**From:** "Michela Fortini" <[redacted]>
**Sent:** Fri, 1 May 2026 16:11:39 +1000
**To:** "Development Applications" <Development@kingborough.tas.gov.au>
**Cc:** "Cassi Devries" <[redacted]au>
**Subject:** FW: General Manager's Consent - DAS2026-4 - 27 and 29 Selby Road, Kettering
**Attachments:** Signed GM Consent 27&29 Selby Road Kettering.pdf, Signed GM Consent Application Selby Road Kettering.pdf

Good afternoon,

Please see attached GM consent for the site at 27 & 29 Selby Road.

Please reach out if you have any queries.

Warm regards,
Michela Fortini

ireneinc PLANNING & URBAN DESIGN
49 Tasma Street
North Hobart TAS 7001
**Tel** 0[redacted]
**Email** [redacted]

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**From:** Sarah Vella <[redacted]>
**Sent:** Friday, 1 May 2026 4:04 PM
**To:** Michela Fortini <[redacted]>
**Subject:** General Manager's Consent - DAS2026-4 - 27 and 29 Selby Road, Kettering

Dear Michela

Please find attached a signed Consent Letter and Application Form in relation to DAS2026-4, regarding works on 27-29 Selby Road, Kettering.

Please note the recommendations for DA submission in the attached letter, which should support the consideration of the Development Application.

Kind regard
Sarah Vella

**Sarah Vella** | **Executive Officer** | **Kingborough Council**

**Phone** [redacted]
**Address** Civic Centre, 15 Channel Hwy Kingston TAS 7050
**Email** [redacted] | **Web** www.kingborough.tas.gov.au

Document Set ID: 4766596
Version: 1, Version Date: 01/05/2026

Kingborough

Kingborough Council acknowledges and pays respect to the Tasmanian Aboriginal Community as the traditional owners and continuing custodians of this land and acknowledge Elders – past, present, and emerging

Please consider the environment before printing this email. This email and any attachments is strictly confidential and should be read only by those persons to whom it is addressed and its content is not intended for use by any other persons. If you are not the intended recipient you must not use, copy or distribute it. If you have received this message in error, please destroy and delete the message along with any attachments from your computer and notify us immediately.

Kingborough

Date: 1st May 2026

Our Ref: DAS2026-4

IreneInc Planning and Urban Design
Attn: Michela Fortini
49 Tasma Street
North Hobart TAS 7000

Dear Madam,

**General Manager's Consent – DAS2026-4 – 27 and 29 Selby Road, Kettering**

In accordance with section 52(1B) of the *Land Use Planning and Approvals Act 1993 (TAS)*, the Chief Executive Officer, being the General Manager as appointed by the Kingborough Council pursuant to section 61 of the *Local Government Act 1993 (TAS)* grants permission for the lodgement of a development application with Kingborough Council in respect of works on Council's road reserve.

Please proceed to submit and to lodge the attached signed application form to the Council's Planning Department for their consideration and to make the application valid.

Our Roads Engineers have provided the following notes, to be considered when preparing your Development Application for submission:

- The first passing area is to be constructed at the start of the access (within Lot 100). This will require relocation and upsizing of the existing culvert under the shared driveway servicing 25, 25A and 25B Selby Road.

- Driveway culverts are to be a minimum 375mm diameter.

- Selby Road is a rural sealed road with an unsigned default speed limit of 90 km/h. The applicant is to provide a response to Acceptable Solution A2 of Clause E5.5.1 (Existing road access and junctions), demonstrating that the proposed access arrangement is appropriate having regard to the function and characteristics of the road.

- Driveway drainage is to be designed so that it does not adversely impact the existing road drainage network or direct runoff onto Selby Road.

- Access to the proposed lots is via an existing right of way over neighbouring land. While this right may carry through to the subdivided lots, the proposal increases the number of lots using the access. The information provided does not show that the right of way allows this increased use. The applicant will need to demonstrate that all proposed lots can be legally accessed, either by confirming the existing easement allows it or by putting in place amended or new easements with the affected landowners.



Document Set ID: 4766596
Version: 1, Version Date: 01/05/2026

The consent is only provided for the lodgement of a development/use application, and this letter does not constitute an approval to undertake any development or works, and it will be necessary to obtain planning approval for the proposed development and works and separate consent from the Council before commencing any actual works.

