

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

294 ARTHUR HIGHWAY, SORELL

PROPOSED DEVELOPMENT:

POOL HOUSE

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 25th August 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 25th August 2025**.

APPLICATION NO: 5.2025-182.1
DATE: 06 AUGUST 2025

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

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

Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
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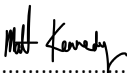
Location of proposed works:	Street address:
	Suburb: Postcode:
	Certificate of Title(s) Volume: Folio:


Current Use of Site
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Current Owner/s:	Name(s).....
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Is the Property on the Tasmanian Heritage Register?	No: <input 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 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 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 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 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/		



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:

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>	
	
Signature of General Manager, Minister or Delegate:	Signature: Date:

	DRAWING SCHEDULE
A.01	LOCATION PLAN
A.02	SITE ANALYSIS
A.03	SITE PLAN
A.04	PROPOSED FLOOR PLAN
A.05	PRELIMINARY SECTIONS
A.06	PROPOSED ROOF PLAN
A.07	PROPOSED ELEVATIONS
A.08	3D VISUALISATION 01



Sorell Council

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Arthur Highway, Sorell - P2.pdf
Plans Reference: P2
Date received: 1/08/2025



294 ARTHUR HIGHWAY
SORELL TAS 7172

POOL HOUSE
JOB NO: 2508

ARTIST IMPRESSION ONLY

SITE INFORMATION

Title Reference: 124317/1
Property ID: 5935462
Council: Sorell
Zoning: Agriculture

General Overlays:

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- Low landslip hazard band
- Medium landslip hazard band
- Airport noise exposure area
- Airport obstacle limitation area
- Waterway and coastal protection area
- Low coastal inundation hazard band
- Future coastal refugia area
- Medium coastal inundation hazard band
- High coastal inundation hazard band
- Scenic protection area
- Bushfire-prone areas

Covenants:

Soil Classification: CLASS M
Refer to Rock Solid Geotechnics Assessment

BAL: BAL-19

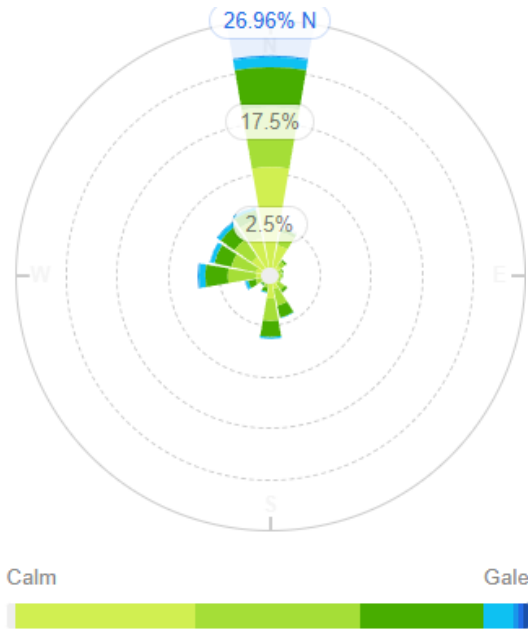
Wind Classification: N3
Design Wind Gust Speed (V_{h,u}): TBC
Topography: T2
Shielding: NS
Terrain Category: TC2
Climate zone: 7

NCC Building Class: 10a & 10b

Land Area: 141,900m²
Proposed Building Footprint: 204.49m²
Existing Dwelling: 369.02m²

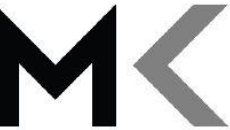
Total: 569.02m²

Plot Ratio: 0.40%



All dimensions in millimetres
unless noted otherwise.

