

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

**3A CORREA STREET, PRIMROSE SANDS (CT
186245/2)**

PROPOSED DEVELOPMENT:

DWELLING, TEMPORARY DWELLING AND 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 **Monday 4th May 2026**.

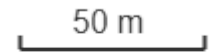
Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 4th May 2026**.

APPLICATION NO: 5.2026-46.1
DATE: 17 APRIL 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.



17-Apr-2026

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

| | |
|---|---|
| Full description of Proposal: | Use: RESIDENTIAL |
| | Development: NEW HOUSE AND WORKSHOP/SHED WITH TEMP. DWELLING |
| | <i>Large or complex proposals should be described in a letter or planning report.</i> |
| Design and construction cost of proposal: | \$ 300,000.00 |

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

| | |
|-----------------------------|--|
| Location of proposed works: | Street address: 3A CORREA STREET |
| | Suburb: PRIMROSE SANDS Postcode: |
| | Certificate of Title(s) Volume: SP 1862AS Folio: 2 |

| | |
|---------------------|--------------------|
| Current Use of Site | VACANT LAND |
|---------------------|--------------------|

| | |
|------------------|-----------------------------------|
| Current Owner/s: | Name(s) MR KERRY SUTCLIFFE |
|------------------|-----------------------------------|

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

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

| 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: <u>Garry Reed</u> Date: <u>11.12.2025</u> |

| 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. | |
| <p>I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____</p> | |
| Signature of General Manager, Minister or Delegate: | Signature: _____ Date: _____ |

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

| | | | |
|---------|---------------|-------|--|
| VOLUME | | FOLIO | |
| 186245 | | 2 | |
| EDITION | DATE OF ISSUE | | |
| 2 | 08-Nov-2025 | | |
| Page 1 | | of 1 | |

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles



DESCRIPTION OF LAND

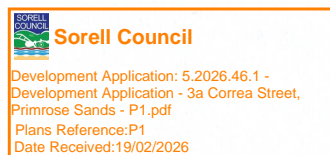
Parish of CARLTON Land District of PEMBROKE
Lot 2 on Sealed Plan 186245
Derivation : Part of Lot 31145, 1072 Acres Gtd. to E.J. Kennedy
Prior CT 109772/18

SCHEDULE 1

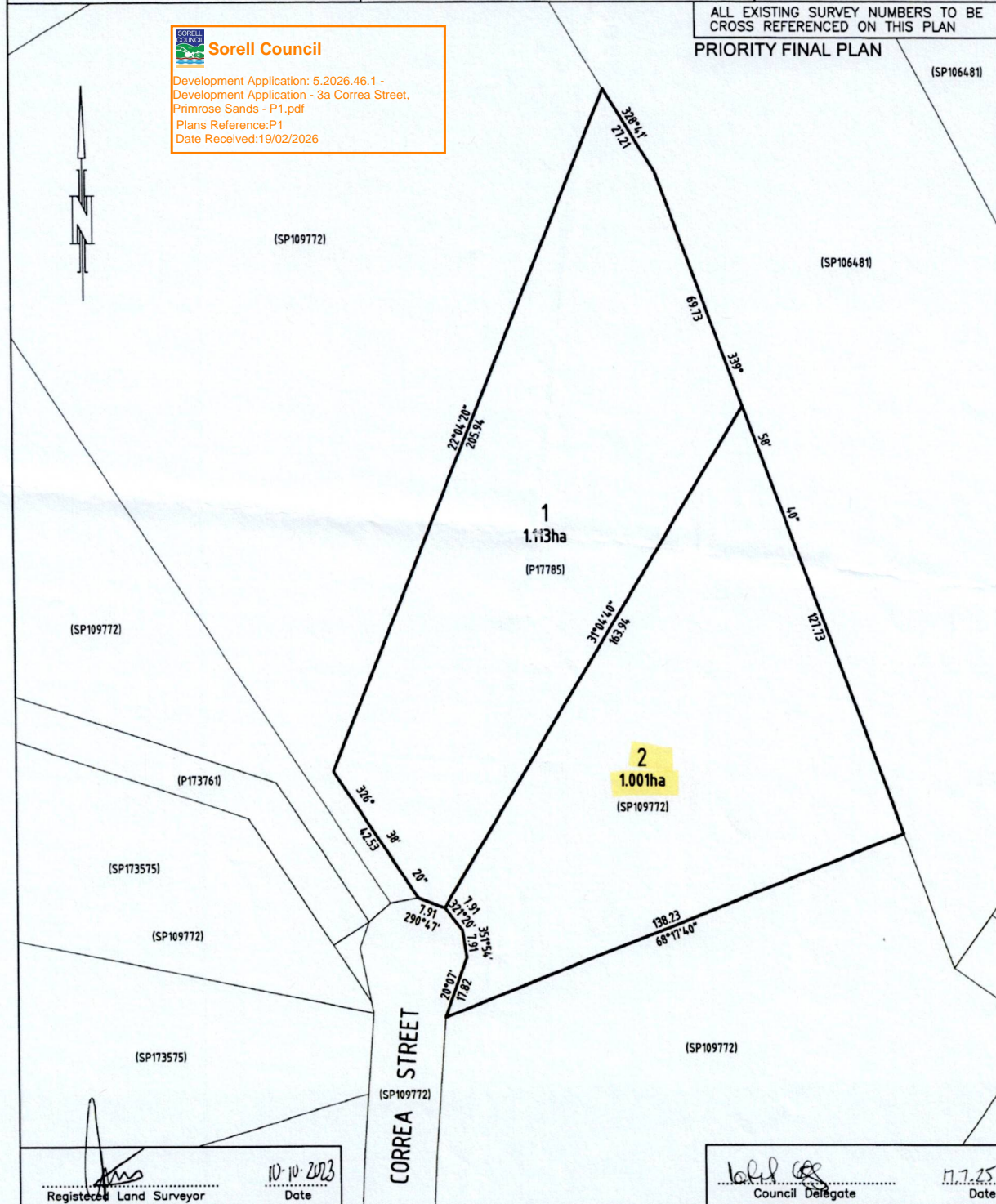
N285367 TRANSFER to KERRY ANDREW SUTCLIFFE Registered
08-Nov-2025 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP186245 COVENANTS in Schedule of Easements
SP186245 FENCING PROVISION in Schedule of Easements
SP109772 COVENANTS in Schedule of Easements
SP109772 FENCING PROVISION in Schedule of Easements



