



SORELL PLANNING AUTHORITY (SPA) MINUTES

29 AUGUST 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 29 AUGUST 2023

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1.0 ATTENDANCE

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Chairperson Mayor Vincent
Councillor S Campbell – arrived at 4.37pm
Councillor J Gatehouse
Councillor M Miro Quesada Le Roux
Councillor M Reed
Councillor C Torenus

Staff in attendance:

Shane Wells – Manager Planning
Greg Robertson – Manager Health & Compliance
Eswaren Shanmugam - Development Engineer

2.0 APOLOGIES

Councillor M Brown – approved leave of absence
Deputy Mayor C Wooley
Councillor N Reynolds
Robert Higgins, General Manager

3.0 CONFIRMATION OF THE MINUTES OF 1 AUGUST 2023

RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 1 August 2023 be confirmed.”

37/2023 GATEHOUSE / MIRO QUESADA LE ROUX

“That the recommendation be accepted.”

The motion was put.

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

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 DEVELOPMENT APPLICATION NO. DA 2022 / 226 - 1

Applicant:	Taylor & Beeson Building Pty Ltd
Proposal:	Resource Processing - Distillery including works within Craigs Hill Road Reserve
Site Address:	55 Craigs Hill Road, Boomer Bay (CT 122640/1)
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:	More than one representation received.

Relevant Zone:	Agriculture Zone								
Proposed Use:	Resource Processing								
Applicable Overlay(s):	Bushfire-Prone Area								
Applicable Codes(s):	Parking and Sustainable Transport, Road and Railway Assets								
Valid Application Date:	14 July 2023								
Decision Due:	30 August 2023								
Discretion(s):	<table border="1"> <tr> <td>1</td> <td>Discretionary use</td> </tr> <tr> <td>2</td> <td>Discretionary use</td> </tr> <tr> <td>3</td> <td>Bicycle parking numbers</td> </tr> <tr> <td>4</td> <td>Traffic generation</td> </tr> </table>	1	Discretionary use	2	Discretionary use	3	Bicycle parking numbers	4	Traffic generation
1	Discretionary use								
2	Discretionary use								
3	Bicycle parking numbers								
4	Traffic generation								
Representation(s):	Twelve								

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 7.2022.226.1 for a Resource Processing - Distillery including works within Craigs Hill Road Reserve at 55 Craigs Hill Road, Boomer Bay be approved, subject to the following conditions:



Planning:

1. Development shall generally be in accordance with the endorsed plans submitted on 5 September 2022 except as may be amended by the conditions of this permit.
2. Onsite wastewater and stormwater management systems must not be located within the landslide risk hazard overlay.

Development Engineering:

3. Prior to any works commencing within the road reservation, a Vehicular Crossing and Associated Works Application (available on Council's website) must be submitted with an associated permit granted for the works.
4. Prior to first use, Craigs Hill Road must be widened in accordance with the endorsed traffic impact assessment with compliant width, surface treatment, drainage, and sight distance.
5. Prior to first use, sight benching works at the junction of Bay Road and Craigs Hill Road must be completed in accordance with the endorsed traffic impact assessment.
6. Vegetation removal associated with condition 4 must, wherever possible, occur on the northern side of the carriageway. Trees to be removed must be marked on site by the developer and subsequently agreed to in writing by the Manager Planning before works commence.
7. Prior to any works commencing on site, design drawings (prepared by a suitably qualified person) detailing the design and layout of parking areas, loading bays, road widening and sight benching must be submitted for approval by the Council Development Engineer.

Advice: A suitably qualified person (or consultancy) is a designer with an appropriate level of recognised civil engineering experience and the required professional indemnity insurance.

