

# NOTICE OF PROPOSED DEVELOPMENT

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

**SITE:**

**3 THE CIRCLE, SORELL**

**PROPOSED DEVELOPMENT:**

**SIGNAGE**

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 **Monday 2<sup>nd</sup> March 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 **Monday 2<sup>nd</sup> March 2026**

**APPLICATION NO:** **5.2026-19.1**  
**DATE:** **13 FEBRUARY 2026**



## 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: <b>TO INSTALL EXTERNAL SIGNS FOR NEWLY COMPLETED WING EXTENSION OF AGED CARE FACILITY.</b>
	Development: <b>A WING EXTENSION OF 48 NEW SINGLE BEDROOMS FOR UNITING AGENCIAL NINGANA AGED CARE FACILITY.</b>
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ <b>2300</b>

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

Location of proposed works:	Street address: <b>13 THE CIRCLE</b> Suburb: <b>SORELL TAS</b> Postcode: <b>7072</b> Certificate of Title(s) Volume: <b>185975</b> Folio: <b>1</b>
-----------------------------	--

Current Use of Site	<b>AGED CARE FACILITY</b>
---------------------	---------------------------

Current Owner/s:	Name(s) <b>THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (TAS)</b>
------------------	---

Is the Property on the Tasmanian Heritage Register?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please provide written advice from Heritage Tasmania
Is the proposal to be carried out in more than one stage?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please clearly describe in plans
Have any potentially contaminating uses been undertaken on the site?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please complete the Additional Information for Non-Residential Use
Is any vegetation proposed to be removed?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please ensure plans clearly show area to be impacted
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please complete the Council or Crown land section on page 3
<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>		



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

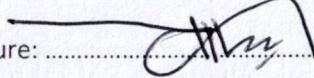
#### Declarations and acknowledgements

- 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: 30/11/2026

#### 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](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.

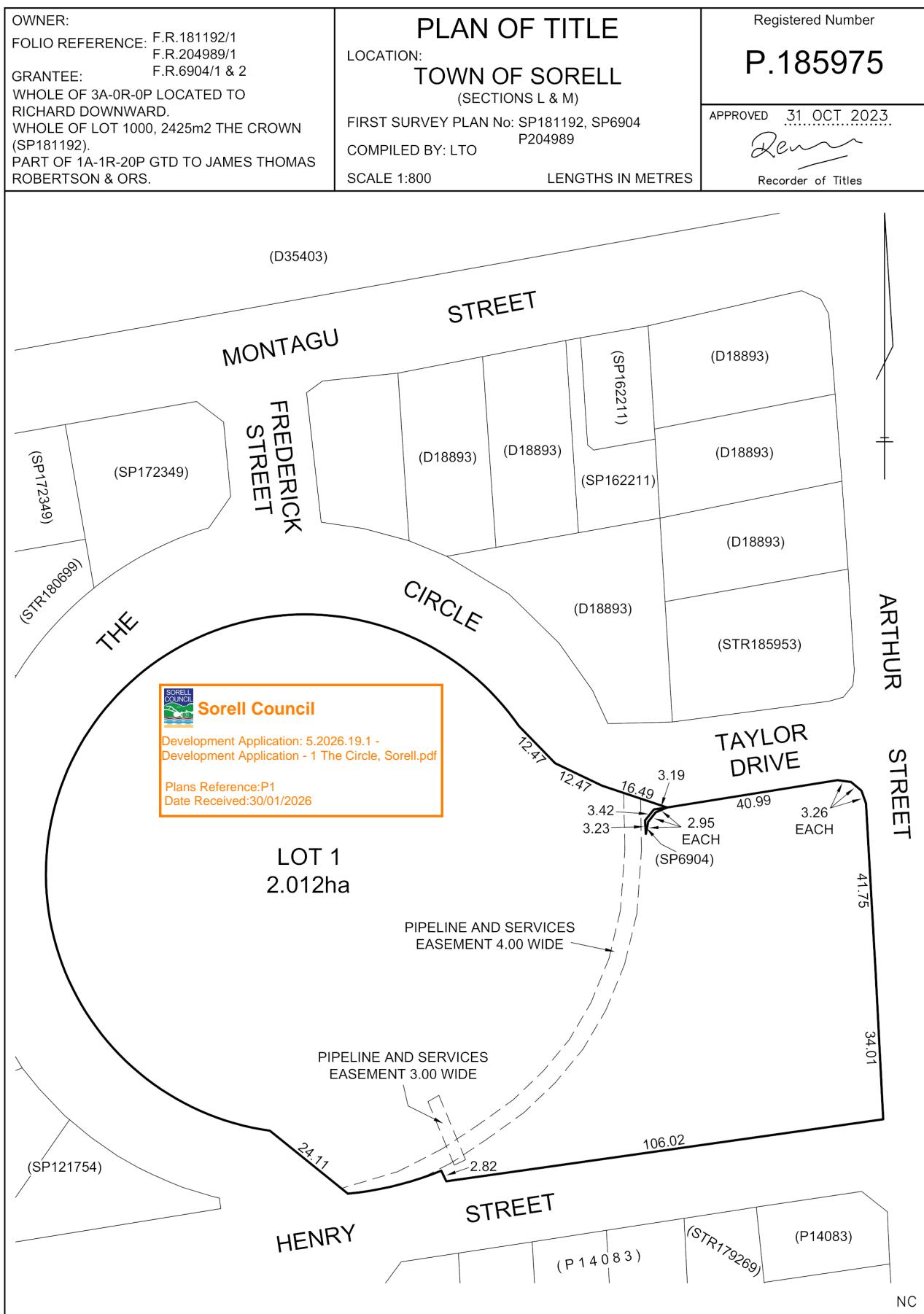
I \_\_\_\_\_ being responsible for the

administration of land at \_\_\_\_\_

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

Signature of General Manager,  
Minister or Delegate:

Signature: ..... Date: .....



**SEARCH OF TORRENS TITLE**

VOLUME	FOLIO
185975	1
EDITION	DATE OF ISSUE
1	20-Nov-2023

SEARCH DATE : 30-Jan-2026

SEARCH TIME : 09.41 am

**DESCRIPTION OF LAND**

Town of SORELL

Lot 1 on Plan [185975](#)

Derivation : Whole of 3A-0R-0P Loc. to Richard Downward, Whole of Lot 1000, 2425m2 The Crown and Part of 1A-1R-20P Gtd. to J T Robertson & Ors (Sections L & M)

Prior CTs [181192/1](#), [204989/1](#), [6904/1](#) and [6904/2](#)

**SCHEDULE 1**

[D14231](#), [D14232](#), [M988413](#) & [N146669](#) THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (TAS.) Registered 20-Nov-2023 at noon

**SCHEDULE 2**

[N100007](#) & [M988413](#) Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown

[SP 6904](#) FENCING COVENANT in Schedule of Easements

[M988413](#) FENCING PROVISION in Transfer

[SP181192](#) BURDENING EASEMENT: a Pipeline and Services Easement in favour of Tasmanian Water & Sewerage Corporation Pty Ltd over the Pipeline and Services Easement 3.00 wide and the Pipeline and Services Easement 4.00 wide shown on Plan [185975](#)

[E295299](#) ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 20-Nov-2023 at 12.01 pm

**UNREGISTERED DEALINGS AND NOTATIONS**

No unregistered dealings or other notations





30 January 2026

Planning Department  
Sorell Council  
47 Cole Street  
Sorell TAS 7172

Dear Sir/Madam,

**RE: PLANNING APPLICATION FOR INSTALLATION OF EXTERNAL SIGNAGES FOR  
UNITING AGEWELL COMPLETED DEVELOPMENT AT  
1 THE CIRCLE SORELL TAS 7072**

We are writing to inform that we would like to apply for an approval to install 3 external signs to our newly completed facility at our Ningana Aged Care facility above.

The objective to have these signs is to provide information to new visitors to the site to facilitate them on their intended destination. The design format reflects the consistency in Uniting AgeWell's (UAW) trademark.

The decision to locate these signages is confirmed after much deliberation. Among the factors the following:

- they are in relatively prominent locations but not too obtrusive,
- do not impact or compromise any underground lines
- are not eyesores to the public.

There is a main pylon sign in the vicinity of the main entrance to the facility. The other 2 remaining signs are smaller in size where one is located at the main carpark and the other at the back carpark. The details are provided together with this application. Both are important in terms of informative and directional signage.

