

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

5 JACOB COURT, DODGES FERRY

PROPOSED DEVELOPMENT:

OUTBUILDING (CARPORT)

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: 5.2025-77.1
DATE: 01 AUGUST 2025

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

Full description of Proposal:	Use: <u>CAR PORT</u>
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ <u>8,500</u>

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: <u>5 JACOB ST.</u>
	Suburb: <u>DODGES FERRY</u> Postcode: <u>7173</u>
	Certificate of Title(s) Volume: Folio:

Current Use of Site	<u>VACANT BLOCK</u>
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Current Owner/s:	Name(s) <u>TIM + SUZANNE TAYLOR</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: Development Application - 5 Jacobs Court, Dodges Ferry - P1.pdf
Plans Reference: P1
Date Received: 28/03/2025

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: <u><i>Wayne J. Lee</i></u> Date: <u>13/12/2025</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"> 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="display: flex; align-items: center;"> <div style="flex: 1;"> <p>Signature of General Manager, Minister or Delegate:</p> </div> <div style="flex: 1;"> <p>Signature: _____ Date: _____</p> </div> </div>	





Steel line Hobart

ABN: 75 009 543 506
 Address: 1 Whitestone Drive
 Austins Ferry TAS 7011
 Email: tassiesheds@steel line.com.au
 Web: www.steel line.com.au

Phone: (03) 6249 4988
 Fax: (03) 6249 3838

Quotation

No: 422916
 Date: 25/02/2025
 Valid: 30 Days

Specifications Summary

Wind Design Speed

Wind Region	Region: A4, Terrain Category: 3.00, Importance Level: 2
Wind Multipliers	Md: 1.00, Mc: 1.00, Mz: 0.83, Ms: 1.00, Mt: 1.04
Design Speed	38.74 m/s

Columns, Beams and Rafters

Columns	75 x 75 x 3.5mm RHS
Beams	C20015
Rafters	C15015
Knee Braces	Yes

Roof Battens

Batten Type	TopHat 64mm 1.00 BMT
Maximum Batten Spacing	1500mm

Rain Goods

Gutter	Quad 115 Gutter - Colour: Monument
Barge Cap	Steel line Barge Roll - Colour: Monument
Ridge Cap	Type 111 Ridge Cap 10 deg 0.55 - Colour: Monument

* ShedTech and/or the consulting engineer reserve the right to alter any nominated engineering specification without further notice.



Sorell Council

Development Application: 5.2025.77.1 -
 Response to Request For Information - 5
 Jacob Court Dodges Ferry - P2 .pdf
 Plans Reference: P2
 Date received: 10/06/2025

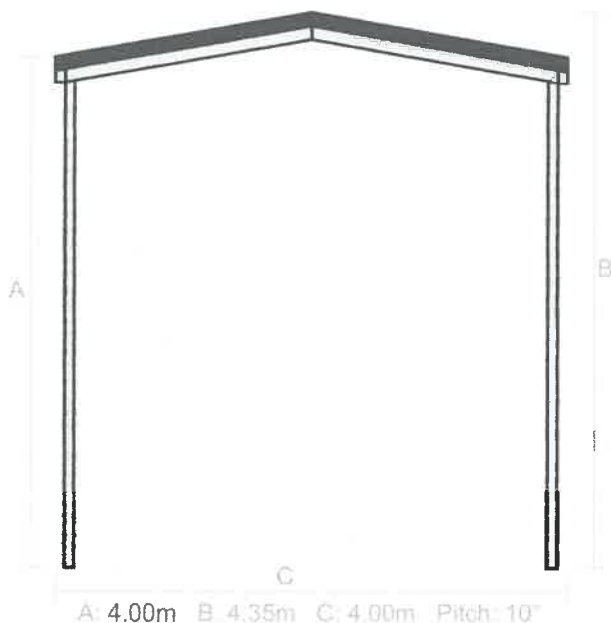
Steeline Hobart

ABN: 75 009 543 506
Address: 1 Whitestone Drive
Austins Ferry TAS 7011
Email: tassiesheds@steeline.com.au
Web: www.steeline.com.au

