

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

22 VILLAWOOD COURT, FORCETT

PROPOSED DEVELOPMENT:

NEW OUTBUILDING AND DEMOLITION OF EXISTING

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 **Monday 4th May 2026**.

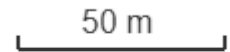
Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 4th May 2026**.

APPLICATION NO: 5.2026-51.1
DATE: 17 APRIL 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.



17-Apr-2026

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

Full description of Proposal:	<i>Use:</i> proposed new shed ; removal of existing smaller shed and carport
	<i>Development:</i> New shed & removal of 2 outbuildings
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ \$24,290.00

Is all, or some the work already constructed:	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address: 22 Villawood Court
	Suburb: Forcett Postcode: 7173
	Certificate of Title(s) Volume: 35407 Folio: 6

Current Use of Site	Residential
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Current Owner/s:	Name(s)... Jeremiah Dwyer
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Is the Property on the Tasmanian Heritage Register?	No: <input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>

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/>



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

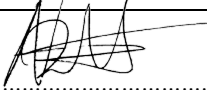
Declarations and acknowledgements

- 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: <u>20.02.2026</u>
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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 _____



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

VOLUME 35407	FOLIO 6
EDITION 4	DATE OF ISSUE 21-Mar-2011

SEARCH DATE : 20-Feb-2026

SEARCH TIME : 10.20 am

DESCRIPTION OF LAND

Parish of FORCETT, Land District of PEMBROKE
 Lot 6 on Sealed Plan 35407
 Derivation : Whole of Lot 8551 Gtd. to I.A. Newitt.
 Prior CT 4478/4

SCHEDULE 1

M323697 TRANSFER to DEBRA GAYLE ONG Registered 21-Mar-2011
 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 35407 COVENANTS in Schedule of Easements
 SP 35407 FENCING COVENANT in Schedule of Easements
 SP 35407 COUNCIL NOTIFICATION under Section 468(12) of the
 Local Government Act 1962
 C999713 MORTGAGE to Commonwealth Bank of Australia
 Registered 21-Mar-2011 at 12.02 pm



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UNREGISTERED DEALINGS AND NOTATIONS

N299425 PRIORITY NOTICE reserving priority for 90 days
 D/MORTGAGE Commonwealth Bank of Australia to DEBRA
 GAYLE ONG
 TRANSFER DEBRA GAYLE ONG to JEREMIAH DWYER and SARAH
 LOUISE BAKER
 MORTGAGE JEREMIAH DWYER and SARAH LOUISE BAKER to
 Macquarie Bank Limited Lodged by GOODMAN
 CONVEYANCING on 14-Nov-2025 BP: N299425
 E443662 DISCHARGE OF MORTGAGE C999713 Lodged by WALLACE WILK
 & WEB on 15-Dec-2025 BP: E443662
 E443663 MORTGAGE to Macquarie Bank Limited Lodged by WALLACE
 WILK & WEB on 15-Dec-2025 BP: E443662
 N299424 TRANSFER to JEREMIAH DWYER and SARAH LOUISE BAKER
 Lodged by WALLACE WILK & WEB on 15-Dec-2025 BP:
 E443662



SCHEDULE OF EASEMENTS

PLAN NO.

S. P35407

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.

FENCING COVENANT

In respect to the Lots upon the plan the Vendors, Terry Francis Matthews and Sylvia Mary Matthews shall not be required to fence.

COVENANTS

The owner of each Lot on the said plan covenants with the Vendors, Terry Francis Matthews and Sylvia Mary Matthews and the owners for the time being of every other lot shown on the said plan to the intent that the burden of these covenants may run with and bind the Covenantor's lots and every part thereof and that the benefit thereof shall be annexed to and devolved with and every part of every other lot shown on the said plan to observe the following stipulations:

- a) Not to erect ^{more} ~~or~~ than one messuage on the said lot and not to use or permit to be used any messuage upon the lot for any other purpose other than a private dwelling house.
- b) That no engine or machinery worked or driven by steam, gas, electricity or other mechanical power or used for any trade or operation shall be erected, affixed or placed on the said lot and no trade, quarrying or business which may be a public nuisance or private annoyance and no noxious trade or business whatsoever shall be carried on or be permitted to be carried on any part of the said lot.
- c) Not to erect or permit to be erected on the said lot or any part thereof or attached to ~~or~~ permit to be attached to the dwelling house or any building erected thereon any advertisement or poster or any similar erection of an unsightly nature.
- d) Not to erect or permit to be erected on the said lot or any part thereof any moveable or relocated HEC or Housing Department messuage or any other detached messuages which are not wholly constructed and erected on the said site.



