

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 41 Horizon Drive, Sorell

**PROPOSED DEVELOPMENT:
OUTBUILDING - (RESTROSPECTIVE)**

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 **Tuesday 28th 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 **Tuesday 28th January 2025**.

APPLICANT: R Abdula

APPLICATION NO: DA 2024 / 200 - 1
DATE: 09 January 2025

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

Full description of Proposal:	Use: <u>CAR PORT</u>
	Development: <u>AS CONSTRUCTED CARPORT FORWARD OF THE DWELLING SEEKING VARIATION TO BOUNDARY SET BACK.</u>
	<i>Large or complex proposals should be described in a letter or planning report.</i>

Design and construction cost of proposal:	\$ <u>10,000</u>
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Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input checked="" type="checkbox"/>
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Location of proposed works:	Street address: <u>41 HORIZON DRIVE</u>
	Suburb: <u>SORELL</u> Postcode: <u>7172</u>
	Certificate of Title(s) Volume: <u>156069</u> Folio: <u>88</u>

Current Use of Site	<u>RESIDENTIAL</u>
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Current Owner/s:	Name(s) <u>RABAR ABDOLA</u>
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Is the Property on the Tasmanian Heritage Register?	No: <input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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/>

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: <u>J. Mattheu</u> Date: <u>17/12/2024</u>
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Crown or General Manager Land Owner Consent

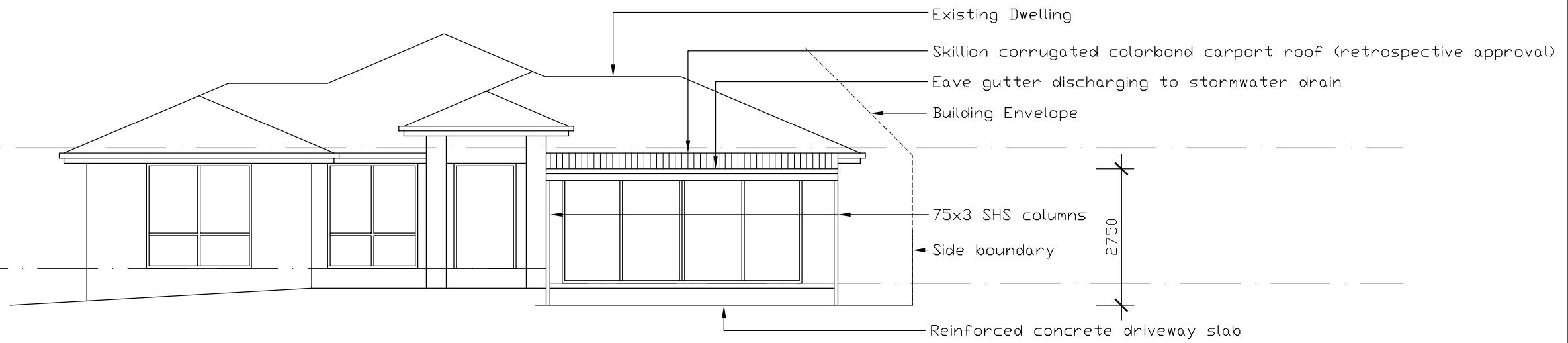
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, 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.

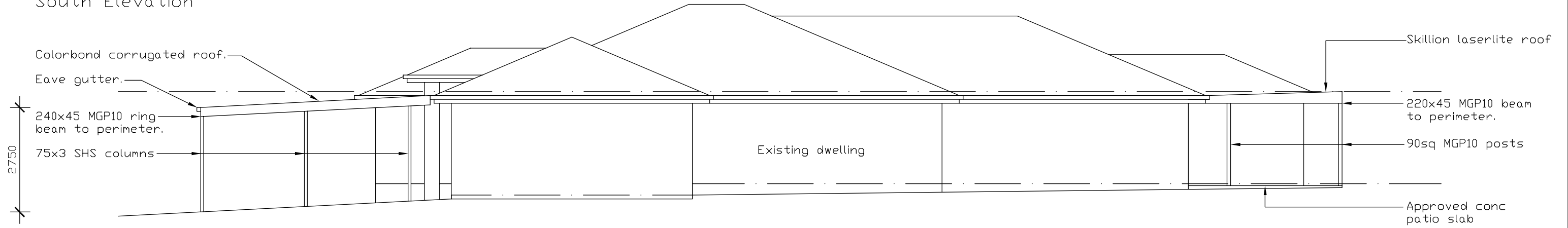
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____



