



SORELL PLANNING AUTHORITY (SPA) AGENDA

18 JUNE 2024

COUNCIL CHAMBERS

COMMUNITY ADMINISTRATION CENTRE (CAC)

NOTICE OF MEETING

Notice is hereby given that the next meeting of the Sorell Planning Authority (SPA) will be held at the Community Administration Centre (CAC), 47 Cole Street, Sorell on Tuesday, 18 June 2024 commencing at 4:30 pm.

CERTIFICATION

I, Robert Higgins, General Manager of the Sorell Council, hereby certify that in accordance with Section 65 of the *Local Government Act 1993*, the reports in this Agenda have been prepared by persons who have the qualifications and experience necessary to give such advice. Information and recommendations or such advice was obtained and taken into account in providing general advice contained within the Agenda.

ROBERT HIGGINS
GENERAL MANAGER
13 JUNE 2024



AGENDA

FOR THE SORELL PLANNING AUTHORITY (SPA) MEETING TO BE HELD AT THE
COMMUNITY ADMINISTRATION CENTRE (CAC), 47 COLE STREET, SORELL ON
TUESDAY 18 JUNE 2024

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1.0 ATTENDANCE

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Deputy Mayor C Wooley
Councillor B Nichols
Councillor S Campbell
Councillor J Gatehouse
Councillor M Miro Quesada Le Roux
Councillor M Reed
Councillor N Reynolds
Councillor C Torenus
Robert Higgins, General Manager

2.0 APOLOGIES

3.0 CONFIRMATION OF THE MINUTES OF 11 JUNE 2024

RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 11 June 2024 be confirmed.”

4.0 DECLARATIONS OF PECUNIARY INTEREST



In considering the following land use planning matters the Sorell Planning Authority intends to act as a planning authority under the *Land Use Planning and Approvals Act 1993*.

5.0 LAND USE PLANNING

5.1 SUBDIVISION APPLICATION NO. SA 2019 / 19 - 1

Applicant:	M Morley
Proposal:	One Lot Subdivision & Boundary Adjustment
Site Address:	491 Arthur Highway, Forcett (CT110787/1; 46583/1; 110658/5; 110873/1))
Planning Scheme:	<i>Tasmanian Planning Scheme - Sorell</i>
Application Status	Discretionary
Relevant Legislation:	Section 57 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i> & <i>Part 3 of the Local Government (Building and Miscellaneous Provisions) Act 1993</i>
Reason for SPA meeting:	More than one representation received.
Relevant Zone:	Rural & Agriculture
Proposed Use:	Nil
Applicable Overlay(s):	
Applicable Codes(s):	Road and Rail Assets Code
Valid Application Date:	20 March 2024
Decision Due:	30 June 2024
Discretion(s):	1 Nil 2
Representation(s):	Three

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 7.2019.19.1 for a One Lot Subdivision & Boundary Adjustment at 491 Arthur Highway, Forcett be approved, subject to the following conditions:

1. Except where modified by a condition of this permit, the use and development must be substantially in accordance with the endorsed plans and documents:
 - a) P4 (bushfire hazard report by Mulcahy Planning and Property Services V1.2, and
 - b) P4 (proposal plans (four sheets) from M Morley).
2. Staging must be in accordance with the endorsed plans and documents unless otherwise agreed to in writing by the General Manager.



3. Prior to sealing any final plan, all recommendations of the bushfire hazard management plan must be complete and be certified by a suitably qualified person.
4. All land noted as roadway, footway, open space, or similar must be transferred to Council. Complete transfer documents that have been assessed for stamp duty, must be submitted with the final plan of survey.
5. The final plan of survey must include easements over all drains, pipelines, wayleaves and services, to the satisfaction of Council's General Manager. The minimum easement width for stormwater is in accordance with the Tasmanian Subdivision Guidelines.
6. Covenants or other restrictions must not conflict with, or seek to override, provisions of the planning scheme.

Department of State Growth Conditions

7. The access to Lot 1 and 3 must be designed and constructed to provide a suitably wide sealed taper to facilitate safe deceleration for left-turning vehicles into the access. The access will also require an upgraded stormwater Pipe Culvert of sufficient length, and new Driveable Culvert Endwalls to replace the existing culvert Head Walls.

Advice: This condition has been included within this permit with respect to the Department of State Growth's request.

8. Prior to undertaking any access (or other) works in the State road reserve an Access Permit is required from the Department of State Growth, in accordance with Section 16 of the *Roads and Jetties Act 1935*. Application for the permit can be found at https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings . Applications must be received by the Department of State Growth at least 20 business days before the expected start date for works, to allow for enough time to assess an application.

Advice: This condition has been included within this permit with respect to the Department of State Growth's request.

Development Engineering

9. Prior to the commencement of works, detailed engineering design drawings showing all work required by this planning permit, and any additional work proposed, must be prepared in accordance with the current:
 - a) Tasmanian Subdivision Guidelines,
 - b) Tasmanian Municipal Standard – Specifications,
 - c) Tasmanian Municipal Standard – Drawings, and



- d) Any Council policy determined as relevant.

The design drawings must be prepared by a suitably qualified and experienced engineer or engineering consultancy with an appropriate level of Professional Indemnity Insurance.

Advice:

- i. The Tasmanian Subdivision Guidelines, Specifications, and Drawings are available at www.lgat.tas.gov.au.
 - ii. Variations from the Tasmanian Subdivision Guidelines, Specifications, or Drawings may be approved at the discretion of Council's General Manager or their delegate where a clear justification exists and the alternative solution is to no lesser quality in terms of infrastructure performance or maintenance costs over the life of the asset.
 - iii. Where there exists any conflict(s) between the Tasmanian Subdivision Guidelines, Specifications, or Drawings and this permit, any requirements of this permit shall take precedence.
 - iv. Stamped endorsement granted by Council for engineering drawings assessed will expire two years from the date of issue, at which point reassessment and reissue will be mandatory.
10. Prior to works commencing, the following fees must be paid for each stage of construction:
- a) Engineering Drawing Assessment (EDA) fee, and
 - b) Inspection fees for minimum estimated number of inspections.
- Where reassessment of engineering drawings or subsequent inspections are required, additional fees may be required.
- Advice: Where appropriate, Council fees are updated each financial year and can be found in the Sorell Council Fees and Charges schedule, available from Council.
11. Works must not commence on site prior to endorsement of engineering drawings by the General Manager.
12. A Construction Management Plan (CMP) must be provided including, but not limited to, the following:
- a) Traffic Management Plan, and
 - b) Soil and Stormwater Management Plan.

All requirements of the CMP must be implemented prior to any works commencing on site.

13. Prior to works commencing, the developer must submit a Notice of Intention to Carry Out Work (available from Council) inclusive of a Certificate of Currency for Public Liability Insurance for the contractor and any sub-contractor.
14. Prior to sealing the Final Plan of Survey the following works must be completed in accordance with the endorsed engineering drawings:
 - (a) Lot connections made available for each lot to the;
 - I. National telecommunications network, and
 - II. Regulated private electricity network.
 - (b) Vehicle access for each lot;
 - I. The vehicle crossings for each lot must be upgraded in substantial accordance with requirements of an Access Permit issued by the Department of State Growth, and
 - II. The internal accesses for Lot 1, 3, 2 & 7 must be constructed up to each lot proper with a durable all-weather pavement, and have gradients, widths and clearances that comply with AS 2890 – Parking facilities, Parts 1-6, and have stormwater drainage provisions constructed to appropriately drain or contain stormwater runoff.
 - (c) Fencing;
 - I. Any existing property boundary fencing, including frontage fencing, not constructed in the correct location must be removed and installed with fencing in the correct location, and
 - II. Property entrance (rural type) gates must be installed at each new property access and set back for a minimum of 6.0m from the edge of road seal to allow vehicles to stand clear of traffic lanes.
 - (d) Unimpeded stormwater network for each lot;
 - I. Capable of facilitating a Major Stormwater System for a 1% AEP event which can achieve safe conveyance of stormwater runoff and appropriate flood mitigation, and
 - II. Capable of facilitating a Minor Stormwater System for a 5% AEP event which has regard for convenience, safety and cost.
 - (f) Rehabilitation;
 - I. Provision of top soil and grass or vegetation on all disturbed areas, along with weed management measures and/or scheduled planting and maintenance measures.

15. Mandatory audit inspections are required in accordance with the Tasmanian Subdivision Guidelines. The developer must provide a minimum 48 hours' notice.
16. Works must be completed to a standard that is to the satisfaction of the Council General Manager.
17. A qualified and experienced civil engineer must supervise and certify all works in accordance with Clause 21, 22, 23 and 24 of the Tasmanian Subdivision Guidelines.
18. The developer must engage Council to organise a Practical Completion inspection when practical completion of works for each stage has been reached. Upon successful completion of the inspection in accordance with Clause 21 and Appendix 6 of the Tasmanian Subdivision Guidelines, Council will issue a Certificate of Practical Completion, listing any minor defects identified.

Roads

19. All roads in the subdivision must be conveyed to the Council upon the issue of the Certificate under Section 10 (7) of the *Local Government (Highways) Act 1982*. All costs involved in this procedure must be met by the person responsible.
20. Unless for a local road, service installation across an existing sealed road carriageway must be bored with a minimum cover of 1.2m. Bores for services greater than 100mm must have a pumped backfill.

Stormwater

21. The minor and major stormwater system must be designed and constructed to not exceed the conveyance or treatment capacity of the downstream network.

Fill

22. Site filling, if to a depth of 300mm or more, must comply with the provisions of Australian Standard AS 3798 Guidelines on Earthworks for Commercial and Residential Development as demonstrated by certification from a suitably qualified and experienced civil engineer.

Sight distance

23. The development works must include vegetation clearance and/or earthworks to achieve the minimum sight distance required by the Austroads Guide to Road Design for all existing and proposed vehicle accesses.



Existing Services

24. Prior to sealing the final plan of survey, all existing lot connections must be relocated to be wholly contained within the balance lot or contained within new or existing service easements to the satisfaction of Council's General Manager.

Advice: This condition covers any existing stormwater, water, sewer, electrical, access or telecommunications infrastructure.

25. Existing crossover(s) or lot connections, if retained, must comply with current standards

Telecommunications & Power

26. Prior to sealing the final plan of survey, the developer must submit to Council either:
- a) Demonstration that the exemption from the installation of fibre ready pit and pipe notice has been completed, or
 - b) An Exemption from the installation of fibre ready pit and pipe, a "Provisioning of Telecommunications Infrastructure – Confirmation of final payment" or "Certificate of Practical Completion of Developer's Activities" from Telstra or NBN Co.

Advice: Please refer to Notice under Telecommunications (Fibre-ready Facilities – Exempt Real Estate Development Projects) Instrument 2021" at <https://www.communications.gov.au/policy/policy-listing/exemption-pit-and-pipe-requirements/development-form>

27. Prior to sealing the final plan of survey, the developer must submit written advice from TasNetworks confirming that all conditions of the Agreement between the Owner and authority have been complied with and that future lot owners will not be liable for network extension or upgrade costs, other than individual property connections at the time each lot is further developed.
28. Street lights must include LED lamps at the developer's cost.

Road Widening

29. The final plan or survey must show the corners of each road intersection must be splayed or rounded by chords of a circle with a radius of not less than 6m.

Natural Environment & Hazards

30. No top soil is to be removed from the site without the prior approval of the Manager Planning.



Advice: This condition is to minimise the spread of weeds from the site.

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

Legal

- The permit does not take effect until 15 days after the date that this permit was served on you as the applicant and each representor provided that no appeal is lodged as provided by s53 of the Land Use Planning and Approvals Act 1993.
- This planning approval shall lapse at the expiration of two (2) years from the date on which this permit became valid, if the permit is not substantially commenced. At the discretion of the Planning Authority, the expiration date may be extended for a further two (2) years on two separate occasions for a total of six (6) years. Once lapsed, a new application will be required.
- Any changes to the use or development approved, may be deemed as substantially in accordance with the permit or may first require either a formal amendment to this permit or a new permit.

Asset Protection

- In accordance with the Local Highway Bylaw 2 of 2015, the owner is required to repair any damage to any Council infrastructure caused during construction.
- Council recommends contacting Dial-Before-You-Dig (phone 1100 or www.1100.com.au) before undertaking any works.

Other Approvals

- All stormwater management measures and designs on the endorsed plans and documents, together with any related permit condition, constitutes General Managers consent under section 14 of the *Urban Drainage Act 2013*.
- This permit does not imply that any other approval required under any other by-law or legislation has been granted.

Generally

- Requirements for works or other outcomes to the satisfaction of the General Manager will be delegated to the appropriate officer for determination.

- All engineering related queries should be directed to the Development Engineer. The Council General Manager has delegated functions relevant to the permit to the Development Engineer.
- Sealing of a final plan of survey is subject to a prescribed Council fee at the date of lodgement of the final plan or survey. Land Title Office fees must be paid directly to the Recorder of Titles.
- The final plan of survey is inclusive of any schedule of easement and Part 5 Agreement.
- The final plan of survey will not be sealed until all works required by this permit are complete. On lodgement of the final plan of survey, inspections will be undertaken, unless otherwise advised by the developer, and additional inspection fees will apply to incomplete or substandard works.

You may appeal against the above conditions, any such appeal must be lodged within fourteen (14) days of service of this notice to TASCAT, 38 Barrack Street Hobart 7000 Ph: (03) 6165 6790 or email resourceplanning@tascat.tas.gov.au

Executive Summary

Application is made for a One Lot Subdivision & Boundary Adjustment at 491 Arthur Highway, Forcett. This property is zoned Rural.

The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme - Sorell* and is recommended for conditional approval.

Relevance to Council Plans & Policies

Strategic Plan 2019-2029	Objective 1: To Facilitate Regional Growth Objective 2: Responsible Stewardship and a Sustainable Organisation Objective 3: To Ensure a Liveable and Inclusive Community
Asset Management Strategy 2018	The proposal has no significant implications for asset management.
Risk Management Strategy 2018	In its capacity as a Planning Authority, Council must determine this application. Due diligence has been exercised in preparing this report and there are no predicted risks from a determination of this application.
Financial Implications	No financial implications are anticipated unless the decision is appealed to TASCAT. In such instances, legal counsel is typically required.
Open Space Strategy 2020 and	The proposal has no significant implications for open space management.



Public Open Space Policy	
Enforcement Policy	Not applicable.
Environmental Sustainability Policy	There are no environmental implications associated with the proposal.

Legislation

- This report details the reasons for the officer recommendation.
- Broadly, the planning authority can either adopt or change the recommendation by adding, modifying or removing conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*.
- The planning authority has a specific role in LUPAA. As noted by the Tribunal:

The role of the Council in relation to planning matters is, in very broad terms, to uphold its planning scheme. In that context it is in a sense, blind to everything but the terms of the Scheme. It cannot put economic advantage or perceived community benefits over the terms of the Scheme. And in the context of enforcement proceedings unless expressly authorised to do so, it may not take any approach which is inconsistent with the terms of its Scheme.

Planning Scheme Operation – for Zones, Codes and site specific provisions

- Clause 5.6.1 requires that each applicable standard is complied with if an application is to be approved.
- Clause 5.6.2, in turn, outlines that an applicable standard is any standard that deals with a matter that could affect, or could be affected by, the proposal.
- A standard can be met by either complying with an acceptable solution or satisfying the performance criteria, which are equally valid ways to comply with the standard.
- An acceptable solution will specify a measurable outcome. Performance criteria require judgement as to whether or not the proposal reasonably satisfies the criteria.
- Clause 6.10 outlines the matters that must be considered by a planning authority in determining applications. Clause 6.11 outlines the type of conditions and restrictions that can be specified in a conditional approval.

Referrals

Agency / Dept.	Referred?	Response?	Conditions?	Comments
Development Engineering	Yes	Yes	Yes	Access is proposed from existing State road vehicle crossings, to be upgraded at the request of the Department (See Doc ID: 711458). Engineering Drawing Assessment (EDA) required for assessment of circulation roadways proposed.
Environmental Health	No			
Plumbing	No			
NRM	No			
TasWater	No			
TasNetworks	Yes	No		
State Growth	Yes	Yes	Yes	Yes (below)

State Growth Comments

With regard to the one lot subdivision and Boundary Adjustment at 491 Arthur Highway, Forcett, the department has received the attached concerns. Upon review, I would like to make the following additional comments I did not realise in my original review that Lot 3 does not currently have a legal right of access to the existing sealed access opposite the Iron Creek access as there was an unsealed road up to this lot from the existing gate.

I note that most people accessing lots 1 and 3 will be turning left in and right out heading from/to Sorell where the majority of services are.

On review of the existing access, the mouth of the access should be widened to accommodate a deaccelerating left turning vehicle better (so they don't have to do a hard left turn).

As such, while the department has no objections to the subdivision in general, we request the following conditions be included in any permit issued.



1. *The access to lot 1 and 3 is modified to better accommodate a decelerating left turning vehicle into the access by providing a sealed taper. This will require extension of the culvert and replacement of the headwall with a driveable headwall.*
2. *Prior to undertaking any access (or other) works in the state road reserve an Access Permit is required from the Department of State Growth in accordance with Section 16 of the Roads and Jetties Act 1935.*
3. *Application for permits can be found at https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings Applications must be received by the Department of State Growth at least 20 business days before the expected start date for works, to allow enough time to assess the application.*

Report

Description of Proposal

The proposal involves a subdivision and boundary alterations.

Lot 5, Arthur Highway is a small two hectare vacant parcel that appears to be an historic small-scale quarry. This lot is to be enlarged by 0.25 hectares and is shown as lot 3 and lot 4 on the proposal plan.

491 Arthur Highway is a large parcel of some 180 hectares in two lots combined as one parcel.

Lot 6 (of the proposal plan) is a 6.3 hectare parcel to be added to the adjoining land to the east (CT 46573/1). This will consolidate the main vehicle access for this adjoining land.

Lot 1 and 2 (of the proposal plan) are two 40 hectare bush lots on the western slopes of Mount Elizabeth.

No new accesses are proposed. Two existing accesses are to be shared.

