

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 until **Thursday 15th January 2026**.

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 **Thursday 15th January 2026**.

APPLICATION NO: 5.2025-321.1
DATE: 19 DECEMBER 2025



Annotations

- Polygon1

Surrounding Properties for PID: 22437 43

- Property

Roads

- DSG Roads
- Council Roads

Property

- property
- Titles



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:	Use: Community Meeting and Entertainment
	Development: 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: \$	

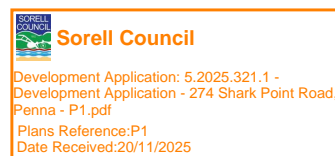
Is all, or some the work already constructed:	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>
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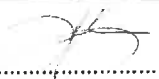
Location of proposed works:	Street address: 274 Shark Point Road
	Suburb: Penna Postcode: 7171
	Certificate of Title(s) Volume: 29865 Folio: 9



Current Use of Site	Community Meeting and Entertainment
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Current Owner/s:	Name(s) Sorell Council
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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 type="checkbox"/> Yes: <input checked="" type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>
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	
<ul style="list-style-type: none"> 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. <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"> 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. 	
<ul style="list-style-type: none"> 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: 14.10.2025

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"> 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 <u>ROBERT HIGGINS</u> being responsible for the administration of land at <u>274 SHARK POINT RD</u> declare that I have given permission for the making of this application for <u>COMMUNITY MEETINGS + ENTERTAINMENT</u>	<div style="border: 1px solid orange; padding: 5px;">  Sorell Council <small>Development Application: 5.2025.321.1 - Development Application - 274 Shark Point Road, Penna - P1.pdf Plans Reference: P1 Date Received: 20/11/2025</small> </div>
Signature of General Manager, Minister or Delegate:	Signature:  Date: <u>15/10/25.</u>

SEARCH OF TORRENS TITLE

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

SEARCH DATE : 10-Oct-2025

SEARCH TIME : 08.20 AM

DESCRIPTION OF LAND

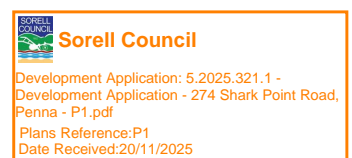
Parish of SORELL, Land District of PEMBROKE

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 noonSCHEDULE 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 1962UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