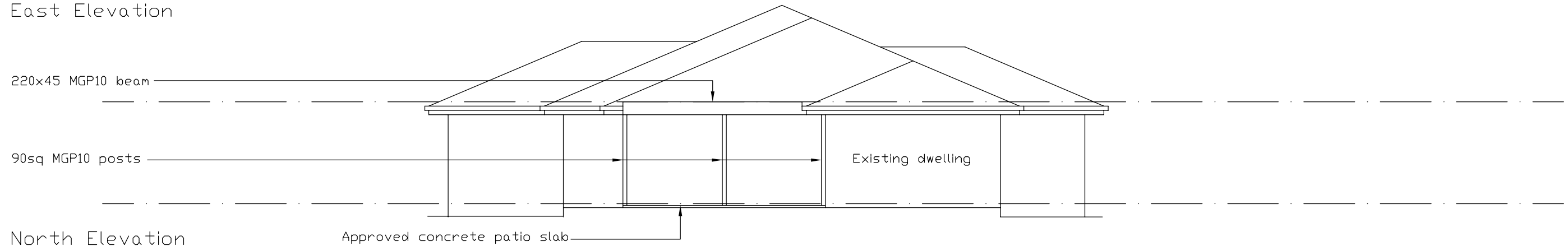
Signature of General Manager, Minister or Delegate:	Signature: Date:
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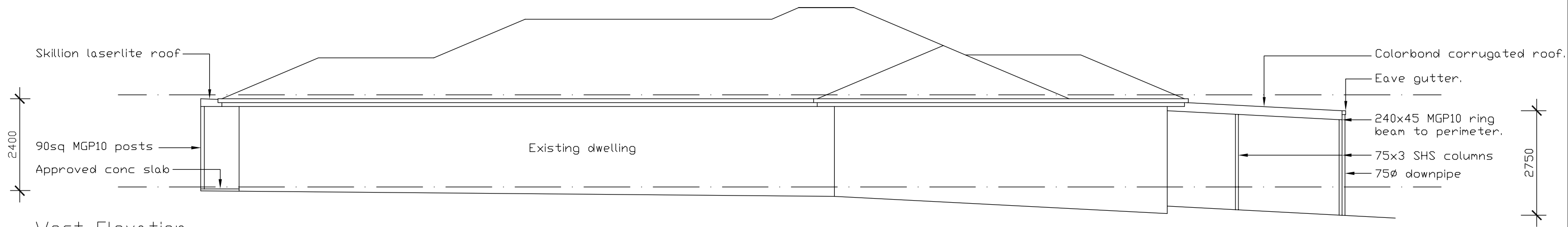
South Elevation



East Elevation



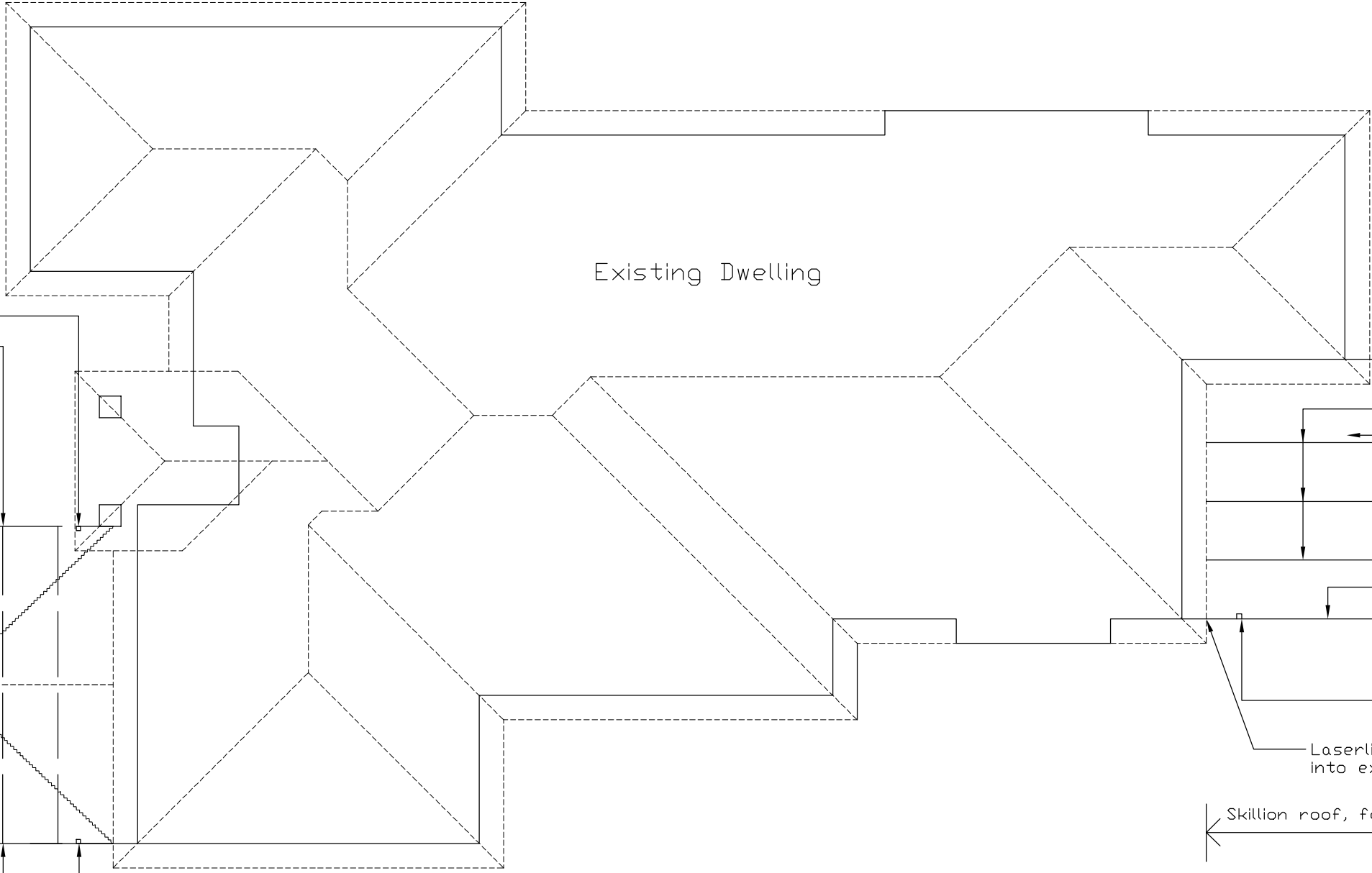
North Elevation



West Elevation



Retrospective Planning Approval of Existing Carport At 41 Horizon Drive, Sorell For Mr Rabar Abdula			TONY MATHERS Accredited Designer CC1345F
Elevations	1:100	17/12/24	3 of 4
ALL DOCUMENTS ARE PROTECTED BY COPYRIGHT AND REMAIN THE PROPERTY OF TONY MATHERS ARCHITECTURE			



75x3 SHS column.
 240x45 MGP10 ring beam to perimeter bolted connection to SHS columns.
 240x45 MGP10 purlins, proprietary timber connector fixing to ring beam. Purlins internally to beam.
 75x3 SHS columns.
 75ø downpipe.
 Tensioned galv strap bracing fixed to the top of each purlin.
 Full depth blocking between purlins.
 240x45 MGP10 ring beam to perimeter bolted connection to SHS columns.
 75x3 SHS columns.
 240x45 MGP10 ring beam to perimeter bolted connection to SHS columns.

90sq MGP10 post.
 135x45 MGP10 rafters.
 Clear laserlite roofing to battens at 900 centres.
 90sq MGP10 post.
 220x45 MGP10 beam.
 220x45 MGP10 beam.
 90sq MGP10 posts fixed to existing conc slab.
 Laserlite roofing to drain into existing eave gutter.

