

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

37 CONNELLYS MARSH ROAD, CONNELLYS MARSH

PROPOSED DEVELOPMENT:

**CHANGE OF USE - DWELLING TO VISITOR
ACCOMMODATION**

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 8th September 2025**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 8th September 2025**.

APPLICATION NO: 5.2025.56.1
DATE: 22 AUGUST 2025

Full description of Proposal:	Use: <u>PERSONAL & AIRBNB/SHORT STAY</u>
	Development: <u>4 Bedroom House already completed</u>
	Large or complex proposals should be described in a letter or planning report.
Design and construction cost of proposal: <u>\$1.2M</u>	

Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input checked="" type="checkbox"/>
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Location of proposed works:	Street address: <u>37 CONNELLYS MARSH RD</u>
	Suburb: <u>CONNELLYS MARSH</u> Postcode: <u>7243</u>
	Certificate of Title(s) Volume: <u>SP22043</u> Folio: <u>2</u>

Current Use of Site	<u>PERSONAL</u>
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Current Owner/s:	Name(s) <u>MARA INVESTMENTS</u> <u>DIANA, ROBERT & MARTIN THORPE</u>
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Is the Property on the Tasmanian Heritage Register?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please provide written advice from Heritage Tasmania
Is the proposal to be carried out in more than one stage?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please clearly describe in plans
Have any potentially contaminating uses been undertaken on the site?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please complete the Additional Information for Non-Residential Use
Is any vegetation proposed to be removed?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	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: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please complete the Council or Crown land section on page 3
<p>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</p> <p>https://www.sorell.tas.gov.au/services/engineering/</p>		

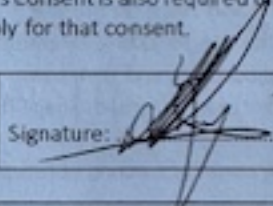
Declarations and acknowledgements

- 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:  Date: 6/3/25

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

Signature of General Manager,
Minister or Delegate:

Signature: _____ Date: _____

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
22043	2
EDITION	DATE OF ISSUE
3	20-Jun-2001

SEARCH DATE : 04-Mar-2025

SEARCH TIME : 03.24 PM

DESCRIPTION OF LAND

Parish of CARLTON, Land District of PEMBROKE
Lot 2 on Sealed Plan 22043
Derivation : Part of Lot 31478 Gtd to D G Doddridge
Prior CT 4068/99

SCHEDULE 1

B873357 MORA INVESTMENTS PTY LTD Registered 20-Sep-1995 at
noon

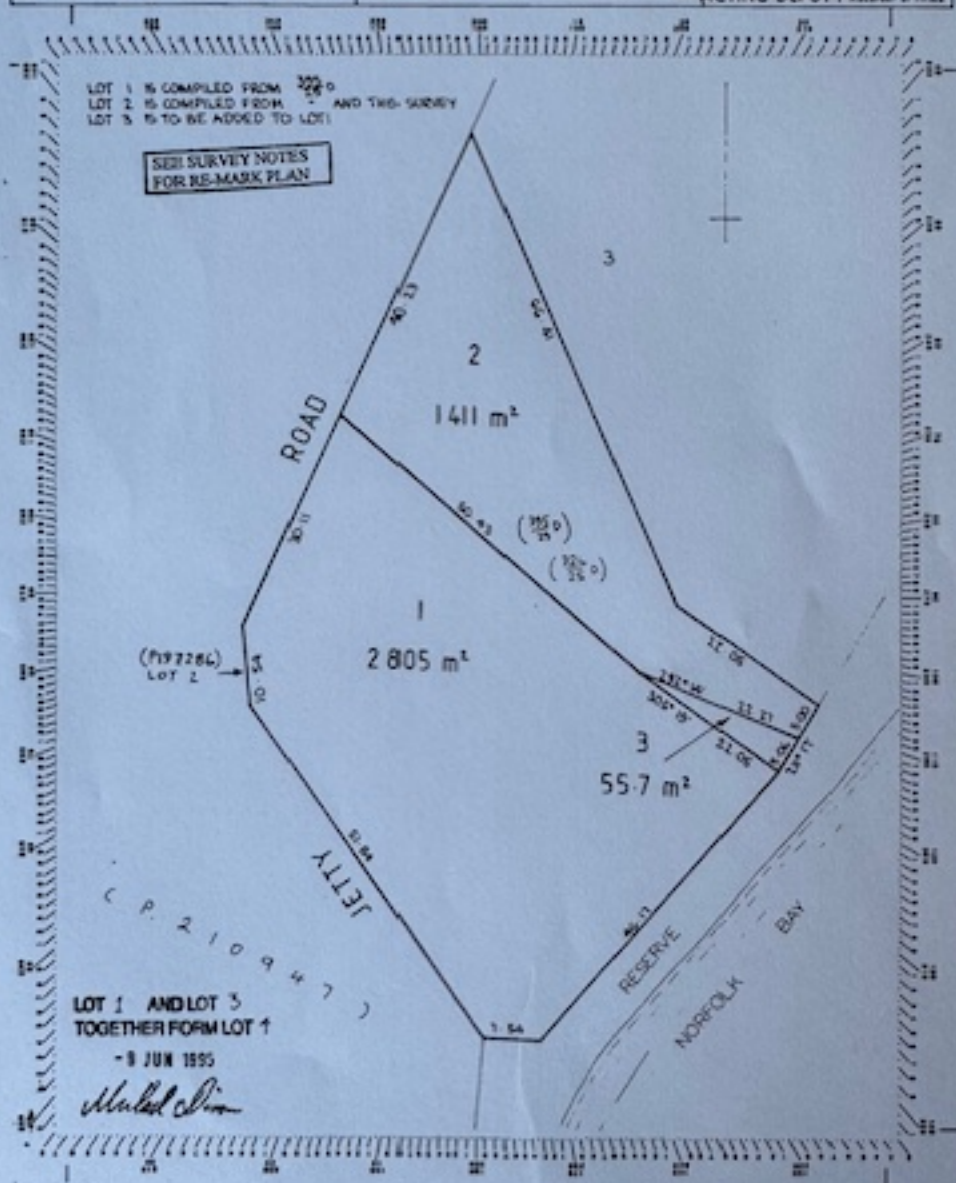
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 22043 FENCING PROVISION in Schedule of Easements
A120420 FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: Peter Alexander Self & Marjorie Amy Self	PLAN OF SURVEY by Surveyor A.D. CARRICK of land situated in the	Registered Number: S. P22043
Title Reference: CT1902116	LAND DISTRICT OF PEMBROKE	Effective from: 15 FEB 1984
Created: 8:44:28.207 Part of Lot 3478, Gtd to D.G. Doddridge	PARISH OF CARLTON	<i>Bonnie</i> ACTING DEPUTY Recorder of Titles
SCALE 1:500 MEASUREMENTS IN METRES		



