

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

1-3 BINGHAM STREET, DODGES FERRY

PROPOSED DEVELOPMENT:

ADDITIONS(DECK EXTENSION) AND 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 17th 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 **Monday 17th November 2025**.

APPLICATION NO: 5.2025-249.1
DATE: 31 OCTOBER 2025

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

Full description of Proposal:	Use: SHED (OUTBUILDING) AND DECK
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 30000

Is all, or some the work already constructed:	No: ☒ Yes: ☐
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Location of proposed works:	Street address: 1/3 BINGHAM STREET
	Suburb: DODGES FERRY Postcode: 7173
	Certificate of Title(s) Volume: Folio:

Current Use of Site	HOME
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Current Owner/s:	Name(s) JOSEPH DENYS CAIRNS
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Is the Property on the Tasmanian Heritage Register?	No: ☒ Yes: ☐	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: ☐ Yes: ☒	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: ☐ Yes: ☐	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: ☒ Yes: ☐	<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: ☒ Yes: ☐	<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/		

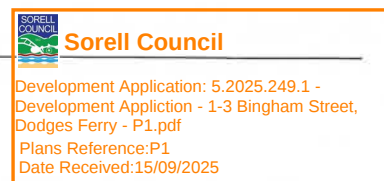


Sorell Council

Development Application: 5.2025.249.1 -
Development Application - 1-3 Bingham Street,
Dodges Ferry - P1.pdf
Plans Reference: P1
Date Received: 15/09/2025

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: 15/09/2025

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 _____	
Signature of General Manager, Minister or Delegate: Signature: _____ Date: _____	



SEARCH OF TORRENS TITLE

VOLUME 75136	FOLIO 4
EDITION 3	DATE OF ISSUE 13-Sep-2023

SEARCH DATE : 26-Aug-2025

SEARCH TIME : 12.33 PM

DESCRIPTION OF LAND

Parish of FORCETT, Land District of PEMBROKE
Lot 4 on Diagram 75136 (formerly being 351-19D)
Derivation : Part of 547 Acres Gtd to T MacDowell
Prior CT 2815/5

SCHEDULE 1

N152180 & N152181 ASSENT to RIKKI MAY MORRIS, JOSEPH DENYS
CAIRNS, SAMUEL DAVID CAIRNS and TOBY EVERETT CAIRNS
as tenants in common in equal shares Registered
13-Sep-2023 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
A156859 FENCING CONDITION in Transfer

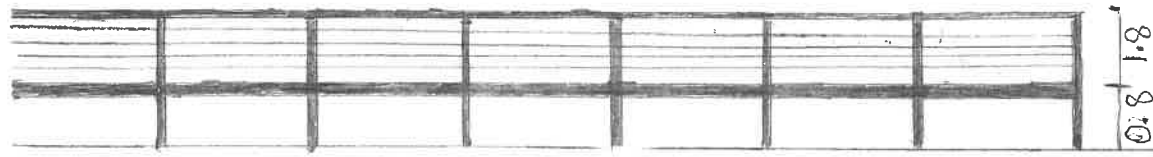
UNREGISTERED DEALINGS AND NOTATIONS

N279789 PRIORITY NOTICE reserving priority for 90 days
TRANSFER Rikki May Morris, Samuel David Cairns and
Toby Everett Cairns to Joseph Denys Cairns
MORTGAGE Joseph Denys Cairns to MyState Bank Limited
Lodged by HWL EBSWORTH on 01-Aug-2025 BP: N279789

