



SORELL COUNCIL

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 406 Wielangta Road, Bream Creek

PROPOSED DEVELOPMENT:

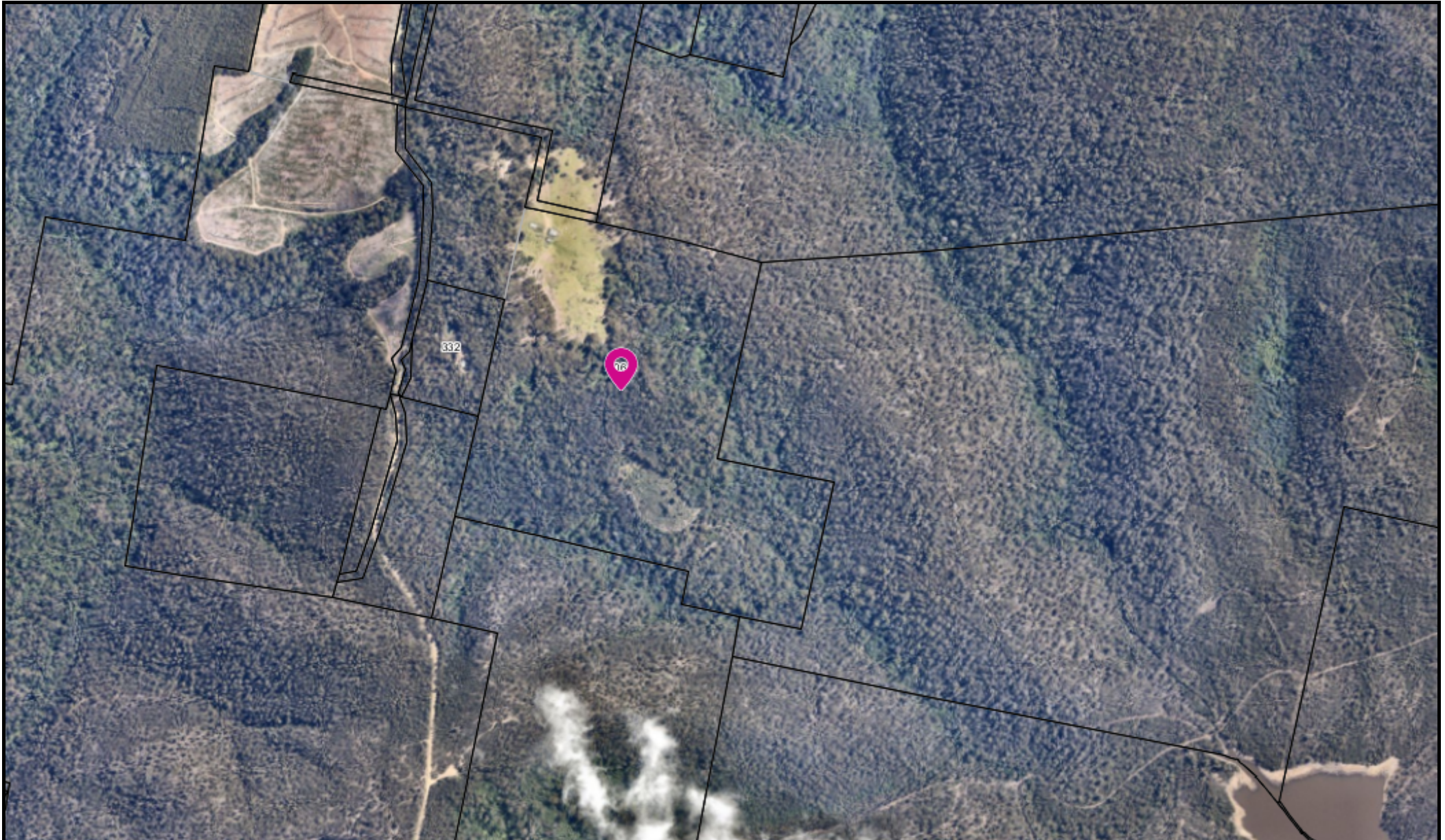
OUTBUILDING

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 **Monday 13th May 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 **Monday 13th May 2024**.

APPLICANT: P & J Sheds Pty Ltd

DATE: 24 April 2024

APPLICATION NO: 5.2024.52.1



406 Wielangta Road, Bream Creek - Representation Close Monday 13th May 2024

24-Apr-2024



500 m

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

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

Full description of Proposal:	<i>Use:</i> Outbuilding / Workshop
	<i>Development:</i> 20m X 10m colorbond outbuilding
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 70,000

Is all, or some the work already constructed:	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address: 406 Wielangta Road
	Suburb: Bream Creek Postcode: 7175
	Certificate of Title(s) Volume: 103427 Folio: 1

Current Use of Site	Vacant Land (associated with dwelling on CT 242996 / 2)
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Current Owner/s:	Name(s) Michael Underwood & Christina Giudici
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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 type="checkbox"/> Yes: <input checked="" 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/>



Sorell Council
 Development Application: Development Application - 406 Wielangta Road, Bream Creek - P1.pdf
 Plans Reference: P1
 Date Received: 19/03/2024

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: 18/03/2024
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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 _____

Signature of General Manager, Minister or Delegate:	Signature:	 <p>Sorell Council Development Application: Development Application 406 Wielangta Road, Bream Creek P1.pdf Plans Reference: P1 Date Received: 19/03/2024</p>
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Response to request for additional information

5.2024.52.1 AT 406 WIELANGTA ROAD, BREAM CREEK FOR- P & J SHEDS PTY LTD

This document has been prepared in response to a request for additional information regarding the above application.

