

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>Retrospective DA for Carolakers Cottage for the Residential use of owners only</u> <small>Large or complex proposals should be described in a letter or planning report.</small>
Design and construction cost of proposal:	<u>\$30,000 -</u>

Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input checked="" type="checkbox"/>
---	---

Location of proposed works:	Street address: <u>140 Old Forcett Rd</u>
	Suburb: <u>Forcett</u> Postcode: <u>7173</u>
	Certificate of Title(s) Volume: <u>185 828</u> Folio: <u>0</u>


Current Use of Site	<u>Carolakers Cottage</u>
---------------------	---------------------------


Current Owner/s:	Name(s) <u>Ruth Anne Harrison & Trevor Alexander Harrison</u>
------------------	---


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

(03) 6269 0000

 sorell.council@sorell.tas.gov.au

 47 Cole Street Sorell TAS 7172

 PO Box 126 Sorell TAS 7172

 www.sorell.tas.gov.au

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: 14/1/2026

Crown or General Manager Land Owner Consent

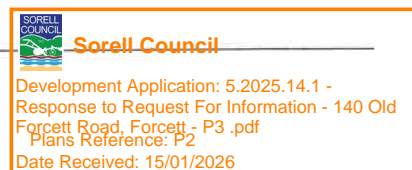
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, 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: _____

(03) 6269 0000

 sorell.council@sorell.tas.gov.au

 47 Cole Street Sorell TAS 7172  PO Box 126 Sorell TAS 7172  www.sorell.tas.gov.au



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

SCHEDULE 1

STRATA CORPORATION NUMBER 185828, 146 OLD FORCETT ROAD, FORCETT

SCHEDULE 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 COMPRISES THE WHOLE OF LOT 1 ON PLAN No. P125123	STRATA PLAN SHEET 1 OF 3 SHEETS NAME OF STRATA SCHEME 146 OLD FORCETT ROAD, FORCETT SCALE 1:1000 LENGTHS IN METRES	Registered Number <h1 style="margin: 0;">185828</h1> STRATA TITLES ACT 1998 REGISTERED - 7 SEP 2023  Recorder of Titles
---	--	---

SITE PLAN





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

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	24.1.23 Date
STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE)	 Registered Land Surveyor	
21.6.2023 Date		
LODGED BY ROGERSON & BIRCH SURVEYORS		

STRATA PLAN

SHEET 2 OF 3 SHEETS

STRATA TITLES ACT 1998

Registered Number

[Signature] Council Delegate
24.7.23 Date

185828

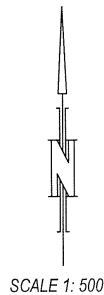
GROUND LEVEL

THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:

SITE BOUNDARIES
MEASUREMENT WHERE BOUNDARY IS OPEN
CENTRELINE OF FENCE LABELLED A - A
EDGE OF ROOFING STRUCTURE LABELLED B - B

OPEN BOUNDARIES SHOWN * ARE THE PROLONGATION OF THE ADJACENT EDGE OF ROOFING STRUCTURE
OPEN BOUNDARIES SHOWN # ARE THE PROLONGATION OF THE CENTRELINE OF FENCE

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY
THE VERTICAL LOT BOUNDARIES EXTEND FROM GROUND LEVEL TO 10.00 METRES ABOVE GROUND LEVEL



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

[Signature]
Registered Land Surveyor
23.6.2023 Date

STRATA PLAN

SHEET 3 OF 3 SHEETS

STRATA TITLES ACT 1998

Registered Number
185828

NAME OF BODY CORPORATE:

STRATA CORPORATION No. 185828

146 OLD FORCETT ROAD, FORCETT

ADDRESS FOR THE SERVICE OF NOTICES:

146 OLD FORCETT ROAD, FORCETT 7173

SURVEYORS CERTIFICATE

I, Craig Bradley Rogerson of Acton Park a surveyor registered under the Surveyors Act 2002 certify that the building or buildings erected on the site and drawn on sheet 1 of this plan are within the site boundaries of the folio stated on sheet 1 and any encroachment beyond those boundaries is properly authorised according to law.

[Signature]

21-6-2023

HARUT01

Registered Land Surveyor

Date

Ref No.

COUNCIL CERTIFICATE

I certify that the Sorell Council has:
(a) approved the lots shown in this plan and
(b) issued this certificate of approval in accordance with section 31 of the Strata Titles Act 1998

[Signature]

24.7.23

5.2023.103.1

Council Delegate

Date

Ref No.

