



SORELL COUNCIL

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 10 Woodruff Court, Sorell

PROPOSED DEVELOPMENT:

OUTBUILDING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Tuesday 30th April 2024**. 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 **Tuesday 30th April 2024**.

APPLICANT: Rainbow Building Solutions

DATE: 11 April 2024

APPLICATION NO: 5.2024.49.1



10 Woodruff Court, Sorell

11-Apr-2024



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.

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

Full description of Proposal:	Use: Garage
	Development: New garage
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ \$17,900

Is all, or some the work already constructed:	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address: 10 Woodruff Court
	Suburb: Sorell Postcode: 7172
	Certificate of Title(s) Volume: 180688 Folio: 2



Sorell Council
 Development Application: Development Application - 10 Woodruff Court, Sorell - P1.pdf
 Plans Reference:P1
 Date Received:18/03/2024

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

If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form
<https://www.sorell.tas.gov.au/services/engineering/>

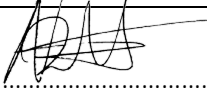
Part B continued: Please note that Part B of this form is publicly exhibited

Declarations and acknowledgements

- I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land.
- I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council’s representatives to enter the land at any time during normal business hours.
- I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies.
- I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application.
- I/we declare that the information in this application is true and correct.

Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council’s Privacy Policy available on the Council website.

- I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.
- Where the General Manager’s consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	 Signature: Date: 15.03.2024
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Crown or General Manager Land Owner Consent

If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*).

Please note:

- If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au
- If the application involves Crown land you will also need a letter of consent.
- Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.

I _____ being responsible for the administration of land at _____

declare that I have given permission for the making of this application for



Sorell Council

Development Application: Development Application - 10 Woodruff Court, Sorell - P1.pdf

Plans Reference: P1

Date Received: 18/03/2024

Signature of General Manager, Minister or Delegate:	Signature: Date:
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DRAWING SCHEDULE

A00 COVER PAGE
 A01 LOCALITY PLAN
 A02 SITE PLAN

PROJECT INFORMATION

BUILDING DESIGNER: GRANT JAMES PFEIFFER
 ACCREDITATION No: CC2211T
 BUILDING CLASS: CLASS 10
 LAND TITLE REFERENCE NUMBER: 180688/30
 DESIGN WIND SPEED: N3
 SOIL CLASSIFICATION: 'H1'
 CLIMATE ZONE: 7
 BUSHFIRE-PRONE BAL RATING: 12.5
 ALPINE AREA: N/A
 CORROSION ENVIRONMENT: LOW
 FLOODING: NO
 LANDSLIP: NO
 DISPERSIVE SOILS: UNKNOWN
 SALINE SOILS: UNKNOWN
 SAND DUNES: NO
 MINE SUBSIDENCE: NO
 LANDFILL: NO
 GROUND LEVELS: REFER PLAN
 ORG LEVEL: 75MM ABOVE GROUND LEVEL SURFACE



Sorell Council
 Development Application: Response to request
 for information - 10 Woodruff Court, Sorell.pdf
 Plans Reference: P2
 Date Received: 08/04/2024

Area Schedule (Gross Building)

Name	Area	Area (sq)
EXISTING DWELLING	208.84 m ²	22.48
EXISTING CARPORT	53.20 m ²	5.73
EXISTING SHED	144.00 m ²	15.56
PROPOSED SHED	36.00 m ²	3.88
	442.04 m ²	47.65

PROPOSED SHED

S. WILSON & K. THOMPSON
 10 WOODRUFF COURT
 SORELL

SORELL COUNCIL

ISSUED FOR CONSTRUCTION

PID: 3273303



- SIGN SIMILAR TO ABOVE PICTURE TO BE PERMANENTLY FIXED TO THE STATIC WATER SUPPLY
- SIGN SIZE DIMENSIONS
 - MIN. 300mm x 300mm
 - LETTERING TO BE UPPERCASE AND NOT LESS THAN 100mm IN HEIGHT

A MODIFIED 4C ACCESS ROAD IS AN ALL-WEATHER ROAD WHICH COMPLIES WITH THE AUSTRALIAN ROAD RESEARCH BOARD "UNSEALED ROADS MANUAL - GUIDELINES TO GOOD PRACTICE", 3RD EDITION, MARCH 2009 AS A CLASSIFICATION 4C ACCESS ROAD AND THE FOLLOWING MODIFIED REQUIREMENTS:

- ALL-WEATHER CONSTRUCTION;
- LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
- MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
- MINIMUM VERTICAL CLEARANCE OF 4 METRES;
- MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY;
- CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
- DIPS LESS THAN 7° (1:8 OR 12.5%) ENTRY AND EXIT ANGLE;
- CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
- MAXIMUM GRADIENT OF 15° (1:3.5 OR 28%) FOR SEALED ROADS, AND 10° (1:5.5 OR 18%) FOR UNSEALED ROADS; AND
- TERMINATE WITH A TURNING AREA FOR FIRE APPLIANCES PROVIDED BY ONE OF THE FOLLOWING:

- A TURNING CIRCLE WITH A MINIMUM INNER RADIUS OF 10 METRES
- A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
- A HAMMERHEAD "T" OR "Y" TURNING HEAD 4 METRES WIDE AND 8 METRES L

BAL NOTES:

- FIREFIGHTING WATER SUPPLY TO BE A MIN. 10000L PER BUILDING TO BE PROTECTED. THIS VOLUME OF WATER MUST NOT BE USED FOR ANY OTHER PURPOSE INCLUDING FIRE FIGHTING SPRINKLER OR SPRAY SYSTEMS

- WATER TANK MUST BE METAL, CONCRETE OR LAGGED BY NON-COMBUSTIBLE MATERIALS AND ALL ABOVE GROUND PIPES & FITTINGS TO BE MADE FROM NON-RUSTING, NON-COMBUSTIBLE AND NON-DEFORMING MATERIALS

- TANK TO BE LOCATED A MINIMUM 6.0m FROM DWELLING AND WITHIN 3.0m OF A HARDSTAND AREA - WATER TANK OR CONNECTION POINT TO BE FITTED WITH A MALE 64mm 5v THREAD COUPLING WITH MINIMUM DELIVERY OF 270L PER MINUTE



Development Application: Response to request for information - 10 Woodruff Court, Sorell.pdf

Plans Reference: P2
Date Received: 08/04/2024

ISSUED FOR CONSTRUCTION

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Client: **S. WILSON & K. THOMPSON**
Project: **PROPOSED SHED**
Address: **10 WOODRUFF COURT, SORELL**

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au



Drawing No: **13224** A01 Rev **0**

Date Drawn: 12.03.24
Drawn: O. Jones
Checked: O. Jones
Approved: J. Pfeiffer
Scale: As Shown @ A3

Accredited Building Designer
Designer Name: **J. Pfeiffer**
Accreditation No: CC2211T

