

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 1 Stanford Court, Sorell

**PROPOSED DEVELOPMENT:
TWO MULTIPLE DWELLINGS**

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 7th of July 2025**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 7th of July 2025**.

APPLICANT: RIDOD PTY LTD

APPLICATION NO: DA 2025 / 00100 1

DATE: 19 June 2025

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

Full description of Proposal:	Use: residential
	Development: 2x single storey residential dwellings
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 594000

Is all, or some the work already constructed:	No: ☒ Yes: ☐
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Location of proposed works:	Street address: 1 Stanford Court
	Suburb: Sorell Postcode: 7172
	Certificate of Title(s) Volume: 176325 Folio: 20

Current Use of Site	vacant
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Current Owner/s:	Name(s) Robert Brenner
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Is the Property on the Tasmanian Heritage Register?	No: ☒ Yes: ☐	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: ☒ Yes: ☐	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: ☒ Yes: ☐	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: ☒ Yes: ☐	<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: ☒ Yes: ☐	<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 - 1 Stanford Court, Sorell - P1.pdf Plans Reference: P1 Date Received: 15/04/2025

SEARCH OF TORRENS TITLE

VOLUME 176325	FOLIO 20
EDITION 3	DATE OF ISSUE 16-Aug-2024

SEARCH DATE : 06-Feb-2025

SEARCH TIME : 01.09 PM

DESCRIPTION OF LAND

Town of SORELL

Lot 20 on Sealed Plan 176325

Derivation : Part of 244 Acres Gtd. to Thomas Giblin & John Lord

Prior CT 142324/100

SCHEDULE 1N209067 TRANSFER to JULIUS ROBERT BRENNER Registered
16-Aug-2024 at noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP176325 EASEMENTS in Schedule of Easements
SP176325 COVENANTS in Schedule of Easements
SP176325 FENCING COVENANT in Schedule of Easements
SP142324 COVENANTS in Schedule of Easements
SP142324 FENCING COVENANT in Schedule of Easements
SP 9892 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS	Registered Number SP 176325
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 3 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

COVENANTS:

Fencing covenant:

The owner of each Lot on the Plan covenants with David Stewart Homes Pty Ltd (the Vendor) that the Vendor shall not be required to fence.

Old covenants

The owner of each Lot on the Plan is subject to the covenants in SP142324.



EASEMENTS

Sewerage and water:

Lots 1, 2 & 3 are SUBJECT TO a Pipeline and Services Easement marked "PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 3.00 WIDE "B"" in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns (Tas Water) as shown on the plan ("Easement Land").

Lots 5, 6 & 7 are SUBJECT TO a Pipeline and Services Easement marked "PIPELINE & SERVICES EASEMENT 3.00 WIDE "C"" in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns (Tas Water) as shown on the plan ("Easement Land").

Lot 7 & 8 are SUBJECT TO a Pipeline and Services Easement marked "PIPELINE & SERVICES EASEMENT 3.00 WIDE "B"" in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns (Tas Water) as shown on the plan ("Easement Land").

Lot 8 is SUBJECT TO a Pipeline and Services Easement marked "PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 3.00 WIDE "A"" in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns (Tas Water) as shown on the plan ("Easement Land").

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: David Stewart Homes Pty Ltd FOLIO REF: 142324/100 SOLICITOR & REFERENCE: Butler McIntyre & Butler : JGS 181407	PLAN SEALED BY: Sorell Council DATE: 13.12.18 7.1991.1758.1 REF NO.
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE OF 4 PAGES	Registered Number SP 176325
SUBDIVIDER: David Stewart Homes Pty Ltd FOLIO REFERENCE: 142324/100	

Lots 16-20 & 50 on the plan are each together with a Right of Drainage over the Drainage Easement 2.00 wide (SP9892) on the plan.

Drainage:

Lots 1, 2 & 3 are SUBJECT TO a Right of Drainage marked "PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 3.00 WIDE "B"" appurtenant to the Sorell Council as shown on the plan.

Lots 7 are SUBJECT TO a Right of Drainage marked "PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 3.00 WIDE "C"" appurtenant to the Sorell Council as shown on the plan.

Lot 8 is SUBJECT TO a Right of Drainage marked "PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 3.00 WIDE "A"" appurtenant to the Sorell Council as shown on the plan.

Lots 16-20 (inclusive) & 50 are SUBJECT TO a Right of Drainage marked "DRAINAGE EASEMENT 3.00 WIDE "A"" appurtenant to the Sorell Council as shown on the plan.

Lots 9 & 50 are SUBJECT TO a Right of Drainage marked "DRAINAGE EASEMENT VARIABLE WIDTH "B"" appurtenant to the Sorell Council as shown on the plan.

Definitions:

"Pipeline and Services Easement" means:-

THE FULL RIGHT AND LIBERTY for TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (1) without doing unnecessary damage to the Easement Land; and
 - (2) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lots from the highway at any then existing vehicle entry and cross the Lots to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lots.

PROVIDED ALWAYS THAT:

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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 **Sorell Council**
 Development Application: Development
 Application - 1 Stanford Court, Sorell - P1.pdf
 Plans Reference: P1
 Date Received: 15/04/2025



ANNEXURE TO SCHEDULE OF EASEMENTS PAGE OF 4 PAGES	Registered Number SP 176325
SUBDIVIDER: David Stewart Homes Pty Ltd FOLIO REFERENCE: 142324/100	

(1) The registered proprietors of the Lots in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:

- (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
- (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
- (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
- (d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
- (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
- (f) permit or allow any action which the Owner must not do or acquiesce in that action.

(2) TasWater is not required to fence any part of the Easement Land.

(3) The Owner may erect a fence across the Easement Land at the boundaries of the Lots.

(4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:

- (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
- (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
 - (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace any thing that supported, protected or covered the Infrastructure.

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) any thing reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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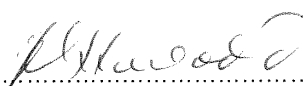
 **Sorell Council**
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE OF 4 PAGES	Registered Number SP 176325
SUBDIVIDER: David Stewart Homes Pty Ltd FOLIO REFERENCE: 142324/100	

"Right of Drainage" has the same meaning as right of drainage as set out in Schedule 8 of *Conveyancing and Law of Property Act 1884*.

"Tas Water" means the Tasmanian Water and Sewerage Corporation Pty Limited its successors and assigns at 169 Main Road Moonah in Tasmania.

Executed by **DAVID STEWART HOMES PTY LTD**
(ACN 009 553 888) in accordance with
Section 127 of the *Corporations Act 2001*


.....
DAVID HARRIS STEWART
(Sole Director & Sole Secretary)



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OWNER DAVID STEWART HOMES PTY LTD

FOLIO REFERENCE C.T.142324/100

GRANTEE PART OF 244 ACRES GRANTED TO
THOMAS GIBLIN & JOHN LORD

PLAN OF SURVEY

BY SURVEYOR CRAIG BRADLEY ROGERSON
ROGERSON AND BIRCH SURVEYORS
UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248-5898 MOB. 0419-594-966

TOWN OF SORELL

REGISTERED NUMBER

SP176325

APPROVED

EFFECTIVE FROM 1.FEB.2019.....

Recorder of Titles

SCALE 1: 800

LENGTHS IN METRES

MAPSHEET MUNICIPAL
CODE No. 124

LAST UPI No.

LAST PLAN
No. SP142324

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN



Sorell Council

Development Application: Development
Application - 1 Stanford Court, Sorell - P1.pdf

Plans Reference: P1
Date Received: 15/04/2025

1 STANFORD COURT SORELL



Sorell Council

Development Application: Development
Application - 1 Stanford Court, Sorell - P1.pdf

Plans Reference: P1

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Sorell Council

Development Application: Development
Application - 1 Stanford Court, Sorell - P1.pdf

Plans Reference: P1

Date Received: 15/04/2025

1 STANFORD COURT SORELL

Use and development of Two Dwellings

Last Updated – 24 March 2025

Author – Poppy Scharkie

Reviewed – Irene Duckett

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ireneinc PLANNING & URBAN DESIGN

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1. INTRODUCTION

This report forms part of a planning application for two dwellings at 1 Stanford Court, Sorell, prepared in accordance with the *Tasmanian Planning Scheme – Sorell* (the Scheme).

1.1 THE SITE

The subject site is comprised of 1 title known as 1 Stanford Court, Sorell. The site is a vacant lot with an existing access point onto Stanford Court. The southwestern corner of the lot includes a 3m wide drainage easement. The following figure describes the location of the site and the existing conditions:



Figure 1: Locality Map with site outline in blue, State Aerial Photo, & road name annotations from www.thelist.tas.gov.au

1.2 BACKGROUND

The site was previously approved for multiple dwellings; however, that permit has now expired. An approved and constructed crossover is located on Stanford Court.

2. PROPOSAL

2.1.1 USE

The proposal is for use for residential purposes with the development of two dwellings on site (multiple dwellings).

2.1.2 DEVELOPMENT

The proposal involves the construction of two dwellings on the site, with an internal horizontal separation of 9.6 metres. The dwellings will feature a contemporary design with vertical cladding (such as weatherboard or similar) and a mix of skillion and lean-to roofs.

The dwelling structures are identical both with a footprint of 131m² and containing three bedrooms, and two dedicated car parking spaces. The maximum building height is 4.15m

The open space areas vary, with 92 m² provided for Dwelling 1 and 162 m² for Dwelling 2. Each dwelling has a minimum private open space area of 24 m² (4 m x 6 m).

The following table describes the setbacks of each dwelling:

Unit	North (primary frontage)	East (secondary frontage)	South	West
1	7.6	3.1	n.a	3
2	n.a	3.1	1.5	3

Access will be provided via the existing approved crossover on Stanford Court, which connects to a proposed 3-metre-wide driveway running along the western boundary to service both dwellings. Each dwelling will include a single garage with a 2.9-metre-wide opening, set back more than 5.5 metres from the frontage. In addition to the garages, a freestanding car space will be provided for each dwelling. One visitor parking space is proposed near the Nash Street boundary. A total of five car parking spaces are proposed.

3. PLANNING SCHEME PROVISIONS

3.1 ZONE

The subject land is within the General Residential Zone of the Tasmanian Planning Scheme-Sorell.

