



SORELL PLANNING AUTHORITY (SPA) AGENDA

1 APRIL 2025

COUNCIL CHAMBERS
COMMUNITY ADMINISTRATION CENTRE (CAC)

NOTICE OF MEETING

Notice is hereby given that the next meeting of the Sorell Planning Authority (SPA) will be held at the Community Administration Centre (CAC), 47 Cole Street, Sorell on Tuesday, 1 April 2025 commencing at 4:30 pm.

C E R T I F I C A T I O N

I, Robert Higgins, General Manager of the Sorell Council, hereby certify that in accordance with Section 65 of the *Local Government Act 1993*, the reports in this Agenda have been prepared by persons who have the qualifications and experience necessary to give such advice. Information and recommendations or such advice was obtained and taken into account in providing general advice contained within the Agenda.

ROBERT HIGGINS
GENERAL MANAGER
27 MARCH 2025



AGENDA

FOR THE SORELL PLANNING AUTHORITY (SPA) MEETING TO BE HELD AT THE COMMUNITY ADMINISTRATION CENTRE (CAC), 47 COLE STREET, SORELL ON TUESDAY 1 APRIL 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 Miro Quesada Le Roux
Councillor M Reed
Councillor N Reynolds
Councillor C Torenus
Robert Higgins, General Manager

2.0 APOLOGIES

3.0 CONFIRMATION OF THE MINUTES OF 18 FEBRUARY 2025

RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 18 February 2025 be confirmed.”

4.0 DECLARATIONS OF PECUNIARY INTEREST



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1 APRIL 2025

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 MINOR AMENDMENT NO. 7.2023.17.2

Applicant:	Woolcott Surveyors
Proposal:	Minor Amendment - Boundary Design
Site Address:	223-227 Carlton River Road, Carlton River and adjoining footway to Terry Street (CT 126929/1, CT 126930/1 and CT 126930/2)
Planning Scheme:	<i>Tasmanian Planning Scheme (Sorell LPS)</i>
Application Status	Discretionary
Relevant Legislation:	Section 56 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	Council land. Subdivision creates more than one lot.

Relevant Zone:	Clause 10.0 Low-Density Residential
Proposed Use:	N/A Subdivision
Applicable Overlay(s):	Nil.
Applicable Codes(s):	C2.0 Parking and Sustainable Transport Code. C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area. C12.7 Development Standards for Subdivision within Flood Prone Areas Hazard Code. C13.6 Development Standards for Subdivision within the Bushfire-Prone Areas Code.
Valid Application Date:	12 March 2025
Decision Due:	8 April 2025
Representation(s):	N/A

RECOMMENDATION

That pursuant to Section 56 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2023.17.2 for a Minor Amendment - Boundary Design at 223-227 Carlton River Road, Carlton be approved, subject to the following conditions:



General

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 - Planning Assessment cover letter ('supporting report') dated July 2023;
 - ~~b) P5 - Subdivision Proposal Plan from Woolcott Surveys dated 18 March 2023;
deleted pursuant to section 56 on 1 April 2025~~
 - c) P4 - Bushfire Hazard Report from Woolcott Surveys dated December 2023;
 - d) P5 - Preliminary Engineering Design from Flussig Engineers dated 13 March 2024;
 - e) P3 - Flood Report from Flussig Engineers dated 1 June 2023;
 - ~~f) P3 - Onsite Wastewater Report Geo-environmental Solutions dated November 2023;
deleted pursuant to section 56 on 1 April 2025~~
 - g) P3 - Traffic Impact Assessment dated November 2023;
and
 - h) P5 - Stormwater Management Plan from Flussig Engineers dated 6 June 2023.
 - i) Subdivision Proposal Plan from Woolcott Land Services dated 25 February 2025**
 - j) Onsite Wastewater Report Geo-environmental Solutions dated February 2025.**

i) and j) added pursuant to section 56 on 1 April 2025

Planning

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. 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.
5. 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.
6. To the satisfaction of Council's General Manager, the final plan of survey must include easements over all drains, pipelines, wayleaves and services. The minimum easement width for stormwater is in accordance with the Tasmanian Subdivision Guidelines.
7. Covenants or other restrictions must not conflict with, or seek to override, provisions of the planning scheme.

Development Engineering

8. 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, and
 - d) Any relevant council policy.

The design drawings must be prepared by a suitably qualified and experienced engineer or engineering consultancy with an appropriate level of professional indemnity insurance.

Advice:

1. *The Tasmanian Subdivision Guidelines, Specifications, and Drawings are available at www.lgat.tas.gov.au.*



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- II. *Variations from the Tasmanian Subdivision Guidelines, Specifications, or Drawings may be approved at the discretion on Council's General Manager or their delegate where a clear justification exists and 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.*
9. Prior to works commencing, the following fees must be paid for each stage of construction:
- a) Engineering design drawing assessment fee, and
 - 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: Where appropriate, Council fees are updated each financial year and can be found in the Sorell Council Fees and Charges schedule, available from Council.

10. Works must not commence on site prior to the approval of engineering design drawings by the General Manager.
11. A Construction Management Plan (CMP) must be provided including, but not limited to, the following:
- a) Traffic Management Plan,
 - b) Dust Management, and
 - c) Soil and Stormwater Management Plan.

All requirements of the CMP must be implemented prior to any works commencing on site.

12. Prior to works commencing, the developer must submit a Notice of Intention to Carry Out Work (available from Council) inclusive of a certificate of currency for public liability insurance for the contractor and any sub-contractor.
13. Prior to sealing the final plan the following works must be completed in accordance with the endorsed engineering design drawings:

- a) Lot connections for each lot;
 - I. Connection to the electricity network,
 - II. Connection to the telecommunication network (if available),and
 - III. DN150 connection to the stormwater network.
- b) Vehicle access for each lot;
 - I. 40mm thick DG10 asphalt vehicle crossover, up to front boundary or 6.0m minimum (whichever is greater), including Reinforced Concrete Pipe Class 4 Ring Rubber Jointed stormwater culvert (DN450 minimum) with headwalls and guide posts,
 - II. Appropriate drainage must be provided for each access and driveway to prevent runoff from leaving the property or to direct runoff into Council's roadside drains,
 - III. Minimum sealed width of 3.6m, and
 - IV. Each property access must be located to minimise potential conflicts with other vehicles.
- c) Fencing:
 - I. Any existing frontage fencing not located on the correct boundary must be removed with a new frontage fence installed in the correct location.
- d) Road construction;
 - I. Subdivision Road – sealed and drained road carriageway with a width no less than 5.5m (not including shoulders and verge) and 18m road reservation,
 - II. Open drains no less than 3.6m wide and 0.6m deep with 100mm Blue Stone Rock Armouring,
 - III. Cul-de-sac heads must be finished with 40mm thick DG10 asphalt with 9m radius and 30m road reservation (or an approved temporary turning head),
 - IV. A reinforced concrete footpath no less than 1.2m wide,
 - V. Street signage and standard line marking at each intersection.
- e) Stormwater network;
 - I. Unimpeded major stormwater network for a 1% AEP event,

