

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 33 Dransfields Road, Copping

PROPOSED DEVELOPMENT:

OUTBUILDING - (CARPORT)

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 **Tuesday 11th February 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 **Tuesday 11th February 2025**.

APPLICANT: Rainbow Building Solutions

APPLICATION NO: DA 2025 / 31 1

DATE: 21 February 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:	\$
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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/>



Sorell Council
 Development Application: 5.2025.31.1 -
 Development Application - 33 Dransfields Road,
 Copping P1.pdf
 Plans Reference: P1
 Date Received: 14/02/2025

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.

Applicant Signature:	Signature: <u>Christie Smith</u> Date: <u>14/02/2025</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
- 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 _____



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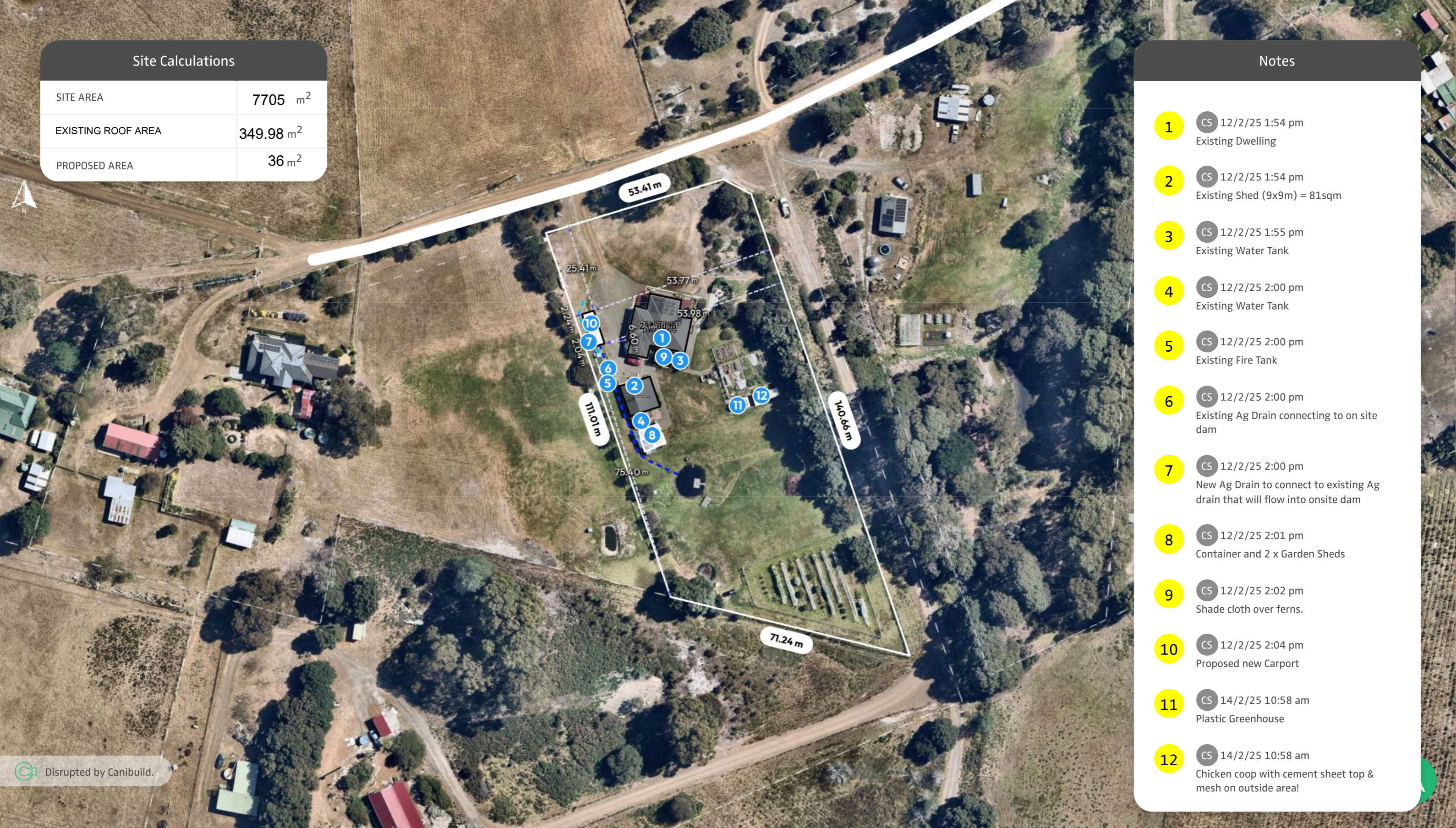
Signature of General Manager, Minister or Delegate:	Signature: _____ Date: _____
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Site Calculations

