



SORELL PLANNING AUTHORITY (SPA) AGENDA

17 DECEMBER 2024

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, 17 December 2024 commencing at 4:30 pm.

CERTIFICATION

I, Robert Higgins, General Manager 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
GENERAL MANAGER
12 December 2024



AGENDA

FOR THE SORELL PLANNING AUTHORITY (SPA) MEETING TO BE HELD AT THE COMMUNITY ADMINISTRATION CENTRE (CAC), 47 COLE STREET, SORELL ON TUESDAY 17 DECEMBER 2024

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1.0 ATTENDANCE

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Chairperson Mayor Gatehouse
Deputy Mayor C Wooley
Councillor B Nichols
Councillor S Campbell
Councillor M Larkins
Councillor M Miro Quesada Le Roux
Councillor M Reed
Councillor N Reynolds
Councillor C Torenius
Robert Higgins, General Manager

2.0 APOLOGIES

3.0 CONFIRMATION OF THE MINUTES OF 10 DECEMBER 2024

RECOMMENDATION

"That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 10 December 2024 be confirmed."

4.0 DECLARATIONS OF PECUNIARY INTEREST



AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
17 DECEMBER 2024

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 SUBDIVISION APPLICATION NO. 7.2020.7.1

Applicant:	D G J Potter
Proposal:	2 Lot plus balance subdivision
Site Address:	51 Annie Street, Dunalley (CT 207552/4) and road reservation
Planning Scheme:	<i>Tasmanian Planning Scheme - Sorell</i>
Application Status	Discretionary
Relevant Legislation:	Section 57 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	Subdivision creates more than one lot.

Relevant Zone:	Rural Living Zone
Proposed Use:	N/A
Applicable Overlay(s):	C7.0 Priority Vegetation Area C11.0 Coastal Inundation Hazard Area
Applicable Codes(s):	C3.0 Road and Rail Assets
Valid Application Date:	31 October 2024
Decision Due:	24 December 2024
Discretion(s):	1 Frontage 2 Road 3 Sewer
Representation(s):	Nil

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 7.2020.7.1 for a 2 Lot plus balance Subdivision at 51 Annie Street, Dunalley 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) P12 (proposal plan dated 31 October 2024)
 - b) P12 (bushfire hazard report by Rogerson and Birch version 1.5 dated 25 May 2025)
 - c) P12 (concept engineering layout by Hutchins Spurr dated June 2024)



2. Staging must be in accordance with the endorsed plans and documents unless otherwise agreed to in writing by the General Manager.
3. As no provision has been made for Public Open Space or improvements thereto and, having formed the opinion that such a provision should be made, Council invokes the provisions of Section 117 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* and requires security equivalent of 5% of the improved value of the gross area of the subdivision.

This should be in the form of a direct payment made before the sealing of the final plan or, alternatively, in the form of security provided under Section 117 of the Act.

The subdivider is to obtain a report from an Independent Registered Valuer for the purposes of determining the improved value of the gross area of the subdivision. The date to which the valuation is to be done must be within 3 months of the date of lodgement of the Final Plan of subdivision. Please refer to Council's Open Space Policy for valuation requirements.

4. All land noted as roadway, footway, open space or similar must be transferred to Council. Complete transfer documents that have been assessed for stamp duty, must be submitted with the final plan of survey.
5. Prior to sealing any final plan, all recommendations of the bushfire hazard management plan must be complete and be certified by a suitably qualified person.
6. The proposed road is to be developed as a private access road serving each lot of the subdivision.
7. Each lot is to be provided with reciprocal rights of way over the private access road.
8. Rights of way negotiated with the Crown must not restrict any other person or Council from obtaining a right of way or other means of approved public use and access.

Development Engineering

General

9. Prior to the commencement of works, engineering design drawings showing all work required by this planning permit, and any additional work proposed, must be prepared in accordance with the current:
 - a) Tasmanian Subdivision Guidelines
 - b) Tasmanian Municipal Standard - Specifications



- c) Tasmanian Municipal Standard - Drawings
- d) Any relevant Council policy.

Advice:

- i. The Tasmanian Subdivision Guidelines, Specification and Drawings are available at www.lgat.tas.gov.au.
 - ii. Justifiable variations from the Tasmanian Subdivision Guidelines, Specifications or Drawings may be approved where the alternative solution is to a no lesser quality in terms of infrastructure performance or maintenance costs over the life of the asset.
 - iii. Where there exists any conflict(s) between the Tasmanian Subdivision Guidelines, Specifications, or Drawings and this permit, any requirements of this permit shall take precedence.
 - iv. Engineering design drawings will expire two years after their approval and will be endorsed as such.
10. Prior to works commencing, the following fees must be paid for each stage of construction:
- a) Engineering design drawing assessment fee;
 - b) Inspection fees for minimum estimated number of inspections.

Where reassessment of engineering drawings or subsequent inspections are required, additional fees may be required.

Advice: Council fees are set each financial year and can be found in the Sorell Council Fees and Charges schedule, available from Council

11. Works must not commence on site prior to the approval of engineering design drawings by the General Manager.

Prior to works commencing, the developer must submit a Notice of Intention to Carry Out Work (available from Council) inclusive a certificate of currency for public liability insurance for the contractor and any sub-contractor.

12. Prior to sealing the final plan, the following works must be completed in accordance with the endorsed engineering design drawings:
- a) Lot connections for each lot:
 - i. Connection to the electricity network;
 - ii. Connection to the telecommunication network (if available).
 - b) Shared private access road generally in accordance with the Hutchins Spurr design dated June 2024

- 13 Mandatory audit inspections are required in accordance with the Tasmanian Subdivision Guidelines. The developer must provide a minimum 48 hours notice.
14. Works must be completed to a standard that is to the satisfaction of the Council General Manager.

Telecommunications & Power

15. Prior to sealing the final plan of survey, the developer must submit to Council either:
 - a) a completed exemption from the installation of fibre ready pit and pipe notice, or
 - b) a "Provisioning of Telecommunications Infrastructure – Confirmation of final payment", or
 - c) "Certificate of Practical Completion of Developer's Activities" from Telstra or NBN Co.

Advice: Please refer to Notice under Telecommunications (Fibre-ready Facilities – Exempt Real Estate Development Projects) Instrument 2021" at

<https://www.communications.gov.au/policy/policy-listing/exemption-pit-and-pipe-requirements/development-form>

16. Prior to sealing the final plan of survey, the developer must submit written advice from TasNetworks confirming that either:
 - a) all conditions of the Agreement between the Owner and authority have been complied with; or
 - b) future lot owners will not be liable for network extension or upgrade costs, other than individual property connections at the time each lot is further developed. that

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.

- Any changes to the use or development approved, may be deemed as substantially in accordance with the permit or may first require either a formal amendment to this permit or a new permit.

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.

Generally

- Requirements for works or other outcomes to the satisfaction of the General Manager will be delegated to the appropriate officer for determination.
- All engineering related queries should be directed to the Development Engineer. The Council General Manager has delegated functions relevant to the permit to the Development Engineer.
- Sealing of a final plan of survey is subject to a prescribed Council fee at the date of lodgement of the final plan or survey. Land Title Office fees must be paid directly to the Recorder of Titles.
- The final plan of survey is inclusive of any schedule of easement and Part 5 Agreement.
- The final plan of survey will not be sealed until all works required by this permit are complete. On lodgement of the final plan of survey, inspections will be undertaken ,unless otherwise advised by the developer, and additional inspection fees will apply to incomplete or substandard works.

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



AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
17 DECEMBER 2024

Executive Summary

Application is made to create three 1.19 hectare lots off Annie Street, Dunalley. This property is zoned Rural Living A and is located to the east of the cemetery.

The key planning consideration relates to the suitability of access to the subdivision.

The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme - Sorell* 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 road assets to be transferred to Council. 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 proposed subdivision is assessed in accordance with the Public Open Space Policy.
Enforcement Policy	Not applicable.
Environmental Sustainability Policy	Environmental considerations are assessed against the relevant planning scheme provisions.

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	
Plumbing	No			
NRM	Yes	Yes	Nil	
TasWater	No			
TasNetworks	Yes	No		
State Growth	No			

Report

Description of Proposal

Application is made to create three 1.19 hectare lots. Lot 1 contains an existing dwelling and the other lots contain an array of buildings. It should be noted that the bushfire report states that there is a house on *each* lot. The application has been with Council for some five years over which time various iterations have been proposed and various inconsistent documentation supplied to Council.

Access and frontage to each lot is proposed via an extension of Annie Street. A public road of four metres width with 0.5 metre wide shoulders is proposed to be constructed in the Annie Street road reserve. This extension commences adjacent to the cemetery access and runs for 185 metres. This width matches or exceeds the existing Annie Street dimensions but is below minimum dimensions of the Tasmanian Standard Drawings. The road is proposed to terminate in a t turning head rather than a cul-de-sac which is also below the minimum dimensions of the Tasmanian Standard Drawings. Early versions of the proposal consisted of a shared right of way access.

The application is supported by:

- a concept road design by Hutchins Spurr dated June 2024;
- a bushfire hazard report from Rogerson and Birch version 1.5 dated 25/05/2023; and
- a proposal plan by DJ Potter dated 31 October 2024.

Description of Site

The site is a 3.6 hectare lot located in the southern part of Dunalley. The site adjoins to the cemetery to the west and foreshore to the east. Rural living properties are located to the north while rural property is to the south.

The site contains an existing dwelling and various outbuildings and other structures that are grouped in three sections with associated clearing. The site is unserviced.

The site is flat with no defined watercourse. Vegetation on the property is identified in TASVEG 4 as (DAC) Eucalyptus amygdalina coastal forest and woodland, which is not listed as threatened.

Adjoining land consists of Rural Living development, the cemetery and non-irrigated, minimally productive rural land to the south.

The site is unserviced. Annie Street is a narrow unsealed public road that intersects with Booth Street adjacent to the cemetery and has an open rural speed limit.



Figure 1. Subject site.

Planning Assessment

Zone

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
11.5.1 A1	Lot size	Yes, as each lot is greater than 1ha in size
11.5.1 A2	Frontage	No, as lot 2 and the balance lot will have a frontage of less than 40m width. Refer to performance criteria assessment below.
11.5.1 A3	Access	Yes, as subject to conditions the access is to the road authorities satisfaction.
11.5.2 A1	Road	No, all new roads are subject to performance criteria.
11.5.3 A1	Water	Yes, no water service is available.
11.5.3 A2	Sewer	No, an unreticulated subdivisions are subject to performance criteria.

Performance Criteria Assessment 1 – clause 11.5.1 P2 Frontage

Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:

- (a) the width of frontage proposed, if any;
- (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;
- (c) the topography of the site;
- (d) the functionality and useability of the frontage;
- (e) the ability to manoeuvre vehicles on the site; and
- (f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.

Each lot has sufficient frontage to provide safe and convenient access for future residential use.

Performance Criteria Assessment 2 – clause 11.5.2 P1 Roads

The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, having regard to:

- (a) any relevant road network plan adopted by the council;
- (b) the existing and proposed road hierarchy;
- (c) maximising connectivity with the surrounding road network;
- (d) appropriate access to public transport; and
- (e) access for pedestrians and cyclists.

Council has no road network plan. Annie Street (north-east of the Arthur Highway) is a particularly lower order road that provides access to zero dwellings. It provides a direct access to the cemetery and is otherwise of value as a second access point for emergency services.

Extending Annie Street serves no public benefit, particularly in a manner that is below current standards for width.

It is recommended that any permit granted be subject to conditions that convert the proposed road to a private access road with shared rights of way.

Performance Criteria Assessment 3 – clause 11.5.3 P2 Sewer

Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.

Each lot is sufficiently large to accommodate on-site wastewater treatment system. Based on their size, there was no need to demonstrate this through an expert report.

Code

Road and Railway Assets Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C3.5.1	Traffic	Yes, as traffic generation will increase by no more than 40 vehicles per day to Annie Street / Arthur Highway.
A1.4		



Natural Values Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C7.7.2 A1	Priority vegetation	Yes, as the subdivision provides for the separation of existing buildings consistent with C7.7.2 A1 (a).

Coastal Inundation Hazard Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C11.7.1 A1	Subdivision	Yes, as each lot has building areas, services and access outside of the hazard area.

Bushfire-Prone Areas Code

As the proposal is not a vulnerable or hazardous use (as defined by the Code), the provisions of the Code do not apply.

The proposal complies with the code through the provision of an accredited persons bushfire hazard report, which s52(2)(d) of LUPAA requires the planning authority to accept.

Public Open Space Policy

Broadly, there are three considerations for public open space within a subdivision under this policy; being:

- whether public open space land should be taken for a park or other purpose;
- whether public open space land should be taken for connectivity; or
- if no public open space land is proposed or taken, what rate of a cash in lieu contribution should apply.

Section 5.2 of the public open space policy outlines criteria to assess the taking of land. Among other matters, this section has regard to any related Council policy, whether the land is conveniently located with respect to the wider area along with existing open space and any alternatives, whether the land would contribute to Council’s ability to support a diversity of recreational activities and the demand created.

In this case, it is considered that taking land for open space would not further the Council policy. The existing Crown reservation would continue to provide for any future public access which could potentially loop through to the southern bank of the canal.

