

# NOTICE OF PROPOSED DEVELOPMENT

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

**SITE: 2057 Arthur Highway, Copping**

**PROPOSED DEVELOPMENT:**

**THREE LOT SUBDIVISION**

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 4<sup>th</sup> February 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 **Tuesday 4<sup>th</sup> February 2025**.

**APPLICANT: Rogerson & Birch Surveyors**

**APPLICATION NO: SA 2024 / 24 - 1**

**DATE: 17 January 2025**

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

Full description of Proposal:	Use:
	Development:
	see letter attached. <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: 2057 Arthur Highway
	Suburb: Copping Postcode: 7174
	Certificate of Title(s) Volume: 186098 Folio: 1 186099 1

Current Use of Site	Vacant Land
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Current Owner/s:	Name(s): Hazelwood P/L
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Is the Property on the Tasmanian Heritage Register?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please provide written advice from Heritage Tasmania
Is the proposal to be carried out in more than one stage?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please clearly describe in plans
Have any potentially contaminating uses been undertaken on the site?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please complete the Additional Information for Non-Residential Use
Is any vegetation proposed to be removed?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please ensure plans clearly show area to be impacted
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please complete the Council or Crown land section on page 3

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/>

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

**Declarations and acknowledgements**

- 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 *Land Use Planning and Approvals Act 1993*, 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.

*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/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.
- Where the General Manager’s consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

<b>Applicant Signature:</b>	Signature: <u>Stacey</u> Date: <u>27-9-24</u>
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**Crown or General Manager Land Owner Consent**

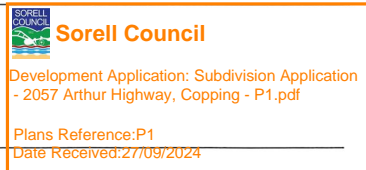
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*).

Please note:

- If General Manager consent is required, please first complete the General Manager consent application form available on our website [www.sorell.tas.gov.au](http://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.

I \_\_\_\_\_ being responsible for the administration of land at \_\_\_\_\_

declare that I have given permission for the making of this application for \_\_\_\_\_



<b>Signature of General Manager, Minister or Delegate:</b>	Signature: _____ Date: _____
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GEO-ENVIRONMENTAL  
SOLUTIONS

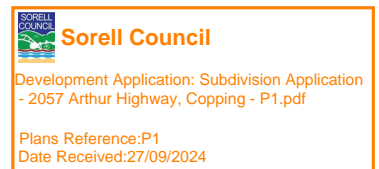
Proposed Subdivision  
2057 Arthur Highway, Copping

# Bushfire Hazard Report

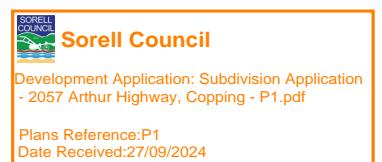


Applicant: Hazelwood Pty. Ltd.

September 2024, J10868v1



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## 1.0 Introduction

This Bushfire Hazard Report has been completed to form part of supporting documentation for a planning permit application for a proposed subdivision. The proposed subdivision occurs in a Bushfire-prone Area defined by the Tasmanian Planning Scheme – Sorell (the Scheme). This report has been prepared by Mark Van den Berg a qualified person under Part 4a of the *Fire Service Act 1979* of Geo Environmental Solutions Pty Ltd for Hazelwood Pty. Ltd.

The report considers all the relevant standards of Code C13 of the planning scheme, specifically;

- The requirements for appropriate Hazard Management Areas (HMA's) in relation to building areas;
- The requirements for public and private access;
- The provision of water supplies for firefighting purposes;
- Compliance with the planning scheme.



## 2.0 Proposal

The proposal is for the subdivision of land resulting in three lots as per the proposed plan of subdivision in appendix A. Public access to new lots will be provided by existing public roadways. The development is proposed to occur as a single stage. Balance Lot 1 carries existing residential development; Balance lot 2 is undeveloped for residential purposes and Lots 1 carries existing residential development.

## 3.0 Site Description

The subject site comprises private land on a two titles at 2057 Arthur Highway, Copping title numbers C.T.186098/1 & C.T.186099/1 (Figure 1). The subdivision area is located in the municipality of Sorell, this application is administered through the Tasmanian Planning Scheme – Sorell, which makes provision for subdivision. The proposed development falls within the Agricultural and Rural zones.

The parent titles are large (>430Ha each) and are located approximately 3 km east of Mother Browns Bonnet (Figure 1). The lots carry a mosaic of pastures and native woodlands and forests with some hardwood plantation silviculture. The lots are currently part of an ongoing agricultural enterprise. The surrounding landscape is characterized by grasslands and native vegetation which forms a landscape scale bushfire-prone vegetation unit. Surrounding lands include both grasslands and native forest and woodlands on private freehold land.

