

# NOTICE OF PROPOSED DEVELOPMENT

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

**SITE: 640 Carlton River Road, Carlton River**

**PROPOSED DEVELOPMENT:  
CHANGE OF USE - DWELLING TO VISITOR  
ACCOMMODATION**

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 31<sup>st</sup> March 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 31<sup>st</sup> March 2025**.

**APPLICANT: H Chapman and S Cooper**

**APPLICATION NO: DA 2025 / 39 1**

**DATE: 14 March 2025**

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

Full description of Proposal:	Use: Short stay accomodation and Elopement Venue
	Development:
	Large or complex proposals should be described in a letter or planning report.

Design and construction cost of proposal:	\$ .....
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Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input checked="" type="checkbox"/>
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Location of proposed works:	Street address: 640 Carlton River Rd .....
	Suburb: Carlton River ..... Postcode: 7173 .....
	Certificate of Title(s) Volume: ..... Folio: .....

Current Use of Site	Dwelling - works recently completed for Occupancy Certificate. Nb owners were the recipients of a Heritage Grant to convert the underutilised heritage listed ..... property into short stay accomodation.
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Current Owner/s:	Name(s) Dr Hannah Chapman & Mr Stuart Cooper .....
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Is the Property on the Tasmanian Heritage Register?	No: <input type="checkbox"/> Yes: <input checked="" 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/>



**Sorell Council**  
 Development Application: 5.2025.39.1 -  
 Development Application - 640 Carlton River Road, Carlton River - P1.pdf  
 Plans Reference:P1  
 Date Received:19/02/2025

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

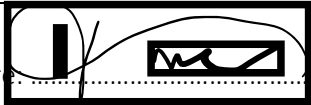
**Declarations and acknowledgements**

- 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.

<b>Applicant Signature:</b>	Signature:  Date: 17/02/2025
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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 \_\_\_\_\_



**Sorell Council**

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<b>Signature of General Manager, Minister or Delegate:</b>	Signature: ..... Date: .....
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6th March, 2025



Planning Department

Sorell Council

Re: Application for Short-Stay Accommodation & Elopements at Heritage 1841 Posthouse

Dear Planning Team,

I am writing to provide additional information regarding our application for the use of 640 Carlton River Road, Carlton River for short-stay accommodation and elopement ceremonies.

1. Please find attached the current title search, conducted this week.
2. Elopements at the property would involve a ceremony, photos, and a small reception, typically featuring a private chef. These events would be intimate, with a maximum of 8 to 10 people on-site, and only two guests staying overnight. While difficult to predict, we anticipate hosting up to four elopements per year.
3. We do not intend to display any signage on the property.

Please let me know if you require any further details. I appreciate your time in reviewing our application and look forward to your response.

Kind Regards,

Dr Hannah Chapman and Mr Stuart Cooper





**Russell Dobie**

To: Hannah chapman >

Yesterday

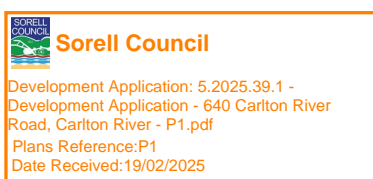
**RE: <https://www.sorell.tas.gov.au/wp-content/uploads/2023/02/Visitor-Accommodation-Application-Package-Sorell-Council.pdf>**

Thank you for the explanatory information, Hannah.

I confirm that the change of use of the Old Post office from dwelling to short-term holiday accommodation does not require heritage approval if there are no physical changes proposed to heritage place.

I'm happy for Sorell Council to contact me directly if any further information or clarification is required.

Regards,



Russell Dobie | Regional Heritage Advisor  
(South)  
Heritage Tasmania | Heritage and Land  
Tasmania | Environment, Heritage and Land  
**Department of Natural Resources and  
Environment Tasmania**

Add: L6, [134 Macquarie Street, HOBART 7000](#) |  
[GPO Box 618 Hobart TAS 7001](#)

T: [\(03\) 6165 3700](#) | [1300 850 332](#) (local call  
call) | M: [0458 326 828](#)

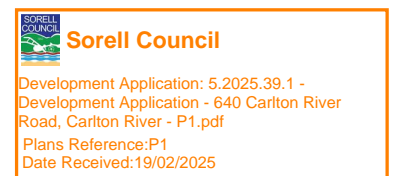
E: [russell.dobie@heritage.tas.gov.au](mailto:russell.dobie@heritage.tas.gov.au) | W:  
[www.heritage.tas.gov.au](http://www.heritage.tas.gov.au)