The information request was for a Natural Values Assessment (NVA) report, as the proposal is partly located within an area mapped as a Priority Vegetation Area, and ground disturbance and clearing of ground vegetation will be required.

1 Summary

Site inspection of the area with a qualified Ecologist (Ecopulse) was undertaken on 20 April 2024, and it is concluded that a NVA is not required for the following reasons:

- The clearance of native vegetation is of limited scale relative to the extent of priority vegetation on the site (per Clause P1.1 of the Natural Assets Code)
- Vegetation to be removed consists of several young (< 10 yrs old) regrowth eucalypt trees (*E. regnans* and *E. obliqua*), and a mixture of native and introduced grasses and weeds, rushes, ferns, sedges and groundcover species.
- The seedling and sapling eucalypts to be cleared are smaller than 10cm trunk diameter at 1.5m height, with the exception of one individual *E. regnans* sapling which is approximately 15cm trunk diameter at 1.5m height (see photos overleaf).

Further explanation and site description is provided below to support the conclusion above.

2 Site history

The ground disturbance associated with the proposal is located in an area where until approximately 2012 (previous landowner, *pers. comm*) there had been a shed structure housing a sawmill. Remaining infrastructure and timber debris from this shed is visible in the aerial photo (Figure 1) and terrestrial photos below. Since the demolition and partial removal of the sawmill shed, seedling eucalypts have germinated in the previously cleared and disturbed area, an attained a height in some cases of greater than 2m. An example of the young trees in this area is shown in Figure 3.

3 Mapped vegetation zones vs field validation

Desktop analysis using relevant layers of LISTmap shows that the TasVeg 4.0 layer maps an indicative boundary close to the proposed shed location, the boundary being between DOB Eucalyptus Obliqua Dry Forest and FAG Agricultural Land.

The Planning Scheme Code overlay of Priority Vegetation closely follows the mapped TasVeg 4.0 layer. At the scale of mapping for the LISTmap layers, the area occupied by the proposed shed is very small and less than the resolution of the mapping units. The proposal is located across the southern boundary of a large area of vegetation, and field verification shows that the proposal is located in what is historically cleared area, with none of the mature standing eucalypt forest that is currently growing within 100m of the proposal.

4 Clause C7.6.2 of the Natural Assets Code- Clearance within a priority vegetation area

The Objective of this section of the Natural Assets Code is:

That clearance of native vegetation within a priority vegetation area:

(a) does not result in unreasonable loss of priority vegetation;

(b) is appropriately managed to adequately protect identified priority vegetation; and

(c) minimises and appropriately manages impacts from construction and development activities.

Performance criteria P1.1 of Code 7 for this proposal includes the following clause:

Clearance of native vegetation within a priority vegetation area must be for:

(f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

There is a large area, starting within 50-100m to the north of the proposed shed, containing mature eucalypt forest containing *E. obliqua*, *E. regnans* and *E. globulus*. The proposed shed sits in an area that has been historically cleared and used for sawmill infrastructure. This zone now contains regenerating young forest and cleared areas, and is a boundary zone between the mature forest and currently cleared areas.

The proposed shed is right on the boundary of the mapped priority vegetation area, and Figure 2 below shows the context of the proposed clearing relative to the large extent of priority vegetation adjacent to the proposal.

Performance criteria P1.2 of Code 7 for this proposal includes several relevant clauses, which are listed below together with the response for this proposal.

Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

P1.2 performance criteria	Proposal response
<i>(a) the design and location of buildings and works and any constraints such as topography or land hazards;</i>	The proposed shed has been located adjacent to existing cleared access, and to minimise the requirement for cut and fill.
<i>(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;</i>	Remaining debris from the pre-existing sawmill will be removed from the surrounding area, enabling continued regeneration of the priority vegetation.
<i>(f) any existing cleared areas on the site.</i>	Ground disturbance and spoil disposal will be restricted to existing cleared areas on site.

5 Figures



Figure 1: Site location, showing existing tracks and infrastructure, proposed shed, PVA boundary.

