

# NOTICE OF PROPOSED DEVELOPMENT

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

**SITE: 10 Carlton Beach Road, Dodges Ferry**

**PROPOSED DEVELOPMENT:**

**OUTBUILDING**

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 **Wednesday 26<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 **Wednesday 26<sup>th</sup> February 2025**

**APPLICANT: Ebony Grace Waller**

**APPLICATION NO: DA 2024 / 344 1**

**DATE: 12 February 2025**

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

Full description of Proposal:	Use: <b>NEW GARAGE &amp; HOBBY SHED</b>
	Development: <b>SHED REQUIRING SIDE &amp; REAR BOUNDARY SETBACK DISCRETIONARY LOW DENSITY RESIDENTIAL</b>
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ <b>27,000</b>

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: <b>10 CARLTON BEACH ROAD</b>
	Suburb: <b>DODGESFERRY</b> Postcode: <b>7173</b>
	Certificate of Title(s) Volume: <b>15134</b> Folio: <b>07</b>

Current Use of Site	<b>RESIDENCE</b>
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Current Owner/s:	Name(s) <b>EBONY WALTER</b>
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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 checked="" 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 checked="" 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>
<p><b>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</b></p> <p><a href="https://www.sorell.tas.gov.au/services/engineering/">https://www.sorell.tas.gov.au/services/engineering/</a></p>		

 **Sorell Council**

Development Application: 5.2024.344.1 -  
 Development Application - 10 Carlton Beach  
 Road, Dodges Ferry - P1.pdf  
 Plans Reference: P1  
 Date Received: 24/12/2024



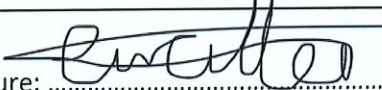
**Part B continued: Please note that Part B of this form is publicly exhibited**

**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: .....
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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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Development Application - 10 Carlton Beach Road, Dodges Ferry - P1.pdf  
Plans Reference: P1  
Date Received: 24/12/2024

<b>Signature of General Manager, Minister or Delegate:</b>	Signature: ..... Date: .....
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# New Outbuilding

## PROJECT SPECIFIC

Ebony Waller  
 10 Carlton Beach Road  
**Dodges Ferry 7173**  
 Tasmanian Planning Scheme  
 Title Reference : Vol 15134 / Folio 07  
**NCC DEEMED TO SATISFY** Mr Marcus Ralph CC1317F  
 Climate Zone 7



**Sorell Council**  
 Development Application: 5.2024.344.1 -  
 Amended Plans - 10 Carlton Beach Road,  
 Carlton - P2.pdf  
 Plans Reference: P2  
 Date received: 17/01/2025

