

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 18 Colleen Crescent, Primrose Sands

PROPOSED DEVELOPMENT:

ALTERATIONS AND ADDITIONS TO 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 6th January 2025**.

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 6th January 2025**.

APPLICANT: Spark Architecture

APPLICATION NO: DA 2024 / 309 - 1

DATE: 12 December 2024

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 18 Colleen crescent, Primrose Sands.pdf
 Plans Reference:P1
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Part B continued: Please note that Part B of this form is publicly exhibited

Declarations and acknowledgements

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

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

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

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

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 18 Colleen crescent, Primrose Sands.pdf
 Plans Reference:P1
 Date Received: 22/11/2024

Signature of General Manager, Minister or Delegate:	Signature: Date:
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21/11/2024

Planning Applications
Planning Office
Sorell Council
47 Cole Street
Sorell TAS 7172
c/- sorell.council@sorell.tas.gov.au

ALTERATIONS AND ADDITIONS TO AN EXISTING SINGLE DWELLING – 18 COLLEEN CRESCENT,
PRIMROSE SANDS, TAS 7173

ATT: PLANNING OFFICE

Please find enclosed an application for Alterations and Additions to an existing dwelling at 18 Colleen Crescent, Primrose Sands.

INTRODUCTION

The existing dwelling is itself a converted shed – the conversion completed in ??
The owners are seeking to extend the indoor-outdoor living spaces afforded by the building, create secure garage parking for two vehicles and clarify a point of entry into the dwelling for visitors.

PLANNING SUMMARY

10.0 Low Density Residential Zone

General Overlay:

Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan

Code overlays:

Bushfire Prone Areas & Safeguarding of Airports [Airport obstacle limitations area]

ZONING INFORMATION

10.0 Low Density Residential Zone

The site is an internal lot and there is some ambiguity around which of the six boundaries should be considered the frontage. The existing minimum setbacks from the boundaries are 7.6m from the corner of the dwelling to the Southwestern boundary, and 1.2m from the corner of the dwelling to the Southeastern boundary. The proposed development will not encroach on these established minimum setbacks from boundaries.

P1	The proposed additions and alterations to the existing building are compatible with the streetscape and residential character of the established neighbourhood and;	
		<ul style="list-style-type: none"> (a) respond appropriately to the topography of the site; (b) are consistent with established minimum setbacks on the site and its surrounds; (c) maintain a height, bulk and form that is consistent with the existing buildings; (d) will not be visible from the street, and (e) will have no effect on the safety of road users.

P2	The proposed additions and alterations to the existing building will cause no loss of amenity to adjoining properties and;	
		<ul style="list-style-type: none"> (a) respond appropriately to the topography of the site; (b) utilise that part of the site that has already been developed for residential use; (c) are consistent with established minimum setbacks on the site and on adjoining properties; (d) maintain a height, bulk and form that is consistent with the existing buildings; (e) will enhance the amenity of the existing building and private open space areas on the site; (f) will be in keeping with the character of development existing on established properties in the area including the site of the proposed development itself.

The proposed development meets the acceptable solution for all other aspects of part 10.4 *Development Standards for Dwellings* in the Low Density Residential Zoning provisions of the Tasmanian Planning Scheme.

GENERAL OVERLAY

SOR0S2.0 Southern Beaches On-Site Waste Water And Stormwater Management Specific Area Plan

SOR-S2.6 Use Standards

There will be no significant change, expansion or intensification of residential use on the site due to the proposed development. The number of bedrooms will remain unchanged. A new shower is proposed in the ensuite. The shower and a new laundry sink will be the only additional plumbing fixtures.

A geotechnical engineer will be engaged to assess the capacity and suitability of the existing on-site waste water system for continuing use in preparation for a Plumbing Permit Application.

The site is 3946m² in total area and the buildings on it will cover <10% of the total site when the proposed development is completed.

SOR-S2.7 Development Standards for Buildings and Works

SOR-S2.7.1 On-site waste water

The proposed development meets the acceptable solutions for this objective.

SOR-S2.7.2 Stormwater management

The proposed development is set on a residential site that has been established for over 20 years.

