SORELL COUNCIL

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 104 Rosendale Road, Sorell (CT179945/1)

PROPOSED DEVELOPMENT:

RESIDENTIAL - 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 **4:45pm Monday 1st March 2021.** Any person may make representation in relation to the proposal/s by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **4:45pm Monday 1st March 2021.**

APPLICANT: Ronald Young & Co Builders Pty Ltd

DATE: 11 February 2021
APPLICATION NO: DA 2021 / 17 - 1

104 Rosendale Road, Sorell - 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 4:45pm Monday 1st March 2021.

11-Feb-2021

200 m

Disclaimer: This map is a representation of the information currently held by Sorell Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.

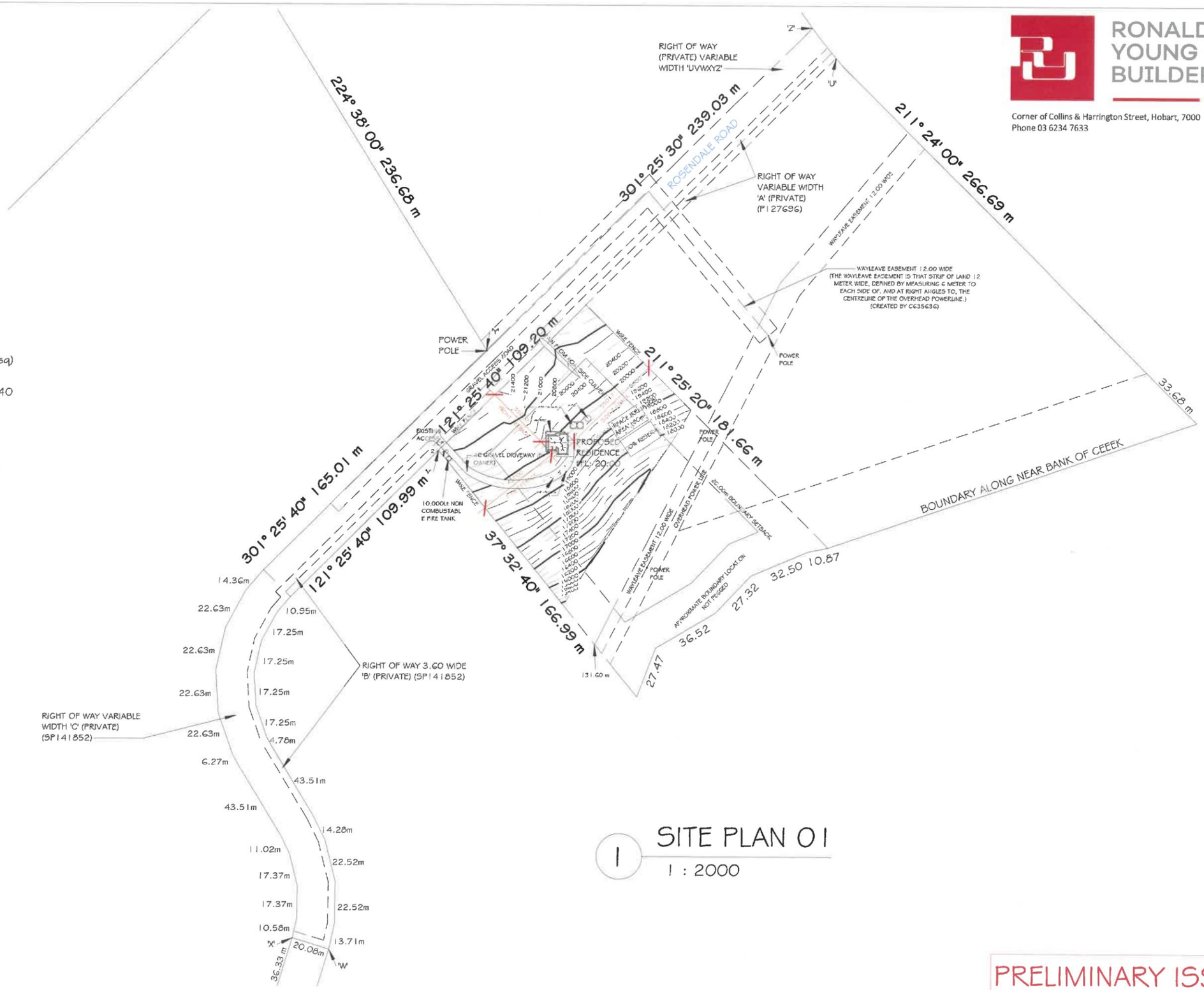
LEGEND - PLAN NOTE

HW - HABITABLE ROOM WINDOWS
NH - NON-HABITABLE ROOM WINDOWS
POS - PRIVATE OPEN SPACE
