

# NOTICE OF PROPOSED DEVELOPMENT

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

**SITE:**

**274 SHARK POINT ROAD, PENNA**

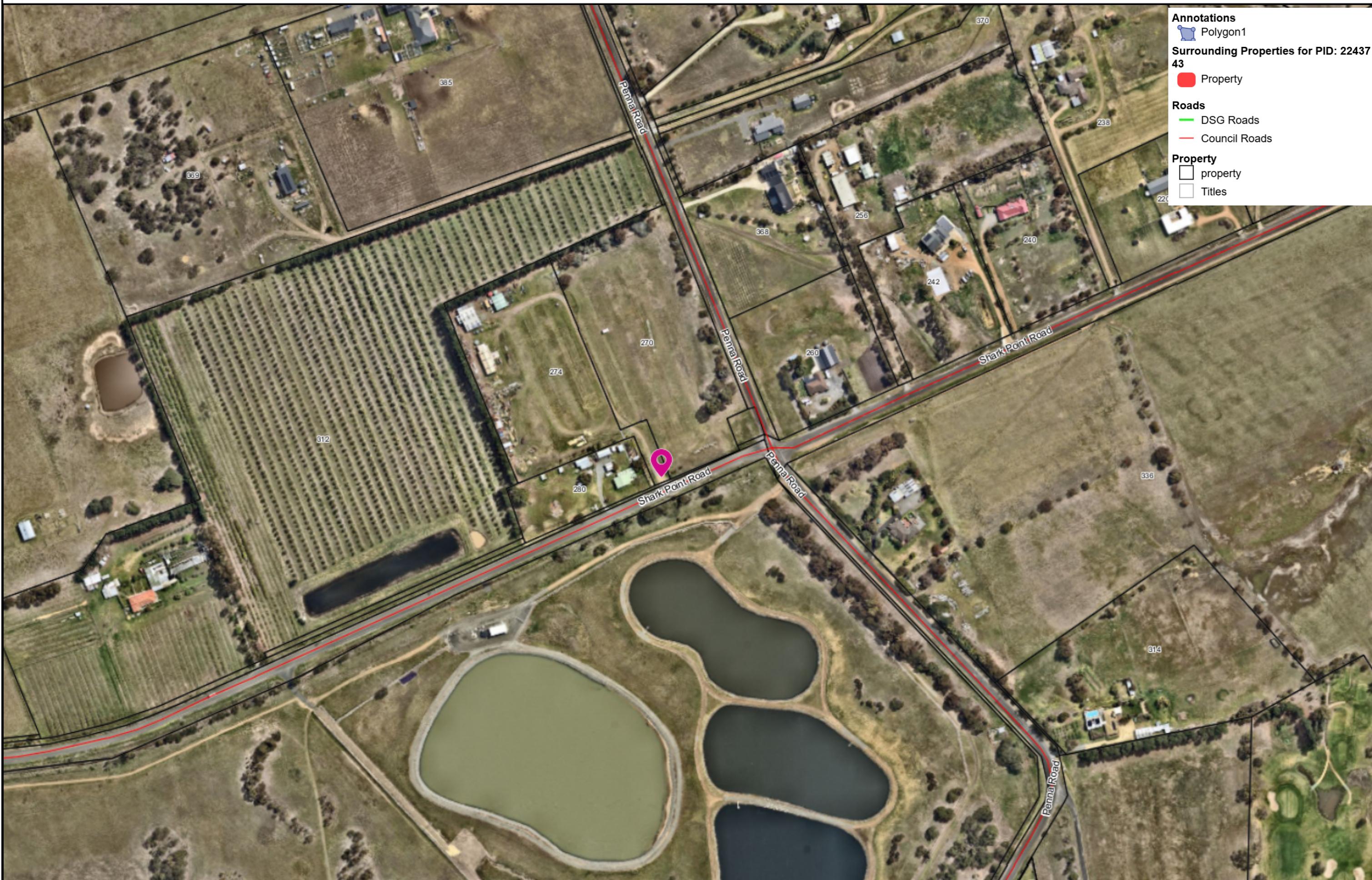
**PROPOSED DEVELOPMENT:**

**COMMUNITY MEETING AND ENTERTAINMENT (SORELL  
MEN'S SHED)**

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 **Thursday 15<sup>th</sup> January 2026**.

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 **Thursday 15<sup>th</sup> January 2026**.

**APPLICATION NO: 5.2025-321.1  
DATE: 19 DECEMBER 2025**

**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:	<b>Use:</b> Community Meeting and Entertainment
	<b>Development:</b> New Men's Shed Building
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ .....

Is all, or some the work already constructed:	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>
---	---

Location of proposed works:	Street address: 274 Shark Point Road Suburb: Penna Postcode: 7171 Certificate of Title(s) Volume: 29865 Folio: 9
-----------------------------	--

Current Use of Site	Community Meeting and Entertainment
---------------------	-------------------------------------

Current Owner/s:	Name(s) Sorell Council
------------------	------------------------

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 type="checkbox"/> Yes: <input checked="" 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>		

 <b>Sorell Council</b>
Development Application: 5.2025.321.1 - Development Application - 274 Shark Point Road, Penna - P1.pdf
Plans Reference:P1
Date Received:20/11/2025

**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: 14.10.2025
----------------------	------------------	------------------

**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 *Land Use Planning and Approvals Act 1993*).

Please note:

- If General Manager consent if required, please first complete the General Manager consent application form available on our website [www.sorell.tas.gov.au](http://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 ROBERT HIGGINS being responsible for the

administration of land at 274 SHARK POINT RD

declare that I have given permission for the making of this application for

COMMUNITY MEETING + ENTERTAINMENT



Signature of General Manager, Minister or Delegate:	Signature: <u>Robert Higgins</u>	Date: 15/10/25.
---	----------------------------------	-----------------

**SEARCH OF TORRENS TITLE**

VOLUME	FOLIO
29865	9
EDITION	DATE OF ISSUE
2	13-Dec-1995

SEARCH DATE : 10-Oct-2025

SEARCH TIME : 08.20 AM

**DESCRIPTION OF LAND**

Parish of SORELL, Land District of PEMBROKE

Lot 9 on Sealed Plan **29865**

Derivation : Part of Lot 2 (Frogmore Estate) Gtd. to F.C.

