

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:**8 SPOTSWOOD ROAD, DUNALLEY****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 13th October 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 13th October 2025**.

APPLICATION NO: 5.2025.252.1

DATE: 26/09/2025

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>


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: 5.2025.252.1 -
 Development Application - 8 Spotswood Road,
 Dunalley - P1.pdf
 Plans Reference: P1
 Date Received: 17/09/2025

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:  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"> 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 _____ declare that I have given permission for the making of this application for _____</p>	
<div style="float: right; border: 2px solid orange; padding: 5px; text-align: center;">  <p>Sorell Council</p> <p>Development Application: 5.2025.252.1 - Development Application - 8 Spotswood Road, Dunalley - P1.pdf Plans Reference: P1 Date Received: 17/09/2025</p> </div>	
Signature of General Manager, Minister or Delegate:	Signature: Date:

SEARCH OF TORRENS TITLE

VOLUME 186622	FOLIO 3
EDITION 3	DATE OF ISSUE 19-Jun-2025

SEARCH DATE : 03-Sep-2025

SEARCH TIME : 11.24 AM

DESCRIPTION OF LAND

Parish of WINGANAH Land District of PEMBROKE

Lot 3 on Sealed Plan [186622](#)

Derivation : Part of 400 Acres Gtd. to John Spotswood

Prior CTs [185520/3](#) and [185520/4](#)SCHEDULE 1

[N259604](#) TRANSFER to ADRIENNE MARY JENSEN Registered
19-Jun-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP[186622](#) FENCING PROVISION in Schedule of EasementsSP [91733](#) COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**Sorell Council**

Development Application: 5.2025.252.1 -
Development Application - 8 Spotswood Road,
Dunalley - P1.pdf
Plans Reference:P1
Date Received:17/09/2025

<p>OWNER: MATTHEW GERARD MARR JANE MARIA MARR MARR</p> <p>FOLIO REFERENCE: CT.185520-1, CT.185520-2, CT.185520-3 & CT.185520-4</p> <p>GRANTEE: PART OF 400 ACRES GRANTED TO JOHN SPOTSWOOD</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR TIMOTHY LEIGH GOWLLAND ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0419-594-966</p> <p>LAND DISTRICT OF PEMBROKE PARISH OF WINGANAH</p> <p>SCALE 1:400 LENGTHS IN METRES</p>	<p>Registered Number</p> <p style="font-size: 24pt; font-weight: bold;">SP186622</p> <hr/> <p>APPROVED EFFECTIVE FROM 9 APR 2024</p> <p style="text-align: right;"><i>Deanna</i> Recorder of Titles</p>
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PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN

Sorell Council

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<p><i>Timothy Leigh Gowlland</i> Registered Land Surveyor</p>	<p>22-1-24 Date</p>
<p><i>Deanna</i> Council Delegate</p>	<p>6-3-24 Date</p>

SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 186622
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PAGE 1 OF 1 PAGE

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.

There are no easements or profits to benefit or burden the lots on the plan

FENCING PROVISION

In respect to the lots on the plan the vendor (Matthew Gerard Marr and Jane Maria Marr) shall not be required to fence

COVENANTS

The owner of lot 4 on the plan covenants with Sorell Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with Sorell Council to observe the following stipulations-

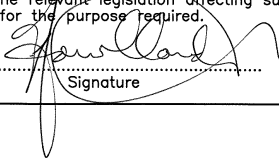

- Not to develop or construct a dwelling on the lot unless an aerated wastewater system is installed for wastewater treatment and certified as appropriate by the Council Environmental Health Officer

