

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

119 CARLTON BEACH ROAD, DODGES FERRY

PROPOSED DEVELOPMENT:

CHANGE OF USE (DWELLING TO VISITOR ACCOMMODATION)

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 18th August 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 18th August 2025**.

APPLICATION NO: 5.2025-188.1
DATE: 01 AUGUST 2025

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

Full description of Proposal:	Use: <u>RESIDENTIAL</u>
	Development: <u>SHORT STAY ACCOMMODATION</u>
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal: \$ <u>0</u>	

Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/> <u>NIA</u>
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Location of proposed works:	Street address: <u>119 CARLTON BEACH RD</u>
	Suburb: <u>DODGES FERRY</u> Postcode: <u>7173</u>
	Certificate of Title(s) Volume: <u>78433</u> Folio: <u>2</u>

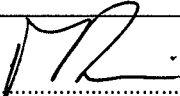
Current Use of Site	<u>RESIDENTIAL</u>
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Current Owner/s:	Name(s) <u>MATTHEW DOWNIE & ANN-MARIE GORDON</u>
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Is the Property on the Tasmanian Heritage Register?	No: <input checked="" type="checkbox"/> 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>
<p>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</p> <p>https://www.sorell.tas.gov.au/services/engineering/</p>		



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. 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:	<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="flex-grow: 1;"> Signature:  </div> <div style="text-align: right;"> Date: <u>21/7/25</u> </div> </div>

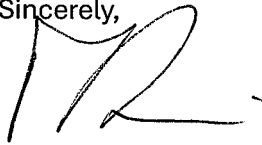
Crown or General Manager Land Owner Consent	
<p>If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be 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 style="border: 1px solid orange; padding: 5px;">  <p style="margin: 0;">Sorell Council</p> <p style="margin: 0; font-size: small;">Development Application: 119 Carlton Beach Road, Dodges Ferry</p> <p style="margin: 0; font-size: small;">Plans Reference: P1</p> <p style="margin: 0; font-size: small;">Date Received: 21/07/2025</p> </div>
<p>Signature of General Manager, Minister or Delegate:</p>	<p>Signature: Date:</p>

Cover Letter re Application for Short Stay Accommodation, 119 Carlton Beach Road, Dodges Ferry, TAS, 7173.

We purchased this beachfront property last year with view to utilise it ourselves and offer it as short stay accommodation. However, initially we leased the property as a normal rental. We now wish to move forward with operating it as short stay accommodation.

Please find the attached application completed, along with plans as provided on file from Council (which are the only plans we have any access to), and other supporting documentation.

Sincerely,



Matthew Downie



CARLTON BEACH ROAD

PROPOSED GARAGE
9.0 x 6.5 m

DOTTED EXISTING STRUCTURE
(TO BE DEMOLISHED)

PROPOSED RESIDENCE

1250 litre septic tank

3 No. 10x0.6x0.6m P.V.C. arches (3.0m apart) for Sewage

3 No. 10x0.6x0.6m P.V.C. arches (3.0m apart) for Effluent

160 litre holding tank with ball float switch to pump out water to spray

RESERVE

FREDERICK HENRY BAY

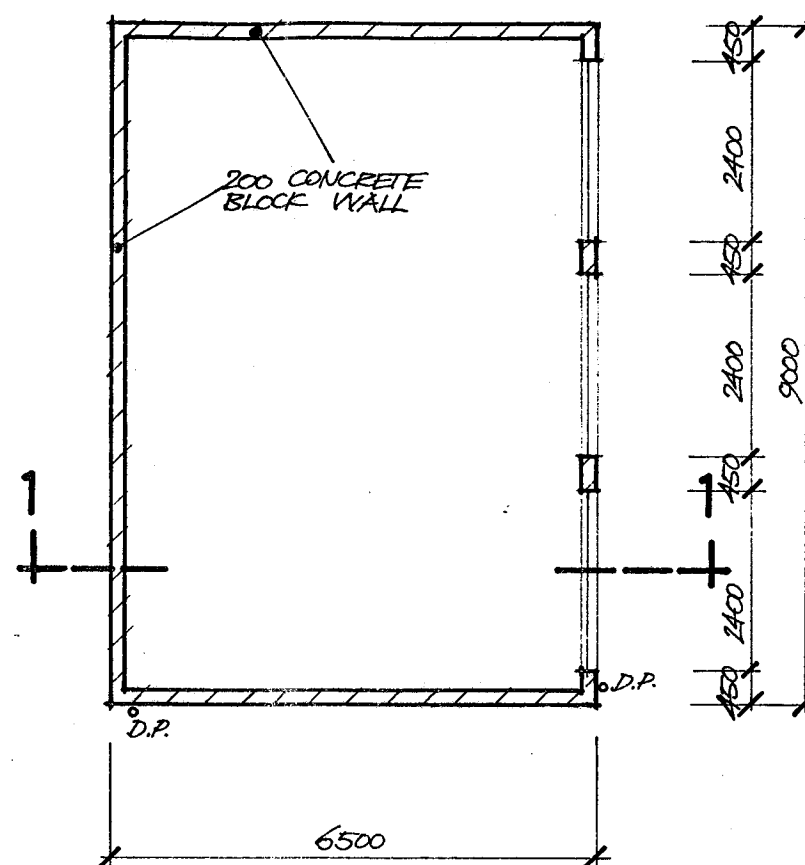
FOOTWAY

6 No. Fire spray heads onto garden.

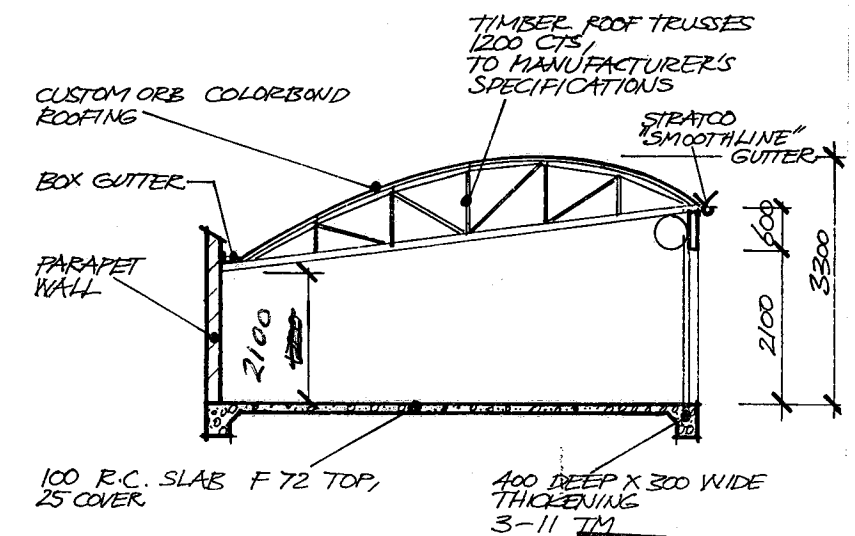
N

Sorell Council
Development Application: 119 Carlton Beach Road, Dodges Ferry
Plans Reference: P1
Date Received: 21/07/2025

SITE PLAN 1:500



FLOOR PLAN



SECTION 1-1

SORELL COUNCIL
BUILDING PERMIT DOCUMENT

This document is one of the documents relevant to the permit issued for building work as identified by permit No. 95/235

Date permit issued: 20-9-95

Authorised Officer: 04

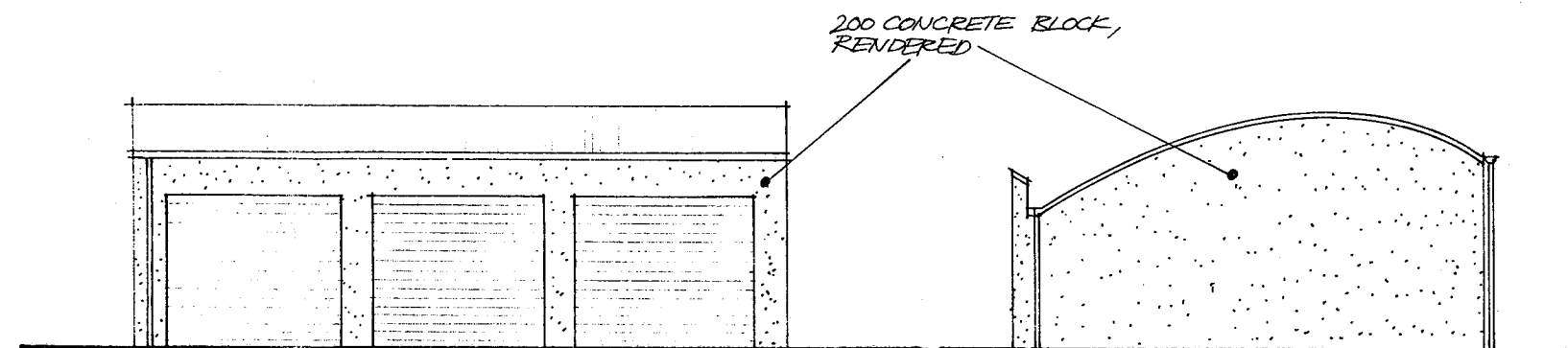
GARAGE 1:100

00

SORELL MUNICIPALITY

14 SEP 1995

RECEIVED



EAST ELEVATION

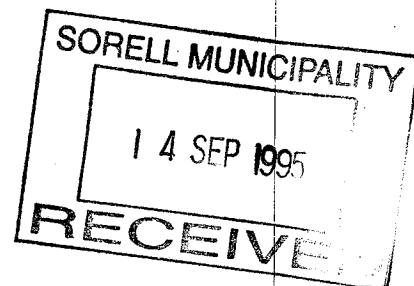
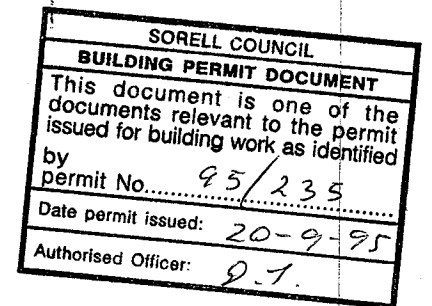
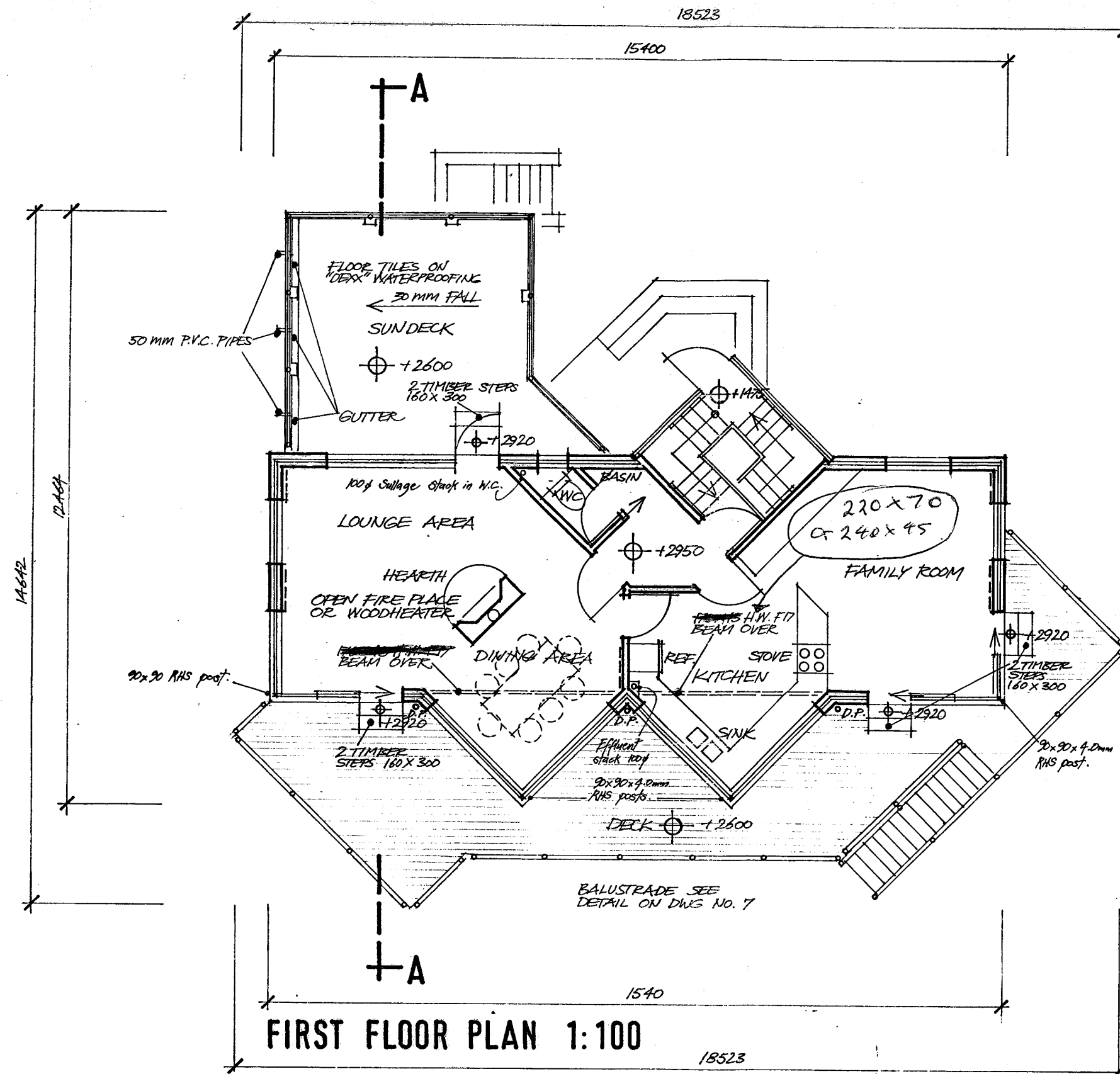
SOUTH ELEVATION
(NORTH ELEVATION =
MIRROR IMAGE)

PROPOSED NEW RESIDENCE

AT 119 CARLTON BEACH RD, CARLTON BEACH
FOR RG & MA EVANS

DATE: 31 MAR 95	AMENDMENTS:				
SCALE: 1:500					
DWG NO: 1 OF 8	JOB NO: 9504				
DRAWN: OL					

PHILLIP STARY & Associates
"Architects"
 349 MACQUARIE ST Ph. 23 7233
 HOBART 7004 Fax 23 3046



--- 57mm "type B" bracing units to be provided as shown on First Floor only. To be Plywood bracing full height x 900 wide.



