



SORELL PLANNING AUTHORITY (SPA) **AGENDA**

30 JUNE 2026

COUNCIL CHAMBERS
COMMUNITY ADMINISTRATION
CENTRE (CAC)

NOTICE OF MEETING

Notice is hereby given that the next meeting of the Sorell Planning Authority (SPA) will be held at the Community Administration Centre (CAC), 47 Cole Street, Sorell on Tuesday, 30 June 2026 commencing at 4:30 pm.

C E R T I F I C A T I O N

I, Robert Higgins, Chief Executive Officer of the Sorell Council, hereby certify that in accordance with Section 65 of the *Local Government Act 1993*, the reports in this Agenda have been prepared by persons who have the qualifications and experience necessary to give such advice. Information and recommendations or such advice was obtained and taken into account in providing general advice contained within the Agenda.

ROBERT HIGGINS
CHIEF EXECUTIVE OFFICER
25 JUNE 2026



AGENDA

FOR THE SORELL PLANNING AUTHORITY (SPA) MEETING TO BE
HELD AT THE COMMUNITY ADMINISTRATION CENTRE (CAC), 47
COLE STREET, SORELL ON TUESDAY 30 JUNE 2026

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AUDIO-VISUAL 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

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

2.0 APOLOGIES

3.0 CONFIRMATION OF THE MINUTES OF 23 JUNE 2026

RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 23 June 2026 be confirmed.”

4.0 DECLARATIONS OF INTEREST



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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 7.2025.12.1 – SUBDIVISION OFF LEITRAM AVENUE, SORELL

Applicant:	Arete Engineering
Proposal:	Thirty-Six Lot Subdivision
Site Address:	Tasman Highway, Sorell (CT 186576/1) with access from Leitram Avenue (CT 142416/2) and stormwater works in adjoining Council land (CT 164990/1)
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:	Subdivision creates more than one lot.
Relevant Zone:	General Residential, Agriculture, Utilities & Open Space
Proposed Use:	N/A
Applicable Overlay(s):	Airport obstacle limitation area Bushfire-prone area Electricity transmission corridor Inner protection area Substation facility buffer area Flood-prone areas Low and medium landslip hazard band Waterway and coastal protection area Scenic protection area
Applicable Codes(s):	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code C4.0 Electricity Transmission Infrastructure Protection Code C7.0 Natural Assets Code C8.0 Scenic Protection Code C12.0 Flood-prone Areas Hazard Code C13.0 Bushfire-prone Areas Code C15.0 Landslip Hazard Code C16.0 Safeguarding of Airports Code
Valid Application Date:	24 March 2026
Decision Due:	30 June 2026
Discretion(s):	1 Clause 8.6.4 (P2) and (P4), lot design
	2 Clause 8.6.2 (P1), roads
	3 Clause C12.7.1 (P1), subdivision within a flood-prone hazard area
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 7.2025.12.1 for a 36 lot subdivision at Tasman Highway, Sorell (CT 186576/1) with access from Leitram Avenue (CT 142416/2) and stormwater works in adjoining Council land (CT 164990/1) be approved, subject to the following conditions:

General

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 prepared by Irenelnc dated 13 June 2025;
 - Flood hazard report prepared by Poortenaar Consulting dated 1 May 2024;
 - Substation noise assessment prepared by Noise Vibration Consulting dated 4 September 2019;
 - Stormwater management reports prepared by Arete dated 26 June 2025 and 5 February 2026;
 - Civil drawings prepared by Arete dated 27 June 2025;
 - Subdivision bushfire hazard management report prepared by Irenelnc dated 2 July 2025.
2. Staging must be in accordance with the endorsed plans and documents unless otherwise agreed to in writing by the General Manager.
3. As limited provision only has been made for Public Open Space or improvements thereto and, having formed the opinion that a provision should be made, Council invokes the provisions of Section 117 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* and requires security equivalent of 4% of the improved value of the gross area of the subdivision. This should be in the form of a direct payment made before the sealing of the final plan or, alternatively, in the form of security provided under Section 117 of the Act.

The subdivider is to obtain a report from an Independent Registered Valuer for the purposes of determining the improved value of the gross area of the subdivision. The date to which the valuation is to be done must be within 3 months of the date of lodgement of the Final Plan of subdivision. Please refer to Council's Open Space Policy for valuation requirements.

4. All land noted as roadway, footway, open space or similar must be transferred to Council. Complete transfer documents that have been assessed for stamp duty, must be submitted with the final plan of survey.



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5. Prior to sealing any final plan, all recommendations of the bushfire hazard management plan must be complete and be certified by a suitably qualified person.
6. Prior to the commencement of any works associated with this permit the developer must obtain the consent of the Minister administering the *Roads and Jetties Act 1935* in accordance with Section 84 (1) (c) of the *Local Government (Building and Miscellaneous Provisions) Act 1993*. This must include an indemnity for the Crown against any claim which may arise from an increase in the water flowing away from or under the State Road, or its rate of flow, by reason of the works approved by this permit.

Advice: Please contact Transport Services within the Department of State Growth with any queries arising.

7. Covenants or other restrictions must not conflict with, or seek to override, provisions of the planning scheme.

Engineering Design

8. 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.*

9. Prior to any works commencing for 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.*

10. Prior to any works commencing, the Council must issue stamped set of the engineering design drawings.

11. Unless for a local road, service installation across an existing sealed road carriageway must be bored with a minimum cover of 1.2m. Bores for services greater than 100mm must have a pumped backfill.

Works Required

12. Prior to sealing the final plan, the following works must be completed in accordance with the endorsed engineering design drawings:

- (a) Lot connections for each lot:

- I. Connection to reticulated stormwater located at the lowest point of each lot and capable of draining the entire lot;
- II. Connection to the electricity network;
- III. Connection to the telecommunication network.

- (b) Vehicle access for each lot:

- i. 40mm thick DG10 asphalt vehicle crossover to the front boundary or a minimum length of 6m with minimum width of 3.6m or 4.0 where bushfire-prone;
- ii. Each access is located to minimise potential conflicts with other vehicles

- iii. Concrete vehicle crossover to front boundary
- iv. Concrete vehicle driveway over the access strip for any shared rights of way.

(c) Road & footpath construction:

- I. Fully paved, sealed and drained road carriageway consistent with ARETE drawing C21-01 Rev D1 dated 27 June 2025;
- II. Concrete kerb and channel both sides;
- III. Concrete footpaths (with kerb ramps as appropriate) on both sides of road MC01 with northern side increased from 1.5m to minimum 2.5m and footpath to one side of road MCO2;
- V. Gravel footpath through Council's public open space lot;
- VI. Underground electrical and telecommunications reticulated infrastructure;
- VII. Street lighting with LED lamps;
- VIII. Street trees including shade trees to one side of the road and irrigation.
- IV. Street sign and standard to each intersection.
- V. Wombat crossing in accordance with AS1742.10.

(d) Stormwater network:

- I. Unimpeded major stormwater network for a 1% AEP event;
- II. Minor stormwater network for a 5% AEP event via underground reticulation;
- III. Quality treatment sufficient to satisfy the Sorell Stormwater in New Development Policy.

(e) Natural values:

- I. Construction soil and water management plan

(f) Rehabilitation

- I. Provision of top soil and grass or vegetation on all disturbed surfaces along with weed management measures.

13. The stormwater network, including Gross Pollutant Trap for lots 17-21, must not duplicate any part of the network associated with the subdivision of 67 Tasman Highway, Sorell.

Supervision and Mandatory Inspections

14. Mandatory audit inspections are required in accordance with the Tasmanian Subdivision Guidelines. The developer must provide a minimum 48 hours' notice.

Council is to be notified and work inspected at each of the following stages of construction:

- (a) Proof roll inspection of the sub-grade/sub-grade improvement,
- (b) Proof roll inspection of the sub-base course(s),
- (c) Proof roll inspection of the base course, prior to sealing,
- (d) Laying of pipelines for stormwater drainage prior to back filling,
- (e) Benching within all stormwater pits,
- (f) Inspection of base course in footpaths, kerb and gutter and driveway accesses, prior to pouring concrete,
- (g) Practical Completion of works (On Maintenance),
- (h) Final inspection at completion of Defects Liability Period (Off Maintenance),
- (i) Installation of all WSUD installations,
- (j) Any other inspections required during the construction of the subdivision.

Where the development is to be constructed in multiple stages, the above inspections and associated fees will be required for each stage. Where works do not meet Council requirements and/or further inspection is required, additional fees will be charged for subsequent inspections at the prescribed inspection rate. The works will not be placed On Maintenance until payment of the above fees has been paid.

15. Works must be completed to a standard that is to the satisfaction of the Council General Manager.
16. 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.
17. The developer must engage Council to organise a Practical Completion inspection when practical completion of works for each stage has been reached. Upon successful completion of the inspection in accordance with clause 21 and Appendix 6 of the Tasmanian Subdivision Guidelines, Council will issue a Certificate of Practical Completion, listing any minor defects identified.

Defect Period

18. 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.
19. A Defect Liability Bond equal to 10% of the total value of the relevant works plus a contingency sum of 10 % must be provided as a security in accordance with Sorell Council Bond Policy.
20. Upon completion of the Defect Liability Period, the developer must engage Council to organise a Final Completion inspection in accordance with clause 24 of the Tasmanian Subdivision Guidelines. When all outstanding items listed in the Certificate of Practical Completion and subsequent defects are satisfactorily completed, Council will issue a Certificate of Final Completion. Any remaining financial security in relation to the works will be returned and Council will assume maintenance of the works.

As Constructed

21. 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 a land surveyor or civil engineer;
 - (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;
 - (d) be accurate to AHD and GDA94;
 - (e) be scale and dimensioned;
 - (f) include top, inlet and outlet invert levels;
 - (g) include compaction and soil test results; and
 - (h) include 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.

