



SORELL PLANNING AUTHORITY (SPA) **MINUTES**

7 OCTOBER 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 7 OCTOBER 2025

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AUDIO-VISUAL RECORDING OF MEETINGS

I would like to advise that an audio-visual recording is being made of this meeting. I also remind everyone present to be respectful and considerate towards others attending the meeting. Language or behaviour that could be perceived as offensive, defamatory, or threatening to any person attending the meeting, or to those listening to the recording, will not be tolerated.

1.0 ATTENDANCE

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

Staff in Attendance:

Shane Wells – Planning Manager

2.0 APOLOGIES

Councillor S Campbell
Councillor N Reynolds

3.0 CONFIRMATION OF THE MINUTES OF 5 AUGUST 2025

RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 5 August 2025 be confirmed.”

24/2025 REED / NICHOLS

“That the recommendation be accepted.”

Councillor Reed sought a point of clarification with the Planning Manager in respect of Item 5.3, condition 2.

The motion was put.

For: Gatehouse, Nichols, Larkins, Reed, Torenus and Miro Quesada



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Against: None

The motion was **CARRIED**.

4.0 DECLARATIONS OF INTEREST

The Mayor requested any Councillors to indicate whether they had, or were likely to have, an interest in any item on the agenda.

No Councillor indicated they had or were likely to have interest in any items on the agenda.

Note that subsequent to this, during debate of Item 5.1, Councillor Reed advised a potential, non-pecuniary interest (related to one of the owners but not a close associate) and accordingly left the meeting at 4.44pm, prior to the item being voted on. Once the item was determined, Councillor Reed returned to the meeting at 4.46pm.

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 5.2024.336.1 DWELLING (RETROSPECTIVE) AT 317 HILLCREST ROAD, PAWLEENA

Applicant:	Darryn White & Associates Pty Ltd
Proposal:	Dwelling (Retrospective)
Site Address:	317 Hillcrest Road, Pawleena (CT 159813/1) with access over 315 Hillcrest Road (CT16152/4) and 316 Hillcrest Road (16152/3).
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:	Owner or applicant is a staff member

Relevant Zone:	Rural
Proposed Use:	Residential (Single Dwelling)
Applicable Overlay(s):	Priority Vegetation Area
Applicable Codes(s):	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code



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	C7.0 Natural Assets Code
Valid Application Date:	8 July 2025
Decision Due:	10 October 2025
Discretion(s):	1 20.3.1 Discretionary Use
	2 20.4.3 Access for new dwellings
	3. C7.6.2 Clearance within a priority vegetation area
Representation(s):	One

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2024.336.1 for a Dwelling (Retrospective) at 317 Hillcrest Road, Pawleena 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:
 - P3 (Site Plan), dated 19 August 2025, dated and received 19 August 2025;
 - P3 (Bushfire Hazard Management Area), dated and received 19 August 2025;
 - P3 (Elevations and floor plan), dated 19 August 2025, received 19 August 2025; and
 - P2 (Natural Values Assessment), dated 18 June 2025, received 10 July 2025.
2. No use or development within the Crown land shown as Reserved Road is taken to be approved as part of this planning permit.
3. No native vegetation removal, except that required for the construction of the dwelling, parking and circulation areas, driveway, and the establishment of bushfire hazard management areas as shown on the approved plans is to be undertaken, unless the written consent of the Sorell Council is first obtained.
4. Bushfire hazard management measures must be contained within the site boundaries unless authorised by the Department of Natural Resources and Environment.
5. The internal driveway and areas set aside for vehicle parking and turning must:

- (a) be fully complete within six months of first use;
- (b) be constructed with a durable all weather pavement;
- (c) be drained to a legal point of discharge or runoff is retained onsite such that stormwater is not concentrated onto adjoining properties;
- (d) have a gravel surface that is designed, constructed and maintained to avoid sedimentation or erosion or excess dust; and
- (e) be maintained through the life of the use in a condition that, at a minimum, is suitable for two wheel drive vehicles.

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

Surrounding Rural Uses

- The use must be undertaken such that it does not confine or restrain the harvesting of timber, undertaking of agriculture, or any other rural use on any adjoining properties.

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

- 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

25/2025 LARKINS / NICHOLS

"That the recommendation be accepted."

The motion was put.

For: Gatehouse, Nichols, Larkins, Torenus and Miro Quesada

Against: None

The motion was **CARRIED**.

5.2

7.2025.10.1 – ONE LOT SUBDIVISION AT 5 CHERRY COURT, FORCETT

Applicant:	MC Planners
Proposal:	One lot subdivision
Site Address:	5 Cherry Court, Forcett (CT 140818/13)
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:	More than one representation received.

Relevant Zone:	Rural Living
Proposed Use:	N/A
Applicable Overlay(s):	Airport obstacle limitation area Bushfire-prone area Low landslip hazard band
Applicable Codes(s):	Safeguarding of Airports Code Bushfire-prone Areas Code Landslip Hazard Code Dispersive Soils Specific Area Plan
Valid Application Date:	2 July 2025
Decision Due:	21 October 2025
Discretion(s):	1 Clause 11.5.1 (P1), lot design. 2 Clause 11.5.1 (P2), lot design. 3 Clause 11.5.3 (P2), services.
	4 Clause SOR-1.7.1 (P1), development on dispersive soils
	5 Clause SOR-S1.8.1 (P1), subdivision on dispersive soils
	6 Clause C2.6.1 (P1), construction of parking areas – gravel
Representation(s):	Three representations received.

