

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

209-221 ARTHUR HIGHWAY, DUNALLEY (ACCESS FROM BOOTH STREET)

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 8th September 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 8th September 2025**.

APPLICATION NO: 5.2025.155.1
DATE: 22 AUGUST 2025

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

Full description of Proposal:	Use: Storage Shed
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 15,000

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: 209 - 221 Arthur Highway
	Suburb: Dunally Postcode:
	Certificate of Title(s) Volume: 18116 Folio: 1


Current Use of Site	Storage
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Current Owner/s:	Name(s) P. Smith
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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: 5.2025.155.1 -
Development Application - 209 Arthur Highway
Dunally P1.pdf
Plans Reference: P1
Date Received: 16/06/2025

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:  Date: 13/06/25

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.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> <div data-bbox="1037 1680 1420 1836" style="border: 1px solid orange; padding: 5px; margin-top: 10px;">Sorell Council Development Application: 5.2025.155.1 - Development Application - 209 Arthur Highway Dunalley P1.pdf Plans Reference: P1 Date Received: 16/06/2025</div>	
Signature of General Manager, Minister or Delegate:	Signature: Date:

SEARCH OF TORRENS TITLE

VOLUME 18116	FOLIO 1
EDITION 2	DATE OF ISSUE 18-Dec-2013

SEARCH DATE : 13-Jun-2025

SEARCH TIME : 11.09 AM

DESCRIPTION OF LAND

Town of DUNALLEY

Lot 1 on Diagram 18116

Derivation : Part of 30 Acres Gtd. to J. Clark.

Prior CT 3969/41

SCHEDULE 1

M439060 TRANSFER to PAUL ANTHONY SMITH Registered
18-Dec-2013 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

D111692 MORTGAGE to National Australia Bank Limited

Registered 18-Dec-2013 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

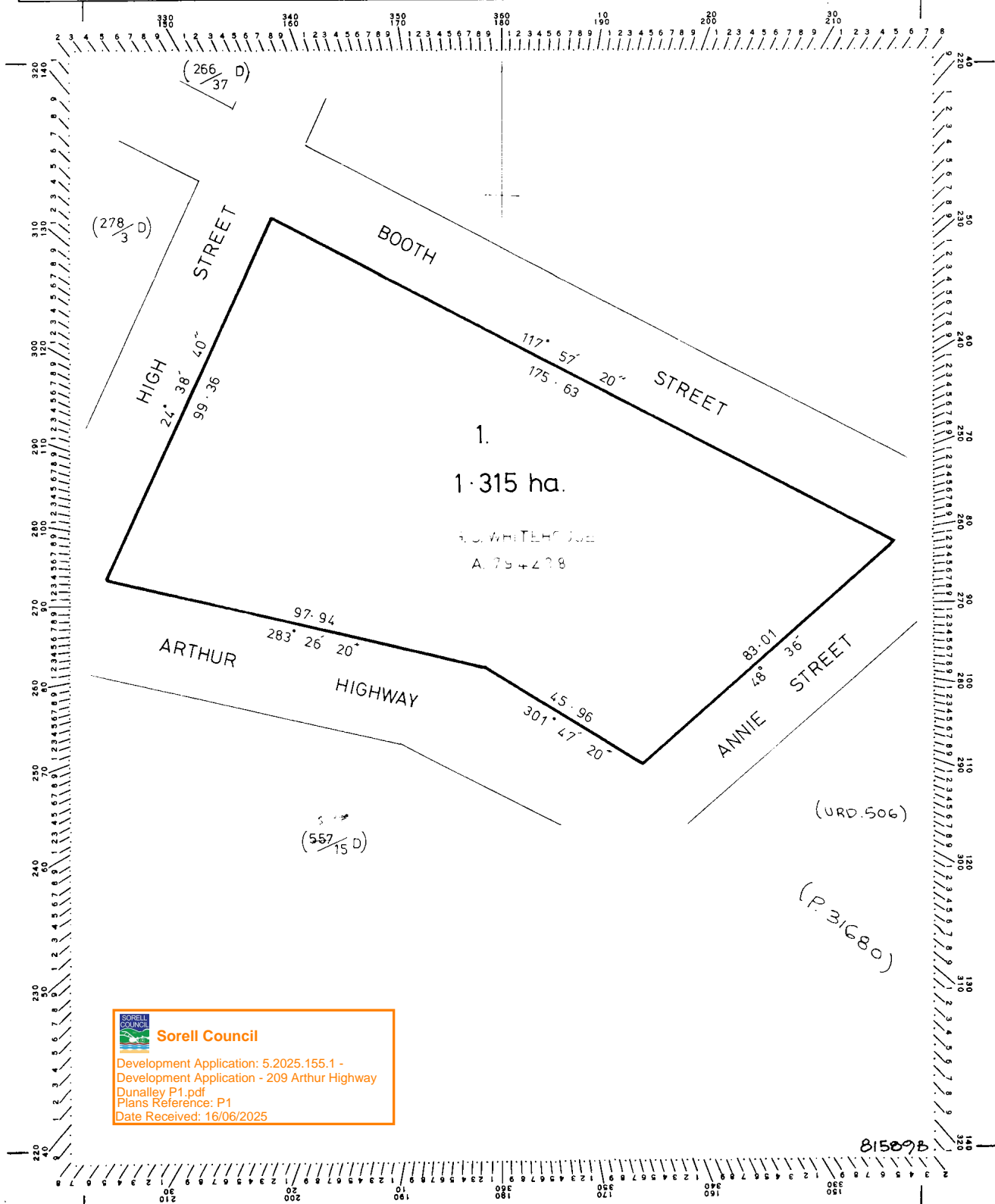
No unregistered dealings or other notations



