

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 5 Brown Hawk Road, Primrose Sands

PROPOSED DEVELOPMENT:

OUTBUILDING

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: Island Life Designers

APPLICATION NO: DA 2024 / 324 - 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/>



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 Primrose Sands - P1.pdf
 Plans Reference:P1
 Date Received: 2/12/2024


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

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Signature of General Manager, Minister or Delegate:	Signature: Date:
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ISLAND LIFE DESIGNERS

Island Life Designers
A: Howrah TAS 7018
M: 0422 531 710
E: info@islandlifedesigners.com
Web: <http://islandlifedesigners.com/>

Agent Authorisation

Project Address:	5 BROWN HAWK RD, PRIMROSE SANDS 4713 ⁷¹⁷³
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I/we


Owner Name/s:	NELLY KRUGER
Postal Address:	5 BROWN HAWK RD PRIMROSE SANDS 4713 ⁷¹⁷³
Phone Number:	0427933575
Email Address:	nkruger53@gmail.com

hereby appoint the following person/business representative

Agent Name:	Island Life Designers
Phone Number:	0422 531 710
Email Address:	info@islandlifedesigners.com

Act as my/our authorised agent to apply for any required certificates and permits, and to provide any necessary information to, or communication with the relevant council.

Owner Name:	NELLY KRUGER	Owner Signature:	<i>N. Kruger</i>	Date:	25-10-24
Owner Name:		Owner Signature:		Date:	



Sorell Council

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GENERAL INFORMATION

Property Identification number (PID) - 5941096
 Land Title Referene - 9447/148
 Building Class - 10a
 Property Zone - 12.0 Low density residential
 Wind Classification - T.B.C.
 Soil Classification (AS 2870) - CLASS T.B.C
 Climate Zone (NCC 3.12) - Zone 7
 Alpine Area (900m above AHD) - NA
 BAL Rating (AS3959) - NA
 Heritage Building - NO
 Flood Prone Area - NO
 Coastal Ingress Area - NO
 Coastal Erosion Area - NO
 Corrosion Environment - Moderate

OTHER CONSULTANTS

Structural Engineer - T.B.C
 Geological Report (Soil) - T.B.C
 Energy Assessment - T.B.C
 Waste Water Report - NA
 Bushfire Assessment - NA
 Civil Engineer - TBC
 Mechanical Engineer - NA
 Electrical Engineer - NA
 Site Survey - NA
 Hydrologist Report - NA
 Contaminated Site Survey - NA

AREA SCHEDULE *(All measurements in m2)*

Site Plan - 626m2
 Existing Residence - 46m2
 Residence (Ground Floor) - T.B.C
 Residence (First Floor) - T.B.C
 Alfresco Area - NA
 Verandah Area - NA
 Granny Flat - NA
 Detached Office / Study - NA
 Porch/ Balcony above - NA
 Decking Area - NA
 Balcony (existing) - NA
 Garage - NA
 Residential Shed / Outbuilding - 23m2
 Proposed Shed - 28.22m2

Drawing Schedule:	
Sheet number	Sheet name
01	TITLE PAGE
02	SITE PLAN
03	SITE DRAINAGE PLAN
04	FLOOR PLAN/ ELEVATIONS 1-2-3-4
05	SUN SHADOW DIAGRAMS