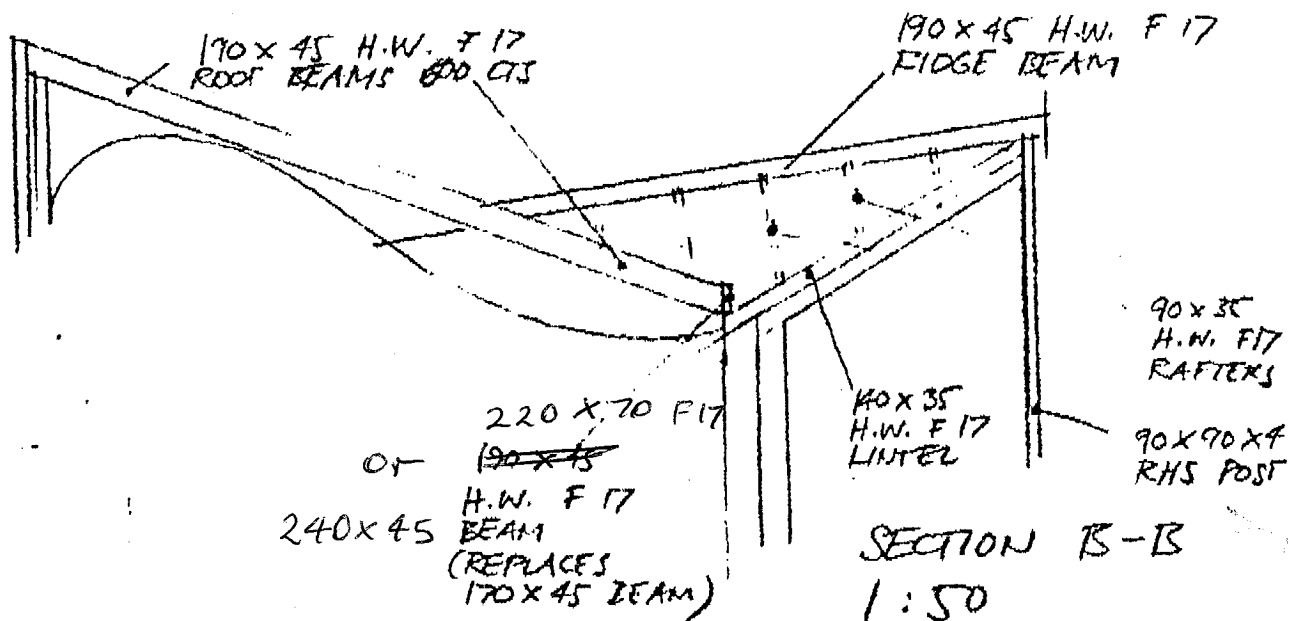
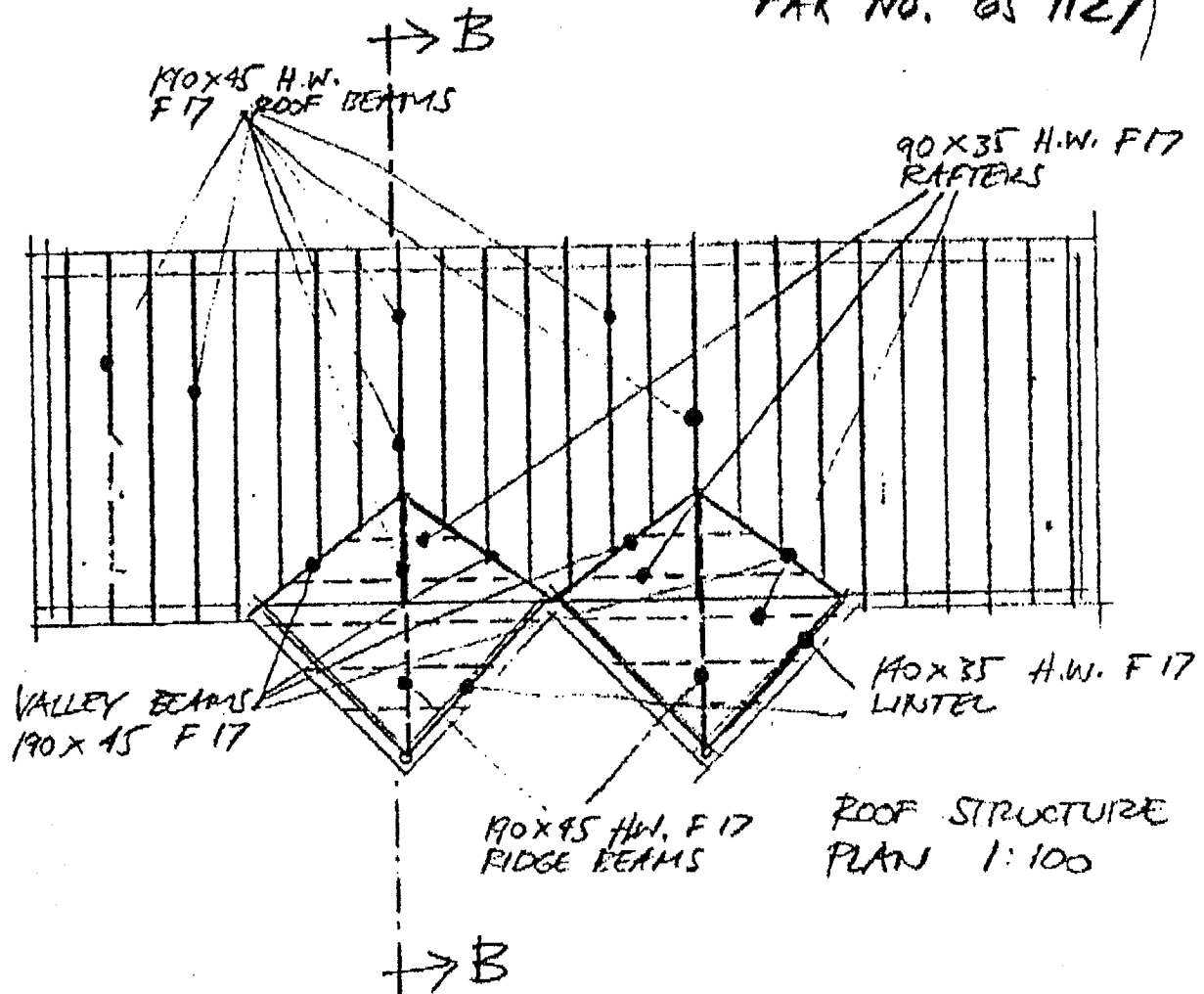
PROPOSED NEW RESIDENCE
 AT 119 CARLTON BEACH RD, CARLTON BEACH
 FOR RG & MA EVANS

A. Type of bracing shown and sizes of R.H.S. posts indicated.	28/8/95	DATE: 31 MAR 95	AMENDMENTS:
B. Location of Sullage and Effluent stacks shown.	13/9/95	SCALE: 1 : 100	A B
		DWG NO: 3 OF 8	JOB NO: 9504
		DRAWN: OL	

PHILLIP STARY & Associates
"Architects"
 349 MACQUARIE ST Ph. 23 7233
 HOBART 7004 Fax 23 3046

ATTENTION: DANILO

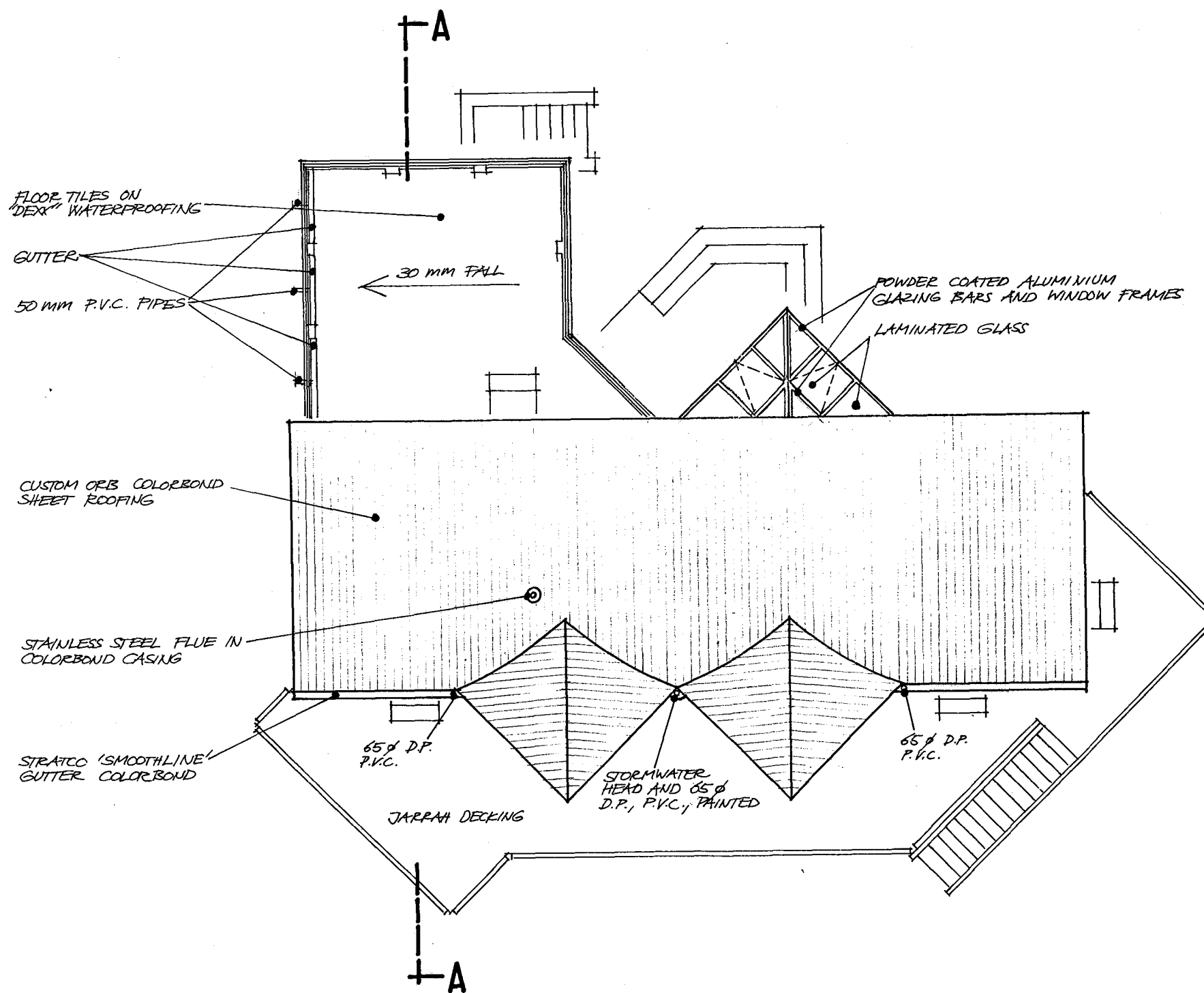
FAX NO. 65 1127



PROPOSED NEW RESIDENCE
AT 119 CARLTON BEACH RD
FOR RG & MA EVANS

Sorell Council
Development Application: 119 Carlton Beach
Road, DODGES FERRY
Plans Reference: P1
Date Received: 21/07/2025

PHILLIP STARY
ARCHITECT RAA
MACQUARIE MEHS
147 MACQUARIE STREET
HOBART PH 23 7233



ROOF PLAN 1:100

SORELL COUNCIL	
BUILDING PERMIT DOCUMENT	
This document is one of the documents relevant to the permit issued for building work as identified by permit No. <u>95/235</u>	
Date permit issued: <u>21-9-95</u>	
Authorised Officer: <u>P.Y.</u>	

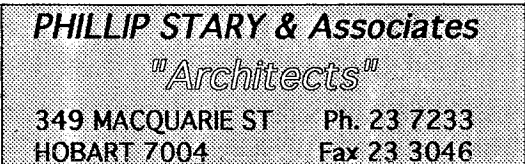
Sorell Council
 Development Application: 119 Carlton Beach Road, Dodges Ferry
 Plans Reference: P1
 Date Received: 21/07/2025

PROPOSED NEW RESIDENCE

AT 119 CARLTON BEACH RD, CARLTON BEACH
 FOR RG & MA EVANS

DATE: 31 MAR 95	AMENDMENTS:
SCALE: 1 : 100	
DWG NO: 5 OF 8	JOB NO: 9504
DRAWN: OL	

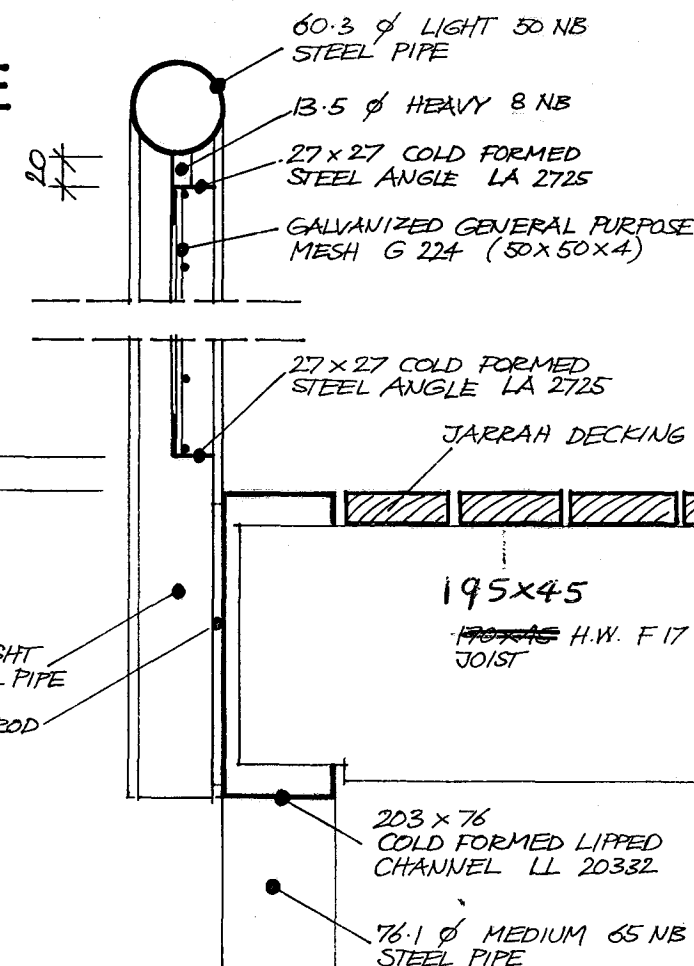
PHILLIP STARY & Associates
"Architects"
 349 MACQUARIE ST Ph. 23 7233
 HOBART 7004 Fax 23 3046



DORMER ROOF ANGLE

30°

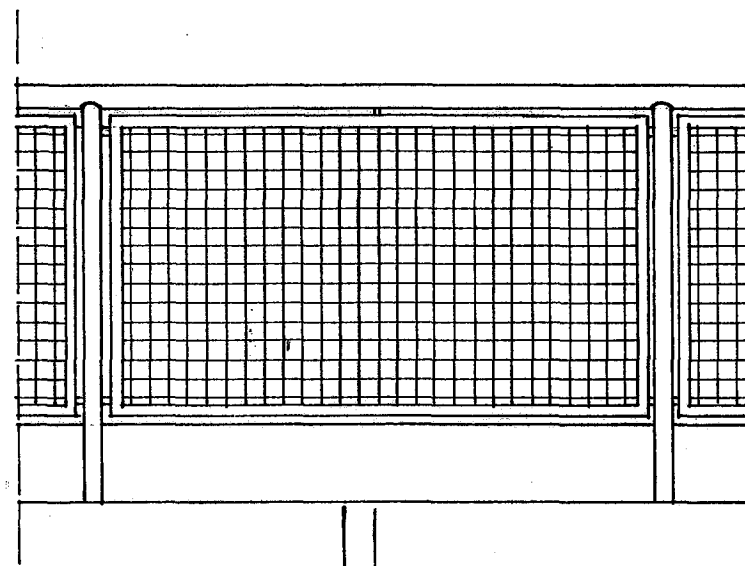
BALUSTRADE DETAIL SECTION 1:5



SOUTH ELEVATION 1:100

EXTERIOR BUILDING MATERIALS
SPECIFIED ON DRAWING NO. 8

900 wide plywood bracing on studwalls (full height).

