

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

19 SOMERVILLE STREET, SORELL

PROPOSED DEVELOPMENT:

ONE 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 until **Monday 29th June 2026**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received no later than **Monday 29th June 2026**.

APPLICATION NO: 5.2026-4.1
DATE: 12 JUNE 2026



Disclaimer

Any information extracted from this document (from the face of the document or by scale) should be verified on site. Council takes no responsibility for the accuracy of any information contained or presented in the document. While every care has been taken to ensure the accuracy of this information, Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability.

50 m



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

Full description of Proposal:	Use: Proposed Subdivision
	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 checked="" type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address: 19 Somerville Street
	Suburb: Sorell Postcode: 7172
	Certificate of Title(s) Volume: 147757 Folio: 1


Current Use of Site	Residential
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Current Owner/s:	Name(s) James B. Collins
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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 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 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/>

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: 5-03-2026

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 <i>Land Use Planning and Approvals Act 1993</i>).	
Please note: <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. 	
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____	
Signature of General Manager, Minister or Delegate:	Signature: Date:

SEARCH OF TORRENS TITLE

VOLUME 147757	FOLIO 1
EDITION 2	DATE OF ISSUE 19-Dec-2025

SEARCH DATE : 05-Mar-2026

SEARCH TIME : 04.09 pm

DESCRIPTION OF LAND

Town of SORELL
 Lot 1 on Plan [147757](#)
 Being the Land described in Conveyance No. 63/2625
 Derivation : Part of 0A-1R-15P Gtd to William Gard and Part of
 0A-2R-1P Gtd to Albert Potter
 Derived from A23282

SCHEDULE 1


[N295706](#) TRANSFER to JAMES BOWMAN COLLINS Registered
 19-Dec-2025 at 12.01 pm

SCHEDULE 2

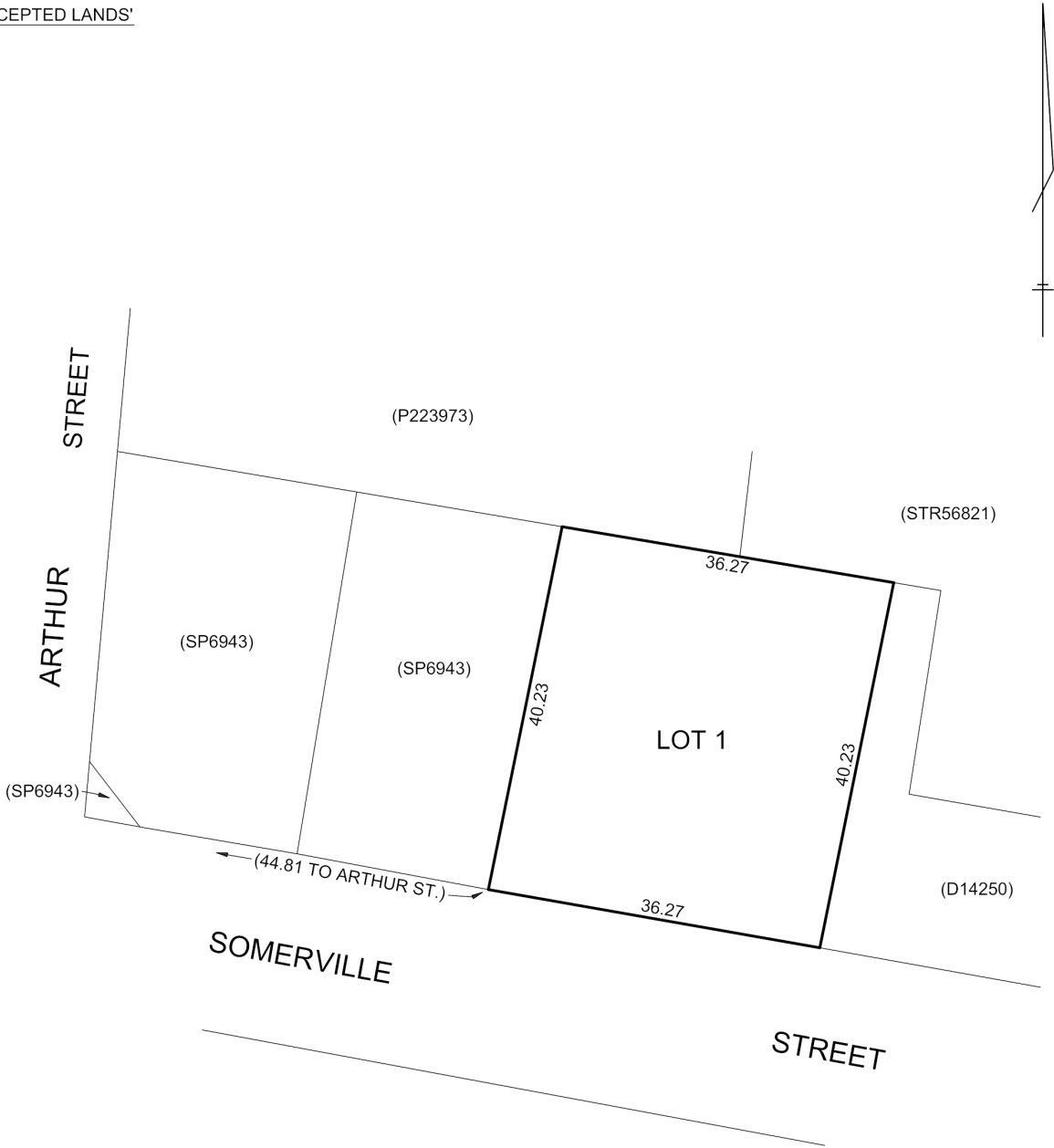
Reservations and conditions in the Crown Grant if any
[E442009](#) MORTGAGE to MyState Bank Limited Registered
 19-Dec-2025 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FILE NUMBER: A.23282 GRANTEE: PART OF 0A-1R-15P GTD. TO WILLIAM GARD, PART OF 0A-2R-1P GTD. TO ALBERT POTTER.	<p style="text-align: center;">CONVERSION PLAN</p> LOCATION: <p style="text-align: center;">TOWN OF SORELL</p> (SECTION I) CONVERTED FROM: 63/2625 NOT TO SCALE LENGTHS IN METRES	Registered Number <p style="text-align: center;">P.147757</p>
		APPROVED 09 JUL 2025  Recorder of Titles