| | | |
|--|---|--|
| OWNER SHAUN NEIL GIBLIN | PLAN OF SURVEY BY SURVEYOR CRAIG BRADLEY ROGERSON ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0418-120-796 LAND DISTRICT OF PEMBROKE PARISH OF CARLTON SCALE 1 : 1000 LENGTHS IN METRES | REGISTERED NUMBER SP186245 |
| FOLIO REFERENCE C.T.109772/18 (1072A) | | APPROVED EFFECTIVE FROM - 8 AUG 2025 |
| GRANTEE PART OF LOT 31145 GTD. TO EDMUND JOHN KENNEDY | | Recorder of Titles |



| | |
|--|---------------------------------------|
| SCHEDULE OF EASEMENTS | Registered Number SP 186245 |
| NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED. | |

PAGE 1 OF 1 PAGE

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.

There are no easements or profits to benefit or burden the lots on the plan

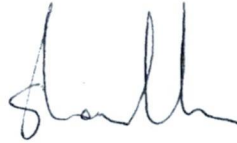
FENCING PROVISION

In respect to the lots on the plan the vendor (Shaun Neil Giblin) shall not be required to fence

COVENANTS

The owners of the lots on the plan are affected by covenants created by and more fully set forth in Sealed Plan 109772

Signed by SHAUN NEIL GIBLIN being the registered proprietor of Folio 109772-18 in the presence of-)
 Witness signature:)
 Print Full Name:)
 Postal Address:

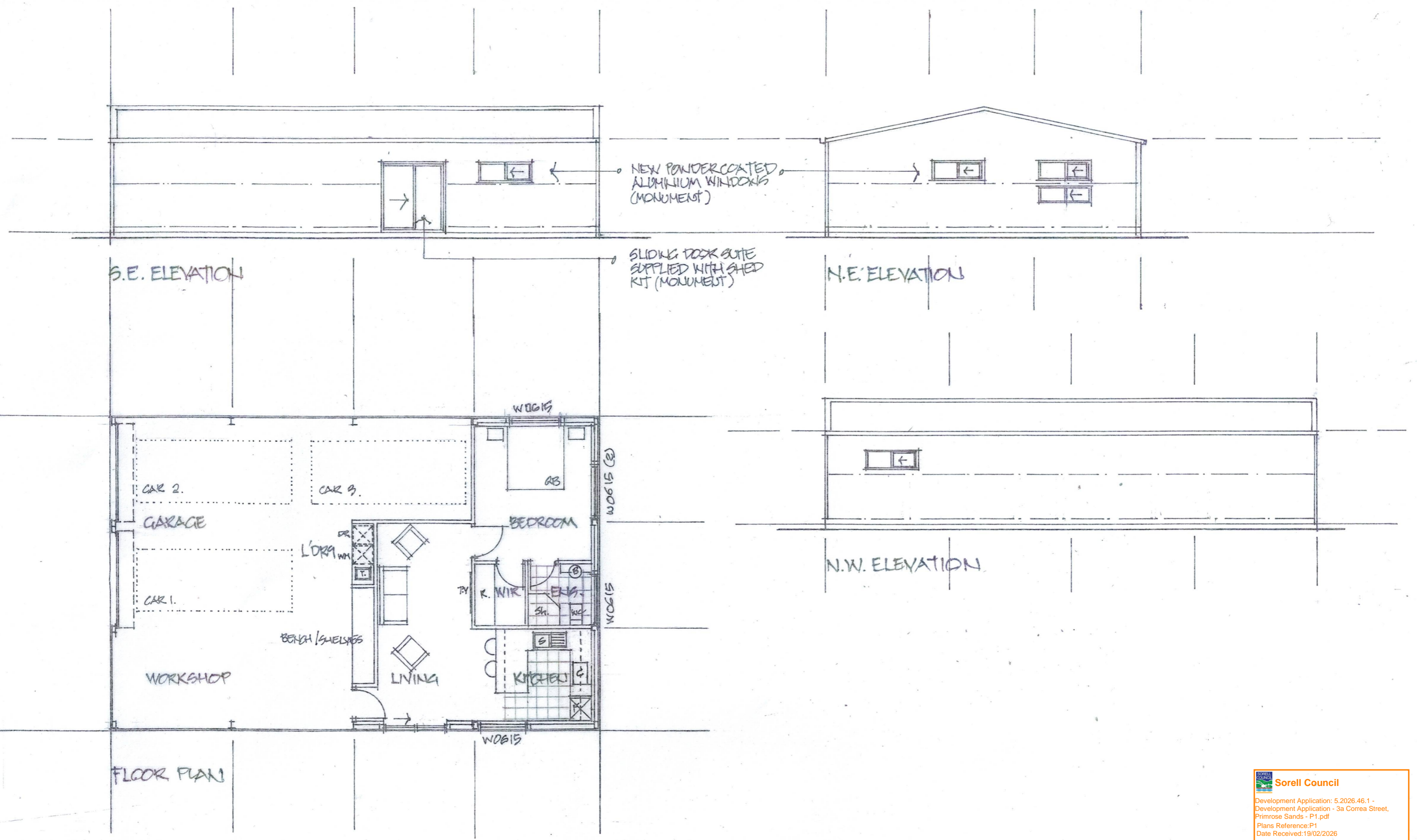


Ms Janelle Joy Chivers
Paralegal
Roberts & Partners Lawyers
 Suite 5a/1 Stanton Pl, Cambridge TAS 7170

Sorell Council
 Development Application: 5.2026.46.1 -
 Development Application - 3a Correea Street,
 Primrose Sands - P1.pdf
 Plans Reference:P1
 Date Received:19/02/2026

(USE ANNEXURE PAGES FOR CONTINUATION)

| | |
|---|--|
| SUBDIVIDER: SN GIBLIN FOLIO REF: 109772-18 SOLICITOR: ROBERTS & PARTNERS LAWYERS | PLAN SEALED BY: SORELL COUNCIL DATE: 17.7.25 SA 2021-17-2 REF NO. |
|  Council Delegate | |
| NOTE: The Council Delegate must sign the Certificate for the purposes of identification. | |



Sorell Council
 Development Application: 5.2026.46.1 -
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 Primrose Sands - P1.pdf
 Plans Reference: P1
 Date Received: 19/02/2026