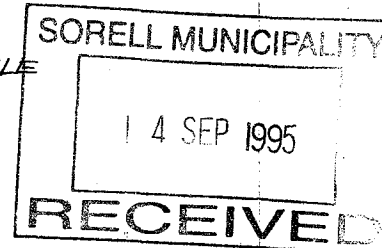


BALUSTRADE DETAIL ELEVATION 1:20

Sorell Council
Development Application: 119 Carlton Beach
Road, Dodges Ferry
Plans Reference: P1
Date Received: 21/07/2025

SORELL COUNCIL	
BUILDING PERMIT DOCUMENT	
This document is one of the documents relevant to the permit issued for building work as identified by permit No. <u>95/235</u>	
Date permit issued: <u>21-9-95</u>	
Authorised Officer: <u>D.T.</u>	

8° RIDGE ANGLE



WEST ELEVATION 1:100

PROPOSED NEW RESIDENCE

AT 119 CARLTON BEACH RD, CARLTON BEACH
FOR RG & MA EVANS

A. Plywood bracing added to West elevation 28/8/95.

B. Height of deck handrails increased to 1.0m high. 12/9/95.

DATE: 31 MAR 95

AMENDMENTS:

SCALE: 1:100/1:20/1:5

A B

DWG NO: 7 OF 8

JOB NO:

9504

DRAWN: OL

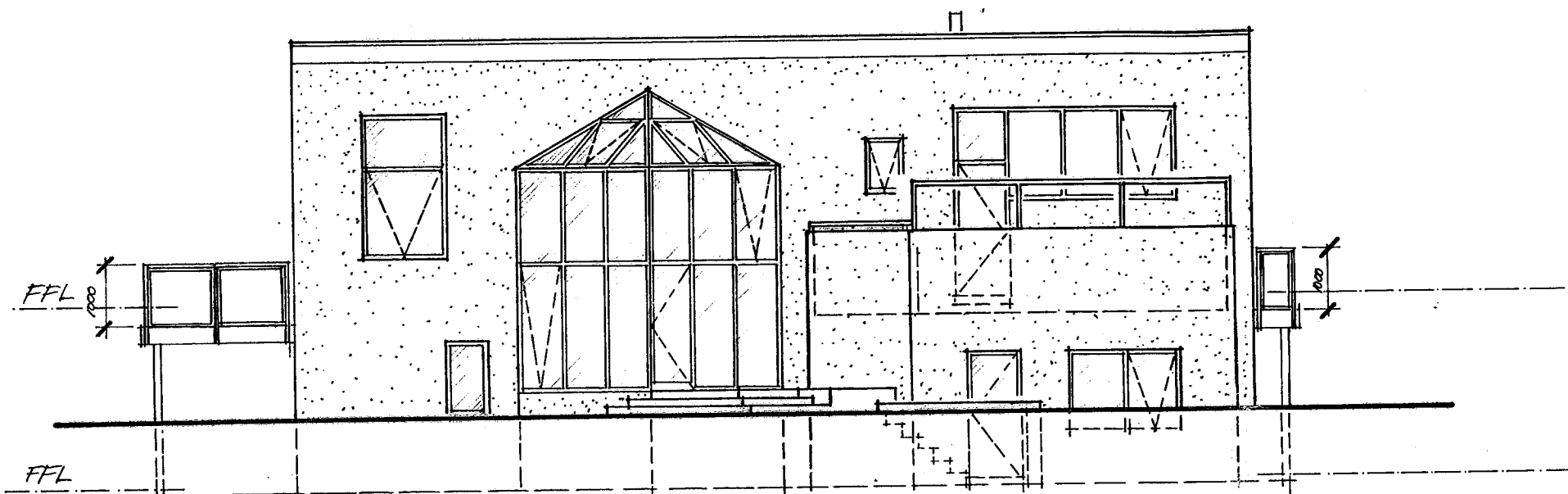
PHILLIP STARY & Associates

"Architects"

349 MACQUARIE ST
HOBART 7004

Ph. 23 7233
Fax 23 3046

30° GLASS ROOF ANGLE



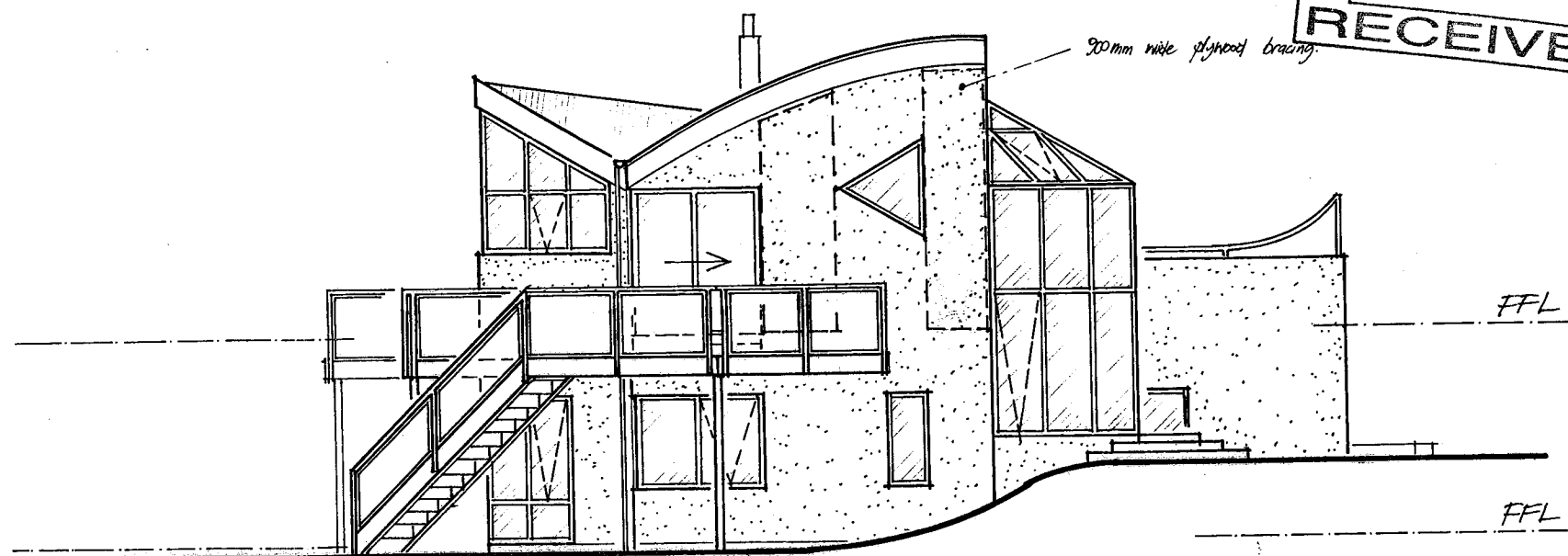
NORTH ELEVATION 1:100

EXTERIOR BUILDING MATERIALS:

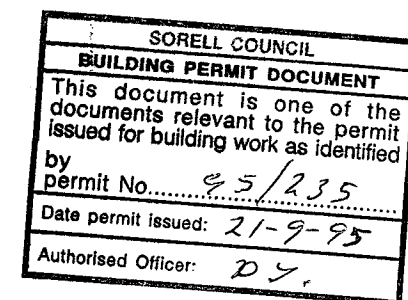
WALLS: CONCRETE BLOCK VENEER, RENDERED AND PAINTED WHITE
ROOF: CUSTOM ORB COLORBOND SHEET ROOFING, COLOUR: BIRCH GREY
FASCIAS: HARDIFLEX, SMOOTH, PAINTED, COLOUR: BIRCH GREY
WINDOWS: POWDER COATED ALUMINIUM WINDOWS, COLOUR: BLUE-GREY
BALUSTRADE: GALVANIZED STEEL, PAINTED WHITE, ANGLE FRAMES AND STEEL MESH PAINTED BLUE-GREY TO MATCH COLOUR OF WINDOW FRAMES

900 wide plywood bracing on stairwells (full height).

8° RIDGE ANGLE



EAST ELEVATION 1:100



PROPOSED NEW RESIDENCE

AT 119 CARLTON BEACH RD, CARLTON BEACH
 FOR RG & MA EVANS

A. Plywood bracing added to East elevation. 28/8/95.

B. Height of deck handrails increased to 1.0m high 12/9/95.

DATE: 31 MAR 95

SCALE: 1:100

DWG NO: 8 OF 8

DRAWN: OL

AMENDMENTS:

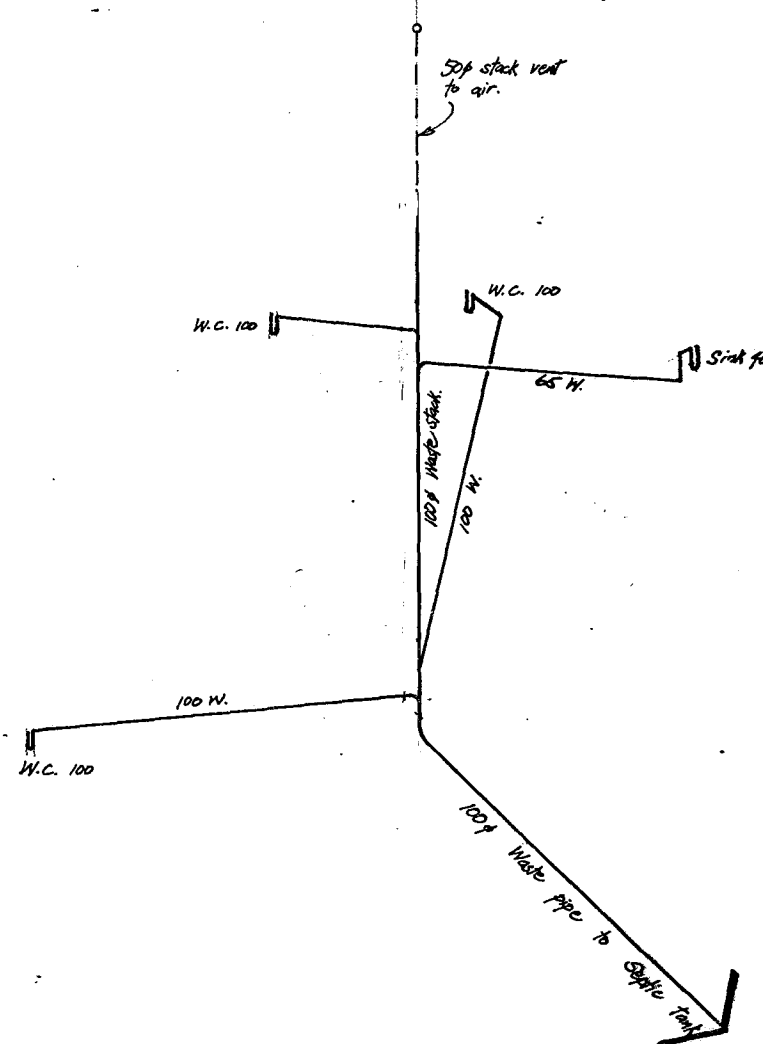
A B

JOB NO: 9504

PHILLIP STARY & Associates

"Architects"

349 MACQUARIE ST Ph. 23 7233
 HOBART 7004 Fax 23 3046



SORELL MUNICIPALITY
14 SEP 2005
RECEIVED

- All pipe work, fittings, expansion joints, inspection openings, etc.... to be in accordance to relevant standards.
- Isometric View from South-West.
- Type of system used is "Single stack - modified system".
- Effluent drainage has been shown separately from Sullage drainage for clarity. Drawings to be read with site plan.

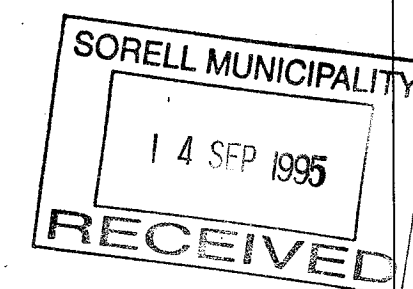
Sorell Council
Development Application: 119 Carlton Beach
Road, Dodges Ferry
Plans Reference: P1
Date Received: 21/07/2025

SORELL COUNCIL	
PLUMBING PERMIT DOCUMENT	
This document is one of the documents relevant to the permit issued for plumbing work as identified by permit No.....95/235	
Date permit issued: 15.9.95	
Authorised Officer: <i>ESD</i>	

Amendments:	
DATE: <i>Sept. 95.</i>	Job No:
SCALE: 1:100	<i>7504</i>
Drawn: <i>M.G.</i>	



PHILLIP STARY & Associates
"Architects"
349 MACQUARIE ST
HOBART 7004
Ph. 23 7233
Fax 23 3046



TEMPERING VALVE TO H.W.C.
HOT & COLD RETIC GENERALLY 20.0
WITH 15.0 BRANCHES TO SINGLE
FIXTURES.

