

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: U3 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 <u>www.sorell.tas.gov.au</u> until **Tuesday 28th January 2025**.

Any person may make representation in relation to the proposal by letter or electronic mail (<u>sorell.council@sorell.tas.gov.au</u>) addressed to the General Manager. Representations must be received no later than **Tuesday 28th January 2025.**

APPLICANT: D A Neu

 APPLICATION NO:
 DA 2024 / 299 - 1

 DATE:
 09 January 2025

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

Full description of Proposal:	Use: Air By Development:	B listin	Ĵ
	Large or complex proposals si	hould be describe	d in a letter or planning report.
Design and con	struction cost of proposal:	\$	
Is all, or some th	ne work already constructed:	No: 🗆	Yes: 🗆 🗸 🎢
Location of proposed works:	Street address: Vnr+ 3 Suburb: Sor e II Certificate of Title(s) Volum	9 795 1/25 Pos e: 187977	<i>Man Mighway</i> Folio:
Current Use of Site	Residential		
Current Owner/s:	Name(s) Darlene A	inne Nei	J
Is the Property Register?	on the Tasmanian Heritage	No: 🗹 Yes: 🗆] If yes, please provide written advice from Heritage Tasmania
Is the proposal than one stage?	to be carried out in more ?	No: 🔽 Yes: 🗆] If yes, please clearly describe in plans
	tially contaminating uses	No: 🔀 Yes: 🗆	If yes, please complete the Additional Information for Non-Residential Use
	n proposed to be removed?	No: 🔀 Yes: 🗆	If yes, please ensure plans clearly show area to be impacted
Does the propo administered or or Council?	sal involve land r owned by either the Crown	No: 😼 Yes: 🗆	
	raded vehicular crossing is rec ehicular Crossing (and Associa		incil to the front boundary please

https://www.sorell.tas.gov.au/services/egineering/

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: X Net Date:

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 if required, please first complete the General Manager consent application form available on our website <u>www.sorell.tas.gov.au</u>
- 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 permis	sion for the making of this application for	
Signature of General Manager, Minister or Delegate:	Signature:	 Date:

For further information please contact Council on (03) 6269 0000 or email <u>sorell.council@sorell.tas.gov.au</u> Web: <u>www.sorell.tas.gov.au</u>

PA V1: December 202

18/11/24

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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

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Locality Map - Not to scale

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

escription: Multiple Dwellings Elmer **Highway Sorell**

Page Cover

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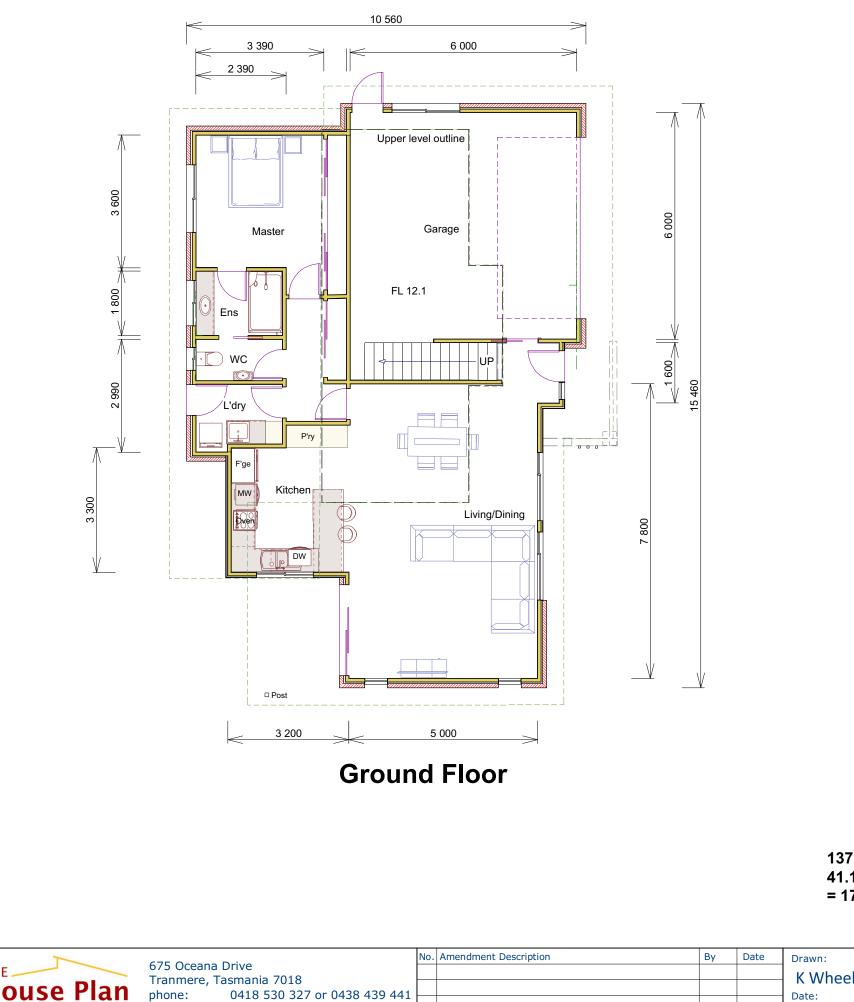
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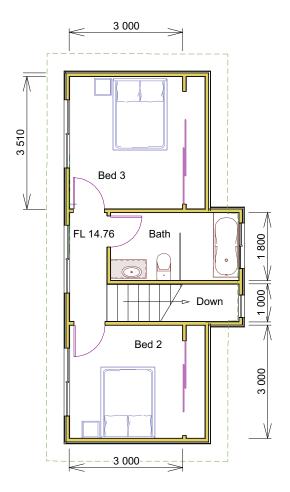
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Proposed Multiple Dwellings 7 Tasman Highway Sorell

