

# NOTICE OF PROPOSED DEVELOPMENT

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

**SITE: 127 Weston Hill Road, 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](http://www.sorell.tas.gov.au) until **Monday 26th May 2025**.

Any person may make representation in relation to the proposal by letter or electronic mail ([sorell.council@sorell.tas.gov.au](mailto:sorell.council@sorell.tas.gov.au)) addressed to the General Manager. Representations must be received no later than **Monday 26th May 2025**.

**APPLICANT: P & J Sheds**

**APPLICATION NO: DA 2025 / 105 1**

**DATE: 09 May 2025**

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

Full description of Proposal:	Use: Residential Outbuilding / Garage
	Development: New Colorbond Outbuilding 9m X 5m
	Large or complex proposals should be described in a letter or planning report.
Design and construction cost of proposal:	\$ 22,000

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: 127 WESTON HILL ROAD
	Suburb: SORELL Postcode: 7172
	Certificate of Title(s) Volume: 178047 Folio: 18

Current Use of Site	RESIDENTIAL
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Current Owner/s:	Name(s) Tobias & Morgan Skeels
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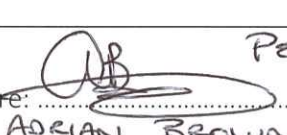
Is the Property on the Tasmanian Heritage Register?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please provide written advice from Heritage Tasmania
Is the proposal to be carried out in more than one stage?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please clearly describe in plans
Have any potentially contaminating uses been undertaken on the site?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please complete the Additional Information for Non-Residential Use
Is any vegetation proposed to be removed?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please ensure plans clearly show area to be impacted
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please complete the Council or Crown land section on page 3
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 <a href="https://www.sorell.tas.gov.au/services/engineering/">https://www.sorell.tas.gov.au/services/engineering/</a>		




Sorell Council

Development Application: 5.2025.105.1 -  
Development Application - 127 Weston Hill Road,  
Sorell - P1 .pdf  
Plans Reference: P1  
Date Received: 28/04/2025



Declarations and acknowledgements	
<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>I/we declare that the information in this application is true and correct.</li> </ul> <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"> <li>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.</li> </ul>	
<ul style="list-style-type: none"> <li>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.</li> </ul>	
<b>Applicant Signature:</b>	<div style="text-align: center;">   <b>ADRIAN BROWN</b> </div> <div style="text-align: right; margin-top: -20px;"> <i>PdJ SHEDS p/c</i>  <b>28/04/2025</b> </div>

Crown or General Manager Land Owner Consent	
<p>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>).</p> <p>Please note:</p> <ul style="list-style-type: none"> <li>If General Manager consent is required, please first complete the General Manager consent application form available on our website <a href="http://www.sorell.tas.gov.au">www.sorell.tas.gov.au</a></li> <li>If the application involves Crown land you will also need a letter of consent.</li> <li>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.</li> </ul>	
<p>I _____ being responsible for the administration of land at _____</p> <p>declare that I have given permission for the making of this application for _____</p>	
<b>Signature of General Manager, Minister or Delegate:</b>	<div style="text-align: center;">   <b>ADRIAN BROWN</b> </div> <div style="text-align: right; margin-top: -20px;"> <b>28/04/2025</b> </div>



NEW OUTBUILDING / GARAGE  
127 WESTON HILL ROAD, SORELL, 7172

CERTIFICATE OF TITLE: VOLUME - 178047 FOLIO - 18  
PID: 9534129  
LAND AREA: 1.003ha

PLANNING SCHEME: TASMANIAN PLANNING SCHEME  
SORELL LOCAL PROVISIONS SCHEDULE  
ZONE: 11.0 RURAL LIVING  
OVERLAYS: PRIORITY VEGETATION AREA  
WATERWAY AND COSTAL PROTECTION AREA  
BUSHFIRE PRONE AREAS  
AIRPORT OBSTACLE LIMITATIONS AREA  
LOW LANDSLIP HAZARD BAND

SOIL CLASSIFICATION: ASSUMED M  
WIND REGION: A  
TERRAIN CATEGORY: TC2  
IMPORTANCE LEVEL: 2 (DOMESTIC)  
SHIELDING: 1  
TOPOGRAPHY: 1  
BAL: TO BE ASSESSED

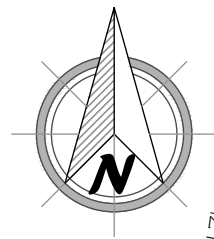
INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

