

# NOTICE OF PROPOSED DEVELOPMENT

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

**SITE: 8 Lake Vue Parade, Midway Point**

**PROPOSED DEVELOPMENT:  
ADDITIONS TO DWELLING**

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: Little Island Building Design**

**APPLICATION NO: DA 2024 / 326 - 1**

**DATE: 09 January 2025**

**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/>



**Sorell Council**  
 Development Application: Development Application - 8 Lake Vue Parade, Midway Point.pdf  
 Plans Reference:P1  
 Date Received: 4/12/2024

**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.

<b>Applicant Signature:</b>	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](http://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: Development Application - 8 Lake Vue Parade, Midway Point.pdf  
 Plans Reference: P1  
 Date Received: 4/12/2024

<b>Signature of General Manager, Minister or Delegate:</b>	Signature: ..... Date: .....
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2nd December 2024

Sorell Council  
47 Cole Street  
Sorell TAS 7172

**Re: Planning Application and Owners Notification  
8 Lake Vue Parade, Midway Point**

Dear General Manager,

Please find attached documents for a discretionary residential extension to the existing dwelling at 8 Lake Vue Parade, Midway Point.

The site is a 641m<sup>2</sup> block with a frontage to Lake Vue Parade. The property is zoned General Residential and is subject to the waterway and Coastal Protection Overlay and the Airport Obstacle Limitation Area. It is also within the Dispersive Soils Specific Area Plan: a geotechnical assessment is underway and any relevant results regarding the Dispersive Soils will be forwarded to council once available. The house is surrounded by single dwellings on all sides and there is no development on the facing side of the street.

The proposed extension is primarily to the Southern and Eastern side of the dwelling and sits lower than the existing house to minimise impact on the property at 6 Lake Vue Parade.

It is proposed that the site utilises the existing service connections, and parking will continue to be in the garage and immediately forward of the garage.

**Development Standards for Dwellings:**

8.4.2 Setbacks and building envelope for all dwellings

A1

Complies with (a). The frontage setback is 4.5m, except for the protrusions of the fire wall and porch, which both extend less than 900mm into the frontage.

A2

Complies with (a). The existing garage is more than 5.5m from the frontage.

A3

Does not comply with (a) or (b).

8 Lake Vue Parade – Planning Cover Letter

1 of 5

Little Island Building Design  
PO Box 60 Claremont TAS 7011  
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www.libd.com.au  
Ph: 0408 316 564

## P3 (a):

The corner of the proposed extension protrudes beyond the permitted building envelope at the southeast corner. The max height of the protrusions is 662mm and reduces to zero very quickly as the parapet is removed and the site slopes uphill.

The extension is proposed to be built within 1500mm of the boundary for greater than 9m or 1/3 of the length of the boundary, though most of the proposed extension has a setback greater than 1m.

- (i) Sun Shadow Diagrams have been supplied showing that the shadow generated falls below any windows on the adjacent property.
- (ii) The private outdoor space of the adjacent property is in the backyard and not impacted.
- (iii) Does not apply.
- (iv) The adjacent property sits much higher than the proposed extension and the extension will be looked down upon. No windows on the adjacent property look towards the discretionary part of the proposed extension. Existing vegetation along the fence line of the adjacent block will screen the proposed extension.



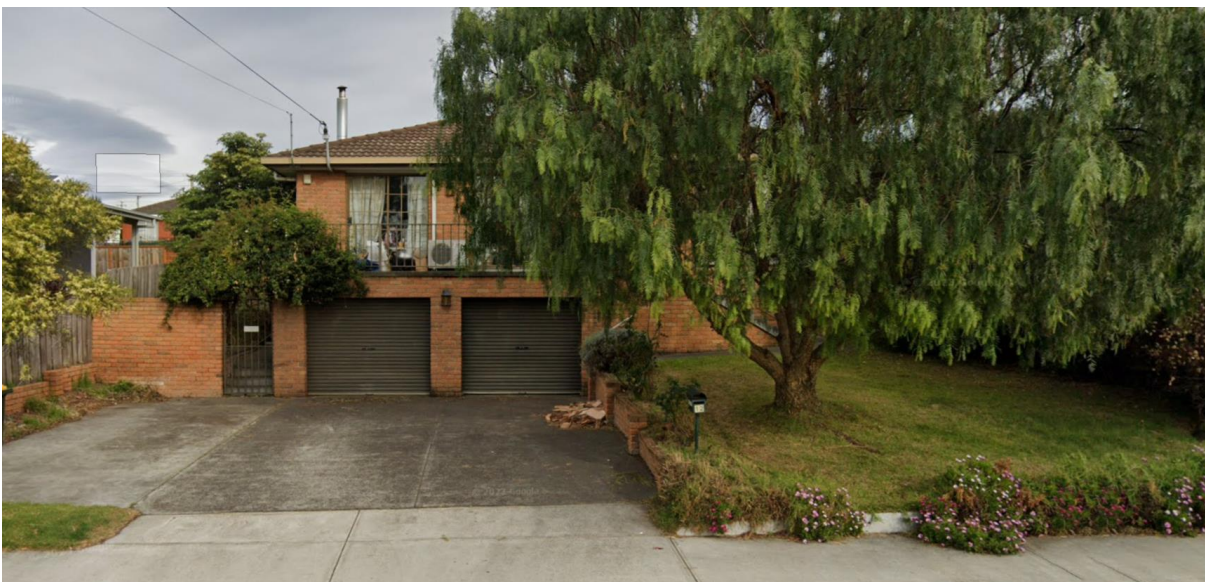
*6 Lake Vue Parade showing fencing and planting on the boundary.*



*6 Lake Vue Parade sits higher than 8 Lake Vue Parade.*

(b):

The pattern of buildings in the area are for typically approximately 3-4m setbacks to side boundaries, except for a garages and sheds which are often close to the boundary. There is a pattern of brick buildings with integrated privacy fences that extend to the boundary, making the overall frontage of the building appear full width. By lowering the extension, we have referenced this pattern and will be somewhat consistent with this building pattern. Additionally, the property at 15 Lake Vue Parade has been extended through to the side boundary at a much bigger scale that this proposed extension.



*The property at 12 Lake Vue Parade, which has a masonry wall extending to the boundary at a lower level on the lefthand side of the house.*



16 Lake Vue Parade, which has a masonry wall extending through to the boundary on the righthand side of the house.

(c):

Sun Shadow diagrams have been supplied and indicate that as most of the proposed extension features a low profile roof, and the rear half of the extension is cut into the site, very little additional shadowing will be created, most of which will fall on an unutilised area of the adjacent garden currently used for caravan parking, and which is already shadowed by the boundary fence and vegetation for most of the day.

#### 8.4.3 Site coverage and private open space for all dwellings

A1

Does Not comply. Site Coverage is slightly over the permitted limit at 51.68%.

P1

- (a) A study of surrounding properties indicates the site coverage averages about 30%. There are several properties that have a dwelling of a similar size to the proposed enlarged dwelling, though in this case our site coverage is driven up by a number of existing outdoor living structures. These are lightweight, generally unwallled structures that do not impact the adjacent properties to the same degree as fully enclosed buildings of the same size.
- (b) The primary Private Outdoor Space is unchanged from the current use of the dwelling. Additional private outdoor space will also be provided on the new deck, which is better connected to the Living areas and at the rear of the property.
- (c) As much of the site coverage is used for outdoor living, there is no deficiency of usable outdoor space, while some 48% of the remaining site is available for garden space, clothes drying and other uses. Very little of the site area is given up to carparking, leaving plenty of land for other uses.

A2

Complies.

#### 8.4.4 Sunlight to private open space of multiple dwellings

Does not apply.

8.4.5 Width of openings for garages and carports for all dwellings

A1

Complies. The garage door is 2.5m wide.

8.4.6 Privacy for all dwellings

A1

Complies. A privacy screen is supplied to the side deck.

A2

Does not apply.

A3

Does not apply as all windows facing the boundary are either screened by privacy screens associated with the deck, or not in a room with an elevated floor level.

8.4.7 Frontage fences for all dwellings

A1

Does not apply. No works to the frontage fence are proposed.

Please do not hesitate to request further information on the above if tis is not satisfactory.

Lastly, I declare that I have advised the owner of the above property that I have lodged a planning application for the above property.

Thank you for your assistance with the assessment of our application.

