



SORELL PLANNING AUTHORITY (SPA) **MINUTES**

4 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 4 AUGUST 2026

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Meeting commenced at: 4.31pm

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 14 JULY 2026

RECOMMENDATION

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

31/2026 NICHOLS / LARKINS

"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.

Councillor Reed declared a non-pecuniary interest in item 5.2.

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.
 - 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.

32/2026 TORENIUS / REED

"That the recommendation be accepted."

The motion was put.

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

Against: None

The motion was **CARRIED**

Councillor Reed left the meeting at 4.36pm

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:

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- (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 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

33/2026 LARKINS / NICHOLS

"That the recommendation be accepted."

The motion was put.

For: Gatehouse, Larkins, Nichols, Shaw and Torenus

Against: None

The motion was **CARRIED**

Councillor Reed re-entered the meeting.

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."

34/2026 REED / LARKINS

"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 4.42pm

**MAYOR GATEHOUSE
CHAIRPERSON
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