

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 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) 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:	<i>Use:</i>
	<i>Development:</i>
	<i>Large or complex proposals should be described in a letter or planning report.</i>

Design and construction cost of proposal:	\$
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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>		



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

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.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:

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>).	
<p>Please note:</p> <ul style="list-style-type: none">If General Manager consent if required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.auIf 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>	



Signature of General Manager, Minister or Delegate:	Signature: Date:
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SEARCH OF TORRENS TITLE

VOLUME	FOLIO
52794	1
EDITION	DATE OF ISSUE
10	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

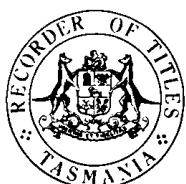
Prior CT **4861/12****SCHEDULE 1****N183326** TRANSFER to BARRY MICHAEL GUY and MELISSA THERESE FRANCES GUY Registered 27-Apr-2024 at 12.01 pm**SCHEDULE 2**

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



**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.



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Plans Reference:P1
Date Received:14/01/2026

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.

**Sorell Council**

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Development Application - 10 Terry Street,
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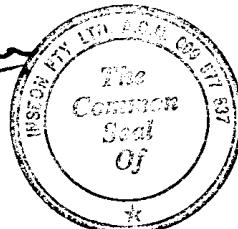
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Date Received:14/01/2026

52794

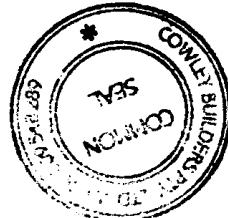
SIGNED by COWLEY BUILDERS PTY. LTD.)
 (ACN 009 548 289) IN-SEON PTY. LTD.)
 (ACN 009 577 637) and MAURICE LLOYD)
 BARWICK the registered proprietors of the)
 land comprised in Folio of the Register)
 Volume 3785 Folio 15 in the presence of:-)

*E. J. Hall
Secretary
Barwick Ltd*

*T. S. Cronin
Director*



*R. W. Scanlon
Maurice Lloyd
W. L. Bennett*



SIGNED by ROBERT WILLIAM SCANLON)
 and PATRICIA MARY SCANLON the)
 registered proprietors of the land comprised)
 in Folio of the Register Volume 2173 Folio)
 11 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:-)

*E. J. Hall
Secretary
Mortgagee*

Director

Director/Secretary



Patricia Scanlon

LJ FLU 15/01



Sorell Council

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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 21st November 1991

Solicitor's Reference NJW 2/91/9937

[Signature]
Council Clerk/Town Clerk

OSK 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
CT. 3785/15SURVEY COMMENCED 15-11-91
SURVEY COMPLETED 15-11-91

