



SORELL PLANNING AUTHORITY (SPA) **AGENDA**

4 AUGUST 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, 4 August 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
30 JULY 2026



AGENDA

FOR THE SORELL PLANNING AUTHORITY (SPA) MEETING TO BE
HELD AT THE COMMUNITY ADMINISTRATION CENTRE (CAC), 47
COLE STREET, SORELL ON TUESDAY 4 AUGUST 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

^

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 14 JULY 2026

RECOMMENDATION

"That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 14 July 2026 be confirmed."

4.0 DECLARATIONS OF INTEREST



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4 AUGUST 2026

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 5.2026.57.1 – TRUCK WHEEL WASH AND ROAD UPGRADE AT BLUE HILLS ROAD, COPPING

Applicant:	Southern Waste Solutions
Proposal:	Truck Wheel Wash and Road Upgrade
Site Address:	Blue Hills Road, Copping CT 126073/1 & 126073/3
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:	Cost of works > \$1 million

Relevant Zone:	26.0 Utilities
Proposed Use:	Recycling and Waste Disposal
Applicable Overlay(s):	Priority Vegetation Area Coastal Waterway and Protection Area Attenuation Activities – Waste Depot & Sawmill Low Landslip Hazard
Applicable Codes(s):	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Transport Code C7.0 Natural Assets Code C9.0 Attenuation Code C13.0 Bushfire-Prone Area Hazard Code C15.0 Landslip Hazard Code
Valid Application Date:	06 March 2026
Decision Due:	05 August 2026
Discretion(s):	1 C7.6.1 Building and works within a waterway and coastal protection area or future coastal refugia area.
Representation(s):	0

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2026-57.1 for a Truck Wheel Wash and Road Upgrade at Blue Hills Road, Copping be approved, subject to the following conditions:

General:

1. Use and development must be substantially in accordance with the endorsed plans and documents except where modified by a condition of this permit.



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- a. P1 (Blue Hills Road Upgrade Plans by Arete) Submitted on 23/02/2026
- b. P2 (detailed plan of wheel wash station by Saltmarsh & Escobar Consulting Engineers) submitted on 10/03/2026
- c. P3 (location and site plan of wheel wash station) submitted on 24/04/2026
- d. P1 (Quote Proposal for Wheel Wash Station by Wash Systems Australia) submitted on 23/02/2026

Development Engineering:

- 2. The internal driveway used as access to landfill areas must:
 - a. be constructed in accordance with "Blue Hills Road Upgrade", drawing number C20-01, C20-02, C21-01 to C21-09, C22-01 to C22-08 and C32-01, design by "Arete Engineering Pty Ltd", Rev T1, dated 30/10/2025; and
 - b. have stormwater drainage infrastructure located in wheel washing system (e.g., grated pits, channel, manhole) constructed to the appropriate trafficable standard (if any).

- 3. Any affected vehicular crossing as a result of sealing work must be upgraded to LGAT standard TSD-R03-V3 and must match to existing levels at end of the seal.

Note: Applicant must notify affected property prior carrying out driveway and road sealing works.

Environmental:

- 4. If an incident causing or threatening environmental nuisance, serious environmental harm or material environmental harm from pollution occurs in the course of the construction works, then the person responsible for the work must immediately take all reasonable and practicable action to minimise any adverse environmental effects from the incident.
- 5. During construction activities all reasonable measures must be implemented to ensure that solids entrained in stormwater traversing the construction site are retained on the land. Such measures may include provision of strategically located sediment fences, and appropriately sized and maintained sediment settling ponds.
- 6. Sediment collected in the wheel wash must be disposed of into the landfill in accordance with EPA Tasmania Information Bulletin No. 105 Classification and Management of Contaminated Soil for Disposal.

Natural Resource Management:

7. 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.

8. Prior to commencing works, a Soil and Water Management Plan (SWMP) must be implemented to ensure that soil and sediment does not leave the site during construction.

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

- 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.

Executive Summary

Application is made for a Truck Wheel Wash and Road Upgrade at Blue Hills Road, Copping for Southern Waste Solutions. This property is zoned Utilities and is subject to overlays relating to natural assets and landslip hazards. The site has an existing Recycling and Waste Disposal use with existing vehicle access to the site via Blue Hills Road and Arthur Highway. The site is owned by Clarence City Council, Tasman Council and Sorell Council, and the use is managed by Southern Waste Solutions.

The key planning consideration relates to the proposed works as the use is existing and the application does not relate to intensification or change of the use. The considerations relate to vegetation clearance, landslip hazard risk, and impact on potential natural assets within the waterway overlay.

The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme (Sorell LPS)* 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	Blue Hills Road is not a Council maintained road.
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 has no significant implications for open space management.
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.



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- 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.
- 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	Yes	Nil
NRM	No	No	No	Nil
Environmental Protection Agency	Yes	Yes	No	The EPA advised they did not require input on the application.



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Report

Description of Proposal

The proposal is to upgrade the vehicle access of Blue Hills Road from Arthur Highway to the entry of the Recycling and Waste Disposal use on the site to a sealed surface and to develop a truck wheel wash station at the entrance to the Recycling and Waste Disposal use on the site to minimise contamination coming in and out of the facility.

The application is supported by:

- Initial Cover letter from Southern Waste Solutions submitted on 23 February 2026;
- Further information letter from Southern Waste Solutions submitted on 24 April 2026;
- Truck wash proposal from Wash Systems Australia dated 29 August 2025;
- Plan set by Arete dated 30 October 2025;
- Plan set by Saltmarsh and Escobar Consulting Engineering dated 7 September 2025; and
- Updated site and location plans by Arete, submitted on 24 April 2026.

Description of Site

The site is 451.36 hectares located in Copping and accessed off Arthur Highway (sealed Road) via Blue Hills Road (Gravel Road).

The site has on it a waste management landfill by Southern Waste Solutions and the Blue Hills Shooters Club. It is in joint ownership between Sorell Council, Tasman Council and Clarence City Council.

The site has an existing cleared area for the waste management facility and pockets of vegetation with priority vegetation overlay, there are no works proposed in the areas identified by the priority vegetation overlay.

Adjoining land consists of farming properties and is zoned Rural and Agricultural.

The site is accessed via Blue Hills Road which is unsealed and is accessed via Arthur Highway which is sealed. The site is unserviced with existing infrastructure relating to the Waste Management Facility and Shooters Club.



