

# NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

**SITE: 65 Shark Point Road, Sorell**

**PROPOSED DEVELOPMENT:**

**OUTBUILDINGS X 2**

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at [www.sorell.tas.gov.au](http://www.sorell.tas.gov.au) until **Wednesday 26<sup>th</sup> February 2025**.

Any person may make representation in relation to the proposal by letter or electronic mail ([sorell.council@sorell.tas.gov.au](mailto:sorell.council@sorell.tas.gov.au)) addressed to the General Manager. Representations must be received no later than **Wednesday 26<sup>th</sup> February 2025**.

**APPLICANT: Tastech - Ranbuild**

**APPLICATION NO: DA 2024 / 330 1**

**DATE: 12 February 2025**

*Part B: Please note that Part B of this form is publicly exhibited.*

Full description of Proposal:	<i>Use:</i> <b>Private Storage associated with dwelling</b>
	<i>Development:</i> <b>Proposed 2x class 10a sheds as per plans attached</b> <b>Removal of Containers from site</b>
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ <b>138,100</b>

Is all, or some the work already constructed:	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address: <b>65 Shark Point Road</b>
	Suburb: <b>Sorell</b> Postcode: <b>7172</b>
	Certificate of Title(s) Volume: <b>113068</b> Folio: <b>1</b>

Current Use of Site	<b>Dwelling</b>
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Current Owner/s:	Name(s) <b>STEPHANIE RICHARDSON and AYRTON RICHARDSON</b>
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Is the Property on the Tasmanian Heritage Register?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>

**If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form**  
<https://www.sorell.tas.gov.au/services/engineering/>

 <b>Sorell Council</b> Development Application: 5.2024.330.1 - Development Application - 65 Shark Point Road, Penna - P1.pdf Plans Reference:P1 Date Received: 10/12/2024
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*Part B continued: Please note that Part B of this form is publicly exhibited*

**Declarations and acknowledgements**

- I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land.
- I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council’s representatives to enter the land at any time during normal business hours.
- I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies.
- I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application.
- I/we declare that the information in this application is true and correct.

*Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council’s Privacy Policy available on the Council website.*

- I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.
- Where the General Manager’s consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

<b>Applicant Signature:</b>	Signature:  Date: <b>10/12/2024</b>
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**Crown or General Manager Land Owner Consent**

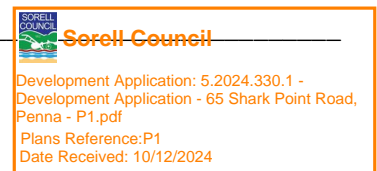
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*).

Please note:

- If General Manager consent is required, please first complete the General Manager consent application form available on our website [www.sorell.tas.gov.au](http://www.sorell.tas.gov.au)
- If the application involves Crown land you will also need a letter of consent.
- Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.

I \_\_\_\_\_ being responsible for the administration of land at \_\_\_\_\_

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



<b>Signature of General Manager, Minister or Delegate:</b>	Signature: ..... Date: .....
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**PROPOSED SHEDS x 2 FOR:  
SCHLIETER & RICHARDSON**  
65 SHARK POINT ROAD, SORELL  
TAS 7172

VOLUME: **113068** FOLIO: **1** LOT NO: **1**  
CLIMATE ZONE: **7** WIND CLASS: **TBC** BAL: **BUSHFIRE PRONE**  
BUILDING CLASS: **10a** SITE AREA: **10,740 m<sup>2</sup>** ALPINE AREA: **N/A BCA FIGURE 3.7.5.2**  
SOIL CLASS: **TBC**

CORROSION ENVIRONMENT: **N/A** - FOR STEEL SUBJECT TO THE INFLUENCE OF SALT WATER,  
BREAKING SURF OR HEAVY INDUSTRIAL AREAS, REFER TO BCA SECTION 3.4.2.2 & BCA TABLE 3.4.4.2  
CLADDING AND FIXINGS TO MANUFACTURER'S RECOMMENDATIONS

OTHER HAZARDS: **N/A** - HIGH WIND, EARTHQUAKE, FLOODING, LANDSLIP, DISPERSIVE SOILS, SAND DUNES,  
MINE SUBSIDENCE, LANDFILL, SNOW & ICE OR OTHER RELEVANT FACTORS

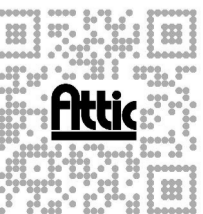
**STAGE 1**

- 1 COVER PAGE
- 2 PLANNING SCHEME ASSESSMENT
- 3 PROPOSED SITE PLAN
- 4 PROPOSED DEVELOPMENT SUMMARY
- 5 PROPOSED MAIN SHED LOCATION / FLOOR PLAN
- 6 PROPOSED MAIN SHED ROOF / DRAINAGE PLANA
- 7 PROPOSED MAIN SHED ELEVATIONS
- 8 PROPOSED SMALL SHED LOCATION / FLOOR PLAN
- 9 PROPOSED SMALL SHED ROOF / DRAINAGE PLANA
- 10 PROPOSED SMALL SHED ELEVATIONS

**SCHLIETER & RICHARDSON**

NEW SHEDS x 2  
65 SHARK POINT ROAD,  
SORELL, TAS 7172

DATE: **4/2/2025** SIZE: **A2** SCALE:  
JOB: **#ATT1658** DRAWN: **N VALENTINE**  
EMAIL: **NIK@THEATTIC.NET.AU**



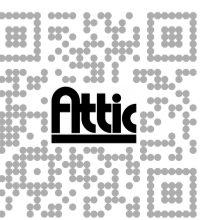
**RURAL LIVING ZONE - 11.0  
SORELL COUNCIL PLANNING SCHEME  
DISCRETIONARY USE**

