
From: Shane Wells [REDACTED]
Sent: Tuesday, 21 July 2026 3:38 PM
To: TPC Enquiry
Subject: s40(F)(4) notice of new planning scheme amendment certification

 [A. section 40F 4](#)

Please find instrument of certification, agenda and minutes regarding a new planning scheme amendment that seeks to rezone Council owned land from Utilities to Open Space

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Sorell Council would like to pay respect to the traditional and original owners of this land the Mumirimina people, to pay respect to those that have passed before us and to acknowledge today's Tasmanian Aboriginal community who are custodians of this land.

5.4 PLANNING SCHEME AMENDMENT – AM-SOR-5-2026-206-1 – BOOMER BAY

Applicant:	Sorell Council
Proposal:	Section 40F – 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:	Part 3B of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	No delegated authority for a planning scheme amendment

Relevant Zone:	Utilities
Proposed Zone:	Open Space
Representation(s):	Not Applicable

RECOMMENDATION

- a) That pursuant to Section 40D(a) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority prepare Amendment AM-SOR-5-2026-206-1 to the Sorell Local Provisions Schedule for land at Lot 1 Craigs Hill Road, Boomer Bay (CT215565/1) to rezone part to Open Space Zone (as set out in attachment 1 to the report).
- b) That pursuant to Section 40 and *Use Planning and Approvals Act 1993*, AM-SOR-5-2026-206-1 is certified as meeting the LPS criteria.
- c) That in accordance with Section 40G of the *Land Use Planning and Approvals Act 1993*, the Planning Authority places the amendment on public exhibition for a period of 28 days.

Executive Summary Proposal

Proposal

The purpose of the report is to consider whether to prepare and certify a request to amend the planning scheme to rezone the Council owned land at Lot 1 Craigs Hill Road, Boomer Bay CT215565/1 from Utilities to Open Space. The site is a former small-scale tip to be managed into the future as a bushland reserve.

Process

The report provides details of the amendment and the site. The strategic outcomes of the proposal are outlined, having regard to matters of local, regional and then State importance.

Attachments to the report detail the degree of compliance with the *Land Use Planning and Approvals Act 1993 (LUPAA)*. LUPAA is based on environmental, economic and social objectives with a strong emphasis on public engagement. However, at this stage of the process consultation specifically related to re-zoning has not occurred. Over the years Council has worked with and supported the



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community and community groups with projects relating to the site and discussed future proposals for the site.

If prepared and certified, the following two processes will occur:

1. The amendment is exhibited for 28 days. The Planning Authority will consider a report on the outcomes of exhibition; and
2. The Tasmanian Planning Commission (the Commission) will decide whether to approve, modify and approve, or reject the amendment. The Commission will typically hold a public hearing as part of its assessment process. The Commission will consider the Planning Authorities report on the outcomes of exhibition and any recommendation contained within that report.

If not prepared and certified, the proponent may request that the Commission review the decision and the Commission could direct Council to reconsider its position.

Options available to the Planning Authority are to either:

- a) certify the amendment as submitted,
- b) modify and certify the amendment, or
- c) refuse to certify the amendment.

Assessment:

The social, economic and environmental benefits of the proposal are:

- Changing the zoning confirms Councils commitment to retaining the land for its ongoing community recreation benefit and environmental conservation efforts.
- The proposed rezoning allows for the formalisation of the various recreational activities already taking place within the site and allows for development and funding opportunities to support these activities.
- The rezoning accurately reflects how the area is currently being utilised by the community and provides additional protection for the natural values already identified and others likely to on site.
- The utilities zoning for this site is no longer relevant or required for the foreseeable future of the sites' uses.

Potential Consequences:

- The rezoning will reflect the uses occurring on site already and has no foreseeable potential consequences arising as a result.

The key criteria for scheme amendments are set out in LUPAA, the Southern Tasmanian Regional Land Use Strategy (STRLUS) and Tasmanian Planning Policies (TPPs).



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The STRLUS includes policies relating to environmental protections, community wellbeing and liveable communities. The request is consistent with these policies and the STRLUS and TPPs generally and is recommended to proceed to certification.

Documentation:

The request is supported by the Activity Plan for Craigs Hill Bushland Reserve.

Proposed planning scheme amendment:

The planning scheme amendment is for Lot 1 Craigs Hill Road, Boomer Bay (CT215565/1) and seeks to rezone the site from Utilities to Open Space

The draft amendment documents are included in **Attachment 1** – Amendment Documents.



Figure 1 – Existing Zone: 26.0 Utilities



Figure 2 – Proposed Zone: 29.0 Open Space



Figure 3 – Existing C7.0 Natural Assets Code Overlay: Priority Vegetation & Waterway and Coastal Protection



Figure 4 – Existing C9.0 Attenuation Code Overlay: Poultry Farm



Figure 5 – Existing C13.0 Bushfire-Prone Hazard Area Code Overlay



Figure 7 –Existing C15.0 Landslip Hazard Area (Low)



Figure 6 – Council Aerial Imagery SSA: October 2025

Proposed development

There is no associated development or works application for this request. The existing uses under the new proposed zoning will be 'No Permit Required' uses including 'Passive Recreation' and 'Natural and Cultural Values Management'.

