



# SORELL PLANNING AUTHORITY (SPA) MINUTES

5 MARCH 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 5 MARCH 2024

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## 1.0 ATTENDANCE

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Chairperson Mayor Vincent  
Councillor S Campbell  
Councillor J Gatehouse  
Councillor M Reed  
Councillor C Torenus  
Robert Higgins, General Manager

Staff in attendance:

Shane Wells – Manager Planning  
Jenny Richmond – Planning Officer  
Eswaren Shanmugam – Development Engineer

## 2.0 APOLOGIES

Councillor M Miro Quesada Le Roux  
Councillor N Reynolds

## 3.0 CONFIRMATION OF THE MINUTES OF 27 FEBRUARY 2024

### RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 27 February 2024 be confirmed.”

### 8/2024 GATEHOUSE / REED

“That the recommendation be accepted.”

The motion was put.

For: Vincent, Campbell, Gatehouse, Reed and Torenus

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 / 292 - 1

Applicant:	Pitt & Sherry C/O Department Of State Growth
Proposal:	Park and Ride Facility
Site Address:	Tasman Highway & 15 Fenton Street, Midway Point
Planning Scheme:	<i>Tasmanian Planning Scheme (Sorell LPS) or 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 land (part) More than one representation received.
Relevant Zone:	29.0 Open Space & 23.0 Community Purpose
Proposed Use:	Vehicle Parking
Applicable Overlay(s):	Nil.
Applicable Codes(s):	C2.0 - Parking and Sustainable Transport Code C3.0 – Road and Railway Assets Code
Valid Application Date:	1 November 2023
Decision Due:	8 March 2024
Discretion(s):	1 Clause 27.3.1 - Non-residential Use – A1
	2 Clause 29.3.1 - Discretionary Uses – A1.
	3 C3.5.1 - Traffic Generation at a Vehicle Crossing, Level Crossing or New Junction - A1.2 & A1.4.
	4 SOR-S1.7.1 – Development on Dispersive Soils – A1.
Representation(s):	Ten (10)

### RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2023.292.1 for a Park and Ride Facility at Tasman Highway & 15 Fenton Street, Midway Point be approved, subject to the following conditions:

1. Development shall generally be in accordance with the endorsed plans submitted on date except as may be amended by the conditions of this permit.
2. The development must include underground services for water, sewer, stormwater and electricity to suit the future installation of public toilet

facilities at a mutually agreed to location. All reasonable material and labour cost will be met by Council.

3. Prior to the commencement of works, the developer must submit a plan of works required by condition 2.
4. A landscape plan for works associated with the development must be submitted to and approved by Council's Senior Planner prior to the issue of a building permit. The landscape plan must include (but not limited to):
  - a) a north point, a proposed planting design with locations of individual plants at intended spaces and clearly identified species;
  - b) an irrigation system; and
  - c) areas of proposed landscape soft work treatments including garden beds and lawns.
5. All landscaping works must be completed and verified as being completed by Council prior to the commencement of the use.
6. All landscape works must be maintained:
  - a) in perpetuity by the existing owners of the property;
  - b) in a healthy state; and
  - c) in accordance with the approved landscape plan
7. Signage shall be erected on the boundary of the Park and Ride facility which includes the contact phone number for residents to seek information or report issues associated with the facility.
8. Operating hours must be within the following hours, except for office and administrative tasks:
  - o Monday to Friday: 6:00am to 8:30pm
  - o Saturday: 6:00am to 8:30pm
  - o Sunday: 6:00am to 8:30pm
  - o Public Holidays: 6:00am to 8:30pm
9. Operating hours of all onsite lighting must be within the following hours, except for the purposes of onsite security:
  - o Monday to Friday: 5:45am to 10:00pm
  - o Saturday: 5:45am to 10:00pm
  - o Sunday: 5:45am to 10:00pm
  - o Public Holidays: 5:45am to 8:30pm

