

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval under the Land Use Planning and Approvals Act 1993, for the following development(s):

NUMBER:	DA 84 / 2025
ADDRESS:	21 Kormos Drive, Nubeena (CT: 115801/1)
DESCRIPTION:	Residential – Construction of an Outbuilding

All plans and documents submitted with the application can be inspected at the Tasman Council Office, Monday to Friday from 8:30am to 4:30pm. In addition to the statutory requirements, some documents, relevant to the assessment of the application are available on the council website by following this link:

<https://tasman.tas.gov.au/advertised-applications/>, by using the QR Code below, or they are available in hard copy upon request by calling Council on (03) 6250 9200 or email tasman@tasman.tas.gov.au during the period for which representations may be made, until **30th of October 2025**

Any person may make a representation relating to the application. Representations are to be made in writing addressed to the General Manager, Tasman Council, 1713 Main Road, Nubeena TAS 7184 or by email to tasman@tasman.tas.gov.au and will be received no later than **30th of October 2025**. Late representations will not be considered.

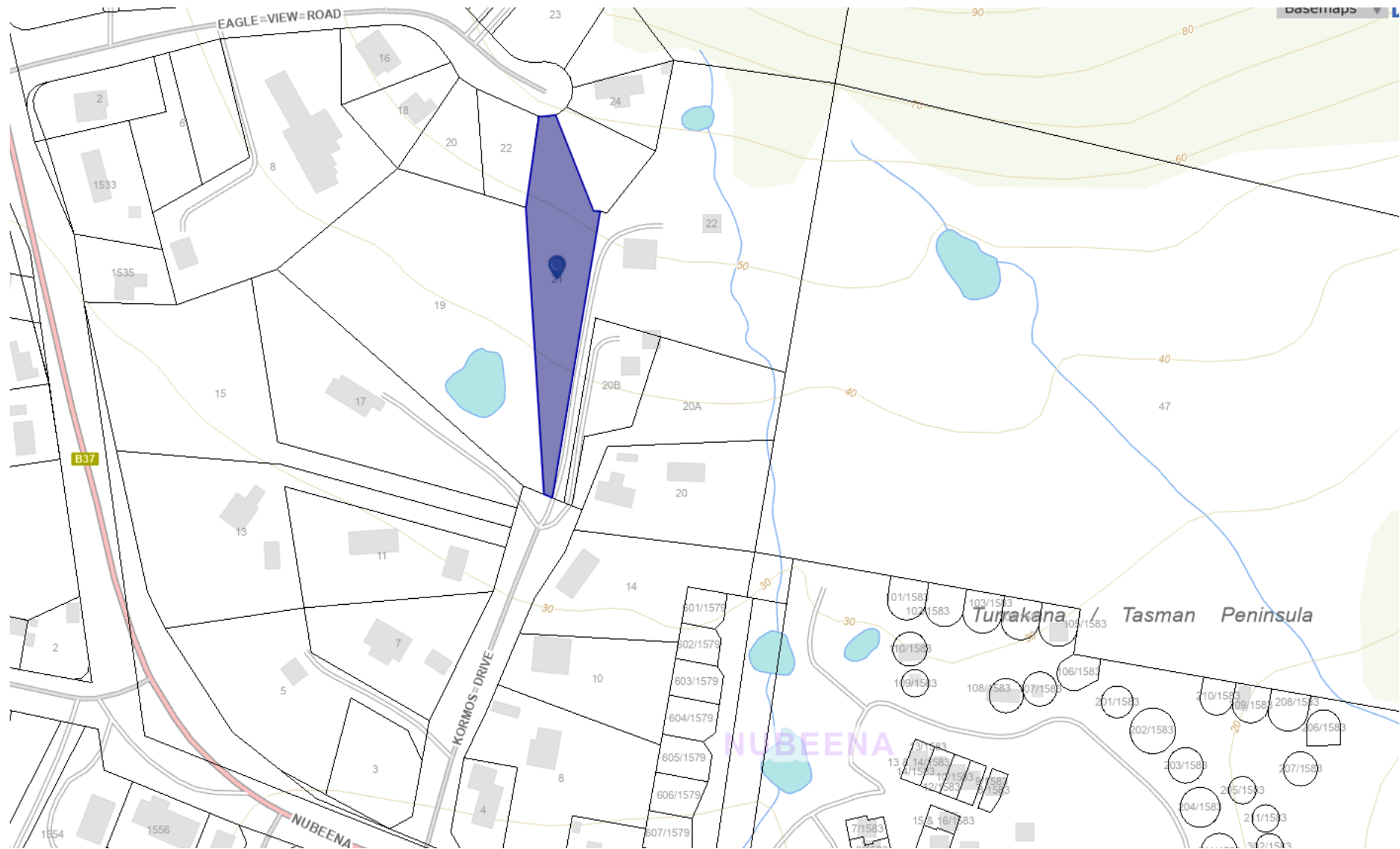


A handwritten signature in black ink, appearing to read 'Blake Repine'.

Blake Repine
General Manager
Date: 16 October 2025

DA 84 / 2025 – 21 Kormos Drive, Nubeena (CT 115801/1) – The relevant plans and documents can be inspected at the Council Offices at 1713 Main Road, Nubeena during normal office hours, or the plans may be viewed on Council's website at www.tasman.tas.gov.au until the date representations close 30 October 2025.

The below image was sourced from The List: <https://maps.thelist.tas.gov.au/listmap/app/list/map>



TASMAN COUNCIL

A Natural Escape

Application for Planning Permit

The personal information requested on this form is being collected by council for purpose set out in the title of the form. The personal information will be used solely by council for the primary purpose or directly related purposes. The applicant understands that personal information is provided for the above mentioned function and that he/she may apply to council for access to and/or amendment of the information. If an application is made under Section 57 of the Land Use Planning and Approvals Act 1993, a copy of the lodgement documents must be made available for any person to inspect during public notification. Please note that any information, reports and plans submitted with an application are treated as public documents and may be reproduced for representors, referral authorities and any other persons/bodies interested in the proposal. Requests for access or correction should be made to Tasman Council's Customer Service Officer.

* Indicates mandatory field

APPLICANT DETAILS*

FULL NAME	Nikita Rowley		
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE:	
EMAIL			

NOTE: All Council correspondence will be emailed to the applicant unless otherwise specified.

OWNERS DETAILS (IF DIFFERENT TO APPLICANT DETAILS)*

ENSURE OWNER DETAILS MATCH THE CURRENT CERTIFICATE OF TITLE

FULL NAME	+ Nikita Stacey (Rowley)		
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE	

DESCRIPTION OF PROPOSED DEVELOPMENT*

☐ New Dwelling	☐ Extension/ Addition
☒ New Shed/ Outbuilding	☐ Demolition
☐ Subdivision/ Boundary Adjustment	☐ Visitor Accommodation
☐ Change of Use	☐ Other (please specify – right)
☐ Commercial/ Industrial Building	

Are any of the components in this application seeking retrospective approval?*

E.g. Use and/or development that has commenced without a planning permit.
(If yes, please specify the relevant components)

☐ Yes
☒ No

PRESENT USE OF LAND/ BUILDING(S)*

Vacant ~~in~~ residential land – not used

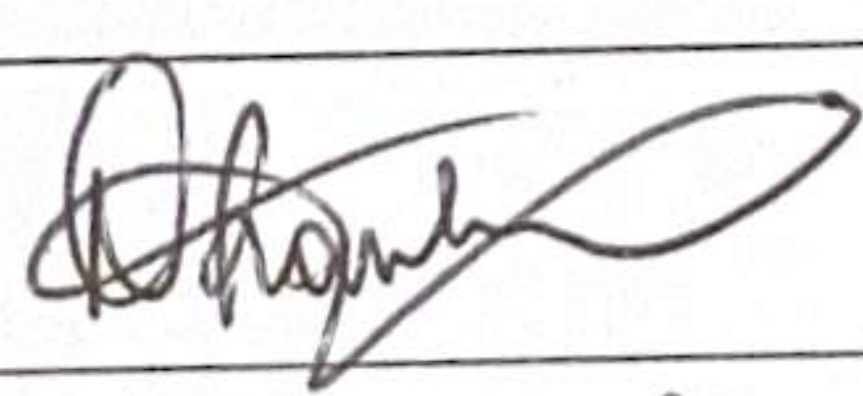
LOCATION OF PROPOSED DEVELOPMENT*

ADDRESS	21 Kormos Drive, Nubeena		
CERTIFICATE OF TITLE: FOLIO NUMBER	115801/1	LOT NUMBER	

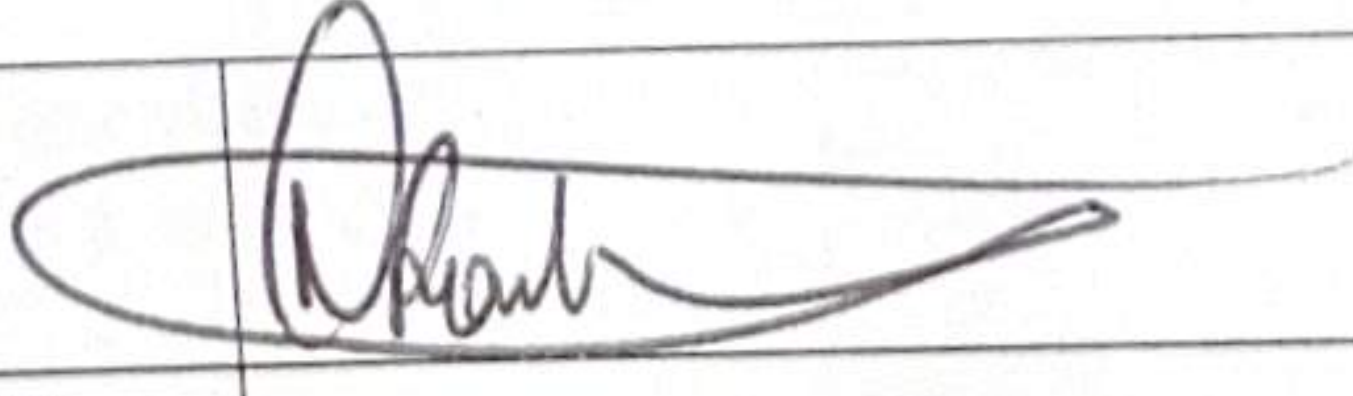
FLOOR AREA*	
Existing floor area (square metres):	Proposed floor area (square metres): 240m ²
CAR PARKING*	
Number existing	Number proposed 4+

SITE CONTAMINATION*	
Have any potentially contaminating uses been undertaken on this site? (Refer to list provided on page 5)	☐ Yes ☒ No
TASMANIAN HERITAGE OR ABORIGINAL HERITAGE REGISTER*	
Is this property on the Tasmanian Heritage or Aboriginal Heritage Register?	☐ Yes ☒ No
VEGETATION REMOVAL*	
Does the proposal require any vegetation removal? If yes, provide details on the site plan.	☐ Yes ☒ No
VALUE*	
Value of work (inc. GST)	\$30,000.00 ?

Please complete both declarations if you are making the application but not the owner
DECLARATION BY APPLICANT*

I/ we declare that the information given is a true and accurate representation of the proposed development; and I/ we am/ are liable for the payment of Council application processing fees, even in the event of the development not proceeding; and I/ we authorise Tasman Council to provide a copy of my documents relating to this application to any person for the purpose of assessment and public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.	
SIGNATURE OF APPLICANT	
NAME OF APPLICANT (PLEASE PRINT)	Nikita Rowley
DATE	9/9/25

DECLARATION IF APPLICANT IS NOT THE OWNER

I hereby declare that I am the applicant for the development at the address detailed in this application for a planning permit, and that I have notified the owner/s of the land for which I am making this application, in accordance with Section 52(1a) of the Land Use Planning and Approvals Act 1993.	
SIGNATURE OF APPLICANT	
NAME OF APPLICANT (PLEASE PRINT)	Nikita Stacey
DATE	90/09/25
NAME/S OF OWNER/S NOTIFIED	
DATE	10/09/25

DECLARATION IF LAND IS COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Tasman Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Tasman Council, or their delegate (as specified in Subsections 52(1d-1g) of the *Land Use Planning and Approvals Act 1993*).

DECLARATION

I, _____

being responsible for the administration of land at

declare that I have given permission for the making of this application.

SIGNATURE OF MINISTER/
GENERAL MANAGER

DATE

NON-RESIDENTIAL DEVELOPMENTS

Note: This section must be completed for all applications for non-residential uses, home occupations and domestic/ residential businesses or other managed/ commercial residential uses (e.g. hostel or motel).

HOURS OF BUSINESS			
CURRENT		PROPOSED	
Monday to Friday		Monday to Friday	
Saturday		Saturday	
Sunday		Sunday	
NUMBER OF EMPLOYEES			
CURRENT		PROPOSED	
Total Employees		Total Employees	
Employees on Site		Employees on Site	
PLANT/ MACHINERY			
Is there any large plant or machinery that would need to be installed or used on site such as refrigeration units and generators? (If yes, please list below the type of machinery and ensure location, dimensions etc are clearly marked on your plans.)			☐ Yes ☐ No
OUTDOOR STORAGE/ SEATING/ NUMBER OF BEDS			
Is outdoor storage proposed? (If yes, please ensure that your plans show where the outdoor storage areas are and what type of goods are stored. This information will help us assess the impact of the proposal on the amenity.)			☐ Yes ☐ No
If you are proposing a night club, café or the like, what is the number of seats proposed including the capacity at any bar area?		Please ensure that the arrangements are shown on your plans. This information enables us to assess the car parking arrangements.	
If you are proposing a hotel, motel, visitor accommodation, hostel or the like, what is the number of beds proposed?		Please ensure the beds are clearly indicated on your plans. This information enables us to assess the car parking arrangements.	
GOODS DELIVERIES			
Will there be any goods deliveries to and from the site? (If yes, please estimate the number and type of vehicles and how often they will make trips.)			☐ Yes ☐ No
Type and Size of Vehicle		Number of Vehicles on Site	
Trip Frequency per Month			

PLANNING PERMIT – APPLICATION CHECKLIST – MANDATORY

To ensure that we can process your application as quickly as possible, please read the following checklist carefully to ensure that you have provided the following at the time of lodging the application.

If you are unclear on any aspect of your application, please phone (03) 6250 9200 to discuss or arrange an appointment concerning your proposal. Note that, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, Council may require additional information.

Please note that the following information is required by Clause 6.1 of the State Planning Provisions. An application will not be considered to be a valid application and will not be processed without the required information as detailed below.

Please complete the below checklist

☒ **Completed Application Form - Required**

All sections filled out correctly and owner details match those listed on the title documents
Application form includes a detailed cost estimate of the proposal

☒ **Written Submission - Required**

Description of the proposed development
Justification addressing the Performance Criteria (if applicable)

☐ **Title Documents - Required**

Current copy of the Certificate of Title (Folio Plan and Text Page)
Copies of any restrictive covenants, easements, or other relevant documents.

☒ **Site Plan - Required**

Drawn to scale

Shows the location of the proposed development including setback distances from boundaries
Includes existing structures, property boundaries, access points, driveways, parking areas, rainwater tanks and any natural features (vegetation and waterways)

☒ **Floor Plan and Elevations - Required**

Detailed floor plans of the proposed development
Elevations showing the height and external appearance

☒ **Stormwater and Servicing Plan - Required**

Details on how stormwater will be managed on-site
Information about connections to utilities (water, sewer, electricity)
Elevations showing the height and external appearance of all water tanks

☐ **Landscaping Plan - if applicable**

Details of existing vegetation to be retained or removed

☐ **Supporting Reports and Assessments - if applicable**

Bushfire Hazard Management Plan and Report
Traffic Impact Assessment
Natural Values Assessment
Onsite Wastewater Assessment

Dated:

9/9/25

Signed:



Please note the following:

Application fees will be invoiced upon initial assessment, this is within 4 business days of submission.
If this application results in building works occurring on the property, applicant and/or owner information including name and contact details will be provided to the Office of the Valuer General for the purpose of undertaking a valuation inspection of the property / building works.

SEARCH OF TORRENS TITLE

VOLUME 115801	FOLIO 1
EDITION 6	DATE OF ISSUE 13-Jul-2022

SEARCH DATE : 10-Sep-2025

SEARCH TIME : 09.42 AM

DESCRIPTION OF LAND

Parish of K00NYA, Land District of PEMBROKE

Lot 1 on Sealed Plan [115801](#)

Derivation : Part of Lot 28499 Gtd. to C.T. Dransfield and

Part of Lot 28241 Gtd. to A.J. Suckling

Prior CT [24965/13](#)SCHEDULE 1

[M859911](#) & [M970073](#) TRANSFER to [LEE STACEY](#) and NIKITA
LEE STACEY as tenants in common in equal shares
Registered 13-Jul-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

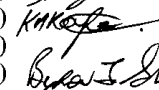
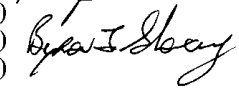
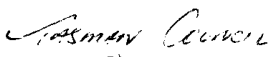
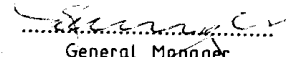
SP [115801](#) FENCING COVENANT in Schedule of EasementsSP [24965](#) FENCING PROVISION in Schedule of EasementsUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER G.A. ROYLE & K.A. ROYLE FOLIO REFERENCE C.T. 24965/13 GRANTEE Part of Lot 12545 (38-0-0) James Thornton (Gm) Part of Lot 28499 (24-0-0) Charles Thomas Dransfield, Part of Lot 28241 (77-1-1918) A.J. Suckling & Part of Lot 28240 Emma Florence Komros	PLAN OF SURVEY BY SURVEYOR D.G.J. POTTER LOCATION PEMBROKE KOONYA SCALE 1: 800 LENGTHS IN METRES	REGISTERED NUMBER SP115801 APPROVED EFFECTIVE FROM <u>2 MAR 1995</u> <i>[Signature]</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 32	LAST UPI No. 627 628	LAST PLAN No. (S.P. 24965)	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

The diagram illustrates a survey plan for a central lot, '1.', which has an area of 3075m². This lot is situated between Eagle View Road to the north and Kouros Drive to the south. The boundaries of lot '1.' are defined by several lines with specific bearings and distances: 94°10' 4.57' (north), 72°34' 3.05' (north-east), 158°41' 45.8' (east), 98°35' 3.00' (south-east), 127°62' 126.53' (south), 189°58' 30' 126.53' (south-west), 356°52' 126.53' (west), and 292°22' 4.00' (north-west). The lot is surrounded by other surveyed areas, including lots (S.P. 46578), (S.P. 18259), (S.P. 11794), (S.P. 24965), and (P. 116262) BAL. The plan also shows Eagle View Road to the north and Kouros Drive to the south, with several lines indicating access or boundaries related to these roads.

