

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: Unit 2 9 Tasman Highway, Sorell

PROPOSED DEVELOPMENT:

**CHANGE OF USE (DWELLING TO VISITOR
ACCOMMODATION)**

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: D A Neu

APPLICATION NO: DA 2024 / 298 - 1

DATE: 09 January 2025

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

Full description of Proposal:	Use: Air BnB listing
	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"/> N/A
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Location of proposed works:	Street address: Unit 2, 9 Tasman Highway
	Suburb: Sorell TAS Postcode: 7172
	Certificate of Title(s) Volume: 187977 Folio: 2

Current Use of Site	Residential
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Current Owner/s:	Name(s) Darlene Anne Neu
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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	
<ul style="list-style-type: none"> 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 <i>Land Use Planning and Approvals Act 1993</i>, 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. <p><i>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></p>	
<ul style="list-style-type: none"> 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. 	
<ul style="list-style-type: none"> Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent. 	
Applicant Signature:	Signature: Date: <u>18/11/24</u>

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 <i>Land Use Planning and Approvals Act 1993</i>).	
Please note: <ul style="list-style-type: none"> 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: 5.2024.298.1 - Development Application - u2 9 Tasman Highway, Sorell - P1..PDF Plans Reference:P1 Date Received: 19/11/2024	
Signature of General Manager, Minister or Delegate:	Signature: Date:

NUMBER	PLAN	CONTENTS
1	COVER PAGE	
2	SITE PLAN	
3	UNIT 1 FLOOR PLAN	
4	UNIT 1 - ELEVATIONS	
5	UNIT 2 FLOOR PLAN	
6	UNIT 2 - ELEVATIONS	
7	UNIT 3 FLOOR PLAN	
8	UNIT 3 - ELEVATIONS	
9	EXISTING HOUSE - FLOOR PLAN	
10	EXISTING HOUSE ELEVATION	
11	SITE ANALYSIS PLAN	
12	TURNING PATHS	
13	SHADOW DIAGRAMS @ JUNE 21	
14	LANDSCAPING PLAN	
15	SITE DRAINAGE PLAN	



Locality Map - Not to scale



Proposed Development - Not to scale

Title Reference
C.T. 149626/1, 1644m²

Survey by Rogerson & Birch 27/3/19

Climate Zone - 7

BAL Low - Report by Rhys Menadue, Bushfire Prone Development Solutions

Inundation Report Kris Taylor, Geo-Environmental Solutions

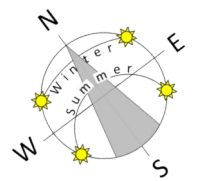
Alpine Area - No

Corrosion Environment - Moderate

Sorell Council
 Development Application: Response to Further Information Unit 2 and 3, 9 Tasman Highway, Sorell - P2.pdf
 Plans Reference: P2
 Date received: 2/01/2025

Development Approval Only

<p>675 Oceana Drive Tranmere, Tasmania 7018 phone: 0418 530 327 or 0438 439 441 email: houseplanstudio@gmail.com Accreditation: CC5844U</p>	No.	Amendment Description	By	Date	Drawn: K Wheeler	Scale: 1:100 (A3)	Project: 1901 © 2019	Client & Project Description: Proposed Multiple Dwellings c/o Tim Elmer 7 Tasman Highway Sorell	Sheet: 1
					Date: Sept 2019				Of: 15



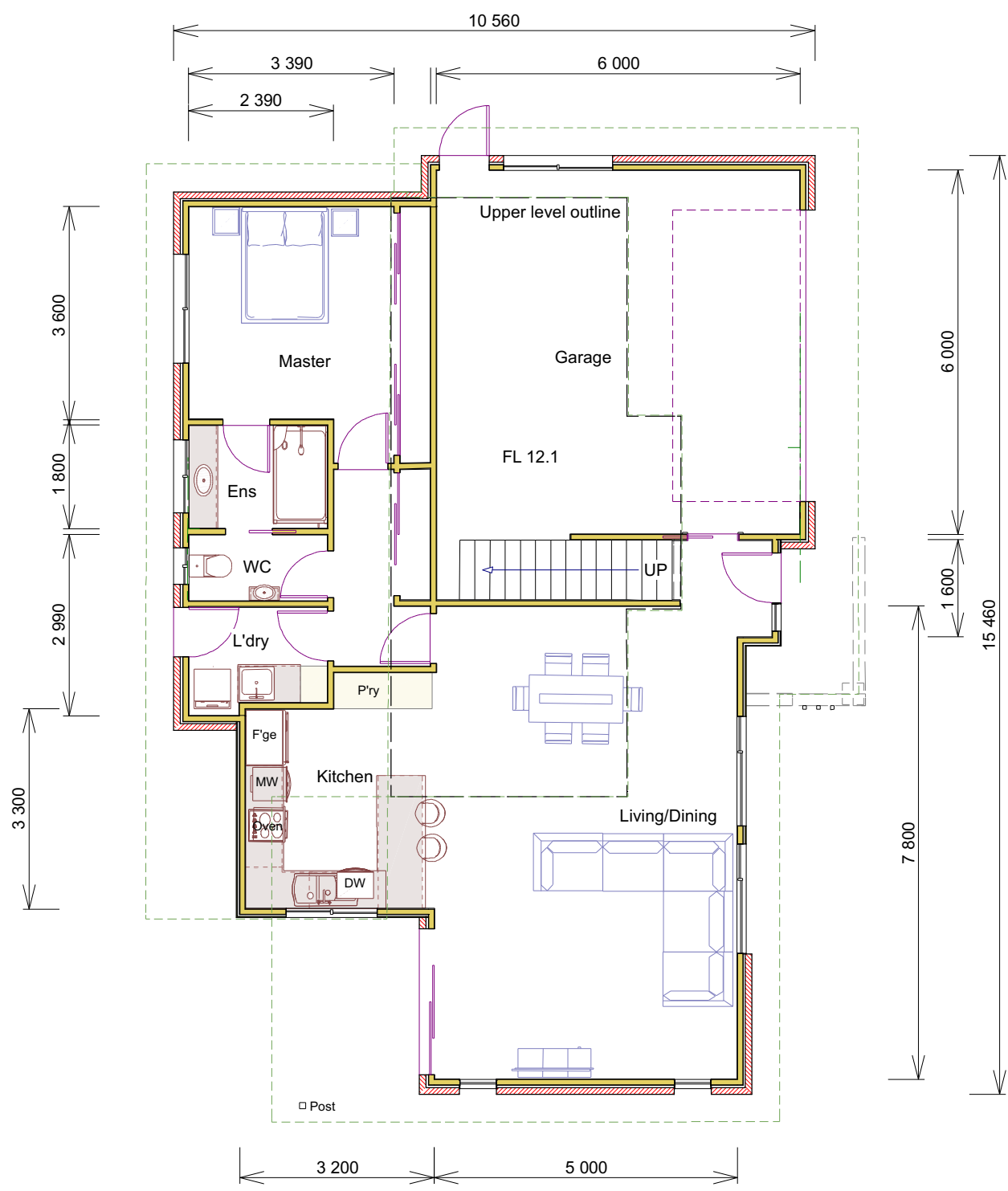
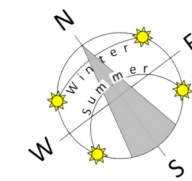
Site Plan

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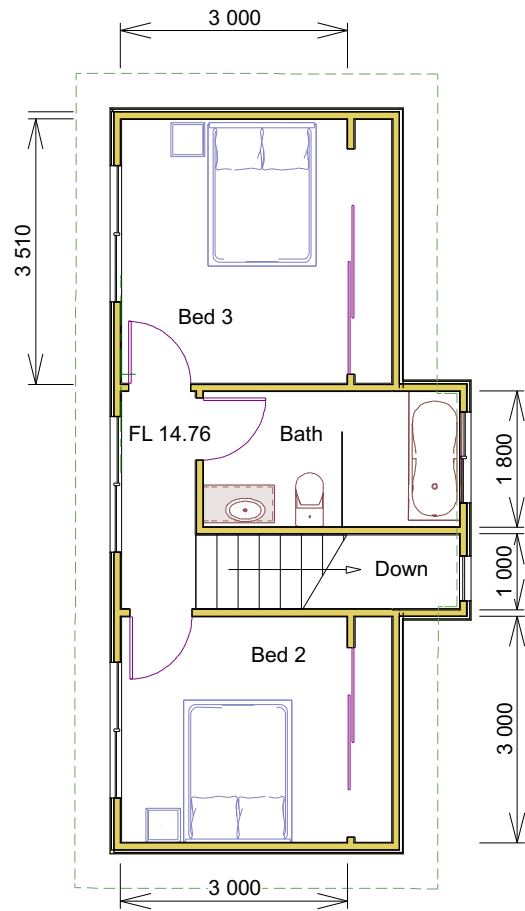
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No.	Amendment Description	By	Date	Drawn:	Scale:	Project:
				K Wheeler	1:100 (A3)	1901
				Sept 2019		© 2019

