

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 16 Federation Drive, Sorell

PROPOSED DEVELOPMENT:

DWELLING

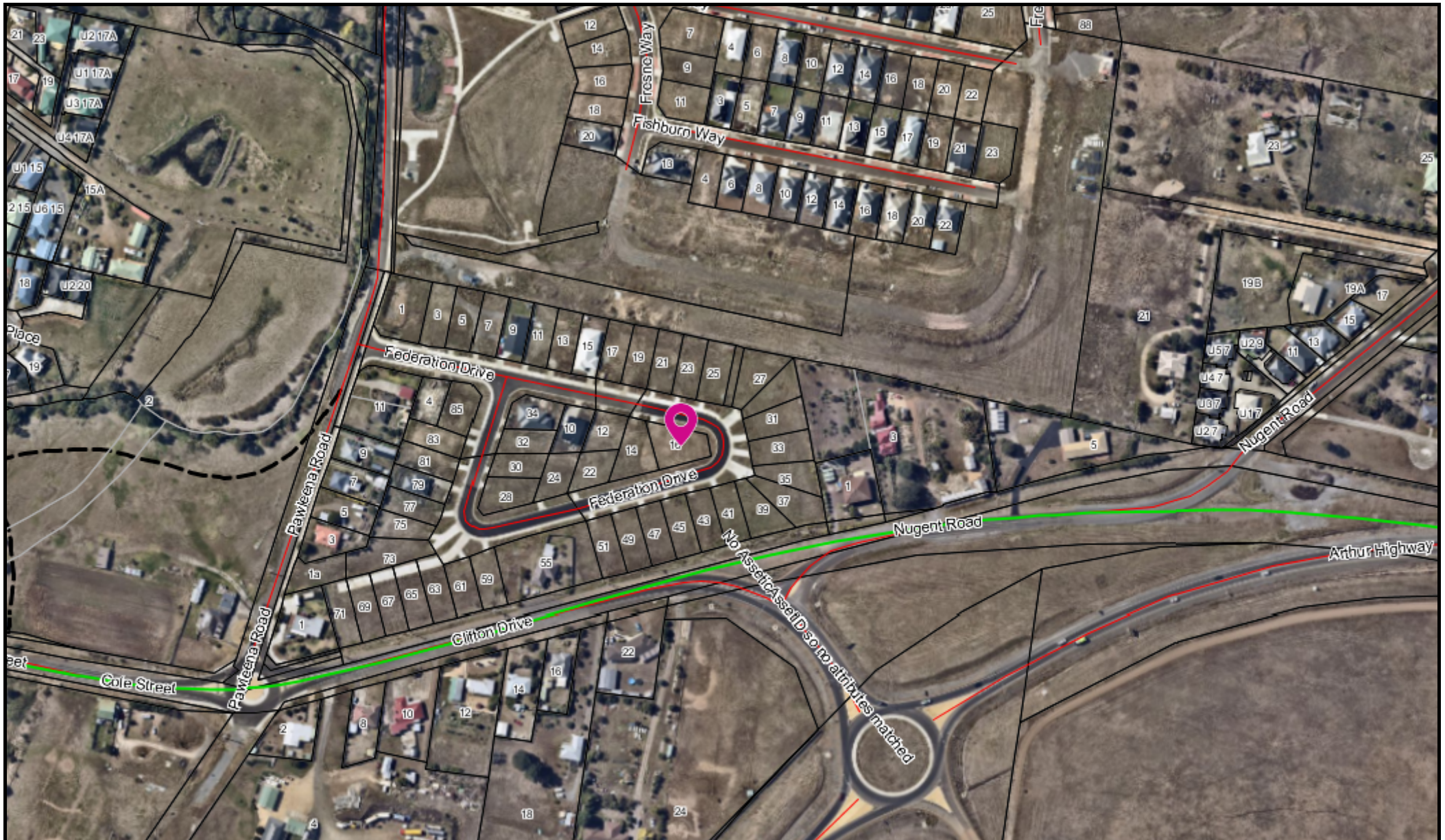
The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 22nd July 2024**.