← Skillion roof, fall

← Skillion roof, fall

Roof Framing Plan

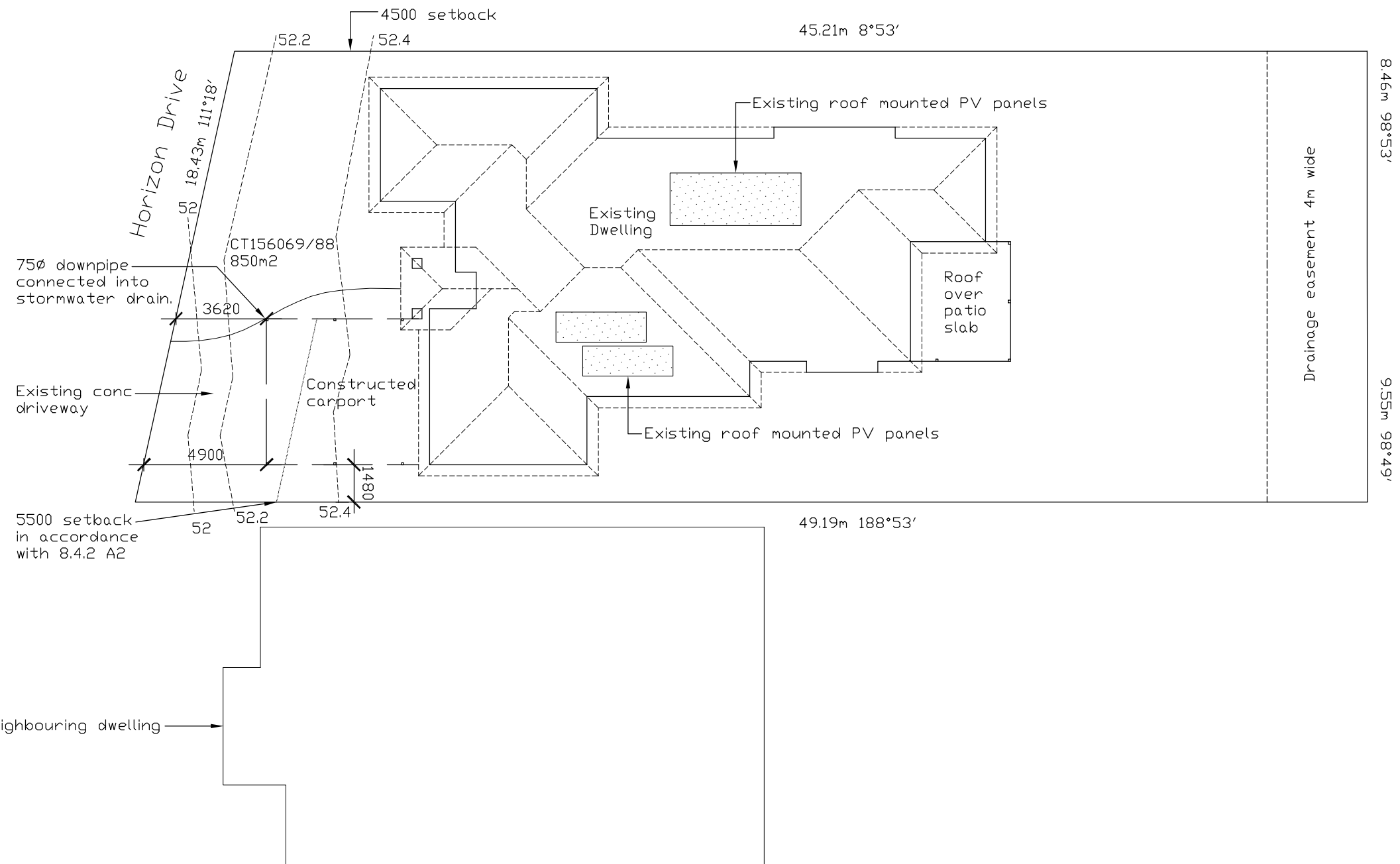
All roof framing to comply with AS 1684.2

