

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

538 OLD FORCETT ROAD, DODGES FERRY

PROPOSED DEVELOPMENT:

EXTENSION TO OUTBUILDING

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: 5.2025-330.1
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.

100 m



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

Full description of Proposal:	Use: bulk food storage and display for sale to the public Development: 12.15m ² extension to existing Food Co-op building <i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 18,593.37 exc gst

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: 538 Old Forcett Road Suburb: Dodges Ferry Postcode: 7173 Certificate of Title(s) Volume: 167099 Folio: 3
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Current Use of Site	Community Purposes
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Current Owner/s:	Department of Education, Children and Young People 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 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/>



Sorell Council

Development Application: 5.2025.330.1 -
Development Application - 538 Old Forcett
Road, Dodges Ferry - P1.pdf
Plans Reference: P1
Date Received: 27/11/2025

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: 27/11/25

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 TODD M WILLIAMS being responsible for the

administration of land at 538 OLD FORCETT ROAD DODGES FERRY

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

AN EXTENSION TO EXISTING FOOD CO-OP BUILDING.

Signature of General Manager,
Minister or Delegate:

Signature: 

Date: 26 Nov 2025.

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
167099	3
EDITION	DATE OF ISSUE
1	13-June-2014

SEARCH DATE : 11-Dec-2025

SEARCH TIME : 02.06 pm

DESCRIPTION OF LAND

Parish of FORCETT Land District of PEMBROKE

Lot 3 on Sealed Plan [167099](#)

Derivation : Part of Lot 29251, 468A-1R-29P Gtd to Ernest John Okines

Prior CT [103529/1](#)**SCHEDULE 1**[D105069](#) TRANSFER to THE CROWN Registered 13-June-2014 at noon**SCHEDULE 2**

Reservations and conditions in the Crown Grant if any

[SP167099](#) EASEMENTS in Schedule of Easements**UNREGISTERED DEALINGS AND NOTATIONS**

No unregistered dealings or other notations

**Sorell Council**Development Application: 5.2025.330.1 -
Response to Request For Information - 538 Old
Forcett Road, Doges Ferry - P2.pdf
Plans Reference: P2

Date Received: 11/12/2025

OWNER	THE WARDEN, COUNCILLORS AND ELECTORS OF THE MUNICIPALITY OF SORELL & THE CROWN	PLAN OF SURVEY	REGISTERED NUMBER
FOLIO REFERENCE	C.T.103529-1 & C.T.34266-1, C.T.154924-2	BY SURVEYOR J. T. WELCH of PDA SURVEYORS PTY. LTD. 6 FREEMAN STREET, HOBART	SP167099
GRANTEE	Part of Lot 29251, 468A-1R-29P, Granted to Ernest John Okines	LOCATION Land District of PEMBROKE Parish of FORCETT	APPROVED EFFECTIVE FROM 13 JUN 2014 N. Kawa Recorder of Titles
MAPSHEET MUNICIPAL CODE No.	LAST JNK54 UPI No JNK51	SCALE: 1:2000	LENGTHS IN METRES
			SURVEYORS REF: 5271KL
			ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 4 IS COMPILED FROM D103529, SP103518, D46618 D6090 & THIS SURVEY.

CHORD	BEARING	DIST
AA	80°21'20"	44.92
BA	44°18'40"	42.60
CA	34°2'02"	17.49
DA	282°20'	25.01
EA	349°08'	7.83
FA	296°33'	12.88
GA	262°45'	29.57
HA	227°21'	14.79
JA	199°25'	5.40
KA	188°58'	25.09
LA	333°45'00"	33.22

PITTWATER
CROWN
RESERVATION

RIGHT OF WAY
(PRIVATE)
8.00 WIDE
(D34266)

1 (D103529)

101
(D24201)
(D22384)
FIRST AVENUE
(SP104467)

(D34268)
(63/19)^{L0}

(161/23D)

30.48

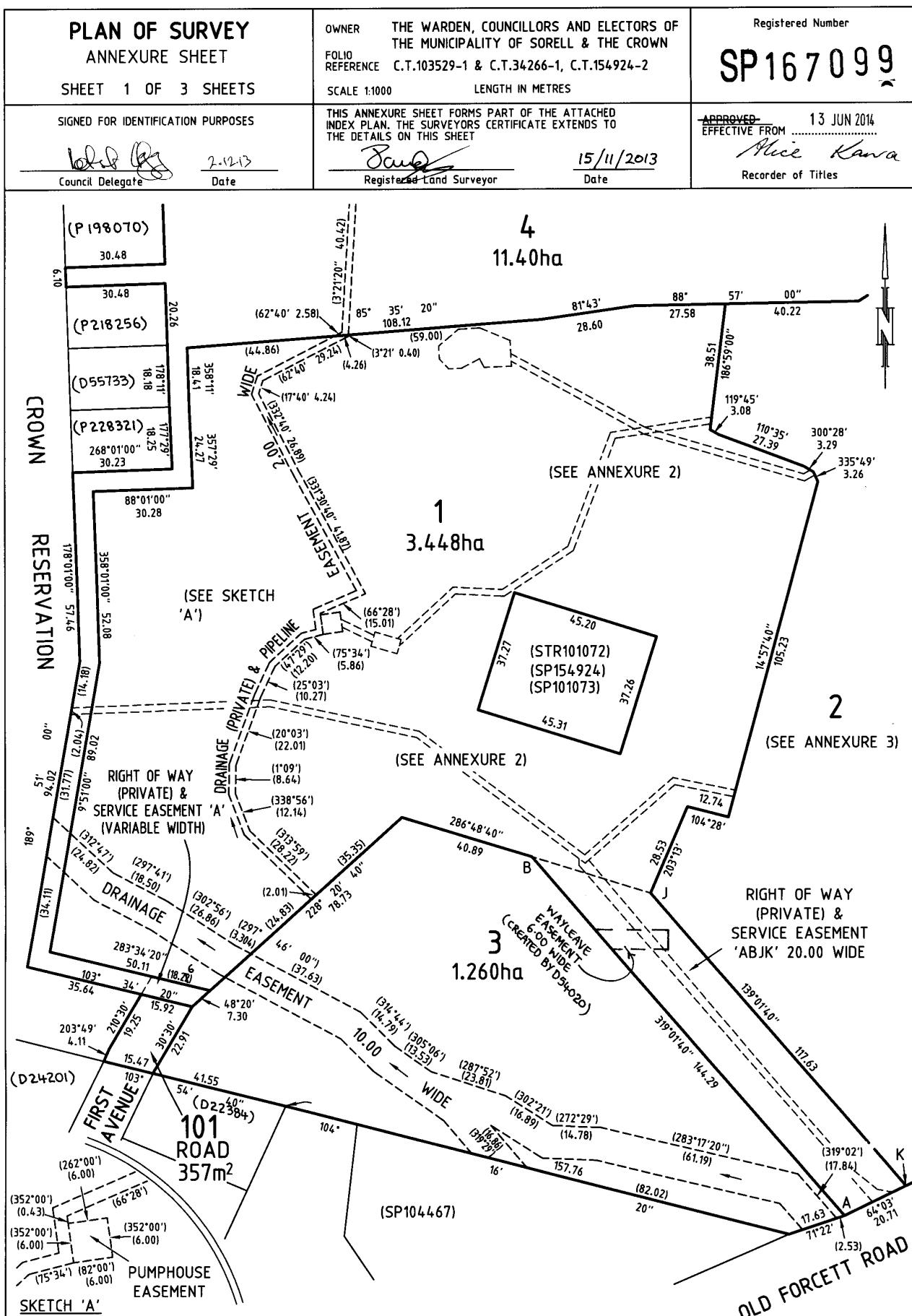
(161/22D)

30.48

(161/23D)

