



SORELL PLANNING AUTHORITY (SPA) AGENDA

16 MAY 2023

COUNCIL CHAMBERS

COMMUNITY ADMINISTRATION CENTRE (CAC)

NOTICE OF MEETING

Notice is hereby given that the next meeting of the Sorell Planning Authority (SPA) will be held at the Community Administration Centre (CAC), 47 Cole Street, Sorell on Tuesday, 16 May 2023 commencing at 4:30 pm.

C E R T I F I C A T I O N

I, Robert Higgins, General Manager of the Sorell Council, hereby certify that in accordance with Section 65 of the *Local Government Act 1993*, the reports in this Agenda have been prepared by persons who have the qualifications and experience necessary to give such advice. Information and recommendations or such advice was obtained and taken into account in providing general advice contained within the Agenda.

ROBERT HIGGINS
GENERAL MANAGER
11 May 2023



AGENDA

FOR THE SORELL PLANNING AUTHORITY (SPA) MEETING TO BE HELD AT THE
COMMUNITY ADMINISTRATION CENTRE (CAC), 47 COLE STREET, SORELL ON
TUESDAY 16 MAY 2023

TABLE OF CONTENTS

1.0	ATTENDANCE	1
2.0	APOLOGIES	1
3.0	CONFIRMATION OF THE MINUTES OF 2 MAY 2023	1
4.0	DECLARATIONS OF PECUNIARY INTEREST	1
5.0	LAND USE PLANNING	2
5.1	DEVELOPMENT APPLICATION NO.5.2022.404.1	2
5.2	DEVELOPMENT APPLICATION NO.5.2022.9.1	31

1.0 ATTENDANCE

^

Chairperson Mayor Vincent
Deputy Mayor C Wooley
Councillor M Brown
Councillor S Campbell
Councillor J Gatehouse
Councillor M Miro Quesada Le Roux
Councillor M Reed
Councillor N Reynolds
Councillor C Torenus
Robert Higgins, General Manager

2.0 APOLOGIES

3.0 CONFIRMATION OF THE MINUTES OF 2 MAY 2023

RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 2 May 2023 be confirmed.”

4.0 DECLARATIONS OF PECUNIARY INTEREST



In considering the following land use planning matters the Sorell Planning Authority intends to act as a planning authority under the *Land Use Planning and Approvals Act 1993*.

5.0 LAND USE PLANNING

5.1 DEVELOPMENT APPLICATION NO.5.2022.404.1

Applicant:	Taylor & Beeson Building Pty Ltd
Proposal:	Four multiple dwellings
Site Address:	10 Heron Crescent, Midway Point (CT 177622/80)
Planning Scheme:	<i>Sorell Interim Planning Scheme 2015</i>
Application Status	Discretionary
Relevant Legislation:	Section 57 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	More than one representation received.

Relevant Zone:	8.0 General Residential						
Proposed Use:	Multiple dwellings						
Applicable Overlay(s):	Airport obstacle limitation area						
Applicable Codes(s):	Parking and sustainable transport; Road and railway assets						
Applicable SAP(s):	Dispersive Soils SAP						
Valid Application Date:	2 December 2022						
Decision Due:	19 May 2023						
Discretion(s):	<table border="1"> <tr> <td>1</td> <td>Building envelope</td> </tr> <tr> <td>2</td> <td>Privacy</td> </tr> <tr> <td>3</td> <td>Dispersive soils</td> </tr> </table>	1	Building envelope	2	Privacy	3	Dispersive soils
1	Building envelope						
2	Privacy						
3	Dispersive soils						
Representation(s):	Two						

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2022.404.1 for four multiple dwellings at 10 Heron Crescent, Midway Point be approved, subject to the following conditions:

1. Development shall generally be in accordance with the endorsed plans submitted on 5 September 2022 except as may be amended by the conditions of this permit.
2. Prior to first use, the endorsed landscaping plan must be implemented.
3. The west facing window of bedroom 1 in dwelling 3 must have a minimum sill height of 1.7m above finished upper floor level. This change must be reflected in drawings submitted to Council for compliance with the Building Act 2016.



4. Common water, stormwater, sewer, electrical and communication services must be installed in one location and be in the common area on any strata plan.
5. Prior to first use, each unit must be provided with private open space that consists of:
 - a) an area no less than 24m² in size that is:
 - I. formed with a gradient of no more than 1 in 10;
 - II. provided, where required, with steps or other means of access to the adjoining habitable room located outside the 24m² area;
 - III. grassed, paved or decked and may include bbq, seating or play equipment;
 - IV. free of any infrastructure pits, clothes lines, garden equipment storage or equivalent infrastructure or amenities not directly related to recreation purpose; and
 - b) a total area of no less than 60m² (which is inclusive of the 24m² required by (a) that is:
 - I. enclosed by a 1.5m high fence (excluding the frontage);
 - II. provided with an external clothes line accessible by a minimum 1m wide uninterrupted path from the external door that is the shortest route from the laundry to the clothes line;
 - III. free of pits for common water, stormwater, sewer, electrical and communication services; and
 - IV. free of rainwater tanks (if a rainwater tank is provided within the enclosed area the land on which the tank occupies must be in addition to the 60m²).
6. To comply with condition 2, the 24m² area of private open space for unit 4 must be setback 4.5m from frontage.

Development Engineering

7. Prior to any works commencing within the road reservation, a Vehicular Crossing and Associated Works Application (available on Council's website) must be submitted with an associated permit granted for the works.
8. Prior to first use, the existing vehicular access must be upgraded to compliant width, surface treatment, drainage, and sight distance as specified in a Vehicular Crossing Permit issued by Sorell Council.

9. The internal driveway including areas set aside for vehicle parking and manoeuvring must:
 - a) be fully complete within six months of first use;
 - b) be constructed with a durable all weather pavement;
 - c) be drained to a legal point of discharge or retain runoff onsite such that stormwater is not concentrated onto adjoining properties; and
 - d) have a sealed surface of either concrete, asphalt, two-coat spray seal, pavers, or similar.
10. Prior first use, at least nine (9) car parking spaces must be provided on site and must be available for car parking at all times.
 - a) Any external space must:
 - I. be at least 5.4m long and 2.6m wide with an additional 0.3m clearance from any nearby wall, fence or other obstruction;
 - II. have a maximum gradient of 1 in 20 (5%) measured parallel to the angle of parking and 1 in 16 (6.25%) in any other direction;
 - III. be delineated by line marking or other clear physical means; and
 - IV. have signage and/or line marking designating any visitor spaces and turning areas.
 - b) Any internal space must:
 - I. have sufficient clearance from structural elements to allow for single manoeuvre entry and exit.
11. All private stormwater infrastructure within the access or driveway must be constructed to a trafficable standard and maintained appropriately.

TasWater

12. All requirements of TasWater Submission to Planning Authority Notice Reference TWDA 2022/01966-SOR and dated 6 December 2022.

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

- The permit does not take effect until 15 days after the date that this permit was served on you as the applicant and each representor provided that no appeal is lodged as provided by s53 of the *Land Use Planning and Approvals Act 1993*.
- This permit does not imply that any other approval required under any other legislation or by-law has been granted.

- This planning approval shall lapse at the expiration of two (2) years from the date on which this permit became valid, if the permit is not substantially commenced. At the discretion of the Planning Authority, the expiration date may be extended for a further two (2) years on two separate occasions for a total of six (6) years. Once lapsed, a new application will be required.
- Any changes to the use or development approved, may be deemed as substantially in accordance with the permit or may first require either a formal amendment to this permit or a new permit.

You may appeal against the above conditions, any such appeal must be lodged within fourteen (14) days of service of this notice to TASCAT, 38 Barrack Street Hobart 7000 Ph: ☎(03) 6165 6790 or email resourceplanning@tascat.tas.gov.au

Executive Summary

Application is made for a Multiple Dwellings x4 at 10 Heron Crescent, Midway Point. This property is zoned 8.0 General Residential and is located in the northern part of Midway Point.

The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme - Sorell* and is recommended for conditional approval.

Relevance to Council Plans & Policies

Strategic Plan 2019-2029	Objective 1: To Facilitate Regional Growth Objective 2: Responsible Stewardship and a Sustainable Organisation Objective 3: To Ensure a Liveable and Inclusive Community
Asset Management Strategy 2018	The proposal has no significant implications for asset management.
Risk Management Strategy 2018	In its capacity as a Planning Authority, Council must determine this application. Due diligence has been exercised in preparing this report and there are no predicted risks from a determination of this application.
Financial Implications	No financial implications are anticipated unless the decision is appealed to TASCAT. In such instances, legal counsel is typically required.
Open Space Strategy 2020 and Public Open Space Policy	The proposal has no significant implications for open space management.
Enforcement Policy	Not applicable. OR discuss if retrospective

Environmental Sustainability Policy	There are no environmental implications associated with the proposal.
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Legislation

- This report details the reasons for the officer recommendation.
- Broadly, the planning authority can either adopt or change the recommendation by adding, modifying or removing conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*.
- The planning authority has a specific role in LUPAA. As noted by the Tribunal:

The role of the Council in relation to planning matters is, in very broad terms, to uphold its planning scheme. In that context it is in a sense, blind to everything but the terms of the Scheme. It cannot put economic advantage or perceived community benefits over the terms of the Scheme. And in the context of enforcement proceedings unless expressly authorised to do so, it may not take any approach which is inconsistent with the terms of its Scheme.

Planning Scheme Operation – for Zones, Codes and site specific provisions

- Clause 5.6.1 requires that each applicable standard is complied with if an application is to be approved.
- Clause 5.6.2, in turn, outlines that an applicable standard is any standard that deals with a matter that could affect, or could be affected by, the proposal.
- A standard can be met by either complying with an acceptable solution or satisfying the performance criteria, which are equally valid ways to comply with the standard.
- An acceptable solution will specify a measurable outcome. Performance criteria require judgement as to whether or not the proposal reasonably satisfies the criteria.
- Clause 6.10 outlines the matters that must be considered by a planning authority in determining applications. Clause 6.11 outlines the type of conditions and restrictions that can be specified in a conditional approval.

Referrals

Agency / Dept.	Referred?	Response?	Conditions?	Comments
Development Engineering	Yes	Yes	Yes	Nil
Environmental Health	Yes	Yes	Nil	
Plumbing	Yes	Yes	Nil	
NRM	No			
TasWater	Yes	Yes	Yes	
TasNetworks	Yes	Yes	Nil	
State Growth	No			

Report

Description of Proposal

Application is made for four multiple dwellings. Each dwelling is two storeys and contains a double garage, two bedrooms, living and laundry on the lower level and two bedrooms and living areas on the upper level. Each dwelling has a footprint of 11.5m x 10.4m with heights ranging from 6.3m to 7.3m above natural ground. Cladding consists of face brick to the lower level and vertical cement sheet to the upper level.

The dwellings are configured around a central vehicle access and driveway. The northern side setback is 6.1m, the rear western setback is 2.57m and the southern side setback is 3m. The frontage setback is 4.5m. All units are on a cut with depths ranging from 0.2m to two metres.

Each unit is provided with at least 160m² of private open space. Stormwater management is proposed via above ground and below ground tanks with stormwater treatment.

The application is supported by:

- Site assessment from GES dated December 2022;
- a stormwater report from Aldanmark dated 28 November 2022; and
- design drawings from G Tilley dated 23 November 2022.

Description of Site

The site is a 1497m² lot located on the western side of Heron Crescent.

The site rises in elevation by approximately four metres from the north-east corner to the south-west corner with a gradient of approximately 1 in 10. Adjoining land consists of developed residential lots with single dwellings.

The site is fully serviced. Heron Crescent is a sealed public road with a footpath on the opposite side and two indented parking bays along the front of the site.



Figure 1. Subject site.

Planning Assessment

Zone

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
8.4.1 A1	Density	Yes, as the site area per dwelling is 374.25m ² and is above the acceptable solution of 325m ² .
8.4.2 A1	Frontage setback	Yes, as the frontage setback is equal to the 4.5m frontage requirement.
8.4.2 A2	Garage setback	Yes, as the garages are internally facing and setback more than the 5.5m requirement.
8.4.2 A3	Building envelope and setback	No, the roof line of unit 3 is outside the building envelope as shown on the northern elevation. The side setback of 1.5m is complied with.
8.4.3 A1	Site coverage and private open space	Yes, as the site coverage of 33% is less than the 50% requirement and as each dwelling has a minimum 60m ² private open space.
8.4.3 A2	Private open space	Yes, as each dwelling has the minimum 24m ² private open space with a minimum 4m width, maximum 1 in 10 grade and is not located in the frontage.

8.4.4 A1	Sunlight	Yes, as the multiple dwellings are not located to the north of private open space.
8.4.5 A1	Garages	Yes, as garages face internally.
8.4.6 A1	Privacy – decks	Yes, balconies, decks, terraces and the like are not proposed.
8.4.6 A2	Privacy – windows	No. External to the site, the acceptable solution is complied with as upper level windows are either setback more than 3m from a side boundary ((a)(i)) or offset in the horizontal plane by more than 1.5m ((b)(i)). Internally, dwelling 3 has one upper level living area window on the east elevation that is less than 6m from the opposing dwelling and does not have a sill height of 1.7m or an offset by at least 1.5m in the horizontal plane to habitable room windows (located on the lower level of the opposing dwelling).
8.4.6 A3	Privacy – shared driveway	Yes, as the driveway is more than 2.5m from a window or glazed door of a habitable room.
8.4.7	Frontage fencing	Yes, as frontage fences comply.
8.4.8	Waste storage	Yes, as each unit has more than 1.5m ² available for bin storage.

Performance Criteria Assessment 1 – Clause 8.4.2 P1 Building Envelope

The siting and scale of a dwelling must:

- (a) *not cause an unreasonable loss of amenity to adjoining properties, having regard to:*
 - (i) *reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;*
 - (ii) *overshadowing the private open space of a dwelling on an adjoining property;*
 - (iii) *overshadowing of an adjoining vacant property; and*
 - (iv) *visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;*
- (b) *provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and*
- (c) *not cause an unreasonable reduction in sunlight to an existing solar energy installation on:*
 - (i) *an adjoining property; or*
 - (ii) *another dwelling on the same site.*

The performance criteria is applicable to dwelling 3 which is located in the north-west corner of the site. The siting and scale of dwelling 3 will not have an

unreasonable overshadowing impact to adjoining land given the large rear setback that is established on the land adjoining land to the west (36 Barilla Court). Further, dwelling 3 is setback 6m from the sites northern boundary which is sufficient to avoid early morning overshadowing to 34 Barilla Court. The scale, bulk and proportions of dwelling 3 are typical of a residential dwelling and are not unreasonable. The setback proposed to the rear boundary is compliant with the scheme and is consistent with the area. For instance, 2/24 Heron Crescent has a similar setback to that proposed.

Performance Criteria Assessment 2 – Clause 8.4.6 P2 Privacy

A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:

- (a) a window or glazed door, to a habitable room of another dwelling;*
- and*
- (b) the private open space of another dwelling.*

The performance criteria applies to the east facing upper level living area windows of dwelling 3 which is opposite a lower level window to bedroom 3 of dwelling 4. The bedroom 3 window is a high light window which will minimise direct views from dwelling 3.

Code

Parking and Sustainable Transport Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C2.5.1 A1	Numbers	Yes, as eight spaces and one visitor space is provided.
C2.6.1 A1	Construction	Yes, as car parking areas are sealed and drained.
C2.6.2 A1	Design	Yes, as car parking areas have compliant gradients and dimensions to achieve forward entry and exit and to comply with Australian Standard AS 2890.
C2.6.3 A1	Access	Yes, as one access is provided.

Road and Railway Assets Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C3.5.1 A1.4	Traffic generation	Yes, as traffic generation does not exceed 40 vehicle movements per day.

Safeguarding of Airports Code

The development does not exceed the airport obstacle limitation area and is therefore exempt.

Specific Area Plans

Dispersive Soils Specific Area Plan

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
SOR— S1.7.1	Dispersive soils	No, as development exceeds 100m ² .

Performance Criteria 3 – Clause SOR-S1.7.1 P1 Dispersive Soils

Buildings and works must be designed, sited and constructed to minimise the risks associated with dispersive soil to property and the environment, having regard to:

- (a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally;*
- (b) the potential of the development to affect or be affected by erosion, including gully and tunnel erosion;*
- (c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas and trenches, water storages, ponds, dams and disposal areas;*
- (d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion;*
- (e) management measures that would reduce risk to an acceptable level; and*
- (f) the advice contained in a dispersive soil management plan.*

The GES report confirms that the site has no risk of dispersion and no mitigation measures are necessary.

Representations

Clause 6.10.1 of the planning scheme requires the consideration of any representation received but ‘only insofar as each such matter is relevant to the particular discretion being exercised’.

Two representations have been received, which are addressed in the following table.

Issue	Relevant Clause	Response
Scale and design is inconsistent with the character of the area	8.4.2	The proposed scale and design is considered typical of dwelling development in the General Residential Zone. The building envelope for the zone provides for two storey development and a height of 8.5m.
Overlooking from bedroom 1 window	8.4.6	As noted earlier, the windows are compliant. The applicant has, however, consented to increase the sill height to 1.7m and a condition to this effect is recommended for any permit granted.

