

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 63 Sweetwater Road, Midway Point

PROPOSED DEVELOPMENT:

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 until **Monday 3rd March 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 **Monday 3rd March 2025**

APPLICANT: Direen Homes Pty Ltd

APPLICATION NO: DA 2024 / 290 1

DATE: 14 February 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:	\$
---	----------

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

Location of proposed works:	Street address:
	Suburb: Postcode:
	Certificate of Title(s) Volume: Folio:

Current Use of Site
---------------------	-------

Current Owner/s:	Name(s).....
------------------	--------------

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>

<p>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</p> <p>https://www.sorell.tas.gov.au/services/engineering/</p>
--

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:  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*).

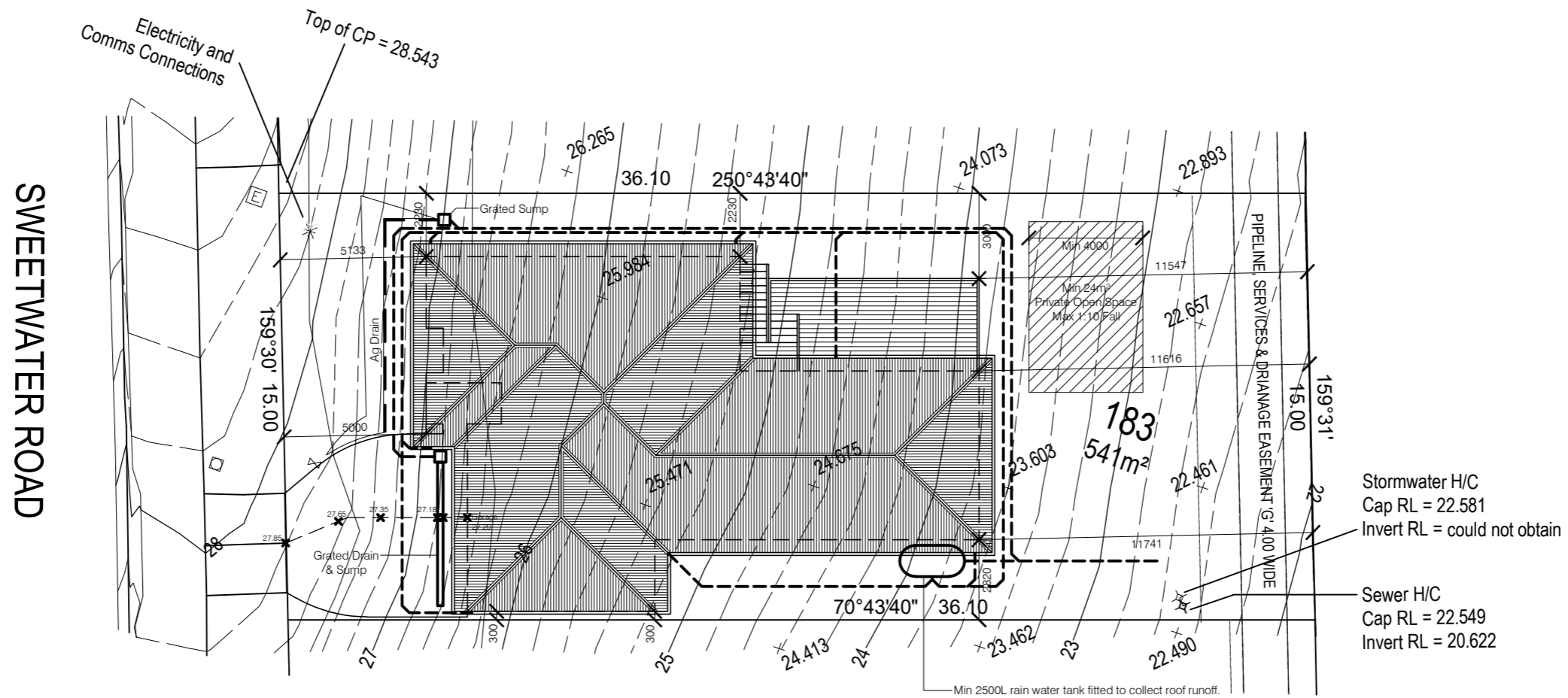
Please note:

- If General Manager consent 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 _____

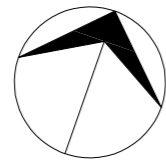
declare that I have given permission for the making of this application for

Signature of General Manager, Minister or Delegate:	Signature: Date:
--	------------------------------



Stormwater H/C
Cap RL = 22.581
Invert RL = could not obtain

Sewer H/C
Cap RL = 22.549
Invert RL = 20.622



Site Plan

SCALE 1:200

	Crossover 27.85	27.65	27.38	27.18	27.18	Garage 27.20
Gradient	1:10	1:5.6	1:10			1:42.5
Grade	10%	17.9%	10%			2.4%
Distance	2000	1507	2000			850
Chainage		2000	3507	5507	5707	6557