Existing Services

22. Prior to sealing the final plan of survey, all existing lot connections must be relocated to be wholly contained within each lot or contained within new or existing service easements.

Advice: this condition covers any existing stormwater, water, sewer, electrical, access or telecommunications infrastructure.

Telecommunications & Power

23. 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>

24. 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.

Road

25. 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.

26. The developer must provide a temporary turning head at the end of each stage of the subdivision where required. This must be finished with an all-weather gravel seal and be 18.0 metres in diameter.

Bin Storage

27. Lots not provided with a footpath on their frontage must be provided with a 1.0m wide x 1.5 m long x 100mm thick concrete plinth (or equivalent treatment) adjacent to the driveway apron to serve as a storage for garbage bins on collection days. These plinths shall be shown on the design plans.

Easements

28. Easements are required over all Council and third-party services located in private property. The minimum width of any easement must be 3.0m (up to 450 mm pipe) for Council (public) mains. Any pipe from 475 mm – 900 mm will require 4.0 m width.
29. The minimum width of easement must be 3.0m for pipe depth of 1.2 m, and 4.0m width for pipe excavation of 1.5 m for Council (public) mains.

Construction Management

30. No polluted and/or sediment laden runoff must discharge directly or indirectly into Council's drains during development.
31. 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; and
- (c) Noise and Dust Management Plan.

All requirements of the CMP provided must be fully implemented prior to commencement of works. A soil management plan is only required if excavating and removing material off site.

32. 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).

Landscaping

33. Mature street trees shall be provided and planted to the satisfaction of Council's Manager Planning. A plan showing locations and tree types

must be provided together with the design plans. Information of tree types may be obtained from Council prior to completing the planting plan.

34. The applicant shall be responsible for the sufficient establishment of the planted trees and any other vegetation and undertake regular (not greater than 3 months) maintenance for a period of twelve months on all plantings. The applicant/developer shall meet all costs involved.

Fill

35. Any site filling must comply with the provisions of AS 3798 Guidelines on Earthworks for Commercial and Residential Developments current at the time of application. Prior to the use commencing, a Civil Engineer must certify that all the works have been carried out in accordance with AS 3798 and the endorsed plan(s). Any fill placed outside of the title boundary shall be limited and shall be finished and seeded to the satisfaction of Council's.

Natural Resource Management

36. Prior to any ground disturbance, a silt fence must be installed along the perimeter of all downslope lot boundaries and must be retained until all ground cover is re-established.
37. No topsoil is to be removed from the site without the prior approval of the Manager Planning.

Advice: this condition is to minimise the spread of weeds from the site.

TasWater

38. All requirements of TasWater Submission to Planning Authority Notice Reference TWDA 2025/00765-SOR and dated 23 February 2026.

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)



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years on two separate occasions for a total of six (6) years. Once lapsed, a new application will be required.

- Any changes to the use or development approved, may be deemed as substantially in accordance with the permit or may first require either a formal amendment to this permit or a new permit.

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.
- TasNetworks must be informed if and when the development works are to commence given the proximity to the substation buffer, infrastructure and the existence of easements covering the land. TasNetworks must be provided with unrestricted access at all times to the three towers within the boundaries of the lot.

Generally

- Requirements for works or other outcomes to the satisfaction of the General Manager will be delegated to the appropriate officer for determination.
- All engineering related queries should be directed to the Development Engineer. The Council General Manager has delegated functions relevant to the permit to the Development Engineer.
- Sealing of a final plan of survey is subject to a prescribed Council fee at the date of lodgment of the final plan or survey. Land Title Office fees must be paid directly to the Recorder of Titles.
- The final plan of survey is inclusive of any schedule of easement and Part 5 Agreement.

- The final plan of survey will not be sealed until all works required by this permit are complete. On lodgment of the final plan of survey, inspections will be undertaken ,unless otherwise advised by the developer, and additional inspection fees will apply to incomplete or substandard works.

Street Naming

- The developer may suggest street names. Suggestions should be received three months prior to sealing the final plan of survey and be made in writing to the Chief Executive Officer. Street names must be consistent with Tasmanian Place Naming Guidelines, May 2021. Please refer to <https://nre.tas.gov.au/land-tasmania/place-naming-in-tasmania>

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

Executive Summary

Application is made for a 36 lot subdivision (with balance lot) at land off Leitram Avenue, Sorell. This property is zoned General Residential, Agriculture and Utilities, and is located at the northern fringe of the Sorell township. The subdivision is contained to the General Residential Zone

The key planning considerations relate to lot layout, the extension of existing road and service infrastructure to cater for the proposed development, proximity to the adjacent electrical substation, stormwater management and mitigation of flood risk.

The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme - Sorell* and is recommended for conditional approval.

Relevance to Council Plans & Policies

Strategic Plan 2019-2029	Objective 1: To Facilitate Regional Growth Objective 2: Responsible Stewardship and a Sustainable Organisation Objective 3: To Ensure a Liveable and Inclusive Community
Asset Management Strategy 2018	The proposal includes new road / stormwater / footpath assets to be transferred to Council. Design and construction standards for these assets are considered in this report.



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Risk Management Strategy 2018	In its capacity as a Planning Authority, Council must determine this application. Due diligence has been exercised in preparing this report and there are no predicted risks from a determination of this application.
Financial Implications	No financial implications are anticipated unless the decision is appealed to TASCAT. In such instances, legal counsel is typically required.
Open Space Strategy 2020 and Public Open Space Policy	The proposal will increase demand on open space in the locality. Two pedestrian linkages are proposed in the form of open space to provide for connectivity from the site to adjacent land to both the north and south. The area of both linkages is 426m ² , being 1% of the portion of the site being developed. Consistent with Council's Policy, a cash contribution of 4% is therefore appropriate for the portion of the site being developed. An associated condition has therefore been included in the recommended conditions, above.
Enforcement Policy	Not applicable.
Environmental Sustainability Policy	Environmental considerations are assessed against the relevant planning scheme provisions.

Legislation

- This report details the reasons for the officer recommendation.
- Broadly, the planning authority can either adopt or change the recommendation by adding, modifying or removing conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*.
- The planning authority has a specific role in LUPAA. As noted by the Tribunal:

The role of the Council in relation to planning matters is, in very broad terms, to uphold its planning scheme. In that context it is in a sense, blind to everything but the terms of the Scheme. It cannot put economic advantage or perceived community benefits over the terms of the Scheme. And in the context of enforcement proceedings unless expressly authorised to do so, it may not take any approach which is inconsistent with the terms of its Scheme.

Planning Scheme Operation – for Zones, Codes and site specific provisions

- Clause 5.6.1 requires that each applicable standard is complied with if an application is to be approved.



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- Clause 5.6.2, in turn, outlines that an applicable standard is any standard that deals with a matter that could affect, or could be affected by, the proposal.
- A standard can be met by either complying with an acceptable solution or satisfying the performance criteria, which are equally valid ways to comply with the standard.
- An acceptable solution will specify a measurable outcome. Performance criteria require judgement as to whether or not the proposal reasonably satisfies the criteria.
- Clause 6.10 outlines the matters that must be considered by a planning authority in determining applications. Clause 6.11 outlines the type of conditions and restrictions that can be specified in a conditional approval.

Referrals

Agency / Dept.	Referred?	Response?	Conditions?	Comments
Development Engineering	Yes	Yes	Yes	Nil
Environmental Health	Yes	Yes	Nil	Nil
Plumbing	No			
NRM	No			
TasWater	Yes	Yes	Yes	Nil
TasNetworks	Yes	Yes	No	Advice if permit granted.
State Growth	No			

Report

Description of Proposal

Use

The purpose of the development is a residential subdivision. Clause 6.2.6 of the Scheme provides that a development for subdivision does not need to be categorised into a use class.

Development

The proposal is for a 36 lot residential subdivision over the southern portion of the site, with a development area of approximately 4.6ha and with lot sizes ranging from 481m² to 3,835m². A balance lot is proposed that would be the remainder of the land zoned Agriculture and Utilities. Access to the site would be via an extension of Leitram Avenue to the east over Council land (CT 142416/2), and the development makes provision for road



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connections to the land to the north. Stormwater works are also proposed in adjoining Council land in CT 164991/1.

The application is supported by:

- written submission prepared by Irenelnc dated 13 June 2025;
- flood hazard report prepared by Poortenaar Consulting dated 1 May 2024;
- substation noise assessment prepared by Noise Vibration Consulting dated 4 September 2019;
- stormwater management reports prepared by Arete dated 26 June 2025 and 5 February 2026;
- civil drawings prepared by Arete dated 27 June 2025;
- subdivision bushfire hazard management report prepared by Irenelnc dated 2 July 2025.

Background

There is no relevant application history associated with the site.

Part of the Agriculture Zone portion of the site is now within the urban growth boundary for Greater Hobart.

Description of Site

The site is a 27.62ha lot located at the western perimeter of the township of Sorell, with road frontage to Leitram Avenue and the Tasman Highway. An existing dwelling is located on the western part of the site, and a historic quarry is located adjacent the Tasman Highway frontage. The footprint of the historic quarry was recently sold by the State to the property owners and adhered to their title. The quarry footprint remains in the Utilities Zone. The town water reservoir is within the property.

The site is characterised as being semi rural, having cleared and vegetated areas on the upper slopes. It generally slopes down to the south towards the Tasman Highway, and adjoins residential lots to the east.

The General Residential Zone section of the site adjoins the TasNetworks substation and is west of properties in Pennington Drive. This section is capable of being serviced by water and sewer, and is serviced with power. Leitram Avenue is proposed for extension to service the lot and the consent of the General Manager has been provided as part of the application.