0	ISSUED FOR CONSTRUCTION	12.03.24	O.J.
Rev:	Amendment:	Date:	Int:

LOT 30
TITLE: 180688/30
PID: 9961170
AREA: 1.265ha

APPROX. BAL HAZARD MANAGEMENT PLAN, REFER REBECCA GREEN & ASSOC. REPORT FOR FULL DETAILS

EXISTING DWELLING

PID: 9961171

EXISTING 21 x 6m SHED

PID: 9961172

LOCALITY PLAN
SCALE 1:750

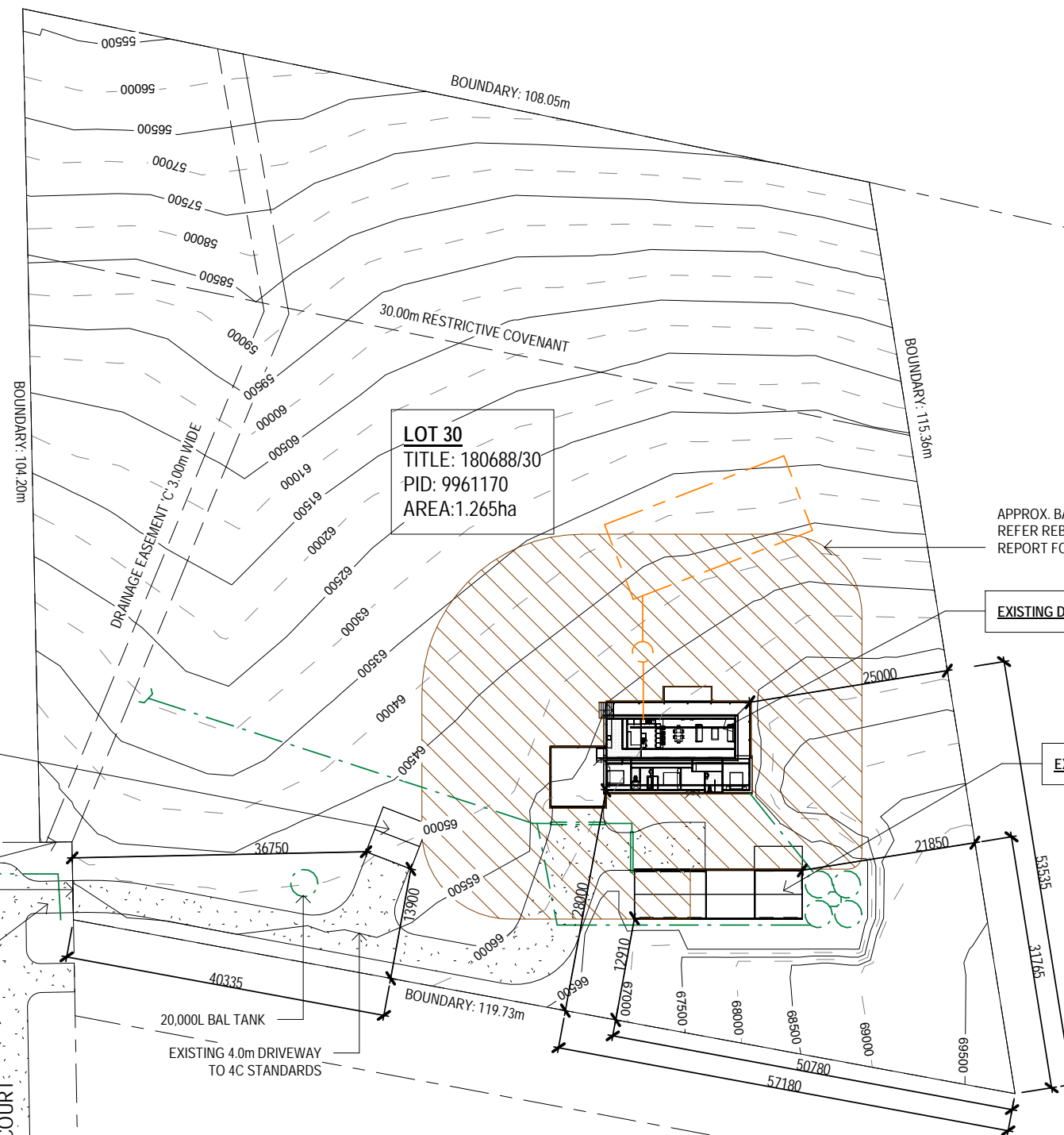
PROPOSED 6 x 6m SHED
DESIGN BY OTHERS

BOUNDARY: 4.00m
BOUNDARY: 9.75m
EXISTING CROSSOVER

20,000L BAL TANK
EXISTING 4.0m DRIVEWAY TO 4C STANDARDS

VERDANT CLOSE

WOODRUFF COURT

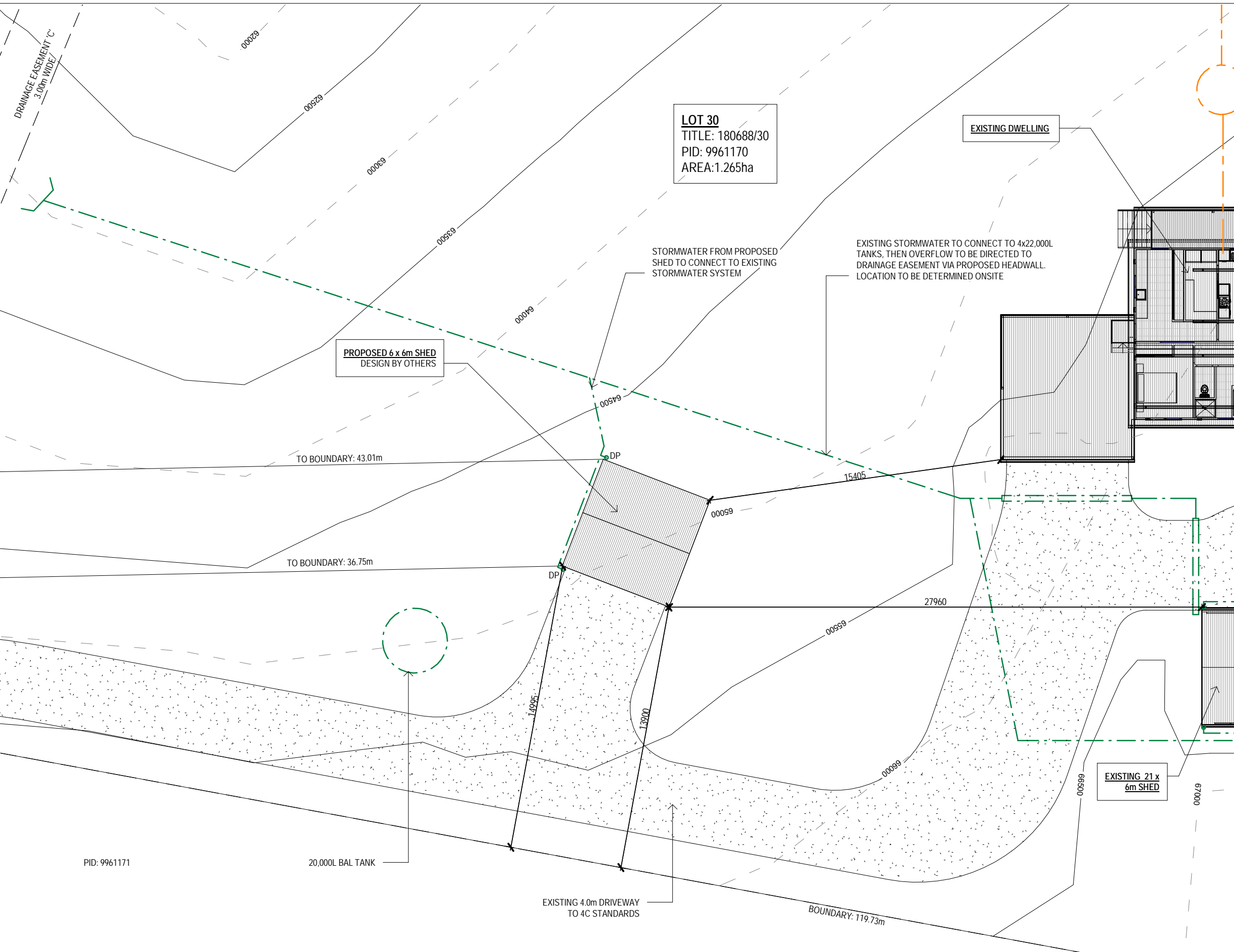


PID: 9222267



Your Complete Building Solutions

Tasbuil Manufactured Homes & Cabins
P.O Box 274, Deloraine Tasmania 7304
Ph: 03 6393 1013
admin@tasbuilthomes.com.au



PROPOSED RESIDENTIAL STORAGE SHED

USE OF PROPOSAL: BIKE STORAGE, RIDE ON MOWER AND GARDENING TOOLS
ZONE: RURAL LIVING A

PLANNING SCHEME RESPONSE 11.4.1

The proposed shed and site coverage of the property lot is consistent with the neighbouring area in comparison to the neighbouring properties PID:9222267 & PID:2699900. Given the size of the property to the site coverage of the area on the subjected property is less than 10% of the site coverage as compared to the adjoining lot listed above. Aside from the site coverage, the proposed shed size is smaller than most proposal of the neighbouring area and therefore comply and consistent with the neighbouring area. This proposal for an additional shed is connected to an existing stormwater connection and overflow will be directed to a proposed headwall for dispersion at the nearby easement. The shed proposal is to accommodate for a ride on Mower and additional gardening tools to keep and maintain the vegetation of the subjected property. The owners of the property would also like to have the ability to store and maintain bikes in the area. Considering that the shed proposal is situated at a corner property, the shed will not stand out from street view due to the topography of the site and will have minimal impact of the size to the neighbourhood area of Woodruff Court, Sorell. The proposed development for a shed proposal will not have any removal of vegetation on site. If native vegetation is found, the vegetation will be relocated to another location within the property.