Site and locality

Site Characteristics

The site consists of one lot with a total size of 22.35 hectares. The site was previously used as a Landfill site opening on the 8th May 1970 and closing on 13th August 1997, there is no outstanding EPN on the site and appropriate measures have been taken to rehabilitate the site, the site is not listed as a Contaminated Site by the Environmental Protection Agency.

The site slopes from northeast to southwest with an estimated gradient of 1 in 6. The site is densely vegetated along the western half and is home to a variety of fauna and flora including some threatened species based on anecdotal evidence from community observations. The eastern half of the site has a few informal tracks throughout and is used by the community for horse riding, dog walking, bushwalking and bike riding.

There are invasive weeds on the site that are being monitored and actively managed by the sites Community Landcare Group, as well as rubbish that is illegally dumped on the site from time to time.

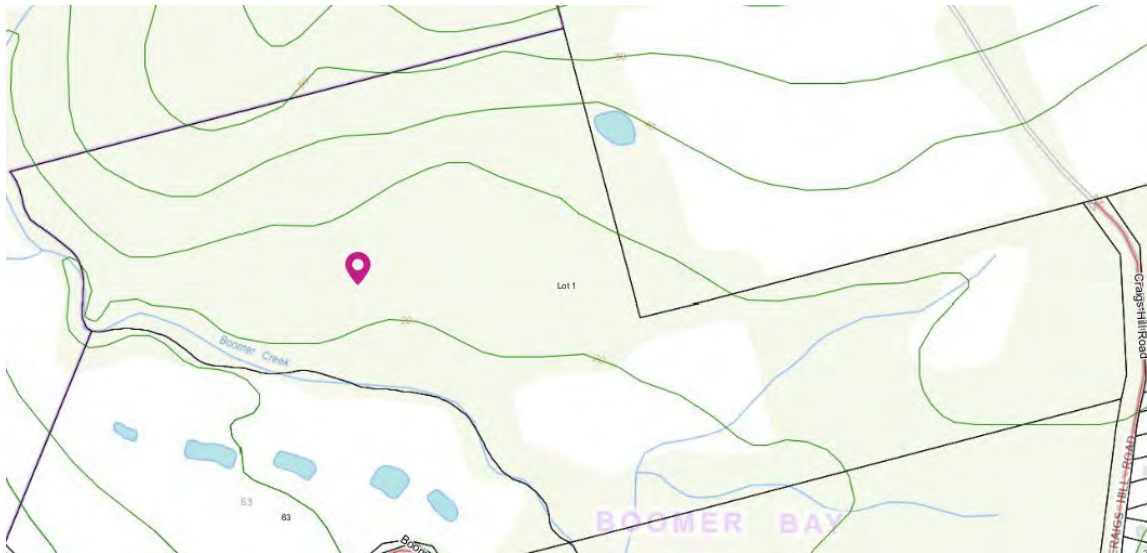


Figure 8 - Subject site Contour mapping (TheList).