 **Sorell Council**

Development Application: 119 Carlton Beach
Road, Dodges Ferry

Plans Reference: P1

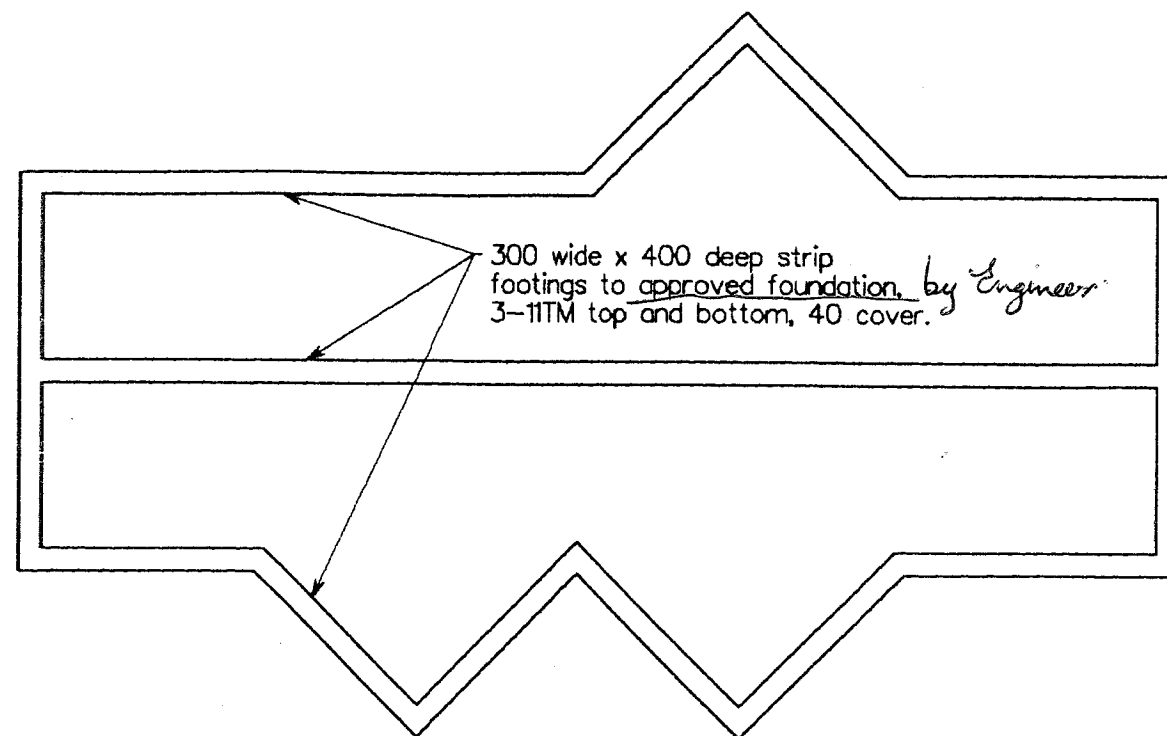
Date Received: 21/07/2025

PROPOSED NEW RESIDENCE
at 119 Carlton Beach Rd., Carlton Beach
for Mr. & Mrs. R. Evans

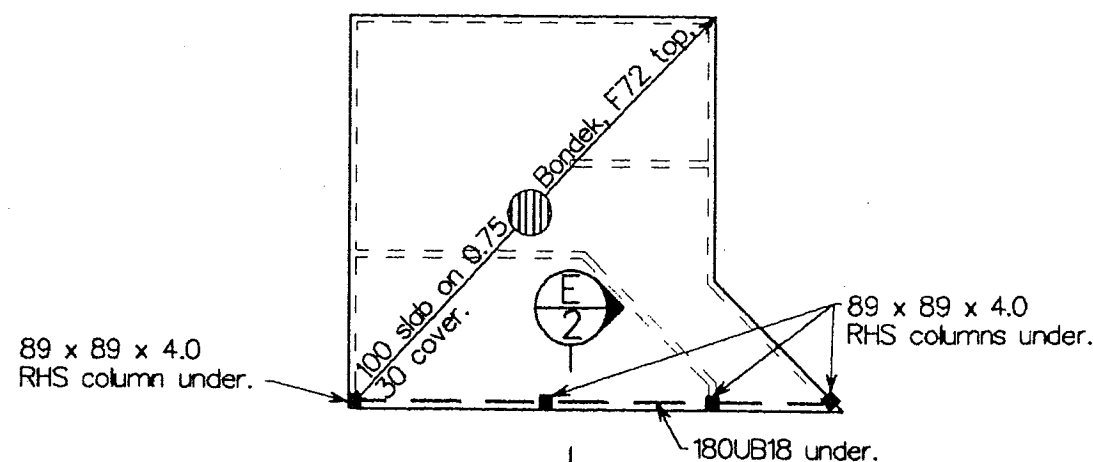
Amendments:									
DATE: August 95						Job No:			
SCALE: 1:100						9504			
Drawn: M. G.									



PHILLIP STARY & Associates
Architects
 349 MACQUARIE ST
 HOBART 7004
 Ph. 23 7233
 Fax 23 3046



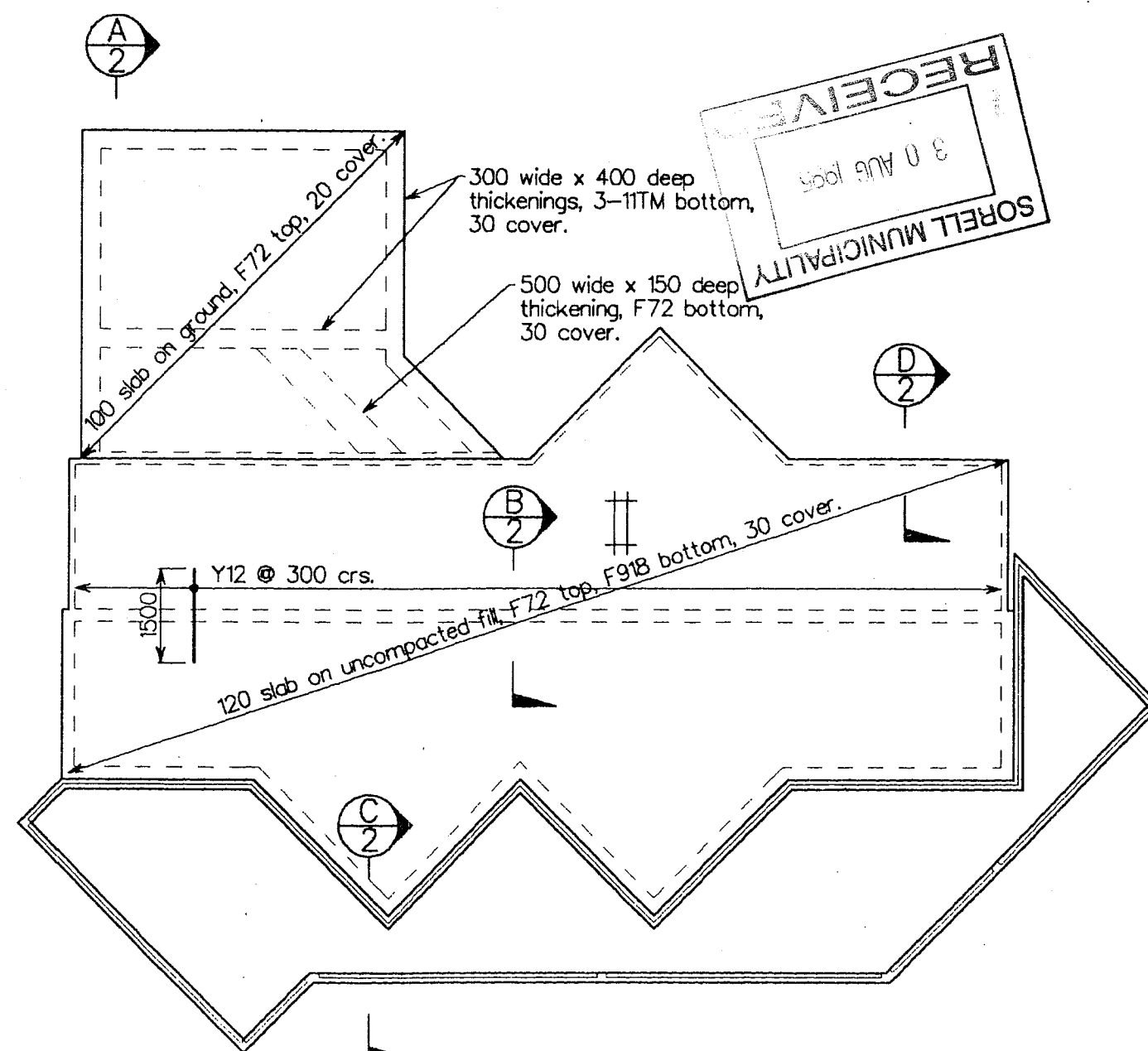
FOOTING PLAN
SCALE 1:20



DECK SLAB PLAN
SCALE 1:100

Note: Provide additional Y12 @ 200 x 2000 long over internal walls.

Sorell Council
Development Application: 119 Carlton Beach Road, Dodges Ferry
Plans Reference: P1
Date Received: 21/07/2025



GROUND FLOOR SLAB PLAN
SCALE 1:100

- Note: 1/ This design is based on a site classification of Class 'A' to AS 2870 (See report by Shields and O'Doherty, Geological Engineers, dated 17/5/95).
2/ Concrete to footings to be Grade N20 and to slabs Grade N25.
3/ External stairs on ground to have 100 throat and F72 bottom, 30 cover.
4/ Open fire place or woodheater at first floor level shall have a maximum mass no greater than 200 kg.

HOUSE FOR R.G. & M.A. EVANS
119 CARLTON BEACH ROAD, CARLTON BEACH

FOOTINGS AND SLABS

MORGAN, KLOK AND NEILSEN pty Ltd

CONSULTING ENGINEERS
11 Morrison St Hobart

A.C.N. 009 578 876
Telephone 342966
Facsimile 231299

STRUCTURAL DRAWING

PROJECT No.

T9594

SHEET

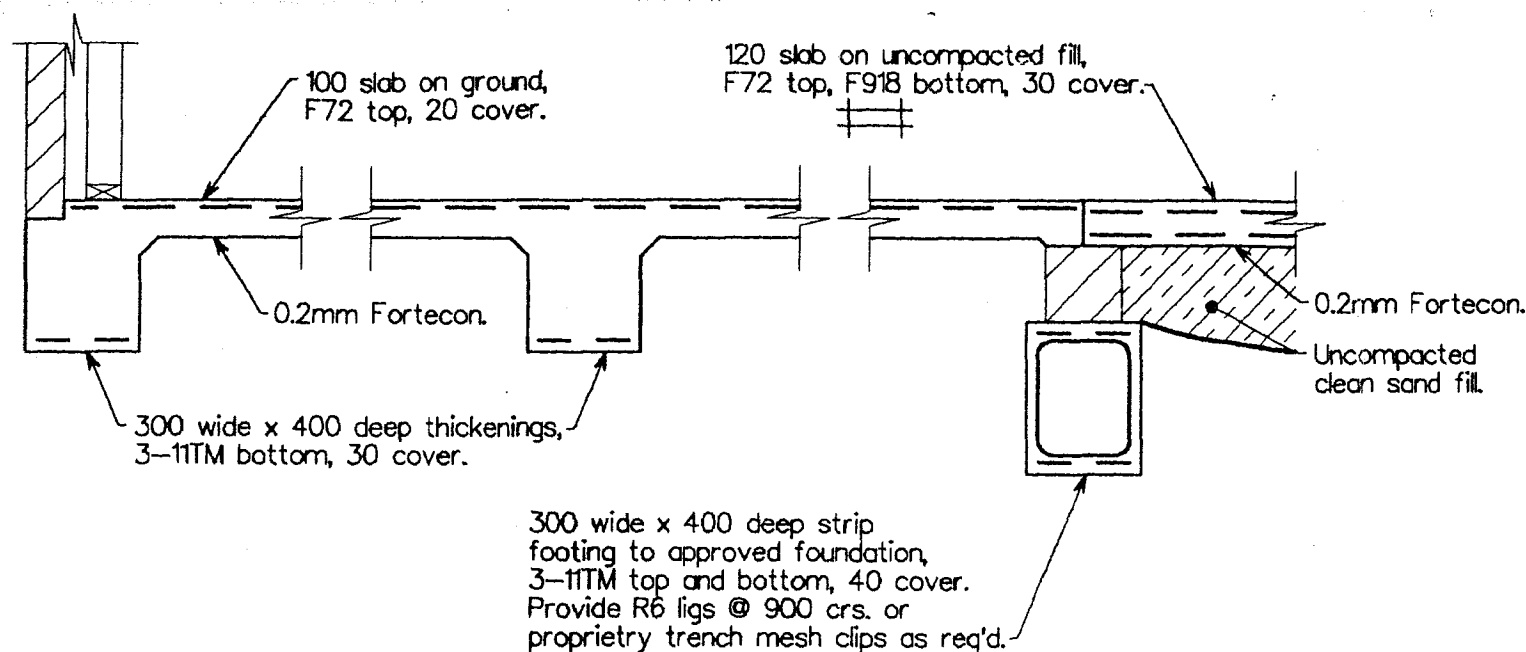
S1

SCALE As shown

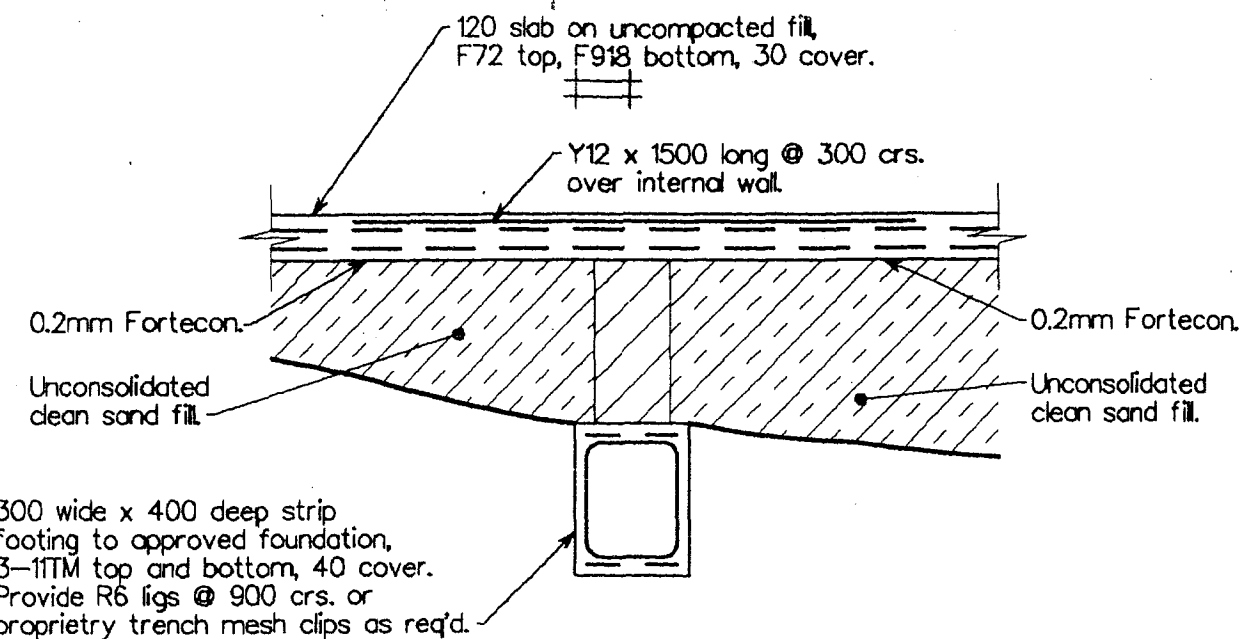
DESIGNED B.N.

DRAWN J.G.