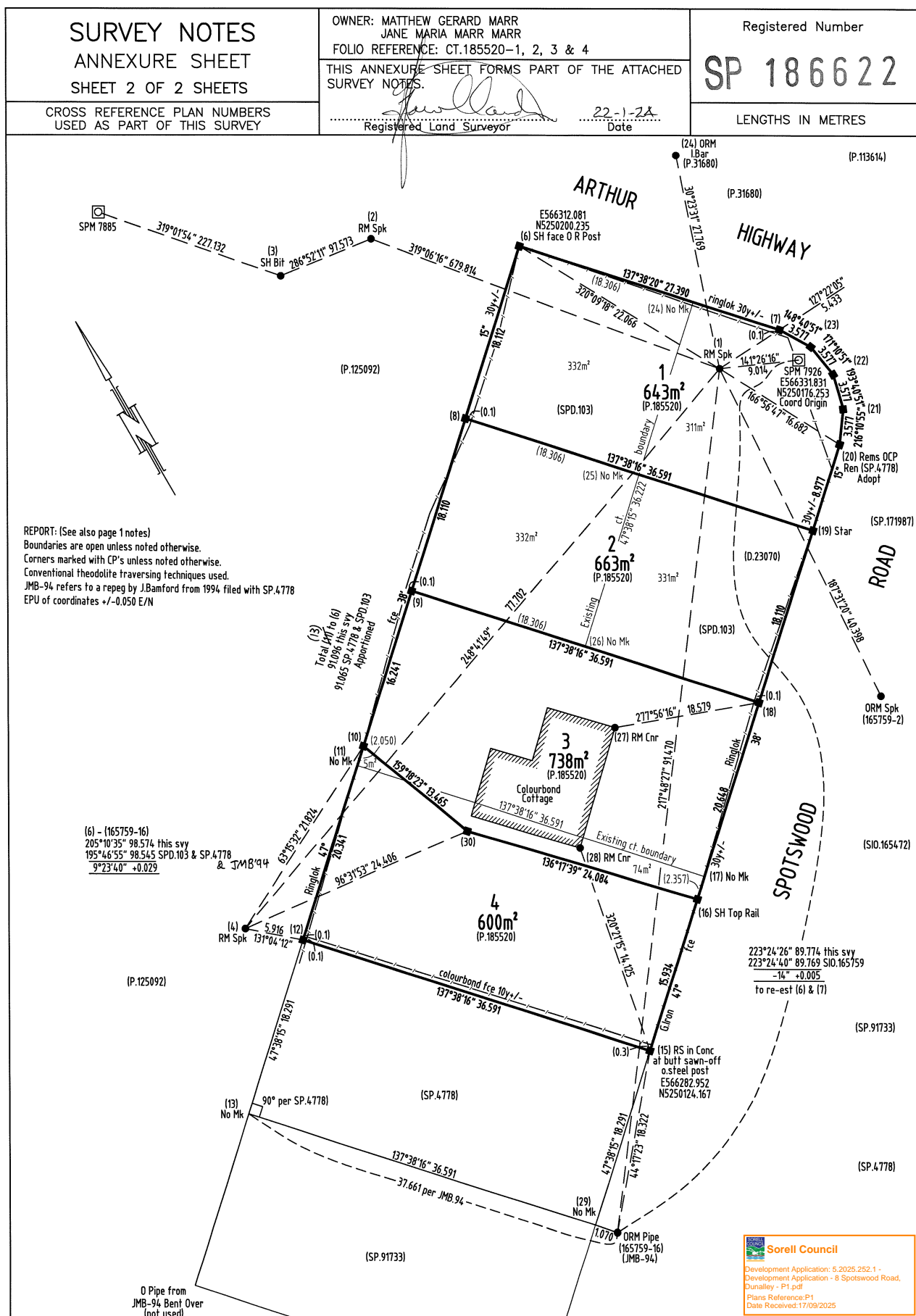
Signed by MATTHEW GERARD MARR & JANE MARIA MARR being the
registered proprietor of Folios 185520/1-4 in the presence of-

