



SORELL PLANNING AUTHORITY (SPA) **MINUTES**

14 APRIL 2026

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 14 APRIL 2026

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The meeting commenced at 4:31pm

1.0 ATTENDANCE

△
Chairperson Mayor Gatehouse
Deputy Mayor M Larkins
Councillor B Nichols
Councillor M Reed
Councillor C Torenus
Robert Higgins, CEO

Staff in attendance:
Shane Wells – Manager Planner

2.0 APOLOGIES

Councillor S Campbell
Councillor B Shaw
Councillor M Miro Quesada Le Roux
Councillor N Reynolds

3.0 CONFIRMATION OF THE MINUTES OF 10 MARCH 2026

RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 10 March 2026 be confirmed.”

9/2026 NICHOLS / REED

“That the recommendation be accepted.”

The motion was put.

For: Gatehouse, Larkins, Nichols, 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.

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 LATE REPRESENTATION RECEIVED FOR THE SUBSTITUTE DRAFT PLANNING SCHEME AMENDMENT AM-SOR-5.2024.214.1 - 3 WESTON HILL ROAD, 5 COLE STREET AND 2 PAWLEENA ROAD, SORELL

Applicant:	Ireneinc Planning and Urban Design
Proposal:	Rezone to General Business Zone and Open Space Zone with Specific Area Plan
Site Address:	3 Weston Hill Road, 5 Cole Street and 2 Pawleena Road, Sorell
Planning Scheme:	<i>Tasmanian Planning Scheme Sorell (TPS-S)</i>
Relevant Legislation:	Section 40K of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	Representations received for a planning scheme amendment

Decision Due:	NA
Representation(s):	NA

RECOMMENDATION

"That the Planning Authority advises the Tasmanian Planning Commission:

- (a) that the correspondence from Macquarie Accounting Pty Ltd dated 20 March 2026 has not been accepted;
- (b) that it has no particular comment or view on the letter from Ireneinc Planning and Urban Design dated 2 March 2026; and
- (c) that it reaffirms its support for the rezoning of land to General Business Zone and Open Space Zone with a Sorell Business and Rivulet Interface Specific Area Plan."

10/2026 LARKINS / NICHOLS

“That the recommendation be accepted.”

The motion was put.

For: Gatehouse, Larkins, Nichols, Reed and Torenius

Against: None

The motion was **CARRIED**.

5.2 APPEAL MEDIATION – 7.2024.9.1 255 MARCHWIEL ROAD, BREAM CREEK

Applicant:	MC Planners OBO Secret Sounds Group Pty Ltd.
Proposal:	Two (2) lot subdivision
Site Address:	255 Marchwiel Road, Bream Creek (CT 159560/1) and Council Road Reserve (CT 159559/100)
Planning Scheme:	<i>Tasmanian Planning Scheme Sorell (TPS-S)</i>

RECOMMENDATION

That the Planning Authority consent agreement to resolve the appeal over the subdivision 7.2024.9.1 at 255 Marchwiel Road, Bream Creek to grant an approval for a 2 lot subdivision 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) P1 (Plan of Subdivision by Rogerson and Birch Rev J dated 3 September 2025).
2. In accordance with section 108 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*, the final plan of survey must describe road reserve for the section of Marchwiel Road that is noted as user road on the plan of subdivision (including the section continuing through lot 1) that is no less than 7.5m and no more than 9m from the existing centreline of the Marchwiel Road.

3. A right of way is required benefitting lot 1 over lot 3 to provide a connection from the existing farm track through CPR5508 to lot 1 proper avoiding the need for new lot 1 farm access east of CPR5508.

Road

4. Proposed and existing vehicular access must be upgraded to compliant width, surface treatment, drainage, and sight distance in accordance with LGAT standard. Material must be specified with construction detail for new access and existing access and submitted for engineering design drawings assessment.
5. Works on any vehicular access must not occur without a Vehicular Crossing Permit.

Power (TasNetwork)

6. Prior to sealing the final plan of survey, the developer must submit written advice from TasNetworks confirming that either:
(b) 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
(c) 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.

11/2026 LARKINS / REED

“That the recommendation be accepted.”

The motion was put.

For: Gatehouse, Larkins, Nichols, Reed and Torenus

Against: None

The motion was **CARRIED**.



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5.3 APPEAL MEDIATION – 7.2022.3.1 1668 ARTHUR HIGHWAY, COPPING

Applicant:	PDA Surveyors and Planners Pty Ltd
Proposal:	13 lot subdivision
Site Address:	1668 Arthur Highway, Copping (CT 139620/1; 127347/1; 51570/2)
Planning Scheme:	<i>Tasmanian Planning Scheme Sorell (TPS-S)</i>

RECOMMENDATION

That the Planning Authority consent agreement to resolve the appeal over the subdivision 7.2022.3.1 at 1668 Arthur Highway, Copping to grant an approval for a 13 lot subdivision 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) Road Design by PDA Surveyors, Engineers and Planners dated 22 April 2024
 - (b) Plan of Subdivision by PDA Surveyors, Engineers and Planners Rev E dated 13 March 2026
 - (c) a Traffic Impact Assessment dated June 2024 from Midson Traffic; and
 - (d) a Bushfire Hazard Report dated December 2021 from Enviro-Dynamics.

Department of State Growth Access

2. Provide a CHR/AUL and acceleration lane at the site access to the Arthur Highway (DSG Ref. A0142 Link 9 Ch. 7.65km).
3. Remove the existing G-turn facility and informal access opposite.
4. Prior to undertaking any works in the state road reserve a Works Permit is required from the Department of State Growth in accordance with Section 16 of the Roads and Jetties Act 1935. Construction works within the state highway will need to be undertaken by a suitably qualified organisation.