Figure 1. Subject site: CT 126073/1

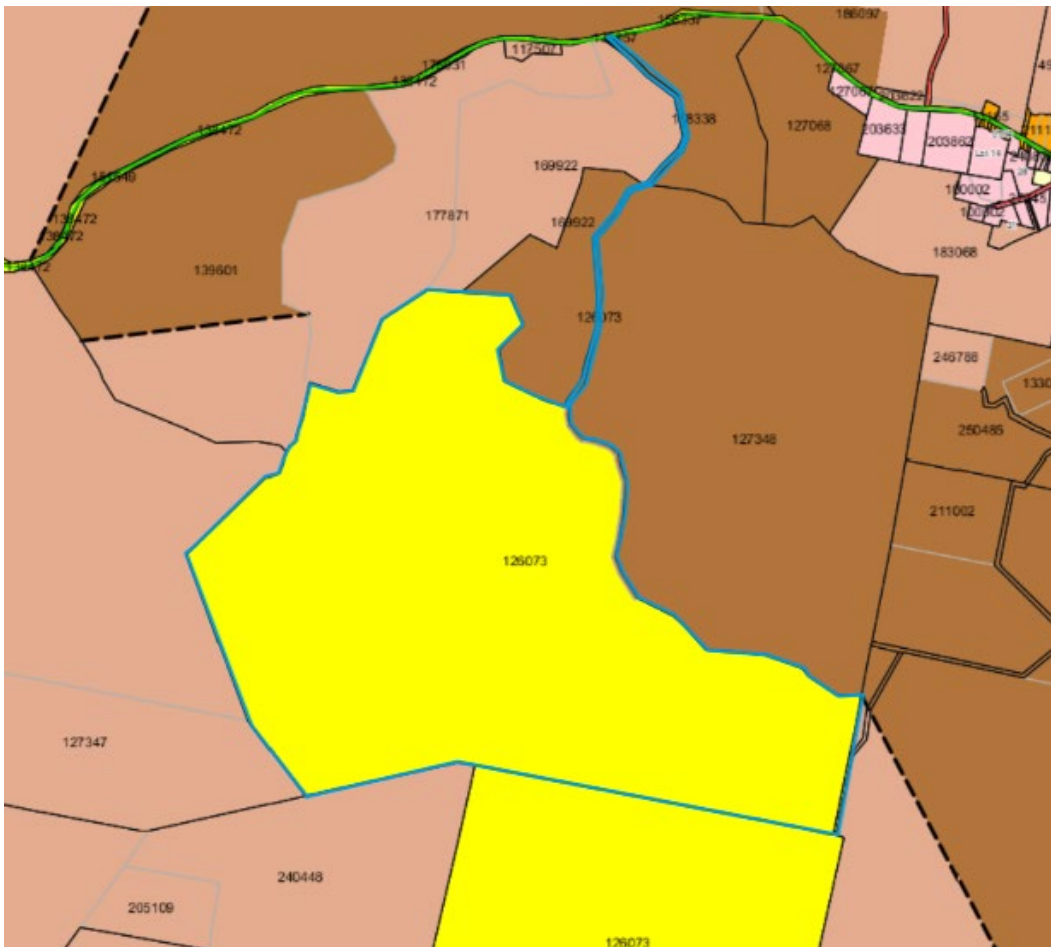


Figure 2. Subject site (Utilities Zone) & surrounding properties (Utilities, Rural & Agricultural Zoning)

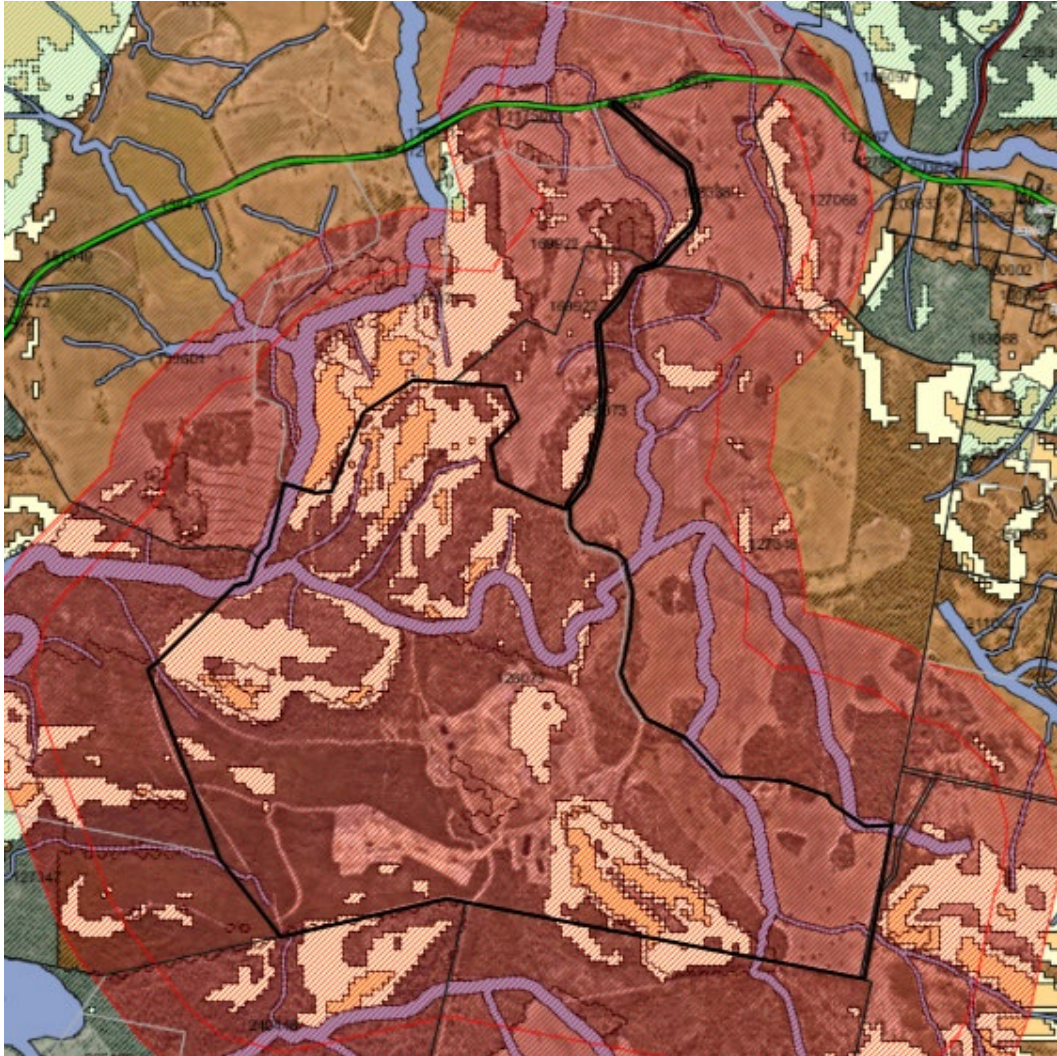


Figure 3. Site overlays: Attenuation Overlay, Landslip Hazard Overlay(s), Waterway and Coastal Protection area Overlay, Priority Vegetation Overlay, Bushfire Prone Areas Overlay

Planning Assessment

Zone

Recycling and Waste Disposal is a permitted use class in the Utilities Zone.