Phone: (03) 6249 4988
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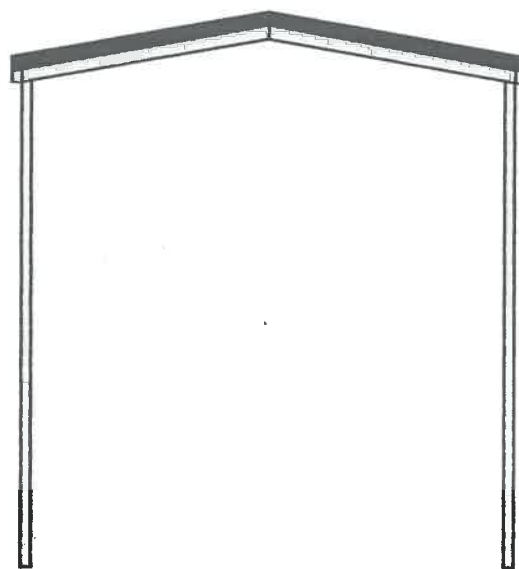
Quotation

No: **422916**
Date: 25/02/2025
Valid: 30 Days



A: 4.00m B: 4.35m C: 4.00m Pitch: 10°

Front View



Back View



D: 8.00m

Length View



Reverse Length View

Carport

Width: 4.0m

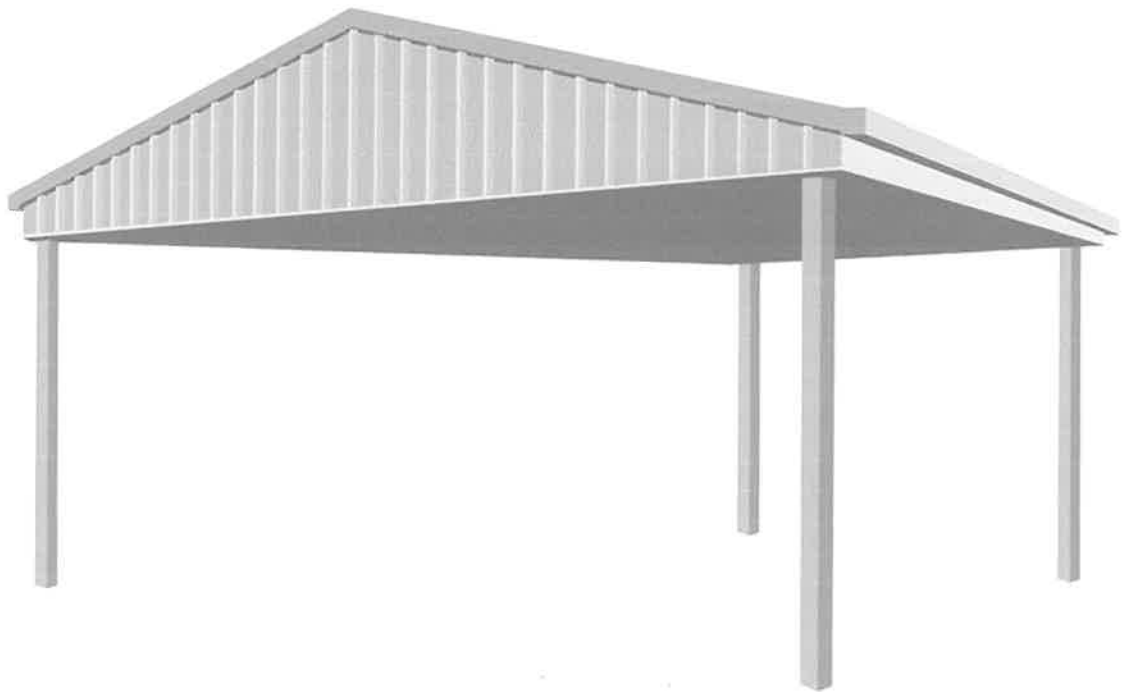
Depth: 8.0m

Height: 4.0m



Sorell Council

Development Application: 5.2025.77.1 -
Response to Request For Information - 5
Jacob Court Dodges Ferry - P2 .pdf
Plans Reference: P2
Date received: 10/06/2025