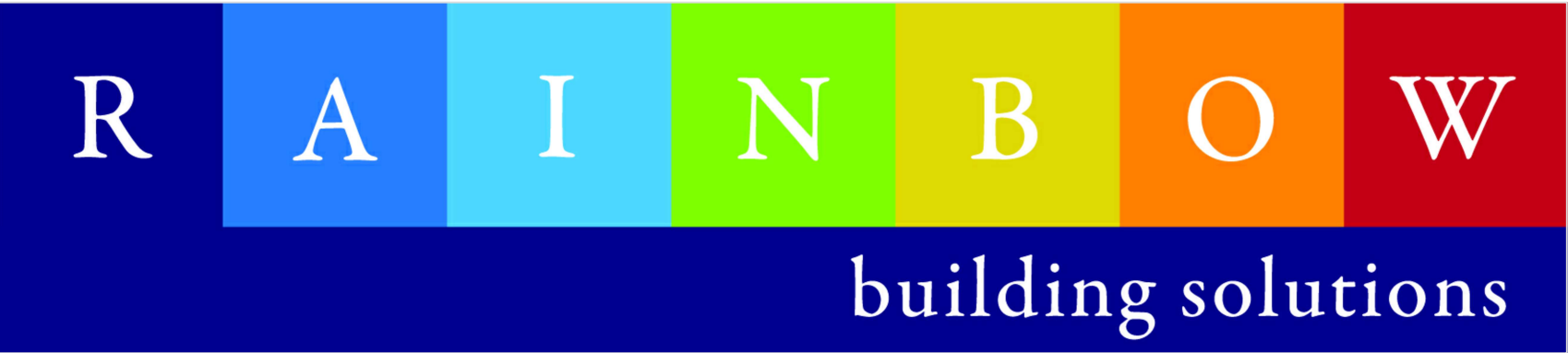
Witness signature: *[Signature]*Print Full Name: *Lochlan Marr*Postal Address: *40 International Close, Acton Park, 7170*

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: MG & JM MARR FOLIO REF: 185520/1-4 SOLICITOR: CLAXTON LEGAL & CONVEYANCING	PLAN SEALED BY: SORELL COUNCIL DATE: <i>6.3.24</i> 7-2023-15-1 REF NO. <i>[Signature]</i> Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

SURVEY NOTES SHEET 1 OF 2 SHEETS		Registered Number <div style="font-size: 2em; font-weight: bold;">SP.186622</div>		SURVEY CERTIFICATE I, <u>Timothy Leigh Gowlland of Otago Bay</u> in Tasmania a Registered Land Surveyor HEREBY CERTIFY that: (a) this survey is based upon the best evidence that the nature of the case admits. (b) the survey notes have been truly compiled from surveys made by me or made under my supervision; and (c) this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required. <div style="text-align: right;">  Signature </div> <div style="text-align: right;"> Date <u>22 / 1 / 24</u> </div>	
CROSS REFERENCE PLAN NUMBERS USED AS PART OF THIS SURVEY		LENGTHS IN METRES			
Owner: MATTHEW GERARD MARR JANE MARIA MARR MARR					
Folio Reference: CT.185520-1, 2, 3 & 4					
Purpose of Survey: SUBDIVISION – BOUNDARY ADJUSTMENTS					
Survey Commenced: 6th November 2023		Survey Completed: 6th November 2023		Surveyors Ref: MARRM15 1474123	
Horizontal Datum: GDA2020		Bearing Datum: MGA2020		Combined Scale Factor: 0.99965243	
MGA2020 COORDINATE ORIGIN					
SURCOM	Mark ID: SPM 7926	E566331.831	N5250176.253	EPU ±0.018	
RTK/STATIC	Local coordinated mark:	E	N	EPU	
AUSPOS	Local coordinated mark:	E	N	EPU	Measurement Duration:
NRTK	Local coordinated mark:	E	N	EPU	CORS provider:
Single base station CORS CORS provider:	Local comparison information SURCOM Check Mark ID:		SURCOM: E		N
			Measured: E		N
			Δ E		Δ N
	Local coordinated mark:		E	N	EPU
MGA2020 BEARING ORIGIN					
<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <u>Bearing Calculation</u> SPM 7926 E566331.831 N5250176.253 SPM 7885 E565639.102 N5250896.736 CALC/OBS BEARING 316°07'30" 999.484 GRID </div> <div style="width: 48%;"> <u>Ground distance comparison.</u> 316°07'30" 999.838 Plane traverse calc. 316°07'30" 999.832 Plane Coord. calc. <u>+0°00'00" +0.006</u> </div> </div>					
BOUNDARY REINSTATEMENT REPORT					
(Where not documented in the body of these survey notes, describe all evidence, (including statements by interested parties), comparisons and other information relevant to the reinstatement of boundaries)					
Spotswood Road frontage is determined from adopted OCP (20) to (29) which is located the original offset from adjacent ORM pipe (165759-16).					
Bearing from (29) to (13) is determined from ORM pipe (165759-16) to re-established (6) maintaining right angle at (13).					
Corner (7) is re-established in its position located by several previous surveys using the connection shown, however I suspect it may not be in its original location. Having located the remains of corner (20) being the other tangent point and nothing in between, I have apportioned the difference from original in 4 equal chords.					
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 45%;"> ✱ AMENDMENTS MADE TO SURVEY NOTES. SEE FILE FOR SURVEYOR'S INSTRUCTIONS </div> <div style="width: 50%; border: 2px solid orange; padding: 5px;">  Sorell Council Development Application: 5.2025.252.1 - Development Application - 8 Spotswood Road, Dunalley - P1.pdf Plans Reference: P1 Date Received: 17/09/2025 </div> </div>					