8. Prior to commencement of use, the parking area including off-street car parking and commercial vehicle facilities, as defined by AS/NZS 2890.1:2004 and AS 2890.2 – 2002, must:
 - a) be constructed in substantial accordance with the Council stamped design drawings;
 - b) be constructed with a durable all-weather pavement (i.e., rigid or flexible pavement design where appropriate) that is designed, constructed, and maintained to an appropriate standard;

- c) be constructed with a carriageway suitable for the maximum vehicular dimensions and loading likely;
 - d) be drained to a Lawful Point of Discharge or Council approved alternative (i.e., acceptably retained or disposed on site) such that stormwater runoff is not conveyed onto adjoining properties; and
 - e) have physical controls installed where appropriate, such as Kerbs, Barriers, Wheel stops, or other protective devices as defined by AS/NZS 2890.1:2004.
9. Prior to first use, off-street car parking spaces shall be provided on site generally in accordance with the endorsed plans, with:
- a) Pedestrian access provided in a safe and convenient manner;
 - b) eight (8) car parking spaces dedicated for employee parking consistent with the endorsed traffic impact assessment;
 - c) twenty (20) car parking spaces dedicated for car parking;
 - d) all external car parking spaces being at least 5.4m long and 2.6m wide with an additional 0.3m clearance from any nearby wall, fence, or other structure;
 - e) having a maximum gradient of 1 in 20 (5%) measured parallel to the angle of parking and 1 in 16 (6.25%) in any other direction;
 - f) be delineated by line marking or other clear physical means; and
 - g) have appropriate signposting for, entry to parking area, reservation for employee parking, and informing of (commercial vehicle) service/turning area(s).
10. Prior to first use, at least one (1) off-street parking spaces for people with disabilities shall be provided as part of the approved parking area, and constructed in accordance with AS/NZS 2890.1:2006, with:
- a) a footpath not less than 1.5m and a gradient not steeper than 1 in 14 to the main entry point of the building;
 - b) appropriate signposting including, direction and reservation for parking spaces for people with disabilities;
 - c) a sealed surface (pavement wearing course) for the angle parking spaces; and
 - d) be delineated with line marking and other clear means, as required.
11. Prior to first use, at least one (1) motorcycle parking space shall be provided as part of the approved parking area, and constructed in accordance with AS/NZS 2890.1:2004 – 2.4.7.

12. Prior to first use, all works determined as required by this permit shall be performed and completed by the developer, at the developer's cost and expense, to a standard that is to the absolute satisfaction of Council's General Manager.

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

38/2023 TORENIUS / GATEHOUSE

"That the recommendation be accepted."

The motion was put.

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

Against: None

The Motion was **CARRIED**

5.2 MINOR AMENDMENT TO DEVELOPMENT APPLICATION NO. DA 2021 / 314 - 3

Applicant:	The Young Group
Proposal:	Minor Amendment - Changes to Setbacks & Elevations
Site Address:	11A Gordon Street, Sorell (CT 127636/1)
Relevant Legislation:	Section 56 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	Original application determined at DASC

Relevant Zone:	General Business Zone
Proposed Use:	Multiple Dwellings
Valid Application Date:	01 August 2023
Decision Due:	29 August 2023
Discretion(s):	1 Nil
Representation(s):	N/A

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2021.314.3 for a Minor Amendment (Changes to Setbacks & Elevations) at 11A Gordon Street, Sorell be approved and that a new permit be issued with the following modifications:

A: Condition 1 be replaced with the following:

1. Development shall generally be in accordance with drawings prepared by Matt Gilley (Project 1690 Revision Q 25 July 2023) except as may be amended by the conditions of this permit*.

*Note: This condition has been amended pursuant to Section 56 of the *Land Use Planning and Approvals Act 1993* on 31 May 2022 and 29 August 2023.

B: Condition 2 be deleted.

39/2023 CAMPBELL / REED

“That the recommendation be accepted.”

The motion was put.

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

Against: None

The Motion was **CARRIED**



The Meeting closed at 4.48pm

**MAYOR VINCENT
CHAIRPERSON
29 AUGUST 2023**

