



# **SORELL COUNCIL**

## **NOTICE OF PROPOSED DEVELOPMENT**

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

**SITE: 2435 Arthur Highway, Copping**

**PROPOSED DEVELOPMENT:**

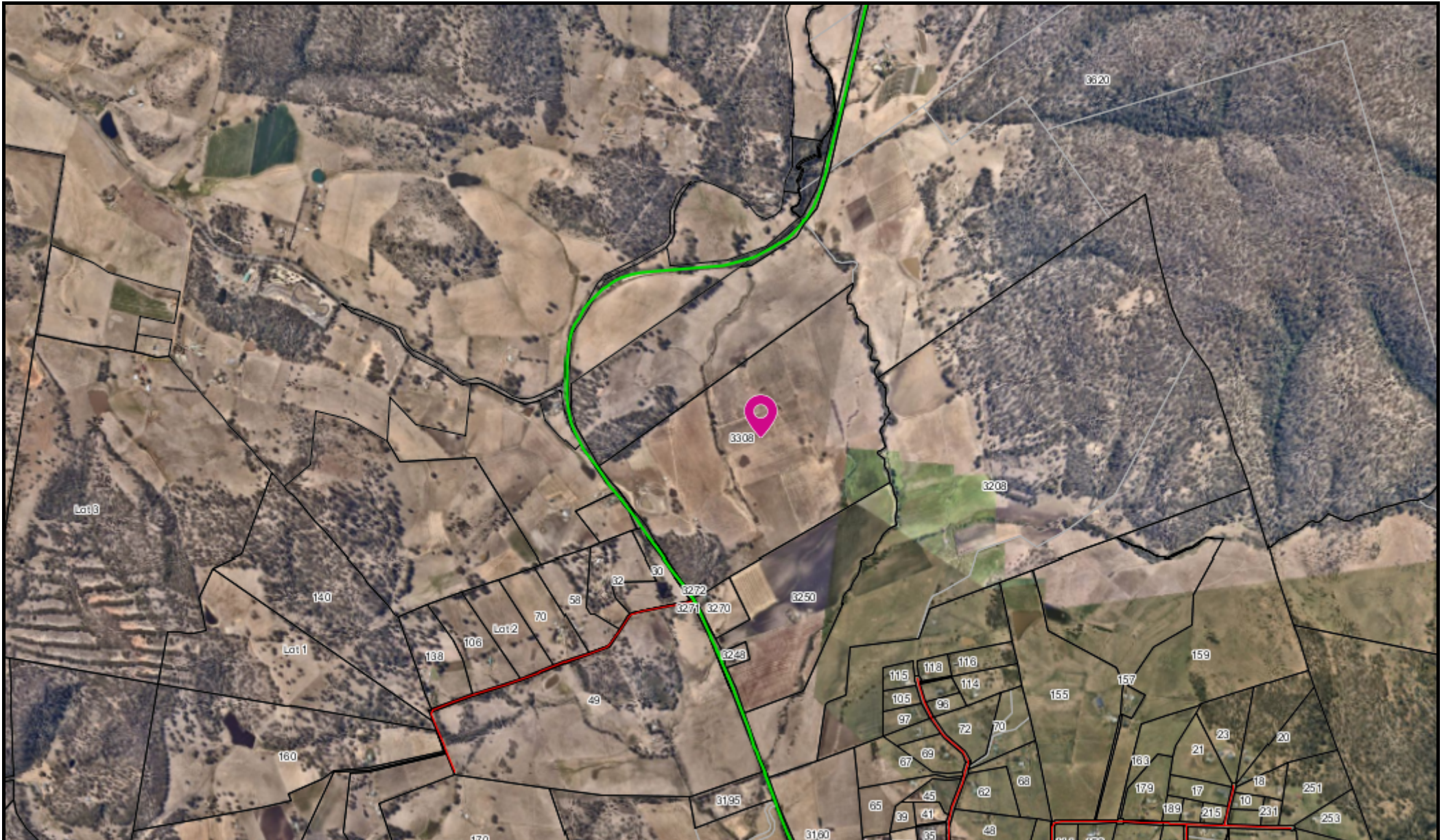
### **OUTBUILDING**

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](http://www.sorell.tas.gov.au) until **Tuesday 7<sup>th</sup> May 2024**. Any person may make representation in relation to the proposal/s by letter or electronic mail ([sorell.council@sorell.tas.gov.au](mailto:sorell.council@sorell.tas.gov.au)) addressed to the General Manager. Representations must be received no later than **Tuesday 7<sup>th</sup> May 2024**.

**APPLICANT: P F Sulzberger**

**DATE: 18 April 2024**

**APPLICATION NO: 5.2024.76.1**



3308 Tasman Highway, Orielton

18-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.

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

Full description of Proposal:	Use:
	Development: <b>Outbuilding</b>
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ <del>80,000</del> <b>90,000</b>

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: <b>2435 Arthur Hwy</b>
	Suburb: <b>Copping</b> Postcode: <b>7174</b>
	Certificate of Title(s) Volume: ..... Folio: .....

Current Use of Site	<b>Residential</b>
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Current Owner/s:	Name(s) <b>Pauline</b>
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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 - 2435 Arthur Highway, Copping.pdf