gary reed building design

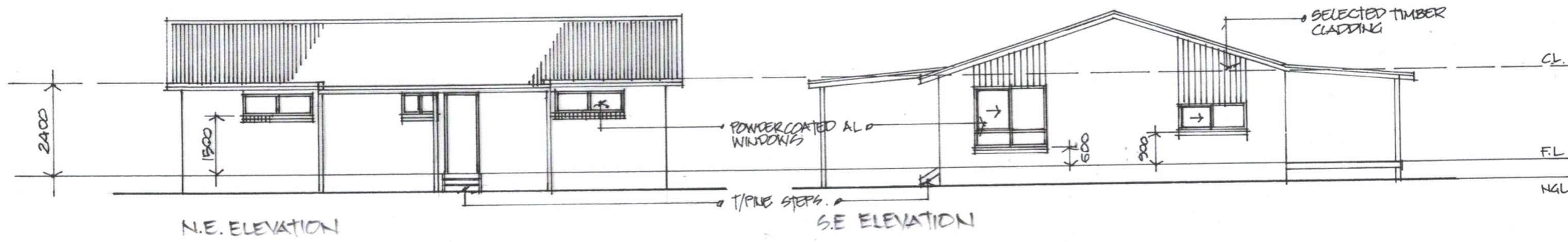
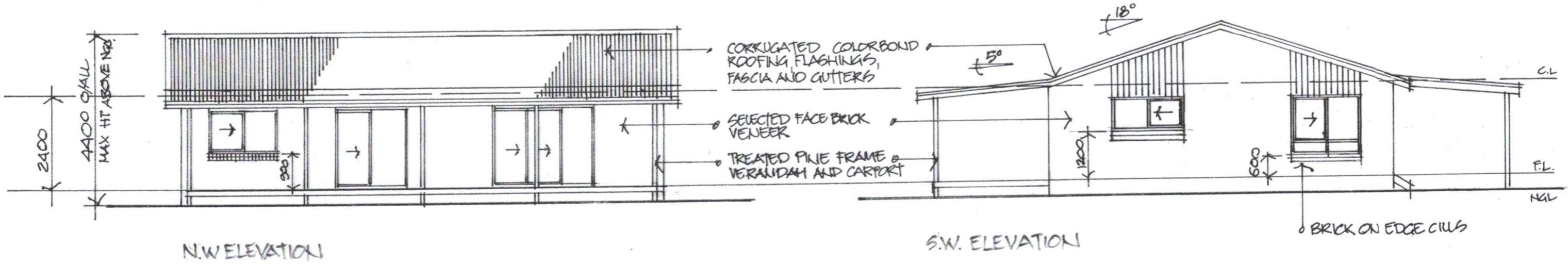
103 bayview road
 tasmania
 lauderdale
 7021
 abn 74 399 247 462
 mob 0418 526 785
 email greedesign@bigpond.com

Sutcliffe House
 3a Correa Street
 Primrose Sands

Shed Fit-out

residential, commercial and industrial building design,
 plumbing and drainage design, construction management,
 housing energy rating, thermal performance efficiency
 accreditation no. CC841f

Drawn: Gary Reed Date: January 2026 Scale: 1:100 at A3 Project No:25.006 DRAWING NO: A.04 of 4




