

# NOTICE OF PROPOSED DEVELOPMENT

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

**SITE: 3208 Tasman Highway, Orielton  
(CT177152/1) Access off Allambie Road,  
Orielton)**

**PROPOSED DEVELOPMENT:  
DWELLING**

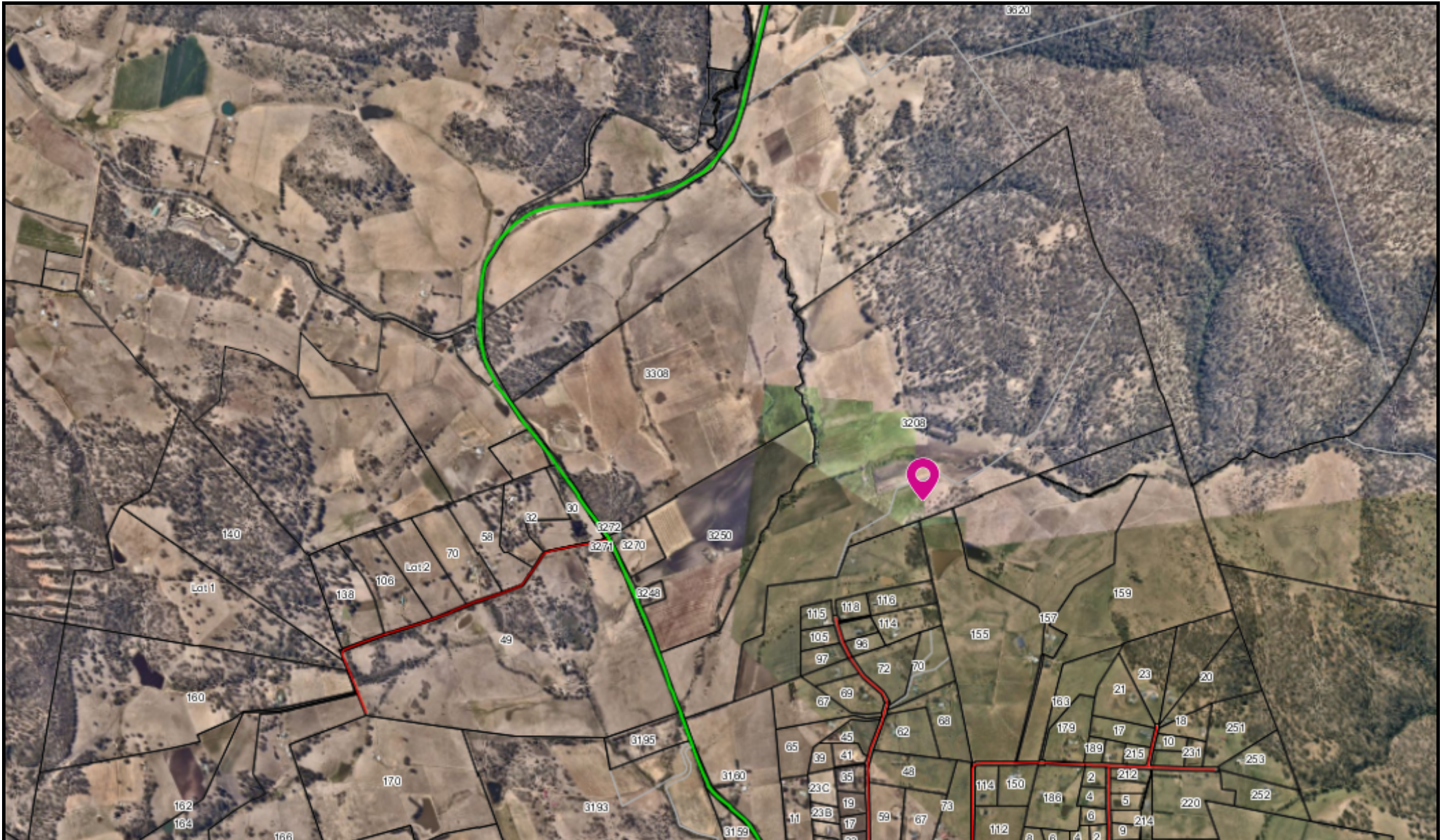
The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at [www.sorell.tas.gov.au](http://www.sorell.tas.gov.au) until **Monday 12<sup>th</sup> August 2024**.

Any person may make representation in relation to the proposal by letter or electronic mail ([sorell.council@sorell.tas.gov.au](mailto:sorell.council@sorell.tas.gov.au)) addressed to the General Manager. Representations must be received no later than **Monday 12<sup>th</sup> August 2024**.

**APPLICANT: Attic Building Design**

**APPLICATION NO: DA 2024 / 155 - 1**

**DATE: 25 July 2024**



3208 Tasman Highway, Orielton (CT177152/1) Access off Allambie Road, Orielton) - Representation Close  
 Monday 12th August 2024

25-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:	\$ .....
---	----------

Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
---	--

Location of proposed works:	Street address: .....
	Suburb: ..... Postcode: .....
	Certificate of Title(s) Volume: ..... Folio: .....

Current Use of Site	.....
---------------------	-------

Current Owner/s:	Name(s).....
------------------	--------------

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/>

 <b>Sorell Council</b> Development Application: Development Application - 117 Allambie Road, Orielson - P1.pdf Plans Reference:P1 Date Received:27/06/2024
--

**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.

<b>Applicant Signature:</b>	Signature: .....  ..... Date: .....
-----------------------------	---

**Crown or General Manager Land Owner Consent**

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

Please note:

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

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

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



<b>Signature of General Manager, Minister or Delegate:</b>	Signature: ..... Date: .....
--	------------------------------





Benjamin Valentine  
PO Box 5, Dodges Ferry,  
Tasmania, 7173  
m: 0403 579 827  
[ben@theattic.net.au](mailto:ben@theattic.net.au)

27th June 2024

## PLANNING APPLICATION - Cover Letter

**117 Allambie Road, Orielton, TAS 7172**  
**PROPOSED DWELLING**

To the Planning Department, Sorell Council,

Attic Building Design have been engaged to prepare a planning application for a proposed dwelling at 117 Allambie Road, Orielton. I am writing on behalf of our clients Haydn & Sheila Dodge and this letter should be read in conjunction with our application plans and any attached documents.

**It is noted here that the access to the property is often locked and that if access is required by the authority that Mr.Haydn Dodge is contacted to gain access as required.**

The subject property is currently vacant with a subdivision permit granted and nearing completion. The property has previously been known as 3208 Tasman Hwy. It shares boundaries with 6 other properties, 2 of which are burdened by a right of way to the subject property.

The property falls within Zone 20, Rural under the Tasmanian Planning Scheme and is subject to the following codes;

- C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE
- C7.0 NATURAL ASSETS CODE
  - Waterway and Coastal Protection Area
  - Priority Vegetation Area
- C13.0 BUSHFIRE PRONE AREAS CODE
- C15.0 LANDSLIP HAZARD CODE
- C16.0 SAFEGUARDING OF AIRPORTS CODE



### Dwelling

Our client proposes a modest dwelling at the subject address. The dwelling is proposed to include two bedrooms and two bathrooms, one of which is an ensuite to the master bedroom.

Good solar access has been incorporated with private open space easily achieved due to property size.

### Waste System

A wastewater design has not been commissioned at this stage due to the large site area. The waste system has been indicated on the site plan shown on sheet A1.03. The waste system is likely to be a standard septic tank with traditional trenches or an AES bed dependent on the soil test results.

## Stormwater Management

Rainwater will be harvested for use in the dwelling with an overflow likely to drain to the dedicated firefighting tank and then further away from the dwelling to discharge onto the ground in an evenly dispersed fashion to eliminate any erosion.

## Application Documents

The Attachments submitted with this application are listed below;

- Land Title
- Planning Application Form & Cover Letter (this document)
  - Containing responses to the relevant parts of the planning scheme for the Rural zone and relevant codes.
- Architectural Plans
  - Location plan, property access plan (bushfire), site plan, floor plan, elevations and 3D images.

I have addressed the applicable provisions of the Tasmanian Planning Scheme and relevant codes on the following pages, please enable bookmarks which have been included for ease of PDF viewing.

Please contact me to discuss any of the details within the application cover letter.

Yours faithfully,



Benjamin Valentine  
PO Box 5, Dodges Ferry, Tasmania, 7173  
m: 0403 579 827  
[ben@theattic.net.au](mailto:ben@theattic.net.au)



## APPLICABLE SCHEME PROVISIONS

### 20.0 RURAL ZONE

#### 20.2 Use Table

The use table identifies 'Residential Use' as 'Discretionary' within the zone where there are no agreements restricting the use under section 71 of the Land Use Planning and Approvals Act 1993. There are no such agreements.

