



SORELL PLANNING AUTHORITY (SPA) MINUTES

1 APRIL 2025

COUNCIL CHAMBERS
COMMUNITY ADMINISTRATION CENTRE (CAC)



AGENDA

FOR THE SORELL PLANNING AUTHORITY (SPA) MEETING HELD AT
THE COMMUNITY ADMINISTRATION CENTRE (CAC), 47 COLE
STREET, SORELL ON TUESDAY 1 APRIL 2025

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1.0 ATTENDANCE

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

Staff in Attendance:

Shane Wells – Manager Planning

2.0 APOLOGIES

Deputy Mayor C Wooley
Councillor N Reynolds

3.0 CONFIRMATION OF THE MINUTES OF 18 FEBRUARY 2025

RECOMMENDATION

"That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 18 February 2025 be confirmed."

6/2025 LARKINS / NICHOLS

"That the recommendation be accepted."

The motion was put.

For: Gatehouse, Nichols, Campbell, Larkins, Miro Quesada Le Roux, 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.

Councillor Campbell declared a potential perceived pecuniary interest in item 5.1, however, pursuant to S.52(2)(c) of the Local Government Act 1993, will remain when the item is heard.

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 MINOR AMENDMENT NO. 7.2023.17.2

Applicant:	Woolcott Surveyors
Proposal:	Minor Amendment - Boundary Design
Site Address:	223-227 Carlton River Road, Carlton River and adjoining footway to Terry Street (CT 126929/1, CT 126930/1 and CT 126930/2)
Planning Scheme:	<i>Tasmanian Planning Scheme (Sorell LPS)</i>
Application Status	Discretionary
Relevant Legislation:	Section 56 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	Council land. Subdivision creates more than one lot.

Relevant Zone:	Clause 10.0 Low-Density Residential
Proposed Use:	N/A Subdivision
Applicable Overlay(s):	Nil.
Applicable Codes(s):	C2.0 Parking and Sustainable Transport Code. C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area. C12.7 Development Standards for Subdivision within Flood Prone Areas Hazard Code. C13.6 Development Standards for Subdivision within the Bushfire-Prone Areas Code.
Valid Application Date:	12 March 2025
Decision Due:	8 April 2025
Representation(s):	N/A



MINUTES

SORELL PLANNING AUTHORITY (SPA) MEETING
1 APRIL 2025

RECOMMENDATION

That pursuant to Section 56 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2023.17.2 for a Minor Amendment - Boundary Design at 223-227 Carlton River Road, Carlton be approved, subject to the following conditions:

General

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:
 - a) P1 - Planning Assessment cover letter ('supporting report') dated July 2023;
 - ~~b) P5 - Subdivision Proposal Plan from Woolcott Surveys dated 18 March 2023;~~
deleted pursuant to section 56 on 1 April 2025
 - c) P4 - Bushfire Hazard Report from Woolcott Surveys dated December 2023;
 - d) P5 - Preliminary Engineering Design from Flussig Engineers dated 13 March 2024;
 - e) P3 - Flood Report from Flussig Engineers dated 1 June 2023;
 - ~~f) P3 - Onsite Wastewater Report Geo-environmental Solutions dated November 2023;~~
deleted pursuant to section 56 on 1 April 2025
 - g) P3 - Traffic Impact Assessment dated November 2023; and
 - h) P5 - Stormwater Management Plan from Flussig Engineers dated 6 June 2023.
 - i) Subdivision Proposal Plan from Woolcott Land Services dated 25 February 2025**
 - j) Onsite Wastewater Report Geo-environmental Solutions dated February 2025.**
i) and j) added pursuant to section 56 on 1 April 2025

Planning

2. Staging must be in accordance with the endorsed plans and documents unless otherwise agreed to in writing by the General Manager.
3. As no provision has been made for Public Open Space or improvements thereto and, having formed the opinion that such a provision should be made, Council invokes the provisions of

Section 117 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* and requires security equivalent of 5% of the improved value of the gross area of the subdivision.

This should be in the form of a direct payment made before the sealing of the final plan or, alternatively, in the form of security provided under Section 117 of the Act.

The subdivider is to obtain a report from an Independent Registered Valuer for the purposes of determining the improved value of the gross area of the subdivision. The date to which the valuation is to be done must be within 3 months of the date of lodgement of the Final Plan of subdivision. Please refer to Council's Open Space Policy for valuation requirements.

4. Prior to sealing any final plan, all recommendations of the bushfire hazard management plan must be complete and be certified by a suitably qualified person.
5. All land noted as roadway, footway, open space, or similar must be transferred to Council. Complete transfer documents that have been assessed for stamp duty, must be submitted with the final plan of survey.
6. To the satisfaction of Council's General Manager, the final plan of survey must include easements over all drains, pipelines, wayleaves and services. The minimum easement width for stormwater is in accordance with the Tasmanian Subdivision Guidelines.
7. Covenants or other restrictions must not conflict with, or seek to override, provisions of the planning scheme.

