



dorset

3 Ellenor Street SCOTTSDALE TAS 7260 P 03 6352 6500

E dorset@dorset.tas.gov.au W www.dorset.tas.gov.au

NOTICE OF PLANNING APPLICATION

LAND USE PLANNING & APPROVALS ACT 1993

In accordance with *Section 57 (3)* of the *Land Use Planning & Approvals Act 1993* notice is hereby given that the following application has been received:

PLA No: 2026/86
PROPOSAL: RESIDENTIAL - SINGLE DWELLING
APPLICANT: MR L J SAUNDERS
LOCATION: 23 RINGAROOMA ROAD SCOTTSDALE

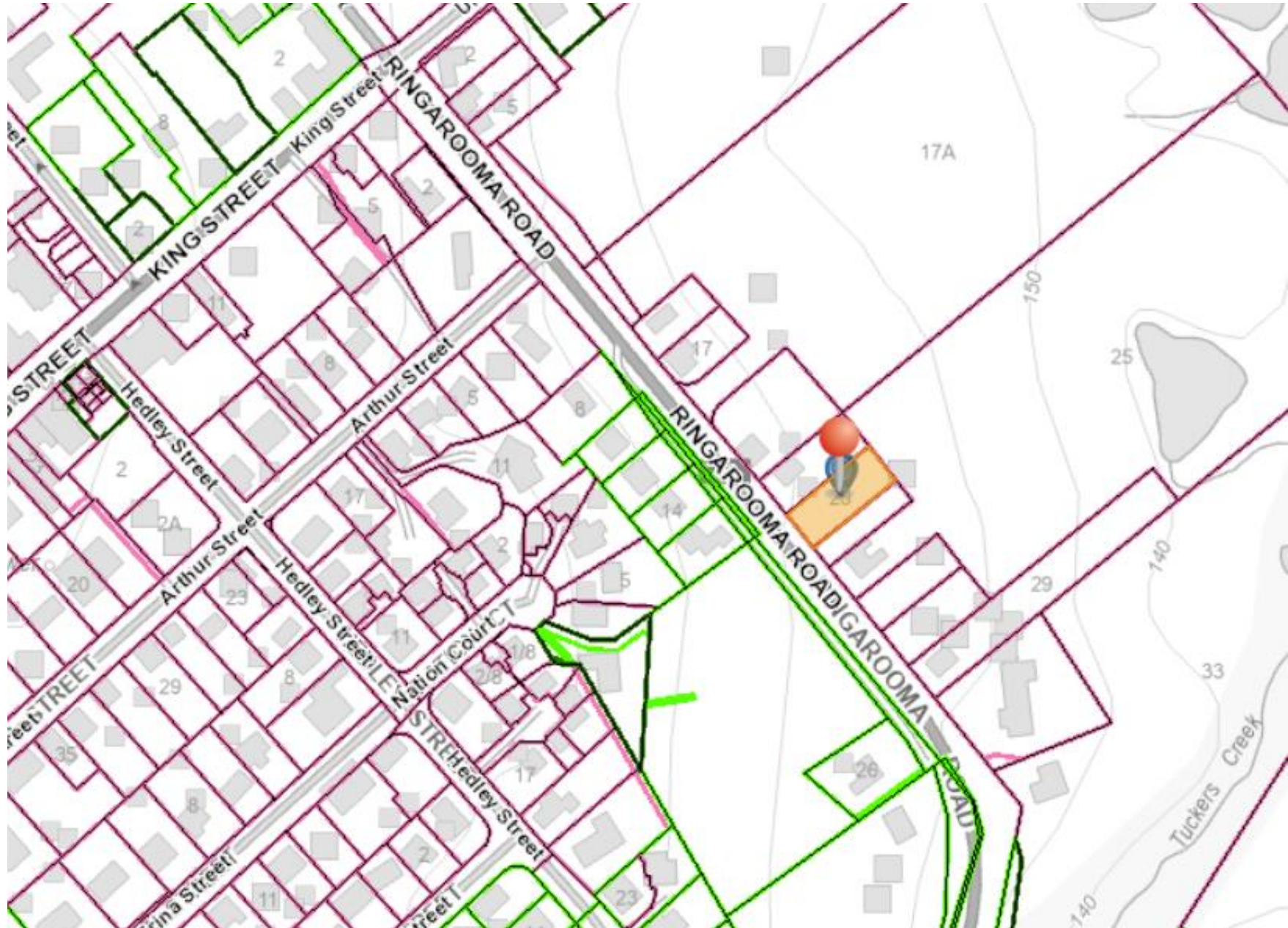
The application and associated plans and documents will be available for inspection at the Council Offices, 3 Ellenor Street, Scottsdale during normal office hours ending on 18/10/2026.

