



SORELL PLANNING AUTHORITY (SPA) **AGENDA**

11 AUGUST 2026

COUNCIL CHAMBERS
COMMUNITY ADMINISTRATION
CENTRE (CAC)

NOTICE OF MEETING

Notice is hereby given that the next meeting of the Sorell Planning Authority (SPA) will be held at the Community Administration Centre (CAC), 47 Cole Street, Sorell on Tuesday, 11 August 2026 commencing at 4:30 pm.

C E R T I F I C A T I O N

I, Robert Higgins, Chief Executive Officer of the Sorell Council, hereby certify that in accordance with Section 65 of the *Local Government Act 1993*, the reports in this Agenda have been prepared by persons who have the qualifications and experience necessary to give such advice. Information and recommendations or such advice was obtained and taken into account in providing general advice contained within the Agenda.

ROBERT HIGGINS
CHIEF EXECUTIVE OFFICER
6 AUGUST 2026



AGENDA

FOR THE SORELL PLANNING AUTHORITY (SPA) MEETING TO BE
HELD AT THE COMMUNITY ADMINISTRATION CENTRE (CAC), 47
COLE STREET, SORELL ON TUESDAY 11 AUGUST 2026

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AUDIO-VISUAL RECORDING OF MEETINGS

I would like to advise that an audio-visual recording is being made of this meeting. I also remind everyone present to be respectful and considerate towards others attending the meeting. Language or behaviour that could be perceived as offensive, defamatory, or threatening to any person attending the meeting, or to those listening to the recording, will not be tolerated.

1.0 ATTENDANCE

^

Chairperson Mayor Gatehouse
Deputy Mayor M Larkins
Councillor B Nichols
Councillor S Campbell
Councillor B Shaw
Councillor M Miro Quesada Le Roux
Councillor M Reed
Councillor N Reynolds
Councillor C Torenus
Robert Higgins, CEO

2.0 APOLOGIES

3.0 CONFIRMATION OF THE MINUTES OF 4 AUGUST 2026

RECOMMENDATION

"That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 4 August 2026 be confirmed."

4.0 DECLARATIONS OF INTEREST



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SORELL PLANNING AUTHORITY (SPA) MEETING
11 AUGUST 2026

In considering the following land use planning matters the Sorell Planning Authority intends to act as a planning authority under the *Land Use Planning and Approvals Act 1993*.

5.0 LAND USE PLANNING

5.1 DODGES FERRY SCHOOL RE DEVELOPMENT - 5.2026.89.1

Applicant:	All Urban Planning
Proposal:	Redevelopment of School - Partial demolition, New Car parking, Alterations and Extension
Site Address:	530, 532B, 532C 538 Old Forcett Road, Dodges Ferry
Planning Scheme:	<i>Tasmanian Planning Scheme (Sorell LPS)</i>
Application Status:	Discretionary
Relevant Legislation:	Section 57, <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	Council land, value of non-residential work >\$1million and more than one representation received.
Relevant Zone:	21.0 Community Purpose, 28.0 Recreation & 23.0 Environmental Management
Proposed Use:	Educational and Occasional Care.
Applicable Overlay(s):	Bushfire-prone Areas Airport Obstacle Limitation Area Flood-prone Areas Priority Vegetation Area Coastal Erosion Investigation Area Low Coastal Erosion Hazard Band Medium Coastal Erosion Hazard Band Future Coastal Refugia Area Waterway Coastal Protection Area Coastal Inundation Hazard Area
Applicable Codes(s):	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code C7.0 Natural Assets Code C9.0 Attenuation Code C10.0 Coastal Erosion Hazard C11.0 Coastal Inundation Hazard C12.0 Flood-Prone Areas Hazard Code C13.0 Bushfire-Prone Areas Code
Valid Application Date:	16 April 2026
Decision Due:	25 August 2026
Discretion(s):	1 C2.5.2 Bicycle parking numbers
	2 C2.6.5 Pedestrian access
	3 C3.5.1 Traffic generation
	4 C9.5.2 Sensitive use within an attenuation area



AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
11 AUGUST 2026

	5	C10.5.4 Uses within a coastal erosion investigation area
	6	C10.6.1 Buildings in a coastal erosion hazard area
	7	C10.6.3 Buildings in a coastal erosion investigation area
	8	C12.5.2 Critical use, hazardous use or vulnerable use
	9	C12.5.2 Critical use, hazardous use or vulnerable use
	10	13.5.1 Vulnerable Use
Representation(s):		Twelve

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2026-89.1 for a Redevelopment of School - Partial demolition, alterations and extension at 530 Old Forcett Road, Dodges Ferry be approved, subject to the following conditions:

1. Except where modified by a condition of this permit, the use and development must be substantially in accordance with the endorsed plans and documents:
 - (a) (P2) Planning assessment from All Urban Planning, dated 25 March 2026, received 30 March 2026;
 - (b) (P3) Bushfire Protection Report, authored by Castellan Consulting, dated 27 March, received 23 April 2026, with attachments;
 - (c) (P8) Addendum to the Existing Bushfire Emergency Plan, authored by Castellan Consulting, dated 24 June 2026, endorsed by the TFS 02 July 2026, and received 02 July 2026;
 - (d) (P4) Flood Hazard Report, authored by JMG, dated May 2026, received 29 May 2026;
 - (e) (P4) Architectural drawings, dated March 2026, received 29 May 2026;
 - (f) (P4) Response to further information request, dated 26 May 2026, received 29 May 2026;
 - (g) (P5) Traffic Impact Assessment, dated May 2026, received 29 May 2026; and
 - (h) (P6) Concept Services Report, including civil designs, dated March 2026, received 25 March 2026.

2. All costs associated with wastewater management system situated on 530 Old Forcett Road, Dodges Ferry, certificate of title Folio 4 Volume 167099 are borne by the developer.
3. The school use must not exceed the operating capacity of any associated wastewater management system.
4. The applicant must enter into a Part V agreement under the *Land Use Planning & Approvals Act 1993* with Council or a deed, contract, lease or other binding agreement for the construction, repair, operation, ongoing management and maintenance of a wastewater management system situated on 530 Old Forcett Road, Dodges Ferry, certificate of title Folio 4 Volume 167099.
5. The applicant must enter into a Part V agreement under the *Land Use Planning & Approvals Act 1993* with Council or a deed, contract, lease or other binding agreement for the construction, ongoing management and maintenance of the extended carparking area within 530 Old Forcett Road, Dodges Ferry, certificate of title Folio 2 Volume 167099.

Construction management

6. All civil and building construction work associated with the development must be within the following hours:

(a) 7.00. a.m. to 7.00. p.m. from Monday to Friday;

(b) 8.00 a.m. to 6.00 p.m. on Saturdays; and

No works are permitted on Sundays or public holidays.

Approval must be obtained from the Manager Health & Compliance for any works outside of these hours.

7. Demolition of 'Ferry Hall', must be undertaken in a controlled manner so as to provide for an extant recording of the building. This record must be provided to Council's Manager Planning within six months of the completion of works associated with the demolition, and at a minimum include:
 - (a) Photography, accompanying description and recording of the roof, and drainage, floor, as well as characteristics of all four, remnant, external wall elevations including evidence of any formerly attached exterior structures and associated finishes;
 - (b) Recording of the principle walls of each extant room and sampling of any fittings or finishes internally;

- (c) A description of the demolition process and of the methods used to gather information, including any constraints;
- (d) High resolution photographs of demolition in progress;
- (e) High resolution, captioned, photographs of any feature, detail, fitting or finish that is of historical interest cross referenced to a scaled site plan showing orientation or location; and
- (f) A summary of the findings and synthesis of results, and sources/references consulted during the course of the project.

Engineering

8. Prior to first occupation or commencement of use (whichever occurs first), the approved parking area including areas set aside for vehicle parking and manoeuvring must:
 - (a) be constructed in accordance with the "*Civil Concept Services Site Plan Sheet 2*" prepared by *Johnstone McGee & Gandy Pty Ltd*, DWG No. CO2, Rev DA1, last dated 19/03/2026;
 - (b) be constructed with asphalt pavement standard in accordance with engineer's specification;
 - (c) be constructed with a carriageway able to achieve safe, easy & efficient circulation for B85 and B99 vehicles;
 - (d) have physical controls installed where required (i.e., Kerbs, Barriers, Wheel stops, or Other protective devices);
 - (e) have a formed concrete kerb along the length of the circulation roadway's edge where required to contain stormwater runoff;
 - (f) have all infrastructure located within such as grated pits, constructed to the appropriate trafficable standard; and
 - (g) have stormwater infrastructure installed where required to drain all run-off generated to a legal point of discharge.
9. Prior to first occupation or commencement of use (whichever occurs first), at least sixty (60) off-street car parking spaces shall be provided. The provision must ensure:
 - (a) pedestrian access is provided in a safe and convenient manner, including a footpath no less than 1m wide;

- (b) all car parking spaces are at least 5.4m long and 2.4m wide with an additional 0.3m clearance from any nearby wall, fence, or other structure
 - (c) a maximum gradient of 1 in 20 (5%) measured parallel to the angle of parking and 1 in 16 (6.25%) in any other direction;
 - (d) spaces are delineated by line marking or other clear physical means; and
 - (e) have appropriate signposting and pavement markings for reservation of visitor and resident car parking spaces.
10. Prior to first occupation or commencement of use (whichever occurs first), at least two (2) motorcycle spaces shall be provided.
 11. Prior to first occupation or commencement of use (whichever occurs first), all stormwater run-off generated by the developed site must be drained and discharged to a legal point of discharge.
 12. During the works period, the developer shall contain all materials within the property boundaries and maintain the site so as not to cause a hazard to pedestrian or vehicular traffic.
 13. Prior to first occupation or commencement of use, future owners must ensure a waste contractor is engaged to perform all waste management related activities wholly on site, and that no bins are stored or collected from the highway reservation without Council approval.

Traffic

14. Prior to the commencement of works, a plan is to be prepared for endorsement by Council's Manager Planning which shows a complete suite of signage, delineation, and other traffic management devices are to be installed across the site, which manage traffic and pedestrian movements as follows:
 - (a) That the northern access is to be utilised as a bus drop off area;
 - (b) That the south east car park to be extended is for the use of staff and visitors and is not to function as a student drop off area;
 - (c) That the nominated drop off area is to be delineated and sufficient passing areas will be incorporated; and
 - (d) That entry and exit signage is to be installed at the existing carpark to ensure one way circulation without conflict with the drop off area.

Environmental

15. Airborne dust from construction works, roads, disturbed areas, storage heaps, or machinery operating on the land must not create an environmental nuisance. Areas must be dampened, covered, compacted or otherwise treated to reduce dust emissions.
16. Any soil disturbed or spread onto the land resulting from civil construction works must be compacted, revegetated and watered to allow the soil to stabilise and prevent dust being generated.

Light

17. External lighting, including car parking lighting shall be designed in accordance with AS4282-1997 – Control of the obtrusive effects of outdoor lighting and operated so that light does not spill onto neighbouring properties and create an environmental nuisance.
18. All exterior lighting on the building and car park must be fitted with shielding or baffling to prevent light spillage onto neighbouring residential properties exceeding the levels specified in AS 4282-2019 Control of the Obtrusive Effects of Outdoor Lighting.

Advice: The proponent is encouraged to review the National Light Pollution Guidelines for Wildlife – DCCEEW, and consider these in selecting the specific globes for the proposal.

Noise

19. Sufficient sound insulation shall be positioned around all mechanical plant to ensure that noise emissions do not create a nuisance to neighbouring residential properties. The Manager Health & Compliance may require the owner of the building to complete noise monitoring is completed (by a suitably qualified person) to demonstrate compliance with this condition.

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

Legal

- The permit does not take effect until 15 days after the date that this permit was served on you as the applicant and each representor provided that no appeal is lodged as provided by s53 of the *Land Use Planning and Approvals Act 1993*.
- This planning approval shall lapse at the expiration of two (2) years from the date on which this permit became valid, if the permit is not substantially commenced. At the discretion of the Planning Authority, the expiration date may be extended for a further two (2) years on two separate occasions for a total of six (6) years. Once lapsed, a new application will be required.

- This permit does not of itself establish a new Utilities use on CT 167099/4, and further approval for any wastewater land application area on this site is required.

Asset Protection

- In accordance with the *Local Highway Bylaw 2 of 2015*, the owner is required to repair any damage to any Council infrastructure caused during construction.
- Council recommends contacting Dial-Before-You-Dig (phone 1100 or www.1100.com.au) before undertaking any works.

Other Approvals

- All stormwater management measures and designs on the endorsed plans and documents, together with any related permit condition, constitutes General Managers consent under section 14 of the *Urban Drainage Act 2013*.
- This permit does not imply that any other approval required under any other by-law or legislation has been granted.
- Separate building and plumbing approval may be required prior to the commencement of the development/use.
- A separate food business registration under the *Food Act 2003* is required before commencing operations in the canteen.