SITE AREA	7705 m ²
EXISTING ROOF AREA	349.98 m ²
PROPOSED AREA	36 m ²

Notes

- 1 CS 12/2/25 1:54 pm
Existing Dwelling
- 2 CS 12/2/25 1:54 pm
Existing Shed (9x9m) = 81sqm
- 3 CS 12/2/25 1:55 pm
Existing Water Tank
- 4 CS 12/2/25 2:00 pm
Existing Water Tank
- 5 CS 12/2/25 2:00 pm
Existing Fire Tank
- 6 CS 12/2/25 2:00 pm
Existing Ag Drain connecting to on site dam
- 7 CS 12/2/25 2:00 pm
New Ag Drain to connect to existing Ag drain that will flow into onsite dam
- 8 CS 12/2/25 2:01 pm
Container and 2 x Garden Sheds
- 9 CS 12/2/25 2:02 pm
Shade cloth over ferns.
- 10 CS 12/2/25 2:04 pm
Proposed new Carport
- 11 CS 14/2/25 10:58 am
Plastic Greenhouse
- 12 CS 14/2/25 10:58 am
Chicken coop with cement sheet top & mesh on outside area!



Disrupted by Canibuild.

Client Name _____ Client Email _____ Client Phone _____ Signature _____

Copyright Statement
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Disclaimer
This is not an official document, and may not comply with current laws or industry standards. Seek independent advice before acting on this document.

ALL DIMENSIONS ARE IN METERS.

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Development Application - 33 Dransfields Road,
Copping P1.pdf
Plans Reference: P1
Date Received: 14/02/2025

Generated by Christie Smith
christie@rainbowbuilding.com.au

Property Details
33 Dransfields Rd, Copping, TAS 7174, Australia
Lot/DP: 5/27945

Sheet Name	Sheet no.	Lic no.	Job no.
Site Plan	1	181916529	

Design	Scale
3.6m x 10m x 3.2m Carport	1:1000@A3

1 st version date:	Current version date:	Version #
13/02/2025	14/02/2025	5





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 Lot/DP: 5/27945

 **Sorell Council**
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 Development Application - 33 Dransfields Road,
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 Plans Reference: P1
 Date Received: 14/02/2025

Sheet Name	Sheet no.	Lic no.	Job no.
Site Plan	3	181916529	
Design	3.6m x 10m x 3.2m Carport		Scale 1:100@A3
1st version date:	13/02/2025	Current version date:	14/02/2025
		Version #	5





- Notes**
- 1 Existing Dwelling
CS 12/02/2025, 2:54 AM
 - 2 Existing Shed (9x9m) = 81sqm
CS 13/02/2025, 10:47 PM
 - 3 Existing Water Tank
CS 12/02/2025, 3:00 AM
 - 4 Existing Water Tank
CS 12/02/2025, 3:00 AM
 - 5 Existing Fire Tank
CS 12/02/2025, 3:00 AM
 - 6 Existing Ag Drain connecting to on site dam
CS 12/02/2025, 3:00 AM
 - 7 New Ag Drain to connect to existing Ag drain that will flow into onsite dam
CS 13/02/2025, 2:30 AM
 - 8 Container and 2 x Garden Sheds
CS 13/02/2025, 10:47 PM
 - 9 Shade cloth over ferns.
CS 14/02/2025, 2:22 AM
 - 10 Proposed new Carport
CS 12/02/2025, 5:23 AM
 - 11 Plastic Greenhouse
CS 13/02/2025, 11:58 PM
 - 12 Chicken coop with cement sheet top & mesh on outside area!
CS 14/02/2025, 2:23 AM