### 20.3 Use Standards for Buildings and Works

#### 20.3.1 Discretionary use

<p>Objective: <i>That the location, scale and intensity of a use listed as Discretionary:</i></p> <p><i>(a) is required for operational reasons;</i></p> <p><i>(b) does not unreasonably confine or restrain the operation of uses on adjoining properties;</i></p> <p><i>(c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and</i></p> <p><i>(d) is appropriate for a rural location and does not compromise the function of surrounding settlements.</i></p>	
Scheme Provision	Response
<p><b>A2</b> <i>No Acceptable Solution.</i></p> <p><b>P2</b> <i>A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to:</i></p> <p><i>(a) the location of the proposed use;</i></p> <p><i>(b) the nature, scale and intensity of the use;</i></p> <p><i>(c) the likelihood and nature of any adverse impacts on adjoining uses;</i></p> <p><i>(d) whether the proposed use is required to support a use for security or operational reasons; and</i></p> <p><i>(e) any off site impacts from adjoining uses.</i></p>	<p><b>P2</b></p> <p>The residential use does not restrain any existing uses on adjoining properties;</p> <p>(a) The site is toward existing vegetated areas of adjoining properties to the north and east. To the south and west there is cleared land on smaller properties that have low intensity agricultural use, currently being grazing and some small scale cropping.</p> <p>(b) The scale of the proposed residential use is modest (small) and provides no threat to any existing use on adjoining properties.</p> <p>(c) It is highly unlikely that the proposed use will ever have an impact on adjoining properties.</p>



	<p>(d) The owner currently grazes sheep on the subject property and the property to the west of the subject property.</p> <p>(e) There are no off site impacts from adjoining uses.</p>
<p><b>A3</b> <i>No Acceptable Solution.</i></p> <p><b>P3</b> <i>A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to:</i></p> <p>(a) <i>the nature, scale and intensity of the use;</i></p> <p>(b) <i>the local or regional significance of the agricultural land; and</i></p> <p>(c) <i>whether agricultural use on adjoining properties will be confined or restrained.</i></p>	<p><b>P3</b></p> <p>The proposed residential use has little impact regarding conversion of agricultural land and is compatible with agricultural use:</p> <p>(a) the proposal is small in scale and intensity and the nature is in keeping with dwellings required to fulfill the function of running a farm, whether that be grazing or cropping.</p> <p>(b) farming has and is an important part of the local area and wider region. The proposal does not have any unreasonable impact on this significance.</p> <p>(c) agricultural use on adjoining properties will not be confined or restrained by the development of this proposal.</p>

## 20.4 Development Standards for Buildings and Works

### 20.4.2 Building height

<p>Objective: <i>To provide for a building height that:</i></p> <p>(a) <i>is necessary for the operation of the use; and</i></p> <p>(b) <i>minimises adverse impacts on adjoining properties.</i></p>	
Scheme Provision	Response
<p><b>A1</b> <i>Building height must be not more than 12m.</i></p>	<p><b>A1</b> The building has a maximum height of 4.45 m and therefore complies with A1</p>

### 20.4.1 Setbacks

<p>Objective: <i>To provide for a building height that:</i></p> <p>(a) <i>is necessary for the operation of the use; and</i></p> <p>(b) <i>minimises adverse impacts on adjoining properties.</i></p>	
Scheme Provision	Response
<p><b>A1</b> <i>Buildings must have a setback from all boundaries of:</i></p> <p>(a) <i>not less than 5m; or</i></p>	<p><b>A1</b> The setbacks are more than 5 m to all boundaries and therefore comply with A1.</p>

<p><i>(b) if the setback of an existing building is within 5m, not less than the existing building.</i></p>	
<p><b>A2</b>  <i>Buildings for a sensitive use must be separated from an Agriculture Zone a distance of:</i>  <i>(a) not less than 200m; or</i>  <i>(b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.</i></p> <p><b>P2</b>  <i>Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use within the Agriculture Zone, having regard to:</i>  <i>(a) the size, shape and topography of the site;</i>  <i>(b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties;</i>  <i>(c) the location of existing buildings on the site;</i>  <i>(d) the existing and potential use of adjoining properties;</i>  <i>(e) any proposed attenuation measures; and</i>  <i>(f) any buffers created by natural or other features</i></p>	<p><b>A2</b>  See P2</p> <p><b>P2</b>  The proposed dwelling will not interfere with any agricultural use within the adjoining agricultural zone to the south:  (a) The size of the adjoining property that has potential for agricultural use is smaller than the subject property and is not likely to be impacted by the proposed use in anyway.  (b) The closest existing building on adjoining properties within ANY zone is approximately 455 m and therefore there shall be no impact.  (c) There are no existing buildings on the site.  (d) There does not seem to be any impact likely to existing or potential uses of adjoining properties.  (e) With regard to attenuation the owner plans to increase the plantings to the south of the proposed dwelling within the realms of the bushfire management areas required.  (f) See (e) above.</p>

### 20.4.3

#### Access for new dwellings

<p><i>Objective: That new dwellings have appropriate vehicular access to a road maintained by a road authority.</i></p>	
<p><b>Scheme Provision</b></p>	<p><b>Response</b></p>
<p><b>A1</b>  <i>New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.</i></p>	<p><b>A1</b>  The proposed dwelling has right of way to Allambie Road which is maintained by the authority.</p>

## C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

### C2.5 Use Standards

#### C2.5.1 Car parking numbers

<i>Objective: That an appropriate level of car parking spaces are provided to meet the needs of the use.</i>	
<b>Scheme Provision</b>	<b>Response</b>
<b>A1</b> <i>The number of on-site car parking spaces must be no less than the number specified in Table C2.1</i>	<b>A1</b> The proposal has ample space for a minimum of 2 car parks in compliance with Table C2.1 and therefore complies with A1. The carparks will be indicated on the building application plans along with further driveway details where required.

## C2.6 Development Standards for Buildings and Works

### C2.6.1 Construction of parking areas

<i>Objective: That parking areas are constructed to an appropriate standard.</i>	
<b>Scheme Provision</b>	<b>Response</b>
<b>A1</b> <i>All parking, access ways, manoeuvring and circulation spaces must:</i> <i>(a) be constructed with a durable all weather pavement;</i> <i>(b) be drained to the public stormwater system, or contain stormwater on the site; and</i> <i>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</i>	<b>A1</b> The access and parking areas are: (a) to be constructed from a durable all weather pavement in accordance with engineers' instruction and bushfire prone areas Category 4C access road requirements. Engineers' instruction to be supplied as part of the building application stage. Property access, in compliance with the Directors Determination for Bushfire Hazard Areas, can be seen on sheet A1.02. (b) to be drained away from the access road that leads up the property boundary (approx. 6 degree slope) to the internal parts of the property (down slope). Drainage will be via regular cross drains to take the water off the access road and disperse it safely on to surrounding land. Drains to be monitored over the first year to evaluate the need for rock pitching and additional plantings to mitigate any erosion.



## C2.6.2 Design and layout of parking areas

Objective: <i>That parking areas are designed and laid out to provide convenient, safe and efficient parking.</i>	
Scheme Provision	Response
<p>Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <ul style="list-style-type: none"> <li>(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;</li> <li>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</li> <li>(iii) have an access width not less than the requirements in Table C2.2;</li> <li>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</li> <li>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</li> <li>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</li> <li>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</li> </ul> <p>(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.</p>	<p><b>A1.1</b></p> <p>The proposal will comply with all parts of A1.1 (a)</p>

## C2.6.3 Number of accesses for vehicles

<p>Objective: <i>That:</i></p> <p>(a) <i>access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;</i></p> <p>(b) <i>accesses do not cause an unreasonable loss of amenity of adjoining uses; and</i></p> <p>(c) <i>the number of accesses minimise impacts on the streetscape.</i></p>
---




<p><b>A1</b>  <i>The number of accesses provided for each frontage must:</i>  <i>(a) be no more than 1; or</i>  <i>(b) no more than the existing number of accesses,</i>  <i>whichever is the greater.</i></p>	<p><b>A1</b>          There is two existing access, one off Allambie Road and one off the Tasman Highway and therefore the proposal complies with A1.</p>
--	---

**C7.0 NATURAL ASSETS CODE**

**C7.6 Development Standards for Buildings and Works**

**C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area**

<p>Objective: <i>That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.</i></p>	
Scheme Provision	Response
<p><b>A1</b>  <i>Buildings and works within a waterway and coastal protection area must:</i>  <i>(a) be within a building area on a sealed plan approved under this planning scheme;</i>  <i>(b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or</i>  <i>(c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.</i></p> <p><b>P1.1</b>  <i>Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:</i>  <i>(a) impacts caused by erosion, siltation, sedimentation and runoff;</i>  <i>(b) impacts on riparian or littoral vegetation;</i>  <i>(c) maintaining natural streambank and</i></p>	<div data-bbox="1034 1451 1374 1615" style="border: 1px solid orange; padding: 5px; margin: 10px auto; width: fit-content;">  <p><b>Sorell Council</b>          Development Application: Development Application - 117 Allambie Road, Orielton - P1.pdf          Plans Reference:P1          Date Received:27/06/2024</p> </div> <p><b>P1.1</b>          The portion of development that falls within a Waterway and Coastal Protection Area is a small part of the access road to the proposed dwelling.          The access road has been present for some time and is currently has an all-weather gravel pavement as can be seen in Fig. 1 and Fig. 2 below. The waterway concerned is a Class 4 waterway which is unnamed and has</p>


<p><i>streambed condition, where it exists;</i></p> <p><i>(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</i></p> <p><i>(e) the need to avoid significantly impeding natural flow and drainage;</i></p> <p><i>(f) the need to maintain fish passage, where known to exist;</i></p> <p><i>(g) the need to avoid land filling of wetlands;</i></p> <p><i>(h) the need to group new facilities with existing facilities, where reasonably practical;</i></p> <p><i>(i) minimising cut and fill;</i></p> <p><i>(j) building design that responds to the particular size, shape, contours or slope of the land;</i></p> <p><i>(k) minimising impacts on coastal processes, including sand movement and wave action;</i></p> <p><i>(l) minimising the need for future works for the protection of natural assets, infrastructure and property;</i></p> <p><i>(m) the environmental best practice guidelines in the</i></p>	<p>obvious signs of being heavily developed over the years.</p> <p>The access is no more than 4m wide at this point with existing concrete pipes under the access road. There are several dams up stream of the watercourse and it only carries water rarely.</p> <p>Some upgrading of the access will be required for the Category 4C road required by the Directors Determination for Bushfire Hazard Areas and precautions such as silt traps will be employed during this time.</p> <div data-bbox="1066 882 1404 1037" style="border: 1px solid orange; padding: 5px; margin-top: 20px;">  <p><b>Sorell Council</b></p> <p>Development Application: Development Application - 117 Allambie Road, Oriellton - P1.pdf</p> <p>Plans Reference: P1 Date Received: 27/06/2024</p> </div>
<p><b>A3</b></p> <p><i>Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.</i></p>	<p><b>A3</b></p> <p>There will not be a stormwater discharge into the watercourse therefore it complies with A3</p>



Figure 1 - Access from Allambie Road




Figure 2 – Access to Allambie Road over drain.