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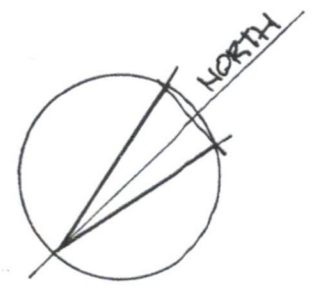
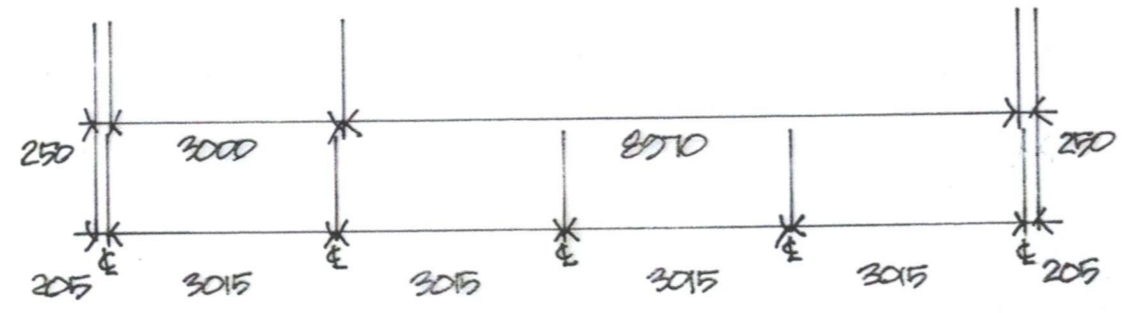
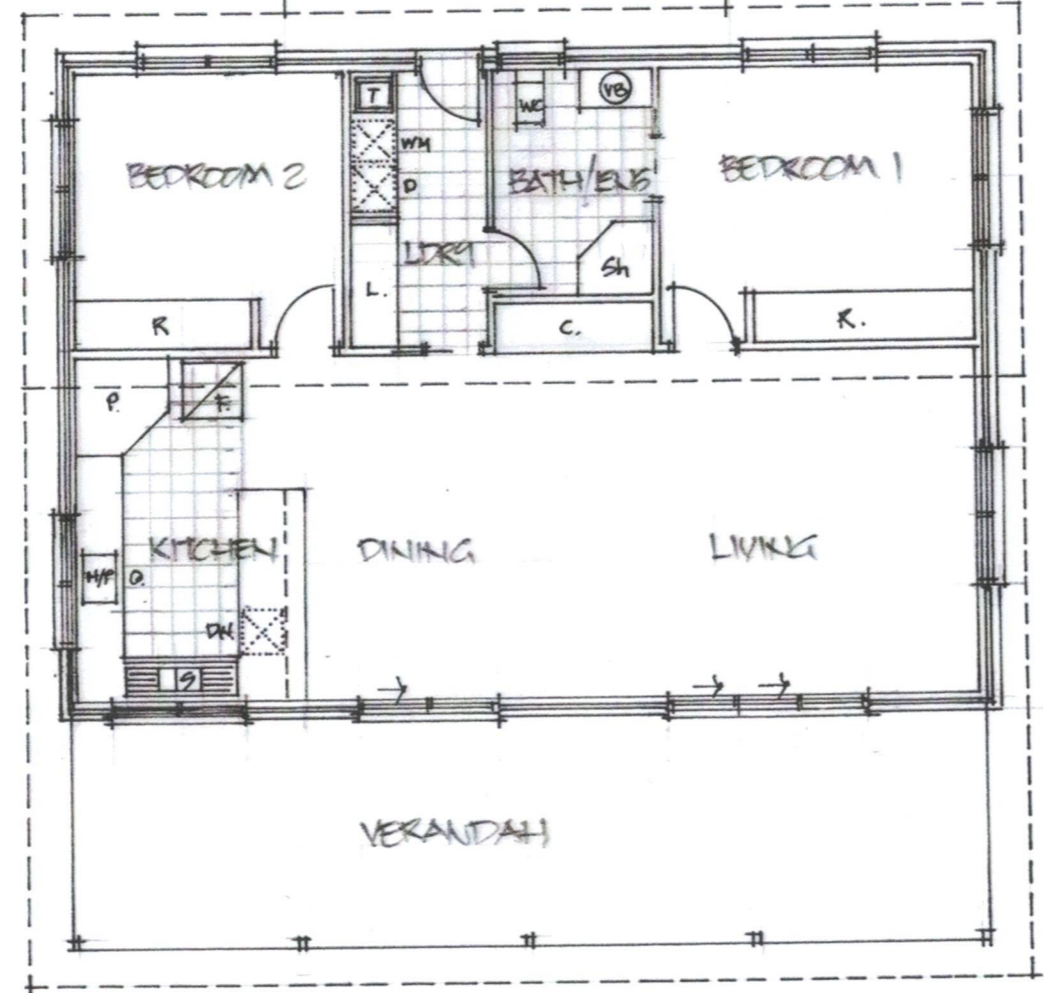
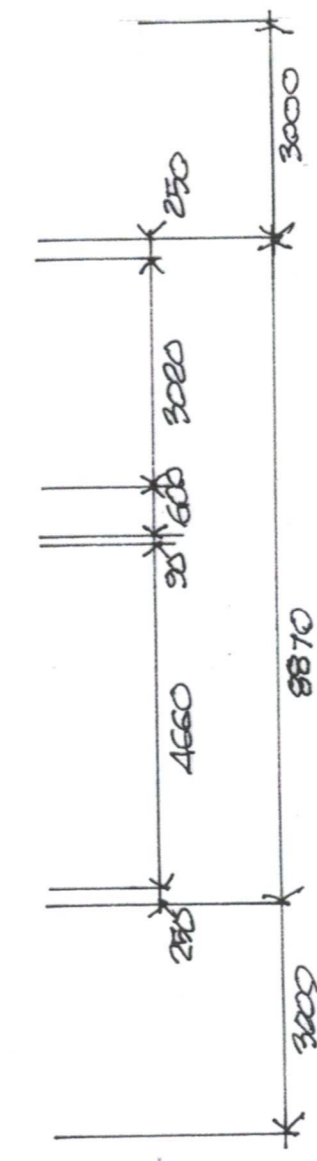
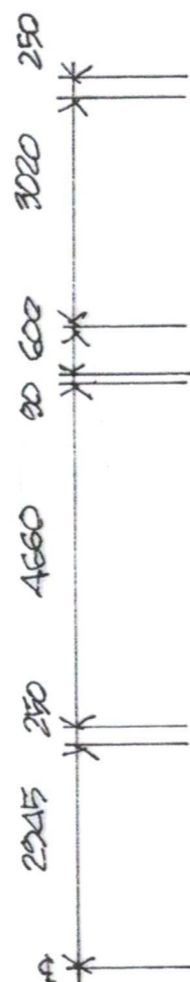
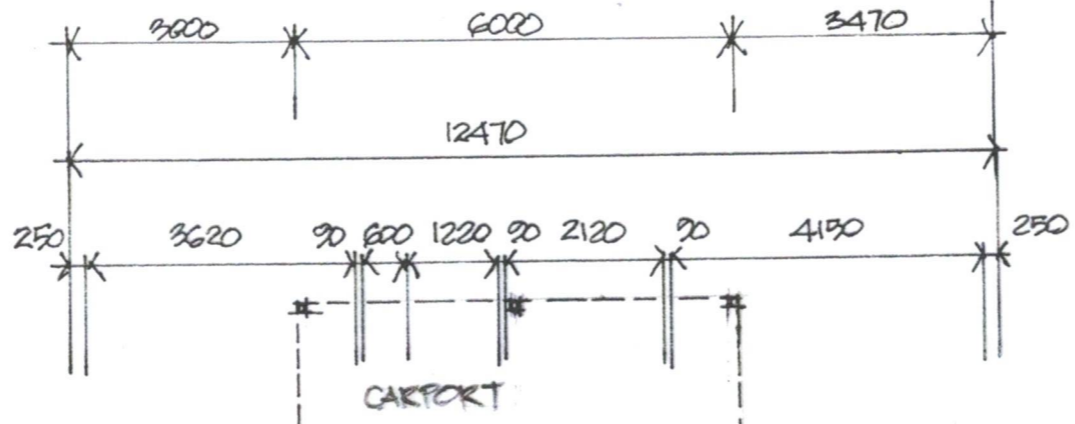
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Elevations