You may appeal against the above conditions, any such appeal must be lodged within fourteen (14) days of service of this notice to TASCAT, 38 Barrack Street Hobart 7000 Ph: (03) 6165 6790 or email resourceplanning@tascat.tas.gov.au

Executive Summary

Application is made to redevelop the Dodges Ferry school including partial demolition, alterations and extension, and associated works at 530 and 538 Old Forcett Road, Dodges Ferry. The property is within the Community Purpose Zone, includes land within the Recreation Zone and Environmental Management Zone, and is located towards the west of Old Forcett Road, principally behind the Dodges Ferry Recreation Park leading toward the Crown Reserve at Okines Beach.

The key planning considerations relate to the nature of the use and supporting development within the respective zones, the management of traffic and parking circulation areas, the nature of the use with respect to bushfire risk, coastal erosion hazard and consideration of the 'Ferry Hall' feature of the site, which is of community interest.

The application is considered to comply with each applicable standard of the Tasmanian Planning Scheme (Sorell LPS) and is recommended for conditional approval.

Relevance to Council Plans & Policies

Strategic Plan 2019-2029	Objective 1: To Facilitate Regional Growth Objective 2: Responsible Stewardship and a Sustainable Organisation Objective 3: To Ensure a Liveable and Inclusive Community
Asset Management Strategy 2018	The proposal includes new carparking assets on Council land. Design and construction standards for these assets are considered in this report. The new carparking will not be a Council asset.
Risk Management Strategy 2018	In its capacity as a Planning Authority, Council must determine this application. Due diligence has been exercised in preparing this report and there are no predicted risks from a determination of this application.
Financial Implications	No financial implications are anticipated unless the decision is appealed to TASCAT. In such instances, legal counsel is typically required.
Open Space Strategy 2020 and Public Open Space Policy	The proposal has no significant implications for open space management. The proposal includes relocated cricket nets within the sportsground.
Enforcement Policy	Not applicable.
Environmental Sustainability Policy	There are no environmental implications associated with the proposal.

Legislation

- This report details the reasons for the recommendation.
- Broadly, the planning authority can either adopt or change the recommendation by adding, modifying or removing conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*.
- The planning authority has a specific role in LUPAA. As noted by the Tribunal:

The role of the Council in relation to planning matters is, in very broad terms, to uphold its planning scheme. In that context it is in a sense, blind to everything but the terms of the Scheme. It cannot put economic advantage or perceived community benefits over the terms of the

Scheme. And in the context of enforcement proceedings unless expressly authorised to do so, it may not take any approach which is inconsistent with the terms of its Scheme.

Planning Scheme Operation – for Zones, Codes and site specific provisions

- Clause 5.6.1 requires that each applicable standard is complied with if an application is to be approved.
- Clause 5.6.2, in turn, outlines that an applicable standard is any standard that deals with a matter that could affect, or could be affected by, the proposal.
- A standard can be met by either complying with an acceptable solution or satisfying the performance criteria, which are equally valid ways to comply with the standard.
- An acceptable solution will specify a measurable outcome. Performance criteria require judgement as to whether or not the proposal reasonably satisfies the criteria.
- Clause 6.10 outlines the matters that must be considered by a planning authority in determining applications. Clause 6.11 outlines the type of conditions and restrictions that can be specified in a conditional approval

Referrals

Agency / Dept.	Referred?	Response?	Conditions?	Comments
Development Engineering	Yes	Yes	Yes	
Environmental Health	Yes	Yes	Yes	Councils Environmental Health Officer has reviewed the proposal and is generally supportive, noting the separate project to decommission the existing wastewater lagoons and new system.
TasWater	Yes	Yes	No	Pursuant to the Water and Sewerage Industry Act 2008 Section 56P(1)

				TasWater has assessed the application and has determined that no submission is required.
TasNetworks	Yes	Yes	No	TasNetworks advised that the proposal is not expected to affect its operations.

Report

Description of Proposal

The proposal is for the redevelopment of the Dodges Ferry Primary School. To facilitate the expanded use, many components of the existing school are to be altered or demolished, including the 'Ferry Hall' and existing demountable buildings. Extensive new buildings, gardens and play areas are proposed throughout the site. The proposal also redevelops the administrative facilities of the site, and provides for specialised learning areas (art, drama, and food health).

The development will both increase the quality of facilities and allow for an increase in the maximum capacity to 725 students (increased from current capacity of 650).

The proposal includes a dedicated bus parking area using the northern access (which is shared with 'Shark Park').

The application is supported by:

- a planning assessment from All Urban Planning, dated 25 March 2026, received 30 March 2026;
- a Bushfire Protection Report, authored by Castellan Consulting, dated 27 March, received 23 April 2026, which includes:
 - Proposed Site Plan
 - Bushfire Hazard Management Plan
 - Bushfire Hazard Report
 - Services Site Plan – JMG
 - Landscape Plan – Playstreet
 - Existing Bushfire Emergency Plan
 - Planning Certificate

- An addendum to the Existing Bushfire Emergency Plan, authored by Castellan Consulting, dated 24 June 2026, endorsed by the TFS 02 July 2026, and received 02 July 2027;
- a Flood Hazard Report, authored by JMG, dated May 2026, received 29 May 2026;
- Architectural drawings, dated March 2026, received 29 May 2026;
- a response to further information request, dated 26 May 2026, received 29 May 2026;
- a Traffic Impact Assessment, dated May 2026, received 29 May 2026; and
- Concept Services Report, including civil designs, dated March 2026, received 25 March 2026.

Description of Site.

The site has a total area of 19ha, though principally the development is within the School site, which is 3.6ha. The additional land being 'Shark Park' and the reserve to the north and east.

The site is heavily vegetated to the north, managed as a recreation ground with native vegetation to the east, and is relatively flat with interspersed vegetation within the school site.

Adjoining land consists of a strip of residences to the west, which front Okines Beach; residences arranged around Sandy Point Avenue and Richards Avenue, to the north, Old Forcett Road to the east which separates the site from the Dodges Ferry Hotel and Bottle shop. To the south is the Okines Community House.

The site is currently serviced by a wastewater system which incorporates a pump station within the school and ponds in the reserve. The current system is to be decommissioned and replaced via a replacement system also located in the reserve. The application proposes establishing a Part 5 agreement under section 71 of LUPAA related to wastewater management (subject to a future development application).

The site maintains and distributes its own water supply, and new rainwater tanks are proposed to facilitate a combined storage volume of 200KL (compared with current 75kL).

Old Forcett Road is a sealed public road and the speed limit is set at 60 km/hr. The site gains access from Old Forcett Road by either the reserve access to the north, or the school access to the south. The arrangement of parking and traffic flow is a significant component of the nature of the application and is considered in detail within the body of this report.



AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
11 AUGUST 2026

Address	Owner	Certificate of Title Reference
538 Old Forcett	The Crown	167099/1
530 Old Forcett	Sorell Council	167099/1
'Dodges Ferry Recreation Park' (Sports Ground) 530 Old Forcett	Sorell Council	167099/2
'Dodges Ferry Recreation Park', 530 Old Forcett Road.	Sorell Council	167099/4
'Dodges Ferry Community Hall', 532C Old Forcett Road (within 530 Old Forcett Road).	Sorell Council	101072/1
'Dodges Ferry Football club' 532B Old Forcett Road (within 530 Old Forcett Road).	Sorell Council	101072/3
532C, Old Forcett Road (within 530 Old Forcett Road).	Dept. for Education Children and Young People.	101072/2
Common folio of the above	Various	101072/0

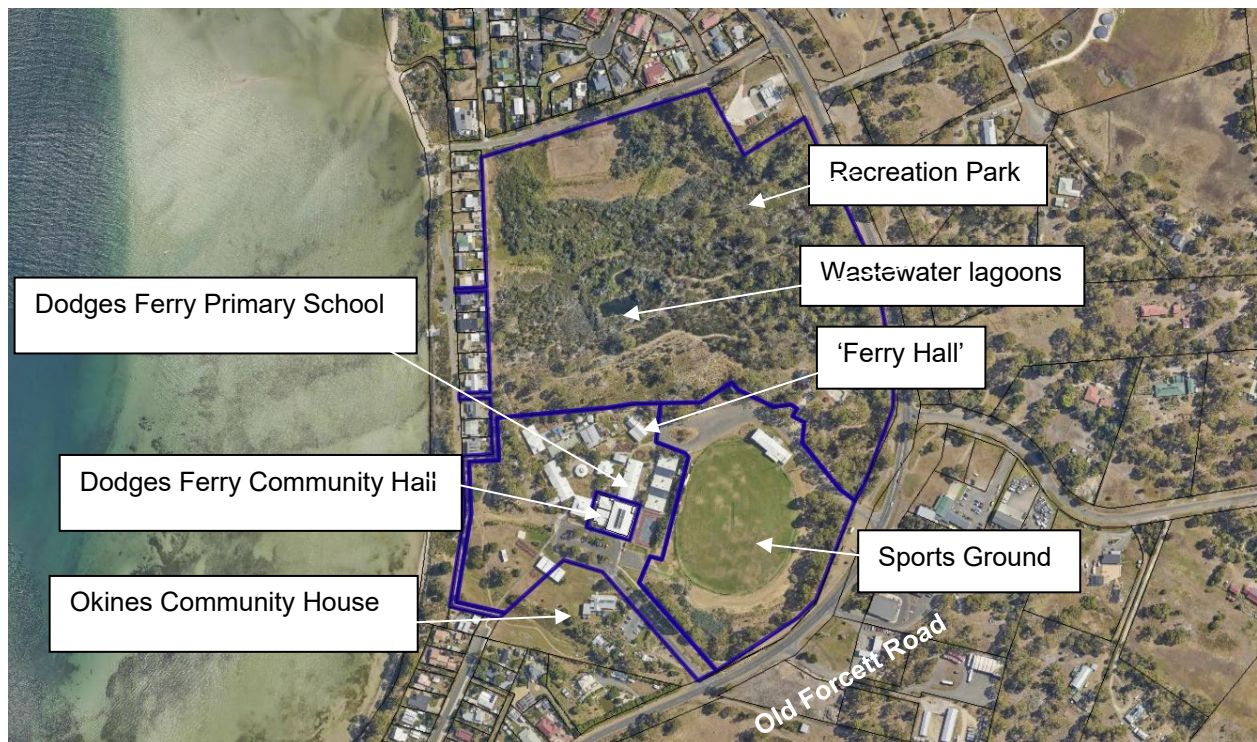


Figure 1. Subject site with multiple parts thereof marked blue.

Planning Assessment

General Matters related to 'Ferry Hall'

It is recognised that the proposal will, by virtue of the placement of the three Grade 4 classrooms at the north east of the site adjacent to the proposed bus pick up and drop off area, require the demolition of the existing hall, known as 'Ferry Hall'.

Notwithstanding the evident community level significance of this building, this building is neither listed at the local level (Tasmanian Planning Scheme - Sorell) or state level (Tasmanian Heritage Register). There are therefore no immediate protections for this building, or standards/guidelines which may regulate associated development with respect to its historic significance.

Though it is recognised that for the application at hand, the planning authority has discretion to grant or to refuse to grant the permit applied for, inclusive of the demolition of the hall; this discretionary consideration should be balanced on the applicable standards of the scheme, insofar as each such matter is relevant to the particular discretion being exercised.

Further, the functional implication of corollary standards available to the proponent to seek a permit for demolition of the hall at any time independent of the broader redevelopment of the site should be considered as relevant context to decision making. That is, the State Planning Provisions contain as a General Provision at clause 7.9 the following:

7.9.1 Unless approved as part of another development or Prohibited by another provision in this planning scheme, or the Local Historic Heritage Code applies, an application for demolition is Permitted and a permit must be granted subject to any conditions and restrictions specified in clause 6.11.2 of this planning scheme.

The functional implication of this general provision is that the demolition of the 'Ferry Hall', though currently a part of a broader planning application which the planning authority has discretion to approve or refuse, would if proposed in isolation to any other development, be of a type for which a permit *must* be granted.

Recognising this context is important in considering the proposal, the representations received, and in providing the recommendation that the permit be approved.

Finally, there is no obligation on the applicant in demolishing the building that it must be destroyed. Relocation of the building may, subject to the proposed location being suitable with respect to the planning scheme, be a perfectly permissible outcome.

The Department is therefore encouraged to seek alternatives to the destruction of this building, despite the permissibility of such an action under the Scheme.

With respect to requests to list the building in the local provisions schedule it should be recognised that this is not a simple request. Listing a place in the local provisions schedule requires an amendment to the planning scheme which must be supported by an independent heritage assessment report and associated description of heritage values. The independent assessment must demonstrate to the satisfaction of the Tasmanian Planning Commission that the values of the place are of a sufficient value or uniqueness as to warrant heritage protection. There is no budget or staff position to facilitate heritage reviews in order to substantiate and support a scheme amendment.