Client & Project Description:
Proposed Multiple Dwellings
 c/o Tim Elmer
 7 Tasman Highway Sorell



Ground Floor



Upper Level

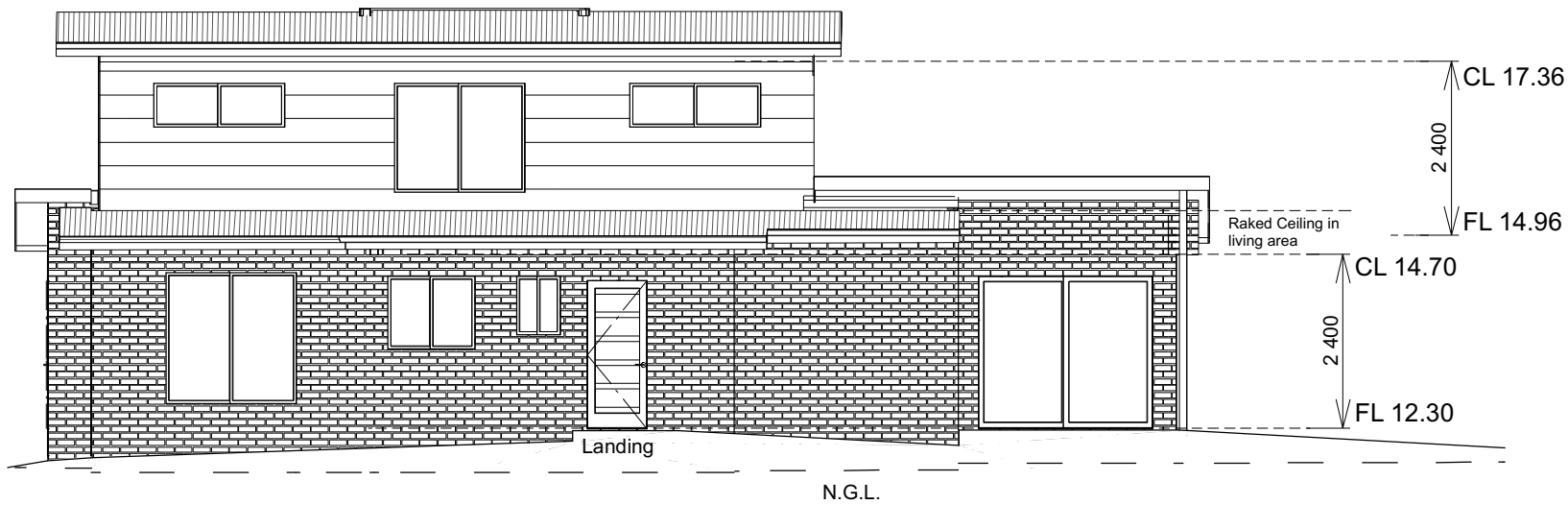
137.0m² lower
41.1m² upper
= 178.0m²

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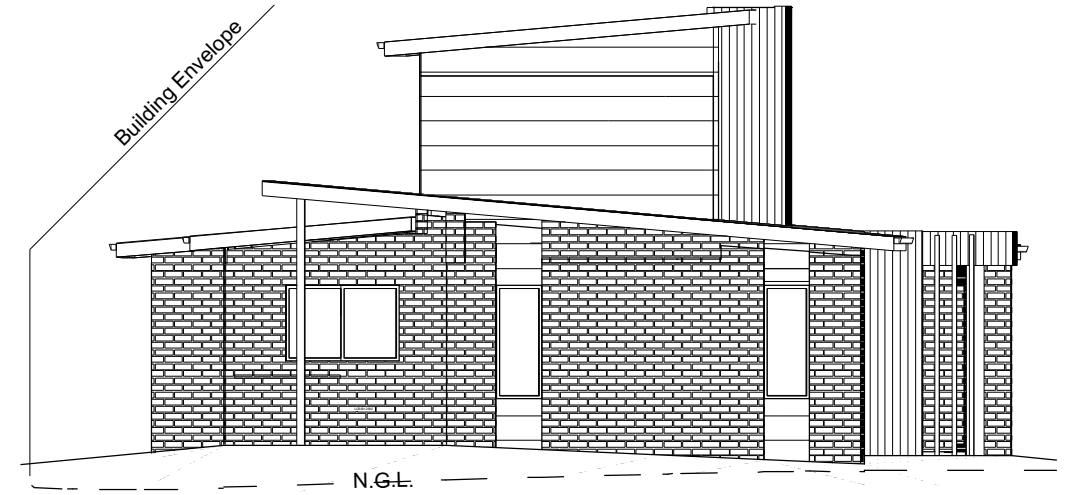
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Unit 1 Floor Plan

No.	Amendment Description	By	Date









North West Elevation

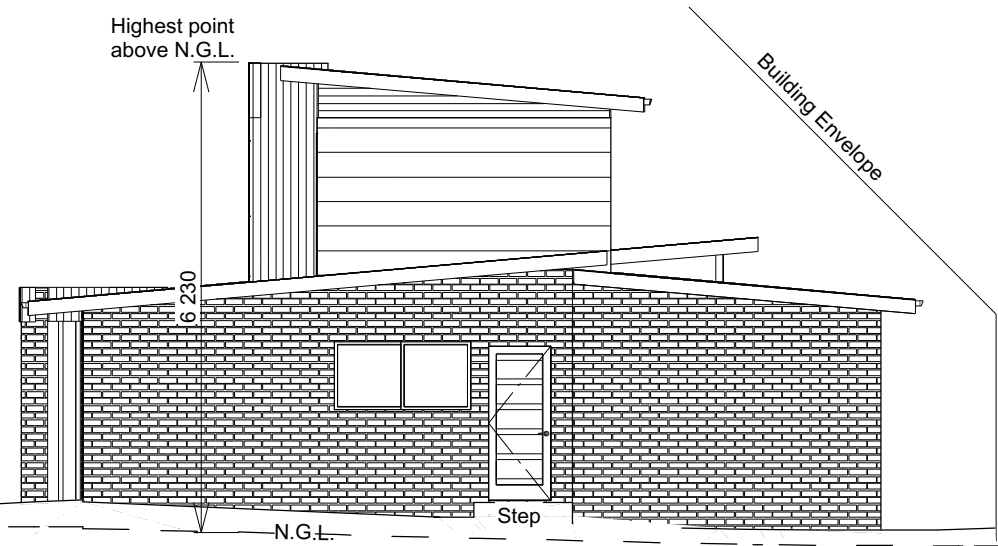


South East Elevation

LEGEND

-  Bricks 230l x 110w x 76h Brickworks, Daniel Robertson
Colour: Hawthorn Surrey
-  James Hardie Stria 4200l x 325h x 14mm thick
Colour: Dulux Lexicon
-  Timber slats on Blueboard
Colour: Black and timber
-  Colorbond steel roofing
Colour: Ironstone
-  Colourbond steel garage door
Colour: Ironstone

