



SORELL PLANNING AUTHORITY (SPA) **MINUTES**

19 MAY 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 19 MAY 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
Councillor B Shaw
Robert Higgins, CEO

Staff in attendance:

Shane Wells – Manager Planning

2.0 APOLOGIES

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

3.0 CONFIRMATION OF THE MINUTES OF 21 APRIL 2026

RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 21 April 2026 be confirmed.”

17/2026 LARKINS / NICHOLS

“That the recommendation be accepted.”

The motion was put.

For: Gatehouse, Larkins, Nichols, Shaw, 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.

The Mayor declared a pecuniary interest in item 5.3.

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 5.2026.3.1 – DWELLING AT 2 OCHRE COURT, DODGES FERRY

Applicant:	H Crowe and A Hede-Tiggelaven
Proposal:	Dwelling & Outbuilding
Site Address:	2 Ochre Court, Dodges Ferry CT187805/8
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:	10.0 Low Density Residential
Proposed Use:	Residential (Single Residential or Multi Residential)
Applicable Overlay(s):	SOR-S2.0 Southern Beaches On-site Wastewater and Stormwater Management Specific Area Plan C16.0 Airport obstacle limitation area
Applicable Codes(s):	C2.0 Parking and Sustainable Transport Code C16.0 Safeguarding of Airports Code
Valid Application Date:	07 January 2026
Decision Due:	29 May 2026
Discretion(s):	1 10.4.3 P1 - Setback 2 10.4.3 P3 - Setback 3 SOR-S2.7.1 P1 On-site wastewater
Representation(s):	One



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RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2026.3.1 for a Dwelling & Outbuilding at 2 Ochre Court, Dodges Ferry be approved, subject to the following conditions:

1. Use and development must be substantially in accordance with the endorsed plans and documents except where modified by a condition of this permit.
 - (a) P1 (Geotechnical Assessment), prepared by Rock Solid Geotechnics Pty Ltd, dated 2 July 2025, received 07 January 2026
 - (b) P1 (onsite wastewater system design), prepared by Rock Solid Geotechnics Pty Ltd, dated 2 July 2025, received 07 January 2026
 - (c) P5 (Building designs) prepared by C.G Kean, dated 03 September 2025, received 21 April 2026
2. The outbuilding is to be used for residential storage purposes only and not to be used for commercial purposes or made habitable.

Engineering

3. The internal driveway including areas set aside for vehicle parking and manoeuvring must:
 - (a) have a concrete surface constructed in accordance with engineer's specification;
 - (b) be drained to a legal point of discharge or retain runoff onsite such that stormwater is not concentrated onto adjoining properties; and
 - (c) have all stormwater drainage infrastructure located in the parking area (e.g., grated pit and channel) constructed to a trafficable standard.
4. Prior first use, at least two 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.
5. Stormwater property connection to Council's stormwater main must be in accordance with TSD-SW25-V3.

On-Site Wastewater

6. At least 180m² of land must be reserved on-site for wastewater treatment which is located at least 4.5 m from the downslope boundary and 1.5m from all other boundaries.
7. Driveways, parking areas, impervious sealing and buildings are not permitted in the area reserved for wastewater treatment.
8. An aerated wastewater treatment system (or equivalent) must be used for wastewater treatment, which discharges into a raised irrigation area.
9. The raised terraced irrigation area shall be at least 150m² and consist of at least 0.3m deep of sandy loam soil classified in accordance with *AS/NZS1547:2012 – On-site Domestic Wastewater Management*. All works must be completed to the satisfaction of the 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.



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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) 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

- A front fence above 1.2m in height may require planning approval – please refer to our info sheet at <https://www.sorell.tas.gov.au/planning-information-sheets/>
- Please consider providing a fill connection/inlet for your water tank near the street frontage to assist water carriers.

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



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18/2026 LARKINS / REED

“That the recommendation be accepted.”

The motion was put.

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

Against: None

The motion was **CARRIED**.

5.2 5.2026.55.1 – DWELLING AT 13 POINA STREET, DODGES FERRY

Applicant:	Matthew Bax Architect
Proposal:	Dwelling
Site Address:	13 Poina Street, Dodges Ferry (CT 63763/4)
Planning Scheme:	<i>Tasmanian Planning Scheme (Sorell LPS) or Sorell Interim Planning Scheme 2015</i>
Application Status	Discretionary
Relevant Legislation:	Section 57 of the Land Use Planning and Approvals Act 1993 (LUPAA)
Reason for SPA meeting:	Owner or applicant is a staff member

Relevant Zone:	10.0 Low Density Residential
Proposed Use:	Residential (Single Residential or Multi Residential)
Applicable Overlay(s):	<i>Airport Obstacle Limitation Area</i> SAP- Southern Beaches Stormwater and Wastewater
Applicable Codes(s):	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Transport Code C16.0 Safeguarding Airport Code SOR-2.0 Southern Beaches Stormwater and Wastewater Management Specific Area Plan
Valid Application Date:	27 February 2026
Decision Due:	29 May 2026
Discretion(s):	1 10.4.3 (P1) Setback – Frontage 2 10.4.3 (P1) Setback – Side
Representation(s):	Nil

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RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2026.55.1 for a Single Dwelling at 13 Poina Street, Dodges Ferry 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) P4 (building design designs, by Matthew Bax, Submitted on 23/03/2026).