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: Monk Architecture

APPLICATION NO: DA 2024 / 82 - 1

DATE: 04 July 2024

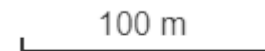


16 Federation Drive, Sorell - Representation Close, Monday 22nd July 2024

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 - 16 Federation Drive, Sorell - P1.pdf
 Plans Reference:P1
 Date Received:18/04/2024

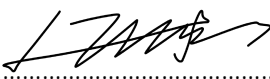
Part B continued: Please note that Part B of this form is publicly exhibited

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 - 16 Federation Drive, Sorell - P1.pdf

Plans Reference: P1

Date Received: 18/04/2024

Signature of General Manager, Minister or Delegate:	Signature: Date:
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25 Jun, 2024

Sorell council
47 Cole Street
Sorell, Tasmania, 7172

Dear Shane

Re: No.16 Federation Drive, Sorell Tasmania

FURTHER INFORMATION REQUEST - APPLICATION NO. 5.2024.82.1 - 16 FEDERATION DRIVE, SORELL – SINGLE DWELLING DEVELOPMENT

Thank you for your Request for Further Information under Section 54 of the Land Use Planning and Approvals dated 9th May 2024. Monk Architecture is responding to the request and providing engineering and planning advice regarding this application. The following reports and documents are included in this response:

Planning:

1. A written statement and associated amended plans that address and respond to the 'Acceptable Solution(s)' or 'Performance Criteria' of the General Residential Zone Clause 8.4 2 A1 & A3- Development Standards for Dwellings of the Tasmanian Planning Scheme (TPS).

1. General Residential Zone Clause 8.4.2 A1 & A3 – Setbacks and building envelope for all dwellings

A1

Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:

(a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;

(b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;

(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or

(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.

The proposed dwelling is not less than 4.5m from the primary frontage (a). As such, the proposal complies with A1.

A3

A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:

(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:

(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and

(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and

(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:

(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or

(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).

The proposed dwelling is contained within the building height displayed in Figure 8.1, (see pages TP04 & TP05 of TP RFI drawings) (a).

The proposal meets the minimum 1.5m setbacks, providing for appropriate separation between the dwelling and neighbouring properties (see page TP02) (b); As such, the proposal is compliant with clause 8.4.2.

Engineering:

2. Please dimension on plans at least Two (2) car parking spaces no less than 2.6m wide and 5.4m long. – C2.5.1

2. Car Parking Spaces

Please see revised engineering plan, including 2 parking spaces and their dimensions (see Pages TP02 & TP03).

3. Please detail a site drainage plan, demonstrating drainage of the proposed parking areas to the subject site's Lawful Point of Discharge. – C2.6.1

3. Site Drainage Plan

Please see Attachment 1 – revised engineering plans, including a site drainage plan (see Pages TP02 & TP03).

4. Please clearly denote the existing vehicle crossing to be demolished and reinstated with Type KC barrier kerb. – C2.6.3

The dwelling siting has been amended to make use of the existing vehicle crossover and existing crossover is to be retained and no crossover to be proposed. Please refer to TP 02 and 03 page.

5. Please submit a Vehicular Crossing (and associated works) Application form to obtain written consent for the proposed access from the Road Authority. – C3.5.1

The dwelling siting has been amended to make use of the existing vehicle crossover and existing crossover is to be retained and no crossover to be proposed. Please refer to TP 02 and 03 page.