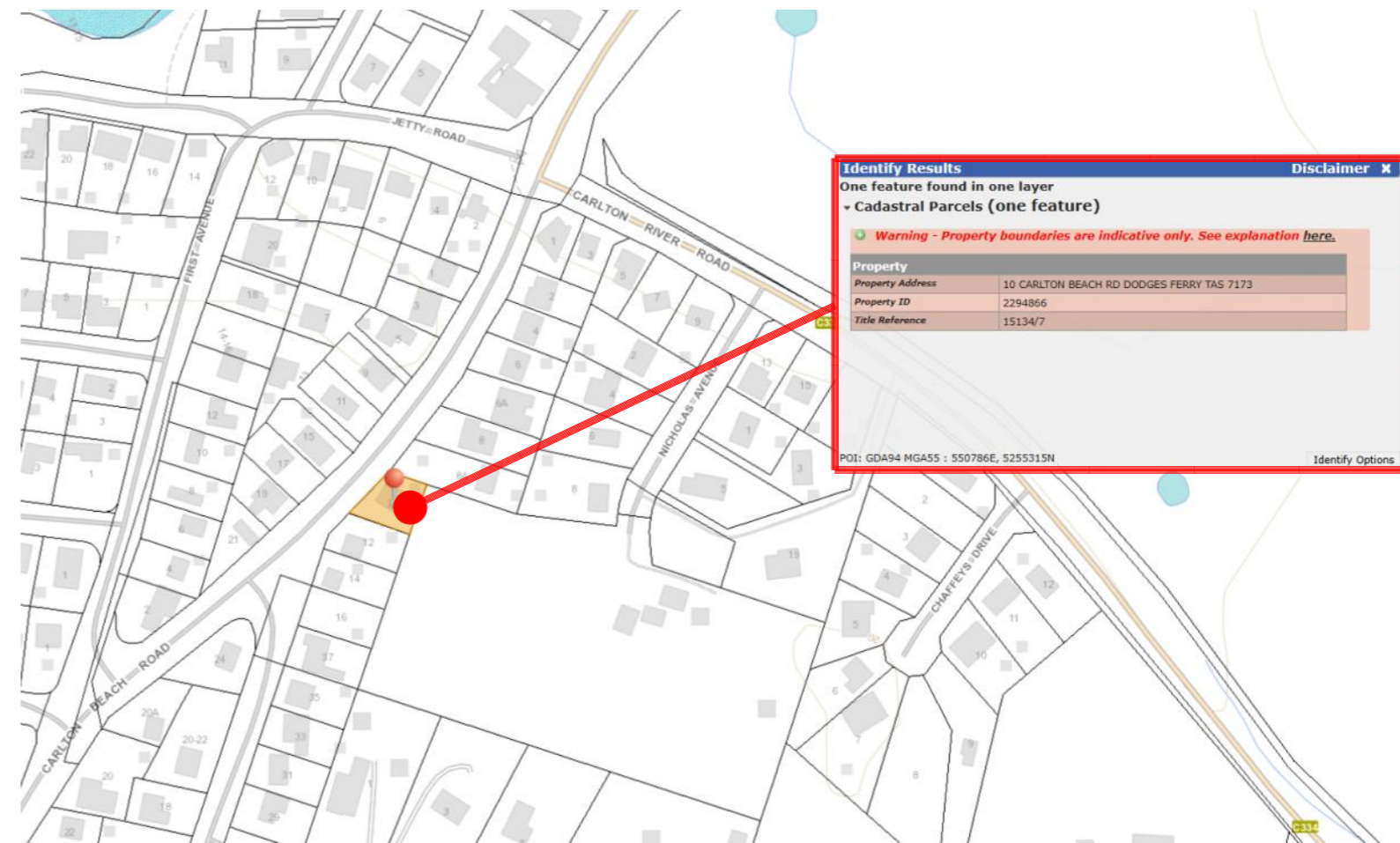
## SITE INFORMATION

Lot: 07  
 Title: 15134 folio 07  
 Land Size: 605.20 sqm  
 Council: Sorell Council  
 Zoning: 10.0 Low Density Residential

Overlays:  
 D.A APPROVAL: permitted development  
 BAL: not required  
 WIND CLASSIFICATION : Refer to Shed Tech certification  
 CLIMATE ZONE: 7  
 ENERGY RATING : Na  
 BUILDING CLASSIFICATION: 10A

## Floor Plan

Proposed Garage	42.00 sqm
existing dwelling	127.00 sqm site cover
Total Site Cover	169.00 sqm
Site Area	605.20 sqm
Site Coverage	27.90 % site coverage