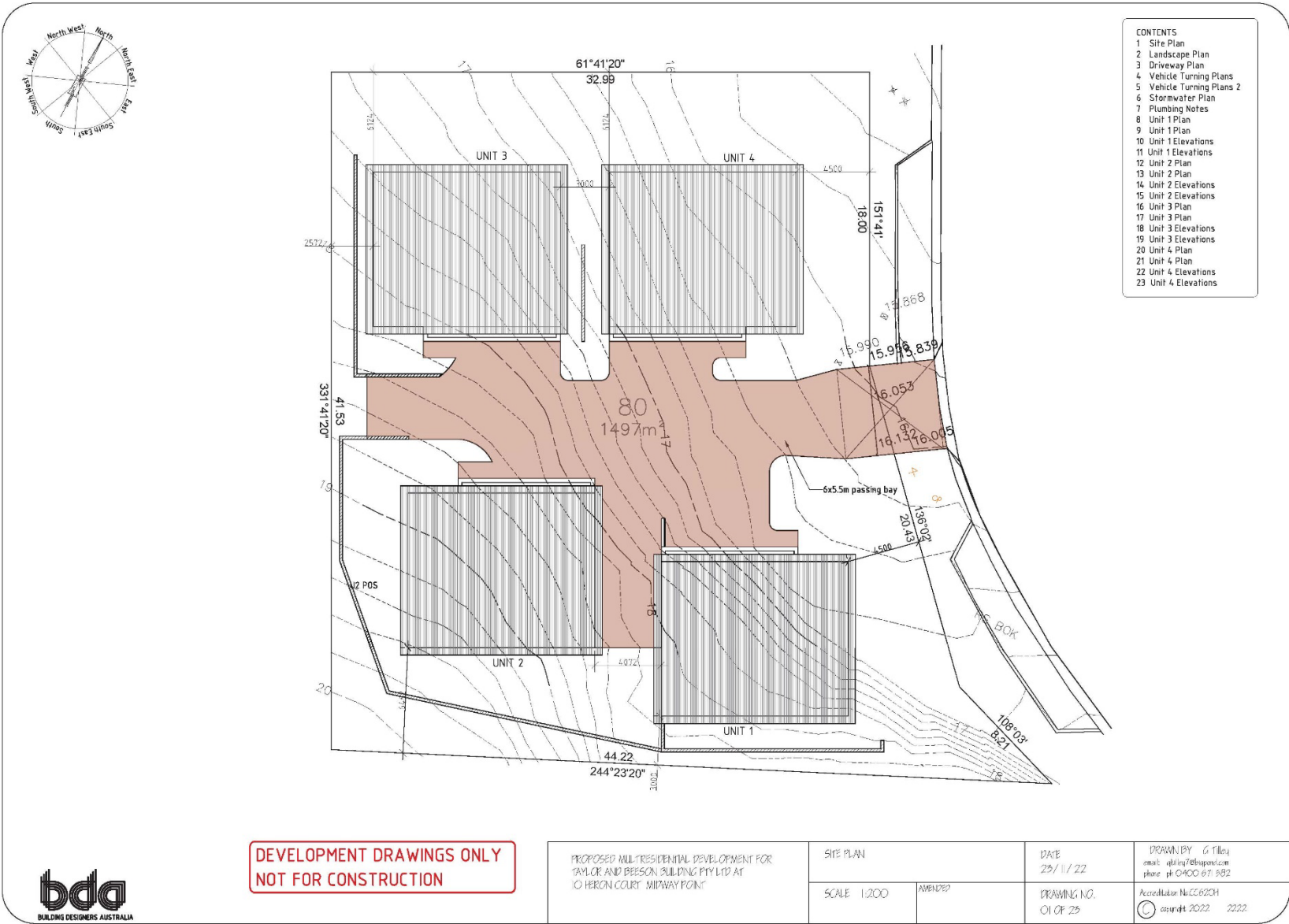
Conclusion

The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme - Sorell* and is recommended for conditional approval.

Shane Wells
MANAGER PLANNING

Attachments:
 Proposal plan
 Representations x 2

Separate Attachments:
Site Assessment
Stormwater Report



CONTENTS

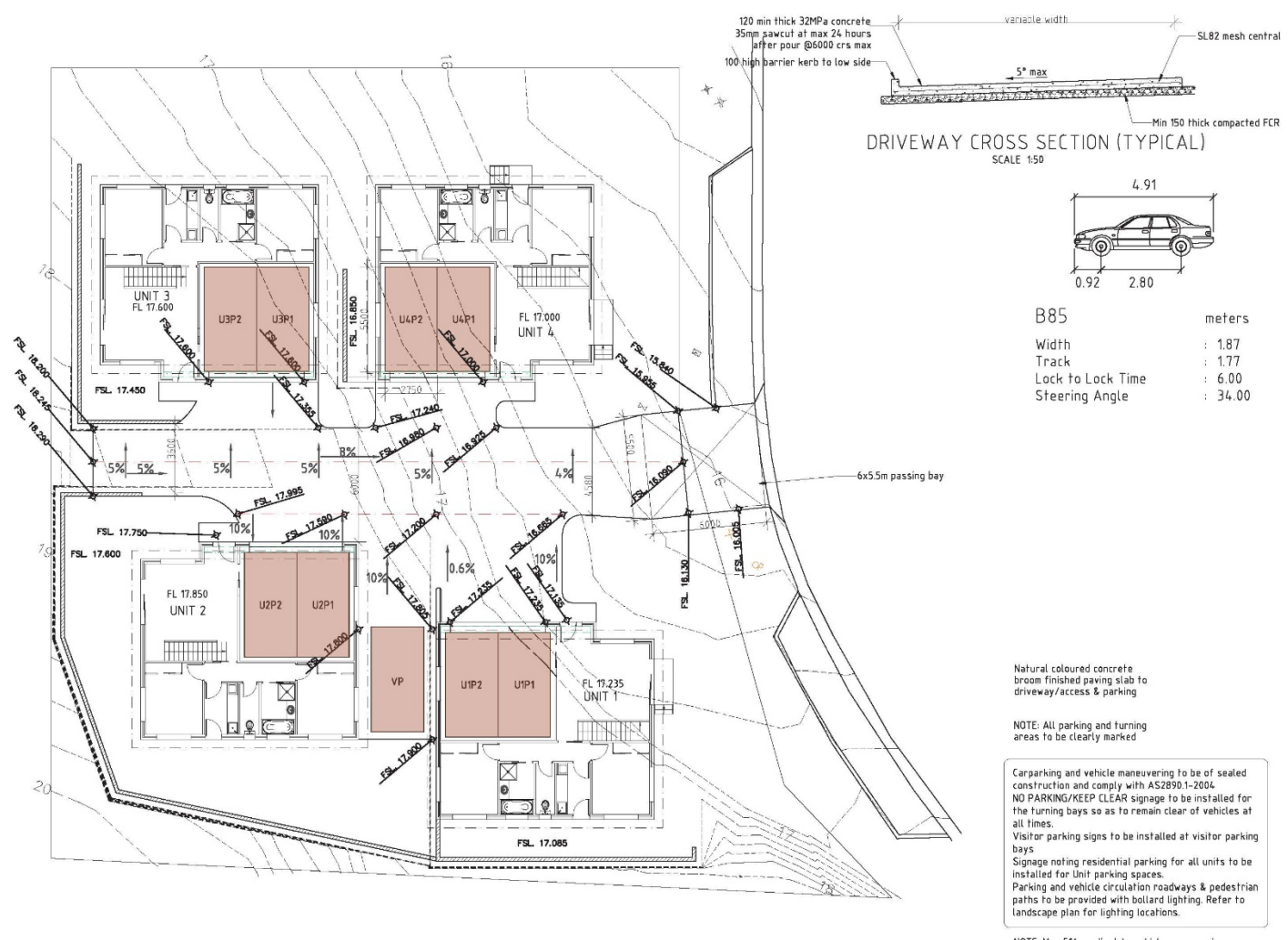
- 1 Site Plan
- 2 Landscape Plan
- 3 Driveway Plan
- 4 Vehicle Turning Plans
- 5 Vehicle Turning Plans 2
- 6 Stormwater Plan
- 7 Plumbing Notes
- 8 Unit 1 Plan
- 9 Unit 1 Plan
- 10 Unit 1 Elevations
- 11 Unit 1 Elevations
- 12 Unit 2 Plan
- 13 Unit 2 Plan
- 14 Unit 2 Elevations
- 15 Unit 2 Elevations
- 16 Unit 3 Plan
- 17 Unit 3 Plan
- 18 Unit 3 Elevations
- 19 Unit 3 Elevations
- 20 Unit 4 Plan
- 21 Unit 4 Plan
- 22 Unit 4 Elevations
- 23 Unit 4 Elevations

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR TAYLOR AND BEESON BUILDING PTY LTD AT 10 HERON COURT, MIDWAY POINT		SITE PLAN	DATE 23/11/22	DRAWN BY: G Tillis email: gtilis@tbapost.com phone: ph 0400 671 982
		SCALE 1:200	AMENDED	DRAWING NO. 01 OF 25



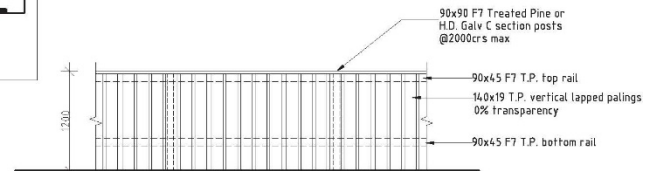
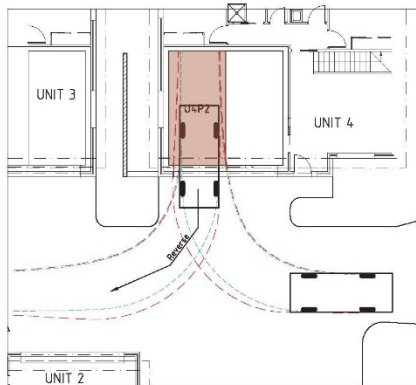
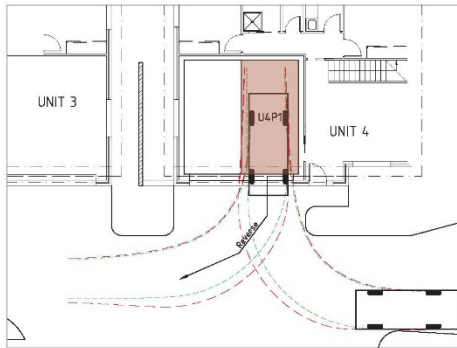
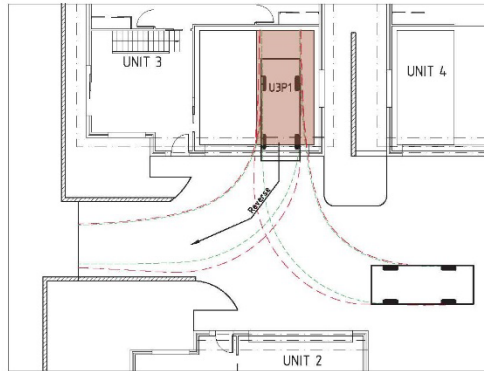
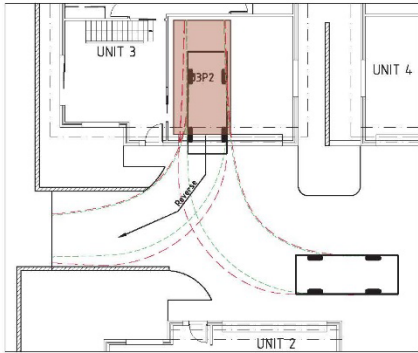




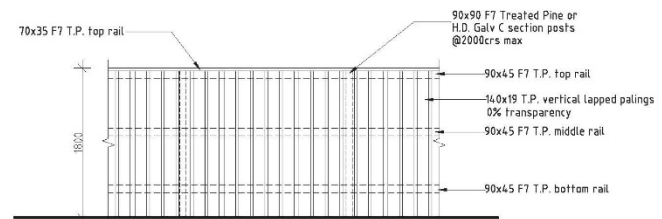
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PROPOSED MULTI-RESIDENTIAL DEVELOPMENT FOR TAYLOR AND BEESON BUILDING PTY LTD AT 10 HERON COURT MIDWAY POINT		DRIVEWAY PLAN	DATE 25/11/22	DRAWN BY G. GILLEY email: ggilley@bda.com.au phone: ph 0400 671 982
SCALE 1:200	AMENDMENT	DRAWING NO. 05 OF 25	Accreditation No. CC620CH © copyright 2022 2222	





F2 FENCE ELEVATION (Typical)
Scale 1:50



F FENCE ELEVATION (Typical)
Scale 1:50



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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
TAYLOR AND BEESON BUILDING PYLTD AT
10 HERON COURT, MIDWAY POINT

VEHICLE TURNING PLANS 2

DATE
25/11/22

DRAWN BY: G. Riley
email: g.riley@bda.com.au
phone: 04100 671 982

SCALE 1:200 AMENDED

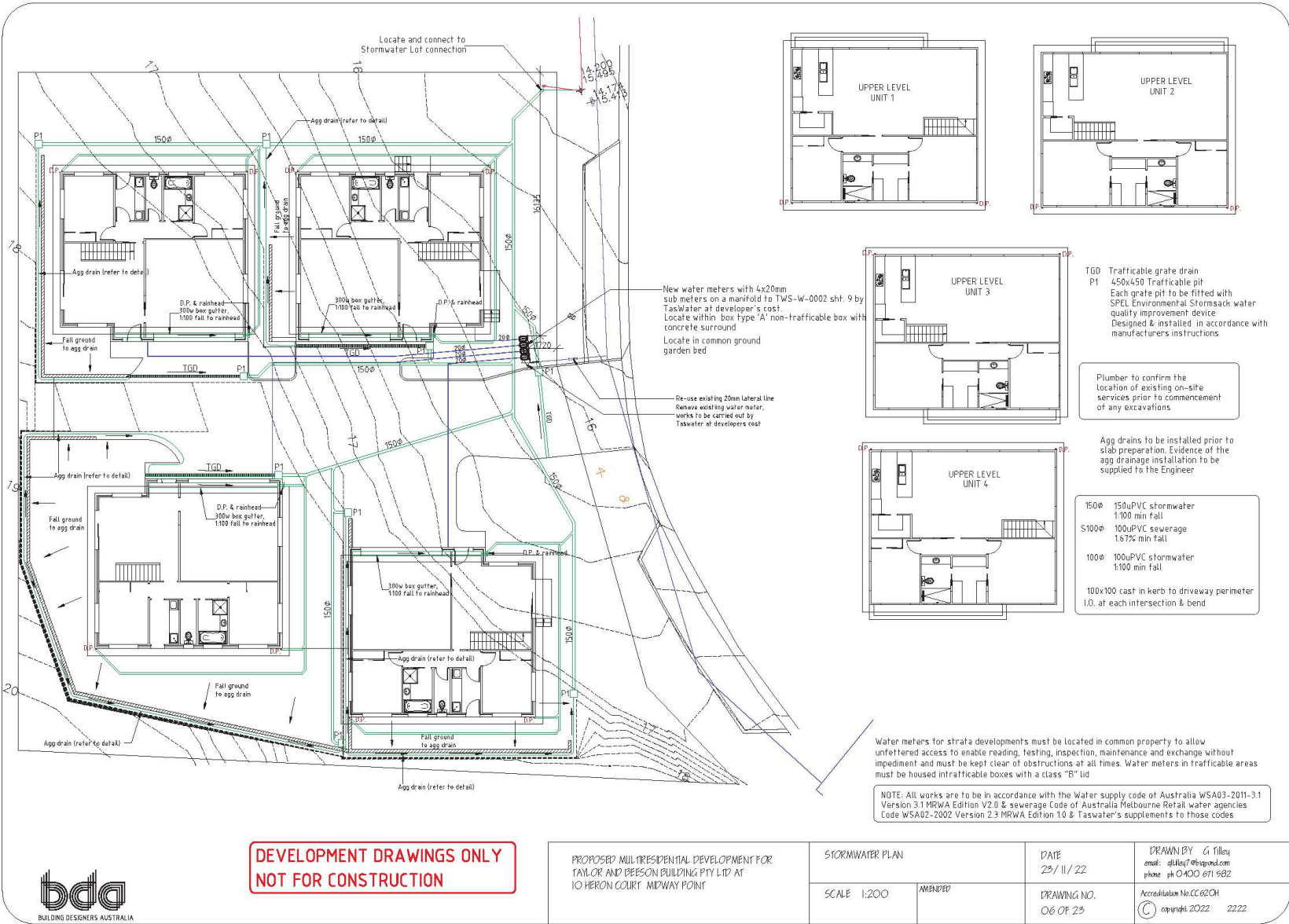
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	SCALE: 1:200	AWARD/APP	DRAWING NO. 04 OF 25	Accreditation No. CC6204 © copyright 2022 2222



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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
TAYLOR AND BEESON BUILDING PTY LTD AT
10 HERON COURT MIDWAY POINT

STORMWATER PLAN

DATE
23 / 11 / 22

DRAWN BY G. Tilley
email: g.tilley@bda.com.au
phone: ph: 0400 671 582

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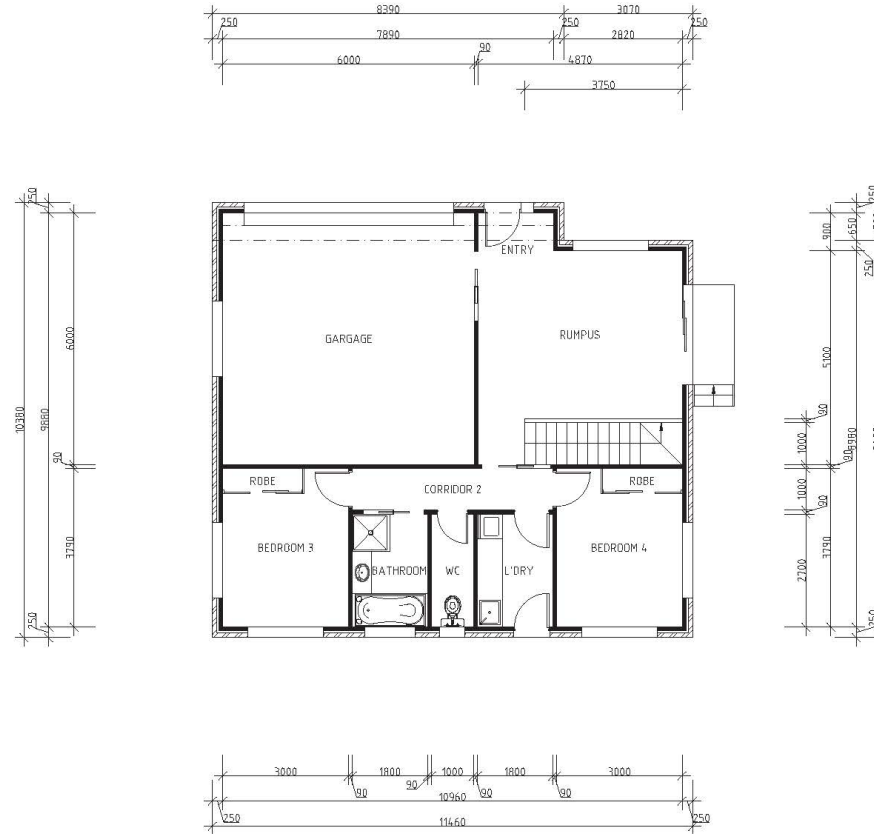
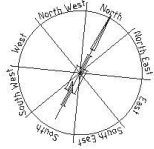
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AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
16 MAY 2023

