

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2024-196
Proposal: Retrospective outbuilding (shed)
Subject Site: 25 Hinman Drive, Kingston
Responsible Planning Officer: Benjamin Allen

Advertised Documents:

- Application Plans
- Tree Survey
- Site and Soil Evaluation & Onsite Wastewater Assessment
- Bushfire Assessment

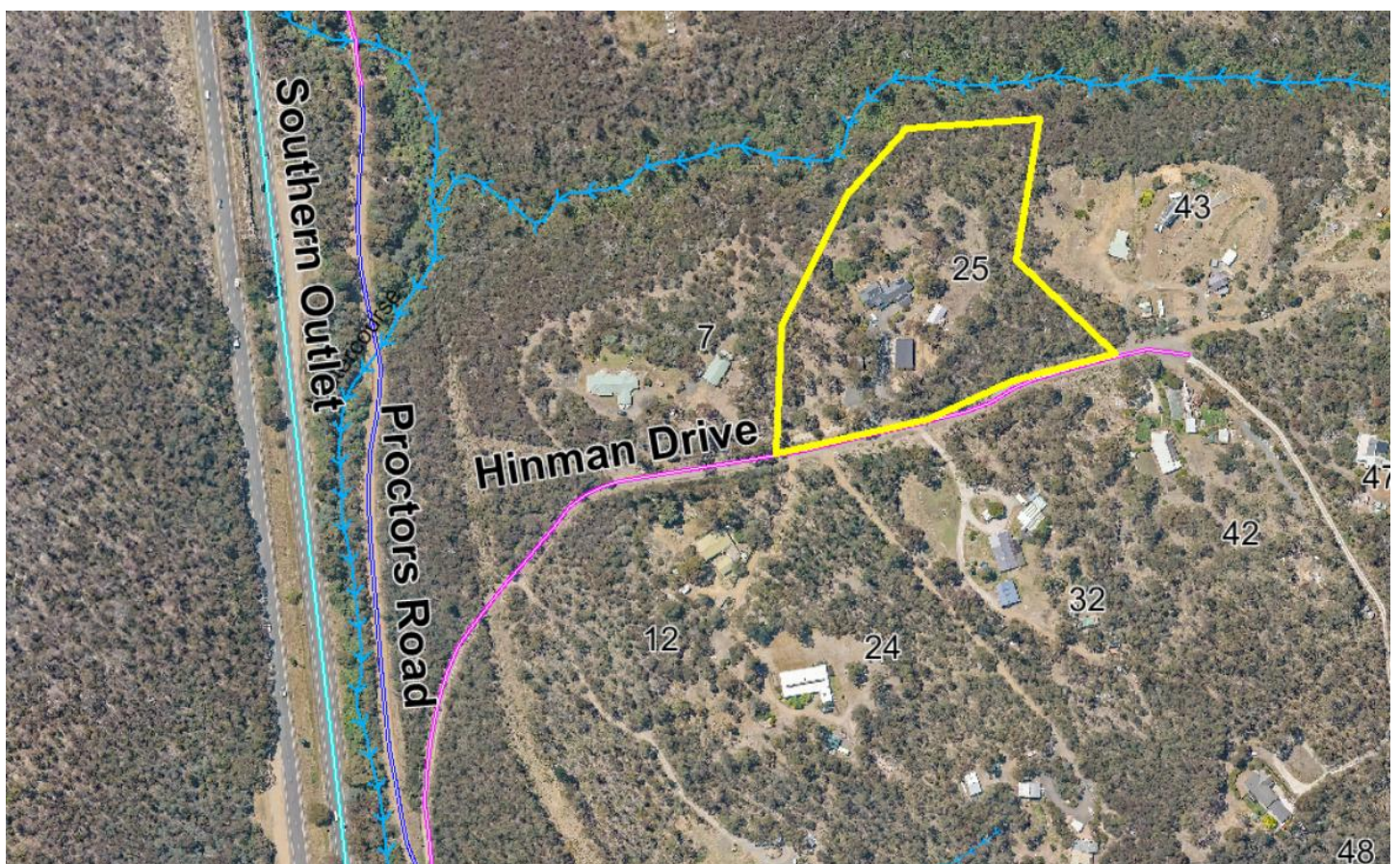
Available upon request:

- 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 **17 July 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.



Kingborough Council

Development Application: DA-2024-196

Plan Reference No: P4

Date Received: 03/07/2026

Date placed on Public Exhibition: 04/07/2026

Project Details

Floor Areas: 60 m² Ancillary Dwelling + 18.3m² porch

268m² Existing Dwelling. 144m² Existing Shed

Block Area: 19,919m²

Design Wind Speed: N2

Climate Zone: 7

Title Reference: 125884/2

Bal Rating: BAL 12.5

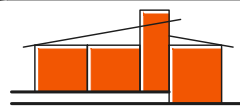
Planning Zone: 14.0 Environmental Living

Planning Code Overlays: Landslide Hazard Area, Bushfire Prone Areas, Biodiversity Protection Area

SHEET KEY

1 of 10	Cover Sheet
2 of 10	Site Plan - Existing Conditions
3 of 10	Site Plan - Proposed Setout
4 of 10	Proposed Floor Plan
5 of 10	Elevation 1
6 of 10	Elevation 2
7 of 10	Storm Water Drainage Plan
8 of 10	BHMP
9 of 10	Sewer Drainage Plan
10 of 10	SWMP

DEVELOPMENT APPLICATION



Skizze
Building Design
custom building design

PO Box 562 Swansea, NSW, 2281 P 0423 099841
Accreditation Number CC645J

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Proposed: Ancillary Dwelling

Client: M Gelormini

At: 25 Hinman Drive, Kingston.

JOB:24019

Sheet : 1 of 10

Revisions:

Drawn :RV

Date: January 2026 ©

Issue Date 29Jan26

C O V E R S H E E T

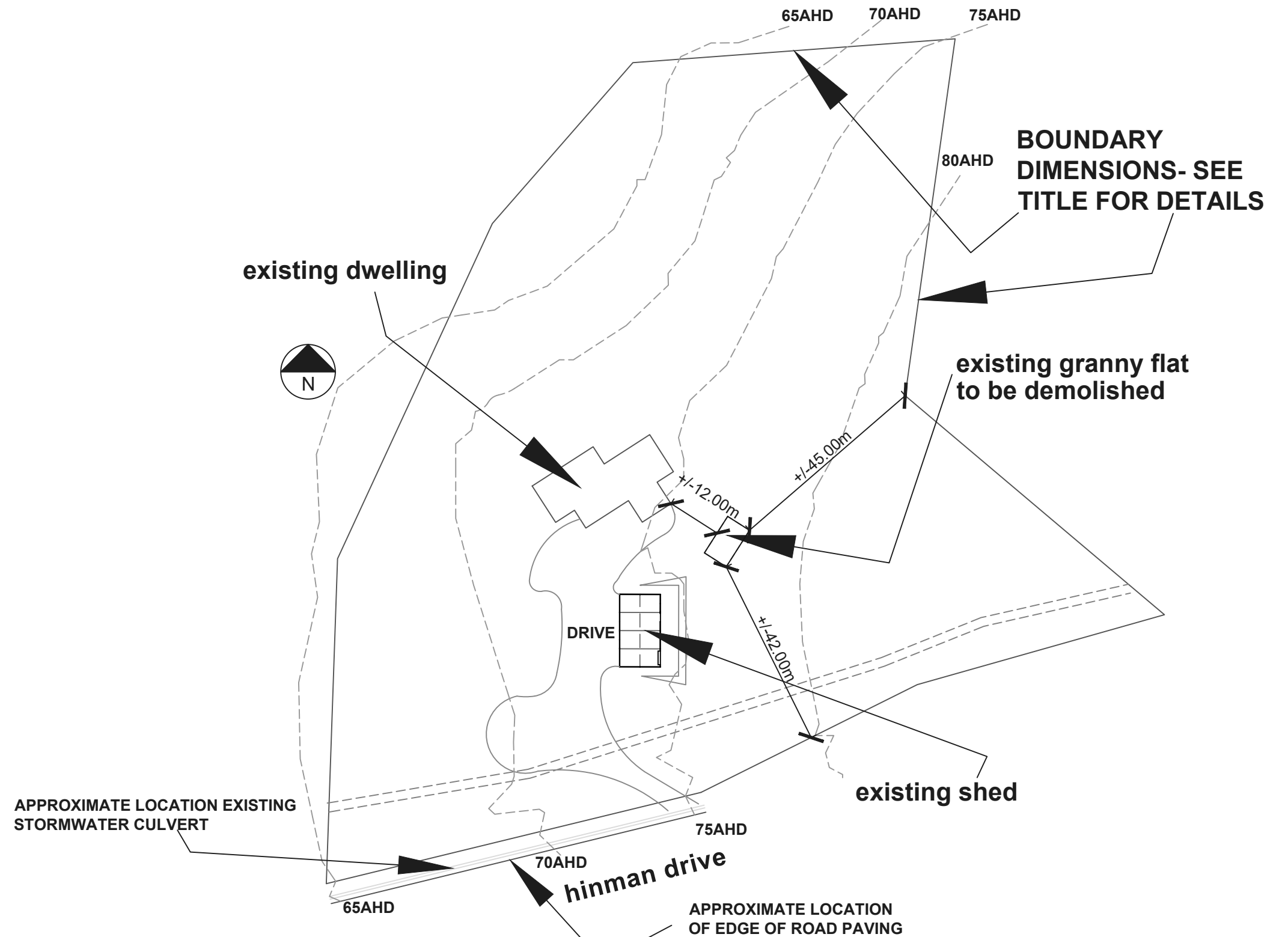
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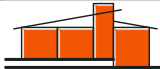
Date placed on Public Exhibition: 04/07/2026



REVISION 29JAN26
BUSHFIRE HAZARD MANAGEMENT AND WASTE WATER
DESIGN INFORMATION ADDED, ALONG WITH REFERENCE TO
THE DESIGN DETAILS BY OTHER CONSULTANTS.
CONTOURS CORRECTED

SITE PLAN
 SCALE 1:2000
 EXISTING LAYOUT

NB- LOCATION OF BUILDINGS
 ARE BASED ON INFORMATION
 SUPPLIED BY THE OWNER

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	Client: M Gelormini	Sheet :2 of 10	At : 25 Hinman Drive, Kingston.	

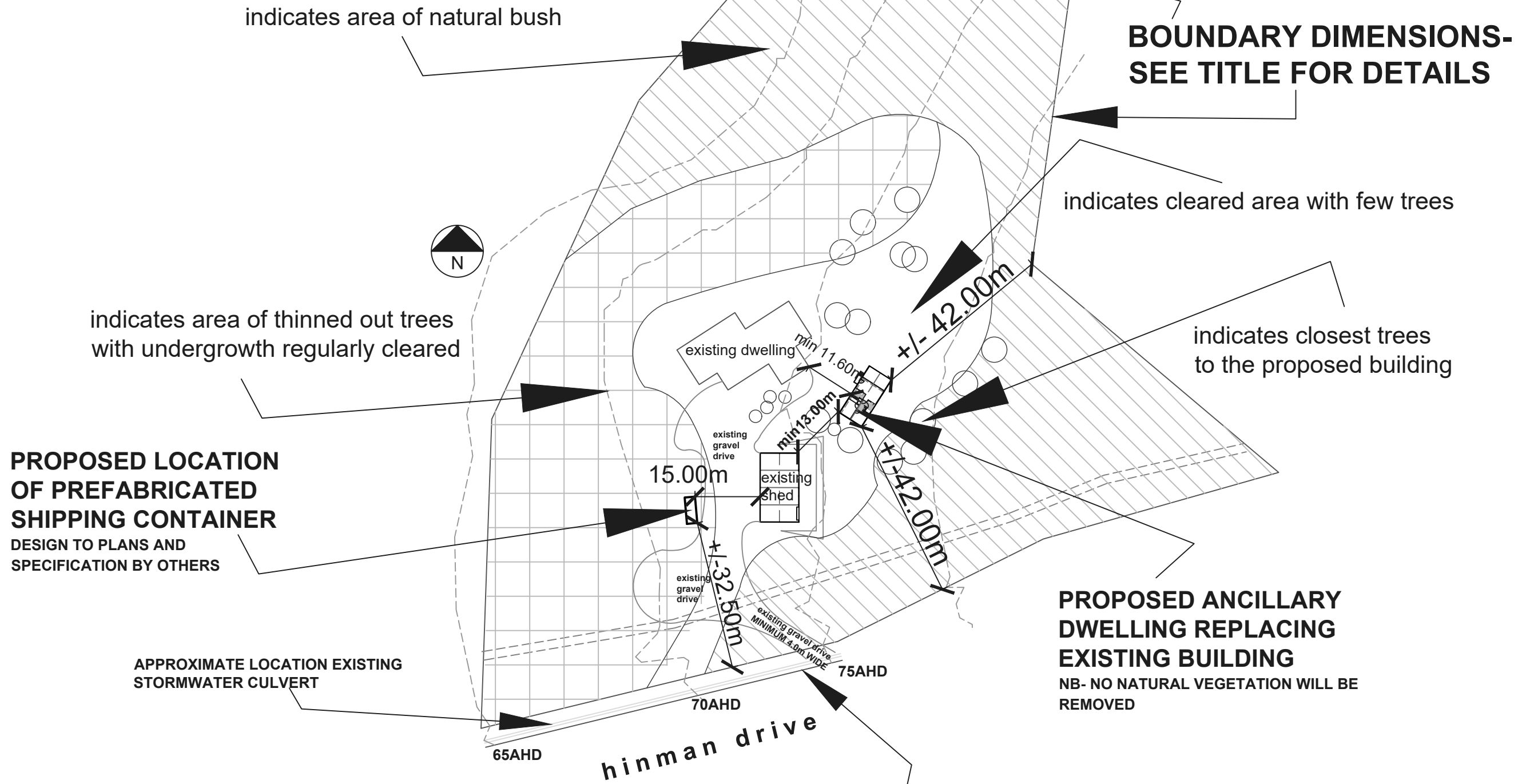
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CONTOURS CORRECTED