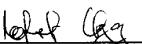
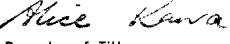
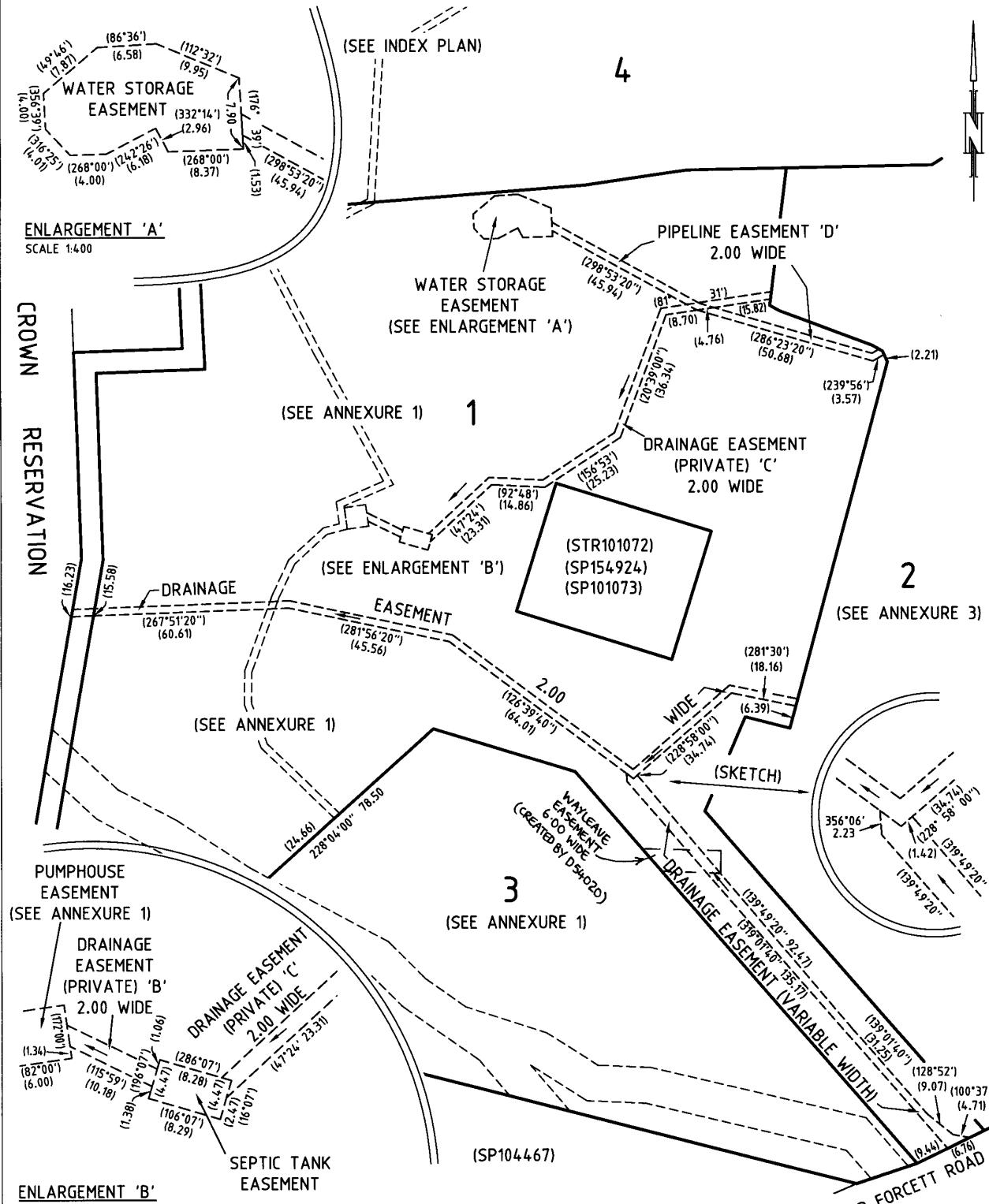
30.48

(161/22D)



Sorell Council

Development Application: 5.2025.330.1 -
Response to Request For Information - 538 Old
Forcett Road, Dunalley - P2.pdf
File Reference: 538 Old Forcett Road, Dunalley - P2.pdf
Date Received: 11/12/2025

PLAN OF SURVEY ANNEXURE SHEET		OWNER THE WARDEN, COUNCILLORS AND ELECTORS OF THE MUNICIPALITY OF SORELL & THE CROWN FOLIO REFERENCE C.T.103529-1 & C.T.34266-1, C.T.154924-2 SCALE 1:1000 LENGTH IN METRES	Registered Number SP167099
SIGNED FOR IDENTIFICATION PURPOSES  <u>12/12/13</u> Council Delegate Date  <u>15/11/2013</u> Registered Land Surveyor Date		THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET	APPROVED EFFECTIVE FROM <u>13 JUN 2014</u>  Recorder of Titles
			



Sorell Council

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SCHEDULE OF EASEMENTS

Registered Number

SP167099

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.

PAGE 1 OF 12 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

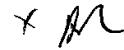
Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

LOT 1 on the Plan is SUBJECT TO:

1. a wayleave easement with the benefit of a restriction as to user of land in favour of Aurora Energy Pty Ltd over the strip of land marked WAYLEAVE EASEMENT 6.00 WIDE as created by and more fully set forth in D54020; ✓
2. a right of carriageway (appurtenant to Lot 1 on SP154924) over the strip of land marked RIGHT OF WAY (PRIVATE) VARIABLE WIDTH and shown as ABCDEFGH on the Plan; ✓
3. a right of carriageway (appurtenant to Lot 1 on D34266) over the strip of land marked RIGHT OF WAY 'A' (PRIVATE) 8.00 WIDE on the Plan; ✓
4. a right of carriageway (appurtenant to Lot 1 on D34266) over the strip of land marked RIGHT OF WAY 'B' (PRIVATE) 8.00 WIDE on the Plan; ✓
5. a right of carriageway (appurtenant to that part of Lot 101, that part of Lot 1, that part of Lot 2, that part of Lot 3 and that part of Lot 4 all of which were formerly comprised within Lot 1 on D34268) over the strip of land marked RIGHT OF WAY (PRIVATE) 8.00 WIDE on the Plan; ✓
6. a right of drainage (appurtenant to Lot 2 and Lot 3 on the Plan) over the strip of land marked DRAINAGE (PRIVATE) & PIPELINE EASEMENT 2.00 WIDE on the Plan; ✓ (as herein defined)
7. a Pipeline Easement (appurtenant to Lot 2 and Lot 3 on the Plan) over the strip of land marked DRAINAGE (PRIVATE) & PIPELINE EASEMENT 2.00 WIDE on the Plan; ✓
8. a right of drainage (appurtenant to Lot 2 on the Plan) over the strip of land marked DRAINAGE EASEMENT 2.00 WIDE on the Plan; ✓



(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: The Crown and The Warden, Councillors and Electors of the Municipality of Sorell	PLAN SEALED BY: Sorell Council
FOLIO REF: 34266/1, 154924/2 and 103529/1	DATE: 2/12/15
SOLICITOR & REFERENCE: Crown Solicitor 41719	REF NO.  Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

**ANNEXURE TO
SCHEDULE OF EASEMENTS**
PAGE 2 OF 12 PAGES

Registered Number

SP167099

SUBDIVIDER: The Crown and The Warden, Councillors and Electors of the Municipality of Sorell
FOLIO REFERENCE: 34266/1, 154924/2 and 103529/1

9. a right of drainage (appurtenant to Lot 2 on the Plan) over the strip of land marked DRAINAGE EASEMENT (PRIVATE) "B" 2.00 WIDE on the Plan; /
10. a right of drainage (appurtenant to Lot 2 on the Plan) over the strip of land marked DRAINAGE EASEMENT (PRIVATE) "C" 2.00 WIDE on the Plan; /
11. a right of drainage in favour of the Sorell Council over the strip of land marked DRAINAGE EASEMENT (VARIABLE WIDTH) on the Plan; /
12. a right of drainage in favour of the Sorell Council over the strip of land marked DRAINAGE EASEMENT 2.00 WIDE on the Plan; /
13. a right of drainage in favour of the Sorell Council over the strip of land marked DRAINAGE EASEMENT 10.00 WIDE on the Plan; /
14. a right of drainage (appurtenant to Lot 3 on the Plan) over the strip of land marked DRAINAGE EASEMENT 10.00 WIDE on the Plan; /
15. a right of carriageway (appurtenant to Lot 2 and Lot 3 on the Plan) over the strip of land marked RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'ABJK' 20.00 WIDE on the Plan; /
(as herein defined)
16. a Service Easement (appurtenant to Lot 2 and Lot 3 on the Plan) over the strip of land marked RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'ABJK' 20.00 WIDE on the Plan; /
(as herein defined)
17. a Pipeline Easement (appurtenant to Lot 2 on the Plan) over the strip of land marked PIPELINE EASEMENT "D" 2.00 WIDE on the Plan; /
(as herein defined)
18. a Pumphouse Easement (appurtenant to Lot 2 and Lot 3 on the Plan) over the strip of land marked PUMPHOUSE EASEMENT on the Plan; /
(as herein defined)
19. a Septic Tank Easement (appurtenant to Lot 2 on the Plan) over the strip of land marked SEPTIC TANK EASEMENT on the Plan; /
(as herein defined)
20. a Water Storage Easement (appurtenant to Lot 2 on the Plan) over the strip of land marked WATER STORAGE EASEMENT on the Plan; /
21. a right of carriageway (if any) (appurtenant to the lots shown on Diagram Nos. 161/22, 161/23, 161/24, 171/22, 204/30, 234/24 and 288/5) over such portion of the roadways shown on the said Diagrams as are set forth in the respective Certificates of Title.

**Sorell Council**

Development Application: 5.2025.330.1 -
Response to Request For Information - 538 Old
Forcett Road, Doves Ferry - P2.pdf
Plans Reference: P2
Date Received: 11/12/2025

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NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 12 PAGES	Registered Number SP 167099
SUBDIVIDER: The Crown and The Warden, Councillors and Electors of the Municipality of Sorell FOLIO REFERENCE: 34266/1, 154924/2 and 103529/1	

LOT 1 on the Plan is TOGETHER WITH:

1. a right of drainage over the strip of land marked DRAINAGE (PRIVATE) & PIPELINE EASEMENT 2.00 WIDE on the Plan;
(as herein defined)
2. a Pipeline Easement over the strip of land marked DRAINAGE (PRIVATE) & PIPELINE EASEMENT 2.00 WIDE on the Plan;
3. a right of drainage over the strip of land marked DRAINAGE EASEMENT 2.00 WIDE on the Plan; /
4. a right of drainage over the strip of land marked DRAINAGE EASEMENT 10.00 WIDE on the Plan; /
5. a right of carriageway over the strip of land marked RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT (VARIABLE WIDTH) on the Plan; /
(as herein defined)
6. a Service Easement over the strip of land marked RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT (VARIABLE WIDTH) on the Plan; /
7. a right of carriageway over the strip of land marked RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'A' (VARIABLE WIDTH) on the Plan; /
(as herein defined)
8. a Service Easement over the strip of land marked RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'A' (VARIABLE WIDTH) on the Plan; /
(as herein defined)
9. a Pipeline Easement over the strip of land marked PIPELINE & ELECTRICAL INFRASTRUCTURE EASEMENT 2.00 WIDE on the Plan; /
(as herein defined)
10. a Electrical Infrastructure Easement over the strip of land marked PIPELINE & ELECTRICAL INFRASTRUCTURE EASEMENT 2.00 WIDE on the Plan; /
(as herein defined)
11. an Absorption Easement over the strip of land marked ABSORPTION EASEMENT on the Plan; /
(as herein defined)
12. a Water Bore Easement over the strip of land marked WATER BORE & SERVICE EASEMENT on the Plan; /
(as herein defined)
13. a Service Easement over the strip of land marked WATER BORE & SERVICE EASEMENT on the Plan; /
14. a right of carriageway over the strip of land marked RIGHT OF WAY 'A' (PRIVATE) 8.00 WIDE on the Plan; /