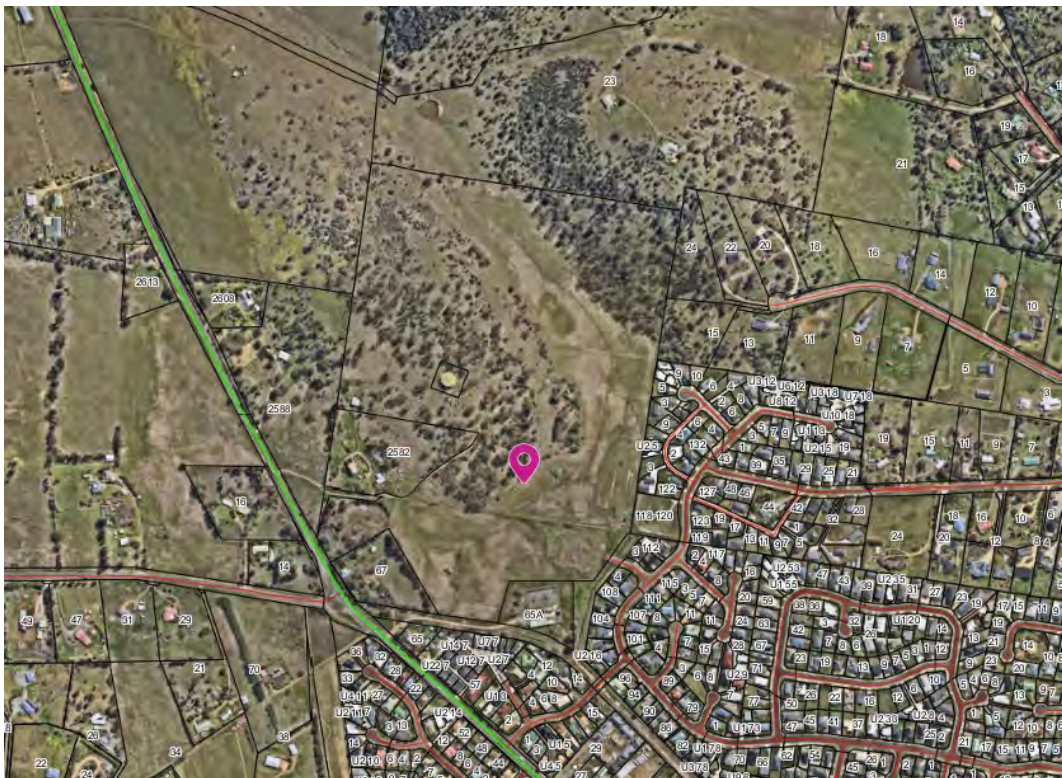


Figure 1. Subject site.

Planning Assessment

8.0 General Residential Zone

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
8.6.4 A1	Lot design	Yes, as each lot would comply with the minimum lot size requirements and would provide the prescribed envelope.
8.6.4 A2	Lot design	No, in that Lot 21 would not have the 12m frontage prescribed. Refer to the performance criteria assessment below.
8.6.4 A3	Lot design	Yes, in that a road extension is proposed from Leitram Avenue and appropriate conditions would ensure construction of the road to an appropriate standard.
8.4.6 A4	Lot design	No, in that all lots do not meet the specified orientation requirement. Refer to the performance criteria assessment below.
8.6.2 A1	Roads	No, in that new roads are proposed. Refer to the performance criteria assessment below.
8.6.3 A1	Services	Yes, in that reticulated water would be provided.
8.6.3 A2	Services	Yes, as reticulated sewerage connection would be provided.
8.6.3 A3	Services	Yes, as each lot would be provided with stormwater connection by gravity.

Performance Criteria Assessment 1 – Clause 8.6.4 P1 Lot design

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:

- (a) the width of frontage proposed, if any;*
- (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;*
- (c) the topography of the site;*
- (d) the functionality and useability of the frontage;*
- (e) the ability to manoeuvre vehicles on the site; and*
- (f) the pattern of development existing on established properties in the area,*
- (g) and is not less than 3.6m wide.*

The performance criteria applies as Lot 21 would have a frontage of 7.9m, which is below the 12m acceptable solution for frontage. The frontage width of 7.9m is well in excess of the prescribed minimum of 3.6m, and would allow sufficient area for functional use of the land for likely residential purposes. Manoeuvring of vehicles would be facilitated, and the width of the frontage would be consistent with the ranging frontages found to the east in the established residential parts of Sorell. It is considered that the performance criteria is satisfied.

Performance Criteria Assessment 2 – Clause 8.4.6 P4 Lot design

Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to:

- (a) the size, shape and orientation of the lots;*
- (b) the topography of the site;*
- (c) the extent of overshadowing from adjoining properties;*
- (d) any development on the site;*
- (e) the location of roads and access to lots; and*
- (f) the existing pattern of subdivision in the area.*

The proposal relies upon the performance criteria for orientation, and whilst the long access of the proposed lots does not meet the specified orientation, the lots are in excess of the minimum size for the zone and would allow for suitably designed residential development to capture appropriate and adequate solar access. The configuration of the subdivision would not hinder future development, and is considered consistent with established patterns of development in adjacent developed parts of Sorell. The performance criteria is therefore considered to be satisfied.

Performance Criteria Assessment 3 – Clause 8.6.2 P1 Roads

The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:

- (a) any road network plan adopted by the council;*
- (b) the existing and proposed road hierarchy;*
- (c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential;*
- (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;*
- (e) minimising the travel distance between key destinations such as shops and services and public transport routes;*
- (f) access to public transport;*
- (g) the efficient and safe movement of pedestrians, cyclists and public transport;*
- (h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016;*
- (i) the topography of the site; and*
- (j) the future subdivision potential of any balance lots on adjoining or adjacent land.*

The development is reliant upon the performance criteria as a new road is proposed. The road would provide for the connectivity of pedestrians, cyclists and vehicles to the established residential land to the east of the site by an extension to the existing road network with appropriate footpaths to be incorporated. The construction of both the road and associated footpath infrastructure would be reiterated by appropriate conditions. Provision is made for connection to the balance land, and the topography of the site has been considered in the road siting.

There is adjoining land to the west at 67 Tasman Highway that is also within the General Residential Zone. That lot has an application before Council for a cul-de-sac off the Tasman Highway and 15 lots. The respective parties have been encouraged to work collectively on a single access, as a single vehicle access to both sites is preferred. However, a single access is not considered essential from a connectivity perspective as a pedestrian network can be established along the old road corridor connecting both lots with the town proper for active transport.

The performance criteria is therefore considered to be satisfied.

21.0 Agriculture Zone

A site specific provision is relevant to the land at Clause SOR-S21.1, which requires in addition to the standards of the zone that *each lot, or a lot proposed in a plan of subdivision, must be for the entire portion of the lot at 2582 Tasman Highway, Sorell that is zoned Agriculture.*



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Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
21.5.1 A1	Lot design	Yes, in that the land within the balance lot zoned Agriculture would not be modified and would be contained in a single parcel as specified by SOR-S21.1, detailed above.
21.5.1 A2	Lot design	Yes, as the balance lot would retain frontage and an existing access from the Tasman Highway. Connection is provided for from the proposed subdivision road to the balance lot.

Code

Road and Railway Assets Code

Applicable code standards		
Clause	Matter	Complies with acceptable solution?
C3.7.1 A1	Subdivision for sensitive uses within a road or railway attenuation area	Yes, as the site of the development is not within a road or railway attenuation area.

Electricity Transmission Infrastructure Protection Code

Applicable code standards		
Clause	Matter	Complies with acceptable solution?
C4.7.1 A1	Subdivision	Yes, as all lots would accommodate a 10m by 15m building area entirely outside the inner protection area as prescribed.
C4.7.1 A2	Subdivision	Yes. A noise assessment was provided as part of the application that details compliance with (c) of the performance criteria. Specifically, each of the proposed lots adjoining the substation facility would contain a building envelope setback at least 5m from the shared boundary with the facility as required by (i), and that noise emissions from the substation would not exceed 40dB(A) overnight from 6pm till 8am, 55dB(A) during daytime hours from 8am till 6pm or at any stage 65dB(A).
C4.7.1 A3	Subdivision	Yes, as there are no lots proposed within a communications station buffer area.

Scenic Protection Code

The code applies to the balance land in the Agriculture Zone, within which a bushfire hazard management area is required. It does not apply to the development area.



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The management of grazing land for bushfire protection purposes meets the exemption at Clause 2.9.3(a) of the Code which provides for *planting or destruction of vegetation on existing pasture or crop production land, unless for the destruction of the following:*

- (i). *exotic trees, other than part of an agricultural crop, more than 10m in height within a scenic road corridor; or*
- (ii). *hedgerows adjoining a scenic road within a scenic road corridor.*

There are no relevant considerations under this code.

Flood-prone Areas Hazard Code

Applicable code standards		
Clause	Matter	Complies with acceptable solution?
C12.7.1 A1	Subdivision within a flood-prone hazard area	No, as Lots 1, 15, 17 and 27 do not provide a building area, vehicle access and services outside the flood prone hazard area. Refer to the performance criteria assessment below.

Performance Criteria Assessment 4 – Clause C12.7.1 P1

Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must not create an opportunity for use or development that cannot achieve a tolerable risk from flood, having regard to:

- (a) *any increase in risk from flood for adjacent land;*
- (b) *the level of risk to use or development arising from an increased reliance on public infrastructure;*
- (c) *the need to minimise future remediation works;*
- (d) *any loss or substantial compromise by flood of access to the lot, on or off site;*
- (e) *the need to locate building areas outside the flood-prone hazard area;*
- (f) *any advice from a State authority, regulated entity or a council; and*
- (g) *the advice contained in a flood hazard report.*

The proposal is reliant upon the performance criteria in that Lots 1, 15, 17 and 27 are not able to contain the required building area, vehicle access and services outside the part of the site affected by the code.