Access Point

- (1) Articulation Point
- (2) Smoke Alarm

Construction of auxiliary

COMPATIBILITY 2.8.2.2 CURRENT
NCC

The data in a summary comparison must:

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Journal of Internal Medicine 247: 391-397

data were obtained from the following sources:

Note: Safe Movement & Injury

[illegible]Michele Paolucci, *University of Illinois at Chicago*

THE UNIVERSITY OF CHICAGO PRESS

Name: Shirley Corbett

© 2000 Blackwell Publishers Ltd. *Journal of Internal Medicine* 247: 111–117

[illegible]

00872 of current MEC

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from an 800-800-8000 toll-free number.

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Journal of Internal Medicine 247: 105–112

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to receive a letter to inform of pending or existing work.

WINDOW NO. 11
the manuscript on page 11

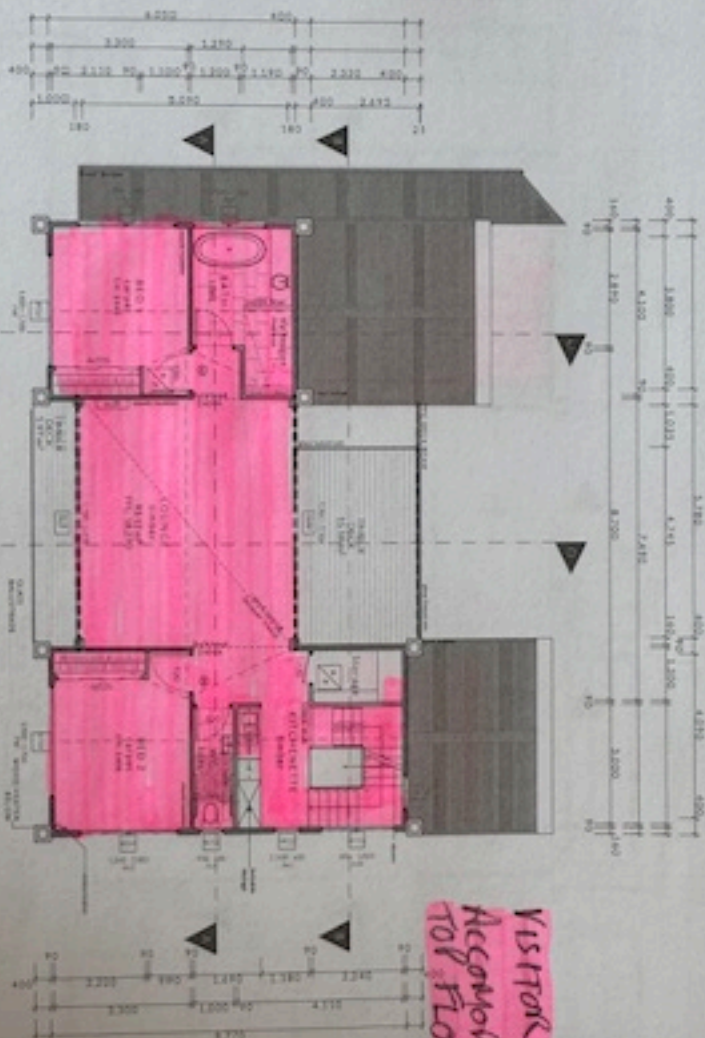
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Cell Phone Area _____ 122.2500

Executive Office	96-01007
Inventory Admin	96-01008
Library Clerk	96-01009

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PINNACLE



VISITOR
ACCOMMODATION
TOP FLOOR



Section to be created by registered surveyor or holder of a surveying instrument.

