

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 22 Richards Avenue, Dodges Ferry

PROPOSED DEVELOPMENT:

**CHANGE OF USE - TEMPORARY DWELLING TO DWELLING
(RETROSPECTIVE)**

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 **Friday 9th May 2025**.

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 **Friday 9th May 2025**

APPLICANT: N R Griffith

APPLICATION NO: DA 2025 / 83 1

DATE: 17 April 2025

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

Full description of Proposal:	Use: <u>Primary Dwelling</u>
	Development: <u>change of use</u>
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal: \$ <u>3,000</u>	

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: <u>22 Richards Ave</u>
	Suburb: <u>Dodges Ferry</u> Postcode: <u>7173</u>
	Certificate of Title(s) Volume: Folio:

Current Use of Site	<u>Temporary Dwelling</u>
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Current Owner/s:	Name(s) <u>Nathan Griffith Emma Eston</u>
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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>
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/		

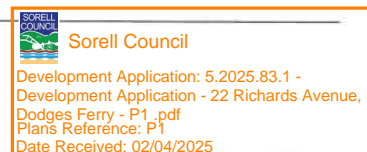


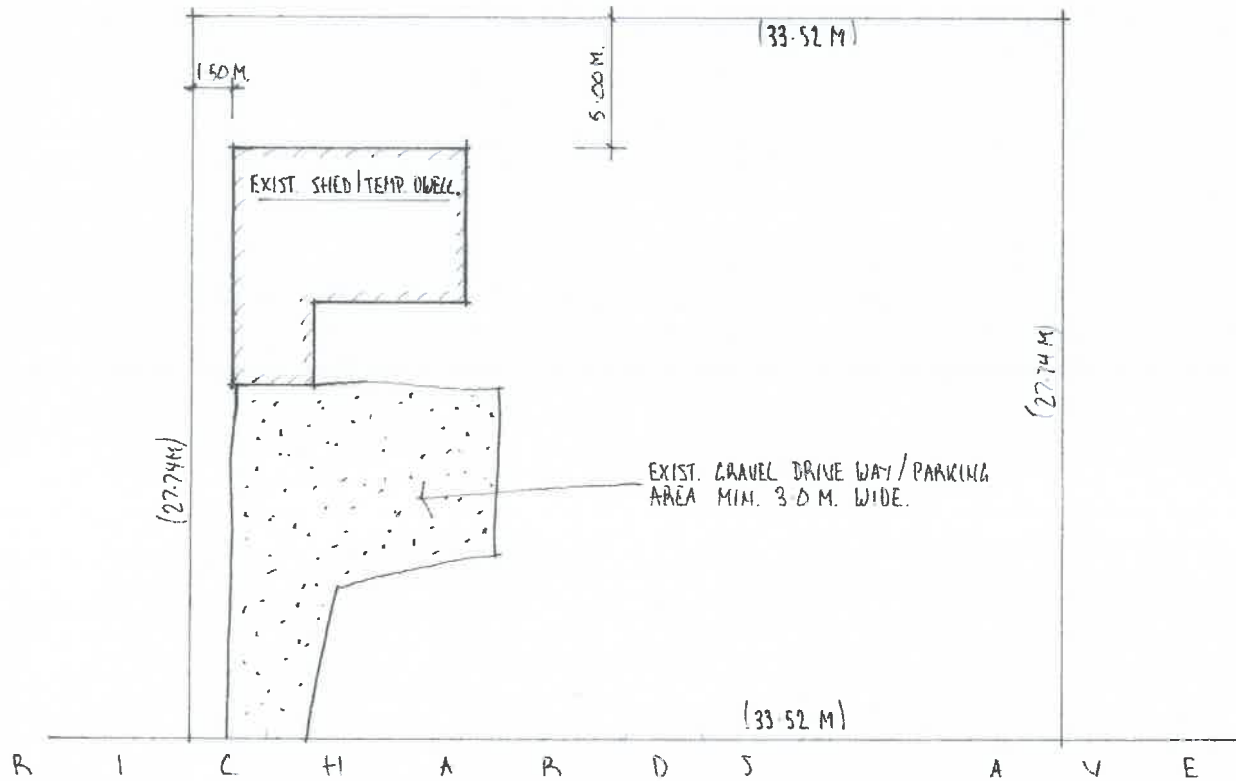
Sorell Council

Development Application: 5.2025.83.1 -
Development Application - 22 Richards Avenue,
Dodges Ferry - P1 .pdf
Plans Reference: P1
Date Received: 02/04/2025

