

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 1 Bayview Court, Sorell

PROPOSED DEVELOPMENT:

CHANGE OF USE - VISITOR ACCOMMODATION

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 5th May** .

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 5th May 2025**.

APPLICANT: G S Parmar & H Parmar

APPLICATION NO: DA 2025 / 70 1

DATE: 11 April 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>

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: 5.2025.70.1 - Development Application - 1 Bayview Court, Sorell - P1.pdf Plans Reference: P1 Date Received: 18/03/2025
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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*).



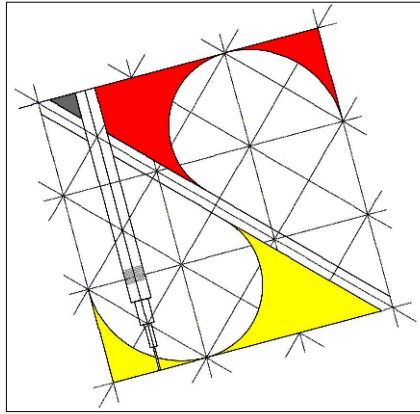
Please note:

- 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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Urban Space Designers
Building Design and Drafting

DEVELOPMENT APPLICATION

**CONVERT GARAGE TO ONE BEDROOM
STUDIO - VISITOR ACCOMMODATION**

AT

01 BAYVIEW COURT, SORELL TAS 7172

LOCATION: 1 BAYVIEW CT. SORELL

Existing Sewer & Storm water services to be used for the one bedroom studio

KEY PROJECT STATISTICS & DATA

Property description

Title reference: 161254/1
 Property ID: 3090240
 Lot Area: 811.00Sq.m

AREAS

Site Area: 811.00Sq.m.
 Existing Dwelling Footprint: 160.00Sq.m.
 Existing Garage Footprint: 43.00Sq.m.
 (to convert into One bedroom Studio)

FINISHES: COLOR / MATERIAL SCHEDULE

EXTERIOR WALLS : AS PER EXISTING (LIGHT WEIGHT CLADDING)
 WINDOWS: TO MATCH EXISTING ALUMINIUM POWDERCOATING DOUBLE GLAZED
 INTERNAL WALLS: PAINTED STUD WALLS
 ROOF/GUTTER/FACIA: AS PER EXISTING
 BOUNDARY FENCE: AS/ EXISTING - NO CHANGE
 DRIVEWAY: AS/ EXISTING - NO CHANGE

NOTE: BATHROOM, ENSUITE AND WINDOWS ARE TO BE OBSCURE GLASS.
 ALL INTERNAL DOORS ARE STANDARD. THE REFLECTIVITY INDEX USED IN THE EXTERNAL FACADE OF THE BUILDING NOT TO EXCEED 20 PERCENT.
 EAVES VENTS SHOULD BE EVENLY SPACED.

DRAWING LIST

SHEET NO	SHEET TITLE:	REV.
A-01	EXISTING SITE PLAN	
A-02	PROPOSED SITE PLAN	
A-03	DIMENSION PLAN	
A-04	ELEVATIONS	



BAYVIEW COURT
EXISTING SITE PLAN

Sorell Council
 Development Application: 5.2025.70.1 -
 Development Application - 1 Bayview Court,
 Sorell - P1.pdf
 Plans Reference: P1
 Date Received: 18/03/2025

Urban Space Designers
 Building Design and Drafting

Phone: 0402438170
 Email: info@urbanspacedesigners.com.au
 Website: www.urbanspacedesigners.com.au

Accreditation:
 TAS - 381246362
 VIC - DP-AD 72846

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IF IN DOUBT ASK.
 The completion of the issued details checked and authorized section below is confirmation of the status of the drawing. The drawing shall not be used for the construction unless endorsed "for construction" and authorized for issue.
 Read these drawings in conjunction with drawings prepared by USD. Refer any discrepancies with the architect before proceeding with any building works.
 The drawing is prepared as built and strict instructions to builders to have a physical measurement before referring this drawing and inform USD if there are any gaps in dimensions.

Client:
 GARY PARMAR

Project Name:
 INTERNAL RENOVATION OF GARAGE TO ONE BEDROOM STUDIO

Project Address:
 • 01 BAYVIEW COURT, SORELL TAS 7172

ISSUE ID	ISSUE NAME	ISSUE DATE

DEVELOPMENT APPLICATION

CHECK all dimensions and measurements on site prior to fabrication and or construction. Dimensions are in millimeters "frame to frame" and do not allow for interior linings.
 ALL work in Accordance with
 The Building Code of Australia (BCA) as amended, relevant Australian Standards (AS) Codes and good building practices.
 Drawings to be read in conjunction with specifications and schedules.

