

# NOTICE OF PROPOSED DEVELOPMENT

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

**SITE:****10 TERRY STREET, CARLTON****PROPOSED DEVELOPMENT:****OUTBUILDING (CARPORT)**

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](http://www.sorell.tas.gov.au) until **Tuesday 17th February 2026**.

Any person may make representation in relation to the proposal by letter or electronic mail ([sorell.council@sorell.tas.gov.au](mailto:sorell.council@sorell.tas.gov.au)) addressed to the General Manager. Representations must be received no later than **Tuesday 17th February 2026**.

**APPLICATION NO:** 5.2026-6.1  
**DATE:** 30 JANUARY 2026



#### 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.

100 m



**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: \$ .....	

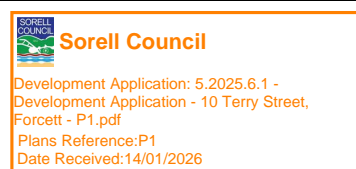
Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address: .....
	Suburb: ..... Postcode: .....
	Certificate of Title(s) Volume: ..... Folio: .....

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>
<b>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</b> <a href="https://www.sorell.tas.gov.au/services/engineering/">https://www.sorell.tas.gov.au/services/engineering/</a>		



Declarations and acknowledgements	
<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>I/we declare that the information in this application is true and correct.</li> </ul> <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"> <li>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.</li> </ul>	
<ul style="list-style-type: none"> <li>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.</li> </ul>	
<b>Applicant Signature:</b>	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"> <li>If General Manager consent is required, please first complete the General Manager consent application form available on our website <a href="http://www.sorell.tas.gov.au">www.sorell.tas.gov.au</a></li> <li>If the application involves Crown land you will also need a letter of consent.</li> <li>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.</li> </ul>	
<p>I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____</p>	
<b>Signature of General Manager, Minister or Delegate:</b>	Signature: ..... Date: .....



## SEARCH OF TORRENS TITLE

VOLUME 52794	FOLIO 1
EDITION 10	DATE OF ISSUE 27-Apr-2024

SEARCH DATE : 10-Dec-2025

SEARCH TIME : 11.00 am

DESCRIPTION OF LAND

Town of DODGES FERRY

Lot 1 on Sealed Plan 52794

Derivation : Part of Lot 4206 Granted to T. Joseph

Prior CT 4861/12

SCHEDULE 1

N183326 TRANSFER to BARRY MICHAEL GUY and MELISSA THERESE  
FRANCES GUY Registered 27-Apr-2024 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 52794 FENCING PROVISION in Schedule of Easements