Proposed Shed

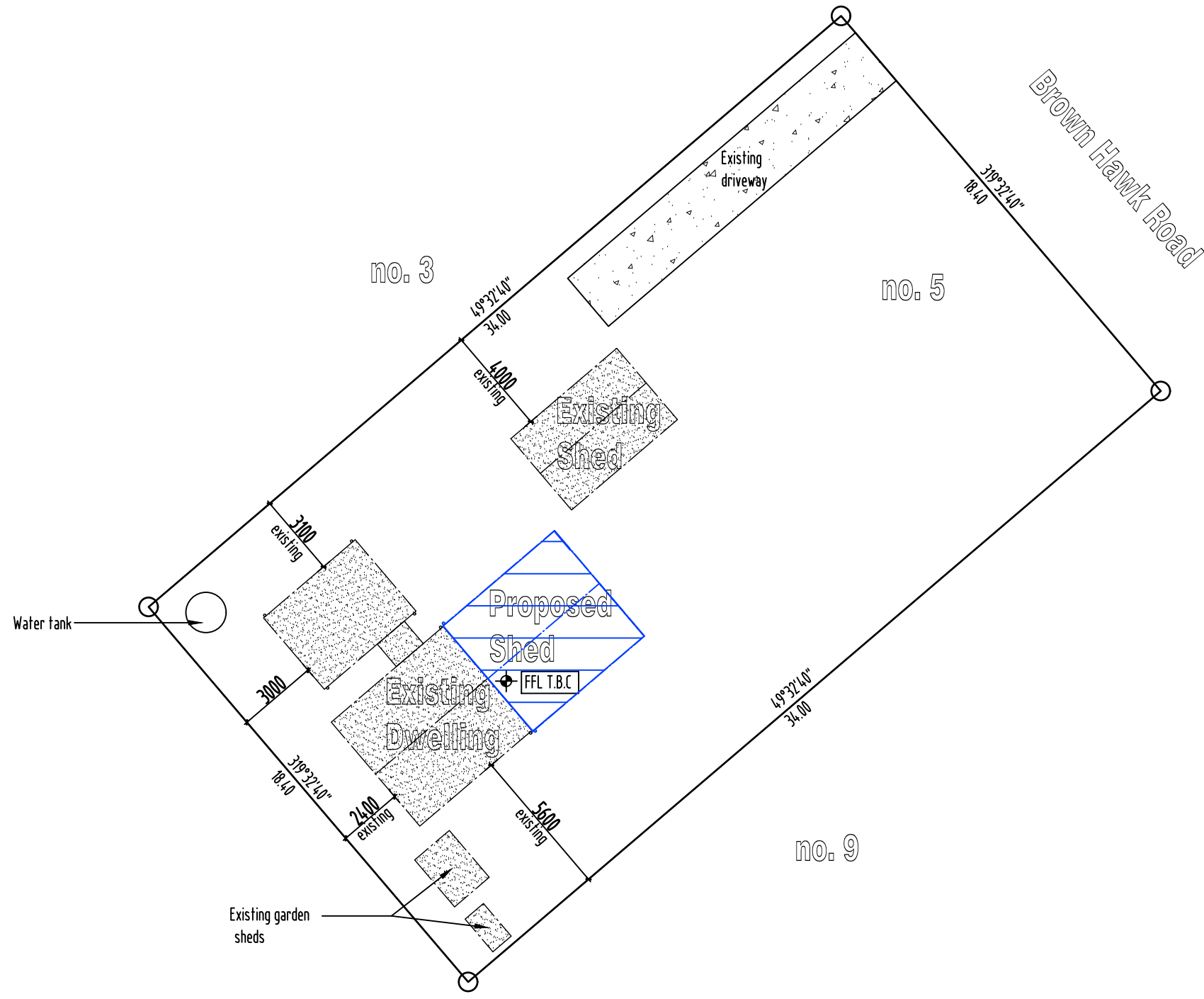
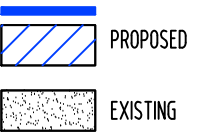
5 Brown Hawk Road

Primrose Sands Tasmania 7173

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5 Brown Hawk Road, Primrose Sands
 Tasmania 7173
 Site Area: 626m²
 Existing Site Coverage
 Existing dwelling 46m²+Outhouse 23m²
 Total: 69m² = 11.02%

Proposed Site Coverage
 Existing dwelling 46m² +Outhouse 23m²
 +proposed shed 28.22m²
 Total: 97.22m² = 15.53%



LEGEND & NOTES

- EXISTING CONCRETE DRIVEWAY
- SEWER LINE
- 100mm DIA STORMWATER LINE
- WATER LINE
- Existing levels: To be confirmed before commencement of works
- New levels: To be calculated onsite by building contractor

Note: Site levels supplied by Building Contractor

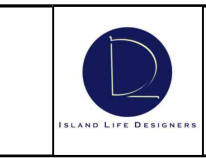
Soil & Water Management Strategies
 Downpipes to be connected as soon as the roof is installed.
 Install AG drain prior to footing excavation. See drawing
 Excavated material placed up-slope of AG drain. To be removed when building works are complete and used as removed when building works are complete and used as fill on site for any low points. Install a sediment fence on the downslope side of material.