LEGEND:
COVER PAGE
PAGE 1# SITE PLAN
PAGE 2# FLOOR PLAN/ELEVATIONS

CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING WORK.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE WORK IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS

CONSTRUCTION STANDARDS:
ALL WORKS SHOULD BE GENERALLY INLINE WITH THE PRACTICES SET OUT IN THE 'GUIDE TO STANDARDS AND TOLERANCES 2007'

WIND LOADS DETERMINED IN ACCORDANCE WITH AS 4055 - WIND LOADS FOR HOUSING

THESE DOCUMENTS TO BE USED WITH ALL DOCUMENTATION PREPARED BY AN ENGINEER

THESE DOCUMENTS ARE INTENDED FOR COUNCIL APPLICATIONS AND NORMAL CONSTRUCTION, THEY ARE NOT TO BE USED FOR TENDERING PURPOSES OR INSPECTIONS.

THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED BY "WILKIN DESIGN & DRAFTING" THE DRAWER RETAINS ALL "INTELLECTUAL PROPERTY"

REQUIREMENTS OF SCHEDULE 1

DESIGNER : T. WILKIN - CC678X
PROJECT ADDRESS : 8 SPOTSWOOD RD DUNALLEY TAS 7177
CLIENT NAME : A. JENSEN
TITLE REF : 186622/3
FLOOR AREA : 48.00m²
DESIGN WIND SPEED : N2
SOIL CLASSIFICATION : M
CLIMATE ZONE : 7
BAL LEVEL : LOW
ALPINE AREA : N/A
CORROSION ENVIRONMENT : N/A
KNOWN SITE HAZARDS : NONE

INDEX OF APPLICATION SET:
ARCHITECTURAL DRAWINGS - PAGE 00 - 02
ENGINEERING DRAWINGS - NO
SPECIFICATIONS - NO
ADDITIONAL PAGES - FORM 35