200W
Grated Drain

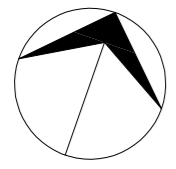
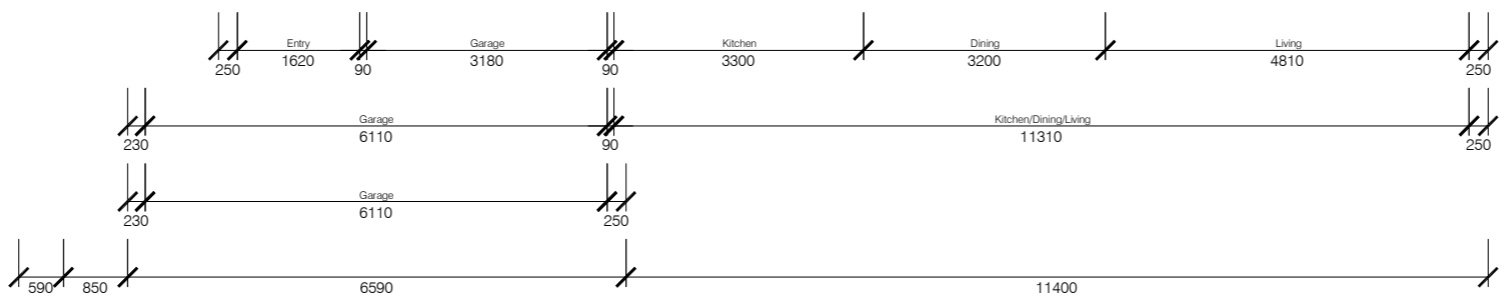
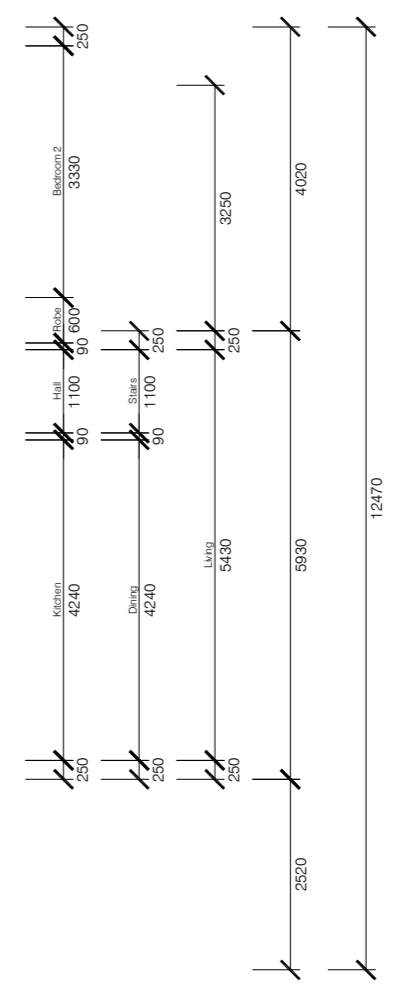
