



SORELL PLANNING AUTHORITY (SPA) MINUTES

27 AUGUST 2024

COUNCIL CHAMBERS
COMMUNITY ADMINISTRATION CENTRE (CAC)



MINUTES

FOR THE SORELL PLANNING AUTHORITY (SPA) MEETING HELD AT THE COMMUNITY ADMINISTRATION CENTRE (CAC), 47 COLE STREET, SORELL ON TUESDAY 27 AUGUST 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 Reed

Councillor N Reynolds – Arrived at 5.43pm during Item 5.3

Robert Higgins, General Manager

Staff in Attendance:

Shane Wells – Manager Planning

Shannon McCaughey – Senior Planner

2.0 APOLOGIES

Councillor M Miro Quesada Le Roux

Councillor M Larkins

Councillor C Torenus

3.0 CONFIRMATION OF THE MINUTES OF 6 AUGUST 2024

RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 6 August 2024 be confirmed.”

33/2024 WOOLLEY / NICHOLS

The motion was put.

For: Gatehouse, Woolley, Nichols, Campbell and Reed

Against: None

The motion was **CARRIED**



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4.0 DECLARATIONS OF PECUNIARY INTEREST

The Mayor requested any Councillors to indicate whether they had, or were likely to have, a pecuniary interest in any item on the agenda.

Councillor Reynolds declared a perceived non-pecuniary interest in item 5.5.

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. SA 2023 / 14 - 1

Applicant:	Rogerson & Birch Surveyors
Proposal:	Four Lot Subdivision
Site Address:	253 Greens Road, Orielton (CT 103907/6)
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:	More than one representation received.
Relevant Zone:	Rural Living
Proposed Use:	Not Applicable – Subdivision
Applicable Overlay(s):	Nil.
Applicable Codes(s):	Clause 7.0 Natural Assets Code Clause 13.0 Bushfire Prone Areas Code
Valid Application Date:	01 August 2023
Decision Due:	27 August 2024
Discretion(s):	1 C11.5.1 – Lot Design 2 C11.5.2 – Roads 3 C11.5.3 – Services 4 C7.7.1 - Subdivision within a waterway and coastal protection area or a future coastal refugia area
Representation(s):	Two (2)

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 7.2023.14.1 for a Four Lot Subdivision at 253 Greens Road, Orielton 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) P3 - (subdivision layout by Poortenaar Consulting dated February 2024);
 - b) P2 - (flood assessment and engineering advice by Poortenaar Consulting dated 22 February 2024);
 - c) P2 – (bushfire assessment including Bushfire Hazard Management Plan from Rogerson & Birch prepared by James Rogerson (BFP-161) dated 23/02/2024); and
 - d) P2 – (natural values assessment from Enviro-Dynamics dated April 2024).
2. Staging must be in accordance with the endorsed plans and documents unless otherwise agreed to in writing by the General Manager.
3. Future driveways to lots 2, 3 and 4 will require 600mm culverts.
4. 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 1.5% of the improved value of lots 2, 3 and 4.

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.
5. 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.

6. 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.
7. All recommendations of the Flood Hazard Report prepared by Poortenaar Consulting Pty Ltd dated 21st of February 2024 related to flood risk must be implemented.

DEVELOPMENT ENGINEERING

Design Drawings

8. Prior to the commencement of works, design drawings showing all work required by this planning permit, and any additional work proposed, must be in accordance with the current:
 - a) Tasmanian Subdivision Guidelines,
 - b) Tasmanian Municipal Standard – Specifications,
 - c) Tasmanian Municipal Standard – Drawings, and
 - d) Any Council policy determined as relevant.

The design drawings must be prepared by a suitably qualified experienced engineer, or engineering consultancy, with the appropriate level of professional indemnity insurance.