PROPOSED SHED FOR A. JENSEN AT 8 SPOTSWOOD RD DUNALLEY TAS 7177



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

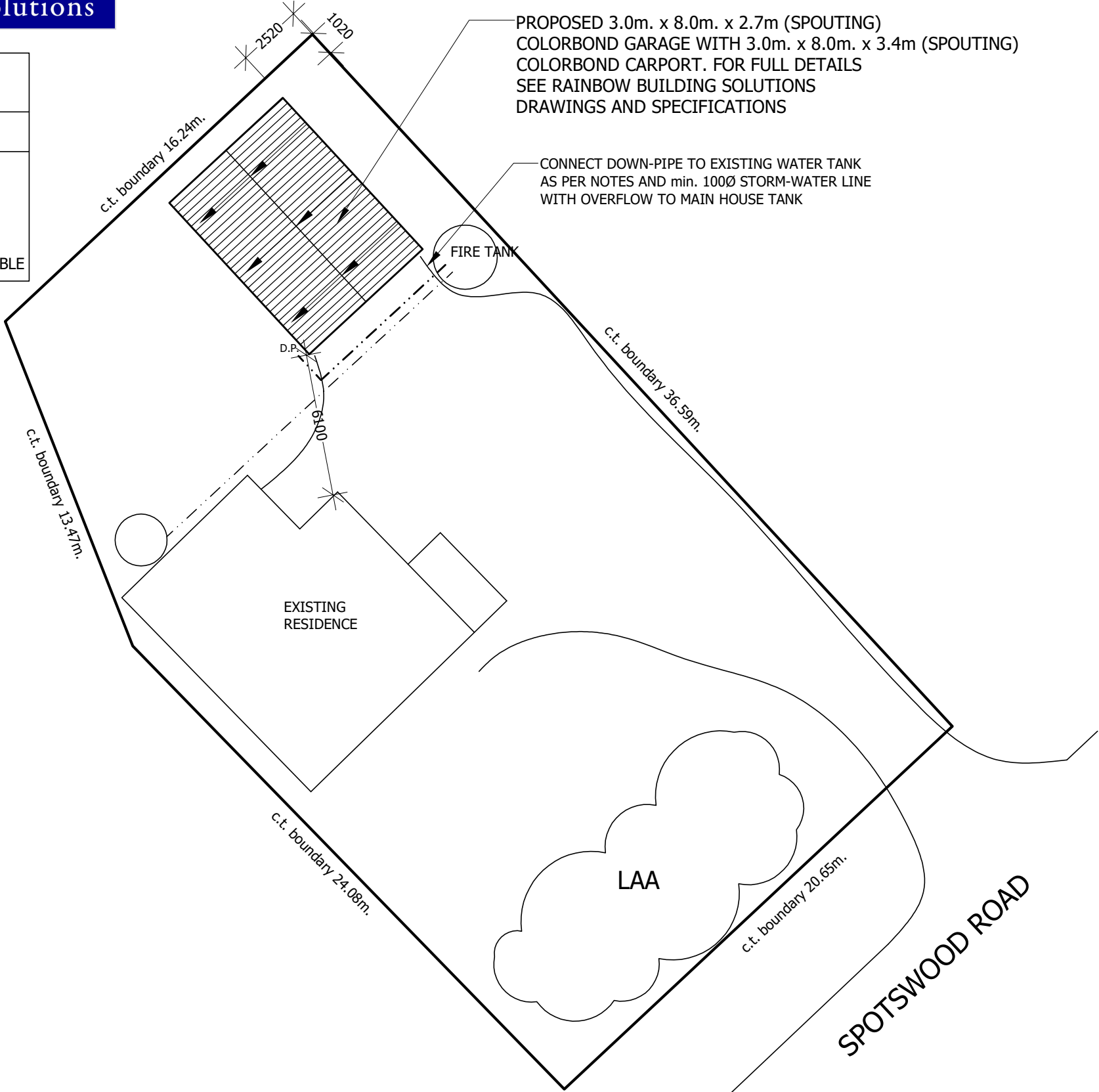
DATE:
03/09/2025

JOB NUMBER:
DA/BA-25SRJENS



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NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES SLOPE = H:L		
SOIL TYPE	COMPACTED FILL	CUT
STABLE ROCK	2:3	8:1
SAND	1:2	1:2
SILT	1:4	1:4
CLAY	(FIRM) 1:2	1:1
	(SOFT) NOT SUITABLE	2:3
SOFT SOILS	NOT SUITABLE	NOT SUITABLE



NOTE:
THESE PLANS HAVE BEEN PREPARED ALONGSIDE
INFORMATION AND DIMENSIONS FROM BOTH THE DIRECT
CLIENT, TheList AND ONLINE INFORMATION.
ALL ASPECTS OF THE DRAWING SHOULD BE CHECKED
THOROUGHLY BEFORE COMMENCEMENT OF WORK. IF IN
DOUBT SEEK ADVICE FROM WILKIN DESIGN.

