



SORELL PLANNING AUTHORITY (SPA) **MINUTES**

18 NOVEMBER 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 18 NOVEMBER 2025

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1.0 ATTENDANCE

△

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

Staff in attendance:
Shane Wells – Manager Planner

2.0 APOLOGIES

Councillor N Reynolds
Councillor B Shaw

3.0 CONFIRMATION OF THE MINUTES OF 7 OCTOBER 2025

RECOMMENDATION

"That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 7 October 2025 be confirmed."

27/2025 Larkins/Nichols

"That the recommendation be accepted."

The motion was put.

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

Against: None

The motion was **CARRIED**.



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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.

Councillor Reed declared a potential perceived non-pecuniary interest in item 5.1.

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*.

Councillor Reed left the meeting at 4.34pm.

5.0 LAND USE PLANNING

5.1 7.2025.15 1 SUBDIVISION (TWO ADDITIONAL LOTS) AT 12 CLARK STREET, DUNALLEY

Applicant:	T Woolford
Proposal:	Two Lot Subdivision
Site Address:	12 Clark Street, Dunalley (184255/2)
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:	Low Density Residential
Proposed Use:	Not applicable, ref clause 6.2.6
Applicable Overlay(s):	Waterway Coastal Protection Area Flood Prone Hazard Area
Applicable Codes(s):	C2.0 Parking and Sustainable Transport Code, C3.0 Road and Railway Assets Code, C7.0 Natural Assets Code, C12.0 Flood Prone Areas Code, C13.0 Bushfire Prone Areas Code
Valid Application Date:	26 September 2025
Decision Due:	24 November 2025
Discretion(s):	1 10.6.1 Lot design
	2 10.6.3 Services
	3 C2.6.1 Construction of parking areas
	4 C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area



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	5.	C12.7.1 Subdivision within a flood-prone hazard area
Representation(s):	Nil	

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 7.2025.15.1 for a Three Lot Subdivision at 12 Clark Street, Dunalley 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) P2 (Cover Letter), dated 06 October 2025, received 06 October 2025
 - (b) P1 (Site & soil evaluation report – onsite wastewater management), dated 20 January 2025, received 13 August 2025
 - (c) P1 (Flood prone areas assessment), dated 20 November 2024, received 13 August 2025.
 - (d) P1 (Bushfire Hazard Report), dated July 2025, received 13 August 2025
 - (e) P1 (Plan of subdivision), dated October 2024, received 13 August 2025
2. The recommendations for access design as provided in the Bushfire Hazard Report reference in condition 1 must be incorporated into the overall design of vehicle access and shown on the drawings submitted for engineering approval.
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* (LGBMP) and requires security equivalent of 5% of the improved value of the gross area of subdivision.

This security 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 LGBMP.

The subdivider is to obtain a report from a Registered Valuer for the purposes of determining the improved value of the gross area of the subdivision.

Advice: please refer to Council's Open Space Policy for valuation requirements.

Engineering

4. 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,
- (d) Conditions of this permit which specify the design of works, and
- (e) 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.*
 - iii. *All civil works must be constructed as per Council's approved Engineering drawings.*
 - iv. *The engineering design drawings checked and stamped by Council will expire on Two (2) years from the date of issue.*
5. 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: 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.

6. Prior to any works commencing, the Council must issue stamped set of the engineering design drawings.
7. Prior to sealing the final plan of survey:
 - (a) 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
 - (b) The survey pegs for all lots in the subdivision are to be certified correct.

Road

8. The shared internal access (required by the bushfire hazard management plan) must be constructed to:
 - (a) feature one-way crossfall and capture stormwater runoff such that it is managed on site and not concentrated onto adjoining properties;
 - (b) have gravel surface that is designed, constructed and maintained to avoid sedimentation, erosion, or excess dust; and
 - (c) be in general accordance with the requirements of AS2890.1:2004.
9. Prior to Council accepting a Notice of Intention to Carry Out Work, a Soil Management Plan must be provided to Council if excavating and removing material off site.

Power and Telecommunication

10. Prior to sealing the final plan of survey, the developer must submit to Council either:
 - (a) a completed exemption from the installation of fibre ready pit and pipe notice, or

- (b)a "Provisioning of Telecommunications Infrastructure – Confirmation of final payment", or
- (c) "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>

11. Prior to sealing the final plan of survey, the developer must submit written advice from TasNetworks confirming that either:
 - (a) all conditions of the Agreement between the Owner and authority have been complied with with respect to the provision of a connection to the electricity network to each lot by the developer; or
 - (b) that future lot owners will not be liable for network extension or upgrade costs, above and beyond the costs of a standard property connection at the time each lot is further developed.

