



# SORELL PLANNING AUTHORITY (SPA) **MINUTES**

21 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 21 APRIL 2026

---

### TABLE OF CONTENTS

<b>1.0</b>	<b>ATTENDANCE</b>	<b>1</b>
<b>2.0</b>	<b>APOLOGIES</b>	<b>1</b>
<b>3.0</b>	<b>CONFIRMATION OF THE MINUTES OF 14 APRIL 2026</b>	<b>1</b>
<b>4.0</b>	<b>DECLARATIONS OF INTEREST</b>	<b>2</b>
<b>5.0</b>	<b>LAND USE PLANNING</b>	<b>2</b>
<b>5.1</b>	<b>5.2022.184.1 – VISITOR ACCOMMODATION, RESTAURANT AND ROAD UPGRADES - 297 PRIMROSE SANDS ROAD, PRIMROSE SANDS</b>	<b>2</b>
<b>5.2</b>	<b>LAND USE PLANNING AND APPROVALS (MISCELLANEOUS AMENDMENTS) BILL 2026</b>	<b>4</b>
<b>5.3</b>	<b>5.2024.136.1 – DWELLING, OUTBUILDING, CHANGE OF USE (EXISTING DWELLING TO VISITOR ACCOMODATION) &amp; TWO ADDITIONAL VISITOR ACCOMMODATION CABINS – 4 MARSHTON LANE, COPPING</b>	<b>4</b>

The meeting commenced at 4:33pm

## L 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

△

Chairperson Mayor Gatehouse  
Deputy Mayor M Larkins  
Councillor B Nichols  
Councillor B Shaw  
Councillor M Miro Quesada Le Roux  
Councillor M Reed  
Councillor C Torenus  
Robert Higgins, CEO

Staff in attendance:

Shane Wells – Manager Planning  
Kate Guinane – Senior Planner

### 2.0 APOLOGIES

Councillor S Campbell  
Councillor N Reynolds

### 3.0 CONFIRMATION OF THE MINUTES OF 14 APRIL 2026

#### RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 14 April 2026 be confirmed.”

#### 13/2026 NICHOLS/REED

“That the recommendation be accepted.”

The motion was put.



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

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, 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 5.2022.184.1 – VISITOR ACCOMMODATION, RESTAURANT AND ROAD UPGRADES - 297 PRIMROSE SANDS ROAD, PRIMROSE SANDS

<b>Applicant:</b>	J Young
<b>Proposal:</b>	Visitor accommodation, restaurant and road upgrades
<b>Site Address:</b>	297 Primrose Sands Road, Primrose Sands (CT 181036/19 & CT 181036/20)
<b>Planning Scheme:</b>	<i>Sorell Interim Planning Scheme 2015</i>
<b>Application Status</b>	Discretionary
<b>Relevant Legislation:</b>	Section 57 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
<b>Reason for SPA meeting:</b>	More than one representation received.

<b>Relevant Zone:</b>	26.0 Rural Resource
<b>Proposed Use:</b>	Visitor Accommodation
<b>Applicable Overlay(s):</b>	Bushfire-prone area Landslide hazard area Biodiversity protection area Waterway and coastal protection area Coastal erosion hazard area

<b>Applicable Codes(s):</b>	E1.0 Bushfire-prone Areas Code E3.0 Landslide Code E5.0 Road and Railway Assets Code E6.0 Parking and Access Code E7.0 Stormwater Management Code E10.0 Biodiversity Code E11.0 Waterway and Coastal Protection Code E17.0 Signs Code E23.0 On-site Wastewater Management Code
<b>Valid Application Date:</b>	16 September 2022
<b>Decision Due:</b>	26 April 2026
<b>Discretion(s):</b>	1 Clause 26.3.2 (P1), visitor accommodation
	2 Clause 26.3.3 (P1), discretionary use
	3 Clause 26.4.1 (P1), building height
	4 Clause 26.4.2 (P2), setback
	5 Clause 26.4.3 (P2), light reflectance
	6 Clause E5.5.1 (P2), existing road accesses and junctions
	7 Clause E7.7.1 (P1), stormwater drainage and disposal
	8 Clause E11.7.1 (P1), buildings and works
<b>Representations:</b>	133

## RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2022.184.1 for visitor accommodation, restaurant and road upgrades at 297 Primrose Sands Road, Primrose Sands be refused as:

- A. The application does not comply with acceptable solution 26.3.2 A1 and does not satisfy performance criteria 26.3.2 P1 as the development is not of an intensity that respects the character of use of the area.
- B. The application does not comply with acceptable solution 26.3.3 A1 and does not satisfy 26.3.3 P1 as the development would compromise the character of the surrounding rural landscape having regard to the topography, size and shape of the site.

**14/2026 REED/TORENIUS**

“That the recommendation be accepted.”

The motion was put.

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

Against: None

Abstained: Shaw

The motion was **CARRIED**.

