



SORELL PLANNING AUTHORITY (SPA) MINUTES

6 FEBRUARY 2024

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 6 FEBRUARY 2024

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1.0 ATTENDANCE

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Chairperson Mayor Vincent
Councillor B Nichols
Councillor J Gatehouse
Councillor M Miro Quesada Le Roux
Councillor M Reed
Councillor N Reynolds – arrived at 4.39pm
Councillor C Torenus - arrived at 4.31pm
Robert Higgins, General Manager

Staff in attendance:

Shane Wells – Manager Planning
Eswaren Shanmugam – Development Engineer

2.0 APOLOGIES

Councillor S Campbell
Deputy Mayor C Wooley

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.”

3/2024 NICHOLS / GATEHOUSE

“That the recommendation be accepted.”

The motion was put.

For: Vincent, Nichols, Gatehouse, 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 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 without prior approval from the Manager of Planning.

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, 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



4/2024 NICHOLS / REED

“That the recommendation be accepted.”

The motion was put.

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

Against: None

The Motion was **CARRIED**

Meeting Closed at 4.42pm

**MAYOR VINCENT
CHAIRPERSON
6 FEBRUARY 2024**

