

# NOTICE OF PROPOSED DEVELOPMENT

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

**SITE: 63 Ridge Road, Dodges Ferry**

**PROPOSED DEVELOPMENT:**

**DWELLING WITH ATTACHED GARAGE**

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 **Friday 9<sup>th</sup> May 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 **Friday 9<sup>th</sup> May 2025**.

**APPLICANT: O J Cowen**

**APPLICATION NO: DA 2025 / 95 1**

**DATE: 17 April 2025**

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


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



Declarations and acknowledgements	
<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>I/we declare that the information in this application is true and correct.</li> </ul> <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"> <li>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.</li> </ul>	
<ul style="list-style-type: none"> <li>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.</li> </ul>	
<b>Applicant Signature:</b>	Signature:  Date: .....

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"> <li>If General Manager consent is required, please first complete the General Manager consent application form available on our website <a href="http://www.sorell.tas.gov.au">www.sorell.tas.gov.au</a></li> <li>If the application involves Crown land you will also need a letter of consent.</li> <li>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.</li> </ul>	
<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 style="text-align: right;">  <div style="border: 1px solid orange; padding: 5px; margin-left: 10px;"> <b>Sorell Council</b>                      Development Application: Development Application - 63 Ridge Road, Dodges Ferry - P1.pdf                      Plans Reference: P1                      Date Received: 11/04/2025                 </div> </div>	
<b>Signature of General Manager, Minister or Delegate:</b>	Signature: ..... Date: .....

08 April 2025

Planning Department  
Sorell Council  
47 Cole Street  
Sorell 7172

To whom it may concern,

**Re: Development Application for Studio and Shed at 63 Ridge Road, Dodges Ferry.**

The proposed works consist of:

- o 1 Bedroom Studio with carport
- o Conjoined shed
- o On-site wastewater system
- o Stormwater catchment and drainage management

In summary, the property is located in the *Low-Density Residential Zone*, under the Statewide Planning Scheme; and is covered by *Natural Assets*, *Bushfire-Prone Area* and *Safeguarding of Airports* code overlays.

**10.0 Low-Density Residential Zone:**

10.2 Use Table

Discretionary – Residential

10.4.1 Residential density for multiple dwellings

A1 Not applicable

10.4.2 Building height

A1 Building height is not more than 8.5m

10.4.3 Setbacks

A1 Setback from the frontage is not less than 8m

A2 Setback from the frontage is not less than 5m

10.4.4 Site coverage

A1 The proposed complete works has a site coverage not more than 30%

10.4.5 Frontage fences for all dwellings

A1 Not applicable - No frontage fence being proposed

10.5.1 Non-dwelling development

A1 Building height that is not a dwelling is not more than 8.5m

A2 Setback from the frontage is not less than 8m

A3 Setback from the frontage is not less than 5m

A4 The proposed complete works has a site coverage not more than 30%



# STUDIO CRAVEN

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P 0413 213 526  
E [chriscraven0@gmail.com](mailto:chriscraven0@gmail.com)  
[www.studio-craven.com](http://www.studio-craven.com)

- A5 Not applicable - No frontage fence being proposed
- A6 Not applicable - No storage amenity being proposed
- A7 Not applicable - No amenity of this sort being proposed

## **C2.0 Parking and Sustainable Transport Code:**

Table C2.1 states that the property requires one parking space for a single bed studio.

## **C7.0 Natural Assets Code:**

No part of the proposed development is within or discharging to the waterway and coastal protection area overlaid to part of the site.

## **C13.0 Bushfire-Prone Area Code:**

The bushfire attack level [BAL] is yet to be determined for the site.

## **C16.0 Safeguarding of Airports Code:**

Application to carry out a controlled activity has been submitted to Hobart Airport for approval.  
To be provided once received.

If you require any further Information or clarification, please contact Chris Craven by email: [chriscraven0@gmail.com](mailto:chriscraven0@gmail.com)

With Regards,

**Chris Craven**

M.Arch



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# RIDGE ROAD STUDIO AND SHED

63 RIDGE ROAD, DODGES FERRY

## SITE INFORMATION

LAND TITLE REFERENCE	Volume 179394 Folio 1
MUNICIPALITY	Sorell Council (Satewide Planning)
PLANNING ZONE	10.0 Low Density Residential
PLANNING CODE OVERLAYS	Natural Assets Bushfire-Prone Area Safeguarding of Airports

