

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

24 KESTREL STREET, PRIMROSE SANDS

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 25th 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 25th August 2025**.

APPLICATION NO: 5.2025-192.1
DATE: 06 AUGUST 2025

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

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

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


Current Use of Site
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Current Owner/s:	Name(s).....
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Is the Property on the Tasmanian Heritage Register?	No: <input 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 type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input 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/		



Declarations and acknowledgements	
<ul style="list-style-type: none"> I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. I/we declare that, in accordance with s52(1) of the <i>Land Use Planning and Approvals Act 1993</i>, that I have notified the owner(s) of the intention to make this application. I/we declare that the information in this application is true and correct. <p><i>Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.</i></p>	
<ul style="list-style-type: none"> I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only. 	
<ul style="list-style-type: none"> Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent. 	
Applicant Signature:	Signature:  Date:

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> <div style="text-align: right; margin-top: -20px;">  </div> <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> <p>_____</p>	
Signature of General Manager, Minister or Delegate:	Signature: Date:

Planning Department
Sorell Council
4 August 2025

5.2025.192.1 AT 24 KESTREL STREET, PRIMROSE SANDS

Dear Planning Manager

We refer to your correspondence dated 29 July 2025 requesting further information under Section 54 of the Land Use Planning and Approvals Act 1993 to support assessment of the above application.

Please find attached an amended site plan and cross-section (Section A-A) that address the requested planning and plumbing details as follows:

1. Cut/Fill and Retaining Measures

The amended site section shows a maximum cut of 0.90 m in the northwestern corner of the site. The proposed floor level has been adjusted slightly, now set at 62.50 m AHD - approximately 200 mm above finished ground level. This allows for adequate protection from surface water during high rainfall events.

The structure will be supported on eight bored concrete piers (1.5 m deep, 400 mm diameter). The northwestern wall will serve as a low (200 mm) retaining structure to stabilise the cut, with backfill placed to the wall. A batter slope will stabilise the fill along the southeastern side.

2. Elevations and Maximum Building Height

The cross-section illustrates:

- Natural ground level: 61.64 m AHD
- Finished floor level: 62.50 m AHD
- Maximum roof height: 65.85 m AHD

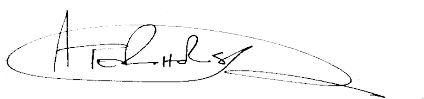
The total height of the proposed building above natural ground level is therefore 4.21m.

3. Stormwater / Downpipe Connection

The outbuilding's downpipes will connect to the existing stormwater line currently servicing the garage, which leads to the on-site rainwater tank.

We trust this updated documentation satisfies the information requirements. Please do not hesitate to contact us should any further clarification be required.

