

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 5 Casuarina Close, Primrose Sands

**PROPOSED DEVELOPMENT:
SECONDARY RESIDENCE**

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 25th 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 **Tuesday 25th March 2025**

APPLICANT: Matt Kennedy Drafting and Design

APPLICATION NO: DA 2024 / 226

1 DATE: 7 March 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>

<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>
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Part B continued: Please note that Part B of this form is publicly exhibited

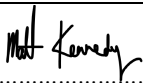
Declarations and acknowledgements

- 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:
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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
- 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:
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GEO-Environmental Solutions
 29 Kirksway Place, Battery Point
 Tasmania 7004
 Phone: 03 62231839



26 November 2024



Natural Values Assessment – Waterway and Coastal Protection Area

Project Area – 5 Casuarina Close, Primrose Sands TAS 7173

PID: 3371341

C/T: 169556/9

The following report is intended to demonstrate compliance with Code C7.0 (Waterways and Coastal Protection Area) of the Tasmania Planning Scheme – Sorell Council.

The proposal is for a new ancillary dwelling on the above address as shown on the attached site plan. The proposed site is in close proximity to the shore of the Frederick Henry Bay and therefore triggers Code C7.0 of the Tasmania Planning Scheme – Sorell which requires compliance with the standards outlined at C7.6.1 for Buildings and Works.

Table 1. Extract of Tasmania planning scheme C7.6.1 Buildings and Works

P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:	
Performance Criteria	Comment / Compliance
(a) impacts caused by erosion, siltation, sedimentation and runoff;	The proposed development should only be approved with an appropriate, site specific soil and water management plan to reduce the risk of environmental harm and erosion. The site should regularly maintain and progressively stabilised through vegetation and landscaping to reduce the potential for erosion.
(b) impacts on riparian or littoral vegetation;	No riparian or littoral vegetation is present on the site
(c) maintaining natural streambank and streambed condition, where it exists;	No works proposed in stream or nearby.
(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;	The in-stream natural habitat will not be disturbed under the current proposal.

(e) the need to avoid significantly impeding natural flow and drainage;	The watercourse is well defined, the proposed works area is located well away from the watercourse
(f) the need to maintain fish passage, where known to exist;	The property does not have a watercourse on the site
(g) the need to avoid land filling of wetlands;	No wetlands are located at the project area.
(h) the need to group new facilities with existing facilities, where reasonably practical;	The project area is currently occupied by an existing dwelling, so the new facilities will be grouped with the existing ones on site.
(i) minimising cut and fill;	There is only a minimal proposed cut/fill for the site required the proposed dwelling.
(j) building design that responds to the particular size, shape, contours or slope of the land;	The project area consists of an existing dwelling. The proposed new ancillary dwelling is strategically positioned at the north portion of the site. This placement allows for efficient site development, minimizing the need for unnecessary excavations, while ensuring convenient access from Casuarina Close.
(k) minimising impacts on coastal processes, including sand movement and wave action;	n/a
(l) minimising the need for future works for the protection of natural assets, infrastructure and property;	No further works required other than regular maintenance.
(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and	All works should be undertaken in compliance with the 'Wetlands and Waterways Works Manual' (DPIWE, 2003).
(n) the guidelines in the Tasmanian Coastal Works Manual.	All proposed works should be following the guidelines of the Tasmania Coastal Works Manual.

A2.

Acceptable Solutions	Comment / Compliance
Building and works within a Future Coastal Refugia Area must be within a building area on a plan of subdivision approved under this planning scheme.	No development will occur within a Future Coastal Refugia Area

A3.

Acceptable Solutions	Comment / Compliance
Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.	No new stormwater discharge points are proposed to watercourse, wetland or lake. The proposed dwelling will be connected to an existing stormwater.

A4.

Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area	
Acceptable Solutions	Comment / Compliance
Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.	There is no proposed dredging or reclamation on the site.

A5.

Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	
Acceptable Solutions	Comment / Compliance
Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	No coastal protection works, or waterway erosion or inundation protection works are proposed within the Waterway and Coastal Protection Area or a future coastal refugia area. If such activities are to be undertaken, then they must be designed by a suitably qualified person to minimise adverse impacts on natural coastal processes.

The attachment in Appendix 2 shows the proposed works and the WCP overlay of the project area. The assessment has been completed based on the site plan (refer to Appendix 3). The Integrated Conservation Value for the waterway has been identified as LOW (NVA report run on the 22/11/2024). Table 1 associated figures and plan demonstrate compliance with the performance criteria of section C7.6.1 of Tasmanian Planning Scheme – Sorell Council.