Construction vehicles to be parked on the street or the driveway once concreted, to prevent transferring debris onto Example Street.

Protection Work
 (Section 121 of the Building Act)
 If excavation is to a level below that of the adjoining owner's footings, along the title boundary or within 3 metres of a building belonging to an adjoining owner, the builder must (as a minimum) provide and maintain a guard to supervise the excavation. Adjoining owner to be notified using Form 6 (Building and Protection Work Notice) by the Building Surveyor.

Proposed Site Plan
 scale 1:200@A3

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ISLAND LIFE DESIGNERS
 BUILDING SERVICES PROVIDER
 LICENCE No. 456943070
 CONTACT: nick@islandlifedesigners.com

General Notes
 The Builder shall check all dimensions and levels on site prior to construction.
 Notify any errors, discrepancies or omissions to the building designer.
 Drawings shall not be used for construction purposes until issued for construction.
 Do not scale drawings.
 All boundaries and contours subject to survey

notes	revision
D.A. Issue	A

stage	description
	sketch design
	design development
	contract documentation
	DA
	BA
	construction drawings

PROJECT NAME:
 Proposed Shed

CLIENT:
 Nell Kruger

SITE:
 5 Brown Hawk Road
 Primrose Sands Tasmania 7173

DRAWING TITLE:
 Site plan

REVISION NO. 0

DRAWING NO. 02

SCALE: As noted on A3 paper size

DRAWN BY: NY

CHECKED BY: Nicholas Young

PROJECT NO. 24-017

Plot Date: 14.11.2024

NEW PIPEWORK

SEWER DN100 uPVC

SUB SOIL DRAINAGE Ø90

STORMWATER DN100 uPVC

COLD WATER DN20

Wet areas shown hatched to comply with current AS3740 & N.C.C. Refer to waterproofing details.