- II. Minor stormwater network for a 5% AEP event, including provision of any required detention to prevent downstream flooding, and
 - III. Must be constructed to drain all stormwater runoff from the development via the stormwater infrastructure completed, with overflows directed to the public infrastructure.
- f) Rehabilitation
- I. Provision of top soil and grass seeding on all disturbed surfaces and embankments in the road reservation, along with weed management measures.
14. Mandatory audit inspections are required in accordance with the Tasmanian Subdivision Guidelines. The developer must provide a minimum 48 hours' notice.
15. Works must be completed to a standard that is to the satisfaction of the Council General Manager.
16. A qualified and experienced civil engineer must supervise and certify all works in accordance with clause 21, 22, 23 and 24 of the Tasmanian Subdivision Guidelines.
17. The developer must engage Council to organise a Practical Completion inspection when practical completion of works for each stage has been reached. Upon successful completion of the inspection in accordance with clause 21 and Appendix 6 of the Tasmanian Subdivision Guidelines, Council will issue a Certificate of practical Completion, listing any minor defects identified.
18. Works are subject to a twelve (12) month Defect Liability Period commencing from the day the final plan of survey was sealed (for the applicable stage, if any) during which time all maintenance and repair of work required by this permit is the responsibility of the developer.
19. A Defect Liability Bond equal to 5% of the total construction value, and no less than \$10,000.00, must be submitted for the duration of the defect liability period.
20. Upon completion of the Defect Liability Period, the developer must engage Council to organise a Final Completion inspection in accordance with clause 24 of the Tasmanian Subdivision Guidelines. When all outstanding items listed in the Certificate of Practical Completion and subsequent defects

are satisfactorily completed, Council will issue a Certificate of Final Completion. Any remaining financial security in relation to the works will be returned and Council will assume maintenance of the works.

21. Prior to sealing the final plan of survey, accurate as constructed drawings of all works undertaken must be submitted in .pdf and .dwg formats and:
- a) Be completed, and certified, by a land surveyor or civil engineer,
 - b) Include the data spreadsheet available from Council completed in accordance with the 'Guidelines for As Constructed Drawings and Asset Data Collection' available from Council,
 - c) Photos of all new assets,
 - d) Be accurate to AHD and GDA94,
 - e) Be drawn to scale and dimensioned,
 - f) Include top, inlet, and outlet invert levels,
 - g) Include compaction and soil test results, and

Include an engineer's certificate stating that each component of the works complies with the approved engineering plans and Council standards.

Advice: The minimum standard is demonstrated through the As Constructed Example Drawing, available from Council.

Roads

22. All roads in the subdivision must be conveyed to the Council upon the issue of the Certificate under Section 10 (7) of the *Local Government (Highways) Act 1982*. All costs involved in this procedure must be met by the person responsible.
23. Unless for a local road, service installation across an existing sealed road carriageway must be bored with a minimum cover of 1.2m. Bores for services greater than 100mm must have a pumped backfill.

Stormwater

24. The minor and major stormwater system must be designed and constructed to not exceed the conveyance or treatment capacity of the downstream network.

25. Lot 26 shall be conveyed to the Council prior to sealing the Final Plan of Survey for the first stage of works to complete. All costs involved in this procedure must be met by the person responsible.

General Fill

26. Site filling, if to a depth of 300mm or more, must comply with the provisions of Australian Standard AS 3798 Guidelines on Earthworks for Commercial and Residential Development as demonstrated by certification from a suitably qualified and experienced civil engineer.

Sight Distance

27. The development works must include vegetation clearance and/or earthworks to achieve the minimum sight distance required by the Austroads Guide to Road Design for all existing and proposed vehicle accesses.

Existing Services

28. Prior to sealing the final plan of survey, all existing lot connections must be relocated to be wholly contained within the balance lot or contained within new or existing service easements to the satisfaction of Council's General Manager.

Advice: this condition covers any existing stormwater, water, sewer, electrical, access or telecommunications infrastructure.

29. Existing crossover(s) or lot connections, if retained, must comply with current standards.

Telecommunications & Power

30. Prior to sealing the final plan of survey, the developer must submit to Council either:
- a) Demonstration that the exemption from the installation of fibre ready pit and pipe notice has been completed, or
 - b) An Exemption from the installation of fibre ready pit and pipe, a "Provisioning of Telecommunications Infrastructure – Confirmation of final payment" or "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>

31. Prior to sealing the final plan of survey, the developer must submit written advice from TasNetworks confirming that all conditions of the Agreement between the Owner and authority have been complied with and that 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.
32. Street lights must include LED lamps at the developers cost.

Road Widening

33. The final plan or survey must show the corners of each road intersection must be splayed or rounded by chords of a circle with a radius of not less than 6m.

Natural Environment & Hazards

34. No top soil is to be removed from the site without the consent of Council's Manager Planning.

Advice: this condition is to minimise the spread of weeds from the site.

On-Site Wastewater Management

35. A new on-site wastewater management system (OWMS) must be installed for the existing buildings on lot 1, 2 & 25. The final position of the OWMS must be within the boundaries of the proposed lots and to the satisfaction of the Manager Health & Compliance. All works are to be completed before the final plan of stage 1 of the subdivision is sealed.
36. Designate on the final plan of lot 4 & 5 that wastewater land application areas are not permitted on the parts of the property identified in the Flussig Engineers flood report for 223 Carlton River Road, Carlton as prone to inundation (figure 5).
37. The existing septic tank systems on lot 1, 2 & 25 are to be removed and decommissioned, including the absorption trenches, to the satisfaction of the Manager Health & Compliance.

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 lodgment 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.

Street Naming

- The developer may suggest street names. Suggestions should be received three months prior to sealing the final plan of survey and be made in writing to the General Manager. Street names must be consistent with Tasmanian Place Naming Guidelines, May 2021. Please refer to <https://nre.tas.gov.au/land-tasmania/place-naming-in-tasmania>

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

Executive Summary

Application is made for a minor amendment to the boundary design of the approved subdivision to create 27-lots comprising of 25 residential lots, 1 road lot, and 1 walkway lot to the adjoining footway to Terry Street at 223-227 Carlton River Road, Carlton. The permit was approved at the 14 May 2024 SPA meeting.

The boundary adjustments pertain to Lots 1 to 4 (inclusive). They are considered minor in nature and appropriate to facilitate on-site infrastructure requirements.

The 4ha parent property is zoned low-density residential and surrounded by existing subdivided lots in the 700 to 1000 sqm range.



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The site has three (3) property titles currently occupied by a residential dwelling, hall, and vacant commercial tenancy (Opp Shop).

There is currently an application lodged with Council for a change of use of the lot 2 building to a school.

Relevance to Council Plans & Policies

Strategic Plan 2019-2029	Objective 1: To Facilitate Regional Growth Objective 2: Responsible Stewardship and a Sustainable Organisation Objective 3: To Ensure a Liveable and Inclusive Community
Asset Management Strategy 2018	The proposal includes transferring to the Council new road, stormwater, and footpath assets. This report considers the design and construction standards for these assets.
Risk Management Strategy 2018	In its capacity as a Planning Authority, Council must determine this application. Due diligence has been exercised in preparing this report and there are no predicted risks from a determination of this application.
Financial Implications	No financial implications are anticipated unless the decision is appealed to TASCAT. In such instances, legal counsel is typically required.
Open Space Strategy 2020 and Public Open Space Policy	The proposed subdivision is assessed in accordance with the Public Open Space Policy
Enforcement Policy	Not applicable.
Environmental Sustainability Policy	The subdivision and future housing will require the clearance of native vegetation. The native vegetation is not identified in the Priority Vegetation Area Overlay and as such the Natural Assets Code of the Tasmanian Planning Scheme does not apply and Council approval is not required for this clearance.

Legislation

- This report details the reasons for the officer recommendation.
- Broadly, the planning authority can either adopt or change the recommendation by adding, modifying or removing conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply

with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*.

- The planning authority has a specific role in LUPAA. As noted by the Tribunal:

The role of the Council in relation to planning matters is, in very broad terms, to uphold its planning scheme. In that context it is in a sense, blind to everything but the terms of the Scheme. It cannot put economic advantage or perceived community benefits over the terms of the Scheme. And in the context of enforcement proceedings unless expressly authorised to do so, it may not take any approach which is inconsistent with the terms of its Scheme.