PAGE 1 - SITE PLAN 1:500  
PAGE 2 - ELEVATIONS 1:100  
PAGE 3 - FLOOR PLAN 1:100  
PAGE 4 - PLUMBING PLAN 1:100

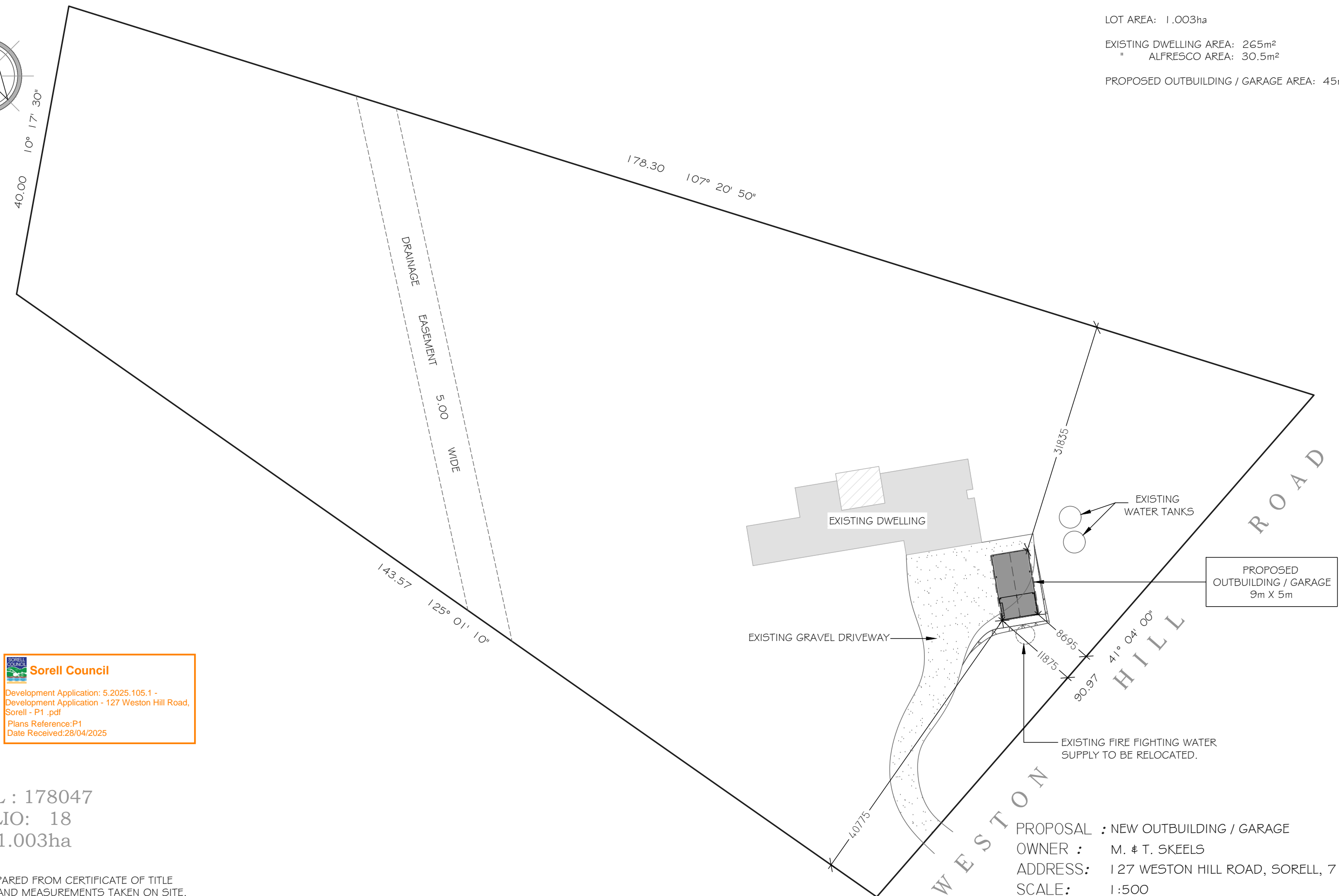
ADDITIONAL DRAWINGS / ENGINEERING  
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 101057





LOT AREA: 1.003ha  
EXISTING DWELLING AREA: 265m<sup>2</sup>  
" ALFRESCO AREA: 30.5m<sup>2</sup>  
PROPOSED OUTBUILDING / GARAGE AREA: 45m<sup>2</sup>