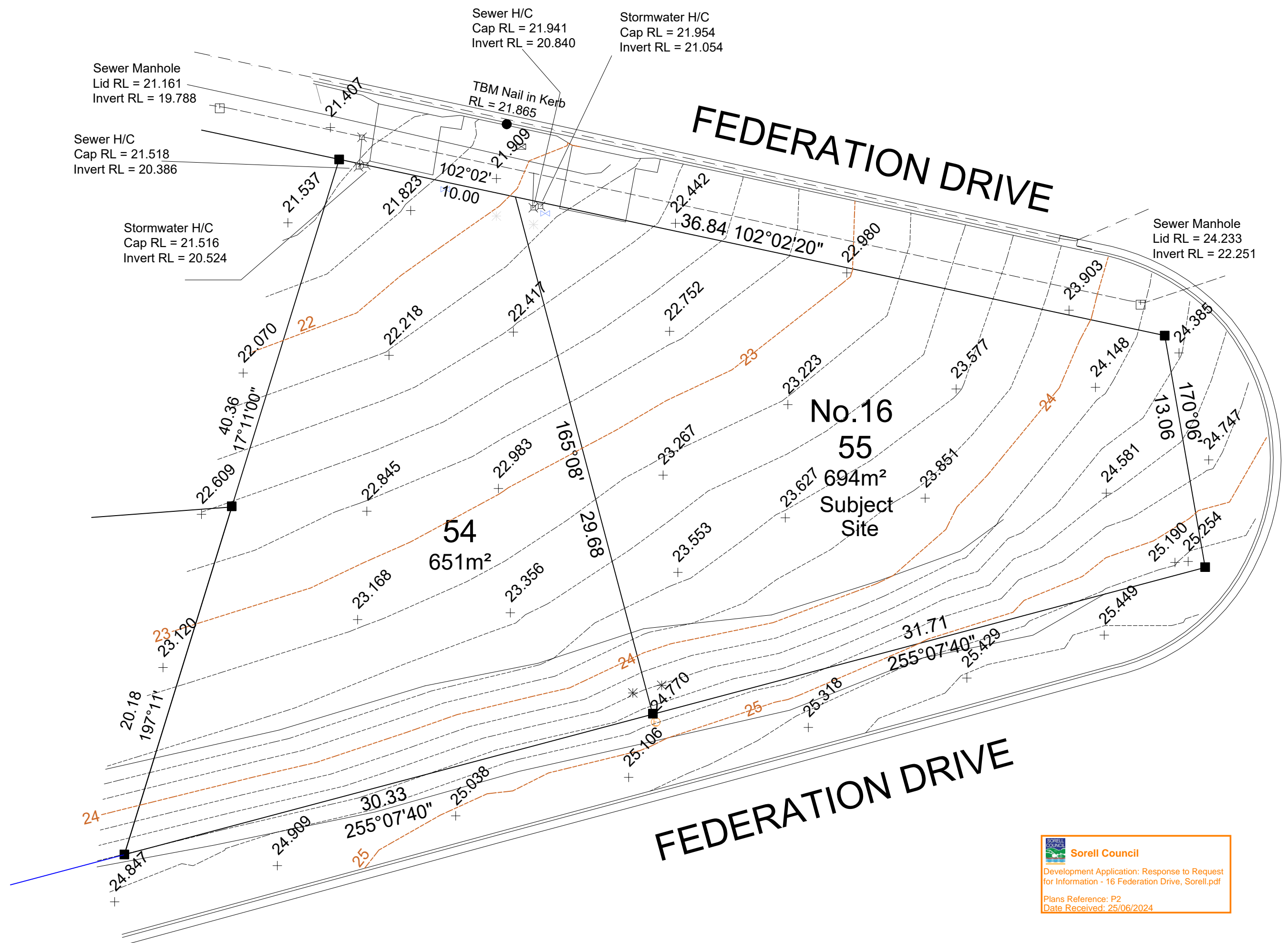
We trust the proposed building work complies with all building code and relevant planning requirements, it is therefore respectfully requested that the application be supported through the granting of a planning permit.

Should there be any further questions or points of clarification required please do not hesitate to contact us on lia@monkarchitecture.com or mobile 0426890512.

Yours faithfully,

Lia GU

Monk Architecture

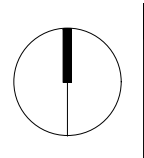


Sorell Council
 Development Application: Response to Request for Information - 16 Federation Drive, Sorell.pdf
 Plans Reference: P2
 Date Received: 25/06/2024

FOR TOWN PLANNING
MONK MONK Architecture
 27A Dorcas St, South Melbourne VIC
 m: 0451 893 989
 e: Leo@monkarchitecture.com

 **3G Group Homes**
 944 High St Rd, Glen Waverley VIC
 m: 0477 822 168
 e: Stephen@3ghomes.com.au

REVISIONS & ISSUES	
A	24.06.24 Update as per Sorell council request on 09 May 2024



PROJECT
 16 Federation Drive, Sorell Tas 7172
 DRAWING TITLE
 Existing Site Survey Plan

DRAWN
 DATE
 20.03.24
 CLIENT
 SCALE
 1:200@A3

TP
01

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Note: Proposed crossover as per relevant authorities specs and requirements.

