

# NOTICE OF PROPOSED DEVELOPMENT

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

**SITE: 36 Carlton Beach Road, Dodges Ferry**

**PROPOSED DEVELOPMENT:**

**FRONT FENCE**

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 5<sup>th</sup> August 2024**.

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 5<sup>th</sup> August 2024**.

**APPLICANT: J I Carmichael**

**APPLICATION NO: DA 2024 / 143 - 1**

**DATE: 18 July 2024**

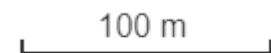


36 Carlton Beach Road, Dodges Ferry - Representation Close Monday 5th August 2024

18-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:	Use:
	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 type="checkbox"/> Yes: <input type="checkbox"/>
---	--

Location of proposed works:	Street address: .....
	Suburb: ..... Postcode: .....
	Certificate of Title(s) Volume: ..... Folio: .....

Current Use of Site	.....
---------------------	-------

Current Owner/s:	Name(s).....
------------------	--------------

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: Development Application - 36 Carlton Beach Road, Dodges Ferry - P1.pdf  
 Plans Reference:P1  
 Date Received:14/06/2024

**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: .....
-----------------------------	------------------------------

**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 \_\_\_\_\_



<b>Signature of General Manager, Minister or Delegate:</b>	Signature: ..... Date: .....
--	------------------------------

14 June 2024

**Sorell City Council**

(03) 6269 0000

[sorell.council@sorell.tas.gov.au](mailto:sorell.council@sorell.tas.gov.au)

Sorell Council PO Box 126 SORELL TAS 7172

Dear Council,

RE: RESIDENTIAL LOT – 36 CARLTON BEACH ROAD, DODGES FERRY TAS 7173. PLANNING APPLICATION FOR PROPOSED 1.8M TIMBER PALING FENCE TO FRONT OF PROPERTY BOUNDARY

The application is submitted in response to clause outlined on council website under “Fences” stating “Front fences can be up to 1.2 metres if solid; or up to 1.8 metres high provided that the part of the fence above 1.2 metres has 30% transparency. Anything higher will require Council approval.” We are seeking approval for the departure of this clause to build a solid 1.8m timber paling fence. The application is put forward in an effort to meet council concerns with the reasons outlined below.

The application proposal comprises the construction of a new front fence to a consistent maximum height of 1.8m along the front boundary approximately 20m in length. The fence will be set back approximately 1.2m from pedestrian path. The fence will be constructed with treated pine timber lapped palings with C-Section posts. For the driveway, there will be a 3m gate supported by a steel frame. For pedestrian access there will be a secondary gate 1m in width also supported by a steel frame. There are no known impacts to adjoining land or services. The generous setback allows for clear sightlines to road and path so safe access is maintained.

Once the fence is constructed, it will be painted to aid in visual aesthetics. Native vegetation will be planted on the residential side to further assist with visual aesthetics and noise attenuation while transforming our yard to a native flora and fauna habitat.

As the property is located along a main road, the approach to this design ensures my young autistic nephew whom we look after several times a week does not escape. He has a fascination with cars and trucks, and we worry deeply that he will attempt to run out onto the road. He has developed a nasty habit of fence climbing hence why we require a 1.8 meter high fence to ensure he cannot climb the fence or see traffic.

To assist in the determination of the application, the following application documents have been submitted:

- Application Cover Letter (i.e. this letter)
- Planning Application Form
- Current copy of Certificate of Title
- Applications Drawings We look forward to hearing from you.

Kind regards,

Jake & Elise





Figure 1 A nonprofessional, not to scale impression of a grey fence at 36 Carlton Beach Road, Dodges Ferry 7173. Image taken from Google Maps, please refer to other documentation submitted for an in-scale depiction of fence.



Figure 6 Capped Wooden Fence, Charcoal



Figure 7 Letterbox by Milkcan.