The stormwater network proposed and incorporated as part of the development has been designed to manage overland flows and flood risk through use of in-ground infrastructure, connection to the existing Council-managed network and detention if appropriate. Supporting stormwater design documentation together with the submitted flood hazard report demonstrates to the satisfaction of Council's development and stormwater engineers that each lot could achieve tolerable risk from flood without creating impact on adjacent land or increasing risk arising from reliance on

public infrastructure. Associated conditions relating to development of stormwater infrastructure have been included in the recommended conditions, and the performance criteria are therefore satisfied.

Bushfire-prone Areas Code

Applicable code standards		
Clause	Matter	Complies with acceptable solution?
C13.6.1 A1	Provision of hazard management areas	Yes, as the proposed building lots are shown by the bushfire hazard management report to have compliant building areas as specified, and no hazard management areas are required external to the site.
C13.6.2 A1	Public and fire fighting access	Yes, as the proposed subdivision road provides the required access.
C13.6.3 A1	Provision of water supply for fire fighting purposes	Yes, as water for fire fighting would be provided via an extension to the existing reticulated network.

Landslip Hazard Code

The northern part of the site within the Agriculture Zone is mapped as a combination of both low and medium landslip hazard risk areas. The site of the proposed subdivision is not mapped as being subject to landslip risk. Being that no works are proposed within the mapped area Clause C15.4.1(d) provides that the proposal is exempt.

Safeguarding of Airports Code

The whole of the site is with an airport obstacle limitation area as defined by the code. Clause C16.4.1 provides that *development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area* is development exempt from this code.

Stormwater Management

Background

1. Stormwater Charge

Council's per lot charge is based on stormwater network upgrade costs to adequately manage stormwater catchments at full development. Without network upgrades, individual developments would need to manage increased discharge onsite through detention, which is a system risk that is mitigated by Council committing to a long-term upgrade package. The associated modelling undertaken by Entura was based on zoning at the time.

2. Stormwater Catchment

Figure 2 shows the stormwater catchment in the area.

From the stormwater detention basin there are small and larger sections of grass open drain leading to a concrete open drain beside the emergency hub. The open drains were constructed in accordance with Council Stormwater System Management Plan (SSMP). Catchment 1 and 2 drain into the open drains.

Catchment 3 is connected to a piped network (900b, 1200) which discharge to a large open drain along the perimeter of Pembroke Park. The small open drain also drains to the piped network via the section noted 900a. The inlet of 900a has a small weir allowing for low flows from the small open drain to be directed into 900a with higher flows directed to the large open drain. If 900b is at capacity it will surcharge to the large open drain, thus there is limited risk of additional flows into this.

The area marked zoned is the extent of General Residential Zone. The dashed line shows the current urban growth boundary. How much of the urban growth boundary could be rezoned is unknown due to water service constraints and the transmission line from the substation.

3. Stormwater System Management Plan

As noted above, the large open drain and concrete open drain were constructed in accordance with recommendations from the SSMP. The SSMP includes a future action to construct a open drain parallel with Arthur Street to receive flows from the concrete section (these are currently piped into the 1200 section shown in Figure 2).

The SSMP did recommend that catchments 1, 2 and 3, and all other catchments above the large open drain, discharge to that open drain. That is, there is ample conveyance capacity for smaller 5% AEP (1 in 20 year ARI) and larger 1%AEP (1 in 100 year ARI) events. Council's design for the large open drain was originally prepared on this basis, however, the designed tendered and constructed retained all flows from catchment 3 into the 900b section of pipe. The rationale for this change is not documented.

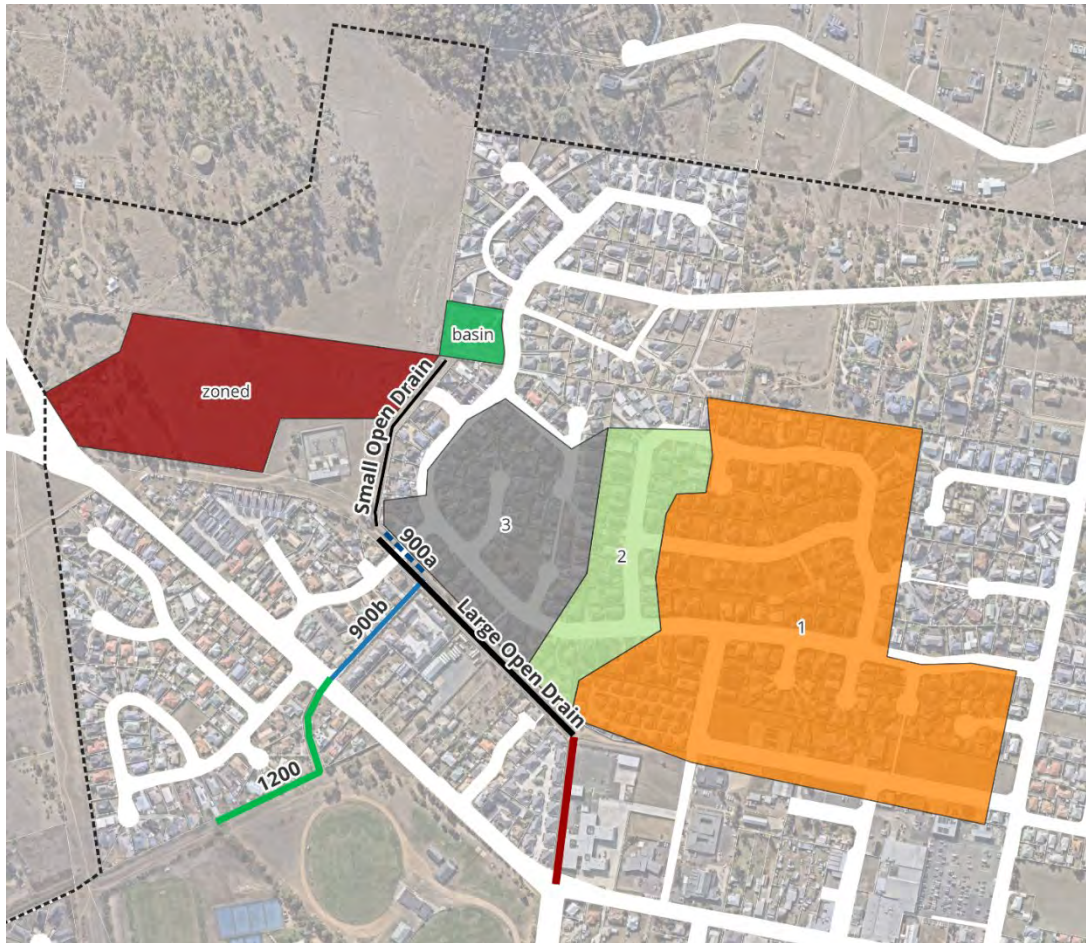


Figure 2. Stormwater Catchment

Current issues with network

Some elements of works associated with the large open drain are:

- Localised scouring and tunnel erosion west of Devenish Drive - may require bank stabilisation and more regular mechanical maintenance of the drain base
- Wing walls at the inlet of the box culvert under Devenish Drive give the effect of narrowing the inlet
- A concrete pad on the outlet side of Devenish Drive, required to protect sewer mains underneath, is higher than the inlet resulting in the deposition of material requiring ongoing maintenance.

The proposal

The proposed stormwater system consists of:

- Lots 17-21 discharging to an existing rock lined channel associated with the substation and located in the old rail corridor with a gross pollutant trap (GPT)
- All other lots draining to a stormwater detention basin with bioretention filter and GPT constructed in Council land at Lot 2, Leitram Avenue which currently contains the small open drain noted above

- DN 900 and DN 1050 pipes in the balance of Lot 2, Leitram Avenue replacing the small open drain
- An outlet for the stormwater detention basin discharging to the large open drain

The stormwater detention basin is oversized on the basis that future rezoned area would also discharge to it. The stormwater detention basin is proposed in lieu of developer contributions.

The merit of the detention basin is that it protects the downstream infrastructure (900a, 900b, 1200) from the subdivision and future subdivisions pending rezoning.

Issues with the proposed stormwater detention basin include:

- costs associated with ongoing maintenance
- duplication of the larger existing basin
- loss of potential for lot 2 to be a small play space or otherwise as an enhanced open space lot (which would require the existing drainage channel to be reshaped with a wider, flatter batter),
- exclusionary fencing due to the batter slope and proximity to pathway indicated on plan, and
- risk of overtopping.

Future Stormwater Modelling

The draft 26/27 budget includes modelling of the catchment. This is necessary for a number of asset management reasons and to also update the flood hazard overlay. The issue with the flood hazard overlay is that it predates the large open drain and thus shows extensive flood risk in Attunga Drive and surrounds that no longer applies. Recent statewide flood modelling by SES also does not recognise the effect of the large open drain on removing flood risk.

This work will incorporate future development due to the revised urban growth boundary.

There were no representations received in relation to the proposal.

Conclusion

The application is considered to comply with each applicable standard of the Tasmanian Planning Scheme - Sorell (Sorell LPS) and is recommended for conditional approval.

Kate Guinane
Senior Planner

Separate attachments:

Supporting written submission prepared by Irenelnc dated 13 June 2025;

Flood hazard report prepared by Poortenaar Consulting dated 1 May 2024;

Substation noise assessment prepared by Noise Vibration Consulting dated 4 September 2019;

Stormwater management reports prepared by Arete dated 26 June 2025 and 5 February 2026;

Civil drawings prepared by Arete dated 27 June 2025;

Subdivision bushfire hazard management report prepared by Irenelnc dated 2 July 2025.