SYMBOLS

INSPECTION OPENING

FLOOR WASTE GULLY

OVERFLOW RELIEF GULLY

ISOLATION VALVE IN BOX

DROPPER/ RISER

WATER TAP

ABBREVIATIONS

V VENT PIPE

IO INSPECTION OPENING

FWG FLOOR WASTE GULLY

IOS INSPECTION OPENING SHAFT

ORG ORVERFLOW RELIEF GULLY

IV ISLOLATION VALVE IN BOX

D/R DROPPER/ RISER

Bth BATH

Shr SHOWER

B BASIN

S SINK

Tr TROUGH

WC WATER CLOSET

FWG FLOOR WASTE GULLY

HWC HOT WATER CYLINDER

IV ISOLATION VALVE

PLV PRESSURE LIMITING VALVE

CWM COLD WATER METER

GD GRATED DRAIN

GP GRATED PIT

RP ROD POINT

IS INSPECTION SHAFT

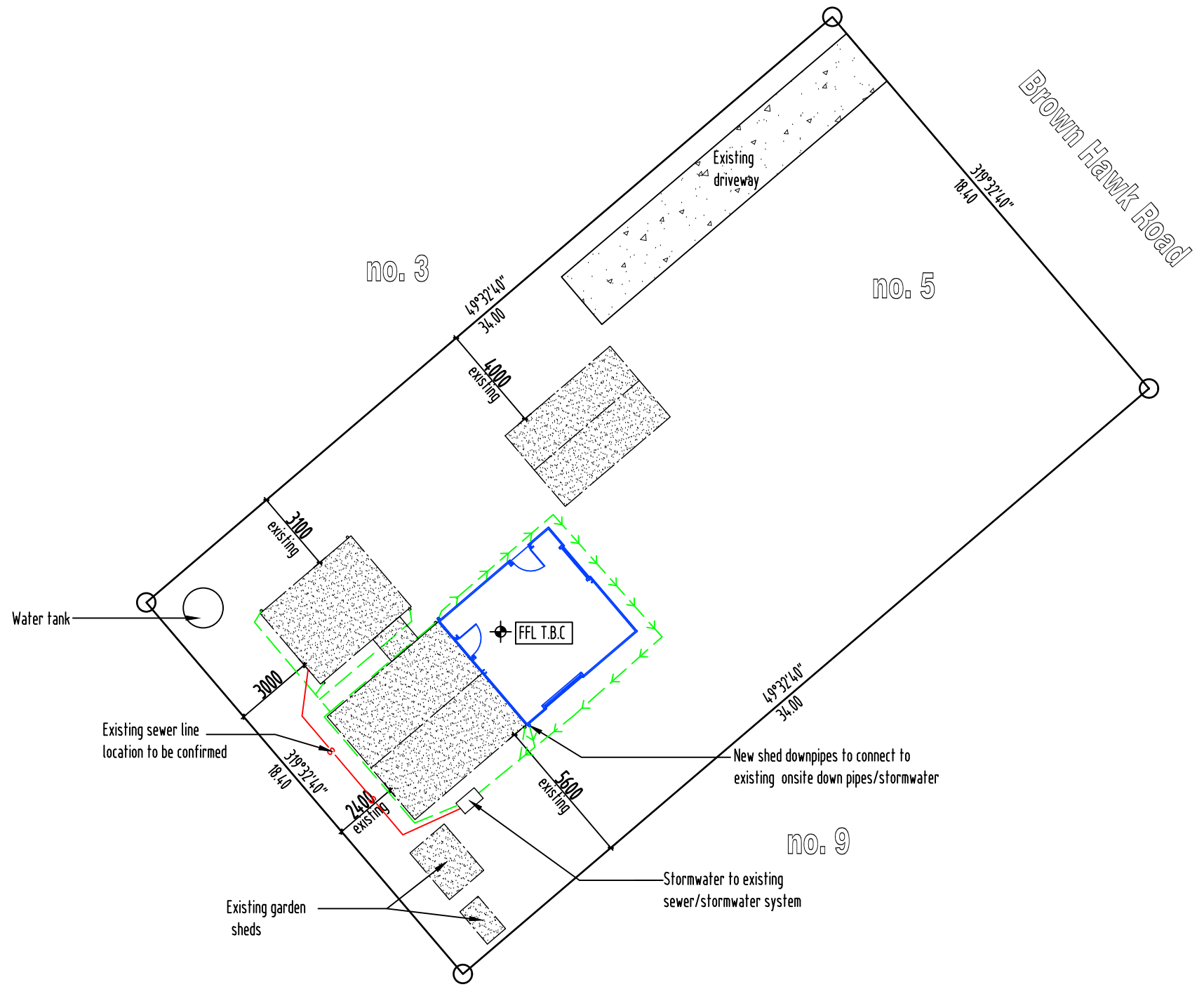
NOTE:
 ALL WORKS MUST BE IN ACCORDANCE WITH THE CURRENT:
 - N.C.C., AS3500.2 & AS3500.3
 - WATER SERVICES ASSOCIATION OF AUSTRALIA CODES (WSAA)
 - LOCAL COUNCIL REQUIREMENTS
 - TASWATER TECHNICAL STANDARDS
 - ANY RELEVANT STANDARDS / MANUFACTURERS SPECIFICATIONS
 REFER TO ROOF PLAN FOR ROOF CATCHMENT AREAS