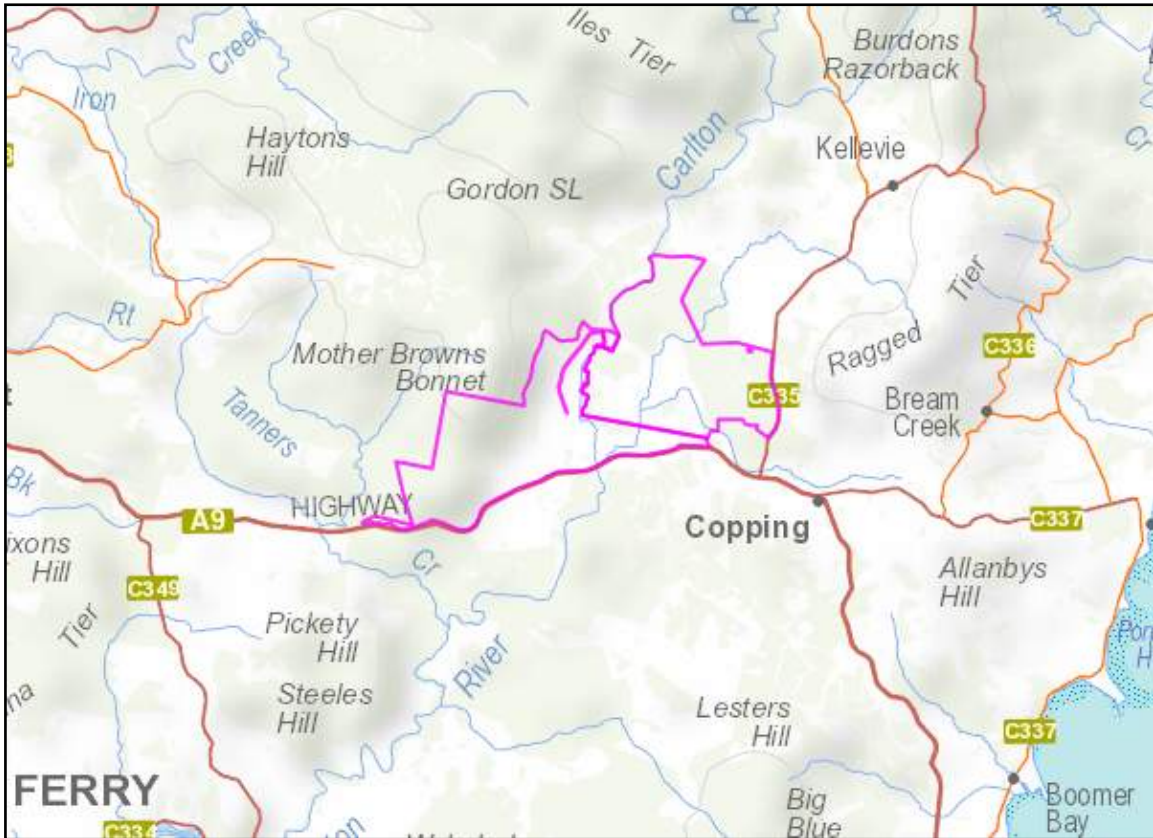


Figure 1. The site in a topographical context, pink line defines the subdivision boundary (approx.).

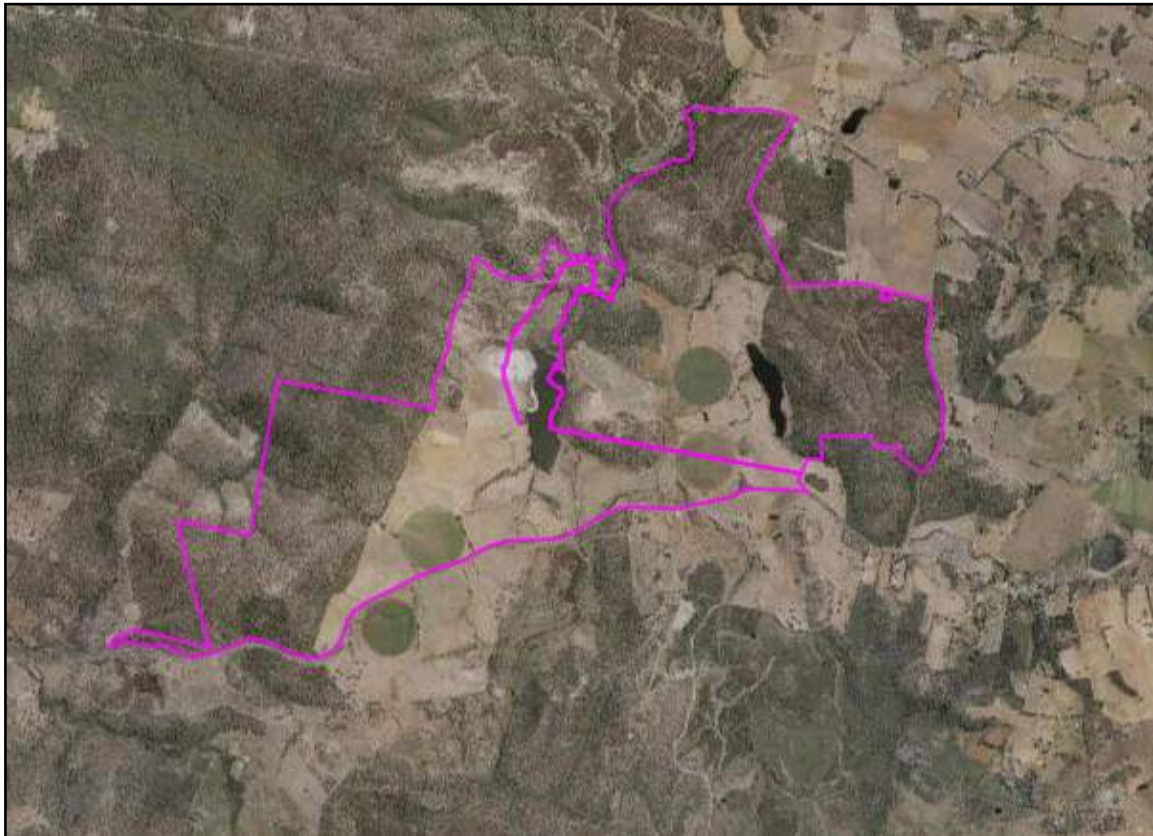


Figure 2. Aerial image of the parent lots, pink line denotes the subdivision boundary (approximate).



