

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

23 RIDGE ROAD, DODGES FERRY

PROPOSED DEVELOPMENT:

ALTERATIONS AND ADDITIONS TO DWELLING

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 4th November 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 4th November 2025**.

APPLICATION NO: 5.2025.214.1

DATE: 17/10/2025

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

Full description of Proposal:	Use: Down stairs bathroom (only have one verandah + entrance room + external stairs)
	Development: The construction of above
	Large or complex proposals should be described in a letter or planning report.
Design and construction cost of proposal: \$ 25,000	

Is all, or some the work already constructed:	No: ☒ Yes: ☐
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Location of proposed works:	Street address: 23 Ridge Rd
	Suburb: Dodges Ferry Postcode: 7173
	Certificate of Title(s) Volume: 175702 Folio: 3

Current Use of Site	residential dwelling
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Current Owner/s:	Name(s) Elicity Hargraves
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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/		



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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 *Land Use Planning and Approvals Act 1993*, 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.

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/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 *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:

Signature:

Altagraves

Date:

14 August 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 *Land Use Planning and Approvals Act 1993*).

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



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Signature of General Manager,
Minister or Delegate:

Signature:

Date:

SEARCH OF TORRENS TITLE

VOLUME 175702	FOLIO 3
EDITION 4	DATE OF ISSUE 10-May-2023

SEARCH DATE : 14-Aug-2025

SEARCH TIME : 02.35 PM

DESCRIPTION OF LAND

Parish of FORCETT Land District of PEMBROKE

Lot 3 on Plan [175702](#)

Derivation : Part of 547 Acres Gtd to T Macdowell

Prior CT [81328/3](#)SCHEDULE 1

[M700712](#) TRANSFER to FELICITY GAYE HARGRAVES Registered
01-Oct-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E112102](#) BURDENING EASEMENT: a services easement (appurtenant to Lot 2 on Plan [175702](#)) over the land marked Services Easement on Plan [175702](#) Registered
10-Aug-2018 at noon

[E112102](#) BURDENING EASEMENT: a right of carriageway (appurtenant to Lot 2 on Plan [175702](#)) over the land marked Right of Way 3.50 wide on Plan [175702](#) Registered 10-Aug-2018 at noon

[E112103](#) BURDENING EASEMENT: a right of carriageway (appurtenant to Lot 1 on Plan [175702](#)) over the land marked Right of Way 3.50 wide on Plan [175702](#) Registered 10-Aug-2018 at noon

UNREGISTERED DEALINGS AND NOTATIONS

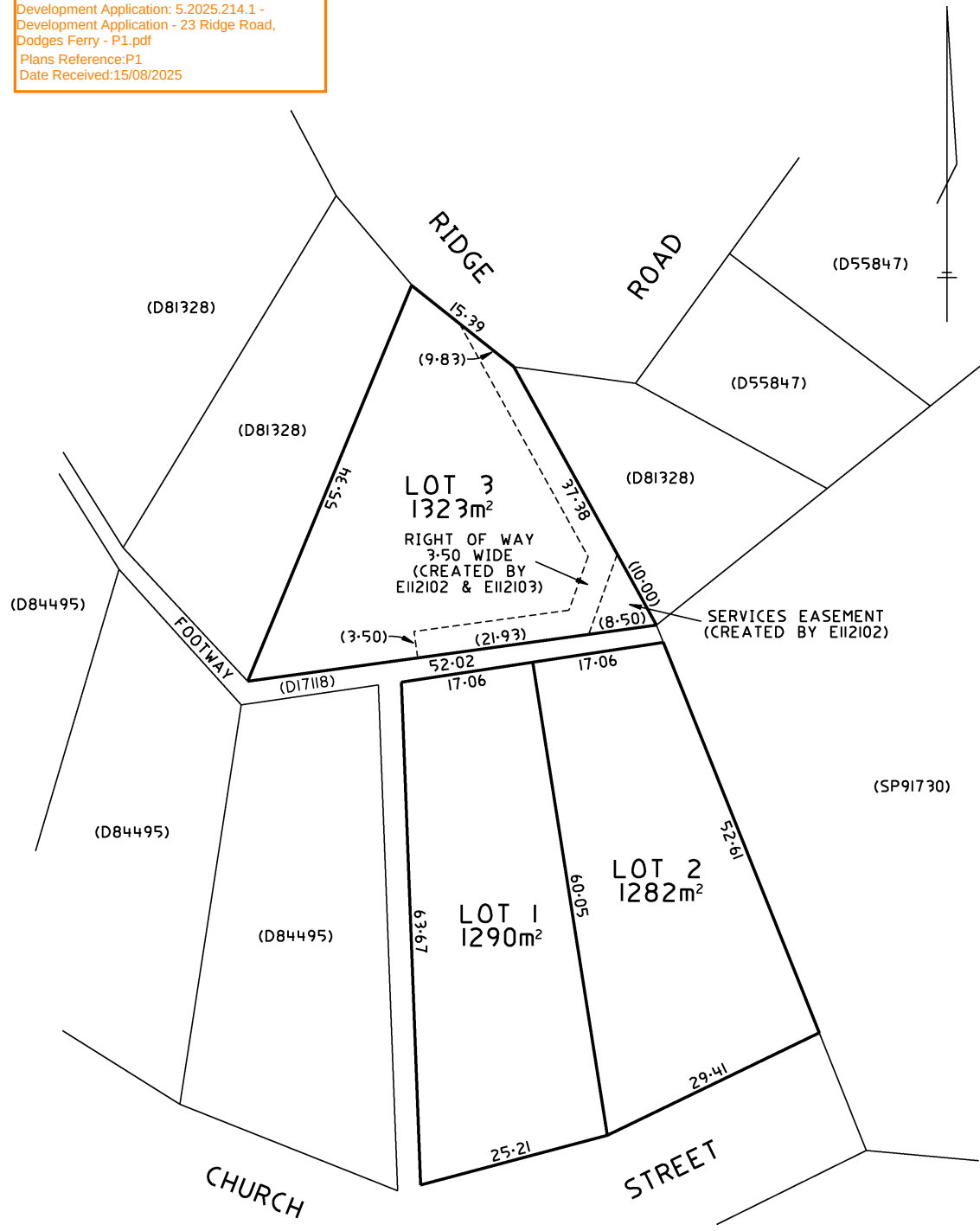
No unregistered dealings or other notations