Rainwater will continue to be harvested and stored onsite in 3x rainwater tanks with >30,000L of combined storage capacity. Overland flow is managed via harnessing the site topography and falling finished surfaces away from the existing and proposed buildings and directing flow to drainage swales that disperse the stormwater over the remainder of the property.

P1	The proposed development will be integrated with the existing on-site stormwater management system and:	
		<ul style="list-style-type: none"> (a) will harness the natural topography of the site; (b) respond to the size and shape of the site; (c) will be appropriate for the site specific soil conditions; (d) will augment existing buildings and account for any constraints imposed by existing development on the site; (e) have consideration for the small areas of additional impervious surfaces represented by the paved entry way adjacent to the garage entry and front door to the residence, and the proposed brickwork fire pit and conversation pit and increased total roofed area; (f) n/a - there are no watercourses on the land; (g) reasonable measures will be taken to ensure stormwater quality and quantity management targets identified in the <i>State Stormwater Strategy 2010</i> are adhered to. The net increase of impervious surfaces being proposed (including roofed areas) in this development is <100m² on a site that is 3946m² in total area; (h) will take into consideration any advice from a suitably qualified person on the seasonal water table at the site, risks of inundation, land instability or coastal erosion. The property abuts but does not coincide with a Natural Assets Code Overlay for Waterway and coastal protection along the Eastern bank of the Carlton River.

CODE OVERLAYS

C13.0 Bushfire-Prone Areas Code

An accredited Bushfire Hazard Assessor has been engaged during the pre-lodgement stage to provide advice regarding the bushfire risk on the property and to offer guidance with developing an appropriate design response, including proximity to the bushfire threat, access and turning for firefighting appliances, and dedicated firefighting water storage and supply.

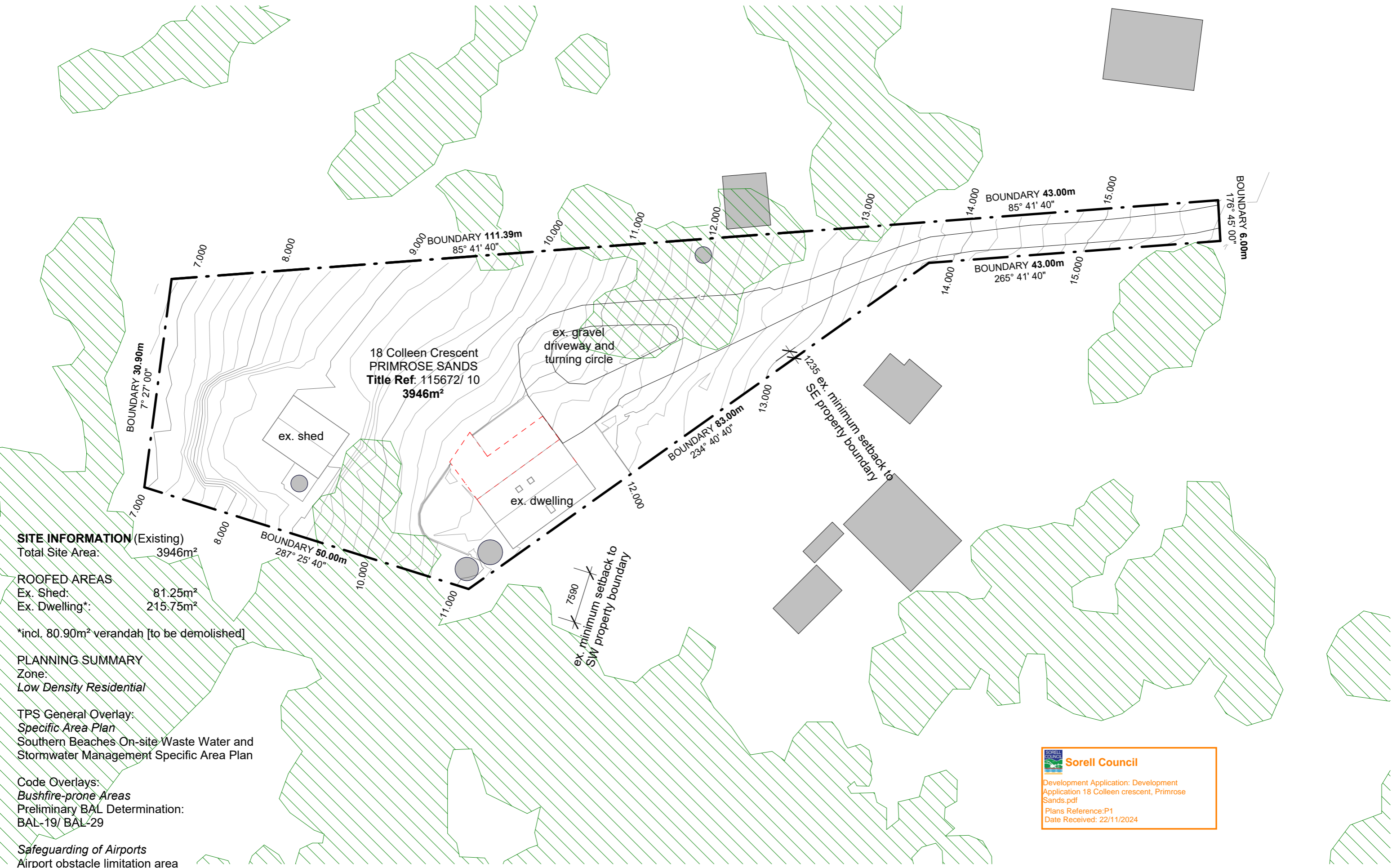
C16.0 Safeguarding of Airports Code – Airport obstacle limitation area [Overlay Category: 152m]