#CEO's comment - Council's Community Relations Workgroup has facilitated a separate community engagement process on a range of Ferry Hall matters noting this has appropriately occurred outside of the statutory DA submission and assessment process.

ZONES

27.0 Community Purpose Zone

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
27.3.1 A1	Non-residential use (hours)	Yes - Hours will be 8am to 8pm Monday to Saturday, 9am to 6pm Saturday and 10am to 5pm Sunday and Public holidays.
27.3.1 A2	Non-residential use (lighting)	Yes - The proposal will not involve any new external lighting that will operate between 9pm and 6am other than security lighting that will be baffled and orientated to avoid light spill to adjoining properties.
27.3.1 A3	Non-residential use (Flood Lighting)	Yes - The proposal will not involve any new flood lighting
27.3.1 A4	Non-residential use (Commercial vehicle movements)	Yes - The proposed use will not involve commercial vehicle movements outside the acceptable solution hours of 7am to 6pm Monday to Friday and 9am to 5pm Saturday, Sunday and public holidays.
27.4.1 A1	Building height	Yes - The proposed development has a maximum height of 8m which is less than 10m
27.4.2 A1	Setback (frontage)	Yes - Building setback is not less than 5m
27.4.2 A1	Setback (residential zone)	Yes – No building is setback <3m from a residential zone tanks within 3m are existing

28.0 Recreation Zone

The proposal includes works for the provision of parking, relocation of cricket nets, and reliance on bus turning areas to the north.

For reason of the parking, the use of the land for Educational and Occasional Care, is to be considered against the Recreation zone. The relocation of the cricket nets of themselves would be a type of development which does not require a planning permit.

For the parking, as a discretionary use within the zone, the zone purpose statements are relevant in addition to the applicable standards. As no Building or storage areas are proposed, the development standards of the Recreation Zone are not applicable.

Zone Purpose Statements:

The most relevant purpose statement for the zone is:

28.1.2 To provide for complementary uses that do not impact adversely on the recreational use of the land.

The proposal being for upgraded access ways and parking areas, is considered to provide for a complementary use to the principal recreation function of the site; and will not impact or interfere with the ongoing sports and recreation use of the site.

The use of the land for parking in association with the school is considered to accord to the purpose of the zone.

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
28.3.1 A1	Discretionary Use	Yes - Hours will be 8am to 8pm Monday to Saturday, 9am to 6pm Saturday and 10am to 5pm Sunday and Public holidays.
28.3.1 A3	Discretionary use (commercial vehicle movements)	Yes - The proposed use will not involve commercial vehicle movements outside the acceptable solution hours of 7am to 6pm Monday to Friday and 9am to 5pm Saturday, Sunday and public holidays.

23.0 Environmental Management Zone

The application documentation includes land within the Environmental Management Zone (CT 167099/4). The inclusion of this land is for the sole purpose of establishing a Part 5 agreement under section 71 of the Act, between landowners and the Sorell Council. The intention of the agreement is that wastewater generated by the development (and others in the vicinity) may, subject to a future development application, utilise a

portion of the land approximately in the location of the current wastewater lagoons for that purpose.

At this stage no use or development is proposed within this parcel. There are therefore no applicable standards. The existing lagoons, being principally for the purposes of the school as opposed to a broader wastewater scheme, are classified as an Educational and Occasional Care use. Any permit issued will not of itself establish a utilities use on CT 167099/4 and an advice to this effect is recommended to be included in the permit.

CODES

C2.0 Parking and Sustainable Transport Code

The Parking and Sustainable Transport Code applies to all use and development.

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
C2.5.1 A1	Car parking numbers	Yes, the proposal provides for 60 vehicle spaces which exceeds the requirement based on maximum staff (59).
C2.5.2 A1	Bicycle parking numbers	No – see performance criteria assessment
C2.5.3 A1	Motorcycle parking numbers	Yes, two motorcycle spaces are to be incorporated into the revised parking layout.
C2.6.1 A1	Construction of Parking Areas	Yes, carpark is to be asphalt, and appropriately drained.
C2.6.2 A1	Design and layout of parking areas	Yes, subject to recommended conditions of approval, the design and layout accords with the requirements of the Acceptable Solution under (a).
C2.6.3 A1	Number of accesses for vehicles	Yes, the number of accesses will not increase.
C2.6.5 A1.1 and A1.2	Pedestrian access	No – see performance criteria assessment

Performance Criteria Assessment 1 – Clause C2.5.2 (P1) Bicycle parking numbers

P1

Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:

- (a) *the likely number of users of the site and their opportunities and likely need to travel by bicycle; and*
- (b) *the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.*

Pursuant to the table C2.1, a total of 11 bicycle spaces would be required, as calculable on the numbers of staff in order to comply with the Acceptable Solution. Importantly, the table does not require bicycle spaces for students, unless for a tertiary institution.

Though the accompanying traffic statement recognises the requirement of the acceptable solution for these 11 spaces, none are proposed. Having regard for the performance criteria, noting the location and the nature of the use, as well as the surrounding road network, it is considered supportable that bicycle parking is not provided; no condition is recommended for any spaces to be provided. The provision of any bicycle parking for students is an operational matter for the school.

Performance Criteria Assessment 2 – Clause C2.6.5 (P1) Pedestrian Access

P1

Safe and convenient pedestrian access must be provided within parking areas, having regard to:

- (a) *the characteristics of the site;*
- (b) *the nature of the use;*
- (c) *the number of parking spaces;*
- (d) *the frequency of vehicle movements;*
- (e) *the needs of persons with a disability;*
- (f) *the location and number of footpath crossings;*
- (g) *vehicle and pedestrian traffic safety;*
- (h) *the location of any access ways or parking aisles; and*
- (i) *any protective devices proposed for pedestrian safety.*

The proposal includes a footpath at the northern side of the existing carpark, and this is shown on the civil designs as terminating at the area for future expansion. This path, including its extension recommended by way of a condition of approval is considered sufficient, having regard for the needs of the use. The carpark is to be utilised primarily by staff, rather than function as a student drop-off area.

Signage and delineation will ensure the separation of functions of this parking area from the drop off area.

Subject to recommended conditions of approval, the proposal is considered to comply.

C3.0 Road and Railway Assets Code

The Road and Railways Assets Code applies to all uses which will increase the number of vehicle movements over an existing vehicle crossing.



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Applicable code standards		
Clause	Matter	Complies with acceptable solution?
C3.5.1 A1.4 Traffic generation at a vehicle crossing, level crossing or new junction	Intensification of vehicle crossings	No – see performance criteria assessment.

Performance Criteria Assessment 3 - Clause C3.5.1 (P1) Traffic generation at a vehicle crossing, level crossing or new junction

P1

Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:

- (a) any increase in traffic caused by the use;*
- (b) the nature of the traffic generated by the use;*
- (c) the nature of the road;*
- (d) the speed limit and traffic flow of the road;*
- (e) any alternative access to a road;*
- (f) the need for the use;*
- (g) any traffic impact assessment; and*
- (h) any advice received from the rail or road authority.*

The proposal has been referred to Council's development engineer, who has determined that subject to recommended conditions of approval, the proposal complies with the Performance Criteria.

The proposal is supported by a detailed traffic impact assessment which speaks to the nature of the use and the surrounding network being able to accommodate the anticipated vehicle movements.

There are no feasible alternatives to the road, the use is existing and of strategic importance to the local area.

The proposal is considered to comply.

C7.0 Natural Assets Code

Though the site is subject to a waterway coastal protection area, priority vegetation area, and a coastal refugia area there are no works within these areas necessitating the clearance of any native vegetation. There are therefore no applicable standards of the C7.0 Natural Assets Code.

C9.0 Attenuation Code

The site is within the attenuation distance established by the existing lagoons, which manage the wastewater generated by the school (currently), Okines Community House, and the Football Club facilities at the recreation ground.

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
C9.5.2 A1	Sensitive use within an attenuation area	No – see performance criteria assessment

Performance Criteria Assessment 4 – Clause C9.5.2 Sensitive use within an attenuation area

P1

Sensitive use within an attenuation area, must not interfere with or constrain an existing activity listed in Tables C9.1 or C9.2, having regard to:

- (a) *the nature of the activity with potential to cause emissions including:*
 - (i) *operational characteristics of the activity;*
 - (ii) *scale and intensity of the activity; and*
 - (iii) *degree of hazard or pollution that may be emitted from the activity;*
- (b) *the nature of the sensitive use;*
- (c) *the extent of encroachment by the sensitive use into the attenuation area;*
- (d) *measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions of the activity;*
- (e) *any advice from the Director, Environment Protection Authority; and*
- (f) *any advice from the Director of Mines.*

The proposal is for the expansion and intensification of an existing sensitive use, within an area which entirely functions for that use.

For (a), the nature of the existing lagoons is such that they have reached their functional lifespan, and a project is to be initiated for their replacement, separate to the current application. This is relevant context for considering the impact of these lagoons on the current use.

For (b) and (c) the nature of the sensitive use is much the same as the existing, which has functioned adjoining the lagoons heretofore without issue. The degree of encroachment is largely nil as the school use occupies the breadth of the site as it stands, the proposal is for additional facilities

and an increased capacity of student numbers within the site.

For (d), having regard for the context of the replacement project for the lagoons, and the nature of the sensitive use as largely being established and functional adjoining them, further design methods for the school are not considered necessary. The emissions in fact are to be managed by the replacement project.

For (e) and (f), no specific advice is recommended to be sought by those agencies.

It is considered that the performance criteria are satisfied.

C10.0 Coastal Erosion Hazard

The Coastal Erosion Hazard Code is an applicable code, as the site is within a coastal erosion hazard area. The site in fact is subject to both the coastal erosion 'investigation area', and the low and medium hazard bands (ref Figure 2). As such the code applies to varying degrees as outlined below.

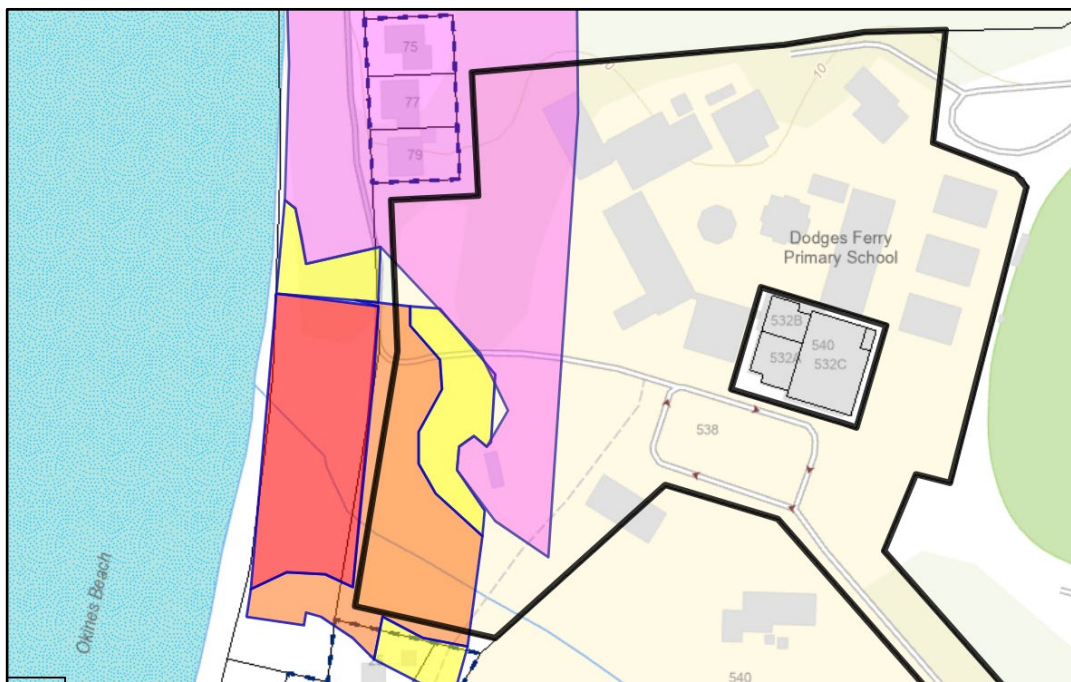


Figure 2. Image denoting the extent of the Coastal Erosion Hazard Investigation Area (Fuschia), and the hazard bands as applied being low, medium and high (yellow, orange and red, respectively).