In considering the objectives of the Code 7 it is anticipated that there will be no unnecessary or unacceptable impacts on natural values as a result of the proposed dwelling and that any future development that is facilitated by the proposed dwelling is unlikely to lead to unnecessary or unacceptable impacts on natural values.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Environmental and Engineering Soil Scientist

Appendix 1. Natural Value Report

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference: 169556/9

Requested For: 5 Casuarina Close Primrose Sands

Report Type: Summary Report

Timestamp: 07:23:30 PM Friday 22 November 2024

Threatened Flora: buffers Min: 500m Max: 5000m

Threatened Fauna: buffers Min: 500m Max: 5000m

Raptors: buffers Min: 500m Max: 5000m

Tasmanian Weed Management Act Weeds: buffers Min: 500m Max: 5000m

Priority Weeds: buffers Min: 500m Max: 5000m

Geoconservation: buffer 1000m

Acid Sulfate Soils: buffer 1000m

TASVEG: buffer 1000m

Threatened Communities: buffer 1000m

Fire History: buffer 1000m

Tasmanian Reserve Estate: buffer 1000m

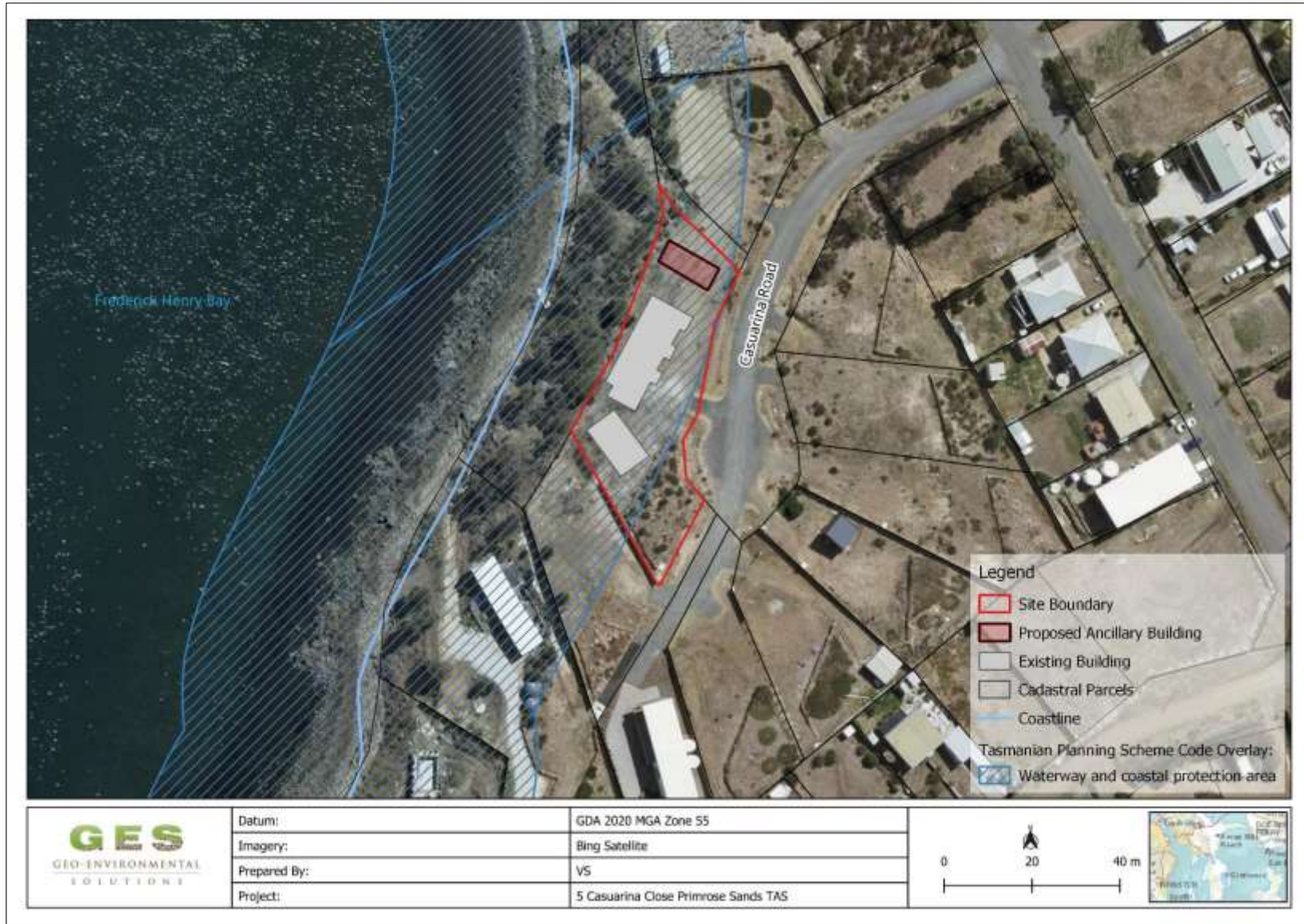
Biosecurity Risks: buffer 1000m



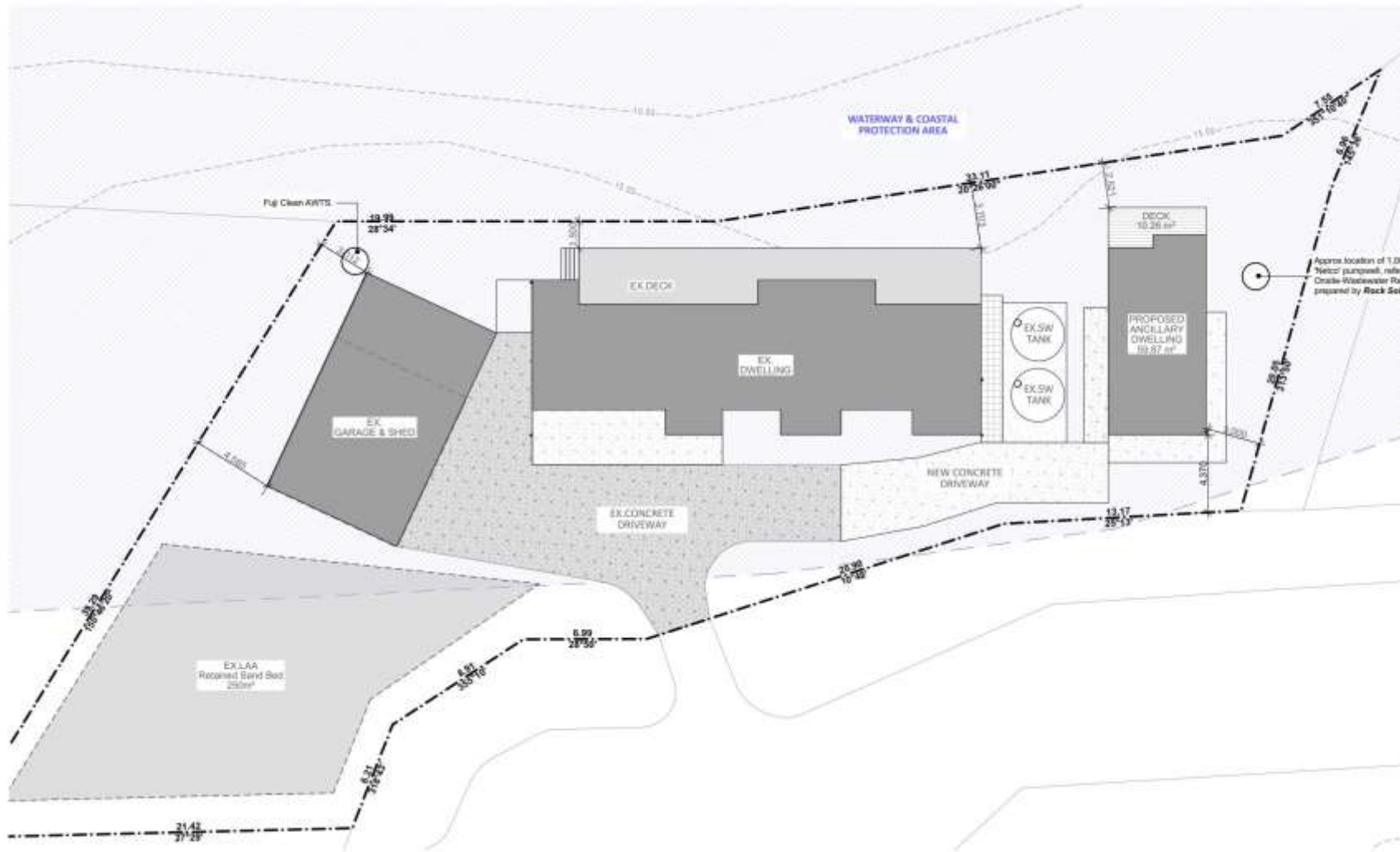
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Property: 3371341

Appendix 2. Tasmanian Planning Scheme Overlays



Appendix 3. Site Plan