Site Drainage Plan
 scale 1:200@A3



PROPOSED

EXISTING



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PROJECT NAME:
Proposed Shed

CLIENT:
Nell Kruger

SITE:
**5 Brown Hawk Road
 Primrose Sands Tasmania 7173**

DRAWING TITLE:
Site Drainage Plan

REVISION NO. 0

DRAWING NO. 03

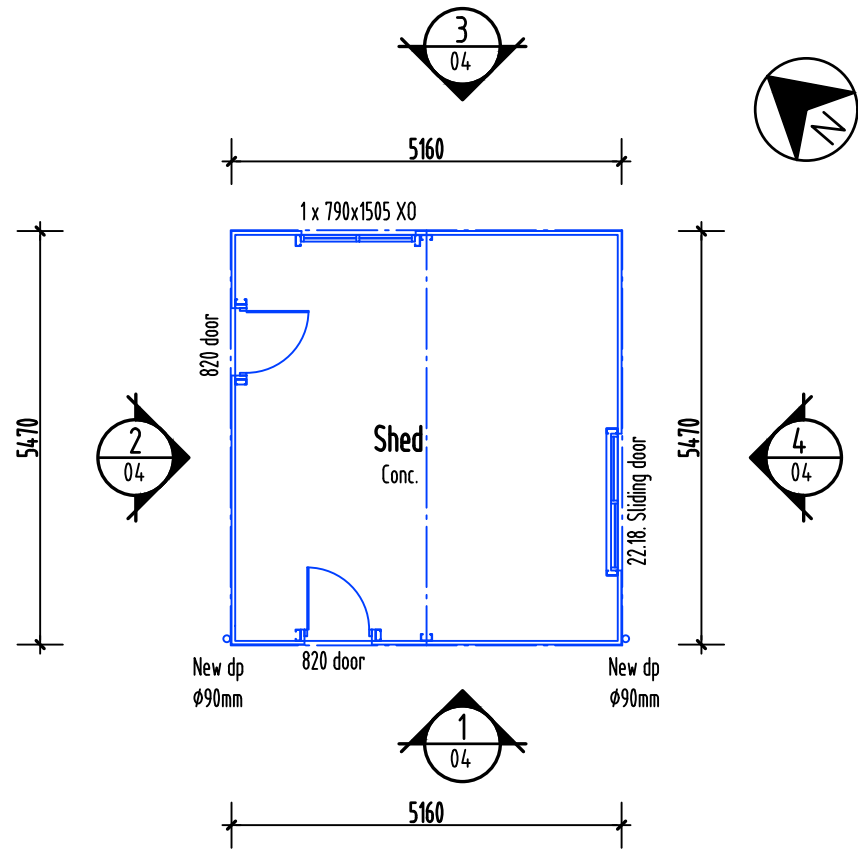
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DRAWN BY: NY

