

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 13 Malwood Place, Forcett

**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 7th July 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 **Monday 7th July 2025**.

APPLICANT: T Taylor

APPLICATION NO: DA 2025 / 00102 1
DATE: 19 June 2025

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

Full description of Proposal:	Use: Outbuilding
	Development: Demolish existing and construct new.
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 110 000

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: 13 Malwood Place
	Suburb: Forcett Postcode: 7173
	Certificate of Title(s) Volume: 167201 Folio: 1

Current Use of Site	Residential
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Current Owner/s:	Name(s) Tristan Taylor
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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: 5.2025.102.1 - Response to Request For Information - 13 Malwood Place, Forcett - P3.pdf Plans Reference: P4 Date Received: 13/06/2025

SEARCH OF TORRENS TITLE

VOLUME 167201	FOLIO 1
EDITION 3	DATE OF ISSUE 30-May-2018

SEARCH DATE : 29-Apr-2025

SEARCH TIME : 01.18 PM

DESCRIPTION OF LAND

Town of DODGES FERRY

Lot 1 on Sealed Plan 167201

Derivation : Part of Lot 1402, 103A-3R-0P Gtd. to James Jones

Prior CT 42977/9

SCHEDULE 1

M457476 TRANSFER to TRISTAN CHARLES TAYLOR Registered
07-Mar-2014 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP167201 FENCING COVENANT in Schedule of Easements
SP167201 SEWERAGE AND/OR DRAINAGE RESTRICTION
SP 6572 & SP 42977 FENCING PROVISION in Schedule of Easements
SP 6572 COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962
E135990 MORTGAGE to Commonwealth Bank of Australia
Registered 30-May-2018 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Sorell Council

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FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



OWNER DEAN LAWRENCE SMITH & KYLIE PEARL PURSELL FOLIO REFERENCE 42977/9 GRANTEE PART OF LOT 1402 103A-3R-OPs GTD TO JAMES JONES		PLAN OF SURVEY BY SURVEYOR DAVID B MILLER ROGERSON & BIRCH SURVEYORS PO BOX 910 ROSNY PARK 7018 PH 6244-6256 FAX 6244-6221 MOB. 0400-114-824 LOCATION TOWN OF DODGES FERRY SCALE 1: 750 LENGTHS IN METRES		REGISTERED NUMBER SP167201 APPROVED 28 JAN 2014 EFFECTIVE FROM <i>Nice Kawa</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 124 (5425)	LAST UPI No. JMJ57	LAST PLAN No. SP42977	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

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LOT 2 COMPILED FROM CT 42977/9 & THIS SURVEY

COUNCIL DELEGATE
 16.1.14
 DATE

<p>SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>Registered Number</p> <p>SP 167201</p>
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PAGE 1 OF 1 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

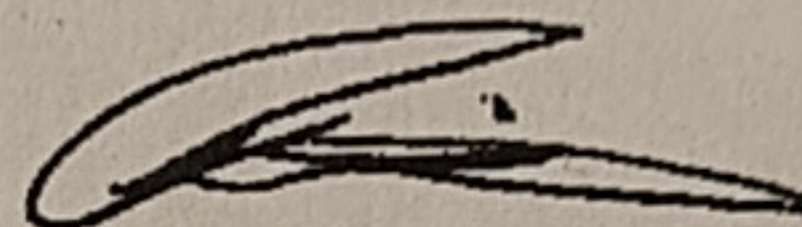
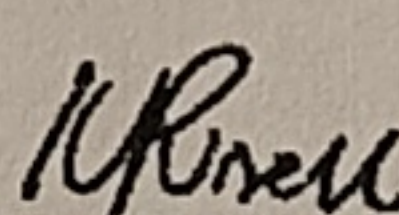
- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

COVENANT
FENCING PROVISION

The owner of each lot covenants with the Vendors, Dean Lawrence Smith and Kylie Pearl Pursell that the Vendors shall not be required to fence.

SIGNED by Dean Lawrence Smith and Kylie Pearl Pursell the registered proprietors of the land described in Certificate of Title Volume 42977 Folio 9 in the presence of)



.....

.....

Witness signature.....