Sorell Council
 Development Application: Response to request for information - 10 Woodruff Court, Sorell.pdf
 Plans Reference: P2
 Date Received: 08/04/2024

ISSUED FOR CONSTRUCTION

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Client: **S. WILSON & K. THOMPSON**
 Project: **PROPOSED SHED**
 Address: **10 WOODRUFF COURT, SORELL**

Mob 0417 362 783 or 0417 545 813
 jack@engineeringplus.com.au
 trin@engineeringplus.com.au



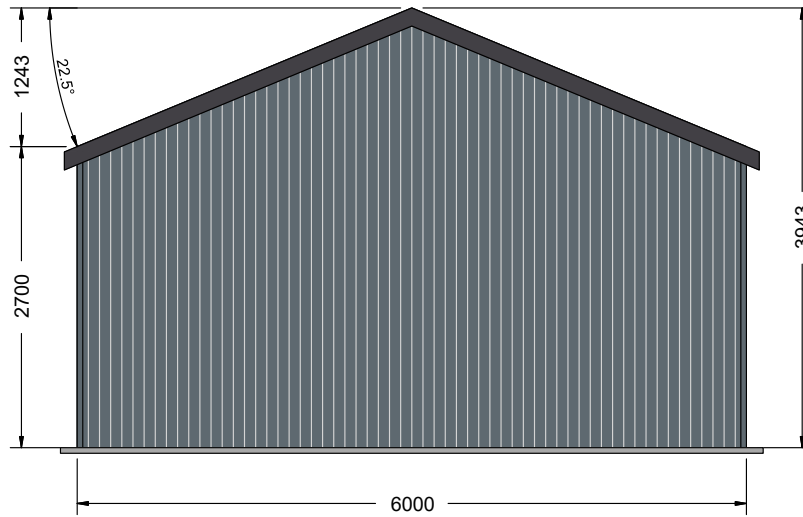
Drawing No: **13224** A02 Rev: **0**

LEGEND	
	SEWER
	WATER
	STORMWATER

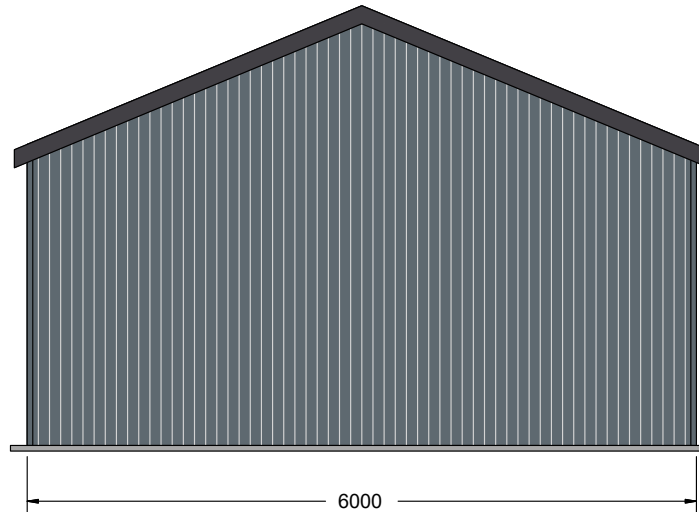
DRAINAGE
 ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

0	ISSUED FOR CONSTRUCTION	12.03.24	O.J.
Rev:	Amendment:	Date:	Int:

Date Drawn: 12.03.24
 Drawn: O. Jones
 Checked: O. Jones
 Approved: J. Pfeiffer
 Scale: As Shown @ A3
 Accredited Building Designer
 Designer Name: J. Pfeiffer
 Accreditation No: CC2211T