Engineering:

2. 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.
3. Prior to first use, 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.
4. The internal path including areas set aside for vehicle parking and manoeuvring must:
 - (a) be fully complete within six months of first use;
 - (b) be drained to a legal point of discharge or retain runoff onsite such that stormwater is not concentrated onto adjoining properties; and
 - (c) have a concrete surface or durable gravel pavement constructed in accordance with engineer's specification.
5. Prior first use, at least one car parking space 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.

Environmental Health:

6. At least 25m² of land must be reserved on-site for the wastewater treatment which is located at least 3.5m from the downslope boundary and 1.5m from all other boundaries.
7. Driveways, parking areas, impervious sealing and buildings are not permitted in the area reserved for wastewater treatment.
8. An aerated wastewater treatment system (or equivalent secondary treatment) must be used for wastewater treatment.

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.
- 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

General

- A front fence above 1.2m in height may require planning approval – please refer to our info sheet at <https://www.sorell.tas.gov.au/planning-information-sheets/>
- Please consider providing a fill connection/inlet for your water tank near the street frontage to assist water carriers.
- 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

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LARKINS / REED

"That the recommendation be accepted."

The motion was put.

For: Gatehouse, Larkins, Nichols, Shaw, Reed and Torenus.



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Against: None

The motion was **CARRIED**.

Mayor Gatehouse left the meeting at 4.41pm.

Deputy Mayor Larkins took over as Chair.

5.3 7.2025.21.1 – SUBDIVISION AT 491 NUGENT ROAD, WATTLE HILL

Applicant:	PDA Surveyors
Proposal:	Two Lot Subdivision
Site Address:	491 Nugent Road, Wattle Hill (CT42190/1)
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:	Property owner is a relative of a Councillor

Relevant Zone:	21.0 Agriculture Zone
Proposed Use:	Not applicable (Subdivision is not required to be categorised into a use class as per clause 6.2.6)
Applicable Overlay(s):	Airport obstacle limitation area Bushfire-prone area Low and medium landslip hazard band Waterway and coastal protection area
Applicable Codes(s):	Safeguarding of Airports Code Bushfire-prone Areas Code Landslip Hazard Code Natural Assets Code Parking and Sustainable Transport Code Road and Railway Assets Code
Valid Application Date:	7 October 2025
Decision Due:	29 May 2026
Discretion:	1 21.5.2 - Lot Design
Representation(s):	None received



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RECOMMENDATION

That pursuant to section 57 of the *Land Use Planning and Approvals Act 1993* (LUPAA) Council resolve that Planning Application 7.SA2025.21.1 for a two lot subdivision at 491 Nugent Road, Wattle Hill 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) P1 - Plan of subdivision prepared by PDA Surveyors, Engineers and Planners dated 9 September 2025.
 - (b) P2 - Agricultural Assessment and Compliance Report prepared by Pinion Advisory dated February 2026.
 - (c) P3 - Bushfire Hazard Management Report prepared by Livingston Natural Resource Services dated 23 September 2025.

Engineering:

2. 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.
3. Prior to the sealing of the final plan of survey, the vehicular access for Lot 1 and the Balance Lot must be upgraded to compliant width, surface treatment, drainage, and sight distance as specified in a Vehicular Crossing Permit issued by Sorell Council.
4. Prior to the sealing of the final plan of survey, the internal shared access must be constructed in accordance with drawing Plan of Subdivision designed by PDA Surveyors, Engineers and Planners, dated 23 September 2025. The provision must ensure:
 - (a) minimum width of 5.5 metres for first 14 m from the title boundary and thereafter 4 m wide to lot proper in accordance with the Bushfire Hazard Management Report prepared by Livingston Natural Resources Services, dated 23 September 2025;

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- (b) feature one-way crossfall and capture stormwater runoff such that it is managed on site; and
- (c) a gravel surface that is designed, constructed and maintained to avoid sedimentation, erosion, or excess dust.

5. 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.
6. The survey pegs for all lots in the subdivision are to be certified correct prior to Council sealing the final plan of survey.

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) before undertaking any works.



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Other Approvals

- The final plan of survey will not be sealed until all works required by this permit are complete.
- 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.
- A Notice of Intention to Carry Out Work can be obtained by completing the form available at <https://www.sorell.tas.gov.au/notice-of-intention-to-carry-out-work/>
- 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.
- TasNetworks have advised to submit an application via TasNetwork website portal found here <https://www.tasnetworks.com.au/Connections/Connections-Hub> to establish an electricity supply connection to lot 1.

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

20/2026 NICHOLS / REED

“That the recommendation be accepted.”

The motion was put.

For: Larkins, Nichols, Shaw, Reed and Torenus

Against: None



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The motion was **CARRIED**.

Mayor Gatehouse re-entered the meeting and resumed the Chair at 4.44pm.

Meeting closed at 4.45pm

**MAYOR GATEHOUSE
CHAIRPERSON
19 MAY 2026**



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