



SORELL PLANNING AUTHORITY (SPA) AGENDA

18 FEBRUARY 2025

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, 18 February 2025 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
13 FEBRUARY 2025



AGENDA

FOR THE SORELL PLANNING AUTHORITY (SPA) MEETING TO BE HELD AT THE COMMUNITY ADMINISTRATION CENTRE (CAC), 47 COLE STREET, SORELL ON TUESDAY 18 FEBRUARY 2025.

TABLE OF CONTENTS

1.0	ATTENDANCE	1
2.0	APOLOGIES	1
3.0	CONFIRMATION OF THE MINUTES OF 14 JANUARY 2025	1
4.0	DECLARATIONS OF PECUNIARY INTEREST	1
5.0	LAND USE PLANNING	2
5.1	REPORT ON REPRESENTATIONS RECEIVED FOR DRAFT PLANNING SCHEME AMENDMENT AM-SOR-5.2024.214.1 – GENERAL BUSINESS ZONE AT 3 WESTON HILL ROAD, 5 COLE STREET AND 2 PAWLEENA ROAD, SORELL	2

1.0 ATTENDANCE

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

2.0 APOLOGIES

3.0 CONFIRMATION OF THE MINUTES OF 14 JANUARY 2025

RECOMMENDATION

"That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 14 January 2025 be confirmed."

4.0 DECLARATIONS OF PECUNIARY INTEREST



AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
18 FEBRUARY 2025

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 REPORT ON REPRESENTATIONS RECEIVED FOR DRAFT PLANNING SCHEME AMENDMENT AM-SOR-5.2024.214.1 – GENERAL BUSINESS ZONE AT 3 WESTON HILL ROAD, 5 COLE STREET AND 2 PAWLEENA ROAD, SORELL

Applicant:	Ireneinc Planning and Urban Design
Proposal:	Rezone to General Business Zone and Open Space Zone with Site Specific Provisions
Site Address:	3 Weston Hill Road, 5 Cole Street and 2 Pawleena Road, Sorell
Planning Scheme:	<i>Tasmanian Planning Scheme Sorell (TPS-S)</i>
Relevant Legislation:	Section 40K of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	Representations received for a planning scheme amendment

Decision Due:	10 March 2025 (35 days after public exhibition ends)
Representation(s):	Two

RECOMMENDATION

(a) "That pursuant to Section 40K of the *Land Use Planning and Approvals Act 1993*, the Planning Authority provides the Tasmanian Planning Commission with the following report in relation to the public exhibition of draft amendment AM-SOR-2024.214.1 to the Sorell Local Provisions Schedule".

Executive summary

At the end of public exhibition of a planning scheme amendment, a report must be provided to the Tasmanian Planning Commission (the Commission) that includes:

- a copy of each representation;
- a statement of the Planning Authorities opinion as to the merit of each representation;
- a statement as to whether the draft amendment satisfies the criteria for approval; and
- any other recommendation on the draft amendment.

The draft (certified) amendment proposes to rezone the sites from General Residential and Low Density Residential to General Business and Open Space and to incorporate site specific provisions.

Two representations were received.

SUMMARY OF REPRESENTATIONS

Representor	Issue	Comment
Wilson	Traffic increase, Cole Street access and parking to rear of existing Cole Street properties and effect on residential amenity	<p>With regard to zone interface treatments, there are two main strategies: (1) provide building separation with landscaping and car parking to the boundary or (2) build to the boundary with solid walls providing a visual and acoustic screen. What approach will be determined at the development application stage.</p> <p>The planning scheme provides an 8.5m height and 5m boundary setback adjacent to General Residential Zone. The height standard is the same as in a residential zone while the boundary setback provision proposed is greater than the General Residential Zone.</p>
Wilson	Island effect of business zoning amongst residential zoning	<p>The extension of the General Business Zone is necessary to accommodate demand. From 2001 to 2021 the Sorell LGA had the highest rate of population growth of any Tasmanian LGA. Recent Treasury population projections have the Sorell LGA continuing to have the highest rate of population growth of any Tasmanian LGA.</p> <p>The zone extension is appropriately sited given its adjacency to the two shopping centres.</p>
Wilson	Call for a public meeting	The Sorell Planning Authority meetings are public and can be viewed in person and online.
Coughlan	Effect on Rivulet, including:	The request entails a 10m wide strip of open space with 10m setbacks from that strip. Council strategies including



AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
18 FEBRUARY 2025

	<ul style="list-style-type: none"> request for open space to be more than 10m in width on both sides, similar to Richmond loss of social amenity value of the site runoff 	<p>the township urban master plan, active transport strategy and open space strategy, have identified the rivulet for shared user tracks but not for any broader public open space usage.</p> <p>Council's Stormwater in New Developments Policy applies the State Stormwater Strategy targets for reduction in gross pollutants, suspended solids, phosphorus and nitrogen but also allows for higher requirements for sites draining to a RAMSAR wetland.</p>
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Review of Zone Provisions that would apply if the request is granted

If granted, the site would be subject to the General Business Zone and Open Space Zone standards of the State Planning Provisions (SPPs) and local site-specific provisions. The site-specific provisions override elements of the SPPs.

If the request is granted, the following acceptable solution for use and development would apply to the area to be zoned General Business:

- 7am to 9pm trade (including loading and unloading of deliveries) within 50m of the General Residential Zone Monday to Saturday narrowing 8am to 9pm Sundays and public holidays;
- External lighting (not security) not to operate between 11pm and 6am where within 50m of General Residential Zone;
- Bulky goods sales and General Retail and Hire are less than 3500m² per tenancy on 3 Weston Hill Road and 5 Cole Street and less than 300m² per tenancy on 2 Pawleena Road;
- Discretionary uses have no acceptable solution with performance criteria having regard to residential amenity and the activity centre hierarchy;
- 12m building height lowering to 8.5m if within 10m of a General Residential Zone;
- Zero front setback (buildings must be built to the frontage at ground level or no more or less than the maximum and minimum setbacks of buildings on adjoining properties). For the Weston Hill Road frontage existing dwellings on either side are both setback approximately 6m;

- 5m side setback if adjoining a General Residential Zone;
- 10m setback from the Open Space Zone (ie 10m setback for the rear of 3 Weston Hill Road and 20m setback for the rear of 2 Pawleena Road). For Cole Street existing dwellings are setback between 4m and 4.5m;
- 10m setback for compressors, air conditioning etc (typically acoustic screening is required irrespective of the setback);
- External lighting to car parking and pathways;
- Screening of mechanical plants, etc;
- Provide pedestrian entrances that are visible to a road or public areas; and
- Minimum 40% glazing and maximum 30% single length blank wall to ground level facades.

SECTION 40K ASSESSMENT

Section 40K	Required Statement
(2) The report by a planning authority in relation to the draft amendment of an LPS is to contain–	
(a) a copy of each representation made under section 40J in relation to the draft amendment before the end of the exhibition period in relation to the draft amendment, or, if no such representations were made before the end of the exhibition period, a statement to that effect; and	Each representation is attached.
(b) a copy of each representation, made under section 40J in relation to the draft amendment after the end of the exhibition period in relation to the draft amendment, that the planning authority, in its discretion, includes in the report; and	Not relevant.
(c) a statement of the planning authority's opinion as to the merit of each representation included under paragraph (a) or (b) in the report, including, in particular, as to–	No modification to the amendment is necessary in response to the representations and there is no effect on the amendment as a whole.

<p>(i) whether the planning authority is of the opinion that the draft amendment ought to be modified to take into account the representation; and</p> <p>(ii) the effect on the draft amendment, and the LPS to which it relates, as a whole, of implementing the recommendation; and</p>	
<p>(d) a statement as to whether it is satisfied that the draft amendment of an LPS meets the LPS criteria; and</p>	<p>The amendment is considered to satisfy the LPS for the reasons identified in the certification report previously considered by Council.</p>
<p>(e) any recommendations in relation to the draft amendment that the planning authority thinks fit.</p>	<p>Nil.</p>
<p>(3) Without limiting the generality of subsection (2)(e) (<i>above</i>), the recommendations in relation to a draft amendment of an LPS may include recommendations as to whether–</p> <p>(a) a provision of the draft amendment of an LPS is inconsistent with a provision of the SPPs; or</p> <p>(b) the draft amendment of an LPS should, or should not, apply a provision of the SPPs to an area of land; or</p> <p>(c) the draft amendment of an LPS should, or should not, contain a provision that an LPS is permitted under section 32 to contain.</p>	<p>Nil.</p>
<p>(4) A planning authority must not include in a recommendation in relation to a draft amendment of an LPS a recommendation to the effect that the content of a provision of the SPPs should be altered.</p>	<p>No such recommendation is made.</p>

CONCLUSION

This report on representations received on the draft amendment is required to be provided to the Tasmanian Planning Commission. The two representations received do not require modification to the draft amendment for the reasons noted.