Advice:

- i. *The Tasmanian Subdivision Guidelines, Specifications, and Drawings are available at www.lgat.tas.gov.au.*
- ii. *Variations from the Tasmanian Subdivision Guidelines, Specifications, or Drawings may be approved at the discretion on Council's General Manager or the Council Development Engineer where an acceptable justification exists and the proposed solution is not considered inferior in terms of engineering performance and maintenance, over the life of the final product.*
- iii. *In the event of any conflict(s) arising between the Tasmanian Subdivision Guidelines, Specifications, Drawings, and approved permit, the requirements of the approved permit shall take precedence.*

Works

9. Prior to sealing the Final Plan of Survey, all works determined as required by Council shall be performed and completed by the developer, at developer cost and expense, to a standard that is to the absolute satisfaction of Council's General Manager, and at no cost or expense to Council.
10. Prior to works commencing, the following fees must be paid for each stage of construction:
 - a) Engineering Drawing Assessment (EDA) fee, and
 - 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: Where appropriate, Council fees are updated 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 endorsement of engineering drawings by the General Manager.
12. Any damage to Council infrastructure that results from the access works, must be repaired at the developer's cost.
13. Prior to sealing of the Final Plan of Survey, the following works must be completed in accordance with the approved design drawings:
 - a) Lot connections for each lot:
 - I. Connection to the electricity network.
 - II. Connection to the telecommunications network (if available).
 - b) Vehicular accesses:
 - I. Must be designed and constructed in substantial accordance with TSD-R03-v3 and TSD-R04-v3, with 40mm thick DG10 hot sprayed bituminous surfacing from the edge of Road Seal up to the property boundary or for at least 6m (whichever is greater), a minimum 200mm deep (FCR) base course, and a minimum pavement width of 4m.
 - II. Must be located to minimise potential conflicts with other users, including vehicles and pedestrians.

- III. Appropriate drainage provisions must be constructed (reshaped if required) to effectively direct, contain, and divert stormwater runoff from a vehicular access (i.e., access driveway or circulation roadway) to a Council approved system.
- c) Fencing and gates for each lot (if required):
 - I. Any frontage fencing, including existing, not located on the correct boundary must be removed and replaced with new rural type fencing, and installed in the correct location.
 - II. Gates must be installed at each new property access and set back to facilitate vehicle standing clear of traffic lanes.
- d) Road construction:
 - i. To be in accordance with Poortenaar Consulting Road Preliminary Design Report dated 22nd February 2024 with a sealed and drained road carriageway with a 4m wide seal width (plus 1m gravel shoulders) and 15m road reservation;
 - ii. Cul-de-sac heads must be finished with 40mm thick DG10 asphalt with 10m radius and 5% cross fall as per the Poortenaar Consulting Report.
- e) Rehabilitation:
 - I. Top soil & grass, or alternative approved vegetation, must be provided (including seeding and watering) along with any other management measures to stabilise all surfaces disturbed during construction, as required by Council.
- f) Compliance:
 - I. All existing infrastructure connections (including lot connections and vehicular access), if retained, must upgrade to comply with current standards.
 - II. Survey pegs for all lots are to be certified correct after completion of all subdivision works.
- g) Waterway
 - I. The alignment of the watercourse is to be modified to its original position.

14. Prior to sealing the final plan of survey, all existing lot connections to Lot 1 must be relocated to be wholly contained within the proposed Lot 1 contained within new or existing service easements to the satisfaction of Council's General Manager.

Advice: this condition covers any existing stormwater, water, sewer, electrical, access, or telecommunications infrastructure.

15. Council has no Public Stormwater System infrastructure in the immediate area. Therefore, stormwater outfalls shall be appropriately directed and discharged to the roadside table drain, or to a suitably constructed absorption system (i.e., wholly contained on-site).

Inspections & Defect Period

16. Mandatory audit inspections are required in accordance with the Tasmanian Subdivision Guidelines.

The developer is required to make contact with the Council Development Engineer to arrange an inspection at least 48 hours prior to inspection.

17. A qualified and experienced civil engineer must supervise and certify all works in accordance with Clause 21, 22, 23 and 24 of the Tasmanian Subdivision Guidelines.