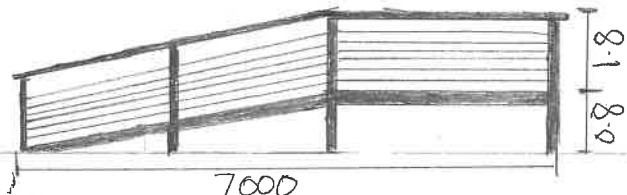
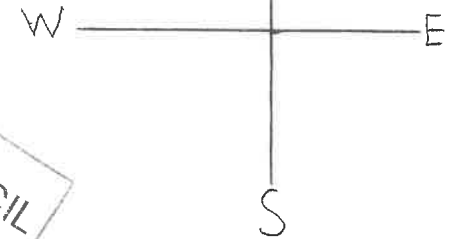
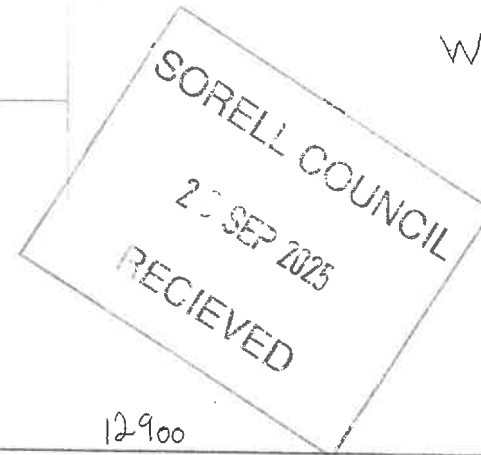
**Sorell Council**

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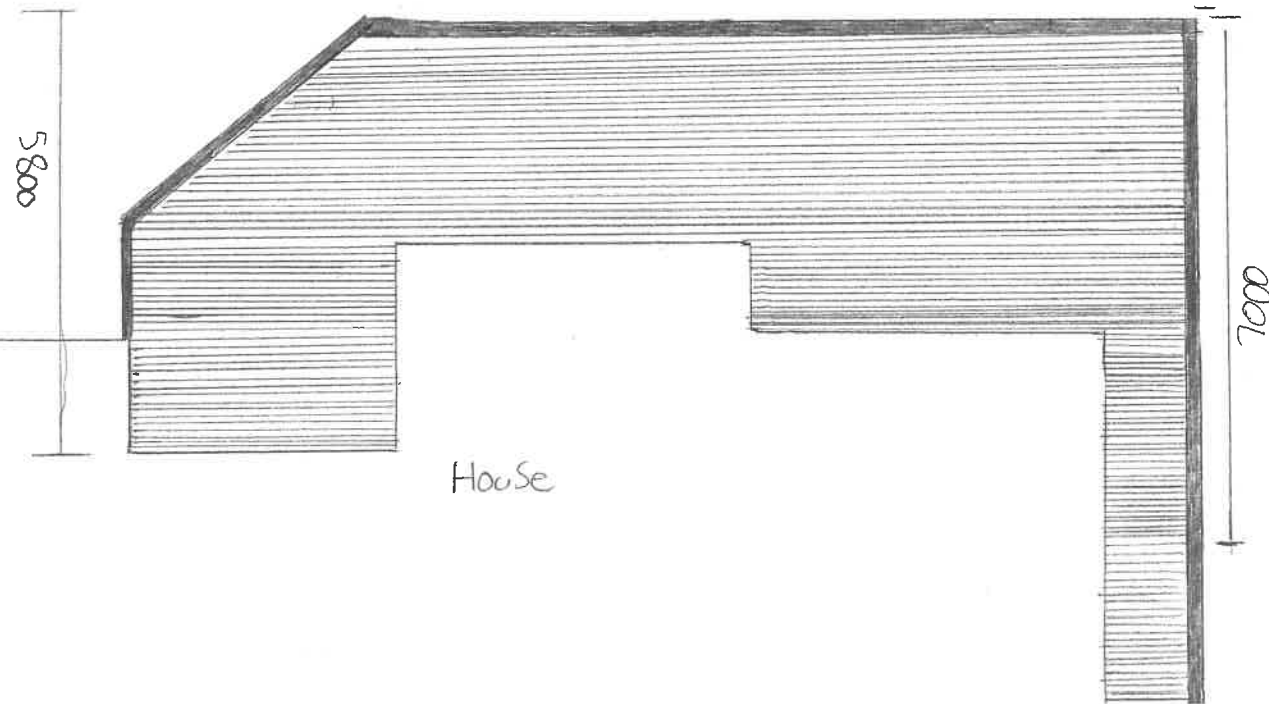
www.thelist.tas.gov.au



