

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

14 FRANKLIN STREET, DUNALLEY

PROPOSED DEVELOPMENT:

RETROSPECTIVE OUTBUILDING (CARPORT)

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 3rd November 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 3rd November 2026**.

APPLICATION NO: 5.2026.315.1
DATE: 16 October 2026



Roads
— DSG Roads
— Council Roads

Property
□ Property
□ Titles

Transport
Capital Works 2026
— Footpath
— Recon
— Reseal
— Resheet

Roads
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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.

50 m



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

Full description of Proposal:	Use: <u>carport 6x5.5m x 2m 35sqm Total</u>
	Development:
	Large or complex proposals should be described in a letter or planning report.
Design and construction cost of proposal: \$ <u>2875</u>	

Is all, or some the work already constructed:	No: ☐ Yes: ☒
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Location of proposed works:	Street address: <u>14 ~~Franklin~~ Franklin Street</u>
	Suburb: <u>Dunalley</u> Postcode: <u>7177</u>
	Certificate of Title(s) Volume: <u>6068</u> Folio: <u>1</u>

Current Use of Site	<u>residential house</u>
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Current Owner/s:	Name(s) <u>Caroline and Joel Rawlings</u>
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Is the Property on the Tasmanian Heritage Register?	No: ☒ Yes: ☐	If yes, please provide written advice from Heritage Tasmania
Is the proposal to be carried out in more than one stage?	No: ☒ Yes: ☐	If yes, please clearly describe in plans
Have any potentially contaminating uses been undertaken on the site?	No: ☒ Yes: ☐	If yes, please complete the Additional Information for Non-Residential Use
Is any vegetation proposed to be removed?	No: ☒ Yes: ☐	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: ☒ Yes: ☐	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: 5.2026.315.1 -
Response to Request For Information - 14
Franklin Street, Dunalley P3.pdf
Plan Reference: P3
Date received: 12/10/2026

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:

[Handwritten Signature]

Date:

10/9/2026

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 _____



Sorell Council

Development Application: 5.2026.315.1 -
Response to Request For Information - 14
Franklin Street, Dunalley P3.pdf
Plan Reference: P3
Date received: 12/10/2026

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 6068	FOLIO 1
EDITION 5	DATE OF ISSUE 05-July-2019

SEARCH DATE : 25-May-2026

SEARCH TIME : 02.00 pm

DESCRIPTION OF LAND

Town of DUNALLEY

Lot 1 on Sealed Plan [6068](#)

Derivation : Part of 2 Acres (Section A.) Gtd. to G. Long.

Prior CT [3418/25](#)

SCHEDULE 1

[M761437](#) TRANSFER to CAROLINE RUTH RAWLINGS of forty undivided 1/100 shares, JOEL STEPHEN RAWLINGS of forty undivided 1/100 shares, LINDA MARGARET DOBSON of ten undivided 1/100 shares and SCOTT WILLIAM DOBSON of ten undivided 1/100 shares as tenants in common Registered 05-July-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP [6068](#) EASEMENTS in Schedule of Easements

SP [6068](#) COUNCIL NOTIFICATION under Section 468(12) of the Local Government Act 1962

[E183827](#) MORTGAGE to Commonwealth Bank of Australia Registered 05-July-2019 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

①



SCHEDULE OF EASEMENTS

PLAN NO.

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

S.P. 6068
S.P. 6068

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

LOT 1 is TOGETHER WITH a Right of Drainage over the Drainage Easement marked A B C hereon

LOT 2 is TOGETHER WITH a Right of Drainage over the Drainage Easement marked B C hereon

LOT 2 is SUBJECT TO a Right of Drainage (appurtenant to Lot 1) over the Drainage Easement marked A B hereon

DATED this day of 1974.

SIGNED by PHOEBE LONG and
CYRIL NORMAN LONG the
Registered Proprietors of
the land comprised in
Certificate of Title Regd.
Volume 2528 Folio 8 in the
presence of;

P Long.
Cyril N Long.

E. J. Dixon
Law Clerk
Attest.

SIGNED by DOUGLAS JOHN
RUSSELL and MARY ISOBEL
RUSSELL the Registered
Proprietors of the land
comprised in Certificate of
Title Regd. Volume 3129
Folio 99 in the
presence of;

D Russell.
M Russell.

E. J. Dixon
Law Clerk
Attest.

Correct for the purposes of "The Real Property Act 1862" as amended.