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
26.3.1 A1	Hours	Yes as the site is more than 50m from a residential zone.
26.3.1 A2	Lighting	Yes as the site is more than 50m from a residential zone.
26.3.1 A3	Traffic	Yes as the site is more than 50m from a residential zone.
26.4.1 A1	Building Height	Yes. The maximum proposed height of the wheel washing structure is 4m as such it

		complies with the acceptable solution (A1) of a maximum height of 10m.
26.4.2 A1	Setbacks	Yes. The road upgrade is not considered a building as such it is exempt from this clause, the wheel washing station is proposed to be approximately 300m from the nearest boundary, as such it complies with the acceptable solution (A1) of a minimum 5m.

Codes

Parking and Sustainable Transport Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C2.5.1 A1	Parking numbers	Complies, there is no intensification of the use as such the existing parking complies with the acceptable solution.
C2.6.1 A1	Construction	Complies, the proposal is to upgrade the surface of the existing gravel access road to a sprayed bitumen seal pavement.
C2.6.2 A1.1	Layout	Complies, there are no proposed changes to the existing parking, manoeuvring or circulation spaces and there is no intensification of the use requiring works.
C2.6.3 A1	Accesses	Complies, there is only one access via Blue Hills Road

Road and Railway Assets Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C3.5.1 (A1.1)	Use Standards	Complies, there is no proposed new vehicle crossing.
C3.5.1 (A1.2)	Use Standards	Complies, there is no proposed new crossing.
C3.5.1 (A1.3)	Use Standards	Complies, there is no proposed rail network.
C3.5.1 (A1.4)	Use Standards	Complies, there is not intensification of the use and as such the vehicle movements will not increase beyond the specifications in table C3.1 of the Planning Scheme.
C3.5.1 (A1.5)	Use Standards	Complies, all vehicles entering and existing Blue Hills Road onto Arthur Highway can enter and leave in a forward direction.

Natural Assets Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C7.6.1 (P1.1)	Buildings or works within a waterway and costal protection area	The proposal does not comply with A1 as the works are not within a Building Area on a Sealed Plan approved under the Tasmanian Planning Scheme.

Performance Criteria Assessment C7.6.1 Buildings or works within a waterway and costal protection area

P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:

- (a) impacts caused by erosion, siltation, sedimentation and runoff;*
- (b) impacts caused by erosion, siltation, sedimentation and runoff;*
- (c) maintaining natural streambank and streambed condition, where it exists;*
- (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;*
- (e) the need to avoid significantly impeding natural flow and drainage;*
- (f) the need to maintain fish passage, where known to exist;*
- (g) the need to avoid land filling of wetlands;*
- (h) the need to group new facilities with existing facilities, where reasonably practical;*
- (i) minimising cut and fill;*
- (j) building design that responds to the particular size, shape, contours or slope of the land;*
- (k) minimising impacts on coastal processes, including sand movement and wave action;*
- (l) minimising the need for future [works](#) for the protection of [natural assets](#), infrastructure and property;*
- (m) the environmental best practice guidelines in the Wetlands and Waterways [Works](#) Manual; and*
- (n) the guidelines in the Tasmanian Coastal [Works](#) Manual.*

The vehicle access is existing and there are no known natural assets, stream beds, or fish passage related to waterways and the site is not within a coastal area. Through sealing the accessway the proposal reduces adverse impacts by reducing the runoff and erosion of the existing gravel accessway. There will be no filling of wetlands, cut and fill is to be minimised insofar that it is required for the upgrade works.

As such the proposal is deemed to comply with P1.1.

Attenuation Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C9.5.1 – A1	Activities with potential to cause emissions	Complies, the site does not have a sensitive use or permit for one and is only within land zoned as utilities.

Bushfire-Prone Areas Code

Whilst the existing use on site is considered hazardous the works proposed within this application are not and do not result in the hazardous use intensifying as such a Bushfire Report was not deemed a requirement for the assessment of the development application.

Landslip Hazard Code

Whilst the existing use on site is considered hazardous the works proposed within this application are not and do not result in the hazardous use intensifying as such a Landslip Hazard Report was not required as part of the assessment.

Representations

No representations were received during the advertising period.