Where land is not taken, a cash contribution is required. Section 6.4 of the policy states:



In determining the percentage of a cash in lieu contribution, the following criteria must be considered:

- (a) the existing provision of POS in the vicinity of the subject area;*
- (b) the extent to which the newly created lots will impact upon demand for POS; and*
- (c) any planned provision of POS in the vicinity of the subject area as identified in the Open Space Strategy, the long-term financial plan, any relevant Council resolution or required by a valid subdivision permit;*
- (d) the size of the newly created lots and the extent to which the lots can provide for their own recreational opportunities.*

There are a number of public open space related capital projects identified in the long-term financial plan for Dunalley. It is considered reasonable that the 5% rate be applied in this instance.

Representations

Nil.

Conclusion

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

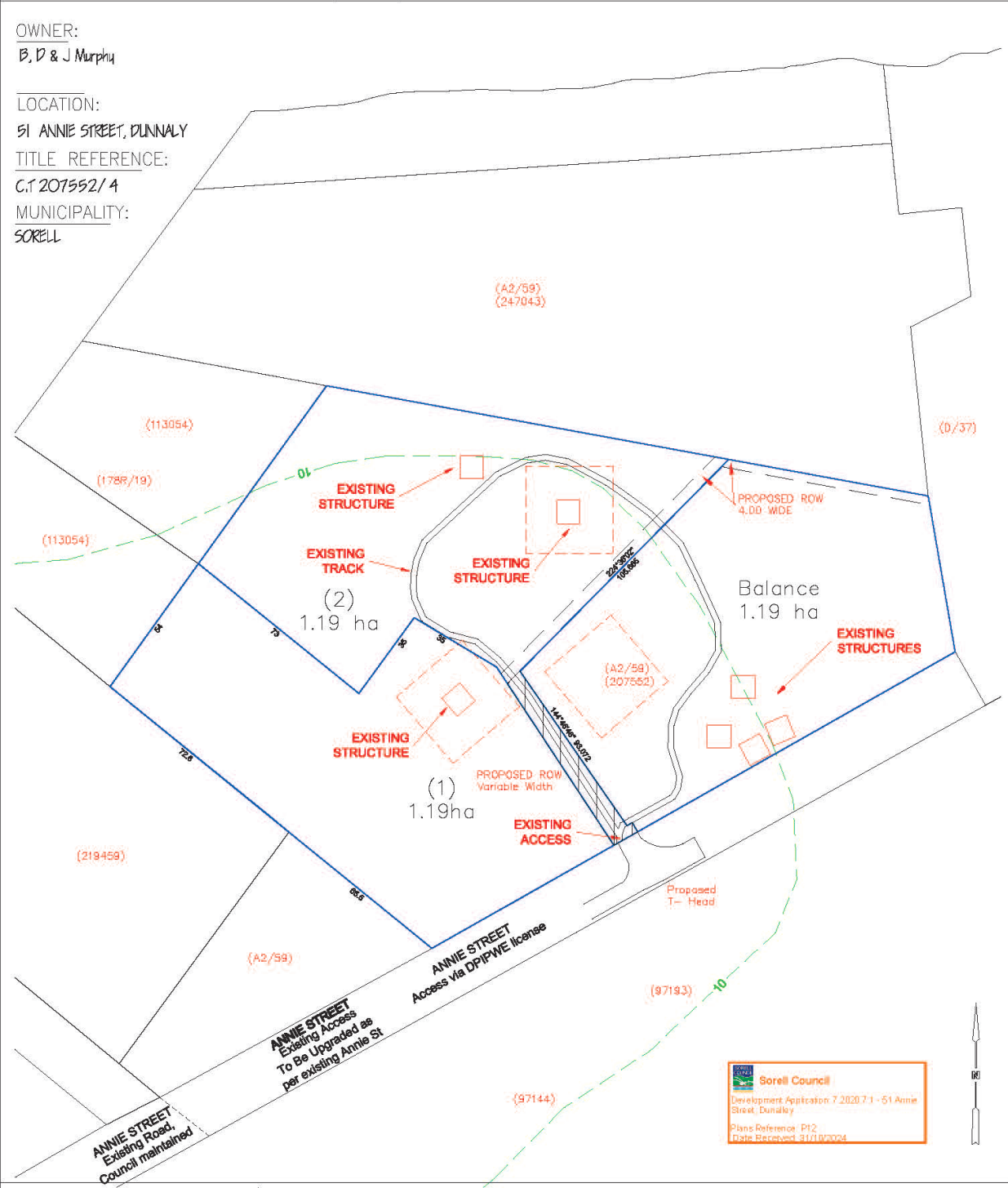
Shane Wells Manager Planning

Attachments:
Proposal Plan

*Separate Attachments:
Bushfire Hazard Management Report*

D.G.J. POTTER Land Consultants	9 Warwick St. North Hobart, Tasmania 7000 Phone: 03-62 343 082 Fax: 03-62 343 360 Email: djpotter@inet.net.au	SCALE: 1:1250 DATE: 31/10/24 DRAWN: DS/TP/JP
PROPOSED SUBDIVISION ALL MEASUREMENTS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY		

ALL MEASUREMENTS ARE IN METRES LEVEL DATUM: per LISTmap CONTOUR INTERVAL: 10.00 REFERENCE:



This drawing was prepared for the shown owner's land to accompany an application to the local government authority for a proposed subdivision and should not be used for any other purposes. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation. In particular no reliance should be placed on information for any financial dealings involving the land. This note forms an integral part of this plan.



5.2 SCHEME AMENDMENT NO. 5.2024.214.1

Applicant:	Ireneinc Planning and Urban Design
Proposal:	Section 40F – Rezone to Open Space to General Business and site specific qualifications
Site Address:	3 Weston Hill Road, Sorell (CT 239252/1 and 9444/4), 5 Cole Street, Sorell (CT 230862/1) and 2 Pawleena Road, Sorell (CT 52621/1, 61/654 and 222468/1)
Planning Scheme:	<i>Tasmanian Planning Scheme Sorell (TPS-S)</i>
Relevant Legislation:	Part 3B of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	No delegated authority for a planning scheme amendment

Existing Zone:	General Residential, Low Density Residential and Open Space
Proposed Zone:	General Business and Open Space
Valid Application Date:	07 November 2022
Decision Due:	18 December 2023 (extension granted from the Tasmanian Planning Commission)
Representation(s):	N/A

RECOMMENDATION

- a) That pursuant to Section 40D(a) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority prepare Amendment AM-SOR-5.2024-214-1 to the Sorell Local Provisions Schedule for land at 2 Pawleena Road, Sorell (52621/1, 61/654 and 222468/1), 3 Weston Hill Road (239252/1, 9444/4) and 5 Cole Street (230862/1) to rezone to part General Business Zone and part Open Space Zone and include two site specific qualifications (as set out at section 7.2 of Attachment 2 (Planning Submission by IreneInc) to the report).
- b) That pursuant to Section 40F(2)(b) of the *Land Use Planning and Approvals Act 1993*, AM-SOR-5-2024.214.1 be modified to include site specific provisions related to setback from the Open Space Zone, as set out in Attachment 1 to the report
- c) That pursuant to Section 40 and *Use Planning and Approvals Act 1993*, AM-SOR-5-2024.214.1 is certified as meeting the LPS criteria.
- d) That in accordance with Section 40G of the *Land Use Planning and Approvals Act 1993*, the Planning Authority places the amendment on public exhibition for a period of 28 days.

Executive summary

Proposal

The purpose of the report is to consider whether to prepare and certify a request to amend the planning scheme to rezone three residential properties that are adjacent to the Gateway Plaza and Sorell Plaza to General Business with site specific qualifications.

Process

The report provides details of the amendment and the site. The strategic outcomes of the proposal are outlined, having regard to matters of local, regional and then State importance. Attachments to the report detail the degree of compliance with the *Land Use Planning and Approvals Act 1993* (LUPAA). LUPAA is based on environmental, economic and social objectives with a strong emphasis on public engagement, however, at this stage of the process consultation has not occurred.

If prepared and certified, the following two processes will occur:

1. The amendment is exhibited for 28 days. The Planning Authority will consider a report on the outcomes of exhibition; and
2. The Tasmanian Planning Commission (the Commission) will decide whether to approve, modify and approve, or reject the amendment. The Commission will typically hold a public hearing as part of its assessment process. The Commission will consider the Planning Authorities report on the outcomes of exhibition and any recommendation contained within that report.

If not prepared and certified, the proponent may request that the Commission review the decision and the Commission could direct Council to reconsider its position.

Options available to the Planning Authority are to either:

- a) certify the amendment as submitted,
- b) modify and certify the amendment, or
- c) refuse to certify the amendment.

Assessment

The social, economic and environmental benefits of the proposal are:

- Increased diversity and choice in retail and other business or community services;
- Resolves known constraints within the activity centre that limit short, medium and long-term provision of new floor area at a scale necessary to meet the demand under current population projections;
- Increased land supply for activity centre including capacity to maintain a policy of one activity centre for Sorell beyond the current planning horizon of 15-20 years (in other words, no new commercial centre is required);
- Increase employment opportunities and employment self-sufficiency (i.e., residents working and living within the LGA);
- Substantial construction investment; and
- Increased viability of the activity centre, through additional zoned land and opportunity (including offsetting losses in recent years to the extent of the General Business Zone).

Potential consequences may include:

- Disincentivising land consolidation and redevelopment opportunities within the General Business Zone;
- Increased flood risk (without careful design); and
- Reduction in residential opportunities (residential use in the proposed zone is encouraged above ground level and discouraged at ground level).

The key criteria for scheme amendments are set out in LUPAA, the Southern Tasmanian Regional Land Use Strategy (STRLUS) and (draft) Tasmanian Planning Policies (TPPs).

The STRLUS includes policies relating to activity centres including urban design, walkability and accommodating future demand. The request is consistent with these policies and the STRLUS and TPPs generally and is recommended to proceed to certification.

It is notable that the focus of the General Business Zone has shifted eastwards over time through combined effects of the Sorell Plaza development and non-commercial development of the western part of the CAC land for residential development and the emergency services hub.

Documentation

The request is supported by Economic Impact Assessment from Locationiq dated April 2024 and Planning Report from Ireneinc amended December 2024

Proposed Planning Scheme Amendment

The planning scheme amendment is for 3 Weston Hill Road, Sorell (CT 239252/1), 5 Cole Street, Sorell (CT 230862/1) and 2 Pawleena Road, Sorell (CT 52621/1, 61/654 and 222468/1) and has the following elements:

- 1) Rezone 3 Weston Hill Road and 5 Cole Street from the General Residential Zone to the General Business Zone.
- 2) Rezone Pawleena Road from part Low Density Residential and part Open Space to part General Business Zone and part Open Space. In this, the current extent of OSZ would reduce to a ten metre wide strip.
- 3) Introduce site specific qualifications (SSQ) for 2 Pawleena Road that:
 - a) Require Bulky Good Sales uses to have a minimum GFA of 300m² per tenancy,
 - b) Require General Retail and Hire uses to have a minimum GFA of 300m² per tenancy, and
 - c) Prohibit a supermarket use.

Note, a supermarket is not defined in the State Planning Provisions. A definition from a Queensland planning scheme is a *"single self-contained retailing outlet with fast service checkout facilities offering groceries and associated goods and services for sale"*.

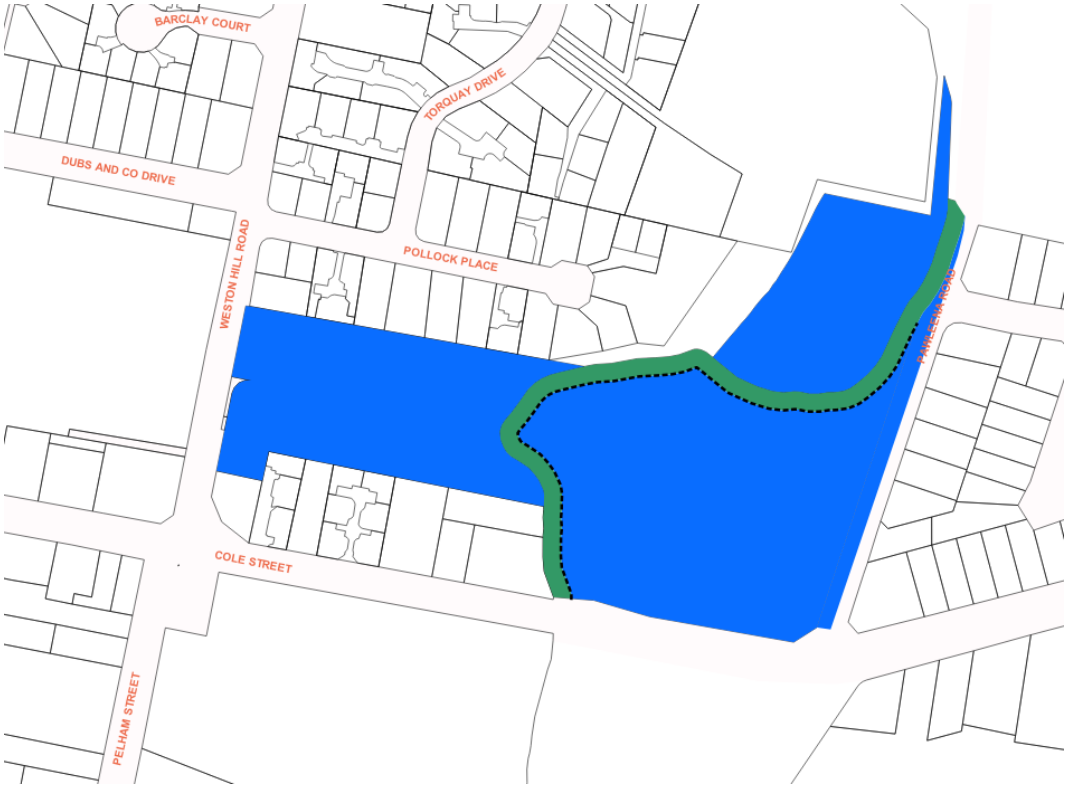


Figure 1. Proposed Zoning (General Business Blue, Open Space Green, Black Line represents 10m offset from rivulet)



Figure 2. Proposed Zoning. February 2024 imagery.

