



SORELL PLANNING AUTHORITY (SPA) **AGENDA**

26 OCTOBER 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 Monday, 26 October 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
21 OCTOBER 2026



AGENDA

FOR THE SORELL PLANNING AUTHORITY (SPA) MEETING TO BE
HELD AT THE COMMUNITY ADMINISTRATION CENTRE (CAC), 47
COLE STREET, SORELL ON MONDAY 26 OCTOBER 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 15 SEPTEMBER 2026

RECOMMENDATION

"That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 15 September 2026 be confirmed."

4.0 DECLARATIONS OF INTEREST



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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 DEVELOPMENT APPLICATION NO. DA 2026 / 299 - 1

Applicant:	Jonathan Blood obo Sorell Council
Proposal:	Makers Workshop (Community Meeting and Entertainment)
Site Address:	47 Cole Street, Sorell CT
Planning Scheme:	<i>Tasmanian Planning Scheme (Sorell LPS)</i>
Application Status	Discretionary
Relevant Legislation:	Section 57 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	Council land

Relevant Zone:	15.0 General Business Zone
Proposed Use:	Permitted Use
Applicable Overlay(s):	Airport obstacle limitation area Flood-prone hazard area
Applicable Codes(s):	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Transport Code C12.0 Flood Prone Areas Hazard Code C16.0 Safeguarding of Airports Code
Valid Application Date:	14 September 2026
Decision Due:	2 November 2026
Discretion(s):	1 Clause 15.4.2 A1 - Setbacks
	2 Clause 15.4.3 A2 – Building Design
	3 Clause C2.5.1 A1 – Car parking numbers
	4 Clause C2.5.2 A1 – Bicycle parking numbers
	5 Clause C2.5.3 A1 – Motorcycle parking numbers
Representation(s):	One received

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2026.299.1 for a Makers Workshop (Community Meeting and Entertainment) at 47 Cole Street, Sorell be approved, subject to the following conditions:

General

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:



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P1 (building design designs prepared by Loci Architecture and Planning dated 19 August 2026).

2. The Community Meeting and Entertainment use must only operate between the following times:
 - (a) 7.00am to 9.00pm Monday - Saturday
 - (b) 8.00am to 9.00pm Sunday and public holidays
3. Deliveries to and from the site must only take place between the following times:
 - (a) 7.00am to 9.00pm Mondays to Saturday
 - (b) 8.00am to 9.00pm Sundays and Public Holidays
4. Outdoor lighting must be in accordance with Australian Standard 4282 Control of obtrusive effects of outdoor lighting and must be located, designed and baffled to ensure no direct light is emitted outside the boundaries of the site. Outdoor lighting, except for security lighting, must not operate between the hours of 11.00pm to 6.00am.
5. The various activities that form the Community Meeting and Entertainment use of the site as shown on the endorsed plans and documents must not be altered or intensified.
6. Before works start, a landscape plan prepared by a suitably qualified landscape architect must be submitted and approved by Council's General Manager. The landscape plan must provide for a variety of plantings along the eastern and northern elevations of the building consistent with plantings selected for the Sorell Community Precinct Master Plan.
7. Before the use starts, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of Council's General Manager and maintained:
 - a) in perpetuity by the current and future owners/occupiers of the land, regardless of any change in ownership; and
 - b) in a healthy state.

If any of the vegetation comprising the landscaping dies or is removed, it must be replaced with vegetation of the same species and, to the greatest extent practicable, the same maturity, as the vegetation which died, or which was removed.

Development Engineering:

8. Stormwater must be discharged to the existing piped Council stormwater system in accordance with the following:
 - a) All stormwater pipes collecting runoff from hard surfaces must be designed to suit the calculated stormwater runoff from the property;
 - b) All grated pits, grated drains and stormwater lot connections must be constructed to a trafficable standard; and
 - c) No ground stormwater runoff generated from the development shall be directed onto neighbouring properties.

Environmental:

9. Prior to commencing works, a Soil and Water Management Plan (SWMP) must be implemented to ensure that soil and sediment does not leave the site during construction.

TasWater:

10. The development must meet all required conditions of approval specified by TasWater Submission to Planning Authority Notice, dated 18 September 2026 (TWDA 2026/01208-SOR).

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.

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.

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

The application is for the development of a purpose-built makers workshop building with a footprint of approximately 606m² at 47 Cole Street, Sorell. The building would be located over the footprint of the existing Men's Shed building which is approved for demolition and relocation and to the east of the South-East Training Facility.

The makers workshop building would incorporate a series of studios, a central workshop space and amenities over two levels, with the main entrance on the northern elevation facing Dubs and Co Drive and a second internal facing entrance provided on the west elevation of the building.

This property is zoned General Business and the proposed use is defined as Community Meeting and Entertainment.