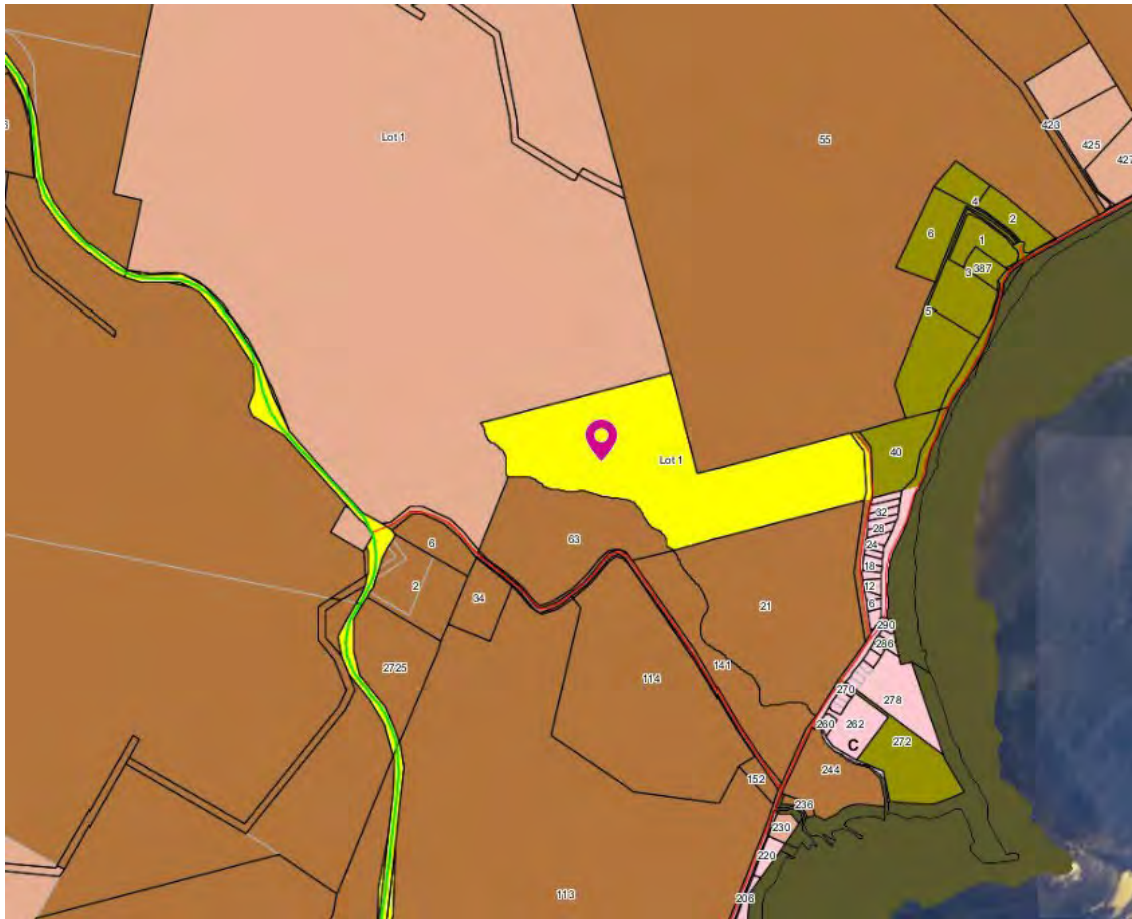


Figure 9 - Site and surrounds zoning (TheLIST).

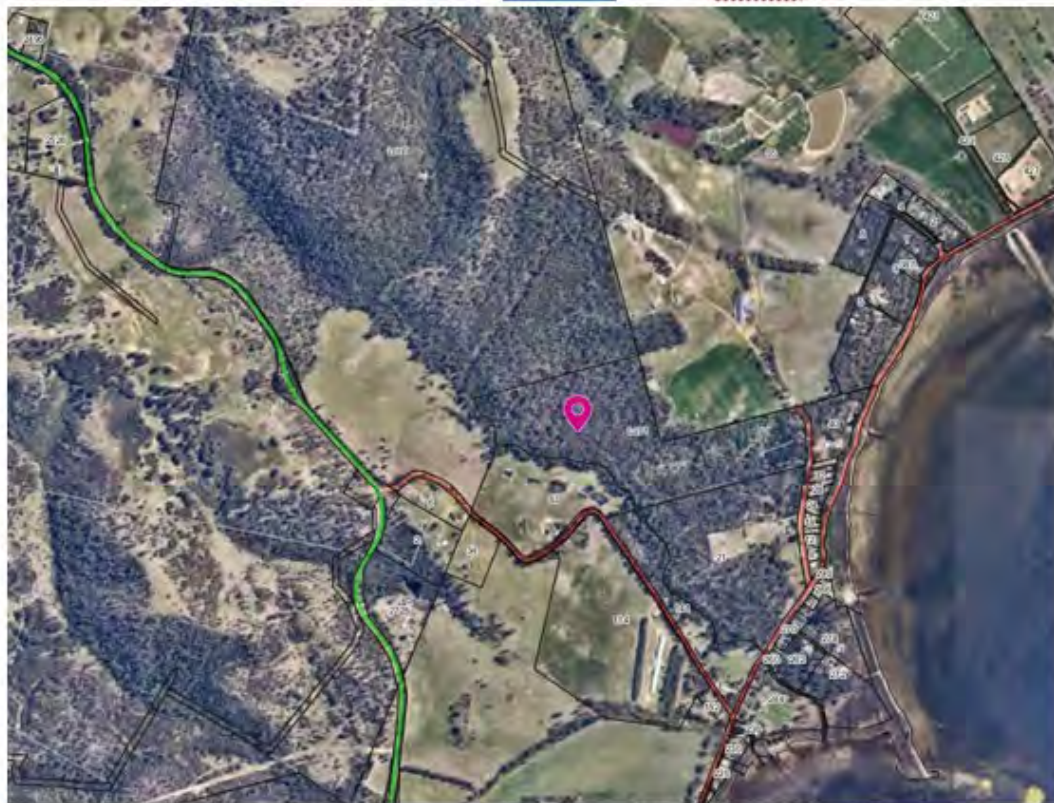


Figure 10 - Site and surrounds aerial Council imagery October 2025.

Adjoining Land

The land adjoining the property to the northwest is zoned Rural and has an agricultural farming use. The three large lots to the south are zoned Agriculture, they are small lots considering the zoning, all properties have existing dwellings and their primary use is residential. The lot to the north is zoned Agriculture and has a dwelling and operates an agricultural farming use onsite. The lot to the east is zoned Landscape Conservation and has a residential dwelling on site.