Sincerely,



Alycia Mcconologue  
*Building Designer*



7<sup>th</sup> January 2025

Sorell Council  
47 Cole Street  
Sorell TAS 7172

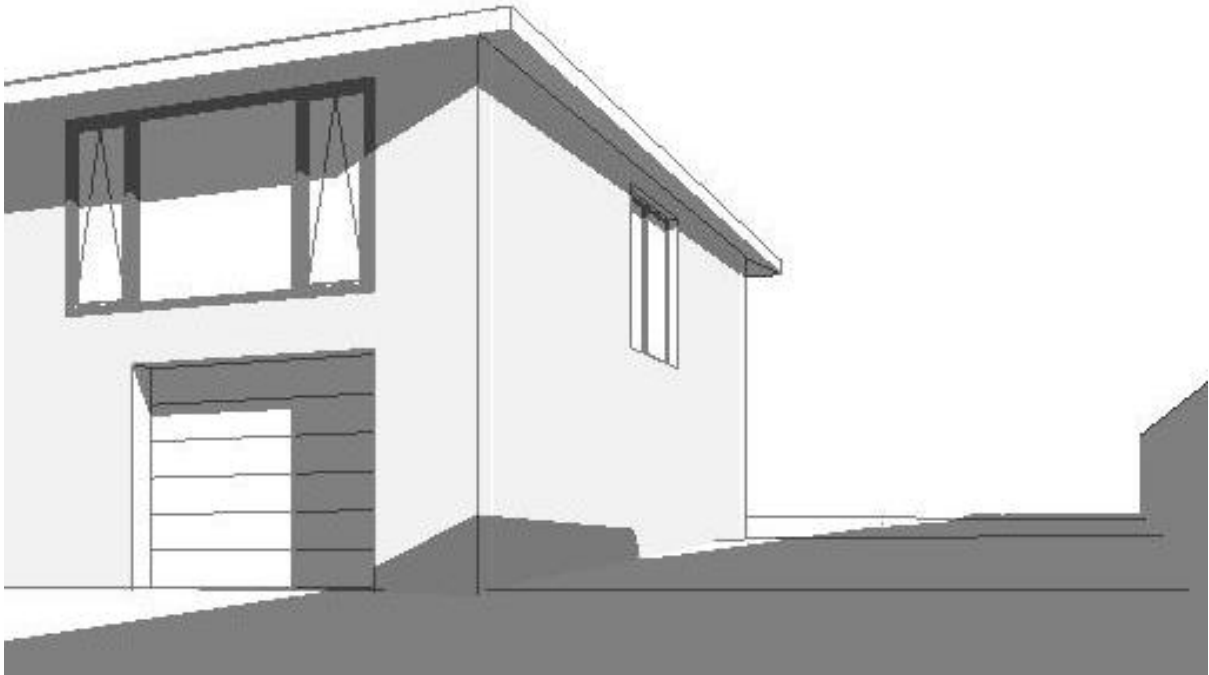
**Re: Planning Application 5.2024.32.1 - 8 Lake Vue Parade, Midway Point**

To whom it may concern,

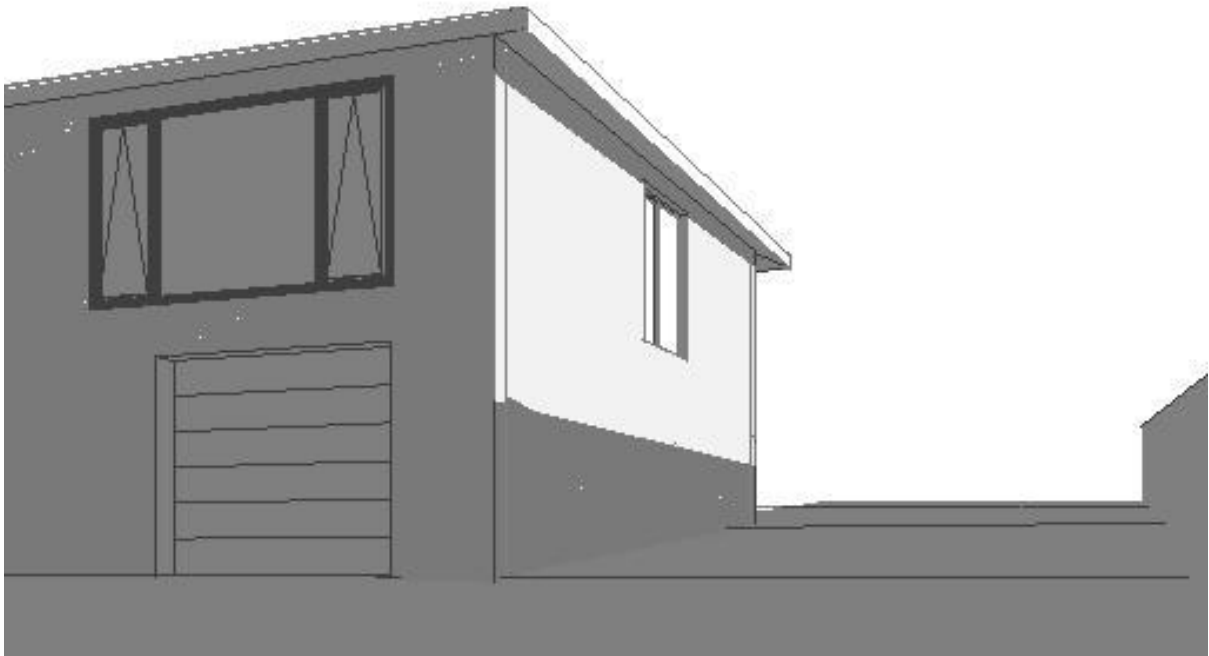
Thank you for the RFI dated 17 December 2024. We have reviewed your concerns regarding the reduction in sunlight to the living space of 6 Lake Vue Parade, and are happy to supply additional 3d sun shadow modelling exploring the impact of this overshadowing. These diagrams clarify that while in plan it looks like the adjacent property will be impacted by shadows throughout the day, all new shadows fall on the subfloor and garage wall and do not impact any windows. We believe these diagrams, which I have included below and in the drawing set, reinforce that our original response to Clause 8.4.2 P3 is appropriate.



*3d sun shadow model of shadow impacts on 6 Lake Vue Parade at 9am on June 21. Shadows cast fall only on the ground and low section of the subfloor wall. The living and dining room windows are not impacted.*



*3d sun shadow model of shadow impacts on 6 Lake Vue Parade at 12 noon on June 21. Shadows cast fall on the garage wall. The living and dining room windows are not impacted.*



*3d sun shadow model of shadow impacts on 6 Lake Vue Parade at 3pm on June 21. Shadows cast in the afternoon fall only on the garage and subfloor walls. The shadow cast across the front wall of the building is 6 Lake Vue Parade's own shadow. The living room window is in existing shadow and dining room window is not impacted.*

L.I.

Please note that there have been no other changes to the drawings or design, other than the introduction of page 12 to include the above diagrams.

Thank you for your ongoing assistance with our application and do not hesitate to contact me for any further information.

Sincerely,



Alycia McConalogue  
*Building Designer*

# PLANNING DRAWINGS

# RESIDENTIAL EXTENSION 8 LAKE VUE PARADE, MIDWAY POINT

D.W. BROWN

TITLE REFERENCE: 60751/91  
SITE AREA: 641m<sup>2</sup>  
FOOTPRINT: 331.31m<sup>2</sup>  
ZONING: GENERAL RESIDENTIAL  
PLANNING OVERLAYS: WATERWAY + COASTAL  
PROTECTION OVERLAY, AIRPORT OBSTACLE LIMITATION  
AREA, DISPERSIVE SOILS SPECIFIC AREA PLAN

BUILDING CLASS: 1A + 10A  
CLIMATE ZONE: 7  
SOIL CLASSIFICATION: TBA  
WIND SPEED: TBA  
CORROSIVE RATING: TBA  
BAL RATING: EXEMPT (NOT WITHIN BUSHFIRE PRONE  
AREA OVERLAY)



LI24014  
JANUARY 2025



LITTLE ISLAND BUILDING DESIGN  
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www.libd.com.au  
Accredited Designer:  
Alycia Mcconalogue CC6943