SCHEME	PROVISION	ACCEPTABLE SOLUTION	PERFORMANCE CRITERIA	COMPLIANCE	DEVELOPMENT RESPONSE
11.4.1	Site Coverage	A1 The site coverage must not be more than 400m <sup>2</sup> .	<p><b>P1</b> The site coverage of dwellings must be consistent with that existing on established properties in the area, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the capacity of the site to absorb runoff;</p> <p>(c) the size and shape of the site;</p> <p>(d) the existing buildings and any constraints imposed by existing development;</p> <p>(e) the need to remove vegetation; and</p> <p>(f) the character of development existing on established properties in the area</p>	VARIATION REQUIRED	<p>The proposed site coverage will exceed the maximum of 400sqm, from the existing site coverage of 441.39m<sup>2</sup>, up to a new total site coverage of 714.24m<sup>2</sup>, excluding minor eaves / gutters.</p> <p>We believe that the increase in site coverage is quite typical of the immediate area along shark point road and whilst this does exceed the maximum stated within the performance criteria, we believe that this increase will still be consistent with established properties in the area.</p> <p>No significant vegetation will need to be removed from the site as part of this process, so we therefore believe that this further mitigates any negative impact from our request.</p> <p><b>P1</b></p> <p>(a) The existing topography of the site is relatively gentle in terms of slope (almost flat) and there, this should not have any adverse impact on the proposed site coverage.</p> <p>(b) The existing site is likely to have capacity to absorb run-off from the additional site coverage, given the large site area and the potential for sand-soil in this area, meaning that it is well draining and thus can potentially absorb more water than other areas.</p> <p>(c) The size and shape of the site does have a material impact on the proposed site coverage, given that the size of the block is significantly larger than some blocks within the same zone. This means that proportionally the proposed new sheds will have less of an impact than the same sizes sheds on a smaller block. Furthermore, the size of the block (and adjacent boundaries) does mean that the proposed impact from the larger shed will be reduced given the larger setbacks to the boundaries, again in comparison to other developments.</p> <p>(d) The existing buildings do not pose any constraints on the proposed development, other than the fact that our client requires the proposed new shed area for their own storage / garage purposes, which they currently do not have sufficient space for on site.</p> <p>(e) It's noted that there is a significant portion of green space to the South of the proposed new shed which will be retained, however it's worth noting that no significant vegetation will need to be removed as part of the proposed development.</p> <p>(f) When comparing the proposed changes to the adjacent sites, it appears that we are likely to be in line with some nearby properties, which also appear to have a greater site coverage than the maximum outlined within the planning scheme. We believe that this increase is typical for the area and allows for our clients to support their rural living lifestyle.</p>
11.4.2	Setback To Side Boundary	A1 Buildings must have a setback from the side and rear boundaries of not less than 10m.	<p><b>P3</b> Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the size, shape and orientation of the site;</p> <p>(c) the setbacks of surrounding buildings;</p> <p>(d) the height, bulk and form of existing and proposed buildings;</p> <p>(e) the character of the development existing on established properties in the area and:</p> <p>(f) any overshadowing of adjoining properties or public places.</p>	VARIATION REQUIRED	<p><b>P3</b></p> <p>(a) The topography of the site is relatively gentle (in slope) and almost flat, so the increase in the side setbacks will not have any adverse impact onto the adjoining properties.</p> <p>(b) The size and shape and orientation of the existing site make it difficult for our client to adhere to the 10m standard setback, coupled with the position of the existing residence on the site. Given the above, we request that some concession should be provided as a result. Importantly, it's worth noting that the proposed smaller shed will be replacing an existing shipping container that is already located on the property, with similar setback dimensions, so there should be no apparent increase in detriment to the adjoining properties.</p> <p>(c) The neighbouring dwellings are setback significantly from the relevant boundary, which further demonstrates that our proposed structure will not have any material impact on these properties. Furthermore, the proposed new shed is directly adjacent to a line of trees on this boundary also, which will largely obscure the view of this proposed shed.</p> <p>(d) The new shed will not be too dissimilar to the existing shipping container that is currently located in the same position, and it's also noted that the new shed will provide a largely improved aesthetic when compared to the shipping container.</p> <p>(e) The existing character of the neighbouring properties within the immediate area shows an acceptance of new buildings being placed with a reduced setback to the side boundaries, as can be seen on nearly all of the adjacent neighbouring properties.</p> <p>(f) The proposed new shed will not have any impact in terms of overshadowing, onto the adjacent structures or private open space, given that these are located so far</p>