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: 30/3/25

Crown or General Manager Land Owner Consent	
<p>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>).</p> <p>Please note:</p> <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.	
<p>I _____ being responsible for the administration of land at _____</p> <p>declare that I have given permission for the making of this application for _____</p> <div data-bbox="1062 1702 1430 1852" data-label="Image"><p>Sorell Council Development Application: 5.2025.83.1 - Development Application - 22 Richards Avenue, Dodges Ferry - P1 .pdf Plans Reference: P1 Date Received: 02/04/2025</p></div>	
Signature of General Manager, Minister or Delegate:	Signature: _____ Date: _____



site plan 1:200

DRAWING LIST -

- DWG. NO. 1/4 OF 3, SITE PLAN / TITLE PLAN.
- DWG. NO. 2/4 OF 3, FLOOR PLAN.
- DWG. NO. 3/4 OF 3, ELEVATIONS.

PROJECT INFO. :-

- AREA OF SITE, 930 M².
- AREA OF EXIST. BUILDING, 63.4 M².

PROPOSED BUILDING CHANGE OF
USE FROM TEMP. DWELL. TO RESID.
FOR MR. N. GRIFFITH.

AT NO 22 RICHARDS AVE.,
DODGES FERRY.

date MARCH 2025
scale 1:100, 1:200

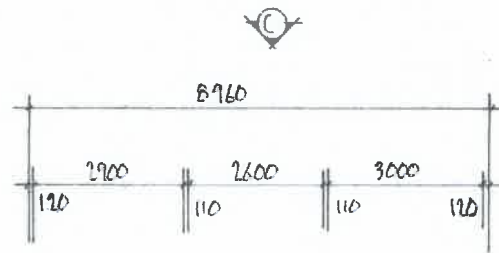
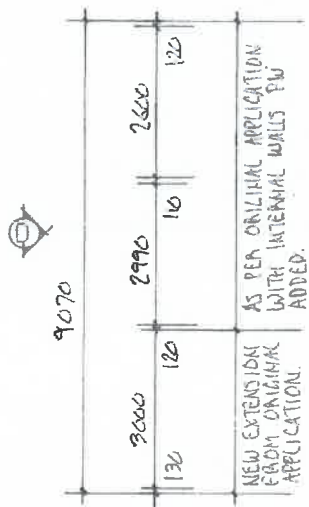
(GRANT SCOTT ACC. NO. CC1366).

DWG. NO. 1/4 OF 3



Sorell Council

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floor plan



◆ CEILING MOUNTED HARD WIRED SMOKE DETECTOR WITH BATTERY BACK UP.

PW - INDICATES P'BOARD LINED INTERNAL PARTITION WALLS TO HEIGHT OF 300MM BELOW CEILING LEVEL

WINDOW LIST -

- W1, 1000 H. x 1800 W. SLID.
- W2, 2100 H. x 2723 W. SLD
- W3, 900 H x 1210 W. SLID.
- W4, 900 H. x 610 W. SLID.



PROPOSED BUILDING CHANGE OF USE FROM TEMP. DWELL. TO RESID. FOR MR. M. GRIFFITH.
AT NO. 22 RICHARDS AVE., DODGES FERRY.