We hope this explains our application here.

If there are questions about the content of this letter, please contact Albert Lee on 0419873395 or email [alee@unitingagewell.org](mailto:alee@unitingagewell.org).

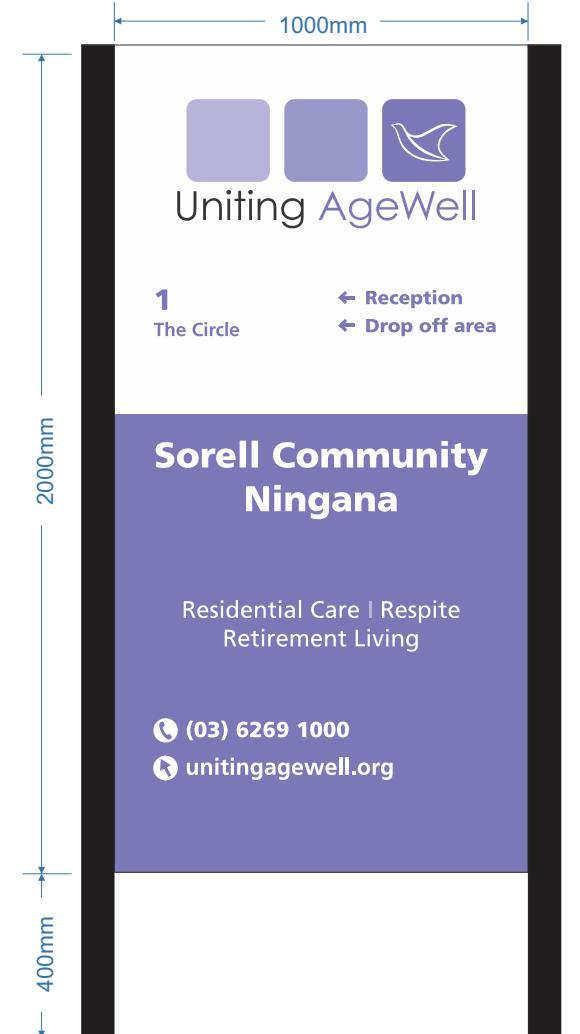
Yours sincerely

A handwritten signature in black ink, appearing to read "Albert Lee".



**Albert Lee**  
**Project Manager Infrastructure**

Supply and install:  
1 of single sided, freestanding, fabricated steel frame  
Black posts 80mm wide  
ACM sign panel to face 1000x2000mm



DESIGNED FOR:

UAW NINGANA

CONTACT:

PHONE/MOBILE:

EMAIL:

JOB SPECIFICATIONS:

SIGNATURE:

DATE:

**PLEASE TICK BOXES**  
Sign and email back

SPELLING  COLOURS  PROCEED TO PRINT  
 CONTACT DETAILS  JOB SPECS  RE-PROOF

PRINCIPLE SIGNS takes no responsibility for colour matching unless a PMS or CMYK colour(s) can be provided. **NOTE:** Due to the nature of printing, slight colour variations may and will occur. The artwork + quote is accepted and authorisation is given to proceed with this task. A 50% deposit may be invoice prior to commencing if required and we are in agreement with payment terms and conditions as per PRINCIPLE SIGNS credit application requirements.

**IMPORTANT NOTE:** All artwork/designs/layouts are governed by International copyright laws and remain the property of PRINCIPLE SIGNS. They can not be reproduced in any form without purchasing the design rights or obtaining written consent.

Supply and install:  
1 of single sided, freestanding, fabricated steel frame with ACM sign panel to face  
600x1200mm



**Sorell Council**

Development Application: 5.2026.19.1 -  
Response to Request For Information - 3 The  
Circle, Sorell -P3.pdf  
Plans Reference: P3  
Date Received: 06/02/2026

DESIGNED FOR:

UAW NINGANA

CONTACT:

PHONE/MOBILE:

EMAIL:

JOB SPECIFICATIONS:

SIGNATURE:

DATE:

**PLEASE TICK BOXES**  
Sign and email back

SPELLING    COLOURS    PROCEED TO PRINT  
 CONTACT DETAILS    JOB SPECS    RE-PROOF

PRINCIPLE SIGNS takes no responsibility for colour matching unless a PMS or CMYK colour(s) can be provided. **NOTE:** Due to the nature of printing, slight colour variations may and will occur. The artwork + quote is accepted and authorisation is given to proceed with this task. A 50% deposit may be invoice prior to commencing if required and we are in agreement with payment terms and conditions as per PRINCIPLE SIGNS credit application requirements.

**IMPORTANT NOTE:** All artwork/designs/layouts are governed by International copyright laws and remain the property of PRINCIPLE SIGNS. They can not be reproduced in any form without purchasing the design rights or obtaining written consent.

# Artwork Proof Sheet

SALES | Ray Davies  
DESIGNER | Chelle Toohey  
DATE | 6.2.2026

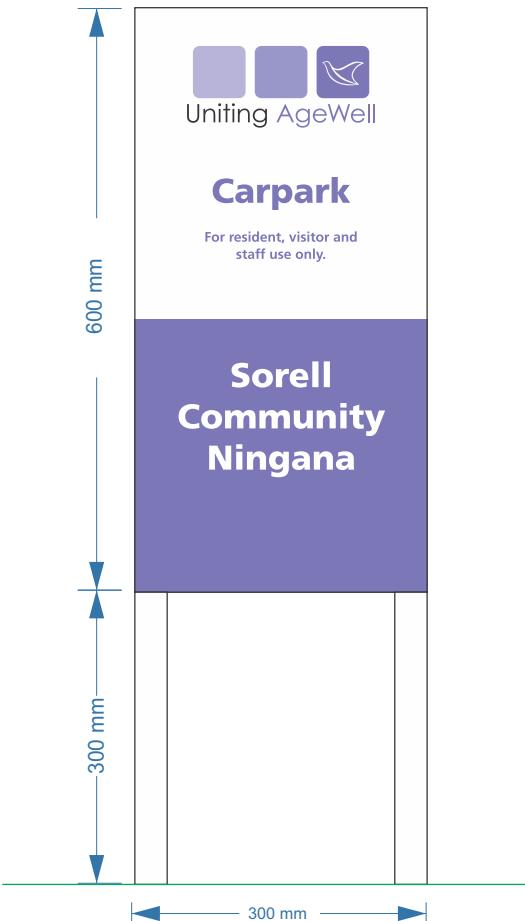
JOB #

1113

PROOF #

PROOF 4

Supply and install:  
1 of Freestanding signs with ACM sign panels 300x600mm  
Posts: 50mm box section, 300mm from ground to base of sign



 **Sorell Council**  
Development Application: 5.2026.19.1 -  
Response to Request For Information - 3 The  
Circle, Sorell -P3.pdf  
Plans Reference: P3  
Date Received: 06/02/2026

DESIGNED FOR:

UAW NINGANA

CONTACT:

[Redacted]

PHONE/MOBILE:

EMAIL:

[Redacted]

JOB SPECIFICATIONS:

SIGNATURE:

DATE:

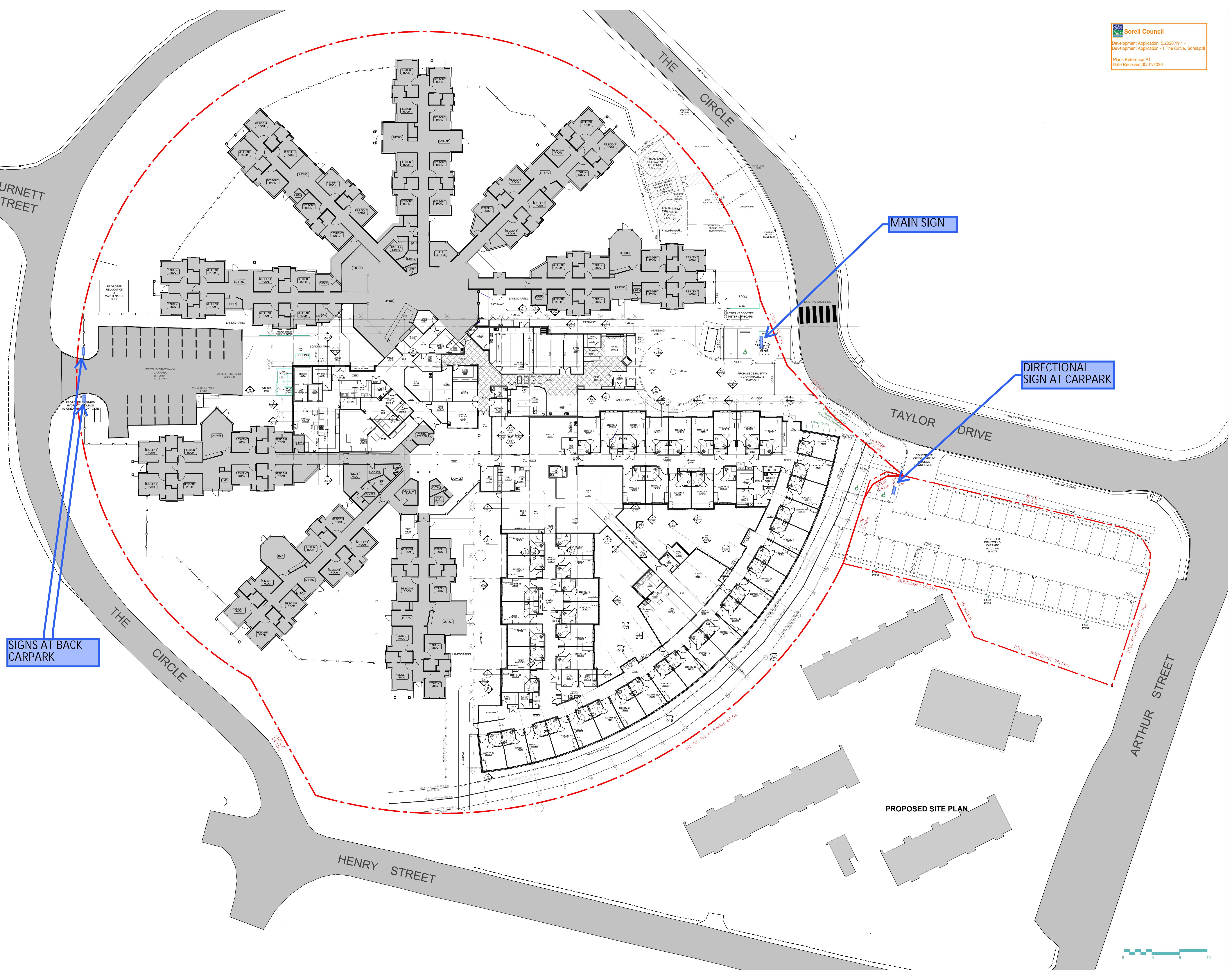
**PLEASE TICK BOXES**  
Sign and email back

