

# 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 [www.sorell.tas.gov.au](http://www.sorell.tas.gov.au) until **Tuesday 28<sup>th</sup> January 2025**.

Any person may make representation in relation to the proposal by letter or electronic mail ([sorell.council@sorell.tas.gov.au](mailto:sorell.council@sorell.tas.gov.au)) addressed to the General Manager. Representations must be received no later than **Tuesday 28<sup>th</sup> 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: <u>Air B v B listing</u>
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ <u>—</u>

Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/> <u>N/A</u>
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Location of proposed works:	Street address: <u>Unit 3, 9 Tasman Highway</u>
	Suburb: <u>Sorell TAS</u> Postcode: <u>7172</u>
	Certificate of Title(s) Volume: <u>187977</u> Folio: <u>3</u>

Current Use of Site	<u>Residential</u>
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Current Owner/s:	Name(s) <u>Darlene Anne Neu</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/>



NUMBER	PLAN	CONTENTS
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9	EXISTING HOUSE - FLOOR PLAN	
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13	SHADOW DIAGRAMS @ JUNE 21	
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15	SITE DRAINAGE PLAN	



Locality Map - Not to scale



Proposed Development - Not to scale

**Title Reference**

C.T. 149626/1, 1644m<sup>2</sup>

**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

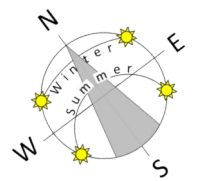
**Corrosion Environment** - Moderate




**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: <b>1</b>
					Date: Sept 2019				Of: 15



# Site Plan


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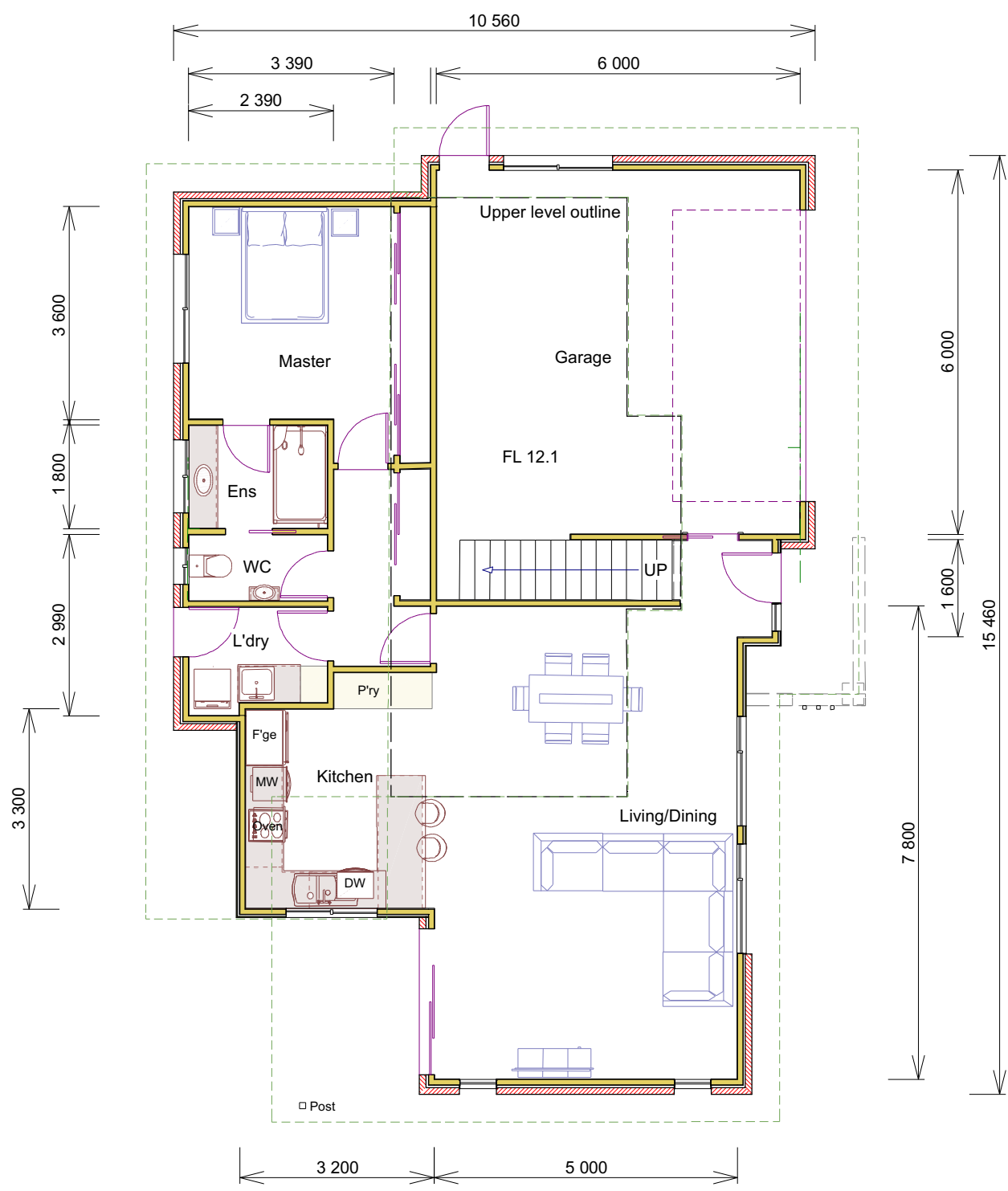
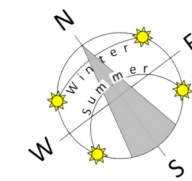
No.	Amendment Description	By	Date

Drawn: K Wheeler  
 Date: Sept 2019

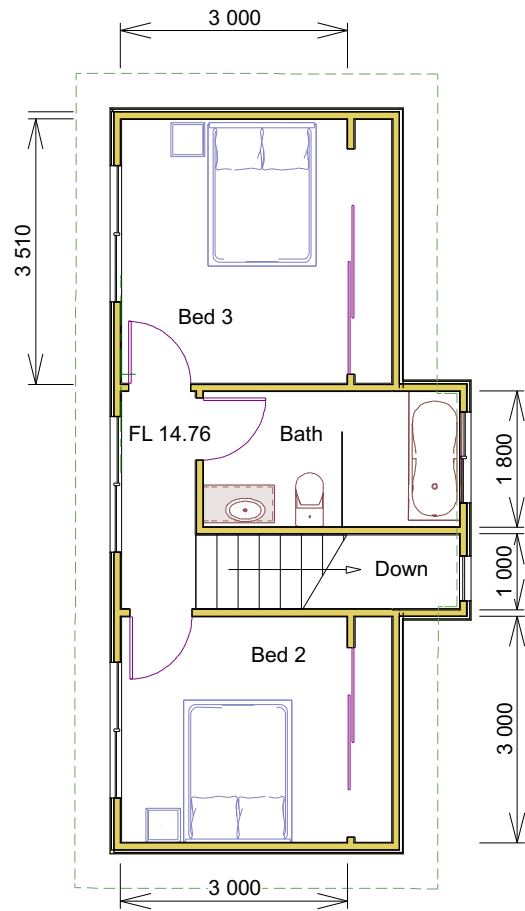
Scale: 1:100 (A3)

