

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

6 TOPLEY DRIVE, FORCETT

PROPOSED DEVELOPMENT:

**(RETROSPECTIVE) CHANGE OF USE - OUTBUILDING TO
SECONDARY RESIDENCE**

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 23rd June 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 Chief Executive Officer. Representations must be received no later than **Tuesday 23rd June 2026**.

APPLICATION NO: 5.2026-76.1
DATE: 5 JUNE 2026



Annotations

- Point1
- ▭ Polygon9
- ▭ Polygon8
- ▭ Polygon7

Roads

- DSG Roads
- Council Roads

Property

- ▭ property
- ▭ Titles



Disclaimer

Any information extracted from this document (from the face of the document or by scale) should be verified on site. Council takes no responsibility for the accuracy of any information contained or presented in the document. While every care has been taken to ensure the accuracy of this information, Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability.

100 m



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

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

Design and construction cost of proposal:	\$\$30,000.....
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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>

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: 5.2026.76.1 - Response to Request For Information - 6 Topley Drive, Forcett - P2.pdf Plans Reference: P2 Date Received: 31/03/2026
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Part B continued: Please note that Part B of this form is publicly exhibited

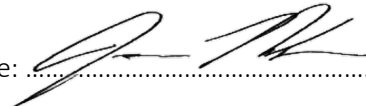
Declarations and acknowledgements

- 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:
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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 _____



Sorell Council

Development Application: 5.2026.76.1 -
Development Application - 6 Topley Drive, Forcett
P1.pdf
Plans Reference:P1
Date Received:16/03/2026

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

VOLUME 240879	FOLIO 1
EDITION 5	DATE OF ISSUE 12-July-2013

SEARCH DATE : 27-Mar-2026

SEARCH TIME : 03.50 pm

DESCRIPTION OF LAND

Parish of FORCETT, Land District of PEMBROKE
 Lot 1 on Plan [240879](#)
 Derivation : Part of Lot 4216 Gtd. to James Jones
 Prior CT [3861/58](#)

SCHEDULE 1

[C870515](#) TRANSFER to LINDY JANE EGAN Registered 12-July-2013
 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Sorell Council
 Development Application: 5.2026.76.1 -
 Response to Request For Information - 6 Topley
 Drive, Forcett - P2.pdf
 Plans Reference: P2
 Date Received: 31/03/2026