Client Name Client Email Client Phone Signature _____

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Generated by

Christie Smith
christie@rainbowbuilding.com.au

Phone

Property Details

33 Dransfields Rd, Copping, TAS 7174, Australia 5/27945

Sorell

Lot/DP: 5/27945



Sheet name

Site Plan

Design

Title: 3.6m x 10m x 3.2m Carport

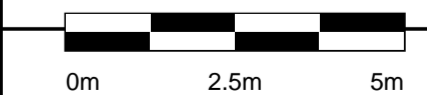
Date Fri Feb 14 2025

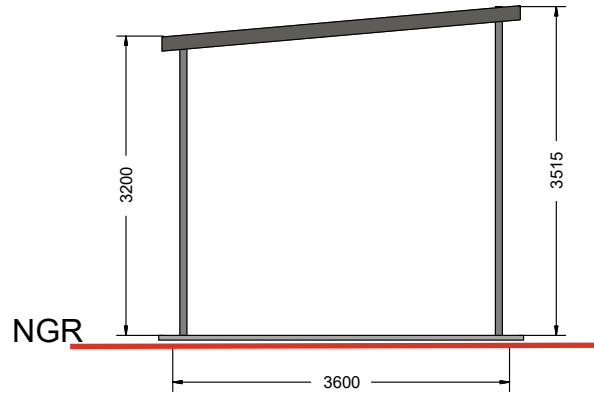
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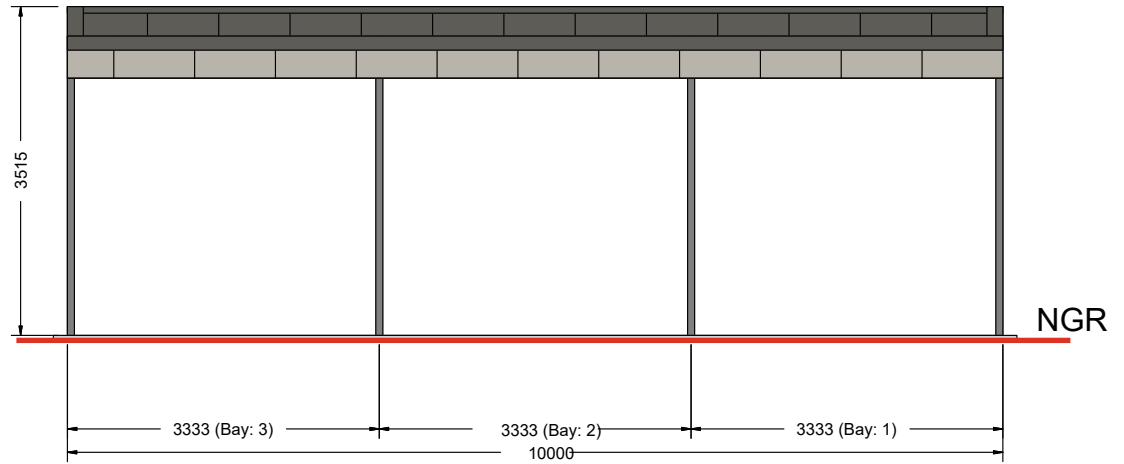
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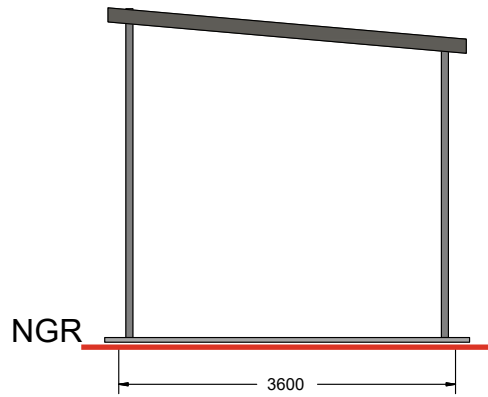




