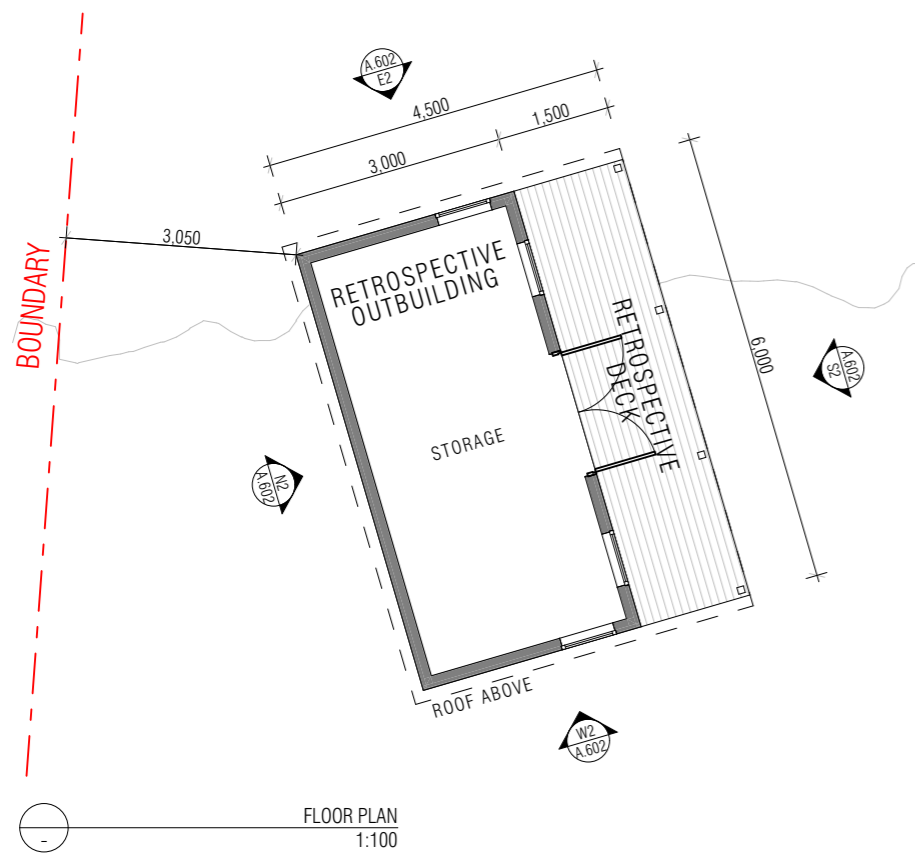
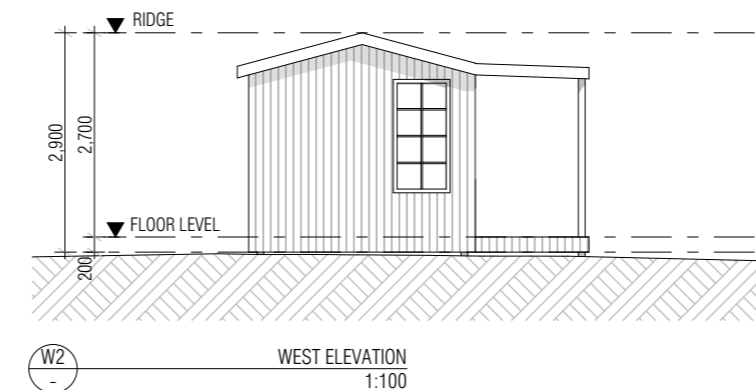
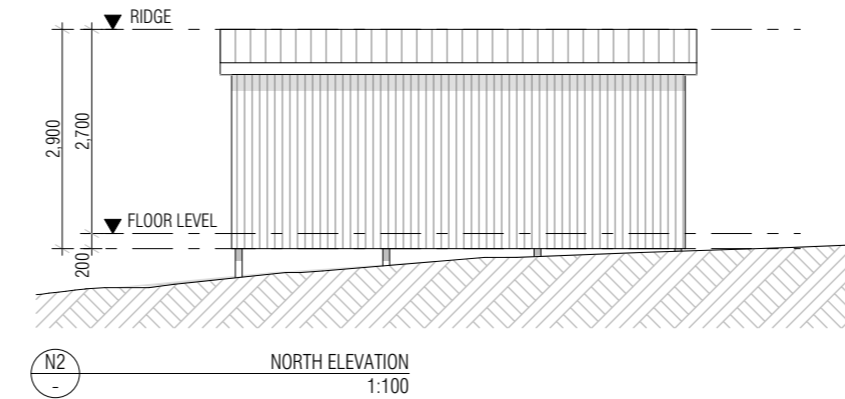
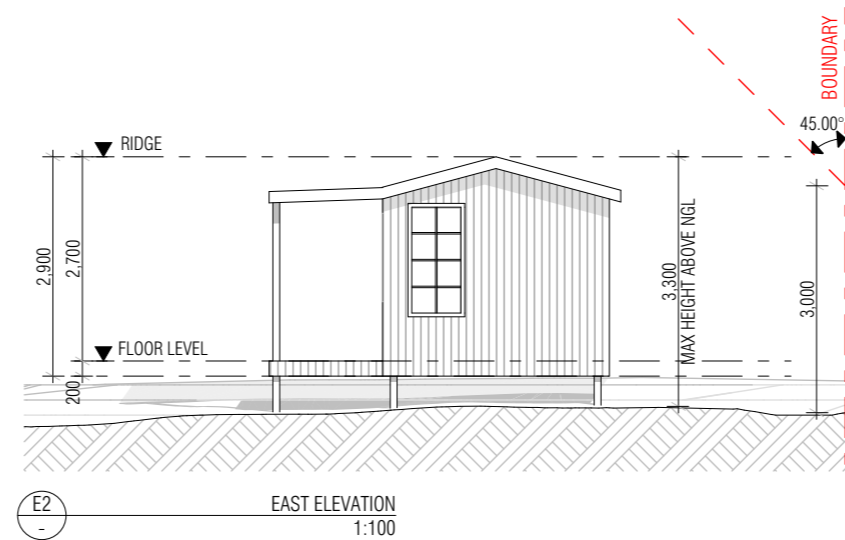
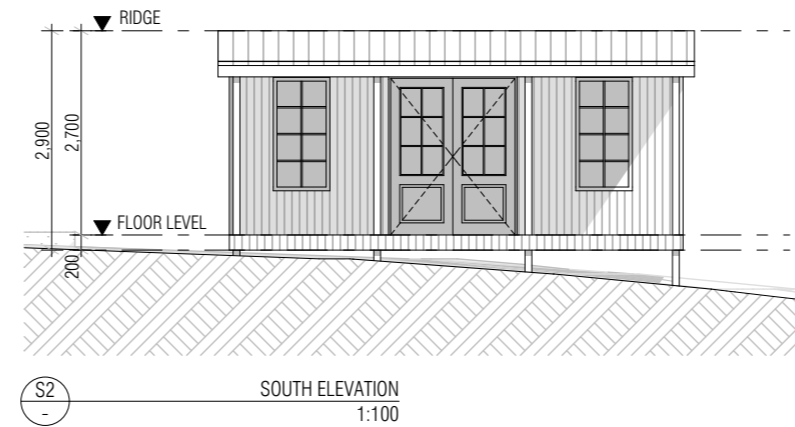