## 4.0 Bushfire Hazard Assessment

### 4.1 Vegetation

Balance Lots 1 and 2 carry grassland and woodland and forest vegetation while Lot 1 carries grassland vegetation only.

### 4.2 slopes

The effective slopes in relation to building areas (applicable to Balance Lot 1 and Lot 1) are gentle (0 to <5 degrees) and are unlikely to significantly influence the bushfire attack at the sites in this circumstance.

### 4.3 Assessment

The balance Lot 2 is approximately 439 Ha in extent. It will be prevented from future residential use through an agreement under section 71 of the Act, and is not considered further.

Balance Lot 1 is approximately 491 Ha in extent and contains existing residential use. The proposed subdivision does not reduce the area available/required for hazard management for the existing residential development. Existing property access is less than 30 metres in length and there is a water supply available for firefighting purposes. In this circumstance there is an insufficient increase in risk to the use or development from bushfire to warrant specific bushfire protection measures as part of this subdivision.

Lot 1 is approximately 11 Ha in extent and contains existing residential development. The existing dwelling was designed to comply with BAL-12.5 construction standards and to be provided with compliant property access and firefighting water supplies and was constructed in 2019. As a result of this subdivision, the closest lot boundary will be approximately 73 metres from the closest façade of the building. The existing hazard management area is accommodated within the new title boundaries.

## 5.0 Bushfire Prone Areas Code

s13.4 of the Bushfire-prone Areas Code provides criteria for use or development that is exempt from Code C13. The following tables address the objective of all the applicable standards of the code as they relate to this proposal.





Table 1 – Addresses the objective of the applicable Use Standards of Code C13.0 against the proposed subdivision.


C13.5 Use Standards	Comment
<p><b>C13.5.1 Vulnerable Uses</b> Objective: That vulnerable uses can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the vulnerable use and the bushfire hazard.</p>	<p>The proposed Use or development does not involve a vulnerable use. sC13.5.1 has no application in this circumstance.</p> <div style="border: 1px solid orange; padding: 5px; width: fit-content;">  <p><b>Sorell Council</b> Development Application: Subdivision Application - 2057 Arthur Highway, Copping - P1.pdf Plans Reference:P1 Date Received:27/09/2024</p> </div>
<p><b>C13.5.2 Hazardous Uses</b> Objective: That hazardous uses can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that consider the specific characteristics of both the hazardous use and the bushfire hazard.</p>	<p>The proposed Use or development does not involve a Hazardous Use. sC13.5.2 has no application in this circumstance.</p>

Table 2 – Addresses the objective of the applicable Development Standards of Code C13.0 against the proposed subdivision.

C1.6 Development Standards for Subdivisions	Comment
<p><b>C13.6.1 Provision of hazard management areas</b> Objective: That subdivision provides for hazard management areas that: (a) facilitate an integrated approach between subdivision and subsequent building on a lot; (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and (c) provide protection for lots at any stage of a staged subdivision.</p>	<p>Balance Lot 2 will be prevented from residential development through an agreement under section 71 of LUPA, no requirement for hazard management areas. Balance Lot 1 has existing residential development; subdivision does not reduce the area available for hazard management. Lot 1 has existing residential development, new lot able to accommodate all provisions of the existing bushfire hazard management plan prepared for that residential development. The proposal is planned to occur as a single stage, no requirements for staged development.</p>
<p><b>C13.6.2 Public and firefighting access</b> Objective: That access roads to, and the layout of roads, tracks and trails, in a subdivision: (a) allow safe access and egress for residents, fire fighters and emergency service personnel; (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack, and for hazard management works to be undertaken; (c) are designed and constructed to allow for fire appliances to be manoeuvred; (d) provide access to water supplies</p>	<p>Balance Lot 2 will be prevented from residential development through an agreement under section 71 of LUPA. The proposal does not involve or require the construction of new public roadways or fire trails. There is existing property access for both Balance Lot 1 and Lot 1, in the case of Balance Lot 1 it is less than 30 metres in length there are no minimum property access requirements. In the case of Lot 1 there is existing property access that was specified to achieve compliance with property access standards, the existing access achieves the objectives a), b), c) and d) objective e) is not applicable to property access.</p>

C1.6 Development Standards for Subdivisions	Comment
for fire appliances; and (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.	
C13.6.3 Provision of water supply for firefighting purposes Objective: That an adequate, accessible and reliable water supply for the purposes of firefighting can be demonstrated at the subdivision stage to allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.	Balance Lot 2 will prevented from residential development thorough an agreement under section 71 of LUPA. Existing water supplies which can be used for firefighting are available to Balance Lot 1 and Lot 1. The Objective is achieved in that the existing water supplies will allow for the protection of life and property associated with existing residential use in a bushfire-prone area.

As an accredited Bushfire Hazard Practitioner (BFP-108) I have determined that, having considered the objective of all the relevant standards for use and development in Code C13, that there is an insufficient increase in risk to the use or development from bushfire to warrant any further specific bushfire protection measures as part of this subdivision.

## 6.0 Compliance

### 6.1 Planning Compliance

Table 2 summarises the compliance requirements for subdivisions in bushfire prone areas.

A planning certificate has been issued for the proposal.

Table 2. Compliance with Code C13 of the Tasmanian Planning Scheme – Southern Midlands.

