

NOTICE OF SUBSTITUTE DRAFT PLANNING SCHEME AMENDMENT

Sorell Local Provisions Schedule

The following draft planning scheme amendment has been substantially modified pursuant to Section 40P of the Land Use Planning and Approvals Act 1993.

SUBSTITUTE DRAFT AMENDMENT AM-SOR-5-2024-214-1

SITE: 3 Weston Hill Road (CT 239252/1), 5 Cole Street (CT 230862/1) and 2 Pawleena Road, Sorell (CT 52621/1; 61/654; 222468/1)

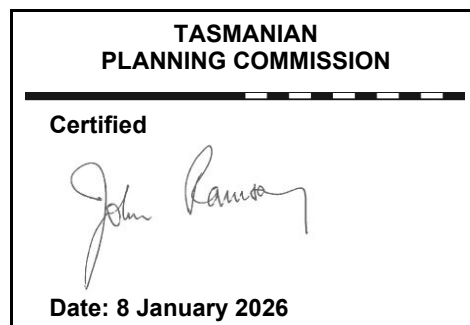
DESCRIPTION:

- A. REZONE FROM GENERAL RESIDENTIAL ZONE, OPEN SPACE ZONE AND LOW DENSITY RESIDENTIAL ZONE TO GENERAL BUSINESS ZONE AND OPEN SPACE**
- B. AMEND THE PLANNING SCHEME MAPS AND ORDINANCE TO APPLY SOR-S6.0 SORELL BUSINESS AND RIVULET INTERFACE SPECIFIC AREA PLAN**

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours or at www.sorell.tas.gov.au until Wednesday **18th February 2025**.

Any person may make representation relating to the application to the General Manager by letter or email to sorell.council@sorell.tas.gov.au. Representations must be received on or before the date specified above.