Application for permits can be found at https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings

Applications must be received by the Department of State Growth at least 20 business days before the expected start date for works, to allow enough time to assess the application.

Weed Management

5. Prior to works commencing, a *Weed Hygiene Plan* identifying methods to prevent the possible spread of weeds and soil based pathogens to and from your property during construction must be submitted. At a minimum, the plan must provide for:
 - (a) the retention of any topsoil on the property,
 - (b) detail the source of any fill, rock or other material to be imported to the property, and
 - (c) the clean-down of all machinery before entering or exiting the property.
6. Prior to works commencing, a *Weed Management Plan* must be submitted detailing procedures to eradicate *Serrated Tussock* from the site. Any revegetation/Landscaping must be with native species suitable to the area.

Engineering

7. 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.*
8. Prior to any works commencing for approved subdivision, the following Council Fees and Charges must be paid:
- (a) Engineering Design Drawing Checking Fee at 1% 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.*
9. Prior to any works commencing, the Council must issue stamped set of the engineering design drawings.
10. Mandatory audit inspections are required in accordance with the Tasmanian Subdivision Guidelines. The developer must provide a minimum 48 hours' notice.
11. Works must be completed to a standard that is to the satisfaction of the Council General Manager.

12. Prior to works commencing onsite, a copy of the works approval required by State Growth must be submitted to Council.

Construction and Supervision

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

Advice: 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).
15. A qualified and experienced civil engineer must supervise and certify all works in accordance with clause 21, 22, 23 and 24 of the Tasmanian Subdivision Guidelines.
16. Works are subject to a twelve (12) month Defect Liability Period commencing from the day the final plan of survey was sealed (for the applicable stage, if any) during which time all maintenance and repair of work required by this permit is the responsibility of the developer.
17. 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.

18. 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.

19. Prior to sealing the final plan of survey, the survey pegs for all lots in the subdivision are to be certified correct.

20. Prior to sealing the final plan of survey, accurate as constructed drawings of all works undertaken must be submitted in .pdf and .dwg formats and:

- (a) Be completed, and certified, by suitably qualified person;
- (b) Include the data spreadsheet available from Council completed in accordance with the 'Guidelines for As Constructed Drawings and Asset Data Collection' available from Council;
- (c) Photos of all new assets (if any);
- (d) Be accurate to AHD and GDA94;
- (e) Be drawn to scale and dimensioned;
- (f) Include top, inlet, and outlet invert levels;
- (g) Include compaction and soil test results; and
- (h) 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.

Road

21. Vehicle access for each lot shall:

- i. Have 2 Coat Seal 14/7 all lots on a 300 mm thick compacted FCR base, compacted in two layers (150 mm thick layer of 40 FCR and 150 mm thick layer of 20 FCR);

- ii. Have a minimum trafficable width of 3.6 m (4.0m where bushfire prone) and must extend from the edge of the road carriageway to the property boundary, or for a minimum distance of 6.0 m, whichever is greater. The connection to the road seal must have a clean straight edge;
- iii. Have appropriate drainage infrastructure provided for each access and driveway to prevent runoff from leaving the property, or direct runoff into Council's roadside drains;
- iv. Have property access located to minimise potential conflicts with vehicles and other road users; and
- v. Have development works including vegetation clearance and/or earthworks to achieve the minimum sight distance required by the LGAT to Road Design for all proposed vehicle accesses.

22. Proposed road shall be in accordance with "Typical Road Cross Section" designed by PDA as in Job number "45922CT", DWG sheet C 003, revision P1, dated 22/04/2024.

23. The proposed road shall be provided with:

- (a) Sealed and drained road carriageway consistent with code s3 of Tasmanian Standard Drawing TSD-R02-v3 with a 5.5m wide seal and 18m road reservation;
- (b) Cul-de-sac heads must be finished with 40mm thick DG10 asphalt with 9m radius and 25m road reservation. Where bushfire prone, radius to be increased to 12m with 31m road reservation;
- (c) Street lighting, where required by TasNetworks, with LED lamps; and
- (d) Street signage and standard line marking to each intersection.

24. Accommodation works and signage plan on the road shall be in accordance with "Job number "45922CT", DWG sheet C 120, revision P1, dated 22/04/2024. Appropriate line marking will be required where there are sharp bends.

25. Safety barrier shall be in accordance with AS/NZS 3845 where there is sharp roadside edge drop.

26. All roads in the subdivision must be conveyed to the Council upon the issue of the Certificate under Section 10 (7) of the

Local Government (Highways) Act 1982. All costs involved in this procedure must be met by the person responsible.

Power and Telecommunication

27. 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>

28. 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

29. Unimpeded major stormwater network for a 1% AEP event.

30. Minor stormwater network for a 5% AEP event, including provision of any required detention to prevent downstream flooding.

31. 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.

32. Proposed stormwater plan shall be in accordance with "Road & Stormwater Detail Plan" designed by PDA as in Job number "45922CT", DWG sheet C 100 – C108, revision P1, dated 22/04/2024.

Note: Separate stormwater management plan drawing sheet will be required that details designs demonstrating acceptable stormwater drainage and disposal, from new lots, roadways and property accesses during Engineering assessment of drawings. Rock line on an open drain where longitudinal grade exceeds 7% will be required and shown on the plan.

Fill

33. 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 as demonstrated by certification from a suitably qualified and experienced civil engineer.

12/2026 NICHOLS / LARKINS

"That the recommendation be accepted."

The motion was put.

For: Gatehouse, Larkins, Nichols, Reed and Torenus

Against: None

The motion was **CARRIED**.

Meeting closed at 4:46pm

**MAYOR GATEHOUSE
CHAIRPERSON
14 APRIL 2026**