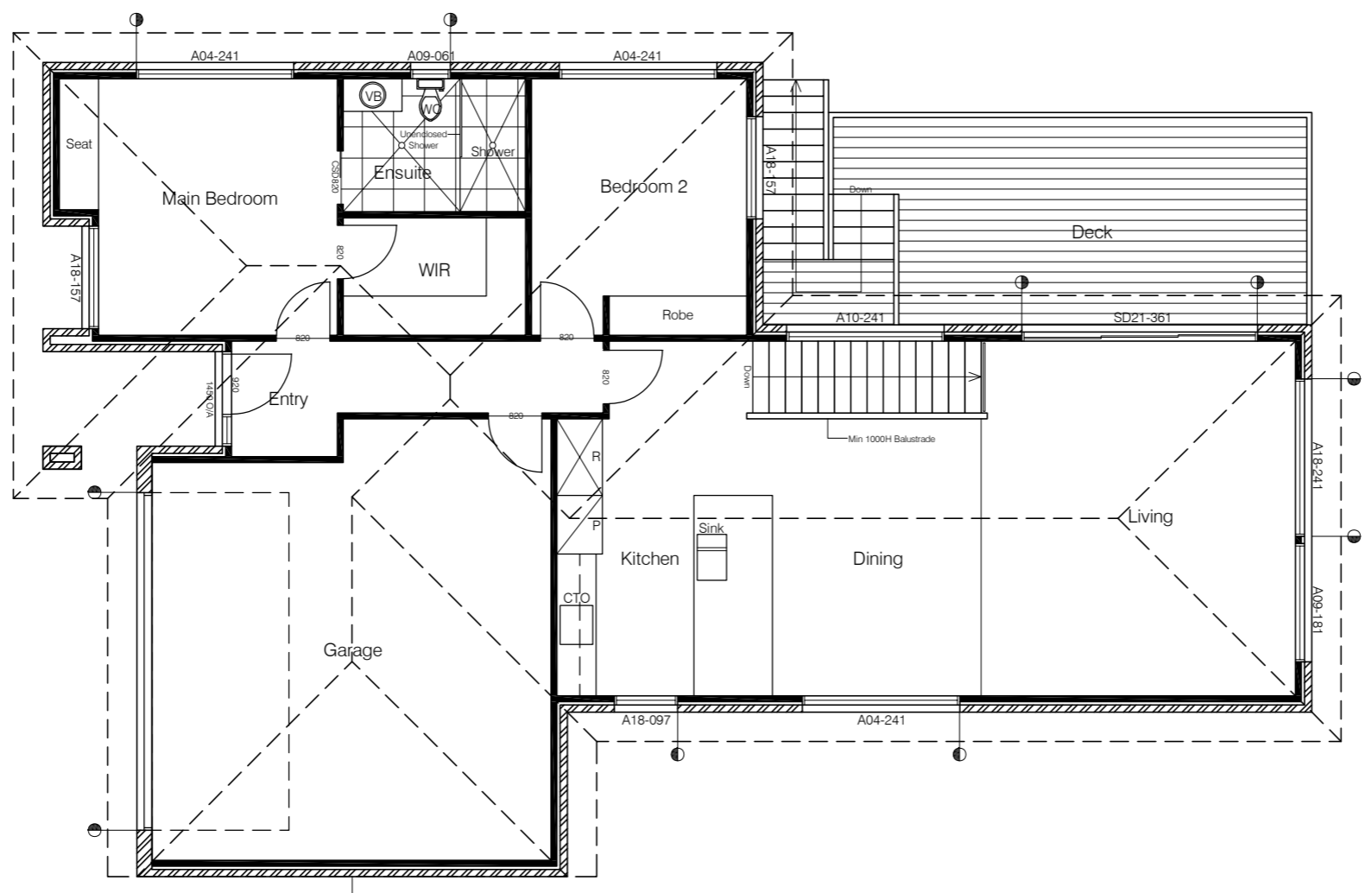
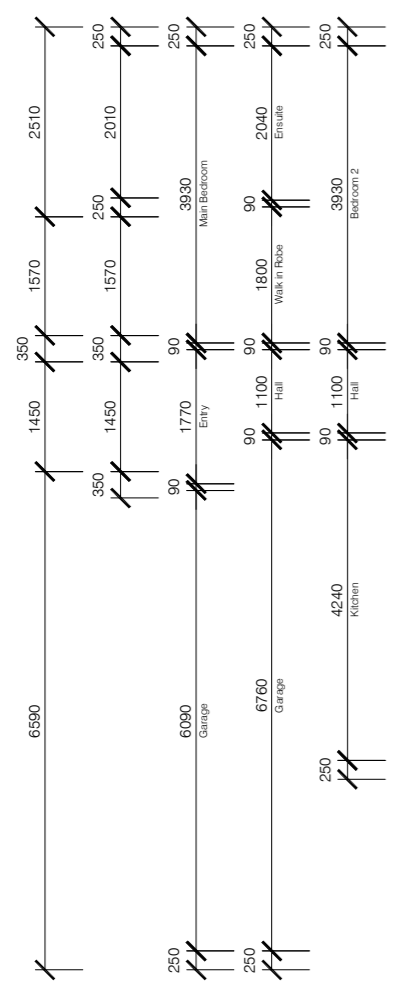
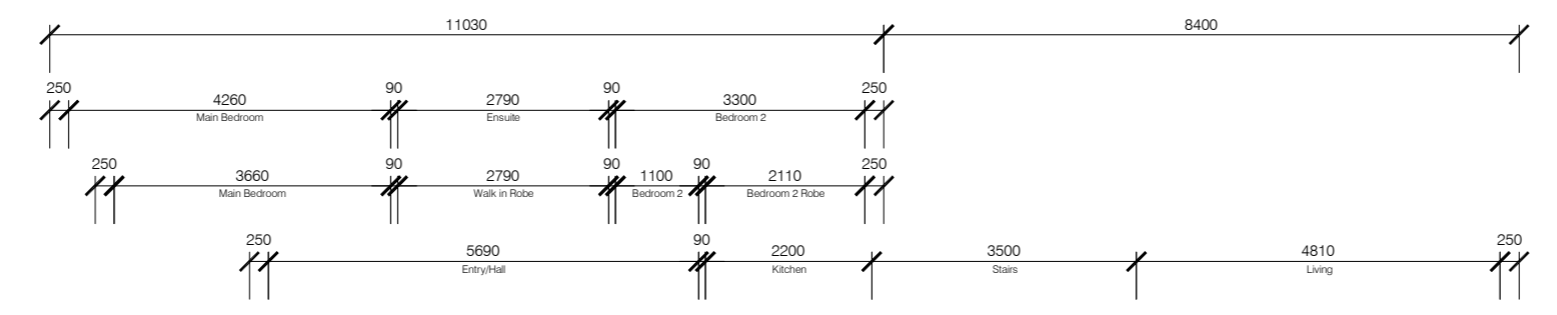
Drive Way Section