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
C10.5.4 A1	Uses located within a coastal erosion investigation area	No – see performance criteria assessment
C10.6.1 A1	Buildings and works, excluding coastal protection	No – see performance criteria assessment

	works, within a coastal erosion hazard area	
C10.6.3 A1	Buildings and works within a coastal erosion investigation area	No – see performance criteria assessment

Performance Criteria Assessment 5 – Clause C10.5.4 (P1) Uses located within a coastal erosion investigation area

P1

A coastal erosion investigation area report for a use within a coastal erosion investigation area demonstrates that:

- (a) it is not located within a low, medium or high coastal erosion hazard band;*
- (b) it is located within a high coastal erosion hazard band and it meets the requirements in clause C10.5.1 P1;*
- (c) it is located within a non-urban zone and within a low or medium coastal erosion hazard band and it meets the requirements in clause C10.5.2 P1; or*
- (d) if it is for a critical use, hazardous use, or vulnerable use, it is located within a low, medium or high coastal erosion hazard band and it meets the relevant requirements in clause C10.5.3 P1, P2, P3 and P4.*

The proposal is supported by an assessment by JMG (Concept Services Report, Part 7), which speaks to the negligible risk of erosion, and which confirms that the works are neither within a low, medium or high hazard band. This has been accepted by the Sorell Council as demonstrating compliance with criterion (a).

The proposal is considered to comply.

Performance Criteria Assessment 6 – Clause C10.6.1 (P1.1 and P1.2) Buildings and works, excluding coastal protection works, within a coastal erosion hazard area

P1.1

Buildings and works, excluding coastal protection works, within a coastal erosion hazard area must have a tolerable risk, having regard to:

- (a) whether any increase in the level of risk from coastal erosion requires any specific hazard reduction or protection measures;*
- (b) any advice from a State authority, regulated entity or a council; and*
- (c) the advice contained in a coastal erosion hazard report.*

P1.2

A coastal erosion hazard report demonstrates that:

- (a) the building and works:

 - i. do not cause or contribute to any coastal erosion on the site, on adjacent land or public infrastructure; and*
 - ii. can achieve and maintain a tolerable risk from a coastal erosion event in 2100 for the intended life of the use without requiring any specific coastal erosion protection works;**
- (b) buildings and works are not located on actively mobile landforms, unless for engineering or remediation works to protect land, property and human life.*

The proposal is supported by an assessment by JMG, (Concept Services Report, Part 7) which confirms that there is a negligible degree of risk, and that the development does not cause any further risk of erosion. This has been accepted by the Sorell Council as demonstrating compliance with the performance criteria, the proposal is considered to comply.

Performance Criteria Assessment 7 – Clause C10.6.3 (P1) Buildings and works within a coastal erosion investigation area

P1

A coastal erosion investigation area report for buildings and works within a coastal erosion investigation area demonstrates that:

- (a) it is not located within a low, medium or high coastal erosion hazard band;*
- (b) it is located within a low, medium or high coastal erosion hazard band and it meets the requirements in clause C10.6.1 P1; or*
- (c) if for coastal protection works, it meets the requirements in clause C10.6.2 P1.*

The proposal is supported by an assessment by JMG (Concept Services Report, Part 7), which confirms that the proposal is not within a Low, Medium or High hazard band, and this has been accepted as demonstrating compliance with criterion (a).

C11.0 Coastal Inundation Hazard

Though the site is subject to a Coastal Inundation Hazard Area, there are no works or buildings proposed in this area. There are therefore no applicable standards of the C11.0 Coastal Inundation Hazard Code.

C12.0 Flood-Prone Areas Hazard Code

The site is subject to a flood prone hazard area and constitutes a vulnerable use.

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
C12.5.2 A1	Critical use, hazardous use or vulnerable use	No – see performance criteria assessment
C12.5.2 A4	Critical use, hazardous use or vulnerable use	No – see performance criteria assessment

Performance Criteria Assessment 8 – Clause C12.5.2 (P1), Critical use, hazardous use or vulnerable use

P1

A critical, hazardous, or vulnerable use within a flood-prone hazard area must achieve a tolerable level of risk from flood, having regard to:

- (a) the type form and duration of the use; and*
- (b) a flood hazard report that demonstrates that:

 - (i) any increase in the level of risk from flood does not warrant any specific hazard reduction or protection measures; or*
 - (ii) the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.**

The proposal is supported by a Flood Hazard Report, which provides a detailed assessment of the proposal with regard for inundation risk and the nature of the use, and provides a consideration against the relevant performance criteria, finding no increase in off-site flood behaviour between pre- and post-development scenarios, and that a tolerable risk is attainable.

Having regard for the above, the proposal is considered to comply.

Performance Criteria Assessment 9 – Clause C12.5.2 (P4) Critical use, hazardous use or vulnerable use

P4

In addition to the requirements in clause C12.5.2 P1, a vulnerable use within a flood-prone hazard area, must be protected from flood, having regard to:

- (a) any protection measures, existing or proposed;*
- (b) the ability and capability of people in a flood event who may live, work or visit the site, to:

 - (i) protect themselves;**

- (ii) evacuate in an emergency; and
- (iii) understand and respond to instructions in the event of an emergency;
- (c) any emergency evacuation plan;
- (d) the level of risk for emergency personnel involved in evacuation and rescue tasks;
- (e) the advice contained in a flood hazard report; and
- (f) any advice from a State authority, regulated entity or a council.

The proposal is supported by a Flood Hazard Report, which provides a detailed assessment of the proposal with regard for inundation risk and the nature of the use, and provides a consideration against the relevant performance criteria.

Specifically;

- (a) Protection measures are recommended by way of raised finished floor levels.
- (b) The nature of flooding as being of a H1 Hazard Level is conducive to safe evacuation, particularly noting the site is a managed facility.
- (c) A specific emergency evacuation plan has not been supplied, though as a managed facility, standing evacuation plans as well as management procedures for high intensity rain events (i.e to follow the advice of the State Emergency Service) are considered sufficient.
- (d) The level of risk being low (H1), is a relevant consideration in the management requirements for compliance with this standard.
- (e) The supporting flood hazard report recommends finished floor levels of 300mm above the predicted flood height, which is considered sufficient to manage the risk.
- (f) No specific advice of a state agency has been sought, and the flood hazard report has been accepted by the Sorell Council.

Having regard for the above, the proposal is considered to comply.

C13.0 Bushfire-Prone Areas Code

The proposal is for a vulnerable use within a Bushfire Prone Hazard Area. The application is supported by an accredited persons bushfire hazard report, to which s52(2)(d) of LUPAA requires the planning authority to accept.

The planning authority does, however, maintain discretion with respect to clause C13.5.1 Vulnerable use.

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
13.5.1 A1	Vulnerable Use	No – there is no acceptable solution, see performance criteria assessment



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13.5.1 A2	Vulnerable Use	Yes
13.5.1 A3	Vulnerable Use	Yes

Performance Criteria Assessment 10 – Clause C13.5.1 (P1) Vulnerable Use

A vulnerable use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to:

- (a) the location, characteristics, nature and scale of the use;
- (b) whether there is an overriding benefit to the community;
- (c) whether there is no suitable alternative lower-risk site;
- (d) the emergency management strategy (vulnerable use) and bushfire hazard management plan; and
- (e) other advice, if any, from the TFS.

The proposal is supported by a Bushfire Hazard Management Report, inclusive of a Bushfire Evacuation Plan, which has been endorsed by the Tasmania Fire Service (TFS). These documents sufficiently show that the existing school can be managed in a way which is responsive to the fire risk while providing key community benefits.

As an existing facility, the upgrading of facilities is a more prudent alternative to a new location, and again, where subject to the implementation of the Bushfire Evacuation Plan, such a benefit may be attained despite the risk.

For (d) pursuant to the TFS guidelines, a Bushfire Evacuation Plan (BEP) may be considered as an emergency management strategy. An endorsed addendum to the BEP has been supplied for this purpose and this has been accepted.

For (e), the application has been referred to the TFS, and subject to the implementation of the upgrades for the onsite refuge (subsequent to the planning permit stage), the proposal is considered satisfactory.

It is considered that the performance criteria are satisfied.

Representations

Clause 6.10.1 of the planning scheme requires the consideration of any representation received but 'only insofar as each such matter is relevant to the particular discretion being exercised'.

Twelve representations have been received, eleven of which were concerned with the demolition of Ferry Hall, and one which outlined concerns with regard for the obtrusive effects of lighting on biodiversity values.

These two themes are addressed in the following table.



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Issue	Relevant Clause	Response
Relocation of 'Ferry Hall'	Nil	The matter of the Ferry Hall has been considered under separate heading within the body of this report.
Lighting effects on biodiversity values	C7.0 Natural Assets Code/ general	The obtrusive effects of lighting are to be managed by way of a condition of approval, and this is considered sufficient.

In response to matters raised in the representations, the applicant has provided the following:

Ferry Hall

DECYP understands there is community interest in preserving or repurposing Ferry Hall, however DECYP's position is the building must be removed to enable delivery of the new contemporary learning spaces included in the redevelopment. This will ensure the school buildings support education provision for the Dodges Ferry community into the future. Project funding is focused on delivering the school redevelopment and ensuring the associated educational outcomes are achieved. DECYP remains open to a third-party taking ownership of and relocating the building at no cost to the Department and can facilitate discussions with the redevelopment building contractor regarding potential relocation within project timeframes. Ferry Hall will remain within the demolition scope of the redevelopment works. No funding is available for its refurbishment, relocation, or repurposing, and any associated costs would need to be met by the party seeking to retain the building.

External Lighting

The external lighting for the redevelopment has been designed to provide safe, efficient and visually appropriate illumination in accordance with the relevant Australian Standards. The design incorporates the following measures:

- no upward light spill, to preserve dark-sky conditions;*
- amber-coloured lighting within the landscape works to reduce impacts on insects;*
- flat-bottomed luminaires to control upward light spill;*
- compliance with AS/NZS 4282 concerning the obtrusive effects of outdoor lighting;*
- building-mounted luminaires located beneath covered walkways;*
- lighting limited to that required for safe access and site security;*
- retention of the existing car park lighting, with no additional car park lighting proposed; and*

- *appropriate consideration of lighting uniformity and glare control.*

Conclusion

The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme (Sorell LPS)* and is recommended for conditional approval.

Peter Coney
Consultant Planner

Attachments

X 12 Representations

Architectural drawings, dated March 2026, received 29 May 2026;

Separate Attachments

- *Planning assessment from All Urban Planning, dated 25 March 2026, received 30 March 2026;*
- *Bushfire Protection Report, authored by Castellan Consulting, dated 27 March, received 23 April 2026;*
- *Addendum to the Existing Bushfire Emergency Plan, authored by Castellan Consulting, dated 24 June 2026, endorsed by the TFS 02 July 2026, and received 02 July 2027;*
- *Flood Hazard Report, authored by JMG, dated May 2026, received 29 May 2026;*
- *Further information response, dated 26 May 2026, received 29 May 2026;*
- *Traffic Impact Assessment, dated May 2026, received 29 May 2026; and*
- *Concept Services Report, including civil designs, dated March 2026, received 25 March 2026.*

From: [REDACTED]
To: [Sorell Council](#)
Subject: Representation: Development Application No. 5.2026-89.1 Dodges Ferry Primary School, 538 & 530 Old Forcett Rd, Dodges Ferry
Date: Thursday, 23 July 2026 6:12:08 PM
Attachments: [inky-injection-inliner-03755809cc10337ec572b1f12a6beedf.png](#)
[inky-injection-inliner-239761ff400e110ea6b895ece084a6bf.png](#)



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Dear Sir/Madam

I wish to make a representation to the Council on the proposed re-development of the Dodges Ferry Primary School. My submission relates to the proposed removal of the Ferry Hall from the school grounds.

I want to emphasize from the start that I fully support the re-development of the school. New and refreshed school buildings and facilities will add immeasurably to the experience of the school's students and will help ensure that young families are supported to stay in the local community.

The Ferry Hall building has served the Dodges Ferry school well for many years. Now that the Hall is no longer required in the redeveloped school, there is a wonderful opportunity it to be returned to the community as a useful and important community facility.

The Ferry Hall was constructed in 1926 by the people of Kellevie as a hall and community space. At 100 years old it is now one of the oldest community halls in the Southern Beaches area. The hall was moved to Lewisham in the 1960s, and then to Dodges Ferry in 1983. Its journey represents the changing demographics of the region—moving from a rural farming hub (Kellevie) to a coastal holiday shack settlement (Lewisham) and finally into a growing residential town (Dodges Ferry). The Ferry Hall is a significant local heritage building and has social, historical, and architectural significance as a century-old community asset. It has important local social and historical values as it connects three separate Tasmanian communities (Kellevie, Lewisham, and Dodges Ferry) and represents the evolving identity of the Sorell and Southern Beaches municipalities.

The Hall was well used and well loved by the Dodges Ferry community for many years for numerous celebrations, dances, meetings and events. Many community members hold very fond memories of the hall. The Hall housed the region's first mobile kindergarten in 1987, meaning that it was a direct precursor to the Dodges Ferry Primary School. For the last three decades, it has functioned as an active school space for classrooms, music, art, and after-school care, weaving it into the childhood memories of thousands of locals.

The hall is a surviving example of early 20th-century Tasmanian community halls. Soundly constructed from local timbers in a traditional simple gabled design, it is an example of the functional, community-built buildings common in rural Australia prior to World War Two. Comparison with early photographs of the hall prove that despite some minor modifications, the Hall has retained a high level of integrity and that many aspects of its form, cladding and features such as windows remain largely unchanged. Community research led by the Southern Beaches Historical Society is currently tracking down original records and oral histories to build a rich and comprehensive history of the Hall as an important meeting place for Southern Beaches communities.