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Date Received:28/04/2025

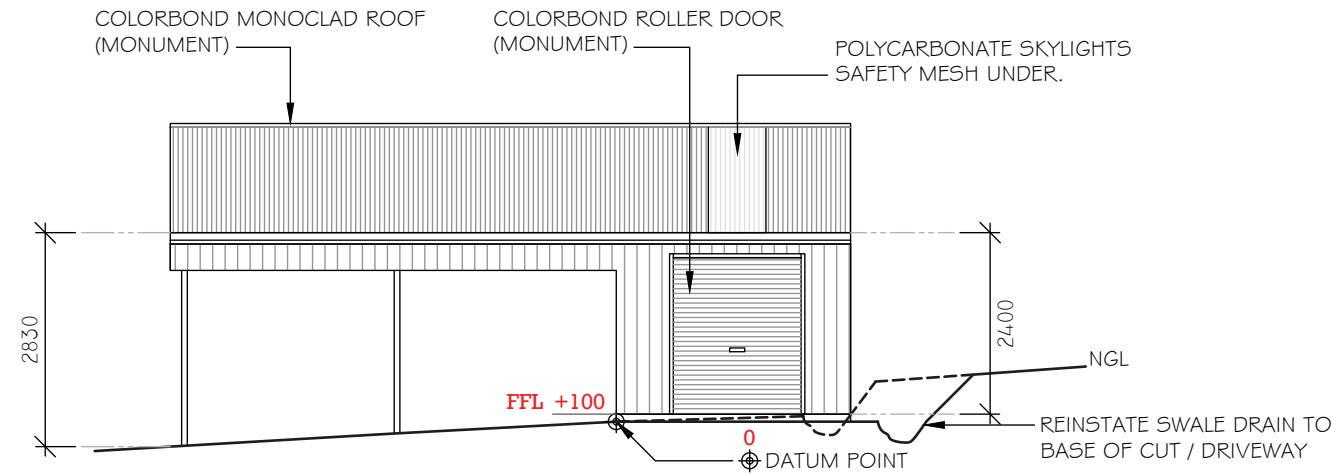
VOL : 178047  
FOLIO: 18  
1.003ha

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.

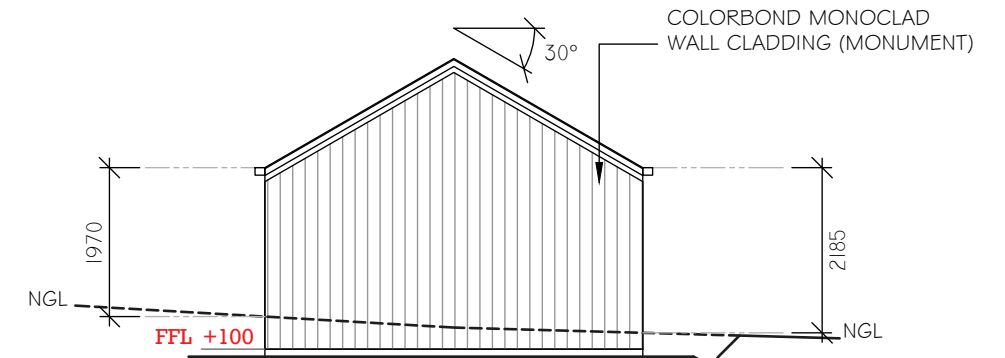
EXISTING DEDICATED BUSHFIRE FIGHTING TANK / WATER SUPPLY TO BE RELOCATED.  
NEW POSITION TO COMPLY WITH THE REQUIREMENTS FOR DEVELOPMENTS IN BUSHFIRE PRONE AREAS  
IN ACCORDANCE WITH THE BUILDING REGULATIONS 2016 - DIRECTORS DETERMINATION - BUSHFIRE HAZARD AREAS.  
IT IS RECOMMENDED THAT A BUSHFIRE HAZARD PRACTITIONER IS ENGAGED BY THE OWNER TO ADVISE OF  
COMPLIANT LOCATION AND DETERMINE SUITABLE BUSHFIRE PROTECTION MEASURES AND ACCESS REQUIREMENTS.

