

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:**7 NORFOLK CRESCENT, PRIMROSE SANDS****PROPOSED DEVELOPMENT:****ADDITION TO 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 18th 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 18th August 2025**.

APPLICATION NO: 5.2025-174.1
DATE: 01 AUGUST 2025

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

Full description of Proposal:	<i>Use:</i> Residential Outbuilding / Garage
	<i>Development:</i> addition to existing Outbuilding / Garage (7m X 4.1m)
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 25,000


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: 7 Norfolk Crescent
	Suburb: Primrose Sands, TAS Postcode: 7173
	Certificate of Title(s) Volume: 5525 Folio: 21

Current Use of Site	Residential
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Current Owner/s:	Name(s) Janyne Beecham & Sandra Mitchell
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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/		




Sorell Council

Development Application: Development Application - 7 Norfolk Crescent, Primrose Sands - P1.pdf
 Plans Reference: P1
 Date Received: 27/06/2025

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:	<div style="display: flex; align-items: center;"> <div style="text-align: center; margin-right: 20px;">  Signature: ADRIAN BROWN </div> <div style="text-align: right;"> P&J SHOPS P/L Date: 26/06/2025 </div> </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"> 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. 	
<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>	
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 60%;"> <p>Signature of General Manager, Minister or Delegate:</p> </div> <div style="width: 35%;"> <p>Signature: Date:</p> </div> </div>	



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Plans Reference: P1

Date Received: 27/06/2025

ADDITION TO OUTBUILDING / GARAGE
7 NORFOLK CRESCENT, PRIMROSE SANDS, 7173
FOR J. BEECHAM & S. MITCHELL

CERTIFICATE OF TITLE: VOLUME - 5525 FOLIO - 21
PID: 5948300
LAND AREA: 786m²

PLANNING SCHEME: TASMANIAN PLANNING SCHEME
SORELL LOCAL PROVISIONS SCHEDULE
ZONE: 10.0 LOW DENSITY RESIDENTIAL
OVERLAYS: NIL

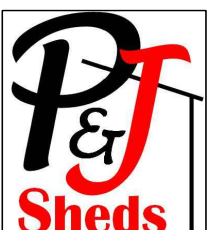
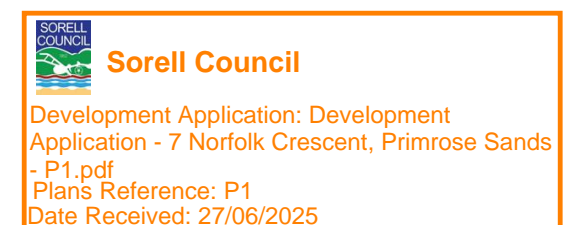
SOIL CLASSIFICATION: ASSUMED M
WIND REGION: A
TERRAIN CATEGORY: TC 2.5
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: 1
TOPOGRAPHY: 1.1.1
BAL: NOT REQUIRED (CLASS 10A STRUCTURE NOT WITHIN AN AREA IDENTIFIED
BY COUNCIL BUSHFIRE MAPPING AS BEING BUSHFIRE PRONE)

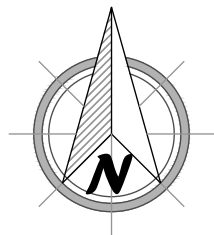
INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

PAGE 1 - SITE PLAN 1:200
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ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 101350