Further, in accordance with *Section 57 (5)* of the *Land Use Planning & Approvals Act 1993* any persons may make representations relating to the application which was advertised in The Examiner newspaper (Local Government Notices) on 03/10/2026. Representations must be made in writing and addressed to the Acting General Manager, Dorset Council, PO Box 21, Scottsdale 7260, or by emailing dorset@dorset.tas.gov.au.

If you have any queries, please contact the Dorset Council on **03 6352 6500** during normal office hours.

Jayne Miller
ACTING GENERAL MANAGER

23 Ringarooma Road SCOTTSDALE (2026/86)





Planning Permit Application

Please print all applicable details clearly

THE PROPOSAL

Describe in full the way it is proposed to use and/or develop the land: <u>Brick Veneer Residence</u> 	⇒ Provide a full description of the proposed use or development, including: • Building work • Change of use • Subdivision • Forestry • Demolition • Staging (if development is proposed to be carried out in stages, indicate this on the plans and describe in written material) • Signage • Other
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THE LAND

Address <u>23 Ringarooma Road Scottsdale</u> 	Certificate of Title (include all applicable title references) Volume: <u>89473</u> Folio: <u>2</u>
Land Area (m ² or hectares): <u>1012m²</u>	
Present use of land: <u>Residential Shed</u> 	⇒ Provide a description of the existing use of the land, for example vacant, residential, agriculture, industrial, commercial
Present use of existing building(s): <u>Storage</u> 	⇒ Provide a description of the use of the existing buildings on the land, for example dwelling, workshop, farm building, office, shop

THE APPLICANT (Note: the person to be nominated as the Applicant is the one whose name will appear for public notification purposes and permit issue)

Applicant's Name: <u>Liam Saunders</u>	
Address: <u>7 East Minstone Road Scottsdale</u> 	Phone: Fax: Mobile: <u>0447 541 010</u>
Email: <u>liamsaunders59@gmail.com</u>	

THE OWNER

Owner's Name(s): <u>Liam Saunders</u>	
Address: <u>7 East Minstone Road</u> <u>Scottsdale</u>	Phone: Fax: Mobile: <u>0447 541 010</u>
Email: <u>liam.saunders59@gmail.com</u>	

CROWN AND/OR COUNCIL CONSENT [to be completed where land in respect of the Application is (i) Crown land (within the meaning of the Crown Lands Act 1976) or (ii) owned or administered by the Crown or a Council]

Owner / Administrator's Name(s): 	
Person signing the Application: 	⇒ to be completed by a person conferred the authority to ensure compliance with Section 52(1B)(a) of the Land Use Planning and Approvals Act 1993.
Signature: _____ Date: _____	

DETAILS OF BUILDING WORK (to be completed if Application requires building work)

Value of building work: \$ <u>500,000</u>		⇒ Please tick applicable box: ☒ Estimate ☐ Contract Price
Type of work: <u>New Building</u>		⇒ For example, new building, alteration, addition, removal, repairs, demolition, re-erection, change of use
Proposed use of building: <u>Residence Dwelling</u>		⇒ Describe the main use of the proposed building, for example, dwelling, workshop, farm building, office, shop
Existing floor area: _____ m ²	New / additional floor area: <u>212</u> m ²	Proposed maximum building height above natural ground level: <u>6.7</u> m
Materials: structural floor: <u>Concrete / Yellow Tongue</u> external walls: <u>Brick / Cladding</u> colour: <u>Red / Grey</u> roof cladding: <u>Colorbond</u> colour: <u>Grey</u> structural frame: <u>Timber</u>		

DETAILS OF OTHER WORKS

Vehicle Access:

Is a new vehicle access or crossover required? (if so, ensure this is indicated on the plans) No

What would be the surfacing of the vehicle access? Gravel

Car Parking:

How many car parking spaces are currently provided? 4

How many additional car parking spaces would be provided? 3

What would be the surfacing of the car parking spaces? Concrete

Is provision made for loading and unloading of vehicles? (to be completed for retail, commercial, industrial, service industry or storage uses)

No

Describe any proposed earthworks, vegetation removal or other works required as part of the use and/or development:

Excavation

DETAILS OF OTHER MATTERS

Proposed hours of operation:

N/A

Monday to Friday: _____ am to _____ pm

Saturday: _____ am to _____ pm

Sunday: _____ am to _____ pm

Provide details of any goods that would be stored outside:

Privacy Statement

The Dorset Council is committed to upholding the right to privacy of all individuals who have dealings with the Council. Unless required by law or by a Court or tribunal, the Council will take the necessary steps to ensure that the personal information that members of the public share with the Council remains confidential. How we use this information is explained in our Personal Information Protection Policy which is available at www.dorset.tas.gov.au or at the Council office.

