

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

140 OLD FORCETT ROAD, FORCETT

PROPOSED DEVELOPMENT:

**CARETAKERS' DWELLING FOR VISITOR
ACCOMMODATION (RETROSPECTIVE)**

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 24th 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 24th February 2026**.

**APPLICATION NO: 5.2025-14.1
DATE: 06 FEBRUARY 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.

200 m



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

Full description of Proposal:	Use: <u>Residential</u> Development: <u>Re-roofing to 100% for Carvalhos Cottage</u> <u>for the Residential use of owners only.</u> Large or complex proposals should be described in a letter or planning report.
Design and construction cost of proposal:	\$ 30,000 -

Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input checked="" type="checkbox"/>
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Location of proposed works:	Street address: <u>100 Old Forcett Rd</u> Suburb: <u>Forcett</u> Postcode: <u>7172</u> Certificate of Title(s) Volume: <u>185 828</u> Folio: <u>0</u>
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Current Use of Site	<u>Carvalhos Cottage</u>
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Current Owner/s:	Name(s) <u>Ruth Anne Harrison & Trevor Alexander Harrison</u>
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Is the Property on the Tasmanian Heritage Register?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please provide written advice from Heritage Tasmania
Is the proposal to be carried out in more than one stage?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please clearly describe in plans
Have any potentially contaminating uses been undertaken on the site?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please complete the Additional Information for Non-Residential Use
Is any vegetation proposed to be removed?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	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: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	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/		



Sorell Council

Development Application: 5.2025.14.1 -
Response to Request For Information - 140 Old
Forcett Road, Forcett - P3 .pdf
Plans Reference: P2
Date Received: 15/01/2026

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

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:  Date: 14/11/2026

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



Signature of General Manager,
Minister or Delegate:

Signature: Date:



Sorell Council

Development Application: 5.2025.14.1 -
Response to Request for Information - 146 Old
Forcett Road, Forcett P2.pdf
Plans Reference: P2
Date received: 12.02.2025

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
185828	0
EDITION	DATE OF ISSUE
1	07-Sep-2023

SEARCH DATE : 12-Feb-2025

SEARCH TIME : 09.04 PM

DESCRIPTION OF LAND

Parish of FORCETT Land District of PEMBROKE
The Common Property for Strata Scheme 185828
Derivation : Part of 100A-1R-17Ps. Gtd. to William Davis
Prior CT 125123/1

SCHEDELE 1

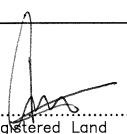
STRATA CORPORATION NUMBER 185828, 146 OLD FORCETT ROAD, FORCETT

SCHEDELE 2

Reservations and conditions in the Crown Grant if any
SP 38923 COVENANTS in Schedule of Easements
SP 38923 FENCING PROVISION in Schedule of Easements
SP 38923 COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY/TOWN SORELL SUBURB/LOCALITY FORCETT FOLIO REFERENCE C.T.125123/1 SITE COMPRISSES THE WHOLE OF LOT 1 ON PLAN No. P125123	STRATA PLAN SHEET 1 OF 3 SHEETS		Registered Number 185828
	NAME OF STRATA SCHEME 146 OLD FORCETT ROAD, FORCETT		STRATA TITLES ACT 1998 REGISTERED7.SEP.2023..... <i>Renata</i> Recorder of Titles
	SCALE 1:1000	LENGTHS IN METRES	
	SITE PLAN		
			
<p> Sorell Council Development Application: 5.2025.14.1 - Response to Request for Information - 146 Old Forcett Road, Forcett P2.pdf Plans Reference: P2 Date received: 12.02.2025</p>			
NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.		 Council Delegate	24.7.23..... Date
STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE)		 Registered Land Surveyor	
		LODGED BY ROGERSON & BIRCH SURVEYORS	



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COVER PAGE

19-11-2025

001 OF 009

R. & T. HARRISON
P-25021 - RETROSEPECTIVE DWELLING APPROVAL WITH ALTERATIONS
140 OLD FORCETT ROAD,
FORCETT, TAS 7173

3 19-11-2025 ISSUED FOR BUSHFIRE ASSESSOR REVIEW
2 09-10-2025 ISSUED FOR CLIENT REVIEW
1 15-04-2024 ISSUED FOR CLIENT REVIEW



Sorell Council

Development Application: 5.2025.14.1 -
Response to Request For Information - 140 Old
Forcett Road, Forcett - P5.pdf
Plans Reference: P5
Date Received: 28/01/2026

STANDARD COMPLIANCE & GENERAL NOTES

EFFECTIVE JULY 2025

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GENERAL COMPLIANCE

1. THIS DOCUMENT IS PREPARED SOLELY FOR THE CLIENT OF OSSA DESIGN TASMANIA FOR THE PURPOSE COMMUNICATED TO THE DESIGNER. USE BY OTHERS WITHOUT WRITTEN CONSENT IS AT THEIR OWN RISK. THE DESIGNER ACCEPTS NO LIABILITY FOR UNAUTHORISED USE. ALL DISCREPANCIES MUST BE REFERRED TO THE DESIGNER BEFORE PROCEEDING.
2. THIS DOCUMENT MUST BE READ IN CONJUNCTION WITH ALL DRAWINGS, DETAILS, AND INFORMATION PROVIDED BY THE CONSULTANTS NAMED HEREIN.
3. THE BUILDER AND SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS, LEVELS & SPECIFICATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. A COPY OF THE BUILDING & PLUMBING APPROVALS ARE TO BE KEPT ON THE PROJECT SITE AT ALL TIMES.
5. ALL DESIGN, DEMOLITION, CONSTRUCTION AND OCCUPANCY WORKS MUST COMPLY WITH THE BUILDING ACT 2016, BUILDING REGULATIONS 2016, WORKPLACE STANDARDS TASMANIA AND THE NATIONAL CONSTRUCTION CODE (NCC 2022) INCLUDING HOUSING PROVISIONS, VOLUMES 1, 2 & 3.
6. ALL MATERIALS, PRODUCTS AND WORKMANSHIP TO MEET THE RELEVANT AUSTRALIAN STANDARDS.

DRAWING CONVENTIONS

1. UNLESS NOTED OTHERWISE, ALL DIMENSIONS IN MILLIMETRES, LEVELS IN METRES.
2. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY.
3. THESE DRAWINGS MUST BE PRINTED IN COLOUR.

PLANNING APPROVAL & PLANNING SCHEME

1. WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE CONDITIONS OF THE PLANNING APPROVAL ISSUED UNDER LAND USE PLANNING & APPROVALS ACT 1993 AND RELEVANT PLANNING SCHEME.

ENERGY EFFICIENCY & SUSTAINABILITY

1. BUILDING FABRIC, SERVICES AND ON-SITE RENEWABLE ENERGY SYSTEMS TO MEET NCC 2022 SECTION J (VOL 1) / PART 12 (VOL 2) DEEMED TO SATISFY PROVISIONS OR AN APPROVED PERFORMANCE SOLUTION.

STRUCTURAL DESIGN & CERTIFICATION

1. STRUCTURAL ELEMENTS TO BE DESIGNED AND CERTIFIED BY A TASMANIAN LICENSED ENGINEER TO AS/NZS 1170 LOADING CODES, AS 4100, AS 3600, AS 3700, AS 1720 AND / OR AS 1684 AS REQUIRED.
2. GEOTECHNICAL CONDITIONS TO BE CONFIRMED BY SITE INVESTIGATION AND FOOTING DESIGN UNDERTAKEN IN ACCORDANCE WITH AS 2870.