DRAWING NO:	DESCRIPTION
A.01	LOCATION PLAN
A.02	SITE PLAN
A.03	SITE DRAINAGE PLAN
A.04	PROPOSED FLOOR PLAN
A.05	PROPOSED ELEVATIONS
A.06	3D VISUALISATION
A.07	RFI RESPONSE
A.08	RFI RESPONSE



Artist impression only


Sorell Council
 Development Application: 5.2024.226.1 -
 Response to Request for Information - P4.pdf
 Plans Reference: P4
 Date Received: 28/02/2025



5 CASUARINA CLOSE, PRIMROSE SANDS
 NEW ANCILLARY DWELLING

SITE INFORMATION

Title Reference: CT: 169556/9
Property ID: 3371341
Wind Classification: N3
Soil Classification: Class P
Climate Zone: 7
BAL Level: N/A

Planning Scheme Zoning:
10.0 Low Density Residential

Planning Scheme Overlay:
-Waterway & Coastal Protection Area
-Landslide Hazard Area (Low)

Site Area: 1,574m²
Existing Dwelling Footprint: 176.09m²
Existing Dwelling Deck: 62.16m²
Existing Shed Footprint: 105.60m²

Proposed Ancillary Dwelling
Building Footprint: 59.85m²

Proposed Deck Area: 10.26m²

Total Coverage: 413.96m²

Plot Ratio: 26.29%

COUNCIL REL

A written statement and associated amended plans that address and responds to the 'Acceptable Solution (s)' or 'Performance Criteria' of the Low Density Residential Zone Clause 10.4.3 P1 & P2 Setback from front, side and rear boundaries and Clause 10.4.4 Site Coverage - Development Standards for Subdivision of the Tasmanian Planning Scheme (TPS).

