

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 3193 Tasman Highway, Orielton

**PROPOSED DEVELOPMENT:
SECONDARY DWELLING**

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 21st July 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 21st July 2025**.

APPLICANT: Carol Jones

APPLICATION NO: DA 2025 /171 1

DATE: 04 July 2025

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

Full description of Proposal:	Use: <u>RESIDENTIAL</u>
	Development: <u>SECONDARY DWELLING</u>
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ <u>250,000</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>3193 TASMAN HIGHWAY</u>
	Suburb: <u>ORIELTON</u> Postcode: <u>7172</u>
	Certificate of Title(s) Volume: <u>113861</u> Folio: <u>04</u>

Current Use of Site	<u>RESIDENCE & WORKING FARM AGRICULTURE</u>
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Current Owner/s:	Name(s): <u>RUSSEL KEMP (SON)</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/		



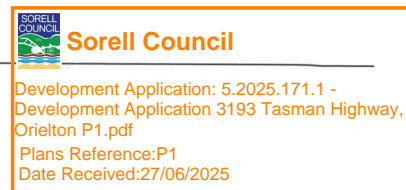
Sorell Council

Development Application: 5.2025.171.1 -
Development Application 3193 Tasman Highway,
Orielton P1.pdf
Plans Reference: P1
Date Received: 27/06/2025

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

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: <u><i>[Signature]</i></u> Date: <u>18/6/25</u>

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.auIf 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>	
Signature of General Manager, Minister or Delegate:	Signature: _____ Date: _____