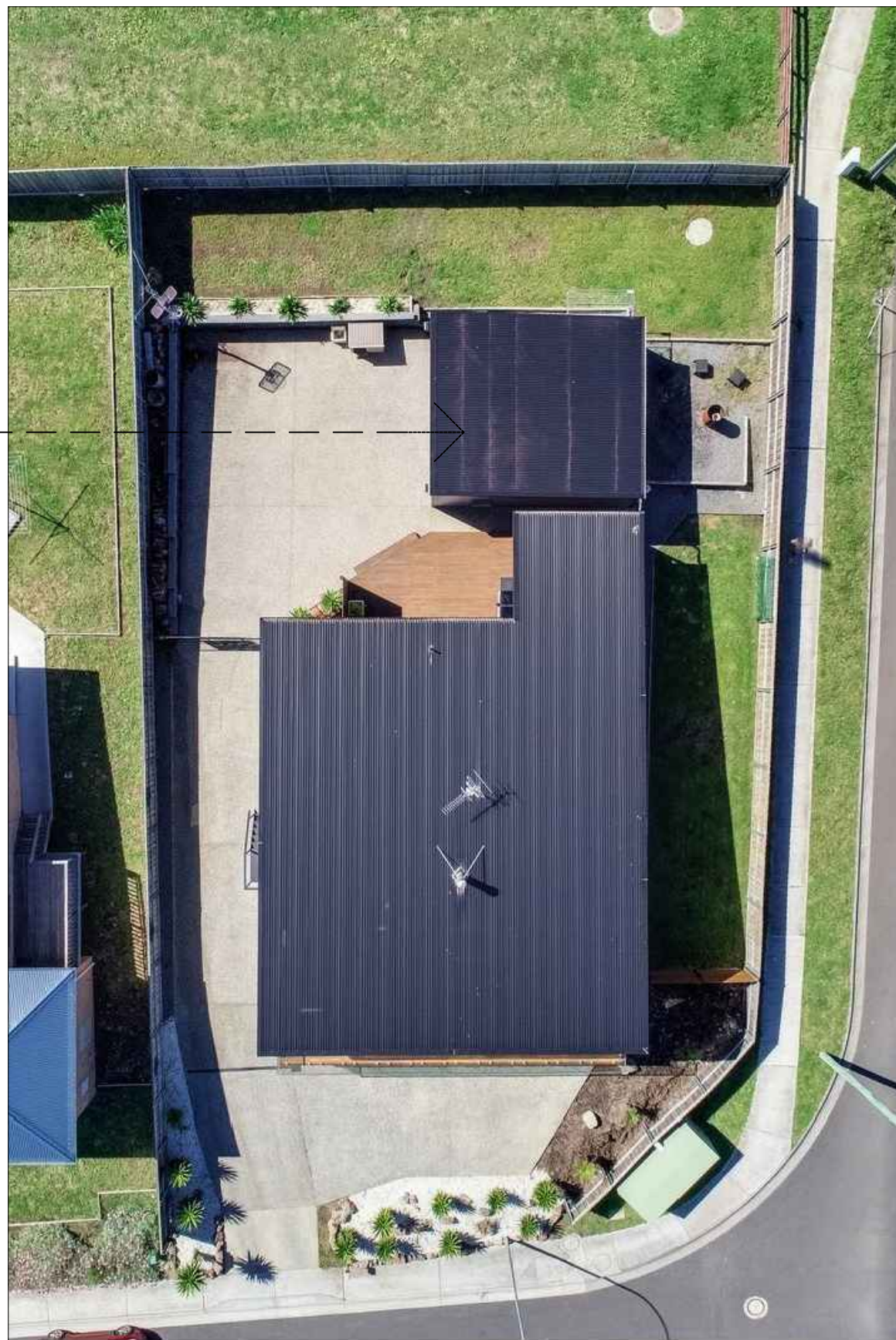
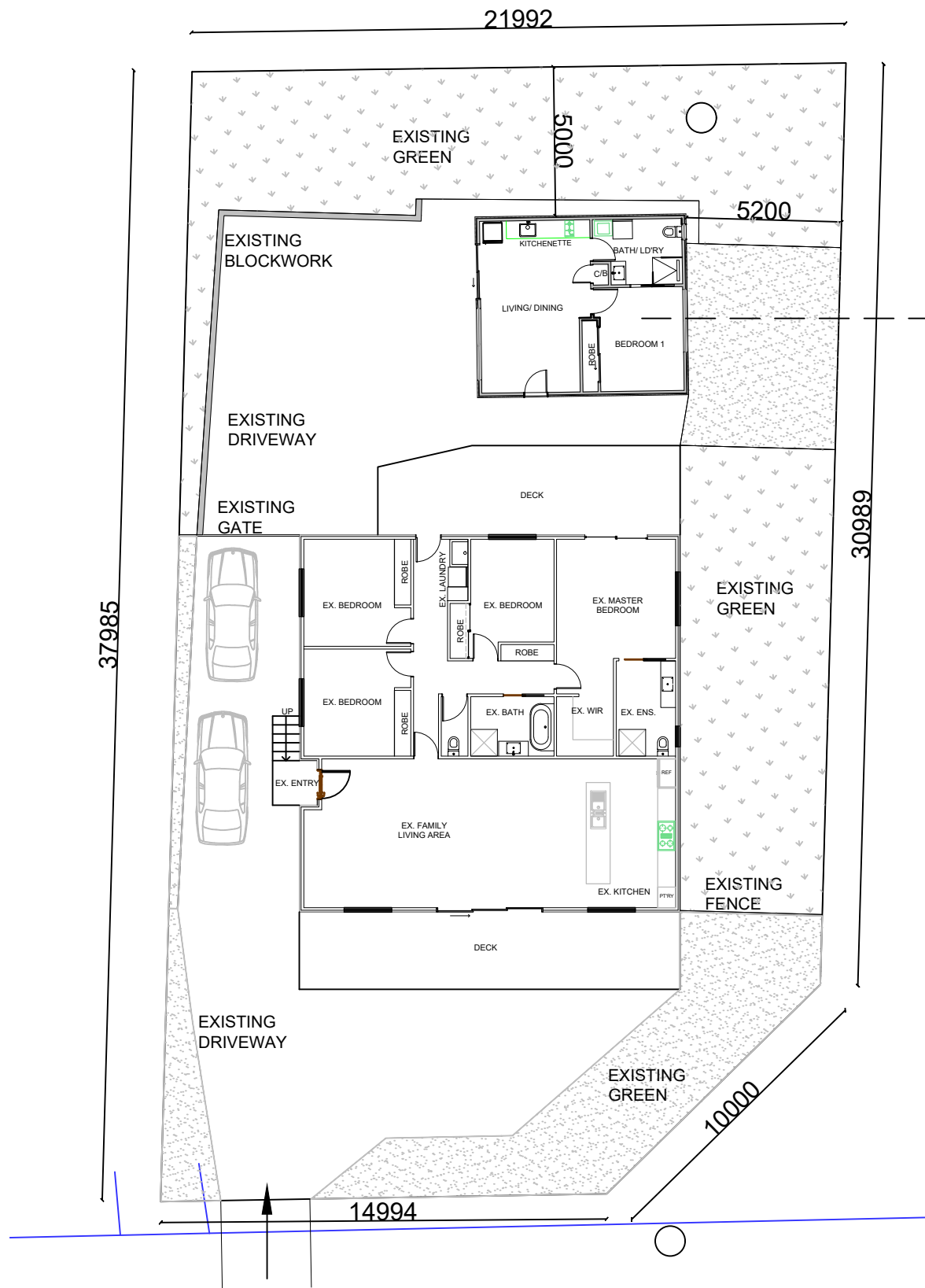


