

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

47 SHARK POINT ROAD, SORELL

PROPOSED DEVELOPMENT:

ADDITIONS TO EXISTING OUTBUILDING(CARPORT)

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 7th September 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 Chief Executive Officer. Representations must be received no later than **Monday 7th September 2026**.

APPLICATION NO: 5.2026.276.1
DATE: 21 August 2026



Annotations

- Polygon1

Surrounding Properties for PID: 95617 67

- Property

Roads

- DSG Roads
- Council Roads

Property

- property
- Titles



Disclaimer

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

100 m



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

Full description of Proposal:	Use: Carport
	Development: 6.04m X 5.950m carport
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 15,000

Is all, or some the work already constructed:	No: ☒ Yes: ☐
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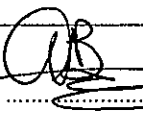
Location of proposed works:	Street address: 47 Shark Point Road
	Suburb: Sorell, TAS Postcode: 7172
	Certificate of Title(s) Volume: 113068 Folio: 4

Current Use of Site	Residential
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Current Owner/s:	Name(s) Gerald & Lorraine Crawford
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Is the Property on the Tasmanian Heritage Register?	No: ☒ Yes: ☐	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: ☒ Yes: ☐	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: ☒ Yes: ☐	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: ☒ Yes: ☐	<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: ☒ Yes: ☐	<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: 5.2026.276.1 - Development Application - 47 Shark Point Road, Sorell - P1.pdf Plans Reference: P1 Date Received: 10/08/2026

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 <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. <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>	
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 <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent.	
Applicant Signature:	 <i>Adrian Brown</i> Signature: Date: 10/08/2026

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 <i>Land Use Planning and Approvals Act 1993</i>). 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 _____ 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 113068	FOLIO 4
EDITION 8	DATE OF ISSUE 05-Oct-2018

SEARCH DATE : 03-Aug-2026

SEARCH TIME : 10.20 am

DESCRIPTION OF LAND

Parish of SORELL, Land District of PEMBROKE

Town of SORELL

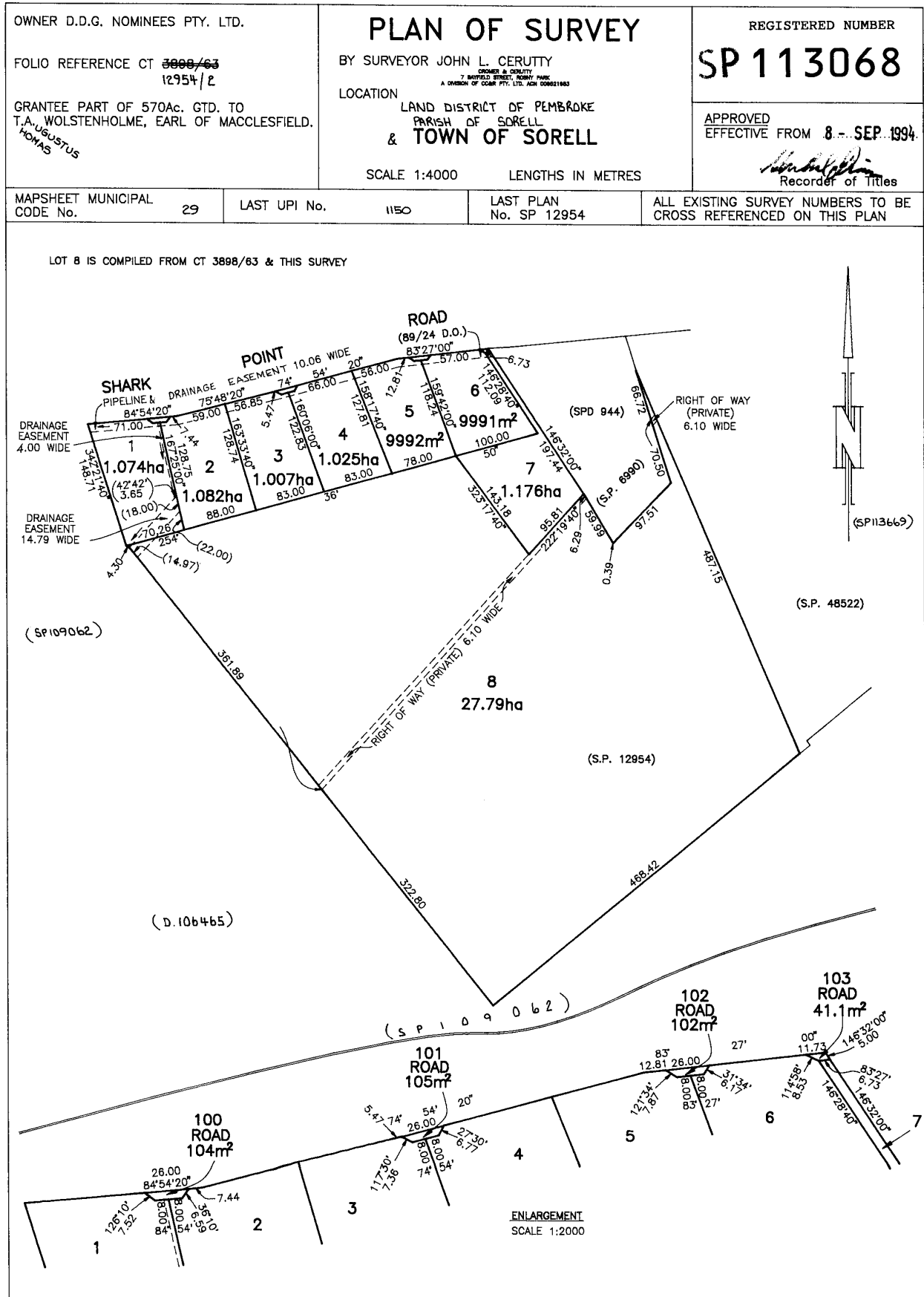
Lot 4 on Sealed Plan [113068](#)Derivation : Part of 570 Acres, Gtd. to t.A. Wolstenholme,
Earl of Macclesfield.Prior CT [12954/2](#)SCHEDULE 1[M265746](#) TRANSFER to LORRAINE VIRGINIA CRAWFORD and GERALD
THOMAS CRAWFORD Registered 10-Feb-2010 at 12.01 pmSCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP [12954](#) FENCING COVENANT in Schedule of EasementsSP [12954](#) COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962SP[113068](#) EASEMENTS in Schedule of EasementsSP[113068](#) FENCING COVENANT in Schedule of EasementsSP[113068](#) COVENANTS in Schedule of EasementsUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