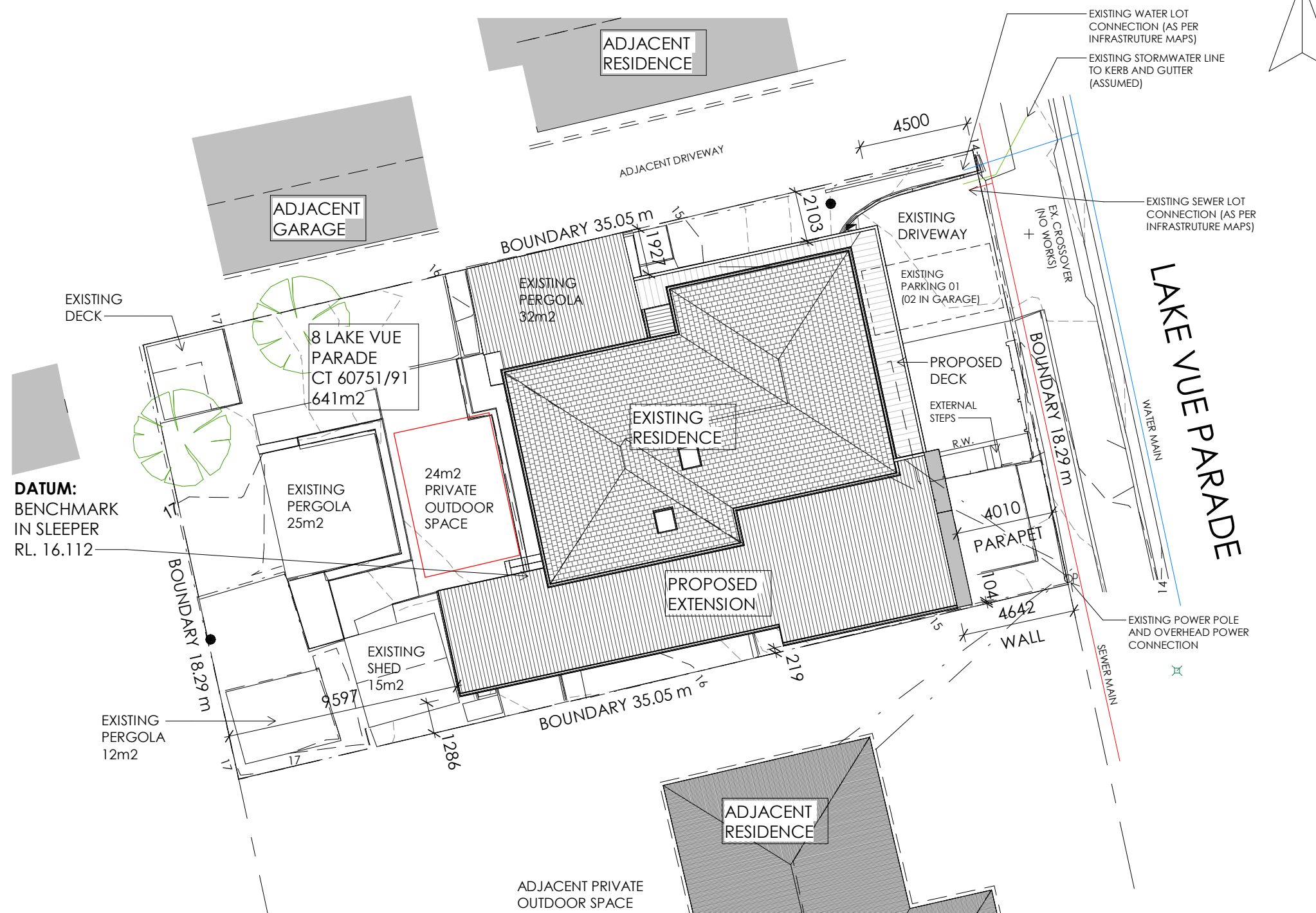
## DRAWING SCHEDULE

- 01 SITE PLAN
- 02 GROUND FLOOR DEMOLITION PLAN
- 03 FIRST FLOOR DEMOLITION PLAN
- 04 GROUND FLOOR PLAN
- 05 FIRST FLOOR PLAN
- 06 SCHEDULES
- 07 ELEVATIONS
- 08 ELEVATIONS
- 09 ROOF PLAN
- 10 3D VIEWS
- 11 SUN SHADOW STUDY
- 12 SUN SHADOW STUDY 3Ds

L.I.

LITTLE ISLAND BUILDING DESIGN

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## SITE PLAN

1 : 200

### NOTES:

1. ALL SERVICES HAVE BEEN LOCATED AS PER INFRASTRUCTURE MAPPING.
2. ALL PLUMBING TO BE CONNECTED TO EXISTING LOT CONNECTIONS.

TOTAL FOOTPRINT = 331.31m<sup>2</sup>  
 SITE COVERAGE = 51.68%

HOUSE EXTENSION	79.69
PORCH	6.80
NEW DECK	27.14
HOUSE RETAINED	111.14
NEW ALFRESCO	21.54
TOTAL AREA	246.32

## PLANNING DRAWINGS

RESIDENTIAL EXTENSION  
 8 LAKE VUE PARADE,  
 MIDWAY POINT

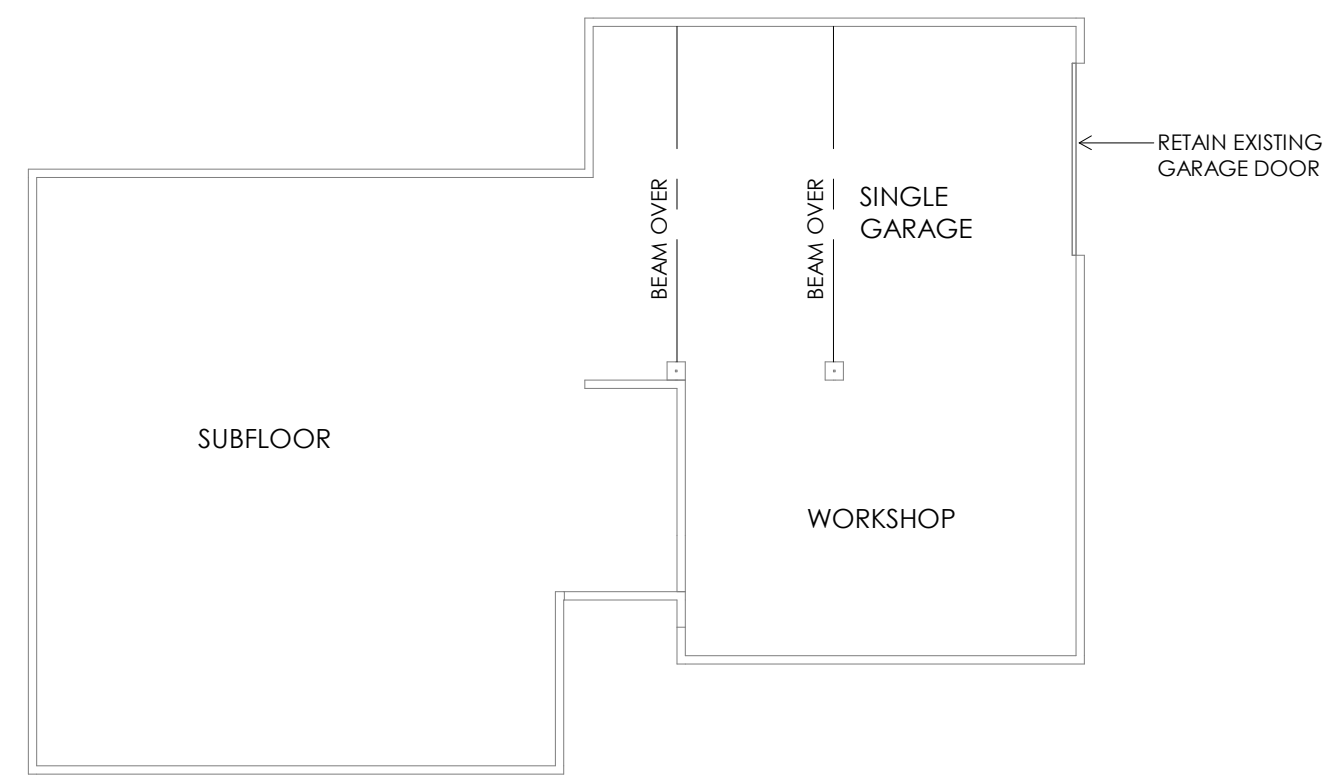
FOR:  
 D.W. BROWN

Date:  
 07.01.2025

Project no/ Drawing no: Revision:  
 LI24014 -01



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**DRAWING KEY**

COL	COLUMN
CPD	CUPBOARD
DR	DRYER
D/W	DISHWASHER
G.S.	GLASS SCREEN
F	EXHAUST FAN VENTED TO OUTSIDE AIR.
OHC	OVERHEAD CUPBOARDS
REF	REFRIGERATOR SPACE
R.W.	RETAINING WALL
S	SINK
S/D	SLIDING DOOR
SHR	SHOWER
S/L	SKYLIGHT
SQ.S	SQUARE STOPPED DOORWAY
TR	TROUGH
VAN	VANITY
WC	WATER CLOSET
W/M	WASHING MACHINE

NO GROUND FLOOR DEMOLITION PROPOSED.

