



SORELL COUNCIL

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 22 Walker Street, Sorell

PROPOSED DEVELOPMENT:

ONE LOT SUBDIVISION

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 www.sorell.tas.gov.au until **Tuesday 7th 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 **Tuesday 7th May 2024**.

APPLICANT: Rogerson & Birch Surveyors

DATE: 18 April 2024

APPLICATION NO: 7.2024.6.1

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

Full description of Proposal:	Use: <u>Proposed Subdivision</u>
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$

Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address: <u>22 Walker Street</u>
	Suburb: <u>Sorell</u> Postcode: <u>7172</u>
	Certificate of Title(s) Volume: <u>13967</u> Folio: <u>1</u>

Current Use of Site	<u>Residential</u>
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Current Owner/s:	Name(s) <u>Naomi Schultz</u>
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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 type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input 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: Subdivision Application
- 22 Walker Street, Sorell.pdf

Plans Reference: P1
Date Received: 8/03/2024

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

Declarations and acknowledgements	
<ul style="list-style-type: none"> • 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 <i>Land Use Planning and Approvals Act 1993</i>, 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. <p><i>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></p>	
<ul style="list-style-type: none"> • 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. 	
<ul style="list-style-type: none"> • Where the General Manager’s consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent. 	
Applicant Signature:	Signature: <u></u> . Date: <u>8/3/24</u>

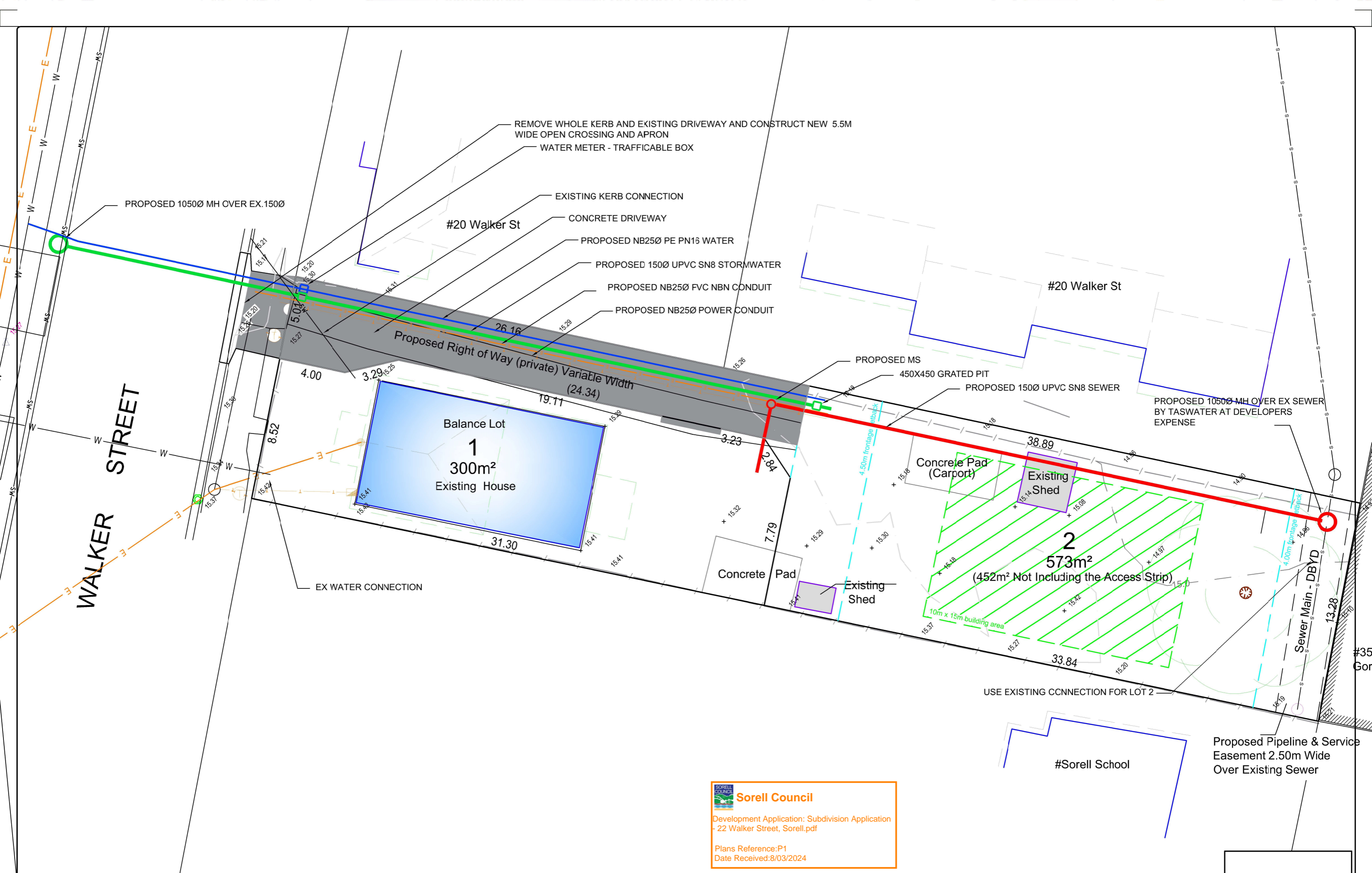
Crown or General Manager Land Owner Consent	
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the <i>Land Use Planning and Approvals Act 1993</i>).	
Please note: <ul style="list-style-type: none"> • If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au • If the application involves Crown land you will also need a letter of consent. • Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development. 	
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____	
Signature of General Manager, Minister or Delegate:	Signature: Date:



Sorell Council

Development Application: Subdivision Application - 22 Walker Street, Sorell.pdf

Plans Reference:P1
Date Received:8/03/2024




Sorell Council
 Development Application: Subdividing Application
 - 22 Walker Street, Sorell.pdf
 Plans Reference:P1
 Date Received:8/03/2024

Rev No	Revision note	Date	Approved
A	FOR APPROVAL	JAN24	HJP


POORTENAAR CONSULTING
 ABN 40 672 032 737
 PH 62664708
 hein@poortenaarconsulting.com

Client	NAOMI JUNE MEE YEONG SCHULTZ		
Project	22 WALKER STREET SORELL		
Title	GENERAL ARRANGEMENT		
Scale	1:200 A3	Designed By	H.POORTENAAR
Date	JAN24	A1	Drawing No.
			24394-01
			Rev
			A

GENERAL

1. LOCATE ALL SERVICES PRIOR TO COMMENCEMENT.
2. ALL CONCRETE TO BE GRADE N25 UNLESS NOTED OTHERWISE

ROADS

1. ALL ROAD WORKS TO BE IN ACCORDANCE WITH IPWEA TASMANIAN STANDARD DRAWINGS AND SPECIFICATIONS AND IPWEA TASMANIAN SUBDIVISION GUIDELINES. RELEVANT DRAWINGS INCLUDE:
TSD-R09-V3 URBAN ROADS DRIVEWAYS
2. ALL ROAD AND STORMWATER WORKS ARE TO BE IN ACCORDANCE WITH DSG (FORMERLY DIER) SPECIFICATIONS:
R23 SUBGRADE ZONE
R32 DRAINAGE: CULVERTS, PIPELINES AND RELATED STRUCTURES
R33 SUBSURFACE DRAINAGE
R80 MISCELLANEOUS CONCRETE SLABS
R81 MINOR CONCRETE STRUCTURES
R92 UNDERGROUND SERVICE FACILITIES
3. WHERE THERE IS A CONFLICT BETWEEN STANDARD DRAWINGS AND SPECIFICATIONS AND THE DESIGN DRAWINGS REFER TO THE ENGINEER.
4. THE CONTRACTOR SHALL ARRANGE FOR A TRAFFIC MANAGEMENT PLAN (PREPARED BY A SUITABLY QUALIFIED PERSON) IN ACCORDANCE WITH AS1742.3 (2019) AND AUSTRROADS GUIDE TO TEMPORARY TRAFFIC MANAGEMENT. THE TMP SHALL BE SUBMITTED TO COUNCIL FOR REVIEW PRIOR TO COMMENCING WORKS.