SKETCH BY WAY OF ILLUSTRATION ONLY
 'EXCEPTED LANDS'



SN

#12

#23

#21

#29

ARTHUR STREET

SOMERVILLE STREET

Proposed Sewer Manhole
Lid 13.24
IL 12.04

Ex. Sewer Main per DBYD

Sewer Manhole
Lid: 13.30
Inv: 11.87

Ex. Sewer Line

1
771m²

Proposed 150Ø sewer
Proposed pipeline
easement - 2.5m wide

Proposed Sewer Manhole
Lid 13.37
IL 12.32

Detention,
provided at lot
development
stage

2
674m²

10m x 15m Min.
Compliance Area

Proposed concrete
Apron
Existing Access
for Lot 1

225Ø STORMWATER @1%

Existing
Water
Meter

Min. Compliance Setbacks

Proposed DN25Ø water
connection and meter

Proposed Concrete Apron

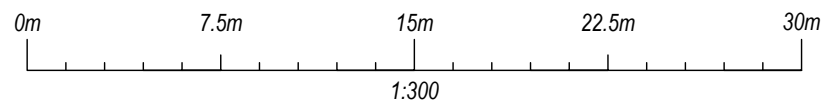
Existing
Access
for Lot 2

Connect to pit
SL 12.60
IL out 11.31
IL* 11.68

SWMH
SL 14.00
IL 12.32

Ex. Water Main per DBYD

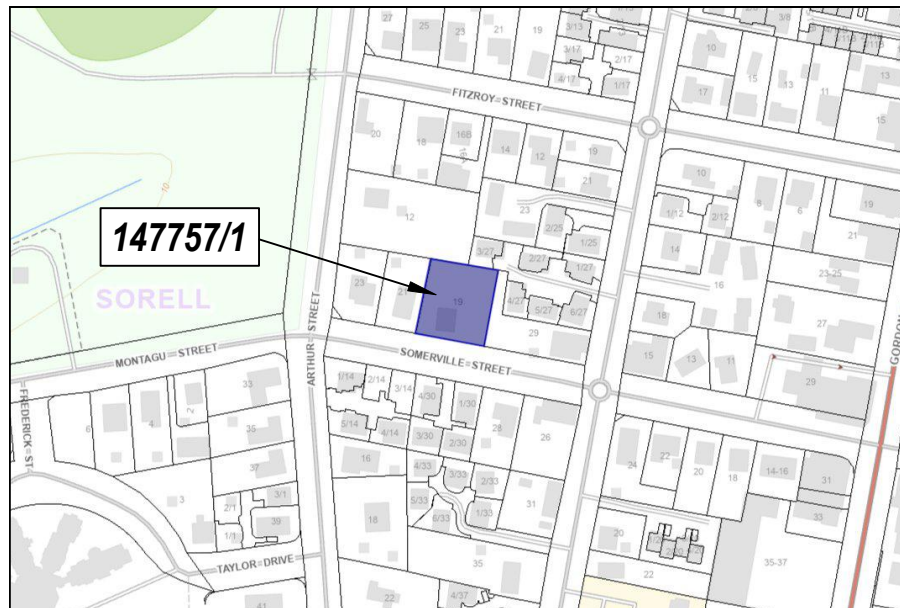
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Rev No	Revision note	Date	Approved
A	FOR APPROVAL	MAR26	HJP

POORTENAAR CONSULTING
 ABN 40 672 032 737
 PH 62664708
 hein@poortenaarconsulting.com

Client	JAMES COLLINS
Project	19 SOMERVILLE STREET, SORELL - 1 LOT SUBDIVISION
Title	GENERAL ARRANGEMENT
Scale	AS SHOWN
Designed By	H.POORTENAAR
Date	MAR26
A1	Drawing No. 26511-01
Rev	A