Secondry Dwelling

PROJECT SPECIFIC:
Carol Jones
3193 Tasman Highway
Orielton

Tasmanian Planning Scheme
Title Reference : Vol 113861 / Folio 04

Lot 04

113861 folio 04
PID 1579907
53.82 Ha site area

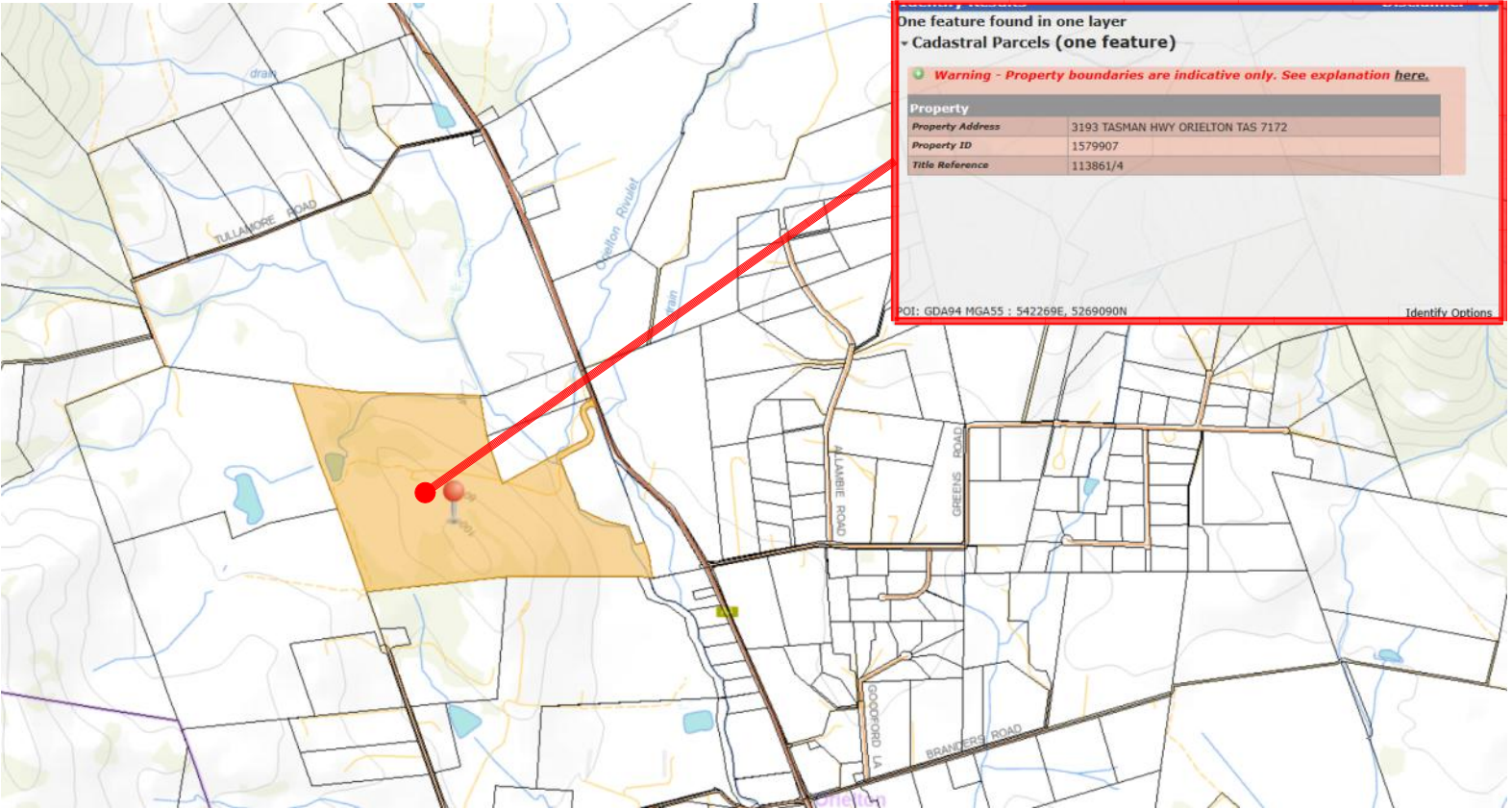
Layout	Drawing		Last Updated	Scale
	ID	Name		
1064-01 Cover Page	1	Sub Floor (4)	24/06/2025 2:07 ...	1:100
	2	Drawing List (6)	24/06/2025 2:07 ...	1:1.22
	3	Sub Floor (66)	24/06/2025 2:07 ...	1:100
1064-02 Location Plan	1	Sub Floor (89)	24/06/2025 2:06 ...	1:4040.22
1064-03 Site Plan	1	Sub Floor (90)	24/06/2025 2:06 ...	1:3000
1064-04 Part Site Plan	1	Sub Floor (90)	24/06/2025 2:06 ...	1:1000
1064-05 Floor Plan	1	Sub Floor (74)	16/06/2025 7:11 ...	1:100
1064-06 Elevations	1		16/06/2025 7:11 ...	1:100
	2		16/06/2025 7:11 ...	1:100
1064-07 Elevations	1		16/06/2025 7:12 ...	1:100
	2		16/06/2025 7:11 ...	1:100

