

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 40 Riviera Drive, Carlton

PROPOSED DEVELOPMENT:

**ADDITIONS & ALTERATIONS TO DWELLING INC
DEMOLITION**

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 22nd July 2024**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 22nd July 2024**.

APPLICANT: Rainbow Building Solutions

APPLICATION NO: DA 2024 / 116 - 1

DATE: 04 July 2024

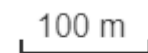


40 Riviera Drive, Carlton - Representation Close Monday 22 July 2024

4-Jul-2024



Disclaimer: This map is a representation of the information currently held by Sorell Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.



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

Full description of Proposal:	Use:
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>

Design and construction cost of proposal:	\$
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Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address:
	Suburb: Postcode:
	Certificate of Title(s) Volume: Folio:

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

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

 Sorell Council Development Application: Development Application - 40 Riviera Drive, Carlton.pdf Plans Reference:P1 Date Received:29/05/2024

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

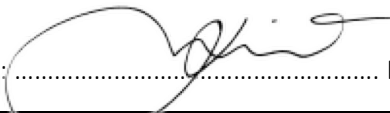
Declarations and acknowledgements

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

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

- I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

- Where the General Manager’s consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature:  Date:
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Crown or General Manager Land Owner Consent

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

Please note:

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

I _____ being responsible for the administration of land at _____

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



Sorell Council

Development Application: Development Application - 40 Riviera Drive, Carlton.pdf

Plans Reference:P1
Date Received:29/05/2024

Signature of General Manager, Minister or Delegate:	Signature: Date:
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139 Main Road Sorell 7172

t: 1300 737 910 f: 03 6265 3144

w: rainbowbuilding.com.au e: sales@rainbowbuilding.com.au

Wednesday, 29 May 2024

PROPOSED WORKS AT 40 RIVIERA DRIVE CARLTON TAS 7173

To Sorell Council;

Proposed works for 40 Riviera Drive Carlton consists of the following:

1. Removal of verandah roof to western side of the house
2. Removal of verandah roof to northern side of the house
3. Proposed verandah roof to northern side of the house
4. Proposed house extension to western side of the house, consisting of 2 bedrooms.
5. The existing 2 bedrooms in dwelling to be converted into family / rumpus room.

Should you require further clarification, please let me know.

Kind regards

A handwritten signature in black ink, appearing to read "Josh Smith", is written over a circular stamp or seal that is partially obscured by the signature.

Josh Smith



CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING ASSESSMENT.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE ASSESSMENT IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

THESE DOCUMENTS ARE INTENDED FOR COUNCIL PLANNING APPLICATION ONLY, THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED BY "WILKIN DESIGN & DRAFTING" THE DRAWER RETAINS ALL "INTELLECTUAL PROPERTY"



Sorell Council

Development Application: Response to Request for Information - 40 Riveria Drive, Carlton.pdf

Plans Reference: P2

Date Received: 25/06/2024

PROPOSED EXTENSIONS AND RENOVATIONS TO RESIDENCE FOR J. & C. SMITH AT 40 RIVIERA DRIVE CARLTON TAS



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P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

DATE:
25/06/2024

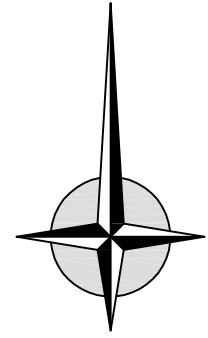
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DA-24SRSMI

DEVELOPMENT APPLICATION ONLY
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NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES
SLOPE = H:L

