



SORELL PLANNING AUTHORITY (SPA) AGENDA

6 FEBRUARY 2024

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, 6 February 2024 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
1 FEBRUARY 2024



AGENDA

FOR THE SORELL PLANNING AUTHORITY (SPA) MEETING TO BE HELD AT THE
COMMUNITY ADMINISTRATION CENTRE (CAC), 47 COLE STREET, SORELL ON
TUESDAY 6 FEBRUARY 2024

TABLE OF CONTENTS

1.0	ATTENDANCE	1
2.0	APOLOGIES	1
3.0	CONFIRMATION OF THE MINUTES OF 16 JANUARY 2024	1
4.0	DECLARATIONS OF PECUNIARY INTEREST	1
5.0	LAND USE PLANNING	2
5.1	DEVELOPMENT APPLICATION NO. DA 2024 / 2 - 1	2

1.0 ATTENDANCE

^

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

2.0 APOLOGIES

Councillor S Campbell

3.0 CONFIRMATION OF THE MINUTES OF 16 JANUARY 2024

RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 16th January 2024 be confirmed.”

4.0 DECLARATIONS OF PECUNIARY INTEREST



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 2024 / 2 - 1

Applicant:	Julfran Investments Pty Ltd
Proposal:	Office Building (Centrelink)
Site Address:	33 Dubs & Co Drive, Sorell
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:	Value of non-residential work

Relevant Zone:	General Business
Proposed Use:	Business and Professional Services (Office)
Applicable Overlay(s):	Nil
Applicable Codes(s):	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets 12.0 Flood-Prone Hazard Code
Valid Application Date:	09 January 2024
Decision Due:	19 February 2024
Discretion(s):	1 Traffic generation – vehicle movements.
	2 Buildings and works within a flood-prone hazard area
Representation(s):	Nil.

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2024.2.1 for an Office Building (Centrelink) at 33 Dubs & Co Drive, Sorell be approved, subject to the following conditions:

1. Use and development must be substantially in accordance with the endorsed plans and documents except where modified by a condition of this permit.

P1 - traffic impact assessment by Hubble Traffic dated December 2023;
P1 - flood hazard report from Flussig dated 21 November 2023; and
P1 - architectural drawings from X squared dated December 2023.

2. All civil and building construction work associated with the development must be within the following hours:

- a) 7.00. a.m. to 7.00. p.m. from Monday to Friday;
- b) 8.00 a.m. to 6.00 p.m on Saturdays; and

No works are permitted on Sundays or public holidays.

Approval must be obtained from the Manager Health and Compliance for any works outside of these hours.

3. Airborne dust from construction works, roads, disturbed areas, storage heaps, or machinery operating on the land must not create an environmental nuisance. Areas must be dampened, covered, compacted or otherwise treated to reduce dust emissions.
4. External lighting, including car parking lighting shall be designed in accordance with AS4282-1997 – Control of the obtrusive effects of outdoor lighting and operated so that light does not spill onto neighbouring properties and create an environmental nuisance.
5. Sufficient sound insulation shall be positioned around all mechanical plant to ensure that noise emissions do not create a nuisance to neighbouring residential properties.
6. No topsoil is to be removed from the site.
Advice: this condition is to minimise the spread of weeds from the site.

Development engineering

7. Prior to any works commencing within the road reservation, a Vehicular Crossing (and associated works) Application, available from Council, must be submitted with an associated permit granted for the works.
8. Prior to first use, the approved off-street car parking facilities, must:
 - a) be constructed in substantial accordance with the plans (9 sheets, including cover page) prepared by X-Squared Architects titled Lot 2 - 33 Dubs and Co Drive Job No. 2319 last dated DEC 2023;
 - b) be constructed in general accordance with AS/NZS 2890.1:2004;
 - c) be designed and constructed to a durable all-weather, sealed surface, pavement standard (i.e., reinforced concrete or dense graded asphalt);
 - d) be drained to a Lawful Point of Discharge (i.e., acceptably detained and discharged via gravity) and not be concentrated onto adjoining properties;