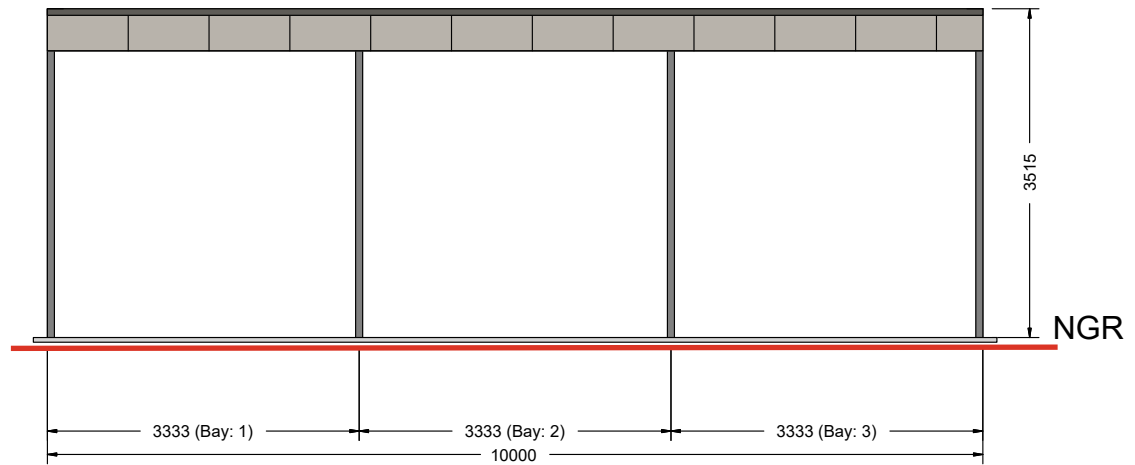
REAR ELEVATION



RIGHT ELEVATION

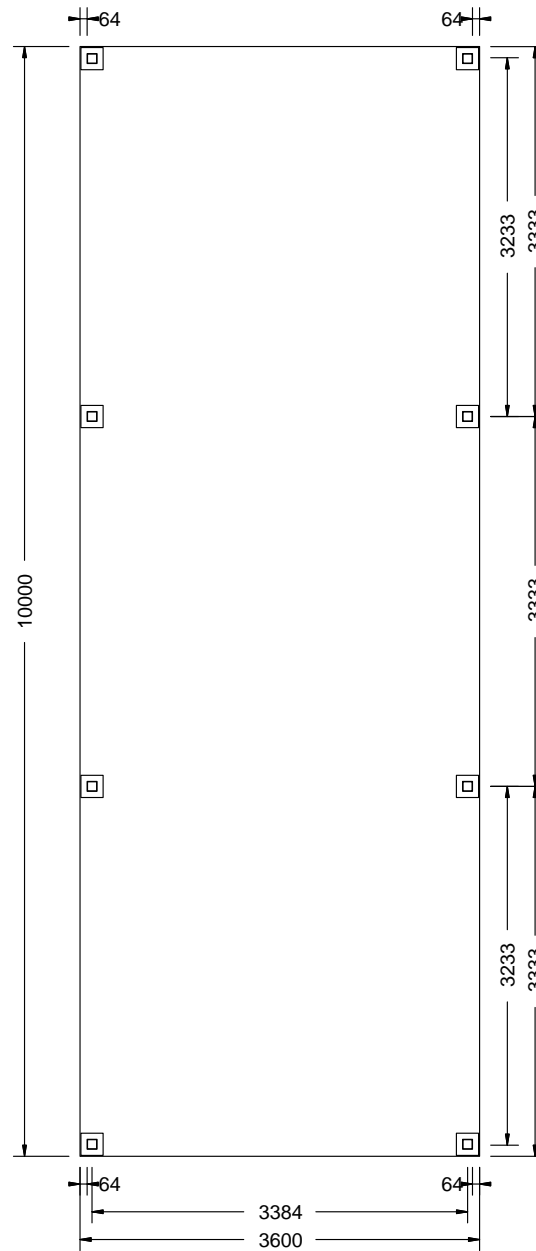


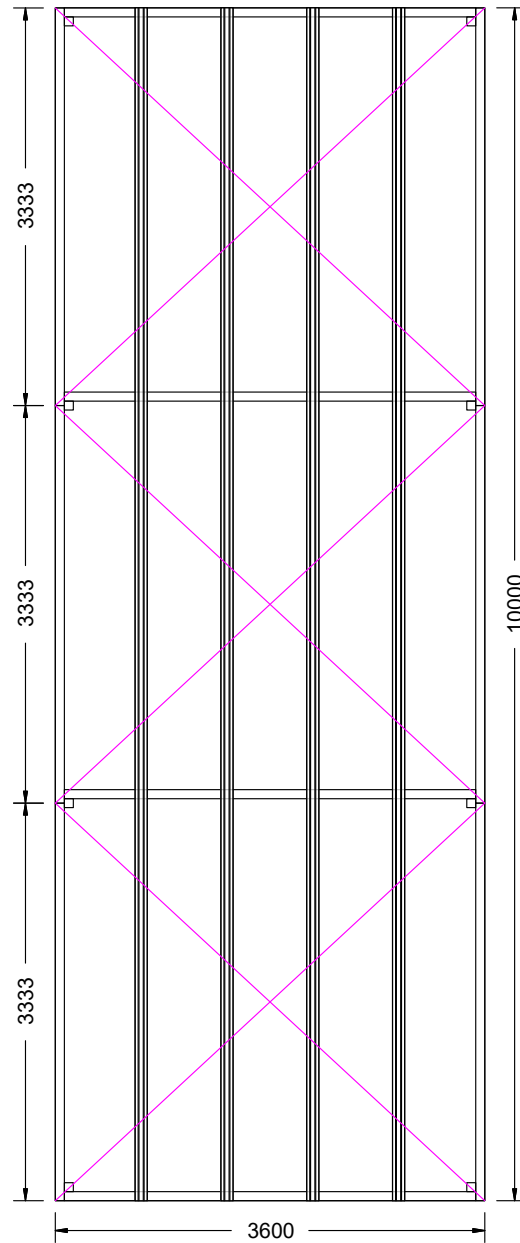
FRONT ELEVATION



LEFT ELEVATION


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Roof Plan