

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

11 BLACKWOOD DRIVE, FORCETT

PROPOSED DEVELOPMENT:

**CHANGE OF USE - OUTBUILDING TO ANCILLARY
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 **Thursday 8th January 2026**.

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 **Thursday 8th January 2026**.

APPLICATION NO: 5.2025.304.1
DATE: 12 DECEMBER 2025



Roads
— DSG Roads
— Council Roads

Property
□ property
□ Titles



Disclaimer

Any information extracted from this document (from the face of the document or by scale) should be verified on site. Council takes no responsibility for the accuracy of any information contained or presented in the document. While every care has been taken to ensure the accuracy of this information, Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability.

200 m



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

Full description of Proposal:	Use: _____ and storage containers
	Development: _____ Shipping containers for storage
	<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>

<p>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</p> <p>https://www.sorell.tas.gov.au/services/engineering/</p>
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Sorell Council

Development Application: 5.2025.304.1 -
Response to Request For Information - 11
Blackwood Drive, Forcett - P2.pdf
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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>B White</u> Date: amended 04/12/2025.....

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>	
<p>Signature of General Manager, Minister or Delegate:</p>	<p>Signature: Date:</p>

SEARCH OF TORRENS TITLE

VOLUME 157541	FOLIO 8
EDITION 10	DATE OF ISSUE 05-Nov-2021

SEARCH DATE : 28-Aug-2025

SEARCH TIME : 01.07 PM

DESCRIPTION OF LAND

Parish of FORCETT Land District of PEMBROKE
Lot 8 on Sealed Plan [157541](#)
Derivation : Part of 2431 Acres Gtd to W. Gunn
Prior CT [141074/1](#)

SCHEDULE 1

[M721557](#) TRANSFER to BRIANA MARY LAUGHLIN Registered
30-Oct-2018 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP157541](#) COVENANTS in Schedule of Easements
[SP157541](#) FENCING PROVISION in Schedule of Easements
[45/9595](#) CONVEYANCE Made Subject to Boundary Fences Condition
[C331797](#) AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
02-Sep-2002 at noon
[E279758](#) MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 05-Nov-2021 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

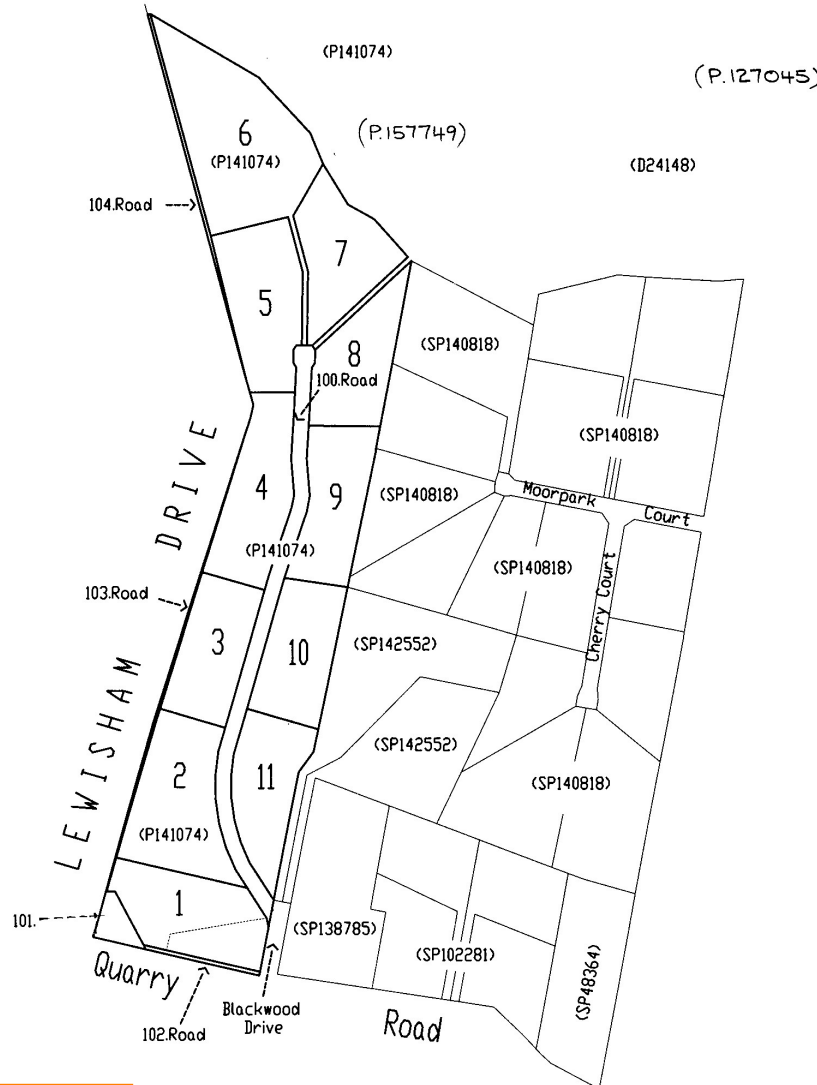
No unregistered dealings or other notations