Delivering a sustainable Tasmania

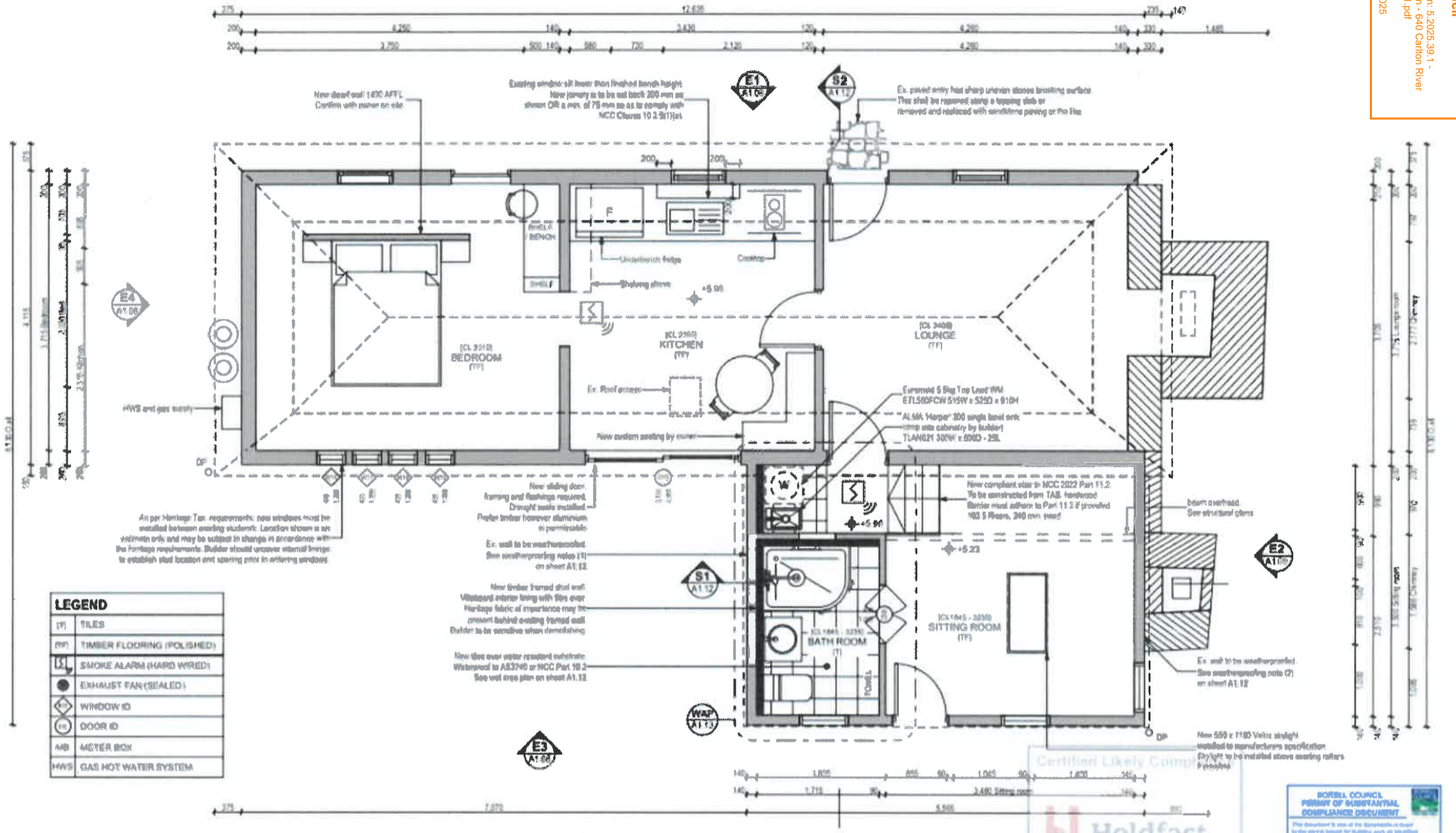


*In recognition of the deep history and culture of this island, I acknowledge and pay my respects to all Tasmanian Aboriginal people; the past and present custodians of the land.*

- (ii) if there is no corridor, or hallway, situated in the storey, that is associated with a bedroom, between that part of the premises containing the bedroom and the remainder of the premises; and
- (b) in any other storey of the premises that does not contain a bedroom.
- If multistorey premises are let for visitor accommodation:
  - i. emergency evacuation lighting is provided; and
  - ii. exits are provided that are clearly marked and mapped for the visitor.