E380055 MORTGAGE to MyState Bank Limited Registered  
27-Apr-2024 at 12.02 pm

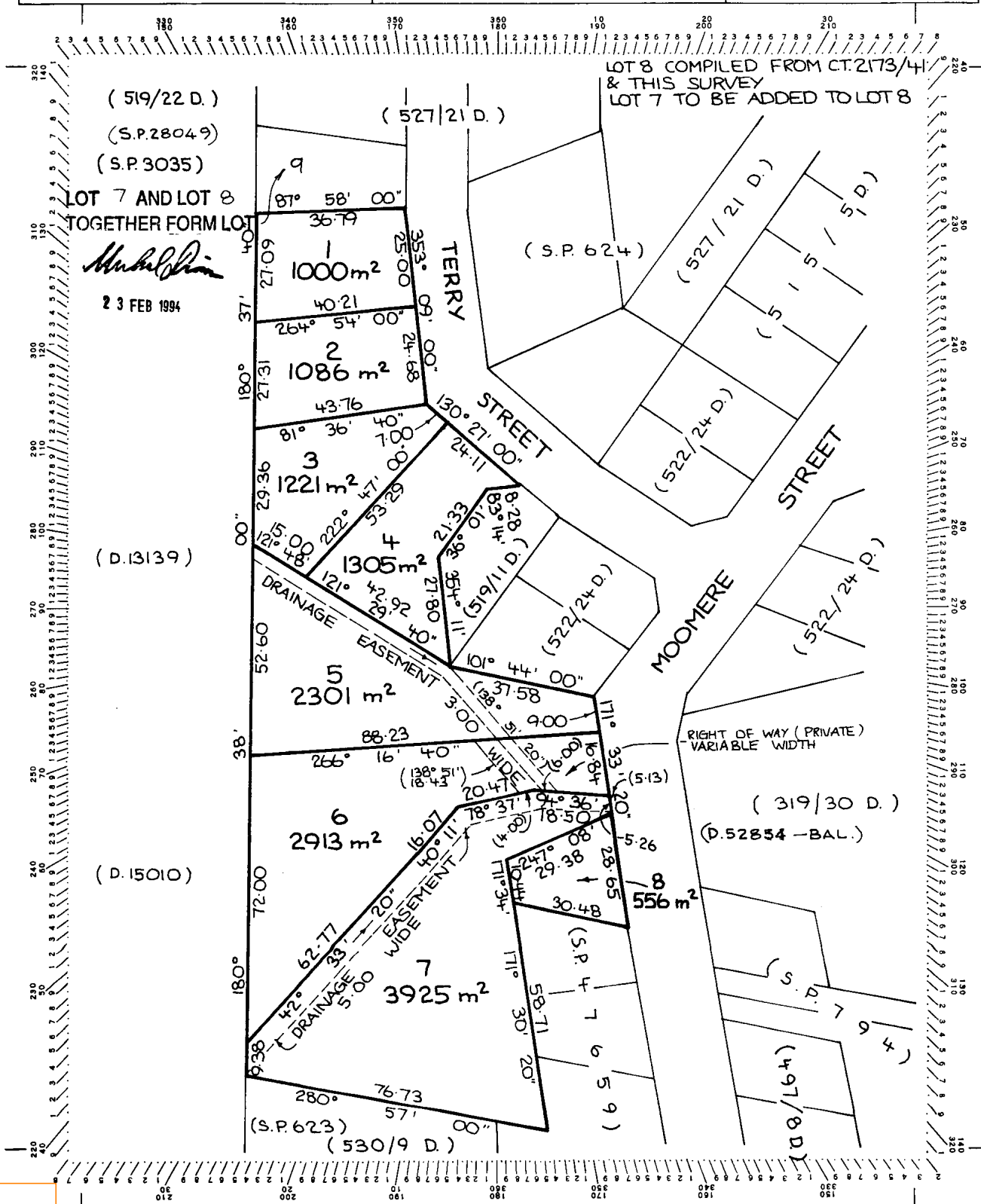
UNREGISTERED DEALINGS AND NOTATIONS

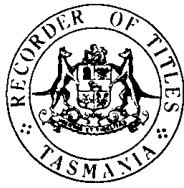
No unregistered dealings or other notations

**Sorell Council**

Development Application: 5.2025.6.1 -  
Development Application - 10 Terry Street,  
Forcett - P1.pdf  
Plans Reference:P1  
Date Received:14/01/2026

<p>Owner: <b>IN-SEON PTY. LTD.</b>  <b>COWLEY BUILDERS PTY. LTD.</b>  <b>MAURICE BARWICK</b>  <b>R.W. &amp; P.M. SCANLON</b></p>	<p><b>PLAN OF SURVEY</b></p> <p>by Surveyor: <b>T.S. CROMER</b>  of land situated in the <b>CROMER &amp; CERRITY P/L</b>  <b>7 BAYFIELD ST. ROSNY PARK</b></p>	<p>Registered Number: <b>SP52794</b></p>
<p>Title Reference: <b>C.T. 3785/15</b>  <b>C.T. 2173/41</b></p>	<p><b>TOWN OF</b>  <b>DODGES FERRY</b></p>	<p>Approved: <b>25 FEB 1992</b>  Effective from: _____</p>
<p>Grantee: <b>PART OF LOT 4206,</b>  <b>(29.3.6) GTD. TO THOMAS</b>  <b>JOSEPH</b></p>	<p><b>SCALE 1:1000 MEASUREMENTS IN METRES</b></p>	<p><i>Michael J. ...</i>  Recorder of Titles</p>



SCHEDULE OF EASEMENTS

PLAN NO.

**SP52794**

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

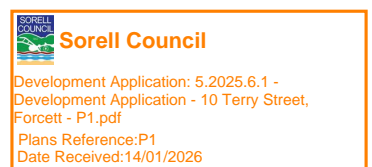
Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

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

LOTS 5 6 and 7 on the Plan are each SUBJECT TO a Right of Drainage for the Warden Councillors and Electors of the Municipality of Sorell over such portion of the Drainage Easements 3m wide and 5m wide shown passing through such Lots.

LOT 5 is TOGETHER WITH a Right of Carriageway over the Right of Way (Private) of variable width over Lot 6 on the Plan.