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Upper Level



137.0m² lower 41.1m² upper = 178.0m²

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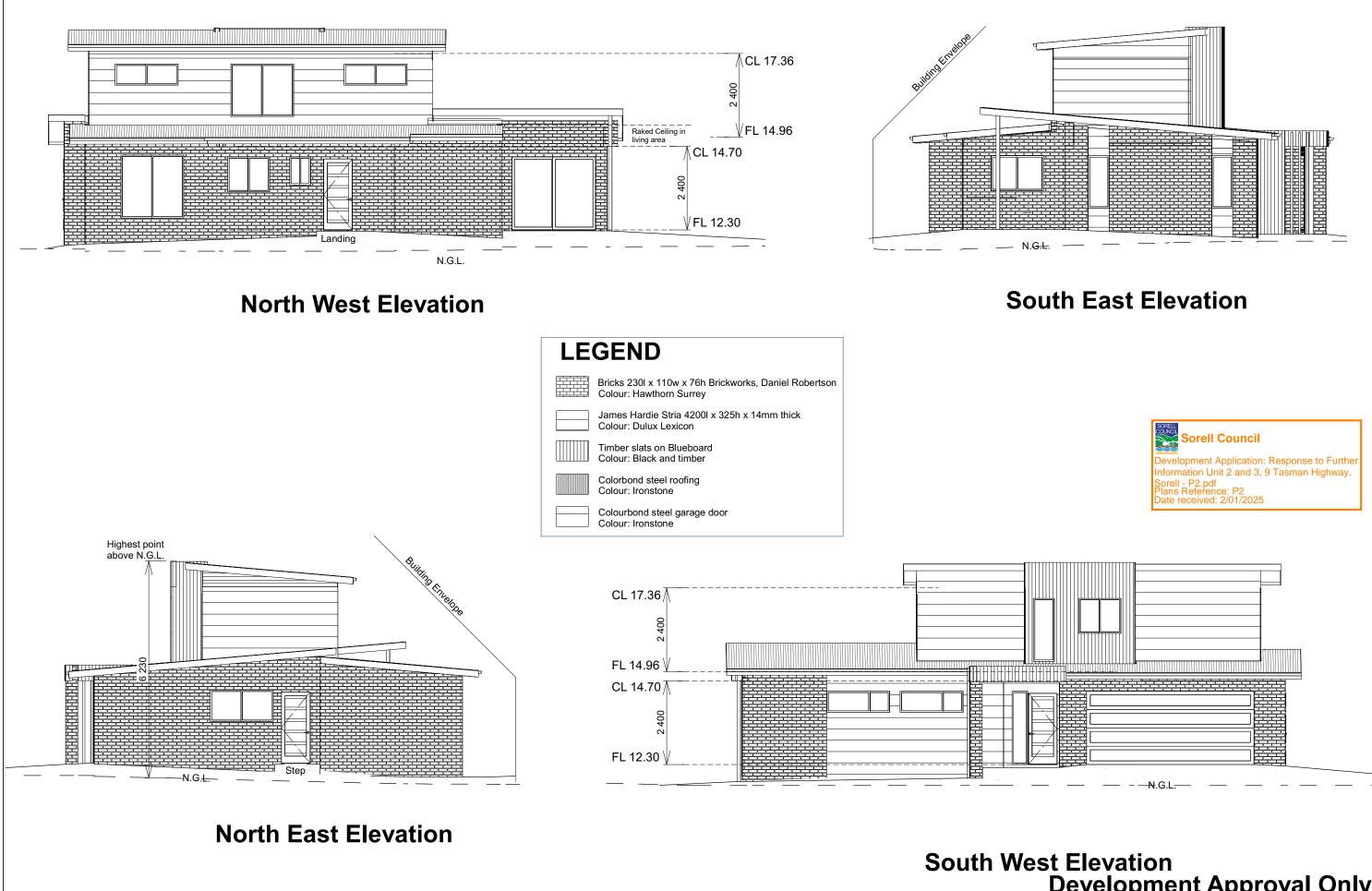
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Unit 1 Floor Plan