The proposed development will not impact the safe operation of nearby airports.

Many thanks,



Matt Burgess
Architect
0408 132 733



SITE INFORMATION (Existing)

Total Site Area: 3946m²

ROOFED AREAS
 Ex. Shed: 81.25m²
 Ex. Dwelling*: 215.75m²

*incl. 80.90m² verandah [to be demolished]

PLANNING SUMMARY

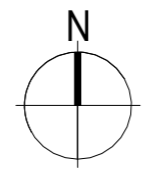
Zone:
Low Density Residential

TPS General Overlay:
Specific Area Plan
 Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan

Code Overlays:
Bushfire-prone Areas
 Preliminary BAL Determination:
 BAL-19/ BAL-29

Safeguarding of Airports
 Airport obstacle limitation area

No	Description	Date
A	Preliminary DA Issue for client review	15/11/2024
B	Issued for Planning Approval	21/11/2024



Steve & Tania Cooke
 Alterations & Additions

Site Plan - Demolition

Project number: 2412
 Date: NOVEMBER 2024
 Drawn by: MB
 BSP Lic#: CC 7294

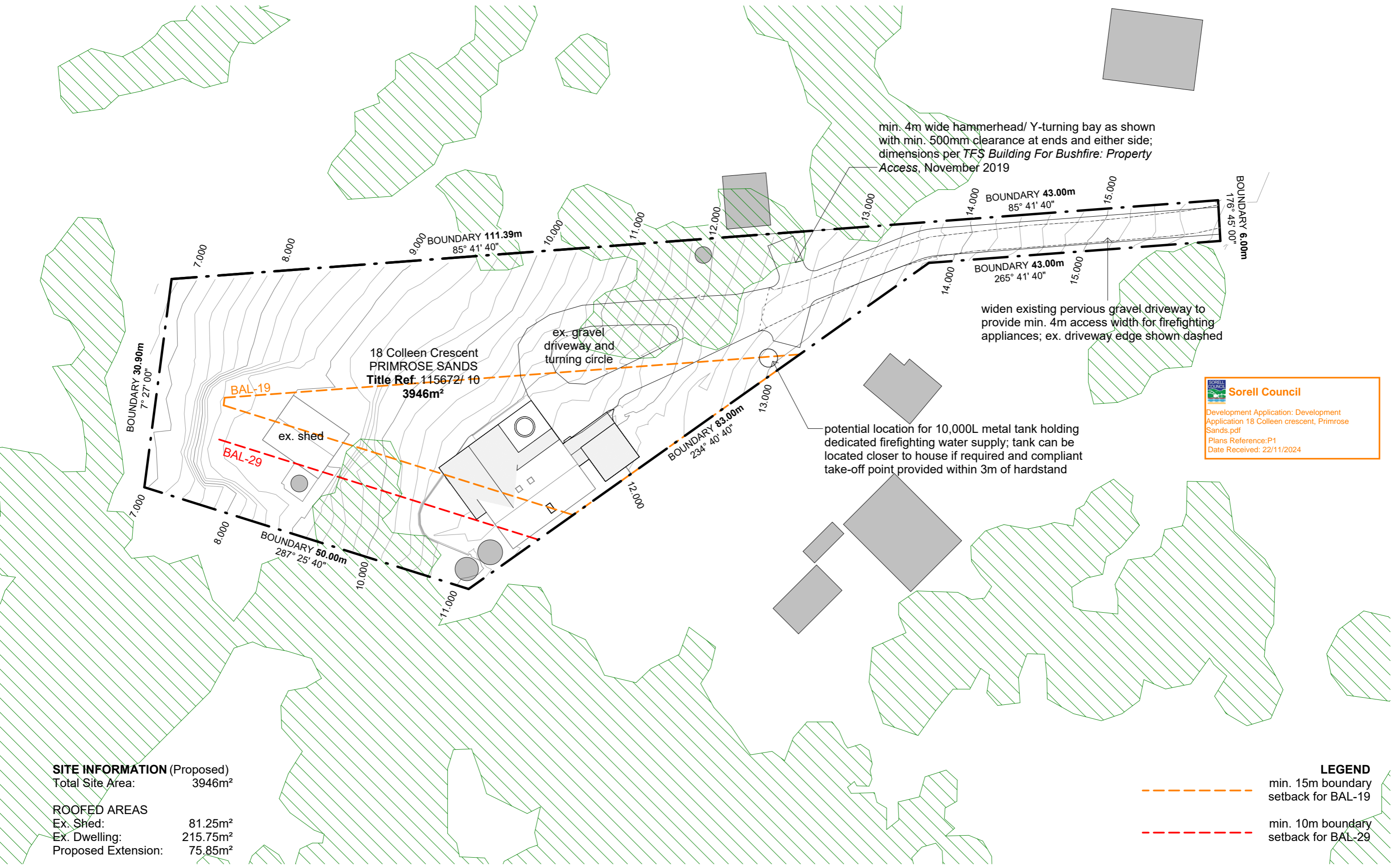
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Sorell Council
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SITE INFORMATION (Proposed)

Total Site Area: 3946m²

ROOFED AREAS

Ex. Shed: 81.25m²

EX. Dwelling: 215.75m²

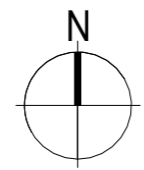
Proposed Extension: 75.85m²

LEGEND

--- min. 15m boundary setback for BAL-19

--- min. 10m boundary setback for BAL-29

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Steve & Tania Cooke
Alterations & Additions