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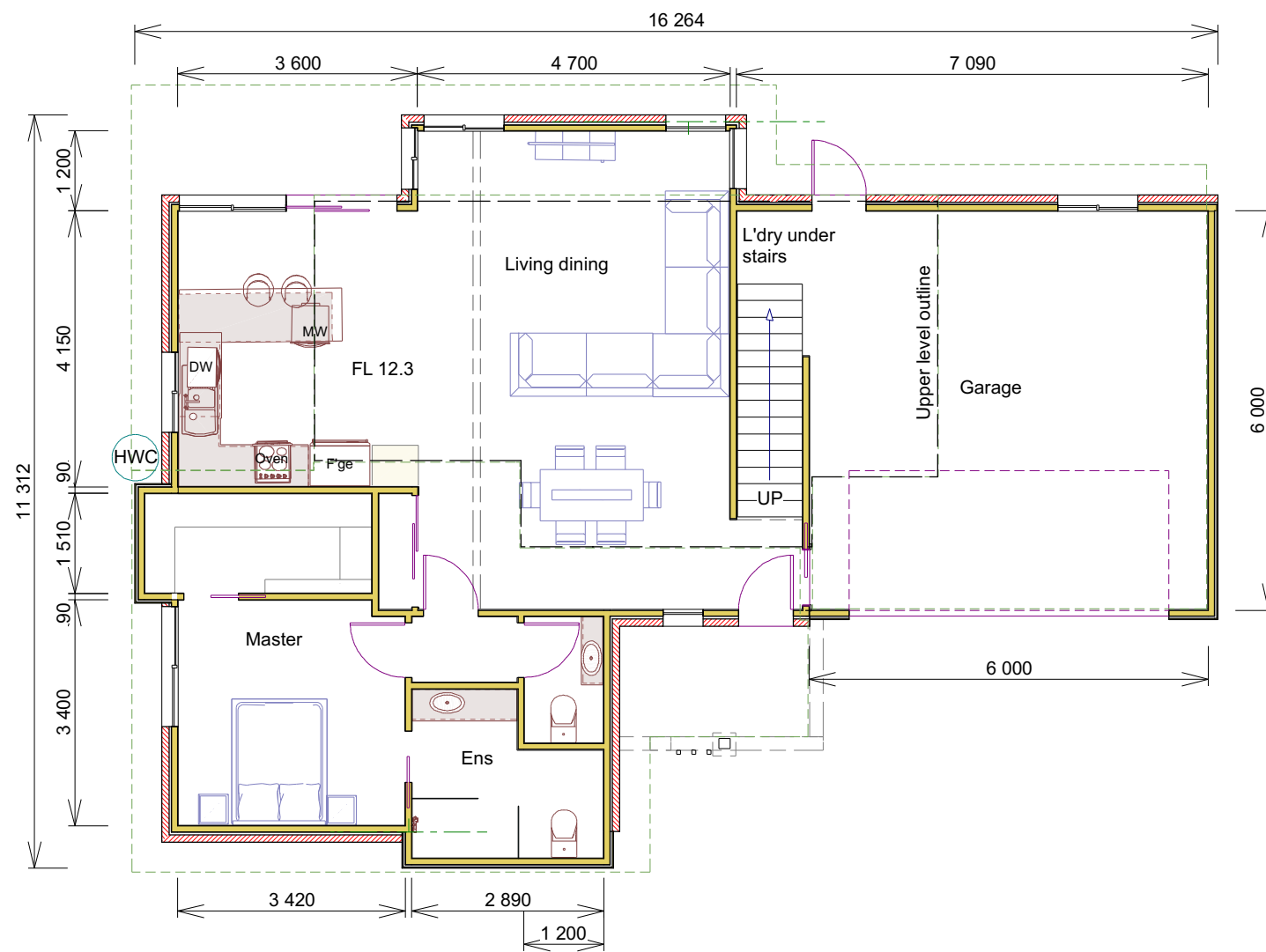
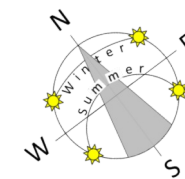


North East Elevation



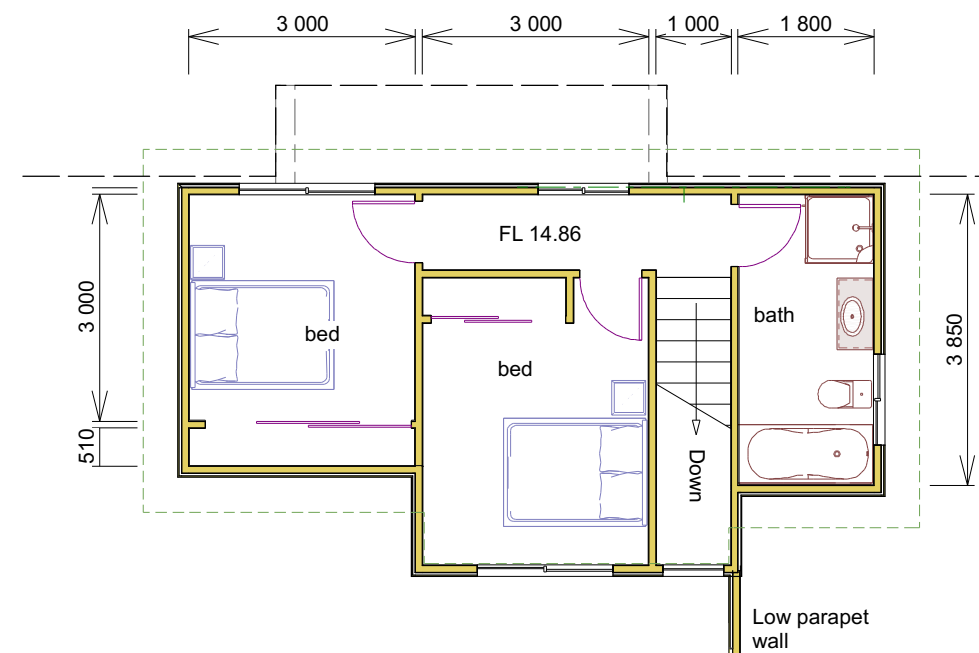
**South West Elevation
 Development Approval Only**

No.	Amendment Description	By	Date	Drawn:	Scale:	Project:	Client & Project Description:	Sheet:
				K Wheeler	1:100 (A3)	1901	Proposed Multiple Dwellings c/o Tim Elmer 7 Tasman Highway Sorell	4
				Sept 2019		© 2019		Of: 15



Ground Floor

134.4 m² lower
42.5m² upper
= 176.9m²



Upper Level

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Unit 2 Floor Plan

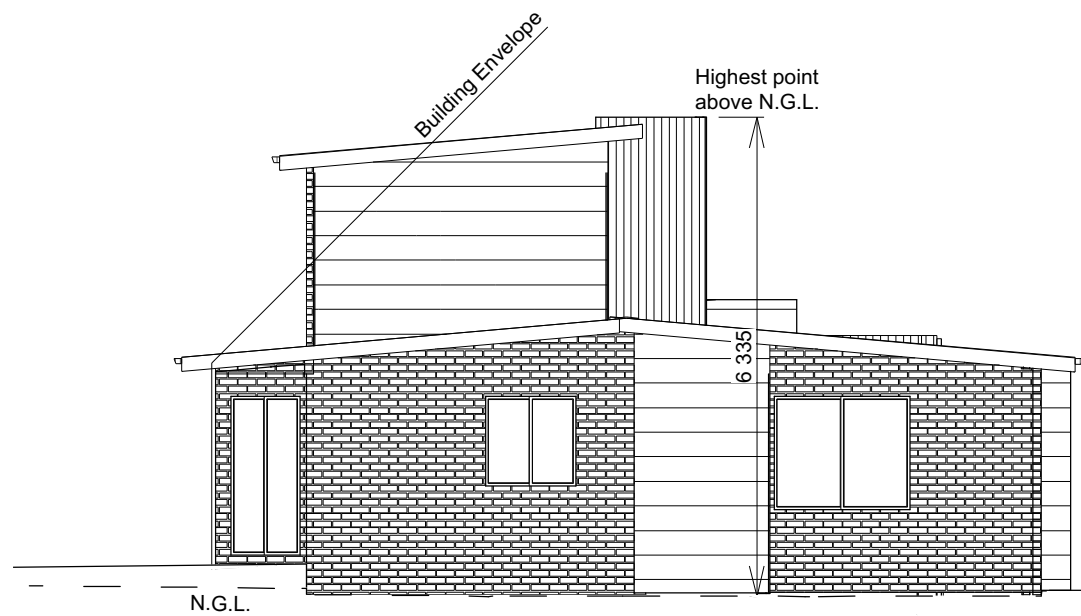
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Drawn: **K Wheeler**
Date: **Sept 2019**

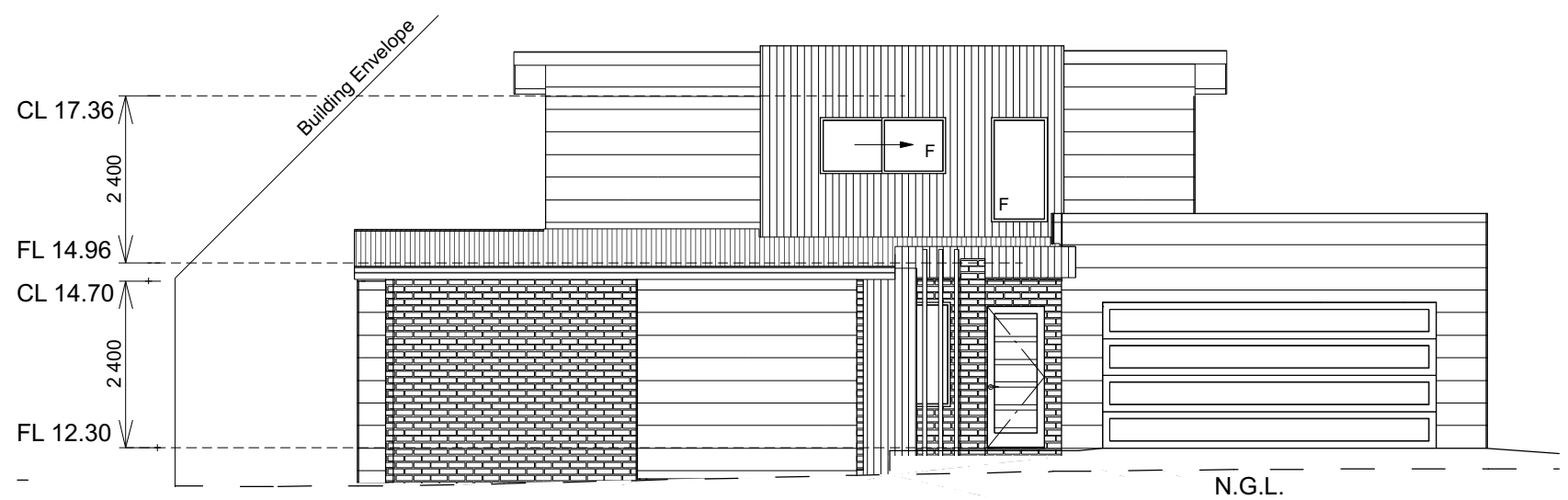
Scale: **1:100 (A3)**

Project: **1901**
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Client & Project Description:
Proposed Multiple Dwellings
c/o Tim Elmer
7 Tasman Highway Sorell