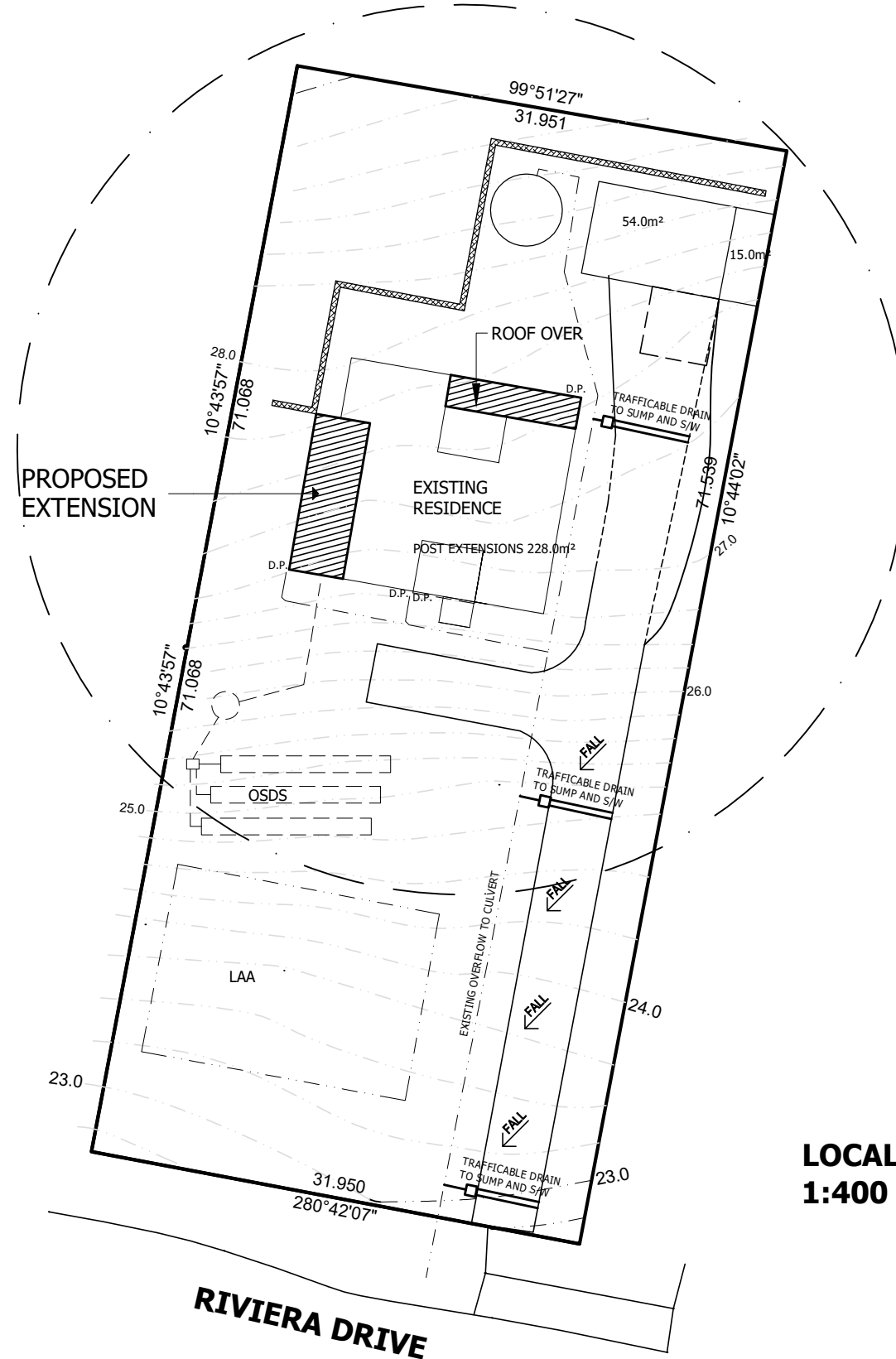
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STABLE ROCK	2:3	8:1
SAND	1:2	1:2
SILT	1:4	1:4
CLAY (FIRM)	1:2	1:1
CLAY (SOFT)	NOT SUITABLE	2:3
SOFT SOILS	NOT SUITABLE	NOT SUITABLE

Sorell Council
 Development Application: Response to Request for Information - 40 Riveria Drive, Carlton.pdf
 Plans Reference: P2
 Date Received: 25/06/2024



40 RIVIERA DR
 CARLTON TAS 7173

TITLE REF: 120616/4
 PROPERTY ID: 1654188
 AREA = 2278.00m²



SITE COVERAGE
 RESIDENCE - 228
 SHED - 54
 WOOD STORAGE - 15
 IMPERVIOUS SURFACES (DRIVEWAY/PARKING) - 313
 TOTAL - 610.00m²
 = 26.5%



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NOTES:

PROJECT TITLE:
SMITH EXTENSIONS
40 RIVIERA DRIVE
CARLTON

REVISION:
25/06/2024

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13/05/2024

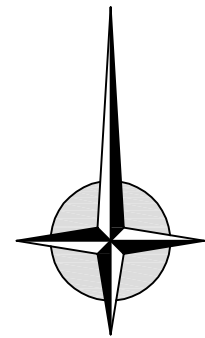
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LOCALITY PLAN
1:400