WIND CLASSIFICATION	N2
DESIGN WIND SPEED	40m/sec
SOIL CLASSIFICATION	Class S
CLIMATE ZONE	7
BUSHFIRE ATTACK LEVEL	TBC

## AREAS

DWELLING	62.85 m2
SHED	108.00 m2
<b>GROSS</b>	<b>170.85 m2</b>
LAND AREA	2010 m2
SITE COVERAGE	8.5%

## DRAWING INDEX

SHEET/REV	NAME
DA_001/-	COVER PAGE
DA_002/-	PLAN_SITE
DA_003/-	PLAN_PROPSOED
DA_004/-	PLAN_ROOF
DA_100/-	ELEVATIONS
DA_101/-	ELEVATIONS

### REVISIONS

**Sorell Council**

Development Application: Development  
Application - 63 Ridge Road, Dodges Ferry -  
P1.pdf  
Plans Reference:P1  
Date Received:11/04/2025

### SHEET

#### COVER PAGE

SHEET NO REV

DA\_001

-

### PLANNING SUBMISSION

NOT TO BE USED FOR CONSTRUCTION

### PROJECT

AR2403

### DETAILS

CRAVEN  
63 RIDGE ROAD  
DODGES FERRY

ISSUED 08-04-2025  
DRAWN CC CHECK CC  
SCALE NTS

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REVISIONS

SHEET

PLAN\_SITE

SHEET NO

REV

DA\_002

PLANNING SUBMISSION  
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PROJECT

AR2403

DETAILS

CRAVEN  
63 RIDGE ROAD  
DODGES FERRY

ISSUED 08-04-2025

DRAWN CC CHECK CC

SCALE 1:200

1 2 4 6 8 10M



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**Sorell Council**

Development Application: Development  
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P1.pdf  
Plans Reference: P1  
Date Received: 11/04/2025

TITLE BOUNDARY

KEY

COL	COLUMN
CT	COOKTOP
DP	DOWNPIPE
DW	DISHWASHER
EXT	EXTERNAL
MB	METER BOARD
O	OVEN
REF	REFRIGERATOR
RL	RELATIVE LEVEL
SL	SLIDING
D#	DOOR NUMBER
W#	WINDOW NUMBER

MATERIALS

<b>C</b>	CARPET
<b>CO</b>	CONCRETE - BURNISHED
<b>GL</b>	GLAZING
<b>GR</b>	GRAVEL
<b>RS</b>	ROOF SHEET
<b>T</b>	TILE
<b>TM1</b>	TIMBER CLADDING
<b>WC1</b>	WALL CLADDING 1

REVISIONS

**Sorell Council**

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SHEET

PLAN\_PROPOSED

SHEET NO REV

DA\_003

PLANNING SUBMISSION  
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PROJECT

AR2403

PROJECT

CRAVEN  
63 RIDGE ROAD  
DODGES FERRY

ISSUED 08-04-2025

DRAWN CC CHECK CC

SCALE 1:100

0.5 1 2 3 4 5M



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TITLE BOUNDARY

1 Plan Floor  
Scale 1:100

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SHEET NO                      REV