OS-D 435

ANNEXURE TO CERTIFICATE OF TITLE
FOLIO OF REGISTER

VOL. 3861 FOL. 58

E. J. Thomas
Recorder of Titles

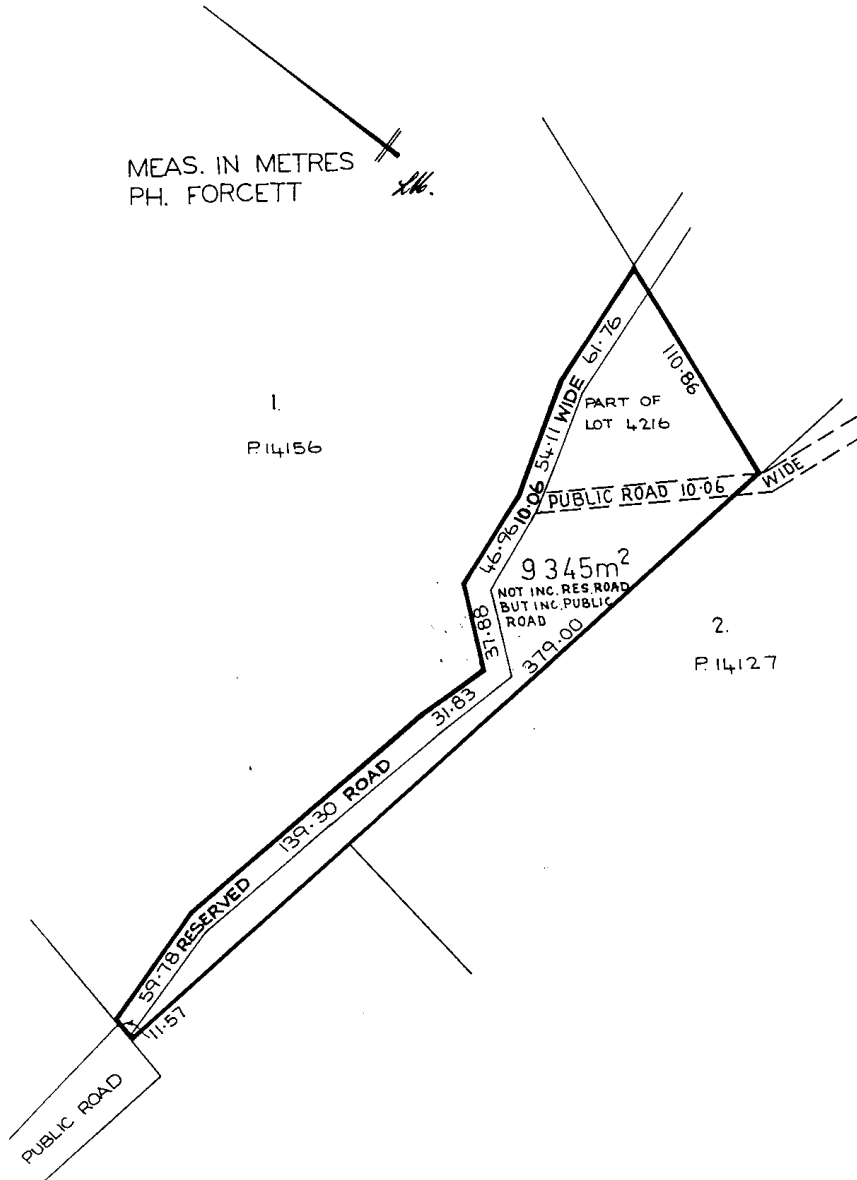


REGISTERED NUMBER

240879

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

MEAS. IN METRES
PH. FORCETT



Sorell Council
Development Application: 5.2026.76.1 -
Response to Request For Information - 6 Topley
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Plans Reference: P2
Date Received: 31/03/2026



Sorell Council

Development Application: 5.2026.76.1 -
Response to Request for Information - 6 Topley
Drive, Forcett - P4.pdf


Plans Reference: P4

Date Received: 28/05/2026

P I N N A C L E

PINNACLE



 **Sorell Council**
Development Application: 5.2026.76.1 -
Response to Request for Information - 6 Topley
Drive, Forcett - P4.pdf
Plans Reference: P4
Date Received: 28/05/2026

6 Topley Dr, Forcett - 7173



Owner(s) or Clients	Lindy Egan	Title Reference	240879/1
Building Classification	1a	Zoning	Rural Zoning
Designer	Jason Nickerson CC6073Y	Land Size	9345m ²
Total Floor Area (Combined)	46.05m ²	Design Wind Speed	TBA
Alpine Area	N/A	Soil Classification	TBA
Other Hazards	Dispersive Soils Specific Area Plan, Bushfire Prone Area, Airport obstacle limitation area	Climate Zone	7
		Corrosion Environment	Low
		Bushfire Attack Level (BAL)	TBA

(e.g., High wind, earthquake, flooding, landslip, dispersive soils,
sand dunes, mine subsidence, landfill, snow & ice, or other relevant factors)

ID	Sheet Name	Issue
A.01	Location Plan	DA-01
A.02	Floor Plan	DA-01
A.03	Elevations	DA-01



IMPORTANT NOTES:

- P1 & P2 - EXISTING DWELLING PARKING
- P3 & P4 - ANCILLARY DWELLING PARKING
- STORMWATER INFRASTRUCTURE TO BE RETURNED TO ITS PREVIOUS STATE
- FENCING DIVIDING THE ANCILLARY DWELLING FROM EXISTING DWELLING TO BE REMOVED