Fergusson.

Prior CT **4314/74****SCHEDULE 1****B878325** TRANSFER to SORELL COUNCIL      Registered 13-Dec-1995  
at noon**SCHEDULE 2**

Reservations and conditions in the Crown Grant if any

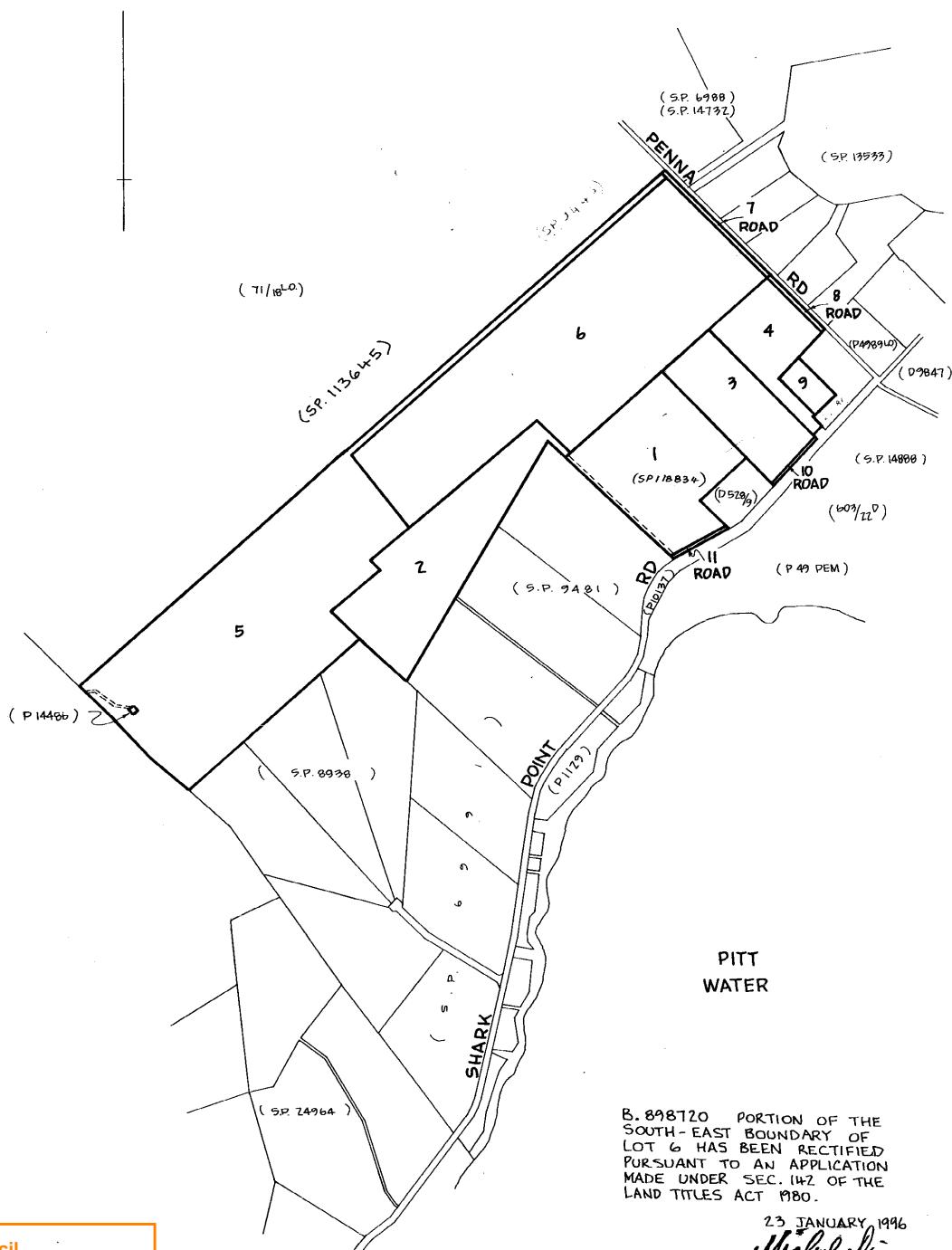
SP **29865** COVENANTS in Schedule of EasementsSP **29865** FENCING COVENANT in Schedule of EasementsSP **29865** COUNCIL NOTIFICATION under Section 468(12) of the  
Local Government Act 1962**UNREGISTERED DEALINGS AND NOTATIONS**

No unregistered dealings or other notations



Owner: DONALD LYLE BRIANT	PLAN OF SURVEY by Surveyor... JOHN L. CERUTTY of land situated in the	Registered Number: <b>S. P29865</b>
Title Reference: CT. 2227 [24 LOTS (4,8,9) CT. 3987 [54 LOTS (1,2,3,5,6,7,10&11)]	LAND DISTRICT OF PEMBROKE PARISH OF SORELL	
Grantee: WHOLE OF 306.1.27 GTD TO L.P. BRIANT WHOLE OF 20.2.15 GTD TO F.C. FERGUSON FRANK ARTHUR	SCALE 1: 10000	MEASUREMENTS IN METRES
		Approved: 6 - NOV 1986 Effective from: <i>Angus Lee</i> Acting Recorder of Titles

## INDEX PLAN

PITT  
WATER

B. 898720 PORTION OF THE  
SOUTH-EAST BOUNDARY OF  
LOT 6 HAS BEEN RECTIFIED  
PURSUANT TO AN APPLICATION  
MADE UNDER SEC. 142 OF THE  
LAND TITLES ACT 1980.