Sorell Council

Development Application: 5.2026.276.1 -
Development Application - 47 Shark Point Road,
Sorell - P1.pdf
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SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	REGISTERED NUMBER SP 113068
<u>EASEMENTS AND PROFITS</u> PAGE 1 OF 4 PAGES 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. NO PROFITS A PRENDRE ARE CREATED TO BENEFIT OR BURDEN THE LOTS SHOWN ON THE PLAN <u>PIPELINE EASEMENT</u> 100,101,102 and 103 Pipeline Right for the Metropolitan Water Board over the Lots 1, 2, 3, 4, 5, 6 & 7 are each subject to a Pipeline Easement 10.06 wide shown passing through those Lots. LOT 8 on the Plan is subject to* <u>FENCING COVENANT</u> The owner or owners of the Lots shown on the plan covenant with the Vendor D.D.G. Nominees Pty. Ltd. that the Vendor shall not be required to fence.	
SUBDIVIDER : D.D.G. NOMINEES PTY. LTD. FOLIO REF : VOLUME 3898 FOLIO 63 SOLICITOR DOBSON MITCHELL & ALLPORT & REFERENCE :MR C LESLIE	 Sorell Council Development Application: 5.2026.276.1 - Development Application - 47 Shark Point Road, Sorell - P1.pdf Plans Reference:P1 Date Received:10/08/2026 PLAN SEALED BY : SORELL COUNCIL DATE : 12 August 2024 REF No. General Manager
NOTE: THE COUNCIL GENERAL MANAGER MUST SIGN THE CERTIFICATE FOR THE PURPOSE OF IDENTIFICATION.	