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 CARLTON TAS 7173

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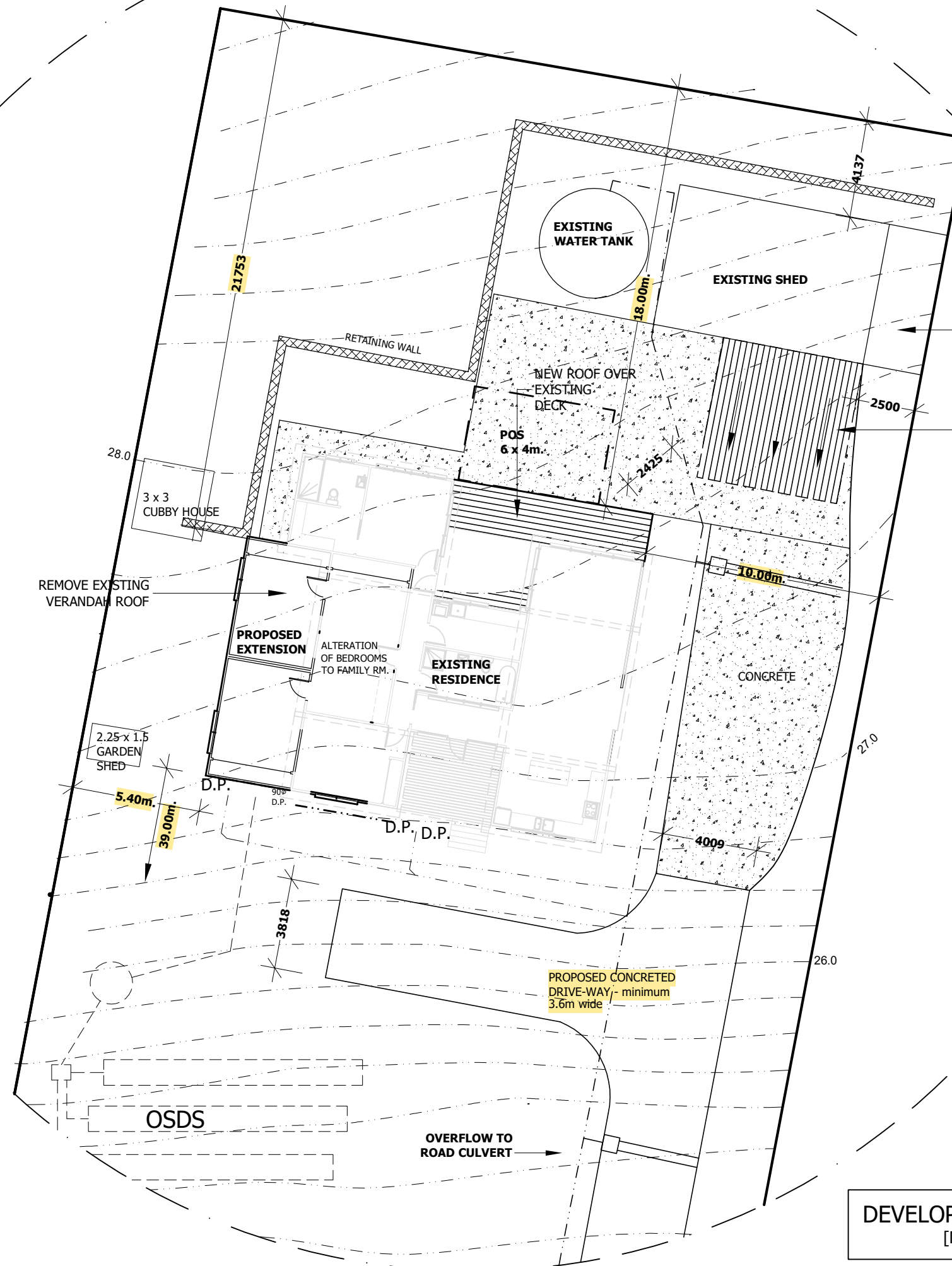
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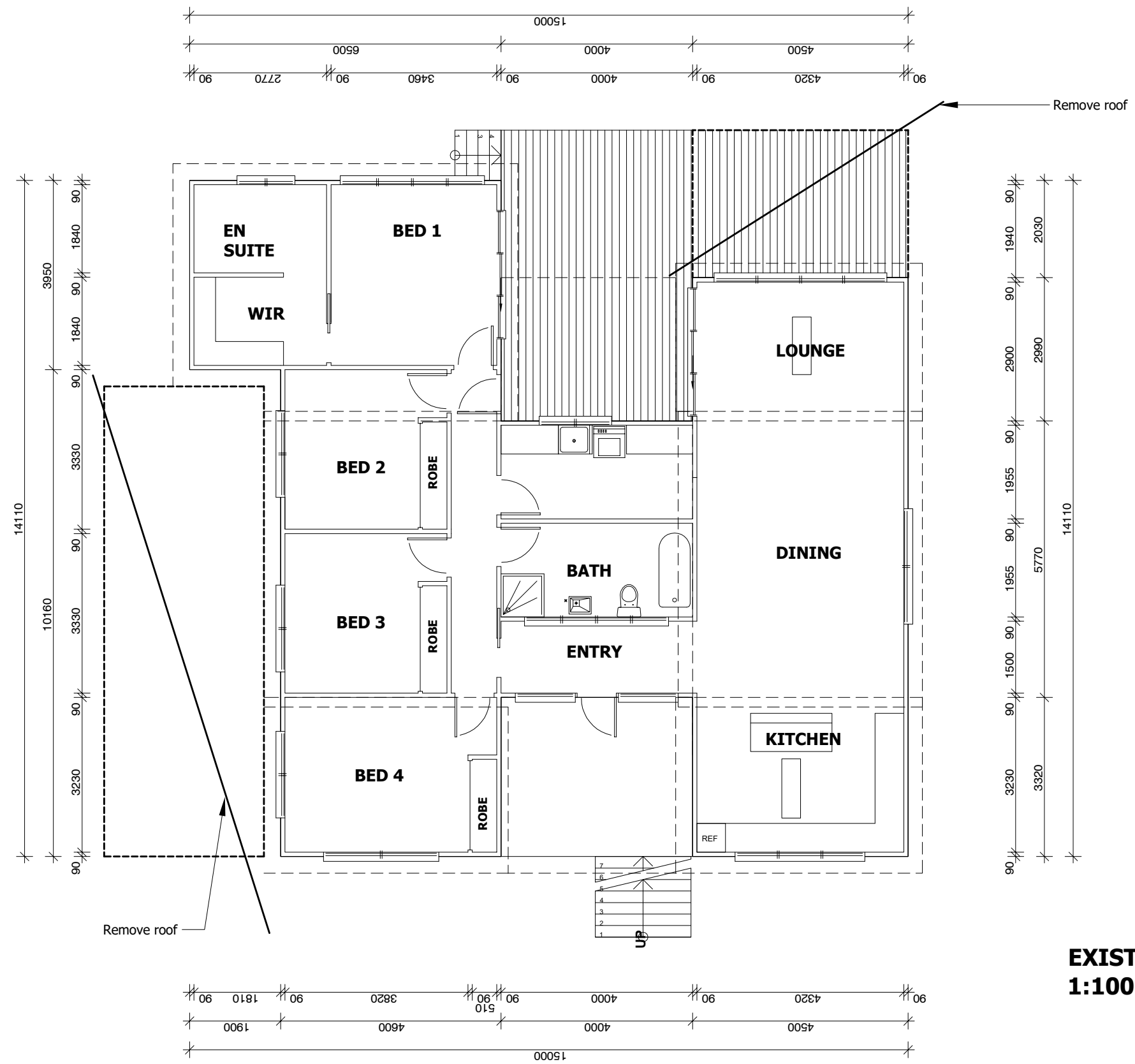
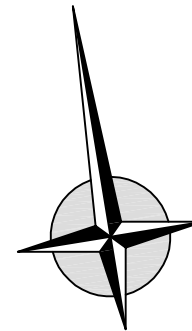
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SITE PLAN
1:200