Project: 1901 © 2019

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



**Ground Floor**



**Upper Level**

137.0m<sup>2</sup> lower  
41.1m<sup>2</sup> upper  
= 178.0m<sup>2</sup>

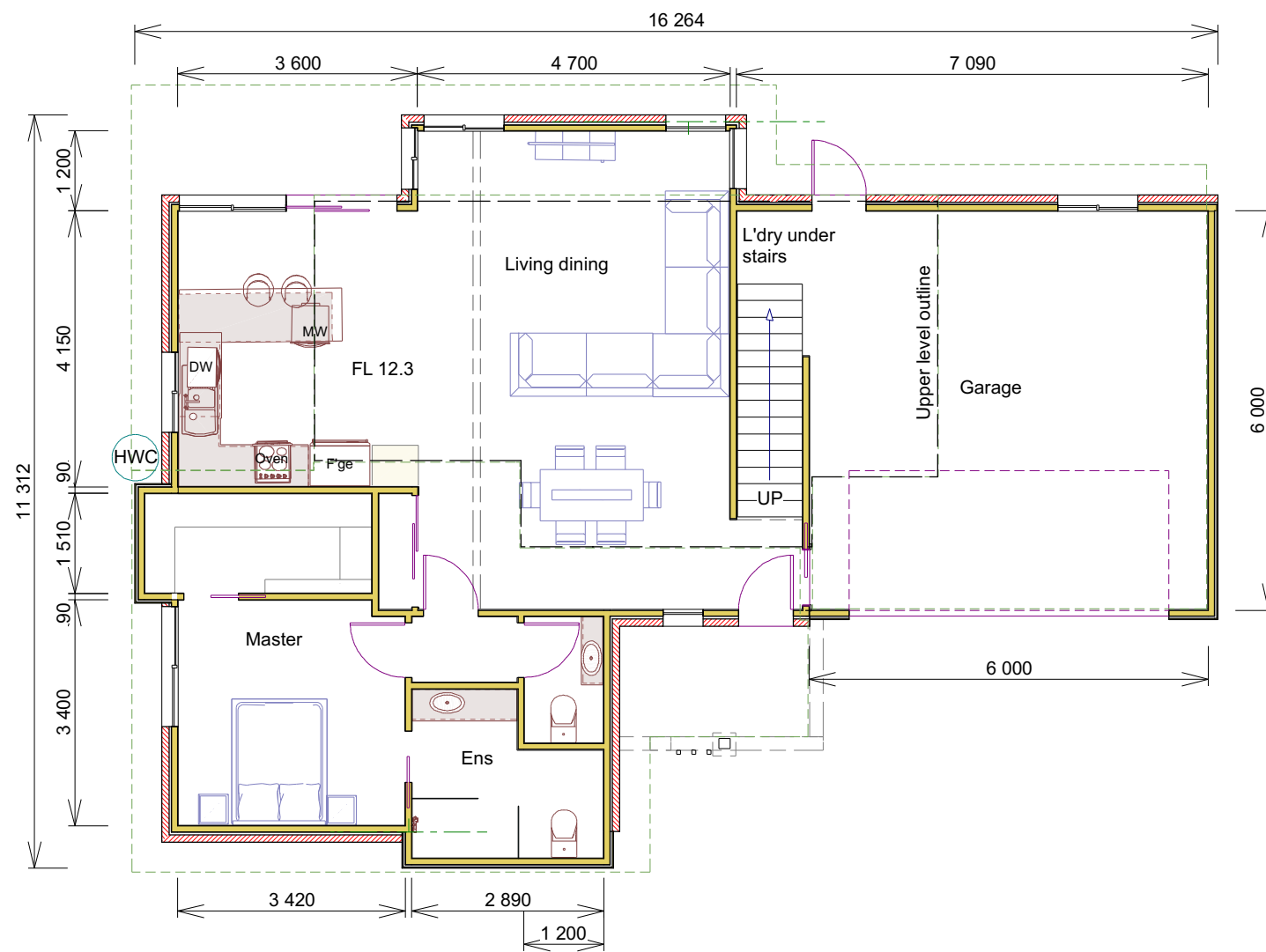
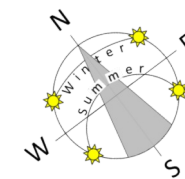
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**Unit 1 Floor Plan**

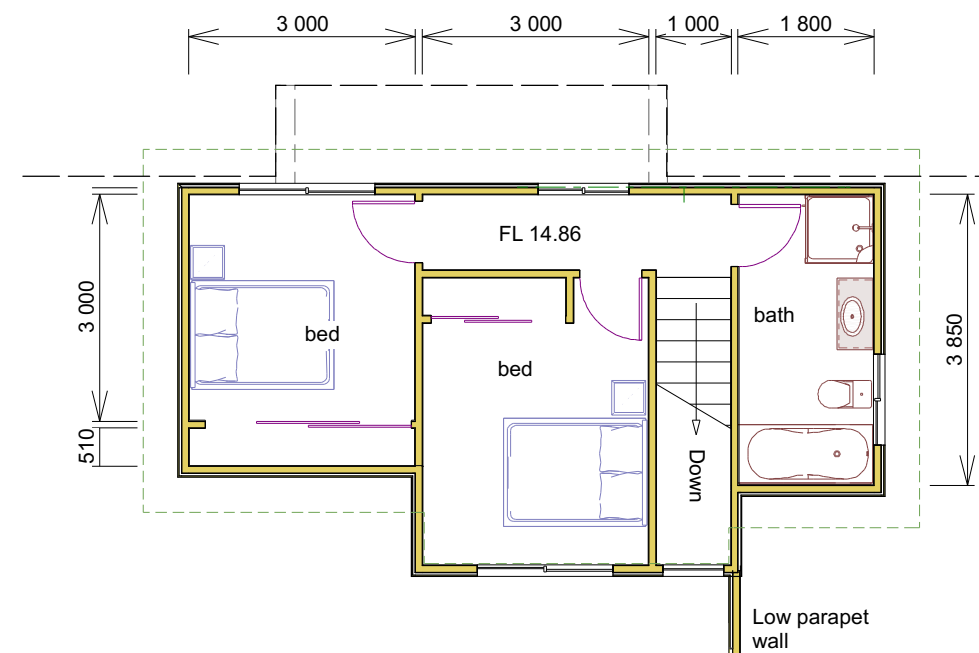
No.	Amendment Description	By	Date





**Ground Floor**

134.4 m<sup>2</sup> lower  
42.5m<sup>2</sup> upper  
= 176.9m<sup>2</sup>



**Upper Level**

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**Unit 2 Floor Plan**

No.	Amendment Description	By	Date

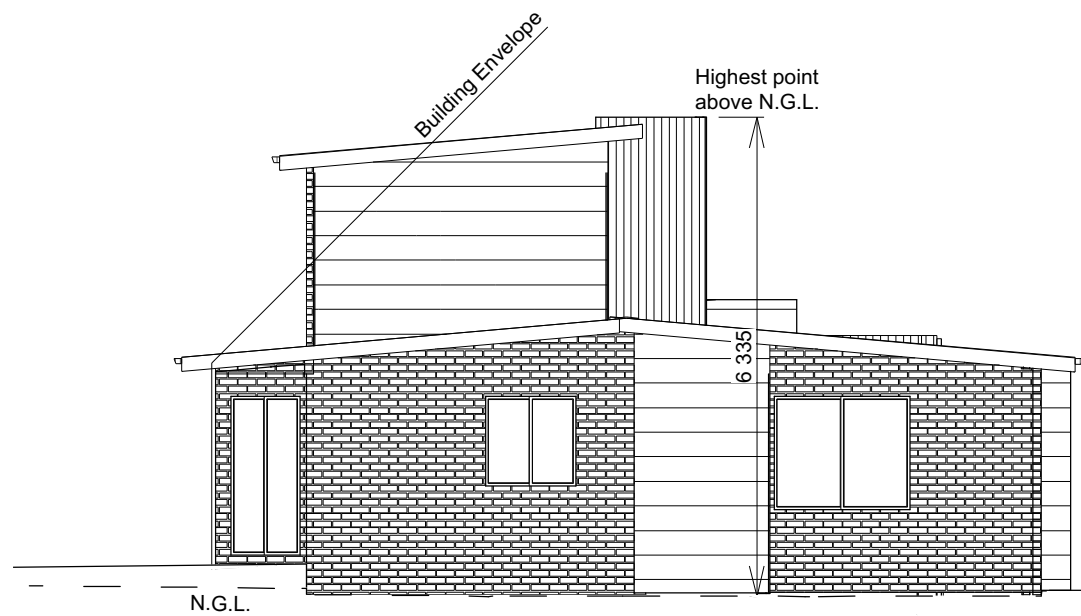
Drawn: **K Wheeler**  
Date: **Sept 2019**

