

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

2 MONGANA STREET, DODGES FERRY

PROPOSED DEVELOPMENT:

ALTERATIONS AND ADDITIONS

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 **Tuesday 28th 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 **Tuesday 28th October 2025**.

APPLICATION NO: 5.2025-209.1

DATE: 10/10/2025

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

Full description of Proposal:	Use: Residential Dwelling
	Development:
	Alterations & Additions
Large or complex proposals should be described in a letter or planning report.	
Design and construction cost of proposal:	\$ 150,000

Is all, or some the work already constructed:	No: ☐ Yes: ☐
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Location of proposed works:	Street address: 2 Mongana Street
	Suburb: Dodges Ferry Postcode:
	Certificate of Title(s) Volume: 79871 Folio: 1

Current Use of Site	Residential Dwelling
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Current Owner/s:	Name(s) Brad & Prue Hayes
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Is the Property on the Tasmanian Heritage Register?	No: ☒ Yes: ☐	If yes, please provide written advice from Heritage Tasmania
Is the proposal to be carried out in more than one stage?	No: ☒ Yes: ☐	If yes, please clearly describe in plans
Have any potentially contaminating uses been undertaken on the site?	No: ☒ Yes: ☐	If yes, please complete the Additional Information for Non-Residential Use
Is any vegetation proposed to be removed?	No: ☒ Yes: ☐	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: ☒ Yes: ☐	If yes, please complete the Council or Crown land section on page 3
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: 5.2025.209.1 -
Development Application - 2 Mongana Street,
Dodges Ferry - P1.pdf
Plans Reference: P1
Date Received: 11/08/2025

Declarations and acknowledgements	
- 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. <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>	
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:	Signature:  Date: 8/8/2025

Crown or General Manager Land Owner Consent	
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>). Please note: - 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.	
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____	
 Sorell Council Development Application: 5.2025.209.1 - Development Application - 2 Mongana Street, Dodges Ferry - P1.pdf Plans Reference:P1 Date Received:11/08/2025	
Signature of General Manager, Minister or Delegate:	Signature: Date:

SEARCH OF TORRENS TITLE

VOLUME 79871	FOLIO 1
EDITION 3	DATE OF ISSUE 22-Jun-2005

SEARCH DATE : 29-Jul-2025

SEARCH TIME : 05.52 PM

DESCRIPTION OF LAND

Parish of FORCETT, Land District of PEMBROKE
Lot 1 on Diagram [79871](#) (formerly being 354-6D)
Derivation : Part of 547 Acres Gtd. to T. Macdowell.
Prior CT [2215/67](#)

SCHEDULE 1

[B18109](#) & [C558676](#) TRANSFER to MICHAEL ARTHUR ATKIN
Registered 22-Jun-2005 at 12.01 PM