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**ANNEXURE TO
SCHEDULE OF EASEMENTS**

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Registered Number

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SUBDIVIDER: The Crown and The Warden, Councillors and Electors of the Municipality of Sorell
FOLIO REFERENCE: 34266/1, 154924/2 and 103529/1

15. a right of carriageway over the strip of land marked RIGHT OF WAY 'B' (PRIVATE) 8.00 WIDE on the Plan; ✓

LOT 2 on the Plan is SUBJECT TO:

1. a right of carriageway (appurtenant to Lot 1 and Lot 4 on the Plan) over the strip of land marked RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT (VARIABLE WIDTH) on the Plan; ✓
 (as herein defined)
2. a Service Easement (appurtenant to Lot 1 and Lot 4 on the Plan) over the strip of land marked RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT (VARIABLE WIDTH) on the Plan; ✓
 (as herein defined)
3. a Pipeline Easement (appurtenant to Lot 1 on the Plan) over the strip of land marked PIPELINE & ELECTRICAL INFRASTRUCTURE EASEMENT 2.00 WIDE on the Plan; ✓
 (as herein defined)
4. a Electrical Infrastructure Easement (appurtenant to Lot 1 on the Plan) over the strip of land marked PIPELINE & ELECTRICAL INFRASTRUCTURE EASEMENT 2.00 WIDE on the Plan; ✓
 (as herein defined)
5. a Water Bore Easement (appurtenant to Lot 1 on the Plan) over the strip of land marked WATER BORE & SERVICE EASEMENT on the Plan; ✓
 (as herein defined)
6. a Service Easement (appurtenant to Lot 1 on the Plan) over the strip of land marked WATER BORE & SERVICE EASEMENT on the Plan; ✓
7. a right of carriageway (if any) (appurtenant to the lots shown on Diagram Nos. 161/22, 161/23, 161/24, 171/22, 204/30, 234/24 and 288/5) over such portion of the roadways shown on the said Diagrams as are set forth in the respective Certificates of Title.

LOT 2 on the Plan is TOGETHER WITH:

1. a right of drainage over the strip of land marked DRAINAGE (PRIVATE) & PIPELINE EASEMENT 2.00 WIDE on the Plan; ✓
 (as herein defined)
2. a Pipeline Easement over the strip of land marked DRAINAGE (PRIVATE) & PIPELINE EASEMENT 2.00 WIDE on the Plan; ✓
3. a right of drainage over the strip of land marked DRAINAGE EASEMENT 2.00 WIDE on the Plan; ✓
4. a right of drainage over the strip of land marked DRAINAGE EASEMENT (PRIVATE) "B" 2.00 WIDE on the Plan; ✓



Development Application: 5.2025.330.1 -
Response to Request For Information - 538 Old
Ferrett Road, Doves Ferry - P2.pdf
Plans Reference: P2
Date Received: 11/12/2025

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SCHEDULE OF EASEMENTS**
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Registered Number

SP 167099SUBDIVIDER: The Crown and The Warden, Councillors and Electors of the Municipality of Sorell
FOLIO REFERENCE: 34266/1, 154924/2 and 103529/1

5. a right of drainage over the strip of land marked DRAINAGE EASEMENT (PRIVATE) "C" 2.00 WIDE on the Plan; ✓
6. a right of carriageway over the strip of land marked RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'ABJK' 20.00 WIDE on the Plan; ✓
7. a Service Easement over the strip of land marked RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'ABJK' 20.00 WIDE on the Plan; ✓
 (as herein defined)
8. a Pipeline Easement over the strip of land marked PIPELINE EASEMENT "D" 2.00 WIDE on the Plan; ✓
 (as herein defined)
9. a Pumphouse Easement over the strip of land marked PUMPHOUSE EASEMENT on the Plan; ✓
 (as herein defined)
10. a Septic Tank Easement over the strip of land marked SEPTIC TANK EASEMENT on the Plan; ✓
 (as herein defined)
11. a Water Storage Easement over the strip of land marked WATER STORAGE EASEMENT on the Plan; ✓
 (as herein defined)
12. an Absorption Easement over the strip of land marked ABSORPTION EASEMENT on the Plan; ✓

LOT 3 on the Plan is SUBJECT TO:

1. a right of drainage in favour of the Sorell Council over the strip of land marked DRAINAGE EASEMENT 10.00 WIDE on the Plan; ✓
2. a right of carriageway (if any) (appurtenant to the lots shown on Diagram Nos. 161/22, 161/23, 161/24, 171/22, 204/30, 234/24 and 288/5) over such portion of the roadways shown on the said Diagrams as are set forth in the respective Certificates of Title.

LOT 3 on the Plan is TOGETHER WITH:

1. a right of drainage over the strip of land marked DRAINAGE EASEMENT 10.00 WIDE on the Plan; ✓
2. a right of drainage over the strip of land marked DRAINAGE (PRIVATE) & PIPELINE EASEMENT 2.00 WIDE on the Plan; ✓
 (as herein defined)
3. a Pipeline Easement over the strip of land marked DRAINAGE (PRIVATE) & PIPELINE EASEMENT 2.00 WIDE on the Plan; ✓



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**ANNEXURE TO
SCHEDULE OF EASEMENTS**

PAGE 6 OF 12 PAGES

Registered Number

SP167099**SUBDIVIDER:** The Crown and The Warden, Councillors and Electors of the Municipality of Sorell
FOLIO REFERENCE: 34266/1, 154924/2 and 103529/1

4. a right of carriageway over the strip of land marked **RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'ABJK'** 20.00 WIDE on the Plan; ✓
(as herein defined)
5. a Service Easement over the strip of land marked **RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'ABJK'** 20.00 WIDE on the Plan; ✓
(as herein defined)
6. a Pumphouse Easement over the strip of land marked **PUMPHOUSE EASEMENT** on the Plan; ✓
(as herein defined)
7. an Absorption Easement over the strip of land marked **ABSORPTION EASEMENT** on the Plan; ✓

LOT 4 on the Plan is **SUBJECT TO:**

1. a right of drainage (appurtenant to Lot 1 and Lot 2 on the Plan) over the strip of land marked **DRAINAGE EASEMENT** 2.00 WIDE on the Plan; ✓
2. a right of drainage (appurtenant to Lot 1 and Lot 3 on the Plan) over the strip of land marked **DRAINAGE EASEMENT** 10.00 WIDE on the Plan; ✓
3. a right of drainage (appurtenant to Lot 1, Lot 2 and Lot 3 on the Plan) over the strip of land marked **DRAINAGE (PRIVATE) & PIPELINE EASEMENT** 2.00 WIDE on the Plan; ✓
(as herein defined)
4. a Pipeline Easement (appurtenant to Lot 1, Lot 2 and Lot 3 on the Plan) over the strip of land marked **DRAINAGE (PRIVATE) & PIPELINE EASEMENT** 2.00 WIDE on the Plan; ✓
5. a right of drainage in favour of the Sorell Council over the strip of land marked **DRAINAGE EASEMENT** 2.00 WIDE on the Plan; ✓
6. a right of drainage in favour of the Sorell Council over the strip of land marked **DRAINAGE EASEMENT** 10.00 WIDE on the Plan; ✓
7. a right of carriageway (appurtenant to Lot 1 on the Plan) over the strip of land marked **RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'A' (VARIABLE WIDTH)** on the Plan; ✓
(as herein defined)
8. a Service Easement (appurtenant to Lot 1 on the Plan) over the strip of land marked **RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'A' (VARIABLE WIDTH)** on the Plan; ✓
(as herein defined)
9. an Absorption Easement (appurtenant to Lot 1, Lot 2 and Lot 3 on the Plan) over the strip of land marked **ABSORPTION EASEMENT** on the Plan; ✓
10. a right of carriageway (if any) (appurtenant to the lots shown on Diagram Nos. 161/22, 161/23, 161/24, 171/22, 204/30, 234/24 and 288/5) over such portion of the roadways shown on the said Diagrams as are set forth in the respective Certificates of Title.