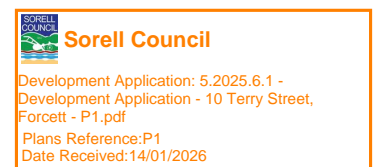


52794

Lot 6 is ~~TOGETHER WITH~~ a Right of Carriageway for the owner or owners for the time being of Lot 5 over the Right of Way (Private) of variable width shown on the Plan.

## FENCING PROVISION

In respect of each Lot shown on the Plan the Vendors Cowley Builders Pty. Ltd. In-Seon Pty. Ltd. Maurice Lloyd Barwick Robert William Scanlon and Patricia Mary Scanlon shall not be required to fence.

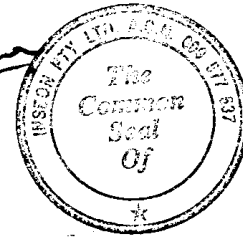


52794

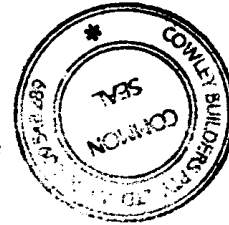
SIGNED by COWLEY BUILDERS PTY. LTD. )  
(ACN 009 548 289) IN-SEON PTY. LTD. )  
(ACN 009 577 637) and MAURICE LLOYD )  
BARWICK the registered proprietors of the )  
land comprised in Folio of the Register )  
Volume 3785 Folio 15 in the presence of:- )

*Markell  
Secretary  
Barwick*

*T.S. Cronin*  
*Cronin*



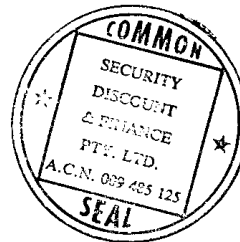
*M. Barwick*  
*M. Barwick*  
*M. L. Barwick*



SIGNED by ROBERT WILLIAM SCANLON )  
and PATRICIA MARY SCANLON the )  
registered proprietors of the land comprised )  
in Folio of the Register Volume 2173 Folio )  
41 in the presence of:- )

THE COMMON SEAL of SECURITY )  
DISCOUNT AND FINANCE PTY. LTD. )  
Mortgagee pursuant to Mortgage No. B455779 )  
was hereunto affixed in the presence of:- )

*Markell  
Secretary  
Barwick*



Director

Director/Secretary

*Scanlon*  
*Scanlon*

23 FEB 1992

**Sorell Council**  
Development Application: 5.2025.6.1 -  
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This is the schedule of easements attached to the plan of Cowley Builders Pty. Ltd. In-Seon Pty. Ltd.  
(Insert Subdivider's Full Name)

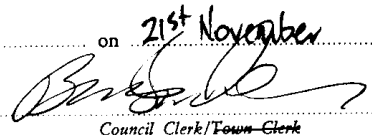
Maurice Lloyd Barwick Robert William Scanlon and Patricia Mary Scanlon affecting land in

Certificates of Title Volume 3785 Folio 15 and Volume 2173 Folio 41  
(Insert Title Reference)

Sealed by Municipality of Sorell

on 21<sup>st</sup> November 19 91

Solicitor's Reference NJW 2/91/9937

  
Council Clerk/Town Clerk

05 x 3134

### SURVEY NOTES

BY SURVEYOR T.S. CROMER.

TOWN OF DODGES FERRY

PART OF LOT 4206 (29.3.6) GRANTED TO THOMAS JOSEPH.

INSEON Pty. Ltd.  
COWLEY Builders Pty. Ltd. } (OWNERS.)  
MAURICE BARWICK  
C.T. 3785/15

SURVEY COMMENCED 15-11-'91

SURVEY COMPLETED 15-11-'91

ERROR OF CLOSE 1:45696

ALL CNRS CP'S UNLESS OTHERWISE STATED.