NORFOLK
CRESCENT

LOT AREA: 786m²

EXISTING OUTBUILDINGS: 54m²

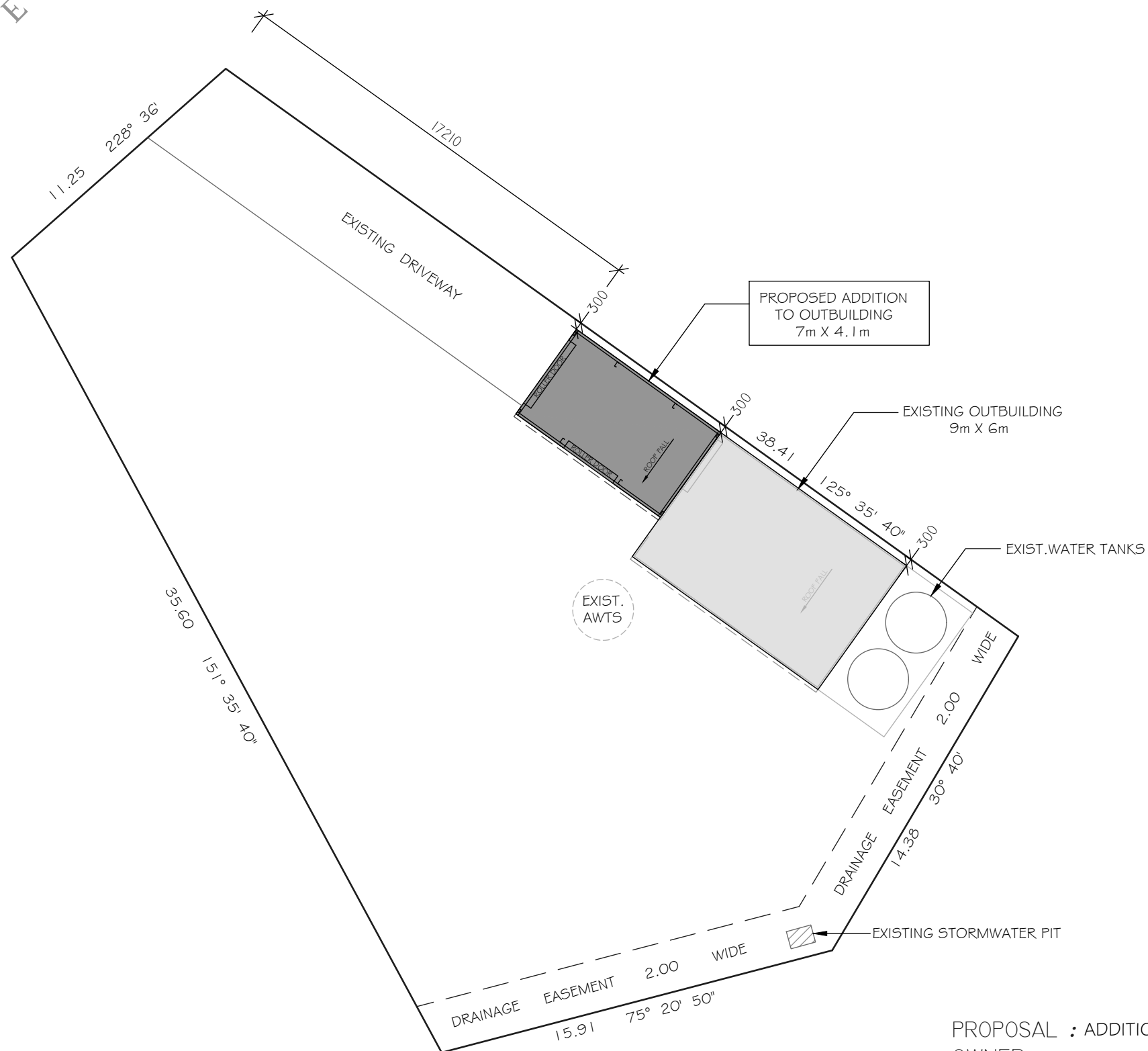
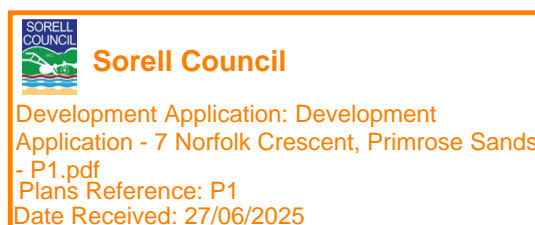
PROPOSED OUTBUILDING / GARAGE ADDITION AREA: 28.7m²

VOL : 5525
FOLIO: 21
786m²

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.