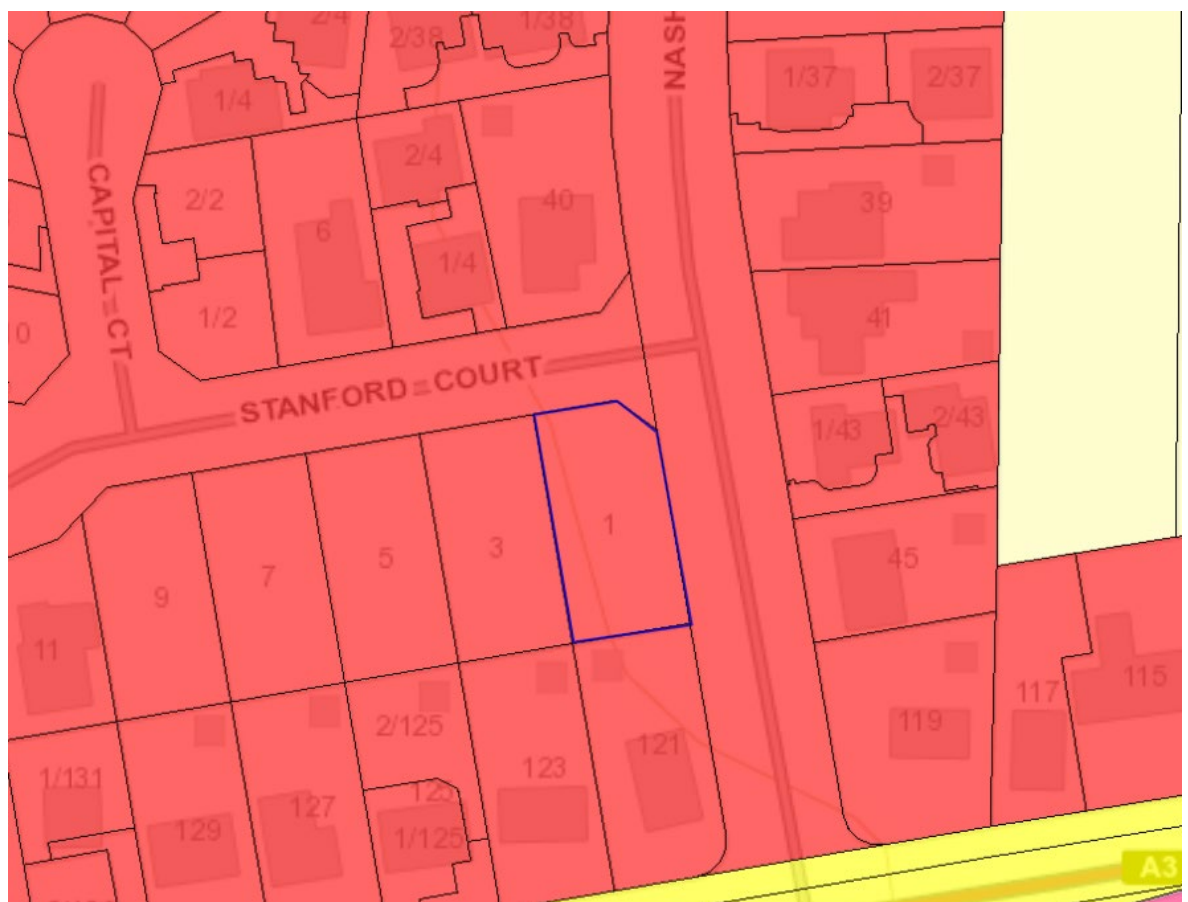


Figure 2: Current zoning with TPS zones and cadastre parcels from www.thelist.tas.gov.au

3.2 ZONE PURPOSE STATEMENTS

The purpose of the General Residential Zone is:

8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.

8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.

8.1.3 To provide for non-residential use that:

- (a) primarily serves the local community; and
- (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.

8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

The proposal makes efficient use of residential lands through the provision of multiple dwellings close to Sorell School, located 55m east of the site, within 400m of two pocket parks and 800m of a bus stop and the General Business Zone.

3.3 USE

The use is for multiple dwellings within the Residential Use Class and permitted in the zone.

3.4 USE STANDARDS

The following provisions do not apply to the proposal.

- 8.3.1 Discretionary uses
- 8.3.2 Visitor Accommodation

3.5 DEVELOPMENT STANDARDS

8.4.1 Residential density for multiple dwellings

Objective:	That the density of multiple dwellings: (a) makes efficient use of land for housing; and (b) optimises the use of infrastructure and community services.	
Acceptable Solutions		Performance Criteria
A1 Multiple dwellings must have a site area per dwelling of not less than 325m ² .		P1 Multiple dwellings must only have a site area per dwelling that is less than 325m ² if the development will not exceed the capacity of infrastructure services and:
Response The proposal complies with A1 as the standard lot has an area of 753m ² and two dwellings are proposed resulting in a permitted site area per dwelling of 376m ² .		

8.4.2 Setbacks and building envelope for all dwellings

Objective:	The siting and scale of dwellings:
-------------------	------------------------------------

	(a) provides reasonably consistent separation between dwellings and their frontage within a street; (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and (d) provides reasonable access to sunlight for existing solar energy installations.												
Acceptable Solutions		Performance Criteria											
A1 Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;or.. (c) ...		P1 A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.											
Response The proposal complies with A1 as setbacks exceed the requirements of a) and b) as described in the below table: <table><tr><td rowspan="2">Unit</td><td colspan="2">Setback (m)</td></tr><tr><td>North (primary frontage)</td><td>East (secondary frontage)</td></tr><tr><td>1</td><td>7.6</td><td>3.1</td></tr><tr><td>2</td><td>n.a</td><td>3.1</td></tr></table>			Unit	Setback (m)		North (primary frontage)	East (secondary frontage)	1	7.6	3.1	2	n.a	3.1
Unit	Setback (m)												
	North (primary frontage)	East (secondary frontage)											
1	7.6	3.1											
2	n.a	3.1											
A2		P2 A garage or carport for a dwelling must have a setback from a primary frontage that is											

<i>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</i> <i>(a) 5.5m, or alternatively 1m behind the building line;</i> <i>(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</i> <i>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage</i>	<i>compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</i>
Response The proposal complies with A2 as each garage is setback over 5.5m from the primary frontage.	
A3 <i>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</i> <i>(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</i> <i>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</i> <i>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and</i> <i>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</i> <i>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</i>	P3 <i>The siting and scale of a dwelling must:</i> <i>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:...</i>

<i>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</i>				
Response The proposed dwellings comply with Acceptable Solution A3 (a) and (b), being wholly contained within the building envelope and satisfying the relevant setback and height provisions for a corner lot, as outlined below.				
Dwelling	Boundary / Frontage	Setback (m)	Permitted Height at Setback (m)	Proposed Wall Height (m)
Unit 1	Primary frontage (North)	7.6	≥8.5 (outside envelope limits)	3.0
	Secondary frontage (East)	3.1	8.5	3.0
	Western boundary	3.0	6.0	3.0
Unit 2	Secondary frontage (East)	3.1	8.5	3.0
	Southern boundary	1.5	4.5 (at 2.1m setback)	4.15
	Western boundary	3.0	6.0	3.0

8.4.3 Site coverage and private open space for all dwellings

Objective:	<i>That dwellings are compatible with the amenity and character of the area and provide:</i> <i>(a) for outdoor recreation and the operational needs of the residents;</i> <i>(b) opportunities for the planting of gardens and landscaping; and</i> <i>(c) private open space that is conveniently located and has access to sunlight.</i>	
Acceptable Solutions		Performance Criteria
A1 Dwellings must have: <i>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and</i> <i>(b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).</i>		P1 Dwellings must have: <i>(a) site coverage consistent with that existing on established properties in the area;...</i>
Response The proposal complies with A1:		

a) The total roofed area, excluding eaves, is 262m², resulting in a site coverage of 35.6%, which is well below the permitted maximum of 50%. b) The private open space (POS) areas for each dwelling are as follows: • Dwelling 1: 92m² • Dwelling 2: 162m²	
A2 <i>A dwelling must have private open space that:</i> (a) <i>is in one location and is not less than:</i> (i) <i>24m²; or</i> (ii) <i>12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</i> (b) <i>has a minimum horizontal dimension of not less than:</i> (i) <i>4m; or</i> (ii) <i>2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</i> (c) <i>is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and</i> (d) <i>has a gradient not steeper than 1 in 10.</i>	P2 <i>A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</i> (a) <i>conveniently located in relation to a living area of the dwelling; and</i> (b) <i>orientated to take advantage of sunlight.</i>
Response As detailed within the plans, the proposal provides an area of 24m² (4x6) for each unit however as the site has two frontages (one of which is east facing) and the POS is located between the dwelling and frontage in both instances, the performance criteria need to be addressed. The draft Medium Density Guidelines recommend • 10-12m² for two-bedroom dwellings (sufficient for a four-person table, seating, planting, BBQ, and clothes drying).	

- 12-15m² for three-bedroom dwellings (sufficient for a six-person table, seating, planting, BBQ, and clothes drying).

The proposal exceeds these minimum recommendations and provides a functional outdoor space that can serve as an extension of the dwelling for relaxation, dining, and recreation; and is:

- a) Each dwelling includes a designated private open space area that is directly accessible from the main living area. This layout ensures the space is functional and easily used as an extension of the indoor living environment.
- b) Each private open space area is located on the northern side of the respective dwelling and is oriented to maximise exposure to northern sunlight. This orientation allows for good solar access throughout the day, particularly during winter. The dwellings are also sited to maintain separation, minimising overshadowing between them and ensuring each open space receives sufficient sunlight.

8.4.4 Sunlight to private open space of multiple dwellings

Objective:	<i>That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.</i>	
Acceptable Solutions		Performance Criteria
A1 <i>A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 8.4.3, must satisfy (a) or (b), unless excluded by (c):</i> <i>(a) the multiple dwelling is contained within a line projecting (see Figure 8.4):</i> <i>(i) at a distance of 3m from the northern edge of the private open space; and</i> <i>(ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal;</i> <i>(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and</i> <i>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:</i> <i>(i) an outbuilding with a building height not more than 2.4m; or</i>		P1 <i>A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 8.4.3 of this planning scheme.</i>

<i>(ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.</i>	
Response Dwelling 1 is located north of the POS of Dwelling 2. There is a 6.5m separation between and therefore the proposal complies with A1.	

8.4.5 Width of openings for garages and carports for all dwellings

Objective:	<i>To reduce the potential for garage or carport openings to dominate the primary frontage..</i>	
Acceptable Solutions		Performance Criteria
A1 <i>A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).</i>		P1 <i>A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage</i> <i>means:</i> <i>(a) if there is only a single frontage, the frontage; or</i> <i>(b) if there are 2 or more frontages, the frontage with the shortest dimensions measured parallel to the road irrespective of minor deviations and corner truncations.</i> .
Response The proposal complies with A1, with the width of the garage being 2.9m.		

8.4.6 Privacy for all dwellings

Objective:	<i>To provide a reasonable opportunity for privacy for dwellings.</i>	
Acceptable Solutions		Performance Criteria
A1 <i>A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m</i>		P1 ...

