

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

6 SEA EAGLE ROAD, PRIMROSE SANDS

PROPOSED DEVELOPMENT:

OUTBUILDING(GARAGE) AND SWIM SPA

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 27th April 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 27th April 2026**.

APPLICATION NO: 5.2026-92.1
DATE: 10 APRIL 2026



Roads

- DSG Roads
- Council Roads

Property

- property
- Titles



Disclaimer

Any information extracted from this document (from the face of the document or by scale) should be verified on site. Council takes no responsibility for the accuracy of any information contained or presented in the document. While every care has been taken to ensure the accuracy of this information, Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability.

50 m



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

Full description of Proposal:	Use:
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>

Design and construction cost of proposal:	\$
-------------------------------------------	----------

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


Location of proposed works:	Street address:
	Suburb: Postcode:
	Certificate of Title(s) Volume: Folio:

Current Use of Site
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Current Owner/s:	Name(s).....
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Is the Property on the Tasmanian Heritage Register?	No: <input 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 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 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 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 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/>



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SEARCH OF TORRENS TITLE

VOLUME 9447	FOLIO 28
EDITION 5	DATE OF ISSUE 19-July-2023

SEARCH DATE : 11-Feb-2026

SEARCH TIME : 04.16 pm

DESCRIPTION OF LAND

Parish of CARLTON, Land District of PEMBROKE
 Lot 28 on Sealed Plan 9447
 Derivation : Part of 1072 Acres Gtd to E J Kennedy
 Prior CT 3621/46

SCHEDULE 1

N139269 TRANSFER to STEVEN REX PAINE and JULIE ANN PAINE
 Registered 19-July-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 9447 FENCING PROVISION in Schedule of Easements
 SP 9447 COUNCIL NOTIFICATION under Section 468(12) of the
 Local Government Act 1962

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



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SCHEDULE OF EASEMENTS

PLAN NO.

S.P9447

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows. Lots 34 ~~and~~ 43 inclusive, ^{and 173, 187} together with a right of drainage over the drainage easements marked AB hereon. Lots 173, 187, 174 to 180 inclusive and Lot 55 are subject to a right of drainage (as appurtenant to the balance) over the drainage easement shown hereon 2 metres wide passing through those lots.

Interpretation "Balance" means the balance of land in Certificate of Title Volume 3365 Folio 96 remaining vested in Brian Spode Simmonds at the date of acceptance hereof excluding the lots in the plan.

Fencing provision The owner of each lot on the plan covenants with the Vendor (Brian Spode Simmonds) that the Vendor shall not be required to fence.

DATED this NINTH day of MAY 1977.
 SIGNED by Norman James Kellett and)
 Elsie May Kellett as Mortgagees in) *NJ Kellett*
 the presence of:) *E M Kellett*

Norman James Kellett
Elsie May Kellett

SIGNED by EDWARD ALFRED CREESE and)
 HAROLD NEVILLE CREESE as Mortgagees)
 in the presence of:) *H. Creese*
Edward Alfred Creese *Harold Neville Creese*

SIGNED by BRIAN SPODE SIMMONDS the)
 Registered Proprietor of the land) *B.S. Simmonds*
 in Certificate of Title Volume 3365)
 Folio 96 in the presence of:)
Brian Spode Simmonds

Certified correct for the purposes of "The Real Property Act, 1962" as amended.

Solicitors for the Registered Proprietor.
CREESE, CRISP & CRISP

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9447

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Certified correct for the purposes of the Real Property Act 1862, as amended.

CREESE, CRISP & CRISP

Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of **BRIAN SPODE SIMMONDS**

(Insert Subdivider's Full Name)

..... affecting land in

Certificate of Title Volume 3365 Folio 86

(Insert Title Reference)