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OWNER FOLIO REFERENCE F.R.84495/17 F.R.84495/18 F.R.81328/3 GRANTEE PART OF 547 ACRES GTD TO THOMAS MACDOWELL		PLAN OF TITLE LOCATION PEMBROKE - FORCETT FIRST SURVEY PLAN No. 394/39 D, 508/21 D COMPILED BY LTO SCALE 1: 500 LENGTHS IN METRES		Registered Number P.175702 APPROVED 7 AUG 2018 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 124 (5425-43)	LAST UPI No	LAST PLAN No. D84495, D81328	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

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NC

EXTENSION AND ADDITION
23 RYDGE ROAD DODGES FERRY
TAS 7173
F HARGRAVES
CT 175702/3
1323 m/2

EXISTING SITE COVER 111 m/2 - 8.39%
PROPOSED SITE COVER 116 m/2 - 8.76%

CONTENTS

01	SITE PLAN
02	EXISTING & PROPOSED FLOOR PLANS
03	EXISTING ELEVATIONS
04	PROPOSED ELEVATIONS
05	SECTION A - A 1:50

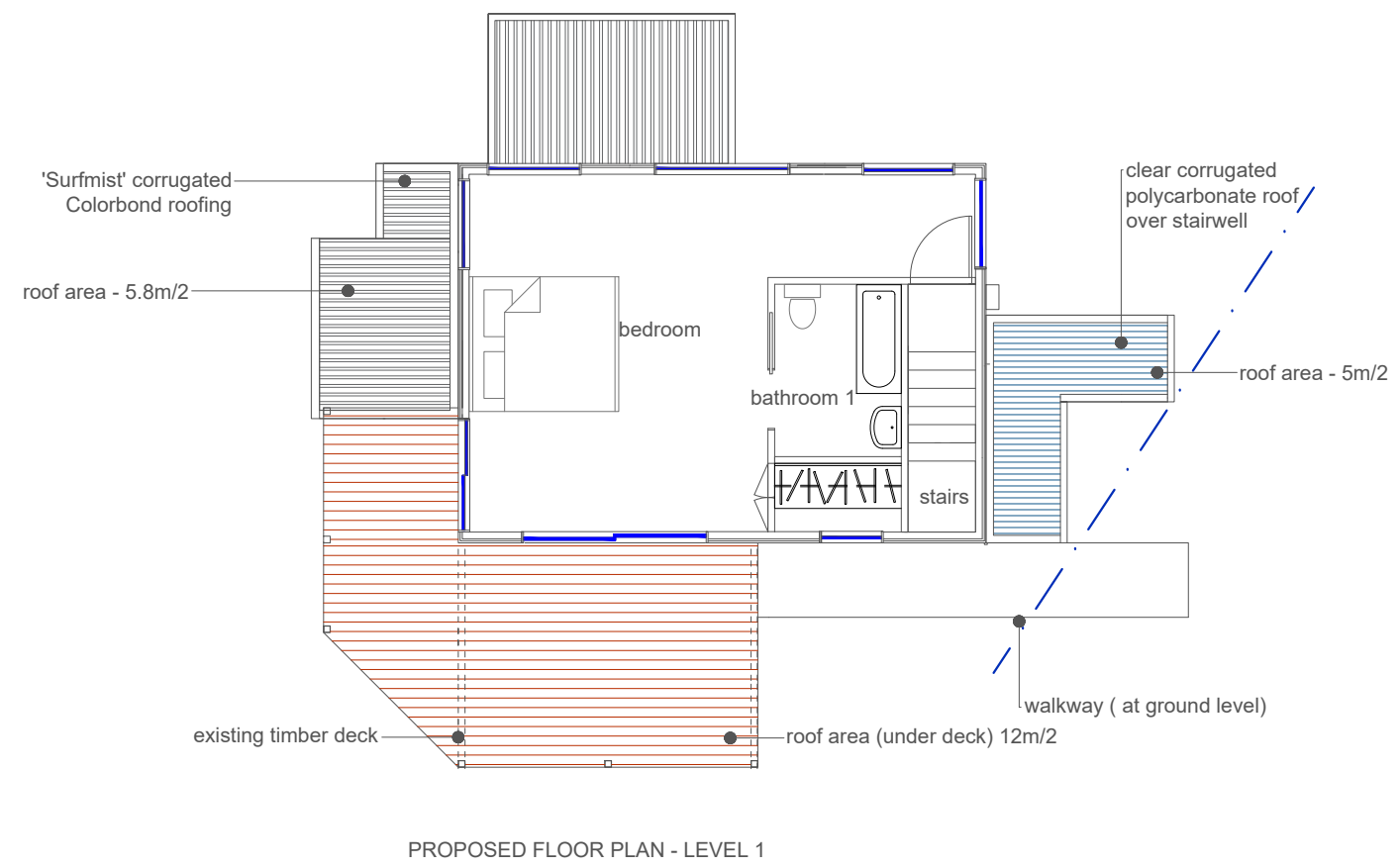
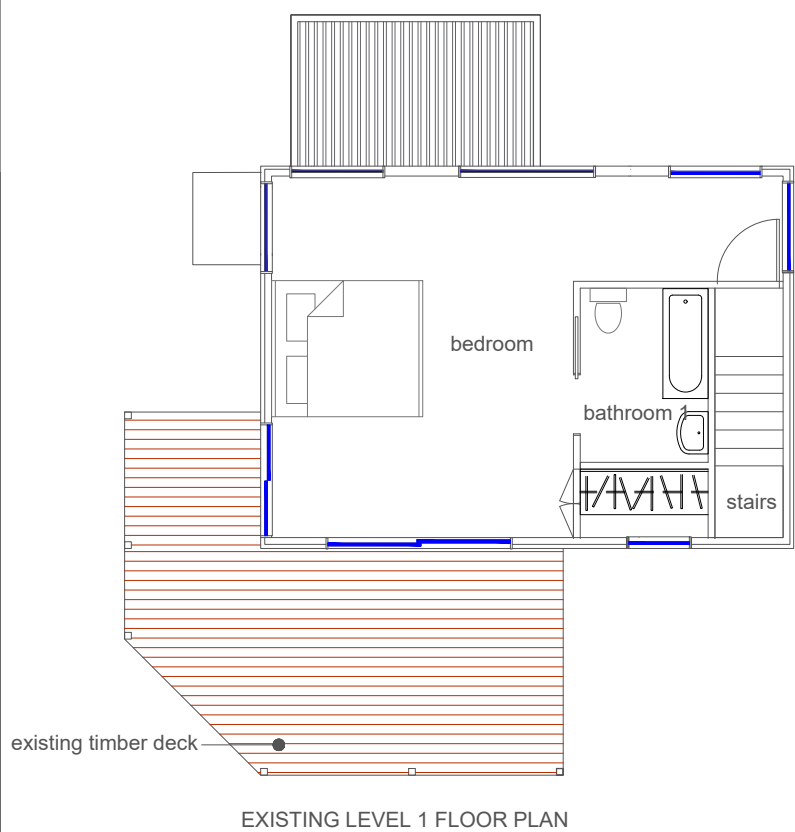
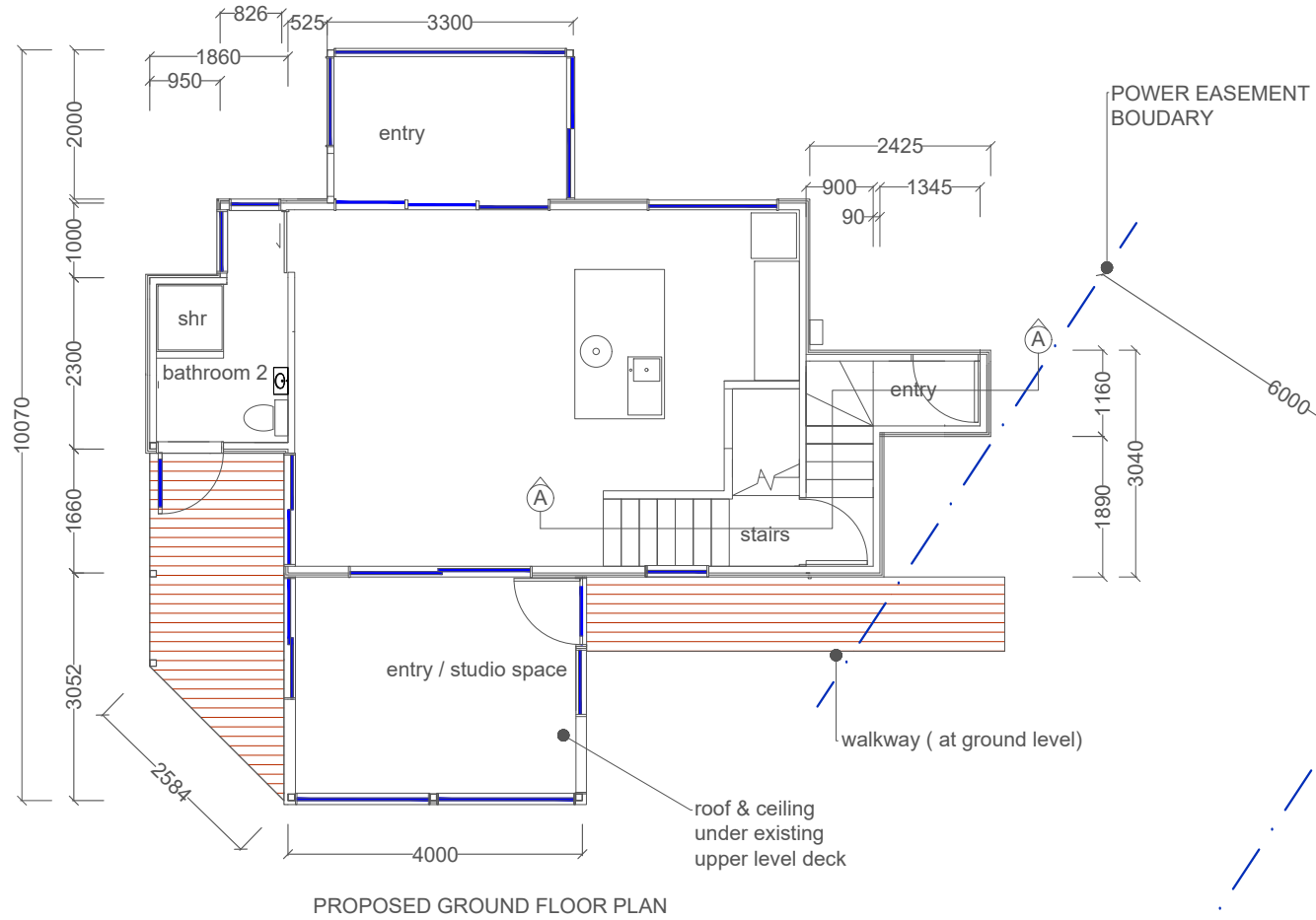
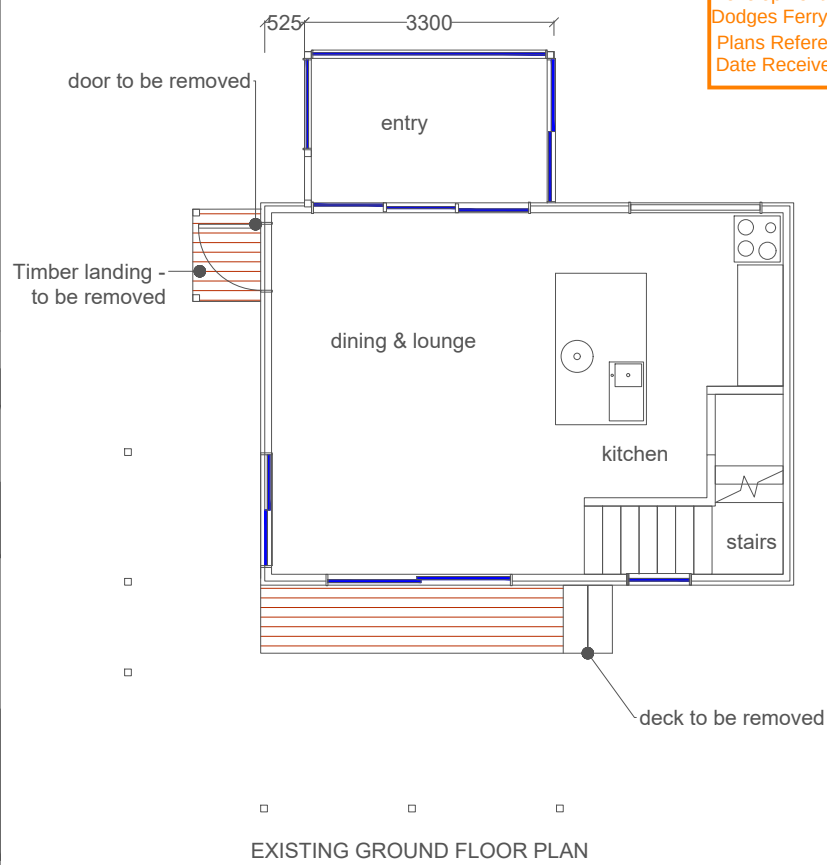