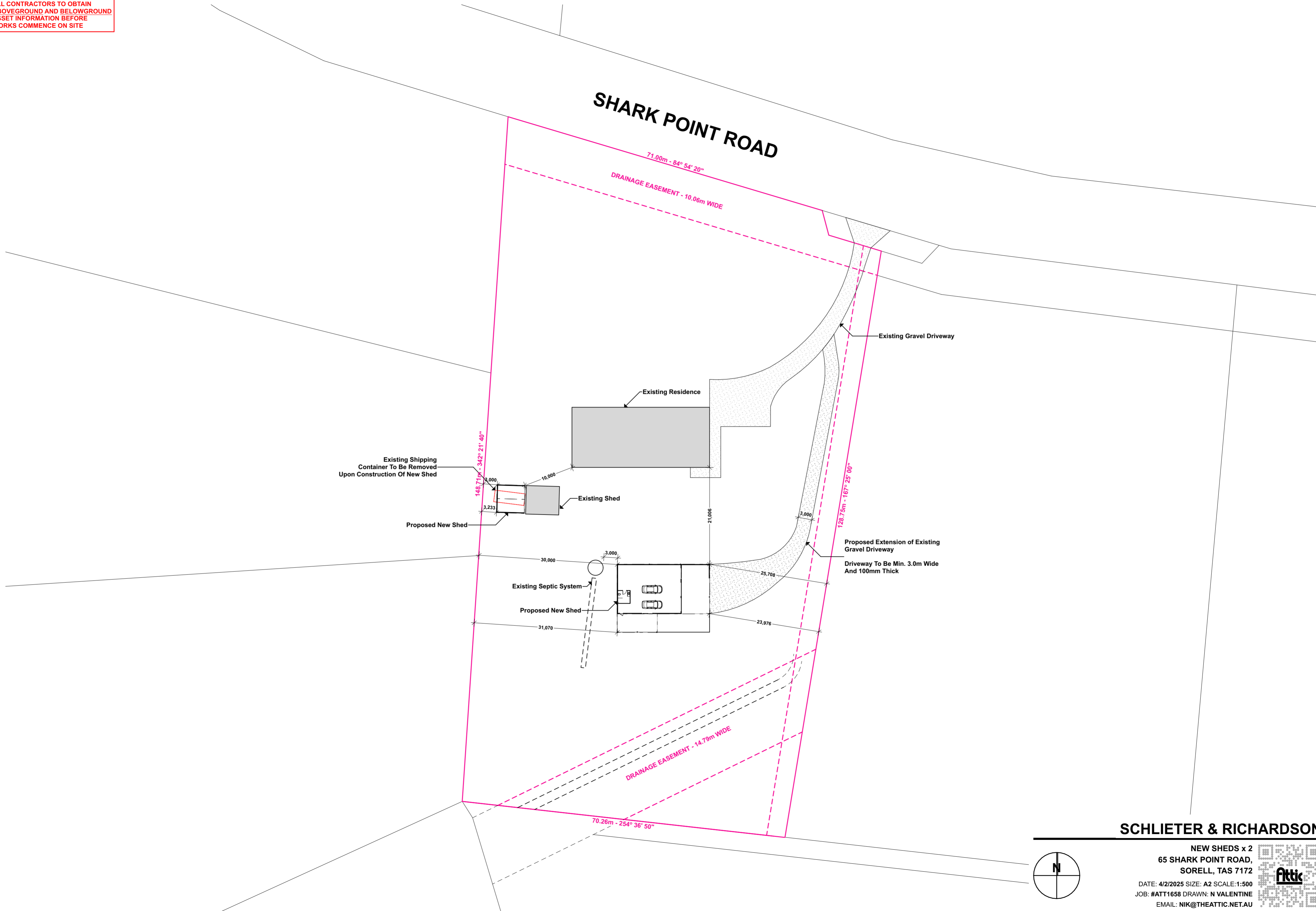
**SCHLIETER & RICHARDSON**

NEW SHEDS x 2  
65 SHARK POINT ROAD,  
SORELL, TAS 7172

DATE: 4/2/2025 SIZE: A2 SCALE:  
JOB: #ATT1658 DRAWN: N VALENTINE  
EMAIL: NIK@THEATTIC.NET.AU

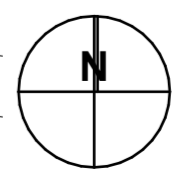


ALL CONTRACTORS TO OBTAIN ABOVEGROUND AND BELOWGROUND ASSET INFORMATION BEFORE WORKS COMMENCE ON SITE



**SCHLIETER & RICHARDSON**

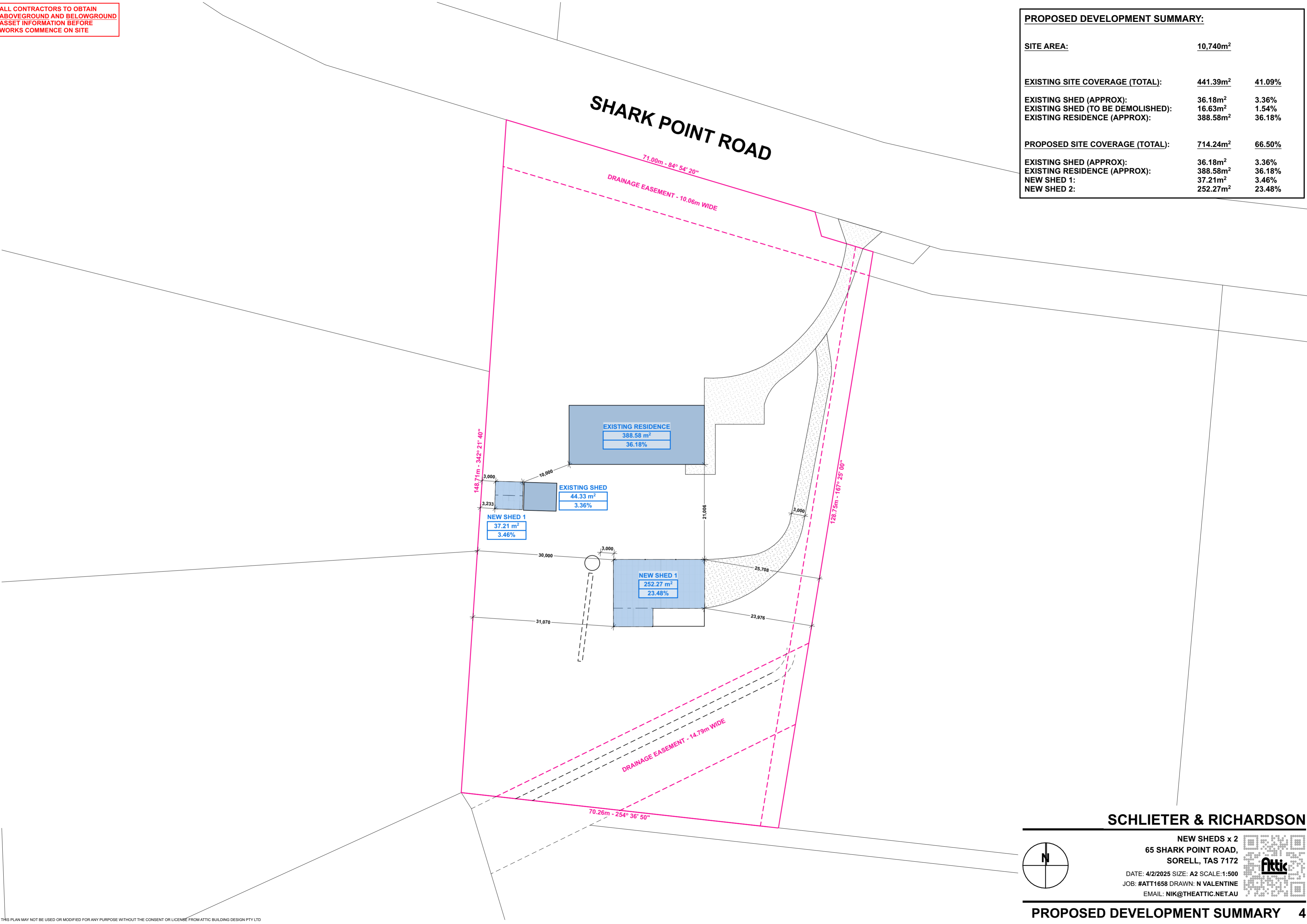
NEW SHEDS x 2  
65 SHARK POINT ROAD,  
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DATE: 4/2/2025 SIZE: A2 SCALE: 1:500  
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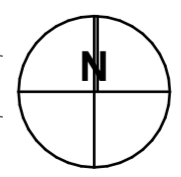
ALL CONTRACTORS TO OBTAIN ABOVEGROUND AND BELOWGROUND ASSET INFORMATION BEFORE WORKS COMMENCE ON SITE

PROPOSED DEVELOPMENT SUMMARY:		
SITE AREA:	10,740m <sup>2</sup>	
EXISTING SITE COVERAGE (TOTAL):	441.39m <sup>2</sup>	41.09%
EXISTING SHED (APPROX):	36.18m <sup>2</sup>	3.36%
EXISTING SHED (TO BE DEMOLISHED):	16.63m <sup>2</sup>	1.54%
EXISTING RESIDENCE (APPROX):	388.58m <sup>2</sup>	36.18%
PROPOSED SITE COVERAGE (TOTAL):	714.24m <sup>2</sup>	66.50%
EXISTING SHED (APPROX):	36.18m <sup>2</sup>	3.36%
EXISTING RESIDENCE (APPROX):	388.58m <sup>2</sup>	36.18%
NEW SHED 1:	37.21m <sup>2</sup>	3.46%
NEW SHED 2:	252.27m <sup>2</sup>	23.48%