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

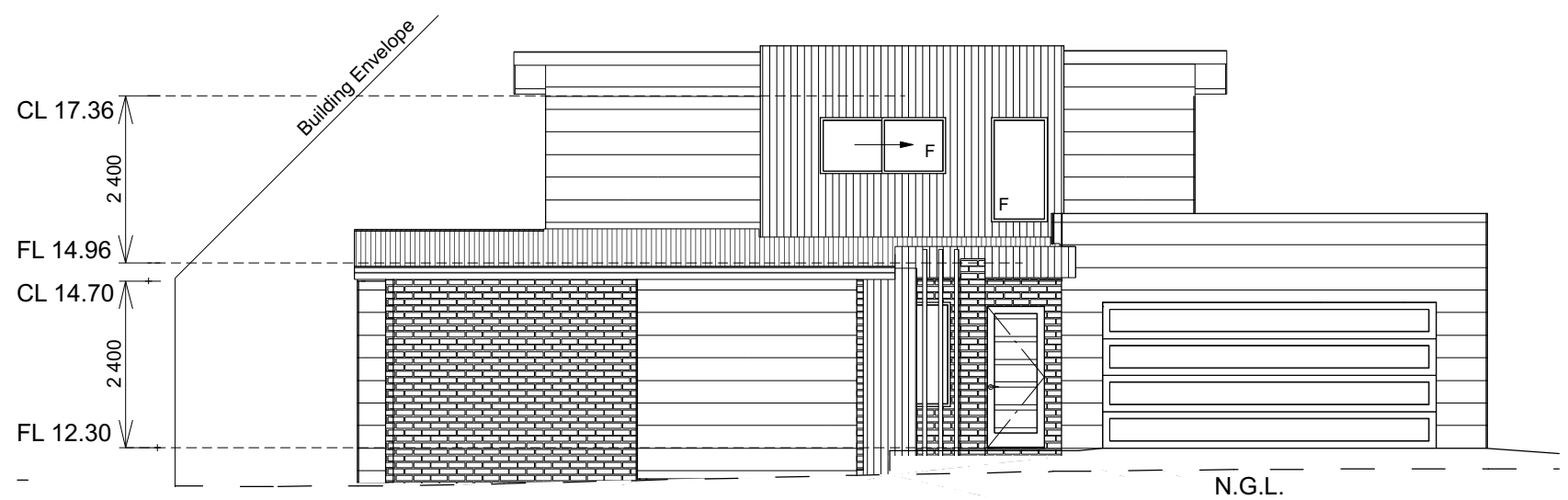
Project: **1901**  
© 2019

Client & Project Description:  
**Proposed Multiple Dwellings**  
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7 Tasman Highway Sorell