*✓ Ad***NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.**Sorell Council**

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Response to Request For Information - 538 Old
Forcett Road, Doges Ferry - P2.pdf
Plans Reference: P2

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Search Time: 02:07 pm

Volume Number: 167099

Revision Number: 01

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**ANNEXURE TO
SCHEDULE OF EASEMENTS**

PAGE 7 OF 12 PAGES

Registered Number

SP167099SUBDIVIDER: The Crown and The Warden, Councillors and Electors of the Municipality of Sorell
FOLIO REFERENCE: 34266/1, 154924/2 and 103529/1LOT 4 on the Plan is TOGETHER WITH:

1. a right of carriageway over the strip of land marked **RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT (VARIABLE WIDTH)** on the Plan; /
(as herein defined)
2. a Service Easement over the strip of land marked **RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT (VARIABLE WIDTH)** on the Plan; /

INTERPRETATION:

A. "Service Easement" in respect to the land marked **RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT "ABJK" 20.00 WIDE** the land marked **RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT (VARIABLE WIDTH)** the land marked **RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT "A" (VARIABLE WIDTH)** and the land marked **WATER BORE & SERVICE EASEMENT** means the full and free right and liberty for the owners of the dominant tenement, the Sorell Council, Tasmanian Water and Sewerage Corporation (Southern Region) Pty Ltd, Telstra Corporation Limited, Aurora Energy Pty Ltd and the Crown or her agents and contractors, to access (by the most reasonable and practical route through the servient tenement) the land to install, use, repair, replace, cleanse and maintain pipes, drains, channels, sewers, ducting, wires, electrical and other cables and conducting media, fire fighting equipment, sensors, power supply boards and cabinets, lights, television, communications and monitoring equipment, power points and any similar or ancillary infrastructure servicing the dominant tenement along and under the surface of the land, all to be of such size and number as the dominant owner shall in its absolute discretion require, and to affix any of such items to and into the adjacent structure of the servient tenement but so as to cause as little inconvenience as possible and to do as little damage to the adjacent structure as may be necessary and to make good any damage so caused.

**Sorell Council**

Development Application: 5.2025.330.1 -
Response to Request For Information - 538 Old
Forcett Road, Doges Ferry - P2.pdf
Plans Reference: P2

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TAK

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**ANNEXURE TO
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B. **“Pipeline Easement”** in respect of the land marked **DRAINAGE (PRIVATE) & PIPELINE EASEMENT 2.00 WIDE** the land marked **PIPELINE EASEMENT “D” 2.00 WIDE** and the land marked **PIPELINE & ELECTRICAL INFRASTRUCTURE EASEMENT 2.00 WIDE** means the full and free right and liberty for the owners of the dominant tenement, the Sorell Council, Tasmanian Water and Sewerage Corporation (Southern Region) Pty Ltd and the Crown or her agents and contractors at all times to access (by the most reasonable and practical route through the servient tenement) the land to construct lay and maintain a pipeline beneath the land with the full and free right and liberty at all times to use the said pipeline lying beneath the surface of the land to run and pass water, sewerage and household effluent through and along the said pipeline and from time to time and at all time hereafter to enter upon the land to inspect cleanse repair and maintain the said pipeline and when and where necessary to lay new portions of pipeline in substitution thereof and for the purposes of the full enjoyment of the aforesaid right of the owners of the dominant tenement, the Sorell Council, Tasmanian Water and Sewerage Corporation (Southern Region) Pty Ltd and the Crown and will have the full free and uninterrupted right and liberty at all times and from time to time to enter upon and to go pass and repass over and along the land with or without inspectors workmen or other persons to open and break the soil and bring and place and remove upon and from the land any machinery materials tools or other equipment as may be necessary for the proper construction laying and maintenance of the said pipeline or portions thereof PROVIDED THAT the rights and privileges hereby granted must be exercised in the proper and workmanlike manner so as to cause as little inconvenience as possible and to do as little damage as practicable upon the land and to ensure that the surface of the pipeline shall be restored by the owners of the dominant tenement, the Sorell Council, Tasmanian Water and Sewerage Corporation (Southern Region) Pty Ltd and the Crown or her servants or agents to the original condition of the surface thereof from time to time to such extent as will be practicable and reasonable.

C. **“Electrical Infrastructure Easement”** in respect of the land marked **PIPELINE & ELECTRICAL INFRASTRUCTURE EASEMENT 2.00 WIDE** means the full and free right and liberty for the owners of the dominant tenement and Aurora Energy Pty Ltd at all times hereafter to have access to, (by the most reasonable and practical route through the servient tenement) the land:

- TO** maintain, lay, erect and install anything used for, or in connection with the generation, transmission or distribution of electricity including powerlines (overhead or underground), substations for converting electricity, substations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity (hereinafter called “electricity infrastructure”) of such materials and type as the owners of the dominant tenement and Aurora Energy Pty Ltd may determine above, on or under the land;
- TO** enter into and upon the land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing electricity infrastructure without doing unnecessary damage to the land and making good all damage occasioned thereby;

x Ad

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**Sorell Council**Development Application: 5.2025.336.1 -
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FOLIO REFERENCE: 34266/1, 154924/2 and 103529/1

- d) TO cause or permit electrical energy to flow or be transmitted or distributed through the said electricity infrastructure;
- e) TO enter into and upon the land for all or any of the above purposes with or without all necessary plant equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the land in consultation with the registered proprietor/s for the purpose of access and regress to and from the land;
- f) **NOTHING** herein contained shall prevent the registered proprietor/s for themselves and their successors in title from using the land **PROVIDED THAT** such use does not derogate from this grant or, in the opinion of the owners of the dominant tenement and Aurora Energy Pty Ltd compromise the safe operation of electricity infrastructure located on, above or under the land.

SECONDLY the benefit of a covenant for the owners of the dominant tenement and Aurora Energy Pty Ltd and its successors with the registered proprietor/s for themselves and their successors in title of the land not to erect any buildings or place any structures or objects within the said easement without the prior written consent of the owners of the dominant tenement and Aurora Energy Pty Ltd to the intent that the burden of the covenant may run with and bind the land and every part thereof and that the benefit thereof may be annexed to the easement hereinbefore described.

D. **“Pumphouse Easement”** in respect of the land marked **PUMPHOUSE EASEMENT** means the full and free right and liberty for the owners of the dominant tenement and its agents and contractors at all times to access (by the most reasonable and practical route through the servient tenement) the land to construct, repair, maintain, replace (in the same location or elsewhere) or remove any pump, outbuilding, connecting pipeline and associated infrastructure from any tank, pond, water bore or structure on the land with the full and free right and liberty at all times to run and pass water, sewage and discharge septic and household effluent from the land and as approved by the relevant municipal council, and for this purpose to enter on the land with or without engineers, workmen, contractors and with or without machinery, plant and equipment, **PROVIDED THAT** the owner of the dominant tenement and its agents and contractors must not cause or permit to remain on the servient land any nuisance or health hazard, **PROVIDED FURTHER THAT** the owners of the dominant tenement and the owners of the servient tenement, being the owners of Lots 1, 2, 3 and 4 on the Plan and their successors in title must keep all infrastructure servicing the Pumphouse Easement maintained and repaired and must re-instate the surface of the land affected by or in the course of any works carried out in the exercise of these rights at all times and in equal shares as to cost.

**Sorell Council**

Development Application: 5.2025.330.1 -
Response to Request For Information - 538 Old
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**ANNEXURE TO
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FOLIO REFERENCE: 34266/1, 154924/2 and 103529/1

E. **“Septic Tank Easement”** in respect of the land marked **SEPTIC TANK EASEMENT** means the full and free right and liberty for the owners of the dominant tenement and its agents and contractors at all times to access (by the most reasonable and practical route through the servient tenement) the land to construct, repair, maintain, replace (in the same location or elsewhere) or remove any septic tank connecting pipes and associated infrastructure from any septic tank, or any collection tank or structure for household effluent from time to time on the land and approved by the relevant municipal council, and for this purpose to enter the land with or without engineers, workmen, contractors and with or without machinery, plant and equipment, and to treat sewerage and household effluent on the land PROVIDED THAT the owner of the dominant tenement and its agents and contractors must not cause or permit to remain on the servient land any nuisance or health hazard PROVIDED FURTHER THAT the owners of the dominant tenement and the owners of the servient tenement, being the owners of Lots 1, 2, 3 and 4 on the Plan and their successors in title must keep all infrastructure servicing the Septic Tank Easement maintained and repaired and must re-instate the surface of the land affected by or in the course of any works carried out in the exercise of these rights at all times and in equal shares as to cost.

F. **“Water Storage Easement”** in respect of the land marked **WATER STORAGE EASEMENT** means the full and free right and liberty for the owners of the dominant tenement and its agents and contractors at all times to access (by the most reasonable and practical route through the servient tenement) the land to construct, repair, maintain, replace (in the same location or elsewhere) or remove any water storage tanks and connecting pipeline from any water tank, or any collection tank or structure for non potable water from time to time on the land approved by the relevant municipal council, and for this purpose to enter on the land with or without engineers, workmen, contractors and with or without machinery, plant and equipment, and to store water on the land PROVIDED THAT the owner of the dominant tenement and its agents and contractors must not cause or permit to remain on the servient land any nuisance or health hazard PROVIDED FURTHER THAT the owners of the dominant tenement and the owners of the servient tenement, being the owners of Lots 1, 2, 3 and 4 on the Plan and their successors in title must keep all infrastructure servicing the Water Storage Easement maintained and repaired and must re-instate the surface of the land affected by or in the course of any works carried out in the exercise of these rights at all times and in equal shares as to cost.

**Sorell Council**

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**ANNEXURE TO
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SP167099SUBDIVIDER: The Crown and The Warden, Councillors and Electors of the Municipality of Sorell
FOLIO REFERENCE: 34266/1, 154924/2 and 103529/1

G. **“Absorption Easement”** in respect of the land marked **ABSORPTION EASEMENT** means the full and free right and liberty for the owner of the dominant tenement and its agents and contractors at all times to access (by the most reasonable and practical route through the servient tenement) the land to construct, repair, maintain, replace (in the same location or elsewhere) or remove any settlement ponds, treatment plants, absorption trench and connecting pipeline from any septic tank, any collection tank, water tank, water bore or structure for water, sewerage or household effluent from time to time on the land approved by the relevant municipal council, and for this purpose to enter on the land with or without engineers, workmen, contractors and with or without machinery, plant and equipment, and to discharge septic and household effluent into such land PROVIDED THAT the owner of the dominant tenement and its agents and contractors must not cause or permit to remain on the servient land any nuisance or health hazard PROVIDED FURTHER THAT the owners of the dominant tenement and the owners of the servient tenement, being the owners of Lots 1, 2, 3 and 4 on the Plan and their successors in title must keep all infrastructure servicing the Absorption Easement maintained and repaired and must re-instate the surface of the land affected by or in the course of any works carried out in the exercise of these rights at all times and in equal shares as to cost.