North West Elevation

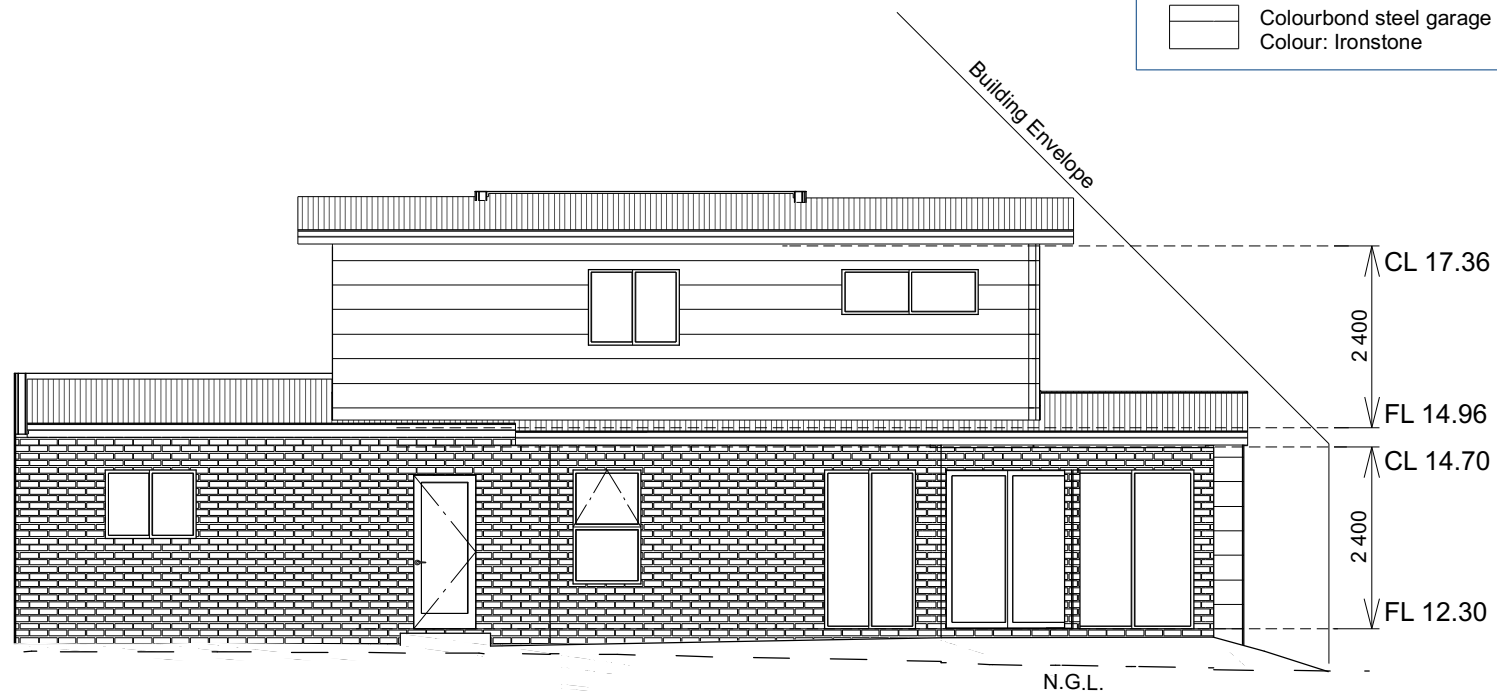


South West Elevation

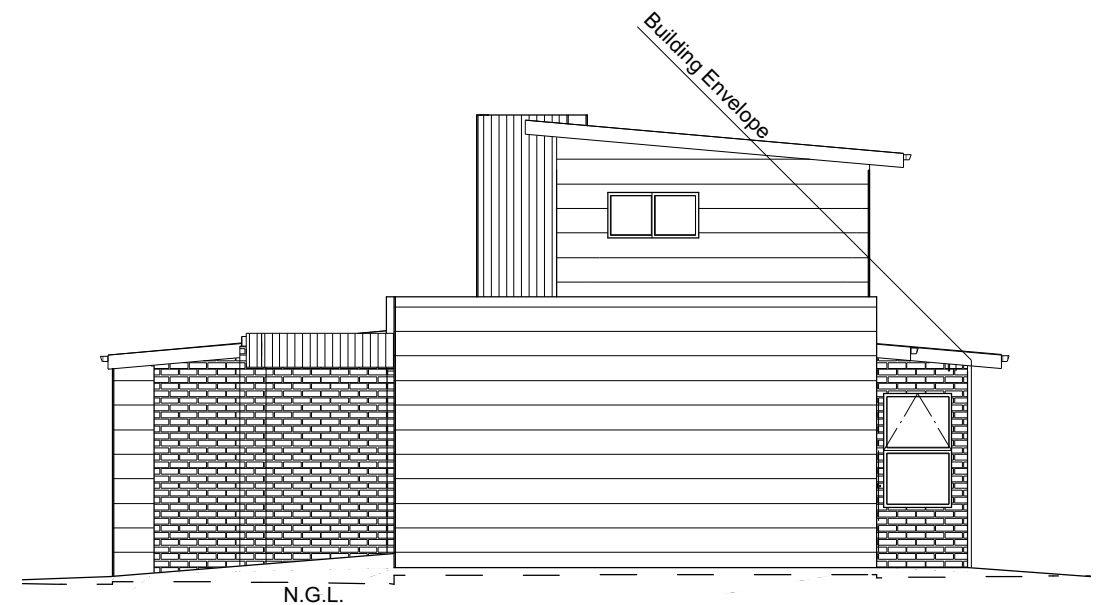
LEGEND

-  Bricks 230l x 110w x 76h Brickworks, Daniel Robertson
Colour: Hawthorn Surrey
-  James Hardie Stria 4200l x 325h x 14mm thick
Colour: Dulux Lexicon
-  Timber slats on Blueboard
Colour: Black and timber
-  Colorbond steel roofing
Colour: Ironstone
-  Colourbond steel garage door
Colour: Ironstone