SPOS - SECLUDED PRIVATE OPEN SPACE
HWS - HOT WATER SYSTEM
RWT - RAIN WATER TANK
RWH - RAIN WATER HEAD
DP - DOWNPIPES
OBS - OBSCURE GLASS
M/B - METER BOX

CONTOUR SURVEY
CONTOUR INTERVAL 0.2m
AUSTRALIAN HEIGHT DATUM
- TITLE REFERENCE: N/A

AREA SCHEDULE

NAME	AREA (sqm)	AREA (sq)
SITE AREA	19336.87 m²	2081.40
GROUND FLOOR	91.74 m²	9.87
TOTAL FLOOR AREA	91.74 m²	9.87
TOTAL HOUSE AREA	91.74 m²	9.87
DRIVEWAY	274.04 m²	29.50



1 SITE PLAN 01
1 : 2000

PRELIMINARY ISSUE

RONALD YOUNG + CO BUILDERS
Corner of Collins & Harrington Street, Hobart, 7000
Phone 03 6234 7633

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REV	Description	Date

DRAWING STATUS: CONTRACT DRAWINGS

Client	PEARSON
Job No.	2088
Address	LOT 1, NO. 104 ROSENDALE ROAD, SORELL

SITE PLAN 01

Date 02/02/2021	A3	CTR02	
Drawn By SHAUN			
Checked By	Scale As indicated		

2/2/202 10:29:50 AM
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LEGEND - PLAN NOTE