## PROPERTY IDENTIFICATION



LAYOUT	DRAWING		UPDATED DATE
	ID	NAME	
1041-00 location information	0.	Floor Plan (82)	17/01/2025 2:00 PM
1041-00 location information	0.	Floor Plan (90)	17/01/2025 2:00 PM
1041-00 location information	0.	Floor Plan (91)	17/01/2025 2:00 PM
1041-00 location information	0.	Floor Plan (97)	17/01/2025 2:00 PM
1041-00 location information	0.	Floor Plan (98)	17/01/2025 2:00 PM
1041-00 location information	6.	DRAWING LIST (1)	17/01/2025 2:00 PM
1041-01 Site Plan	0.	Floor Plan (103)	12/01/2025 10:34 AM
1041-02 Part Site Plan	0.	Floor Plan (93)	12/01/2025 10:34 AM
1041-03 Floor Plan	0.	Floor Plan (105)	12/01/2025 10:34 AM
1041-03 Floor Plan	0.	Floor Plan (106)	12/01/2025 10:34 AM
1041-04 Elevations	0.	Floor Plan (106)	12/01/2025 10:34 AM
1041-04 Elevations	0.	Floor Plan (106)	12/01/2025 10:34 AM



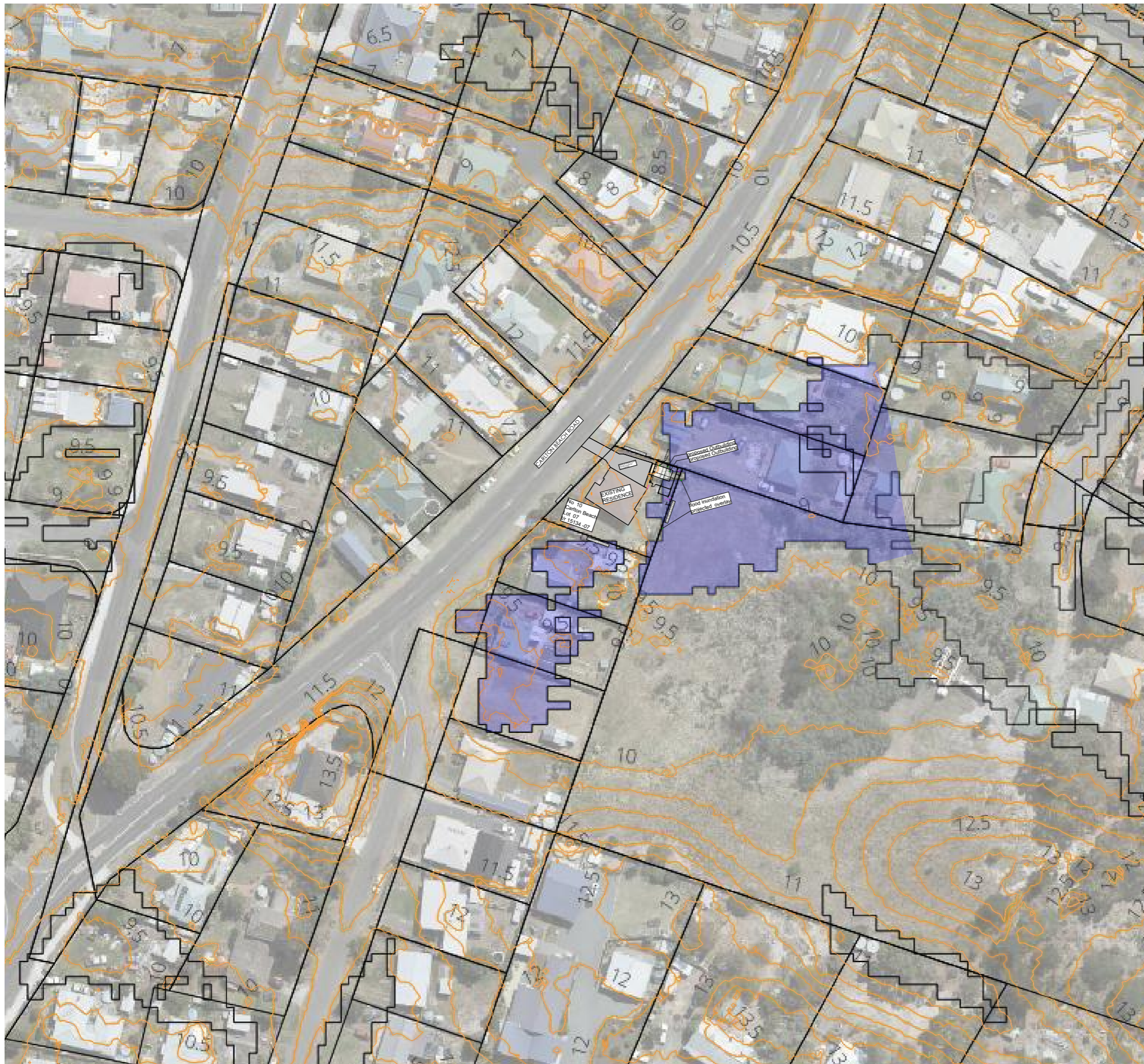
**Service over and above**  
**MARCUSRALPH**  
 Design -architectural animation  
 Building designer accreditation CC1317F  
 13 Franklin street  
 Richmond, Tasmania 7025  
 0409 975 825 mob  
 e: marcusralph@bigpond.com

