

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 14 Church Street, Dunalley

PROPOSED DEVELOPMENT:

OUTBUILDING

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 4th February 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 4th February 2025**

APPLICANT: J M K Daly, G L V Bresnehan

APPLICATION NO: DA 2024 / 00345 - 1

DATE: 17 January 2025

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

| | |
|-------------------------------|---|
| Full description of Proposal: | Use: RESIDENTIAL |
| | Development: NEW GARAGE, HOBBY SHED |
| | <i>Large or complex proposals should be described in a letter or planning report.</i> |

| | |
|---|------------------|
| Design and construction cost of proposal: | \$ 27,000 |
|---|------------------|

| | |
|---|---|
| Is all, or some the work already constructed: | No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/> |
|---|---|

| | |
|-----------------------------|--|
| Location of proposed works: | Street address: 14 CHURCH STREET WEST |
| | Suburb: DUNAWAY Postcode: 7177 |
| | Certificate of Title(s) Volume: 215021 Folio: 02 |

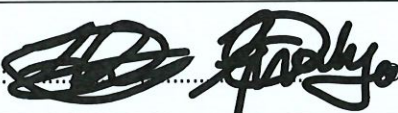
| | |
|---------------------|-------------------------------|
| Current Use of Site | RESIDENCE, LOW DENSITY |
|---------------------|-------------------------------|

| | |
|------------------|---|
| Current Owner/s: | Name(s) JONATHAN & GEORGINA DAVY |
|------------------|---|

| | | |
|--|---|---|
| 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: |

| 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 if 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: |

New Outbuilding

PROJECT SPECIFIC

Jon Daly
 14 Church Street
Dunalley 7177
 Tasmanian Planning Scheme
 Title Reference : Vol 215021/ Folio 02
NCC DEEMED TO SATISFY Mr Marcus Ralph CC1317F
 Climate Zone 7

SITE INFORMATION

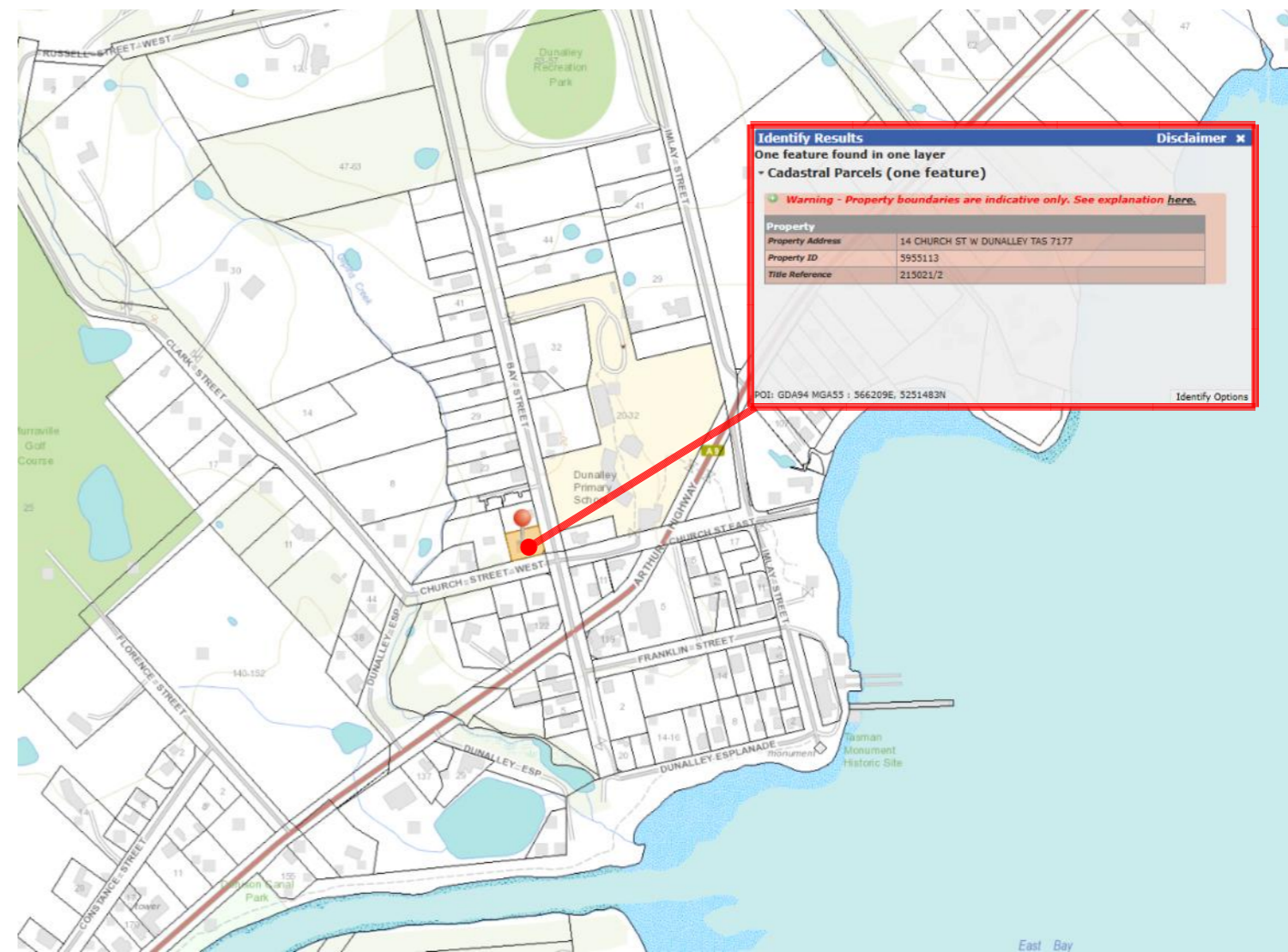
Lot: 02
 Title: 215021 folio 02
 Land Size: 1067.00 sqm