DATE: 17 January 2025



TASMANIAN PLANNING COMMISSION

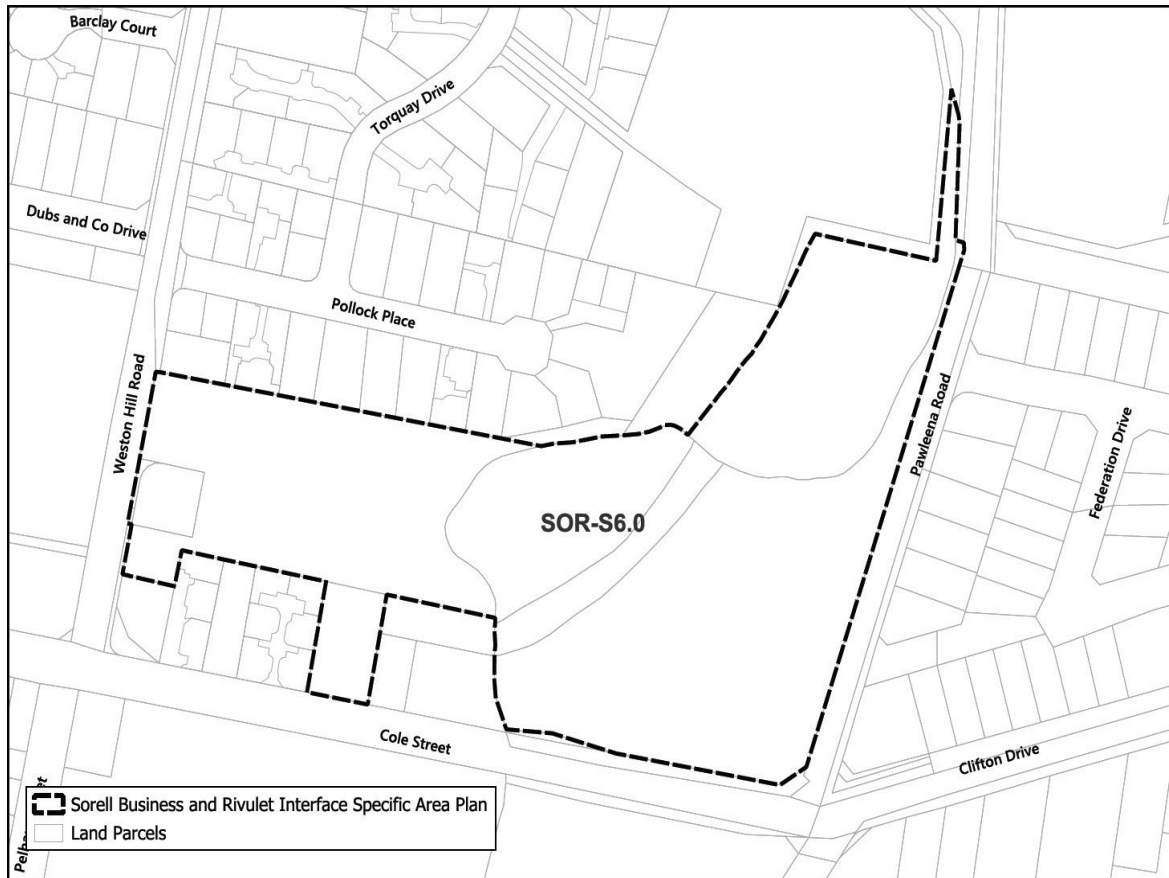
Tasmanian Planning Scheme - Sorell

Substitute draft amendment AM-SOR-5-2024-214-1

1. Apply the General Business Zone and Open Space Zone to 3 Weston Hill Road, Sorell (CT239252/1), 5 Cole Street, Sorell (CT230862/1) and 2 Pawleena Road, Sorell (folio of the Register 52621/1:61/654:222468/1) as shown below:



2. Amend the planning scheme maps to insert the outline and notation of the area contained in the SOR-S6.0 Sorell Business and Rivulet Interface Specific Area Plan as shown below:



3. Amend the planning scheme ordinance to insert SOR-S6.0 Sorell Business and Rivulet Interface Specific Area Plan as follows:

SOR-S6.0 Sorell Business and Rivulet Interface Specific Area Plan

SOR-S6.1 Plan Purpose

The purpose of the Sorell Business and Rivulet Interface Specific Area Plan is:

SOR-S6.1.1	To encourage development of large format or bulky goods retail uses at Precinct B and small scale mixed use development at Precinct A.
SOR-S6.1.2	To facilitate the planned commercial expansion of the site to integrate with the existing activity centre.
SOR-S6.1.3	To provide for future development that does not compromise natural flood function of the rivulet.
SOR-S6.1.4	To provide for development that responds to the natural flood function of the rivulet.
SOR-S6.1.5	To provide for future development that is located and/or designed to promote pedestrian amenity adjacent to the rivulet.

SOR-S6.2 Application of this Plan

SOR-S6.2.1	The specific area plan applies to the area of land designated as Sorell Business and Rivulet Interface Specific Area Plan on the overlay maps and in Figure SOR-S6.1.
SOR-S6.2.2	<p>In the area of land this plan applies to, the provisions of the specific area plan are in addition to, or modification of, the provisions of:</p> <ul style="list-style-type: none">(a) General Business Zone;(b) Open Space Zone; and(c) Flood-Prone Areas Hazard Code, <p>as specified in the relevant provision.</p>