The key planning considerations relate to building setbacks, design and car parking provision which are discussed in further detail further below within this report.

One representation was received raising concerns in relation to inadequate car parking to meet the demand generated by the proposed use and surrounding uses.

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 building assets. Design and construction standards for these assets are considered in this report.
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.
Enforcement Policy	Not applicable.
Environmental Sustainability Policy	There are no environmental implications associated with the proposal.

Legislation

- This report details the reasons for the officer 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	Nil
Environmental Health	Yes	Yes	Nil	Nil
Plumbing	No			
NRM	No			
TasWater	Yes	Yes	Yes	Nil
TasNetworks	Yes	Yes	Nil	Nil
State Growth	No			

Report

Description of Proposal

Application is made for the construction of the makers workshop building to be operated by the Sorell Council. The building is located to the east of the South-East Training Facility and to the north of the Council Community Administration Centre with frontage to Dubs and Co Drive to the north and Station Lane / Park and Ride service road to the east.

The building is a two storey structure oriented to the west to face the future outdoor recreation area and cultural precinct designated on the Sorell Community Precinct Master Plan. The building has an overall dimension of 27m by 30m with a height of 8.5m. The building would have a modernist appearance utilising expansive floor to ceiling glazing on the west



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elevation, tilt-up precast concrete panels, Colorbond steel cladding and Tasmanian oak. The building would transition from a single storey structure at the east frontage to the Sorell Park and Ride facility to a two storey structure facing the internal recreation area. The main entrance to the building would be from the north elevation facing Dubs and Co Drive. The ground level would provide for a large foyer / gallery space, reception facilities, three studios and amenities. The mezzanine located on the first floor would provide an open space for community events.

The building is intended to be used for Community Meeting and Entertainment purposes including art and craft centre, cinema, civic centre, function centre, public art gallery and public hall and theatre.

No additional car parking is proposed with public car parking located along Dubs and Co Drive, within the Park and Ride facility and between the South-East Training Facility and the Council Community Administration Centre.

The application is supported by architectural drawings from Loci Architecture and Planning.

Description of Site

The site is a central area of General Business zoned land in Sorell. It is a large, flat area of serviced land north of the Council Community and Administration Centre. Council intends to develop the land west of the building as an outdoor plaza and a cultural hub. Land to the north includes a childcare centre and Service Tasmania.

The site has approval for a four-lot subdivision (7.2020.2.1 approved on 20 October 2020) which involves consolidating the Council Community Administrative Centre, Heritage Carriage shed and makers workshop onto a single title and separating the South-East Training Centre onto a single title. Two additional lots would be created to the west of the Council Community Administration Centre access road.

The proposed building would have frontage to the Park and Ride service road, Dubs and Co Drive and Station Lane for delivery vehicles.



Figure 1. Subject site.

Planning Assessment

General Business Zone

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
13.5.1 A1	Hours of operation	Yes, as the hours are within the acceptable solution limits.
13.5.1 A2	External lighting	Yes, external lighting is limited to security lighting only outside the acceptable solution limits.
13.5.1 A3	Commercial vehicle movements	Yes, as the hours for commercial vehicles are within the acceptable solution limits.
15.4.1 A1	Building height	Yes, as the 8.5m maximum height is less than 12m.
15.4.1 A2	Building height	Not applicable as the building is not within 10m of a General Residential Zone (and would not exceed 8.5m in any event).
15.4.2 A1	Setbacks	No. The acceptable solution requires building to be built to the frontage or have a setback of not more or less than buildings on adjoining properties. Adjoining properties in the same zone are 6 Station Lane, 37-45 Cole Street, which range from 1m frontage setback (6 Station Lane to Station Lane) to 10m for 45 Cole Street (both approximate). The frontage setback proposed to Dubs and Co Drive is 7.45m. Refer to performance criteria assessment below.

15.4.2 A2	Setbacks	Not applicable as the building does not adjoin a property within a General Residential or Inner Residential Zone.
15.4.2 A3	Setbacks	Not applicable as air extraction, pumping, refrigeration systems or compressors would not be located within 10m of General Residential or Inner Residential zoned land.
15.4.3 A1	Design	Yes, as all mechanical plant is screened, security shutters are not used and parking is illuminated.
15.4.3 A2	Design	No, in that the east elevation facing the Park and Ride public car park would not have a minimum of 40% of the total ground floor surface area consisting of windows or doorways. Refer to performance criteria assessment below.
15.4.5 A1	Outdoor storage areas	Yes, all outdoor storage areas would be screen from public open space and roads adjoining the site as shown on the proposal plans.