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PROJECT
2024-12-PR01
2582 TASMAN HWY SUBDIVISION
2582 TASMAN HIGHWAY
SORELL TASMANIA 7172

ISSUE	DESCRIPTION	DATE
D1	DEVELOPMENT APPROVAL	27/06/2025

DRAWING INFORMATION
DRAWING TITLE: **EXISTING SITE PLAN**

DESIGNED: R. MOON
DESIGN CHECK: D. MORLEY
DRAWN: R. MOON
DRAWING CHECK: D. MORLEY



DRAWING NO.
C10-02
REVISION
D1

DRAWING STATUS
DEVELOPMENT APPROVAL
DATE
27/06/2025
SHEET SIZE
A1



AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
30 JUNE 2026



CLIENT
TASSIE DEVELOPMENTS
PROJECT
2024-C12-PROT
2582 TASMAN HWY SUBDIVISION
2582 TASMAN HIGHWAY
SORELL TASMANIA 7172

ISSUE	DESCRIPTION	DATE
01	DEVELOPMENT APPROVAL	27/05/2025

DRAWING INFORMATION

DRAWING TITLE:	GENERAL ARRANGEMENT PLAN
DESIGNED:	R. MOON
DESIGN CHECK:	D. MORLEY
DRAWN:	R. MOON
DRAWING CHECK:	D. MORLEY

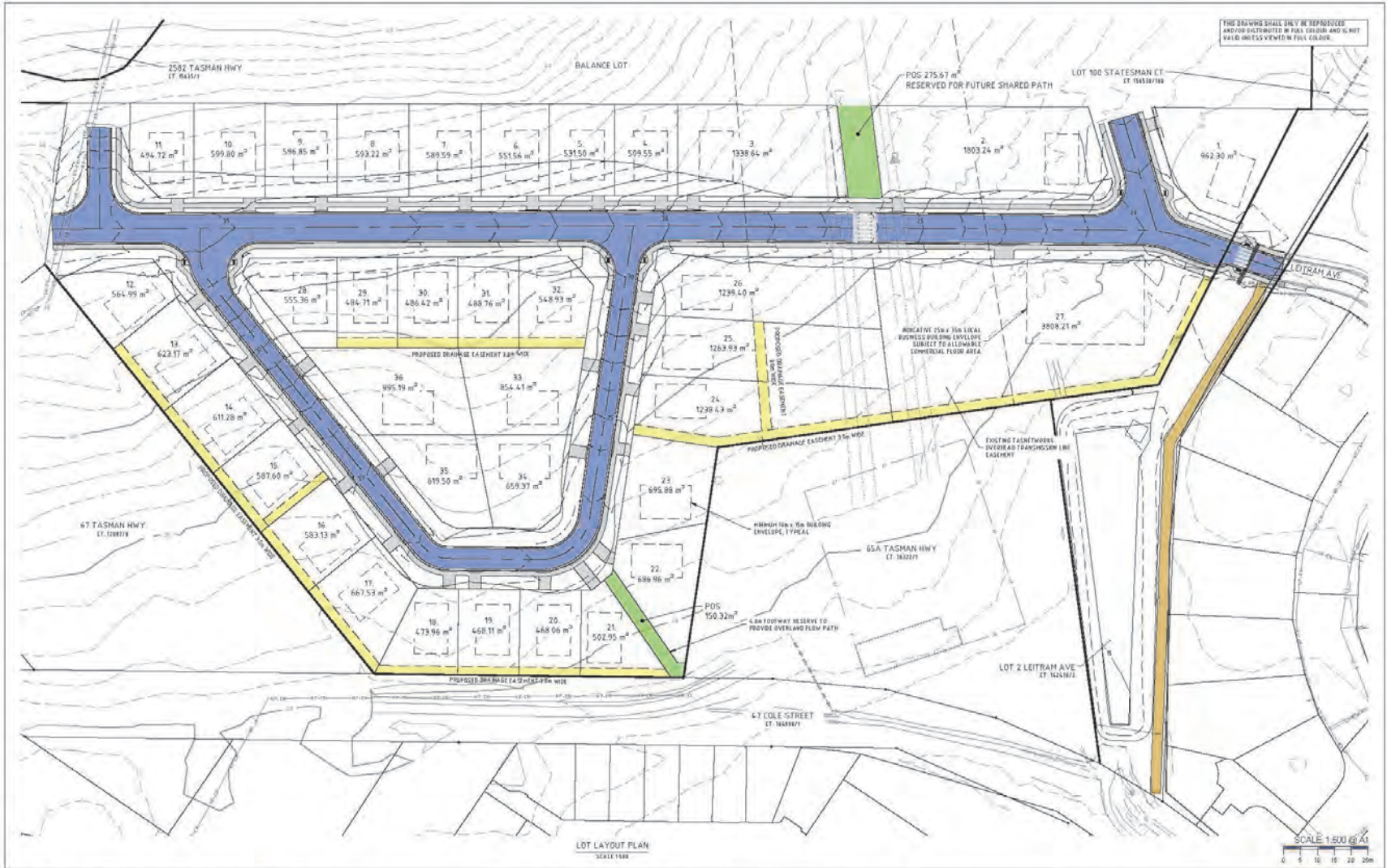
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C10-03
REVISION
D1

DRAWING STATUS
DEVELOPMENT APPROVAL

DATE 27/06/2025 SHEET SIZE A1





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TASSIE DEVELOPMENTS
PROJECT
2024-C12-PRD1
2582 TASMAN HWY SUBDIVISION
2582 TASMAN HIGHWAY
SORELL TASMANIA 7172

ISSUE	DESCRIPTION	DATE
01	DEVELOPMENT APPROVAL	27/05/2020

DRAWING INFORMATION
DRAWING TITLE: LOT LAYOUT PLAN

DESIGNED	R. MOON
DESIGN CHECK	D. MORLEY
DRAWN	R. MOON
DRAWING CHECK	D. MORLEY



DRAWING NO.
C10-04
REVISION
D1

DRAWING STATUS
DEVELOPMENT APPROVAL
DATE 27/06/2025 SHEET SIZE A1



5.2 PLANNING SCHEME AMENDMENT - AM-SOR-5-2026-206-1 – BOOMER BAY

Applicant:	Sorell Council
Proposal:	Section 40F – Rezone Utilities to Open Space
Site Address:	Lot 1 Craigs Hill Road, Boomer Bay, 7177, (CT 215565/1)
Planning Scheme:	<i>Tasmanian Planning Scheme Sorell (TPS-S)</i>
Relevant Legislation:	Part 3B of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	No delegated authority for a planning scheme amendment

Relevant Zone:	Utilities
Proposed Zone:	Open Space
Representation(s):	Not Applicable

RECOMMENDATION

- a) That pursuant to Section 40D(a) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority prepare Amendment AM-SOR-5-2026-206-1 to the Sorell Local Provisions Schedule for land at Lot 1 Craigs Hill Road, Boomer Bay (CT215565/1) to rezone part to Open Space Zone (as set out in attachment 1 to the report).
- b) That pursuant to Section 40 and *Use Planning and Approvals Act 1993*, AM-SOR-5-2026-206-1 is certified as meeting the LPS criteria.
- c) That in accordance with Section 40G of the *Land Use Planning and Approvals Act 1993*, the Planning Authority places the amendment on public exhibition for a period of 28 days.

Executive Summary

Proposal

The purpose of the report is to consider whether to prepare and certify a request to amend the planning scheme to rezone the Council owned land at Lot 1 Craigs Hill Road, Boomer Bay CT215565/1 from Utilities to Open Space. The site is a former small-scale tip to be managed into the future as a bushland reserve.

Process

The report provides details of the amendment and the site. The strategic outcomes of the proposal are outlined, having regard to matters of local, regional and then State importance.

Attachments to the report detail the degree of compliance with the *Land Use Planning and Approvals Act 1993 (LUPAA)*. LUPAA is based on environmental, economic and social objectives with a strong emphasis on public engagement. However, at this stage of the process consultation specifically related to re-zoning has not occurred. Over the years Council has worked with and supported the



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community and community groups with projects relating to the site, and discussed future proposals for the site.

If prepared and certified, the following two processes will occur:

1. The amendment is exhibited for 28 days. The Planning Authority will consider a report on the outcomes of exhibition; and
2. The Tasmanian Planning Commission (the Commission) will decide whether to approve, modify and approve, or reject the amendment. The Commission will typically hold a public hearing as part of its assessment process. The Commission will consider the Planning Authorities report on the outcomes of exhibition and any recommendation contained within that report.

If not prepared and certified, the proponent may request that the Commission review the decision and the Commission could direct Council to reconsider its position.

Options available to the Planning Authority are to either:

- a) certify the amendment as submitted,
- b) modify and certify the amendment, or
- c) refuse to certify the amendment.

Assessment:

The social, economic and environmental benefits of the proposal are:

- Changing the zoning confirms Councils commitment to retaining the land for its ongoing community recreation benefit and environmental conservation efforts.
- The proposed rezoning allows for the formalisation of the various recreational activities already taking place within the site and allows for development and funding opportunities to support these activities.
- The rezoning accurately reflects how the area is currently being utilised by the community and provides additional protection for the natural values already identified and others likely to on site.
- The utilities zoning for this site is no longer relevant or required for the foreseeable future of the sites' uses.

Potential Consequences:

- The rezoning will reflect the uses occurring on site already and has no foreseeable potential consequences arising as a result.

The key criteria for scheme amendments are set out in LUPAA, the Southern Tasmanian Regional Land Use Strategy (STRLUS) and Tasmanian Planning Policies (TPPs).

The STRLUS includes policies relating to environmental protections, community wellbeing and liveable communities. The request is consistent with these policies and the STRLUS and TPPs generally, and is recommended to proceed to certification.

Documentation:

The request is supported by the Activity Plan for Craigs Hill Bushland Reserve.

Proposed planning scheme amendment:

The planning scheme amendment is for Lot 1 Craigs Hill Road, Boomer Bay (CT215565/1) and seeks to rezone the site from Utilities to Open Space

The draft amendment documents are included in **Attachment 1 – Amendment Documents**.