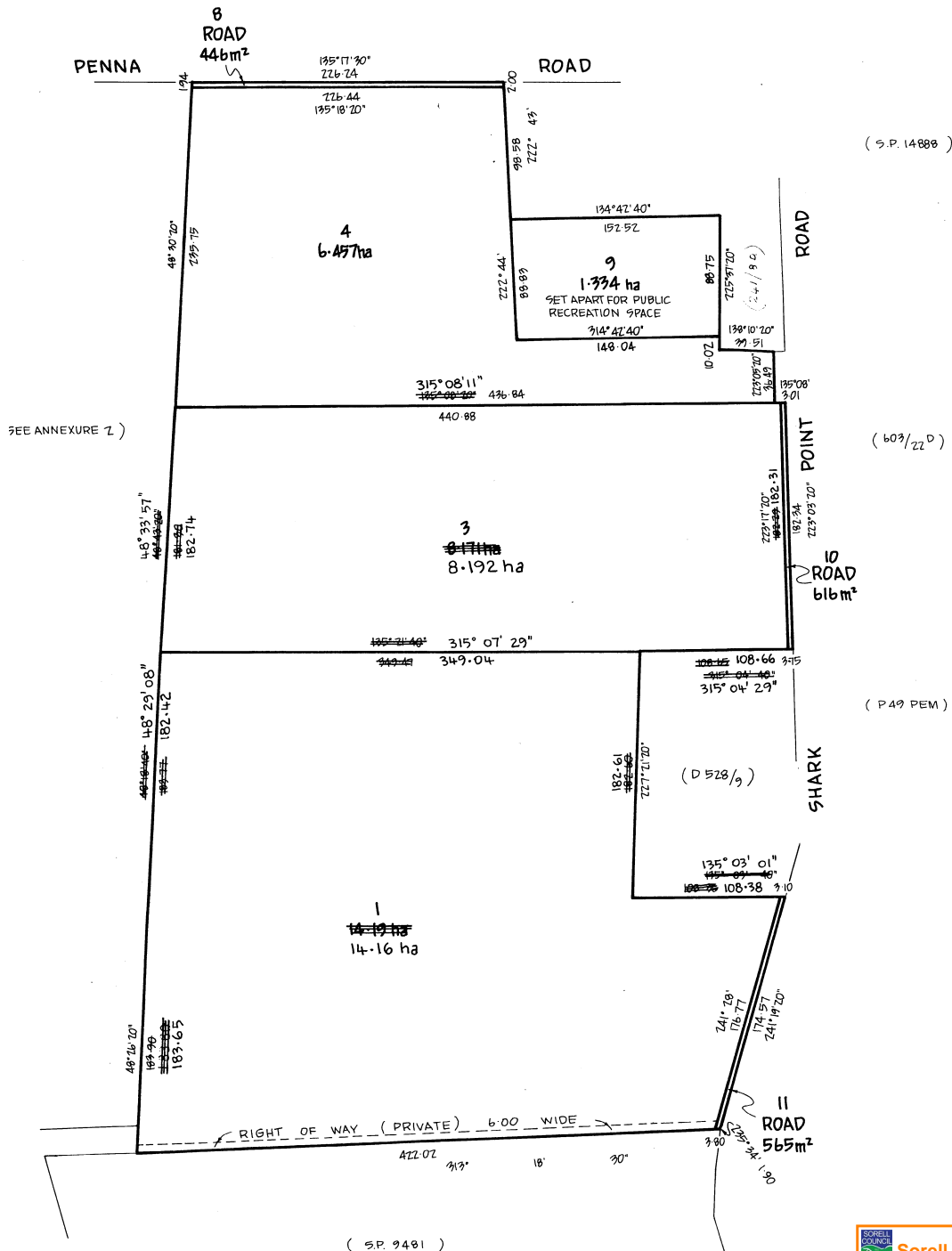


OS K 1109

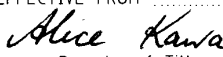
<p>ANNEXURE SHEET No. 1 (of 2 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 17-10-05 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P.29865</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: JOHN L. CERUTTY <i>John Cerutti</i></p>	<p>Scale 1: 2500</p>
<p>Council Clerk: <i>MO Steward</i></p>	<p>Owner: D.L. BRIANT Title Reference: C.T. 2227/24 & C.T. 3884/54</p>	<p>Measurements in Metres</p>

LOT 3 TO BE ADDED TO LOT 4.

(P4989 L.O.)