Response Not Applicable – no balconies, decks, roof terraces, parking spaces or carport with a finished floor level greater than 1m proposed.	
A2 <i>A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level,...</i>	P1 ...
Response Not Applicable – no floor levels exceeding 1m above ground level are proposed.	
A3 <i>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</i> (i) 2.5m; or (b) 1m if: (i) it is separated by a screen of not less than 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.	P3 <i>A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling</i> <i>means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.</i> ^a
Response There is the shared visitor space and dwelling 1's rear parking space that requires consideration. The shared visitor space is separated 4m from Dwelling 1's living room. Dwelling 1's rear parking space is separated 6m from Dwelling 2's living room. The separation exceeds 2.5m and the proposal complies with A1 (a).	

8.4.8 Waste storage for multiple dwellings

Objective:	To provide for the storage of waste and recycling bins for multiple dwellings.
Acceptable Solutions	Performance Criteria

A1 <i>A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m² per dwelling and is within one of the following locations:</i> (a) <i>an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</i> (b) <i>a common storage area with an impervious surface that:..</i>	P1 <i>A multiple dwelling must have storage for waste and recycling bins that is:</i> (a) <i>capable of storing the number of bins required for the site;</i> (b) <i>screened from the frontage and any dwellings; and</i> (c) <i>if the storage area is a common storage area, separated from any dwellings to minimise impacts caused by odours and noise.</i>
Response Each dwelling has a 1.5m2 area for waste storage that can be accommodated in the garage or to the rear of the dwellings, which are areas exclusive to each dwelling.	

The following do not apply to this proposal:

- 8.4.7 Frontage fences for all dwellings, as all fences proposed are exempt under 4.6.3 of the Scheme.
- Development standards for non-dwellings.
- Development standards for subdivision

3.6 PARKING AND SUSTAINABLE TRANSPORT CODE

3.6.1 USE STANDARDS

C2.5.1 Car parking numbers

Objective:	<i>That an appropriate level of car parking spaces are provided to meet the needs of the use.</i>	
Acceptable Solutions		Performance Criteria
A1 <i>The number of on-site car parking spaces must be no less than the number specified in Table C2.1, ..., excluding if:</i> (a) <i>the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</i>		P1.1 <i>The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</i> (a) <i>the availability of off-street public car parking spaces within reasonable walking distance of the site;</i> (b) <i>the ability of multiple users to share spaces because of:</i>

(b) the site is contained within a parking precinct plan and subject to Clause C2.7; ...or (d) it relates to an intensification of an existing use or development or a change of use where: (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: $N = A + (C - B) \dots$ N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.	(in) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) the availability and frequency of other transport alternatives; (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (g) the effect on streetscape; and (h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.					
Response Table C2.1 Parking Space Requirements for the relevant uses: <table><tr><th rowspan="2">Use</th><th colspan="2">Parking Space Requirements</th></tr><tr><th>Car</th><th>Bicycle</th></tr></table>		Use	Parking Space Requirements		Car	Bicycle
Use	Parking Space Requirements					
	Car	Bicycle				

<i>Residential</i>	<i>If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)</i>	<i>2 spaces per dwelling</i>	<i>No requirement</i>
<i>Residential</i>	<i>Visitor parking for multiple dwellings in the General Residential Zone</i>	<i>1 dedicated space per 4 dwellings (rounded up to the nearest whole number); or if on an internal lot or located at the head of a cul-de-sac, 1 dedicated space per 3 dwellings (rounded up to the nearest whole number)</i>	<i>No requirement</i>
Requirement		2 spaces per dwelling and 1 (0.5) visitor Space	No requirement
The proposal provides 2 spaces per dwelling and 1 visitor space, complying with the acceptable solution.			

The following provisions are not applicable:

- C2.5.2 Bicycle parking numbers – no bicycle spaces required for the uses.
- C2.5.3 Motorcycle parking numbers - less than 20 car spaces are required.
- C2.5.4 Loading Bays – No change to the existing approved loading arrangement

3.7 ROAD AND RAILWAY ASSETS CODE

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

Objective:	<i>That an appropriate level of car parking spaces are provided to meet the needs of the use.</i>	
Acceptable Solutions		Performance Criteria
A1.4 <i>Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</i> <i>(a) the amounts in Table C3.1; or</i> <i>(b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.</i>		P1 <i>Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</i> <i>(a) any increase in traffic caused by the use;</i> <i>(b) the nature of the traffic generated by the use;</i> <i>(c) the nature of the road;</i>
A1.5 <i>Vehicular traffic must be able to enter and leave a major road in a forward direction.</i>		

	(d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any advice received from the rail or road authority
Response Based on the NSW RTA Guidelines (Version 2), the development is expected to generate 13 vehicle movements per day (6.5 per unit), well below the 40-trip threshold. Vehicles will enter and exit the site in a forward direction. The proposal complies with the acceptable solution.	

3.8 SAFEGUARDING OF AIRPORTS CODE - 152M

The proposal is exempt under C16.4.1 as the development is not more than the specified AHD height for the site of 152m.

4. CONCLUSION

This planning assessment demonstrates that the proposed use and development of two dwellings at 1 Stanford Court, Sorell complies with the majority of applicable provisions of the Tasmanian Planning Scheme – Sorell including those relating to residential density, setbacks, building envelope, height, site coverage, access, parking, privacy, and waste management.

Discretion is triggered because the private open space areas are located between the dwellings and the frontage, which is not oriented between 30 degrees east or west of true north, as required by Acceptable Solution A2(c).

Notwithstanding this, the private open space for each dwelling is directly accessible from the living area and is located to the north of the dwelling, ensuring solar access. The spaces are functional, usable, and have sufficient separation to minimise unreasonable overshadowing.

The proposal is consistent with the intent of the General Residential Zone and satisfies the relevant provisions of the Scheme.



11/06/2025

Sorell Council
Sorell.council@sorell.tas.gov.au
Attention : Shane Wells



Dear Shane,

**DA2025/00100 1 STANFORD COURT, SORELL
STORMWATER**

I refer to the RFI dated 05 May 2025:

3. In accordance with Councils Stormwater in New Development Policy, the development must either limit post-development peak flow to pre-development levels or upgrade Council's stormwater network through infrastructure works or financial contribution).

Therefore, please provide a Stormwater Management Report prepared by a suitably qualified engineer for 1:20 Year ARI (5% AEP) rainfall event that:

- *accurately identifies all catchment areas;*
- *quantifies pre-development and post-development flow rates; and*
- *provides a concept design of proposed stormwater infrastructure with sufficient receiving capacity and an acceptable discharge rate to limit post-development peak flow to pre-development levels or, alternatively, to upgrade existing infrastructure onsite and downstream of the site. Alternatively, please confirm that a financial contribution consistent with the Stormwater in New Development Policy will be made.*

It is intended to provide detention to limit flow to pre-development levels.

Stormwater System capacity

Stanford Court is a recent subdivision and has a piped system designed for 70% impervious area. The subdivision joins a piped system that passes 160m under the Rural Solutions landscaping yard to discharge to Orielton Lagoon

The system capacity is limited by the 375mm diameter pipe outfall. This pipe has a capacity of 211L/s sufficient for 19 normal urban lots. The catchment contributing is 4.5Ha (42Lots). The 20 year ARI storm peak flow is 560L/s. So it is concluded the outfall pipe is undersized.

Councils modelling shows a small area of ponding on the former bypass corridor near the end of the pipe under the landscaping yard. This ponding is for the 100 year flood event.

The other recent single dwelling and unit developments within the subdivision do not have detention tanks. Many are intensely developed with 80% impervious.

It is concluded that detention is required.

Detention Areas

Areas are as follows:

- Site Area		760m ²
- Roof area	1	156m ²
- Roof area	2	156m ²
- Carpark area		196m ²
- Other likely impervious		100m ²
- Landscaping		152m ²
- New % impervious		80%

The detention required for the new impervious area is 3.8m³ (refer attached calculation)

It is proposed to install a two slim line rainwater tanks 0.8 m wide, 2m long and 1.8m high with a capacity of 2m³ each. It will have a 30mm outlet that will discharge over 1-2 hours. Re-use is not proposed.

Stormwater treatment

Treating roof water is not a priority as it is relatively clean. Treating the driveway and parking area is a higher priority but the new area is only 196m² which is well under the 500m² threshold usually requiring treatment.

Yours Faithfully



Hein Poortenaar
Poortenaar Consulting Pty Ltd

Attachments

- SW calcs for flows and detention

RIDOD
1 STANFORD COURT
STORMWATER MANAGEMENT

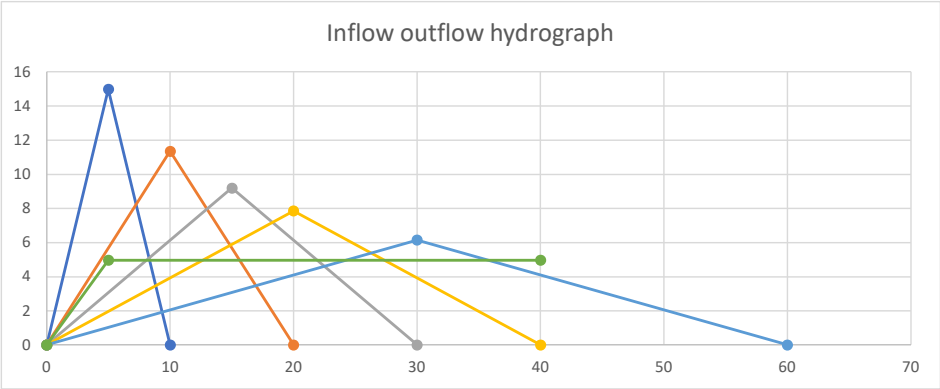
Design storm	20yr ARI	5%
Critical storm for site	5min	
Critical storm for catchment	10min	

Catchment		
- Site Area		760
- Roof area	1	156
- Roof area	2	156
- Carpark area		196
- Other likely impervious		100
Total impervious		608
- Landscaping		152
- New % impervious		0.8

Predevelopment C	0.35
Post development C (perv)	0.8
CA predevelopment	266
CA post development	608

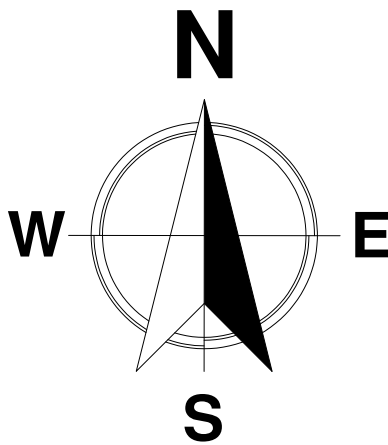
Predevelopment peak flow

Duration (min)	Intensity mm	Intensity mm/hr	Qpre L/S	Qpost	Vol in	Vol out	Detention	Detention
5	7.39	88.7	6.6	15.0	4.5	2.0	1.4	2.5
10	11.2	67.2	5.0	11.3	6.8	3.0	2.2	3.8
15	13.6	54.4	4.0	9.2	8.3	4.5	2.6	3.8
20	15.5	46.5	3.4	7.9	9.4	6.0	3.0	3.5
30	18.2	36.4	2.7	6.1	11.1	8.9	3.5	2.1



REVISION "A"

STANFORD COURT



NOTES:

SITE PREPARATION

The site is to be disturbed as minimally as possible to the extent required to carry out the building works. Earthworks shall be carried out in accordance with NCC Part 3.2. Un-retained embankment gradients shall be in accordance with NCC Table 3.2.1. Drainage shall be in accordance with NCC Part 3.3.2. The builder and subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening & undermining of any building and it's footing system. Location of all existing services to be confirmed on site prior to construction.