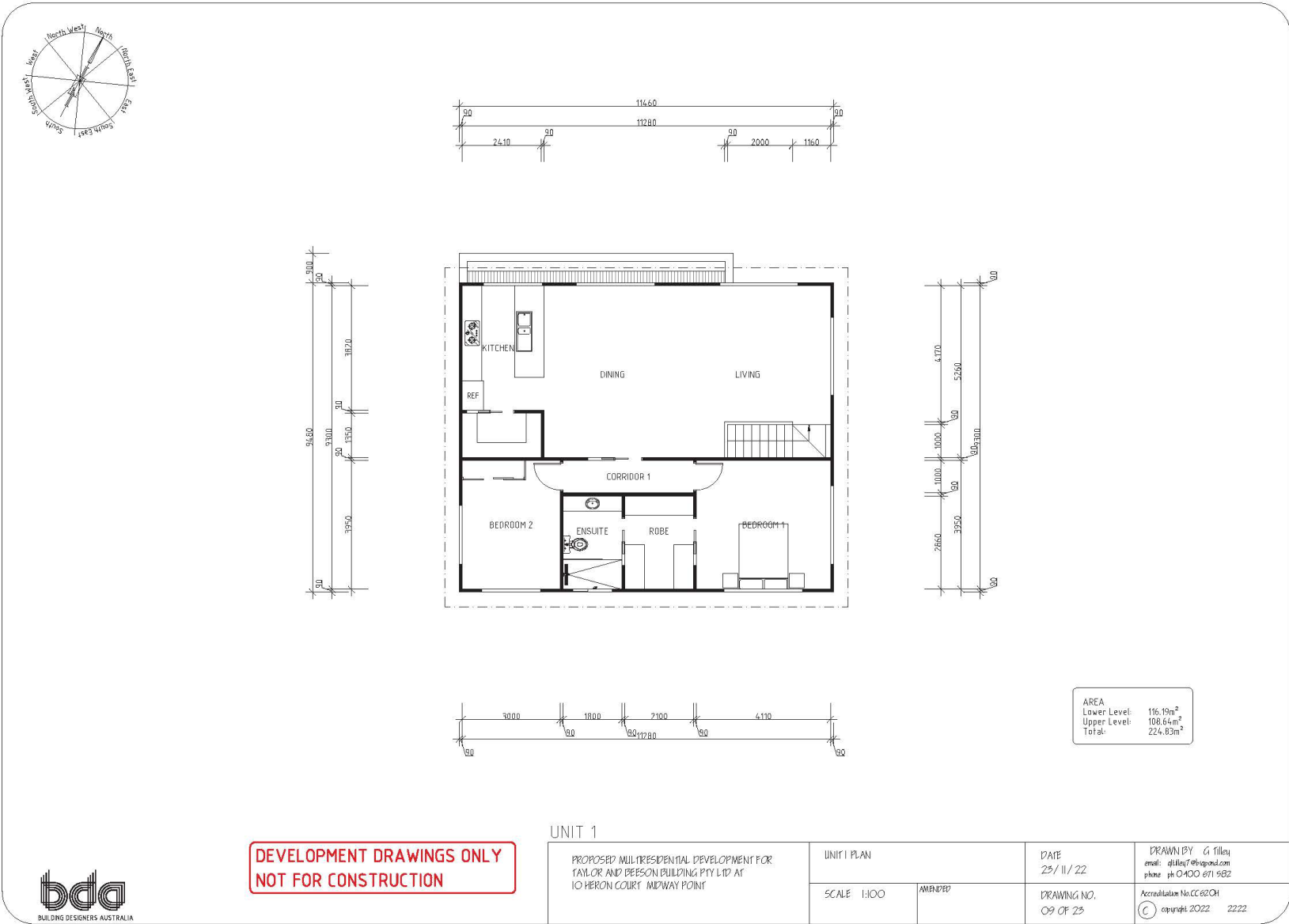


AREA	
Lower Level:	116.19m ²
Upper Level:	108.64m ²
Total:	224.83m ²

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UNIT 1		PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR TAYLOR AND BEESON BUILDING PTY LTD AT 10 HERON COURT MIDWAY POINT		UNIT PLAN	DATE 23/11/22	DRAWN BY G Tilley email: gtilley7@bigpond.com phone: ph 0400 671 582
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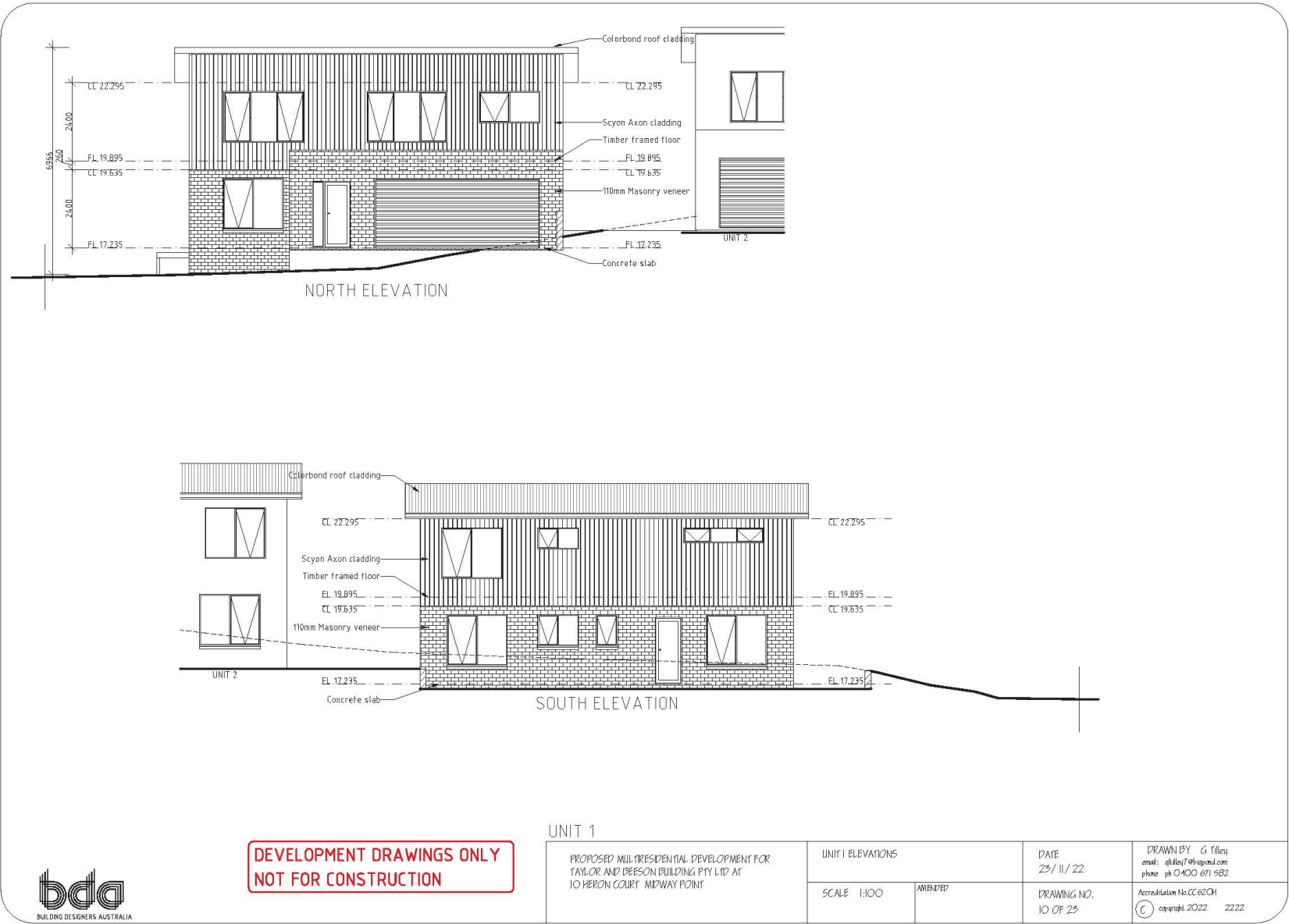


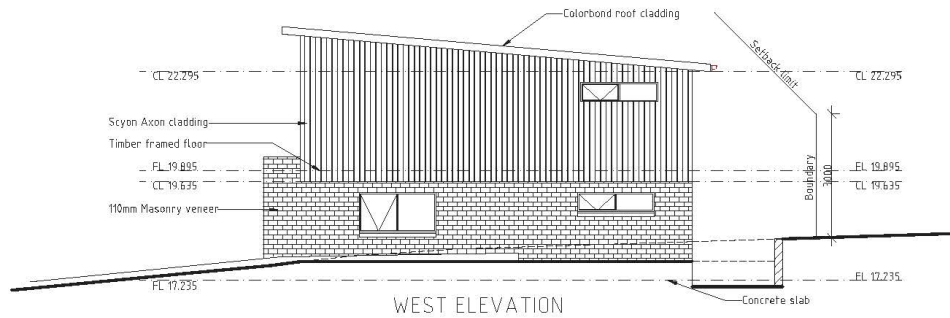
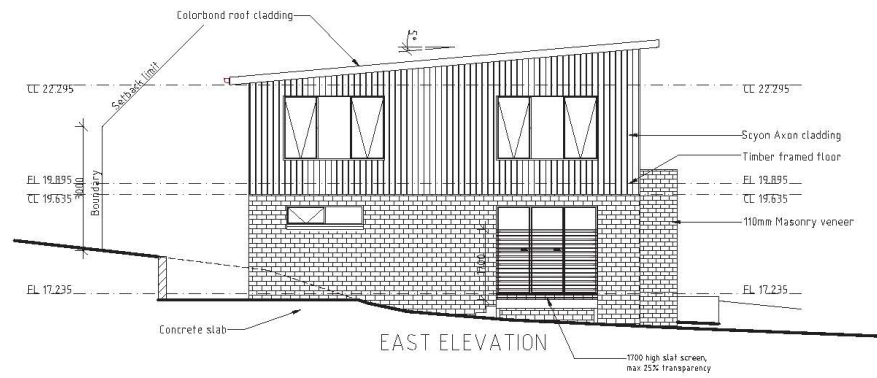


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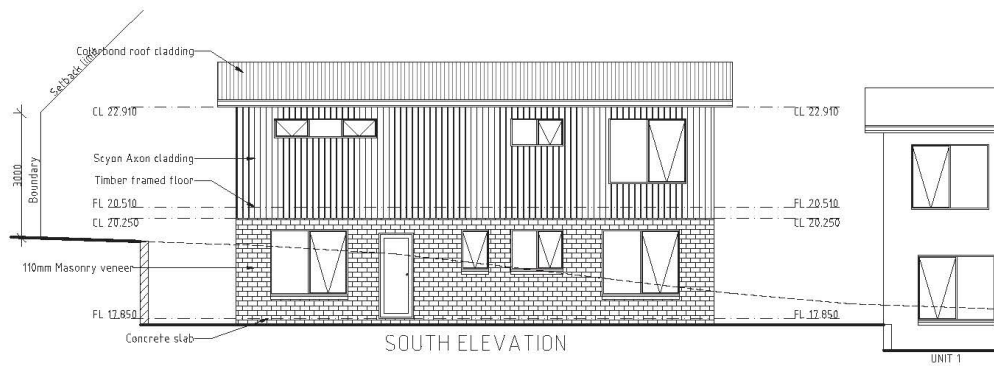
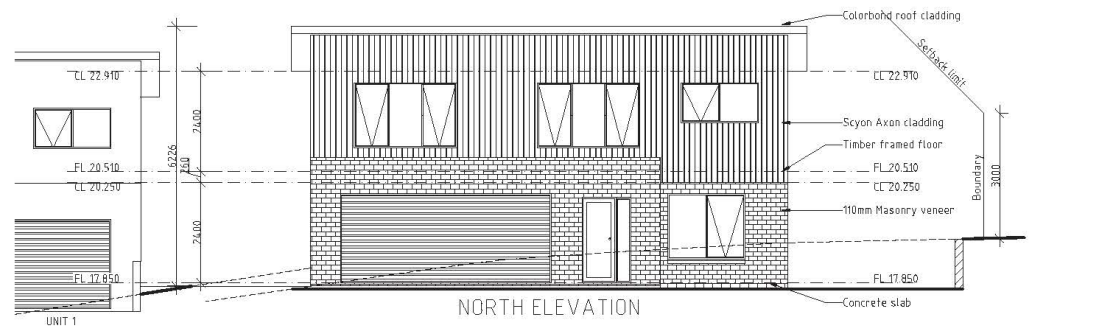
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UNIT 1

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TAYLOR AND BEESON BUILDING PTY LTD AT
10 HERON COURT MIDWAY POINT

UNIT 1 ELEVATIONS		DATE 23/11/22	DRAWN BY G Tilley email: gtilley7@bda.com.au phone: ph 0400 871 582
SCALE 1:100	AMENDED	DRAWING NO. 11 OF 23	Accreditation No. CC62QH © copyright 2022 2222





**DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION**

UNIT 2 PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR TAYLOR AND PEESON BUILDING PTY LTD AT 10 HERON COURT, MIDWAY POINT		UNIT 2 ELEVATIONS		DATE 23/11/22	DRAWN BY G Tilley email: gtilley7@supanet.com phone: ph 0400 671 982
		SCALE 1:100	AMENDED	DRAWING NO. 14 OF 25	Accreditation No. CC62CH © copyright 2022 2222

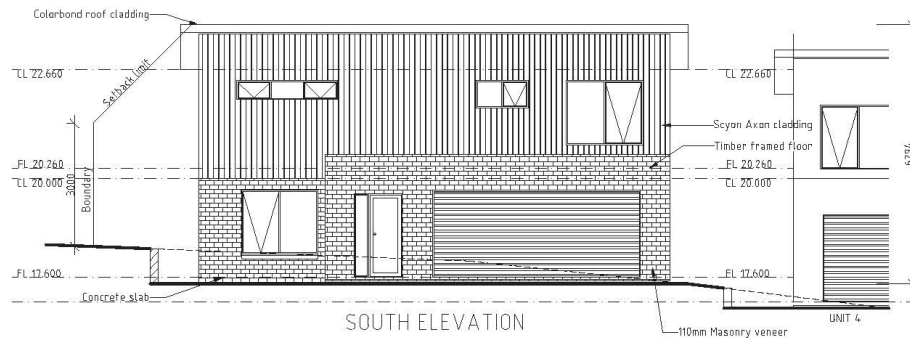
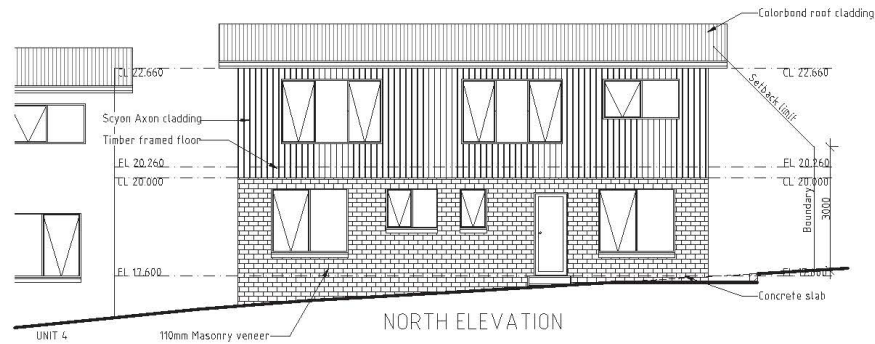




**DEVELOPMENT DRAWINGS ONLY
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<p>UNIT 2</p> <p>PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR TAYLOR AND BEESON BUILDING PTY LTD AT 10 HERON COURT MIDWAY POINT</p>	UNIT 2 ELEVATIONS		DATE 23/ 11/ 22	DRAWN BY G. Tilley email: gtilley7@bda.com.au phone: ph 0400 611 982
	SCALE 1:100	AMENDED	DRAWING NO. 15 OF 25	Accreditation No. CC 6204 © copyright 2022 2222





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UNIT 3

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
TAYLOR AND BEESON BUILDING PTY LTD AT
10 HERON COURT, MIDWAY POINT

UNIT 3 ELEVATIONS

SCALE 1:100

AMENDED

DATE
23/ 11/ 22

DRAWING NO.
18 OF 25

DRAWN BY: G Tilley
email: gtilley@btspand.com
phone: ph 0400 671 982

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EAST ELEVATION



WEST ELEVATION

UNIT 3

**DEVELOPMENT DRAWINGS ONLY
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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
TAYLOR AND BEESON BUILDING PTY LTD AT
10 HERON COURT MIDWAY POINT

UNIT 3 ELEVATIONS

DATE
25 / 11 / 22

DRAWN BY: G Filler
email: gfiller@bigpond.com
phone: 0400 671 582

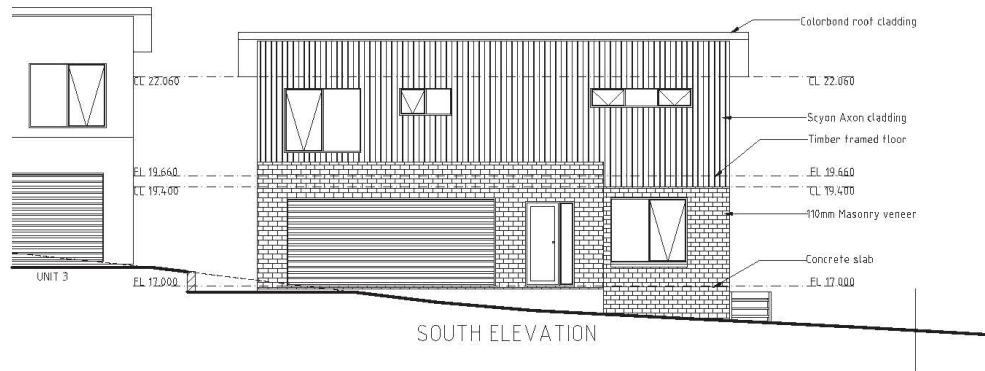
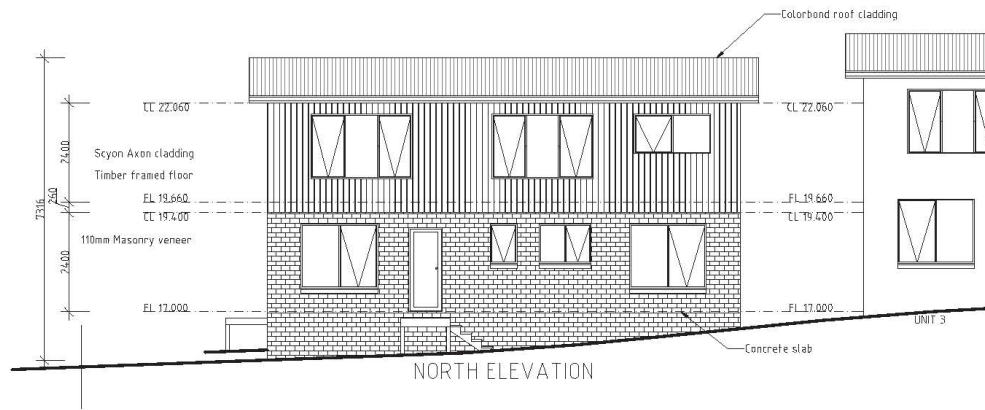
SCALE 1:100

