

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

745 PRIMROSE SANDS ROAD, PRIMROSE SANDS

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 17th November 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 17th November 2025**.

APPLICATION NO: 5.2025.191.1
DATE: 31 OCTOBER 2025

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

Full description of Proposal:	Use: SHORT TERM ACCOMODATION
	Development:
	Large or complex proposals should be described in a letter or planning report.
Design and construction cost of proposal: \$ NA	

Is all, or some the work already constructed:	No: ☐ Yes: ☐
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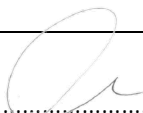
Location of proposed works:	Street address:
	Suburb: Postcode:
	Certificate of Title(s) Volume: Folio:

Current Use of Site	PERSONAL USE
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Current Owner/s:	Name(s) PETROBUS SALUTE PROPERTY PTY LTD
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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/		



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: 21/07/2025

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 _____	
 Sorell Council Development Application: 745 Primrose Sands Road, Primrose Sands Plans Reference: P1 Date Received: 21/07/2025	
Signature of General Manager, Minister or Delegate:	Signature: _____ Date: _____

SEARCH OF TORRENS TITLE

VOLUME 60859	FOLIO 176
EDITION 6	DATE OF ISSUE 12-Jul-2025

SEARCH DATE : 21-Jul-2025

SEARCH TIME : 11.29 AM

DESCRIPTION OF LAND

Parish of CARLTON, Land District of PEMBROKE
Lot 176 on Sealed Plan [60859](#) (formerly being SP4757)
Derivation : Part of Lot 31145 Gtd to E J Kennedy and Part of
Lot 35624 Gtd to B S Simmonds
Prior CT [3340/29](#)

SCHEDULE 1

[N259465](#) TRANSFER to PETROBUS SALUTE PROPERTY PTY LTD
Registered 12-Jul-2025 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP [60859](#) FENCING COVENANT in Schedule of Easements
SP [60859](#) COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962
[E414922](#) MORTGAGE to www.loans.com.au Pty Ltd Registered
12-Jul-2025 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

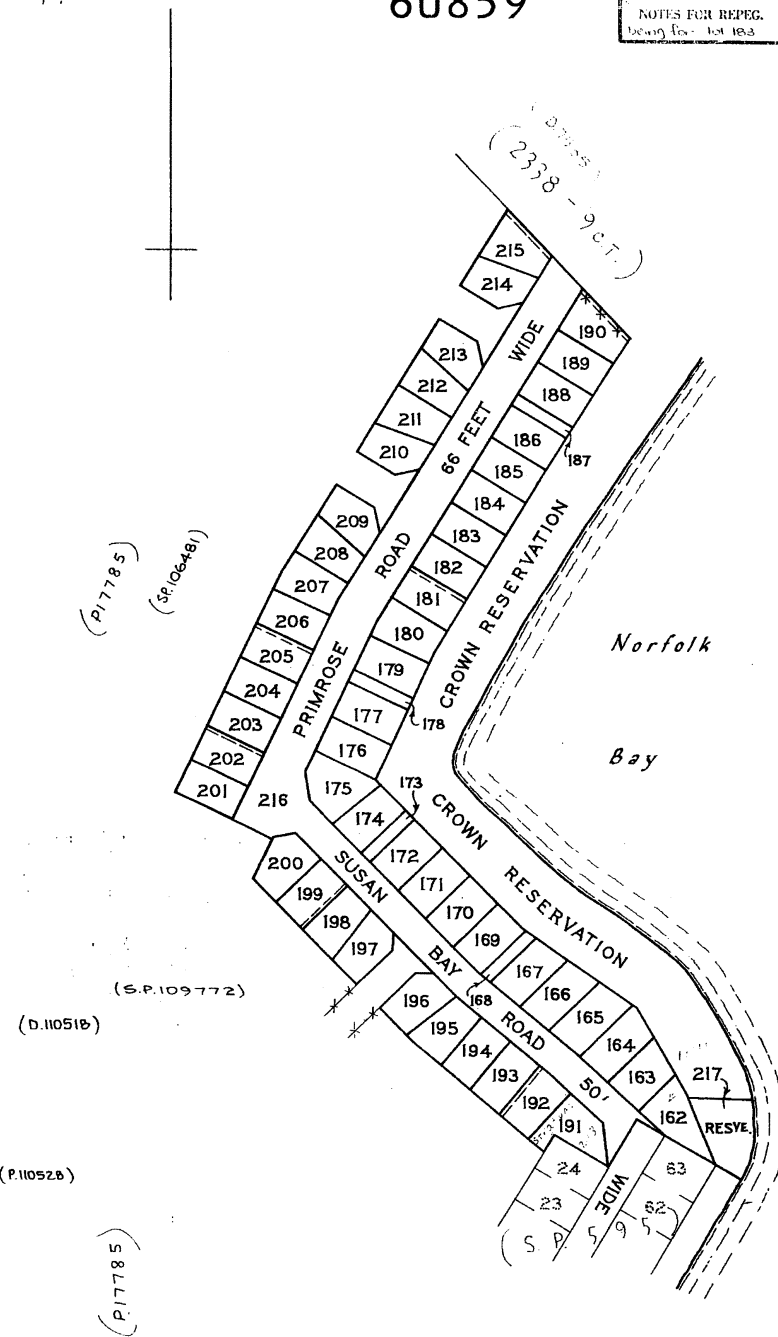
Owner: <i>Brian Spode Simmonds</i>	PLAN OF SURVEY by Surveyor <i>E. Barrie Valentine</i> of land situated in the	Registered Number: S.P. 4757
Title Reference: <i>C.T. 2702-4</i> 2027-78 3320-94	LAND DISTRICT OF PEMBROKE PARISH OF CARLTON	Effective from <i>5 June 1973</i>
Grantee: <i>Part of Lot 31145 1072 acres</i> <i>Edmund John Kennedy Pur</i> PART OF LOT 35624 3.0.305 GTD. TO BRIAN SPODE SIMMONDS	Scale: <i>150 Feet to an inch</i>	<i>Q. Mayhew</i> Recorder of Titles

