

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 70 Linden Road, Primrose Sands

PROPOSED DEVELOPMENT:

RESIDENTIAL - HOME BASED BUSINESS

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: Clem Ira Dalton

APPLICATION NO: DA 2025 / 22 1

DATE: 07 March 2025

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

Full description of Proposal:	Use: Small scale fruit wine manufacture	 Sorell Council Development Application: 5.2025.22.1 Development Application - 70 Linden Road, Primrose Sands.pdf Plans Reference: P1 Date Received: 30/01/2025
	Development: Nil	
	Large or complex proposals should be described in a letter or planning report.	
Design and construction cost of proposal:	\$ Nil	

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

Location of proposed works:	Street address: 70 Linden Road
	Suburb: Pimrose Sands Postcode: 7173
	Certificate of Title(s) Volume: Folio:

Current Use of Site	Private residence
---------------------	-------------------

Current Owner/s:	Name(s) Clem Dalton and Elizabeth Daltonalomes
------------------	--

Is the Property on the Tasmanian Heritage Register?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please provide written advice from Heritage Tasmania
Is the proposal to be carried out in more than one stage?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please clearly describe in plans
Have any potentially contaminating uses been undertaken on the site?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please complete the Additional Information for Non-Residential Use
Is any vegetation proposed to be removed?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please ensure plans clearly show area to be impacted
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please complete the Council or Crown land section on page 3

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/>

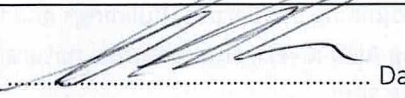
Part B continued: Please note that Part B of this form is publicly exhibited

Declarations and acknowledgements

- 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: <u>30/1/25</u>
-----------------------------	--

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:
--	------------------------------

Cooked Goose
70 Linden Road
Primrose Sands
Tasmania 7173
30/01/25

To whom it may concern,

I am in the process of beginning to manufacture fruit wines and possible jam as well. This will be a home based business manufacturing 200 to 400 litres of wine a year and a small amount of jam.

- (a) the principle use of the premises is a dwelling.
- (b) there are not envisaged to be any employees at the site just myself.
- (c) only domestic vehicles will be used to cart any goods.
- (d) no electrical interference will be generated at the site.
- (e) no hazardous materials will be stored at the site.
- (f) no goods for sale will be visible from the road.
- (g) It is not envisaged that any signage will erected.
- (h) the site will not be used for refuelling, servicing, detailing or repair of vehicles other than vehicles we own.
- (I) There will be no commercial vehicles on site other than those that may be delivering water(we are on tank water) or our postal orders.
- (j) all vehicles will utilise our current on site parking.

Clem Dalton
Proprietor



From: [REDACTED]
Subject: 5.2025.22.1 AT 70 Linden Road, Primrose Sands FOR – Change of Use – Home Based Business
Date: Thursday, 27 February 2025 2:02:55 PM
Attachments: [IMG_20250227_131403_084.jpg](#)
[IMG_20250227_131430_691.jpg](#)
[IMG_20250227_131457_074.jpg](#)
[IMG_20250227_131538_458.jpg](#)
[IMG_20250227_135044_605.jpg](#)

I refer to your request for information dated 26/02/25. This site has been visited by [REDACTED] regarding the Sorell Council Food business notification, she has seen how small scale it is, and will be able to assist in your evaluation.

Planning

- The area to be utilised is the existing laundry area highlighted in yellow. Photos of the area and the fermenting cupboard are attached
- The scope of the operation is approximately 400 litres(20 batches of 20 litres) of wine per annum, all fermenting is to be carried out in food grade 20 litre pails, and kept at a stable temperature in the fermenting cupboard. Bottling is done in batches of approximately 56 bottles @375ml by a Vevor manual filler as per attached photos. The bottled product is not going to be stored at the property, it will go straight to the customer.
- Approximate volume of waste is expected to be 20 litres of dead yeast per annum and crushed fruit about 3kg per batch, which can be disposed of in the existing septic system, and put out with the weekly garbage respectively. There will be no sales of goods from the premises, any finished product will be delivered to the customer in cartons in the boot of the car.

2. This section is not relevant to this application as far as i can see, as there is only 20 litres of dead yeast generated(biodegradable) about 1 litre per batch and can be disposed of in the existing septic waste system

Kind Regards

Clem Dalton

DoFoodSafely



This is to certify that

Clem Dalton

successfully completed the DoFoodSafely assessment on

Friday 31st January 2025

.....