S-E ELEVATION



N-W ELEVATION



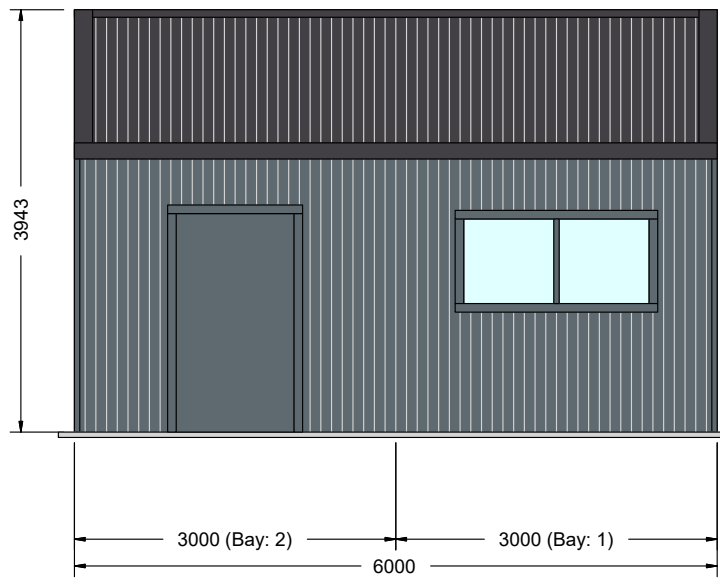
Development Application: Development
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Plans Reference:P1
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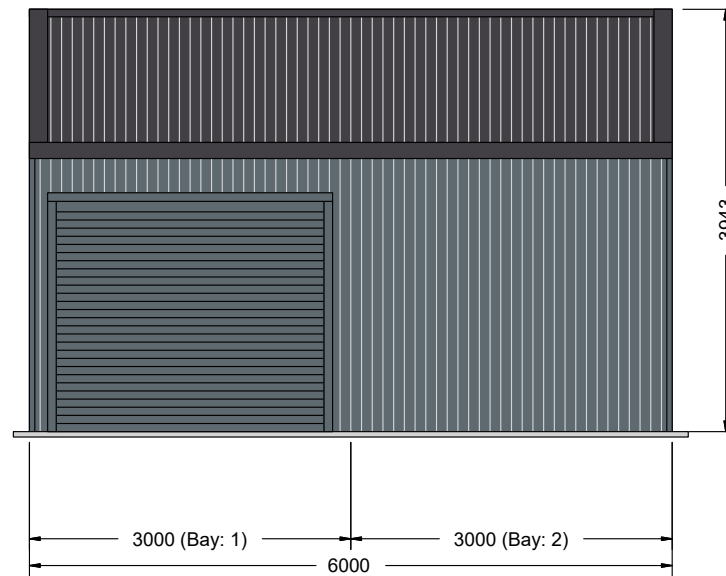
139 Main Road,
Sorell TAS 7172
Phone: 1300 737 910
Email: sales@rainbowbuilding.com.au

CLIENT: Susan Wilson Kathryn Thompson
SITE ADDRESS: 10 Woodruff Court, Sorell, TAS, 7172
PHONE: 0427550855
EMAIL: sugarloaflane@outlook.com

DRAWING TITLE: End Elevations
SCALE: 1:67.788
DATE: 08-03-2024
Job Number: RAIN6041a
Drawing Number: EE



N-E ELEVATION



S-W ELEVATION



Development Application: Development
Application - 10 Woodruff Court, Sorell - P1.pdf