DATE, MARCH 2025
SCALE, 1:100

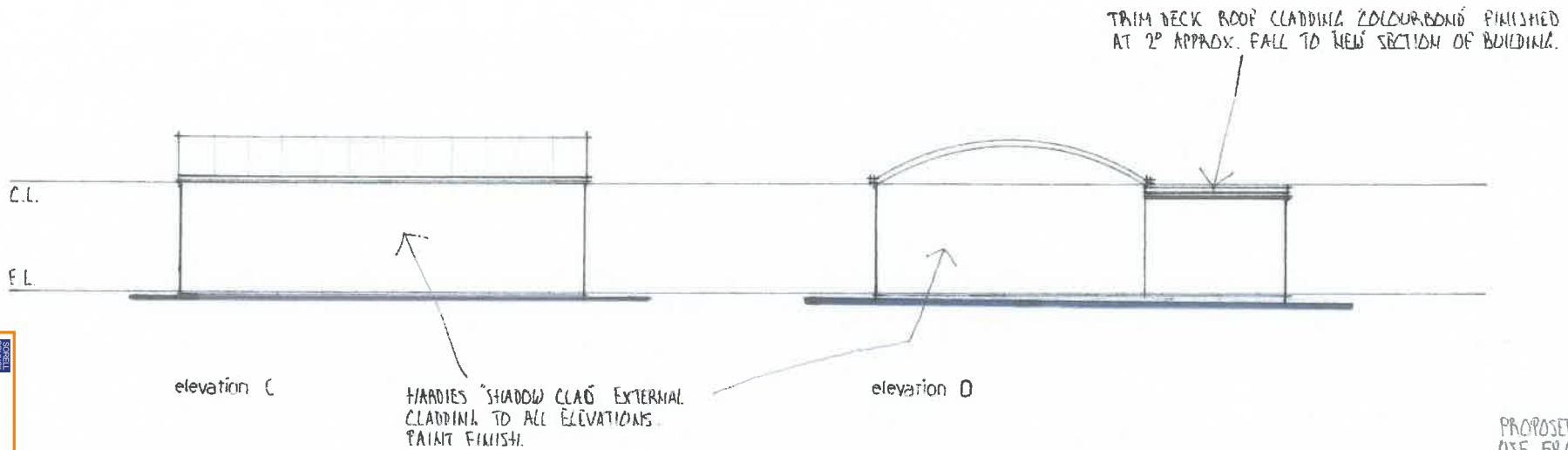
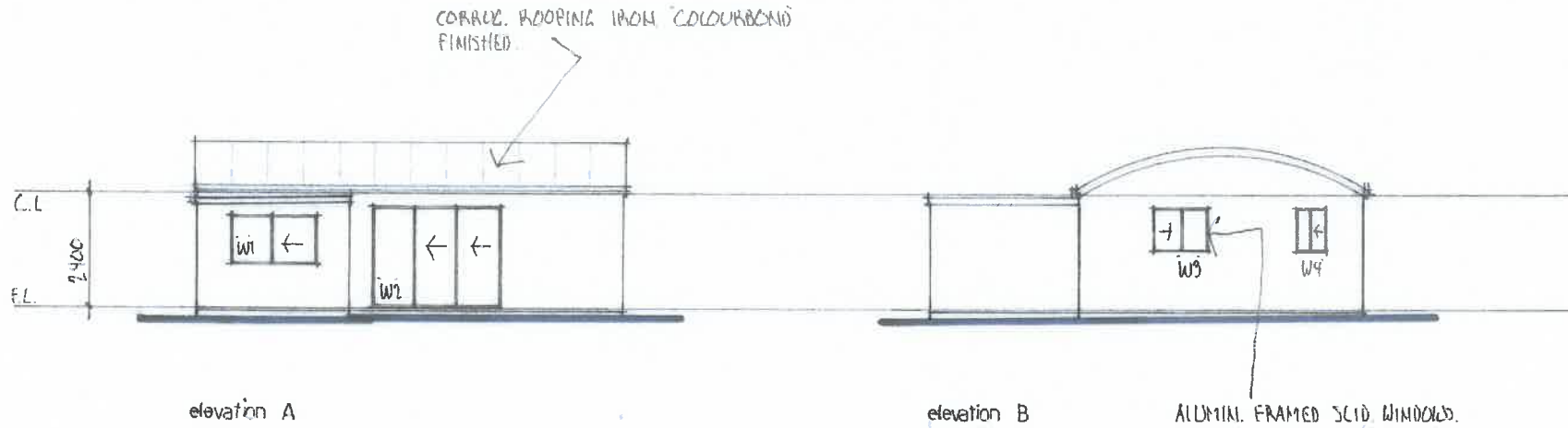
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PAGE NO. 212 OF 3.