23 JANUARY 1996  
  
 RECORDER OF TITLES.



Development Application: 5.2025.321.1 -  
Development Application - 274 Shark Point Road,  
Penna - P1.pdf

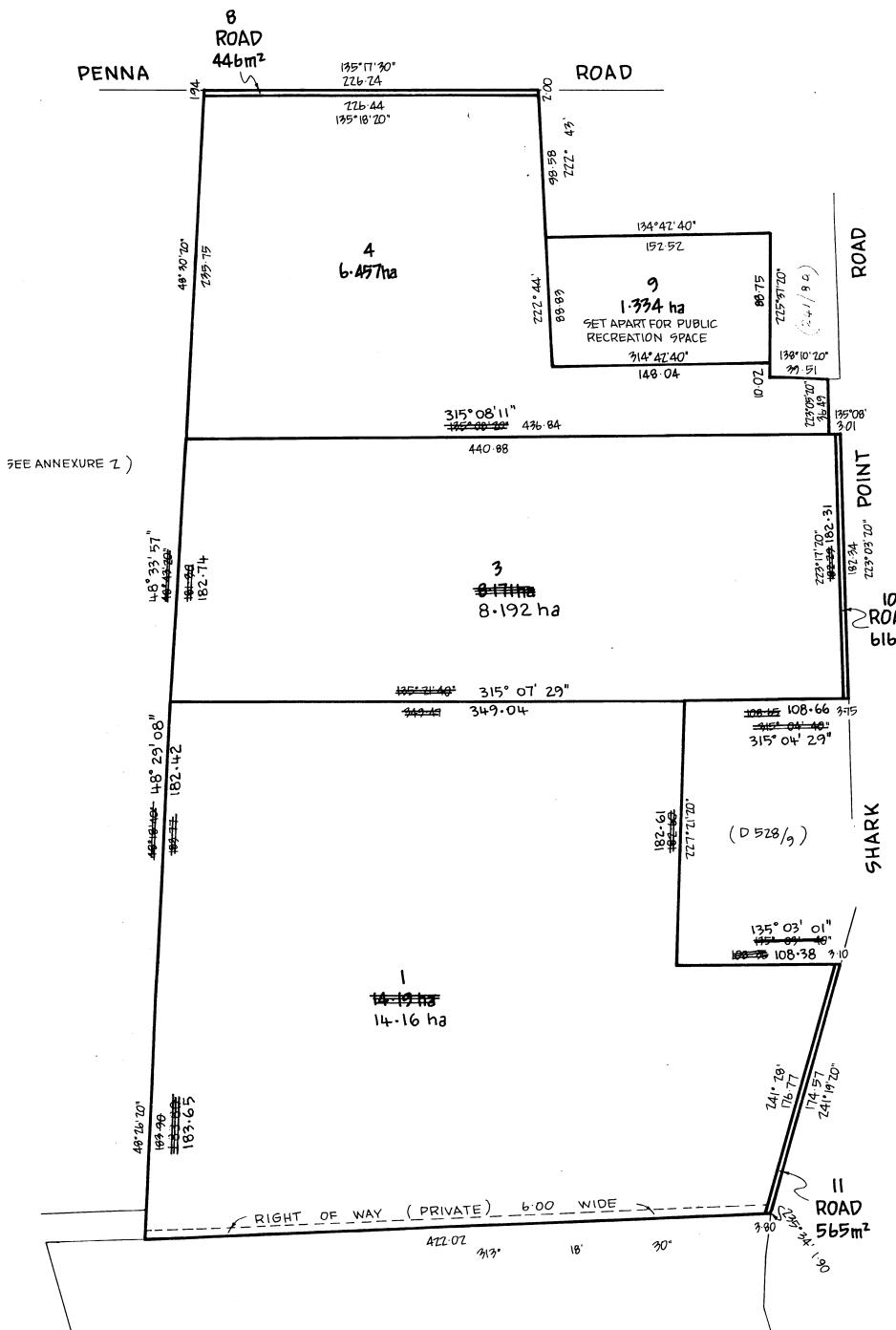
Plans Reference: P1  
Date Received: 20/11/2025

OS-K 1109

ANNEXURE SHEET No. 1 (of 2 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 17-10-85 and that certificate extends to the detail shown on this sheet.	
Signed for the purposes of identification  Council Clerk ..... <i>M. K. Stewart</i>		Surveyor ..... JOHN L. CERUTTY ..... <i>John Cerutty</i>	
		Owner: D.L. BRIANT	
		Title Reference: C.T. 2227/24 & C.T. 3004/54	
		Registered Number: <b>S.P.29865</b>	Measurements in Metres
		Scale 1: 2500	

LOT 3 TO BE ADDED TO LOT 4.

