



SORELL COUNCIL

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 394 Arthur Highway, Sorell

PROPOSED DEVELOPMENT:

SOLAR LIGHTS, DECORATIVE WINDMILL & GAZEBOS (RETROSPECTIVE)

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 13th May 2024**. Any person may make representation in relation to the proposal/s by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 13th May 2024**.

APPLICANT: Orani Pty Ltd

DATE: 24 April 2024

APPLICATION NO: 5.2024.33.1

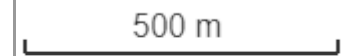


394 Arthur Highway, Sorell - Representation Close Monday 13th May 2024

24-Apr-2024



Disclaimer: This map is a representation of the information currently held by Sorell Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.



 **Sorell Council**
Development Application: Response to Request for Information - 394 Arthur Highway, Sorell.pdf
Plans Reference: P3
Date Received: 19/04/2024

19 April 2024

Shane Wells
Senior Planner
Sorell Council
PO Box 126
SORELL 7172

Dear Shane,

Planning Application 5.0224.33.1 for a Planning Permit – Solar lights, gazebos and decorative windmill building – Iron Creek Estate, 394 Arthur Highway Sorell

This letter has been updated in response to Council’s request 6 March 2024 and now includes the 8 x gazebo structures as part of the application as well as an assessment of the proposal in relation to the waterway and coastal protection area.

All Urban Planning Pty Ltd has been engaged by the property owner to prepare the following planning assessment to accompany a new application for a planning permit for solar lights, gazebo shelters and a decorative windmill building at the above site.



Figure 1– Site Plan (source annotated from theList)

The Proposal

Approval is sought for:

- 140x solar powered downlights sited at 10m spacings along the pedestrian trails around the property as shown on the attached plan;
- 6 x 3.35m x 3.35m gazebo shelter structures;
- 2 x 4m x 9m gazebo shelter structures; and
- A 7m high decorative windmill building to be sited adjacent to the children's playground and restaurant building. The windmill measures 3m x 3m at its base.

The windmill building is non-habitable and is for decorative purposes only.

The lights are solar powered and will run from sunset until their stored solar power runs out.

Six of the gazebo structures are sited around the developed areas of the site with two others sited adjacent to the freshwater dam towards the eastern side of the site.

There is an additional existing decorative windmill building located at the southern end of the site closer to the water that will be removed from the site and does not form part of this application.

The Planning Scheme

The site is zoned Agriculture under the Sorell Local Provisions Schedule of the Tasmanian Planning Scheme (planning scheme). The proposal relates to the existing farm stay and restaurant use on the site.

The proposal does not establish a new use or substantially intensify the existing farm stay or restaurant use. In accordance with Clause 7.2, the proposal is therefore to be treated as development for a Permitted Use.

Development Standards

Height (21.4.1)- the lights, gazebos and windmill building comfortably comply with the 12m permitted height under A1.

Setbacks (21.4.2) – the proposed lights are not buildings and this standard does not apply to these features. The windmill building is sited 7.4m from the side boundary and the gazebos are all sited well clear of boundaries. The proposal therefore complies with the 5m permitted standard under A1(a).

The proposal does not involve buildings for a sensitive use. A2/P2 does not apply.

Codes

Natural Assets Code

One of the gazebos and some of the lights are located within a waterway and coastal protection area. Clause C7.6.1 therefore applies. The proposal is considered to avoid adverse impacts on natural assets and to satisfy P1.1 of that standard in that the modest structures:

- are sited clear of natural streambanks will not impact riparian vegetation

- will not involve filling of wetlands
- involve minimal cut and fill
- are sited well clear of high water mark and therefore will not impact on coastal processes
- will not impact fish passage.

Scenic Protection Code

Development within a scenic protection area (C8.6.1) -

The proposed development is sited on the low side of the Arthur Highway below the 40m contour and well below the ridgeline of Mount Elizabeth to the east that has a ridgeline that ranges from approximately 160m to 220m (see Figure 2).

Having regard to this siting the proposal complies with A1 in that the land is more than 50m below the skyline and the 140 lights, gazebo structures, plus the windmill structure will not occupy more than 500m² (allowing conservatively for 1m² per light plus 9m² for the windmill, 6 11.2m² gazebo structures and 2 x 36m² gazebo structures).

Development within a Scenic Road Corridor (C.8.6.2)

The site is not within a Scenic Road Corridor. This standard does not apply.