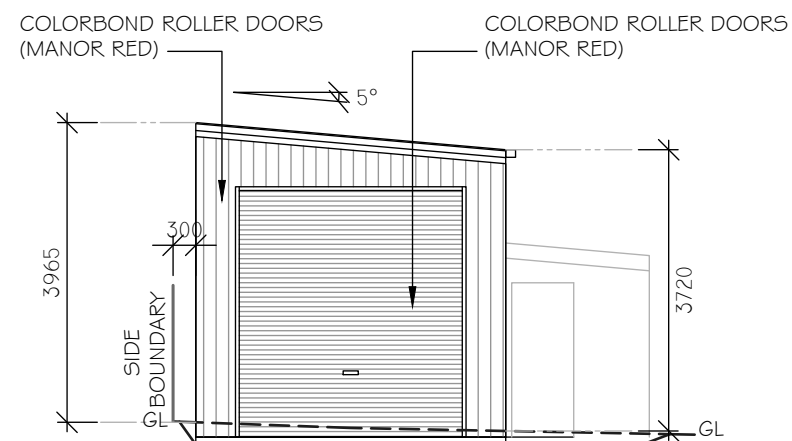
SITE PLAN 1:200

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2025

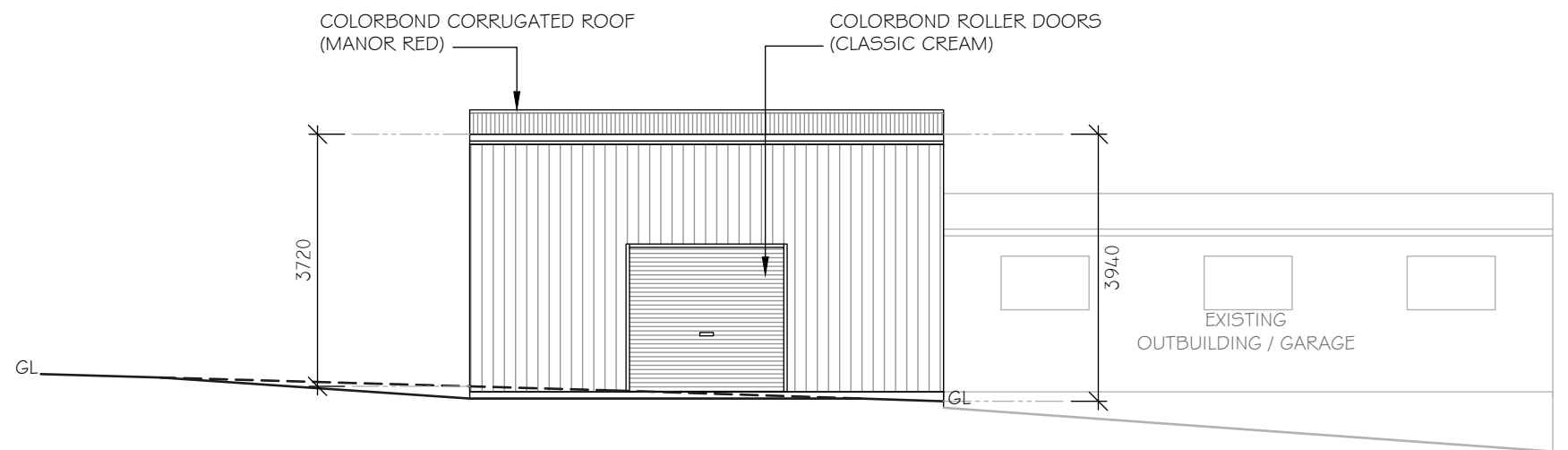


PROPOSAL : ADDITION TO OUTBUILDING / GARAGE
OWNER : J. BEECHAM & S. MITCHELL
ADDRESS: 7 NORFOLK CRESCENT, PRIMROSE SANDS, 7173
SCALE: 1:200
DATE: 25th JUNE 2025
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 01/04
JOB NO : 101350