Sorell Council
 Development Application: 5.2026.76.1 -
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 Plans Reference: P4
 Date Received: 28/05/2026



Floor Areas
 Total Floor Area 46.05m²

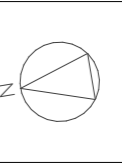
PINNACLE
 PINNACLE DRAFTING & DESIGN
 7/3 Abernant Way, Cambridge 7170
 03 6248 4218
 admin@pinnacledrafting.com.au
 www.pinnacledrafting.com.au
 Licence: CC6073Y

Location Plan
 Revision: DA-01
 Approved by: JD
 Scale: 1:500 @ A3
 Pg. No: A.01

Proposal: Change of Use
 Client: Lindy Egan
 Address: 6 Topley Dr, Forcett - 7173

Date: 26/10/2023
 Drawn by: RZ
 Job No: 084-2023
 Engineer: TBA
 Building Surveyor: TBA

Issue	Date	Description
	07/05/2026	RFI Response



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Access Panel



Articulation Joint



Smoke Alarm

Construction of sanitary compartments 10.4.2 of NCC 2022

The door to a fully enclosed sanitary compartment must -

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022 Vol II, between the closet pan within the sanitary compartment and the doorway.

Note: Safe Movement & Egress

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

Note: Paved Areas

All paths and patios to fall away from dwelling.

Note: Stair Construction

All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2:

Riser: Min 115mm - Max 190mm

Going: Min 240mm - Max 355mm

Slope (2R+G): Max 550 - Min 700

For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

Heights of rooms & other spaces 10.3.1 of NCC 2022

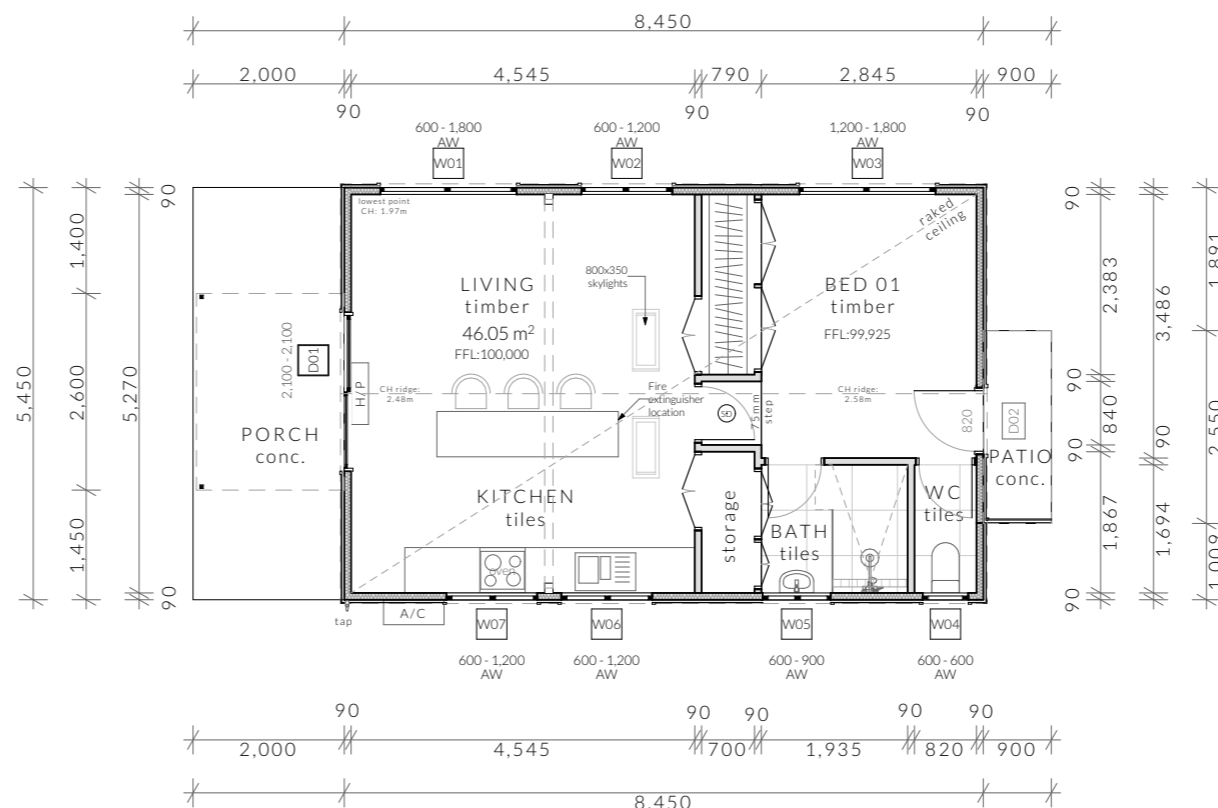
Heights of rooms and other spaces must not be less than;

- (a) in a habitable room excluding a kitchen - 2.4 m; and
- (b) in a kitchen - 2.1 m; and
- (c) in a corridor, passageway or the like - 2.1 m; and
- (d) in a bathroom, shower room, laundry, sanitary compartment, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and
- (e) in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items
- (f) in a stairway, ramp, landing, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, landing or the like.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact Pinnacle before undertaking works.

Floor Areas

Total Floor Area 46.05m²



Important Note

These plans have been documented based off a combination of satellite imagery and a site measure conducted on the 18th of October 2023. Pinnacle Drafting have only documented existing features. FFL's have not been taken, but the existing floor plan features a 75mm step between the bedroom and living space.

Compliance with the Performance Criteria for both the stair construction and room heights are required and are to be undertaken by an External Consultant such as Dobbs Doherty Fire Safety Engineers (DDEG).

Sorell Council
 Development Application: 5.2026.76.1 -
 Response to Request for Information - 6 Topley Drive, Forcett - P4.pdf
 Plans Reference: P4
 Date Received: 28/05/2026

PINNACLE

PINNACLE DRAFTING & DESIGN
 7/3 Abernant Way, Cambridge 7170
 03 6248 4218
 admin@pinnacledrafting.com.au
 www.pinnacledrafting.com.au
 Licence: CC6073Y

Floor Plan

Revision: DA-01
 Approved by: JD

Scale: 1:100 @ A3
 Pg. No: A.02

Proposal: Change of Use
 Client: Lindy Egan
 Address: 6 Topley Dr, Forcett - 7173

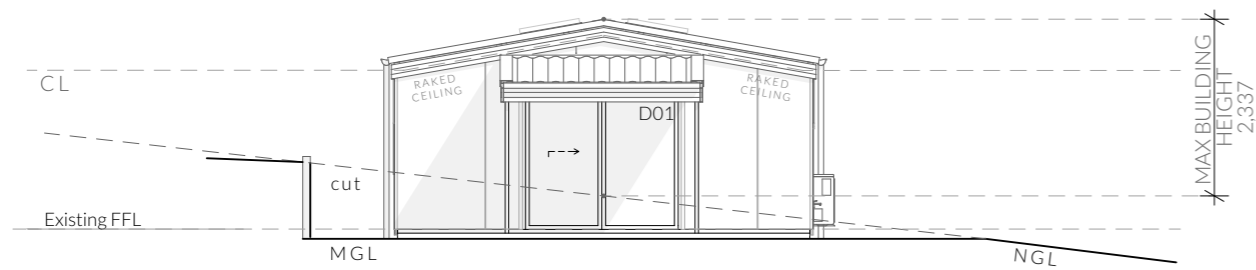
Date: 26/10/2023
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 Engineer: TBA
 Building Surveyor: TBA

