

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 4 Fishburn Way, Sorell

**PROPOSED DEVELOPMENT:
OUTBUILDING**

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 11th August 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 11th August 2025**.

APPLICANT: J A Smith

APPLICATION NO: DA 2025 /161 1

DATE: 25 July 2025

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

Full description of Proposal:	Use: <u>SHED FOR STORAGE PURPOSES</u>
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ <u>11,000</u>

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: <u>4 FISHBURN WAY</u>
	Suburb: <u>SORELL</u> Postcode: <u>7172</u>
	Certificate of Title(s) Volume: Folio:

Current Use of Site	<u>RESIDENTIAL HOUSEHOLD</u>
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Current Owner/s:	Name(s) <u>JAMES SMITH, TAYLA HEADLAM,</u> <u>HOMES TASMANIA</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 checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>

If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form

<https://www.sorell.tas.gov.au/services/engineering/>



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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: 16/6/25

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



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**Signature of General Manager,
Minister or Delegate:**

Signature: Date:

James Smith
4 Fishburn Way, Sorell, 7172

Shed construction proposal

To whom it may concern;

This is a proposal of construction of a new shed on the property of 4 Fishburn way, Sorell 7172.

The proposal includes constructing a pre-fab shed, measuring 7000mm x 3700mm. It is to be constructed on a 100mm thick concrete slab.

The colours of the shed will be Monument, Wallaby and Woodland grey, matching the existing colours of the house already on this property to not cause an "eyesore"

The shed will be 4500mm off each side boundry, and 300mm off the rear boundry. having a roller door on the front side and side access door on the right side.

This shed will be used as extra storage mostly of garden tools, power equipment and recreational items. It will also serve as a small space for personal hobbies.

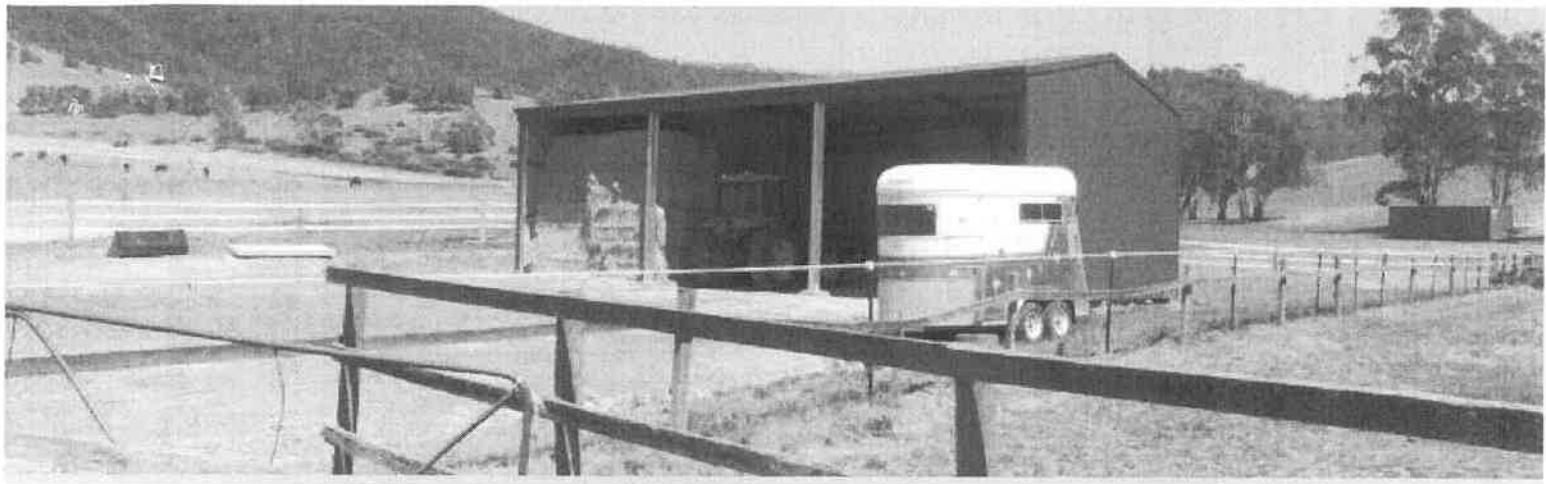
The position of the shed on the property has been kept 1500mm away from the edge of the easement that runs through the right hand side.