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SIGNED by the said TERRY FRANCIS MATTHEWS)
and SYLVIA MARY MATTHEWS the Registered)
Proprietor of the land contained in Certificate of)
Title Volume 2150 Folio 23 in the presence of:)

T.F. Matthews
S.M. Matthews

Affirm.
Soliman
Hobart.

AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED by
its Attorney
DAVID KEITH DIMSEY
(Who hereby certifies that
he has received no notice
of revocation of POWER
OF ATTORNEY NO. 5478529
under which this instrument
is signed) in the presence of:
Bank Officer, Hobart.

AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED
By its Attorney
.....
Regional Manager - Retail Banking

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This is the schedule of easements attached to the plan of
 (Insert Subdivider's Full Name)

Larry Francis MATTHEWS & Sylvia Mary MATTHEWS affecting land in

C.T. 2150/23
 (Insert Title Reference)

Sealed by *Municipality of Sorell* on *21 April* 19*88*.

Solicitor's Reference *M. Stewart*
 Council Clerk/Town Clerk

OS-K 3134

35407

APPROVAL BY LOCAL AUTHORITY

Insert here any qualification to the approval under section 468(12), section 472 or section 477B of the Local Government Act 1962. Rule through any blank space.

The subdivision shown in this Plan is approved

*The corporation cannot
(a) provide a supply of water to the lots
(b) provide means of drainage from the lots*

Seal

In witness whereof the common seal of *the Wardens, Councillors & electors of the Municipality of Sorell*

has been hereunto affixed, pursuant to a resolution of the Council of the said municipality passed the *31* day of *April* 19*88* in the presence of us



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J. Rumbach
[Signature] } Members

M. Stewart Council Clerk

COUNCILS REFERENCE 1350

TO BE COMPLETED WHEN ADDITIONAL SHEETS ARE ANNEXED:

Detailed drawings of the parcels shown in this plan are contained in the additional sheet/s annexed hereto and signed by us

..... Surveyor
..... Council Clerk

TO BE COMPLETED AND SIGNED BY COUNCIL CLERK OR OWNER

For the purposes of section 464 of the Local Government Act 1962, the owner has nominated/
I nominate

As his/~~my~~ solicitor
BUTLER MCINTYRE & BUTLER
As his/~~my~~ surveyor
CROMER & CERUTY PTY LTD
M. Stewart Council Clerk/Owner

TO BE FILLED IN BY SURVEYOR

Survey commenced 16-9-87
Survey finished 13-10-87
Error of Close 1m 300.00 ADJ TO ZERO

OFFICE EXAMINATION

Plot Checked AN 13/5/88
Mathematically Checked AN 13/5/88
Examined as to boundaries KC 18/5/88
Entered on Card

Surveyor's Certificate

I, **JOHN LEONARD CERUTY**
of **ROSNY PARK**
in Tasmania, registered surveyor, hereby certify that this plan:

Requires the approval of the local authority, which has been obtained for, does not require the approval of any local authority

Dated this 13TH day of OCTOBER 1987...

[Signature]
Registered Surveyor

Surveyors Reference MATH-T-01

UNREGISTERED DEALINGS REPORT

SEARCH DATE : 19-Feb-2026

SEARCH TIME : 09:29 am


CT: 35407/6

N299425 PRIORITY NOTICE reserving priority for 90 days
D/MORTGAGE Commonwealth Bank of Australia to DEBRA
GAYLE ONG
TRANSFER DEBRA GAYLE ONG to JEREMIAH DWYER and SARAH
LOUISE BAKER
MORTGAGE JEREMIAH DWYER and SARAH LOUISE BAKER to
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DISPERSIVE SOIL ASSESSMENT

22 Villawood Court

Forcett

April 2026



GEO-ENVIRONMENTAL
S O L U T I O N S

	Sorell Council
Development Application: 5.2026.51.1 - Response to Request For Information - 22 Villawood Court, Forcett - P2.pdf Plans Reference: P2 Date received: 14/04/2026	