Drawing Title: **EXISTING SITE PLAN**

Scale: 1:200 @ A3 Date: 11.02.2025

Ref. No.: 1BayviewCourtSorellArchv 15012025 Drawn by: GK

Drawing No.: **A01** Revision No.:



BAYVIEW COURT PROPOSED SITE PLAN

Sorell Council
 Development Application: 5.2025.70.1 -
 Development Application - 1 Bayview Court,
 Sorell - P1.pdf
 Plans Reference: P1
 Date Received: 18/03/2025

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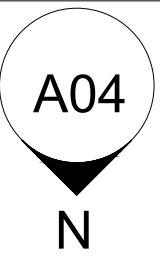


Drawing Title: PROPOSED SITE PLAN

Scale: 1:200 @ A3 **Date:** 11.02.2025

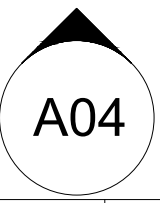
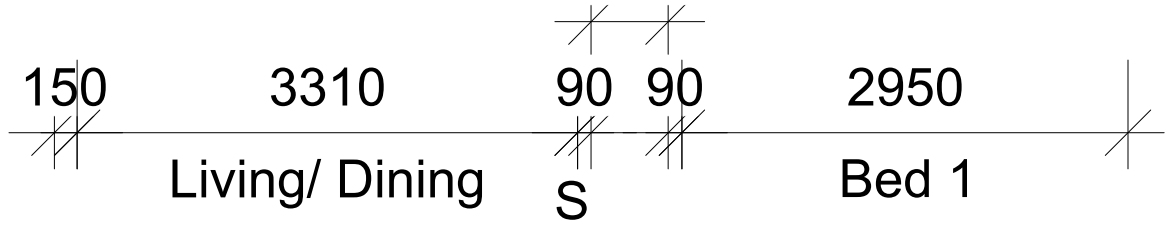
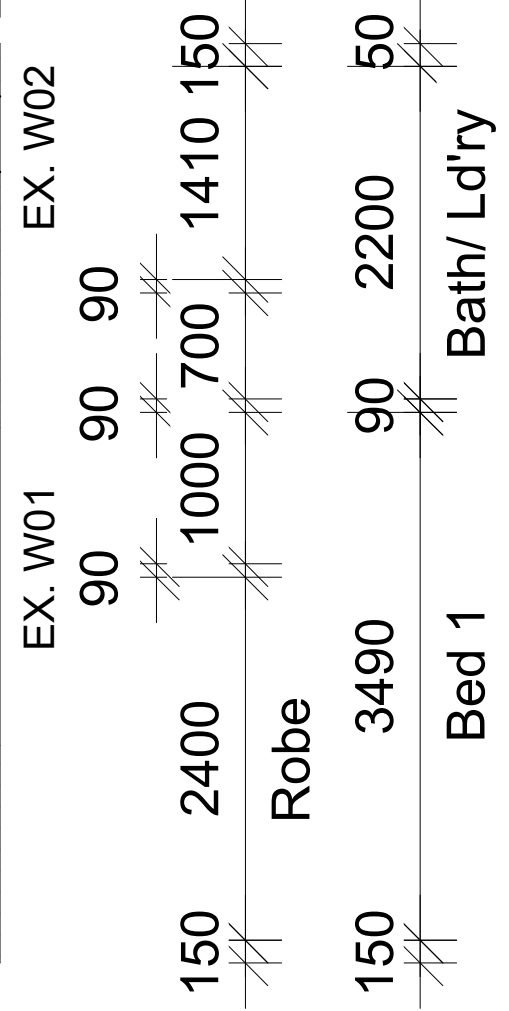
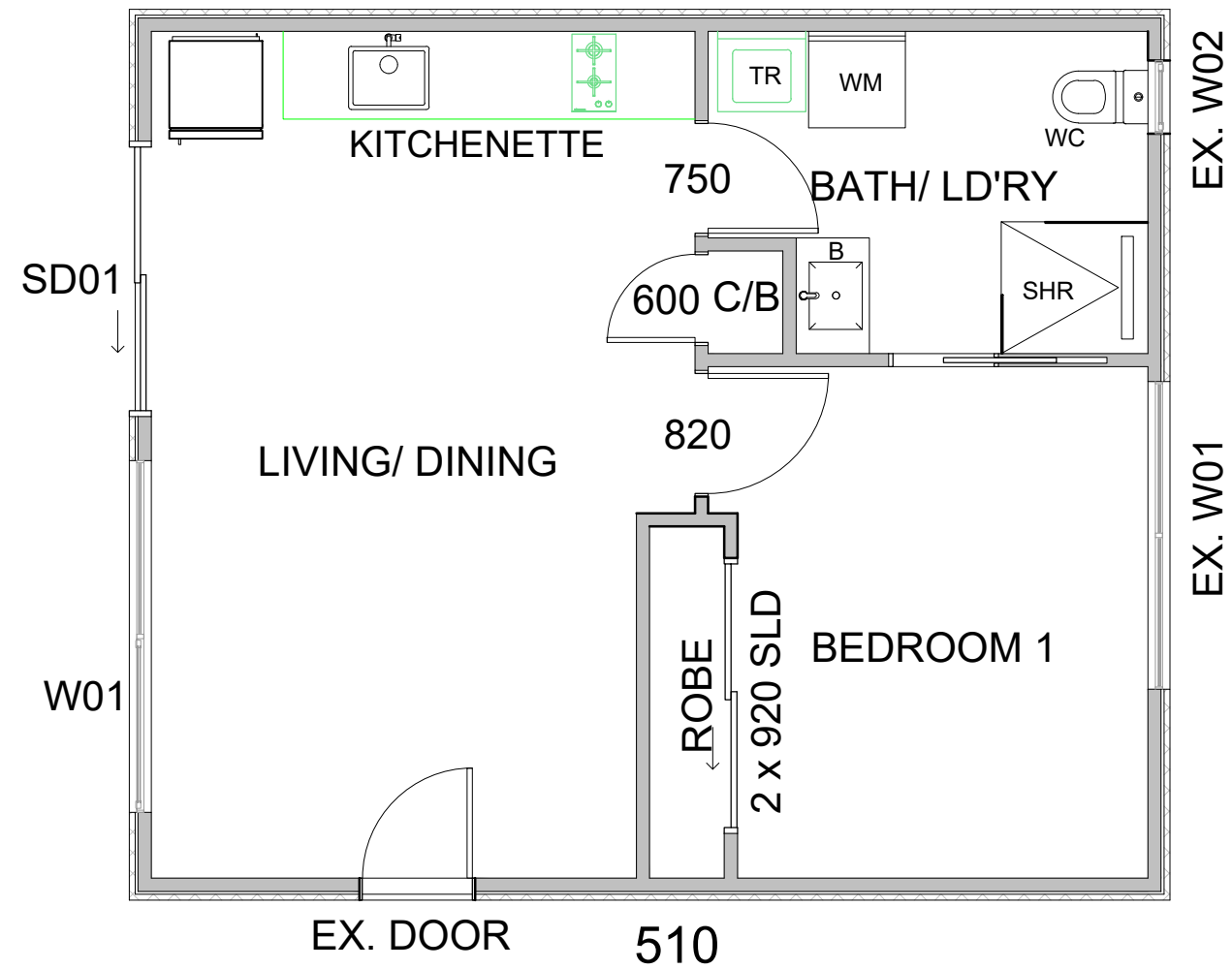
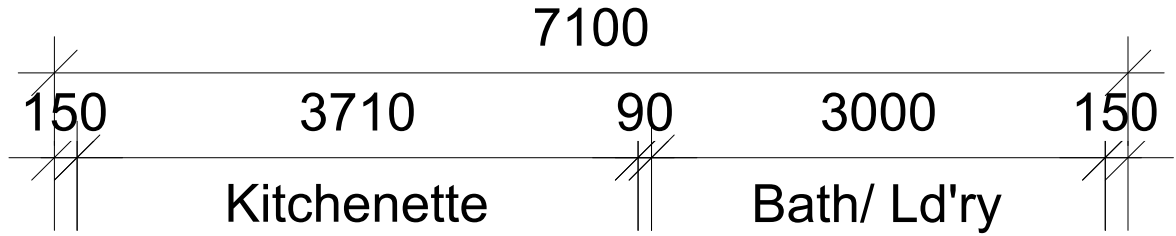
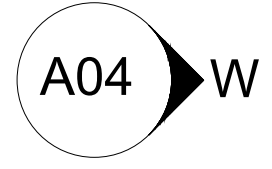
Ref. No.: 1|BayviewCourtSorell|Arch| 15012025 **Drawn by:** GK