Planning Scheme Operation – for Zones, Codes and site-specific provisions

- Clause 5.6.1 requires that each applicable standard is complied with if an application is to be approved.
- Clause 5.6.2, in turn, outlines that an applicable standard is any standard that deals with a matter that could affect, or could be affected by, the proposal.
- A standard can be met by either complying with an acceptable solution or satisfying the performance criteria, which are equally valid ways to comply with the standard.
- An acceptable solution will specify a measurable outcome. Performance criteria require judgement as to whether or not the proposal reasonably satisfies the criteria.
- Clause 6.10 outlines the matters that must be considered by a planning authority in determining applications. Clause 6.11 outlines the type of conditions and restrictions that can be specified in a conditional approval.

Referrals

The minor amendment application was referred to TasNetworks. The following response was provided without recommended conditions:

Based on the information provided, the development is not likely to adversely affect TasNetworks' operations.

Previous referrals consist of the following:

Agency / Dept.	Referred?	Response?	Conditions?	Comments
Development Engineering	Yes	Yes	Yes	Nil
Environmental Health	Yes	Yes	Yes	Nil
Plumbing	No	-	-	-
NRM	Yes	Yes	No	As per the Bushfire report, lots 1-11 and 24-25 will maintain BAL 19 and rest will maintain BAL 12.5 following Hazard Management Areas recommendations (section 5.2). The recommendations are to maintain all vegetation below 100mm within 60 plus metres of building areas (remove any large trees from the building of at least 4 times the mature height and remove shrub up to 2 metres). Keeping local character is important in that area otherwise will lose habitat corridor for wildlife passing north south of the lots.
TasWater	No	-	-	-
TasNetworks	Yes	Yes	Nil	Nil
State Growth	No	Yes	Nil	Nil

Report

Description of Proposal

At its meeting of 14 May 2024, the Council approved a subdivision to create a 27-lot subdivision comprising 25 residential lots, 1 road lot, and 1 walkway lot to the adjoining footway to Terry Street.

This application is made for a Minor Amendment to the boundary design of the approved subdivision to create a 27-lot subdivision comprising 25 residential lots, 1 road lot, and 1 walkway lot to the adjoining footway to Terry Street at 223-227 Carlton River Road, Carlton.

The boundary adjustments pertain to Lots 1 to 4 (inclusive). They are considered minor in nature and appropriate to facilitate on-site infrastructure requirements.

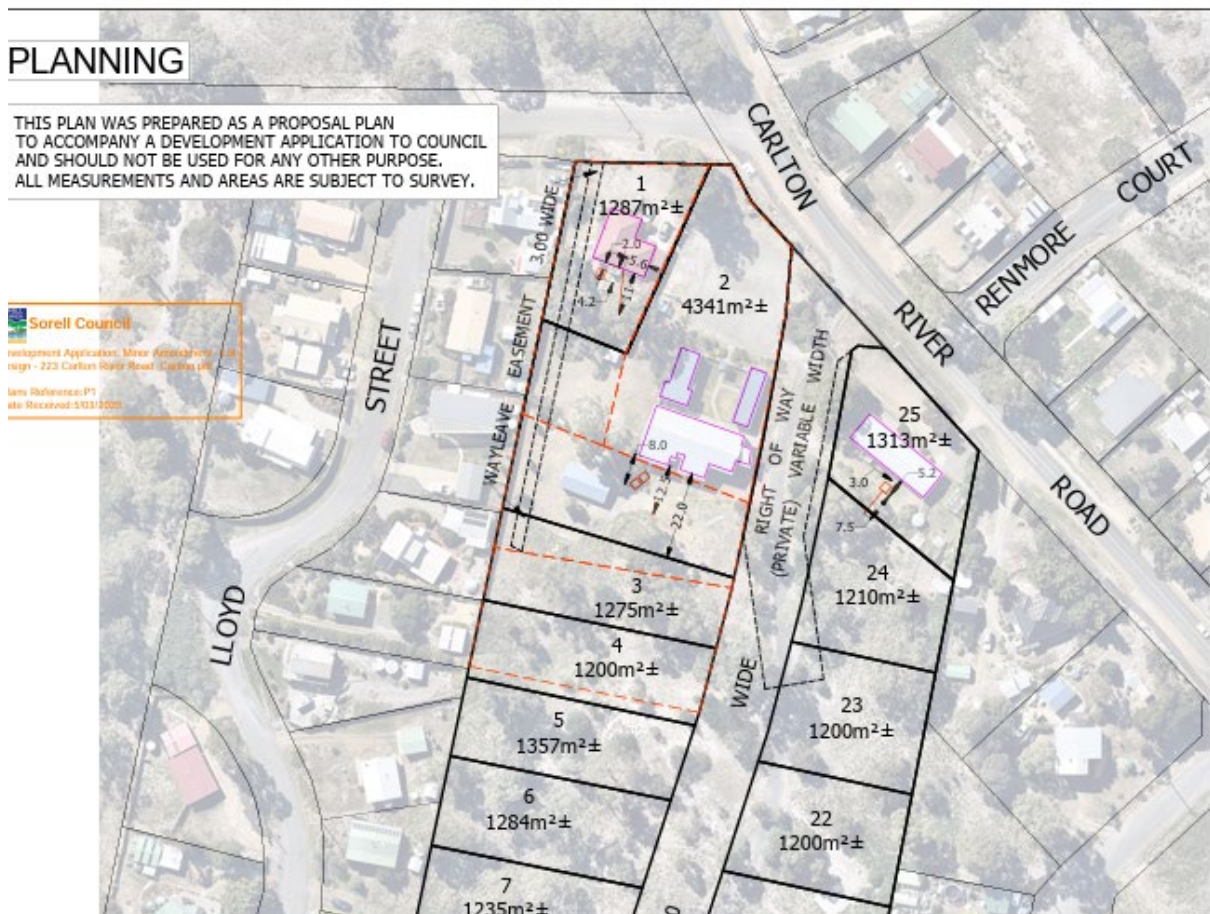


Figure 1. Boundary Adjustments

The application is supported by:

- Amended Subdivision Plan from Woolcott Surveyors dated 25/02/2025.



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Planning Assessment

A minor amendment is assessed against Section 56 of LUPAA, which provides:

- (1) *The owner of land, or a person with the consent of the owner, may request the planning authority in writing to amend a permit which applies to that land and which is a permit issued by the planning authority.*
- (2) *The planning authority may amend the permit if it is satisfied that the amendment –*
 - (aa) *is not an amendment of a condition or restriction, specified in the permit, that is required, imposed or amended by the Appeal Tribunal; and*
 - (a) *does not change the effect of a condition or restriction, specified in the permit, that is required, imposed or amended by the Appeal Tribunal; and*
 - (b) *will not cause an increase in detriment to any person; and*
 - (c) *does not change the use or development for which the permit was issued other than a minor change to the description of the use or development.*

The minor amendment is submitted by the Woolcott Surveyors of the land and complies with (1). With respect to (2), clauses (aa) and (a) are not relevant.

It is considered that there is no increase in detriment to any person. The proposal retains the status quo with respect to design and the plan of subdivision.

The nature of the changes to siting and design are only a minor change to the description of the use and development. The change reflects the application as originally proposed.

Conclusion

The request is consistent with Section 56 of the Land Use Planning & Approvals Act 1993 and is recommended for approval.

