

# NOTICE OF PROPOSED DEVELOPMENT

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

**SITE: 4 Parnella Road, Dodges Ferry**

**PROPOSED DEVELOPMENT:**

**POOL, DECKS (DEMOLITION OF EXISTING) & 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 11<sup>th</sup> August 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 **Monday 11<sup>th</sup> August 2025**.

**APPLICANT: Thomas Bailey**

**APPLICATION NO: DA 2025 /170 1**

**DATE: 25 July 2025**

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

Full description of Proposal:	Use: <del>COMMERCIAL</del> RESIDENTIAL.
	Development: Proposed Outdoor pool & Deck replacement & NEW FENCE FOR EXISTING RESIDENTIAL
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal: \$ 150,000	


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 Parnella Road
	Suburb: DODGES FERRY, TAS Postcode: 7173
	Certificate of Title(s) Volume: 78698 Folio: 1


Current Use of Site	RESIDENTIAL
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Current Owner/s:	Name(s) Jonathan Allan Lord & Melinda Jay Lord
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Is the Property on the Tasmanian Heritage Register?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please provide written advice from Heritage Tasmania
Is the proposal to be carried out in more than one stage?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please clearly describe in plans
Have any potentially contaminating uses been undertaken on the site?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please complete the Additional Information for Non-Residential Use
Is any vegetation proposed to be removed?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please ensure plans clearly show area to be impacted
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please complete the Council or Crown land section on page 3
<p><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></p> <p><a href="https://www.sorell.tas.gov.au/services/engineering/">https://www.sorell.tas.gov.au/services/engineering/</a></p>		

 <b>Sorell Council</b> Development Application: 5.2025.70.1 - Development Application - 4 Parnella Road, DODGES FERRY - P1.pdf Plans Reference: P1 Date Received: 26/06/2025
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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: <u>26.06.2025</u>

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 _____ declare that I have given permission for the making of this application for _____</p>	
<div style="text-align: right;">  <b>Sorell Council</b>  <small>Development Application: 5.2025.70.1 -                      Development Application - 4 Pamela Road,                      Dodges Ferry - P1.pdf                      Plans Reference: P1                      Date Received: 26/06/2025</small> </div>	
<b>Signature of General Manager, Minister or Delegate:</b>	Signature: ..... Date: .....



Room11 Architects

Studio HOBART

358B Macquarie Street, South Hobart, TAS 7004

Telephone 03-6224-8642

Email info@room11.com.au

Website www.room11.com.au

DATE

26/06/2025

PROJECT

# 4 PARNELLA ROAD - OUTDOOR UPGRADE

# DEVELOPMENT APPLICATION

4 PARNELLA ROAD SKETCH DESIGN			
DRAWING #	NAME	REV ID	ISSUE DATE
A0.01	EXISTING/PROPOSED SITE PLAN	A	26/06/2025
A1.01	EXISTING LOWER LEVEL PLAN	A	26/06/2025
A1.02	DEMOLITION LOWER LEVEL PLAN	A	26/06/2025
A1.03	PROPOSED LOWER LEVEL PLAN	A	26/06/2025
A1.04	PROPOSED UPPER LEVEL PLAN	A	26/06/2025
A1.05	CANOPY ROOF PLAN	A	26/06/2025
A2.01	EXISTING/DEMOLITION ELEVATION A	A	26/06/2025
A2.02	PROPOSED ELEVATION A	A	26/06/2025
A2.03	PROPOSED ELEVATION B + SECTION A	A	26/06/2025
A3.01	3D	A	26/06/2025
A3.02	APPROACHING VIEW	A	26/06/2025
A3.03	VIEW FROM POOL DECK	A	26/06/2025