Figure 3 shows the existing zoning of the site and surrounds. The current zone boundary (i.e., the black line in Figure 1) for the Open Space Zone is described as 'historic rivulet boundary'. There is some conjecture on the alignment of the rivulet before the upstream dam (36 Pawleena Road) was constructed particularly with unusual property titles. For instance, a narrow title in the 2 Pawleena Road property is noted as the former alignment of

the Sorell Rivulet. A comprehensive review of historic titles has not been undertaken, although the earliest land grant charts do show the rivulet in its current alignment.

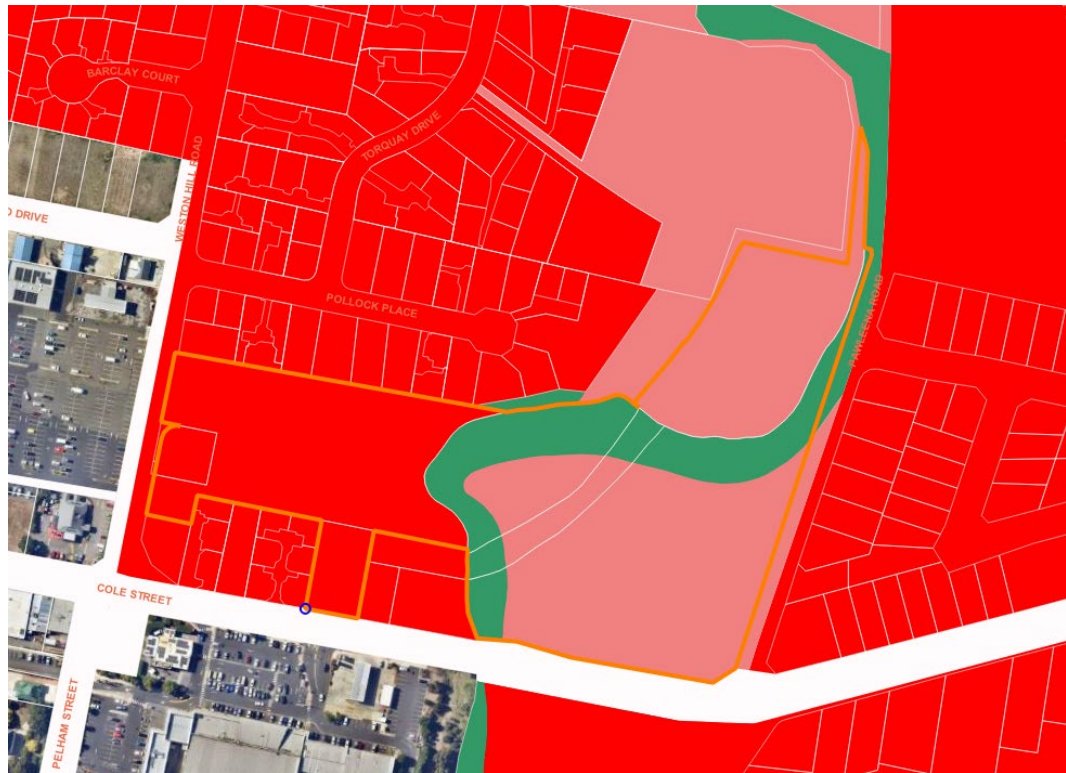


Figure 3. Existing Zoning (General Residential in red, Low Density Residential in Salmon, and Open Space in Green).

Proposed Development

There is no associated use or development application for this request.

Documentation includes a conceptual layout of uses and buildings. This forms part of the Economic Impact Assessment and establishes uses and their potential scale to assess the economic impact of those.

Site and Locality

Site Characteristics

The site consists of six lots with a total size of five hectares.

2 Pawleena Road is relatively flat with a more elevated section in the south-east corner. The section north-west of the rivulet is a flood plain. Trees and shrubs are contained within a narrow corridor along the rivulet. There is an existing dwelling close to the Pawleena roundabout. Three titles are included in the property. The site has reticulated water and sewer.

3 Weston Hill Road is a flat 1.15 hectare property in two titles. One title contains an existing dwelling while the second title is a larger vacant parcel. The property extends from Weston Hill Road (adjacent to the Gateway



Complex) through to the Sorell Rivulet. The site has reticulated water, sewer and stormwater.

5 Cole Street is a 1562m² lot contained an existing dwelling and various outbuildings. The site has reticulated water, sewer and stormwater.

Adjoining Land

The site is centrally located within the township being adjacent to the Gateway Plaza and Sorell Plaza. These Plaza's each provide supermarket, bottleshop, butcher, take-away and a range of other retail and services. The site adjoins residential land. North-east of the site are two large residential estates under construction including new play facilities at Maddison Lyden Park. South of the site, 8 Cole Street has a 196 lot subdivision approval in place. North of the site are established residential streets of Pollock Place and Torquay Drive.

The Low Density Residential Zone (LDRZ) part of the site is the southern-most section of LDRZ running north between Weston Hill Road and the rivulet and then west along Gatehouse Drive. There is an active review to upzone this LDRZ to General Residential Zone (GRZ) given its central location.

Infrastructure and Transport

The site is capable of being serviced by reticulated water and sewer. The recent Pawleena Park subdivision to the east has upgraded water reticulation in Cole Street and constructed a new sewer pump station.

Cole Street (via Clifton Drive) is the main eastern approach to Sorell from the Sorell Southern Bypass. The roundabout at Pawleena Road/Cole Street/Clifton Drive is operational and largely complete and provide for traffic calming and efficient movement of vehicles.

3 Weston Hill Road contains stormwater mains that drain land to the north into the Sorell Rivulet. 2 Pawleena Road would require a similar discharge to the rivulet. Stormwater is discharged directly to Sorell Rivulet and any development would require appropriate conveyance and treatment. The RAMSAR wetland commences some 500m south of the site and a higher standard of water quality treatment would likely apply subject to the scale and form of development.

Environmental Values

Environmental values have not been investigated in detail. The Sorell Rivulet has a range of environmental values despite its degraded condition. Willows and other weed species are prevalent along the rivulet. Beyond the rivulet, the site is cleared and regularly grazed and cropped on a small-scale.



Social and Economic Values

2 Pawleena Road could be developed under the LDRZ for some 13 lots or around 20 lots if the GRZ applied. 3 Weston Hill Road could accommodate some 35 dwellings in a multiple dwelling development or a lesser number in a subdivision development and 5 Cole Street could accommodate 3 additional dwellings.

This potential housing development represents the sites only social or economic value at present. The site has three dwellings only, minimal agricultural output and little public amenity through scenic vistas or character.

The General Business Zone

The use table for the zone is summarized below. Those in bold are considered more relevant to future use in the site.

No Permit Required		
Business and Professional Services	Food Services	General Retail and Hire
Natural and Cultural Values Management	Passive Recreation	Residential (home-based business)
Utilities (Minor)		
Permitted		
Bulky Goods Sales	Community Meeting and Entertainment	Education and Occasional Care*
Emergency Services	Hotel Industry	Pleasure Boat Facility (boat ramp)
Research and Development	Residential (above ground floor or to rear)	Visitor accommodation (above ground floor or to rear)
Discretionary		
Custodial Facility	Equipment and Machinery Sales and Hire	Hospital Services
Manufacturing and Processing	Residential	Resource Processing (food and beverage)
Service Industry	Sports and Recreation	Storage
Transport Depot and Distribution (public transport)	Utilities	Vehicle Fuel Sales and Service
Vehicle Parking	Visitor Accommodation	
* includes childcare		

Use standards apply to hours of operation and lighting within 50m of a General Residential Zone (GRZ) (not Low Density Residential Zone) and to discretionary uses in order to consider effects on the activity centre



hierarchy and larger-scale Bulky Goods Sales and General Retail and Hire uses. Development standards provide a height of 12m (8.5m if which 10m of GRZ), setback and building design.

Building design requirements include:

- Screening of mechanical plan and services
- External lighting, and
- Pedestrian entrances visible to a road or publicly accessible areas of the site.

Background

The 1990 planning scheme included 3 Weston Hill and 5 Cole Street in the business zone.

ASSESSMENT AND STRATEGIC OUTCOMES

Legislation

To be approved, a draft amendment must comply with the LPS criteria that are set out in LUPAA as follows:

(2) The LPS criteria to be met by a relevant planning instrument are that the instrument –

- (a) contains all the provisions that the SPPs specify must be contained in an LPS; and*
- (b) is in accordance with section 32 ; and*
- (c) furthers the objectives set out in Schedule 1 ; and*
- (d) is consistent with each State policy; and*
- (da) satisfies the relevant criteria in relation to the TPPs; and*
- (e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and*
- (f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993 , that applies in relation to the land to which the relevant planning instrument relates; and*
- (g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and*
- (h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019 .*

Attachment 4 provides a detailed assessment against each relevant criteria.

LUPAA provides a two-step process for planning scheme amendments. The first step under section 40D outlines how and when a planning authority is to prepare a draft amendment. Section 40F is step 2 and provides that



once a planning authority has determined to prepare a draft amendment it must either certify that as meeting the LPS criteria or modify the draft amendment until it meets the LPA criteria and then certify.

Referrals

The request has been referred to TasWater, Department of State Growth and TasNetworks.

Local Strategy, Policy and Impacts

Council's strategic land use documents include the:

- Strategic Plan 2019-2029 (2023 update)
- Sorell Township Urban Master Plan 2015 (Aurecon)
- Sorell Land Supply Strategy 2019 (stages 1, 2 and 3) (Ethos)
- Sorell Open Space Strategy 2020 (ERA)
- Draft Car Parking Strategy
- Active Transport Strategy
- Social Strategy
- Stormwater System Management Plan (Entura), and
- Stormwater in New Developments Policy.

This following section discusses:

- Place-making implications, open space and active transport
- Flooding and natural hazards
- Infrastructure & traffic
- Economic impacts, and
- Zoning of adjoining properties

Place-Making

The Sorell Township Urban Master Plan 2015 (STUMP) encourages a '*concise walkable town centre with easy, active and aesthetically pleasing pedestrian areas, active shop fronts and adequate public space with seating, shade trees and amenities*'. This also identified the long-term provision of public access along the full length of the Sorell Rivulet.

The Southern Tasmanian Regional Land Use Strategy (STRUS) includes policies of:

- *Ensure that new development and redevelopment in established urban areas reinforce the strengths and individual character of the urban area in which the development occurs.*
- *Require active street frontage layouts instead of parking lot dominant retailing*
- *Actively encourage people to walk, cycle and use public transport to access Activity Centres.*

The draft Tasmanian Planning Policies (TPPs) include a strategy to:



Support the redevelopment of commercial and business use and development in existing activity centres prior to considering the establishment of new activity centres, unless it is part of a new greenfield development or a natural progression of an existing activity centre, and is highly accessible to its catchment of users.

The eastern part of the Sorell Activity Centre (ie General Business Zone) presents as a car dominated environment principally as a result of how the two plaza's have been designed and configured. The residential development along Cole Street and Weston Hill Road that is opposite the plaza's does not assist to create a town centre with aesthetically pleasing pedestrian environments or active streetscapes.

The proposal represents an opportunity to contribute to a necessary, although long-term, transition to a more clearly recognisable and defined walkable town centre being established.

The amendment provides standard business activities to occur on the western side of the rivulet and larger floor area on the eastern side. The rivulet can be a transition both in land use and in urban design. Future expansion of the streetscape upgrade program can focus on the western side. The eastern side of the rivulet would have business zoning to one side only. Council's Long-Term Financial Plan includes footpath connectivity between the Cole Street bridge and Pawleena Road which is subject to the replacement of the bridge. This, along with the open space corridor, provides connectivity. It is envisaged that the 2 Pawleena Road frontage will be well landscaped to create an attractive presentation.

The proposal supports the long-identified plan for public access along the rivulet. This open space through the site is an important link that will build upon the public access that is to be constructed as part of the 8 Cole Street subdivision.

The GBZ standards require the provision of pedestrian entrance to the building that is visible from publicly accessible areas of the site, which would apply to the open space. There are no setback or other design standards that apply to the open space zone.