The figures below show a 400m, 1km and 5km radius from the current informal access off Craigs Hill Road of properties within the areas catchment of likely users. The radius shows within 400m there are around 30 residential lots that could reasonably walk to the site, a further 30 residential lots within 1km, and within the 5km radius more than an additional 200 lots and additionally capturing a large portion of the Dunalley settlement.



Figure 11 - 400m Radius catchment from Craigs Hill Road Entrance



Figure 12 - 1km Radius from Craigs Hill Road Entrance



Figure 13 - 5km Radius from Craigs Hill Road Entrance
Infrastructure and services

The site currently has no infrastructure or services onsite other than informal walking and vehicle access paths. It is unlikely to require connections to services and any infrastructure that might be required in the future is anticipated to be minor and largely formalisation of existing informal accessways.

Environmental Values

The information provided below has been compiled from a desktop search of the data available via List Map overlays, whilst this is not a comprehensive Natural Values Assessment it provides clear evidence of key natural values that the site is either directly or likely indirectly supporting in the surrounding areas.

In addition to this, data was provided by Birdlife Australia where sightings of Swift Parrot have been recorded in Marion Bay, Bream Creek, Boomer Bay and Dunalley with the most recent sightings in 2024. It is a reasonable conclusion that the site could have potential Swift Parrot breeding habitat and or provide other supporting structures for the critically endangered species.

Threatened Native Vegetation Communities:

1. Eucalyptus amygdalina forest and woodland on sandstone
2. Eucalyptus ovata forest and woodland

Vegetation Communities:

1. Eucalypt Pulchella Forest and woodland
2. Eucalypt Obliqua dry forest



Figure 14 - TASVEG 5.0 ListMap – Accessed 9 June 2026

Threatened Fauna on site and surrounding areas:

As can be seen on the map there has not been threatened species identified and recorded on the site, this is not an indication of an absence of threatened species, but more than likely a lack of investigation and notification of species that have been observed.

1. A swift parrot has been sighted within 100m of the site and was recorded September 2024, it is likely there are suitable trees for swift parrot nesting within the site.
2. Tasmanian Devils are sighted consistently in the surrounding areas of the site.
3. Eastern Barred Bandicoot
4. White bellied sea eagle
5. Marked Own
6. Wedge tailed eagle

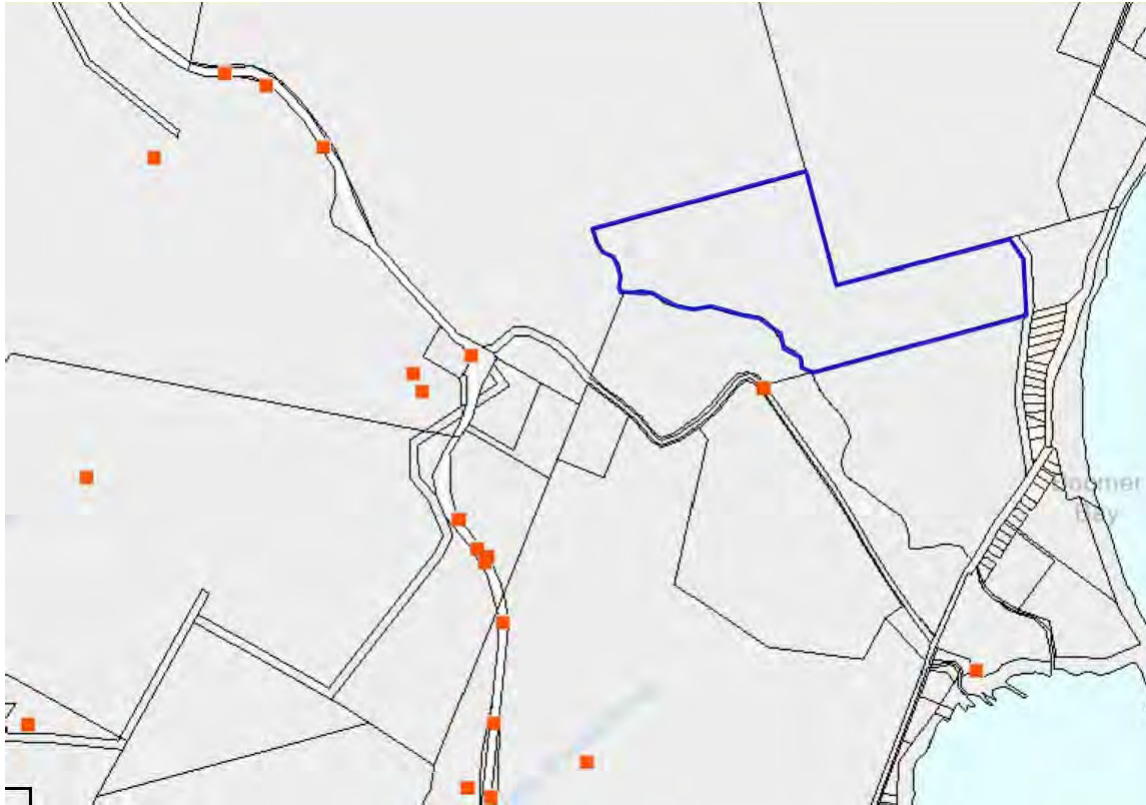


Figure 15 - Threatened Fauna Point Overlay TheList – Accessed 9 June 2026

There are several identified natural values on site that are important to the community and for environmental sustainability of the surrounding areas as well as specific communities on site. Given the densely vegetated areas that are infrequently accessed and the vegetation on site there is a meaningful change there are a number of suitable nesting and habitat for the above identified threatened and endangered species listed above.