WORKPLACE HEALTH & SAFETY

1. PRINCIPAL CONTRACTOR TO PREPARE AND IMPLEMENT A CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP) AND SITE-SPECIFIC WHS MANAGEMENT PLAN MEETING THE OBLIGATIONS OF THE WORK HEALTH AND SAFETY ACT 2012 AND REGULATIONS.
2. ALL PERSONNEL TO HOLD CURRENT WHITE CARDS. HIGH RISK WORKS (E.G. EXCAVATION, CONFINED SPACES, WORKING AT HEIGHT) REQUIRE SAFE WORK METHOD STATEMENTS.

SITE WORKS, ENVIRONMENTAL & EROSION CONTROL

1. GRADING, DRAINAGE AND SEDIMENT CONTROL MEASURES TO COMPLY WITH COUNCIL STORMWATER MANAGEMENT CODE AND AS3798 – GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS.
2. DUST, NOISE AND VIBRATION TO BE MANAGED IN ACCORDANCE WITH THE ENVIRONMENTAL MANAGEMENT AND POLLUTION CONTROL ACT 1994 AND COUNCIL ENVIRONMENTAL MANAGEMENT CONDITIONS.
3. EXISTING VEGETATION IDENTIFIED FOR RETENTION TO BE PROTECTED BY TREE PROTECTION ZONES PER AS4970.

DEMOLITION & HAZARDOUS MATERIALS

1. DEMOLITION WORKS TO COMPLY WITH AS 2601; HAZARDOUS MATERIALS TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH WORKSAFE TASMANIA CODES OF PRACTICE.
2. IF ASBESTOS CONTAINING MATERIALS ARE PRESENT, PREPARE AN ASBESTOS REMOVAL CONTROL PLAN IN LINE WITH WORK HEALTH AND SAFETY REGULATIONS 2012.

PLUMBING & DRAINAGE

1. PLUMBING AND DRAINAGE DESIGN AND INSTALLATION SHALL COMPLY WITH NCC 2022 VOLUME 3 AND AS/NZS 3500 SERIES.

ELECTRICAL & COMMUNICATIONS

1. ELECTRICAL INSTALLATION TO COMPLY WITH AS/NZS 3000 AND TASNETWORKS SERVICE & INSTALLATION RULES.

SERVICE AUTHORITY & UTILITY COORDINATION

1. COORDINATE WITH TASWATER, TASNETWORKS, AURORA, NBNCO, TELSTRA AND LOCAL COUNCIL FOR ASSET LOCATIONS, CONNECTION APPROVALS, OUTAGES AND INSPECTIONS.
2. MAINTAIN MINIMUM CLEARANCES TO OVERHEAD AND UNDERGROUND SERVICES, MARK ALL EXISTING SERVICES ON DRAWINGS AND CONSULT WITH AUTHORITIES AS REQUIRED.

COMPLETION

1. ON COMPLETION, THE BUILDER MUST ENSURE SUBMISSION OF ALL REQUIRED COMPLIANCE DOCUMENTATION TO THE DESIGNER, BUILDING SURVEYOR AND COUNCIL AS REQUIRED, INCLUDING, BUT NOT LIMITED TO:
 - A. FINAL STAMPED DRAWINGS
 - B. OCCUPANCY PERMIT AND / OR CERTIFICATE OF FINAL INSPECTION.
 - C. CERTIFICATES FOR PLUMBING, ELECTRICAL, STRUCTURAL ELEMENTS, ENERGY EFFICIENCY, WATERPROOFING, GLAZING, AND ANY FIRE SAFETY SYSTEMS
 - D. COUNCIL INSPECTION RECORDS AND COMPLIANCE DOCUMENTS PER PERMIT CONDITIONS
 - E. AS-BUILT PLANS (WHERE APPLICABLE)
2. A COMPLETE HANDOVER PACKAGE MUST BE PROVIDED TO THE CLIENT, INCLUDING:
 - A. WARRANTIES, PRODUCT MANUALS, AND MAINTENANCE GUIDES
 - B. AS-BUILT PLANS (WHERE APPLICABLE)
3. ALL PARTIES MUST RETAIN DIGITAL RECORDS OF PLANS, PERMITS, AND CERTIFICATES FOR A MINIMUM OF 7 YEARS IN ACCORDANCE WITH THE BUILDING ACT 2016.

DRAWING LIST

- 001 COVER PAGE
- 002 PROJECT INFORMATION
- 003 PROPOSED SITE PLAN
- 004 PROPOSED PART SITE PLAN
- 005 CURRENT FLOOR PLAN
- 006 CURRENT ELEVATIONS
- 007 PROPOSED FLOOR PLAN
- 008 PROPOSED ELEVATIONS
- 009 PERSPECTIVES

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CLIENT:
R. & T. HARRISON

PROJECT:
P-25021
RETROSEPECTIVE
DWELLING APPROVAL
WITH ALTERATIONS
140 OLD FORCETT ROAD,
FORCETT, TAS 7173

SHEET:
PROJECT INFORMATION

19-11-2025 002 OF 009

SITE INFORMATION

CERTIFICATE OF TITLE REFERENCE: LOT 2 ON STRATA PLAN 185828
PROPERTY IDENTIFICATION NUMBER: 9050138
LOCAL GOVERNMENT AREA: SORELL COUNCIL
PLANNING SCHEME: TASMANIAN PLANNING SCHEME
PLANNING ZONE: RURAL LIVING
PLANNING OVERLAY/S: AIRPORT OBSTACLE LIMITATION AREA
BUSHFIRE PRONE AREAS
DISPERSIVE SOILS SPECIFIC AREA PLAN

PROJECT INFORMATION

NCC BUILDING CLASSIFICATION: CLASS 1a
NCC CLIMATE ZONE: ZONE 7
WIND CLASSIFICATION: N2
GEOTECHNICAL CLASSIFICATION: CLASS M
BUSHFIRE ATTACK LEVEL: TBA
CORROSION ENVIRONMENT: LOW
REFER TO NCC HOUSING PROVISIONS STANDARD 2022 TABLE 6.3.9a

PROJECT CONSULTANTS

BUILDING SURVEYOR: HOLDFAST BUILDING SURVEYORS - 03 6231 5717 - admin@holdfasttas.com
LAND SURVEYOR: N / A
ENGINEER: TBC
STRUCTURAL: N / A
CIVIL / HYDRAULIC: TBC
ENERGY ASSESSOR: GEO-ENVIRONMENTAL SOLUTIONS - 03 6223 1839 - office@geosolutions.net.au
GEOTECHNICAL ASSESSOR: ROGER FENWICK - 0411 609 906 - roger@bushfire-consultant.com.au
BUSHFIRE ASSESSOR: N / A
ENVIRONMENTAL CONSULTANT: N / A
TOWN PLANNER: N / A
ASSET LOCATOR: N / A