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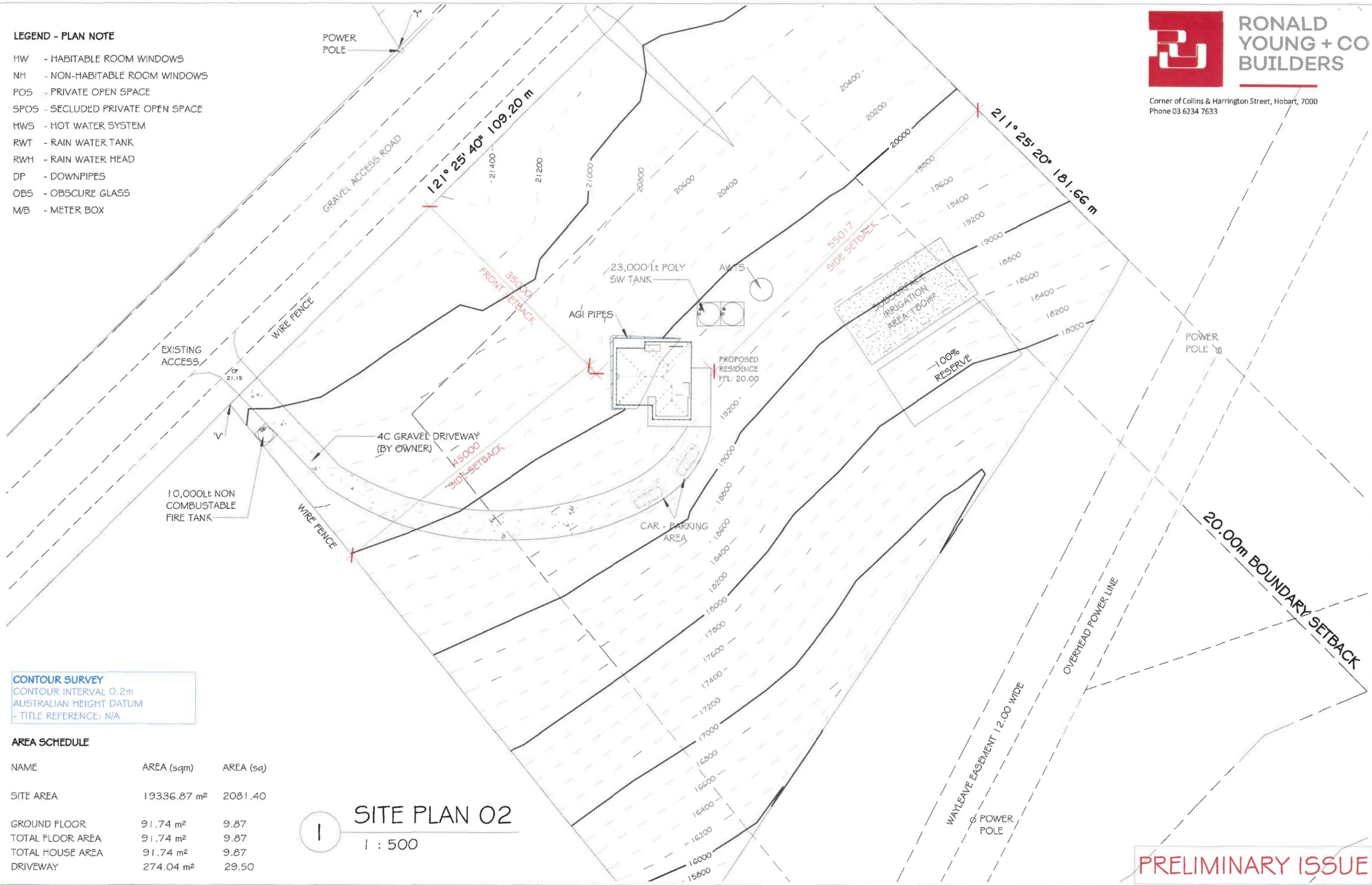

CONTOUR SURVEY
CONTOUR INTERVAL 0.2m
AUSTRALIAN HEIGHT DATUM
- TITLE REFERENCE: N/A

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TOTAL HOUSE AREA	91.74 m²	9.87
DRIVEWAY	274.04 m²	29.50

1 SITE PLAN 02
1 : 500

PRELIMINARY ISSUE

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Compliance No. CC102Y - James Collins

REV	Description	Date

DRAWING STATUS: CONTRACT DRAWINGS

Client	PEARSON
Job No.	2088
Address	LOT 1, NO. 104 ROSENDALE ROAD, SORELL

SITE PLAN 02
Date 02/02/2021 | A3 | CTR03
Drawn By SHAUN
Checked By Checker | Scale As indicated