PROPOSAL : NEW OUTBUILDING / GARAGE  
OWNER : M. & T. SKEELS  
ADDRESS: 127 WESTON HILL ROAD, SORELL, 7172  
SCALE: 1:500  
DATE: 16th APRIL 2025  
AMENDED:  
DRAWN BY: A. BROWN CCG003R  
PAGE: 01/04  
JOB NO : 101057



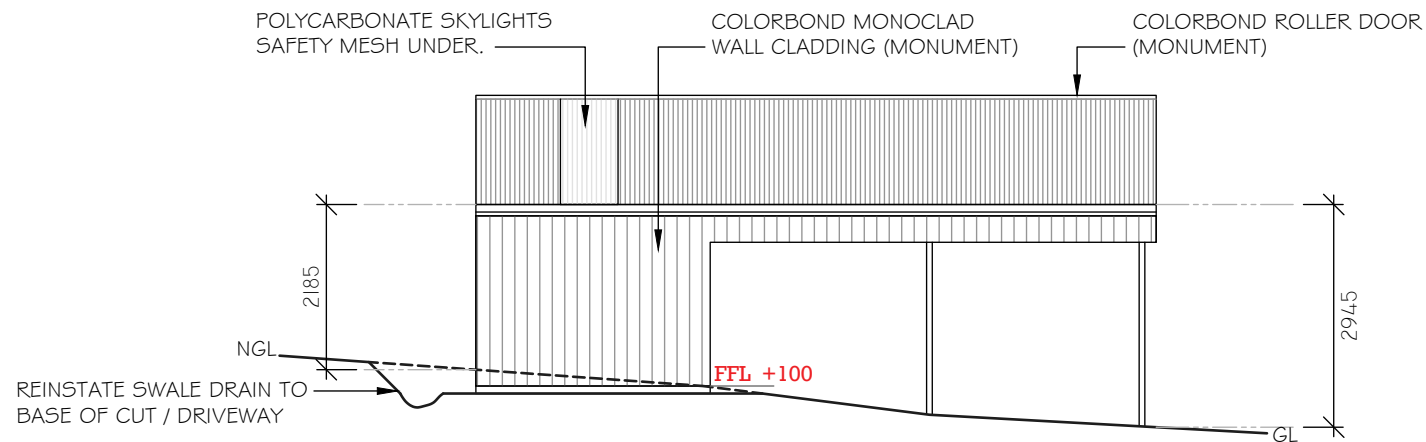


WEST ELEVATION

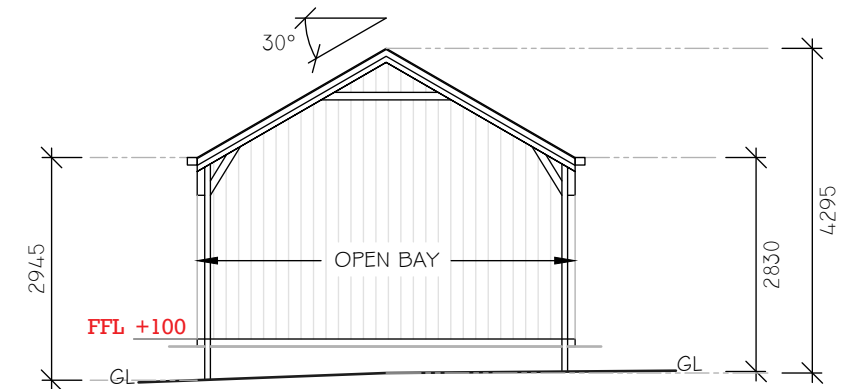


SOUTH ELEVATION

COLOUR'S (COLORBOND®):  
 EXT. WALLS - MONUMENT  
 ROOF - MONUMENT  
 ROLLER DOOR - MONUMENT  
 GUTTER - MONUMENT  
 CORNER FLASH - MONUMENT  
 BARGE FLASHING - MONUMENT  
 OPENING FLASH - MONUMENT



EAST ELEVATION



NORTH ELEVATION



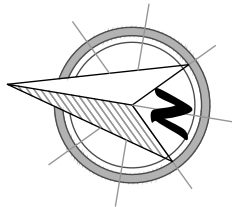
REFER TO DRAWINGS BY NORTHERN CONSULTING ENGINEERS FOR ALL MEMBER AND MATERIAL DETAILS AS WELL AS FOOTING DESIGN AND SPECIFICATIONS.