North Side

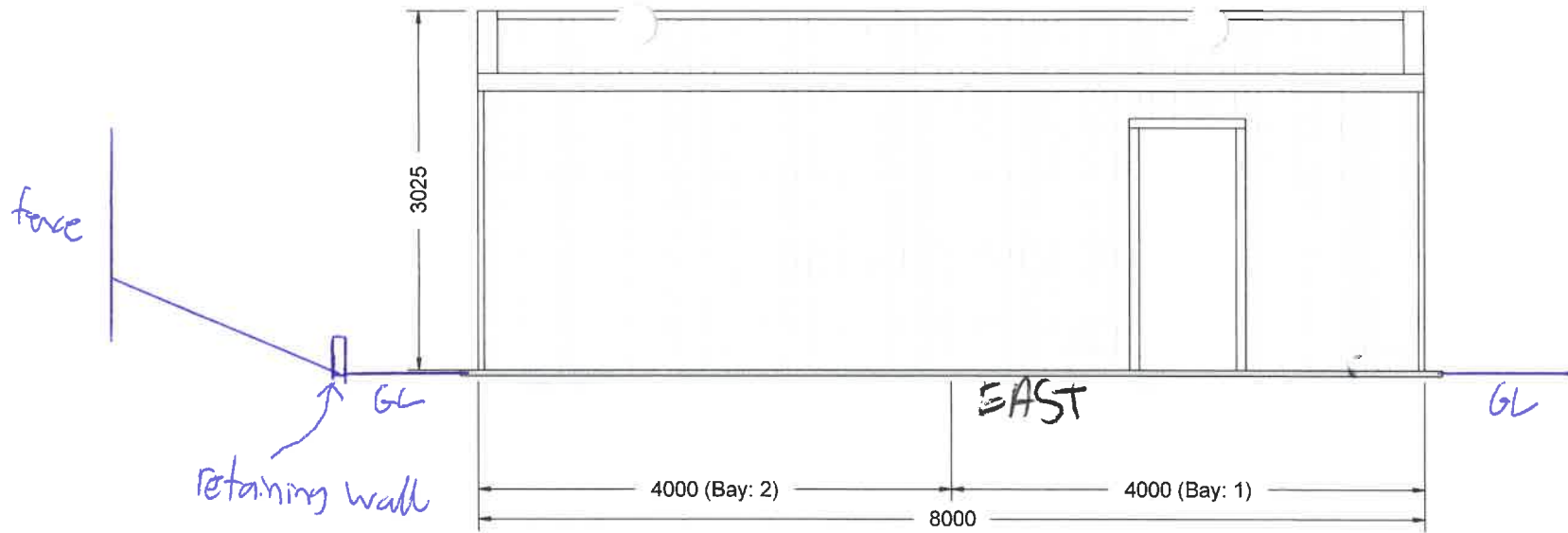


7000
EAST Side

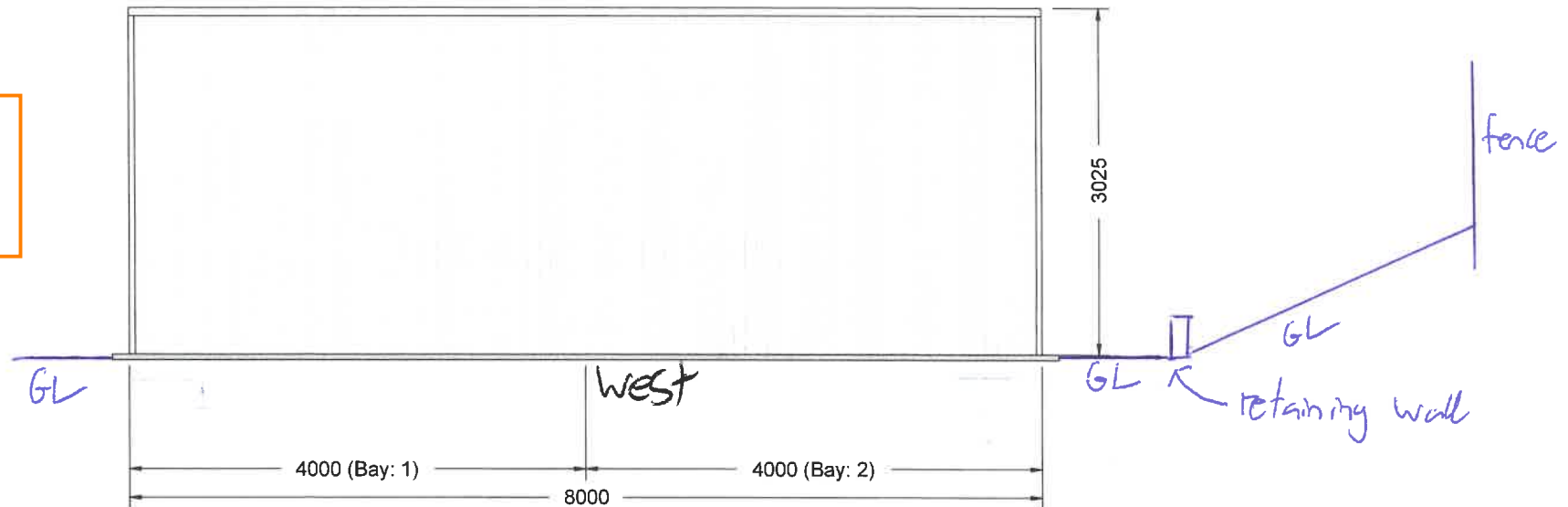


Sorell Council

Development Application: 5.2025.249.1 -
Response to Request For Information - 1-3
Bingham Street, Dodges Ferry P2.pdf
Plans Reference: P2