PAGE SEVEN BETHUNE THOMPSON & GRAY
per: *[Signature]*

Solicitors for the Subdividers.

6068

:

.

Certified correct for the purposes of the Real Property Act 1862, as amended.

.....
Subdivider/Solicitor for the Subdivider

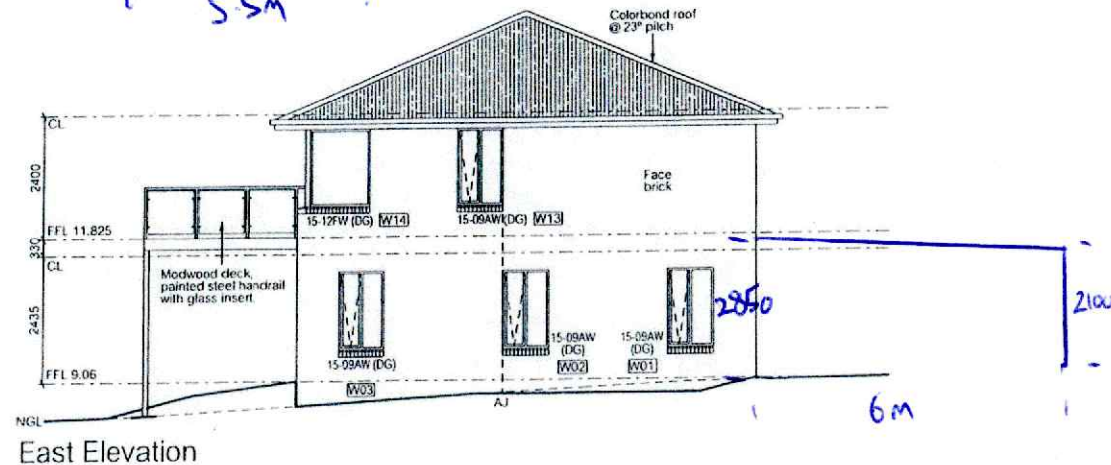
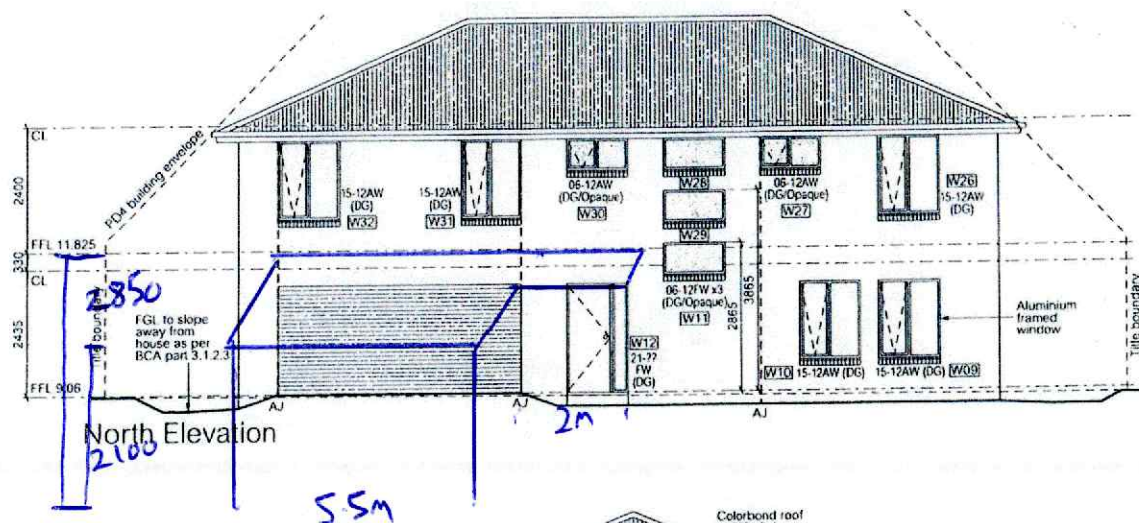
This is the schedule of easements attached to the plan of

.....
Lots 1 & 2 comprising part of the land in.....
C.T. 2528-8
(Insert Title Reference)