**PLANNING SUBMISSION**  
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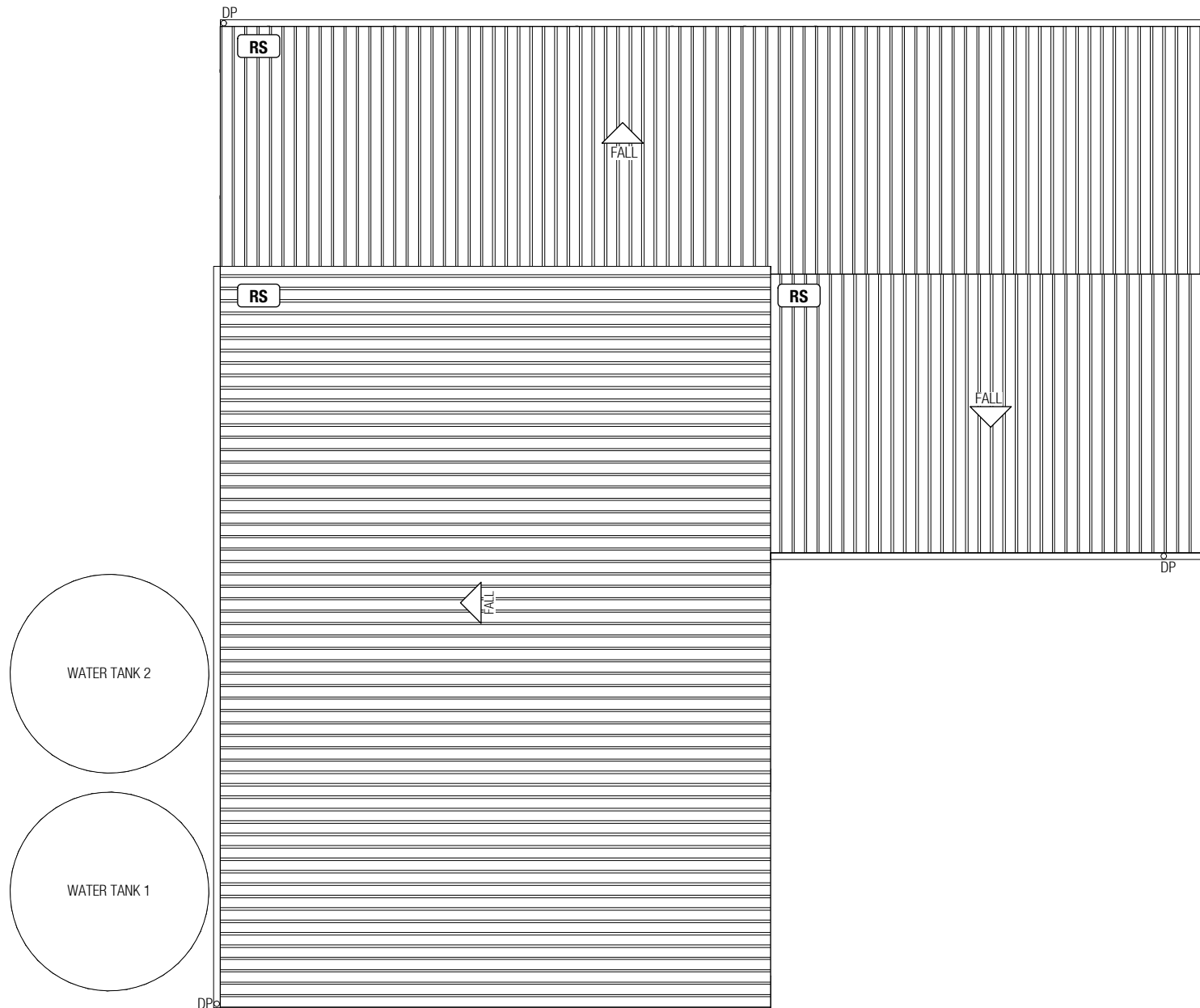
## PROJECT

