



SORELL PLANNING AUTHORITY (SPA) **MINUTES**

15 SEPTEMBER 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 15 SEPTEMBER 2026

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Meeting commenced at: 4.32pm

1.0 ATTENDANCE

Chairperson Mayor Gatehouse
Deputy Mayor M Larkins
Councillor B Nichols
Councillor B Shaw
Councillor M Reed
Councillor C Torenus
Jess Hinchey, Acting CEO

Staff in attendance:

Shane Wells – Manager Planning
Kate Guinane – Senior Planner
Greg Robertson – Manager Health & Compliance

2.0 APOLOGIES

Robert Higgins – Chief Executive Officer
Councillor S Campbell
Councillor M Miro Quesada Le Roux
Councillor N Reynolds

3.0 CONFIRMATION OF THE MINUTES OF 11 AUGUST 2026

RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 11 August 2026 be confirmed.”

37/2026 NICHOLS / LARKINS

“That the recommendation be accepted.”

The motion was put.

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

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.

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 SUBDIVISION APPLICATION NO. SA 2025 / 17 – 1

Applicant:	PDA Surveyors
Proposal:	Sixteen Lot Subdivision
Site Address:	26 Gate Five Road, Carlton River (CT 114193/2) including works in Erle Street and Carlton River Esplanade
Planning Scheme:	Tasmanian Planning Scheme (Sorell LPS)
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:	Low Density Residential Agriculture
Proposed Use:	N/A to subdivisions, see Clause 6.2.6 of the Tasmanian Planning Scheme
Applicable Overlay(s):	Bushfire-prone Area Airport Obstacle Limitation Area Flood-prone Hazard Area Priority Vegetation Area Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan
Applicable Codes(s):	C3.0 Road and Railway Assets Code C7.0 Natural Assets Code C12.0 Flood-prone Areas Hazard Code C13.0 Bushfire-prone Areas Code C13.0 Safeguarding of Airports Code
Valid Application Date:	22 September 2025
Decision Due:	17 September 2026
Discretion(s):	1 Clause 10.6.1 (P1) & (P2), lot design
	2 Clause 10.6.2 (P1), roads
	3 Clause 10.6.3 (P2), services
	4 Clause 21.5.1 (P1), lot design



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	5	Clause C12.7.1 (P1), subdivision within a flood-prone hazard area
Representation(s):	One	

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2025.17.1 for a sixteen lot subdivision at 26 Gate Five Road, Carlton River (including works in Erle Street and Carlton River Esplanade) 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) P1 (plan of subdivision prepared by PDA dated 30 April 2025)
 - (b) P1 (bushfire hazard report prepared by BushfireWise dated June 2025)
 - (c) P1 (traffic impact assessment prepared by Traffic and Civil Services dated June 2025)
 - (d) P1 (geotechnical assessment prepared by Rock Solid Geotechnics dated 16 July 2025)
 - (e) P2 (stormwater management and flood hazard report prepared by PDA dated 20 May 2026)
 - (f) P3 (concept servicing plans prepared by PDA dated 26 June 2026)
2. The subdivision must not be staged without further approval by the Council.
3. As no provision has been made for Public Open Space or improvements thereto and, having formed the opinion that such 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 1.5% of the improved value of Lots 1 – 11 inclusive, and Lots 13 – 16 inclusive.

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 lodgment of the Final Plan of subdivision. Please refer to Council's Open Space Policy for valuation requirements.

Alternatively, the playground area proposed for Lot 102 is to be constructed to a minimum value of 1.5% of the improved value of Lots 1 – 11 inclusive, and Lots 13 – 16 inclusive. This would be in lieu of a cash contribution.

4. Native vegetation must not be removed, lopped, ring-barked or otherwise wilfully destroyed, removed or adversely impacted on other than the minimum necessary for the construction of buildings and works, the connection of services, vehicular access and the implementation of a

Bushfire Hazard Management Plan to the satisfaction of the General Manager.

5. Prior to sealing of the final plan of survey, all recommendations of the Bushfire Hazard Report prepared by Bushfire Wise Development Planning dated June 2025 must be completed and be certified by a suitably qualified person.
6. Prior to sealing the final plan of survey or as otherwise approved in writing, a ex-post flood hazard report is required. Among other matters, this flood hazard report must identify any residual flood risk after the installation of the minor and major stormwater systems within the subdivision site and any material changes to the catchment since the permit was granted. Where necessary, this flood hazard report must identify:
 - Minimum floor levels for dwellings
 - Flood hazard rating
 - Risk mitigation measures for future stages of the subdivision
 - Lot specific risk mitigation measures such as for bulk earthworks, driveways, construction material or building design.
7. All recommendations of the Flood Hazard Report prepared by PDA dated 20 May 2026 related to flood risk must be implemented.
8. 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.
9. 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.
10. 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.
11. Covenants or other restrictions must not conflict with, or seek to override, provisions of the planning scheme.
12. The final plan of survey must include easements over all drains, pipelines, wayleaves and services. The minimum easement width for stormwater is in accordance with the Tasmanian Subdivision Guidelines.