( P 4989 L.O. )



Sorell Council

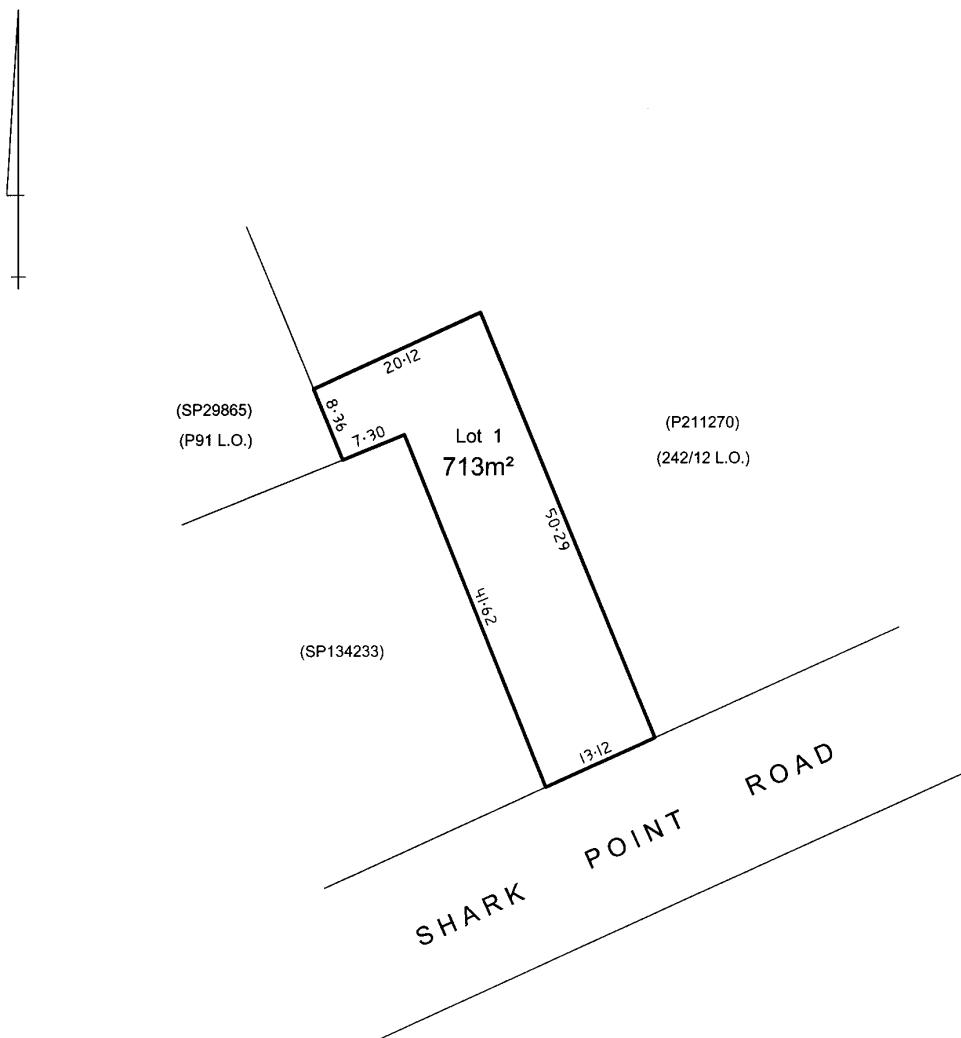
Development Application: 5.2025.321.1 -  
Development Application - 274 Shark Point Road,  
Penna - P1.pdf  
Plans Reference:P1  
Date Received:20/11/2025



OWNER: The Crown	<b>PLAN OF TITLE</b>		REGISTERED NUMBER <b>P152190</b>
FOLIO REFERENCE: SEC. 27A . APPN C.821806	LOCATION <b>LAND DISTRICT OF PEMBROKE PARISH OF SORELL (LOCALITY OF PENNA)</b> FIRST SURVEY PLAN No P60024 & 19/33 Rlys L.O.		APPROVED EFFECTIVE FROM 4 DEC 2007 <i>Alice Kawa</i> Recorder of Titles
GRANTEE: Whole of Lot 1 713m <sup>2</sup> the Crown.	COMPILED BY OFFICE OF THE SURVEYOR-GENERAL SCALE 1:500 LENGTHS IN METRES		
MAPSHEET MUNICIPAL CODE No 124 (5426-41)	LAST UPI No 2901123	LAST PLAN SP134233 No & 19/33 Rlys L.O.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

COMPILED PLAN

NOT EXAMINED

**Sorell Council**

Development Application: 5.2025.321.1 -  
Development Application - 274 Shark Point Road,  
Pennia - P1.pdf

Plans Reference:P1  
Date Received:20/11/2025

Compiled from SP134233 &amp; 19/33 Railway L.O.

061097

N/A		
COUNCIL DELEGATE		DATE

**From:** [Anthony Walters](#)  
**To:** [Sorell Council](#)  
**Cc:** [Jonathan Blood](#); [Shane Wells](#)  
**Subject:** RE: 5.2025.321.1 - Request For Information - 274 Shark Point Road, Penna  
**Date:** Tuesday, 9 December 2025 11:30:31 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)

---

Hi,

Responses to the RFI's below.

Cheers,

General:

1. Please provide detail on the way in which the proposed carpark will connect to the existing internal driveway and confirm if any use or development will be required over the land at CT 211270/1.