- e) have physical controls installed where appropriate (i.e., Kerbs, Barriers, Wheel stops, or Other protective devices); and
 - f) have lighting installed in accordance with AS1158.3.1:2020 (Category P).
- 9. Prior to first use, at least thirteen (13) off-street car parking spaces shall be provided. The provision must ensure:
 - a) pedestrian access is provided in a safe and convenient manner;
 - b) all external car parking spaces are at least 5.4m long and 2.6m wide with an additional 0.3m clearance from any nearby wall, fence, or other structure;
 - c) 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;
 - d) spaces are delineated by line marking or other clear physical means; and;
 - e) appropriate signposting for entry to a parking area is installed.
- 10. Prior to first use, at least two (2) off-street car parking space for people with disabilities shall be provided. The provision must ensure:
 - a) spaces are constructed in accordance with AS/NZS 2890.1:2006 (including provision of a Shared Area and bollard);
 - b) a footpath, no less than 1.5m wide and with a gradient not steeper than 1 in 14, is provided to the main entry point of the building;
 - c) appropriate signposting is installed to give direction and provide reservation to parking spaces for people with disabilities; and
 - d) spaces are delineated with line marking and other clear means, as required.
- 11. Prior to first occupation or commencement of use (whichever occurs first), the private stormwater system designed by R.E.C – Hydraulic Design Consultants must be constructed in substantial accordance with the hydraulic design plans titled Lot 1 - 33 Dubs and Co Drive Job No 23106 last dated DEC 2023, last dated MARCH 2023, and maintained thereafter by future owners.
- 12. 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.
- 13. All requirements of TasWater Submission to Planning Authority Notice Reference TWDA 2024/00024-SOR and dated 10 January 2024.

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.

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 an Office Building (Centrelink) at 33 Dubs & Co Drive, Sorell. This property is zoned General Business and is within a flood-prone hazard area overlay.

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	The proposal has no significant implications for asset management.
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 proposal has no significant implications for open space management.
Enforcement Policy	Not applicable.
Environmental Sustainability Policy	There are no environmental implications associated with the proposal.

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	Yes	Yes	Yes	Nil
Environmental Health	Yes	Yes	Yes	Nil
Plumbing	No			
NRM	No			
TasWater	Yes	Yes	Yes	Nil
TasNetworks	Yes	Yes	Nil	
State Growth	No			

Report

Description of Proposal

Application is made for an office building located along Dubs and Co Drive, Sorell to the west of the child care centre. The structure has an overall footprint of 740 square metres, is single story and clad in two alternative forms of tilt up concrete panels with timber features and glazed entrance.

The building has 535 square metres of office space, supported by 205 square metres of amenities and 15 on-site car parking spaces. The office facility is expected to operate between 8:30 am and 4:30 pm, Monday to Friday, with 10 to 15 employees on-site at any one time. The service is expected to generate clients to the site, and this assessment estimates between 16 and 20 clients within an hour period.

The application is supported by:

- a traffic impact assessment by Hubble Traffic dated December 2023;
- a flood hazard report from Flussig dated 21 November 2023; and
- architectural drawings from X squared dated December 2023.

Description of Site

The development site is located at lot 2, 33 Dubs and Co Drive, Sorell, and is an undeveloped large parcel of land, situated on mostly flat terrain. The site has an existing concrete vehicular access with Dubs and Co Drive. Both sides of Dubs and Co Drive are zoned as General Business, while the land to the north and east is zoned General Residential. Currently along the northern side of Dubs and Co Drive there are two established commercial businesses, the Childcare centre, and Salvation Army Store, with the remaining land undeveloped.

The building will be situated on the eastern side of the lot, significantly set-back from the rear boundary, with this rear land available for future development and overflow car parking if necessary. The formed car parking area located on the western side will operate from a single two-way vehicular access. The development is located on the northern side of Dubs and Co Drive, and directly outside of the building there will be 45 metres of on-street parking.