SITE PLAN
SCALE 1 : 2000
S E T O U T

BAL 12.5 RATING

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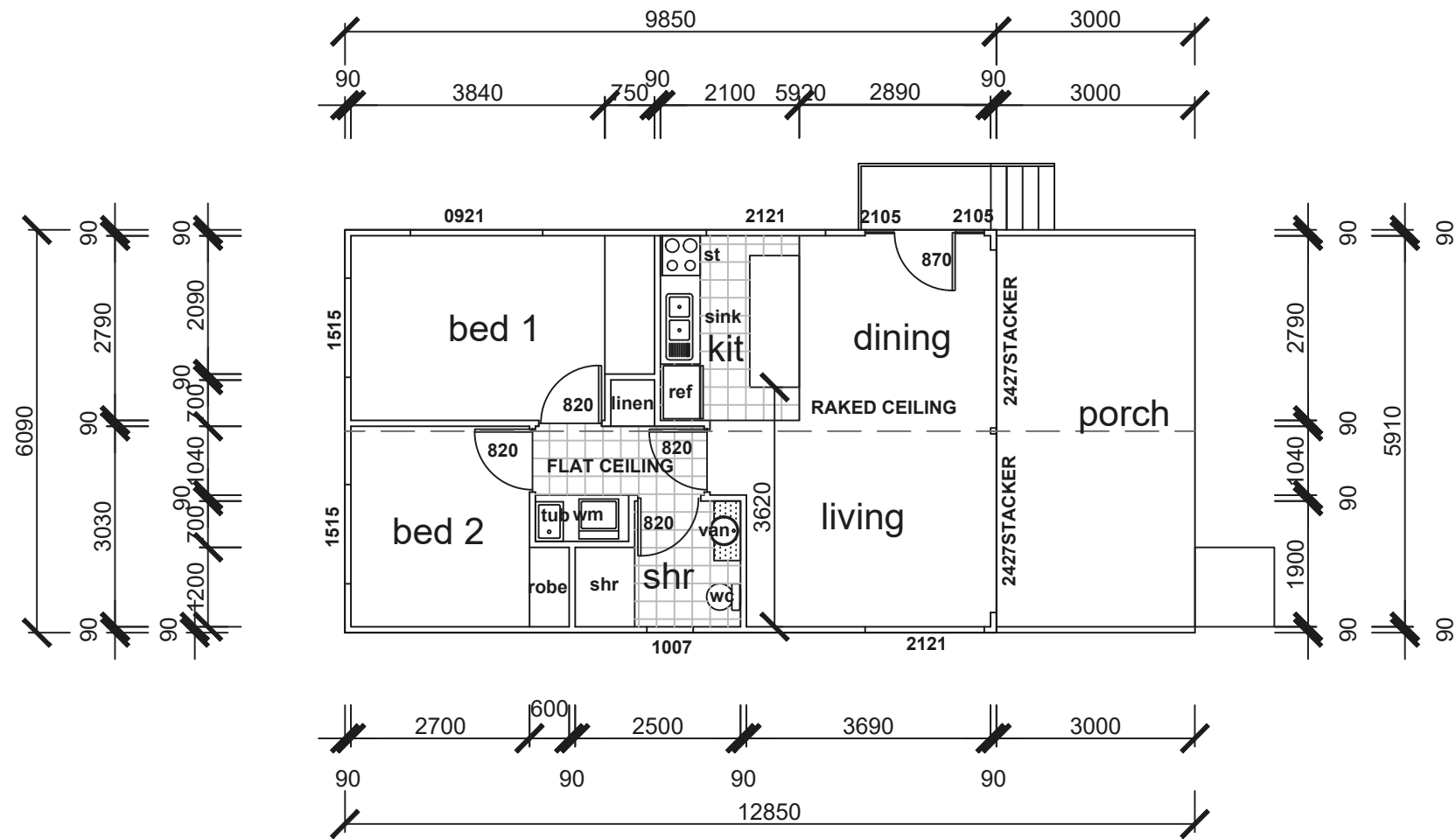
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FLOOR PLAN
 AREA 60m² Dwelling + 18.30m² Porch
 SCALE 1 : 1 0 0

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Client: M Gelormini

Sheet :4 of 10

At : 25 Hinman Drive , Kingston .