SOIL AND WATER MANAGEMENT NOTES:

drainage lines are to be installed prior to the placement of roof and guttering. Once dwelling is roofed, connect immediately. Apply temporary covering to disturbed areas that will remain exposed for 14 days or more during construction (eg. waterproof blanket, vegetation or mulch) Protect any nearby or on-site drainage pits from sediment by installing sediment traps around them. Limit entry/exit to one point and stabilise. Install facilities to remove dirt/ mud from vehicle wheels before they leave the site. Site to be vegetated and planted according to the regional soil and water management code of practice.

BUILDER AND SUBCONTRACTORS:

Give 24 hours minimum notice where amendments are required to drawings. These drawings are to be read in conjunction with documentation listed on the cover page. Do not scale drawings. Dimensions are to take preference over scale. building specification and engineers drawings shall override architectural drawings. -This drawing is to be read in conjunction with all other drawing sheets, consultants drawings, documents, schedules & specifications (as applicable). -The builder and subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening & undermining of any building and its footing system. - Location of all existing onsite services to be confirmed onsite prior to construction.

ATTENTION OF OWNER

The owners attention is drawn to the fact that foundations and associated drainage for all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the csiro building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.





Sorell Council

Development Application: 5.2025.100.1 -
Response to Request For Information - 1
Stanford Court, Sorell - P2.pdf
Plans Reference: P2
Date received: 5/06/2025

SITE PLAN
SCALE 1:200

GENERAL
NOTES:

- Builder to verify all dimensions and levels on site prior to commencement of work. Any discrepancy to be reported to the designer immediately.
- Written dimensions take precedence over drawing scale.
- Floor plans are dimensioned to stud frame.
- All work to be carried out in accordance with the National Construction Code 2022 and must conform to the latest Australian Standards.

AMENDMENTS:			
REV	DESCRIPTION:	BY	DATE
A	SLIDING DOOR REMOVED FROM GARAGE WINDOW ADDED	M.K	29.05.2025
	1.8m FENCING	M.K	29.05.2025
	CAR TURNING CIRCLES	M.K	29.05.2025

DRAWN BY:
M.K

DATE:
21.03.25

BUILDING DESIGNER:
MICHAL KONIK

AMENDED:
29.05.25

ACCREDITATION NO:
CC 5768 S

EMAIL ADDRESS:
hello@ikonikdesigns.com.au

BAL:
LOW

POSTAL ADDRESS:
GPO BOX 385, HOBART, 7001

SHEET SIZE:
A3

REVISION:
A



PROJECT ADDRESS:
**PROPOSED DWELLINGS AT
1 STANFORD COURT,
SORELL**

CLIENT NAME:

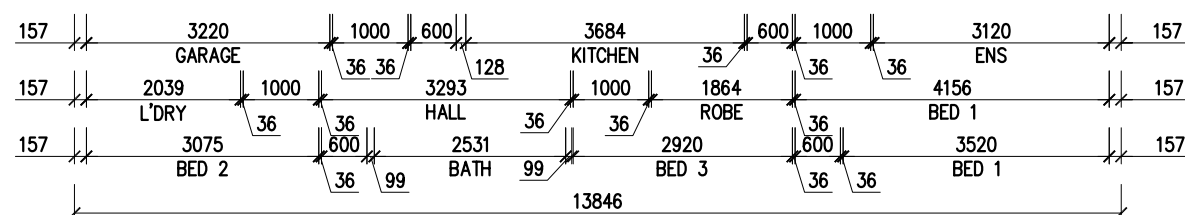
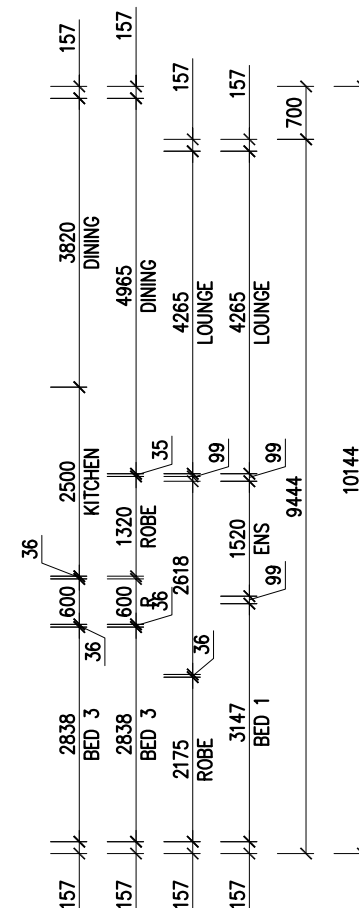
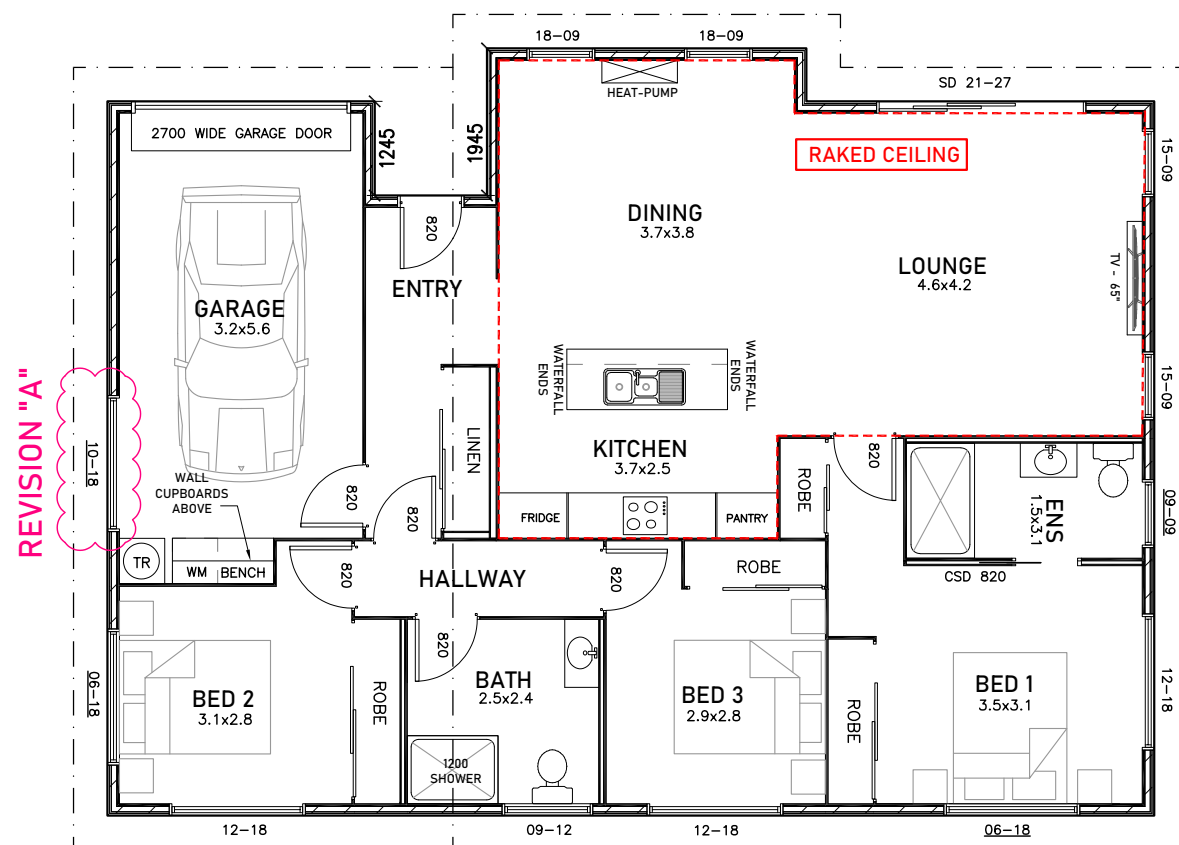
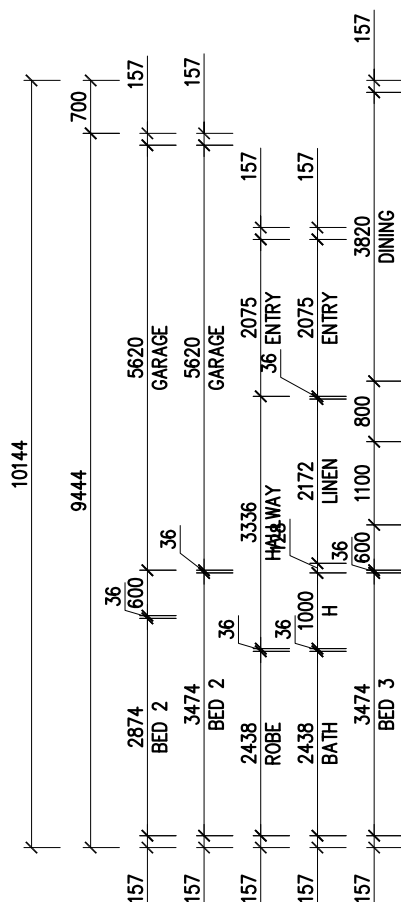
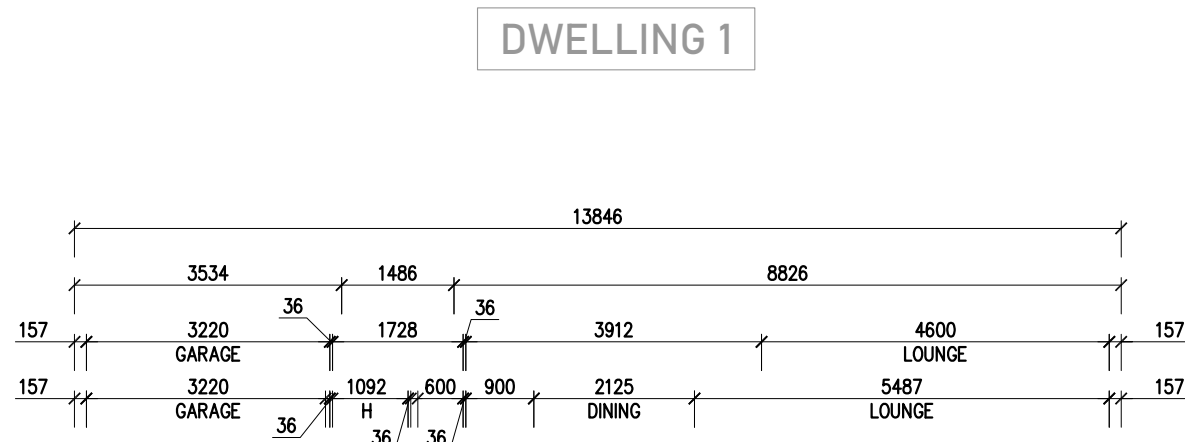
SCALE:
1:200

DRAWING NO:
IK - 24110501

DRAWING TITLE:
SITE PLAN

SHEET NO:
1 OF 7

01



SCALE 1:100

FLOOR AREA: 131m²

All timber framing, fixing and bracing shall comply with AS 1684 and therequirements of NCC H1D6. Manufactured sizes must not be undersized to those specified, for all timber sizes, stress grades, spacing and wall bracing refer to Engineer's details. Tie-down details shall be in accordance with Engineer's details and comply with NCC H1D6 (4). Any Structural steel members shall comply with the requirements of clauses in NCC H1D6 (3). Refer to Engineer's details where provided.