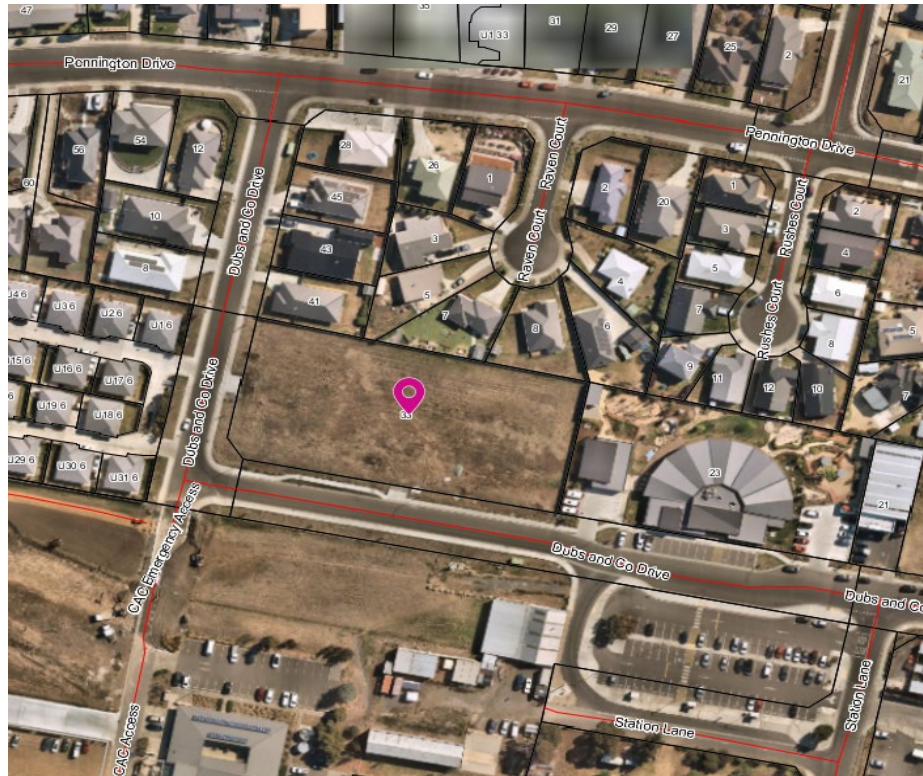


Figure 1. Subject site.

Planning Assessment

Zone – 15.0 General Business Zone

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
15.4.1	Building Height	Yes , maximum height of 4.035m above natural ground level (NGL) and greater than 10m from a Residential Zone.
15.4.2	Setbacks	Yes , built to the frontage at ground level.
15.4.3	Design	Yes , the design obscures all building services from view from the streetscape and does not propose roller shutters. External lighting to vehicle parking and pathways to be condition to satisfy the acceptable solution. The design includes sufficient glazing (in excess of 40% of the frontage) and articulation while providing clear pedestrian access to the building.
15.4.4	Fencing	Not applicable . No front fencing is proposed, and the boundary fencing is less than 2.1m in height. Further, the design does not contain barbed wire.
15.4.5	Outdoor Storage Areas	Yes , required outdoor storage is minimal given that it is a service centre-based business. Storage is contained within the building envelope obscured from public open space.
15.4.6	Dwellings	Not applicable .

Code(s)

C2.0 - Parking and Sustainable Transport Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C2.5.1 A1	Parking numbers	Yes. Fifteen on-site car parking spaces will be provided, exceeding the planning scheme acceptable solution, and minimising the risk of overflow parking.
C2.5.2	Bicycles numbers	Yes. A total of four (4) bicycle parking spaces will be provided, exceeding the planning schemes acceptable solution.
C2.5.2	Motorcycle parking numbers	Yes. There is no prescribes dedicated motorcycle parking space for a car park of this size.
C2.5.4	Loading bays	Not applicable.
C2.6.1 A1	Construction of parking areas	Yes. The parking areas and driveways are proposed to be constructed with an asphalt surface and supported with appropriate kerbing to collect and direct surface water to an approved stormwater drainage system. The design complies with the acceptable solution A1.
C2.6.2 A1.1	Layout of parking areas	Yes. Car parking spaces have been designed to comply with the dimensions specified in planning scheme table C2.3, with the parking spaces having suitable manoeuvring area to enable vehicles to enter and leave efficiently. Two accessible parking spaces will be provided as close to the entrance of the building as possible and will be designed to comply with the Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities. The driveway will accommodate two-way traffic movements and include a turning bay to allow for all vehicles to enter and leave in a forward-driving direction. The parking spaces will be delineated by line markings, supported with wheel stops and situated on compliant gradients. The parking layout complies with the acceptable solution A1.1 and A1.2 under the planning scheme.
C2.6.3	Number of accesses for vehicles	Yes. The existing six-metre-wide vehicular access with Dubs and Co Drive will be retained, which is suitable to accommodate two-way traffic movements, and complies with the acceptable solution A1 (a) and (b).
C2.6.4	Lighting of parking areas within the general business zone and central	Yes. The car parking spaces, and pedestrian pathway will be lit to the appropriate standards by way of the proposed plan and condition of the permit, complying with the acceptable solution.