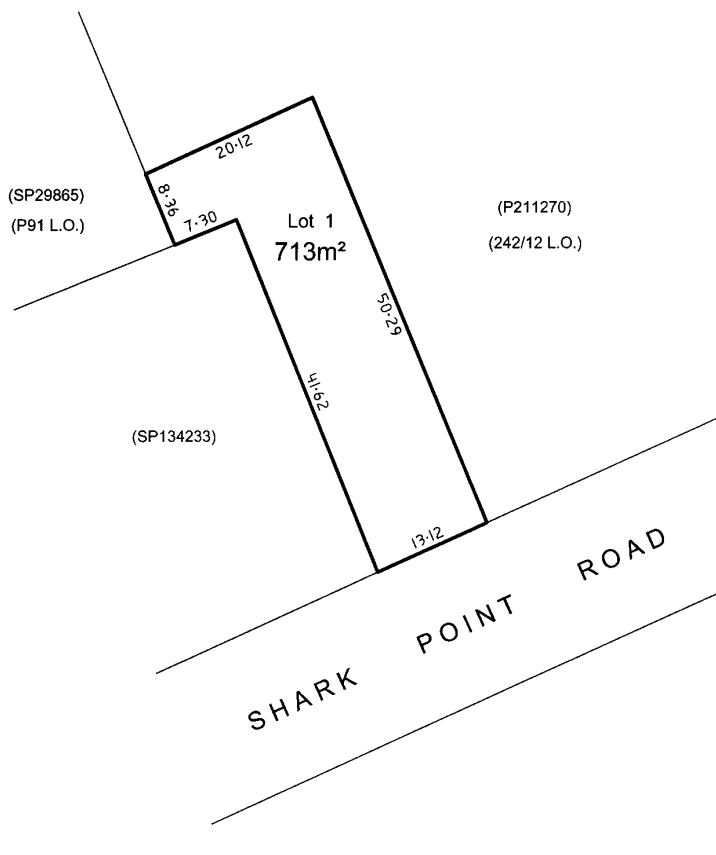



Sorell Council
 Development Application: 5.2025.321.1 -
 Development Application - 274 Shark Point Road,
 Penna - P1.pdf
 Plans Reference: P1
 Date Received: 20/11/2025

OWNER: The Crown FOLIO REFERENCE: SEC. 27A . APP ^N C. 821806 GRANTEE: Whole of Lot 1 713m ² the Crown.		PLAN OF TITLE LOCATION LAND DISTRICT OF PEMBROKE PARISH OF SORELL (LOCALITY OF PENNA) FIRST SURVEY PLAN No P60024 & 19/33 Rlys L.O. COMPILED BY OFFICE OF THE SURVEYOR-GENERAL SCALE 1:500 LENGTHS IN METRES		REGISTERED NUMBER P152190 APPROVED EFFECTIVE FROM 4 DEC 2007  Recorder of Titles	
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,
 Penna - P1.pdf
 Plans Reference: P1
 Date Received: 20/11/2025

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

N/A

COUNCIL DELEGATE

DATE

061097

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 of 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.

[illegible]

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>

Sent: Thursday, 27 November 2025 4:09 PM

To: loci.hobart@gmail.com <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 (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





01 LOCATION PLAN
SCALE 1:10,000

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

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



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01 SITE PLAN
TP01 SCALE 1:1,000