# GROUND FLOOR DEMOLITION PLAN

1 : 100

## PLANNING DRAWINGS

RESIDENTIAL EXTENSION  
8 LAKE VUE PARADE,  
MIDWAY POINT

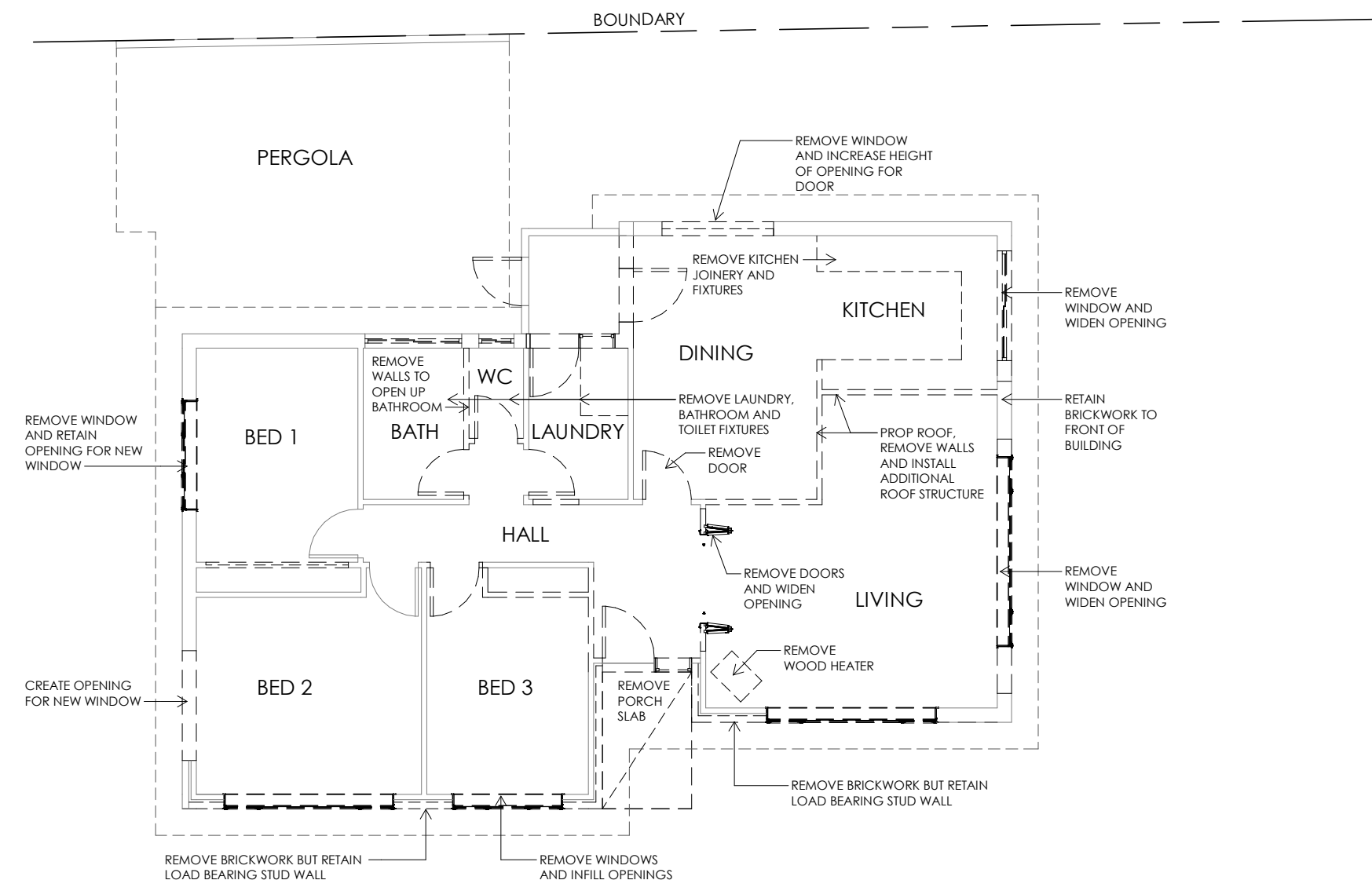
FOR:  
D.W. BROWN

Date:  
07.01.2025

Project no/ Drawing no:    Revision:  
LI24014 -02



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DRAWING KEY

COL	COLUMN
CPD	CUPBOARD
DR	DRYER
D/W	DISHWASHER
G.S.	GLASS SCREEN
F	EXHAUST FAN VENTED TO OUTSIDE AIR.
OHC	OVERHEAD CUPBOARDS
REF	REFRIGERATOR SPACE
R.W.	RETAINING WALL
S	SINK
S/D	SLIDING DOOR
SHR	SHOWER
S/L	SKYLIGHT
SQ.S	SQUARE STOPPED DOORWAY
TR	TROUGH
VAN	VANITY
WC	WATER CLOSET
W/M	WASHING MACHINE

# FIRST FLOOR DEMOLITION PLAN

1 : 100

## PLANNING DRAWINGS

RESIDENTIAL EXTENSION  
8 LAKE VUE PARADE,  
MIDWAY POINT

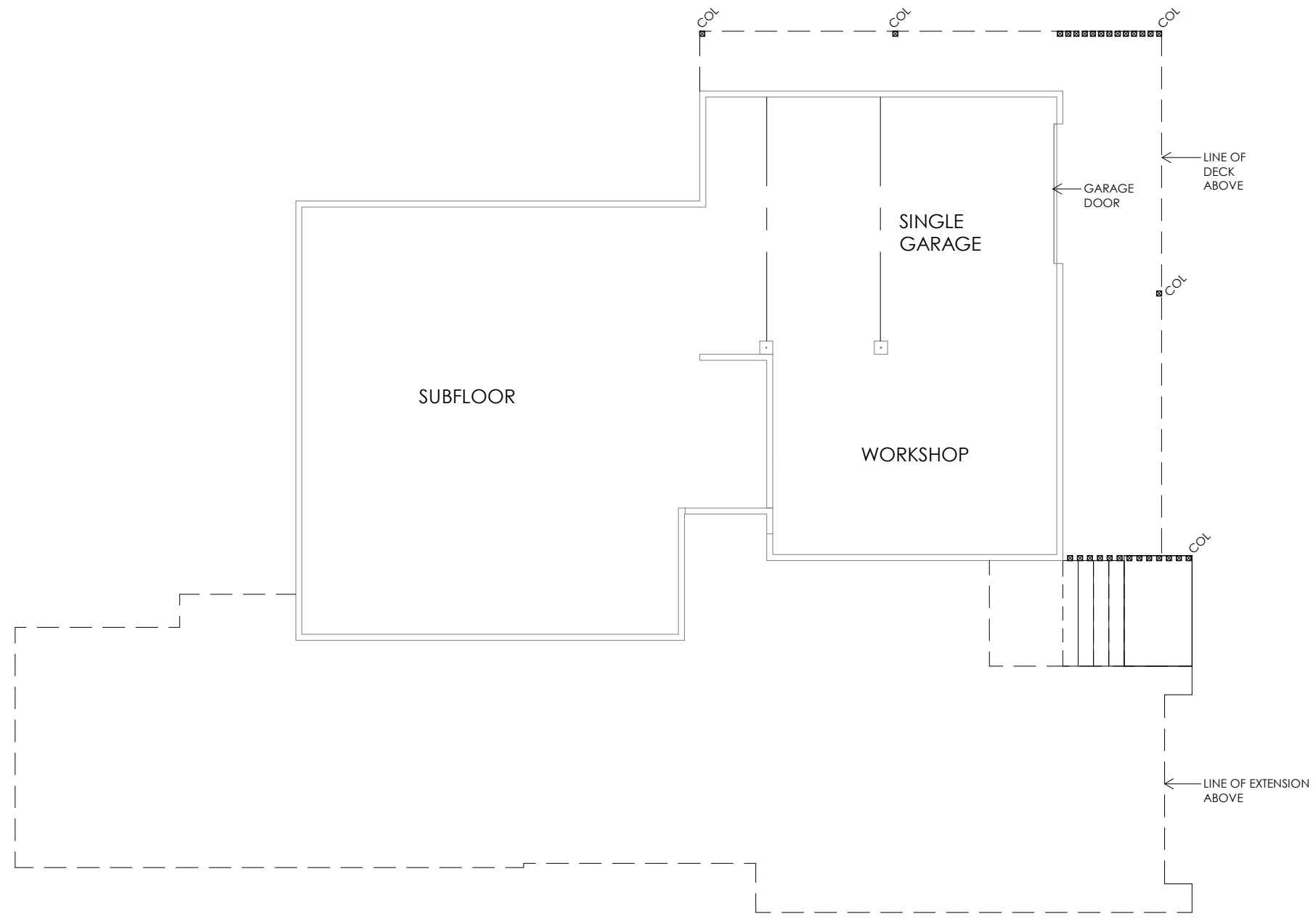
FOR:  
D.W. BROWN

Date:  
07.01.2025

Project no/ Drawing no: Revision:  
LI24014 -03



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**DRAWING KEY**

COL	COLUMN
CPD	CUPBOARD
DR	DRYER
D/W	DISHWASHER
G.S.	GLASS SCREEN
F	EXHAUST FAN VENTED TO OUTSIDE AIR.
OHC	OVERHEAD CUPBOARDS
REF	REFRIGERATOR SPACE
R.W.	RETAINING WALL
S	SINK
S/D	SLIDING DOOR
SHR	SHOWER
S/L	SKYLIGHT
SQ.S	SQUARE STOPPED DOORWAY
TR	TROUGH
VAN	VANITY
WC	WATER CLOSET
W/M	WASHING MACHINE