Plans Reference:P1  
Date Received:16/04/2024

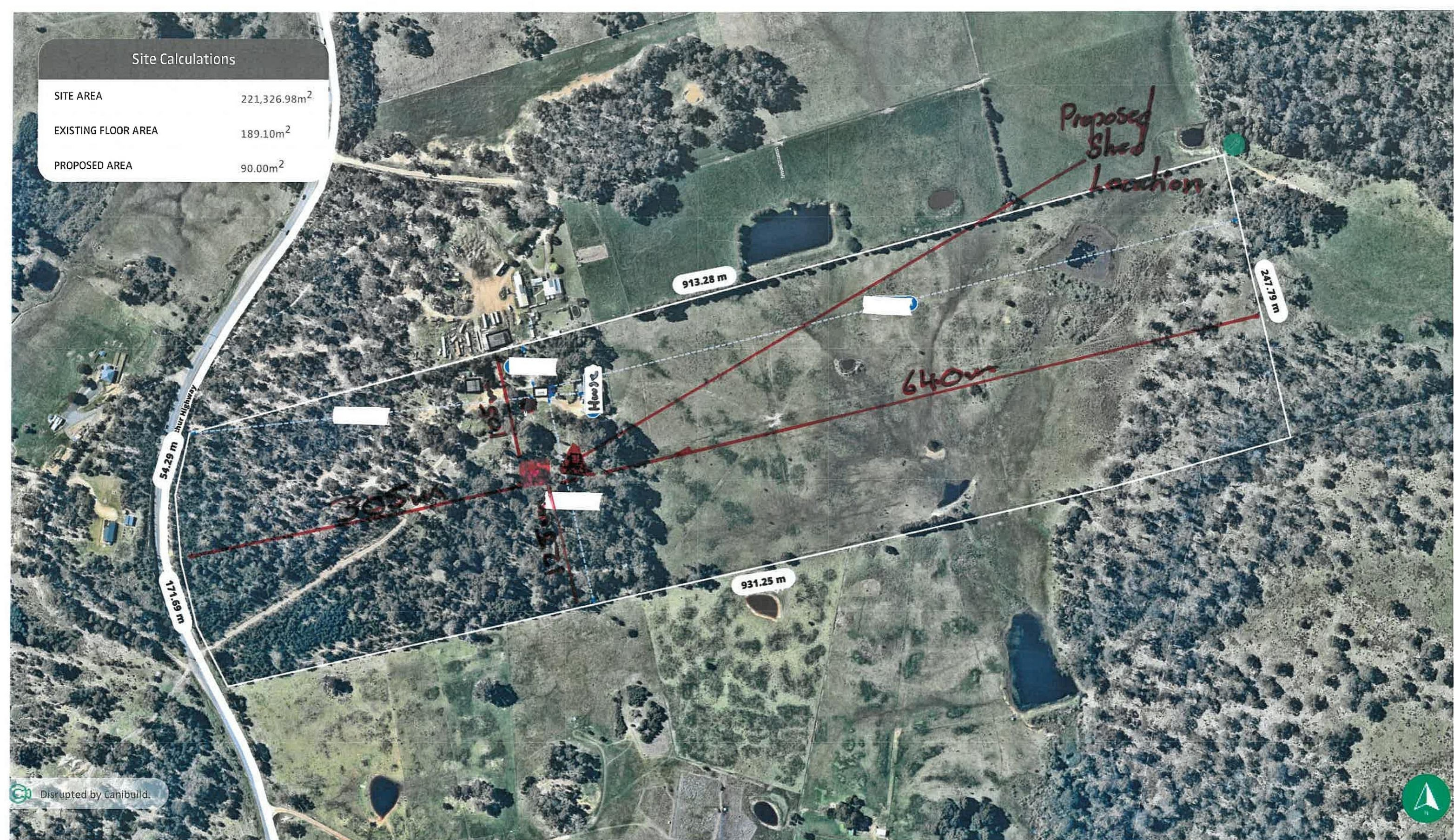
**Part B continued: Please note that Part B of this form is publicly exhibited**

<b>Declarations and acknowledgements</b>	
<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>I/we declare that the information in this application is true and correct.</li> </ul> <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"> <li>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.</li> </ul>	
<ul style="list-style-type: none"> <li>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.</li> </ul>	
<b>Applicant Signature:</b>	Signature: <u>PSyfe</u> ..... Date: <u>10.04.24</u> .....

<b>Crown or General Manager Land Owner Consent</b>	
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> ).	
Please note: <ul style="list-style-type: none"> <li>If General Manager consent if required, please first complete the General Manager consent application form available on our website <a href="http://www.sorell.tas.gov.au">www.sorell.tas.gov.au</a></li> <li>If the application involves Crown land you will also need a letter of consent.</li> <li>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.</li> </ul>	
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____	
<div style="border: 1px solid orange; padding: 5px; display: inline-block; text-align: center;"> <p><b>Sorell Council</b></p> <p style="font-size: small;">Development Application: Development Application - 2435 Arthur Highway, Copping.pdf</p> <p style="font-size: x-small;">Plans Reference:P1 Date Received:16/04/2024</p> </div>	
<b>Signature of General Manager, Minister or Delegate:</b>	Signature: ..... Date: .....

Site Calculations

SITE AREA	221,326.98m <sup>2</sup>
EXISTING FLOOR AREA	189.10m <sup>2</sup>
PROPOSED AREA	90.00m <sup>2</sup>



Disrupted by Canibuild.

**Sorell Council**  
 Development Application: Development Application - 2435 Arthur Highway, Copping.pdf  
 Plans Reference: P1  
 Date Received: 16/04/2024

**RAINBOW**  
 building solutions

Client Name Pauline Sulzberger Client Email partycolours@yahoo.com... Client Phone 0457000012 Signature \_\_\_\_\_ Client Name \_\_\_\_\_ Client Email \_\_\_\_\_ Client Phone \_\_\_\_\_ Signature \_\_\_\_\_

**Copyright Statement**  
 This plan always remains the copyright of designer & shall not be used other than for the project work intended without written authority. No part may be produced by any other exclusive right be exercised without permission legal enforcement will be taken on copyright infringement.

**Disclaimer**  
 This is not an official document, and may not comply with current laws or industry standards. You should make your own enquiries and seek independent advice from relevant industry professionals before acting or relying on the contents of this document.

**ALL DIMENSIONS ARE IN METRES. DO NOT SCALE FROM PLANS.**

Generated by Joshua Smith josh@rainbowbuilding.com.au	Phone +61407346372	Sheet Name Site Plan	Sheet no. 1	Lic no. 181916529	Job no.
Property Details 2435 Arthur Hwy, Copping, TAS 7174, Australia Lot/DP: 3/11420		Design Sulzberger_7.5x12x3.6	Scale 1:3000@A3		Version # 15
1 <sup>st</sup> version date: 02/10/2023		Current version date: 16/04/2024			

# Rainbow Building



2435 Arthur Highway

Proposed ✓

Pauline Sultzberger  
0457 000 012.