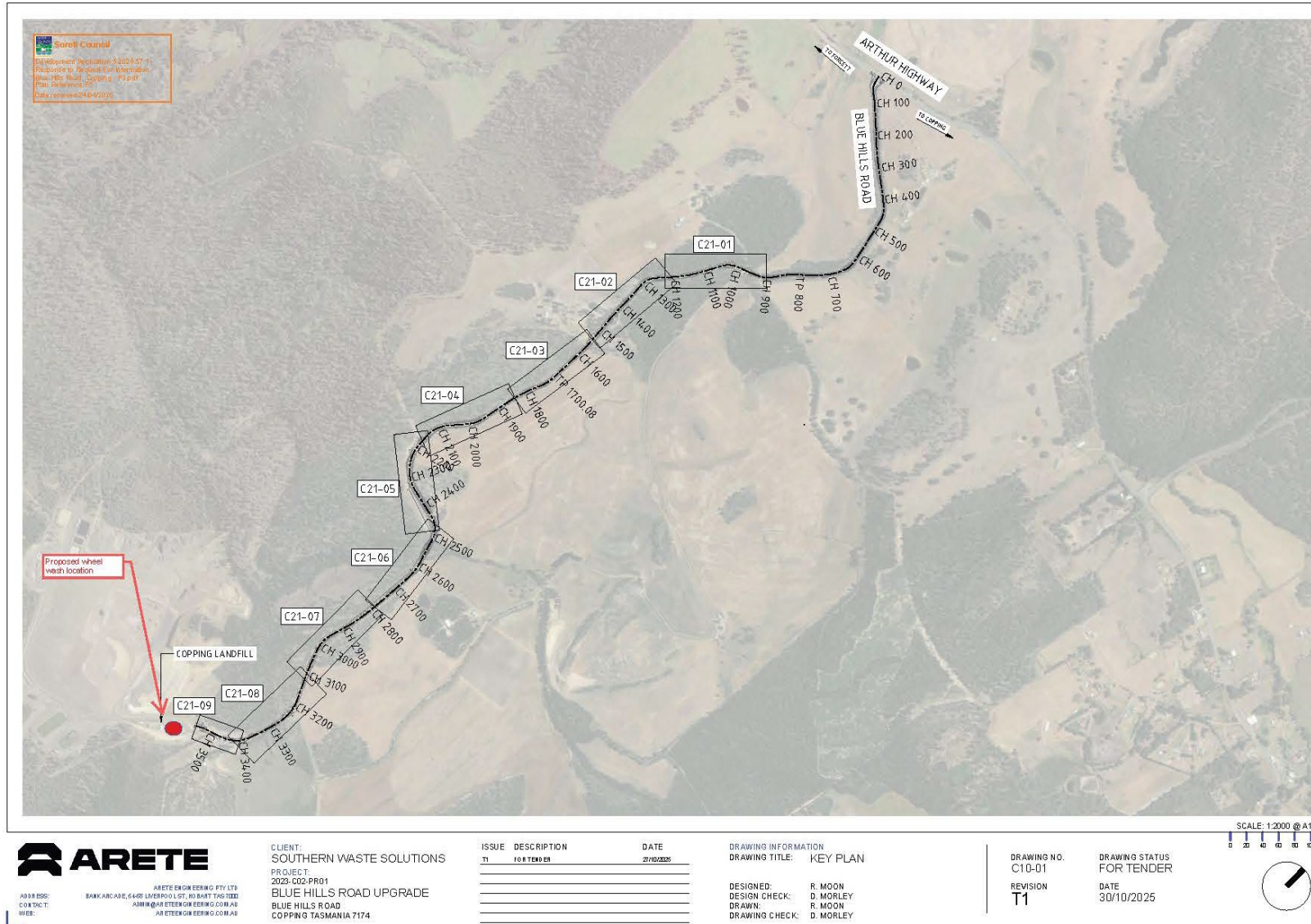
Conclusion

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

Tiara Williams
Planner

Attachments
Plans

Separate Attachments:
Planning Submission



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Wash System Drawings

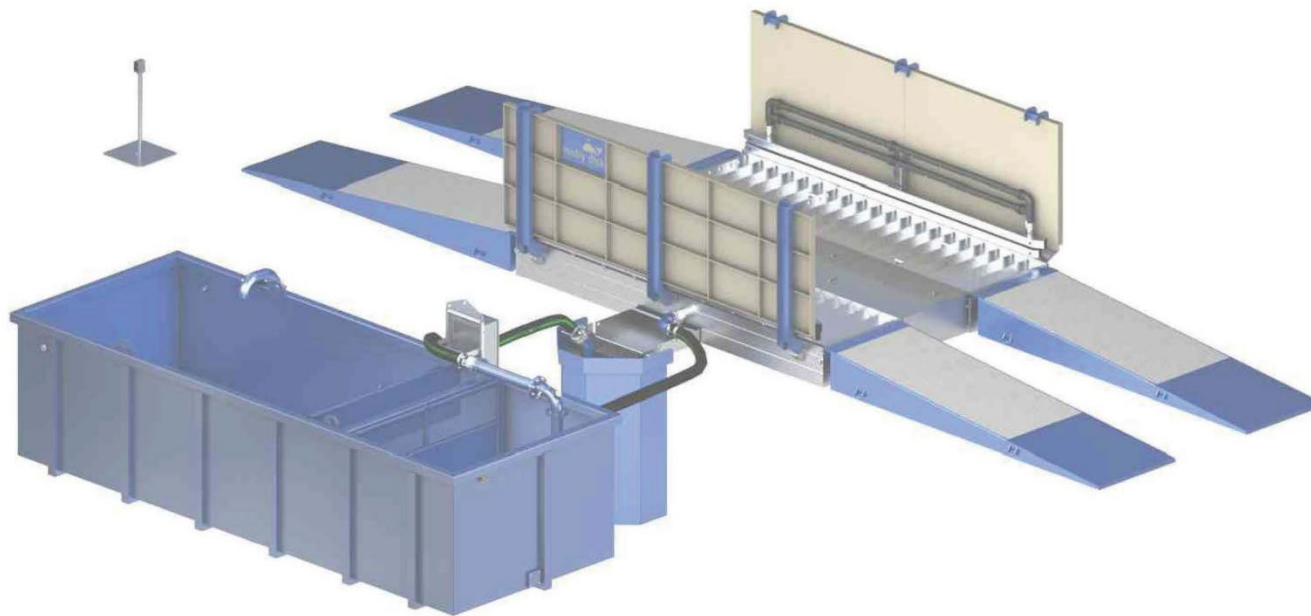


Figure 1: Isometric View

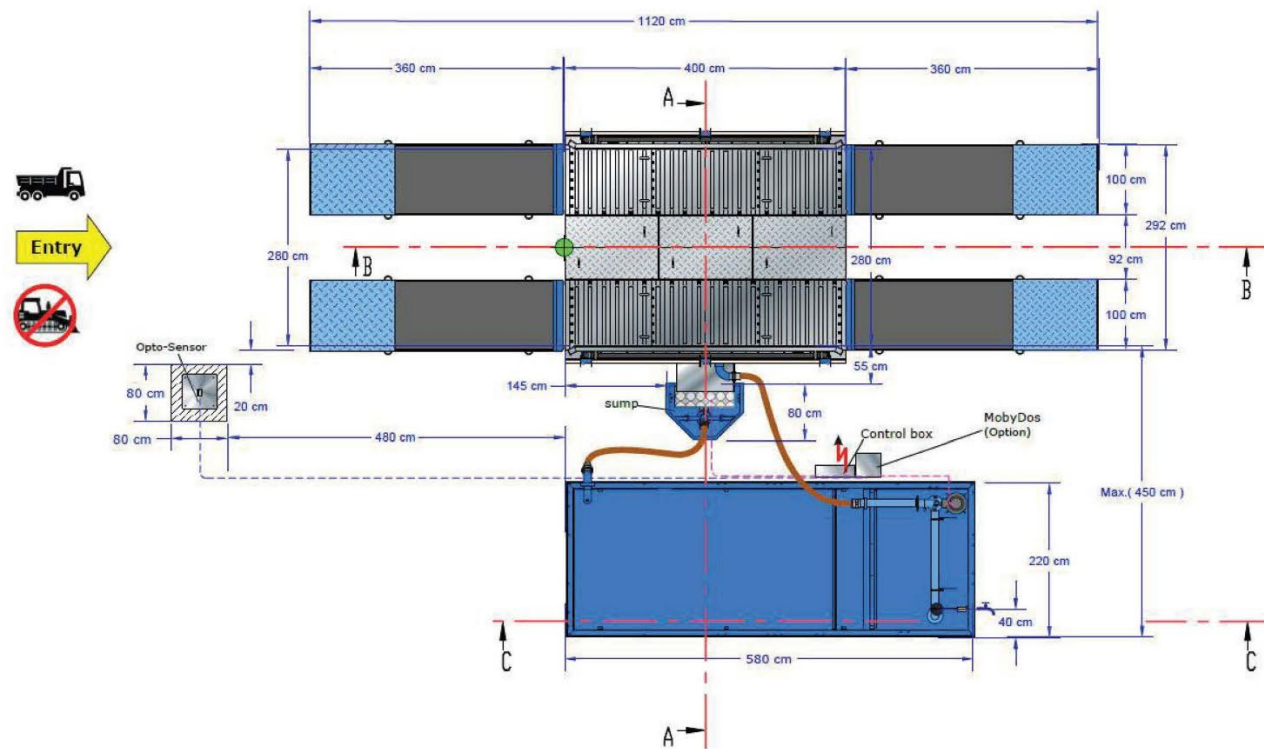


Figure 2: Top View

A-A

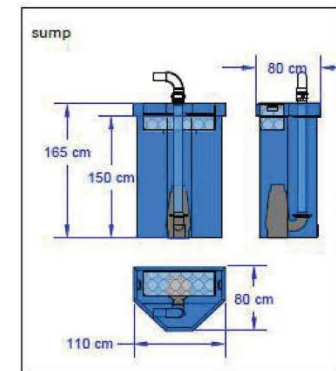
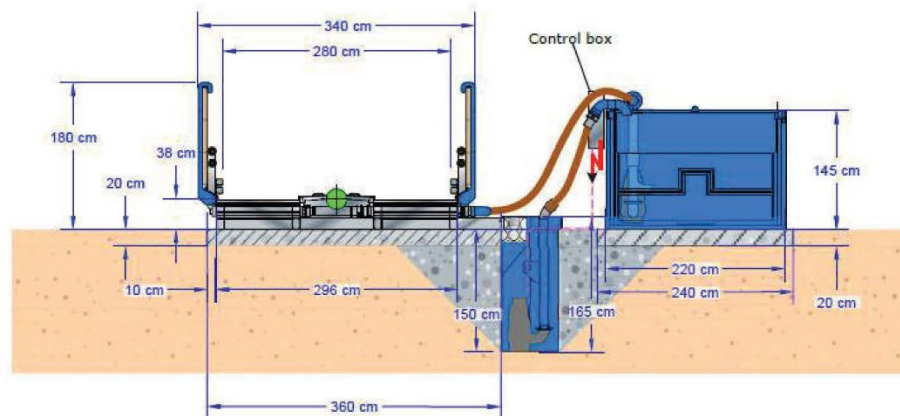
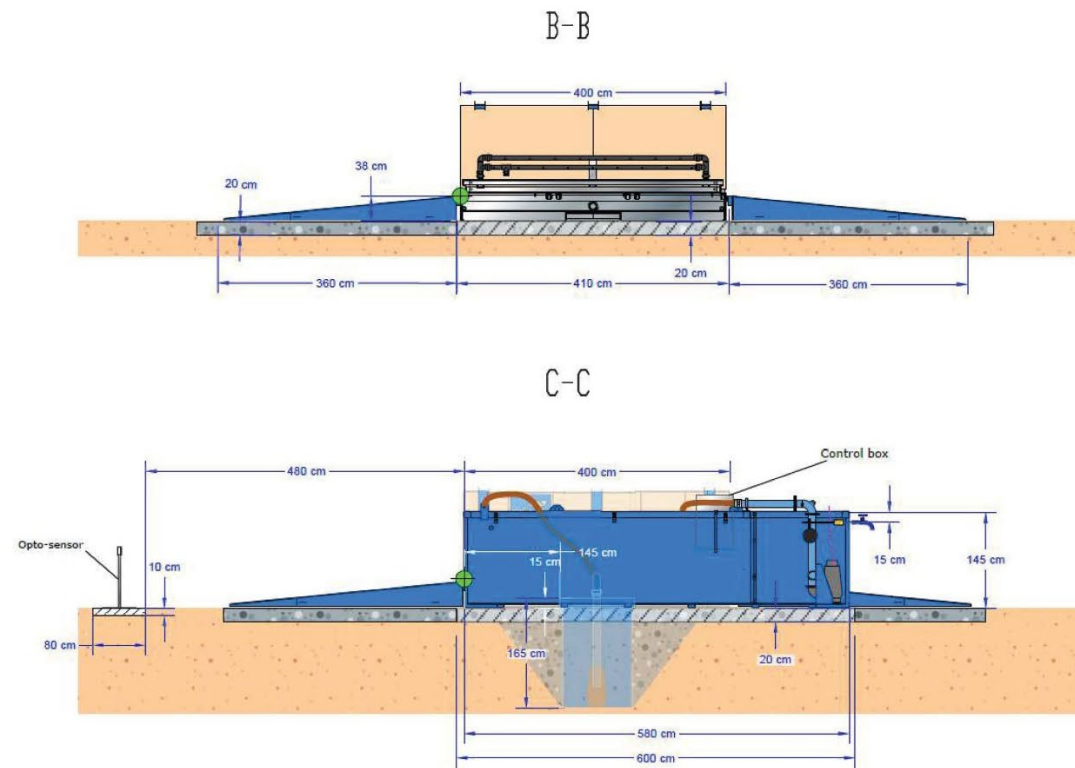


Figure 3: Section A-A



5.2

5.2026.144.1- OUTBUILDING AT 12 CLARK STREET, DUNALLEY

Applicant:	Darren Todd Carter
Proposal:	Outbuilding
Site Address:	12 Clark Street, Dunalley CT 184255/2
Planning Scheme:	<i>Tasmanian Planning Scheme (Sorell LPS)</i>
Application Status	Permitted
Relevant Legislation:	Section 58 of the Land Use Planning and Approvals Act 1993
Reason for SPA meeting:	Owner or applicant is a staff member

Relevant Zone:	10.0 Low Density Residential
Proposed Use:	Permitted Use
Applicable Overlay(s):	Nil
Applicable Codes(s):	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Transport Code C12.0 Flood-Prone Areas Hazard Code C13.0 Bushfire-Prone Area Hazard Code
Valid Application Date:	1 July 2026
Decision Due:	5 August 2026

RECOMMENDATION

That pursuant to Section 58 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2026-144.1 for a Outbuilding at 12 Clark Street, Dunalley 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:
 - (a) P4 (site plan, floor plan & elevations) submitted on 8 July 2026
2. The outbuilding is approved as directly associated and subservient to the Residential use and must not be used for habitable, commercial or industrial purposes.