DRAWING NO: Sk.03 of 3



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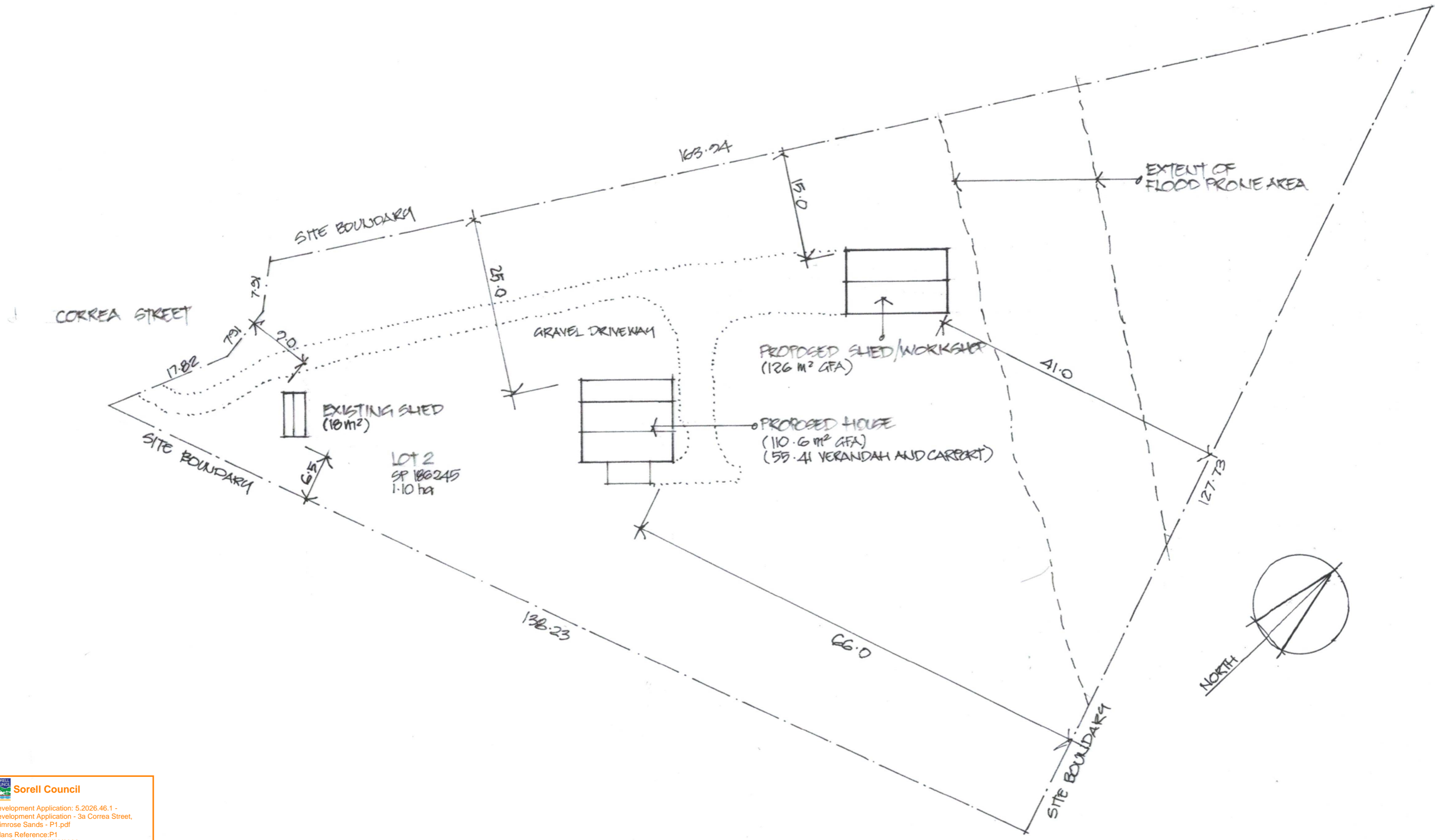
Drawn: Gary Reed