 **Sorell Council**
Development Application: 5.2025.22.1
Development Application - 70 Linden Road,
Primrose Sands.pdf
Plans Reference:P1
Date Received:30/01/2025

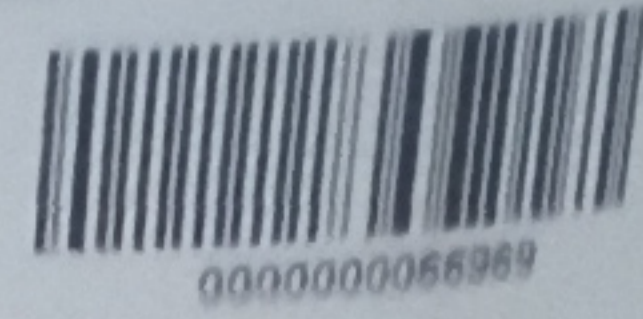
Certificate# 01007466



...of some sort is required. Nitrogen is such element and DAP is a readily assimilable source

Usage

The quantity of DAP to be used will vary depending on the quantity of fruit used, but will generally be between 7-15grams per 23 litre fermentation.



Handwritten label on the front bucket, partially legible text includes "20 litres" and "DAP".



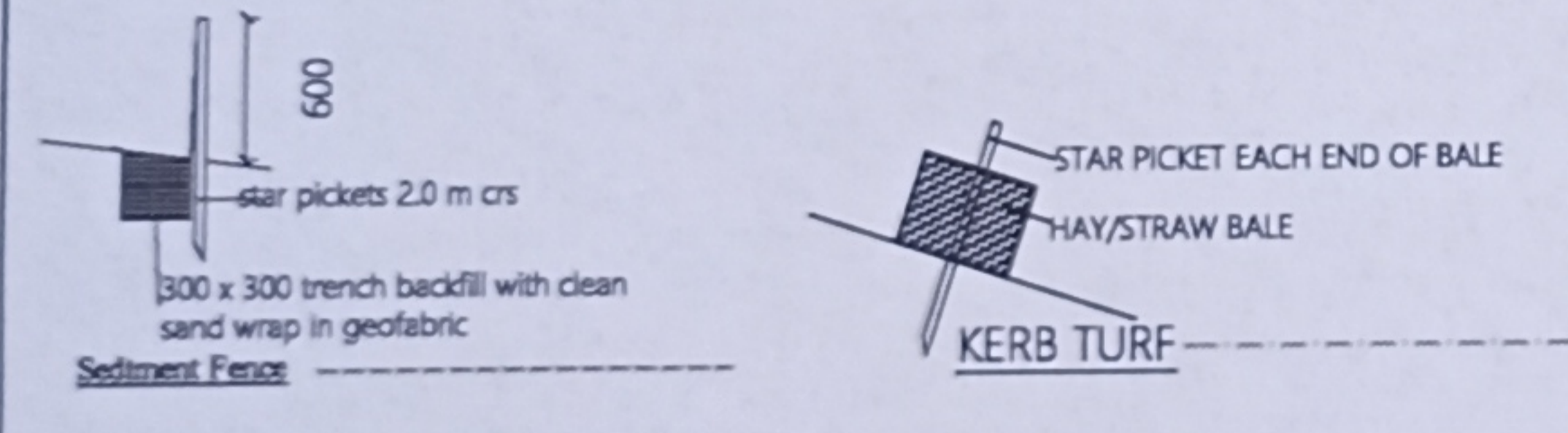
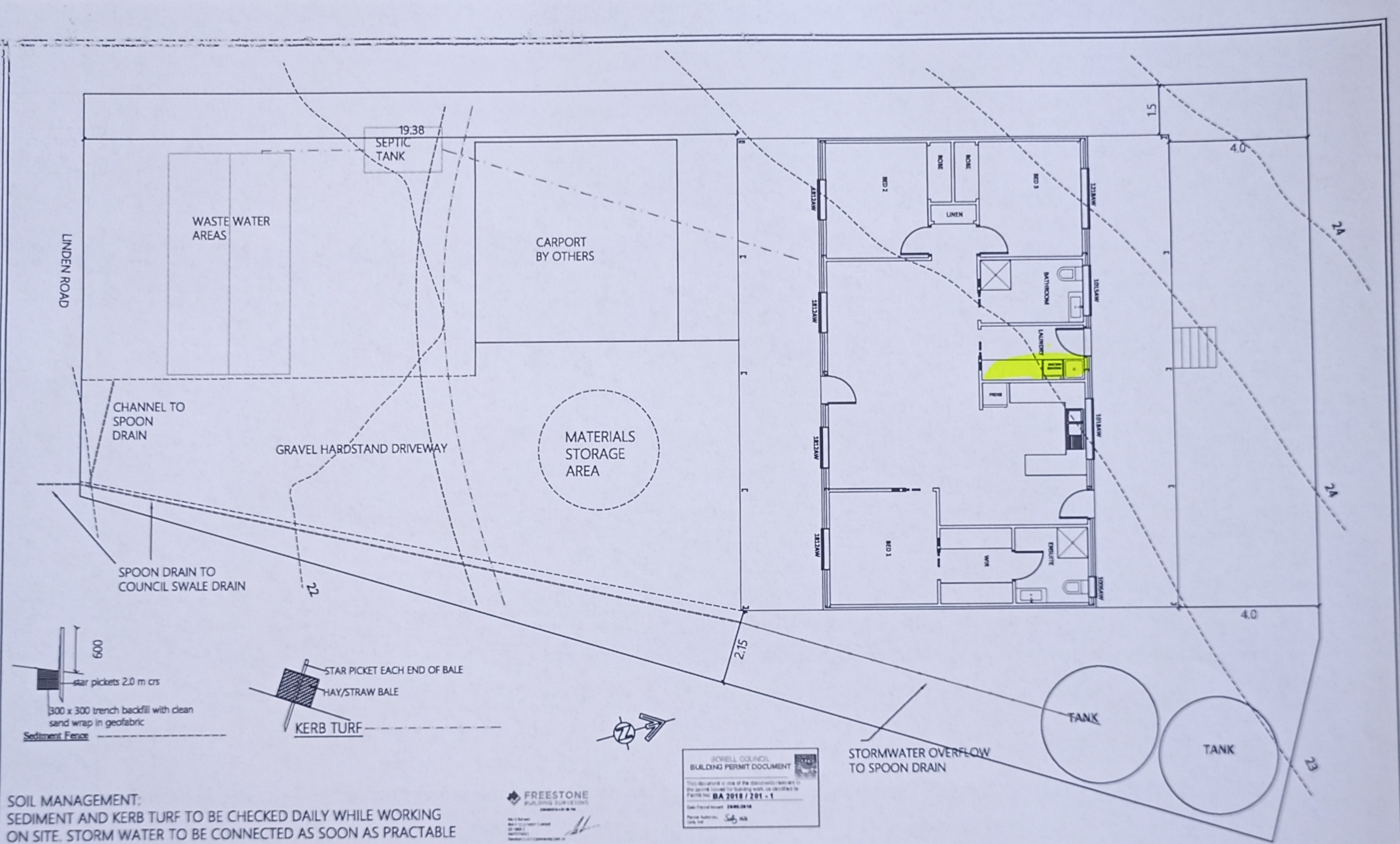
Milk Frother