8-Apr-2024

20 m

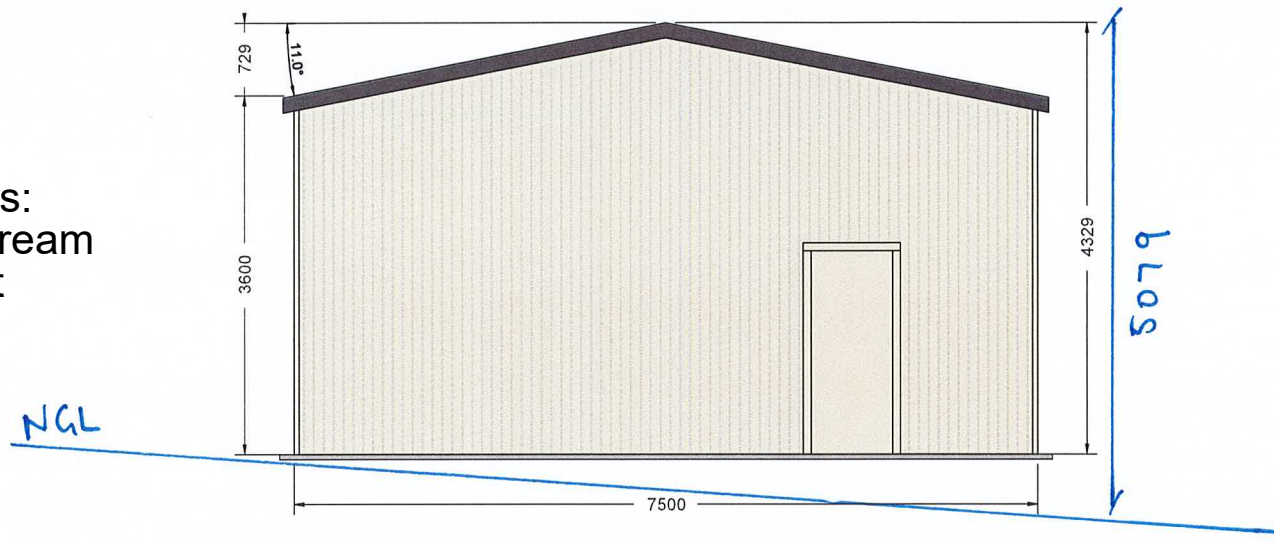
Disclaimer: This map is a representation of the information currently held by Sorell Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.

Sorell Council

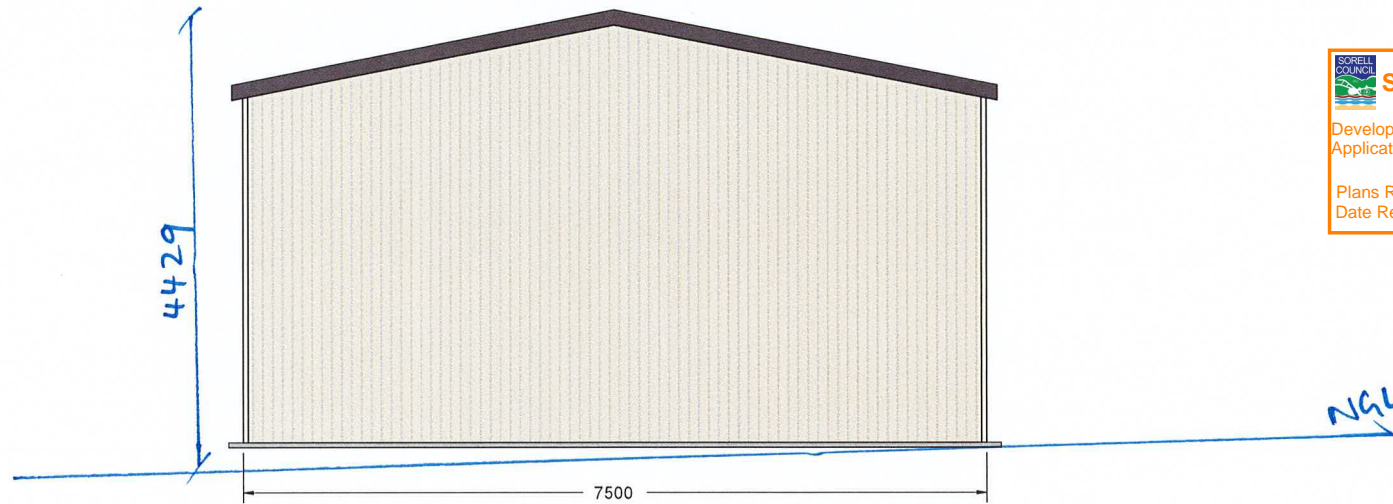
Development Application: Development Application - 2435 Arthur Highway, Copping.pdf

Plans Reference:P1  
Date Received:16/04/2024

Proposed colours:  
Walls: Classic Cream  
Roof: Monument



SOUTH ELEVATION



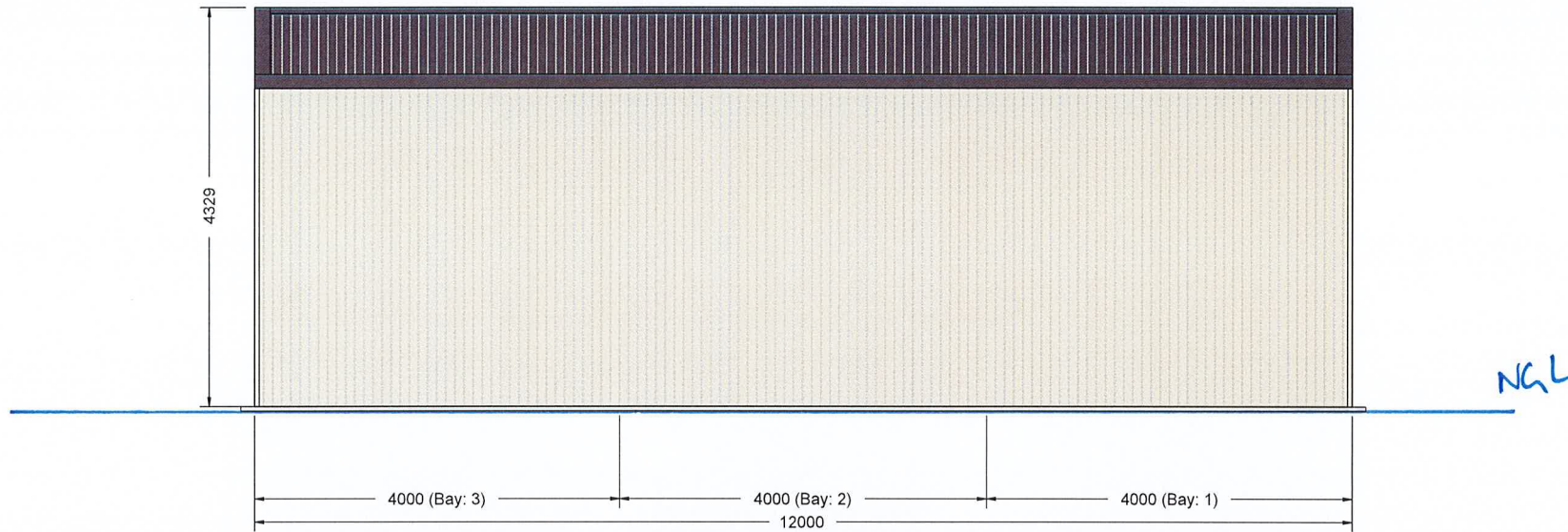
NORTH ELEVATION

 **Sorell Council**  
Development Application: Development  
Application - 2435 Arthur Highway, Copping.pdf  
Plans Reference:P1  
Date Received:16/04/2024