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Investigation Details

Client:	Rainbow Building Solutions
Site Address:	22 Villawood Court, Forcett
Date of Inspection:	02/04/2026
Proposed Works:	Shed
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	35407/6
Title Area:	Approx. 1.006 ha
Applicable Planning Overlays:	Bushfire-prone areas, Dispersive Soils Specific Area Plan, Airport obstacle limitation area
Slope & Aspect:	10° S facing slope
Vegetation:	Mixed Flora

Background Information

Geology Map:	MRT
Geological Unit:	Tertiary Sediments
Climate:	Annual rainfall 500mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011, AS1726:2017 & AS4055:2021

**Sorell Council**

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Response to Request For Information - 22
Villawood Court, Forcett - P2.pdf
Plans Reference: P2
Date received: 14/04/2026

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	USCS	Description
0.00-0.20	SM	Silty SAND: grey, dry loose
0.20-0.40	SM	Silty SAND: pale grey, dry loose
0.40-0.70	SW	Gravelly SAND: brown, slightly moist, very dense
0.70-1.00+	CI	Silty CLAY: medium plasticity, pale grey, slightly moist, stiff, no refusal

Site Notes

Soils on the site are developing from Tertiary sediments, the clay fraction is likely to show moderate ground surface movement with moisture fluctuations.



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Dispersive Soil Assessment

The dispersive soil assessment of the property considers the proposed construction area.

Potential for dispersive soils

Triassic sandstone sediments in the local area are known to produce soils with an excess of sodium on the soil exchange complex, which can cause soil dispersion. Under some circumstances the presence of dispersive soils can also lead to significant erosion, and in particular tunnel erosion. Based upon field survey of the property, no visible tunnel or gully erosion was identified. However, a soil sampling program was undertaken to identify the presence of dispersive soils in the proposed development areas.

Soil sampling and testing

Two samples were taken at the site for assessment of dispersion. An Emerson (1968) Dispersion test was conducted to determine if these samples were dispersive.

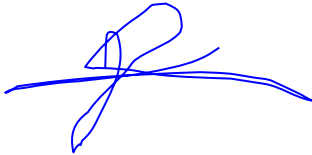
The soil sample from both holes showed no signs of dispersion.

Based upon the test results there is little risk of soil dispersion and erosion on the site, and as such no dispersive soil management recommendations have been made.

Conclusions

There is a very low risk associated with dispersive soils and potential erosion on the site. It is recommended, however, that all excavation works on site should be monitored for signs of soil dispersion and remedial action taken as required if necessary.

It is recommended that during construction that GES be notified of any major variation to the soil conditions as predicted in this report.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Environmental and Engineering Soil Scientist

Appendix 1– Soil test results

Laboratory Test Results

Sample Submitted By: C Cooper

Date Submitted: 4/04/2026

Sample Identification: 1 sample – 22 Villawood Court, Forcett

Soil to be tested: Emerson soil dispersion test
Result:

Sample	Texture	Emerson class	Description
BH1 – 0.80m	Clay	Class 8	No dispersion

Sample Tested by: A Plummer



Sorell Council

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Disclaimer

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organizations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

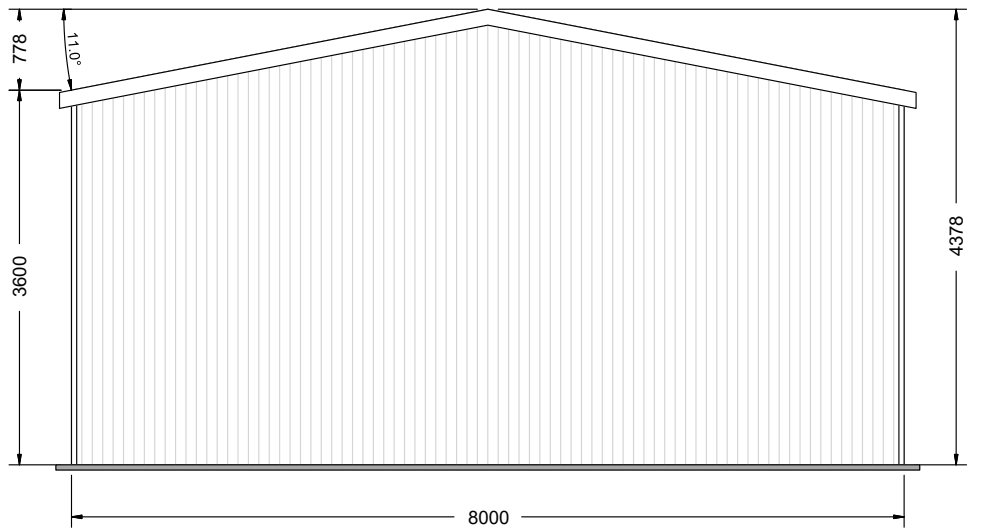
This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for the use of any part of this report in any other context or for any other purpose by a third party.



