



# SORELL PLANNING AUTHORITY (SPA) MINUTES

3 JUNE 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 3 JUNE 2025

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## 1.0 ATTENDANCE

△

Chairperson Mayor Gatehouse  
Deputy Mayor C Wooley  
Councillor B Nichols  
Councillor S Campbell  
Councillor M Larkins  
Councillor M Reed  
Councillor C Torenus  
Robert Higgins, General Manager

Staff in attendance:

Shane Wells - Manager Planning

## 2.0 APOLOGIES

Councillor M Miro Quesada Le Roux  
Councillor N Reynolds

## 3.0 CONFIRMATION OF THE MINUTES OF 6 MAY 2025

### RECOMMENDATION

"That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 6 May 2025 be confirmed."

### 16/2025 NICHOLS / LARKINS

"That the recommendation be accepted."

The motion was put.

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

Against: None

The motion was **CARRIED**.



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## 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 7.2022.3.1 – 13 LOT SUBDIVISION AT 1668 ARTHUR HIGHWAY, COPPING

<b>Applicant:</b>	PDA Surveyors
<b>Proposal:</b>	13 Lot Subdivision
<b>Site Address:</b>	1668 Arthur Highway, Copping (CT 139620/1; 127347/1; 51570/2)
<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> & Part 3 of the <i>Local Government (Building and Miscellaneous Provisions) Act 1993 (LGBMP)</i> .
<b>Reason for SPA meeting:</b>	Subdivision creates more than ten lots.

<b>Relevant Zone:</b>	Rural Zone Utilities Zone
<b>Proposed Use:</b>	Not applicable - Subdivision
<b>Applicable Overlay(s):</b>	Bushfire-prone areas Low landslip hazard band Medium landslip hazard band Waterway and coastal protection area Priority vegetation area
<b>Applicable Codes(s):</b>	Parking and Sustainable Transport Code Road and Railway Assets Code Natural Assets Code Attenuation Code Bushfire-Prone Areas Code Landslip Hazard Code

<b>Valid Application Date:</b>	18 July 2024 (date of State Growth section 52 consent)
<b>Decision Due:</b>	10 June 2025
<b>Discretion(s):</b>	1 Clause 26.5.1 P1 - Subdivision
	2 Clause 26.5.2 P1 - Services
	3 Clause C3.5.1 P1 - Traffic
	4 Clause C7.7.1 P1 - Subdivision in a waterway area
	5 Clause C7.7.2 P1 - Subdivision in a priority vegetation area
	6 Clause C15.7.1 P1 - Subdivision in a landslip hazard area
<b>Representation(s):</b>	2 representations received.

## RECOMMENDATION

That pursuant to section 57 of the *Land Use Planning and Approvals Act 1993* and Part 3 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* Council resolve that Planning Application 7.2022.3.1 be refused for the following reasons:

1. The layout of the subdivision will make the maintenance of roads unduly expensive contrary to section 85 (c) of the *Local Government (Building and Miscellaneous Provisions) Act 1993*.
2. The proposal does not comply with acceptable solution C15.7.1 A1 as subdivision works and lots are within the landslip hazard area and does not satisfy performance criteria C15.7.1 P1 as it has not been demonstrated that development on each lot will achieve a tolerable level of risk from landslip.

## 17/2025 TORENIUS / NICHOLS

"That the recommendation be accepted."

The motion was put.

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

Against: None

The motion was **CARRIED**.



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## 5.2 GREATER HOBART BUS NETWORK REVIEW

### RECOMMENDATION

"That Council endorse the General Manager to provide a submission that includes the matters outlined in the 'future needs' section of this report."

### 18/2025 REED / LARKINS

"That the recommendation be accepted."

The motion was put.

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

Against: None

The motion was **CARRIED**.

## 5.3 PLANNING SCHEME AMENDMENT 5.2025.51.1 – PRIMROSE SANDS ROAD, PRIMROSE SANDS (ADJACENT TO COMMUNITY CENTRE AT 570 PRIMROSE SANDS ROAD)

<b>Applicant:</b>	IreneInc Planning and Urban Design
<b>Proposal:</b>	Local Business Rezone and SAP
<b>Site Address:</b>	Part of Primrose Sands Road, Primrose Sands (CT 139347/1) located adjacent to the Primrose Sands Community Centre at 570 Primrose Sands Road
<b>Planning Scheme:</b>	<i>Tasmanian Planning Scheme Sorell (TPS-S)</i>
<b>Relevant Legislation:</b>	Part 3B of the Land Use Planning and Approvals Act 1993 (LUPAA)
<b>Reason for SPA meeting:</b>	No delegated authority for a planning scheme amendment

<b>Relevant Zone:</b>	Rural Living
<b>Proposed Zone:</b>	Local Business
<b>Valid Application Date:</b>	5 March 2025
<b>Decision Due:</b>	19 June 2025
<b>Representation(s):</b>	N/A



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## RECOMMENDATION

(a) That pursuant to Section 40D(a) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority prepare Amendment AM-SOR-2025-51-1 to the Sorell Local Provisions Schedule for land at Primrose Sands Road, Primrose Sands (CT 139347/1 located adjacent to the Primrose Sands Community Centre at 570 Primrose Sands Road (as set out in attachment 1 to the report) to:

- i. Rezone part of the land from the Rural Living Zone to the Local Business Zone;
- ii. Apply the Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan to the Local Business Zone.

(b) That pursuant to Section 40 and *Use Planning and Approvals Act 1993*, AM-SOR-2025 -1 is certified as meeting the LPS criteria.

(a) 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.

## 19/2025 LARKINS / REED

"That the recommendation be accepted."

The motion was put.

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

Against: None

The motion was **CARRIED**.

## 5.4 7.2024.4.2 – MINOR AMENDMENT REQUEST FOR 16 LOT SUBDIVISION AT VALLEYFIELD ROAD, SORELL

<b>Applicant:</b>	Annecy Group Pty Ltd
<b>Proposal:</b>	Minor Amendment – Reduce Public Open Space Contribution on 16 Lot Subdivision



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<b>Site Address:</b>	9 Valleyfield Road, Sorell and 123 Rosendale Road, Sorell)
<b>Planning Scheme:</b>	<i>Tasmanian Planning Scheme (Sorell LPS)</i>
<b>Application Status</b>	Discretionary
<b>Relevant Legislation:</b>	Section 56 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
<b>Reason for SPA meeting:</b>	Original permit approved at SPA meeting

  

<b>Relevant Zone:</b>	Rural Living Zone
<b>Decision Due:</b>	5 June 2025
<b>Representation(s):</b>	N/A

### RECOMMENDATION

That pursuant to Section 56 of the *Land Use Planning and Approvals Act 1993* Council resolve that permit 7.2024.4.1 be amended by the substitution of '5%' with '3%' and a new permit issued with reference 7.2024.4.2.

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)

### 20/2025 LARKINS / TORENIUS

"That the recommendation be accepted."

The motion was put.

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

Against: Reed

The motion was **CARRIED**.

Meeting closed at 4:55pm

**MAYOR GATEHOUSE**  
**CHAIRPERSON**  
**3 JUNE 2025**



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