Proposed new timber paling fence

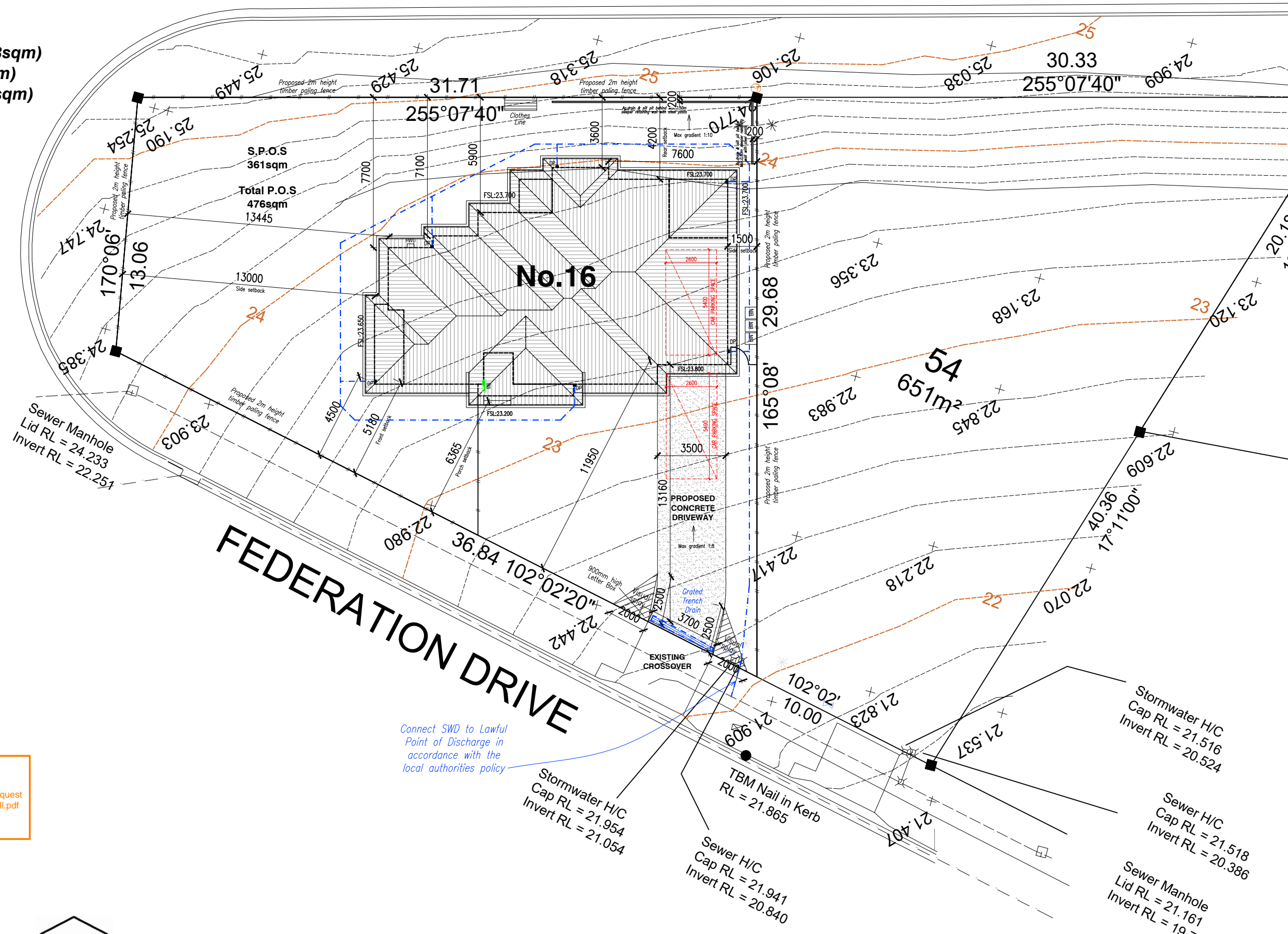
All-weather Coloured concrete sealcoat to Driveway & Porch