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 7.2025.10.1 for a one lot subdivision at 5 Cherry Court, Forcett 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:

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- a) P1 (proposed plan of subdivision, Rogerson and Birch, dated 3 March 2025)
 - b) P1 (Bushfire hazard report prepared by Rogerson & Birch Surveyors and dated 28 April 2025)
 - c) P1 (Geotechnical site investigation for foundations and wastewater prepared by Enviro Tech Consultants dated 27 May 2025 and 6 August 2025)
2. 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 lot 2.

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.

3. To the satisfaction of Council's General Manager, a suitable covenant is to be included in the schedule of easements for Lot 2 that the recommendations of the geotechnical site investigation for foundations and wastewater prepared by Enviro Tech Consultants dated 27 May 2025 and 6 August 2025 must be undertaken at development stage, unless otherwise approved by Council.
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. Covenants or other restrictions must not conflict with, or seek to override, provisions of the planning scheme.

General

6. Prior to any works commencing for approved subdivision, engineering design drawings showing all work required by this planning permit must be prepared in substantial accordance with the latest:
 - a) Tasmanian Subdivision Guidelines,
 - b) Tasmanian Municipal Standard Specifications,
 - c) Tasmanian Standard Drawings, 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:

- i. *The Tasmanian Subdivision Guidelines, Municipal Standard Specifications, and Standard Drawings are available at www.lgat.tas.gov.au.*
 - ii. *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. Prior to any works commencing for approved subdivision, the following Council Fees and Charges must be paid:
 - a) *Engineering Design Drawing Checking Fee at 2% of the construction costs or the minimum amount (whichever is higher), and*
 - b) *Inspection Fee for the estimated minimum number of inspections.*

In the event re-checking of engineering design drawings due to changes from client or if additional inspections are required, the Council Fees and Charges may be applied accordingly.

Advice:

- i. *All civil works must be constructed in accordance with Council's approved Engineering drawings.*
 - ii. *The engineering design drawings checked and stamped by Council will expire on Two (2) years from the date of issue.*
 - iii. *Council Fees and Charges are updated each financial year and can be found in the Sorell Council Fees and Charges schedule, available from Council's website.*
8. Prior to any works commencing, the Council must issue stamped set of the engineering design drawings.
9. 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 (if any).
- Advice: this condition covers any existing stormwater, water, sewer, electrical, access or telecommunications infrastructure.*
10. The final plan of survey will not be sealed until all works required by this permit are complete.

Road

11. Vehicular access for Lot 2 must be upgraded in accordance with LGAT standard.
12. The internal access (circulation roadway) for Lot 2 shall:
- i. be of a minimum width of 4 metres and extend from the front boundary to each lot proper;
 - ii. feature a one-way cross-fall and capture stormwater runoff such that it is managed on site and not concentrated onto adjoining properties;
 - iii. have a sealed or gravel surface that is designed, constructed and maintained to avoid sedimentation, erosion, or excess dust;
 - iv. be suitable for two-wheel drive vehicles; and

- v. be in general accordance with the requirements of AS2890.1:2004.

13. 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 (if any on Council's reserve).

Note: All requirements of the CMP provided must be fully implemented prior to commencement of works. Soil Management plan is only required if excavating and removing material off site.

14. 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).

Power and Telecommunication

15. Prior to sealing the final plan, the following works must be completed:

(a) Prior to sealing the final plan of survey, the developer must submit written advice from TasNetwork for Lot 2 confirming that either:

- i. all conditions of the Agreement between the Owner and authority have been complied with; or
- ii. 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.

(b) Connection to the telecommunication network for Lot 2:

Note: Letter or an email from Telstra NBN required confirming:

- *the connection or demonstration that the exemption from the installation of fibre ready pit and pipe notice has been completed, or*
- *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>

Fencing for each lot:

16. Any frontage fencing, including existing, not located on the correct boundary must be removed and replaced with new rural type fencing, and installed in the correct location.
17. The survey pegs for all lots in the subdivision are to be certified correct prior to Council sealing the Final Plan of Survey.

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.
- Prior to any works commencing within the Council's Road reservation, an associated permit must be granted for the works (available on Council's website).
- 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.
- Council recommends consulting Before You Dig Australia (BYDA) at www.byda.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.

General

- A front fence above 1.2m in height may require planning approval – please refer to our info sheet at <https://www.sorell.tas.gov.au/planning-information-sheets/>
- 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.

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

26/2025 LARKINS / NICHOLS

"That the recommendation be accepted."

The motion was put.

For: Gatehouse, Nichols, Larkins, Reed and Miro Quesada

Against: Torenus

The motion was **CARRIED**.

Meeting closed at 4:57pm.

**MAYOR GATEHOUSE
CHAIRPERSON
7 OCTOBER 2025**



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