SET OUT NOTES:
- THE BUILDER IS TO SET OUT THE WORKS IN CONJUNCTION
WITH THE ACCOMPANYING PLANS. THE FINAL POSITION IS TO
BE CONFIRMED BY THE CLIENT AS TO BEING CORRECT. ALL
DIMENSIONS HEIGHTS AND LEVELS ARE TO BE CONFIRMED ON
SITE BY ALL PARTIES INCLUDING LOCAL COUNCIL, OWNER AND
ENGINEER BEFORE ANY EXCAVATION IS TO BE CARRIED OUT.

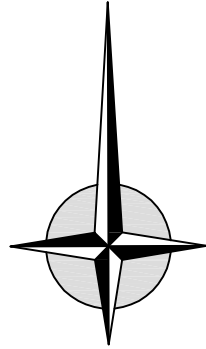
PLUMBING NOTES:
- ALL PLUMBING WORK BOTH WASTE AND WATER TO
COMPLY WITH CURRENT BCA AND AS 3500 WITH ALL
LOCAL COUNCIL REQUIREMENTS SATISFIED.
- ALL DRAINS ARE TO BE 100mm PVC SEWER PIPE SET IN
12mm BLUEMETAL WITH A MINIMUM DEPTH OF 500mm ALL
AS PER AS 3500 "PLUMBING AND DRAINAGE".
- STORMWATER DRAIN INSTALLATION SHALL COMPLY WITH
AS 3500.

SITE PLAN
1:200
NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE.



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8 SPOTSWOOD RD
DUNALLEY TAS 7177