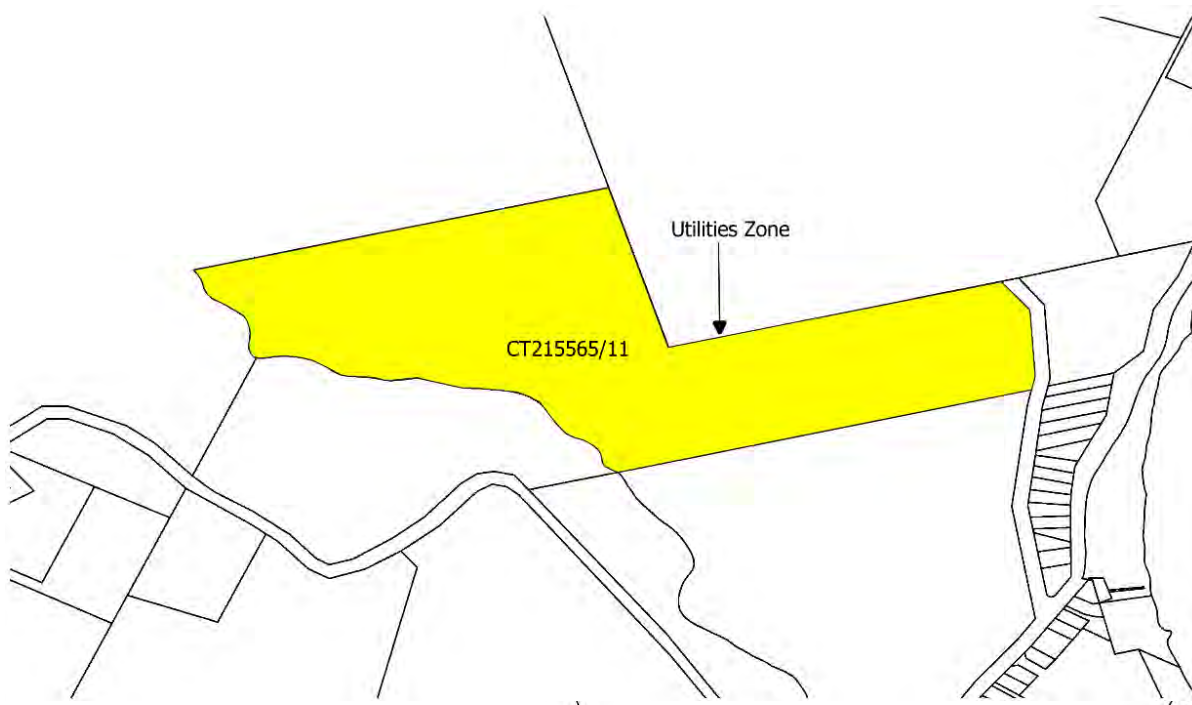


Figure 1 – Existing Zone: 26.0 Utilities



Figure 2 – Proposed Zone: 29.0 Open Space



Figure 3 – Existing C7.0 Natural Assets Code Overlay: Priority Vegetation & Waterway and Coastal Protection

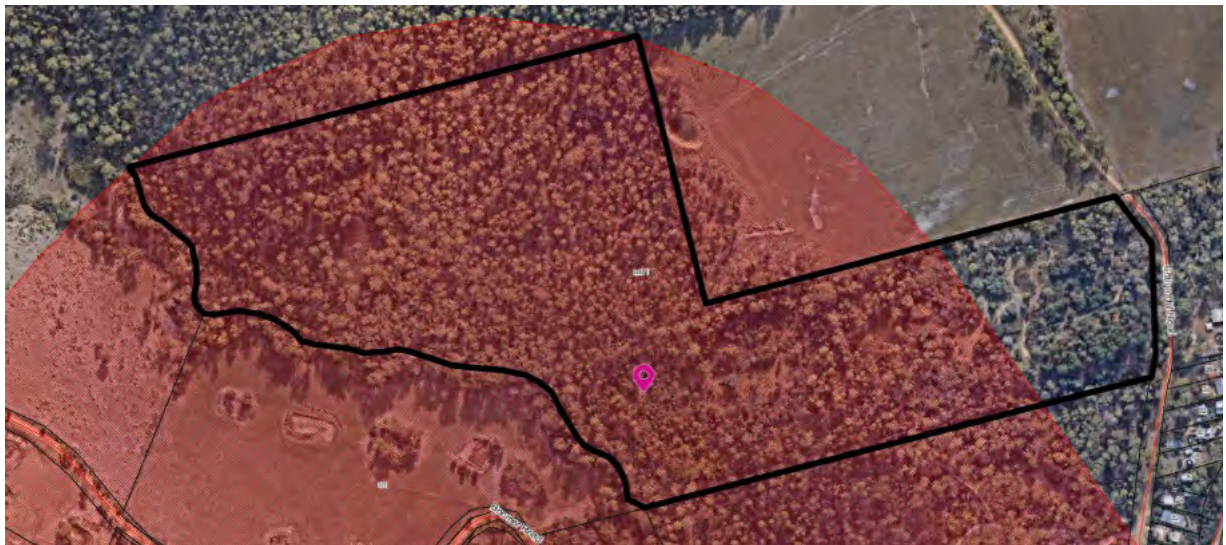


Figure 4 – Existing C9.0 Attenuation Code Overlay: Poultry Farm



Figure 5 –Existing C13.0 Bushfire-Prone Hazard Area Code Overlay



Figure 7 –Existing C15.0 Landslip Hazard Area (Low)



Figure 6 – Council Aerial Imagery SSA: October 2025

Proposed development

There is no associated development or works application for this request. The existing uses under the new proposed zoning will be 'No Permit Required' uses including 'Passive Recreation' and 'Natural and Cultural Values Management'.

Site and locality

Site Characteristics

The site consists of one lot with a total size of 22.35 hectares. The site was previously used as a Landfill site opening on the 8th May 1970 and closing on 13th August 1997, there is no outstanding EPN on the site and appropriate measures have been taken to rehabilitate the site, the site is not listed as a Contaminated Site by the Environmental Protection Agency.

The site slopes from northeast to southwest with an estimated gradient of 1 in 6. The site is densely vegetated along the western half and is home to a variety of fauna and flora including some threatened species based on anecdotal evidence from community observations. The eastern half of the site has a few informal tracks throughout and is used by the community for horse riding, dog walking, bushwalking and bike riding.

There are invasive weeds on the site that are being monitored and actively managed by the sites Community Landcare Group, as well as rubbish that is illegally dumped on the site from time to time.

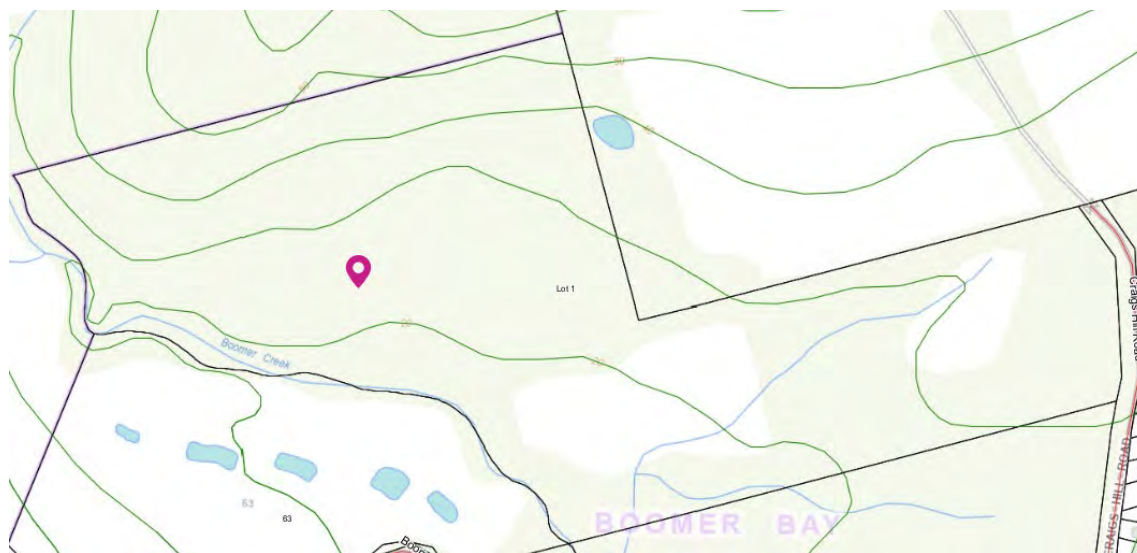


Figure 8 - Subject site Contour mapping (TheList).