All windows to be aluminium awning style, double glazed (obscured safety glass to bathrooms as shown on drawings)
All glazing shall comply with the requirements of AS 2047 & AS 1288 and NCC H1D8. Human impact safety requirements shall comply with NCC H1D8 (3) and Part 8.4 of the ABCB Housing provisions.

Insulation must comply with AS/NZS4859.1 and be installed in accordance with ABCB housing provisions Part 13.2.2 and comply with minimum R values for climate zone 7. Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface). External walls are to be clad with vapour permeable reflective foil over the outside of the timber frame. Ceiling to be insulated with R4.0 and vapour permeable sarking. Floor to be insulated with Min R1.7 batts where applicable. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. All downlights to be IC rated. Construction of the external walls, floor and roof for compliance with building sealing requirements shall comply with NCC 2022 Part 13.4.

All flashings, weep holes and damp proof coursing to be in accordance with NCC Housing provisions Part 5.7. Fibre cement sheet in accordance with NCC Housing provisions Part 7.5. Block construction in accordance NCC Housing provisions Part 5. Plasterboard linings to internal walls and ceilings with selected cornice. (see below for wet areas)

Wet areas: All wet areas shall comply with the requirements of ABCB Housing provisions Part 10.2. Provide waterproof plasterboard sheeting to all walls and ceilings. Provide ceramic tiles or other approved water resistant lining in accordance with Part 10.2.9 to a minimum height of 1800mm to shower walls and to a height of min 150mm behind baths, basins, sinks, troughs, washing machines and wall fixtures.

For construction of floor wastes refer to NCC ABCB Housing provisions part 10.2.12 For typical installation requirements for substrate preparation, penetrations, flashings/ junctions, membranes, screeds, hobs, baths, showers, door jams and screens refer to ABCB Housing provisions part 10.14-32.

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125 mm sphere can not pass through. Except for Bedrooms, where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

Compartments 10.4.2 of NCC 2022 The door to a fully enclosed sanitary compartment must :
Open outwards; or slide; or be readily removable from the outside of the compartment. Unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022, between the closet pan within the sanitary compartment and the doorway .

- Builder to verify all dimensions and levels on site prior to commencement of work. Any discrepancy to be reported to the designer immediately.
- Written dimensions take precedence over drawing scale.
- Floor plans are dimensioned to stud frame.
- All work to be carried out in accordance with the National Construction Code 2022 and must confirm to the latest Australian Standards.

AMENDMENTS:			
REV	DESCRIPTION:	BY	DATE
A	SLIDING DOOR REMOVED FROM GARAGE WINDOW ADDED	M.K	29.05.2021

DRAWN BY: M.K	BUILDING DESIGNER: MICHAL KONIK	ACCREDITATION NO: CC 5768 S	BAL: LOW
DATE: 21.03.25	AMENDED: 29.05.25	EMAIL ADDRESS: hello@ikonikdesigns.com.au	
POSTAL ADDRESS: U6/34A FAIRVIEW DR, KINGSTON 7050		SHEET SIZE: A3	REVISION: A

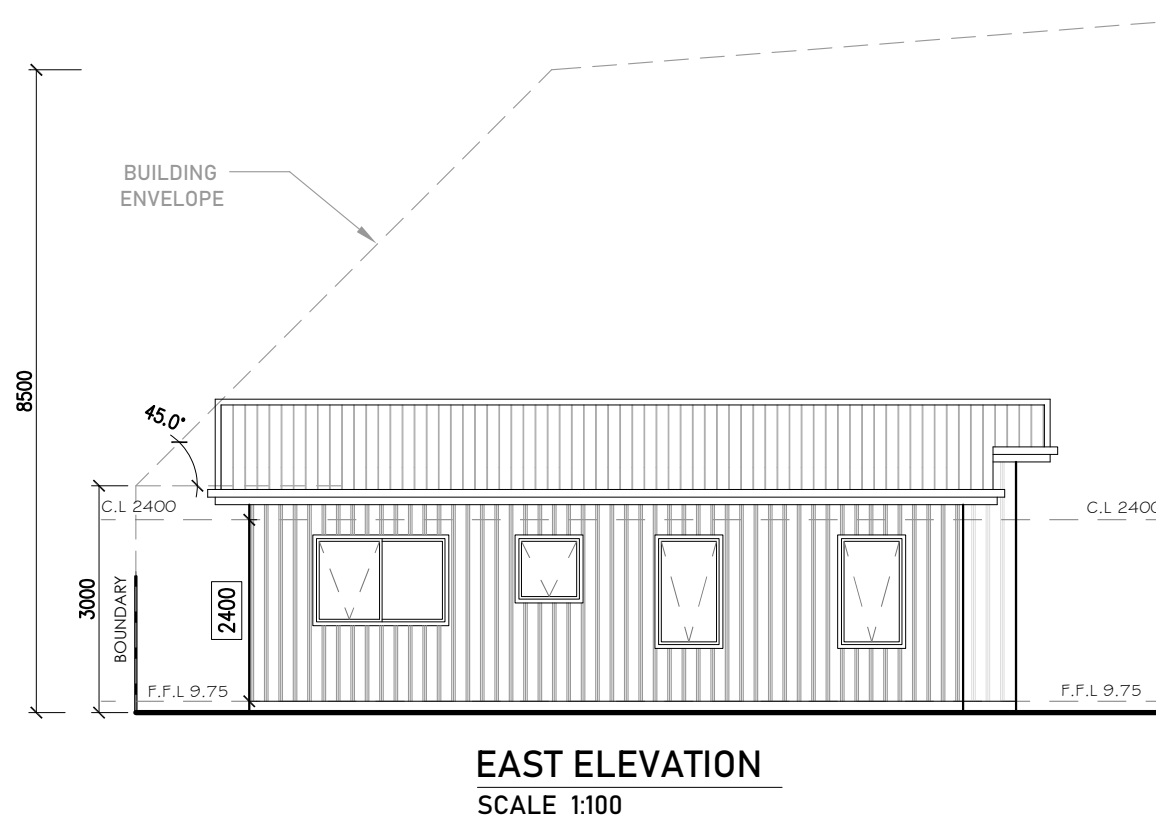
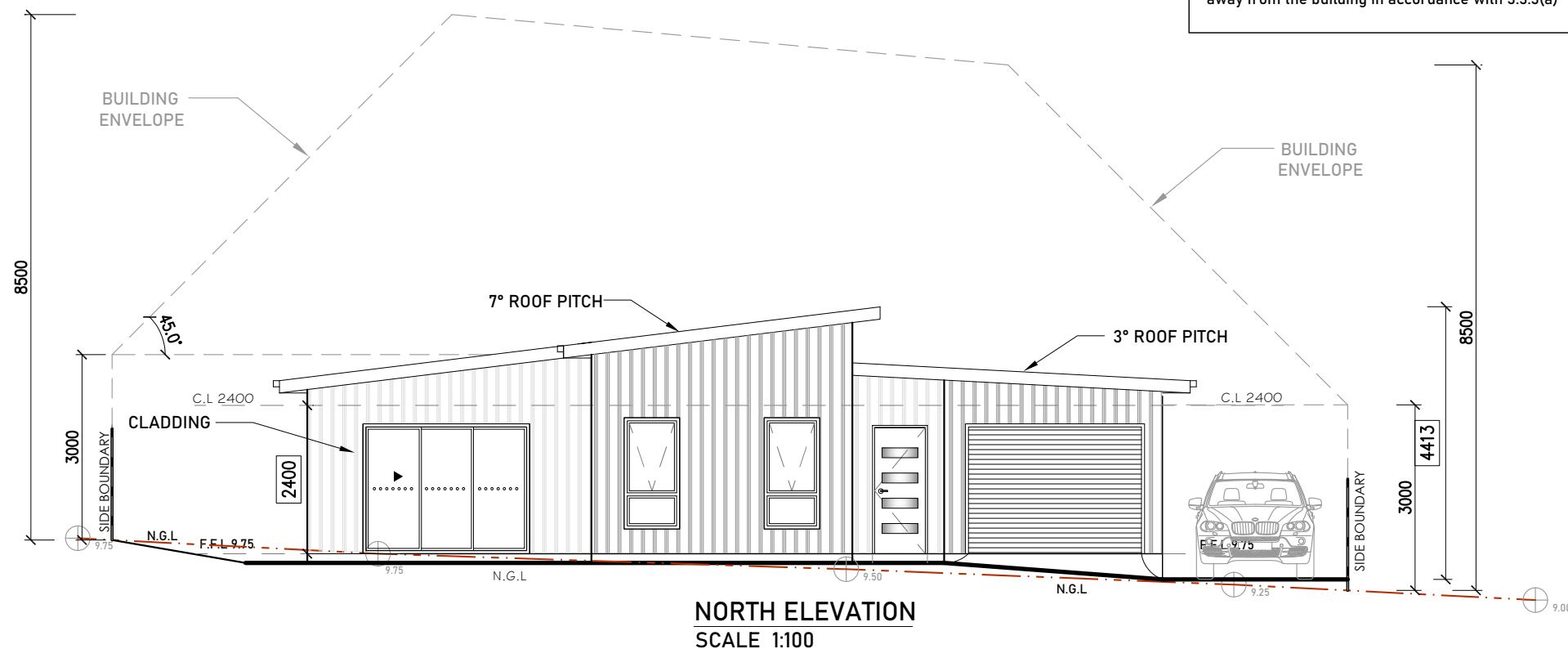


PROPOSED DWELLINGS AT
1 STANFORD COURT,
SORELL

CLIENT NAME:		SHEET NO: 5 OF 7
SCALE: 1:100	DRAWING NO: IK - 24110501	02
DRAWING TITLE: FLOOR PLAN		

DWELLING 1

50mm above impermeable (paved or concreted) areas that slope away from the building in accordance with 3.3.3(a)



ELEVATIONS SCALE 1:100

GENERAL NOTES:

- Builder to verify all dimensions and levels on site prior to commencement of work. Any discrepancy to be reported to the designer immediately.
- Written dimensions take procedures over drawing scale.
- Floor plans are dimensioned to stud frame.
- All work to be carried out in accordance with the National Construction Code 2022 and must confirm to the latest Australian Standards.