Steeline Hobart

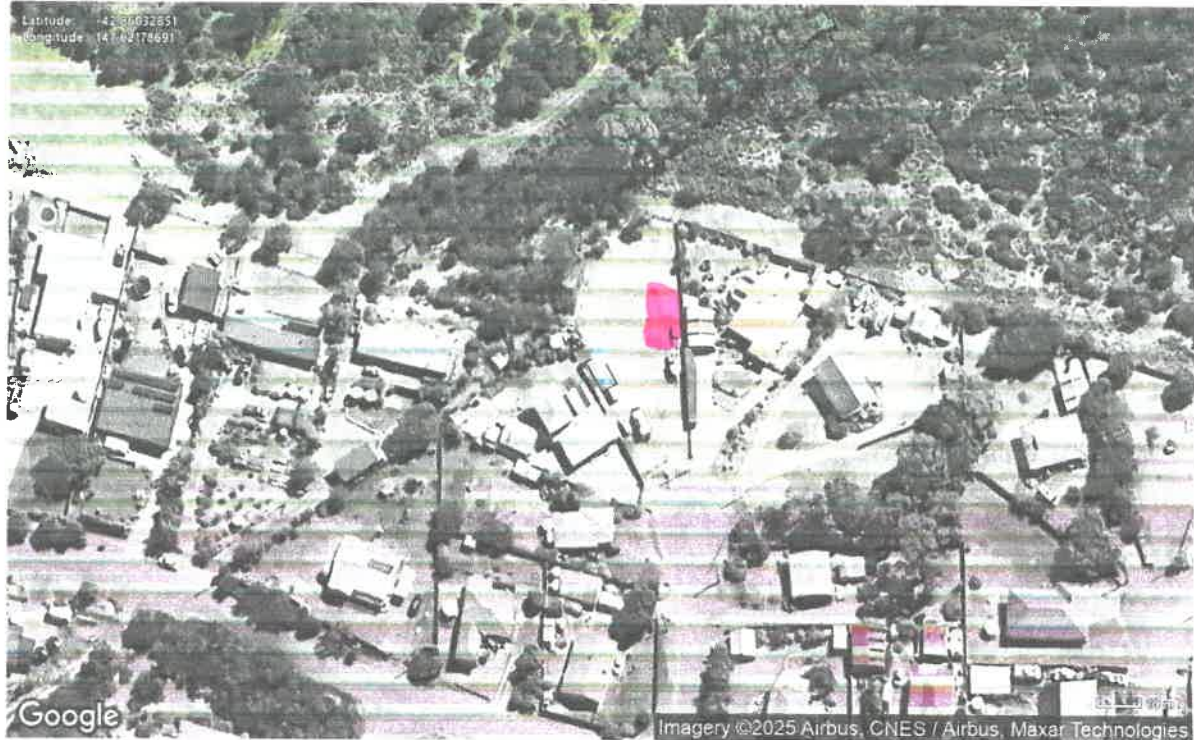
ABN: 75 009 543 506
Address: 1 Whitestone Drive
Austins Ferry TAS 7011
Email: tassiesheds@steeline.com.au
Web: www.steeline.com.au

Phone: (03) 6249 4988
Fax: (03) 6249 3838

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The following map, obtained from Google Maps Imagery (©2025 Google), shows the site location:



The design wind speed for this site is 38.74 m/s in accordance with AS/NZS 1170.2:2021.



Sorell Council

Development Application: 5.2025.77.1 -
Response to Request For Information - 5
Jacob Court Dodges Ferry - P2 .pdf
Plans Reference: P2
Date received: 10/06/2025

From: [Christie Smith](#)
To: [Sorell Council](#)
Cc: [Josh Smith](#)
Subject: RFI - 5.2025.77.1 - 5 Jacob Court Dodges Ferry
Date: Wednesday, 25 June 2025 12:18:50 PM
Attachments: [image001.png](#)
[5.2025.77.1 - 5 Jacob Court Dodges Ferry - RFI 12.6.25.pdf](#)
[Agent Authority 5 Jacob Court Taylor.jpg](#)
[5 Jacob Court - Site Plan.pdf](#)
[5 Jacob Court - Titles.pdf](#)
[5 Jacob Court Dodges Ferry - Planning Application.pdf](#)
[DA 2025 - 00077 1 - 5 Jacob Court Dodges Ferry - RFI - 3.4.25.pdf](#)
[5 Jacob Court - Proposal.pdf](#)
[5 Jacob court Council Fees Paid.jpg](#)

Good Afternoon,

We have been engaged to complete the application process for Timothy and Suzanne Taylor at 5 Jacob Court, Dodges Ferry, TAS, 7173. Please find attached signed Agent Authority.

In response to the attached latest RFI, please see below.