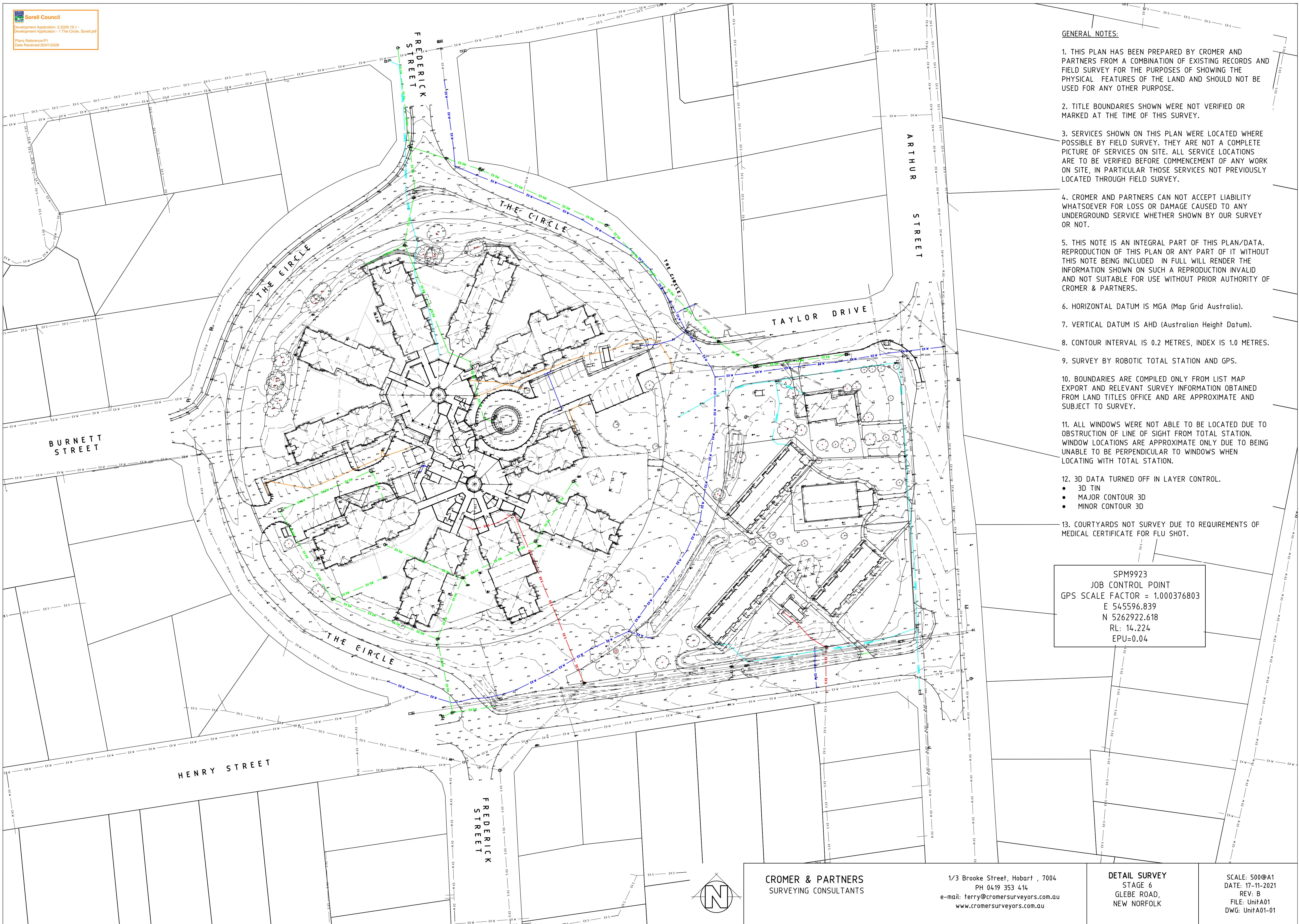
SPELLING  COLOURS  PROCEED TO PRINT  
 CONTACT DETAILS  JOB SPECS  RE-PROOF

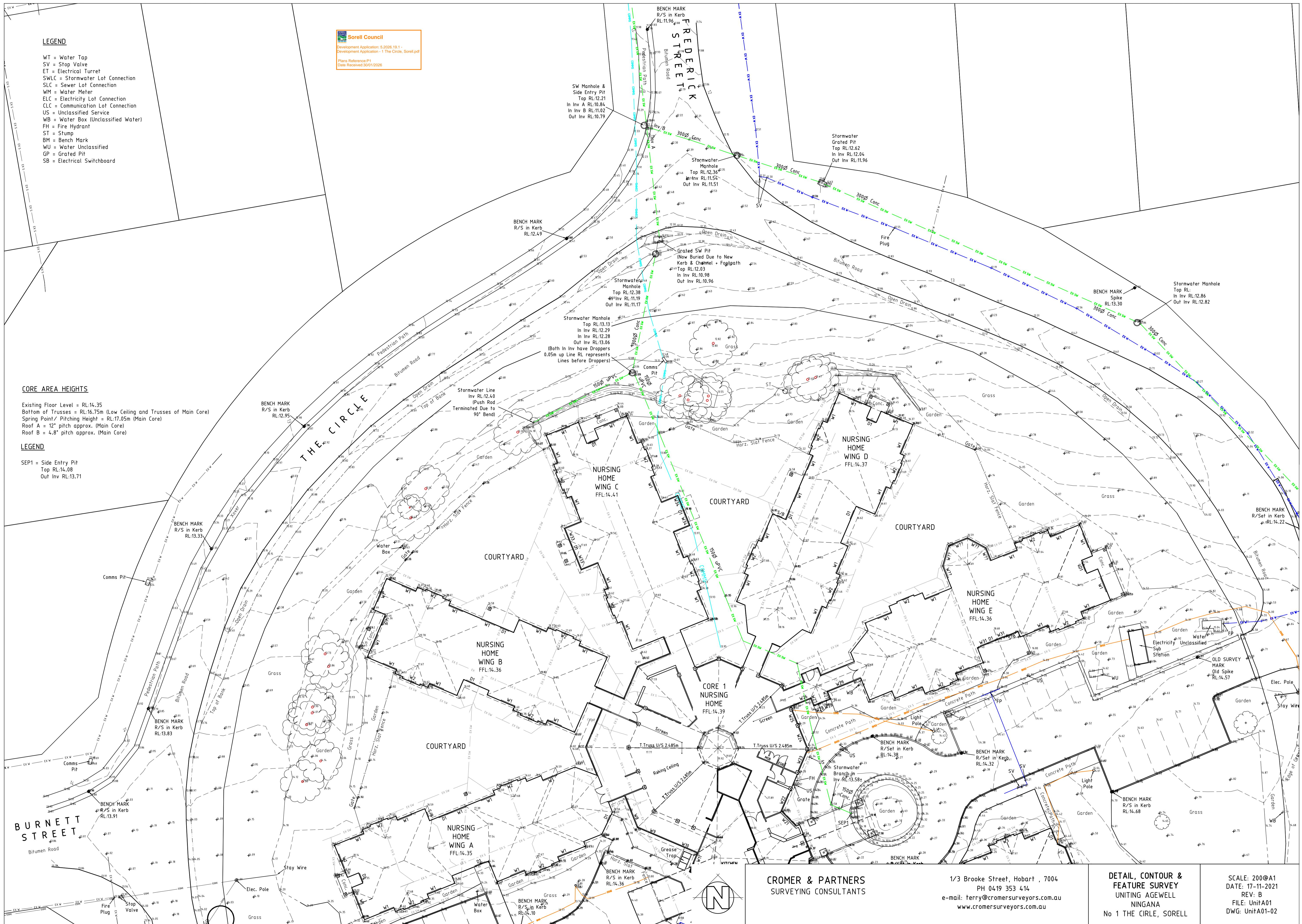
PRINCIPLE SIGNS takes no responsibility for colour matching unless a PMS or CMYK colour(s) can be provided. **NOTE:** Due to the nature of printing, slight colour variations may and will occur. The artwork + quote is accepted and authorisation is given to proceed with this task. A 50% deposit may be invoice prior to commencing if required and we are in agreement with payment terms and conditions as per PRINCIPLE SIGNS credit application requirements.

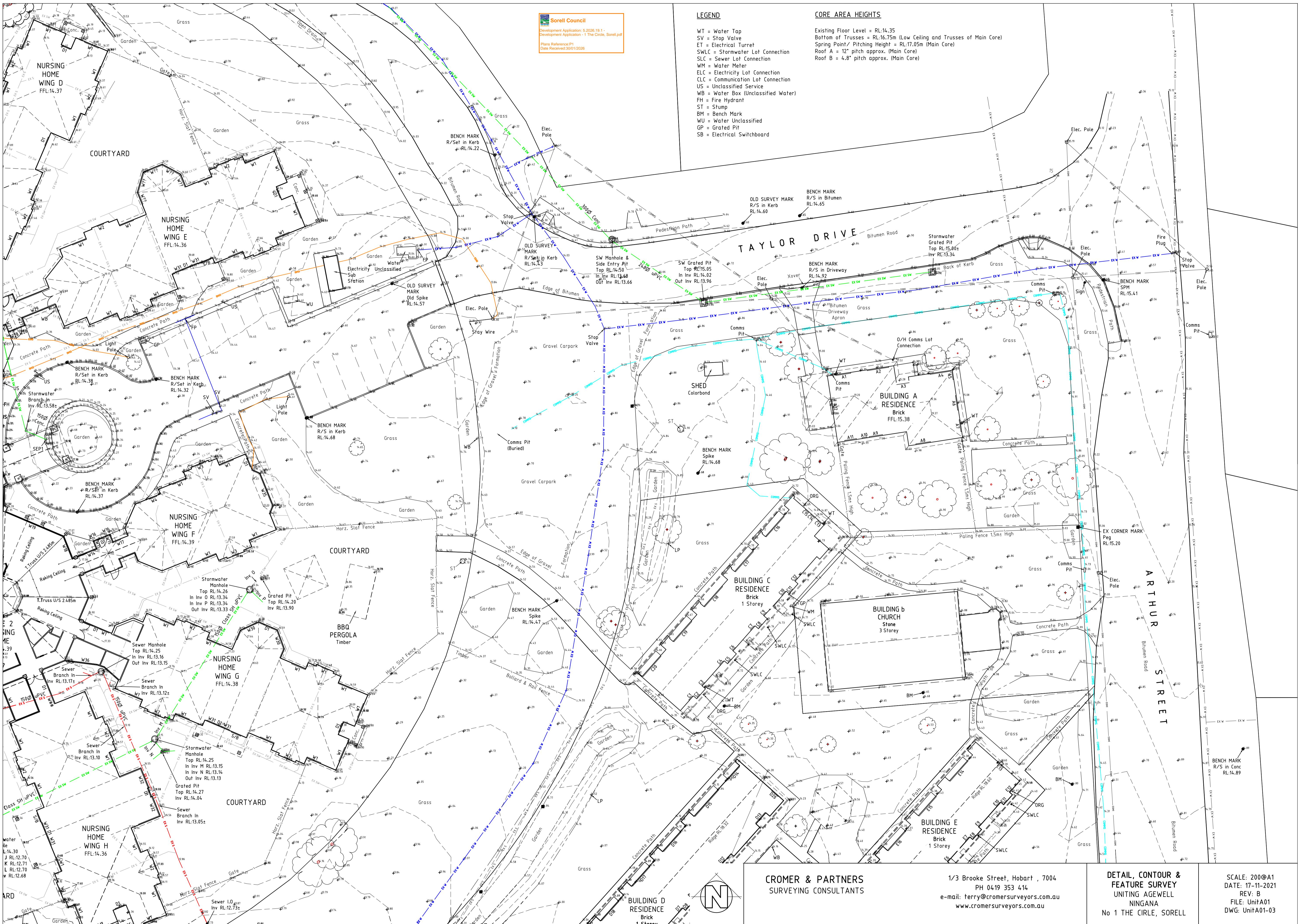
**IMPORTANT NOTE:** All artwork/designs/layouts are governed by International copyright laws and remain the property of PRINCIPLE SIGNS. They can not be reproduced in any form without purchasing the design rights or obtaining written consent.