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

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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.
- 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

Executive Summary

Application is made for an Outbuilding at 12 Clark Street, Dunalley. This property is zoned 10.0 Low Density Residential and is within the main township of Dunalley.

The key planning consideration relates to Clause 7.12 Sheds on Vacant Lots of the General Provisions.

The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme - Sorell (Sorell LPS)* 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 has no significant implications for asset management.
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 has no significant implications for open space management.
Enforcement Policy	Not applicable.
Environmental Sustainability Policy	There are no environmental implications associated with the proposal.

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*



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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.

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	Nil	Nil	Nil
Environmental Health	No			
Plumbing	No			
NRM	No			
TasWater	No			
TasNetworks	No			
State Growth	No			

Report

Description of Proposal

The proposed development is a 36m² shed on a vacant lot that has two open sides and is intended for residential storage purposes.

The application is supported by:

- A signed application form;
- Recent Folio Plan, Folio Text and Schedule of Easements; and
- Development plans of the proposed outbuilding.

Description of Site

The site is a vacant residential zoned lot as a result of subdivision 7.2021.20.1 and is 10,904m² in size. All adjoining properties have single residential dwellings on large lots and are zoned as low density residential.

The site is largely flat and mostly cleared of vegetation with a watercourse running down the rear of the property close to the property boundary. There is a shipping container onsite that is to be removed as part of this development approval.

The site is unserviced. The access is off a sealed public road, the property has an approved existing sealed cross over, there is no public infrastructure for wastewater, water or stormwater management. The site is capable of managing stormwater onsite and does not require wastewater infrastructure for the proposed outbuilding.



Figure 1. Subject site.

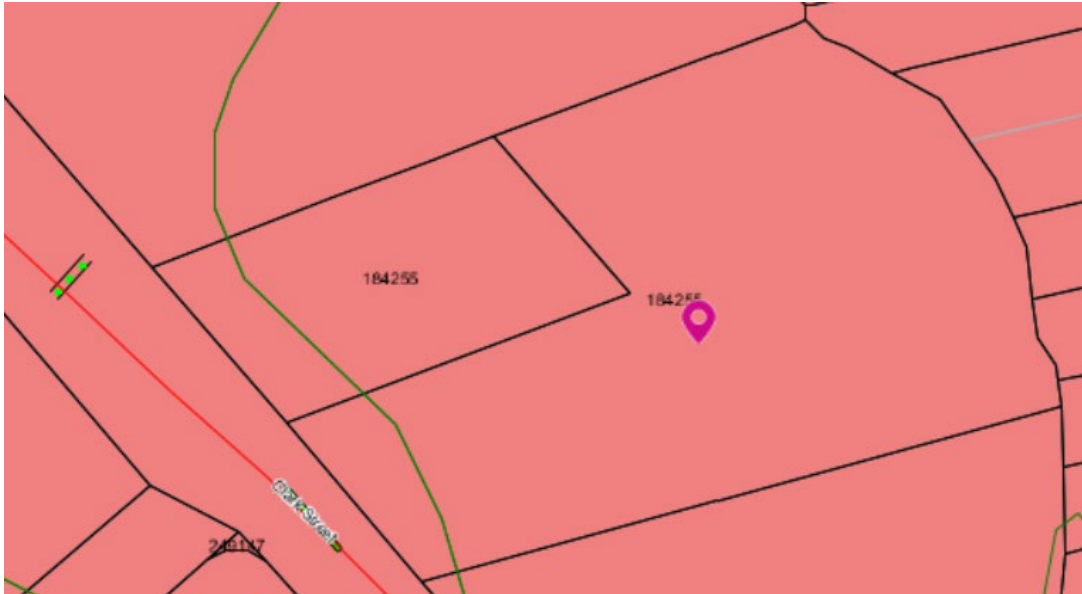


Figure 2. Zoning – Low Density Residential

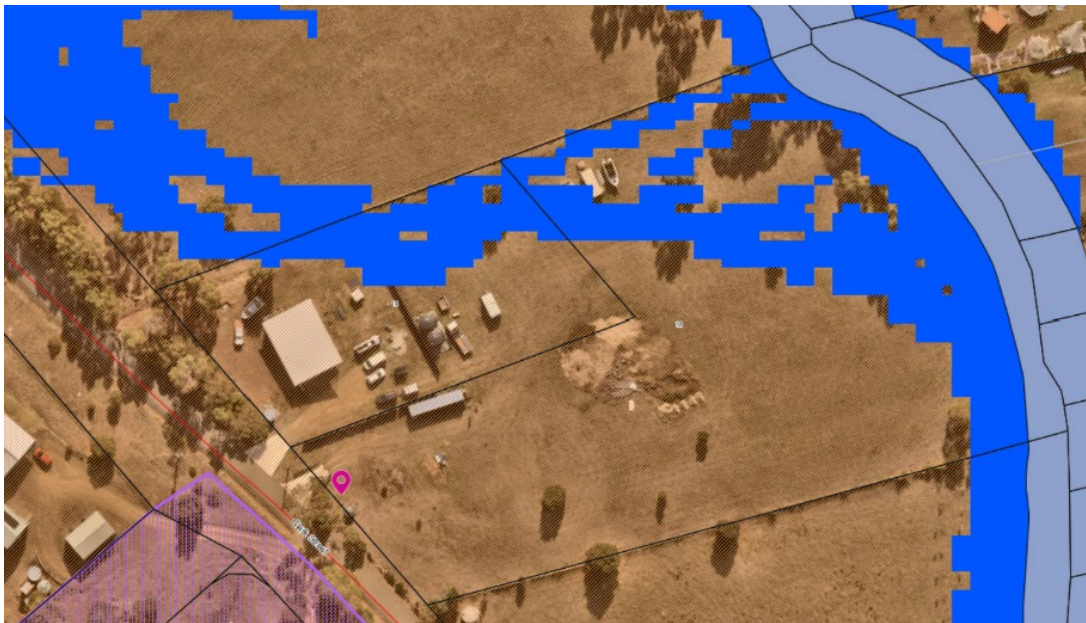


Figure 3. Overlays: C13.0 Bushfire- Prone Areas, C13.0 Flood-prone Hazard Areas, C7.0 Natural Assets Code

Planning Assessment

The application is made under a general provision of the scheme that specifically regulates proposals involving a shed on a vacant lot.