Sealed by *Municipality of Sorell* on *21 April* 19*77*

M. Stewart
Council Clerk/Town Clerk

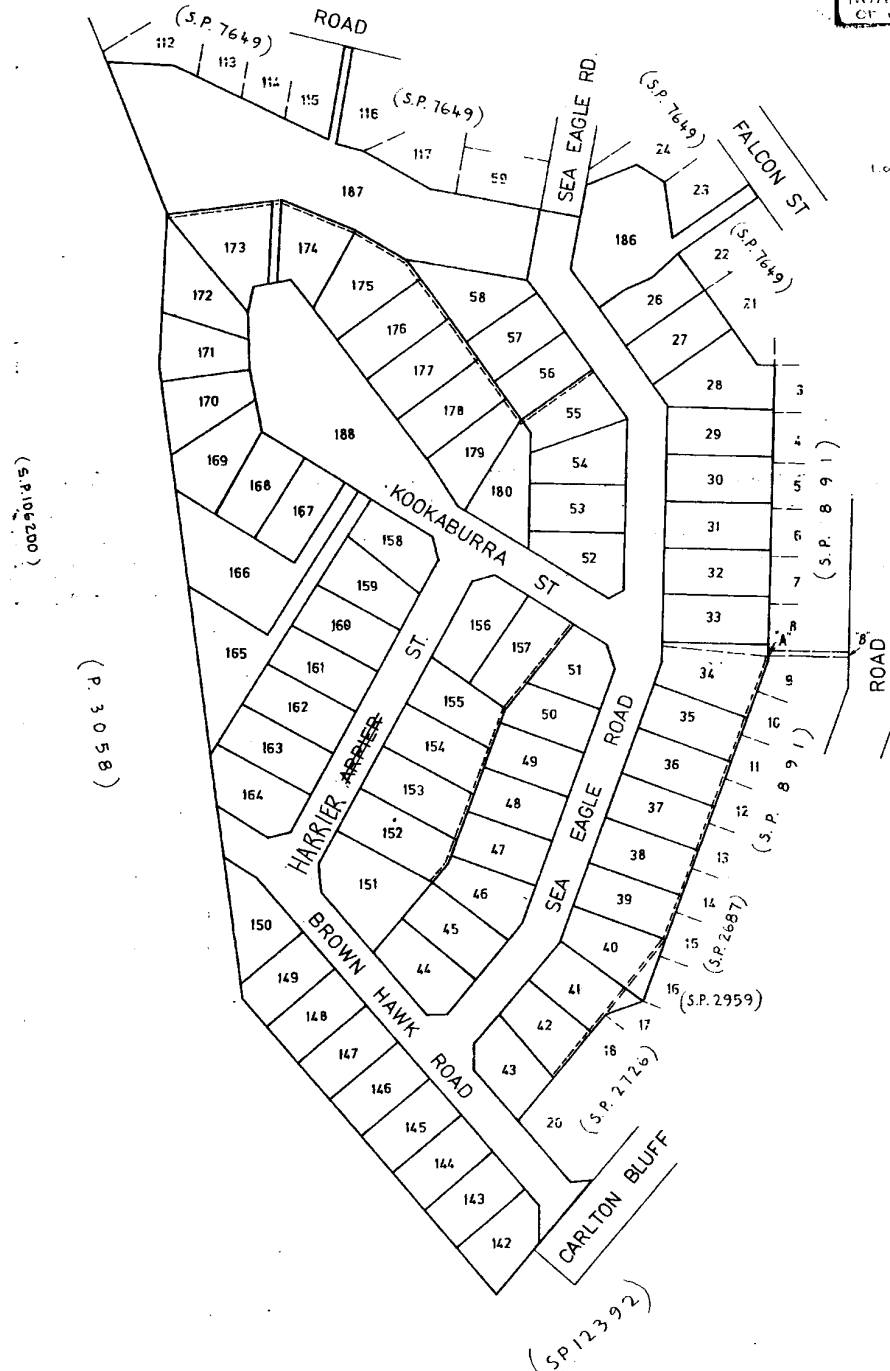
10382

Owner: B. S. Simmonds	PLAN OF SURVEY by Surveyor J. B. Medbury of land situated in the	Registered Number: S.P.9447
Title Reference: C.T. 3365-86 3467-88	LAND DISTRICT OF PEMBROKE PARISH OF CARLTON	Effective from 19 JUL 1977
Grantee: Part of 1072 ac. Gtd. to Edmund J. Kennedy	Scale 1:1500	<i>Matthews</i> Recorder of Titles