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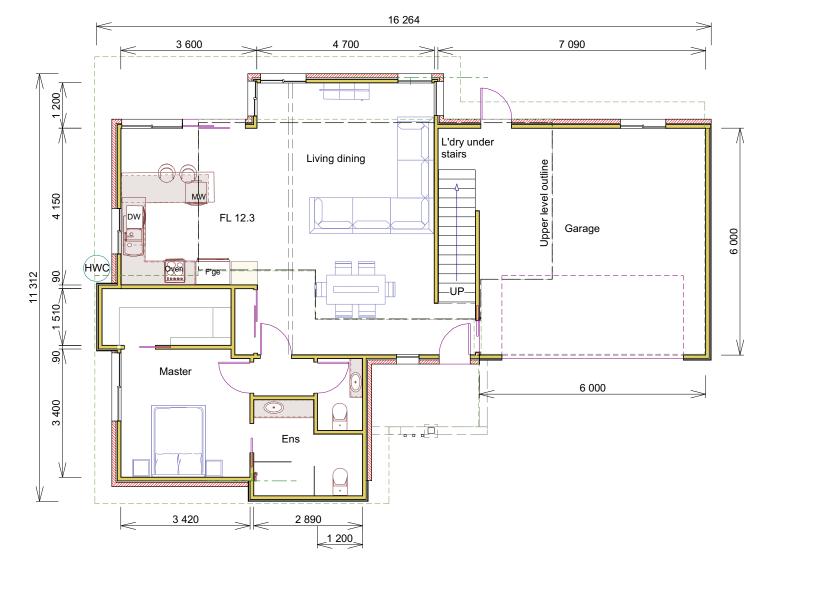
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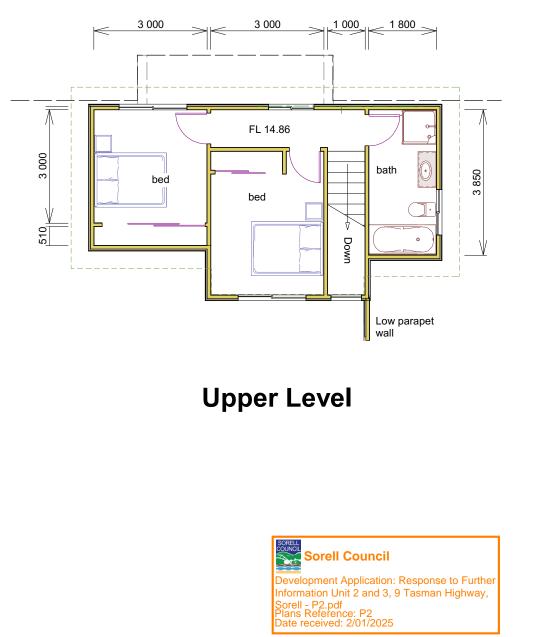
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Elevations