AMENDED

DRAWING NO.
19 OF 25

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UNIT 4

PROPOSED MULTI-RESIDENTIAL DEVELOPMENT FOR
TAYLOR AND BEESON BUILDING PTY LTD AT
10 HERON COURT MIDWAY POINT

UNIT 4 ELEVATIONS

SCALE 1:100

AWARD/PEP

DATE
25/11/22

DRAWING NO.
22 OF 23

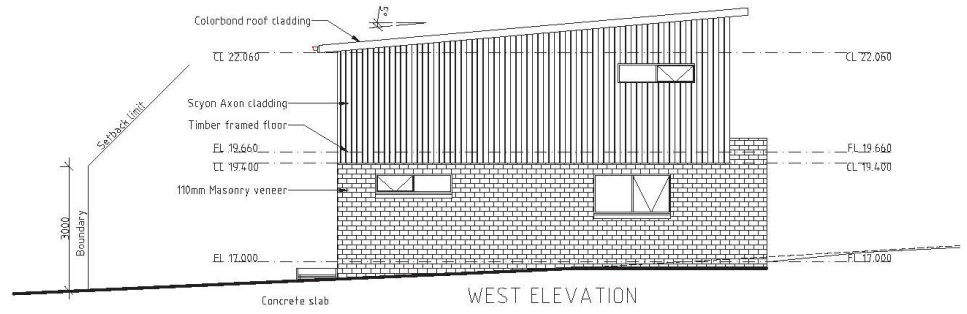
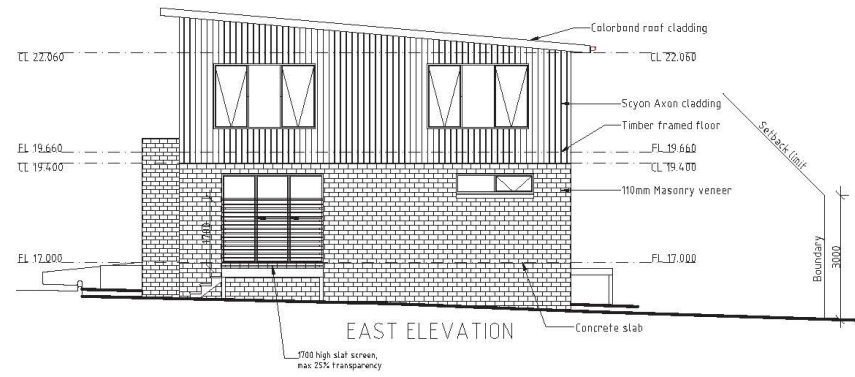
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email: gtilley@bdspace.com
phone: ph 0400 671 982

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AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
16 MAY 2023



**DEVELOPMENT DRAWINGS ONLY
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UNIT 4

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
TAYLOR AND BEESON BUILDING PTY LTD AT
10 HERON COURT MIDWAY POINT

UNIT 4 ELEVATIONS		DATE 23/11/22	DRAWN BY G. Milley email: gmilley7@bigpond.com phone: ph 0400 811 982
SCALE 1:100	AMENDED	DRAWING NO. 23 OF 23	Accreditation No. CC6201 © copyright 2022 2222



From:
To: [Sorell Council](#)
Subject: Objection to APPLICATION NO: DA 2022 / 404 - 1
Date: Tuesday, 2 May 2023 11:15:59 AM

Regarding - Planning APPLICATION NO: DA 2022 / 404 - 1
To whom it may concern
I email to object to the Planning APPLICATION NO: DA 2022 / 404 - 1

Privacy is our main concern with this development, looking at the plans put for approval the double story design with windows looking into our backyard (including other properties) and child's bedroom is concerning with the setback so close to our existing fence for unit 3 and also unit 2, even with a higher fence (that would come at a significant cost) and trees we would not gain this privacy back. this would also reduce our current property value.

Having 4 double story units in such close proximity on the one piece of land is out of character with the existing aesthetics of the current development and general area. This will result in many current dwellings also losing their own privacy in their backyards with many family's with young children in the area its of a concern that a development like this could be accepted by council, add to that noise and extra vehicles created by the high density dwellings.

I propose that this development be rejected in its current form and a more suitable plan presented.

From:
To: [Sorell Council](#)
Subject: To The General Manager
Date: Tuesday, 2 May 2023 10:54:46 AM

In regards to Planning APPLICATION NO: DA 2022 / 404 - 1

Erection of multiple dwellings x4, 10 Heron Crescent Midway Point

To whom it may concern,

I write to object to the above planning application for the following reasons:

1. Design – The proposed Units are not of a design which is in keeping with the scale and appearance of the area. Most other dwellings on Heron Crescent and in Sweetwater Estate itself are single dwelling, single story structures whereas this proposal is for four, two storey properties on the one title. They would simply look out of place and ruin the aesthetics of the area with 4, large and high structures built on the one block.

2. Privacy – This applies to all Units but more so Units 2 and 3. Unit 3 is only setback 2.5 meters from the boundary of therefore due to the height of the structure would be significantly higher than the boundary fence both properties share. In the proposal Unit 3 has a bedroom window, which would overlook the entire backyard and habitable rooms of This would lead to a significant reduction in privacy at both properties.

We therefore suggest that the proposal be reconsidered and planning application refused.

Yours sincerely

5.2 DEVELOPMENT APPLICATION NO.5.2022.9.1

Applicant:	J Lewis
Proposal:	Commercial Building (Office and Retail Use)
Site Address:	5 Station Lane & 27 Cole Street, Sorell (CT 232925/1 & 158000/1)
Planning Scheme:	<i>Sorell Interim Planning Scheme 2015</i>
Application Status	Discretionary
Relevant Legislation:	Section 57 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	Value of non-residential work exceeding \$1,000,000 and more than one representation received

Relevant Zone:	21.0 General Business																
Proposed Use:	General Retail and Hire (Commercial)																
Applicable Overlay(s):																	
Applicable Codes(s):	Car Parking and Access Code, Road and Rail Assets Code, Inundation Prone Areas Code																
Valid Application Date:	31 January 2022																
Decision Due:	19 May 2023																
Discretion(s):	<table border="1"> <tr> <td>1</td> <td>Height</td> </tr> <tr> <td>2</td> <td>Design (no footpath awning)</td> </tr> <tr> <td>3</td> <td>Traffic generation</td> </tr> <tr> <td>4</td> <td>Car parking numbers</td> </tr> <tr> <td>5</td> <td>Car parking landscaping</td> </tr> <tr> <td>6</td> <td>Inundation (floor level)</td> </tr> <tr> <td>7</td> <td>Inundation (walls)</td> </tr> <tr> <td>8</td> <td>Inundation (mitigation)</td> </tr> </table>	1	Height	2	Design (no footpath awning)	3	Traffic generation	4	Car parking numbers	5	Car parking landscaping	6	Inundation (floor level)	7	Inundation (walls)	8	Inundation (mitigation)
1	Height																
2	Design (no footpath awning)																
3	Traffic generation																
4	Car parking numbers																
5	Car parking landscaping																
6	Inundation (floor level)																
7	Inundation (walls)																
8	Inundation (mitigation)																
Representation(s):	Two																

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2022.9.1 for a Commercial Building (Office and Retail Use) at 5 Station Lane & 27 Cole Street, Sorell be approved, subject to the following conditions:

1. Development shall generally be in accordance with the endorsed plans submitted on 5 September 2022 except as may be amended by the conditions of this permit.
2. The footpath in front of 5 Station Lane must be extended with identical surface and width throughout the frontage of the car parking area.
3. Prior to the commencement of construction works, a financial contribution in lieu of 29 car parking spaces is required for the improvement of existing parking facilities in the vicinity. The amount of the total contribution is \$225,112.50 in accordance with the fee schedule for 2022-2023 (\$7,762.50 per space) and indexation at the CPI rate for Hobart until paid. Alternatively, a varied or staged



payment schedule may be agreed to by Council's General Manager and set out in a deed, part 5 agreement or other suitable contract prior to the commencement of construction works.

4. Prior to the commencement of use, the land between the car parking spaces and the frontage must be landscaped with grasses, ground covers or shrubs.

Development Engineering

5. Prior to any works commencing within the road reservation, a Vehicular Crossing and Associated Works Application (available on Council's website) shall be submitted with an associated permit granted for the works.
6. The existing vehicular crossing servicing 7 Station Lane must be upgraded to compliant width, surface treatment, drainage, and sight distance, as specified in a Vehicular Crossing Permit issued by Sorell Council.
7. The new concrete access driveway shall be constructed to the specifications of TSD-R09-v3 and TSD-R16-v3, and have 150 mm thick reinforced concrete over a minimum 100 mm compacted base material. The existing kerb shall be saw cut and replaced with a trafficable driveway kerb. The concrete shall start at the edge of the existing (road seal) bitumen, and shall have a minimum width of 5.5 metres and extend for 6 metres or to the property boundary (whichever is greater). The connection to the existing footpath shall have R10 dowels at 400 centres (minimum). Any damaged sections of footpath shall be replaced as required.
8. The redundant vehicular crossing for 5 Station Lane shall be removed and reinstated with concrete footpath and kerbing to the specifications of TSD-R09-v3, TSD-R11-v3, and TSD-R14-v3. Any damaged sections of footpath shall be replaced where required.
9. Drainage from the new sealed access and sections of footpath must not cause ponding within the Council's highway reserve.
10. A Council engineering officer must inspect the completed base prior to laying asphalt or pouring concrete. Please call Council on 6269 0000 to arrange a time giving at least 24 hours' notice.
11. Prior to the commencement of the development of the site, detailed engineering drawings of the Parking Facilities shown in development plans approved by this permit must be submitted and approved by Council's Manager Planning. The drawings must:
 - a) be prepared by a suitably qualified engineer;
 - b) be substantially in accordance with AS/NZS 2890;

- c) include relevant details pertaining to roadways, footpaths, access driveways, circulation roadways, and parking modules (including aisles and bays);
 - d) detail physical controls (e.g., wheel stops) to be installed;
 - e) show traffic signage, line-marking, and pavement marking, where required;
 - f) detail all relevant layout dimensions, levels, transitions and gradients;
 - g) provide lighting specifications in accordance with AS/NZS 11548; and
 - h) reference specific IPWEA Standard Drawings (i.e., TSD) where required.
12. Prior to first use, all Parking Facilities (including off-street & on-street, car parking, commercial vehicle facilities, and facilities for people with disabilities) shall be constructed in accordance with the detailed designs approved by Council's Manager Planning.
13. Prior to first use, at least 28 off-street car parking spaces must be provided and be available for car parking at all times.
14. All stormwater runoff from the developed site shall be discharged via gravity to the Council approved stormwater system, or the satisfaction of Council's Manager Planning, and shall satisfy the following:
- a) All stormwater pipes collecting runoff from drainage surfaces and spaces (e.g., parking area hardstand, roof catchments, retaining walls) shall be designed to wholly accommodate the relevant runoff quantities generated by the development;
 - b) Concrete kerbing shall be installed along the entire length of the internal circulation roadway, car parking and turning areas, to direct stormwater into the stormwater system, using appropriate surface falls and directions;
 - c) Grated pits and drains, and stormwater lot connections (minimum size of DN150) shall be installed at suitable locations and constructed to a trafficable standard;
 - d) No ground stormwater runoff generated from the development shall be directed onto neighbouring properties;
 - e) The minor stormwater (on-site detention) system shall include a minimum 2650 litre detention tank and be in general accordance with the advertised engineer's advice and plans prepared by Gandy and Roberts Consulting Engineers;
 - f) An instruction & maintenance plan for the on-site detention system shall be provided by the responsible designer to the owner, who shall be responsible for the maintenance of said system; and
 - g) Council must be notified, and all stormwater works within the road reserve must be inspected by Council prior to any backfilling. Please call Council on 6269 0000 to arrange a time giving at least 24 hours' notice.

15. The developer shall be responsible for the location of any existing services and Council infrastructure.
16. All works shall be undertaken by the developer at the developer's cost.
17. Any existing Council infrastructure that is damaged or modified in any way, as a consequence of these works, shall be repaired or reinstated by the developer to its original condition, as soon as reasonably practicable, at the developer's cost.
18. During the works period, the developer shall contain all materials within the property boundaries and maintain the site so as not to cause a hazard to pedestrian or vehicular traffic.

Environmental Health

19. All civil and building construction work associated with the development must be within the following hours:
 - a) 7.00. a.m. to 7.00. p.m. from Monday to Friday;
 - b) 8.00 a.m. to 6.00 p.m on Saturdays; and
 - c) 10 a.m. to 6.00 p.m on Sundays or public holidays.

Approval must be obtained from the Manager Regulatory Services for any works outside of these hours.

20. Airborne dust from construction works, roads, disturbed areas, storage heaps, or machinery operating on the land must not create an environmental nuisance. Areas must be dampened, covered, compacted or otherwise treated to reduce dust emissions.
21. The building shall be designed to:
 - a) reduce external noise from the mechanical plant situated on the roof of 27 Cole Street, Sorell to a level suitable for the intended internal use; and
 - b) prevent offensive odours from adjacent food business exhaust canopies entering the air conditioning intake.

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

- Requirements for works or other outcomes to the satisfaction of the General Manager will be delegated to the appropriate officer for determination.
- All engineering related queries should be directed to the Development Engineer. The Council General Manager has delegated functions relevant to the permit to the Development Engineer.

- Sealing of a final plan of survey is subject to a prescribed Council fee at the date of lodgement of the final plan or survey.
- Land Title Office fees must be paid directly to the Recorder of Titles.
- The final plan of survey will not be sealed until all works required by this permit are complete.
- The final plan of survey is inclusive of any schedule of easement and Part 5 Agreement.
- The developer may suggest street names. Suggestions should be received three months prior to sealing the final plan of survey and be made in writing to the General Manager. Street names must be consistent with Tasmanian Place Naming Guidelines, May 2021. Please refer to <https://nre.tas.gov.au/land-tasmania/place-naming-in-tasmania>
- The permit does not take effect until 15 days after the date that this permit was served on you as the applicant and each representor provided that no appeal is lodged as provided by s53 of the *Land Use Planning and Approvals Act 1993*.
- This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- This planning approval shall lapse at the expiration of two (2) years from the date on which this permit became valid, if the permit is not substantially commenced. At the discretion of the Planning Authority, the expiration date may be extended for a further two (2) years on two separate occasions for a total of six (6) years. Once lapsed, a new application will be required.
- Any changes to the use or development approved, may be deemed as substantially in accordance with the permit or may first require either a formal amendment to this permit or a new permit.

You may appeal against the above conditions, any such appeal must be lodged within fourteen (14) days of service of this notice to TASCAT, 38 Barrack Street Hobart 7000 Ph: (03) 6165 6790 or email resourceplanning@tascat.tas.gov.au

Executive Summary

Application is made for a Commercial Building (Office and Retail Use) at 5 Station Lane & 27 Cole Street, Sorell. This property is zoned 21.0 General Business and occupies a central location within the Sorell activity centre.

The key planning consideration relates to car parking.



The application is considered to comply with each applicable standard of the *Sorell Interim Planning Scheme 2015* and is recommended for conditional approval.

Relevance to Council Plans & Policies

Strategic Plan 2019-2029	Objective 1: To Facilitate Regional Growth Objective 2: Responsible Stewardship and a Sustainable Organisation Objective 3: To Ensure a Liveable and Inclusive Community
Asset Management Strategy 2018	The proposal has no significant implications for asset management.
Risk Management Strategy 2018	In its capacity as a Planning Authority, Council must determine this application. Due diligence has been exercised in preparing this report and there are no predicted risks from a determination of this application.
Financial Implications	No financial implications are anticipated unless the decision is appealed to TASCAT. In such instances, legal counsel is typically required.
Open Space Strategy 2020 and Public Open Space Policy	The proposal has no significant implications for open space management.
Enforcement Policy	Not applicable.
Environmental Sustainability Policy	There are no environmental implications associated with the proposal.

Legislation

- This report details the reasons for the officer recommendation.
- Broadly, the planning authority can either adopt or change the recommendation by adding, modifying or removing conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*.
- The planning authority has a specific role in LUPAA. As noted by the Tribunal:

The role of the Council in relation to planning matters is, in very broad terms, to uphold its planning scheme. In that context it is in a sense, blind to everything but the terms of the Scheme. It cannot put economic advantage or perceived community benefits over the terms of the Scheme. And in the context of enforcement proceedings unless expressly authorised to do so, it may not take any approach which is inconsistent with the terms of its Scheme.

Planning Scheme Operation – for Zones, Codes and site specific provisions

- Clause 5.6.1 requires that each applicable standard is complied with if an application is to be approved.
- Clause 5.6.2, in turn, outlines that an applicable standard is any standard that deals with a matter that could affect, or could be affected by, the proposal.
- A standard can be met by either complying with an acceptable solution or satisfying the performance criteria, which are equally valid ways to comply with the standard.
- An acceptable solution will specify a measurable outcome. Performance criteria require judgement as to whether or not the proposal reasonably satisfies the criteria.
- Clause 6.10 outlines the matters that must be considered by a planning authority in determining applications. Clause 6.11 outlines the type of conditions and restrictions that can be specified in a conditional approval.

Referrals

Agency / Dept.	Referred?	Response?	Conditions?	Comments
Development Engineering	Yes	Yes	Yes	Nil
Environmental Health	Yes	Yes	Yes	Nil
Plumbing	Yes	Yes	No	
NRM	No			
TasWater	Yes	Yes	Yes	Nil
TasNetworks	Yes	No		
Airport	Yes	Yes	No	Does not object
State Growth	No			

Background

The application has undergone various design iterations since it was originally lodged, principally in relation to car parking. The initial proposal had no car parking spaces dedicated to the building with reliance on parking throughout the Gateway complex. A second proposal provided car parking dedicated to the building in two locations; one being the current Homelands building and the second being the existing car parking spaces north of the Gateway complex loading bay. The application as presented has provided car parking dedicated to the building in one location being the Gateway complex.

The key issue considered through these iterations relates to the safe movement of pedestrians and customers through the loading bay area of the Gateway complex. As present, semi- and b-double trucks enter from Station Lane, manoeuvre within car parking spaces aisles and then reverse into the loading bay. This area is a major entry and exit for vehicles and pedestrians, particularly younger persons departing from the adjacent park and ride bus station.

Staff have expressed concerns that the existing situation is unsafe and worked with the applicant to implement traffic changes that would separate truck movements from pedestrian and customer vehicle movements. One option discussed was to close the existing Station Lane access and provide a new entry on Dubs and Co on the western side of BWS which would allow traffic separation.

The application as presented has no direct or indirect effect on how vehicles move through the loading bay area and these safety issues are not a relevant consideration for determining the planning application. Staff will continue to express concerns to the owner of the site regarding traffic conflicts and public safety associated with traffic movements through the site.

Report

Description of Proposal

Application is made for a three structure commercial building on the western side of the Gateway complex in Sorell.

Use

The ground level provides for a single tenant retail use with a net lettable area (NFA) of 594m² and a gross floor area (GFA) of 848m². The first and second levels provide for office uses with a NFA of 641m² and a GFA of 830m². It is understood that the first and second levels can be configured as single or multi tenancy spaces.

Development

The structure occupies a 43.2m long and 20.2m deep footprint with a height of 10.7m to the top of the parapet and 13.2m to the top of roof plant.