**LAND TITLE**  
VOLUME: 78698  
FOLIO: 1

**SCHEDULE OF AREAS**  
SITE AREA: 912m<sup>2</sup>

TOTAL AREA OF WORK (PROPOSED  
DECK/POOL/LANDSCAPING/FENCING):  
**105.12m<sup>2</sup>**

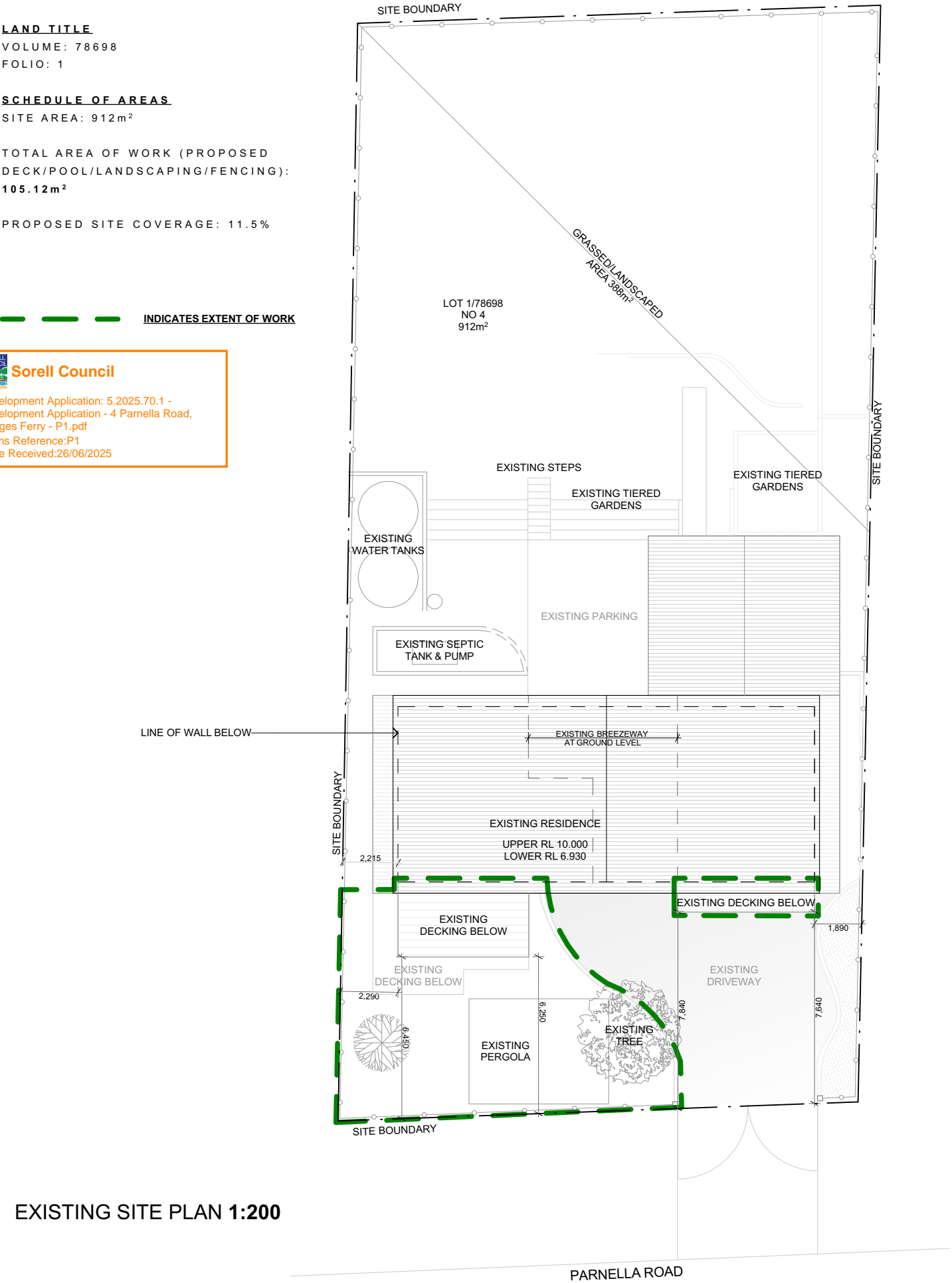
PROPOSED SITE COVERAGE: 11.5%

INDICATES EXTENT OF WORK

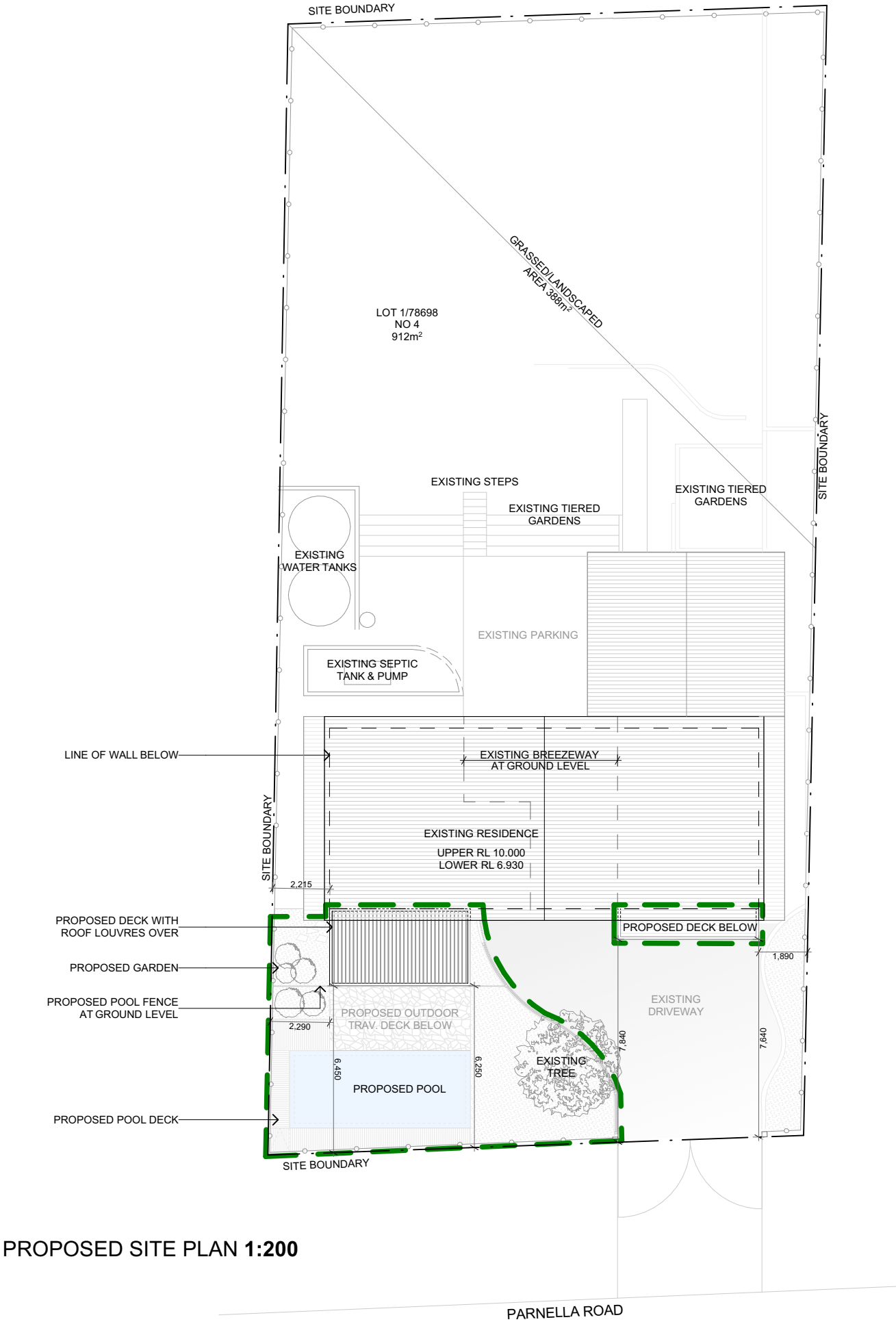
**Sorell Council**

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Dodges Ferry - P1.pdf  
Plans Reference:P1  
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EXISTING SITE PLAN 1:200