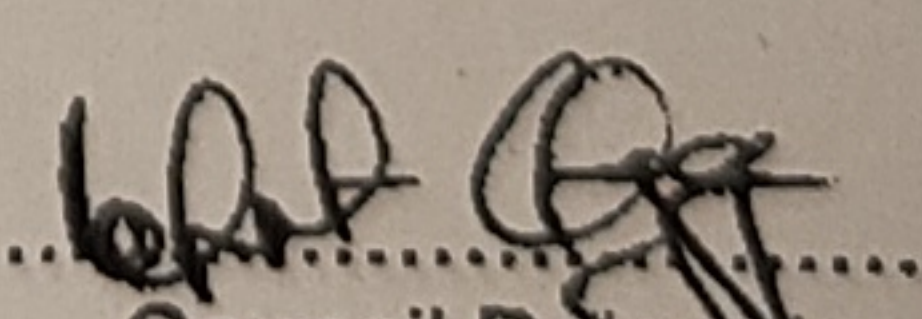
Witness name (print) Renato Grassi

Occupation Solicitor

Address 152 Macquarie St Hobart

 **Sorell Council**
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(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: Dean Lawrence Smith and Kylie Pearl Pursell</p> <p>FOLIO REF: Volume 42977 Folio 9</p> <p>SOLICITOR & REFERENCE: Phillips Taglieri (Renato Grassi)</p>	<p>PLAN SEALED BY: Sorell Council</p> <p>DATE: 7.2013.8.2</p> <p>REF NO.</p> <p> Council Delegate</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

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Darryn White - Building Design and Consulting - CC1623W

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Project Information

Land Title Reference: Volume 167201 Folio 1

PID:	3275886
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Lot area: **2896m2**

Total floor areas:

Existing Dwelling Footprint	242m2
Proposed Outbuilding	200m2

Existing to be Demolished 224m2

Tasmanian Planning Scheme - Sorell

Zone - Low Density Residential

Low Density Residential	Low Density Residential
Overlays -	Airport obstacle limitations area, Bushfire Prone Area

Design Wind Speed: **N3 (Assumed)**

Soil Classification: Class M (Assumed)