The height of the shed has been kept minimal as possible to prevent it from blocking any views or sticking out too much.



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TassieSheds

Quotation

James Smith
4 Fishburn Way
Sorell
TAS
7172

TASSIE SHEDS

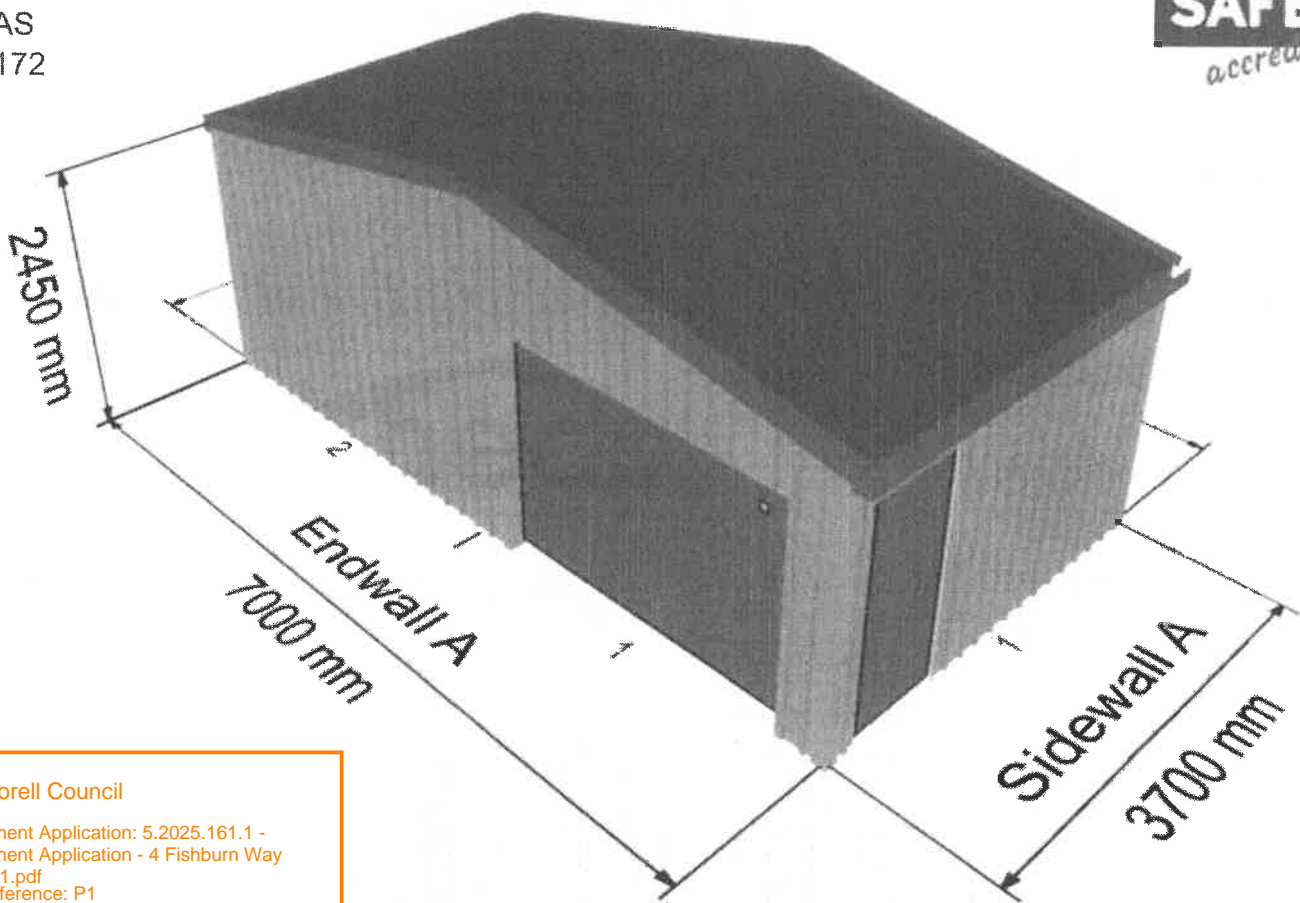
(03) 6165 0204

info@tassiesheds.com.au

CAN: 644 258 560

09-06-2025

Quote #99746753



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Colorbond® Zinalume®



Quote #99746753, 09-06-2025

Building Specifications

Building Site Address:

4 Fishburn Way, Sorell, TAS, 7172

Design Criteria:

Snow Load: N/A
Wind Load/Exposure: 39.2 m/s
Building Class: 10a
Wind Region: A4
Importance Level: 2
Terrain Category: 2.5
Shielding: 1
Topography: 1

Sheeting and Trim Details:

Roof Type: Trimdek 0.42 BMT 0.47 TCT
Roof Colour: Monument
Wall Type: Trimdek 0.42 BMT 0.47 TCT
Wall Colour: Wallaby
Gutter Type: Quad Gutter 150 Hi-Front
Trim Colour: Varies
Base Trim: None
Solar Load: N/A

Building Dimensions:

Width: 7.000 m
Length: 3.700 m
Eave Height: 2.450 m
Apex Height: 3.067 m
Roof Pitch: 10 deg
Sidewall Bays: 1 3.700 m
Endwall Bays: 2 3.500 m

Building Specs:

Columns: C15012
Rafters: C15012
Floor Area: 25.900 sqm
Endwall Column: C15015
Roof Purlins: Z10015
Side Wall Girts: Z10012
End Wall Girts: Z10012

Leanto A Details:

Span: N/A
Bays: N/A
Drop: N/A
Roof Pitch: N/A
Eave Height: N/A

Leanto B Details:

Span: N/A
Bays: N/A
Drop: N/A
Roof Pitch: N/A
Eave Height: N/A

Slab and Footing Details: (Slab Details For Quoting – Not Included)

Bored Engineering plans included
Bolt Down Anchor Brackets
100mm Slab (100mm, 125mm & 150mm Available)
Main Column Footings: 650 mm - 400 mm (Depth x Diameter)
End Mullion Footings: 550 mm - 400 mm (Depth x Diameter)



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Opening Details:

- Personnel doors: 1x Larnec 2040 x 820 x 35mm - CB Pre Hung - Colorbond Single Skin - P/C Tube Frame - Wind Class N4 & C1 Knob/Knob Outward Swing Woodland Grey
- Roller Doors: 2000h x 2750w Roller Door (opening) Woodland Grey Endwall A
- Included Windows: None
- Framed Openings: None
- Open Bays: None
- Translucent Panels: None
- Door Extras: 1x Box A Door

Insulation Details:

None

Mezzanine:

Floor Height: N/A Bays: N/A
Live Load: N/A Joist Spacing: N/A

Extra Options:

N/A
Knee Brace: N/A
Apex Brace: N/A

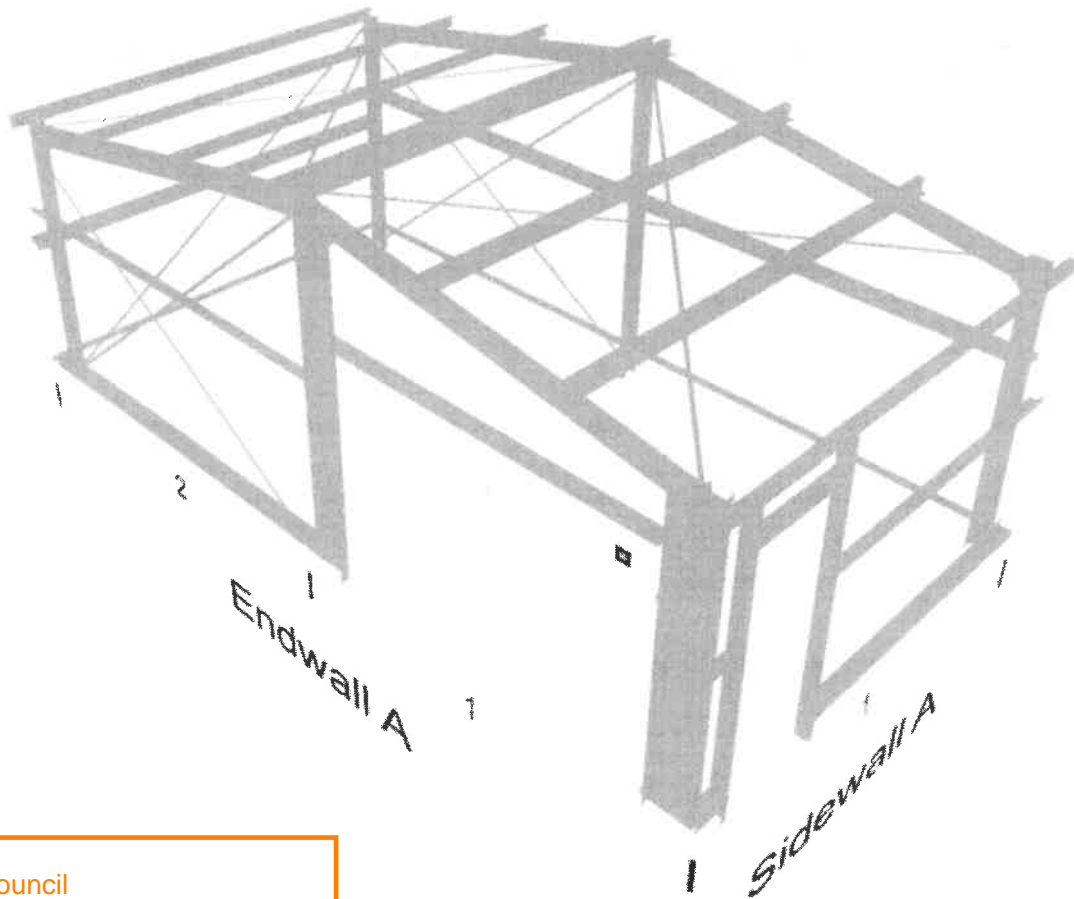