PROPOSED SITE PLAN 1:200





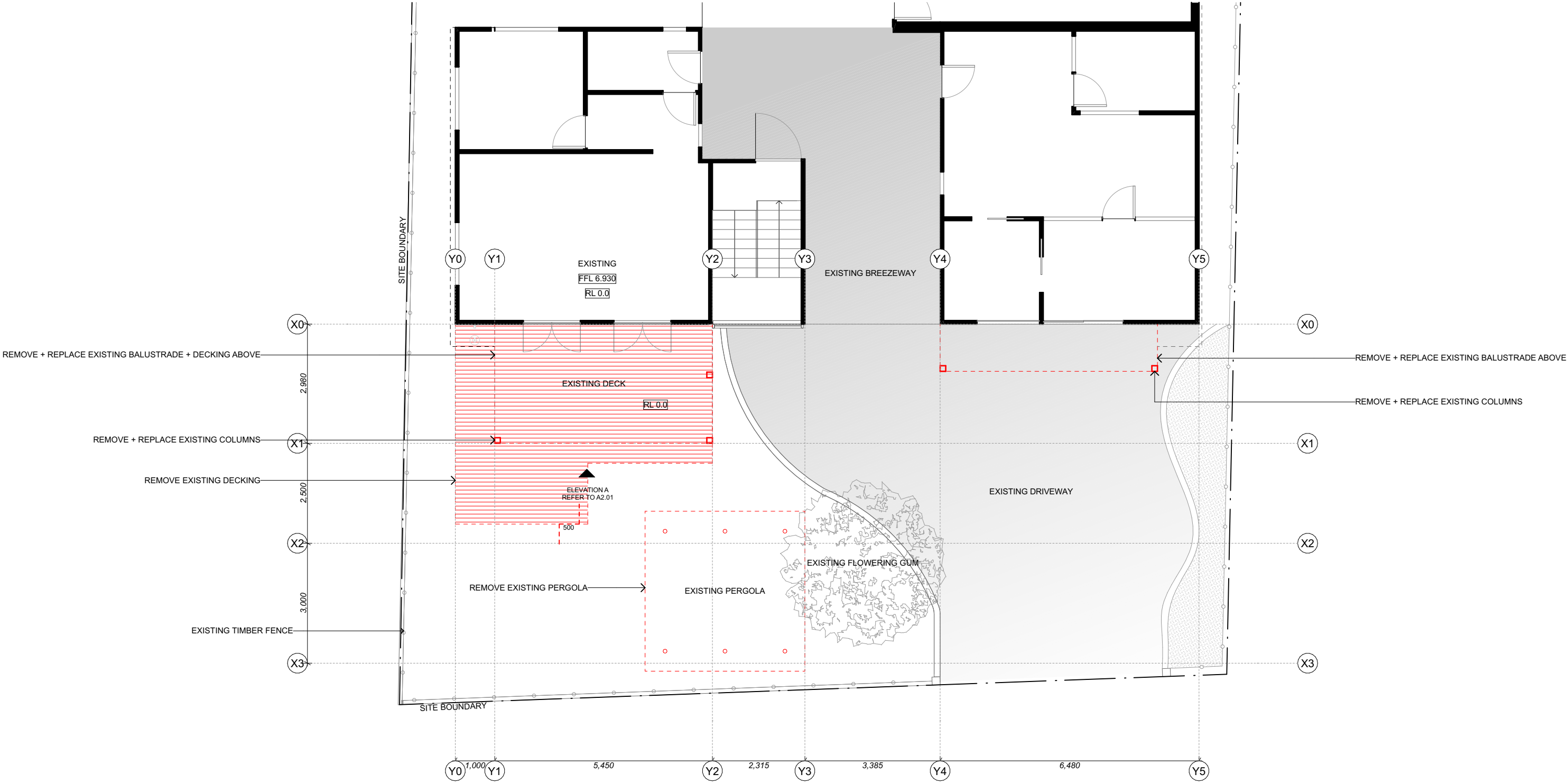


A

26.06.2025

PRELIMINARY

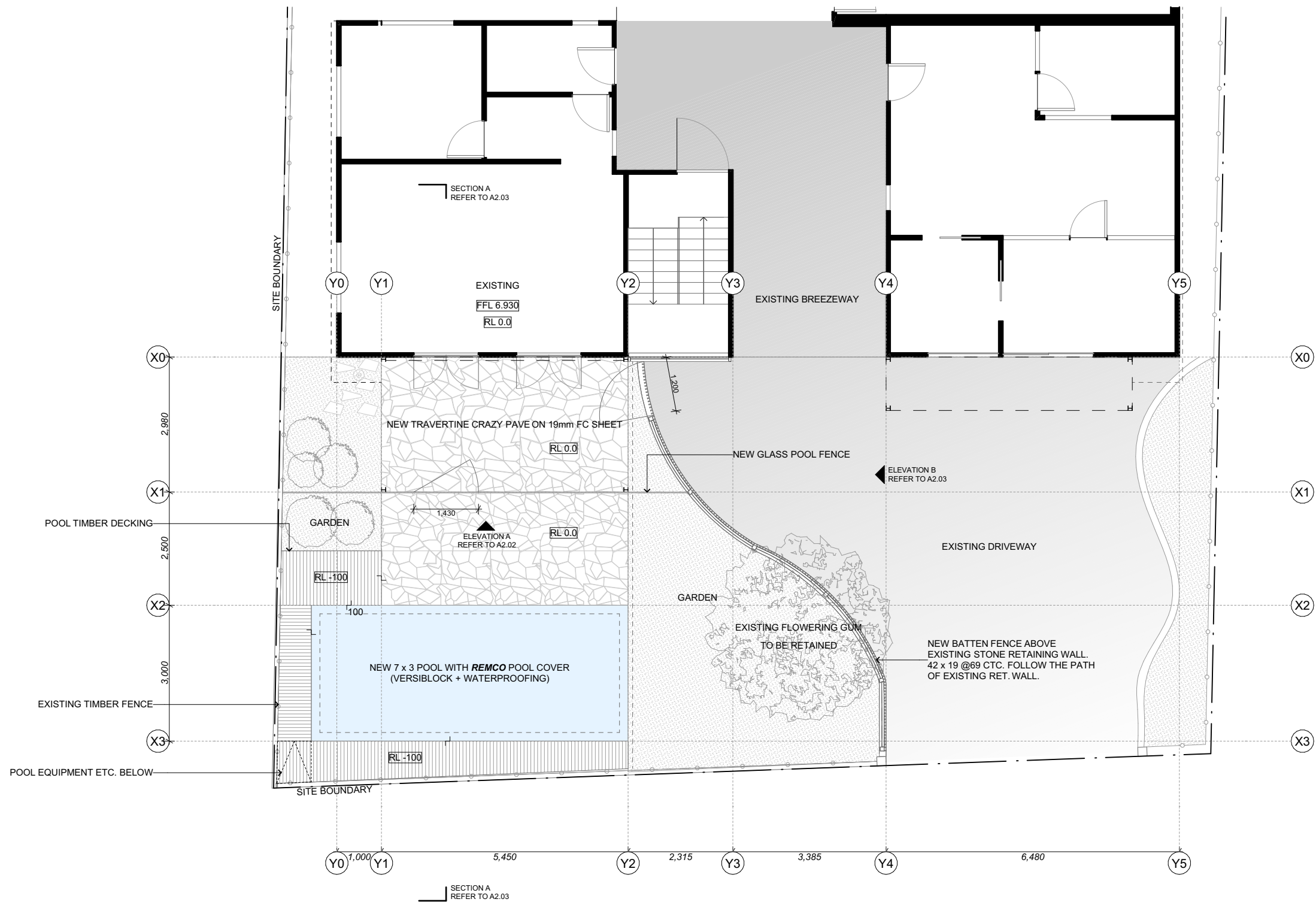
LEGEND  
----- TO BE DEMOLISHED



DEMOLITION LOWER LEVEL PLAN 1:100