MEMO 1/5/73

REGISTERED NUMBER

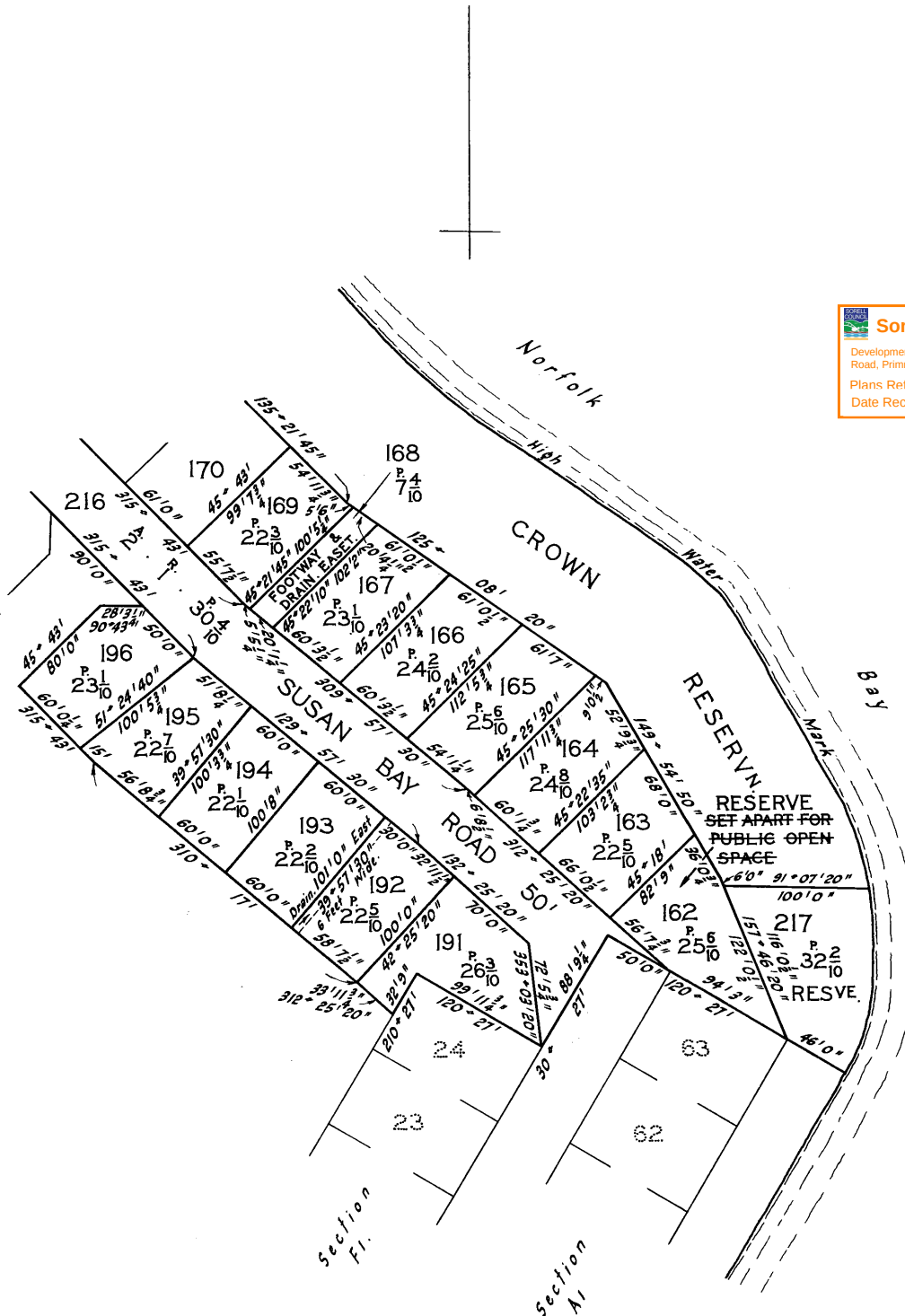
60859

SEE INSIDE FIELD
NOTES FOR REPEG.
being for lot 183