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Unit





Ground Floor

134.4 m² lower 42.5m² upper = 176.9m²

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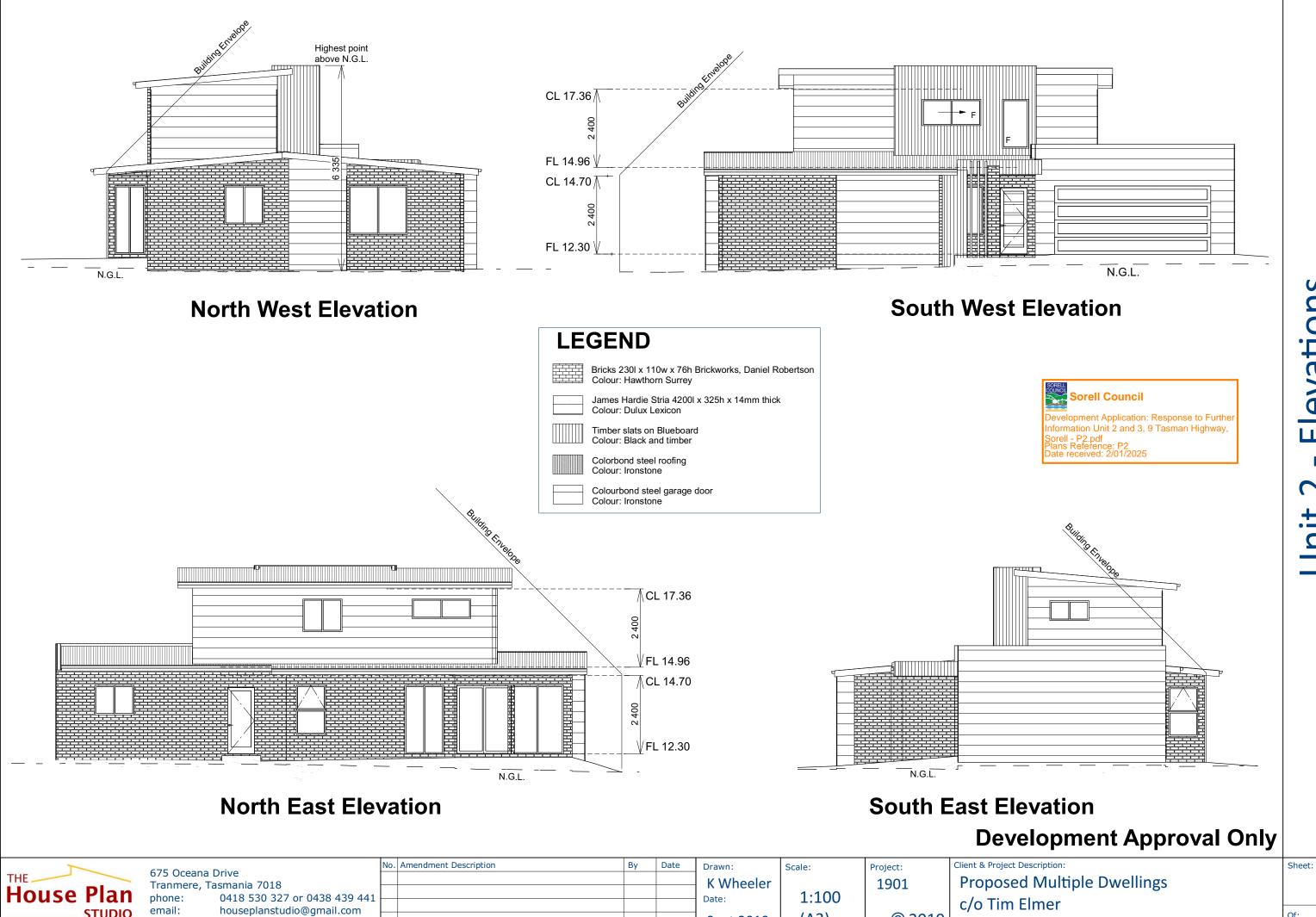