Figure 2 *Dianella tasmanica*



Figure 3 *Chrysocephalum apiculatum*



Figure 4 *Banksia serrata*



Figure 5 *Correa pulchella*

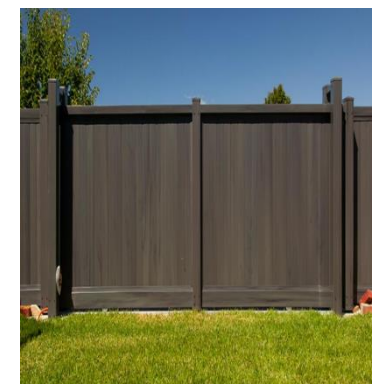
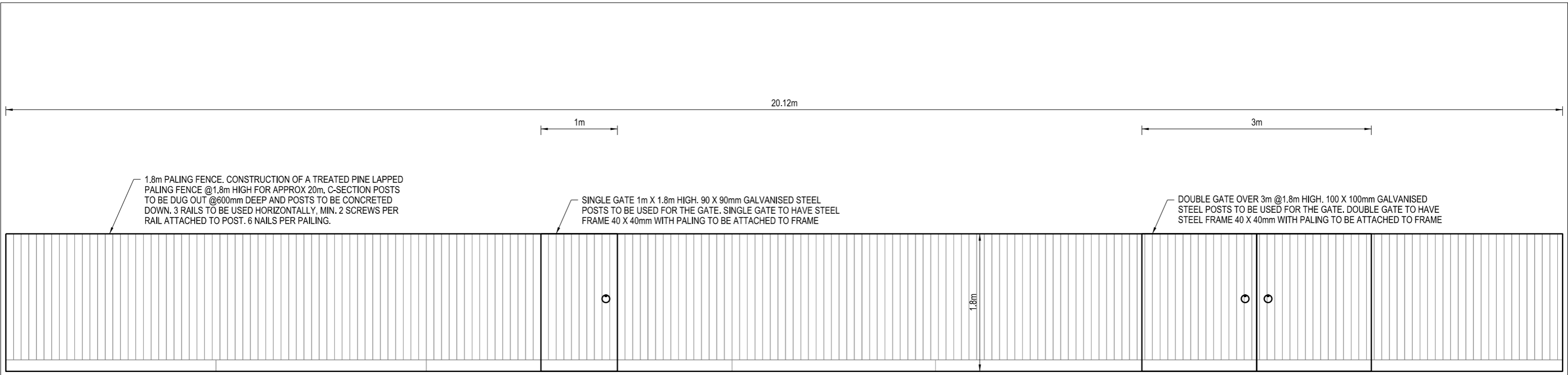
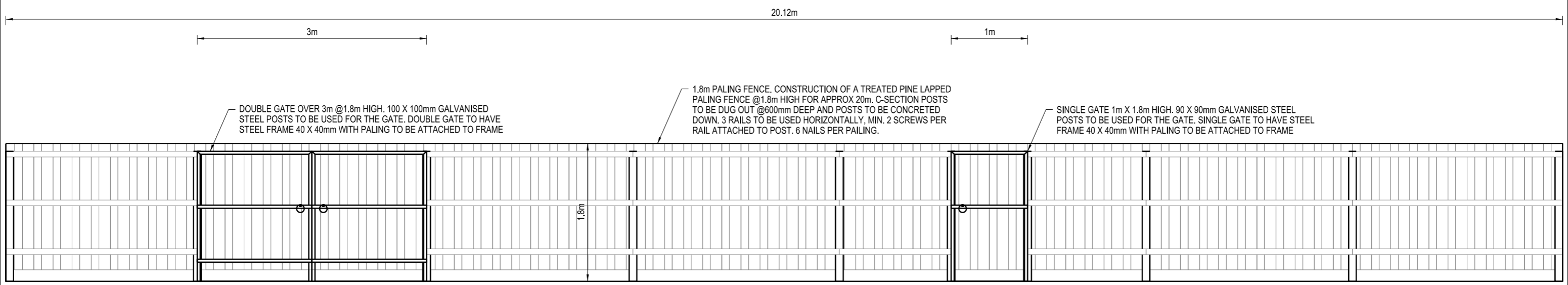


Figure 8 Double opening mechanical gate



1 ELEVATION: FRONT FENCE - ROAD SIDE  
WD02 SCALE: 1:50

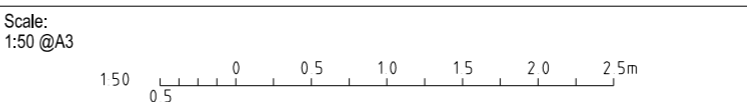


2 ELEVATION: FRONT FENCE - RESIDENCE SIDE  
WD02 SCALE: 1:50

**Sorell Council**  
 Development Application: Development Application - 36 Carlton Beach Road, Dodges Ferry - P1.pdf  
 Plans Reference: P1  
 Date Received: 14/06/2024

Revisions	Description:	Date:
Rev: 00	PLANNING PERMIT APPLICATION	15.05.2024

Client:  
 36 CARLTON BEACH ROAD  
 DODGES FERRY  
 TASMANIA 7173



Drawing Title:  
 PROPOSED FRONT FENCE  
 ELEVATION  
 Drawing Status:  
 PLANNING PERMIT APPLICATION

Drawing no: WD02  
 Issue: 00  
 Date: 15.05.2024