Clause 10.4.4 Site Coverage

Acceptable Solutions A1
Dwellings must have a site coverage of not more than 30%.

MKDD Response:

Site Area: 1,574m²

Existing Dwelling - Roofed area: 250.95m²

Existing Shed - Roofed area: 109.53m²

Proposed Ancillary Dwelling
- Roofed area: 64.43m²

Total Roofed Building Area: 424.91m²

Site Coverage: 27%

The proposal complies with Clause 10.4.4.A1.



Sorell Council

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CLIENT:
LINDSAY & NORTH
ADDRESS:
5 CASUARINA CLOSE, PRIMROSE SANDS

JOB NO:
2447

PROPOSAL
ANCILLARY DWELLING
PROJECT STAGE
DA

DATE
28/02/2025
SCALE

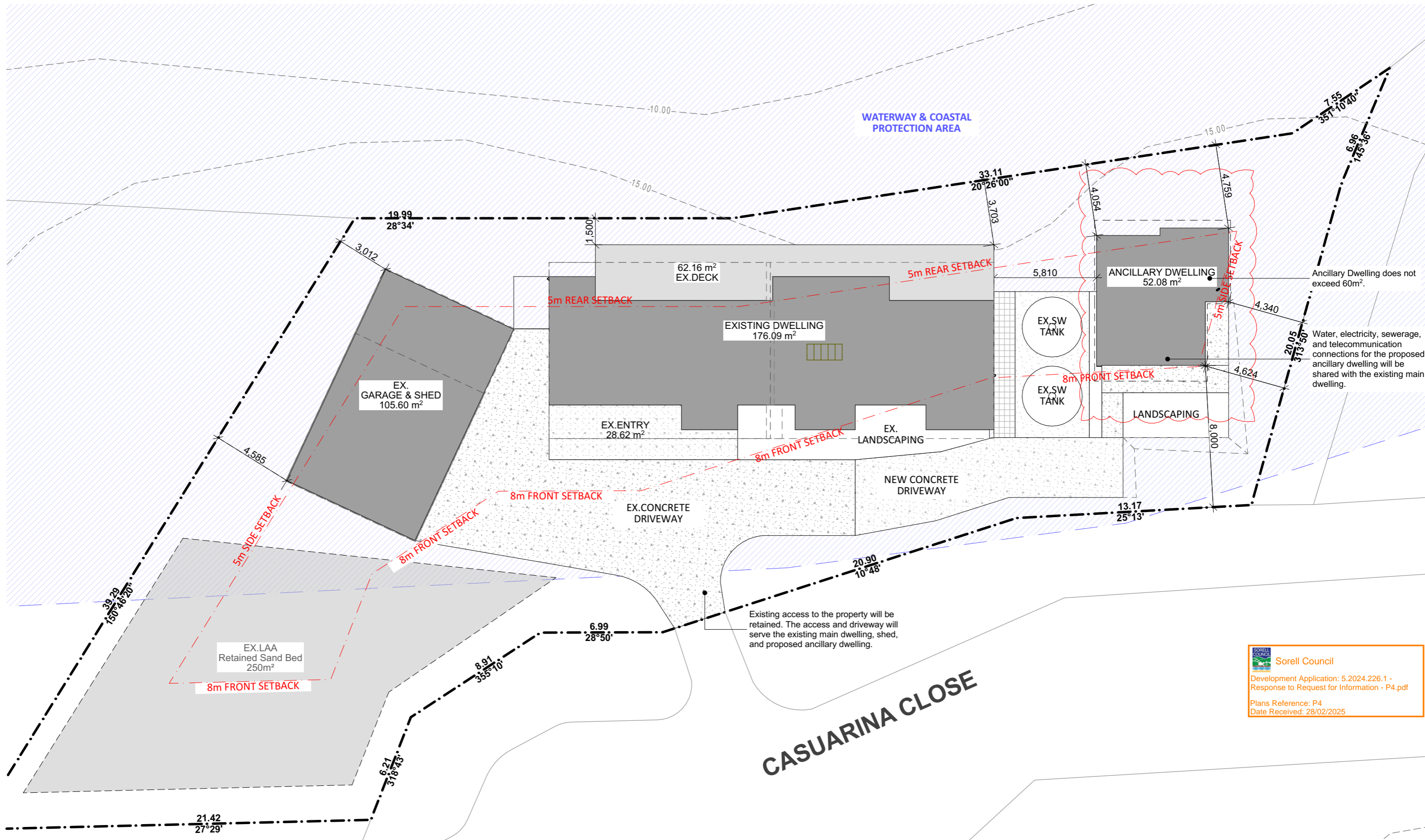


REV
A
B
C

AMENDMENT
DA SUBMISSION
RFI
RFI

DATES
17/09/2024
04/12/2024
28/02/2025

A.01
LOCATION PLAN



Sorell Council
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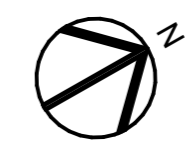