10.4.3 (P2)

The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to:	Answer :
(a) the topography of the site;	Give the access and desired use of the outbuilding (carport) the logical location for the outbuilding is as per site plan. It has been located to best provide safe access for parking and future development of the site
(b) the size, shape and orientation of the site;	The existing cross-over & future driveway lend itself to having an outbuilding as per the site plan
(c) the setbacks of surrounding buildings;	The outbuildings of No. 3 Jacob Street and 8 Jacob Street have a side boundary setback similar to our proposed outbuilding.
(d) the height, bulk and form of existing and proposed buildings;	The proposed outbuilding will have minimal visual impact due vacant land towards the north & northwest of the property. As the proposed outbuilding will have no walls, vision remains intact
(e) the existing buildings and private open space areas on the site	Land is vacant, with owners occupying No 3 Jacob Street
(f) sunlight to private open space and windows of habitable rooms on adjoining properties; and	No. 8 Jacob Street being the nearest dwelling, however no loss of sunlight will occur as the outbuilding only has a roof cover, and potential loss of sunlight will be on neighbouring driveway, thus not impacting any habitable rooms or private open space
(g) the character of development existing on established properties in the area.	Parcels of land range in size of 1000-1400 sq/m, meaning existing dwellings and outbuildings are used efficiently as possible with the limited land available. This proposed outbuilding will have no impact.

If you require any further information, please let me know.

Kind Regards,

Christie Smith



Sorell Council

Development Application: 5.2025.77.1 -
Response To Request For Information - 5
Jacob Court, Dodges Ferry - P3.pdf
Plan Reference: P3
Date received: 26/06/2025



- Notes
- 1

Proposed Carport

CS

25/06/2025, 12:25 AM
- 2

New 2400L Water Tank to be installed to cater for SW from the new proposed Carport

CS

25/06/2025, 12:26 AM
- 3

Downpipes from proposed carport to new proposed water tank.

CS

25/06/2025, 12:28 AM
- 4

Tank overflow to council absorption drain

CS

08/07/2025, 10:41 PM

Client Name

Client Email

Client Phone

Signature

Copyright Statement

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Disclaimer

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ALL DIMENSIONS ARE IN METERS.

Generated by

Christie Smith

christie@rainbowbuilding.com.au

Phone

Property Details

5 Jacob Ct, Dodges Ferry, TAS 7173, Australia 23/106619

Sorell

Lot/DP: 23/106619

Sheet name

Site Plan

Design

Title: 4x8x4m Carport

Date

Wed Jul 09 2025

Lic no.