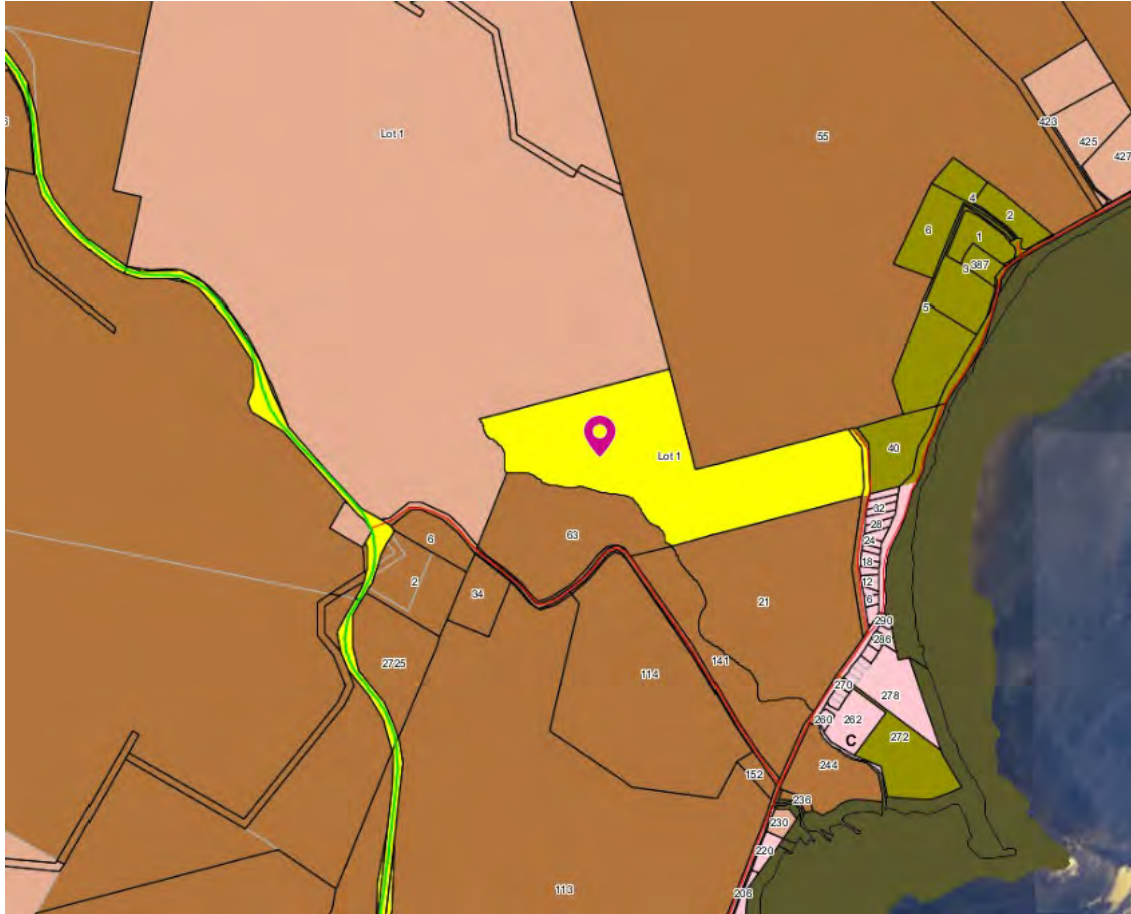


Figure 9 - Site and surrounds zoning (TheLIST).

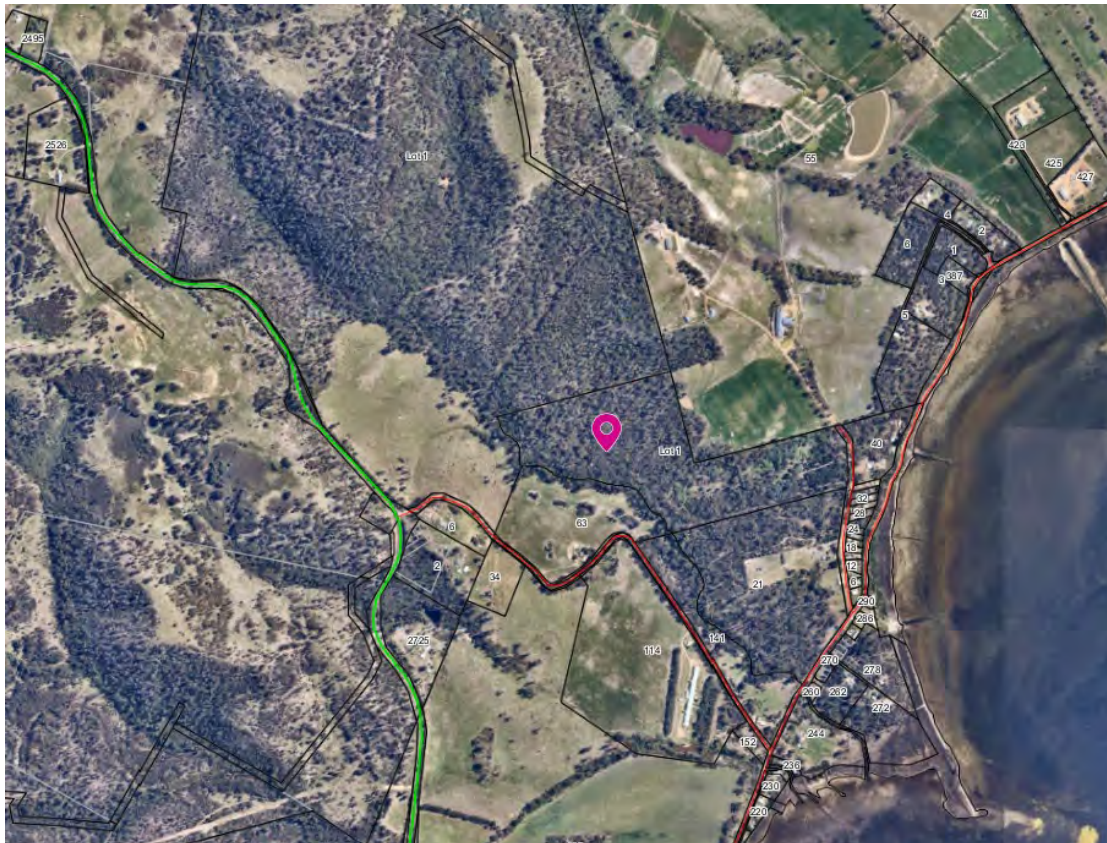


Figure 10 - Site and surrounds aerial Council imagery October 2025.

Adjoining Land

The land adjoining the property to the northwest is zoned Rural and has an agricultural farming use. The three large lots to the south are zoned Agriculture, they are small lots considering the zoning, all properties have existing dwellings and their primary use is residential. The lot to the north is zoned Agriculture and has a dwelling and operates an agricultural farming use onsite. The lot to the east is zoned Landscape Conservation and has a residential dwelling on site.

The figures below show a 400m, 1km and 5km radius from the current informal access off Craigs Hill Road of properties within the areas catchment of likely users. The radius shows within 400m there are around 30 residential lots that could reasonably walk to the site, a further 30 residential lots within 1km, and within the 5km radius more than an additional 200 lots and additionally capturing a large portion of the Dunalley settlement.



Figure 11 - 400m Radius catchment from Craigs Hill Road Entrance



Figure 12 - 1km Radius from Craigs Hill Road Entrance



Figure 13 - 5km Radius from Craigs Hill Road Entrance

Infrastructure and services

The site currently has no infrastructure or services onsite other than informal walking and vehicle access paths. It is unlikely to require connections to services and any infrastructure that might be required in the future is anticipated to be minor and largely formalisation of existing informal accessways.

Environmental Values

The information provided below has been compiled from a desktop search of the data available via List Map overlays, whilst this is not a comprehensive Natural Values Assessment it provides clear evidence of key natural values that the site is either directly or likely indirectly supporting in the surrounding areas.

In addition to this, data was provided by Birdlife Australia where sightings of Swift Parrot have been recorded in Marion Bay, Bream Creek, Boomer Bay and Dunalley with the most recent sightings in 2024. It is a reasonable conclusion that the site could have potential Swift Parrot breeding habitat and or provide other supporting structures for the critically endangered species.

Threatened Native Vegetation Communities:

1. Eucalyptus amygdalina forest and woodland on sandstone
2. Eucalyptus ovata forest and woodland

Vegetation Communities:

1. Eucalypt Pulchella Forest and woodland
2. Eucalypt Obliqua dry forest



Figure 14 TASVEG 5.0 ListMap – Accessed 9 June 2026

Threatened Fauna on site and surrounding areas:

As can be seen on the map there has not been threatened species identified and recorded on the site, this is not an indication of an absence of threatened species, but more than likely a lack of investigation and notification of species that have been observed.

1. A swift parrot has been sighted within 100m of the site and was recorded September 2024, it is likely there are suitable trees for swift parrot nesting within the site.
2. Tasmanian Devils are sighted consistently in the surrounding areas of the site.
3. Eastern Barred Bandicoot
4. White bellied sea eagle
5. Marked Own
6. Wedge tailed eagle

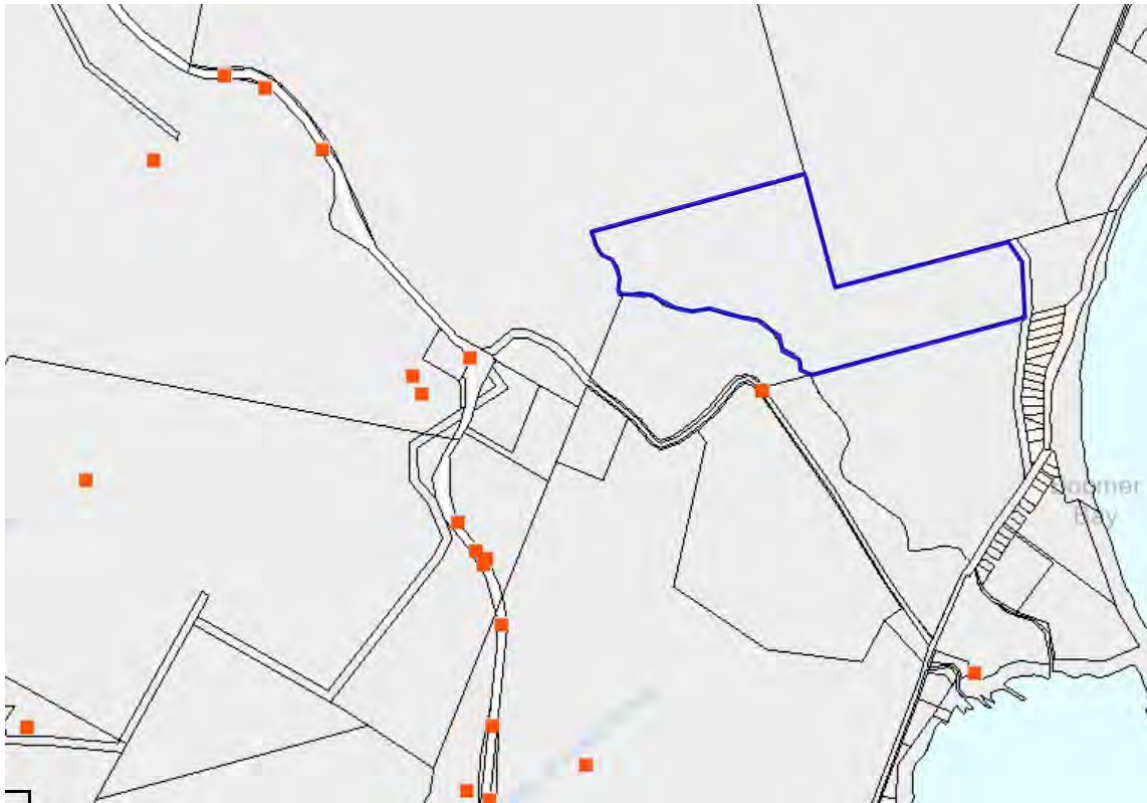


Figure 15 - Threatened Fauna Point Overlay TheList – Accessed 9 June 2026

There are several identified natural values on site that are important to the community and for environmental sustainability of the surrounding areas as well as specific communities on site. Given the densely vegetated areas that are infrequently accessed and the vegetation on site there is a meaningful change there are a number of suitable nesting and habitat for the above identified threatened and endangered species listed above.