Clause	Compliance
C13.4 Use or development exempt from this code	The proposed use and development is exempt from the requirements of Code C13.
C13.5 1 Vulnerable Uses	Not applicable.
C13.5.2 Hazardous Uses	Not applicable
C13.6.1 Subdivision: Provision of hazard management areas	Not applicable
C13.6.2 Subdivision: Public and firefighting access	Not applicable
C13.6.3 Subdivision: Provision of water supply for firefighting purposes	Not applicable

### 6.2 Building Compliance (for future development)

Future residential development may not require assessment for bushfire management requirements at the planning application stage. Subsequent building applications will require demonstrated compliance with the Directors Determination. This report can not be relied



upon for building compliance purposes. If building work in proposed a new bushfire hazard report will be required to satisfy building application requirements.

## 7.0 Summary

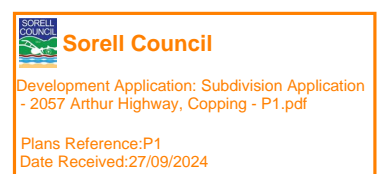
The proposal is for a subdivision of land resulting in three lots. Balance Lot 2 will be prevented from future residential use through an appropriate instrument registered on the title. Balance Lot 1 has existing residential development; existing bushfire protection measures are not negatively impacted by this proposal. Lot 1 has existing compliant residential development, which is also unaffected by this proposal. In this context the proposal is exempt from the requirements of Code C13. Future building work on any lot will require a proposal specific bushfire hazard report for building compliance purposes.

## 8.0 Limitations Statement

This Bushfire Hazard Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the applicant. To the best of GES's knowledge, the information presented herein represents the Client's requirements at the time of printing of the report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that described in this report. In preparing this report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible bushfire hazard condition and does not provide a guarantee that no loss of property or life will occur as a result of bushfire. As stated in AS3959-2018 "It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions". In addition, no responsibility is taken for any loss which is a result of actions contrary to AS3959-2018 or the Tasmanian Planning Commission Bushfire code.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required. No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third party



## 9.0 References

*Building Amendment (Bushfire-Prone Areas) Regulations 2014*

*Building Regulations 2016.*

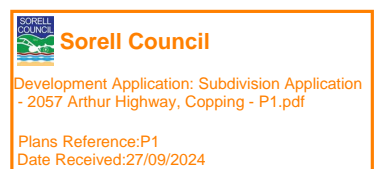
*Directors Determination – Bushfire Hazard Areas, version 1.2, 16<sup>th</sup> July 2024.*

Standards Australia 2018, *Construction of buildings in bushfire prone areas*, Standards Australia, Sydney.

Tasmanian Planning Scheme – State Planning Provisions Code C13, Bushfire-prone Areas Code.

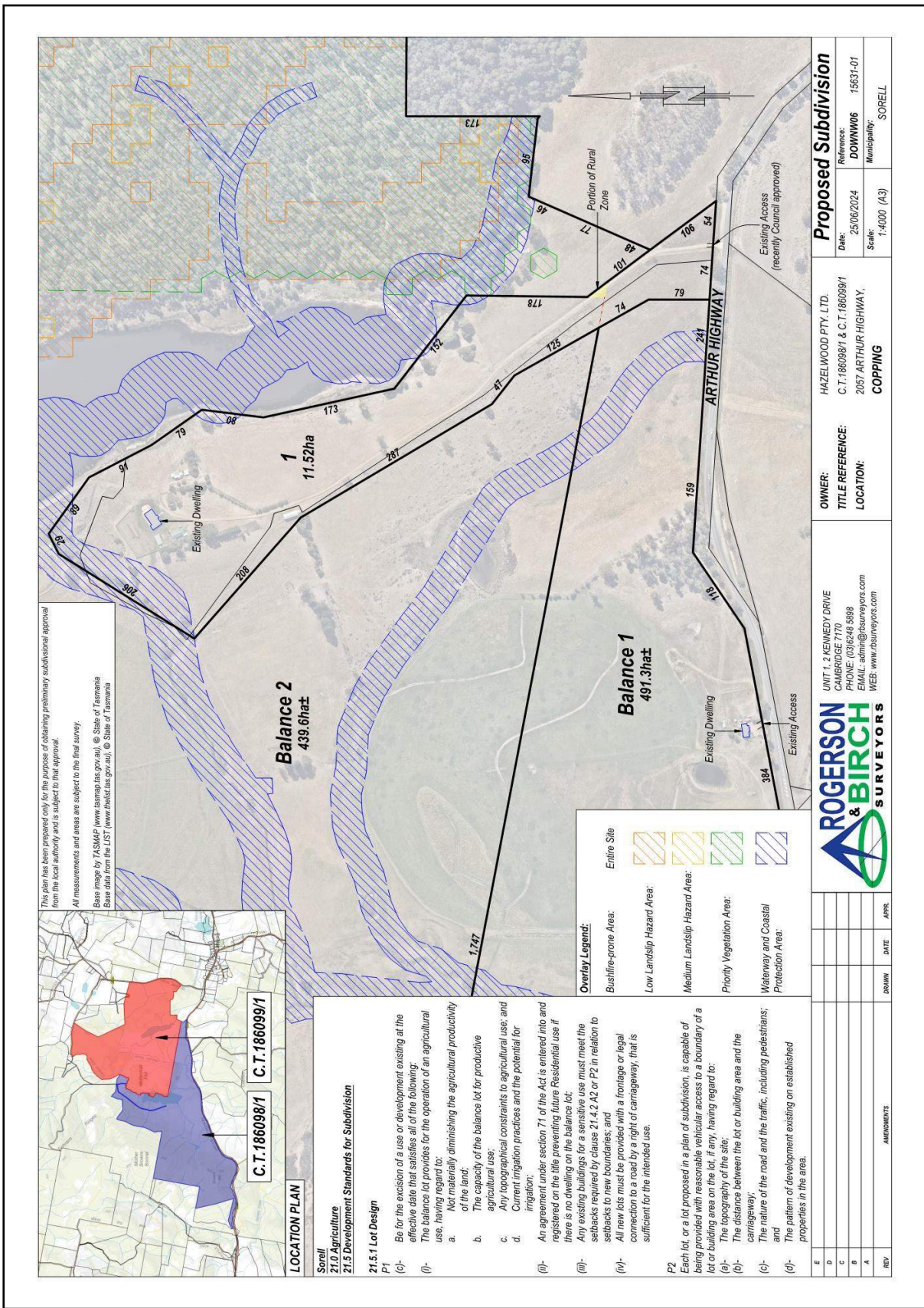
The Bushfire Planning Group 2005, *Guidelines for development in bushfire prone areas of Tasmania – Living with fire in Tasmania*, Tasmania Fire Service, Hobart.