18. The developer must engage Council to organise a Practical Completion inspection when practical completion of works has been reached. Upon successful completion of the inspection in accordance with Clause 21 and Appendix 6 of the Tasmanian Subdivision Guidelines, Council will issue a Certificate of Practical Completion, listing any minor defects identified.

19. Works are subject to a Twelve (12) month Defect Liability Period commencing from the date Practical Completion is certified by Council (for the applicable stage, if any) during which time all maintenance and repair of work required by this permit is the responsibility of the developer.

20. A Defect Liability Bond equal to 5% of the total construction value, and no less than \$10,000.00, must be submitted for the duration of the Defect Liability Period.

21. Upon completion of the Defect Liability Period, the developer must engage Council to organise a Final Inspection & Hand-over audit in accordance with Clause 24 of the Tasmanian Subdivision Guidelines. When all outstanding items listed in the Certificate of Practical Completion and subsequent defects are satisfactorily completed, Council will issue a Certificate of Final Completion and assume maintenance of the works, and any remaining financial security in relation to the works will be returned in due course.

As Constructed

22. Prior to sealing the Final Plan of Survey, accurate As Constructed drawings of all works undertaken must be submitted in .pdf and .dwg formats and:
- a) Be completed and certified by a suitably qualified person,
 - b) Include the data spreadsheet available from Council completed in accordance with the 'Guidelines for As Constructed Drawings and Asset Data Collection' available from Council,
 - c) Include photos of all constructed assets,
 - d) Be accurate to AHD and GDA94,
 - e) Be drawn to scale and dimensioned,
 - f) Include top, inlet, and outlet invert levels where appropriate,
 - g) Include compaction and soil test results where required, and
 - h) Include certification from a suitably qualified and experienced person stating that each component of the works undertaken is compliant with the Council endorsed engineering drawings and municipal standards.

Advice: The minimum standard is demonstrated through the As Constructed Example Drawing, available from Council

Telecommunications and Power

23. Prior to sealing of the Final Plan of Survey, the developer must submit to Council either:
- a) Demonstration that the exemption from the installation of fibre ready pit and pipe notice has been completed, or
 - b) An Exemption from the installation of fibre ready pit and pipe, a "Provisioning of Telecommunications

Infrastructure – Confirmation of final payment” or “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>

24. Prior to sealing of the Final Plan of Survey, the developer must submit written advice from TasNetworks confirming that all conditions of the Agreement between the Owner and authority have been complied with and that 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.

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.



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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

34/2024 CAMPBELL / NICHOLS

“That the recommendation be accepted.”

An amended motion was put to amend condition 4 to increase the public open space contribution to 5% as per:

4. As no provision has been made for Public Open Space or improvements thereto and, having formed the opinion that



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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 lots 2, 3 and 4.

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.

35/2024 REED / NICHOLS

The amended motion was put.

For: Gatehouse, Woolley, Nichols, Campbell and Reed

Against: None

The amended Motion was **CARRIED**

The motion as amended was then put.

For: Gatehouse, Woolley, Nichols, Campbell and Reed

Against: None

The Motion was **CARRIED**

5.2 DEVELOPMENT APPLICATION NO. DA 2024 / 171 – 1

Applicant:	SJM Property Developments
Proposal:	Dwelling
Site Address:	6 Downward Way, Sorell (CT 183294/189)
Planning Scheme:	<i>Tasmanian Planning Scheme (Sorell LPS)</i>
Application Status	Discretionary
Relevant Legislation:	Section 57 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	More than one representation received.
Relevant Zone:	8.0 General Residential
Proposed Use:	Residential (Single Residential Dwelling)
Applicable Overlay(s):	Nil
Applicable Codes(s):	C16.0 Safeguarding of Airports Code C7.0 Natural Hazards Code – Waterway & Coastal C12.0 Flood Prone Areas Hazard Code
Valid Application Date:	24 July 2024
Decision Due:	3 September 2024
Discretion(s):	1 <i>C7.0 Natural Hazards Code – Waterway & Coastal</i> 2 <i>C12.0 Flood Prone Areas Hazard Code</i>
Representation(s):	Seven (7)

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2024.171.1 for a Dwelling at 6 Downward Way, 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) Flood Hazard Report by Flussig Engineers for GEO-Environmental Solutions dated 06 June 2024.
- b) (P2) Site, Elevation and floor plans including construction plans by SJM Property Developments referenced 500N Dated 11/07/2024.