**C7.6.2**

**Clearance within a priority vegetation area**

<p>Objective: <i>That clearance of native vegetation within a priority vegetation area:</i></p> <p><i>(a) does not result in unreasonable loss of priority vegetation;</i></p>
--



<i>(b) is appropriately managed to adequately protect identified priority vegetation; and (c) minimises and appropriately manages impacts from construction and development activities.</i>	
<b>Scheme Provision</b>	<b>Response</b>
<p><b>A1</b> <i>Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.</i></p> <p><b>P1.1</b> <i>Clearance of native vegetation within a priority vegetation area must be for:</i></p> <p><i>(a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;</i></p> <p><i>(b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;</i></p> <p><i>(c) subdivision in the General Residential Zone or Low Density Residential Zone;</i></p> <p><i>(d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;</i></p> <p><i>(e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or</i></p> <p><i>(f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.</i></p> <p><b>P1.2</b> <i>Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</i></p> <p><i>(a) the design and location of buildings and works and any constraints such as topography or land hazards;</i></p>	<p><b>P1.1</b> The proposed development falls within part of a Priority Vegetation Area. This area historically contained a motorcycle track and a large volume of car and tractor tyre refuse. These tyres have since been removed and the area cleaned up:</p> <p>(b) The removal of a small number of trees as seen on Sheet A1.03 are for the construction of a single dwelling</p> <p>(f) The portion of priority vegetation that is affected is a very small portion of existing priority vegetation on the same property and it has been largely affected in the past as stated in the preamble response above.</p> <div data-bbox="1002 1482 1350 1637" style="border: 1px solid orange; padding: 5px; margin: 10px 0;">  <p><b>Sorell Council</b> Development Application: Development Application - 117 Allambie Road, Orielton - P1.pdf Plans Reference:P1 Date Received:27/06/2024</p> </div> <p><b>P1.2</b> Impacts to the priority vegetation area have been kept to a minimum with the proposal:</p> <p>(a) The design and location is such that avoids any major disturbance through cutting or filling the site so as to minimise erosion;</p> <p>(b) The dwelling has been designed to be</p>

<p>(b) any particular requirements for the buildings and works;</p> <p>(c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;</p> <p>(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;</p> <p>(e) any on-site biodiversity offsets; and</p> <p>(f) any existing cleared areas on the site.</p>	<p>modest in size so as to achieve a balance between aspect and larger scale clearing. Clearing of trees has been kept to a bare minimum.</p> <p>(c) The proposal takes into account fire-resistant design and clearing for fire management is limited to the bare minimum indicated on the plan.</p> <p>(d) There will be little residual impact from the small amount of clearing, the trees in this location are quite sparse and the owner will be increasing the plantings in the near future after construction takes place. These plantings will be species in keeping with the natural values of the site and the existing priority vegetation area.</p>
---	--

### **C13.0 BUSHFIRE-PRONE AREAS CODE**

A Bushfire Hazard Management Report for the development has been commissioned but is yet to be completed. The BHMR will be submitted to the building surveyor at the building application stage. The assessment has determined the site to be BAL-12.5 and will require minimal clearing of existing vegetation.

### **C15.0 LANDSLIP HAZARD CODE**

Although landslip hazard area bands of 'Low' and 'Medium' are present on the site, these are not in any close proximity to the development site.

### **C16.0 SAFEGUARDING OF AIRPORTS CODE**

#### **C16.4 Use or Development Exempt from this Code**

##### **C16.4.1 The following use or development is exempt from this code:**

(a) development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.

The proposal is less than 152 m AHD and therefore complies with this code.



---

# Natural Values Assessment

3208 TASMAN HIGHWAY, ORIELTON

---

JULY 2024



**Sorell Council**

Development Application: Response to  
request for information - 3208 Tasman  
Highway, Orielton.pdf  
Plans Reference: P2  
Date received: 19/07/2024





66 Richmond Valley Road, Richmond Tasmania

Email: [Lee@nicholbrook.com](mailto:Lee@nicholbrook.com) Mobile: 0418 141 762

Author: Dr Lee Peterson

**Document status:**

Date	Status	Reviewed by	Transmission method
18/7/2024	Draft	L Peterson	Email
18/7/2024	Final	L Peterson	Email

This report has been prepared in accordance with the scope of services described in the contract or agreement between Nicholbrook and the Client. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Nicholbrook accepts no responsibility for its use by other parties.

## Contents

Executive Summary .....	3
Introduction .....	4
Proposal .....	4
Natural Values Assessment .....	4
Access Road to Proposed Development site .....	4
Proposed dwelling site .....	6
C7.0 Natural Assets Code .....	10
C7.6 Development Standards for Buildings and Works .....	10
C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area .....	10
C7.6.2 Clearance within a priority vegetation area.....	11
Declaration .....	12
Overall Plan of Title with Native Vegetation and Proposed dwelling.....	13
Site Plan Indicating Tree Removal Location .....	14

## Executive Summary

The proponent is seeking development approval for the construction of a dwelling and access to 3208 Tasman Highway, Orierton (CT 177152/1) and Council have requested further information as follows:

*Natural Values Report – site plan shows trees to be removed within priority vegetation area – C7.6.1 P1.1 & C7.6.2 P1.1 & P1.2*

*Priority Vegetation Area & Waterway & Coastal noting access is from Allambie Road over the waterway area. Some trees identified on site plan to be removed within the priority vegetation area*

Natural Values Atlas Report does not indicate any threatened flora or fauna within 500 metres of the proposed development.

Onsite inspection identified 5 *Eucalyptus amygdalina* trees proposed to be removed for the construction of proposed dwelling and to comply with Bushfire Hazard requirements. The 2.4 hectares of this tree community has some 60 trees present in total and the trees to be removed are from the most dense tree population area thereby minimizing the impact. There is no understory of native flora present hence no further impact. Compliance with Natural Assets Code C7.6.1 P1.1 and C7.6.2 P1.1 and P1.2 demonstrated.

No action is currently required to eradicate or control species under the Tasmanian Weed Management Act 1995.

Proposed access is via a pre-existing gravel road from Allambie Road. This road traverses a Waterway that is a tributary of the Orierton Rivulet. No further additional impact is proposed to the waterway which currently consists of improved pasture verge.

## Introduction

Dr Lee Peterson, Principal Consultant, Nicholbrook Pty Ltd, prepared a report in November 2022 to provide an expert agricultural assessment of the properties known as Claxton Farm, Orierton. This report assesses the Natural Values of a proposed dwelling site and associated road access impacts on the title PID 3590966, CT177152/1 which was included in the initial report.

A site visit was conducted on the 17<sup>th</sup> July 2024 to assess the water course area that is traversed to access the title in question and the site of the proposed dwelling.

## Proposal

The proponent is seeking development approval for the construction of a dwelling at 3208 Tasman Highway, Orierton (CT 177152/1). An application has already been lodged by Attic, Benjamin Valentine which detailed a modest two bedroom 2 bathroom dwelling of 122.4 m<sup>2</sup> with a patio area of 24.3 m<sup>2</sup> making a total area of 146.7 m<sup>2</sup>. The building dimensions were clearly pegged on inspection of the site.

A total of 5 trees are proposed to be removed to allow for development of the dwelling. These trees are indicated in the site map attached.

Access to the proposed dwelling is via an already existing gravel roadway that has been in place for many decades to access the overall Claxton property.

## Natural Values Assessment

### Access Road to Proposed Development site

The proposed residential development title already has access from Allambie Road. This access is a 4 metre wide gravel road which has been utilised for many years as the access to the group of titles know as Claxton Farm.

Potential road upgrades will only be as required for Bushfire Hazard Areas, namely pull off bays for passing.

The current gravel road traverses an unnamed watercourse which is a tributary of the Orierton Rivulet. This watercourse has been identified with a 30 metre buffer either side by the Waterway and Coastal Protection Area Guidance Map. The watercourse is highly ephemeral, commences only 1 kilometre upstream of the access road and is regulated upstream by two dams, permits 6534 and 6533 with holding capacities of 25 and 11 megalitres respectively. There are also two waterholes of less than 2 megalitres in volume in the upstream catchment directly above the access road. The natural watercourse has been significantly altered previously by the construction of these dams and waterholes.

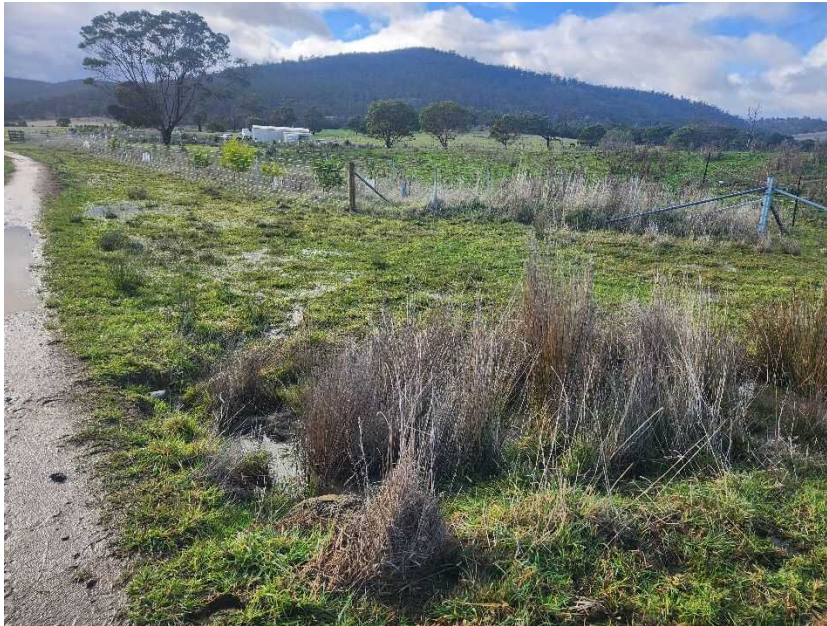
The Natural Values Atlas database was consulted for records of threatened species and vegetation types within a radius of 500 metres of the Waterway and Coastal Protection buffer at the point of the access road. No evidence of threatened flora or fauna was reported.