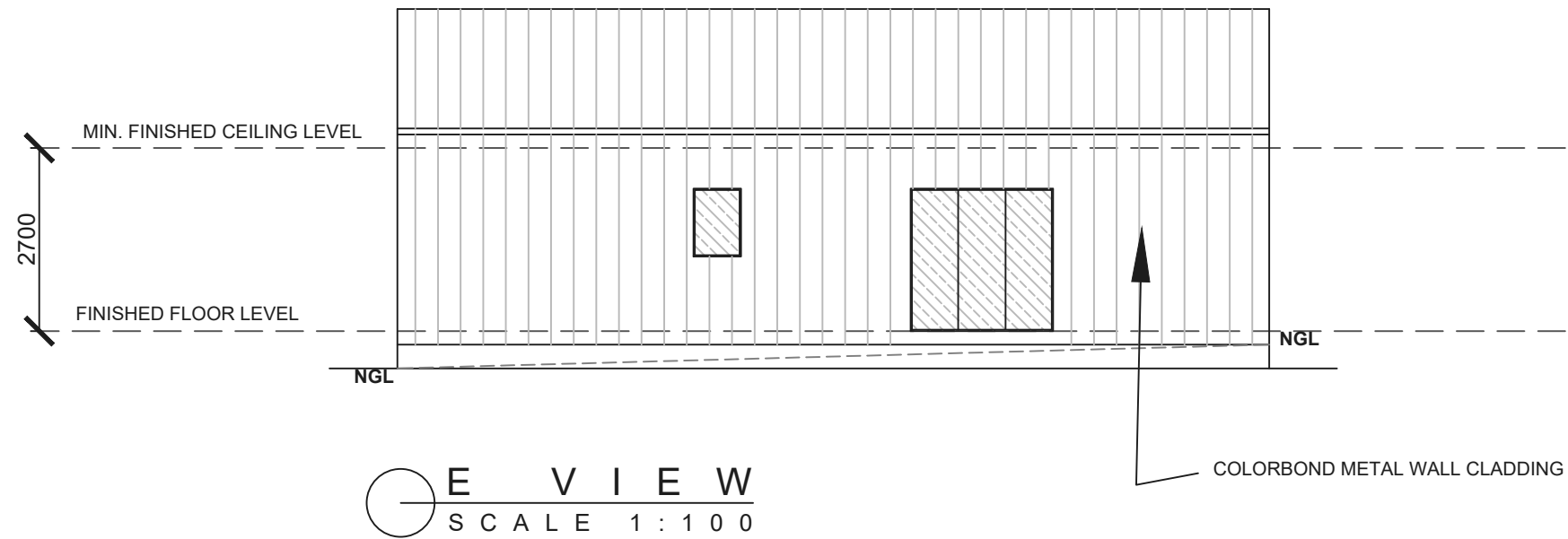
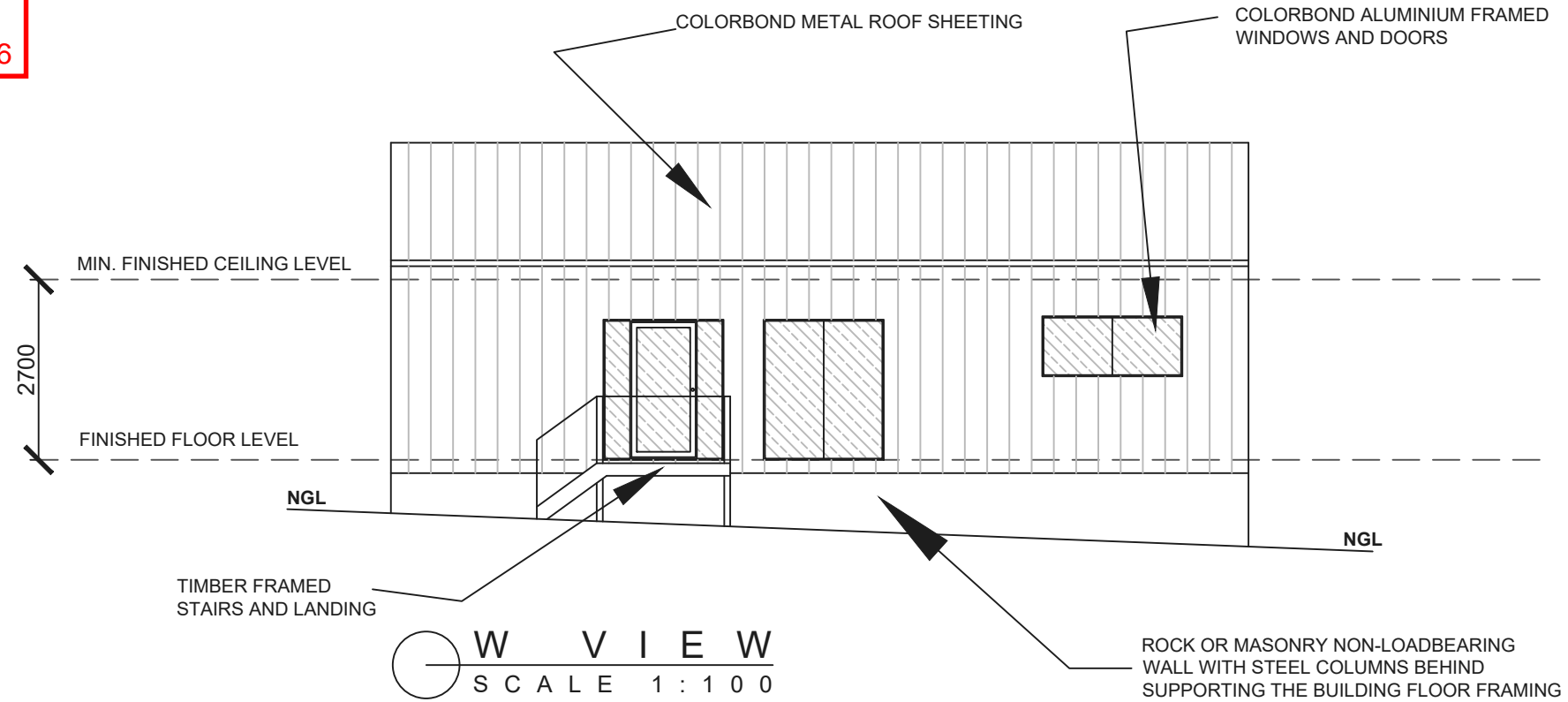
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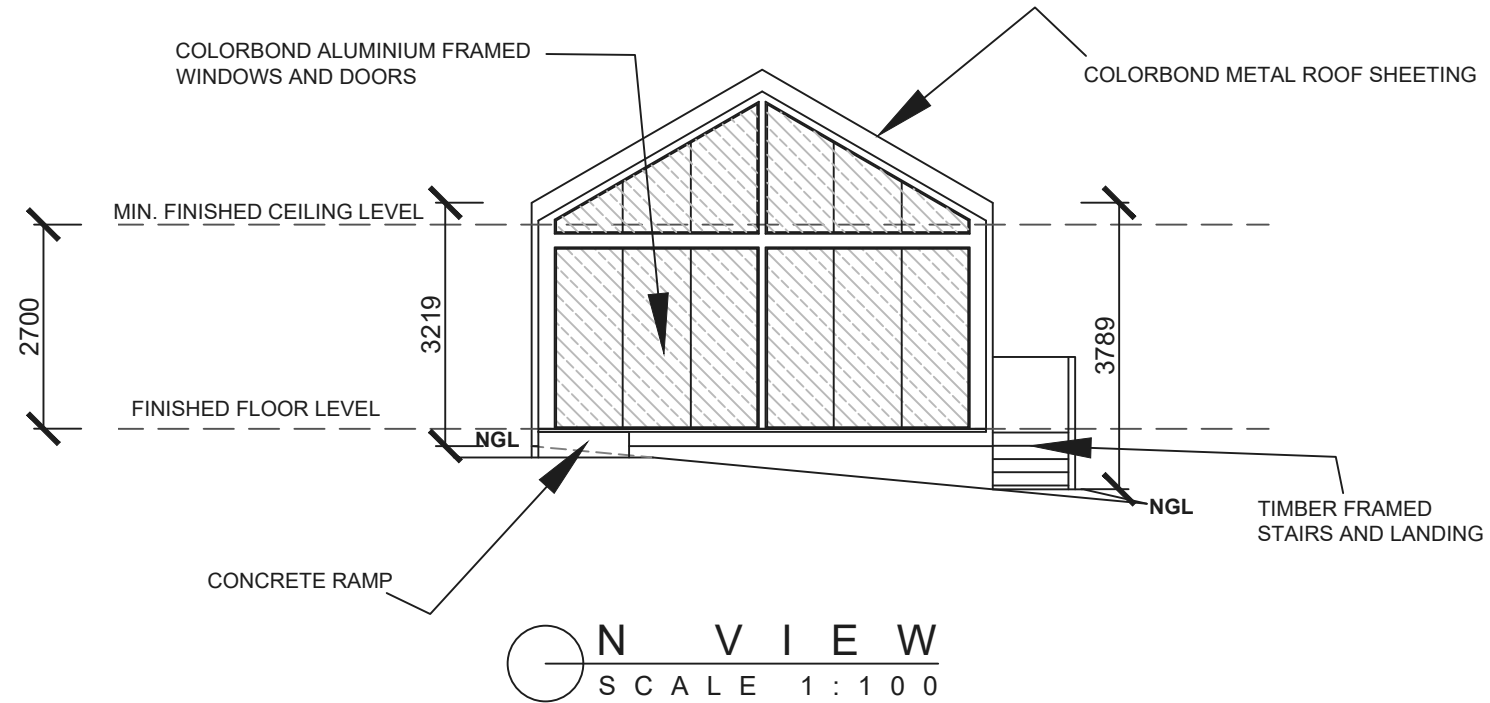
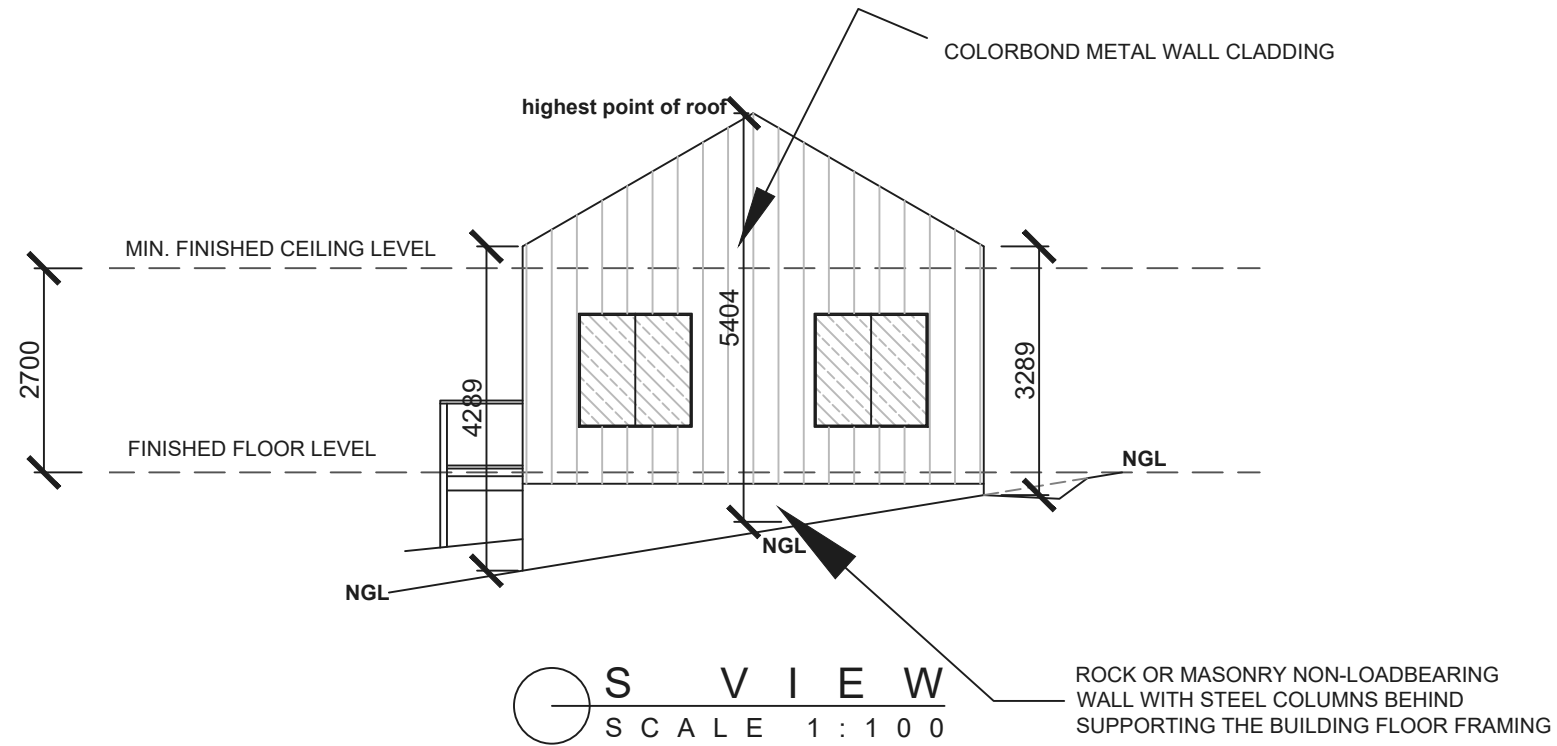
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