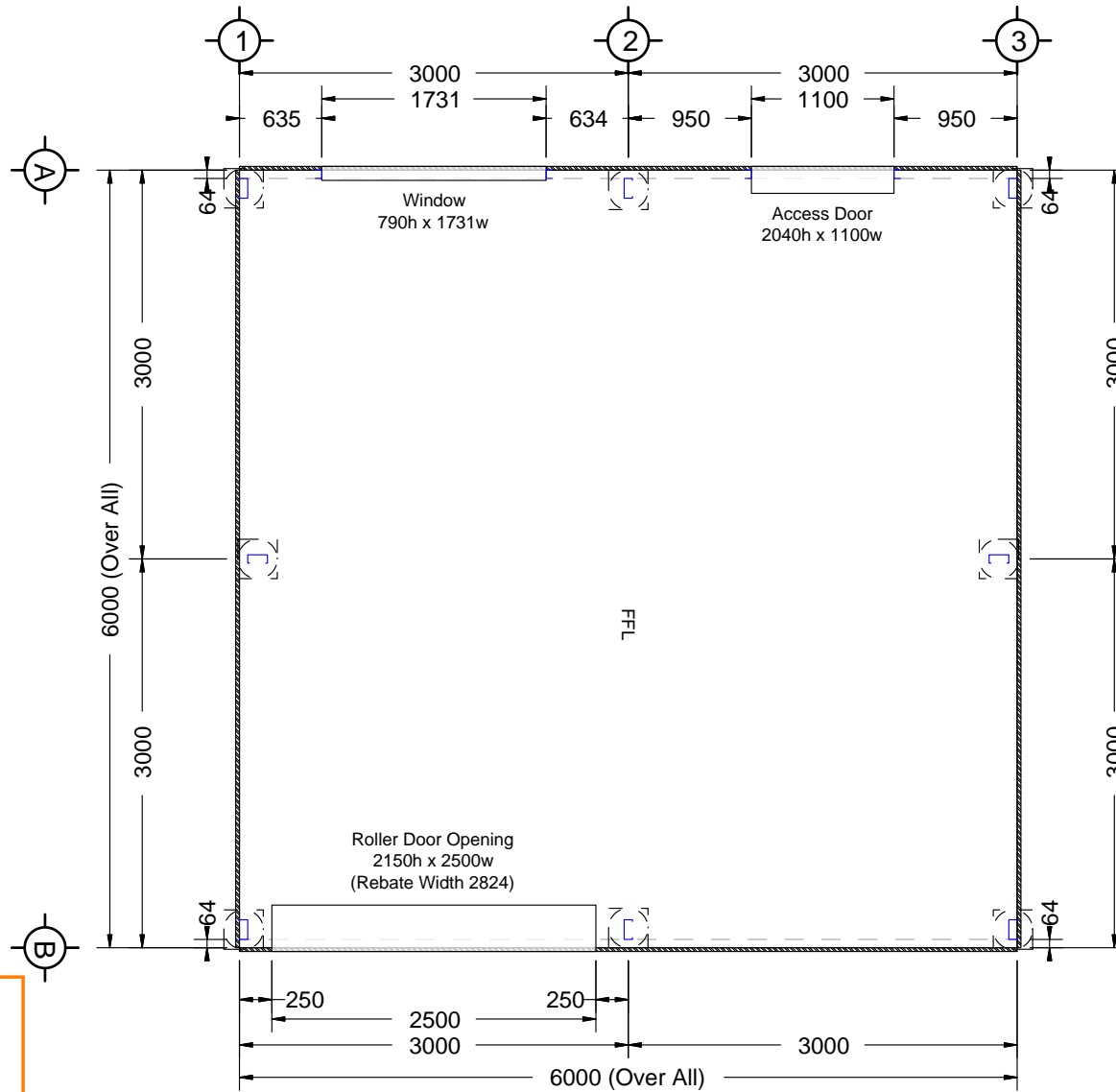
Plans Reference:P1
Date Received:18/03/2024

139 Main Road,
Sorell TAS 7172
Phone: 1300 737 910
Email: sales@rainbowbuilding.com.au

CLIENT: Susan Wilson Kathryn Thompson
SITE ADDRESS: 10 Woodruff Court, Sorell, TAS, 7172
PHONE: 0427550855
EMAIL: sugarloafane@outlook.com

DRAWING TITLE: Side Elevations
SCALE: 1:70.580
DATE: 08-03-2024
Job Number: RAIN6041a
Drawing Number: SE





FLOOR PLAN


Sorell Council
 Development Application: Development
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 Plans Reference:P1
 Date Received:18/03/2024

139 Main Road,
 Sorell TAS 7172
 Phone: 1300 737 910
 Email: sales@rainbowbuilding.com.au

CLIENT: Susan Wilson Kathryn Thompson
SITE ADDRESS: 10 Woodruff Court, Sorell, TAS, 7172
PHONE: 0427550855
EMAIL: sugarloafane@outlook.com

DRAWING TITLE: Floor Plan
SCALE: 1:55.976
DATE: 08-03-2024
Job Number: RAIN6041a
Drawing Number: FP