Climate Zone: 7

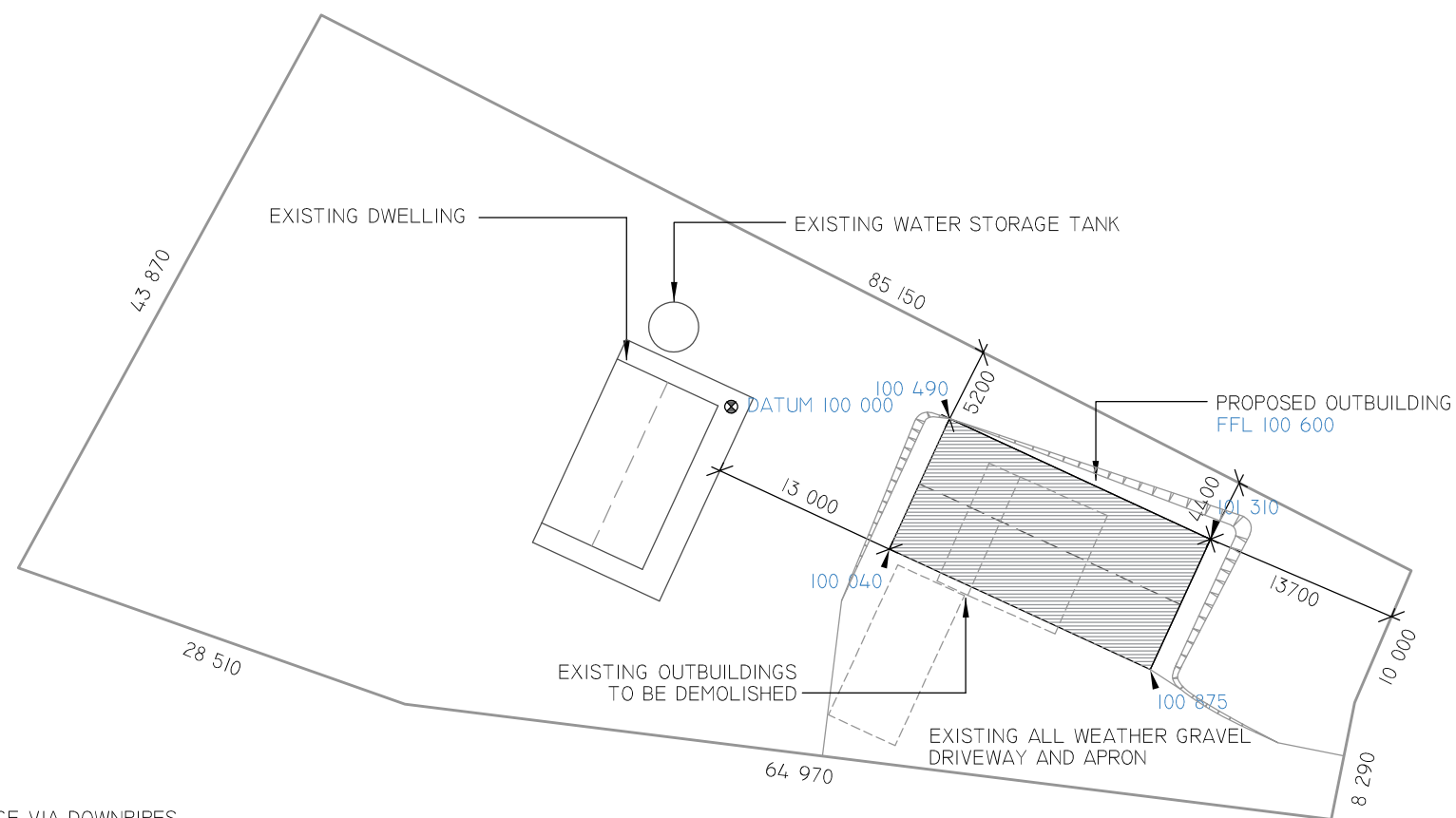
Bushfire-Prone Area

BAL rating: NA

Rock Type:

INTENDED USE

VEHICLE AND EQUIPMENT STORAGE.



Site Plan 1:500

NOTE.

ALL STORMWATER FROM ROOF CATCHMENT TO DISCHARGE VIA DOWNPIPES TO EX. RAINWATER TANK AS INDICATED ON THE SITE PLAN.


OVERFLOW FROM THE TANK TO DISCHARGE AWAY FROM BUILDINGS AND BE
CONTAINED WITHIN THE PROPERTY BOUNDARIES, SO TO NOT CAUSE
NUISANCE TO NEIGHBORING PROPERTIES.

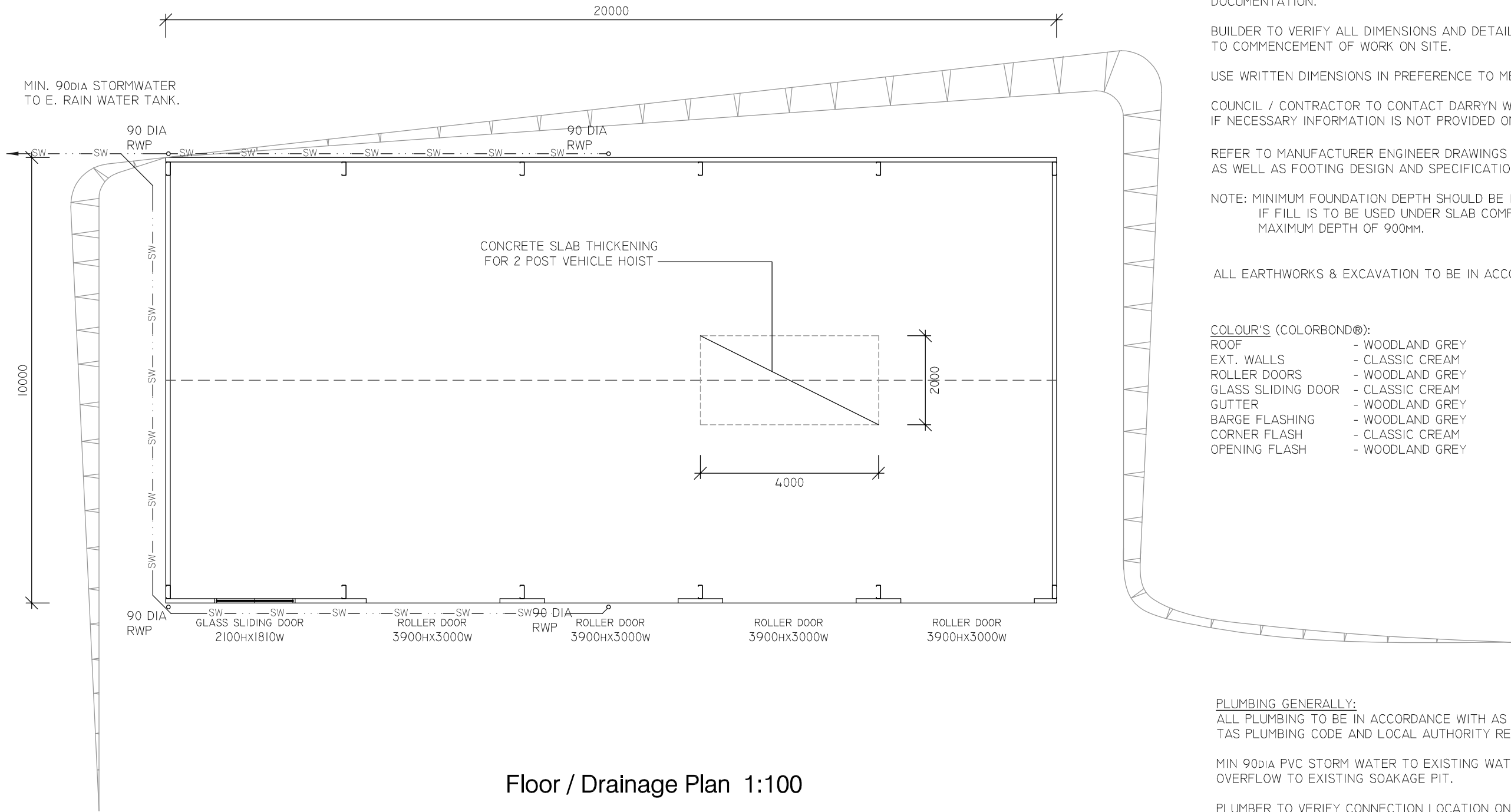
DRIVEWAY CONSTRUCTION TO BE COMPACTED GRAVEL.
SPOON DRAINS TO EDGE OF DRIVEWAY, AS REQUIRED.
DRAIN TO DOWNSLOPE OF BLOCK AWAY FROM BUILDINGS AND DESIGNATED
DISPERSEMENT AREAS.
CONTAINED WITHIN THE PROPERTY BOUNDARIES, SO TO NOT CAUSE
NUISANCE TO NEIGHBORING PROPERTIES.