Apart from being a tangible link to the historical past of the Southern Beaches and Sorell area, the Ferry Hall has great potential to be a vital community resource into the future. The Dodges Ferry community is growing rapidly and there is a strong need for community facilities and spaces suitable for meetings, classes, celebrations, markets and events. Moved to a suitable location, Ferry Hall can provide an accessible and characterful space that can continue to be



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used and valued by the Dodges Ferry community.

I am asking Sorell Council to work with the Department of Education, Children and Young People to acquire the Ferry Hall building, identify a suitable permanent location within the Southern Beaches area, facilitate its removal ahead of the school redevelopment, and work with the community to re-establish it as an accessible venue and event space. I further ask Council to add Ferry Hall to its Local Provisions Schedule as a Local Heritage Place, and to incorporate the building into Council long-term community infrastructure planning as a multi-use asset.

Yours sincerely

26 July 2026

Robert Higgins

Chief Executive Officer

Sorell Council

Email: sorrell.council@sorell.tas.gov.au



**Development Application 5.2026.89.1 538 and 530 Old Forcett Rd, Dodges Ferry
(Dodges Ferry Primary)**

The Save Ferry Hall group seeks to advocate for the retention and relocation of Ferry Hall, a Hall that has served the Dodges Ferry and broader Southern Beaches communities for 100 years.

Save Ferry Hall supports the redevelopment of the Dodges Ferry Primary School (DFPS) as a significant project that is vital to ensuring the educational needs of the surrounding communities are better met within a contemporary learning environment. Importantly, Save Ferry Hall does not envisage that retention and relocation of the Hall will impact on the delivery of the DFPS redevelopment.

What are your concerns with the proposal?

The proposal indicates that Ferry Hall is not required in the Department of Education, Children and Young People (DECYP) redevelopment of the Dodges Ferry Primary School, and as no other avenue for the Hall is indicated it is likely to face demolition.

This submission seeks to advocate for Sorell Council to facilitate the relocation of Ferry Hall (the Hall) from the Dodges Ferry Primary School precinct to an appropriate Council owned site where it can be returned to use as a community hall by the growing Dodges Ferry and Southern Beaches communities.

The redevelopment of Dodges Ferry Primary School and the preservation of Ferry Hall are not competing objectives. Together, they represent an investment in both the future and the history of the Southern Beaches. Ferry Hall is more than an old building, it represents shared history, identity and resilience of our community. It is one of the few surviving examples of an early Tasmanian community hall that remains largely intact, giving it historic significance.

Ferry Hall History

The Hall was built in Kelleve in 1926 on public land (Kelleve Recreation Ground) by the local community using local timber, assumed to have been sourced from the Wielangta Forest. The Hall was provided for the use of the local community, hosting a broad range of community and private gatherings. In the early 1960s the Hall was moved to 231 Lewisham Drive, Lewisham. Here it continued to operate as a community hall, as it did in Kelleve. In 1983 the Hall was moved by the



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community to the Dodges Ferry Recreation Park site. The Hall was owned by the Sorell Council and continued to function as a community hall.

In 1987 the Hall housed the first community-led Dodges Ferry kindergarten class prior to the opening of the Dodges Ferry Primary School. Ferry Hall became part of the Dodges Ferry Primary School when it was opened in 1988. In addition to hosting the first kindergarten at Dodges Ferry, the Hall has played an important role in the founding of many local organisations including the Dodges Ferry Football Club and Okines Community House.

Preserving Historic Buildings

The Sorell Council has recently demonstrated its commitment to honouring municipal history with significant financial investment, including grant funding, in the restoration of the Sorell Tram Shed.

In March 2026, the Council conducted the Ferry Hall Survey and at the Council meeting held on 19 May 2026, a commitment was made to undertake a structural assessment and a heritage assessment of the Hall. The assessment results have not been released to date, and they are required before a decision should be made on the potential demolition of the Hall.

In its recent DFPS Major Redevelopment – Submission to the Parliamentary Standing Committee on Public Works (7 July 2026), DECYP indicated that the Hall contained extensive asbestos. The DFPS Asbestos Report indicates that the Hall has evidence of asbestos in the building's eaves, which is not unusual for a building of Ferry Hall's age. The report also indicates asbestos in the toilet area, as this is an add on to the Hall it is not envisaged that the toilet block would be moved. In addition to the report there is evidence of lead paint in the building. Although these findings may require some remediation, it is important to note that the Hall has provided a learning space for children since 1987, and any risk will have been effectively managed.

The Future of Ferry Hall

A case for the retention of Ferry and repurposing back to a community hall is well supported by a number of strategic documents and reports that operate at a State and the Sorell Council Local Government Area (LGA) level:

Sorell Strategic Plan 2019-2029

Under Objective 3 – To Ensure a Liveable and Inclusive Community, the Strategy aims to provide for 'Sustained community health and wellbeing, 'Increased recreational opportunities and participation levels', as well as 'Enhanced community capacity for local arts, culture and history'. These outcomes will be delivered through social infrastructure, recognising and celebrating the history and heritage values of our region, and by encouraging and supporting local arts, cultural activities, programs and events.

Returning Ferry Hall to the community delivers on all of these actions, by supporting and investing in community to become more active, connected and resilient.

Sorell Social Strategy 2025

The Strategy supports inclusive, connected and resilient communities and acknowledges the need for community spaces in achieving this outcome.

Tasmanian Waste and Resource Recovery Strategy 2023-2026

Pillar 2 – Strategic Investment focuses in part on investing in infrastructure to improve, reuse and repair. This points to retaining functional buildings. There is also a strong focus on decreasing landfill.

Tasmanian Waste and Resource Recovery Strategy 2026-33 – Consultation Draft

The Consultation Draft will inform the development of the Tasmanian Waste and Resource Strategy 2026-33. The Consultation Draft provides the positioning statement, ‘Tasmania a place where nothing is wasted’. Feedback on the Draft closed on 10 July 2026.

Southern Beaches Plan – Community Survey Snapshot

The Snapshot highlights the sense of strong community connection in the Southern Beaches area and concerns that informal social spaces have diminished.

The Snapshot sets a future vision for ‘A vibrant place with local activities, events and small businesses. Fulfilling this vision requires access to appropriate spaces for activities and events to occur.

Southern Beaches Plan – Discussion Paper

The Discussion Paper identifies Sorell as one of the fastest growing LGAs in Tasmania. The Southern Beaches population grew by approximately 2.5 to 2.6 per cent per annum between the 2016 and 2021 Census reports. Dodges Ferry experienced the greatest growth in population and was identified as the strongest local hub.

The Paper highlights the growth in permanent residency in the Southern Beaches area, from 73 per cent in 2011, to 77 per cent. Notably the largest demographic groups are residents over 50 years of age (40 per cent) and families with children (35 per cent).

The Discussion Paper supports a consistent focus on fostering social connection and points to the need to support community infrastructure that is central to the Southern Beaches community, and enables meeting, gathering, recreating and supports participation. Importantly, the Paper identifies that the social infrastructure needs assessment indicates the area is near the trigger point for a creative and cultural practice space expansion.

The Proposed Way Forward

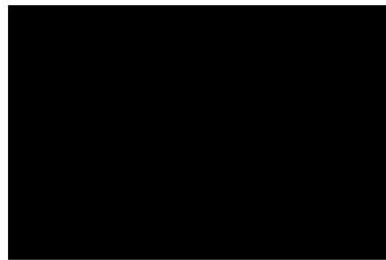
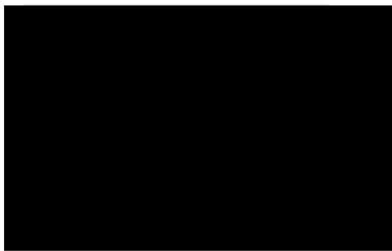
Save Ferry Hall group ask Sorell Council to see the upcoming redevelopment of the Dodges Ferry Primary School as an opportunity to take steps to protect Ferry Hall as an important part of our shared history while creating a valuable community space for many years to come. As the Southern Beaches continues to experience substantial population growth, there is an increasing need for a space such as Ferry Hall can offer. Ferry Hall could once again become a welcoming space for community groups, workshops, markets, exhibitions, celebrations, meetings and local events. Spaces like this help build stronger communities by giving people opportunities to connect with one another.

We ask that engagement occurs with DCYP to seek the transfer of ownership of the Hall to the Council.

We ask Council to progress in good faith the Heritage and Building study as committed to community. We ask that the process investigates the most suitable locations for the Hall to be relocated. We make two suggestions for potential relocation, that being, on Council land on the southern side of the oval between the oval and access road to the school or Okines Community House (Education Department land currently leased to Okines Community House). Both of these sites would retain the Hall in a central location to Okines Community House and the School, with these places identified in the Southern Beaches Plan as central to community.

We also call for Council to include Ferry Hall on the Sorell Local Heritage List as a Local Heritage Place and incorporate its preservation and future use into Council's long-term community infrastructure planning.

Retention and relocation of Ferry Hall provide a rare opportunity to preserve an irreplaceable community asset while meeting the needs of a growing population and with Council's leadership it can continue to serve the Southern Beaches community for another century.



From: [REDACTED]
To: [Sorell Council](#)
Subject: Submission to Sorell Council re Development Application of Dodges Ferry Primary School
Date: Monday, 27 July 2026 12:45:10 AM
Attachments: [inky-injection-inliner-6f42d488d348cfd86bff9497caf9f6a.png](#)
[inky-injection-inliner-239761ff400e110ea6b895ece084a6bf.png](#)



To : Sorell Council
 Re : Development Application of Dodges Ferry Primary School
 Reference Development Application 5.2026.89.1 538 and 530 Old Forcett Rd, Dodges Ferry
 (Dodges Ferry Primary)

My concerns with the Proposal

I would like to make a representation in relation to the proposed development application of Dodges Ferry Primary School. As a casual relief teacher at the school for the past ten years, I am very excited to see the new plans and modernising vision for the school, which will serve the growing community of the Southern Beaches long into the future. However, I note that there is no specific mention of the relocation or even potential relocation of Ferry Hall, which has previously served the local community as a well-loved and utilised community hall for decades.

This is surprising - and disappointing - on many levels. I attended the initial community consultation workshop in September 2024 at Dodges Ferry Primary School with representatives from DECYP and the current school principal. During this community consultation evening, the retention of Ferry Hall as a community facility was noted to be in the top three concerns of the community members present. While community concerns regarding the proposed relocation of the school library and the number of classrooms were subsequently addressed, it appears that relocation of Ferry Hall has not been considered at all. Considering the hall has been deemed fit for purpose in recent times as an after school childcare facility, an art classroom and a kindergarten classroom, Ferry Hall is obviously regarded as robust and in good enough condition by DECYP to house children in safety. So it is perplexing, considering that the hall has been successfully moved twice, that demolition appears to be the preferred option. While demolition might seem like an easy, simple and cheap option to remove a building that is 'in the way', destroying a 100 year old solidly built character building is in my opinion an unnecessary and thoughtless act of vandalism. The destruction of Ferry Hall would deprive the community of a valuable asset, a heritage building and an important part of the history and social fabric of the Southern Beaches community.

Many halls in Tasmania have been slated for demolition and subsequently saved by the local community and used regularly for everything from social and community gatherings to all important emergency services community briefings.

I note that the recently renovated and much celebrated Sorell tram shed was also



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SORELL PLANNING AUTHORITY (SPA) MEETING
 11 AUGUST 2026

previously slated for demolition. What a travesty that would have been!
 I call on Sorell Council to acquire the hall from DECYP in good faith and to work with the local community to relocate and repurpose the hall as a community asset. There is no reason that Ferry Hall can't be moved, restored and returned to Dodges Ferry to be used as a community hall for everyone - as it was previously. At a time when council is engaged in long term community infrastructure planning, this is an opportune time to include Ferry Hall in future visioning for the Southern Beaches.

Thank you for your time and I look forward to your reply.

[REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

From: [REDACTED]
To: [Sorell Council](#)
Subject: Ferry Hall
Date: Sunday, 26 July 2026 8:49:51 PM
Attachments: [inky-injection-inliner-03755809cc10337ec572b1f12a6beedf.png](#)
[inky-injection-inliner-239761ff400e110ea6b895ecce084a6bf.png](#)



Caution: [REDACTED]



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Dear Councillors and staff

Ref: Development Application 5.2026.89. 1538 & 530 Old
 Forcett Rd, Dodges Ferry (Dodges Ferry Primary School)

I am writing to let you know how important I feel it is to save Ferry Hall for the Dodges Ferry and surrounding areas future use.

This 100-year-old building not only has a unique local history but has qualities that could be very useful to the broader community.