	business zone	
C2.6.5	Pedestrian access	Yes. A minimum one-metre-wide internal pedestrian pathway is provided, connecting the main entrance of the building with the parking spaces and existing footpath along Dubs and Co Drive. The pathway is separated from the driveway by kerbing or wheel stops where possible, complying with the acceptable solution.
C2.6.6	Loading bays	Not applicable.
C2.6.7	Bicycle parking and storage facilities	Yes. Wheel frames have been nominated on the plans to accommodate four bicycles to be located at the front entrance.
C2.6.8	Siting of parking and turning areas	Yes. The parking spaces and vehicle turning areas will be located adjacent to the building, landscaping are proposed to be included within the greater design, and the parking spaces are not expected to cause any unreasonable visual impact on the streetscape, or loss of amenity to adjoining properties given they are located to the rear of the property and obscured from the streetscape.

C3.0 Road and Railway Assets Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C3.5.1	Traffic generation	No. Daily vehicle movements will increase by more than 20% / 40 vehicle movements per day.

Performance Criteria 1 – clause C3.4.1 P1 Traffic generation

Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:

- (a) any increase in traffic caused by the use;*
- (b) the nature of the traffic generated by the use;*
- (c) the nature of the road;*
- (d) the speed limit and traffic flow of the road;*
- (e) any alternative access to a road;*
- (f) the need for the use;*
- (g) any traffic impact assessment; and*
- (h) any advice received from the rail or road authority.*

The traffic impact assessment demonstrates that there is no adverse effect on safety or efficiency of the road network.

C12.0 Flood-Prone Area Hazard Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C12.6.1	Buildings and works	There is no acceptable solution.

Performance Criteria 2 – clause C12.6.1 P1 Buildings and works within a flood-prone hazard area

P1.1

Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:

- (a) the type, form, scale and intended duration of the development;*
- (b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;*
- (c) any advice from a State authority, regulated entity or a council;*
- and*
- (d) the advice contained in a flood hazard report.*

P1.2

A flood hazard report also demonstrates that the building and works:

- (a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and*
- (b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.*

The flood hazard report demonstrates that the building can occur with a tolerable level of risk.

Representations

No representations have been received.

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

Attachments:
Proposal Plans





SHEET LIST

2319_ A000	COVERPAGE AND SHEET LIST
2319_ A101	PROPOSED - SITE PLAN
2319_ A201	PROPOSED - GROUND FLOOR PLAN
2319_ A202	PROPOSED - GROUND FLOOR NLA
2319_ A203	PROPOSED - ROOF PLAN
2319_ A301	PROPOSED - ELEVATIONS
2319_ A302	PROPOSED - ELEVATIONS
2319_ A801	PROPOSED - SOLAR DIAGRAM