SURVEY INSTRUMENTS, SURVEYING

Surveying instruments shall be used in accordance with the provisions of the Surveying Act, R.S.O. 1990, Chapter S.5, and the regulations made thereunder.

The following provisions shall apply to the surveying instrument used in the surveying of the land shown on this plan and to the surveying of the land shown on this plan and to the surveying of the land shown on this plan and to the surveying of the land shown on this plan.

As the case of this survey, C.T. 2204/17 was created by the Survey Act, R.S.O. 1990, Chapter S.5, and the regulations made thereunder.

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*
CARPARKS/
SPACES ON
PROPERTY
37 CM RD.



PINNACLE

PROJECT DATA 01/10/2023 01/10/2023 01/10/2023	SETBACK PLAN 01/10/2023 01/10/2023	SIZE 5,200 sq ft 19' x 19'	PROJECT 01/10/2023 01/10/2023	DATE 01/10/2023 01/10/2023	TIME 01/10/2023 01/10/2023	LOCATION 01/10/2023 01/10/2023	SCALE 01/10/2023 01/10/2023	OTHER 01/10/2023 01/10/2023
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From: [REDACTED]
To: [Sorell Council](#)
Subject: Re: 5.2025.56.1 - NOT Satisfied - Request For Information - 37 Connellys Marsh Road, Connellys Marsh
Date: Wednesday, 13 August 2025 3:13:15 PM
Attachments: [5.2025.56.1 - NOT Satisfied - Request For Information - 37 Connelly's Marsh Road, Connellys Marsh.pdf](#)

[REDACTED] to whom it may concern

Further to your request for the not satisfied component of the letter dated 24 April 2025 please see below the response.

10.3.2

A1

(a) The accommodation is in an existing habitable new building approved by Sorell Council.

(d) the gross floor area used by guests is just less than 200m². Some areas of the building are locked off for the owners private use only.

P1

(a) the privacy of adjoining properties has been taken into consideration. Screening has been erected to satisfy the Grundy resident privacy. This was constructed in consultation directly with the neighbour and they approved the final works. The new building was designed not to impact the privacy of the Grundy property by being built back from the bank so direct views into their house were avoided.

(b) no likely increase in noise to adjoining properties is likely. Noise curfews will be enforced between the hours of 9pm and 8am. An additional measure for the property is it is adults only venue for guests. Guests will be vetted. Written advice will be provided to guests in regards to the house rules and being mindful of the neighbours and surrounding area. A property manager will be on call to deal with any issues that may arise immediately and be addressed. Any non compliance will be dealt with accordingly and guests notified or their stay terminated.

(c) we believe the building and use fits with the surrounding character within the area. The building and surrounding grounds have been built respectfully to maintain the quiet amenity and enjoyment of the area by users of the property and neighbourhood. Other air bns operate in the Connellys Marsh area. It is also built primarily for owner use with some revenue from Air bnb to help assist high reinstatement building costs affected by the 2013 loss of our shack at 27 Connellys Marsh Road. Remedial grounds works is still underway at 27CM Rd due to a land slip caused by underground water running through the block since after the fires. This block could not be built on until the remediation of ground is completed.

(d) as above point the house is primarily for private residential use with some Air bnb stays to recover a portion of high the rebuilding costs since the fires. The property has been carefully planned and maintained to enhance the residential aspects of the area and neighbours.

(e) local governments have encouraged additional road use in the surrounding area as a scenic tourism route in recent times. We believe there is limited impact or safety concerns by guests utilising Connellys Marsh Road as opposed to full time residents. Car-parking is provided within the boundaries of the property.

(d) there is no impact to surrounding neighbours and users. The gated driveway to the property is directly connected to the public Connellys Marsh Road.

A1 and P2

The property at 37 Connellys Marsh Road is not connected with a strata lot. It is a stand alone private property.

I hope this meets your requirements.

Should you have any questions please contact me.

Best Regards

[Redacted Signature]

On 24 Apr 2025, at 12:24 pm, Sorell Council <info@sorell.tas.gov.au> wrote:

Good afternoon,

Please find attached **Not Satisfied Information request** Letter for the above address.

Please submit your additional information to the Sorell Council via:

- email to sorell.council@sorell.tas.gov.au (in .pdf or .docx format not exceeding 20MB);
- hard copy form in person at the Council chambers, 47 Cole Street, Sorell; or
- hard copy form by post to PO Box 126, Sorell, TAS 7172.

Additional information submitted in any other way will not be accepted.

Please note that if additional information is lodged by 4.30pm on a day that the Council is open for business, the information will be accepted on that day. In any other case, the information will be accepted on the next day the Council is open for business.

Kind regards,



[Redacted Name]

Customer & Business Support Officer

47 Cole Street, P.O. Box 126, Sorell, TAS 7172

www.sorell.tas.gov.au

T: 03 6269 0000 | F: 03 6269 0014