AMENDMENTS:

REV	DESCRIPTION:	BY:	DATE:

DRAWN BY:
M.K

DATE:
21.03.25

BUILDING DESIGNER:
MICHAL KONIK

AMENDED:

ACCREDITATION NO:
CC 5768 S

EMAIL ADDRESS:
hello@ikonikdesigns.com.au

BAL:
LOW

REVISION:

POSTAL ADDRESS:
U6/34A FAIRVIEW DR, KINGSTON 7050

SHEET SIZE:
A3



PROJECT ADDRESS:

**PROPOSED DWELLINGS AT
1 STANFORD COURT,
SORELL**

CLIENT NAME:

SCALE:
1:100

DRAWING NO:
IK - 24110501

DRAWING TITLE:
ELEVATIONS

SHEET NO:
3 OF 7

03

GENERAL NOTES:

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FIRE SAFETY:

- Smoke Alarms to be mains powered and installed as per AS3786. Locations as per NCC 9.5.1
- Installation of wood heaters to comply with AS/NZ2918.2018
- Provide local authorities with insulation and compliance certificates.

WET AREAS:

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STAIRCASES & BALUSTRADES:

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 - (a) be waterproof or water resistant in accordance with Figure 10.2 and
 - (b) comply with AS 3740.
- Stair treads - 240mm min. - 355mm max.
- Stair risers - 115mm min. - 190mm max.
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WALL CLADDING NOTES:

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of: 100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case. Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

ROOFING CLADDING:

Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

EAVES & SOFFIT LININGS:

To comply with NCC 2022 Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-

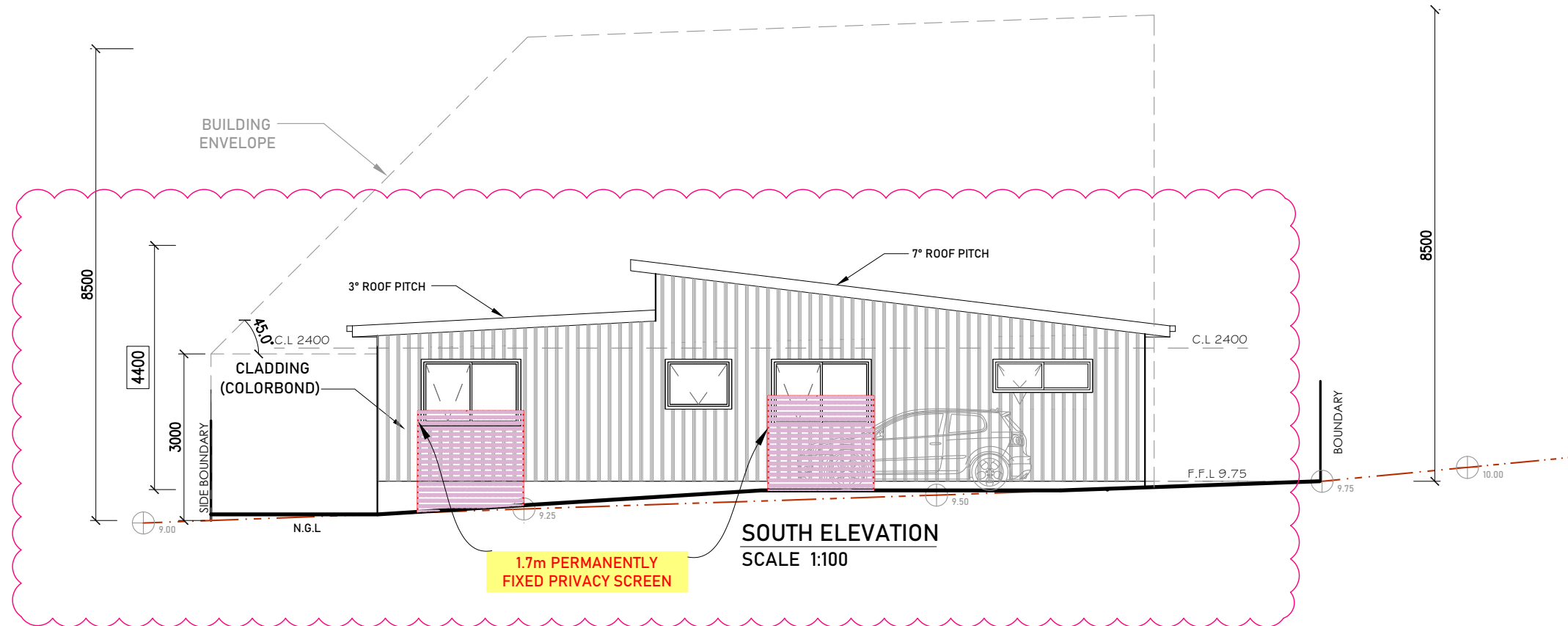
- (a) comply with AS/NZS 2908.2 or ISO 8336; and
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 - (i) 2.8 x 30 mm fibre-cement nails; or
 - (ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or
 - (iii) No. 8 self embedding head screws (for 6mm sheets only).

Refer to table 7.5.5 for trimmer and fastener spacings.

DWELLING 1

CLEARANCE BETWEEN CLADDING AND GROUND

50mm above impermeable (paved or concreted) areas that slope away from the building in accordance with 3.3.3(a)



REVISION "A"



Development Application: 5.2025.100.1 -
Response to Request For Information - 1
Stanford Court, Sorell - P2.pdf
Plans Reference: P2
Date received: 5/06/2025

REVISION "A"

1.8m HIGH
FRONT FENCE
TREATED
PINE PALING

REVISION "A"

1.7m PERMANENTLY
FIXED PRIVACY SCREEN

STANFORD COURT

WEST ELEVATION SCALE 1:100

ELEVATIONS SCALE 1:100

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AMENDMENTS:

REV	DESCRIPTION:	BY:	DATE:
A	PRIVACY SCREENS, FRONT FENCE	M.K	29.05.2025
	SLIDING DOOR REMOVED FROM GARAGE WINDOW ADDED		

DRAWN BY:
M.K

BUILDING DESIGNER:
MICHAL KONIK

ACCREDITATION NO:
CC 5768 S

BAL:
LOW

DATE:
13.03.25

AMENDED:
29.05.25

EMAIL ADDRESS:
hello@ikonikdesigns.com.au

POSTAL ADDRESS:
U6/34A FAIRVIEW DR, KINGSTON 7050

SHEET SIZE:
A3

REVISION:
A



PROJECT ADDRESS:

PROPOSED DWELLINGS AT
1 STANFORD COURT,
SORELL

CLIENT NAME:

SCALE:
1:100

DRAWING NO:
IK - 24110501

DRAWING TITLE:
ELEVATIONS

SHEET NO:
4 OF 7

04

GENERAL NOTES:

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WALL CLADDING NOTES:

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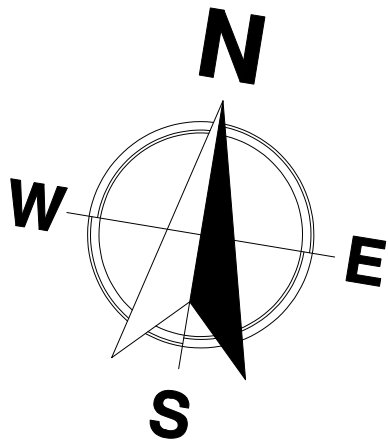
ROOFING CLADDING:

Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

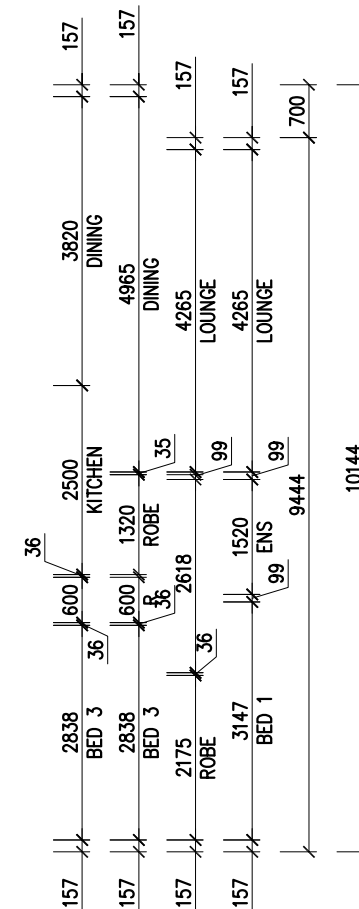
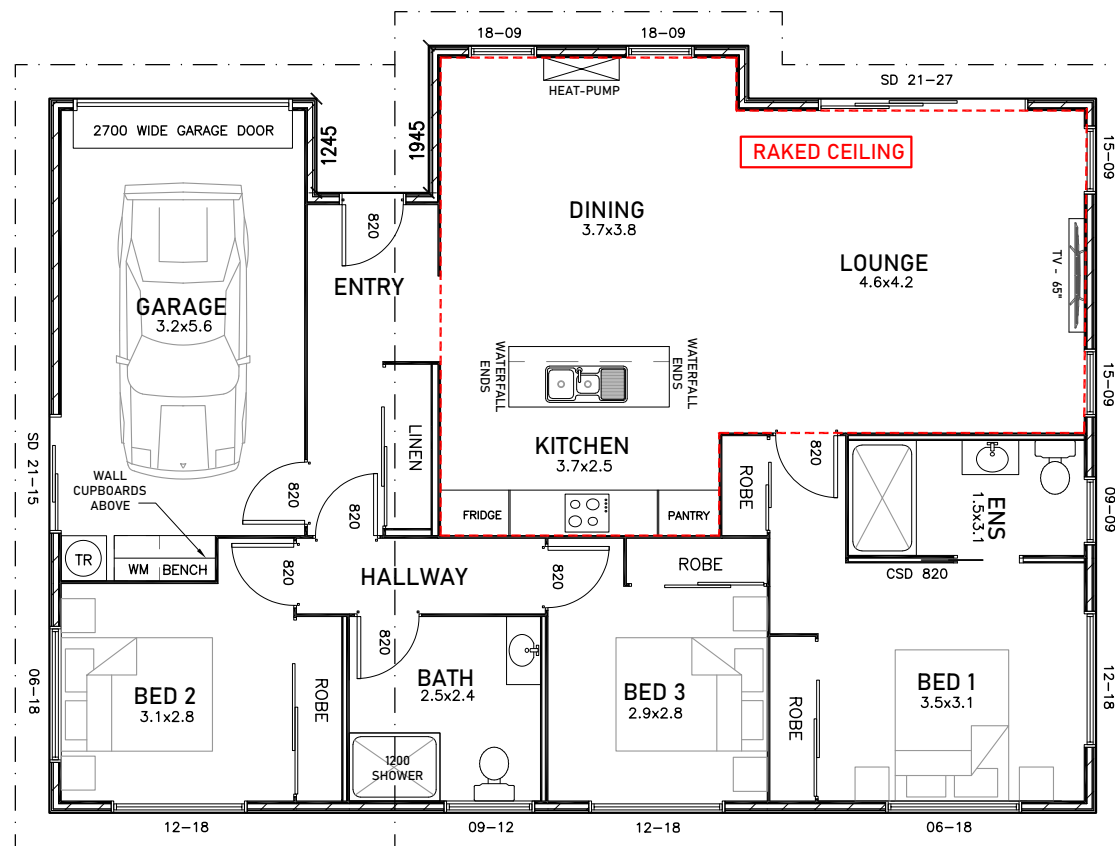
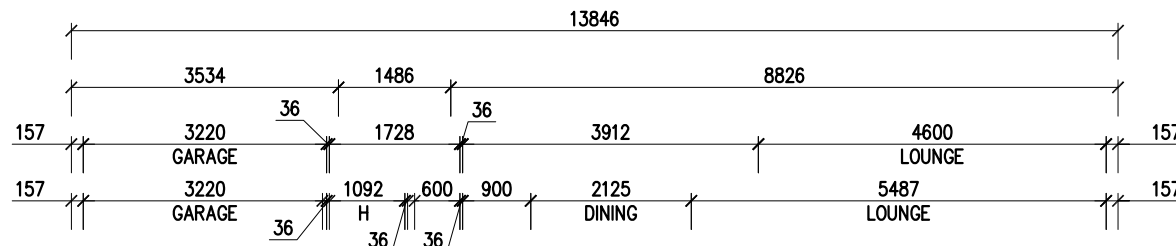
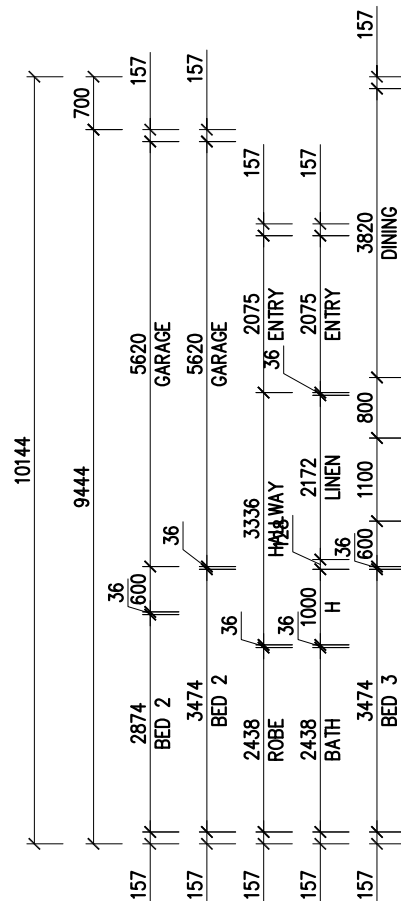
EAVES & SOFFIT LININGS:

To comply with NCC 2022 Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-

- (a) comply with AS/NZS 2908.2 or ISO 8336; and
 - (b) be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-
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- Refer to table 7.5.5 for trimmer and fastener spacings.



DWELLING 2



Development Application: 5.2025.100.1 -
Response to Request For Information - 1
Stanford Court, Sorell - P2.pdf
Plans Reference: P2
Date received: 5/06/2025

FLOOR PLAN SCALE 1:100

GENERAL NOTES:

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- All work to be carried out in accordance with the National Construction Code 2022 and must confirm to the latest Australian Standards.

AMENDMENTS:			
REV	DESCRIPTION:	BY	DATE

DRAWN BY: M.K	BUILDING DESIGNER: MICHAL KONIK	ACCREDITATION NO: CC 5768 S	BAL: LOW
DATE: 21.03.25	AMENDED: -	EMAIL ADDRESS: hello@ikonikdesigns.com.au	
POSTAL ADDRESS: U6/34A FAIRVIEW DR, KINGSTON 7050		SHEET SIZE: A3	REVISION: -



FLOOR AREA: 131m²

PROPOSED DWELLINGS AT
1 STANFORD COURT,
SORELL

FRAMING NCC H1D6:

All timber framing, fixing and bracing shall comply with AS 1684 and the requirements of NCC H1D6. Manufactured sizes must not be undersized to those specified, for all timber sizes, stress grades, spacing and wall bracing refer to Engineer's details. Tie-down details shall be in accordance with Engineer's details and comply with NCC H1D6 (4). Any Structural steel members shall comply with the requirements of clauses in NCC H1D6 (3). Refer to Engineer's details where provided.

GLAZING NCC H1D8:

All windows to be aluminium awning style, double glazed (obscured safety glass to bathrooms as shown on drawings). All glazing shall comply with the requirements of AS 2047 & AS 1288 and NCC H1D8. Human impact safety requirements shall comply with NCC H1D8 (3) and Part 8.4 of the ABCB Housing provisions.

ENERGY EFFICIENCY:

Insulation must comply with AS/NZS4859.1 and be installed in accordance with ABCB housing provisions Part 13.2.2 and comply with minimum R values for climate zone 7. Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface). External walls are to be clad with vapour permeable reflective foil over the outside of the timber frame. Ceiling to be insulated with R4.0 and vapour permeable sarking. Floor to be insulated with Min R1.7 batts where applicable. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. All downlights to be IC rated. Construction of the external walls, floor and roof for compliance with building sealing requirements shall comply with NCC 2022 Part 13.4.

GENERAL:

All flashings, weep holes and damp proof coursing to be in accordance with NCC Housing provisions Part 5.7. Fibre cement sheet in accordance with NCC Housing provisions Part 7.5. Block construction in accordance NCC Housing provisions Part 5. Plasterboard linings to internal walls and ceilings with selected cornice. (see below for wet areas) Wet areas: All wet areas shall comply with the requirements of ABCB Housing provisions Part 10.2. Provide waterproof plasterboard sheeting to all walls and ceilings. Provide ceramic tiles or other approved water resistant lining in accordance with Part 10.2.9 to a minimum height of 1800mm to shower walls and to a height of min 150mm behind baths, basins, sinks, troughs, washing machines and wall fixtures. For construction of floor wastes refer to NCC ABCB Housing provisions part 10.2.12 For typical installation requirements for substrate preparation, penetrations, flashings/ junctions, membranes, screeds, hobs, baths, showers, door jambs and screens refer to ABCB Housing provisions part 10.2.14-32.

SAFE MOVEMENT & EGRESS:

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125 mm sphere can not pass through. Except for Bedrooms, where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

CONSTRUCTION OF SANITARY:

Compartments 10.4.2 of NCC 2022 The door to a fully enclosed sanitary compartment must:
Open outwards; or slide; or be readily removable from the outside of the compartment. Unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022, between the closet pan within the sanitary compartment and the doorway.

CLIENT NAME:

SHEET NO:
5 OF 7

SCALE:
1:100

DRAWING NO:
IK - 24110501

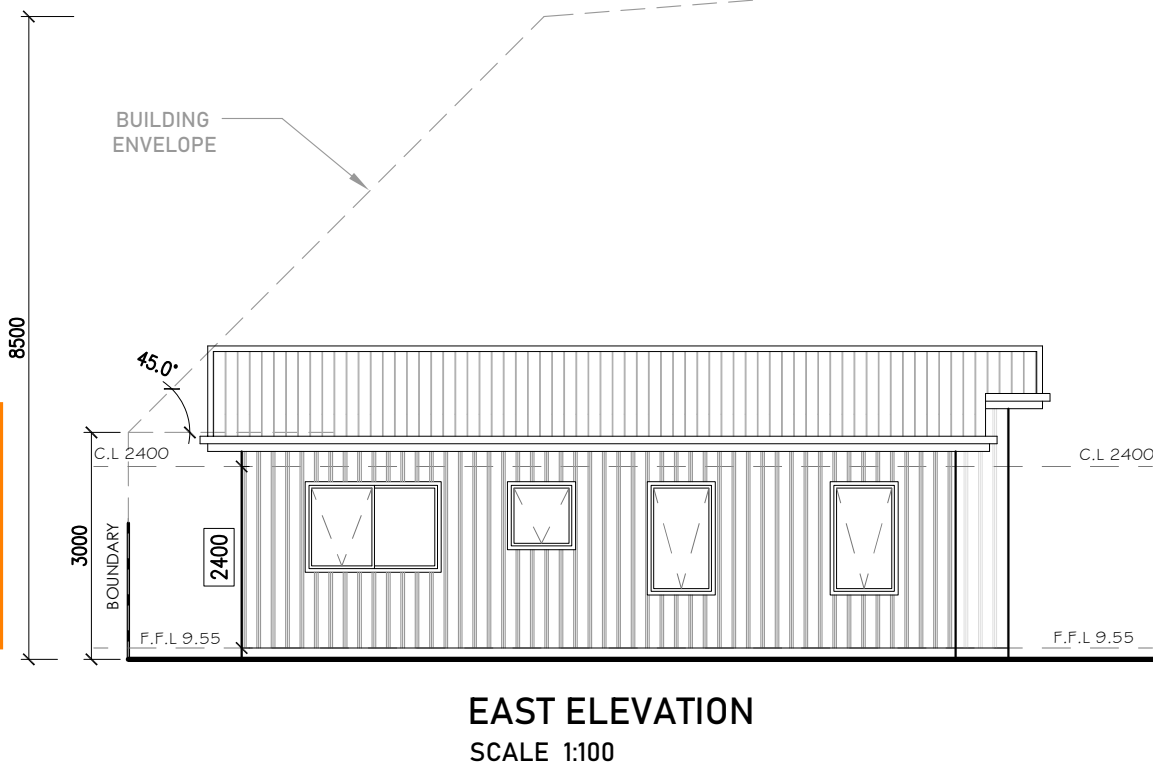
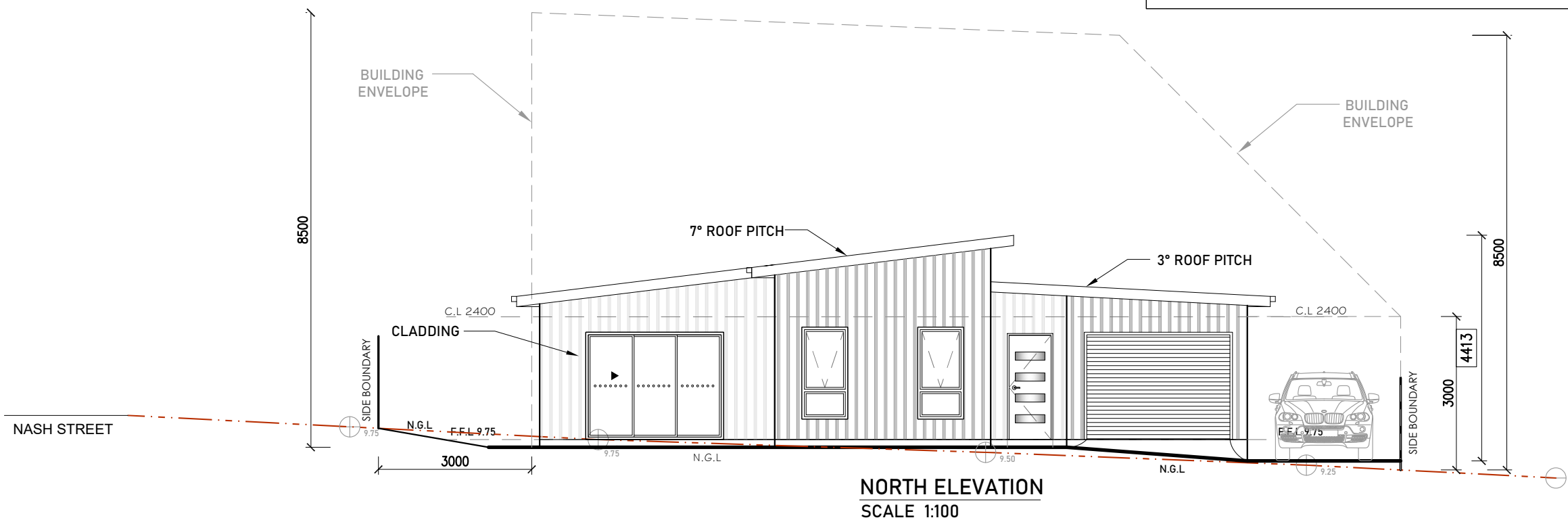
DRAWING TITLE:
FLOOR PLAN