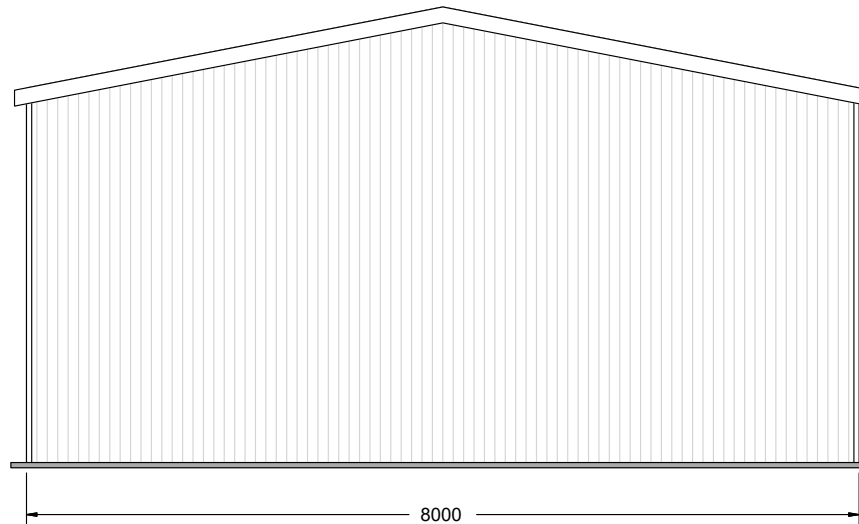
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