The proposal provides significant benefit through access to the rivulet. It is considered reasonable that the future amenity of the rivulet area is reflected through appropriate planning standards. The rivulet is intended as a key active transport route and requires a level of pedestrian amenity. This requirement together with the likelihood of flood mitigation works requires additional site specific provisions.

It is recommended that the existing setback provisions at clause 15.4.2 be substituted and an additional standard A4/P4 be included with an associated objective.

15.4.2 Setbacks

<p>Objective:</p>	<p>That building setback:</p> <ul style="list-style-type: none"> (a) is compatible with the streetscape; (b) does not cause an unreasonable loss of residential amenity to adjoining residential zones; and (c) does not cause an unreasonable loss of amenity to adjoining open space zone; (d) minimises opportunities for crime and anti-social behaviour through setback of buildings.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 Buildings must be:</p> <ul style="list-style-type: none"> (a) built to the frontage at ground level; or (b) have a setback of not more or less than the maximum and minimum setbacks of the buildings on adjoining properties. 	<p>P1 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:</p> <ul style="list-style-type: none"> (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.
<p>A2 Building must have a setback from an adjoining property within a General Residential Zone or Inner Residential Zone of not less than:</p> <ul style="list-style-type: none"> (a) 5m; or (b) half the wall height of the building, <p>whichever is the greater.</p>	<p>P2 Buildings must be sited to not cause an unreasonable loss of residential amenity to adjoining properties within a General Residential Zone or Inner Residential Zone, having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy to the adjoining property; or (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.
<p>A3 Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from a General Residential Zone or Inner Residential Zone.²⁰</p>	<p>P3 Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors within 10m of a General Residential Zone or Inner Residential Zone, must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to the adjoining residential zones, having regard to:</p>



	<ul style="list-style-type: none"> (a) the characteristics and frequency of emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of the sensitive use; and (d) any proposed mitigation measures.
<p>A4 Building, excluding for pedestrian or vehicle access, must have a setback from the Open Space Zone of not less than 10m.</p>	<p>P4 Buildings must be sited to not cause an unreasonable loss of amenity to land within an Open Space Zone, having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing and reduction in sunlight; (b) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the Open Space Zone.

Flooding and other Natural Hazards

The site is subject to the 1% AEP flood level identified in the Entura Stormwater System Management Plan. Flood depth, velocity and hazard ratings from this report are provided below.

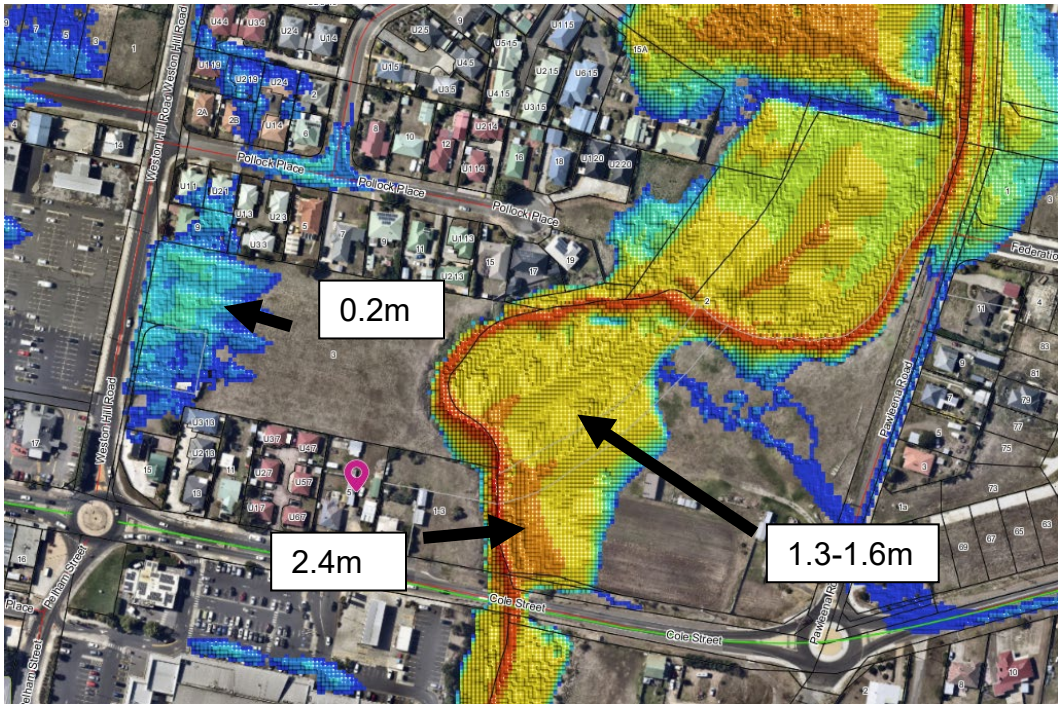


Figure 4. Flood depth (Entura SSMP)

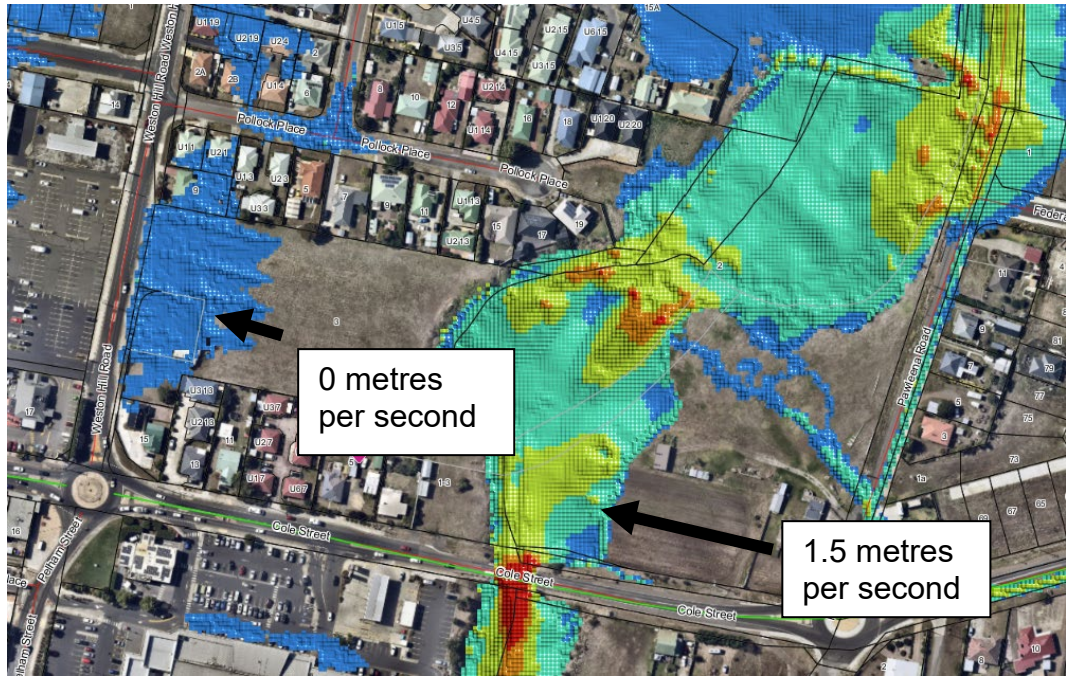


Figure 5. Flood velocity (Entura SSMP).



Figure 13. Flood hazard rating (Entura SSMP)

Development in the flood-prone area adjacent the rivulet will require mitigation. The higher value land uses under a General Business Zone are such that development in the flood-prone area should be expected.

One of two mitigation strategies are likely. One is to fill part of the site which is the approach taken with the Sorell Plaza development. A second is suspended slab construction where the flood path is maintained under buildings.

The Flood Hazard Code requires all residential and commercial buildings to achieve and maintain a tolerable level of risk from a 1% AEP flood event, to not cause or contribute to flood on the site or adjacent land or public infrastructure and to not require any (public) flood protection measures.

Flood mitigation opportunities outside the site include:

- The removal of the remaining dam wall above the site which is estimated to lower the 1% AEP flood height by up to 0.8m and reduce peak velocity. This project has Council and developer funds attached to it;
- The removal of willows along the rivulet (subject to NRM South grant application that is yet to be determined); and
- Future design of a new Cole Street bridge.

Infrastructure and traffic

Development on the site will not exceed the capacity of existing water, sewer, stormwater, electrical or road infrastructure. Increased retail and other services within Sorell reduces the need for specific trips outside the LGA to access services and, for some, reduced need to travel outside the LGA for employment.

Local traffic generation can be managed through internal accesses that link the three sites together.

Traffic noise is unlikely to impact residential amenity as the site is on the corner of two major roads with high traffic volumes and heavy vehicle traffic such that future traffic growth will not fundamentally alter existing conditions.

Economic Impacts

[Economic Impact Assessment by locationiq.com.au dated April 2024](#)

The Locationiq report considers a conceptual development of:

- Large format retail, warehouses and showrooms up to 16,820m² of floor area;
- One 250m² fast food pad;
- One 250m² service station; and
- Childcare.

The concept development is the basis of the economic assessment.

Economic outputs are estimated to include:

- \$61 million of annual sales (7.5% of resident catchment) while



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large-floor area sales are estimated to be 47% of resident catchment

- 236 construction jobs
- 565 direct net employment increase
- 690 indirect (i.e., multiplier) employment increase, and
- Increased retention of spending within the catchment.

The site is described as:

... 'a high-profile location along Arthur Highway that is easily-accessible for both local and surrounding region residents and workers. The positioning of the site forms a natural extension to the established Sorell township that will mean prospective large format and other complementary uses would be connected and easily available for the region.' (p10)

Existing retail and other services within the township are assessed in the report as:

- 54 traditional retail tenants with 10,492m² of floor area, which includes the supermarkets, 17 food businesses and 10 retail businesses;
- Five large format retail (Petstock, Mitre10, Marshall's Batteries¹, Kings Outdoor Living and Choice's flooring);
- 72 other business including health, childcare, medical, real estate and other; and
- two recorded vacancies.

A 10km radius retail catchment is defined in the report based on scale, accessibility, the pattern of urban development in the area and mobile ping data to identify the place of residence of customers (page 24). The socio-economic profile of the catchment consists of higher than Tasmanian average per capita wages and slightly slower household income and high levels of home ownership. The report views that there is a strong demand for large format retail of home furnishings, building supplies and the like.

Within this catchment, expenditure by the residential population is determined by transaction data. Significantly higher average per capita expenditure exists for household goods, large form retail, entertainment and petrol stations. Lower average per capita expenditure is seen in department stores, discount department stores, gym sports and health, apparel and retail services.

It is considered that the high rates of residential growth in recent years, whereby Sorell has the fastest rate of population growth of any Tasmanian LGA, would generate high levels of expenditure in home and building categories.

¹ Since closed, now a building construction company office/showroom.

Discussion

Expanding the local employment base and local economy is a key objective of Council. Increasing employment opportunities provide greater choice for residents to work locally which supports a more self-sufficient local economy reducing travel outside the LGA.

Zoning of adjoining properties

The proposal will result in five residential properties along Cole Street zoned GRZ enclosed by GBZ, which is effectively an undesirable spot zoning. Zone interfaces (i.e. boundaries) that are extensive in length relative to their area represent significant challenges in managing the competing or contradictory land use objectives.

As public consultation has not commenced at this stage it is unknown whether owners of these properties would support the rezoning or not. If they support, one could expect that they would also support their property being included in the GBZ.

The preferred land use outcome would be that all properties along Cole Street neighbouring the rezoning would also be included in the rezoning. LUPAA creates some impediments to this in that the applicant can not include any land in their request without land owner consent.

It is envisaged that should the request be approved Council would consult with neighbouring owners and potentially submit a separate rezoning proposal.

Regional Strategy and Policy

For the amendment to be approved, compliance with the *Southern Tasmania Regional Land Use Strategy 2010-2035* (STRLUS) must be demonstrated. Attachment 4 provides a detailed assessment of the amendment against the relevant STRLUS policies.

This following section discusses:

- Supply and Demand, and
- Activity Centre Network.

Supply and Demand

The STRLUS includes policies of:

- *Encourage an appropriate mix of uses in activity centres to create multi-functional activity in those centres*
- *Provide for 10 – 15 years growth of existing activity centres through appropriate zoning within planning schemes*

Demand

Demand for business land is predominately driven by population growth along with demographic change, new technologies and changing

consumer preferences. In the context of Sorell, population growth is considered the most significant variable.

A ratio of 2.2m² of new floor area per additional resident is a commonly used simplified approach to estimating demand. There is approximately 47,821m² of business floor area in the town across retail, service industry, healthcare, community, food and beverage and professional services. For the LGA population 16,743 from the recent census (which corresponds with the floor area estimates) there is a ratio of 2.5m² of floor area per resident. Thus, the ratio of 2.2m² appears valid in the local context.

The 2024 Department of Treasury and Finance medium series population projection is for a LGA population increase of 5,316 persons by 2044. This equates to a floor area demand of 11,695m² or approximately 600m² per year to 2044. Assuming a single storey form and a 50% site cover this floor area translates to a land demand of 2.4 hectares. Note that the forecast for the retail catchment identified in the locationiq report is a 6,600 increase by 2044.

Based on population and demographic change, future demand is likely to be highest for:

- Supermarket retailing
- Medical and pharmacy
- Fast food
- Gym & fitness
- Food services, and
- Entertainment.