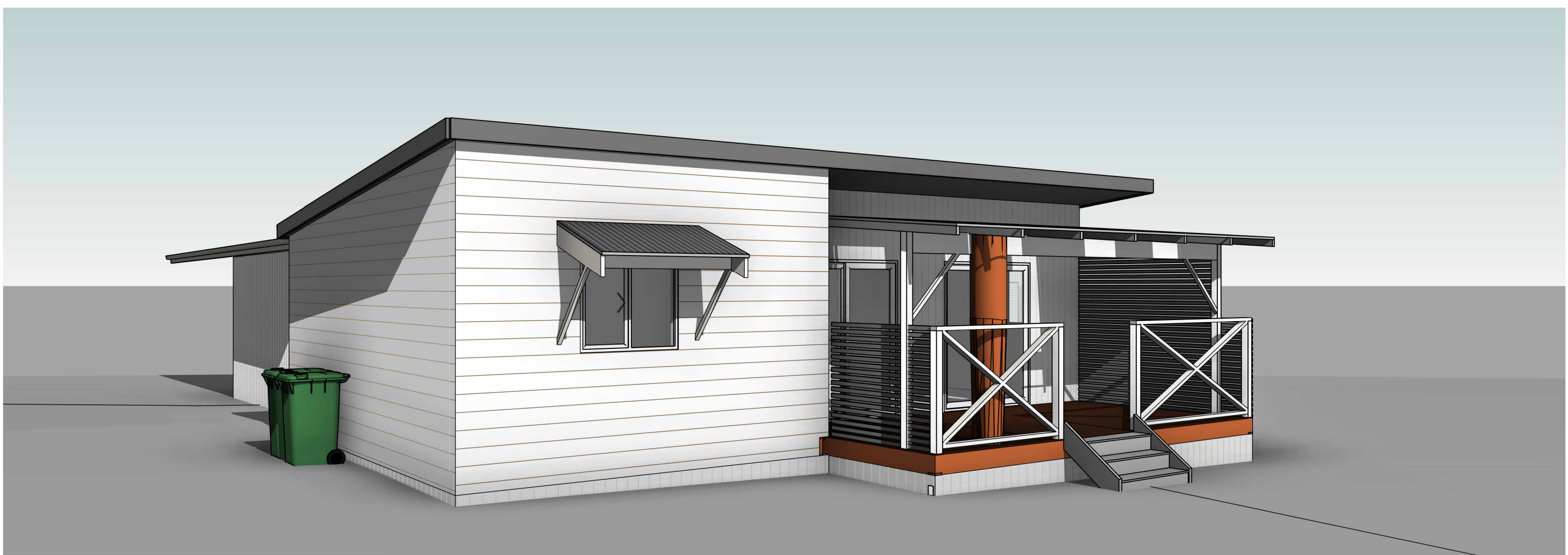
GENERAL UNIT ENTITLEMENTS

LOT	UNIT ENTITLEMENT
1	10
2	10
TOTAL	20

SORELL COUNCIL

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



OSSA

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

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

COVER PAGE

19-11-2025 001 OF 009

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
© PROPERTY OF OSSA DESIGN TASMANIA. REPRODUCTION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE DESIGNER'S WRITTEN CONSENT.
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 (VOL2) 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, AS4100, AS3600, AS3700, AS1720 AND / OR AS1684 AS REQUIRED.
2. GEOTECHNICAL CONDITIONS TO BE CONFIRMED BY SITE INVESTIGATION AND FOOTING DESIGN UNDERTAKEN IN ACCORDANCE WITH AS2870.

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/NZS3500 SERIES.

ELECTRICAL & COMMUNICATIONS

1. ELECTRICAL INSTALLATION TO COMPLY WITH AS/NZS3000 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 |

SITE INFORMATION

CERTIFICATE OF TITLE REFERENCE:
PROPERTY IDENTIFICATION NUMBER:
LOCAL GOVERNMENT AREA:
PLANNING SCHEME:
PLANNING ZONE:
PLANNING OVERLAY/S:

LOT 2 ON STRATA PLAN 185828
9050138
SORELL COUNCIL
TASMANIAN PLANNING SCHEME
RURAL LIVING
AIRPORT OBSTACLE LIMITATION AREA
BUSHFIRE PRONE AREAS
DISPERSIVE SOILS SPECIFIC AREA PLAN

PROJECT INFORMATION

NCC BUILDING CLASSIFICATION:
NCC CLIMATE ZONE:
WIND CLASSIFICATION:
GEOTECHNICAL CLASSIFICATION:
BUSHFIRE ATTACK LEVEL:
CORROSION ENVIRONMENT:

CLASS 1a
ZONE 7
N2
CLASS M
TBA
LOW
REFER TO NCC HOUSING PROVISIONS STANDARD 2022 TABLE 6.3.9a

PROJECT CONSULTANTS

BUILDING SURVEYOR:
LAND SURVEYOR:
ENGINEER:
STRUCTURAL:
CIVIL / HYDRAULIC:
ENERGY ASSESSOR:
GEOTECHNICAL ASSESSOR:
BUSHFIRE ASSESSOR:
ENVIRONMENTAL CONSULTANT:
TOWN PLANNER:
ASSET LOCATOR:

HOLDFAST BUILDING SURVEYORS - 03 6231 5717 - admin@holdfasttas.com
N / A
TBC
N / A
TBC
GEO-ENVIRONMENTAL SOLUTIONS - 03 6223 1839 - office@geosolutions.net.au
ROGER FENWICK - 0411 609 906 - roger@bushfire-consultant.com.au
N / A
N / A
N / A

OSSA

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

CLIENT:
R. & T. HARRISON

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

SHEET:
PROJECT INFORMATION



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

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%

OSSA

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

CLIENT:
R. & T. HARRISON

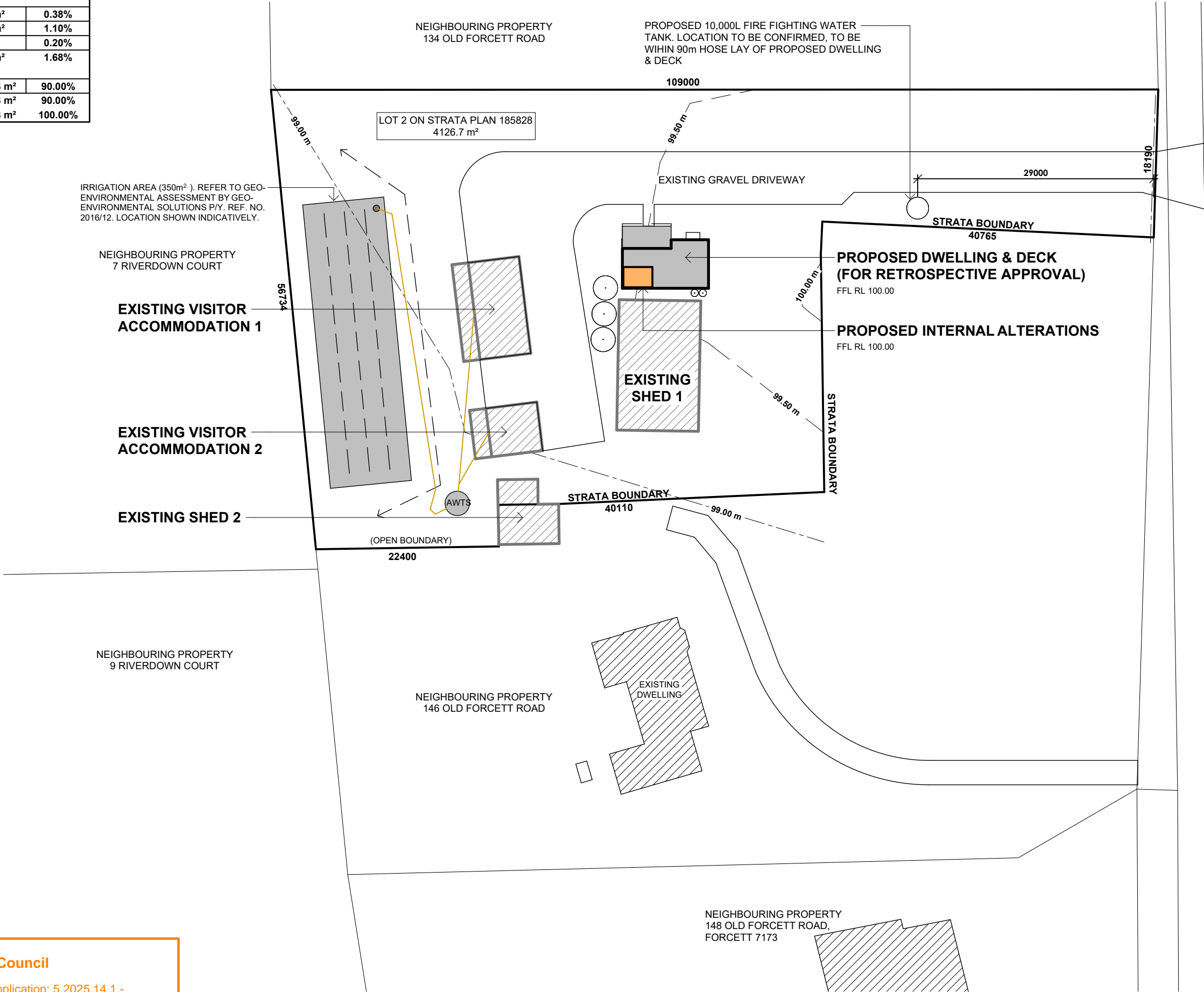
PROJECT:
P-25021
RETROSEPTIVE
DWELLING APPROVAL
WITH ALTERATIONS
140 OLD FORCETT ROAD,
FORCETT, TAS 7173