STORMWATER

1. ALL STORMWATER TO BE IN ACCORDANCE WITH IPWEA TASMANIAN STANDARD DRAWINGS AND SPECIFICATIONS. RELEVANT DRAWINGS INCLUDE:
TSD-SW02-V3 - STORMWATER - MANHOLES - GENERAL ARRANGEMENTS
TSD-SW03-V3 - STORMWATER - MANHOLES - BENCHING DETAILS
TSD-SW25-V3 - STORMWATER PROPERTY CONNECTIONS TO MAINS
3. ALL BRANCHES ARE TO BE CAPPED.
4. FCR BACKFILL UNDER ROADS AND DRIVEWAYS IS TO BE PLACED AND COMPACTED IN 150MM LAYERS.
5. ALL STORMWATER LOT CONNECTIONS TO BE 150MM.
6. 2X65DN WEEPHOLES TO BE PLACED IN ALL MANHOLES AND SEPS WHERE NO SUBSOIL DRAIN CONNECTIONS.
7. LOT CONNECTIONS ARE TO BE RAISED TO THE SURFACE AND CAPPED WITH AN IO RISER, BOX PAINTED TO COUNCIL REQUIREMENTS, AND STAKED.

WATER

1. ALL WATER WORKS ARE TO BE IN ACCORDANCE WITH WSA 03-2011-3.1 MRWA ED V2.0 AND TASWATER'S SUPPLEMENT.
2. PROPERTY CONNECTIONS ARE TO BE IN ACCORDANCE WITH TW-SD-W-0002 SHEET 5&6 WITH METER WITH INTEGRAL DUAL CHECK VALVE, GATE VALVE AND PVC BOX AS SPECIFIED BY TASWATER
3. DETECTOR TAPE IS TO BE INSTALLED OVER ALL NON-METALLIC WATER MAINS
4. ALL WATER WORKS MUST BE TESTED AND INSPECTED BY TASWATER PRIOR TO BACKFILL

SEWERAGE

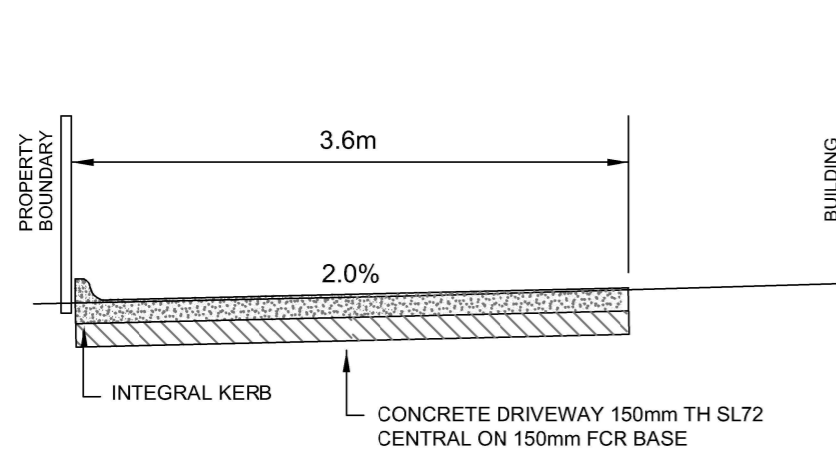
1. ALL SEWERAGE WORKS ARE TO BE IN ACCORDANCE WITH WSA 02-2014-3.1 MRWA V2 (THE CODE) AND TASWATER'S SUPPLEMENT.
2. ALL MAINTENANCE STRUCTURES ARE TO BE IN ACCORDANCE WITH SECTIONS 4.13 AND 7.6 OF THE CODE.
3. PROVIDE 150mm INSPECTION SHAFTS IN ACCORDANCE WITH SECTION 7.8 OF THE CODE.
4. LOT CONNECTIONS MUST BE IN ACCORDANCE WITH SECTION 6 OF THE CODE AND TASWATER'S SUPPLEMENT. I.O'S MUST BE RAISED TO SURFACE AND PROTECTED WITH A POLY COVER TO TASWATER APPROVAL.
5. ALL SEWER MAINS PIPES MUST BE DN150UPVC SN8 SOLVENT WELD JOINT UNO.
6. EMBEDMENT TO BE AS PER MRWA-S-202 - TYPE B FOR SEWERS OVER 10%, 20mm CEMENT TREATED CLASS 3 FCR TO WSAA PRODUCT SPEC WSA PS 352, PLANT MIXED WITH 3% CEMENT
7. ALL SEWER WORKS MUST BE TESTED AND INSPECTED BY TASWATER PRIOR TO BACKFILL.