SOR-S6.3 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
SOR-S6.3.1	Precinct A, shown on an overlay map as SOR-S6.3.1 and in Figure SOR-S6.2.	<p>The local area objectives for Precinct A are:</p> <ul style="list-style-type: none"> (a) to provide for small scale mixed use development; (b) to facilitate the planned commercial expansion of the site to integrate with the Sorell activity centre; (c) to facilitate pedestrian and vehicle connectivity between Precinct A and Precinct B; (d) to ensure future development does not compromise the natural flood function of the rivulet; (e) to provide for development which responds to the flood risk relevant to the site and does not compound external flooding impacts; and (f) to promote pedestrian amenity adjacent to the rivulet and to ensure pedestrian safety and amenity outcomes in the shared open space.
SOR-S6.3.2	Precinct B, shown on an overlay map as SOR-S6.3.2 and in Figure SOR-S6.2.	<p>The local area objectives for Precinct B are:</p> <ul style="list-style-type: none"> (a) to provide for development of large format and/ bulky goods retail uses; (b) to facilitate the planned commercial expansion of the site to integrate with the existing activity centre; (c) to facilitate pedestrian connectivity between Precinct B and Precinct C and ensure pedestrian and vehicle connectivity between Precinct A and Precinct B; (d) to ensure future development does not compromise the natural flood function of the rivulet; (e) to provide for development which responds to the flood risk relevant to the site and do not compound external flooding impacts; and (f) to promote pedestrian amenity adjacent to the rivulet and to ensure pedestrian safety and amenity outcomes in the shared open space.
SOR-S6.3.3	Precinct C, shown on an overlay map as SOR-S6.3.3 and on Figure SOR-S6.2.	<p>The local area objectives for Precinct C are:</p> <ul style="list-style-type: none"> (a) to facilitate the planned commercial expansion of the site to integrate with the Sorell activity centre; (b) to facilitate pedestrian and vehicle connectivity between Precinct B and Precinct C; (c) to ensure future development does not compromise the natural flood function of the rivulet; (d) to provide for development which responds to the flood risk relevant to the site and does not compound external flooding impacts; and (e) to promote pedestrian amenity adjacent to the rivulet and pedestrian safety and amenity outcomes in the shared open space.

SOR-S6.4 Definition of Terms

SOR-S6.4.1 In this specific area plan, unless the contrary appears:

Term	Definition
Precinct A	means the area shown as Precinct A in Figure SOR-S6.2.
Precinct B	means the area shown as Precinct B in Figure SOR-S6.2.
Precinct C	means the area shown as Precinct C in Figure SOR-S6.2.
H5 flood hazard class area	means the area shown in Figure SOR-S6.4.

SOR-S6.5 Use Table

This clause is a modification of the qualifications for Bulky Goods Sales and General Retail and Hire use classes in General Business Zone - clause 15.2 Use Table.

Use Class	Qualification
No Permit Required	
General Retail and Hire	If in Precinct A or C, or If Precinct B, a gross floor area of not less than 450m ² per tenancy.
Permitted	
Bulky Goods Sales	If in Precinct A or C, or If Precinct B, a gross floor area of not less than 450m ² per tenancy.
Discretionary	
Bulky Goods Sales	If not listed as Permitted.
General Retail and Hire	If not listed as No Permit Required.

SOR-S6.6 Use Standards

SOR-6.7.1 Discretionary uses in Precinct B

This clause is in addition to General Business Zone - clause 15.3 Use Standards.

Objective:	That uses listed as Discretionary in Precinct B are consistent with the Local Area Objectives.	
Acceptable Solutions		Performance Criteria

<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Bulky Goods Sales and General Retail and Hire uses must not compromise or distort the Sorell activity centre, having regard to:</p> <ul style="list-style-type: none"> (a) the extent that the proposed use complements or broadens the existing commercial or retail offering within the locality; (b) the need for smaller tenancies to be co-located with other uses in the precinct; and (c) any relevant local area objectives.
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SOR-S6.7 Development Standards for Buildings and Works

SOR-S6.7.1 Setback from the Open Space Zone

This clause is in addition to General Business Zone – clause 15.4 Development Standards for Buildings and Works.