The front façade facing Station Lane is predominately glazed with concrete panels in a white finish and 'azure blue' coloured sun shading panels. One 'Sorell Central' sign is affixed to the wall between the second and third levels with a 50mm extrusion. The lower level wall is setback 1.8m from the frontage with the upper level overhanging and supported by eight columns.

The side elevations are similar within concrete panels in a white finish, glass block windows to the second and third levels and 'azure blue' shade panels projected out by 400mm to 1000mm.

The ground and first level of the rear elevation sit behind the adjoining building. The second level is clad in concrete panels with a white finish and glazing.

The roof plant is contained in two structures with a 'azure blue' paint finish to concrete panels with glazing to the northern elevation.

Car parking is proposed on part of 27 Cole Street directly north of the site. The existing Homelands building is to be demolished. A total of 28 car parking spaces are proposed along with two motorcycle spaces and eight bicycle racks. A new 6m crossover is proposed and is located to maintain fire egress for the adjoining structure along with a loading dock for the proposal. Eleven on-street car parking spaces are shown. The proposal includes a cash-in-lieu contribution for 29 spaces.

The application is supported by:

- Site plan dated 4 April 2023;
- Floor plans, elevations, sections and streetscape plans dated 23 December 2022;
- Integrated impact assessment prepared by John Lewis dated 23 December 2022;
- Traffic impact assessment prepared by Hubble Traffic dated December 2022;
- Gandy and Roberts engineering advice dated 12 October 2022;
- Gandy and Roberts stormwater management report dated 2 November 2021;
- Hydrodynamica memo dated 24 October 2022;
- Letter from applicant dated 4 April 2023; and
- Survey from Rogerson and Birch dated 15 September 2021.

Description of Site

5 Station Lane is a regular shaped lot of 888m² in size. The site is flat, vacant and contains no vegetation. 27 Station Lane is the address of the Gateway complex. The part of 27 Station Lane that forms part of the site is an area directly north of 5 Station Lane that is approximately 971m² in size. This part contains an existing office use building that is to be demolished and existing car parking. This part of the site is also flat and contains no vegetation.

The site is fully serviced. Station Lane is a sealed public road and the speed limit is set at 50 km/hr. There is a 3.5m wide concrete footpath along the full frontage of 5 Station Lane which narrows to an older 1.5m wide footpath along the frontage of 27 Station Lane. Stormwater services are provided in Station Lane which are generally undersized.

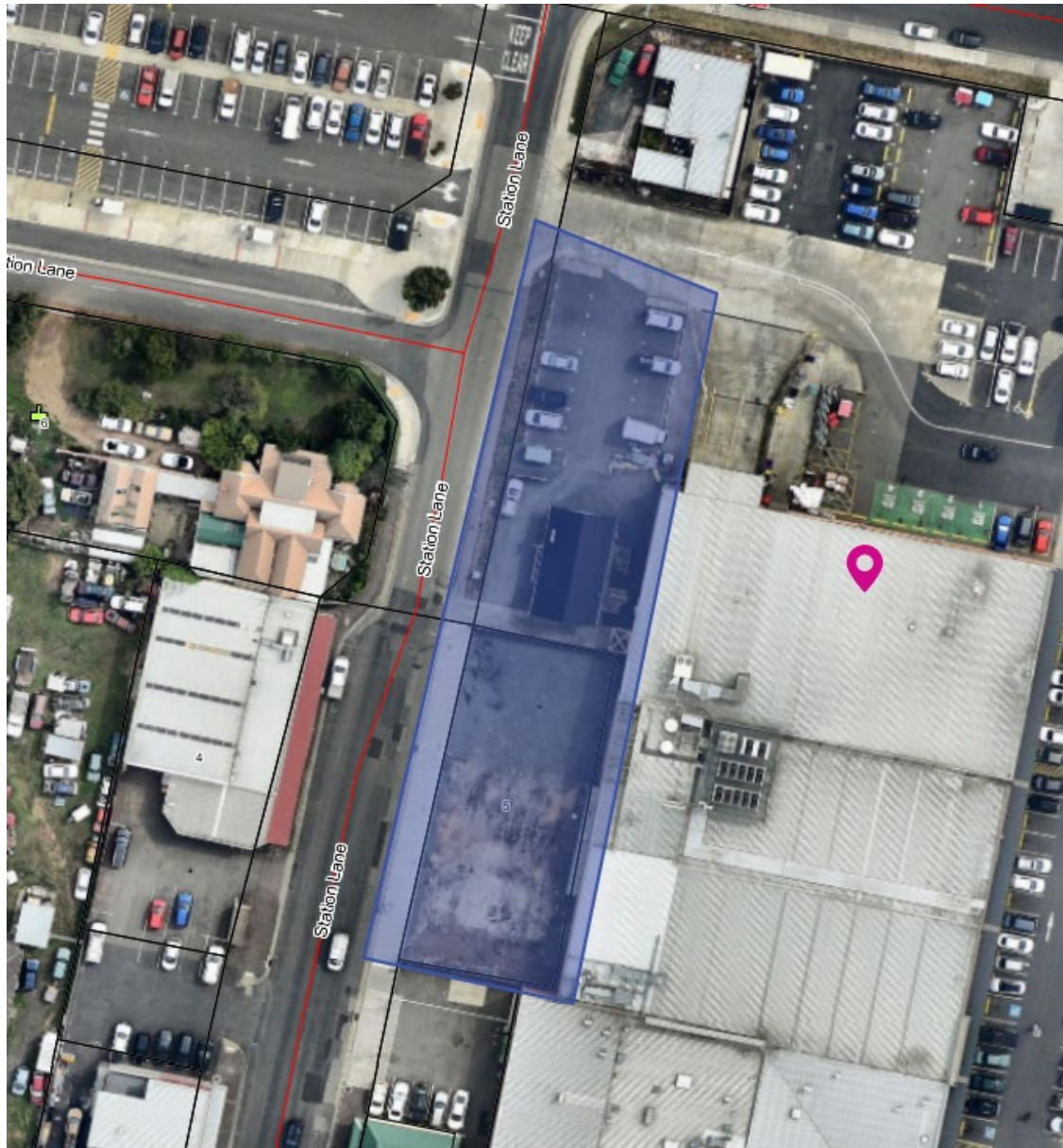


Figure 1. Subject site.

Planning Assessment

The uses of General Retail and Hire and Business and Professional Services have permitted status in the General Business Zone

Zone

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
21.3.1 A1	Hours	Not applicable as the use is more than 50m from the General Residential Zone.
21.3.2 A1	Noise	Yes, as noise levels measured at the boundary of a residential zone are less than the specified levels.

21.3.3 A1	External lighting	Not applicable as the use is more than 50m from the General Residential Zone.
21.3.4 A1	Vehicle movements	Not applicable as the use is more than 50m from the General Residential Zone.
21.4.1 A1	Height	No, as the height exceeds 10m above natural ground level.
21.4.1 A2	Height within 10m of GRZ	Not applicable as the building is more than 10m from a General Residential Zone.
21.4.2 A1	Frontage setback	Yes, as the ground level frontage setback is no more than 3m.
21.4.2 A2	Side setback	Not applicable as the building does not adjoin a General Residential Zone.
15.4.2 A3	Setback for infrastructure	Yes, as air extraction, air pumping, refrigeration and compressors are separated by more than 10m to a General Residential Zone
21.4.3 A1	Design	<p>No, as the design does not include an awning over the public footpath where such an awning exists on adjoining land. This requirement is clause 21.4.3 A1 (f).</p> <p>The design does comply with 21.4.3 A1 (a) to (e) and (g) as:</p> <ul style="list-style-type: none"> • a visible pedestrian entrance is provided; • the ground level façade has more than 40% glazing to the total surface area; • the solid walls to the ground level façade to not include a single length greater than 30% of the total façade; • all new mechanical plant and other service infrastructure is screened; • roof top plant is contained within the roof, and • the design does not include security shutters.
21.4.3 A2	Colours	Not applicable as no walls face a residential zone.
21.4.4 A1	Passive surveillance	<p>Yes, as the design:</p> <ul style="list-style-type: none"> • a visible pedestrian entrance is provided; • the ground level façade has more than 40% glazing to the total surface area; • the solid walls to the ground level façade to not include a single length greater than 30% of the total façade; • entrapment spaces are not created; • car parking and pathways are illuminated; • the entrance from the car park is illuminated.
21.4.5 A1	Landscaping	Yes, as landscaping along the frontage is provided for the car parking area and is not required for the building.
21.4.5 A2	Landscaping	Not applicable as the site does not adjoining a residential zone.
21.4.6 A1	Outdoor storage	Yes, as outdoor storage areas are screened.

21.4.6 A1	Fencing	Not applicable as fencing is not proposed.
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Performance Criteria Assessment 1 – 21.4.1 P1 Building height

Building height must satisfy all of the following:

- (a) be consistent with any Desired Future Character Statements provided for the area;*
- (b) be compatible with the scale of nearby buildings;*
- (c) not unreasonably overshadow adjacent public space;*
- (d) allow for a transition in height between adjoining buildings, where appropriate;*

The Desired Future Character Statements are:

Future development of the Sorell township is to:

- (a) provide active and attractive streetscapes;*
- (b) improve access / permeability to the town centre from the adjacent residential areas;*
- (c) provide an open space hierarchy incorporating open spaces that are accessible and appropriately landscaped providing both passive and active recreation for social interaction with particular attention to enhancing the Sorell Rivulet;*
- (d) provide for sustainable development to optimise water and energy conservation;*
- (e) use scale, proportion, materials and colour to ensure building facades positively contribute to the streetscape.*

Building height for the General Business Zone in the State Planning Provisions is 12 metres.

It is considered that the performance criteria is satisfied as:

- The design enhances the streetscape through the weather proofing, the glazed façade, multiple entrances and increased commercial presence along Station Lane;
- The design uses scale, proportion, materials and colours to make a positive contribution to the streetscape and will significantly improve the appearance of the street relative to its existing situation and to the appearance of the former structures on the site;
- The design re-uses stormwater and provides passive solar features through glazing and shading;
- The height is compatible with the large scale of the adjoining Gateway complex;
- The height will not shadow adjacent public space; and
- No transition in height is considered necessary or appropriate given the central location of the site within the activity centre (more generally) and along Station Lane (more specifically).

Performance Criteria Assessment 2 – Clause 21.4.3 P1 Design

Building design must enhance the streetscape by satisfying all of the following:

- (a) provide the main access to the building in a way that addresses the street or other public space boundary;*
- (b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;*
- (c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;*
- (d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;*
- (e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;*
- (f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;*
- (g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;*
- (h) be consistent with any Desired Future Character Statements provided for the area.*

It is considered that the performance criteria is satisfied as:

- The main building entrance addresses the street and the façade includes extensive glazing to establish an active and attractive streetscape;
- Mechanical plant is well screened;
- The awning on the adjoining lot does not continue through to the boundary of the site and rather ends some 20m from the subject site;
- The design provides a covered pedestrian area contained within the subject site, rather than extending over the footpath which is considered reasonable.

Code

Road and Railway Assets Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
E5.5.1 A3	Traffic generation	No, as traffic generation exceeds 40 vehicle movements per day.

Performance Criteria Assessment 3 - E5.5.1 A3/P3 Existing Road Accesses and Junctions

Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:

- (a) *the increase in traffic caused by the use;*
- (b) *the nature of the traffic generated by the use;*
- (c) *the nature and efficiency of the access or the junction;*
- (d) *the nature and category of the road;*
- (e) *the speed limit and traffic flow of the road;*
- (f) *any alternative access to a road;*
- (g) *the need for the use;*
- (h) *any traffic impact assessment; and*
- (i) *any written advice received from the road authority.*

It is considered that the performance criteria is satisfied having regard to:

- the central location of the site;
- the existing capacity of Station Lane and the surrounding street network; and
- the findings of the traffic impact assessment.

Parking and Access Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
E6.6.1 A1	Car parking numbers	No, as less than 68 car parking spaces are provided.
E6.6.2 A1	Accessible car parking space	Yes, as accessible car parking is provided.
E6.6.3 A1	Motorcycle spaces	Yes, as two spaces are provided.
E6.6.4 A1	Bicycle spaces	Yes, as eight spaces are provided.
E6.7.1 A1	Access numbers	Yes, as a single vehicle access is proposed.
E6.7.2 A1	Access design	Yes, as the 6m wide access complies with all applicable standards.
E6.7.3 A1	Passing	Yes, as vehicle passing is provided.
E6.7.4 A1	Turning	Yes, as on-site turning is provided.
E6.7.5 A1	Layout	Yes, as the parking layout is consistent with the Australian standard.
E6.7.6 A1	Surfacing	Yes, as a sealed surface is proposed.
E6.7.7 A1	Lighting	Yes, as lighting is provided.
E6.7.8 A1	Landscaping	No, as less than 5% of the car parking area is landscaped.

E6.7.9 A1	Motorcycle parking	Yes, as the design of parking complies with the Australian standard.
E6.7.10 A1	Bicycle parking	Yes, as bicycle parking is within 30m of the main entrance.
E6.7.10 A2	Bicycle parking	Yes, as the design of parking complies with the Australian standard.
E6.7.11 A1	End of trip facilities	Yes, as a shower and changeroom is provided for staff.
E6.7.12 A1	Siting of parking	Yes, while the car parking is not behind the building it is located on a site where parking is already provided at the frontage.
E6.7.14 A1	Access	Yes, as the access is satisfactory.

Performance Criteria Assessment 4 – E6.6.1 P1 Car parking numbers

The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:

- (a) car parking demand;*
- (b) the availability of on-street and public car parking in the locality;*
- (c) the availability and frequency of public transport within a 400m walking distance of the site;*
- (d) the availability and likely use of other modes of transport;*
- (e) the availability and suitability of alternative arrangements for car parking provision;*
- (f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;*
- (g) any car parking deficiency or surplus associated with the existing use of the land;*
- (h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;*
- (i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;*
- (j) any verified prior payment of a financial contribution in lieu of parking for the land;*
- (k) any relevant parking plan for the area adopted by Council;*
- (l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;*
- (m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Schedule.*

It is considered that the performance criteria is satisfied as:

- the proposal provides for a large number of car parking spaces to provide for the uses;
- the site is nearby on-street and public car parking spaces;
- the uses are unlikely to generate a demand for car parking spaces that cannot be met through a combination of spaces provided onsite, existing on-street and public car parking and broader public car parking improvements that are identified and can be implemented with the support of a cash-in-lieu contribution; and
- a financial contribution in lieu of open space is appropriate and can fund works identified in the long-term financial plan.

Performance Criteria Assessment 5 – E6.6.8 P1 Car parking landscaping

Landscaping of parking and circulation areas accommodating more than 5 cars must satisfy all of the following:

- relieve the visual impact on the streetscape of large expanses of hard surfaces;*
- soften the boundary of car parking areas to reduce the amenity impact on neighbouring properties and the streetscape;*
- reduce opportunities for crime or antisocial behaviour by maintaining passive surveillance opportunities from nearby public spaces and buildings*

Landscaping can occur along an existing grass strip at the frontage of the car parking area which will assist in reducing the visual impact of the car park.

Inundation Prone Areas Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
E15.7.4 A1	Inundation	No, as the floor level is less than 1% AEP.
E15.7.5 A1	Inundation	No, as new walls in a flood-prone area are proposed.
E15.7.5 A2	Mitigation	No, as no acceptable solution is provided.

Performance Criteria Assessment 6 – E15.7.4 P1 Inundation

A new habitable building must have a floor level that satisfies all of the following:

- risk to users of the site, adjoining or nearby land is acceptable;*
- risk to adjoining or nearby property or public infrastructure is acceptable;*
- risk to buildings and other works arising from riverine flooding is adequately mitigated through siting, structural or design methods;*
- need for future remediation works is minimised;*
- provision of any developer contribution required pursuant to policy adopted by Council for riverine flooding protection works.*

It is considered that the performance criteria is satisfied based on the findings of the Hydrodynamica report which shows that post-development there will be minimal change to flood conditions and that the H1 hazard vulnerability classification will be satisfied.

Performance Criteria Assessment 7 – E15.7.5 P1 Inundation

Landfill, or solid walls greater than 5 m in length and 0.5 m in height, must satisfy all of the following:

- (a) *no adverse affect on flood flow over other property through displacement of overland flows;*
- (b) *the rate of stormwater discharge from the property must not increase;*
- (c) *stormwater quality must not be reduced from pre-development levels.*

It is considered that the performance criteria is satisfied based on the findings of the Hydrodynamica report which shows that stormwater volumes are not significant different pre- and post-development and that there is negligible displacement of overland flows.

Performance Criteria Assessment 8 – E15.7.5 P2 Mitigation

Mitigation measures, if required, must satisfy all of the following:

- (a) *be sufficient to ensure habitable rooms will be protected from flooding and will be able to adapt as sea levels rise;*
- (b) *not have a significant effect on flood flow.*

It is considered that the performance criteria is satisfied based on the findings of the Hydrodynamica report which shows that there is negligible displacement of overland flows.

Representations

Clause 6.10.1 of the planning scheme requires the consideration of any representation received but ‘only insofar as each such matter is relevant to the particular discretion being exercised’.

Two representations have been received, which are addressed in the following table.

Issue	Relevant Clause	Response
Height	21.4.1	Height is discussed earlier in the report. The proposal height is considered satisfactory.
Overlooking bedroom windows	Nil	Impacts to dwellings in the General Business Zone are not a relevant consideration in the State Planning Provisions.

Noise from building services	6.11.2	Council's Manager Health and Compliance has recommended conditions related to noise be imposed on any permit granted. The provisions of the Environmental Management and Pollution Control Act 1994 could apply to any future nuisance.
Construction hours	6.11.2	Council's Manager Health and Compliance has recommended conditions related to noise be imposed on any permit granted. The provisions of the Environmental Management and Pollution Control Act 1994 could apply to any future nuisance.
Traffic survey	C3.3.1	The traffic survey is considered acceptable and that traffic generation from the use is not unreasonable.
Notification	Nil	Notification was given in the ordinary manner with letters to adjoining land and notices placed on site, online and in the Mercury.

Conclusion

The application is considered to comply with each applicable standard of the *Sorell Interim Planning Scheme 2015* and is recommended for conditional approval.

