

# NOTICE OF PROPOSED DEVELOPMENT

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

**SITE: Amelia Court, Sorell CT140807/23**

**PROPOSED DEVELOPMENT:**

**TWO LOT SUB-DIVISION**

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 **Monday 4<sup>th</sup> August 2025**.

Any person may make representation in relation to the proposal 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 **Monday 4<sup>th</sup> August 2025**.

**APPLICANT:** Rogerson & Birch Surveyors

**APPLICATION NO:** SA 2025 / 00005 1

**DATE:** 17 July 2025

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

Full description of Proposal:	Use: <b>RESIDENTIAL</b>
	Development: <b>SUBDIVISION - ONE LOT SUBDIVIDED INTO TWO LOTS</b>
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal: \$ <b>\$10000 - \$15000 ±</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>1 AMELIA COURT</b>
	Suburb: <b>SORELL</b> Postcode: <b>7172</b>
	Certificate of Title(s) Volume: <b>140807</b> Folio: <b>23</b>

Current Use of Site	<b>VACANT</b>
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Current Owner/s:	Name(s) <b>SORELL COUNCIL</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 type="checkbox"/> Yes: <input checked="" type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>
<p>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</p> <p><a href="https://www.sorell.tas.gov.au/services/engineering/">https://www.sorell.tas.gov.au/services/engineering/</a></p>		





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47 Cole Street  
SORELL TAS 7172  
ABN 12 690 767 695

Telephone 03 6269 0000  
Fax 03 6269 0014  
sorell.council@sorell.tas.gov.au  
www.sorell.tas.gov.au



**Sorell Council**

Development Application: 7.2025.5.1 -  
Sub-Division Application - 1 Amelia Court, Sorell  
- P1.pdf  
Plans Reference: P2  
Date Received: 01/04/2025

## GENERAL MANAGER LANDOWNER CONSENT FORM

This form is to request consent to lodge the attached development application that proposes the use of Council owned or administered land in accordance with Section 52(1B) of the Land Use Planning and Approvals Act 1993.

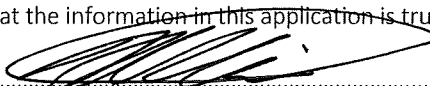
Applicant Name:	ROGERSON & BIRCH SURVEYORS
Applicant Address:	UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE 7170
Applicant Contact Details:	Phone: 62485898 Mobile: ..... Email: office@rbsurveyors.com
Location of Council owned/administered land:	No. 1 Amelia Court, Sorell

State the purpose of the use or development on the Council land
RESIDENTIAL - SUBDIVISION