H. **“Water Bore Easement”** in respect of the land marked **WATER BORE & SERVICE EASEMENT** means the full and free right and liberty for the owners of the dominant tenement and its agents and contractors at all times to access (by the most reasonable and practical route through the servient tenement) the land to construct lay and maintain a water bore and associated infrastructure within the said land for the purposes of extracting non portable water from the bore and pumping such water into the water storage tanks on the land with the full and free right and liberty at all times hereafter to enter upon the said strip of land to inspect cleanse repair maintain and replace the said water bore and associated infrastructure and for the purposes of the full enjoyment of the aforesaid right of the dominant tenement and will have the full free and uninterrupted right and liberty at all times and from time to time to enter upon and to go pass and repass over and along the such land with or without inspectors workmen or other persons to open and break the soil and bring and place and remove upon and from the land any machinery materials tools or other equipment as may be necessary for the proper construction laying and maintenance of the said water bore and associated infrastructure or portions thereof PROVIDED THAT the rights and privileges hereby granted may be exercised in the proper and workmanlike manner so as to cause as little inconvenience as possible and to do as little damage as practicable upon the said strip of land and to ensure that the surface of the land shall be restored by the owner of the dominant tenement to the original condition of the surface thereof from time to time to such extent as will be practicable and reasonable. PROVIDED FURTHER THAT the owners of the dominant tenement and the owners of the servient tenement, being the owners of Lots 1, 2, 3 and 4 on the Plan and their successors in title must keep all infrastructure servicing the Water Bore Easement maintained and repaired at all times and in equal shares as to cost.

[Signature]
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**Sorell Council**

Development Application: 5.2025.330.1 -
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**ANNEXURE TO
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SP 167099SUBDIVIDER: The Crown and The Warden, Councillors and Electors of the Municipality of Sorell
FOLIO REFERENCE: 34266/1, 154924/2 and 103529/1

Signed by ANDREW GEOFFREY ROBERTS
being and as MANAGER CROWN LAND SERVICES
and pursuant to an Instrument of
Authorisation dated the 27th day of
February 2012 in the presence of:

Il. W. J......
Signature of witness

AS.....
Signature

ANDREW WELSH.....
Name of witness (block letters)

1/124 PLEASANT ST, HOBART
Address of witness

STATE SERVANT.....
Occupation

**Sorell Council**

Development Application: 5.2025.330.1 -
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The Common Seal of Sorell
Council was affixed pursuant to a
Resolution of the said Council in the
presence of:

John O'G.....
Signature of witness

ROBERT LIGGINS.....
Name of witness (block letters)

COLE ST SORRELL
Address of witness

GENERAL MANAGER.....
Occupation



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corporate body be signed by the persons who have attested the affixing of the seal of that
body to the dealing.

Minister for Education
Minister for Children and Youth
Minister for Disability Services

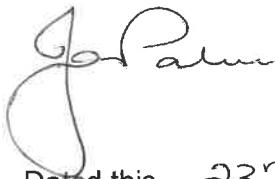
Level 9, 15 Murray Street HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Phone: +61 3 6165 9420
Email: jo.palmer@dpac.tas.gov.au



I, **Hon Jo Palmer MLC**, being and as the Minister for Children and Youth, acting pursuant to s 52(1F) of the *Land Use Planning and Approvals Act 1993* ('the Act'), hereby delegate the functions and powers in s 52(1B) of the Act, insofar as the functions and powers relate to land administered by the Minister administering the enactments referred to in Part 5 of the *Administrative Arrangements Order 2024*, to the persons holding or performing the duties of the following offices in the Department for Education, Children and Young People:

- Director, Facility Services (position number 971277); and
- Deputy Director, Infrastructure Delivery (position number 978755)

This delegation shall continue in force until revoked by me in writing or terminated under s 23AA(5A)(b) of the *Acts Interpretation Act 1931*.



Dated this 23rd day of September 2025

Hon Jo Palmer MLC

Minister for Children and Youth



Sorell Council

Development Application: 5.2025.330.1 -
Development Application - 538 Old Forcett
Road, Dodges Ferry - P1.pdf
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Date Received: 27/11/2025

Department for Education, Children and Young People

FACILITY SERVICES

Letitia House, Olinda Grove, Mt Nelson TAS 7007
GPO Box 169, Hobart, TAS 7001 Australia
Ph (03) 6165 6321 Fax (03) 6233 2437



DOC/25/229103

26 November 2025

Mr Robert Higgins
General Manager
Sorell Council
PO Box 126
Sorell TAS 7172

Dear Sir

Okines Community House – Extension to Food Co-op Building

Section 52 (1B) of the *Land Use Planning and Approvals Act 1993* requires an “owner’s declaration” to be completed to enable a Development Application to be considered by Council.

The Minister administering the *Education Act 2016* has delegated this responsibility to me.

Accordingly, my written permission for redevelopment at Okines Community House, 538 Old Forcett Road Dodges Ferry, is hereby given.

I also hereby provide my written permission for Mrs Lissa Villeneuve to act as agent in relation to all required permit applications for the proposed redevelopment.

Yours sincerely


Todd Williams

Director

Facility Services



Sorell Council

Development Application: 5.2025.330.1 -
Development Application - 538 Old Forcett
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Date Received: 27/11/2025



Okines Community House

540 Old Forcett Road, Dodges Ferry TAS 7173



We are grounded in country and driven by connection - a safe space for diverse ideas, shared action, and deep belonging

27/11/2025

Sorell Council
47 Cole Street
SORELL TAS 7172
Attention: Planning

To whom it concerns

**RE: OKINES FOOD CO-OP EXTENSION – PLANNING APPLICATION
538 OLD FORCETT ROAD, DODGES FERRY, TASMANIA 7173
CERTIFICATE OF TITLE VOLUME: 167 099 FOLIO: 3**

Okines Community House has received grant funding from DPAC to do some capital works onsite to improve function and amenity for our community. In response to the growing need from the community for more affordable food options and increased demand on our not-for-profit food co-op/community pantry, we are hoping to gain approval for an extension to the existing co-op building. Our Food Co-op enables our community to access bulk wholefoods and locally grown produce at affordable prices and the current premises is too small for our growing needs.

DESCRIPTION OF PROPOSED NEW WORKS (ROOM 3)

- Size: 12.15m² located at the rear of the co-op, adjoining Room 2. The total floor area of the co-op, including the extension (Room 3), will be 40.95m².
- Use: storage and display of bulk wholefoods.
- Pre-engineered metal-clad skillion shed (Class 10a and 7b) to match the existing structure:
 - Concrete slab on ground
 - Steel stud wall framing and ceiling panels
 - Wall cladding - low profile ribbed Zincalume, Zinc
 - Roof and gutter - corrugated Zincalume, Zinc
- Existing downpipes re-connected to existing re-located rainwater tank
- New ceiling light, GPOs and smoke detector, and relocation of the existing wall vent
- Not in a designated Bushfire Prone Area

Refer to the following drawings for details:

General Arrangement Plan (updated), SK.1.1 Ground Floor Plan and Elevations, SK1.2 Demolition Plan and Section, and Photos of Existing Building.

If you require any further information regarding this application, please don't hesitate to contact me.