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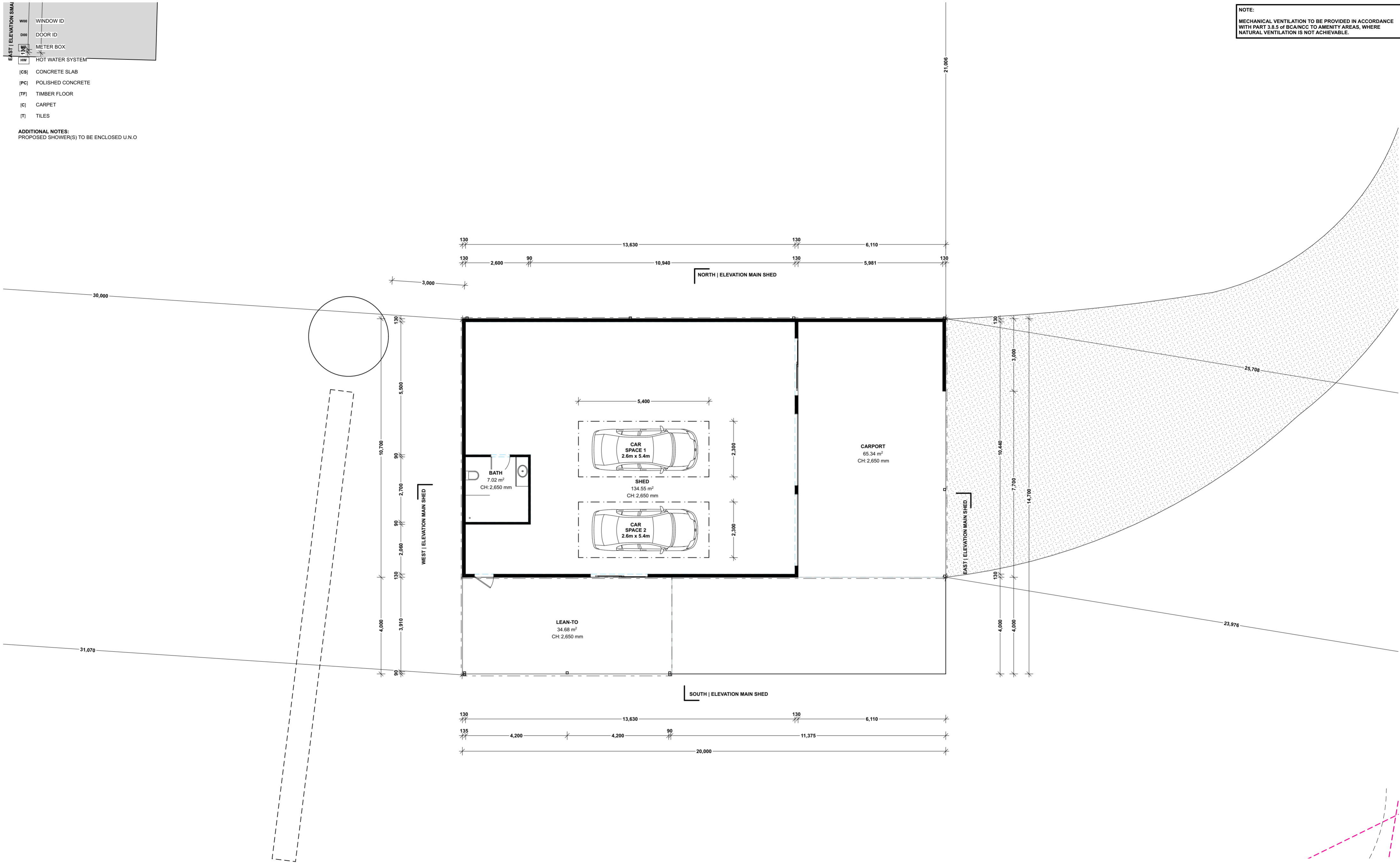
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W00	WINDOW ID
D00	DOOR ID
MB	METER BOX
HW	HOT WATER SYSTEM

- (CS) CONCRETE SLAB
- (PC) POLISHED CONCRETE
- (TF) TIMBER FLOOR
- (C) CARPET
- (T) TILES

ADDITIONAL NOTES:  
PROPOSED SHOWER(S) TO BE ENCLOSED U.N.O

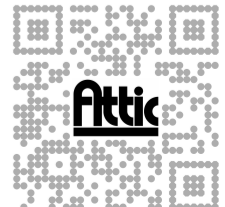
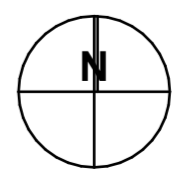
NOTE:  
MECHANICAL VENTILATION TO BE PROVIDED IN ACCORDANCE WITH PART 3.8.5 OF BCA/NCC TO AMENITY AREAS, WHERE NATURAL VENTILATION IS NOT ACHIEVABLE.



**SCHLIETER & RICHARDSON**

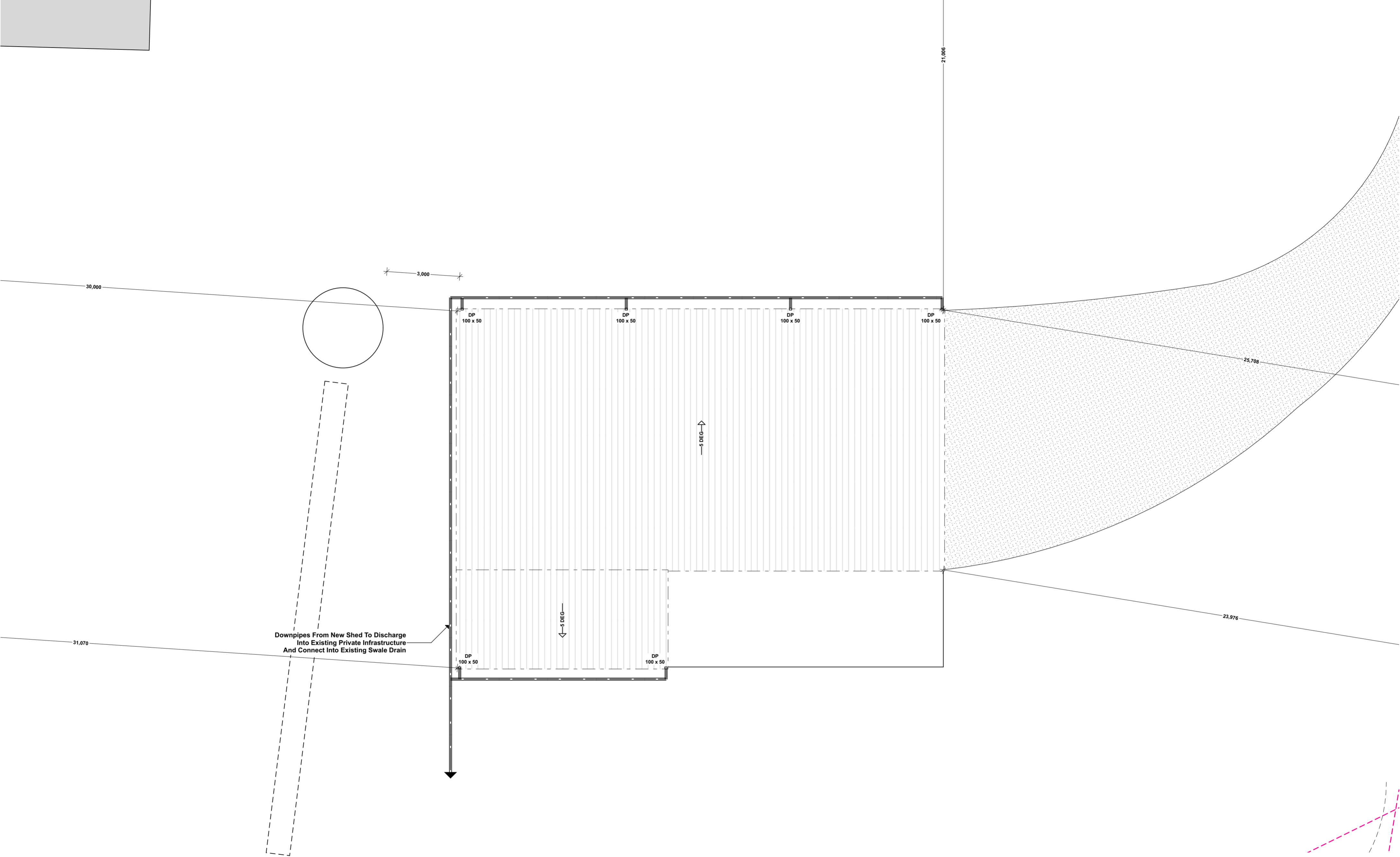
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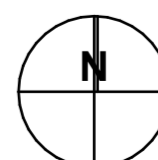
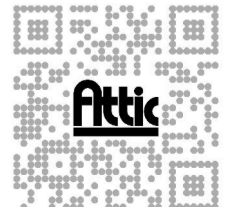