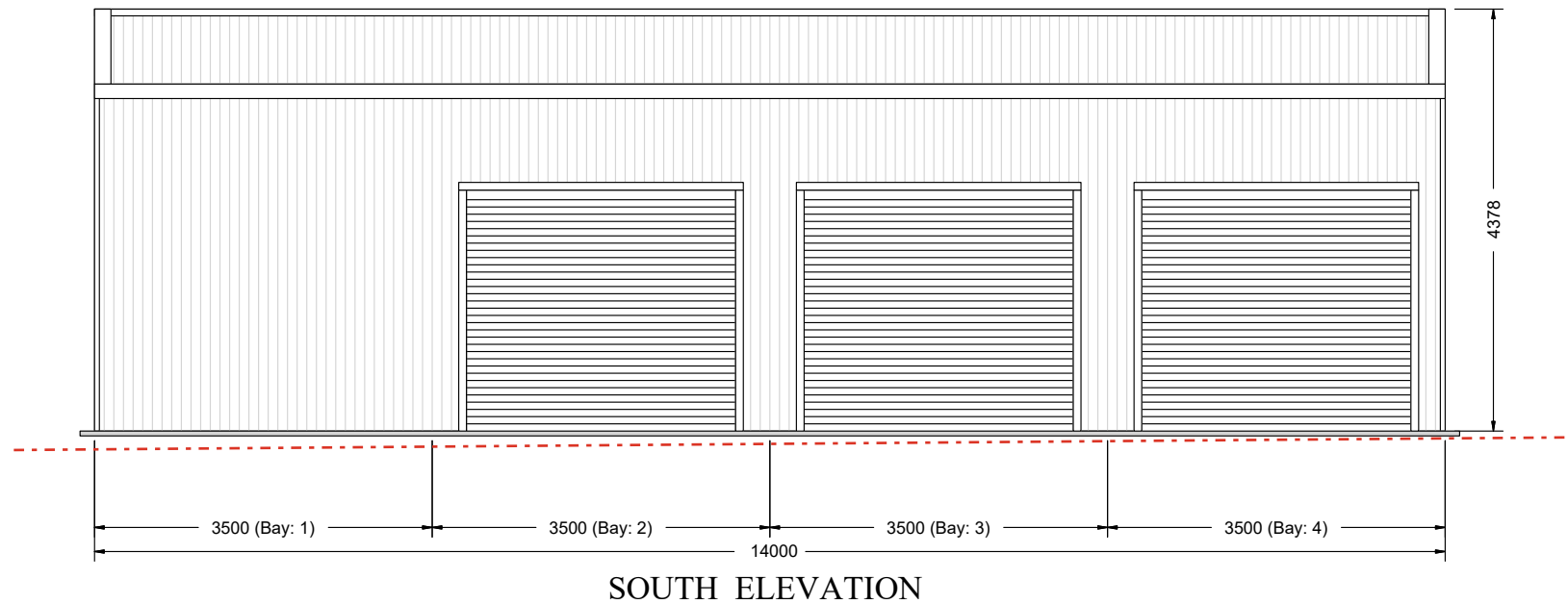
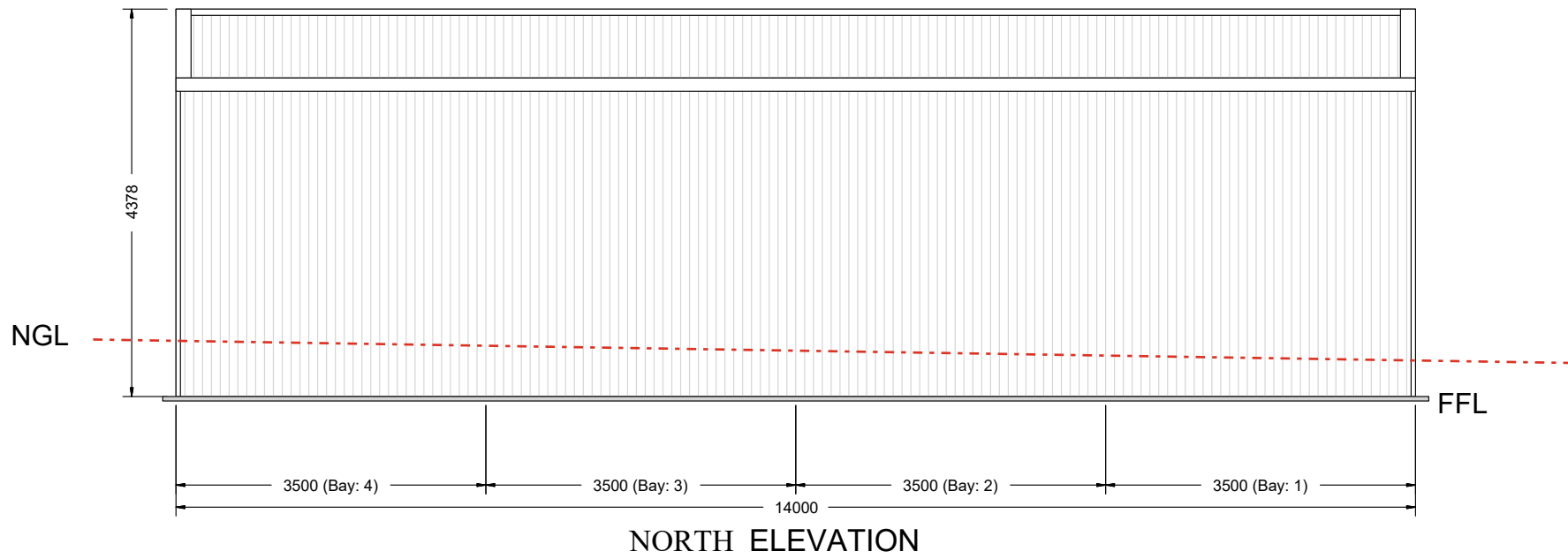
Height > NGL = 4730mm