**North West Elevation**

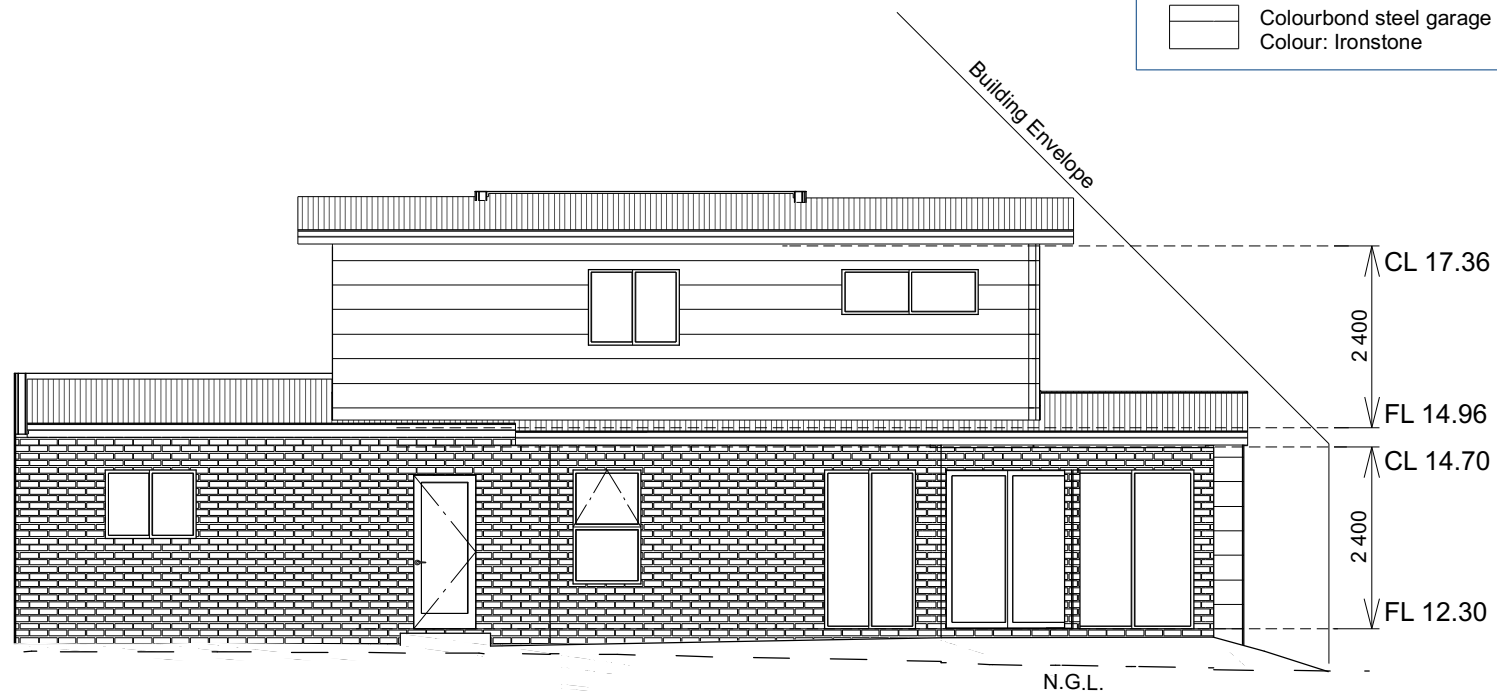


**South West Elevation**

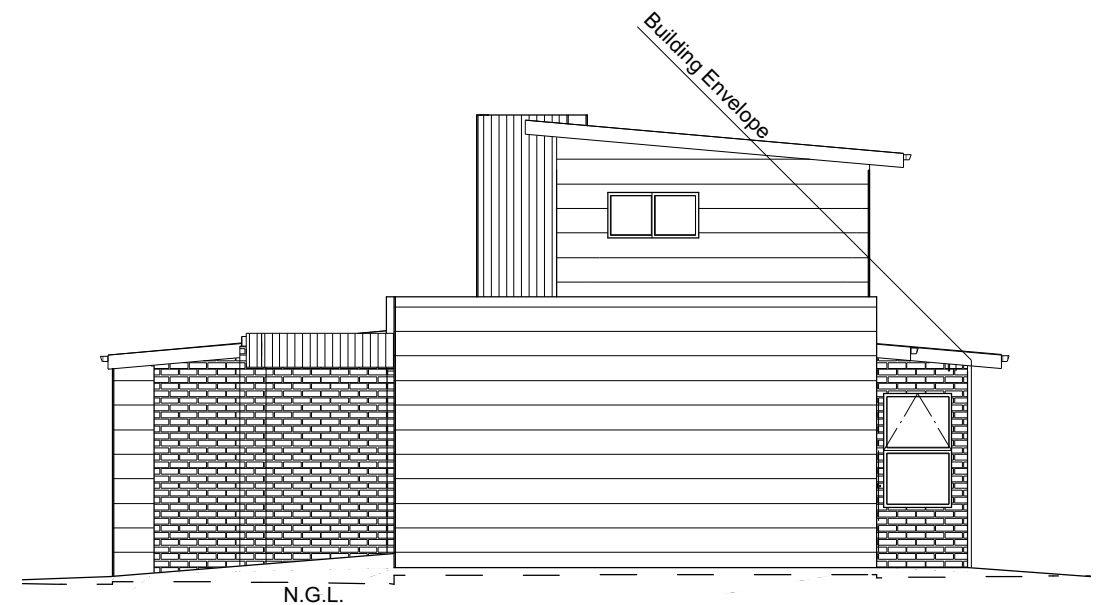
**LEGEND**

-  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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**North East Elevation**

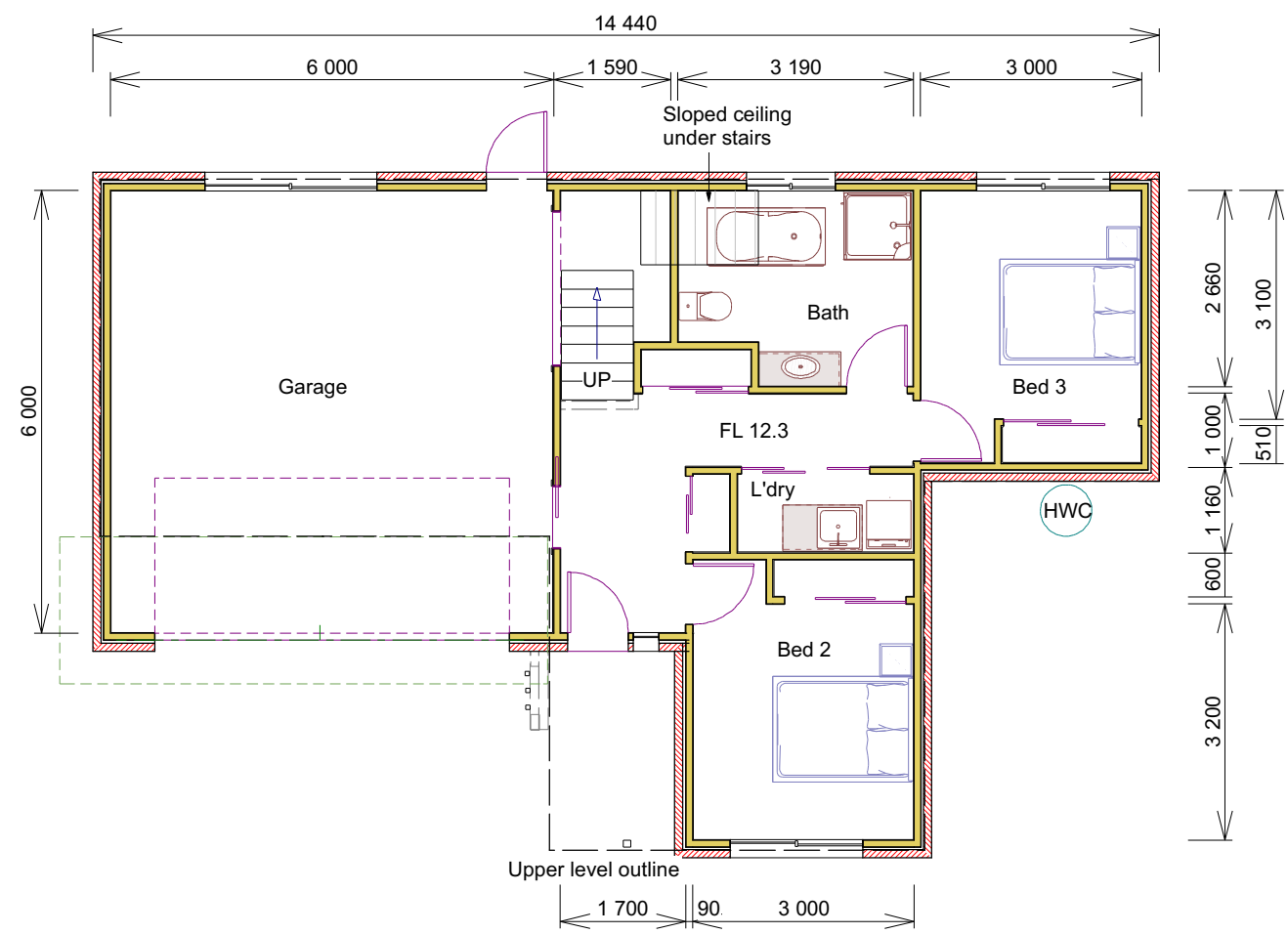
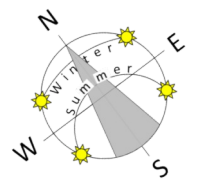