Development Engineering:

Design and Construction

13. Prior to the commencement of works, engineering design drawings showing all work required by this planning permit, and any additional work proposed, must be prepared in accordance with the current:

(a) Tasmanian Subdivision Guidelines



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- (b) Tasmanian Municipal Standard - Specifications
- (c) Tasmanian Municipal Standard - Drawings
- (d) Any relevant Council policy.

Advice:

- i. *The Tasmanian Subdivision Guidelines, Specification and Drawings are available at www.lgat.tas.gov.au.*
- ii. *Justifiable variations from the Tasmanian Subdivision Guidelines, Specifications or Drawings may be approved where the alternative solution is to a no lesser quality in terms of infrastructure performance or maintenance costs over the life of the asset.*
- iii. *Where there exists any conflict(s) between the Tasmanian Subdivision Guidelines, Specifications, or Drawings and this permit, any requirements of this permit shall take precedence.*
- iv. *Engineering design drawings will expire two years after their approval and will be endorsed as such.*

14. The proposed road and services layout must be in accordance with document title "conceptual design" designed by "PDA", Job NO. "49125LM", DWG NO. C001 – 013 inclusive, revision No. P2, dated 26/6/2026.
15. Prior to works commencing, the following fees must be paid for each stage of construction:
 - (a) Engineering design drawing assessment fee;
 - (b) Inspection fees for minimum estimated number of inspections.

Where reassessment of engineering drawings or subsequent inspections are required, additional fees may be required.

Advice: Council fees are set each financial year and can be found in the Sorell Council Fees and Charges schedule, available from Council

16. Works must not commence on site prior to the approval of engineering design drawings by the General Manager.
17. Prior to works commencing, the developer must submit a Notice of Intention to Carry Out Work (available from Council) inclusive a certificate of currency for public liability insurance for the contractor and any sub-contractor.

Construction Management

18. A Construction Management Plan (CMP) must be provided including, but not limited to, the following:
 - (a) Traffic Management Plan;
 - (b) Soil and Stormwater Management Plan.

All requirements of the CMP must be implemented prior to any works commencing on site.

19. Unless otherwise approved in writing by the General Manager, during construction:
 - (a) soil, building waste and debris must only leave the site in an orderly fashion to be disposed of at an approved facility;
 - (b) debris or waste must not be burned on site;
 - (c) any damaged or unclear private or public infrastructure must be promptly rectified; and
 - (d) public land, footpaths and roads must not be unreasonably obstructed.
20. Construction activities must be managed using such measures as are necessary to prevent dust emissions causing environmental nuisance. Such measures may include but are not limited to:
 - using a dust suppression method such as watering dust generating surfaces; and
 - ceasing construction activities in windy weather when dust may be blown in the direction of residences.
21. Vehicles carrying loads containing material which may blow or spill must be equipped with effective control measures to prevent the escape of the materials from the vehicles when they leave the site or travel on public roads. Effective control measures may include tarpaulins or load dampening.
22. At least 30 days prior to the commencement of construction activities, or by a date otherwise specified in writing by the General Manager, a Construction Environmental Management Plan ('Construction EMP') must be submitted to the General Manager for approval.
23. The Construction EMP must contain a detailed description of the proposed timing and sequence of the major construction activities and of the proposed management measures to be implemented to avoid or minimise the environmental impacts during the construction phase. The Construction EMP must include, but not necessarily be limited to, management measures in relation to the following:
 - (a) prevention of impacts upon surface water and waterways;
 - (b) erosion and sediment control;
 - (c) noise control;
 - (d) dust control;
 - (e) management of environmentally hazardous materials;
 - (f) cultural (Aboriginal and non-aboriginal) heritage considerations;
 - (g) flora and fauna management;
 - (h) weed, pest and disease management;
 - (i) quality control arrangements including supervision by appropriately qualified and experienced persons, detailed construction specifications for key items of environmental management infrastructure, documented site procedures, quality control testing and the keeping of appropriate records; and
 - (j) acid sulphate soil management (if identified in pre-construction testing).

24. Construction must not commence until the Construction EMP has been approved by the General Manager.
25. Unless otherwise specified in writing by the General Manager, construction activities must be carried out in accordance with an approved Construction EMP.
26. Any vegetation removed as part of the construction works, must not be burnt on-site.
27. 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.

Works Required

28. 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 (if available).

- (b) Vehicle access for each lot:

- i. Each access is located to minimise potential conflicts with other vehicles
 - ii. Concrete vehicle crossover to front boundary
 - iii. Concrete vehicle driveway over the access strip for all shared accesses.

- (c) Road construction:

- i. Fully paved, sealed and drained road carriageway in accordance with the conceptual design drawings;
 - ii. Concrete kerb and channel both sides;
 - iii. Underground electrical and telecommunications reticulated infrastructure;
 - iv. Cul-de-sac heads must be finished with 40mm thick DG10 asphalt with 9m radius and 25m road reservation. Unless otherwise certified or approved by the TFS, where bushfire prone, radius to be increased to 12m with 31m road reservation;
 - v. Street lighting with LED lamps;
 - vi. Street sign and standard to each intersection.