Shannon McCaughey
Senior Planner

Attachments:
 Proposal Plan

Separate Attachments:
 Wastewater Report



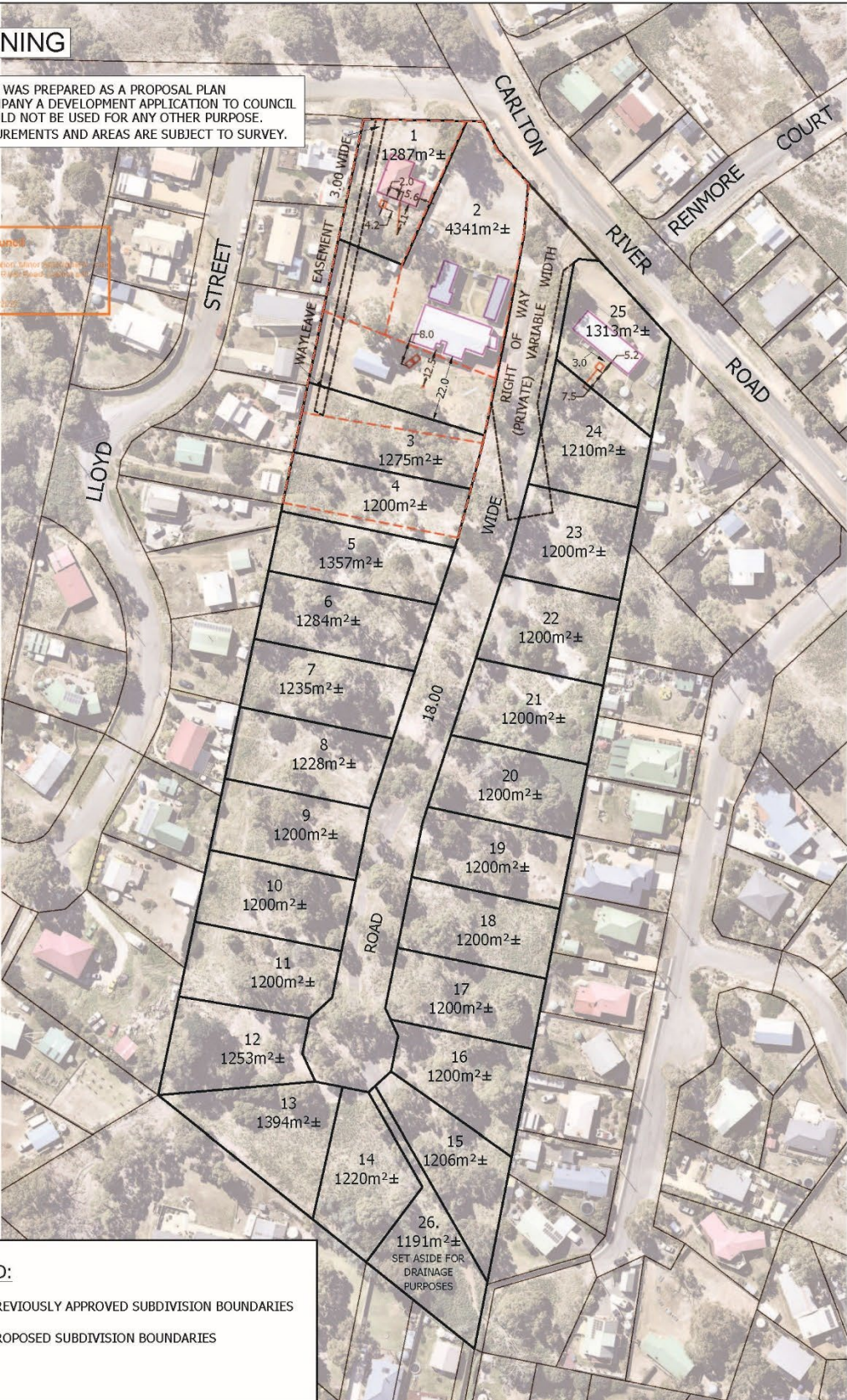
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PLANNING

THIS PLAN WAS PREPARED AS A PROPOSAL PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

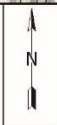
Sorell Council
 Development Application: Minor subdivision design - 223 Carlton River Road, Sorell
 Plans Reference P1
 Date Resubmitted 5/02/25



LEGEND:

- PREVIOUSLY APPROVED SUBDIVISION BOUNDARIES
- PROPOSED SUBDIVISION BOUNDARIES

PROPOSED SUBDIVISION
 25 LOTS AND 1 ROAD
 223 CARLTON RIVER ROAD, CARLTON
 C.T.126930/1, C.T.126929/1, C.T.126929/2



10 Goodman Court Invermay TAS 7248
 PO Box 593 Mowbray Heights TAS 7248
 Phone (03) 6332 3760
 Fax (03) 6332 3764
 Email: enquiries@woolcott.au

Woolcott
 LAND SERVICES

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Job Number
 L210420



5.2 SECOND BILL TO INTRODUCE DEVELOPMENT ASSESSMENT PANELS (DAPs)

RECOMMENDATION

"That Council endorse the General Manager to provide a submission as outlined in this report."

Introduction

The purpose of this report is to consider the details of any Council submission on the second attempt to introduce Development Assessment Panels into the Tasmanian Planning System.

Background

Council has considered development assessment panel (DAP) legislation twice before. On 29 November 2023, Council provided comment on a DAP position paper. In November 2024, Council considered DAP legislation at a workshop from which comments were provided to LGAT.

The LGAT motion was to reject the DAP but remain open to 'professional consultation and collaboration with the parliament'.

There are varied perspectives on the needs for and benefits and costs of DAPs in the community and among Councillors. The Council position to date has been cautiously supportive of DAPs while highlighting several elements that required further thought, modification or rejection.

The initial DAP legislation was rejected by the Legislative Council. The LGAT motion and advocacy is mentioned in Hansard at several instances.

Strategic plan

Nil.

Annual plan

Nil.

Policy implications

Nil.

Environmental implications

Nil.

Asset management implications

Nil.



Risk management implications

Nil.

Community implications

Any future application to a DAP will likely give rise to both concern and support across the community.

Statutory implications

Nil.

Any submission is optional.