Tasmanian Planning Scheme - Sorell.

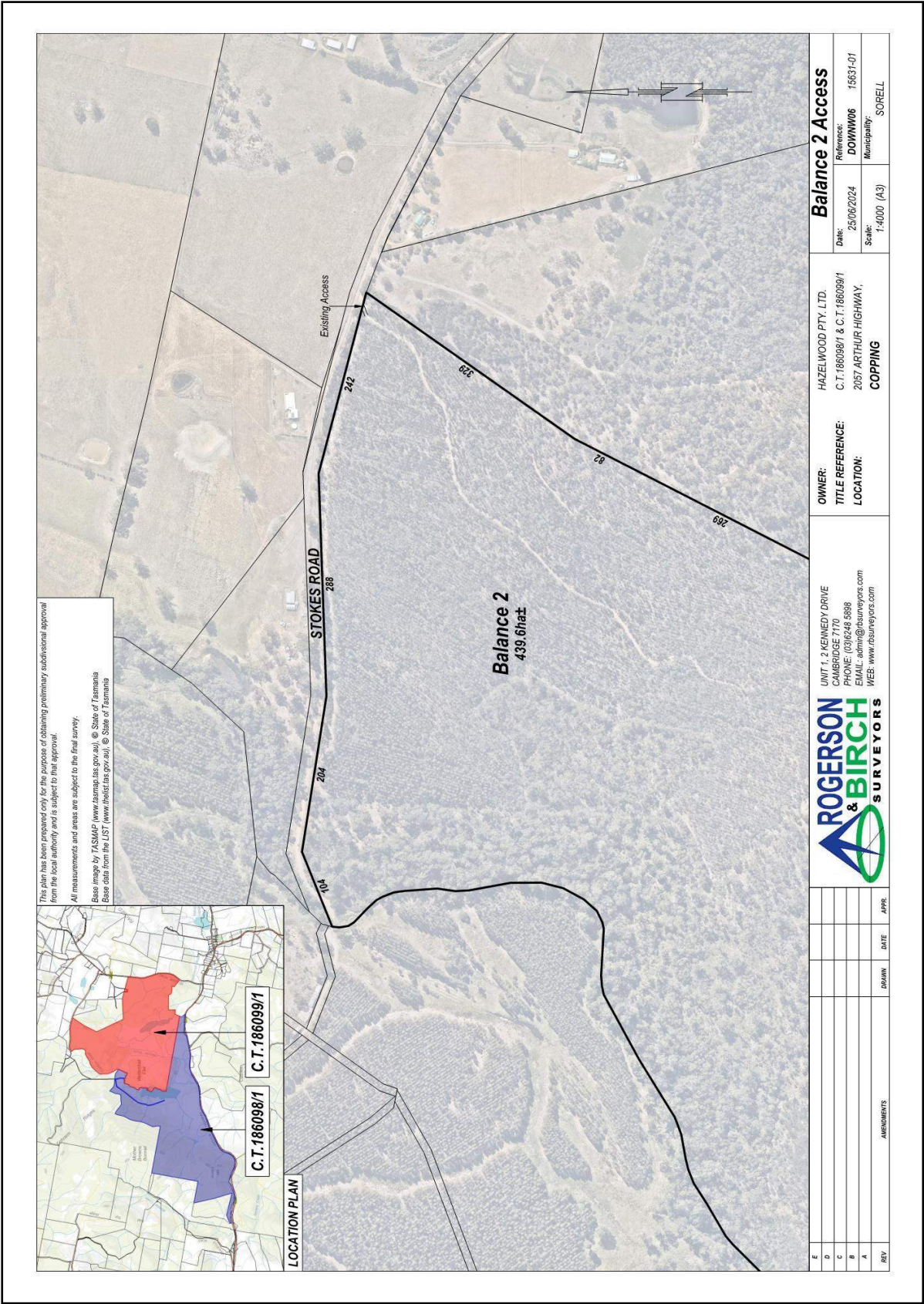




# Appendix A - Site Plan

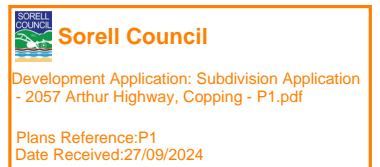






# Appendix D

## Planning Certificate



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## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

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#### 1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

2057 Arthur Highway, Copping

Certificate of Title / PID:

C.T.186098/1 & C.T.186099/1

#### 2. Proposed Use or Development

Description of proposed Use and Development:

Division of land resulting 3 lots.