FEDERATION DRIVE

DEVELOPMENT SUMMARY

Overall Site area: 694sqm
Overall site coverage: 24.21% (168sqm)
Overall hard surface: 7.20% (50sqm)
Overall permeability: 68.59% (476sqm)

Proposed single storey NDIS dwelling:
2 bedrooms + Study, 3 baths,
Single garage
Overall floor area (include Porch & Alfresco): 168m²
SPOS: 361m²
POS: 476m²

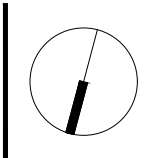


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PROJECT
 16 Federation Drive, Sorell Tas 7172
 DRAWING TITLE
 Proposed Site Plan

DRAWN
 CLIENT
 DATE
 20.03.24
 SCALE
 1:200@A3

TP
02

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NOTE : ALL SMOKE DETECTORS TO EACH DWELLING TO BE INTERCONNECTED AS PER NATIONAL CONSTRUCTION CODE

TERMITE PROTECTION IN ACCORDANCE WITH AS 3660.1/2014 PERIMETER : VISUAL BARRIER USING EDGE EXPOSURE 75mm FROM DAMPROOF COURSE TO TOP OF PAVING

Proposed new timber paling fence

All-weather Coloured concrete sealcoat to Driveway & Porch

Note: Proposed crossover as per relevant authorities specs and requirements.

BUILDING NOTES
 WC DOORS TO HAVE LIFT OFF HINGES IN ACCORDANCE WITH NATIONAL CONSTRUCTION CODE SECTION 3.8.3.3
 THIS HOUSE TO BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE WINDOW SIZES HEIGHT X WIDTH ALL WINDOWS SET TO BRICKBOND WEATHER SEALS TO ALL EXTERNAL DOORS
 THIS PLAN IS SUBJECT TO 6 STAR ENERGY REQUIREMENTS EXHAUST FANS & RANGEHOOD TO CONTAIN DAMPER SEALS DOWNLIGHTS TO BE SEALED AND CONTAIN HEAT COVERS
 HARD WIRED SMOKE ALARM WITH 9v BATTERY BACK-UP

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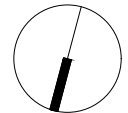
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REVISIONS & ISSUES