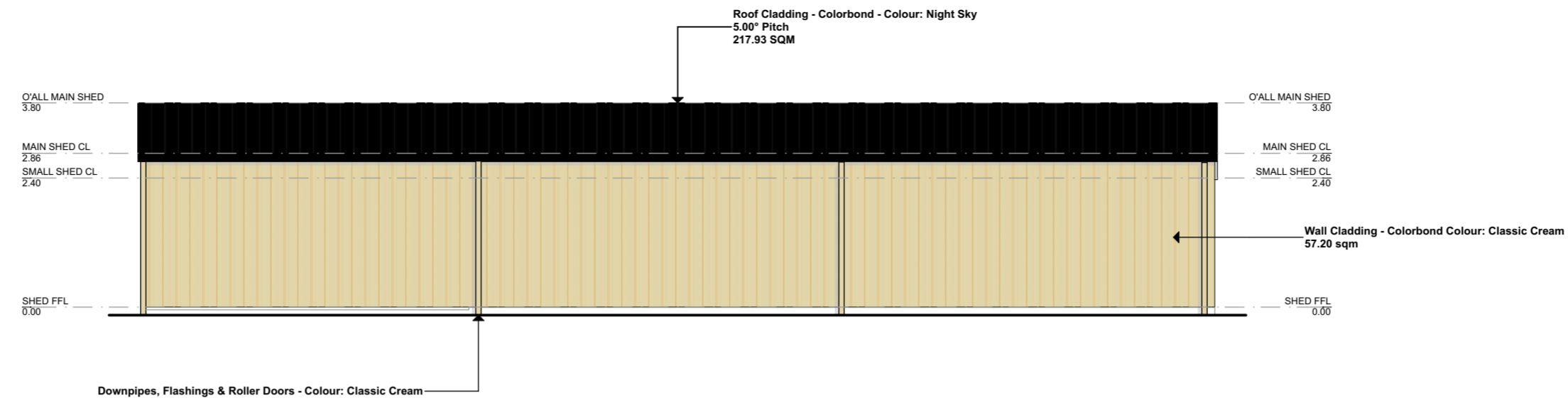
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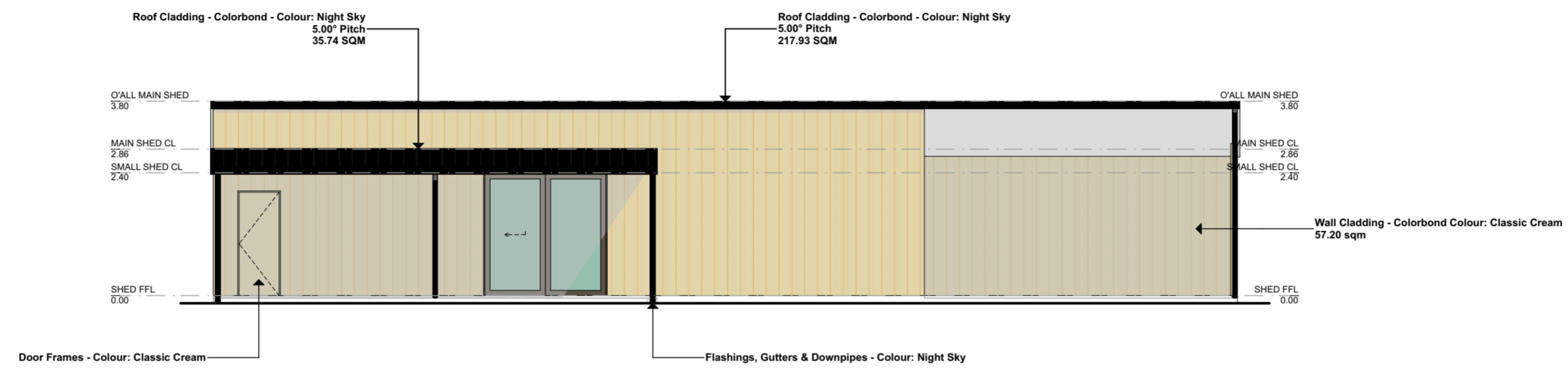
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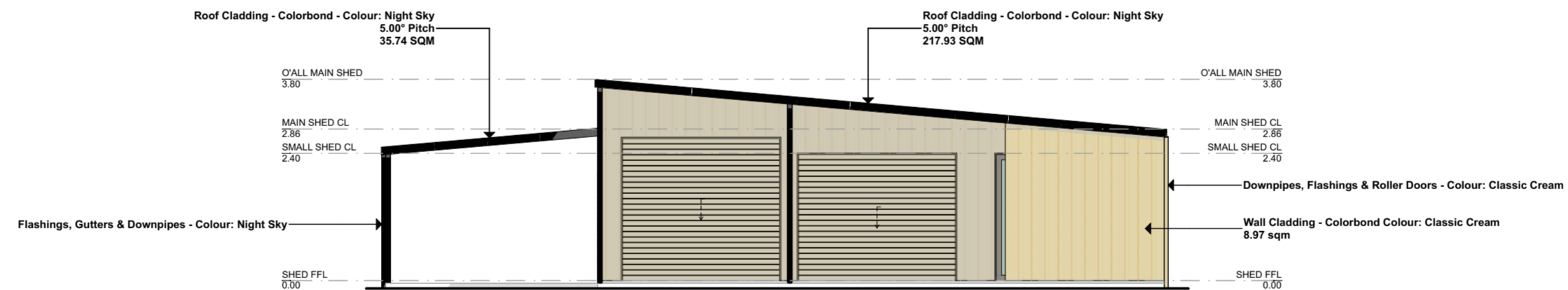
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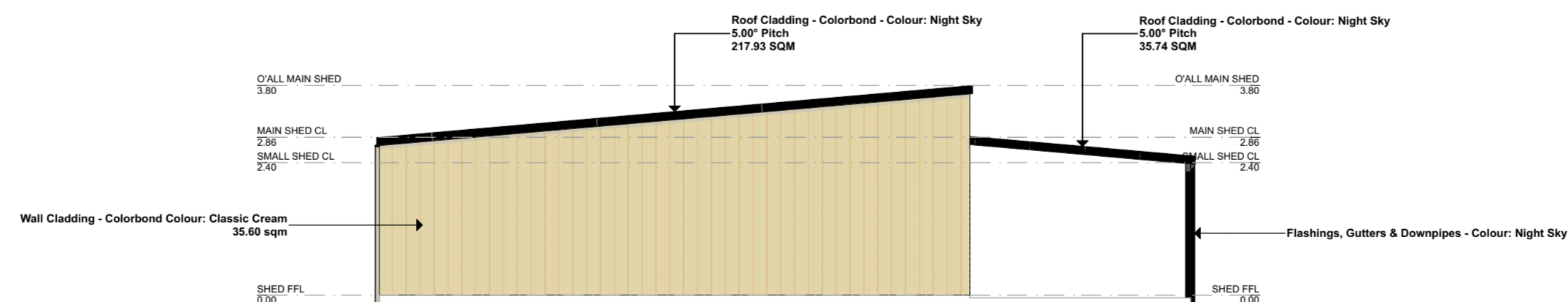
**NORTH | ELEVATION MAIN SHED**