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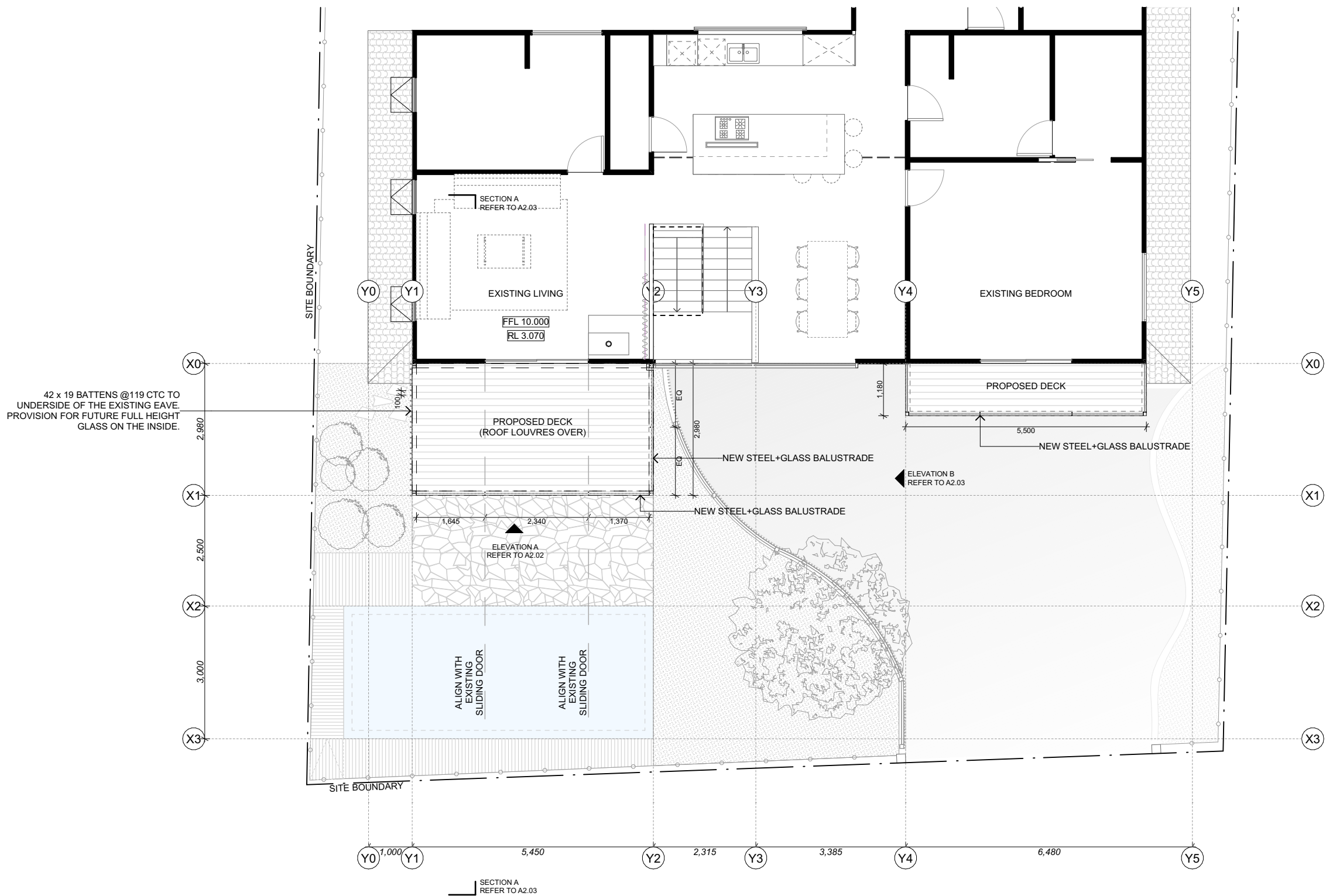
PROPOSED LOWER LEVEL PLAN 1:100

\*STEEL NOTE:  
SITE WELDED CONNECTIONS + 2 PACK EPOXY PAINT  
SPECIFICATION FOR MARINE ENVIRONMENT.

