



SORELL PLANNING AUTHORITY (SPA) **MINUTES**

25 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 25 NOVEMBER 2025

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1.0 ATTENDANCE

△

Chairperson Mayor Gatehouse
Deputy Mayor M Larkins
Councillor B Nichols
Councillor S Campbell
Councillor M Reed
Councillor B Shaw
Robert Higgins, CEO

Staff in attendance:
Shane Wells – Manager Planning
Greg Robertson – Manager Health & Compliance

2.0 APOLOGIES

Councillor M Miro Quesada Le Roux
Councillor N Reynolds
Councillor C Torenus

3.0 CONFIRMATION OF THE MINUTES OF 18 NOVEMBER 2025

RECOMMENDATION

"That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 18 November 2025 be confirmed."

30/2025 LARKINS / NICHOLS

"That the recommendation be accepted."

The motion was put.

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

Against: None

The motion was **CARRIED**.



MINUTES

SORELL PLANNING AUTHORITY (SPA) MEETING
25 NOVEMBER 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 5.2025.135.1 – WAREHOUSE BUILDINGS AND SUBDIVISION - LAND ADJACENT TO 531 OLD FORCETT ROAD, DODGES FERRY (CT 178932/1)

Applicant:	Woolcott Land Services
Proposal:	Warehouse Buildings and Six Lot Subdivision
Site Address:	Land adjacent to 531 Old Forcett Road, Dodges Ferry (CT 178932/1)
Planning Scheme:	<i>Tasmanian Planning Scheme (Sorell LPS) or Sorell Interim Planning Scheme 2015</i>
Application Status	Discretionary
Relevant Legislation:	Section 57 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	Subdivision creates more than one lot & value of non-residential work.

Relevant Zone:	20.0 Rural
Proposed Use:	Contractors Yards (Storage)
Applicable Overlay(s):	Bushfire-prone areas, Waterway and coastal protection area, Flood-prone areas, Airport obstacle limitation area.
Applicable Codes(s):	C2.0 Parking and Sustainable Parking Code, C3.0 Road and Railway Assets Code, C7.0 Natural Assets Code, C12.0 Flood Prone Hazard Areas Code.
Valid Application Date:	15 October 2025
Decision Due:	2 December 2025
Discretion(s):	1 & 2 20.5.1 Lot design P1 & P2
	3 C2.5.1 Car parking numbers P1
	4 C2.6.5 Pedestrian Access P1

	5	C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction P1
	6	C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area P1.1 & P1.2
	7	C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area P1
	8	C12.6.1 Buildings and works within a flood-prone hazard area
	9	C12.7.1 Subdivision within a flood-prone hazard area
Representation(s):		One

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2025.135.1 for a Warehouse Buildings and Six Lot Subdivision at Land adjacent to 531 Old Forcett Road, Dodges Ferry (CT 178932/1) be approved, subject to the following conditions:

Planning

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) P6 Planning Report, authored by Woolcott Land Services, dated May 2025, received 15 October 2025.
 - (b) P6 Flood Hazard Report, authored by Flussig Engineers, dated 09 September 2025, received 15 October 2025
 - (c) Stormwater Management Plan, authored by Flussig Engineers, dated 09 September 2025, received 15 October 2025.
 - (d) Onsite Wastewater Assessment, authored by GES Geo-Environmental Solutions, dated January 2025, received 15 October 2025.
 - (e) Traffic Impact Assessment, authored by Midson Traffic Pty Ltd, dated October 2025, received 15 October 2025.
 - (f) Building designs, prepared by Caliban Consulting, dated 14 October 2025

2. The development must be undertaken in a manner of stages as follows:

- (a) Stage 1: A single lot comprised of lots 1, 2, 3, 4, and 5 as shown (Super lot), Lot 6 (Balance), vehicle cross over and trunk stormwater infrastructure including detention basin.
- (b) Stage 2: Lots 2, 3, 4 and 5 with an internal sealed accessway to provide vehicle access to each lot, and lot connections for stormwater infrastructure.
- (c) Stage 3: Warehouse construction, open drain and flood wall, parking areas, and landscaping.

Note: Works for Stages 2 and 3 may be undertaken contemporaneously. Variation to staging may be approved by the General Manager.

3. The recommendations of the Flood Hazard Report, authored by Flussig Engineers, dated 09 September 2025, and received 15 October 2025 must be implemented.
4. No tenant signage is taken to be approved by this permit.

Development Engineering

Design and construction

5. Prior to any works commencing for the approved subdivision, engineering design drawings showing all work required by this planning permit for each stage must be prepared, and be in substantial accordance with:
 - (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.*
6. Prior to any works commencing for any stage of the 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 as per 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.*
7. Prior to any works commencing for any stage, the Council must issue a stamped set of the engineering design drawings.

8. Prior to sealing the final plan of survey for each stage:

- (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.

As constructed

9. Accurate as constructed drawings of all works undertaken that will become donated assets must be submitted in .pdf and .dwg formats and:

- i. *Be completed, and certified, by suitably qualified person;*
- ii. *Include the data spreadsheet available from Council completed in accordance with the 'Guidelines for As Constructed Drawings and Asset Data Collection' available from Council;*
- iii. *Photos of all new assets (if any);*
- iv. *Be accurate to AHD and GDA94;*
- v. *Be drawn to scale and dimensioned;*
- vi. *Include top, inlet, and outlet invert levels;*
- vii. *Include compaction and soil test results; and*
- viii. *Include an engineer's certificate stating that each component of the works complies with the approved engineering plans and Council standards.*

Advice: The minimum standard is demonstrated through the as Constructed Example Drawing, available from Council's website.