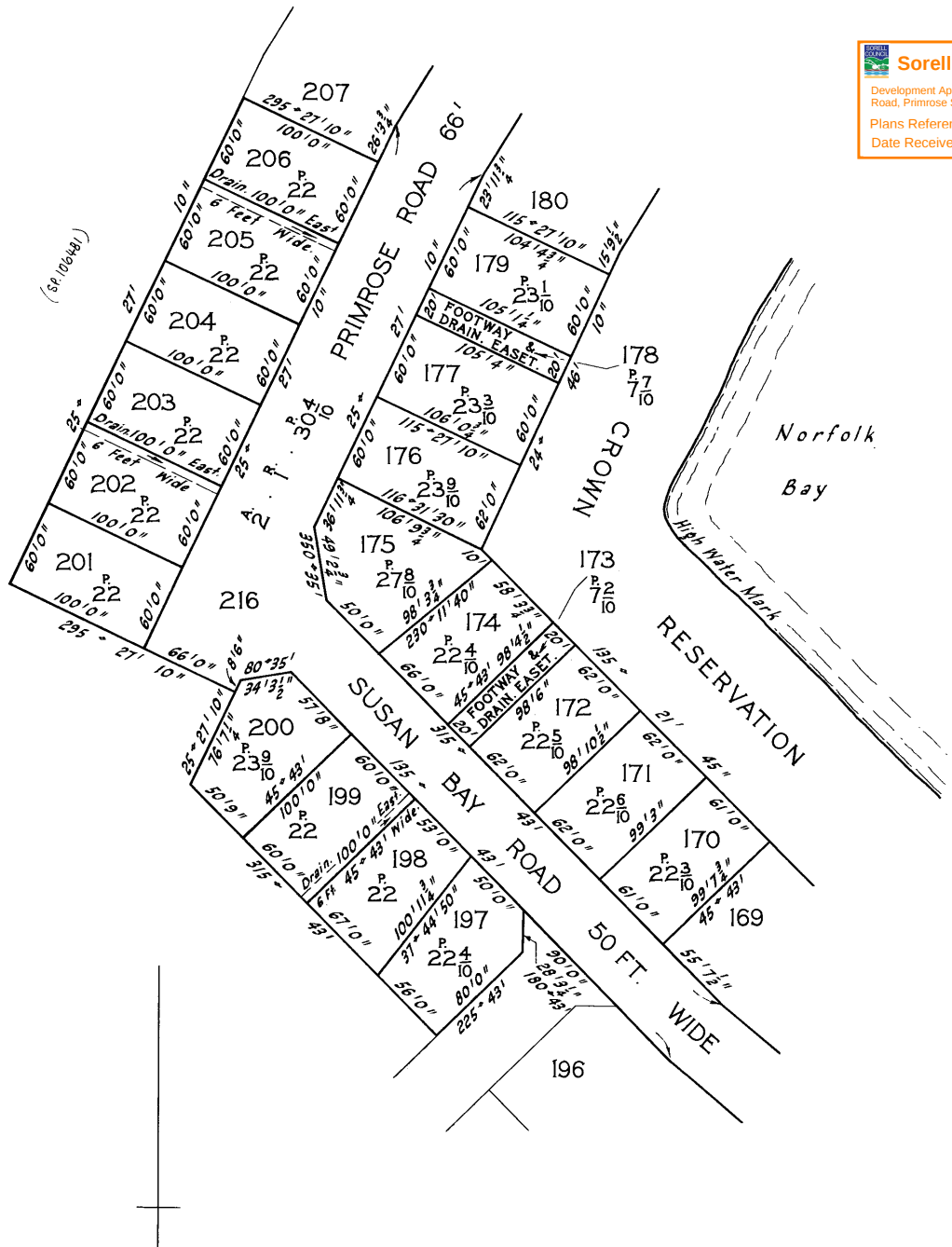
Sorell Council
Development Application: 745 Primrose Sands
Road, Primrose Sands
Plans Reference: P1
Date Received: 21/07/2025