**Sorell Council**

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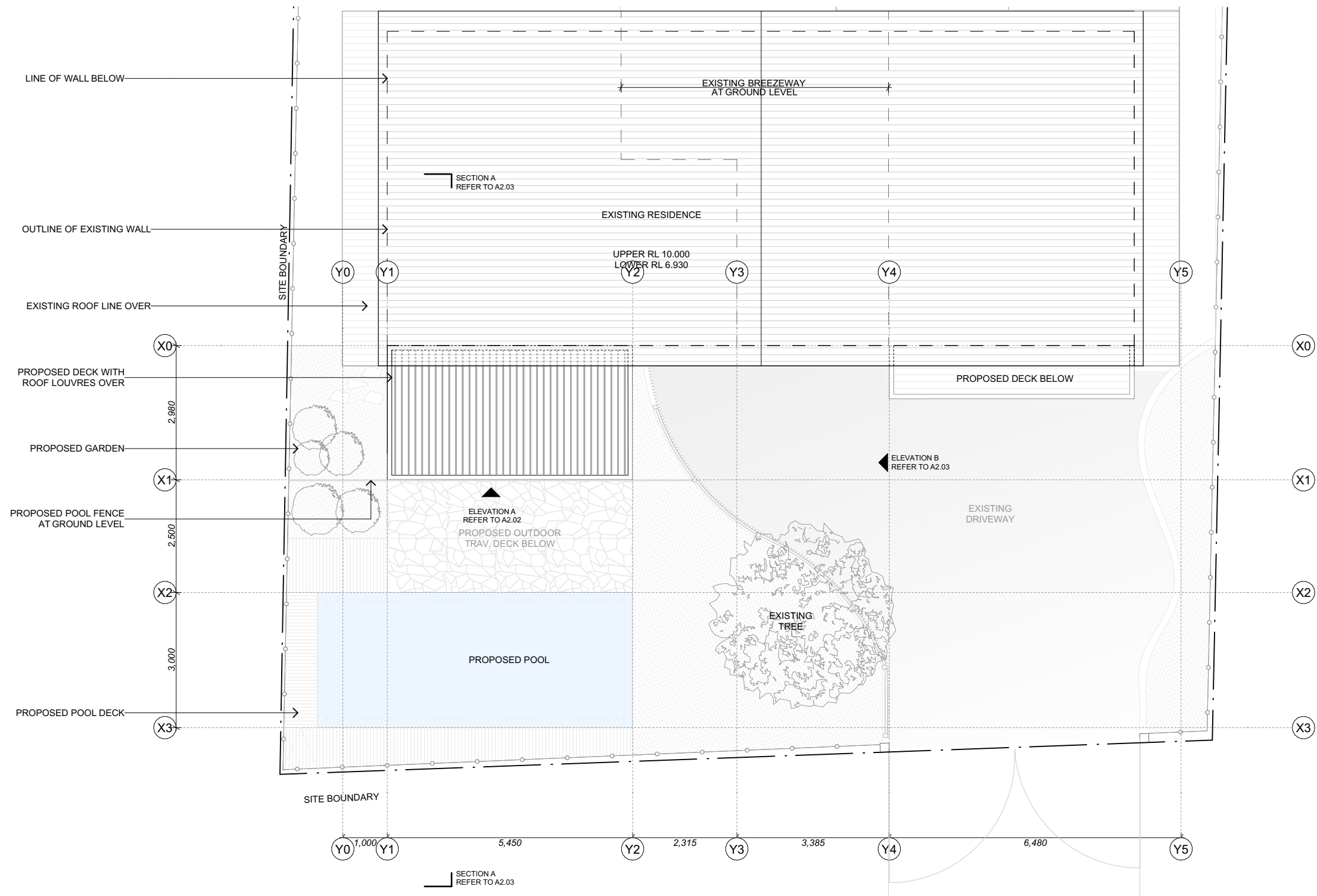




PROPOSED UPPER LEVEL PLAN 1:100

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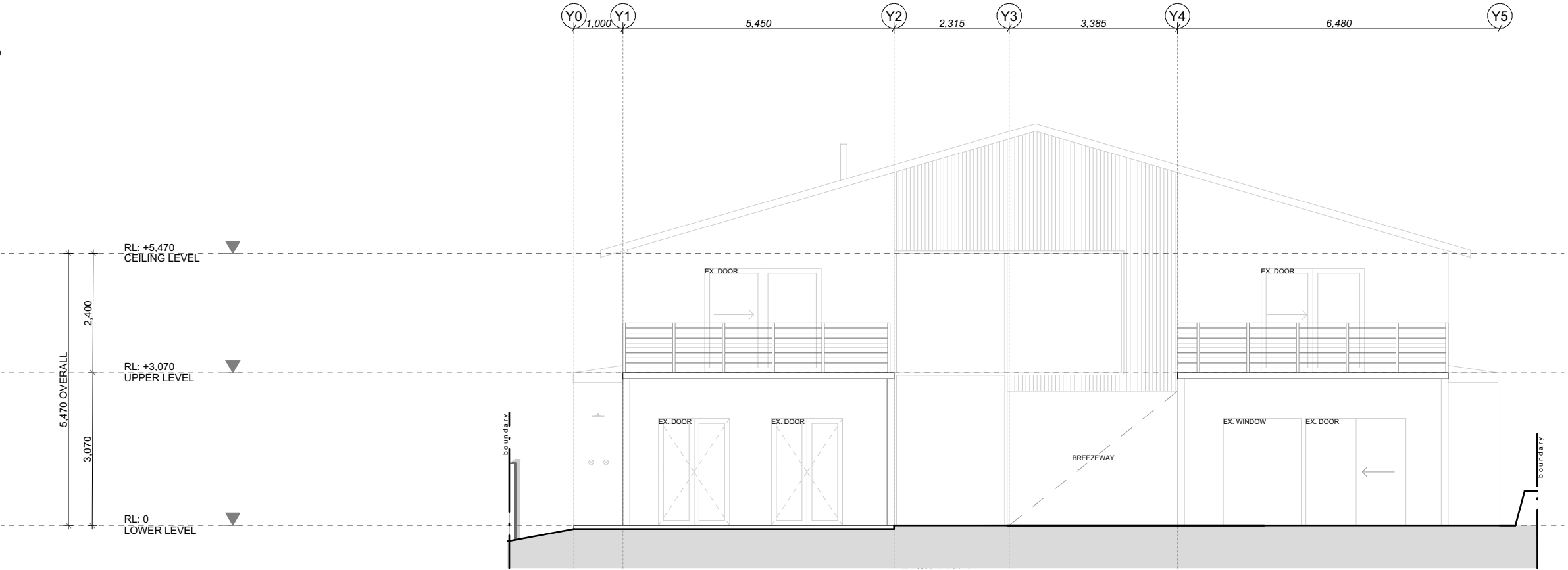


CANOPY ROOF PLAN 1:100

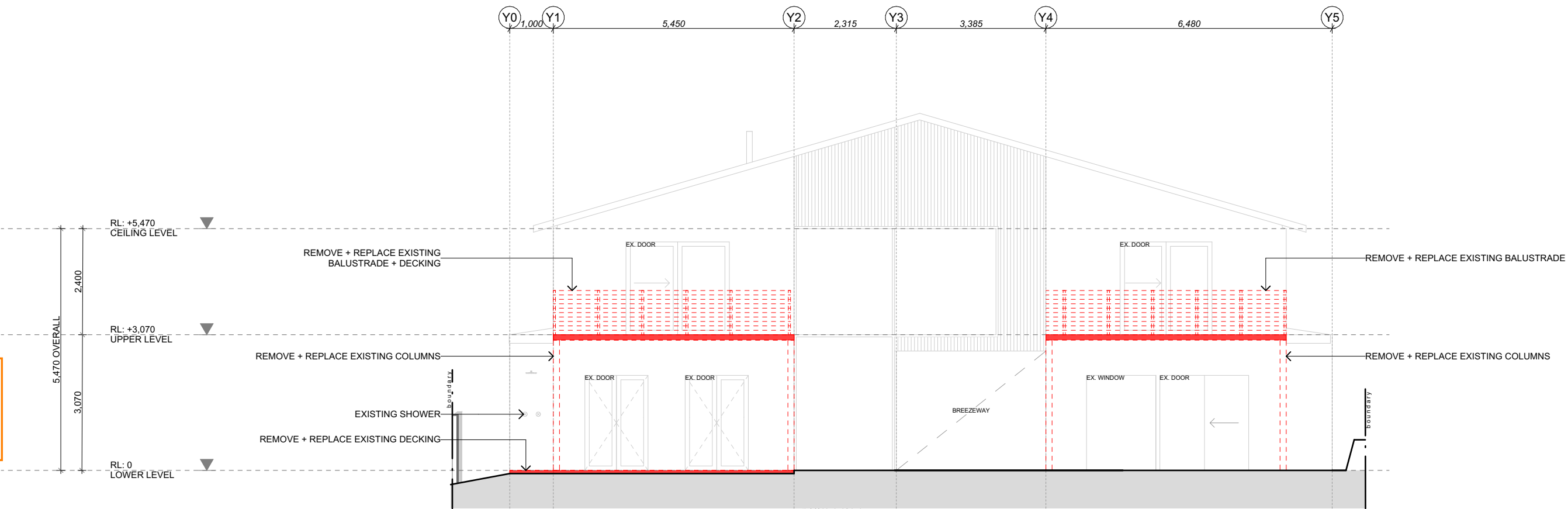
**Sorell Council**  
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Plans Reference: P1  
Date Received: 26/06/2025