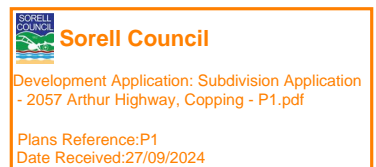
Applicable Planning Scheme:

Tasmanian Planning Scheme – Sorell

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision	Rogerson & Birch	25/06/2024	15631-01
Bushfire Hazard Report 2057 Arthur Highway Copping. September 2024. J10868v1.	Geo-Environmental Solutions – Mark van den Berg	September 2024	1



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<sup>1</sup> This document is the approved form of certification for this purpose and must not be altered from its original form.



#### 4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<input checked="" type="checkbox"/> <b>E1.4 / C13.4 – Use or development exempt from this Code</b>	
Compliance test	Compliance Requirement
<input checked="" type="checkbox"/> E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/> <b>E1.5.1 / C13.5.1 – Vulnerable Uses</b>	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.5.1 P1 / C13.5.1 P1	<b>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</b>
<input type="checkbox"/> E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/> E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/> <b>E1.5.2 / C13.5.2 – Hazardous Uses</b>	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.5.2 P1 / C13.5.2 P1	<b>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</b>
<input type="checkbox"/> E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/> E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input type="checkbox"/> <b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.6.1 P1 / C13.6.1 P1	<b>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</b>
<input type="checkbox"/> E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input type="checkbox"/> E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
<input type="checkbox"/> E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input type="checkbox"/>	<b>E1.6.2 / C13.6.2 Subdivision: Public and firefighting access</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input type="checkbox"/>	<b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for firefighting purposes</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective



## 5. Bushfire Hazard Practitioner

Name:

Mark Van den Berg

Phone No:

03 62231839

Postal Address:

29 Kirksway Place, Battery Point, Tas. 7005

Email Address:

mvandenberg@gesolutions.net.au

Accreditation No:

BFP – 108

Scope:


1, 2, 3A, 3B & 3C

## 6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:  
certifier



Name:

Mark van den Berg

Date:

09/09/2024

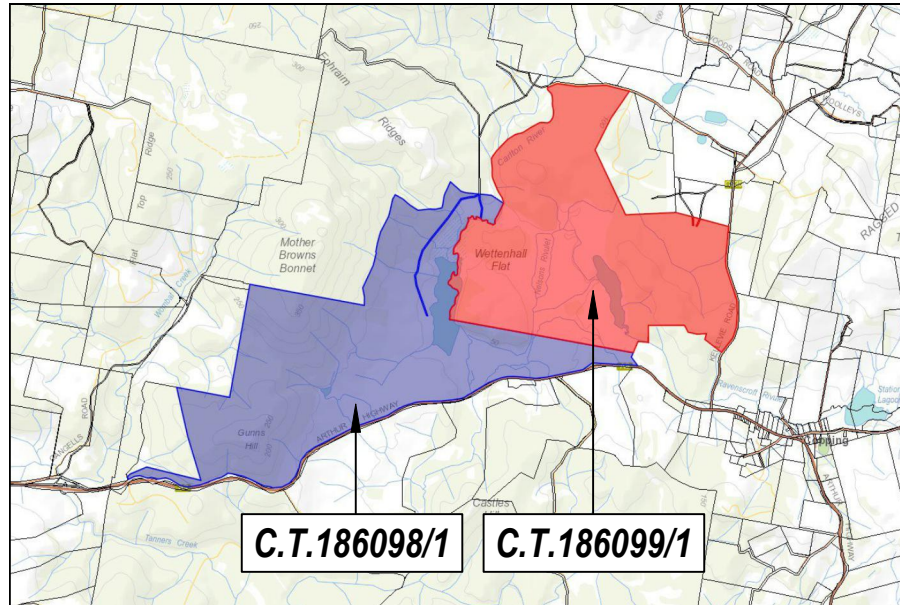
Certificate  
Number:

J10868v1

(for Practitioner Use only)







C.T.186098/1 C.T.186099/1

**LOCATION PLAN**

This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.  
 All measurements and areas are subject to the final survey.  
 Base image by TASMAR (www.tasmap.tas.gov.au), © State of Tasmania  
 Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

**Sorell**  
**21.0 Agriculture**  
**21.5 Development Standards for Subdivision**

**21.5.1 Lot Design**

- P1
- (c)- Be for the excision of a use or development existing at the effective date that satisfies all of the following:
  - (i)- The balance lot provides for the operation of an agricultural use, having regard to:
    - a. Not materially diminishing the agricultural productivity of the land;
    - b. The capacity of the balance lot for productive agricultural use;
    - c. Any topographical constraints to agricultural use; and
    - d. Current irrigation practices and the potential for irrigation;
  - (ii)- An agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot;
  - (iii)- Any existing buildings for a sensitive use must meet the setbacks required by clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and
  - (iv)- All new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.

- P2
- Each lot, or a lot proposed in a plan of subdivision, is capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:
- (a)- The topography of the site;
  - (b)- The distance between the lot or building area and the carriageway;
  - (c)- The nature of the road and the traffic, including pedestrians; and
  - (d)- The pattern of development existing on established properties in the area.