Yours sincerely,

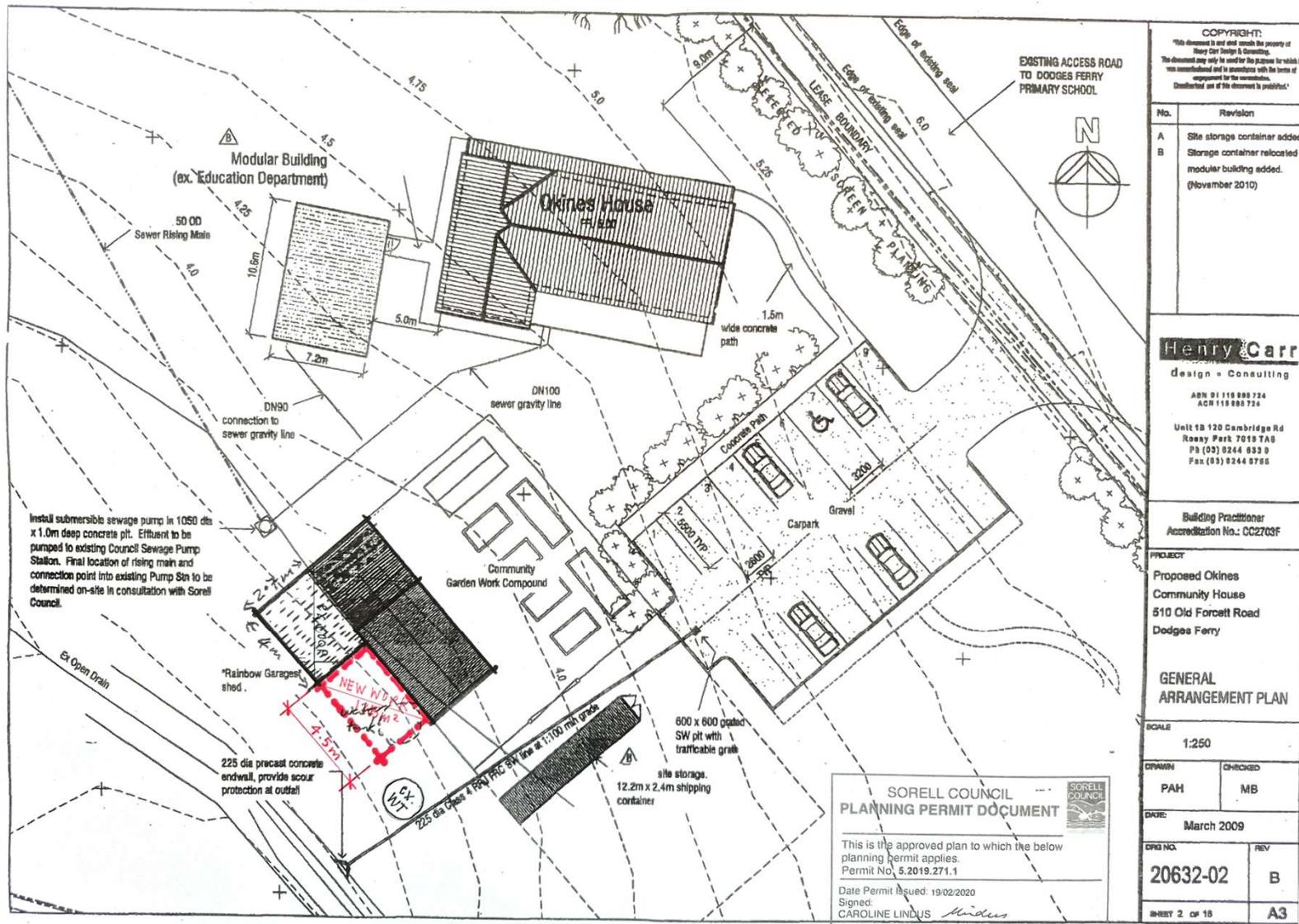

Lissa Villeneuve

Manager, Okines Community House Inc
E: manager@okinescommunityhouse.org.au



Sorell Council

Development Application: 5.2025.330.1 -
Development Application - 538 Old Forcett
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OKINES FOOD CO-OP EXTENSION (ROOM 3)

UPDATED PLAN FOR PLANNING APPLICATION NOVEMBER 2025

NOT TO SCALE



Sorell Council

Development Application: 5.2025.330.1 -
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FRONT VIEW OF EXISTING COOP

OKINES COMMUNITY HOUSE & COOP
PROPOSED NEW WORKS 2025-26
538 Old Forcett Road, Dodges Ferry
Certificate of Title - Vol 167 099 / Folio 3

Date Issued: 24.11.2025



Sorell Council

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EXISTING COOP AT REAR – LOCATION OF ADDITION

NOTE: EX. WATER TANK TO BE RELOCATED



EXISTING SALES AREA AT FRONT

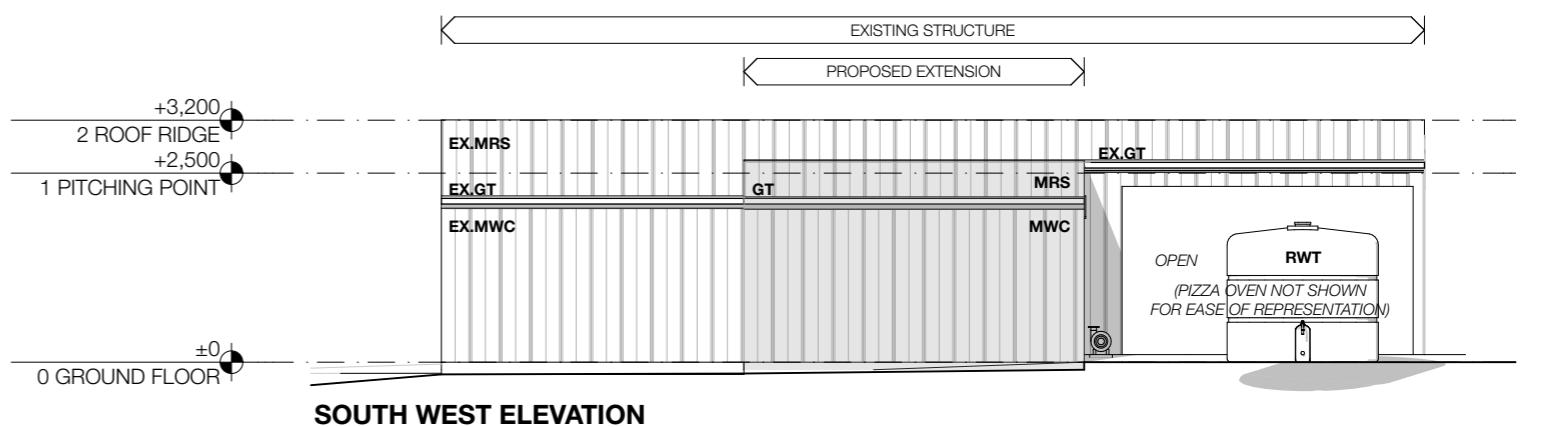
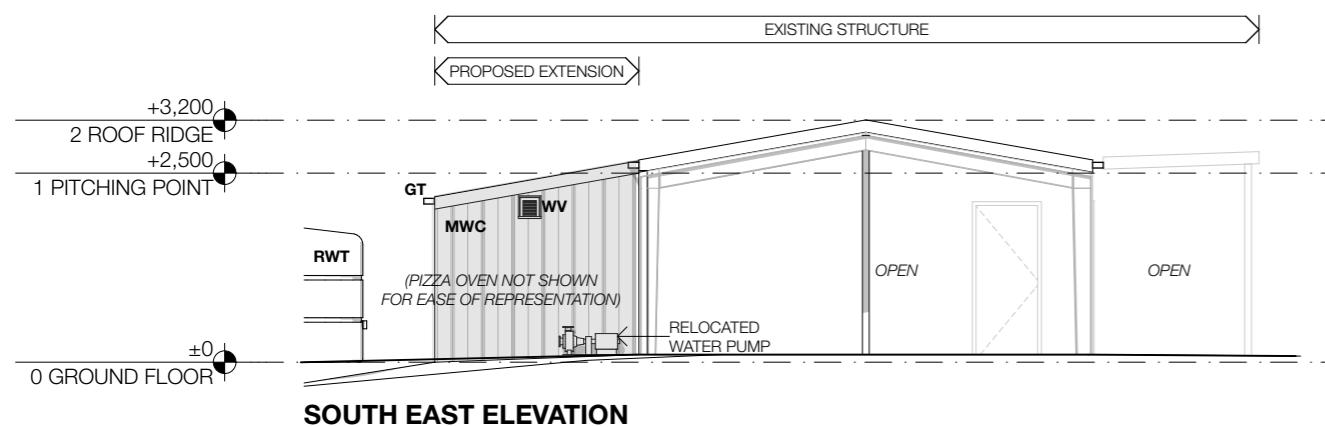
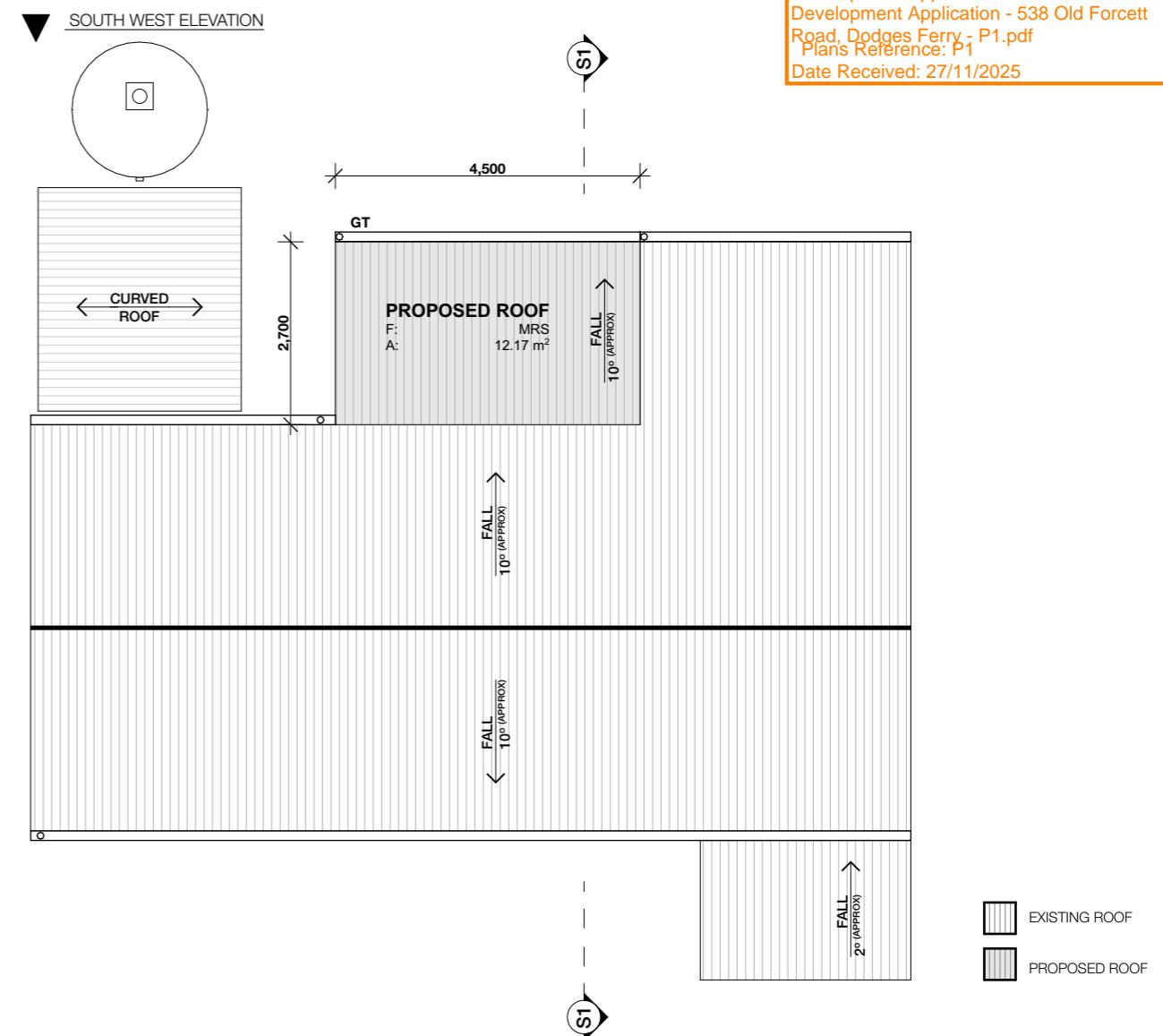
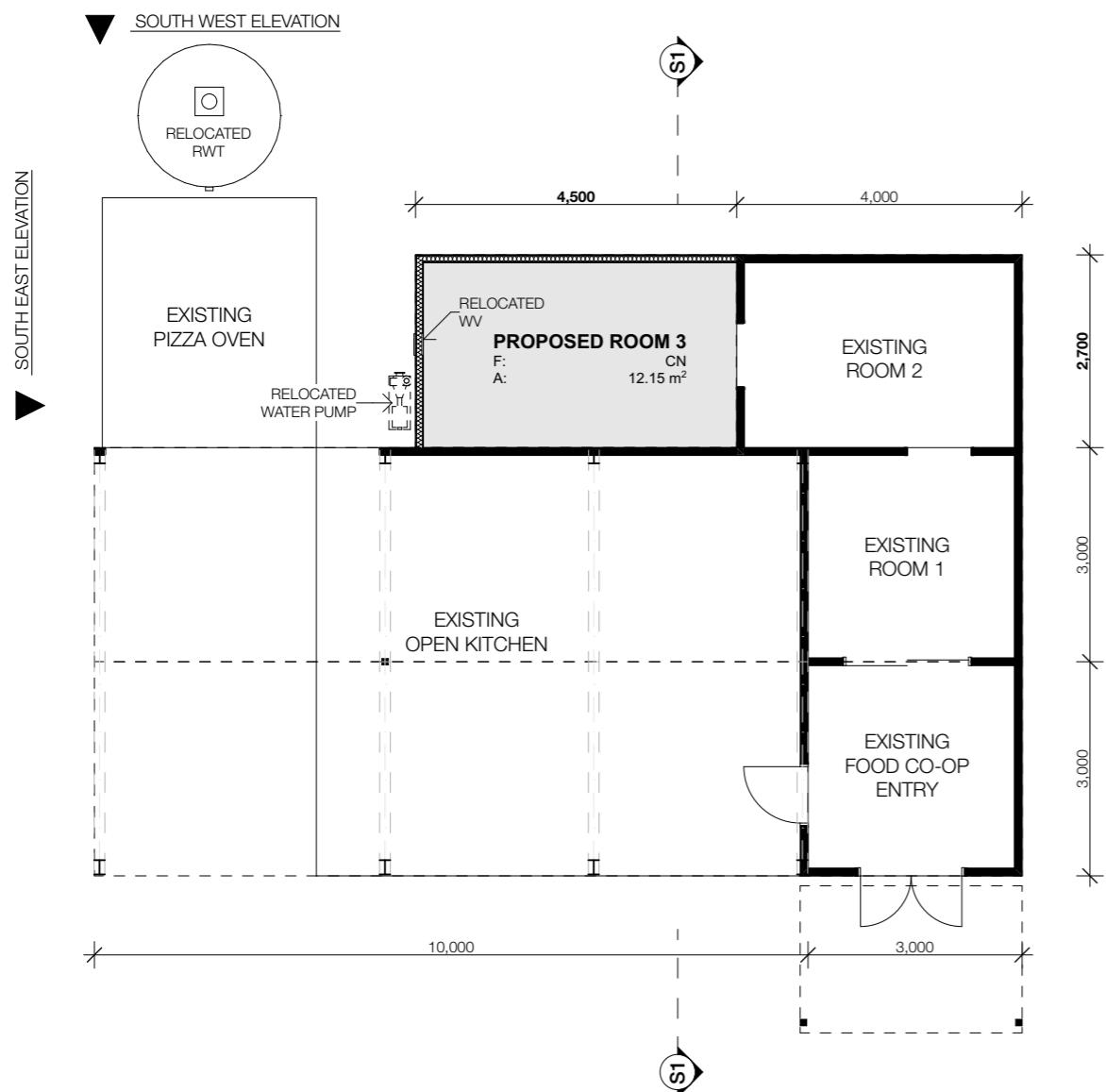
OKINES COMMUNITY HOUSE & COOP
PROPOSED NEW WORKS 2025-26
538 Old Forcett Road, Dodges Ferry
Certificate of Title - Vol 167 099 / Folio 3