It seems there exists a great opportunity while the Dodges Ferry School is to be redeveloped for the Hall to be gifted to the Community. It would indeed be a win/win for the school to save on demolishing and removal fees and the community to gain a much-needed hall. What's more the hall offers an ambience that cannot be readily enabled in modern buildings, and at the same time would preserve historical, social, and architectural heritage. I can envisage many uses for the hall, including a music venue, a venue that if placed within the Okines community space could offer an undercover venue for markets (two recently were cancelled due to inclement weather).

I frequently attend music events at the Copping Hall. The ambience is second to none and have heard interstate and overseas musicians say that they love the character of the hall and the mood and vibe it creates. I believe Ferry Hall would offer the same kind of ambience that makes such music events so enjoyable.

I urge the Sorell Council to support the Dodges Ferry and wider community to acquire Ferry Hall through negotiations with the Education Department and also support its relocation to an area of Dodges Ferry that would make it readily accessible to the community.

I urge Councillors to get behind the community and to help facilitate the saving of Ferry Hall.

Yours sincerely,



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 11 AUGUST 2026

From: [REDACTED]
To: [Sorell Council](#)
Subject: Request for clarification re DA Application Dodges Ferry Primary School - to Chief Executive Officer
Date: Sunday, 26 July 2026 7:04:57 PM
Attachments: [inky-injection-inliner-6f42d488d348cfd86bff9497caf9f6a.png](#)
[inky-injection-inliner-239761ff400e110ea6b895ece084a6bf.png](#)



Dear CEO,
 Dear Sorell Council,

I am writing regarding the Development Application (DA) for Dodges Ferry Primary School.

Having reviewed the application documents, I noticed that a demolition plan does not appear to be included. I would appreciate some clarification about the location of Building A & B, which are identified for demolition (refer to page 6 of "AllUrbanPlanning - Planning Assessment", Section 2 - Proposal: Demolition and site preparation, Item 1). As their locations aren't clear within the submitted documentation, I would be grateful if further information could be provided.

In addition, I understand that the school's facilities include "Ferry Hall", which is currently, or has previously been, used as a teaching/ educational space. As a member of the Sorell History Society, I am particularly concerned about the future of "Ferry Hall". While I understand that "Ferry Hall" is not heritage listed and therefore is not protected from demolition or removal, I believe it holds significant local historical values. It would be disappointing to see the building lost, particularly as it could potentially be relocated and repurposed as a valuable community or function facility elsewhere.

I would therefore greatly appreciate any clarification you can provide regarding both the buildings proposed for demolition and the intended future of "Ferry Hall".

Thank you very much for your time. Look forward to your response.

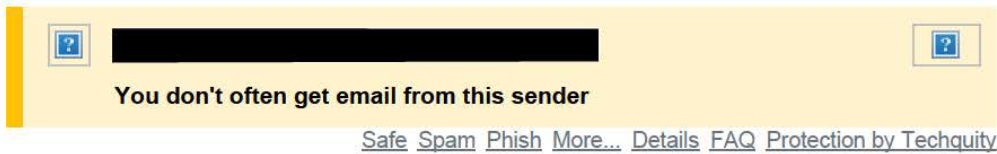
[REDACTED]



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SORELL PLANNING AUTHORITY (SPA) MEETING
 11 AUGUST 2026

From: [REDACTED]
To: [Sorell Council](#)
Subject: Fwd: Development Application 5.2026.89.1 538 and 530 Old Forcett Rd, Dodges Ferry , (Dodges Ferry Primary School)
Date: Monday, 27 July 2026 1:08:05 PM
Attachments: [inky-injection-inliner-03755809cc10337ec572b1f12a6beedf.png](#)
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27th July 2026
 Robert Higgins
 Chief Executive Officer
 Sorell Council

Dear Mr Higgins & Sorell Council

Re: Development Application 5.2026.89.1 538 and 530 Old Forcett Rd, Dodges Ferry

I understand the need for an upgrade & further development to the Dodges Ferry Primary School. I am supportive of a development to the school which will allow for the growth in numbers attending the school in line with the expansion to the general community served by the school.

As a resident of Dodges Ferry, I am also very much in support of proper & careful conservation of this areas unique history. Right now my greatest concern is that Ferry Hall, whilst being part of the school as a working classroom for the last 20 years & as such has largely been forgotten as a Community Hall of 100 years of significant history attached to Dodges Ferry & nearby communities.

I appreciate there were 2 community consultations during business hours conducted in relation to Ferry Hall, but would argue very strongly, that still much of the current Dodges Ferry community having lived here 20 years or less, have not had enough opportunity to know about, view or understand fully what Ferry Hall is & the significance of its history as a community hall having served the communities of Dodges Ferry, Lewisham & Kellevie for 8 decades before becoming a school classroom.

As a community hall, Ferry Hall has played a vital role in local life hosting many community events, including the regions first mobile kindergarten and school activities for many years.

I believe the significance of Ferry Halls' historical, social & architectural heritage value should not be underestimated. I understand the Hall was built with local strong timbers from local forests in the Kellevie area & remains a well preserved early Tasmania community Hall. I am well aware of the growing value & use of local halls & would argue that the popularity of such is on the increase. Copping Hall, Eagleneck Hall & Nugent Hall are examples of well used & loved community Halls.

In Dodges Ferry such a Hall would be most valuable as a Community Hall space. With the



AGENDA

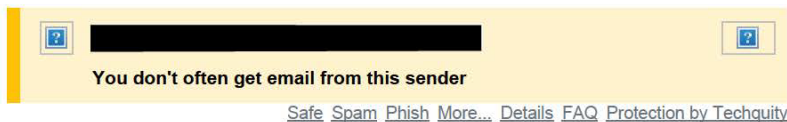
SORELL PLANNING AUTHORITY (SPA) MEETING
 11 AUGUST 2026

growth of population in the Southern Beaches this Hall could provide a multi purpose venue, for meetings, community classes & events, celebrations, music & art events. Currently in Dodges Ferry the Okines Terrapin community space is very small & the Carlton Surf Club space not always suitable for many events. We lack a stand alone multi-purpose space.

As a community member I wish to call on Sorell Council to recognise the full significance & value of Ferry Hall for all the community now & in the future. I ask that the Council acquire, relocate, preserve & repurpose Ferry Hall, list it as a Local Heritage Place & include it in long term community infrastructure planning.

Yours sincerely

From: [REDACTED]
 To: [Sorell Council](#)
 Subject: Dodges Ferry Hall
 Date: Monday, 27 July 2026 3:49:19 PM
 Attachments: [inky-injection-inliner-03755809cc10337ec572b1f12a6beedf.png](#)
[inky-injection-inliner-239761ff400e110ea6b895ece084a6bf.png](#)



To Sorell Council

I am writing in regard to Ferry Hall at Dodges Ferry Primary School. Development Application 5.2026.89.1 538 and 530 Old Forcett Rd, Dodges Ferry.

I sincerely hope the Sorell Council will consider the Ferry Hall as an important part of our local history and see its potential if it were to be retained for community use. While I understand the need to redevelop Dodges Ferry Primary School as the community grows I also think the hall could be an important asset for a wide range of community activities. As a local practicing artist I can see its potential to showcase local artists and makers, provide a space for workshops, rehearsals, local celebrations and events and meetings.

I call on Sorell Council to acquire, relocate, preserve and repurpose Ferry Hall, list it as a Local Heritage Place and include it in long-term community infrastructure planning.

Regards

[REDACTED]



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From: [REDACTED]
To: [Sorell Council](#)
Subject: 5.2026.89. 1 530 Old Forcett Rd, Dodges Ferry. Dodges Ferry Primary School
Date: Monday, 27 July 2026 10:43:41 PM
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[inky-injection-inliner-239761ff400e110ea6b895ece084a6bf.png](#)



Hello,

I'm writing to you in reference to Development Application 5.2026.89.1 538 and 530 Old Forcett Rd, Dodges Ferry (Dodges Ferry Primary).

I support the redevelopment of Dodges Ferry Primary School but Ferry Hall needs to be preserved and returned to community use.

Ferry Hall is a 100-year-old building with a unique history, having served the communities of Kellevie, Lewisham and Dodges Ferry.

Ferry Hall has played an important role in local life, hosting community events, the region's first mobile kindergarten and school activities for decades.

Ferry Hall has significant historical, social, and architectural heritage value and remains a well-preserved example of an early Tasmanian community hall.

As the Southern Beaches population grows, Ferry Hall could provide a much-needed venue for arts exhibitions, workshops, meetings, classes, markets, celebrations and community events.

My preference would be for the hall to stay in its current location and fenced separately from the school for Community and school use.

I call on Sorell Council to acquire, relocate, preserve and repurpose Ferry Hall, list it as a Local Heritage Place and include it in long-term community infrastructure planning.

Warm regards,

[REDACTED]

27 July 2026

Robert Higgins
Chief Executive Officer
Sorell Council
Email: sorell.council@sorell.tas.gov.au

**Development Application 5.2026.89.1 538 and 530 Old Forcett Rd, Dodges Ferry
(Dodges Ferry Primary)**

Dear Sir,

I wish to make a Representation to the above development application with respect to the future of Ferry Hall.

I support the school redevelopment which is clearly needed to service the growing population of Southern Beaches; however, I am very concerned that Sorell Council has not been proactive in reclaiming Ferry Hall for public use.

I was living in Southern Beaches when Ferry Hall was moved to the DFRR precinct. The hall was much loved and well used right up until it became the first classroom of DFPS and was then sold to the Education Department. As a resident of Southern Beaches, I paid a levy through my rates for the shared General Purpose and gym facility which has now been handed over to the Education Department. The community have also lost the use of the Salvation Army Hall and the Forcett Hall.

The Southern Beaches community needs Ferry Hall!

Some Council staff, Councillors and consultants have been voicing objections to the reclaiming of Ferry Hall based on mis-information and negative bias. For example:

Lack of heritage listing: Ferry Hall was not assessed when the Sorell heritage study was undertaken. This was an oversight by Council and the consultants not a reflection of the heritage value of the hall. On top of its heritage value the hall has community value and aesthetic value.

Asbestos may be present: Whether the hall is reclaimed or demolished, any asbestos will have to be removed safely. There is no cost differential. DECYP have conducted an asbestos assessment and only found asbestos in the eaves of the hall.

There may be lead paint: If there is lead paint present, DECYP will have undertaken the necessary audits and maintenance to make the building safe for use as classrooms over the past forty years.



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The cost of bringing the hall up to present day building standards: A refurbished Ferry Hall or a newly built community hall will have to meet the same standards. There is no cost differential.

Lack of Council land or a suitable site for relocation: There has been no constructive consultation or conversation regarding a new site for Ferry Hall. The availability of a suitable site is untested.

The cost of relocating the hall: The cost of relocating Ferry Hall has not been tested and cannot be tested until a possible site has been considered. Given increases in the cost of building materials, problems with supply, workforce shortages and the current political and financial environment, a new build is unlikely to be realised in the foreseeable future.

Does this community want a new, modern hall? Community halls like Ferry Hall were built by community, for community and are infused with generations of community activity. They are a precious link to the history and heritage of a community. All around Australia, communities value and protect their community halls.

I responded to the Council survey and attended both the pop-ups. There was strong support for reclaiming Ferry Hall. My views and those I heard from others who attended the consultation were not adequately represented in the report prepared for Council. I have therefore included my submission below.

Yours sincerely,

[REDACTED]
[REDACTED]
[REDACTED]

Ferry Hall

We need our community halls – more than ever!

We need a variety of community spaces to create a cohesive community where people engage in face-to-face activities and can support each other and be supported.

Dodges Ferry Primary School is bursting at the seams!

Okines Community House is wonderful and is bursting at the seams!

School enrolments are unprecedented and before we know it, we will have lots more young people who, if they are not engaged with community and do not have safe places to hang out, may come to harm and cause a whole lot of mischief!

We need local spaces and places where a host of community activities can compete with on-line worlds, and challenge isolation as cost-of-living pressures bite and petrol prices increase.

In the time this survey has been available for community engagement our world has changed! More people in our community will not be able to afford to travel out of area to attend the clubs and activities they choose to be involved in. We need Ferry Hall more than ever!

Ferry Hall was built by community for community. It is no doubt built of sturdy hardwood native timbers from the Wielangta Forest. The community members who moved it from Kellevie to Lewisham knew how solid it was. It will outlast and outclass many younger public buildings built since. It would be an outrage to let it be demolished.

Moving and refurbishing the hall would take a fraction of the cost of a new build. Anyone who thinks we will get funds for an equivalent building in the foreseeable future in the current economic environment is dreaming.

The timbers of Ferry Hall are infused with decades of community goodwill, neighbourliness, music, dancing, celebrating ... Ferry Hall has history! It is part of my history. It has soul and I can hardly wait to be back in Ferry Hall practicing being a member of a caring, sharing, resilient community.