Sorell Council

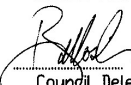
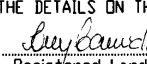
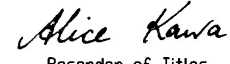
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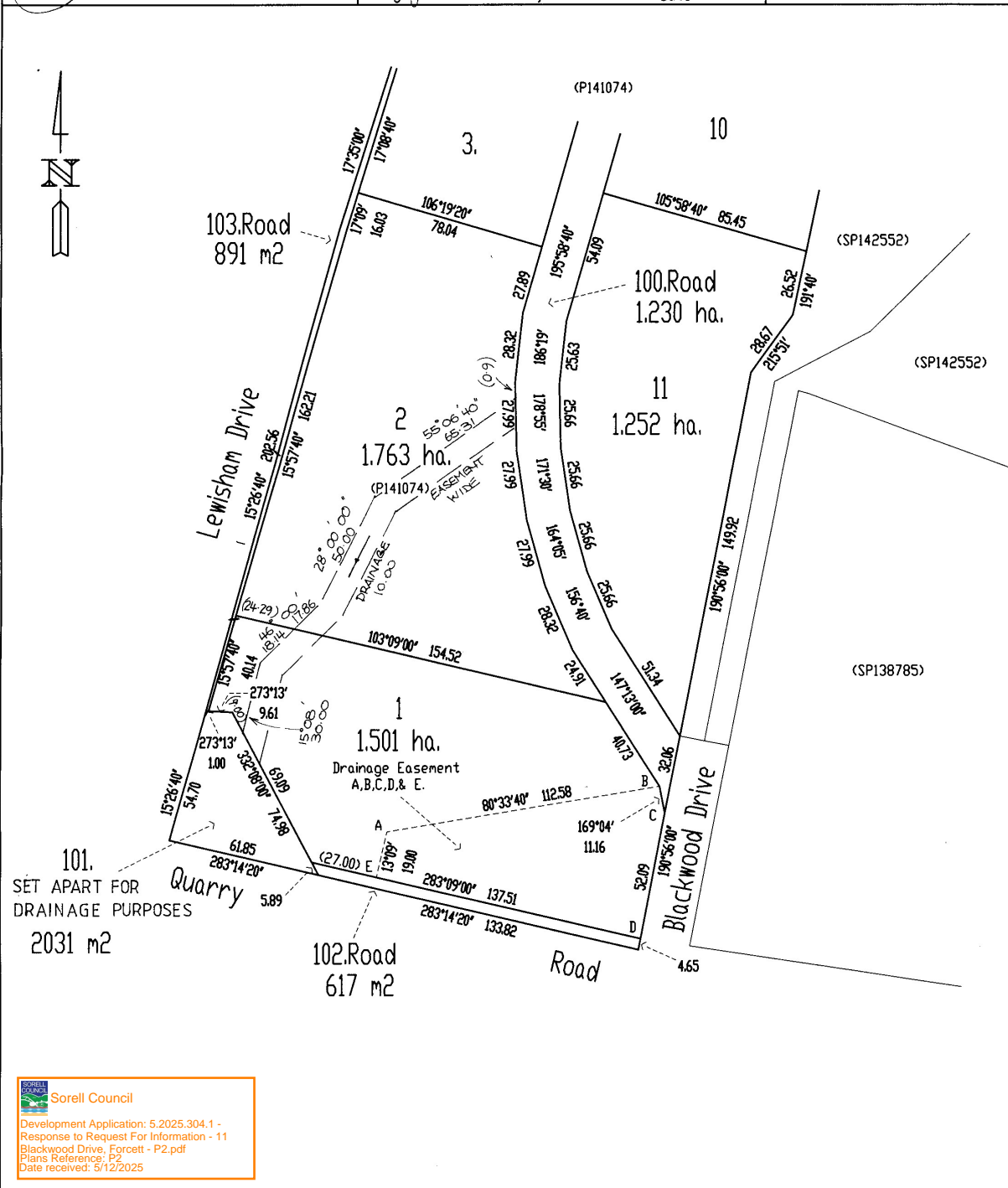
OWNER: D& L Nominees Pty Ltd.	PLAN OF SURVEY BY SURVEYOR Anthony Owen Carrick Brooks Lark & Carrick, Surveyors 175 Collins Street Hobart PEMBROKE - FORCETT SCALE : 1:5000	REGISTERED NUMBER SP157541
FOLIO REFERENCE: C.T.141074/1 GRANTEE: Part of 2431 Acres Gtd to W.Gunn and Part of 89 Acres Gtd to William Wilson.		APPROVED EFFECTIVE FROM 18 AUG 2009 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 124 (5425-13)	LAST UPI No. JLS81	LAST PLAN P141074 ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