**SOUTH | ELEVATION MAIN SHED**



**EAST | ELEVATION MAIN SHED**



**WEST | ELEVATION MAIN SHED**

**NB:**  
ALL WINDOWS LOCATED 2.0m ABOVE THE SURFACE BENEATH ARE TO BE PROVIDED WITH WINDOW RESTRICTORS TO REFLECT A MAXIMUM OPENING OF 124mm, TO RESIST AN OUTWARD HORIZONTAL ACTION OF 250N IN ACCORDANCE WITH NCC PART 3.9.2.5

WHERE THE RESTRICTING DEVICE OR SCREEN CAN BE REMOVED, UNLOCKED OR OVERRIDDEN, A PERMANENT BARRIER WITH A HEIGHT NOT LESS THAN 865mm ABOVE THE FLOOR IS REQUIRED TO THE OPENABLE WINDOW, IN ADDITION TO WINDOW PROTECTION. THE BARRIER MUST NOT HAVE ANY HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150mm AND 760mm ABOVE THE FLOOR THAT FACILITATE CLIMBING.

GRADE 'A' SAFETY GLAZING IS REQUIRED TO ALL WINDOWS WITHIN 500mm OFF THE FLOOR, WITHIN 300mm OF A DOOR, WITHIN 2000mm OFF THE FLOOR IN ALL WET AREAS AND IS SUSCEPTIBLE TO HUMAN IMPACT.

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DATE: 4/2/2025 SIZE: A2 SCALE: 1:100

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EMAIL: NIK@THEATTIC.NET.AU

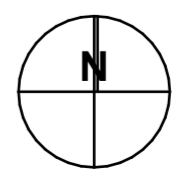
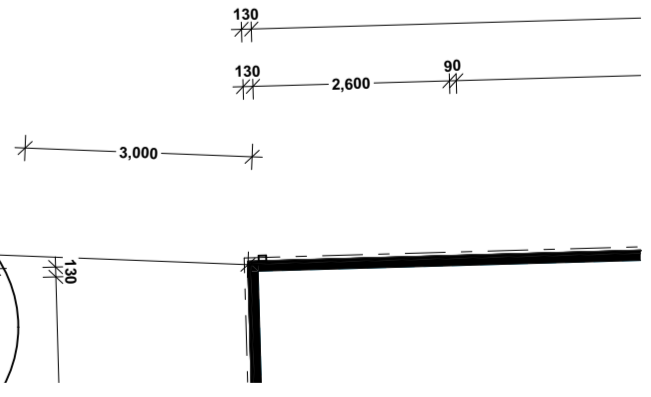
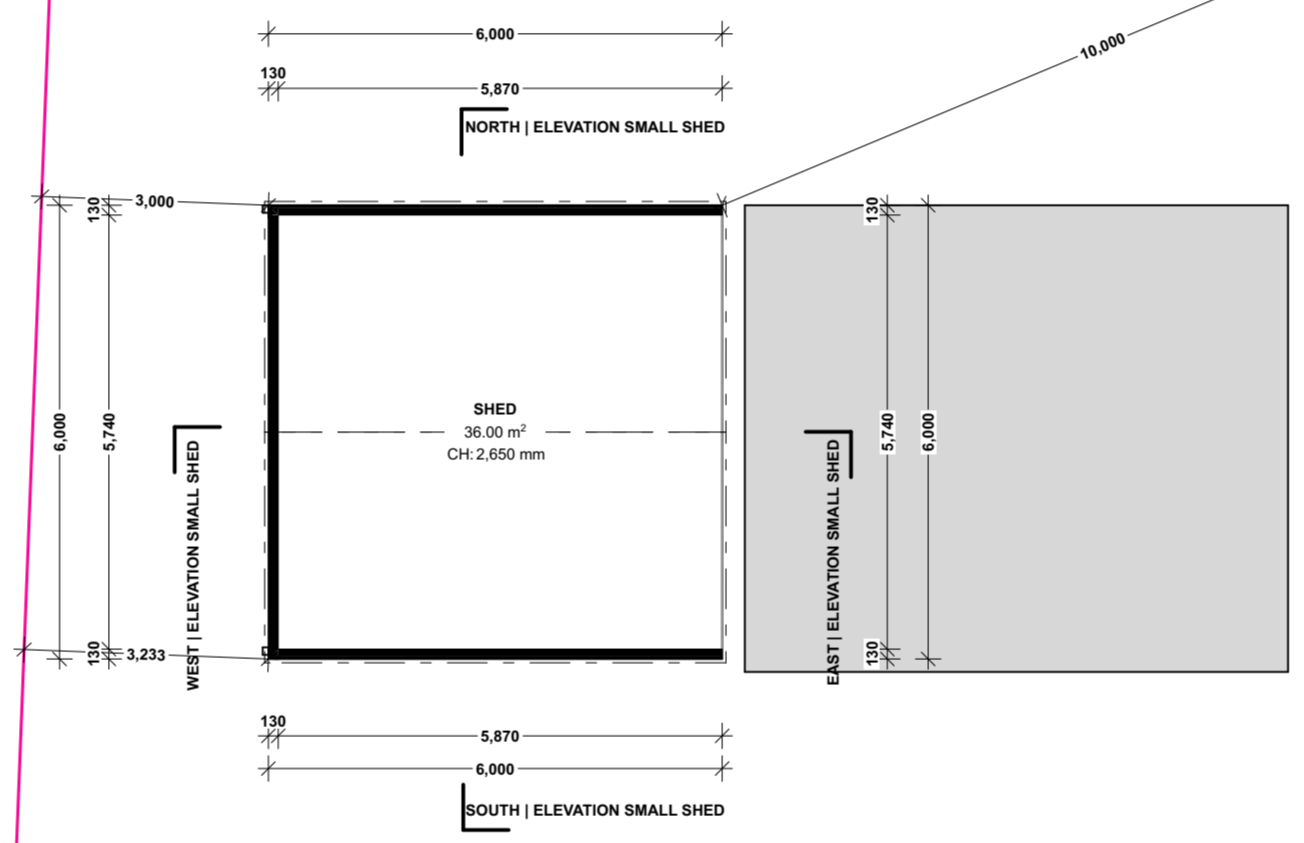