Sorell Council

Development Application: 5.2025.155.1 -
Development Application - 209 Arthur Highway
Dunalley P1.pdf
Plans Reference: P1
Date Received: 16/06/2025

Owner: VIOLET WHITEHOUSE	PLAN OF SURVEY by Surveyor J. B. MEDBURY of land situated in the	Registered Number: D18116
Title Reference: C.T. 3263/66	TOWN OF DUNALLEY SECTION A1.	Approved - 3 JUN 1982 Effective from: <i>J. Sroule</i> Acting Deputy Recorder of titles
Grantee: Part of 30 A. OR. 2P. John Clark Pur.		SCALE 1:1,000 MEASUREMENTS IN METRES



Sorell Council
 Development Application: 5.2025.155.1 -
 Development Application - 209 Arthur Highway
 Dunalley P1.pdf
 Plans Reference: P1
 Date Received: 16/06/2025

PROPOSED CONTRACTORS STORAGE SHED

for: P. Smith
at: 209 Arthur Highway, DUNALLY

Project No. **22525**

Date: June 2025

DESIGN DEV' DRAWINGS

Drawing Schedule

DD01 Site Plan
DD02 Proposed Shed Floor Plan & Elevations
DD03 Proposed Roofed Junction

Assessment

Land Title Ref.

Folio: 1

Volume: 18116

Lot Area: 1.315ha

Existing Shed: 108.5m²

Proposed Shed: 144m²

BCA Climate Zone

7

Wind Speed

N2

Soil Classification

N/A

Energy Report

N/A

BAL Rating

N/A



Prepared by:

G.Hills & Partners ARCHITECTS

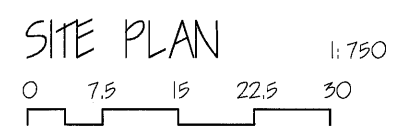
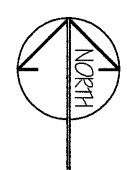
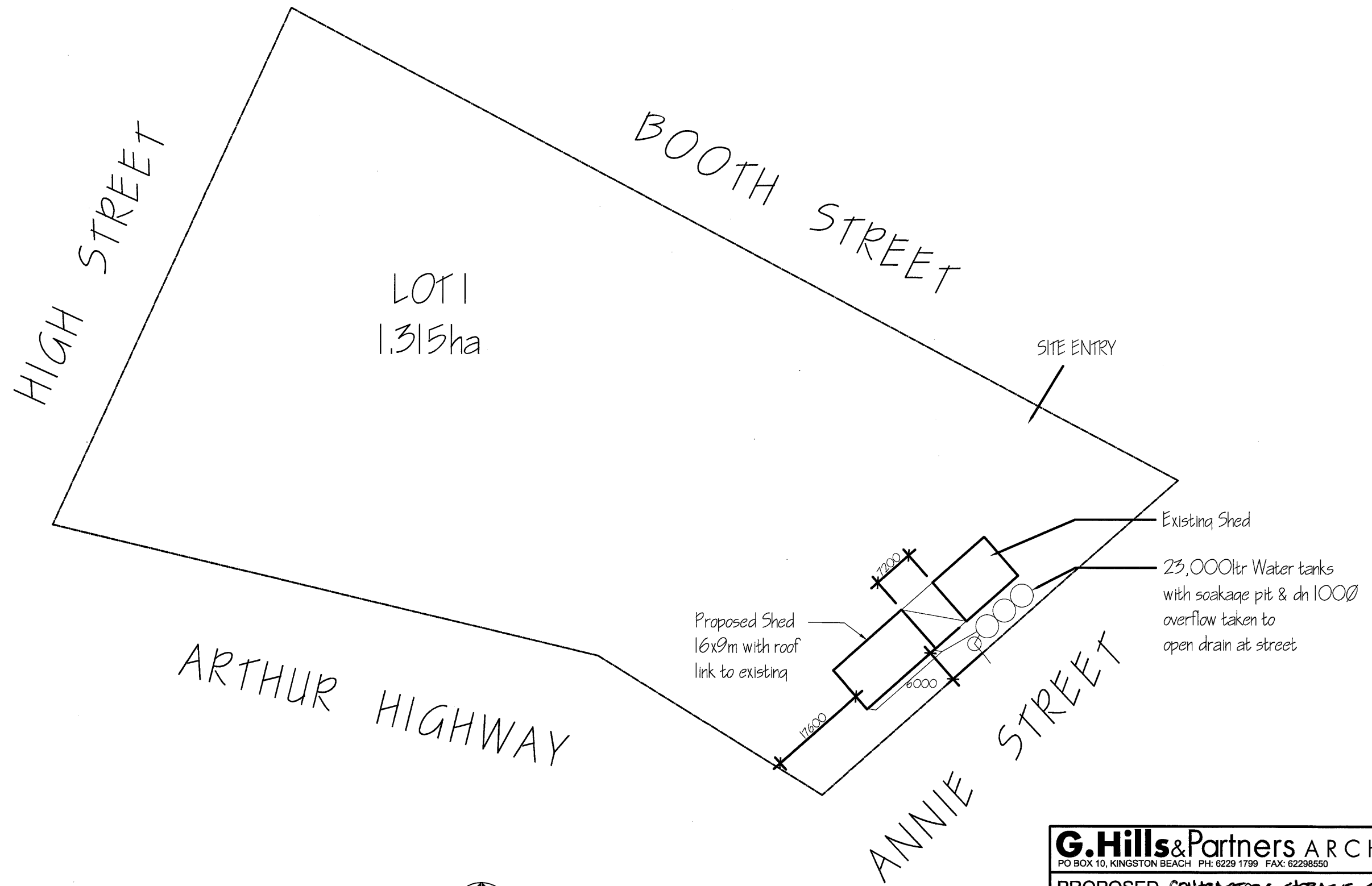



P.O. Box 910, Kingston, Tas 7051

Ph: (03) 6229 1799 Mob: 0419 883 370

Email: graham.hills@bigpond.com

Tas Building Practitioner No. CC2367B



 **Sorell Council**
Development Application: 5.2025.155.1 -
Response to Request for Information
209-221 Arthur Highway, Dunalley P3.pdf
Plan Reference: P3
Date received: 13/08/2025