- (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) Public open space:

- i. Land shaped to be fit for purpose;
 - ii. Landscaping;
 - iii. Vehicular crossover;

(f) Natural values:

- i. Construction soil and water management plan

(g) Rehabilitation

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

29. Each lot without footpath on their frontage must be provided with a minimum 0.5m deep by 1.5m wide compacted level area adjacent the driveway and kerb to store bins on collection days.
30. Footpaths must be constructed with a minimum 100mm deep reinforced concrete and in accordance with the Tasmanian Standard Drawing - Specifications.
31. Any fencing adjacent to public walkways or public land shall be no higher than 1.2m if solid or 1.8m if the fence has openings above the height of 1.2m which provide a uniform transparency of at least 30% (excluding any posts or uprights).
32. Vehicle access must be located at least 2m from any existing or future power pole.
33. Any new or upgraded stormwater lot connection must be constructed in accordance with TSD-SW25-V3, TSD-SW26-v3 and TSD-SW27-v3 as relevant and inspected by Council's plumbing surveyor or development engineer prior to back-fill. A standard inspection fee applies.

Supervision

34. Works must be completed to a standard that is to the satisfaction of the Council General Manager.
35. 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.
36. Mandatory audit inspections are required in accordance with the Tasmanian Subdivision Guidelines. The developer must provide a minimum 48 hours' notice.

Council must 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
- (g) to pouring concrete,
- (h) Practical Completion of works (On Maintenance),
- (i) Final inspection at completion of Defects Liability Period (Off Maintenance),
- (j) Installation of all WSUD installations, and
- (k) Any other inspections required during the construction of the subdivision.

37. 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.

Miscellaneous

38. Prior to practical completion, survey pegs are to be certified correct post construction.
39. 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.
40. The final plan of survey must include easements over all drains, pipelines, wayleaves and services. The minimum easement width for stormwater is in accordance with the Tasmanian Subdivision Guidelines.
41. 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.

Defect Period

42. 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.
43. A Defect Liability Bond equal to 5% of the total construction value, and no less than \$10,000.00, must be submitted for the duration of the defect liability period.
44. 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

45. 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.

46. Prior to first use, a practicing civil engineer must provide certification to Council stating that the works been constructed in accordance with the endorsed drawings and specifications approved by Council.

Existing Services

47. Prior to sealing the final plan of survey, all existing lot connections must be relocated to be wholly contained within Lot 12 or contained within new or existing service easements.

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

Telecommunications & Power

48. 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>

49. 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.

Environmental Health:

- 50. A new on-site wastewater management system (OWMS) must be provided for the existing residence on lot 12. The final position of the OWMS must be to the satisfaction of the Manager of Health & Compliance. All works are to be completed before the final plan of the subdivision is sealed.
- 51. A site filling plan for the existing dam must be provided prior to approval of the final engineering subdivision design. The plan should specify the fill materials and how the land will be stabilised and compacted.

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.
- 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.
- Vehicles associated with construction workers must be parked on site.
- Council recommends contacting Dial-Before-You-Dig (phone 1 100 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.

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.

TasNetworks

- TasNetworks has a Deemed easement over this property for distribution assets. Further information regarding Easements can be found on the TasNetworks website:- <https://www.tasnetworks.com.au/easements>
- The referenced assets are a distribution high voltage feeder (22kV) on Carlton River Road as well as a TasNetworks pole 332849 supply the existing dwelling. This will need to be resupplied with the proposed subdivision and will be worked through during the design stage.
- As with any subdivisions, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided to each lot.
- It is recommended that the customer or their electrician submit an online application via the TasNetworks website portal found here <https://www.tasnetworks.com.au/Connections/Connections-Hub> to establish an electricity supply connection to each lot.

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 General Manager. 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

38/2026 LARKINS / TORENIUS

"That the recommendation be accepted."

The motion was put.

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

Against: None

The motion was **CARRIED**

5.2 REPORT ON REPRESENTATIONS RECEIVED FOR THE SUBSTITUTE DRAFT PLANNING SCHEME - AM-SOR-5-2026-206-1 – BOOMER BAY

Applicant:	Sorell Council
Proposal:	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:	Section 40K of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	Representations received for a planning scheme amendment
Decision Due:	13 September 2026 (35 days after public exhibition ends)
Representation(s):	None

RECOMMENDATION

That pursuant to Section 40K of the *Land Use Planning and Approvals Act 1993*, the Planning Authority provides the Tasmanian Planning Commission with the following report in relation to the public exhibition of draft amendment AM-SOR-5-2026-206-1 to the Sorell Local Provisions Schedule.

39/2026 LARKINS / REED

"That the recommendation be accepted."

The motion was put.

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

Against: None

The motion was **CARRIED**



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15 SEPTEMBER 2026

Meeting closed at 4.48pm

**MAYOR GATEHOUSE
CHAIRPERSON
15 AUGUST 2026**



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15 SEPTEMBER 2026