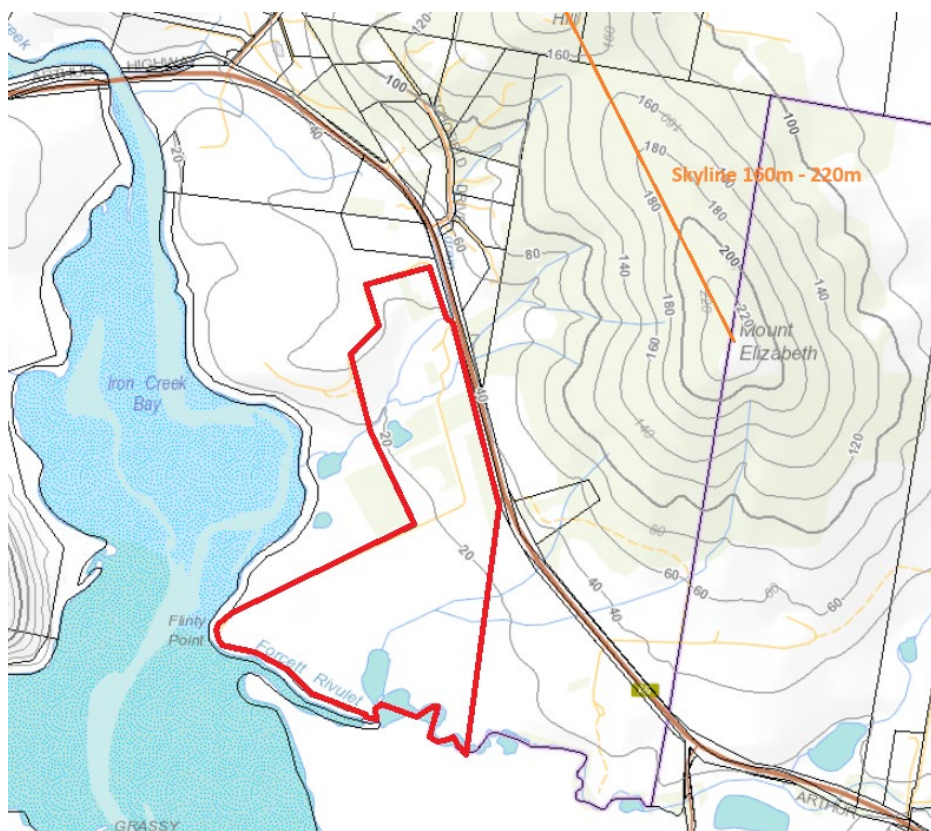


Figure 2 – site location relative to the skyline.

Safeguarding of Airports Code

The proposal does not involve development above the AHD height specified for development in this obstacle limitation area and is therefore exempt from this Code under C16.4.1 (a).

Summary

The proposed lights, gazebos and windmill building relate to the approved use of the site and will not change or substantially intensify these approved uses.

The proposal also complies with the permitted development standards for the Agricultural Zone and the Scenic Protection Code. To the extent that the proposal is located within a waterway and coastal protection area, the proposal will avoid or minimise impacts of natural assets and is considered to comply with P1.1 of Clause C7.6.1.

The proposal is recommended for approval as a Section 57 application for the purposes of the Act.

I would be pleased to discuss as necessary.