**South East Elevation**

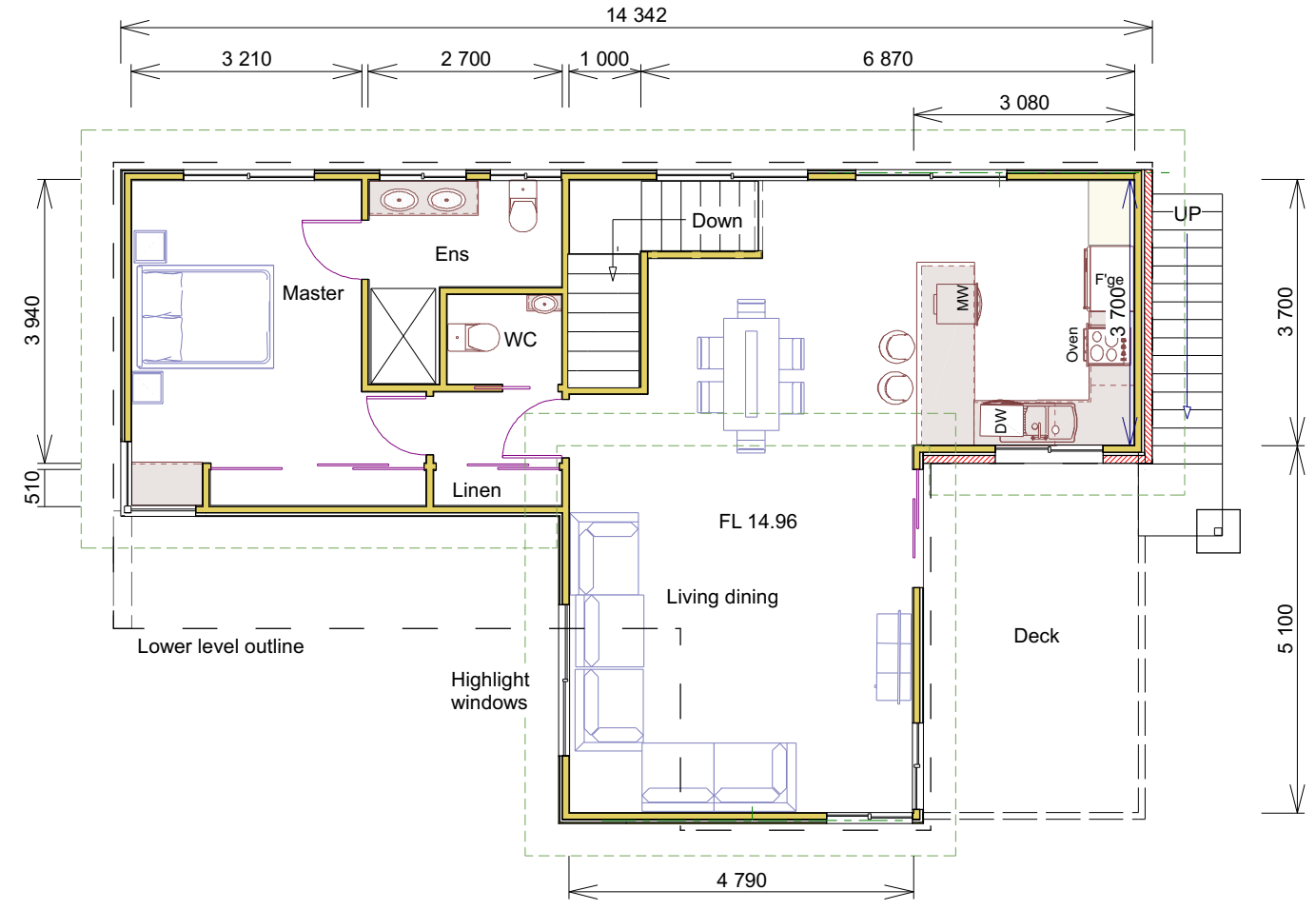
**Development Approval Only**

**Unit 2 - Elevations**

No.	Amendment Description	By	Date



Visitor Parking  
**Ground Floor**



**Upper Level**

96.2m<sup>2</sup> lower  
88.5m<sup>2</sup> upper  
= 184.7m<sup>2</sup>

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**Unit 3 Floor Plan**

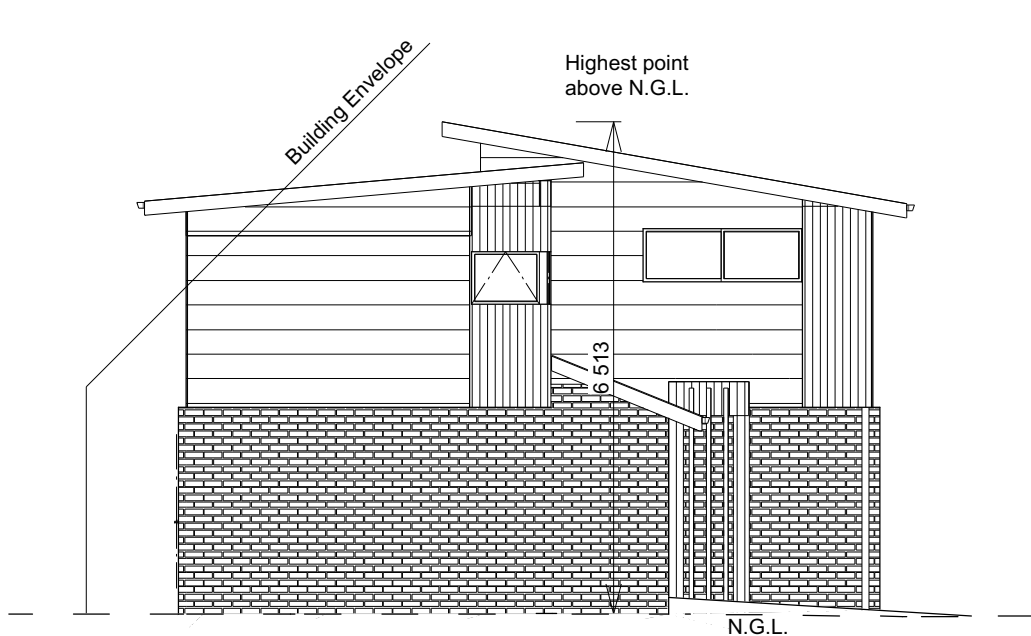
No.	Amendment Description	By	Date

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