A	24.06.24	Update as per Sorell council request on 09 May 2024
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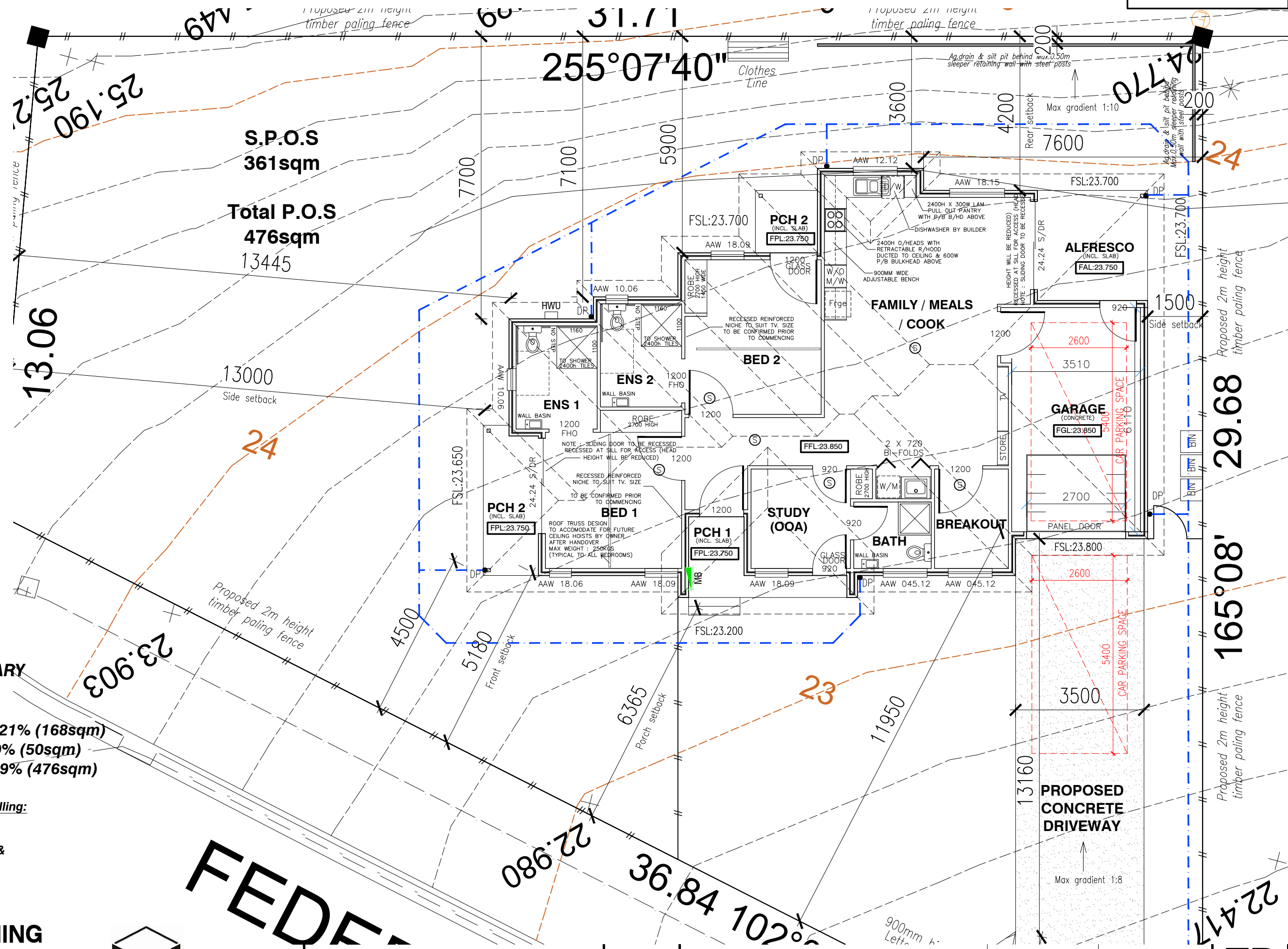


PROJECT
 16 Federation Drive, Sorell Tas 7172
DRAWING TITLE
 Proposed Ground Floor Plan