Performance Criteria Assessment 1 – Clause 15.4.2 P1 Setbacks

Buildings must have a setback from a frontage that is compatible with the streetscape and minimises opportunities for crime and anti-social behaviour, having regard to:

- (a) providing small variations in building alignment to break up long façades;*
- (b) providing variations in building alignment appropriate to provide a forecourt or space for public use, such as outdoor dining or landscaping;*
- (c) the avoidance of concealment spaces;*
- (d) the ability to achieve passive surveillance; and*
- (e) the availability of lighting.*

It is considered that the performance criteria is satisfied as the setback is consistent with the setback of other commercial buildings constructed on the subject site which form part of an evolving community precinct envisaged by the Sorell Community Precinct Master Plan including the South-East Training Centre with a building setback of 8m from Dubs and Co Drive. In addition, the setback retains the ability for pedestrians to access from the ex-rail corridor to the future cultural precinct and will enable landscaping consistent with the Sorell Community Precinct Master Plan. The building would present to Dubs and Co Drive, the Sorell Park and Ride and the future cultural precinct which will provide for adequate passive surveillance from public spaces.

Performance Criteria Assessment 2 – Clause 15.4.3 P2 Design

New buildings or alterations to an existing façade must be designed to be compatible with the streetscape, having regard to:



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- (a) *how the main pedestrian access to the building addresses the street or other public places;*
- (b) *windows on the façade facing the frontage for visual interest and passive surveillance of public spaces;*
- (c) *architectural detail or public art on large expanses of blank walls on the façade facing the frontage and other public spaces so as to contribute positively to the streetscape and public spaces;*
- (d) *installing security shutters or grilles over windows or doors on a façade facing the frontage or other public spaces only if essential for the security of the premises and any other alternatives are not practical; and*
- (e) *the need for provision of awnings over a public footpath.*

The performance criteria is satisfied as the building design is compatible with the streetscape along the southern side of Dubs and Co Drive which consists of an evolving active business and community streetscape with the South-East Training Centre and Council Community Administration Centre. The proposal would provide for large ground level window boxes associated with a corridor gallery which would provide architectural detail set against the dark Colorbond horizontal cladding and timber feature panelling. The size and placement of the windows would also provide adequate passive surveillance of the adjacent public car park.

Codes

Parking and Sustainable Transport Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C2.5.1 A1	Parking numbers	No, in that Table C2.1 requires one space per 15m ² floor area resulting in a total requirement of 41 car parking spaces with no car parking proposed.
C2.5.2 A1	Bicycle parking numbers	No, in that Table C2.1 requires one space per 50m ² floor area with no bicycle parking proposed.
C2.5.3 A1	Motorcycle parking numbers	No, in that Table C2.4 requires two spaces with no motorcycle parking proposed.

Performance Criteria Assessment 3 – clause C2.5.1 P1.1 Car parking numbers

The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:

- (a) *the availability of off-street public car parking spaces within reasonable walking distance of the site;*

- (b) *the ability of multiple users to share spaces because of:

 - (i) *variations in car parking demand over time; or*
 - (ii) *efficiencies gained by consolidation of car parking spaces;**
- (c) *the availability and frequency of public transport within reasonable walking distance of the site;*
- (d) *the availability and frequency of other transport alternatives;*
- (e) *any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;*
- (f) *the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;*
- (g) *the effect on streetscape; and*
- (h) *any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.*

Council engaged Ratio consultants to prepare a parking assessment for the proposed developments at 47 Cole Street including the South-East Training Centre and the Makers Building (Community centre). The assessment included the demands generated by other established uses in the area including the Sorell Park and Ride, the Emergency Services Hub and Council Community Administration Centre. The assessment determined there is an oversupply of 20-30 car parking spaces associated with the council offices and 36 spaces within the Sorell Park and Ride. The South-East Training Centre provided 22 car parking spaces which is more than the 20 spaces required by Table C2.1 of the Code.

The Ratio assessment indicates the parking demand for the Makers workshop building has been assessed on the basis that it will function as a community facility and guidance on the parking demand was sought by assessing existing regional cultural community centres which resulted in an average parking rate of one space per 28m² which is lower than the requirement of Table C2.1 of the Code. Applying the average parking rate adopted within the Ratio assessment, the Markers workshop building is expected to generate a demand for 23-26 spaces. The assessment recognised there is scope to accommodate the parking demand within the adjoining Sorell Park and Ride which has an oversupply of 36 spaces. The Ratio assessment acknowledges parking restrictions may need to be implemented within the Park and Ride facility to dedicate parking to the Markers workshop building users.

For the above reasons, it has been demonstrated the surrounding public car parking supply can cater for the increase in demand generated by the proposed Makers workshop building and the reasonable needs of the use can be met on this basis without additional parking provided as part of the proposal.

Performance Criteria Assessment 4 – clause C2.5.1 P1 Bicycle parking numbers

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.*

The performance criteria is met as bicycle parking will be accommodated within the redevelopment of the cultural precinct to meet the reasonable needs of users of the area.