Stormwater

12. Prior to sealing of the final plan, a minor stormwater network designed to accommodate a 5% AEP event, including provision of any required detention or easement to prevent downstream flooding or nuisance must be provided for Lot 2 and 4.
13. Stormwater discharge points for lots to Gilpin Creek must be sited to avoid tree removal and designed with adequate scour protection to prevent erosion of stream bank.

Fill

14. Any 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 and demonstrated by certification from a suitably qualified and experienced civil engineer.

Fencing for each lot

15. The survey pegs for all lots in the subdivision are to be certified correct



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prior to Council sealing the Final Plan of Survey.

Environmental Health

16. All civil and building construction work associated with the development must be within the following hours:

- (a) 7.00. a.m. to 7.00. p.m. from Monday to Friday
- (b) 8.00 a.m. to 6.00 p.m on Saturdays; and
- (a) No works are permitted on Sundays or public holidays.

Advice: Approval must be obtained from the Manager Health & Compliance for any works outside of these hours.

17. Airborne dust from construction works, roads, disturbed areas, storage heaps, or machinery operating on the land must not create an environmental nuisance. Areas must be dampened, covered, compacted or otherwise treated to reduce dust emissions.
18. Any vegetation removed as part of the subdivision construction works, must not be burnt unless approval has been obtained from Councils Environmental Health Officer.

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 By law 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.

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

28/2025 Torenus/Larkins

"That the recommendation be accepted."

The motion was put.

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

Against: None

The motion was **CARRIED**.

Councillor Reed returned to the meeting at 4.36pm.

5.2 5.2025.82.1 MULTIPLE DWELLINGS – STEWART COURT, MIDWAY POINT

Applicant:	Creative Homes Hobart
Proposal:	Eight Multiple Dwellings
Site Address:	Stewart Court, Midway Point (CT 175657/50)
Planning Scheme:	<i>Tasmanian Planning Scheme - Sorell (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:	Representations received.

Relevant Zone:	General Residential
Proposed Use:	Multiple Dwellings
Applicable Overlay(s):	Attenuation area (sewerage treatment plant) Flood-prone hazard area Dispersive soils area Airport obstacle limitation area
Applicable Codes(s):	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code C9.0 Attenuation Code (sewerage treatment plant) C12.0 Flood-prone Areas Hazard Code C16.0 Safeguarding of Airports Code S1.0 Dispersive Soils Specific Area Plan
Valid Application Date:	7 April 2025
Decision Due:	25 November 2025
Discretion(s):	1 Clause 8.4.2 P1, P2 & P3 – setbacks and building envelope for all dwellings
	2 Clause C3.5.1 P1 – traffic generation at a vehicle crossing
	3 Clause C9.5.2 P1 – sensitive use within an attenuation area
	4 Clause SOR-S1.7.1 P1 – development on dispersive soils
Representation(s):	Three in opposition.

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2025.82.1 for eight multiple dwellings at Stewart Court, Midway Point 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:



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- (a) P5 (building designs prepared by Creative Homes Hobart, Revision H dated 3 October 2025)
 - (b) P5 (stormwater report prepared by Aldanmark Consulting Engineers dated 1 October 2025)
 - (c) P2 (traffic impact assessment prepared by Hubble Traffic dated August 2025)
 - (d) P1 (site assessment prepared by GES Geo-Environmental Solutions dated July 2021)
2. A permanently fixed screen with a uniform transparency of no more than 25% and a minimum height of 1.7m above the finished floor level of the east-facing deck of Unit 3 must be installed. This detail must be included as part of future building permit application documentation.
 3. The waste storage area must be screened from the frontage by a wall to a height not less than 1.2m above the finished surface level of the storage area. This detail must be included as part of future building permit application documentation.
 4. Landscaping through a combination of trees, shrubs and lawn, must:
 - (a) be provided and maintained on the land to soften the appearance of, and partially screen, the bulk of buildings when viewed from Stewart Court;
 - (b) have a maximum potential height of no more than 1m within 9m of an intersection of two or more public roads;
 - (c) be described in a landscape plan submitted to the General Manager prior to the commencement of the works. If satisfactory, the landscape plan will be endorsed and will form part of the permit; and
 - (d) be implemented in accordance with the landscape plan no later than one month after the completion of works unless otherwise agreed to in writing by the General Manager.