ALL BDY'S OPEN UNLESS OTHERWISE STATED

### SURVEY CERTIFICATE

I, T.S. CROMER of ROSNY PARK

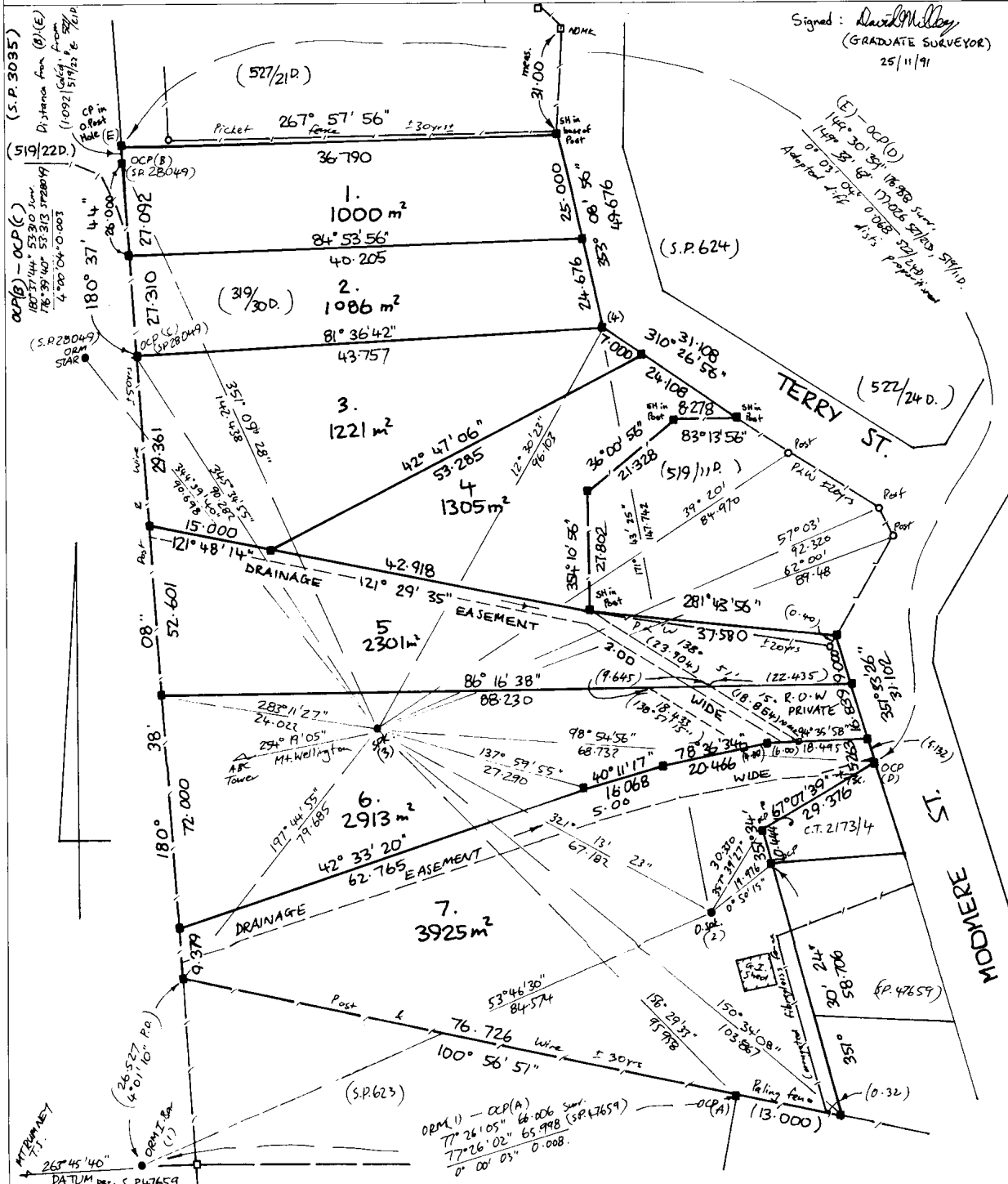
in Tasmania a registered surveyor HEREBY CERTIFY that:

- (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.