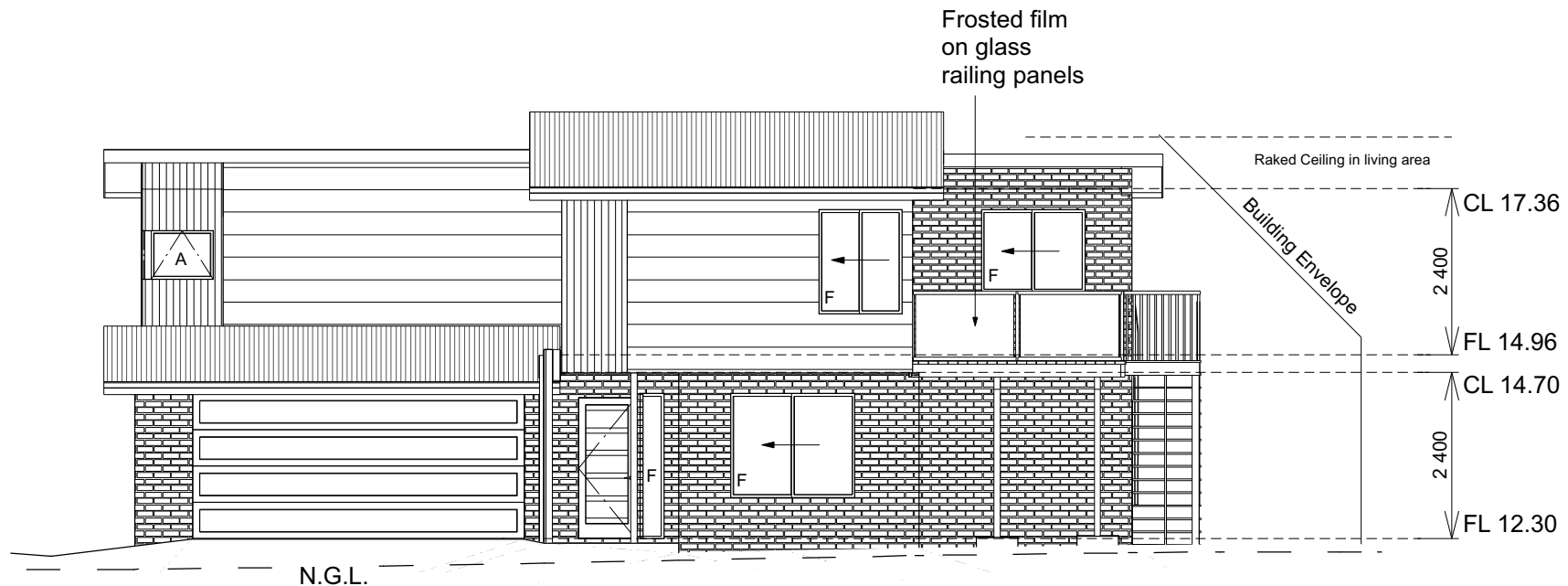
Scale: **1:100 (A3)**

Project: **1901**  
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






**North West Elevation**

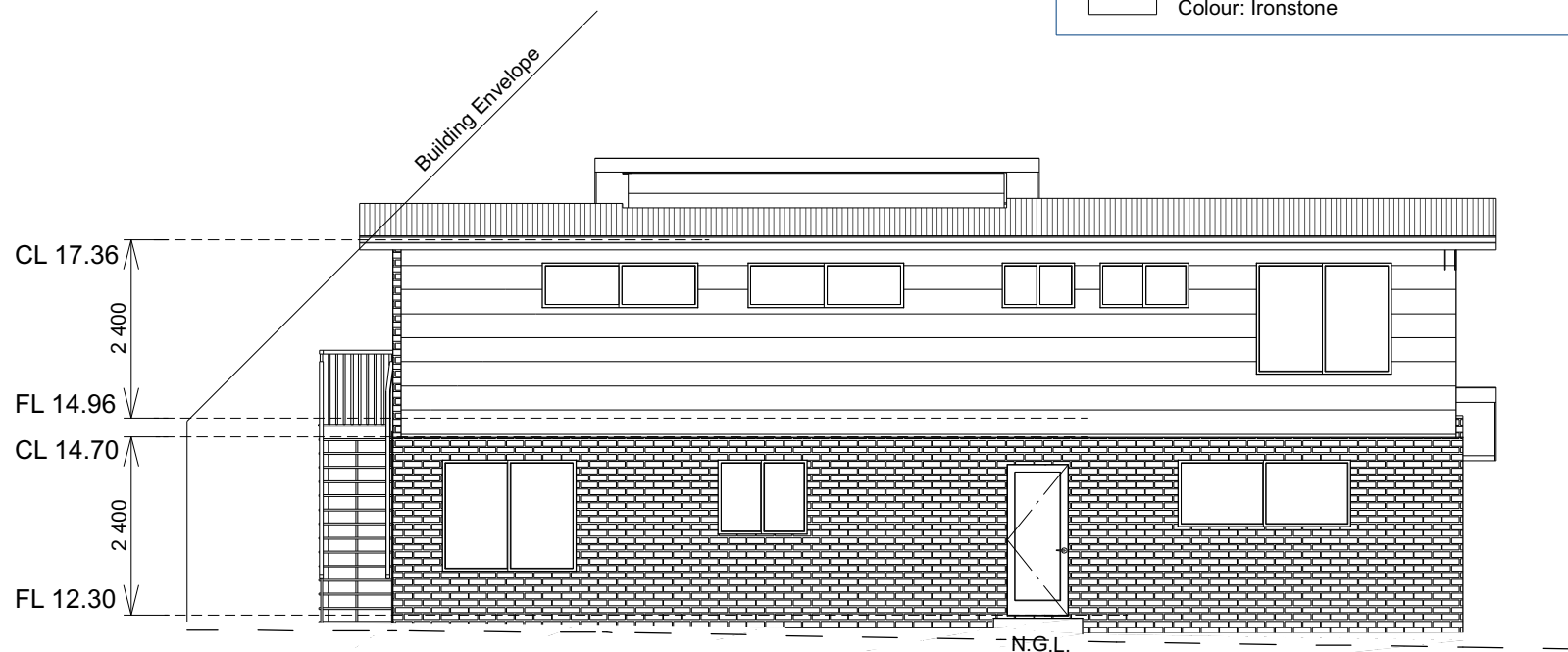


**South West Elevation**

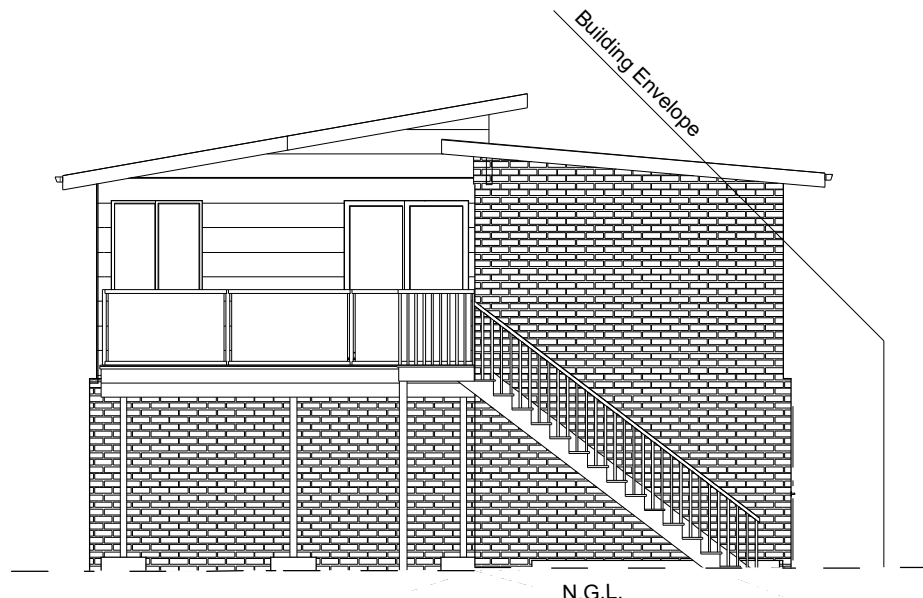
**LEGEND**

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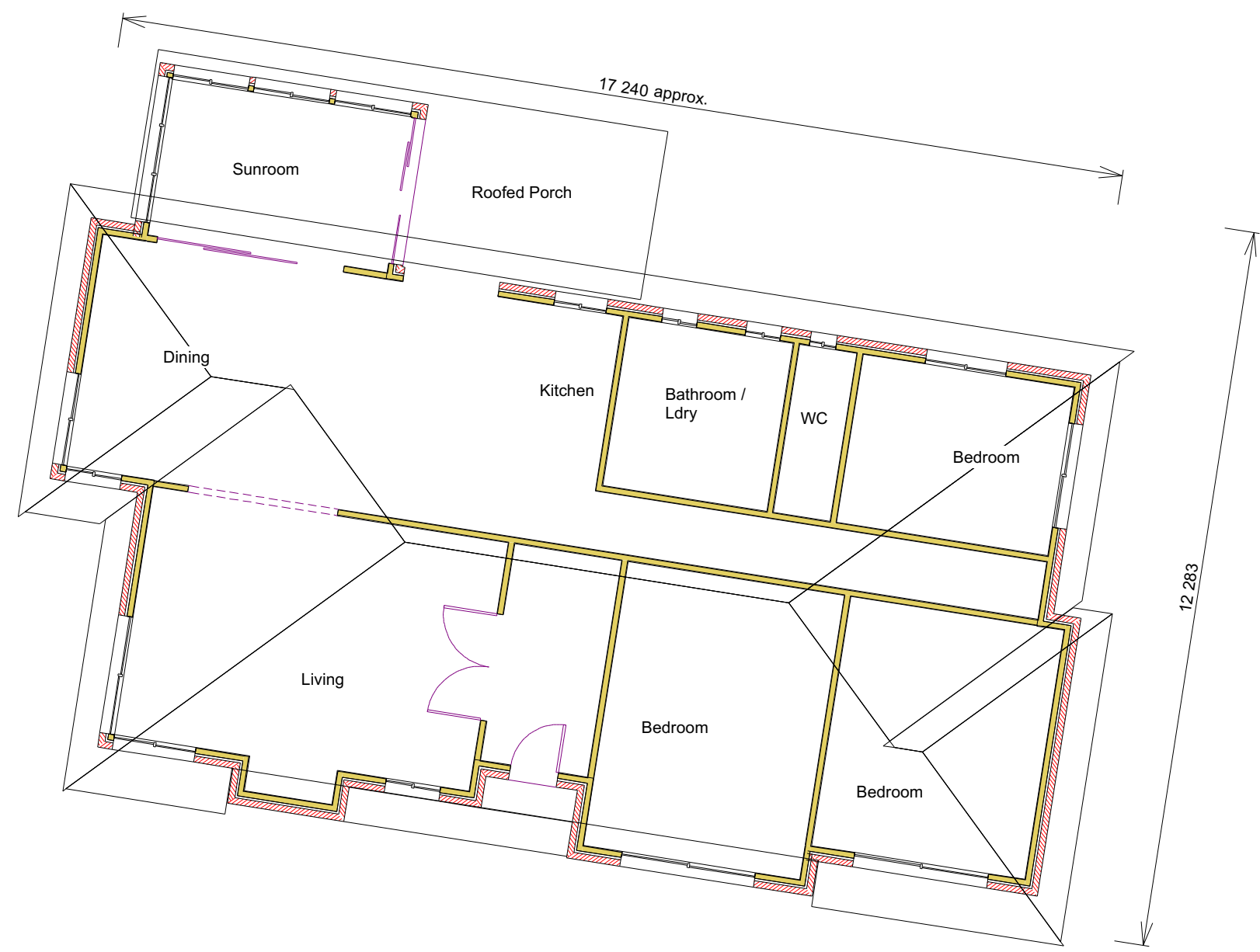
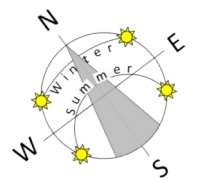
**North East Elevation**