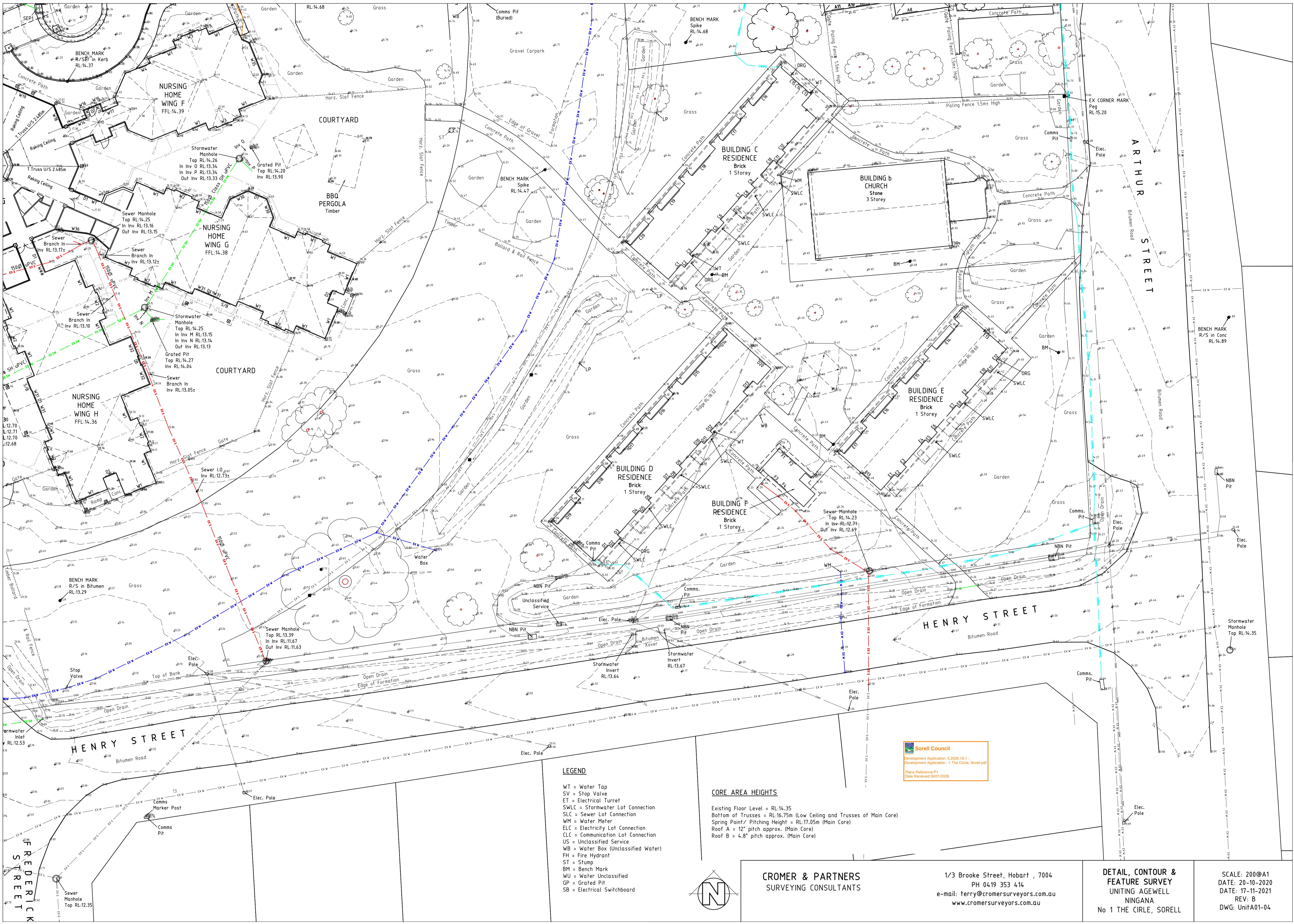
REV	DETAIL	DATE
A	• UPDATED SLAB LAYOUT MATCHING CHANGES.	05.07.24
B	• UPDATED BOUNDARY OUTLINE • UPDATED FIRE BOOSTER & MOUNTABLE KERB AS PER FRV REQUIREMENTS.	26.09.24
C	• ROOM NUMBERING UPDATED.	11.03.25

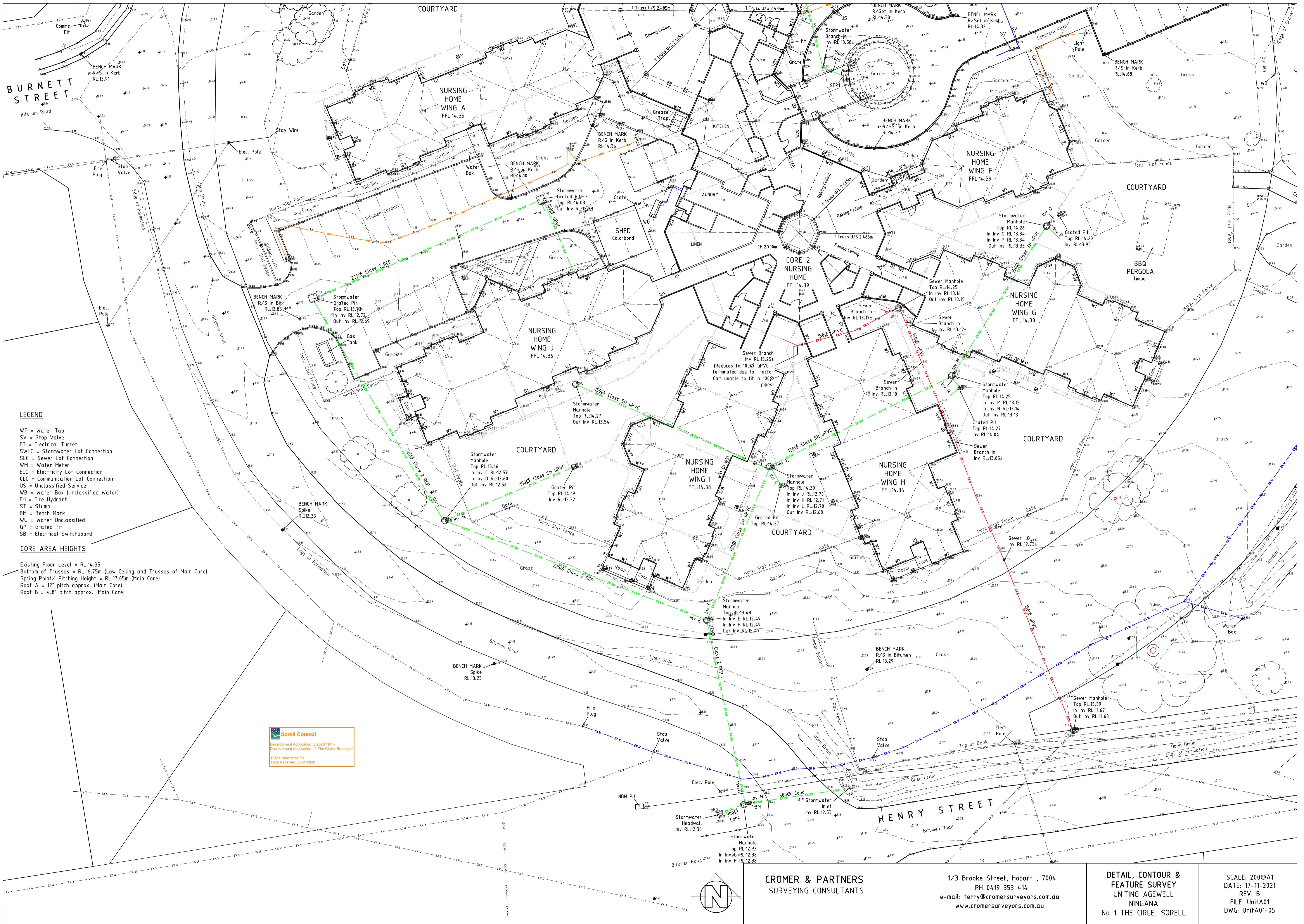












**BUILDING A**

## WINDOW SCHEDULE

A1 - 1.79W X 1.51H X Top RL:17.53 Ground Floor Window  
 A2 - 2.63W X 1.51H X Top RL:17.53 Ground Floor Window  
 A3 - 1.55W X 2.13H X Top RL:17.53 Ground Floor Door  
 A4 - 2.61W X 1.51H X Top RL:17.53 Ground Floor Window  
 A5 - 0.95W X 1.51H X Top RL:17.53 Ground Floor Window  
 A6 - 1.79W X 1.51H X Top RL:17.53 Ground Floor Window  
 A7 - 1.45W X 1H X Top RL:17.53 Ground Floor Window  
 A8 - 1.79W X #.##H X Top RL:17.53 Ground Floor Window  
 A9 - 1.64W X 0.61H X Top RL:17.53 Ground Floor Window  
 A10 - 0.6W X 1H X Top RL:17.53 Ground Floor Window  
 A11 - 1.44W X 1.33H X Top RL:17.53 Ground Floor Window  
 A12 - 1.59W X 2.13H X Top RL:17.53 Ground Floor Door