Performance Criteria Assessment 5 – clause C2.5.3 P1 Motorcycle parking numbers

Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:

- (a) the nature of the proposed use and development;*
- (b) the topography of the site;*
- (c) the location of existing buildings on the site;*
- (d) any constraints imposed by existing development; and*
- (e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.*

The performance criteria is met as motorcycle parking can be accommodated within the identified parking surplus associated with the surrounding public car parking facilities.

Road and Railway Assets Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C3.5.1 A1.4	Traffic generation	Yes, as the increase in traffic will be less than an average of 20% more than existing, having regard to all uses that use the existing access.

Safeguarding of Airports Code

As the development is not higher than the AHD Obstacle Airport Limitation area for the site, the proposal is exempt under clause C16.4.1 (a).

Representations

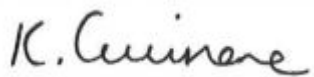
Clause 6.10.1 of the planning scheme requires the consideration of any representation received but 'only insofar as each such matter is relevant to the particular discretion being exercised'.

One representation has been received, which are addressed in the following table.

Issue	Relevant Clause	Response
<u>Lack of car parking</u> While the overall concept of a makers workshop is supported, concern is raised in relation to the absence of parking to service the proposed use.	Clause C2.5.1 A1 of the Parking and Sustainable Transport Code	As per the assessment under Clause C2.5.1 P1.1 above, it has been determined by a traffic engineer that sufficient parking is available within the surrounding public car parking facilities to cater for the reasonable parking needs generated by the proposed use and no additional car parking is required. It is acknowledged Council may need to modify the parking restrictions in place within the adjacent Park and Ride facility to designate parking to the users of the new building.

Conclusion

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



Kate Guinane
Acting Manager Planning

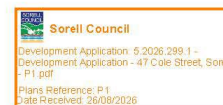
Attachments:

- Architectural plans prepared by Loci Architecture and Planning
- X 1 Representation



01 SITE PLAN - BUILDING LOCATION
TP01 SCALE 1:500

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT - IF IN DOUBT, ASK!



**PRELIMINARY
NOT FOR
CONSTRUCTION**

loci architecture + planning
 Mobile: 0408 393 235 Email: loci.hobart@gmail.com
 PO BOX 716 NORTH HOBART TAS 7000
 Accreditation # CC5384 H RALIA # 48053

SORELL MAKERS' WORKSHOP
 47 Cole Street, Sorell, TAS 7172

Client:
Sorell Council
 47 Cole Street, Sorell, TAS 7172

Project:
PROPOSED SITE PLAN

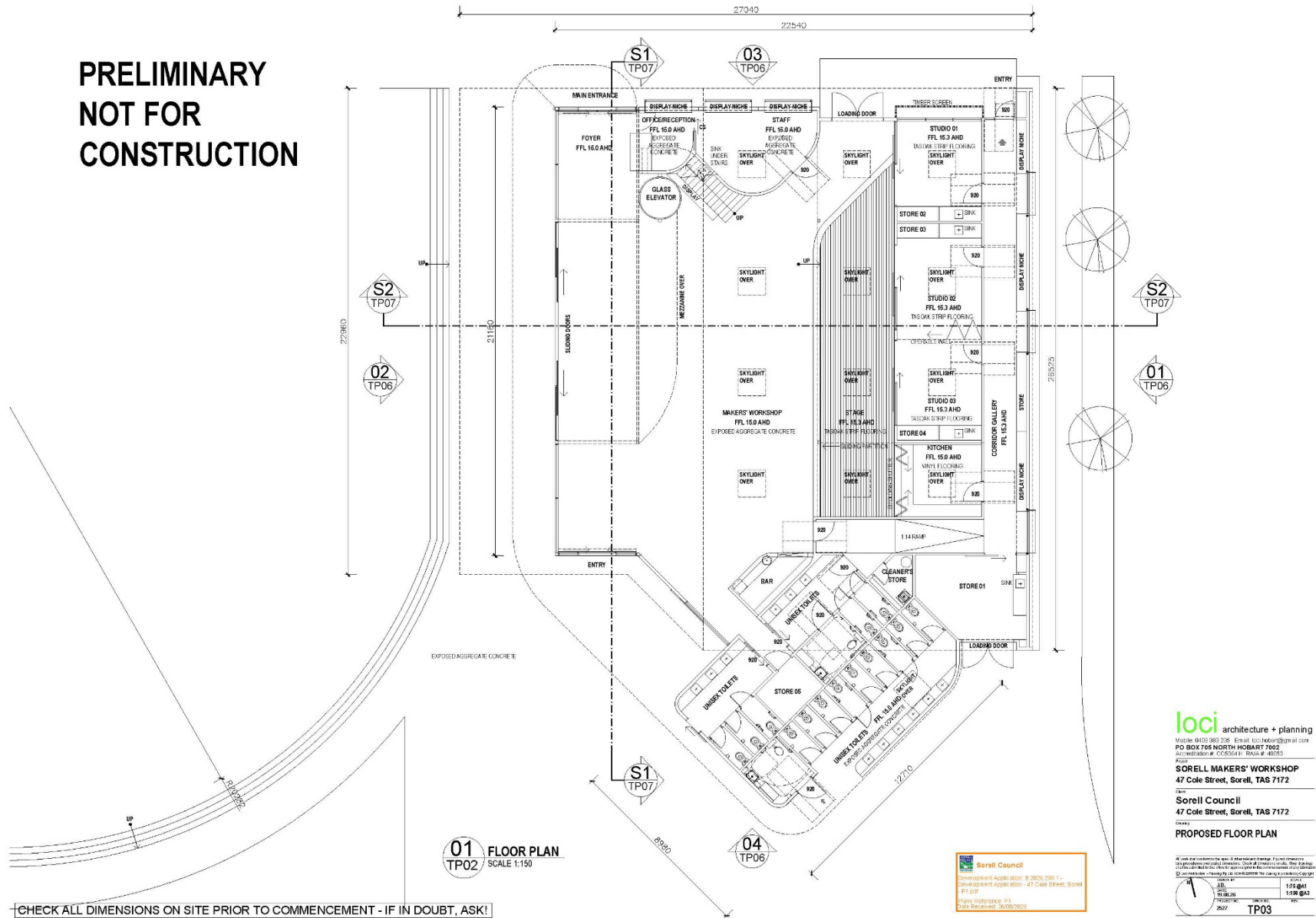
As used and shown in this plan, it is the responsibility of the client to ensure that the information is correct and that the information is not misleading. The client is responsible for ensuring that the information is correct and that the information is not misleading. The client is responsible for ensuring that the information is correct and that the information is not misleading.