 **Sorell Council**
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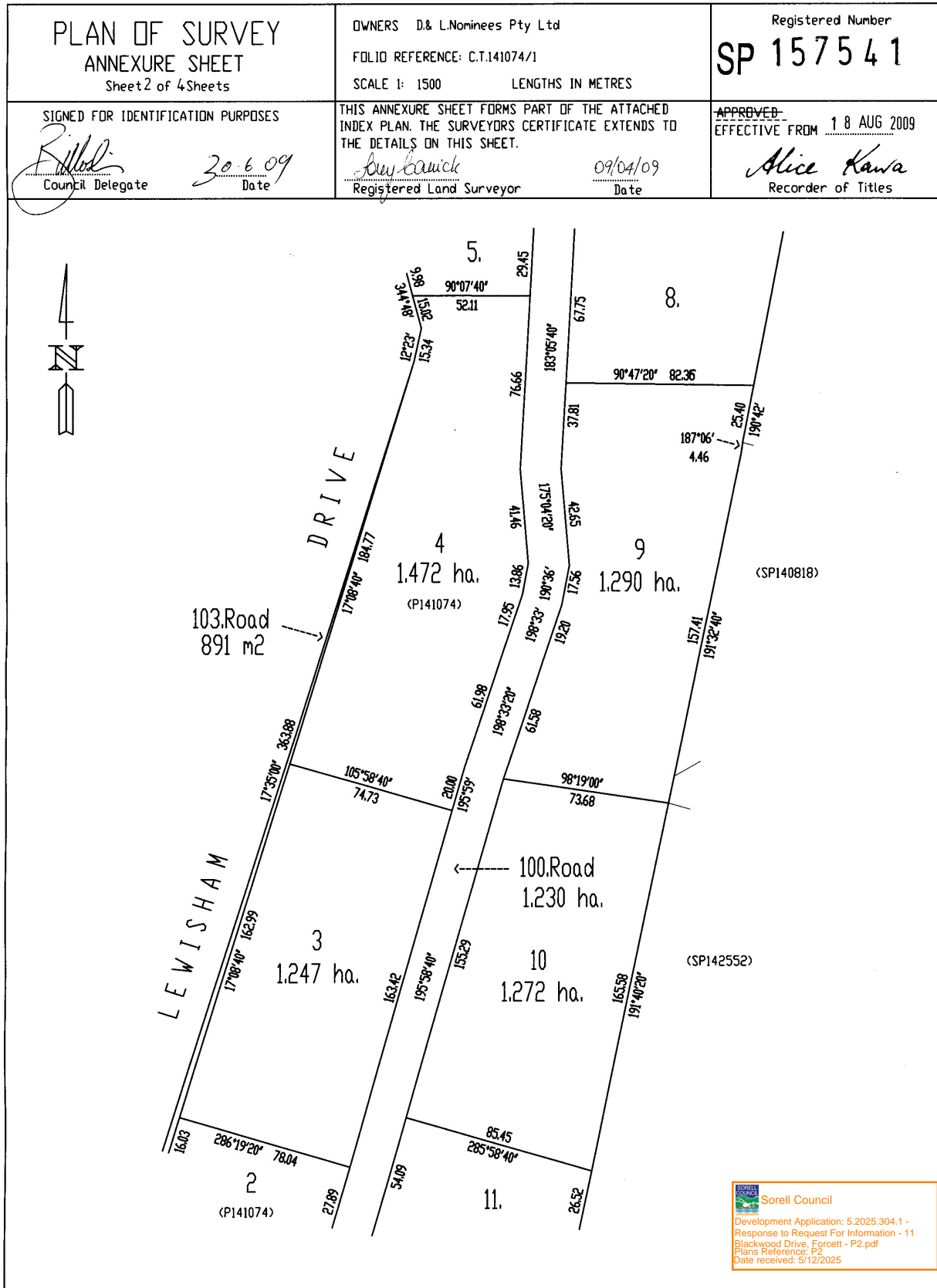

 COUNCIL DELEGATE
 30.6.09
 DATE

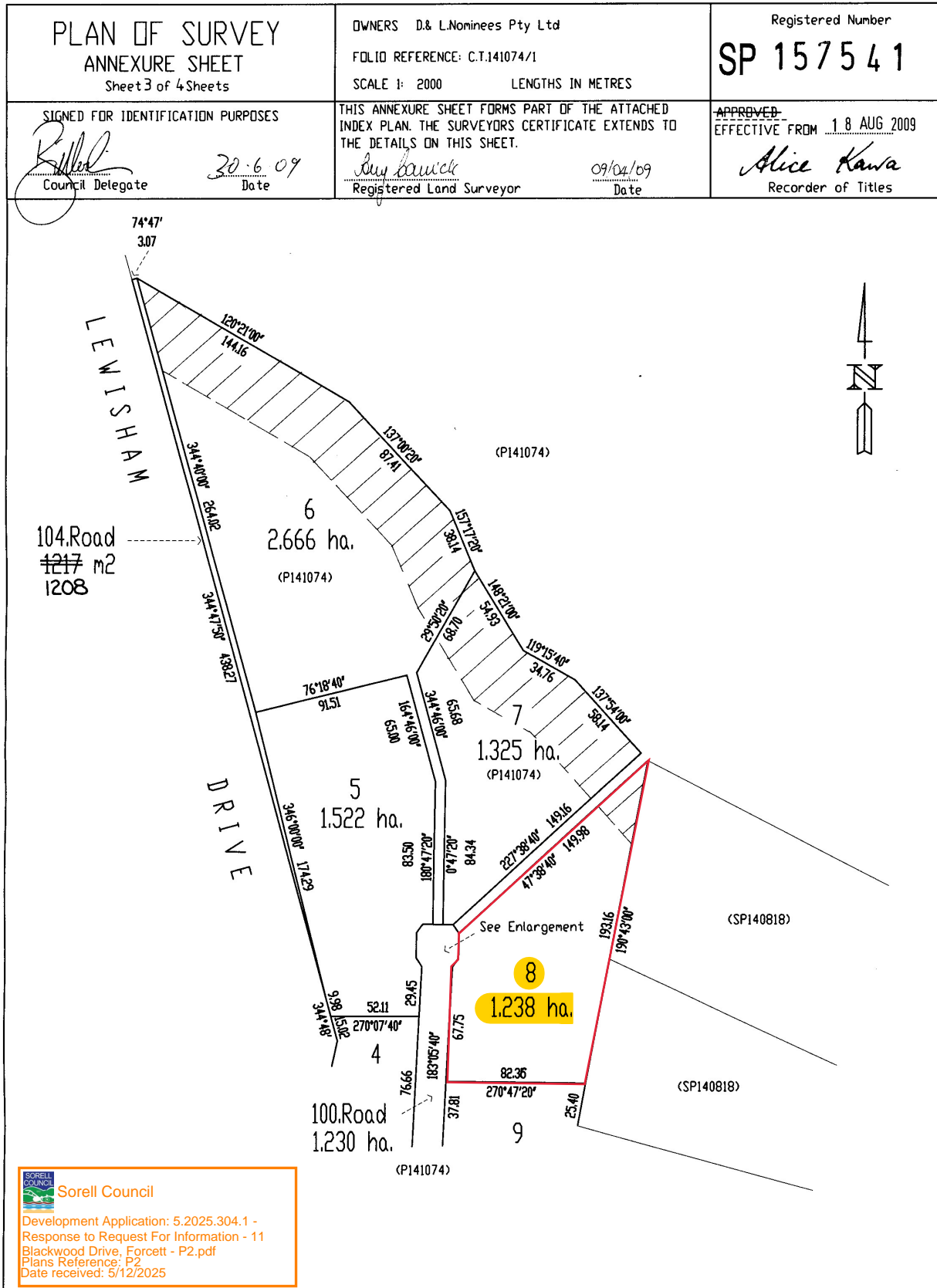
<p>PLAN OF SURVEY ANNEXURE SHEET Sheet 1 of 4 Sheets</p>	<p>OWNERS D & L Nominees Pty Ltd FOLIO REFERENCE: C.T.141074/1 SCALE 1: 1500 LENGTHS IN METRES</p>	<p>Registered Number SP 157541</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES  Council Delegate 30.06.09 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.  Registered Land Surveyor 09/04/09 Date</p>	<p>APPROVED EFFECTIVE FROM 18 AUG 2009  Recorder of Titles</p>

