

# NOTICE OF PROPOSED DEVELOPMENT

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

**SITE: U3 5 Fitzroy Street, Sorell**

**PROPOSED DEVELOPMENT:**

**FITNESS/YOGA STUDIO**

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](http://www.sorell.tas.gov.au) until **Monday 26th May 2025**.

Any person may make representation in relation to the proposal by letter or electronic mail ([sorell.council@sorell.tas.gov.au](mailto:sorell.council@sorell.tas.gov.au)) addressed to the General Manager. Representations must be received no later than **Monday 26th May 2025**.

**APPLICANT: K Vovous**

**APPLICATION NO: DA 2025 /107 1**

**DATE: 09 May 2025**

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

Full description of Proposal:	Use: <b>Fitness Studio/Yoga</b>
	Development: <b>No changes, just adding floorboards</b>
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ <b>2000</b>

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: <b>lot3/5 Fitzroy Street</b>
	Suburb: <b>Sorell</b> Postcode: <b>7173</b>
	Certificate of Title(s) Volume: ..... Folio: .....

Current Use of Site	<b>Unoccupied</b>
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Current Owner/s:	Name(s).....
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Is the Property on the Tasmanian Heritage Register?	No: <input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>
<b>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</b> <a href="https://www.sorell.tas.gov.au/services/engineering/">https://www.sorell.tas.gov.au/services/engineering/</a>		



**Sorell Council**

Development Application: 5.2025.107.1 -  
 Development Application U3 5 Fitzroy Street,  
 Sorell - P1.pdf  
 Plans Reference: P1  
 Date Received: 28/04/2025

Declarations and acknowledgements	
<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• I/we declare that the information in this application is true and correct.</li> </ul> <p><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></p>	
<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul>	
Applicant Signature:	Signature:  ..... Date: 26/04/2025 .....

Crown or General Manager Land Owner Consent	
<p>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>).</p> <p>Please note:</p> <ul style="list-style-type: none"> <li>• If General Manager consent is required, please first complete the General Manager consent application form available on our website <a href="http://www.sorell.tas.gov.au">www.sorell.tas.gov.au</a></li> <li>• If the application involves Crown land you will also need a letter of consent.</li> <li>• 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.</li> </ul>	
<p>I _____ being responsible for the</p> <p>administration of land at _____</p> <p>declare that I have given permission for the making of this application for</p> <p>_____</p>	
<p><b>Signature of General Manager, Minister or Delegate:</b></p>	<p>Signature: ..... Date: .....</p>



**From:** [REDACTED]  
**Subject:** Re: 5.2025.107.1 - Request For Information - U 5 Fitzroy Street, Sorell  
**Date:** Monday, 5 May 2025 5:25:06 PM  
**Attachments:**

[REDACTED]  
Here's the additional information you requested.

***1. A written summary of the proposed use detailing the nature of the business, number of staff, operating hours and likely number of customers.***

**Nature of the Business:**

The proposed business is a yoga and mat pilates studio that aims to promote health, wellness, and physical fitness within the community. The studio will offer a variety of classes tailored to different skill levels, including beginner and advanced yoga sessions, as well as mat pilates instruction. Our focus will be on creating a welcoming environment where clients can improve their strength, flexibility, and overall well-being through mindful movement and holistic practices.

**Number of Staff:**

The studio will employ a total of three staff members. This includes two certified yoga and pilates instructors who will lead the classes.

**Operating Hours:**

The yoga and mat pilates studio will operate during the following hours:

- Weekdays: 6:00 AM to 7:00 PM

- Weekends: 7:00 AM to 11:00 AM

These hours are designed to accommodate early risers as well as those looking to incorporate fitness into their evening routines, along with weekend sessions for broader community access.

Each class will go for a duration of 1 hour and we hope to hold 3 classes per day between our operating hours.

**Likely Number of Customers:**

Each class is expected to attract approximately 20 clients, allowing for personalized attention while ensuring an engaging group experience.

Overall, our yoga and mat pilates studio aims to create a nurturing space that fosters community while promoting healthy lifestyle choices through regular physical activity.

***2. If signage is proposed and that signage is more than a replacement/rebranding of existing signage at the tenancy, a plan of signage.***

No, there will be no extra signage proposed beyond the replacement of the existing signage.

***3. A floor plan including any reception, office, weight, treatment or other rooms proposed. The owner/real estate agent should be able to supply you with an original floor plan which, if clear and accurate, can be modified to suit. The floor plan will need to include dimensions of the existing tenancy and any existing/proposed rooms.***

From the real estate agent *‘Unfortunately the actual Title Plan doesn’t have the measurements as per the attached.’*

I have attached the Title, the floor plan from the previous tenants, which shows dimensions, and the current layout after previous tenants dismantled the offices and front desk.

In the current layout plan I have included the addition of the reception desk as that will be our only addition as we need to leave the remaining space open for the studio.

Please let me know if you need any further information.

With kindness,



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**PREMISES PLAN**



The internal fitout has been altered slightly with offices, reception and small store removed.