PRINT ALL DRAWINGS IN COLOUR



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CLIENT:
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ADDRESS:
294 ARTHUR HIGHWAY SORELL TAS 7172

JOB NO:
2508

PROPOSAL
POOL HOUSE
PROJECT STAGE
DA

DATE
1/08/2025
SCALE
NTS

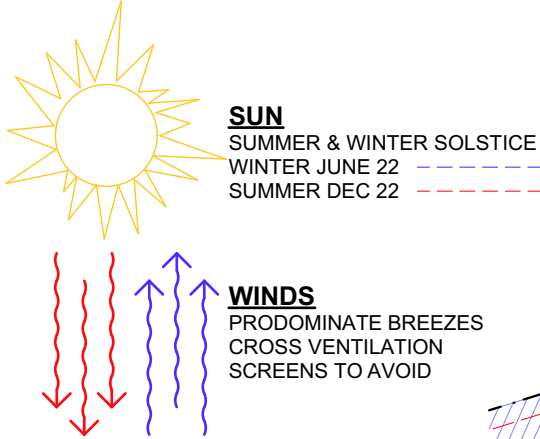


REV	AMENDMENT	DATES

A.01
LOCATION PLAN

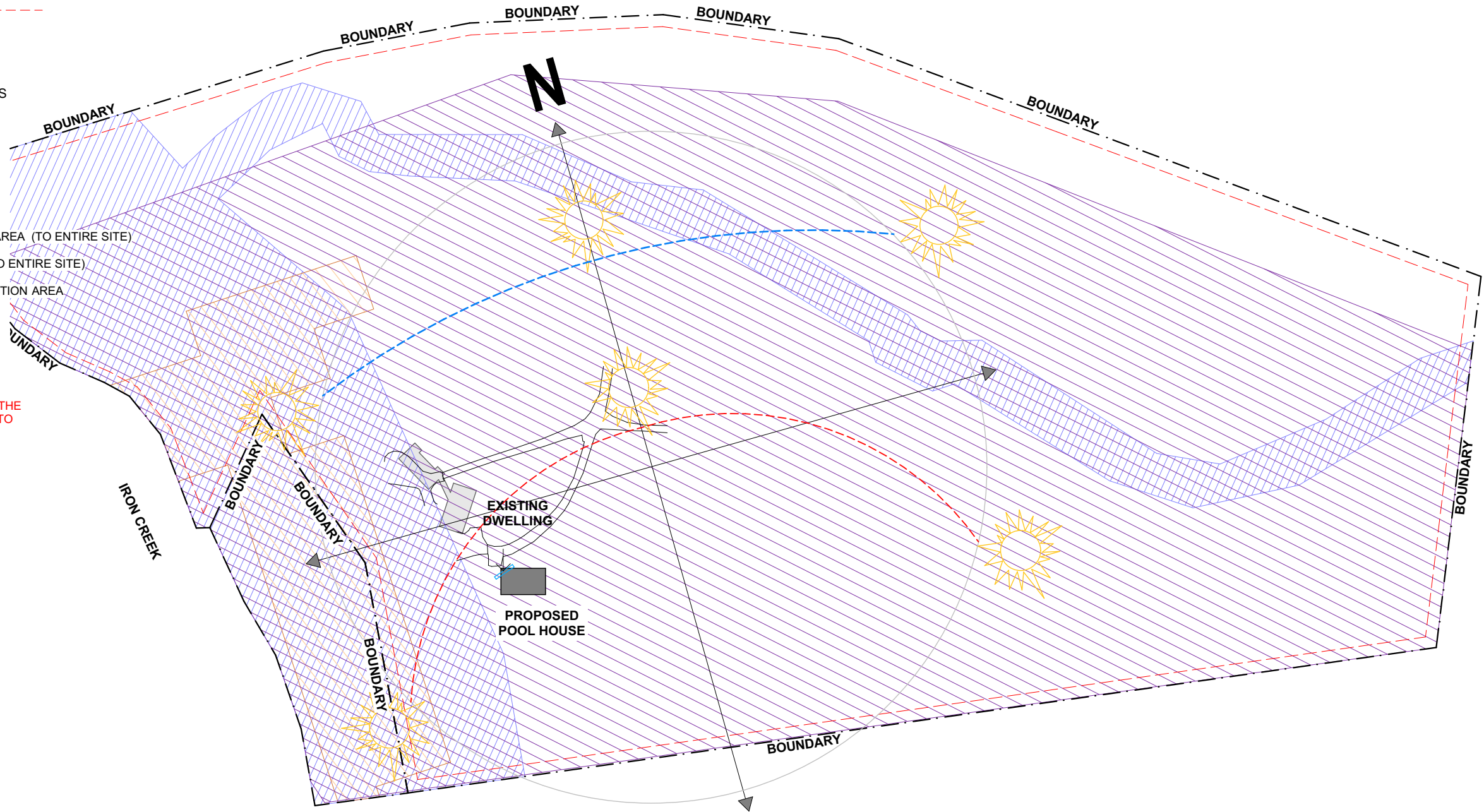
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LEGEND