**The proposed driveway will branch off as shown in green below.**



2. Please provide detail on the proposed hours of operation for the use.

**The operating hours will be from 8am – 4pm**

3. Please confirm or provide detail on any outdoor storage areas proposed.

**No outdoor storage required.**

Engineering:

4. Please specify the proposed material for the construction of internal driveway and the carparking spaces – C 2.6.1 and method of stormwater disposal for car parking.

**The car park will be constructed with :**

- A34 Bidim
- 40/60mm spalls
- 20mm FCR
- Red gravel wearing surface

**The SW will be fed to a pit near the new driveway connection and fed to the existing swale drain in Shark Point Rd.**

Note: A performance solution for onsite stormwater management will likely be required for any future plumbing application.

Environmental Health:

5. Provide details of the proposed onsite wastewater management system to be used on the property including the location of the wastewater land application area.

**TBC - Peter Hofto has been engaged to do the soil tests and the wastewater treatment system design.**

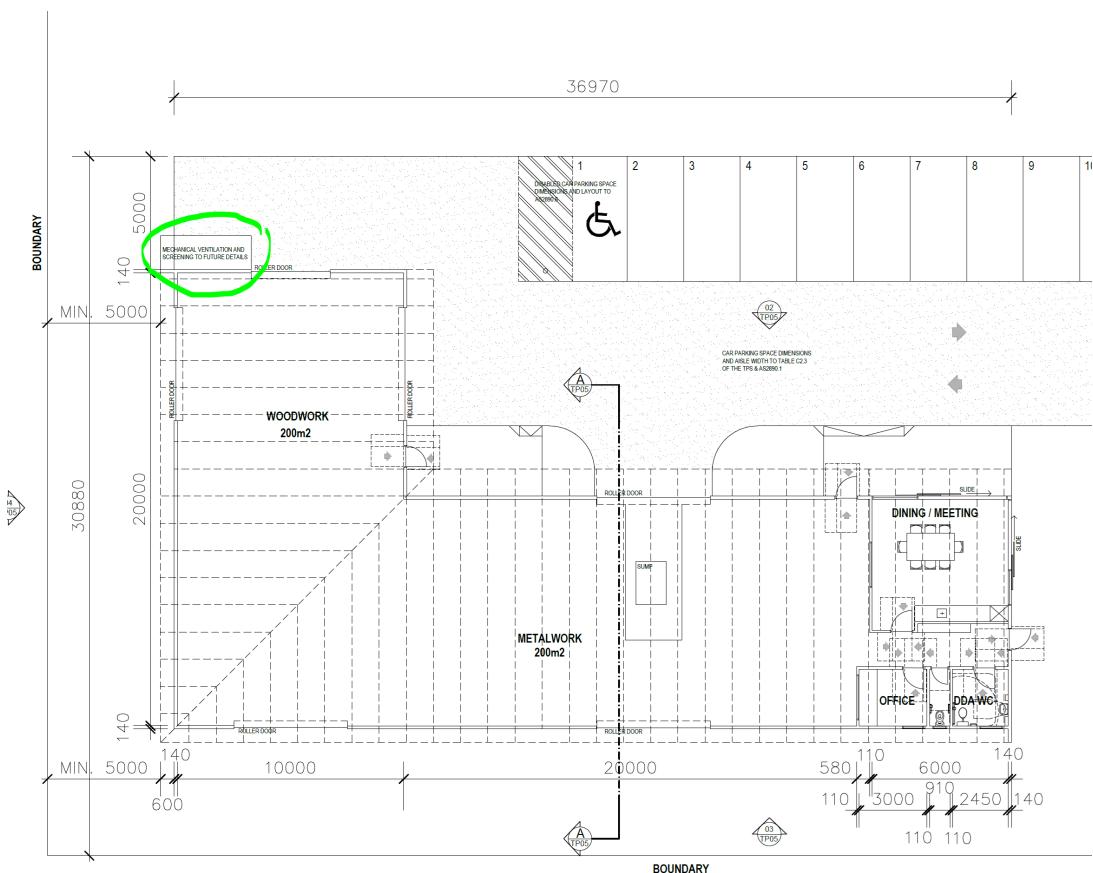
6. Provide details of the equipment that will be installed in the shed and the likely noise, dust and odour emissions from the building and whether they are likely to create a nuisance to any nearby residence and if so, what mitigation measures are proposed.

**The proposed building is in the Recreation Zone. The Clause pertaining to setbacks for plant is 28.4.1 A4, which states:**

*Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone or Low Density Residential Zone.*

**The position of the air extraction unit is currently 15.9m from the south-east boundary and over 19m from the south-west boundary.**

**The extraction unit will be positioned on the northern side of the shed – please see below**



**Anthony Walters**

Project Engineer



T: 03 6269 0050  
M: 0417 307 451  
47 Cole Street, Sorell TAS 7172  
PO Box 126, Sorell TAS 7172



[www.sorell.tas.gov.au](http://www.sorell.tas.gov.au)



Screenshot 2025-04-15 142119.png



Sorell Council would like to pay respect to the traditional and original owners of this land the Mumirimina people, to pay respect to those that have passed before us and to acknowledge today's Tasmanian Aboriginal community who are custodians of this land.

---

**From:** Jonathan Blood <loci.hobart@gmail.com>  
**Sent:** Friday, 28 November 2025 1:18 PM

**To:** Anthony Walters <Anthony.Walters@sorell.tas.gov.au>  
**Subject:** Fw: 5.2025.321.1 - Request For Information - 274 Shark Point Road, Penna

Hi Walt,

Further to our conversation this morning please find attached RFI from Shane.

If you have any queries please do not hesitate to contact me.