1:50


Rev	Amendment:	Date:	Accredited Practitioner: Narelle Walker - CC1661W 5 Cessna Way Cambridge TAS 7170 P: 03 62484366 E: narelle@direenhomes.com.au	 DIREEN HOMES PTY LTD 5 Cessna Way, Cambridge, 7170 P: 03 62484366 E: info@direenhomes.com.au	Client Name: Direen Homes	Drawing Title: Site Plan	Date: 9-Oct-24	Sheet Size: A3
					Project Address: 63 Sweetwater Road Midway Point TAS 7171	File Name: 24 DHD-10, 63 Sweetwater Rd.dwg	Drawing Scale: 1:200	Drawing No: A-01

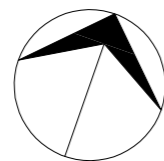
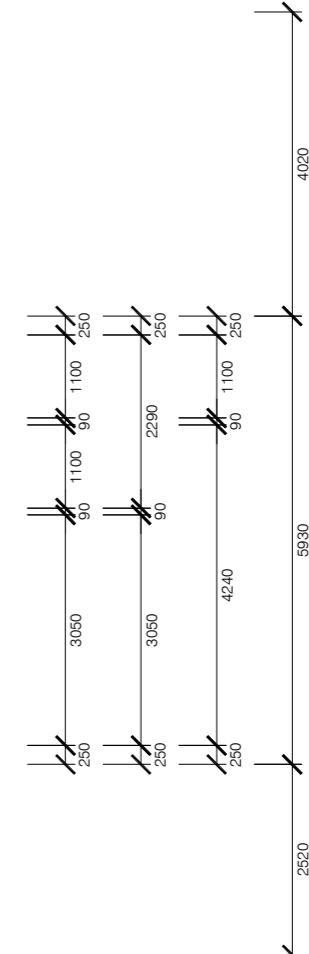
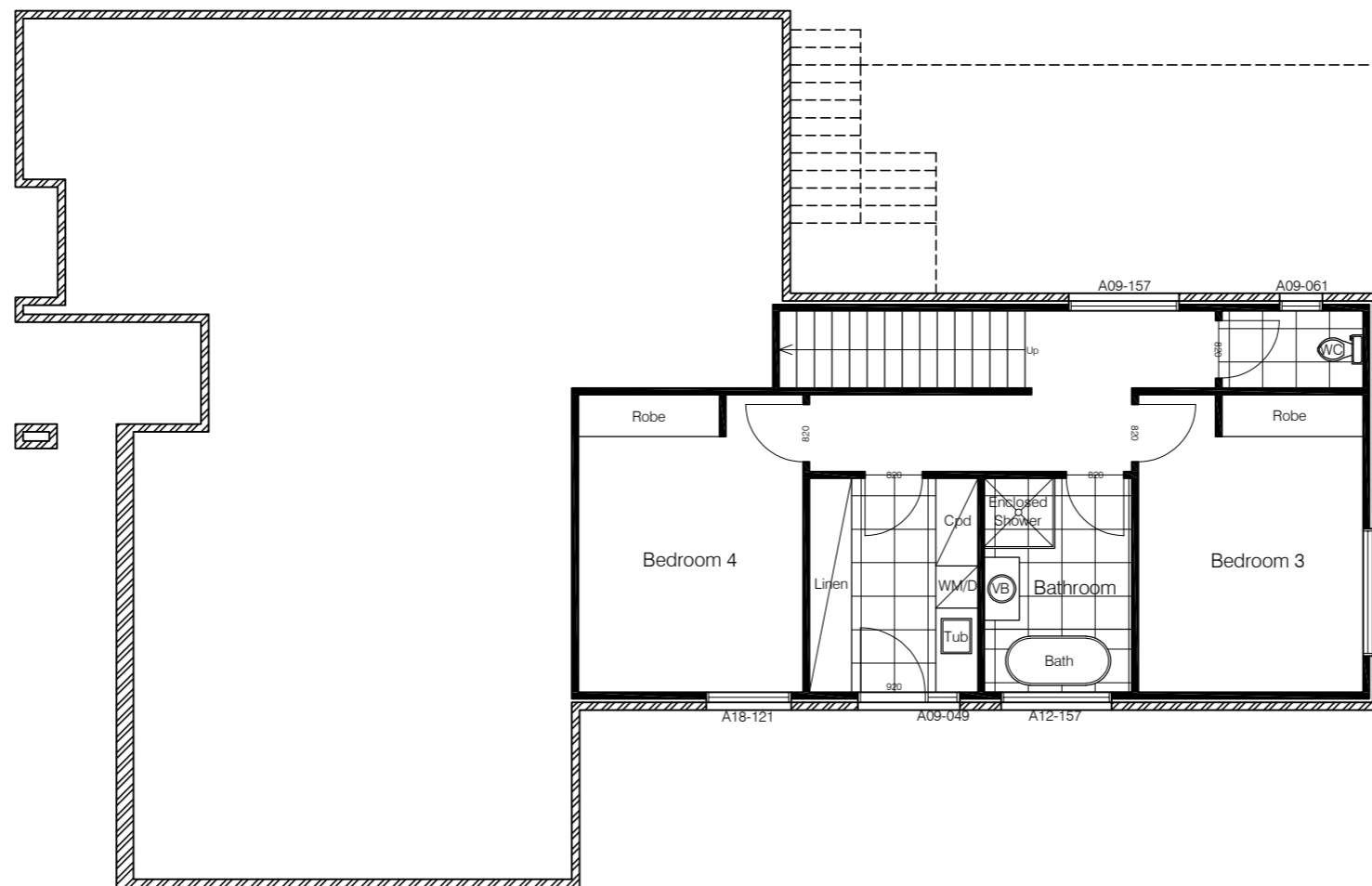
Legend & Notes:

-  Brick Veneer Walls
-  90mm Stud Walls
-  Articulation Joint
- C Carpet
- T Floor Tiles
- Con Concrete Floor Finish
- P Pantry
- R Refrigerator
- CT Cooktop
- VB Vanity Basin
- WC Toilet (Water Closet)
- CSD Cavity Sliding Door
- MB Meter Box



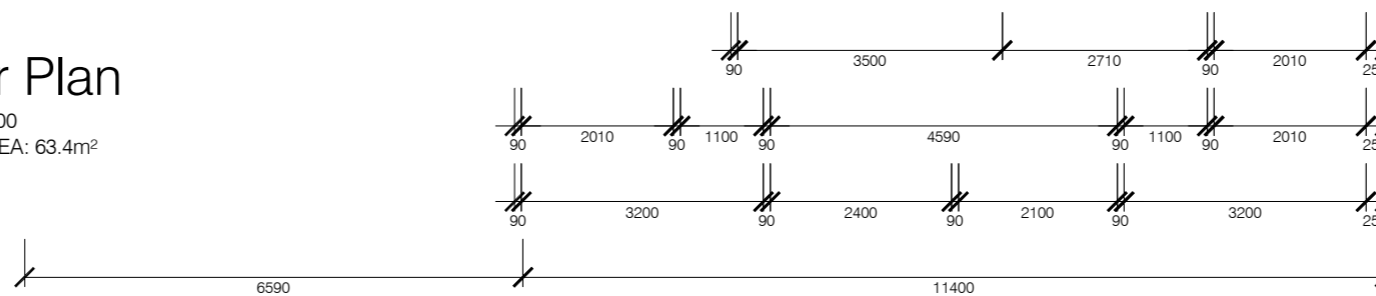
Floor Plan
 SCALE 1:100
 FLOOR AREA: 165.5m²


Rev	Amendment:	Date:	Accredited Practitioner: Narelle Walker - CC1661W 5 Cessna Way Cambridge TAS 7170 P: 03 62484366 E: narelle@direenhomes.com.au	 DIREEN HOMES PTY LTD 5 Cessna Way, Cambridge, 7170 P: 03 62484366 E: info@direenhomes.com.au	Client Name: Direen Homes Project Address: 63 Sweetwater Road Midway Point TAS 7171	Drawing Title: Upper Floor Plan File Name: 24 DHD-10, 63 Sweetwater Rd.dwg	Date: 9-Oct-24 Drawing Scale: 1:100	Sheet Size: A3 Drawing No: A-02
-----	------------	-------	---	--	---	---	--	--