**BUILDING C**

## WINDOW SCHEDULE

C1 - 0.62W X 1.27H X Top RL:16.8 Ground Floor Window  
 C2 - 0.42W X 0.40H X Top RL:16.8 Ground Floor Window  
 C3 - 0.46W X 1H X Top RL:16.8 Ground Floor Window  
 C4 - 0.62W X 1.27H X Top RL:16.8 Ground Floor Window  
 C5 - 0.42W X 0.40H X Top RL:16.8 Ground Floor Window  
 C6 - 0.46W X 1H X Top RL:16.8 Ground Floor Window  
 C7 - 0.62W X 1.27H X Top RL:16.8 Ground Floor Window  
 C8 - 0.42W X 0.40H X Top RL:16.8 Ground Floor Window  
 C9 - 0.46W X 1H X Top RL:16.8 Ground Floor Window  
 C10 - 0.62W X 1.27H X Top RL:16.8 Ground Floor Window  
 C11 - 0.42W X 0.40H X Top RL:16.8 Ground Floor Window  
 C12 - 0.46W X 1H X Top RL:16.8 Ground Floor Window  
 C13 - 0.51W X 0.51H X Top RL:16.79 Ground Floor Window  
 C14 - 0.51W X 0.51H X Top RL:16.79 Ground Floor Window  
 C15 - 0.51W X 0.51H X Top RL:16.79 Ground Floor Window  
 C16 - 3.26W X 1.92H X Top RL:16.74 Ground Floor Window  
 C17 - 3.26W X 1.92H X Top RL:16.74 Ground Floor Window  
 C18 - 3.26W X 1.27H X Top RL:16.74 Ground Floor Window  
 C19 - 3.26W X 1.27H X Top RL:16.74 Ground Floor Window  
 C20 - 3.26W X 1.27H X Top RL:16.74 Ground Floor Window

**BUILDING D**

## WINDOW SCHEDULE

D1 - 0.62W X 1.27H X Top RL:16.15 Ground Floor Window  
 D2 - 0.42W X 0.40H X Top RL:16.15 Ground Floor Window  
 D3 - 0.46W X 1.00H X Top RL:16.15 Ground Floor Window  
 D4 - 0.62W X 1.27H X Top RL:16.15 Ground Floor Window  
 D5 - 0.42W X 0.40H X Top RL:16.15 Ground Floor Window  
 D6 - 0.46W X 1.00H X Top RL:16.15 Ground Floor Window  
 D7 - 0.62W X 1.27H X Top RL:16.15 Ground Floor Window  
 D8 - 0.42W X 0.40H X Top RL:16.15 Ground Floor Window  
 D9 - 0.46W X 1.00H X Top RL:16.15 Ground Floor Window  
 D10 - 0.62W X 1.27H X Top RL:16.15 Ground Floor Window  
 D11 - 0.42W X 0.40H X Top RL:16.15 Ground Floor Window  
 D12 - 0.46W X 1.00H X Top RL:16.15 Ground Floor Window  
 D13 - 1.71W X 1.94H X Top RL:14.86 Ground Floor Window  
 D14 - 2.06W X 1.29H X Top RL:16.15 Ground Floor Window  
 D15 - 4.23W X 1.29H X Top RL:16.15 Ground Floor Window  
 D16 - 3.15W X 1.29H X Top RL:16.15 Ground Floor Window  
 D17 - 3.15W X 1.29H X Top RL:16.15 Ground Floor Window  
 D18 - 3.15W X 1.29H X Top RL:16.15 Ground Floor Window  
 D19 - 3.15W X 1.29H X Top RL:16.15 Ground Floor Window  
 D20 - 1.01W X 0.87H X Top RL:16.15 Ground Floor Window

**BUILDING E**

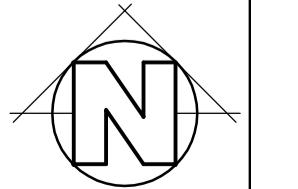
## WINDOW SCHEDULE

E1 - 0.62W X 1.27H X Top RL:16.38 Ground Floor Window  
 E2 - 0.42W X 0.40H X Top RL:16.38 Ground Floor Window  
 E3 - 0.46W X 1.00H X Top RL:16.38 Ground Floor Window  
 E4 - 0.62W X 1.27H X Top RL:16.38 Ground Floor Window  
 E5 - 0.42W X 0.40H X Top RL:16.38 Ground Floor Window  
 E6 - 0.46W X 1.00H X Top RL:16.38 Ground Floor Window  
 E7 - 0.62W X 1.27H X Top RL:16.38 Ground Floor Window  
 E8 - 0.42W X 0.40H X Top RL:16.38 Ground Floor Window  
 E9 - 0.46W X 1.00H X Top RL:16.38 Ground Floor Window  
 E10 - 0.62W X 1.27H X Top RL:16.38 Ground Floor Window  
 E11 - 0.42W X 0.40H X Top RL:16.38 Ground Floor Window  
 E12 - 0.46W X 1.00H X Top RL:16.38 Ground Floor Window  
 E13 - 0.92W X 0.482H X Top RL:16.26 Ground Floor Window  
 E14 - 3.15W X 1.29H X Top RL:16.26 Ground Floor Window  
 E15 - 3.15W X 1.29H X Top RL:16.26 Ground Floor Window  
 E16 - 3.15W X 1.29H X Top RL:16.26 Ground Floor Window  
 E17 - 3.15W X 1.29H X Top RL:16.26 Ground Floor Window

**LEGEND**

WINDOW SCHEDULE

W1 - 1.81W X 1.5H X Top RL:16.61 Ground Floor Window  
 W2 - 0.8W X 0.80H X Top RL:16.71 Ground Floor Window  
 W3 - 0.8W X 2.37H X Top RL:16.72 Ground Floor Window  
 W4 - 1.00W X 1.00H X Top RL:16.58 Ground Floor Window  
 W5 - 3.57W X 1.8H X Top RL:16.61 Ground Floor Window  
 W6 - 1.26W X 1.8H X Top RL:16.61 Ground Floor Window  
 W7 - 1.22W X 1.8H X Top RL:16.61 Ground Floor Window  
 W8 - 2.08W X #.##H X Top RL:16.49 Ground Floor Window  
 W9 - 3.84W X #.##H X Top RL:16.49 Ground Floor Window  
 W10 - 3.87W X #.##H X Top RL:16.49 Ground Floor Window  
 W11 - 1.38W X #.##H X Top RL:16.49 Ground Floor Window  
 W12 - 1.69W X #.##H X Top RL:16.46 Ground Floor Window  
 W13 - 1.69W X #.##H X Top RL:16.46 Ground Floor Window  
 W14 - 1.3W X 2.25H X Top RL:16.61 Ground Floor Window  
 W15 - 0.88W X 2.25H X Top RL:16.61 Ground Floor Window  
 W16 - 0.44W X 2.25H X Top RL:16.61 Ground Floor Window  
 W17 - 0.94W X 2.25H X Top RL:16.61 Ground Floor Window  
 W18 - 2.82W X 2.74H X Top RL:17.1 Ground Floor Window  
 W19 - 7.61W X 2.74H X Top RL:17.1 Ground Floor Window  
 W20 - 2.34W X 1.67H X Top RL:17.03 Ground Floor Window  
 W21 - 2.49W X 1.67H X Top RL:17.03 Ground Floor Window  
 W22 - 2.24W X 2.67H X Top RL:17.03 Ground Floor Window  
 W23 - 2.59W X 2.67H X Top RL:17.03 Ground Floor Window  
 W24 - 2.53W X 2.67H X Top RL:17.03 Ground Floor Window  
 W25 - 1.63W X 2.67H X Top RL:17.03 Ground Floor Window  
 W26 - 1.49W X 2.25H X Top RL:16.61 Ground Floor Window  
 W27 - 0.86W X 2.25H X Top RL:16.61 Ground Floor Window  
 W28 - 0.44W X 2.25H X Top RL:16.61 Ground Floor Window  
 W29 - 3.37W X 2.25H X Top RL:16.61 Ground Floor Window  
 W30 - 4.18W X 1.8H X Top RL:16.61 Ground Floor 3 x Windows  
 W31 - 0.94W X #.##H X Top RL:#.## Ground Floor Window  
 W32 - 5.28W X 1.74H X Top RL:16.52 Ground Floor Window  
 W33 - 2.13W X #.##H X Top RL:16.61 Ground Floor Window