On inspection, the buffer area traversed by the access road is improved pasture which is regularly grazed for by cattle and sheep, there is no native vegetation

present aside from common *Juncus*, pin rush, in the drainage line which is typical of waterlogged areas. The neighboring title to the west has planted a small number mixed of blackwood species along the title boundary.

At the time of inspection there had been a significant rainfall event and the watercourse was in high flow. However the flow rates were still contained by the existing culverts under the access road. No evidence of over topping present.

The original watercourse flow has been altered by the waterhole constructed on the neighbouring property such that the spillway diverts the waterflow some 30 metres further up slope of the original watercourse.

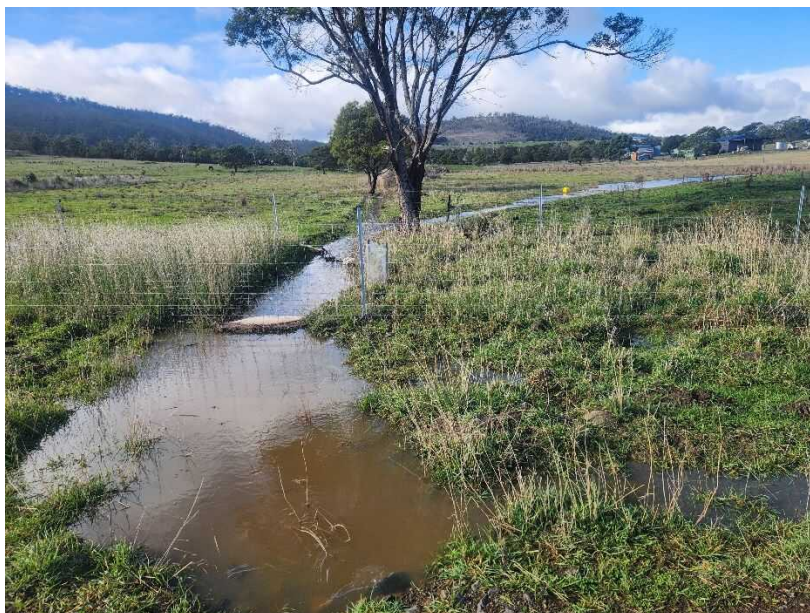


Natural watercourse upstream of access road



Natural watercourse downstream of access road





Flow diverted by waterhole spillway upstream of the access road



Diverted flow downstream of the access road

### Proposed dwelling site

The Natural Values Atlas database was consulted for records of threatened species and vegetation types within a radius of 500 metres of the development site.

No threatened flora or fauna was reported within 500 metres of the site.

Onsite inspection identified the 5 trees that are proposed to be removed at the development site.

All trees to be removed were identified as *Eucalyptus amygdalina*, black peppermint. This species is widely spread on infertile substrates generally in sunny

sites prone to drought. This was previously identified when undertaking Land Classification where the site was identified as Class 6, marginally suitable for grazing due to soil type limitation.

Of the 5 trees proposed to be removed 1 is within the footprint of the proposed dwelling, the removal of an additional 4 trees is required to undertake the construction and to comply with Bushfire Hazard requirements.

This tree cover area has not been cleared for agriculture in the past due to the inherent poor fertility, shallow A horizon and slow permeability.

The understory consists of entirely pasture species, a mix of native and introduced grasses. The tree community is sparse.

The area of the title that is occupied by this sparse tree cover is 2.4 hectares with approximately 60 trees of varying age and health, an average density of 1 tree per 400m<sup>2</sup>. However, the tree density is higher in the region of the proposed development such that the removal of 5 trees will not significantly decrease the tree density in the vicinity of the proposed dwelling.



Proposed dwelling site – Tree 1 (centre) within the proposed dwelling footprint, pegs visible





Tree 2 – to the west of the proposed dwelling



Tree 3 – to the south east of the proposed dwelling



Tree 4 – to the east of the proposed dwelling



Tree 5 – to the north of the proposed dwelling



An inspection of the proposed dwelling site and surrounds did not find any declared weed species. No requirement for weed management plan under the Tasmanian Weed Management Act 1999.

## C7.0 Natural Assets Code

### C7.6 Development Standards for Buildings and Works

#### C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

Objective:	That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.
------------	--

Acceptable Solutions	Performance Criteria	Response
<p><b>A1</b> Buildings and works within a waterway and coastal protection area must:</p> <ul style="list-style-type: none"> <li>(a) be within a building area on a sealed plan approved under this planning scheme;</li> <li>(b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or</li> <li>(c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.</li> </ul>	<p><b>P1.1</b> Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:</p> <ul style="list-style-type: none"> <li>(a) impacts caused by erosion, siltation, sedimentation and runoff;</li> <li>(b) impacts on riparian or littoral vegetation;</li> <li>(c) maintaining natural streambank and streambed condition, where it exists;</li> <li>(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</li> <li>(e) the need to avoid significantly impeding natural flow and drainage;</li> <li>(f) the need to maintain fish passage, where known to exist;</li> <li>(g) the need to avoid land filling of wetlands;</li> <li>(h) the need to group new facilities with existing facilities, where reasonably practical;</li> <li>(i) minimising cut and fill;</li> <li>(j) building design that responds to the particular size, shape, contours or slope of the land;</li> <li>(k) minimising impacts on coastal processes, including sand movement and wave action;</li> </ul>	<p><b>P1.1</b> The access road is pre-existing and as such addresses the criteria as follows:</p> <ul style="list-style-type: none"> <li>(a) All verges have vegetation cover and culverts established, no change to erosion.</li> <li>(b) Impacts from upstream development pre-existing, no change</li> <li>(c) Natural banks not present</li> <li>(d) No in-stream habitat change</li> <li>(e) No change to flow</li> <li>(f) Fish highly unlikely to be present due to ephemeral flow</li> <li>(g) No land filling to be undertaken</li> <li>(h) No change</li> <li>(i) Not proposed</li> <li>(j) Not applicable</li> <li>(k) Not applicable</li> <li>(l) Not applicable</li> <li>(m) Adherence where required</li> <li>(n) Adherence where required</li> </ul>



	(l) minimising the need for future works for the protection of natural assets, infrastructure and property; (m) the environmental best practice guidelines in the Tasmanian Planning Scheme – State Planning Provisions Wetlands and Waterways Works Manual; and (n) the guidelines in the Tasmanian Coastal Works Manual.	
--	---	--

### C7.6.2 Clearance within a priority vegetation area

Objective:	That clearance of native vegetation within a priority vegetation area: (a) does not result in unreasonable loss of priority vegetation; (b) is appropriately managed to adequately protect identified priority vegetation; and (c) minimises and appropriately manages impacts from construction and development activities.
------------	---

Acceptable Solutions	Performance Criteria	Response
<b>A1</b> Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.	<b>P1.1</b> Clearance of native vegetation within a priority vegetation area must be for: (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person; (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority	<b>P1.1</b> (a) Prior use of the priority vegetation was private motorcycle track and refuse for car and tractor tyres and has since been removed. Proposed dwelling will further enhance the site and encourage further remediation. (b) The tree numbers to be removed are the minimum requirement for construction and Bushfire Hazard Requirements (c) Not applicable (d) The selected site has the least agriculture economic impact, ie cropping area not reduced (e) Due to the presence of improved pasture grazing and no understorey or seedling establishment there is

	<p>vegetation and there is little potential for long-term persistence; or                  (f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.</p> <p><b>P1.2</b>                  Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:                  (a) the design and location of buildings and works and any constraints such as topography or land hazards;                  (b) any particular requirements for the buildings and works;                  (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;                  (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;                  (e) any on-site biodiversity offsets; and                  (f) any existing cleared areas on the site.</p>	<p>limited survival of the existing trees                  (f) The tree numbers to be removed has been minimised for the construction and Bushfire Hazard Requirements</p> <p><b>P1.2</b>                  (a) Location and design minimises tree removal to 5 trees from a community of 60+                  (b) As above                  (c) As above                  (d) No further tree removal required and no understorey to impacted                  (e) No impact                  (f) No impact</p>
--	--	---

## Declaration

I declare that I have made all the enquiries which I consider desirable or appropriate, and no matters of significance which I regard as relevant have, to my knowledge, been withheld.