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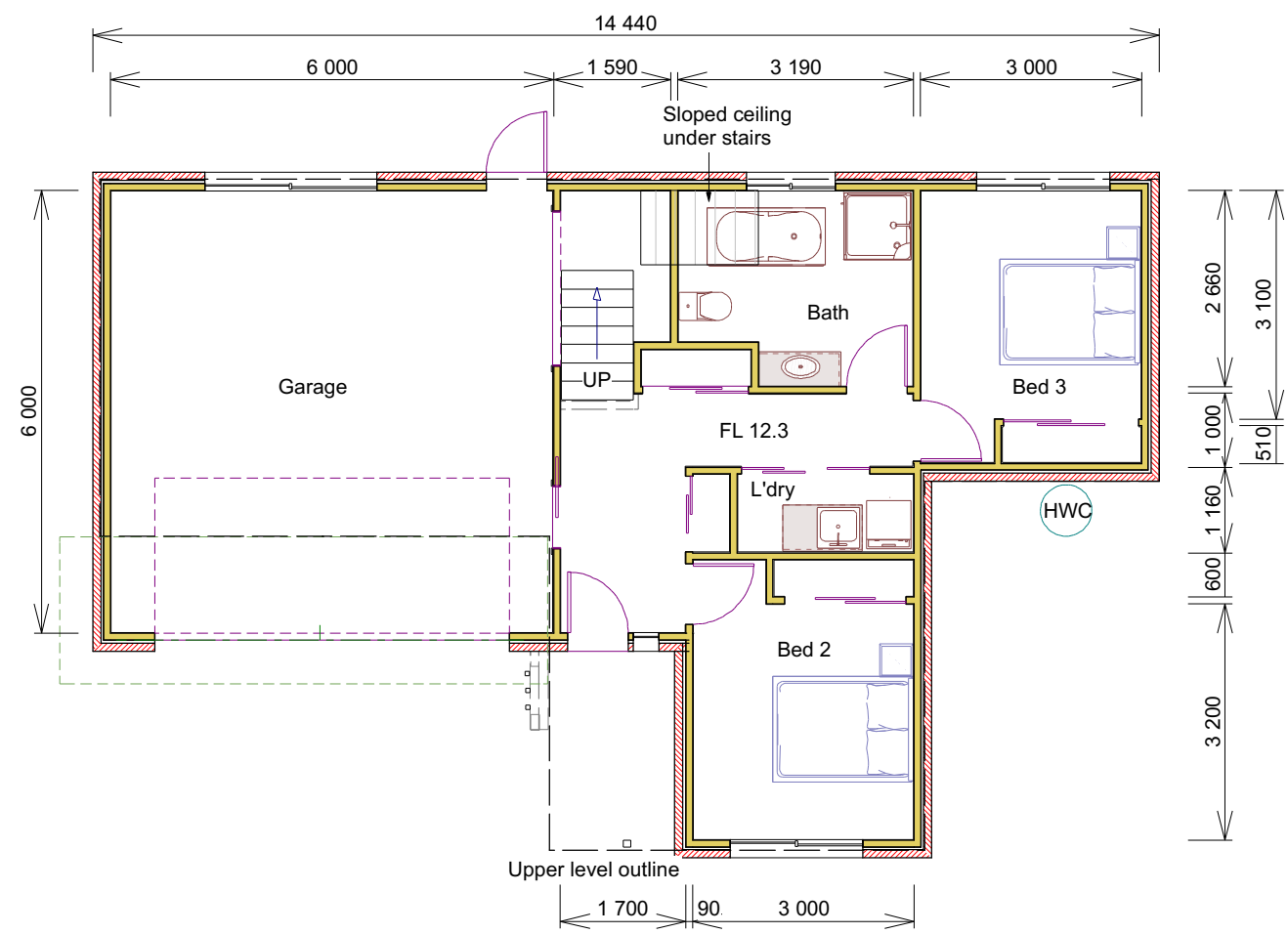
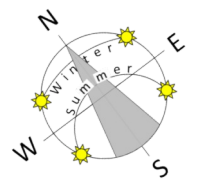
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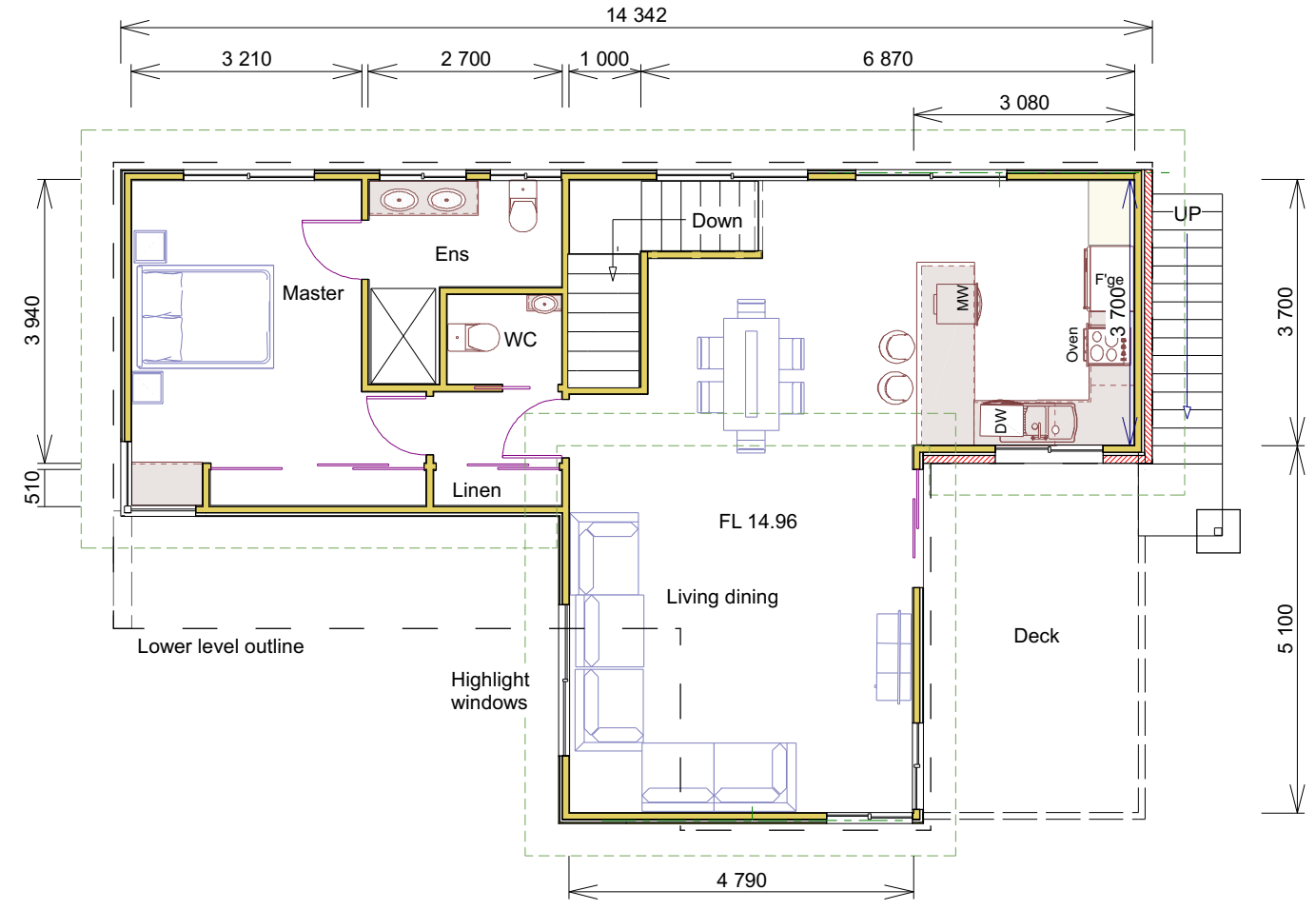
South East Elevation

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No.	Amendment Description	By	Date



Visitor Parking
Ground Floor



Upper Level

96.2m² lower
88.5m² upper
= 184.7m²

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Unit 3 Floor Plan

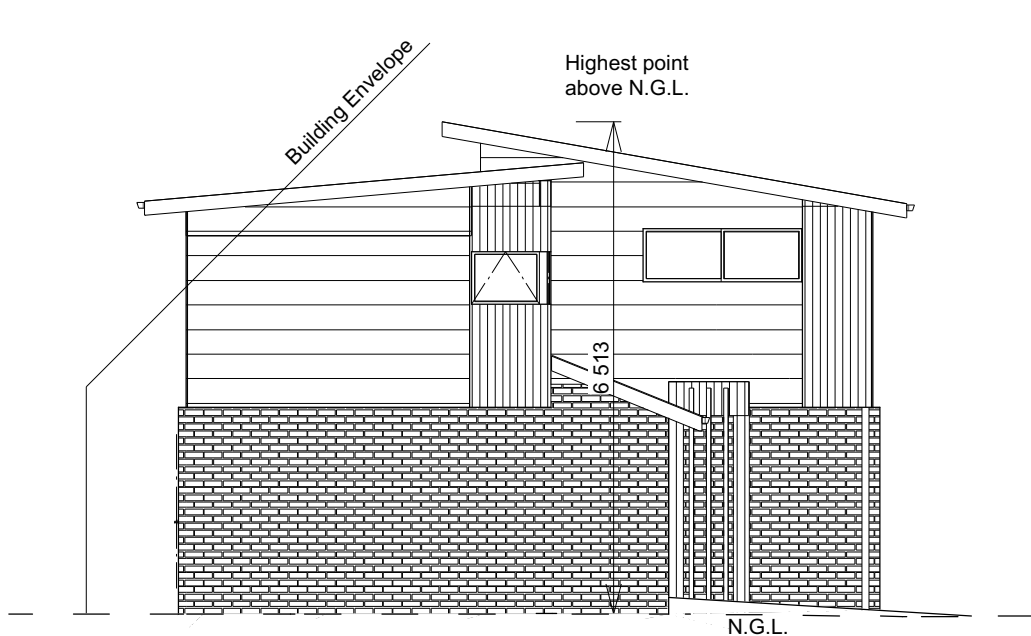
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Date: **Sept 2019**