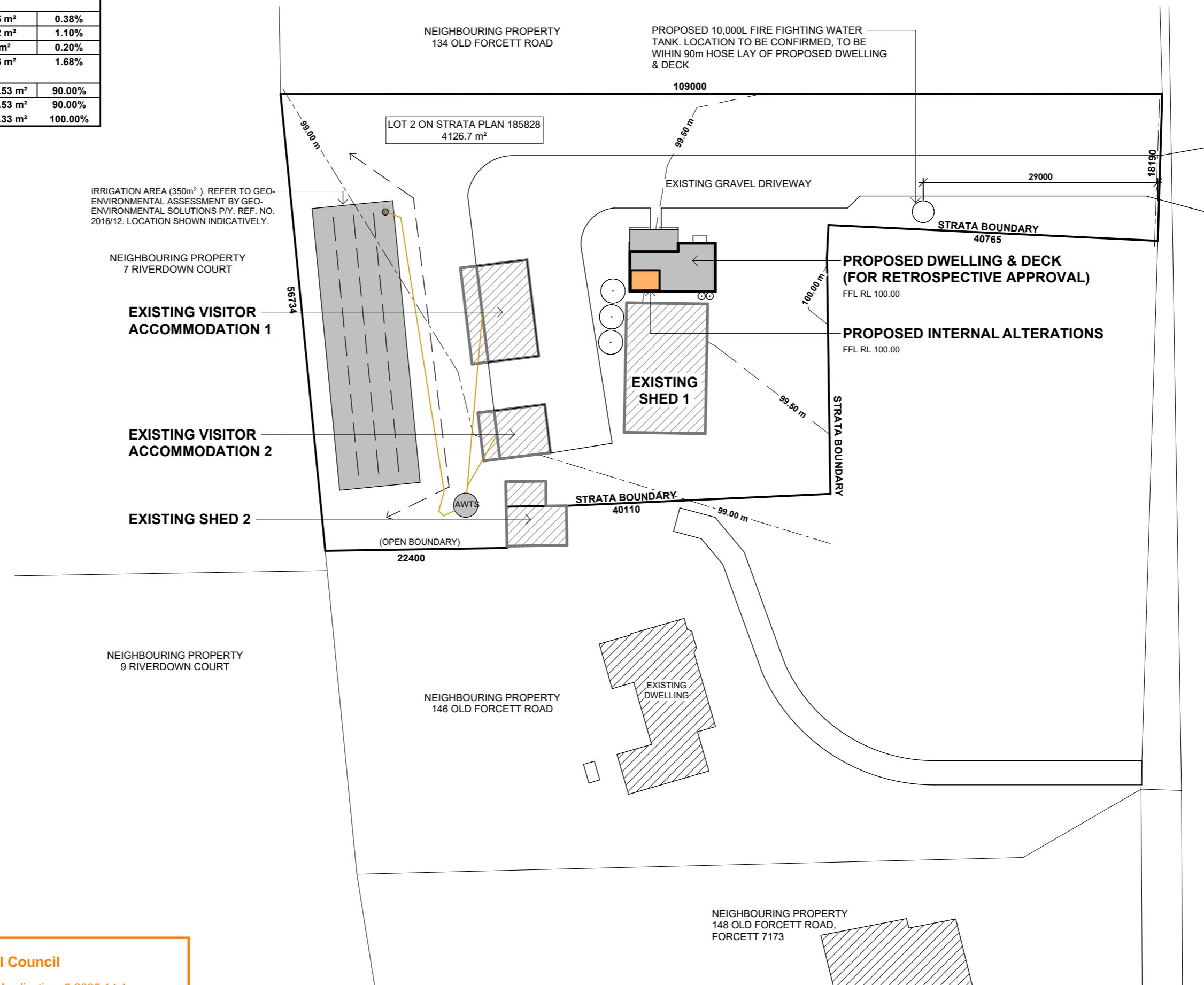
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Development Application: 5.2025.14.1 -
Response to Request For Information - 140 Old
Forcett Road, Forcett - P5.pdf
Plans Reference: P5
Date Received: 28/01/2026

SITE ANALYSIS

EXISTING SHED	212.25 m ²	4.88%
EXISTING VISITOR ACCOMMODATION	149.50 m ²	3.44%
EXISTING BUILDINGS	361.74 m ²	8.32%
PROPOSED DECK	16.35 m ²	0.38%
PROPOSED DWELLING	47.82 m ²	1.10%
PROPOSED ALTERATIONS	8.89 m ²	0.20%
PROPOSED BUILDINGS	73.06 m ²	1.68%
REMAINING SITE AREA	3912.53 m ²	90.00%
REMAINING SITE AREA	3912.53 m ²	90.00%
SITE AREA	4347.33 m ²	100.00%

OLD FORCETT ROAD



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CLIENT:
R. & T. HARRISON

PROJECT:
P-25021
RETROSEPTIVE
DWELLING APPROVAL
WITH ALTERATIONS
140 OLD FORCETT ROAD,
FORCETT, TAS 7173

SHEET:
PROPOSED SITE PLAN



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FORCETT, TAS 7173

SHEET:
**PROPOSED PART SITE
PLAN**

1 : 200
19-11-2025 004 OF 009

LOT 2 ON STRATA PLAN 185828
4126.7 m²

109000

18450

14155

13855

1555

100.00 m

m 00' 66"

DEMOLITION NOTES

- DEMOLITION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS2601, DEMOLITION WORK CODE OF PRACTICE AND OTHER CURRENT NATIONAL CONSTRUCTION CODES AND RELEVANT AUSTRALIAN STANDARDS.
- ALL DEMOLITION TO BE CARRIED OUT DURING PERMIT HOURS ONLY.
- BUILDER TO ENSURE ADEQUATE PROTECTION PREVENTION METHODS ARE INSTALLED TO PROTECT PUBLIC / CONTRACTORS / OCCUPANTS FROM INJURY.
- SITE TO BE KEPT CLEAN AND TIDY DURING DEMOLITION.
- MAKE GOOD ALL AFFECTED SURFACES & FINISHES FOR FUTURE USE.
- DISPOSAL OF ALL WASTE MATERIAL SHALL BE AT AN APPROVED REFUSE SITE.
- ALL CONTRACTORS TO CONFIRM ALL EXISTING MEASUREMENTS & PROPOSED SCOPE OF WORKS PRIOR TO STARTING ANY WORKS.
- BUILDER TO INVESTIGATE AND LOCATE ANY MATERIALS THAT MAY CONTAIN ASBESTOS. IF ASBESTOS IS PRESENT, A SUITABLE ASBESTOS REMOVALIST IS TO BE ENGAGED TO REMOVE ANY MATERIALS THAT CONTAIN ASBESTOS IN ACCORDANCE WITH RELEVANT REMOVAL GUIDELINES.
- ALL MATERIALS, FINISHES & PRODUCTS SHALL BE RE-USED / SALVAGED WHERE POSSIBLE AND APPROPRIATE.
- BUILDER TO PROVIDE ADEQUATE MEASURES TO PREVENT TRACKING OF MUD AND DEBRIS ONTO ROAD.
- DISCONNECT AND MAKE SAFE / TEMPORARILY CAP / DIVERT EXISTING SERVICES AFFECTED AS REQUIRED TO THE REQUIREMENTS OF RELEVANT AUTHORITIES.
- ALL EXISTING STRUCTURES SHALL BE MAINTAINED IN A STABLE MANNER AND ALL TEMPORARY PROPPING SHALL BE DESIGNED AND CHECKED BY A QUALIFIED STRUCTURAL ENGINEER.