Supply

The GBZ covers 20.1 hectares of private land. A notable characteristic of the existing land use pattern is the prevalence of residential land use across the zone and particularly within established precincts along Pelham and Somerville Streets. Additionally, there are a number of heritage listed dwellings across the General Business Zone as well as a lot pattern that continues to reflect the original residential land releases. The GBZ also includes an established precinct focused on community-based land uses that includes the health centre, memorial hall, jobs hub, Council CAC and emergency hub. These existing characteristics – heritage dwellings, residential precincts and small, fragmented lots – combined add to uncertainties regarding the ultimate development potential across the GBZ, particularly for larger floor area developments.

GBZ supply was assessed in the Land Supply Strategy 2019 as follows and assumed to be sufficient until 2039:

- 2.06 hectares vacant,
- 0.52 hectares underutilised, and
- 3.79 hectares with dwellings.

These figures can be revised in light of subsequent activity. There is now 1.3 hectares of vacant land. Since 2019, CAC land has been developed for the emergency services hub, jobs hub and plaza and the centrelink development has also taken place. With the rezoning of the Dubs and Co



Unit development from the General Business Zone to the General Residential Zone, the area with dwellings is now 2.7 hectares, rather than 3.79 hectares.

Current GBZ supply consists of:

- Future redevelopment of the Gateway Plaza and library/saleyards vacant site;
- Future redevelopment of the residential properties between the CAC and Station Lane;
- Vacant land along Dubs and Co Drive; and
- General redevelopment of other properties.

This above is with the assumption that:

- The balance CAC land is retained for community purposes;
- Residential uses prevent commercial development at Pelham Street to Fitzroy Street and along Somerville Street and will continue to do so until such time that land values exceeds capital value (which enables demolition and redevelopment); and
- Heritage buildings are not redeveloped.

Of the current GBZ supply, any redevelopment of land between the CAC and Station Lane is similarly constrained by market conditions whereby capital (i.e., house) values exceed land value and constrain the financial viability of redevelopment projects. The constraints are less here than in other locations due to the larger lot sizes and projects may become viable over the next 20 years and therefore should be included in current supply.

Discussion

There is a clear case that the GBZ has limited supply which in light of continued population growth and the towns role as a sub-regional hub is a significant concern. The reality is that the capacity to accommodate future commercial development under current zoning is entirely dependent on what may occur at the Gateway Plaza.

Long-term planning for Sorell supports the retention of a single activity centre supported by new industrial land. This strategy requires a medium to long-term perspective to ensure that there is sufficient land supply.

The proposal represents a significant opportunity to support this subregional role of Sorell. At present the site offers little amenity or social-economic benefit and even under full development offered by the current zoning would meet only meet a small part of the residential supply and demand equation.

The scale of the site secures supply beyond the 15 year time horizon (and 20 year time horizon that the next STRLUS iteration will require). It is considered reasonable to apply a longer term horizon given the combined

factors of a sub-regional centre, population projections and the one activity centre strategy.

Activity Centre Network

The STRLUS sets out an activity centre network. An activity centre “means a place that provides a focus for retail, commercial, services, employment, and social interaction in cities and towns”. Strategies in the STRLUS include to:

Support the activity centre hierarchy by promoting complimentary use and development to strengthen efficiencies within activity centres and, where possible, avoid unnecessary competition between activity centres.

Sorell is classified as a *rural service centre* (Brighton, Huonville, New Norfolk, Oatlands, Sorell), which sits in the hierarchy below a *major activity centre* (Moonah, Bridgewater), below a *principal activity centre* (Glenorchy, Rosny Kingston) and below a *primary activity centre* (Hobart CBD).

The economic assessment expects that large floor retail activity may take up to 47% of large floor area retail spending across the catchment. The spending occurs in part in Cambridge Park, Rosny, Moonah and Hobart CBD. The expected spend is significant in a local context but insignificant in the context of the activity centre network given the scale of the higher order activity centres. There are no concerns that the proposal will lead to any competition with, or impact to, other activity centres.

The proposal will support an expanded range of use and development that will strengthen the Sorell activity centre in the sense that it can better retain local expenditure, support employment and assist to secure a viable and sustainable range of economic opportunities to meet population needs. It is difficult to comment on the efficiency element put forward by STRLUS beyond noting that competition (and any inefficiencies associated with undue competition) are unrealistic.

State Strategy and Policy

Attachment 4 provides a detailed assessment of the amendment against the relevant State policies.

Conclusions On The Amendment

The amendment is consistent with the objectives and other requirements of the *Land Use Planning and Approvals Act 1993*.

Shane Wells
Manager Planning



Attachments:

- Attachment 1. Modified Draft Amendment (as Recommended)
- Attachment 4. Detailed LPS Criteria Assessment

Separate Attachments:

- Attachment 2. Planning Report December 2024 (IreneInc)*
- Attachment 3. Economic Impact Assessment April 2024 (Locationiq)*



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Attachment 1 – Modified Draft Amendment (As Recommended)**TASMANIAN PLANNING SCHEME - SORELL****PLANNING SCHEME AMENDMENT****AM-SOR-5-2024-214-1**

Pursuant to the Land Use Planning and Approvals Act 1993

Location

3 Weston Hill Road, Sorell (CT 239252/1),
5 Cole Street, Sorell (CT 230862/1), and
2 Pawleena Road, Sorell (folio of the Register 52621/1; 61/654; 222468/1)

Description

In two parts

Part 1: Apply the General Business Zone and Open Space Zone (below).





Legend

- General Business Zone
- Open Space Zone

Zone boundary for the Open Space Zone is a ten metre offset to the south and east from line of rivulet as described by folio of the Register 52621/1; 61/654; 222468/1

Part 2

Insert the following site specific qualifications.

Reference Number	Site Reference	Folio of the Register	Description	Relevant Clause in State Planning Provisions
SOR-15.1	2 Pawleena Road, Sorell	52621/1, 61/654 and 222468/1	An additional qualification for the No Permit Required Use Class of General Retail and Hire for this site is: "If for: (a) a minimum gross floor area (GFA) of 300m ² per tenancy; and (b) If not for a supermarket".	General Business Zone – clause 15.2 Use Table
SOR-15.2	2 Pawleena Road, Sorell	52621/1, 61/654 and 222468/1	An additional qualification for the Permitted Use Class of Bulky Goods Sales for this site is: "If for a minimum gross floor area (GFA) of 300m ² per tenancy".	General Business Zone – clause 15.2 Use Table
SOR-15.3	2 Pawleena Road, Sorell	52621/1, 61/654 and 222468/1	A additional Objective, Acceptable Solution and Performance Criteria for to 15.4.2 setbacks: Objective: That building setback:	General Business Zone – clause 15.4.2 Setbacks

			<p>(d) does not cause an unreasonable loss of amenity to adjoining open space zone.</p> <p>A4 Building, excluding for pedestrian or vehicle access, must have a setback from the Open Space Zone of not less than 10m.</p> <p>P4 Buildings must be sited to not cause an unreasonable loss of amenity to land within an Open Space Zone, having regard to: (a) overshadowing and reduction in sunlight; (b) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the Open Space Zone.</p>	
SOR-15.3	3 Weston Hill Road, Sorell	(CT 239252/1 and 9444/4)	An additional Objective, Acceptable Solution and Performance	General Business Zone – clause 15.4.2 Setbacks



			<p>Criteria for to 15.4.2 setbacks:</p> <p>Objective: That building setback: (d) does not cause an unreasonable loss of amenity to adjoining open space zone.</p> <p>A4 Building, excluding for pedestrian or vehicle access, must have a setback from the Open Space Zone of not less than 10m.</p> <p>P4 Buildings must be sited to not cause an unreasonable loss of amenity to land within an Open Space Zone, having regard to: (a) overshadowing and reduction in sunlight; (b) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the Open Space Zone.</p>	
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5.3

DEVELOPMENT APPLICATION NO. 5.2024.267.1

Applicant:	Loci Architecture & Planning
Proposal:	Extension to Memorial Hall
Site Address:	47 Cole Street, Sorell (CT 164990/1)
Planning Scheme:	Tasmanian Planning Scheme (Sorell LPS)
Application Status	Permitted
Relevant Legislation:	Section 57 of the Land Use Planning and Approvals Act 1993 (LUPAA)
Reason for SPA meeting:	Council land

Relevant Zone:	15.0 General Business
Proposed Use:	Community Meeting and Entertainment (Other)
Applicable Overlay(s):	Clause C2.0 Parking and Sustainable Transport Code
Applicable Codes(s):	Nil.
Valid Application Date:	13 November 2024
Decision Due:	17 December 2024
Discretion(s):	Nil
Representation(s):	Not Applicable

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2024.267.1 for an Extension to Memorial Hall at 47 Cole Street, Sorell 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) P1 Design drawings by Loci Architecture & Planning Dated 10/10/2024; and
 - b) P1 Car Parking Assessment by Ratio Dated 29/072024.
2. Storm water shall be discharged to the existing piped Council Storm water system.
3. The development shall be undertaken with all the requirements of TasWater.
4. Unless otherwise approved in writing by the General Manager, during construction:
 - a) soil, building waste and debris must only leave the site in an orderly fashion to be dispose of at an approved facility;
 - b) any damaged or unclean private or public infrastructure must be promptly rectified; and

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c) public land, footpaths and roads must not be unreasonably obstructed.

5. Equipment, materials, waste and machinery stored externally must be located or screened to restrict visibility from any public road, public land or adjoining residence.

This condition is to maintain the amenity and appearance of the site and to avoid unsightly storage of items.

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

Legal

- 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

Application is made for an extension to Memorial Hall at 47 Cole Street, Sorell. This property is zoned 15.0 General Business and is located on the Council's land adjacent the Council's Administration Centre.

The key planning consideration relates to the application being Council Land, potential design impact on the streetscape, access, and parking.

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.
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	No	N/A
Environmental Health	No	N/A	N/A	N/A
Plumbing	No	N/A	N/A	N/A
NRM	No	N/A	N/A	N/A
TasWater	No	N/A	N/A	N/A
TasNetworks	Yes	No	N/A	N/A
State Growth	No	N/A	N/A	N/A



Report

Description of Proposal

The application is made to construct additions and alterations to the existing Memorial Hall building consisting of a green room, amenities & change rooms, a historical society office, a historical display room and an additional entry/exit foyer. The proposed building works are located to the northeast of the existing building, adjacent to the stage and hall area between the existing meeting rooms and the parking/accessway at the rear of the building. The building works are single story within an area to the side of the building void of any infrastructure, orientated to the northeast of the building, which is adjacent to the existing 6 car parking spaces which will remain.

The new structure will be architecturally detailed to complement and retain the existing features of the memorial hall building, providing additional glazing & doors and an angled timber batten wall which curves from the east façade to the north façade of the addition. The features of the building will provide passive surveillance and contemporary visual interest in keeping with the existing building outline and curvatures.

Council's Car Parking Strategy includes a car parking assessment prepared by Ratio, which has identified an abundant supply of off-street parking onsite. Specifically, it designates 112 car parking spaces to the Memorial Hall (subject building). The total prescribed parking numbers for the use and building area is approximately 85 car spaces.

The application is supported by:

- Design drawings by Loci Architecture & Planning including Existing Site plan, existing building floor-full plan, Proposed site plan, proposed new floor plan (display room, office area, green room, 3 x change rooms, amenities room, and elevations.
- Car Parking Assessment by Ratio.