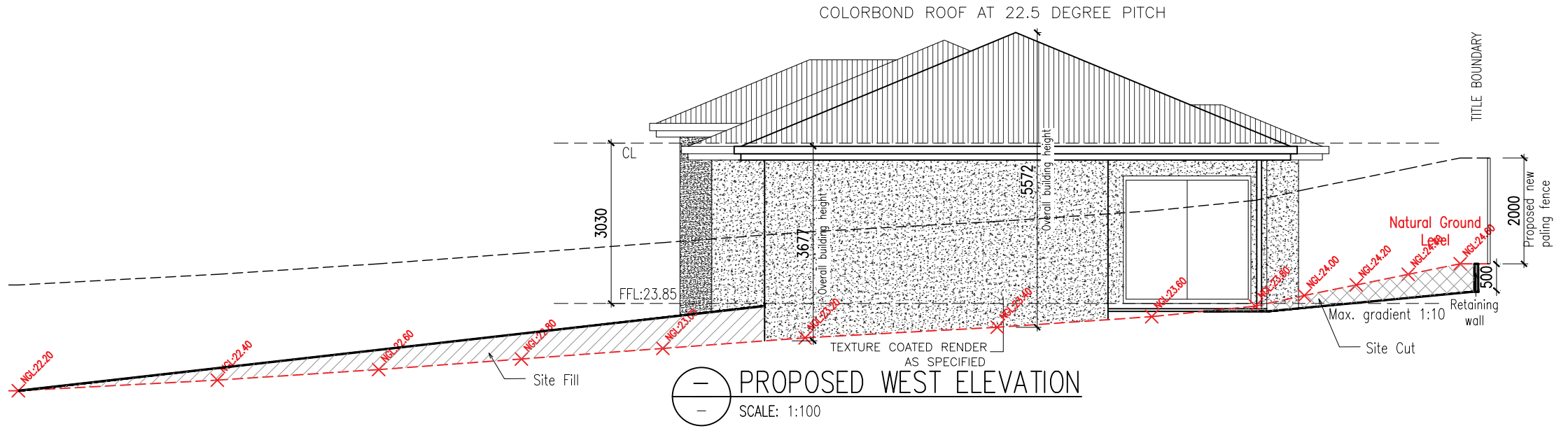
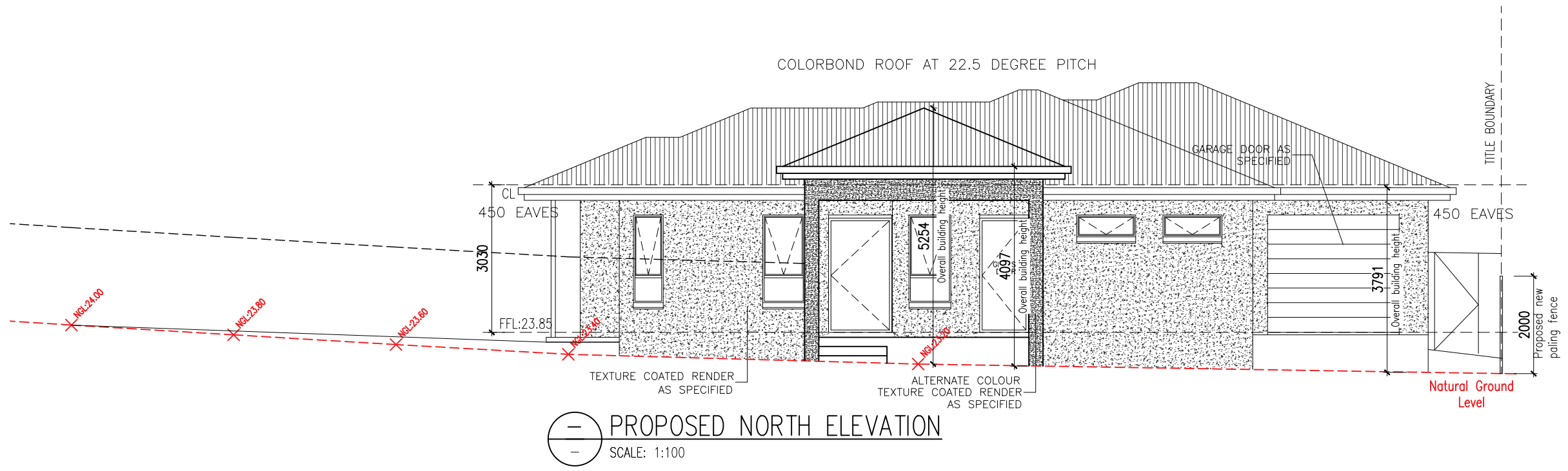
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DATE
 20.03.24
CLIENT
SCALE
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TP
03

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Legend for windows:
 o Openable glazing
 f Fixed glazing

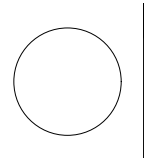


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REVISIONS & ISSUES	
A	24.06.24 Update as per Sorell council request on 09 May 2024



PROJECT
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DRAWING TITLE
Proposed Elevations