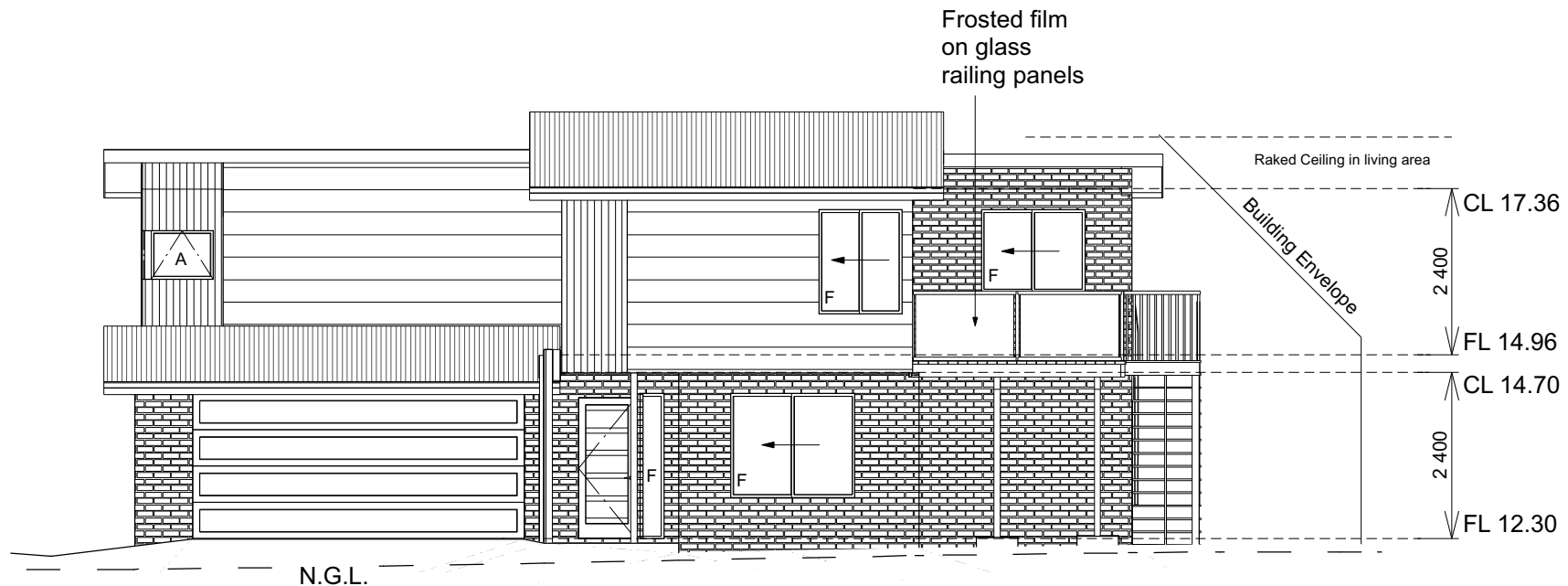
Scale: **1:100 (A3)**

Project: **1901**
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Client & Project Description:
Proposed Multiple Dwellings
c/o Tim Elmer
7 Tasman Highway Sorell