- OVERLAYS:
- AIRPORT OBSTACLE LIMITATION AREA (TO ENTIRE SITE)
 - BUSHFIRE PRONE AREA CODE (TO ENTIRE SITE)
 - WATERWAYAND COSTAL PROTECTION AREA
 - SCENIC PROTECTION AREA
 - LANDSLIP HAZARD AREA

NOTE:
THE REMAINING OVERLAYS SLIGHTLY EXTEND TO THE SITE'S EASTERN BOUNDARY, RUNNING PARALLEL TO THE ADJACENT CREEK. THESE OVERLAYS DONT COVER THE PROPOSED DEVELOPMENT.



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bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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1:2000@A3



REV	AMENDMENT	DATES

A.02
SITE ANALYSIS

SITE PLAN LEGEND & NOTES

- LEGEND
- EXISTING HOUSE
 - PROPOSED
 - PROPERTY BOUNDARY
 - PROPERTY FENCE
 - SETBACK

- OVERLAYS:
- AIRPORT OBSTACLE LIMITATION AREA (TO ENTIRE SITE)
 - BUSHFIRE PRONE AREA CODE (TO ENTIRE SITE)
 - WATERWAYAND COSTAL PROTECTION AREA
 - SCENIC PROTECTION AREA
 - LANDSLIP HAZARD AREA

NOTE:
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NOTE:
REFER AMENDED ONSITE WASTEWATER SYSTEM DESIGN BY ROCK SOLID GEOTECHNICS PETER HOFTO

NOTE:
NO PROPOSED WORK OR WORK TO EXISTING DRIVEWAY.

NOTE:
PROPOSED SIZE AND LOCATION OF STORMWATER BED TO BE DETERMINED BY HYDRAULIC ENGINEER.