General Provisions

7.12 Sheds on vacant sites	
General Provision	Planners Assessment
(a) Not more than 1 shed	Complies - existing shipping containers to be removed.

(b) Meets AS of zone setbacks	Complies - see below zone assessment
(c) Located so that future dwelling can be built between shed and frontage	Complies - a future dwelling can easily be located between outbuilding and frontage.
(d) Building height no >6m and wall no >4m	Complies - Maximum height 4.5m, maximum wall 3.6m
(e) Floor area <54m ²	Complies - 36m ²
(f) Complies with relevant code AS	Complies - see below code assessments

Zone – Low Density Residential

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
10.4.3	Setback	A1 – Complies, the frontage setback significantly exceeds 8m. A2 – complies, the shortest setback from a side or rear boundary is 5m.

Code

Parking and Sustainable Transport Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C2.5.1 A1	Parking numbers	Not applicable – A residential outbuilding that does not have any habitable rooms does not generate any parking space requirement under table C2.1.

Road and Railway Assets Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C3.5.1 A1.1	Traffic generation at a vehicle crossing, level crossing or new junction	Complies - No new access required.
C3.5.1 A1.4	As above	Complies - Vehicle numbers will not exceed requirements of table 3.1

Flood Prone Hazard Code

As the development is for an outbuilding the proposal is exempt under clause 12.4.1 (vii).

Bushfire-Prone Areas Code

As the proposal is not a vulnerable or hazardous use (as defined by the Code), the provisions of the Code do not apply.

Conclusion

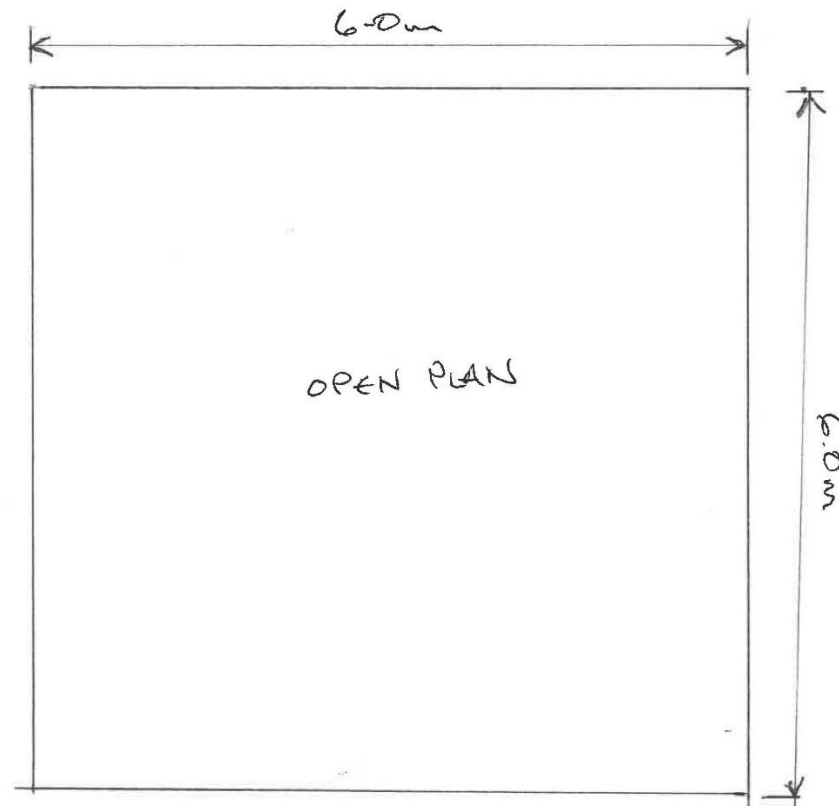
The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme (Sorell LPS)* and is recommended for conditional approval.

Tiara Williams
Planner

Attachments:
Proposal Plans







FLOOR PLAN
SCALE 1:50



5.3 LGAT / IPWEA TASMANIAN MUNICIPAL STANDARDS – IMPLEMENTATION WITHIN SORELL LGA

RECOMMENDATION

“That Council resolves to endorse the Sorell Council Departures from the LGAT / IPWEA Tasmanian Municipal Standards.”

Introduction

The purpose of this report is to review existing Council departures from the Tasmanian Municipal Standards in light of recent updates and subdivision guidelines.

Background

New road, footpath and stormwater assets are designed in accordance with the suite of documents referred to as the Tasmanian Municipal Standards. These are published on the Local Government Association of Tasmania (LGAT) website (<https://www.lgat.tas.gov.au/lgat-advocacy/engineering-local-government-standards-and-guidelines>). These have been prepared with the support of the Institute of Public Works Engineering Australia Tasmanian Division.

The suite of LGAT/IPWEA Tasmanian Municipal Standard documents are:

- Tasmanian Development Manual (v4.3 19/11/2025)
- Tasmanian Infrastructure Design Guidelines (V1.0 November 2025)
- Tasmanian Subdivision Guidelines 2013
- Tasmanian Standard Drawings (V3 3/12/2020)
- Tasmanian Municipal Standards Specifications (March 2020)

The Tasmanian Standard Drawings (V3, 2020) provide standard designs for rural and urban roads, footpaths, driveways, stormwater, traffic control and other common asset types. These are supported by the associated Specifications (March 2020) which provide construction detail in relation to earthworks, subsoil drains, stormwater reticulation, water and sewer reticulation, material and pavement construction, concrete kerb and channel, footpath construction, construction of minor concrete structures, sealing, asphalt sealing, service conduits and road safety barrier systems.

The Tasmanian Development Manual (TDM) (November 2025) provides background and explanation of the development approval process including planning, engineering and building.