LOCATION PLAN

Sorell Council
8.0 General Residential
8.6 Development Standards for Subdivision

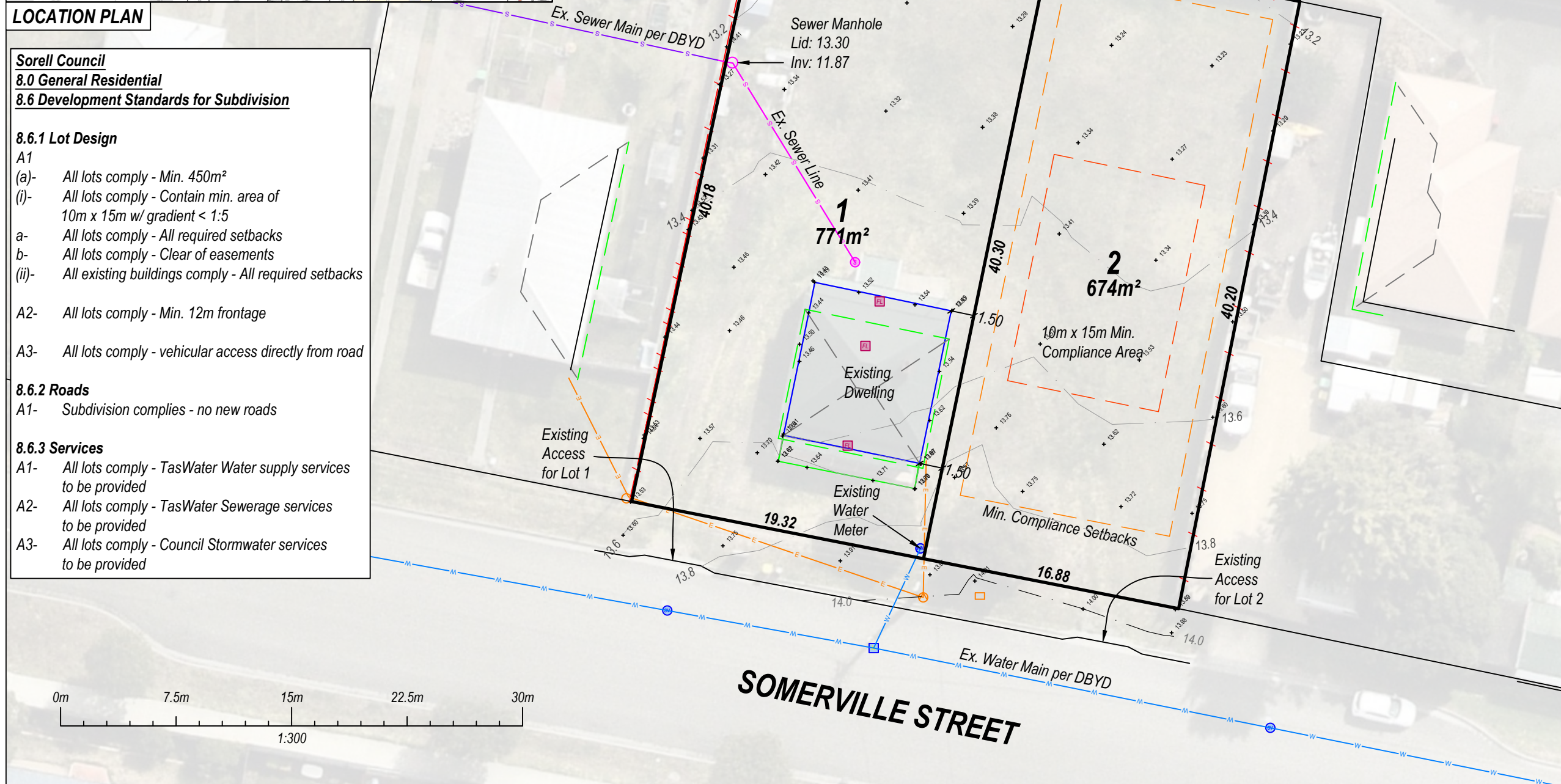
- 8.6.1 Lot Design**
- A1
 - (a)- All lots comply - Min. 450m²
 - (i)- All lots comply - Contain min. area of 10m x 15m w/ gradient < 1:5
 - a- All lots comply - All required setbacks
 - b- All lots comply - Clear of easements
 - (ii)- All existing buildings comply - All required setbacks
 - A2- All lots comply - Min. 12m frontage
 - A3- All lots comply - vehicular access directly from road
- 8.6.2 Roads**
- A1- Subdivision complies - no new roads
- 8.6.3 Services**
- A1- All lots comply - TasWater Water supply services to be provided
 - A2- All lots comply - TasWater Sewerage services to be provided
 - A3- All lots comply - Council Stormwater services to be provided

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.

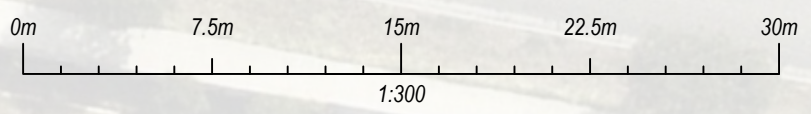
Base image by Nearmap (www.nearmap.com/au), © Geoscape Australia
 Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

Overlay Legend:
 Safeguarding of Airports Code: Entire Site



LEGEND

- Water Meter
- Stop Valve
- Fire Hydrant
- Sewer Manhole
- Sewer House Conn.
- Communication Pit
- Power Pole
- Power Pole with Light
- Floor Level
- Site Datum
- Permanent Mark
- Property Boundary
- Fence
- Sewer Main
- Electric Line Overhead
- Water Main Per BYDA
- Sewer Main Per BYDA



E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.

ROGERSON & BIRCH SURVEYORS

UNIT 1, 2 KENNEDY DRIVE
 CAMBRIDGE 7170
 PHONE: (03)6248 5898
 EMAIL: admin@rbsurveyors.com
 WEB: www.rbsurveyors.com

OWNER: JAMES B. COLLINS
TITLE REFERENCE: 147757/1
LOCATION: 19 SOMERVILLE STREET, SORELL

Proposed Subdivision

Date: 15/01/2026	Reference: JAMEC02 16523-02
Scale: 1:300 (A3)	Municipality: SORELL