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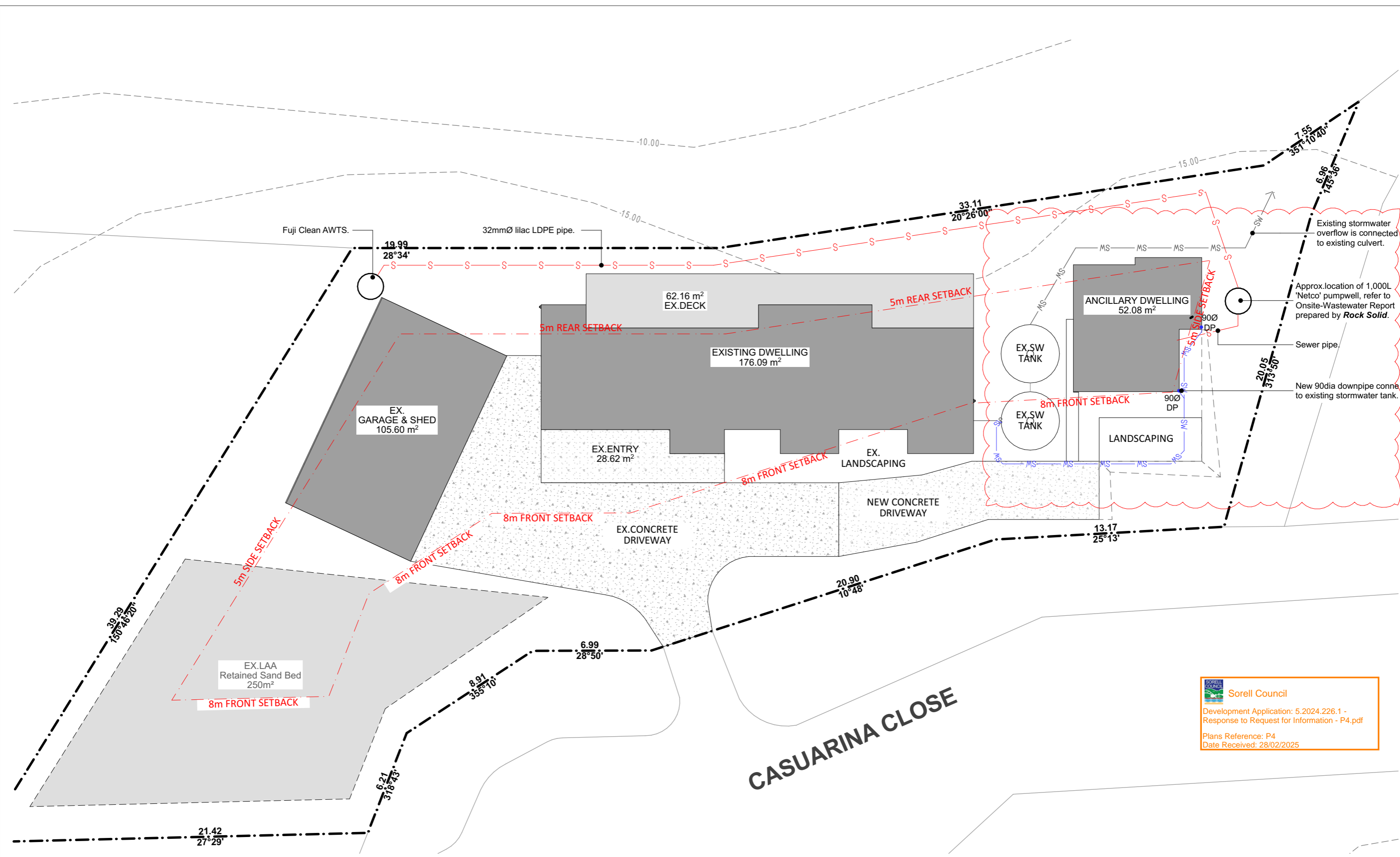
PROPOSAL
ANCILLARY DWELLING
 PROJECT STAGE
DA