Date Received: 29/09/2025



LEFT ELEVATION



RIGHT ELEVATION



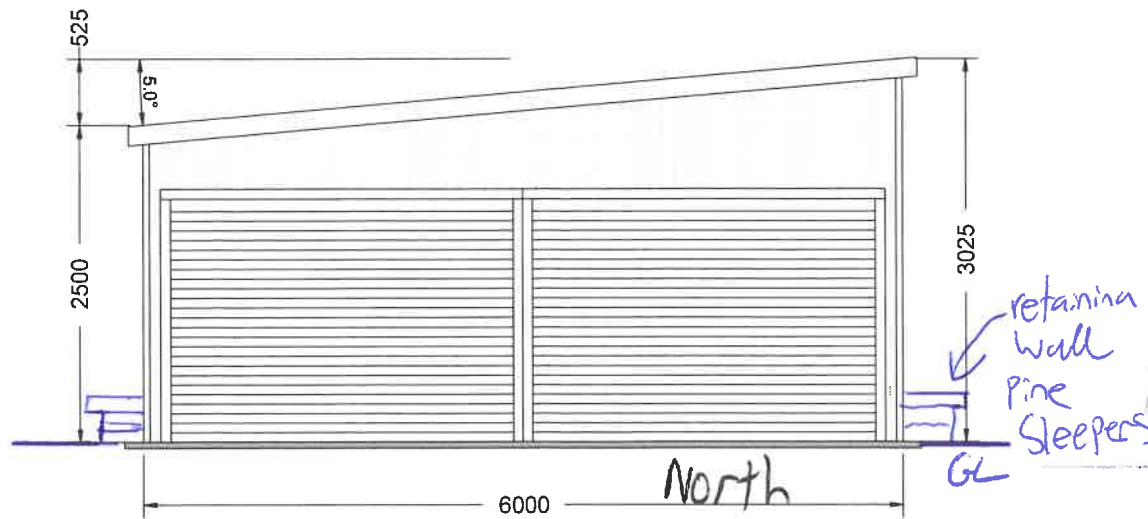
Sorell Council

Development Application: 5.2025.249.1 -
Response to Request For Information - 1-3
Bingham Street, Dodges Ferry - P5.pdf
Plans Reference: P5
Date Received: 21/10/2025