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Date	10th June 2025	Page size <div>A3</div>	Client	T Taylor	Proposal New Outbuilding	Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ABN: 56130097060	<div><div>MASTER BUILDERS TASMANIA MEMBER</div></div>	© 2025	Page No <div>01 / 03</div>
Scale	1:500		Address	13 Malwood Place Forcett 7173		This drawing is the property of Darryn White. Reproduction in whole or part is strictly forbidden without the written consent of Darryn White. Failure in doing will result in legal action being taken.			



Floor / Drainage Plan 1:100

CONSTRUCTION GENERALLY:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, NATIONAL CONSTRUCTION CODE (NCC), RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS.

SITE PREPARATION, EXCAVATION AND EARTHWORKS TO COUNCIL REQUIREMENTS AND IN ACCORDANCE WITH PART 3.1.1 OF NCC.

CONCRETE FOOTINGS / SLAB TO AS 2870.1 AND ENGINEER SPECIFICATIONS. UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.

OUTBUILDING STRUCTURAL; DETAILS AND CERTIFICATION AS PER MANUFACTURER'S DOCUMENTATION.

BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS ON THIS SET OF PLANS PRIOR TO COMMENCEMENT OF WORK ON SITE.

USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

COUNCIL / CONTRACTOR TO CONTACT DARRYN WHITE BUILDING DESIGN AND CONSULTING IF NECESSARY INFORMATION IS NOT PROVIDED ON THIS SET OF PLANS.

REFER TO MANUFACTURER ENGINEER DRAWINGS FOR ALL MEMBER AND MATERIAL DETAILS AS WELL AS FOOTING DESIGN AND SPECIFICATIONS.

NOTE: MINIMUM FOUNDATION DEPTH SHOULD BE 100MM INTO NATURAL GROUND. IF FILL IS TO BE USED UNDER SLAB COMPACT IN 150MM LAYERS TO A MAXIMUM DEPTH OF 900MM.

ALL EARTHWORKS & EXCAVATION TO BE IN ACCORDANCE WITH PART 3.1.1 CURRENT NCC.

COLOUR'S (COLORBOND®):
ROOF - WOODLAND GREY
EXT. WALLS - CLASSIC CREAM
ROLLER DOORS - WOODLAND GREY
GLASS SLIDING DOOR - CLASSIC CREAM
GUTTER - WOODLAND GREY
BARGE FLASHING - WOODLAND GREY
CORNER FLASH - CLASSIC CREAM
OPENING FLASH - WOODLAND GREY

PLUMBING GENERALLY:
ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500. TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.

MIN 90DIA PVC STORM WATER TO EXISTING WATER STORAGE TANK. OVERFLOW TO EXISTING SOAKAGE PIT.

PLUMBER TO VERIFY CONNECTION LOCATION ON SITE.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.