SCHEDULE 2

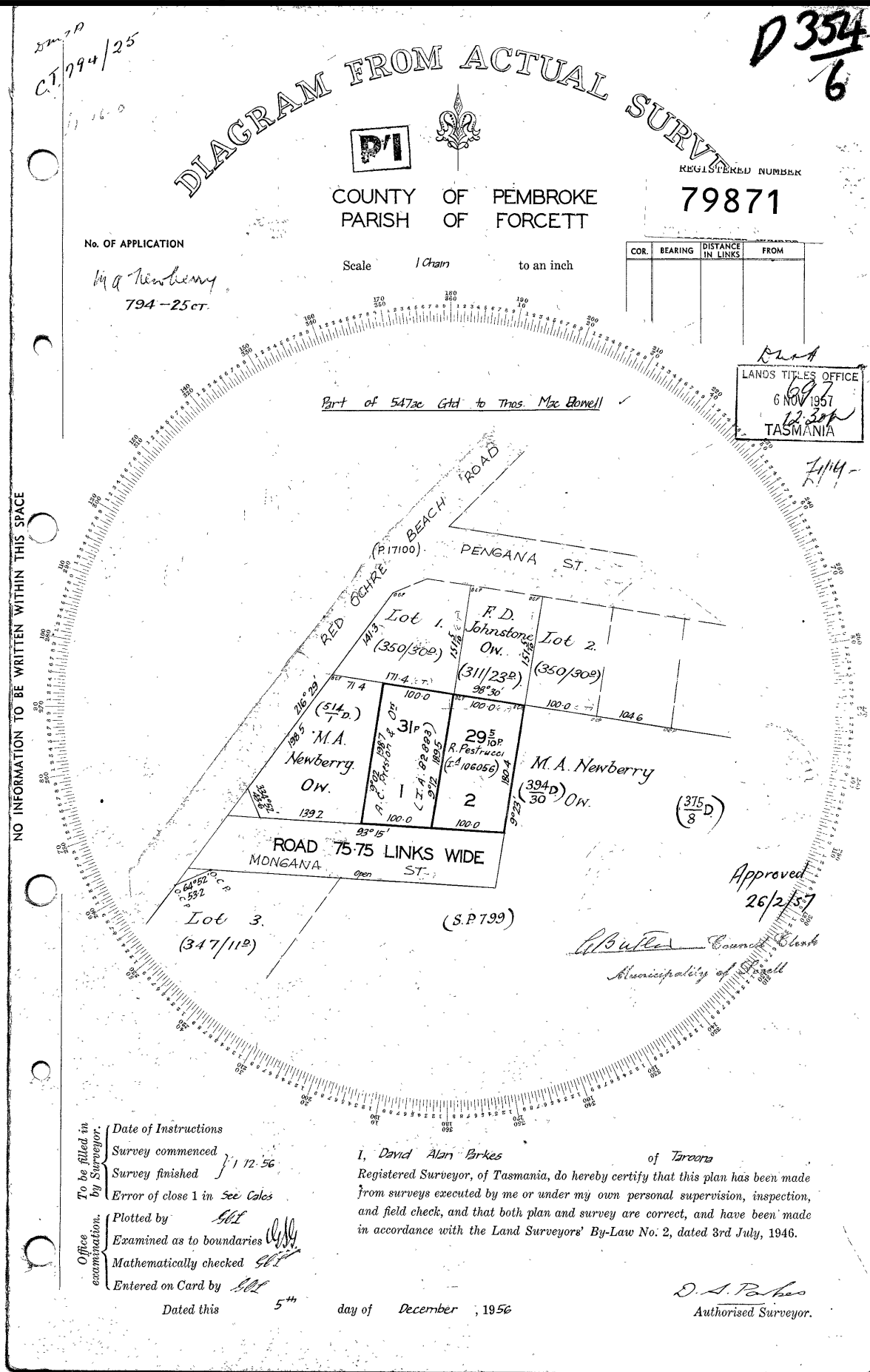
Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

N273371 PRIORITY NOTICE reserving priority for 90 days
TRANSFER Michael Arthur Atkin to Prudence Anne Hayes
and Bradley Robert Hayes
MORTGAGE Prudence Anne Hayes and Bradley Robert Hayes
to Commonwealth Bank of Australia Lodged by SOUTHERN
PROPERTY & CONVEYANCING on 30-Jun-2025 BP: N273371
E426155 MORTGAGE to Commonwealth Bank of Australia Lodged
by DYE & DURHAM (CBA) on 28-Jul-2025 BP: N268846
N268846 TRANSFER to BRADLEY ROBERT HAYES and PRUDENCE ANNE
HAYES Lodged by DYE & DURHAM (CBA) on 28-Jul-2025
BP: N268846

**Sorell Council**

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Plans Reference: P1

Date Received: 11/08/2025

BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN
ACCORDANCE WITH THE STATE BUILDING REGULATIONS
LOCAL COUNCIL BY-LAWS AND CURRENT NCC

Title Reference: 79871/1

Zoning: Low Density Residential

Lot size: 784 m2



EXISTING RESIDENCE : 127.62 m2
PROPOSED ADDITION : 25.30 m2
PROPOSED DECK : 15.15 m2



Sorell Council
Development Application: 5.2025.209.1 -
Response to REquest For Information - 2
Mongana Street, Dodges Ferry P2.pdf
Plans Reference: P2
Date received: 3/10/2025

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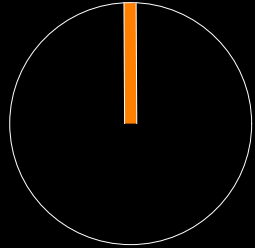
Belinda Weston
Mark day