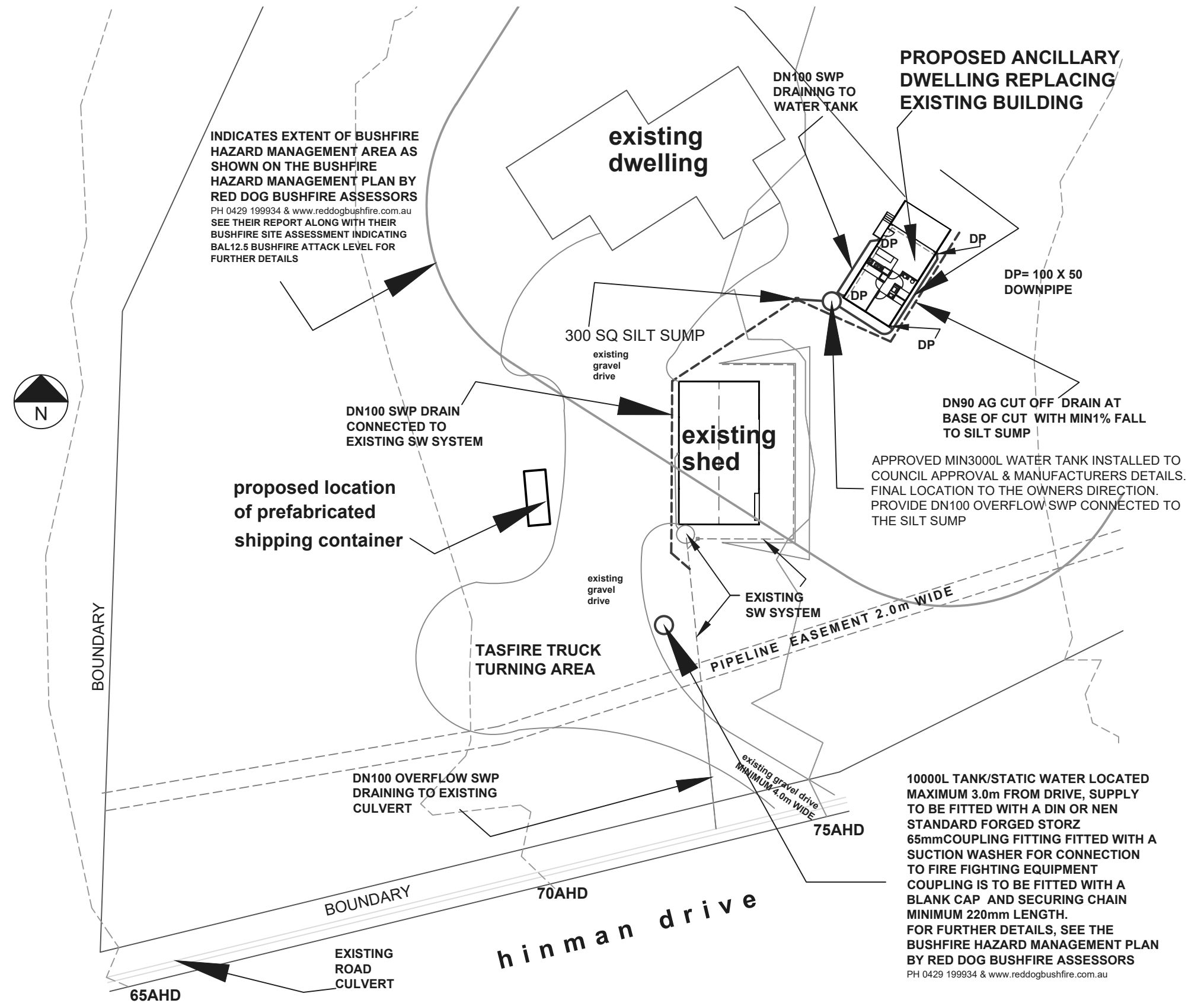
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REVISION 29JAN26
BUSHFIRE HAZARD MANAGEMENT AND WASTE WATER DESIGN INFORMATION ADDED, ALONG WITH REFERENCE TO THE DESIGN DETAILS BY OTHER CONSULTANTS. CONTOURS CORRECTED