Yours sincerely

[redacted]

DAVE STEWART
CHIEF EXECUTIVE OFFICER
being the General Manager as appointed by the
Kingborough Council pursuant to Section 61
of the *Local Government Act 1993 (TAS)*

Document Set ID: 4766596
Version: 1, Version Date: 01/05/2026

Civic Centre
15 Channel Highway
KINGSTON TAS 7050
Ph: (03) 6211 8200
development@kingborough.tas.gov.au

# Application for | *Planning Permit for Development / Use*

Under the 'Land Use Planning and Approvals Act 1993' (LUPAA)

**Proposal:**
*Provide details of the proposed development and use. If there is not enough writing space, please provide an additional page with the application.*

The proposal seeks a rezoning amendment to the Kingborough Interim Planning Scheme, specifically from Rural Living Zoning to Low Density Residential Zoning (A) at the site at 27 Selby Road, Kettering.

**Subject Site:**
*If the proposal includes more than one site, or works over another property, details for both must be included.*

Address: 27 Selby Road, 29 Selby Road, Selby road lot (x2)
Suburb/Town: Kettering Postcode: 7155
Certificate of Title No: 141484/1, 141484/3, 141484/100, Selby Road Lot

**Current Use of Site:** Residential

**Estimated Cost of Proposal:** $ combined planning scheme amendment

**Floor area:** Existing: m² Additional: m²

**Owner/s:**
*As per the current Certificate/s of Title.*

Stephen Bruce Pervical, Robyn Elizabeth Martin

**Applicant:**
*If the applicant is not the owner, the applicant must notify the owner that this application is being made.*

Name: michela Fortini at Ireneinc Planning and Urban Design
**Email*:** [redacted]
Address: C/o 49 Tasma St North Hobart
Suburb/Town: Postcode: 7000
Phone: [redacted]

☑ *Please Tick ✓*

***CONSENT TO EMAIL ONLY***
*In accordance with the Electronic Transactions Act 2000, I consent to information relating to this application being given by electronic communication ONLY to the nominated email address above.*

*NOTE: If consent is not provided, all correspondence will be sent via email (where provided) **and** post by default.*

**Signature of Council and/or Crown (if applicable):**
*If you are uncertain if this section applies, please see 'Requirements for Submitting this Application' on page 3 for further information.*

[redacted]

*If you have spoken to a Council Officer, please provide their name:* Sonali Raj

If you are unclear on any aspect of your application, please contact our Planning Department for advice or to arrange an appointment.



Document Set ID: 4742609
Version: 1, Version Date: 19/03/2026
Document Set ID: 4766596
Version: 1, Version Date: 01/05/2026

Kingborough

## DECLARATION *Please read this page carefully, then sign and date at the bottom once complete.*

- **Restrictions, Easements or Covenants**

  I have read the Certificate of Title and the Schedule of Easements for the subject site and am satisfied that this application is not prevented by any restrictions, easements or covenants.

- **Access to Subject Site by Council Officers**

  I give permission, as or on behalf of the Owner, for Council Officers to enter the subject site for the purpose of assessment of this application.

- **Copyright of Application and Materials**

  I declare that I have obtained all copy licenses and permissions from the copyright owner for the publication, communication, and reproduction of this application and any and all materials provided with or as part of the application for the purposes of managing, assessing, advising on and determining the application.

  In direct reference to this application and any and all information, reports, plans and materials provided with or as part of the application, I authorise the Council to:

  - Make these documents available in electronic format on the Council's website and in hard copy at the Council's office;
  - Make copies of these documents which are, in the Council's opinion, necessary to facilitate consideration of the application; and
  - Publish and reproduce these documents in Council Meeting agendas for representors, referral agencies and other persons interested in the application.

  I indemnify the Council for any claim or action taken against them for breach of copyright in respect of this application and any and all information, reports, plans and materials provided with or as part of the application.

- **Notification of Application to Owner**

  In accordance with Section 52(1) of *LUPAA*, I declare that I have notified the Owner of my intention to make this application. Where the subject site is managed or owned by either the Council or the Crown, their consent is attached.