05

DWELLING 2

CLEARANCE BETWEEN CLADDING AND GROUND

50mm above impermeable (paved or concreted) areas that slope away from the building in accordance with 3.3.3(a)



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Sorell Council

Development Application: 5.2025.100.1 -
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Plans Reference: P2
Date received: 5/06/2025

ELEVATIONS SCALE 1:100

EAST ELEVATION SCALE 1:100

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AMENDMENTS:

REV	DESCRIPTION:	BY:	DATE:
A			

DRAWN BY:
M.K

DATE:
21.03.25

BUILDING DESIGNER:
MICHAL KONIK

AMENDED:

ACCREDITATION NO:
CC 5768 S

EMAIL ADDRESS:
hello@ikonikdesigns.com.au

BAL:
LOW

REVISION:

POSTAL ADDRESS:
U6/34A FAIRVIEW DR, KINGSTON 7050

SHEET SIZE:
A3



PROJECT ADDRESS:

**PROPOSED DWELLINGS AT
1 STANFORD COURT,
SORELL**

CLIENT NAME:

SCALE:
1:100

DRAWING NO:
IK - 24110501

DRAWING TITLE:
ELEVATIONS

SHEET NO:
6 OF 7

06

DWELLING 2

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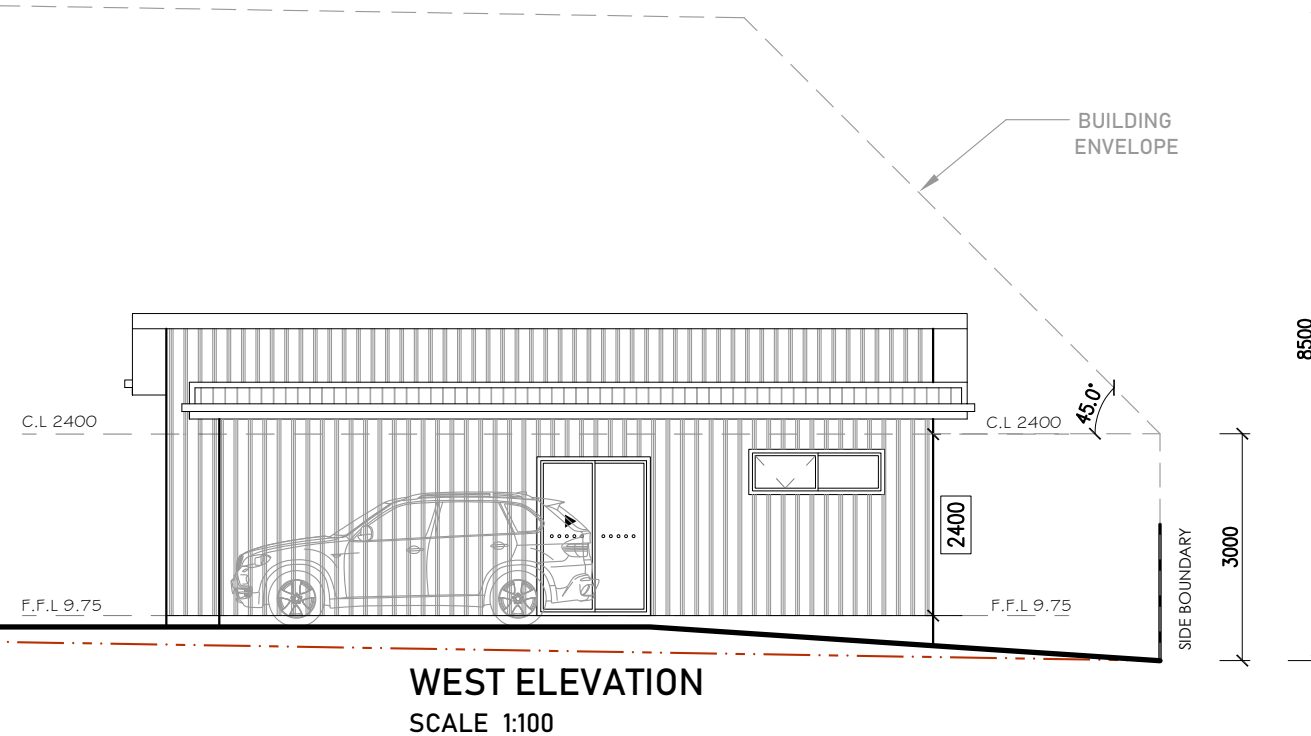
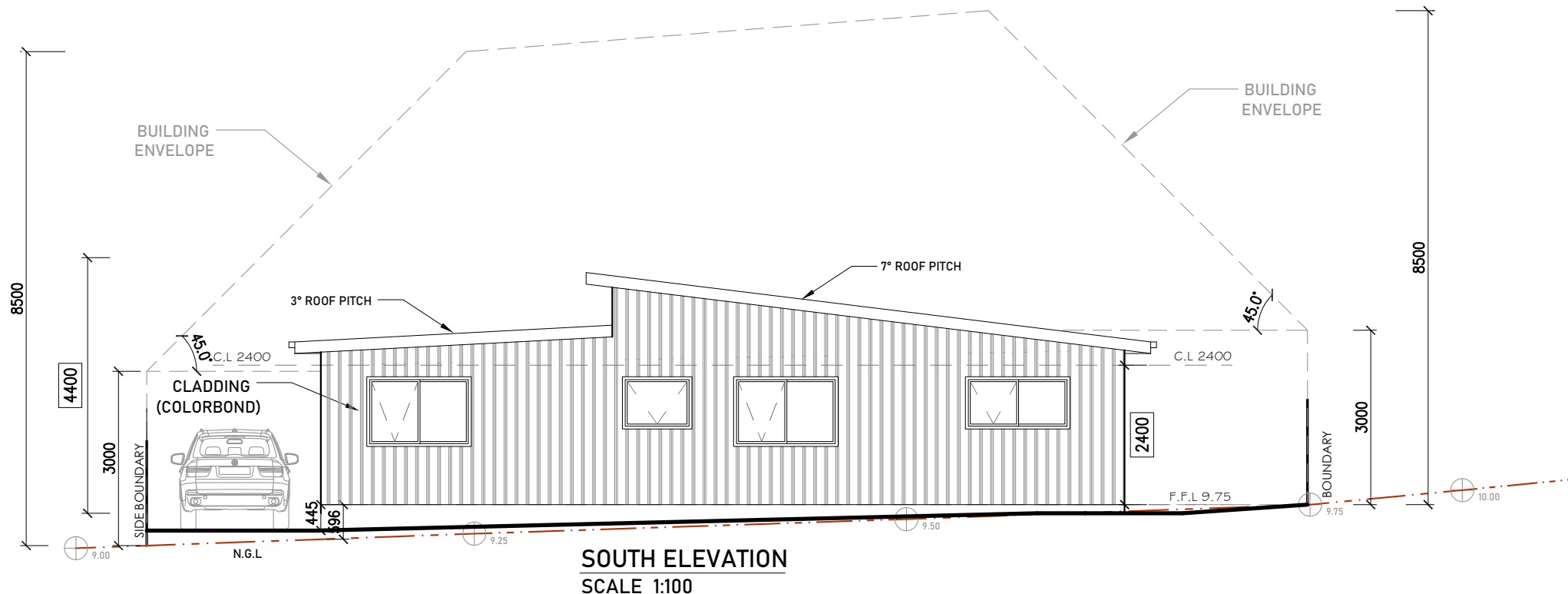
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Stanford Court, Sorell - P2.pdf
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ELEVATIONS SCALE 1:100

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AMENDMENTS:			
REV	DESCRIPTION:	BY:	DATE:

DRAWN BY: M.K	BUILDING DESIGNER: MICHAL KONIK	ACCREDITATION NO: CC 5768 S	BAL: LOW
DATE: 13.03.25	AMENDED:	EMAIL ADDRESS: hello@ikonikdesigns.com.au	
POSTAL ADDRESS: U6/34A FAIRVIEW DR, KINGSTON 7050		SHEET SIZE: A3	REVISION: -



PROJECT ADDRESS:

PROPOSED DWELLINGS AT
1 STANFORD COURT,
SORELL

CLIENT NAME:

SHEET NO:
7 OF 7

SCALE:
1:100

DRAWING NO:
IK - 24110501

DRAWING TITLE:
ELEVATIONS

07