155 Fergusson Rd,
Brighton. TAS. 7030

Ph : 03 62680063

M : 0409 537 337
or 0434 147 747

Email :
duodesign@bigpond.com



REV :
A 1/10/2025

JOB : ALTERATIONS &
ADDITIONS

AT : 2 MONGANA STREET
DODGES FERRY

FOR : BRAD & PRUE HAYES

DRAWING TITLE :
SITE PLAN

DRAWN:
BJW

DATE:
8.8.2025

DWG NO. :
01

SCALE:
1:200

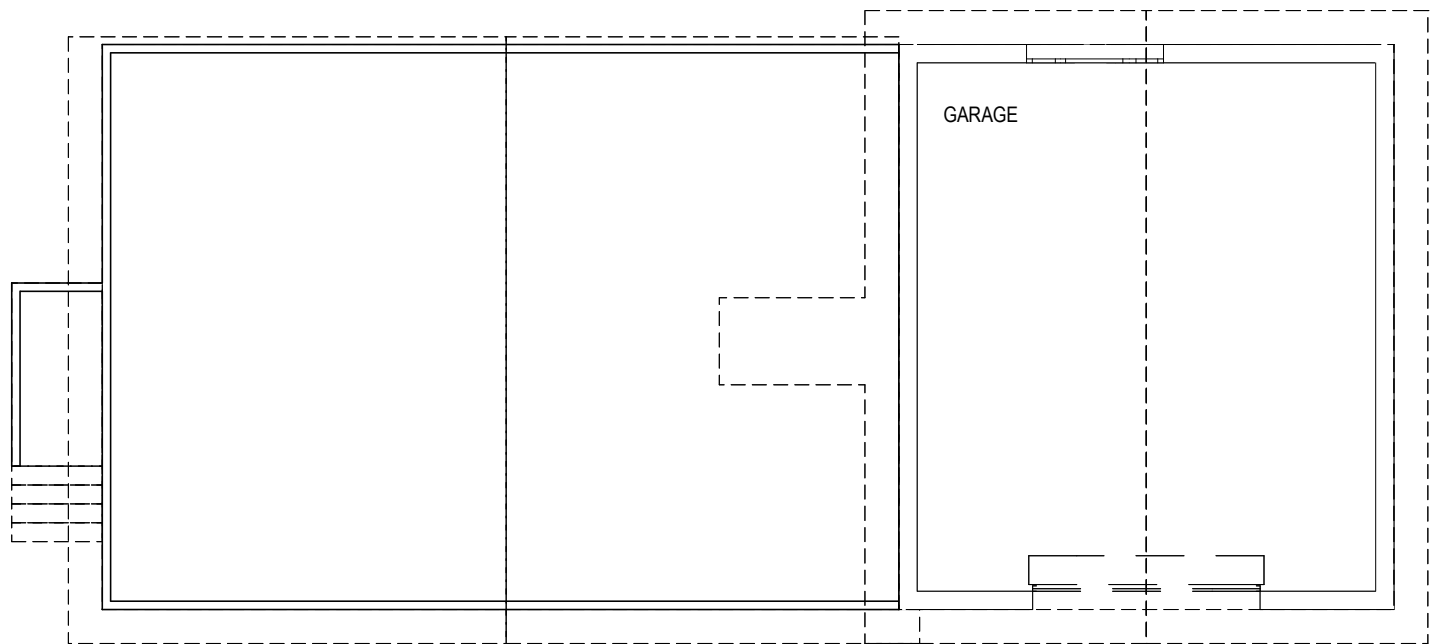
ISSUE:
DA



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COUNCIL BY-LAWS AND CURRENT NCC



FLOOR AREA :
Garage : 48.93 m2, 5.26 squares

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JOB : ALTERATIONS &
ADDITIONS

