



SORELL PLANNING AUTHORITY (SPA) MINUTES

6 MAY 2025

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 6 MAY 2025

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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 C Torenus
Robert Higgins, General Manager

Staff in attendance:

Shane Wells – Manager Planning

2.0 APOLOGIES

Councillor N Reynolds

3.0 CONFIRMATION OF THE MINUTES OF 8 APRIL 2025

RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 8 April 2025 be confirmed.”

14/2025 LARKINS / NICHOLS

“That the recommendation be accepted.”

The motion was put.

For: Gatehouse, Wooley, 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.

No Authority 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 REFUSAL OF DWELLING AT 5 INVERNESS STREET, MIDWAY POINT NO. DA 2024 / 312 - 1

Applicant:	Play Co Pty Ltd
Proposal:	Dwelling
Site Address:	5 Inverness Street, Midway Point (CT 185905/97)
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:	Recommendation to refuse

Relevant Zone:	General Residential Zone
Proposed Use:	Single Dwelling
Applicable Overlay(s):	Dispersive Soils SAP, Airport Obstacle Limitation Area, Bushfire-Prone Areas
Applicable Codes(s):	Parking and Access Code
Valid Application Date:	15 April 2024
Decision Due:	13 May 2025
Discretion(s):	1 Front setback
	2 Site coverage
	3 Dispersive soils
Representation(s):	Nil

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2024.312.1 for a dwelling at 5 Inverness Street, Midway Point be refused as:

- A, The application does not comply with acceptable solution 8.4.1 A1 and does not satisfy performance criteria 8.4.2 P1 as the frontage setback is not compatible with the streetscape.
- B. The application does not comply with acceptable solution 8.4.1 A1 and does not satisfy performance criteria 8.4.3 P1 as the site coverage is not consistent with that existing on established properties in the area.

15/2025 CAMPBELL / LARKINS

"That the recommendation be accepted."

The motion was put.

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

Against: None

The motion was **CARRIED**.

Meeting closed at 4:37pm

MAYOR GATEHOUSE
CHAIRPERSON
6 MAY 2025