Construction Management

10. Prior to Council accepting a Notice of Intention to Carry Out Work for any stage, 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 and Water Management Plan
- (b) Traffic Management Plan

Note: All requirements of the CMP provided must be fully implemented prior to commencement of works.

11. Prior to any works commencing for each stage, 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).

Telecommunications & Power

12. 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>

13. Prior to sealing the final plan of survey for each stage, 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;
 - (b) 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.

Access and parking

14. Prior to any works commencing within the road reservation, a Vehicular Crossing and Associated Works Application (available on Council's website) must be submitted with an associated permit granted for the works.
15. Prior to the sealing of the final plan for Stage 1, the proposed vehicular access must be upgraded to compliant width, surface treatment, drainage, and sight distance as specified in a Vehicular Crossing Permit issued by Sorell Council.

Note: Specification of driveway must be provided prior seeking an associated permit granted for the works.

16. Prior to first occupation or commencement of use of warehouses constructed under stage 3 (whichever occurs first), the approved parking area including areas set aside for vehicle parking and manoeuvring must have at least Seventy-Two (72) off-street car parking spaces complying with AS 2890. The provision must ensure:
 - (a) internal carparking must be designed and constructed to engineer's specification;
 - (b) have stormwater drainage infrastructure located in the parking area (e.g., grated pits, channel) constructed to the appropriate trafficable standard;
 - (c) have a formed concrete kerb along the length of vehicle parking and manoeuvring where required to contain stormwater runoff;
 - (d) have stormwater infrastructure such as trafficable grated channel and pits installed where required to drain all run-off generated to a legal point of discharge such that flows are not concentrated onto adjoining properties;
 - (e) pedestrian access is provided in a safe and convenient manner;
 - (f) be at least 5.4m long and 2.5m wide with an additional 0.3m clearance from any nearby wall, fence or other obstruction;
 - (g) 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;
 - (h) have appropriate traffic signs and traffic management plans showing direction of traffic flow;

- (i) spaces are delineated by line marking or other clear physical means;
- (j) have physical controls installed where required (i.e., Kerbs, Barriers, Wheel stops, or Other protective devices);
- (k) have appropriate signposting and pavement markings for reservation of visitors and employees; and
- (l) Heavy rigid vehicle (HRV) able to achieve safe, easy & efficient circulation.

17. Prior to first occupation or commencement of use (whichever occurs first) of warehouses constructed under stage 3, at least Four (4) off-street car parking space for people with disabilities shall be provided as proposed in the carpark layout labelled as "Site Plan" by Caliban Consulting, titled "Dodges Ferry Commercial Units", last dated 04/10/2025. The provision must ensure:

- (a) spaces are constructed in accordance with AS/NZS 2890.1:2006 including provision of a shared area and bollard;
- (b) appropriate signposting or marking is installed to provide reservation to parking spaces for people with disabilities; and
- (c) spaces are delineated with line marking and other clear means, as required.

18. Long-term maintenance detailed agreement for stormwater quality water treatment system must be provided during Building Application including maintenance schedule constructed at developer expense to an appropriate standard and maintained appropriately by the responsible owner. Maintenance agreement must incorporate water quality measures discussed in Stormwater Management Plan report prepared by FLUSSIG Engineers including provision for suitable Gross pollutant traps.

19. Stormwater overflow discharged into roadside drain shall be in accordance with Council's Stormwater in New development Policy.

Note: B2.1 Discharge, without detention, to roadside table drain will not be approved if:

- (a) *The drain is less than 450mm deep and/or less than 1200mm wide between the site and the outfall; or*

(b) *The drain discharges to or through an area of known flood hazard.*

Note B2.2 Lot connections to an open drain managed by Council or roadside table drain must include a concrete end wall equivalent to a Hudsons CP6100 subsoil end wall installed flush to the table drain wall with suitable length of rock pitching.

20. The Major stormwater system must be designed as unimpeded for a 1% AEP event.
21. Minor stormwater network must be designed for a 5% AEP event, including provision of any required detention to prevent downstream flooding.
22. The 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.

Other

23. 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.
24. 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.
25. The survey pegs for all lots, relative to each stage in the subdivision are to be certified correct.
26. Works must be completed to a standard that is to the satisfaction of the Council General Manager.

Environmental Health

27. Driveways, parking areas, impervious sealing and buildings are not permitted in the area allocated for wastewater treatment.
28. An aerated wastewater treatment system (or equivalent) must be used for wastewater treatment.
29. 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.
30. Any soil disturbed or spread onto the land resulting from civil construction works must be compacted, revegetated and watered to allow the soil to stabilise and prevent dust being generated.
31. Any vegetation removed as part of the subdivision construction works, must not be burnt unless approval has been obtained from Councils Environmental Health Officer.

Natural Values

32. No tree of a diameter at breast height greater than 30cm may be removed as part of the works to establish the detention basin, or the grass swale to the road, as shown on the Stormwater Detention Concept Plan C-100 Rev 01.

Advice: Engineering drawings prepared in accordance with Condition 4 of this permit should identify trees to be retained in accordance with this condition.

Final Plan of Survey

33. The final plan of survey submitted for each stage must include easements over all drains, pipelines, wayleaves and services appropriate easements and rights of carriageway.

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.
- 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
- 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

- Where further development (such as additional water tanks) are required for reason of building within a bushfire prone area, additional planning approvals may be required.

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

31/2025 LARKINS / CAMPBELL

"That the recommendation be accepted."

The motion was put.

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

Against: None

The motion was **CARRIED**.

Meeting closed at 4:41pm

**MAYOR GATEHOUSE
CHAIRPERSON
25 NOVEMBER 2025**