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	CHRIS LUTTRELL	CC 2675 C
	chris.j.luttrell@bigpond.com.au	0417366820
	PO Box 100 Dodges Ferry Tasmania	7173
PROJECT	ADDITIONS	
CLIENT	FELICITY HARGRAVES	
ADDRESS	DODGES FERRY 7173	
FOLIO / VOLUME No.	CT 175702/3	
FLOOR AREA	97.4m/2	
DECK AREA		
LOT AREA	1323m/2	
DESIGN WIND SPEED	41 m/s	N3
SOIL CLASSIFICATION		
CLIMATE ZONE	7	
BAL	BAL 19	
CORROSION ENVIRONMENT	MILD	
OTHER HAZARDS		
DRAWINGS No.	1 - 5	
SCHEDULES		
SPECIFICATIONS		
ATTACHMENTS		
BUILDING SURVEYOR		
ENGINEER		
SURVEYOR		
REVISION NUMBER		
CONTRACT START DATE		
CONTRACT FINSH DATE		
OWNERS SIGNATURE		
BUILDERS SIGNATURE		
DATE		



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SOUTH EAST ARCHITECTURAL DESIGN
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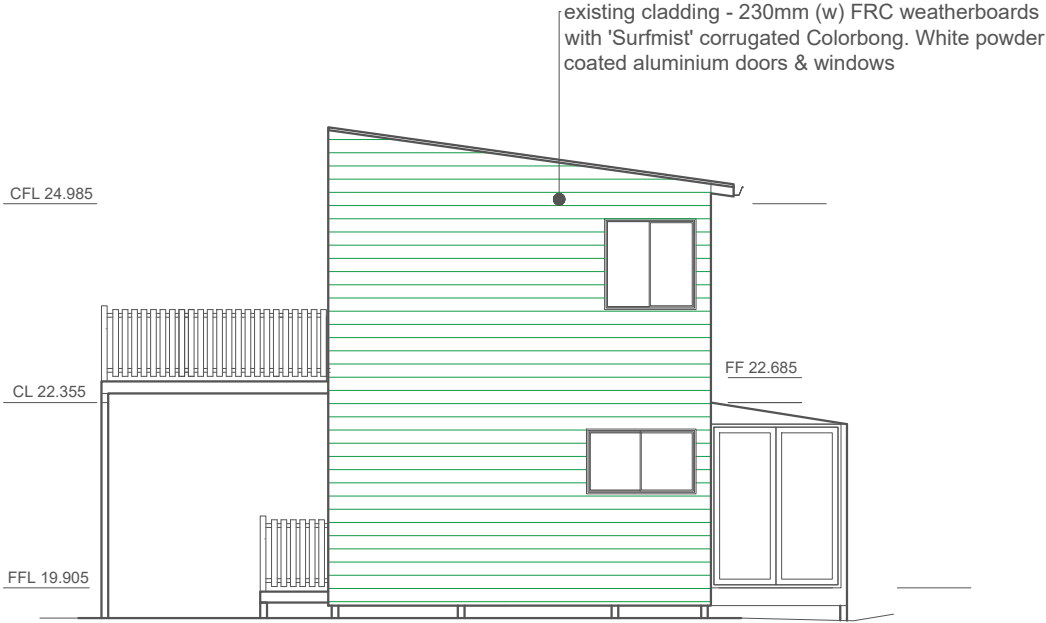
DO NOT SCALE FROM DRAWING -
Builder to verify all levels, boundaries, set
outs, dimensions before construction. All the
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PROJECT:	ADDITIONS
CLIENT:	FELICITY HARGRAVES
ADDRESS:	23 RIDGE ROAD DODGES FERRY 7173
DRAWING:	EXISTING FLOOR PLANS
NOTES:	and PROPOSED FLOOR PLAN
AMENDMENT NO:	1 13/8/2025
DRAWN BY:	
CHECKED BY:	
SCALE:	1:100
DATE	4/8/2025
DRAWING NO.	2 2/5



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EXISTING EASTELEVATION



EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION



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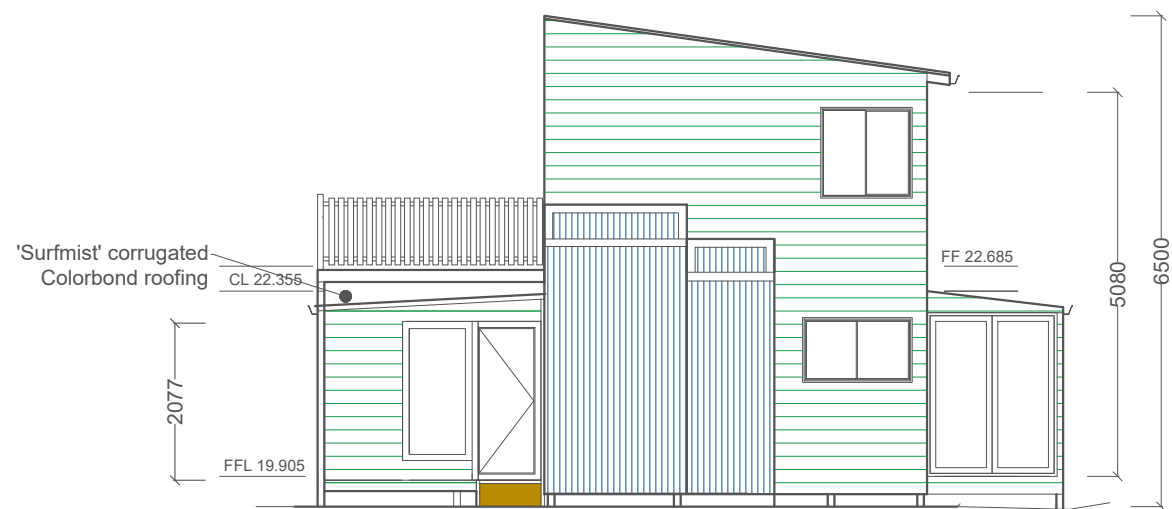
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CLIENT: FELICITY HARGRAVES
ADDRESS: 23 RIDGE ROAD
DODGES FERRY 7173