AT : 2 MONGANA STREET,
DODGES FERRY

FOR : BRAD & PRUE HAYES

DRAWING TITLE :
**EXISTING GROUND
FLOOR PLAN**

DRAWN:	DATE:	DWG NO. :
BJW	08.8.2025	02
SCALE:A3 1:100	ISSUE: DA	



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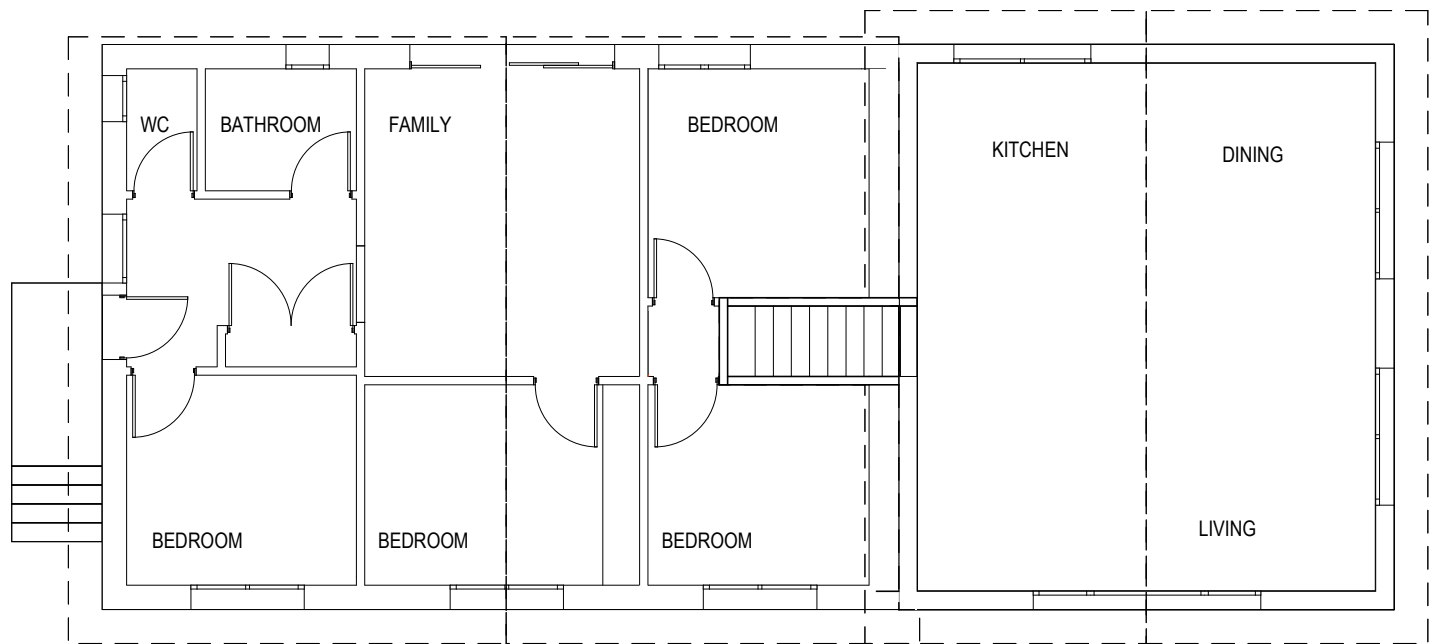


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FLOOR AREA :
House : 127.62 m2, 13.73 squares

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REV :