**PLANNING DRAWINGS**

RESIDENTIAL EXTENSION  
8 LAKE VUE PARADE,  
MIDWAY POINT

FOR:  
D.W. BROWN

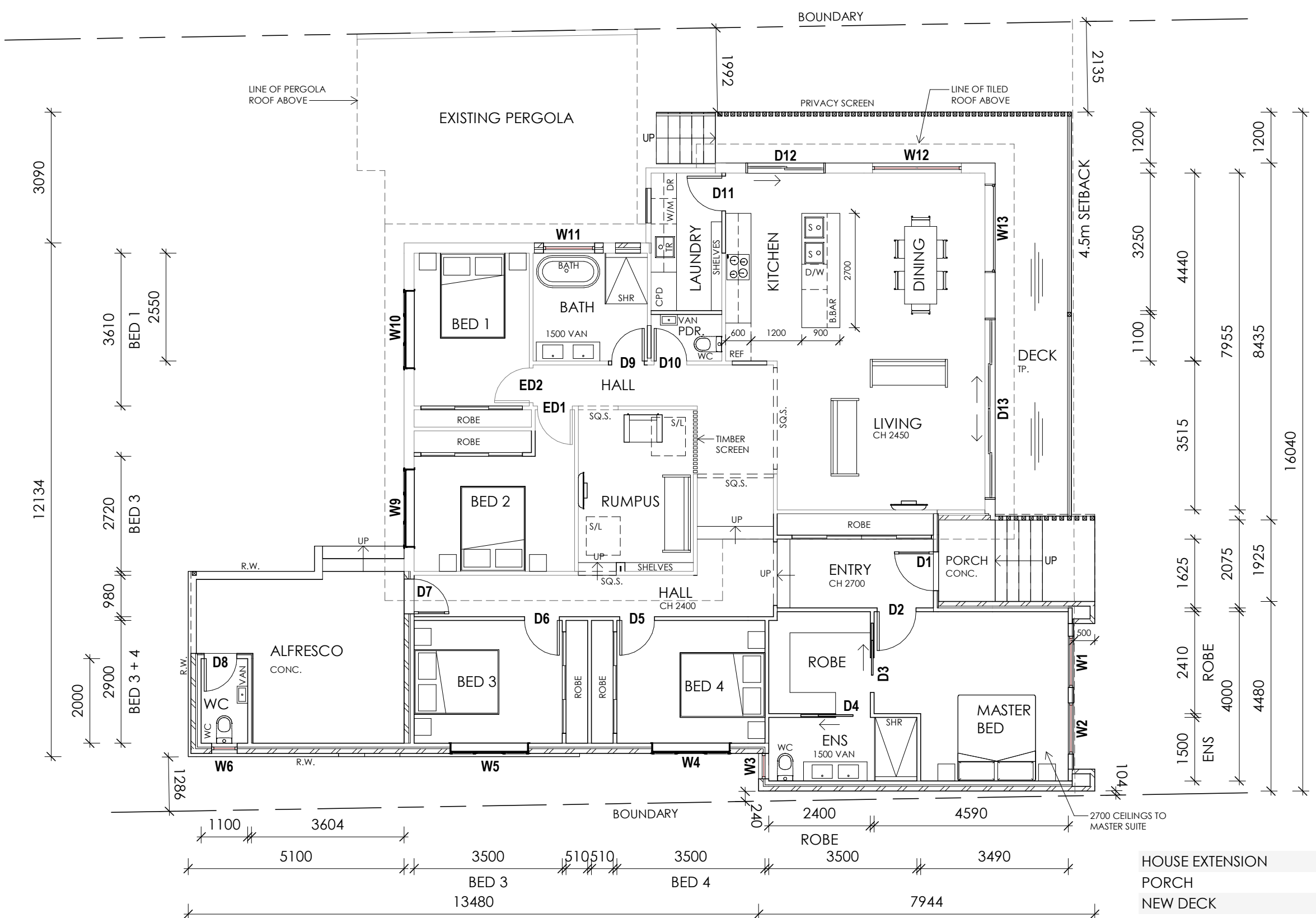
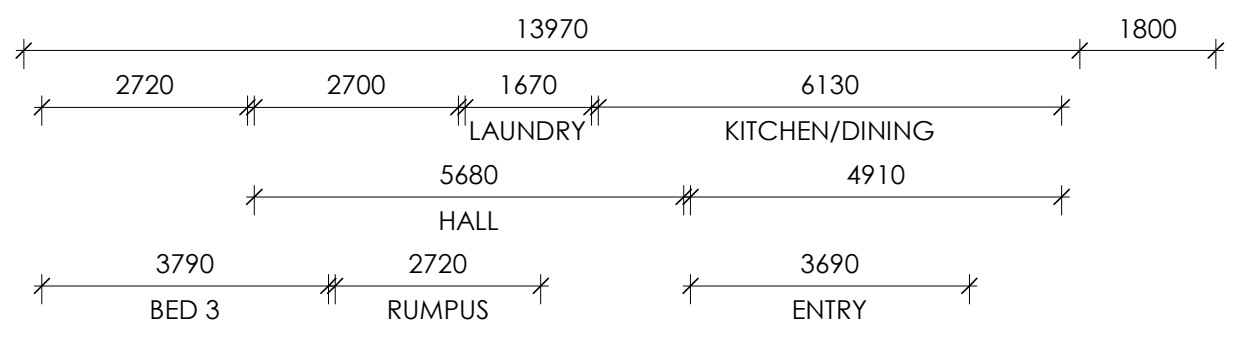
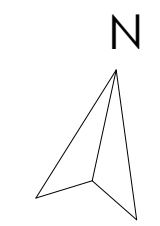
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Project no/ Drawing no:    Revision:  
LI24014 -04

**PROPOSED GROUND FLOOR PLAN**

1 : 100





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**DRAWING KEY**

COL	COLUMN
CPD	CUPBOARD
DR	DRYER
D/W	DISHWASHER
G.S.	GLASS SCREEN
F	EXHAUST FAN VENTED TO OUTSIDE AIR.
OHC	OVERHEAD CUPBOARDS
REF	REFRIGERATOR SPACE
R.W.	RETAINING WALL
S	SINK
S/D	SLIDING DOOR
SHR	SHOWER
S/L	SKYLIGHT
SQ.S.	SQUARE STOPPED DOORWAY
TR	TROUGH
VAN	VANITY
WC	WATER CLOSET
W/M	WASHING MACHINE

**PLANNING DRAWINGS**

RESIDENTIAL EXTENSION  
 8 LAKE VUE PARADE,  
 MIDWAY POINT

HOUSE EXTENSION	79.69
PORCH	6.80
NEW DECK	27.14
HOUSE RETAINED	111.14
NEW ALFRESCO	21.54
TOTAL AREA	246.32

FOR:  
**D.W. BROWN**

Date:  
**07.01.2025**

Project no/ Drawing no:    Revision:  
**LI24014 -05**

**PROPOSED FIRST FLOOR PLAN**

1 : 100



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WINDOW SCHEDULE				
	HEIGHT	WIDTH	TYPE	NOTES
W1	2100	1210	AWNING WINDOW	
W2	2100	1210	AWNING WINDOW	
W3	1450	600	AWNING WINDOW	
W4	1420	1850		
W5	1420	1850		
W6	900	600	AWNING WINDOW	
W9	1420	1850		
W10	1420	1850		
W11	1200	1210	AWNING WINDOW	
W12	600	2100	AWNING WINDOW	
W13	2100	2100		
W14	1830	610		
W14	980	780	ELECTRIC SKYLIGHT	
W15	980	780	ELECTRIC SKYLIGHT	

DOOR SCHEDULE			
MARK	WIDTH	TYPE	NOTES
D1	920		EXTERNAL GLAZED DOOR
D2	920		
D3	820	CAVITY SLIDING DOOR	
D4	820	CAVITY SLIDING DOOR	
D5	820		
D6	820		
D7	820		
D8	770		
D9	770		
D10	770		
D11	820		
D12	1800		
D13	4200		

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**PLANNING DRAWINGS**

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RESIDENTIAL EXTENSION  
 8 LAKE VUE PARADE,  
 MIDWAY POINT

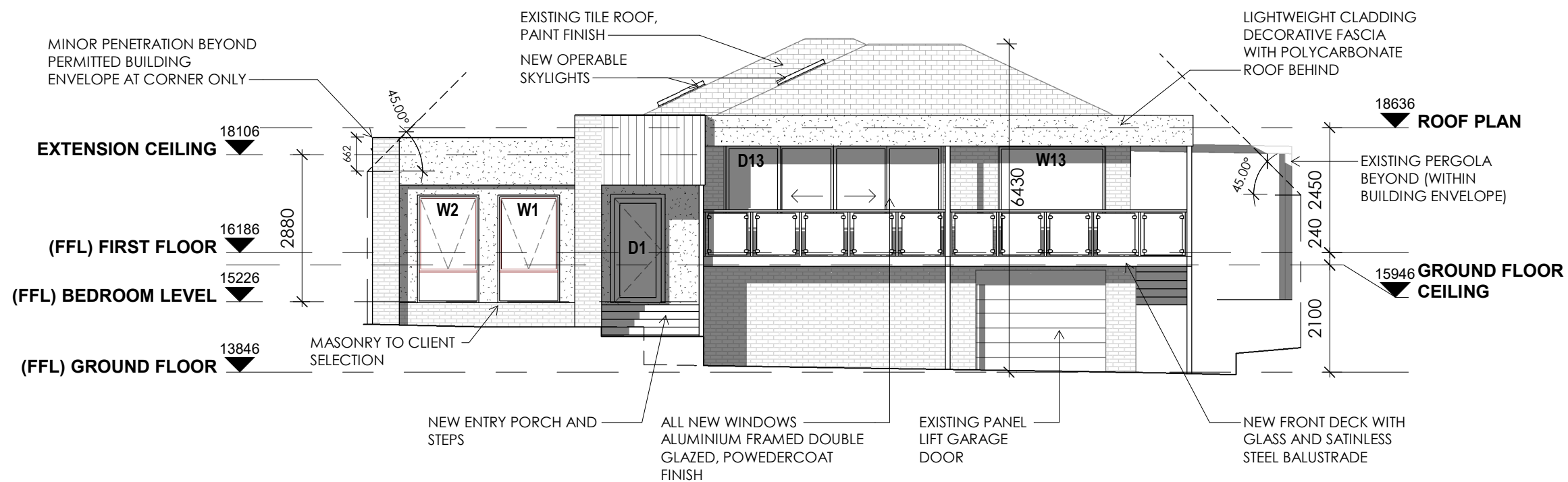
FOR:  
 D.W. BROWN

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Date:  
 07.01.2025

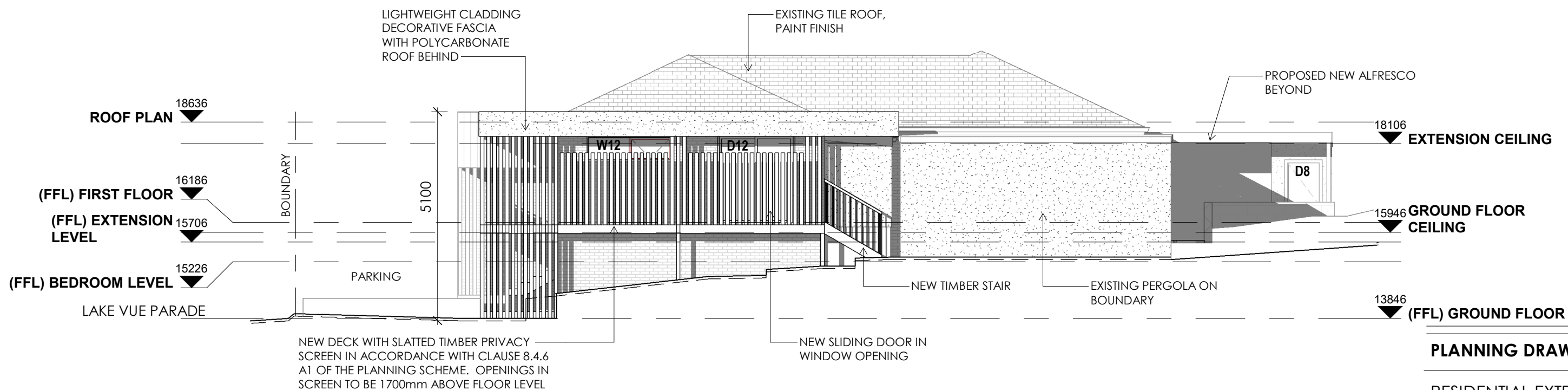
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 LI24014 -06