DEMOLITION LEGEND

— DENOTES EXISTING ELEMENTS TO BE RETAINED

— DENOTES EXISTING ELEMENTS TO BE REMOVED

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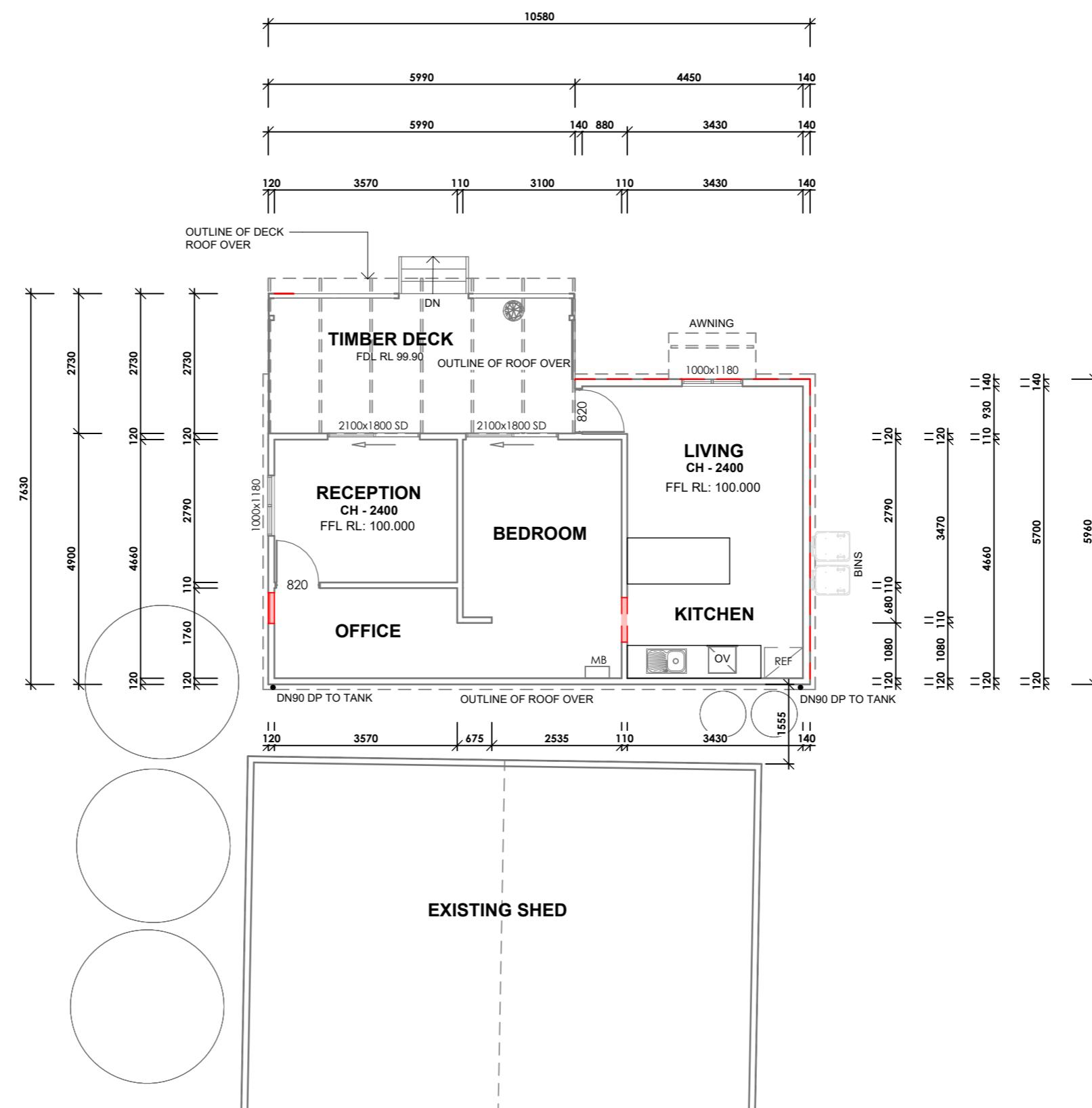


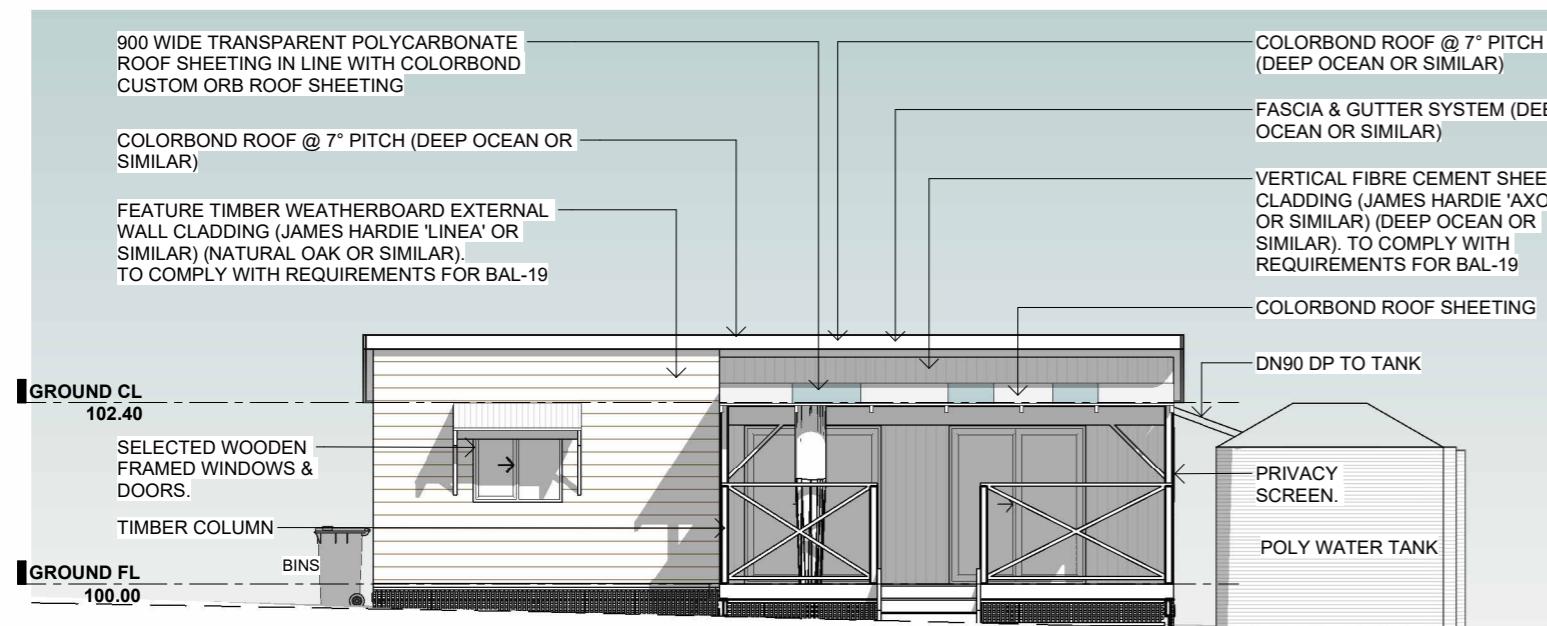
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SHEET:
CURRENT FLOOR PLAN