Social and Economic Values

The site is intended to be retained for the social and environmental benefit of the surrounding communities noting there is very little public open spaces for the immediate and surrounding communities to utilise for recreational purposes. Given the Environmental values on site it is important that Council take reasonable measures to protect and enable and support local community groups to manage and maintain the existing Natural values which can be done through appropriate zoning.

29.0 OPEN SPACE ZONE

The use table for the zone is summarised below.

Table 1: Use Standards Table

No Permit Required		
Natural and Cultural Values	Passive Recreation	Utilities (if minor utilities)
Permitted		
No Permitted Uses in the zone		
Discretionary		
Community Meeting and Entertainment	Crematoria and Cemeteries	Emergency Services
Food Services	General Retail and Hire	Pleasure Boat Facility
Resource Development	Sports and Recreation	Tourist Operation
Transport Depot and Distribution	Utilities	Vehicle Parking
Visitor Accommodation		

Use standards apply to Discretionary Uses hours of operation and lighting within 50m of all Residential Zones. Development standards apply to height, setbacks, fencing and outdoor storage.

Background

The site was once used as a landfill site and as such was zoned 'Utilities'. Since the closure and rehabilitation for the 'Dunalley Tip' in August 1997, the site has become densely vegetated and appears likely to be hosting and supporting several important fauna and flora.

The site is used frequently by the local community for dog walking, horse riding, bike riding and more. A local Landcare group has been established to help manage the natural values of the site, specifically weed management, and the site unfortunately is subjected to illegal dumping of rubbish.

In 2023 Council held a community event at the site to gain insight as to how the community was using the site and what they would like to see happen to the site in the future. As a result of the community engagement an activity plan was developed from the feedback and is included as attachment 3. Since this time the Landcare group has continued their work in the reserve, however, no further works or action has been undertaken by Council.

Assessment and strategic outcomes

Legislation

To be approved, a draft amendment must comply with the LPS criteria that are set out in LUPAA as follows:

- (2) The LPS criteria to be met by a relevant planning instrument are that the instrument –*
 - (a) contains all the provisions that the SPPs specify must be contained in an LPS; and*
 - (b) is in accordance with section 32 ; and*
 - (c) furthers the objectives set out in Schedule 1 ; and*
 - (d) is consistent with each State policy; and*
 - (da) satisfies the relevant criteria in relation to the TPPs; and*
 - (e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and*
 - (f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993 , that applies in relation to the land to which the relevant planning instrument relates; and*
 - (g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and*
 - (h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019 .*

Attachment 2 provides a detailed assessment against each relevant criteria.

LUPAA provides a two-step process for planning scheme amendments. The first step under section 40D outlines how and when a planning authority is to prepare a draft amendment. Section 40F is step 2 and provides that once a planning authority has determined to prepare a draft amendment it must either certify that as meeting the LPS criteria or modify the draft amendment until it meets the LPA criteria and then certify.

Local Strategy, Policy and Impacts

Council's strategic land use documents include the:

- Strategic Plan 2019-2029 (2023 update, currently under review)
- Sorell Township Urban Master Plan 2015 (Aurecon)
- Community and Engagement Strategy (Sorell Council)
- Sorell Open Space Strategy 2020 (ERA)
- Sorell Social Strategy July 2024
- Natural Resource Management Strategy (2025-2035)
- Fire Hazard Abatement Policy



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The following objectives and outcomes from the strategies align with the proposed re-zoning of the site ensuring Council remains consistent and committed to the objectives within the strategies, policies and plans.

The Sorell Strategic Plan

- Responsible stewardship and sustainable organization
- Ensure a liveable and inclusive community

The Sorell Township Urban Master Plan (STUMP) encourages the following objectives that are relevant to the site:

- having community facilities within the region to support population growth;
- provision of open spaces that deliver wider environmental sustainability objectives;
- enhancement of existing open spaces; and
- ensure the provision of open space takes into consideration future communities within regional catchment areas.

Sorell Community and Engagement Strategy

- To date Council has been in engagement with the local community and Landcare group for the site in alignment with the strategy.

Sorell Open Space Strategy

The site was not identified within the strategy like due to it being zoned 'Utilities' despite it being an established and valued open space to the local community.