Appointment Details

To ensure Council's officers are available to assist you with the submission of your Application, it is advisable to make an appointment by contacting Regulatory Services on 6352 6500.

Date: _____ Time: _____ Council Officer: _____

Copyright Authority

I authorise the Council and the Crown in right of the state of Tasmania to provide to any person, for the purposes of assessment or public consultation, a partial or complete copy of documents relating to this application.

I understand that the information and materials provided with this Application may be made available to the public in electronic form on the Council's website. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Application.

I declare that the information given is a true and accurate representation of the proposed use and/or development, and I am liable for the payment of Council application processing fees even in the event of the use and/or development proposed by this Application not proceeding.

I confirm I am the copyright owner or have the authority to sign on behalf of any other person with copyright for documents relating to this Application.

I indemnify the Dorset Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

Note: This authority is intended to cover copies made by the Crown or Council under Sections 40, 43, 49 or 183 of the *Copyright Act 1968*.

Where the applicant is NOT the owner, I hereby declare that the owner of the land to which this application relates has been notified of this application being made and the information and details supplied by me in this application are a true and accurate description of the proposal.

Applicant's Signature:



Date:

1/9/2026

DOR 3/28
DOR.

DIAGRAM FROM ACTUAL SURVEY
TOWN **SCOTTS DALE**
COUNTY OF SCOTTS DALE
Parish of Scottsdale

Scale **one** chains to an inch.

REGISTERED NUMBER

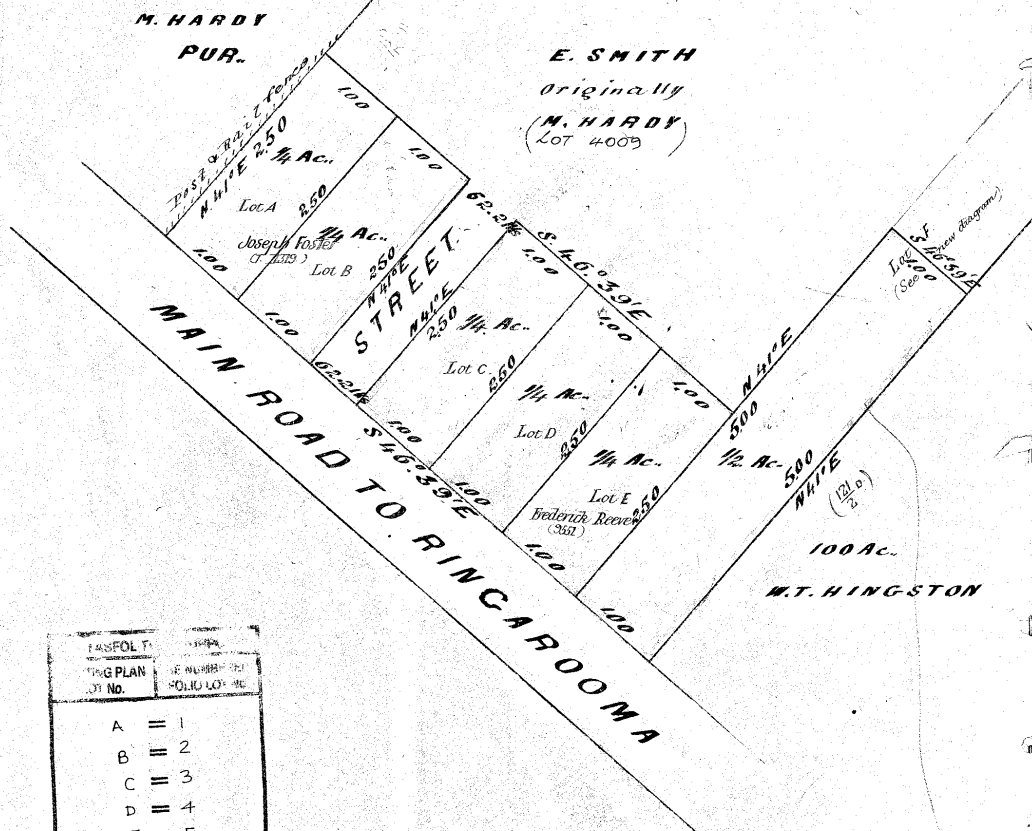
89473

Not with Request by Eschmuth for
Certificate of Title No. 1000

XXXIV 138



REAL PROPERTY ACT
No OF APPLICATION



FOLIO PLAN	LOT No.	SECTION
A	= 1	
B	= 2	
C	= 3	
D	= 4	
E	= 5	
F	= 6	

Richard Dain
ORDER OF THE
21 SEP 1994

Date of Instructions

Survey commenced **2nd Sept 88**

Survey finished " " "