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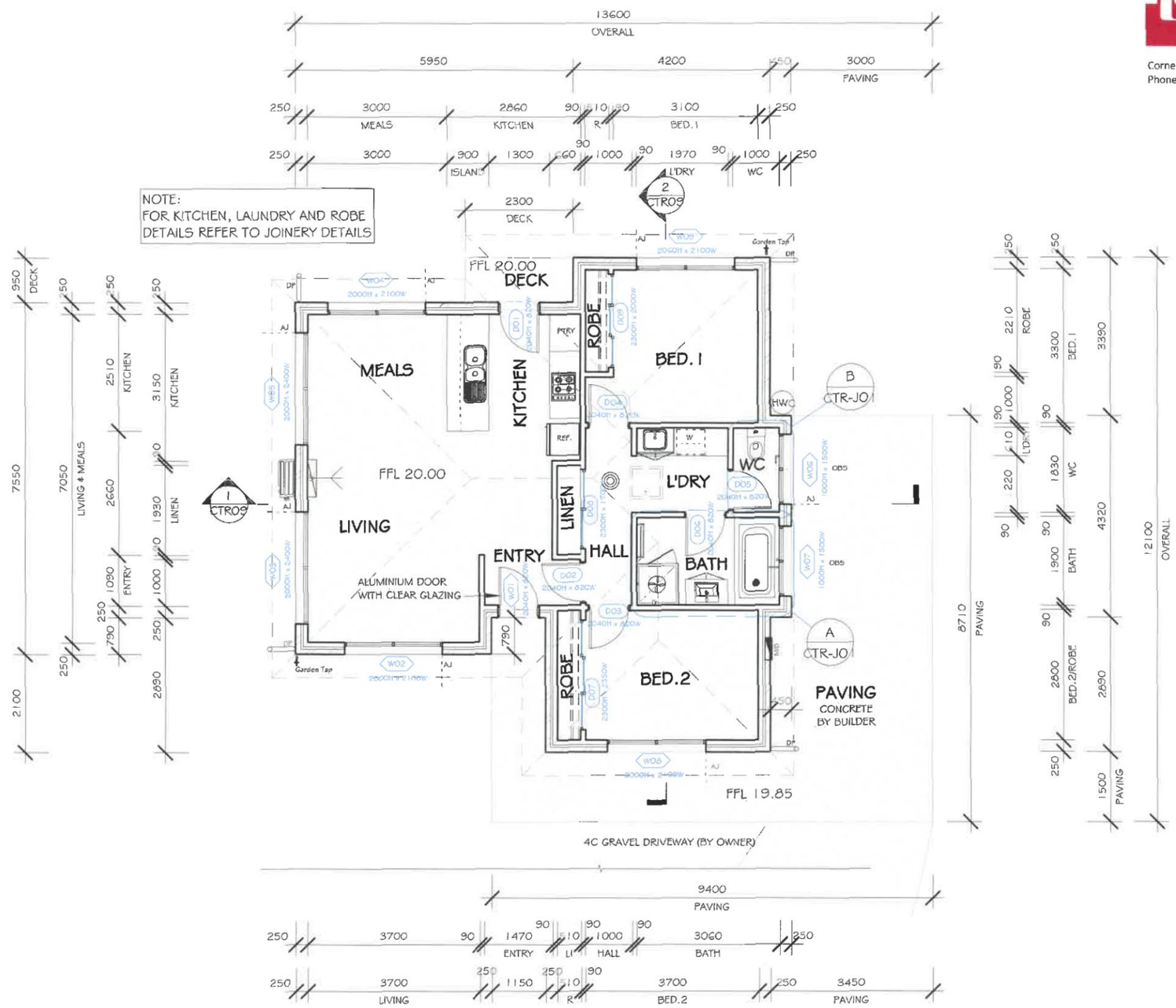
Corner of Collins & Harrington Street, Hobart, 7000
Phone 03 6234 7633



LEGEND - PLAN NOTE

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RWT - RAIN WATER TANK
RWH - RAIN WATER HEAD
DP - DOWNPIPES
OBS - OBSCURE GLASS
M/B - METER BOX

DIMENSION:
ROOM DIMENSIONS AS NOTED ON DRAWINGS WILL INDICATE FRAME, SETOUT, AND LOCATION ONLY, AND NOT FINISHED ROOM SIZE. EXACT ROOM WIDTHS, AND DEPTHS WILL DEPEND ON PLASTER, AND/OR OTHER WALL LINING MATERIALS.

1 FLOOR PLAN

1 : 100

PRELIMINARY ISSUE

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Corner of Collins & Harrington Street, Hobart, 7000
Phone 03 6234 7633

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REV	Description	Date

DRAWING STATUS: CONTRACT DRAWINGS

Client	PEARSON
Job No.	2088
Address	LOT 1, NO. 104 ROSENDALE ROAD, SORELL

GROUND FLOOR PLAN

Date	02/02/2021	A3	CTR04
Drawn By	SHAUN		
Checked By		Scale	1 : 100

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LEGEND - PLAN NOTE

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RWH - RAIN WATER HEAD
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OBS - OBSCURE GLASS
M/B - METER BOX