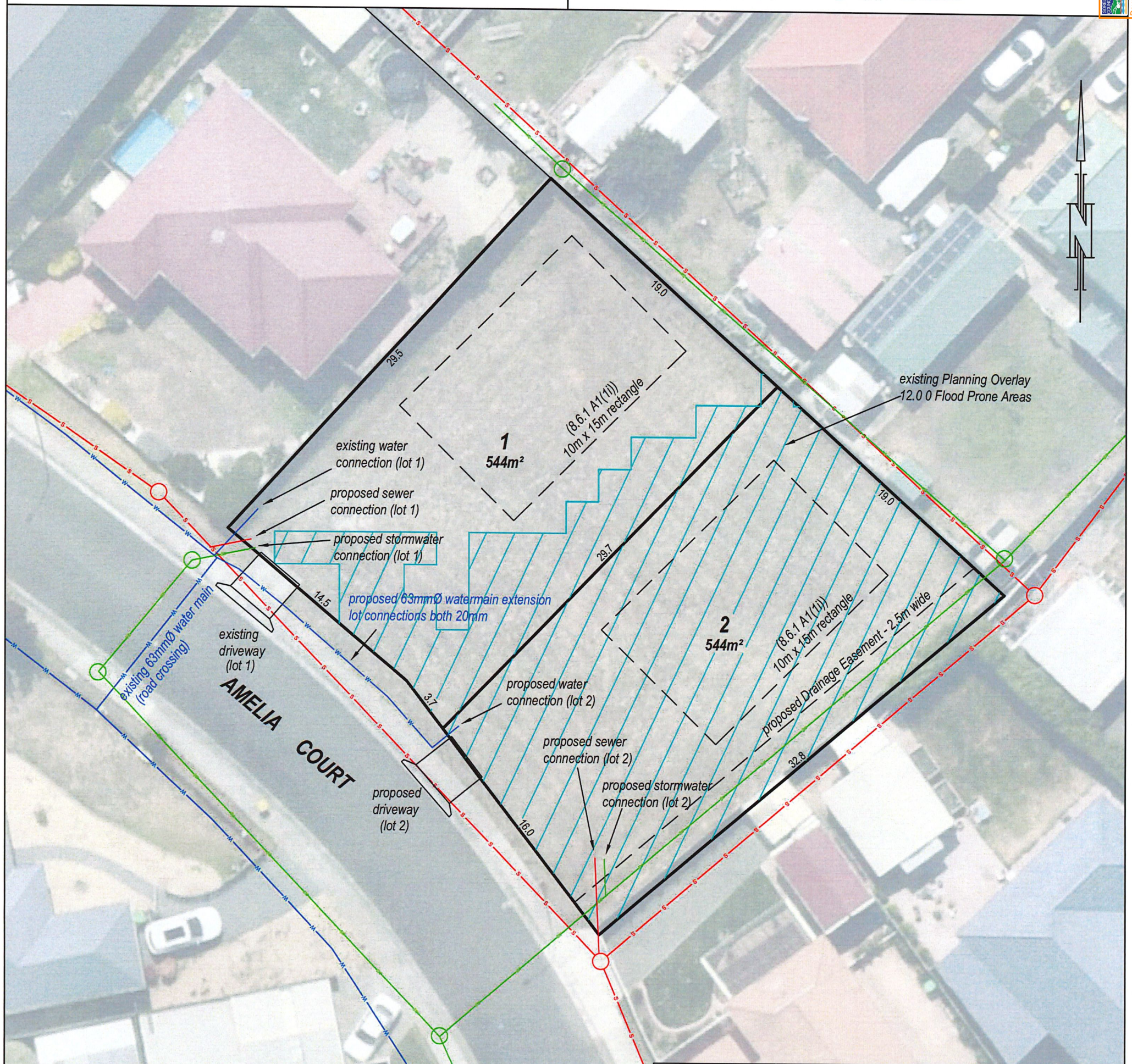
State what part of the Council land is to be used or developed
WHOLE OF TITLE

State the reason why the use or development needs to be located on Council land and cannot be contained solely within private property
COUNCIL SUBDIVIDING LAND FOR RESIDENTIAL USE. LAND NOT UTILISED OR REQUIRED FOR ANY OTHER PURPOSE.

State the alternatives (if any) have been considered to avoid the Council land

Declaration:	<p>In making this application I acknowledge that:</p> <ul style="list-style-type: none"><li>This consent request is for the lodging of the development application only and if the consent request is supported it does not imply or form any approval of the application nor approval to occupy the council owned or administered land which is the subject of the request; and</li><li>If council subsequently approves the application for permit, then the occupancy of the subject council owned or administered land may be conditional on an agreement with council being placed on the land title for the principal development pursuant to Part 5 of the Land Use Planning and Approvals Act 1993 and may be subject to a lease or annual licence and fee.</li></ul> <p>Note: This request must be signed by the owner(s) of the property upon which the principal development is or is proposed to be undertaken.</p>
Applicant's Signature:	<p>I declare that the information in this application is true and correct.</p> <p>Signature:  Date: 1-4-2025</p>





*Development Standards for Subdivision (General Residential Zone):*

### 8.6.1 - Lot Design

A1 (a) - both lots greater than 450m<sup>2</sup>

10m x 15m rectangle fits clear of site setbacks

*flooding overlay shown but is not a restriction for this subdivision site*

A2 - frontage of both lots greater than 12 metres

A3 - Vehicular access for each lot provided directly from council maintained road

A4 - n/a. No new road



E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR

**OWNER:**

*Sorell Council*

**TITLE REFERENCE:**

C.T.140807/23

**LOCATION:**

No.1 Amelia Court

**SORELL**

### ***Proposed Subdivision***

Date:

1.1.0005

**Reference:**

**SOREL148**

16024-00

Scale:

1:250 (A3)

Municipality:

SORELL