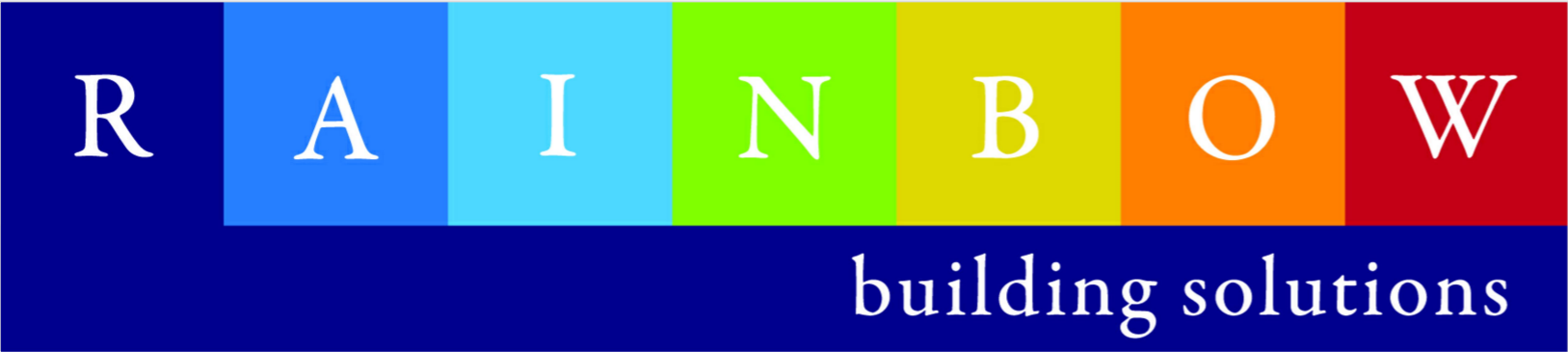
*T.S. Cromer*  
Signature

Date 25-11-'91

Signed: *David Milby*  
(GRADUATE SURVEYOR)  
25/11/91



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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.

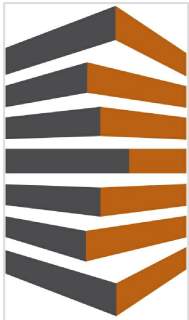
THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED BY "WILKIN DESIGN & DRAFTING" THE DRAWER RETAINS ALL "INTELLECTUAL PROPERTY"

REQUIREMENTS OF SCHEDULE 1

DESIGNER : T. WILKIN - CC678X  
PROJECT ADDRESS : 10 TERRY ST CARLTON TAS 7173  
CLIENT NAME : B. & M. GUY  
TITLE REF : 52794/1  
FLOOR AREA : 41.50m²  
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 ROOF STRUCTURE FOR B. & M. GUY AT 10 TERRY ST CARLTON TAS 7173