Dr Lee Peterson B. Agri. Sci (Hons), ISHS, MAICD, CPag  
 Principal Consultant  
 Nicholbrook Horticultural Consulting  
 July 2024



# Overall site plan of native vegetation and proposed dwelling site



**Legend**




- Trees 
- Native Vegetation 
- House 
- CadastralParcels-OwnerInformation 



# Proposed Dwelling Site and Tree Removal 3208 Tasman Highway Orielton



**Legend**

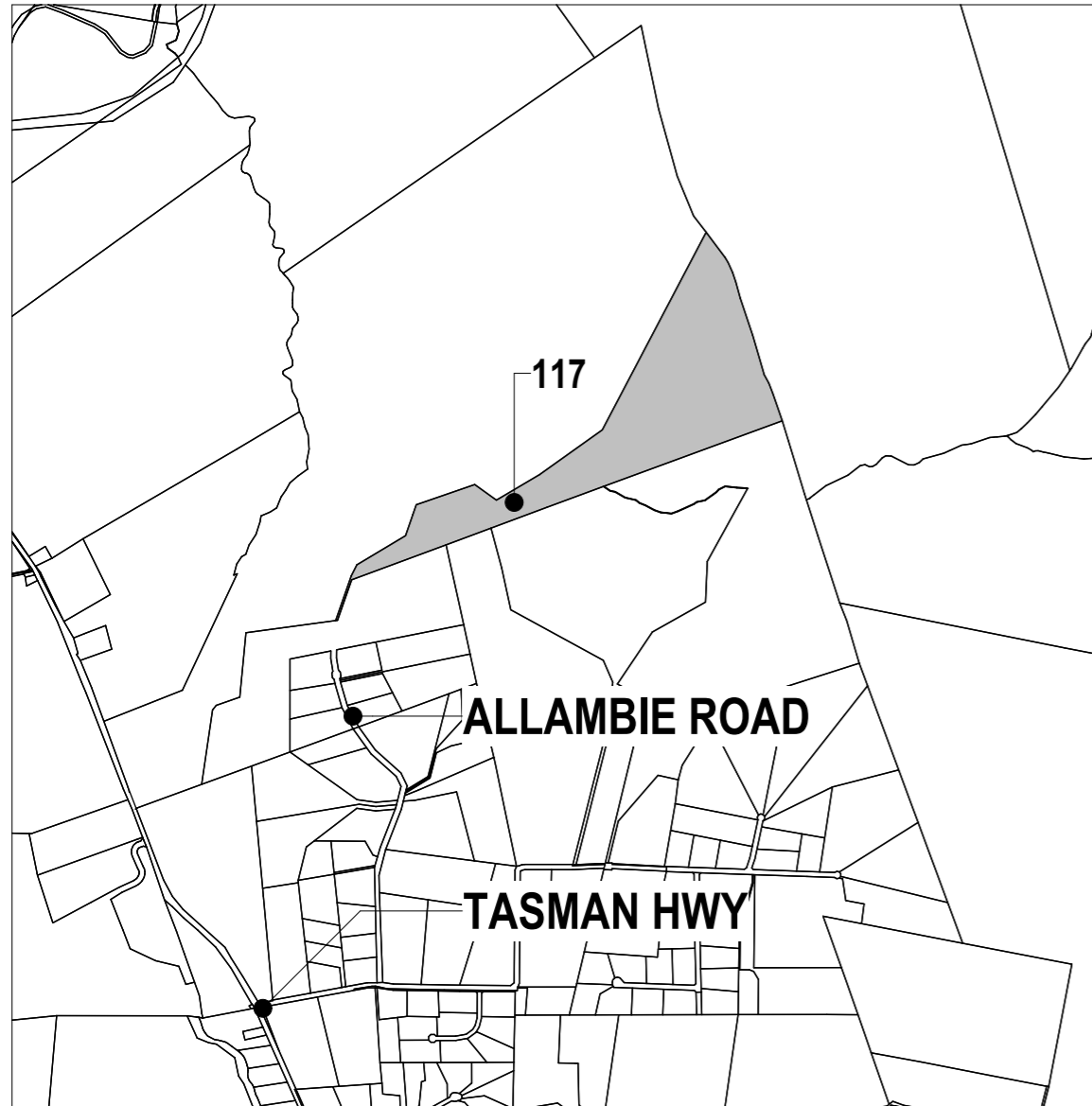
- Trees 
- House 
- CadastralParcels-OwnerInformation 



# PLANNING APPLICATION

## NEW DWELLING

117 Allambie Road, Orielton, TAS 7172



EXISTING AREAS	PROPOSED	TOTAL
SITE:	39.97ha	39.97ha
FLOOR:	122.40m <sup>2</sup>	122.40m <sup>2</sup>
OUTBUILDINGS:	0m <sup>2</sup>	0m <sup>2</sup>
PATIO:	24.30m <sup>2</sup>	24.30m <sup>2</sup>
TOTAL:	146.70m <sup>2</sup>	146.7m <sup>2</sup>
SITE COVER:		0.030%
SITE INFORMATION		
BUILDING CLASSIFICATION:	1a - Dwelling	
LOCATION:	42°42'54.9"S, 147°32'06.2"E	
VOLUME:	177152	
LOT NO:	1	
SOIL CLASS:	Unassessed	
WIND SPEED:	N3 - 50 m/s (assumed)	
CLIMATE ZONE:	7	
BUSHFIRE ATTACK LEVEL:	BAL-12.5	
CORROSION ENVIRONMENT:	Construction is approx. 7.4km from Orielton Lagoon in Pitt Water, classed as a sheltered bay.	
STEEL FRAMING:	<b>LOW</b> Steel framing as per NCC 2022 Vol. 2 & HP Part 6.3.9 incl. Table 6.3.9a, b & c.	
METAL CLADDING:	<b>LOW</b> Metal sheet roofing as per NCC 2022 Vol. 2 & HP Part 7.2.2 & Table 7.2.2a.	
ADDITIONAL HAZARDS:	NIL	

DRAWING SCHEDULE	
Layout ID	Layout Name
A1.01	Cover Sheet & Index
A1.02	Property Access
A1.03	Site Plan
A1.04	Floor Plan
A1.05	Elevations & Road Section
A1.06	3D

### ATTACHED DOCUMENTS:

Title - DPIPWE  
 Application Cover Letter - ATTIC BUILDING DESIGN - Ben Valentine  
 Application Form - ATTIC BUILDING DESIGN - Ben Valentine

**1** Location plan  
 A1.01 SCALE: 1:25000

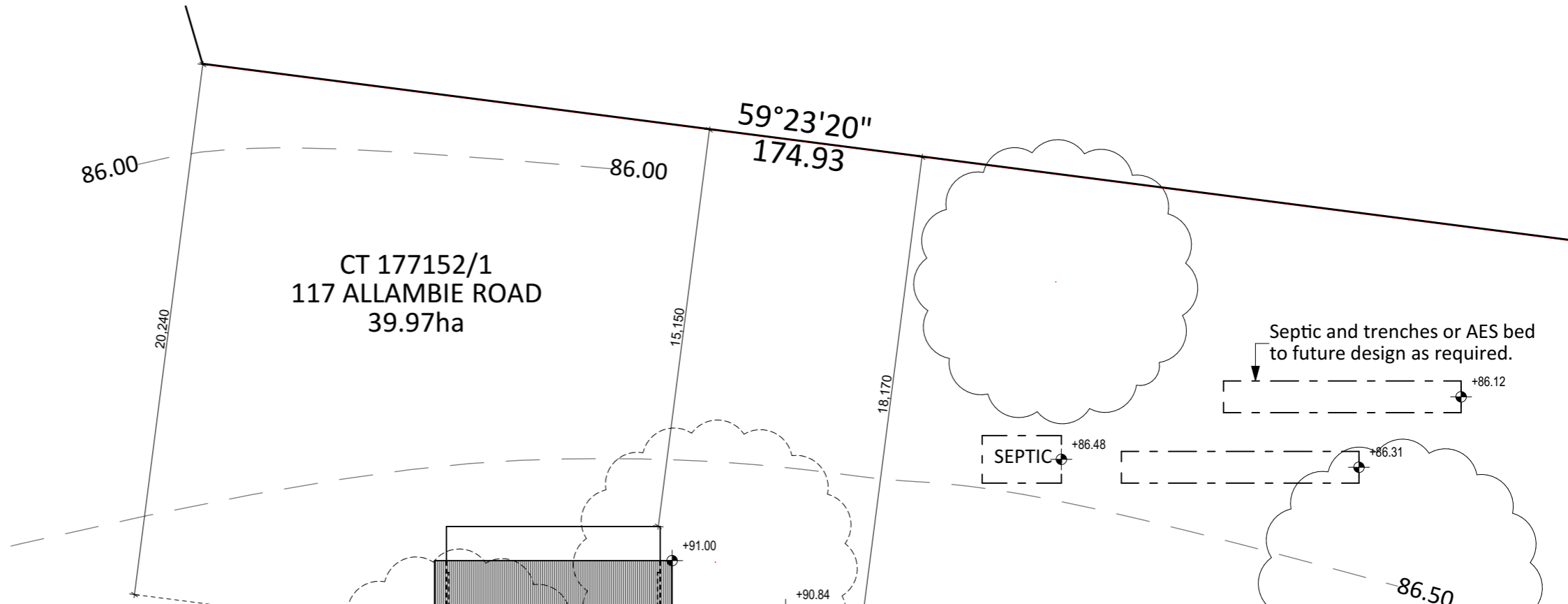
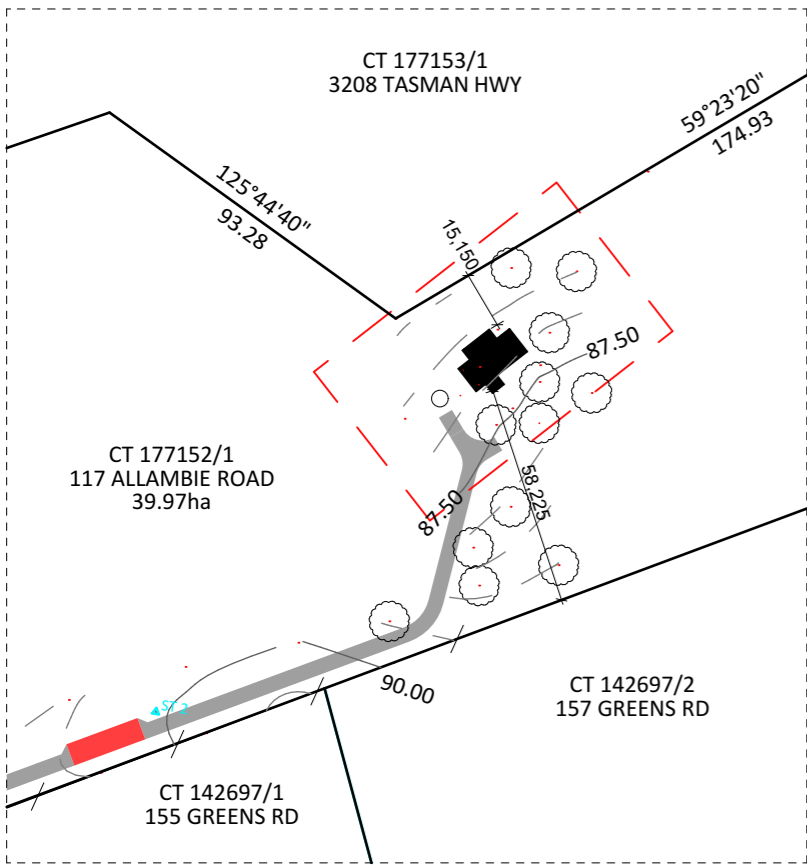
**Sorell Council**  
 Development Application: Response to request for information - 3208 Tasman Highway, Orielton.pdf  
 Plans Reference: P2  
 Date received: 19/07/2024