The application is supported by:

- a bushfire hazard report by Mulcahy Planning and Property Services V1.2, and
- proposal plans (four sheets) from M Morley.

Description of Site

The site is a large property on the western and southern slopes of Mount Elizabeth. Part of the property, and the majority of land involved in the application, is native vegetation while the remainder is productive farmland.

All land is zoned Rural. Overlays for bushfire, waterways, priority vegetation and landslip apply to the property.



Figure 1. Subject site.

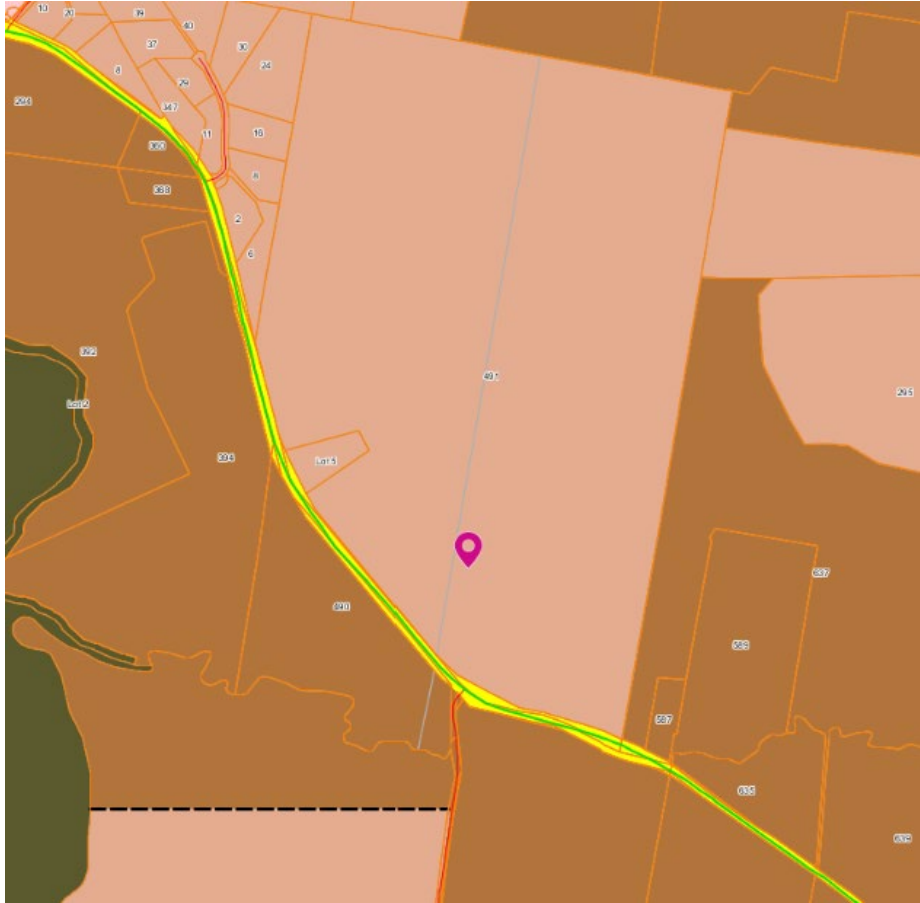


Figure 2. Zoning.

Planning Assessment

Boundary Adjustment Provisions

Lot 3 and 4 on the proposal plan are subject to the minor boundary adjustment provisions at clause 7.3 and are permitted. The adjustment leads to a minor increase in the size of Lot 5, Arthur Highway and retains the original shape and orientation.

Zone

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
20.5.1 A1	Lot design	Yes, as lots 1 and 2 are 40 hectares in size. Lot 6 is being added to an existing 96 hectare property and therefore also complies with the 40 hectare minimum.
20.5.1 A2	Access	Yes, as each lot has frontage and access to a public road that is in accordance with the road authority (Dept of State Growth) requirements.

Code

Road and Railway Assets Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C3.5.1 A1.4	Traffic	Yes, as traffic generation will increase by less than 40 vehicles per day to the Arthur Highway
C3.7.1	Road attenuation area	Yes, as the building area is outside the road attenuation area being more than 50m from the road.

Natural Assets Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C7.7.1 A1	Waterways	Yes, as no works are proposed within the waterway and coastal protection area.
C7.7.2 A2	Priority vegetation	Yes, as no works are proposed within the waterway and coastal protection area.

Bushfire-Prone Areas Code

The proposal complies with the code through the provision of an accredited persons bushfire hazard report, which s52(2)(d) of LUPAA requires the planning authority to accept.

Public Open Space Policy

Broadly, there are three considerations for public open space within a subdivision under this policy; being:

- whether public open space land should be taken for a park or other purpose;
- whether public open space land should be taken for connectivity; or
- if no public open space land is proposed or taken, what rate of a cash in lieu contribution should apply.

As a rural property, public open space land is not taken. In this instance, there are no opportunities to provide or extend public trails or walkways, etc.

Representations

Clause 6.10.1 of the planning scheme requires the consideration of any representation received but 'only insofar as each such matter is relevant to the particular discretion being exercised'.

Two representations have been received, which are addressed in the following table.

Issue	Relevant Clause	Response
Traffic safety	C3.5.1	State Growth have requested that conditions be imposed on any permit issued. The representor raised their concerns directly with State Growth.
Application should be withdrawn as the consent of owners has not been obtained	S52 of LUPAA	LUPAA does not require land owner consent, rather LUPAA requires an applicant to notify each owner of the application. The applicant has provided further advice in which they state that the notification provisions have been satisfied (consistent with the declaration provided on the application form).
Matters related to probate and communication between affected parties	Nil	Not relevant

Conclusion

The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme - Sorell* and is recommended for conditional approval.

Shane Wells
MANAGER PLANNING

Attachments:
Representations x 2
Proposal Plans

Separate Attachments:
Bushfire Hazard Report



From:
To: [Sorell Council](#)
Subject: Subdivision No 7.2019.19.1
Date: Wednesday, 15 May 2024 11:58:38 AM
Attachments: [image0.jpeg](#)
[image1.jpeg](#)
[image2.jpeg](#)
[image3.jpeg](#)

To General Manager

Good morning

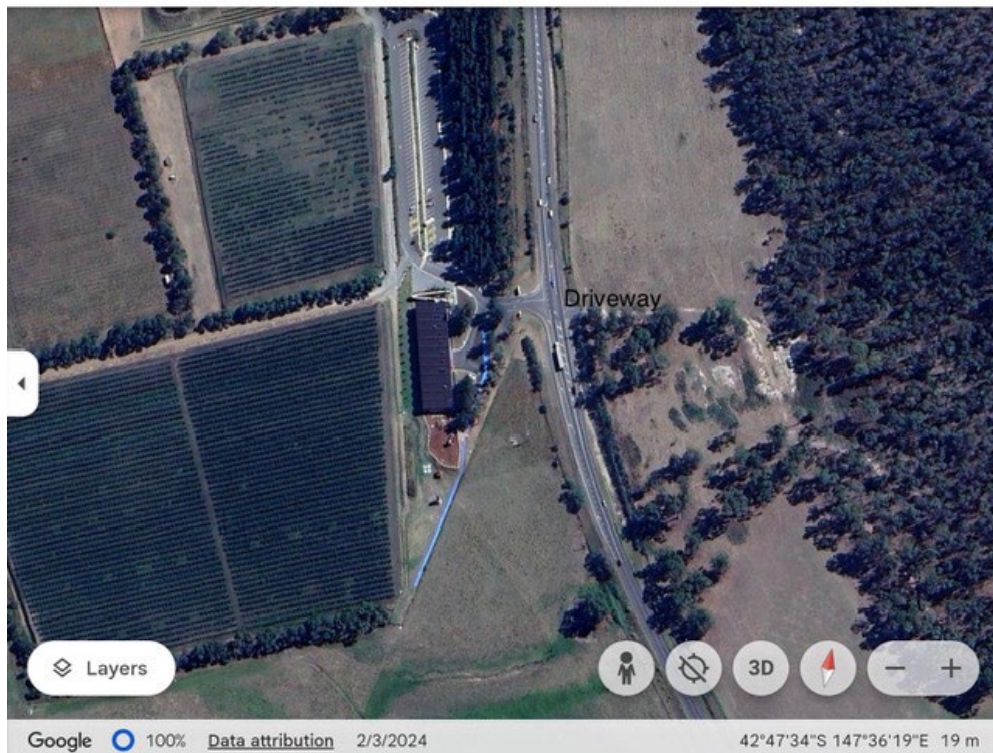
As a resident and heavy vehicle driver on Arthur Highway I would like to voice a concern to the access to Lot 1 and 3 being opposite the main entrance of Iron Creek Farm Stay.

It seems a very old or altered map has been submitted which fails to show the Farm Stay, restaurant and the magnitude of its entrance to which this subdivision is opposite. I also note this access was only ever a for stock crossing, not approved for general use.

Being a 100km zone I feel the current plan is dangerous without the addition of a slip lane for the residents of the new subdivision.

I hope you can look closely to the issues it's going to cause
I also have a concern the property owner has failed to display the council application on the property

Regards



From:
To: [Sorell Council; Robert Higgins](#)
Cc:
Subject: Rejection of Subdivision Proposal Made in my capacity of an executor 491 Arthur Highway
Date: Sunday, 26 May 2024 9:35:12 PM
Attachments: [image0.jpeg](#)
[image0.jpeg](#)

Dear Robert Higgins,

I am writing to formally reject the subdivision proposal submitted in my name as an executor of 491 Arthur Highway. I did not authorise or approve this proposal before it was submitted, and it does not have my current consent.

After finding it on the internet by accident, I wish to have it known that the submission was made without my knowledge and in that against my wishes. After I explicitly asked for it via my legal representation. I asked to review and agree to the submission in a collective agreement before it was submitted. I would like it to be known that and it be noted that the surveyor Mr Morley and Brad Grattidge have been asked on numerous occasions to keep me informed but failed to do so. I made numerous attempts to keep the communication open and that was one sided. Mr Morley and Brad Grattidge and Brads lawyer had both my email and mobile so there was no excuses for these actions to dismiss me in this process.

Additionally, I wish to inform that we are currently negotiating between the beneficiaries to establish a legally binding agreement before exploring any possibility of altering the terms of our late mother's will. This internal agreement is crucial to ensure that all parties' interests are fairly considered and legally protected. When that process is complete we can move forward with this once it is mutually agreed upon.

Could you please confirm receipt of this letter and acknowledgment of my rejection of the proposal at your earliest convenience.

I would also appreciate any correspondence be sent to my email or my postal address in regard to the property in question.


In the event my rejection is dismissed, I would like to raise concerns regarding road access to Lot 1 and Lot 3. The road in that area is extremely busy and complicated, especially as it is directly across from a business. Additionally, most of the plans, aside from the bushfire report photos, appear to be old and outdated. Why is that?

My concerns are that this area of the plan needs to be considered and the recommendations thoroughly reviewed. It is crucial for the landowners to have a clear understanding of the access requirements for building on these blocks moving forward.

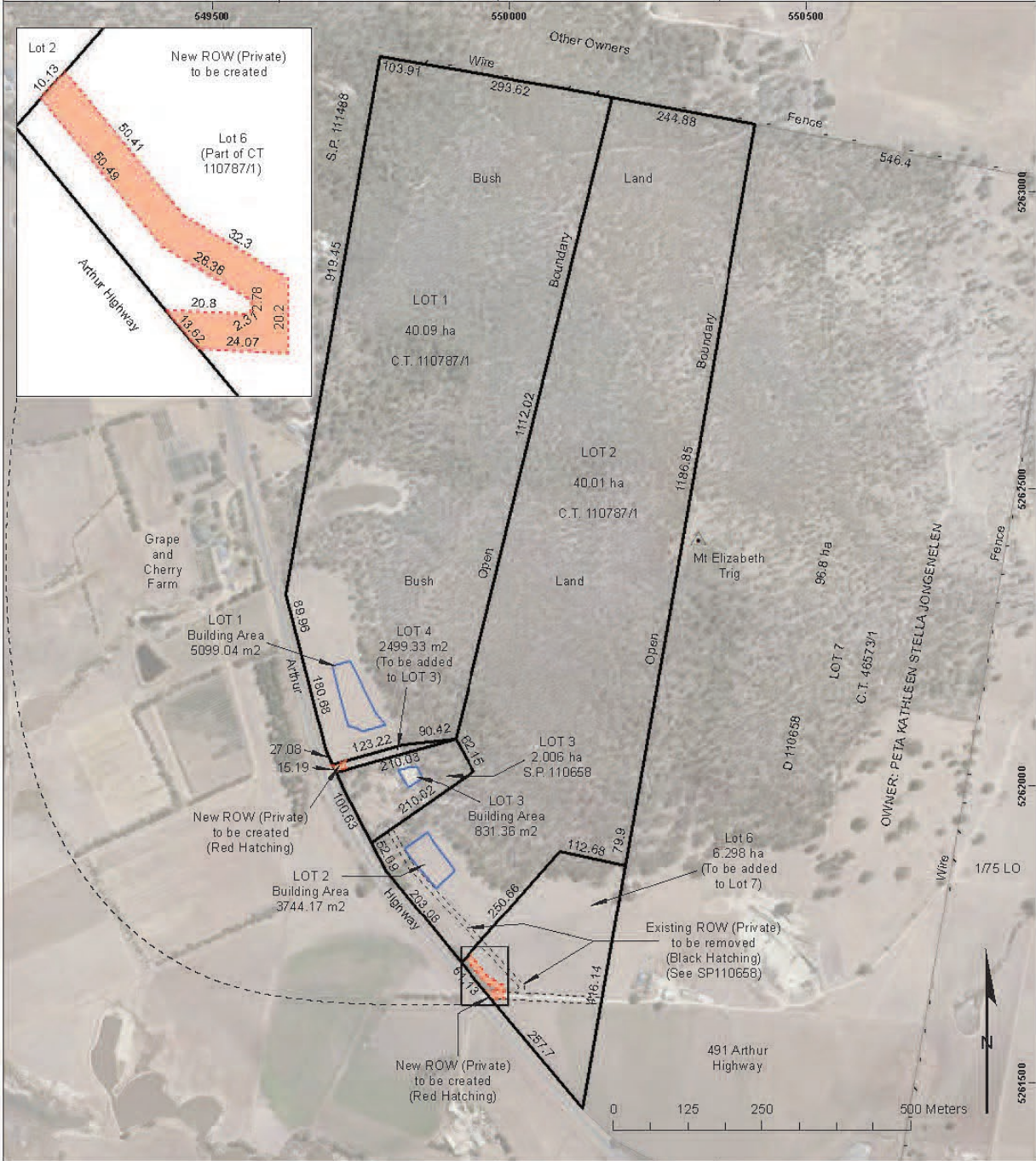
Thank you for your prompt attention to this matter.

Sincerely,



OWNER: PETA KATHLEEN STELLA JONGENELEN AND BRAD CHAYNEE GRATIDGE (LOT 3) FOLIO REFERENCE: CT 110787/1, 46573/1 & 110658/5 PID 7768039 & 1515903 GRANTEE:	<h2 style="text-align: center;">PROPOSAL INDEX PLAN</h2> BY SURVEYOR: M.MORLEY LOCATION: PEMBROKE FORCETT 491 Arthur Highway, Sorell SCALE 1: NA LENGTHS IN METRES	Registered Number  Development Application: Response to Request for Information - 491 Arthur Highway, Forcett State Reference: PA Title Reference: 20240023
		APPROVED EFFECTIVE FROM Recorder of Titles

MAPSHEET MUNICIPAL CODE No.	LAST UPI No.	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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Registered Land Surveyor	Date	Drawing Date: 13/2/2023	Council Delegate	Date
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5.2 DEVELOPMENT APPLICATION NO. DA 2024 / 95 - 1

Applicant:	D White	
Proposal:	Change of Use (Outbuilding to Dwelling), Veranda & New Outbuilding	
Site Address:	5 Ollie Drive, Sorell (CT 35780/3)	
Planning Scheme:	Tasmanian Planning Scheme (Sorell LPS)	
Application Status	Discretionary	
Relevant Legislation:	Section 57 of the Land Use Planning and Approvals Act 1993 (LUPAA)	
Reason for SPA meeting:	Owner is a staff member	
Relevant Zone:	Rural Living	
Proposed Use:	Single Dwelling	
Applicable Overlay(s):	Bushfire-Prone Areas	
Applicable Codes(s):	Parking and Sustainable Transport	
Valid Application Date:	13 May 2024	
Decision Due:	24 June 2024	
Discretion(s):	1	Front setback
	2	Side Setback
Representation(s):	Nil	

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2024.95.1 for a Change of Use (Outbuilding to Dwelling), Veranda & New Outbuilding at 5 Ollie Drive, Sorell be approved, subject to the following conditions:

1. Except where modified by a condition of this permit, the use and development must be substantially in accordance with the endorsed plans and documents:
 - a) P1 (building design designs by Darryn White & Associates dated 2 May 2024).
2. Within six months of the construction of the outbuilding, landscaping by way of trees or shrubs with a minimum height at maturity of 6m must be planted to the rear (south) elevation of the outbuilding.
3. Prior to first occupation or commencement of use (whichever occurs first), the internal driveway including areas set aside for off-street car parking and manoeuvring must:
 - a) Be constructed in substantial accordance with the designs prepared by Darryn White – Building Design and Consulting DWG 01 to 05 dated 2nd May 2024, with a compacted FCR gravel pavement;



- b) Be drained to a legal point of discharge or retain runoff onsite such that stormwater is not concentrated onto adjoining properties;
 - c) Be constructed and maintained to resist moisture infiltration, erosion, sediment, transportation, and dust generation;
 - d) Be maintained through the life of the approved use to be in a condition suitable for the maximum vehicular dimensions and loading likely;
 - e) Be constructed to comply with the relevant provisions of AS/NZS 2890.1:2004.
4. Prior to first occupation or commencement of use (whichever occurs first), at least Two (2) off-street car parking spaces must be provided on site and must be available for car parking at all times. Each car parking space must:
- a) Be at least 5.4m long and 2.6m wide with an additional 0.3m clearance from any nearby wall, fence, or other structure; and
 - b) Have a maximum gradient of 1 in 20 (5%) measured parallel to the angle of parking and 1 in 16 (6.25%) in any other direction.