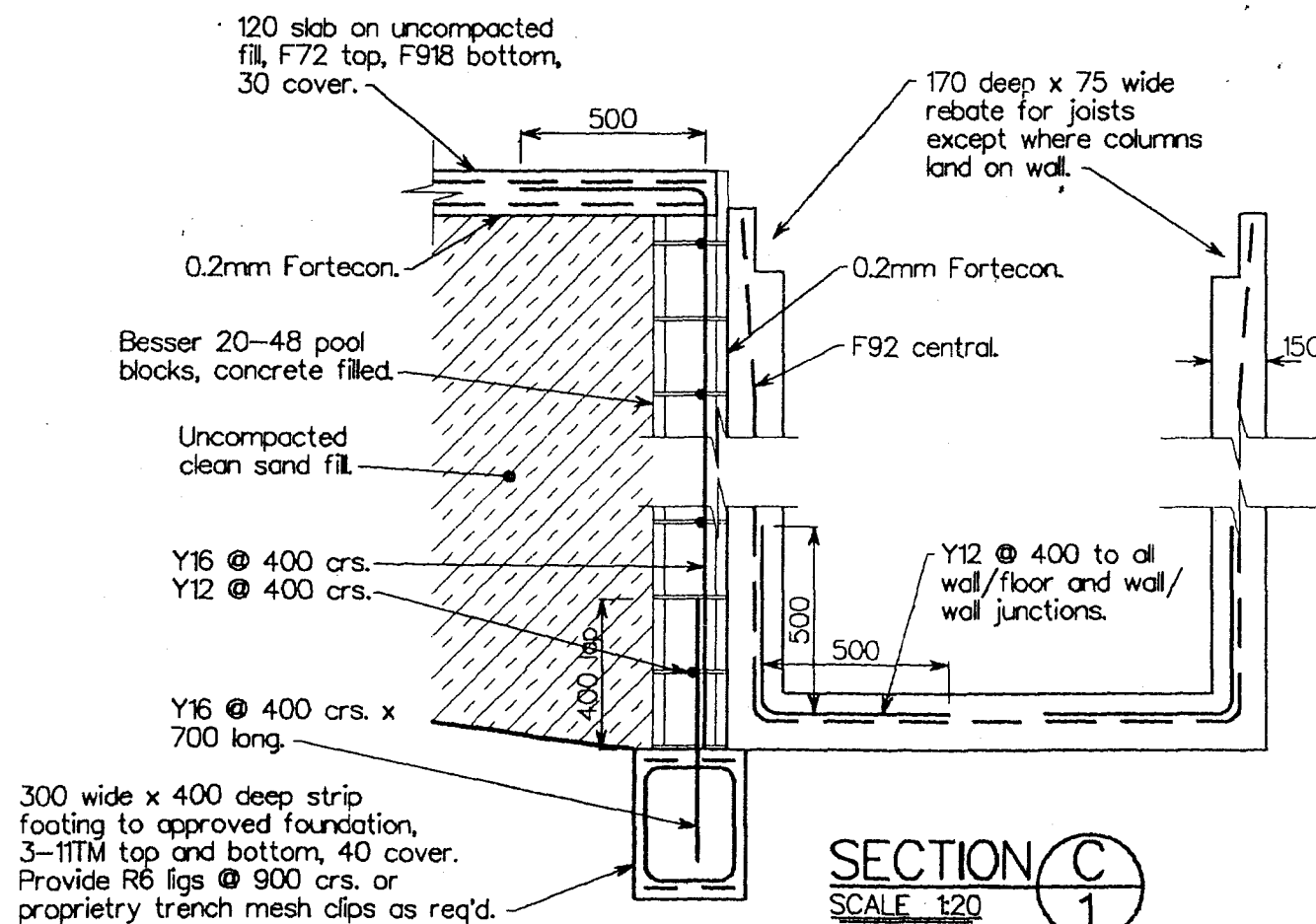
DATE JUNE 95



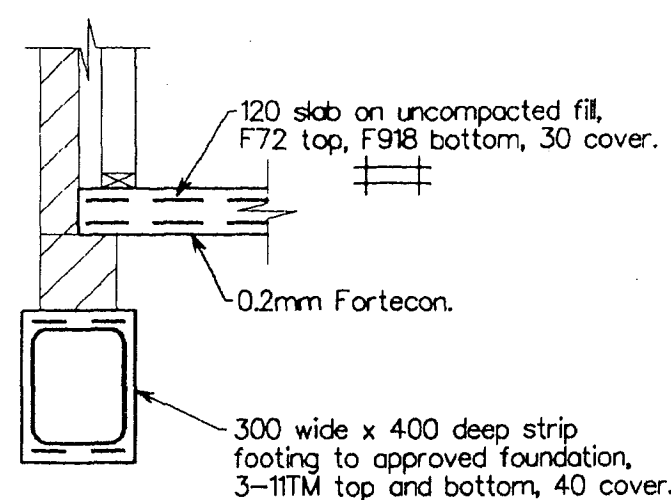
SECTION A
SCALE 1:20



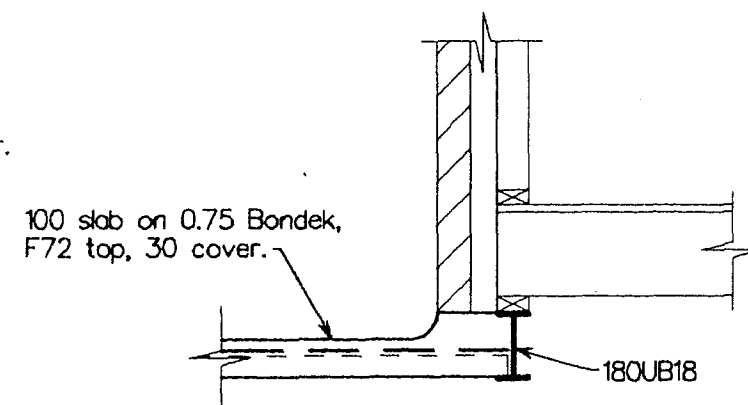
SECTION B
SCALE 1:20



SECTION C
SCALE 1:20



SECTION D
SCALE 1:20



SECTION E
SCALE 1:20

Note: 1/ Concrete fill in retaining wall to be Grade N20 and concrete to S/W tanks to be Grade N25.

HOUSE FOR R.G. & M.A. EVANS
119 CARLTON BEACH ROAD, CARLTON BEACH

SECTIONS

**MORGAN, KLOK AND
NEILSEN pty Ltd**

CONSULTING ENGINEERS
11 Morrison St Hobart

A.C.N. 009 578 876
Telephone 342966
Facsimile 231299

STRUCTURAL DRAWING

PROJECT No.

T9594

SHEET

S2

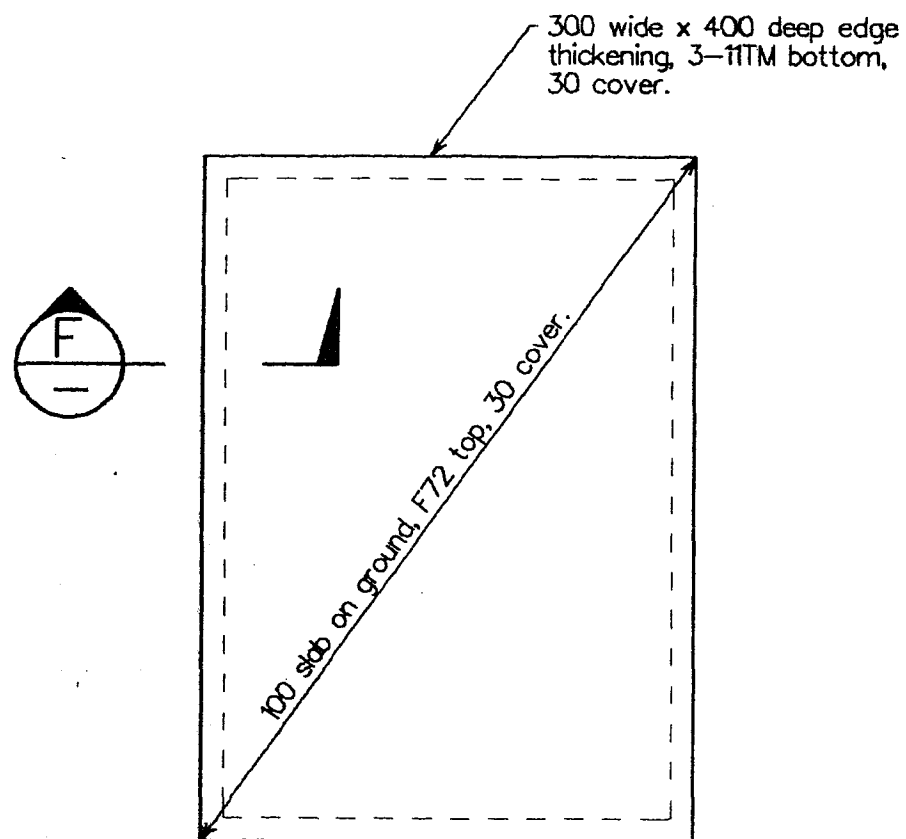
SCALE As shown

DESIGNED B.N.

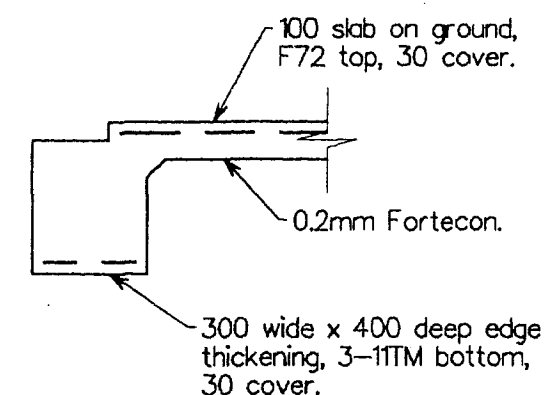
DRAWN J.G.

DATE JUNE 95

Sorell Council
Development Application: 119 Carlton Beach
Road, Dodges Ferry
Plans Reference: P1
Date Received: 21/07/2025



GARAGE SLAB PLAN
SCALE 1:100



SECTION F
SCALE 1:20

Sorell Council
Development Application: 119 Carlton Beach
Road, Dodges Ferry
Plans Reference: P1
Date Received: 21/07/2025

Note: 1/ This design is based on a site classification of Class 'A' to AS 2870 (See report by Shields and O'Doherty, Geological Engineers, dated 17/5/95).
2/ Concrete to slab to be Grade N25.

HOUSE FOR R.G. & M.A. EVANS
119 CARLTON BEACH ROAD, CARLTON BEACH

GARAGE SLAB

**MORGAN, KLOK AND
NEILSEN pty ltd**

CONSULTING ENGINEERS
11 Morrison St Hobart

A.C.N. 009 578 876
Telephone 342966
Facsimile 231299

STRUCTURAL DRAWING

PROJECT No.

T9594

SHEET

S3

SCALE: As shown

DESIGNED B.N.

DRAWN J.G.

DATE JUNE 95

COUNCIL COPY

BUILDING FILE
COPY

Planning Permit No.....DA 2004/04.....
This is the approved plan to which the above planning permit applies.
Signed..... <i>[Signature]</i>
Date.....03.08.2004.....

CARLTON BEACH
ROAD

GARAGE
9.0 x 4.0

N

CARPORT
11.1 x 6.8

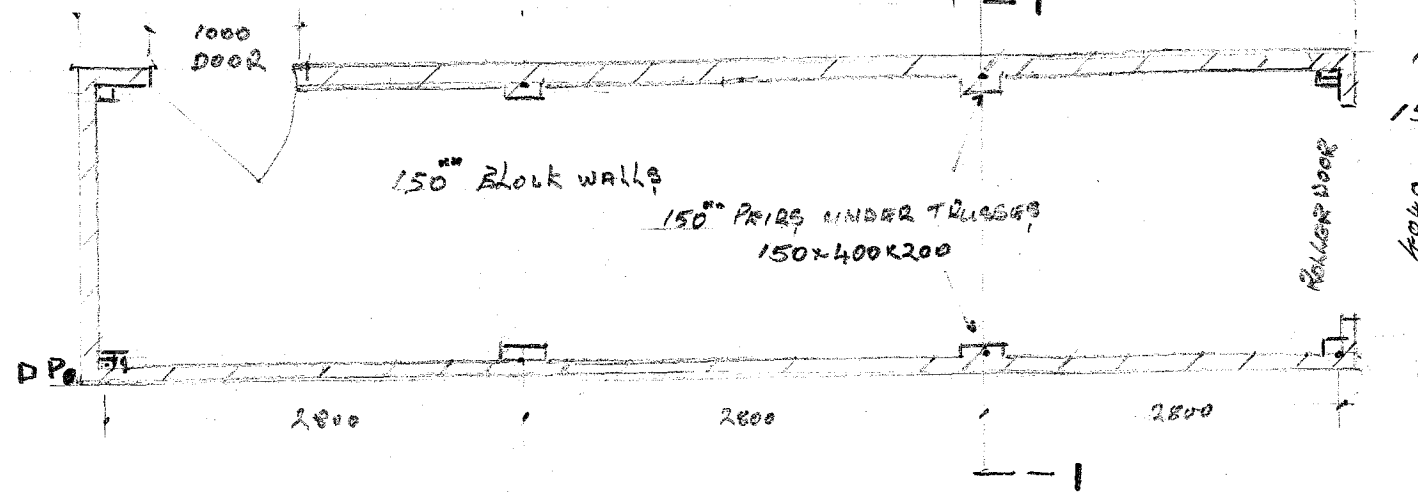
HOUSE

RESERVE

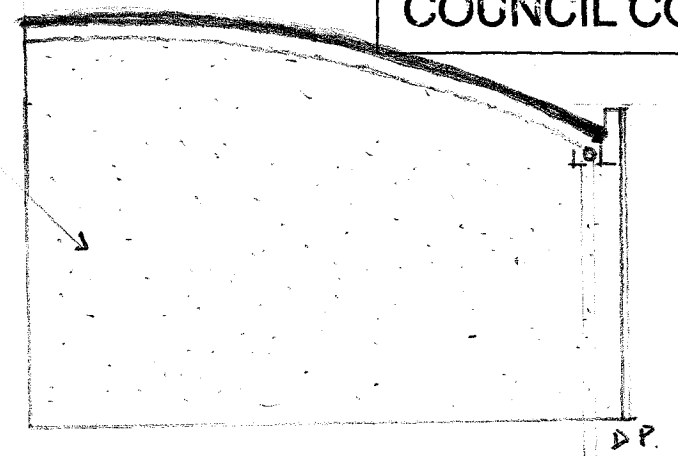
SITE PLAN 1:500

20.000 17.00 12.00 18.000

119 CARLTON BEACH ROAD



150 Block wall RENDERED



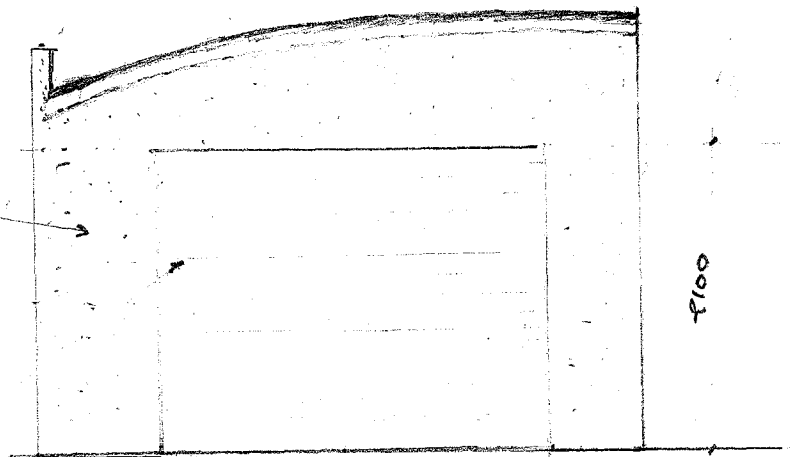
SOUTH ELEVATION



WEST ELEVATION

150x400x200
Block RENDERED

1 ROLLER DOOR



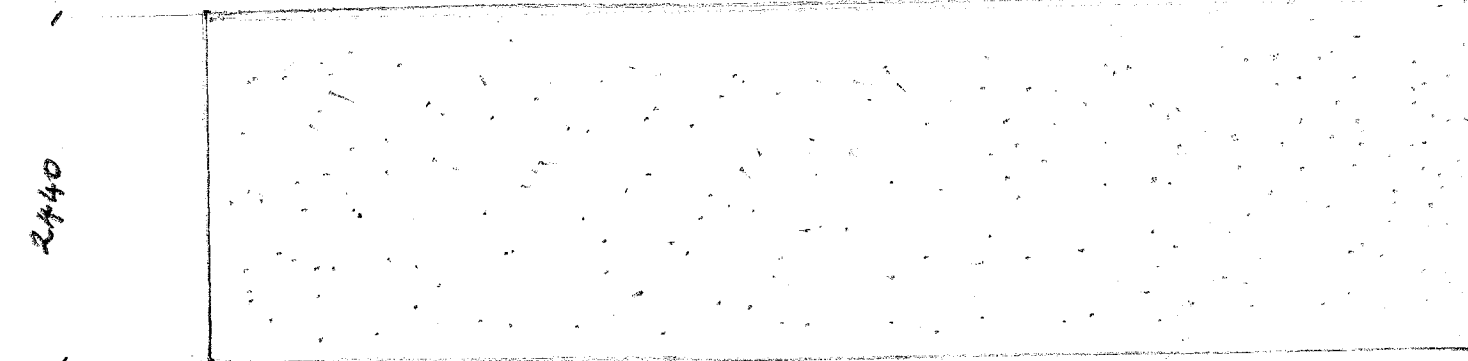
NORTH ELEVATION

Roof TRUSSES @ 2800

MANUFACTURERS SPECIFICATIONS
ENG SPECIFICATION

BUILDING PERMIT DOCUMENT
This document is one of the documents relevant to the permit issued for building work as identified by permit No ...2.0.0.4...2.4.7...
Date permit issued: 20-08-04
Permit Authority: 07