Kind regards,

Jonathan Blood  
**Architect + Town Planner**

**BEnvDes. GradDipEnvPlan. (GK.) BArch. RAIA A+**

**loci** architecture + planning

m. 0408 383 235  
ABN 97 285 838 298



---

**From:** Sorell Council <[info@sorell.tas.gov.au](mailto:info@sorell.tas.gov.au)>  
**Sent:** Thursday, 27 November 2025 4:09 PM  
**To:** [loci.hobart@gmail.com](mailto:loci.hobart@gmail.com) <[loci.hobart@gmail.com](mailto:loci.hobart@gmail.com)>  
**Subject:** 5.2025.321.1 - Request For Information - 274 Shark Point Road, Penna

Good afternoon,

Please find attached **Request for Information** Letter for the above address.

**Please submit your additional information to the Sorell Council via:**

- email to [sorell.council@sorell.tas.gov.au](mailto: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,

**Vicki Foster**

Customer & Business Support Officer

---

 **T:** 03 6269 0000

 47 Cole Street, Sorell TAS 7172  
PO Box 126, Sorell TAS 7172

 [www.sorell.tas.gov.au](http://www.sorell.tas.gov.au)





**01** LOCATION PLAN  
SCALE 1:10,000

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT - IF IN DOUBT, ASK!

# PRELIMINARY NOT FOR CONSTRUCTION

**loci** architecture + planning  
Mobile: 0408 383 235 Email: loci.hobart@gmail.com  
PO BOX 705 NORTH HOBART 7002  
Accreditation #: CCC564 H RAIA #: 48053

Project

**SORELL MEN'S SHED**

274 Shark Point Rd, Penna, TAS 7171

Client

**Sorell Council**

47 Cole Street, Sorell, TAS 7172

Drawing

**LOCATION**

All work shall conform to the spec. & other relevant drawings. Figured dimensions take precedence over scaled dimensions. Check all dimensions on site. Shop drawings shall be submitted to this office for approval prior to the commencement of any fabrication

© Loci Architecture + Planning ABN 9728583298 This drawing is protected by Copyright

1:5000 @A1  
1:10,000 @A3  
N DRAWN BY SCALE  
J.B. DATE  
18.12.25 PROJECT NO. DRWN NO. REV.  
2517 TP01 D



# PRELIMINARY NOT FOR CONSTRUCTION

**01**  
SITE PLAN  
TP01

SCALE 1:1,000

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT - IF IN DOUBT, ASK!

**loci** architecture + planning  
Mobile: 0408 383 235 Email: loci.hobart@gmail.com  
PO BOX 705 NORTH HOBART 7002  
Accreditation #: CC5364 H RAIA #: 48053

Project

**SORELL MEN'S SHED**

274 Shark Point Rd, Penna, TAS 7171

Client

**Sorell Council**  
47 Cole Street, Sorell, TAS 7172

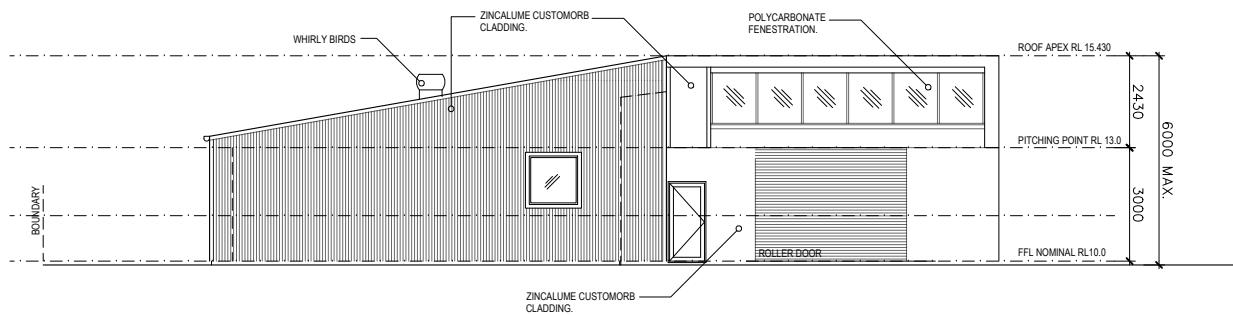
Drawing

**SITE PLAN**

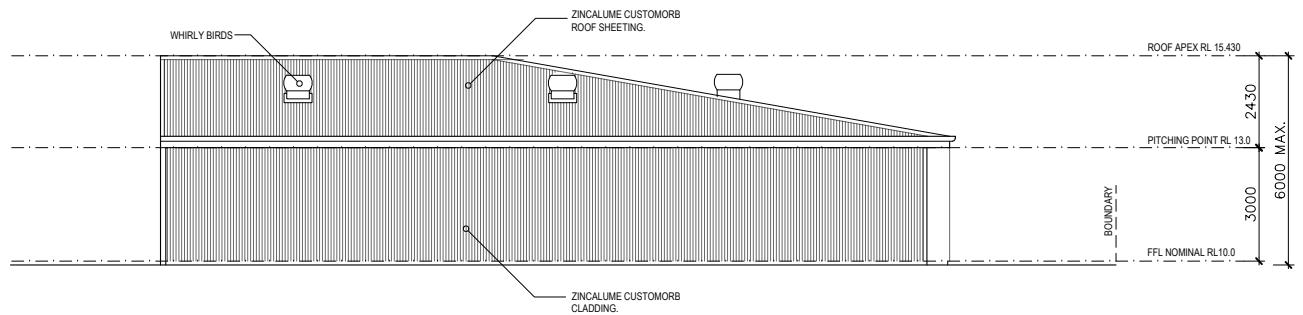
All work shall conform to the spec. & other relevant drawings. Figured dimensions take precedence over scaled dimensions. Check all dimensions on site. Shop drawings shall be submitted to this office for approval prior to the commencement of any fabrication  
© Loci Architecture + Planning ABN 97288383298 This drawing is protected by Copyright