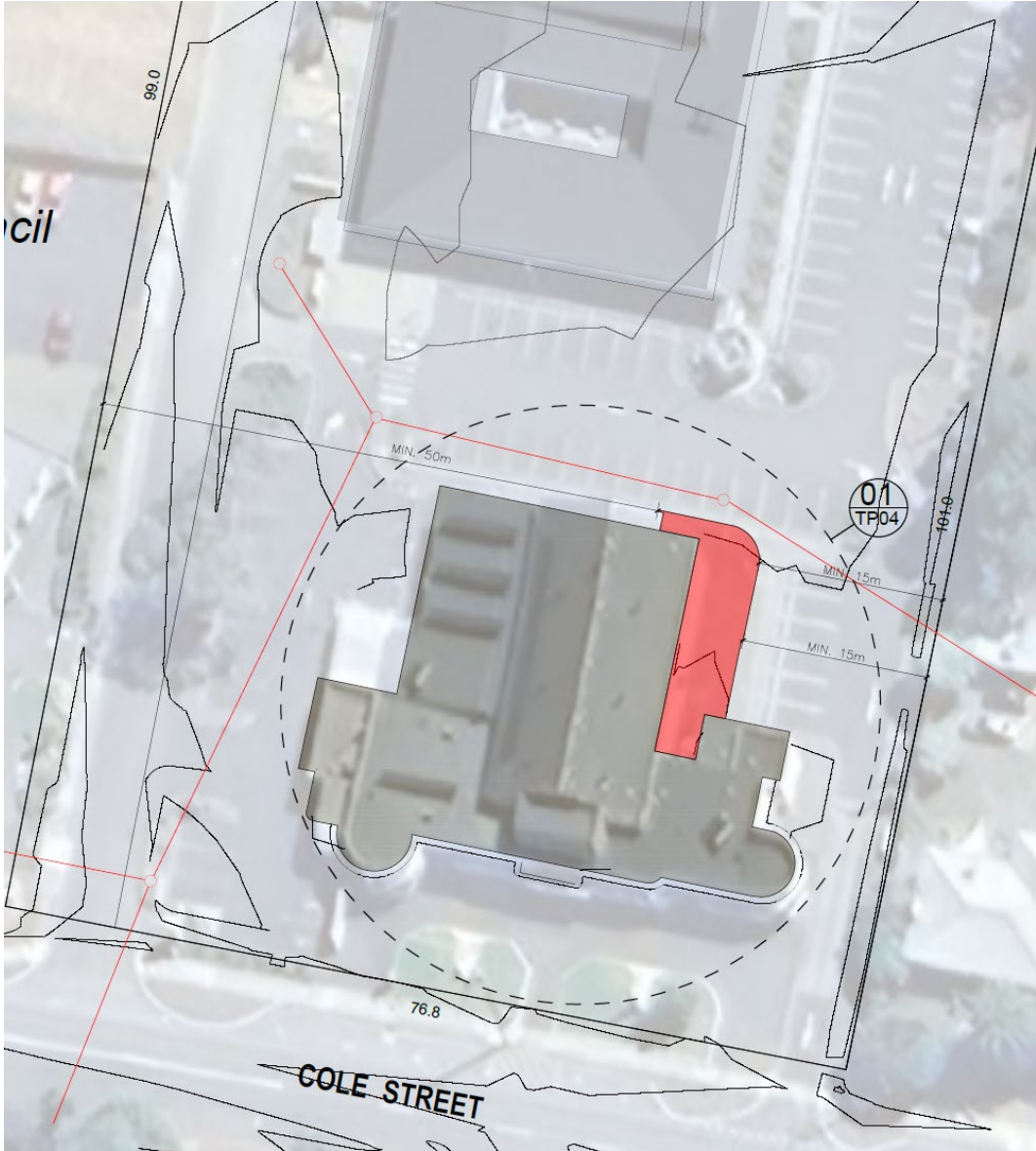


Figure 1. Site Plan

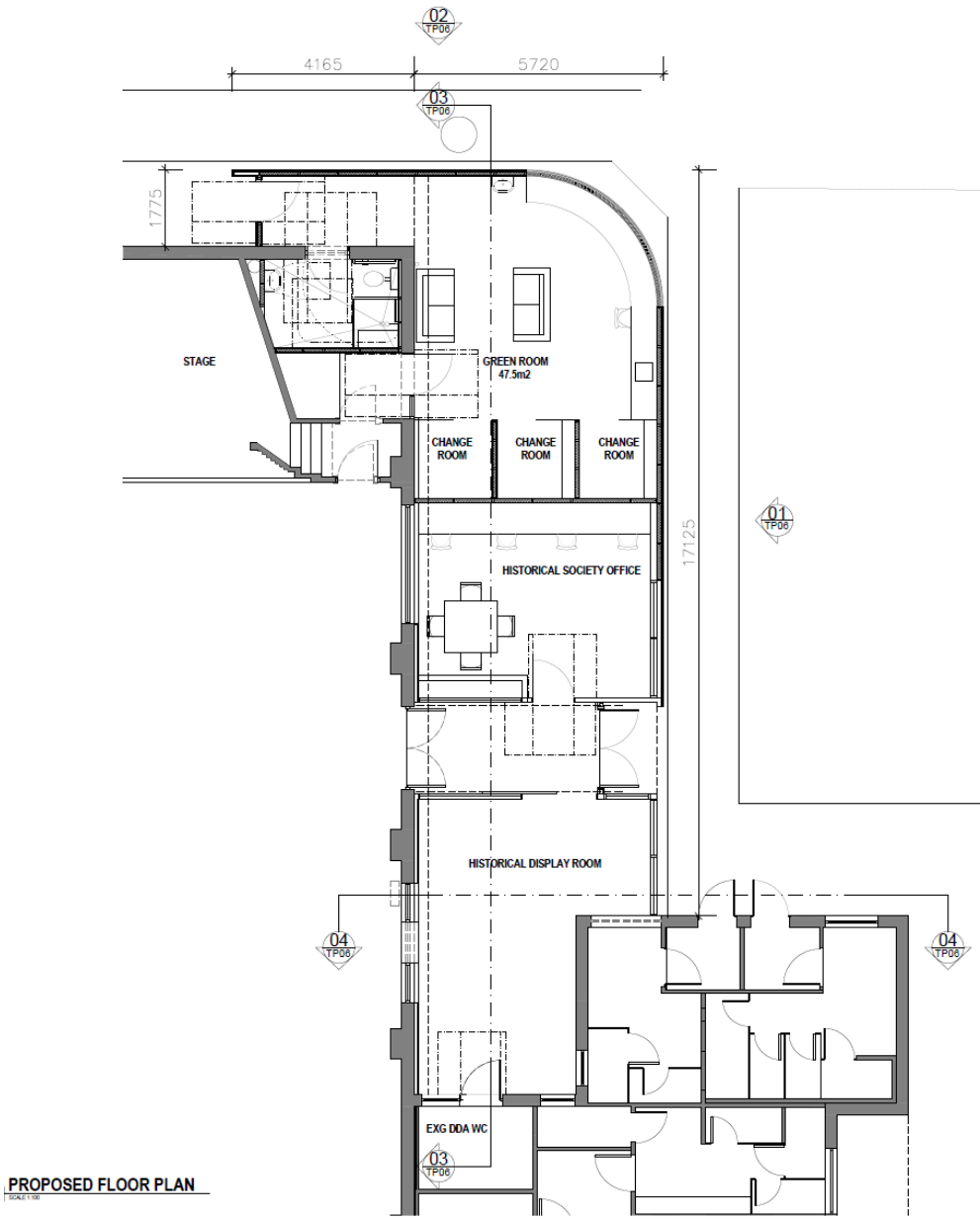


Figure 2. Floor Plan

Description of Site

The site and surrounding properties north of Cole Street are considered a central nexus with the township of Sorell. The site currently contains the existing Memorial Hall foyer and entry area, RSL Bar & Bistro, Supper Club, CWA Meeting room, and associated storage rooms. It is a large, flat area of serviced land adjacent to the Council CAC building and associated car parking/access way. To the west of the site is the Community Health Centre and Emergency Services Hub. Land to the east of the site currently contains a residential building. The subject site contains the existing Memorial Hall, RSL Bar & Bistro, Supper Club, CWA Meeting room and various associated storage rooms. The new works will provide an additional area for the community to undertake meetings and showcase displays, as well as a specific green room/change room and amenities for the users of the

hall/stage area. The additions and alterations are contained within the general existing footprint and do not result in the loss of car parking or landscaping.



Figure 3. Subject site.

Planning Assessment

Zone

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
15.3.1 A1	Use	Yes, given no changes to hours of operation within the building and as a result of the extension to the building or existing uses on the site.
15.3.1 A2	Lighting	Yes, given no changes to lighting is proposed. Security lighting to the rear of the building may be required only.

15.3.1 A3	Commercial Vehicles Movement	Yes, given no commercial vehicle movement is required or proposed outside the prescribed acceptable solution hours.
15.4.1 A1	Building Height	Yes, given building does not exceed 12 metres in height
15.4.2 A1	Front Setback	Yes, given no works are proposed within the prescribed front setback.
15.4.2 A2	Side and Rear Setbacks	Yes, given no works are proposed within the prescribed rear and side backs.
15.4.2 A3	Air extraction, pumping, refrigeration systems or compressors	Yes, given the proposal does not include additional air extraction, pumping, refrigeration or compressors.
15.4.3 A1	Streetscape Amenity	Yes, given the proposed additions and alterations do not include any mechanical plant or infrastructure. The additions are located to the rear and side of the existing building and not visible from the streetscape. No additional external lighting is required and existing security lighting to the existing parking area and pathways remain unchanged.
15.4.3.1 A2		<p>Yes, given:</p> <ul style="list-style-type: none"> • The works do not reduce the surface area of glazing (windows or doorways) of an existing building and the surface area is already less than 40%. • Access to the new addition of the building is from a rear access door also two main doors at the side of the building adjacent to the footpath located within the public area of the site. Access is also gained internally from the Memorial Hall main entrance doors located at the frontage of the building along Cole Street. • The length of the existing wall façade subject to the additions and alterations currently contains no windows and only a door. The additions and alterations will provide additional glazing in form of windows and doors which will improve the design and eliminates the buildings current eastern existing blank wall. • No existing awning over the public footpath which adjoins to the building.

Code

Parking and Sustainable Transport Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C2.6.1 A1	Parking Numbers	Yes, there is an excess supply of car parking. Council's Car Parking Strategy includes a car parking assessment prepared by Ratio, it has identified an abundant supply of off-street parking onsite. Specifically, it designates 112 car parking spaces to the Memorial Hall/CAC (subject building). The total prescribed parking numbers for the use and building area is approximately 85 car spaces.
C2.6.1 A1	Construction	Yes, all relevant standards are complied with.
C2.6.2 A1.1	Layout	Yes, all relevant standards are complied with.
C2.6.3 A1	Accesses	Yes, all relevant standards are complied with.

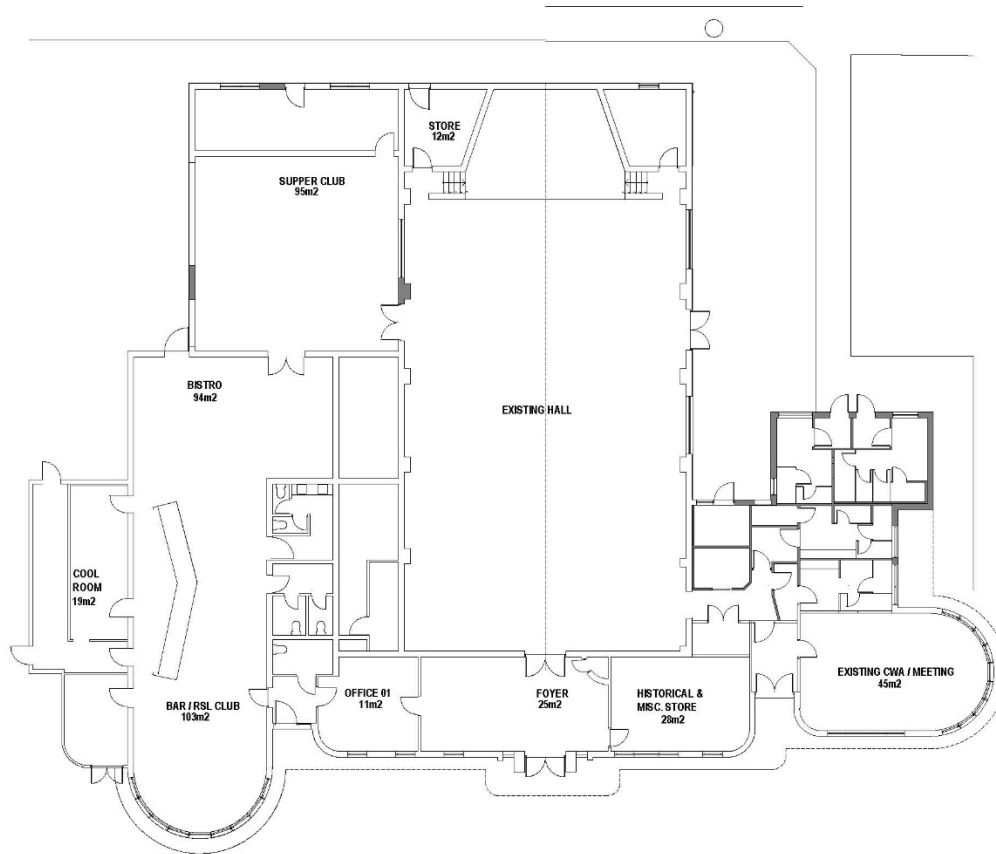
Conclusion

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

Shannon McCaughey
Senior Planner

Attachments:
 Proposal Plans





01 EXISTING FULL PLAN
TP01

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

loci architecture + planning
 Mobile: 0488 882 282 Email: loci@lociag.com
 PO BOX 705 NORTH HOBBART 7022
 Accounting# CC536111 F.A.I.A.# 46253