Sorell Development

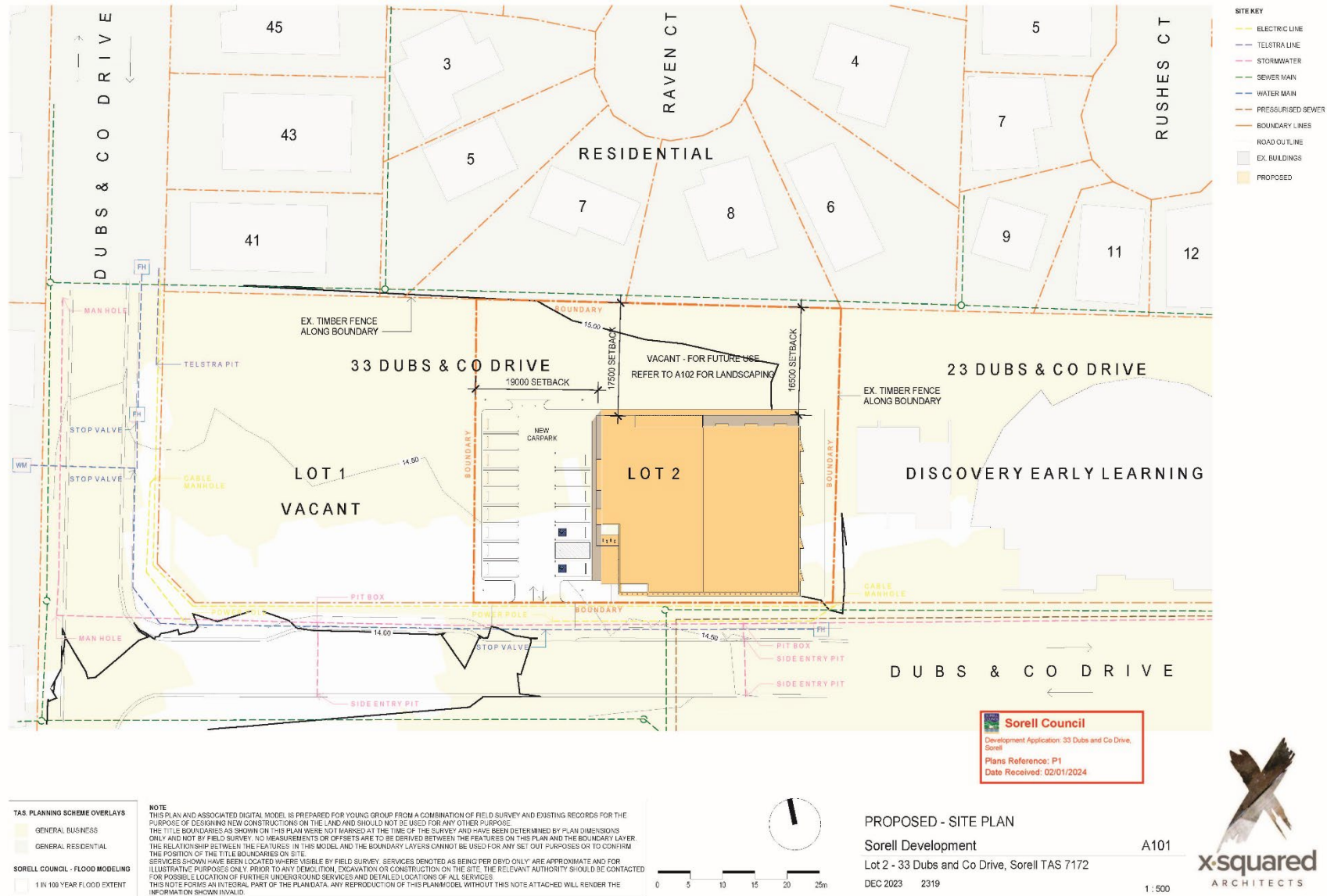
Lot 2 - 33 Dubs and Co Drive, Sorell TAS 7172

PLANNING APPLICATION SET

DEC 2023



AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
6 FEBRUARY 2024



AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
6 FEBRUARY 2024



1. PLANTER



2. PAVERS



3. FEATURE NATIVE TREES



4. COMPACTED GRAVEL

LANDSCAPE MATERIALS:



PROPOSED - LANDSCAPE

Sorell Development

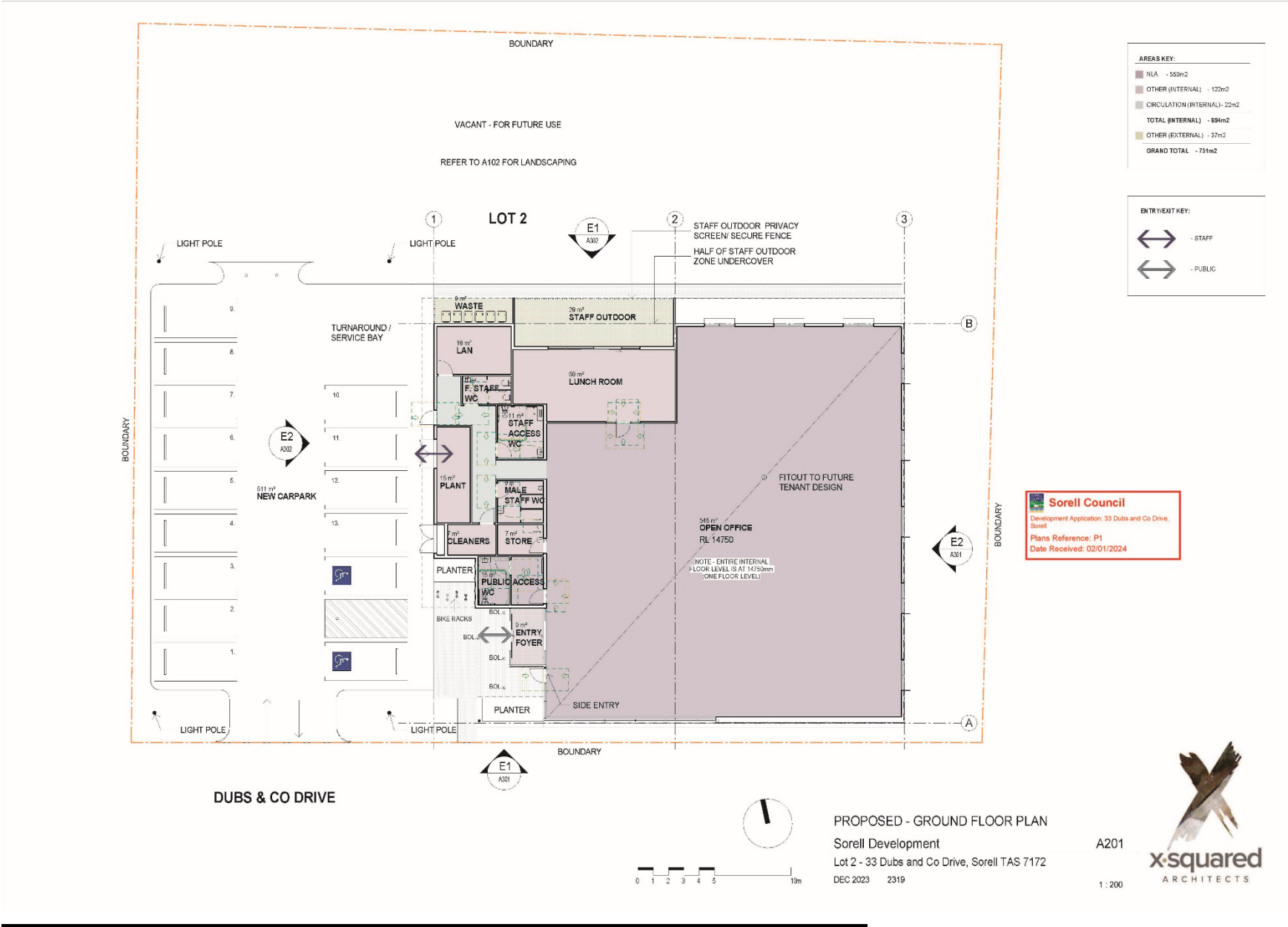
Lot 2 - 33 Dubs and Co Drive, Sorell TAS 7172