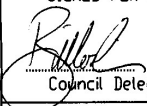
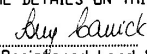



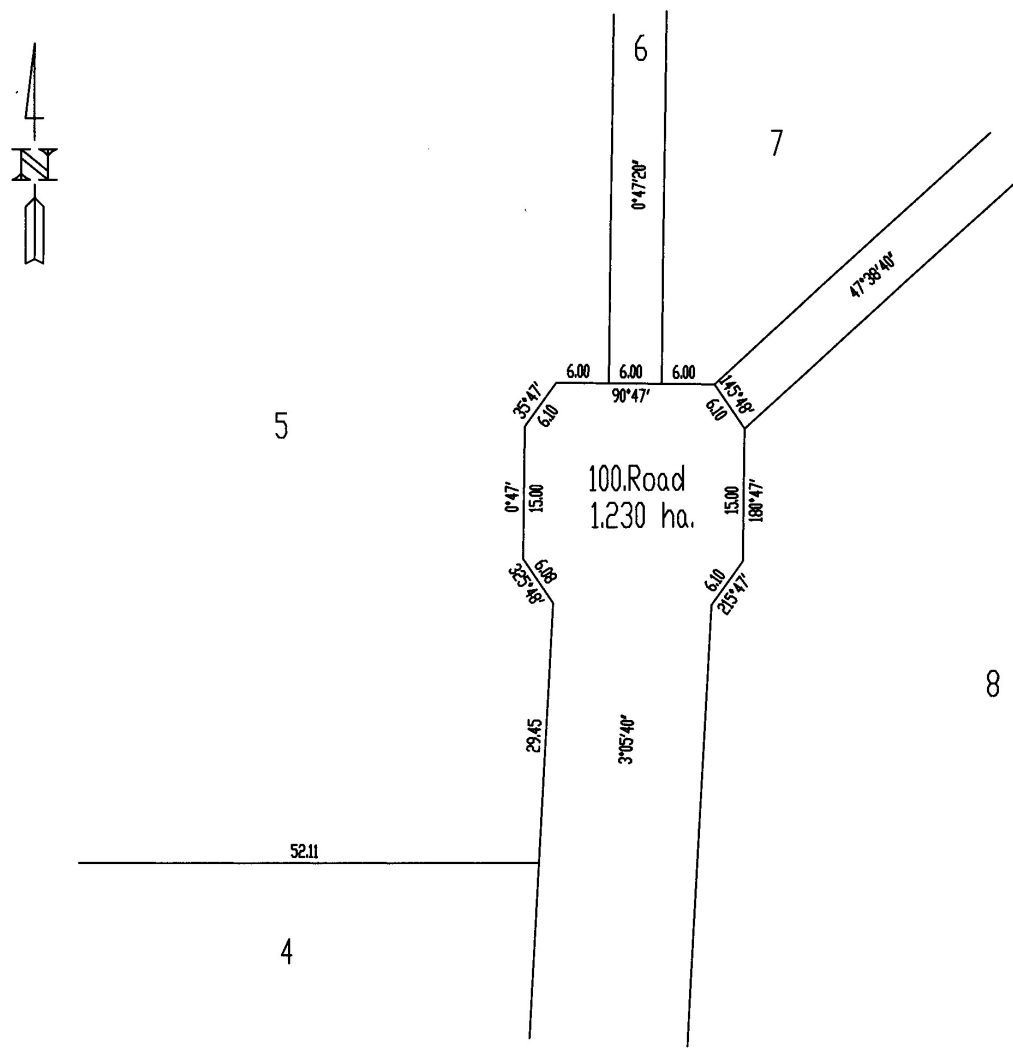
Sorell Council


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<p style="text-align: center;">PLAN OF SURVEY ANNEXURE SHEET Sheet 4 of 4 Sheets</p>	<p>OWNERS D & L Nominees Pty Ltd</p> <p>FOLIO REFERENCE: C.T.141074/1</p> <p>SCALE 1: 500 LENGTHS IN METRES</p>	<p style="text-align: center;">Registered Number</p> <p style="font-size: 1.2em; text-align: center;">SP 157541</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">  Council Delegate </div> <div style="text-align: center;"> 30.6.09 Date </div> </div>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">  Registered Land Surveyor </div> <div style="text-align: center;"> 09/04/09 Date </div> </div>	<p>APPROVED EFFECTIVE FROM 18 AUG 2009</p> <div style="text-align: center;">  Recorder of Titles </div>



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SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 157541

PAGE 1 OF 3 PAGE/S

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

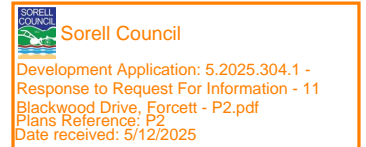
(2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

LOT 1 on the Plan is **SUBJECT TO** a Right of Drainage for the benefit of the Sorell Council of the Drainage

Easements shown marked A B C and E shown on the Plan over such Lot^s.