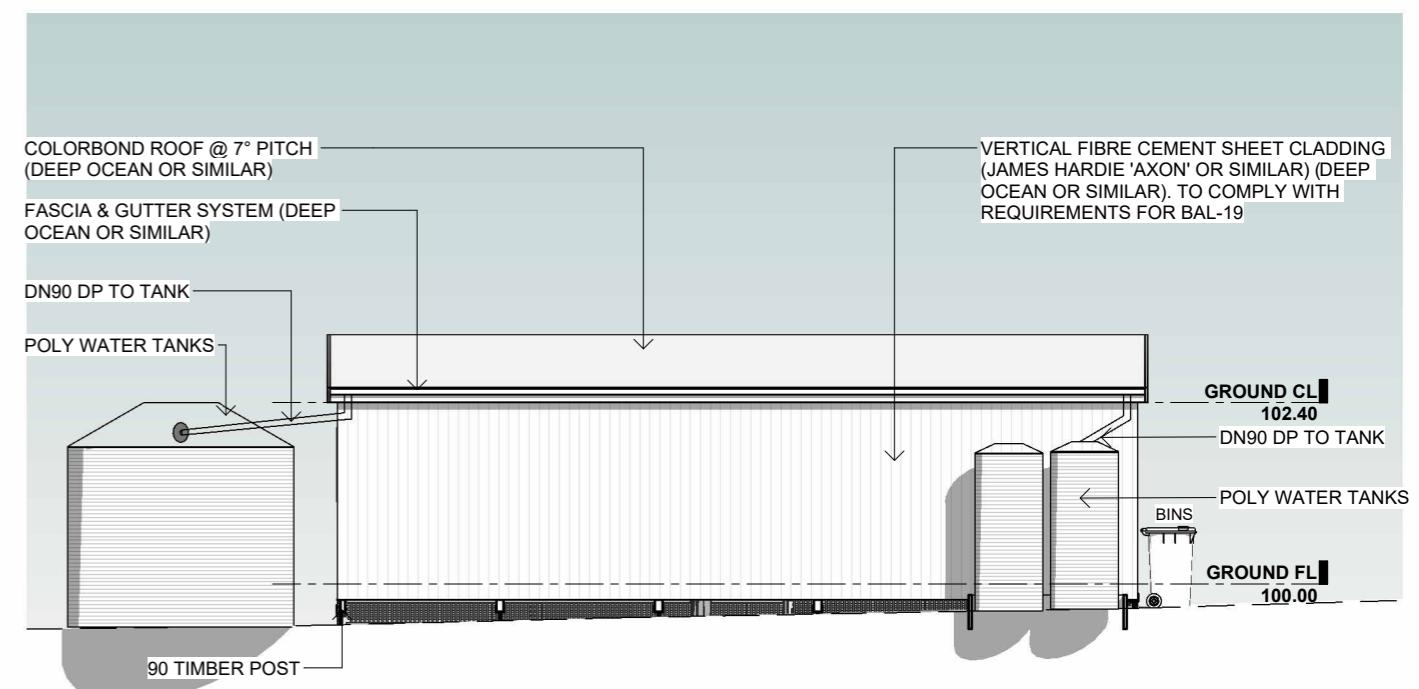
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19-11-2025 005 OF 009