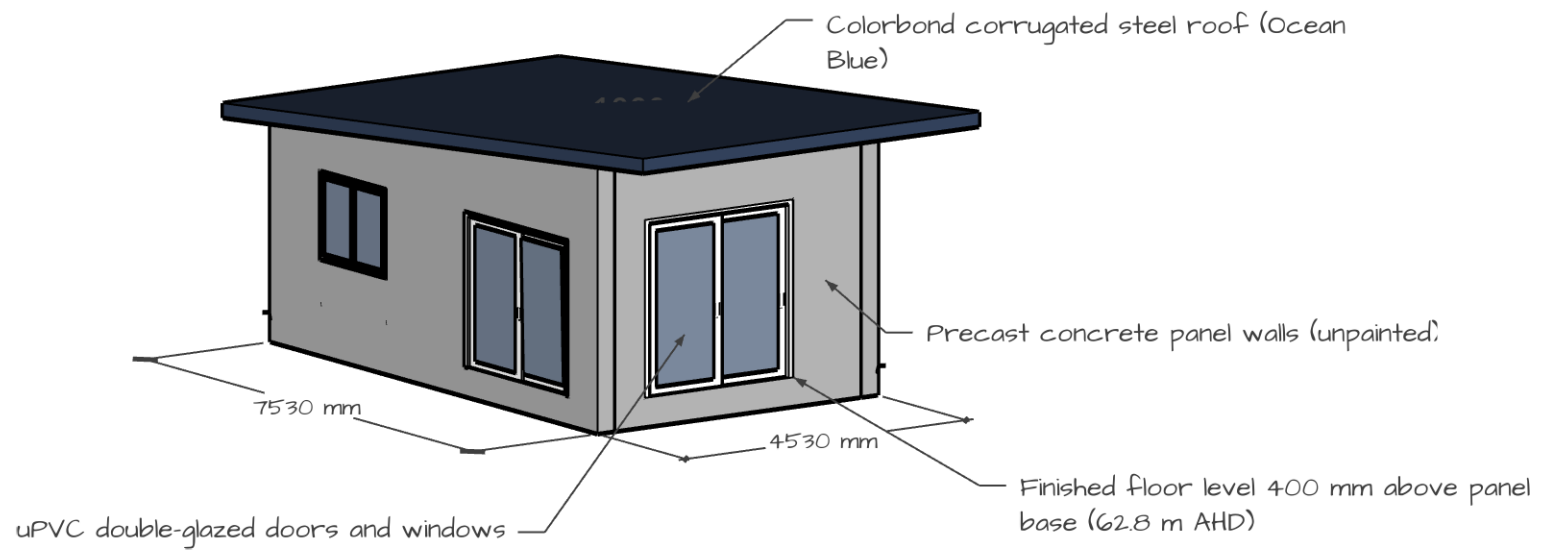
Yours sincerely,



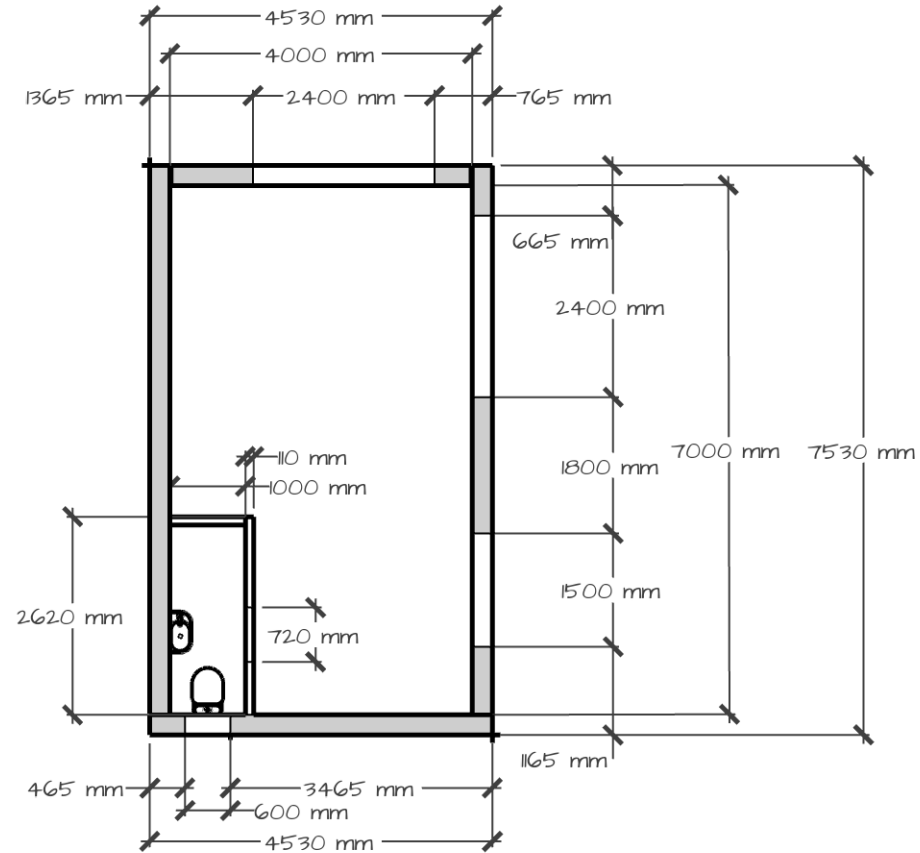
Susan and Andrew Terhorst
24 Kestrel Street, Primrose Sands TAS 7173