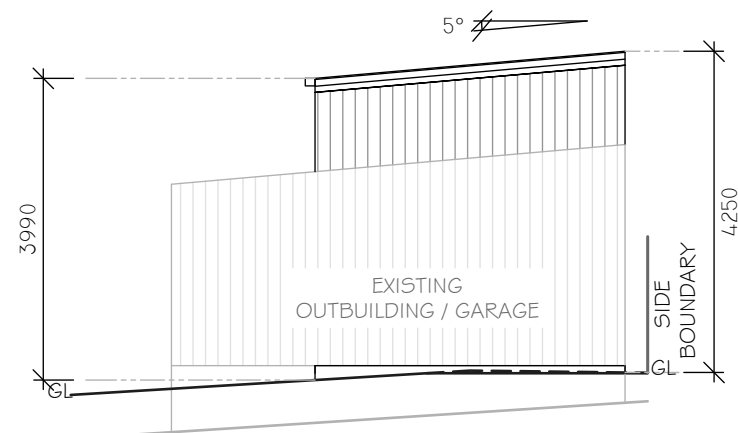


NORTH WEST ELEVATION

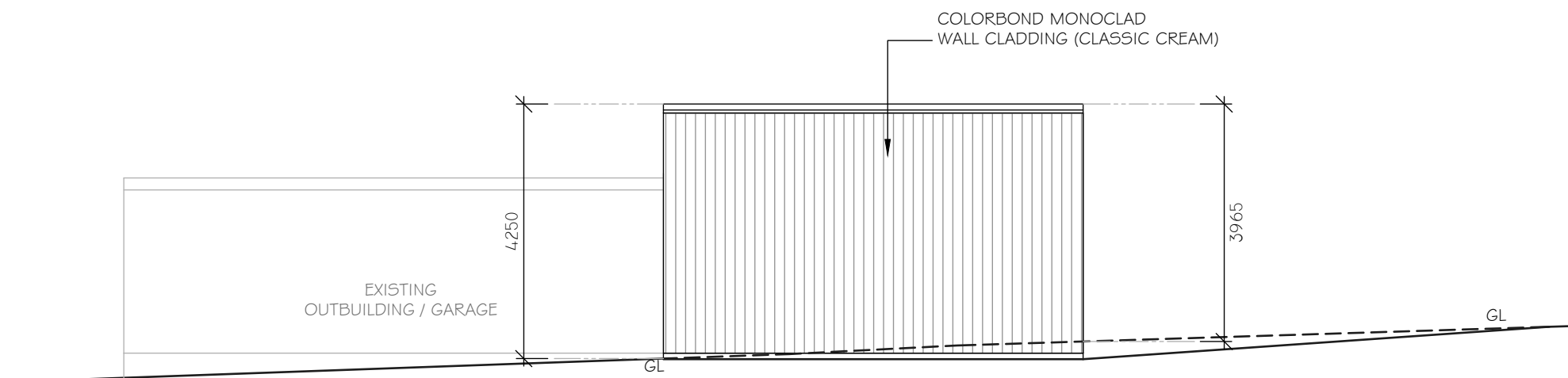


SOUTH WEST ELEVATION

COLOURS (COLORBOND®):
 EXT. WALLS - CLASSIC CREAM
 ROOF - MANOR RED
 ROLLER DOOR - MANOR RED / CLASSIC CREAM
 GUTTER - MANOR RED
 CORNER FLASH - MANOR RED
 BARGE FLASHING - MANOR RED
 OPENING FLASH - MANOR RED