**New Outbuilding**  
 Ebony Waller  
 10 Carlton Beach Road  
**Dodges Ferry 7173**

**location information**

date	issue revision
23/09/2024	A
designed and drawn	revision-date
<b>M.Ralph</b>	Design Drawing
job no:	drawing no:
<b>2024-1041</b>	<b>1041-00</b>





# Site Plan

## scale 1:1000

Proposed Garage	42.00 sqm
existing dwelling	127.00 sqm site cover
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<b>Site Plan</b>	
date	issue revision
23/09/2024	A
designed and drawn	revision-date
<b>M.Ralph</b>	Design Drawing
job no:	drawing no:
<b>2024-1041</b>	<b>1041-01</b>





# Site Plan

## scale 1:200

Proposed Garage	42.00 sqm
existing dwelling	127.00 sqm site cover
Total Site Cover	169.00 sqm
Site Area	605.20 sqm
Site Coverage	27.90 % site coverage

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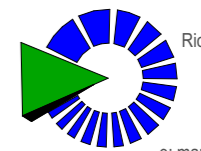


Service over and above

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0409 975 825 mob

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**New Outbuilding**

Ebony Waller  
 10 Carlton Beach Road  
 DODGES FERRY 7173

**Part Site Plan**



date issue revision

23/09/2024 A

designed and drawn revision-date

**M.Ralph** Design Drawing

job no: drawing no:

**2024-1041**

**1041-02**



### PLUMBING LAYOUT

SCALE 1:100

Sewer and Stormwater lines are to be run along the underside concrete floor within compacted FCR.  
When under a concrete slab or timber floor installation will comply with AS3500.  
Refer to roof plan for fixing requirements of down pipes.  
Connection to council main or treatment plant will be inspected and approved by Local council inspectors.