Part Site Plan
Storm Water
SCALE 1 : 5 0 0

BAL 12.5 RATING



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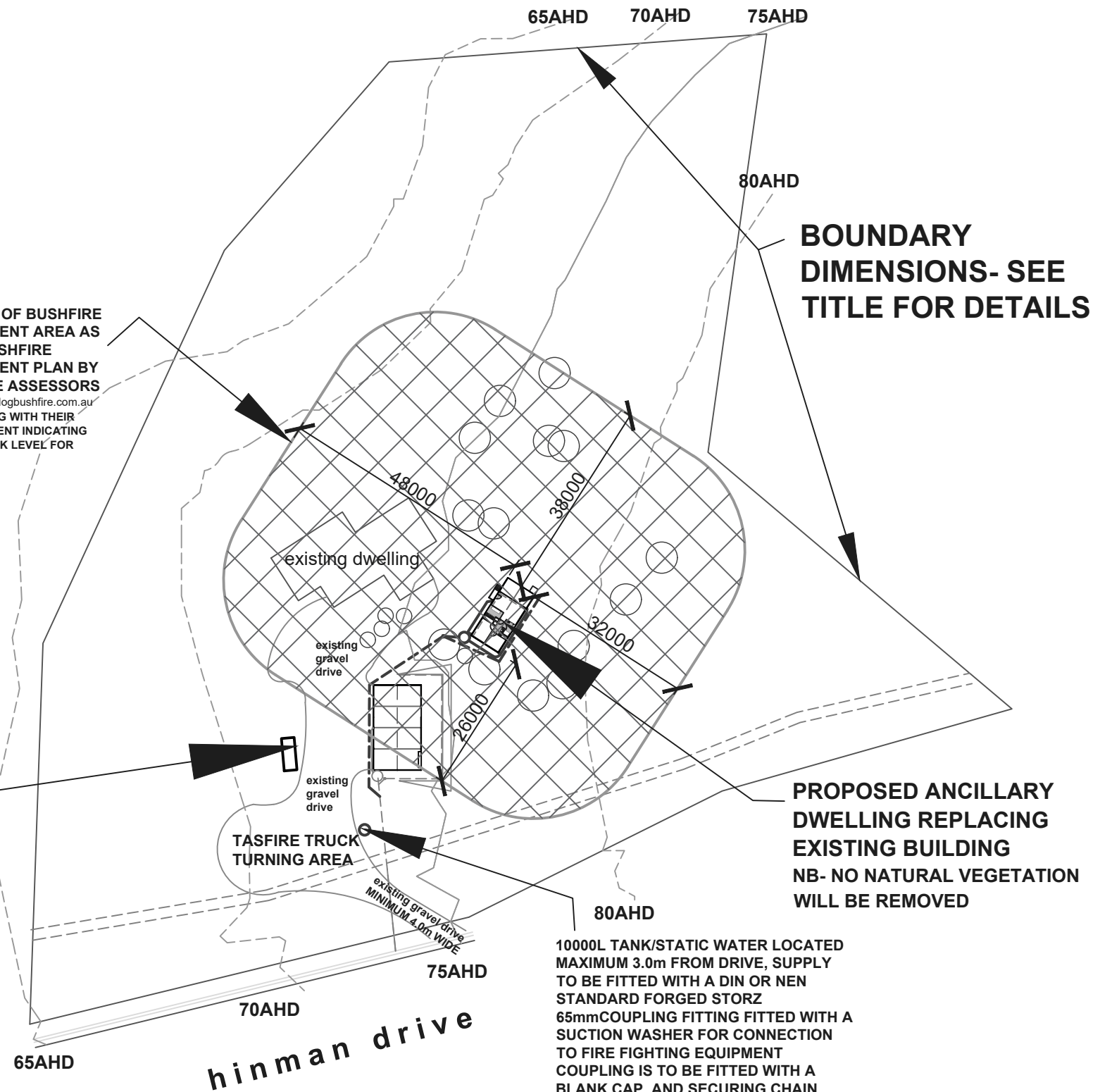
Client: M Gelormini

Sheet :7 of 10

At : 25 Hinman Drive, Kingston.

PROPOSED LOCATION OF PREFABRICATED SHIPPING CONTAINER
DESIGN TO PLANS AND SPECIFICATION BY OTHERS

INDICATES EXTENT OF BUSHFIRE HAZARD MANAGEMENT AREA AS SHOWN ON THE BUSHFIRE HAZARD MANAGEMENT PLAN BY RED DOG BUSHFIRE ASSESSORS
PH 0429 199934 & www.reddogbushfire.com.au
SEE THEIR REPORT ALONG WITH THEIR BUSHFIRE SITE ASSESSMENT INDICATING BAL12.5 BUSHFIRE ATTACK LEVEL FOR FURTHER DETAILS



BOUNDARY DIMENSIONS- SEE TITLE FOR DETAILS

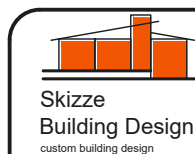
PROPOSED ANCILLARY DWELLING REPLACING EXISTING BUILDING
NB- NO NATURAL VEGETATION WILL BE REMOVED

10000L TANK/STATIC WATER LOCATED MAXIMUM 3.0m FROM DRIVE, SUPPLY TO BE FITTED WITH A DIN OR NEN STANDARD FORGED STORZ 65mm COUPLING FITTING FITTED WITH A SUCTION WASHER FOR CONNECTION TO FIRE FIGHTING EQUIPMENT COUPLING IS TO BE FITTED WITH A BLANK CAP AND SECURING CHAIN MINIMUM 220mm LENGTH. FOR FURTHER DETAILS, SEE THE BUSHFIRE HAZARD MANAGEMENT PLAN BY RED DOG BUSHFIRE ASSESSORS
PH 0429 199934 & www.reddogbushfire.com.au

BAL 12.5 RATING

REVISION 29JAN26
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CONTOURS CORRECTED

Site Plan
BUSHFIRE HAZARD MANAGEMENT PLAN
SCALE 1 : 1000
FOR FURTHER DETAILS, SEE THE BUSHFIRE HAZARD MANAGEMENT PLAN BY RED DOG BUSHFIRE ASSESSORS
PH 0429 199934 & www.reddogbushfire.com.au



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Client: M Gelormini

Sheet :8 of10

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At: 25 Hinman Drive, Kingston.