- Proximity and equitable distribution – the area does not have a lot of provisions of public open space, as such this site has organically overtime evolved into an informal public open space for the surrounding community demonstrating the need for its retention as public open space.
- Supporting biodiversity
- Amenity and experience

Sorell Social Strategy

The strategy identifies the numerous benefits of social, green and blue infrastructure including:

- Mental, physical and social wellbeing
- Collaboration with local communities
- Environmental quality
- Cultural expression and identity

Natural Resource Management Strategy

- Protect natural landscape and promote sustainable land use
- Restore and preserve healthy waterway and water bodies
- Conserve biodiversity and manage invasive species
- Prepare for climate change
- Engage and support community



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The following section addresses the major impacts and themes identified above within the relevant strategies, policies and plans:

Population impact:

The site organically has become an informal public open space for recreational activities for the local community. This was identified through Council working with and supporting the efforts of the local Landcare group. As a result of the community driven efforts the site has been identified as suitable for re-zoning to legitimize and support the existing uses on site that support the community.

This regional area does not have access to many public open spaces and as such the amendment would lend itself to Councils commitment for regional area support, supporting population growth in the areas and allow for equitable provisions of public open space in an area that is largely lacking these spaces.

Community impact:

Through formalizing appropriate zoning and enabling this community space to be further enhanced for the existing and potential future uses on site, it will continue to provide recreational and environmental benefits to the community. Through providing natural spaces for recreation and community use it improves the wellbeing of a community. This in turn can lead to indirect and direct economic impacts such as; keeping people mobile and in the workforce longer, maintaining independence and reducing dependence on the public health system. In addition to the benefits of the immediate community members, well considered and appropriate development of recreational spaces can draw visitors to an area and encourage spending within local settlements.

There will be no adverse amenity impacts to neighbouring agricultural or residential properties as a result of the rezoning proposal. Any future works will be to improve accessibility and useability of the site improve resident and visitor access to utilizing the site and ultimately is expected to improve amenity of the area as a result. The site already host passive recreation and natural resource management activities as such the impact on adjoining lots as a result of the rezoning is expected to be minimal if at all.

Environmental Impacts

The proposed zone changes are intended to support existing natural values and processes on site, noting that it is not only the identified natural values that are impacted but also adjoining sites such as coastal processes and surrounding fauna and flora depending on the site.

The environmental preservation of the site is not only important to the local community, but also wider environmental and climate change mitigation efforts. The proposed zoning change provides for stronger developmental controls

alongside the existing natural values overlays on the site to ensure protection of the natural values.

The site is subject to the Bushfire Hazard Code overlay across the whole site, by rezoning and intentionally managing the site with the assistance of the local Landcare Group this site can be better actively monitored and managed for bushfire risk. Changing the zoning will not negatively impact the current risk and requirements to prevent or minimize the harm of potential bushfires.

The areas subject to the Landslip Hazard Overlay (Low Risk) are within the area identified as suitable to be rezoned as Environmental Management and is not intended to have any future development or works outside of weed and necessary bushfire management. Any works in the future that may be proposed within the area would be subject to the controls of the code under the Tasmanian Planning Scheme.

Regional Strategy and Policy

For the amendment to be approved, compliance with the *Southern Tasmania Regional Land Use Strategy 2010-2035* (STRLUS) must be demonstrated. Attachment 2 provides a detailed assessment of the amendment against the relevant STRLUS policies.

State Strategy and Policy

Attachment 2 provides a detailed assessment of the amendment against the relevant State policies.

Conclusions on the amendment

For the above reasons, the amendment is consistent with the objectives and other requirements of the *Land Use Planning and Approvals Act 1993*.

Tiara Williams
Planner

Attachments
Attachment 1- Draft Amendment

Separate Attachments:

- *Detailed LPS Criteria Assessment*
- *Activity Plan for Craigs Hill Bushland Reserve Aboriginal Heritage Advice*