Date Issued: 24.11.2025



Sorell Council

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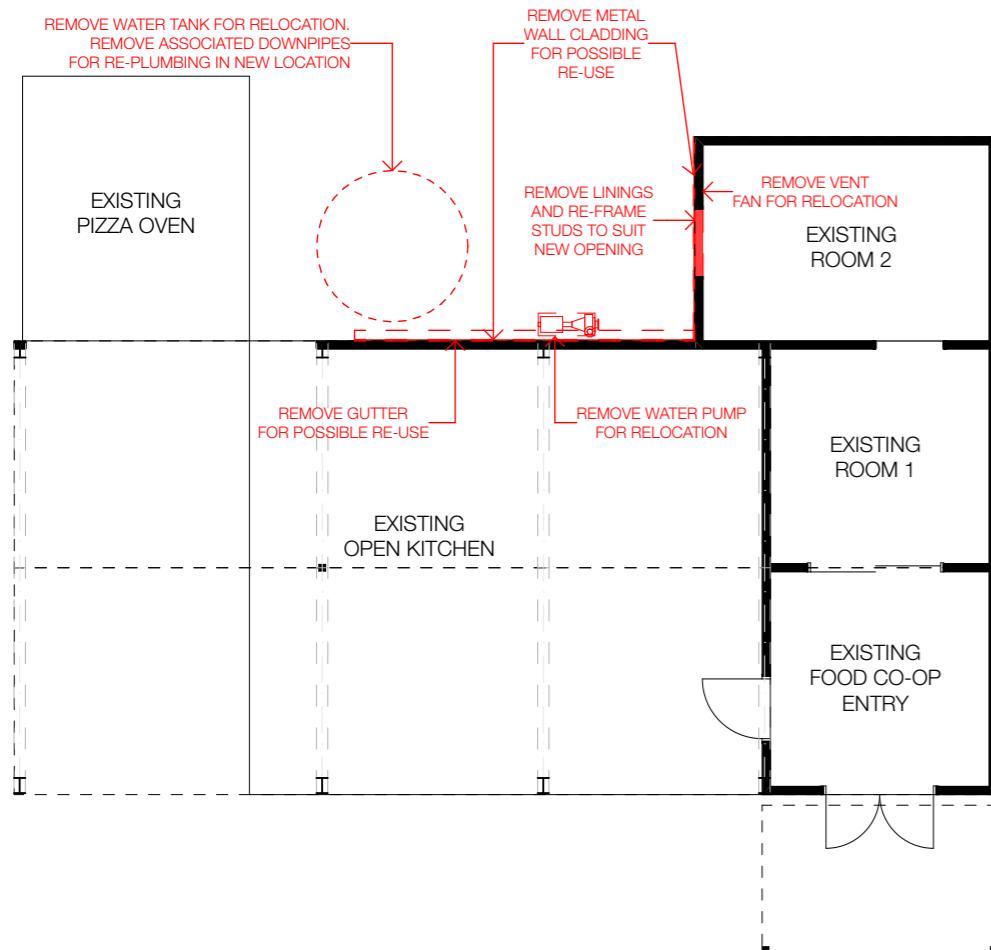