DATE
28/02/2025
 SCALE
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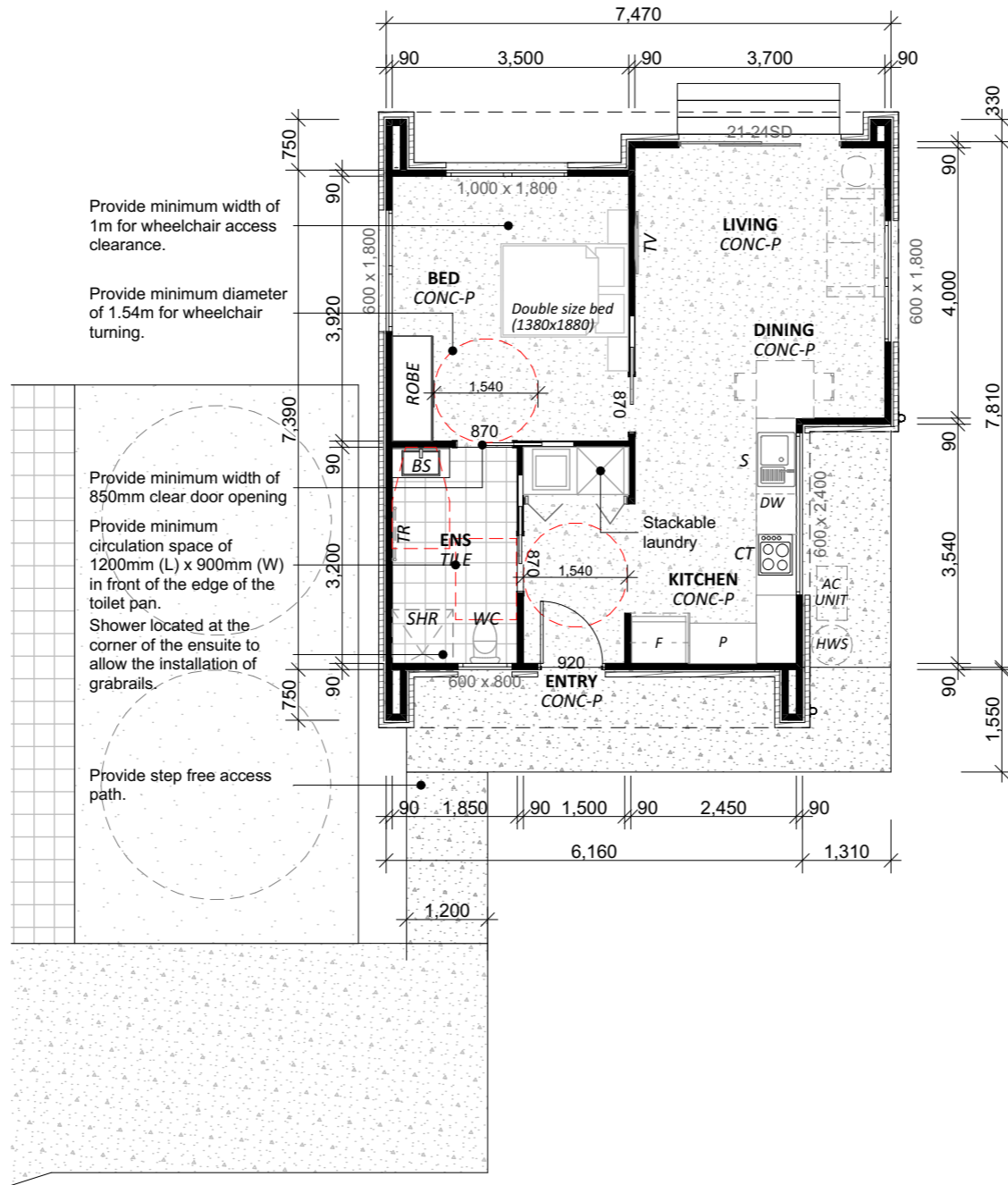
A.02
 SITE PLAN




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KEY

-  Proposed
-  Floor Levels
- BAL Balustrade - To owners selection
- BS Basin
- COL. Column
- CT Cooktop
- DW Dishwasher
- F Fridge
- P Pantry
- S Sink
- SHR Shower
- TV Television
- TR Towel Rail
- WC Water Closet
- TILE** Ceramic Floor Tile, to owners selection.
- CONC- P** Polished Concrete Slab with hydraulic heating system, to owners selection.
- CONC** Concrete Slab, to engineers details.





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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