JOB : ALTERATIONS & ADDITIONS

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DODGES FERRY

FOR : BRAD & PRUE HAYES

DRAWING TITLE :
**EXISTING
FLOOR PLAN**

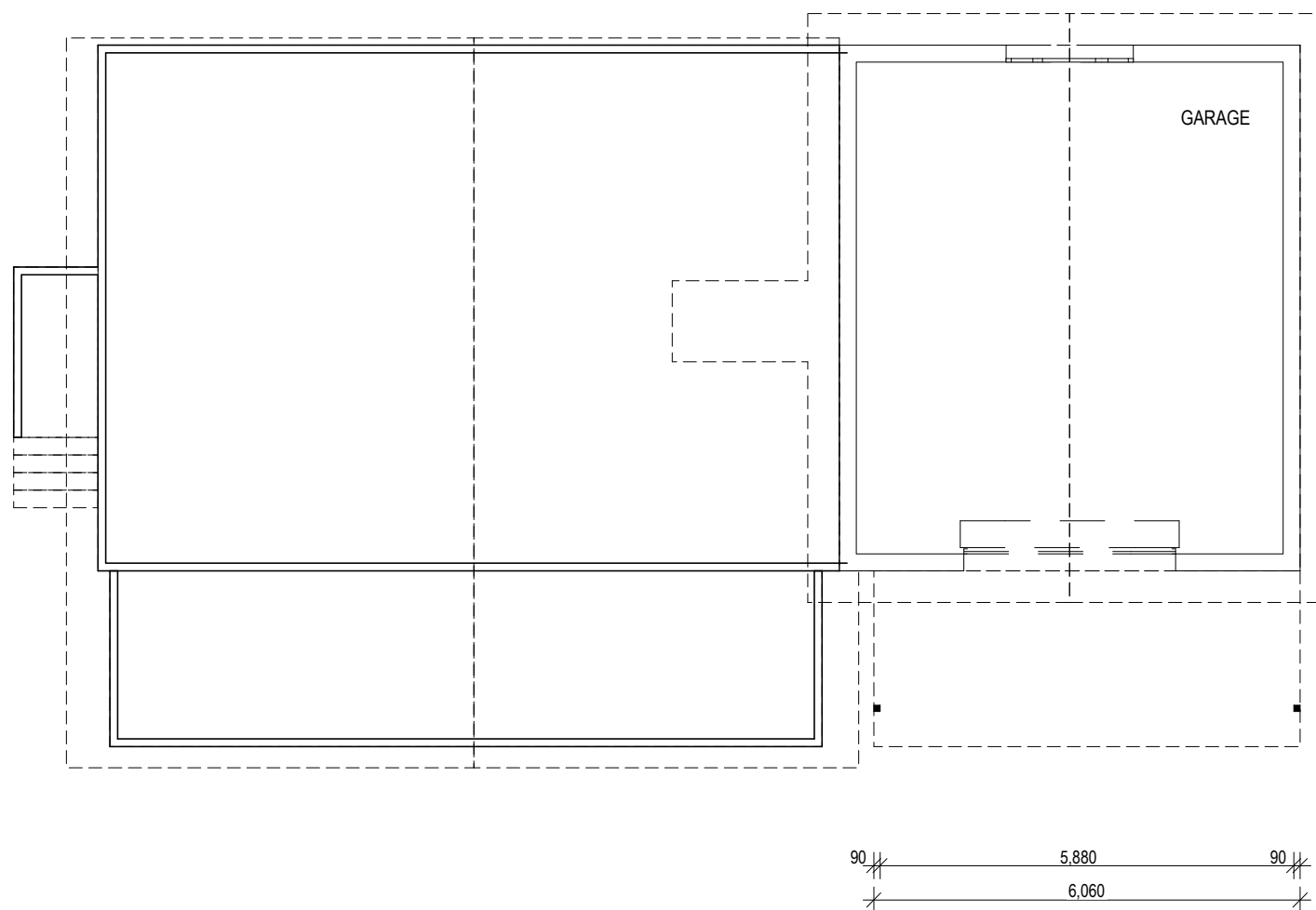
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BJW	08.8.2025	03
SCALE:A3 1:100	ISSUE: DA	





Sorell Council

Development Application: 5.2025.209.1 -
Response to REquest For Information - 2
Mongana Street, Dodges Ferry P2.pdf
Plans Reference: P2
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Plans Reference: P2
Date received: 3/10/2025

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REV :
A 1/10/2025

JOB : ALTERATIONS &
ADDITIONS

AT : 2 MONGANA STREET,
DODGES FERRY

FOR : BRAD & PRUE HAYES

DRAWING TITLE :
**PROPOSED
GROUND
FLOOR PLAN**

DRAWN: BJW	DATE: 08.8.2025	DWG NO. : 04
SCALE:A3 1:100	ISSUE: DA	



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PROPOSED DECK : 15.15 m2



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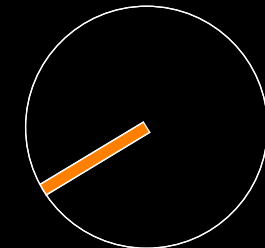
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JOB : ALTERATIONS &
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AT : 2 MONGANA STREET,
DODGES FERRY