Shane Wells
MANAGER PLANNING

Attachments:
 Proposal Plans
 Representations x 2

Separate Attachments:

Integrated impact assessment prepared by John Lewis dated 23 December 2022

Traffic impact assessment prepared by Hubble Traffic dated December 202

Gandy and Roberts engineering advice dated 12 October 2022

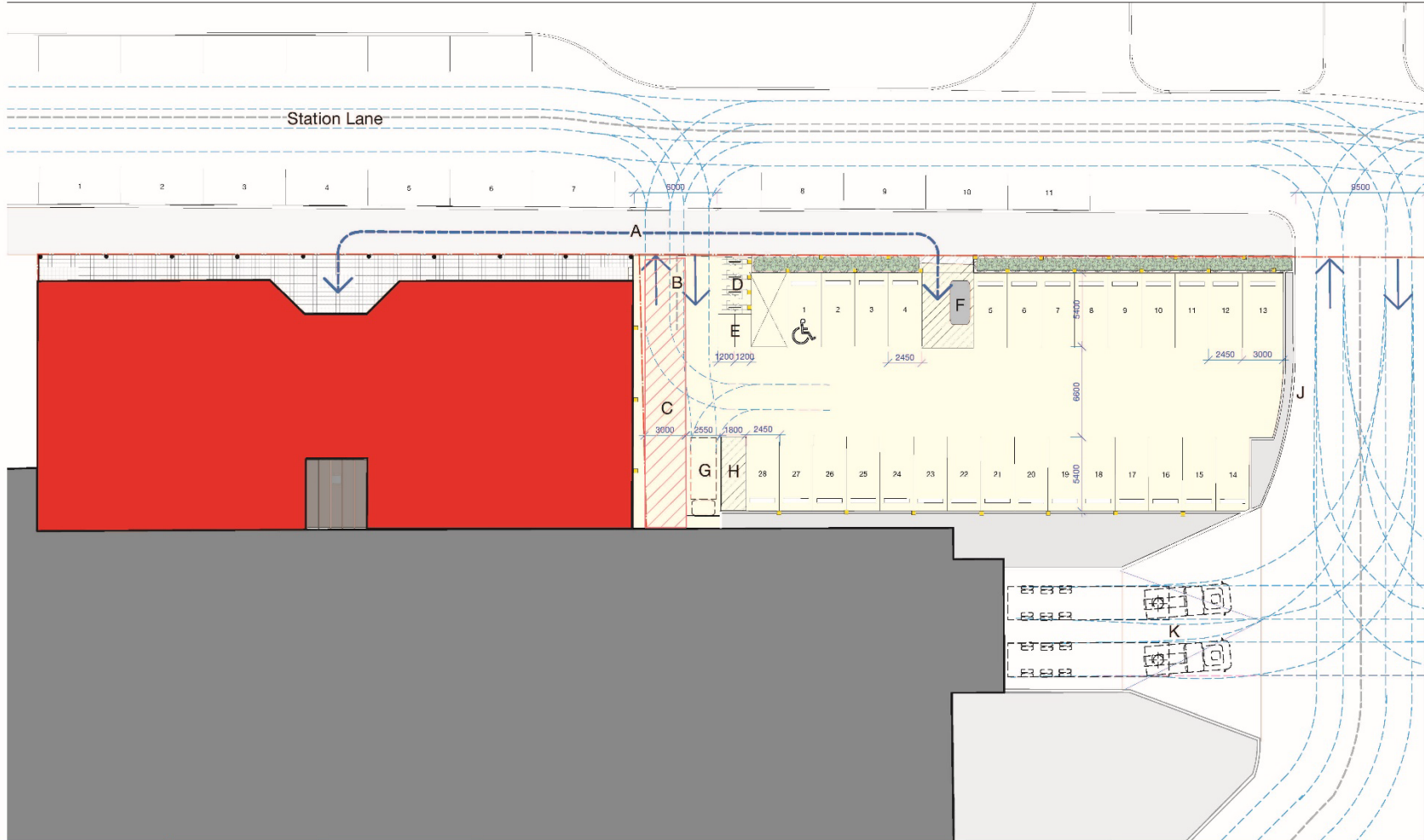
Gandy and Roberts stormwater management report dated 2 November 2021

Hydrodynamica memo dated 24 October 2022

Letter from applicant dated 4 April 2023

Survey from Rogerson and Birch dated 15 September 2021





CALIBAN
CONSULTING

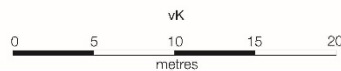
Contacts:
Architect: John Lewis
Lic. Arch. Lic. 9277014/s
Trans. Arch. Reg. No. 11361
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john.lewis@velica.net
P.O. Box 219, Orford,
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0418 445 313

Drawing
No.: STA1 DA00
Date: 04 Apr 2023
Scale: 1:250 @ A3

Sorell Council
Development Application - Progress to Request for Information - 5 Station Lane, Sorell.pdf
Date Received: 04/04/2023
Drawn: Katherine PJA

5 Station Lane, Sorell

Site Plan



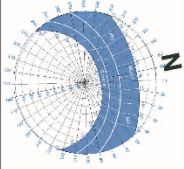
Parking

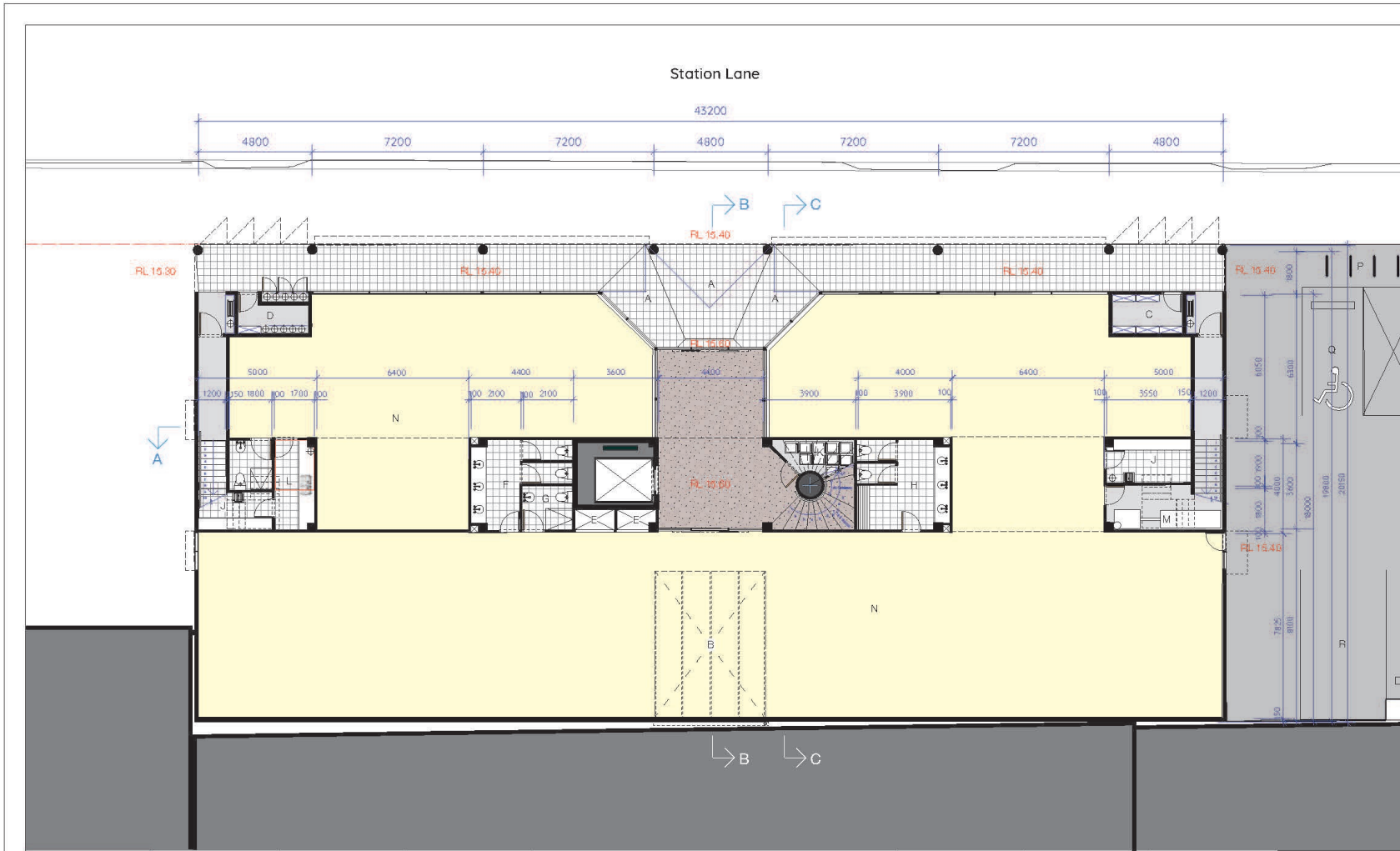
On-site Spaces	28
Kerb Spaces	11
Total Spaces	39
Motorcycle Spaces	2
Bicycle Spaces	8

Dedicated Parking
 Sorell Central

Key

- A. Pedestrian Access
- B. New Parking Entry
- C. Existing WW Fire Egress
- D. 8 Bicycle Racks
- E. 2 Motorcycle Spaces
- F. Existing Substation
- G. Loading Zone
- H. Existing Grease Trap
- J. Existing Entry Closed-off
- K. Existing WW Load. Dock





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 0418 445 313

Drawing
 No.: SL2 DA 01
 Date: 23 Dec 2022
 Scale: 1:100 @ A2
 1:200 @ A4

Areas	NLA	GFA
L1	594m ²	848m ²
L2	641m ²	830m ²
L3	641m ²	830m ²
Total	1,876m ²	2,508m ²



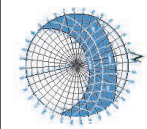
Sorell Central

Ground Floor

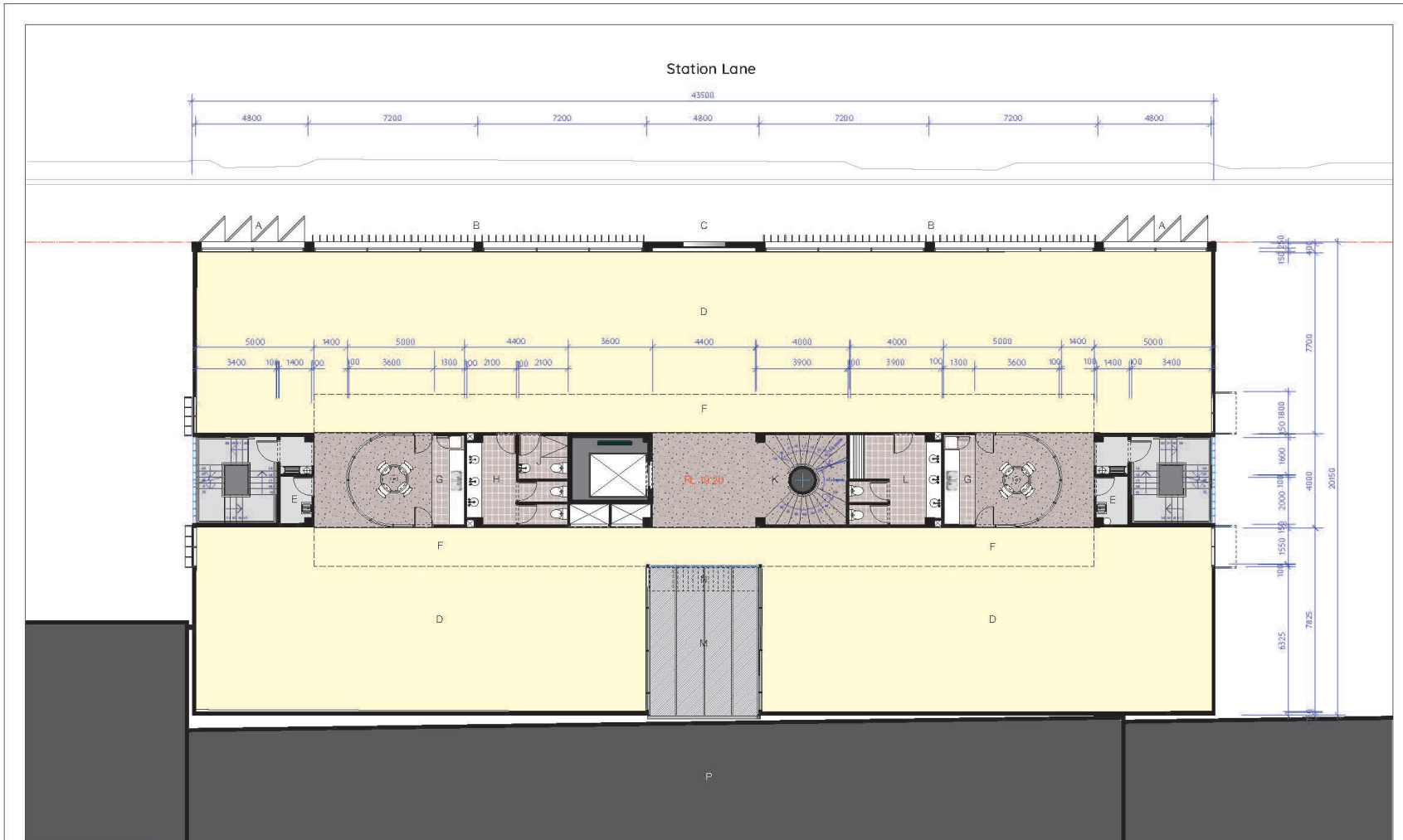
(Single Tenant)
vF

- Key
- A. 1 in 20 Ramp
 - B. Glass Roof over
 - C. Utility Meters
 - D. Fire Services
 - E. A/C Ducts
 - F. Female WC's
 - G. Accessible WC
 - H. Male WC's

- J. Cleaners' Room
- K. Otto Bin Store
- L. Kitchenette
- M. SW Detention Tank
- N. Retail Tenancy
- P. Bicycle Parking
- Q. Disabled Parking
- R. Loading Bay



AGENDA
 SORELL PLANNING AUTHORITY (SPA) MEETING
 16 MAY 2023



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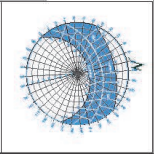
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L2	641m ²	830m ²
L3	641m ²	830m ²
Total	1,876m ²	2,509m ²

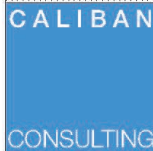
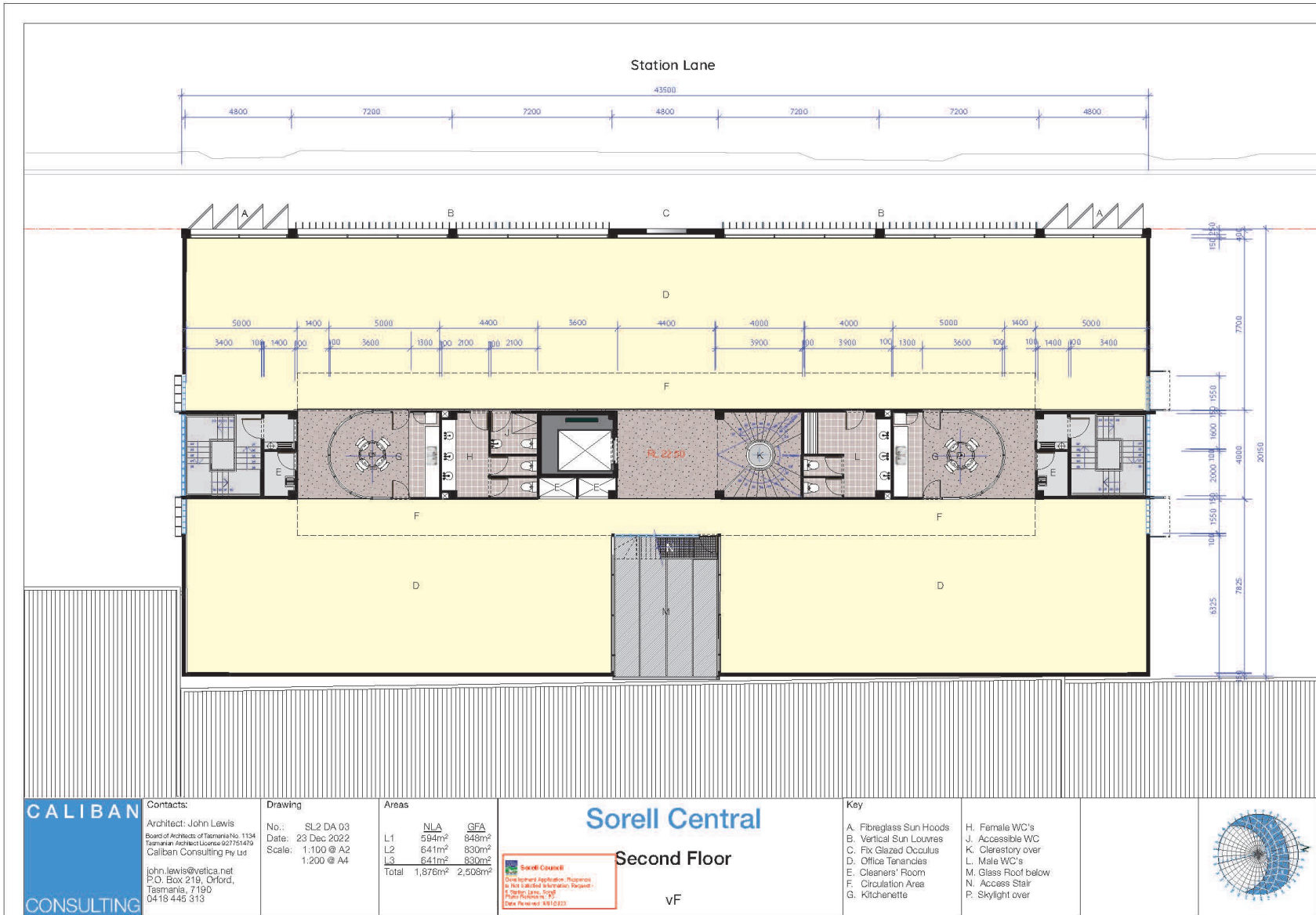
Sorell Central
First Floor
 VF

- Key
- A. Fibreglass Sun Hoods
 - B. Vertical Sun Louvres
 - C. Fixed Oculus
 - D. Office Tenancies
 - E. Cleaners' Room
 - F. Circulation Area
 - G. Kitchenette

- H. Female WC's
- J. Accessible WC
- K. Non-required Stair
- L. Male WC's
- M. Glass Roof Below
- N. Access Stair over
- P. Supermarket behind



AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
16 MAY 2023



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 Date: 23 Dec 2022
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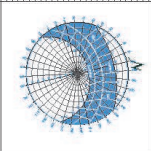
Areas	NLA	GFA
L1	594m ²	848m ²
L2	641m ²	830m ²
L3	641m ²	830m ²
Total	1,876m²	2,508m²