**ATTACHMENT 1: TASMANIAN PLANNING
SCHEME - SORELL PLANNING SCHEME
AMENDMENT**

AM-SOR-5-2026-206-1

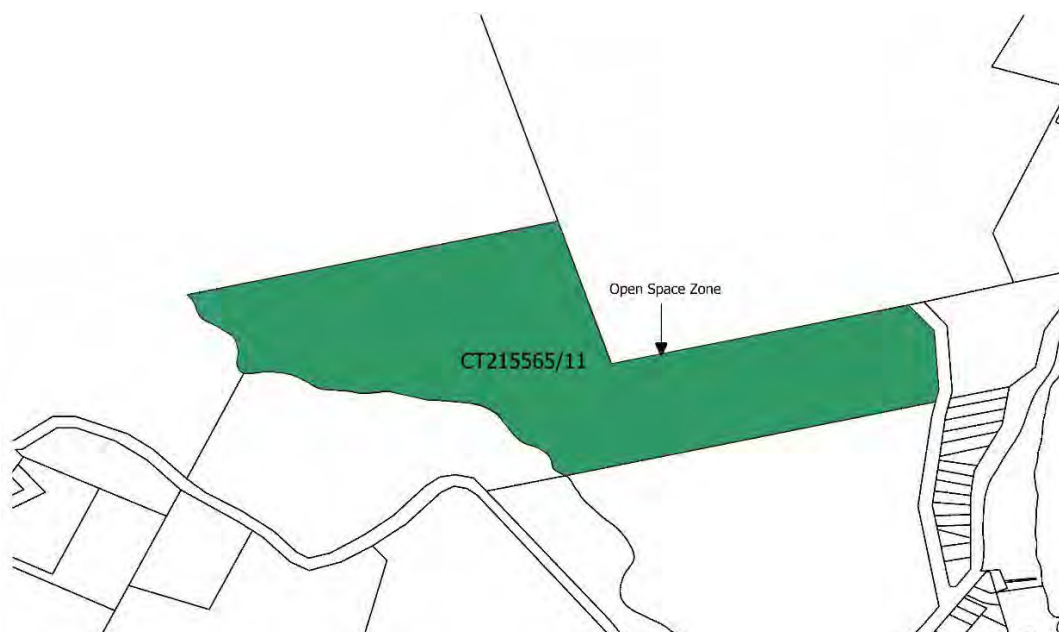
Pursuant to the Land Use Planning and Approvals Act 1993

Location

Lot 1 Craigs Hill Road, Boomer Bay (CT215565/1)

Description

Apply the Open Space Zone to the site as indicated below





Attachments to item number 5.4 -

Detailed LPS Criteria Assessment;

Activity Plan for Craigs Hill Bushland Reserve; and

Aboriginal Heritage Advice;

ATTACHMENT 2: Detailed Assessment against LPS Criteria

Response to criteria requirements for Local Provisions Schedule under LUPAA Section 34(2) of LUPAA, which requires that a relevant planning instrument to meet all of the following criteria.

(a) contains all the provisions that the SPPs specify must be contained in an LPS

The proposal complies with the SPP requirements for an LPS as set out in clause LP1.0 and Appendix A of the SPPs.

(b) is in accordance with section 32

This section identifies the technical aspects of a LPS such as inclusion of zone maps and overlays, and what additional local provisions can be included if permitted to do so under the SPPs, to add to, modify or override the SPPs.

Section 32 (4) states:

An LPS may only include a [site specific provision] if –

(a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or

(b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.

No site specific provisions are proposed beyond the Open Space Zone.

(c) Further the objectives set out in Schedule 1 of LUPAA

Assessment of the amendment against schedule 1 objectives is provided in the following table

Part 1 Objectives	Comment
<i>a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i>	The re-zoning to Open Space and Environmental Management promotes sustainable development of community recreational reserve whilst supporting and protecting the existing natural environment and ecological processes through the proposed re-zoning.
<i>b) to provide for the fair, orderly and sustainable use and development of air, land and water.</i>	As identified in the Public Open Space Strategy there is a distinct lack of Public Open Space around these communities. Through re-zoning this site will legitimize the uses currently happening on the site and it would be included in open space funding allocations and future public open space strategies.
<i>c) To encourage public involvement in resource management and planning.</i>	The public are currently involved via a land care group in managing the environmental aspects of the site, and Council in 2023 held a community meeting on site to understand the site and its community significance. If certified, the draft amendment will be subject to public exhibition.
<i>d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i>	The site is unlikely to result in direct economical development, however indirect economical benefits through keeping the local community healthy and active is expected. The proposed re-zoning will not result in economical detriment.
<i>e) to promote the sharing or responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.</i>	This procedural objective has no bearing on the matter at hand.
Part 2 Objectives	Comment
<i>a) to requires sound strategic planning and coordinated action by State and Local Government</i>	Part of the Councils strategic planning for this site is for the zoning to be fit for purpose. The proposal is also consistent with the regional policies outlined within the Southern Tasmanian Regional Land Use Strategy.
<i>b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land.</i>	This procedural objective has no bearing on the matter at hand.

c) <i>to ensure that the effects on the environment are considered and provided explicit consideration of social and economic effects when decisions are made about the use and development of land.</i>	The site is being rezoned with the intent of improving environmental protections and supporting on-going environmental management. The social benefits of the site through future recreational infrastructure is proposed within an area of the site that has minor natural values and any works and development are limited by the provisions of the respective zonings.
d) <i>to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at state, regional and municipal levels.</i>	The re-zoning of the sites provides a clearer and more suited zoning to enable easy integration of the policies at state, regional and municipal levels.
e) <i>to provide for the consolidation of approvals for land use or development and related matters, and to coordinate planning approvals with related approvals.</i>	This procedural objective has no bearing on the matter at hand
f) <i>to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working living and recreation.</i>	The site will be able to provide passive recreational pursuits of the surrounding community and protect natural assets of the area. Through this it promotes health and wellbeing through exercise, recreation, social connection and access to nature.
g) <i>to conserve those buildings, areas or other places which are of scientific aesthetic, architectural or historical interest, or otherwise of special cultural value.</i>	There are no known items of scientific, aesthetic, architectural or historical value within the site.
h) <i>to protect public infrastructure and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community.</i>	The amendment will have no adverse impact on public infrastructure
i) <i>to provide a planning framework which fully considers land capability.</i>	This procedural objective has no bearing on the matter at hand

(d) is consistent with each State Policy

Assessment of the amendment against the current State policies is provided in the following table.