Development Engineering

5. Prior to first occupation or commencement of use (whichever occurs first), the approved parking area including areas set aside for vehicle parking and manoeuvring must:
 - (a) be constructed in substantial accordance with the "*Proposed Site Plan*" prepared by *CREATIVE HOMES HOBART, Sheet 1 and Sheet 2*, last dated 3/10/2025;
 - (b) be constructed to the specified Reinforced Concrete Pavement standard in accordance with engineer's specification;
 - (c) be constructed with a carriageway able to achieve safe, easy & efficient circulation for B85 vehicle;
 - (d) have physical controls installed where required (i.e., Kerbs, Barriers, Wheel stops, or Other protective devices);

- (e) have a formed concrete kerb along the length of the circulation roadway's edge where required to contain stormwater runoff;
 - (f) have all infrastructure located within (such as meter lids, grated pits, constructed to the appropriate trafficable standard; and
 - (g) have stormwater infrastructure installed where required to drain all run-off generated to a legal point of discharge such that flows are not concentrated onto adjoining properties.
6. Prior to first occupation or commencement of use (whichever occurs first), at least Eighteen (18) off-street car parking spaces shall be provided. The provision must ensure:
- (a) pedestrian access is provided in a safe and convenient manner, including a footpath no less than 1m wide;
 - (b) all car parking spaces are at least 5.4m long and 2.4m wide with an additional 0.3m clearance from any nearby wall, fence, or other structure;
 - (c) 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;
 - (d) spaces are delineated by line marking or other clear physical means; and
 - (e) have appropriate signposting and pavement markings for reservation of visitor and resident car parking spaces.
7. Prior to first occupation or commencement of use (whichever occurs first), all stormwater run-off generated by developed site must be drained and discharged to the Public Stormwater System.
8. Prior to first occupation or commencement of use (whichever occurs first), the private stormwater system must be constructed and maintained in substantial accordance with "Stormwater Report" by ALDANMARK, project reference "23 E 99 – 24", Rev C, last dated 03/10/2025, and maintained thereafter by future owners. *Note: The design or the stormwater report does not specify the cover allowed for underground detention for 2,000L TEFECO 'Corrutank'. Developer to assess and provide information if required by contractor.*
9. Prior to first use, a financial contribution for stormwater Quality Treatment of \$16,000, indexed for Hobart rate of CPI from the date of approval to the date of payment, must be paid to Council, in accordance with the Sorell Council Stormwater in New Development Policy. *Advice: Alternatively, all stormwater runoff from the development must have a provision of a minor stormwater system (i.e., on-site detention) and stormwater treatment in general accordance with the approved plans submitted to Council with*

accompanying documentation. Once approved, maintenance agreement for the onsite stormwater treatment system must be provided during Building/Plumbing application.

10. The developer shall be responsible for the location of all services, including Council infrastructure and other utilities.
11. During the works period, the developer shall contain all materials within the property boundaries and maintain the site so as not to cause a hazard to pedestrian or vehicular traffic.
12. Prior to first occupation or commencement of use, future owners must ensure a waste contractor is engaged to perform all waste management related activities wholly on site, and that no bins are stored or collected from the highway reservation.
13. Common water, stormwater, sewer, electrical and communication services must be installed in one location and be in the common area on any strata plan.
14. Prior to commencing works, a Soil and Water Management Plan (SWMP) must be implemented to ensure that soil and sediment does not leave the site during the construction.
15. All requirements of the TasWater Submission to Planning Authority Notice Reference TWDA 2025/00397-SOR dated 13 November 2025.

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.



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- 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.
- Separate building and plumbing approval may be required prior to the commencement of the development/use.
- It is recommended that the customer or their electrician submit an application via the TasNetworks website portal found at the following [link](https://www.tasnetworks.com.au/Connections/Connections-Hub) here <https://www.tasnetworks.com.au/Connections/Connections-Hub> to establish an electricity supply connection to support this development.

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

29/2025 Reed/Larkins

"That the recommendation be accepted."

The motion was put.

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

Against: None

The motion was **CARRIED**.

Meeting closed at 4.41pm.

MAYOR GATEHOUSE
CHAIRPERSON
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