MATERIAL LEGEND

MARK	MATERIAL	HATCH PATTERN	COLOUR
1	FACE BRICKWORK		T.B.A

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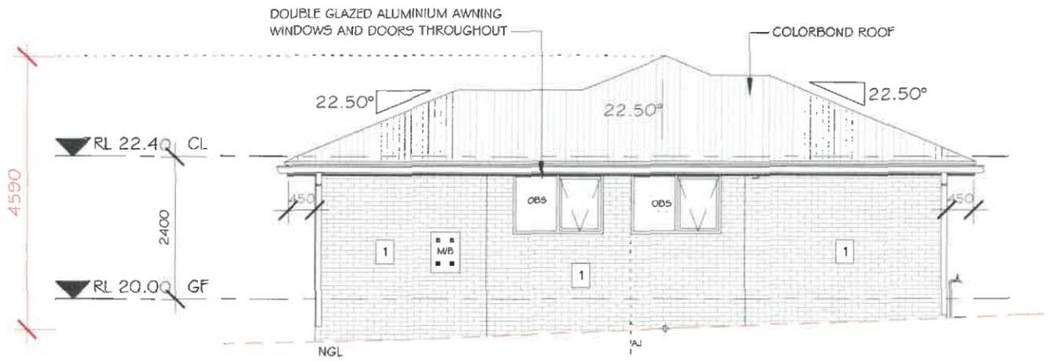
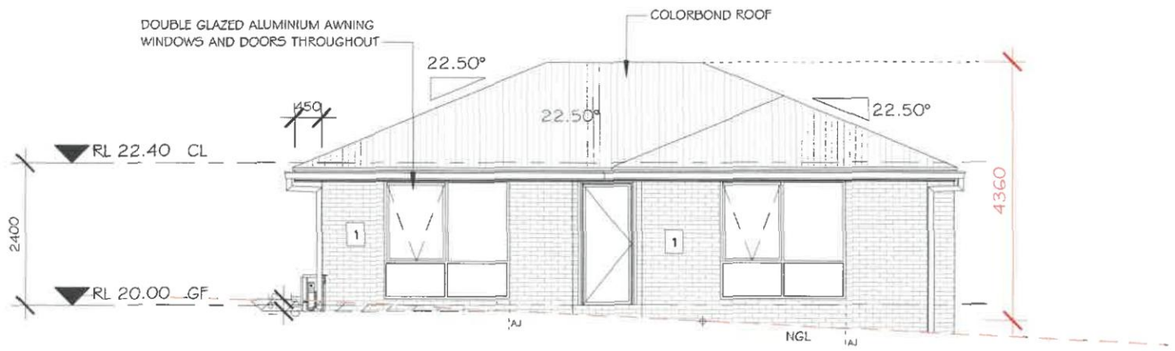
Phone 03 6234 7633



1 SOUTH ELEVATION
1 : 100



2 WEST ELEVATION
1 : 100

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Phone 03 6234 7633

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Compliance No. CC102Y - James Collins