North West Elevation

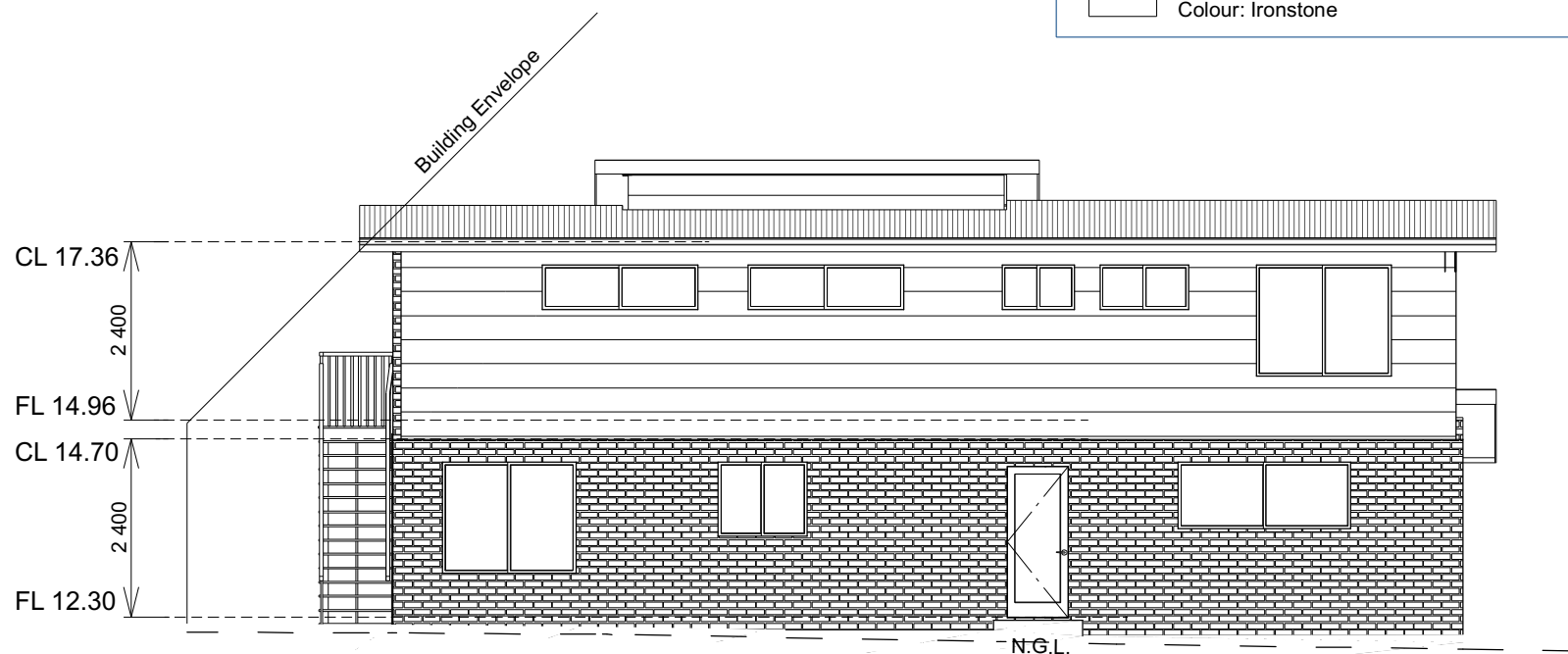


South West Elevation

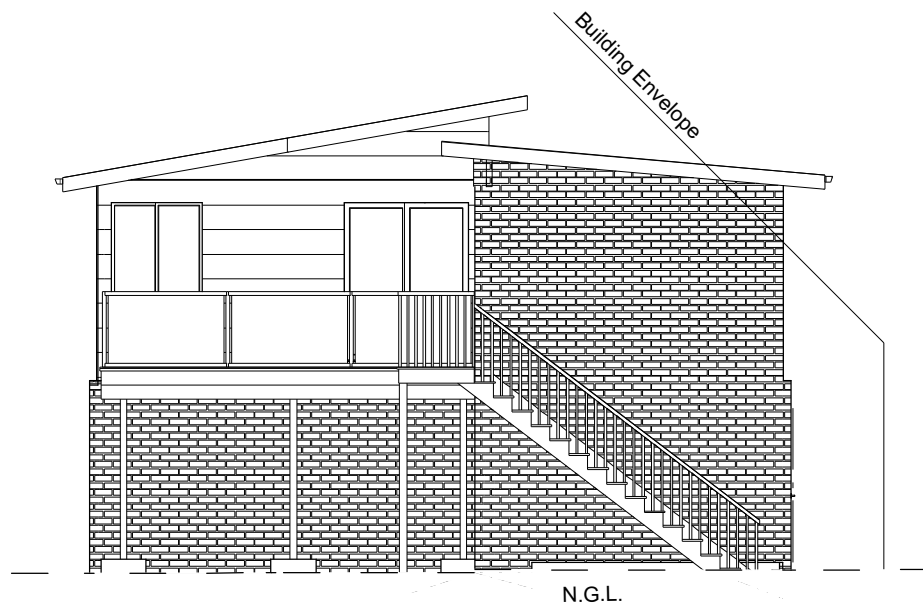
LEGEND

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North East Elevation



South East Elevation

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Unit 3 - Elevations

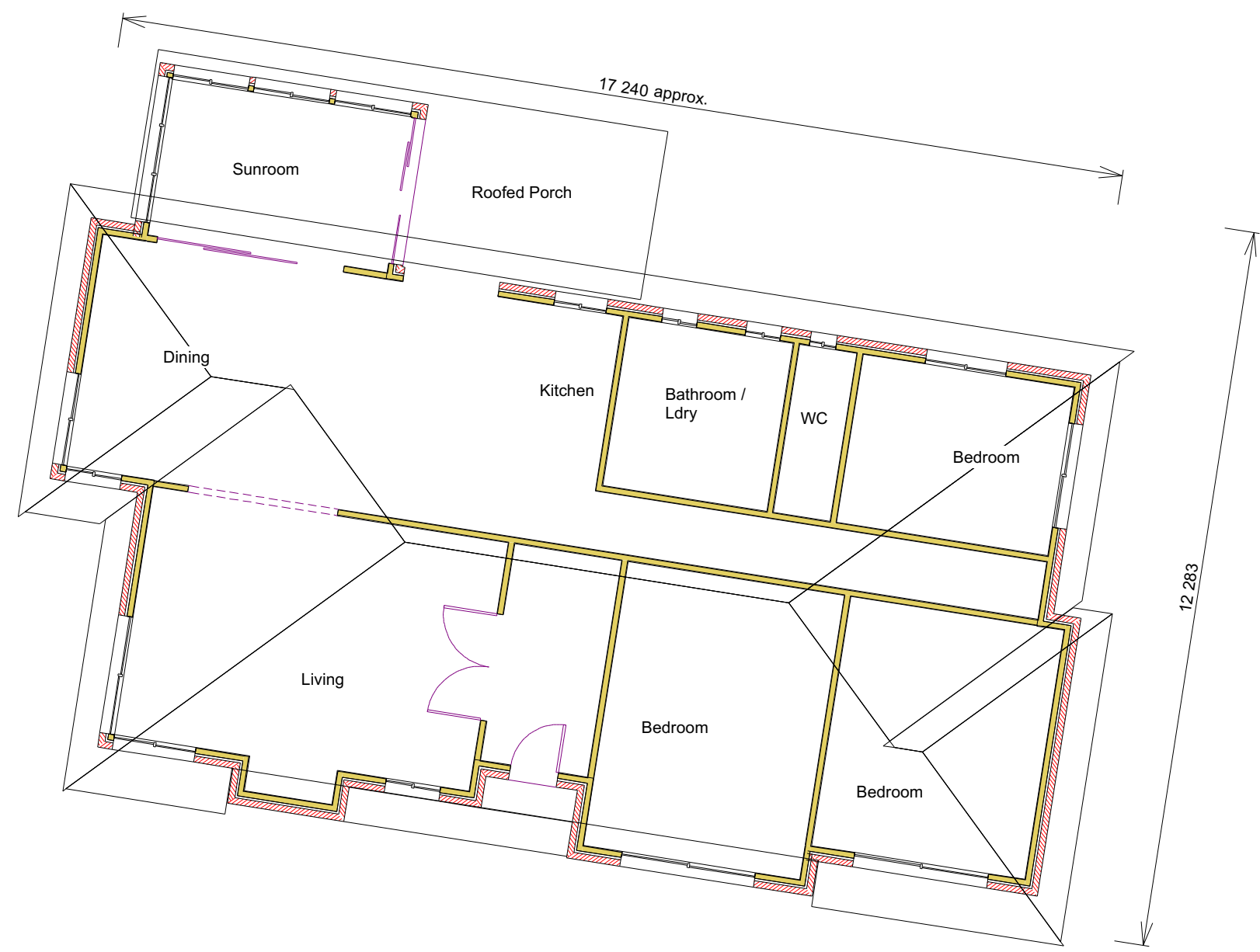
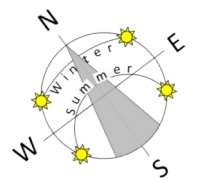
No.	Amendment Description	By	Date

Drawn: **K Wheeler**
Date: **Sept 2019**

Scale: **1:100 (A3)**

Project: **1901**
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Client & Project Description:
Proposed Multiple Dwellings
c/o Tim Elmer
7 Tasman Highway Sorell




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Existing House - Floor Plan

Development Approval Only

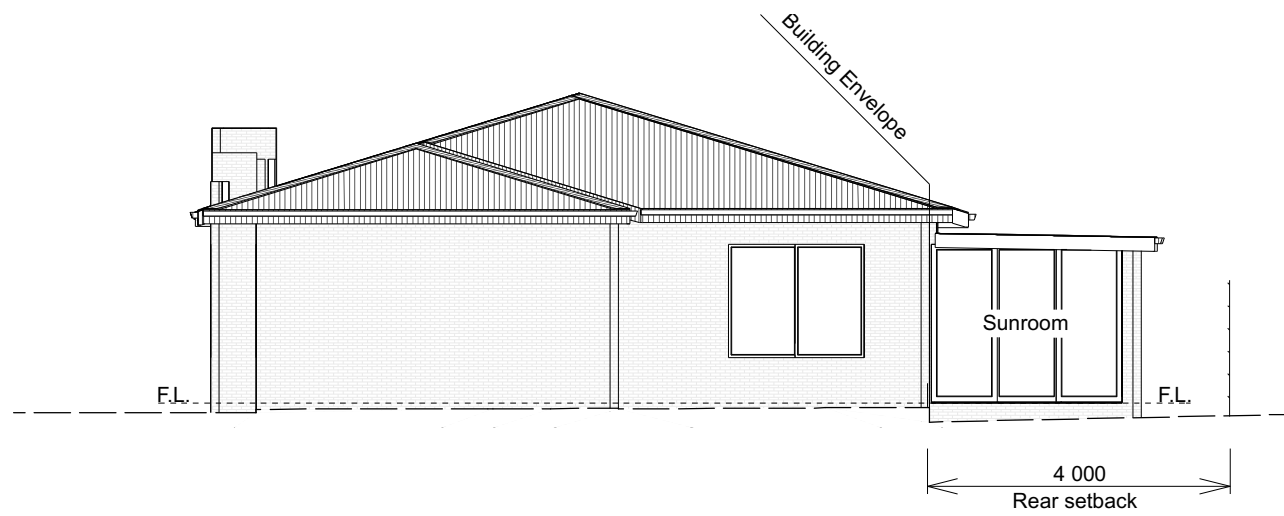
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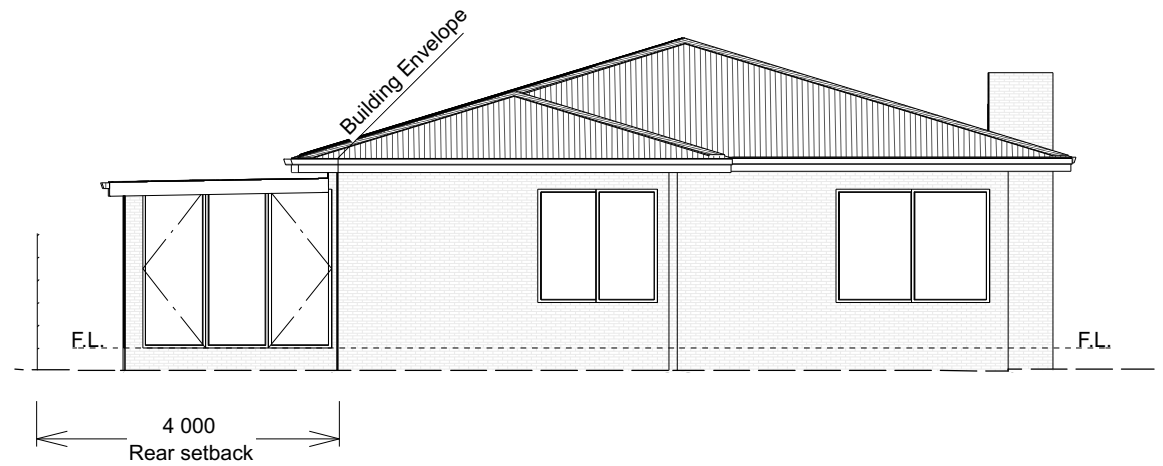
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Project: **1901**
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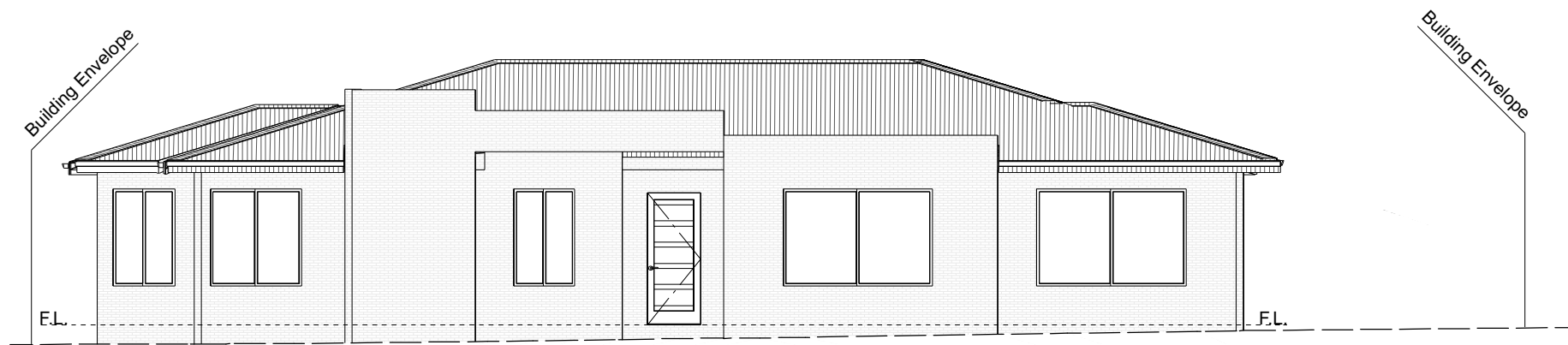
Client & Project Description:
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 7 Tasman Highway Sorell