DRAWING:
NOTES: EXISTING ELEVATIONS

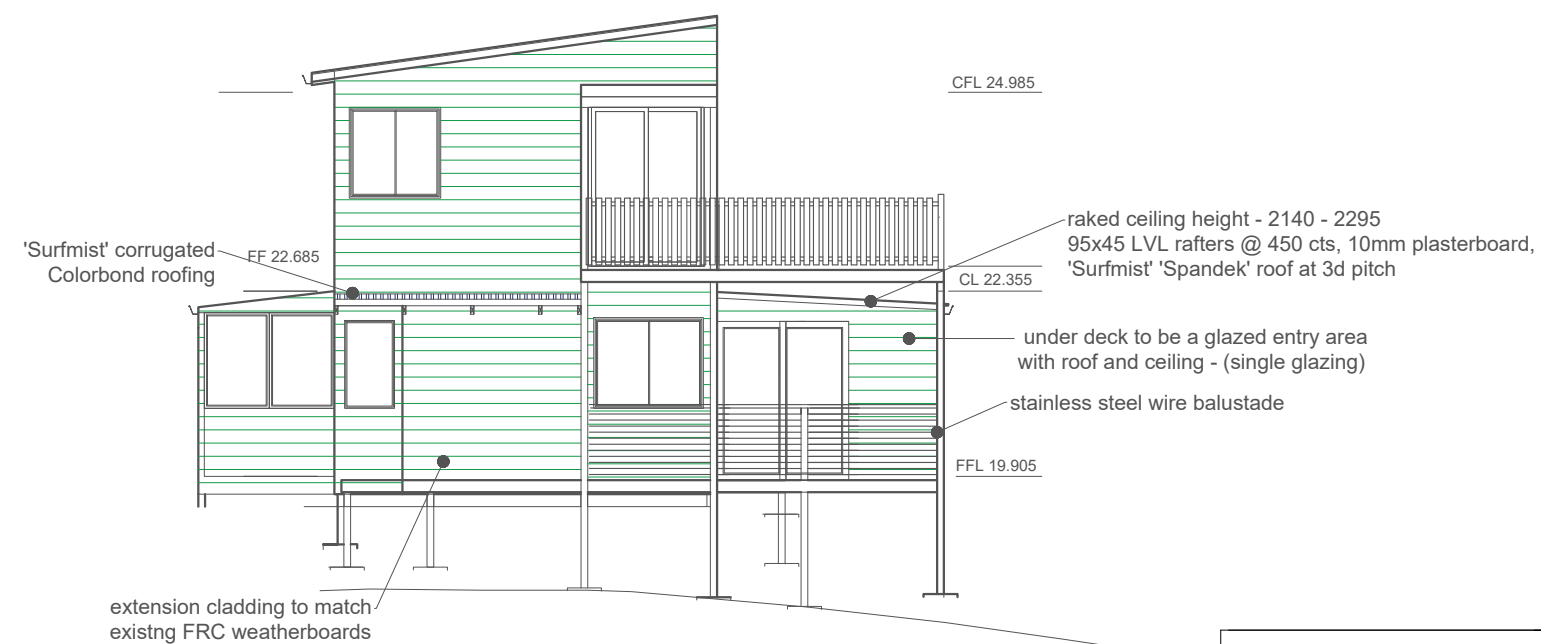
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DRAWN BY:
CHECKED BY:

SCALE: 1;100
DATE 4/8/2025
DRAWING NO. 3



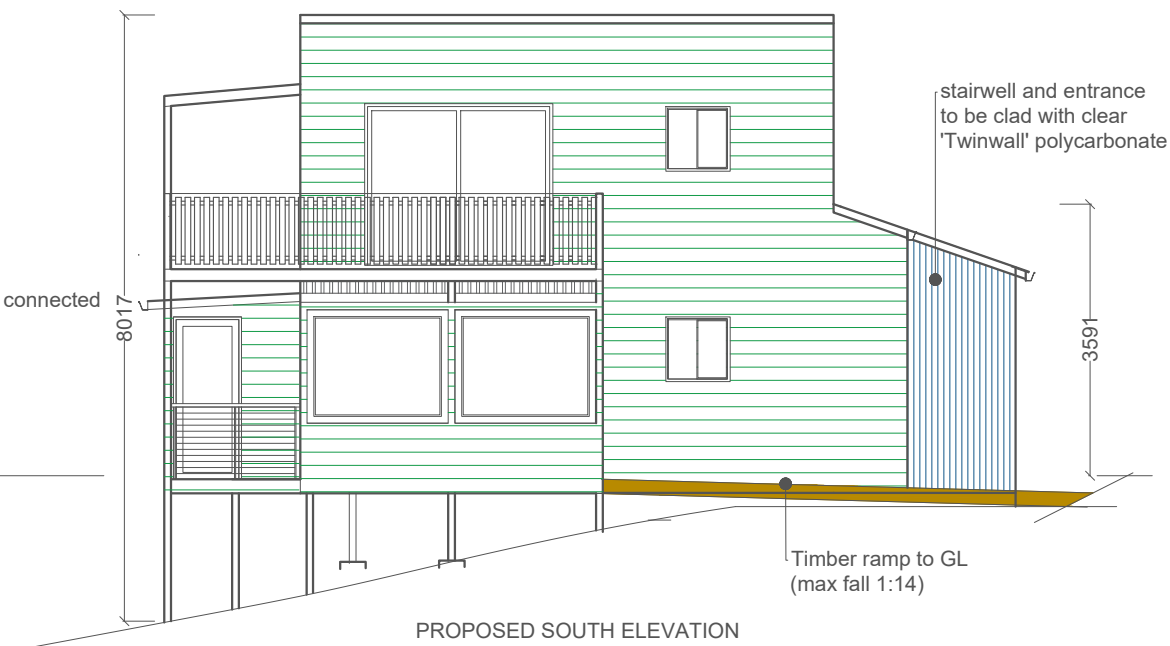
PROPOSED EAST ELEVATION



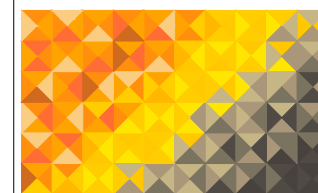
PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