Drawing No.: **A02** **Revision No.:**



Window Schedule				
Number	Width	Height	Sill Height	Head Height
EX. W01	2100	600	1500	2100
EX. W02	500	700	1400	2100
W01	2400	1800	300	2100

Door Schedule		
Number	Height	Width
2 x 920 SLD	2100	1800
600	2040	600
750	2040	750
750 CSD	2040	720
820	2040	820
EX. DOOR	2040	750
SD01	2100	1800



DIMENSION PLAN

Sorell Council
 Development Application: 5.2025.70.1 -
 Development Application - 1 Bayview Court,
 Sorell - P1.pdf
 Plans Reference: P1
 Date Received: 18/03/2025

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Project Name:
INTERNAL RENOVATION OF GARAGE TO ONE BEDROOM STUDIO

Project Address:
• 01 BAYVIEW COURT, SORELL TAS 7172

ISSUE ID	ISSUE NAME	ISSUE DATE

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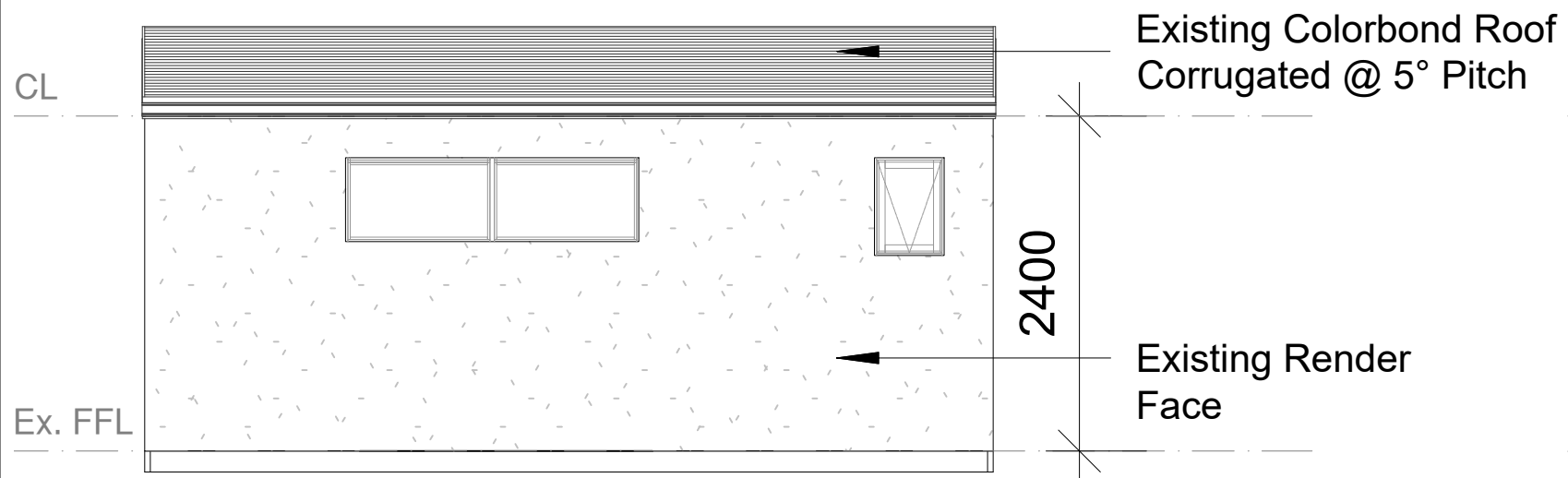
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Scale: 1:50 @ A3 **Date:** 11.02.2025