Site Plan - Proposed

0.02

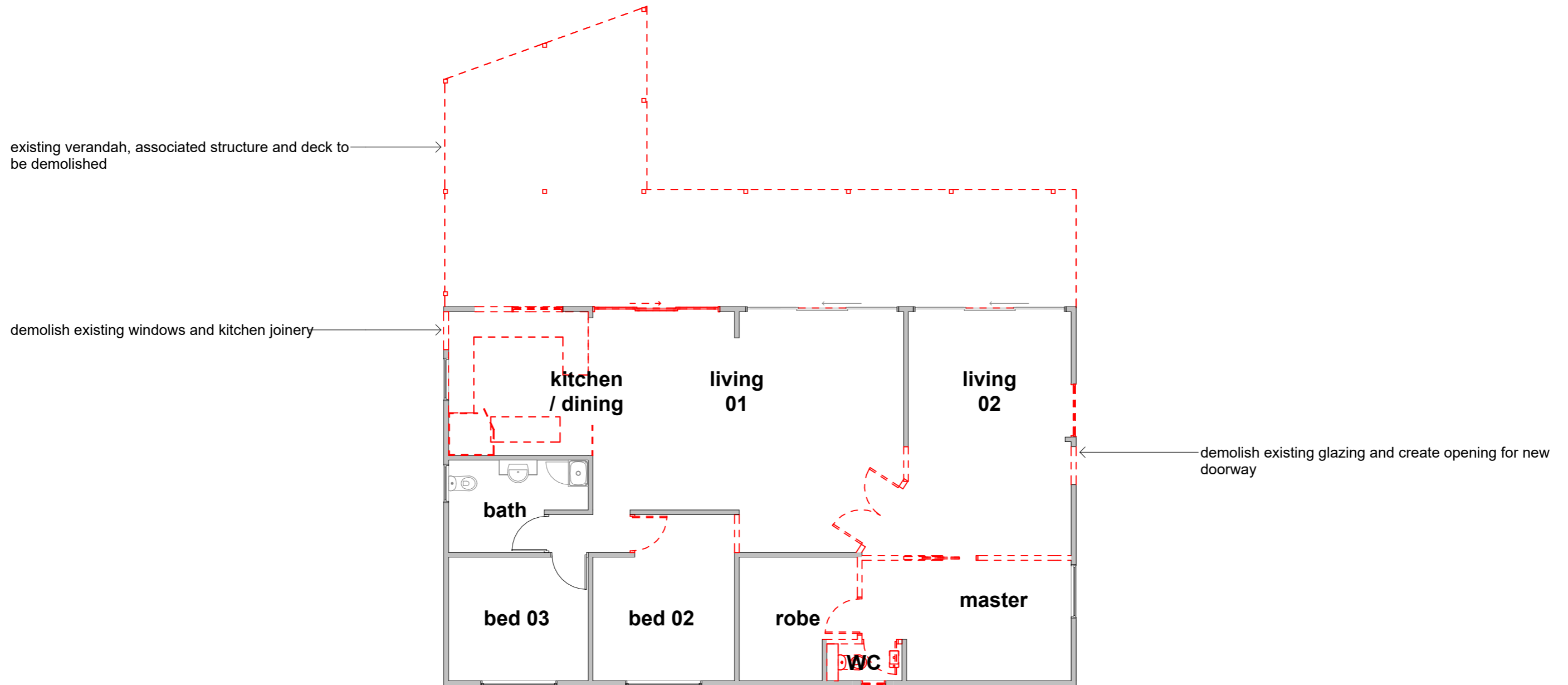
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Date NOVEMBER 2024
Drawn by MB
BSP Lic# CC 7294

