



PUBLIC NOTICE DETAILS

PLANNING APPLICATION DETAILS

Application Number:	DA 2026/60
Application Type:	Discretionary Development Application
Property Location:	7619 Lyell Highway, Ouse
Proposal:	Demolition (Two Outbuildings) & Addition to Dwelling
Advertising Commencement Date:	02 October 2026
Representation Period Closing Date:	16 October 2026
Responsible Officer:	Louisa Brown, Senior Planning Officer

The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal business hours.

Enquiries regarding this Application can be made by contacting Central Highlands Council on (03) 6259 5503 or by emailing development@centralhighlands.tas.gov.au. Please quote the "Application Number" when making your enquiry.

Representations on this application may be made to the General Manager in writing either by:

Post: 19 Alexander Street, Bothwell TAS 7030
Email: development@centralhighlands.tas.gov.au

All representations must include the authors full name, contact number and postal address and be received by 5.00pm on the representation period closing date.

PLANNING AND DEVELOPMENT APPLICATION DOCUMENTATION FOR
PROPOSED EXTENSION AT 7619 LYELL HIGHWAY, OUSE

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AREAS:

PROPOSED GROUND FLOOR LIVING = 313.15M2 (+0.0M2 / UNCHANGED)
PROPOSED GROUND FLOOR VERANDAH = 81.26M2 (+0.0M2 / UNCHANGED)
PROPOSED INDOOR POOL = 149.98M2 (+0.0M2 / UNCHANGED)
PROPOSED GARAGE/OUTBUILDINGS = 69.78M2 (+8.94M2)

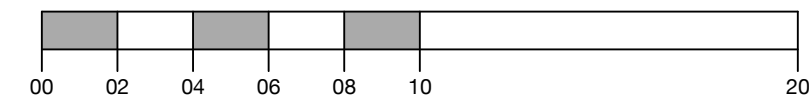
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EXISTING INDOOR POOL = 149.98M2
EXISTING GARAGE/OUTBUILDINGS = 60.84M2

SITE AREA = 1006 HA

*NOTE:
- ONLY BUILDINGS WITHIN LANDSCAPED HOMESTEAD GROUNDS LISTED IN AREA CALCULATIONS.
- EXTENSIVE FARM OUTBUILDINGS AND MACHINERY SHEDS EXCLUDED FROM AREA CALCULATIONS.



SCALE:



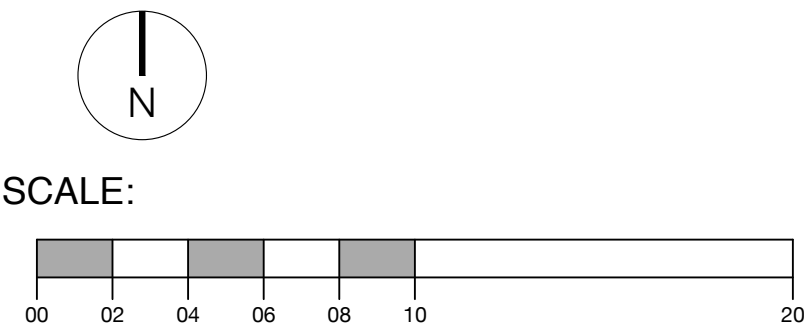
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SCALE:

SITE LOCATION PLAN - SCALE 1:10000

LOT 4
CT: 147625/4
1006HA

EXISTING DWELLING
WITH PROPOSED
EXTENSION

DISTANCE FROM
DWELLING TO
RIVER DERWENT
APPROX 3.5KM

RIGHT OF WAY
10000 WIDE

DISTANCE FROM
DWELLING TO
LYELLE HIGHWAY
APPROX 1KM

LYELL HIGHWAY

DEE RIVER

HYDRO ELECTRIC
CORPORTION

RIVER DERWENT

TITLE BOUNDARY 4667.10

TITLE BOUNDARY 3057.75

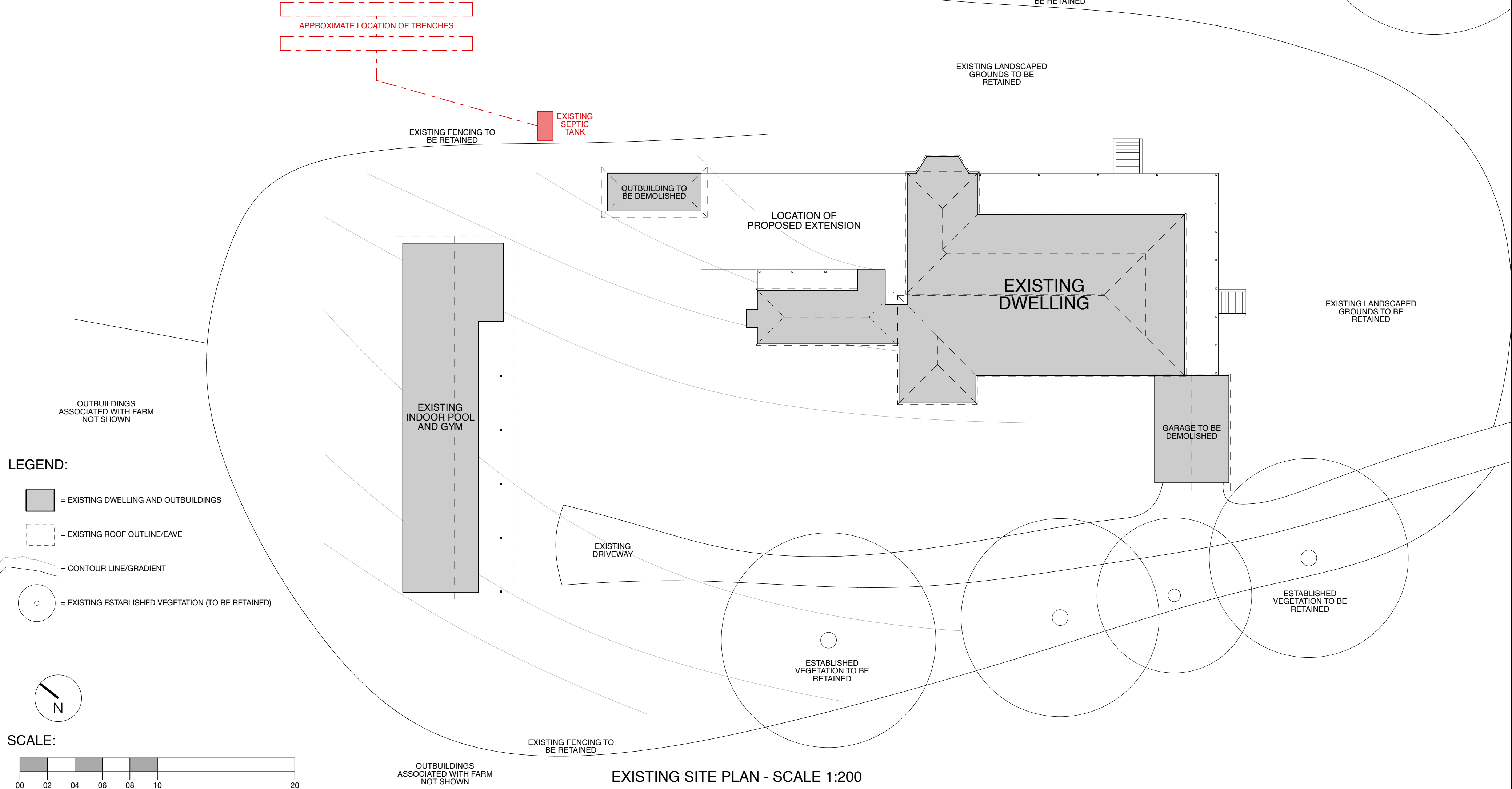
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EXISTING SITE PLAN - SCALE 1:200