G.Hills&Partners ARCHITECTS			
PO BOX 10, KINGSTON BEACH PH: 6229 1799 FAX: 6229 8550			
PROPOSED CONTRACTORS STORAGE SHED			
For : P. Smith			
At : 209 Arthur Highway, DUNALLEY			
DRAWING TITLE:			SCALE: 1:750 @ A3
SITE PLAN			DESIGNER: G. Hills
			DRAWING: G. Hills
			DATE: June 2025
PROJECT No:	DWG. No:	No. IN SET:	PRINTED: 13/06/2025
22525	DD01	02	ISSUE: A
© COPYRIGHT 2025 Accreditation No. CC2367B			

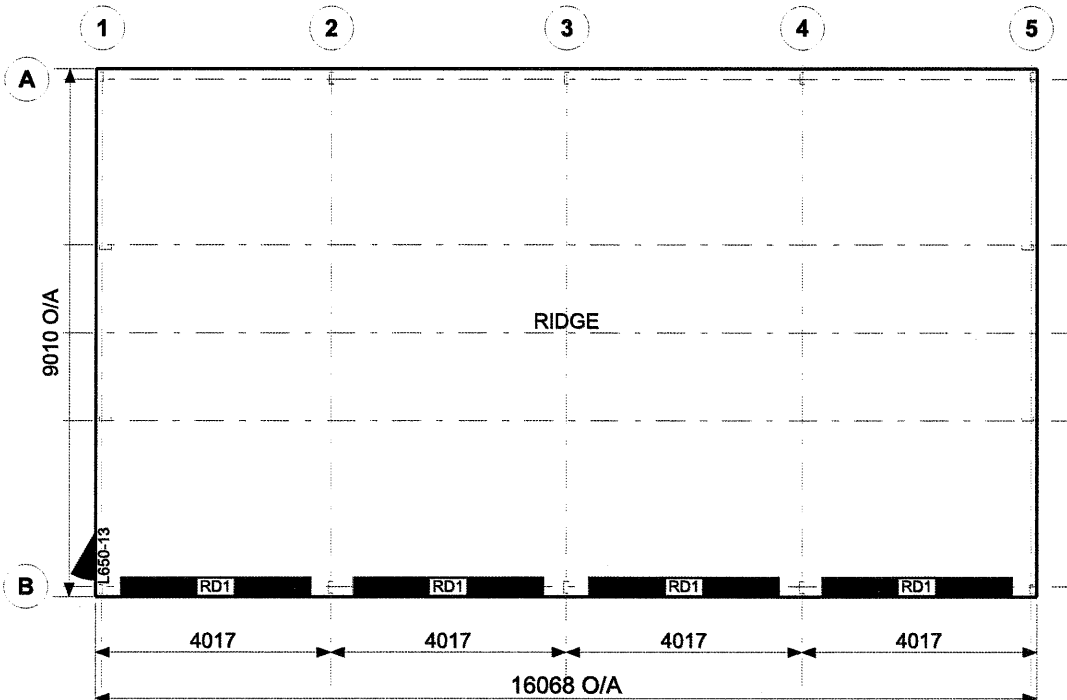
CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	TRIMDEK 0.42 BMT	CB	MO
WALLS	TRIMDEK 0.35 BMT	CB	MO
CORNERS	-	CB	MO
BARGE	-	CB	MO
GUTTER	HI-QUAD	CB	MO

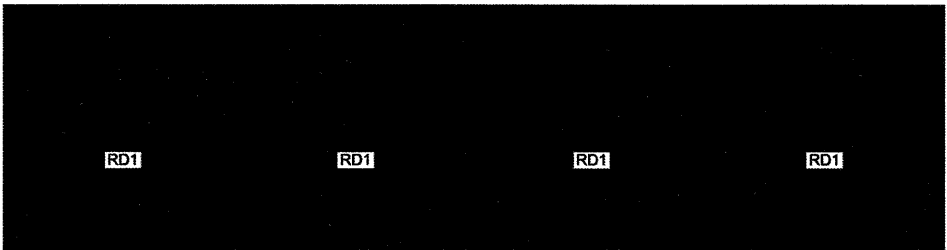
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ACCESSORY SCHEDULE & LEGEND