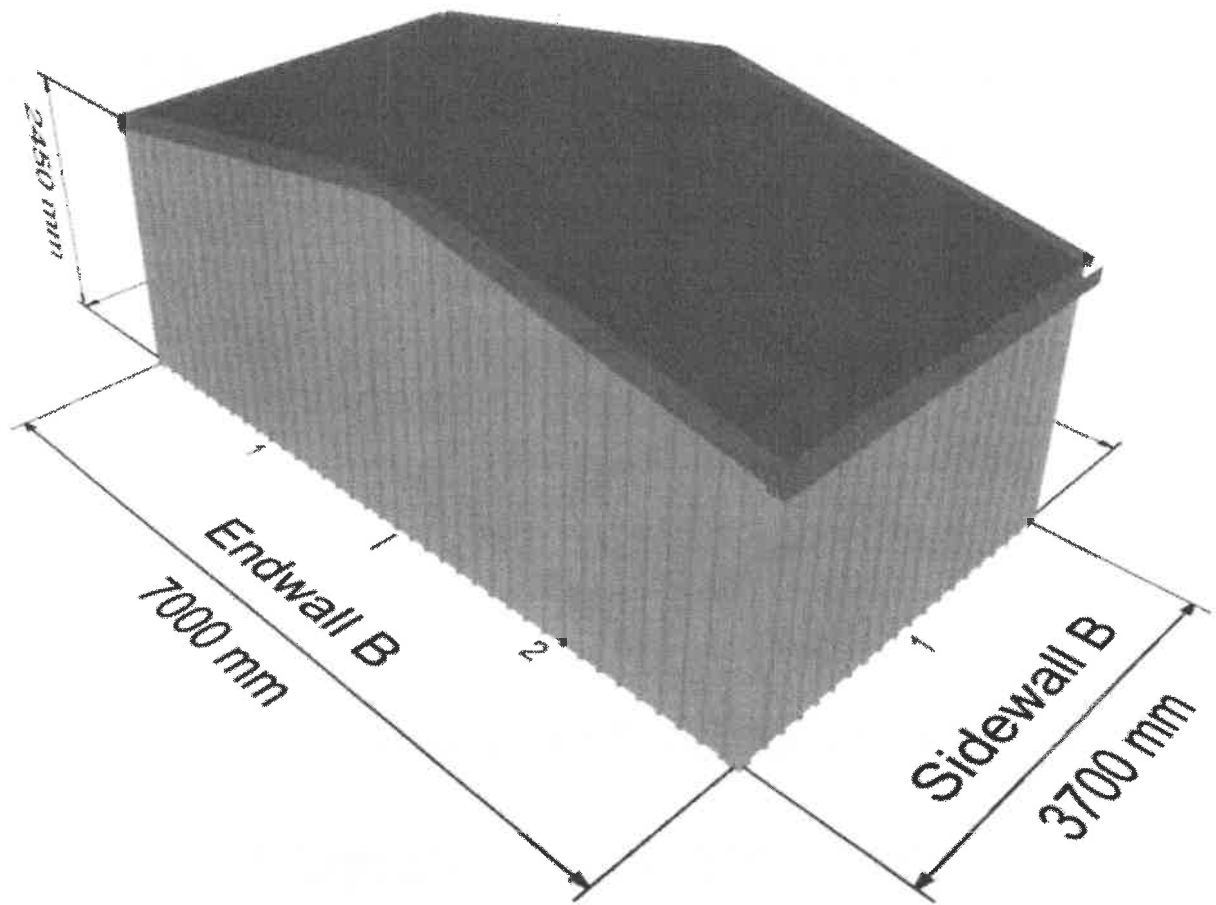
Total Building Weight:

1120.38kg



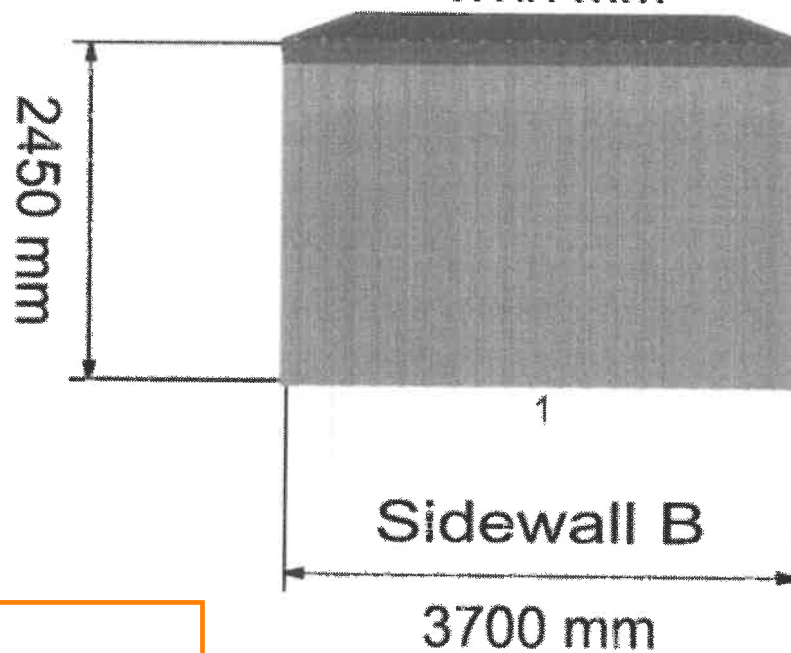
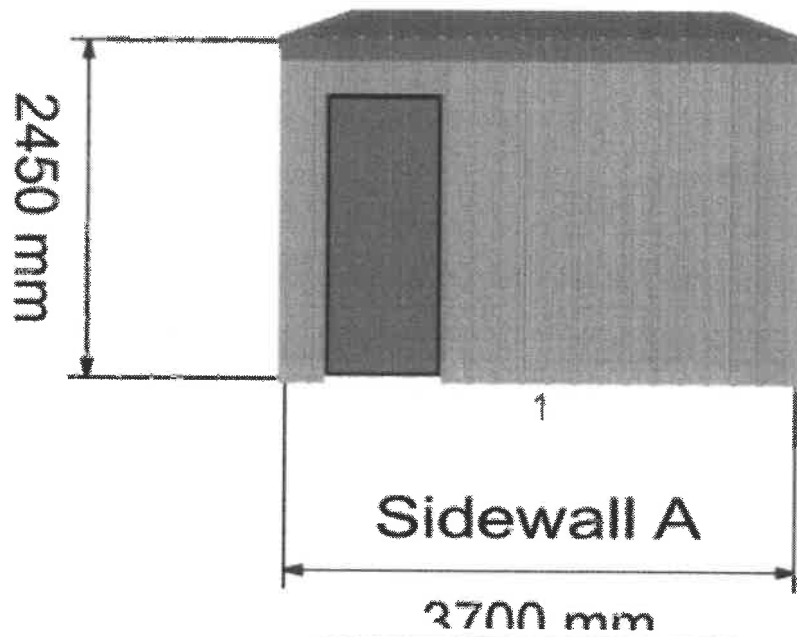
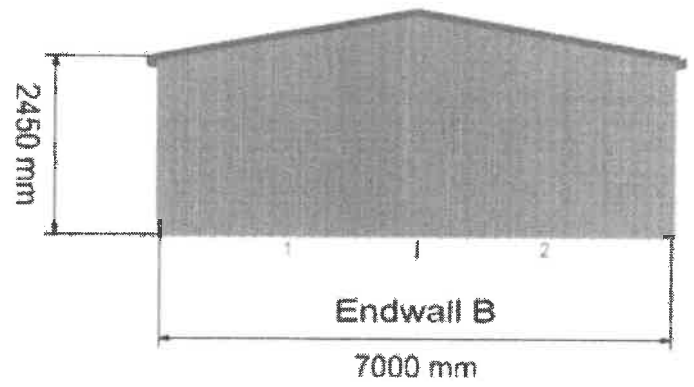
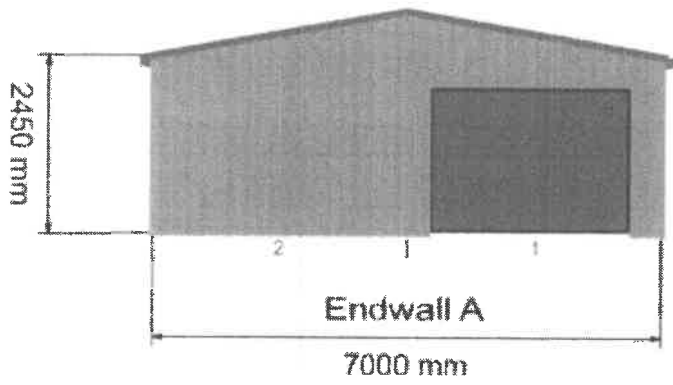