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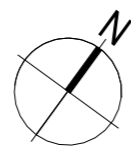
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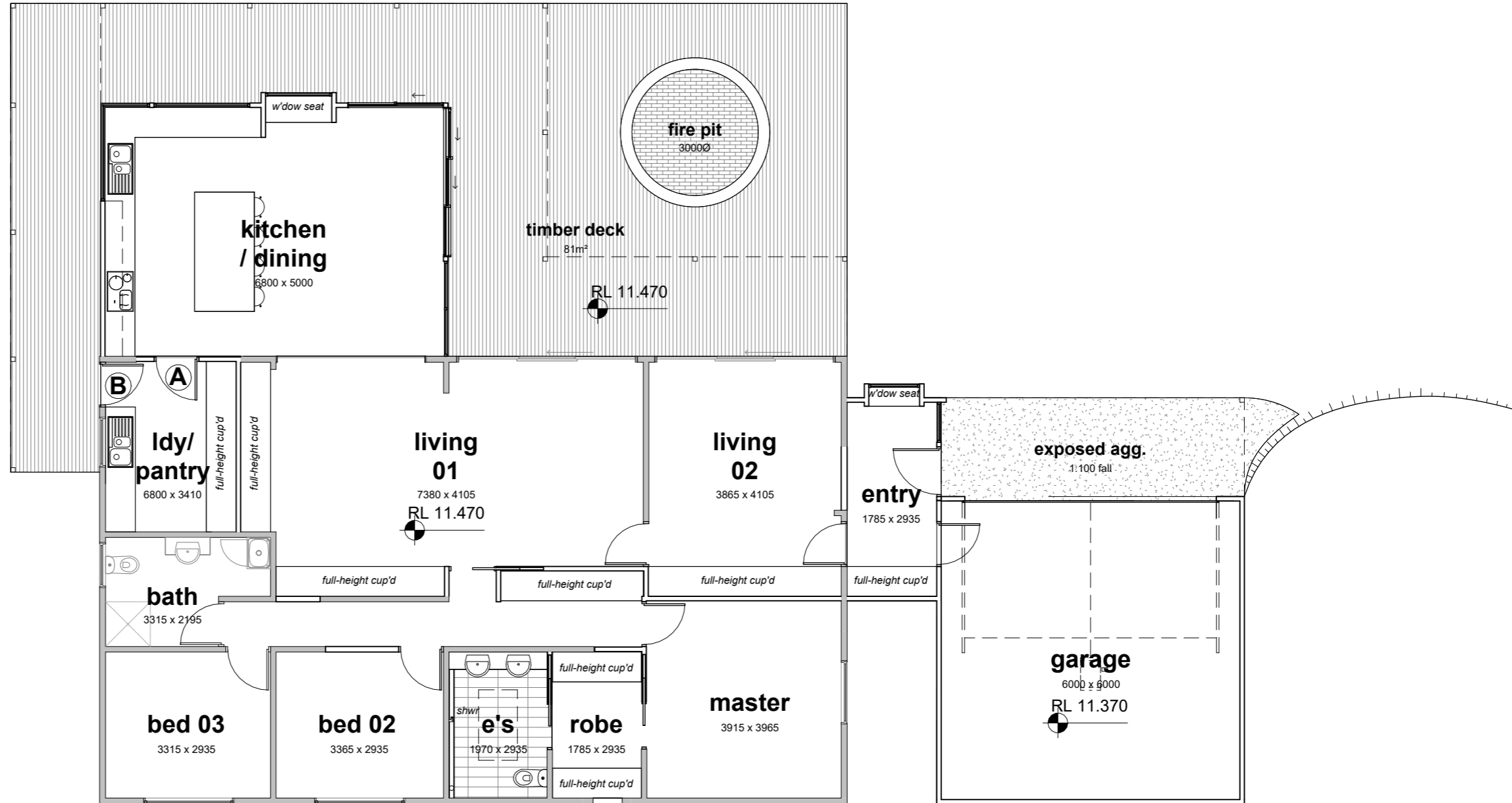
Floor Plan - Demolition