	<b>CONTACT</b> E: ben@theattic.net.au M: 0403 579 827 A: Po Box 5, Dodges Ferry, TAS 7173	<b>DESIGN / DRAFT</b> <b>B Valentine</b> SCALE <b>1:1, 1:25000</b> APPROVED / DESIGN CERT. ENGINEER / DESIGN CERT.	<b>PROJECT:</b> <b>NEW DWELLING</b> 117 Allambie Road, Orielton, TAS 7172	CLIENT: <b>HAYDN &amp; SHEILA DODGE</b> DRAWING: <b>Cover Sheet &amp; Index</b>	DRAWING SET: <b>PLANNING APPLICATION</b> SHEET: <b>A1.01</b> OF 6 DATE: <b>19/07/2024</b> JOB: <b>ATT1623</b>	SIZE <b>A3</b>									
	© THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE FROM ATTIC BUILDING DESIGN			<table border="1"> <thead> <tr> <th>REV.</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHK</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Carparks shown &amp; road section provided</td> <td>BV</td> <td>BV</td> <td>19/07/24</td> </tr> </tbody> </table>	REV.	DESCRIPTION	BY	CHK	DATE	A	Carparks shown & road section provided	BV	BV	19/07/24	
REV.	DESCRIPTION	BY	CHK	DATE											
A	Carparks shown & road section provided	BV	BV	19/07/24											



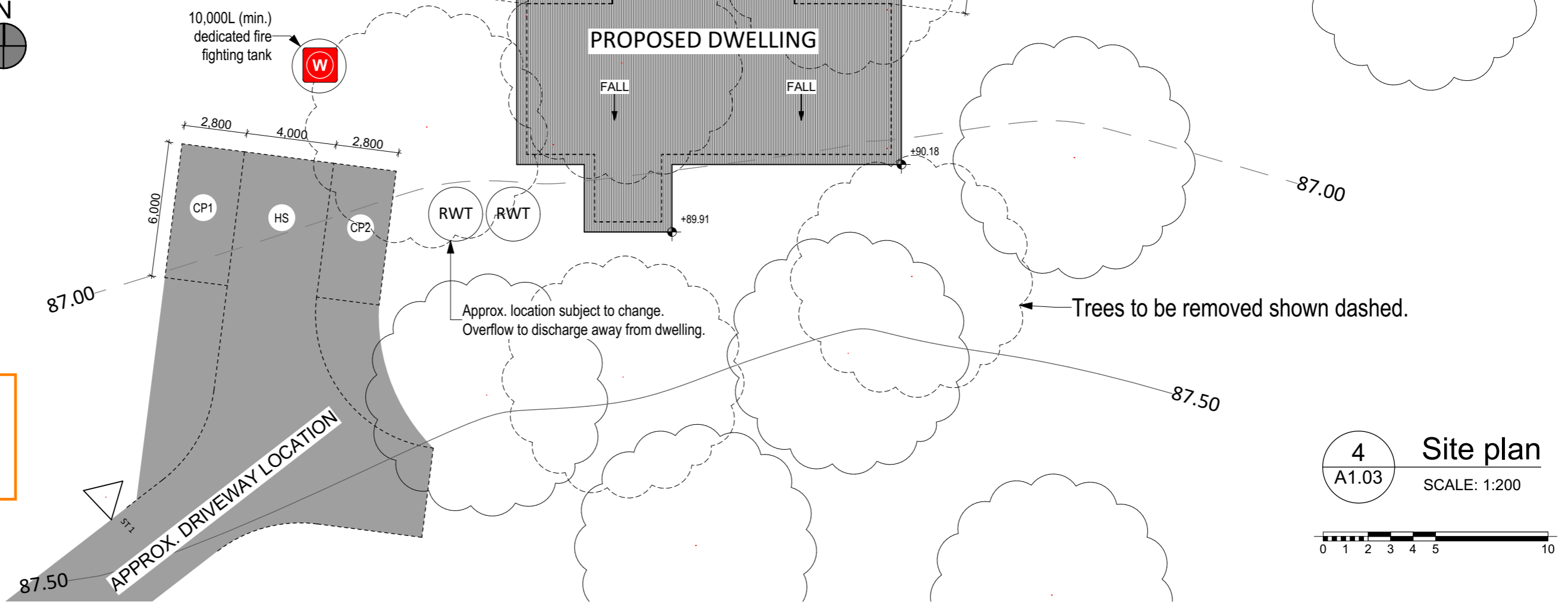




**3** Site plan  
A1.03 SCALE: 1:2000

NOTE:  
Large scale site plan has been rotated from true north

**Sorell Council**  
Development Application: Response to request for information - 3208 Tasman Highway, Orielton.pdf  
Plans Reference: P2  
Date received: 19/07/2024



**4** Site plan  
A1.03 SCALE: 1:200



**CONTACT**  
E: ben@theattic.net.au  
M: 0403 579 827  
A: Po Box 5, Dodges Ferry, TAS 7173

DESIGN / DRAFT  
**B Valentine**  
SCALE  
**1:200, 1:2000**  
APPROVED / DESIGN CERT.  
ENGINEER / DESIGN CERT.

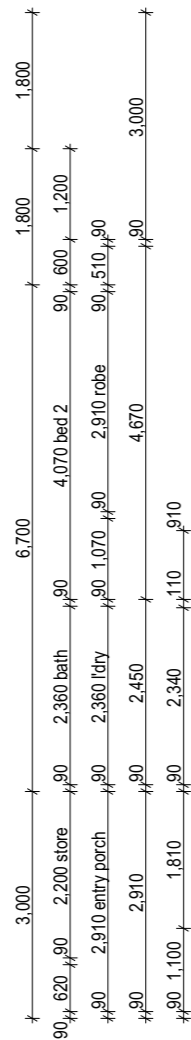
PROJECT:  
**NEW DWELLING**  
117 Allambie Road, Orielton, TAS  
7172  
© THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE FROM ATTIC BUILDING DESIGN

REV.	DESCRIPTION	BY	CHK	DATE
A	Carparks shown & road section provided	BV	BV	19/07/24

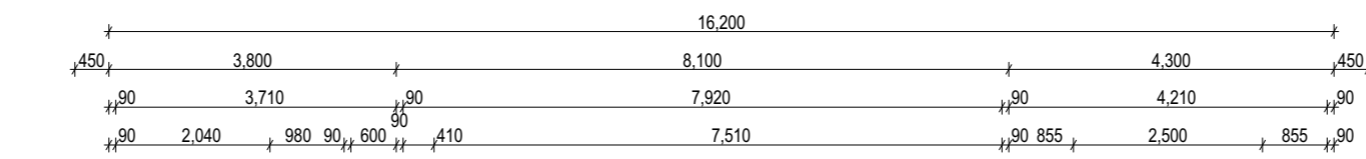
CLIENT:  
**HAYDN & SHEILA DODGE**  
DRAWING:  
**Site Plan**

DRAWING SET:  
**PLANNING APPLICATION**  
SHEET: **A1.03 OF 6**  
DATE: **19/07/2024** SIZE **A3**  
JOB: **ATT1623**

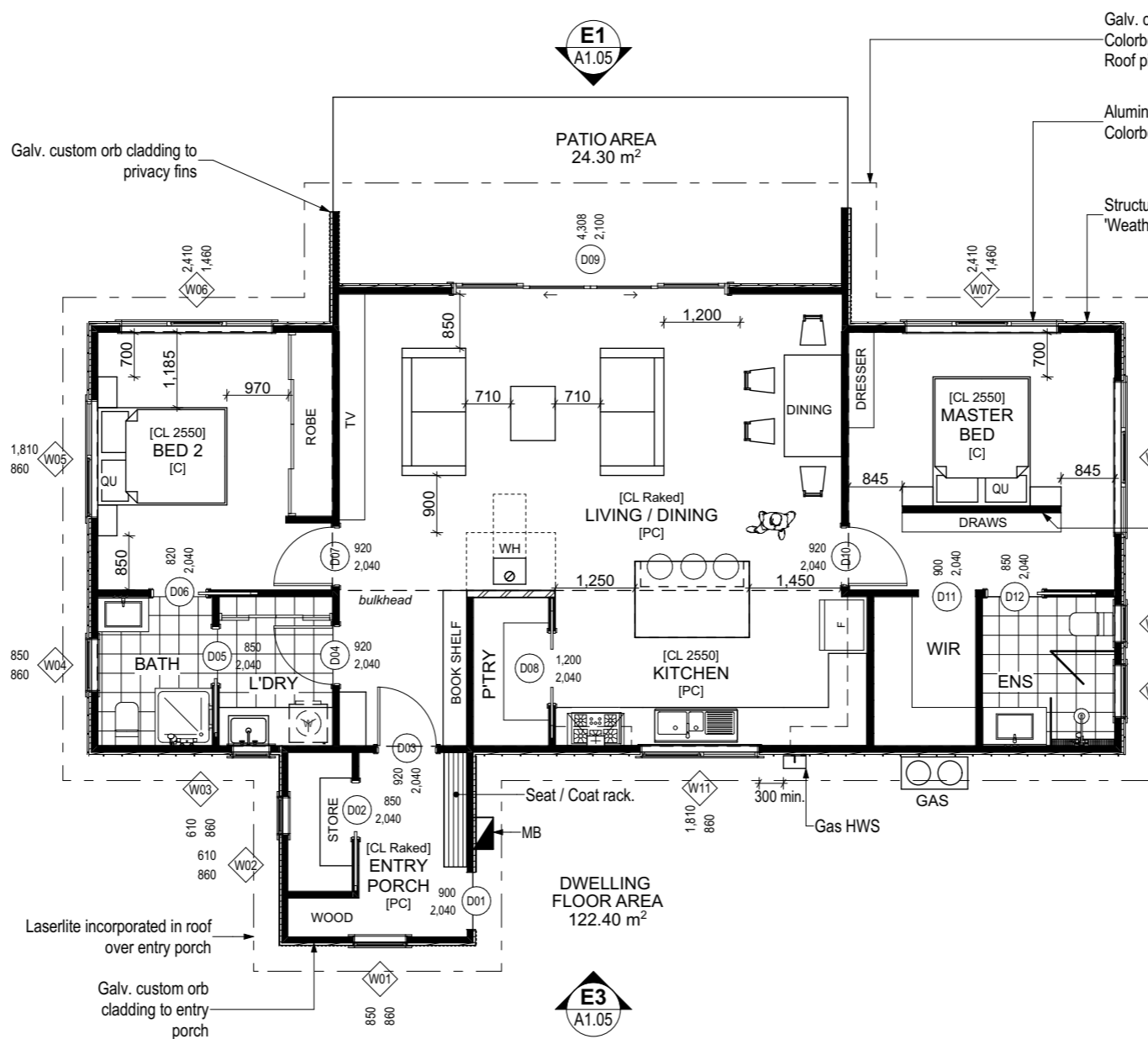
LEGEND	
[CS]	CONCRETE SLAB
[PC]	POLISHED CONCRETE SLAB
[TF]	TIMBER FLOORING (POLISHED)
[C]	CARPET
[T]	TILES
[V]	VINYL
☉	SMOKE ALARM (HARD WIRED)
⊗	EXHAUST FAN (SEALED)
⬠	WINDOW ID
⬠	DOOR ID
MB	METER BOX
HWC	HOT WATER CYLINDER



