



SORELL PLANNING AUTHORITY (SPA) MINUTES

26 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 26 MARCH 2024

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1.0 ATTENDANCE

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Chairperson Mayor Vincent
Deputy Mayor C Wooley
Councillor B Nichols
Councillor S Campbell
Councillor J Gatehouse
Councillor M Reed – arrived at 4.31pm
Councillor C Torenus
Robert Higgins, General Manager

Staff in attendance:

Shane Wells – Manager Planning
Shannon McCaughey – Senior Planner

2.0 APOLOGIES

Councillor M Miro Quesada Le Roux
Councillor N Reynolds

3.0 CONFIRMATION OF THE MINUTES OF 5 MARCH 2024

RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 5 March 2024 be confirmed.”

10/2024 CAMPBELL / GATEHOUSE

“That the recommendation be accepted.”

The motion was put.

For: Vincent, Woolley, Nichols, Campbell, Gatehouse 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 / 295 - 1

Applicant:	David Wakefield & Associates
Proposal:	Dwelling
Site Address:	579 Primrose Sands Road, Primrose Sands (CT 17782/505)
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:	Discretionary Use – Refusal.

Relevant Zone:	14.0 Local Business				
Proposed Use:	Residential				
Applicable Overlay(s):	Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan				
Applicable Codes(s):	C2.0 Parking and Sustainable Transport Code				
Valid Application Date:	25 October 2023				
Decision Due:	28 March 2024				
Discretion(s):	<table border="1"> <tr> <td>1</td> <td>Clause 14.3.2 – Discretionary Use</td> </tr> <tr> <td>2</td> <td>Clause SOR-S2.0 - Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan</td> </tr> </table>	1	Clause 14.3.2 – Discretionary Use	2	Clause SOR-S2.0 - Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan
1	Clause 14.3.2 – Discretionary Use				
2	Clause SOR-S2.0 - Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan				
Representation(s):	Nil.				

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2023.295.1 for a Dwelling at 579 Primrose Sands Road, Primrose Sands be **refused** for the following reasons:

The proposal does not comply with Clause 14.3.2 A2 and does not satisfy clause 14.3.2 P1 as:

1. The use will compromise and distort the activity centre hierarchy.
2. The development provides no significant social or community benefit and results in a loss of local business opportunities to provide local services.
3. The use and design response underutilises the potential of the large strategically located site within the defined activity centre.

11/2024 CAMPBELL / GATEHOUSE

“That the recommendation be accepted.”

The motion was put.

For: Vincent, Woolley, Nichols, Campbell, Gatehouse, Reed and Torenus

Against: None

The Motion was **CARRIED**

5.2 PLANNING SCHEME AMENDMENT AM-SOR-5.2024.1.1

Applicant:	Sorell Council
Proposal:	Planning Scheme Amendment - Waterway and Coastal Protection Area Overlay
Site Address:	Whole of municipal area
Planning Scheme:	<i>Tasmanian Planning Scheme Sorell (TPS-S)</i>
Relevant Legislation:	Part 3B of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	No delegated authority for a planning scheme amendment

RECOMMENDATION

- a. That pursuant to Section 40D(a) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority prepare Amendment AM-SOR—5/2024.1 to the Sorell Local Provisions Schedule to update the waterway and coastal protection area as shown in Attachment 1.
- b. That pursuant to Section 40 of the *Land Use Planning and Approvals Act 1993*, AM-SOR-5-2024.1.1 is certified as meeting the LPS criteria.



- c. That in accordance with Section 40G of the *Land Use Planning and Approvals Act 1993*, the Planning Authority places the amendment on public exhibition for a period of 28 days.

12/2024 REED / NICHOLS

“That the recommendation be accepted.”

The motion was put.

For: Vincent, Woolley, Nichols, Campbell, Gatehouse, Reed and Torenus

Against: None

The Motion was **CARRIED**

Meeting Closed at 4.41pm

MAYOR VINCENT
CHAIRPERSON
26 MARCH 2024