Issue Date: 07/05/2026
 Description: RFI Response



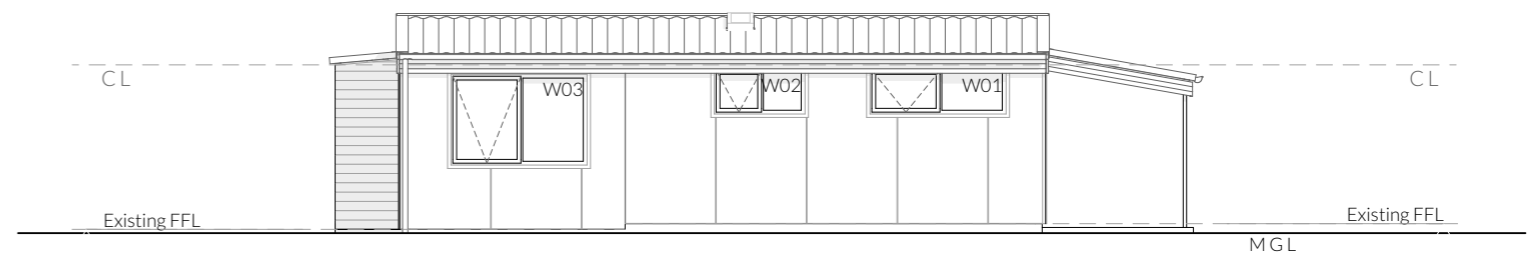
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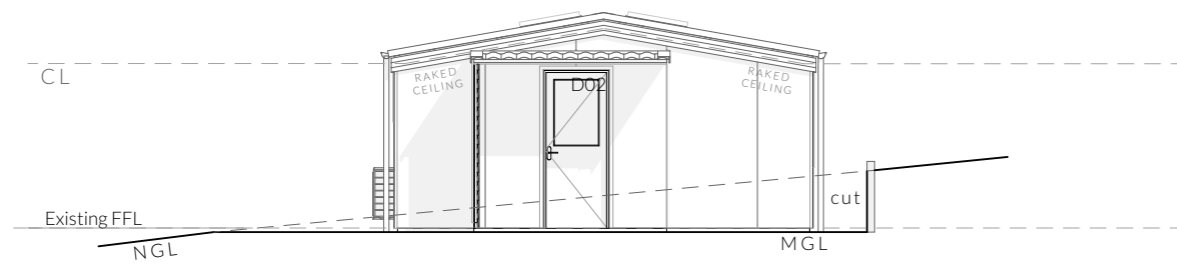
North Elevation

1:100



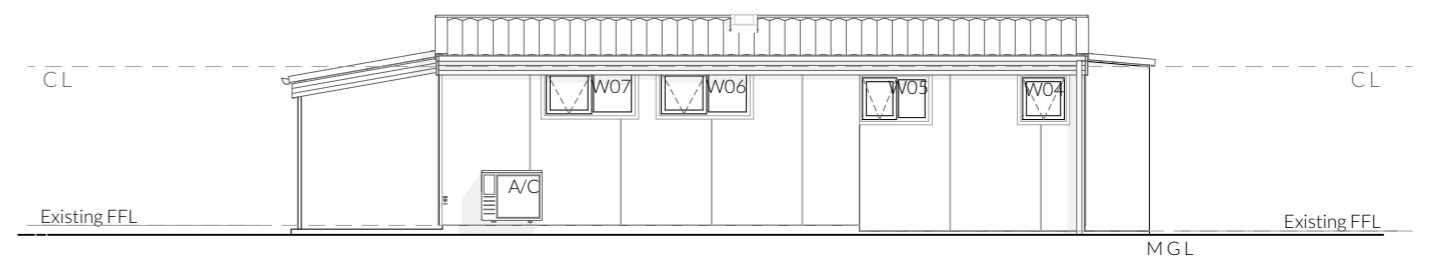
East Elevation

1:100



South Elevation

1:100



West Elevation

1:100