Kingborough Council

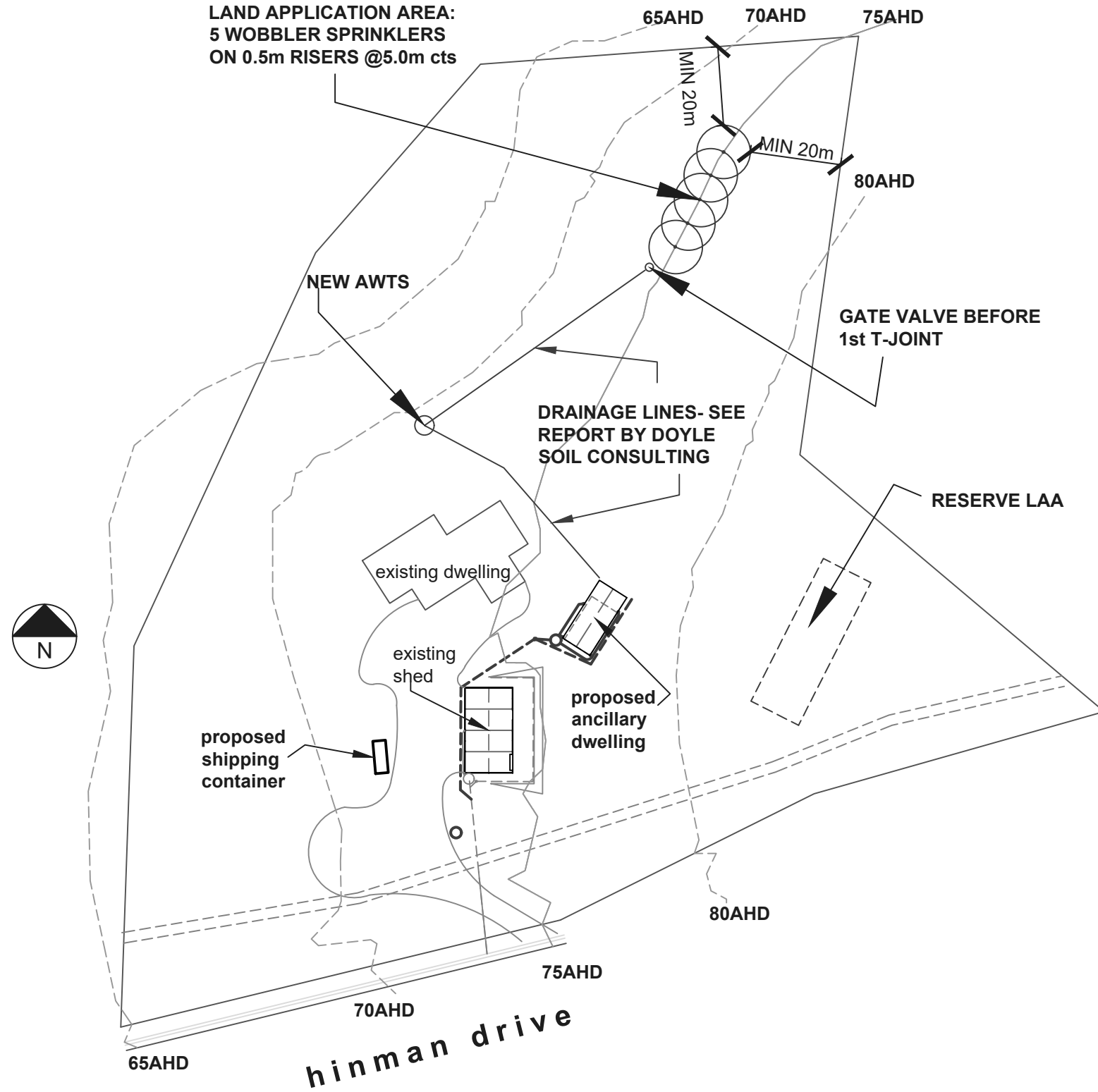
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LAND APPLICATION AREA:
5 WOBBLER SPRINKLERS
ON 0.5m RISERS @5.0m cts




NOTE ON WATER WASTE SYSTEM:
THE WASTE WATER SYSTEM SHOWN ON THIS SITE PLAN IS BASED ON THE WASTE WATER REPORT BY Doyle soil consulting. Phone: 0488 080 455
150 Nelson Road,
Mt. Nelson, Tasmania
Australia, 7007.
SEE THEIR REPORT FOR FULL DETAILS OF THE DESIGN

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Site Plan
WASTE WATER DESIGN
SCALE 1 : 1 0 0 0

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NOTES

- 1- Sediment fence to be either straw bales or geotextile or as approved fixed to the ground with star pickets
- 2- Stormwater pipes to be installed at start of works. As downpipes are installed they will be connected to the stormwater pipes immediately. A Temporary silt sump shall be installed at lowest point along sediment fence and connect to stormwater pipe
- 3- No trees or shrubs on site
- 4- No soil is to be taken off site
- 5- Earthworks consist of cutting in footings and trimming or fill as required
- 6- Site other than shown on landscape plan is to be landscaped by the future occupier of the property.

