



SORELL PLANNING AUTHORITY (SPA) DRAFT MINUTES

14 JANUARY 2025

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 14 JANUARY 2025

TABLE OF CONTENTS

1.0	ATTENDANCE	1
2.0	APOLOGIES	1
3.0	CONFIRMATION OF THE MINUTES OF 17 DECEMBER 2024	1
4.0	DECLARATIONS OF PECUNIARY INTEREST	2
5.0	LAND USE PLANNING	2
5.1	SUBDIVISION APPLICATION NO. SA 2024 / 9 - 1	2

1.0 ATTENDANCE

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

Staff in attendance:

Shane Wells – Manager Planning
Natalie Cameron – Director Service Delivery

2.0 APOLOGIES

Deputy Mayor C Wooley
Councillor N Reynolds

3.0 CONFIRMATION OF THE MINUTES OF 17 DECEMBER 2024

RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 17 December 2024 be confirmed.”

1/2025 LARKINS / TORENIUS

“That the recommendation be accepted.”

The motion was put.

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

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 / 9 - 1

Applicant:	MC Planners OBO Secret Sounds Group Pty Ltd.
Proposal:	Four (4) Lot Subdivision.
Site Address:	255 Marchwiell Road, Bream Creek (CT 159560/1) and Council Road Reserve (CT 159559/100)
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 two representations received.

Relevant Zone:	Agriculture Zone Environmental Management Zone
Proposed Use:	Not Applicable (Subdivision Application).
Applicable Overlay(s):	C7.0 Natural Assets Code C8.0 Scenic Protection Code C10.0 Coastal Erosion Hazard Code C10.0 Coastal Inundation Hazard Code C13.0 Bushfire-Prone Areas Code C15.0 Landslip Hazard Code
Applicable Codes(s):	C2.0 Parking and Sustainable Transport Code C3.0 Road and Rail Assets Code
Valid Application Date:	29 May 2024
Decision Due:	17 January 2025



Discretion(s):	1	Clause 21.5.1 Lot Design (P1)
	2	Clause C8.6.1 P1.2 scenic protection area
Representation(s):	Twenty (20)	

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 7.2024.9.1 for a Four Lot Subdivision at 255 Marchwiel Road, Bream Creek be refused for the following reasons:

1. The proposal does not comply with clause 21.5.1 A1 and fails to satisfy clause 21.5.1 P1 as:
 - a) each lot cannot sustain the operation of an agricultural use due to topographical constraints, soil condition and water surety;
 - b) the subdivision will materially diminish the agricultural productivity of the land and fails to protect the long term productive capacity of the agricultural land through impediments to existing grazing activity and absence of reasonable levels of certainty that high value enterprises are suitable for the smaller lot sizes proposed.

2/2025 REED / LARKINS

"That the recommendation be accepted."

The motion was put.

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

Meeting closed at 4.36pm

**MAYOR GATEHOUSE
CHAIRPERSON
14 JANUARY 2025**



MINUTES

SORELL PLANNING AUTHORITY (SPA) MEETING
14 JANUARY 2025