

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 16 Boomer Jetty Road, Boomer Bay

PROPOSED DEVELOPMENT:

OUTBUILDING (STORAGE AND BBQ AREA)

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 31st 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 31st March 2025**.

APPLICANT: P & J Sheds

APPLICATION NO: DA 2025 / 54 1

DATE: 14 March 2025

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

Full description of Proposal:	Use: Residential outbuilding
	Development: Outbuilding 6m x 6m (storage & BBQ area)
	Large or complex proposals should be described in a letter or planning report.
Design and construction cost of proposal:	\$ 19,000


Is all, or some the work already constructed:	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address: 14-16 Boomer Jetty Road
	Suburb: Boomer Bay, TAS Postcode: 7177
	Certificate of Title(s) Volume: 18552 Folio: 1 & 2

Current Use of Site	Residential
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Current Owner/s:	Name(s) Phillip Thorpe
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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/		

 **Sorell Council**
Development Application: Development
Application - 14-16 Boomer Jetty Road, Boomer
Bay - P1.pdf
Plans Reference: P1
Date Received: 5/03/2025

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:	<div style="display: flex; align-items: center;"> <div style="flex: 1;"> <p style="margin-top: 5px;">Signature: ADRIAN BROWN</p> </div> <div style="flex: 1; text-align: right;"> <p>P&J SHEAS P/L</p> <p>Date: 04/03/2025</p> </div> </div>

Crown or General Manager Land Owner Consent	
<p>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>).</p> <p>Please note:</p> <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. 	
<p>I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____</p>	
<div style="display: flex; align-items: center; justify-content: flex-end;"> <div style="flex: 1;"> <p>Signature of General Manager, Minister or Delegate:</p> </div> <div style="flex: 2;"> <p>Signature: Date:</p> </div> </div>	



NEW OUTBUILDING
14-16 BOOMER JETTY ROAD, BOOMER BAY, 7171
FOR P.THORPE

CERTIFICATE OF TITLE: VOLUME - 18552 FOLIO - 1 & 2 (TITLES TO BE ADHERED)
PID: 5963682 & 5963690
LAND AREA: 668m² & 660m² (TOTAL 1328m²)

PLANNING SCHEME: TASMANIAN PLANNING SCHEME
SORELL LOCAL PROVISIONS SCHEDULE
ZONE: 13.0 RURAL LIVING
OVERLAYS: BUSHFIRE PRONE AREAS

SOIL CLASSIFICATION: ASSUMED M
WIND REGION: A
TERRAIN CATEGORY: TC2
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: 1
TOPOGRAPHY: 1
BAL: NOT REQUIRED (CLASS 10A STRUCTURE NOT WITHIN 6m OF DWELLING)

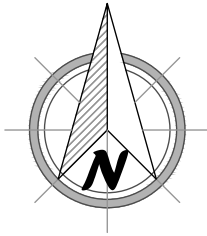
INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

PAGE 1 - SITE PLAN 1:200
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PAGE 3 - PLUMBING PLAN 1:100

ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 100870

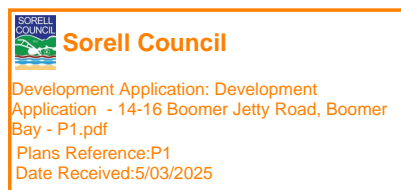
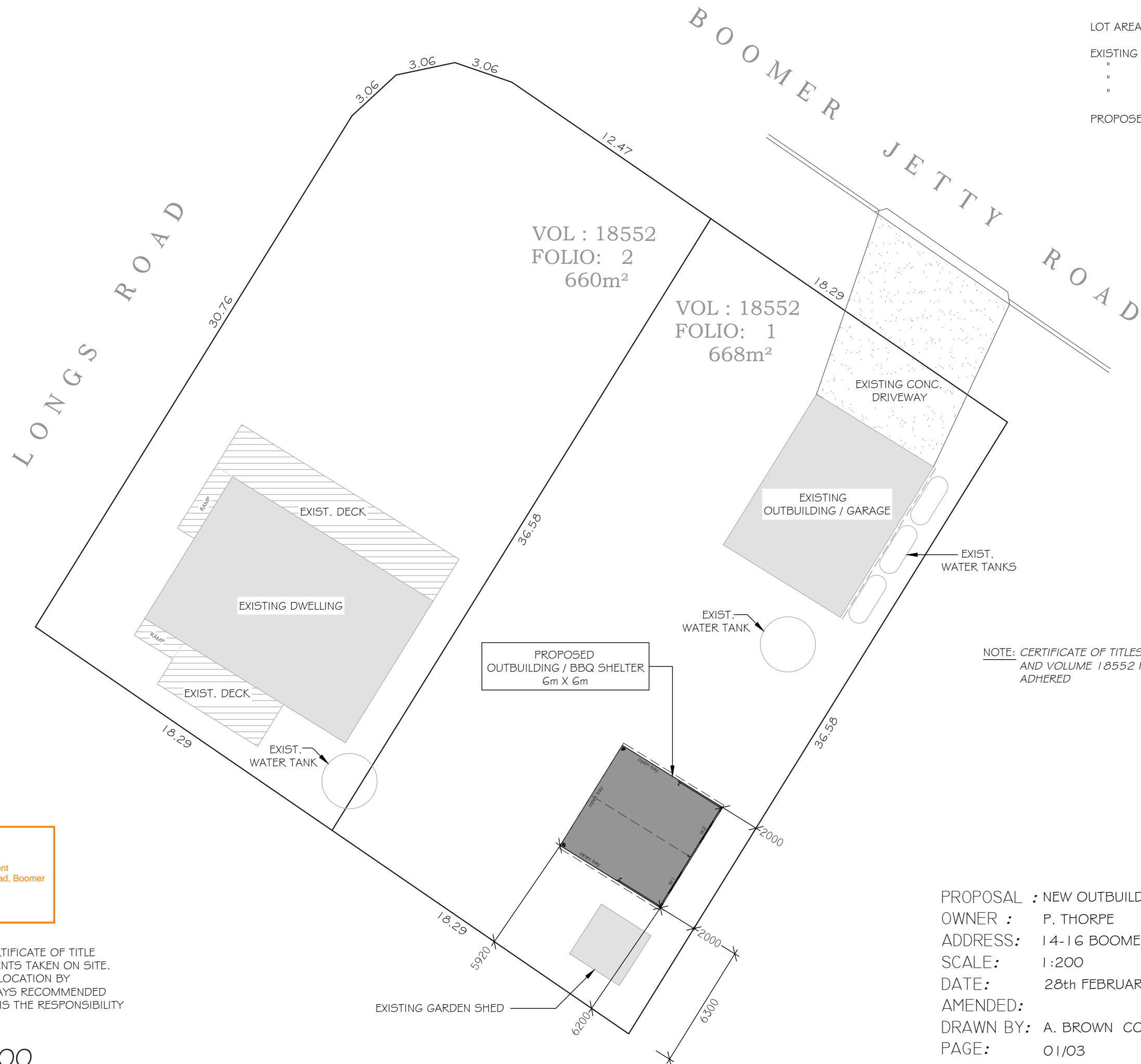




LOT AREA: 1 328m² (WHEN ADHERED)

EXISTING DWELLING AREA: 1 01.76m²
" DECKS & RAMPS: 53.5m²
" OUTBUILDINGS: 63m²
" GARDEN SHED: 9m²

PROPOSED OUTBUILDING / BBQ SHELTER AREA: 36m²



SITE PLAN PREPARED FROM CERTIFICATE OF TITLE
INFORMATION AND MEASUREMENTS TAKEN ON SITE.
CONFIRMATION OF BOUNDARY LOCATION BY
REGISTERED SURVEYOR IS ALWAYS RECOMMENDED
PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY
OF THE PROPERTY OWNER.