South East Elevation

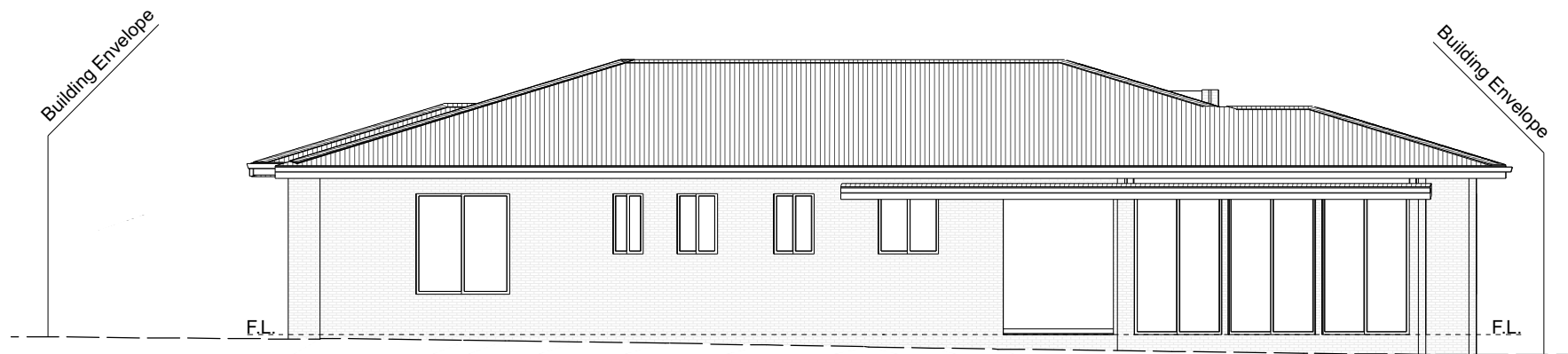


North West Elevation



South West Elevation

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 Development Application: Response to Further Information Unit 2 and 3, 9 Tasman Highway, Sorell - P2.pdf
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North East Elevation

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Existing House Elevation

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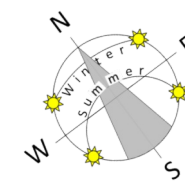
Calculations for Unit Lot 2

Private Open Space
 Unit 1: 115.2m²
 Unit 2: 113.6m²
 Unit 3: 151.1m²
 Ex House: 278.8m²

Site Coverage
 Total site size = 1644m²
 Total building area of 4 Units = 566.48m² = 34.45%

Impervious Area
 Total Impervious area inc. paving, driveway and buildings = 960.0m²
 Percentage of Lot area = 58.39%

Landscaping as part of driveway
 Concrete driveway and parking area = 338.87m²
 Landscaped garden required = 16.94m²
 Landscaped garden provided = 78.78m²



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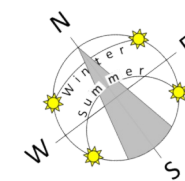
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Turning Paths


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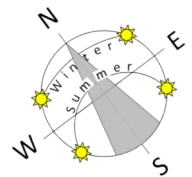



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Shadow Diagrams @ June 21

No.	Amendment Description	By	Date



2)

Landscaping Legend

- Photinia x fraseri 'Red Robin' 3.0 x 1.0
- Camelia 'Sweet Jane' 2.7 x 1.5
- Pittosporum tenuifolium 'Mellow Yellow' 2.5 x 1.5
- Callistemon citrinus 'Little John' Dwarf 0.9 x 0.9
- Grevillia 'Bonnie Prince Charlie' 0.8 x 0.8
- Coleonema Pulchrum Aurea Golden Diosma 0.6 x 0.9
- Astilbe Paul Gaarder 0.45 x 0.45
- Juniperus horizontalis 'Bar Harbor' 0.35 x 0.7

- Grass
- Pine bark
- Pavers
- Concrete
- Gravel/Pebble
- Clothes Line
- Bollard light with night time sensor



Existing hedge along front boundary to remain

Kerb

Sorell Council
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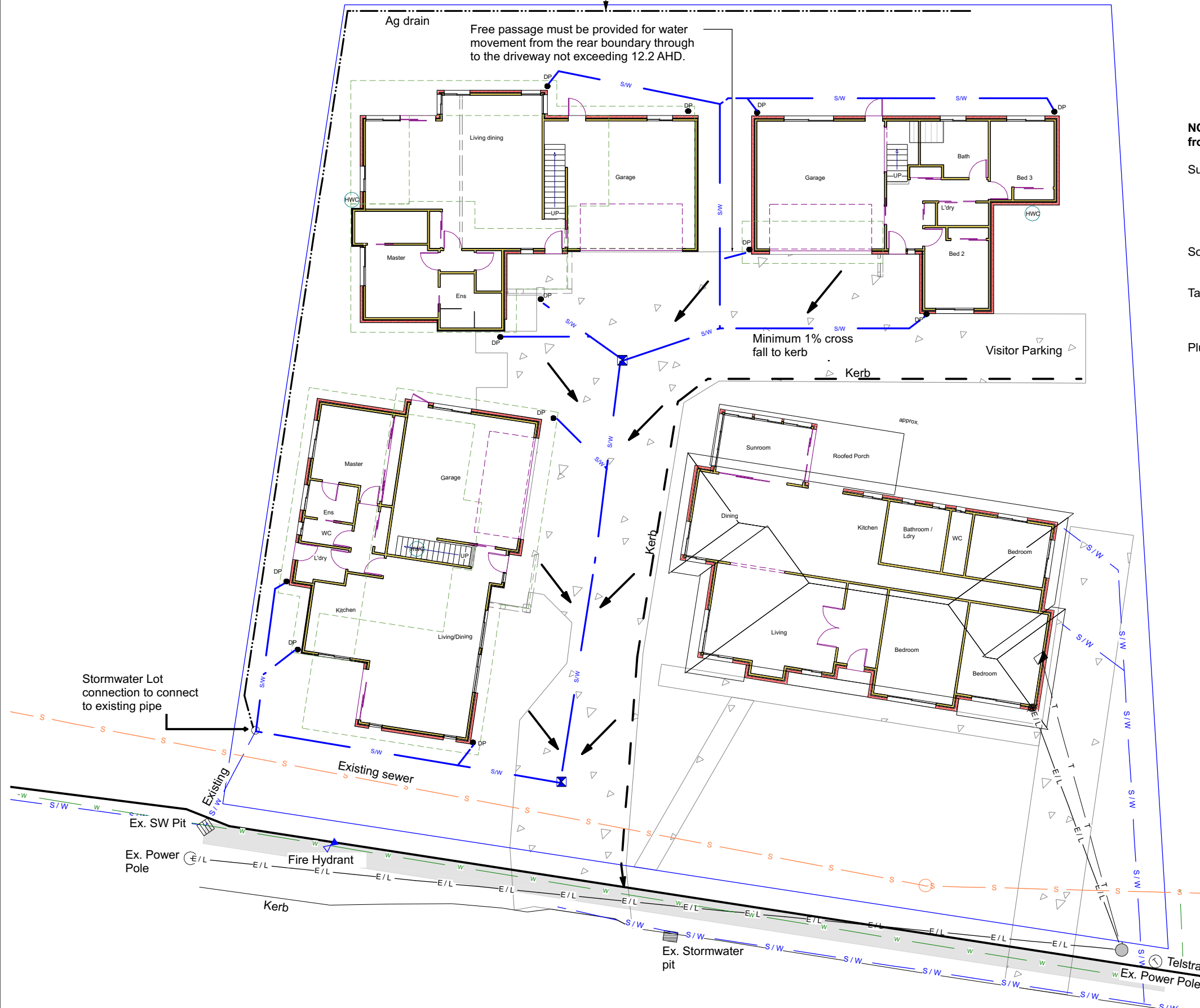
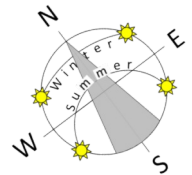
Landscaping Plan

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				Sept 2019		© 2019	c/o Tim Elmer
							7 Tasman Highway Sorell

Ag drain around perimeter of boundary at level lower than ground level of development at 3 Tasman Hwy. To ensure the Ag drain does not blocked and drains well, Geofabric to be fully wrapped around aggregate and the excavation to be backfilled with sand or sandy loam.

The ground to be shaped around the Units so that it slopes down from the Units towards the Ag drain.

NOTE
To ensure dispersal of any water inundation, particularly along this eastern segment of the boundary, any ground surfaces outside of the building envelopes to be excavated to not exceed 12.2 AHD.



NOTES: Location of services have been identified using best resources available from each Authority.

Surveyed and provided by Rogerson & Birch Surveyors.
Existing Stormwater pits
Telstra pits
Power Poles
Existing Stormwater pipe leading into Lot 2

Sorell Council GIS mapping
Stormwater pipe in road reserve.

TasWater DBYD
Water Main - no connection to No 7 Tasman Hwy is shown on mapping
Sewer pipe

Plumber using camera
Existing stormwater pipe in Lot 1. Exact location where stormwater intersects with Council pipe has been estimated.

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Site Drainage Plan

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