CHECKED BY: Nicholas Young

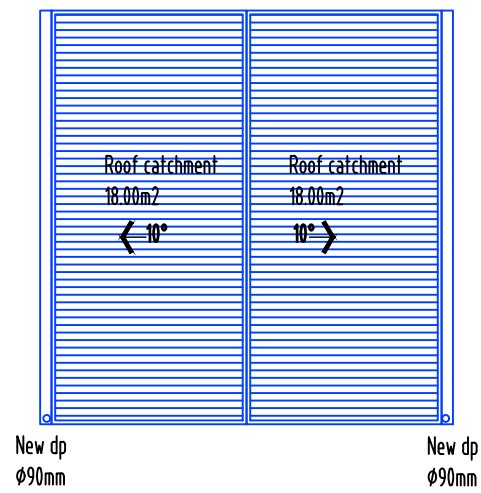
PROJECT NO. 24-017

Plot Date: 14.11.2024

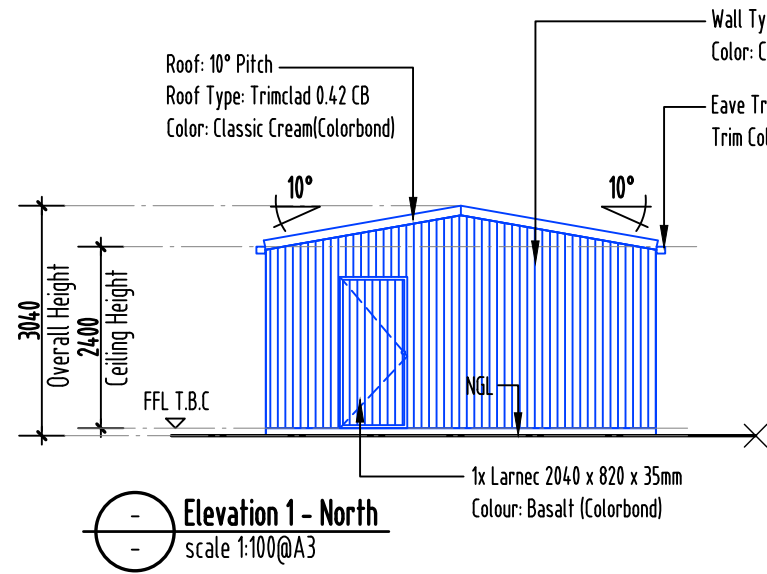


Shed Floor Plan
 scale 1:100@A3

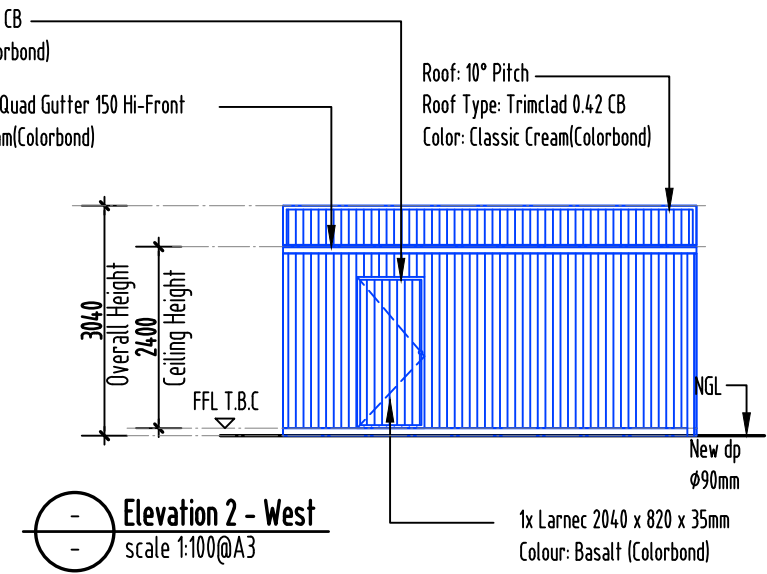
AREAS	
Shed:	28.22m ²
TOTAL FLOOR AREA:	28.22m ²