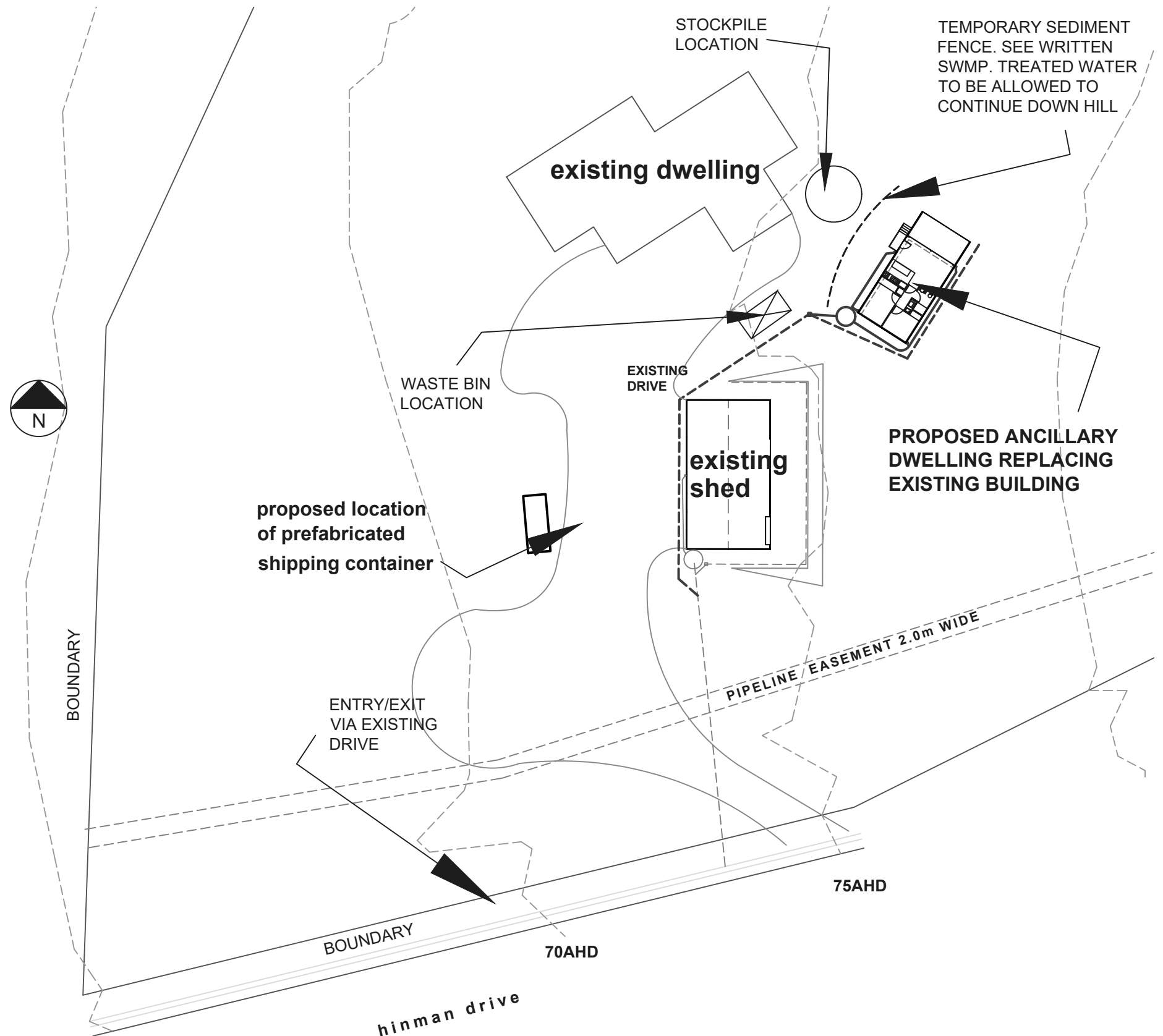
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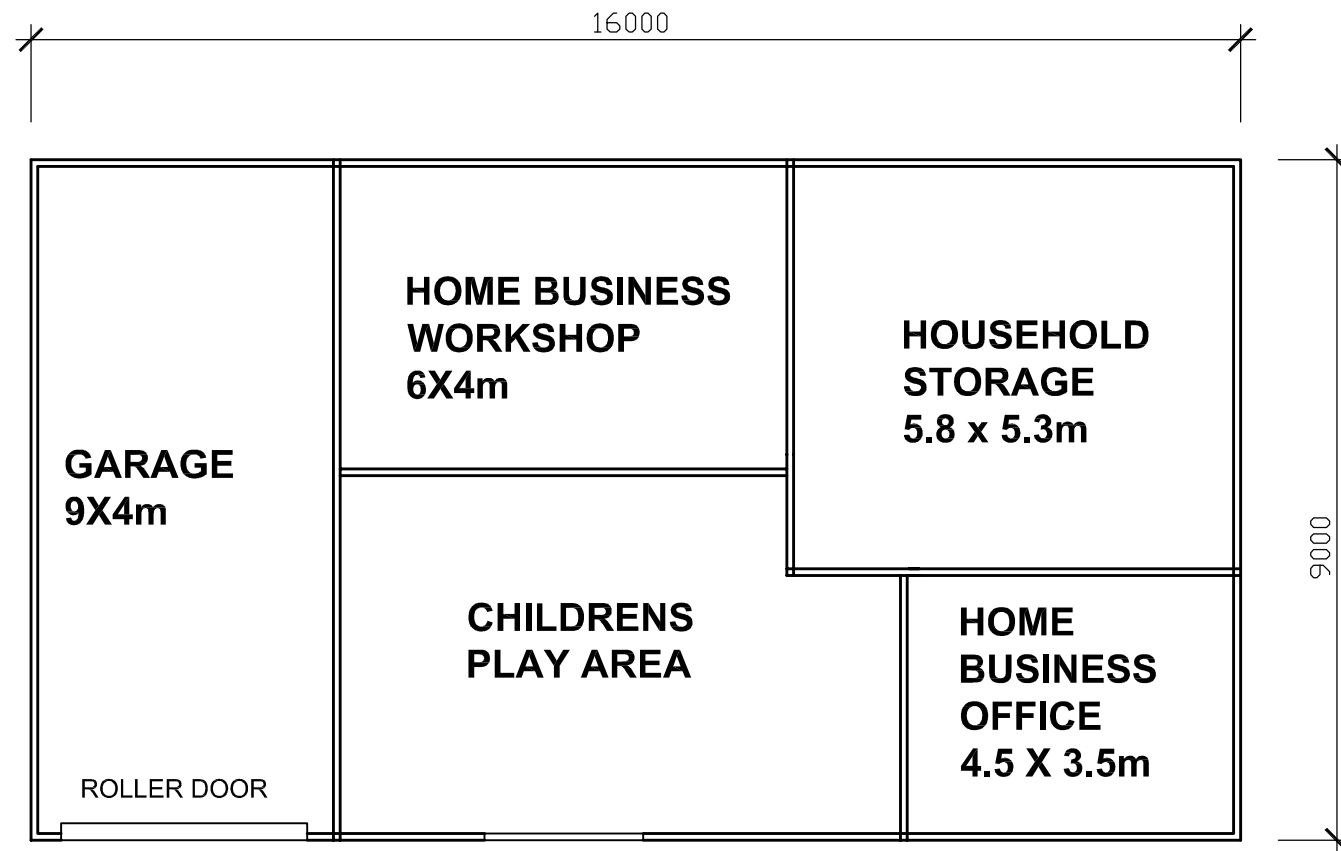


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DESIGN INFORMATION ADDED, ALONG WITH REFERENCE TO
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CONTOURS CORRECTED

PART SITE PLAN
 SCALE 1 : 5 0 0
 SOIL & WATER
 M A N A G E M E N T

BAL 12.5 RATING

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At : 25 Hinman Drive, Kingston.				



**PLAN OF EXISTING 144m2 SHED -
home business component is only the workshop + office = 39.75m2
< 40m2**

Demolition of existing outbuilding & replacement with A NEW DWELLING & Retrospective Approval for a shipping container & Partial use of a shed for a home based business

at
**25 Hinman Drive
KINGSTON**
for
Michele (Micky) Gelormini & Sarah Keen

**PLAN OF EXISTING
SHED -
business area
< 40m2**

Amendments / Issues



Dennis Cantwell
Building Design & Documentation
Trading as
CanDitt Constructions P/L

Mobile : 0414 310 328
Email : dennis@cantditt.com.au
P.O. Box 200 Woodbridge TAS 7162
Accreditation No. CC5242C

Scale --1:100 Date 1/6/26
SHEET No DWG - Ex. Shed