

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

55 CARLTON BEACH ROAD, DODGES FERRY

PROPOSED DEVELOPMENT:

OUTBUILDING AND SAUNA

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 7th September 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 7th September 2026**.

APPLICATION NO: 5.2025.332.1
DATE: 21 August 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.

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

Full description of Proposal:	Use: Personal use
	Development: Shed and Sauna
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ \$17000

Is all, or some the work already constructed:	No: ☐ Yes: ☒
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Location of proposed works:	Street address: 55 Carlton Beach Road
	Suburb: Dodges Ferry Postcode: 7173
	Certificate of Title(s) Volume: 79164 Folio: 1

Current Use of Site	Completed
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Current Owner/s:	Name(s) Kroonenburg Enterprises Pty Ltd
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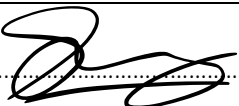
Is the Property on the Tasmanian Heritage Register?	No: ☒ Yes: ☐	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: ☒ Yes: ☐	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken 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/>



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 <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:  Date: 17 Aug 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 <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 79164	FOLIO 1
EDITION 5	DATE OF ISSUE 17-Mar-2023

SEARCH DATE : 16-July-2026

SEARCH TIME : 10.26 am

DESCRIPTION OF LAND

Parish of FORCETT, Land District of PEMBROKE
Lot 1 on Diagram [79164](#) (formerly being 334-22D)
Derivation : Part of 547 Acres Gtd. to T. MacDowell.
Prior CT [3023/51](#)

SCHEDULE 1

[N120500](#) TRANSFER to KROONENBURG ENTERPRISES PTY LTD
Registered 17-Mar-2023 at 12.01 pm

SCHEDULE 2

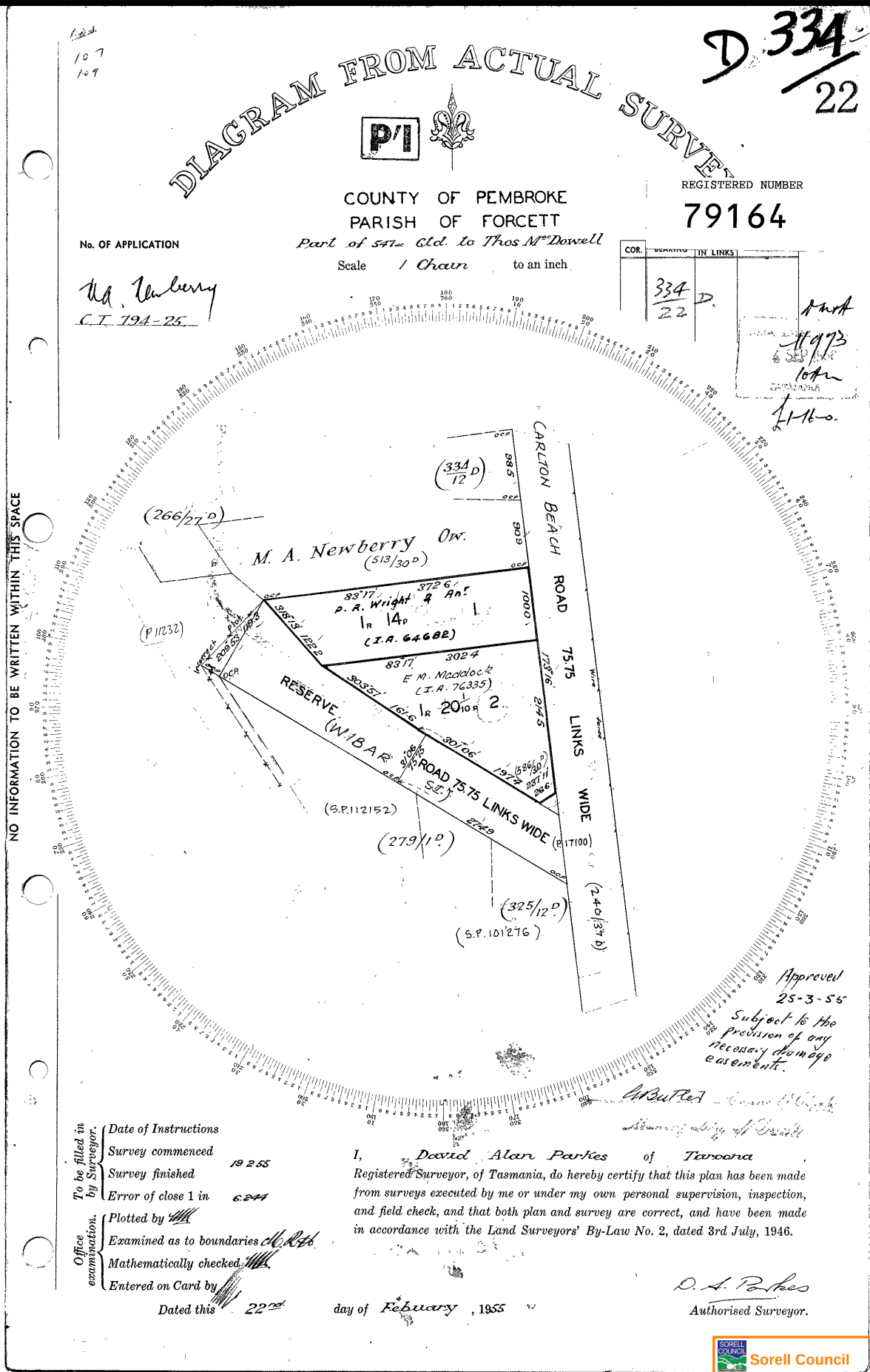
Reservations and conditions in the Crown Grant if any
[A64682](#) FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**Sorell Council**

Development Application: 5.2025.332.1 -
Response to Request for Information - 55
Carlton Beach Road, Dodges Ferry P2.pdf
Plans Reference: P2
Date received: 17/08/2026



Sorell Council

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Cover Letter

Planning Application 5.2025.332.1

To: Sorell Council

Re: Planning Application 5.2025.332.1 – Additional Outbuildings

Dear Sorell Council,

Please find attached the updated plans and supporting documentation in relation to Planning Application **5.2025.332.1**.

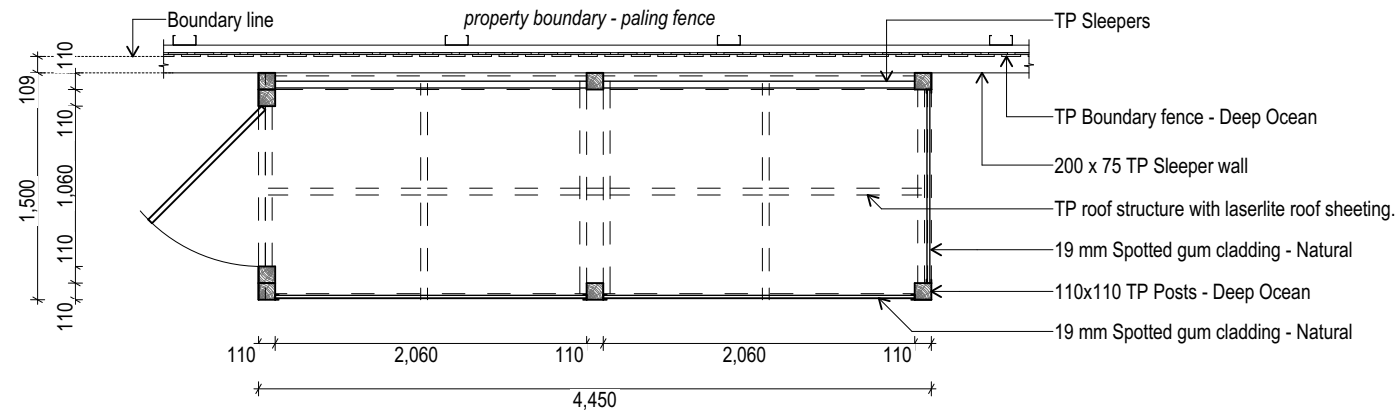
The purpose of this submission is to seek approval for the additional outbuildings on the property, being a **shed and sauna**, and to have these structures formally noted as part of the approved development.

The attached documentation provides the relevant site plans, elevations, dimensions and supporting information for Council's consideration.

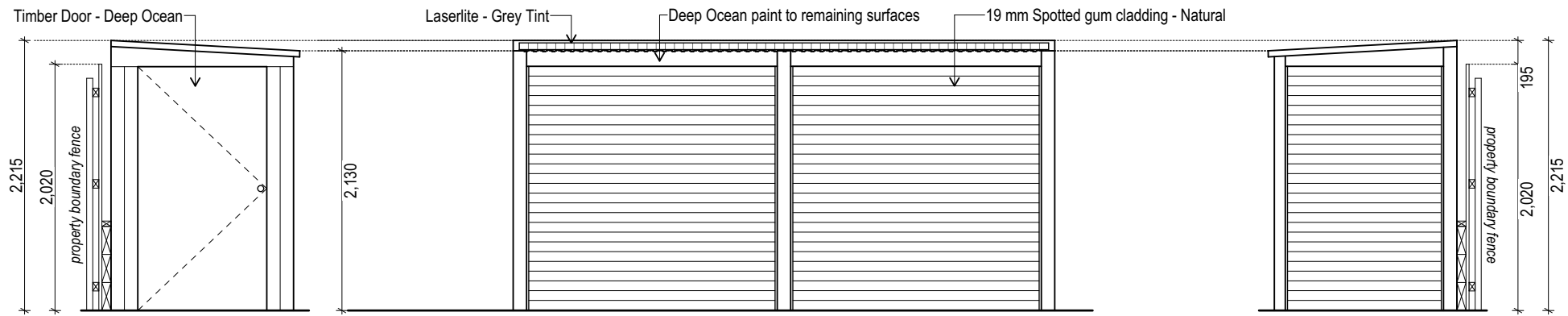
Please do not hesitate to contact us should any further information or clarification be required.

Kind regards,

Samuel Kroonenburg



PLAN



WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

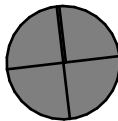
3

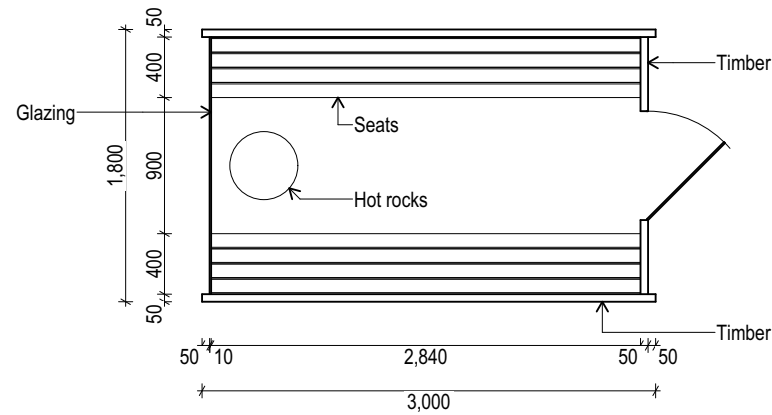
Storage Shed - Plans and Elevations

SCALE: 1:50

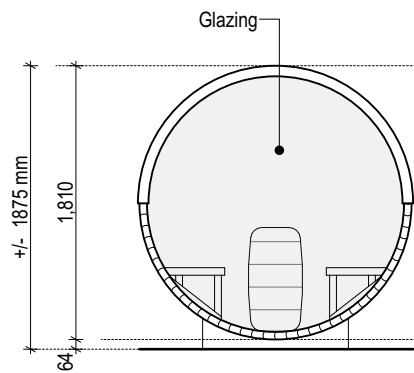


Sorell Council
Development Application: 5.2025.332.1 -
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Carlton Beach Road, Dodges Ferry P2.pdf
Plans Reference: P2
Date received: 17/08/2026

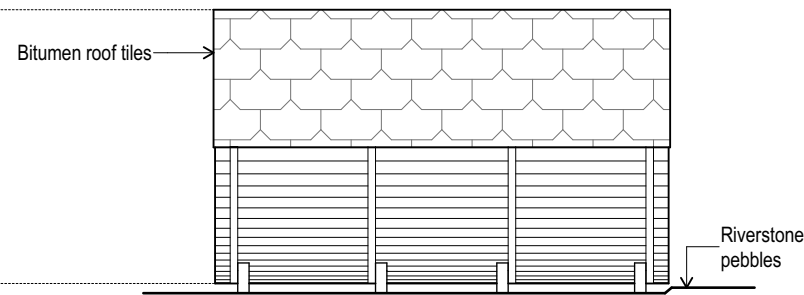
 BUILDING DESIGN DRAFTING PLANNING	CONTACT E: ben@theattic.net.au M: 0403 579 827 A: Po Box 5, Dodges Ferry, TAS 7173	DESIGN / DRAFT B Valentine SCALE 1:50 APPROVED / DESIGN CERT. ENGINEER / DESIGN CERT.	PROJECT: PLANNING ADVICE 55 Carlton Beach Rd, Dodges Ferry, TAS 7173 © THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE FROM ATTIC BUILDING DESIGN	REV.	DESCRIPTION	BY	CHK	DATE	CLIENT: KROONENBERG DRAWING: Storage Shed - Plans and Elevations		DRAWING SET: PLANNING ADVICE	
											SHEET: A400 - 4 / 5	
											DATE: 16/07/2026	SIZE A3
											JOB: ATTBV2701	



PLAN

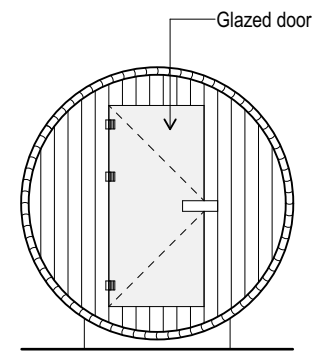


WEST ELEVATION

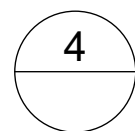


SOUTH ELEVATION

(North elevation is identical)



EAST ELEVATION

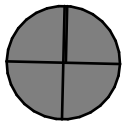


Sauna - Plans and Elevations

SCALE: 1:50



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		SCALE 1:50									SHEET: A401 - 5 / 5	
		APPROVED / DESIGN CERT.									DATE: 16/07/2026	SIZE A3
		ENGINEER / DESIGN CERT.									JOB: ATTBV2701	