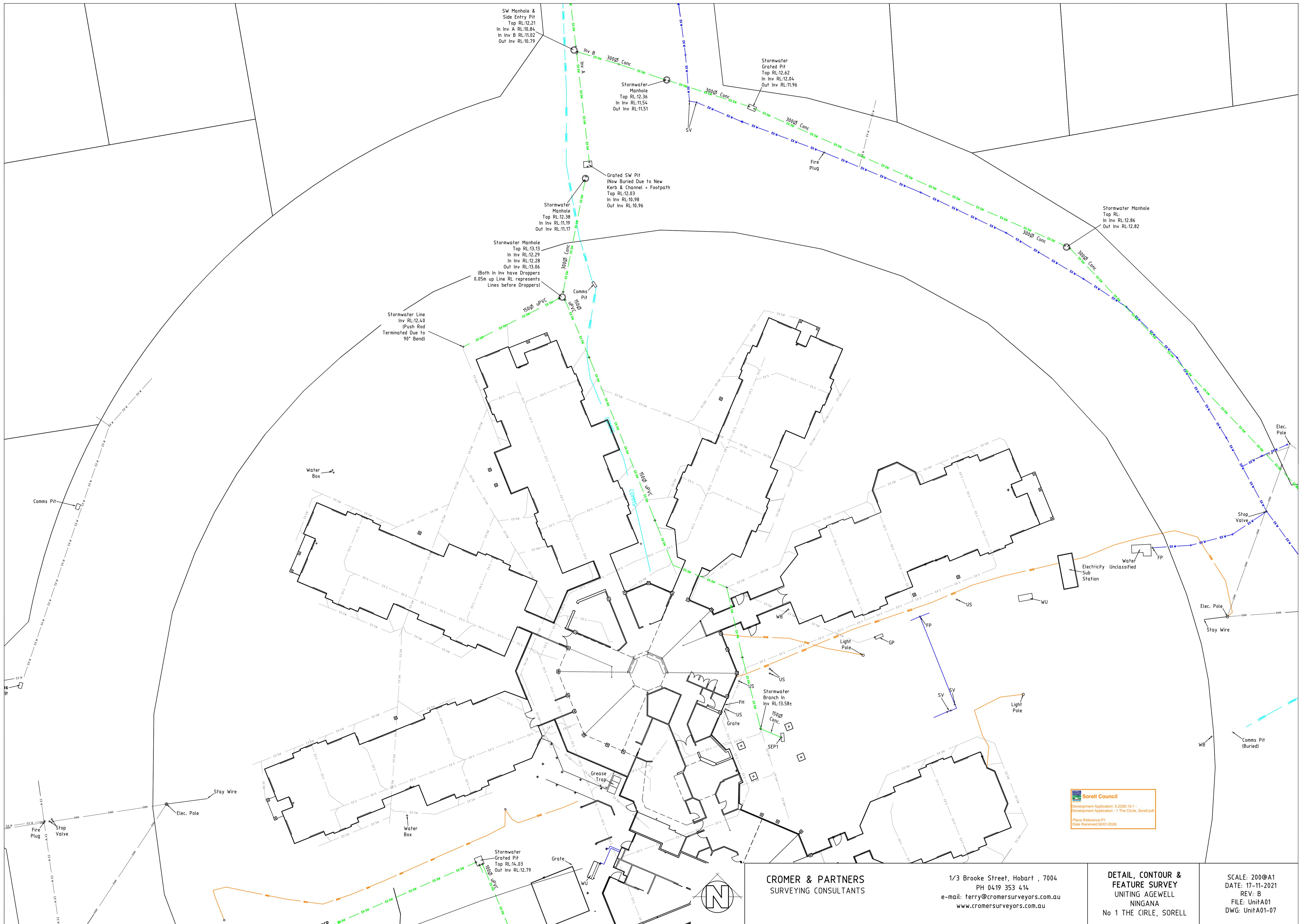


CROMER & PARTNERS  
 SURVEYING CONSULTANTS

1/3 Brooke Street, Hobart , 7004  
 PH 0419 353 414  
 e-mail: [terry@cromersurveyors.com.au](mailto:terry@cromersurveyors.com.au)  
[www.cromersurveyors.com.au](http://www.cromersurveyors.com.au)