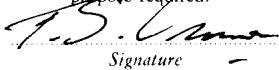
ERROR OF (CLOSE) 1:45,696

ALL C.N.R's (C.P's) UNLESS OTHERWISE STATED.
ALL B.D.Y's OPEN UNLESS OTHERWISE STATED**SURVEY CERTIFICATE**

I, T.S. CROMER of ROSNY PARK

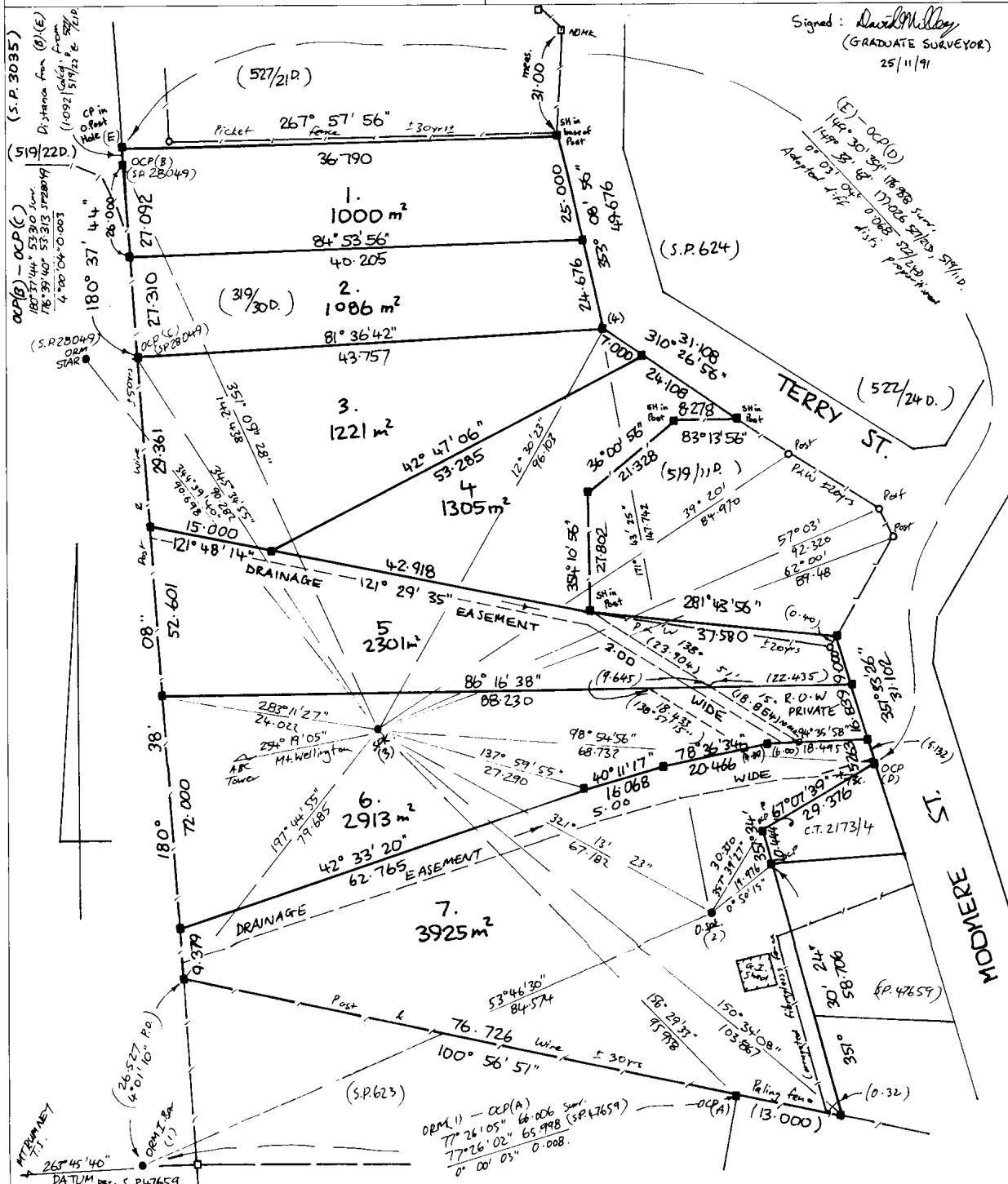
in Tasmania a registered surveyor HEREBY CERTIFY that:

- (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.



Date 25-11-91.

Signature

 Signed: 
 (GRADUATE SURVEYOR)
 25/11/91




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

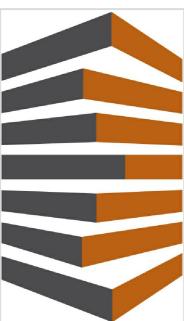
ENGINEERING DRAWINGS - NO

SPECIFICATIONS - NO

ADDITIONAL PAGES - FORM 35

LEGEND:
COVER PAGE
PAGE 1# SITE PLAN
PAGE 2# FLOOR PLAN/ELEVATIONS

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

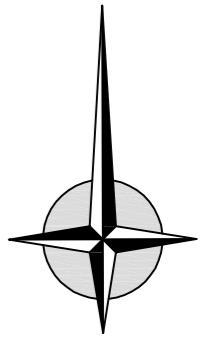
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DA/BA-25SRGUY



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Carlton - P2.pdf
Plans Reference: P2
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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
CLAY (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



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:
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PROJECT TITLE:
GUY ROOF CARPORT
TERRY ST
CARLTON