Yours sincerely,



Frazer Read
Principal
All Urban Planning Pty Ltd



Solar lights – 3m high including an internal downlight sited 2.1m above ground



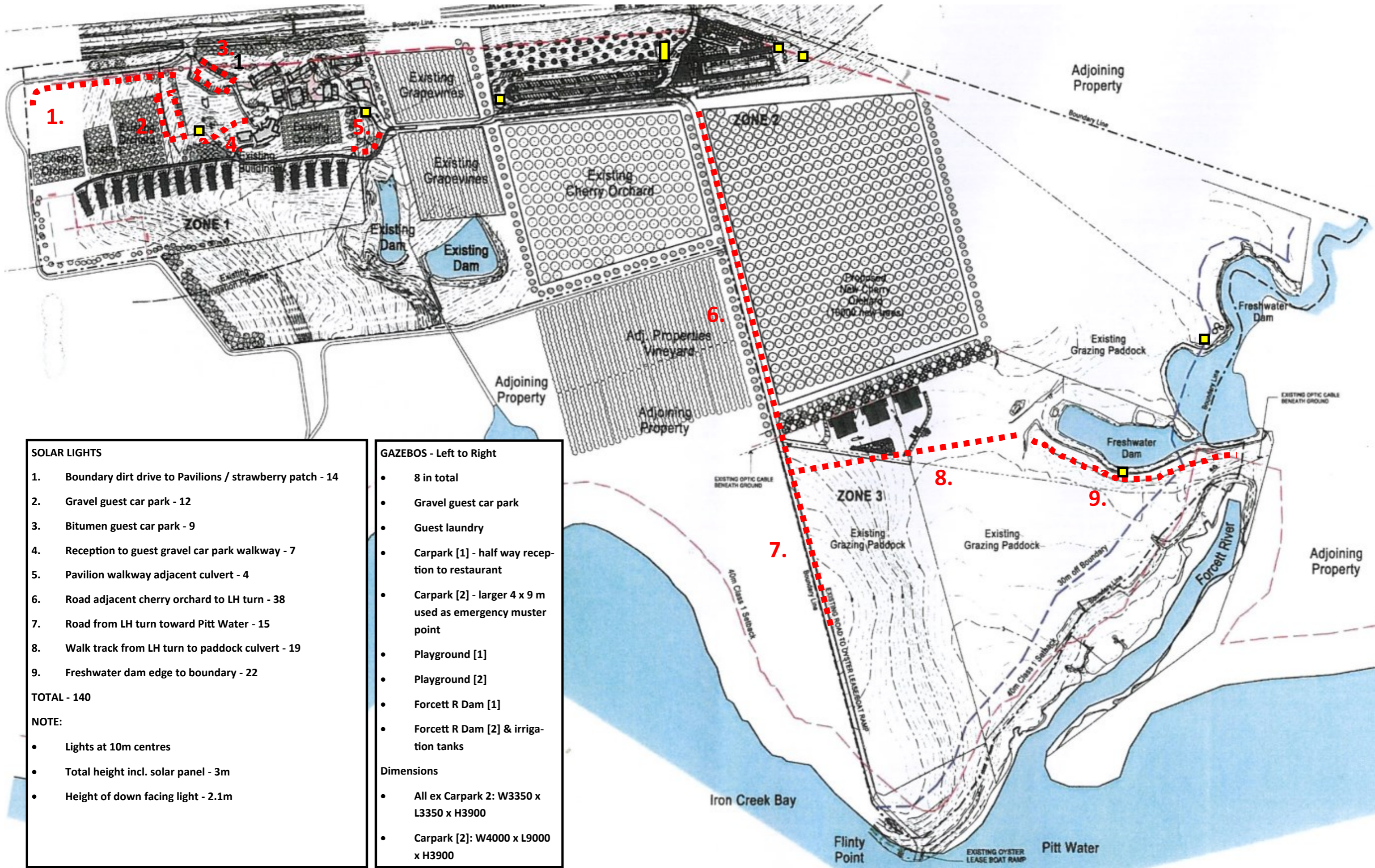
Sorell Council

Development Application: Development
Application - 394 Arthur Highway, Sorell.pdf

Plans Reference:P1
Date Received:19/02/2024



Decorative windmill building



- SOLAR LIGHTS**
1. Boundary dirt drive to Pavilions / strawberry patch - 14
 2. Gravel guest car park - 12
 3. Bitumen guest car park - 9
 4. Reception to guest gravel car park walkway - 7
 5. Pavilion walkway adjacent culvert - 4
 6. Road adjacent cherry orchard to LH turn - 38
 7. Road from LH turn toward Pitt Water - 15
 8. Walk track from LH turn to paddock culvert - 19
 9. Freshwater dam edge to boundary - 22
- TOTAL - 140**
- NOTE:**
- Lights at 10m centres
 - Total height incl. solar panel - 3m
 - Height of down facing light - 2.1m

- GAZEBOS - Left to Right**
- 8 in total
 - Gravel guest car park
 - Guest laundry
 - Carpark [1] - half way reception to restaurant
 - Carpark [2] - larger 4 x 9 m used as emergency muster point
 - Playground [1]
 - Playground [2]
 - Forcett R Dam [1]
 - Forcett R Dam [2] & irrigation tanks
- Dimensions**
- All ex Carpark 2: W3350 x L3350 x H3900
 - Carpark [2]: W4000 x L9000 x H3900



GRAVEL GUEST CARPARK



GUEST LAUNDRY



CARPARK 1



CARPARK 2 [LARGE]



PLAYGROUND 1



PLAYGROUND 2



FORCETT R DAM 1



FORCETT R DAM 2

GAZEBO NOTES

- SAFETY AND COMFORT AMENITY FOR CURRENT GUESTS WALKING BETWEEN OR TO CURRENT STRUCTURE OR ACTIVITY
- NON POWERED, NO LIGHTING
- ALL EX, CARPARK 2, DAM 1& 2, HAVE GRAVEL BASE. CARPARK 2, DAM 1& 2, HAVE CONCRETE SLAB AS BASE