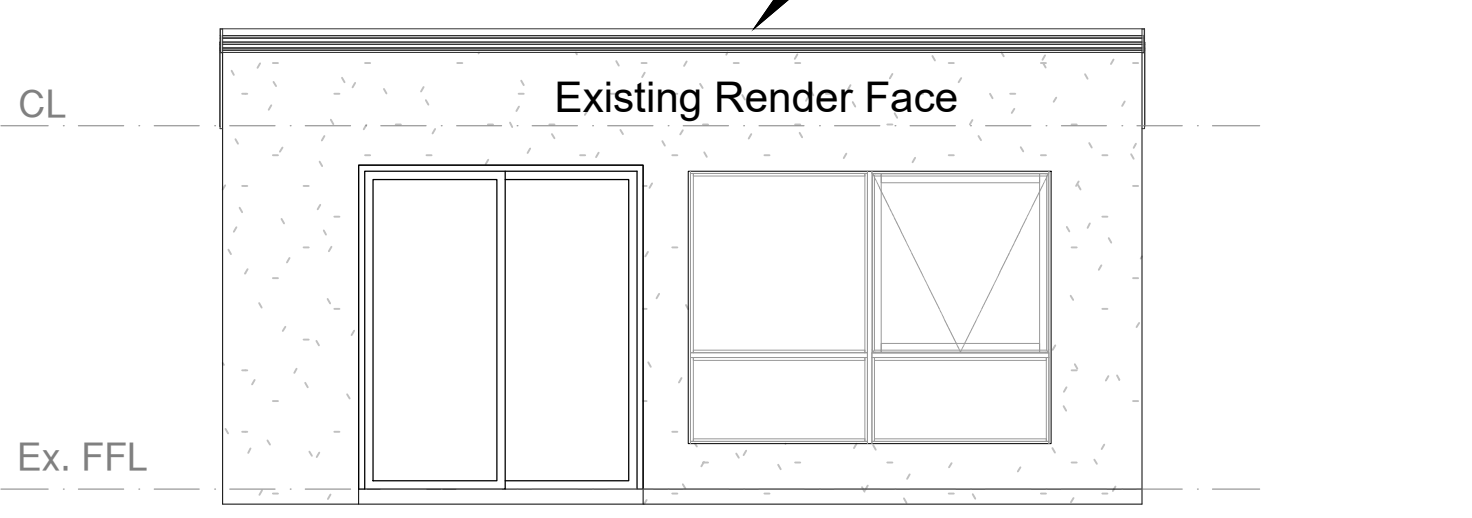
Ref. No.: 1|BayviewCourtSorell|Arch| 15012025 **Drawn by:** GK

Drawing No.: **A03** **Revision No.:** :