ANNEXURE SHEET No. 1 (of 4 annexures) to plan by Surveyor	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.	Registered Number: S.P. 4757
Signed for the purposes of identification Council Clerk: <i>M. Stewart</i>	Surveyor: <i>Barrie Valentine</i> Owner: <i>Brian Spode Simmonds</i> Title Reference: <i>C.T. 2097 - 98</i>	Scale: 60 Feet to an inch



Sorell Council
Development Application: 745 Primrose Sands Road, Primrose Sands
Plans Reference: P1
Date Received: 21/07/2025

ANNEXURE SHEET No. 2 (of 4 annexures) to plan by Surveyor	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.	Registered Number: S.P. 475 7
Signed for the purposes of identification	Surveyor: <i>Bonnie Valentine</i>	Scale: 60 Feet to an inch
Council Clerk: <i>K. Sorell</i>	Owner: <i>Brian Spode Simmonds</i> Title Reference: <i>C.T. 2097 - 98</i>	



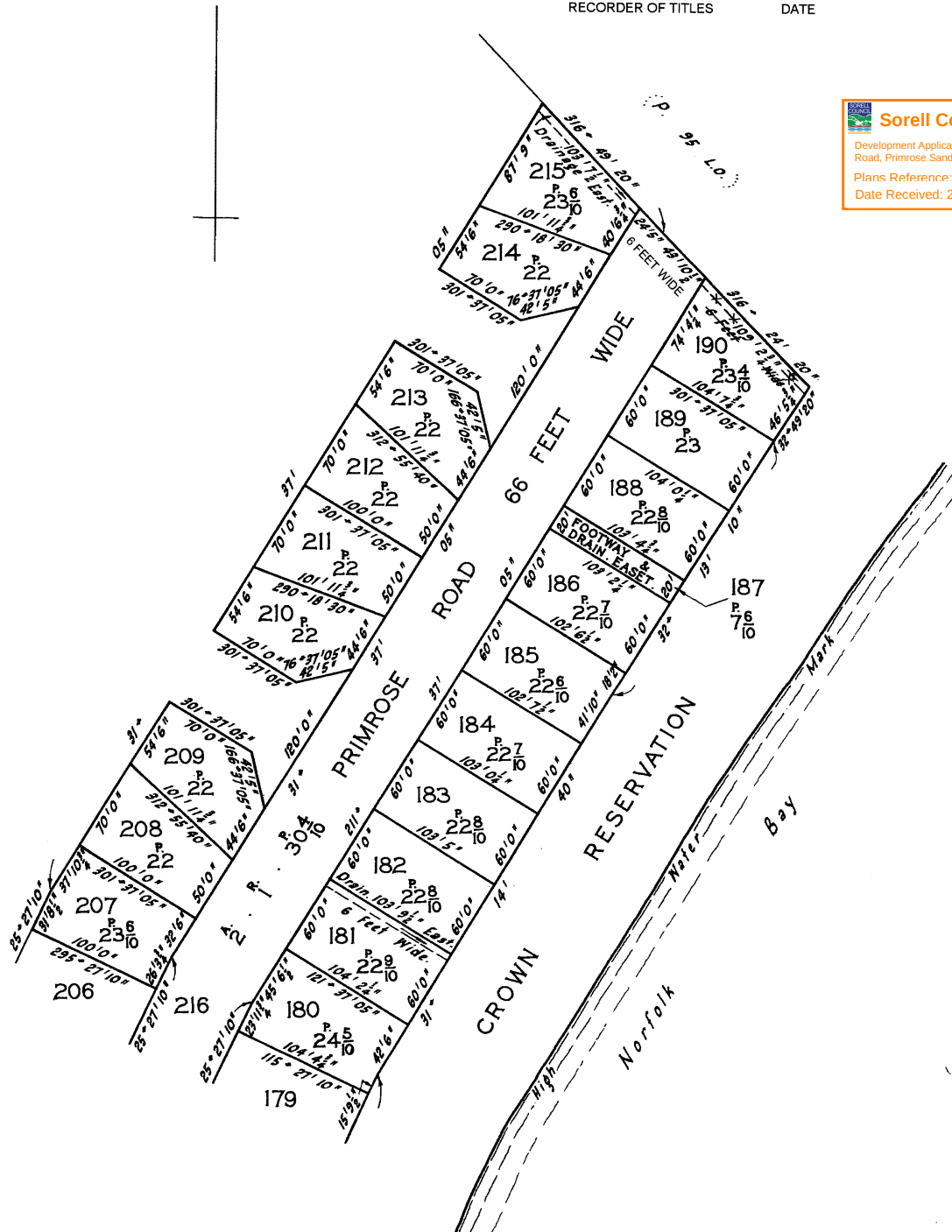
Sorell Council
Development Application: 745 Primrose Sands Road, Primrose Sands
Plans Reference: P1
Date Received: 21/07/2025