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

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Project
SORELL MEN'S SHED
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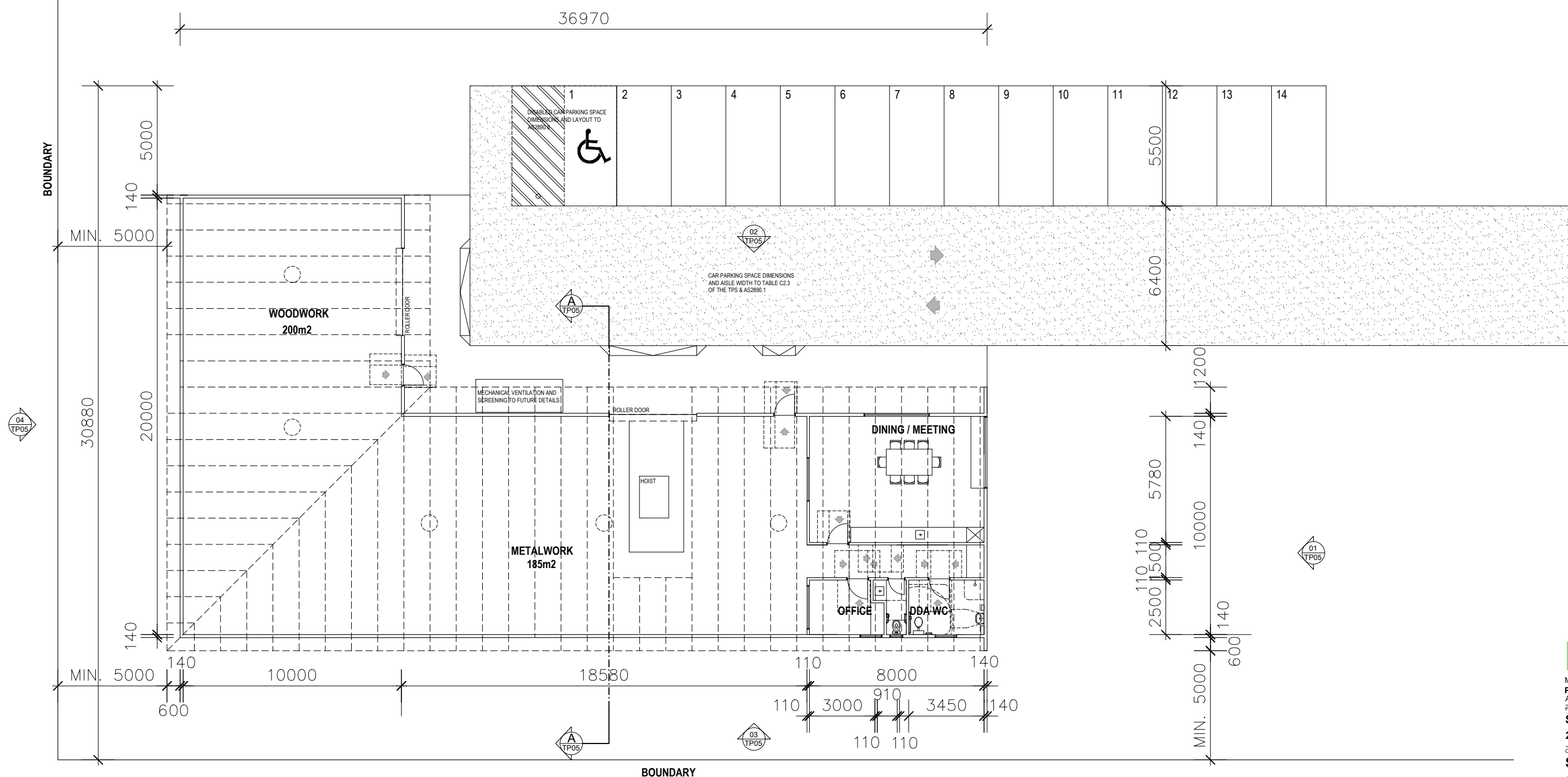
Drawing
SITE PLAN

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

WOODWORK AREA	- 200m2
METALWORK AREA	- 185m2
DINING / MEETING	- 46m2
OFFICE	- 7.9m2
UNISEX DDA TOILET	- 8.6m2
UNISEX AMBULANT	- 2.8m2
CIRCULATION	- 12.1m2
TOTAL	- 462.4m2

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CONSTRUCTION**



01 FLOOR PLAN
TP02 SCALE 1:200

BOUNDARY

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

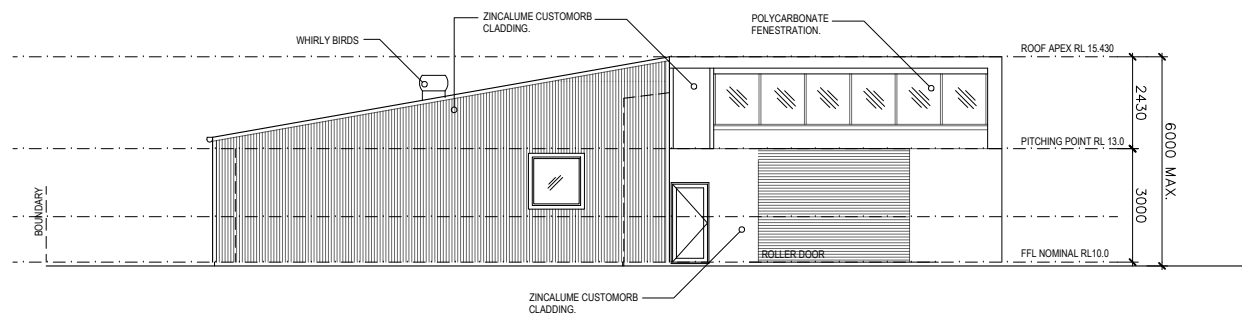
PROPOSED FLOOR PLAN

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.