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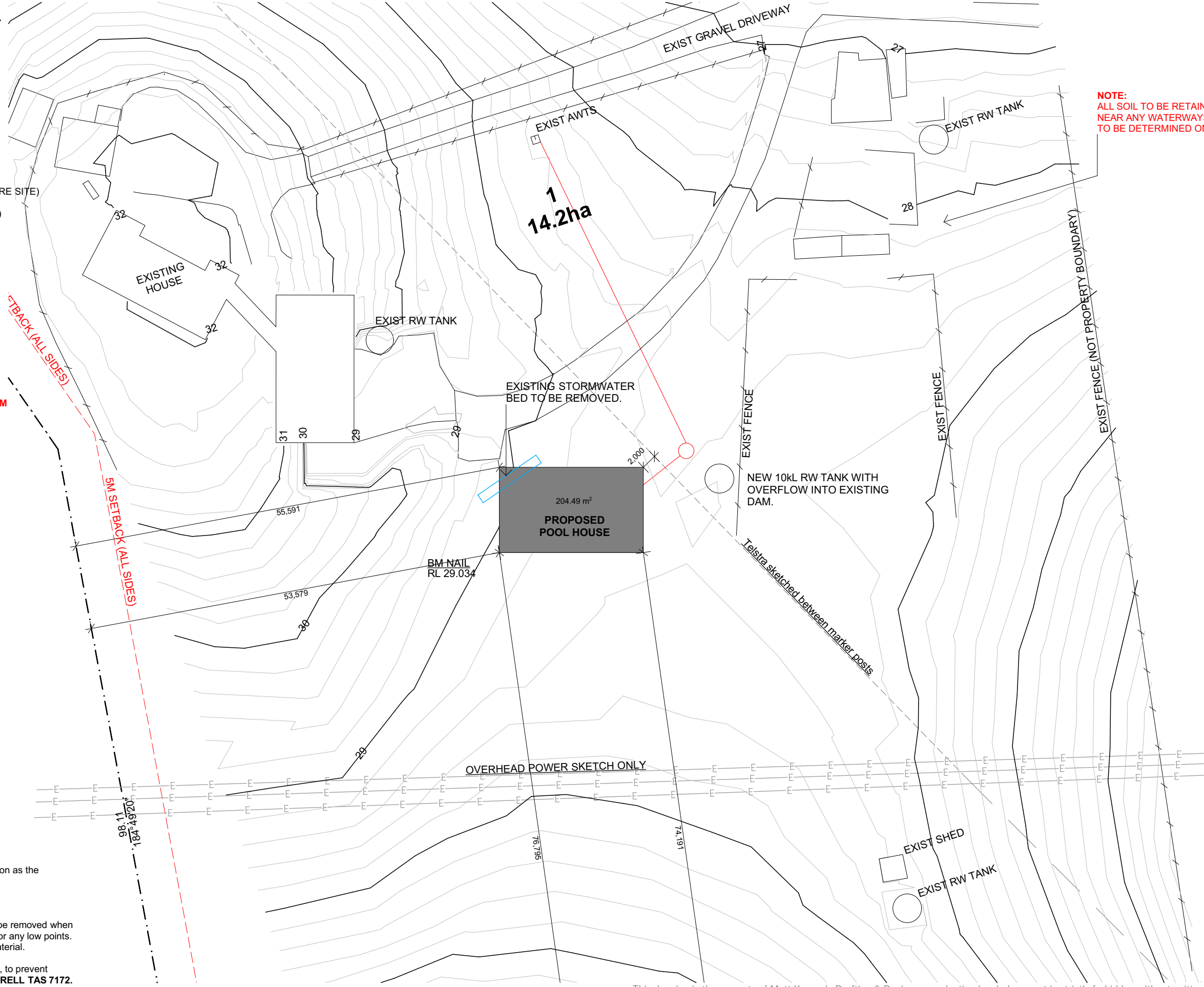
Soil & Water Management Strategies

Downpipes to be connected into onsite system as soon as the roof is installed.

Install AG drain prior to footing excavation.

Excavated material placed up-slope of AG drain. To be removed when building works are complete and used as fill on site for any low points. Install a sediment fence on the downslope side of material.

Construction vehicles to be parked on the street only, to prevent transferring debris onto 294 ARTHUR HIGHWAY SORELL TAS 7172.