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT



Legal

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

Asset Protection

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

Other Approvals

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

General

- A front fence above 1.2m in height may require planning approval – please refer to our info sheet at <https://www.sorell.tas.gov.au/planning-information-sheets>
- 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

36/2024 NICHOLS / CAMPBELL

The motion was put.

For: Gatehouse, Woolley, Nichols, Campbell and Reed

Against: None

The motion was **CARRIED**

5.3 SCHEME AMENDMENT NO. SOR 2023 / 312 – 1

Applicant:	GHD Pty Ltd
Proposal:	Section 40T – Rezone from Rural to Rural Living with 24 lot subdivision
Site Address:	88 Lewisham Road, Forcett (CT 166029/1)
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
Relevant Zone:	Rural
Proposed Zone:	Rural Living
Decision Due:	5 September 2024
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-5.2023-312-1 to the Sorell Local Provisions Schedule for land at 88 Lewisham Road, Forcett to rezone part of the property from the Rural Zone to the Rural Living Zone A, as set out in attachment 1 to the report.
- b) That pursuant to Section 40F(2)(b) of the *Land Use Planning and Approvals Act 1993*, AM-SOR-5-2023.312.1 be modified to include three areas of Open Space Zone, as set out in attachment 2 to the report
- c) That pursuant to Section 40F(2)(b) and 40F(3) of the *Land Use Planning and Approvals Act 1993*, AM-SOR-5-2023.312.1 as modified to a part rezone of 88 Lewisham Road, Forcett from:



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- (i) Part of the Rural Zone to the Rural Living Zone A and Open Space Zone; and
 - (ii) Part of the Agriculture Zone to the Open Space Zone, as set out in attachment 2 to the report is certified as meeting the LPS criteria.
- d) That pursuant to Section 40Y of the *Land Use Planning and Approvals Act 1993*, the permit for a 24 lot subdivision at 88 Lewisham Road, Forcett be approved in accordance with attachment 4 to the report.
- e) 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.

37/2024 CAMPBELL / NICHOLS

The motion was put.

For: None

Against: Gatehouse, Nichols, Campbell and Reed

Abstained: Woolley, Reynolds

The motion was **LOST**

5.4 IMPROVING RESIDENTIAL STANDARDS IN TASMANIA - CONSULTATION RESPONSE

RECOMMENDATION

That the report on the Improving Residential Standards in Tasmania be noted and that Council's General Manager provide a submission to the consultation process consistent with the comments and issues identified in this report.

38/2024 REED / REYNOLDS

The motion was put.