Sealed by Municipality of Hobart on 26 June 1973

50740

.....
Council Clerk/Town Clerk



5.8 Stars

Dwelling Address
PROPOSED PRIEST
RESIDENCE, 14 FRANKLIN
STREET, DUNALLEY

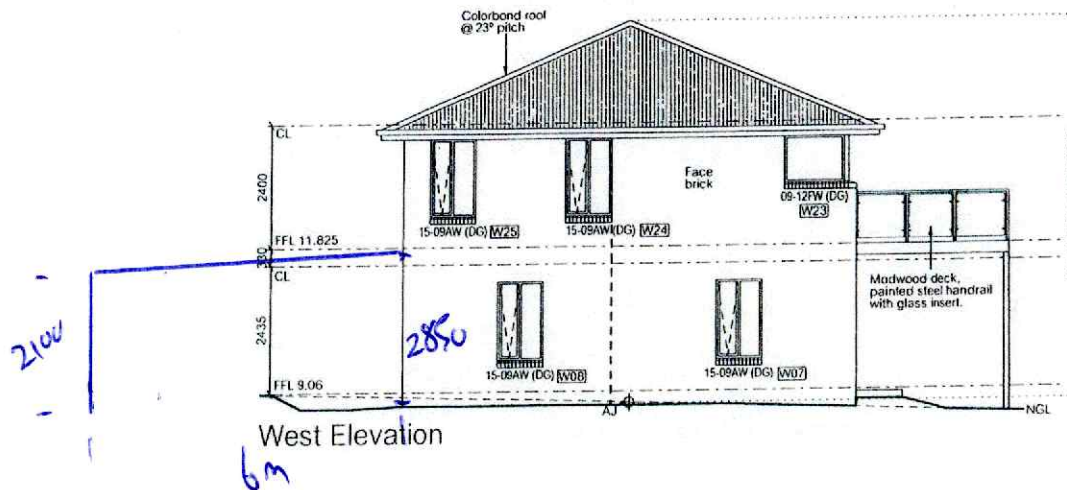
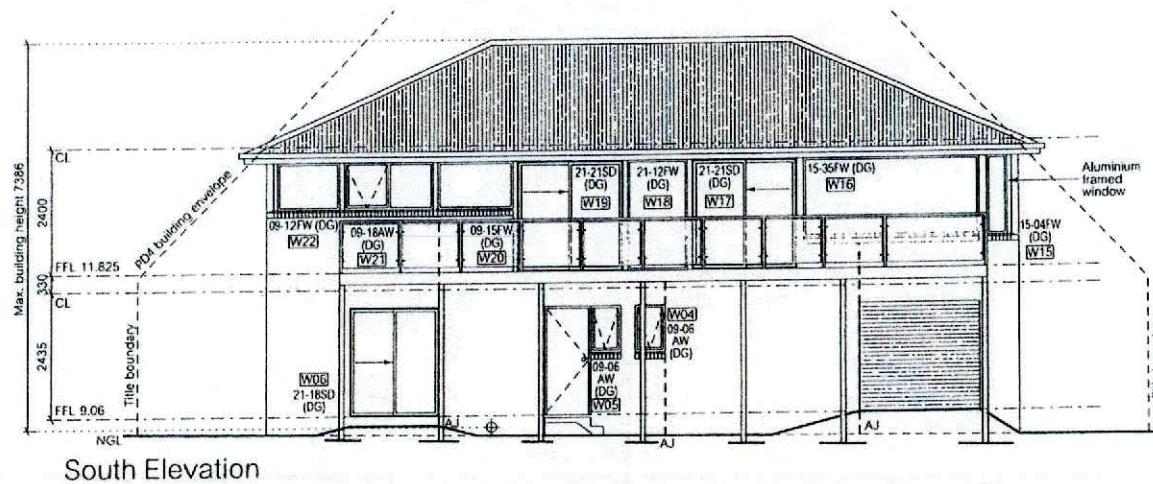
PostCode Climate Zone
7177 26

FirstRate5

<https://www.f5.com.au/QRCode.aspx?PublicId=V60H-R2WU1>

NO. 2620-14
DATE 15.5.14
BUILDING SURVEYOR

NOTES • Builder to verify all dimensions and levels on site prior to commencement of work. • All work to be carried out in accordance with the current Building Code of Australia • Dimensions to take precedence over scale. • Do not scale from these drawings.	ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.				Designer:	Client / Project info:	WILSON HOMES MULTI AWARD WINNING BUILDERS A Division of Wilson Homes Testimonial Pty Ltd 18th Feb 2014	ELEVATIONS 1 OF 2			
					ANOTHER PERSPECTIVE LEVEL 1, 68 LETITIA STREET NORTH HOBBART ACC. NO. CC2204H Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: anotherperspective@bigpond.com	PROPOSED PRIEST RESIDENCE 14 Franklin Street, DUNALLEY		Drawn	CK	WH7285	
		B	Changes as per cover sheet	3 Mar.	MM				Date	06 February 2014	Sheet
		A	Changes as per cover sheet	17 Feb.	CK				Scale	1:100	04/17
		No.	Amendment	Date	Init.					WILSON HOMES © 2014	