John Kennedy
MEMO 3/1/77

SEE SURVEY NOTES
FOR RE-MARK PLAN

SEE INSET FIELD
NOTES FOR E.P.M.
OF LOT 55

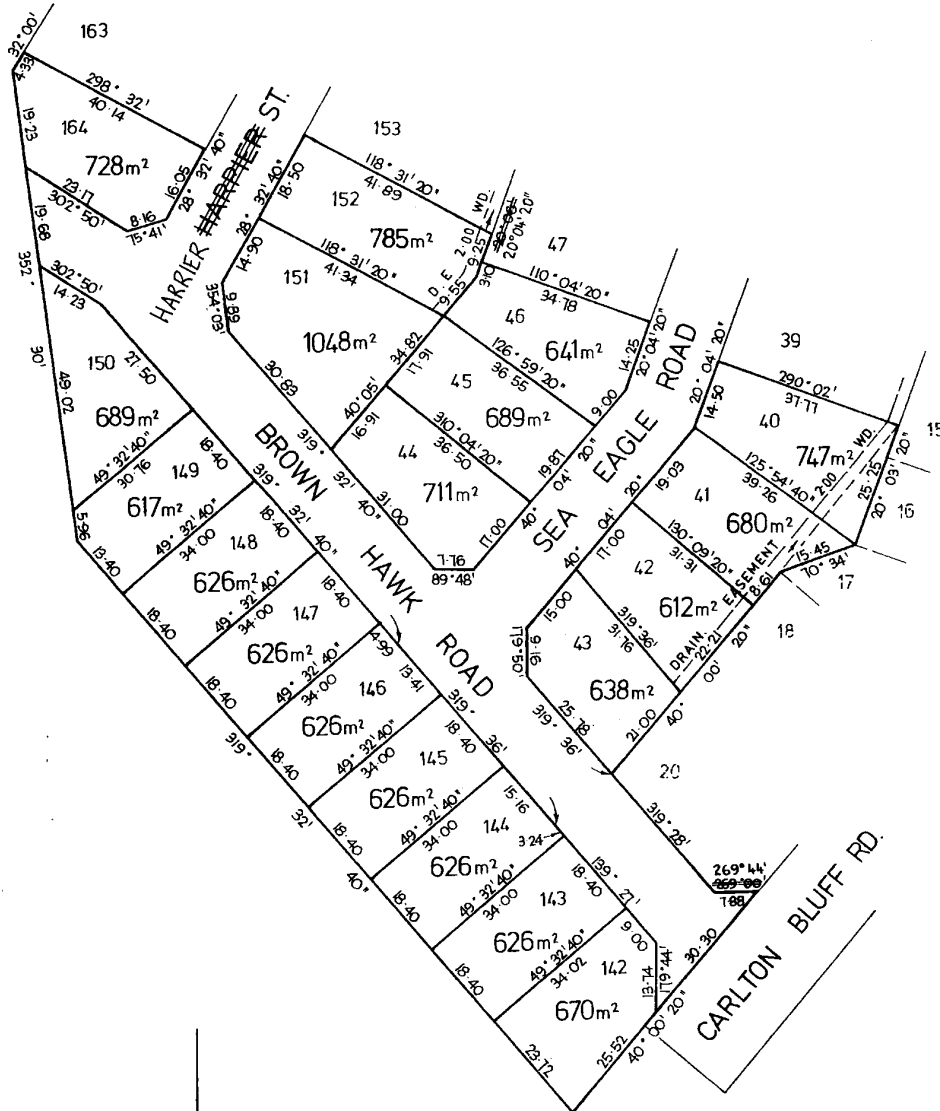


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<p>ANNEXURE SHEET No. 3 (of 4 annexures) to plan by Surveyor J. B. Medbury</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 2.7.76 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P9447</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor <i>[Signature]</i></p>	<p>Scale 1: 750</p>
<p>Council Clerk <i>[Signature]</i></p>	<p>Owner: B. S. Simmonds Title Reference: C.T. 3365-86 3467-88</p>	

Measurements in Metres

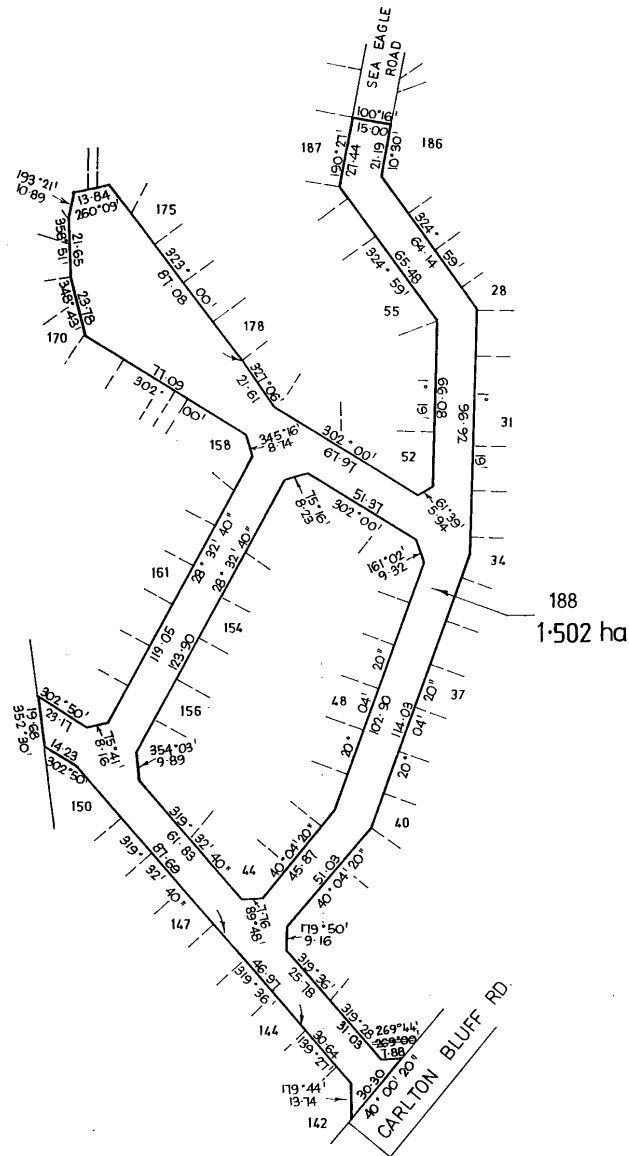


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<p>ANNEXURE SHEET No. 4 (of 4 annexures) to plan by Surveyor J. B. Medbury</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 2.7.76 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P9447</p>
<p>Signed for the purposes of identification Council Clerk <i>M. Stewart</i></p>	<p>Surveyor <i>J. B. Medbury</i> Owner: B. S. Simmonds Title Reference: C.T. 3365-86 3467-88</p>	<p>Scale 1: 1500</p>

Measurements in Metres



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INDEX OF DRAWINGS - BY DARRYN WHITE CC1623W

- PAGE 1 - SITE INFORMATION
SITE PLAN
- PAGE 2 - ELEVATIONS
FLOOR / DRAINAGE PLAN
CONSTRUCTION GENERALLY
- PAGE 3 - SWIM SPA FLOOR PLAN
CONSTRUCTION GENERALLY
- PAGE 4 - SWIM SPA SPECIFICATIONS
4T STEP FENCE DETAILS

ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 102183

SITE INFORMATION

CERTIFICATE OF TITLE: VOLUME - 9447 FOLIO - 28
PID: 5951577
LAND AREA: 914m²

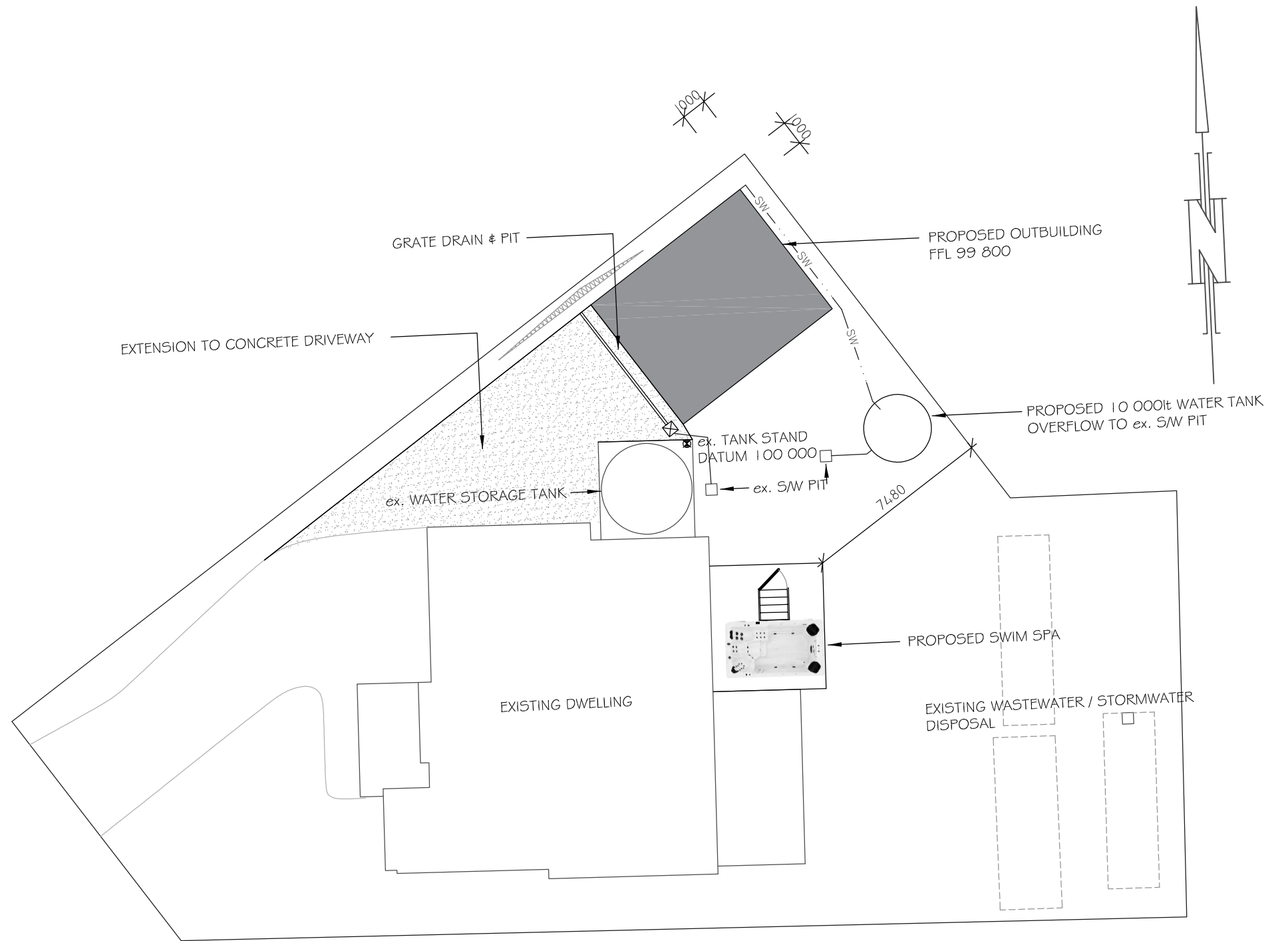
EXISTING DWELLING 193.51m²

PROPOSED OUTBUILDING 45m²

TASMANIAN PLANNING SCHEME - SORELL
ZONE: LOW DENSITY RESIDENTIAL
OVERLAY: AIRPORT OBSTACLE LIMITATION AREA

SOIL CLASSIFICATION: ASSUMED M
WIND REGION: A
TERRAIN CATEGORY: TC2
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: 1
TOPOGRAPHY: 1