Development Engineering

8. Prior to the commencement of works, engineering design drawings showing all work required by this planning permit, and any additional work proposed, must be prepared in accordance with the current:
 - a) Tasmanian Subdivision Guidelines,
 - b) Tasmanian Municipal Standard – Specifications,
 - c) Tasmanian Municipal Standard – Drawings, and
 - d) Any relevant council policy.

The design drawings must be prepared by a suitably qualified and experienced engineer or engineering consultancy with an appropriate level of professional indemnity insurance.

Advice:

- I. *The Tasmanian Subdivision Guidelines, Specifications, and Drawings are available at www.lgat.tas.gov.au.*
 - II. *Variations from the Tasmanian Subdivision Guidelines, Specifications, or Drawings may be approved at the discretion on Council's General Manager or their delegate where a clear justification exists and the alternative solution is to a no lesser quality in terms of infrastructure performance or maintenance costs over the life of the asset.*
 - III. *Where there exists any conflict(s) between the Tasmanian Subdivision Guidelines, Specifications, or Drawings and this permit, any requirements of this permit shall take precedence.*
 - IV. *Engineering design drawings will expire two years after their approval and will be endorsed as such.*
9. Prior to works commencing, the following fees must be paid for each stage of construction:
- a) Engineering design drawing assessment fee, and
 - b) Inspection fees for minimum estimated number of inspections.

Where reassessment of engineering drawings or subsequent inspections are required, additional fees may be required.

Advice: Where appropriate, Council fees are updated each financial year and can be found in the Sorell Council Fees and Charges schedule, available from Council.

10. Works must not commence on site prior to the approval of engineering design drawings by the General Manager.
11. A Construction Management Plan (CMP) must be provided including, but not limited to, the following:
 - a) Traffic Management Plan,
 - b) Dust Management, and
 - c) Soil and Stormwater Management Plan.

All requirements of the CMP must be implemented prior to any works commencing on site.

12. Prior to works commencing, the developer must submit a Notice of Intention to Carry Out Work (available from Council) inclusive of a certificate of currency for public liability insurance for the contractor and any sub-contractor.
13. Prior to sealing the final plan the following works must be completed in accordance with the endorsed engineering design drawings:
 - a) Lot connections for each lot;
 - I. Connection to the electricity network,
 - II. Connection to the telecommunication network (if available), and
 - III. DN150 connection to the stormwater network.
 - b) Vehicle access for each lot;
 - I. 40mm thick DG10 asphalt vehicle crossover, up to front boundary or 6.0m minimum (whichever is greater), including Reinforced Concrete Pipe Class 4 Ring Rubber Jointed stormwater culvert (DN450 minimum) with headwalls and guide posts,
 - II. Appropriate drainage must be provided for each access and driveway to prevent runoff from leaving the property or to direct runoff into Council's roadside drains,
 - III. Minimum sealed width of 3.6m, and
 - IV. Each property access must be located to minimise potential conflicts with other vehicles.
 - c) Fencing:
 - I. Any existing frontage fencing not located on the correct boundary must be removed with a new frontage fence installed in the correct location.
 - d) Road construction;
 - I. Subdivision Road – sealed and drained road carriageway with a width no less than 5.5m (not including shoulders and verge) and 18m road reservation,
 - II. Open drains no less than 3.6m wide and 0.6m deep with 100mm Blue Stone Rock Armouring,
 - III. Cul-de-sac heads must be finished with 40mm thick DG10 asphalt with 9m radius and 30m road reservation (or an approved temporary turning head),

- IV. A reinforced concrete footpath no less than 1.2m wide,
 - V. Street signage and standard line marking at each intersection.
- e) Stormwater network;
- I. Unimpeded major stormwater network for a 1% AEP event,
 - II. Minor stormwater network for a 5% AEP event, including provision of any required detention to prevent downstream flooding, and
 - III. Must be constructed to drain all stormwater runoff from the development via the stormwater infrastructure completed, with overflows directed to the public infrastructure.
- f) Rehabilitation
- I. Provision of top soil and grass seeding on all disturbed surfaces and embankments in the road reservation, along with weed management measures.
14. Mandatory audit inspections are required in accordance with the Tasmanian Subdivision Guidelines. The developer must provide a minimum 48 hours' notice.
15. Works must be completed to a standard that is to the satisfaction of the Council General Manager.
16. A qualified and experienced civil engineer must supervise and certify all works in accordance with clause 21, 22, 23 and 24 of the Tasmanian Subdivision Guidelines.
17. The developer must engage Council to organise a Practical Completion inspection when practical completion of works for each stage has been reached. Upon successful completion of the inspection in accordance with clause 21 and Appendix 6 of the Tasmanian Subdivision Guidelines, Council will issue a Certificate of practical Completion, listing any minor defects identified.
18. Works are subject to a twelve (12) month Defect Liability Period commencing from the day the final plan of survey was sealed (for the applicable stage, if any) during which time all maintenance and repair of work required by this permit is the responsibility of the developer.

19. A Defect Liability Bond equal to 5% of the total construction value, and no less than \$10,000.00, must be submitted for the duration of the defect liability period.
20. Upon completion of the Defect Liability Period, the developer must engage Council to organise a Final Completion inspection in accordance with clause 24 of the Tasmanian Subdivision Guidelines. When all outstanding items listed in the Certificate of Practical Completion and subsequent defects are satisfactorily completed, Council will issue a Certificate of Final Completion. Any remaining financial security in relation to the works will be returned and Council will assume maintenance of the works.
21. Prior to sealing the final plan of survey, accurate as constructed drawings of all works undertaken must be submitted in .pdf and .dwg formats and:
 - a) Be completed, and certified, by a land surveyor or civil engineer,
 - b) Include the data spreadsheet available from Council completed in accordance with the 'Guidelines for As Constructed Drawings and Asset Data Collection' available from Council,
 - c) Photos of all new assets,
 - d) Be accurate to AHD and GDA94,
 - e) Be drawn to scale and dimensioned,
 - f) Include top, inlet, and outlet invert levels,
 - g) Include compaction and soil test results, and

Include an engineer's certificate stating that each component of the works complies with the approved engineering plans and Council standards.

Advice: The minimum standard is demonstrated through the As Constructed Example Drawing, available from Council.

Roads

22. All roads in the subdivision must be conveyed to the Council upon the issue of the Certificate under Section 10 (7) of the *Local Government (Highways) Act 1982*. All costs involved in this procedure must be met by the person responsible.
23. Unless for a local road, service installation across an existing sealed road carriageway must be bored with a minimum cover

of 1.2m. Bores for services greater than 100mm must have a pumped backfill.

Stormwater

24. The minor and major stormwater system must be designed and constructed to not exceed the conveyance or treatment capacity of the downstream network.
25. Lot 26 shall be conveyed to the Council prior to sealing the Final Plan of Survey for the first stage of works to complete. All costs involved in this procedure must be met by the person responsible.

General Fill

26. Site filling, if to a depth of 300mm or more, must comply with the provisions of Australian Standard AS 3798 Guidelines on Earthworks for Commercial and Residential Development as demonstrated by certification from a suitably qualified and experienced civil engineer.

Sight Distance

27. The development works must include vegetation clearance and/or earthworks to achieve the minimum sight distance required by the Austroads Guide to Road Design for all existing and proposed vehicle accesses.

Existing Services

28. Prior to sealing the final plan of survey, all existing lot connections must be relocated to be wholly contained within the balance lot or contained within new or existing service easements to the satisfaction of Council's General Manager.

Advice: this condition covers any existing stormwater, water, sewer, electrical, access or telecommunications infrastructure.

29. Existing crossover(s) or lot connections, if retained, must comply with current standards.

Telecommunications & Power

30. Prior to sealing the final plan of survey, the developer must submit to Council either:

- a) Demonstration that the exemption from the installation of fibre ready pit and pipe notice has been completed, or
- b) An Exemption from the installation of fibre ready pit and pipe, a "Provisioning of Telecommunications Infrastructure – Confirmation of final payment" or "Certificate of Practical Completion of Developer's Activities" from Telstra or NBN Co.

Advice: Please refer to Notice under Telecommunications (Fibre-ready Facilities – Exempt Real Estate Development Projects) Instrument 2021" at

<https://www.communications.gov.au/policy/policy-listing/exemption-pit-and-pipe-requirements/development-form>

- 31. Prior to sealing the final plan of survey, the developer must submit written advice from TasNetworks confirming that all conditions of the Agreement between the Owner and authority have been complied with and that future lot owners will not be liable for network extension or upgrade costs, other than individual property connections at the time each lot is further developed.
- 32. Street lights must include LED lamps at the developers cost.

Road Widening

- 33. The final plan or survey must show the corners of each road intersection must be splayed or rounded by chords of a circle with a radius of not less than 6m.

Natural Environment & Hazards

- 34. No top soil is to be removed from the site without the consent of Council's Manager Planning.

Advice: this condition is to minimise the spread of weeds from the site.

On-Site Wastewater Management

- 35. A new on-site wastewater management system (OWMS) must be installed for the existing buildings on lot 1, 2 & 25. The final position of the OWMS must be within the boundaries of the proposed lots and to the satisfaction of the Manager Health & Compliance. All works are to be completed before the final plan of stage 1 of the subdivision is sealed.