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A.03
SITE PLAN

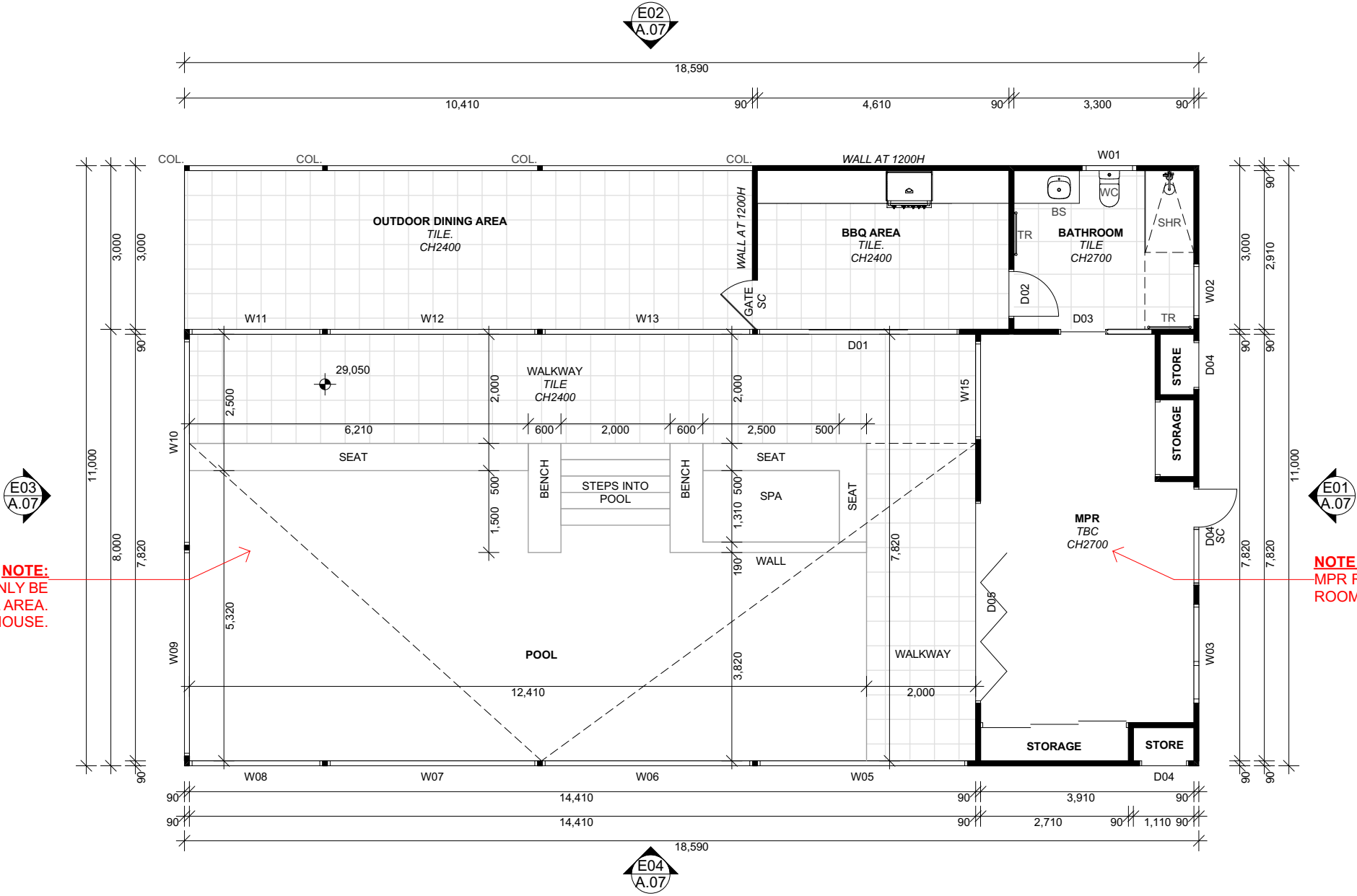
KEY

PROPOSED

LEGEND

- BS BASIN
- SHR SHOWER
- TW TOWEL RAIL
- WC WATER CLOSET
- COL. COLUMN
- SC SELF CLOSING

TILE Non slip pool tile.- To Owners selection.