SCHEDULE OF WORKS BY TASWATER

1. ALL LIVE CONNECTIONS WATER AND SEWER INFRASTRUCTURE ARE TO BE PERFORMED BY TASWATER AT THE DEVELOPERS COST.

SOIL AND WATER MANAGEMENT

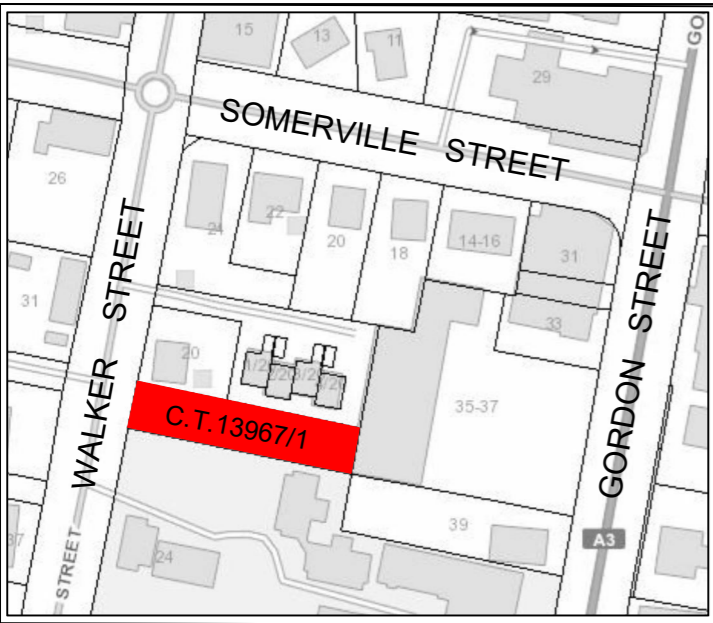
1. THE CONTRACTOR IS TO PREPARE A SOIL AND WATER MANAGEMENT PLAN FOR COUNCILS APPROVAL PRIOR TO WORKS COMMENCING.
2. SOIL AND WATER MANAGEMENT IS TO COMPLY WITH DERWENT ESTUARY PROGRAM GUIDELINE