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**EAST ELEVATION**

1 : 100



**NORTH ELEVATION**

1 : 100

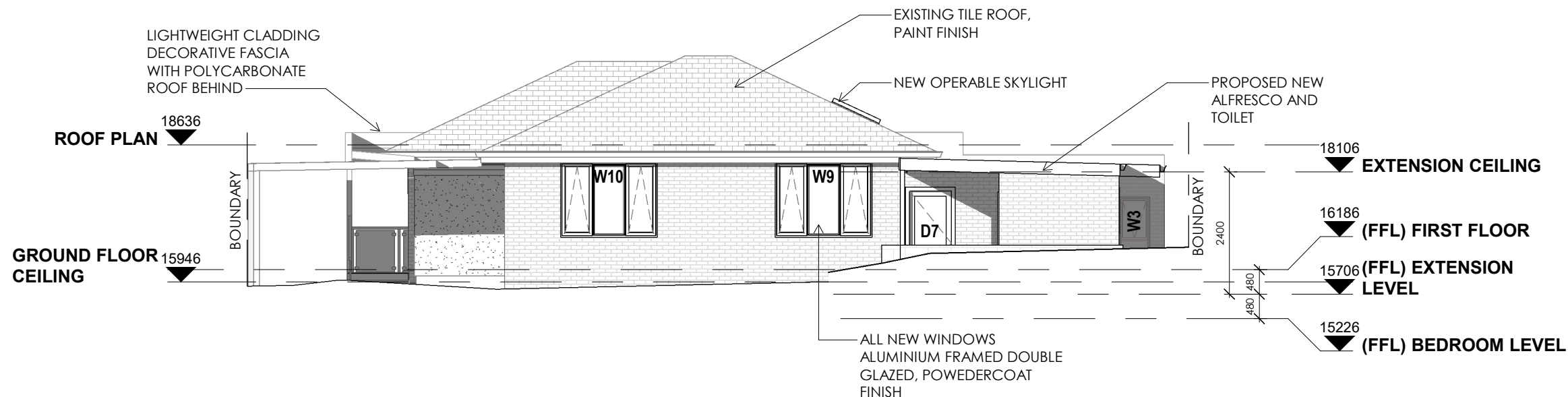
**PLANNING DRAWINGS**

RESIDENTIAL EXTENSION  
 8 LAKE VUE PARADE,  
 MIDWAY POINT

FOR:  
 D.W. BROWN

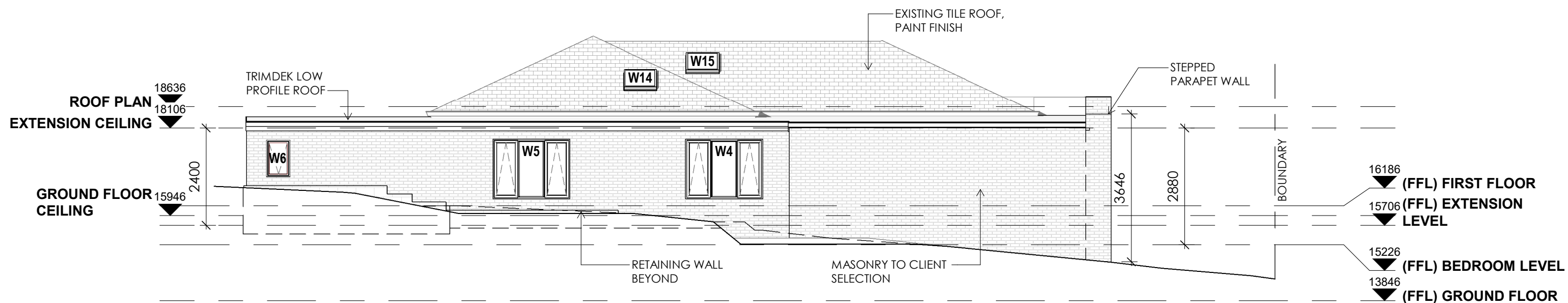
Date:  
 07.01.2025

Project no/ Drawing no: Revision:  
 LI24014 -07



### WEST ELEVATION

1 : 100



### SOUTH ELEVATION

1 : 100

#### PLANNING DRAWINGS

RESIDENTIAL EXTENSION  
8 LAKE VUE PARADE,  
MIDWAY POINT

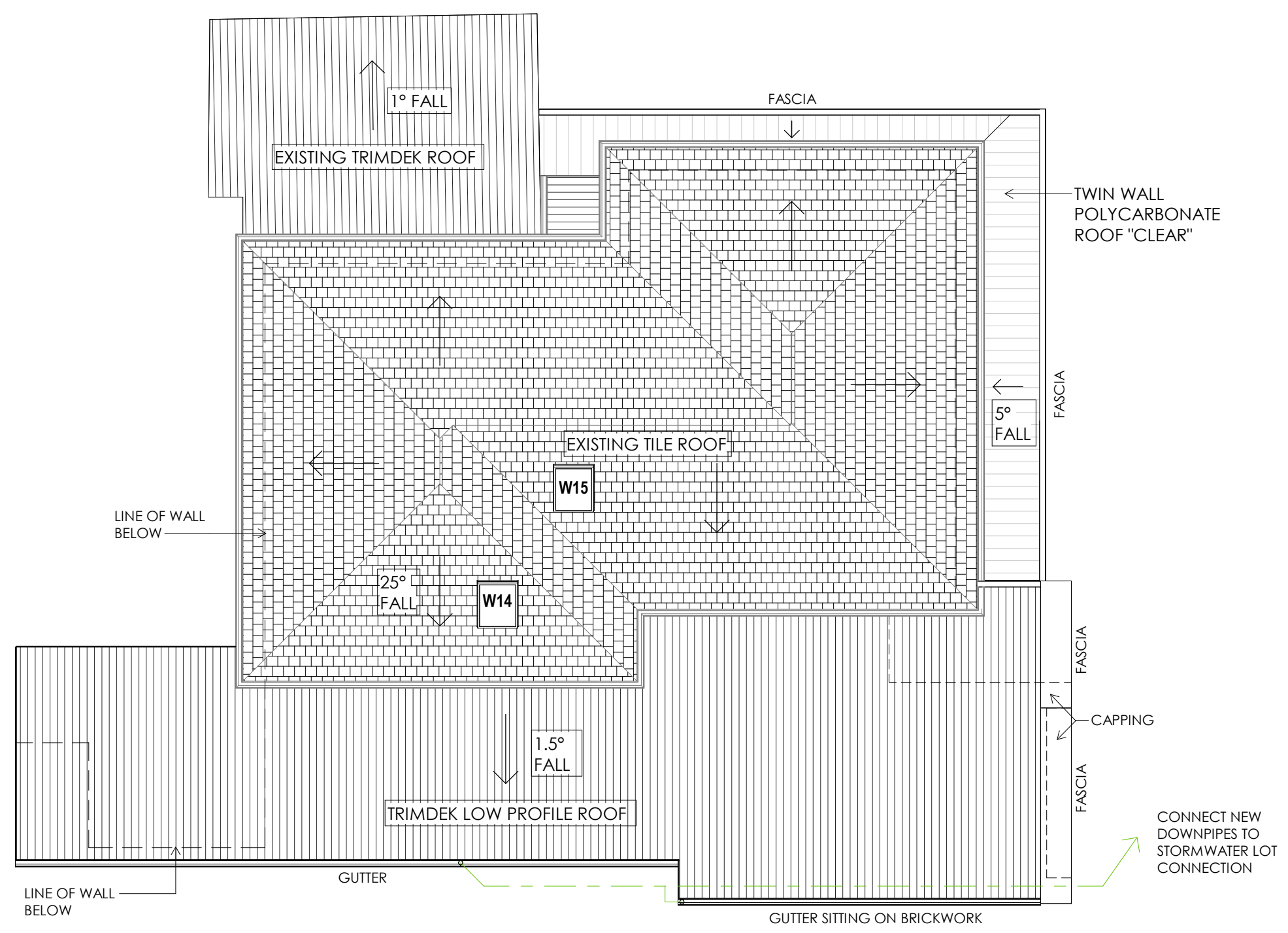
FOR:  
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Date:  
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LI24014 -08