CUSTOM ORB COLOR BOND

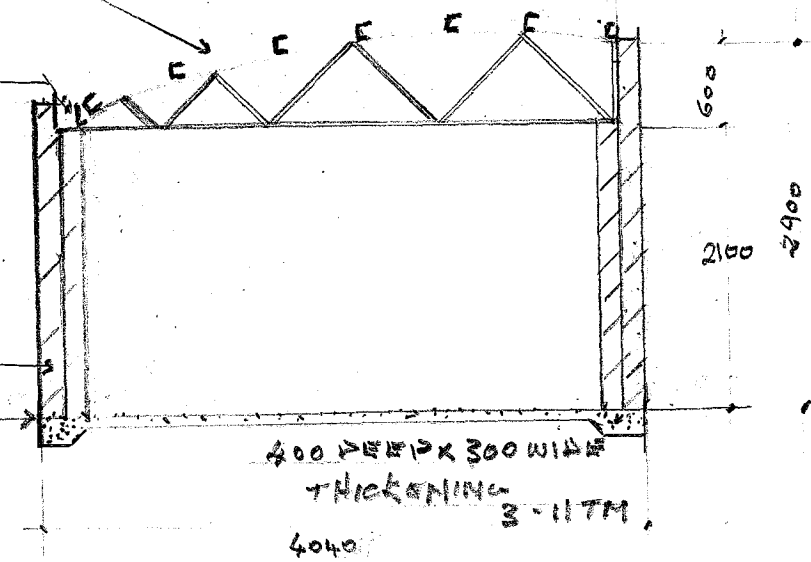


EAST ELEVATION

Box CUTTER

150" Block wall WITH
150" PIRIS UNDER TRUSSES

100" SLAB F72 TOP
25" COVER

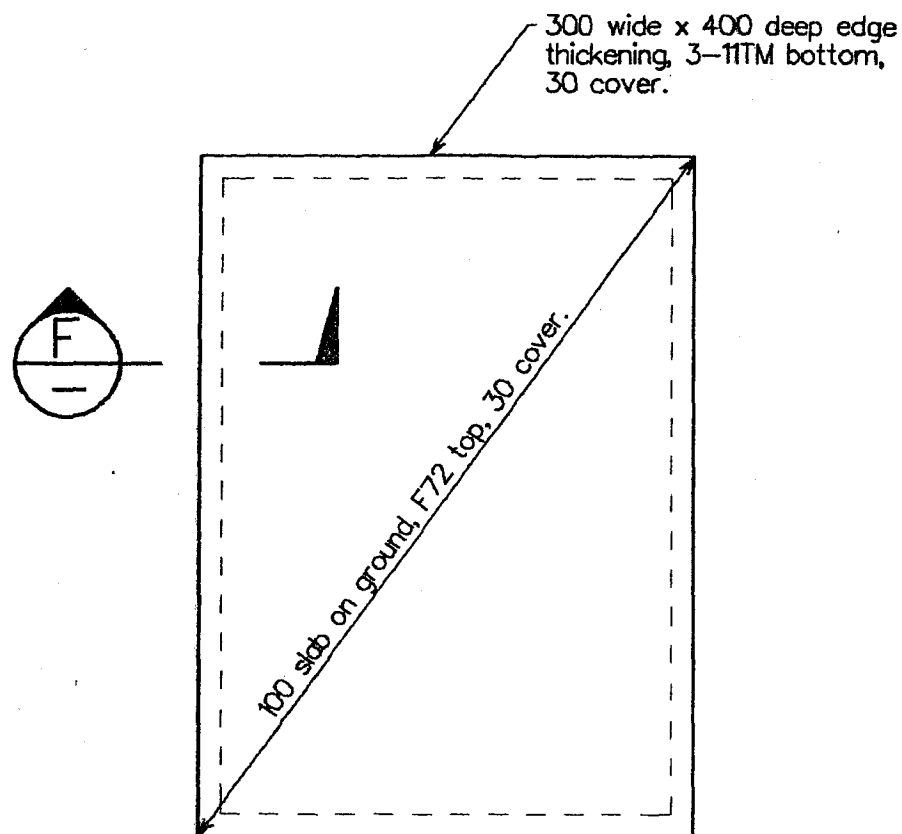


SECTION 1-1

PLUMBING PERMIT DOCUMENT
This document is one of the documents relevant to the permit issued for plumbing work as identified by permit No ...2.0.0.4...1.2.4.7...
Date permit issued: 19-8-04
Permit Authority: 02

2 G EVANS 119 CARLTON B ROAD

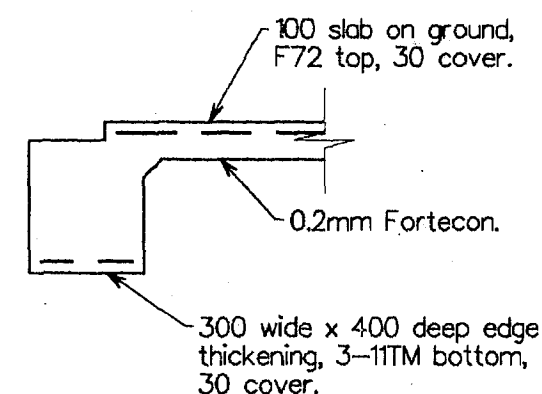
GARAGE



GARAGE SLAB PLAN
SCALE 1:100

PLUMBING PERMIT DOCUMENT
This document is one of the documents relevant to the permit issued for plumbing work as identified by permit No. <u>2004/247</u>
Date permit issued: <u>19-8-04</u>
Permit Authority: <u>h.o.</u>

Sorell Council
Development Application: 119 Carlton Beach Road, Dodges Ferry
Plans Reference: P1
Date Received: 21/07/2025



SECTION F
SCALE 1:20

BUILDING PERMIT DOCUMENT
This document is one of the documents relevant to the permit issued for building work as identified by permit No. <u>2004-247</u>
Date permit issued: <u>20-08-04</u>
Permit Authority: <u>05</u>

Note: 1/ This design is based on a site classification of Class 'A' to AS 2870 (See report by Shields and O'Doherty, Geological Engineers, dated 17/5/95).
2/ Concrete to slab to be Grade N25.

HOUSE FOR R.G. & M.A. EVANS
119 CARLTON BEACH ROAD, CARLTON BEACH

GARAGE SLAB

MORGAN, KLOK AND NEILSEN pty Ltd

CONSULTING ENGINEERS
11 Morrison St Hobart

A.C.N. 009 578 876
Telephone 342966
Facsimile 231299

STRUCTURAL DRAWING

PROJECT No.

T9594

SHEET

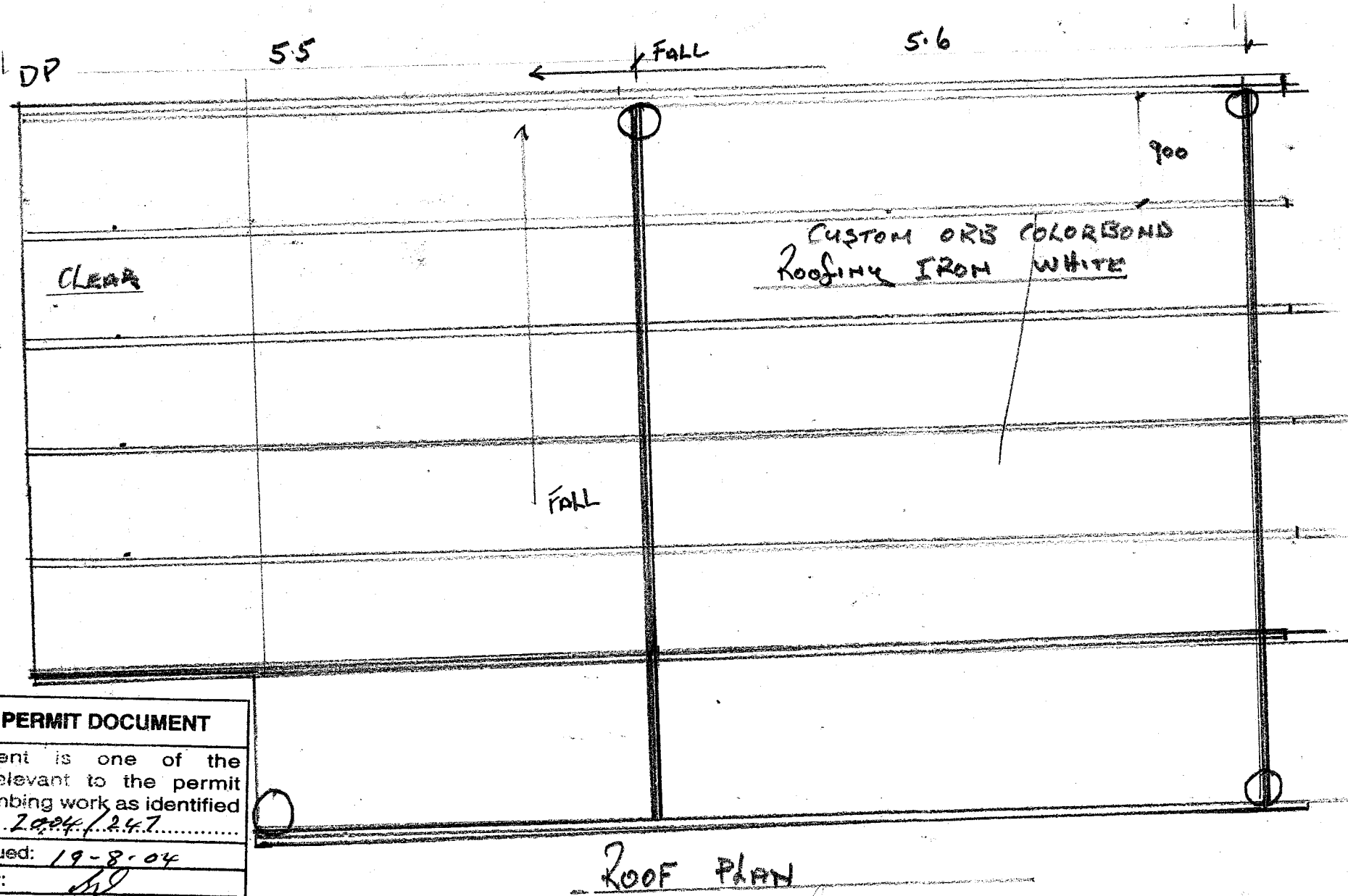
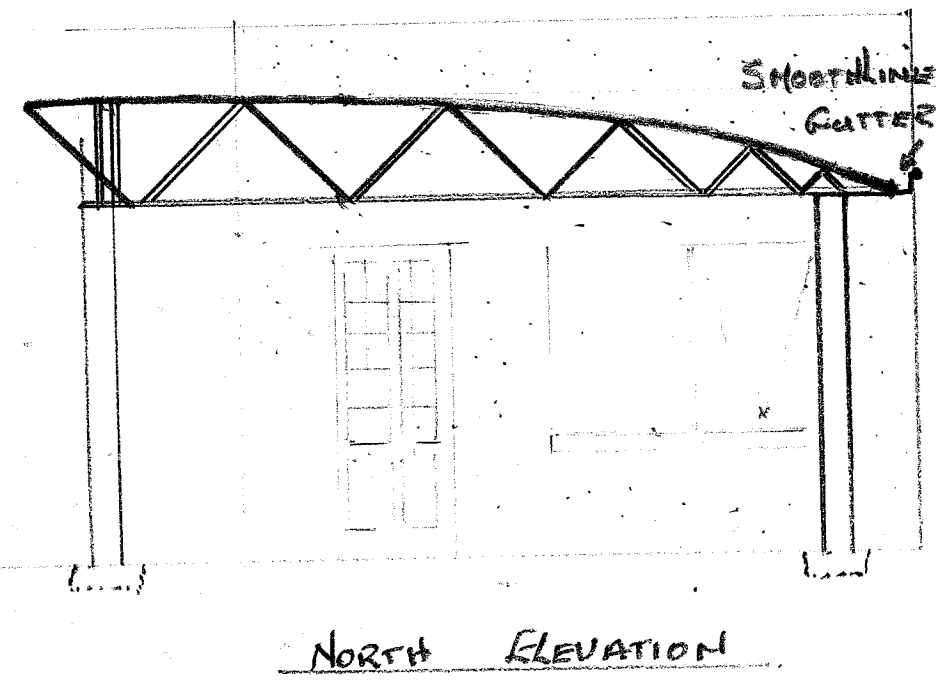
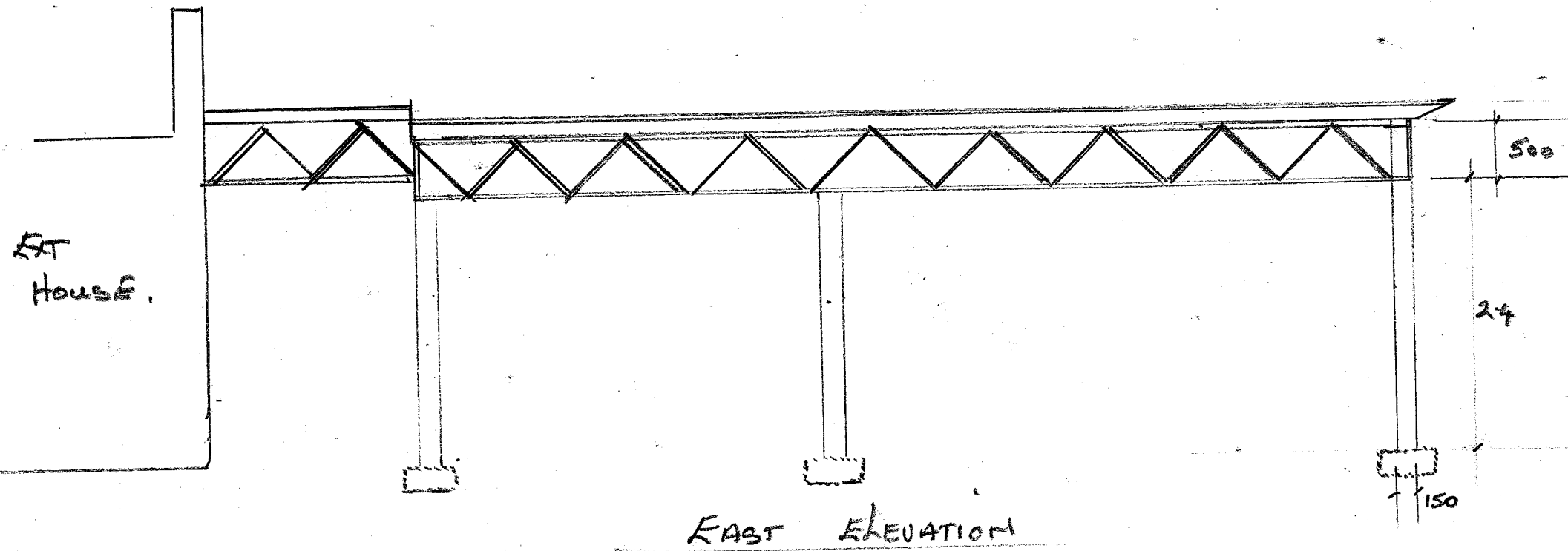
S3

SCALE As shown

DESIGNED B.N.