E4  
A1.05



E1  
A1.05

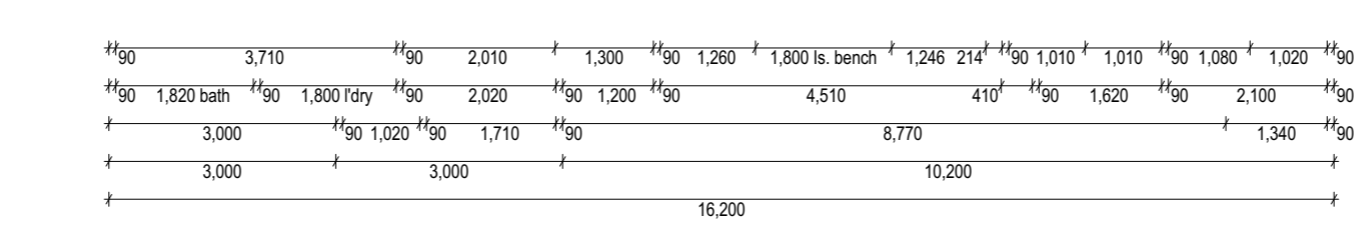
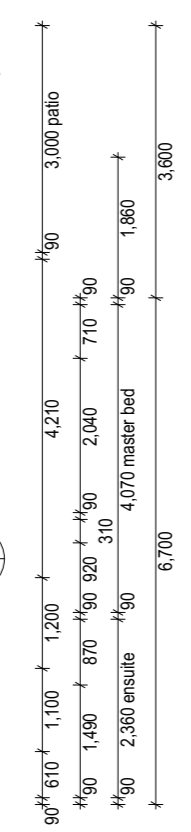


Galv. custom orb roofing and gutters.  
Colorbond 'Bushland' flashings.  
Roof pitched @ 5°

Aluminium widows and doors  
Colorbond 'Bushland' flashings.

Structuur Nailstrip cladding  
'Weathered Iron' Unicote

E2  
A1.05



E3  
A1.05

3 Floor Plan  
A1.04 SCALE: 1:100



**Sorell Council**  
Development Application: Response to request for information - 3208 Tasman Highway, Orielton.pdf  
Plans Reference: P2  
Date received: 19/07/2024



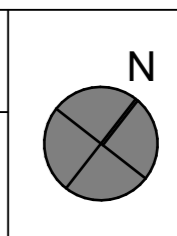
**CONTACT**  
E: ben@theattic.net.au  
M: 0403 579 827  
A: Po Box 5, Dodges Ferry, TAS 7173

DESIGN / DRAFT  
**B Valentine**  
SCALE  
**1:100**  
APPROVED / DESIGN CERT.  
ENGINEER / DESIGN CERT.

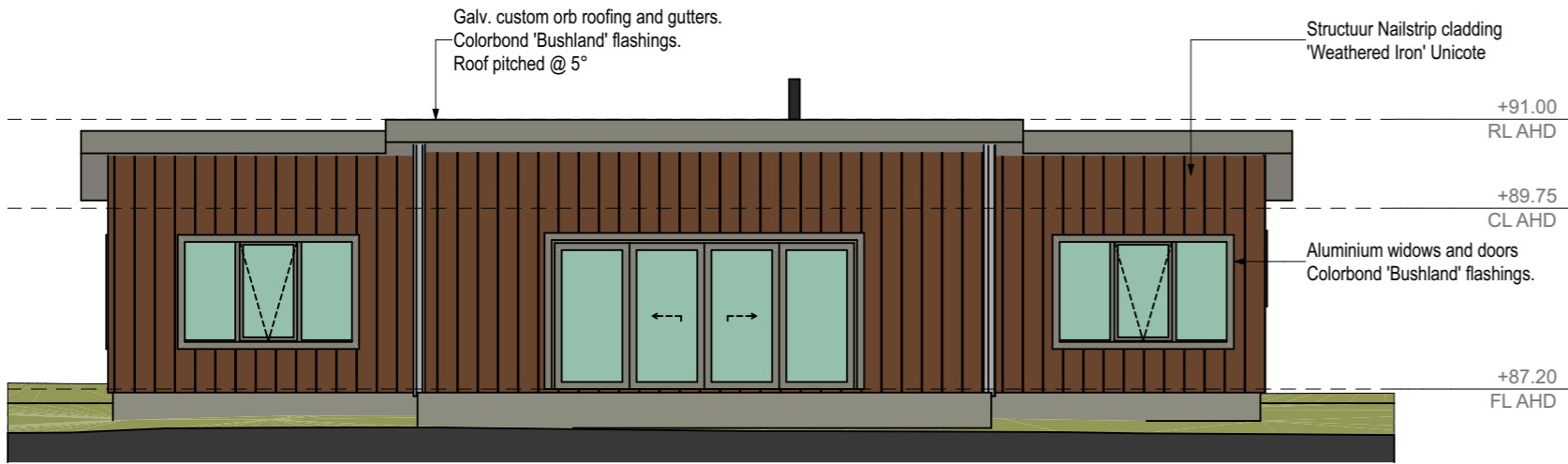
PROJECT:  
**NEW DWELLING**  
117 Allambie Road, Orielton, TAS  
7172  
© THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE FROM ATTIC BUILDING DESIGN

REV.	DESCRIPTION	BY	CHK	DATE
A	Carparks shown & road section provided	BV	BV	19/07/24

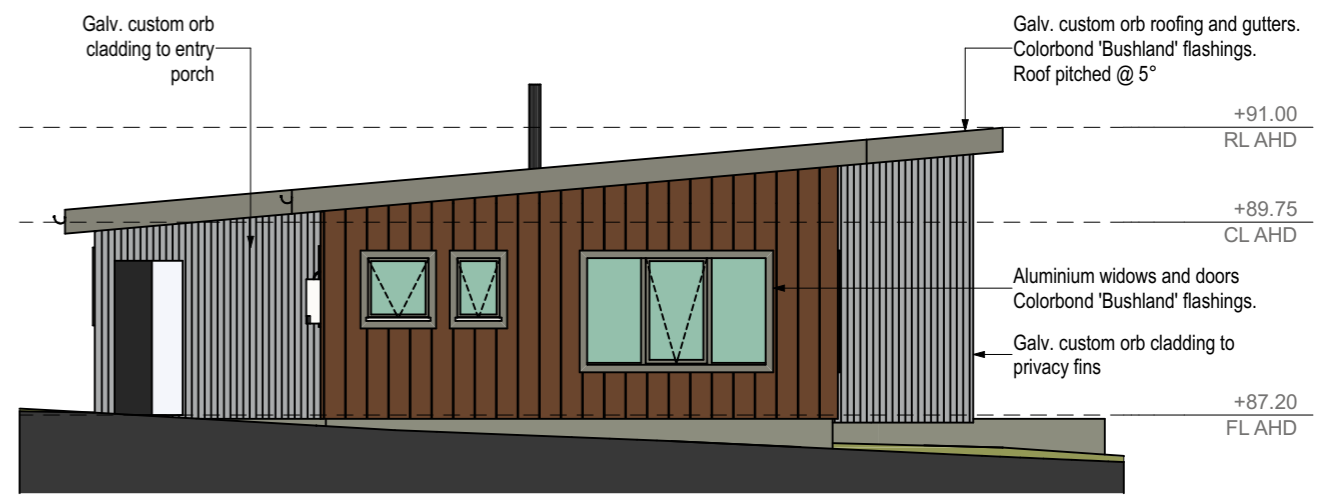
CLIENT:  
**HAYDN & SHEILA DODGE**  
DRAWING:  
**Floor Plan**