Sorell Central
Second Floor
 vF

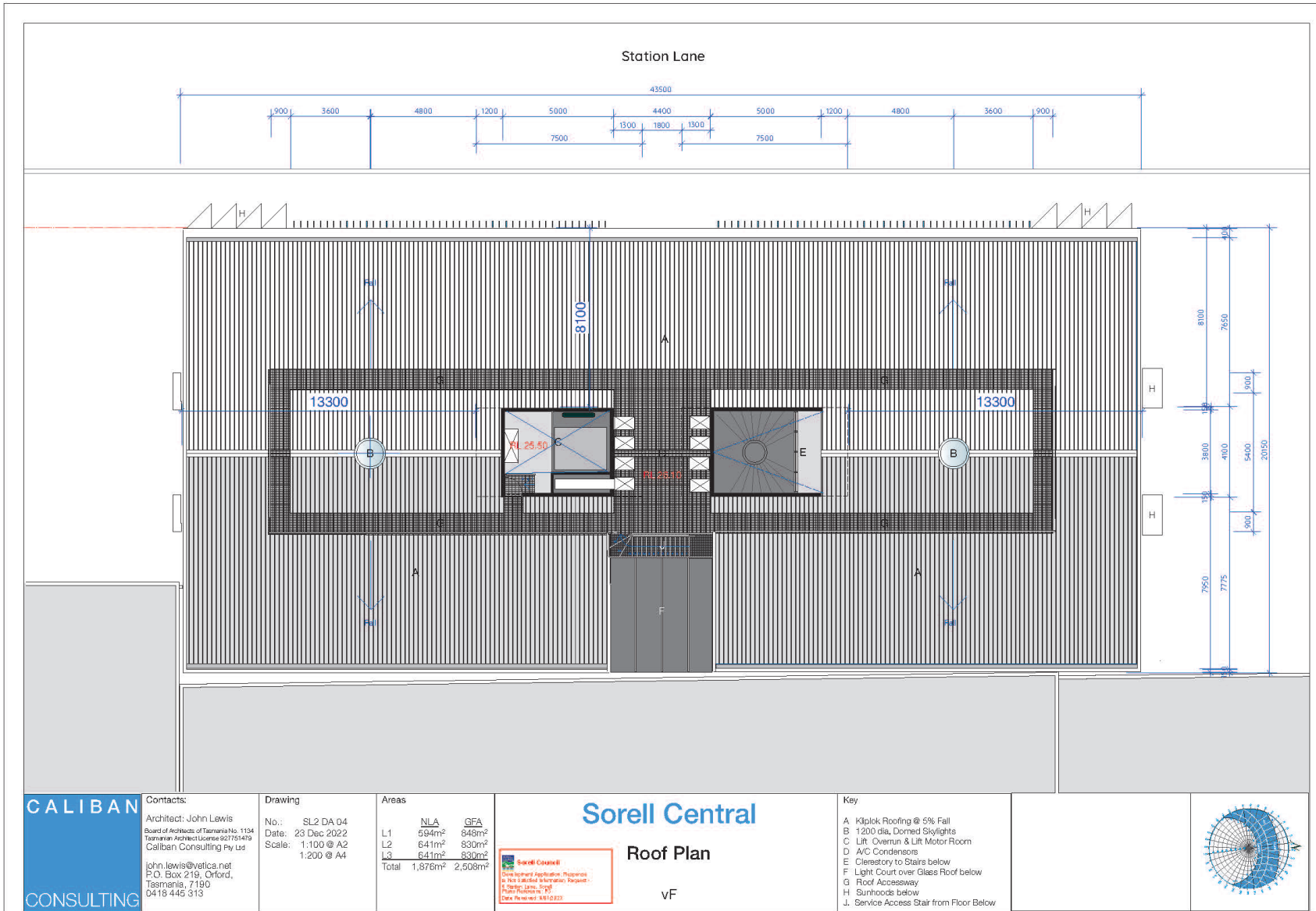
Sorell Council
 Development Application, Planning
 or Not a Notified Infrastructure Proposal -
 15 Street View, Sorell
 Phone: 036324 1177
 Email: Planning@sc.tas.gov.au

- Key**
- A. Fibreglass Sun Hoods
 - B. Vertical Sun Louvres
 - C. Fix Glazed Oculus
 - D. Office Tenancies
 - E. Cleaners' Room
 - F. Circulation Area
 - G. Kitchenette

- H. Female WC's
- J. Accessible WC
- K. Clerestory over
- L. Male WC's
- M. Glass Roof below
- N. Access Stair
- P. Skylight over



AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
16 MAY 2023



Contacts:
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Drawing
 No.: SL2 DA 04
 Date: 23 Dec 2022
 Scale: 1:100 @ A2
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Areas	NLA	GFA
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L2	641m ²	830m ²
L3	641m ²	830m ²
Total	1,876m²	2,508m²

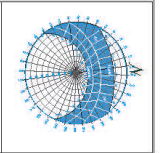


Sorell Central

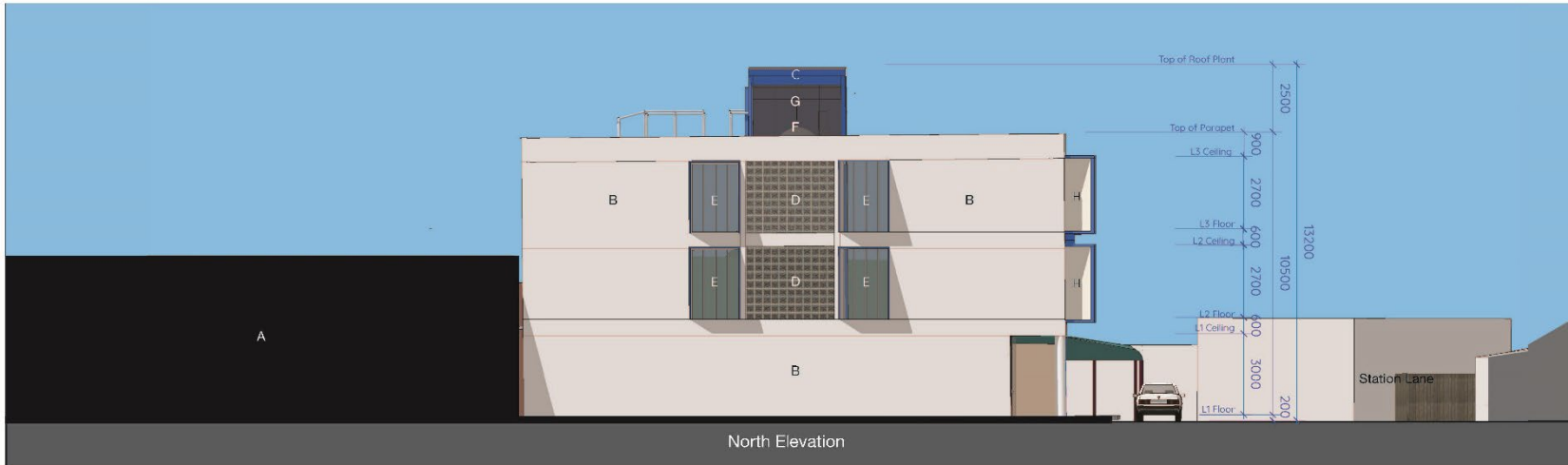
Roof Plan

vF

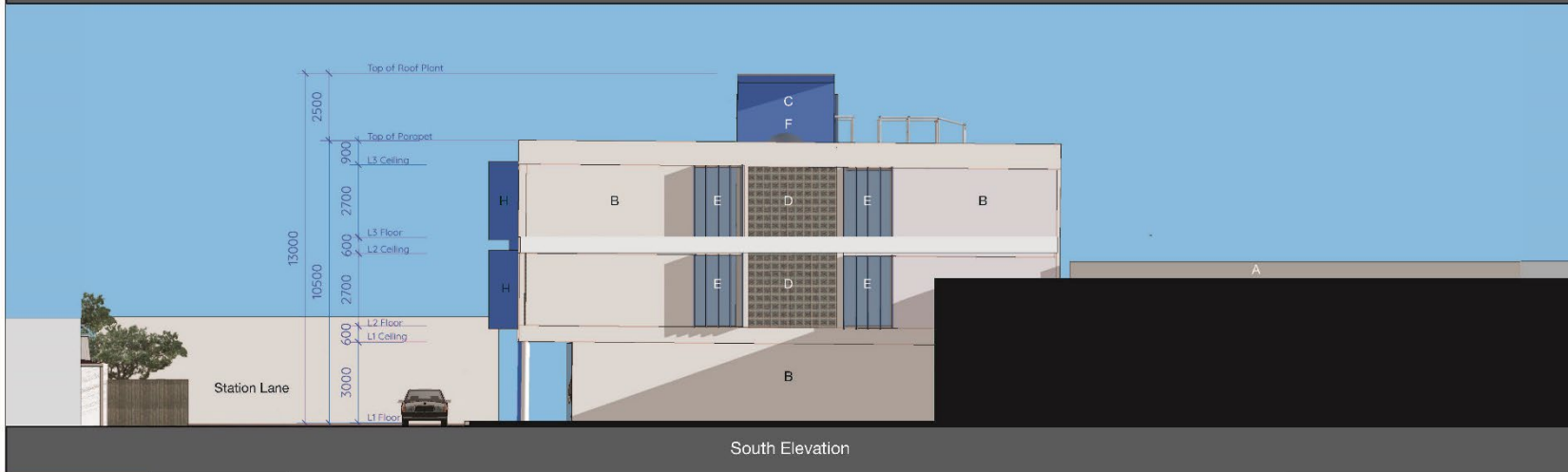
- Key**
- A Kiplok Roofing @ 5% Fall
 - B 1200 dia, Domed Skylights
 - C Lift Overrun & Lift Motor Room
 - D A/C Condensers
 - E Clerestory to Stairs below
 - F Light Court over Glass Roof below
 - G Roof Accessway
 - H Sunhoods below
 - J Service Access Stair from Floor Below



AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
16 MAY 2023

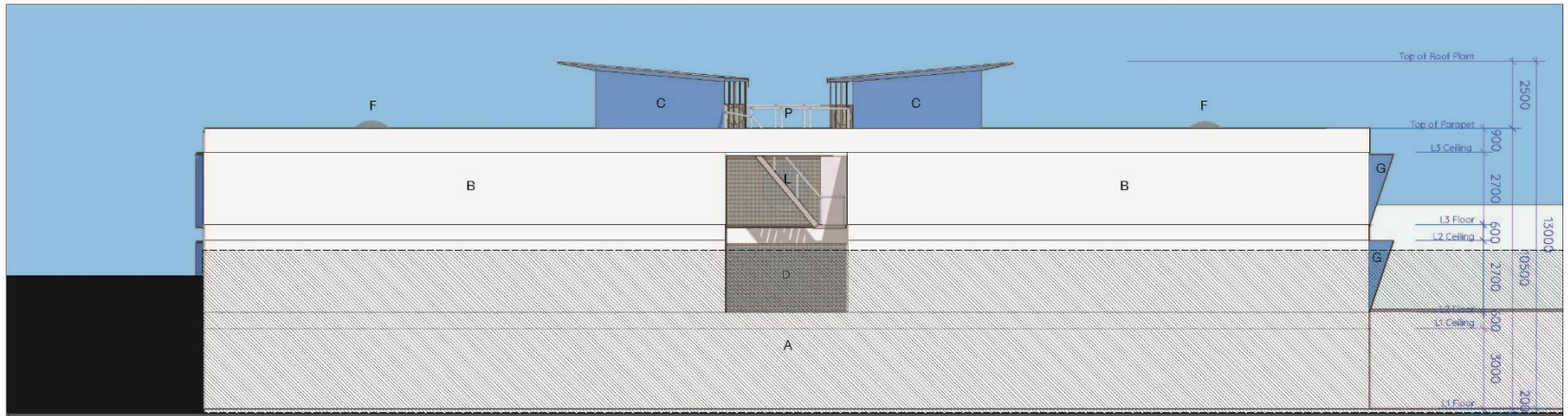


North Elevation

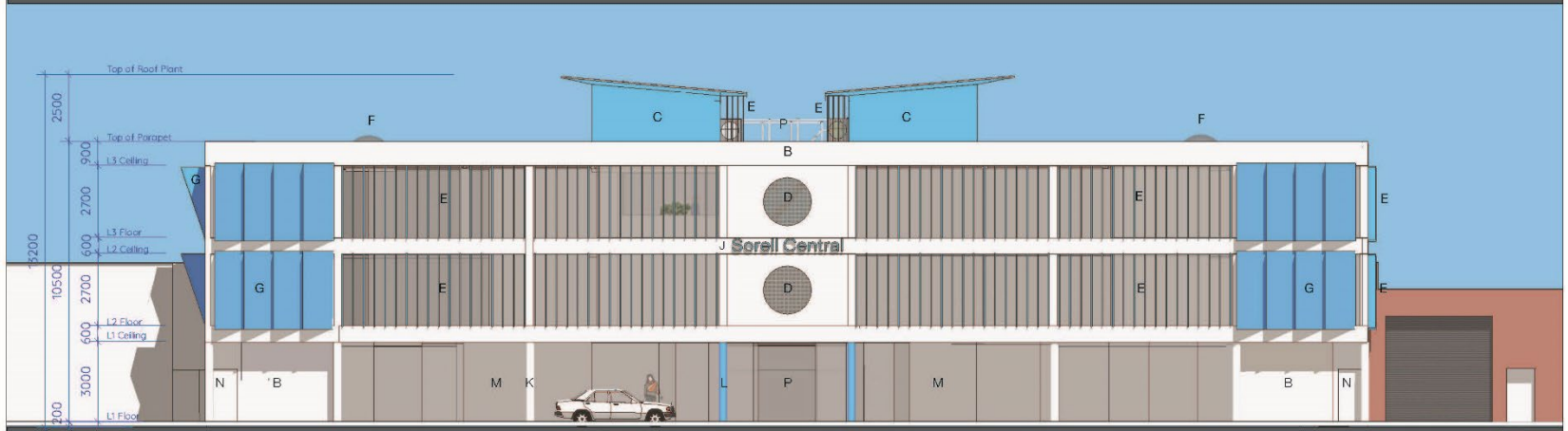


South Elevation

CALIBAN CONSULTING	Contacts: Architect: John Lewis Board of Architects of Tasmania No. 1127 Registration Address: License 267791-79 Caliban Consulting Pty Ltd john.lewis@caliban.net P.O. Box 219, Orford, Tasmania, 7190 0418 445 313	Drawing No.: SL2 DA 05 Date: 23 Dec 2022 Scale: 1:100 @ A2 1:200 @ A4	Areas <table border="1"> <thead> <tr> <th></th> <th>N/A</th> <th>GFA</th> </tr> </thead> <tbody> <tr> <td>L1</td> <td>594m²</td> <td>648m²</td> </tr> <tr> <td>L2</td> <td>841m²</td> <td>830m²</td> </tr> <tr> <td>L3</td> <td>841m²</td> <td>830m²</td> </tr> <tr> <td>Total</td> <td>1,876m²</td> <td>2,508m²</td> </tr> </tbody> </table>		N/A	GFA	L1	594m ²	648m ²	L2	841m ²	830m ²	L3	841m ²	830m ²	Total	1,876m ²	2,508m ²	<h2 style="text-align: center;">Sorell Central</h2> <h3 style="text-align: center;">North & South Elevations</h3> <p style="text-align: center;">vF</p>	Key A. Supermarket behind B. Concrete Panels, White Paint Finish C. Roof Plant Rendered Blueboard, 'Azure Blue' Paint D. Glass Block Wall to Fire Stairs E. Perforated Alum. Louvers, PC Finish in 'Azure Blue' F. Doped Polycarbonate Skylight G. Fixed Alum. Glazing, Natural Anodised Frame H. Fibreglass Sun Shading Hoods in 'Azure Blue'
		N/A	GFA																	
L1	594m ²	648m ²																		
L2	841m ²	830m ²																		
L3	841m ²	830m ²																		
Total	1,876m ²	2,508m ²																		
		AGENDA SORELL PLANNING AUTHORITY (SPA) MEETING 16 MAY 2023																		



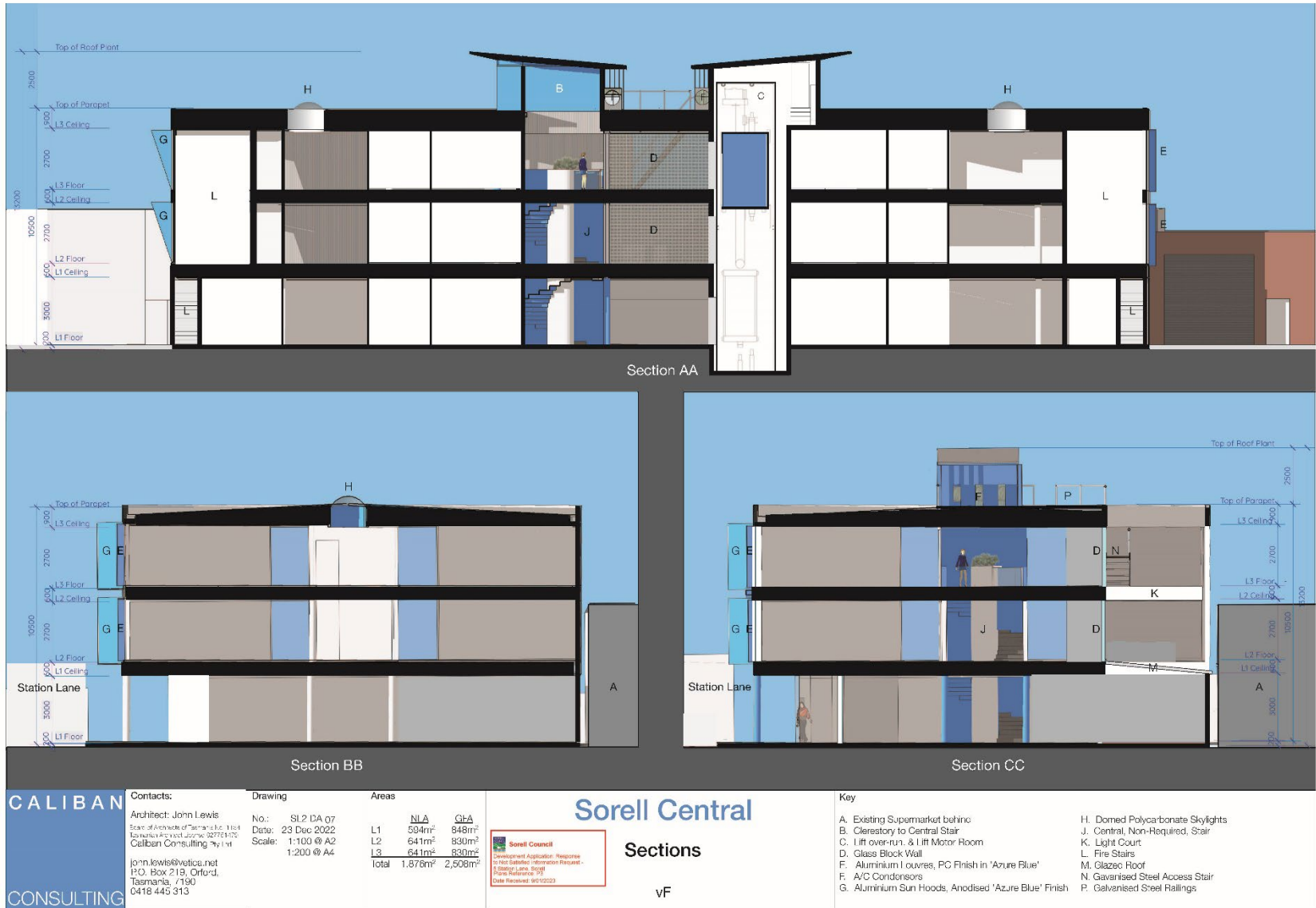
East Elevation



West Elevation

CALIBAN CONSULTING	Contacts: Architect: John Lewis Board of Architects of Tasmania No. 1134 Tasmanian Architect License #27261479 Calligan Consulting Pty Ltd john.lewis@vetica.net P.O. Box 219, Orford, Tasmania, 7160 0418 445 313	Drawing No.: SL2 DA 06 Date: 23 Dec 2022 Scale: 1:100 @ A2 1:200 @ A4	Areas <table border="1"> <thead> <tr> <th></th> <th>N/A</th> <th>GFA</th> </tr> </thead> <tbody> <tr> <td>L1</td> <td>594m²</td> <td>849m²</td> </tr> <tr> <td>L2</td> <td>641m²</td> <td>830m²</td> </tr> <tr> <td>L3</td> <td>641m²</td> <td>830m²</td> </tr> <tr> <td>Total</td> <td>1,876m²</td> <td>2,509m²</td> </tr> </tbody> </table>		N/A	GFA	L1	594m ²	849m ²	L2	641m ²	830m ²	L3	641m ²	830m ²	Total	1,876m ²	2,509m ²	<p style="text-align: center;">Sorell Central East & West Elevations</p> <p style="text-align: center;">VF</p>	Key A. Profile of existing Supermarket behind B. Concrete Panels, White Paint Finish C. Roof Plant rendered Blueboard, 'Azure Blue' Finish D. Glass Block Panels E. Aluminium Louvers, PC Finish in 'Azure Blue' F. Domed Polycarbonate Skylights G. Fibreglass Sun Hoods, 'Azure Blue' Finish H. Fixed Glazed Oculus, Nat. Anodised AL Frame J. Blue Alum. Signage, Extruded 50mm K. Concrete Columns, White & 'Azure Blue' Finishes L. Galvanised Steel Access Stair M. Natural Anodised Alum. Framed Glazing N. Steel Framed Fire Door, White Finish P. Galvanised Steel Handrails
		N/A	GFA																	
L1	594m ²	849m ²																		
L2	641m ²	830m ²																		
L3	641m ²	830m ²																		
Total	1,876m ²	2,509m ²																		