SITE INFORMATION

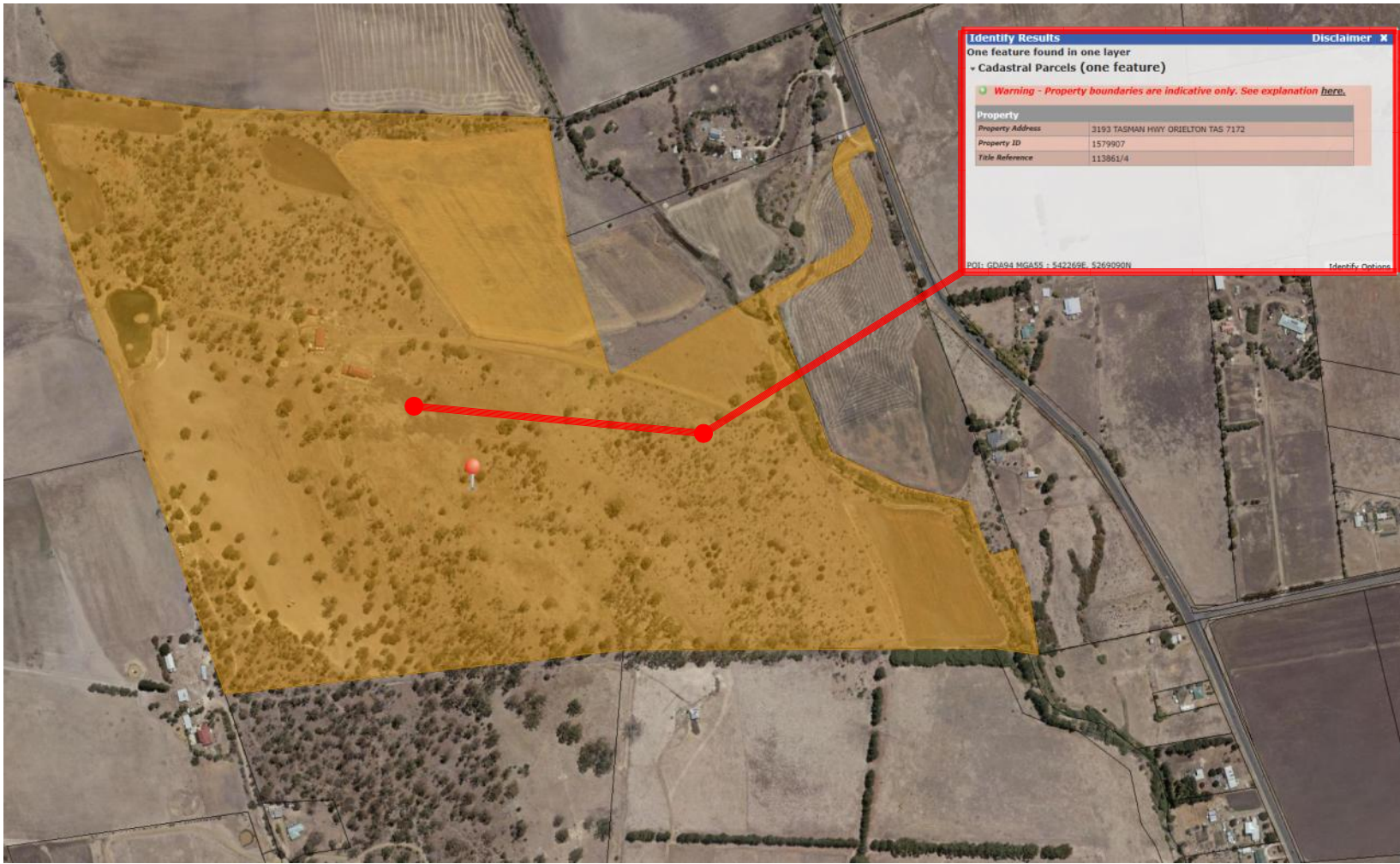
Lot: 04
Title: 113861 folio 04
Land Size: 53.82 Ha
Council: Sorell Council
Zoning: 21.0 Agriculture
Overlays: 13.0 Bushfire Prone Area
16.0 safeguarding Airports (152.00 metres)
D.A APPROVAL:REQUIRED
BAL:Refer to report by others
WIND CLASSISIFCATION :
CLIMATE ZONE: 7
ENERGY RATING :Na
BUILDING CLASSISIFCATION: tba

Calculations

Existing Residence site coverage	385.00 sqm
Existing Outbuilding site coverage	264.00 sqm
Ancillary floor area	60.00 sqm
Site Coverage Ancillary	60.00sqm
Site Area	53.82 Ha.
site coverage	709.00 sqm
Site Coverage	less than 1%