Scale: 1:500
 Date: 26/09/2026
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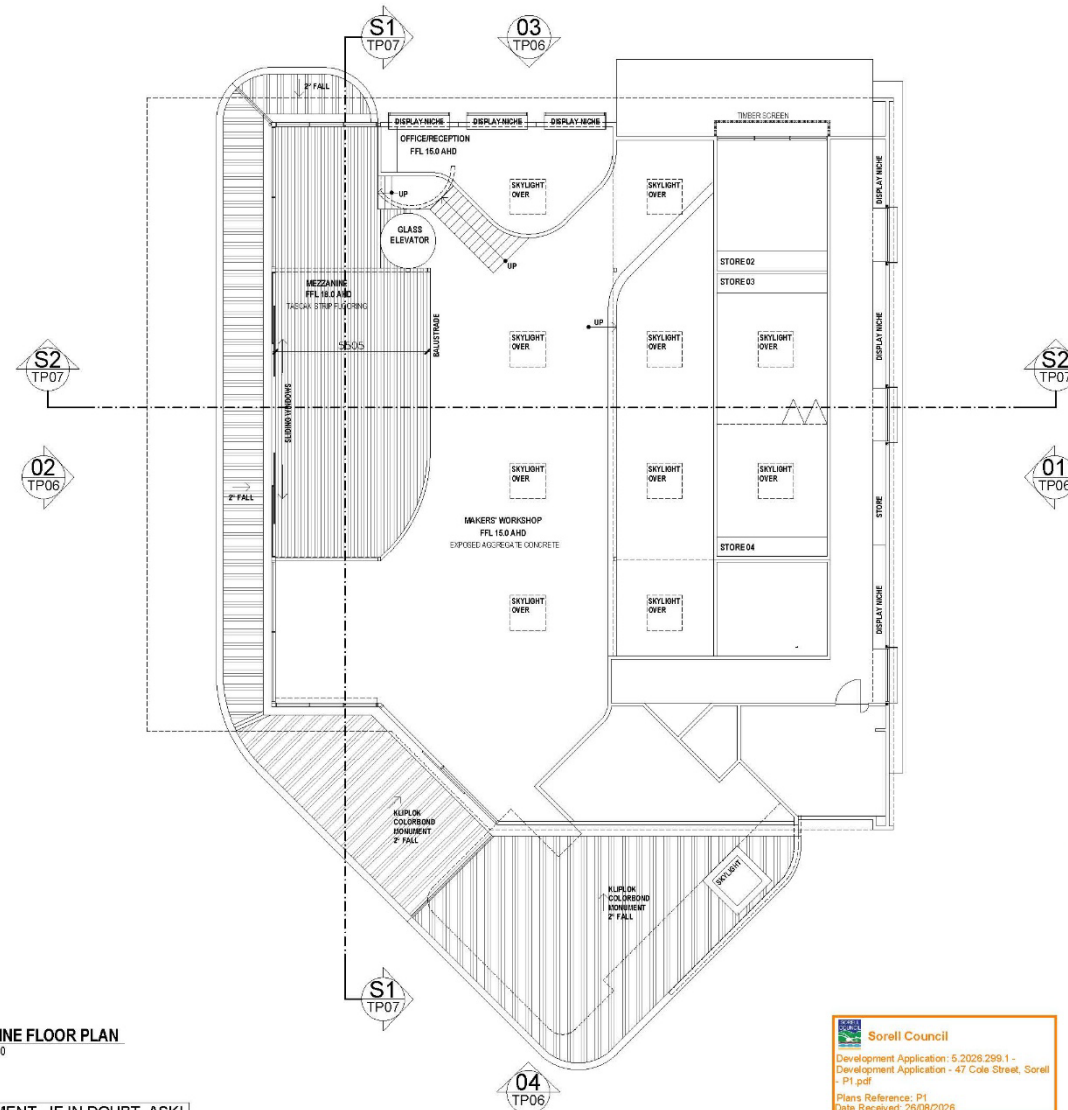