DETAIL, CONTOUR &  
 FEATURE SURVEY  
 UNITING AGEWELL  
 NINGANA  
 No 1 THE CIRCLE, SORELL

SCALE: 200@A1  
 DATE: 17-11-2021  
 REV: B  
 FILE: UnitA01  
 DWG: UnitA01-06

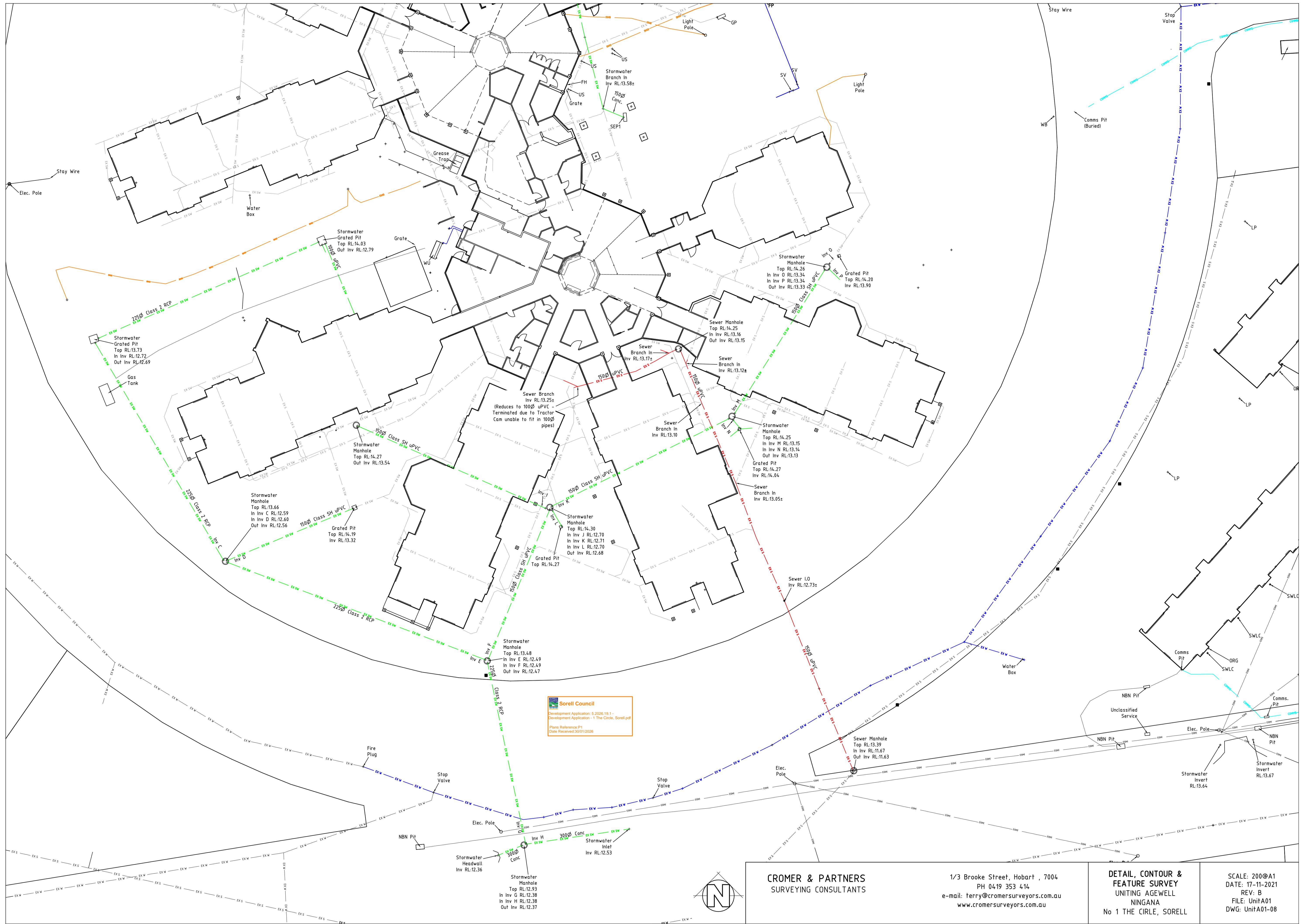


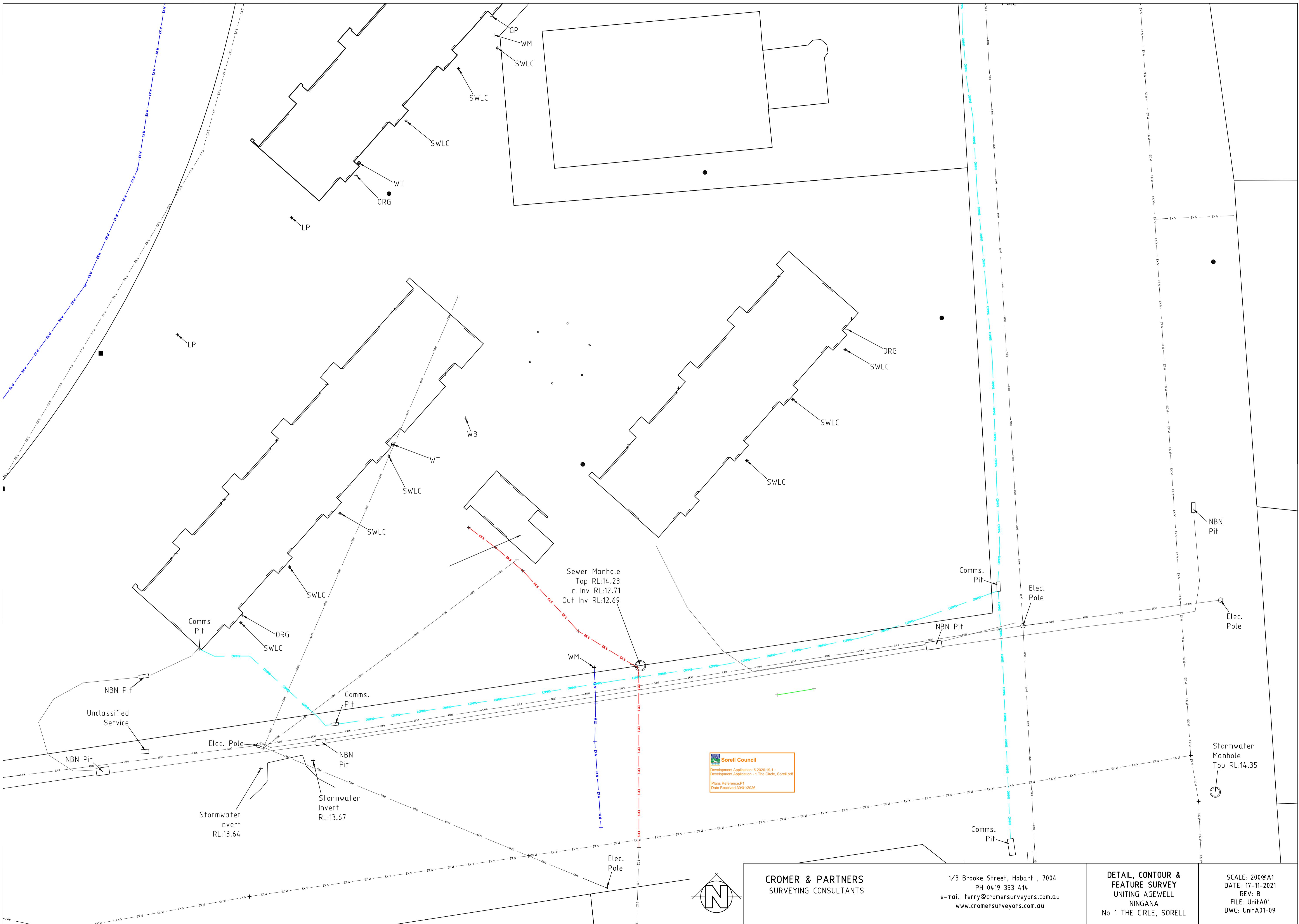
# CROMER & PARTNER SURVEYING CONSULTANT

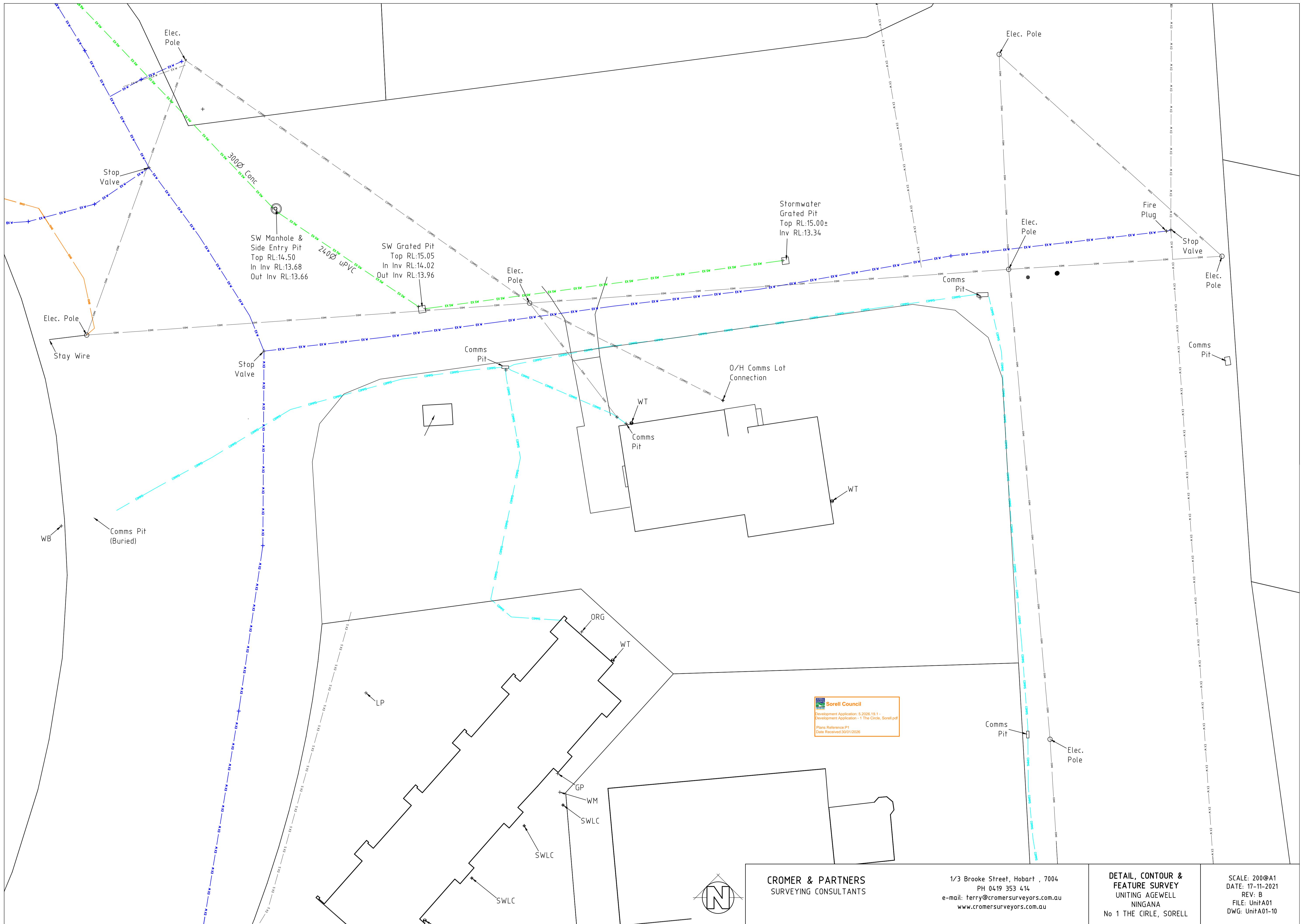
1/3 Brooke Street, Hobart , 7004  
PH 0419 353 414  
e-mail: [terry@cromersurveyors.com.au](mailto:terry@cromersurveyors.com.au)  
[www.cromersurveyors.com.au](http://www.cromersurveyors.com.au)

DETAIL, CONTOUR &  
FEATURE SURVEY  
UNITING AGEWELL  
NINGANA  
No 1 THE CIRLE, SORELL

SCALE: 200@A1  
DATE: 17-11-2021  
REV: B  
FILE: UnitA01  
wG: UnitA01-07







# CROMER & PARTNERS

## SURVEYING CONSULTANTS

1/3 Brooke Street, Hobart , 7004  
PH 0419 353 414  
e-mail: [terry@cromersurveyors.com.au](mailto:terry@cromersurveyors.com.au)  
[www.cromersurveyors.com.au](http://www.cromersurveyors.com.au)

DETAILED, CONTOUR &  
FEATURE SURVEY  
UNITING AGEWELL  
NINGANA  
No 1 THE CIRLE, SORELL

CALE: 200@A1  
ATE: 17-11-2021  
REV: B  
FILE: UnitA01  
wG: UnitA01-10