Objective:	<p>That the siting of building and works:</p> <ul style="list-style-type: none"> (a) do not cause an unreasonable impact on the amenity and use of the adjoining Open Space Zone; and (b) minimises opportunities for crime and anti-social behaviour.
Acceptable Solutions	Performance Criteria
A1	P1
<p>Buildings, excluding for pedestrian or vehicle access, must have a setback from the Open Space Zone of not less than:</p> <ul style="list-style-type: none"> (a) 10m in Precinct A and C; and (b) 15m in Precinct B. 	<p>Buildings must be sited to not cause an unreasonable impact on the amenity of land within the Open Space Zone, having regard to:</p> <ul style="list-style-type: none"> (a) the extent of any overshadowing and reduction in sunlight; (b) crime prevention or deterrence measures on the site, such as avoidance of concealment and entrapment spaces; (c) provision of passive surveillance of public spaces; (d) minimisation of visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the Open Space Zone; and (e) any relevant local area objectives.

SOR-S6.7.2 Development Standards for Buildings and Works - Connectivity.

This clause is in addition to General Business Zone – clause 15.4 Development Standards for Buildings and Works.

Objective:	To provide connectivity within the Sorell Business and Rivulet Interface site and between Precincts through vehicle and pedestrian linkages and infrastructure.	
Acceptable Solutions		Performance Criteria
A1	Road and walkway connections must be provided between Precinct A and B to allow for movement of pedestrians and vehicles between the precincts, prior to commencement of a new use in Precinct B.	P1 Pedestrian and vehicle connectivity to be provided having regard to: <ul style="list-style-type: none"> (a) vehicle and pedestrian safety; (b) suitability of existing connections; (c) enabling easy and efficient use of the area; and (d) any advice from the Road Authority.
A2	Road and walkway connections must be provided between Precinct B and C to allow for movement of pedestrians and vehicles between the precincts, prior to commencement of a new use in Precinct C.	P2 Pedestrian and vehicle connectivity to be provided having regard to: <ul style="list-style-type: none"> (a) the nature and use of the development; (b) vehicle and pedestrian safety; (c) suitability of existing connections; (d) enabling easy and efficient use of the area; and (e) any advice from the Road Authority.

SOR-S6.7.4 Flood Function and Impacts

This clause is in addition to:

Flood-Prone Areas Hazard Code – clause C12.6.1 Development Standards for Building and Works,
General Business Zone – clause 15.4 Development Standards for Building and Works, and Open
Space Zone – clause 29.4 Development Standards for Building and Works.

Objective:	That building and works within the H5 flood hazard class area does not compromise the natural flood function of the rivulet or compound upstream or downstream flooding impacts on adjacent land and public infrastructure.
Acceptable Solution	Performance Criteria
A1 Buildings and works must not be located within the H5 flood hazard class area shown in Figure SOR-S6.4.	P1 Building and works within the H5 flood hazard class area shown in Figure SOR-S6.4 must not compromise the natural flood function of the rivulet, having regard to: <ul style="list-style-type: none"> (a) the type, of, scale and intended duration of the development; (b) the level of risk of upstream and downstream impacts on adjacent land or public infrastructure; (c) whether any potential impacts require specific hazard reduction or protection measures; (d) any advice from a State authority, regulated entity or council; (e) the advice contained in a flood hazard report prepared by a suitably qualified person; and (f) any relevant local area objectives.

Figure SOR-S6.1 The Sorell Business and Rivulet Interface Specific Area Plan Area as required by clause SOR-S6.2.1.