LEGEND

----- TO BE DEMOLISHED

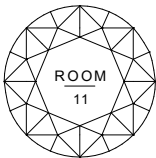


EXISTING ELEVATION A 1:100



DEMOLITION ELEVATION B 1:100

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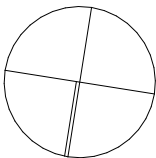
Room11 Architects  
Studio  
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Telephone 03-6224-8642  
Email info@room11.com.au Website www.room11.com.au

Drawings to be read in conjunction with specification by Room11 and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11.  
ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

Project No:  
**TBC**  
Client  
JONATHAN LORD  
Project Name  
4 PARNELLA ROAD  
Project Address  
4 PARNELLA ROAD,  
DODGES FERRY, TAS 7173

Revision ID	Comment	Issue Date
A	DEVELOPMENT APPLICATION	26.06.2025

Revision ID	Comment	Issue Date



Drawing Title:  
EXISTING/DEMOLITION ELEVATION A

Scale:  
Date: 26/06/2025  
Drawn By: JP  
Checked By: TB  
Status:

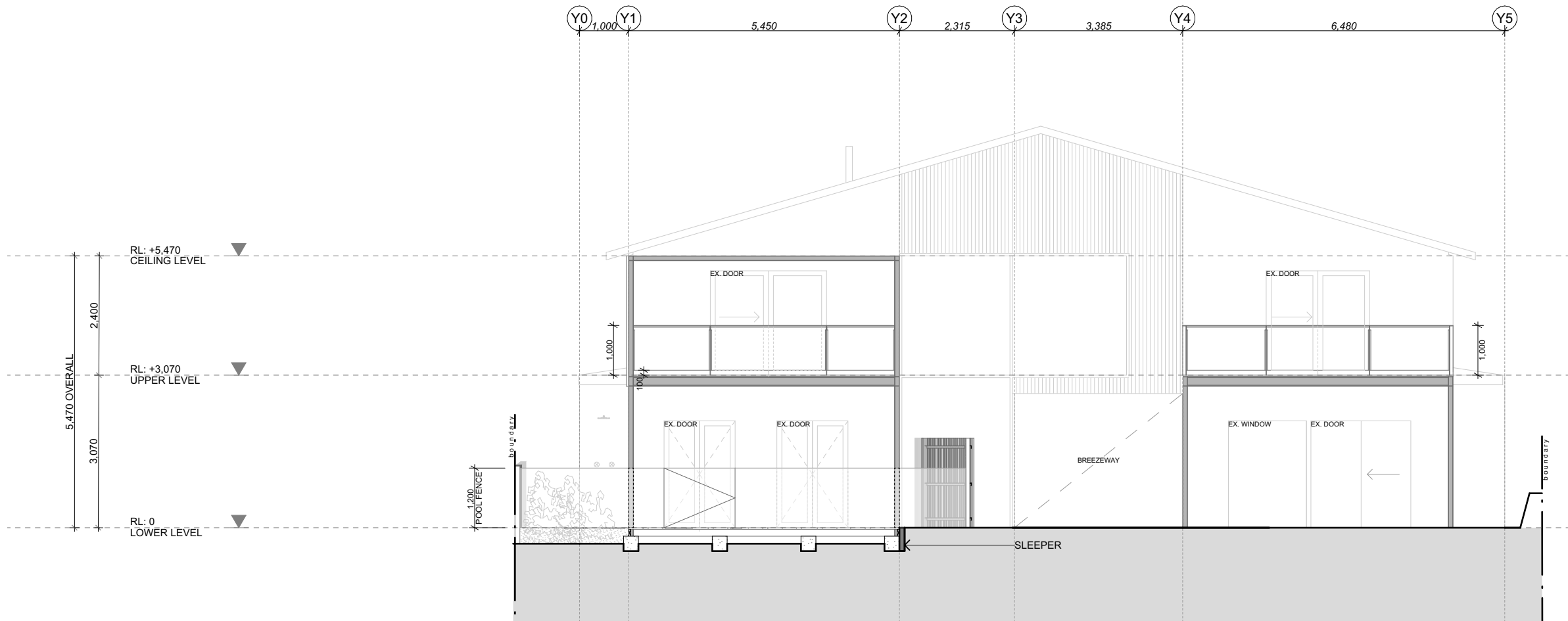
Drawing No.:

A2.01

Revision:

A



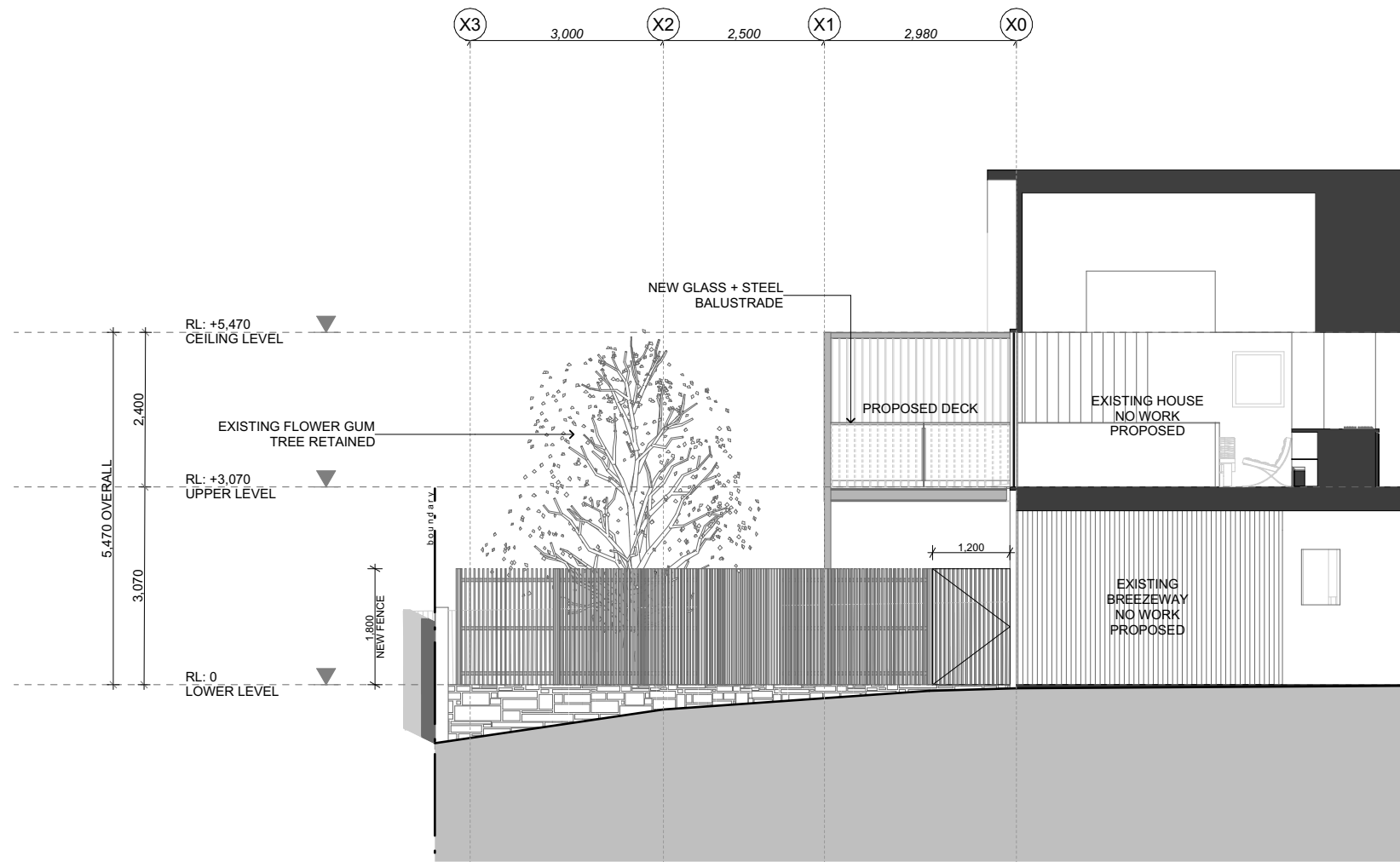


PROPOSED ELEVATION A 1:100

\*STEEL NOTE:  
SITE WELDED CONNECTIONS + 2 PACK EPOXY PAINT  
SPECIFICATION FOR MARINE ENVIRONMENT.

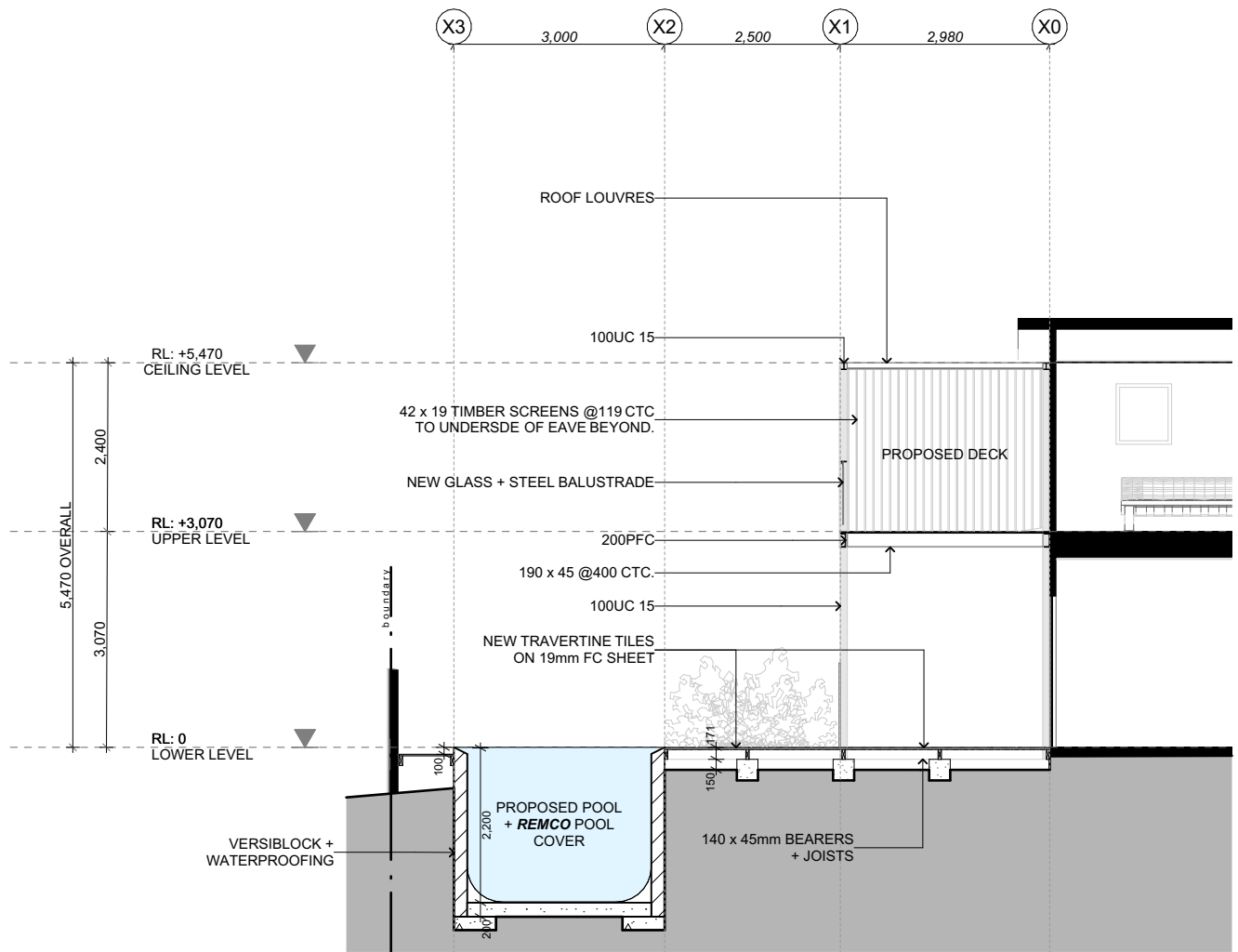
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PROPOSED ELEVATION B 1:100

