



SORELL PLANNING AUTHORITY (SPA) **MINUTES**

16 JUNE 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 16 JUNE 2026

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The meeting commenced at 4.38pm.

1.0 ATTENDANCE

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Chairperson Mayor Gatehouse
Deputy Mayor M Larkins
Councillor B Nichols
Councillor B Shaw
Councillor M Reed
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
Councillor C Torenus

3.0 CONFIRMATION OF THE MINUTES OF 19 MAY 2026

RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 19 May 2026 be confirmed.”

21/2026 NICHOLS / LARKINS

“That the recommendation be accepted.”

The motion was put.

For: Gatehouse, Larkins, Nichols, Shaw and Reed

Against: None

The motion was **CARRIED**.

4.0 DECLARATIONS OF INTEREST

The Mayor requested any Councillors to indicate whether they had, or were likely to have, a pecuniary interest in any item on the agenda.

No Authority member indicated that they had, or were likely to have, a pecuniary interest in any item on the agenda.

In considering the following land use planning matters the Sorell Planning Authority intends to act as a planning authority under the *Land Use Planning and Approvals Act 1993*.

5.0 LAND USE PLANNING

5.1 5.2026.34.1 – INTERIM COMPOSTING FACILITY SOUTHERN WASTE SOLUTIONS

Applicant:	Era Advisory OBO Southern Waste Solutions
Proposal:	Level 2 Activity - Composting Facility (Resource Recovery)
Site Address:	Blue Hills Road, Copping (CT 126073/1)
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:	Council land

Relevant Zone:	26.0 Utilities
Proposed Use:	Recycling and Waste Disposal (Industrial)
Applicable Overlay(s):	Attenuation area Potentially contaminated land Bushfire-prone area Landslip area Priority vegetation area Waterway and coastal protection area
Applicable Codes(s):	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code C7.0 Natural Assets Code C9.0 Attenuation Code C13.0 Bushfire-prone Areas Code C14.0 Potentially Contaminated Land Code C15.0 Landslip Hazard Code
Valid Application Date:	6 March 2026
Decision Due:	7 July 2026
Discretion(s):	1 Clause C2.5.1 (P1), car parking numbers
Representation(s):	One



RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2026.34.1 for a Level 2 Activity - Composting Facility (Resource Recovery) at Blue Hills Road, Copping be approved, subject to the following conditions:

Planning Permit – Part A

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 (supporting planning report prepared by Era Advisory dated February 2026)
 - (b) P1 (proposal plans prepared by Era Advisory dated February 2026)
 - (c) P1 (environmental effects report prepared by Era Advisory dated 6 February 2026)

2. Prior first use, at least 14 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.

3. The person responsible for the activity must comply with the conditions contained in Schedule 2 of Permit Part B, which the Board of the Environment Protection Authority (EPA) has required the planning authority to include in the permit pursuant to Section 25(5) of the *Environmental Management and Pollution Control Act 1994*.

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.

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.

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

Planning Permit – Part B

Permit conditions – Environmental No. 12394

Issued under the *Environmental Management and Pollution Control Act 1994*
(Refer separate attachments).

Procedural Motion to Defer Meeting

22/2026 LARKINS / REED

A procedural motion was moved to defer the item to a future Sorell Planning Authority meeting.

Motion

"That item 5.1 be deferred to a meeting of the Sorell Planning Authority Meeting to be held on Tuesday, 23 June 2026."

The motion was put.

For: Gatehouse, Larkins, Nichols, Shaw and Reed

Against: None

The motion was **CARRIED**.



MINUTES

SORELL PLANNING AUTHORITY (SPA) MEETING
16 JUNE 2026

Meeting closed at 4.43pm.

**MAYOR GATEHOUSE
CHAIRPERSON
16 JUNE 2026**