Sorell Memorial Hall
 47 Cole Street, Sorell, TAS 7172

Sorell Council
 47 Cole Street, Sorell, TAS 7172

EXISTING FULL BUILDING PLAN

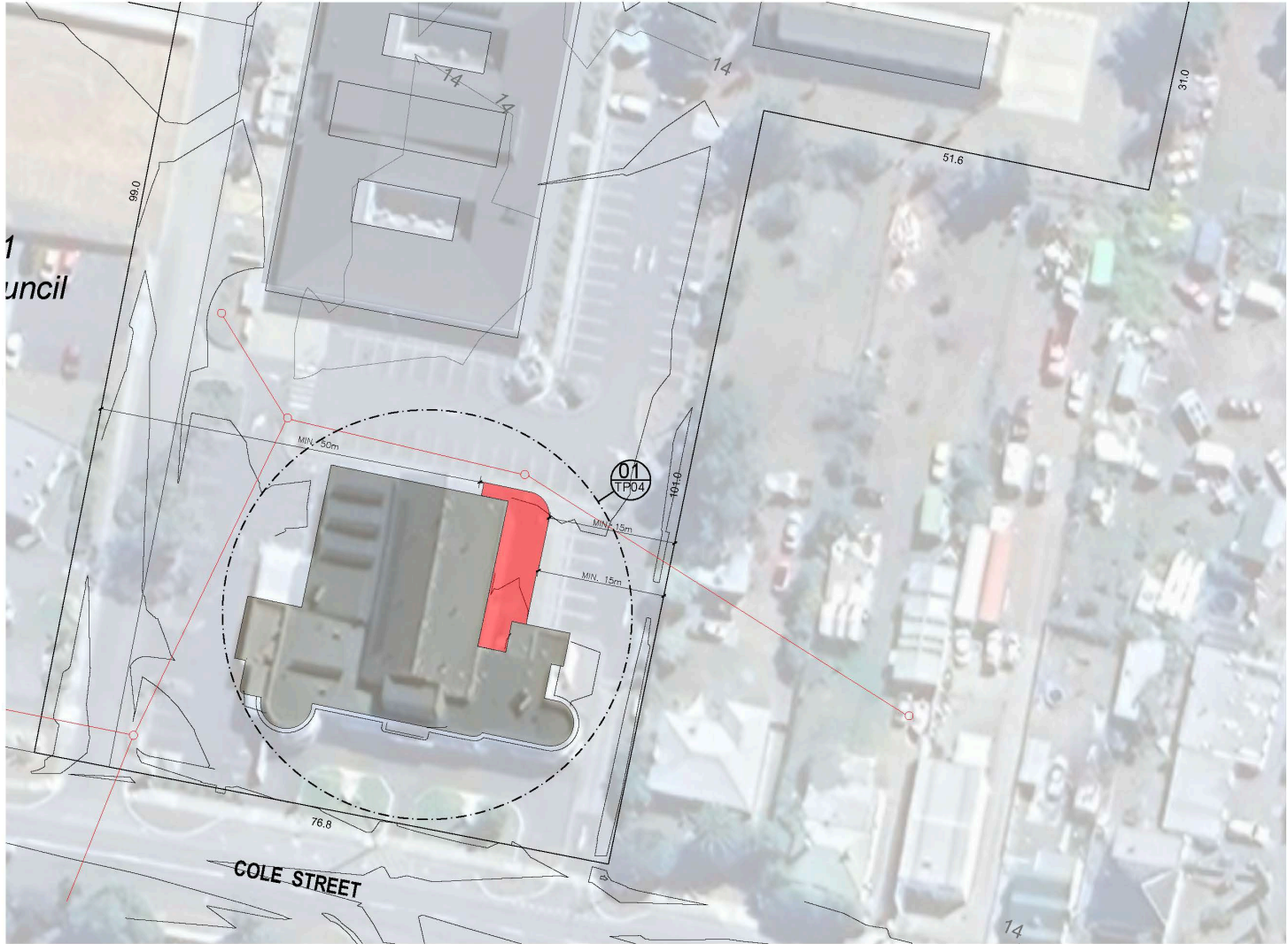
As with all architectural plans, it should be noted that this is a preliminary design and is subject to change without notice. This drawing is not to be used for any other purpose without the written approval of the architect.

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 Scale: 1:500
 Date: 15/05/24
 Project No: 2406
 Drawing No: TP02



AGENDA
 SORELL PLANNING AUTHORITY (SPA) MEETING
 17 DECEMBER 2024



01 SITE PLAN
SCALE 1:200

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

loci architecture + planning

Mobile: 0408 383 235 Email: loci.hobart@gmail.com
PO BOX 766 NORTH HOBART 7702
Accreditation # 02550414 TQM # 42925

Sorell Memorial Hall
47 Cole Street, Sorell, TAS 7172

Sorell Council
47 Cole Street, Sorell, TAS 7172

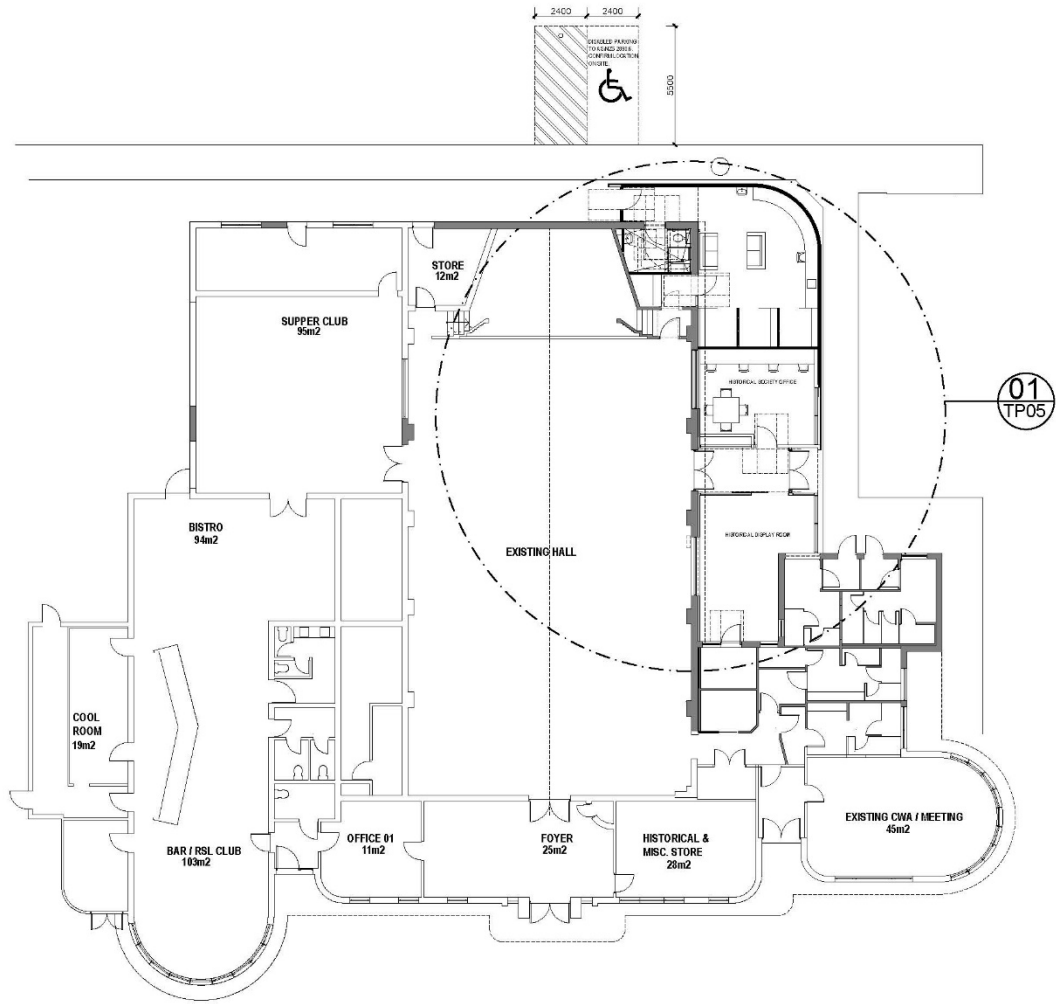
Drawing
PROPOSED SITE PLAN

All work shall conform to the applicable standards and specifications. Signed drawings shall be prepared and sealed by a registered professional. The client shall be responsible for obtaining all necessary approvals and permits prior to the commencement of any construction.

N	DATE:	SCALE:
	11/01/24	1:200 @A1
DRW:	TP03	



AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
17 DECEMBER 2024



01 EXISTING FULL PLAN
TP03

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

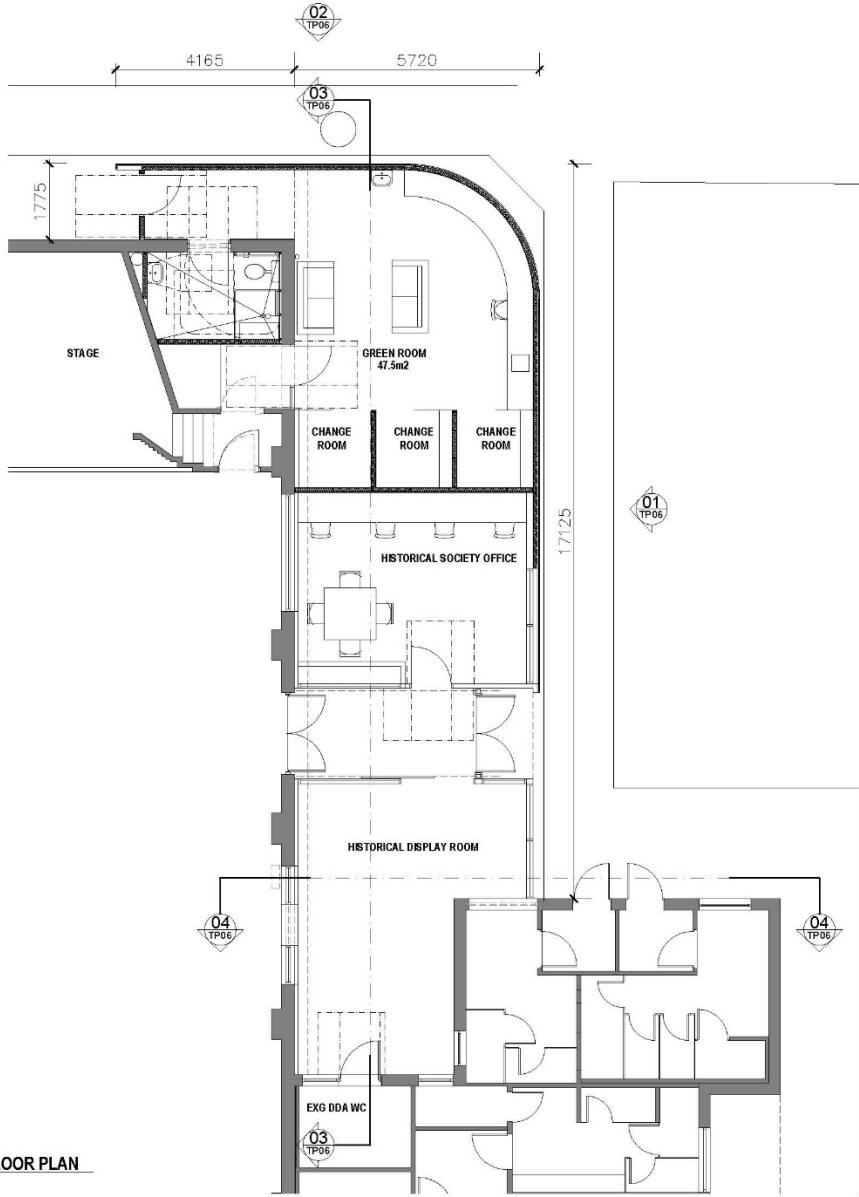
loci architecture + planning
 Mobile: 0488 383 235 Email: loci.hobart@gmail.com
 PO BOX 706 NORTH HOBART 7002
 Accreditation: CC0364111 (PAU) & 40553
 Project: **Sorell Memorial Hall**
 47 Cole Street, Sorell, TAS 7172
 Client: **Sorell Council**
 47 Cole Street, Sorell, TAS 7172
 Drawing: **PROPOSED FULL BUILDING PLAN**

All work shall conform to the rules of architectural drawing. Expected standards, interpretations or special treatments. Check all dimensions on site. The drawings shall be used for the design of construction in the appropriate field of application. © reproduction or modification without the consent of loci is prohibited.

N	DATE	12/08/24
	SCALE	1:1000/AS
PROJECT NO.	2406	DRAWING NO.
		REV.