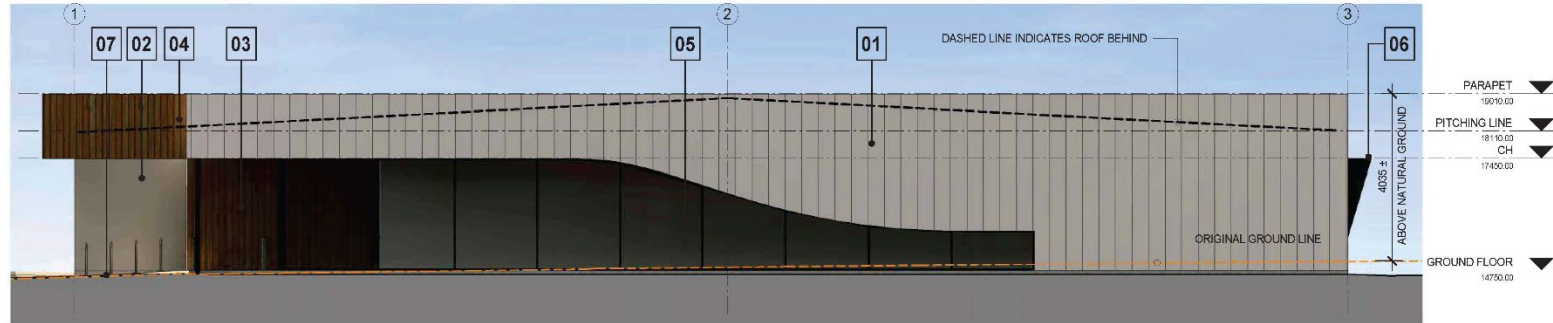
DEC 2023 2319

A102

As indicated







1 PROPOSED ELEVATION - NORTH
1 : 100

Sorell Council
Development Application: 33 Dubs and Co Drive,
Sorell
Plans Reference: P1
Date Received: 02/01/2024



2 PROPOSED ELEVATION - EAST
1 : 100



01
FORMED TILT-UP
CONCRETE PANELS
COLOUR : LIGHT



02
TILT-UP CONCRETE PANELS
COLOUR : LIGHT



03
TIMBER SHIPLAP
CLADDING
COLOUR : WESTERN
RED CEDAR



04
TIMBER VEE JOINT
FACADE
COLOUR : WESTERN
RED CEDAR



05
DOUBLE GLAZING
COLOUR : BLACK



06
STEEL WINDOW
SHROUD
COLOUR : BLACK



07
BRICK PAVING
STACK BOND
COLOUR :



08
TRIMDEK ROOF
COLOUR:
SURFEMIST



09
TIMBER
SCREENING
COLOUR: WESTERN
RED CEDAR

MATERIALS

NOTE:

SLAB HEIGHT SUBJECT TO CHANGE, 1 IN 100 YEAR
FLOOD EXTENT TBC, SEE SITE PLAN FOR LOCATION.
ADVICE: FFL TO BE 300mm ABOVE FLOOD PLANE.

0 1 2 3 4 5m

PROPOSED - ELEVATIONS

Sorell Development

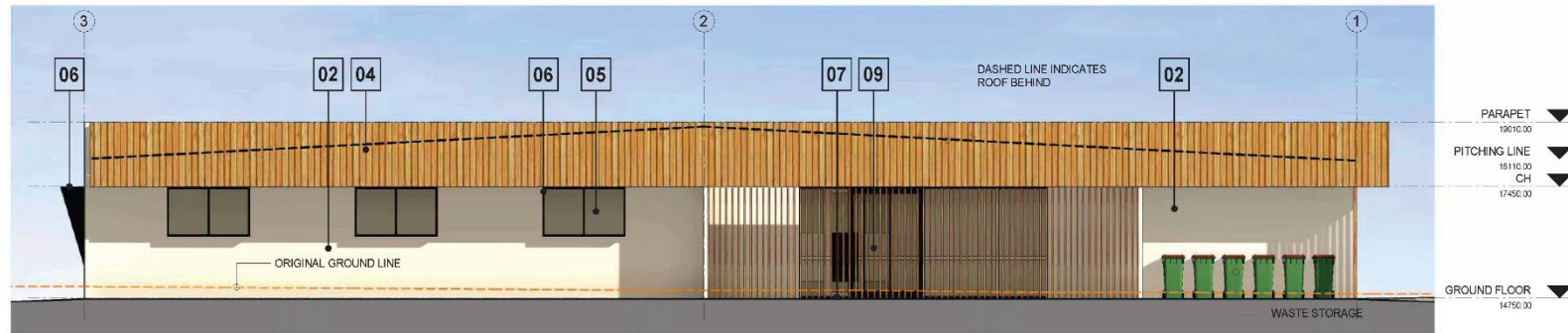
Lot 2 - 33 Dubs and Co Drive, Sorell TAS 7172