Floor Plan

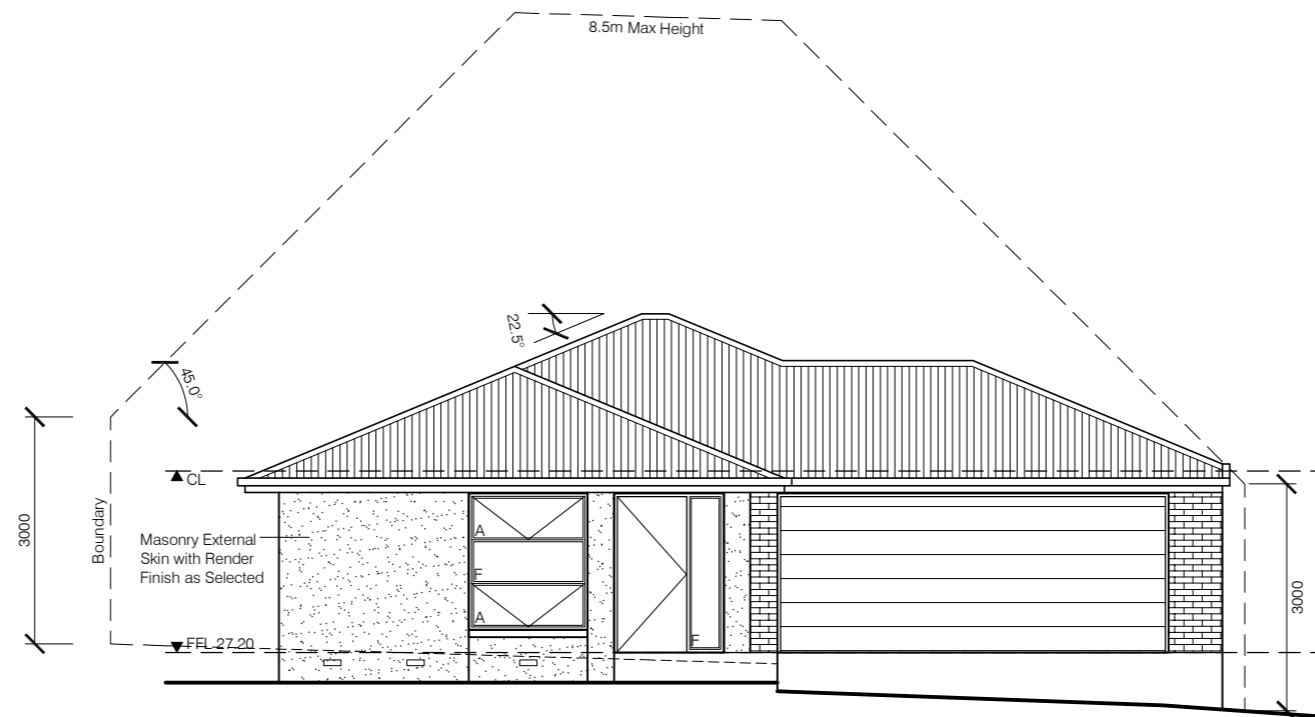
SCALE 1:100
FLOOR AREA: 63.4m²



Rev	Amendment:	Date:	Accredited Practitioner:	 DIREEN HOMES PTY LTD 5 Cessna Way, Cambridge, 7170 P: 03 62484366 E: info@direenhomes.com.au	Client Name:	Drawing Title:	Date:	Sheet Size:
			Narelle Walker - CC1661W 5 Cessna Way Cambridge TAS 7170 P: 03 62484366 E: narelle@direenhomes.com.au		Direen Homes	Lower Floor Plan	9-Oct-24	A3
					Project Address:	File Name:	Drawing Scale:	Drawing No:
				63 Sweetwater Road Midway Point TAS 7171	24 DHD-10, 63 Sweetwater Rd.dwg	1:100	A-03	

