



SORELL PLANNING AUTHORITY (SPA) MINUTES

10 DECEMBER 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 DECEMBER 2024

TABLE OF CONTENTS

1.0	ATTENDANCE	1
2.0	APOLOGIES	1
3.0	CONFIRMATION OF THE MINUTES OF 26 NOVEMBER 2024	1
4.0	DECLARATIONS OF PECUNIARY INTEREST	2
5.0	LAND USE PLANNING	2
5.1	SUBDIVISION APPLICATION NO. SA 2024 / 13 - 1	2

1.0 ATTENDANCE

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Chairperson Mayor Gatehouse
Deputy Mayor C Wooley
Councillor B Nichols
Councillor M Larkins
Councillor M Reed
Robert Higgins, General Manager

Staff in attendance:

Shane Wells – Manager Planning

2.0 APOLOGIES

Councillor S Campbell
Councillor M Miro Quesada Le Roux
Councillor N Reynolds
Councillor C Torenus

3.0 CONFIRMATION OF THE MINUTES OF 26 NOVEMBER 2024

RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 26 November 2024 be confirmed.”

53/2024 WOOLEY / REED

“That the recommendation be accepted.”

The motion was put.

For: Gatehouse, Wooley, Nichols, Larkins & 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 SUBDIVISION APPLICATION NO. SA 2024 / 13 - 1

Applicant:	B F Hills
Proposal:	One Lot Subdivision
Site Address:	14 Knights Road, Connellys Marsh (CT 80986/8)
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:	Low Density Residential												
Proposed Use:	Not Applicable												
Applicable Overlay(s):	<i>SAP SOR-S4.0 – Connellys Marsh Special Area Plan</i>												
Applicable Codes(s):	C7.0 Natural Assets Code – Priority Vegetation & Waterways C13.0 Bushfire Prone Areas Code												
Valid Application Date:	13 June 2024												
Decision Due:	13 December 2024												
Discretion(s):	<table border="1"> <tr> <td>1</td> <td>10.6.1 A1 – Lot Design (Setbacks)</td> </tr> <tr> <td>2</td> <td>10.6.1 A2 – Lot Design (Frontage)</td> </tr> <tr> <td>3</td> <td>10.6.3 A2 - Sewage</td> </tr> <tr> <td>4</td> <td>10.6.3 A3 - Stormwater</td> </tr> <tr> <td>5</td> <td>C7.7.2 A1 - Priority Vegetation Area</td> </tr> <tr> <td>6</td> <td>SOR 4.8 - Development Standards for Subdivision – Lot Design</td> </tr> </table>	1	10.6.1 A1 – Lot Design (Setbacks)	2	10.6.1 A2 – Lot Design (Frontage)	3	10.6.3 A2 - Sewage	4	10.6.3 A3 - Stormwater	5	C7.7.2 A1 - Priority Vegetation Area	6	SOR 4.8 - Development Standards for Subdivision – Lot Design
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3	10.6.3 A2 - Sewage												
4	10.6.3 A3 - Stormwater												
5	C7.7.2 A1 - Priority Vegetation Area												
6	SOR 4.8 - Development Standards for Subdivision – Lot Design												
Representation(s):	Nine (9)												



MINUTES

SORELL PLANNING AUTHORITY (SPA) MEETING
10 DECEMBER 2024

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 7.2024.13.1 for a One Lot Subdivision at 14 Knights Road, Connellys Marsh 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) P4 (Plan of Subdivision by JB Medbury dated 13 September 2024)
 - b) P1 (Natural Values Assessment by Enviro-Dynamics dated 5 June 2024)
 - c) P4 (Amended Geotechnical Assessment by Rock Solid Geotechnics Pty Ltd dated 10 September 2024)
2. 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 lot 1.

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.

3. 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.
4. 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.

Development Engineering

5. Prior to sealing the final plan of survey, lot 1 must be provided with a 40mm thick DG10 asphalt vehicle crossover to the front boundary or a minimum length of 6m with minimum width of 4.0 metres.
6. The balance lot must be provided with a minimum 4.0m wide right of way to Fulham Road.

On-site wastewater

7. At least 400m² of land must be designated on the final plan of the balance lot that is specifically reserved on-site for wastewater treatment that is located on the northern portion of the lot. The final position must be to the satisfaction of the Manager Health & Compliance.

Environmental

8. 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
 - c) 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.

8. 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.
9. Any vegetation removed as part of the subdivision construction works, must not be burnt unless approval has been obtained from Councils Environmental Health Officer.

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.



MINUTES

SORELL PLANNING AUTHORITY (SPA) MEETING
10 DECEMBER 2024

- 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

54/2024 NICHOLS / LARKINS

“That the recommendation be accepted.”

The motion was put.

For: Gatehouse, Wooley, Nichols, Larkins & Reed

Against: None

The motion was **CARRIED**.

Meeting closed at 4.41pm

**MAYOR GATEHOUSE
CHAIRPERSON
10 DECEMBER 2024**