



SORELL PLANNING AUTHORITY (SPA) **MINUTES**

5 AUGUST 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 5 AUGUST 2025

TABLE OF CONTENTS

1.0	ATTENDANCE	1
2.0	APOLOGIES	1
3.0	CONFIRMATION OF THE MINUTES OF 3 JUNE 2025	1
4.0	DECLARATIONS OF INTEREST	2
5.0	LAND USE PLANNING	2
5.1	REPORT ON REPRESENTATIONS RECEIVED FOR DRAFT PLANNING SCHEME AMENDMENT AM-SOR-5.2025.51.1 – LOCAL BUSINESS ZONE PRIMROSE SANDS	2
5.2	URBAN GROWTH BOUNDARY UPDATE	3
5.3	5.2025.128.1 - TOURIST OPERATION (WAKE CABLE AND AQUA PARK)	3

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 Reed
Councillor C Torenus
Robert Higgins, General Manager

Staff in Attendance:

Shane Wells – Manager Planning
Greg Robertson – Manager Health & Compliance
Kate Guinane – Senior Planner

2.0 APOLOGIES

Councillor M Miro Quesada Le Roux
Councillor N Reynolds

3.0 CONFIRMATION OF THE MINUTES OF 3 JUNE 2025

RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 3 June 2025 be confirmed.”

21/2025 LARKINS / 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**.



MINUTES

SORELL PLANNING AUTHORITY (SPA) MEETING
5 AUGUST 2025

4.0 DECLARATIONS OF 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 REPORT ON REPRESENTATIONS RECEIVED FOR DRAFT PLANNING SCHEME AMENDMENT AM-SOR-5.2025.51.1 – LOCAL BUSINESS ZONE PRIMROSE SANDS

Applicant:	IreneInc Planning and Urban Design
Proposal:	Part rezone to Local Business Zone and Specific Area Plan
Site Address:	Part of Primrose Sands Road, Primrose Sands (CT 139347/1) located adjacent to the Primrose Sands Community Centre at 570 Primrose Sands Road
Planning Scheme:	<i>Tasmanian Planning Scheme Sorell (TPS-S)</i>
Relevant Legislation:	Part 3B of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	Planning scheme amendment
Decision Due:	35 days after public exhibition ends
Representation(s):	Nil

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-2025.51.1 to the Sorell Local Provisions Schedule.

22/2025 LARKINS / TORENIUS

"That the recommendation be accepted."

The motion was put.

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

Against: None

The motion was **CARRIED**.

5.2 URBAN GROWTH BOUNDARY UPDATE**RECOMMENDATION**

"That Council notes the report."

23/2025 WOOLEY / 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**.

5.3 5.2025.128.1 - TOURIST OPERATION (WAKE CABLE AND AQUA PARK)

Applicant:	T Mason
Proposal:	Tourist Operation (Wake Cable and Aqua Park)
Site Address:	4 Old Forcett Road, Forcett and adjoining land to the west (CT 170310/2) and south (CT 170311/1)
Planning Scheme:	<i>Tasmanian Planning Scheme (Sorell LPS)</i>
Application Status	Discretionary
Relevant Legislation:	Section 57 of the Land Use Planning and Approvals Act 1993 (LUPAA)

**MINUTES**

SORELL PLANNING AUTHORITY (SPA) MEETING
5 AUGUST 2025

Reason for SPA meeting:	Representations received	
Relevant Zone:	Agriculture	
Proposed Use:	Tourist Operation	
Applicable Overlay(s):	Nil	
Applicable Codes(s):	Safeguarding of Airports Code Bushfire-Prone Areas Code Scenic Protection Code Parking and Sustainable Transport Code Road and Railway Assets Code Signs Code	
Valid Application Date:	23 May 2025	
Decision Due:	19 August 2025	
Discretion(s):	1	Clause 21.3.1 P1 & P2 – discretionary use
	2	Clause C1.6.1 P1.1 – design and siting of signs
	3	Clause C2.5.1 P1.1 – car parking numbers
	4	Clause C3.5.1 P1 – traffic generation at a vehicle crossing, level crossing or new junction
	5	Clause C8.6.1 P1.1 & P1.2 – development within a scenic protection area
Representation(s):	Fifteen opposing, 40 supporting	

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2025.128.1 for a Tourist Operation (Wake Cable and Aqua Park) at 4 Old Forcett Road, Forcett and adjoining land to the west (CT 170310/2) and south (CT 170311/1) 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:

P2 (building designs Rev SK9 dated 23 June 2025 sheets 1 - 15)
P1 (development application supporting report by Van Diemen Consulting dated 8 May 2025)
P2 (noise level of a Rixen water ski cableway by Rixen)
P3 (Tas wake cable-risk management and procedure plan: water quality management received 24 June 2025)
P2 (traffic impact assessment by Hubble Traffic dated June 2025)

2. Prior to the issue of a building permit and prior to commencement of any on site works, amended plans showing the relocation of the proposed site access as recommended by the traffic impact assessment prepared by Hubble Traffic and dated June 2025, must be submitted to and endorsed as being to the satisfaction of Council's General Manager or delegate. When approved, the plans will form part of the permit.
3. Signs must be located within the boundaries of the site.
4. The sign must not be illuminated internally or externally.
5. To the satisfaction of the General Manager, the sign must be maintained in good repair and in a clean, tidy and safe condition.