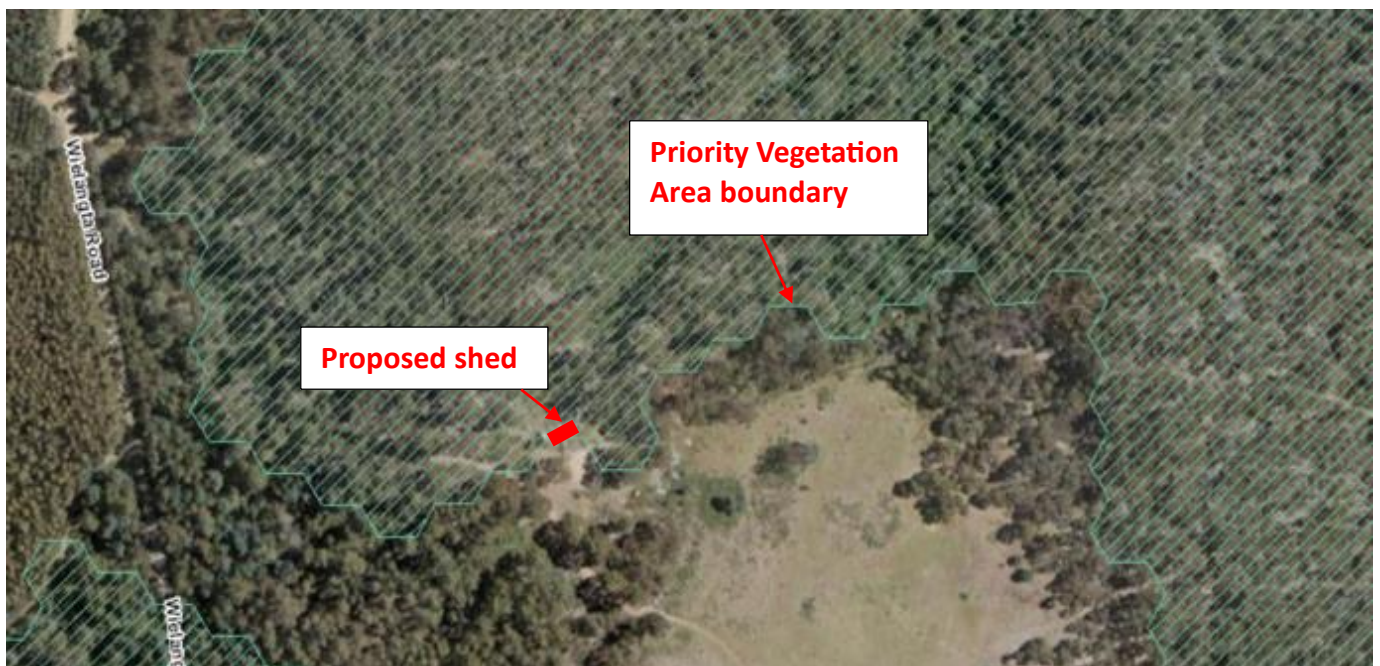


Figure 2: Proposed scale relative to mapped PVA layer (LISTmap) extent (shed scale approximate).



Figure 3 (left): Example of sapling eucalypt within proposed shed footprint.

Figure 4 (below): view of proposed shed site with approximate boundary lines marked. Note mature forest trees in background, and debris from previous sawmill structure in foreground.





Figure 5: Single *E. regnans* sapling within footprint with trunk diameter larger than approximately 10cm at 1.5m height.



Figure 6: View along north boundary of shed footprint. Note remnants of infrastructure from sawmill. *E. regnans* sapling within the footprint is circled. Eucalypt to the left of the pink peg in foreground is not within footprint.

NEW OUTBUILDING / WORKSHOP
406 WIELANGTA ROAD, BREAM CREEK, 7175
FOR M. UNDERWOOD & C. GIUDICI

CERTIFICATE OF TITLE: VOLUME - 103427 FOLIO - 1
PID: 2013729
LAND AREA: 8.912ha

PLANNING SCHEME: TASMANIAN PLANNING SCHEME
SORELL LOCAL PROVISIONS SCHEDULE

ZONE: 20. RURAL

OVERLAYS: LOW LANDSLIP HAZARD BAND
MEDIUM LANDSLIP HAZARD BAND
WATERWAY AND COSTAL PROTECTION AREA
PRIORITY VEGETATION AREA

SOIL CLASSIFICATION: ASSUMED M

WIND REGION: A

TERRAIN CATEGORY: TC3

IMPORTANCE LEVEL: 2 (DOMESTIC)

SHIELDING: 1

TOPOGRAPHY: 1.1

BAL: NOT REQUIRED (CLASS 10A STRUCTURE NOT WITHIN 6m OF DWELLING)

INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

PAGE 1 - SITE PLAN 1:2000

PAGE 2 - LOCATION PLAN 1:500

PAGE 3 - ELEVATIONS 1:100

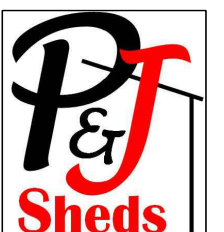
PAGE 4 - ELEVATIONS 1:100

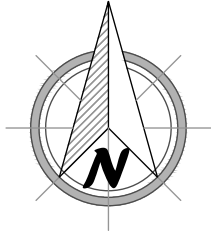
PAGE 5 - FLOOR PLAN 1:100

PAGE 6 - PLUMBING PLAN 1:100

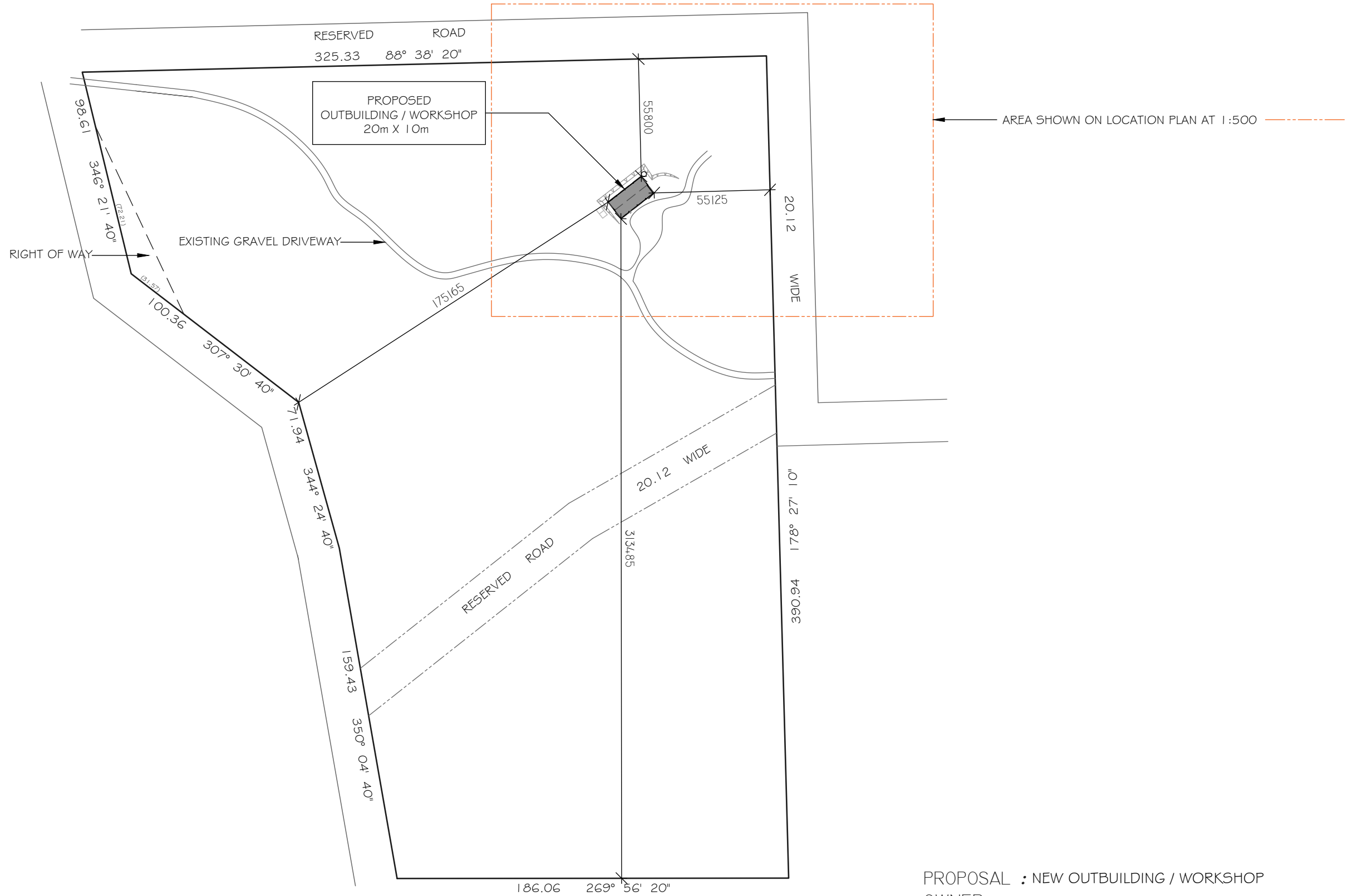
ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 71667





LOT AREA: 8.912ha
 EXISTING OUTBUILDING:
 PROPOSED OUTBUILDING / WORKSHOP AREA: 200m²

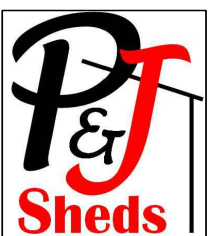


VOL : 103427
 FOLIO: 1
 8.912ha
 (not including
 reserve road)

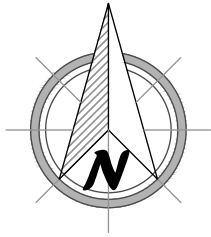
SITE PLAN PREPARED FROM CERTIFICATE OF TITLE INFORMATION AND MEASUREMENTS TAKEN ON SITE. CONFIRMATION OF BOUNDARY LOCATION BY REGISTERED SURVEYOR IS ALWAYS RECOMMENDED PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

 **Sorell Council**
 Development Application: Development Application - 406 Wielangta Road, Bream Creek - P1.pdf
 Plans Reference: P1
 Date Received: 19/03/2024

PROPOSAL : NEW OUTBUILDING / WORKSHOP
 OWNER : M. UNDERWOOD & C. DIUDICI
 ADDRESS: 406 WIELANGTA ROAD, BREAM CREEK, 7175
 SCALE: 1:2000
 DATE: 14th MARCH 2024
 AMENDED:
 DRAWN BY: A. BROWN CCG003R
 PAGE: 01/06
 JOB NO : 71667



SITE PLAN 1:2000



RESERVED ROAD 20.12 WIDE

LOT AREA: 8.912ha
EXISTING OUTBUILDING:

PROPOSED OUTBUILDING / WORKSHOP AREA: 200m²

325.33 88° 38' 20"

55800

RESERVED ROAD

PROPOSED OUTBUILDING / WORKSHOP
20m X 10m

PROPOSED WATER TANK

55125

390.94 178° 27' 10"