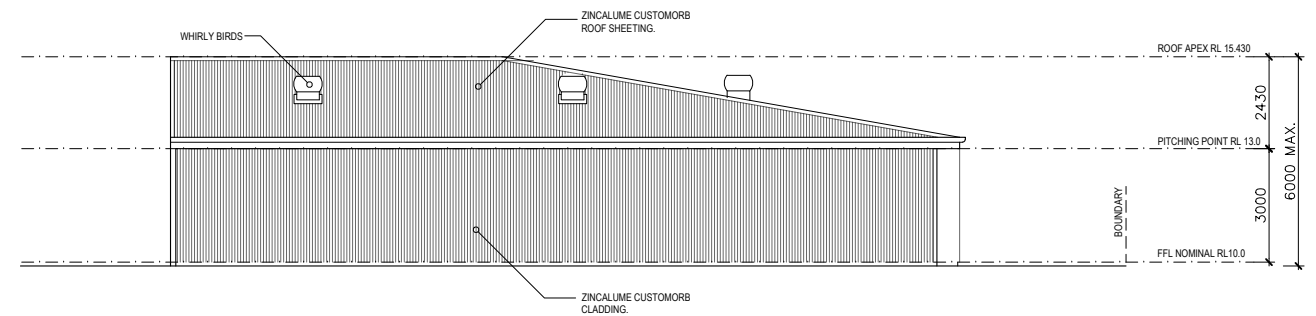
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	DRAWN BY	SCALE
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PROJECT NO.	DRWN NO.	REV.
2517	TP04	D

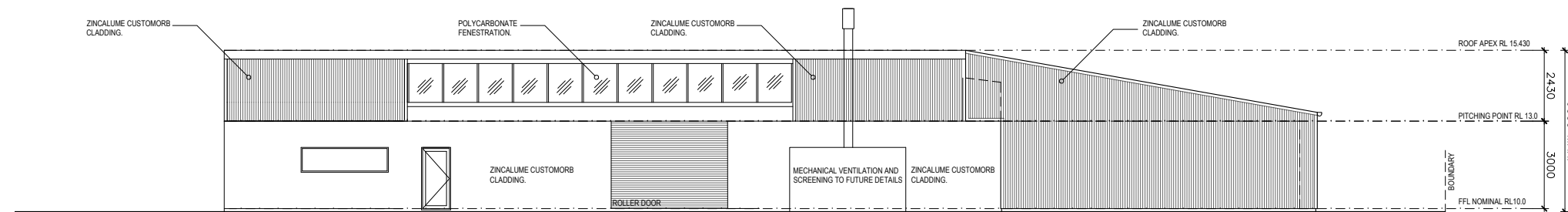
CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT - IF IN DOUBT, ASK!