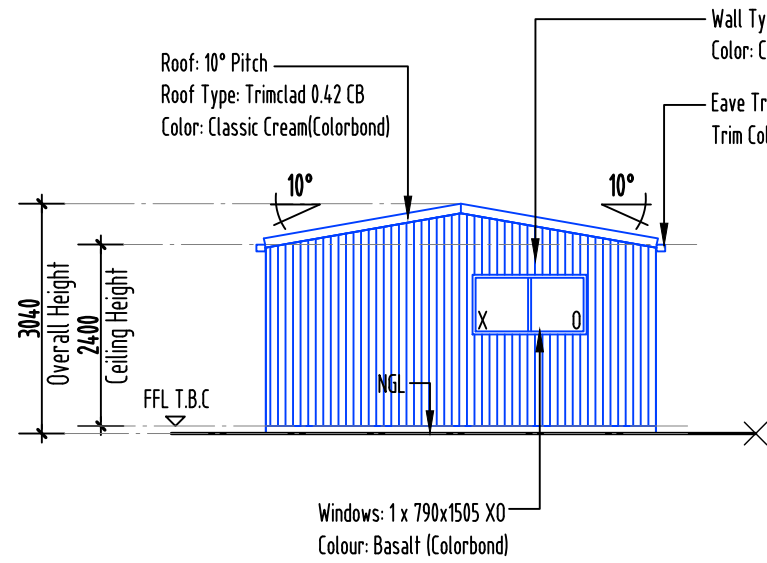
Shed Roof Plan
 scale 1:100@A3



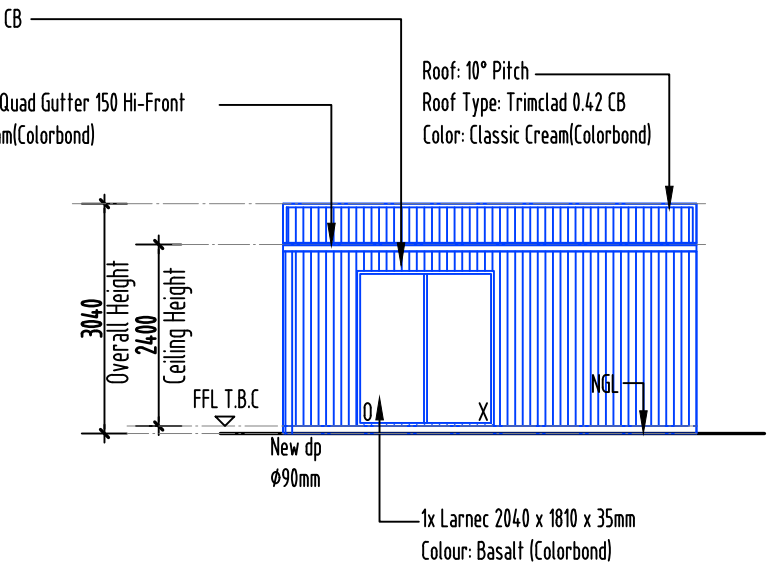
Elevation 1 - North
 scale 1:100@A3



Elevation 2 - West
 scale 1:100@A3



Elevation 3 - South
 scale 1:100@A3



Elevation 4 - East
 scale 1:100@A3



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D.A. Issue	A

stage	description
sketch design	
design development	
contract documentation	
DA	
BA	
construction drawings	

PROJECT NAME:
Proposed Shed

CLIENT:
Nell Kruger

SITE:
**5 Brown Hawk Road
 Primrose Sands Tasmania 7173**

DRAWING TITLE:
Floor Plan/ Roof Plan & Elevations 1-2-3-4

REVISION NO. 0

DRAWING NO. 04

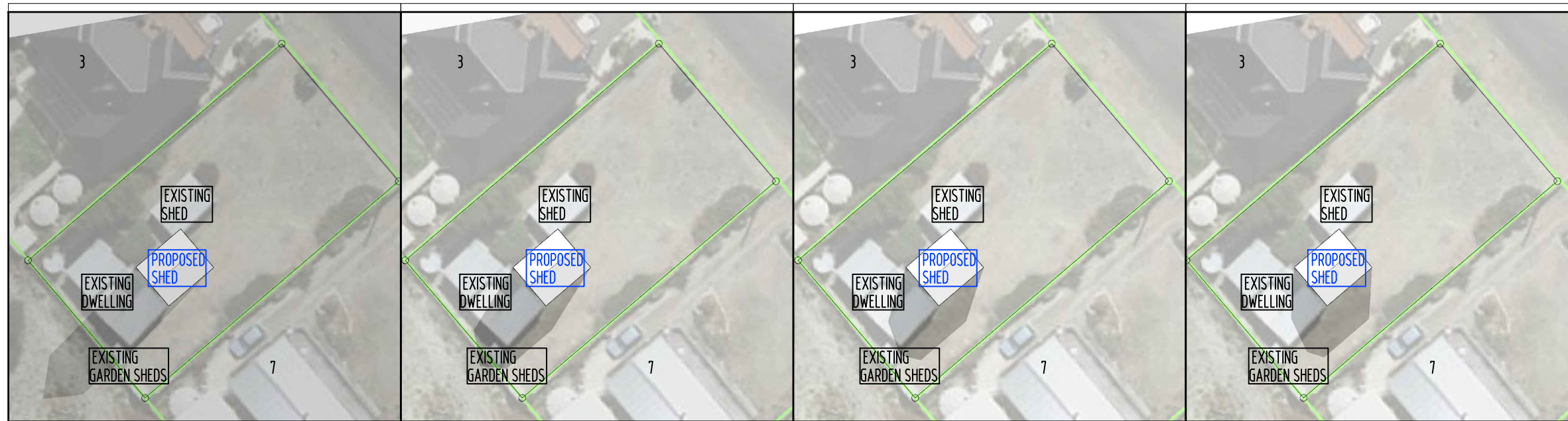
SCALE: As noted on A3 paper size

DRAWN BY: NY

CHECKED BY: Nicholas Young

PROJECT NO. 24-017

Plot Date: 14.11.2024

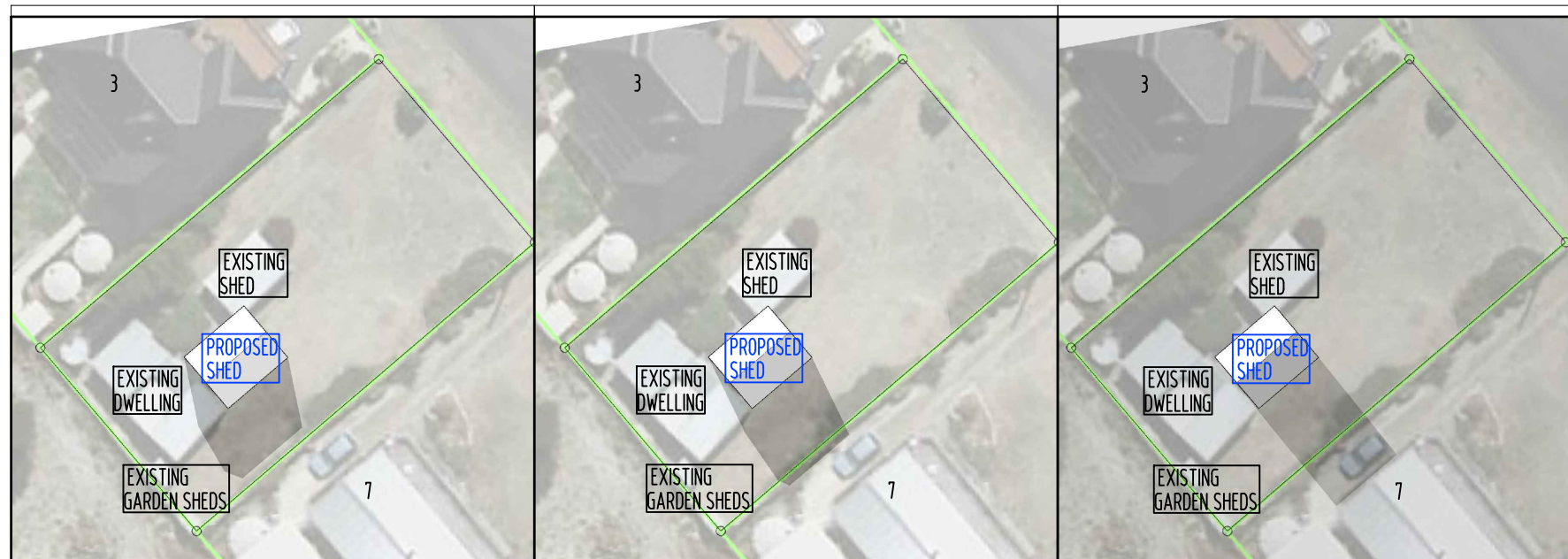


○ SUN SHADOW DIAGRAM 21st JUNE-9am
○ SCALE NTS

○ SUN SHADOW DIAGRAM 21st JUNE-10am
○ SCALE NTS

○ SUN SHADOW DIAGRAM 21st JUNE-11am
○ SCALE NTS

○ SUN SHADOW DIAGRAM 21st JUNE-12am
○ SCALE NTS



○ SUN SHADOW DIAGRAM 21st JUNE-1pm
○ SCALE NTS

○ SUN SHADOW DIAGRAM 21st JUNE-2pm
○ SCALE NTS

○ SUN SHADOW DIAGRAM 21st JUNE-3pm
○ SCALE NTS

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D.A. Issue	A

stage	description
<input type="checkbox"/>	sketch design
<input type="checkbox"/>	design development
<input type="checkbox"/>	contract documentation
<input checked="" type="checkbox"/>	DA
<input type="checkbox"/>	BA
<input type="checkbox"/>	construction drawings

PROJECT NAME:
Proposed Shed

CLIENT:
Neil Kruger

SITE:
5 Brown Hawk Road
Primrose Sands Tasmania 7173

DRAWING TITLE:
Sun Shadow Diagrams

REVISION NO. 0

DRAWING NO. 05

SCALE: As noted on A3 paper size

DRAWN BY: NY

CHECKED BY: Nicholas Young

PROJECT NO. 24-017

Plot Date: 14.11.2024