Here is a list of some of the events I have attended in community halls:

My mother-in-law's 80th birthday party – the hall was packed and the afternoon tea was epic!
 My partner's 50th birthday party – with a fabulous local band, supper, dress ups and dancing
 My partner's 60th Rocky Horror themed birthday party with dress ups, DJ, dancing and supper
 My neighbours 50th birthday party – square dancing with a band and caller

Emergency Bush fire information session	Ceramic workshops
SBUGS Southern Beaches Ukulele Group practice	Basketweaving classes
Yoga classes	Wedding parties
Runaway school	Wakes
First Aid training	Lantern making with Neil Cameron
Dancing to African drums	Opera
Folk music concerts	Film festival
Art classes and Exhibitions and Art auction	Book launch
World Wetland Day expo.	Garden Club and Flower shows
Orphans' Christmas dinner	Pot-luck dinner
Ten Days on the Island Festival events	Hebel block sculpture carving
Touring Puppet show from Finland	Dance workshop
Political meetings	Youth club
Community Easter breakfast	Belly dancing classes
Shakespeare and Dickens	Art and Craft market
Workshops for the Mountain Festivals	Playgroups
	Poetry reading
	School holiday workshops
	Banner making
	Craft market
	Games nights
	Community theatre
	Brownies, Guides, Scouts
	Probus, U3A, CWA
	Church services
	Community fundraising events



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SORELL PLANNING AUTHORITY (SPA) MEETING
 11 AUGUST 2026

From: [REDACTED]
To: [Sorell Council](#)
Subject: 5.2026.89.1 538 and 530 Old Forcett Rd, Dodges Ferry (Dodges Ferry Primary)
Date: Monday, 27 July 2026 9:37:07 PM
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Hello,
 I'm writing to you in reference to Development Application 5.2026.89.1 538 and 530 Old Forcett Rd, Dodges Ferry (Dodges Ferry Primary).
 I support the redevelopment of Dodges Ferry Primary School but Ferry Hall needs to be preserved and returned to community use.
 Ferry Hall is a 100-year-old building with a unique history, having served the communities of Kelleve, Lewisham and Dodges Ferry.
 Ferry Hall has played an important role in local life, hosting community events, the region's first mobile kindergarten and school activities for decades.
 Ferry Hall has significant historical, social, and architectural heritage value and remains a well-preserved example of an early Tasmanian community hall.
 As the Southern Beaches population grows, Ferry Hall could provide a much-needed venue for arts exhibitions, workshops, meetings, classes, markets, celebrations and community events.
 I call on Sorell Council to acquire, relocate, preserve and repurpose Ferry Hall, list it as a Local Heritage Place and include it in long-term community infrastructure planning
 Warm regards,
 [REDACTED]

From: [REDACTED]
To: [Sorell Council](#)
Subject: Representation regarding redevelopment of DFPS
Date: Monday, 27 July 2026 8:20:11 PM
Attachments: [inky-injection-inliner-6f42d488d348cfd86bf9497caf9f6a.png](#)
[inky-injection-inliner-239761ff400e110ea6b895ece084a6bf.png](#)



To the Chief Executive Officer
 Application no: 5.2026-89.1
 Address: 530 Old Forcett Road and 538 Old Forcett Road, Dodges Ferry

Dear Sir,

I am writing to request that the redevelopment of the Dodges Ferry Primary School takes into account the negative impacts of bright, white light at night on the health of ecological communities. Considering that the school is on the doorstep of both a Threatened Vegetation Community (Eucalyptus Viminalis Coastal Heathland) and a Ramsar Wetland, it is very important that the use of inappropriate night lighting is avoided. Disruptions to insect and bird migrations and bat and owl hunting behaviour are well-recognised consequences of the use of artificial light.

Any outdoor lighting should be shaded, so as not to bleed into the environment; low-watt and warm white, as blue light disrupts insect behaviour. Outdoor lighting should preferably also be sensor-triggered so it satisfies security needs but does not shine all night.

Thankyou and regards
 [REDACTED]



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SORELL PLANNING AUTHORITY (SPA) MEETING
 11 AUGUST 2026

From: [REDACTED]
To: [Sorell Council](#)
Subject: Development Application 5.2026.89.1
Date: Monday, 27 July 2026 9:42:49 PM
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Hello,

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Ferry Hall has significant historical, social, and architectural heritage value and remains a well-preserved example of an early Tasmanian community hall.

As the Southern Beaches population grows, Ferry Hall could provide a much-needed venue for arts exhibitions, workshops, meetings, classes, markets, celebrations and community events.

I call on Sorell Council to acquire, relocate, preserve and repurpose Ferry Hall, list it as a Local Heritage Place and include it in long-term community infrastructure planning.

Warm regards,

[REDACTED]



AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
 11 AUGUST 2026

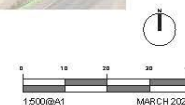


AREA PLAN
Drawing No. 00

Sorell Council
Development Application: 5/2026/89.1 -
Response to Request For Information - 538 Old
Forrest Road, Dodges Ferry P4.pdf
Plans Reference: P4
Date Received: 29/05/2026

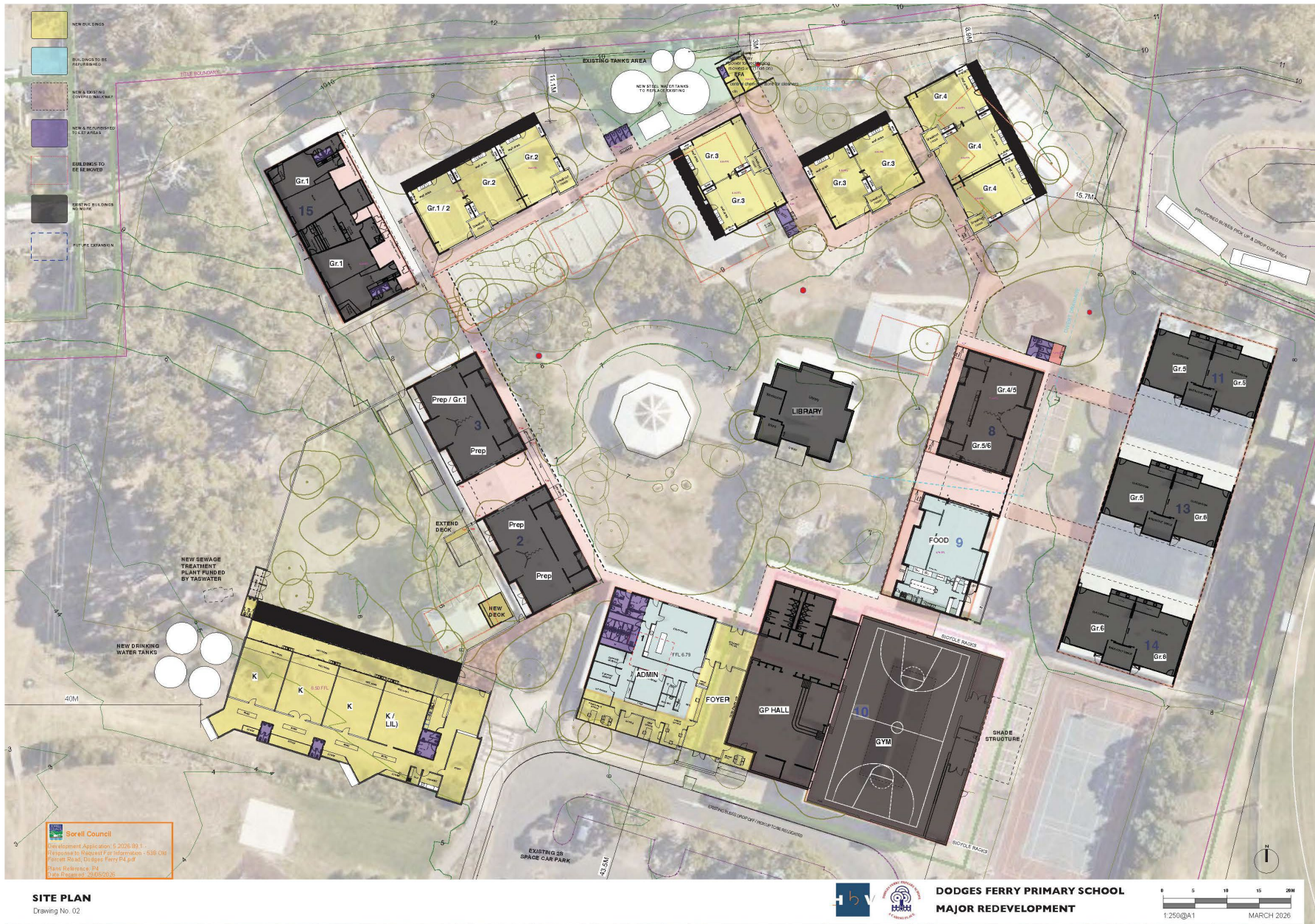


**DODGES FERRY PRIMARY SCHOOL
MAJOR REDEVELOPMENT**



AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
11 AUGUST 2026



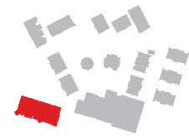
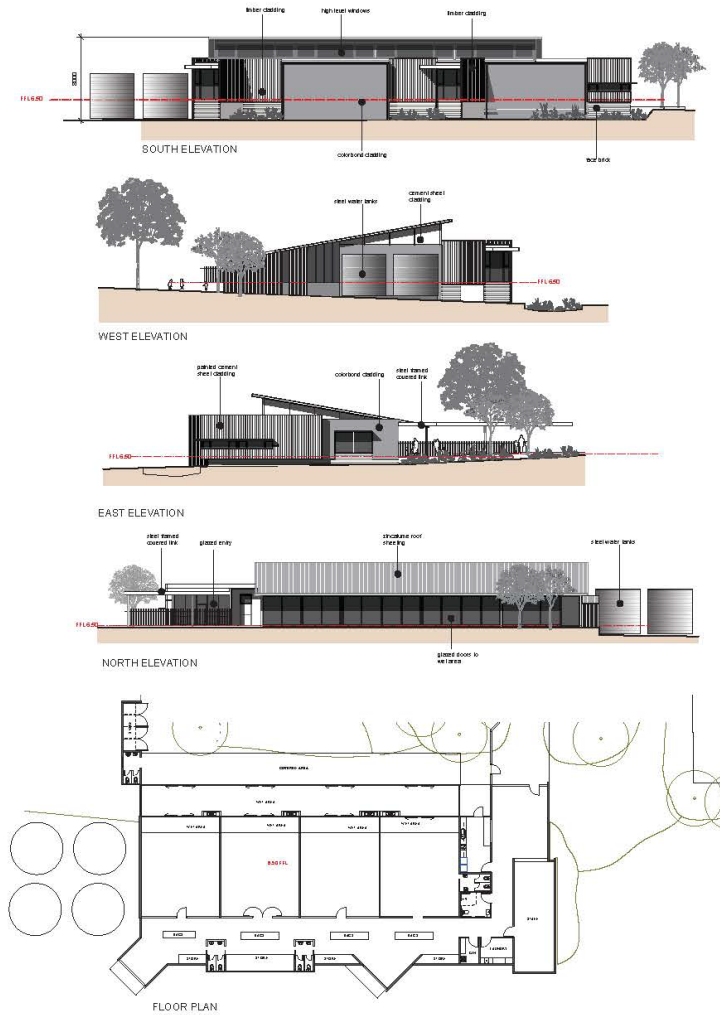


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SORELL PLANNING AUTHORITY (SPA) MEETING

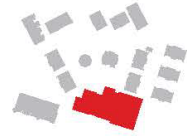
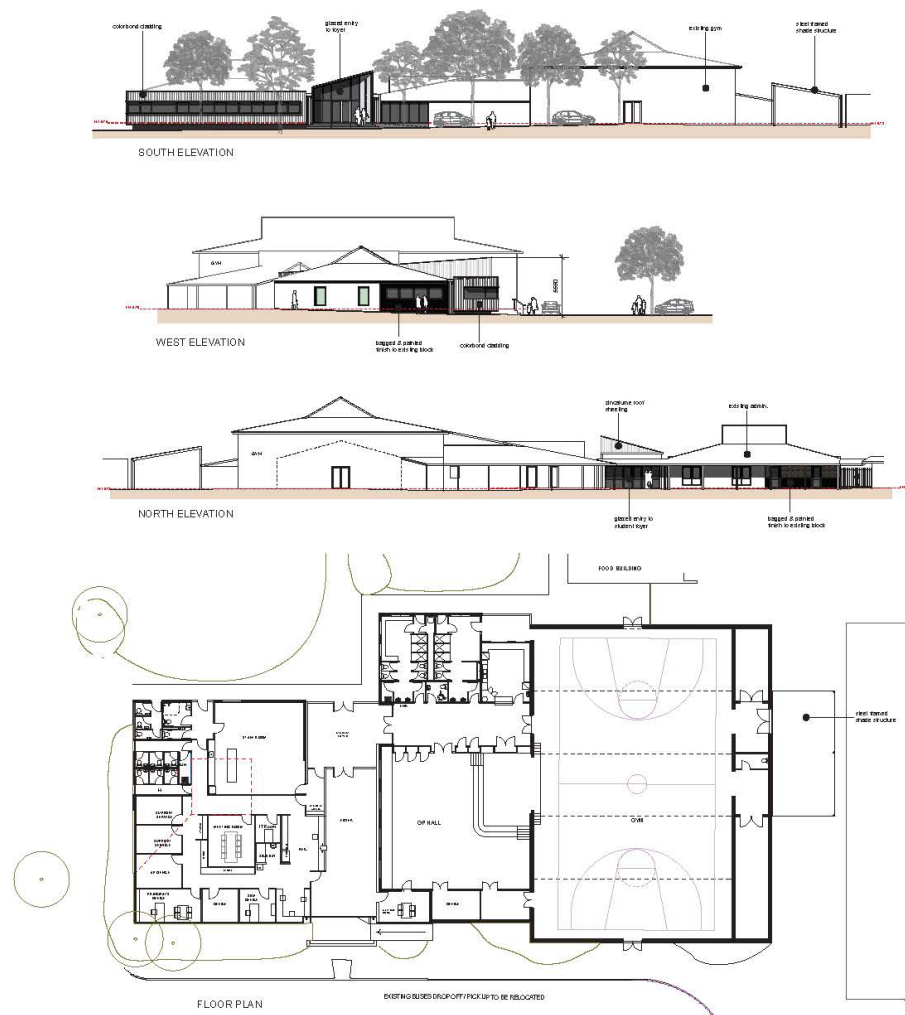
11 AUGUST 2026