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Unit 2 Floor Plan

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Sept 2019

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7 Tasman Highway Sorell

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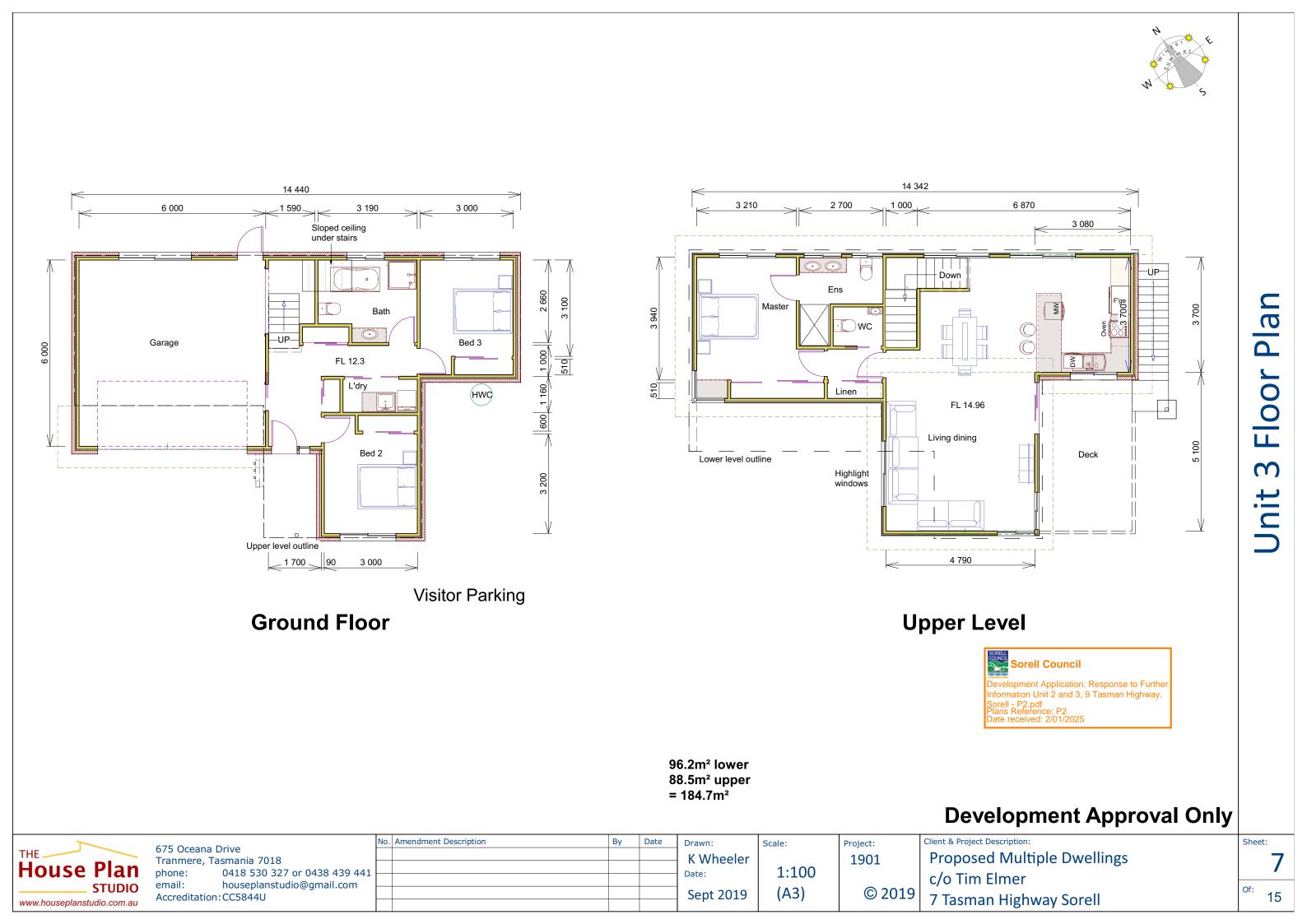
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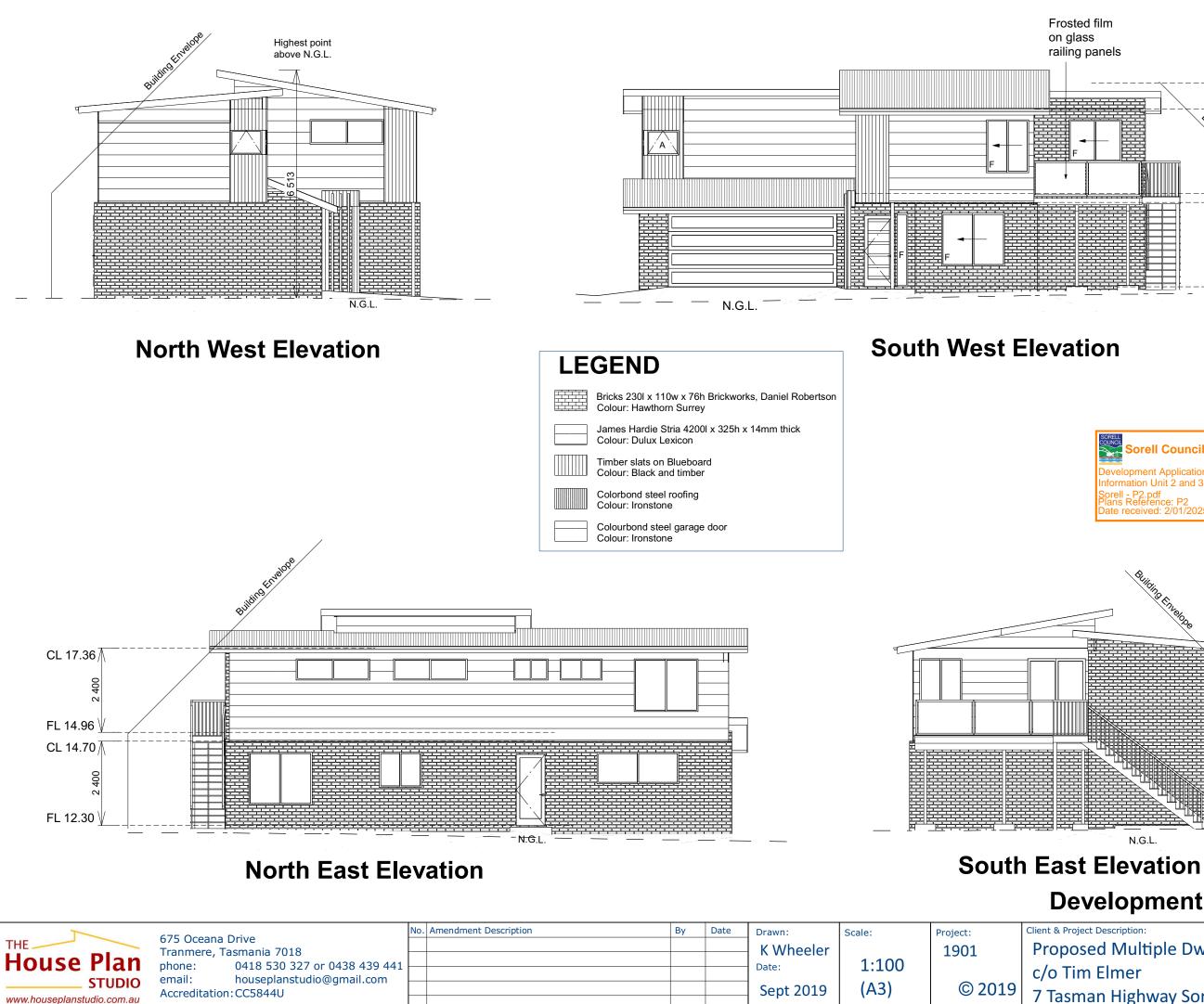
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Elevations