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**ROOF PLAN**  
 1 : 100

**PLANNING DRAWINGS**

RESIDENTIAL EXTENSION  
 8 LAKE VUE PARADE,  
 MIDWAY POINT

FOR:  
 D.W. BROWN

Date:  
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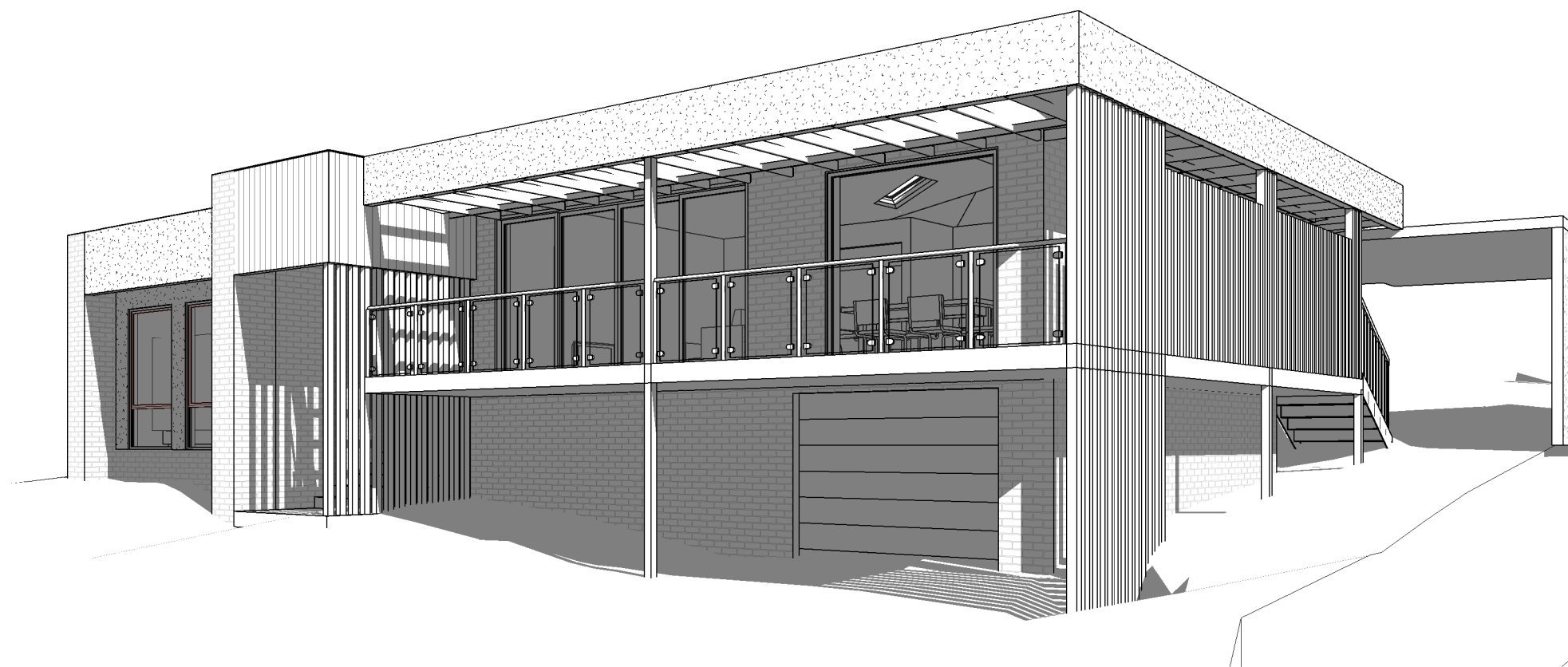
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 LI24014 -09

CONNECT NEW  
 DOWNPIPES TO  
 STORMWATER LOT  
 CONNECTION

GUTTER SITTING ON BRICKWORK

L.I.

LITTLE ISLAND BUILDING DESIGN



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E: info@libd.com.au  
www.libd.com.au