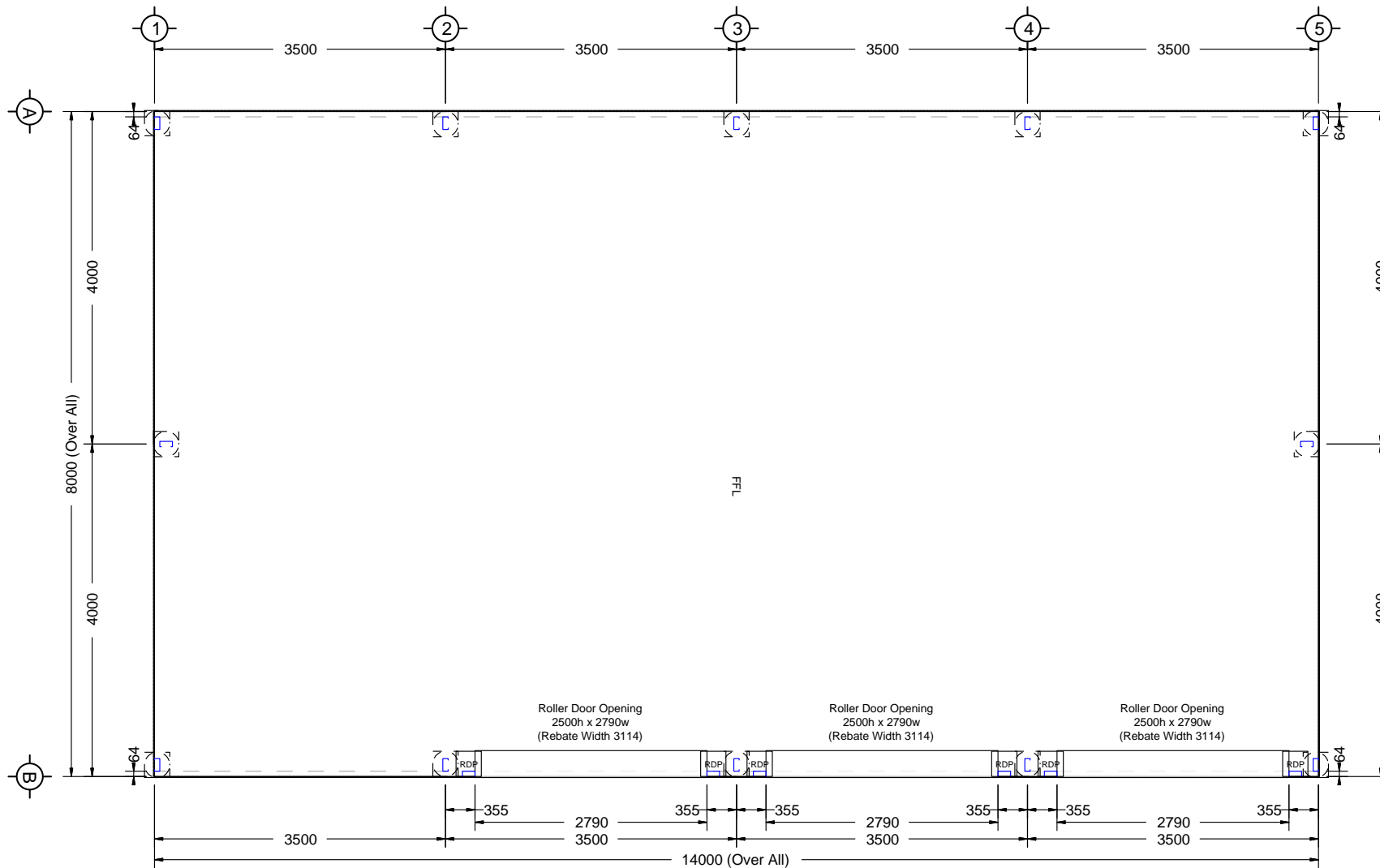
WEST ELEVATION



EAST ELEVATION


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FLOOR PLAN

139 Main Road,
Sorell TAS 7172
Phone: 1300 737 910
Email: sales@rainbowbuilding.com.au



CLIENT: Jeremiah Dwyer
SITE ADDRESS: 22 Villawood Court, Forcett, TAS, 7173
PHONE: 0439327221
EMAIL: jeremiah.dwyer.01@gmail.com

DRAWING TITLE: Floor Plan
SCALE: 1:73.777
DATE: 16-02-2026
Job Number: KING01_10984a
Drawing Number: FP

Site Calculations

SITE AREA	10,010.36m ²
EXISTING FLOOR AREA	193.36m ²
PROPOSED AREA	112.00m ²

Notes

- 1 NS 20/2/26 9:53 am
Proposed 8x14x3.6m shed with 4 / 90mm round downpipes into existing tank on site.
- 2 NS 20/2/26 9:54 am
Existing driveway & access to remain, no changes proposed.
- 3 NS 20/2/26 9:54 am
Existing shed & carport to be demolished to make way for new shed.



Client Name Jeremiah Dwyer

Client Email jeremiah.dwyer.01@gmail.com

Client Phone 0439327221

Copyright Statement

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Disclaimer

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ALL DIMENSIONS ARE IN METERS.