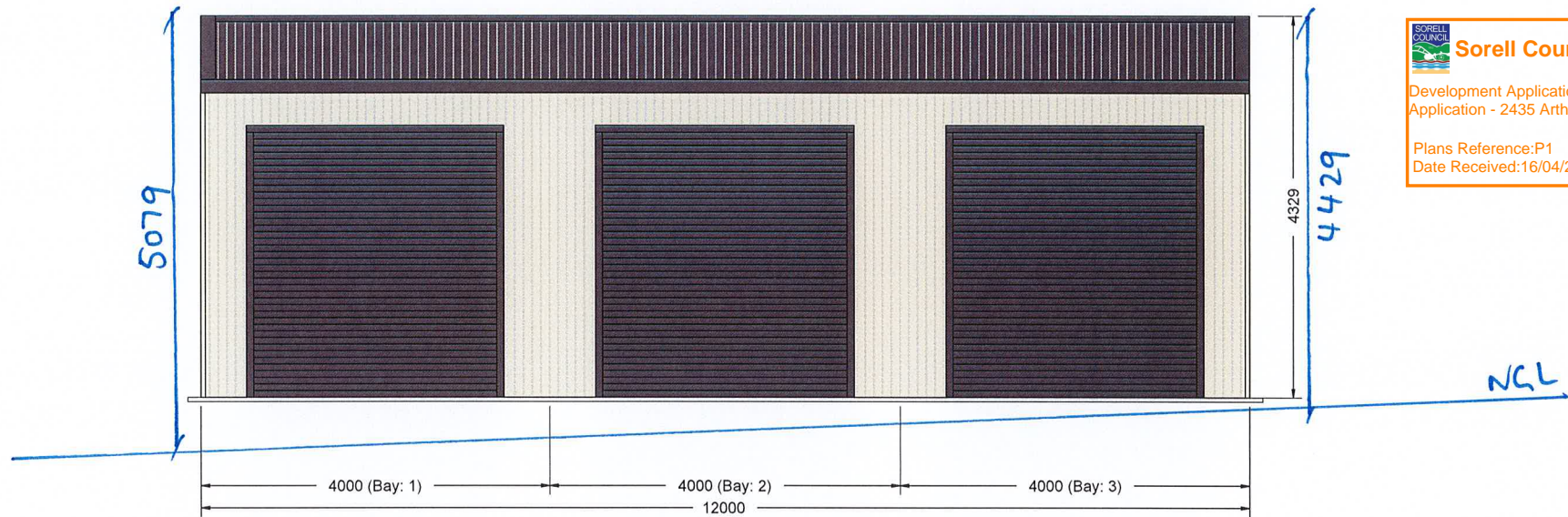


139 Main Road,  
Sorell TAS 7172  
Phone: 1300 737 910  
Email: sales@rainbowbuilding.com.au

CLIENT: Pauline Sulzberger & Graham Diprose DRAWING TITLE: End Elevations  
SITE ADDRESS: 2435 Arthur Highway, COPPING, TAS, 7174 SCALE: 1:72.657  
PHONE: 0457000012 DATE: 02-10-2023  
EMAIL: partycolours@yahoo.com.au Job Number: SOR01\_11728  
Drawing Number: EE



WESTERN ELEVATION



EASTERN ELEVATION


**Sorell Council**  
 Development Application: Development  
 Application - 2435 Arthur Highway, Copping.pdf  
 Plans Reference:P1  
 Date Received:16/04/2024