DRAWN J.G.

DATE JUNE 95



FOOTING 500x500x300 DEEP
CONCRETE 25MPA

STEEL 150 D/ POLES

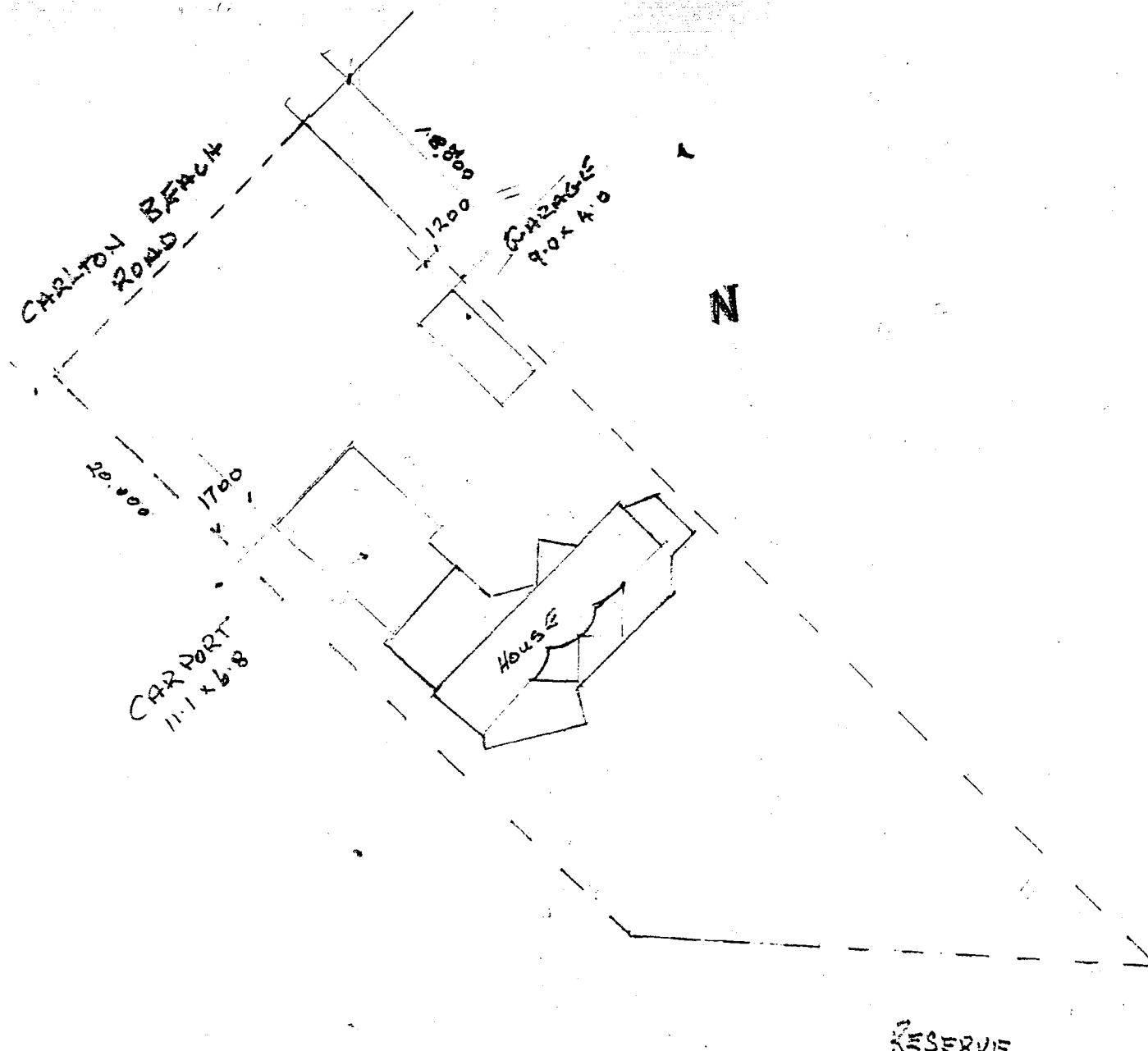
PLURINS 150x75

TRUSSES 50x50 BOTTOM CHORD
" 30x25 TOP "

BUILDING PERMIT DOCUMENT	
This document is one of the documents relevant to the permit issued for building work as identified by permit No 2004/247	
Date permit issued:	20-08-04
Permit Authority:	07

PLUMBING PERMIT DOCUMENT	
This document is one of the documents relevant to the permit issued for plumbing work as identified by permit No 2004/247	
Date permit issued:	19-8-04
Permit Authority:	07

REGINA EVANS 119 CARLTON B ROAD



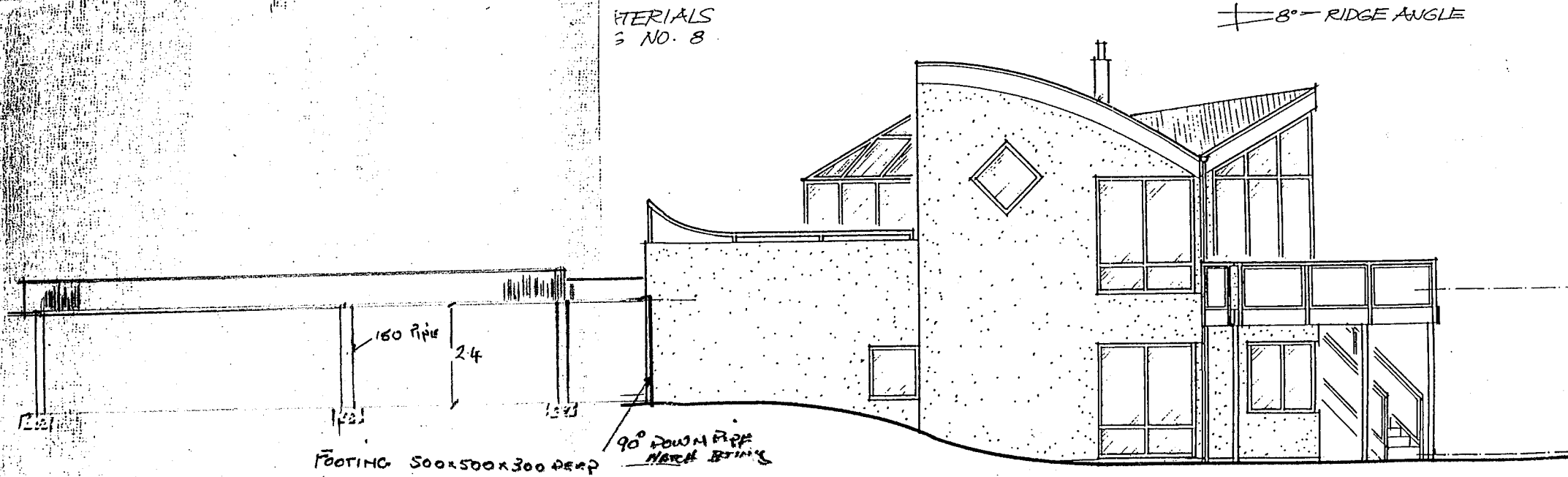
SITE PLAN 1:500

20. HA EVANS

119 CARLTON BEACH ROAD

PLUMBING PERMIT DOCUMENT	
This document is one of the documents relevant to the permit issued for plumbing work as identified by permit No2004/1247.....	
Date permit issued:	19-8-04
Permit Authority:	RD

BUILDING PERMIT DOCUMENT	
This document is one of the documents relevant to the permit issued for building work as identified by permit No2004/1247.....	
Date permit issued:	20-08-04
Permit Authority:	07



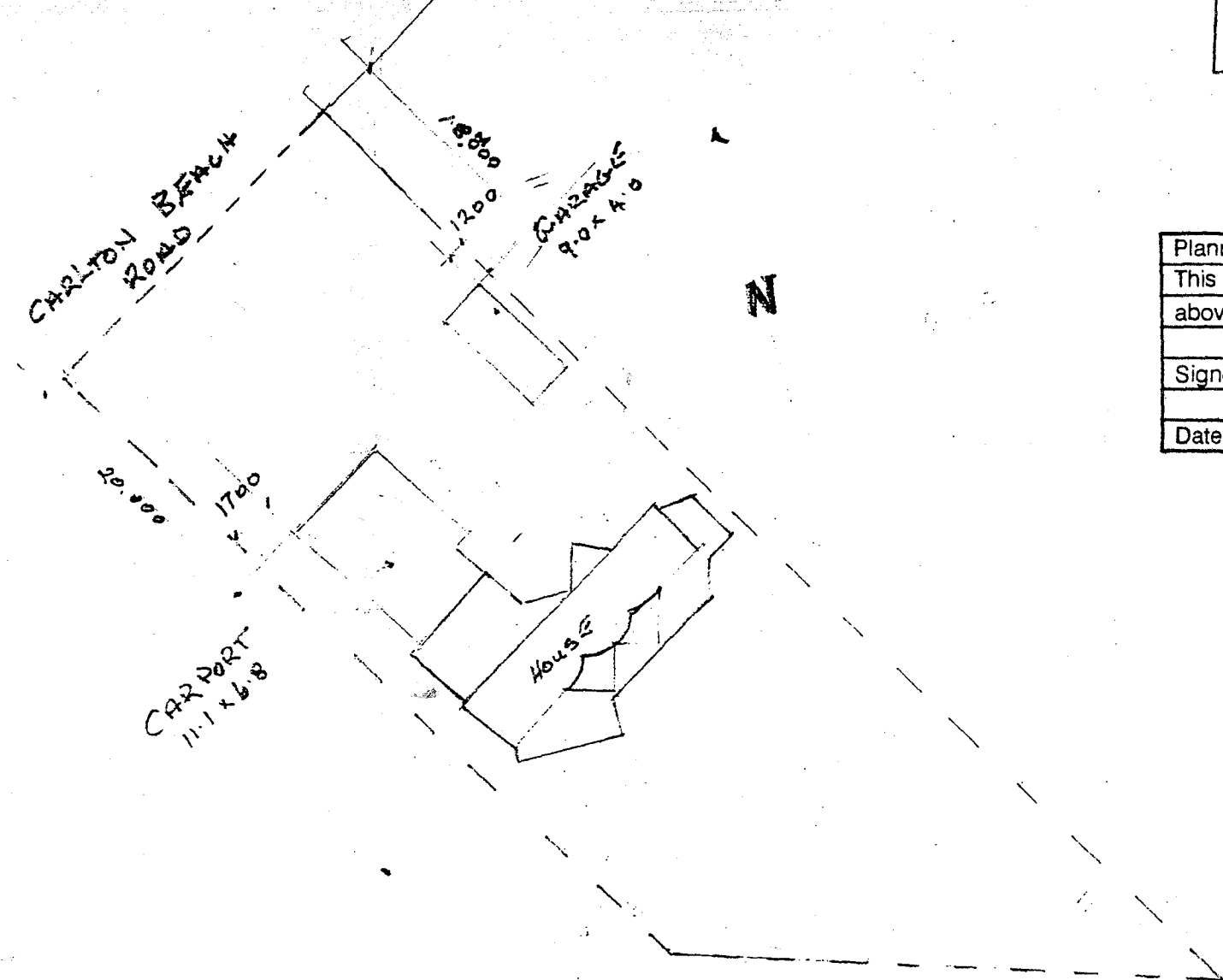
WEST ELEVATION 1:100

DATE: 31 MAR 95	AMENDMENTS:	PHILLIP STARY & Associates "Architects" 349 MACQUARIE ST Ph. 23 72 HOBART 7004 Fax 23 30
SCALE: 1:100/1:20/1:5		
DWG NO: 7 OF 8	JOB NO: 9504	
DRAWN: OL		

PLUMBING PERMIT DOCUMENT	
This document is one of the documents relevant to the permit issued for plumbing work as identified by permit No <u>2004/247</u>	
Date permit issued:	<u>19-8-04</u>
Permit Authority:	<u>[Signature]</u>


Sorell Council
 Development Application: 119 Carlton Beach Road, Dodges Ferry
 Plans Reference: P1
 Date Received: 21/07/2025

BUILDING PERMIT DOCUMENT	
This document is one of the documents relevant to the permit issued for building work as identified by permit No <u>2004/247</u>	
Date permit issued:	<u>20-08-04</u>
Permit Authority:	<u>[Signature]</u>



Planning Permit No...	DA 2204/09
This is the approved plan to which the above planning permit applies.	
Signed	<i>[Signature]</i>
Date	03-08-2009