Sorell Council  
 Development Application: 7.2024.24.1 -  
 Response to Request for Information - 2057  
 Arthur Highway, Copping - P2.pdf  
 Plans Reference: P2  
 Date received: 11/12/2024

**Overlay Legend:**

- Bushfire-prone Area: Entire Site
- Low Landslip Hazard Area:
- Medium Landslip Hazard Area:
- Priority Vegetation Area:
- Waterway and Coastal Protection Area:

E				
D				
C				
B				
A	Added outbuildings and setbacks	DM	1/11/24	DM
REV	AMENDMENTS	DRAWN	DATE	APPR.

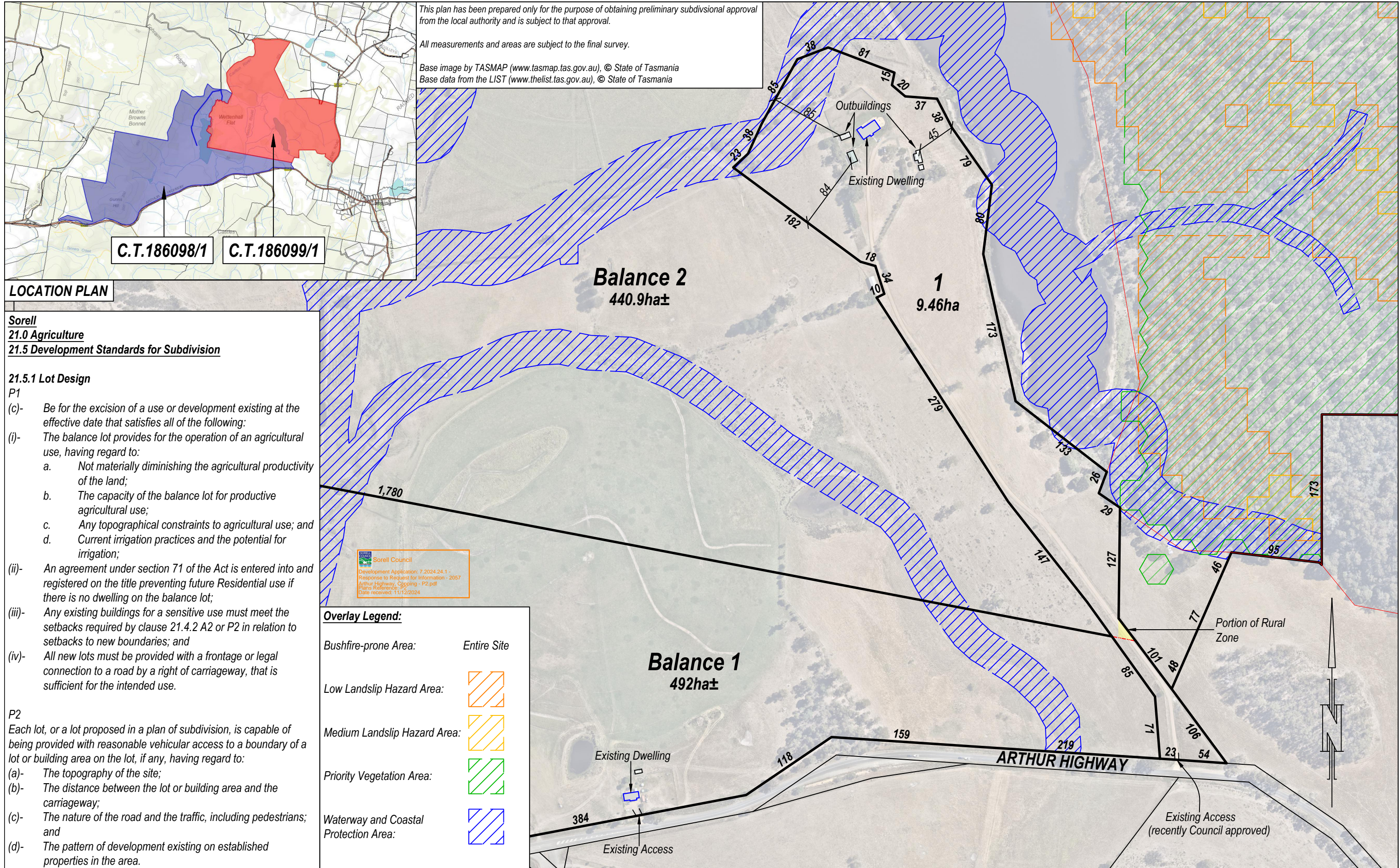


UNIT 1, 2 KENNEDY DRIVE  
 CAMBRIDGE 7170  
 PHONE: (03)6248 5898  
 EMAIL: admin@rbsurveyors.com  
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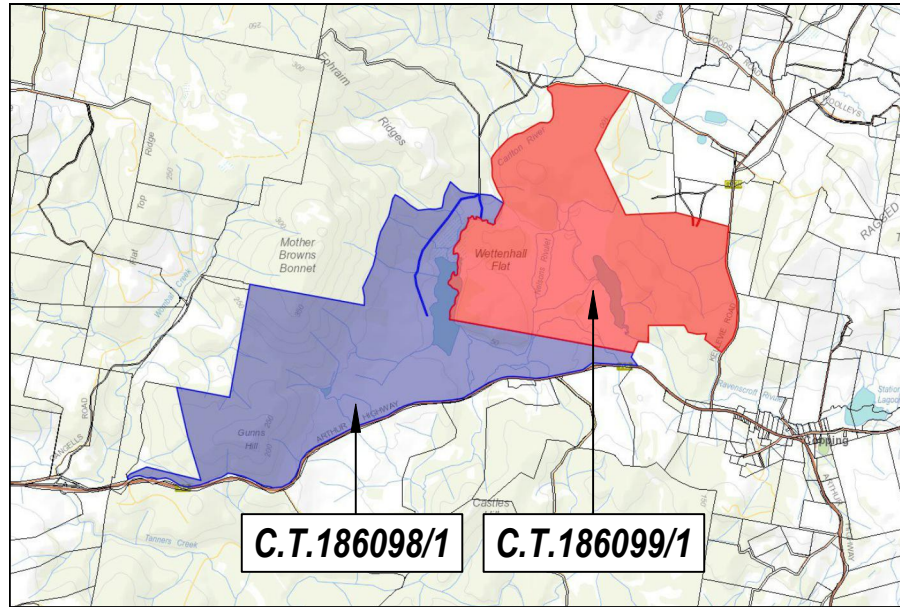
**OWNER:** HAZELWOOD PTY. LTD.  
**TITLE REFERENCE:** C.T.186098/1 & C.T.186099/1  
**LOCATION:** 2057 ARTHUR HIGHWAY,  
**COPPING**

