



SORELL PLANNING AUTHORITY (SPA) **MINUTES**

11 AUGUST 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 11 AUGUST 2026

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1.0 ATTENDANCE

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

Staff in attendance:

Shane Wells – Manager Planning

2.0 APOLOGIES

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

3.0 CONFIRMATION OF THE MINUTES OF 4 AUGUST 2026

RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 4 August 2026 be confirmed.”

35/2026 LARKINS / REED

“That the recommendation be accepted.”

The motion was put.

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

Against: None

The motion was **CARRIED**



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4.0 DECLARATIONS OF INTEREST

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

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

Councillor Reed noted that in regard to item 5.1, she performs a volunteer role with the Dodges Ferry School Association and, the role has no decision making capacity.

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 DODGES FERRY SCHOOL RE DEVELOPMENT - 5.2026.89.1

Applicant:	All Urban Planning
Proposal:	Redevelopment of School - Partial demolition, New Car parking, Alterations and Extension
Site Address:	530, 532B, 532C 538 Old Forcett Road, Dodges Ferry
Planning Scheme:	<i>Tasmanian Planning Scheme (Sorell LPS)</i>
Application Status:	Discretionary
Relevant Legislation:	Section 57, <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	Council land, value of non-residential work >\$1million and more than one representation received.
Relevant Zone:	21.0 Community Purpose, 28.0 Recreation & 23.0 Environmental Management
Proposed Use:	Educational and Occasional Care.
Applicable Overlay(s):	Bushfire-prone Areas Airport Obstacle Limitation Area Flood-prone Areas Priority Vegetation Area Coastal Erosion Investigation Area Low Coastal Erosion Hazard Band Medium Coastal Erosion Hazard Band Future Coastal Refugia Area Waterway Coastal Protection Area Coastal Inundation Hazard 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



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	C10.0 Coastal Erosion Hazard C11.0 Coastal Inundation Hazard C12.0 Flood-Prone Areas Hazard Code C13.0 Bushfire-Prone Areas Code
Valid Application Date:	16 April 2026
Decision Due:	25 August 2026
Discretion(s):	1 C2.5.2 Bicycle parking numbers
	2 C2.6.5 Pedestrian access
	3 C3.5.1 Traffic generation
	4 C9.5.2 Sensitive use within an attenuation area
	5 C10.5.4 Uses within a coastal erosion investigation area
	6 C10.6.1 Buildings in a coastal erosion hazard area
	7 C10.6.3 Buildings in a coastal erosion investigation area
	8 C12.5.2 Critical use, hazardous use or vulnerable use
	9 C12.5.2 Critical use, hazardous use or vulnerable use
	10 13.5.1 Vulnerable Use
Representation(s):	Twelve

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2026-89.1 for a Redevelopment of School - Partial demolition, alterations and extension at 530 Old Forcett Road, Dodges Ferry be approved, subject to the following conditions:

1. Except where modified by a condition of this permit, the use and development must be substantially in accordance with the endorsed plans and documents:
 - (a) (P2) Planning assessment from All Urban Planning, dated 25 March 2026, received 30 March 2026;
 - (b) (P3) Bushfire Protection Report, authored by Castellán Consulting, dated 27 March, received 23 April 2026, with attachments;
 - (c) (P8) Addendum to the Existing Bushfire Emergency Plan, authored by Castellán Consulting, dated 24 June 2026, endorsed by the TFS 02 July 2026, and received 02 July 2026;
 - (d) (P4) Flood Hazard Report, authored by JMG, dated May 2026, received 29 May 2026;
 - (e) (P4) Architectural drawings, dated March 2026, received 29 May 2026;
 - (f) (P4) Response to further information request, dated 26 May 2026, received 29 May 2026;

- (g) (P5) Traffic Impact Assessment, dated May 2026, received 29 May 2026; and
 - (h) (P6) Concept Services Report, including civil designs, dated March 2026, received 25 March 2026.
2. All costs associated with wastewater management system situated on 530 Old Forcett Road, Dodges Ferry, certificate of title Folio 4 Volume 167099 are borne by the developer.
 3. The school use must not exceed the operating capacity of any associated wastewater management system.
 4. The applicant must enter into a Part V agreement under the *Land Use Planning & Approvals Act 1993* with Council or a deed, contract, lease or other binding agreement for the construction, repair, operation, ongoing management and maintenance of a wastewater management system situated on 530 Old Forcett Road, Dodges Ferry, certificate of title Folio 4 Volume 167099.
 5. The applicant must enter into a Part V agreement under the *Land Use Planning & Approvals Act 1993* with Council or a deed, contract, lease or other binding agreement for the construction, ongoing management and maintenance of the extended carparking area within 530 Old Forcett Road, Dodges Ferry, certificate of title Folio 2 Volume 167099.

Construction management

6. All civil and building construction work associated with the development must be within the following hours:
 - (a) 7.00. a.m. to 7.00. p.m. from Monday to Friday;
 - (b) 8.00 a.m. to 6.00 p.m. on Saturdays; and

No works are permitted on Sundays or public holidays.