LOCATION PLAN



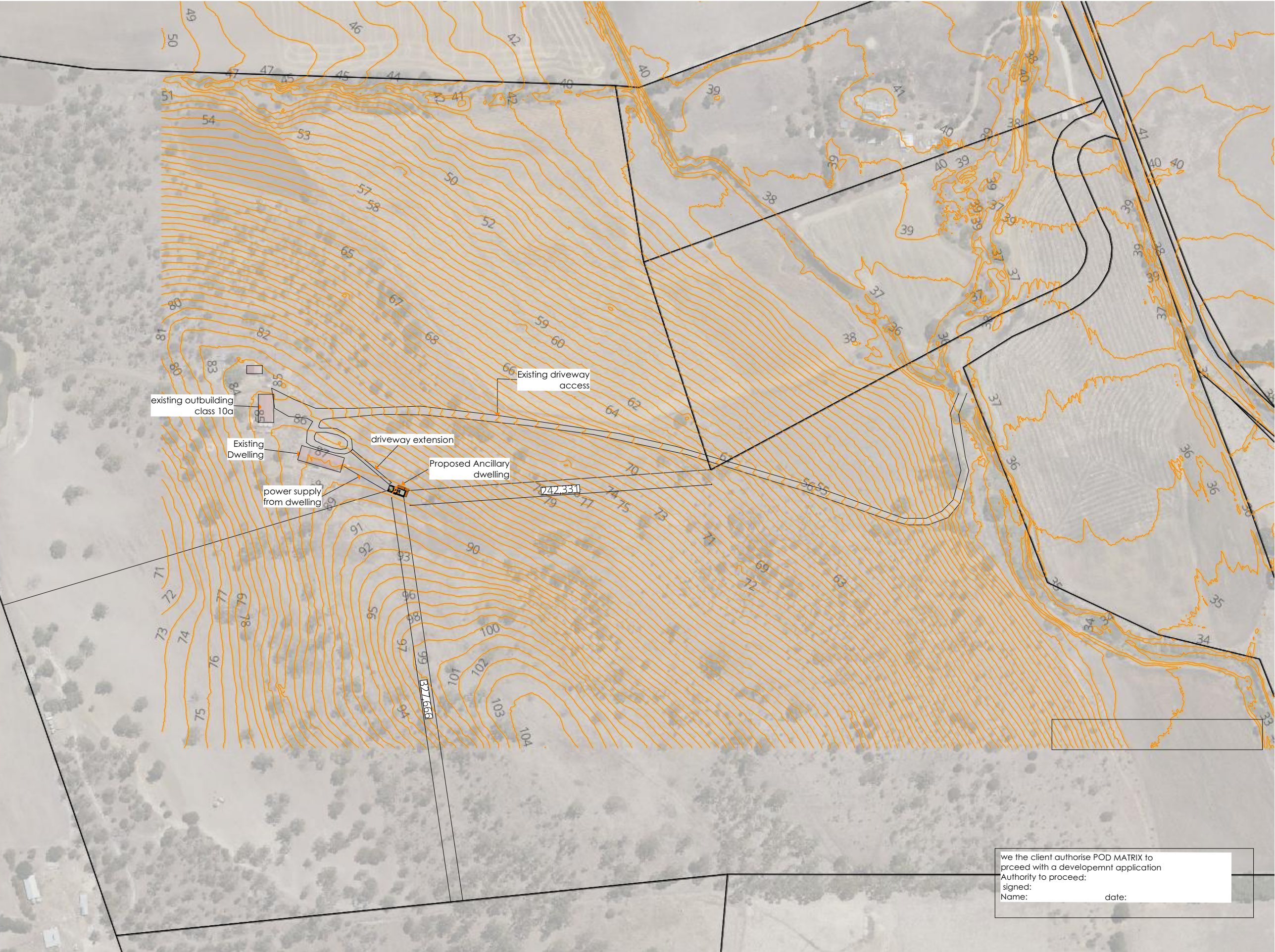
site access

Sorell Council
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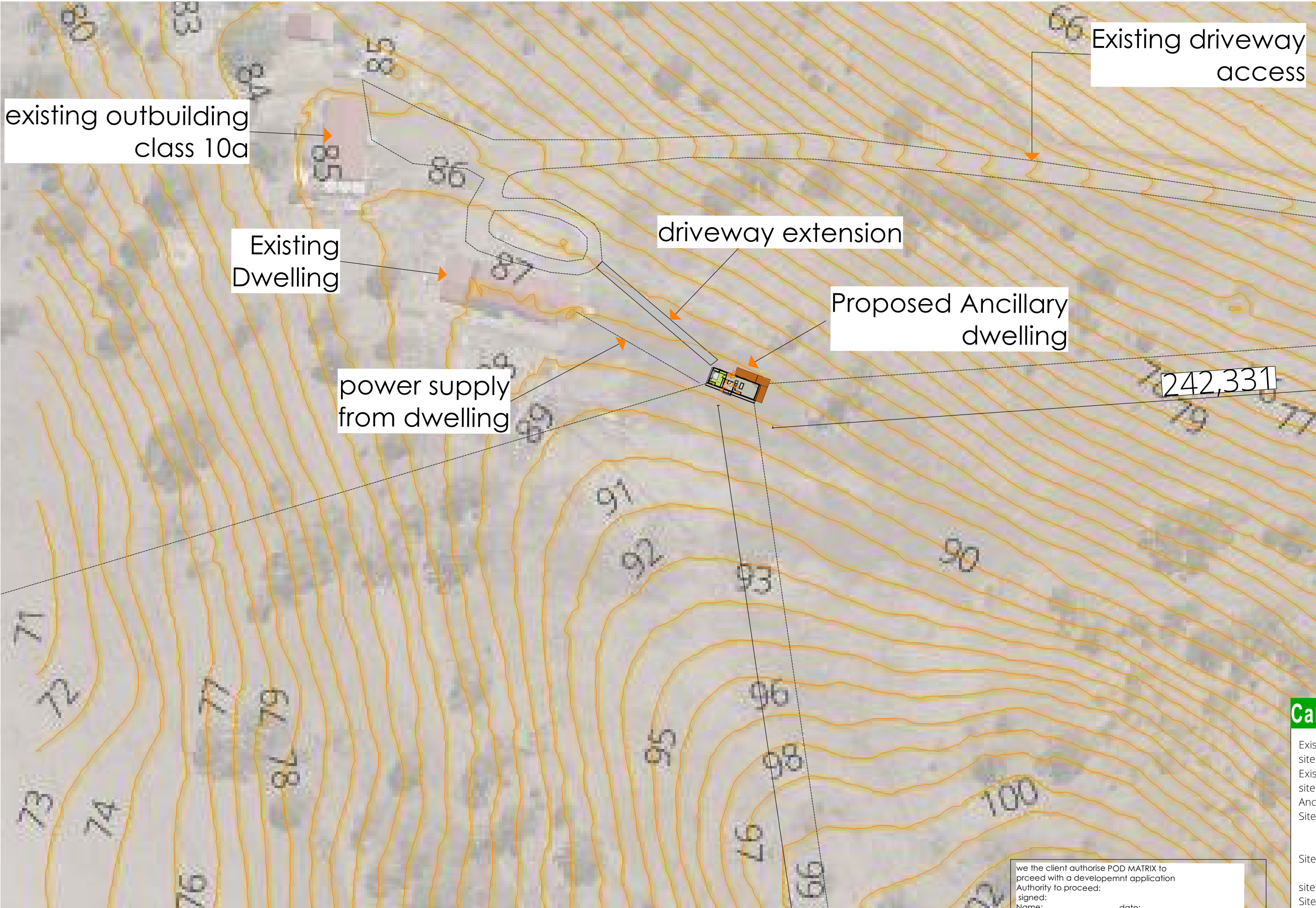
we the client authorise POD MATRIX to
proceed with a developemnt application
Authority to proceed:
signed:
Name: date:

**Sorell Council**
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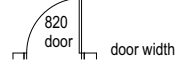
LEGEND

- smoke detector hard wired to electrical system
- ⊕ extractor fan with heating elements optional

- DP downpipe
- AJ articulation joint
- METER BOX meter box

LEGEND:

- dw - dishwasher
- hp - hot plates
- ubo - under bench oven
- wo - wall oven bank
- sink - stainless kitchen sink
- sh - shower
- bth - bath
- wc - toilet
- spa - spa bath
- vb - vanity basin
- tr - laundry trough
- wm - washing machine
- mh - manhole
- ds or shs-structural support

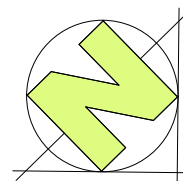


Ancillary 13.30
PM-13.30-SK-01
1 Bed

Floor area	60.00 Sqm
Deck Area	13.00 Sqm

Calculations

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site coverage	
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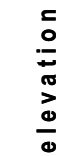
3.



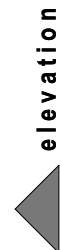
elevation

Ancillary

2.



elevation




4.