Date: November 2025

Scale: 1:100 at A3 Project No. 25.006

DRAWING NO: SK.02 of 2

Floor Plan




Sorell Council
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 Primrose Sands - P1.pdf
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Drawn: Gary Reed

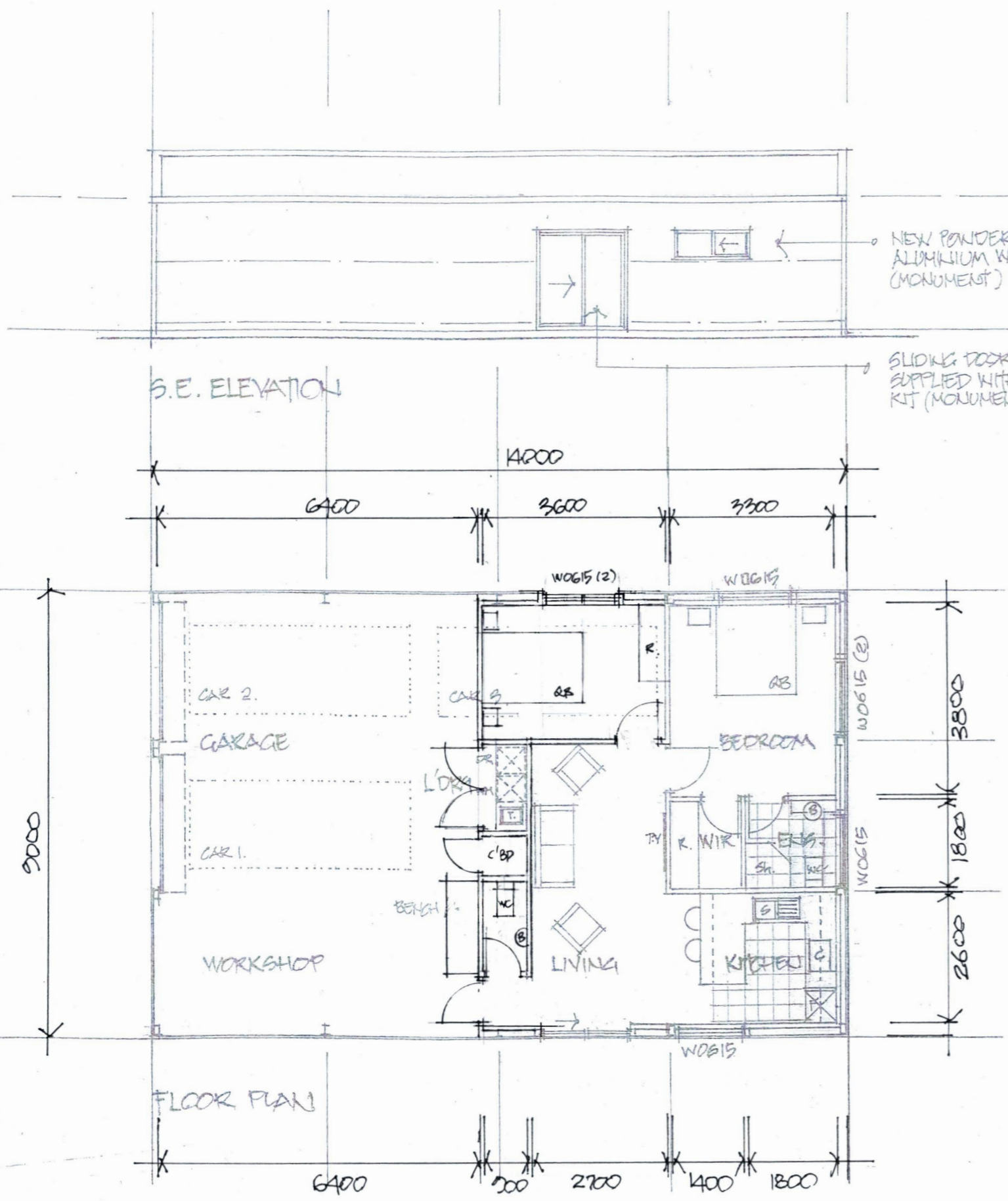
Date: November 2025

Scale: 1:500 at A3

Project No. 25.006

Site Plan

DRAWING NO: SK01 of 3



Sorell Council
 Development Application: 5.2026.46.1 -
 Response to Request for Information - 3a Correa
 Street, Primrose Sands - P2.pdf
 Plans Reference
 Date Received: 08/04/2026