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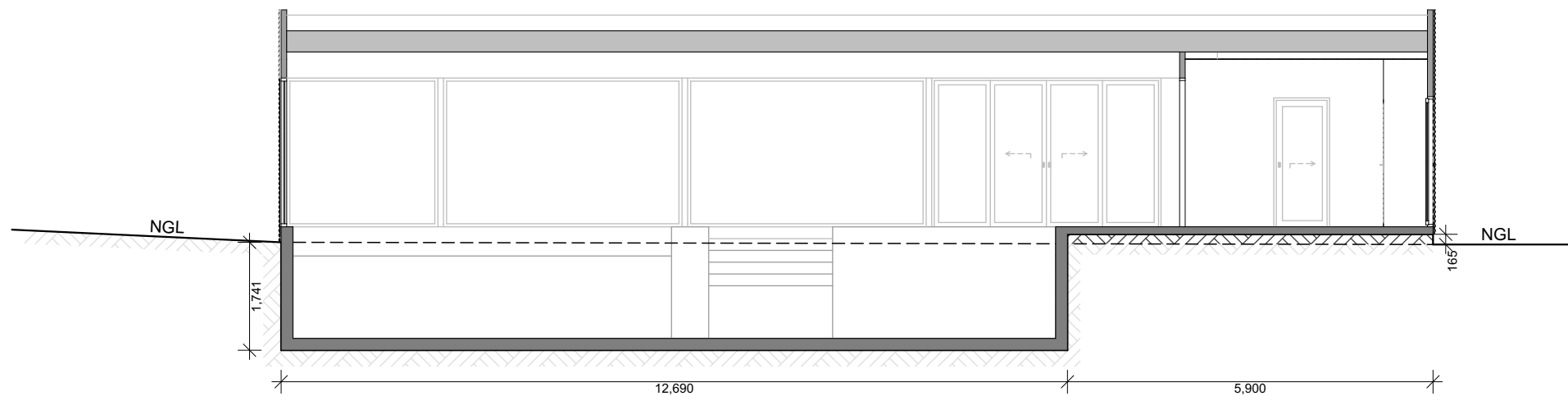
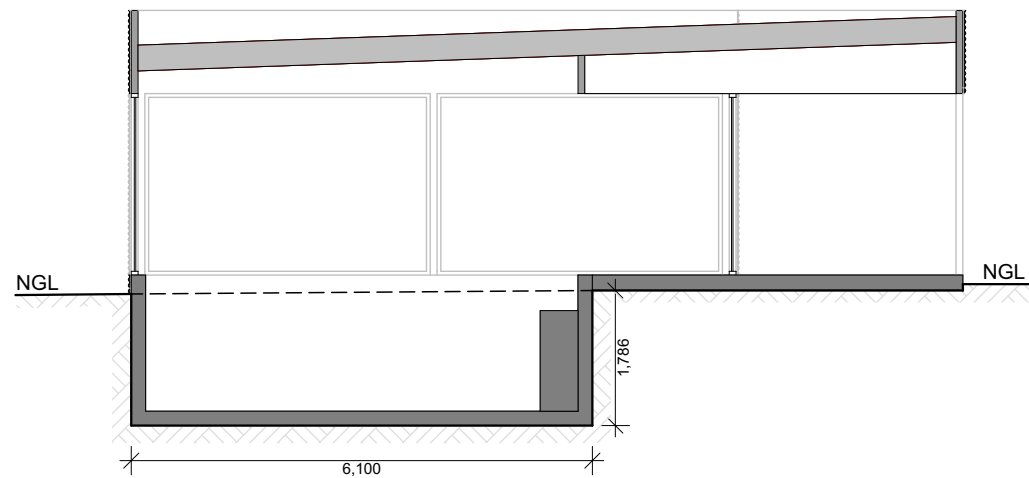
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A.04
PROPOSED FLOOR
PLAN