PERSPECTIVE VIEW

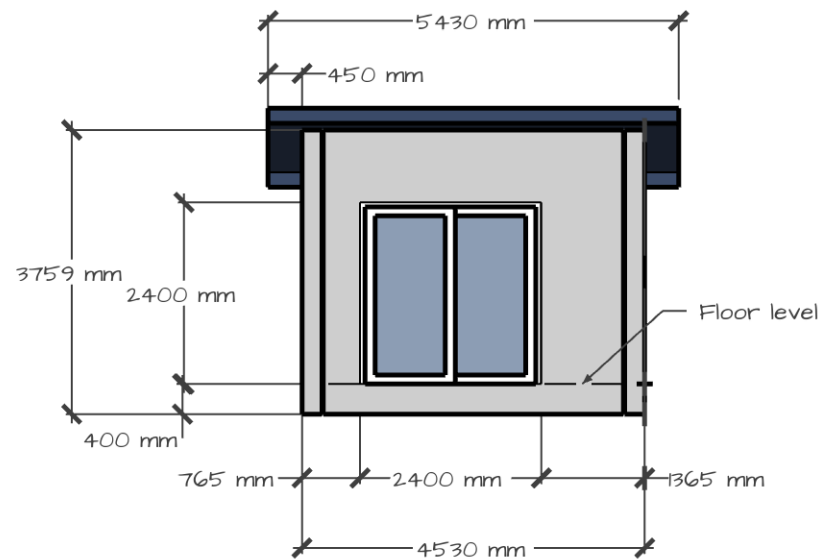


PLAN VIEW

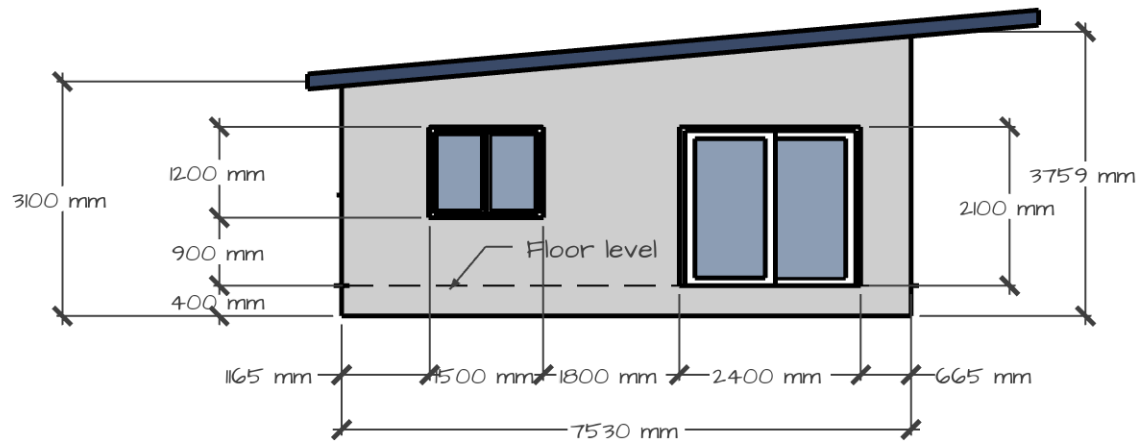


1 mm = 100 mm

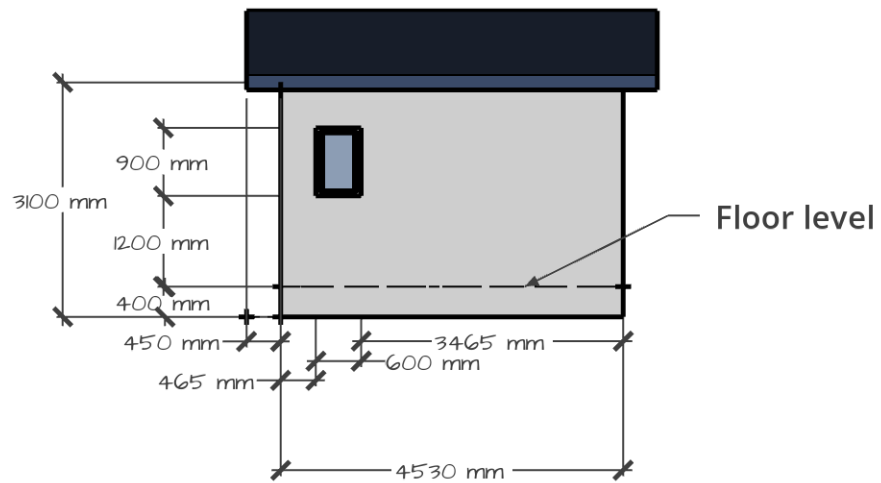
NORTH ELEVATION



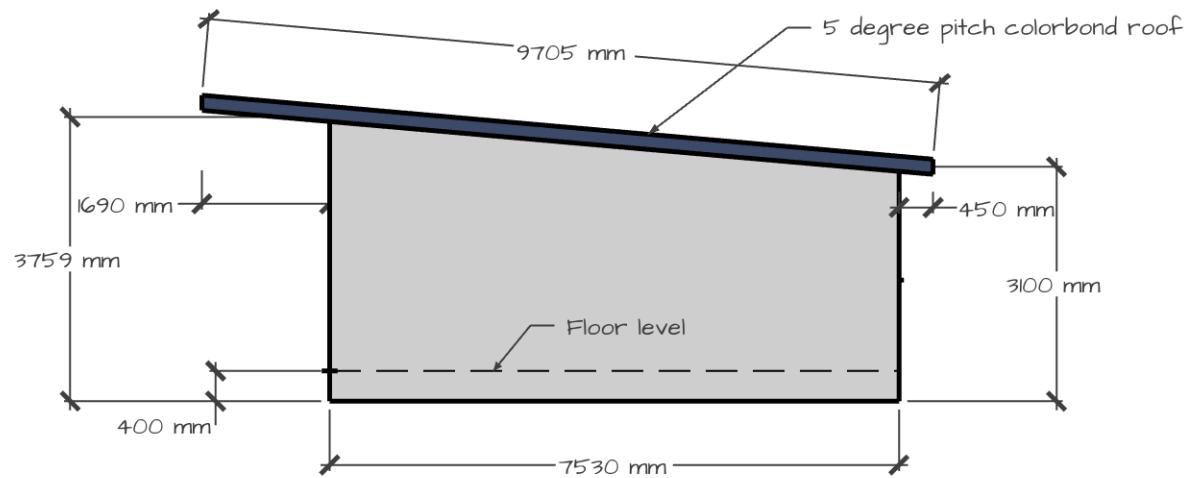
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



1 mm = 100 mm

