

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 4 Pargonee Street, 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 until **Monday 22nd July 2024**.

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 **Monday 22nd July 2024**.

APPLICANT: Tastech - Ranbuild

APPLICATION NO: DA 2024 / 123 - 1

DATE: 04 July 2024

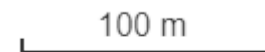


4 Pargonee Street, Dodge's Ferry - Representation Close Monday 22nd July 2024

4-Jul-2024



Disclaimer: This map is a representation of the information currently held by Sorell Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.



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

Full description of Proposal:	<i>Use:</i> Private storage
	<i>Development:</i> Construction of a 6x6m Class 10a private storage shed
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 20,000

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: 4 Pargonee Street
	Suburb: Dodges Ferry Postcode: 7173
	Certificate of Title(s) Volume: 101747 Folio: 2

Current Use of Site	Dwelling
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Current Owner/s:	Name(s) Stephen James Lambert & Natasha Lambert
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Is the Property on the Tasmanian Heritage Register?	No: <input checked="" type="checkbox"/> Yes: <input checked="" 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>

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: Development Application - 4 Pargonee Street, Dodges Ferry - P1.pdf
 Plans Reference:P1
 Date Received:31/05/2024

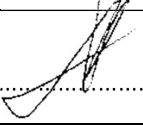
Part B continued: Please note that Part B of this form is publicly exhibited

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.

Applicant Signature:	Signature:  Date: 31/05/2024
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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 _____



Sorell Council

Development Application: Development Application - 4 Pargonee Street, Dodges Ferry - P1.pdf

Plans Reference: P1

Date Received: 31/05/2024

Signature of General Manager, Minister or Delegate:	Signature: Date:
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CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS WHERE APPLICABLE

DO NOT SCALE OFF PLAN

BUILDER TO CHECK ALL DIMENSIONS ON SITE BEFORE STARTING WORKS

PLEASE REPORT ANY ERRORS OR INCONSISTENCIES TO TASTECH BUILDING SYSTEMS

ANY CHANGES TO THIS DOCUMENT TO BE CONFIRMED BY TASTECH BUILDING SYSTEMS

DESCRIPTION OF LAND

Town of DODGES FERRY
Lot 2 on Diagram 101747
Derivation : Part of 50 Acres Gtd to David Lord
Derived from A16324