Approval must be obtained from the Manager Health & Compliance for any works outside of these hours.
7. Demolition of 'Ferry Hall', must be undertaken in a controlled manner so as to provide for an extant recording of the building. This record must be provided to Council's Manager Planning within six months of the completion of works associated with the demolition, and at a minimum include:
 - (a) Photography, accompanying description and recording of the roof, and drainage, floor, as well as characteristics of all four, remnant, external wall elevations including evidence of any formerly attached exterior structures and associated finishes;

- (b) Recording of the principle walls of each extant room and sampling of any fittings or finishes internally;
- (c) A description of the demolition process and of the methods used to gather information, including any constraints;
- (d) High resolution photographs of demolition in progress;
- (e) High resolution, captioned, photographs of any feature, detail, fitting or finish that is of historical interest cross referenced to a scaled site plan showing orientation or location; and
- (f) A summary of the findings and synthesis of results, and sources/references consulted during the course of the project.

Engineering

8. Prior to first occupation or commencement of use (whichever occurs first), the approved parking area including areas set aside for vehicle parking and manoeuvring must:
 - (a) be constructed in accordance with the "*Civil Concept Services Site Plan Sheet 2*" prepared by *Johnstone McGee & Gandy Pty Ltd*, DWG No. CO2, Rev DA1, last dated 19/03/2026;
 - (b) be constructed with asphalt pavement standard in accordance with engineer's specification;
 - (c) be constructed with a carriageway able to achieve safe, easy & efficient circulation for B85 and B99 vehicles;
 - (d) have physical controls installed where required (i.e., Kerbs, Barriers, Wheel stops, or Other protective devices);
 - (e) have a formed concrete kerb along the length of the circulation roadway's edge where required to contain stormwater runoff;
 - (f) have all infrastructure located within such as grated pits, constructed to the appropriate trafficable standard; and
 - (g) have stormwater infrastructure installed where required to drain all run-off generated to a legal point of discharge.
9. Prior to first occupation or commencement of use (whichever occurs first), at least sixty (60) off-street car parking spaces shall be provided. The provision must ensure:
 - (a) pedestrian access is provided in a safe and convenient manner, including a footpath no less than 1m wide;

- (b) all car parking spaces are at least 5.4m long and 2.4m wide with an additional 0.3m clearance from any nearby wall, fence, or other structure
 - (c) 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;
 - (d) spaces are delineated by line marking or other clear physical means; and
 - (e) have appropriate signposting and pavement markings for reservation of visitor and resident car parking spaces.
10. Prior to first occupation or commencement of use (whichever occurs first), at least two (2) motorcycle spaces shall be provided.
 11. Prior to first occupation or commencement of use (whichever occurs first), all stormwater run-off generated by the developed site must be drained and discharged to a legal point of discharge.
 12. During the works period, the developer shall contain all materials within the property boundaries and maintain the site so as not to cause a hazard to pedestrian or vehicular traffic.
 13. Prior to first occupation or commencement of use, future owners must ensure a waste contractor is engaged to perform all waste management related activities wholly on site, and that no bins are stored or collected from the highway reservation without Council approval.

Traffic

14. Prior to the commencement of works, a plan is to be prepared for endorsement by Council's Manager Planning which shows a complete suite of signage, delineation, and other traffic management devices are to be installed across the site, which manage traffic and pedestrian movements as follows:
 - (a) That the northern access is to be utilised as a bus drop off area;
 - (b) That the south east car park to be extended is for the use of staff and visitors and is not to function as a student drop off area;
 - (c) That the nominated drop off area is to be delineated and sufficient passing areas will be incorporated; and
 - (d) That entry and exit signage is to be installed at the existing carpark to ensure one way circulation without conflict with the drop off area.

Environmental

15. Airborne dust from construction works, roads, disturbed areas, storage heaps, or machinery operating on the land must not create an environmental nuisance. Areas must be dampened, covered, compacted or otherwise treated to reduce dust emissions.
16. Any soil disturbed or spread onto the land resulting from civil construction works must be compacted, revegetated and watered to allow the soil to stabilise and prevent dust being generated.

Light

17. External lighting, including car parking lighting shall be designed in accordance with AS4282-1997 – Control of the obtrusive effects of outdoor lighting and operated so that light does not spill onto neighbouring properties and create an environmental nuisance.
18. All exterior lighting on the building and car park must be fitted with shielding or baffling to prevent light spillage onto neighbouring residential properties exceeding the levels specified in AS 4282-2019 Control of the Obtrusive Effects of Outdoor Lighting.

Advice: The proponent is encouraged to review the National Light Pollution Guidelines for Wildlife – DCCEE, and consider these in selecting the specific globes for the proposal.

Noise

19. Sufficient sound insulation shall be positioned around all mechanical plant to ensure that noise emissions do not create a nuisance to neighbouring residential properties. The Manager Health & Compliance may require the owner of the building to complete noise monitoring is completed (by a suitably qualified person) to demonstrate compliance with this condition.

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.

- This permit does not of itself establish a new Utilities use on CT 167099/4, and further approval for any wastewater land application area on this site is 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.
- A separate food business registration under the *Food Act 2003* is required before commencing operations in the canteen.

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

36/2026 LARKINS / NICHOLS

"That the recommendation be accepted."

The motion was put.

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

Against: None

The motion was **CARRIED**

Meeting closed at 5.08pm

MAYOR GATEHOUSE
CHAIRPERSON
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