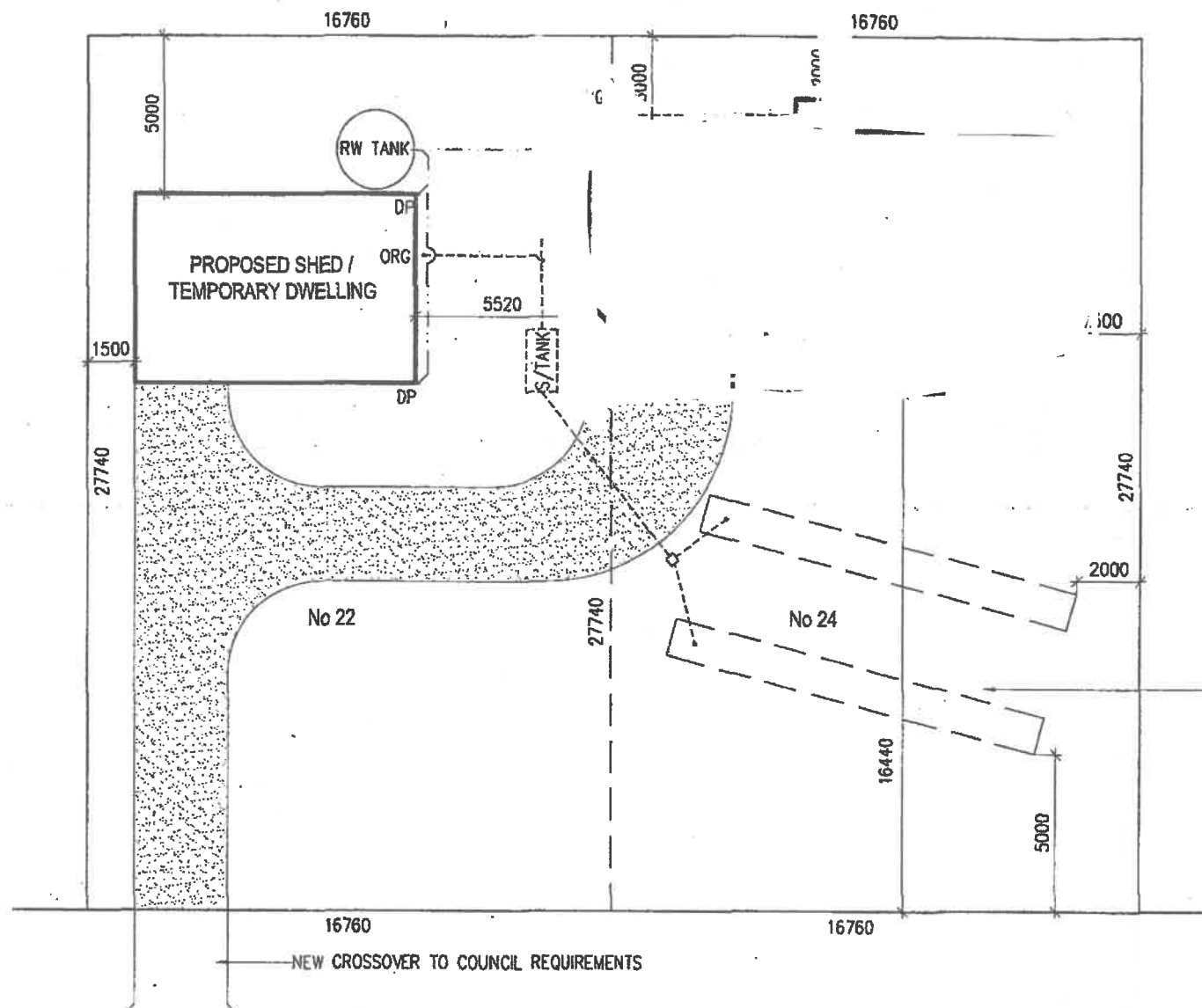


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PROPOSED BUILDING CHANGE OF
USE FROM TEMP. DWELL. TO RESID.
FOR MR. N. GRIFFITH.
AT NO. 22 RICHARDS AVE.,
DODGES FERRY.
DATE, MARCH 2025 SCALE, 1:100
(GRANT SCOTT NZ. NO. CL1366).
DWG. NO. 3114 OF 3.



RICHARDS AVENUE

SITE PLAN SCALE 1:200

Sorell Council
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ON SITE WASTE WATER SYSTEM
 AS PER PREVIOUSLY APPROVED ISSUED
 SPECIAL PLUMBING PERMIT No 17/06

LEGEND

- 90Ø PVC STORMWATER
- 100Ø SEWER
- ORG OVERFLOW RELIEF GULLY
- DP 75Ø UPVC DOWNPIPE

AREAS

PROPOSED DWELLING GROUND FLOOR	68.8
PROPOSED DWELLING FIRST FLOOR	73.8
PROPOSED DECK & PORCH	20.9
PROPOSED CARPORT	38.3
PROPOSED SHED / TEMP DWELLING	54.0 m2



PLUMBING PERMIT DOCUMENT
 This document is one of the
 documents relevant to the permit
 issued for plumbing work as identified
 by permit No 2006/217
 Date permit issued: 12-9-06
 Permit Authority: ML

BUILDING PERMIT DOCUMENT
 This document is one of the
 documents relevant to the permit
 issued for building work as identified
 by permit No 2006/217
 Date permit issued: 12/9/06
 Permit Authority: ML

skelly BUILDING SURVEYING

28 AUG 2006

Mathew Skelly

CADscribe
 Accreditation No. CC 937

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 PH/FAX 6265 8179
 MOB 0407 971 856
 cadscribe@our.net.au

PROPOSED RESIDENCE
 L. N. HILL
 22-24 RICHARDS AVE, DODGES FERRY

DRAWN TI
 DATE March 2006
 CHECKED

JOB No. HIL_1_06
 SHEET 2/13
 Amtd.