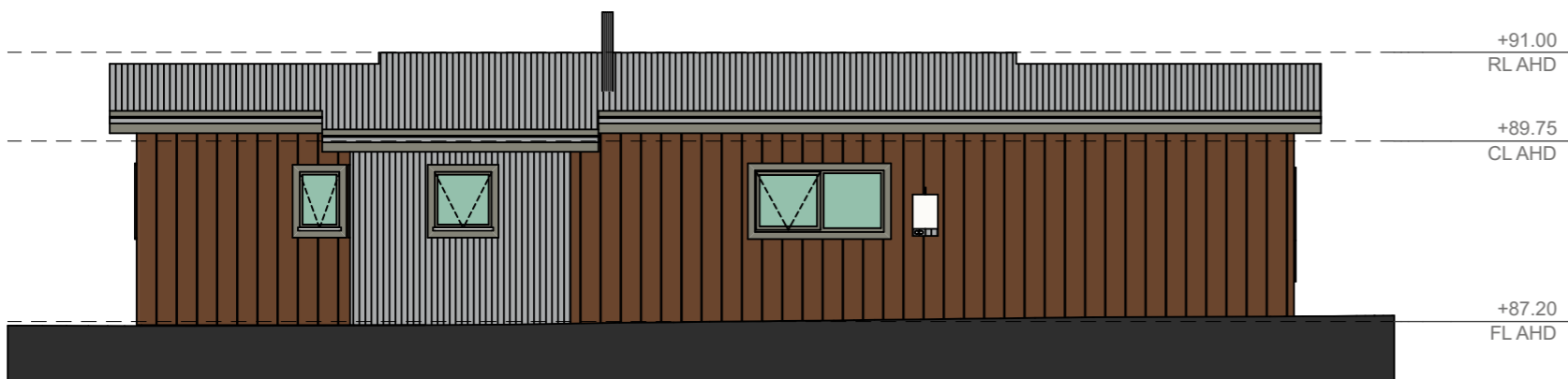
DRAWING SET:  
**PLANNING APPLICATION**  
SHEET: **A1.04 OF 6**  
DATE: **19/07/2024** SIZE **A3**  
JOB: **ATT1623**



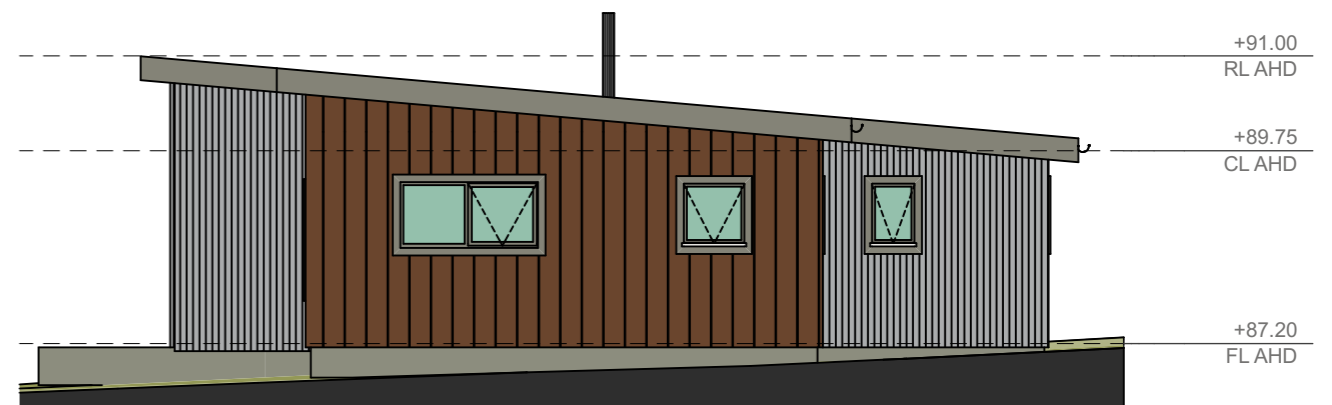
**E1**  
A1.05  
**North-West Elevation**  
SCALE: 1:100



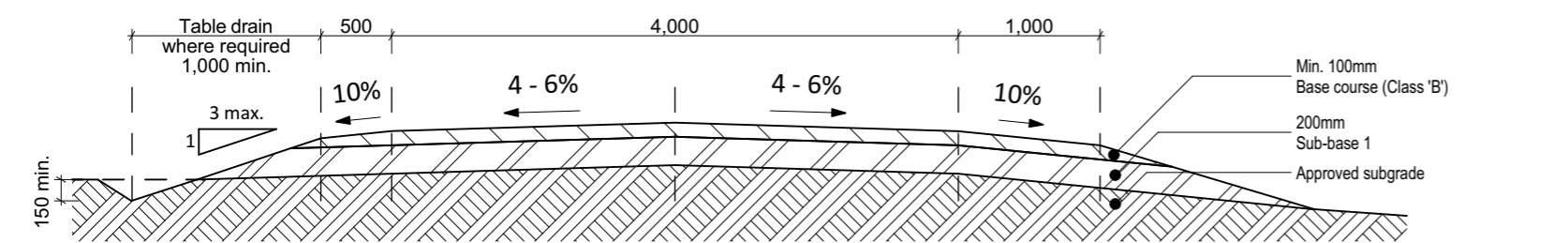
**E2**  
A1.05  
**North-East Elevation**  
SCALE: 1:100



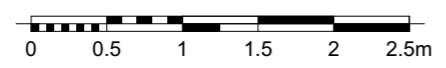
**E3**  
A1.05  
**South-East Elevation**  
SCALE: 1:100



**E4**  
A1.05  
**South-West Elevation**  
SCALE: 1:100



**S1**  
A1.05  
**Road section**  
SCALE: 1:50



FOR FURTHER DETAIL WITH REGARD TO CONSTRUCTION OF ROADS  
SEE STANDARD MUNICIPAL DRAWING TSD-R01-v3

**Sorell Council**  
Development Application: Response to request for information - 3208 Tasman Highway, Orielton.pdf  
Plans Reference: P2  
Date received: 19/07/2024



**CONTACT**  
E: ben@theattic.net.au  
M: 0403 579 827  
A: Po Box 5, Dodges Ferry, TAS 7173

DESIGN / DRAFT  
**B Valentine**  
SCALE  
**1:100, 1:50**  
APPROVED / DESIGN CERT.  
ENGINEER / DESIGN CERT.

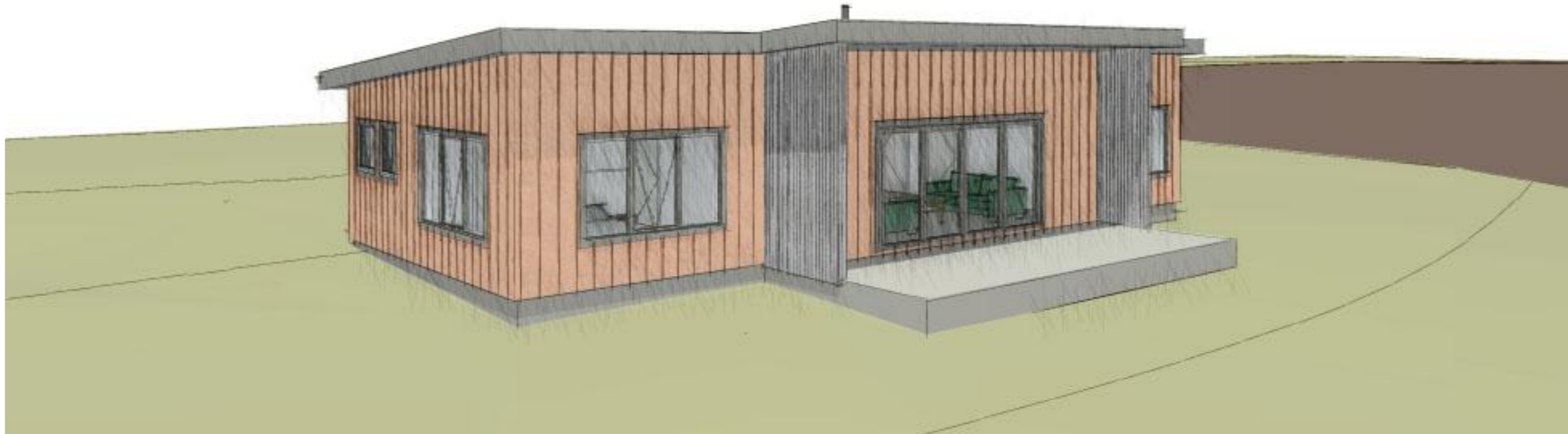
PROJECT:  
**NEW DWELLING**  
117 Allambie Road, Orielton, TAS  
7172  
© THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE FROM ATTIC BUILDING DESIGN

REV.	DESCRIPTION	BY	CHK	DATE
A	Carparks shown & road section provided	BV	BV	19/07/24

CLIENT:  
**HAYDN & SHEILA DODGE**  
DRAWING:  
**Elevations & Road Section**

DRAWING SET:  
**PLANNING APPLICATION**  
SHEET: **A1.05 OF 6**  
DATE: **19/07/2024** SIZE **A3**  
JOB: **ATT1623**





**Sorell Council**

Development Application: Response to request for information - 3208 Tasman Highway, Orielton.pdf  
Plans Reference: P2  
Date received: 19/07/2024



**CONTACT**  
E: ben@theattic.net.au  
M: 0403 579 827  
A: Po Box 5,  
Dodges Ferry, TAS 7173

DESIGN / DRAFT  
**B Valentine**  
SCALE  
**1:1**  
APPROVED / DESIGN CERT.  
ENGINEER / DESIGN CERT.

PROJECT:  
**NEW DWELLING**  
117 Allambie Road, Orielton, TAS  
7172  
© THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE FROM ATTIC BUILDING DESIGN

REV.	DESCRIPTION	BY	CHK	DATE
A	Carparks shown & road section provided	BV	BV	19/07/24

CLIENT:  
**HAYDN & SHEILA DODGE**  
DRAWING:  
**3D**

DRAWING SET:  
**PLANNING APPLICATION**  
SHEET: **A1.06 OF 6**  
DATE: **19/07/2024** SIZE  
JOB: **ATT1623** **A3**