 Council: Sorell Council
 Zoning: 10.0 Low Density Residential

Overlays: 13.00 Bushfire Prone Area Code
 D.A APPROVAL: Required
 BAL: Bal 19 Refer to Report By others
 WIND CLASSIFICATION : Refer to Shed Tech certification
 CLIMATE ZONE: 7
 ENERGY RATING :Na
 BUILDING CLASSIFICATION: 10A

Floor Plan

| | |
|-----------------------|-----------------------|
| Proposed Garage | 54.00 sqm |
| existing dwelling | 178.00 sqm site cover |
| Existing Outbuildings | 9.00 sqm |
| Total Site Cover | 232.00 sqm |
| Site Area | 1067.00 sqm |
| Site Coverage | 21.74 % site coverage |



PROPERTY IDENTIFICATION



| LAYOUT | DRAWING | | UPDATED DATE |
|------------------------------|---------|------------------|---------------------|
| | ID | NAME | |
| 1021-00 location information | 0. | Floor Plan (82) | 24/12/2024 10:17 AM |
| 1021-00 location information | 0. | Floor Plan (90) | 24/12/2024 10:32 AM |
| 1021-00 location information | 0. | Floor Plan (91) | 24/12/2024 10:32 AM |
| 1021-00 location information | 0. | Floor Plan (97) | 24/12/2024 10:32 AM |
| 1021-00 location information | 0. | Floor Plan (98) | 24/12/2024 10:32 AM |
| 1021-00 location information | 6. | DRAWING LIST (1) | 24/12/2024 12:53 PM |
| 1021-01 Site Plan | 0. | Floor Plan (103) | 24/12/2024 10:32 AM |
| 1021-02 Part Site Plan | 0. | Floor Plan (89) | 24/12/2024 10:32 AM |
| 1021-02 Part Site Plan | 0. | Floor Plan (93) | 24/12/2024 10:32 AM |
| 1021-02 Part Site Plan | 0. | Floor Plan (100) | 24/12/2024 10:32 AM |
| 1021-02 Part Site Plan | 0. | Floor Plan (103) | 24/12/2024 10:32 AM |
| 1021-03 Floor Plan | 0. | Floor Plan (101) | 24/12/2024 10:32 AM |
| 1021-04 Elevations | 0. | Floor Plan (101) | 24/12/2024 10:32 AM |



Service over and above

MARCUSRALPH

Design -architectural animation

Building designer accreditation CC1317F

13 Franklin street
 Richmond, Tasmania 7025

0409 975 825 mob

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New Outbuilding

Jon Daly
 14 Church Street
Dunalley

location information

date issue revision

23/09/2024 A

designed and drawn revision-date

M.Ralph Design Drawing

job no: drawing no:

2024-1040

1021-00



Site Plan scale 1:500

| | |
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Site crossover Existing Dwelling



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Dunalley

Site Plan

date issue revision

23/09/2024 A

designed and drawn revision-date

M.Ralph Design Drawing

job no: drawing no:

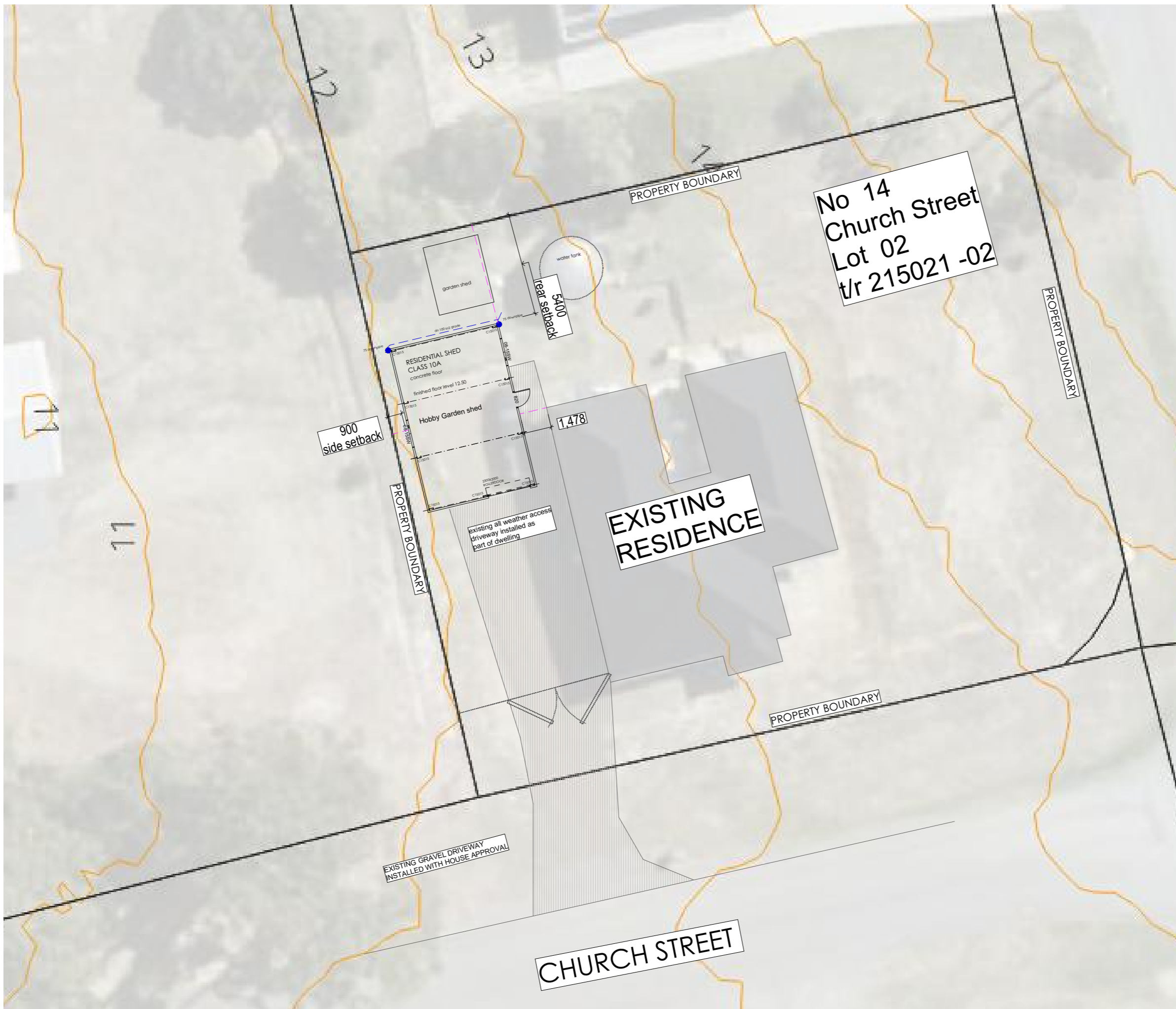
2024-1040

1021-01

Site Plan

scale 1:200

| | |
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 e: marcusralph@bigpond.com