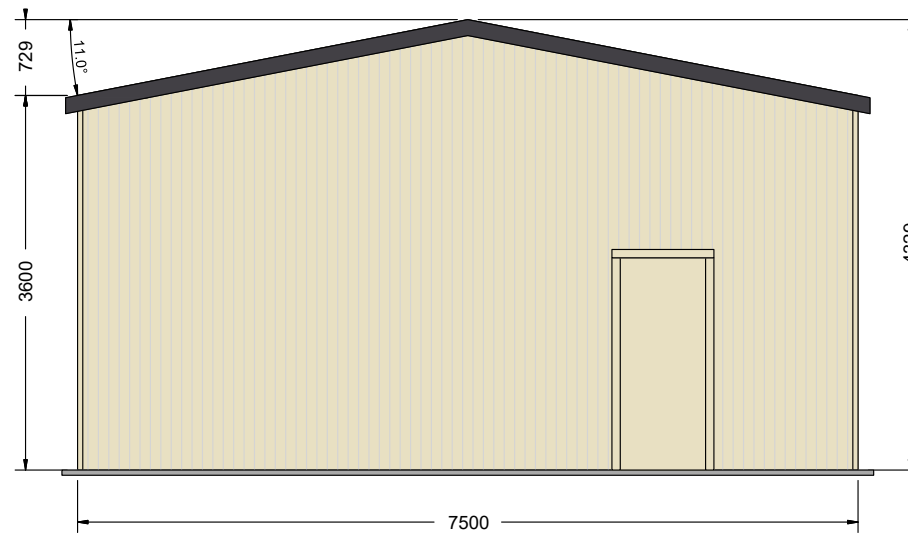


139 Main Road,  
 Sorell TAS 7172  
 Phone: 1300 737 910  
 Email: sales@rainbowbuilding.com.au

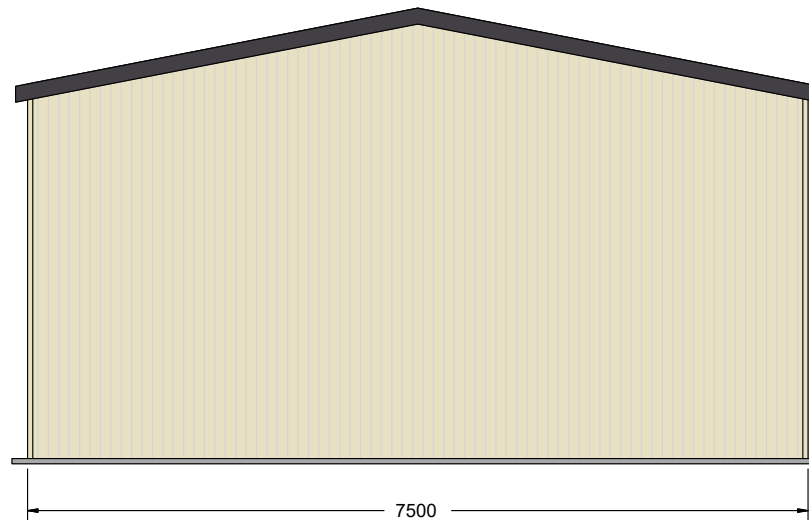
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**SITE ADDRESS:** 2435 Arthur Highway, COPPING, TAS, 7174 **SCALE:** 1:74.890  
**PHONE:** 0457000012 **DATE:** 02-10-2023  
**EMAIL:** partycolours@yahoo.com.au **Job Number:** SOR01\_11728  
**Drawing Number:** SE



Proposed colours:  
Walls: Classic Cream  
Roof: Monument



SOUTH ELEVATION



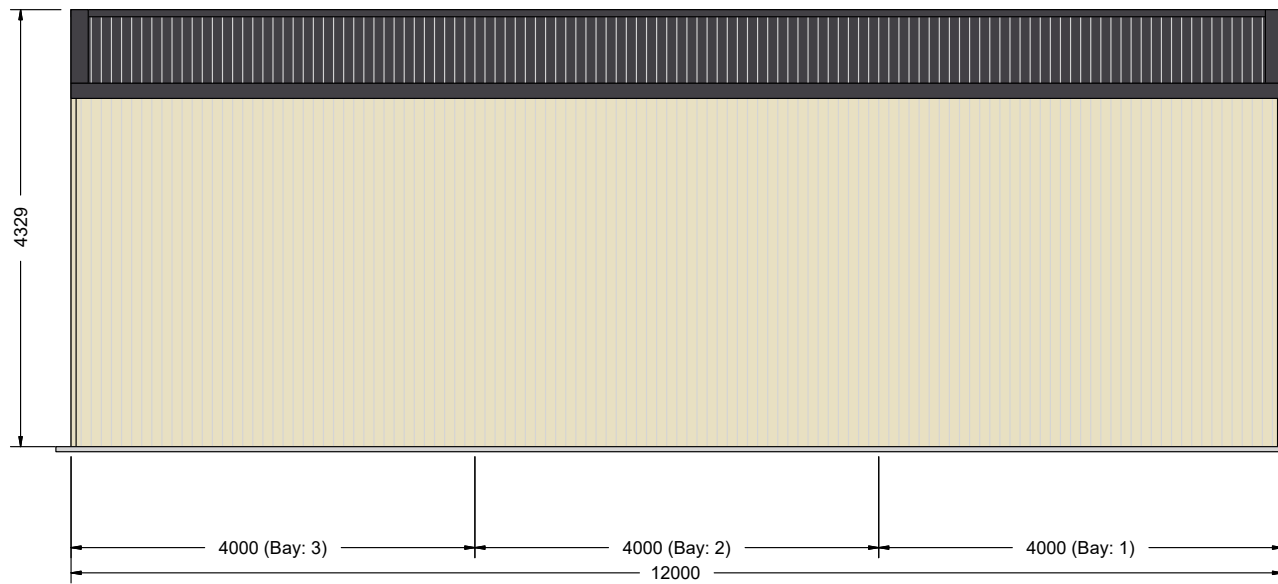
NORTH ELEVATION

 **Sorell Council**  
Development Application: Development  
Application - 2435 Arthur Highway, Copping.pdf  
Plans Reference:P1  
Date Received:16/04/2024

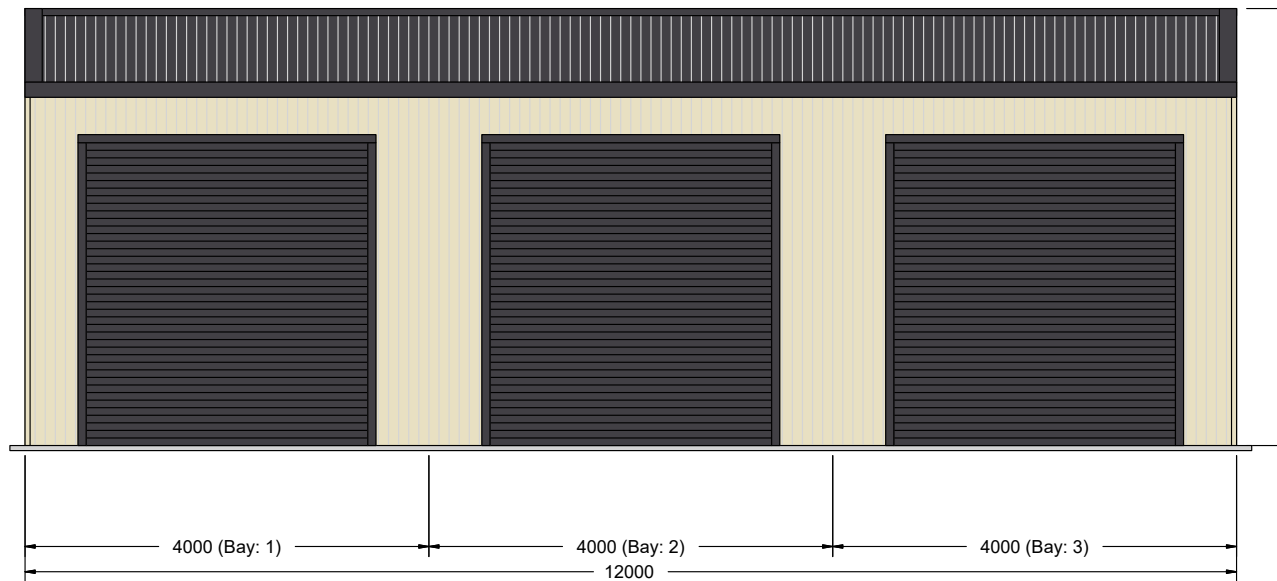
139 Main Road,  
Sorell TAS 7172  
Phone: 1300 737 910  
Email: sales@rainbowbuilding.com.au