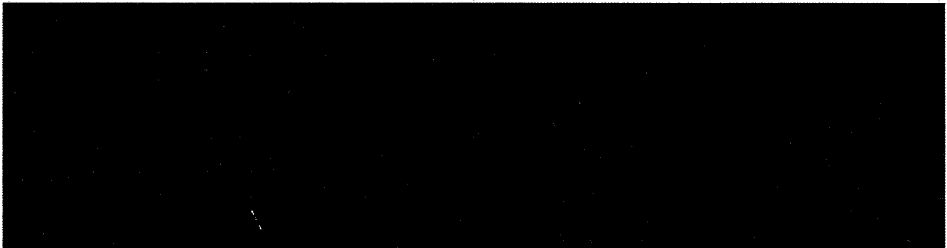
QTY	MARK	DESCRIPTION
4	RD1	Taurean, Domestic PR1ME Series A 3000 high x 3257 wide Clear Opening C/B
1	L650-13	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond



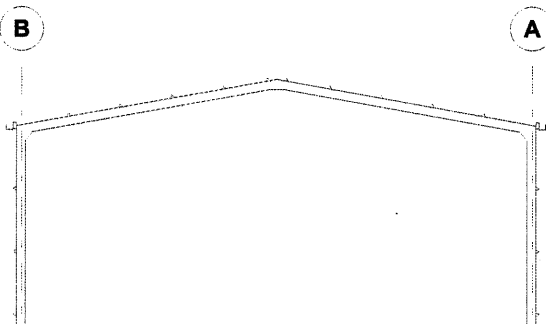
FRAME ROOF PLAN



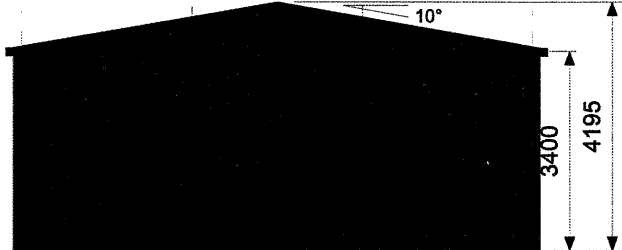
ELEVATION GRID B



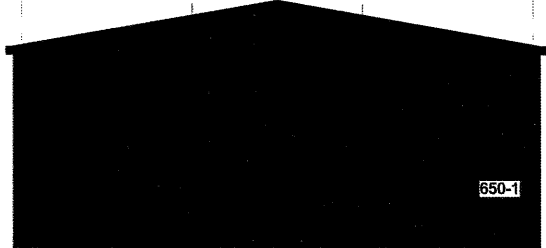
ELEVATION GRID A



SECTION GRID 2, 3, 4



ELEVATION GRID 5



ELEVATION GRID 1

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT
Paul Smith

SITE
209 Arthur Hwy
DUNALLEY TAS 7177

BUILDING
DELUXE
9010 SPAN x 3400 EAVE x 16068 LONG

TITLE
FLOOR PLAN & ELEVATION

SCALE
A3 SHEET 1:125

DRAWING NUMBER
BRWT4-7301.02

REV
A

PAGE
02

CLADDING			
ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	TRIMDEK 0.42 BMT	CB	MO
WALLS	-		
CORNERS	-		
GUTTER	HI-QUAD	CB	MO

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

SITE
209 Arthur Hwy
DUNALLEY TAS 7177

TITLE
FLOOR PLAN & ELEVATION

SCALE
A3 SHEET 1:125

DRAWING NUMBER
BRWT4-7341

REV	F
A	C