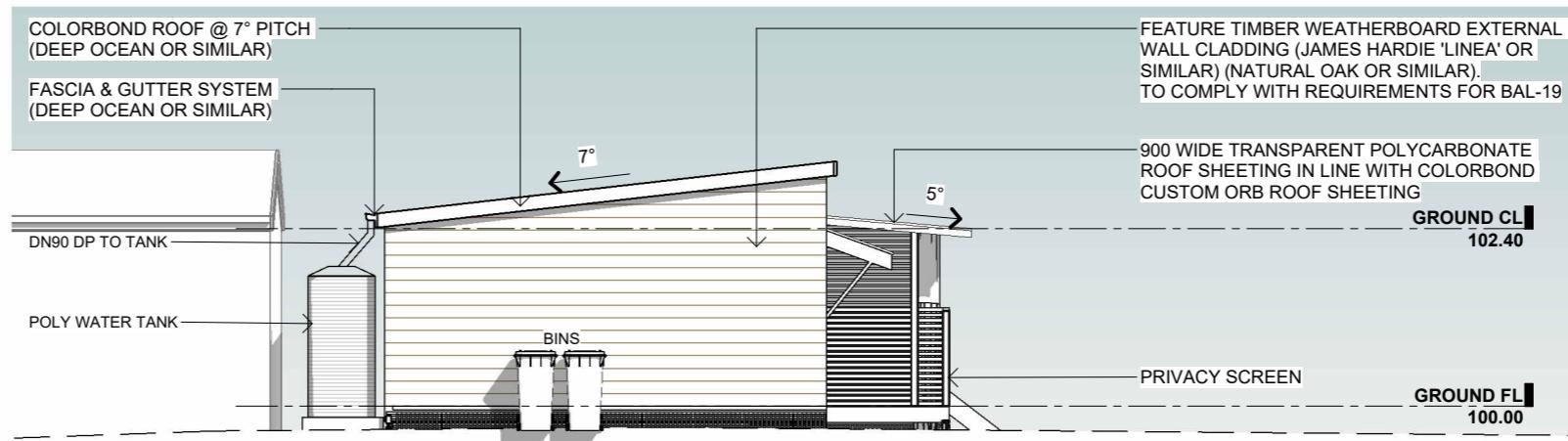
CURRENT NORTHERN ELEVATION

1 : 100



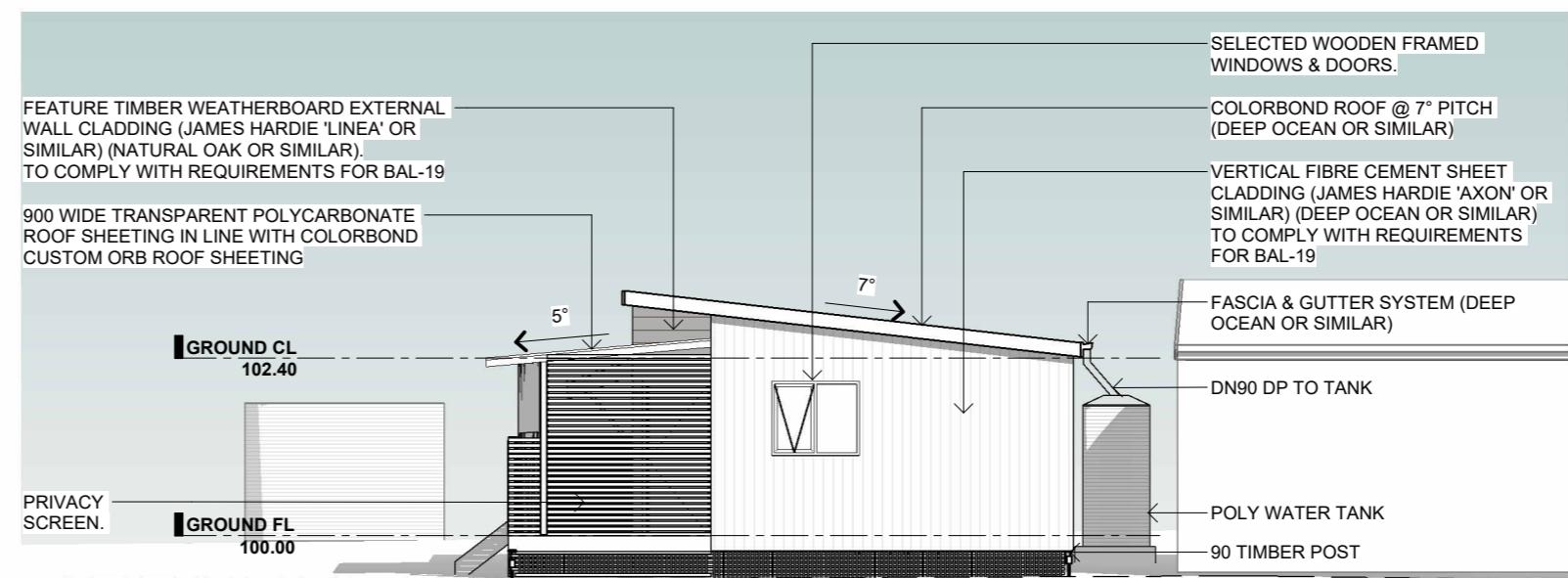
CURRENT SOUTHERN ELEVATION

1 : 100



CURRENT EASTERN ELEVATION

1 : 100



CURRENT WESTERN ELEVATION

1 : 100

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SHEET:
CURRENT ELEVATIONS

1 : 100
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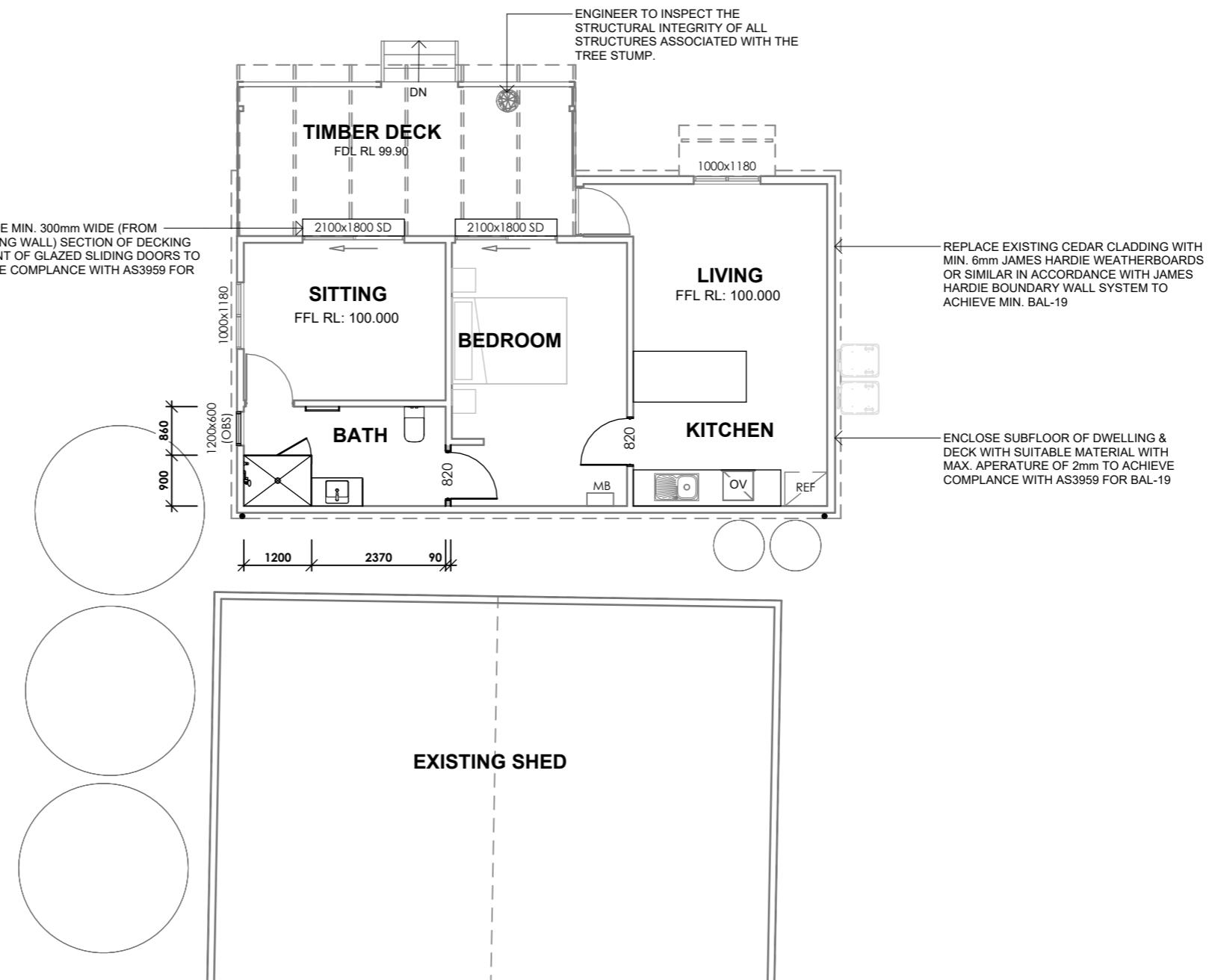


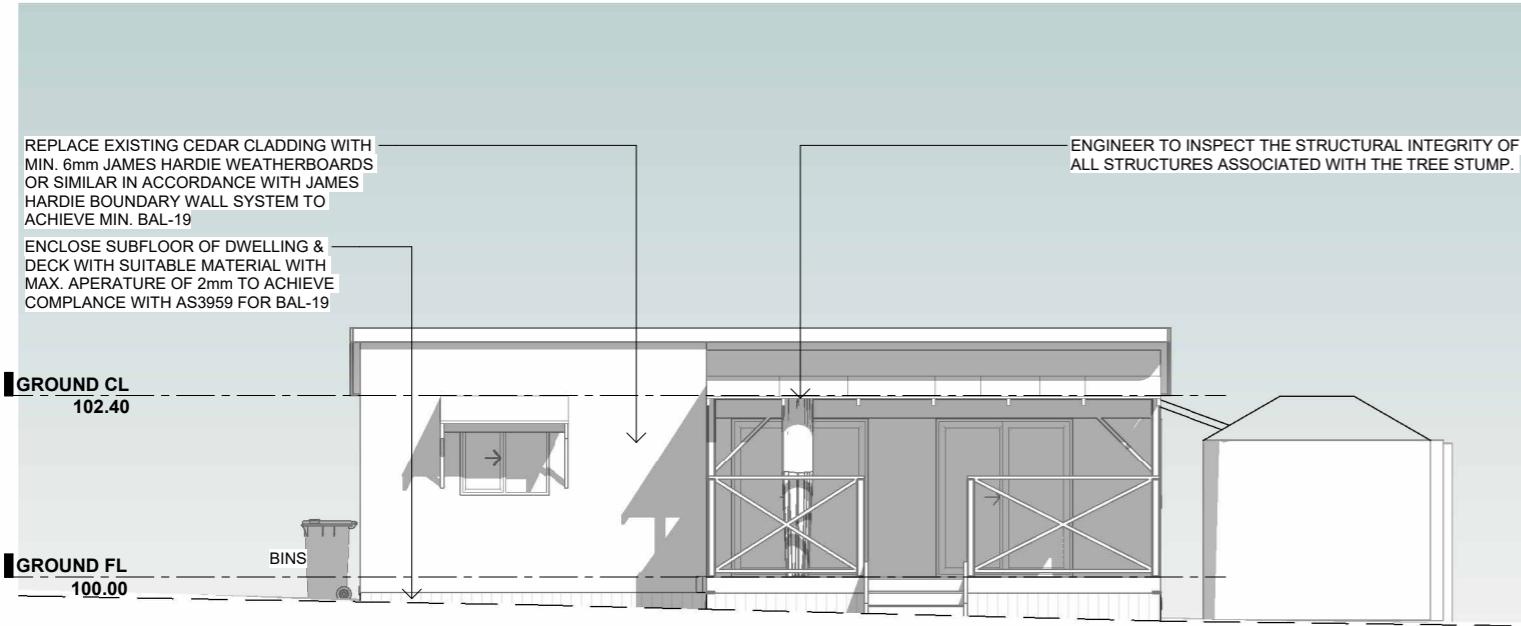
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SHEET:
PROPOSED FLOOR PLAN