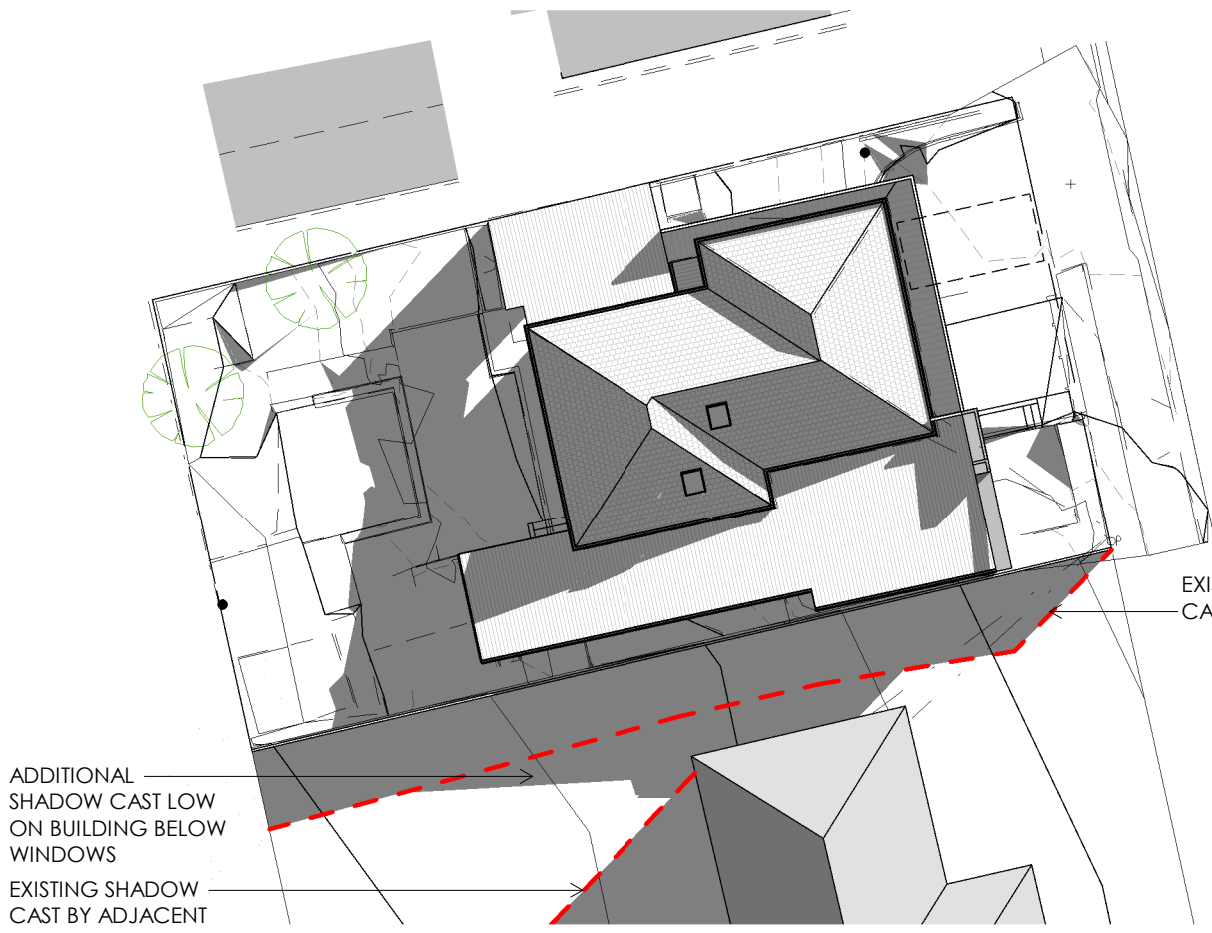
**PLANNING DRAWINGS**

RESIDENTIAL EXTENSION  
8 LAKE VUE PARADE,  
MIDWAY POINT

FOR:  
D.W. BROWN

Date:  
07.01.2025

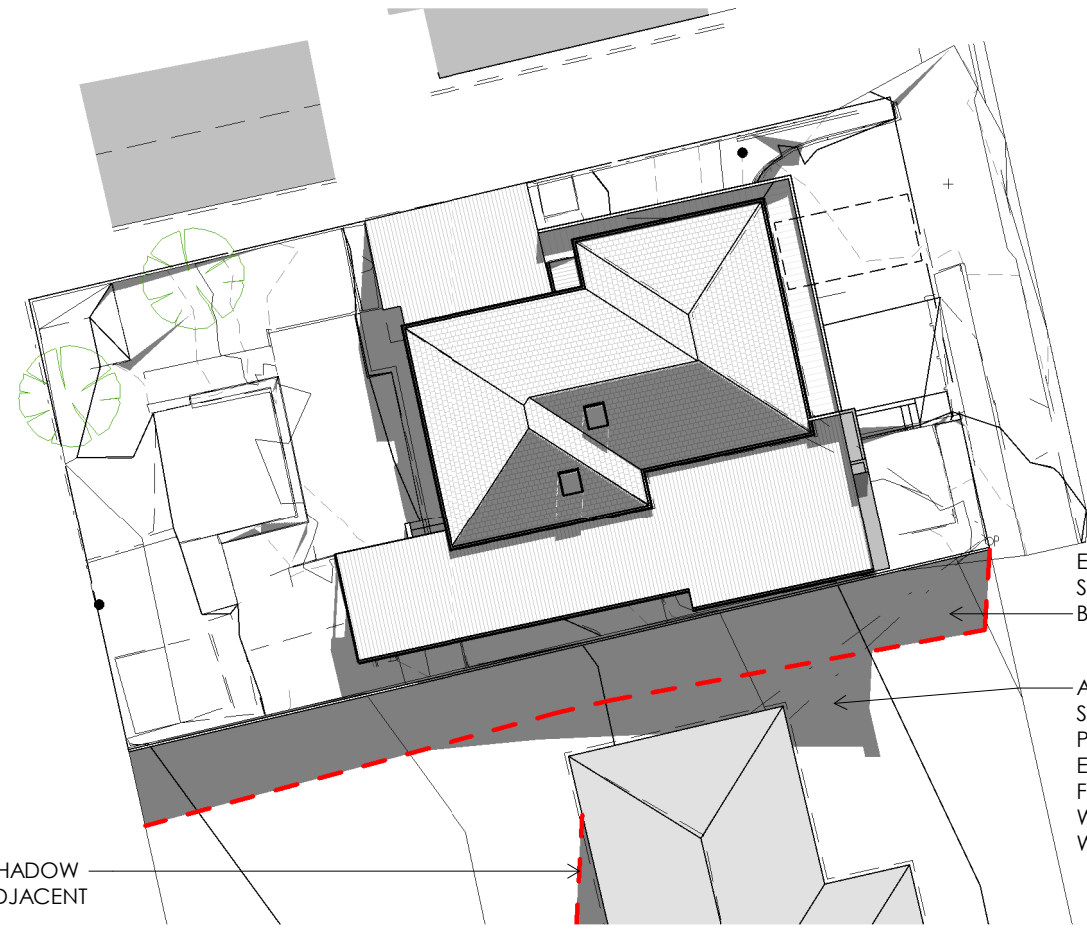
Project no/ Drawing no:    Revision:  
LI24014 -10



**SUN SHADOWS 9am JUNE 21**

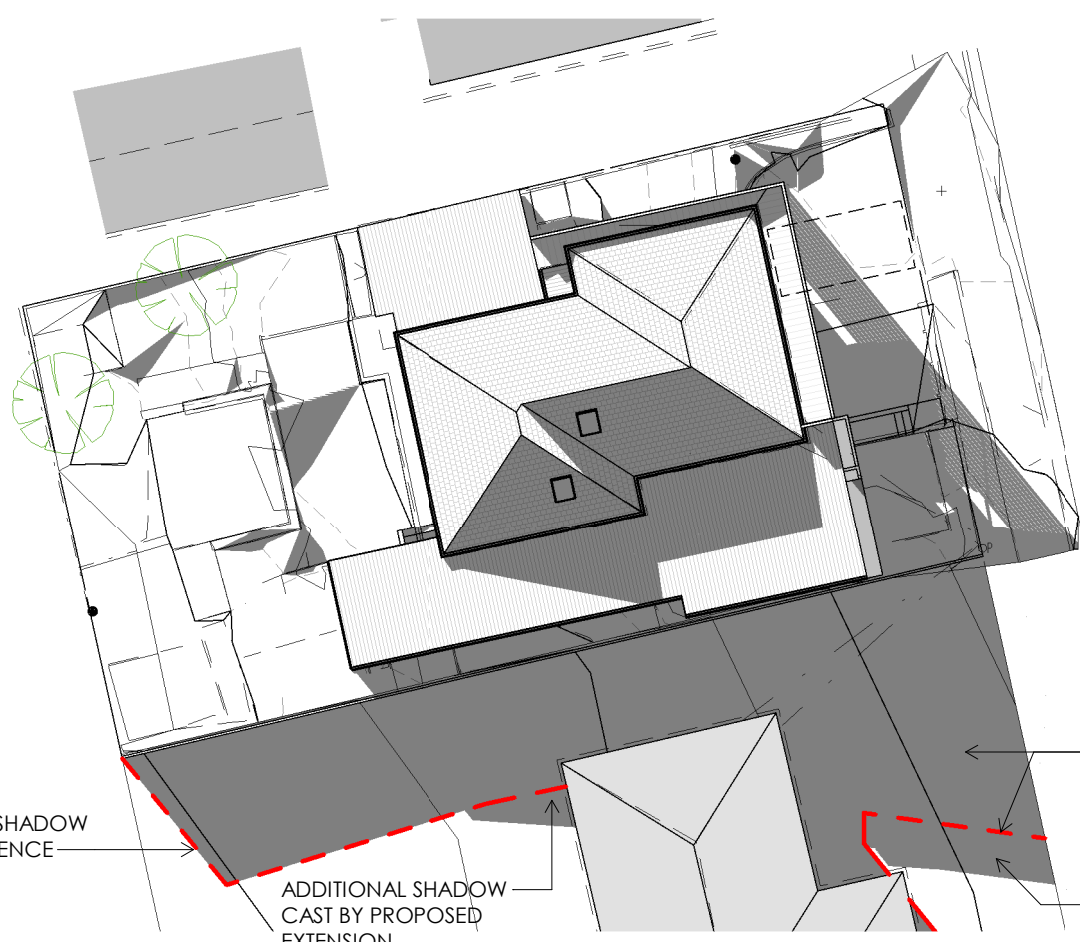
1 : 300

NOTES:  
RED LINE INDICATES EXTENT OF EXISTING SHADOWS CAST BY CURRENT BUILDING.



**SUN SHADOWS 12 MIDDAY JUNE 21**

1 : 300



**SUN SHADOWS 3pm JUNE 21**

1 : 300

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# SUN SHADOW DIAGRAMS OF 6 LAKE VUE PARADE

FOR CONTEXT, THE STRUCTURE TO THE RIGHT OF EACH IMAGE IS THE EXISTING BOUNDARY FENCE.



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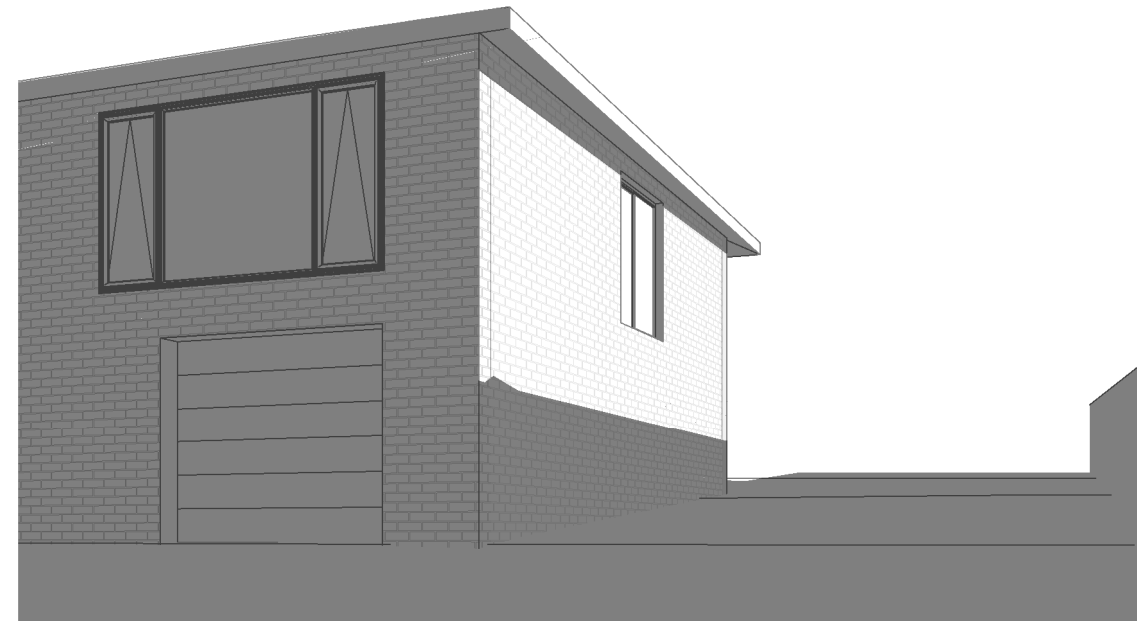
### 3D VIEW 9am JUNE 21

SHADOWS CAST OVER 6 LAKE VUE PARADE IN THE EARLY MORNING FALL ONLY ON THE GROUND AND LOW SECTION OF THE SUBFLOOR WALL. THE LIVING AND DINING ROOM WINDOWS ARE NOT IMPACTED.



### 3D VIEW 12 NOON JUNE 21

SHADOWS CAST OVER 6 LAKE VUE PARADE IN THE MID PART OF THE DAY FALL ON THE GARAGE WALL. THE LIVING AND DINING ROOM WINDOWS ARE NOT IMPACTED.



### 3D VIEW 3pm JUNE 21

SHADOWS CAST OVER 6 LAKE VUE PARADE IN THE AFTERNOON FALL ONLY ON THE GARAGE AND SUBFLOOR WALLS. THE SHADOW CAST ACROSS THE FRONT WALL OF THE BUILDING IS 6 LAKE VUE PARADE'S OWN SHADOW. THE LIVING ROOM WINDOW IS IN EXISTING SHADOW AND DINING ROOM WINDOW IS NOT IMPACTED.

## PLANNING DRAWINGS

RESIDENTIAL EXTENSION  
8 LAKE VUE PARADE,  
MIDWAY POINT

FOR:  
D.W. BROWN

Date:  
07.01.2025

Project no/ Drawing no:    Revision:  
LI24014 -12