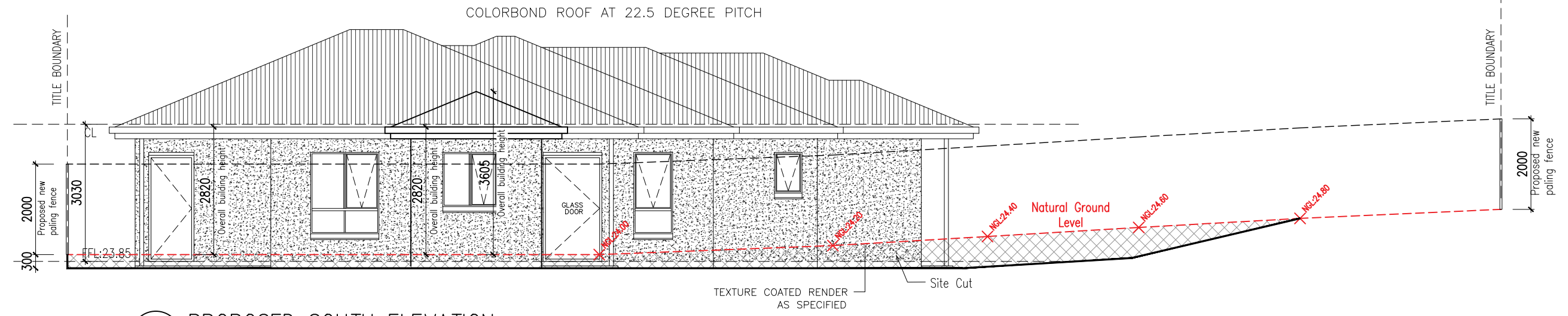
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CLIENT
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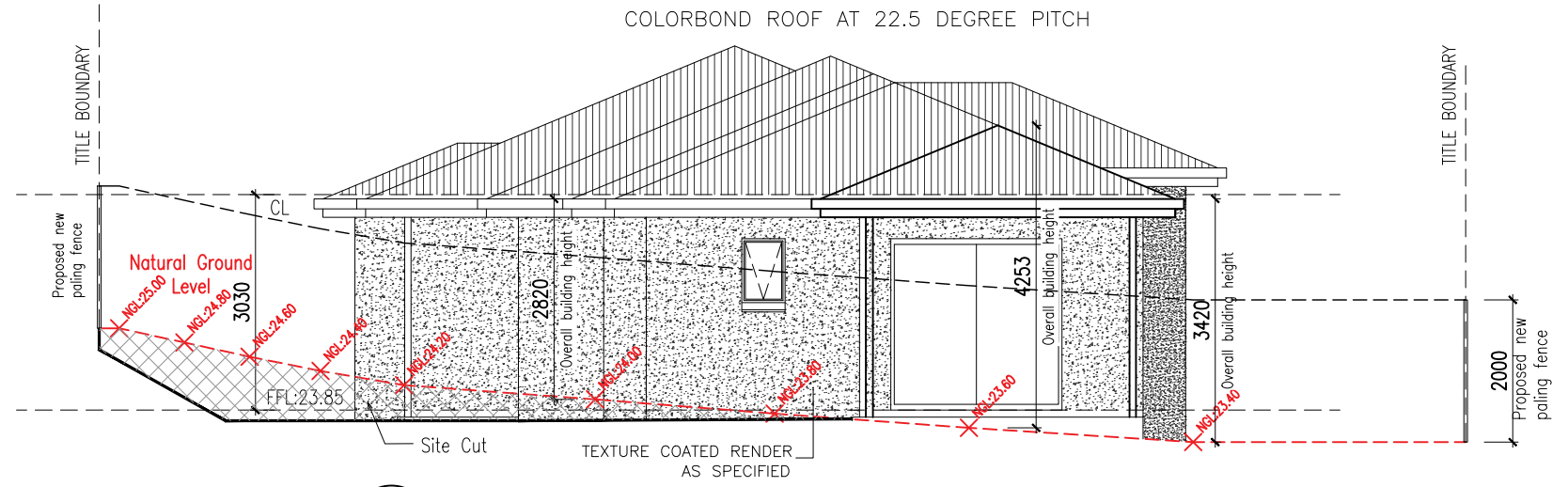
TP
04

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Legend for windows:
 o Openable glazing
 f Fixed glazing



PROPOSED SOUTH ELEVATION
 SCALE: 1:100



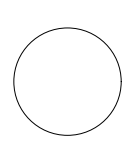
PROPOSED EAST ELEVATION
 SCALE: 1:100

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PROJECT
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 Proposed Elevations

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TP
05

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