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DODGES FERRY 7173

DRAWING: PROPOSED
ELEVATIONS

NOTES:
AMENDMENT NO: 1
13/8/2025

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CHECKED BY:

SCALE: 1:100
DATE 4/8/2025
DRAWING NO. 4



SECTION A - A 1:50



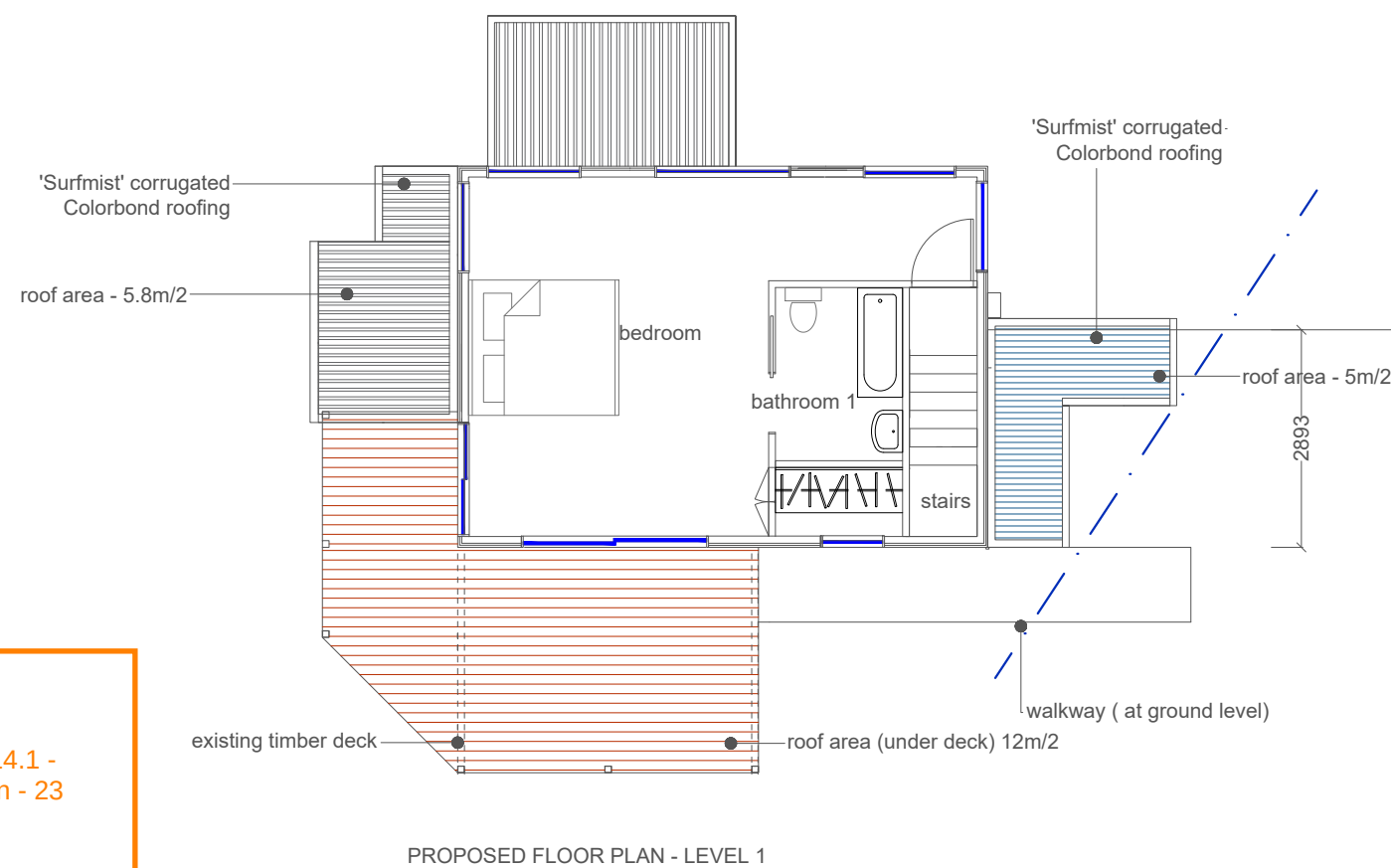
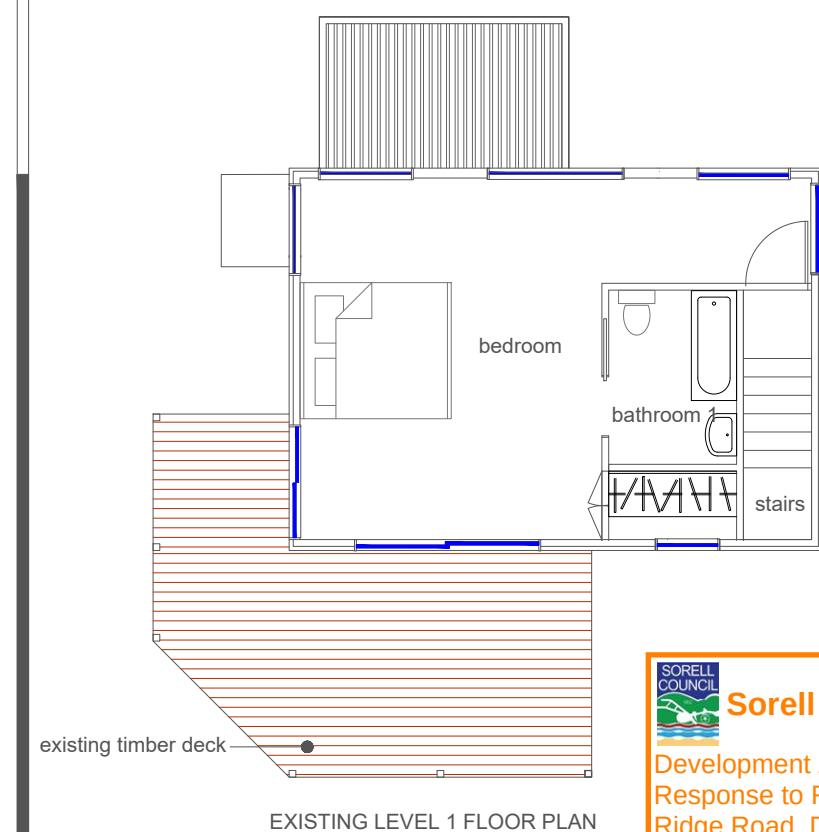
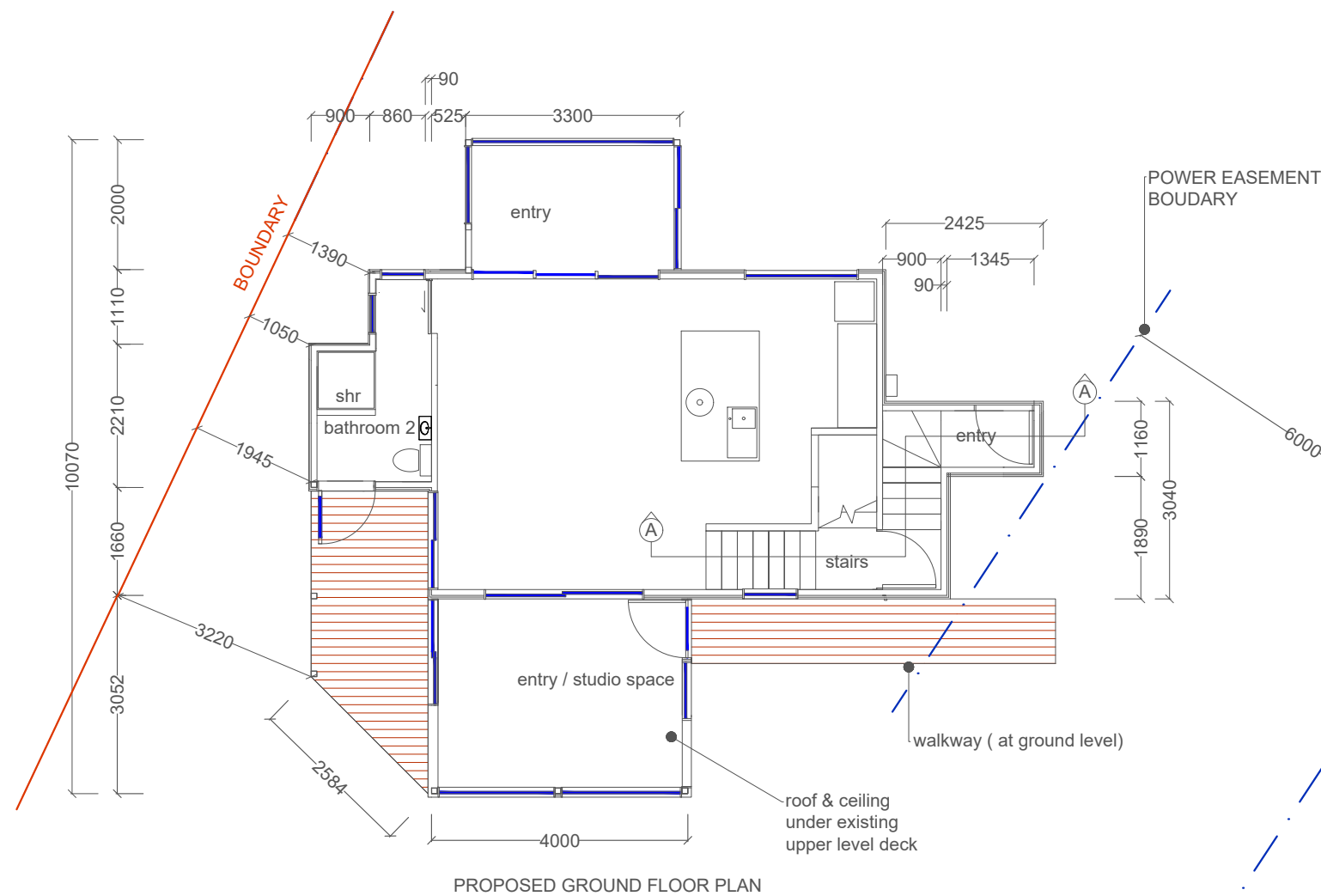