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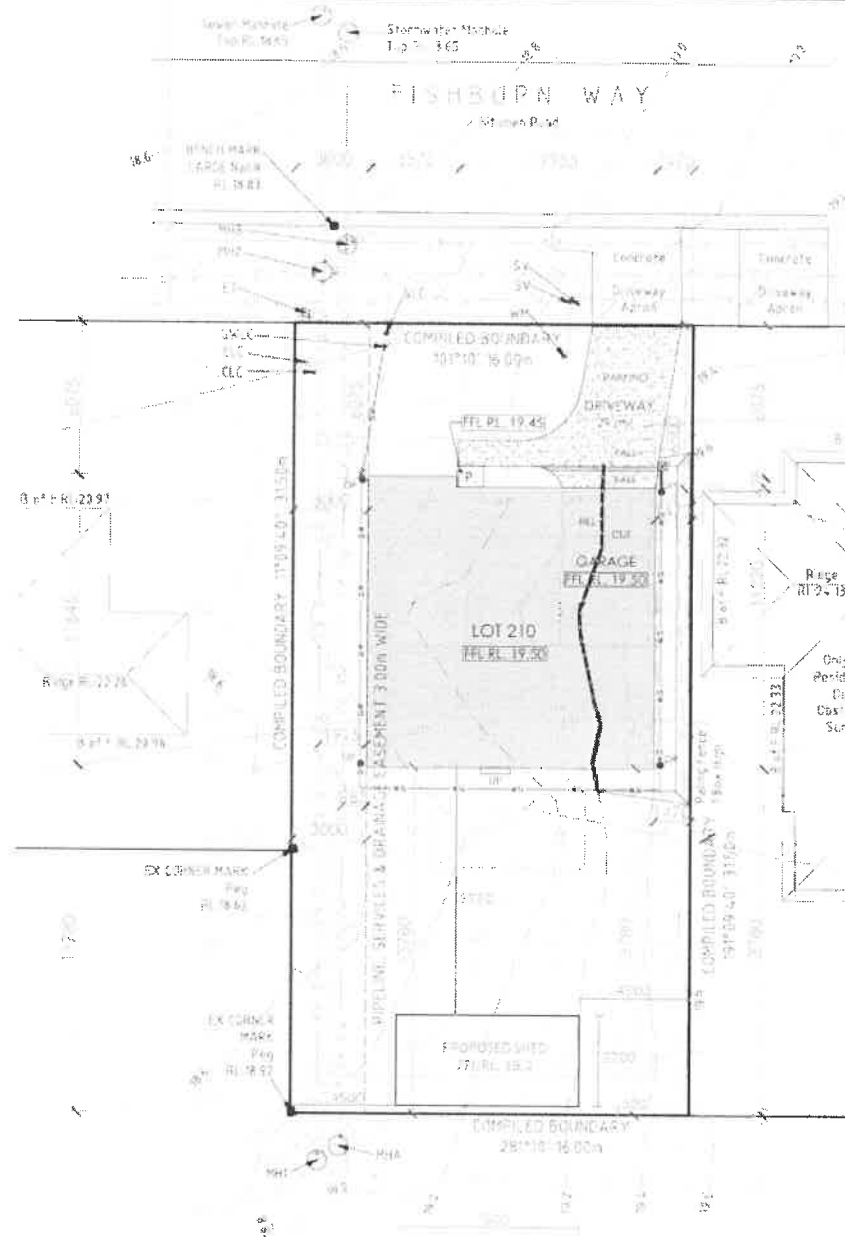
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LEGEND