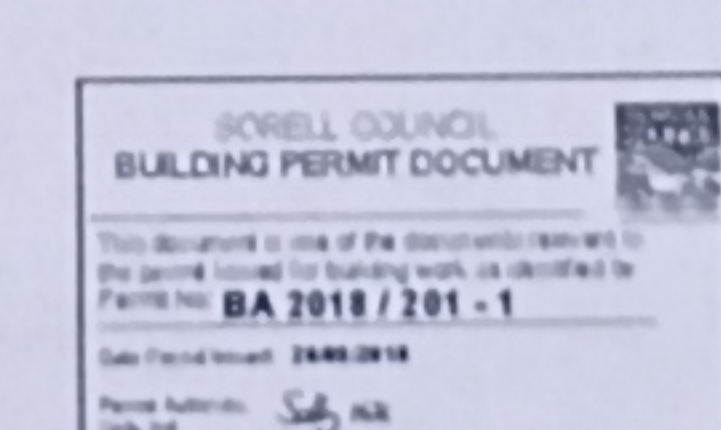


onko
Milk Frother

Energy Saver
Aqua Care
For Washable
Dry Clean



SOIL MANAGEMENT:
 SEDIMENT AND KERB TURF TO BE CHECKED DAILY WHILE WORKING ON SITE. STORM WATER TO BE CONNECTED AS SOON AS PRACTICABLE TO STOP EROSION



DIMENSION NOTE:
 Use written dimensions only. Do not scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimensions, setbacks and levels be confirmed on site by the Builder / surveyor / or sub-contractor prior to the commencement of work, manufacture and installation.

This drawing is the property of Longview Design and shall not be copied or reproduced in part or in whole in any form without the written permission of Longview Design and shall be used only for the project for which it was prepared.
 It is imperative that the Builder / sub-contractor and/or manufacturer ensure a full set of plans are on hand and reference has made to the general notes.



Longview Design & Drafting
 33 Madison Avenue Brighton
 Tasmania 7050
 PH: 0344 600455
 MOB: 0407 876 711
 phd@longviewdesign.com.au
 Accreditation No: 003714
 www.longviewdesign.com.au

CLIENT NAME C & E DALTON	PROJECT NEW DWELLING & CARPORT	DRAWING TITLE SITE PLAN
PROJECT ADDRESS 70 LINDEN ROAD PRIMROSE SANDS TAS 7173	REVISION No: R:0	DATE 20/08/2018
DRAWN BY: PK	SCALE: 1:100	SHEET SIZE: A3 JOB No: 18-086 SHEET No: A-02