**CLIENT:** Pauline Sulzberger & Graham Diprose **DRAWING TITLE:** End Elevations  
**SITE ADDRESS:** 2435 Arthur Highway, COPPING, TAS, 7174 **SCALE:** 1:72.657  
**PHONE:** 0457000012 **DATE:** 02-10-2023  
**EMAIL:** partycolours@yahoo.com.au **Job Number:** SOR01\_11728

**Drawing Number:** EE



WESTERN ELEVATION

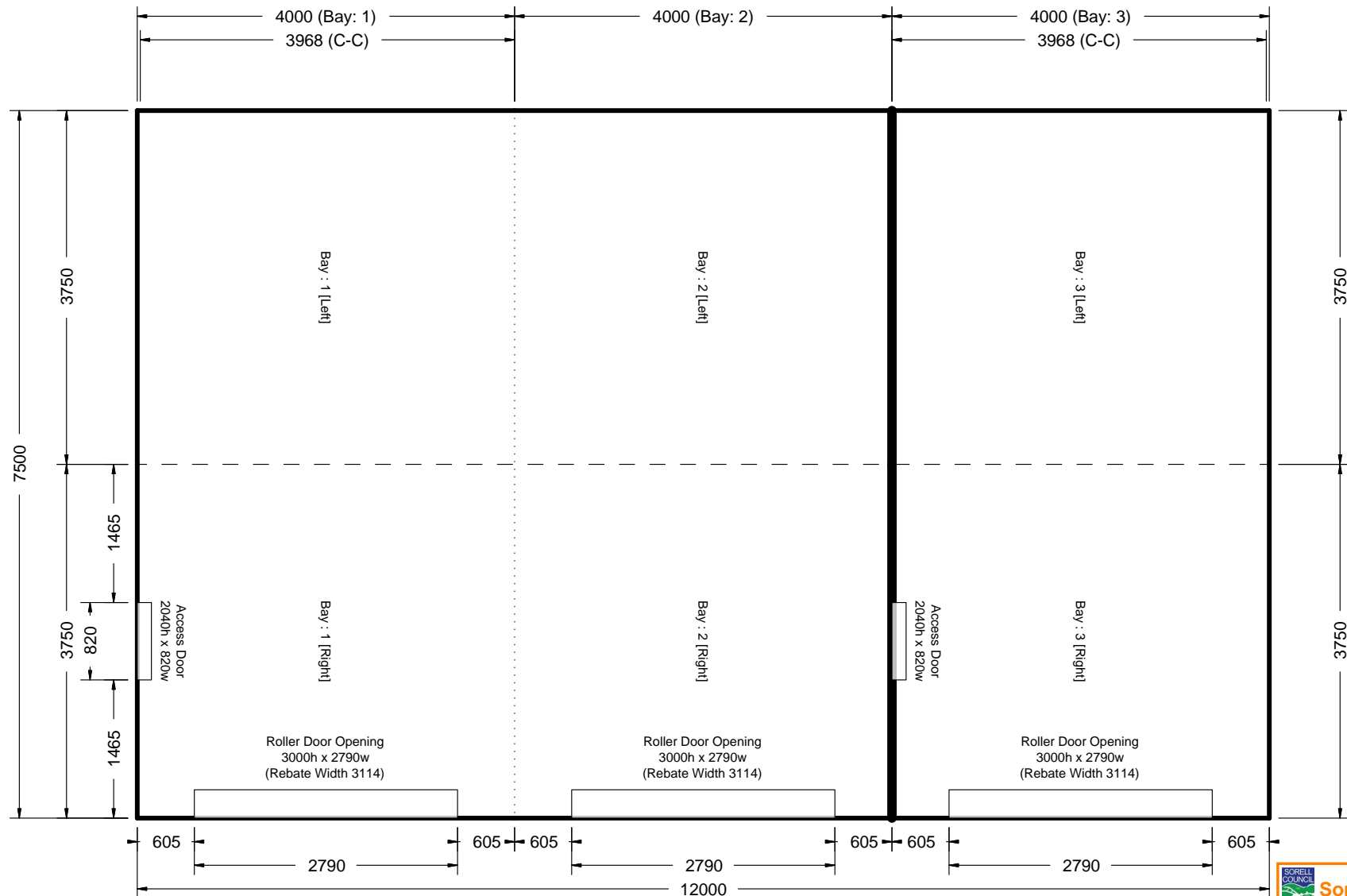


EASTERN ELEVATION


**Sorell Council**  
 Development Application: Development  
 Application - 2435 Arthur Highway, Copping.pdf  
 Plans Reference:P1  
 Date Received:16/04/2024

139 Main Road,  
 Sorell TAS 7172  
 Phone: 1300 737 910  
 Email: sales@rainbowbuilding.com.au

**CLIENT:** Pauline Sulzberger & Graham Diprose    **DRAWING TITLE:** Side Elevations  
**SITE ADDRESS:** 2435 Arthur Highway, COPPING, TAS, 7174    **SCALE:** 1:74.890  
**PHONE:** 0457000012    **DATE:** 02-10-2023  
**EMAIL:** partycolours@yahoo.com.au    **Job Number:** SOR01\_11728  
**Drawing Number:** SE



# PLAN ELEVATION

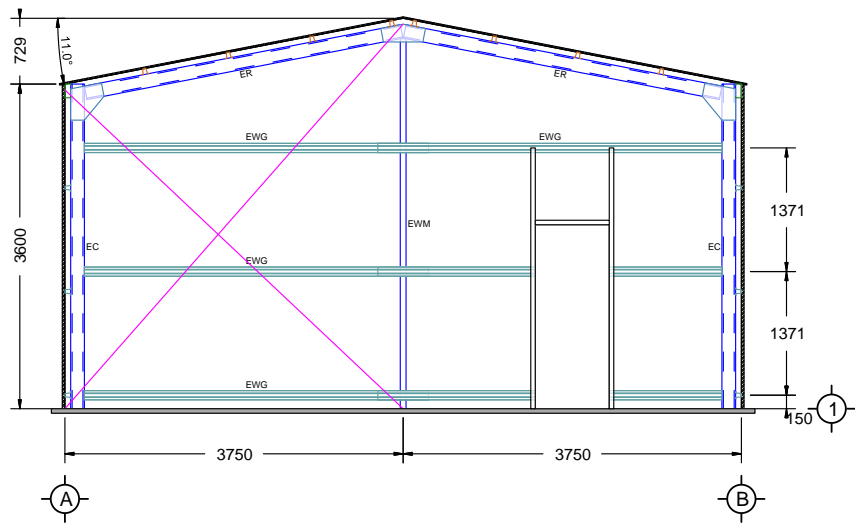


**Sorell Council**  
 Development Application: Development  
 Application - 2435 Arthur Highway, Copping.pdf  
 Plans Reference:P1  
 Date Received:16/04/2024