Existing Colorbond Roof
Corrugated @ 5° Pitch

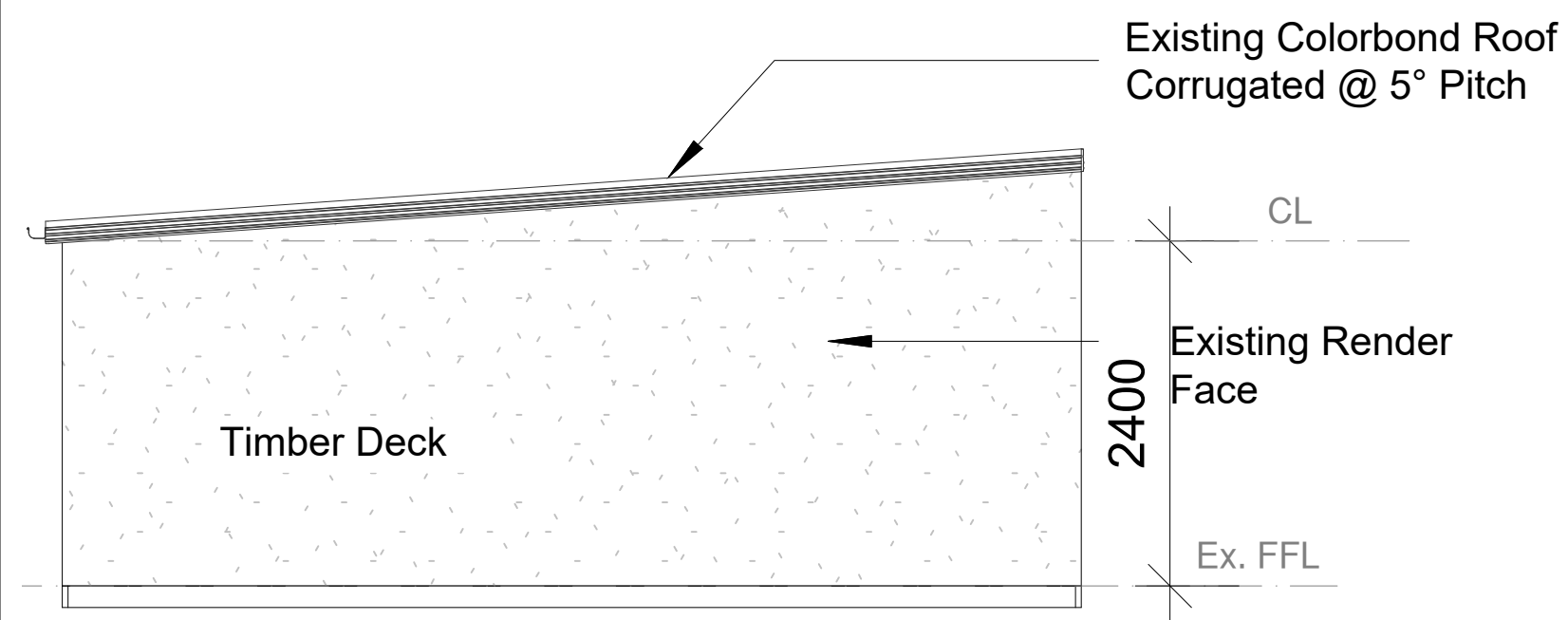


EAST ELEVATION

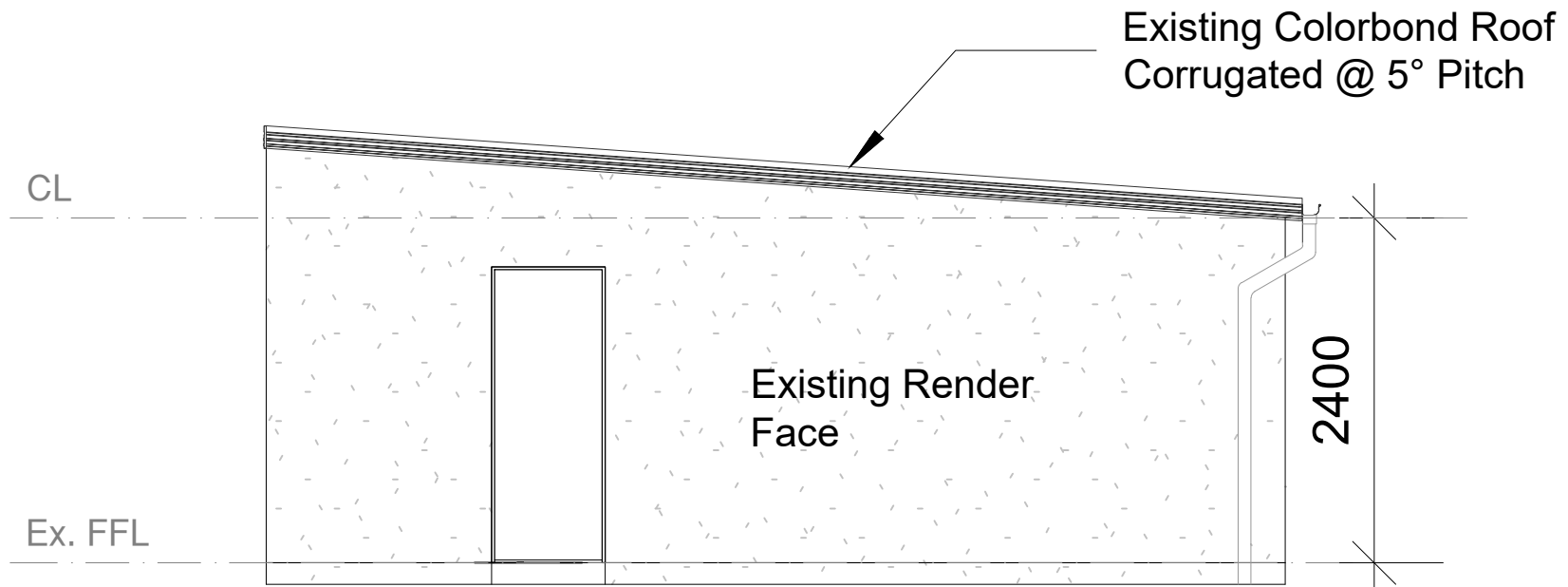


WEST ELEVATION

SORELL COUNCIL
Sorell Council
Development Application: 5.2025.70.1 -
Development Application - 1 Bayview Court,
Sorell - P1.pdf
Plans Reference: P1
Date Received: 18/03/2025



NORTH ELEVATION



SOUTH ELEVATION

Window Schedule				
Number	Width	Height	Sill Height	Head Height
EX. W01	2100	600	1500	2100
EX. W02	500	700	1400	2100
W01	2400	1800	300	2100

Door Schedule		
Number	Height	Width
2 x 920 SLD	2100	1800
600	2040	600
750	2040	750
750 CSD	2040	720
820	2040	820
EX. DOOR	2040	750
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INTERNAL RENOVATION OF GARAGE TO ONE BEDROOM STUDIO