ANNEXURE SHEET No. 3 (of 4 annexures) to plan by Surveyor Signed for the purposes of identification Council Clerk <i>[Signature]</i>	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet. Surveyor <i>[Signature]</i> Owner: <i>Brian Spode Simmonds</i> Title Reference: <i>C.T. 2097 - 98</i>	Registered Number: S.P. 4757 Scale: 60 Feet to an inch

E224807 - DRAINAGE EASEMENT 6 FEET WIDE THROUGH LOT 190 IS HEREBY DELETED BY ME PURSUANT TO SECTION 103 OF THE LOCAL GOVERNMENT (BUILDING & MISCELLANEOUS PROVISIONS) ACT 1993

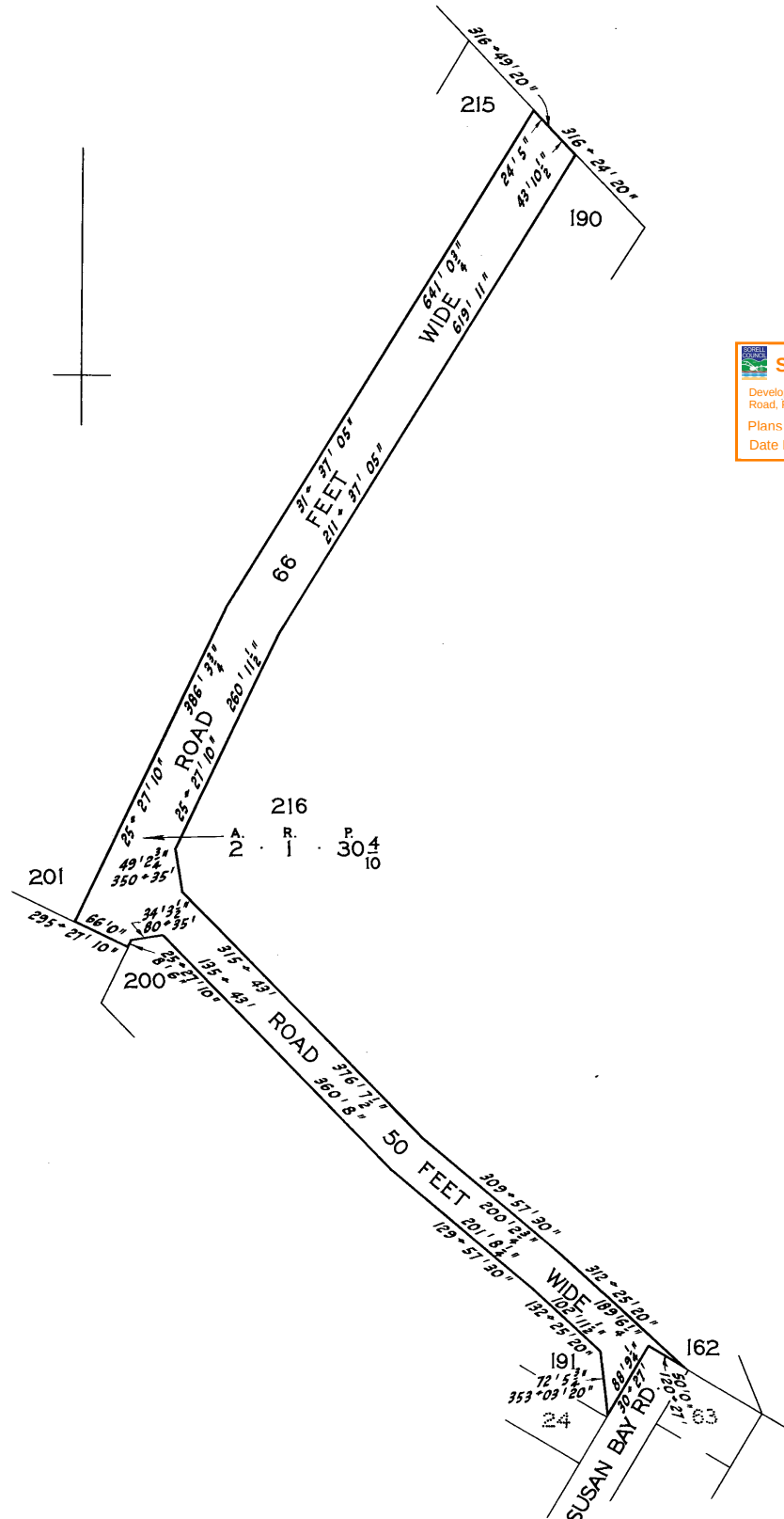
RECORDER OF TITLES

27 AUG 2020
DATE



Sorell Council
 Development Application: 745 Primrose Sands Road, Primrose Sands
 Plans Reference: P1
 Date Received: 21/07/2025

ANNEXURE SHEET No. 4 (of 4 annexures) to plan by Surveyor	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.	Registered Number: S.P. 4757
Signed for the purposes of identification Council Clerk <i>[Signature]</i>	Surveyor <i>Bonnie Valentine</i> Owner: <i>Brian Spode Simmonds</i> Title Reference: <i>C.T. 2097 - 98</i>	Scale: 100 Feet to an inch.



Sorell Council
Development Application: 745 Primrose Sands Road, Primrose Sands
Plans Reference: P1
Date Received: 21/07/2025

27 October 2025

Shane Wells
Manager Planning
Sorell Council
Via email – info@sorell.tas.gov.au