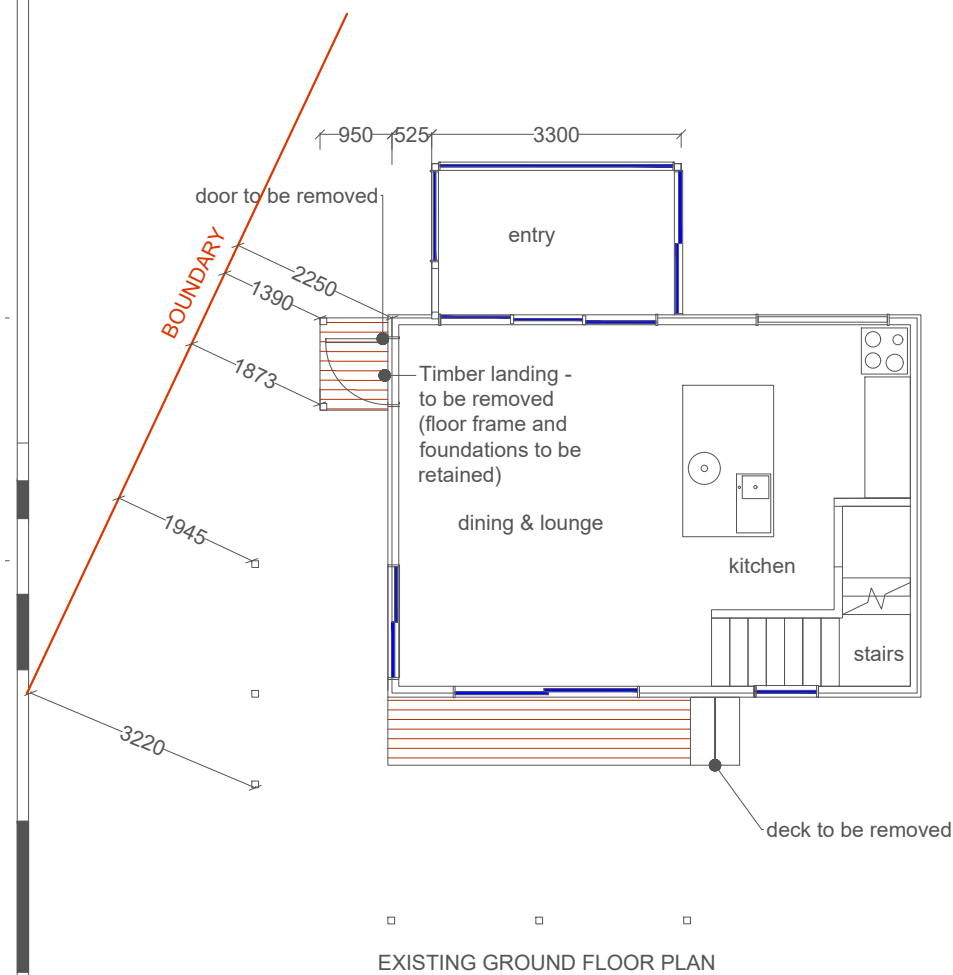
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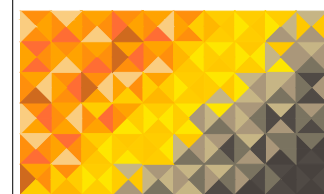
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PROJECT:	ADDITIONS
CLIENT:	FELICITY HARGRAVES
ADDRESS:	DODGES FERRY 7173 23 RIDGE ROAD
DRAWING:	SECTION A - A
NOTES:	
AMENDMENT NO:	
DRAWN BY:	
CHECKED BY:	
SCALE:	1:50
DATE	6/8/2025
DRAWING NO.	5