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Client
SORELL MAKERS' WORKSHOP
 47 Cole Street, Sorrell, TAS 7172

Client
Sorell Council
 47 Cole Street, Sorrell, TAS 7172

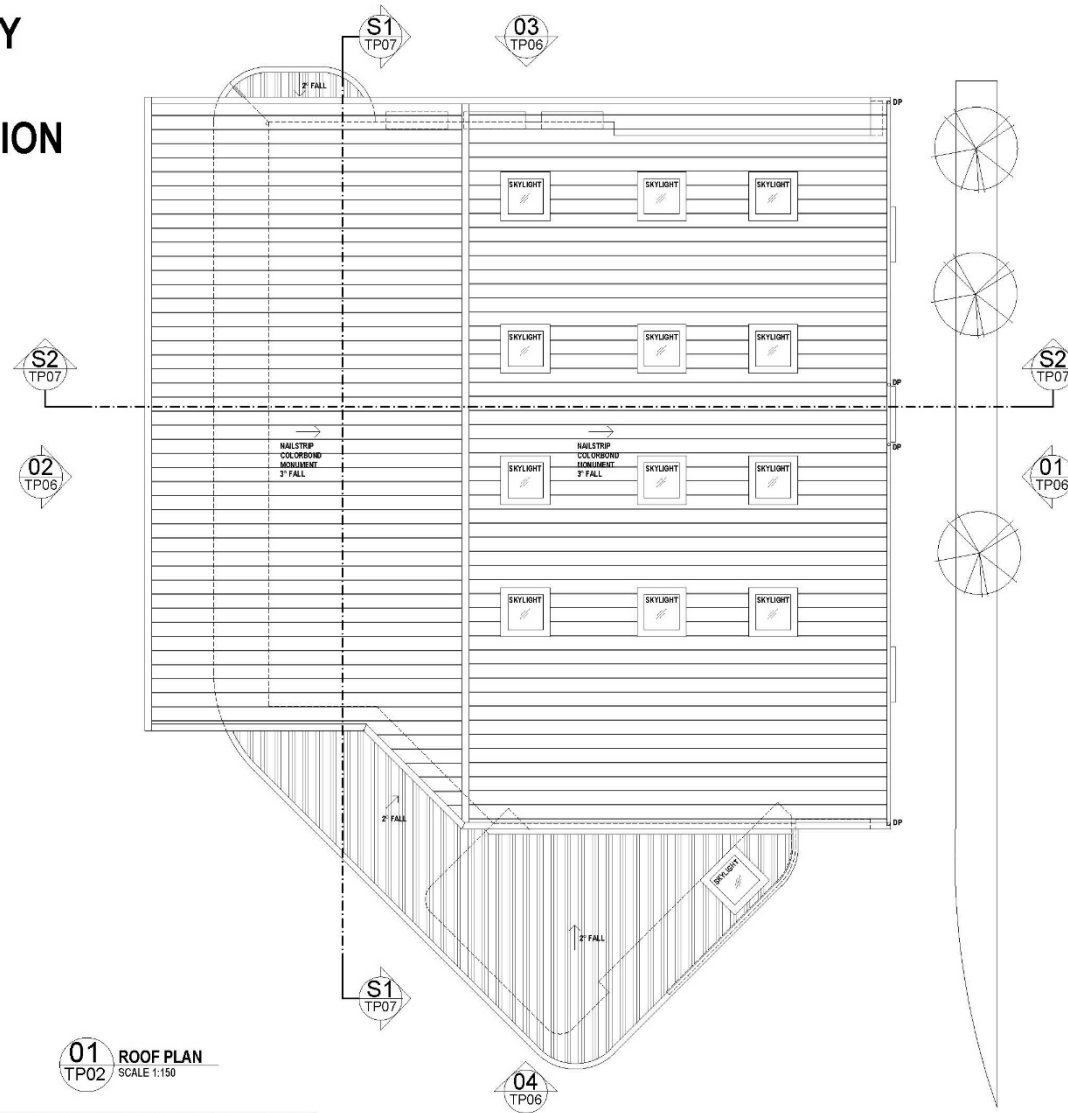
MEZZANINE FLOOR PLAN

 **Sorell Council**
Development Application: 5.2026.299.1 -
Development Application - 47 Cole Street, Sorell
- P1.pdf
Plans Reference: P1
Date Received: 26/08/2026