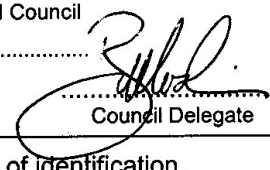
D

**COVENANTS**

The owner of each Lot on the Plan covenants with the Vendor D & L Nominees Pty Ltd and the owner for the time being of every other Lot shown on the Plan to the intent that the burden of these covenants may run with and bind the Covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the Plan to observe the following stipulations:

1. Not to erect or permit to be erected on the said Lot or any part thereof a moveable ex Hydro-Electric Commission or Housing Department building or other detached buildings which are not wholly constructed and erected on the said Lot.
2. Not to carry on the whole or any part or any process of any business upon such Lot subject to the exception that the whole of any dwelling erected on any Lot may be let by the Owner.
3. Not to erect or to permit to be erected any advertising hoarding on such Lot or otherwise exhibit or

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: D & L Nominees Pty Ltd	PLAN SEALED BY: Sorell Council
FOLIO REF: Volume 141074 Folio 1	DATE: 30.6.09
SOLICITOR	SA.2007.128...
& REFERENCE: N J Ware, Ware and Partners	REF NO.
	 Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP 157541
SUBDIVIDER: D & L Nominees Pty Ltd FOLIO REFERENCE: Volume 141074 Folio 1	

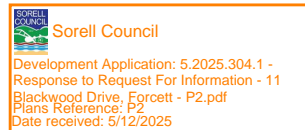
permit or be exhibited upon the property any advertisement or notice provided that the exhibition of any notice that the Lot is for sale or any notice required by law to be exhibited shall not be deemed to be a breach of this stipulation.

4. Not without the written consent of D & L Nominees Pty Ltd to erect place or maintain any structure upon the said Lot or any part thereof the exterior walls of which are not constructed of clay-brick or precast natural sandstone blocks.
5. Not to erect on the said Lot any building which does not have a roof constructed of tiling or other substance which does not reflect light and so that no galvanised iron or other reflective material or substance shall be used for the construction of any roof or any other part of any dwelling or structure on such Lot.
6. Not on Lots 1 and 2 on the Plan without the prior approval of the Sorell Council commence or carry out any action which destroys or interferes with or harms the habitat of the "Juncus Amabilis" (Gentle Rush).
7. Not to erect build or permit to be erected or built on Lots 6, 7 and 8 any dwelling in the areas shown hatched on the Plan.
8. Not without the prior approval of the Sorell Council to construct within fifteen (15) metres of a Lots common boundary with Lewisham Road any development or erect any structure which interferes with the "landscape belt" established and maintained on all such Lots on the Plan.
9. ~~Not without the written consent of the Sorell Council permit any vehicular access from any Lots on the Plan onto Lewisham Road.~~
"Not to construct or allow to be constructed on the said lots any driveway or other structure nor use any part of the said lots for direct vehicular access to Lewisham road on the plan without the written consent of the Sorell Council."

FENCING PROVISION

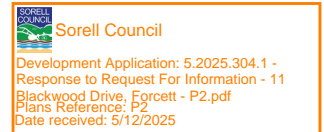
In respect of each lot on the plan

The Vendor D & L Nominees Pty Ltd shall not be required to fence.

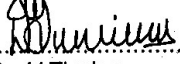



NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP 157541
SUBDIVIDER: D & L Nominees Pty Ltd FOLIO REFERENCE: Volume 141074 Folio 1	

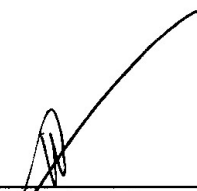


EXECUTED by D & L NOMINEES PTY LTD
(ACN 009 554 081) the Registered Proprietor
of the land contained in Folio of the Register
Volume 141074 Folio 1, pursuant to Section
127(1) of The Corporations Act 2001.


.....
David Tinning
Director


Lynne Tinning
Company Secretary

Schedule of Easements - D & L Nominees Pty Ltd April 2009


NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

TASMANIAN LAND TITLES OFFICE

Blank Instrument Form Land Titles Act 1980



C331797

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
108292	1		

AGREEMENT UNDER PART 5

LAND USE PLANNING AND APPROVALS ACT 1993

This agreement is made the day of Two Thousand and Two

BETWEEN: **D & L NOMINEES PTY LTD** (ACN 009 554 081) the registered office of
which is situate at 160 Collins Street, Hobart ("the Developer")

AND: **THE SORELL COUNCIL** a Body Corporate pursuant to the provisions of the
Local Government Act 1993 ("the Council")

WHEREAS

- A. The Developer has made application to the Council for permission to sub-divide certain land it owns situate at 120 Lewisham Scenic Drive, Forcett, more particularly described and comprised in Certificate of Title Volume 108292 Folio 1 and this application is registered in the Council records as Sub-division Application PP 1972.

Land Titles Office Use Only		Stamp Duty
<div>REGISTERED <small>R.F.</small> 2 SEP 2002 Alice Kawa RECORDER OF TITLES</div>	<div>Sorell Council Development Application: 5.2025.304.1 - Response to Request For Information - 11 Blackwood Drive, Forcett - P2.pdf Plans Reference: P2 Date received: 5/12/2025</div>	
Version 1		

THE BACK OF THIS FORM MUST NOT BE USED

- B. Council on the 25th of August 2002 approved Sub-division Application No PP 1972 subject to Condition No.2 (inter alia)

2. "A covenant is to be included in the Schedule of Easements to give effect that no buildings or structures (other than fences) shall be erected on the balance of Certificate of Title 108292/1 within fifty metres of the boundary of Lot 1 without first obtaining approval of the Tasmanian Heritage Council".

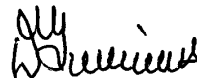
- C. The Council has agreed to seal the Developers' plan of survey subject to the Developer covenanting to lodge at the Lands Titles Office an Instrument Creating a Restrictive Covenant drawn in a form incorporating Condition No 2.