View looking North up Station Lane



View looking South down Station Lane



View looking East across Station Lane

CALIBAN
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Drawing
No.: SL2 DA 09
Date: 23 Dec 2022
Scale: 1:100 @ A2
1:200 @ A4

Areas	
NLA	GFA
L1 594m ²	848m ²
L2 641m ²	830m ²
L3 641m ²	830m ²
Total 1,876m ²	2,508m ²

Sorell Central
Streetscape Impact

vF

Sorell Council
Development Application Response
to Not Detailed Information Request -
7. Streetscape Study
Date Received: 9/11/2023





Visual Impact from the Cole St / Tasman Hwy Intersection



CALIBAN
CONSULTING

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0418 745 313

Drawing
No.: SL2 DA 10
Date: 23 Dec 2022
Scale: 1:100 @ A2
1:200 @ A1

Areas	
NLA	GFA
L1 594m ²	848m ²
L2 641m ²	830m ²
L3 641m ²	830m ²
Total 1,876m ²	2,508m ²

Sorell Central
Visual Impact from the E & S
vF

Sorell Council
Development Application: Response
to Part 3(4)(b) Information Request
Application No: 219
Date Received: 09/12/2023





Visual Impact on Dubs & Co Drive from the NE



Visual Impact on Dubs & Co Drive from the NW



Contacts:	Drawing	Areas	
Architect: John Lewis Surrey: Perth/Edo of: 08/2011 No: 1156 Landscape: K&L/Edo/Edo/Edo 307791-70 Caliban Consulting Pty Ltd	No.: SL2 DA 11 Date: 23 Dec 2022 Scale: 1:100 @ A2 1:200 @ A4	<u>N/A</u>	<u>GFA</u>
john.lewis@vetica.net P.O. Box 219, Orford, Tasmania, 7190 0418 445 313		L1 594m ²	848m ²
		L2 641m ²	830m ²
		L3 641m ²	830m ²
		Total 1,876m ²	2,508m ²

Sorell Central

Visual Impact from the North

vF

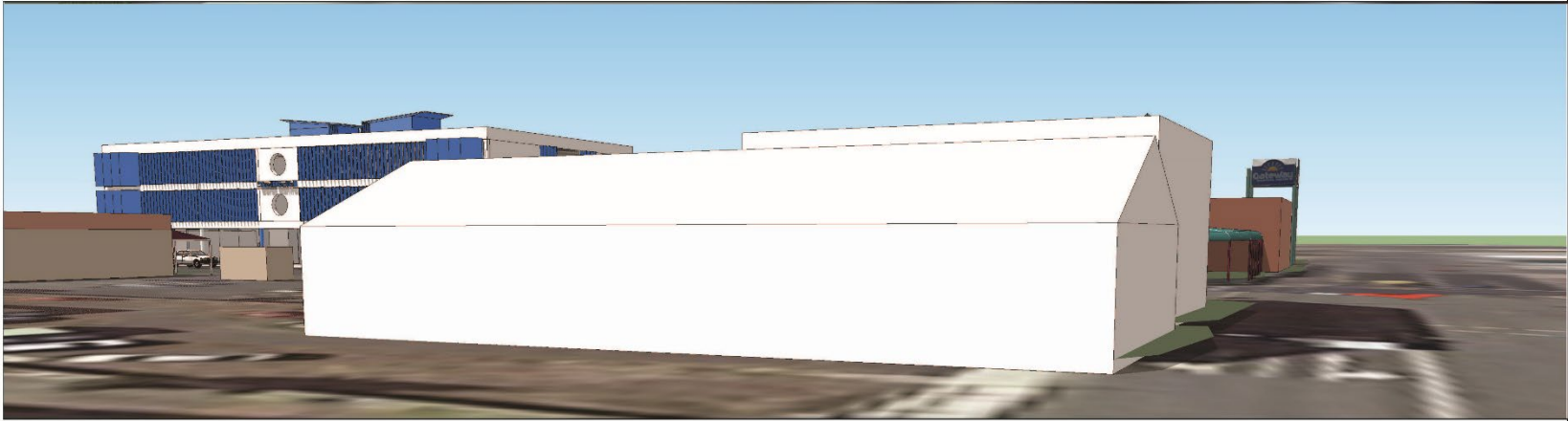
Sorell Council

Development Application - Response
to Not Submitted Information Request -
1/22/2023 Land - Single
Plans Reference: 2/2
Date Received: 08/11/2023





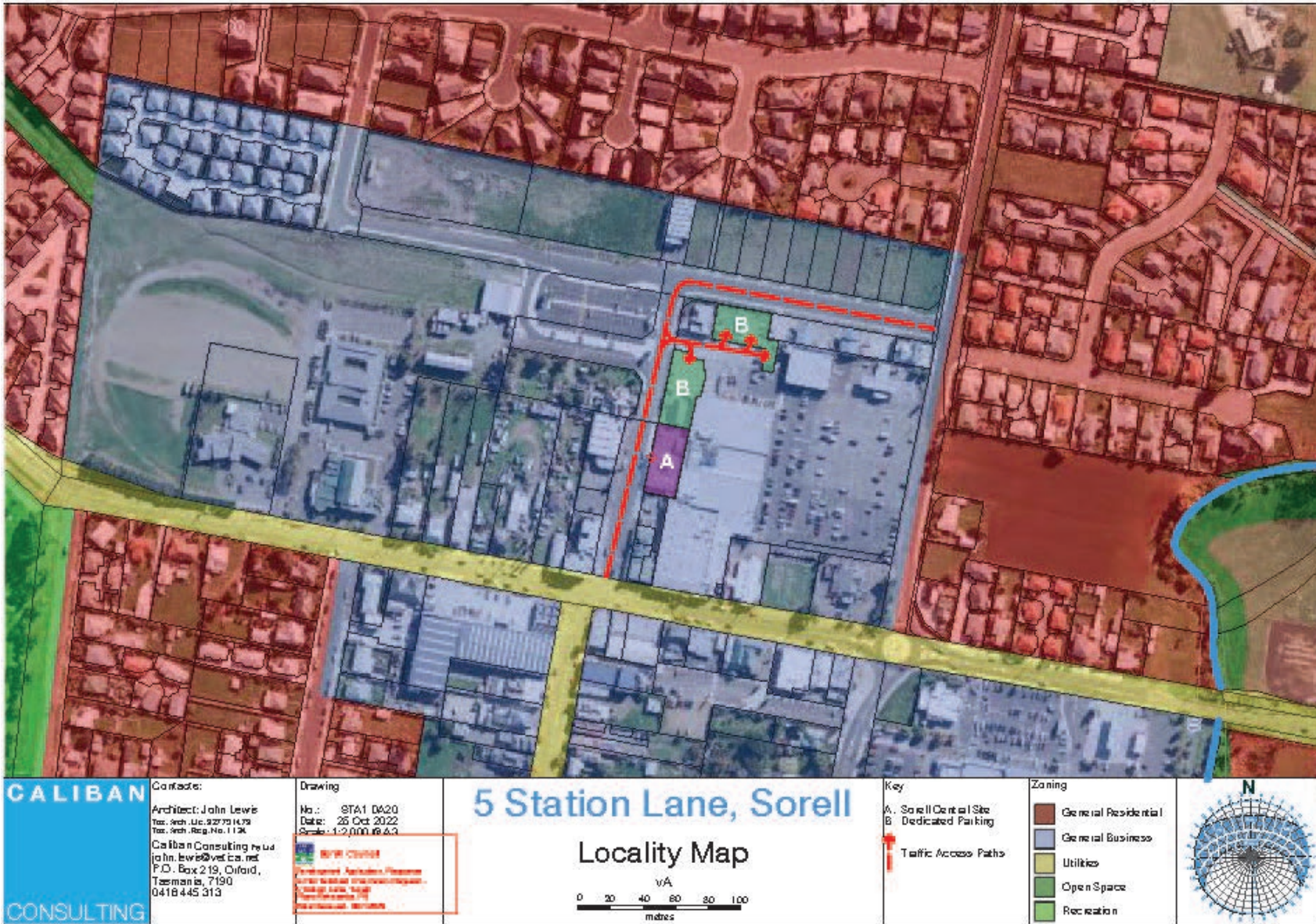
Visual Impact on the Tasman Hwy near the RSL

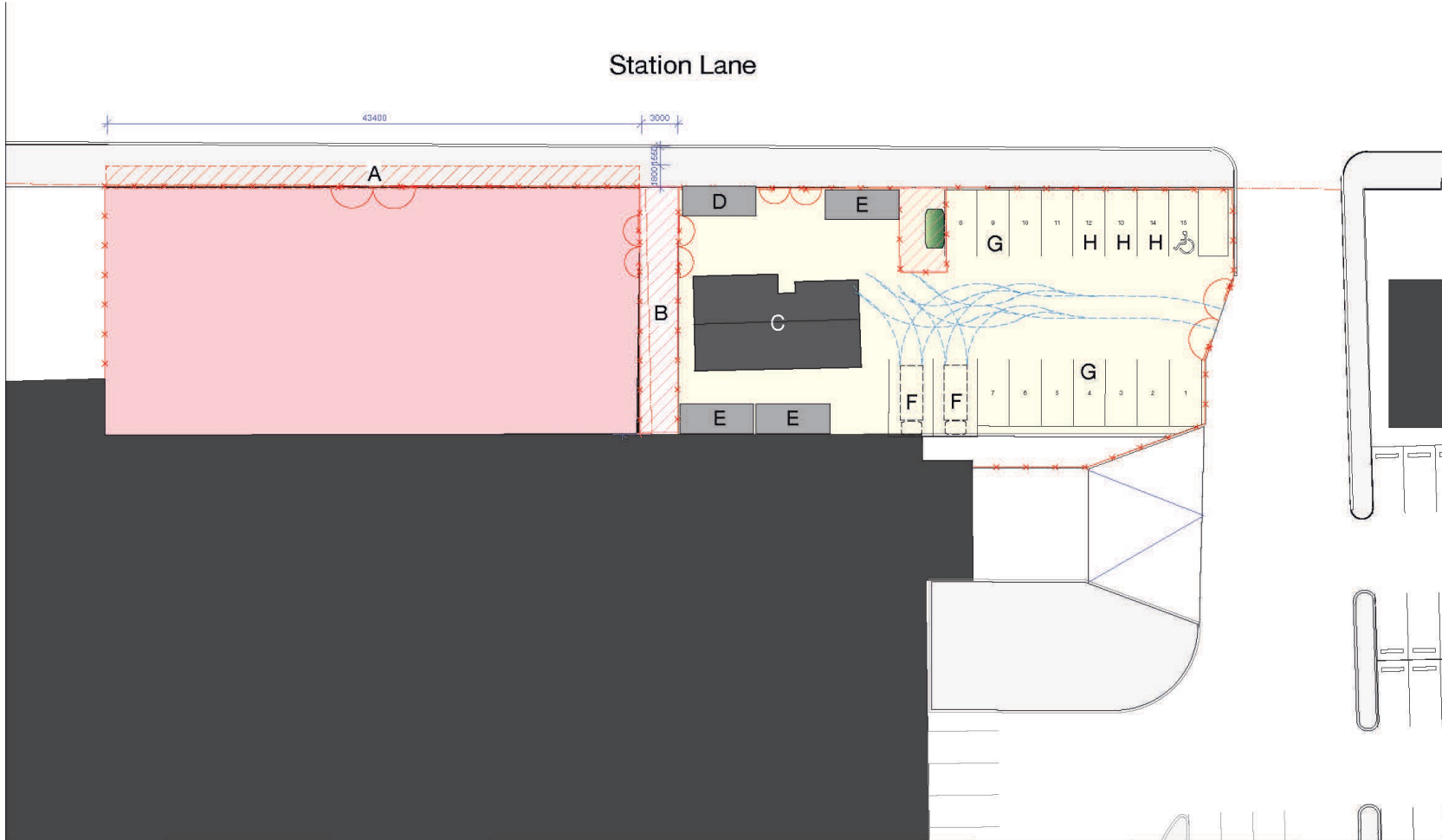


Visual Impact on the Tasman Hwy near Mitre 10

	Contacts: Architect: John Lewis <small>Specialist architects of Tasmania, 45/1134 Derwent Street, Hobart TAS 7000</small> Calliban Consulting Pty Ltd john.lewis@verica.net P.O. Box 219, Orford, Tasmania, 7190 0418 445 313	Drawing No.: SL2 DA 12 Date: 23 Dec 2022 Scale: 1:100 @ A2 1:200 @ A4	Areas <table border="1"> <tr> <td></td> <td>NLA</td> <td>GFA</td> </tr> <tr> <td>L1</td> <td>594m²</td> <td>848m²</td> </tr> <tr> <td>L2</td> <td>641m²</td> <td>830m²</td> </tr> <tr> <td>L3</td> <td>641m²</td> <td>830m²</td> </tr> <tr> <td>Total</td> <td>1,876m²</td> <td>2,508m²</td> </tr> </table>		NLA	GFA	L1	594m ²	848m ²	L2	641m ²	830m ²	L3	641m ²	830m ²	Total	1,876m²	2,508m²	<h2 style="text-align: center;">Sorell Central</h2> <h3 style="text-align: center;">Visual Impact from the West</h3> <p style="text-align: center;">vF</p>	<p>Sorell Council Development Application - Response for Notified Information Requests - 5. Design Lane, Stage Plans Reference: 12 Date Received: 09/12/2022</p>
		NLA	GFA																	
L1	594m ²	848m ²																		
L2	641m ²	830m ²																		
L3	641m ²	830m ²																		
Total	1,876m²	2,508m²																		







CALIBAN
CONSULTING

Contacts:
 Architect: John Lewis
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 0418 445 313

Drawing
 No.: STA2 DA21
 Date: 24 Oct 2023
 Scale: 1:250 @ A2
 1:500 @ A4

Sorell Council
 Development Application Response
 to the Subtotal Information Request -
 5 Station Lane, Sorell
 File Reference: F3
 Date Received: 09/12/21

5 Station Lane, Sorell

Construction Management Plan

vA

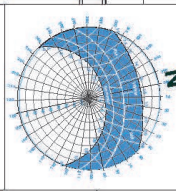
Schedules

Contractor Parking	11
Visitor Parking	3
Disabled Spaces	1
Total Car Spaces	15

Works Area
 Contractor's Compound
 Site Fence

Key

A	Scaffolding Easement
B	Wworths Fire Egress (Kept clear at all times)
C	Existing house used as site office & lunchroom
D	Portable Amenity Block
E	Storage Containers
F	Delivery Bays
G	Contractor Parking
H	Visitor Parking



From:
To: [Sorell Council](#)
Subject: General Manager,
Date: Monday, 1 May 2023 12:02:33 PM

General Manager,
Sorell Council,
Sorell Tasmania 7172

Re: Development Application – 5 Station Lane, Sorell.

Dear Sir/Madam,

Having recently returned from interstate, we have just (last Friday 28th April) noted the application for the development of the above property.

proposed development and have the following concerns:

- The proposed height of the development. Being three storeys AND not including services, we are concerned about our bedroom being overlooked and the noise from said services.
- The timing of any construction i.e. start and finishing times, night works etc.
- The accuracy of the traffic survey which appears to have been done in 2020 which was during lockdown for Covid. It is our opinion that traffic has increased significantly since that period.

The date of the development application's issue was on the 13th April, whilst we were away interstate. We only saw the posted notification on the fence posts outside the development on our return and that was a Friday so we were unable to make a full representation before the due date fell.

We also received no notification from Council at all regarding this development in any way shape or form. I would have thought this would in the very least be polite if not a necessity?

We would be grateful for some clarification on the issues mentioned above as soon as is possible so we can word a full representation if needed.

From:
To: [Sorell Council](#)
Subject: Development Application DA 2022 / 9-1
Date: Wednesday, 26 April 2023 11:27:30 AM

General Manager Sorell Council

We wish to submit our objection to the proposed height of the above application at 5 Station Lane and 27 Cole Street Sorell. We feel that the proposed height of this building will impact on the visual outlook of ours and surrounding properties, as it will be above the existing height of all other properties in the surrounding business district. The height of this building will be visible from pretty much all areas of the Sorell township. The applicant states that the completed height of this building will exceed the less than 10 metre height as deemed by Council as a requirement. The proposed height of 10.7 m to parapet + 2.5m roof plant would be unacceptable.
Sent from [Mail](#) for Windows