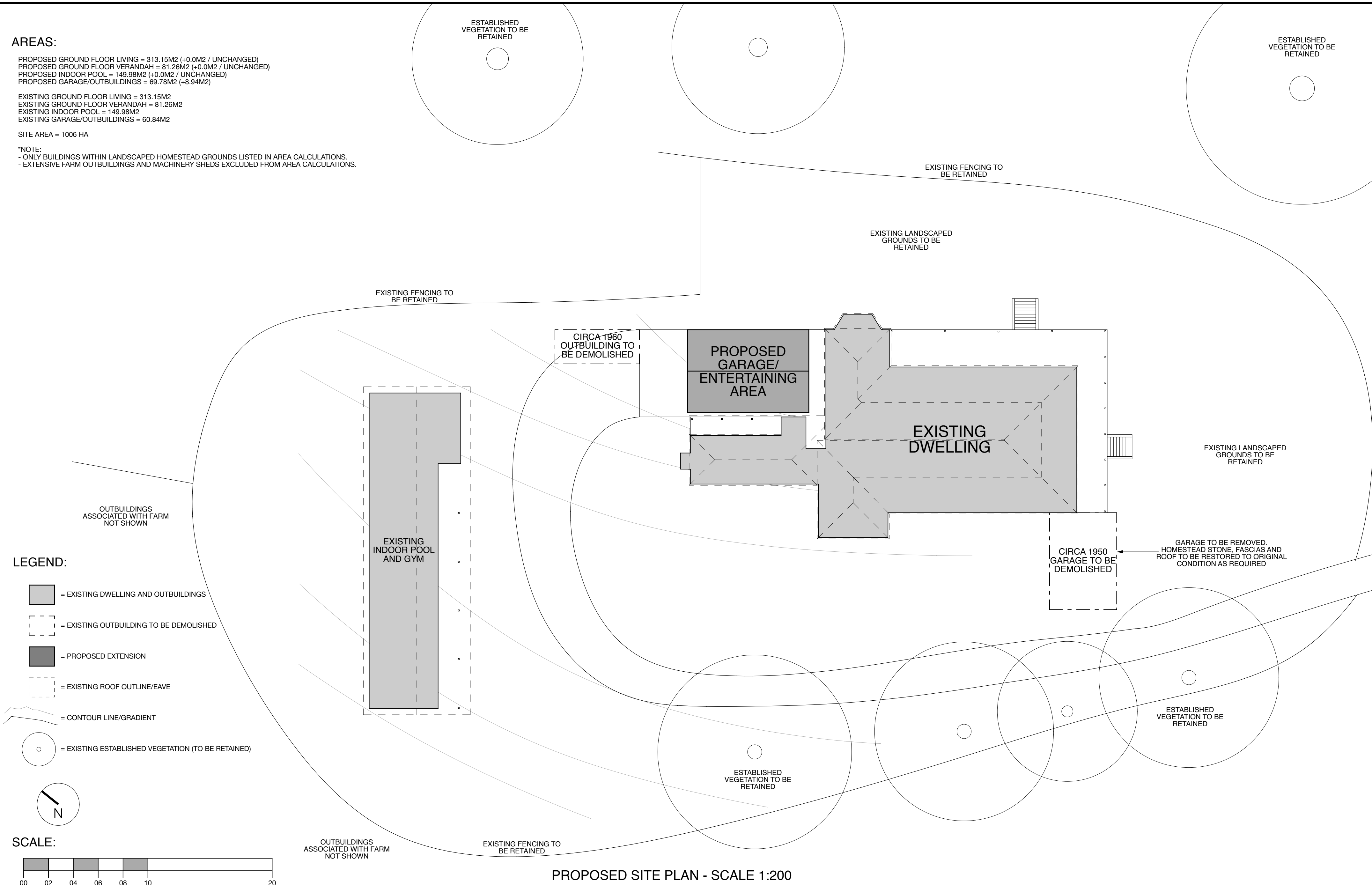
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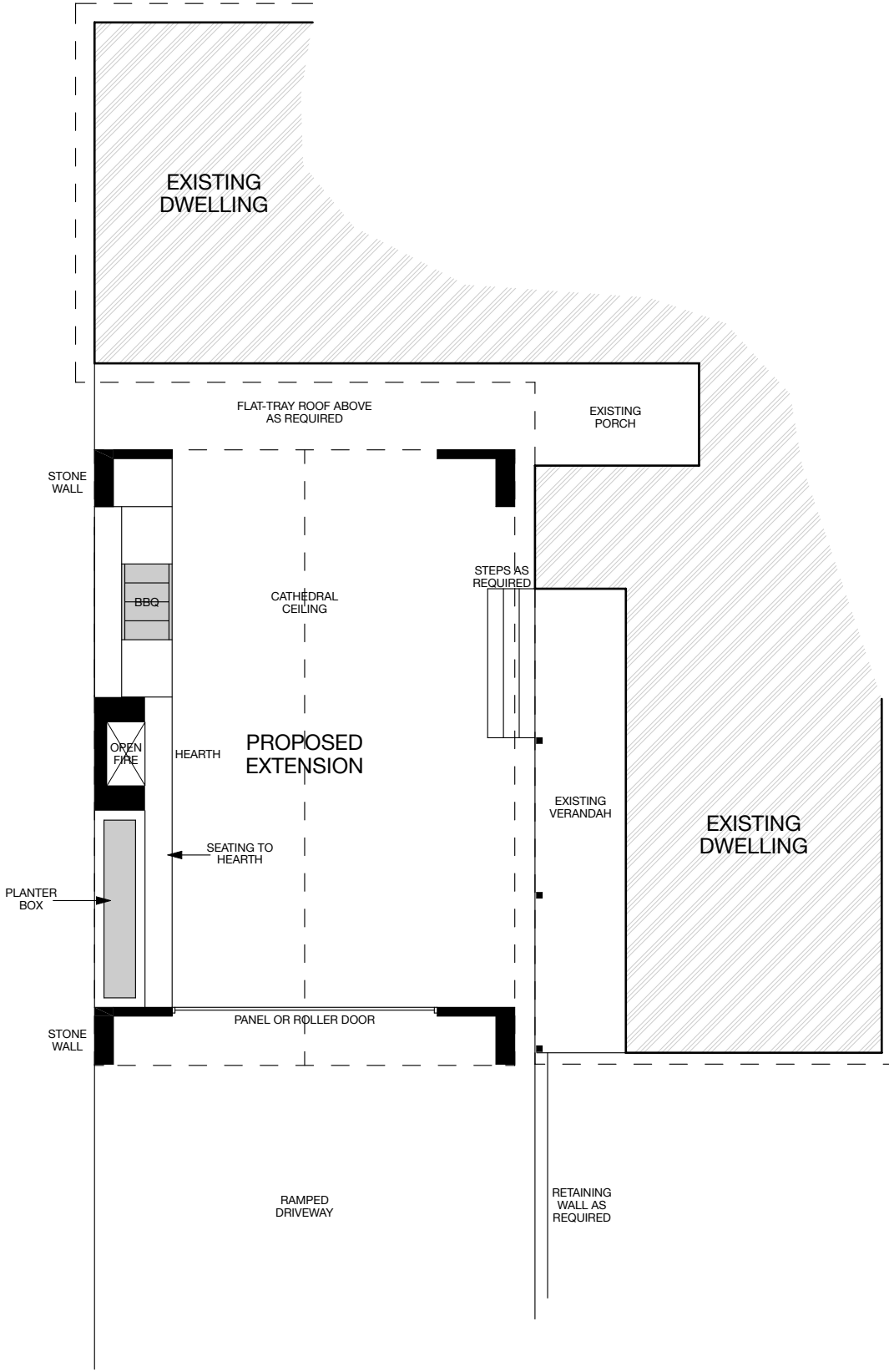
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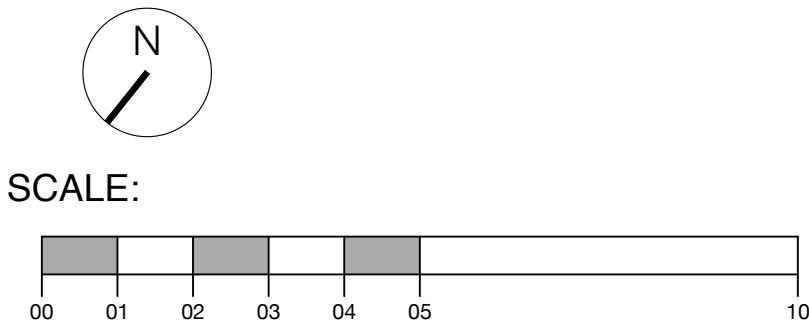
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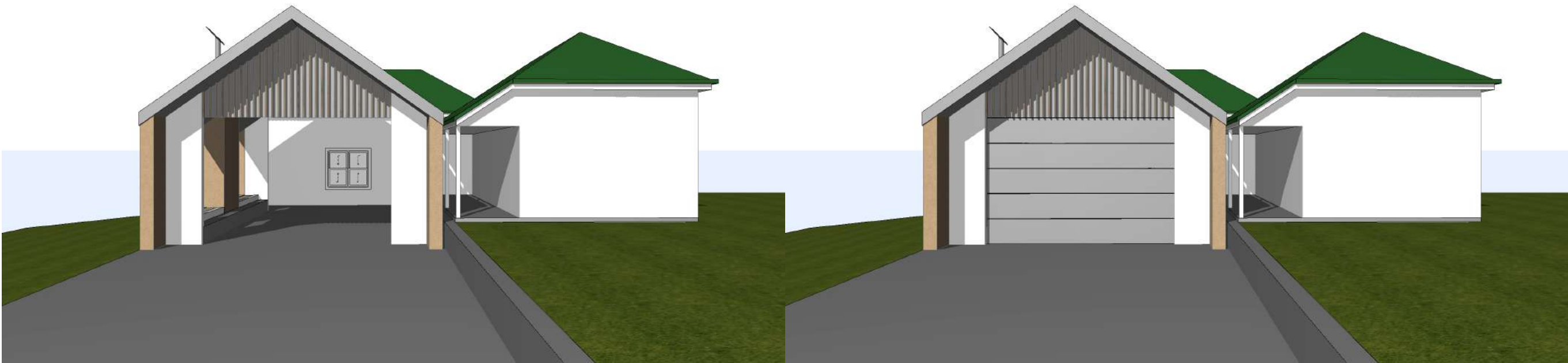
PROPOSED PLAN - SCALE 1:100



NORTH EAST PERSPECTIVE
WITH SHUTTERS/SHUTTERS CLOSED



NORTH EAST PERSPECTIVE
WITHOUT SHUTTERS/SHUTTERS OPEN



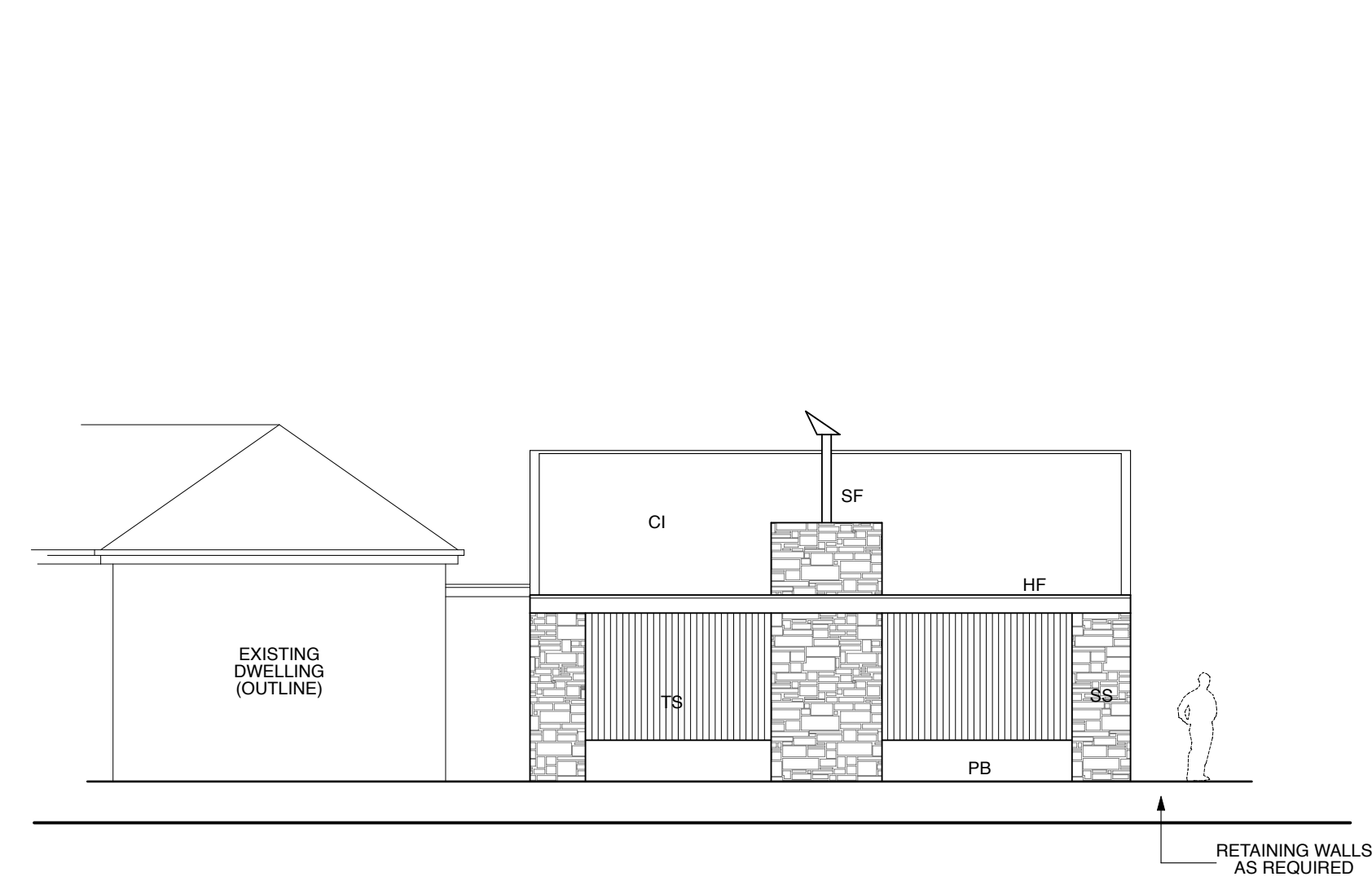
NORTH PERSPECTIVE
GARAGE DOOR OPEN



NORTH PERSPECTIVE
GARAGE DOOR CLOSED

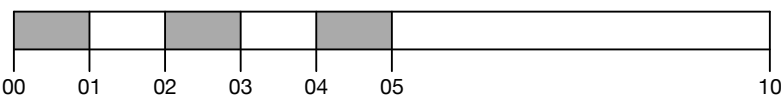
MATERIALS LEGEND

- CI = CORRUGATED IRON ROOF
- SS = SELECTED SANDSTONE
- TS = HARDWOOD TIMBER SHUTTERS/SCREENS
- PB = BAGGED BRICK PLANTER BOX
- SF = SELECTED FLU TO FIREPLACE
- HF = HARDWOOD FASCIA
- GD = PANEL LIFT GARAGE DOOR
- WB = WEATHERBOARD TO MATCH EXISTING



PROPOSED EAST ELEVATION - SCALE 1:100

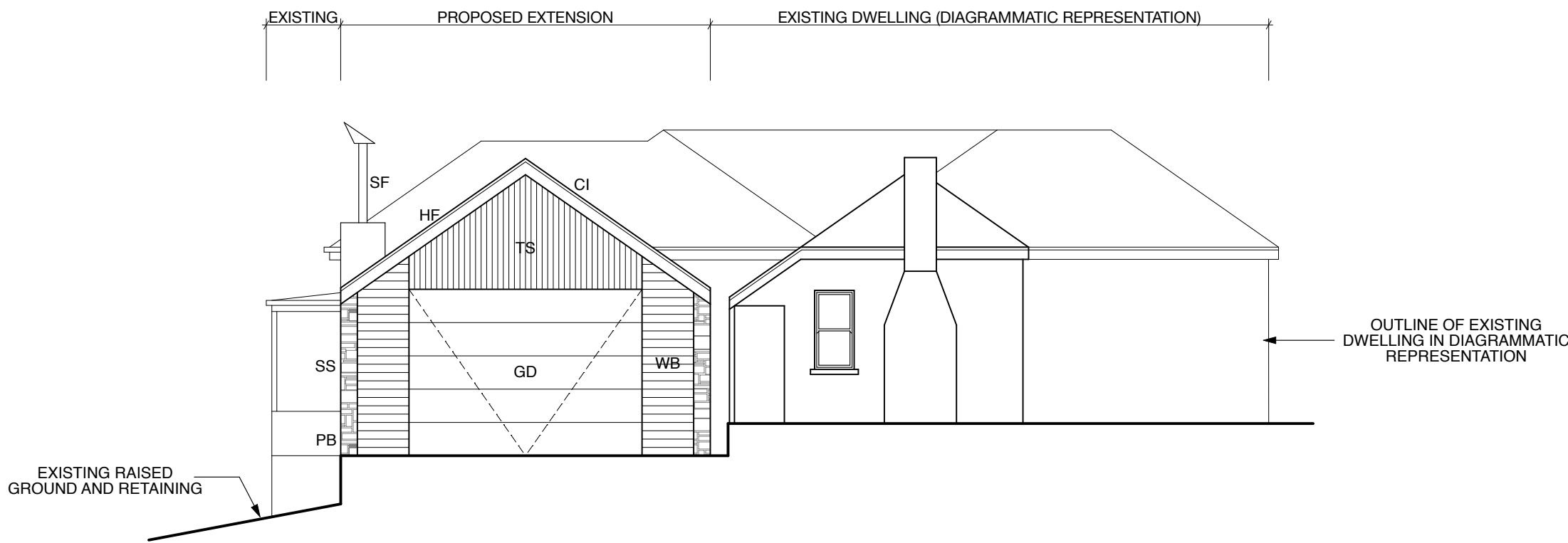
SCALE:



EXPLANATORY PERSPECTIVE IMAGE

MATERIALS LEGEND

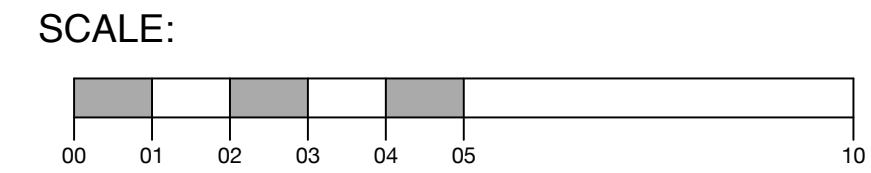
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NORTH WEST ELEVATION - SCALE 1:100

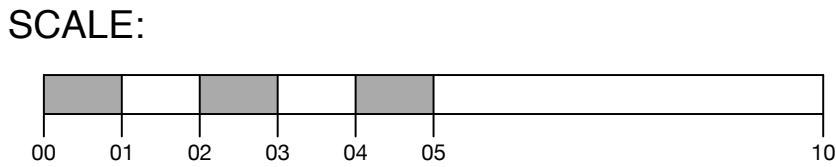


NORTH EAST ELEVATION - SCALE 1:100





EXISTING GARAGE TO BE DEMOLISHED
CIRCA 1950 GARAGE TO BE DEMOLISHED.
HOMESTEAD STONE, FASCIAS AND ROOF TO BE
RESTORED TO ORIGINAL CONDITION AS REQUIRED



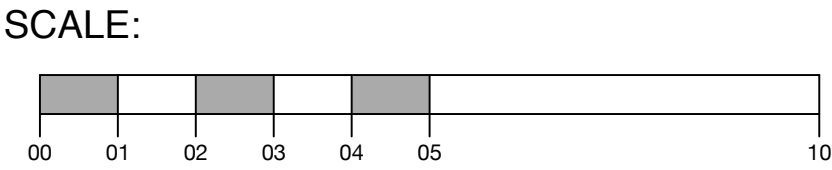
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LOCATION OF PROPOSED EXTENSION



LOCATION OF PROPOSED EXTENSION



SEARCH OF TORRENS TITLE

VOLUME 147625	FOLIO 4
EDITION 2	DATE OF ISSUE 23-Mar-2018

SEARCH DATE : 20-Aug-2026

SEARCH TIME : 10.45 am

DESCRIPTION OF LAND

Parish of FLORENTINE Land District of CUMBERLAND

Lot 4 on Plan [147625](#)Being in part derived from the land fourthly described in
Conveyance No. 37/2428

Excepting thereout Conveyance No. 38/8099

Derivation : Part of 2,560 Acres Gtd. to W.S.P. Gellibrand.

Prior CTs [46016/4](#) and [46501/1](#)SCHEDULE 1

CLEVELAND PASTORAL ESTATES PTY. LTD.