RESERVED ROAD
20.12 WIDE

EXISTING OUTBUILDING

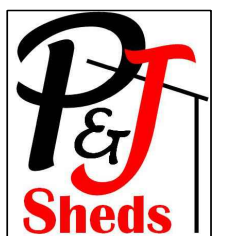
VOL : 103427
FOLIO: 1
8.912ha
(not including
reserve road)

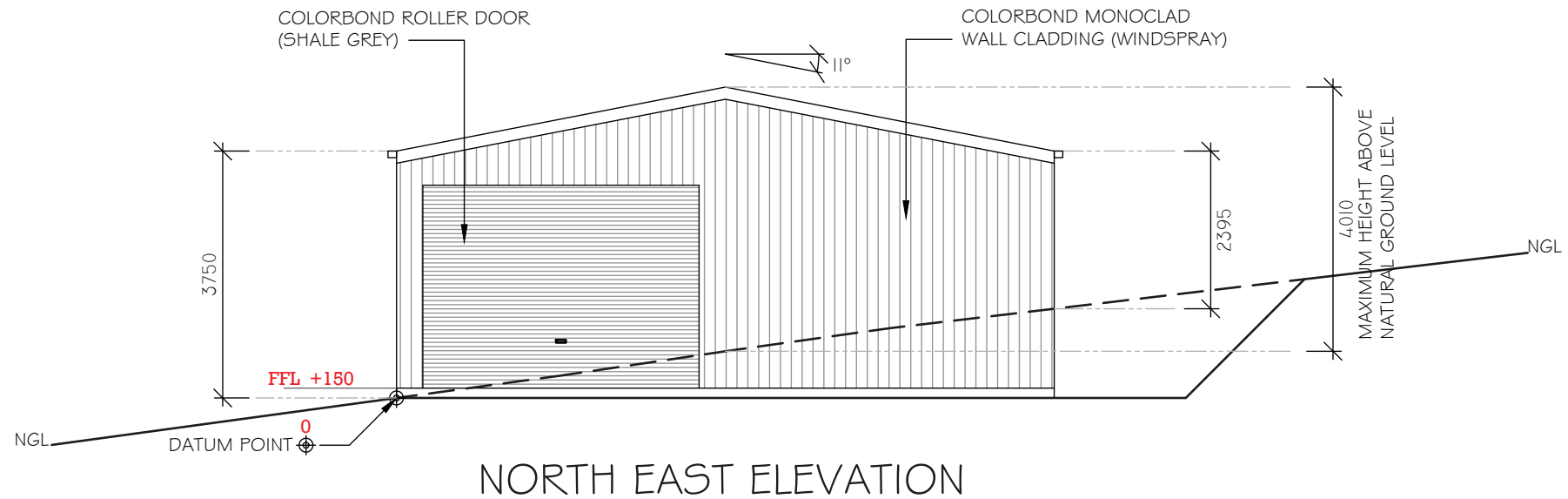
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CONFIRMATION OF BOUNDARY LOCATION BY
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LOCATION PLAN 1:500



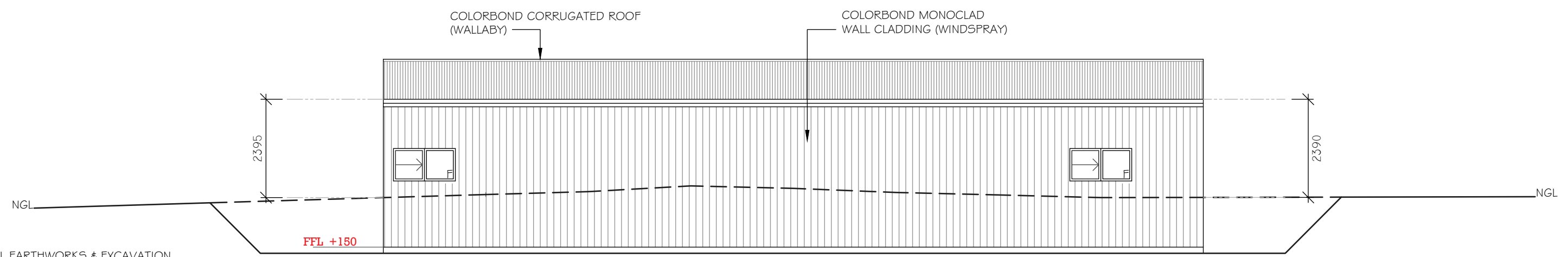
PROPOSAL : NEW OUTBUILDING / WORKSHOP
OWNER : M. UNDERWOOD & C. DIUDICI
ADDRESS: 406 WIELANGTA ROAD, BREAM CREEK, 7175
SCALE: 1:500
DATE: 14th MARCH 2024
AMENDED:
DRAWN BY: A. BROWN CCG003R
PAGE: 02/06
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NORTH EAST ELEVATION

- COLOUR'S (COLORBOND®):
- EXT. WALLS - WINDSPRAY
 - ROOF - WALLABY
 - ROLLER DOOR - SHALE GREY
 - PA DOOR - SHALE GREY
 - WINDOW FRAME - WALLABY
 - GUTTER - WALLABY
 - CORNER FLASH - WINDSPRAY
 - BARGE FLASHING - WALLABY
 - OPENING FLASH - WALLABY



NORTH WEST ELEVATION

ALL EARTHWORKS & EXCAVATION TO BE IN ACCORDANCE WITH PART 3.2 OF NCC 2022.