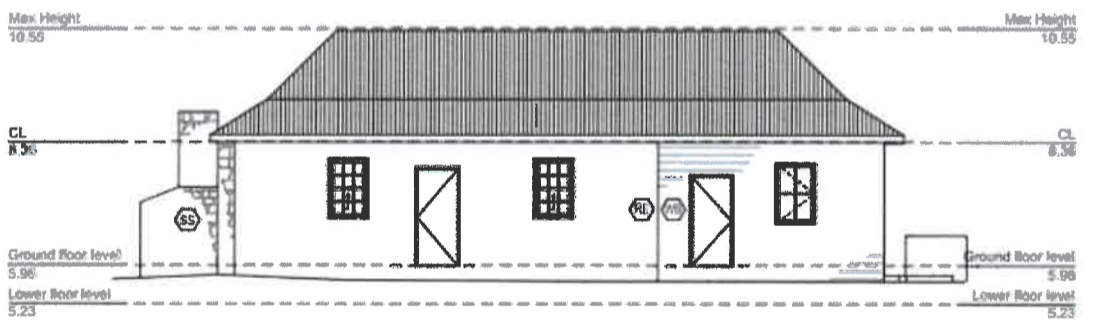




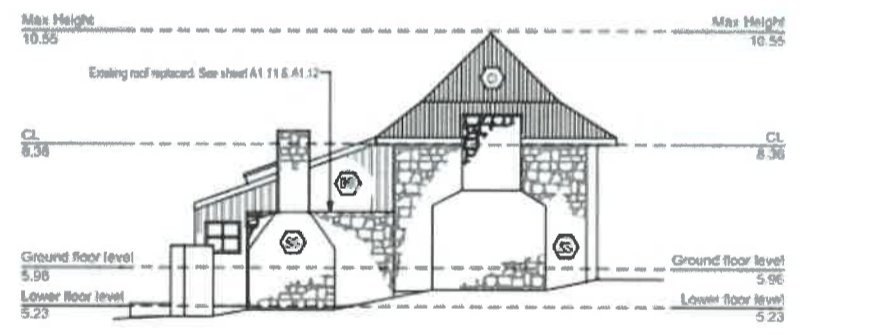


**4 Proposed Floor Plan**  
 A1.09 SCALE: 1:50

	<b>AWA</b> - bun@theadm.com.au U: 0819 579 827 PO Box 8, Dighton Ferry, TAS 7175	<b>DESIGN / DRAFT</b> B Valeriano SCALE <b>APPROVAL / DESIGN CERT</b> B Valeriano CES180 Y <b>ENGINEER / DESIGN CERT.</b> B Child DC 6989 H	<b>PROJECT:</b> 640 Carlton River Road, Carlton River, TAS 7173 THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE FROM ATTIC BUILDING DESIGN	<b>CLIENT:</b> CHAPMAN & COOPER <b>DRAWING:</b> Proposed Floor Plan	<b>DRAWING SET:</b> SUBSTANTIAL COMPLIANCE SHEET OF DATE JOB NO.								
	<table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHK</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		REV	DESCRIPTION	BY	CHK	DATE						
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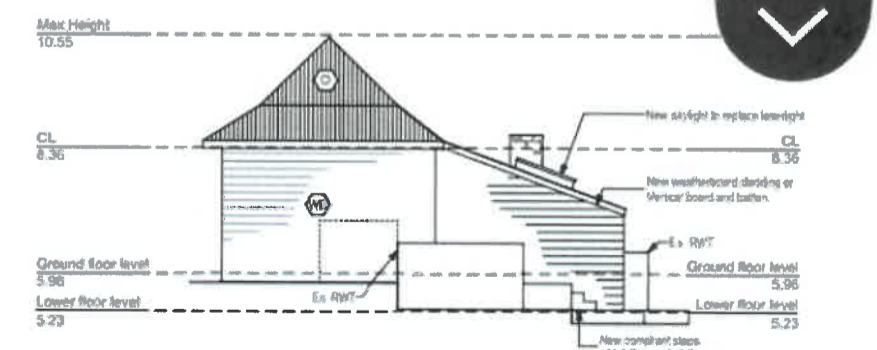
**E1 Proposed North West**  
 A1.10 SCALE: 1:100



**E2 Proposed North East**  
 A1.10 SCALE: 1:100



**E3 Proposed South East**  
 A1.10 SCALE: 1:100



**E4 Proposed South West**  
 A1.10 SCALE: 1:100

	Board and Batten - Oiled Finish 'Natural'
	Block work - Unpainted
	Concrete
	Colorbond Custom Ore - Colour 'Walaby'
	Corrugated iron - Colour 'Rural'
	Flashed Earth - Colour 'Natural'

SORELL COUNCIL  
 PERMIT OF SUBSTANTIAL  
 COMPLIANCE DOCUMENT  
 This document is one of the documents related  
 to the development of a project which is controlled  
 by Part 4 of the Planning and Design Act 2017.  
 It is not to be used for any other purpose.  
 Member's name: [Signature]