Re: 5.2025-191.1 AT 745 PRIMROSE SANDS ROAD, PRIMROSE SANDS

Dear Mr Wells,

Thank you for your letter dated 24 October 2025 regarding the request for further information concerning the visitor accommodation application at 745 Primrose Sands Road, Primrose Sands.

Planning: Please find attached the requested title plan and folio text.

Environmental Health: I confirm that the maximum number of occupants at the property will be five (5) persons per day. This applies both when the property is used for visitor accommodation and when occupied by my family. The property comprises a master bedroom, a double bedroom, and a single bedroom. No additional sleeping arrangements will be provided.

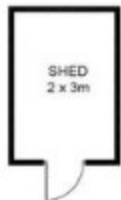
Should you require any further details or clarification, please feel free to contact me.

Yours sincerely,



Jessica McCrum
Petrobus Salute Property Pty Ltd



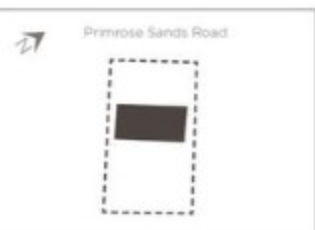
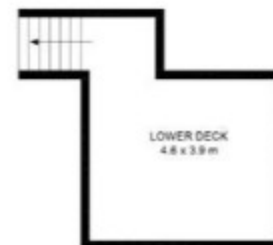


Sorell Council

Development Application: 745 Primrose Sands
Road, Primrose Sands

Plans Reference: P1

Date Received: 21/07/2025



745 Primrose Sands Road PRIMROSE SANDS

Total House Area : 104 sqm

Total Outbuilding Area : 15 sqm

Total Land Size : 604 sqm

This drawing is for illustration purposes only. Sizes are approximate.