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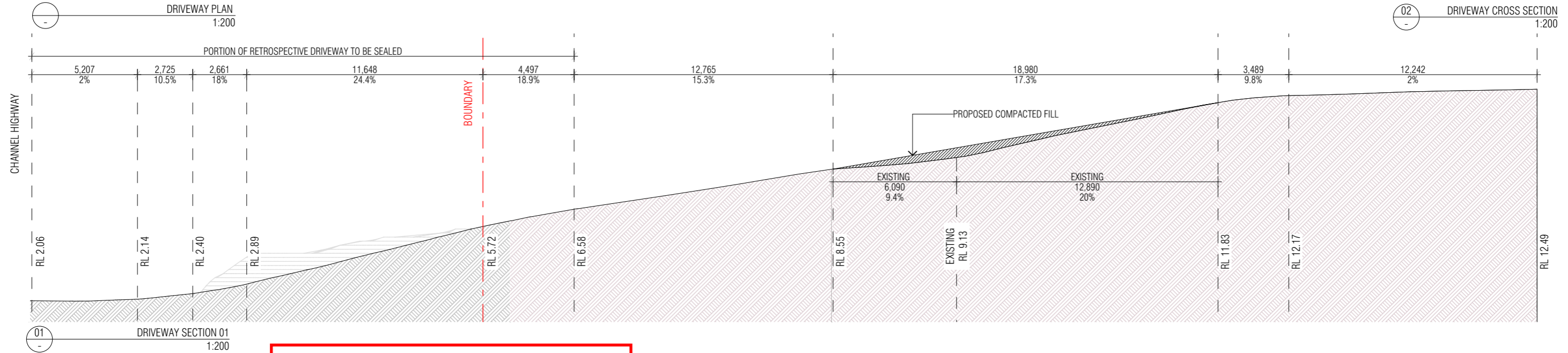
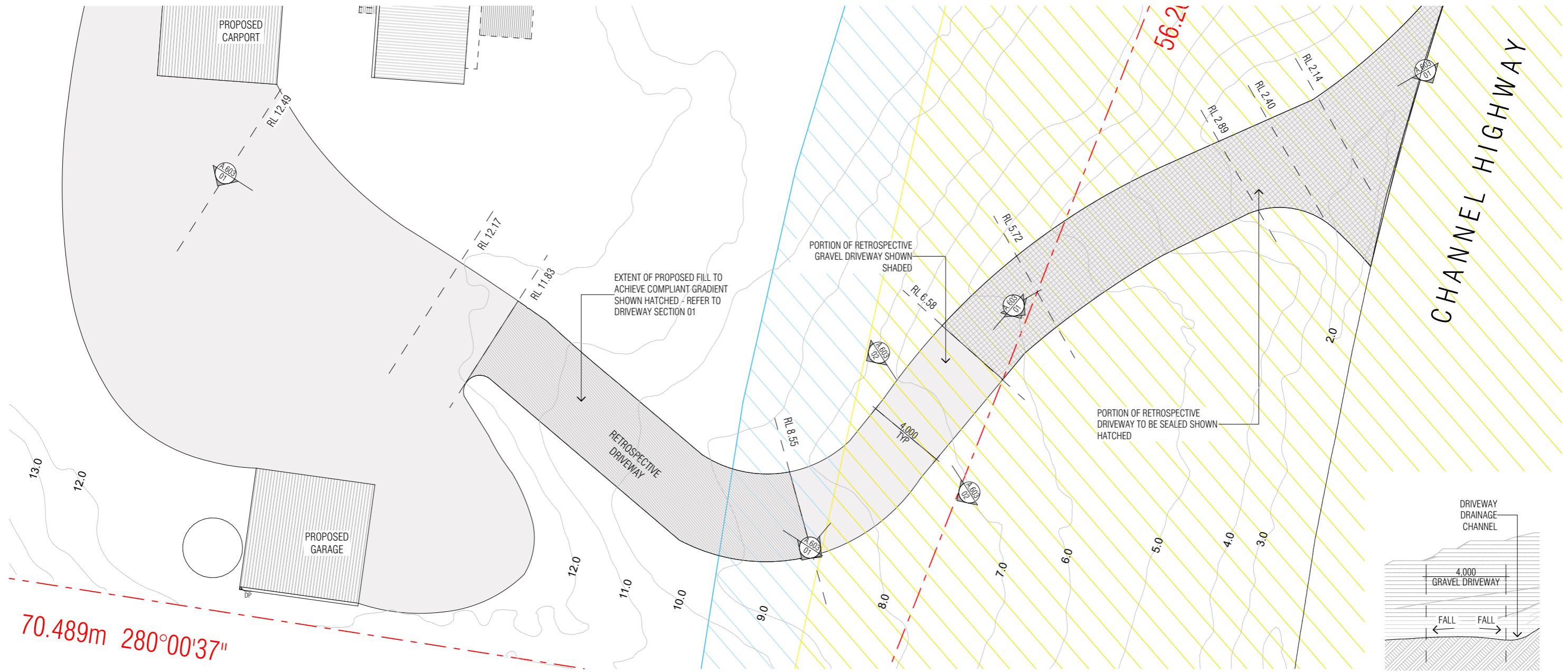
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TITLE	RETROSPECTIVE OUTBUILDING	
SCALE	1:100@A3	DRAWING No. A.602
DRAWN	GM	
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REVISION	ISSUE NAME	DATE	CHK
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