[illegible]

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT - IF IN DOUBT, ASK!

**PRELIMINARY
NOT FOR
CONSTRUCTION**



01 ROOF PLAN
SCALE 1:150

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT - IF IN DOUBT, ASK!

Sorell Council
Development Application: 6.2026/299.1 -
Development Application - 47 Cole Street, Sorell
4711/01
Phase Reference: R1
Date Received: 04/09/2026

loci architecture + planning
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PO BOX 706 NORTH HOBBART 7002
Accreditation: CC535411 BALA # 40253

SORELL MAKERS' WORKSHOP
47 Cole Street, Sorell, TAS 7172

Client:
Sorell Council
47 Cole Street, Sorell, TAS 7172

Project:
PROPOSED ROOF PLAN

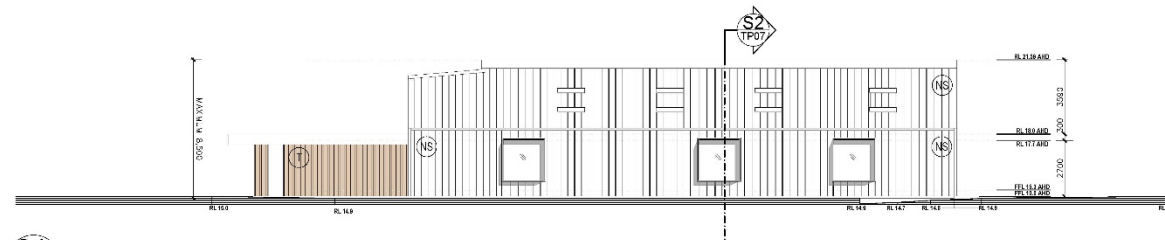
All work and construction shall be in accordance with the relevant standards and specifications. The client is responsible for ensuring that the design is suitable for the intended use and that the construction is in accordance with the relevant standards and specifications. The client is responsible for ensuring that the design is suitable for the intended use and that the construction is in accordance with the relevant standards and specifications.

Scale: 1:150
Date: 20/07/2027
TP05

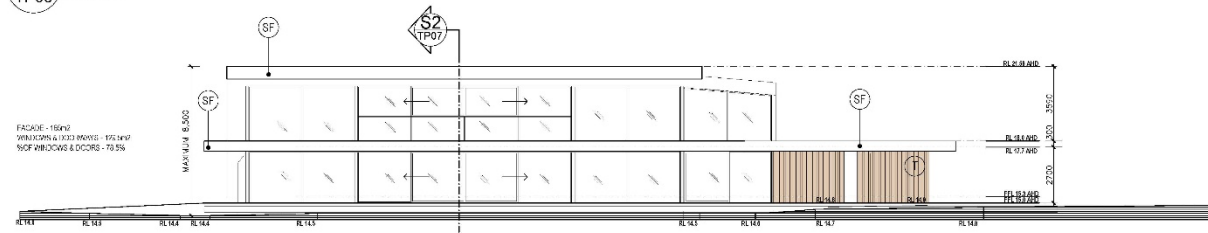


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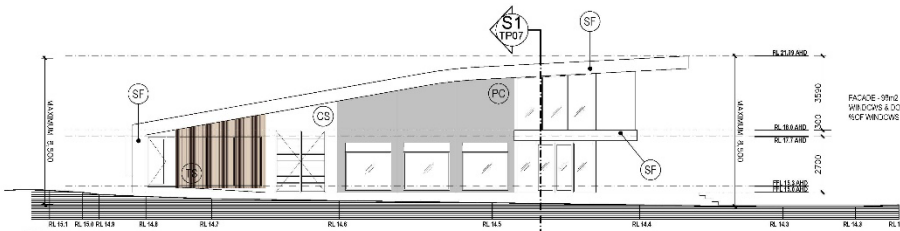
SORELL PLANNING AUTHORITY (SPA) MEETING
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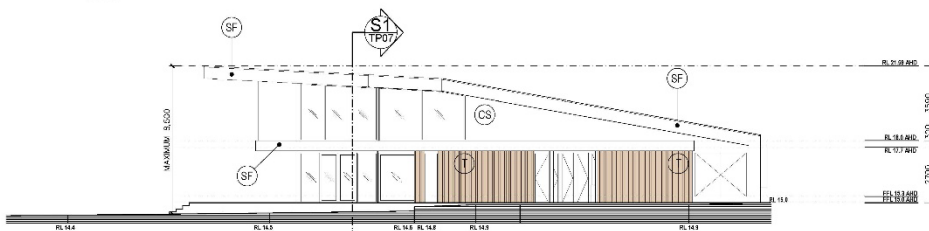
01 EAST ELEVATION
TP03 SCALE 1:200



