



# SORELL PLANNING AUTHORITY (SPA) MINUTES

28 MAY 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 28 MAY 2024

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## 1.0 ATTENDANCE

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Councillor B Nichols  
Councillor J Gatehouse  
Councillor M Miro Quesada Le Roux  
Councillor M Reed – meeting Chair  
Councillor C Torenus  
Robert Higgins, General Manager

Staff in attendance:

Shane Wells – Manager Planning  
Shannon McCaughey – Senior Planner

## 2.0 APOLOGIES

Deputy Mayor C Woolley  
Councillor S Campbell  
Councillor N Reynolds

## 3.0 CONFIRMATION OF THE MINUTES OF 14 MAY 2024

### RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 14 May 2024 be confirmed.”

### 19/2024 NICHOLS / TORENIUS

“That the recommendation be accepted.”

The motion was put.

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

Against: None

The Motion was **CARRIED**



## 4.0 DECLARATIONS OF PECUNIARY INTEREST

Chair person Councillor Reed 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 / 33 - 1

<b>Applicant:</b>	Orani Pty Ltd
<b>Proposal:</b>	Solar Lights, Gazebos, Huts & Decorative Windmill
<b>Site Address:</b>	394 Arthur Highway, Sorell (CT 185533/1)
<b>Planning Scheme:</b>	<i>Tasmanian Planning Scheme (Sorell LPS)</i>
<b>Application Status</b>	Discretionary
<b>Relevant Legislation:</b>	Section 57 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
<b>Reason for SPA meeting:</b>	Four (4) objections received

<b>Relevant Zone:</b>	Agriculture
<b>Proposed Use:</b>	Visitor Accommodation
<b>Applicable Overlay(s):</b>	Waterway and Coastal Protection Area Scenic Protection Area
<b>Applicable Codes(s):</b>	Nil
<b>Valid Application Date:</b>	22 February 2024
<b>Decision Due:</b>	4 June 2024
<b>Discretion(s):</b>	1 C7.6.1 Natural Assets Code - Development 2 Standards for Buildings and Works.
<b>Representation(s):</b>	Four (4) objections received

### RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2024.33.1 for Solar Lights & Decorative Windmill at 394 Arthur Highway, Sorell be approved, subject to the following conditions:

1. Except where modified by a condition of this permit, the use and development must be substantially in accordance with the endorsed plans and documents:
  - P3 Planning Submission from All Urban Planning dated 19 April 2024



- P2 Site Plan undated received on 12 March 2024
  - P2 Photos of gazebo's received on 12 March 2024
2. A 150mm deep directional shroud must be installed on each of the free standing pedestrian solar trail lights to direct light downwards and mitigate light spill or glare impacts beyond the site.

**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.

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)



20/2024 NICHOLS / GATEHOUSE

“That the recommendation be accepted.”

The motion was put.

For: Nichols, Gatehouse and Reed

Against: Miro Quesada Le Roux and Torenus

The Motion was **CARRIED**

Meeting Closed at 5.18pm

**COUNCILLOR REED**

**CHAIRPERSON**

**28 MAY 2024**

