



SORELL PLANNING AUTHORITY (SPA) MINUTES

18 FEBRUARY 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 18 FEBRUARY 2025.

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1.0 ATTENDANCE

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

Staff in Attendance:

Shane Wells – Manager Planning

2.0 APOLOGIES

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

3.0 CONFIRMATION OF THE MINUTES OF 14 JANUARY 2025

RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 14 January 2025 be confirmed.”

3/2025 REED / LARKINS

“That the recommendation be accepted.”

The motion was put.

For: Gatehouse, Wooley, Nichols, Campbell, Larkins and 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 REPORT ON REPRESENTATIONS RECEIVED FOR DRAFT PLANNING SCHEME AMENDMENT AM-SOR-5.2024.214.1 – GENERAL BUSINESS ZONE AT 3 WESTON HILL ROAD, 5 COLE STREET AND 2 PAWLEENA ROAD, SORELL

Applicant:	Ireneinc Planning and Urban Design
Proposal:	Rezone to General Business Zone and Open Space Zone with Site Specific Provisions
Site Address:	3 Weston Hill Road, 5 Cole Street and 2 Pawleena Road, Sorell
Planning Scheme:	<i>Tasmanian Planning Scheme Sorell (TPS-S)</i>
Relevant Legislation:	Section 40K of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	Representations received for a planning scheme amendment

Decision Due:	10 March 2025 (35 days after public exhibition ends)
Representation(s):	Two

RECOMMENDATION

- (a) "That pursuant to Section 40K of the *Land Use Planning and Approvals Act 1993*, the Planning Authority provides the Tasmanian Planning Commission with the following report in relation to the public exhibition of draft amendment AM-SOR-2024.214.1 to the Sorell Local Provisions Schedule".

4/2025 CAMPBELL / LARKINS

“That the recommendation be accepted.”

An amended motion was moved to amend the S.40K submission report at Part (2)(e) to:

Increase the setback from the centre of the Sorell rivulet to 30m on the Eastern Side (Pawleena Road).

5/2025 REED / NICHOLS

The amended motion was put.

For: Gatehouse, Nichols, Campbell and Reed

Against: Wooley and Larkins

The amended motion was **CARRIED**.

The motion as amended was put.

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

Against: None

The Motion was **CARRIED**

Meeting closed at 5.04pm

**MAYOR GATEHOUSE
CHAIRPERSON
18 FEBRUARY 2025**

**MINUTES**

SORELL PLANNING AUTHORITY (SPA) MEETING
18 FEBRUARY 2025