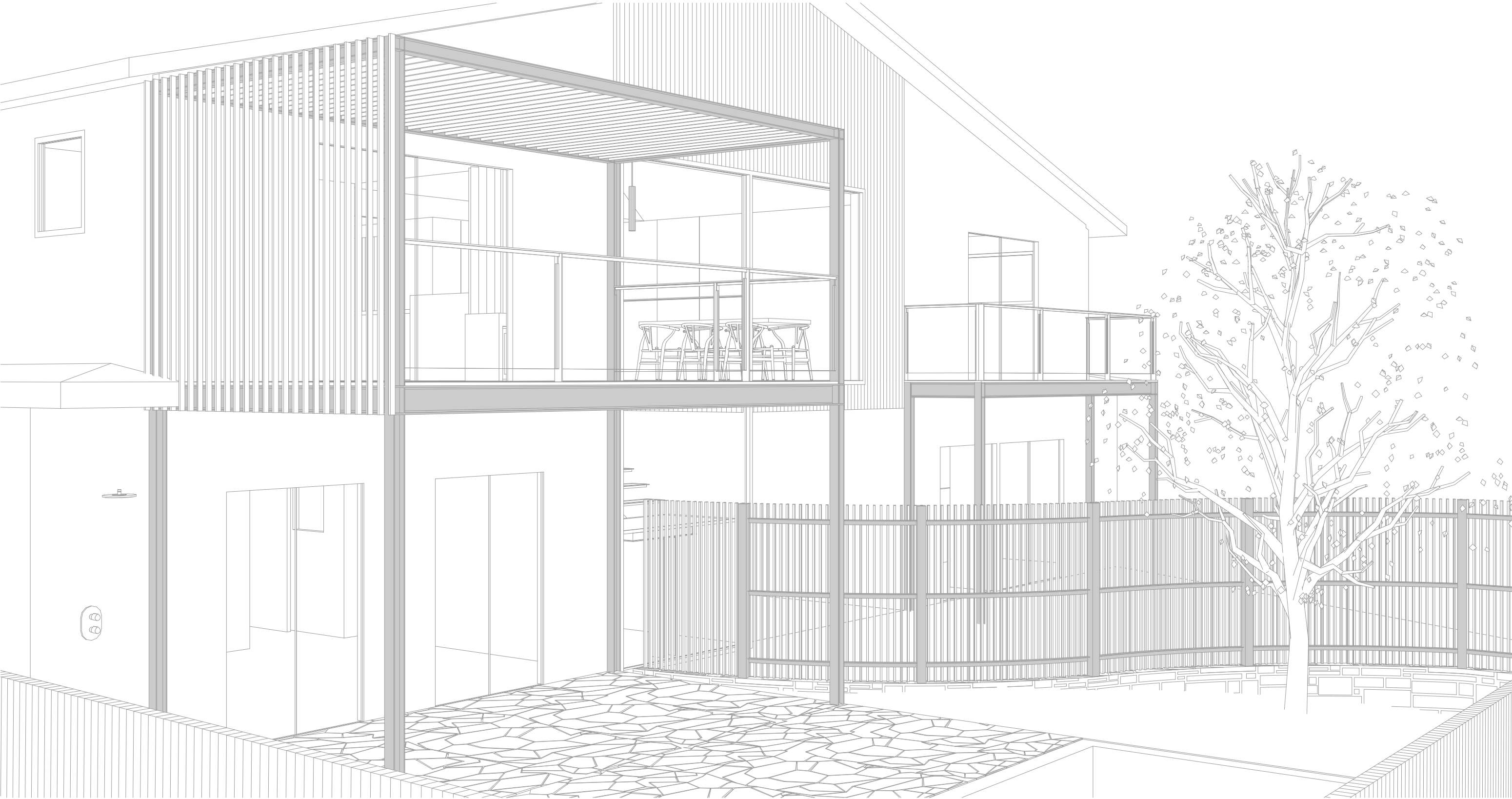
\*STEEL NOTE:  
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SPECIFICATION FOR MARINE ENVIRONMENT.



PROPOSED SECTION A 1:100

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3D VIEW N.T.S.

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 <div><p>ROOM 11</p></div>	<p>Room11 Architects</p> <p>Studio 358B Macquarie Street, South Hobart, TAS 7004 Telephone 03-6224-8642</p> <p>Email info@room11.com.au Website www.room11.com.au</p>	<p>Drawings to be read in conjunction with specification by Room11 and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.</p>	<p><b>Project No:</b> TBC</p> <p><b>Client</b> JONATHAN LORD</p> <p><b>Project Name</b> 4 PARNELLA ROAD</p> <p><b>Project Address</b> 4 PARNELLA ROAD, DODGES FERRY, TAS 7173</p>	<table><tr><th>Revision ID</th><th>Comment</th><th>Issue Date</th></tr><tr><td>A</td><td>SKETCH DESIGN - OFFICE REVIEW</td><td>02.06.2025</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	Revision ID	Comment	Issue Date	A	SKETCH DESIGN - OFFICE REVIEW	02.06.2025																<table><tr><th>Revision ID</th><th>Comment</th><th>Issue Date</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	Revision ID	Comment	Issue Date																			<div><div>Drawing Title: VIEW FROM POOL DECK</div><table><tr><td>Scale:</td><td>Drawing No.:</td><td>Revision:</td></tr><tr><td>Date: 26/06/2025</td><td rowspan="3">A3.03</td><td rowspan="3">A</td></tr><tr><td>Drawn By: JP</td></tr><tr><td>Checked By: TB</td></tr><tr><td>Status:</td><td> </td><td> </td></tr></table></div>	Scale:	Drawing No.:	Revision:	Date: 26/06/2025	A3.03	A	Drawn By: JP	Checked By: TB	Status:		
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