SITE PLAN 1:200

PROPOSAL : NEW OUTBUILDING

OWNER : P. THORPE

ADDRESS: 14-16 BOOMER JETTY ROAD, BOOMER BAY, 7177

SCALE: 1:200

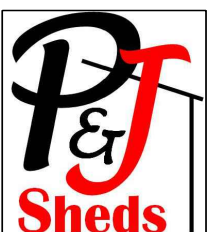
DATE: 28th FEBRUARY 2025

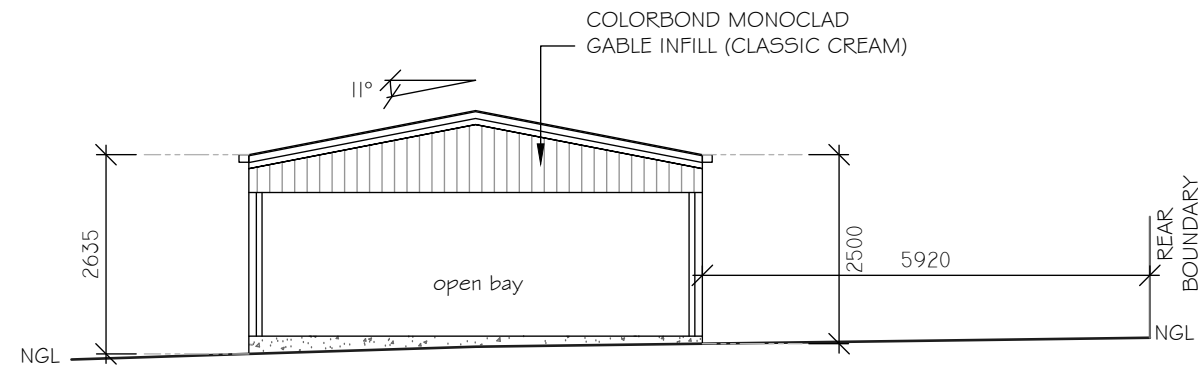
AMENDED:

DRAWN BY: A. BROWN CC6003R

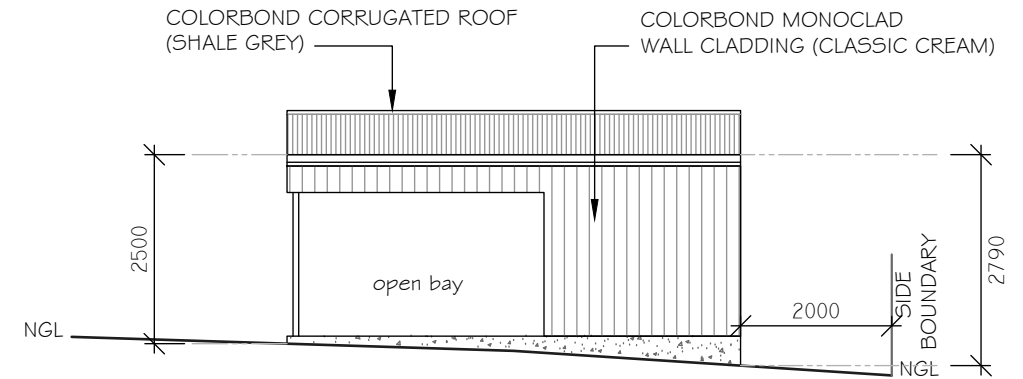
PAGE: 01/03

JOB NO : 100870

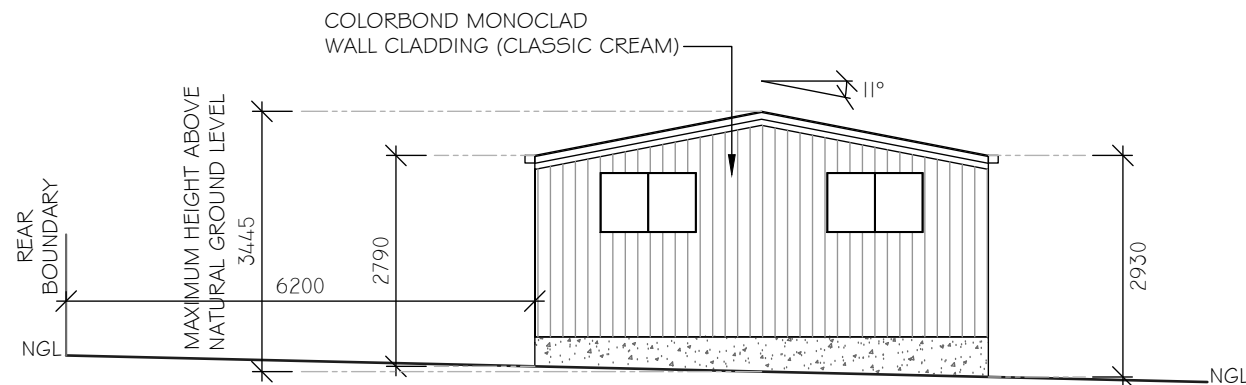




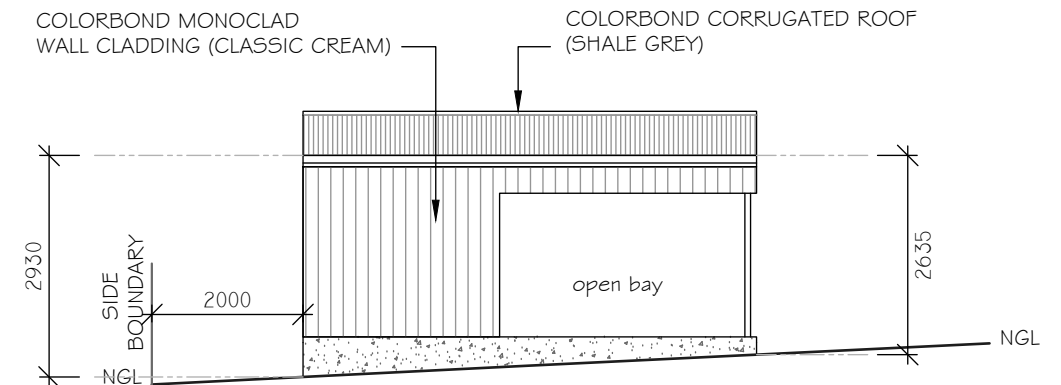
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

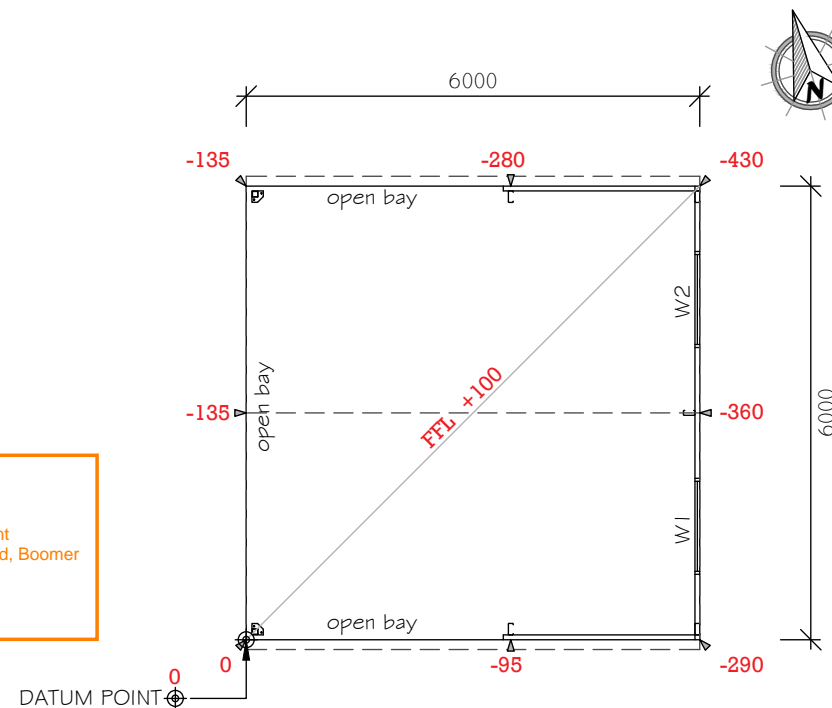
COLOURS (COLORBOND®):
 EXT. WALLS - CLASSIC CREAM
 ROOF - SHALE GREY
 WINDOW FRAME - SHALE GREY
 GUTTER - SHALE GREY
 CORNER FLASH - SHALE GREY
 BARGE FLASHING - SHALE GREY
 OPENING FLASH - SHALE GREY

ALL HEIGHTS SHOWN ARE ABOVE NATURAL GROUND LEVEL.

ACTUAL HEIGHTS OF WALLS ABOVE CONCRETE SLAB ARE:
 SIDE WALL HEIGHT - 2400mm
 END WALL HEIGHT TO APEX - 2983mm



REFER TO DRAWINGS BY NORTHERN CONSULTING FOR ALL MEMBER AND MATERIAL DETAILS AS WELL AS FOOTING DESIGN AND SPECIFICATIONS.