SCHEDULE OF EASEMENTS

PAGE 2 OF 4 PAGES

Registered Number

SP 113068

A Pipeline Easement shall mean:

The right to lay and maintain in the piece of land marked pipeline easement on the plan water pipes and valves and fittings for the purpose of the Metropolitan Water Act 1961 whether above or below the ground as the Metropolitan Water Board may decide and the right to enter at all times and do all necessary works and things in connection therewith or as may be authorised by the said Act SUBJECT TO the following conditions (as the same were created by Indenture No. 40/2775 made between Mary Ruth Reynolds (therein and hereinafter called "The Vendor" of the one part and The Metropolitan Water Board (therein and hereinafter called "The Board") of the other part:-

1. The Vendor and her successors in title shall not without the written consent of the Board first had and obtained erect any building or structure on the said piece of land nor shall she or they do or permit to be done thereon any manner of things which shall damage or be likely to cause damage to the water pipes valves and fittings now or hereafter laid or constructed therein or thereon and shall not in anywise prevent or interfere with the proper exercise and benefit of the said easement by the Board or its workmen servants contractors and agents and all other persons duly authorised by it.
 2. The Board shall not be required to fence any part of the said pieces of land.
 3. The Board shall repair all damage caused by it or its servants or workmen to the fences of the Vendor who shall be at liberty to erect any fence across the said pieces of land wherever she may reasonably require the same.
- * a full and free right and liberty to and for the owner or owners for the time being of Lot 2 on the sale plan of the property known as "Pennar" his heirs executors administrators and assigns or any part thereof and his and their tenants servants agents workmen and visitors to go pass and repass at all times and for all purposes and either with or without horses or other animals carts or other carriages into and out of and from the said Lot 8 or any part thereof conveyed by Indenture No. 14/3252 through over and along the Right of Way (Private) shown on the Plan.



SCHEDULE OF EASEMENTS

PAGE 3 OF 4 PAGES

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4. The Board shall be liable to the Vendor for all actual damage to crops of the Vendor occasioned by the construction or repairing of the water pipes valves and fittings provided that the Vendor presents a written claim therefor to the Board within thirty days after the actual causing of such damage.

5. The Board agrees that it will make good all damage caused to the surface of the said pieces of land and to gates buildings or other structures on the said pieces of land or the adjoining land of the Vendor resulting from the construction and maintenance of the work.

COVENANTS

The owners of each Lot on the plan covenant with D.D.G. Nominees Pty. Ltd. and the owners for the time being of each and every other Lot shown on the plan to the intent that the burden of these covenants may run with and bind the Covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of each and every other Lot shown on the plan as well as the balance of the land owned by D.D.G. Nominees Pty. Ltd. of which each Lot form part to observe the following stipulations:-

1. Not to erect on any Lot any building the floor area of which is less than one hundred and thirty square metres (130 m²).
2. Not to erect on any Lot any garage portable home or other structure which has been removed from any other place.



IF FURTHER PAGES ARE REQUIRED USE ANNEXURE SHEETS COMMENCING AT PAGE 4

SCHEDULE OF EASEMENTS

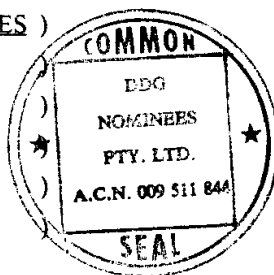
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- 3.(a) Not to erect upon any Lot any dwelling house the external walls of which are constructed with any material other than brick or brick veneer or the roof of which is constructed of any material other than non reflecting tiles or colour bond iron.
- 3.(b) Not to erect upon any Lot any carport, garage or other structure constructed in whole or in part of unpainted galvanised iron or any other materials which will contrast rather than blend with the rural environment.
4. Not to erect any dwelling house or other building on the said Lot otherwise than in accordance with plans and specifications to be submitted to and approved by the said D.D.G. Nominees Pty. Ltd. or its architect before the erection of such building is commenced.

THE COMMON SEAL of D.D.G. NOMINEES)
PTY. LTD (ACN 009 511 844) as
registered proprietor of the
land in Certificate of Title
Volume 3898 Folio 63 was hereunto
affixed in the presence of:-



Director

Director/Secretary





HOBART

Sheds & More

Fair Dinkum Builds Hobart

38 McIntyre Street
Mornington TAS 7018

Phone: 03 6244 4300

fairdinkumbuilds.com.au

AGENT AUTHORISATION

Project Address:	47 SHARK POINT RD SORELL
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I/We

Owner Name/s:	GERALD CRAWFORD
Postal Address:	47 SHARK POINT RD SORELL
Phone Number:	0418 124 782
Email Address:	geraldcrawford1@bigpond.com

Hereby appoint the following person/company representative:

Agent Name/s:	P&J Sheds Pty Ltd
Postal Address:	38 McIntyre Street Mornington, TAS 7018
Phone Number:	03 6244 4300
Email Address:	admin@fairdinkumhobart.com.au

to act as my/our authorised agent to apply for any required certificates and permits, and to provide any necessary information to, or communicate with the relevant council as required in accordance with the Building Act 2016.