FOR : BRAD & PRUE HAYES

DRAWING TITLE :
**PROPOSED
FLOOR PLAN**

DRAWN: BJW	DATE: 08.8.2025	DWG NO. : 05
SCALE:A3 1:100	ISSUE: DA	



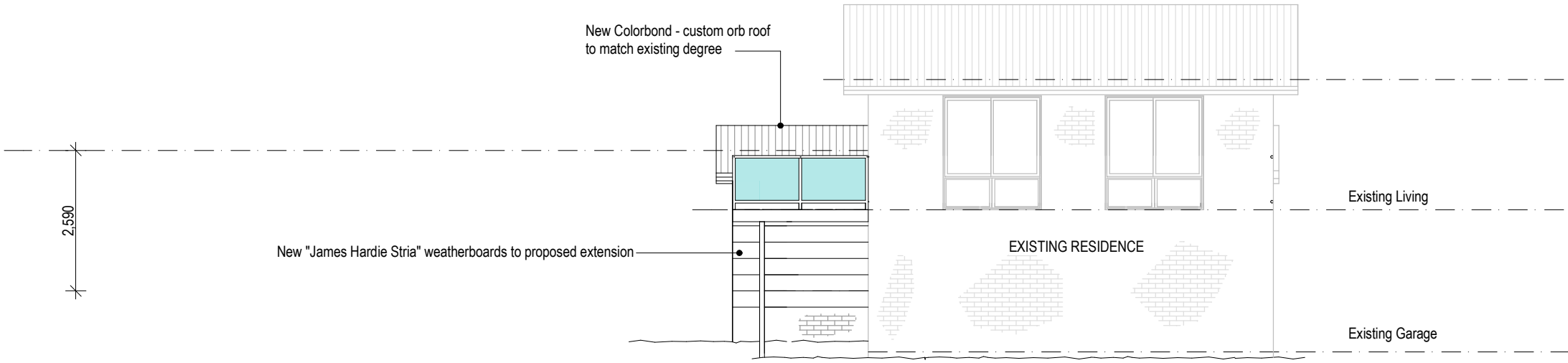
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WEST - ELEVATION



SOUTH - ELEVATION

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FOR : BRAD & PRUE HAYES		
DRAWING TITLE :		
PROPOSED ELEVATIONS		
DRAWN:	DATE:	DWG NO. :
BJW	08.8.2025	06
SCALE:A3	ISSUE:	
1:100	DA	



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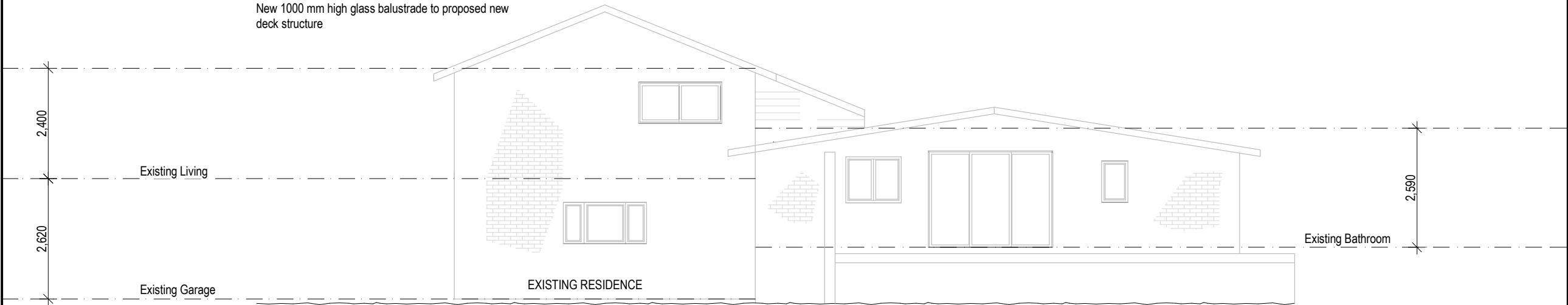
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New 1000 mm high glass balustrade to proposed new
deck structure



EAST - ELEVATION



NORTH - ELEVATION

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FOR :	BRAD & PRUE HAYES

DRAWING TITLE :		
PROPOSED ELEVATIONS		
DRAWN: BJW	DATE: 08.8.2025	DWG NO. : 07
SCALE:A3 1:100	ISSUE: DA	