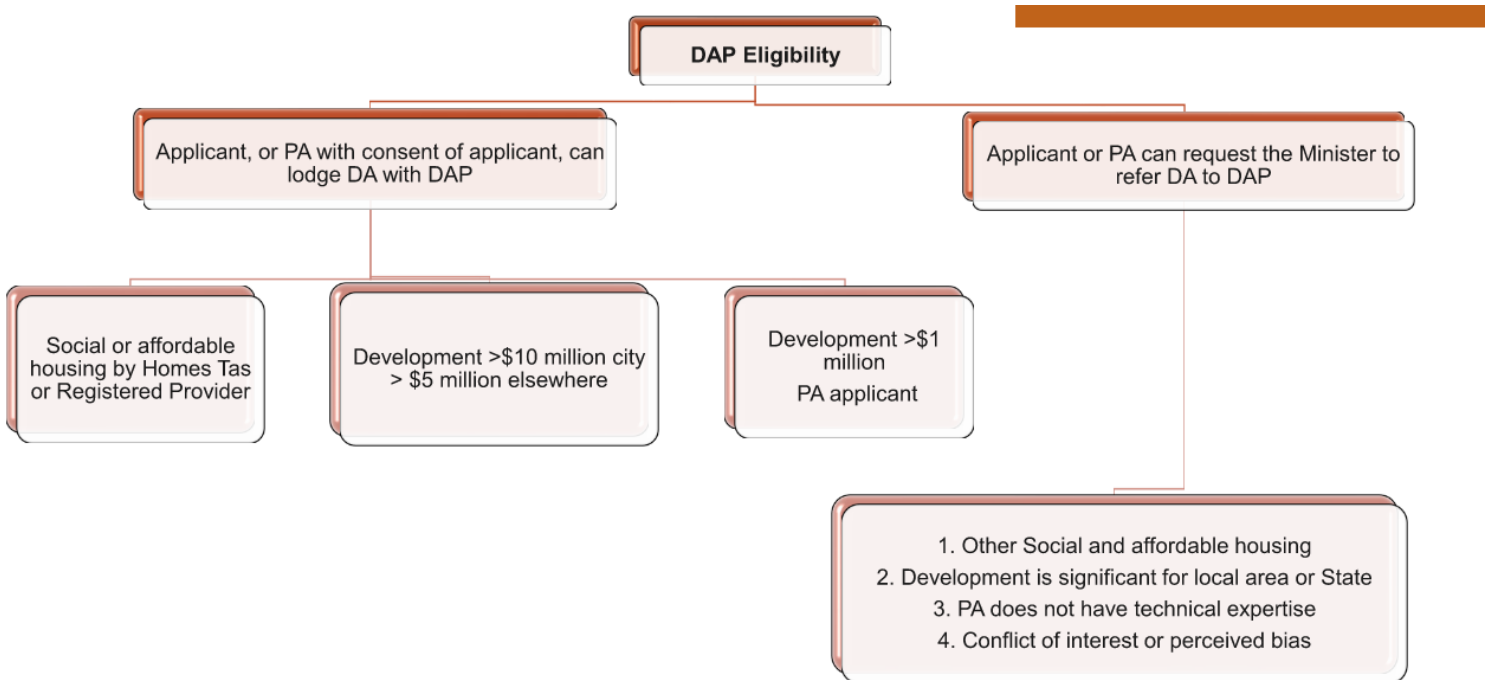
Report

Changes from DAP1.0 to DAP2.0

Minimal changes have been made. Substantive changes are:

- There is no longer an ability to transfer from a normal assessment to a DAP assessment;
- The referral criteria of 'likely to be controversial' has been removed;
- Dollar value thresholds have increased; and
- Alternative dispute resolution has been included.

The triggers for a DAP are outlined in the following chart prepared by the State Planning Office.



Key Issues

The key policy issues relate to:

- The need
 - very few developments are refused.
 - LUPAA is old, has many bolt-ons, and other improvements could speed up or improve processes to the benefit of planning authorities, developers and the community. For example, why must planning authorities notify neighbours of minor amendments and have developers wait two weeks for a possible appeal on something that is minor.
 - LGAT reform position is to complete the regional land use strategies and Tasmanian Planning Schemes and focus on an alternative system necessary to regulate activities associated with public-private partnerships that Council's enter into, eg Kangaroo Bay, Kingston High, Dunalley Marina.
 - there are DAP-like processes already, including major projects and projects of regional significance.
 - more red tape while simultaneously promising red tape reduction.
 - the DAP legislation is in effect proposed as a means to remove third party appeal rights.
 - the State could focus efforts on providing planning authorities with guidance, best-practice instruction and support in implementing the State Planning Provisions rather than its current silence.

- The grounds to trigger a DAP assessment:
 - Proposed triggers relate to:
 - projects by Homes Tasmania or registered community housing provider (both subdivision and development);
 - being significant or important to an area;
 - where the applicant or planning authority (PA) considers that the PA does not have technical expertise;
 - the PA may have a real or perceived conflict of interest or bias; or
 - it is a prescribed development.

 - community housing projects should exclude subdivision, must not be capable of transferred to another party, and require a minimum percentage of stock to be public or sub-market value rentals, noting that many

- models involve a mix of public, share-equity and open market stock;
- Existing major project legislation includes many similar triggers regarding project significant and/or importance, which are duplication in the DAP;
 - Council rejects the notion that the applicant has any capacity to determine technical expertise, and, in any event, PA ordinarily bring in consultants to cover leave or address complex or unusual applications. There may be instances however where a PA considers an alternative regulator to be more appropriate, as is the case now on matters of environmental significance that the EPA could call in;
 - Council rejects the conflict of interest and/or bias trigger given:
 - existing robust meeting procedures and judicial review processes to deal with such issues; and
 - the inability to evidence statements of bias.
 - The ability to prescribe activity in regulation is concerning and should be discarded.
- The impact on resourcing, whereby more red tape requires more resources, which is reflected in the Tasmanian Planning Commission submission on the initial bill.
 - Who pays and how much?

Key detailed, operational issues relate to

- The DAP process relying on existing LUPAA administrative provision, while existing DAP-like processes (ie major projects, combined scheme amendments) have standalone provisions. The issue here is that the legislation as drafted does not adequately link the DAP process to the existing clauses therefore leaving gaps, such as the omission of landowner consent provisions.

Proposed Submission

Council continues to be broadly supported of elements of the proposed development assessment panels (DAPs). Council notes that DAPs already exist (i.e., major projects) in LUPAA and that the planning system defers complex or technical elements of agencies such as the EPA or Heritage Tasmania.

Council supports expanding existing DAP provisions to address:

- regulate activities associated with public-private partnerships that Council's enter into;

- assess significant Council projects;
- assess complex or unique proposals in a manner similar to EPA assessment of environmental significance or Tasmanian Heritage Council assessment of heritage values; and
- review planning scheme amendments not certified by planning authorities.

LUPAA has provisions for major projects to be assessed by a DAP. A DAP for a major project is a different (and existing) mechanism to that now proposed. These existing major projects provisions enable matters of either strategic importance or of significant impact, scale and complexity *to a region* be assessed by a DAP.

Council has no firm view on whether matters of significance *to a local area* should also be capable of elevation to a DAP. On one hand, there are scant examples of Councils obstructing development through refusals. On the other hand, appeals to TASCAT, which the Bill would negate, are costly to all involved including Council's and their communities.

Council can see value in social or affordable housing being assessed through a DAP subject to certainty that new housing stock is public or available at sub-market rent and permits are not transferrable. This is because many social or affordable housing models mix public, affordable and open market stock and also because LUPAA is tenure neutral.

Council has concerns that the drafting of the Bill is incomplete and omits key elements of the normal planning process, such as the requirement for landowner consent.

Council is particularly concerned that little modification has been made to the bill that was rejected by the Legislative Council and no consultation has occurred prior to this new Bill being drafted.

While supportive of some parts, Council contends that the Bill should be rejected. Significant changes are required, and further consultation is necessary. That consultation should be broader than just DAPs and should consider all opportunities to streamline administrative functions in LUPAA, modernise how planning occurs and how the State can and should support the implementation of its planning scheme through guidance and support.

Shane Wells

Manager Planning

Attachments:

Background Report for Consultation – Revised Draft DAP Bill 2025

Submissions and background reports on DAP scoping paper and first Bill are available at [Draft LUPA Amendment \(Development Assessment Panels\) Bill 2025 | Planning in Tasmania](#)



AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING

1 APRIL 2025



Revised Land Use Planning and Approvals (Development Assessment Panel) Bill 2025

Background Report for Consultation

February 2025

State Planning Office
Department of State Growth



AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
1 APRIL 2025

We acknowledge and pay our respects to all Aboriginal people in Tasmania; their identity and culture.

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1.0 Background

In July 2023, the Premier of Tasmania, the Honourable Jeremy Rockliff MP, announced the preparation of new legislation to introduce independent Development Assessment Panels (DAPs) to provide an alternative planning pathway for certain development applications.

The stated intent for introducing DAPs was ‘to take the politics out of planning’ by providing an alternate approval pathway for more complex or contentious development applications.