AGENDA
 SORELL PLANNING AUTHORITY (SPA) MEETING
 17 DECEMBER 2024



02 PROPOSED FLOOR PLAN
TP04 SCALE 1:100

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

loci architecture + planning
Mobile: 0409 555 208 Email: loci@loci.com.au
PO BOX 786 NORTH HOBART 7002
Accreditation # CC-536441 RMA # 48053
P13

Sorell Memorial Hall
47 Cole Street, Sorell, TAS 7172

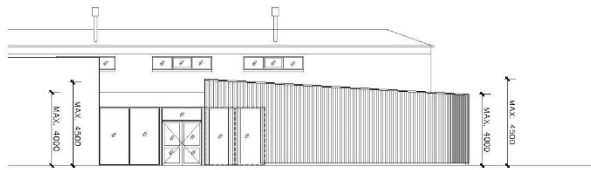
Client:
Sorell Council
47 Cole Street, Sorell, TAS 7172

Project:
PROPOSED EXTENSION
FLOOR PLAN

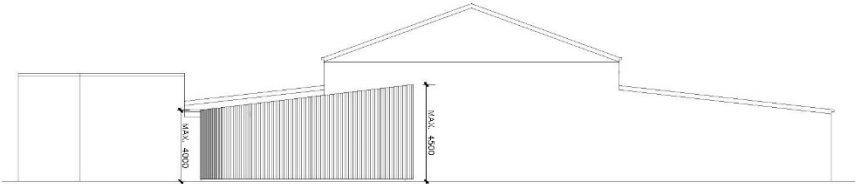
All work and construction to be done in accordance with the relevant codes of practice. The client is responsible for obtaining all necessary approvals and permits. The architect is not responsible for the construction of any structure. © loci architecture + planning 2006

DATE:	15/08/24
BY:	15/08/24
PROJECT NO:	2406
REVISION:	TP05





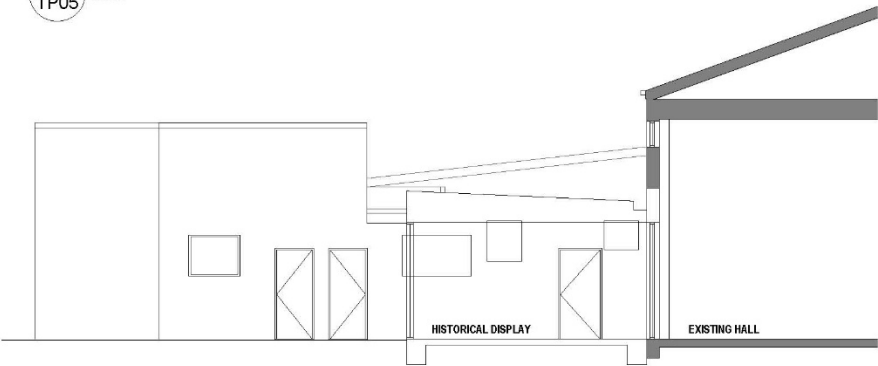
01
TP05 EAST ELEVATION
SCALE 1:200



02
TP05 NORTH ELEVATION
SCALE 1:200



03
TP05 SECTION A-A
SCALE 1:100



04
TP05 SECTION B-B
SCALE 1:100

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

loci architecture + planning
 Mobile: 0168 383 235 Email: loci.hobart@gmail.com
 PO BOX 705 NORTH HOBART 7602
 Administration: 0125264111 Fax: 0125264111
 F10411

Sorell Memorial Hall
 47 Cole Street, Sorell, TAS 7172

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

Drawing:
**PROPOSED ELEVATIONS
 & SECTIONS**

All work done for the client's use. It shall not be used for any other purpose without the client's written consent. The client shall be responsible for ensuring that the work is suitable for the intended purpose. The client shall be responsible for ensuring that the work is suitable for the intended purpose. The client shall be responsible for ensuring that the work is suitable for the intended purpose.

DATE:	SCALE:
18.12.24	A5 @ A1
PROJECT NO:	DRAWING NO:
2408	TP06



5.4 DEVELOPMENT APPLICATION NO. 5.2024.261.1

Applicant:	Loci Architecture & Planning
Proposal:	Amenities Block
Site Address:	30 Montagu Street, Sorell (CT 125722/1)
Planning Scheme:	Tasmanian Planning Scheme (Sorell LPS)
Application Status	Permitted
Relevant Legislation:	Section 57 of the Land Use Planning and Approvals Act 1993 (LUPAA)
Reason for SPA meeting:	Council land

Relevant Zone:	26.0 Utilities
Proposed Use:	Transport Depot and Distribution
Applicable Overlay(s):	Nil.
Applicable Codes(s):	Nil.
Valid Application Date:	25 October 2024
Decision Due:	20 December 2024
Discretion(s):	1 Nil. 2
Representation(s):	Not Applicable

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2024.261.1 for a Amenities Block at 30 Montagu Street, Sorell 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) P1 Building Design Plans (TP01) from Loci Architecture + Planning Dated 10/10/2024.
2. Storm water shall be discharged to the existing piped Council Storm water system.
3. The development shall be undertaken with all the requirements of TasWater.

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

Legal

- 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



AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
17 DECEMBER 2024

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.

General

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 for a Amenities Block at 30 Montagu Street, Sorell. This property is zoned **26.0 Utilities** and is located south of the South East Sports Complex, approx. 1km west of Sorell town centre.

The defined use is 'Transport Depot & Distribution' and is listed as Permitted with no qualification within the Utilities zoned land.

There is no key planning considerations relate to the development.

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 has no significant implications for asset management.
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:

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

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- Clause 5.6.2, in turn, outlines that an applicable standard is any a standard that deals with a matter that could affect, or could be affected by, the proposal.
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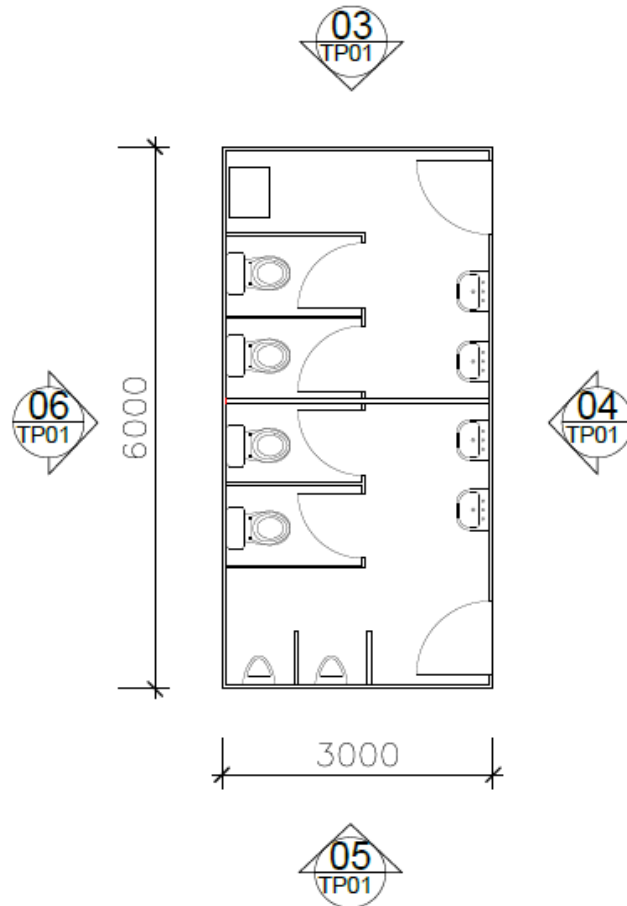
Referrals

Agency / Dept.	Referred?	Response?	Conditions?	Comments
Development Engineering	No	N/A	N/A	N/A
Environmental Health	No	N/A	N/A	N/A
Plumbing	No	N/A	N/A	N/A
NRM	No	N/A	N/A	N/A
TasWater	No	N/A	N/A	N/A
TasNetworks	No	N/A	N/A	N/A
State Growth	No	N/A	N/A	N/A

Report

Description of Proposal

The application is for an amenity toilet block to service the existing Council depot on the subject property. The buildings works are deemed, in accordance with the Scheme, to be an associated utility associated with a 'Transport Depot and Disputation'. Considering, the development is considered 'Permitted' within the Utility Zone property and complies with all associated development requirements with regards to building and works.

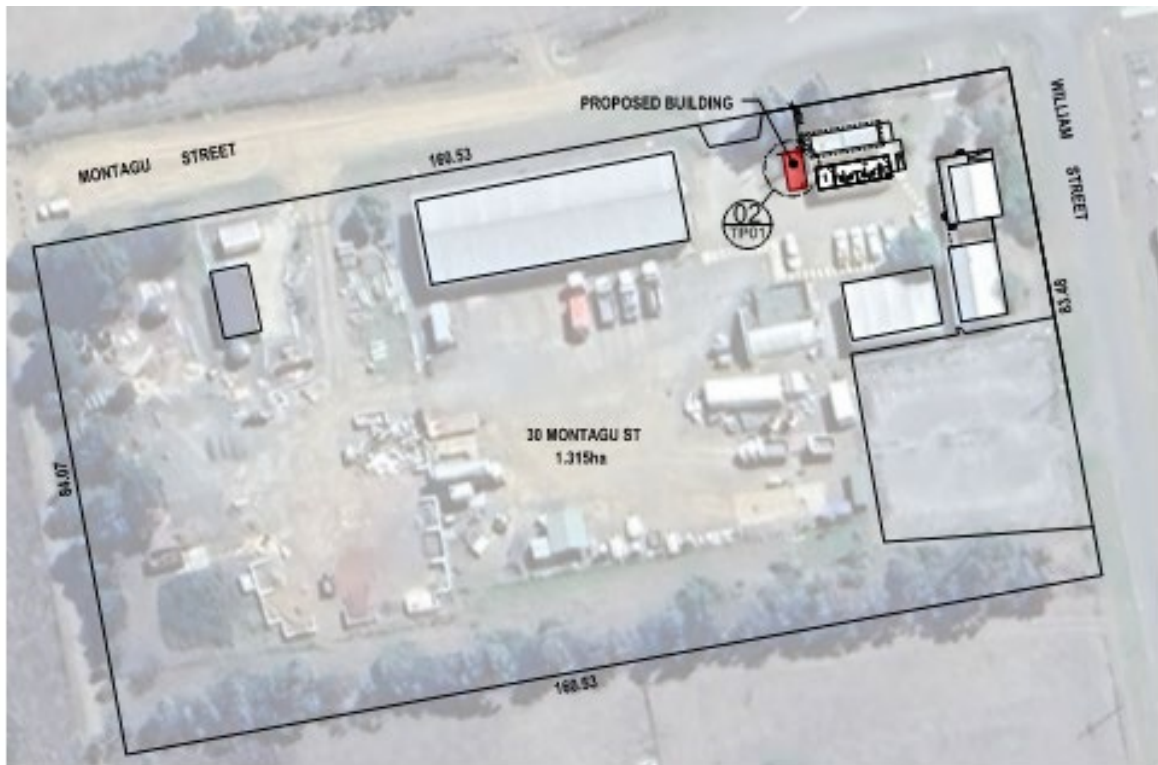


02 PROPOSED PLAN
 TP01 SCALE 1:100

Figure 1. Floor Plan.

Description of Site

The site is a 1.315 hectare property that is currently Sorell Council's depot. The site recreation zoned land to the north with residential to the east and rural land to the south.



01 SITE PLAN

Figure 2. Subject site.

Planning Assessment

Zone

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
26.3.1 A1	Hours of operation	Yes, as the works to do not extend or change the operation of hours for the use.
26.3.1 A2	External Lighting	Yes, as no external lighting is proposed within the development.
26.3.1 A3	Commercial Vehicles	Yes, as the development results in no change to the operations onsite nor any commercial vehicle movements.
26.4.1	Building Height	Yes, as the building is less than 10m in height.
26.4.1 A2	Building Height with proxy of residential land	Not Applicable, as the development is not with proximity of residential land.
26.4.2 A1	Setbacks	Yes, as the proposed building and works are greater than 5 metres from all lot boundaries.
26.4.2 A2	Building Services	Yes, as no related building services in the form of air conditioning, air extraction, compressors or generators are proposed within the development.

Conclusion

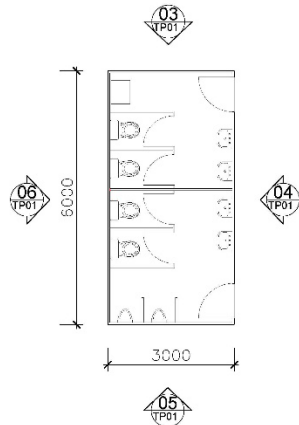
The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme (Sorell LPS)* and is recommended for conditional approval.

Shannon McCaughey
Senior Planner

Attachments:
Proposal Plan



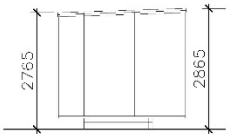
01 SITE PLAN
SCALE: 1:500



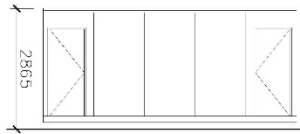
02 PROPOSED PLAN
SCALE: 1:100

General Notes:

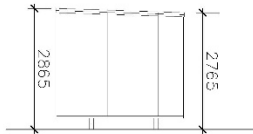
- Comply with relevant Australian Standards and BCA at all times.
- Comply with relevant Work Safe Codes of Practice at all times.
- If an unidentified safety hazard is identified on site consult site specific SMP prior to proceeding.
- Based on Sorell Council Drawings. Report any discrepancies before proceeding.
- Work in accordance with the Work Health and Safety Act 2012 at all times.
- Work in accordance with Safe Work Australia Construction Work Code of Practice.



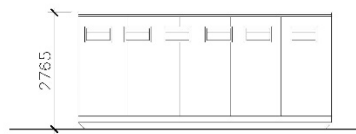
03 PROPOSED SOUTH ELEVATION
SCALE: 1:100



04 PROPOSED EAST ELEVATION
SCALE: 1:100



05 PROPOSED NORTH ELEVATION
SCALE: 1:100



06 PROPOSED WEST ELEVATION
SCALE: 1:100

Sorell Council
 Development Application, Development Application - 30 Montagu Street, Sorell - P1.pdf
 Plans Reference: P1
 Date Received: 18/10/2024

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

loci architecture + planning
 PO BOX 705 NORTH HOBART 7002
 Phone: 6049 4571 Mobile: 0407 963 235
 Email: loci@loci.com.au loci@loci.com.au
COUNCIL DEPOT
 30 Montagu Street, Sorell, TAS 7172
Sorell Council
 47 Cole Street, Sorell, TAS 7172
PLANNING DRAWINGS

DATE: 10.12.2024
 DRAWN BY: 1309/BA1
 CHECKED BY: 2410
 TP01