Engineering

6. Prior to any works commencing for approved development application, engineering design drawings showing all work and the revised site access location described by Condition 2, above, and as required by this planning permit must be prepared in substantial accordance with the latest:
 - (a) Tasmanian Municipal Standard Specifications,
 - (b) Tasmanian Standard Drawings,
 - (c) Austroads and
 - (d) Any other document standard, specification, guideline or policy advised as relevant by Council.

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

Advice:

Variations from the above listed or subsequently advised documents may be approved at the discretion of the Council General Manager or their delegate where a clear justification exists and the alternative solution is of no lesser quality, in terms of infrastructure performance or maintenance costs over the life of the asset.

7. All civil works must be constructed in accordance with Council's stamped drawings.

8. Mandatory audit inspections are required for road widening works. The developer must provide a minimum 48 hours' notice to Council for proof roll of subgrade, subbase and base.
9. A qualified and experienced civil engineer must supervise and certify that all road works are carried out in accordance with LGAT and Austroads standards.
10. Road widening works are subject to a twelve (12) month Defect Liability Period commencing from the date of payment of defect liability bond once all road works are completed as approved by Council. During this time all maintenance and repair of work required by this permit is the responsibility of the developer.
11. 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.
12. Prior to first occupation or commencement of use (whichever occurs first), at least Thirty-five (35) off-street car parking spaces shall be provided complying with AS 2890. The provision must ensure:
 - (a) internal driveway must be designed and constructed to engineer's specification;
 - (b) have stormwater drainage infrastructure located in the parking area (e.g., swales, grated pits and channel);
 - (c) pedestrian access is provided in a safe and convenient manner;
 - (d) all car parking spaces constructed in accordance with approved Council's drawings;
 - (e) a maximum gradient of 1 in 20 (5%) measured parallel to the angle of parking and 1 in 16 (6.25%) in any other direction;
 - (f) spaces are delineated by line marking or other clear physical means;
 - (g) have physical controls installed where appropriate, such as Wheel stops;
 - (h) have appropriate signposting and pavement markings for reservation for disabled car parking spaces.
13. Prior to first occupation or commencement of use (whichever occurs first), at least One (1) Motorcycle and Four (4) Bicycle spaces shall be provided.
14. Prior to Council accepting a Notice of Intention to Carry Out Work, a Construction Management Plan (CMP) prepared by a

suitably qualified person must be provided to Council. The CMP must include but is not limited to the following:

- (a) Soil Management Plan
- (b) Traffic Management Plan

15. Prior to any works commencing, the developer must submit a Notice of Intention to Carry Out Work. The submission must include a Certificate of Currency for public liability insurance for the head contractor and any sub-contractor(s).
16. Drainage system shall be aligned with its major drainage network within the road and public reserves, unless otherwise approved by Council and with sufficient receiving capacity to drain the road and all land draining onto the road without undue inundation of any properties.
17. All works determined as required by this permit, shall be performed and completed by the developer, at the developer cost and expense, to a standard that is to the absolute satisfaction of Council's General Manager.

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.

- A Vehicular Crossing Permit can be obtained by completing the Vehicular Crossing and Associated Works Application form available at www.sorell.tas.gov.au/services/engineering.

Environmental Health:

- Water Quality in the Wake Cable and Aqua Park must compliance with the Tasmanian Guidelines for Recreational Water 2007.
- A separate food business registration under the Food Act 2003 is required before commencing operations.
- Advice: An environmental nuisance is determined on a case by case basis guided by the parameters outlined in the *Environmental Management and Pollution Control Act 1994*. Should an environmental nuisance arise, the use must be modified to no longer cause a nuisance. An Environment Protection Notice and monetary penalties may apply.

Other Approvals

- TasNetworks has a registered easement over this property for distribution assets. Further information regarding Easements can be found on the TasNetworks website: <https://www.tasnetworks.com.au/easements>. The 12m wide wayleave easement providing for the distribution high voltage feeder between poles 371054 and 565435 will need to be maintained.
- It is recommended that the customer or their electrician contact TasNetworks on 1300 137008 if they have any questions regarding an upgrade they may require to their electricity supply due to this development.
- 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

24/2025 LARKINS / CAMPBELL

"That the recommendation be accepted."

The motion was put.

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

Against: Torenus

The motion was **CARRIED**.

Meeting closed at 5:05pm

**MAYOR GATEHOUSE
CHAIRPERSON
5 AUGUST 2025**



MINUTES

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5 AUGUST 2025