Social and Economic Values

The site is intended to be retained for the social and environmental benefit of the surrounding communities noting there is very little public open spaces for the immediate and surrounding communities to utilise for recreational purposes. Given the Environmental values on site it is important that Council take reasonable measures to protect and enable and support local community groups to manage and maintain the existing Natural values which can be done through appropriate zoning.

29.0 OPEN SPACE ZONE

The use table for the zone is summarised below.

Table 1: Use Standards Table

No Permit Required		
Natural and Cultural Values	Passive Recreation	Utilities (if minor utilities)
Permitted		
No Permitted Uses in the zone		
Discretionary		
Community Meeting and Entertainment	Crematoria and Cemeteries	Emergency Services
Food Services	General Retail and Hire	Pleasure Boat Facility
Resource Development	Sports and Recreation	Tourist Operation
Transport Depot and Distribution	Utilities	Vehicle Parking
Visitor Accommodation		

Use standards apply to Discretionary Uses hours of operation and lighting within 50m of all Residential Zones. Development standards apply to height, setbacks, fencing and outdoor storage.

Background

The site was once used as a landfill site and as such was zoned 'Utilities'. Since the closure and rehabilitation for the 'Dunalley Tip' in August 1997, the site has become densely vegetated and appears likely to be hosting and supporting several important fauna and flora.

The site is used frequently by the local community for dog walking, horse riding, bike riding and more. A local Landcare group has been established to help manage the natural values of the site, specifically weed management, and the site unfortunately is subjected to illegal dumping of rubbish.

In 2023 Council held a community event at the site to gain insight as to how the community was using the site and what they would like to see happen to the site in the future. As a result of the community engagement an activity plan was developed from the feedback and is included as attachment 3. Since this time the Landcare group has continued their work in the reserve, however, no further works or action has been undertaken by Council.

Assessment and strategic outcomes

Legislation

To be approved, a draft amendment must comply with the LPS criteria that are set out in LUPAA as follows:

(2) The LPS criteria to be met by a relevant planning instrument are that the instrument –

- (a) contains all the provisions that the SPPs specify must be contained in an LPS; and*
- (b) is in accordance with section 32 ; and*
- (c) furthers the objectives set out in Schedule 1 ; and*
- (d) is consistent with each State policy; and*
- (da) satisfies the relevant criteria in relation to the TPPs; and*
- (e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and*
- (f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993 , that applies in relation to the land to which the relevant planning instrument relates; and*
- (g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and*
- (h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019 .*

Attachment 2 provides a detailed assessment against each relevant criteria.

LUPAA provides a two-step process for planning scheme amendments. The first step under section 40D outlines how and when a planning authority is to prepare a draft amendment. Section 40F is step 2 and provides that once a planning authority has determined to prepare a draft amendment it must either certify that as meeting the LPS criteria or modify the draft amendment until it meets the LPA criteria and then certify.

Local Strategy, Policy and Impacts

Council's strategic land use documents include the:

- Strategic Plan 2019-2029 (2023 update, currently under review)
- Sorell Township Urban Master Plan 2015 (Aurecon)
- Community and Engagement Strategy (Sorell Council)
- Sorell Open Space Strategy 2020 (ERA)
- Sorell Social Strategy July 2024
- Natural Resource Management Strategy (2025-2035)
- Fire Hazard Abatement Policy



AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
30 JUNE 2026

The following objectives and outcomes from the strategies align with the proposed re-zoning of the site ensuring Council remains consistent and committed to the objectives within the strategies, policies and plans.

The Sorell Strategic Plan

- Responsible stewardship and sustainable organization
- Ensure a liveable and inclusive community

The Sorell Township Urban Master Plan (STUMP) encourages the following objectives that are relevant to the site:

- having community facilities within the region to support population growth;
- provision of open spaces that deliver wider environmental sustainability objectives;
- enhancement of existing open spaces; and
- ensure the provision of open space takes into consideration future communities within regional catchment areas.

Sorell Community and Engagement Strategy

- To date Council has been in engagement with the local community and Landcare group for the site in alignment with the strategy.

Sorell Open Space Strategy

The site was not identified within the strategy like due to it being zoned 'Utilities' despite it being an established and valued open space to the local community.

- Proximity and equitable distribution – the area does not have a lot of provisions of public open space, as such this site has organically overtime evolved into an informal public open space for the surrounding community demonstrating the need for its retention as public open space.
- Supporting biodiversity
- Amenity and experience

Sorell Social Strategy

The strategy identifies the numerous benefits of social, green and blue infrastructure including:

- Mental, physical and social wellbeing
- Collaboration with local communities
- Environmental quality
- Cultural expression and identity

Natural Resource Management Strategy

- Protect natural landscape and promote sustainable land use
- Restore and preserve healthy waterway and water bodies
- Conserve biodiversity and manage invasive species
- Prepare for climate change
- Engage and support community



AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
30 JUNE 2026

The following section addresses the major impacts and themes identified above within the relevant strategies, policies and plans:

Population impact:

The site organically has become an informal public open space for recreational activities for the local community. This was identified through Council working with and supporting the efforts of the local Landcare group. As a result of the community driven efforts the site has been identified as suitable for re-zoning to legitimize and support the existing uses on site that support the community.

This regional area does not have access to many public open spaces and as such the amendment would lend itself to Councils commitment for regional area support, supporting population growth in the areas and allow for equitable provisions of public open space in an area that is largely lacking these spaces.

Community impact:

Through formalizing appropriate zoning and enabling this community space to be further enhanced for the existing and potential future uses on site, it will continue to provide recreational and environmental benefits to the community. Through providing natural spaces for recreation and community use it improves the wellbeing of a community. This in turn can lead to indirect and direct economic impacts such as; keeping people mobile and in the workforce longer, maintaining independence and reducing dependence on the public health system. In addition to the benefits of the immediate community members, well considered and appropriate development of recreational spaces can draw visitors to an area and encourage spending within local settlements.

There will be no adverse amenity impacts to neighbouring agricultural or residential properties as a result of the rezoning proposal. Any future works will be to improve accessibility and useability of the site improve resident and visitor access to utilizing the site and ultimately is expected to improve amenity of the area as a result. The site already host passive recreation and natural resource management activities as such the impact on adjoining lots as a result of the rezoning is expected to be minimal if at all.

Environmental Impacts

The proposed zone changes are intended to support existing natural values and processes on site, noting that it is not only the identified natural values that are impacted but also adjoining sites such as coastal processes and surrounding fauna and flora depending on the site.

The environmental preservation of the site is not only important to the local community, but also wider environmental and climate change mitigation efforts. The proposed zoning change provides for stronger developmental controls

alongside the existing natural values overlays on the site to ensure protection of the natural values.

The site is subject to the Bushfire Hazard Code overlay across the whole site, by rezoning and intentionally managing the site with the assistance of the local Landcare Group this site can be better actively monitored and managed for bushfire risk. Changing the zoning will not negatively impact the current risk and requirements to prevent or minimize the harm of potential bushfires.

The areas subject to the Landslip Hazard Overlay (Low Risk) are within the area identified as suitable to be rezoned as Environmental Management and is not intended to have any future development or works outside of weed and necessary bushfire management. Any works in the future that may be proposed within the area would be subject to the controls of the code under the Tasmanian Planning Scheme.

Regional Strategy and Policy

For the amendment to be approved, compliance with the *Southern Tasmania Regional Land Use Strategy 2010-2035* (STRLUS) must be demonstrated. Attachment 2 provides a detailed assessment of the amendment against the relevant STRLUS policies.

State Strategy and Policy

Attachment 2 provides a detailed assessment of the amendment against the relevant State policies.

Conclusions on the amendment

For the above reasons, the amendment is consistent with the objectives and other requirements of the *Land Use Planning and Approvals Act 1993*.

Tiara Williams
Planner

Attachments

Attachment 1- Draft Amendment

Separate Attachments:

Detailed LPS Criteria Assessment

Activity Plan for Craigs Hill Bushland Reserve

Aboriginal Heritage Advice



AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
30 JUNE 2026

ATTACHMENT 1: TASMANIAN PLANNING SCHEME - SORELL**PLANNING SCHEME AMENDMENT****AM-SOR-5-2026-206-1**

Pursuant to the Land Use Planning and Approvals Act 1993

Location

Lot 1 Craigs Hill Road, Boomer Bay (CT215565/1)

Description

Apply the Open Space Zone to the site as indicated below

