



SORELL PLANNING AUTHORITY (SPA) MINUTES

7 FEBRUARY 2023

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 7 FEBRUARY 2023

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1.0 ATTENDANCE

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Chairperson Mayor Vincent
Deputy Mayor C Wooley
Councillor M Brown
Councillor S Campbell
Councillor J Gatehouse
Councillor M Miro Quesada Le Roux
Councillor M Reed
Councillor N Reynolds
Councillor C Torenus
Robert Higgins, General Manager

APOLOGIES

Nil

STAFF IN ATTENDANCE

Shane Wells, Manager Planning
Denis Wall, Projects Manager

2.0 CONFIRMATION OF THE MINUTES OF 10 JANUARY 2023

RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 10 January 2023 be confirmed.”

4/2023 CAMPBELL / REYNOLDS

“That the recommendation be accepted.”

The motion was put.

For: Vincent, Wooley, Brown, Campbell, Gatehouse, Miro Quesada, Reed, Reynolds
and Torenus

Against: None



3.0 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*.

4.0 LAND USE PLANNING

4.1 DEVELOPMENT APPLICATION NO. DA 2022 / 190 - 1

Applicant:	e3Planning	
Proposal:	Multiple Dwellings (One New and One Existing)	
Site Address:	435 Shark Point Road, Penna (CT 60637/44)	
Planning Scheme:	<i>Sorell Interim Planning Scheme 2015</i>	
Application Status	Discretionary	
Relevant Legislation:	Section 57 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>	
Reason for SPA meeting:	Recommendation for refusal	
Relevant Zone:	12.0 Low Density Residential	
Proposed Use:	Multiple dwellings	
Applicable Overlay(s):	Bushfire-Prone Areas, Waterway and Coastal Protection, Dispersive Soils, Coastal Erosion Hazard Area	
Applicable Codes(s):	Parking and Access; Road and Railway Assets, Stormwater Management	
Valid Application Date:	05 July 2022	
Decision Due:	10 February 2023	
Discretion(s):	1	North facing windows of existing dwelling
	2	Site area per dwelling
	3	Driveway surfacing
	4	Stormwater
	5	Waterway and Coastal Protection
	6	Dispersive soils
Representation(s):	Nil	

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application DA 2022 / 190 - 1 for a Multiple Dwellings x 2 (One Existing) at 435 Shark Point Road, Penna be refused for the following reasons:

1. The development does not comply with the acceptable solution or satisfy the performance criteria of standard 12.4.9 Residential Density for Multiple Dwellings as:
 - a. The site area per dwelling is less than 1500m² per dwelling;
 - b. The site area per dwelling is out of character with the pattern of development in the area as the site is located within an area characterised by single dwelling use only on low density sized lots;
 - c. The site area per dwelling is not compatible with the density of development in the surrounding area;
 - d. The additional dwelling will have an unreasonable impact on the landscape values of the residential strip that runs parallel with the coast; and
 - e. The additional dwelling will exceed the capacity of current infrastructure and no intended infrastructure is planned or anticipated.
2. The development does not comply with the acceptable solution or satisfy the performance criteria of standard E6.7.6 Surface Treatment of Parking Areas as:
 - a. A sealed surface is not provided;
 - b. A gravel surface will be subject to high levels of wear and tear leading to dust generation and sediment transport and detracting from the quality of the environment; and
 - c. Vehicle manoeuvring from multiple households will increase the levels of wear and tear and require higher levels of maintenance which will unreasonably detract from the amenity of users.
3. The development does not comply with the acceptable solution or satisfy the performance criteria of standard E7.7.1 Stormwater Drainage and Disposal as:
 - a. new impervious surfaces cannot be disposed of by gravity to public stormwater infrastructure; and
 - b. there is insufficient evidence that on-site soakage of building and driveway runoff will be appropriately managed having regard to the location of the site and the prevalence of landslip risks in the vicinity.

You may appeal this decision, 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

5/2023 CAMPBELL / REED

“That the recommendation be accepted.”

The motion was put.

For: Vincent, Wooley, Brown, Campbell, Gatehouse, Miro Quesada, Reed, Reynolds and Torenus

Against: None

4.2 CONSULTATION ON REGIONAL PLANNING FRAMEWORK AND STRUCTURE PLANNING GUIDELINES

RECOMMENDATION

That the General Manager provide a submission to the State Planning Office consistent with the comments in this report.

6/2023 GATEHOUSE / REED

“That the recommendation be accepted.”

The motion was put.

For: Vincent, Wooley, Brown, Campbell, Gatehouse, Miro Quesada, Reed, Reynolds and Torenus

Against: None

Meeting closed at 4.54pm

**MAYOR VINCENT
CHAIRPERSON
7 February 2023**