TITLE REF: 186622/3
PROPERTY ID: 9749983
TITLE AREA = 738.00m²



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:
-----,

PROJECT TITLE:
JENSEN CARPORT
& GARAGE
SPOTSWOOD RD
DUNALLEY

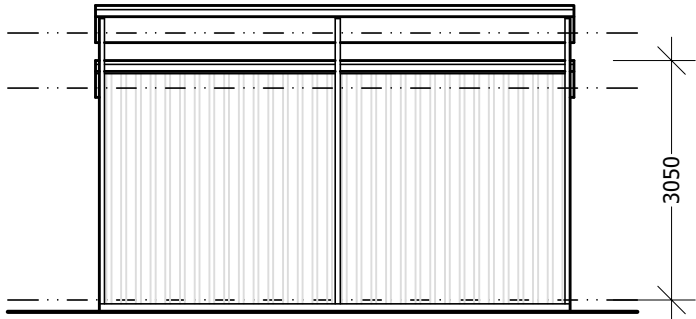
REVISION:
-----,

DATE:
03/09/2025

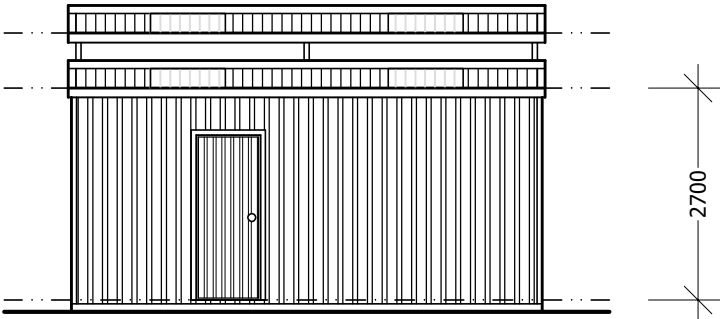
SCALE:
AS SHOWN

JOB NUMBER:
DA/BA-25SRJENS

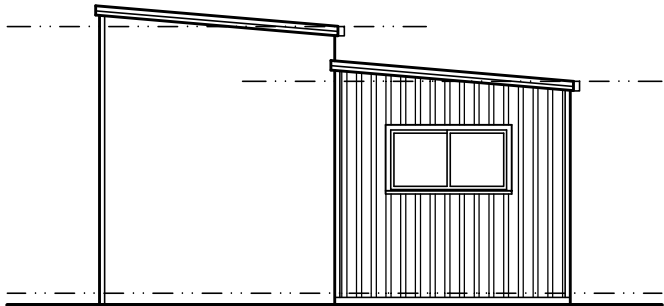
PAGE:
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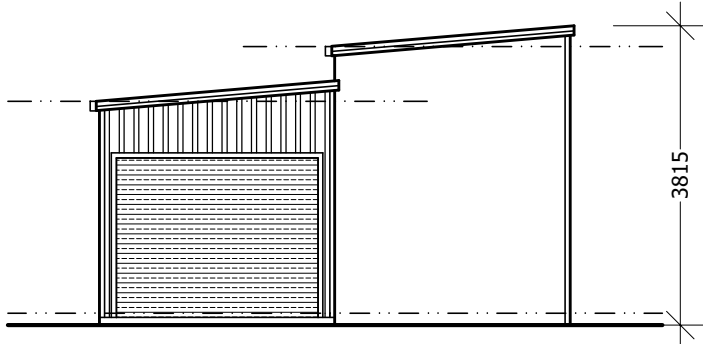
NORTH WEST ELEVATION
1:100



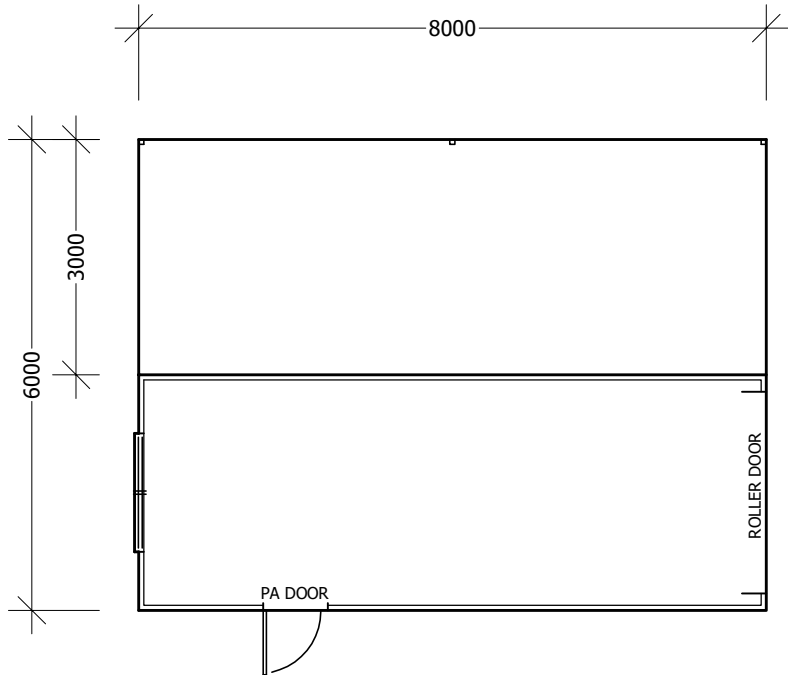
SOUTH EAST ELEVATION
1:100



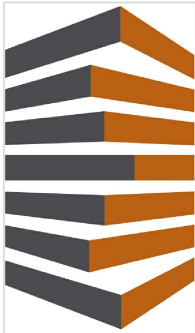
NORTH WEST ELEVATION
1:100



SOUTH EAST ELEVATION
1:100



FLOOR PLAN
1:100



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design

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