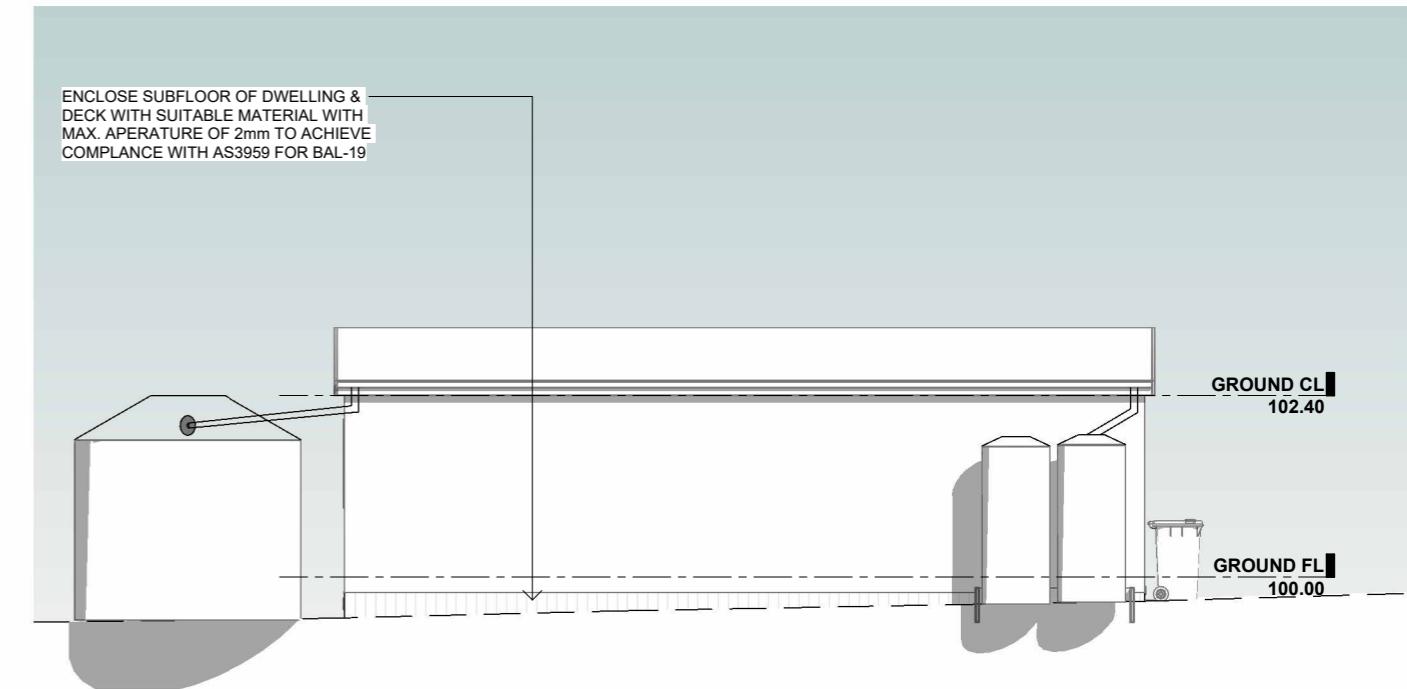
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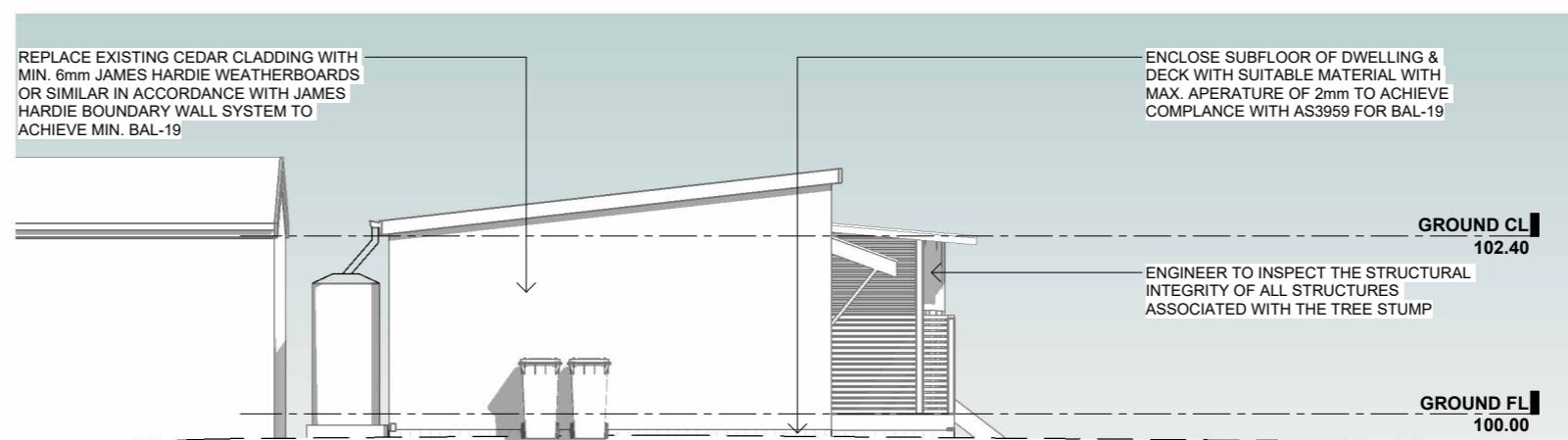
PROPOSED NORTHERN ELEVATION