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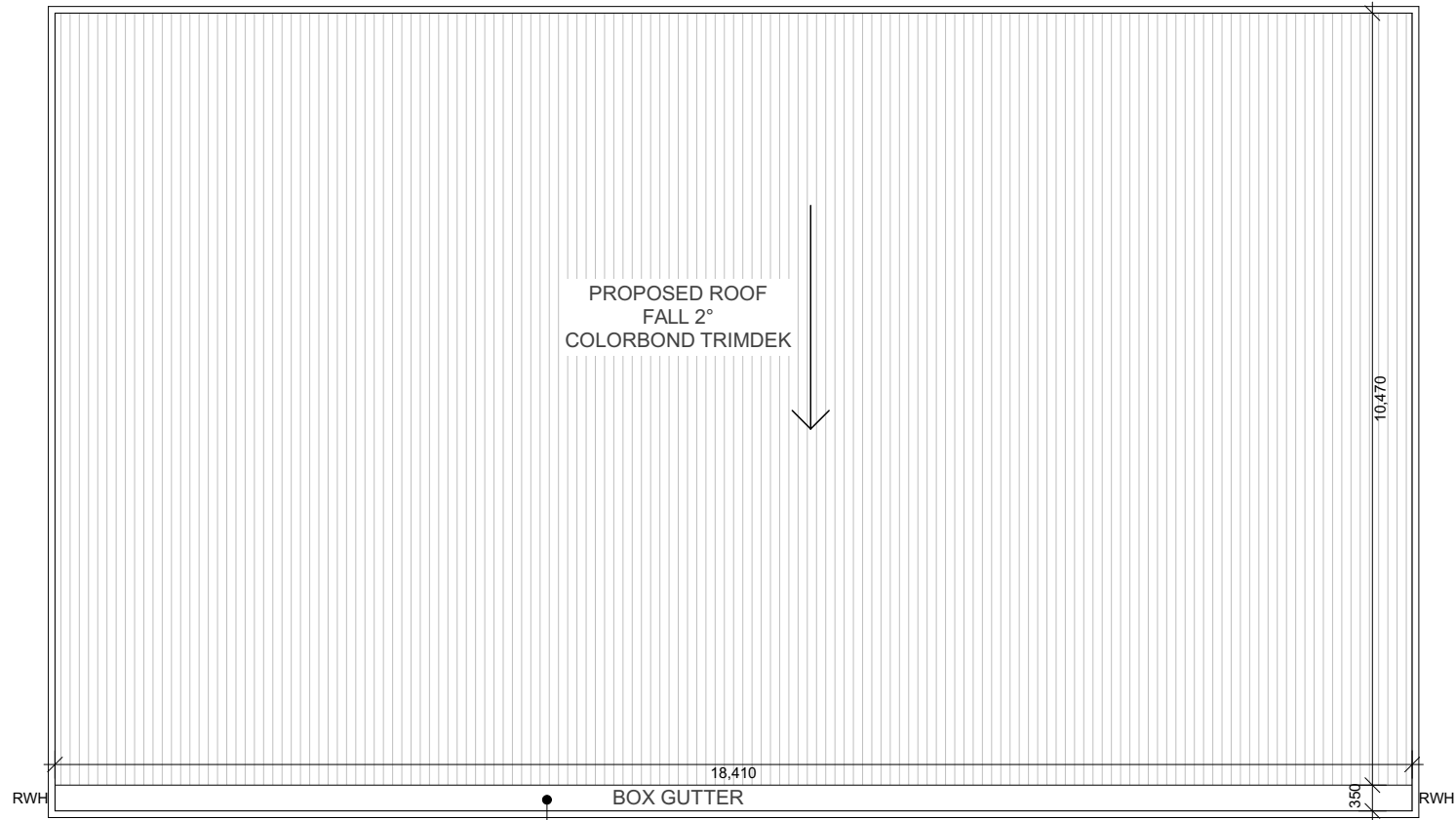
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A.05
PRELIMINARY SECTIONS