REV	Description	Date

DRAWING STATUS: CONTRACT DRAWINGS

Client	PEARSON
Job No.	2088
Address	LOT 1, NO.104 ROSENDALE ROAD, SORELL

ELEVATIONS 01

Date	02/02/2021	A3	CTR06
Drawn By	SHAUN		
Checked By		Scale	1 : 100

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LEGEND - PLAN NOTE

HW - HABITABLE ROOM WINDOWS
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MATERIAL LEGEND

MARK	MATERIAL	HATCH PATTERN	COLOUR
1	FACE BRICKWORK		T.B.A

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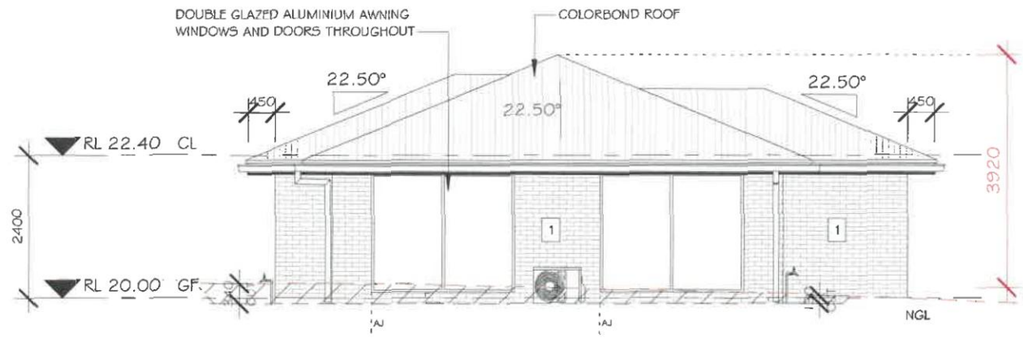
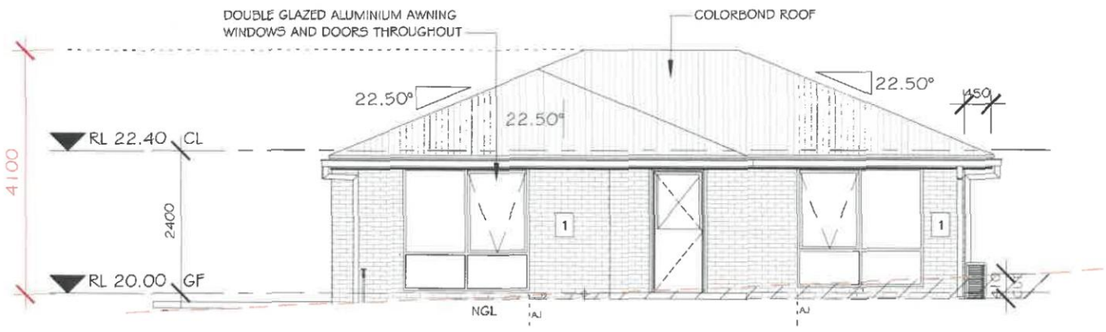
Phone 03 6234 7633