Sorell Council
 Development Application: 5.2024.200.1 -
 Response to Request for Information - 41
 Horizon Drive, Sorell - P2.pdf
 Plans Reference: P2
 Date received: 17/12/2024

Retrospective Planning Approval of Existing Carport
 At 41 Horizon Drive, Sorell
 For Mr Rabar Abdula

TONY MATHERS
 Accredited Designer
 CC1345F

Roof Framing Plan	1:100	17/12/24	4 of 4	0408448448
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Outline of neighbouring dwelling

Sorell Council
 Development Application: 5.2024.200.1 -
 Response to Request for Information - 41
 Horizon Drive, Sorell - P2.pdf
 Plans Reference: P2
 Date received: 17/12/2024

Site Plan 1:200

Note
 All building work shall comply with the BCA and all relevant Australian Standards and Local Authority requirements.
 If conditions vary from those described in the documents consult with the designer or building surveyor.

Retrospective Planning Approval of Existing Carport At 41 Horizon Drive, Sorell For Mr Rabar Abdula			 TONY MATHERS Accredited Designer CC1345F 0408448448
Site Plan	1:200	17/12/24 1 of 4	
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Proposed Retrospective Planning Approval and Substantial Compliance of Free-standing Carport and Portico to the rear of the Dwelling At 41 Horizon Drive, Sorell

Proprietor - Mr Rabar Abdula

Designer - Tony Mathers CC1345F

Land Use Planning

Zone - General Residential

Code Overlays

Safeguarding of Airports Code

Site Conditions

Soil Classification - M

Wind Load Classification - N3

Climate Zone - 7

Energy Assessor - N/A

Structural Engineer - N/A

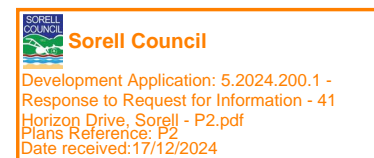
Builder - JTK Building

Building Surveyor - Building Surveying Tas

Certificate of Title 156069/88

Drawing Schedule (Drawings printed to A3 sheet size)

- 1 Site Plan
- 2 Floor Plan
- 3 Elevations
- 4 Roof Framing Plan



Planning Requirements

Land Use Zoning-General Residential

Variation sought for relaxation of the front setback provision for the as constructed carport. Portico does not require Planning Approval however it will be assessed for Building and Plumbing requirements.

8.4.2 Setbacks and building envelope for all dwellings

Acceptable Solutions

A2

A garage or carport for a dwelling must have a setback from a primary frontage of not less than:

(a) 5.5m, or alternatively 1m behind the building line;

(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or

(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.

P2

A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.

Need for a Carport

The existing dwelling in its approved form afforded no undercover shelter to vehicles parking onsite. The room within the dwelling at the head of the driveway was approved as a 'Workroom'.

The existing dwelling is setback 6m at its closest point to the front boundary. Adjacent to the carport the dwelling is setback 11.2m from the front boundary. The increased depth of frontage where the carport is located provides opportunity for the vehicle shelter without creating visual disharmony.

The current owners sought to provide some shelter for their vehicles by constructing a simple carport adjacent to the dwelling. The form of the carport is modest in that its height is minimised by a roof slope parallel to the ground slope.

The as constructed carport encroaches into the permitted setback, however the carport does not extend past the prevailing setbacks for dwellings in the immediate vicinity.

The portico of the neighbouring dwelling at 39 Horizon Drive is setback a similar distance from the front boundary.

The wall of the two units at 35 Horizon Drive is setback approximately 3.5 m from the front boundary.

The dwelling at 33 Horizon Drive would appear to be setback closer to the front boundary than the permitted standard.

The dwelling at 30 Horizon Drive appears setback close to the permitted setback, however car parking appears to be in the space between the dwelling and the frontage.

The carport in its current form provides much needed shelter for vehicles, in the winter the vehicles are free of frost making them safe to drive without daily cleaning, in the summer the ambient temperature of the car is maintained making for a more pleasant driving experience.

The carport is setback 3620 from the front boundary at one corner and 4900 at the opposite corner. The area of carport seeking front boundary setback dispensation is 8m².

The original design of the dwelling and its placement on the site limits alternative options.