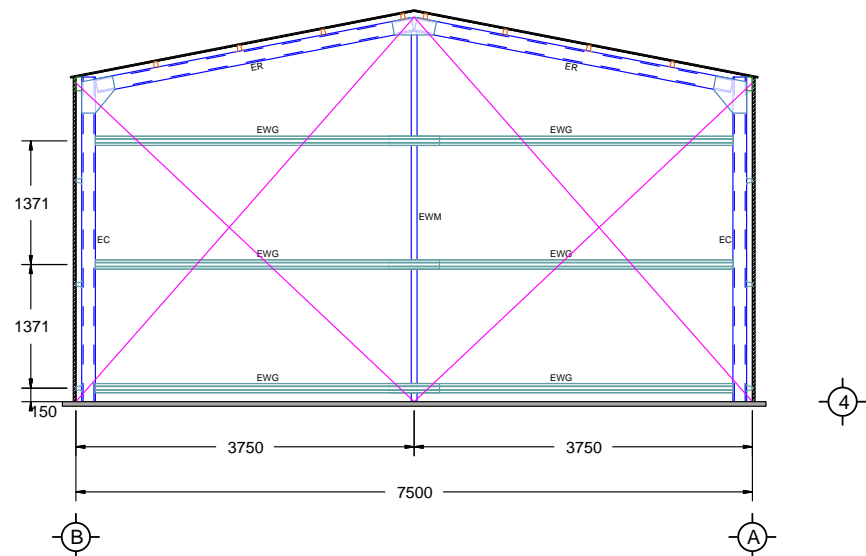


139 Main Road,  
 Sorell TAS 7172  
 Phone: 1300 737 910  
 Email: sales@rainbowbuilding.com.au

**CLIENT:** Pauline Sulzberger & Graham Diprose **DRAWING TITLE:** Plan Elevation  
**SITE ADDRESS:** 2435 Arthur Highway, COPPING, TAS, 7174 **SCALE:** 1:63.654  
**PHONE:** 0457000012 **DATE:** 02-10-2023  
**EMAIL:** partycolours@yahoo.com.au **Job Number:** SOR01\_11728  
**Drawing Number:** FPE

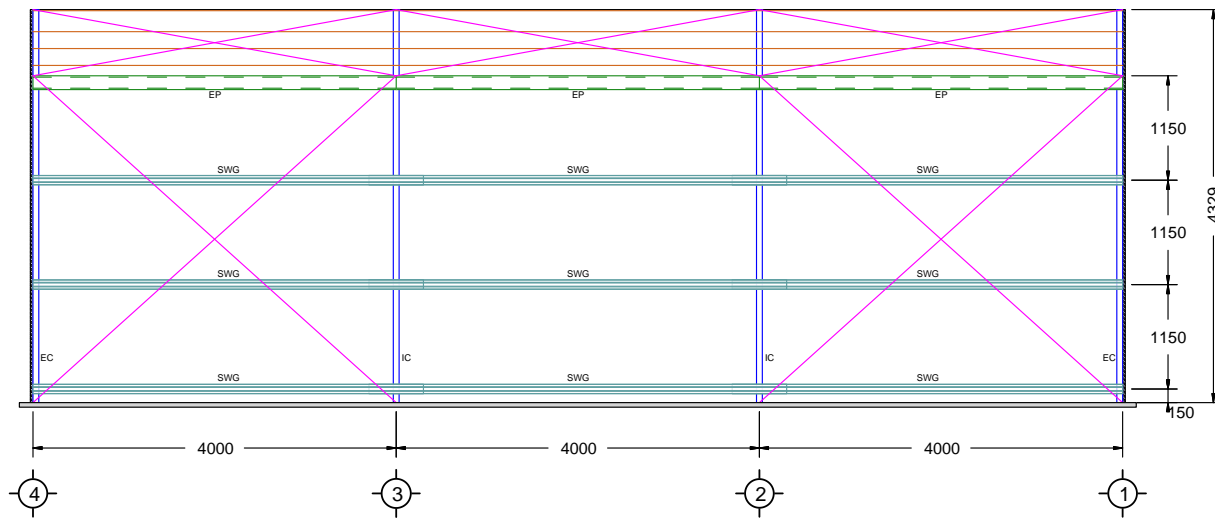


FRONT ELEVATION

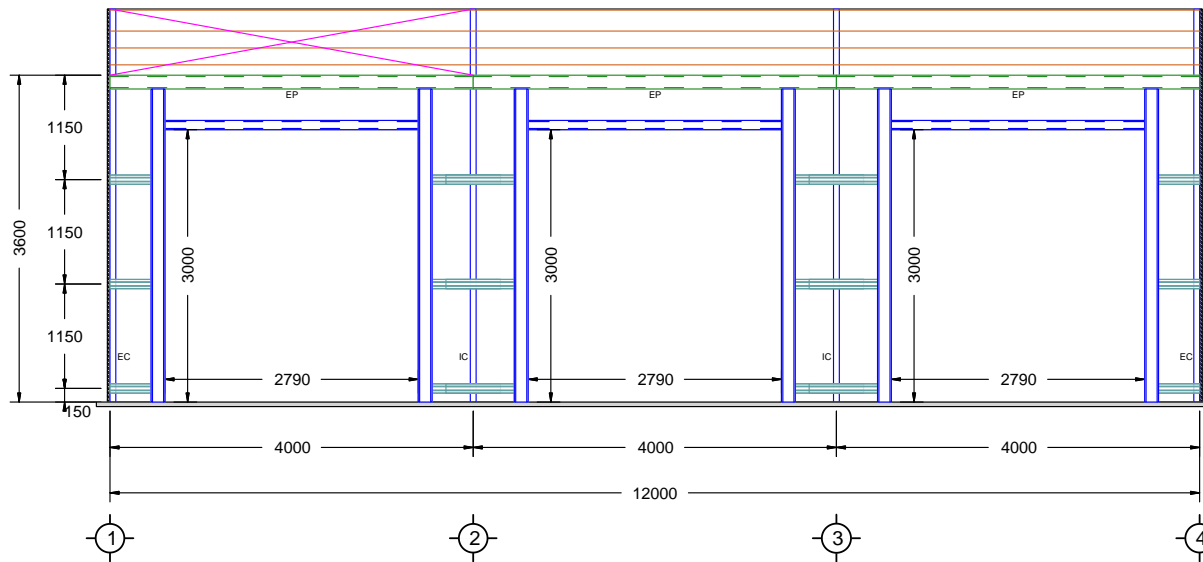


REAR ELEVATION

**Sorell Council**  
 Development Application: Development Application - 2435 Arthur Highway, Copping.pdf  
 Plans Reference:P1  
 Date Received:16/04/2024