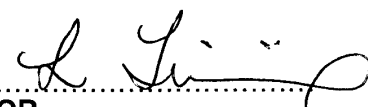
NOW THIS AGREEMENT PROVIDES

1. In consideration of the Council approving Sub-division Application No PP 1972 and sealing the relevant Plan of Survey and in order to comply with Condition No 2 aforesaid the Developer hereby covenants and agrees with the Council contemporaneous with the sale of the sub-divided land to another owner to execute and lodge at the Lands Titles Office an Instrument Creating a Restrictive Covenant pursuant to Section 102 of the Lands Titles Act 1980 drawn in the form of the Annexure hereto and marked "A".

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first hereinbefore written.

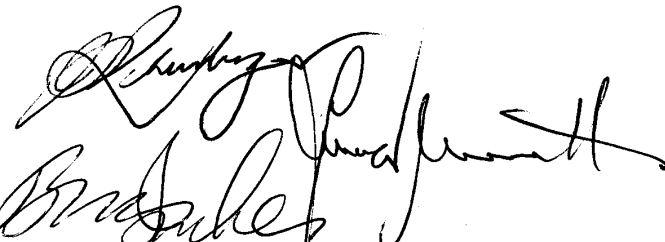
THE COMMON SEAL of D & L NOMINEES PTY LTD)
was hereunto affixed in the presence of)

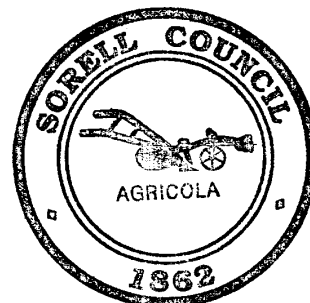

.....
DIRECTOR


.....
DIRECTOR



THE COMMON SEAL of THE SORELL COUNCIL)
was hereunto affixed in the presence of)


.....



Blank Instrument Form Version 1

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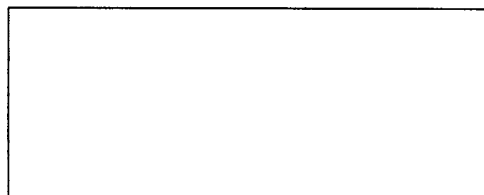
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“A”

TASMANIAN LAND TITLES OFFICE

Instrument Creating Restrictive Covenants Section 102 Land Titles Act 1980



DESCRIPTION OF LAND			
Servient Folio of the Register		Dominant Folio of the Register	
Volume	Folio	Volume	Folio
107279	18		1

We, **D & L NOMINEES PTY LTD** (ACN 009 554 081) the Registered Office of which is situate at 160 Collins Street, Hobart in Tasmania being the Registered Proprietors of the land comprised in the above servient folios of the Register (herein called the servient land) hereby covenants with _____ of _____ in Tasmania being the registered proprietor of the land comprised in the land comprised in the above dominant folio of the Register (herein called the dominant land) and with the owners for the time being of each and every part of the dominant land to the intent that the burden of the covenant/s may run with, and bind each and every part of the servient land and that the benefit of the covenant may be annexed to, and devolve with each and every part of the dominant land to observe the following stipulations:

1. Not to erect any buildings or structures (other than fences) on the servient land within fifty (50) metres of its boundary with the dominant land without first obtaining the approval in writing of The Tasmanian Heritage Council.

Dated this _____ day of _____

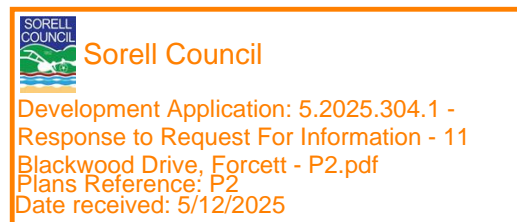
THE COMMON SEAL of D & L NOMINEES)
PTY LTD was hereunto affixed in the presence of:)

Director:

Director / Secretary:

Signed sealed and delivered by)
in the presence of)

Signed sealed and delivered by)
in the presence of)



THE BACK OF THIS FORM MUST NOT BE USED

Index

- Darryn White - Building Design and Consulting - 1905
- 01 - Project Information
- Site Plan
- 02 - Elevations - Ancillary Dwelling
- Floor Plan - Ancillary Dwelling

Project Information

Land Title Reference: Volume 157541 Folio 8

Lot area: 1.238Ha

Total floor areas:

Floor Area 192m2

Verandah/Deck Area 78m2

Planning Scheme - Sorell Interim Planning Scheme 2015

Zone - 13.0 Rural Living

Overlays - Potential Dispersive Soils

Design Wind Speed: N

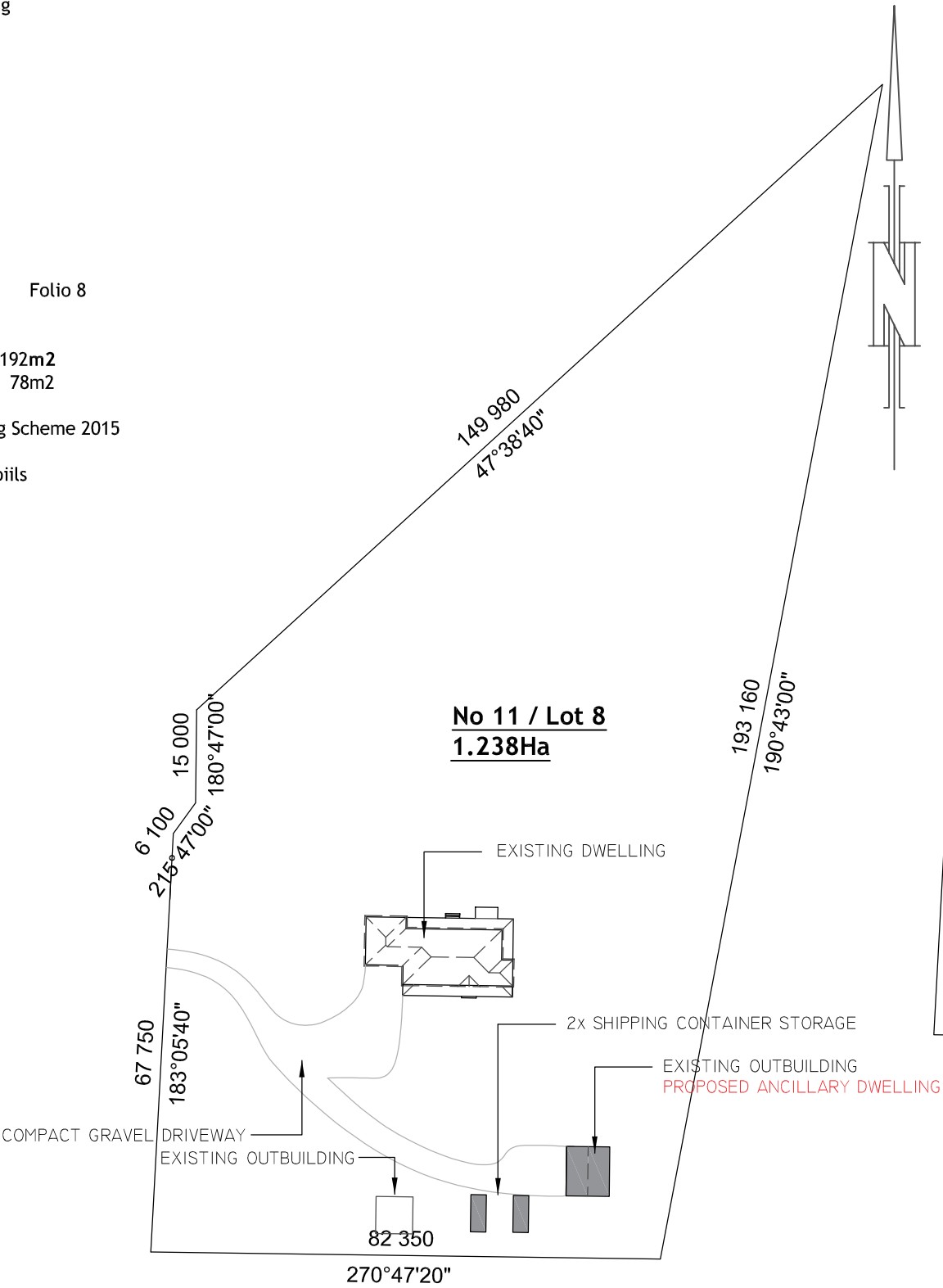
Soil Classification: Class S

Climate Zone: 7

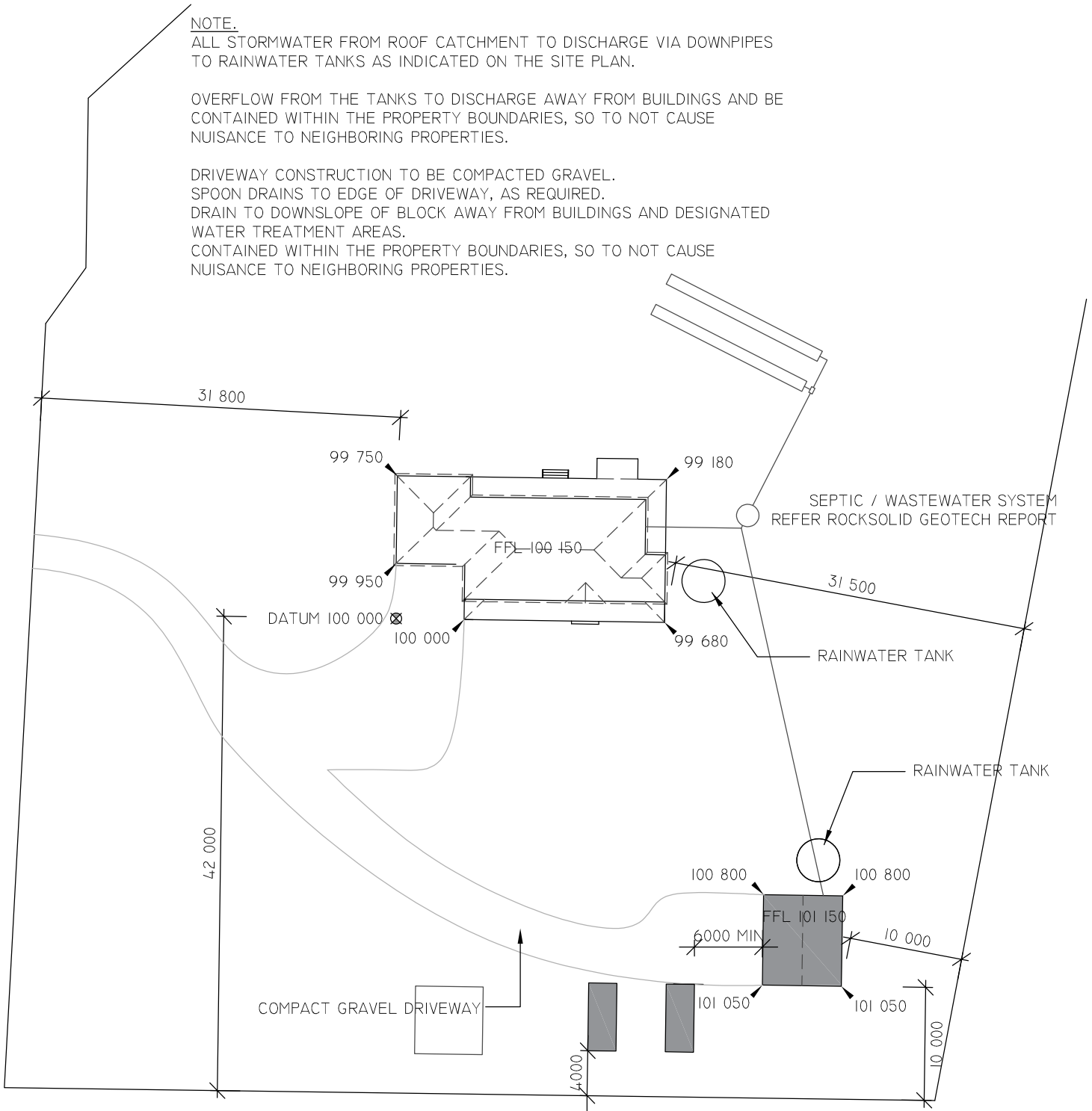
Bushfire-Prone Area

BAL rating: 12.5

Rock Type:



Site Plan 1:1000



Site Plan 1:500

Sorell Council

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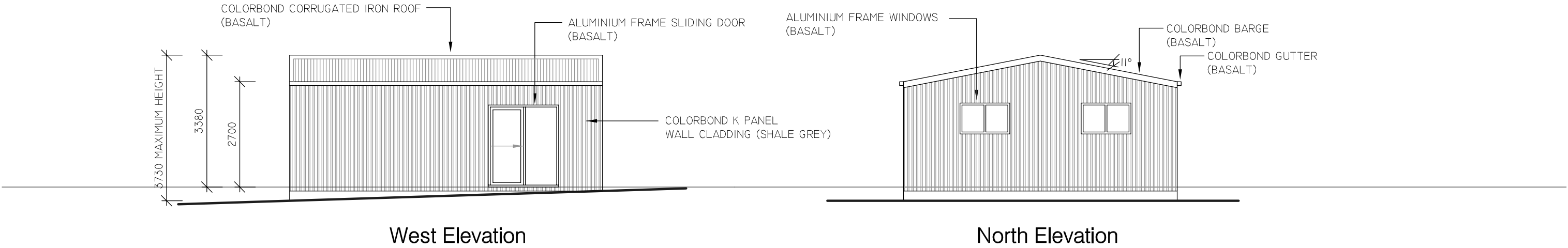
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Plans Reference: P2

Date received: 5/12/2025

Date	4th December 2025	Page size <div>A3</div>	Client	B Laughlin	Proposal <div>Ancillary Dwelling</div>	Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ABN: 56130097060 ACCREDITATION NO: CC1623W		This drawing is the property of Darryn White Reproduction in whole or part is strictly forbidden without the written consent of Darryn White Failure in doing will result in legal action being taken.	© 2025	<div><div>01</div><div>02</div></div> <div>Page No</div>		
Scale	1:1000 1:500		Address	11 Blackwood Drive Forcett								<div>Job No</div> <div>1905b</div>
Amendments												

Job No
1905b



West Elevation

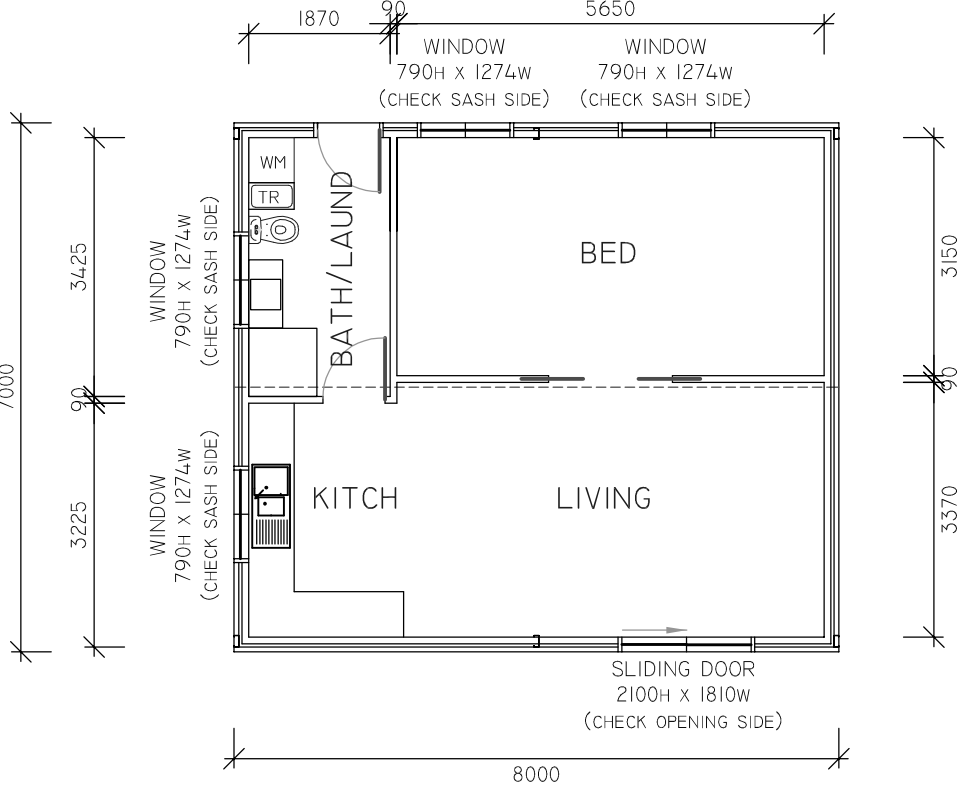
North Elevation

Sorell Council
Development Application: 5.2025.304.1 -
Response to Request For Information - 11
Blackwood Drive, Forcett - P2.pdf
Plans Reference: P2
Date received: 5/12/2025



East Elevation

South Elevation



Floor Plan 1:100



Shipping Container Storage N.T.S

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