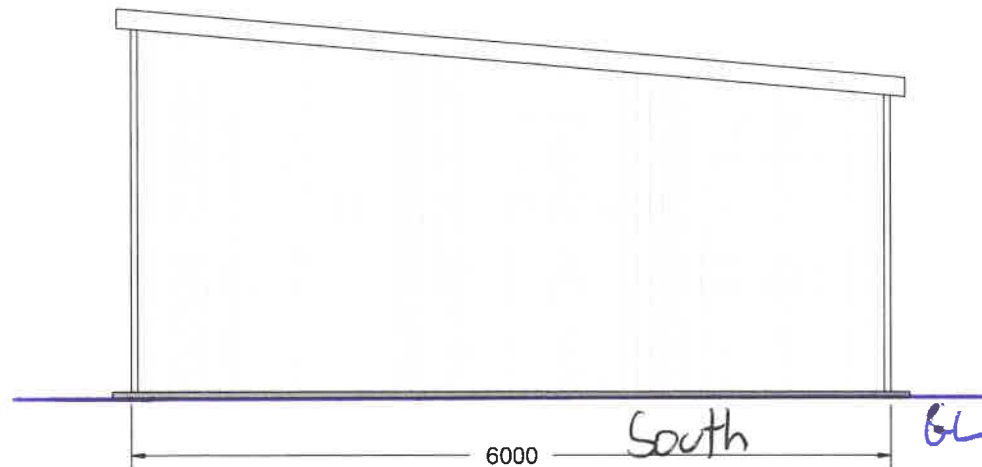
139 Main Road,
Sorell TAS 7172
Phone: 1300 737 910
Email: sales@rainbowbuilding.com.au

CLIENT: Joe Cairns
SITE ADDRESS: 1-3 Bingham Street, DODGES FERRY, TAS, 7173
PHONE: 0498238772
EMAIL: joecairns438@bigpond.com

DRAWING TITLE: Side Elevations
SCALE: 1:60.328
DATE: 26-09-2025
Job Number: SOR02_4177
Drawing Number: SE