Project Address:
• 01 BAYVIEW COURT, SORELL TAS 7172

ISSUE ID	ISSUE NAME	ISSUE DATE

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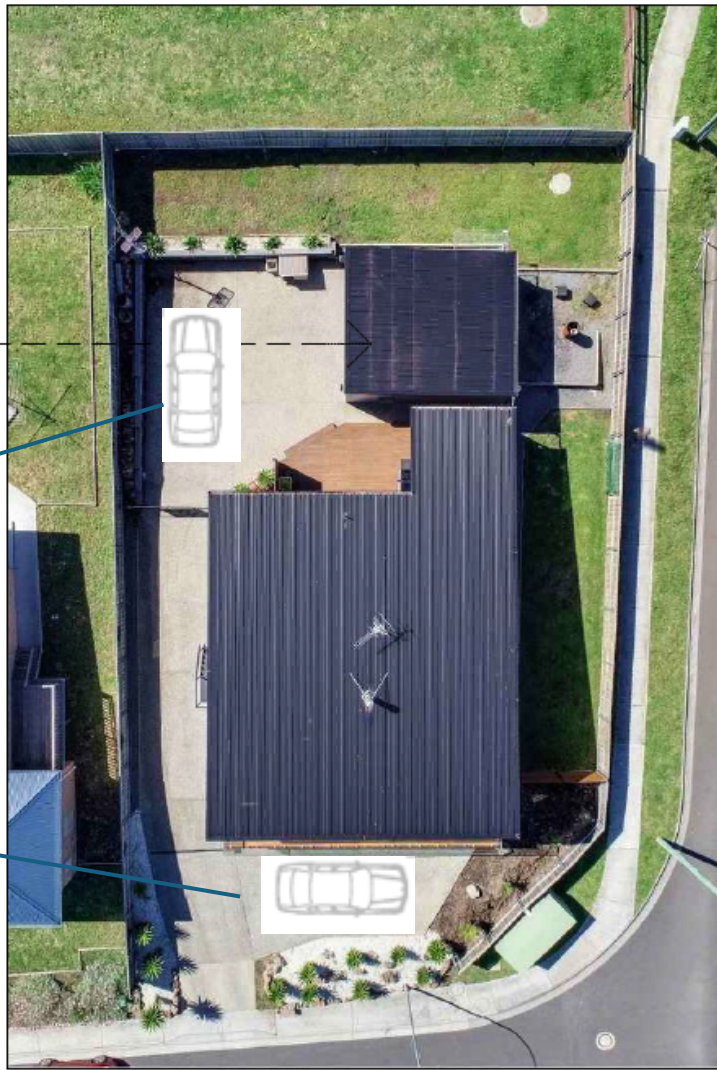
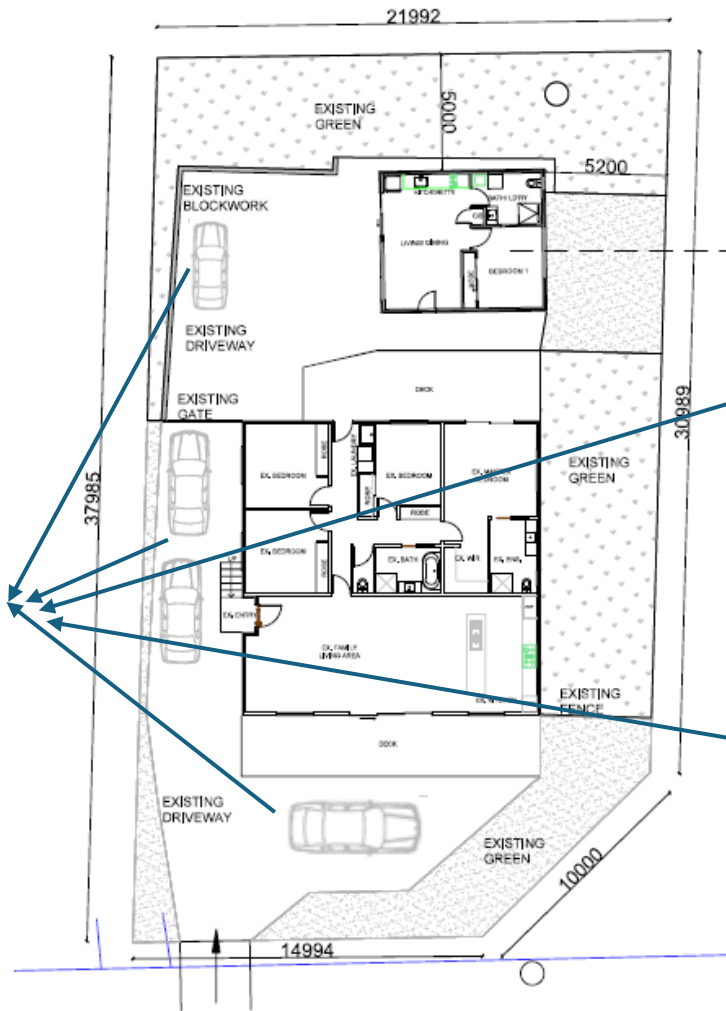
Drawing Title: **ELEVATIONS**

Scale: 1:50 @ A3 Date: 11.02.2025

Ref. No. : 1|BayviewCourtSorell|Arch| 15012025 Drawn by: GK

Drawing No. : **A04** Revision No. :

Available parking spots



BAYVIEW COURT
PROPOSED SITE PLAN



Phone: 0402434770
Email: info@urbanspace designers.com.au
Website: www.urbanspace designers.com.au
Accreditation: TAD # 381248362
VIC # DPAD 72846

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Project Name: INTERNAL RENOVATION OF GARAGE TO ONE BEDROOM STUDIO
Project Address: 01 BAYVIEW COURT, SORRELL TAS 7172

ISSUE ID	ISSUE NAME	ISSUE DATE

DEVELOPMENT APPLICATION
CHECK all dimensions and measurements on site prior to fabrication and re construction. Dimensions are to illustrate "where to locate" and do not allow for errors. All work in accordance with the Building Code of Australia (BCA) as a minimum. All work in accordance with the Building Code of Australia (BCA) as a minimum. All work in accordance with the Building Code of Australia (BCA) as a minimum. Drawings to be read in conjunction with specifications and other documents.



Drawing Title: PROPOSED SITE PLAN	
Scale: 1:200 @ A3	Date: 11/02/2025
Ref. No.: BayviewCourt01Rev002	Drawn by: GJK
Drawing No.: A02	Revision No.: