



# SORELL PLANNING AUTHORITY (SPA) MINUTES

15 OCTOBER 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 15 OCTOBER 2024.

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## 1.0 ATTENDANCE

Chairperson Mayor Gatehouse  
Councillor B Nichols  
Councillor S Campbell  
Councillor M Larkins  
Councillor M Miro Quesada Le Roux  
Councillor M Reed  
Robert Higgins, General Manager

Staff in attendance:

Shane Wells, Manager Planning

## 2.0 APOLOGIES

Deputy Mayor C Wooley  
Councillor N Reynolds  
Councillor C Torenus

## 3.0 CONFIRMATION OF THE MINUTES OF 1 OCTOBER 2024

### RECOMMENDATION

"That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 1 October 2024 be confirmed."

### 47/2024 NICHOLS / REED

"That the recommendation be accepted."

The motion was put.

For: Gatehouse, Nichols, Miro Quesada Le Roux, Larkins, Campbell & Reed

Against: None

The motion was **CARRIED**.

## 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 SCHEME AMENDMENT NO. SOR 2023.312.1

<b>Applicant:</b>	GHD Pty Ltd
<b>Proposal:</b>	Section 40T – Rezone from Rural Living with 24 lot subdivision
<b>Site Address:</b>	88 Lewisham Road, Forcett (CT 166029/1)
<b>Planning Scheme:</b>	<i>Tasmanian Planning Scheme Sorell (TPS-S)</i>
<b>Relevant Legislation:</b>	Part 3B of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
<b>Reason for SPA meeting:</b>	No delegated authority for a planning scheme amendment

<b>Relevant Zone:</b>	Rural
<b>Proposed Zone:</b>	Rural Living
<b>Decision Due:</b>	16 October 2024 (extension granted by the Tasmanian Planning Commission)
<b>Representation(s):</b>	N/A

### RECOMMENDATION

That pursuant to Section 38(1), 40D(a), 40F(2)(b) and 40F(3) of the *Land Use Planning and Approvals Act 1993 (LUPAA)*, the Planning Authority does not prepare or certify 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 the proposal does not fully meet the LPS criteria set out at s34 of LUPAA, for reasons including:

- a) the conversion of locally significant agricultural land in a manner contrary to SRD 1.3 (c) of the Southern Tasmanian



Regional Land Use Strategy and the State Policy on the Protection of Agricultural Land 2008

- b) the physical expansion of residential use in a manner inconsistent with promoting a compact residential settlement pattern as required by SRD 1 of the Southern Tasmanian Regional Land Use Strategy and clause 2.4.2 of the State Coastal Policy 1999

**48/2024 CAMPBELL / LARKINS**

“That the recommendation be accepted.”

The motion was put.

For: Gatehouse, Nichols, Miro Quesada Le Roux, Campbell & Reed

Abstained: Larkins

The motion was **CARRIED**.

Meeting Closed at 4.41pm

**MAYOR GATEHOUSE  
CHAIRPERSON**

**15 OCTOBER 2024**



**MINUTES**

SORELL PLANNING AUTHORITY (SPA) MEETING  
15 OCTOBER 2024