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

Legal

- The permit does not take effect until 15 days after the date that this permit was served on you as the applicant and each representor provided that no appeal is lodged as provided by s53 of the Land Use Planning and Approvals Act 1993.
- This planning approval shall lapse at the expiration of two (2) years from the date on which this permit became valid, if the permit is not substantially commenced. At the discretion of the Planning Authority, the expiration date may be extended for a further two (2) years on two separate occasions for a total of six (6) years. Once lapsed, a new application will be required.

Asset Protection

- In accordance with the *Local Highway Bylaw 2 of 2015*, the owner is required to repair any damage to any Council infrastructure caused during construction.
- Council recommends contacting Dial-Before-You-Dig (phone 1100 or www.1100.com.au) before undertaking any works.

Other Approvals

- All stormwater management measures and designs on the endorsed plans and documents, together with any related permit condition, constitutes General Managers consent under section 14 of the *Urban Drainage Act 2013*.

- This permit does not imply that any other approval required under any other by-law or legislation has been granted.
- Separate building and plumbing approval may be required prior to the commencement of the development/use.

You may appeal against the above conditions, any such appeal must be lodged within fourteen (14) days of service of this notice to TASCAT, 38 Barrack Street Hobart 7000 Ph: (03) 6165 6790 or email resourceplanning@tascat.tas.gov.au

Executive Summary

Application is made for a Change of Use - Existing Outbuilding to Dwelling & New Outbuilding at 5 Ollie Drive, Sorell. This property is zoned Rural Living and is located within the rural living area north of Sorell.

The key planning consideration relate to the setback of the building.

The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme (Sorell LPS)* and is recommended for conditional approval.

Relevance to Council Plans & Policies

Strategic Plan 2019-2029	Objective 1: To Facilitate Regional Growth Objective 2: Responsible Stewardship and a Sustainable Organisation Objective 3: To Ensure a Liveable and Inclusive Community
Asset Management Strategy 2018	The proposal has no significant implications for asset management.
Risk Management Strategy 2018	In its capacity as a Planning Authority, Council must determine this application. Due diligence has been exercised in preparing this report and there are no predicted risks from a determination of this application.
Financial Implications	No financial implications are anticipated unless the decision is appealed to TASCAT. In such instances, legal counsel is typically required.
Open Space Strategy 2020 and Public Open Space Policy	The proposal has no significant implications for open space management.
Enforcement Policy	Not applicable.
Environmental Sustainability Policy	There are no environmental implications associated with the proposal.



Legislation

- This report details the reasons for the officer recommendation.
- Broadly, the planning authority can either adopt or change the recommendation by adding, modifying or removing conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*.
- The planning authority has a specific role in LUPAA. As noted by the Tribunal:
The role of the Council in relation to planning matters is, in very broad terms, to uphold its planning scheme. In that context it is in a sense, blind to everything but the terms of the Scheme. It cannot put economic advantage or perceived community benefits over the terms of the Scheme. And in the context of enforcement proceedings unless expressly authorised to do so, it may not take any approach which is inconsistent with the terms of its Scheme.

Planning Scheme Operation – for Zones, Codes and site specific provisions

- Clause 5.6.1 requires that each applicable standard is complied with if an application is to be approved.
- Clause 5.6.2, in turn, outlines that an applicable standard is any standard that deals with a matter that could affect, or could be affected by, the proposal.
- A standard can be met by either complying with an acceptable solution or satisfying the performance criteria, which are equally valid ways to comply with the standard.
- An acceptable solution will specify a measurable outcome. Performance criteria require judgement as to whether or not the proposal reasonably satisfies the criteria.
- Clause 6.10 outlines the matters that must be considered by a planning authority in determining applications. Clause 6.11 outlines the type of conditions and restrictions that can be specified in a conditional approval.

Referrals

Agency / Dept.	Referred?	Response?	Conditions?	Comments
Development Engineering	Yes	Yes	Yes	Nil
Environmental Health	Yes	No		
Plumbing	Yes	No		
NRM	No			
TasWater	No			
TasNetworks	No			
State Growth	No			

Report

Description of Proposal

Permit 5.2022.337.1 was approved by DASC for a dwelling and outbuilding. The outbuilding has been constructed and has a temporary occupancy in place.

The application is for a new outbuilding and a change of use from the outbuilding to a dwelling with the addition of a veranda to the rear.

The outbuilding is setback 10m from frontage and 1m from the southern side setback and is 12m x 8m x 6.6m high. The northern (front) elevation is at natural ground while the southern (rear) elevation is above a 2.5m high masonry foundation wall. Cladding is Colorbond (Shale Grey).

The change of use would provide a three bedroom dwelling with two living areas. The existing veranda is 4m x 2m and will be increased to 9m x 4.2m.

The application is supported by drawings from Darryn White & Associates (5 sheets) dated 2 May 2024.

Description of Site

The site is a south facing 5047m² regular shaped lot located within a rural living area.

The site falls from north to south with a gradient of approximately 1 in 8.5. The site contains a scattering of trees throughout.

All adjoining land consists of developed rural living lots.

The site is unserviced. Ollie Drive is a sealed public road and the speed limit is set at 50 km/hr. There is a drainage culvert to the east of the site which is directed to an easement on the property to the east.



Figure 1. Subject site.

Planning Assessment

Zone

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
11.4.1 A1	Site coverage	Yes, as site coverage is less than 400m ² .
11.4.2 A1	Height	Yes, as height is less 8.5m.
11.4.2 A2	Front setback	No, as the front setback of 10m is less than the acceptable solution of 20m. Refer to performance criteria assessment below.
11.4.2 A3	Side setback	No, as the side setback of 1m is less than the acceptable solution of 10m. Refer to performance criteria assessment below.
11.4.2 A4	Sensitive use setback	Yes, as the site is more than 200m from the Rural Zone and Agricultural Zone.

Performance Criteria Assessment 1 – Clause 11.4.2 P2 Front Setback

Buildings must be sited to be compatible with the character of the area, having regard to:

- (a) the topography of the site;*
- (b) the setbacks of adjacent buildings;*
- (c) the height, bulk and form of existing and proposed buildings;*
- (d) the appearance when viewed from roads and public places; and*
- (e) the retention of vegetation.*

The performance criteria is applicable as the front setback of 10m is less than 20m. It is considered that the performance criteria is satisfied as:

- the existing outbuilding (that is subject to the change of use) has a 7m setback;
- the topography leads dwellings to be siting towards the frontage. There is a close to zero setback at 1 Ollie Drive and setbacks of some 11m at 7, 11 and 19 Ollie Drive;
- due to topography, the outbuilding will have a low apparent height when viewed from the street; and
- it is reasonable to require landscaping between the outbuilding and the street to soften the appearance and to be consistent with most other sites in Ollie Drive.

Performance Criteria Assessment 2 – Clause 11.4.2 P3 Side Setback

Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties, having regard to:

- (a) the topography of the site;*
- (b) the size, shape and orientation of the site;*
- (c) the setbacks of surrounding buildings;*
- (d) the height bulk and form of existing and proposed buildings;*
- (e) the character of the development existing on established properties in the area; and*
- (f) any overshadowing of adjoining properties or public places.*

The performance criteria is applicable as the side setbacks are less than 10m. It is considered that the performance criteria is satisfied as:

- the outbuilding, being sited to the side, maintains line of sight from much of the Ollie Drive frontage to the dwelling;
- the outbuilding will be located immediately west of a bathroom and one bedroom (which has a south facing window) in the adjoining dwelling and has no effect on overshadowing living space or private open space of the

adjoining dwelling. Late afternoon overshadowing will affect only blank walls; and

- most structures on the southern side of Ollie Drive have setbacks less than the 10m acceptable solution.

Code

Parking and Sustainable Transport Code

The existing access was approved as part of the prior permit. The development retains two car parking spaces and complies with the Code.

Bushfire-Prone Areas Code

As the proposal is not a vulnerable or hazardous use (as defined by the Code), the provisions of the Code do not apply.

Representations

Nil.

Conclusion

The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme - Sorell* and is recommended for conditional approval.

Shane Wells
MANAGER PLANNING

Attachments:
Proposal Plans

Index

- Darryn White - Building Design and Consulting - CC1623W
- 01 - Project Information
- 02 - DWELLING - Elevations
- 03 - DWELLING - Floor Plan
- 04 - OUTBUILDING - Elevations
- 05 - OUTBUILDING Floor Plan



Sorell Council

Development Application; Response to Request for Information - 5 Ollie Drive, Sorell.pdf
 Plans Reference: P2
 Date received: 21/05/2024

Project Information

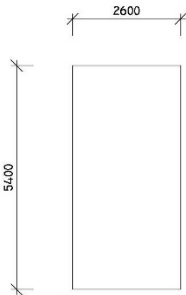
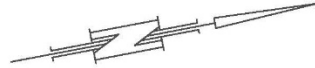
Land Title Reference: Volume 35780 Folio 3
 PID: 7509125
 Lot area: 5047m²
 Total floor areas:
 EXISTING OUTBUILDING TO PROPOSED DWELLING 120m²
 PROPOSED OUTBUILDING 96m²

Planning Scheme - Tasmanian Planning Scheme
 Zone - Rural Living

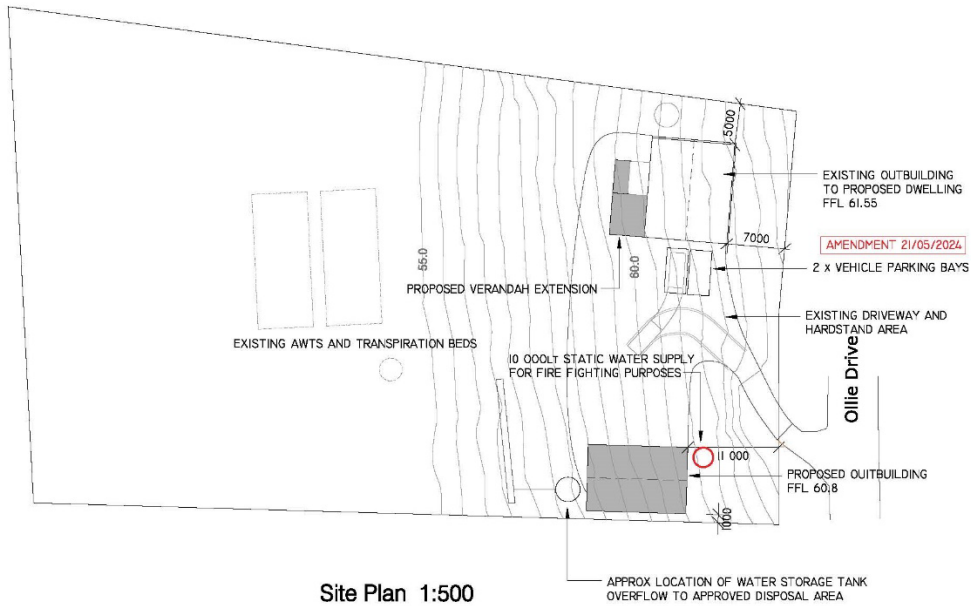
Design Wind Speed: N3
 Soil Classification: Class M
 Climate Zone: 7
 Bushfire-Prone Area
 BAL rating: 12.5
 Rock Type:

NOTE:
 ALL STORMWATER FROM ROOF CATCHMENT TO DISCHARGE TO WATER STORAGE TANK. OVERFLOW TO APPROVED SOAKAGE TRENCH.


DRIVEWAY CONSTRUCTION TO BE COMPACTED FCR GRAVEL. SURFACE RUN-OFF TO DISPERSE NATURALLY THROUGH SAND SOIL.



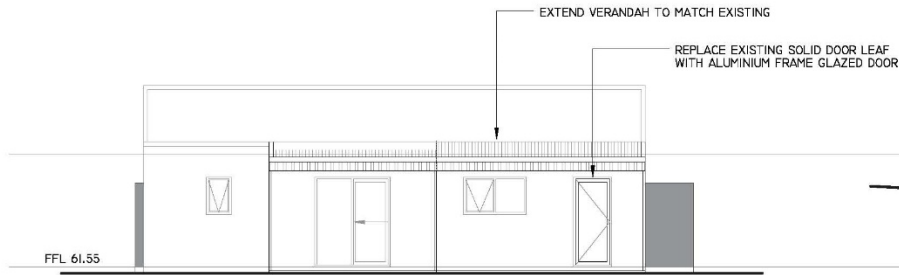
Vehicle Parking Bay



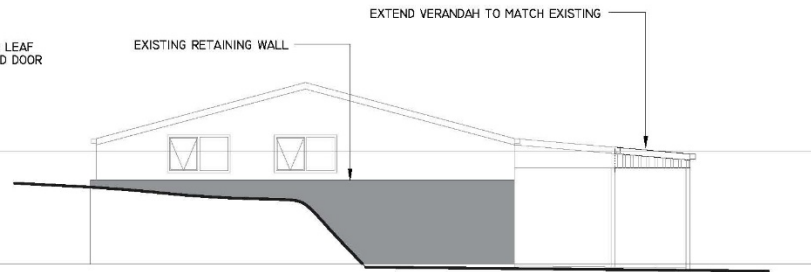
Site Plan 1:500

Date	2nd MAY 2024	Page size A3	Client:	N & E Smith	Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ABN: 56130097060 ACCREDITATION NO: CC1623W	 MASTER BUILDERS TASMANIA MEMBER	© 2024	Page No 01/05
Scale	1:500		Address:	5 Ollie Drive Sorell				

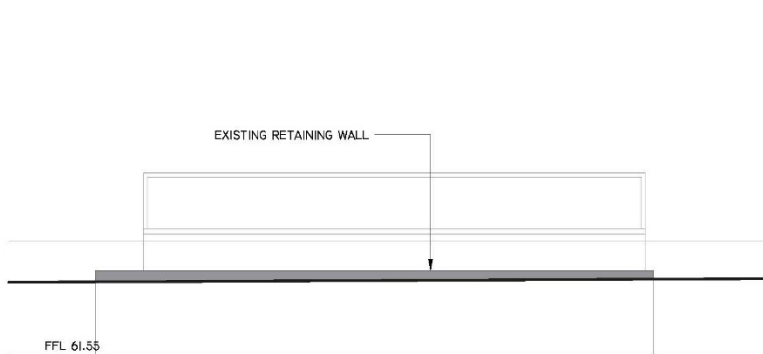




South West Elevation

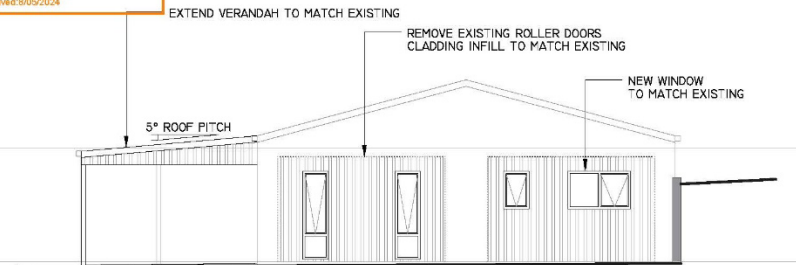


North West Elevation




North East Elevation

Sorell Council
 Development Application: Development
 Application - 5 Ollie Drive, Sorell - P1.pdf
 Plans Reference: P1
 Date Received: 9/05/2024

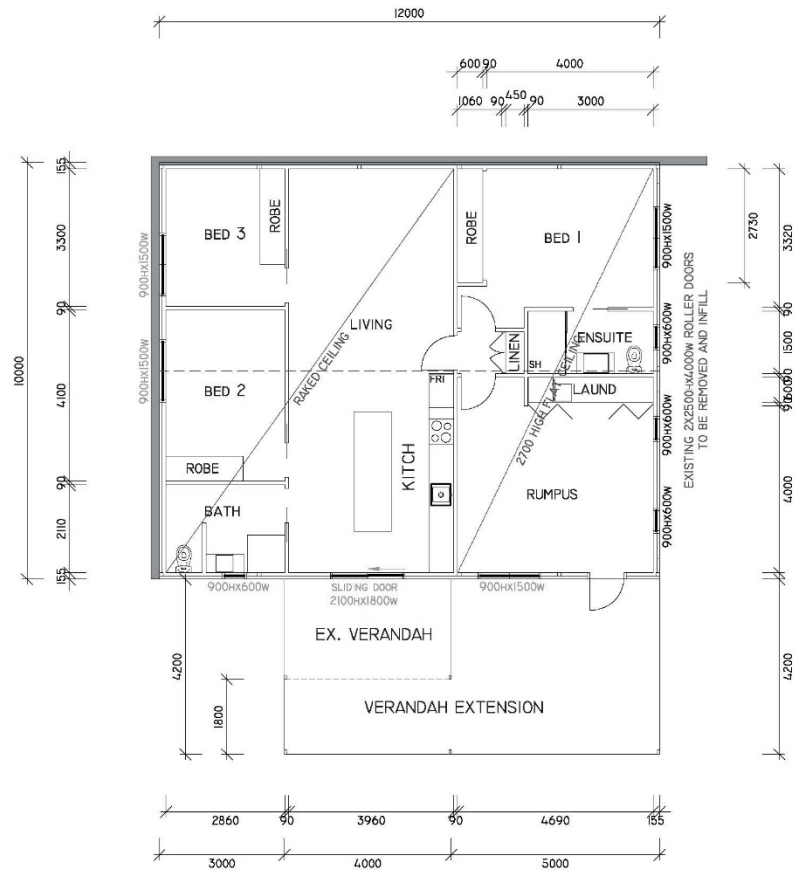


South East Elevation

Existing Outbuilding to Proposed Dwelling

Date 2nd MAY 2024	Page Size A3	Client N & E Smith	Proposal Change of Use to Dwelling New Outbuilding	Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ABN: 56130997060 ACCREDITATION NO: CC1623W	 MASTER BUILDERS TASMANIA MEMBER	© 2024 Page No 02 / 05	Job No 2403



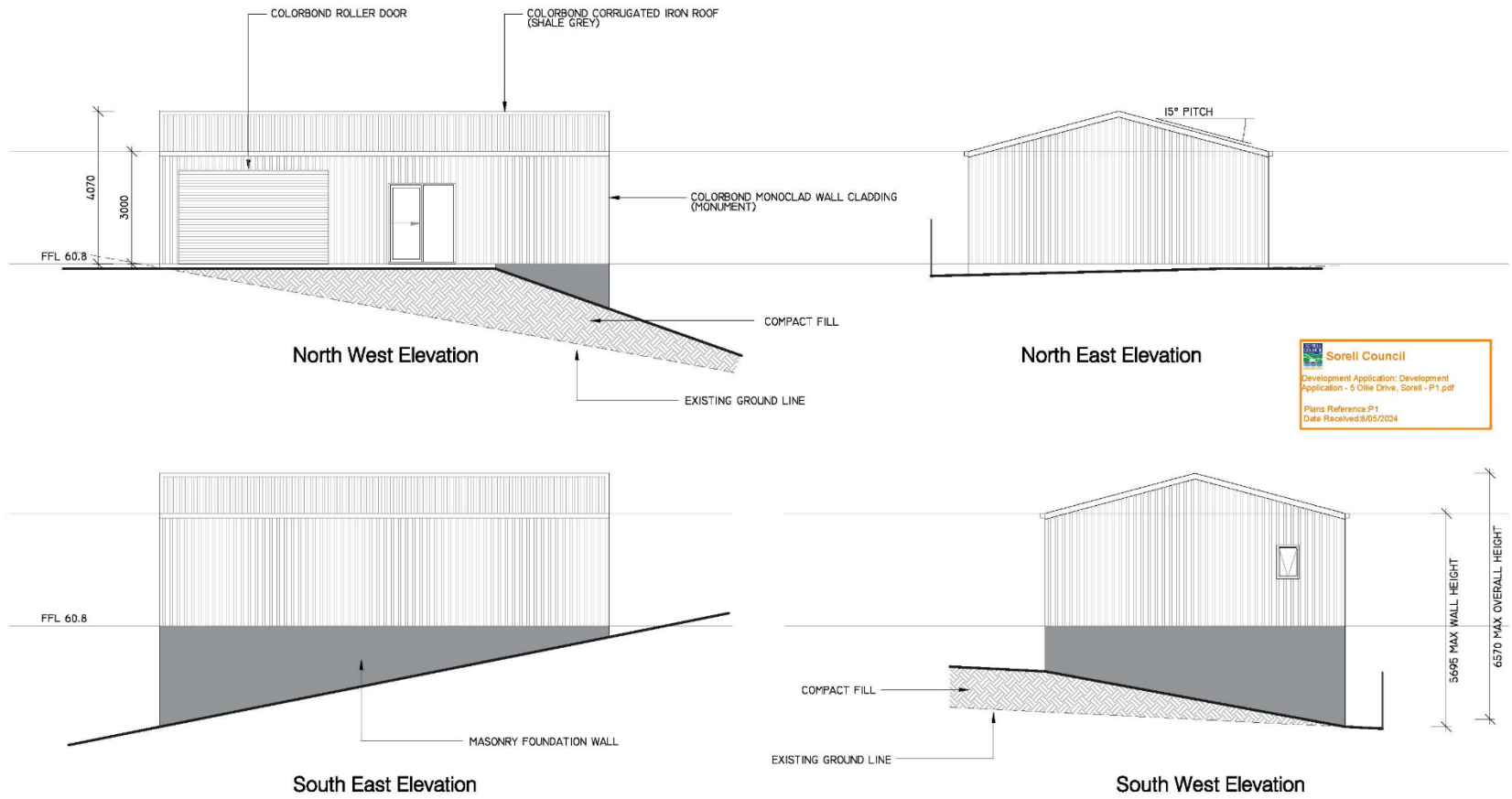


Existing Outbuilding to Proposed Dwelling

Floor Plan 1:100

Date: 2nd MAY 2024	Page size: A3	Client: N & E Smith	Proposal: Change of Use to Dwelling New Outbuilding	Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwdac@gmail.com W: www.everythingbuilding.com.au ABN: 56130097260 ACCREDITATION NO: CC1623W		© 2024 Page No: 03 / 05
		Address: 5 Ollie Drive Sorell				



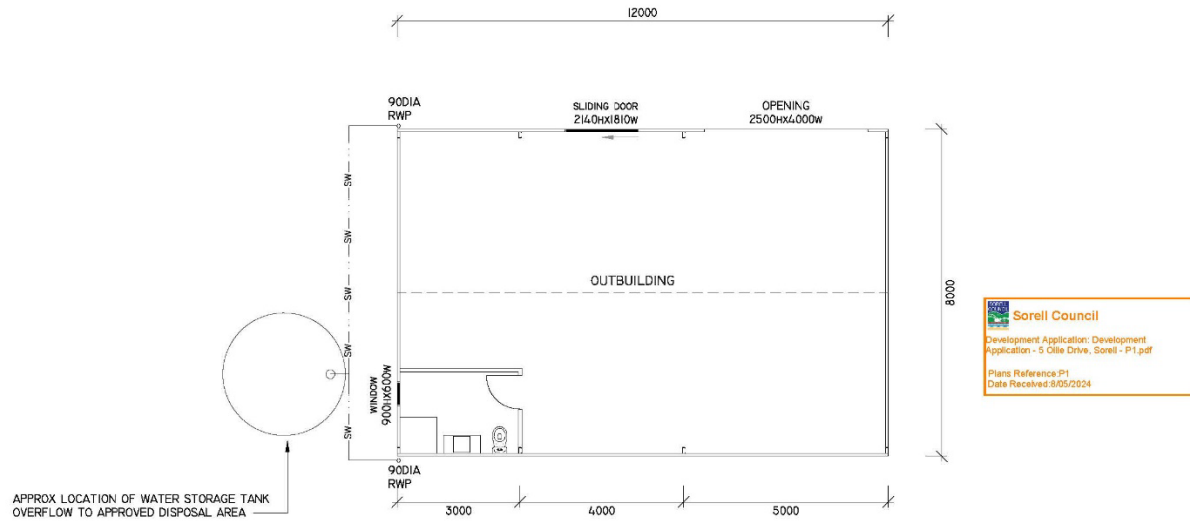


Sorell Council
 Development Application: Development
 Application - 5 Ollie Drive, Sorell - P1.pdf
 Plans Reference P1
 Date Received 30/05/2024

Proposed Outbuilding

Date	2nd MAY 2024	Page size A3	Client	N & E Smith	Proposed Change of Use to Dwelling New Outbuilding	Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ASN: 56130097060 ACCREDITATION NO: CC1623W	MASTER BUILDERS TASMANIA MEMBER	© 2024	Page No	04/05
Scale	1:100		Address	5 Ollie Drive Sorell					Job No	2403





Floor / Drainage Plan 1:100

Proposed Outbuilding

Date	2nd MAY 2024	Page size A3	Client	N & E Smith	Proposed Change of Use to Dwelling New Outbuilding	Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdca@gmail.com W: www.everythingbuilding.com.au ABN: 56130097060 ACCREDITATION NO: CC1623W		© 2024 Page No. 05/05
Scale	1:100		Address	5 Ollie Drive Sorell		This drawing is the property of Darryn White. Reproduction in whole or part is strictly forbidden without the written consent of Darryn White. Failure to do so will result in legal action being taken.		



5.3 DEVELOPMENT APPLICATION NO. DA 2024 / 3 – 1

Applicant:	D Elphinstone														
Proposal:	Educational and Occasional Care (Childcare Centre)														
Site Address:	18 Arthur Street, Sorell (CT 29255/1)														
Planning Scheme:	<i>Tasmanian Planning Scheme (Sorell LPS)</i>														
Application Status	Discretionary														
Relevant Legislation:	Section 57 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>														
Reason for SPA meeting:	More than one representation received														
Relevant Zone:	General Residential														
Proposed Use:	Educational and Occasional Care														
Applicable Overlay(s):	Nil.														
Applicable Codes(s):	C1.0 Signs Code C2.0 Parking and Sustainable Transport Code C3.0 Road and Rail Assets Code C16.0 Safeguarding Airports Code														
Valid Application Date:	10 January 2024														
Decision Due:	30 June 2024														
Discretion(s):	<table border="1"> <tr> <td>1</td> <td>Clause 8.3.1 Discretionary uses (P1, P2, P4)</td> </tr> <tr> <td>2</td> <td>Clause 8.5.1 Non-dwelling development (P3, P4, P6)</td> </tr> <tr> <td>3</td> <td>Clause C2.6.2 Design and layout of parking areas (P1)</td> </tr> <tr> <td>4</td> <td>Clause C2.6.5 Pedestrian access (P1)</td> </tr> <tr> <td>5</td> <td>Clause C1.6.1 Design and siting of signs (P2)</td> </tr> <tr> <td>6</td> <td>Clause C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction (P1)</td> </tr> <tr> <td>7</td> <td>Clause C2.5.1 Car parking numbers (P1, P2)</td> </tr> </table>	1	Clause 8.3.1 Discretionary uses (P1, P2, P4)	2	Clause 8.5.1 Non-dwelling development (P3, P4, P6)	3	Clause C2.6.2 Design and layout of parking areas (P1)	4	Clause C2.6.5 Pedestrian access (P1)	5	Clause C1.6.1 Design and siting of signs (P2)	6	Clause C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction (P1)	7	Clause C2.5.1 Car parking numbers (P1, P2)
1	Clause 8.3.1 Discretionary uses (P1, P2, P4)														
2	Clause 8.5.1 Non-dwelling development (P3, P4, P6)														
3	Clause C2.6.2 Design and layout of parking areas (P1)														
4	Clause C2.6.5 Pedestrian access (P1)														
5	Clause C1.6.1 Design and siting of signs (P2)														
6	Clause C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction (P1)														
7	Clause C2.5.1 Car parking numbers (P1, P2)														
Representation(s):	Five (5)														

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2024.3.1 for an Educational and Occasional Care (Childcare Centre) at 18 Arthur Street, Sorell be approved, subject to the following conditions:

1. Except where modified by a condition of this permit, the use and development must be substantially in accordance with the endorsed plans and documents:
 - a) P1 (planning report from ERA dated 21 December 2023);
 - b) P2 (additional information response from ERA dated 15 April 2024);
 - c) P2 (stormwater report from Aldanmark Consulting Engineers dated 10 March 2024);
 - d) P4 (civil drawings (7 sheets) from Aldanmark Consulting Engineers dated 7 May 2024);



- e) P2 (landscape plans (4 sheets) from Tessa Rose Playspace and Landscape Design dated 25 March 2024); and
 - f) P2 (building design drawings (10 sheets) from Cyber Drafting & Design dated 12 April 2024).
2. A detailed landscaping plan is to be submitted to Council and approved when to the satisfaction of the Planning Officer. The landscape plan is to show the following:
- a) Outline of proposed buildings;
 - b) Proposed planting, indicated by common and botanical name and expected mature height; and
 - c) Fencing, paths and paving, indicating materials and surface finish.

The plan should take into consideration maintaining privacy between the centre and residential properties to the north, including provided a vegetated buffer of 2m.

Development Engineering

3. Prior to any works commencing within the road reservation, a Vehicular Crossing and Associated Works Application (available on Council's website) must be submitted with an associated permit granted for the works.
4. Prior to first occupation or commencement of use (whichever occurs first), the approved parking area including areas set aside for vehicle parking and manoeuvring must:
- a) be constructed in substantial accordance with the plans (7 sheets, including cover page) prepared by *Aldanmark Consulting Engineers* titled *Childs Play Early Learning, 18 Arthur Street* DWG No. C001 – C401 last dated 7/05/2024;
 - b) have a pavement as per the specified 125mm thick reinforced (SL82) concrete (N32) over a 100mm thick base course (Class A – 20mm FCR) on approved subgrade OR other accepted by the Council Development Engineer;
 - c) be able to achieve safe, easy & efficient circulation for user vehicles; have physical controls such as Kerbs, Barriers, Wheel stops, or Other protective devices installed where required;
 - d) have pavement markings for a pedestrian crossing, entry, exit and directional (circulation) pavement arrows, and other due considerations such as warning signage or traffic mirrors installed where appropriate;
 - e) have lighting installed in accordance with AS1158.3.1:2020 (Category P);

- f) have a formed concrete kerb no less than 100mm high along the circulation roadway's edge where required to capture and contain stormwater runoff;
 - g) have private stormwater drainage infrastructure such as grated pits, trench/strip drains and pipeline trenches constructed to an appropriate trafficable standard; and
 - h) have private stormwater drainage infrastructure installed with sufficient receiving capacity to drain all stormwater runoff and discharge via gravity to a Lawful Point of Discharge.
5. Prior to first occupation or commencement of use (whichever occurs first), at least fifteen (15) off-street car parking spaces shall be provided. The provision must ensure:
- a) pedestrian access is provided in a safe and convenient manner;
 - b) all car parking spaces are at least 5.4m long and 2.6m wide with an additional 0.3m clearance from any structure nearby;
 - c) a maximum gradient of 1 in 20 (5%) measured parallel to the angle of parking and 1 in 16 (6.25%) in any other direction;
 - d) spaces are delineated by line marking or other clear physical means; and
 - e) appropriate signposting is installed to provide reservation for users such as visitors and employees.
6. Prior to first occupation or commencement of use (whichever occurs first), at least One (1) off-street car parking space for people with disabilities shall be provided. The provision must ensure:
- a) spaces are constructed in accordance with AS/NZS 2890.1:2006 (including provision of a Shared Area and bollard);
 - b) a footpath, no less than 1.5m wide and with a gradient not steeper than 1 in 14, is provided to the main entry point of the building;
 - c) appropriate signposting is installed to provide reservation to parking spaces for people with disabilities; and
 - d) spaces are delineated with line marking and other clear means, as required.
7. Onsite stormwater quantity and stormwater quality treatment devices may be substituted for a financial contributions for quantity and quality treatment in accordance with the Sorell Council Stormwater in New Development Policy (Resolution Number 35/2023).

Environmental Health

8. The hours of operation of the Child care centre must comply with the following:
- 6.30. a.m. to 7.00. p.m. from Monday to Friday.

9. All civil and building construction work associated with the development must be within the following hours:
- 7.00. a.m. to 7.00. p.m. from Monday to Friday;
 - 8.00 a.m. to 6.00 p.m. on Saturdays; and
 - No works are permitted on Sundays or public holidays.

Approval must be obtained from the Manager Health & Environment for any works outside of these hours.

10. Airborne dust from construction works, roads, disturbed areas, storage heaps, or machinery operating on the land must not create an environmental nuisance. Areas must be dampened, covered, compacted or otherwise treated to reduce dust emissions.
11. Any vegetation removed as part of the subdivision construction works, must not be burnt unless approval has been obtained from Councils Environmental Health Officer.
12. A 1.8m high solid acoustic fence (with no gaps) must be constructed on the northern and eastern boundaries. All works are to be completed to the satisfaction of the Manager Health and Compliance.
13. A suitable acoustic barrier must be erected around the air conditioner outside unit/s to reduce noise levels. The barrier must be designed in accordance with recommendations of an acoustic engineer.
14. Noise emissions from the air conditioner outside unit or any other fixed mechanical plant must not be higher than:
- 55 dB(A) (LAeq) within the hours of 8am to 5pm;
 - 5 dB(A) above background (LA90) level or 40 dB(A) (LAeq), whichever is the lower, within the hours of 6pm and 8am; and
 - 65 dB(A) (LAm_{ax}).

Noise levels are to be averaged over a 15 minute interval.

LAeq means the average dB(A) noise level

LAm_{ax} means the maximum dB(A) noise level

15. Prior to first use, a noise management plan (NMP) must be submitted to and approved by Council's General Manager. The NMP must, at a minimum, include:
- Contact details of the centre's director or other onsite supervisor, including confirmation that such details are provided to neighbours in order to facilitate communication and resolve any neighbourhood issues that may arise due to the operation of the centre;

- b) any limitations on the number of children playing outside at any one time;
- c) the avoidance of any new hard surfaces in play areas to avoid reverberant noise;
- d) the siting and design of active and/or passive outdoor play activities and their relation to windows and doors of habitable rooms or decks on adjoining properties;
- e) the commitment that staff will move crying children inside for comforting;
- f) the avoidance of amplified music in outside play areas; and
- g) a commitment to undertake noise measurements by a suitable quality person in response to complaints deemed reasonable by the Manager of Health and Compliance and to install any necessary mitigation or management measure to ensure noise levels are not unreasonable.

TasWater

16. All requirements of TasWater Submission to Planning Authority Notice Reference TWADA 2024/00044-SOR Dated 19/04/2024

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

Legal

- The permit does not take effect until 15 days after the date that this permit was served on you as the applicant and each representor provided that no appeal is lodged as provided by s53 of the Land Use Planning and Approvals Act 1993.
- This planning approval shall lapse at the expiration of two (2) years from the date on which this permit became valid, if the permit is not substantially commenced. At the discretion of the Planning Authority, the expiration date may be extended for a further two (2) years on two separate occasions for a total of six (6) years. Once lapsed, a new application will be required.

Asset Protection

- In accordance with the *Local Highway Bylaw 2 of 2015*, the owner is required to repair any damage to any Council infrastructure caused during construction.
- Council recommends contacting Dial-Before-You-Dig (phone 1100 or www.1100.com.au) before undertaking any works.

Other Approvals

- All stormwater management measures and designs on the endorsed plans and documents, together with any related permit condition, constitutes



General Managers consent under section 14 of the *Urban Drainage Act 2013*.

- This permit does not imply that any other approval required under any other by-law or legislation has been granted.
- Separate building and plumbing approval may be required prior to the commencement of the development/use.

You may appeal against the above conditions, any such appeal must be lodged within fourteen (14) days of service of this notice to TASCAT, 38 Barrack Street Hobart 7000 Ph: (03) 6165 6790 or email resourceplanning@tascat.tas.gov.au

Executive Summary

Application is made for an Educational and Occasional Care (Childcare Centre) at 18 Arthur Street, Sorell. This property is zoned General Residential and is located north of St Thomas's church.

The key planning considerations relate to:

- hours of operation
- traffic
- amenity (Noise)
- compatibility with the character of the area, and
- the need for additional childcare facilities in the area and the region.

The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme (Sorell LPS)* and is recommended for conditional approval.

Relevance to Council Plans & Policies

Strategic Plan 2019-2029	Objective 1: To Facilitate Regional Growth Objective 2: Responsible Stewardship and a Sustainable Organisation Objective 3: To Ensure a Liveable and Inclusive Community
Asset Management Strategy 2018	The proposal has no significant implications for asset management.
Risk Management Strategy 2018	In its capacity as a Planning Authority, Council must determine this application. Due diligence has been exercised in preparing this report and there are no predicted risks from a determination of this application.
Financial Implications	No financial implications are anticipated unless the decision is appealed to TASCAT. In such instances, legal counsel is typically required.
Open Space Strategy 2020 and	The proposal has no significant implications for open space management.



Public Open Space Policy	
Enforcement Policy	Not applicable.
Environmental Sustainability Policy	There are no environmental implications associated with the proposal.

Legislation

- This report details the reasons for the officer recommendation.
- Broadly, the planning authority can either adopt or change the recommendation by adding, modifying or removing conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*.
- The planning authority has a specific role in LUPAA. As noted by the Tribunal:
The role of the Council in relation to planning matters is, in very broad terms, to uphold its planning scheme. In that context it is in a sense, blind to everything but the terms of the Scheme. It cannot put economic advantage or perceived community benefits over the terms of the Scheme. And in the context of enforcement proceedings unless expressly authorised to do so, it may not take any approach which is inconsistent with the terms of its Scheme.

Planning Scheme Operation – for Zones, Codes and site specific provisions

- Clause 5.6.1 requires that each applicable standard is complied with if an application is to be approved.
- Clause 5.6.2, in turn, outlines that an applicable standard is any standard that deals with a matter that could affect, or could be affected by, the proposal.
- A standard can be met by either complying with an acceptable solution or satisfying the performance criteria, which are equally valid ways to comply with the standard.
- An acceptable solution will specify a measurable outcome. Performance criteria require judgement as to whether or not the proposal reasonably satisfies the criteria.
- Clause 6.10 outlines the matters that must be considered by a planning authority in determining applications. Clause 6.11 outlines the type of conditions and restrictions that can be specified in a conditional approval.

Referrals

Agency / Dept.	Referred?	Response?	Conditions?	Comments
Development Engineering	Yes	Yes	Yes	Nil.
Environmental Health	Yes	Yes	Yes	Nil
Plumbing	No	N/A	N/A	N/A
NRM	No	N/A	N/A	N/A
TasWater	Yes	Yes	Yes	Yes
TasNetworks	Yes	Yes	Nil.	Nil.
State Growth	Yes	Yes	Nil.	Nil.

Report

Description of Proposal

The proposal seeks approval for the demolition of existing outbuildings (sheds), alteration and additions to the existing dwelling, and development of a childcare centre (use) at 18 Arthur Street in Sorell. The proposed development on the 1,601 m² site includes:

- Alterations and additions to the existing single storey building resulting in a total building area of 669m² including three (3) activity rooms, a kitchen, dining area, reception area, three (3) bathrooms, and associated office and training spaces.
- An outdoor play area between the proposed building and the rear boundary.
- A parking and circulation areas including:
 - Three (3) 90 degree parking spaces (2.4 m wide by 5.4 m long); and
 - Thirteen (12) 60 degree parking spaces (2.4-2.6 m wide by 5.4 m long), including one accessible space.
 - An outdoor storage including bin storage.
- An acoustic fence along the eastern, southern, and part of the northern boundary with a height of 1.8 m.
- A ground-based sign with maximum height of 3.8 m and 0.12 m wide.

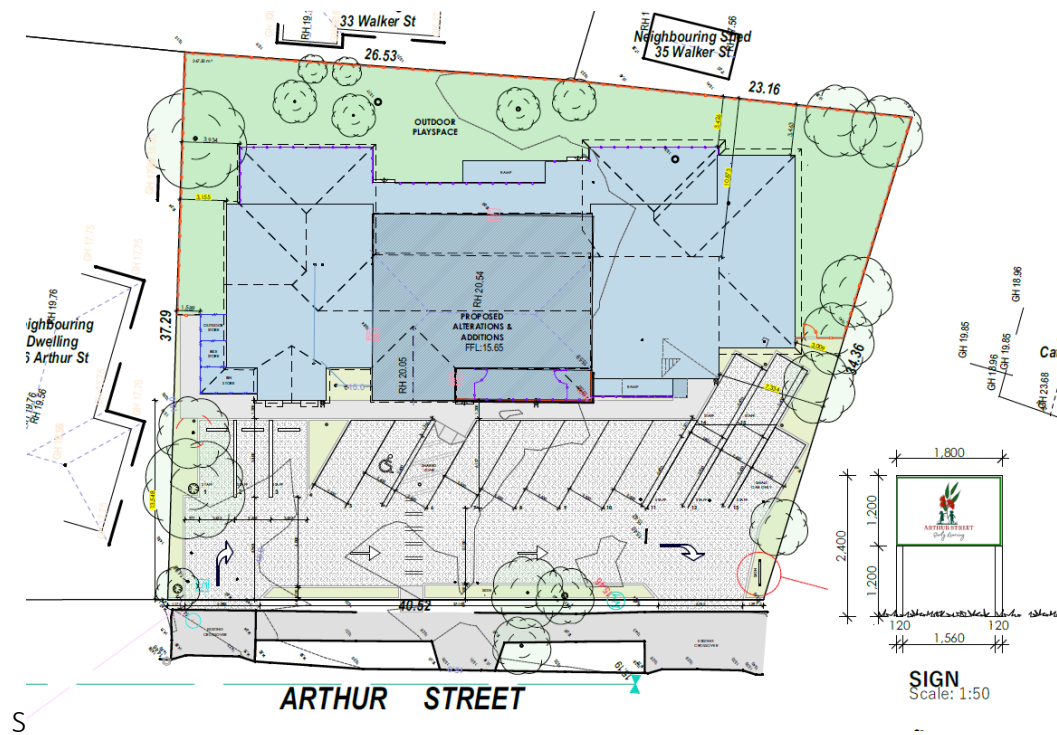


Figure 1. Site Plan.

The centre will provide ten staff to care for up to 60 children across three activity spaces including:

- 20 children aged from 0 to 24 months, with four staff;
- 20 children aged 24 to 36 months with four staff; and
- 20 children aged over 36 months with 2 staff.

The centre will operate between 6.30 am and 6.30 pm, 5 days per week.

The application is supported by:

- a planning report from ERA dated 21 December 2023;
- additional information response from ERA dated 15 April 2024;
- stormwater report from Aldanmark Consulting Engineers dated 10 March 2024;
- civil drawings (7 sheets) from Aldanmark Consulting Engineers dated 7 May 2024;
- landscape plans (4 sheets) from Tessa Rose Playspace and Landscape Design dated 25 March 2024; and
- building design drawings (10 sheets) from Cyber Drafting & Design dated 12 April 2024.

Description of Site

The subject site is located at 18 Arthur Street, Sorell in a single title, CT 29255/1. The site is generally flat with two existing vehicle crossings to Arthur Street. The site is developed with a single dwelling, associated outbuildings (sheds). The site is 1,601 m² in area and has 40.52 m frontage to Arthur Street.

The site is located in the General Residential zone and is predominantly surrounded by residential properties. It shares a boundary on its south with 'St Thomas Catholic Church,' 22 Arthur Street, which is a large historic church listed on the Tasmania Heritage Register.

The site is serviced. Arthur Street is a sealed public road and the speed limit is set at 50 km/hr.

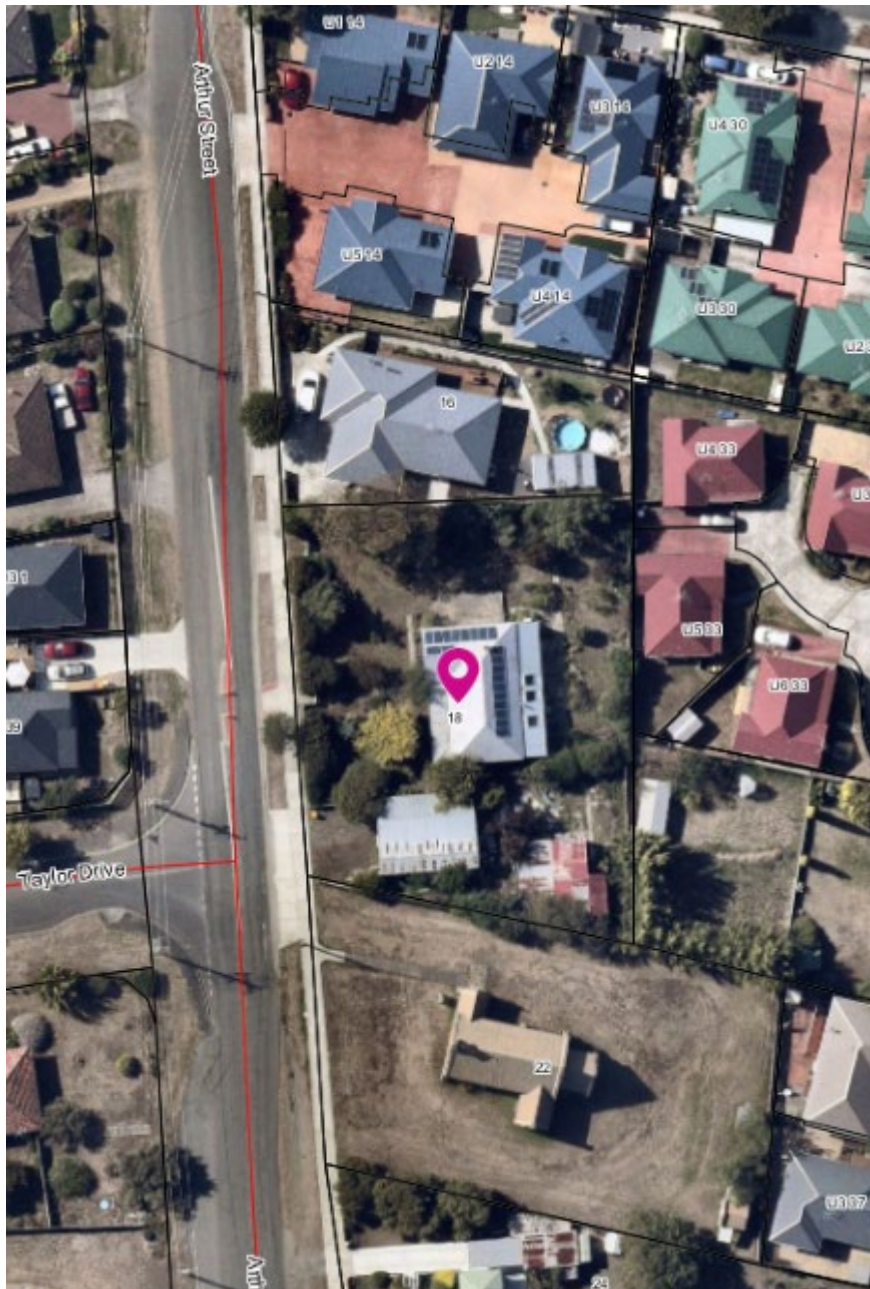


Figure 2. Subject site.

Planning Assessment

Zone

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
8.3.1 A1	Non Dwelling Development – Hours of Operation	No, as the proposed operating hours for the development are 6.30am to 6.30pm. Refer to performance criteria assessment below.
8.3.1 A2	Non Dwelling Development – External Lighting	No, as the proposed external lighting will be in operation between 6.30am to 6.30pm. Refer to performance criteria assessment below.
8.3.1 A3	Non Dwelling Development – Commercial Vehicle Movement	Yes, commercial vehicle movements are not proposed to be outside 7.00am to 7.00pm Monday to Friday or on Saturdays, Sundays and public holidays.
8.3.1 A4	Non-dwelling development – Unreasonable Loss of Amenity to Adjacent Sensitive Uses	No, as no acceptable solution is provided. Refer to performance criteria assessment below.
8.5.1 A1	Non Dwelling Development – Front Setback	Yes, as the proposed building is set back 13.59 m from the Arthur Street frontage and the site is not vacant and existing building is retained.
8.5.1 A2	Non Dwelling Development – Setbacks	Yes, as the proposed building is setback 13.59 m from the frontage, 3.1 m from the northern side boundary, 3.3 m from the rear, eastern boundary, and 3 m from the southern side boundary.
8.5.1 A3	Non Dwelling Development – Site Coverage	No, as the total site area free from impervious surfaces is approximately 25% in lieu of a prescribed minimum 35%. Refer to performance criteria assessment below.
8.5.1 A4	Non Dwelling Development – Fencing	No, as a 1.8 m high acoustic fence is proposed along part of the northern boundary and along the full length of the eastern and southern boundaries. The fencing along the southern boundary falls within 4.5 m from the site frontage. Refer to performance criteria assessment below.
8.5.1 A5	Non Dwelling Development – Outdoor Storage	Yes, as the proposed outdoor storage areas will be screened from the streetscape and public open space and do not encroach upon parking areas, driveways, or landscaped areas.
8.5.1 A6	Non Dwelling Development - Air extraction, pumping,	No, as the proposed development includes three (3) air conditioning units that will be attached to the building with a setback of 3m from northern and

	refrigeration systems or compressors, for a building that is not a dwelling	eastern neighbouring residential properties. Refer to performance criteria assessment below.
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Performance Criteria Assessment 1 – Clause 8.3.1 P1 Discretionary Uses – Hours of Operation

Hours of operation of a use listed as Discretionary, excluding Emergency Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:

- a) the timing, duration or extent of vehicle movements; and*
- b) noise, lighting or other emissions.*

The performance criteria is applicable as the proposed operating hours for the development are 6.30am to 6.30pm. It is considered that the performance criteria is satisfied given:

- It is expected that the majority of children will be dropped off between the hours of 7 am to 8 am.
- The number of children in the outdoor areas is expected to be minimal in the early hours of the morning and in the evening given the operational nature of use.
- The indoor and outdoor activities for the children vary between age groups, meaning they are not all outside at any one time.
- The majority of vehicles are expected to arrive at the centre between 7am and 8am, park briefly and then depart.
- Parking is provided for onsite to minimise the impact on the surrounding road network, ensuring there is less impact on residential amenity.
- External lighting will be in operation between 6.30 am to 6.30 pm in the winter months, exceeding the acceptable solution under Clause 8.3.1 (A2) by a negligible half an hour in the morning.
- External lighting will meet applicable Australian Standards ensuring the lighting is appropriately baffled and angled to prevent any light spillage into adjoining properties.
- An acoustic fence is proposed around the outdoor play area, along the eastern and southern, and part of the northern boundaries. This will reduce any noise impacts from children playing, to adjoining residential properties.
- No commercial vehicle movements are required or proposed.

Performance Criteria Assessment 2 – Clause 8.3.1 P2 Discretionary Uses – External Lighting

External lighting for a use listed as Discretionary, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:

- a) the number of proposed light sources and their intensity;*
- b) the location of the proposed light sources;*
- c) the topography of the site; and*
- d) any existing light sources.*

The performance criteria is applicable as the proposed external lighting will be in operation between 6.30am to 6.30pm exceeding the acceptable solution by a negligible half an hour in the morning. It is considered that the performance criteria is satisfied given:

- The site is generally flat, meaning there would not be any exaggerated angles for light spill to cause unreasonable impact.
- External lighting will meet applicable Australian Standards ensuring the lighting is appropriately baffled and angled to prevent any light spillage into adjoining properties.
- The proposed external lighting is not considered to have an unreasonable impact on the amenity of adjacent sensitive.

Performance Criteria Assessment 3 – Clause 8.3.1 P4 Non Dwelling Development – Unreasonable Loss of Amenity to Sensitive Uses

A use listed as Discretionary must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:

- a) the intensity and scale of the use;*
- b) the emissions generated by the use;*
- c) the type and intensity of traffic generated by the use;*
- d) the impact on the character of the area; and*
- e) the need for the use in that location*

The performance criteria is applicable as there is no acceptable solution. It is considered that the performance criteria is satisfied given:

- The proposed use will operate 6.30 am to 6.30 pm, five days per week (Monday to Friday) not at sensitive hours of the day and night.
- The noise generation is expected to be most significant during the hours considered acceptable under A3 above. An acoustic fence is proposed along adjoining boundaries to help ameliorate the noise level.
- Lighting will operate for an additional half an hour outside the acceptable hours listed in A2 above. Lighting will be used at a level to provide safe

access to the centre and will meet applicable standards to ensure no light spillage into adjoining properties.

- The traffic generation from the use will increase the morning and evening peak traffic within Arthur Street. All vehicles will be able to enter the site and park, before exiting the site in a forward direction. This will minimise the impact of the additional vehicles on the street by avoiding on-street parking and ensuring safe and legible merging from the site.
- The site is located in a residential area in proximity to community purpose and business zoned land. The density of residential use in the area is relatively high, with multiple strata developments nearby and diversity in use(s) and a higher level of intensity of use is deemed acceptable given the nature of location within proximity to the Sorell Centre and main roads.
- The site is within 100 m of Sorell School, 30 m of Ningana Home, 100 m of land zoned General Business and 80 m of Pembroke Park, whilst adjoining St Thomas Catholic Church to the south; that is, the area accommodates a mixture of community and commercial uses of which a day care centre is compatible with.
- An acoustic fence is proposed to ameliorate noise emissions, and access has been designed to minimise impacts from traffic generation.
- There is a high need for childcare centres in the area and the region which this development seeks to service.
- The proposed use is not considered to cause an unreasonable loss of amenity to adjacent sensitive uses.

Performance Criteria Assessment 4 – Clause 8.5.1 P3 Non Dwelling Development – Site Coverage

A building that is not a dwelling, must have:

- a) site coverage consistent with that existing on established properties in the area; and*
- b) reasonable space for the planting of gardens and landscaping.*

The performance criteria is applicable as the proposed total site area free from impervious surfaces is approximately 25% in lieu of a prescribed minimum 35%. It is considered that the performance criteria is satisfied given:

- Site coverage of established properties in the area varies greatly. 14 Arthur Street (to the north of the site) has approximately 75-80% site coverage, whereas 35 Walker Street (adjoins the site to the west) has approximately 25% site coverage. The proposed development falls in between these examples and is considered consistent with the site coverage of the area.

- The following condition has been included in the recommended conditions above which provides Council with discretion to ensure sufficient landscaping is provided:

A detailed landscaping plan is to be submitted to Council and approved when to the satisfaction of the Planning Officer. The landscape plan is to show the following:

- a) Outline of proposed buildings;*
- b) Proposed planting, indicated by common and botanical name and expected mature height; and*
- c) Fencing, paths and paving, indicating materials and surface finish.*

The plan should take into consideration maintaining privacy between the centre and residential properties to the north, including provided a vegetated buffer of 2m.

Performance Criteria Assessment 5 – Clause 8.5.1 P4 Non Dwelling Development – Fences

A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage must:

- a) provide for security and privacy while allowing for passive surveillance of the road; and*
- b) be compatible with the height and transparency of fences in the street, having regard to:

 - i. the topography of the site; and*
 - ii. traffic volumes on the adjoining road.**

The performance criteria is applicable as the proposed as a 1.8 m high acoustic fence is proposed along part of the northern boundary and along the full length of the eastern and southern boundaries. The fencing along the southern boundary falls within 4.5 m from the site frontage. It is considered that the performance criteria is satisfied given:

- The proposed fencing is along the southern boundary, perpendicular to the frontage. Therefore, the fencing will not interfere with passive surveillance of the road.
- There is a mixture of fencing types in the surrounding area including paling and metal fencing with semitransparency, timber and colorbond fences with no transparency, and lots with no fencing. Given the fence is on a side boundary the height and transparency are not considered as impactful as a fence on the frontage. Overall, the proposed fence is considered to be compatible with the street.

Performance Criteria Assessment 6 – Clause 8.5.1 P6 Non Dwelling Development – Air extraction, pumping, refrigeration systems or compressors, for a building that is not a Dwelling

Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors, for a building that is not a dwelling, within 10m of the boundary of a property containing a sensitive use must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity, having regard to:

- a) the characteristics and frequency of any emissions generated;*
- b) the nature of the proposed use;*
- c) the topography of the site and location of the sensitive use; and*
- d) any mitigation measures proposed.*

The performance criteria is applicable as the proposed development includes three (3) air conditioning units that will be attached to the building with a setback of 3m from northern and eastern neighbouring residential properties. It is considered that the performance criteria is satisfied given:

- The proposed air conditioning units are of a domestic scale producing noise emissions typical of a suburban dwelling and will operate during opening hours during the day.
- The property is flat and the air-conditioning units would be obscured from view by a typical 1.8m boundary fence.
- A northern and eastern proposed acoustic fence will further assist in reducing any noise impacts from the air conditioners units.

Code(s)

Signs Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C1.6.1 A1	Design	Yes, as the proposal includes one ground base sign and the proposed sign has a maximum height of 2.4 m. The supportive structure does not project above the sign face.
C1.6.1 A2	Siting	No, as the proposed ground sign is setback less than 2m from the front boundary.
C1.6.1 A3	Number of Signs	Yes, as one single sign is proposed.

Performance Criteria Assessment 7 – Clause 1.6.1 P2 Design and Siting of Signage

A sign must not cause an unreasonable loss of amenity to adjoining residential properties, having regard to:

- a) the topography of the site and the surrounding area;*



- b) *the relative location of buildings, habitable rooms of dwellings and private open space;*
- c) *any overshadowing; and*
- d) *the nature and type of the sign.*

The performance criteria is applicable as the proposed ground sign is within 2m of the front boundary. It is considered that the performance criteria is satisfied given:

- The sign is free standing supported by a ground-based structure, providing appropriate identification of the use on site;
- The 2.4 m high ground based sign will not fracture or negatively impact the existing streetscape; and
- The siting and design of the sign does not result in any loss of amenity to adjoining properties.

Parking and Sustainable Transport Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C2.5.1 A1	Parking Numbers	Yes, as an educational and occasional care is required to provide one (1) car parking space per employee. Based on a total of eleven (11) staff members, eleven (11) car parking spaces are required. The proposal includes fifteen (15) car parking spaces.
C2.5.2 A1	Bicycle Parking Numbers	Yes, as an educational and occasional care for a childcare centre requires 1 bicycle space per five employees. Based on a total of eleven (11) staff members, three (3) bicycle parking spaces are required. The proposal includes three (3) bicycle parking spaces.
C2.5.3 A1	Motorcycle Parking Numbers	Yes, as there is no requirement for motorcycle parking spaces where fewer than twenty (20) car parking spaces are required. The proposed use requires eleven (11) car parking spaces; therefore, no motorcycle parking spaces are required.
C2.6.1 A1	Construction	Yes, as the proposed parking and access way will be constructed with a durable all weather pavement and be drained to the Council stormwater system.
C2.6.2 A1.1	Layout	Yes, given the layout and access is compliant with AS2890.1.
C2.6.2 A1.2	Layout (Disabled Parking)	Yes, all relevant standards are complied with.
C2.6.3 A1	Accesses	Yes, as the site has two existing access points on to the Arthur Street frontage and proposed to be utilised providing an entrance and exit point.
C2.6.5	Pedestrian Access	No, as a 1.2m wide footpath in lieu of a minimum 1.5m is proposed between the accessible space and the main

		entrance to the building. Refer to performance criteria assessment below.
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Performance Criteria Assessment 8 – Clause C2.6.5 P1 Pedestrian Access

Safe and convenient pedestrian access must be provided within parking areas, having regard to:

- a) the characteristics of the site;*
- b) the nature of the use;*
- c) the number of parking spaces;*
- d) the frequency of vehicle movements;*
- e) the needs of persons with a disability;*
- f) the location and number of footpath crossings;*
- g) vehicle and pedestrian traffic safety;*
- h) the location of any access ways or parking aisles; and*
- i) any protective devices proposed for pedestrian safety.*

The performance criteria is applicable as a 1.2m wide footpath in lieu of a minimum 1.5m is proposed between the accessible space and the main entrance to the building. It is considered that the performance criteria is satisfied given:

- Council’s Development Engineer has reviewed the development and requested that any Permit be conditioned to comply with the Acceptable Solution. The following condition has been included in the recommended conditions:

Prior to first occupation or commencement of use (whichever occurs first), at least One (1) off-street car parking space for people with disabilities shall be provided. The provision must ensure:

- a. spaces are constructed in accordance with AS/NZS 2890.1:2006 (including provision of a Shared Area and bollard);*
- b. a footpath, no less than 1.5m wide and with a gradient not steeper than 1 in 14, is provided to the main entry point of the building;*
- c. appropriate signposting is installed to provide reservation to parking spaces for people with disabilities; and*
- d. spaces are delineated with line marking and other clear means, as required.*

Road and Railway Assets Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C3.5.1	Traffic Generation	No, as vehicle movements for the existing crossovers will increase by more than 20% or 40 vehicles a day. Refer to performance criteria assessment below.



Performance Criteria Assessment 9 – P1 Traffic generation at a vehicle crossing, level crossing or new junction

Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:

- a) any increase in traffic caused by the use;*
- b) the nature of the traffic generated by the use;*
- c) the nature of the road;*
- d) the speed limit and traffic flow of the road;*
- e) any alternative access to a road;*
- f) the need for the use;*
- g) any traffic impact assessment; and*
- h) any advice received from the rail or road authority.*

The performance criteria is applicable as vehicle movements for the existing crossovers will increase by more than 20% or 40 vehicles a day. It is considered that the performance criteria is satisfied given:

- The majority of the traffic will be the result of dropping off and collecting children from the centre. This is likely to occur predominantly in the morning between 6.30 am to 9.30am and in the evening between 3.30 pm to 6.30 pm.
- Vehicles will enter the site, park briefly, then depart the site in a forward direction. The RTA Guide gave the average length of stay as 6.8 minutes. Arthur Street is a local road that operates as a residential street.
- A recent sourced survey by Hubble Traffic (as discussed in the applicant's planners report) found that 47 vehicles travelled along Arthur Street during the morning peak hours of 8am to 9am, and 61 vehicles were recorded during the evening peak hour of 4 pm to 5 pm (Hubble Traffic 2021). The modelled sourced data found that Arthur Street's capable service level for morning and afternoon peak traffic has the highest level of service, with 155 vehicle movements for traffic to flow without any unreasonable congestion. Considering the possible increase in the morning traffic volume, it should still achieve the highest level of service with a total possible worst-case scenario of 132 vehicle movements per hour increase resulting from the development. Note: 132 vehicle movements (assumed worst-case scenario) have been derived from allocating one vehicle per child and staff member and tallying existing modelled volumes.
- The use will provide childcare to the surrounding area. There is considered to be a high need for additional childcare facilities in the area and the region.

- The dominate residential use in the street has adequate off-street parking meaning there is a low reliance on street parking minimising potential conflict Arthur Street has a speed limit of 50 km/hour.
- A traffic impact assessment has not been provided as part of the application and is deemed not necessary given existing sourced data.
- Council’s Development Engineer has reviewed the development and raised no objection or concerns.

Note: The RTA Guide to Generating Traffic Development (RTA Guide) (Issue 2.2, October 2002) provides traffic generation rates for childcare centres and has been used as a reference. It is noted that the RTA Guide was based on traffic data gathered in NSW and may not accurately reflect the context of development and use in Tasmania. None the less the guide can be used to assist in determining performance criteria. The centre is best described as a ‘long-day care’ centre under the RTA Guide, which generates the following traffic rates.

Period	Vehicle movements			
	Traffic generation rate	Total vehicle movements	2021 Arthur St peak volumes (modelled)	Estimated peak traffic on Arthur St
7 am to 9 am	0.8	48	66	114
2.30 pm to 4 pm	0.3	18	N/A	N/A
4 pm to 6 pm	0.7	42	155	197

Figure 3. – RTA Guide for Traffic Rates

Safe Guarding Airports Code

The Safeguarding of Airports Code applies to the proposal because the site is located within an airport obstacle limitation area. The proposed development is exempt from the requirements of the code as the maximum height of the development is far below the specified 152 m AHD height for the obstacle limitation area.

Representations

Clause 6.10.1 of the planning scheme requires the consideration of any representation received but ‘only insofar as each such matter is relevant to the particular discretion being exercised’.

Five representations have been received, which are addressed in the following table.



Issue	Relevant Clause	Response
Noise from children, including a request for a buffer zone from the playground	8.3.1 P4	Land to the north and east consists of residential development. Land to the south is occupied by a church.
Noise from vehicles	8.3.1 P4	Traffic entering and exiting the site will be low speed and will not generate significant noise.
Traffic congestion, existing school traffic and insufficient parking	C3.5.1 P1	The proposal will generate additional traffic movements. The increase can be absorbed into the existing as noted earlier in the report.
Loss of privacy from two storey building	8.3.1 P4	The acceptable solution for height is 8.5m which enables two storey structures in the General Residential Zone as a norm. In this instance, the second storey element relates to staff functions and is setback 10.9m from the nearest residential boundary. This is not unreasonable.
Inappropriate in a residential area	8.3.1 P4	Residential areas are characterised by non-residential uses. Within a 200m walk of the site there exists Pembroke Park, Ningana Aged Care and two churches. Within a 400m walk there is the school, antique shop, pub and pharmacy. The discretionary use clauses have been assessed earlier in the report and found to comply.
Incorrect value of works stated	Nil	The value of works is only relevant for the setting of fees.
Overdevelopment of the site which insufficient parking, storage and external play	8.5.1 A1, A2, A3	The proposal includes landscaping, play areas and the minimum car parking space requirement. The site coverage is 24%, which complies with the 50% requirement. The impervious area is 25.4% which is subject to a performance criteria assessment (and provided earlier in the report).
There will be 17 staff minimum at any one time, not ten as stated in the application,	C5.2.1	The acceptable solution requirement is one space per employee with 15 spaces provided, of which eight are reserved for staff. Drop off is to be onsite.

increasing demand on parking		<p>The Australia Children's Education & Care Quality Authority details the following educator to child ratio</p> <table border="1" data-bbox="742 297 1361 584"> <thead> <tr> <th>Age</th> <th>Ratio</th> <th>Proposed Children</th> <th>Staff required</th> </tr> </thead> <tbody> <tr> <td><2yr</td> <td>1:4</td> <td>20</td> <td>5</td> </tr> <tr> <td>>2<3yr</td> <td>1:5</td> <td>20</td> <td>4</td> </tr> <tr> <td>>36 up to preschool</td> <td>1:10</td> <td>20</td> <td>2</td> </tr> <tr> <td>Total</td> <td></td> <td>60</td> <td>11</td> </tr> </tbody> </table> <p>The representor states that additional staff will be required including reception, chef, manager, curriculum development and break coverage. The plans include a kitchen and reception and therefore it is likely that a further two staff will be onsite. How breaks and curriculum are managed is not something that is known.</p> <p>The application states that there will be 11 staff onsite.</p> <p>It is reasonable to expect at least 13 staff onsite. This remains less than the acceptable solution requirement.</p>	Age	Ratio	Proposed Children	Staff required	<2yr	1:4	20	5	>2<3yr	1:5	20	4	>36 up to preschool	1:10	20	2	Total		60	11
Age	Ratio	Proposed Children	Staff required																			
<2yr	1:4	20	5																			
>2<3yr	1:5	20	4																			
>36 up to preschool	1:10	20	2																			
Total		60	11																			
Acoustic fence should be increased from 2m to 2.4m with a 2m buffer zone	8.3.1 P4	The proposed acoustic fence is assessed as acceptable and does not require modification.																				
Bin storage area is too small, difficult to access and impacts residential amenity	8.5.1 A5	A 3.8m long by 1.5m deep bin storage area is proposed on the north-west corner of the building. The area is roofed, screened and integrated with bike and outdoor storage. This provision is considered adequate.																				
There is insufficient outdoor play space for childcare centre regulations	Nil	Not a relevant planning scheme consideration																				
Internal spaces are too small	Nil	Not a relevant planning scheme consideration																				
Sufficient child care spaces exist	Nil	Not a relevant planning scheme consideration																				

Conclusion

The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme (Sorell LPS)* and is recommended for conditional approval.

Shannon McCaughey
SENIOR PLANNER

Attachments:
Representations x 5
Proposal Plans
Landscape Plans

Separate Attachments:
Planning Report
Stormwater Report
Civil Drawings

From:
To: [Sorell Council](#)
Subject: 18 Arthur Street, Sorell
Date: Thursday, 30 May 2024 6:52:02 AM

To the General Manager,

I am writing to express my objection of the proposed childcare centre application of 18 Arthur Street Sorell. I am a resident on the neighbouring property and have concerns about the level of noise that would come from the centre. Also the noise from the increased volume of traffic, the insufficient parking in the street & traffic congestion.

Our street is currently quiet & safe for the locals and I feel this centre would disrupt our residential living environment from the early hours of 6.30am until 6.30pm.

Regards,

From:
To: [Sorell Council](#)
Subject: 18 Arthur Street Sorell
Date: Thursday, 30 May 2024 8:30:33 AM

To the General Manager,

Further to my previous email. I forgot to mention that I have concerns about the fact that the centre may be a two storey building. This will affect mine & my families privacy. The building would look down into two bedrooms & backyard.

Regards,



From:
To: [Sorell Council](#)
Subject: Childcare centre Arthur Steet
Date: Sunday, 2 June 2024 3:14:17 PM

To whom it may concern

I am writing to you to voice my opinion on the day care centre going to be built in Arthur Street sorell.

The street is already such a busy street where there is so much traffic and elderly people always walking the street.

With the primary and high school at the of the street there is already a high load of traffic on the street thats always creating congestion making those of us that live in the street struggling to get in and around our street.

I dont believe this is the right location for a childcare centre due to being smack bang in between two residential housing let alone not far from an old age home.

I own _____ and do not want this to go ahead in our already congested and busy street.

Regards

From:
To: [Sorell Council](#)
Subject: Proposal at 18 Arthur St Sorell
Date: Monday, 3 June 2024 7:48:13 AM

To the General Manager,

I am writing in regard to the proposed plans at 18 Arthur Street, Sorell.

I am a neighbouring property, situated at _____ which is directly behind 18 Arthur Street. We built our home and have lived there for 43 years and have had no problems or worries with noise.

We are concerned about the amount of noise from the children especially when they are outside, as the playground looks too small and is hard up along our back fence. We would appreciate a buffer zone between our fence and the playground. The buffer zone or a barrier of some kind is needed to block out or at least minimise sound/noise between our property and 18 Arthur Street.

We are also concerned about our privacy, as we feel that will be taken away with a two story building over looking into our backyard.

We also feel that these concerns will greatly devalue our property.

Considerations for the above would be greatly appreciated.

Kind Regards



From:
To: [Sorell Council](#)
Cc:
Subject: Objection to Planning Application No. 5.2024.3.1 Child Care Centre
Date: Monday, 3 June 2024 3:08:50 PM

Sorell Council
sorell.council@sorell.tas.gov.au

Planning Application No. 5.2024.3.1
Educational and Occasional Care (Childcare Centre)

3/6/24

We, _____ wish to object to and oppose the redevelopment of 18 Arthur St Sorell, Planning Application No. 5.2024.3.1 into a childcare centre at 18 Arthur St Sorell.

Arthur St is a quiet “residential” street and must remain that way. This application has the potential to destroy the quiet enjoyment of the neighbourhood by residents. The residential zone purpose allows for non-residential use that does not cause an **unreasonable loss of amenity** through:

- Scale,
- Intensity,
- Noise,
- Activity outside business hours,
- Traffic generation and movement, or other off-site impacts.

We would argue that this application fails all of the above criteria, but the planning officer has used the “discretion function” in the Act to approve each criteria in the application, maybe because Sorell needs more child care centres. It may be true that Sorell does need more child care centres, but if standard residences can simply be turned into commercial centres with car parks for 16 cars across their frontage, then residential zoning becomes meaningless.

If this application is approved, it could create a precedent whereby the discretionary clause in the Act could be used again and again and again to undermine the residential zoning in the street. This, in our opinion, could destroy the integrity of residential zoning in Sorell.

Below are our specific objections to this application addressed against each of the amenity criteria listed above:

1.1. Loss of amenity through scale:

The proposal will create a facility where at least 140 traffic movements (60 child drop offs and picks ups and 10 staff entering each morning and leaving each evening) will take place



each work day. This figure is likely to be much higher than this, as it assumes all staff will be full-time, whereas it is possible that many staff will be part-time employees and that will increase the number of traffic movements to and from the building. Where will the staff and parents park when the 16 car spaces are all occupied? They will have to park on the street which allows for all day parking. The residents of Arthur St will therefore have a significant loss of amenity as a result of the traffic congestion and lack of street parking. The scale of the proposed build will also overlook the boundary with our property and have direct views into the bedrooms on the south side of our home and the backyard where our grandchildren play. The two storey nature of the building is therefore unacceptable, and will undermine the privacy my family members currently enjoy.

In addition, having a facility like this proposed child care centre with 16 car spaces across its front is at odds within a residentially zoned street. The on site parking scale of this proposal is five to six times that of a normal single residence (unit developments aside).

1.2 Loss of amenity through intensity:

Intensity can be interpreted in various ways. Let us compare the current level of intensity in the street to that which will occur if this facility is approved. Arthur St is a quiet suburban residential street in a quiet residential town. This is the current standard. Once this facility opens the noise levels in the street will increase dramatically, traffic levels will increase substantially, and pedestrian foot traffic will increase. We would argue that this application clearly fails the intensity criteria, based on the existing levels of traffic, noise and foot traffic.

1.3. Loss of amenity through noise:

Educational facilities, by definition, create increased noise levels above that experienced in a quiet suburban street, both by the children while at play, and by their parents driving into and out of the facility. This is the nature of education. That is why education facilities are purposely built to provide wide buffer zones around their perimeter to minimise noise pollution into the surrounding homes.

When someone chooses to live adjacent to an educational facility like a school or child care centre, they do so knowing that the area may be noisy and busy from time to time. This situation at 18 Arthur St is totally different to that situation just described. Residents of Arthur St, and in particular ourselves, purchased our homes expecting our family to be able to live in a quiet suburban street in a quiet rural town. This will no longer be the case should this planning application be approved. The quiet enjoyment our family experiences by living at 16 Arthur St will disappear the moment that 60 cars begin to enter 18 Arthur St from 6.30am each morning, Monday to Friday. In addition it is not uncommon for parents to congregate outside an education facility after dropping off, or picking up their child, just to have a chat. This will increase further the noise levels outside 16 Arthur St, our home, Monday to Friday from 6.30 am to 6.30 pm.

In addition, the special noise reducing fencing on our common border is only proposed to go along the back half of the block, but much of the noise will be generated by cars entering 18 Arthur from Arthur St from 6.30 am each weekday 52 weeks per year. Should this proposal be approved, we request the fencing be extended to the footpath on Arthur St.

1.4 Loss of amenity through activity outside of business hours:

This planning application clearly fails this criterion given its operating hours will be 12 hours per day from 6.30 am to 6.30 pm. The two grandchildren in our family have

bedrooms on the side of our house along the common border we share with 18 Arthur St. One child is 17 years while the other is 8 years of age. Teenagers need lots of sleep while primary age children need quiet, secure places. Both children have a diagnosis of Autism Spectrum, Sensory Processing Disorder and anxiety. The 8 year old's anxiety is triggered by being in situations where she feels uncomfortable and anxious and can result in selective/situational mutism. Therefore peace and quiet in our backyard is very important to her well being.

We did not purchase knowing it shared a common border with a child care centre operating 12 hours per day, five days per week. We would never have purchased this home if we knew such a facility was operating next door. We needed a quiet secure home close to Sorell schools where the children could enjoy their own "quiet and secure" back yard after school. This will no longer be the case should this application be approved. The acoustic fencing will help but it will not contain all of the noise that will be generated by up to 40 children playing in the back yard.

1.5. Loss of amenity through traffic congestion and movement:

This criterion overlaps those already discussed (scale, intensity and noise), so we will not repeat what has already been mentioned. The Council clearly acknowledges the traffic movement in the street is estimated to increase substantially. The 16 car spaces will accommodate 10 staff leaving approximately 6 spaces for visitors and up to 60 parents during drop off and pick up times. Anyone can see that the numbers clearly do not add up. Most of the parents will park in the street which is already congested by parents parking at the southern end of Arthur St while they pick up or drop off their children at Sorell School. Residents at this end of Arthur St have already been asked to give up street parking to parents of school age children, and now, should this application be approved, they will also need to give up parking to child care parents. This application, we would argue, clearly fails this criterion. The car movements, parking aside will obviously greatly increase.

In conclusion, we do not oppose the building of child care centres. On the contrary, they are an essential feature of our society and are greatly needed by the community. However there is a right way to go about providing facilities like child care centres and there is a wrong way. The assessment of the planning application indicated that Sorell needs more child care facilities and thus welcomed this proposal.

We would argue that such a facility should not be a rebuild of an old house in a quiet suburban street like Arthur St. It should be located where it does not compromise the quiet enjoyment that residents living in a residential area are entitled to. Such commercial centres should be built in zones classified to accommodate such facilities, outside of residential areas and preferably, be custom built as a new facility to meet the needs of the community. This application claims to be an educational and occasional care centre, but properly planned and constructed education facilities are not constructed in residential streets which are not designed to accommodate such facilities.

Sincerely,



AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
18 JUNE 2024

Local Group
 160 Vancorn Street
 Hobart, TAS 7000
 01 6234 8000
 info@aldanmark.com.au
 www.aldanmark.com.au



PROJECT: CHILDS PLAY EARLY LEARNING
 ADDRESS: 18 ARTHUR STREET SORELL
 CLIENT: TINA PALUSHI

SHEET: SITE PLAN	SCALE: 1:200	TOTAL SHEETS: 7	SIC: A1
PROJECT NO: 24 E 99 - 14	SHEET: C101	REV: C	

CONCEPT ONLY – not for construction

CONCEPT ONLY – not for construction



- As-built Details**
- All works to be completed by 15/06/2024
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NOTES

1. All works to be completed by 15/06/2024

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18. All works to be completed by 15/06/2024

19. All works to be completed by 15/06/2024

20. All works to be completed by 15/06/2024

Sorell Council

Development Application - Response to Request for Information - 18 Arthur Street, Sorell.pdf

Plans Reference: PD

Date Received: 15/04/2024

TESSA ROSE
PLAYSPACE AND LANDSCAPE DESIGN

Date: 25 March 2024
Scale: 1:100/A1

Project: 18 Arthur Street, Sorell
Proposed Child Care Centre

Drawn by: LJJ

Check for: VJC/AJL

Drawn by: LJJ

CONCEPT
playspace - landscape - plants

Our plans are for information only and are not intended for construction.

Sample board for Proposed Childcare Centre, 18 Arthur St., Sorell, TAS - Prepared by Tessa Rose Playspace and Landscape Design Tuesday, 26 March 2024



Left to right: Sandstone edged sandpit with building platforms, Blackboard panel, Mirror panel, Outdoor kitchen, Bike pathway with markings & pedestrian crossing, Formboss -Corten edible garden – round, Low AG mounds for sitting & rolling etc,



Left to right: Log rounds for climbing, balancing & seating, Boulders for seating, Varied height timber panel screening, Timber picket fence/gate, Remnant logs for seating and balancing, Cube cubby house,



Left to right: Covered cubby house,



Sorell Council

Development Application: Response to Request for Information - 18 Arthur Street, Sorell.pdf

Plans Reference: P2

Date Received: 15/04/2024



Left to right: Enduro Turf -The Camel, Turf -Tall fescue, Cobblestones – Charcoal, Stoneset – Cudgee yellow, Sandstone flagging paving, Wetpour surfacing - Polysoft - Midnight, Bluestone pavers, Ozlogs concrete sleepers stepping stones,

* Please note these images are to be considered in conjunction with your plan and are used to give an idea of colours, textures & constructs that will be present in the completed playspace.

Sample board for Proposed Childcare Centre, 18 Arthur St., Sorell, TAS - Prepared by Tessa Rose Playspace and Landscape Design Tuesday, 26 March 2024

Plant selection

TREES



Left to right: *Corymbia ficifolia*, *Eucalyptus* 'Little Snowman', *Elaeocarpus* 'Dark Pink Elly' (tree and flowers), *Banksia Marginata* (tree and flowers),

Plant selection

SHRUBS



Left to right: *Dodonaea viscosa* 'Hop bush', *Bauera Rubioides* 'River dog rose', *Correa reflexa* 'Northern belle', *Westringia brevifolia* 'Lilac and Lace',

Plant selection

GRASSES/
GROUNDCOVERS
/ CLIMBERS



Left to right: *Poa labillardieri* 'Tussock grass', *Dianella revoluta*, *Kunzea ambigua* prostrate, *Pultenaea pedunculata* 'Pyalong Gold',

 **Sorell Council**
 Development Application: Response to Request
 for Information - 18 Arthur Street, Sorell.pdf
 Plans Reference: P2
 Date Received: 15/04/2024

* Please note these images are to be considered in conjunction with your plan and are used to give an idea of colours, textures & constructs that will be present in the completed playspace.

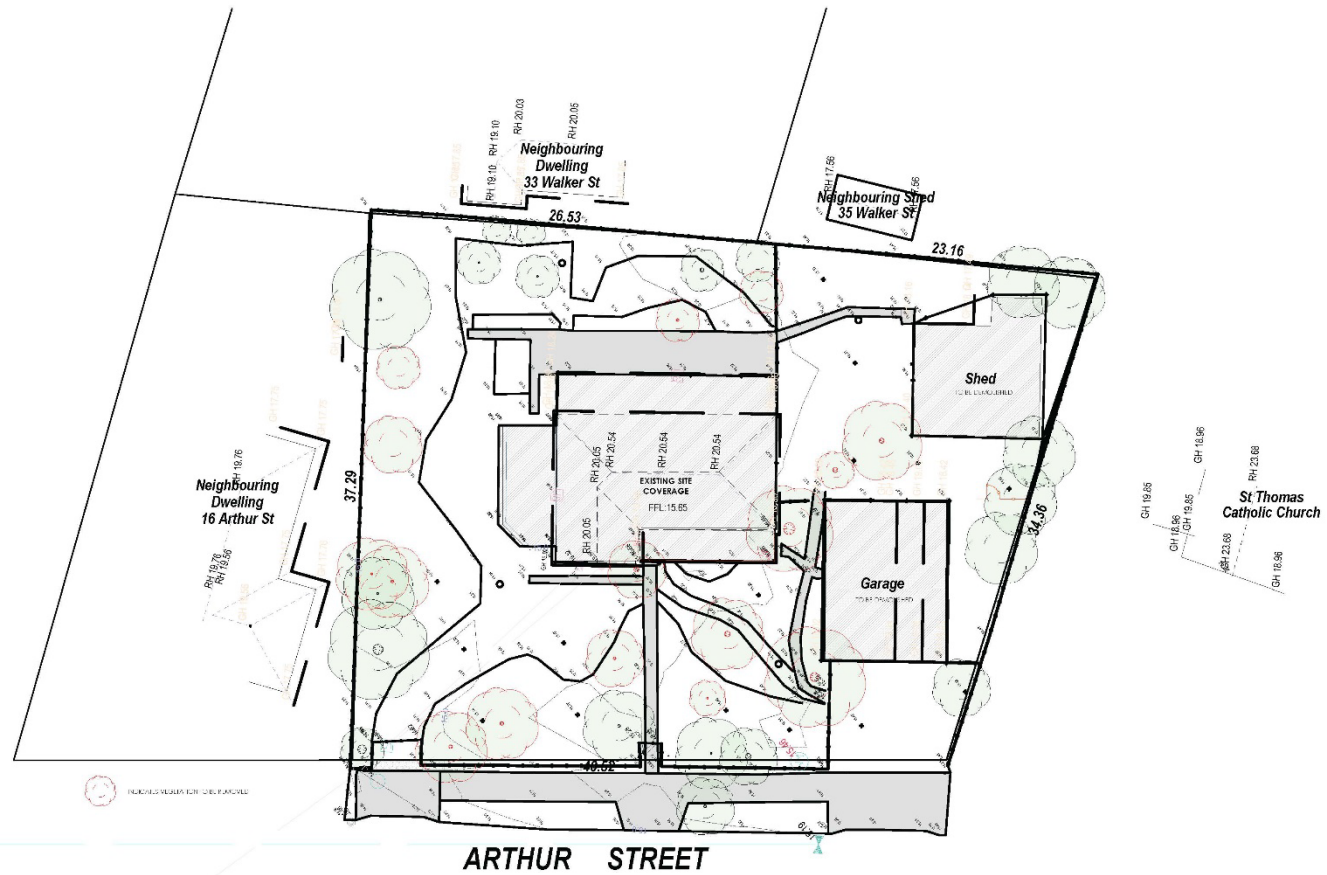


PROPERTY DESCRIPTION

Lot No 1 of 1
 Street No 18
 Street Name Arthur Street
 Locality Sorell TAS 7172
 RP 1810 29255
 Area 1401m²
 Site Cover 30%

NOTES

1. THE INFORMATION IS FOR INFORMATION ONLY. DO NOT TAKE DECISIONS FROM THIS PLAN.
 2. BUILDING COVER TO BE CLEAR OF ANY NEIGHBOURING AND ADJACENT SITES.
 3. ALL INFORMATION TAKEN FROM THE CITY OF SORRELL. THE COUNCIL DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION. THE COUNCIL DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION.
 4. VERIFY ALL MEASUREMENTS AND DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. ALL WORKING PLOTS TO BE PROVIDED PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCY BETWEEN THE INFORMATION ON ANY SITE AND THE INFORMATION ON THIS PLAN IS TO BE THE RESPONSIBILITY OF THE CLIENT.
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 7. ALL INFORMATION IS TO BE CHECKED TO THE CITY OF SORRELL. THE COUNCIL DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION. THE COUNCIL DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION.



Sorell Council
 Development Application: Response to Request for Information - 18 Arthur Street, Sorell.pdf
 Plans Reference: P2
 Date Received: 18/04/2024

EXISTING SITE PLAN
 Scale: 1:200

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION.

SPM0023
 RL = 15.408

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REAL PROPERTY DESCRIPTION
 Lot No 1 of 1
 Area: 1401m²
 Zone: General Residential
 Address: 18 Arthur Street, Sorell TAS 7172
BUILDING CLASSIFICATION
 Class 06, 11, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

REVISION HISTORY

Issue	Date	Description
A	14/09/23	Concept Issue_1
C	21/11/23	Preliminary Issue_1
D	28/11/23	DA Issue_1
E	26/12/23	DA Issue_2
F	21/12/23	DA Issue_3
G	12/04/24	DA Issue_4

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 JODIE MARK
 e. jodie@cyberdrafting.com.au
 p. 07 3393 9139

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 RFL 2.2, 112/299/02
 ACH: 520 422 146
 97/02 WYNDHAM ST, TULLAHERA, VIC 3048
 TEL: 03 9388 9139
 cyber@cyberdrafting.com.au

DRAWN BY: S
EXISTING SITE PLAN
 CLIENT: Tina Palushi
 18 Arthur Street, Sorell TAS 7172

SCALE: AS SHOWN IN A2
 230142
 JOB NO.
 REVISION: G

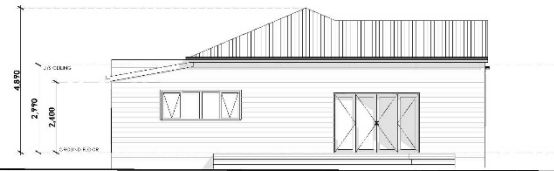
SHEET 1



AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
18 JUNE 2024



WEST ELEVATION
Scale: 1:100



NORTH ELEVATION
Scale: 1:100



SOUTH ELEVATION
Scale: 1:100



EAST ELEVATION
Scale: 1:100

Sorell Council
Development Application: Response to Request for Information - 18 Arthur Street, Sorell.pdf
Plans Reference: P2
Date Received: 18/04/2024

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION.

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Dimensions are shown in millimeters unless otherwise stated. All dimensions are to the face of the work unless otherwise stated. All dimensions are to be taken to the center of the work unless otherwise stated. All dimensions are to be taken to the center of the work unless otherwise stated.

REAL PROPERTY DESCRIPTION
JOB: 101 To 25255
AREA: 1601sqm
ZONE: General Residential
MUTUAL: Sorell Council

BUILDING CLASSIFICATION
CLASSIFICATION: RESIDENTIAL

REVISION HISTORY

NO.	DATE	DESCRIPTION
A	14/09/23	Concept Issue_1
B	21/11/23	Preliminary Issue_1
C	28/11/23	DA Issue_1
E	08/12/23	DA Issue_2
F	21/12/23	DA Issue_3
G	12/04/24	DA Issue_4

CYBER DRAFTING & DESIGN

JODIE MAKE
e. jodie@cyberdrafting.com.au
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ACN: 621 222 166
571651 WYNNHAM ROAD, TRINGALPA
SOUTH ISLAND TAS
TAS 7246
PH: 07 3393 9139
www.cyberdrafting.com.au

DRAWING TITLE
EXISTING ELEVATIONS
CLIENT
Tina Palushi
18 Arthur Street, Sorell TAS 7172

SCALE
AS SHOWN @ A2
230142
JOB NO.

G
REVISION

SHEET
3



AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
18 JUNE 2024

PROPERTY DESCRIPTION

LOT No Lot 1
 STREET No 16
 STREET NAME Arthur Street
 LOCALITY Sorell TAS 7172
 RP Title 27255
 AREA 1401m²

NOTES

USE OF DIMENSIONS ONLY. DO NOT SCALE DRAWINGS FROM PLAN.
 FILLING IS TO BE DONE BY THE OWNER OF ANY VEGETATION AND TREES TO BE CHECKED IN.
 ALL DIMENSIONS TO BE TAKEN FROM THE ADJACENT PROPERTY BOUNDARIES OR THE CENTER OF THE ROAD. THE DESIGNING RESPONSIBILITY OF THE PROPOSED WORKS IS THE DESIGNER'S. THE DESIGNER DOES NOT GUARANTEE THE ACCURACY OF THE DIMENSIONS.
 VERIFY ALL DIMENSIONS AND DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. ALL DIMENSIONS TO BE RECHECKED PRIOR TO ANY CONSTRUCTION. NOTIFY THE CONTRACTOR IMMEDIATELY OF ANY DISCREPANCIES IN THE DIMENSIONS. DO NOT START CONSTRUCTION UNTIL ALL DIMENSIONS ARE CONFIRMED.
 THESE ALL DIMENSIONS AND DIMENSIONS DETAILS AND/OR SPECIFICATIONS HAVE BEEN SHOWN AS APPROVED BY THE RELEVANT LOCAL AUTHORITY PRIOR TO USE.
 ALL SITE DRAWINGS TO BE CHECKED TO THE BEST OF THE LEGAL POINT OF VIEW IN COMPLIANCE WITH THE 2002 BUILDING CODE (VOL 2 PART 3.1.2.3.3.3)

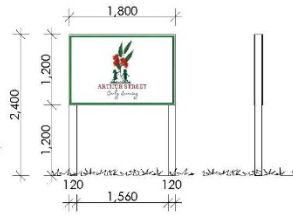
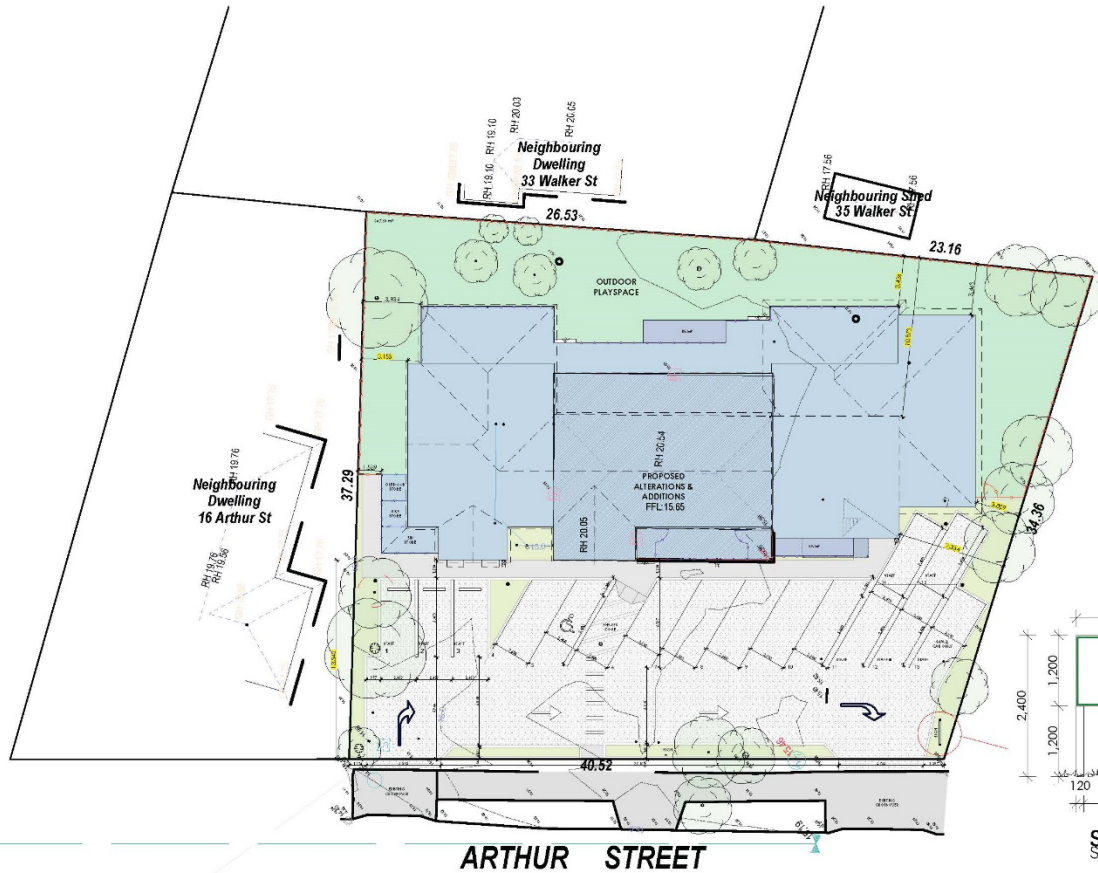
AREA ANALYSIS

GO PLACES

TOTAL SITE AREA 1401m²
 SITE COVERAGE 618m²
 GROSS FLOOR AREA 823m²
 BUILDING AREA 659m²
 HARDSTAND (kitchen/copy) 824m²
 TOTAL USABLE 422m²
 OUTDOOR PLAY AREA 100m² (100m² required for 40 places)

PARKING SCHEDULE

REQUIREMENTS FOR PARKING 14 SPACES
 ACCESSIBLE PARKING 1 SPACE
 TOTAL 15 SPACES



SIGN
Scale: 1:50

SPM9923
RL = 15.408

PROPOSED SITE PLAN
Scale: 1:200

Sorell Council
 Development Application - Response to Request for Information - 16 Arthur Street, Sorell.pdf
 Plans Reference: 931
 Date Received: 16/04/2024

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION.

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DIMENSIONS
 DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE TAKEN FROM THE CENTER OF THE ROAD OR THE CENTER OF THE PROPERTY BOUNDARY. DIMENSIONS TO BE TAKEN FROM THE CENTER OF THE ROAD OR THE CENTER OF THE PROPERTY BOUNDARY. DIMENSIONS TO BE TAKEN FROM THE CENTER OF THE ROAD OR THE CENTER OF THE PROPERTY BOUNDARY. DIMENSIONS TO BE TAKEN FROM THE CENTER OF THE ROAD OR THE CENTER OF THE PROPERTY BOUNDARY.

REAL PROPERTY DESCRIPTION
 LOT 1 on the 27255
 AREA: 1401m²
 ZONE: Domestic Residential
 AUTHORITY: Sorell Council
BUILDING CLASSIFICATION
 CLASS 96, TYPE C CONSTRUCTION

REVISION HISTORY

ISSUE	DATE	DESCRIPTION
A	14/09/23	Concept Issue 1
C	21/11/23	Preliminary Issue 1
D	28/11/23	DA Issue 1
E	08/12/23	DA Issue 2
F	21/12/23	DA Issue 3
G	12/04/24	DA Issue 4

CYBER DRAFTING & DESIGN
 JACOB ALARIC
 www.cyberdrafting.com.au
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 ACRN: 622 452 1666
 6/1631 WYNNHAM ROAD, THE ALI PA
 QUEENSLAND 4170
 PH: (07) 5393 9159
 cyber@cybersd.com.au

DRAWING TITLE
PROPOSED SITE PLAN
 CLIENT
 Tina Palushi
 18 Arthur Street, Sorell TAS 7172

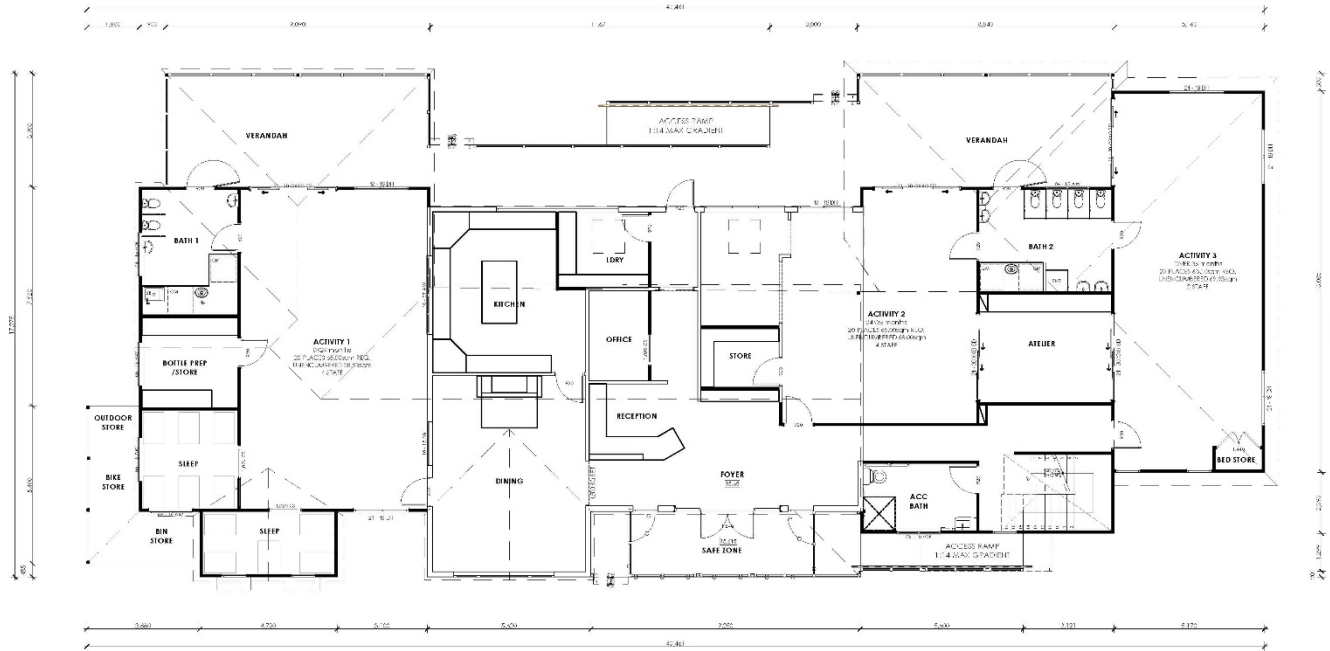
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 230142
 JOB NO. G
 REVISION

SHEET
5



AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
18 JUNE 2024

NOTE
 BUILDING LEVEL NUMBERING HAVE NOT BEEN IDENTIFIED. SUBJECT TO SITE VISITATION TO BE TO ANY DEGREE.



AREA - NEW ID	AREA
FIRST FLOOR	
Ancillary	62.5
Balcony	5.8
GROUND FLOOR	
New Centre	291.3
Existing	169.1
Verandah	105.2
Front Verandah	20.9
Store	13.5
Total	668.3 m²

PROPOSED GROUND FLOOR
 Scale: 1:100

Sorell Council
 Development Application: Response to Request for Information - 18 Arthur Street, Sorell.pdf
 Plans Reference: P2
 Date Received: 15/04/2024



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CYBER DRAFTING & DESIGN
 10/130 WINDHAM ROAD, TINGA, VIC 3615
 PH: 037 33939159
 cyber@cyberdrafting.com.au

REAL PROPERTY DESCRIPTION
 Lot: 1 on Top 29255
 SP41:
 ZONE:
 ALTHORPE:
 Sorell Council

BUILDING CLASSIFICATION
 CLASS 95.1 TYPE C CONSTRUCTION

REVISION HISTORY

NO.	DATE	DESCRIPTION
A	14/09/23	Concept Issue 1
C	23/11/23	Preliminary Issue_1
D	28/11/23	DA Issue 1
E	08/12/23	DA Issue 2
F	21/12/23	DA Issue 3
G	12/04/24	DA Issue 4



DRAWING TITLE
PROPOSED GROUND FLOOR
 CL: Tina Palushi
 18 Arthur Street, Sorell TAS 7172

SCALE
 AS SHOWN @ A2
 230142
 JOB No.

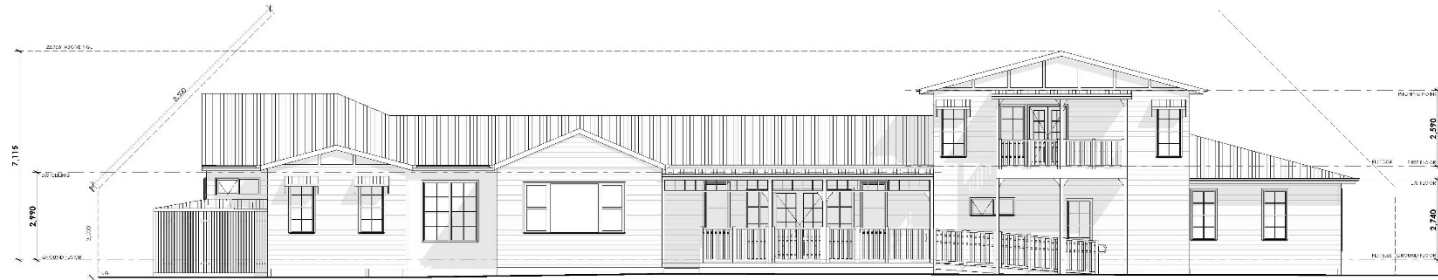
REVISION
 G

SHEET
6



AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
18 JUNE 2024

PROJECT DETAILS	DEVELOPER: JUDITH MAHE CLIENT: JUDITH MAHE PROJECT: 18 ARTHUR STREET, SORELL DRAWING NO: DA-18-001-001 SHEET NO: 8 DATE: 12/04/24 DRAWN BY: JUDITH MAHE CHECKED BY: JUDITH MAHE
APPROVALS	SORELL COUNCIL: [Signature] SORELL PLANNING AUTHORITY: [Signature] TOWN ENGINEER: [Signature] TOWN CLERK: [Signature]



WEST ELEVATION
Scale: 1:100



NORTH ELEVATION
Scale: 1:100

Sorell Council
Development Application: Response to Request for Information - 18 Arthur Street, Sorell.pdf
Plans Reference: P2
Date Received: 15/04/2024

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION.

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DIMENSIONS
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REAL PROPERTY DESCRIPTION
JOB: 18 Arthur Street
AREA: 1601sqm
SITE: 18 Arthur Street
MUTUAL: Sorell Council

BUILDING CLASSIFICATION
CLASSIFICATION: RESIDENTIAL

REVISION HISTORY

NO.	DATE	DESCRIPTION
A	14/09/23	Concept Issue_1
B	21/11/23	Preliminary Issue_1
C	28/11/23	DA Issue_1
D	08/12/23	DA Issue_2
E	21/12/23	DA Issue_3
F	12/04/24	DA Issue_4

CYBER DRAFTING & DESIGN

JUDITH MAHE
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08 9379 9139

PROJECT: 18 ARTHUR STREET, SORELL
CLIENT: JUDITH MAHE
DRAWING NO: DA-18-001-001
SHEET NO: 8

DRAWING TITLE
PROPOSED ELEVATIONS
CLIENT: Tina Palushi
18 Arthur Street, Sorell TAS 7172

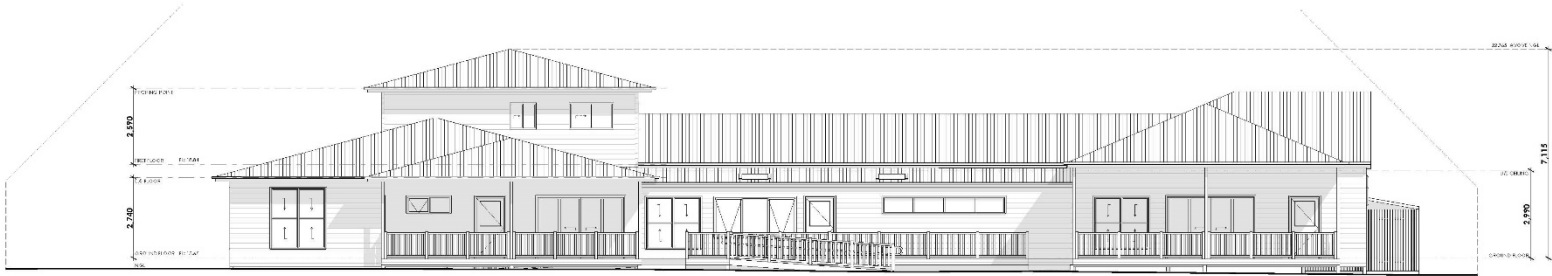
SCALE: AS SHOWN @ A2
JOB NO: 230142
REVISION: G

SHEET
8



AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
18 JUNE 2024

PROPOSED ELEVATIONS	CONCEPTUAL PRELIMINARY DRAWING
DATE	DATE
BY	BY
FOR	FOR
PROJECT NAME	PROJECT NAME
ADDRESS	ADDRESS
CITY	CITY
STATE	STATE
COUNTRY	COUNTRY
SCALE	SCALE
DATE RECEIVED	DATE RECEIVED
DATE RECEIVED	DATE RECEIVED



EAST ELEVATION
Scale: 1:100



SOUTH ELEVATION
Scale: 1:100

Sorell Council
Development Application: Response to Request for Information - 18 Arthur Street, Sorell.pdf
Plans Reference: P2
Data Received: 15/04/2024

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REAL PROPERTY DESCRIPTION

JOB: 180104
AREA: 1600sqm
ZONE: General Residential
MUTUAL: 100%
BUILDING CLASSIFICATION: CLASSIFICATION: 10/11/20/20/20/20

REVISION HISTORY

NO.	DATE	DESCRIPTION
A	14/09/23	Concept Issue 1
B	28/11/23	DA Issue 1
C	21/11/23	Preliminary Issue 1
D	08/12/23	DA Issue 2
E	23/12/23	DA Issue 3
F	12/04/24	DA Issue 4



JODIE MARR
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p. 07 3295 9139

CLIENT: Sorell Council
ADDRESS: 180104
ADDRESS: 180104

671531 WYNDHAM ROAD, TINGALPA, QLD 4212
SUITE 15/16-17/18
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www.cyberdrafting.com.au

PROPOSED ELEVATIONS

CLIENT: Tina Palushi
18 Arthur Street, Sorell TAS 7172

SCALE: AS SHOWN @ A2

230142
JOB NO.

G
REVISION

SHEET

9



AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
18 JUNE 2024