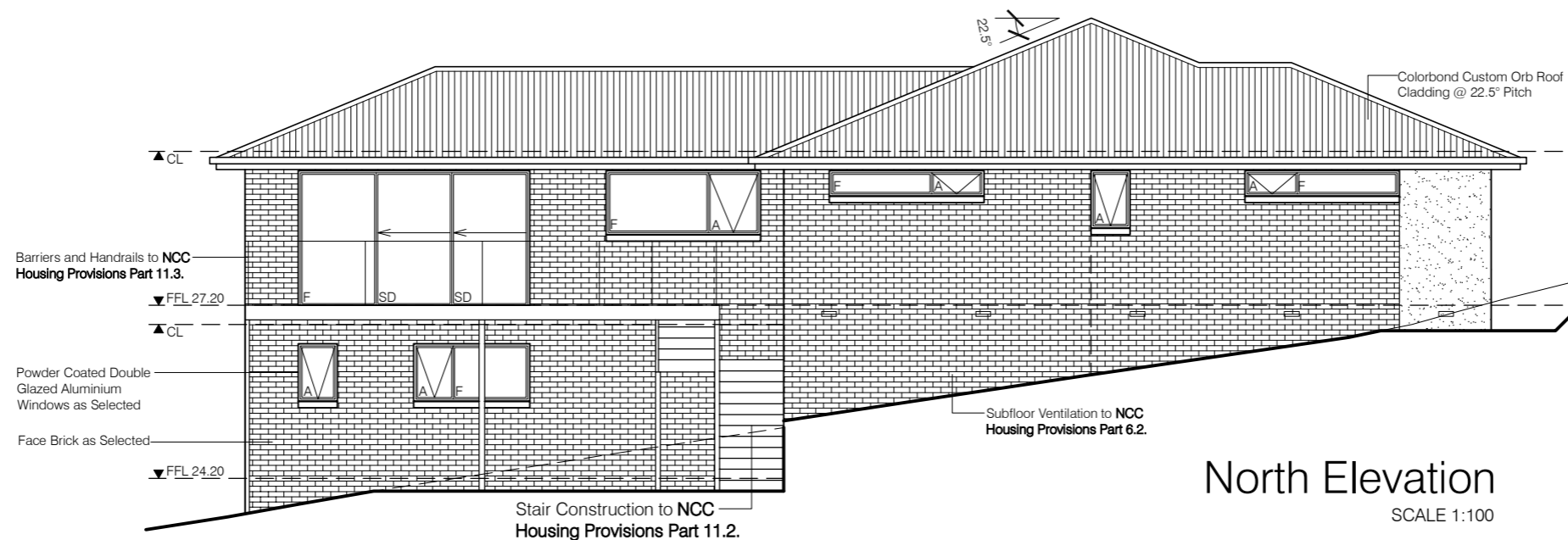
Legend & Notes:

- A Awning Window
- AJ Articulation Joint
- CL Ceiling Level
- DP Downpipe
- F Fixed Window
- FL Floor Level
- SD Sliding Door