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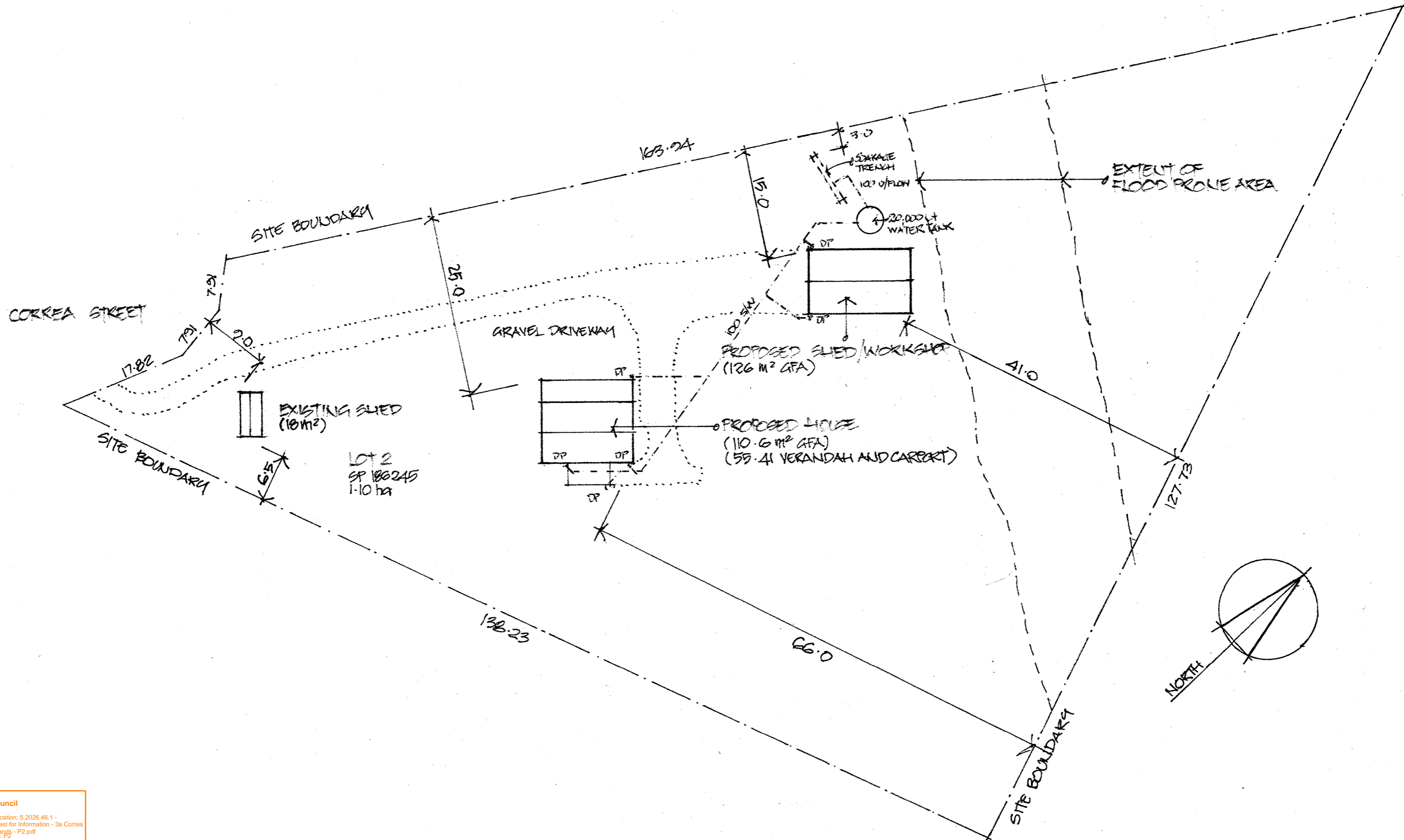
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Drawn: Gary Reed Date: January 2026 Scale: 1:100 at A3 Project No:25.006 DRAWING NO: A.04 of 4




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03 2026 STAIRMARKS ADDED

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Site Plan