1 NORTH ELEVATION
1 : 100



2 EAST ELEVATION
1 : 100

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Phone 03 6234 7633

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REV	Description	Date

DRAWING STATUS: CONTRACT DRAWINGS

Client	PEARSON
Job No.	2088
Address	LOT 1, NO.104 ROSENDALE ROAD, SORELL

ELEVATIONS 02

Date	02/02/2021	A3	CTR07
Drawn By	SHAUN		
Checked By		Scale	1 : 100

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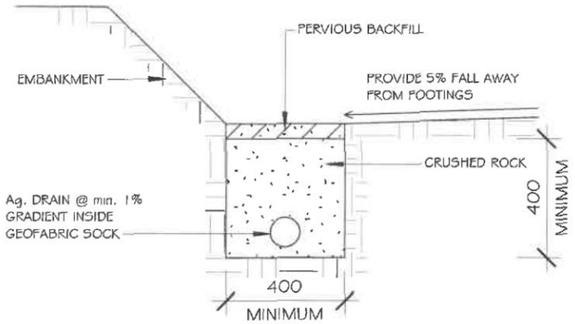
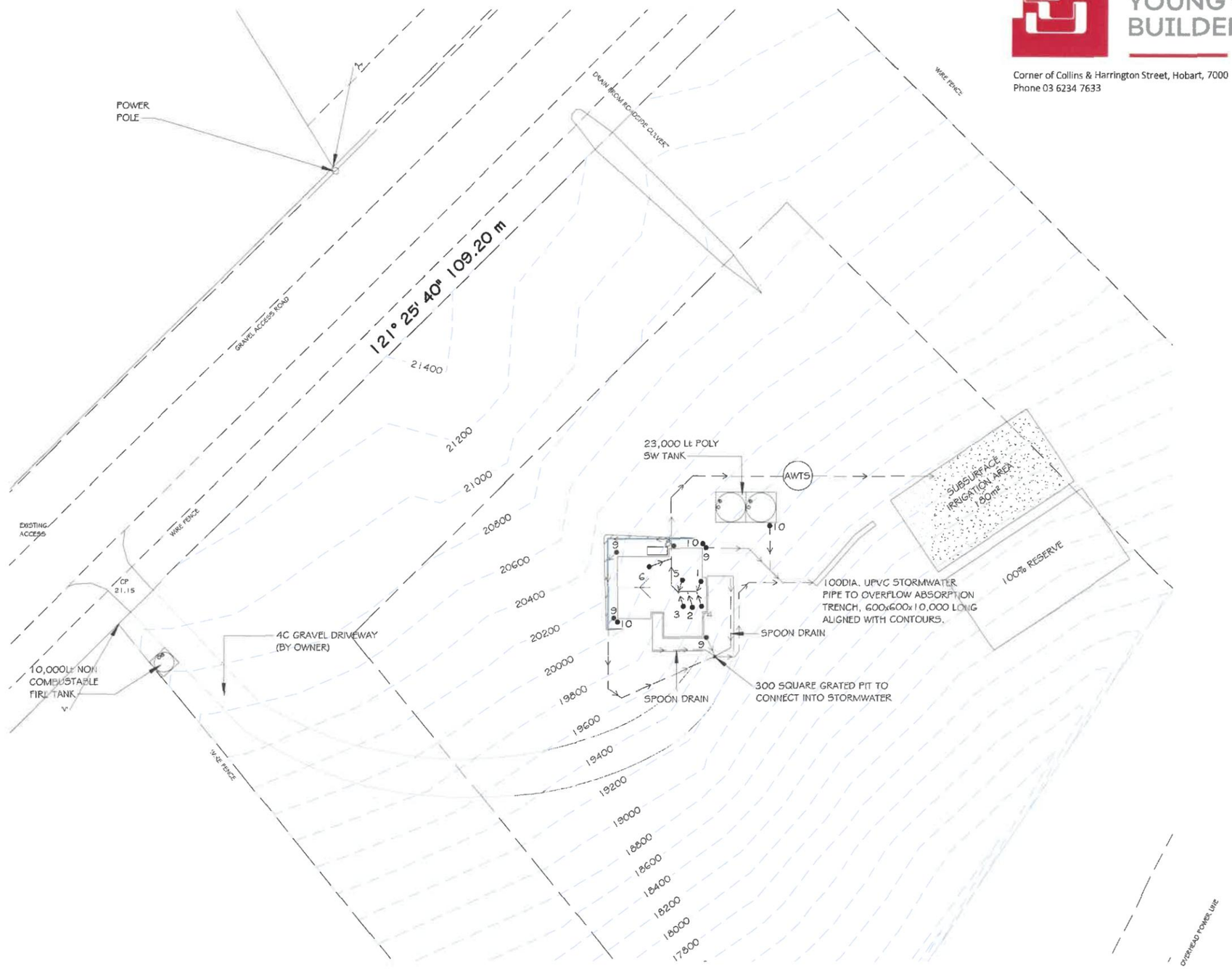
Phone 03 6234 7633



ALL MATERIALS AND CONSTRUCTION TO COMPLY WITH AS/NZS3500, 2015 AND TO BE INSPECTED AND APPROVED BY A QUALIFIED ENGINEER.



CONTOUR SURVEY
CONTOUR INTERVAL 0.2m
AUSTRALIAN HEIGHT DATUM
- TITLE REFERENCE: N/A

DRAINAGE LEGEND

1	WC	100 dia
2	HANDBASIN	40 dia
3	SHOWER	50 dia
4	BATH	40 dia
5	LAUNDRY TROUGH	50 dia
6	KITCHEN SINK	50 dia
7	VENT	50 dia
8	TAP CHARGED ORG min. 150mm BELOW FFL	
9	DOWNPIPE	90 dia
10	TAP	
11	INSPECTION OPENING TO GROUND LEVEL	

1 DRAINAGE PLAN
1 : 500

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Address	LOT 1, NO.104 ROSENDALE ROAD, SORELL

DRAINAGE PLAN

Date	02/02/2021	A3	CTR12
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Checked By	Checker	Scale	As indicated

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