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**EXISTING FLOOR PLAN
 1:100**

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SMITH EXTENSIONS
**40 RIVIERA DRIVE
 CARLTON**

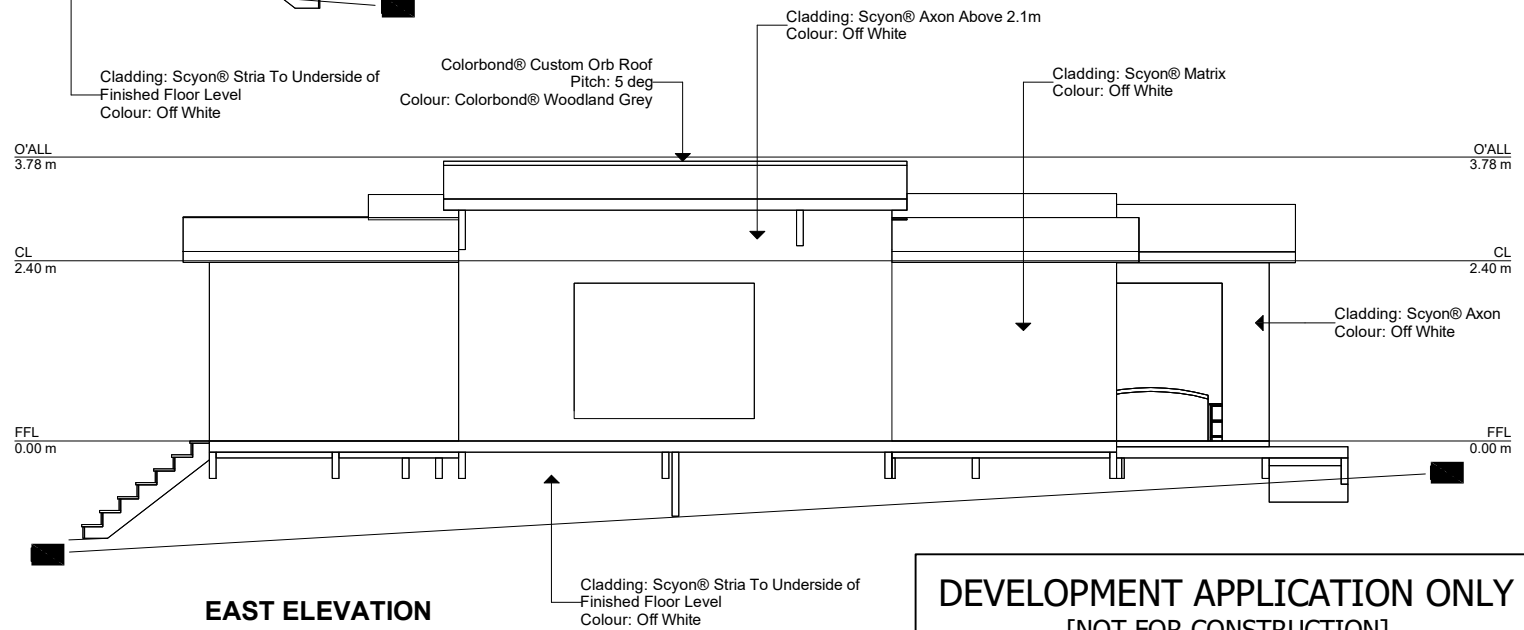
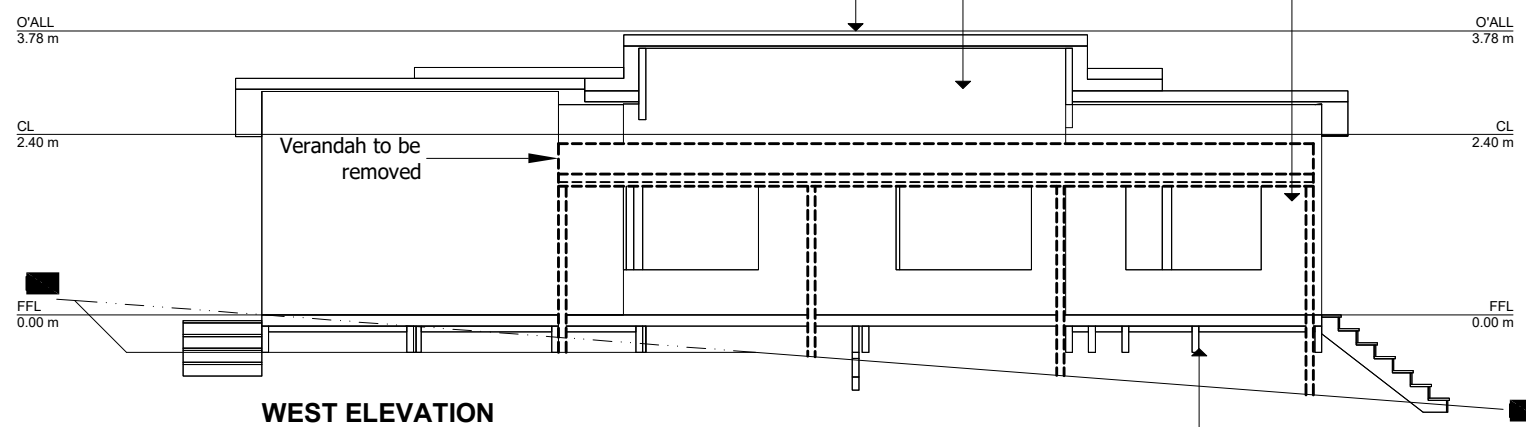
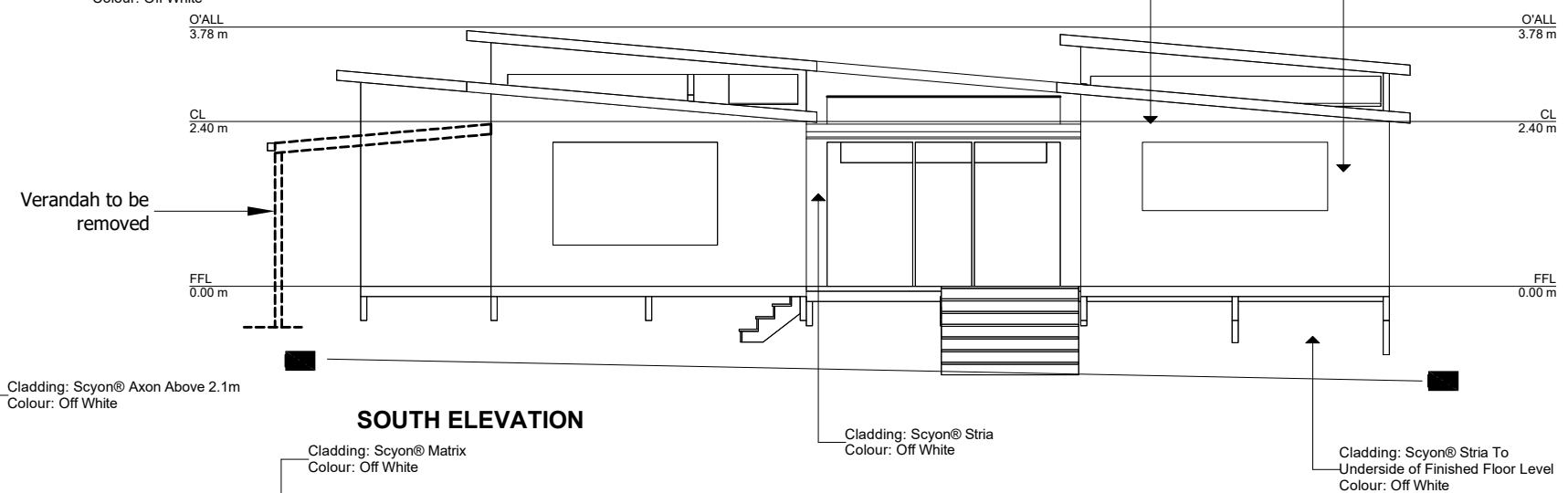
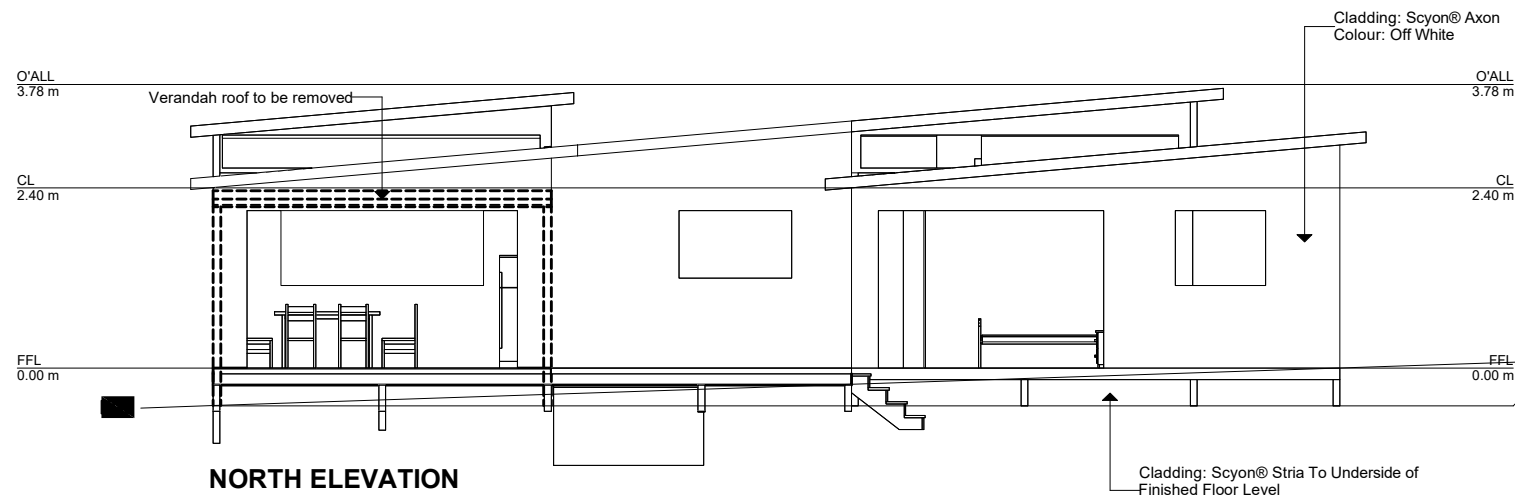
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EXISTING ELEVATIONS



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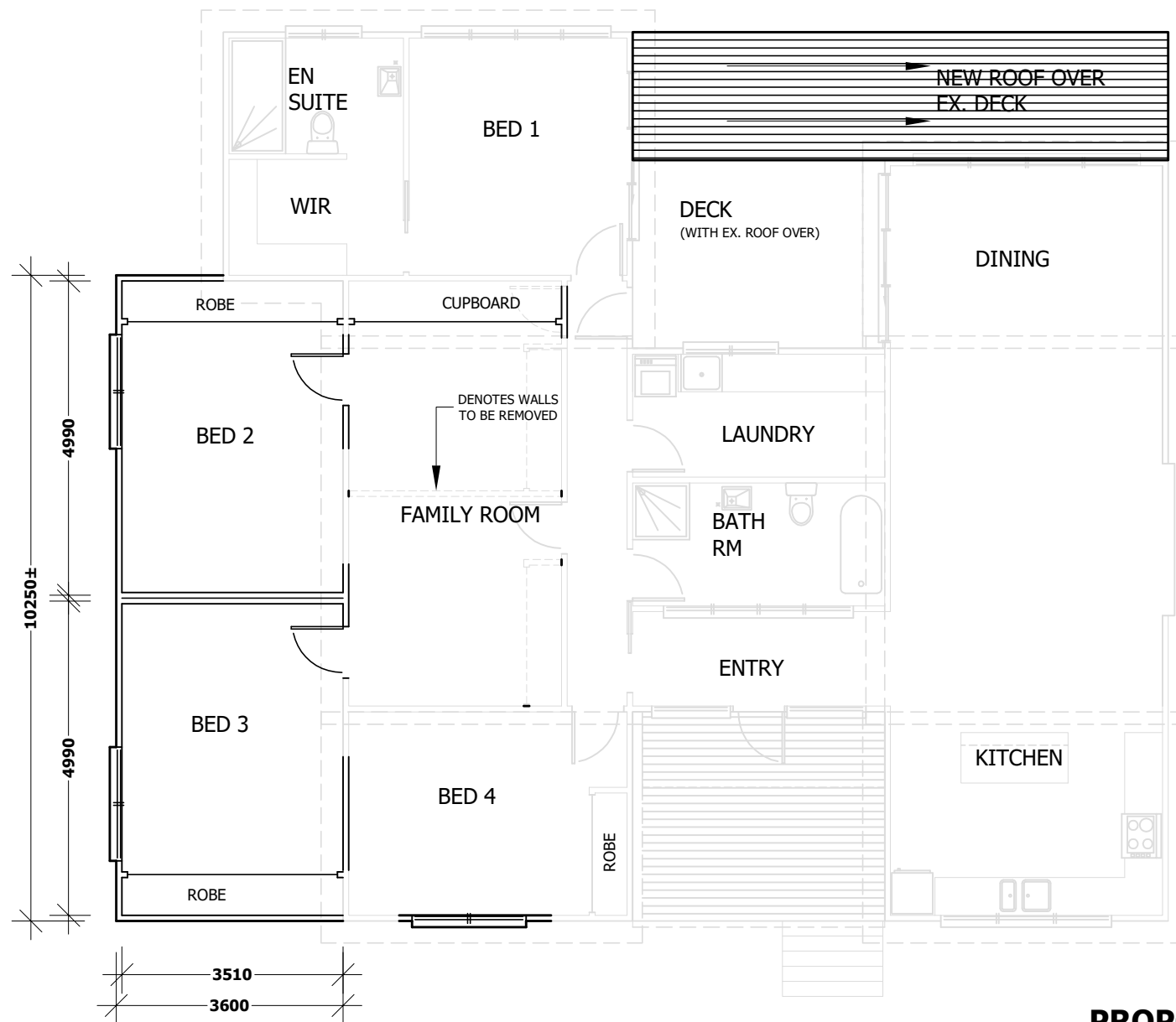
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**PROPOSED FLOOR PLAN
1:100**