Owner Name:	G.T. CRAWFORD	Owner Signature:		Date:	14/7/26
Owner Name:		Owner Signature:		Date:	



Sorell Council

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NEW CARPORT
47 SHARK POINT ROAD, SORELL, 7172
FOR G. & L. CRAWFORD

CERTIFICATE OF TITLE: VOLUME - 113068 FOLIO - 4
PID: 1550768
LAND AREA: 1.025ha
PLANNING SCHEME: TASMANIAN PLANNING SCHEME
SORELL LOCAL PROVISIONS SCHEDULE
ZONE: 11.0 RURAL LIVING
OVERLAYS: BUSHFIRE PRONE AREAS
AIRPORT OBSTACLE LIMITATION AREA

SOIL CLASSIFICATION: ASSUMED M
WIND REGION: A
TERRAIN CATEGORY: TC2
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: 1
TOPOGRAPHY: 1
BAL: NOT REQUIRED (CLASS 1 OA STRUCTURE NOT WITHIN 6m OF DWELLING)

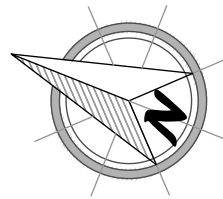
INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

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PAGE 2 - ELEVATIONS 1:100
PAGE 3 - FLOOR PLAN 1:100
PAGE 4 - PLUMBING PLAN 1:100

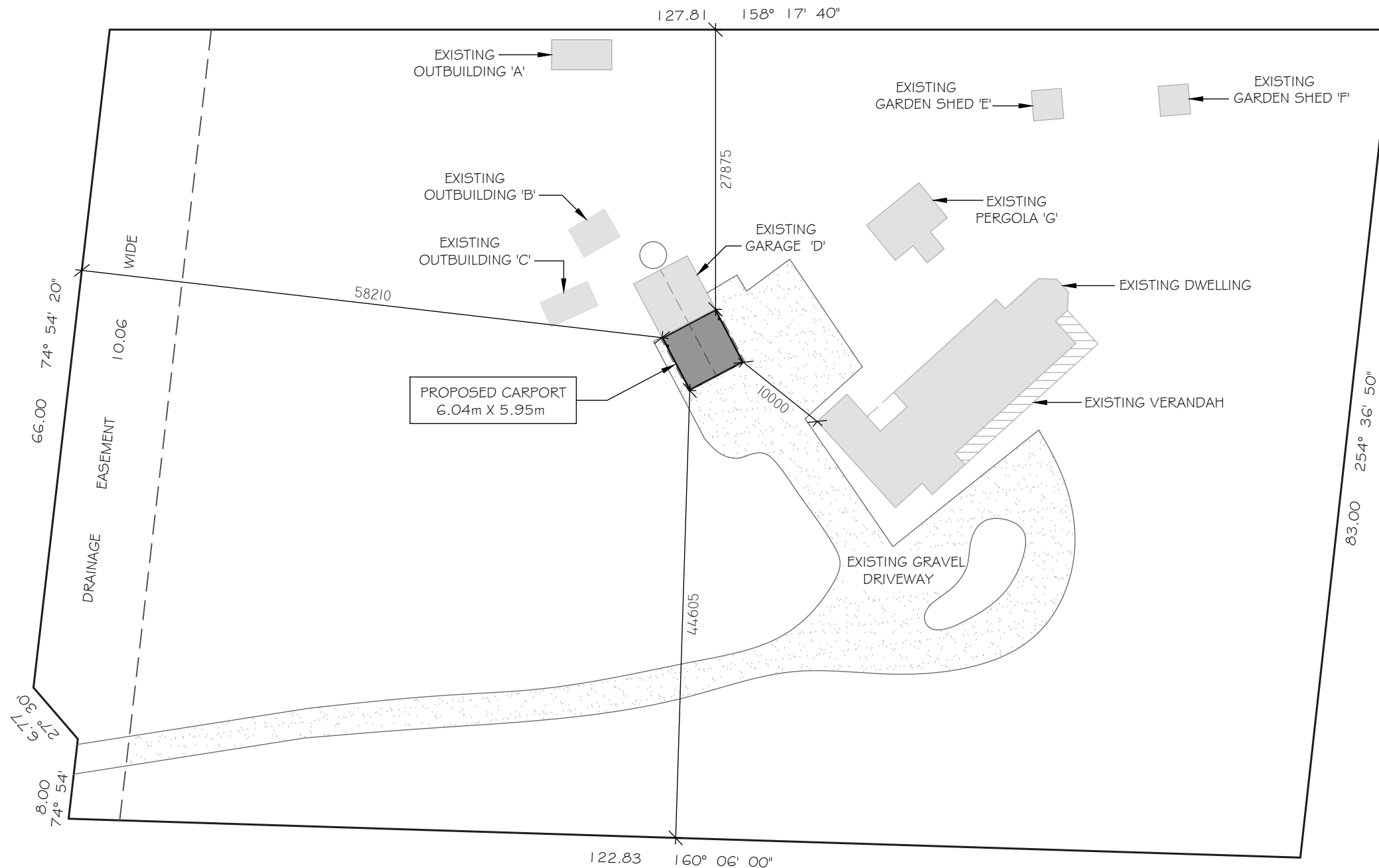
ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 100307