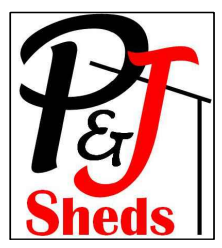
UN-RETAINED EMBANKMENT SLOPES (CUT / FILL) TO BE IN ACCORDANCE WITH TABLE 3.2.1 OF NCC 2022

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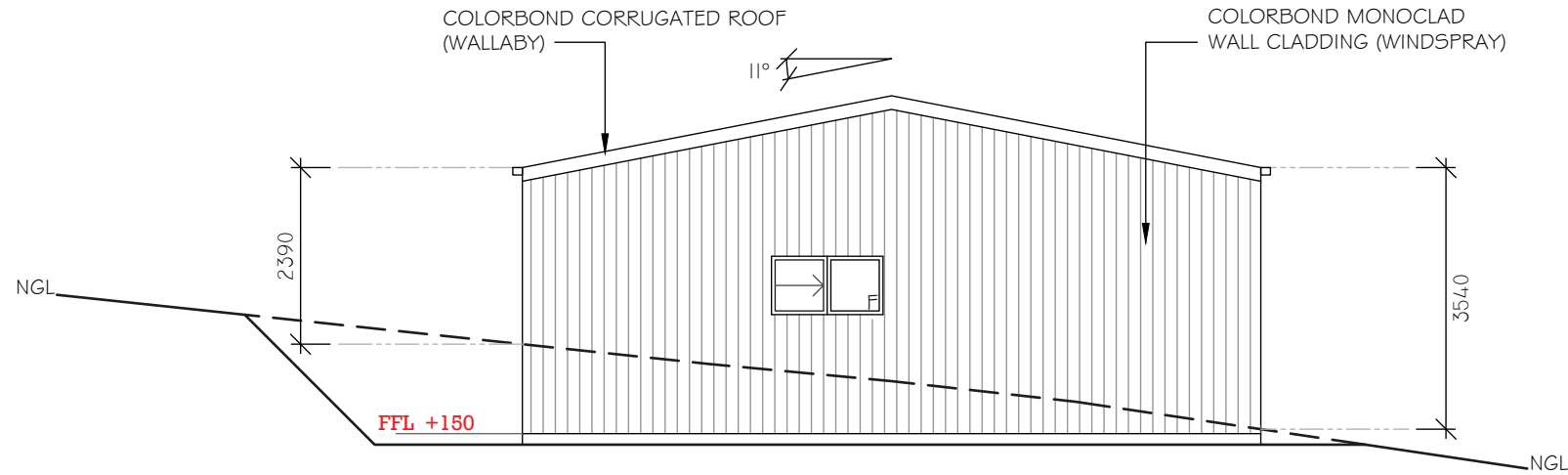
ALL HEIGHTS SHOWN ARE ABOVE NATURAL GROUND LEVEL.

ACTUAL HEIGHTS OF WALLS ABOVE CONCRETE SLAB ARE:
 SIDE WALL HEIGHT - 3600mm
 END WALL HEIGHT TO APEX - 4572mm

PROPOSAL : NEW OUTBUILDING / WORKSHOP
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 DRAWN BY: A. BROWN CCG003R
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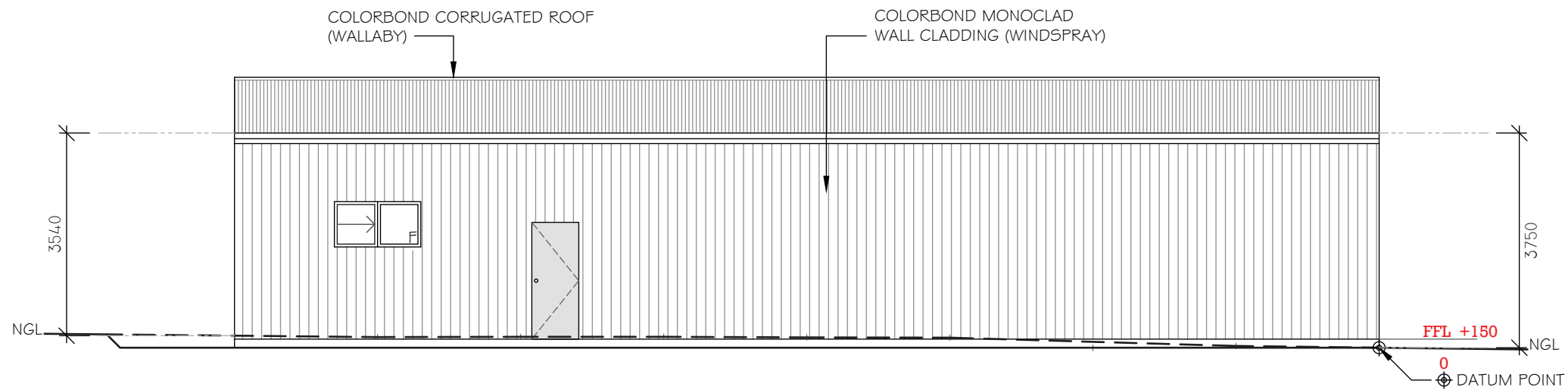
ELEVATIONS 1:100