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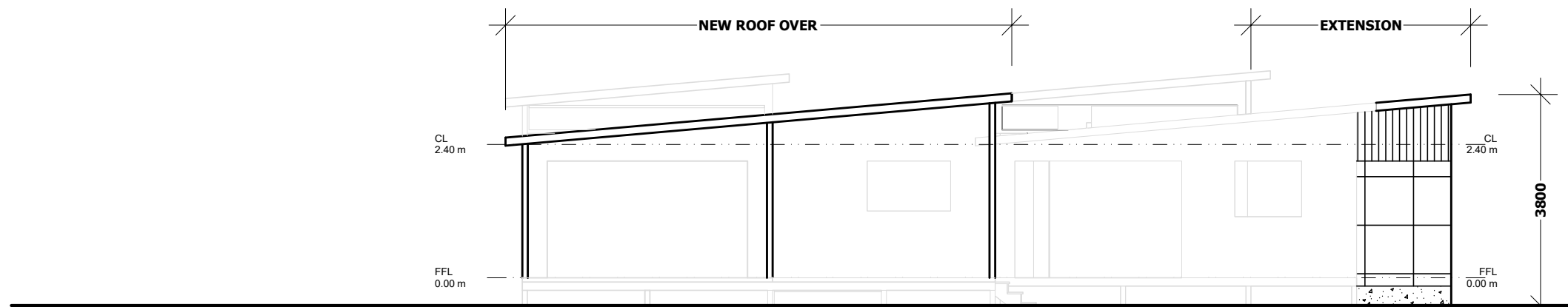
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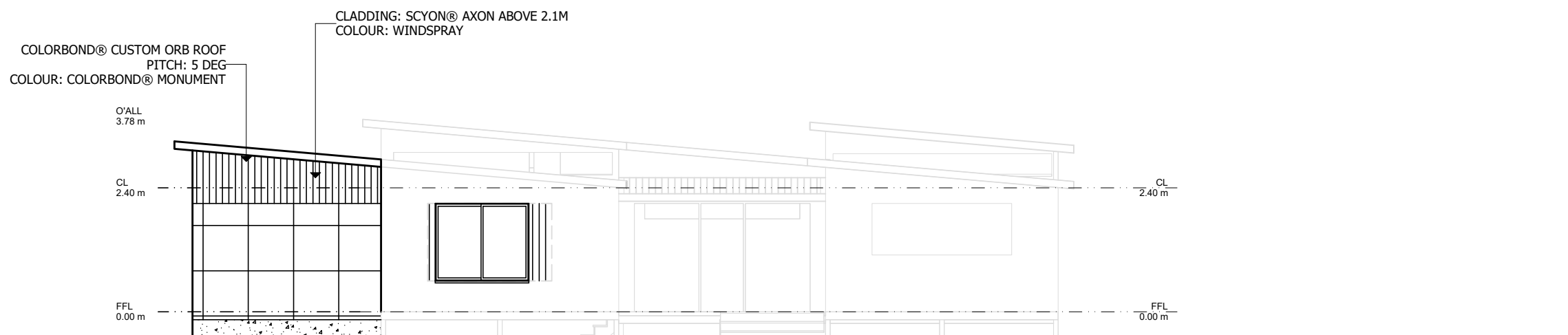
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NORTH ELEVATION