36. Designate on the final plan of lot 4 & 5 that wastewater land application areas are not permitted on the parts of the property identified in the Flussig Engineers flood report for 223 Carlton River Road, Carlton as prone to inundation (figure 5).
37. The existing septic tank systems on lot 1, 2 & 25 are to be removed and decommissioned, including the absorption trenches, to the satisfaction of the Manager Health & Compliance.

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.
- Any changes to the use or development approved, may be deemed as substantially in accordance with the permit or may first require either a formal amendment to this permit or a new permit.

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.

Generally

- Requirements for works or other outcomes to the satisfaction of the General Manager will be delegated to the appropriate officer for determination.
- All engineering related queries should be directed to the Development Engineer. The Council General Manager has delegated functions relevant to the permit to the Development Engineer.
- Sealing of a final plan of survey is subject to a prescribed Council fee at the date of lodgement of the final plan or survey. Land Title Office fees must be paid directly to the Recorder of Titles.
- The final plan of survey is inclusive of any schedule of easement and Part 5 Agreement.
- The final plan of survey will not be sealed until all works required by this permit are complete. On lodgment of the final plan of survey, inspections will be undertaken, unless otherwise advised by the developer, and additional inspection fees will apply to incomplete or substandard works.

Street Naming

- The developer may suggest street names. Suggestions should be received three months prior to sealing the final plan of survey and be made in writing to the General Manager. Street names must be consistent with Tasmanian Place Naming Guidelines, May 2021. Please refer to <https://nre.tas.gov.au/land-tasmania/place-naming-in-tasmania>

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

7/2025 REED / TORENIUS

"That the recommendation be accepted."

The motion was put.

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

Against: None

The motion was **CARRIED**.

5.2 SECOND BILL TO INTRODUCE DEVELOPMENT ASSESSMENT PANELS (DAPs)**RECOMMENDATION**

"That Council endorse the General Manager to provide a submission as outlined in this report."

8/2025 CAMPBELL / LARKINS

"That the recommendation be accepted."

An amended motion was moved to amend the DAP submission by replacing the first sentence in paragraph one with the following:

"Council remains open minded to a well-designed Development Assessment Panel (DAP) framework".

9/2025 REED / TORENIUS

The amended motion was put.

For: Gatehouse, Nichols, Campbell, Larkins, Reed and Torenus

Against: Miro Quesada Le Roux

The amended motion was **CARRIED**

A second amended motion was moved to amend the DAP submission as per:

"Council does not support the creation of any Development Assessment Panel (DAP) and rejects the Bill."

10/2025 MIRO QUESADA LE ROUX**MINUTES**

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The amended motion lapsed for want of a seconder.

The motion as amended was put.

For: Gatehouse, Nichols, Campbell, Larkins, Reed and Torenus

Against: Miro Quesada Le Roux

The amended motion was **CARRIED**.

5.3 SUBDIVISION APPLICATION NO. 7.2025.4.1

Applicant:	Rogerson & Birch Surveyors
Proposal:	Boundary Adjustment
Site Address:	Primrose Sands Road, Primrose Sands (CT 139347.1) & CT 12923.1
Planning Scheme:	<i>Tasmanian Planning Scheme (Sorell LPS)</i>
Application Status	Permitted
Relevant Legislation:	Section 58 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	Council land

Relevant Zone:	Rural Living
Proposed Use:	Not Applicable
Applicable Overlay(s):	Nil.
Applicable Codes(s):	C7.0 Natural Values – Priority Vegetation Code C12.0 Flood-Prone Hazard Code
Valid Application Date:	11 March 2025
Decision Due:	7 April 2025
Discretion(s):	Nil
Representation(s):	Not Applicable

RECOMMENDATION

That pursuant to Section 58 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 7.2025.4.1 for a Boundary Adjustment at Primrose Sands Road, Primrose Sands 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:



(a) P1 Boundary Adjustment Plan by Rogerson and Birch dated 26/02/2025.

2. Sealing of a final plan of survey is subject to a prescribed Council fee at the date of lodgment of the final plan or survey. Land Title Office fees must be paid directly to the Recorder of Titles.
3. The final plan of survey is inclusive of any schedule of easement and Part 5 Agreement.
4. The final plan of survey will not be sealed until all works required by this permit are complete. On lodgment of the final plan of survey, inspections will be undertaken, unless otherwise advised by the developer, and additional inspection fees will apply to incomplete or substandard works.

All costs involved in this procedure must be met by the developer.

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



MINUTES

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- 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.

General

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

11/2025 CAMPBELL / LARKINS

"That the recommendation be accepted."

The motion was put.

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

Against: None

The motion was **CARRIED**.

Meeting closed at 5.18pm

MAYOR GATEHOUSE
CHAIRPERSON
1 APRIL 2025