## Engineering

10. Prior to commencement of any works 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.
11. Prior to commencement of use, a new vehicle crossing must be constructed to compliant width, surface treatment, drainage, location and sight distances as specified in a Vehicular Crossing Permit issued by Sorell Council.
12. Prior to commencement of use, all approved off-street car parking facilities must:
  - a) be constructed in substantial accordance with the plans (50 sheets, including cover page) prepared by *Pitt & Sherry* titled *Tasman Highway (A0113) – Greater Hobart Transport Vision – Park & Ride at Midway Point (Fenton Street)* Job No. 3771 last dated 07-Dec-23 last Rev *Revision 0*;
  - b) be constructed in substantial accordance with *AS/NZS 2890.1:2004* and *AS 2890.2 – 2022*;
  - c) be designed and constructed to the durable all-weather pavement design specifications approved by this permit;
  - d) have all infrastructure located within (e.g., meter lids, grated pits or pipe trenches) constructed to the appropriate trafficable standard; and;
  - e) be drained to a Lawful Point of Discharge (i.e., acceptably discharged via gravity to the Public Stormwater System) and not concentrate stormwater runoff onto adjoining properties;
  - f) have traffic controls and devices (such as signposting, pavement markings, humps and any other considerations) designed and installed where required, as per *AS/NZS 2890.1:2004*;
  - g) have Physical Controls installed where required (i.e., Kerbs, Barriers, Wheel stops, or Other protective devices), as per *AS/NZS 2890.1:2004*; and
  - h) have parking area lighting installed in accordance with *AS1158.3.1:2020 (Category P)*.
13. Prior to commencement of use, all off-street car parking spaces provided on site and must:
  - a) be at least 5.4m long and 2.4m wide with an additional 0.3m clearance from any nearby wall, fence, other structure or obstruction;
  - b) have 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; and

- c) have appropriate signposting for entry to a parking area installed.
14. Prior to commencement of use, all off-street car parking spaces for people with disabilities provided on site must:
- a) be constructed in accordance with *AS/NZS 2890.1:2006* (including provision of a Shared Area and bollard);
  - b) have a connecting footpath, no less than 1.5m wide and with a gradient not steeper than 1 in 14, provided up to the 2.5m wide Shared User Path; and
  - c) have appropriate signposting installed to give direction and provide reservation to parking spaces for people with disabilities.
15. Prior to commencement of works within the subject site (including demolition and site disturbance), the developer must ensure:
- a) a Notice of Intention to Carry Out Work (available from Council) is submitted and consent is obtained from Council;
  - b) a Certificate of Currency for Public Liability Insurance for the head contractor is submitted and accepted by Council;
  - c) that the requirements of a site specific Construction Management Plan, Soil & Water Management Plan, Traffic Management Plan, are implemented; and
  - d) all applicable Work Health & Safety requirements are in place.
16. For the duration of all construction related activities, the developer must:
- a) ensure that construction materials, activities, and the site are maintained so as not to cause a hazard to pedestrian or vehicular traffic;
  - b) ensure that any debris transferred to the road reservation during construction is immediately cleaned/removed;
  - c) repair any damage to Council infrastructure resulting from construction related activities, at developer cost and expense; and
  - d) ensure these requirements are met to the satisfaction of the Council Development Engineer.

### Environmental Health

17. Light overspill must not be emitted from any source on the land so as to become an environmental nuisance, as defined under Section 53 of the Environmental Management and Pollution Control Act 1994.
18. The use is not to cause an environmental nuisance to the owners or occupiers of land in the surrounding area by reason of noise, smell, fumes, dust or other pollutants emanating from the site.

19. A verification report is required to be submitted to Council within six weeks from commencement of the Park and Ride facility to certify the proposed use is complying with acceptable noise levels indicated in the Pitt & Sherry Noise Assessment dated 24 August 2023 and operating without causing a noise nuisance.
20. For the purposes of protecting Council's stormwater system all stormwater runoff from impervious surfaces within the site must be treated and discharged from the site using water sensitive Urban design principles to achieve stormwater quality and quantity targets in accordance within the State Stormwater Strategy 2020 and consistent with the Stormwater System management Plan for the relevant catchment.

### TasWater

21. All requirements of TasWater Submission to Planning Authority Notice Reference TWDA 2023/01515-SOR and date 10/11/2023

### 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](http://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.
- A Vehicular Crossing Permit can be obtained by completing the Vehicular Crossing and Associated Works Application form available at [www.sorell.tas.gov.au/services/engineering](http://www.sorell.tas.gov.au/services/engineering).
- 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](mailto:resourceplanning@tascat.tas.gov.au)

9/2024 CAMPBELL / GATEHOUSE

“That the recommendation be accepted.”

The motion was put.

For: Vincent, Campbell, Gatehouse, Reed and Torenus

Against: None

The Motion was **CARRIED**

Meeting Closed at 4.38pm

MAYOR VINCENT  
CHAIRPERSON  
5 MARCH 2024