A-148

SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	REGISTERED NUMBER SP115801
<u>EASEMENTS AND PROFITS</u> PAGE 1 OF 1 PAGE\$ Each lot on the plan is together with:- (1) such rights of drainage over the drainage easements shown 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 a prendre described hereunder. Each lot on the plan is subject to:- (1) such rights of drainage over the drainage easements shown 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 a prendre described hereunder. The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows. <u>Fencing Covenant:</u> The owner of each lot shown on the plan covenants with the Vendor Guy Alison Royle and Kacy Anne Royle that the Vendor shall not be required to fence. SIGNED by GUY ALISON ROYLE)  and KACY ANNE ROYLE as Registered)  Proprietors of the land contained in)  Certificate of Title Volume 24965 Folio) 13 in the presence of:)	
SUBDIVIDER : GA & KA ROYLE FOLIO REF : 24965/13 SOLICITOR & REFERENCE : Butler McIntyre & Butler - Gary Grant	PLAN SEALED BY :  DATE : 12 December 92 7/04 REF No.  General Manager
NOTE: THE COUNCIL GENERAL MANAGER MUST SIGN THE CERTIFICATE FOR THE PURPOSE OF IDENTIFICATION.	

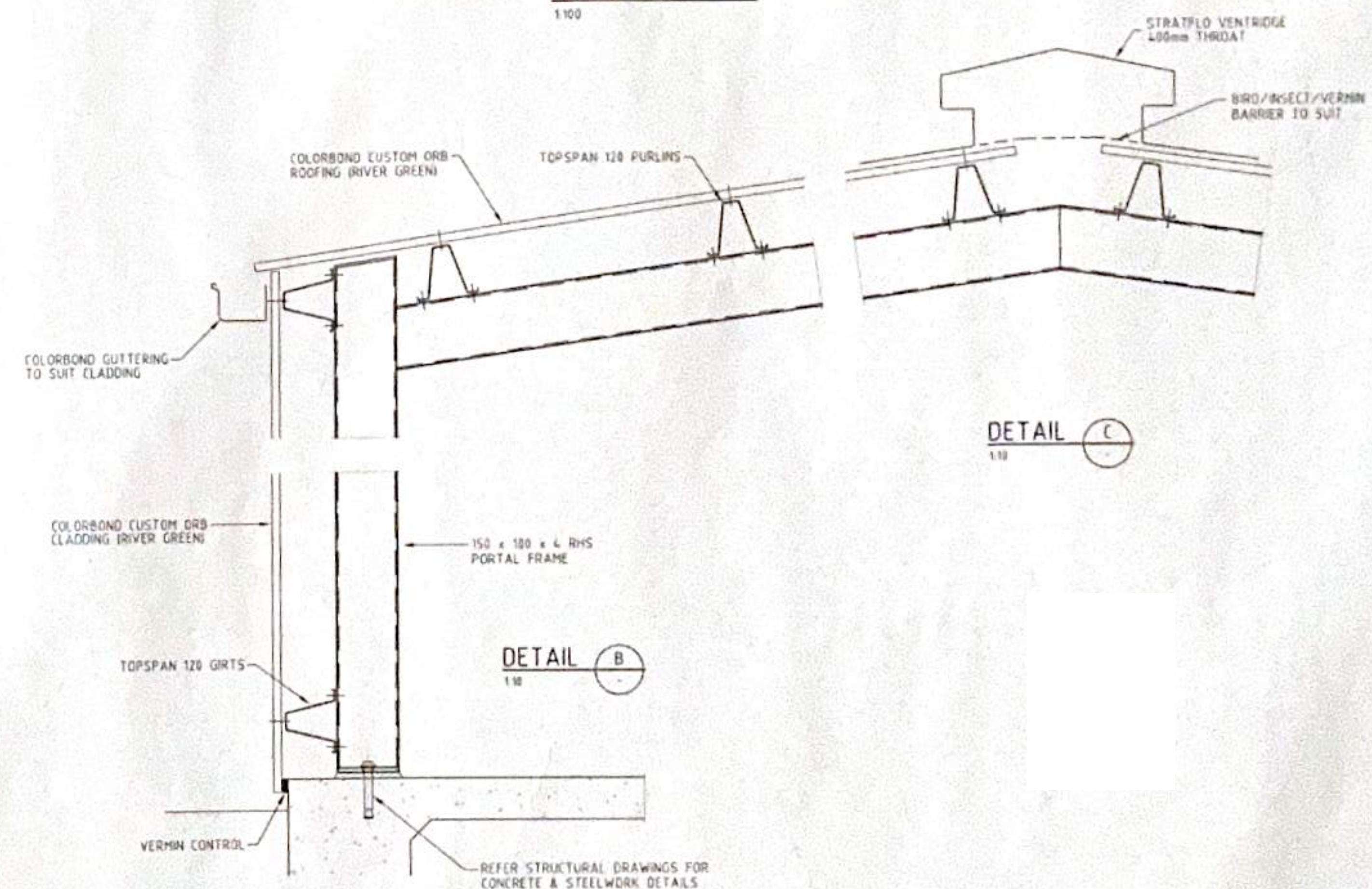
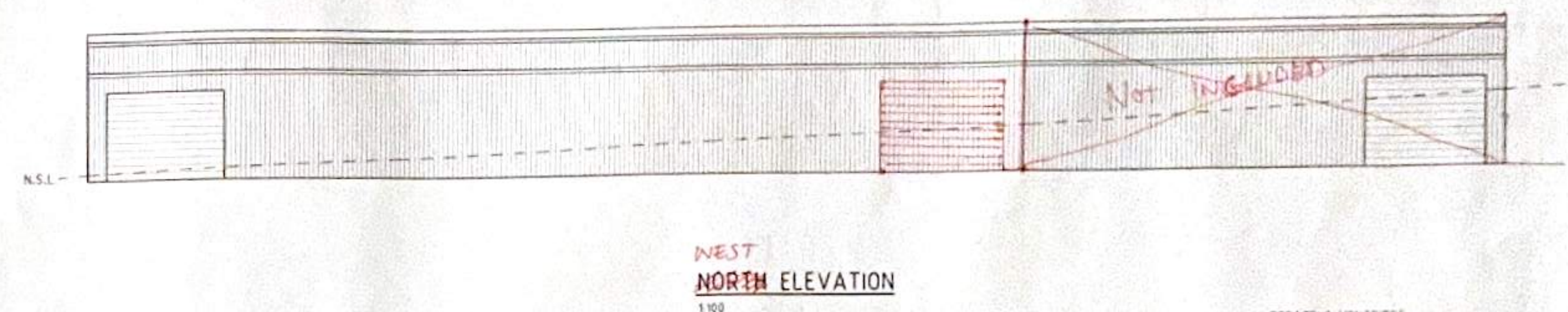
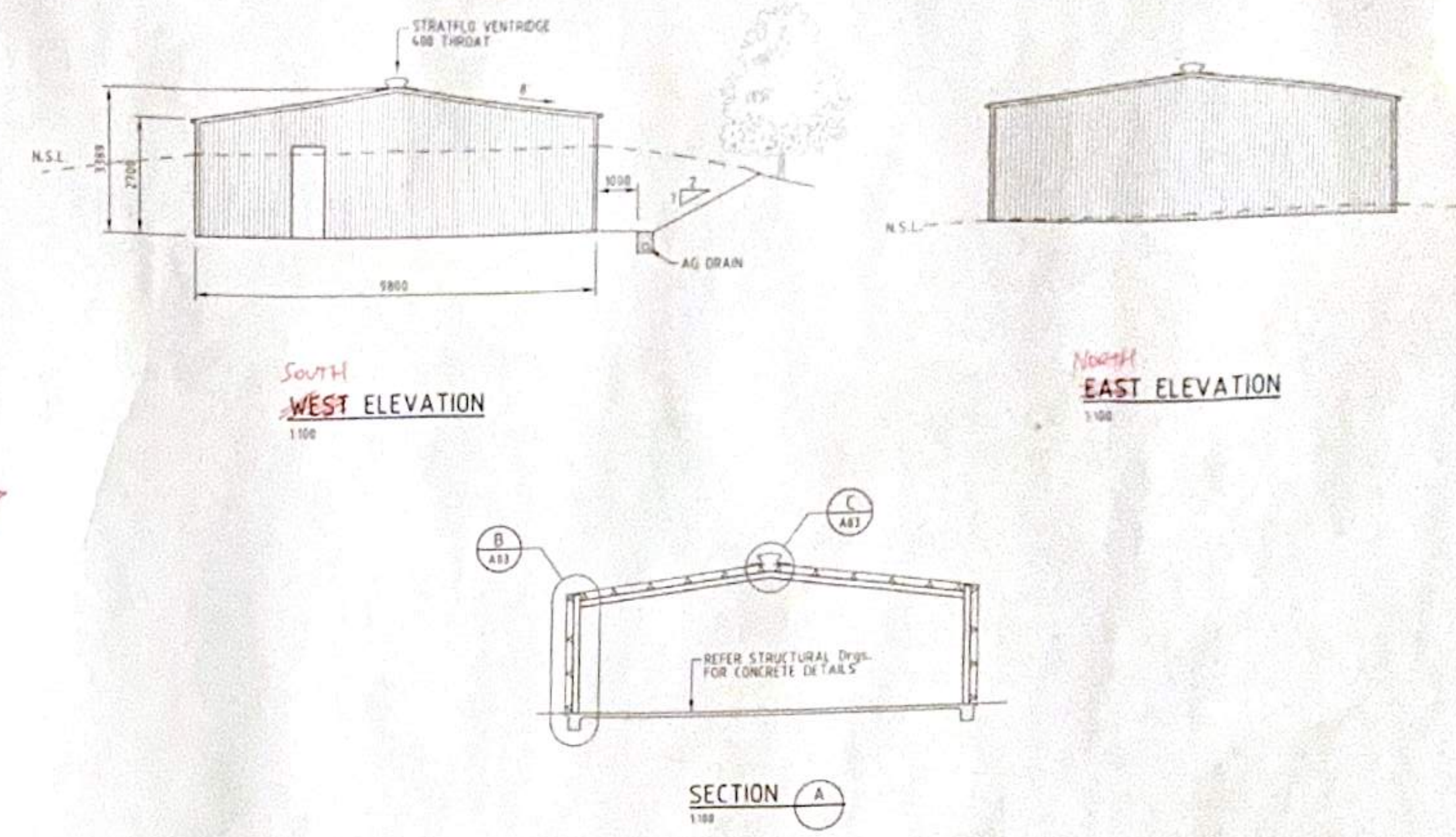
21 Kormos Drive, Nubeena – Proposed development description:

21 Kormos Drive is currently vacant residential land.

Proposal of a 240 square meter Colourbond shed to be constructed alongside the western boundary of the property for domestic use.

The intended single storey shed build will be 24 meters in length, 10 meters in width with a wall height of 2.6 meters. It will have four roller doors accessing from the east side of the building as well as a personal access door.

21 kormos drive is a completely vacant property and the proposed shed is more than 10 meters away from any existing neighbours/neighbouring dwellings.



A	COUNCIL ISSUE	AR	05-02-0
REV	DESCRIPTION	ISSUED BY	DATE

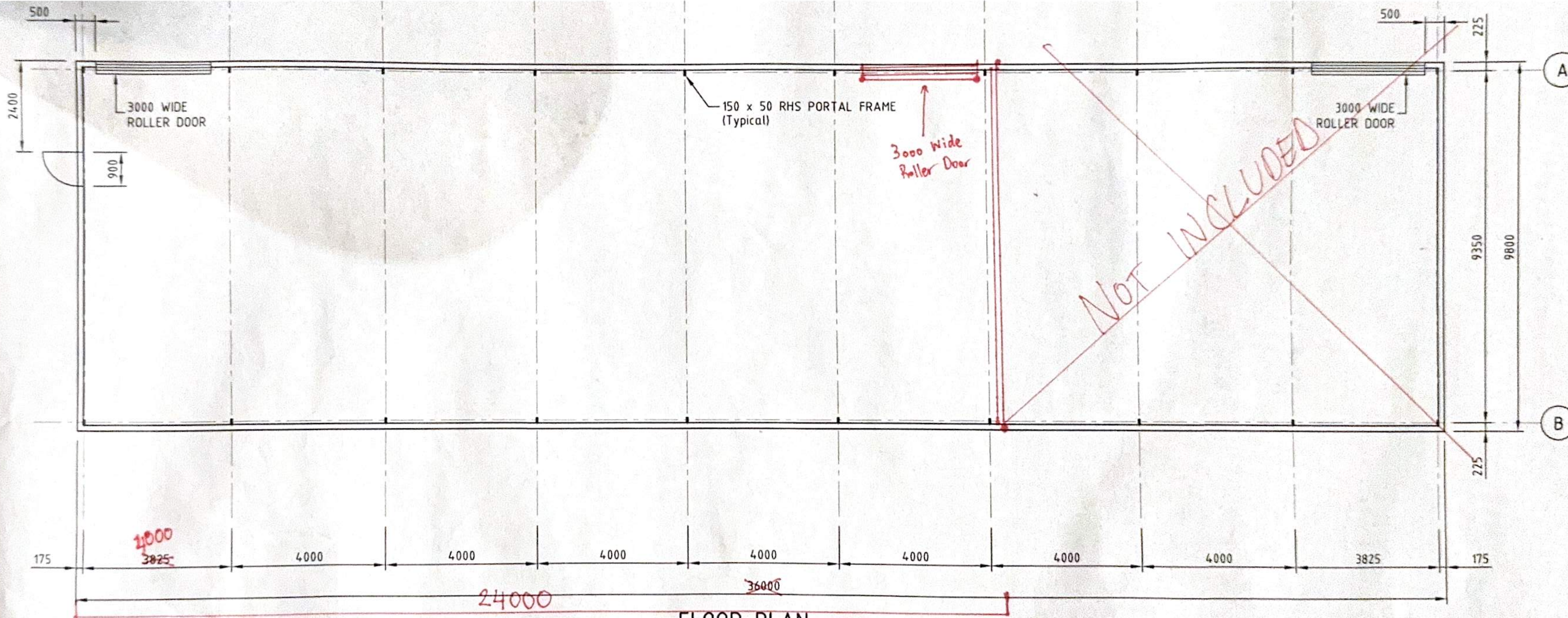
GANDY & ROBERTS
CONSULTING ENGINEERS
159 DAVEY STREET HOBART TAS 7000
PHONE 6223 8877 FAX 6223 7183