SOUTH EAST ELEVATION



NORTH EAST ELEVATION

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

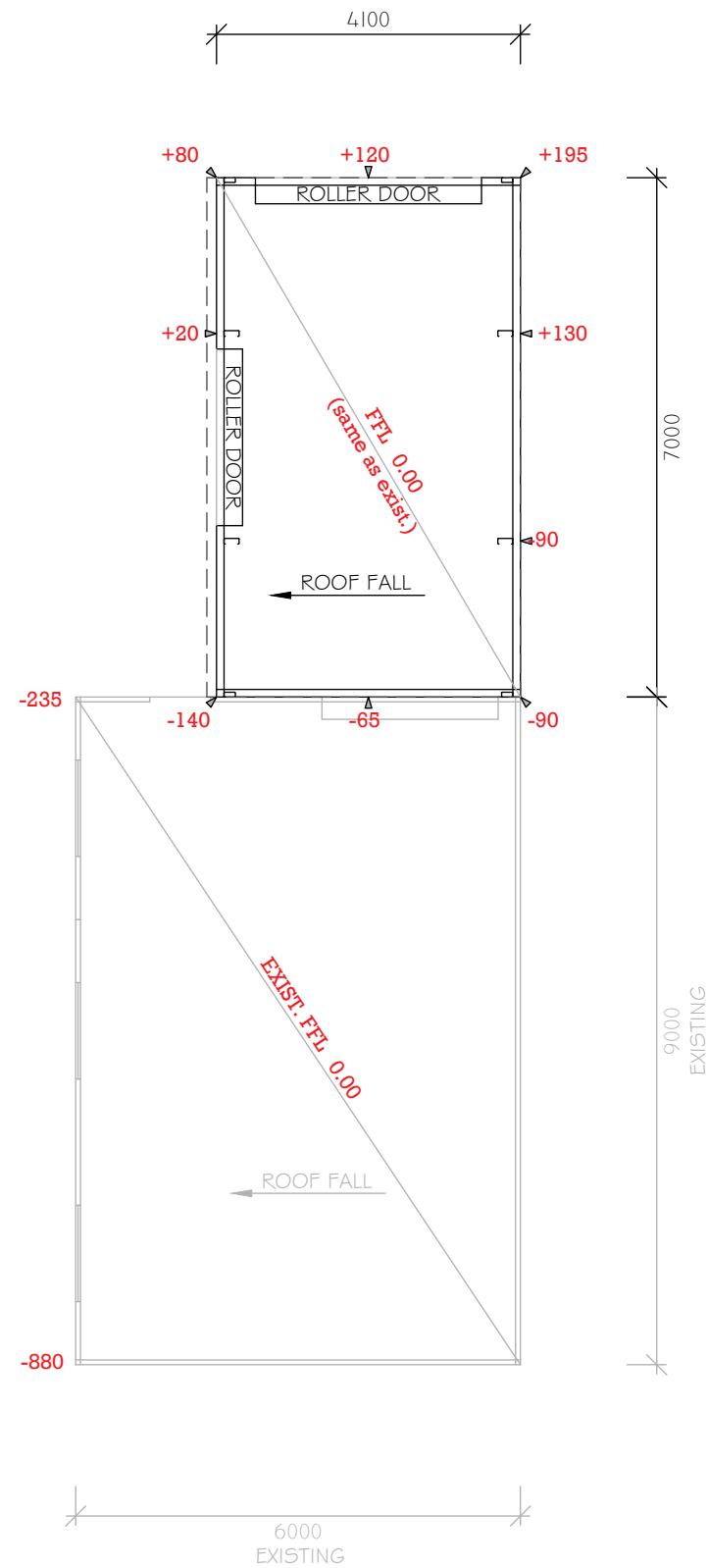
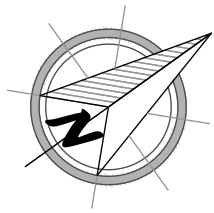
ALL HEIGHTS SHOWN ARE ABOVE NATURAL GROUND LEVEL.

ACTUAL HEIGHTS OF WALLS ABOVE CONCRETE SLAB ARE:
 SIDE WALL HEIGHT - 3800mm (LOW SIDE), 4159mm (HIGH SIDE)
 END WALL HEIGHT TO PEAK - 4159mm

ELEVATIONS 1:100

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 DRAWN BY: A. BROWN CC6003R
 PAGE: 02/04
 JOB NO : 101350