DEC 2023 2319

A301

1 : 100





1 PROPOSED ELEVATION - SOUTH
1 : 100

Sorell Council
Development Application: 33 Dubs and Co Drive,
Sorell
Plans Reference: P1
Date Received: 02/01/2024



2 PROPOSED ELEVATION - WEST
1 : 100



01
FORMED TILT-UP
CONCRETE PANELS
COLOUR: LIGHT



02
TILT-UP CONCRETE PANELS
COLOUR: LIGHT



03
TIMBER SHIPLAP
CLADDING
COLOUR: WESTERN
RED CEDAR



04
TIMBER VEE JOINT
FACADE
COLOUR: WESTERN
RED CEDAR



05
DOUBLE GLAZING
COLOUR: BLACK



06
STEEL WINDOW
SHROUD
COLOUR: BLACK



07
BRICK PAVING
STACK BOND
COLOUR:



08
TRIMDEK ROOF
COLOUR:
SURFMIST



09
TIMBER
SCREENING
COLOUR: WESTERN
RED CEDAR

MATERIALS

NOTE:

SLAB HEIGHT SUBJECT TO CHANGE, 1 IN 100 YEAR
FLOOD EXTENT TBC, SEE SITE PLAN FOR LOCATION.
ADVICE: FFL TO BE 300mm ABOVE FLOOD PLANE.



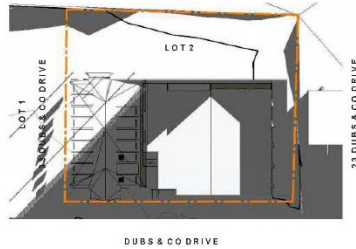
PROPOSED - ELEVATIONS

Sorell Development
Lot 2 - 33 Dubs and Co Drive, Sorell TAS 7172
DEC 2023 2319

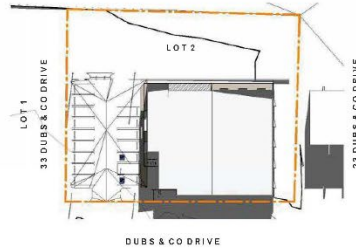
A302

1 : 100

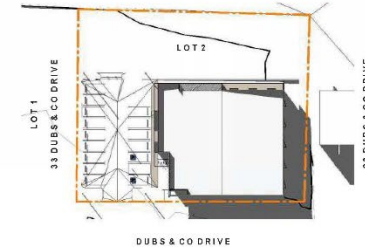




1 21 June, 9am (Winter Solstice)
1:1000

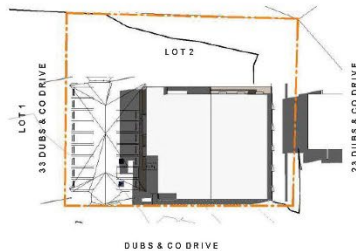


2 21 June, 12pm (Winter Solstice)
1:1000



3 21 June, 3pm (Winter Solstice)
1:1000

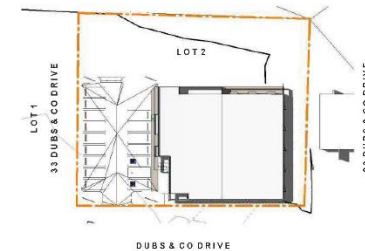
Sorell Council
Development Application: 33 Dubs and Co Drive,
Sorell
Plans Reference: P1
Date Received: 02/01/2024



4 22 December, 9am (Summer Solstice)
1:1000



5 22 December, 12pm (Summer Solstice)
1:1000



6 22 December, 3pm (Summer Solstice)
1:1000

PROPOSED - SOLAR DIAGRAMS

Sorell Development

Lot 2 - 33 Dubs and Co Drive, Sorell TAS 7172

DEC 2023 2319

A801

x-squared
ARCHITECTS
1:1000