SHARK POINT ROAD



LOT AREA: 1.025ha		
EXISTING DWELLING AREA: 228m ²		
" VERANDAH AREA: 31.5m ²		
EXISTING OUTBUILDINGS:		
"	OUTBUILDING 'A'	19.8m ²
"	" 'B'	12.7m ²
"	" 'C'	13.2m ²
"	GARAGE 'D'	36m ²
"	GARDEN SHED 'E'	9m ²
"	GARDEN SHED 'F'	9m ²
"	PERGOLA 'G'	35m ²
PROPOSED CARPORT AREA: 35.938m ²		

VOL : 113068
FOLIO: 4
1.025ha

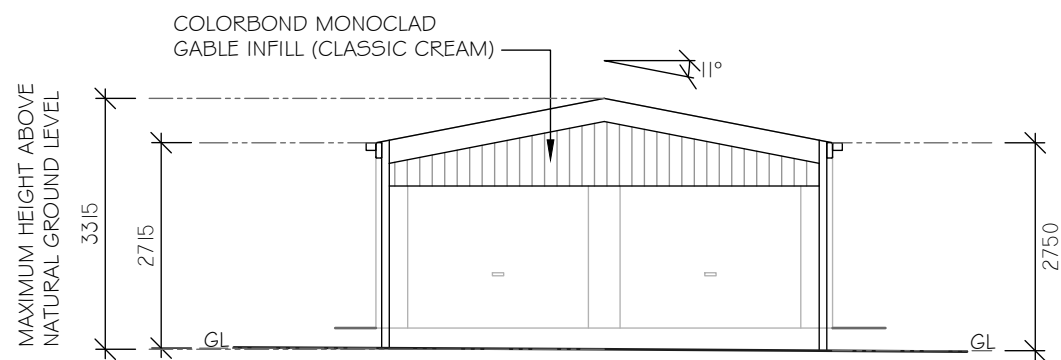
SITE PLAN PREPARED FROM CERTIFICATE OF TITLE INFORMATION AND MEASUREMENTS TAKEN ON SITE. CONFIRMATION OF BOUNDARY LOCATION BY REGISTERED SURVEYOR IS ALWAYS RECOMMENDED PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY OF THE PROPERTY OWNER.



