

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

5 FREEDOM CLOSE, CARLTON

PROPOSED DEVELOPMENT:

Outbuildings (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 **Monday 3rd August 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 **Monday 3rd August 2026**.

APPLICATION NO: 5.2026-212.1
DATE: 17 JULY 2026



Disclaimer

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

100 m



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

Full description of Proposal:	Use: Private Residence
	Development: Various Non habitable structures
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 5000

Is all, or some the work already constructed:	No: ☐ Yes: ☒
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Location of proposed works:	Street address: 5 Freedom Close
	Suburb: Carlton Postcode: 7173
	Certificate of Title(s) Volume: 146975 Folio: 4

Current Use of Site	
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Current Owner/s:	Name(s) Jesse Bateman & Catherine Chalmers
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Is the Property on the Tasmanian Heritage Register?	No: ☒ Yes: ☐	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: ☒ Yes: ☐	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: ☒ Yes: ☐	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: ☒ Yes: ☐	<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: ☒ Yes: ☐	<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: 5.2026.212.1 - Development Application - 5 Freedom Close, Carlton - P1.pdf Plans Reference: P1 Date Received: 22/06/2026
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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 <i>Land Use Planning and Approvals Act 1993</i>, that I have notified the owner(s) of the intention to make this application. - I/we declare that the information in this application is true and correct. <i>Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.</i>	
I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.	
Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent.	
Applicant Signature:	Signature: <u></u> Date: <u>22.06.2026</u>

Crown or General Manager Land Owner Consent	
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the <i>Land Use Planning and Approvals Act 1993</i>). 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: _____



SEARCH OF TORRENS TITLE

VOLUME 188779	FOLIO 4
EDITION 1	DATE OF ISSUE 06-Oct-2025

SEARCH DATE : 23-June-2026

SEARCH TIME : 11.18 am

DESCRIPTION OF LAND

Town of DODGES FERRY

Lot 4 on Sealed Plan [188779](#)

Derivation : Part of Lot 4203, 18 Acres Gtd. to Thomas Joseph

Prior CTs [146975/3](#) and [146975/4](#)SCHEDULE 1

[C946157](#) & [N240454](#) TRANSFER to JESSE BATEMAN and CATHERINE
JANE CHALMERS Registered 06-Oct-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP188779](#) COVENANTS in Schedule of Easements[SP188779](#) FENCING COVENANT in Schedule of Easements[SP146975](#) COVENANTS in Schedule of Easements[SP146975](#) FENCING COVENANT in Schedule of Easements[D88557](#) MORTGAGE to National Australia Bank Limited

Registered 29-July-2013 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 146975
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PAGE 1 OF 2 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown 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 a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown 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 a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

Lot 1 on the plan is subject to a right of drainage (appurtenant to lots 1 to 4 on sealed plan number 45274) over the strip of land shown on the plan passing through lot 1 and thereon marked "DRAINAGE EASEMENT 4.00 WIDE".



COVENANTS

The Owner of each lot on the Plan covenants with Sorell Council, with Jay Freeman and with the Owner for the time being with every other lot shown on the Plan to the intent that the burden of this covenant may run with and bind the Covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the Plan not to remove any tree from such lot except in accordance with the Tree Preservation Provisions of Sorell Planning Scheme 1993 or otherwise as approved by Sorell Council.

The Owner of each of lots 4 and 7 on the Plan covenants with Jay Freeman, and with the Owner or Owners for the time being of every other lot shown on the Plan to the intent that the burden of these covenants may run with and bind the Covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the Plan to observe the following stipulations:

- (a) not to further subdivide such lot other than by way of a boundary adjustment with an adjoining property; and
- (b) not to erect, permit to be erected or to maintain upon such lot more than one residential dwelling.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: JAY FREEMAN FOLIO REF: 45302 Folio 2 SOLICITOR & REFERENCE: Robert Manning Murdoch Clarke F0557236	PLAN SEALED BY: Sorell Council DATE: 3/5/06 PP 2065 REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 146975
SUBDIVIDER: JAY FREEMAN FOLIO REFERENCE: 45302 Folio 2	

**COVENANT
FENCING PROVISION**

The Owner of each lot on the Plan covenants with the Vendor (Jay Freeman) that the Vendor shall not be required to fence.