SHEET:
PROPOSED SITE PLAN

1 : 500
19-11-2025 003 OF 009


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



SITE PLAN
1 : 500


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%

**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



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

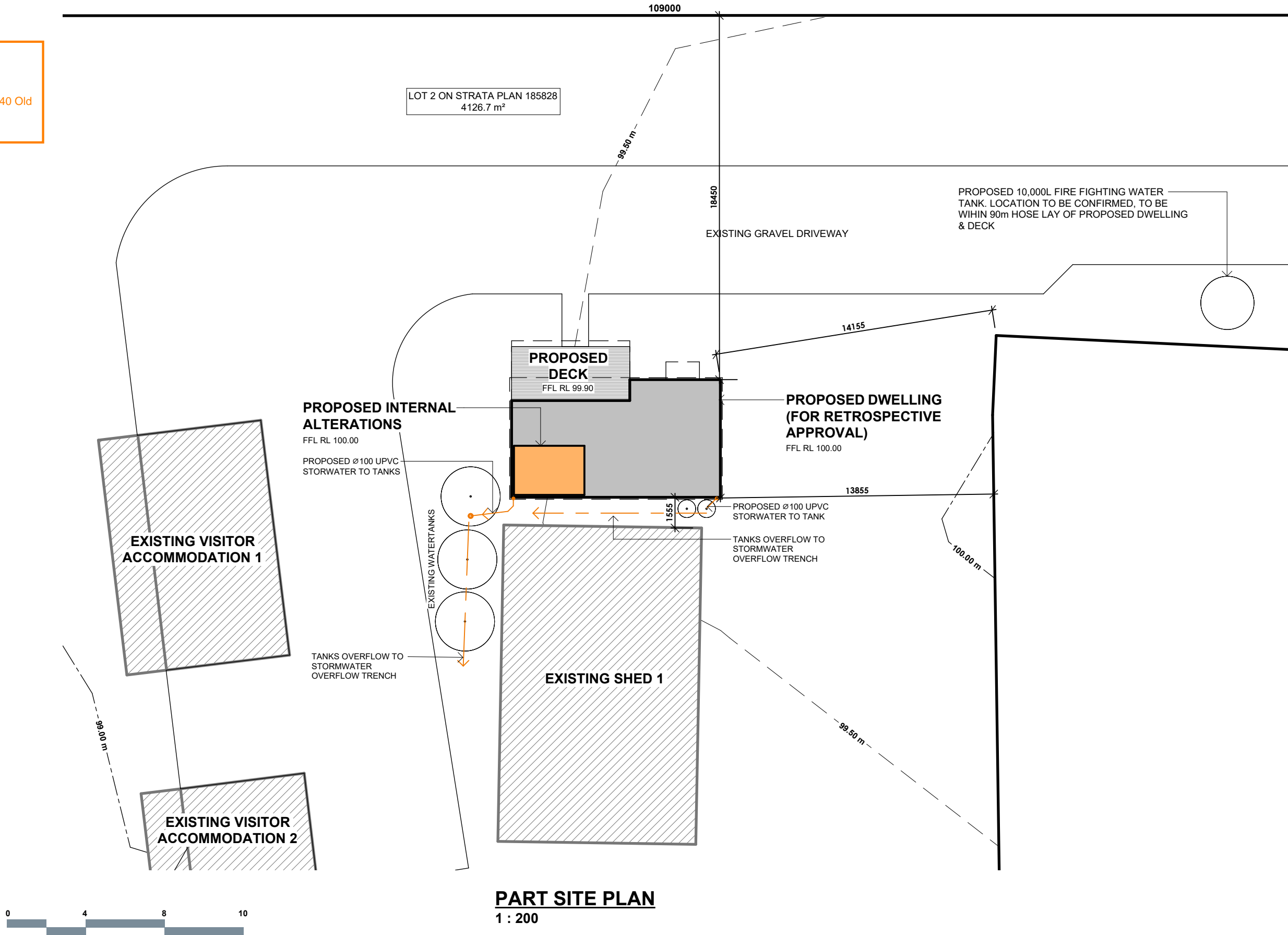


CLIENT:
R. & T. HARRISON

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

SHEET:
**PROPOSED PART SITE
PLAN**

1 : 200
19-11-2025 **004** OF 009





PART SITE PLAN
1 : 200

DEMOLITION NOTES


- 1. 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.
- 2. ALL DEMOLITION TO BE CARRIED OUT DURING PERMIT HOURS ONLY.
- 3. BUILDER TO ENSURE ADEQUATE PROTECTION PREVENTION METHODS ARE INSTALLED TO PROTECT PUBLIC / CONTRACTORS / OCCUPANTS FROM INJURY.
- 4. SITE TO BE KEPT CLEAN AND TIDY DURING DEMOLITION.
- 5. MAKE GOOD ALL AFFECTED SURFACES & FINISHES FOR FUTURE USE.
- 6. DISPOSAL OF ALL WASTE MATERIAL SHALL BE AT AN APPROVED REFUSE SITE.
- 7. ALL CONTRACTORS TO CONFIRM ALL EXISTING MEASUREMENTS & PROPOSED SCOPE OF WORKS PRIOR TO STARTING ANY WORKS.
- 8. 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.
- 9. ALL MATERIALS, FINISHES & PRODUCTS SHALL BE RE-USED / SALVAGED WHERE POSSIBLE AND APPROPRIATE.
- 10. BUILDER TO PROVIDE ADEQUATE MEASURES TO PREVENT TRACKING OF MUD AND DEBRIS ONTO ROAD.
- 11. DISCONNECT AND MAKE SAFE / TEMPORARILY CAP / DIVERT EXISTING SERVICES AFFECTED AS REQUIRED TO THE REQUIREMENTS OF RELEVANT AUTHORITIES.
- 12. 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