- W00 WINDOW ID
- D00 DOOR ID
- MB METER BOX
- HW HOT WATER SYSTEM
- CS CONCRETE SLAB
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ADDITIONAL NOTES:  
PROPOSED SHOWER(S) TO BE ENCLOSED U.N.O

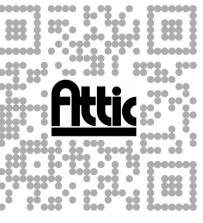
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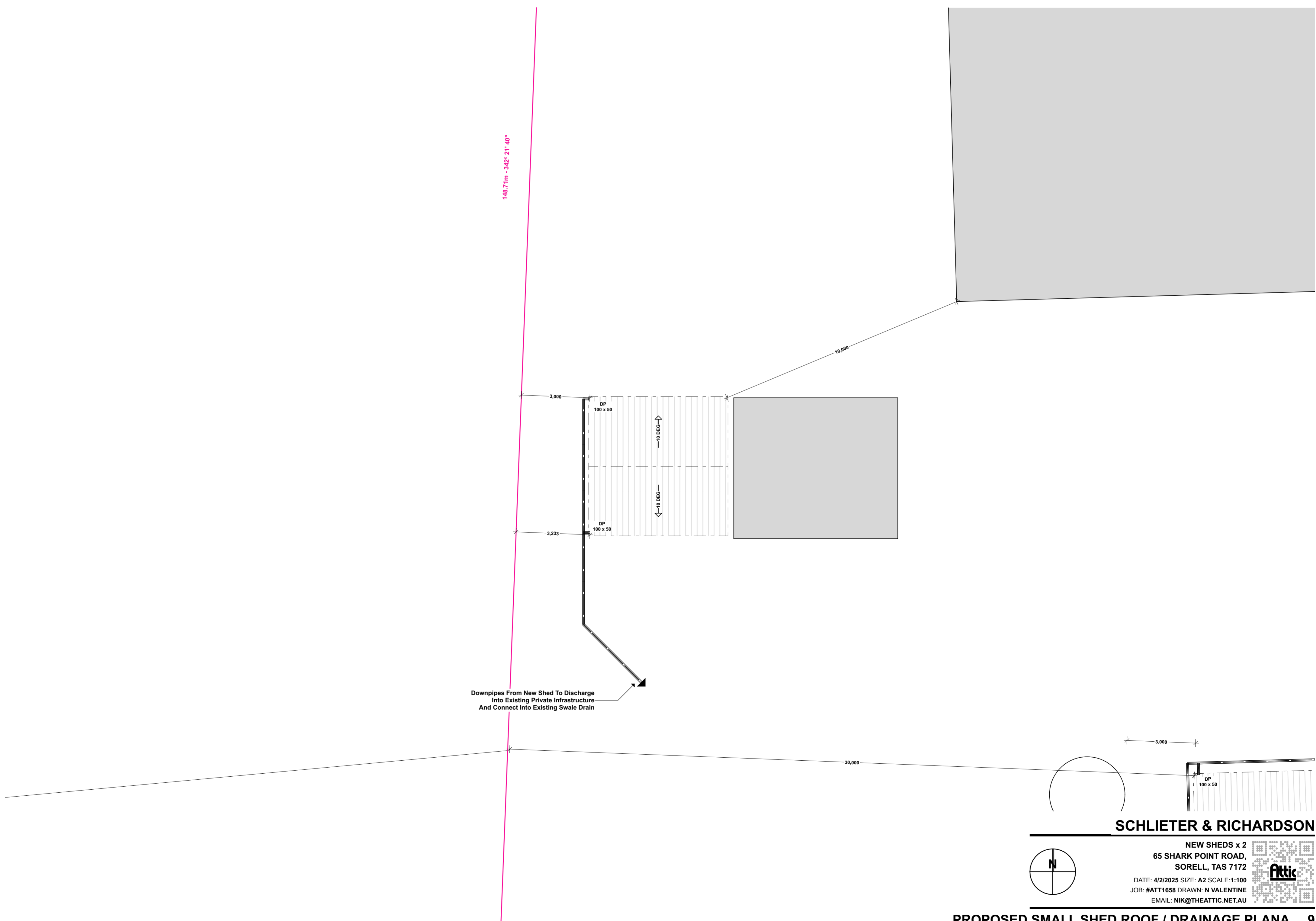
148.71m - 342° 21' 40"



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148.71m - 342° 21' 40"

3,000

3,233

DP  
100 x 50

DP  
100 x 50

-1.0 DEG

-1.0 DEG

Downpipes From New Shed To Discharge  
Into Existing Private Infrastructure  
And Connect Into Existing Swale Drain

10,000

30,000

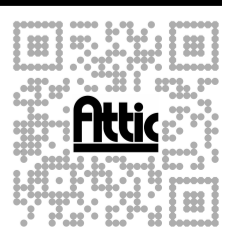
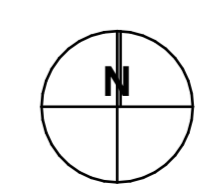
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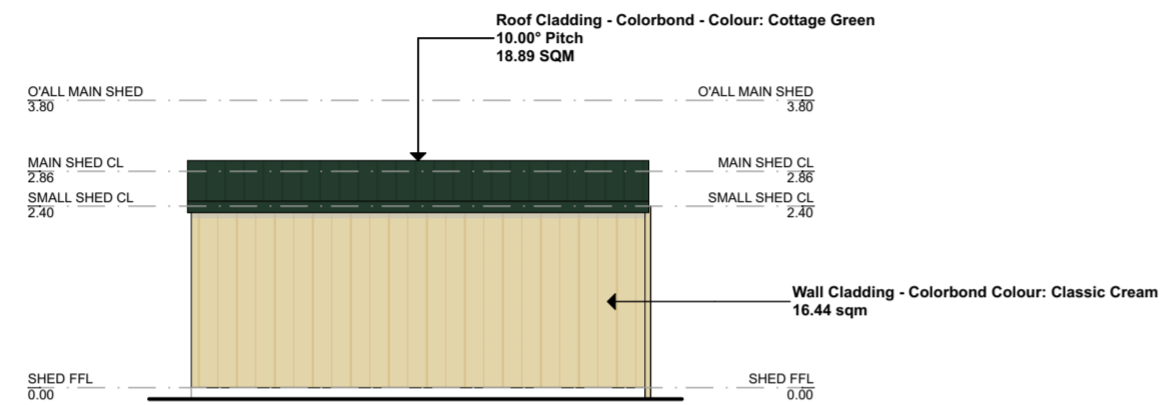
DP  
100 x 50