**South East Elevation**

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# Existing House - Floor Plan

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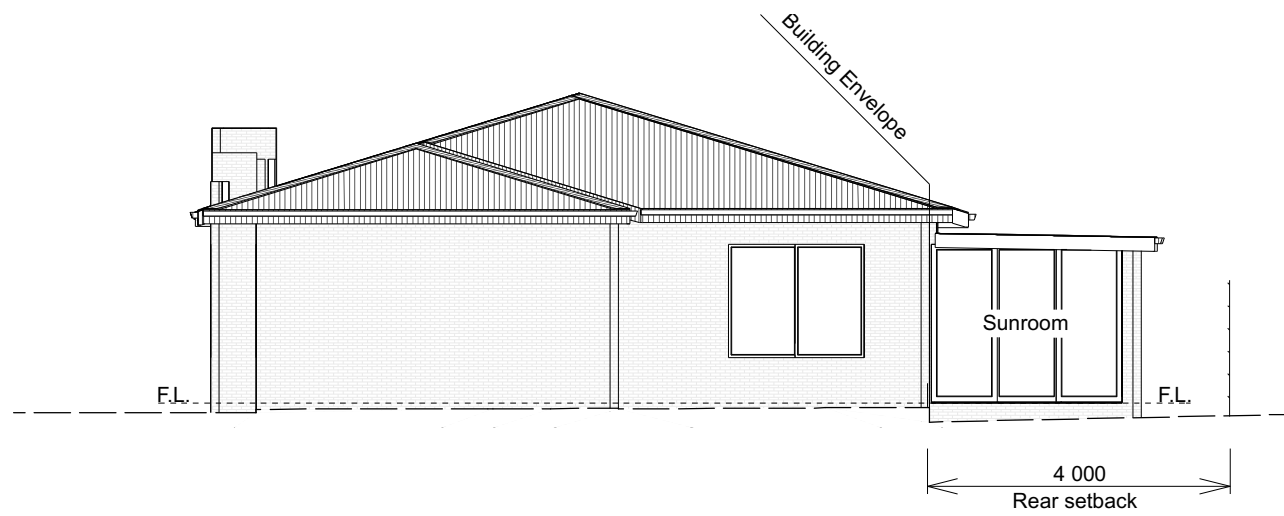
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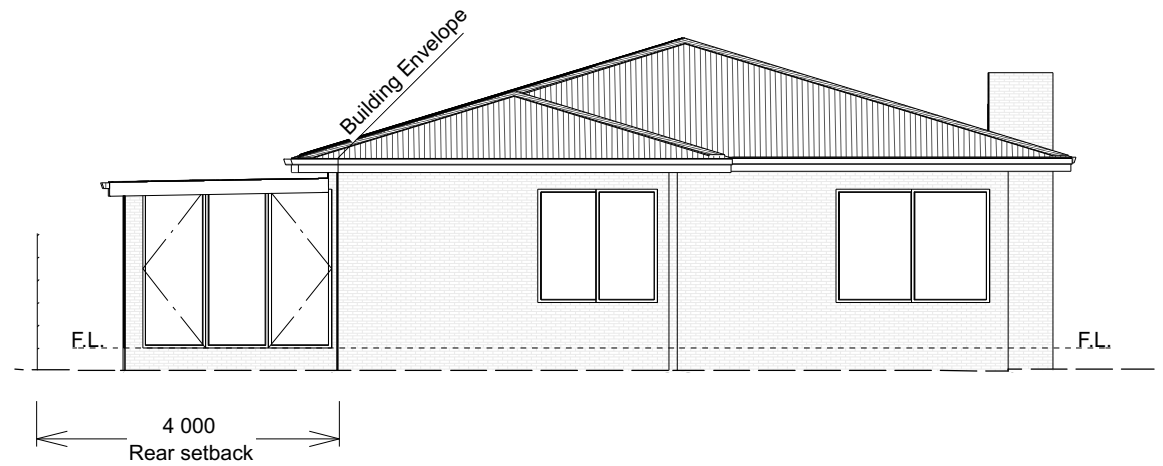
Scale: **1:100 (A3)**

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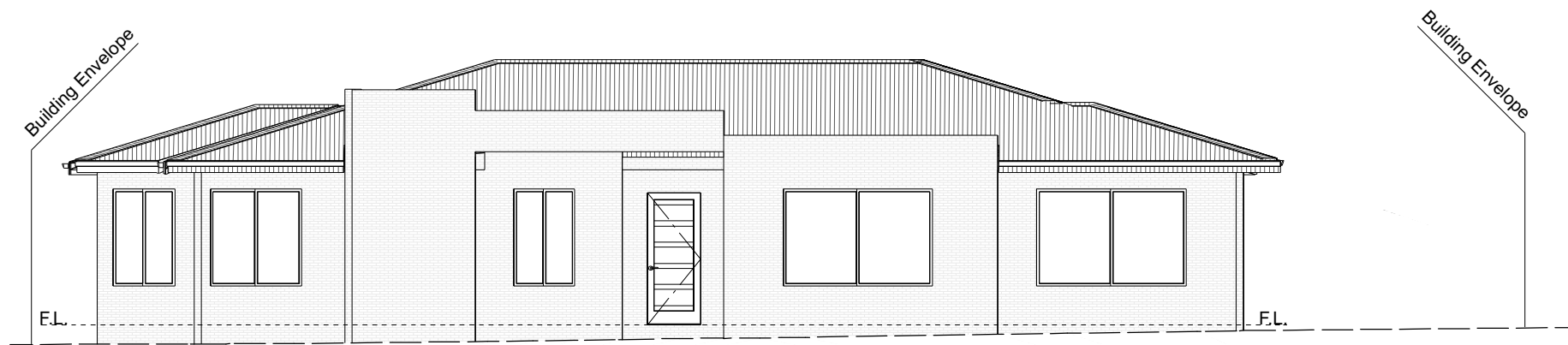
Client & Project Description:  
**Proposed Multiple Dwellings**  
 c/o Tim Elmer  
 7 Tasman Highway Sorell