02 WEST ELEVATION
TP03 SCALE 1:200



03 NORTH ELEVATION
TP03 SCALE 1:200



04 SOUTH ELEVATION
TP03 SCALE 1:200

FINISHES LEGEND

- ① Metal - Galvalume/Alu-Zinc
- ② Metal - Galvalume/Alu-Zinc
- ③ Timber - Tannan Oak - Clear Finish
- ④ Timber - Tannan Oak - Clear Finish
- ⑤ Steel - Galvalume/Alu-Zinc
- ⑥ Concrete - Concrete/Alu-Zinc

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Sorell Council
Development Application: 5.2026.299.1 -
Development Application - 47 Cole Street, Sorell
- P1.pdf
Plans Reference: P1
Date Received: 26/06/2026

loci architecture + planning
Mobile: 0423 303 325 Email: loci@lociarch.com.au
PO BOX 706 NORTH HOBART 7003
Accreditation: CC2364 H. RANK 4-4035

SORELL MAKERS' WORKSHOP
47 Cole Street, Sorell, TAS 7172

Client:
Sorell Council
47 Cole Street, Sorell, TAS 7172

Drawing:
PROPOSED ELEVATIONS

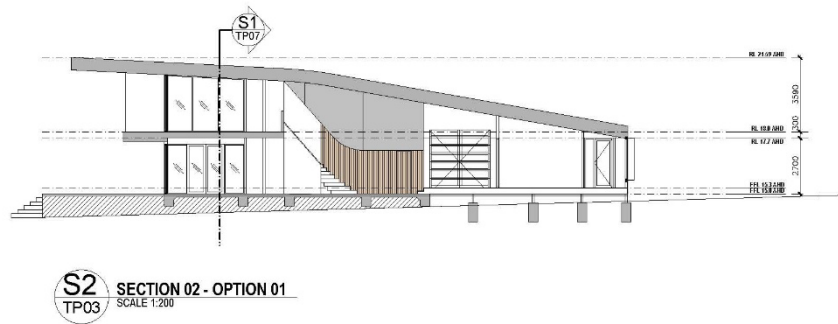
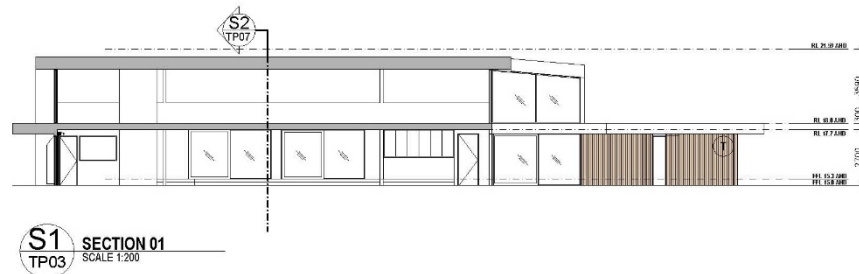
Scale:
1:100 @A1
1:200 @A2
1:500 @A3
1:1000 @A4

TP06

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT - IF IN DOUBT, ASK!



AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
26 OCTOBER 2026



**PRELIMINARY
NOT FOR
CONSTRUCTION**

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT - IF IN DOUBT, ASK!



AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
26 OCTOBER 2026

RE: Makers Workshop, somewhere in Sorell

Based on the information available on-line through the Council announcement of Application I object to the proposal unless further provisions are provided.

Its a great concept and idea.

There is NO apparent parking. This area of Sorell since development of the Fed Govt centre is a mess regards traffic. The street is NOT adequate for significant traffic and parking in combination - refer at least to LGAT standard drawings, and merely drive there to confirm for yourself.

Clearly the makers workshop will tip this over the edge if no off street parking is provided - and that should not be provided by the bus interchange...

Based on the number of toilets proposed there are many people on site, so the issue of Parking is further increased.

I agree with the concept, but object if it has any imposition to parking or traffic interventions in Dubs & Co Drive. That is, there should be no access of that street and all parking for the proposal should be off Dubs & Co...

Council has already made many messes of parking and traffic, and will likely make another.

I leave it to you to uphold sensible traffic and parking provisions in our community.

That's all



AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
26 OCTOBER 2026