**PROPOSED ELEVATIONS
1:100**



SOUTH ELEVATION



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40 RIVIERA DRIVE
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14/10/2020

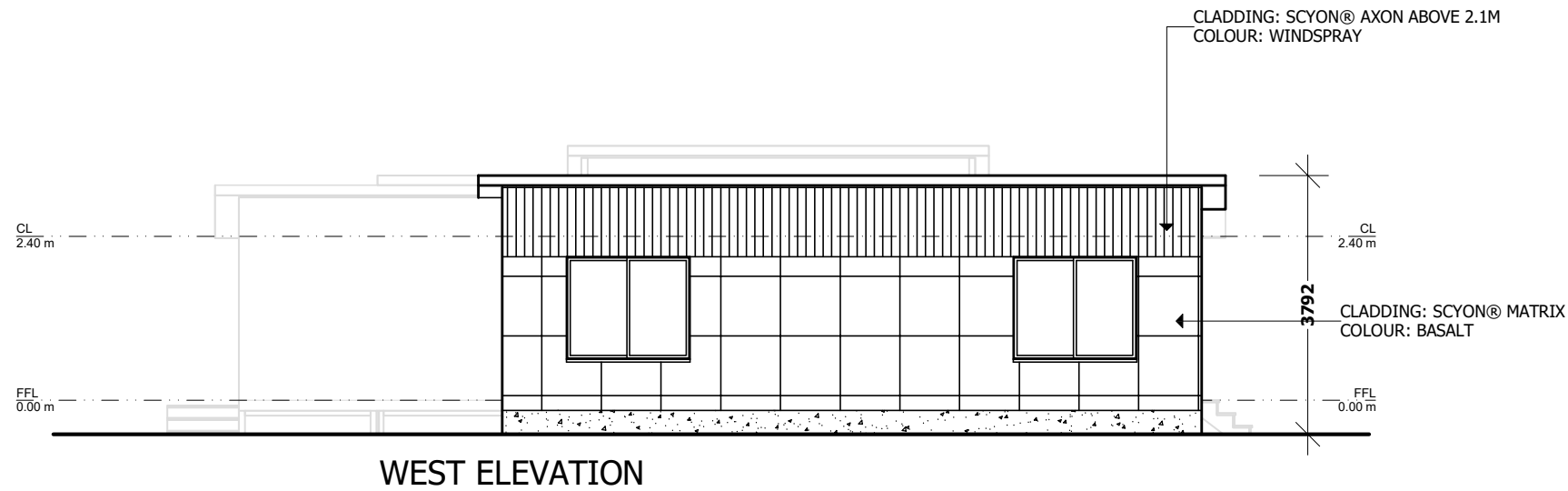
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WEST ELEVATION

**PROPOSED ELEVATIONS
1:100**



EAST ELEVATION



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