The Tasmanian Infrastructure Design Guidelines (TIDG) (November 2025) set out minimum standards of civil work including inspections, practical completion and defect liability period.

The TIDG is intended to replace the Tasmanian Subdivision Guidelines (TSG) (October 2023). The TSG provides significant detail on design and construction of road and stormwater assets and the practical completion process. The level of detail in the TSG is more than the TIDG and part of the purpose of this report is to clarify that the TSG remains a valid document for works in the Sorell LGA.



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The Tasmanian Stormwater Policy Guidance and Standards for Development (November 2021) is also a part of the package of documents. This has been incorporated into Council's Stormwater in New Development Policy.

Strategic plan

Key strategic plan matters are:

Objective 1 – To Facilitate Regional Growth

Outcome 1: Provision of necessary infrastructure and management of assets.

Outcome 5: A contemporary planning model that facilitates diversified growth.

Objective 2 – Responsible Stewardship and a Sustainable Organisation

Outcome 1: Long-term financial sustainability.

Outcome 2: Contemporary governance and compliance practices.

Outcome 5: Effective stakeholder relationships.

Direction 3 – Strategically manage our assets, facilities, services and structure, with a focus on continuous improvement.

Direction 4 – Give consideration to the potential impacts of growth and developments.

Direction 7 – Commitment to transparent and accountable governance and well informed decision making.

Annual plan

Nil.

Policy implications

The current Tasmanian Subdivision Guidelines and Tasmanian Standard Drawings contain departures that are specific to works in the Sorell LGA.

Environmental implications

Nil.

Asset management implications

New subdivision assets are 'donated assets' transferred to Council maintenance at the practical completion stage. Council's bond policy requires a 12 month defect liability period post the practical completion stage in which the developer is responsible for defects.

Risk management implications

Nil.



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Community implications

Nil.

Statutory implications

Nil.

Options

(1) adopt the departures as recommended; (2) do not adopt any departures; (3) adopt modified departures.

Report

The following section details proposed departures.

Tasmanian Infrastructure Design Guidelines

Council does not have any adopted position on the new guidelines.

There are two notable departures. Firstly, a requirement that new driveways include cut-off drains. In the past, cut-off drains have not been required. There are numerous examples of driveways discharging to roads 'shooting across' the road surface or driveways on the low side of roads receiving road runoff.

Secondly, a specification is proposed for minimum width of footpath to Arterial and Sub-Arterial Roads. Arterial roads for the purposes of this report are 'urban highways that collect vehicles from sub-arterial and collector roads providing links between major activities, local areas and the State road network. Sub-arterial roads are highways that collect residential streets and collections and direct vehicles to arterial roads. Collector roads are highways that collect vehicles from residential streets and direct to sub-arterial or arterial roads.

Tasmanian Infrastructure Design Guidelines V1.0 November 2025		
Clause	Description	Council variation or comment
3.4.2	Council road – preferred width	Disregard. Council preferred widths are those set out at 3.4.3. Reduced road widths are encouraged for one-way roads and short roads where laneway treatments should be considered. Narrowing sections or segments for traffic calming also encouraged
3.5.1	On-street parking	Indented parking bays may be considered if two spaces can be accommodated and intermediate road widths (refer 3.4.3 of the Guidelines) are avoided.
3.6	Footpaths, Cycleways and Shared Paths	Arterial road to have footpaths to both sides with one side having minimum 3.0m wide footpath (e.g., Tasman Highway, Gordon St, Cole St).



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		Sub-arterial or collector roads to have footpaths to both sides with one side having minimum 2.5m wide footpath (e.g., Friendship Dr, Spoonbill Loop, Penna Beach Street). Any regional bike path or shared user path to have minimum width of 3m (or wider in high use areas). Refer to the Active Transport Strategy for guidance.
3.7	Driveways	Driveways to have drainage channel and pit installed at the property boundary to cut off any runoff to or from the public road. The pit is to be connected to the stormwater main in urban area. In non-urban areas the pit will either have an outlet to the roadside table drain consistent with Councils Stormwater in New Development Policy or discharge to a onsite absorption area.
3.8	Kerb and Channel	In the Southern Beaches kerb and channel to be used only where necessary due to grade or limited width of any existing road reserve. Open swale drains are preferred
4.3.2 & 4.3.3	Minor drainage system	Minimum AEP in residential area (General Residential and Low Density Residential) is 5%
4.5	Flow detention	Flow detention measures are set out in the Stormwater in New Development Policy
Nil	Stormwater detention batter & fencing	Required as per Lake Macquarie City Council <i>Batter and Fencing Guidelines for SQIDS and Detention Basins</i> December 2013

Tasmanian Subdivision Guidelines

Note, the following are adopted but are reworded for clarity.

Tasmanian Subdivision Guidelines 2013		
Council considers the guidelines to be a current document. In the event of any inconsistency between the subdivision guidelines and the infrastructure design guidelines the infrastructure guidelines take precedent.		
Clause	Description	Council variation or comment
9.1	Pavement Design	An 'appropriate geotechnical investigation of the sub-grade' may require the submission of a detailed geotechnical assessment at the planning permit stage and/or engineering design drawing stage.
10.1 (b) (ii)	Wearing Course	Sorell will not accept primer seal or single coat prime and seal.



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11.4.1	Kerb and channel	Sorell will not accept a gradient flatter than 0.67% or steeper than 16%.
21.2 (iv)	Supervision of works and Council Audit Inspections	Replace (iv) with CBR testing and construction of the sub-grade.
21.5	Supervision of works and Council Audit Inspections	Mandatory audit inspection notification required for "grouting of upstream headwall around inlet pipe".

Tasmanian Subdivision Guidelines

Note. The excluded drawings are previously adopted. Other departures are new.

Tasmanian Standard Drawings (v3)	
Excluded drawings:	TSD-SW13: Side Entry Pits Table Drain Pit Construction TSD-R17: Concrete Kerbs and Channels Grated Wedge Crossings TSD-R19: Bluestone Kerbs and Channels Construction Details TSD-SW22: Inlet Headwalls (Square) Raised Grated Inlet TSD-SW23: Inlet Headwalls (Domed) Raised Grated Inlet
All Drawings	Minimum culvert under a public road is 375mm diameter.
TSD-R09-v3	Driveways to have drainage channel and pit installed at the property boundary to cut off any runoff to or from the public road

Summary

If adopted, the above tables will be consolidated and published on the Council website.

Shane Wells

Manager Planning