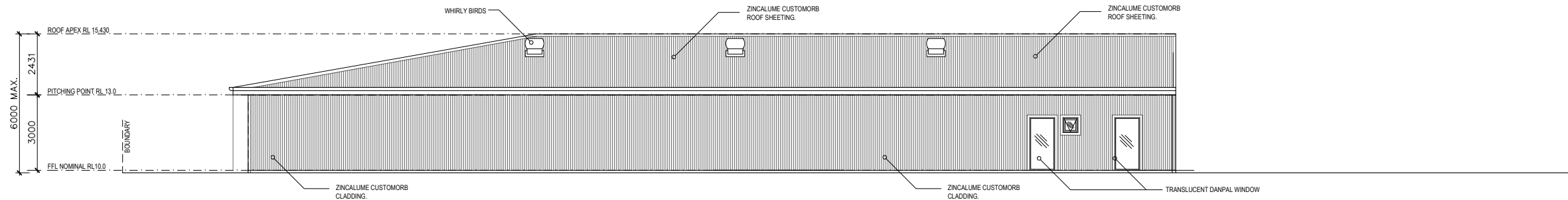
01 EAST ELEVATION
TP04 SCALE 1:200



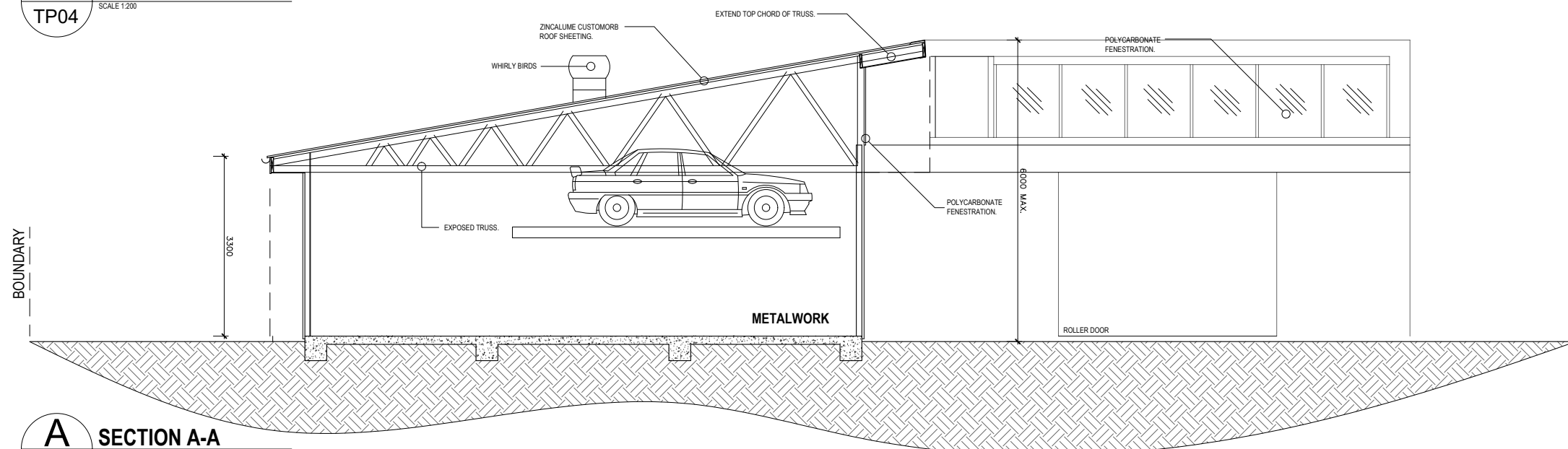
04 WEST ELEVATION
TP04 SCALE 1:200



02 NORTH ELEVATION
TP04 SCALE 1:200



03 SOUTH ELEVATION
TP04 SCALE 1:200



A SECTION A-A
TP04 SCALE 1:100

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loci architecture + planning
Mobile: 0408 383 235 Email: loci.hobart@gmail.com
PO BOX 705 NORTH HOBBART 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