CLIENT: **LINDSAY & NORTH**
ADDRESS: **5 CASUARINA CLOSE, PRIMROSE SANDS**

JOB NO: **2447**

PROPOSAL: **ANCILLARY DWELLING**
PROJECT STAGE: **DA**

DATE: **28/02/2025**
SCALE: **1:100 @A3**



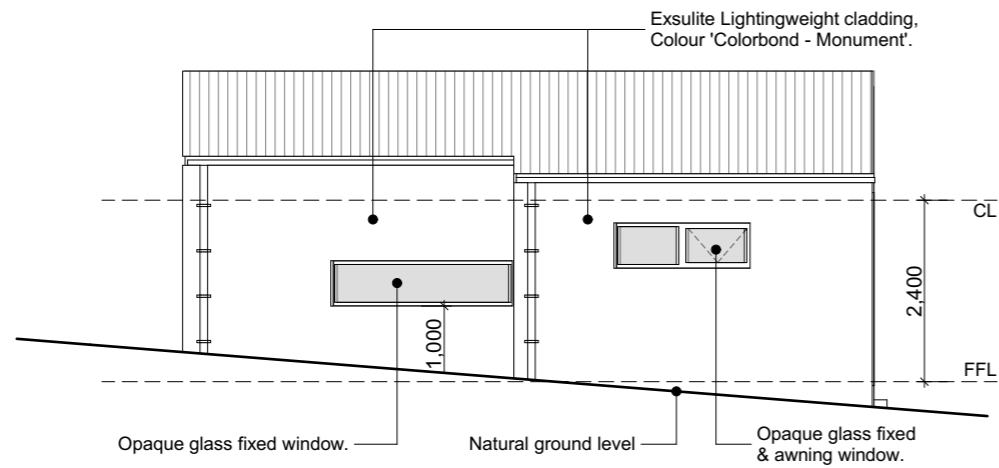
REV	AMENDMENT	DATES
A	DA SUBMISSION	17/09/2024
B	RFI	04/12/2024
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17/09/2024
04/12/2024
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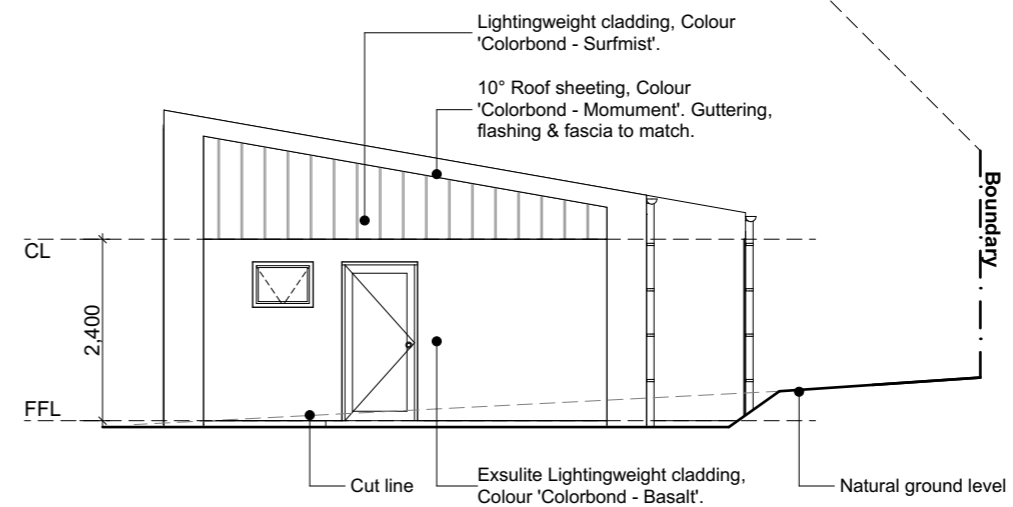
A.04