BOX GUTTER SIZE REQUIREMENTS TBC

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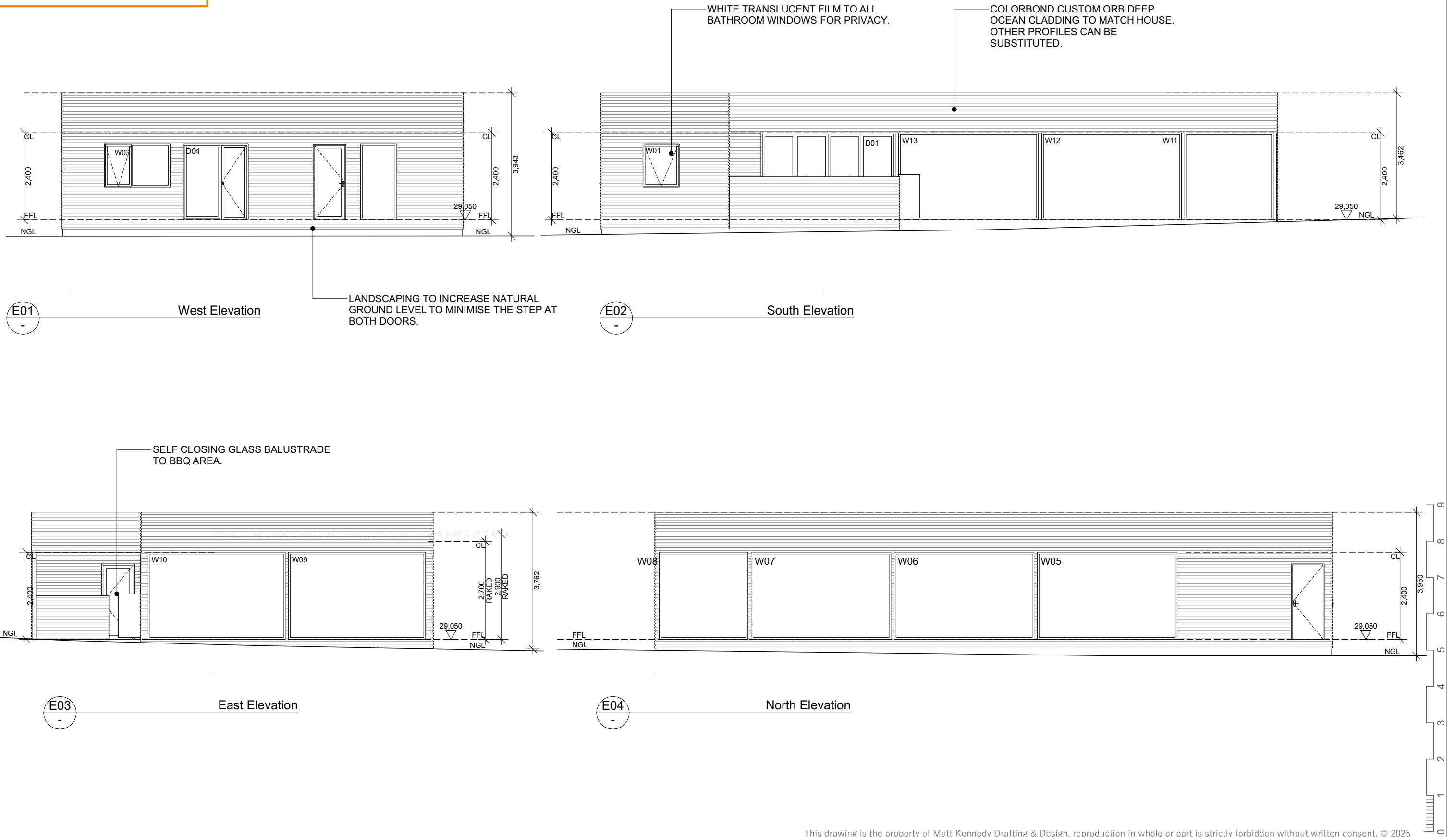
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A.06
PROPOSED ROOF PLAN





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