**5.2 LAND USE PLANNING AND APPROVALS (MISCELLANEOUS AMENDMENTS) BILL 2026****RECOMMENDATION**

“That Council resolve to endorse the submission as provided in the report.”

**15/2026 REED/LARKINS**

“That the recommendation be accepted.”

The motion was put.

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

Against: None

The motion was **CARRIED**.

**5.3 5.2024.136.1 – DWELLING, OUTBUILDING, CHANGE OF USE (EXISTING DWELLING TO VISITOR ACCOMMODATION) & TWO ADDITIONAL VISITOR ACCOMMODATION CABINS – 4 MARSHTON LANE, COPPING**

<b>Applicant:</b>	S Campbell
<b>Proposal:</b>	Dwelling, Outbuilding, Change of Use (Existing Dwelling to Visitor Accommodation) & Two Additional Visitor Accommodation Cabins
<b>Site Address:</b>	4 Marshton Lane, Copping (CT 224809/3)
<b>Planning Scheme:</b>	Tasmanian Planning Scheme (Sorell LPS)

**MINUTES**

SORELL PLANNING AUTHORITY (SPA) MEETING  
21 APRIL 2026

<b>Application Status</b>	Discretionary
<b>Relevant Legislation:</b>	Section 57 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
<b>Reason for SPA meeting:</b>	Owner / applicant is a Councillor.

<b>Relevant Zone:</b>	20.0 Rural
<b>Proposed Use:</b>	Residential & Visitor Accommodation
<b>Applicable Overlay(s):</b>	Bushfire-prone area Low landslip hazard area Priority vegetation area Waterway and coastal protection area
<b>Applicable Codes(s):</b>	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code C7.0 Natural Assets Code C13.0 Bushfire-prone Areas Code C15.0 Landslip Hazard Code
<b>Valid Application Date:</b>	21 June 2024
<b>Decision Due:</b>	28 April 2026
<b>Discretion(s):</b>	1 Clause 20.3.1 (P1, P2, P3 & P4), discretionary use 2 Clause 20.4.2 (P2), setbacks 3 Clause 20.4.3 (P1), access for new dwellings 4 Clause C7.6.1 (P1), buildings and works within a waterway and coastal protection area
<b>Representation(s):</b>	Three

### RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2024.136.1 for a dwelling, outbuilding, change of use (existing dwelling to visitor accommodation) and two additional visitor accommodation cabins at 4 Marshton Lane, Copping 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:
  - Supporting written submission received 11 June 2024
  - Site plan and driveway design prepared by JMG dated 14 October 2025
  - Proposal plans of proposed dwelling and visitor accommodation cabins prepared by Imagine by Design dated 11 November 2025
  - Bushfire hazard report prepared by GES Geo-Environmental Solutions dated December 2025
  - Geo-environmental assessment prepared by GES Geo-Environmental Solutions dated February 2024
  - Proposed outbuilding plans prepared by the Shed Company dated 27 March 2024

2. Prior to first use, confirmation must be provided by a suitably qualified person that all recommendations of the bushfire hazard management plan have been met. This includes all internal driveway access works, together with all prescribed works associated with the adjacent reserved road that provides access from the boundary of the site to Marshton Lane.

The consent of the Crown for any works within the reserved road will be required prior to commencement of works. All works must be undertaken in accordance with the required consent of the Crown.

3. External lighting for any purpose must be located, designed and baffled to ensure that no direct light is emitted outside the site.
4. Prior to any works commencing within the Marshton Lane 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.
5. Prior to first use, the existing and 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.
6. The internal driveway including areas set aside for vehicle parking and manoeuvring must:
  - a. be fully complete within six months of first use;
  - b. be 4m wide and constructed with a durable all-weather pavement;
  - c. be drained to a legal point of discharge or retain runoff onsite such that stormwater is not concentrated onto adjoining properties; and
  - d. have a gravel surface that is designed, constructed and maintained to avoid sedimentation or erosion or excess dust.
7. The internal driveway designed by "Johnstone McGee & Gandy Pty Ltd" shall be in accordance with DWG NO. "C01, C02 and C03", last dated 14/10/2025.
8. Prior first use, a total of at least five car parking spaces must be provided on site and must be available for car parking at all times. Any external space used for parking must:
  - a. be at least 5.4m long and 2.6 m wide with an additional 0.3m clearance from any nearby wall, fence or other obstruction; and

- b. have 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.

**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.
- Council recommends contacting Dial-Before-You-Dig (phone 1100 or [www.1100.com.au](http://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](mailto:resourceplanning@tascat.tas.gov.au)

**16/2026 LARKINS/NICHOLS**

“That the recommendation be accepted.”



**MINUTES**

SORELL PLANNING AUTHORITY (SPA) MEETING  
21 APRIL 2026

The motion was put.

For: Gatehouse, Larkins, Nichols, Shaw, Miro Quesada Le Roux,  
Reed and Torenius

Against: None

The motion was **CARRIED**.

Meeting closed at 4:59pm

**MAYOR GATEHOUSE  
CHAIRPERSON  
21 APRIL 2026**