1:500 @ A1  
1:1,000 @ A3  
DRAWN BY: J.B.  
DATE: 18.12.25  
PROJECT NO.: 2517  
DRWN NO.: TP02  
REV.: D

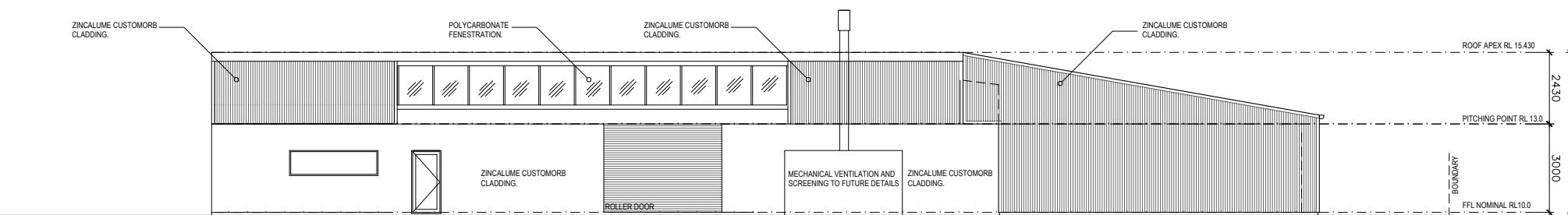




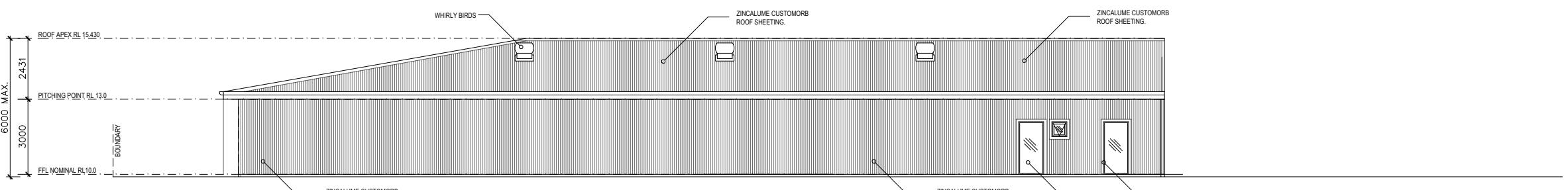
**01**  
TP04  
EAST ELEVATION  
SCALE 1:200



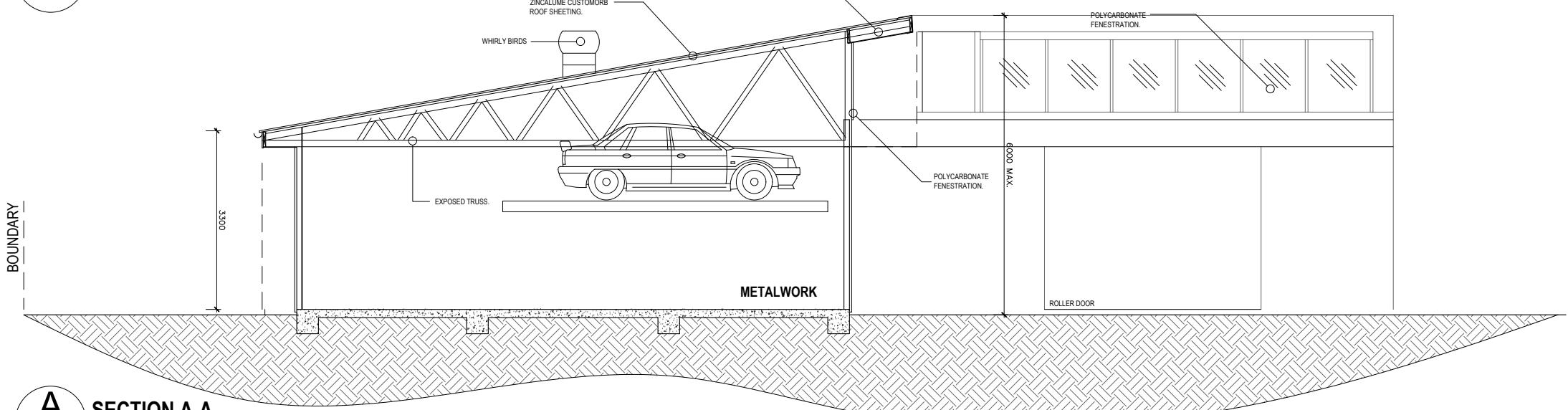
**04**  
TP04  
WEST ELEVATION  
SCALE 1:200



**02**  
TP04  
NORTH ELEVATION  
SCALE 1:200



**03**  
TP04  
SOUTH ELEVATION  
SCALE 1:200



**A**  
TP04  
SECTION A-A  
SCALE 1:100

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**loci** architecture + planning

Mobile: 0408 383 235 Email: loci.hobart@gmail.com  
PO BOX 705 NORTH HOBART 7002  
Accreditation #: CC5364 H RAIA #: 48053