ISSUED **08-04-2025**  
DRAWN CC CHECK CC  
SCALE **1:100**



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- WC1 WALL CLADDING 1

RIDGE  
RL 035 450

GROUND FLOOR  
RL 031 050

WATER TANKS OMITTED FOR CLARITY  
SHOWN DASHED

TITLE BOUNDARY

DP

WC1

RS

WC1

GL

D02

COL DP

1

Elevation South [Ridge Road]  
Scale 1:100

RIDGE  
RL 035 450

GROUND FLOOR  
RL 031 050

5450  
Max height from NGL

WC1

D04

D05

DP COL

D01

WC1

GL

W01

DP

NATURAL GROUND LINE SHOWN DASHED

2

Elevation East  
Scale 1:100

REVISIONS

 **Sorell Council**

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P1.pdf

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SHEET

ELEVATIONS

SHEET NO

REV

DA\_100

-

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DETAILS

**CRAVEN  
63 RIDGE ROAD  
DODGES FERRY**

ISSUED **08-04-2025**

DRAWN CC CHECK CC

SCALE **1:100**

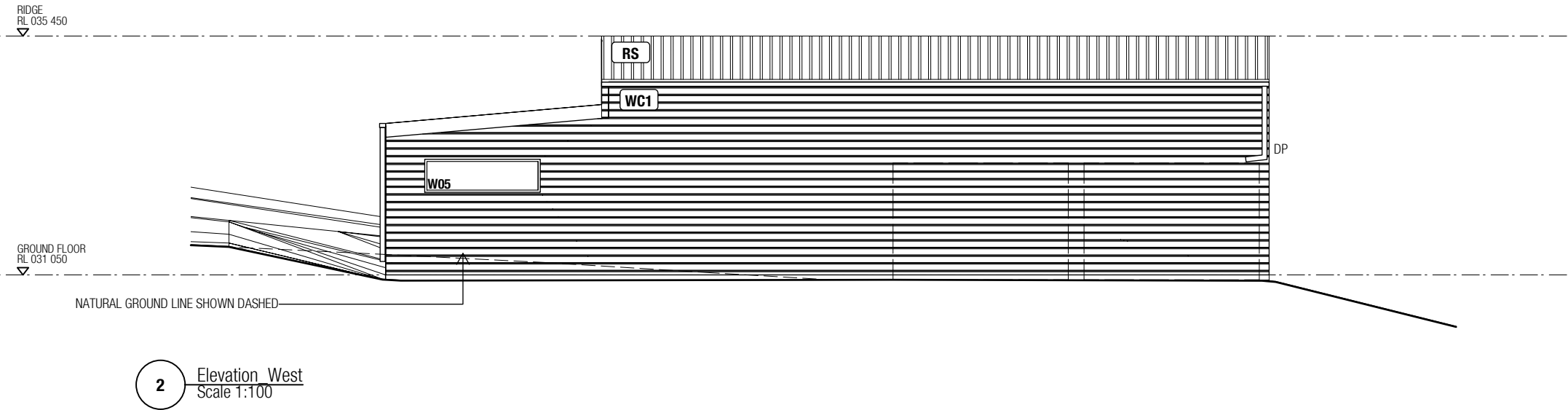
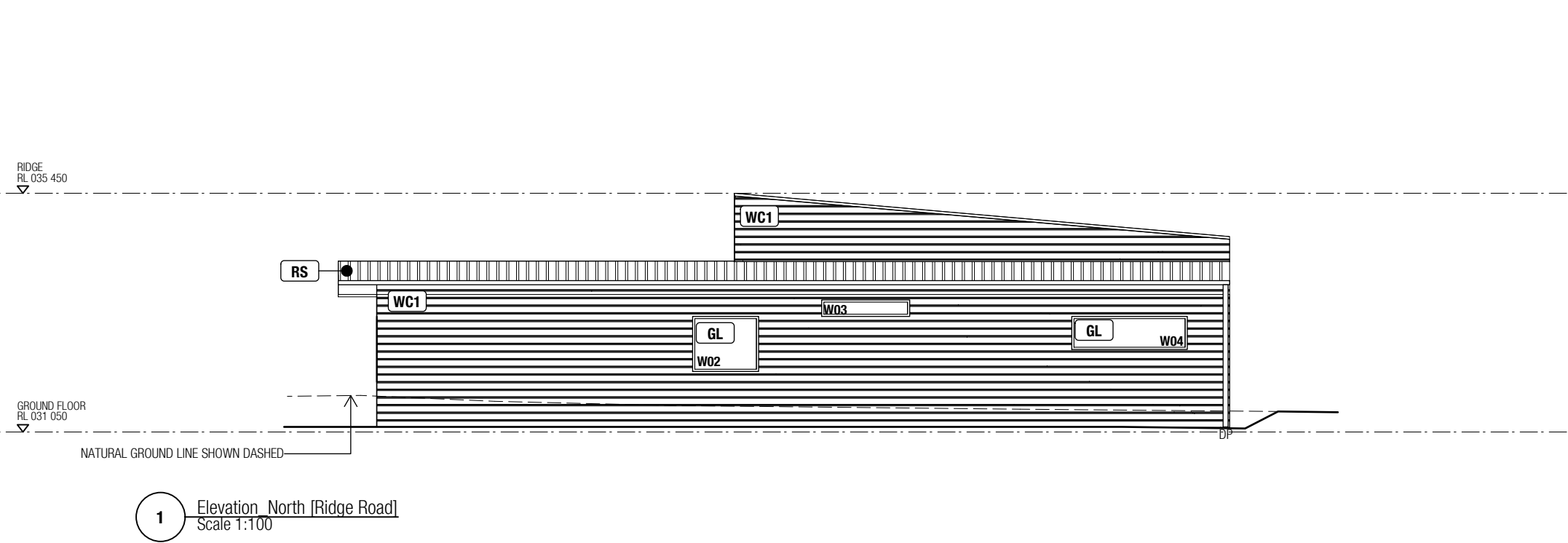
0.5 1 2 3 4 5M

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## SHEET

## ELEVATIONS

SHEET NO REV

DA\_101 -

## PLANNING SUBMISSION

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## PROJECT

AR2403

## DETAILS

**CRAVEN**  
**63 RIDGE ROAD**  
**DODGES FERRY**

ISSUED **08-04-2025**  
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0.5 1 2 3 4 5M

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