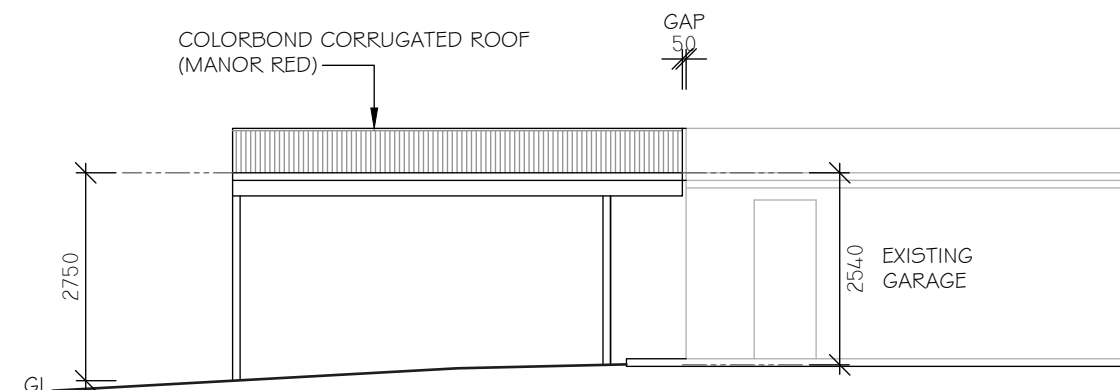
SITE PLAN 1:100

PROPOSAL : NEW CARPORT
OWNER : G. & L. CRAWFORD
ADDRESS: 47 SHARK POINT ROAD, SORELL, 7172
SCALE: 1:100
DATE: 7th AUGUST 2026
AMENDED:
DRAWN BY: A. BROWN CCG003R
PAGE: 01/04
JOB NO : 100307



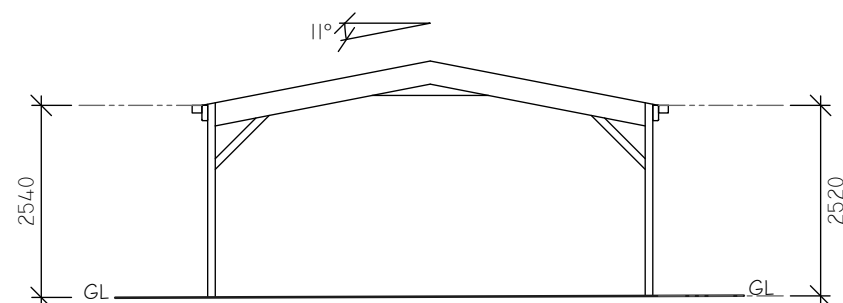


SOUTH WEST ELEVATION

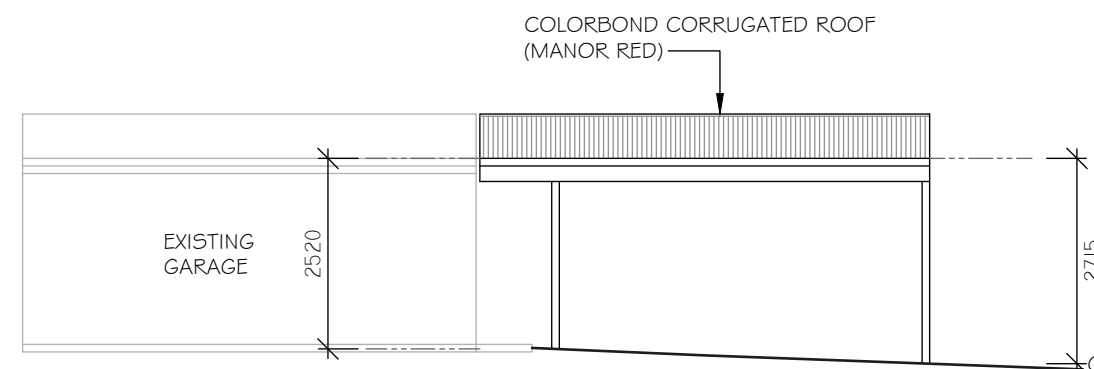


SOUTH EAST ELEVATION

COLOURS (COLORBOND®):
 GABLE INFILL - CLASSIC CREAM
 ROOF - MANOR RED
 GUTTER - MANOR RED
 BARGE FLASHING - CLASSIC CREAM