Project  
**SORELL MEN'S SHED**  
274 Shark Point Rd, Penna, TAS 7171

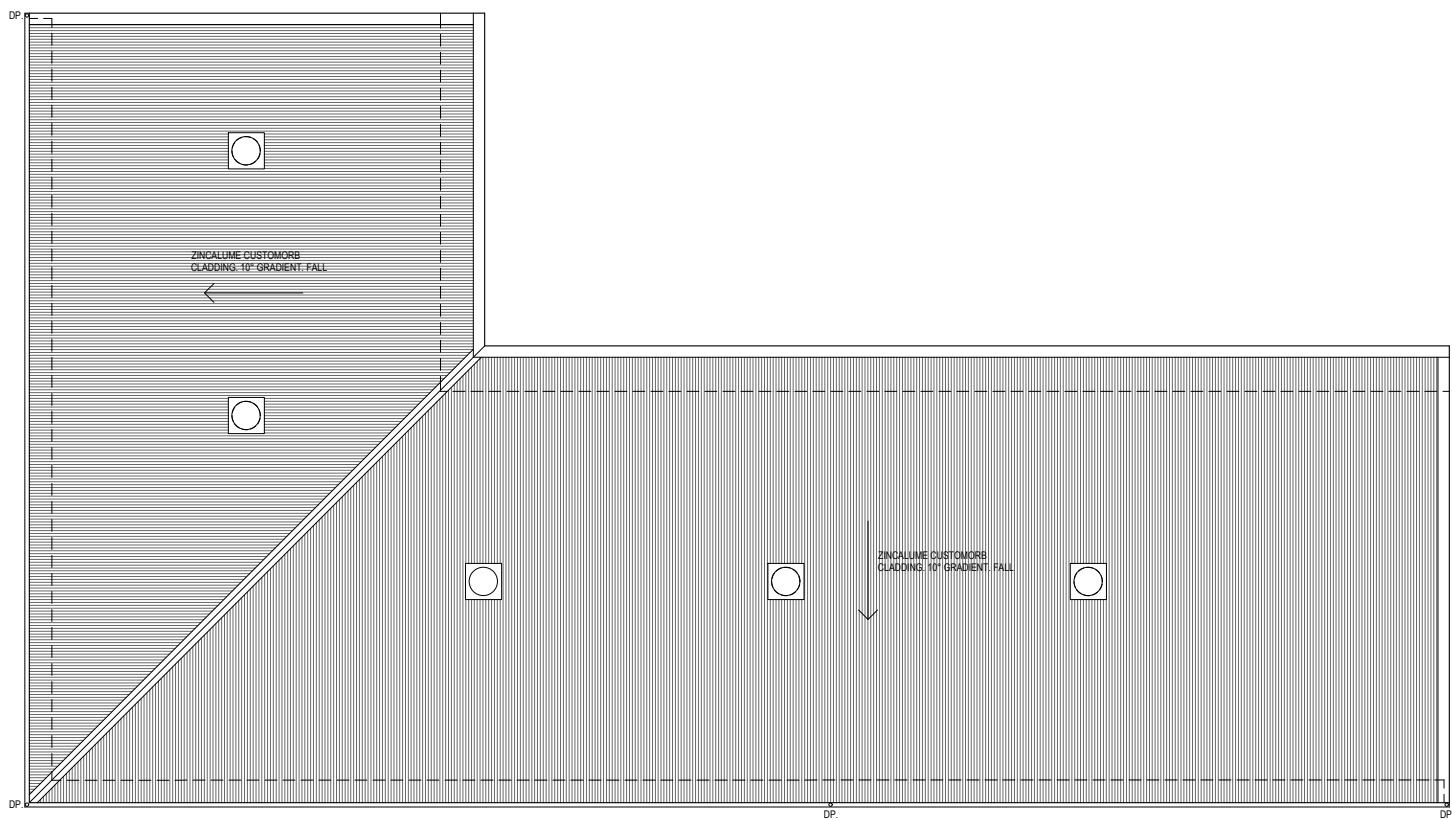
Client  
**Sorell Council**  
47 Cole Street, Sorell, TAS 7172

Drawing  
**PROPOSED ELEVATIONS & SECTION**

All work shall conform to the spec. & other relevant drawings. Figured dimensions take precedence over scaled dimensions. Check all dimensions on site. Shop drawings shall be submitted to this office for approval prior to the commencement of any fabrication.

© Loci Architecture + Planning ABN 9728838298 This drawing is protected by Copyright

DRAWN BY  
J.B.  
DATE  
18.12.25  
PROJECT NO.  
2517  
REV.  
TP05  
D



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**01**  
ROOF PLAN  
TP02

SCALE 1:200

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT - IF IN DOUBT, ASK!

**loci** architecture + planning  
Mobile: 0408 383 235 Email: loci.hobart@gmail.com  
PO BOX 705 NORTH HOBART 7002  
Accreditation #: CC5364 H RIAA #: 48053

Project

**SORELL MEN'S SHED**

274 Shark Point Rd, Penna, TAS 7171

Client

**Sorell Council**

47 Cole Street, Sorell, TAS 7172

Drawing

**PROPOSED ROOF PLAN**

All work shall conform to the spec. & other relevant drawings. Figured dimensions take precedence over scaled dimensions. Check all dimensions on site. Shop drawings shall be submitted to this office for approval prior to the commencement of any fabrication.

© Loci Architecture + Planning ABN 97288383298 This drawing is protected by Copyright

N	DRAWN BY J.B. DATE 18.12.25	SCALE 1:100 @A1
TP06	PROJECT NO.	DRWN NO.
2517	REV.	D