SEA EAGLE ROAD

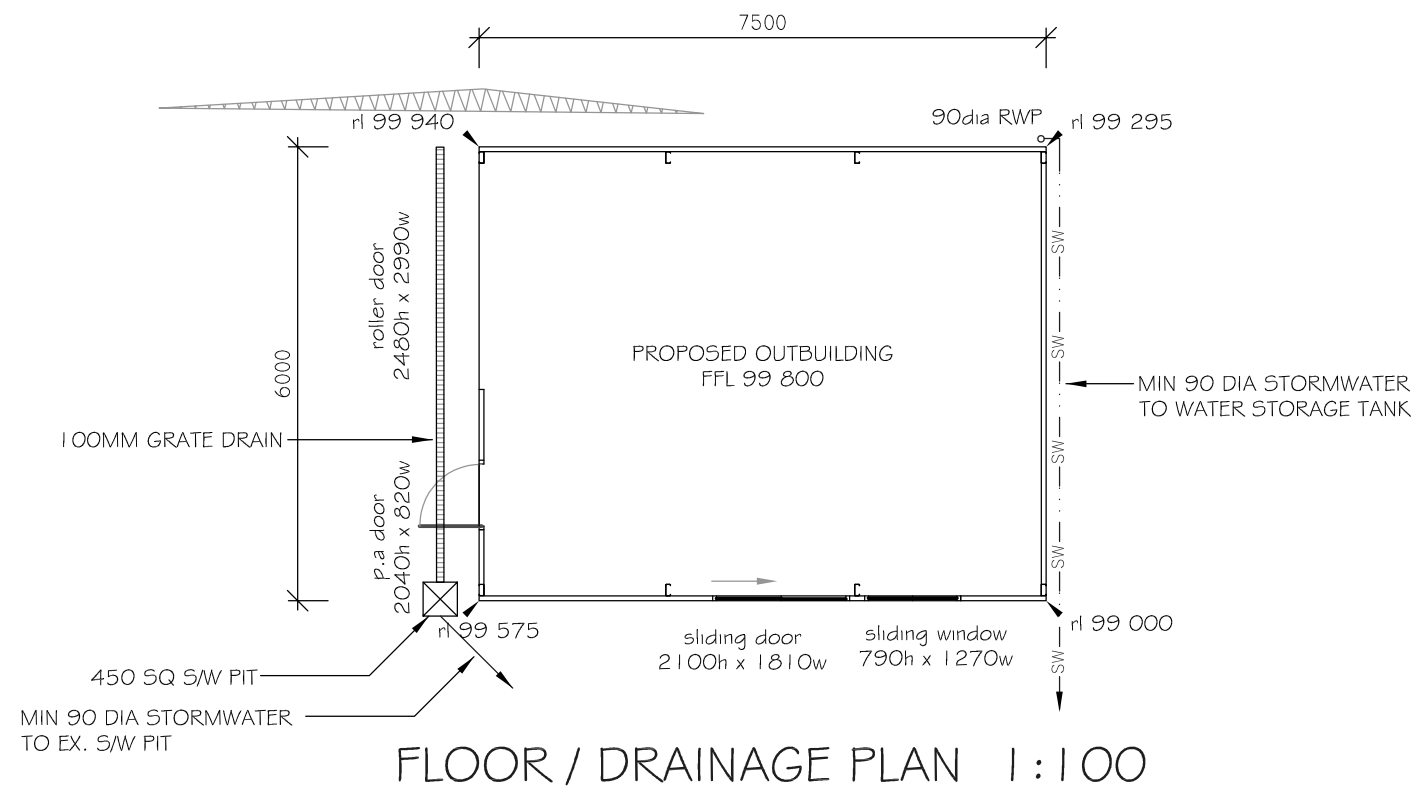
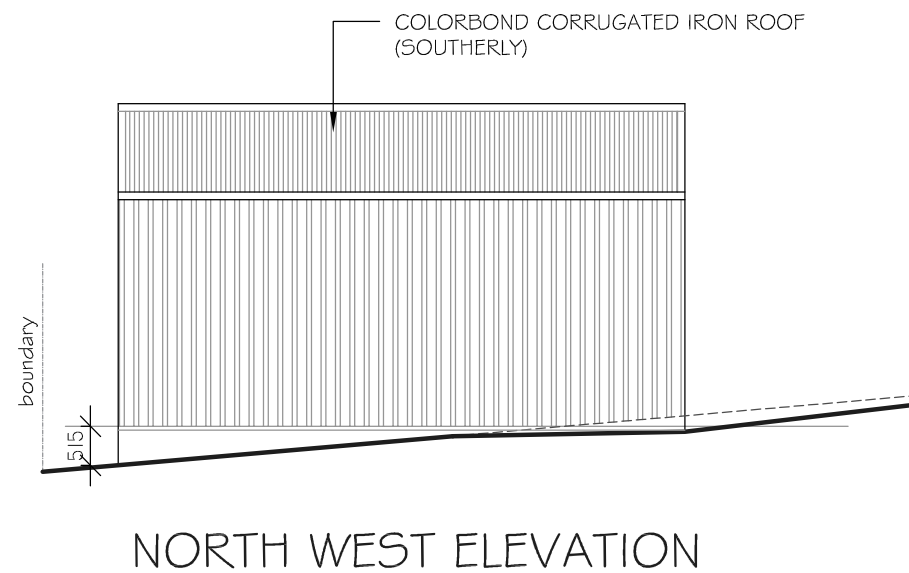
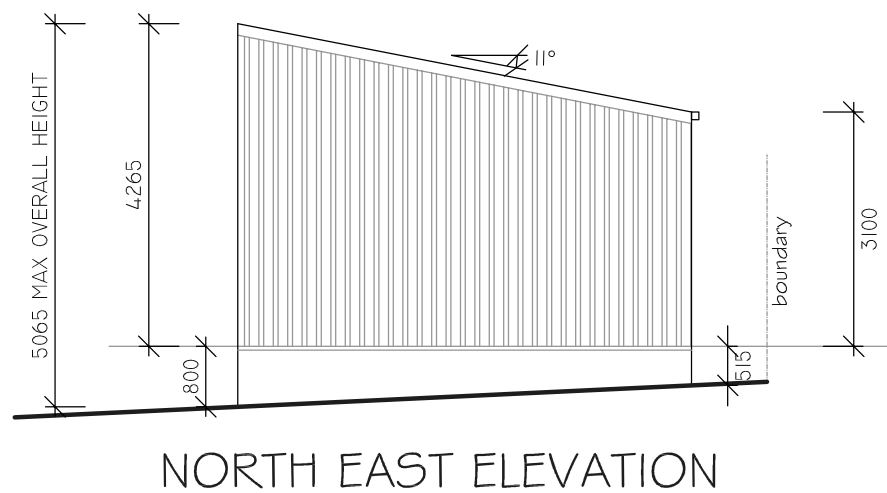
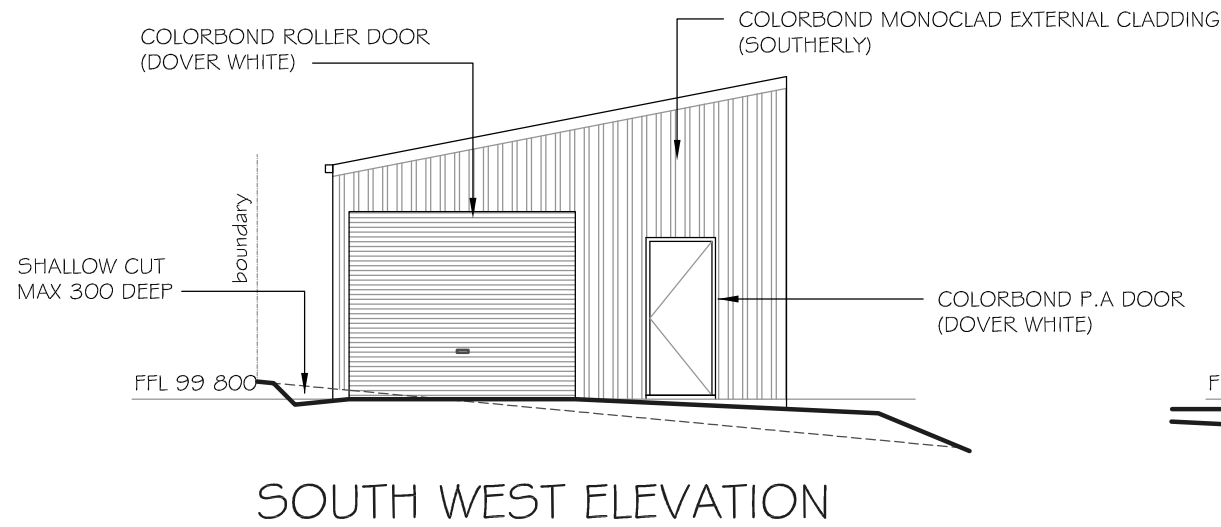