NORTH EAST ELEVATION



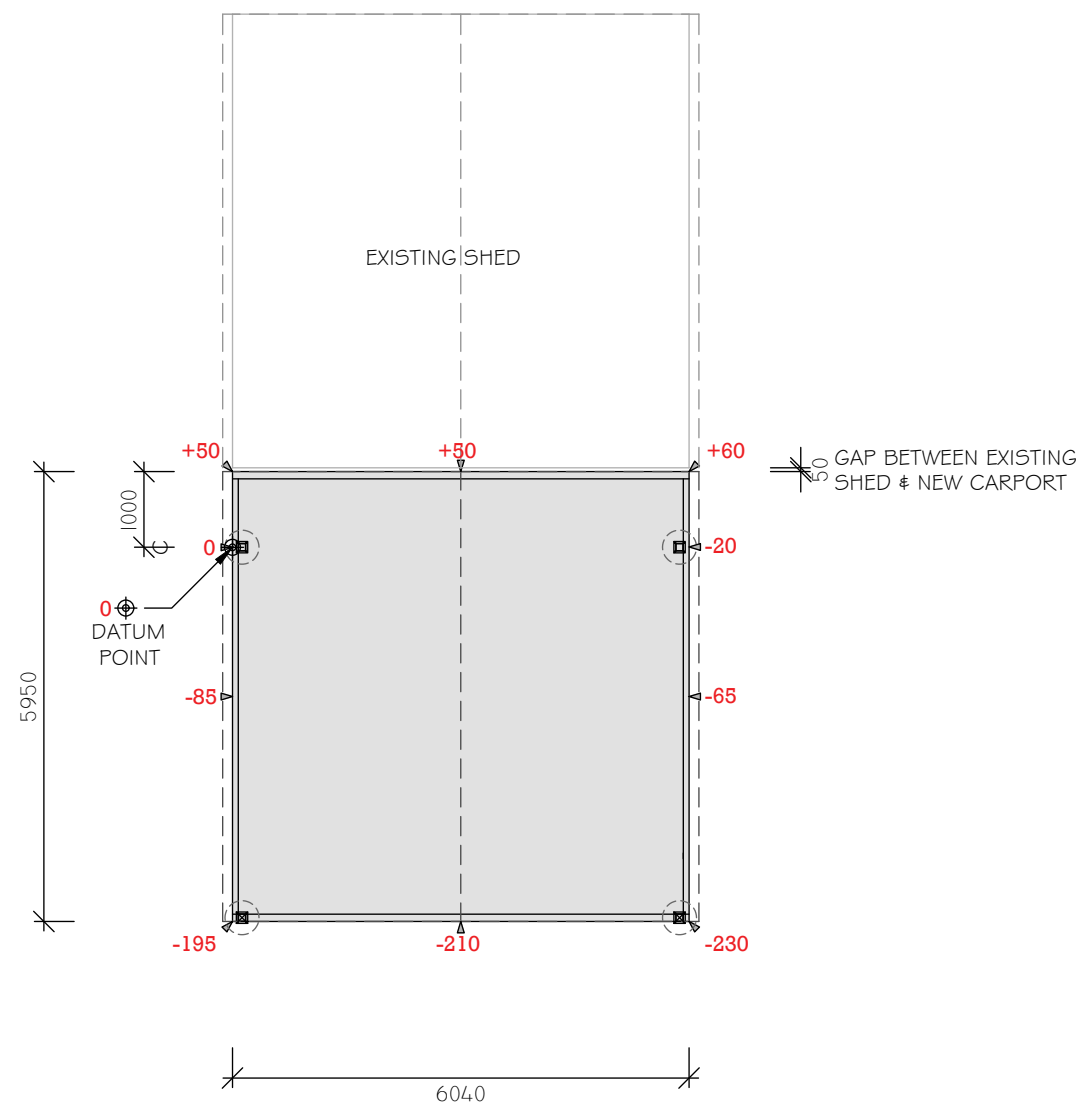
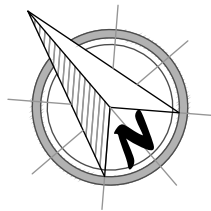
NORTH WEST ELEVATION