PROJECT TITLE:
Lambert Garage

ADDRESS:
4 Pargonee Street,
Dodges Ferry, 7173

DRAWING NUMBER:
RB1113_SITE

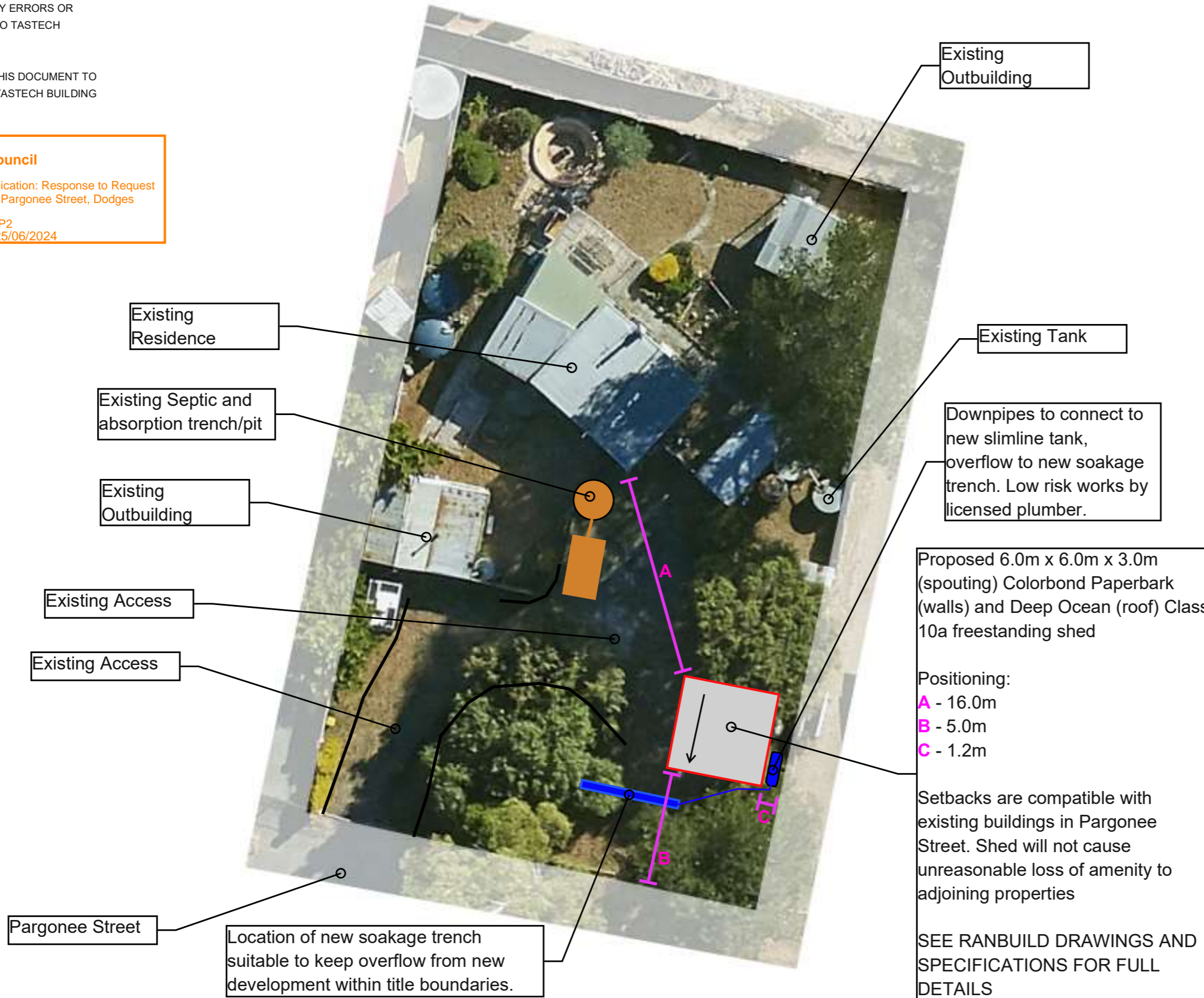
JOB NUMBER:
RB1113

CLIENT:
Stephen & Natasha Lambert

DATE:
25/06/2024 - Rev1

SCALE:
NTS

 **Sorell Council**
Development Application: Response to Request for Information - 4 Pargonee Street, Dodges Ferry.pdf
Plans Reference: P2
Date Received: 25/06/2024



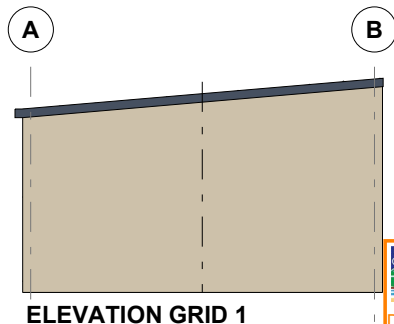
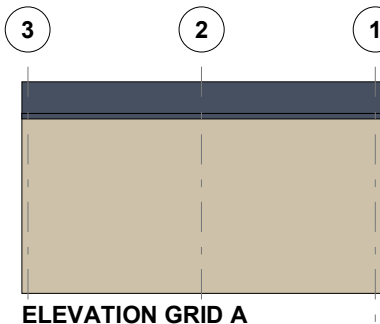
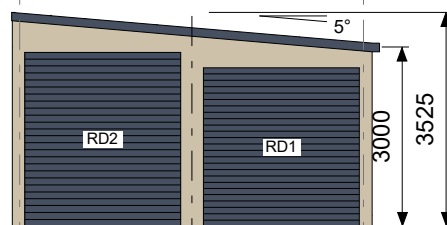
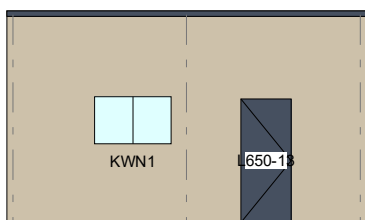
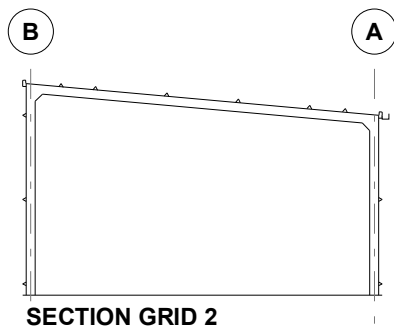
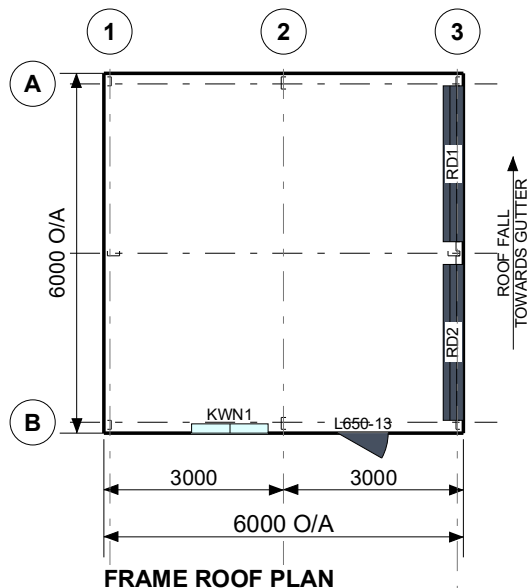
Premium Steel Sheds

65 SOUTH ARM ROAD
ROKEBY, TAS, 7019

(03) 6263 5800

RANBUILD@TASTECHBUILDINGS.COM.AU





NGL

CLADDING			
ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	DO
WALLS	TRIMDEK 0.42 BMT	CB	PB
CORNERS	-	CB	PB
BARGE	-	CB	DO
GUTTER	HI-QUAD	CB	DO

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND		
QTY	MARK	DESCRIPTION
1	RD1	Taurean, Domestic PR1ME Series A 2575 high x 2600 wide Clear Opening C/B
1	RD2	Taurean, Domestic PR1ME Series A 2835 high x 2600 wide Clear Opening C/B
1	L650-13	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond
1	KWN1	AMI - Reg A & B, 790x1274 CLR, Window Kit (BDSP)

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT Stephen Lambert			
SITE 4 Pargonee Street DODGES FERRY TAS 7173			
BUILDING DELUXE SKILLION 6000 SPAN x 3000/3525 EAVE x 6000 LONG			
TITLE FLOOR PLAN & ELEVATION			
SCALE A4 SHEET 1:125	DRAWING NUMBER BRWT4-6738	REV A	PAGE 1/1



Development Application: Development Application - 4 Pargonee Street, Dodges Ferry - P1.pdf
Plans Reference:P1
Date Received:31/05/2024