The State Planning Office (SPO) prepared a [Development Assessment Panel \(DAP\) Framework Position Paper](#) (the Position Paper) to explore these matters. The Position Paper included a draft DAP framework, based on statements made in the Premier’s announcement and initial consultation with key stakeholders. Submissions were invited on matters raised in the Position Paper and on the draft framework. There were 542 submissions received during the consultation period on the Position Paper which are published on the SPO [website](#).

A [Report on Consultation - DAP Framework Position Paper](#) (Report on Consultation) was published in October 2024. The Report on Consultation summarised the issues raised in the submissions, provided a response to those issues and outlined a revised DAP framework and model for the Minister to direct a planning authority to prepare a draft amendment to its LPS.

The findings from the Report on Consultation were used to inform the drafting of the [draft Land Use Planning and Approvals Amendment \(Development Assessment Panels\) Bill 2024](#) (DAP Bill 2024) which was open for a 5 week public consultation period, closing on 12 November 2024. A total of 461 submissions were received which are also available for viewing on the SPO [website](#). The draft DAP Bill 2024 underwent some modifications following consultation feedback prior to being tabled in Parliament on 19 November 2024.

A copy of the tabled DAP Bill 2024, related documents and results of debate in the House of Assembly and the Legislative Council, including access to Hansard records, can be found on the [Parliament website](#).

2.0 Summary of DAP Bill 2024

2.1 DAP assessment pathway

The DAP Bill 2024 provided an option for certain discretionary development applications to be determined by an independent DAP, established by the Commission, subject to the application satisfying one or more of the following criteria:

- being for social or affordable housing, including subdivision to facilitate social or affordable housing, proposed by or on behalf of Homes Tasmania or a registered community housing provider;

- where the applicant, or the planning authority with the consent of the applicant, requests a DAP to determine the application and the application is for development valued at over \$5M in metropolitan areas or over \$2M in non-metropolitan areas;
- where the council is both the applicant and planning authority, and the development is valued at over \$1M;
- it falls within a class of application prescribed by regulations; or
- an application that, upon request by the applicant or planning authority is deemed, by the Minister, to be suitable for DAP determination if:
 - it is for the provision of social or affordable housing, including subdivision to facilitate social or affordable housing, proposed by a developer other than Homes Tasmania or a registered community housing provider;
 - the development is significant or important to the local area or the State;
 - it requires a level of technical expertise that the planning authority is unable to provide;
 - it is controversial;
 - there is a real perceived conflict of interest or bias involving the planning authority; or
 - it falls within a class of application prescribed by regulations.

The DAP Bill 2024 allowed eligible applications to be lodged directly with a DAP or for applications to be transferred to a DAP by the Minister partway through the planning authority's assessment process.

Applications lodged directly with a DAP were subject to set statutory timeframes for the completion of assessment tasks. The time taken for the DAP to determine an application to a permit issued is 98 days or 112 days with a possible extension being granted. Applications referred to a DAP partway through the planning authority's assessment had their assessment process and timeframes determined by the DAP on an individual basis.

The requirement for the DAP to assess the application against the provisions of the planning scheme were strengthened in the draft Bill following submissions received during consultation that it was unclear.

The DAP was required to undertake public exhibition of the application, invite representations and hold public hearings. The decision of the DAP was final with no right of appeal based on planning merit.

2.2 Ministerial direction to prepare a draft amendment

The DAP Bill 2024 also enabled the Minister to direct a council to prepare a draft amendment to its LPS where the review process under section 40B of the Act had been exhausted.

The Ministerial direction can only occur if the Commission requests the council to reconsider its rejection of a draft amendment. A draft amendment prepared under the

Minister’s direction only commences the Commission’s assessment process rather than any approval or making of an amendment to the LPS.

3.0 Summary of changes - revised draft DAP Bill 2025

The following table provides a summary of the main changes made to the revised draft DAP Bill 2025 and the reasons for those changes.

Modification	Reason
Removal of the option for an applicant or planning authority to request the Minister to transfer an application to a DAP for determination partway through a council assessment process.	This pathway was removed because it was overly complex and provided uncertainty to both the applicant and planning authority in the assessment process. It also causes the assessment process to take longer and potentially duplicating assessment tasks performed by the DAP and planning authority.
Modifying the criteria for when the Minister can refer a new application to a DAP for determination by removing certain statements, such as where an application is likely to be ‘controversial’.	The removal of ambiguous or subjective criteria helps provide certainty regarding the eligibility of applications to enter the DAP assessment process. This matter is also helped by the requirement of the Commission to prepare guidelines for the Minister to use when making a determination to refer an application (see below for further details).
Increasing the value thresholds for an application to be referred to a DAP from \$5 million to \$10 million in a city, and from \$2 million to \$5 million in other areas.	In response to concerns that the threshold values are too low and that it would allow too many applications to enter the DAP process.
Allowing the Commission to issue guidelines to assist the Minister in determining whether to refer an application to a DAP and a requirement for the Minister to take these guidelines into account when making that determination.	To provide greater certainty and accountability regarding what applications are eligible for referral to a DAP for determination.
Clarifying that the DAP can use alternate dispute resolution techniques when making a determination and trying to resolve issues between parties.	Although dispute resolution and mediation processes are implicit in the Commission’s proceeding, the proposed inclusion of explicit provisions gives greater certainty to aggrieved parties.



Modification	Reason
Clarifying that the DAP can modify hearing dates and times subject to giving notice and that hearings can occur during an agreed extension of time.	Modification made to provide greater flexibility for conducting hearings to account for availability of the parties to attend hearings, or the need to add additional hearings days to consider the issues raised in the submissions.
Including provisions that allow the Commission to appoint a substitute panel member should a previously appointed member become unavailable.	Modification made to allow flexibility in the Panel membership in case a member becomes unavailable so that it does not hold up the assessment process.
Clarifying that the Heritage Council, in providing its advice to the DAP, are to have regard to the relevant matters that it would normally for an application under s.39(2) of the <i>Historic Cultural Heritage Act 1995</i> .	Modification made to clarify the extent of advice provided by the Heritage Council to the DAP.
Clarifying that the Heritage Council retains its normal enforcement functions following the issuing of a permit approved by the DAP.	Modification to clarify that the Heritage Council retains its enforcement function regarding any heritage conditions it may have recommended be imposed on the permit consistent with post approval functions under other assessment pathways.

The most significant changes to the revised draft Bill 2025 have been made to the scope of eligibility for applications to enter the DAP process.

The following provides a summary of the revised eligibility criteria:

A development application may be eligible for DAP determination if it is for a discretionary permit and is not subject to the *Environmental Management and Pollution Control Act 1994*.

An applicant, or the relevant planning authority with the consent of the applicant, can apply to the Commission for a development application to be determined by a DAP subject to satisfying one or more of the following:

1. The application relates to development that includes social or affordable housing or a subdivision to facilitate social and affordable housing, made by, or on behalf of, Homes Tasmania or a registered community housing provider.



2. The application relates to development that exceeds the following value thresholds:
 - a) over \$10 Million or such other amount prescribed, if all, or any part of the development, is located in a city;
 - b) over \$5 Million or such other amount prescribed, where the development is located elsewhere ;
 - c) over \$1 Million if council is the applicant and the planning authority, or such other amount prescribed in Regulations; or
 - d) a class of application prescribed in Regulations.