ELEVATIONS 1:100

PROPOSAL : NEW CARPORT
 OWNER : G. & L. CRAWFORD
 ADDRESS: 47 SHARK POINT ROAD, SORELL, 7172
 SCALE: 1:100
 DATE: 7th AUGUST 2026
 AMENDED:
 DRAWN BY: A. BROWN CCG003R
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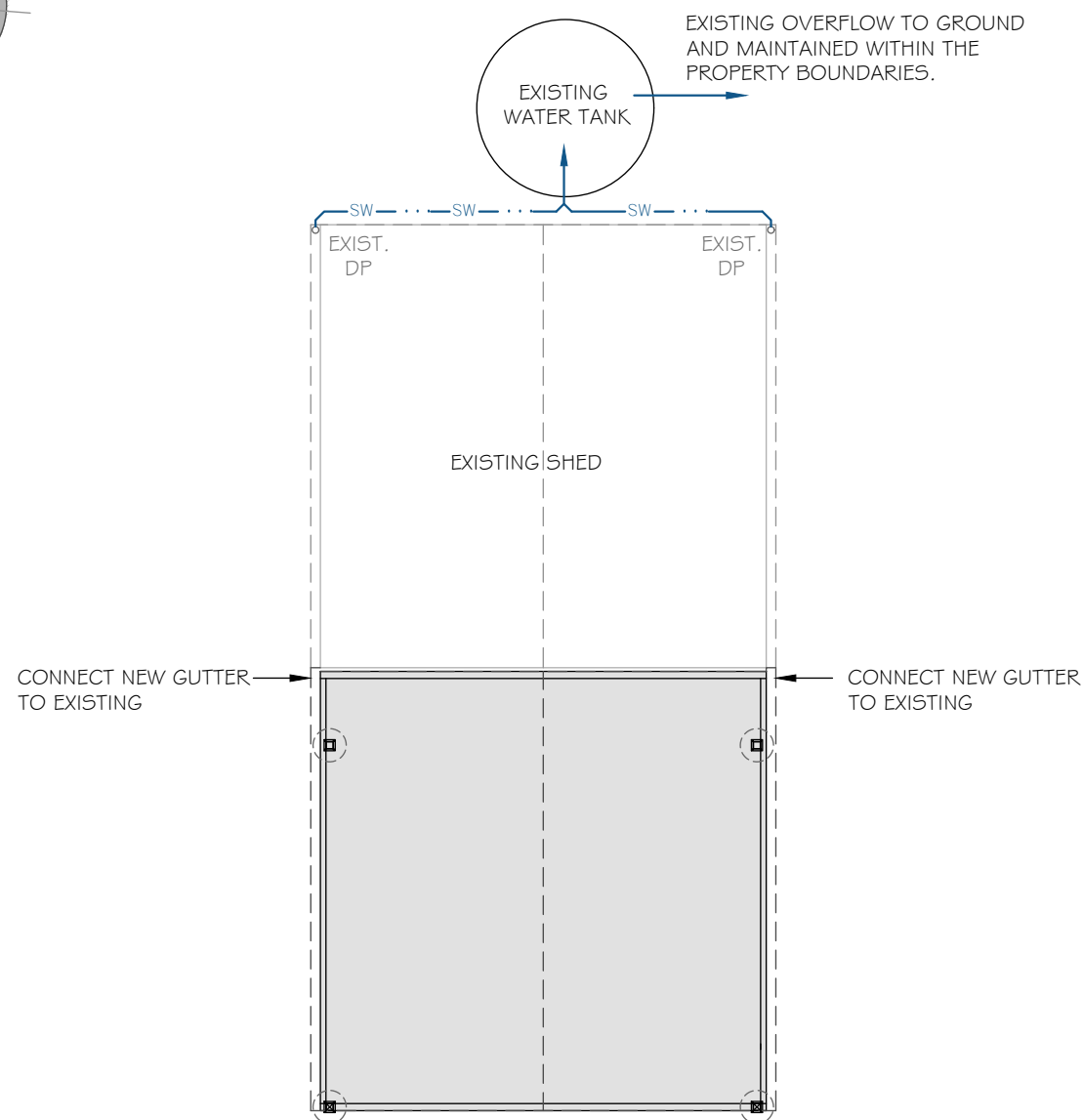
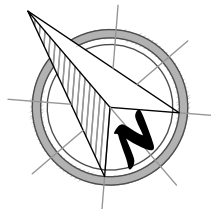
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FLOOR PLAN 1:100

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2026

PROPOSAL : NEW CARPORT
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DRAWN BY: A. BROWN CCG003R
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CONSTRUCTION GENERALLY:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS,
BUILDING CODE OF AUSTRALIA (B.C.A.), RELEVANT AUSTRALIAN STANDARDS AND LOCAL
AUTHORITY REQUIREMENTS.

SITE PREPARATION AND EXCAVATION TO COUNCIL AND B.C.A REQUIREMENTS.

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

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

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.

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

CONNECT CARPORT GUTTER TO EXISTING SHED GUTTER.
EXISTING DOWNPIPES CONNECTED TO WATER TANK WITH EXISTING OVERFLOW.
OVERFLOW TO BE CONTAINED WITHIN THE PROPERTY BOUNDARIES.
PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.



PLUMBING PLAN 1:100

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