



SORELL PLANNING AUTHORITY (SPA) MINUTES

21 MARCH 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 21 MARCH 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 – arrived 4.37pm
Councillor J Gatehouse
Councillor M Miro Quesada Le Roux
Councillor M Reed
Councillor N Reynolds
Councillor C Torenus – arrived 4.31pm
Robert Higgins, General Manager

STAFF IN ATTENDANCE:

Russell Fox, Director Service Delivery
Shane Wells, Manager Planning
Jenny Richmond, Planning Officer
Shayla Nowakowski, Customer & Business Support Officer

2.0 CONFIRMATION OF THE MINUTES OF 28 FEBRUARY 2023

RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 28 February 2023 be confirmed.”

11/2023 REED / BROWN

“That the recommendation be accepted.”

The motion was put.

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

Against: None

The Motion was **CARRIED**



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. 5 2023 / 34 - 1

Applicant:	Loci Architecture & Planning
Proposal:	Business and Professional Services (Jobs Hub) & Car Parking in Dubs & Co Road Reserve
Site Address:	47 Cole Street, Sorell (CT 164990/1)
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:	Council owned land

Relevant Zone:	15.0 General Business								
Proposed Use:	Business and Professional Services								
Applicable Overlay(s):	Flood-Prone Hazard Area, Airport Obstacle Limitation Area								
Applicable Codes(s):	Parking and Sustainable Transport and Road and Railway Assets								
Valid Application Date:	14/02/2023								
Decision Due:	4/04/2023								
Discretion(s):	<table border="1"> <tr> <td>1</td> <td>Frontage setback</td> </tr> <tr> <td>2</td> <td>Design</td> </tr> <tr> <td>3</td> <td>Parking design</td> </tr> <tr> <td>4</td> <td>Flood-prone hazard</td> </tr> </table>	1	Frontage setback	2	Design	3	Parking design	4	Flood-prone hazard
1	Frontage setback								
2	Design								
3	Parking design								
4	Flood-prone hazard								
Representation(s):	Two								

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2023.34.1 for Business and Professional Services (Jobs Hub) & Car Parking in Dubs & Co Road Reserve at 47 Cole Street, Sorell be approved, subject to the following conditions:

1. Development shall generally be in accordance with the endorsed plans submitted on 2 February 2023 except as may be amended by the conditions of this permit.
2. All requirements of TasWater Submission to Planning Authority Notice Reference TWDA 2022/00199-SOR and dated 23 February 2023.
3. Landscaping through a combination of trees, shrubs and lawn, must:
 - a) Be provided and maintained on the land to improve the appearance of areas used for car parking and vehicular access and soften the appearance of, and partially screen, the bulk of buildings;
 - b) Have a maximum potential height of no more than 1m within 9m of an intersection of two or more public roads;
 - c) Be described in a landscape plan submitted to the General Manager prior to the commencement of the works. If satisfactory, the landscape plan will be endorsed and will form part of the permit; and
 - d) Be implemented in accordance with the landscape plan no later than one month after the completion of works unless otherwise agreed to in writing by the General Manager.

Environmental Health

4. Before commencing works on the site the applicant must provide a construction environmental management plan details proposed measures to prevent pollutants leaving the site. The plan shall include but not be limited to:
 - a) Soil and water management;
 - b) Dust suppression;
 - c) Noise management;
 - d) Air pollution control;
 - e) Washing down of construction vehicles to; and
 - f) Light spillage from construction or security lighting.
5. All external lighting on the building and car park shall be located to minimize light spillage onto neighbouring properties and comply with AS/NZS 4282:2019 Control of the obtrusive effects of lighting.

Development engineering

6. Prior to the issue of a building permit, a detailed car parking plan prepared and certified by a qualified civil engineer [or other competent person] must be submitted showing:
 - a. Location and dimension of all car parking spaces, access, aisles and turning areas;
 - b. Turning paths;
 - c. Pavement construction;
 - d. Line marking or other delineation; and
 - e. Design surface levels and drainage.

If satisfactory, the car parking plan will be endorsed and will form part of this permit.

15. Stormwater shall be discharged to the existing piped Council stormwater system in accordance with the following:
 - a. All stormwater pipes collecting runoff from driveways, car parking, turning areas and other hard surfaces shall be designed to suit the calculated stormwater runoff from the property;
 - b. A concrete kerb or other equivalent means shall be installed along the entire length of the internal driveway, car parking and turning areas to direct stormwater into the stormwater system. Grated pits shall be installed at suitable locations;
 - c. All grated pits, grated drains and stormwater lot connections must be constructed to a trafficable standard; and
 - d. No ground stormwater runoff generated from the development shall be directed onto neighbouring properties.