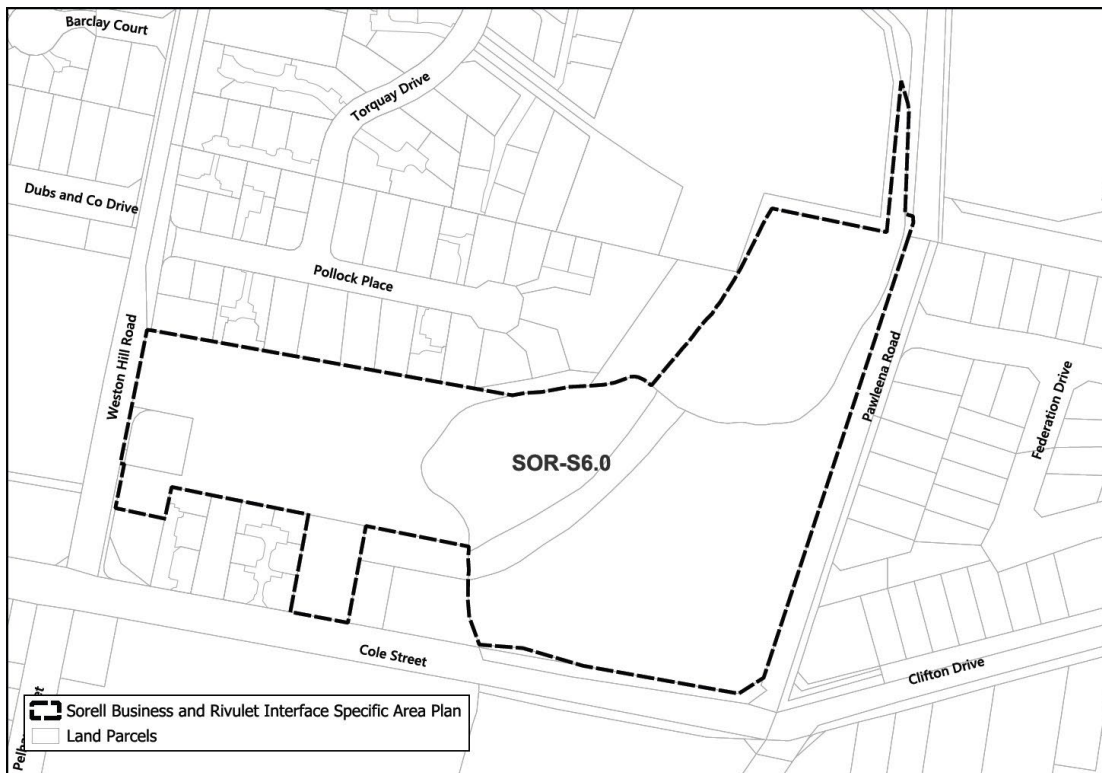


Figure SOR-S6.2 The Sorell Business and Rivulet Interface Specific Area Plan Precincts as required by clause SOR-S6.3.1, SOR-S6.3.2 and SOR-S6.3.3.