The applicant or the relevant planning authority may request the Minister to refer an application to the Commission to be determined by a DAP subject to the Minister being satisfied that one or more of the following criteria are met. In making this decision, the Minister must have regard to the guidelines prepared by the Commission:

1. The application relates to development that includes social or affordable housing, or a subdivision to facilitate social and affordable housing, for persons who may otherwise be unable to access suitable accommodation in the private rental or property market;
2. the application is for development that is considered to be of significance to the local area or State;
3. the applicant or planning authority is of the view that the planning authority does not have the technical expertise to assess the application;
4. the planning authority has, or is likely to have a conflict of interest, or there is perceived bias on the part of the planning authority; or
5. a class of application prescribed in Regulations.

4.0 Next Steps

A copy of the draft Bill 2025 is available for viewing and download on the SPO website.

The draft Bill will undergo a 8 week consultation period during which time submissions are invited through the SPO's [Have your say](#) platform.

State Planning Office, Department of State Growth
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AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
1 APRIL 2025

5.3 SUBDIVISION APPLICATION NO. 7.2025.4.1

Applicant:	Rogerson & Birch Surveyors
Proposal:	Boundary Adjustment
Site Address:	Primrose Sands Road, Primrose Sands (CT 139347.1) & CT 12923.1
Planning Scheme:	<i>Tasmanian Planning Scheme (Sorell LPS)</i>
Application Status	Permitted
Relevant Legislation:	Section 58 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	Council land

Relevant Zone:	Rural Living
Proposed Use:	Not Applicable
Applicable Overlay(s):	Nil.
Applicable Codes(s):	C7.0 Natural Values – Priority Vegetation Code C12.0 Flood-Prone Hazard Code
Valid Application Date:	11 March 2025
Decision Due:	7 April 2025
Discretion(s):	Nil
Representation(s):	Not Applicable

RECOMMENDATION

That pursuant to Section 58 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 7.2025.4.1 for a Boundary Adjustment at Primrose Sands Road, Primrose Sands 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 Boundary Adjustment Plan by Rogerson and Birch dated 26/02/2025.
2. Sealing of a final plan of survey is subject to a prescribed Council fee at the date of lodgment of the final plan or survey. Land Title Office fees must be paid directly to the Recorder of Titles.
3. The final plan of survey is inclusive of any schedule of easement and Part 5 Agreement.



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SORELL PLANNING AUTHORITY (SPA) MEETING
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4. The final plan of survey will not be sealed until all works required by this permit are complete. On lodgment 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.

All costs involved in this procedure must be met by the developer.

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.

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

Executive Summary

Application is made for a Boundary Adjustment at Primrose Sands Road, Primrose Sands (to the rear of 570 Primrose Sands Road - Council's Community Recreation Centre).

This property is zoned Rural Living and adjoins the Council property at 570 Primrose Sands Road.

The key planning considerations relate to:

- The land being acquired by the Council by way of Public Open Space contribution for the approved subdivision 7.2023.24 at 6a & 8 Correa Street;
- The application being Permitted under the Scheme;
- Provides for future development of Public Open Space for the benefit of the community; and.
- The land is considered well positioned for future Community Services.

The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme (Sorell LPS)* and is recommended for conditional approval.

Relevance to Council Plans & Policies

Strategic Plan 2019-2029	Objective 1: To Facilitate Regional Growth Objective 2: Responsible Stewardship and a Sustainable Organisation Objective 3: To Ensure a Liveable and Inclusive Community
Asset Management Strategy 2018	Future costs for the dog park are Council responsibility'
Risk Management Strategy 2018	In its capacity as a Planning Authority, Council must determine this application. Due diligence has been exercised in preparing this report and there are no predicted risks from a determination of this application.
Financial Implications	No financial implications are anticipated unless the decision is appealed to TASCAT. In such instances, legal counsel is typically required.



Open Space Strategy 2020 and Public Open Space Policy	The proposed subdivision is assessed in accordance with the Public Open Space Policy
Enforcement Policy	Not applicable.
Environmental Sustainability Policy	Environmental considerations are assessed against the relevant planning scheme provisions.

Legislation

- This report details the reasons for the officer recommendation.
- Broadly, the planning authority can either adopt or change the recommendation by adding, modifying or removing conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*.
- The planning authority has a specific role in LUPAA. As noted by the Tribunal:

The role of the Council in relation to planning matters is, in very broad terms, to uphold its planning scheme. In that context it is in a sense, blind to everything but the terms of the Scheme. It cannot put economic advantage or perceived community benefits over the terms of the Scheme. And in the context of enforcement proceedings unless expressly authorised to do so, it may not take any approach which is inconsistent with the terms of its Scheme.

Planning Scheme Operation – for Zones, Codes and site specific provisions

- Clause 5.6.1 requires that each applicable standard is complied with if an application is to be approved.
- Clause 5.6.2, in turn, outlines that an applicable standard is any standard that deals with a matter that could affect, or could be affected by, the proposal.
- A standard can be met by either complying with an acceptable solution or satisfying the performance criteria, which are equally valid ways to comply with the standard.



- An acceptable solution will specify a measurable outcome. Performance criteria require judgement as to whether or not the proposal reasonably satisfies the criteria.
- Clause 6.10 outlines the matters that must be considered by a planning authority in determining applications. Clause 6.11 outlines the type of conditions and restrictions that can be specified in a conditional approval.

Referrals

Agency / Dept.	Referred?	Response?	Conditions?	Comments
Development Engineering	No			
Environmental Health	Yes	Yes	Nil	Nil
Plumbing	No			
NRM	No			
TasWater	No			
TasNetworks	No			
State Growth	No			

Report

Description of Proposal

Application is made for a Boundary Adjustment at Primrose Sands Road, Primrose Sands (to the rear of 570 Primrose Sands Road (Council's Community Recreation Centre). The land being acquired by the Council by way of Public Open Space contribution for the approved subdivision 7.2023.24 at 6a & 8 Correa Street.

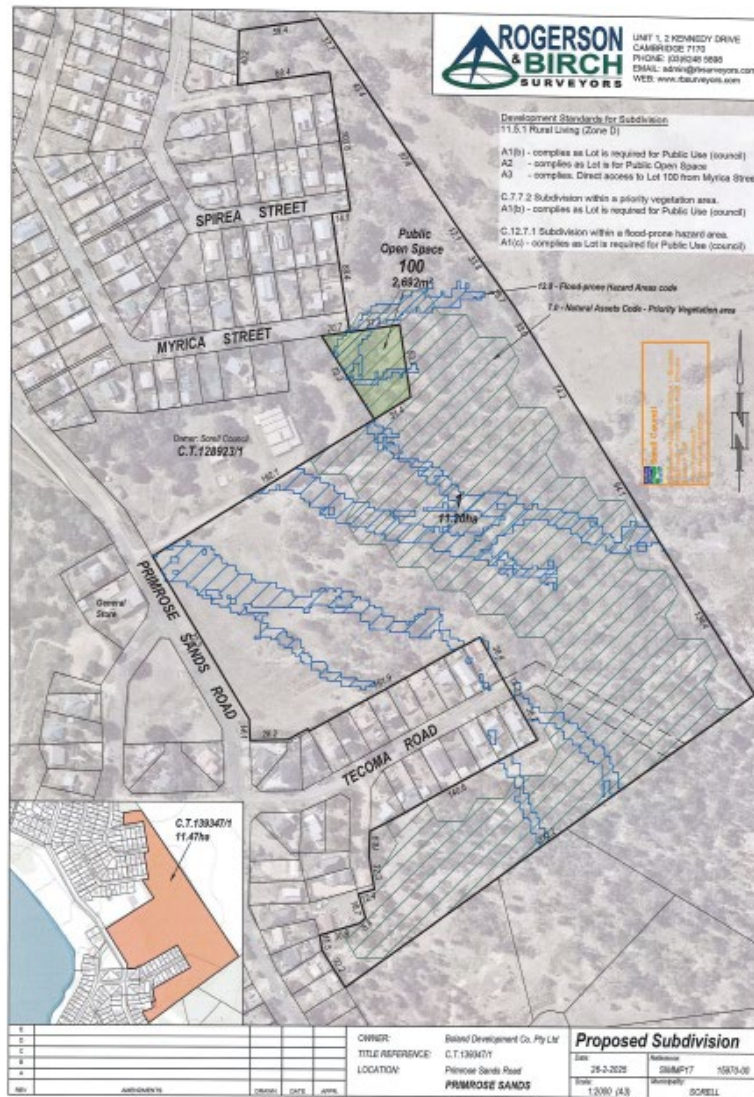


Figure 1. Subdivision Plan.