OSSA

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

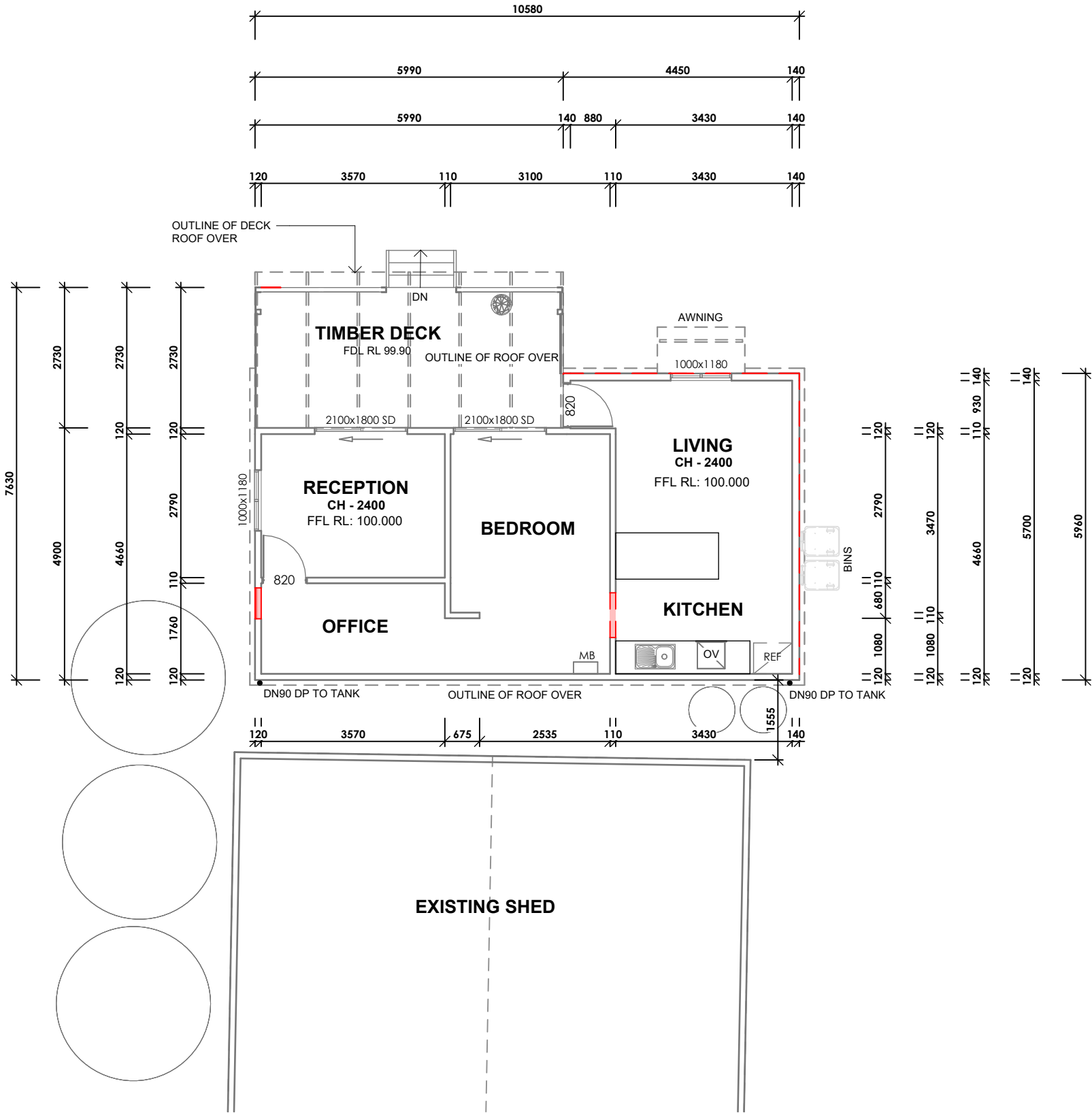


CLIENT:
R. & T. HARRISON

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

SHEET:
CURRENT FLOOR PLAN

1 : 100
19-11-2025 005 OF 009

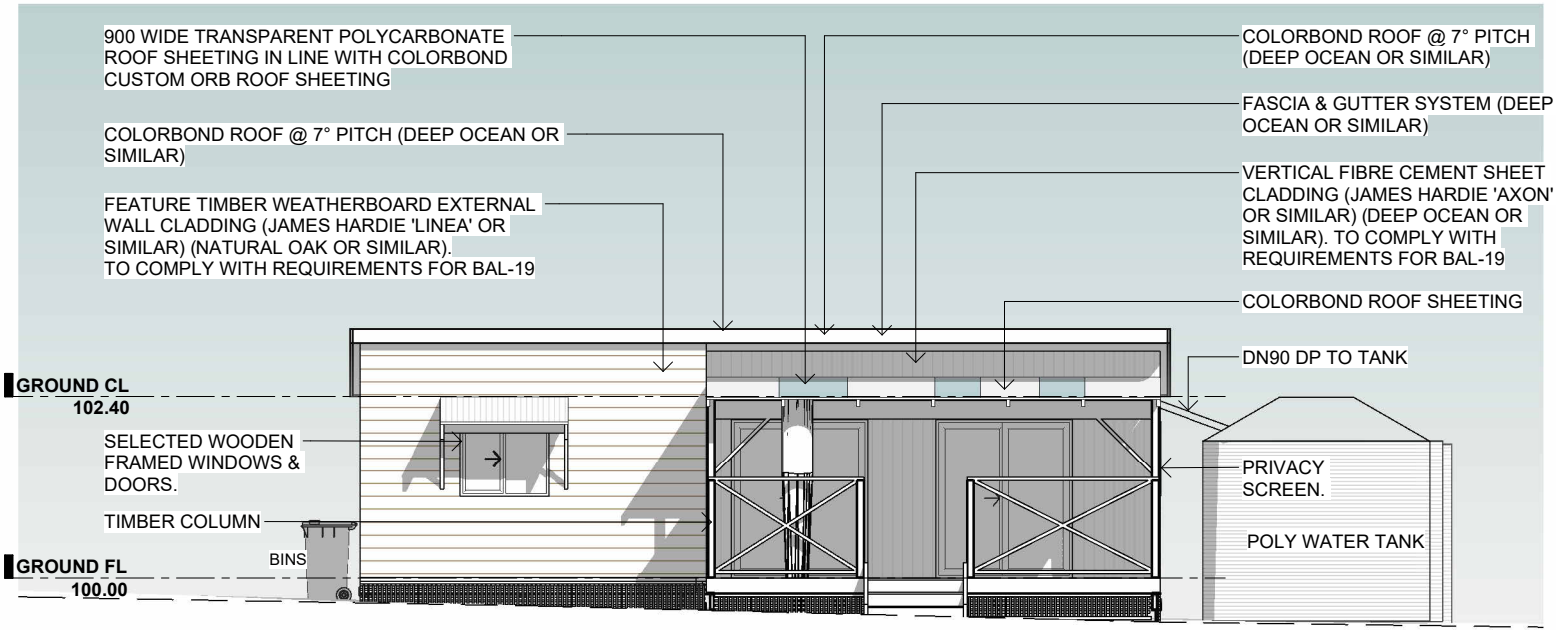


CURRENT FLOOR PLAN
1 : 100

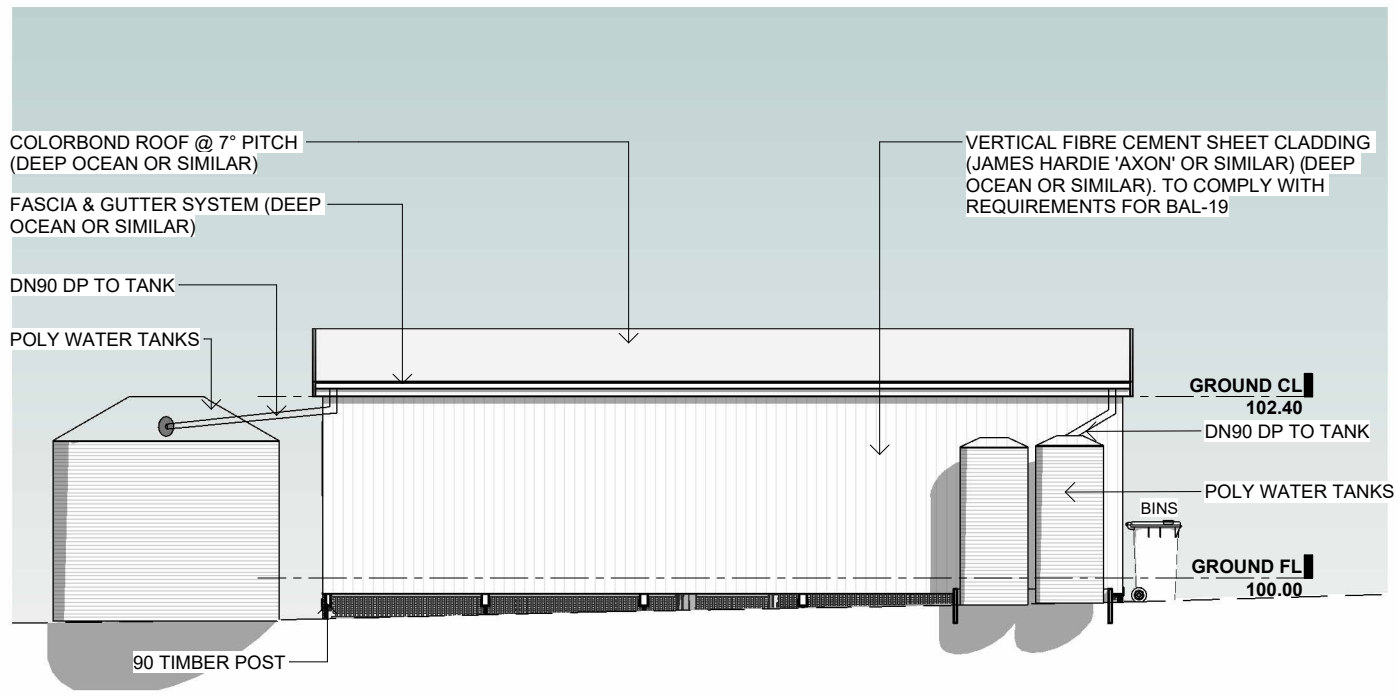