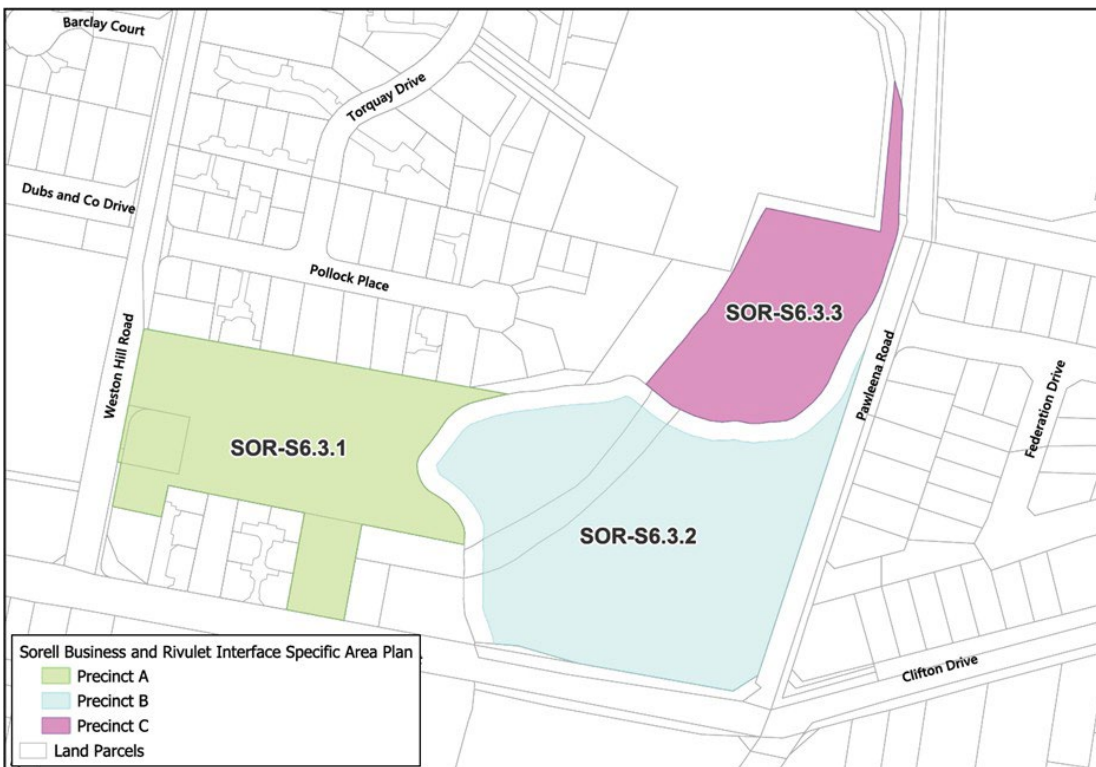


Figure SOR-S6.3 The Sorell Business and Rivulet Interface Specific Area Plan as required by clause SOR-6.3 Local Area Objectives.

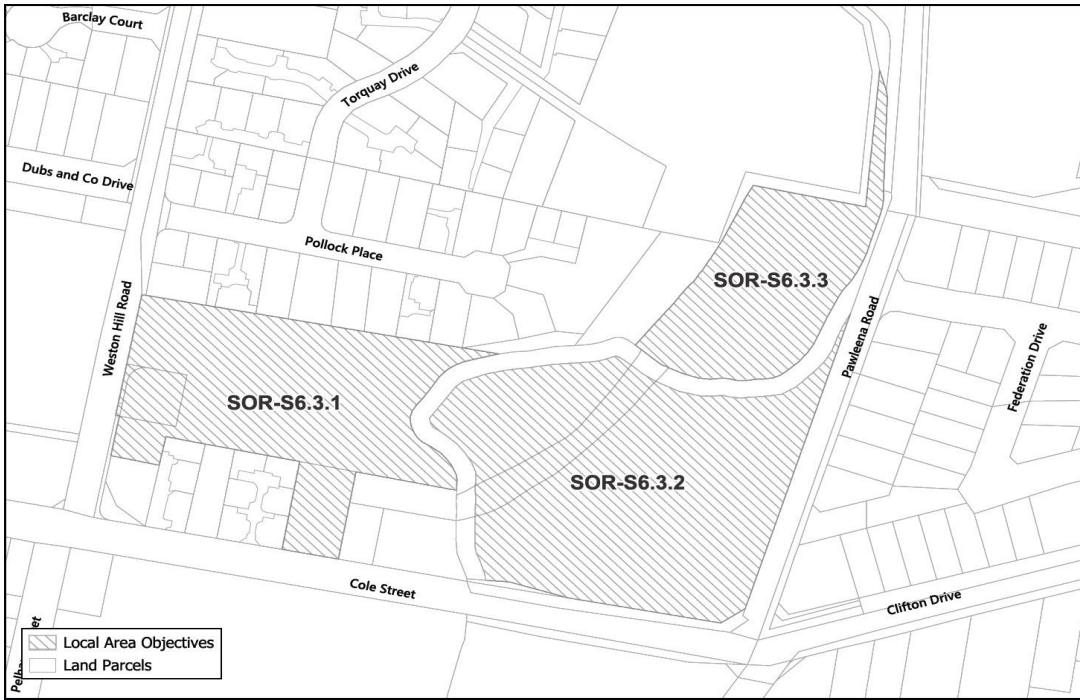


Figure SOR-S6.4 The Sorell Business and Rivulet Interface Specific Area Plan H5 Area as required by clause SOR-S6.7.4.