SITE PLAN 1:200

PROPOSAL : NEW OUTBUILDING & SPA
 OWNER : S & J PAINE
 ADDRESS: 6 SEA EAGLE ROAD PRIMROSE SANDS 7173
 SCALE: 1:200 (A3)
 DATE: 25th MARCH 2026
 AMENDED:
 DRAWN BY: DARRYN WHITE CC1623W
 PAGE: 01/04
 JOB NO : 102183

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CONSTRUCTION GENERALLY:
 ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, NATIONAL CONSTRUCTION CODE (NCC), RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS.

SITE PREPARATION, EXCAVATION AND EARTHWORKS TO COUNCIL REQUIREMENTS AND IN ACCORDANCE WITH PART 3.1.1 OF NCC.

CONCRETE FOOTINGS TO AS 2870.1 AND ENGINEER SPECIFICATIONS. UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.

OUTBUILDING STRUCTURAL; DETAILS AND CERTIFICATION AS PER 'FAIR DINKUM SHEDS' DOCUMENTATION.

STRUCTURE TO SUIT SOLAR PANEL INSTALLATION.

BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS ON THIS SET OF PLANS PRIOR TO COMMENCEMENT OF WORK ON SITE.

USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

COUNCIL / CONTRACTOR TO CONTACT P&J SHEDS IF NECESSARY INFORMATION IS NOT PROVIDED ON THIS SET OF PLANS.

COLOUR'S (COLORBOND®):

EXT. WALLS	- SOUTHERLY
ROOF	- SOUTHERLY
ROLLER DOOR	- DOVER WHITE
P.A. DOOR	- DOVER WHITE
WINDOW	- DOVER WHITE
GUTTER	- DOVER WHITE
CORNER FLASH	- DOVER WHITE
BARGE FLASHING	- DOVER WHITE
OPENING FLASH	- DOVER WHITE

PLUMBING GENERALLY:
 ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500. TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.

MIN 90dia PVC STORM WATER TO WATER STORAGE TANK. OVERFLOW TO EXISTING S/W PIT. PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.

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CONSTRUCTION GENERALLY.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS.

SITE PREPARATION AND EXCAVATION TO COUNCIL AND NCC REQUIREMENTS.

SITE TO BE CLEARED AND LEVELLED. CONCRETE PAVING SLAB BED FOR SWIM SPA PLACEMENT.

SWIM SPA ACCESS AND BARRIER TO COMPLY WITH H7P1 OF CURRENT NCC.

A BARRIER MUST BE PROVIDED TO A SWIMMING POOL (SPA) AND MUST-

- (a) BE CONTINUOUS FOR THE FULL EXTENT OF THE HAZARD; AND
- (b) BE OF A STRENGTH AND RIGIDITY TO WITHSTAND THE FORESEEABLE IMPACT OF PEOPLE; AND
- (c) RESTRICT THE ACCESS OF YOUNG CHILDREN TO THE POOL (SPA) AND THE IMMEDIATE POOL SURROUNDS; AND
- (d) HAVE ANY GATES AND DOORS FITTED WITH LATCHING DEVICES NOT READILY OPERATED BY YOUNG CHILDREN; AND CONSTRUCTED TO AUTOMATICALLY CLOSE AND LATCH.

