



SORELL PLANNING AUTHORITY (SPA) MINUTES

17 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 17 DECEMBER 2024

TABLE OF CONTENTS

1.0	ATTENDANCE	3
2.0	APOLOGIES	3
3.0	CONFIRMATION OF THE MINUTES OF 10 DECEMBER 2024	3
4.0	DECLARATIONS OF PECUNIARY INTEREST	4
5.0	LAND USE PLANNING	4
5.1	SUBDIVISION APPLICATION NO. 7.2020.7.1	4
5.2	SCHEME AMENDMENT NO. 5.2024.214.1	9
5.3	DEVELOPMENT APPLICATION NO. 5.2024.267.1	11
5.4	DEVELOPMENT APPLICATION NO. 5.2024.261.1	13

1.0 ATTENDANCE

△
Chairperson Mayor Gatehouse
Councillor B Nichols
Councillor S Campbell
Councillor M Larkins
Councillor C Torenus
Robert Higgins, General Manager

Staff in attendance:

Shane Wells – Manager Planning
Shannon McCaughey

2.0 APOLOGIES

Councillor M Reed
Councillor M Miro Quesada Le Roux

Deputy Mayor C Wooley - Absent
Councillor N Reynolds - Absent

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."

55/2024 LARKINS / NICHOLS

"That the recommendation be accepted."

The motion was put.

For: Gatehouse, Nichols, Campbell, Larkins and Torenus

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. 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:



MINUTES

SORELL PLANNING AUTHORITY (SPA) MEETING
10 DECEMBER 2024

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 Sorrell 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:



MINUTES

SORELL PLANNING AUTHORITY (SPA) MEETING
10 DECEMBER 2024

- 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

56/2024 LARKINS / CAMPBELL

“That the recommendation be accepted.”

The motion was put.

For: Gatehouse, Nichols, Campbell, Larkins and Torenus

Against: None

The motion was **CARRIED**.

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

- 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



MINUTES

SORELL PLANNING AUTHORITY (SPA) MEETING
10 DECEMBER 2024

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.

57/2024 LARKINS / CAMPBELL

"That the recommendation be accepted."

The motion was put.

For: Gatehouse, Nichols, Campbell, Larkins and Torenus

Against: None

The motion was **CARRIED**.

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



- 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

58/2024 TORENIUS / LARKINS

“That the recommendation be accepted.”

The motion was put.

For: Gatehouse, Nichols, Campbell, Larkins and Torenus

Against: None

The motion was **CARRIED**.

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 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

59/2024 NICHOLS / LARKINS

“That the recommendation be accepted.”

The motion was put.

For: Gatehouse, Nichols, Campbell, Larkins and Torenus

Against: None

The motion was **CARRIED**.

Meeting closed at 4.40pm

**MAYOR GATEHOUSE
CHAIRPERSON
17 DECEMBER 2024**