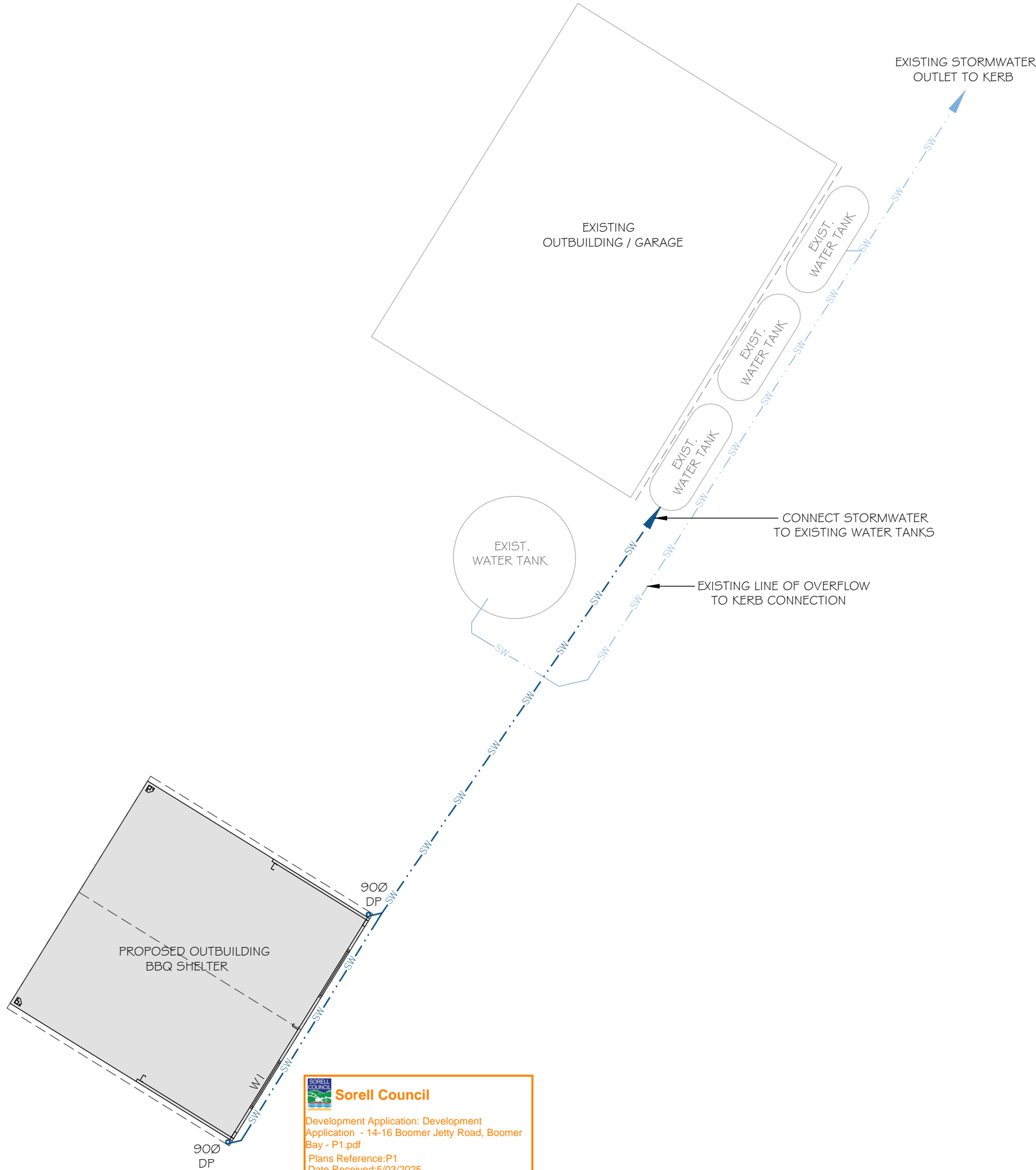
FLOOR PLAN

WINDOW & DOOR SCHEDULE			
	ID	HEIGHT	WIDTH
WINDOWS	W1	790mm	1270mm
	W2	790mm	1270mm

PROPOSAL : NEW OUTBUILDING
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 SCALE: 1:100
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 AMENDED:
 DRAWN BY: A. BROWN CC6003R
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ELEVATIONS & FLOOR PLAN 1:100



CONSTRUCTION GENERALLY:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS,
BUILDING CODE OF AUSTRALIA (B.C.A.), RELEVANT AUSTRALIAN STANDARDS AND LOCAL
AUTHORITY REQUIREMENTS.

SITE PREPARATION AND EXCAVATION TO COUNCIL AND B.C.A REQUIREMENTS.

CONCRETE FOOTINGS TO AS 2870.1 AND ENGINEER SPECIFICATIONS.
UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.

STRUCTURAL; DETAILS AND CERTIFICATION AS PER 'FAIR DINKUM' BUILDS'
DOCUMENTATION.

BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS ON THIS SET OF PLANS PRIOR
TO COMMENCEMENT OF WORK ON SITE.

USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

COUNCIL / CONTRACTOR TO CONTACT P&J SHEDS IF NECESSARY INFORMATION IS
NOT PROVIDED ON THIS SET OF PLANS.

PLUMBING GENERALLY:
ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500.
TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.

100dia PVC STORM WATER TO EXISTING WATER TANKS.
EXISTING OVERFLOW TO KERB KONNECTION.
PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.

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PLUMBING PLAN 1:100