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Unit

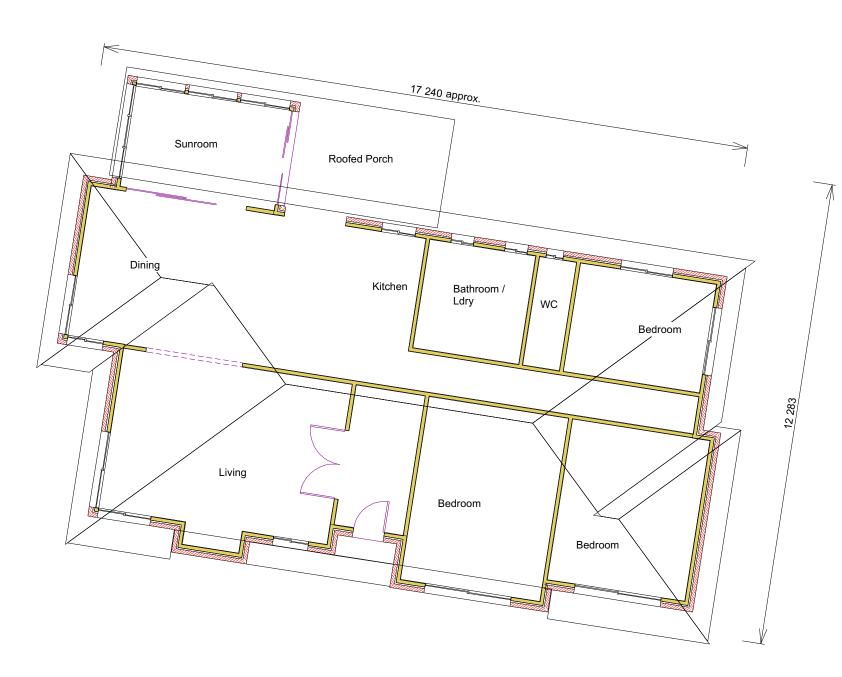




Raked Ceiling in living area CL 17.36 FL 14.96 CL 14.70 400 /FL 12.30 Elevations Sorell Council Development Application: Response to Further Information Unit 2 and 3, 9 Tasman Highway, orell - P2.pdf lans Reference: P2 late received: 2/01/2025 N.G.L. **Development Approval Only** Sheet: **Proposed Multiple Dwellings** Of: 7 Tasman Highway Sorell