Signed by Jay Freeman as the
registered proprietor of the lands
comprised in Folio of the Register
Volume 45302 Folio 2 in the presence of:

J. Freeman

WITNESS:

FULL NAME:

ADDRESS:

OCCUPATION:

D. Priest
DIANNE PRIEST
9 PENGANA ST DODGES FERRY
CUSTOMER SERVICE OFFICER.

Executed on behalf of National Australia
Bank Limited as Mortgagee pursuant to
mortgage registered number C694799
in the presence of:

WITNESS:

FULL NAME:

ADDRESS:

OCCUPATION:

M. Pearce
Mark Pearce
11-13 Sunshine Beach Rd
Noosa Heads
Business Banker.

By: Brett Harris.

under Power of Attorney No. 67/0241 and
amended by 71/5033 (who states that he holds
the office in the National Australia Bank
Limited indicated under his signature and
who declares that he has received no notice
of revocation of the said Power.

Brett Harris
Brett Harris
Senior Business Banking Manager
Noosa Heads BBL



NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

OWNER ELIZABETH ANNE SCHARDT AND JESSE BATEMAN & CATHERINE JANE CHALMERS FOLIO REFERENCE C.T.146975/3 & C.T.146975/4 GRANTEE PART OF LOT 4203, 18 ACRES GTD TO THOMAS JOSEPH	PLAN OF SURVEY BY SURVEYOR CRAIG BRADLEY ROGERSON ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0418-120-796 TOWN OF DODGES FERRY SCALE 1: 1,000 LENGTHS IN METRES	REGISTERED NUMBER SP188779 APPROVED EFFECTIVE FROM <u>... 1 OCT 2025 ...</u> <i>[Signature]</i> Assistant Recorder of Titles
LOT 4 IS COMPILED FROM C.T.146975/4 & THIS SURVEY ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

PRIORITY FINAL PLAN
(SP105120)

Sorell Council

Development Application: 5.2026.212.1 -
Development Application - 5 Freedom Close,
Carlton - P1.pdf
Plans Reference: P1
Date Received: 22/06/2026

<i>[Signature]</i> Registered Land Surveyor	<i>[Signature]</i> Council Delegate	<i>[Signature]</i> Date
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PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 1 SHEETS	OWNER: ELIZABETH ANNE SCHARDT AND JESSE BATEMAN & CATHERINE JANE CHALMERS FOLIO REFERENCE: C.T.146975/3 & C.T.146975/4 SCALE 1:400 LENGTH IN METRES	Registered Number SP 188779
SIGNED FOR IDENTIFICATION PURPOSES 20.6.25 Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. 22-4-2025 Registered Land Surveyor Date	APPROVED EFFECTIVE FROM 01.01.2025 Assistant Recorder of Titles

EASEMENT	
a	137°29' 1.39
b	97°23' 2.85
c	89°12' 4.77
d	73°44' 5.36
e	53°49' 3.05
f	43°10' 2.79
g	27°32' 1.71

Sorell Council

Development Application: 5.2026.212.1 -
Development Application - 5 Freedom Close,
Carlton - P1.pdf

Plans Reference: P1
Date Received: 22/06/2026

Tiara Williams at Sorell Council
47 Cole St
Sorell 7172

Date: 08.07.2026

Re: Updated Supporting letter for retrospective works @ 5 Freedom Close, Carlton.

Dear Tiara (or another planner),

This supporting letter is just to clarify the structures on site which we are seeking retrospective approval for.

The original steel shed had a 3m wide lean-to extension done to it prior to my client purchasing the property, a shipping container is currently on site, a number of small structures (chook shed, garden shed, sauna & greenhouse), there is also a swimspa that has a low deck surrounding it with full pool safe fencing and a low skate ramp with roof over (purely for residential use only).

The Swimspa is within 4.6m of the side boundary for a small portion (it is less than 2.1m above NGL at this point- with the only portion of the deck and spa rising above 2.1m being the solid end balustrade to prevent any privacy issue with the neighbours- there are twin water tanks on the adjacent property at this point), additionally a small greenhouse and garden shed are within the prescribed 5m setback (whilst the greenhouse is within 1.5m of the boundary it is only 2.2m high and thus doesn't trigger a planning need under the scheme), the garden shed is 2.5m high for a small portion (where it is greater than 5m off the boundary and the end of the shed closest to the boundary is little more than 2.3m above NGL and will certainly cast no shadow onto neighbouring land, and is in fact basically not visible from anywhere outside the property).

These structures are all shown and dimensioned on a scaled site plan included in the application.

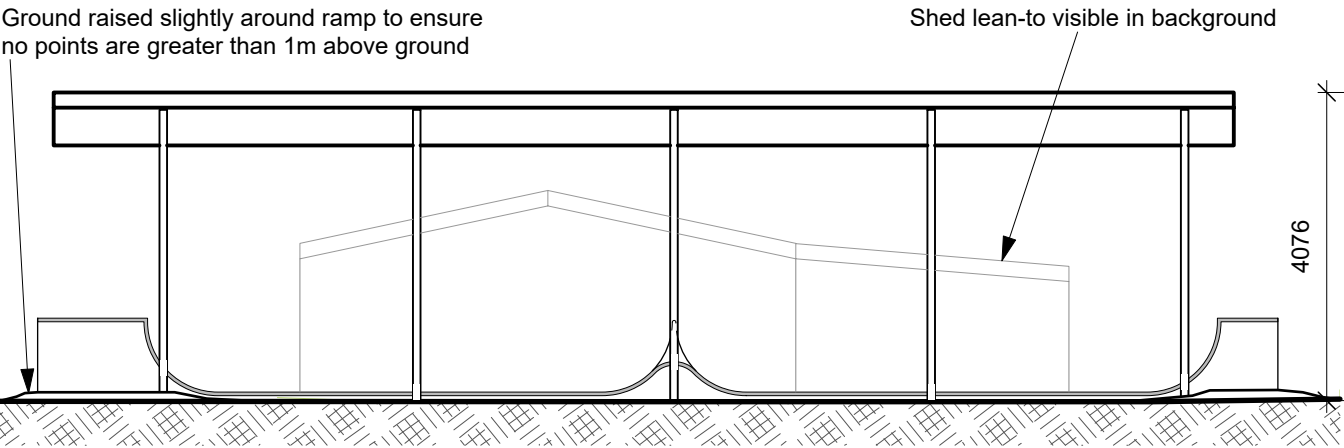
Sincerely

Bruce Glanville (GLANVILLE architects \ ideas \ solutions)



Sorell Council

Development Application: 5.2026.212.1 -
Response to Request For Information - 5
Freedom Close, Carlton - P2.pdf
Plans Reference: P2
Date received: 10/07/2026



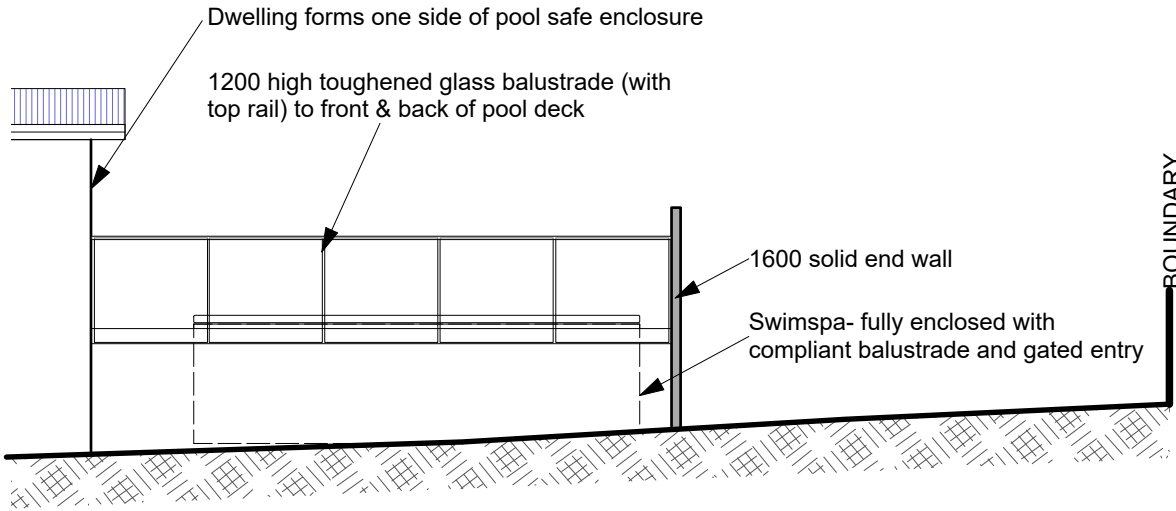
Gazebo Roof over Skate Ramp Elevation



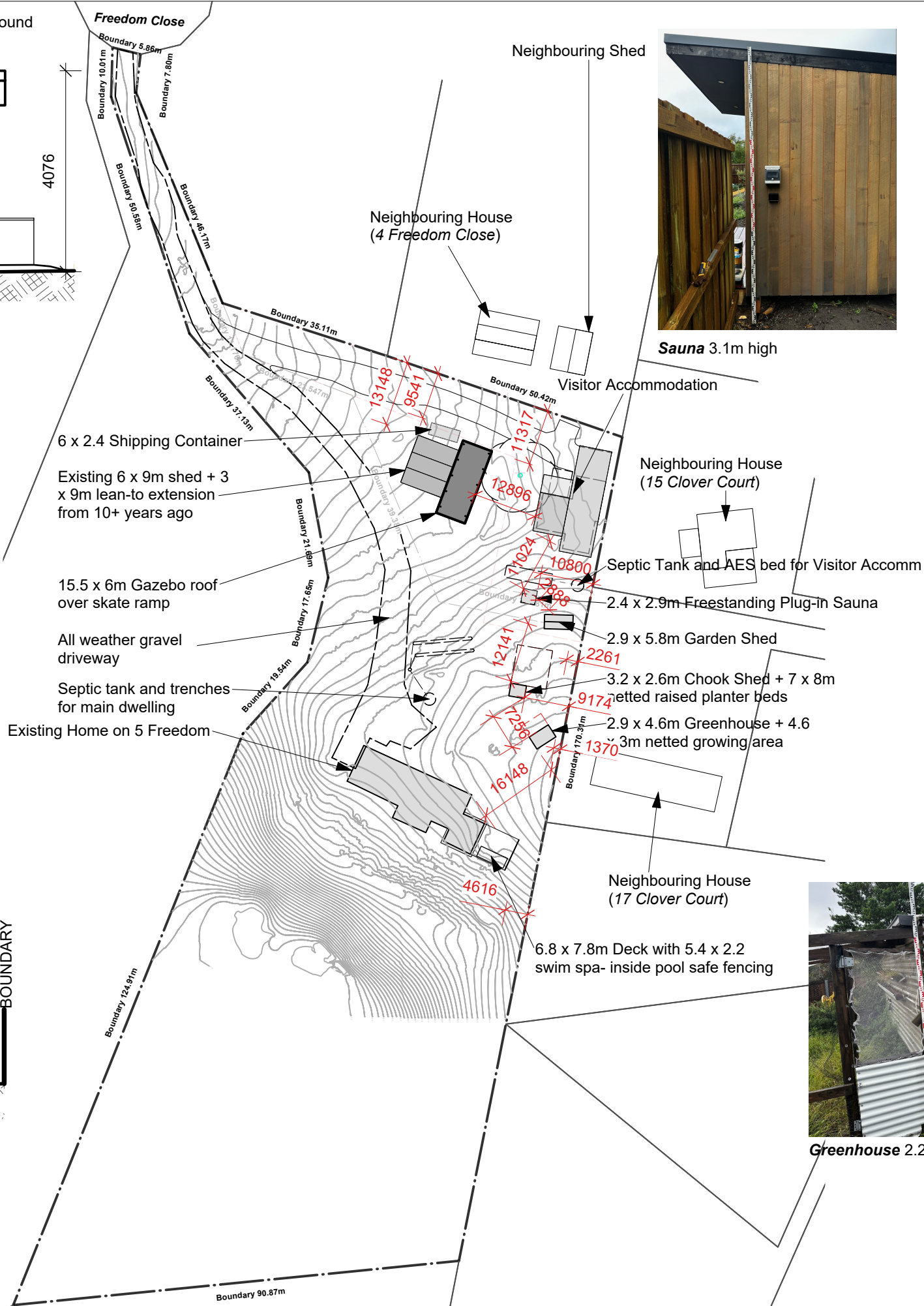
Sorell Council
Development Application: 5.2026.212.1 -
Response to Request For Information - 5
Freedom Close, Carlton - P2.pdf
Plans Reference: P2
Date received: 10/07/2026



Shed Lean-to 2.5m high (on eave, 2.8m on high side where meeting original shed)



Swimspa & Pool Deck Elevation



Sauna 3.1m high



Garden Shed 2.5m high



Chook Shed 2.1m high



Greenhouse 2.2m high