RABBITRY SHED

PLANS & ELEVATIONS

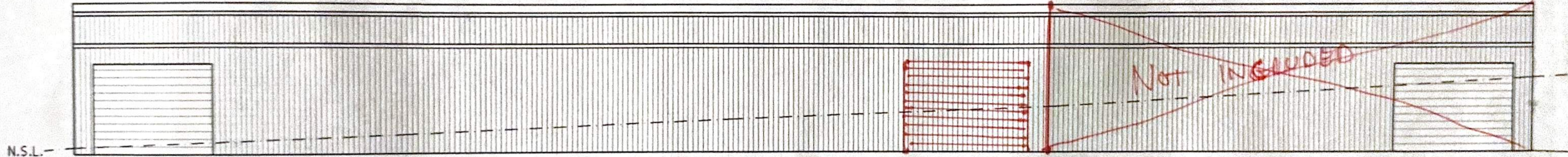
1100 150
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1



FLOOR PLAN

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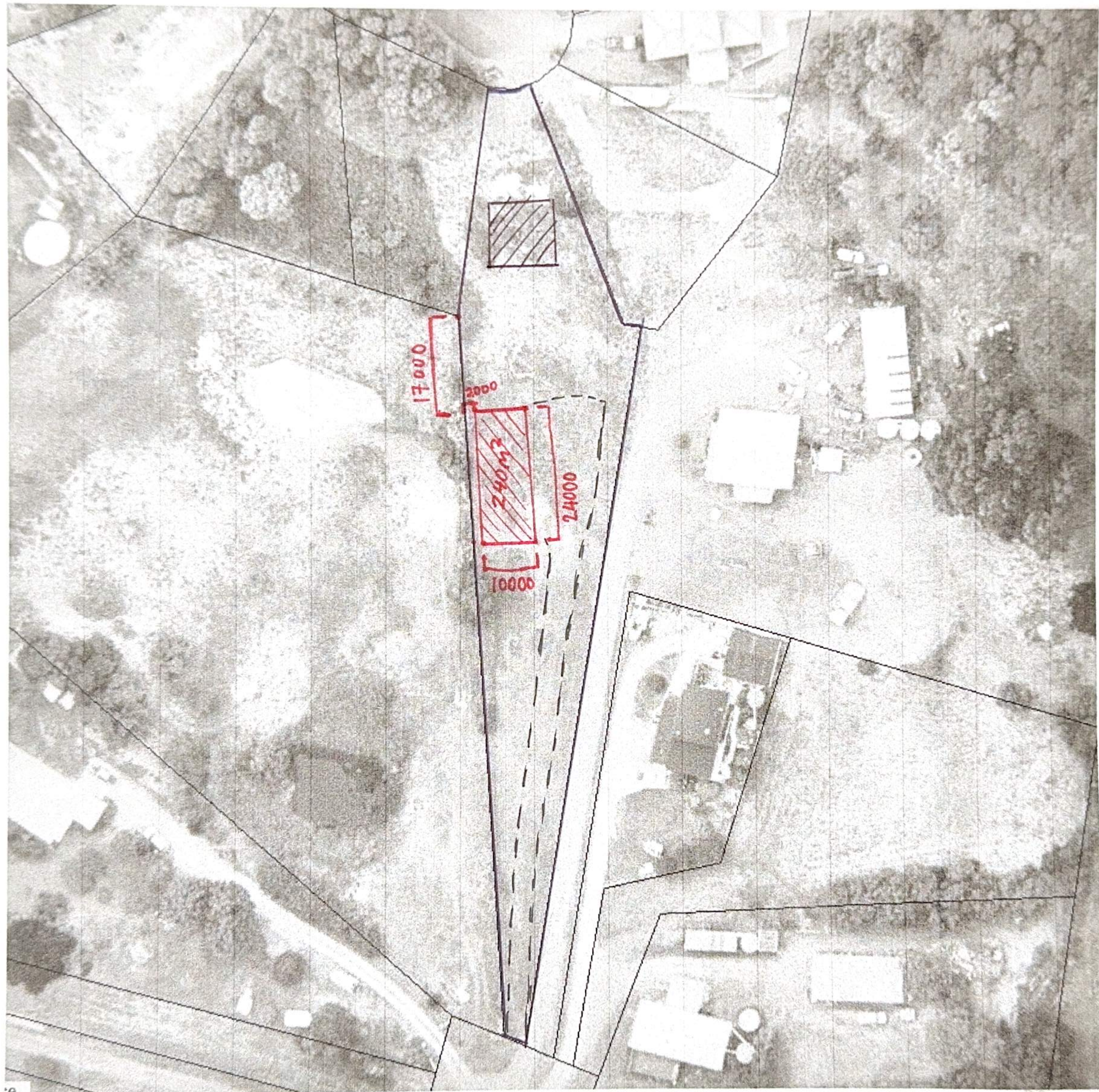


WEST
~~NORTH~~ ELEVATION

1:100

STRATFLO VENTRIDGE

PLANNING APPROVAL



 = Proposed Building Area

 = Proposed Driveway/Access

 = Location of area of future dwelling.

1:100
Scale

A4 Paper

21 KORMOS SITE PLAN

1:100

▨ PROPOSED BUILDING

□ DRAINAGE