Project number 2412
 Date NOVEMBER 2024
 Drawn by MB
 BSP Lic# CC 7294 Scale

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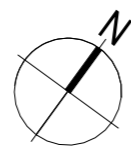
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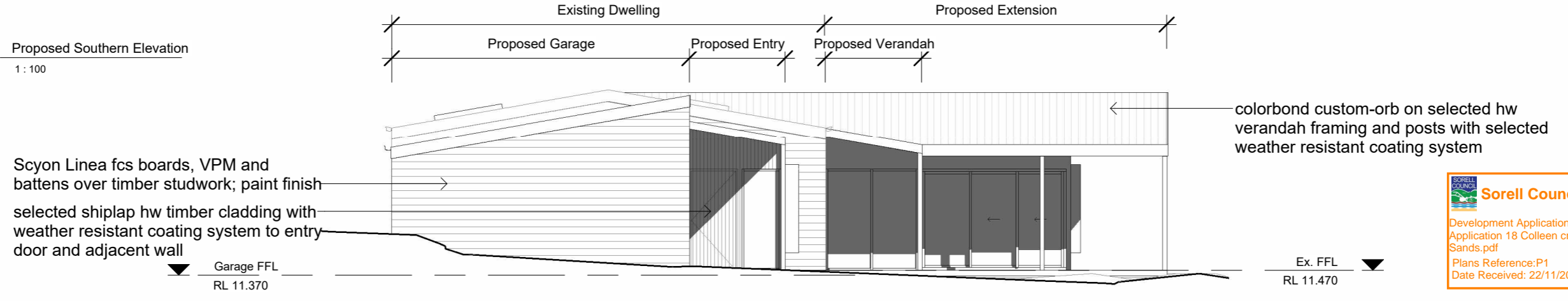
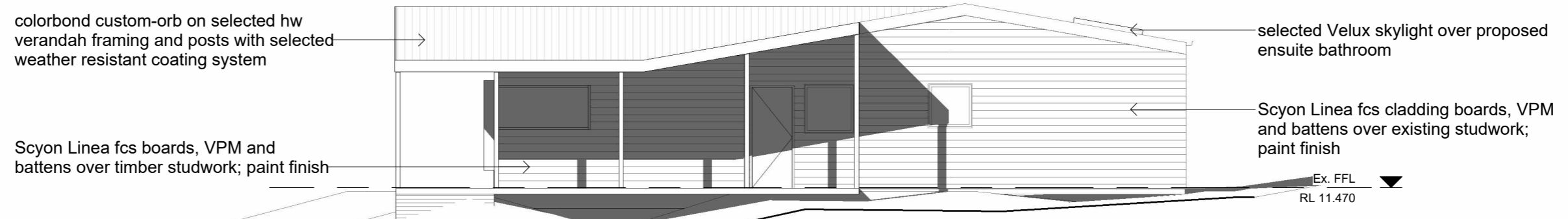
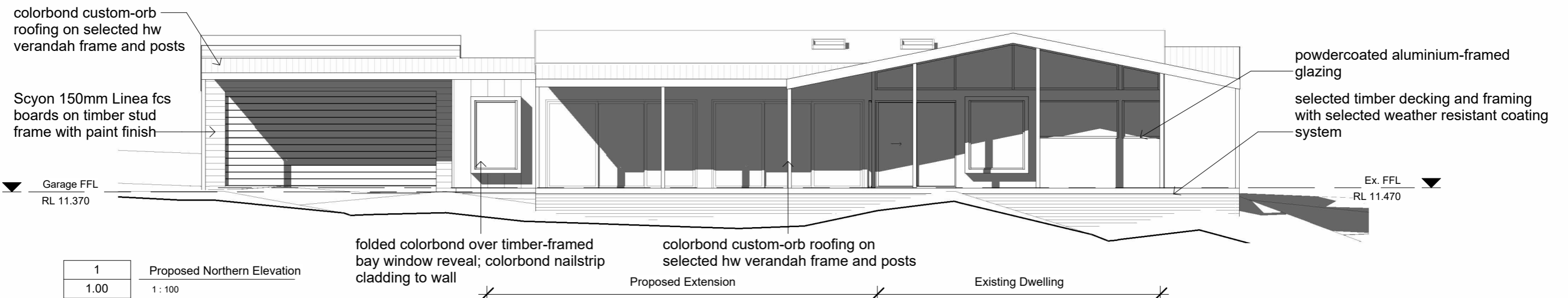
Floor Plan - Proposed