SOUTH WEST ELEVATION

ALL EARTHWORKS & EXCAVATION TO BE IN ACCORDANCE WITH PART 3.2 OF NCC 2022.
UN-RETAINED EMBANKMENT SLOPES (CUT / FILL) TO BE IN ACCORDANCE WITH TABLE 3.2.1 OF NCC 2022

- COLOUR'S (COLORBOND®):
- EXT. WALLS - WINDSPRAY
 - ROOF - WALLABY
 - ROLLER DOOR - SHALE GREY
 - PA DOOR - SHALE GREY
 - WINDOW FRAME - WALLABY
 - GUTTER - WALLABY
 - CORNER FLASH - WINDSPRAY
 - BARGE FLASHING - WALLABY
 - OPENING FLASH - WALLABY



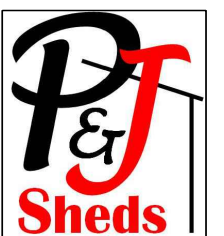
SOUTH EAST ELEVATION

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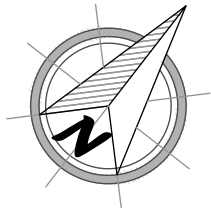
ALL HEIGHTS SHOWN ARE ABOVE NATURAL GROUND LEVEL.

ACTUAL HEIGHTS OF WALLS ABOVE CONCRETE SLAB ARE:
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END WALL HEIGHT TO APEX - 4572mm

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DRAWN BY: A. BROWN CCG003R
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ELEVATIONS 1:100

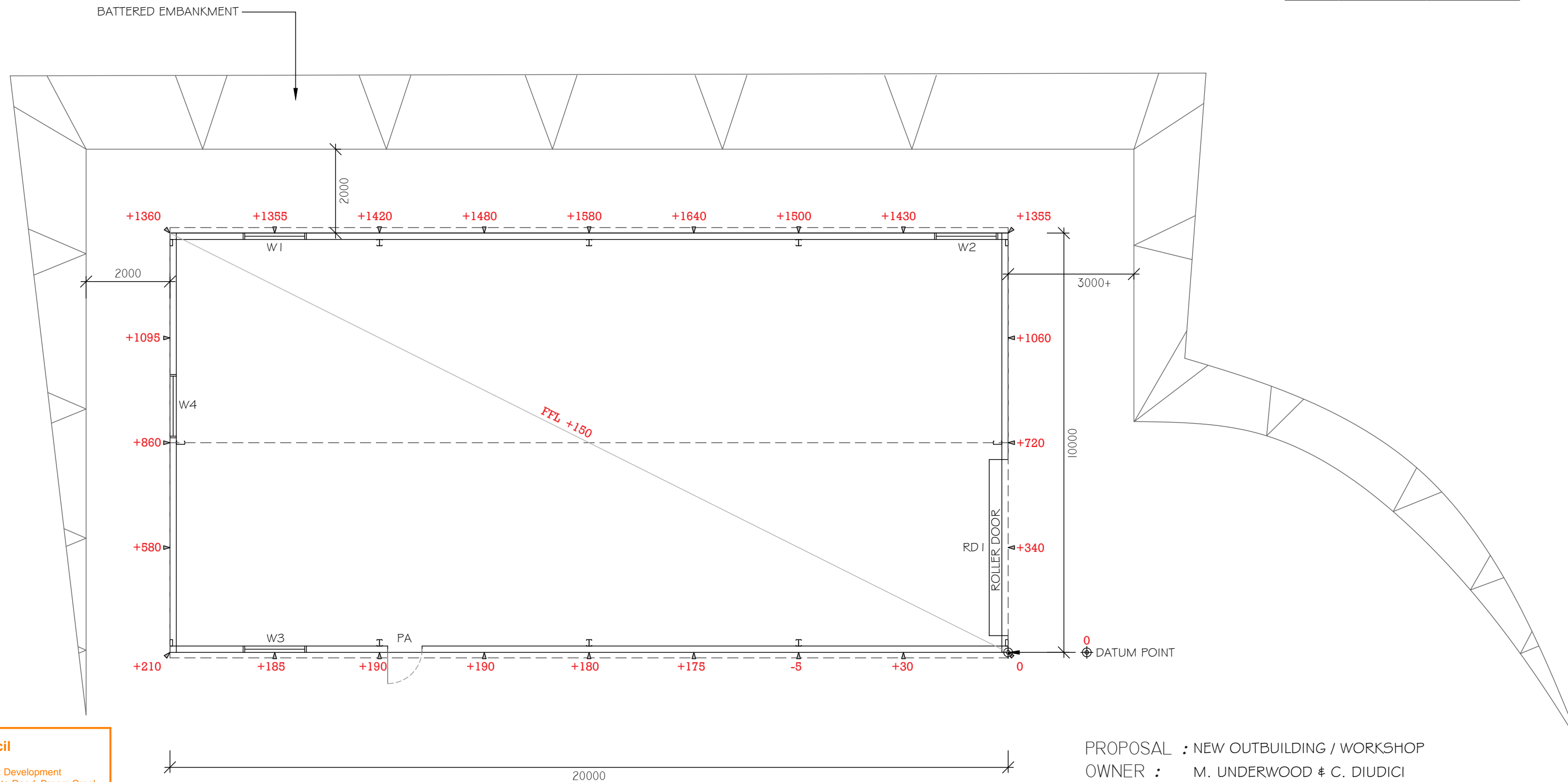


ALL EARTHWORKS & EXCAVATION
TO BE IN ACCORDANCE WITH
PART 3.2 OF NCC 2022.