ELEVATIONS 1:100

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 ADDRESS: 127 WESTON HILL ROAD, SORELL, 7172  
 SCALE: 1:100  
 DATE: 16th APRIL 2025  
 AMENDED:  
 DRAWN BY: A. BROWN CC6003R  
 PAGE: 02/04  
 JOB NO : 101057

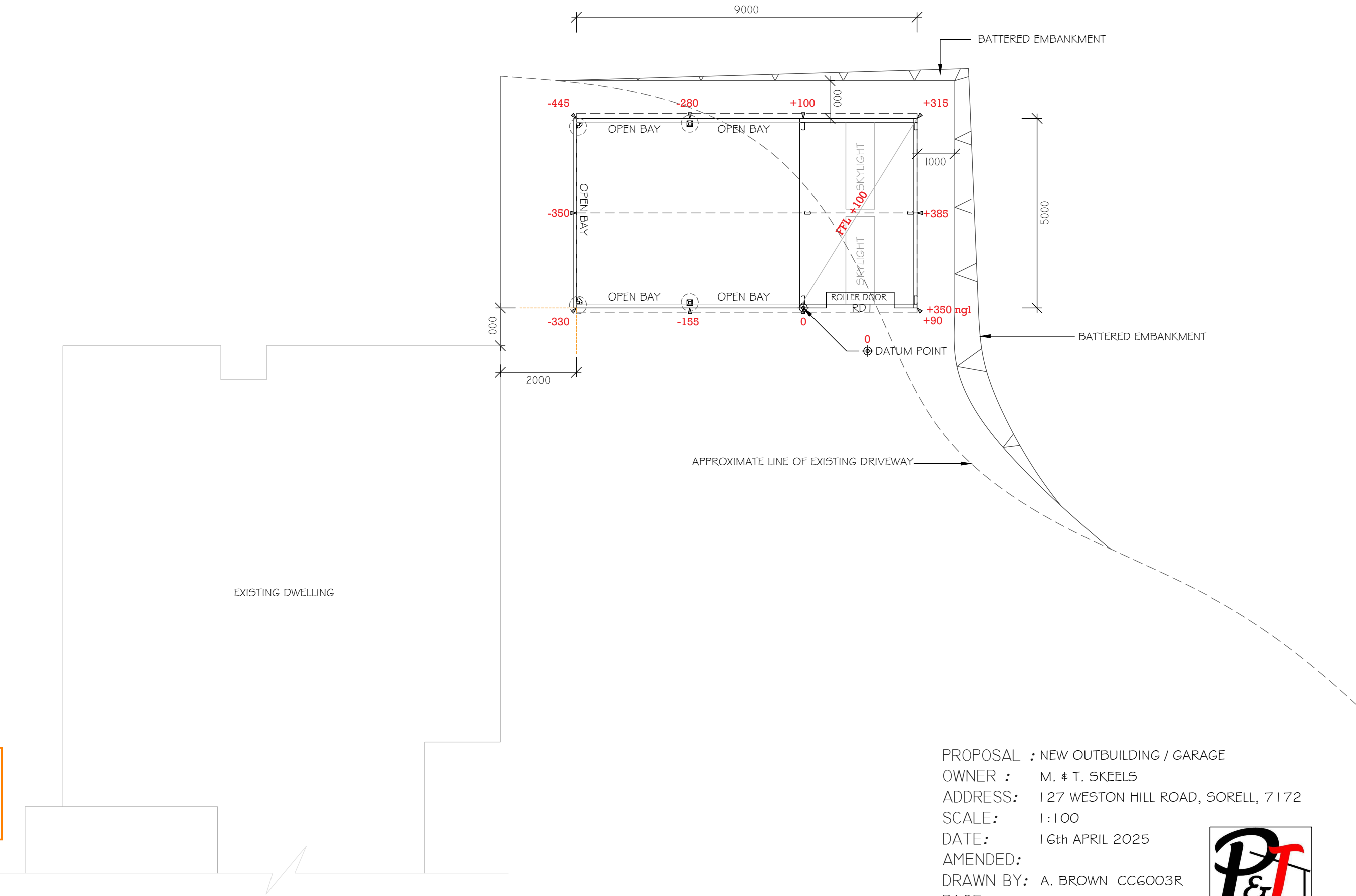






WINDOW & DOOR SCHEDULE

	ID	HEIGHT	WIDTH
ROLLER DOORS	RD 1	2120mm	1790mm



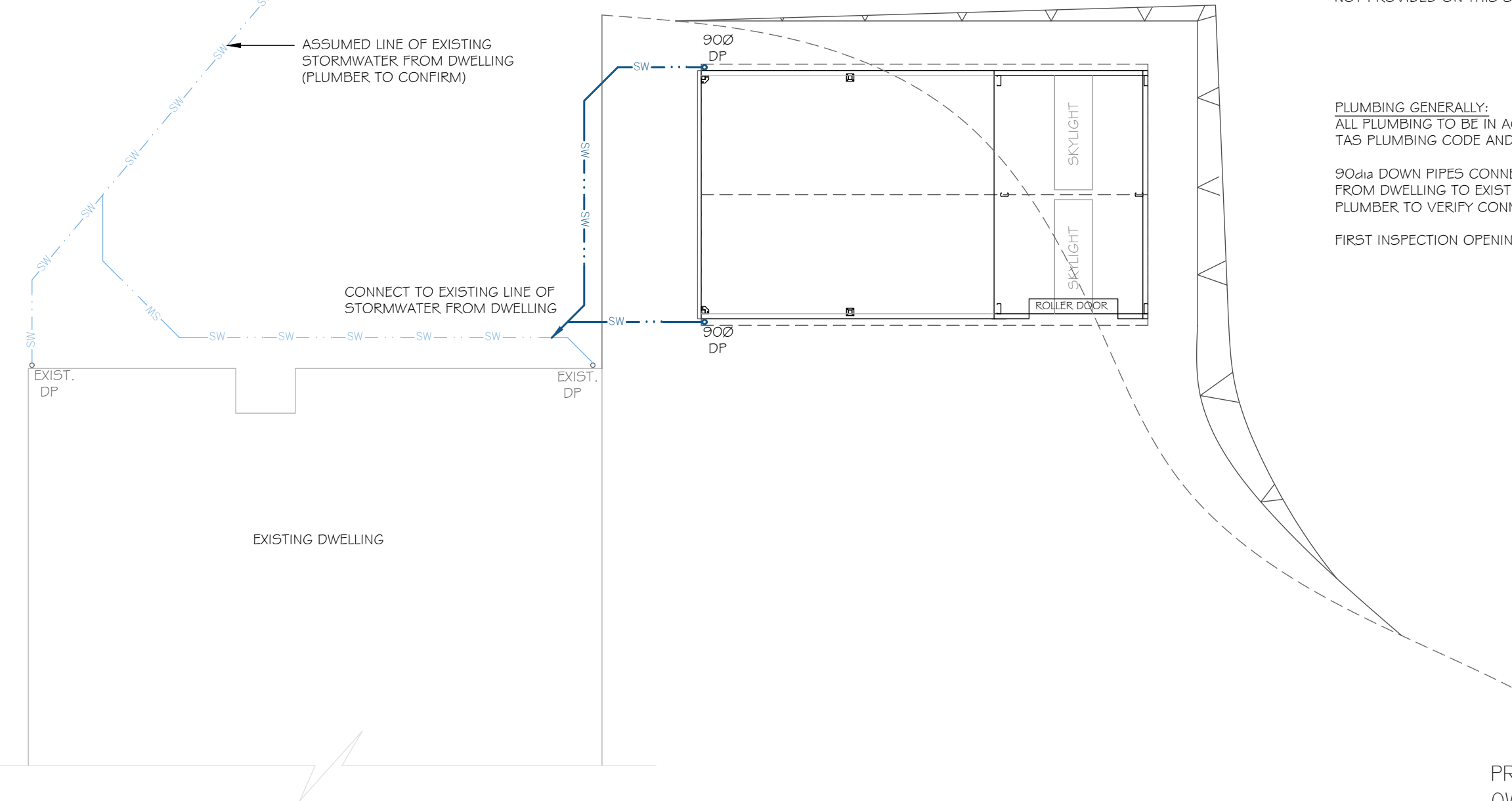
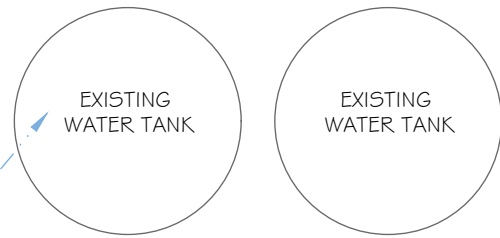
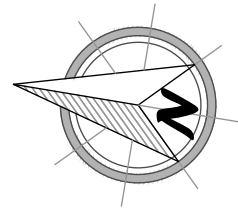


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FLOOR PLAN 1:100

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DRAWN BY: A. BROWN CC6003R  
PAGE: 03/04  
JOB NO : 101057





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' BUILDS'  
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.

90dia DOWN PIPES CONNECTED TO EXISTING LINE OF STORMWATER  
FROM DWELLING TO EXISTING WATER TANKS WITH 100dia PVC STORM WATER.  
PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.

## PLUMBING PLAN 1:100



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