Certified Likely Compliance  
  
 BUILDING SERVICES







attic@attic.net.au  
 U 6401 679 837  
 Pty. Ltd. S.  
 Cudgegong Pkwy. TAS 7173

SCALE  
 APPROVED / DESIGN CERT  
 IN Valerius CC5100 Y  
 ENGINEER / DESIGN CERT  
 R CHNS CC 4008 H

640 Carlton River Road, Carlton River,  
 TAS 7173

THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT  
 THE CONSENT OR LICENSE FROM ATTIC BUILDING DESIGN

CHAPMAN & COOPER

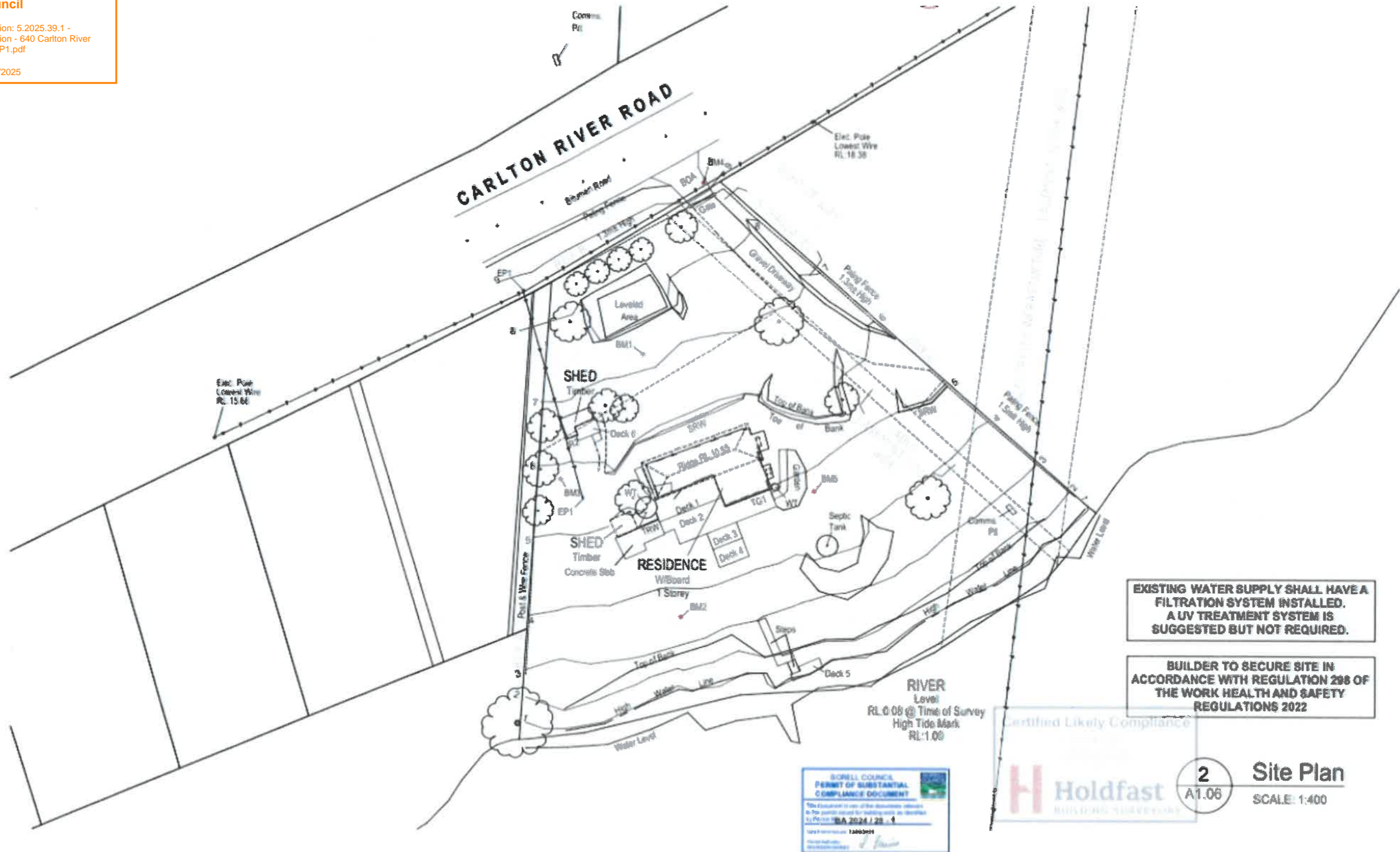
DRAWING:  
 Markers & Abbreviations

SUBSTANTIAL  
 COMPLIANCE

SHEET 2 OF  
 DATE  
 JOB: W  
 RE: A3

REV.	DESCRIPTION	BY	CHK	DATE

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EXISTING WATER SUPPLY SHALL HAVE A  
 FILTRATION SYSTEM INSTALLED.  
 A UV TREATMENT SYSTEM IS  
 SUGGESTED BUT NOT REQUIRED.

BUILDER TO SECURE SITE IN  
 ACCORDANCE WITH REGULATION 298 OF  
 THE WORK HEALTH AND SAFETY  
 REGULATIONS 2022



2  
 A1.06

Site Plan  
 SCALE: 1:400