**South East Elevation**

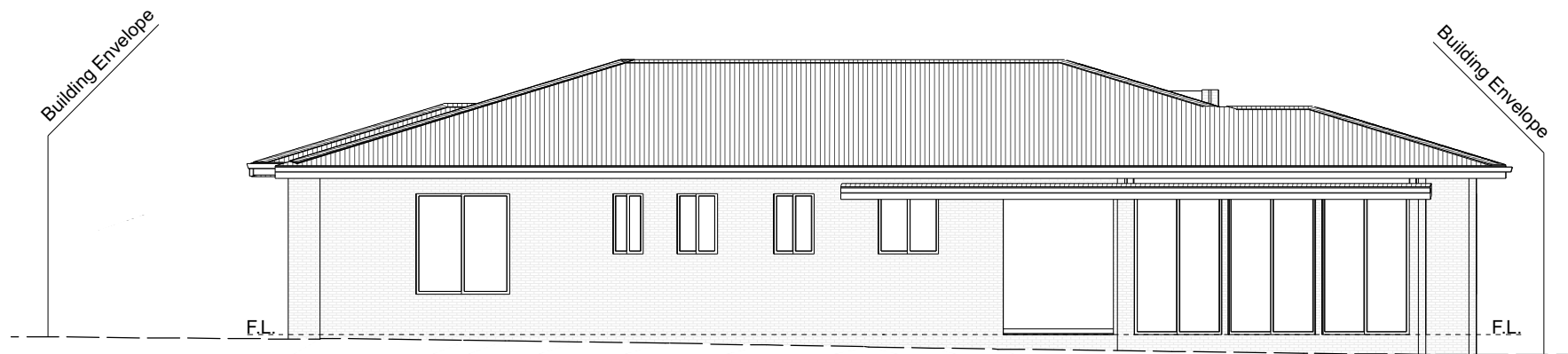


**North West Elevation**



**South West Elevation**


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**North East Elevation**

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**Existing House Elevation**

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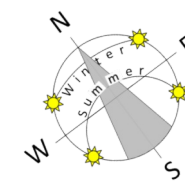
**Calculations for Unit Lot 2**

**Private Open Space**  
 Unit 1: 115.2m<sup>2</sup>  
 Unit 2: 113.6m<sup>2</sup>  
 Unit 3: 151.1m<sup>2</sup>  
 Ex House: 278.8m<sup>2</sup>

**Site Coverage**  
 Total site size = 1644m<sup>2</sup>  
 Total building area of 4 Units = 566.48m<sup>2</sup> = 34.45%

**Impervious Area**  
 Total Impervious area inc. paving, driveway and buildings = 960.0m<sup>2</sup>  
 Percentage of Lot area = 58.39%

**Landscaping as part of driveway**  
 Concrete driveway and parking area = 338.87m<sup>2</sup>  
 Landscaped garden required = 16.94m<sup>2</sup>  
 Landscaped garden provided = 78.78m<sup>2</sup>



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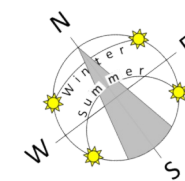
No.	Amendment Description	By	Date

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


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

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




# Turning Paths


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No.	Amendment Description	By	Date



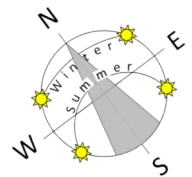

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**Development Approval Only**

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

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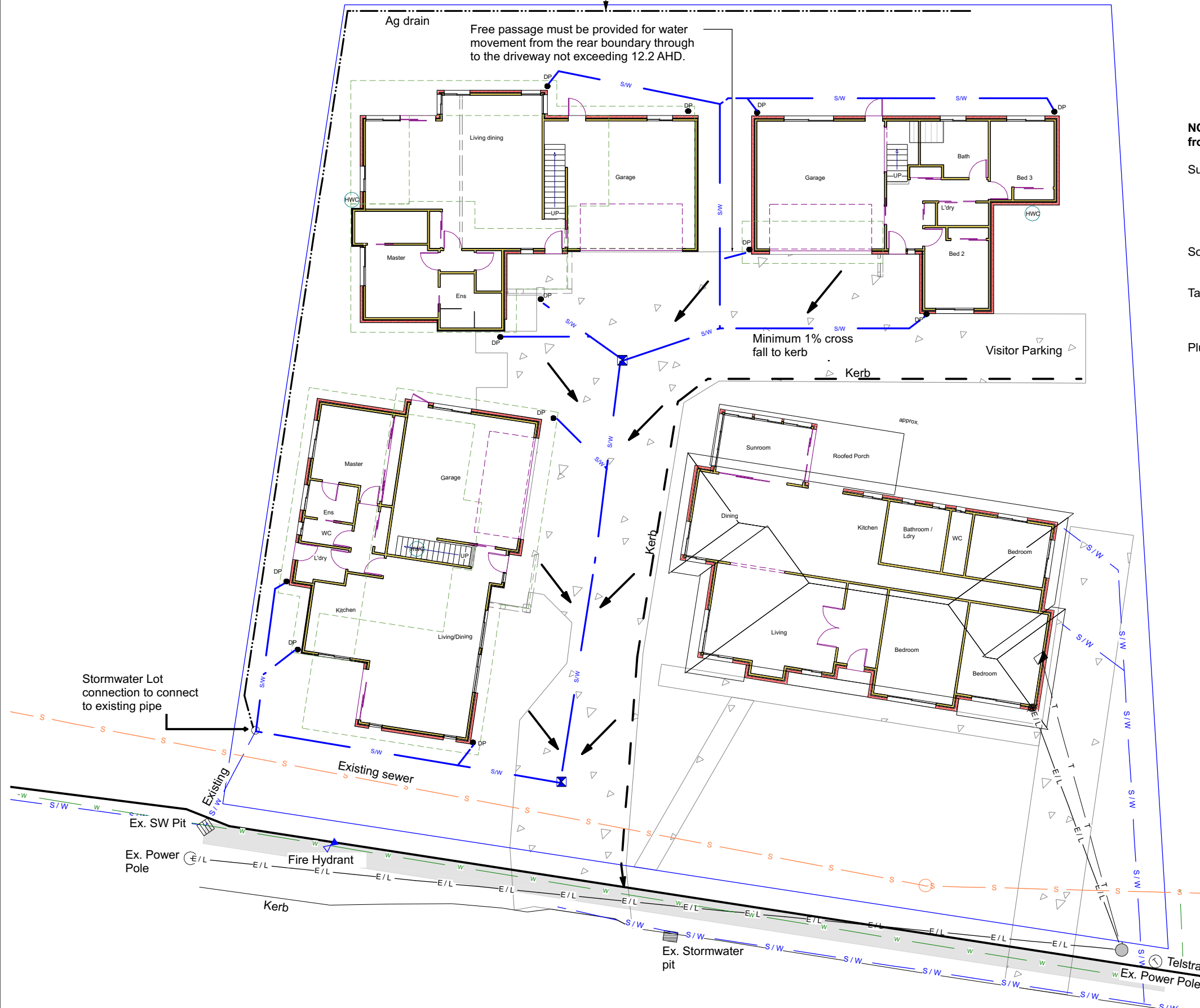
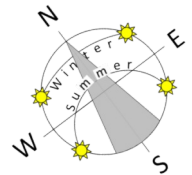
**Landscaping Plan**

No.	Amendment Description	By	Date	Drawn:	Scale:	Project:	Client & Project Description:
				K Wheeler	1:100 (A3)	1901	Proposed Multiple Dwellings
				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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Date: **Sept 2019**

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

Project: **1901**  
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