**Proposed Subdivision**

<b>Date:</b> 27/09/2024	<b>Reference:</b> DOWNW06 15631-01
<b>Scale:</b> 1:4000 (A3)	<b>Municipality:</b> SORELL

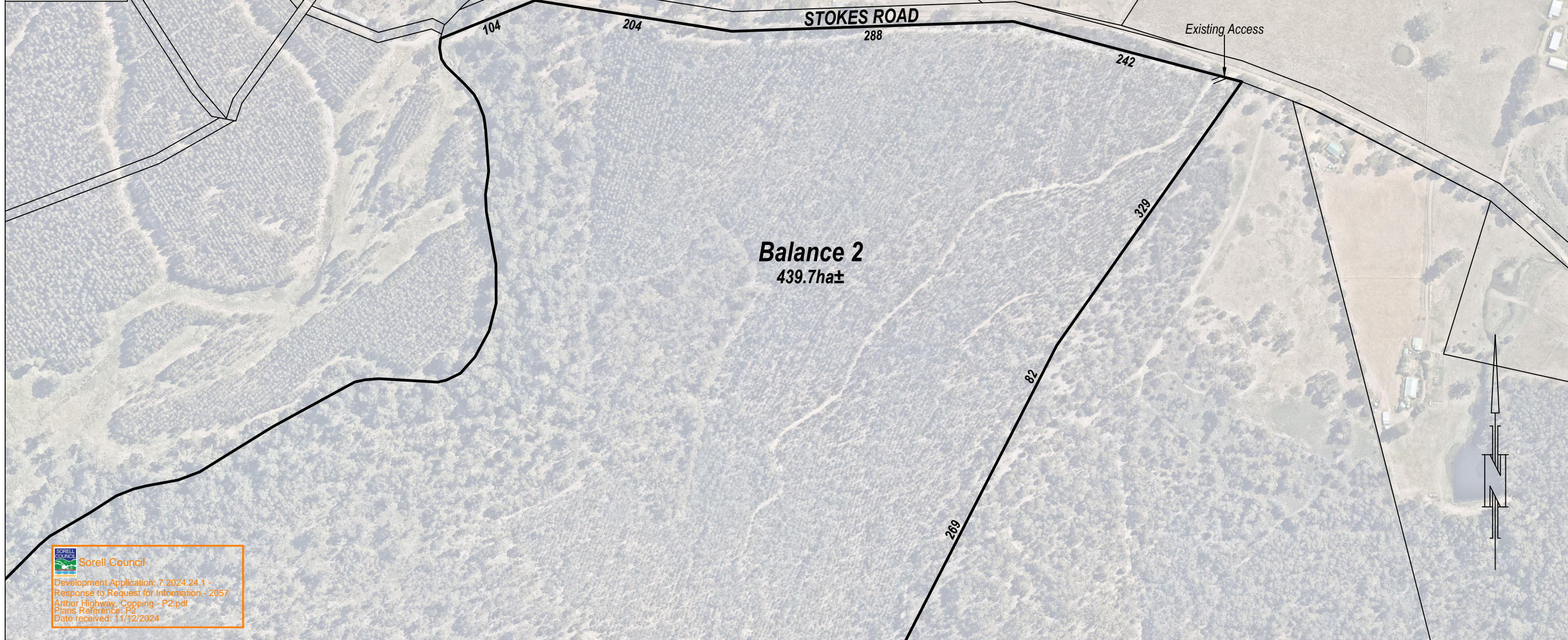






**LOCATION PLAN**

This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.  
 All measurements and areas are subject to the final survey.  
 Base image by TASMAR (www.tasmap.tas.gov.au), © State of Tasmania  
 Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



**Sorell Council**  
 Development Application: 7.2024.24.1 -  
 Response to Request for Information - 2057  
 Arthur Highway, Copping - P2.pdf  
 Plans Reference: P2  
 Date received: 11/12/2024

E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.



**ROGERSON & BIRCH SURVEYORS**  
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**OWNER:** HAZELWOOD PTY. LTD.  
**TITLE REFERENCE:** C.T.186098/1 & C.T.186099/1  
**LOCATION:** 2057 ARTHUR HIGHWAY,  
**COPPING**

<b>Balance 2 Access</b>	
<b>Date:</b> 27/09/2024	<b>Reference:</b> DOWNW06 15631-01
<b>Scale:</b> 1:4000 (A3)	<b>Municipality:</b> SORELL