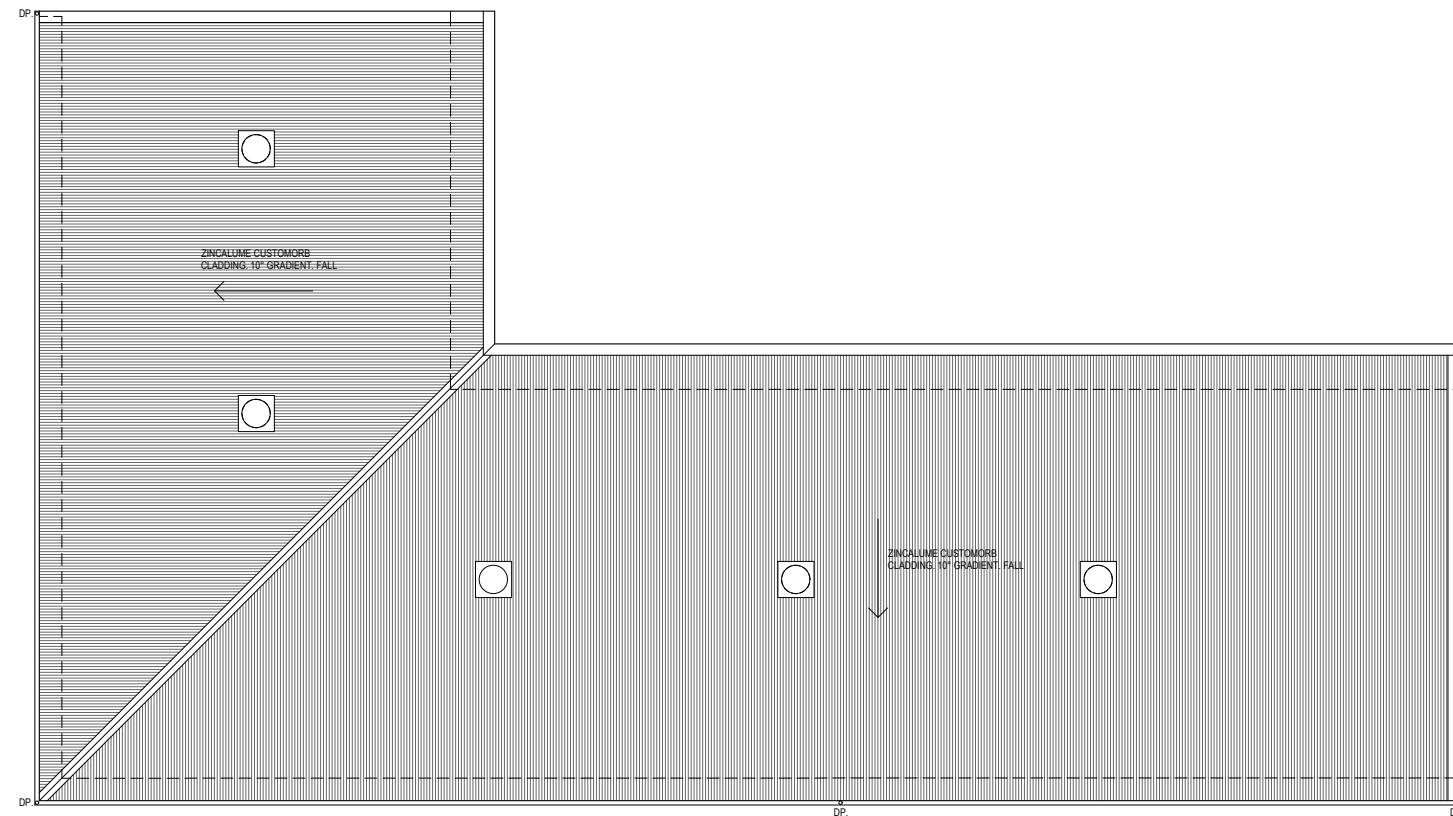
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J.B.
DATE
18.12.25
PROJECT NO.
2517

SCALE
A/S @A3
DRAWN NO.
TP05
REV.
D

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01 ROOF PLAN
TP02 SCALE 1:200

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 ROOF PLAN

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N	DRAWN BY J.B.	SCALE 1:100 @A1
	DATE 18.12.25	1:200 @A3
	PROJECT NO. 2517	REV. D
	DRAWN NO. TP06	

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