-

Scale

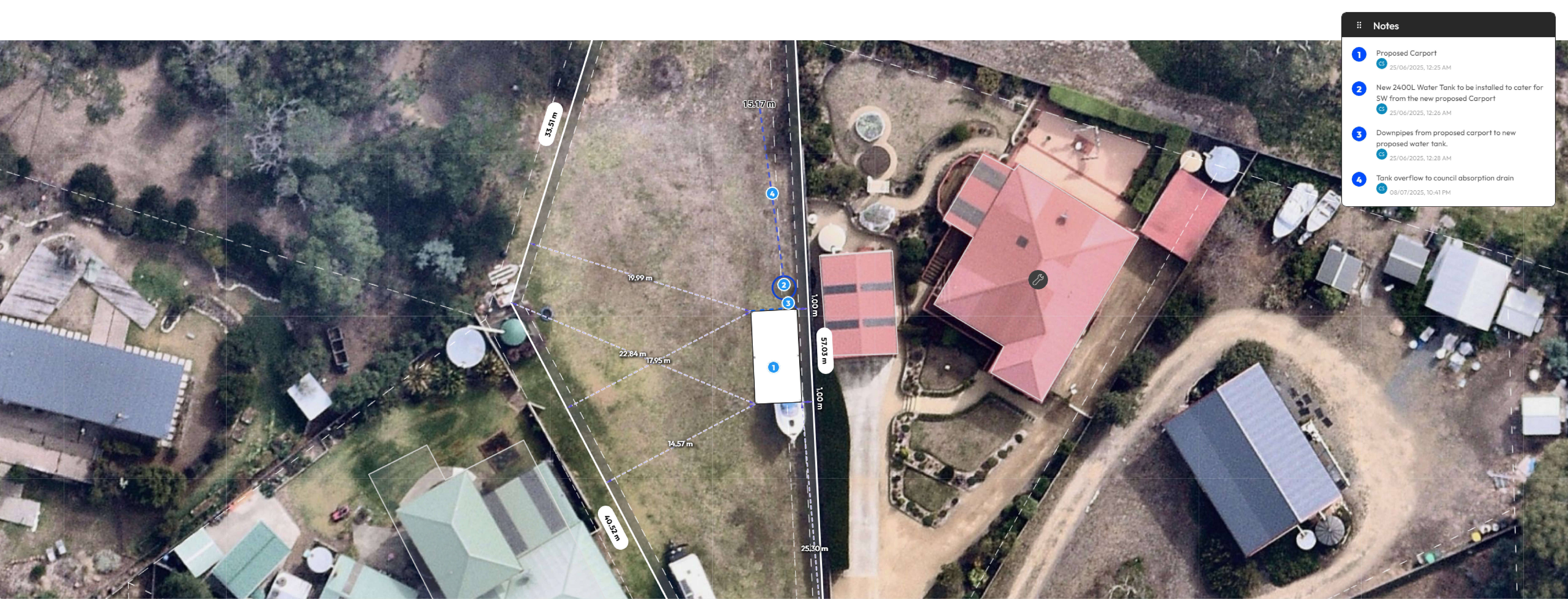
1:313

0m

2.5m

5m





- Notes
- 1

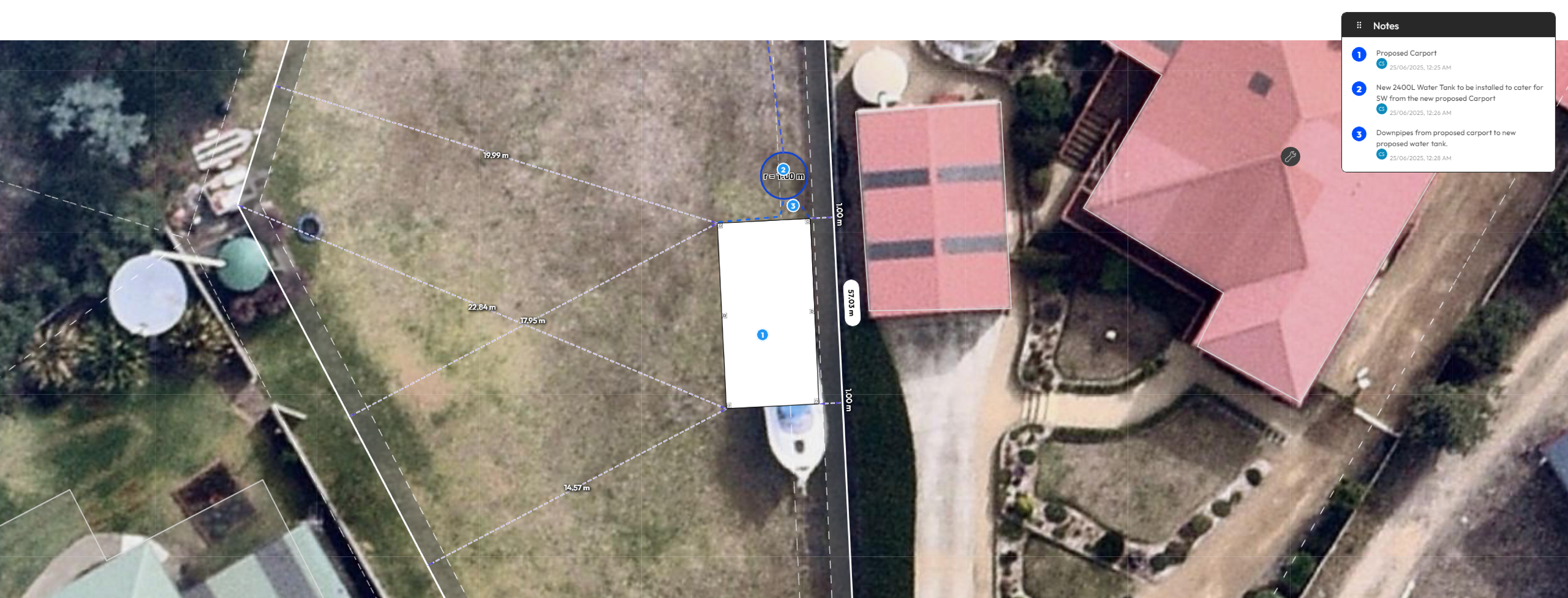
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Client Name Client Email Client Phone Signature _____				
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	<div>Property Details</div> <div>5 Jacob Ct, Dodges Ferry, TAS 7173, Australia 23/106619</div> <div>Sorell</div> <div>Lot/DP: 23/106619</div>	<div>Design</div> <div>Title: 4x8x4m Carport</div>	<div>Scale</div> <div>1:200</div> <div><div><div><div></div><div></div><div></div><div></div></div><div>0m 2.5m 5m</div></div></div>	
	<div>Date</div> <div>Wed Jul 09 2025</div>			



- Notes
- 1

Proposed Carport
CS 25/06/2025, 12:25 AM
- 2

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Client Name Client Email Client Phone Signature _____

R

A

I

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B

O

W

building solutions

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Lot/DP: 23/106619

Sheet name

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Title: 4x8x4m Carport

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Wed Jul 09 2025

Lic no.

-

Scale

1:100

0m 1m 2m