Project number 2412
 Date NOVEMBER 2024
 Drawn by MB
 BSP Lic# CC 7294 Scale

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 Alterations & Additions

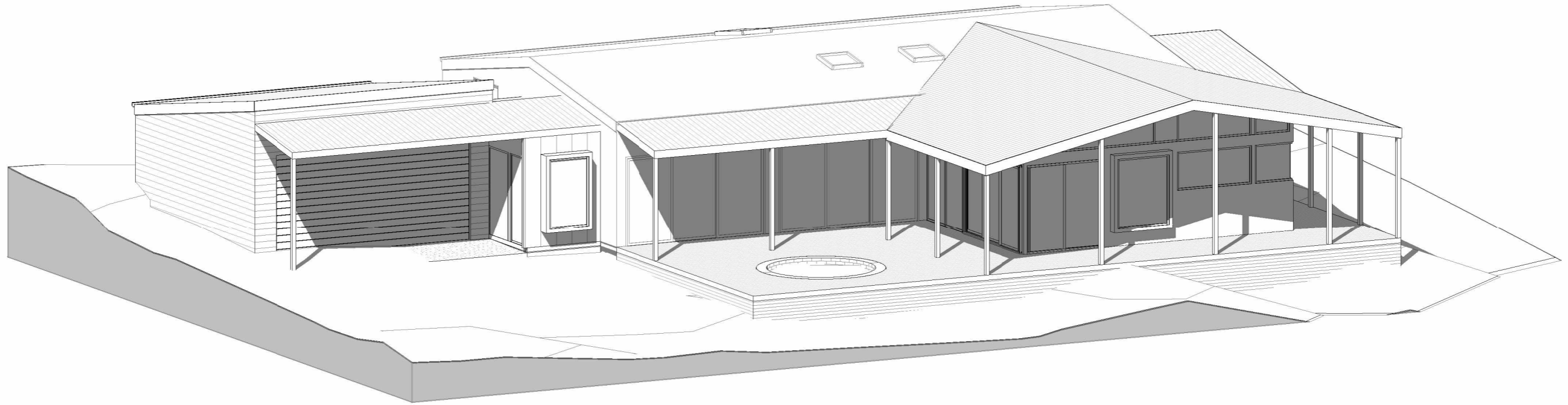
Elevations - Proposed

Project number 2412
 Date NOVEMBER 2024
 Drawn by MB
 BSP Lic# Checker Scale

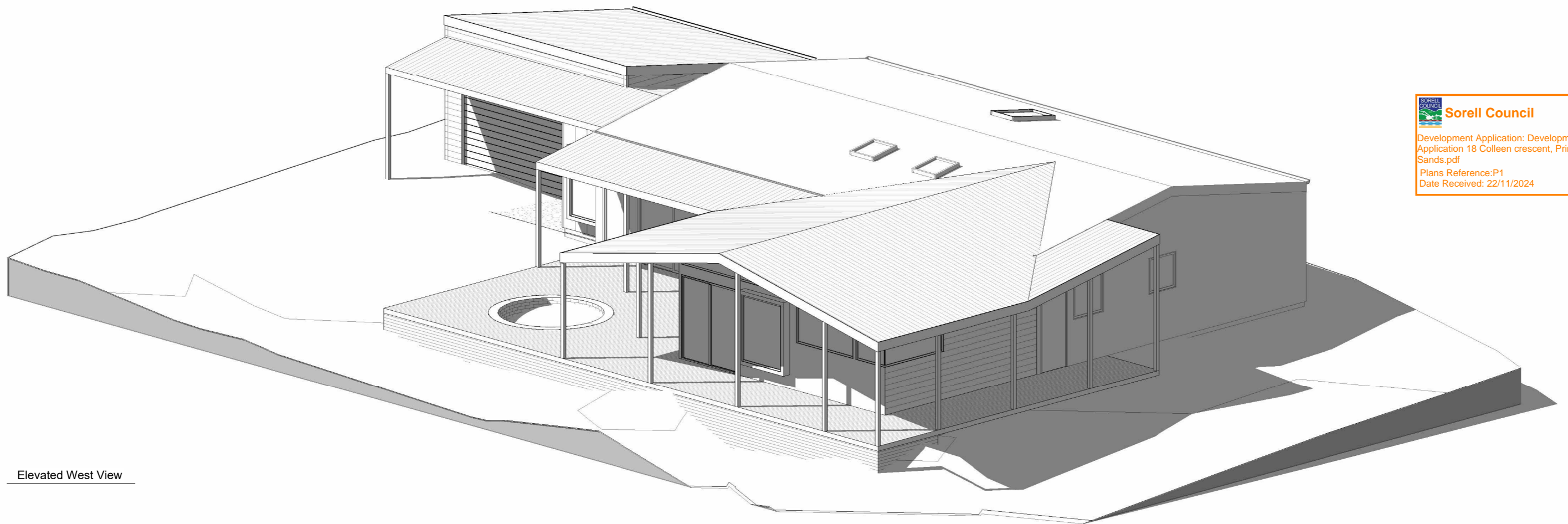
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1 Elevated North View



2 Elevated West View

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 Alterations & Additions

External 3D Views

Project number 2412
 Date NOVEMBER 2024
 Drawn by MB
 BSP Lic# CC 7294 Scale

7.00

NTS





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Development Application: Development
Application 18 Colleen crescent, Primrose
Sands.pdf
Plans Reference: P1
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18m

10m

15m

18

16