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	House Plan	phone: 0418 530 327 or 0438 439 441				Date:	1:100	1001	c/o Tim El
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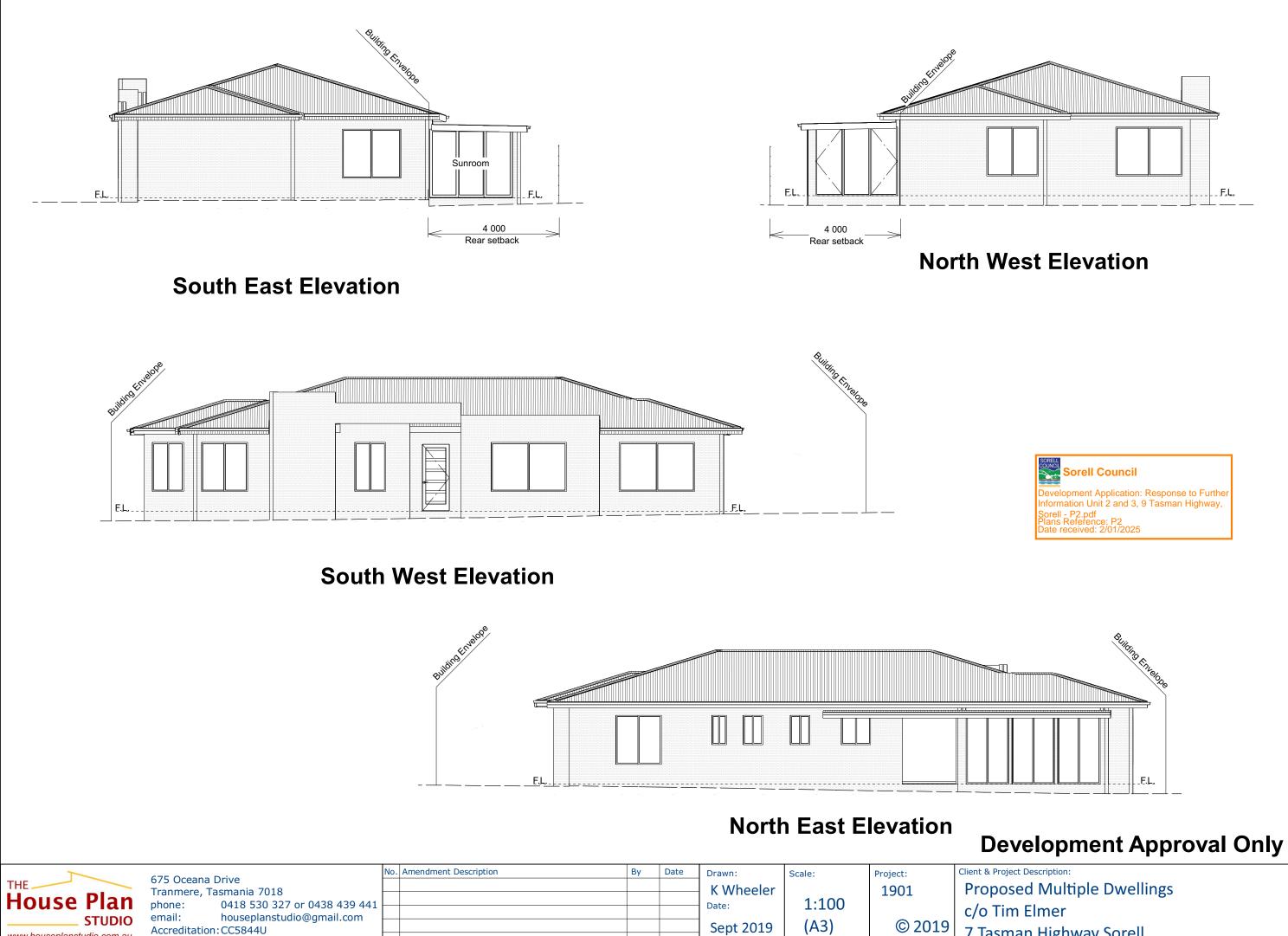
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Development Application: Response to Fu Information Unit 2 and 3, 9 Tasman Highw Sorell - P2.pdf Plans Reference: P2 Date received: 2/01/2025

Description: ed Multiple Dwellings Elmer an Highway Sorell



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7 Tasman Highway Sorell

Elevation **Existing House**

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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

