



SORELL PLANNING AUTHORITY (SPA) MINUTES

16 JANUARY 2024

COUNCIL CHAMBERS

COMMUNITY ADMINISTRATION CENTRE (CAC)



AGENDA

FOR THE SORELL PLANNING AUTHORITY (SPA) MEETING TO BE HELD AT THE COMMUNITY ADMINISTRATION CENTRE (CAC), 47 COLE STREET, SORELL ON TUESDAY 16 JANUARY 2024

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1.0 ATTENDANCE

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Chairperson Mayor Vincent
Deputy Mayor C Wooley
Councillor B Nichols
Councillor M Miro Quesada Le Roux
Councillor M Reed

Staff in attendance:

Jess Hinchon – Director People & Performance
Shane Wells – Manager Planning
Eswaren Shanmugam – Development Engineer

2.0 APOLOGIES

Robert Higgins, General Manager
Councillor J Gatehouse
Councillor S Campbell
Councillor N Reynolds
Councillor C Torenus

3.0 CONFIRMATION OF THE MINUTES OF 12 DECEMBER 2023

RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 12 December 2023 be confirmed.”

1/2024 WOOLEY / NICHOLS

“That the recommendation be accepted.”

The motion was put.

For: Vincent, Wooley, Nichols, Miro Quesada Le Roux and Reed

Against: None

The Motion was **CARRIED**



4.0 DECLARATIONS OF PECUNIARY INTEREST

The Mayor requested any Councillors to indicate whether they had, or were likely to have, a pecuniary interest in any item on the agenda.

No committee member indicated that they had, or were likely to have, a pecuniary interest in any item on the agenda.

In considering the following land use planning matters the Sorell Planning Authority intends to act as a planning authority under the *Land Use Planning and Approvals Act 1993*.

5.0 LAND USE PLANNING

5.1 DEVELOPMENT APPLICATION NO. DA 2023 / 201 - 1

Applicant:	Design to Live
Proposal:	Two (2) Multiple Dwellings
Site Address:	14 Olympic Avenue, Midway Point
Planning Scheme:	<i>Tasmanian Planning Scheme (Sorell LPS)</i>
Application Status	Discretionary
Relevant Legislation:	Section 57 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	Multiple Dwellings – Refusal

Relevant Zone:	8.0 General Residential						
Proposed Use:	Residential (Single Residential or Multi Residential)						
Applicable Overlay(s):	SOR-S1.0 Dispersive Soils Specific Area Plan						
Applicable Codes(s):	C2.0 Parking and Sustainable Transport Code						
Valid Application Date:	4 August 2023						
Decision Due:	19 January 2024						
Discretion(s):	<table border="1"> <tr> <td>1</td> <td>Clause 8.4.1 - Residential Density for Multiple Dwellings</td> </tr> <tr> <td>2</td> <td>Clause 8.4.2 - Setbacks and Building Envelope for all Dwellings</td> </tr> <tr> <td>3</td> <td>Clause SOR-S1.7.1 A1 – Dispersive soils</td> </tr> </table>	1	Clause 8.4.1 - Residential Density for Multiple Dwellings	2	Clause 8.4.2 - Setbacks and Building Envelope for all Dwellings	3	Clause SOR-S1.7.1 A1 – Dispersive soils
1	Clause 8.4.1 - Residential Density for Multiple Dwellings						
2	Clause 8.4.2 - Setbacks and Building Envelope for all Dwellings						
3	Clause SOR-S1.7.1 A1 – 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 5.2023.201.1 for a Two Multiple Dwellings at 14 Olympic Avenue, Midway Point be refused for the following reasons.

The proposal does not comply with clause 8.4.1 A1 and does not satisfy clause 8.4.1 P1 as:

- 1) the site area per dwelling is not compatible with the density of existing development on established properties;
- 2) no significant social or community benefit;
- 3) the design response to the site and the provision of setbacks and private open space is deficient and represents an overdevelopment of the site.

2/2024 REED / NICHOLS

“That the recommendation be accepted.”

The motion was put.

For: Vincent, Wooley, Nichols, Miro Quesada Le Roux and Reed

Against: None

The Motion was **CARRIED**

Meeting Closed at 4.39pm

MAYOR VINCENT
CHAIRPERSON
16 JANUARY 2024