5.8 Stars

Dwelling Address
PROPOSED PRIEST
RESIDENCE, 14 FRANKLIN
STREET, DUNALLEY

PostCode 7177 Climate Zone 26

FirstRate5

<https://www.frs.com.au/QRCodeLa...>

NO. 2628-14

DATE 15.5.14

[Signature]

NOTES				Designer:	Client / Project info:	ELEVATIONS 2 OF 2	
- Builder to verify all dimensions and levels on site prior to commencement of work - All work to be carried out in accordance with the current Building Code of Australia - Dimensions to take precedence over scale - Do not scale from these drawings				ANOTHER PERSPECTIVE LEVEL 1, 68 LETITIA STREET NORTH HOBART ACC. NO. CC2204H Ph: (03) 6231 4122 Fax: (03) 6231 4166 Email: anotherperspective@bigpond.com	PROPOSED PRIEST RESIDENCE 14 Franklin Street, DUNALLEY	Drawn CK WH7285	Sheet
ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.						Date 06 February 2014	1:100
B Changes as per cover sheet 3 Mar. MM A Changes as per cover sheet 17 Feb. CK No. Amendment Date Init.						Scale	05/17
						WILSON HOMES MULTI AWARD WINNING BUILDERS A Division of Wilson Homes Tasmania Pty Ltd ABS No. 120 120 007	WILSON HOMES © 2014