#### PIPE SIZES RECOMMENDED

#### PLUMBING LEGEND:

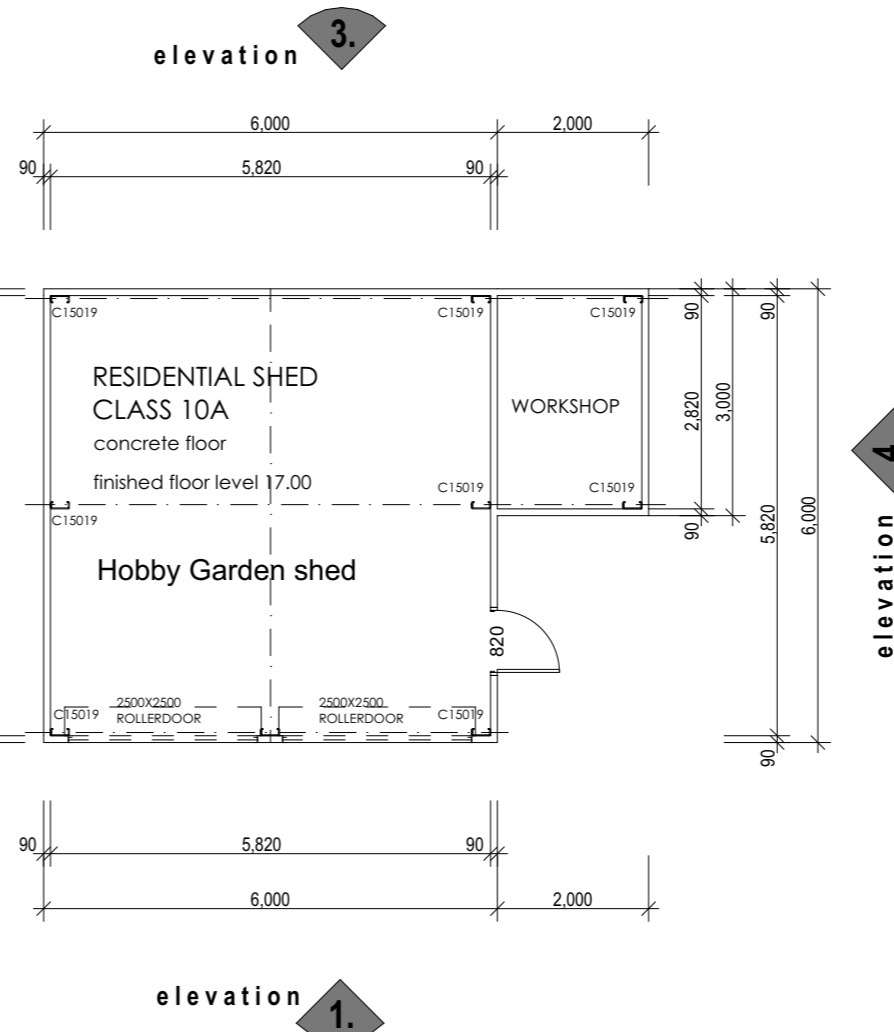
1. wc dn100
2. urinal dn40,50
3. sink dn50,
4. basin dn40,dn50
- 5 bath dn40, dn50
6. shower dn50, dn 65 recommended
7. trough dn40,dn50,dn65 or dn100

fwg floor waste gully primed by basin ,sink or trough dn 50 or from which fixture size is priming.

soil classification requires the plumbing contractor to take necessary measures to prevent UPVC AND PVC pipework and all water connection to new rigid building structure to have flexible joint. refer to csiro advice and NCC for pipe connection details for reactive clay soils

### FLOOR PLAN

Proposed Garage	42.00 sqm
existing dwelling	127.00 sqm site cover
Total Site Cover	169.00 sqm
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Service over and above

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**New Outbuilding**

Ebony Waller  
10 Carlton Beach Road  
Dodges Ferry 7173

**Floor Plan**

date issue revision

23/09/2024 A

designed and drawn revision-date

**M.Ralph** Design Drawing

job no: drawing no:

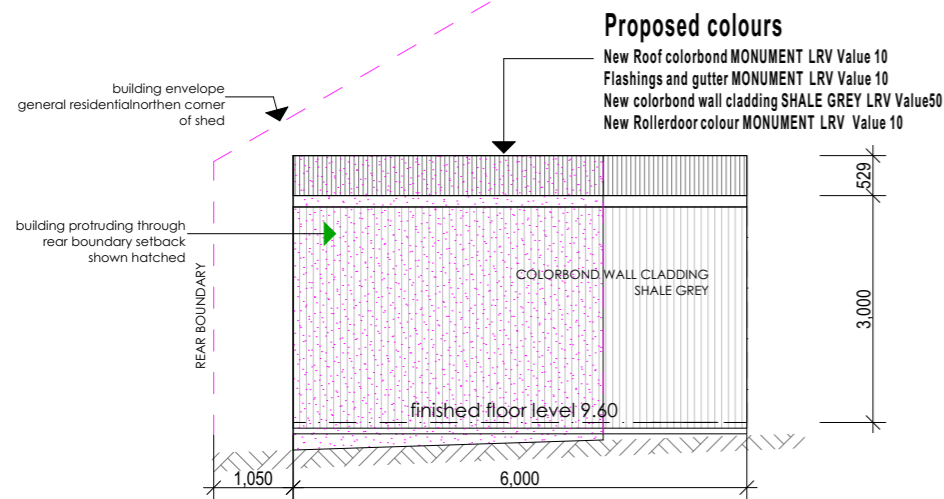
**2024-1041**

**1041-03**



**Sorell Council**

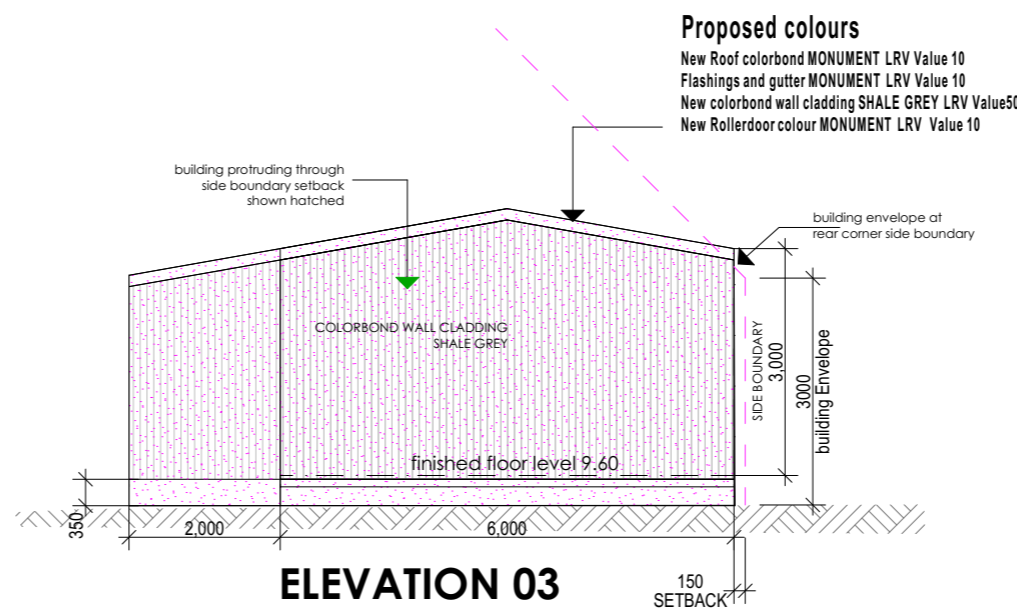
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**ELEVATION 02**  
NORTH ELEVATION

scale 1:100

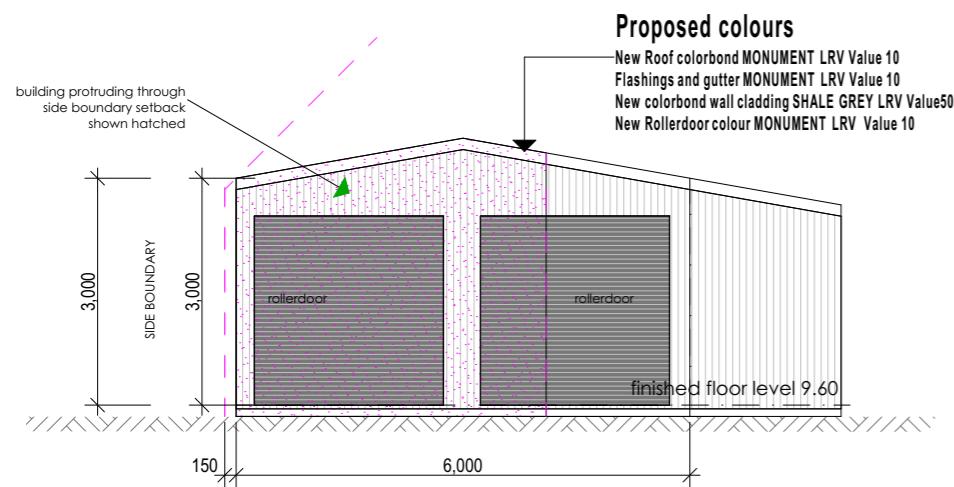
**Proposed colours**  
New Roof colorbond MONUMENT LRV Value 10  
Flashings and gutter MONUMENT LRV Value 10  
New colorbond wall cladding SHALE GREY LRV Value 50  
New Rollerdoor colour MONUMENT LRV Value 10