Shane Wells

MANAGER PLANNING

Attachments

Representations received x 2
TasWater SPAN

From:
To: [Sorell Council](#)
Subject: Planning Scheme Amendment AM-SOR-5-2024.214-1 AT 3 WESTERN HILL ROAD, SORELL (CT239252), 5 COLE STREET, SORELL (CT 230862), AND 2 PAWLEENA ROAD, SORELL (FOLIO OF REGISTER 52621/1;61/654;222468/1) FOR IRENE INC PLANNING AND URBAN DESIGN
Date: Tuesday, 14 January 2025 12:13:45 PM

As to the above we object to this proposal vehemently as to the points below.

1. The traffic will increase by at least 30%.
2. The design of entry and parking of vehicles will become intolerable both from Cole St. And the shopping centre with parking at the rear of all the properties along Cole St
3. With this plan it will develop an Island situation for 5 properties.
4. We brought this property for it's easy access to shopping not be surrounded by it.
5. This plan should be rejected on many other matters and the property at 3 Western Hill Road should be set aside for housing.
6. We think that a public meeting held to discuss this matter.

From:
To: [Sorell Council](#)
Subject: DA 2024 / 214 - 1
Date: Saturday, 11 January 2025 9:33:21 PM

Dear Council,

I'm writing in regards to the above proposed scheme amendment. I am concerned about the impact to the Sorell Rivulet. My understanding from the proposal is that a 10m wide open space corridor alongside the rivulet is to be retained. This implies, to me, that it will be 5 m either side of the rivulet or 10m on one side. In either case, and even if it was 10m wide on each side, this concerns me.

The rivulet is a under-utilised resource for the Sorell community and given the opportunity, Council should be ensuring that an appropriate corridor is preserved that will allow for future development that the community can appreciate. Take Richmond for example, the public space available along the rivulet in town is significantly greater than 10m.

With the current proposal, the rivulet will eventually need to be turned into a drainage channel to accommodate the future expected development in the area and the significant increase in hard surfaces which will enhance stormwater runoff. This will take away any social amenity value of the site. Further, if the rivulet is not enhanced to maximise it's natural function of helping to filter the water as it flows through it will contribute to enhanced stressors on the receiving Ramsar wetlands. Wetlands that are already under significant threats.

I would ask that Council please ensures that a larger open space corridor is preserved that meets current, and future, community needs and expectation.

Regards,



AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
 18 FEBRUARY 2025



Submission to Planning Authority Notice

Application details

Council Planning Permit No.	AM-SOR-5-2024-214-1 DA 2024 / 214 - 1
Council notice date	21/01/2025
TasWater Reference No.	TWDA 2024/01142-SOR
Date of response	28/01/2025
TasWater Contact	Phil Papps
Phone No.	0474 931 272

Response issued to

Council name	SORELL COUNCIL
Contact details	sorell.council@sorell.tas.gov.au

Development details

Address	2 PAWLENA RD, 3 WESTON HILL RD and 5 COLE ST, SORELL
Property ID (PID)	5938014, 5939922 & 5932296
Description of development	Planning Scheme Amendment - REZONE FROM GENERAL RESIDENTIAL ZONE TO GENERAL BUSINESS ZONE AND OPEN SPACE ZONE

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Ireneinc Planning & Urban Design	Planning Report	--	21/06/2024

Conditions

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56S(2) TasWater makes the following submission:

1. TasWater does not object to the proposed Planning Scheme Amendment but cannot provide formal comment to the Tasmanian Planning Commission in relation to the servicing feasibility of the land currently in an unserviced area for sewer as no concept servicing details were included in the application.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Tasmanian Water & Sewerage Corporation Pty Ltd
GPO Box 1393 Hobart, TAS 7001
development@taswater.com.au
ABN: 47 162 220 653

Page 1 of 1



AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
18 FEBRUARY 2025