wilkin  
design

P.O. BOX 478  
LAUNCESTON  
TASMANIA 7250

ACCREDITATION NO:  
CC678 X

DATE:  
18/12/2025

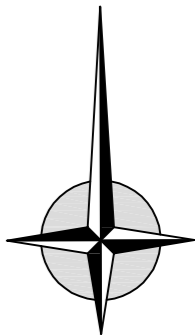
JOB NUMBER:  
DA/BA-25SRGUY



**Sorell Council**

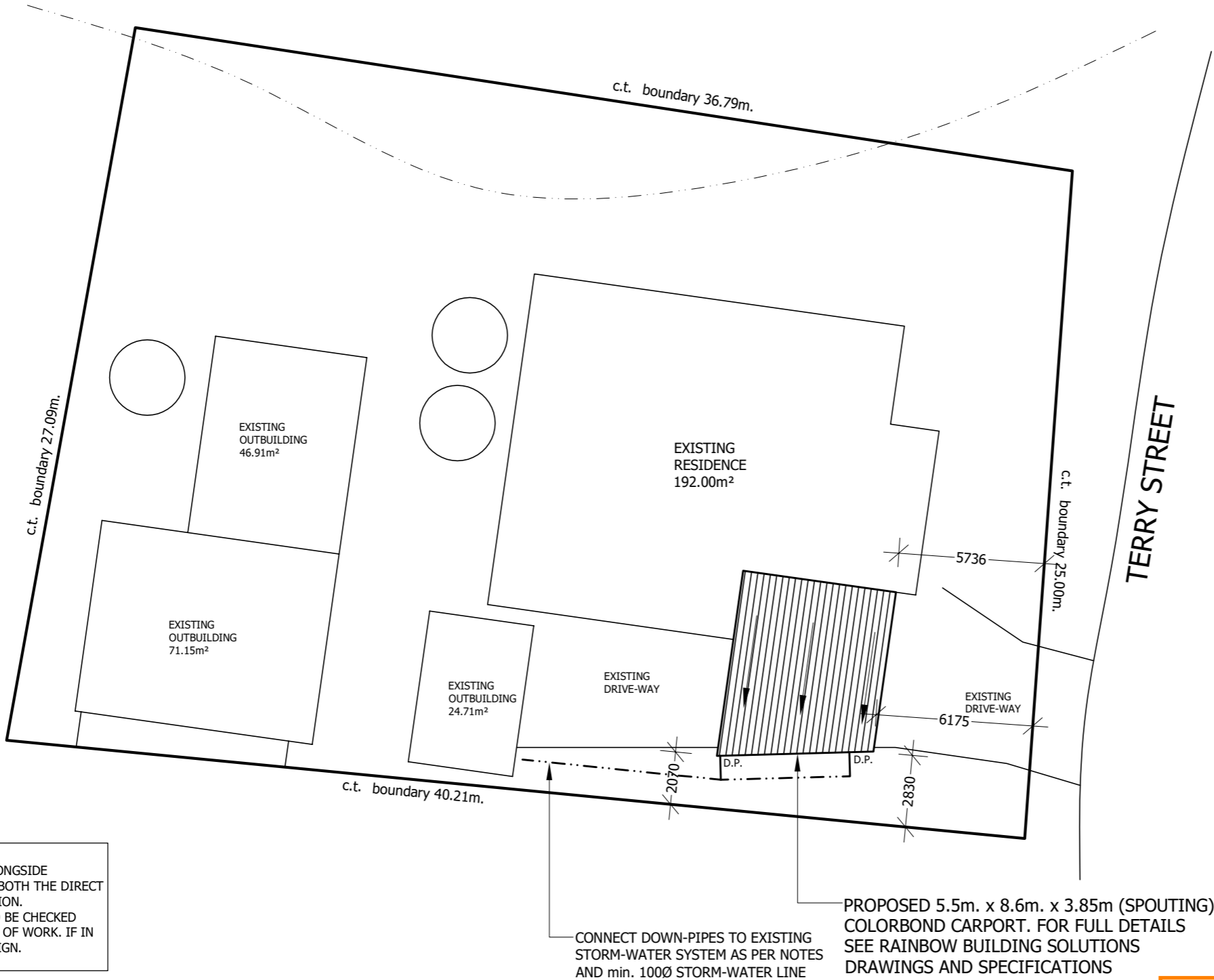
Development Application: 5.2026.6.1 -Response  
to Request For Information - 10 Terry Street,  
Carlton - P2.pdf  
Plans Reference: P2  
Date Received: 22/01/2026

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



10 TERRY ST  
CARLTON TAS 7173

TITLE REF: 52794/1  
PROPERTY ID: 7817347  
TITLE AREA = 1000.00m²



TOTAL AREA OF EXISTING  
BUILDINGS - 334.77  
AREA OF PROPOSED  
CARPORT - 47.30  
TOTAL - 382.07m²

SITE COVER - 38.2%

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.



Sorell Council

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wilkin  
design

P.O. BOX 478  
LAUNCESTON  
TASMANIA 7250

ACCREDITATION NO:  
CC678 X

NOTES:

PROJECT TITLE:  
GUY ROOF CARPORT  
  
TERRY ST  
CARLTON

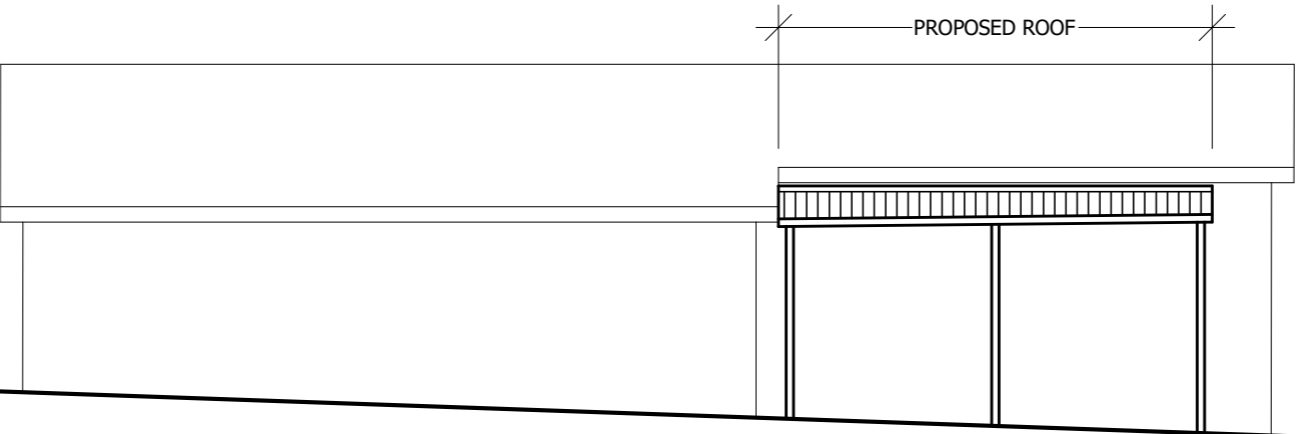
REVISION:

DATE:  
18/12/2025

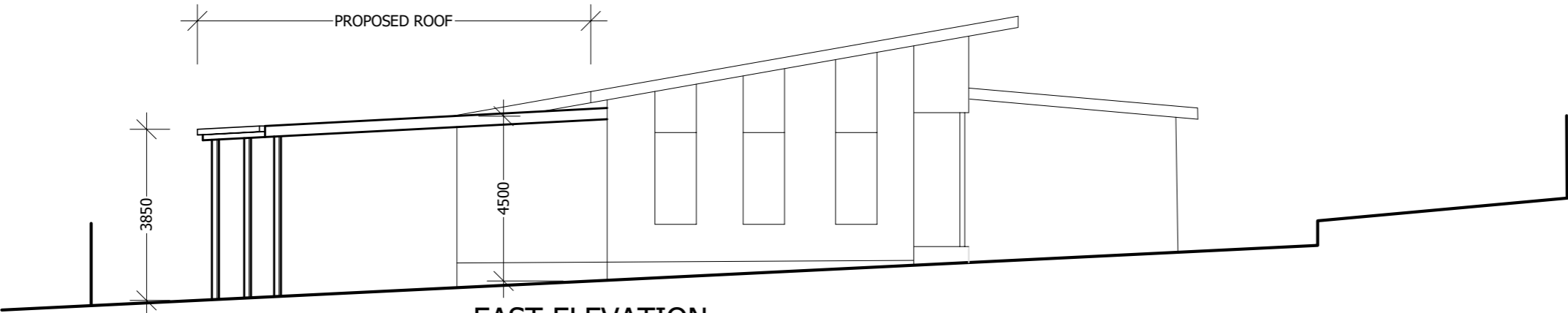
SCALE:  
AS SHOWN

JOB NUMBER:  
DA/BA-25SRGUY

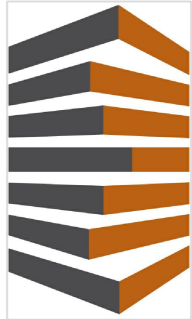
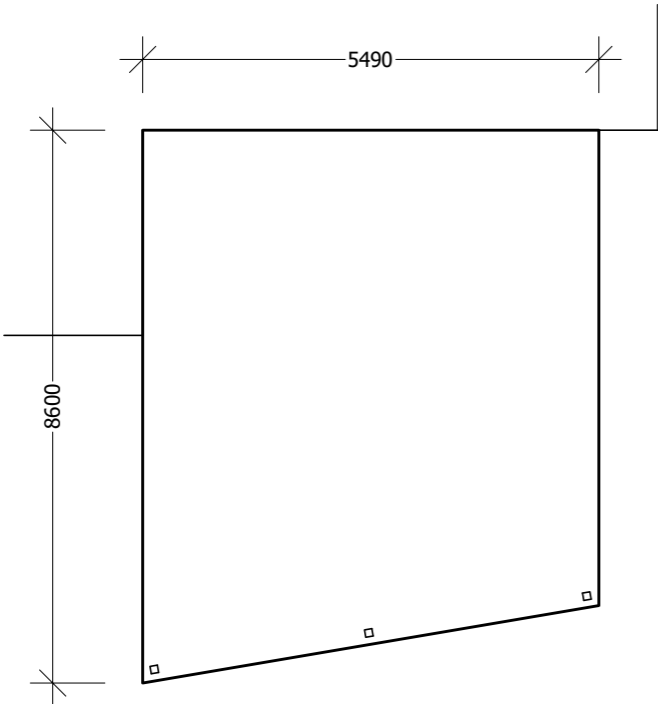
PAGE:  
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**SOUTH ELEVATION**  
1:100



**EAST ELEVATION**  
1:100



**wilkin**  
design

P.O. BOX 478  
LAUNCESTON  
TASMANIA 7250

ACCREDITATION NO:  
CC678 X

NOTES:  
-----,

PROJECT TITLE:  
GUY ROOF CARPORT  
  
TERRY ST  
CARLTON

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PAGE:  
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