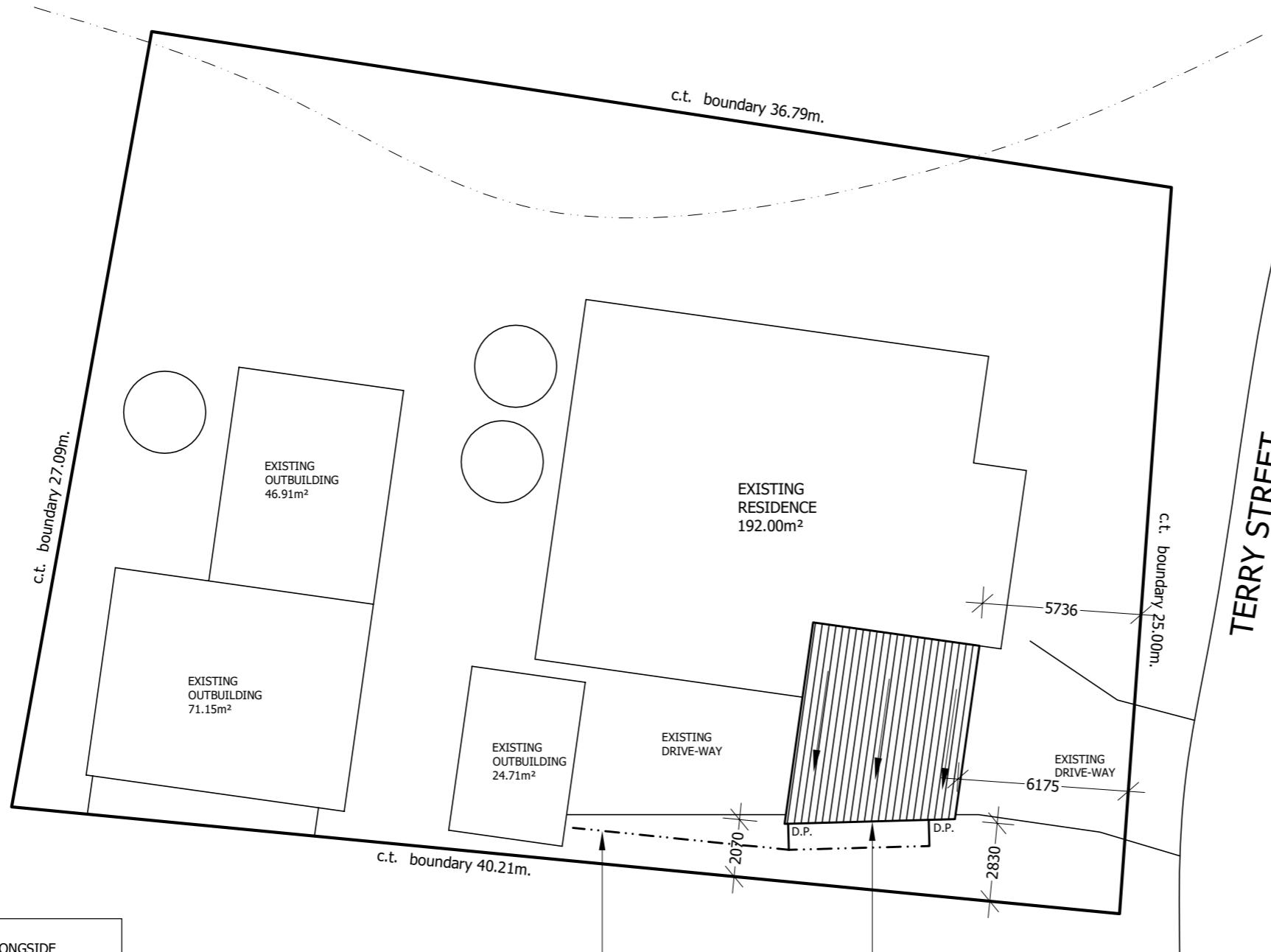
REVISION:
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DATE:
18/12/2025