Generated by Nick Smith
nick@rainbowbuilding.com.au

Property Details
22 Villawood Ct, Forcett, TAS 7173, Australia
Lot/DP: 6/35407



Sheet Name	Sheet no.	Lic no.	Job no.
Site Plan	1	181916529	
Design			Scale
Jeremiah Dwyer - 8x14x3.6m shed			1:1000@A3
1 st version date:	Current version date:	Version #	
05/01/2026	20/02/2026	3	





Disrupted by Canibuild.

Client Name Jeremiah Dwyer Client Email jeremiah.dwyer.01@gmail.com Client Phone 0439327221

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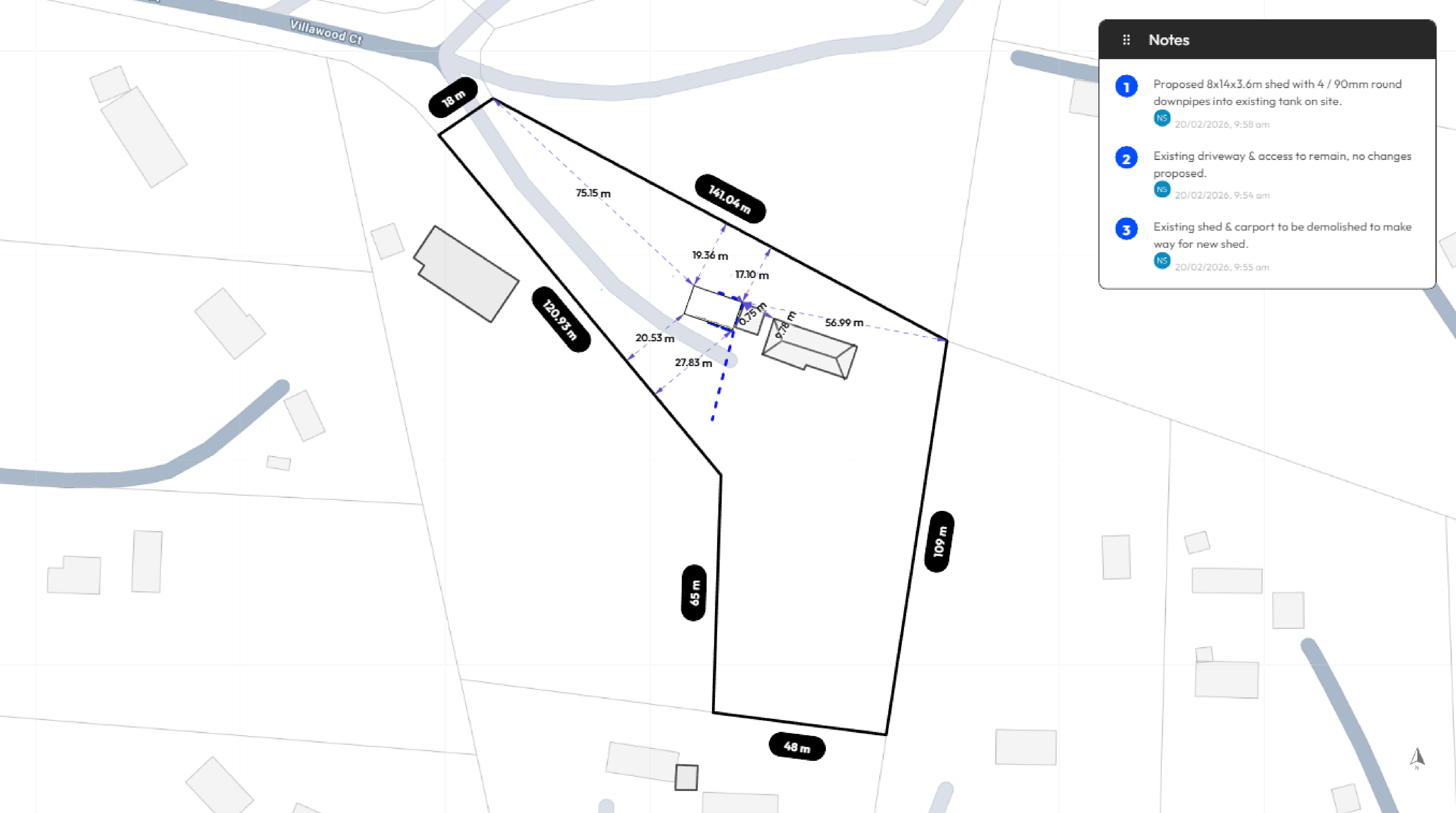
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nick@rainbowbuilding.com.au