New Outbuilding
 Jon Daly
 14 Church Street
 Dunalley

| | |
|-----------------------|----------------|
| Part Site Plan | |
| date | issue revision |
| 23/09/2024 | A |
| designed and drawn | revision-date |
| M.Ralph | Design Drawing |
| job no: | drawing no: |
| 2024-1040 | 1021-02 |

PLUMBING LAYOUT

SCALE 1:100

Sewer and Stormwater lines are to be run along the underside concrete floor within compacted FCR.
When under a concrete slab or timber floor installation will comply with AS3500.
Refer to roof plan for fixing requirements of down pipes.
Connectio to council main or treatment plant will be inspected and approved by Local council inspectors.

PIPE SIZES RECOMENDED

PLUMBING LEGEND:

1. wc dn100
2. urinal dn40,50
3. sink dn50,
4. basin dn40,dn50
- 5 bath dn40, dn50
6. shower dn50, dn 65 recommended
7. trough dn40,dn50,dn65 or dn100

fwg floor waste gully primed by basin ,sink or trough
dn 50 or from which fixture size is priming.

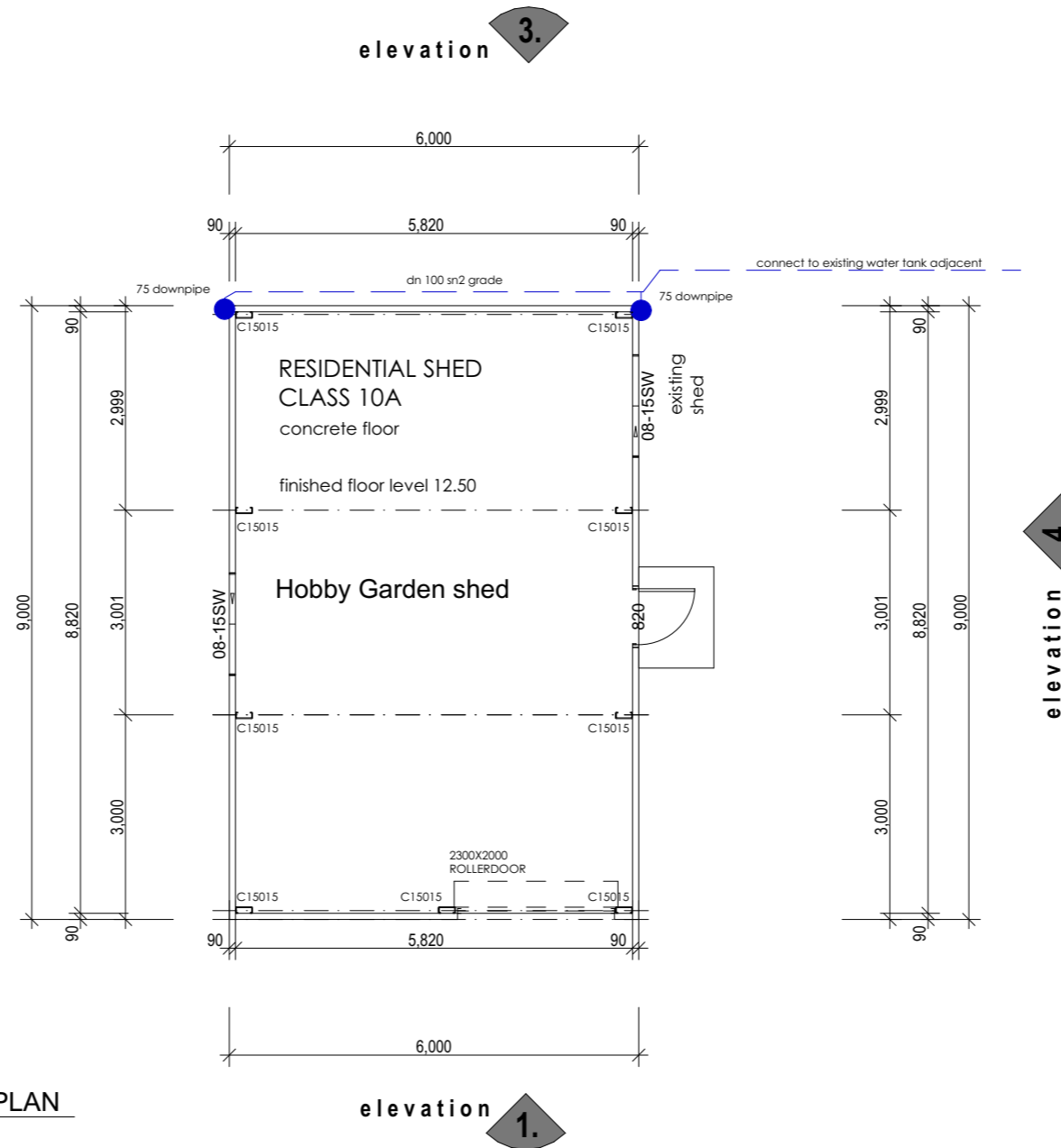
soil classification requires the plumbing contractor to take necessary measures to prevent UPVC AND PVC pipework and all water connection to new rigid building structure to have flexible joint. refer to csiro advice and NCC for pipe connection details for reactive clay soils