Sorell Council

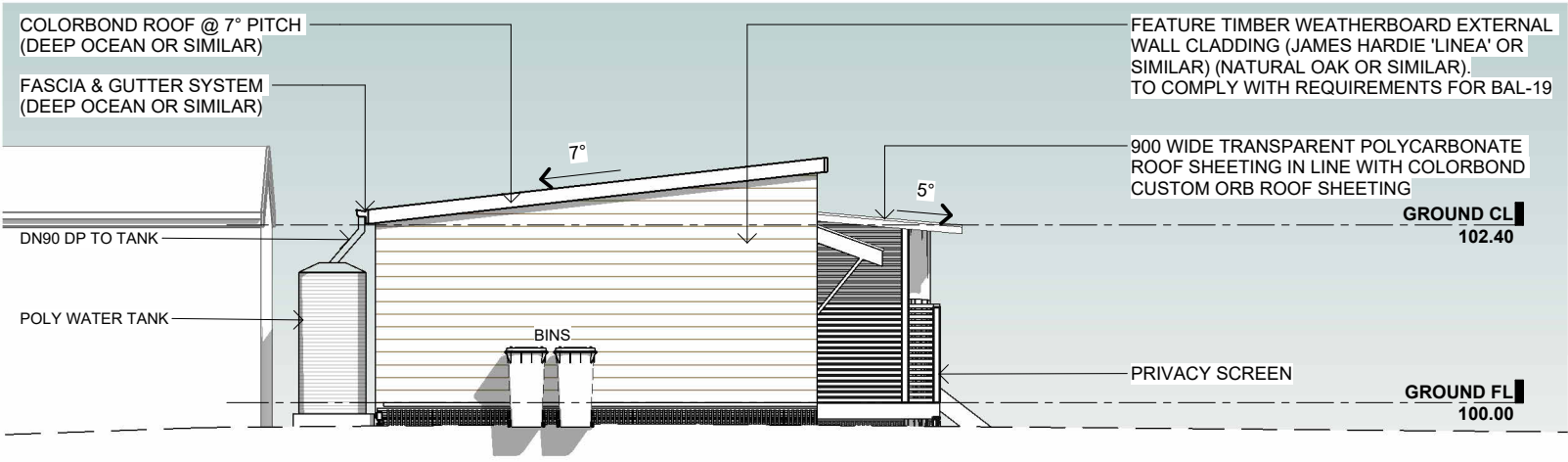
Development Application: 5.2025.14.1 -
Response to Request For Information - 140 Old
Forcett Road, Forcett - P5.pdf
Plans Reference: P5
Date Received: 28/01/2026



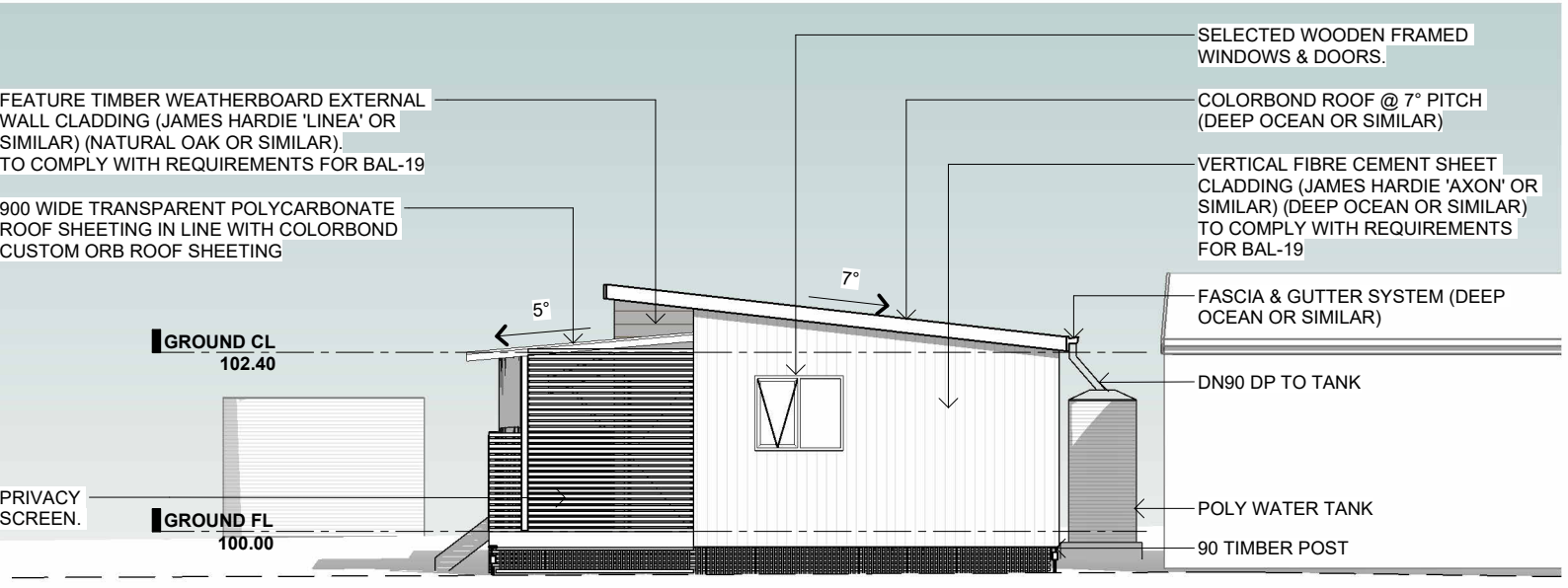
CURRENT NORTHERN ELEVATION
1 : 100



CURRENT SOUTHERN ELEVATION
1 : 100



CURRENT EASTERN ELEVATION
1 : 100



CURRENT WESTERN ELEVATION
1 : 100

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

CLIENT:
R. & T. HARRISON

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

SHEET:
CURRENT ELEVATIONS

OSSA

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

CLIENT:

R. & T. HARRISON

PROJECT:

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

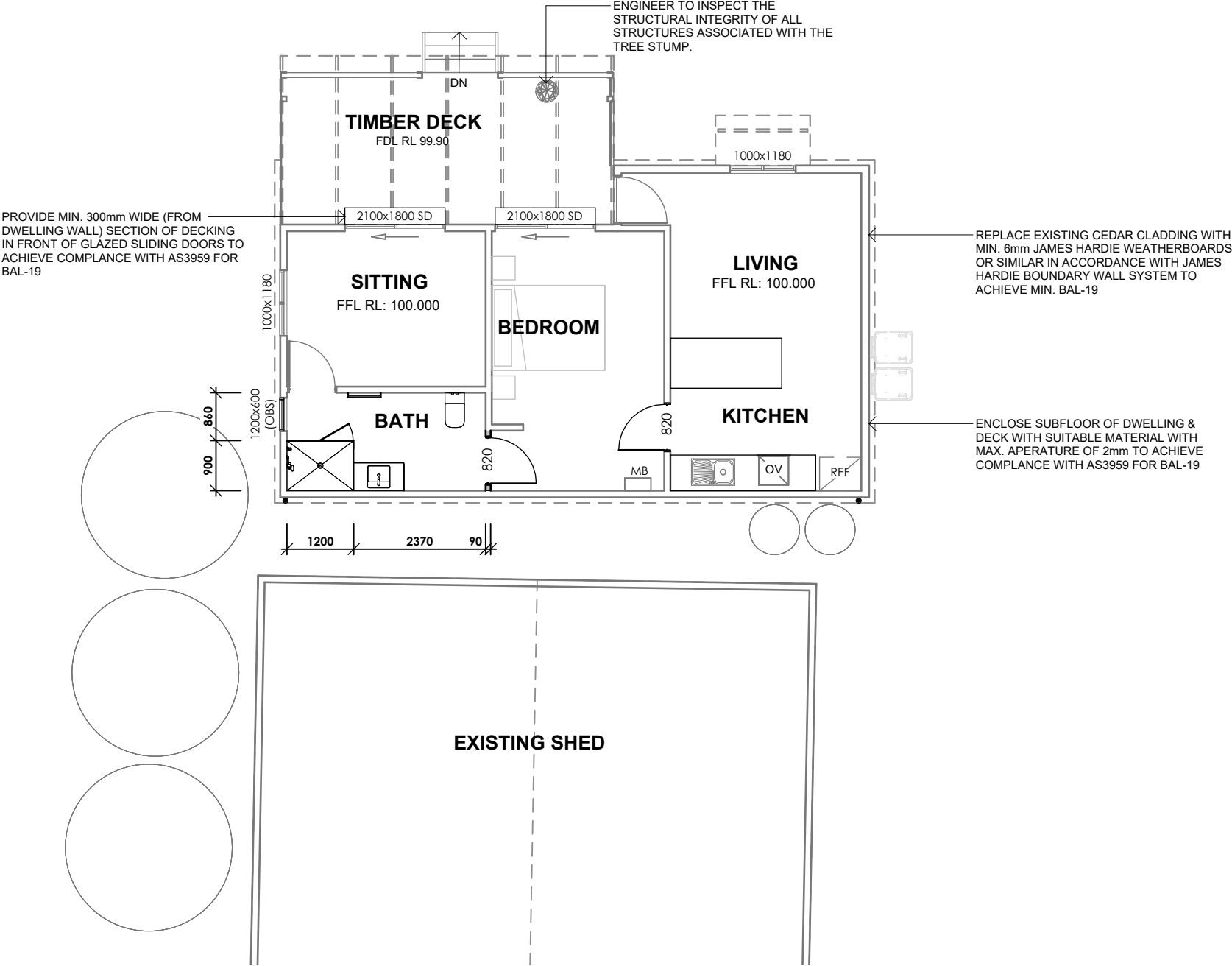
SHEET:

PROPOSED FLOOR PLAN

1 : 100
19-11-2025

007

OF 009



PROPOSED FLOOR PLAN
1 : 100

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

REPLACE EXISTING CEDAR CLADDING WITH MIN. 6mm JAMES HARDIE WEATHERBOARDS OR SIMILAR IN ACCORDANCE WITH JAMES HARDIE BOUNDARY WALL SYSTEM TO ACHIEVE MIN. BAL-19

ENCLOSE SUBFLOOR OF DWELLING & DECK WITH SUITABLE MATERIAL WITH MAX. APERATURE OF 2mm TO ACHIEVE COMPLIANCE WITH AS3959 FOR BAL-19

ENGINEER TO INSPECT THE STRUCTURAL INTEGRITY OF ALL STRUCTURES ASSOCIATED WITH THE TREE STUMP.

GROUND CL
102.40

GROUND FL
100.00

BINS

PROPOSED NORTHERN ELEVATION

1 : 100

ENCLOSE SUBFLOOR OF DWELLING & DECK WITH SUITABLE MATERIAL WITH MAX. APERATURE OF 2mm TO ACHIEVE COMPLIANCE WITH AS3959 FOR BAL-19

GROUND CL
102.40

GROUND FL
100.00

PROPOSED SOUTHERN ELEVATION

1 : 100

REPLACE EXISTING CEDAR CLADDING WITH MIN. 6mm JAMES HARDIE WEATHERBOARDS OR SIMILAR IN ACCORDANCE WITH JAMES HARDIE BOUNDARY WALL SYSTEM TO ACHIEVE MIN. BAL-19

ENCLOSE SUBFLOOR OF DWELLING & DECK WITH SUITABLE MATERIAL WITH MAX. APERATURE OF 2mm TO ACHIEVE COMPLIANCE WITH AS3959 FOR BAL-19

GROUND CL
102.40

GROUND FL
100.00

ENGINEER TO INSPECT THE STRUCTURAL INTEGRITY OF ALL STRUCTURES ASSOCIATED WITH THE TREE STUMP

PROPOSED EASTERN ELEVATION

1 : 100

REPLACE EXISTING CEDAR CLADDING WITH MIN. 6mm JAMES HARDIE WEATHERBOARDS OR SIMILAR IN ACCORDANCE WITH JAMES HARDIE BOUNDARY WALL SYSTEM TO ACHIEVE MIN. BAL-19

ENCLOSE SUBFLOOR OF DWELLING & DECK WITH SUITABLE MATERIAL WITH MAX. APERATURE OF 2mm TO ACHIEVE COMPLIANCE WITH AS3959 FOR BAL-19

GROUND CL
102.40

GROUND FL
100.00

ENGINEER TO INSPECT THE STRUCTURAL INTEGRITY OF ALL STRUCTURES ASSOCIATED WITH THE TREE STUMP.