West Elevation

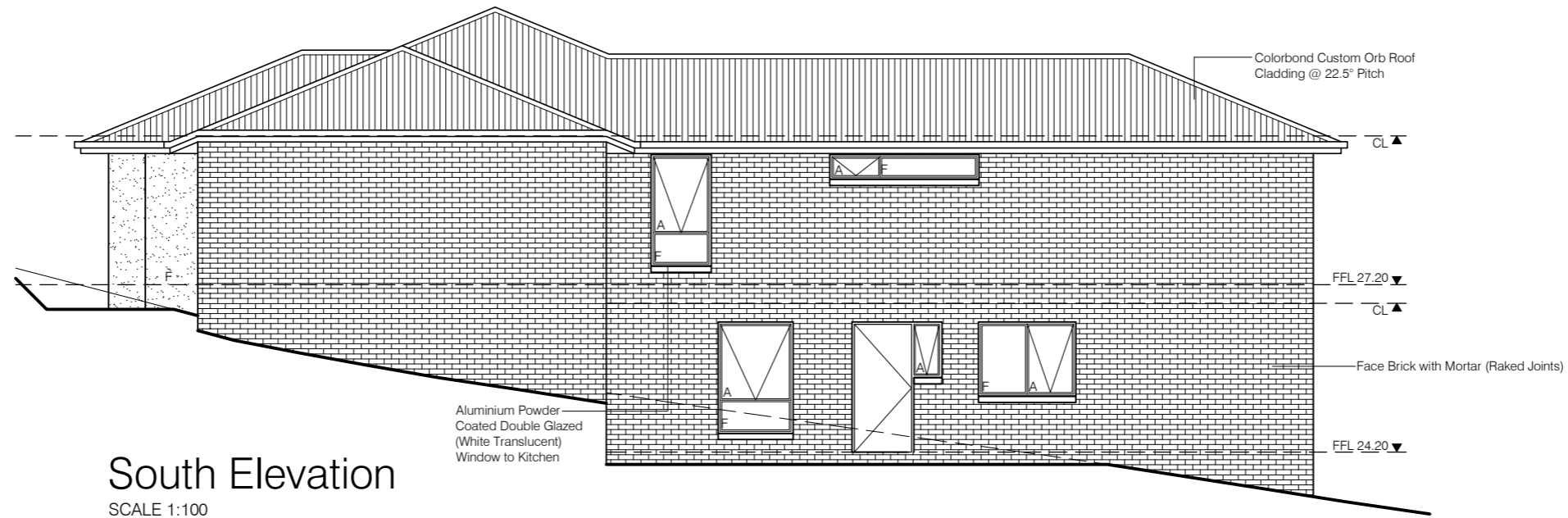
SCALE 1:100



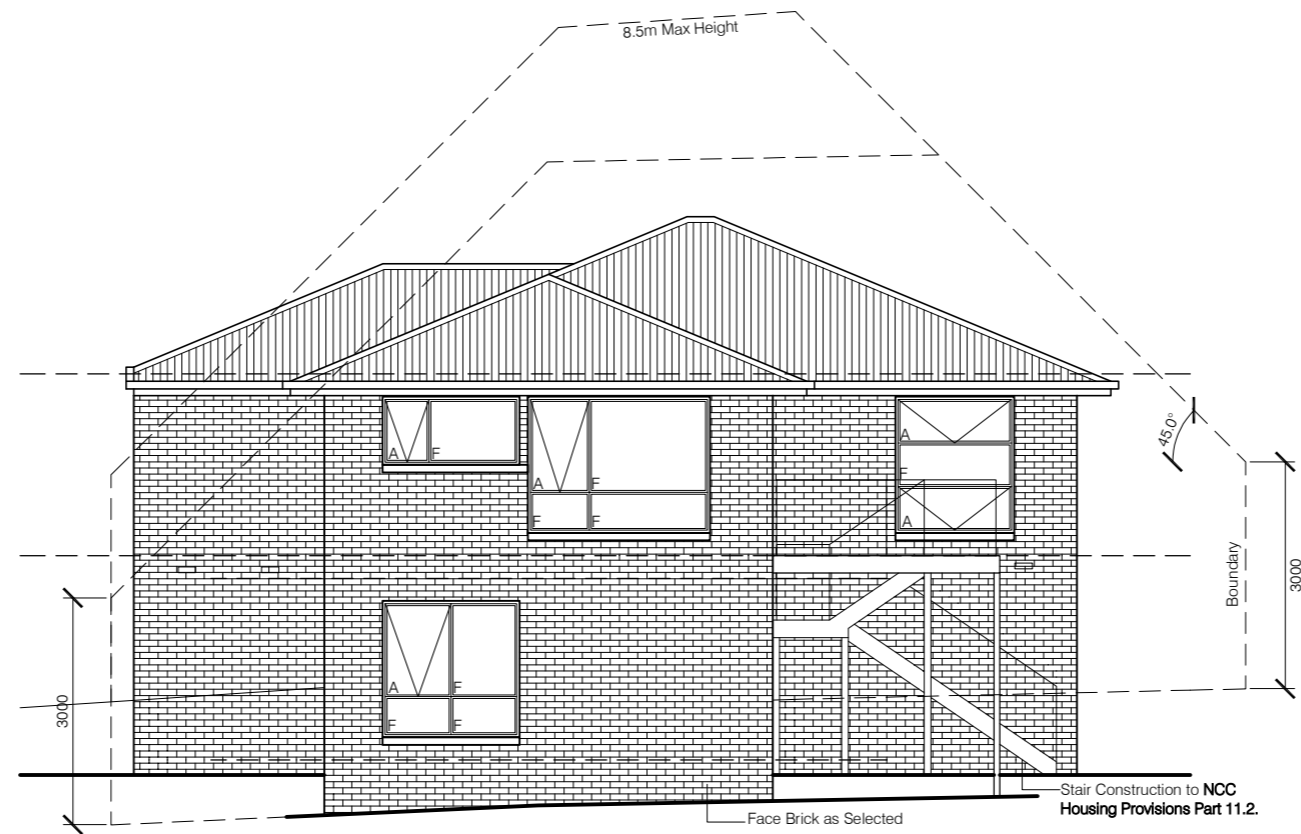
North Elevation

SCALE 1:100


Rev	Amendment:	Date:	Accredited Practitioner: Narelle Walker - CC1661W 5 Cessna Way Cambridge TAS 7170 P: 03 62484366 E: narelle@direenhomes.com.au	 DIREEN HOMES PTY LTD 5 Cessna Way, Cambridge, 7170 P: 03 62484366 E: info@direenhomes.com.au	Client Name: Direen Homes	Drawing Title: Elevations	Date: 9-Oct-24	Sheet Size: A3
					Project Address: 63 Sweetwater Road Midway Point TAS 7171	File Name: 24 DHD-10, 63 Sweetwater Rd.dwg	Drawing Scale: 1:100	Drawing No: A-04



South Elevation
SCALE 1:100



East Elevation
SCALE 1:100

Rev	Amendment:	Date:	Accredited Practitioner:	 <p>DIREEN HOMES PTY LTD 5 Cessna Way, Cambridge, 7170 P: 03 62484366 E: info@direenhomes.com.au</p>	Client Name:	Drawing Title:	Date:	Sheet Size:
			Narelle Walker - CC1661W 5 Cessna Way Cambridge TAS 7170 P: 03 62484366 E: narelle@direenhomes.com.au		Direen Homes	Elevations 2	9-Oct-24	A3
					Project Address:	File Name:	Drawing Scale:	Drawing No:
					63 Sweetwater Road Midway Point TAS 7171	24 DHD-10, 63 Sweetwater Rd.dwg	1:100	A-05