REV	CHANGE ID	DETAILS	DATE	STATUS

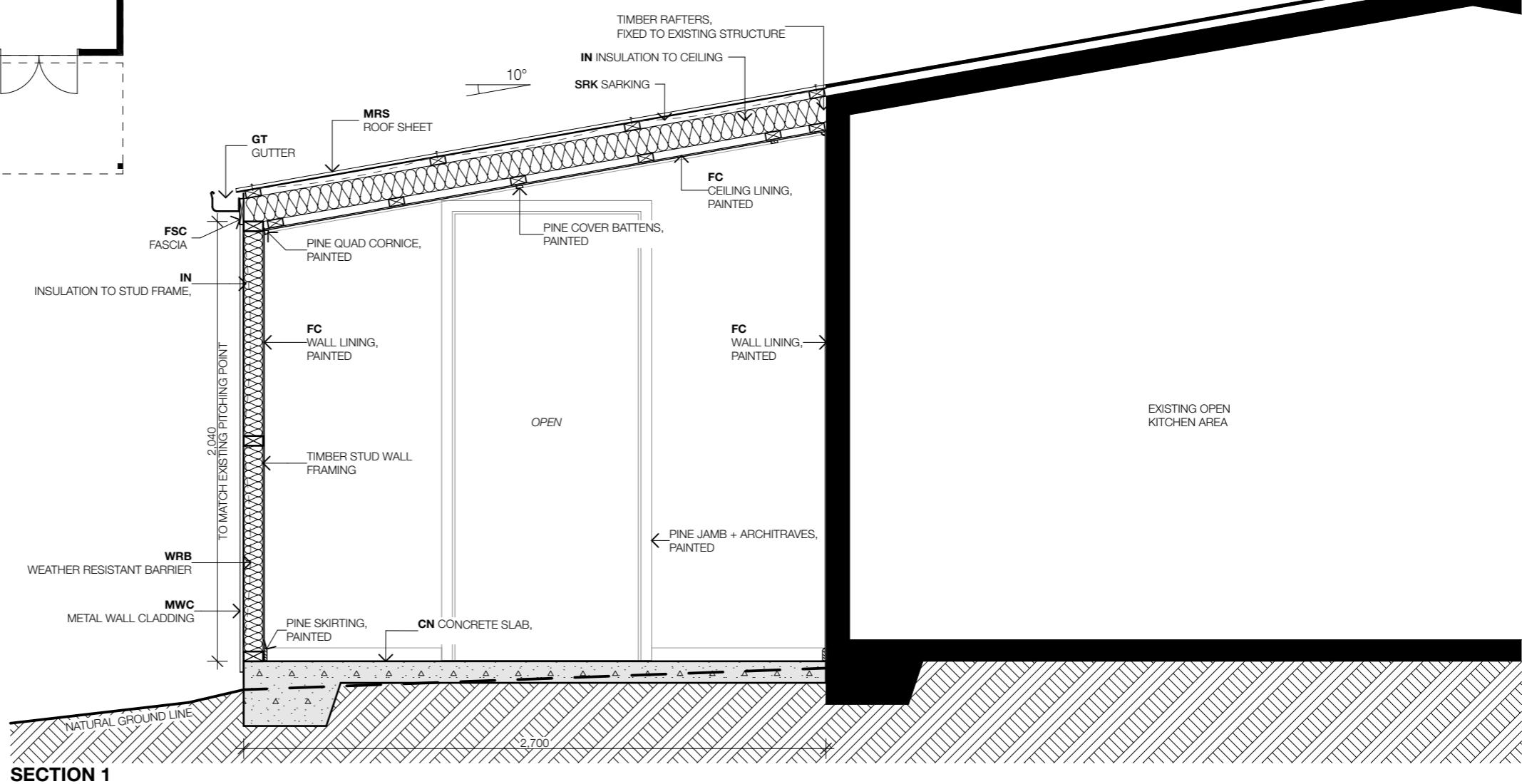
LEGEND
CN CONCRETE. POURED, BROOM FINISH
EX. EXISTING
GT QUAD GUTTER. TO MATCH EXISTING
MRS METAL ROOF SHEET. TO MATCH EXISTING
MWC METAL WALL CLADDING. TO MATCH EXISTING
RWT RAINWATER TANK
WV WALL VENT

PROJECT
 Okines Food Co-op
 Minor Building Extension
FOR
 Okines Community House
AT
 510 Old Forcett Road, Dodges Ferry TAS
 Lot 3 SP 167099

DRAWING TITLE
 FLOOR PLAN + ELEVATIONS
DRAWING NUMBER
 SK1.1
ISSUE DATE
 29/4/2025
SCALE AT A3
1:100



DEMOLITION PLAN



Sorell Council

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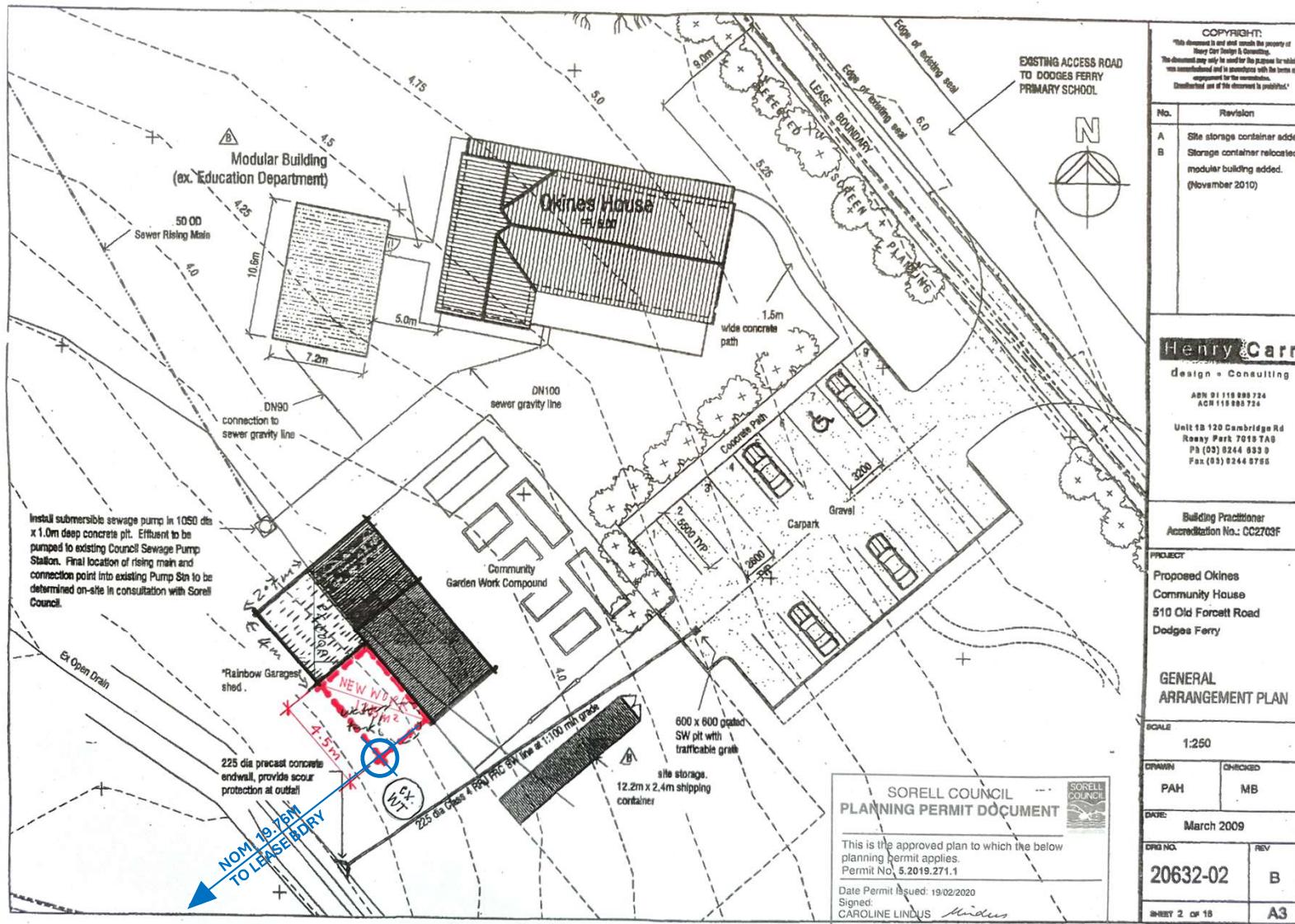
REV	CHANGE ID	DETAILS	DATE	STATUS

LEGEND
CN CONCRETE. POURED, BROOM FINISH
EX. EXISTING
GT QUAD GUTTER. TO MATCH EXISTING
MRS METAL ROOF SHEET. TO MATCH EXISTING
MWC METAL WALL CLADDING. TO MATCH EXISTING
RWT RAINWATER TANK
WV WALL VENT

PROJECT
Okines Food Co-op
 Minor Building Extension
 FOR
Okines Community House
 AT
 510 Old Forcett Road, Dodges Ferry TAS
 Lot 3 SP 167099

DRAWING TITLE
DEMOLITION PLAN + SECTION
 DRAWING NUMBER
SK1.2
 ISSUE DATE
29/4/2025
 NORTH POINT

 JOB NUMBER
190
 SCALE AT A3
1:100, 1:25



**RFI NO. 1
ISSUED 5.12.25**
**THE DIMENSION TO THE
LEASE BOUNDARY IS
APPROXIMATE ONLY. IT
IS THE DIMENSION
PROVIDED BY THE LIST
'MEASUREMENT' TOOL
LESS THE DEPTH (2.7M)
OF THE PROPOSED NEW
EXTENSION.**

OKINES FOOD CO-OP EXTENSION (ROOM 3)

UPDATED PLAN FOR PLANNING APPLICATION NOVEMBER 2025

NOT TO SCALE



Sorell Council

Development Application:5.2025.330.1. -
Response to Request For Information -
538 Old Forcett Road, Dodges Ferry
Plan Reference:P3
Date received:16/12/2025



RFI NO. 1
ISSUED 5.12.25
THE DIMENSION TO THE LEASE BOUNDARY IS APPROXIMATE ONLY. IT IS THE DIMENSION PROVIDED BY THE LIST 'MEASUREMENT' TOOL LESS THE DEPTH (2.7M) OF THE PROPOSED NEW EXTENSION.

OKINES FOOD CO-OP EXTENSION (ROOM 3)

UPDATED PLAN FOR PLANNING APPLICATION NOVEMBER 2025

NOT TO SCALE