5.8 Stars

Shipping Address
PROFESSIONAL FRUIT
RESEARCH & TRAINING
CENTER, INC. #1177

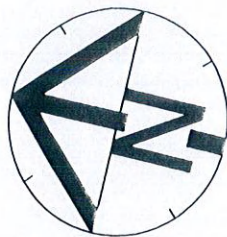
PostCode **Climate Zone**
1177 26

FastRate®

More trees for your money. Ask
for FASTER DELIVERY SERVICE

262 B-14
15.5.14

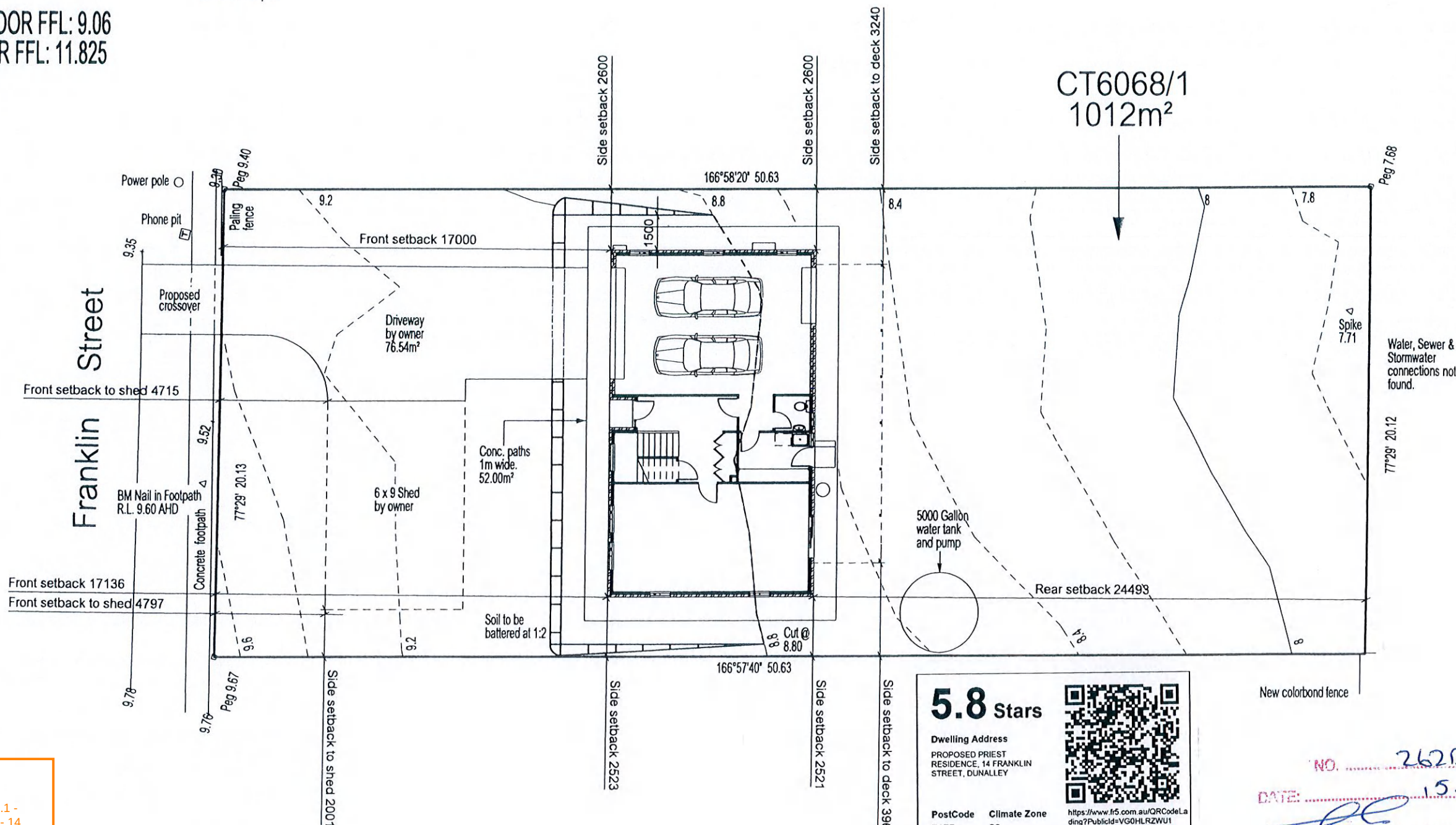
NOTES - Builder to verify all dimensions and levels on site prior to commencement of work. - All work to be carried out in accordance with the current Building Code of Australia. - Demolition to take precedence over other work. - Do not stray from these drawings.	FLOOR AREA & TRAITS Attic/verandah Staircase	All window apertures to be checked and/or confirmed on site prior to ordering glazing units.	Designer ANOTHER PERSPECTIVE LEVEL 1, 6811 TITIA STREET NORTH HOBART ACC NO. CC22044 PH: 03162314102 www.anotherperspective.com.au	Client / Project title PROPOSED DINKY RESIDENCE 14 Franklin Street DUNALLEY	WILSON HOMES SALES, MARKETING, DESIGN, PROJECTS 11000 Wilson Road, Hobart, Tasmania 7000	GROUND FLOOR PLAN Drawn: 14/01/2019 Date: 14/01/2019 Scale: 1:100 WILSON HOMES 4/1/2019 Sheet: 02/17
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PROPOSED NEW RESIDENCE

GROUND FLOOR FFL: 9.06
FIRST FLOOR FFL: 11.825

Telstra marker post



Sorell Council
Development Application: 5.2026.315.1 -
Response to Request for Information - 14
Franklin Street, Dunalley - P2.pdf
Plans Reference: P2
Date received: 30/09/2026

5.8 Stars
Dwelling Address
PROPOSED PRIEST
RESIDENCE, 14 FRANKLIN
STREET, DUNALLEY
PostCode 7177 Climate Zone 26
FirstRate5
https://www.fr5.com.au/QRCodeLa
ding?PublicId=VG0HLRZWU1
www.raters.gov.au
v5.1.11 Wednesday, May 11, 2016

NO. 2628-14
DATE: 15.5.14
BUILDING SURVEYOR

NOTES - Builder to verify all dimensions and levels on site prior to commencement of work - All work to be carried out in accordance with the current Building Code of Australia - Dimensions to take precedence over scale. - Do not scale from these drawings.					Designer:	Client / Project info:	WILSON HOMES MULTI AWARD WINNING BUILDERS A Division of Wilson Homes Tasmania Pty Ltd ABN 93 126 438 817	SITE PLAN		
	E	Changes as per cover sheet	02 May 14	MM	ANOTHER PERSPECTIVE LEVEL 1, 69 LETITIA STREET NORTH HOBART ACC. NO. CC2204H Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: anotherperspective@bigpond.com	PROPOSED PRIEST RESIDENCE 14 Franklin Street, DUNALLEY		Drawn	CK	WH7285
	B	Changes as per cover sheet	3 Mar.	MM				Date	06 February 2014	Sheet
	A	Changes as per cover sheet	17 Feb.	CK				Scale	1:200	01/17
	No.	Amendment	Date	Init.				WILSON HOMES © 2014		

01/17