**SCHLIETER & RICHARDSON**

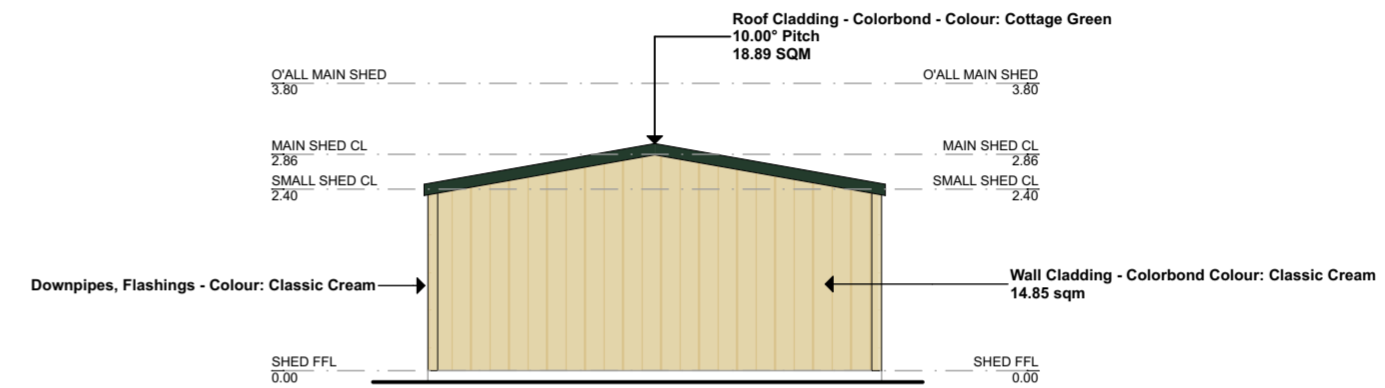
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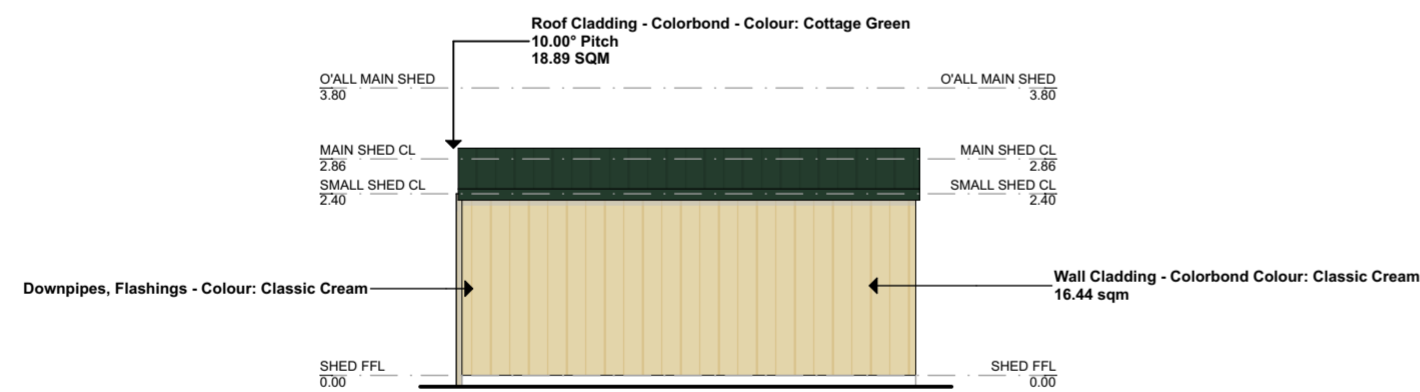




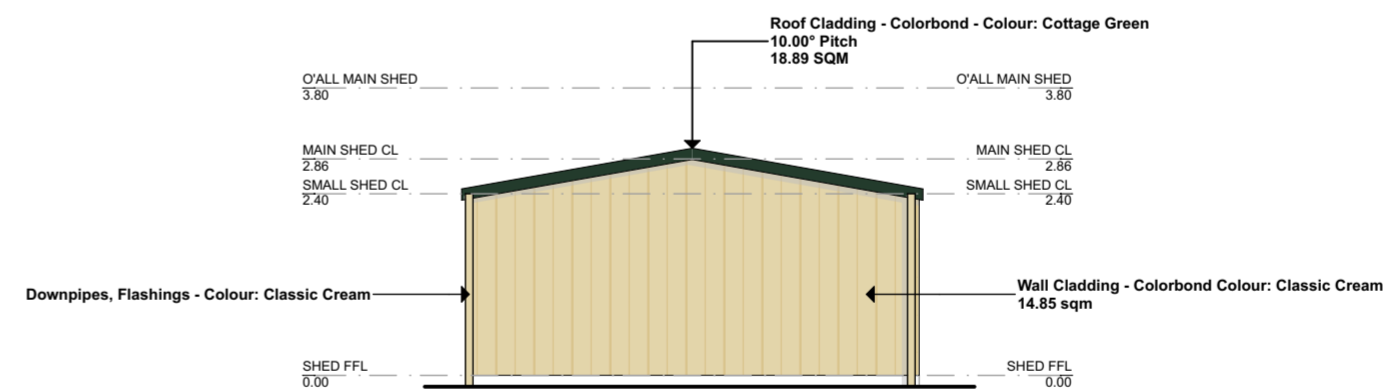
NORTH | ELEVATION SMALL SHED



EAST | ELEVATION SMALL SHED



SOUTH | ELEVATION SMALL SHED



WEST | ELEVATION SMALL SHED

**NB:**  
ALL WINDOWS LOCATED 2.0m ABOVE THE SURFACE BENEATH ARE TO BE PROVIDED WITH WINDOW RESTRICTORS TO REFLECT A MAXIMUM OPENING OF 124mm, TO RESIST AN OUTWARD HORIZONTAL ACTION OF 250N IN ACCORDANCE WITH NCC PART 3.9.2.5

WHERE THE RESTRICTING DEVICE OR SCREEN CAN BE REMOVED, UNLOCKED OR OVERRIDDEN, A PERMANENT BARRIER WITH A HEIGHT NOT LESS THAN 865mm ABOVE THE FLOOR IS REQUIRED TO THE OPENABLE WINDOW, IN ADDITION TO WINDOW PROTECTION. THE BARRIER MUST NOT HAVE ANY HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150mm AND 760mm ABOVE THE FLOOR THAT FACILITATE CLIMBING.

GRADE 'A' SAFETY GLAZING IS REQUIRED TO ALL WINDOWS WITHIN 500mm OFF THE FLOOR, WITHIN 300mm OF A DOOR, WITHIN 2000mm OFF THE FLOOR IN ALL WET AREAS AND IS SUSCEPTIBLE TO HUMAN IMPACT.

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**SCHLIETER & RICHARDSON**

NEW SHEDS x 2  
65 SHARK POINT ROAD,  
SORELL, TAS 7172

DATE: 4/2/2025 SIZE: A2 SCALE: 1:100

JOB: #ATT1658 DRAWN: N VALENTINE

EMAIL: NIK@THEATTIC.NET.AU