KINDERGARTEN BUILDING



Sorell Council
 Development Application: 5.2026.69.1 -
 Response to Request For Information - 538 Old
 Forcett Road, Dodges Ferry P4.pdf
 Plans Reference: P4
 Date Received: 29/05/2026

ADMINISTRATION BUILDING



DODGES FERRY PRIMARY SCHOOL
MAJOR REDEVELOPMENT

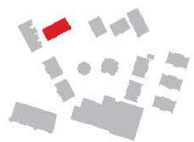
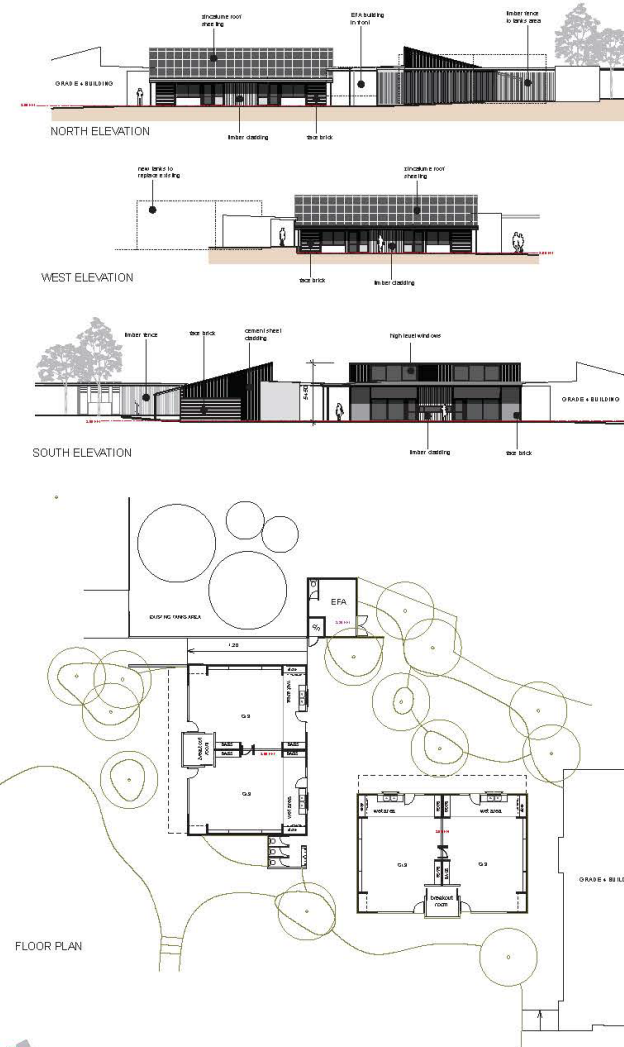
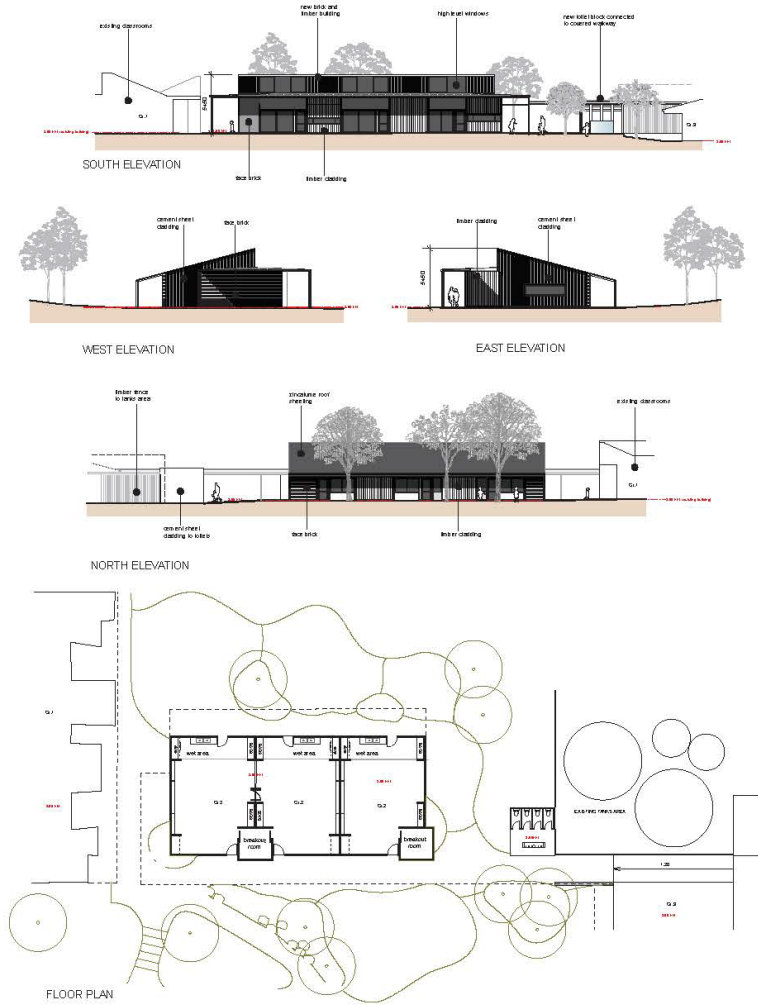
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 KINDERGATEN & ADMIN. MARCH 2026
 Drawing No. 03



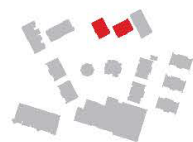
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11 AUGUST 2026

GRADE 2 BUILDING

GRADE 3 BUILDING



Sorell Council
 Development Application: 6/2026 88.1 -
 Response to Request For Information - 538 Old
 Forcett Road, Dordges Ferry P4.pdf
 Plans Reference: P4
 Date Received: 29/05/2026



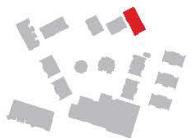
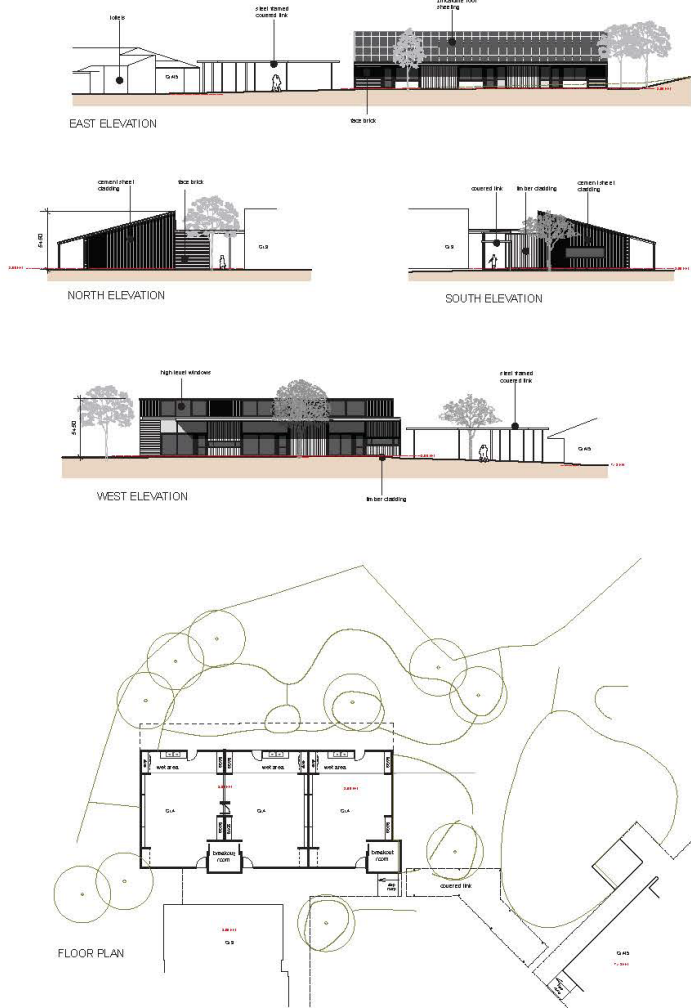
DODGES FERRY PRIMARY SCHOOL
MAJOR REDEVELOPMENT

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 GRADES 2 & 3
 MARCH 2026
 Drawing No. 04



AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
11 AUGUST 2026

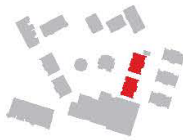
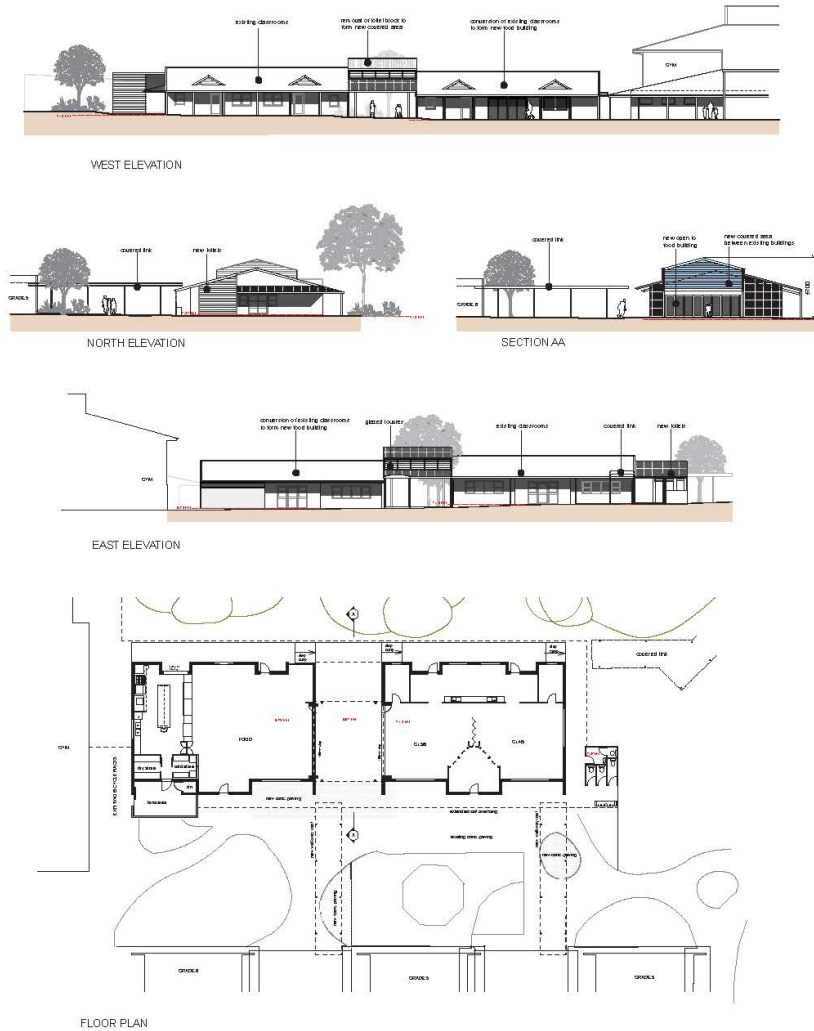
GRADE 4 BUILDING



 **Sorell Council**
Development Application: 5.2026.89.1.-
Response to Request For Information - 538 Old
Forcett Road, Dodges Ferry P4.pdf
Plans Reference: P4
Date Received: 29/05/2026



GRADES 4 & 5 AND FOOD BUILDING



**DODGES FERRY PRIMARY SCHOOL
MAJOR REDEVELOPMENT**