For: Gatehouse, Woolley, Nichols, Campbell, Reed and Reynold

Against: None

The motion was **CARRIED**

5.5 DEVELOPMENT APPLICATION NO. DA 2024 / 14 – 1

Applicant:	L M Cleaver								
Proposal:	Visitor Accommodation (Camping Ground/Caravan Park)								
Site Address:	21 Craigs Hill Road, Boomer Bay (CT 241254/1)								
Planning Scheme:	Tasmanian Planning Scheme (Sorell LPS)								
Application Status	Discretionary								
Relevant Legislation:	Section 57 of the Land Use Planning and Approvals Act 1993 (LUPAA)								
Reason for SPA meeting:	More than one representation received.								
Relevant Zone:	21.0 Agriculture								
Proposed Use:	Visitor Accommodation (Caravan Park)								
Applicable Overlay(s):	Nil								
Applicable Codes(s):	C9.0 Attenuation Code								
Valid Application Date:	02 September 2024								
Decision Due:	27 August 2024								
Discretion(s):	<table border="1"> <tr> <td>1</td> <td>Clause 21.3.1 P1 Discretionary uses</td> </tr> <tr> <td>2</td> <td>Clause 21.3.1 P2 Discretionary uses</td> </tr> <tr> <td></td> <td>Traffic</td> </tr> <tr> <td>3</td> <td>C9.5.2 – Sensitive use within an attenuation area</td> </tr> </table>	1	Clause 21.3.1 P1 Discretionary uses	2	Clause 21.3.1 P2 Discretionary uses		Traffic	3	C9.5.2 – Sensitive use within an attenuation area
1	Clause 21.3.1 P1 Discretionary uses								
2	Clause 21.3.1 P2 Discretionary uses								
	Traffic								
3	C9.5.2 – Sensitive use within an attenuation area								
Representation(s):	Two (2)								

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2024.14.1 for a Camping & Caravan Park at 21 Craigs Hill Road, Boomer Bay 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) P3 – (Site Plan – Stamp dated received 04/07/2024)
 - b) P3 – (Camp Area Plan – Stamp dated received 04/07/2024)
 - c) P3 – (Operation Management Plan – Revised dated 31 May 2024)
2. This approval is limited to no more than twenty-three (23) campsites being occupied at any given time. This limit must be

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specified in any booking system or advertisement associated with the use and must specify within the premise by way of signage or written material provided to each guest.

3. At all times, a person must be present on site or readily available who is responsible for ensuring that activities on the premise and the conduct of persons on the premise do not detrimentally impact amenity of the locality.
4. Car parking, driveways and vehicular turning areas must be maintained by the owner of the premise in good order at all times in order to avoid dust or mud generation, erosion and sediment transfer off site or de-stabilisation of the soil on site or on adjacent properties.
5. At least two educational signs on not feeding wildlife must be provided, including one at the entrance of the property. The signs must clearly describe the potential impact of feeding wildlife.
6. Prior to first use, the developer must undertake vegetation removal and sight benching to Bay Road to achieve compliant sight distance. This condition will not be required if works are undertaken by Council or another party. Prior to undertaken the work, a works permit from Council is required setting out the specific extent of work and associated traffic management.

On-site wastewater

7. All patrons using the overnight camping/caravan parking area must have self-contained toilet and greywater facilities, including storage tanks of a sufficient capacity for the duration of stay.
8. Patrons shall be provided with information upon arrival of the closest 'dump point' for waste water.

Noise & Other Emissions

9. Noise emissions from campers including, but not limited to, amplified music and generators must be limited to the extent that is necessary so that noise does not create a nuisance to neighbouring residential properties.
10. The use must not cause an environmental nuisance through unreasonable levels of odour, fumes, dust or other pollutants being emitted from the site.

Garbage Collection

11. To the satisfaction of the Manager Health & Compliance, a sufficient number of garbage and recycling bins must be provided throughout the camping area for patrons to utilise.

Domestic Animals

12. The operator of the camping area must have sufficient procedures, fencing and monitoring to ensure that all dogs in the camping area are under effective control at all times. The Manager Health & Compliance may require the operator of the camping area to erect additional fencing, if the Manager Health and Compliance is satisfied that this condition is not being complied with.
13. Signage must be erected around the camping area that dogs must be kept on lead at all times, unless contained within a fenced dog exercise area.

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

Legal

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

Asset Protection

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

Other Approvals

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

General

- Please consider providing a fill connection/inlet for your water tank near the street frontage to assist water carriers.

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

39/2024 NICHOLS / CAMPBELL

The motion was put.

For: Gatehouse, Woolley, Nichols, Campbell, Reed and Reynolds

Against: None

The motion was **CARRIED**

Meeting Closed at 6.18pm

**MAYOR GATEHOUSE
CHAIRPERSON**

27 AUGUST 2024