LEFT ELEVATION



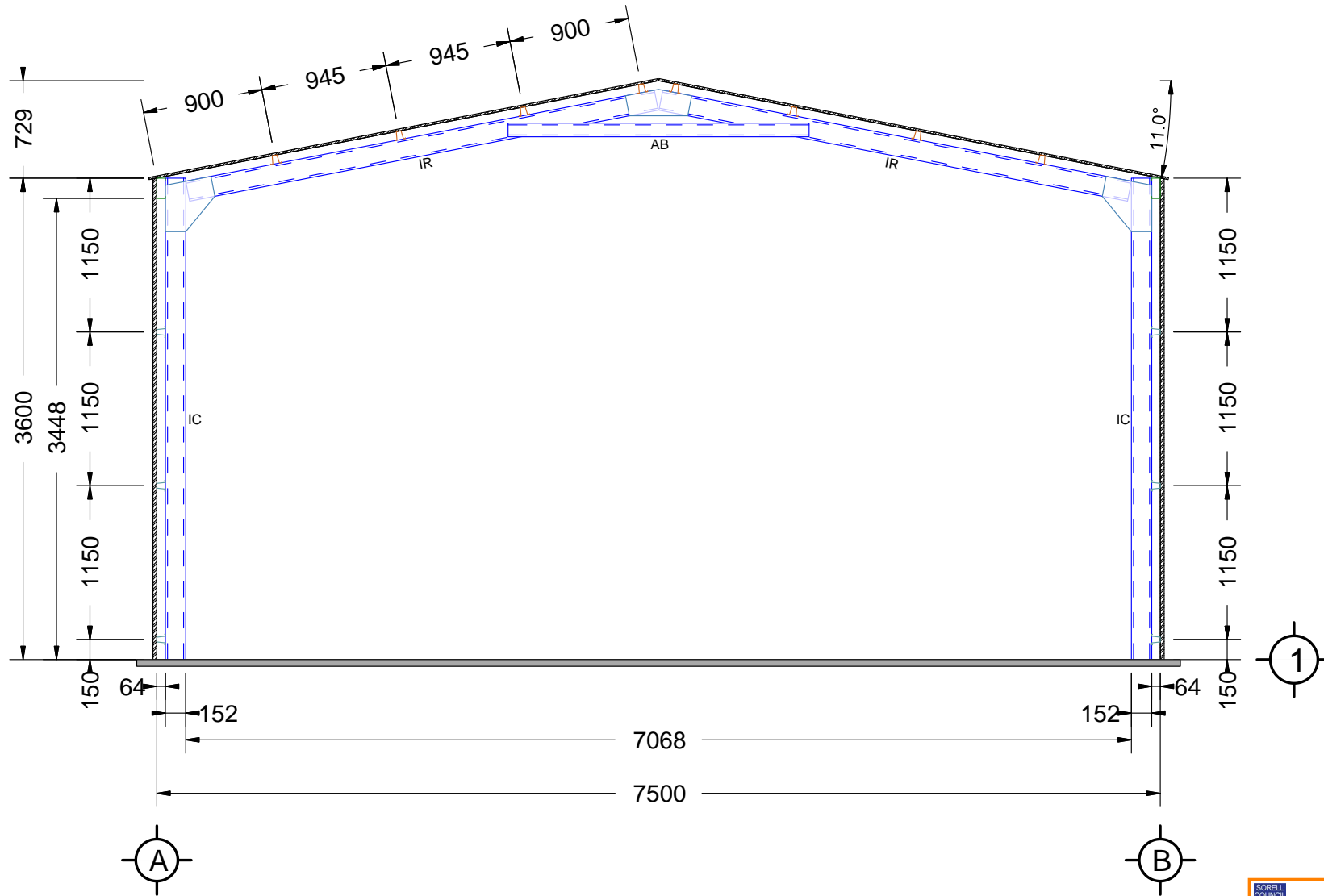
RIGHT ELEVATION


**Sorell Council**  
 Development Application: Development  
 Application - 2435 Arthur Highway, Copping.pdf  
 Plans Reference:P1  
 Date Received:16/04/2024

139 Main Road,  
 Sorell TAS 7172  
 Phone: 1300 737 910  
 Email: sales@rainbowbuilding.com.au

**CLIENT:** Pauline Sulzberger & Graham Diprose **DRAWING TITLE:** Side Frame Elevations  
**SITE ADDRESS:** 2435 Arthur Highway, COPPING, TAS, 7174 **SCALE:** 1:83.266  
**PHONE:** 0457000012 **DATE:** 02-10-2023  
**EMAIL:** partycolours@yahoo.com.au **Job Number:** SOR01\_11728  
**Drawing Number:** SFE





# INTERMEDIATE ELEVATION


**Sorell Council**  
 Development Application: Development  
 Application - 2435 Arthur Highway, Copping.pdf  
 Plans Reference:P1  
 Date Received:16/04/2024

139 Main Road,  
 Sorell TAS 7172  
 Phone: 1300 737 910  
 Email: sales@rainbowbuilding.com.au

**CLIENT:** Pauline Sulzberger & Graham Diprose **DRAWING TITLE:** Cross Section  
**SITE ADDRESS:** 2435 Arthur Highway, COPPING, TAS, 7174 **SCALE:** 1:45.595  
**PHONE:** 0457000012 **DATE:** 02-10-2023  
**EMAIL:** partycolours@yahoo.com.au **Job Number:** SOR01\_11728  
**Drawing Number:** CS