1 : 100



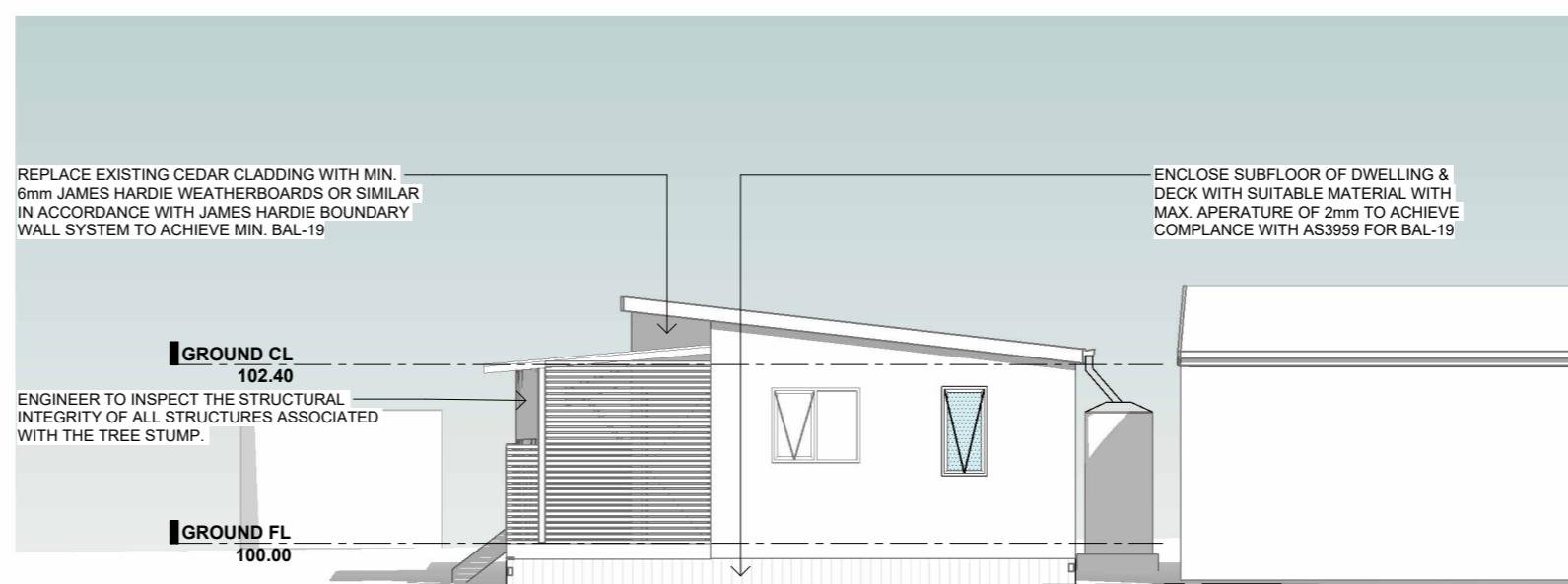
PROPOSED SOUTHERN ELEVATION

1 : 100



PROPOSED EASTERN ELEVATION

1 : 100



PROPOSED WESTERN ELEVATION

1 : 100

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SHEET:
PROPOSED ELEVATIONS

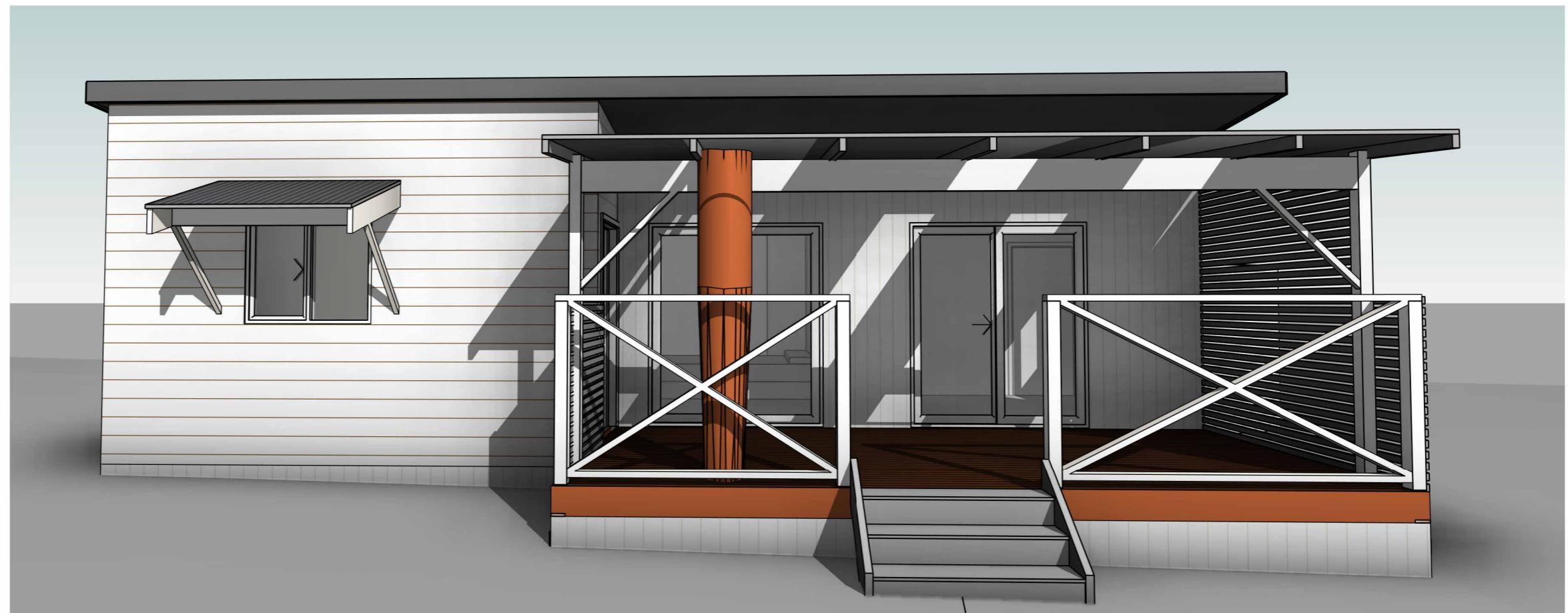
 **Sorell Council**
Development Application: 5.2025.14.1 -
Response to Request For Information - 140 Old
Forcett Road, Forcett, P5.pdf
Plans Reference: P5
Date Received: 28/01/2026



PERSPECTIVE 1



PERSPECTIVE 2



PERSPECTIVE 3

OSSA

03 6292 6024 - hello@ossa.design
www.ossa.design

CLIENT:
R. & T. HARRISON

PROJECT:
P-25021
RETROSEPECTIVE
DWELLING APPROVAL
WITH ALTERATIONS
140 OLD FORCETT ROAD,
FORCETT, TAS 7173

SHEET:
PERSPECTIVES

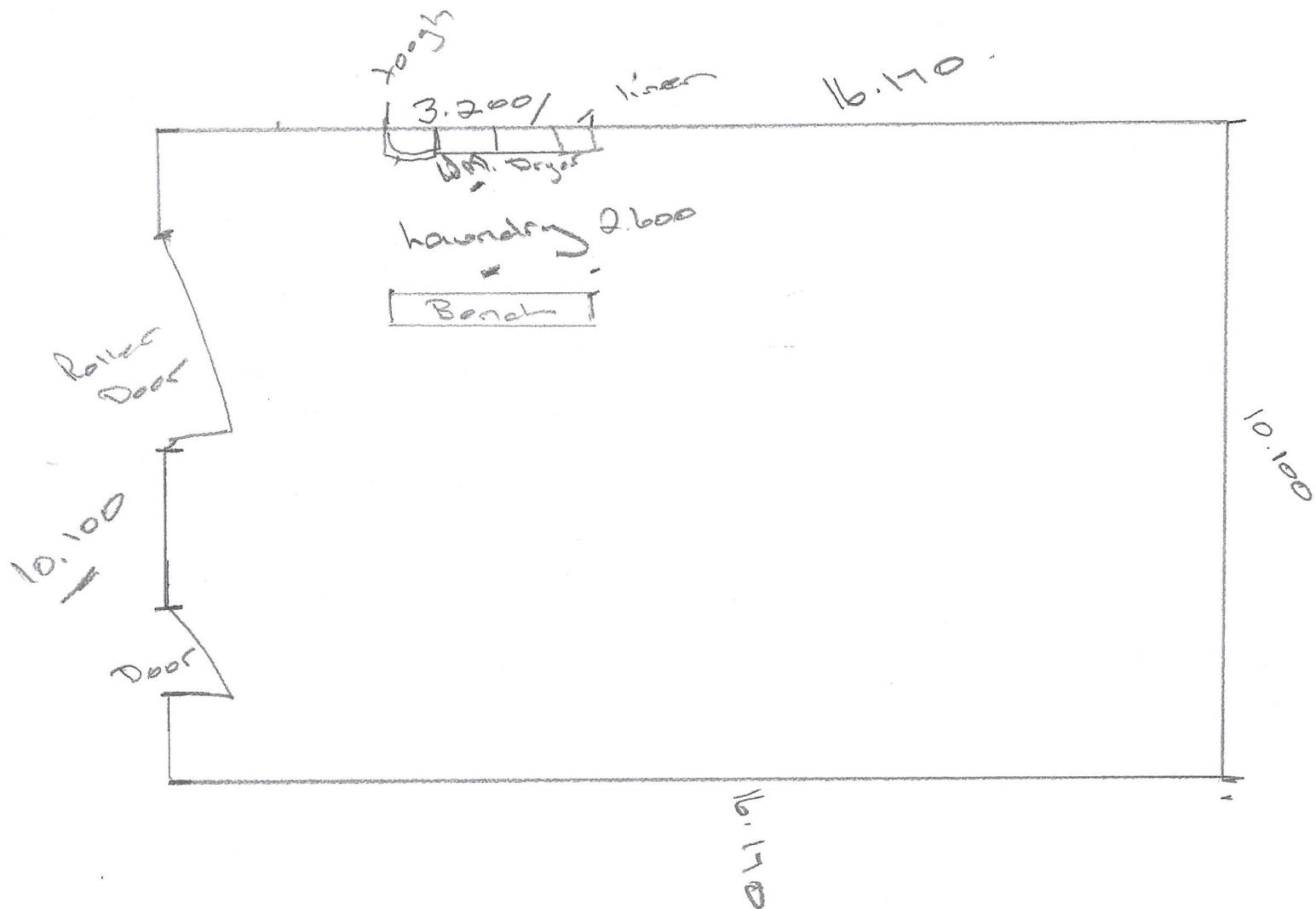
19-11-2025 **009** OF **009**



Sorell Council

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Forcett Road, Forcett - P5.pdf
Plans Reference: P5
Date Received: 28/01/2026

Plan of Shed with laundry



Scale 1cm = 1metre



Sorell Council

Development Application: 5.2025.14.1 -
Response to Request For Information - P6.pdf

Plans Reference: P6
Date Received: 30/01/2026