Property Details
22 Villawood Ct, Forcett, TAS 7173, Australia
Lot/DP: 6/35407

Sorell Council
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Development Application - 22 Villawood Court,
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Plans Reference: P1
Date Received: 20/02/2026

Sheet Name	Sheet no.	Lic no.	Job no.
Site Plan	3	181916529	
Design			Scale
Jeremiah Dwyer - 8x14x3.6m shed			1:100@A3
1 st version date:	Current version date:	Version #	
05/01/2026	20/02/2026	3	





- Notes**
- 1 Proposed 8x14x3.6m shed with 4 / 90mm round downpipes into existing tank on site.
NS 20/02/2026, 9:58 am
 - 2 Existing driveway & access to remain, no changes proposed.
NS 20/02/2026, 9:54 am
 - 3 Existing shed & carport to be demolished to make way for new shed.
NS 20/02/2026, 9:55 am

Client Name Jeremiah Dwyer Client Email jeremiah.dwyer.01@gmail.com Client Phone 0439327221

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Generated by

Nick Smith
nick@rainbowbuilding.com.au

Phone

Sheet name

Site Plan

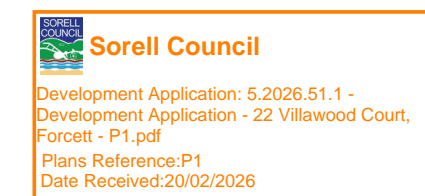
Lic no.

-

Property Details

22 Villawood Ct, Forcett, TAS 7173, Australia 6/35407

Sorell
Lot/DP: 6/35407



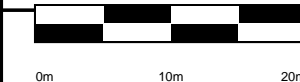
Design

Title: Jeremiah Dwyer - 8x14x3.6m shed

Date Fri Feb 20 2026

Scale

1:1000





- Notes**
- 1 Proposed 8x14x3.6m shed with 4 / 90mm round downpipes into existing tank on site.
NS 20/02/2026, 9:58 am
 - 2 Existing driveway & access to remain, no changes proposed.
NS 20/02/2026, 9:54 am
 - 3 Existing shed & carport to be demolished to make way for new shed.
NS 20/02/2026, 9:55 am

Client Name Jeremiah Dwyer Client Email jeremiah.dwyer.01@gmail.com Client Phone 0439327221

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Property Details

22 Villawood Ct, Forcett, TAS 7173, Australia 6/35407

Sorell
Lot/DP: 6/35407



Design

Title: Jeremiah Dwyer - 8x14x3.6m shed

Date Fri Feb 20 2026

Scale

1:500





- Notes**
- 1** Proposed 8x14x3.6m shed with 4 / 90mm round downpipes into existing tank on site.
NS 20/02/2026, 9:58 am
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Property Details 22 Villawood Ct, Forcett, TAS 7173, Australia 6/35407 Sorell Lot/DP: 6/35407		Design Title: Jeremiah Dwyer - 8x14x3.6m shed	Scale 1:200
 Development Application: 5.2026.51.1 - Development Application - 22 Villawood Court, Forcett - P1.pdf Plans Reference:P1 Date Received:20/02/2026		Date Fri Feb 20 2026	



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Property Details

22 Villawood Ct, Forcett, TAS 7173, Australia 6/35407

Sorell
Lot/DP: 6/35407



Development Application: 5.2026.51.1 -
Development Application - 22 Villawood Court,
Forcett - P1.pdf
Plans Reference:P1
Date Received:20/02/2026

Design

Title: Jeremiah Dwyer - 8x14x3.6m shed

Date Fri Feb 20 2026

Scale

1:200



Additional Notes

1 **NS** 20/02/2026, 9:53 am
 Proposed 8x14x3.6m shed with 4 / 90mm round downpipes into existing tank on site.

2 **NS** 20/02/2026, 9:54 am
 Existing driveway & access to remain, no changes proposed.

3 **NS** 20/02/2026, 9:54 am
 Existing shed & carport to be demolished to make way for new shed.

Client Name Jeremiah Dwyer **Client Email** jeremiah.dwyer.01@gmail.com **Client Phone** 0439327221

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Property Details

22 Villawood Ct, Forcett, TAS 7173, Australia 6/35407

Sorell
 Lot/DP: 6/35407



Sheet name

Site Plan

Lic no.

-

Design

Title: Jeremiah Dwyer - 8x14x3.6m shed

Scale

1:1000

Date Fri Feb 20 2026