SCALE:
AS SHOWN

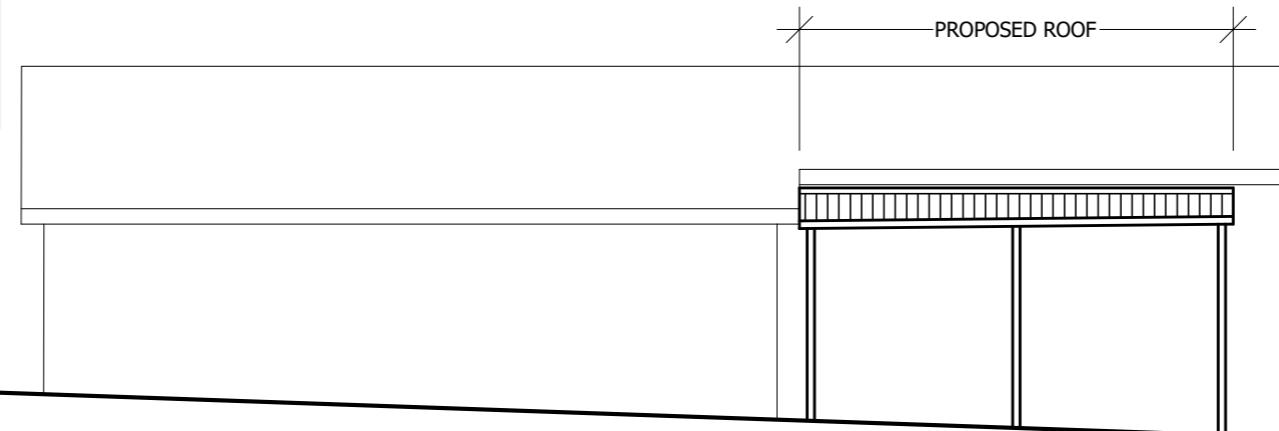
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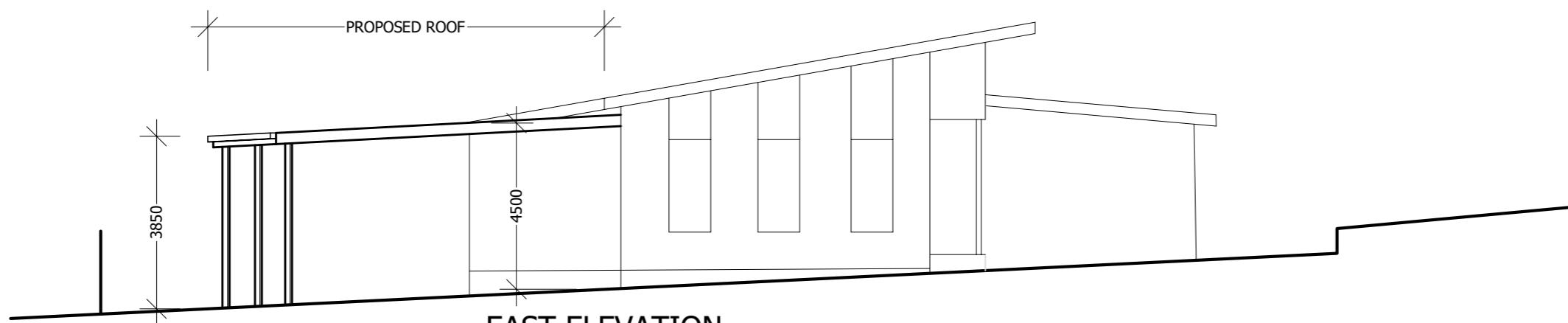


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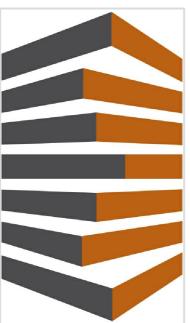
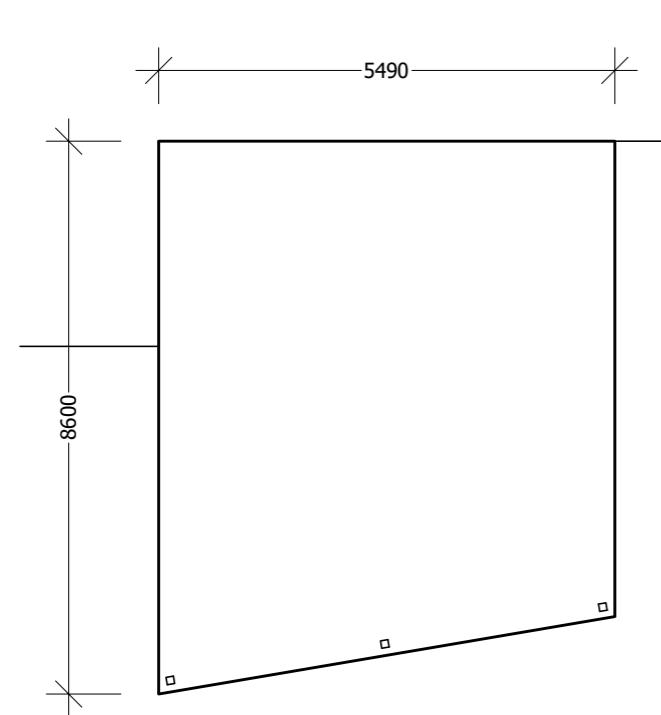
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SOUTH ELEVATION
1:100



EAST ELEVATION
1:100



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:
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PROJECT TITLE:
GUY ROOF CARPORT
TERRY ST
CARLTON

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-----.

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