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP [46501](#) BURDENING EASEMENT: Right of Carriageway (appurtenant
to the balance of the land in Conveyance No.
[33/2217](#)) over the Rights of Way 5.00 wide shown on
Sealed Plan No. [46501](#). (P.[147625](#))SP [46501](#) FENCING COVENANT in Schedule of Easements[C631139](#) BURDENING EASEMENT: A Right of Carriageway
(appurtenant to Lot 1 on P.146134) over the Right of
Way 10.00 Wide shown passing through the said land
within described[E61337](#) BURDENING WAYLEAVE EASEMENT with the benefit of a
restriction as to user of land in favour of Tasmanian
Networks Pty Ltd over the land marked Wayleave
Easement 12.00 wide on Plan [147625](#) Registered
23-Mar-2018 at noon[B401158](#) ADHESION ORDER under Section 477A of the Local
Government Act 1962 Registered 24-Dec-1990 at noonUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER FOLIO REFERENCE CT 4736-B2 GRANTEE (FIR 46016-4) (FIR 46501-1)		PLAN OF TITLE LOCATION CUMBERLAND FLORENTINE CONVERTED BY PLAN No P.46016 COMPILED BY LTO NOT TO SCALE LENGTHS IN METRES		Registered Number P 147625 APPROVED 13 TH JULY 2006 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 105 (4630)	LAST UPI No	LAST PLAN P.46016 No SP 46501	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

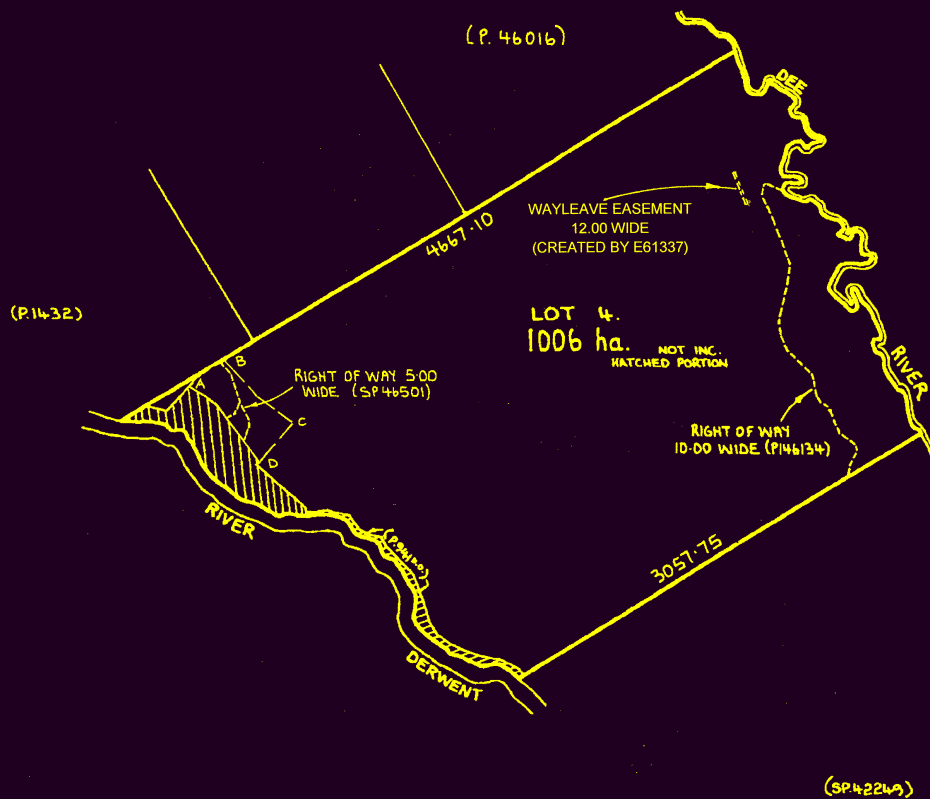
SKETCH BY WAY OF ILLUSTRATION ONLY

"EXCEPTED LANDS"

CONV. 38/8049 (13-0-0) P.941 D.O.

DERIVED FROM CONV. 37-2428
 FORTHLY DESCRIBED

BALANCE PLAN



THE LAND MARKED A.B.C.D. IS COMPILED
 FROM SP46501