PROPOSED WESTERN ELEVATION

1 : 100

OSSA

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

CLIENT:
R. & T. HARRISON

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

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

1 : 100
19-11-2025 **008** OF 009

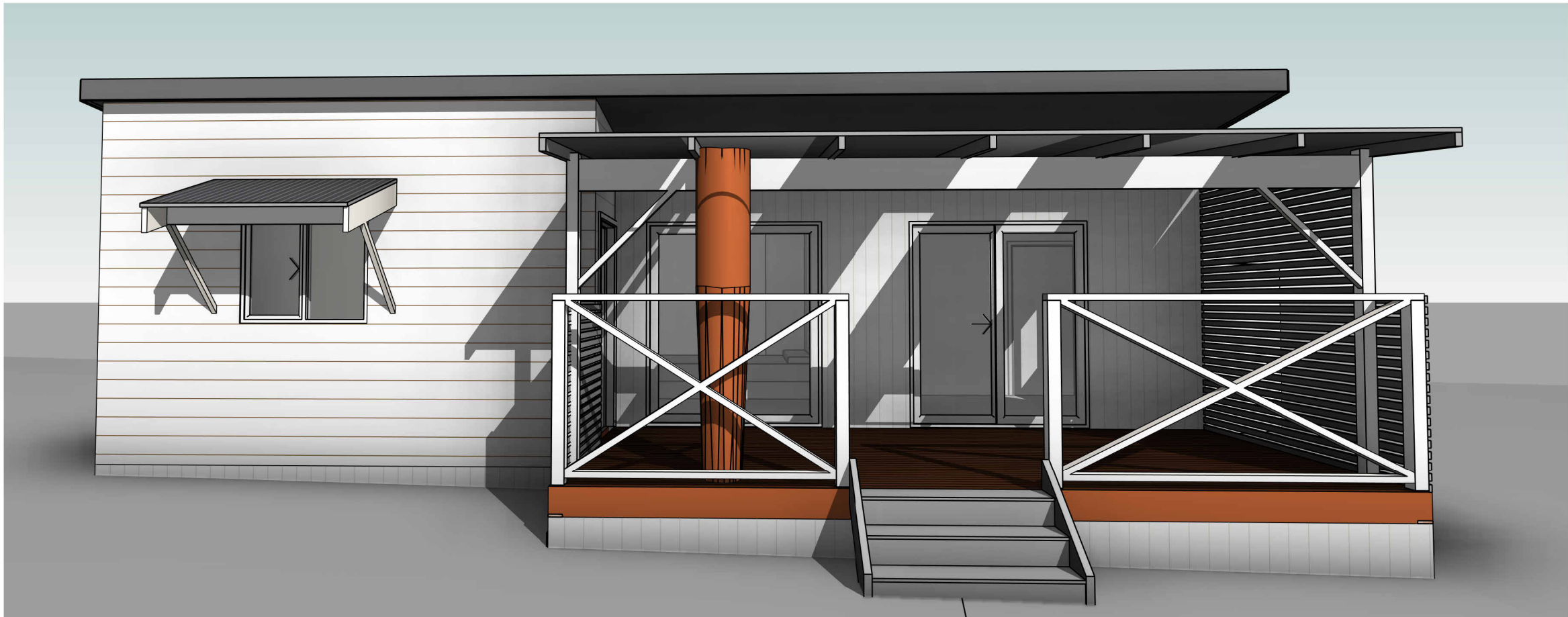




PERSPECTIVE 1



PERSPECTIVE 2



PERSPECTIVE 3

OSSA

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

CLIENT:
R. & T. HARRISON

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

SHEET:
PERSPECTIVES

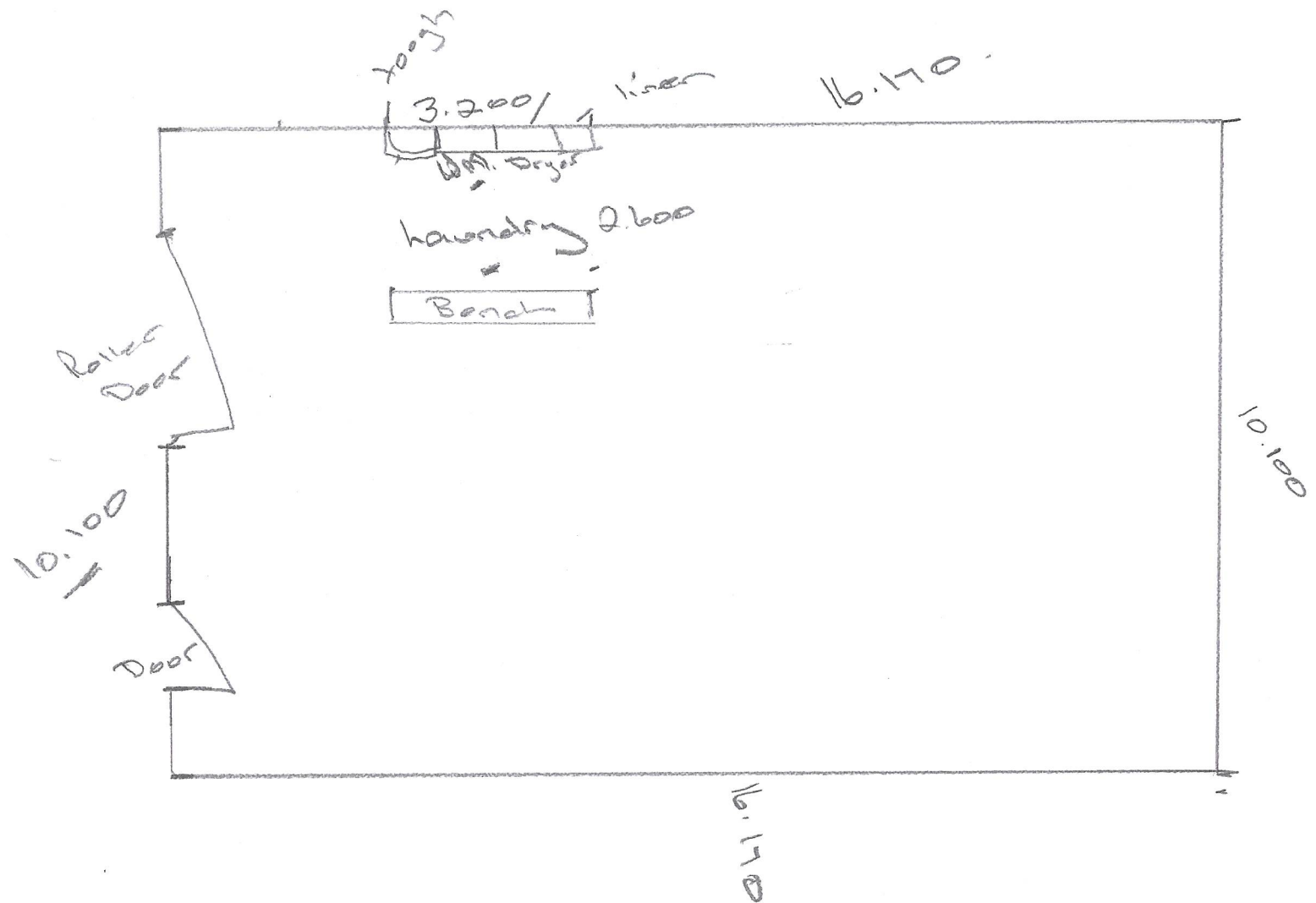
19-11-2025 **009** OF 009



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

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