Error of close 1 in **NIL**

Plotted by *E.R.*

Finally examined by **12.4.89**

Entered on General Plan by

I, *John P. Act*, of *Lancaster*, Authorised Surveyor
under the Real Property Act, do hereby declare that the land herein
delineated has been surveyed in accordance with the Regulations of
the Surveyor-General, and that the measurements are correct for the
purposes of the Real Property Act.

John P. Act
Surveyor. R. P. Act

SEARCH OF TORRENS TITLE

VOLUME 89473	FOLIO 2
EDITION 3	DATE OF ISSUE 03-Aug-2023

SEARCH DATE : 04-Sept-2026

SEARCH TIME : 10.35 am

DESCRIPTION OF LAND

Parish of SCOTTSDALE, Land District of DORSET
Lot 2 on Diagram [89473](#) (formerly being 3-28DOR)
Derivation : Part of Lot 4009 Gtd. to M. Hardy.
Prior CT [225061/1](#)

SCHEDULE 1

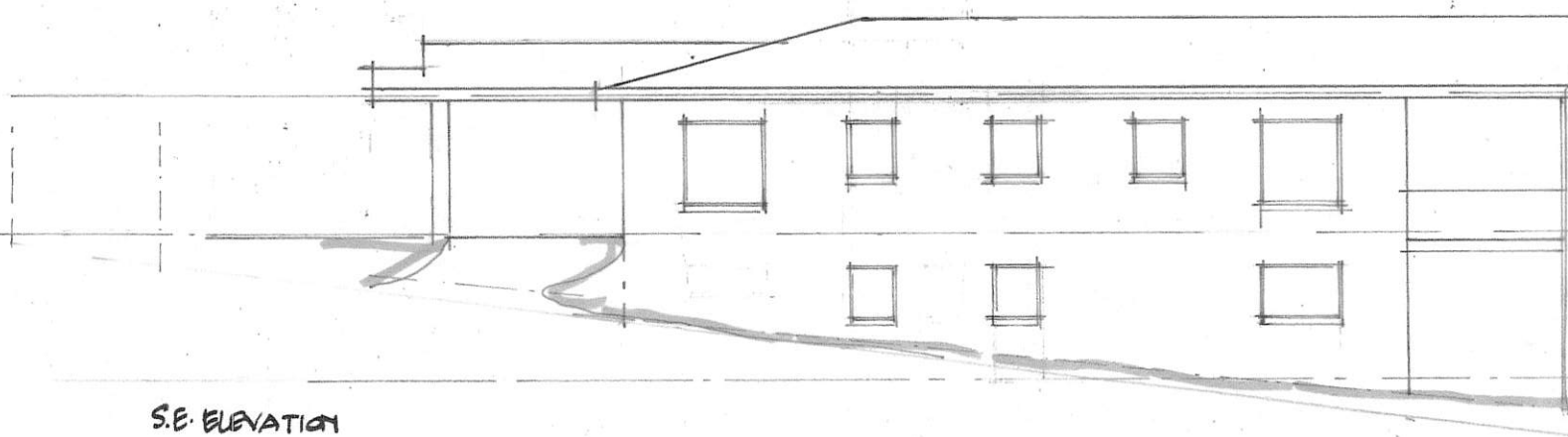
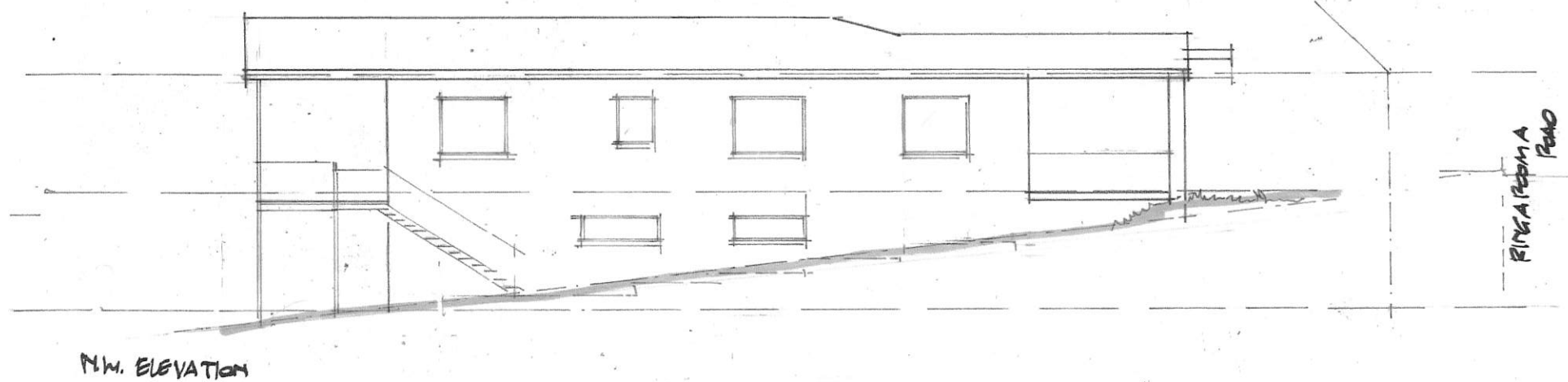
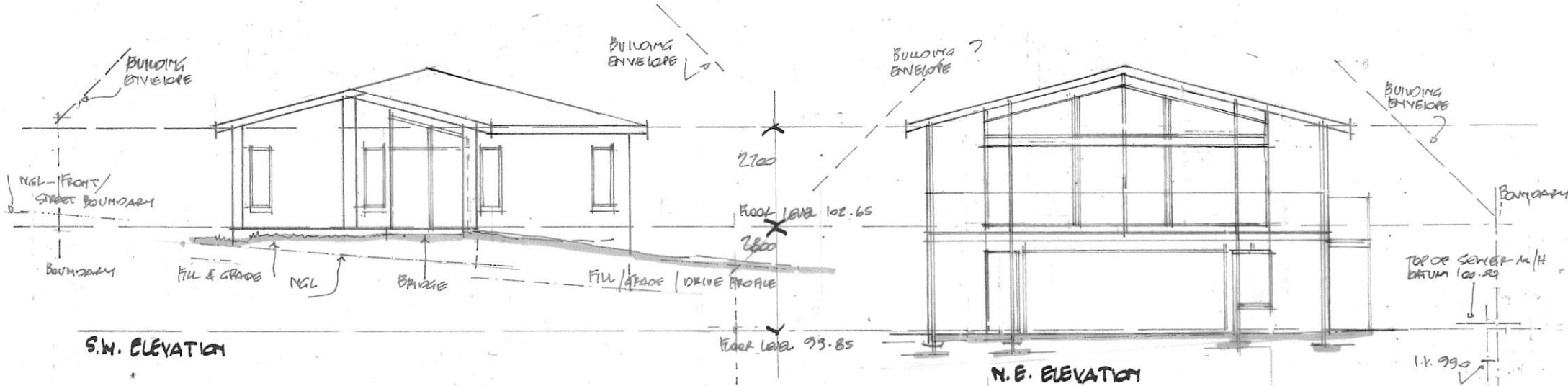
[N142149](#) TRANSFER to LIAM JESSE SAUNDERS Registered
03-Aug-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[E354119](#) MORTGAGE to Commonwealth Bank of Australia
Registered 03-Aug-2023 at 12.01 pm

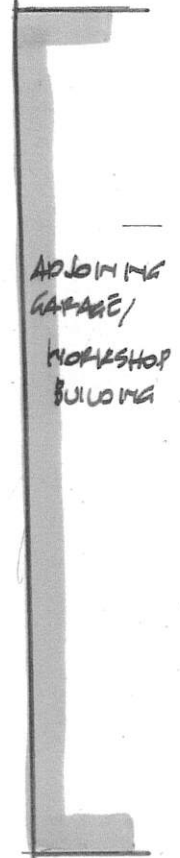
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



PROPOSED BRICK VENEER RESIDENCE
 23 RINGAROMA ROAD SCOTTSDALE
 FOR: L. SAUNDERS & K. SMITH
 ANDREW SHEDDEN ARCHITECT CC 567 D
 BUILDING DESIGN SERVICE
 47 ELMOR ST SCOTTSDALE 0486039171
 SKETCH PROPOSAL 2 ELEVATIONS
 SCALE 1:100 AUG 2026 2067-9

4. i



ANDREW SHELDON ARCHITECT CC 5670
BUILDING DESIGN SERVICE
47 ELMOR STREET SCOTTSDALE 0488039171

SCAUG 1:100 AVG 2026 2067-7