1.

elevation



**Sorell Council**

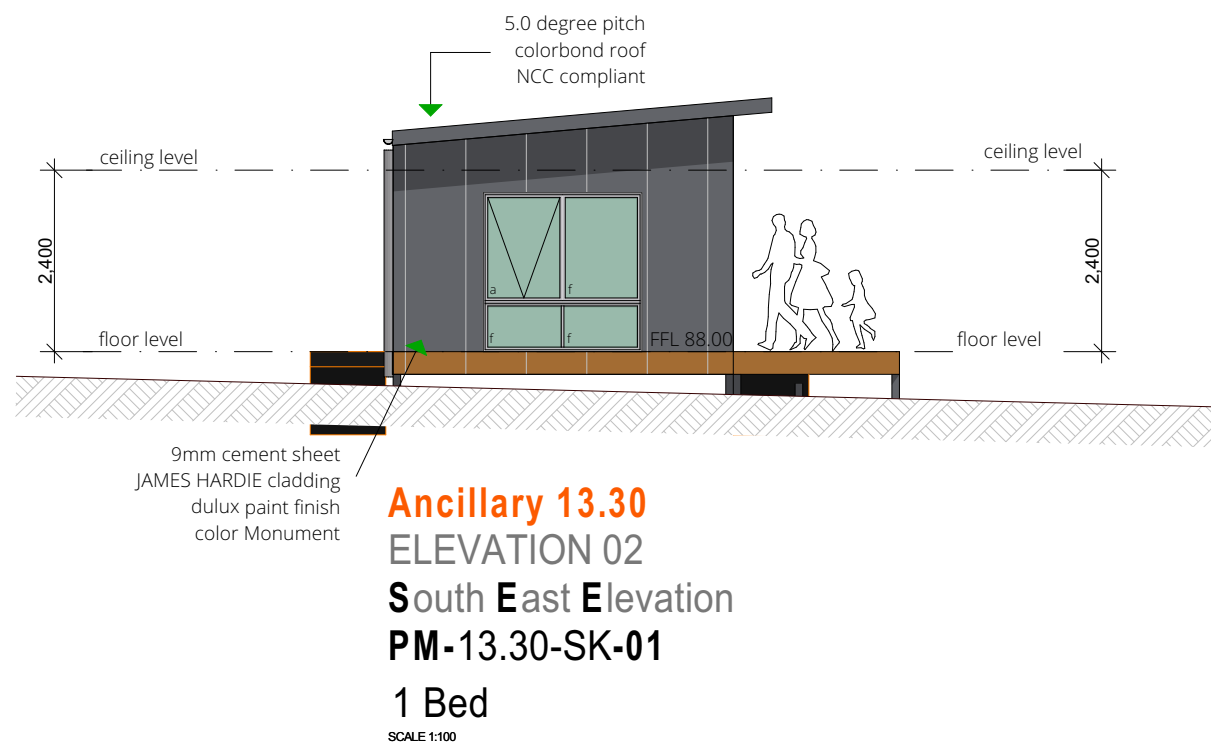
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A photograph showing a close-up of a dark, textured wall made of vertical panels. A green arrow points from the text 'Axon sheet cladding' to the wall.

Ancillary 13.30
ELEVATION 01
North East Elevation
PM-13.30-SK-01
1 Bed
SCALE 1:100



we the client authorise POD MATRIX to
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Authority to proceed:
signed:
Name: date:



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PM-13.30-SK-01 = chassis
1 Bed

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revision-date
ISSUE DRAWING A01
Ancillary 13.30

PROJECT NAME :	
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CLIENT : Carol Jones

SITE :
3193 Tasman Highway

Orielton

Date: 24/06/2025

DRAWN BY : Marcus
Releb

Elevations

PROJECT NO.	DRAWING NO.
2025-1064	1064-06

SCALE : 1:100



Artist Impression



we the client authorise POD MATRIX to proceed with a developemnt application Authority to proceed:
signed:
Name: date:

Elevations

PROJECT NO.	DRAWING NO.
2025-1064	1064-07

SCALE : 1:100



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PM-13.30-SK-01 = chassis
1 Bed

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revision-date
ISSUE DRAWING A01
Ancillary 13.30

PROJECT NAME :	
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SITE :
3193 Tasman Highway

Orielton

Date: 24/06/2025

DRAWN BY : Marcus
Beleh