NRM

7. Prior to commencing works, a Soil and Water Management Plan (SWMP) must be implemented to ensure that soil and sediment does not leave the site during the construction.

8. No topsoil is to be removed from the site.
Advice: this condition is to minimise the spread of weeds from the site.

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

- 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 permit does not imply that any other approval required under any other legislation or by-law has been granted.
- 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.

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

12/2023 BROWN / GATEHOUSE

“That the recommendation be accepted.”

The motion was put.

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

Against: None

The Motion was **CARRIED**

4.2 DEVELOPMENT APPLICATION NO. 5 2023 / 33 - 1

Applicant:	Loci Architecture & Planning
Proposal:	Additions & Alterations to Existing Clubrooms for New Function Centre & Car Parking
Site Address:	11 Arthur Street, Sorell (CT 35403/1)
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:	Council owned land
Relevant Zone:	28.0 Recreation
Proposed Use:	Community Meeting and Entertainment
Applicable Overlay(s):	Priority Vegetation Area, Airport Obstacle Limitation Area
Applicable Codes(s):	Parking and Sustainable Transport and Road and Railway Assets
Valid Application Date:	08/02/2023
Decision Due:	4/04/2023
Discretion(s):	1 Hours
Representation(s):	Nil

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2023.33.1 for Additions & Alterations to Existing Clubrooms for New Function Centre & Car Parking at 11 Arthur Street, Sorell be approved, subject to the following conditions:

1. Development shall generally be in accordance with the endorsed plans submitted on 31 January 2023 except as may be amended by the conditions of this permit.
2. All requirements of TasWater Submission to Planning Authority Notice Reference TWDA 2023-00170-SOR and dated 14 February 2023.
3. Landscaping through a combination of trees, shrubs and lawn, must:
 - a. Be provided and maintained on the land to improve the appearance of areas used for car parking and vehicular access and soften the appearance of, and partially screen, the bulk of buildings;
 - b. Be described in a landscape plan submitted to the General Manager prior to the commencement of the works. If satisfactory, the landscape plan will be endorsed and will form part of the permit; and

- c. Be implemented in accordance with the landscape plan no later than one month after the completion of works unless otherwise agreed to in writing by the General Manager.

Environmental Health

- 4. Before commencing works on the site the applicant must provide a construction environmental management plan details proposed measures to prevent pollutants leaving the site. The plan shall include but not be limited to:
 - a. Soil and water management;
 - b. Dust suppression;
 - c. Noise management;
 - d. Air pollution control;
 - e. Washing down of construction vehicles to; and
 - f. Light spillage from construction or security lighting.

Development engineering

- 5. Prior to the issue of a building permit, a detailed car parking plan prepared and certified by a qualified civil engineer [or other competent person] must be submitted showing:
 - a. Location and dimension of all car parking spaces, access, aisles and turning areas;
 - b. Turning paths;
 - c. Pavement construction;
 - d. Line marking or other delineation;
 - e. Design surface levels and drainage; and
 - f. Delineation of specific and clear vehicle manoeuvring routes from Arthur Street to the building footprint that minimise conflict with vehicles circulating through the property to access one or more facilities within the property.

If satisfactory, the car parking plan will be endorsed and will form part of this permit.

Advice: It is recommended that the access gates be removed or rebuilt with sufficient width to enable to safe two-way movement of vehicles and a 2.5m shared path. The existing narrow gates impede the safe and efficient movement of vehicles and pedestrians and are no longer fit for purpose given the increase in usage within Pembroke Park. Suitable give-way signage is also recommended for vehicles exiting the site due to instances of some users viewing the access as a road, rather than an access point, and failing to give-way in accordance with traffic laws.

6. Stormwater shall be discharged to the existing piped Council stormwater system in accordance with the following:
 - a) A concrete kerb or other equivalent means shall be installed along the entire length of the internal driveway, car parking and turning areas to direct stormwater into the stormwater system. Grated pits shall be installed at suitable locations;
 - b) All grated pits, grated drains and stormwater lot connections must be constructed to a trafficable standard; and
 - c) No ground stormwater runoff generated from the development shall be directed onto neighbouring properties.

NRM

7. No topsoil is to be removed from the site.
Advice: this condition is to minimise the spread of weeds from the site.
8. Native vegetation must not be directly or indirectly impacted by the works through removal, lopping or excavation.

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

- This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- 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.

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

13/2023 REED / BROWN

“That the recommendation be accepted.”

The motion was put.

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

Against: None

The Motion was **CARRIED**

Meeting closed at 5.10pm

MAYOR VINCENT
CHAIRPERSON
21 March 2023