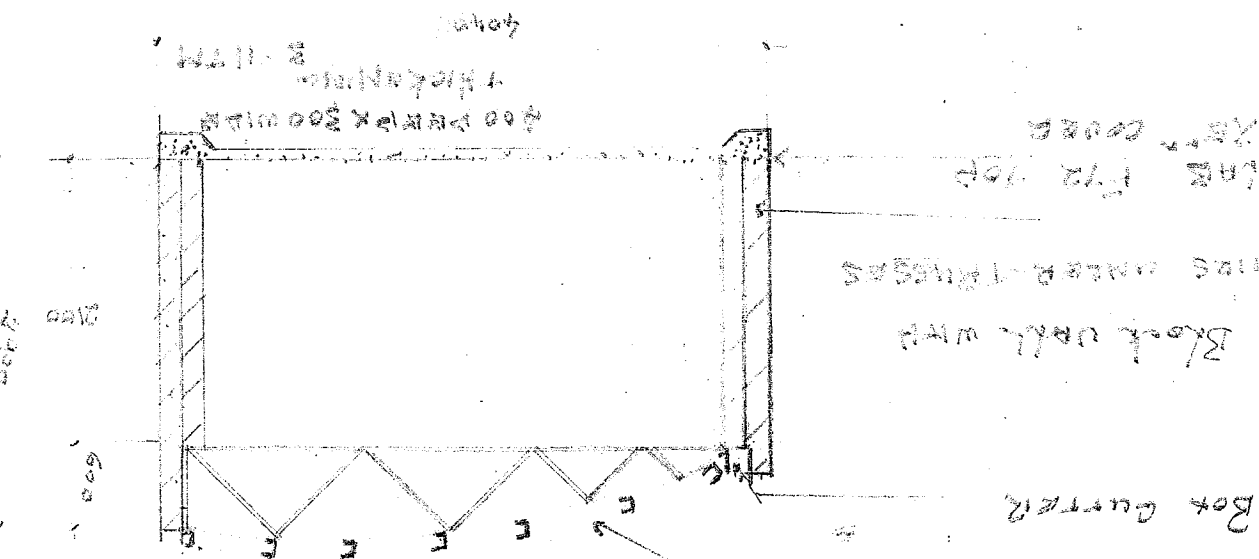
SITE PLAN 1:500

R. C. HANSEN
119 CARLTON BEACH ROAD

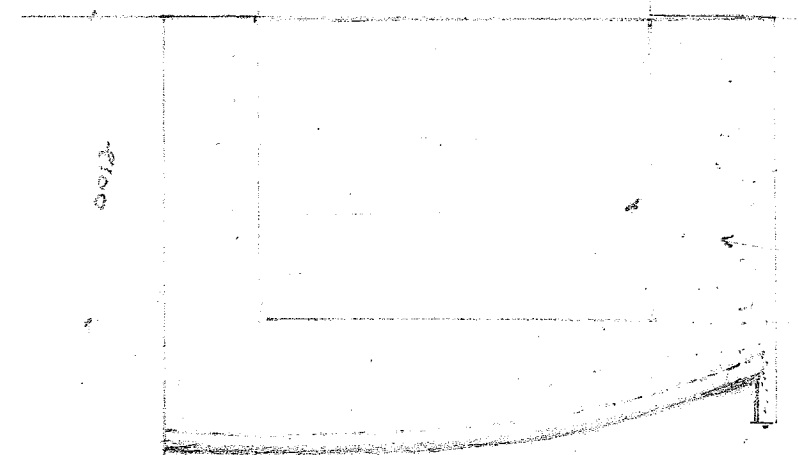
26. FLOOR 119 CANTON 3 ROAD

CHANG

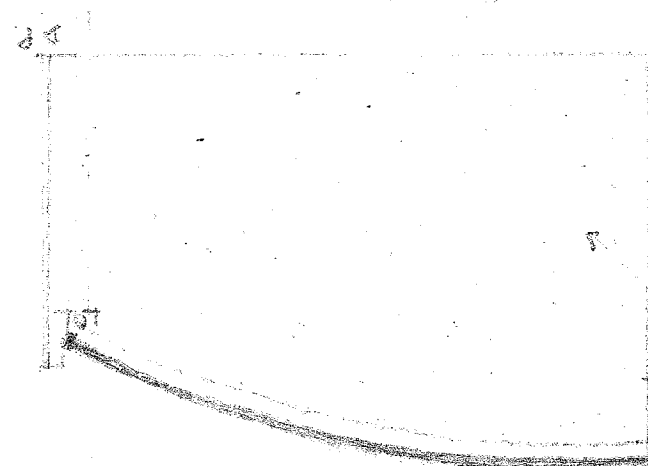
SECTION 1-1



Roof TRUSSES 0 2800
2700
NORTH ELEVATION
CUSTOM ORS COLOR SOUND
1/4" = 1'-0" SCALE
Aug. 2021/2021

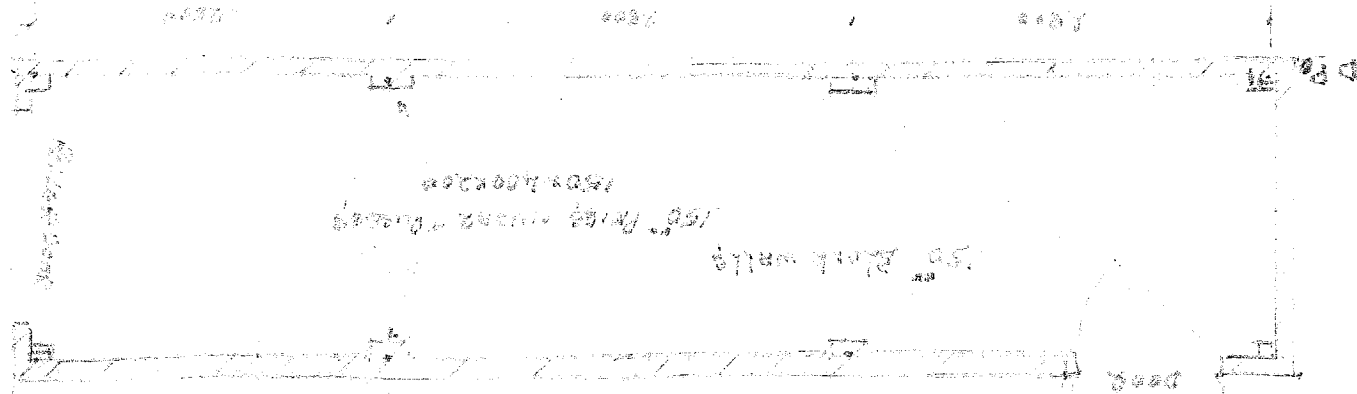
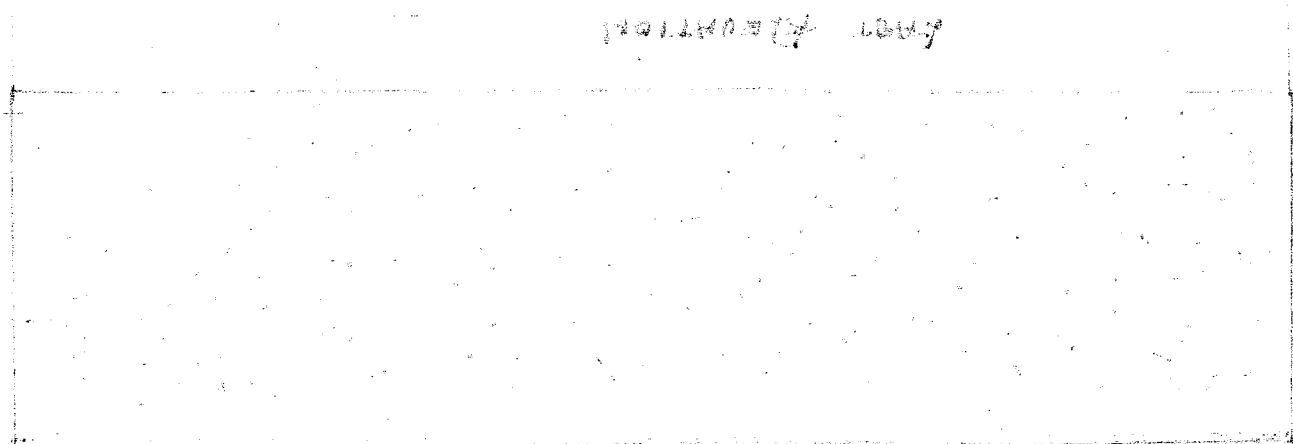


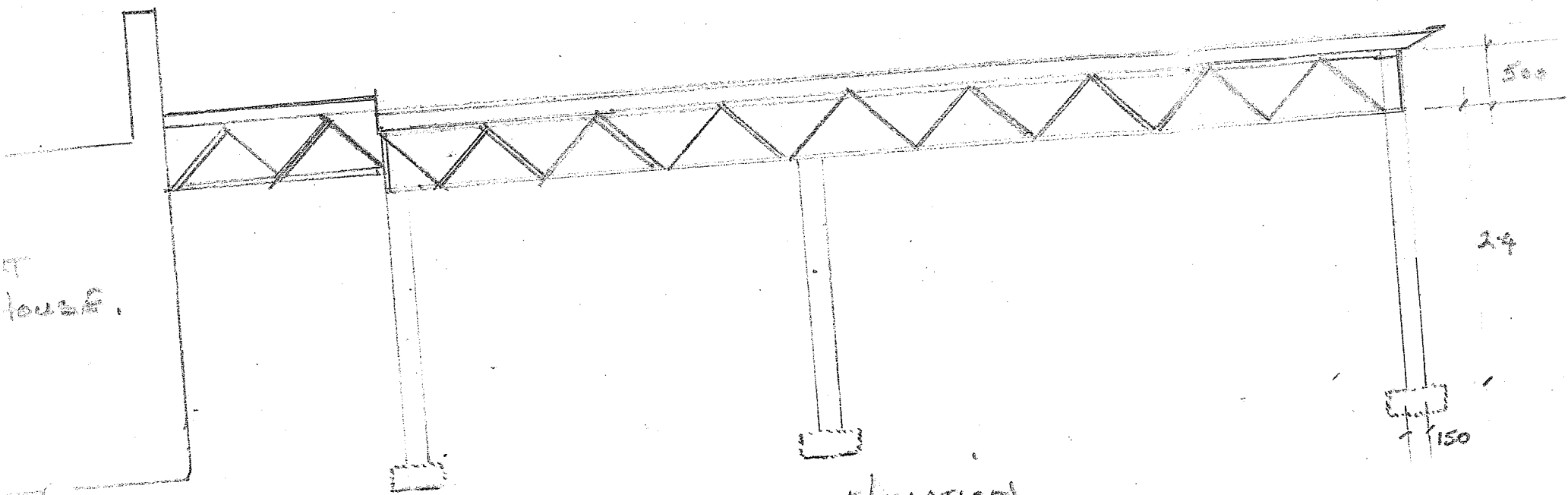
South Elevation



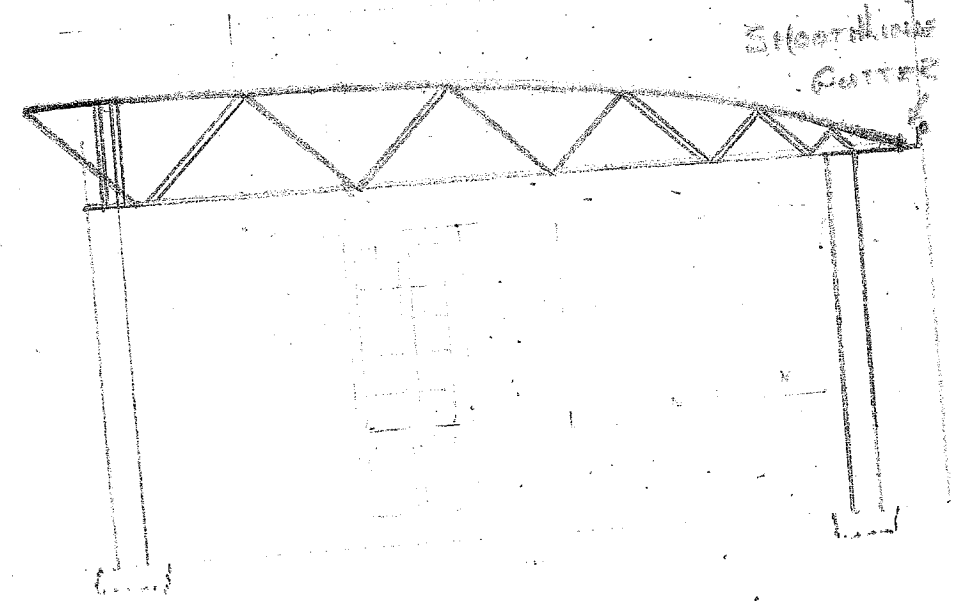
Sorell Council
Development Application: 119 Canton Beach
Road, Dodges Ferry
Plans Reference: P1
Date Received: 21/07/2025

150' Block wall 150' FLOOR

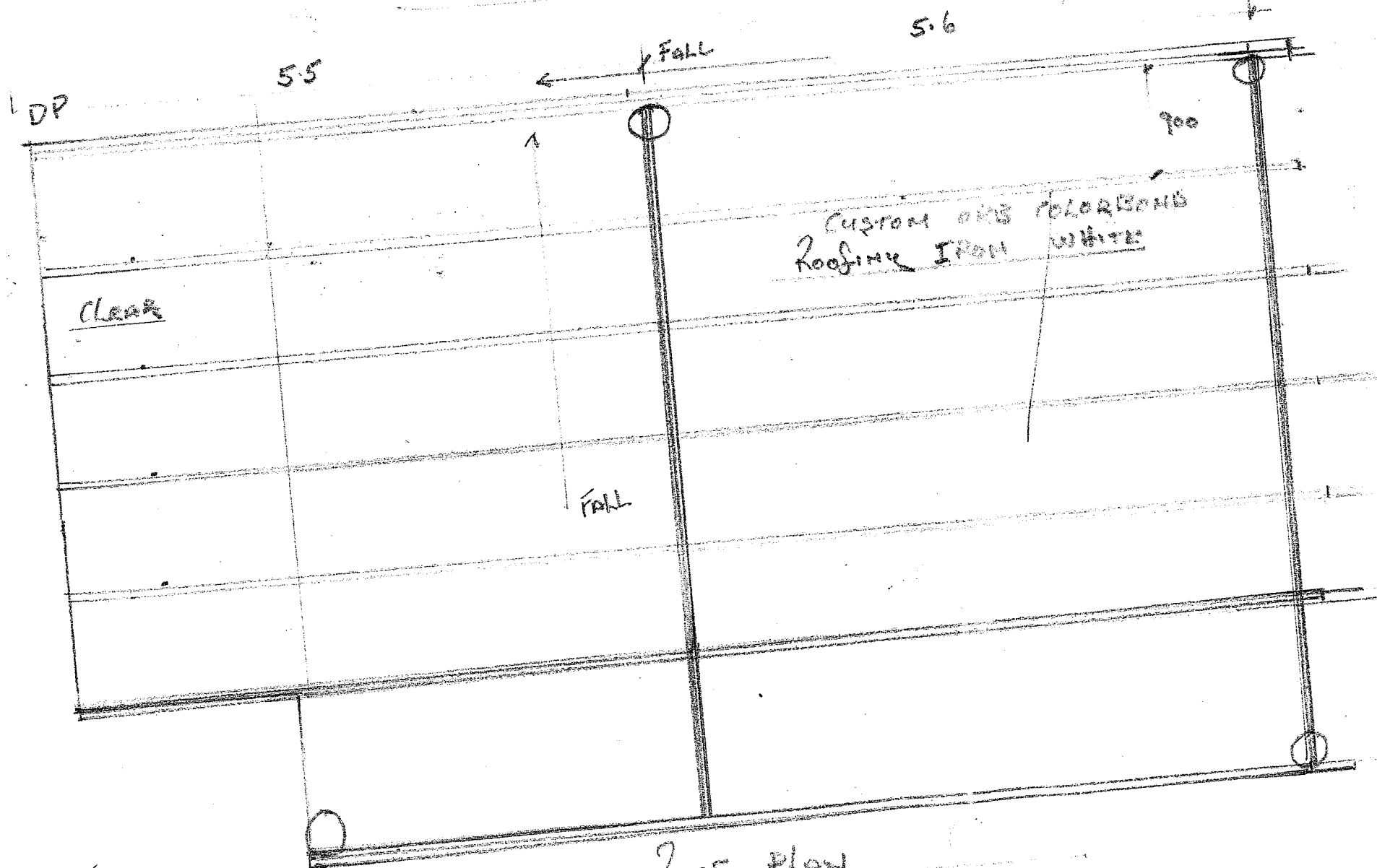




EAST ELEVATION



NORTH ELEVATION



ROOF PLAN

FOOTING 500x500x300 DEEP
CONCRETE 25 MPa

STEEL 150 D/ POLES

PLUINS 150x75

TRUSSES 50x50 BOTTOM CHORD
" 30x40 TOP "

REGIONAL COUNCIL 119 CARLTON B RD