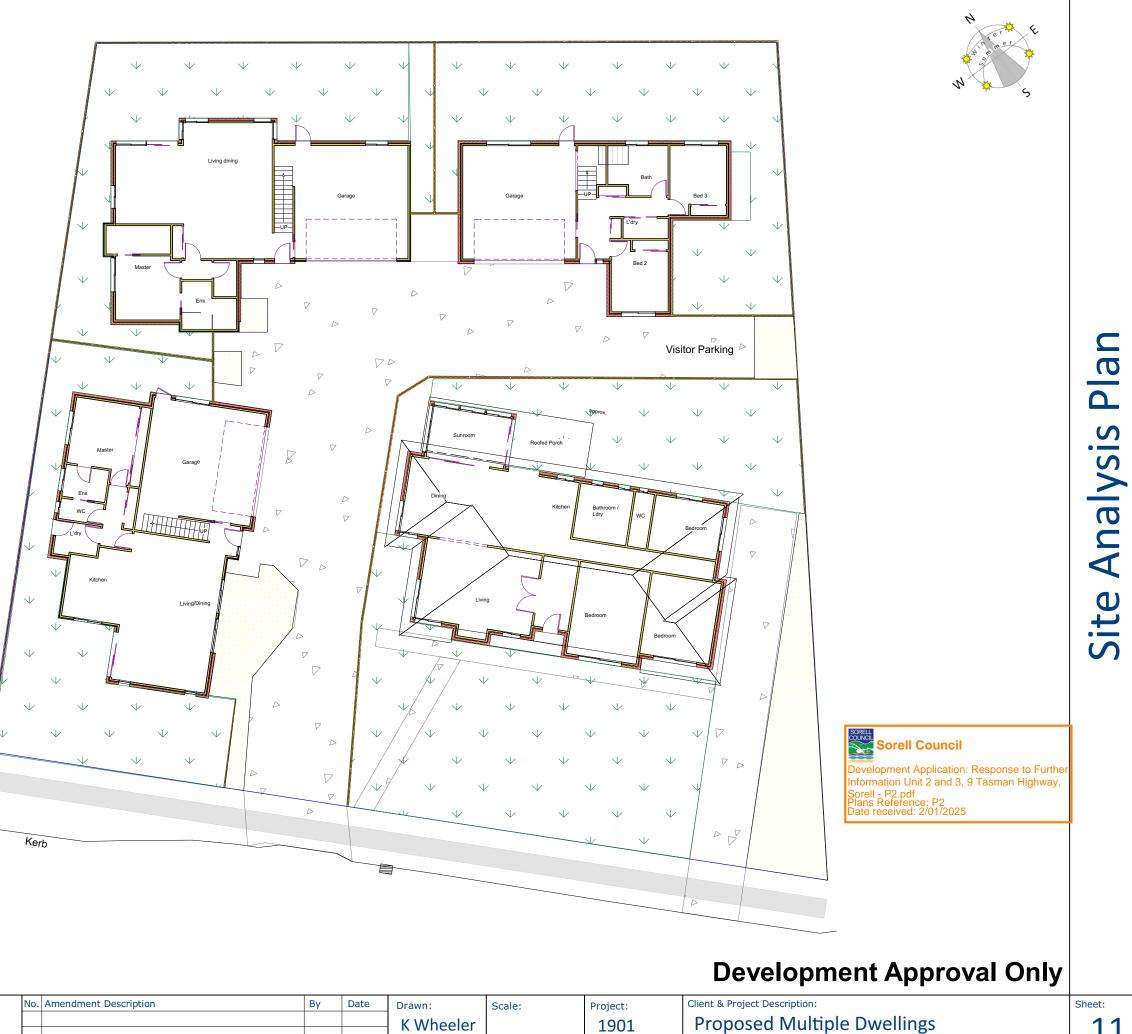
Site Coverage

Total site size = 1644m² Total building area of 4 Units = 566.48m² = 34.45^c

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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	email: houseplanstudio@gmail.com					6 1 2010	(1)	@ 2010	c/o Tim El
www.houseplanstudio.com.au	Accreditation: CC5844U					Sept 2019	(A3)	© 2019	7 Tasman

Elmer an Highway Sorell 11

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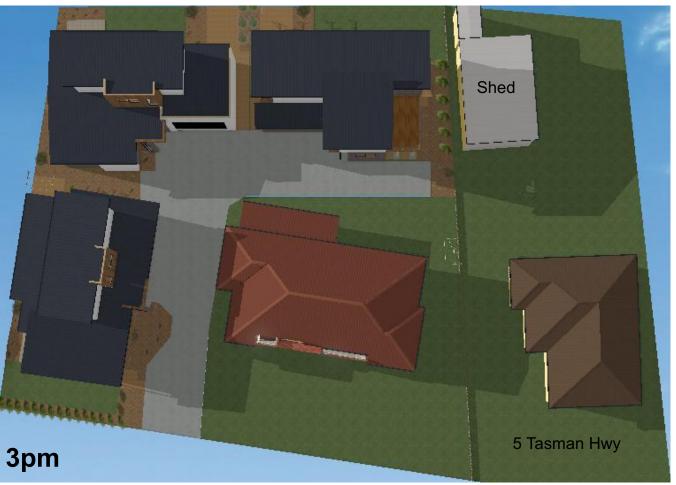
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Proposed Multiple Dwellings 7 Tasman Highway Sorell

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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.



from each Authority.

Existing Stormwater pits Telstra pits Power Poles

Sorell Council GIS mapping Stormwater pipe in road reserve.

TasWater DBYD Sewer pipe

with Council pipe has been estimated.



⟨ Telstra

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House Plan STUDIO	675 Oceana DriveTranmere, Tasmania 7018phone:0418 530 327 or 0438 439 441email:houseplanstudio@gmail.com	No. Amendment Description	Ву	Date	Drawn: K Wheeler Date: Sept 2019	Scale: 1:100 (A3)	Project: 1901 © 2019	Client & Project Des Proposed c/o Tim El
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NOTES: Location of services have been identified using best resources available

Surveyed and provided by Rogerson & Birch Surveyors.

Existing Stormwater pipe leading into Lot 2

Water Main - no connection to No 7 Tasman Hwy is shown on mapping

Plumber using camera Existing stormwater pipe in Lot 1. Exact location where stormwater intersects

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