HINGED GATE ACCESS TO SWIM SPA TO OPEN AWAY FROM SPA, HAVE AUTOMATIC CLOSE AND LATCH TO COMPLY WITH AS 2.4.1, 2 OF AS 1926.1 - 2012.

LATCH DEVICE NOT READILY OPERABLE BY YOUNG CHILDREN @ MIN 1500 HIGH

TREES, SHRUBS AND BUSHES TO BE CUT BACK / REMOVED AND MAINTAINED TO REMAIN OUTSIDE NCZ IN ACCORDANCE WITH AS 1926.1 - 2012

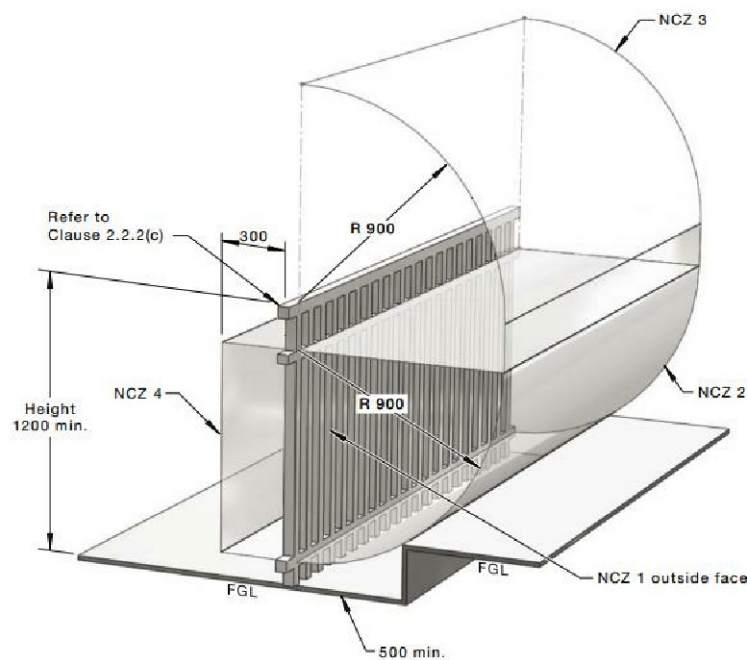
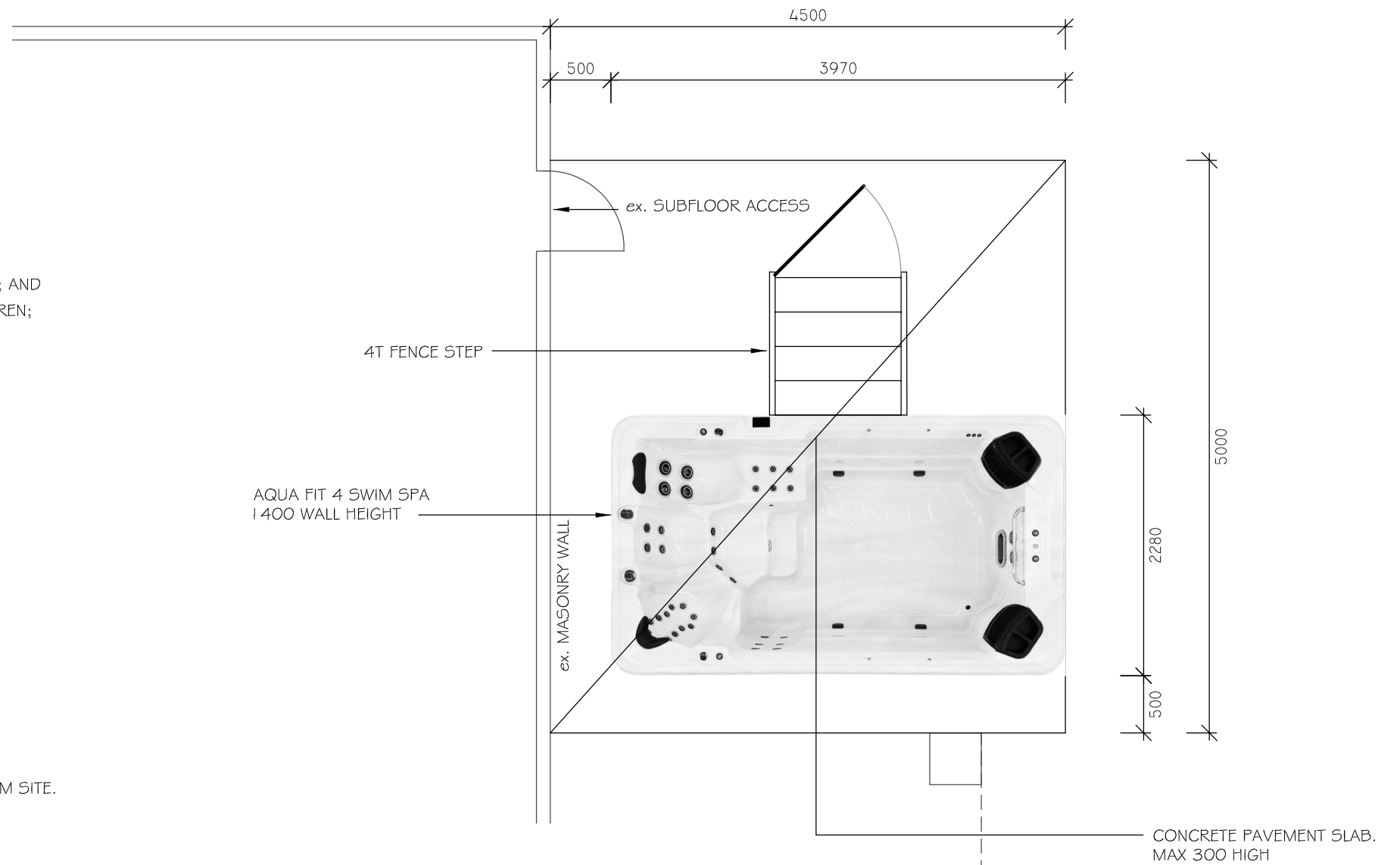
SWIM SPA DETAILS:

- RECIRCULATION OF WATER TO BE AT LEAST 10 000 LITRE / HR (6 HOURLY RECIRCULATION)
- ALL MECHANICAL EQUIPMENT TO MANUFACTURERS SPECIFICATIONS.
- ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500, TASMANIAN PLUMBING CODE AND LOCAL COUNCIL REQUIREMENTS.

NOTE:

SWIM SPA PUMP FITTED WITH CARTRIDGE FILTER.

FOR EMPTYING OF THE SWIM SPA ALL DISCHARGED WATER TO BE COLLECTED IN TANKER AND REMOVED FROM SITE.



NO CLIMB ZONE



SWIM SPA LOCATION

FLOOR PLAN 1:50

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AquaFit 4 Single Zone

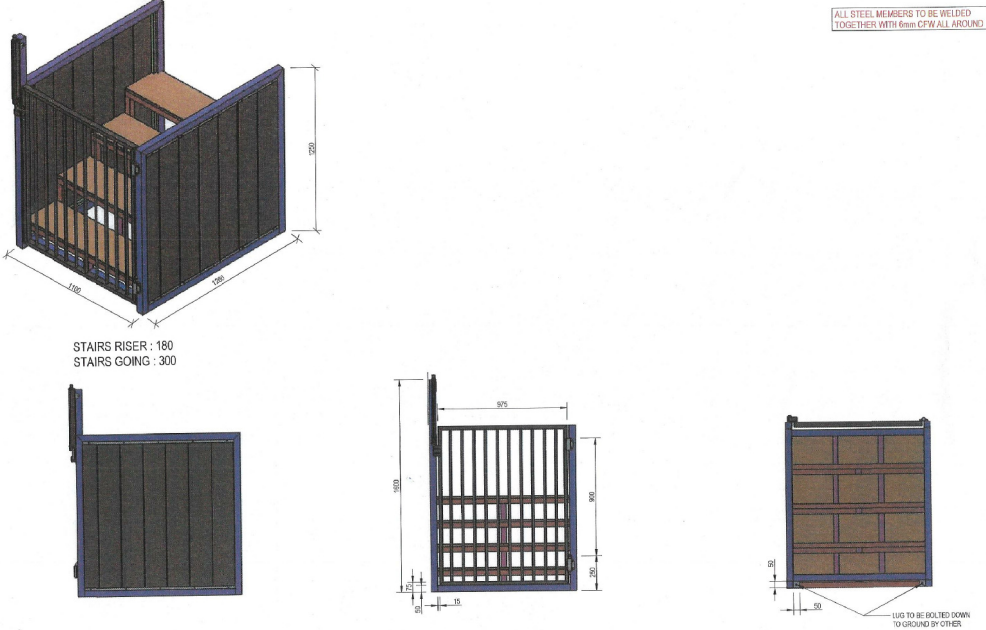


Dimensions	3970mm x 2280mm x 1400mm
Seats	3 and 1 standup massage seat
Total Jets	46
Total Pumps	4
Pump Power	575 litres per minute at 4.2HP peak rate and 3HP continuous
Heating	3kW
Water Capacity	5400 Litres
Weight	550kg
Water Management	Ozone Purification System Circulation Pump
Lighting System	LED Perimeter and mood lighting
Jet Style	Flush Mount Spa Jets
Touch Pad	Touch
Waterfall Jets	4
Spa Insulation	6 Layer Arctic Insulation
Spa Cabinet	TuffLock
Cover	AquaTherm Lockable Hardcover or AquaGlide Rolling Cover
Warranties	7 Year Key Equipment Warranty 25 Year Structural Frame Warranty 25 Year Shell Warranty

See the AquaFit 4 Single Zone in action



SWIM SPA



STAIRS RISER : 180
STAIRS GOING : 300

ALL STEEL MEMBERS TO BE WELDED TOGETHER WITH 6mm CPW ALL AROUND

LUG TO BE BOLTED DOWN TO GROUND BY OTHER

REV	ISSUE DESCRIPTION	DATE
1	MASTER DESIGN	26/03/23
2		
3		
4		
5		
6		

Innovezza Pty. Ltd. ABN: 70 848 44 031 Level 1, No. 110 High Street GRANVILLE VIC 3077 AUSTRALIA Phone: +61 3 9322 0880 email: sales@innovezza.com.au www.innovezza.com.au	PROJECT: PROPOSED STANDARD FENCE & STAIR SITE ADDRESS: MASTER DESIGN CLIENT: AUSTRALIAN POOL PERMITS	TITLE: 4T FENCE STEP JOB NO: 236752 DESIGNED BY: C.L. DRAWN BY: C.L. SCALE: 1:20 SHEETS: 5/3 REVISION: 0
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4T FENCE STEP

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