PROPOSED FLOOR PLAN

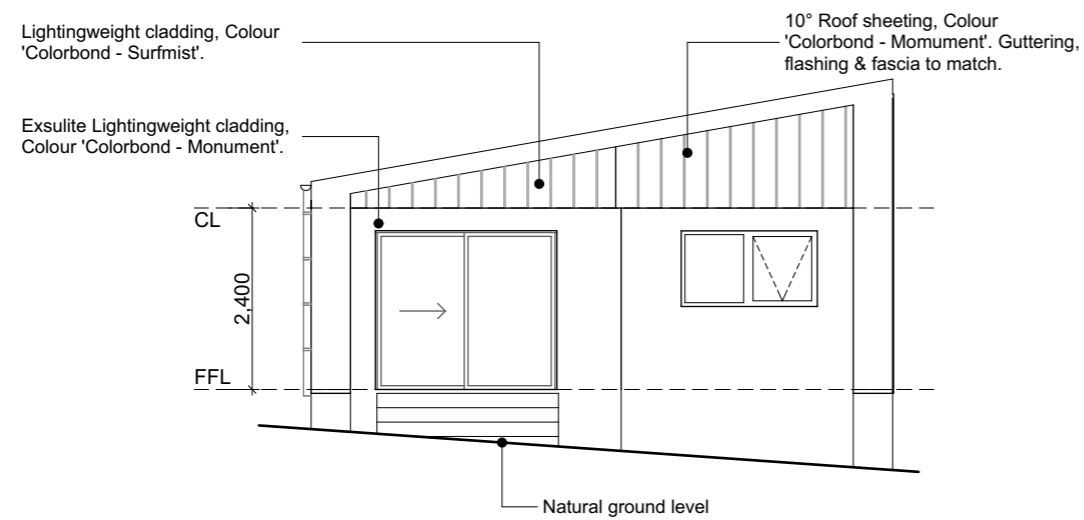




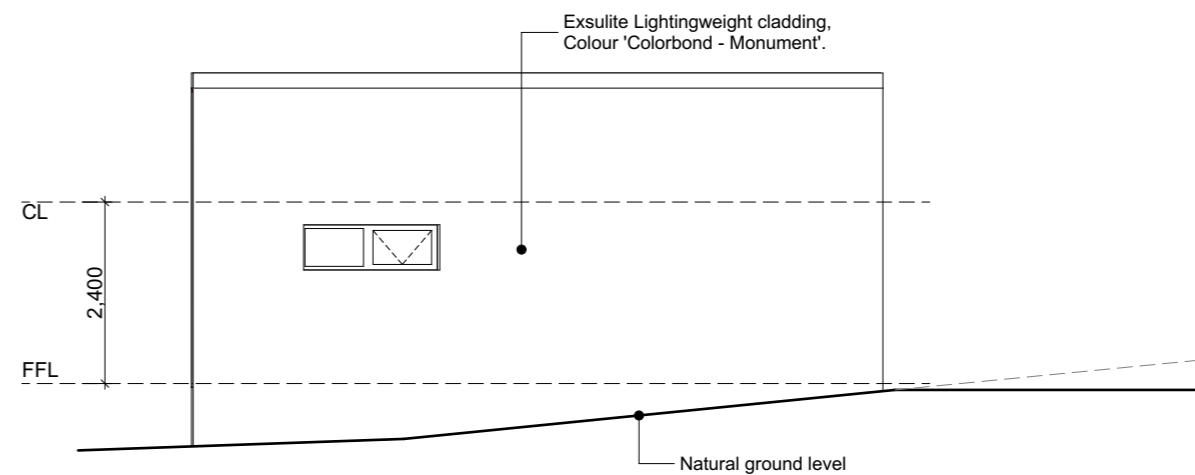
1 North Elevation



2 East Elevation



3 West Elevation



4 South Elevation

 **Sorell Council**

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SCALE
1:100 @A3

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A.05
PROPOSED ELEVATIONS





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A.06
 3D VISUALISATION

COUNCIL RFL

A written statement and associated amended plans that address and responds to the 'Acceptable Solution(s)' or 'Performance Criteria' of the Low Density Residential Zone Clause 10.4.3 P1 & P2 Setback from front, side and rear boundaries and Clause 10.4.4 Site Coverage - Development Standards for Subdivision of the Tasmanian Planning Scheme (TPS).

**Clause 10.4.3 Setback
Acceptable Solutions A1**

Dwellings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 8m.

MKDD Response:
Proposed ancillary dwelling has 8m frontage setback, complied with Clause 10.4.3 A1. Please refer to Sheet A.02.

**Clause 10.4.3 Setback
Performance Criteria P2**

The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to:

(a) the topography of the site;
MKDD Response - The subject has a gentle slope down from east to west side. Proposed ancillary dwelling will be sit below street level.

(b) the size, shape and orientation of the site;
MKDD Response - The subject site has a long, linear shape, stretching from the north to the south, with its longer boundary running along Casuarina Close.

(c) the setbacks of surrounding buildings;
MKDD Response - Refer to Sheet A.08.

(d) the height, bulk and form of existing and proposed buildings;
MKDD Response - Street scape shows how existing shed, existing dwelling and proposed ancillary dwelling sit along Casuarina Close.

Proposed ancillary dwelling will incorporate design features to enhance visual amenity from the street by using a mix of colours, materials, and incorporating openings.

In addition, proposed landscaping will also be incorporated to reduce visual bulk of the site.

**Clause 10.4.3 Setback
Performance Criteria P2**

(e) the existing buildings and private open space areas on the site;

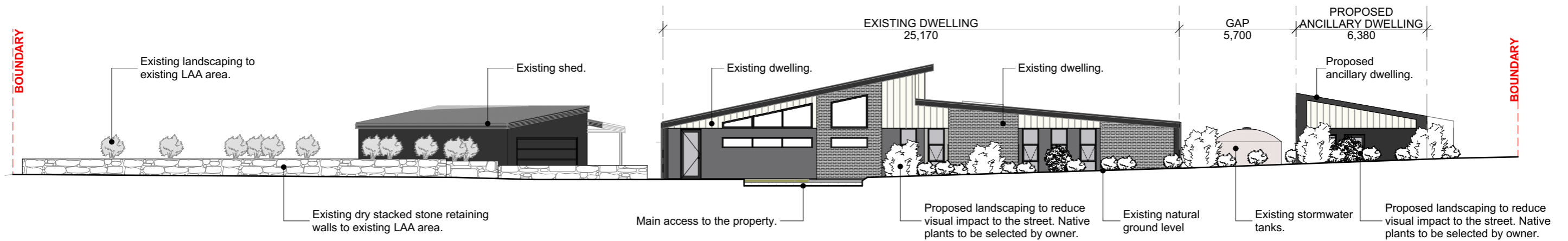
MKDD Response - The proposed ancillary dwelling will not cause any adverse impact on the existing buildings or private open space areas within the site.

(f) sunlight to private open space and windows of habitable rooms on adjoining properties; and

MKDD Response - There are no adjoining properties.

(g) the character of development existing on established properties in the area.

MKDD Response - Refer to Sheet A.08.



1
-
STREETSCAPE
1:200 @ A3

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A.07
RFI RESPONSE



Clause 10.4.3 Setback
Performance Criteria P2

SITE PLAN
Source: Listmap

(c) the setbacks of surrounding buildings;
MKDD Response - Site Plan above illustrates surrounding properties have similar side and rear setback to the proposed ancillary dwelling.



Source: Google Streetview

Clause 10.4.3 Setback
Performance Criteria P2

(g) the character of development existing on established properties in the area.
MKDD Response - Images above show existing developments in the area. Proposed ancillary dwelling will be compatible with the existing streetscape and the character of development in the area.

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