Rev No	Revision note	Date	Approved
A	FOR APPROVAL	JAN24	HJP



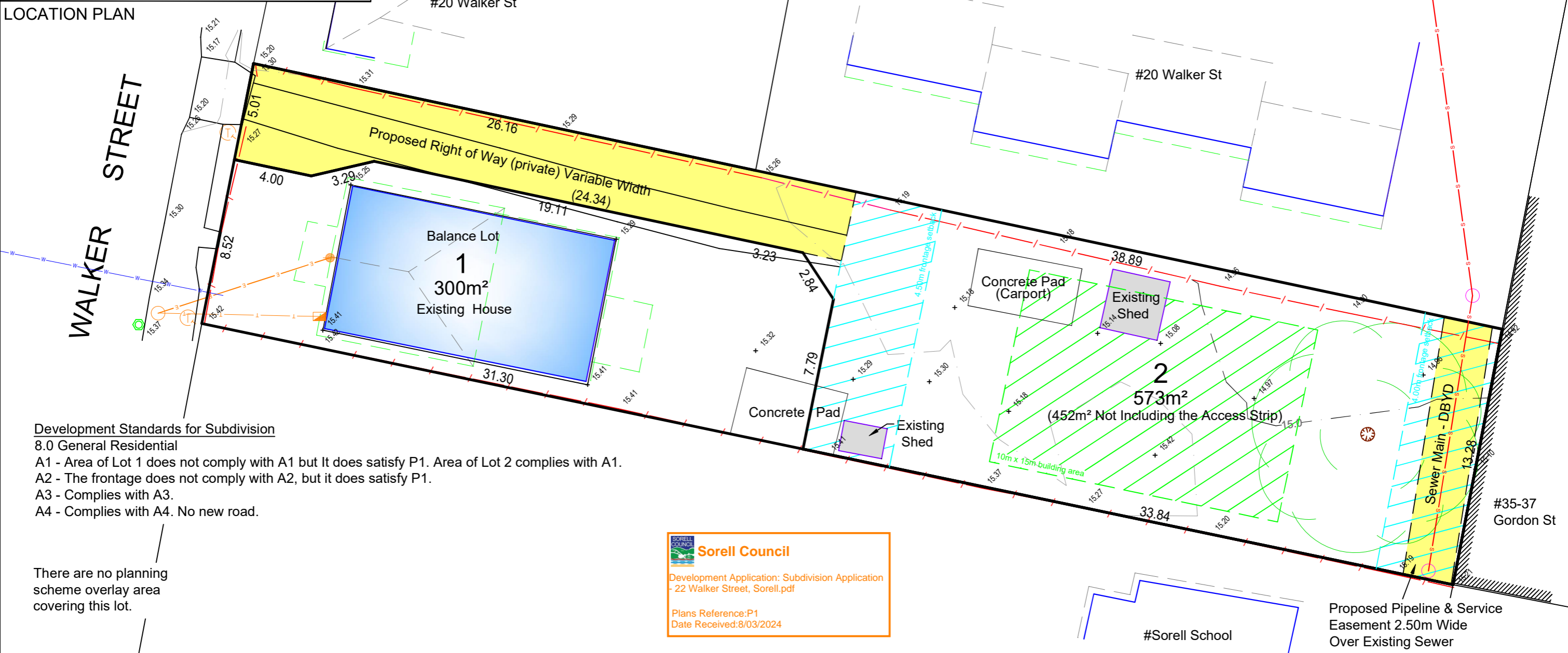
Client	NAOMI JUNE MEE YEONG SCHULTZ				
Project	22 WALKER STREET SORELL				
Title	GENERAL ARRANGEMENT				
Scale	NA	Designed By:	H.POORTENAAR	Date	JAN24
				A1	Drawing No. 24394-03
					Rev A



LOCATION PLAN

This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.
All measurements and areas are subject to the final survey.

- LEGEND**
- Power Pole
 - Sewer Manhole
 - Stormwater Outlet
 - Telstra Pit
 - Power Conn.
 - Telstra Conn.
 - Property Boundary
 - Fence
 - Sewer Main per DBYD
 - Telstra Line Overhead
 - Electric Line Overhead



Development Standards for Subdivision
8.0 General Residential
A1 - Area of Lot 1 does not comply with A1 but It does satisfy P1. Area of Lot 2 complies with A1.
A2 - The frontage does not comply with A2, but it does satisfy P1.
A3 - Complies with A3.
A4 - Complies with A4. No new road.

There are no planning scheme overlay area covering this lot.

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Plans Reference: P1
Date Received: 8/03/2024

E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.



UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

OWNER: NAOMI JUNE MEE YEONG SCHULTZ
TITLE REFERENCE: C.T. 13967/1
LOCATION: 22 WALKER STREET
SORELL

Proposed Subdivision	
Date: 10-01-2024	Reference: SCHUN01 15255-01
Scale: 1:200 (A3)	Municipality: SORELL