



SORELL PLANNING AUTHORITY (SPA) MINUTES

10 SEPTEMBER 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 10 SEPTEMBER 2024

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1.0 ATTENDANCE

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Chairperson Mayor Gatehouse
Deputy Mayor C Wooley
Councillor B Nichols
Councillor M Larkins
Councillor M Reed
Councillor C Torenus
Jess Hinchon, Acting General Manager

Staff in attendance:

Shane Wells – Manager Planning

2.0 APOLOGIES

Robert Higgins, General Manager
Councillor S Campbell
Councillor M Miro Quesada Le Roux
Councillor N Reynolds

3.0 CONFIRMATION OF THE MINUTES OF 27 AUGUST 2024

RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 27 August 2024 be confirmed.”

40/2024 REED / NICHOLS

The motion was not presented for a vote.

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.

No committee member indicated that they had, or were likely to have, a pecuniary interest in any item on the agenda.

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

5.0 LAND USE PLANNING

5.1 DEVELOPMENT APPLICATION NO. DA 2024 / 133 – 1

Applicant:	ERA Planning & Environment																
Proposal:	Educational and Occasional Care (Childcare Centre)																
Site Address:	24 Clifton Drive, Sorell including works to the Clifton Drive road reservation (CT179906/1)																
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:	Development Cost in excess of one (1) million dollars																
Relevant Zone:	General Residential																
Proposed Use:	Educational and Occasional Care (Childcare Centre)																
Applicable Overlay(s):	Nil.																
Applicable Codes(s):	Signs Code, Parking and Sustainable Transport Code, Road and Railway Assets Code and Safeguarding of Airports Code																
Valid Application Date:	12 June 2024																
Decision Due:	18 September 2024																
Discretion(s):	<table border="1"> <tr> <td>1</td> <td>Clause 8.3.1 – Discretionary Use</td> </tr> <tr> <td>2</td> <td>Clause 8.5.1 - Non Residential Use</td> </tr> <tr> <td>3</td> <td>Clause C1.6.1 - Design and Siting of Signs</td> </tr> <tr> <td>4</td> <td>Clause C2.5.3 - Motorcycle parking numbers</td> </tr> <tr> <td>5</td> <td>Clause C2.6.5 - Pedestrian access</td> </tr> <tr> <td>6</td> <td>Clause C3.5.1 - Traffic generation at a vehicle crossing, level crossing or new junction</td> </tr> <tr> <td>7</td> <td>Clause C3.6.1 - Habitable buildings for sensitive uses within a road or railway attenuation area</td> </tr> <tr> <td>8</td> <td>Clause C16.5.1 - Sensitive use within an airport noise exposure area</td> </tr> </table>	1	Clause 8.3.1 – Discretionary Use	2	Clause 8.5.1 - Non Residential Use	3	Clause C1.6.1 - Design and Siting of Signs	4	Clause C2.5.3 - Motorcycle parking numbers	5	Clause C2.6.5 - Pedestrian access	6	Clause C3.5.1 - Traffic generation at a vehicle crossing, level crossing or new junction	7	Clause C3.6.1 - Habitable buildings for sensitive uses within a road or railway attenuation area	8	Clause C16.5.1 - Sensitive use within an airport noise exposure area
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8	Clause C16.5.1 - Sensitive use within an airport noise exposure area																
Representation(s):	Nil.																

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2024.133.1 for an Educational and Occasional Care at 24 Clifton Drive, Sorell including works to the Clifton Drive road reservation 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 (Architectural Plans from Tipalea Partners Dated 30/05/2024)
 - b) P1 (Services Plans prepared by Gandy and Roberts titled Sorell Childcare Centre – 24 Clifton Drive, Sorell Project No: 24.0111 Drawing C010 to C700 last dated June 2024)
 - c) P1 (Traffic Impact Assessment from Midson Traffic PTY LTD Dated May 2024); and
 - d) P1 (Acoustic Engineering Report from DDEG Dated 23/05/2024)
2. Prior to the commencement of works, a landscaping plan must be provided that details a mix of shrubs and ground cover, soil preparation and watering / mulching. A minimum of ten shrubs with a height at maturity of 4m must be included. If satisfactory, the landscaping plan will be endorsed as part of this permit.
3. All recommendations of the Acoustic Report prepared by DDEG dated 23/05/2024 related to noise must be implemented.
4. Operating hours must be within the following hours, except for office and administrative tasks:
 - a) Monday to Friday: 6.30am to 6.30pm
 - b) Saturday: 6.30am to 6.30pm
5. Within three months of first use, the endorsed landscaping plan must be implemented.
6. The owner must maintain the landscaping at all times, including replacing dead, diseased or slow growing plantings.
7. Equipment, materials, waste and machinery stored externally must be located or screened to restrict visibility from any public road, public land or adjoining residence.

8. Commercial vehicle movements must be limited to:

- a) Monday to Friday: 7.00am to 6.30pm
- b) Saturday: 9.00am to 12.00pm

Engineering

9. Prior to first occupation or commencement of use (whichever occurs first), the approved parking area including areas set aside for vehicle parking and manoeuvring must:

- a) be constructed in substantial accordance with the engineering plans prepared by *Gandy and Roberts* titled *Sorell Childcare Centre – 24 Clifton Drive, Sorell Project No: 24.0111 Drawing C010 to C700* last dated *June 2024*;
- b) be constructed with a carriageway able to achieve safe, easy & efficient circulation for a standard Medium Rigid Vehicle;
- c) have physical controls installed where required (i.e., Kerbs, Barriers, Wheel stops, or Other protective devices);
- d) have a traffic mirror, a keep-left sign, pavement markings (i.e., pedestrian crossing and pavement arrows), and any other considerations, installed where required, as per AS/NZS 2890.1:2004;
- e) have lighting installed in accordance with AS1158.3.1:2020 (Category P);
- f) have a formed concrete kerb along the length of the circulation roadway's edge where required to contain stormwater runoff;
- g) have all infrastructure located within (such as meter lids, grated pits, trench/strip drains and pipe trenches) constructed to the appropriate trafficable standard; and
- h) have stormwater infrastructure installed where required to drain all run-off generated to a legal point of discharge such that flows are not concentrated onto adjoining properties.

10. Prior to first use, at least Twenty One (21) off-street car parking spaces shall be provided. The provision must ensure:

- a) pedestrian access is provided in a safe and convenient manner;
- b) all car parking spaces are at least 5.4m long and 2.4m wide with an additional 0.3m clearance from any nearby wall, fence, or other structure;

- c) a maximum gradient of 1 in 20 (5%) measured parallel to the angle of parking and 1 in 16 (6.25%) in any other direction;
 - d) spaces are delineated by line marking or other clear physical means; and
 - e) have appropriate signposting and pavement markings for reservation of visitor and resident car parking spaces.
11. Prior to first use, at least Five (5) Bicycle parking spaces shall be provided.
12. Prior to first use, all stormwater run-off generated by developed site must be drained and discharged to the Public Stormwater System.
13. Signs must be located to not adversely affect site lines of vehicles and pedestrian movements onsite.
14. The developer shall be responsible for the location of all services, including Council infrastructure and other utilities.
15. During the works period, the developer shall contain all materials within the property boundaries and maintain the site so as not to cause a hazard to pedestrian or vehicular traffic.
16. Prior to first use, a waste contractor must be engaged to perform all waste management related activities wholly on site, and that no bins are stored or collected from the highway reservation.
17. All works determined as required by this permit, shall be performed and completed by the developer, at the developer cost and expense, to a standard that is to the absolute satisfaction of Council's General Manager.

Environmental

18. All civil and building construction work associated with the development must be within the following hours:
- a) 7.00. a.m. to 7.00. p.m. from Monday to Friday;
 - b) 8.00 a.m. to 6.00 p.m. on Saturdays; and

No works are permitted on Sundays or public holidays.

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

19. Airborne dust from construction works, roads, disturbed areas, storage heaps, or machinery operating on the land must not create an environmental nuisance. Areas must be dampened, covered, compacted or otherwise treated to reduce dust emissions.
20. Any soil disturbed or spread onto the land resulting from civil construction works must be compacted, revegetated and watered to allow the soil to stabilise and prevent dust being generated.
21. Any vegetation removed as part of the subdivision construction works, must not be burnt unless approval has been obtained from Councils Environmental Health Officer.
22. External lighting, including car parking lighting shall be designed in accordance with AS4282-1997 – Control of the obtrusive effects of outdoor lighting and operated so that light does not spill onto neighbouring properties and create an environmental nuisance.
23. Sufficient sound insulation shall be positioned around all mechanical plant to ensure that noise emissions do not create a nuisance to neighbouring residential properties. The Manager of Health & Compliance may require the owner of the building to complete noise monitoring is completed (by a suitably qualified person) to demonstrate compliance with this condition.
24. A solid acoustic fence shall be erected around the property boundaries, the design of the fence shall be consistent with the recommendations included in clauses 6.3, 8.3, 11 of Acoustic Engineering Town Planning Acoustic Report - 24 Clifton Drive, Sorell TAS, prepared by DDEG (Acoustics).
25. Provide and maintain a solid 2m high fence along the western boundary to prevent car lights shining onto neighbouring residential dwellings.

State Growth

26. Prior to first use, a CHR/S (Channelised Right Turn Lane – Short) must be provided on Clifton Drive at the site access to 24 Clifton Drive, Sorell. The CHR/S is to be designed by a suitably

qualified consultant and a preliminary plan is to be submitted to the Department in the first instance. It appears widening on the outside of the curve is preferable.

Prior to undertaking any works in the state road reserve, a Works Permit is required from the Department of State Growth in accordance with Section 16 of the *Roads and Jetties Act 1935*.

Advice: Application for permits can be found at : https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings. Applications must be received by the Department of State Growth at least 20 business days before the expected start date for works, to allow enough time to assess the application.

TasWater

27. All requirements of TasWater Submission to Planning Authority Notice Reference TWDA 2024/00683-SOR and date 18/06/2024.

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*.



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- 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

41/2024 REED / LARKINS

The motion was put.

For: Gatehouse, Wooley, Nichols, Reed, Torenus and Larkins

Against: None

The motion was **CARRIED**

Meeting Closed at 4.43pm

**MAYOR GATEHOUSE
CHAIRPERSON**

10 SEPTEMBER 2024



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