UN-RETAINED EMBANKMENT SLOPES (CUT / FILL)
TO BE IN ACCORDANCE WITH TABLE 3.2.1
OF NCC 2022

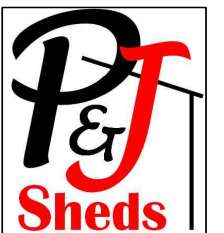
WINDOW & DOOR SCHEDULE

	ID	HEIGHT	WIDTH
WINDOWS	W1	790mm	1510mm
	W2	790mm	1510mm
	W3	790mm	1510mm
	W4	790mm	1510mm
ACCESS DOOR	PA	2040mm	820mm
ROLLER DOOR	RD1	3000mm	3100mm
	RD2	2500mm	2710mm

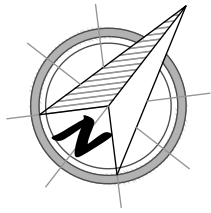


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FLOOR PLAN 1:100



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

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

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

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

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

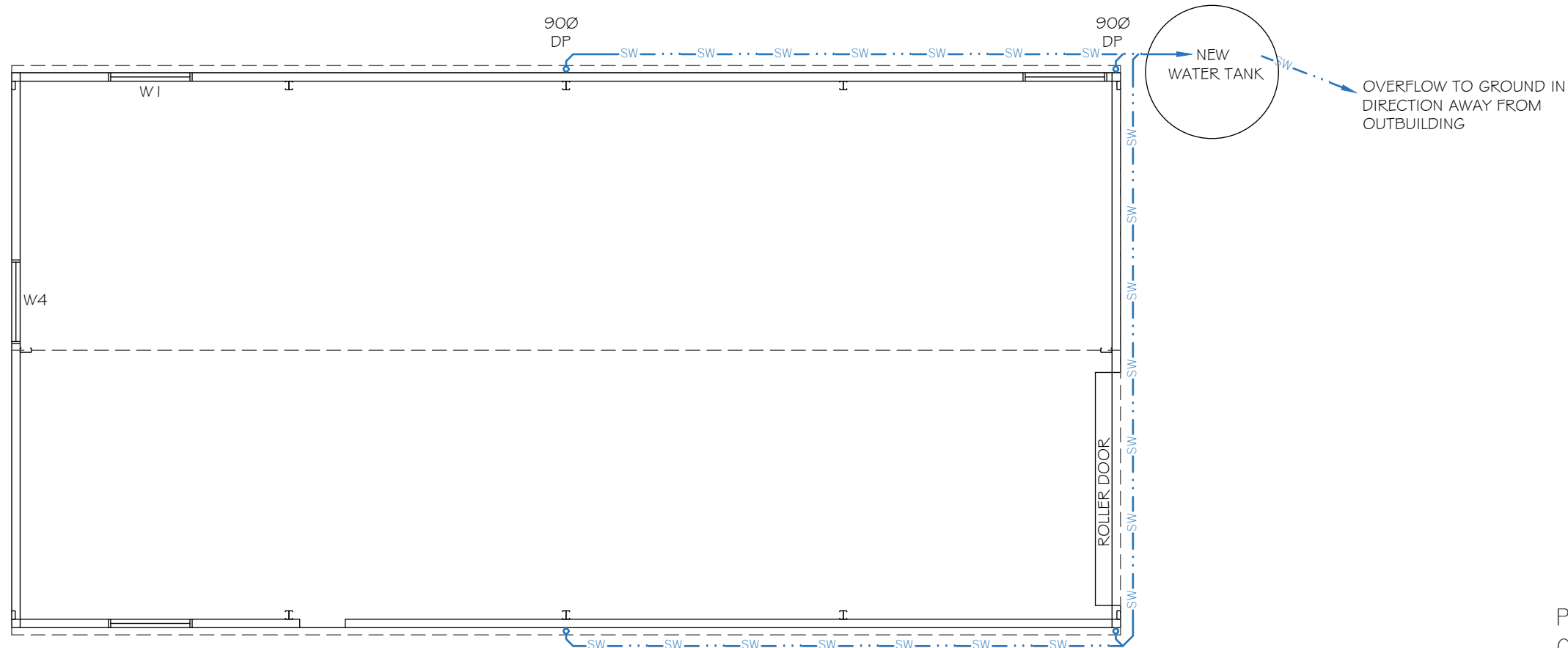
USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

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

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

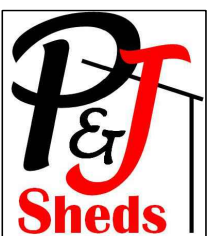
100dia UPVC STORM WATER TO NEW WATER TANK, OVERFLOW TO GROUND.
 PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.



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PLUMBING PLAN 1:100