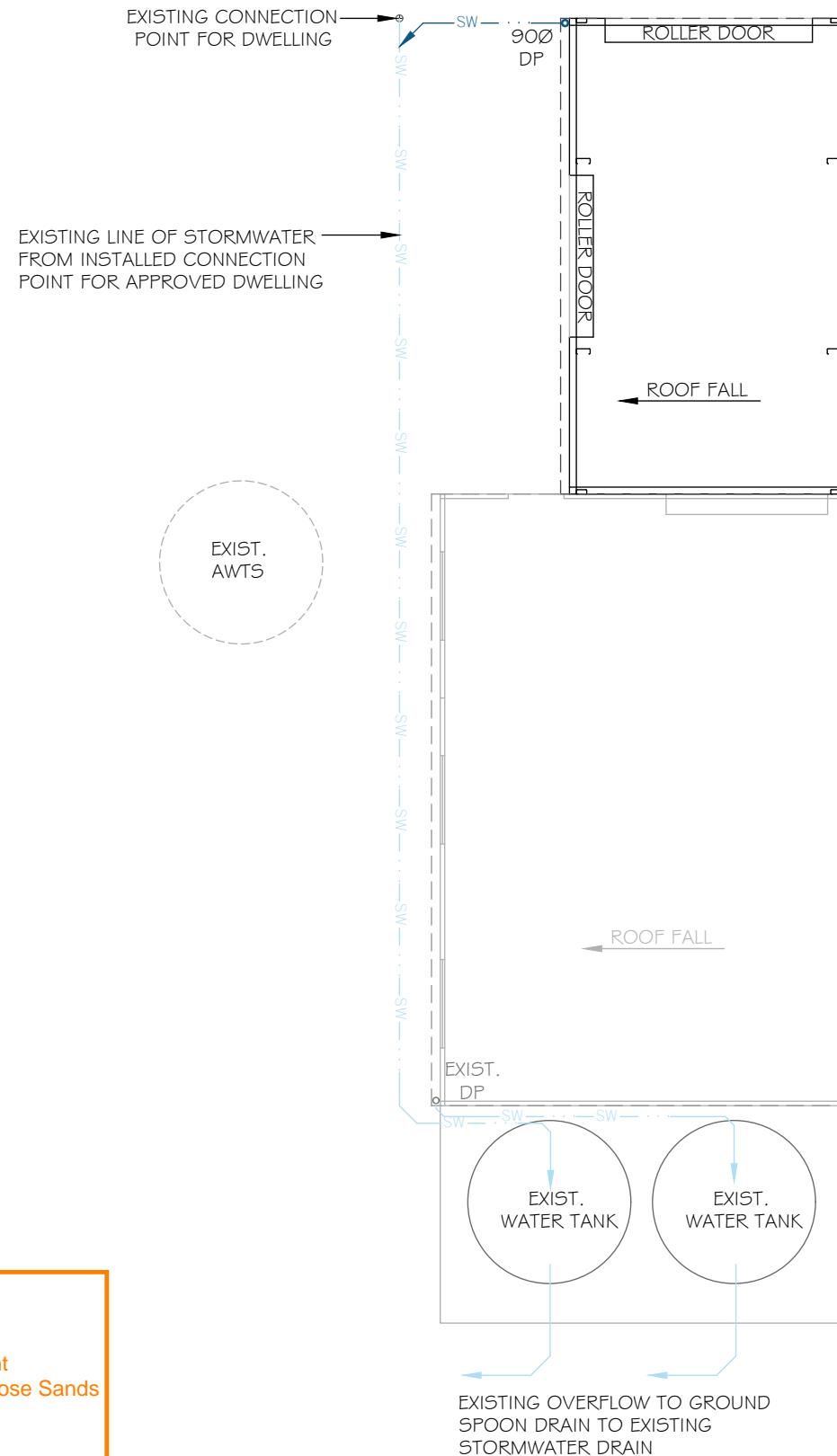
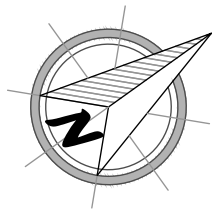


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FLOOR PLAN 1:100

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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.

100dia PVC STORM WATER TO EXISTING LINE OF STORM WATER TO EXISTING WATER TANKS.
OVERFLOW TO EXISTING STORMWATER CONNECTION.
WATER TANK CONNECTION.
PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.

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