Sorell Council
 Development Application: 5.2025.214.1 -
 Response to Request for Information - 23
 Ridge Road, Dodges Ferry P2.pdf
 Plans Reference: P2
 Date received: 13/10/2025



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PROJECT: ADDITIONS
 CLIENT: FELICITY HARGRAVES
 ADDRESS: 23 RIDGE ROAD
 DODGES FERRY 7173

DRAWING: EXISTING FLOOR PLANS
 NOTES: and PROPOSED FLOOR PLAN

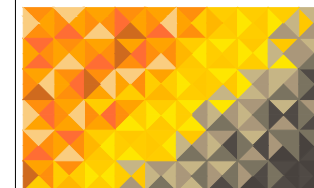
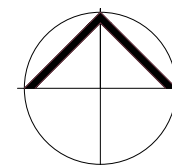
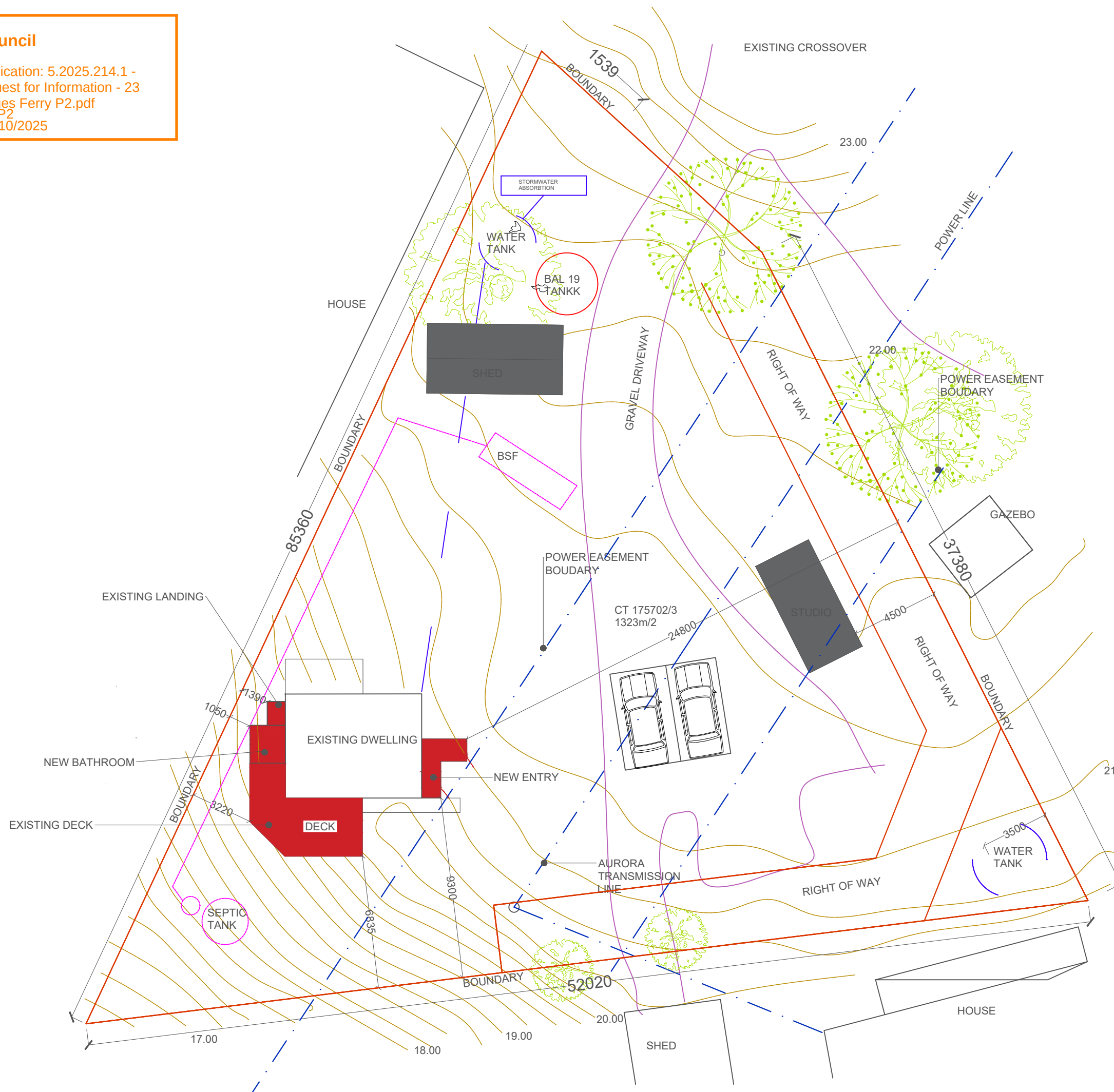
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 12/10/2025

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 CHECKED BY:

SCALE: 1:100
 DATE: 12/10/2025
 DRAWING NO. 2



Development Application: 5.2025.214.1 -
Response to Request for Information - 23
Ridge Road, Dodges Ferry P2.pdf
Plans Reference: P2
Date received: 13/10/2025



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ADDRESS:	23 RIDGE ROAD DODGES FERRY 7173

DRAWING: SITE PLAN

NOTES:

AMENDMENT NO:	1 13/8/2025
	3 12/10/2025

DRAWN BY:	
CHECKED BY	

SCALE:	1:100
DATE	12/10/2025
DRAWING NO.	1