FRONT ELEVATION



REAR ELEVATION



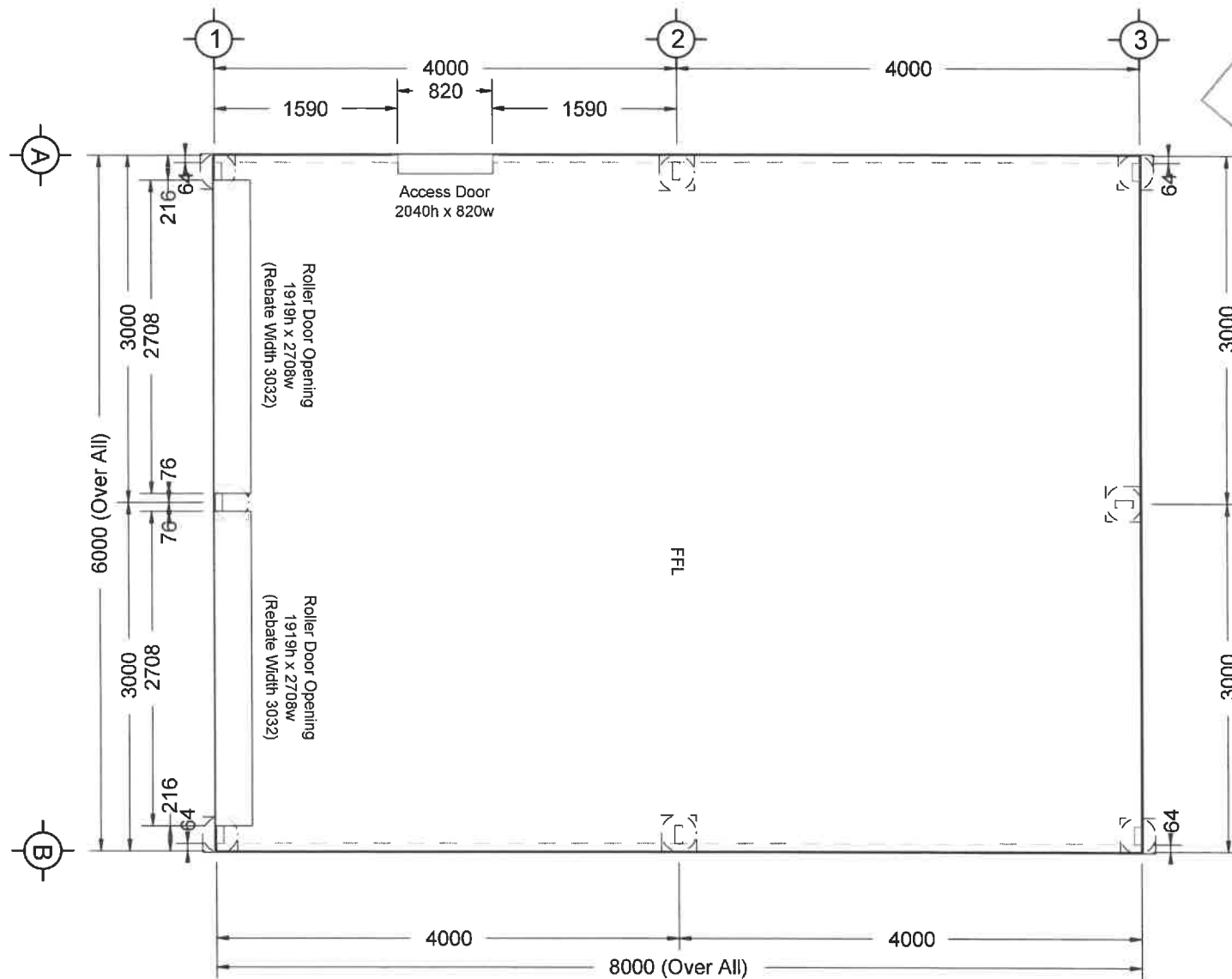
Sorell Council

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Bingham Street, Dodges Ferry - P5.pdf
Plans Reference: P5
Date Received: 21/10/2025

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Phone: 1300 737 910
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CLIENT: Joe Cairns
SITE ADDRESS: 1-3 Bingham Street, DODGES FERRY, TAS, 7173
PHONE: 0498238772
EMAIL: jocairns438@bigpond.com

DRAWING TITLE: End Elevations
SCALE: 1:59.709
DATE: 26-09-2025
Job Number: SOR02_4177
Drawing Number: EE



FLOOR PLAN



Sorell Council

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Bingham Street, DODGES FERRY P2.pdf
Plans Reference: P2
Date Received: 29/09/2025

139 Main Road,
Sorell TAS 7172
Phone: 1300 737 910
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CLIENT: Joe Cairns
SITE ADDRESS: 1-3 Bingham Street, DODGES FERRY, TAS, 7173
PHONE: 0498238772
EMAIL: joecairns438@bigpond.com

DRAWING TITLE: Floor Plan
SCALE: 1:55.976
DATE: 26-09-2025
Job Number: SOR02_4177
Drawing Number: FP

DECK IS EXSITING BUT WANTING TO EXTEND DECK AROUND TO SLIDING DOORS. WHICH IS ADDING 4.8 METER. DECK HIEGHT AT HIESTEST POINT IS 0.8 METERS.

SHED IS 6 METERS WIDE BY 8 METERS LONG BY 2.5/3.0 METERS HIGH.

Bingham Street

16,924.37 mm

6m
8m

NORTH TIP OF SHED IS 3.0 METERS OFF EAST BOUNDARY, SOUTH POINT IS 2.4 METERS.

LEFT HAND SIDE OF SHED IS 4.2 OFF THE SOUTH OF THE BOUNDARY, RIGHT SIDE IS 7.0 METERS. 6m.

5

2

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