- **I declare that the information provided in this application is true and correct.**

**Applicant's Signature:** [redacted] **Date:** 04/03/26

Electronic applications are encouraged – please email to development@kingborough.tas.gov.au

Please see the following 'Requirements for Submitting this Application'

**Privacy Statement**
The completion of this form may require the disclosure of personal information. The intended recipients of this information are officers of the Kingborough Council to advance the purposes of this form and to carry out Council business. The *Personal Information Protection Act 2004* and Council's Privacy Policy regulate the use of this information, which will not be disclosed to any other party, except with your permission or if required or authorised by law. You may make application to access or amend personal information held by Council by contacting Customer Service. Should you not provide the information sought, Council will not be able to process this form.



Document Set ID: 4742609
Version: 1, Version Date: 19/03/2026
Document Set ID: 4766596
Version: 1, Version Date: 01/05/2026

Kingborough

# Requirements for Submitting this Application | *Development / Use*

As per Clause 8.1.2 & Clause 8.1.3 of the 'Kingborough Interim Planning Scheme 2015' ("the Scheme")

Please ensure that you have provided all necessary information outlined below. Further information to allow assessment of your application may be requested following its initial assessment after lodgement.

| ✓ DOCUMENT | *Description of Requirement/s* |
|---|---|
| ☐ **Application Form** | Must be completed with correct address and contact details, an accurate description of the proposal, and signed and dated by the Applicant. |
| ☐ **Certificate of Title**<br>*Titles can be obtained online at www.thelist.tas.gov.au* | Must be a current edition and contain:<br>☐ Folio Text<br>☐ Folio Plan<br>☐ Any of the following that are applicable to the subject site/s;<br>▪ Schedule of Easements<br>▪ Agreements pursuant to section 71 or section 78 of LUPAA<br>*Commonly referred to by Council as 'Part 5 Agreements'*<br>▪ Council Notifications<br>▪ Conditions of Transfer |
| ☐ **Plans**<br>*Your application must include plans showing the following:*<br>*1) Site Plans*<br>*2) Floor Plans*<br>*3) Elevation Plans*<br>*Each of the above must be drawn at an appropriate scale and include a North point.*<br>*PLEASE NOTE: The description of this requirement is provided as a minimum. Additional information and detail may be requested to assess your application against the relevant standards of the Scheme.* | **1) Site Plans** should show:<br>☐ Uses, location, setbacks and dimensions of all existing and proposed buildings *and clearly indicate which are existing and proposed*<br>☐ Lot dimensions and contours *as they relate to the Australian Height Datum*<br>☐ The layout, dimension, and surface treatment of all car parking spaces and accessways<br>☐ Existing trees *and indicate which are to be retained and which are to be removed*<br>☐ Extent of any site works *e.g. cut, fill and method of retaining*<br>☐ Stormwater design and disposal<br>**2) Floor Plans** should show:<br>☐ Room dimensions and floor layout *including a schedule of areas*<br>☐ Location of all internal and external walls<br>☐ All doors and windows<br>☐ Decks, landings and external stairs *as relevant*<br>**3) Elevation Plans** should show:<br>☐ External colours and finishes of proposed buildings<br>☐ Finished surface levels<br>☐ Finished floor and roof levels of proposed buildings<br>☐ Maximum height of proposed buildings above natural ground level<br>☐ Extent of any site works *e.g. cut, fill and method of retaining*<br>☐ Notation of which elevation (i.e. north, south, etc.) and which building |
| ☐ **Consent of the Crown/Council** | If the proposal involves land that is managed or owned by Kingborough Council and/or the Crown, written permission must be included in this application from;<br>☐ the Chief Executive Officer of the Council; and/or<br>☐ the Minister of the Crown; or<br>☐ their delegate *with an Instrument of Delegation*<br>A signature from the above must also be included in the space provided on page 1. |

## ☐ For Commercial / Industrial / Visitor Accommodation applications

*Your proposal description should include details of the following (where relevant):*

- ☐ Number of staff
- ☐ Operating hours
- ☐ Type and location of equipment to be used
- ☐ Car parking provisions
- ☐ Signage
- ☐ Truck movements and loading/unloading requirements
- ☐ Waste production and disposal
- ☐ Provision for liquid trade waste *which may require TasWater*



Document Set ID: 4742609
Version: 1, Version Date: 19/03/2026
Document Set ID: 4766596
Version: 1, Version Date: 01/05/2026