WM = Water Meter
 SV = Storm Valve
 TE = Electrical Turret
 P.C. = Electricity Lot Connection
 CLC = Combined Storm & Sewer Connection

MH1 = Sewer Manhole
 Top RL 19.13
 Inv RL 19.11

MH2 = Sewer Manhole
 Top RL 18.84
 In Inv RL 18.65
 In Inv2 RL 16.85
 In Inv3 RL 16.65
 Out Inv RL 16.81

MHA = Stormwater Manhole
 Top RL 19.04
 Inv RL 17.70

MHB = Stormwater Manhole
 Top RL 18.85
 In InvA RL 17.75
 In InvB RL 17.36
 In InvC RL 17.36
 Out Inv RL 17.29

SLE = Sewer Lot Connect
 Top RL 18.75
 Inv RL 17.35

SWLC = Stormwater Lot Connect
 Top RL 18.72
 Inv RL 17.70

RI = Bridge
 RL 23.97

GPS DATA SCALE LOCATION
 250 CONTROL POINT
 POINT NO. 1
 DESCRIPTION: ABOVE GATE
 GPS SCALE FACTOR: 1.0003751
 E: 516851.028
 N: 5263519.169
 RL: 18.825
 EPU = 0.041

SOIL CLASSIFICATION: P
 WIND CLASSIFICATION: NC



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