**ELEVATION 03**  
EAST ELEVATION

scale 1:100

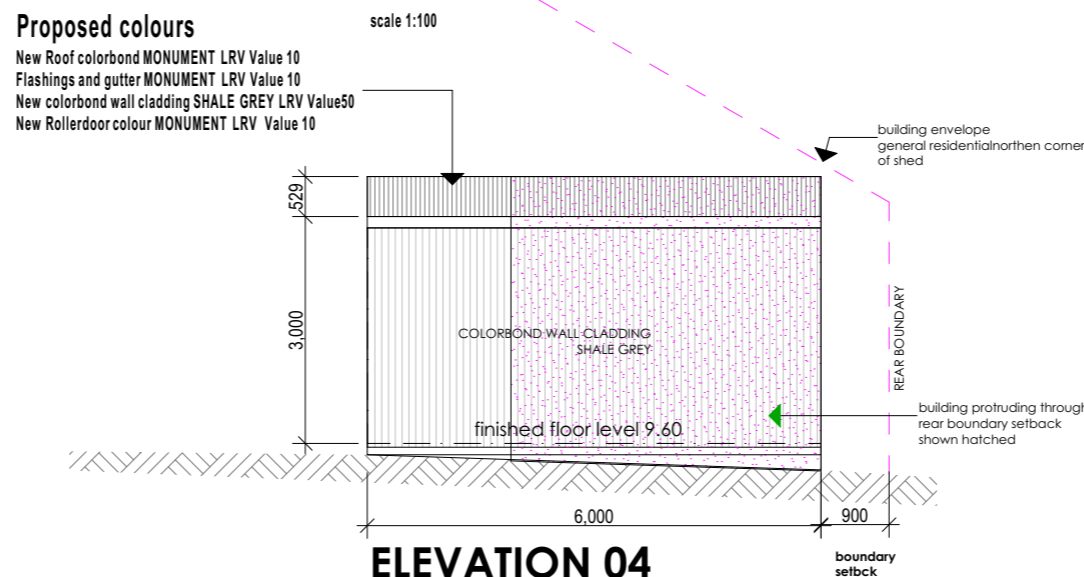
**Proposed colours**  
New Roof colorbond MONUMENT LRV Value 10  
Flashings and gutter MONUMENT LRV Value 10  
New colorbond wall cladding SHALE GREY LRV Value 50  
New Rollerdoor colour MONUMENT LRV Value 10



**ELEVATION 01**  
WEST ELEVATION

scale 1:100

**Proposed colours**  
New Roof colorbond MONUMENT LRV Value 10  
Flashings and gutter MONUMENT LRV Value 10  
New colorbond wall cladding SHALE GREY LRV Value 50  
New Rollerdoor colour MONUMENT LRV Value 10



**ELEVATION 04**  
SOUTH ELEVATION

scale 1:100

**Proposed colours**  
New Roof colorbond MONUMENT LRV Value 10  
Flashings and gutter MONUMENT LRV Value 10  
New colorbond wall cladding SHALE GREY LRV Value 50  
New Rollerdoor colour MONUMENT LRV Value 10



Service over and above

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**Elevations**

date issue revision

23/09/2024 A

designed and drawn revision-date

**M.Ralph** Design Drawing

job no: drawing no:

**2024-1041** **1041-04**