FLOOR PLAN

| | |
|-----------------------|-----------------------|
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elevation 2.



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New Outbuilding

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14 Church Street
Dunalley

Floor Plan

date issue revision

23/09/2024 A

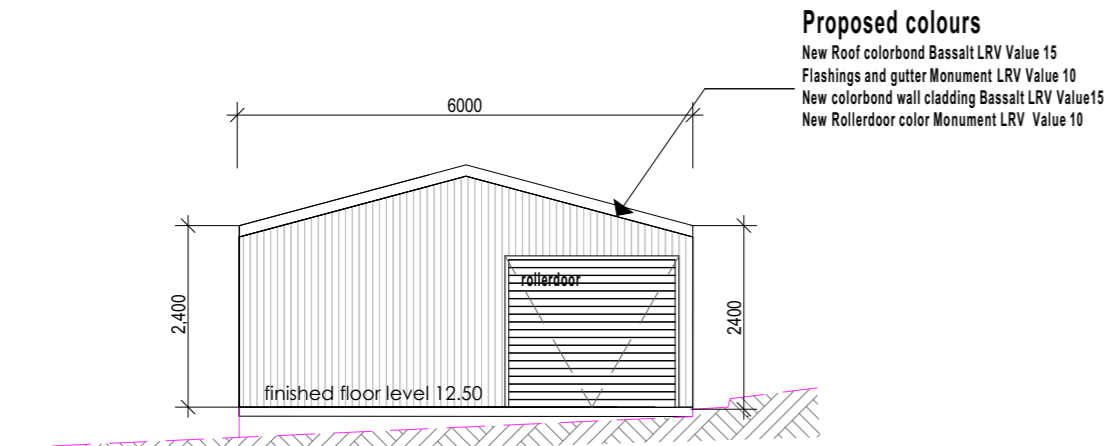
designed and drawn revision-date

M.Ralph Design Drawing

job no: drawing no:

2024-1040

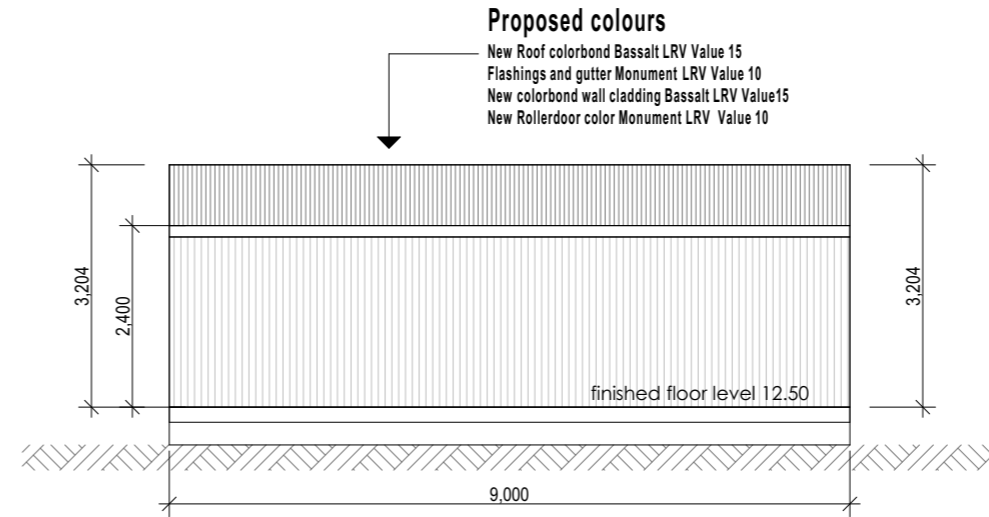
1021-03



ELEVATION 01

SOUTH ELEVATION

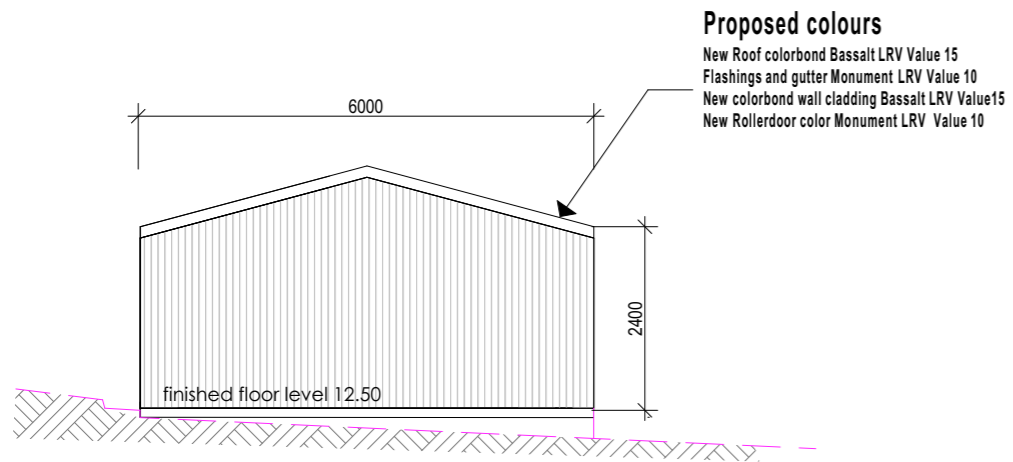
scale 1:100



ELEVATION 02

WEST ELEVATION

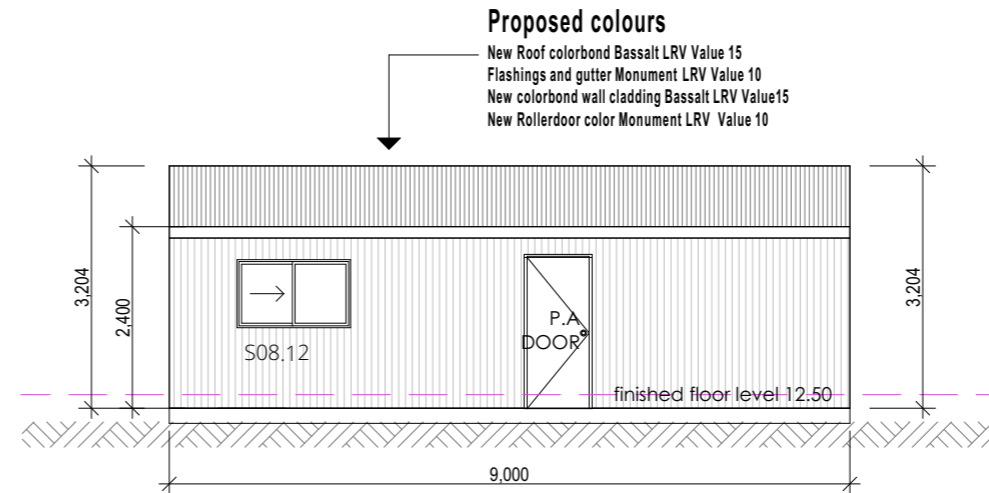
scale 1:100



ELEVATION 03

NORTH ELEVATION

scale 1:100



ELEVATION 04

EAST ELEVATION

scale 1:100



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Design -architectural animation

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New Outbuilding

Jon Daly
 14 Church Street
 Dunalley

Elevations

date issue revision

23/09/2024 A

designed and drawn revision-date

M.Ralph Design Drawing

job no: drawing no:

2024-1040 **1021-04**