The application is supported by:

- Completed Planning Application Form
- Certificate of Title including search page and folio plan pages
- Covering letter from Rogerson & Birch Surveyors
- Boundary Adjustment Plan

Description of Site

This property is zoned Rural Living and adjoins Council's property at 570 Primrose Sands Road.

The total site area is 2,692 sqm.

The site contains native vegetation and is subject to a priority vegetation overlay.



The site has direct access from Myrica Street.

The land is considered well positioned for future Community Services and provides for future development for the benefit of the community.



Figure 2. Subject site.

Planning Assessment

Zone – C11.0 Rural Living

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
C11.5 A1	Lot Size	Yes, as is required for public use by the Crown, a council or a State authority.
C11.5 A2	Frontage	Yes, the existing lot(s) proposed in a plan of subdivision, has a frontage not less than 40m.
C11.5 A3	Vehicular Access	Yes, the existing lot(s) proposed in a plan of subdivision are provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.

Code(s)

C7.0 Natural Values Code (Priority Vegetation)

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C7.7.2	Subdivision within a priority vegetation area	Yes, as is required for public use by the Crown, a council or a State authority.

C12.0 Flood Prone Hazard Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C12.7.1 A1	Subdivision within a flood-prone hazard area	Yes, as is required for public use by the Crown, a council or a State authority.

Representations

Not Applicable

Conclusion

The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme (Sorell LPS)* and is recommended for conditional approval.

Shannon McCaughey

Senior Planner

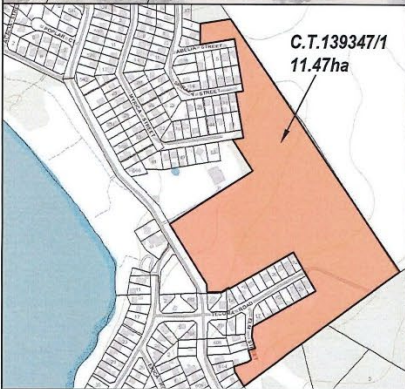
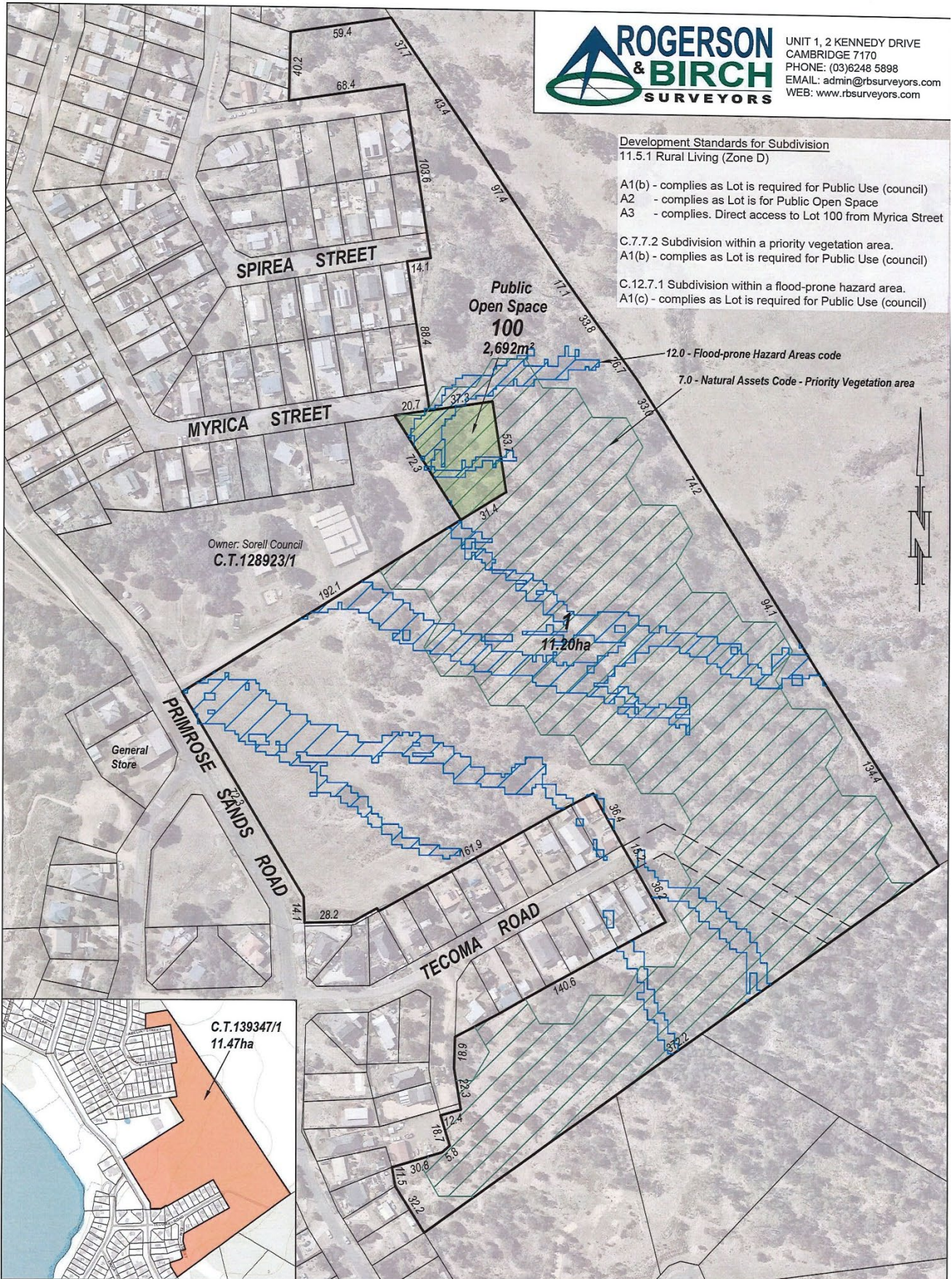
Attachment:
Proposal Plan



UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

Development Standards for Subdivision
11.5.1 Rural Living (Zone D)

- A1(b) - complies as Lot is required for Public Use (council)
 - A2 - complies as Lot is for Public Open Space
 - A3 - complies. Direct access to Lot 100 from Myrica Street
- C.7.7.2 Subdivision within a priority vegetation area.
A1(b) - complies as Lot is required for Public Use (council)
- C.12.7.1 Subdivision within a flood-prone hazard area.
A1(c) - complies as Lot is required for Public Use (council)



E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.

OWNER: Boland Development Co. Pty Ltd
TITLE REFERENCE: C.T.139347/1
LOCATION: Primrose Sands Road
PRIMROSE SANDS

Proposed Subdivision

Date: 26-2-2025	Reference: SIMMP17 15970-00
Scale: 1:2000 (A3)	Municipality: SORELL



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SORELL PLANNING AUTHORITY (SPA) MEETING
1 APRIL 2025