State Policy	Comment
<i>State Policy on the Protection of Agricultural Land 2009 (PAL)</i>	The proposal will not result in any impact to the adjoining agricultural land. The proposed zones and intended uses will not result in a detrimental impact to existing or future agricultural uses on the land, or result in conflicting uses.
<i>State Coastal Policy 1996 (SCP)</i>	The site is within 1000m of the coast and as such is subject to this policy. The intent of the proposal is to improve environmental protections and retain the land for recreational activities the proposed zone changes will not conflict with any of the policy statements in the SCP.
<i>State Policy on Water Quality Management 1997 (SPWQM)</i>	The proposed amendment would not result in an increase in sediment transport to surface waters as there are not proposed works or development proposed.

National Environmental Protection Measures

National Environment Protection Measures (NEPM) are automatically adopted as State Policies under section 12A of the *State Policies and Projects Act 1993* and are administered by the Environment Protection Authority.

The NEPMs relate to:

- ambient air quality;
- ambient marine, estuarine and fresh water quality;
- the protection of amenity in relation to noise;
- general guidelines for the assessment of site contamination;
- environmental impacts associated with hazardous wastes; and
- the re-use and recycling of used materials.

Principle 5 of the NEPMs states that planning authorities *'that consent to developments, or changes in land use, should ensure a site that is being considered for development or a change in land use, and that the authorities ought reasonably know if it has a history of use that is indicative of potential contamination, is suitable for its intended use.*

The site was previously used as landfill until August 1997 and has been since cleared by the Environmental Protection Agency, notwithstanding this the proposed rezoning does not include any development. Given the current and intended ongoing uses on the site any proposed works would be limited in scale and require very little if any digging, cut or fill to the site or potentially contaminated land.

(da) satisfies the relevant criteria in relation to the TPPs;

Assessment against the Tasmanian Planning Policies

<i>Tasmanian Planning Policy</i>	Relevant Strategies
Settlement	
1.2 Livability	1.2.3 Strategies (4) The site currently and will continue to provide a large green space for recreation and access to natural values for the Nearby residential settlements. (8) Through rezoning this site it puts relevant planning controls in place to improve neighborhood amenity through managing incompatible uses and development. (9) the site provides opportunity for the identification and education of Cultural values within the site and surrounding areas.
2.0 Environmental Values	
2.1 Biodiversity	2.1.3 Strategies (1) The overlays currently onsite have identified Priority Vegetation and Coastal and Waterway Protection area, there are a number of sightings of threatened fauna in the surrounding area and identified threatened vegetation species on the site that are likely supporting these species. (2 & 4) the site is known for having biodiversity values that are important to the local community as such the proposed rezoning limits potential development or uses that that could harm or come into conflict with these values and enables natural values management (where reasonable) to proceed without the requirement of a planning permit. (5) the relevant planning controls for the zone and natural values overlays provides mechanisms to allow the authority to request biodiversity impacts are minimised, reduced and offset. (8) the proposal is to enable protections of the natural values, existing vegetation and passive recreation of nearby residents, as a result of this the existing carbon storage capacity of the site is intended to remain intact. (10) the proposed zoning and overlays allow for controls to minimize and refuse use and development that is not appropriate for the site, or would cause harm to the biodiversity values on site.

<i>2.2 Waterways, wetland and Estuaries</i>	<i>2.2.3 Strategies</i> (1) the planning scheme overlays have identified a natural waterway system that is interconnected with other adjoining site and connects into the ocean, likely also supporting natural overland flow paths. (2) The proposed rezoning restricts use and development that could have potentially harmful effects on the natural values of the waterway. (3) existing waterways that are reliant on the site or subject to overland flow from the site will continue to be protected with the existing vegetation to remain and the proposed new zoning and existing overlays allowing for controls to mitigate and manage any proposed riparian vegetation disturbance that could impact waterway areas within and connected to the site. (4) relevant planning control to the site are intended to minimise clearance of native vegetation, promotes the retention of natural values, minimizes opportunity for development or use that would impact the landform, soil erosion, soil disturbance, modify the rate or flow of stormwater and is intended to enhance the values of the site. (6) there is no intended development proposed as a result of this amendment and in the case of any future development is intended to support the existing uses of passive recreation and natural values management, through these development controls it should result in the protection of the ecological values found onsite.
<i>2.4 Landscape Values</i>	<i>2.4.3 Strategies</i> The site offers dense vegetated bushland which is consistent with the landscape values of the area and adds visual value from both road access and through recreational activity around the reserve.
<i>2.5 Coasts</i>	<i>As the site is within 1km of the Coastal Reserve Highwater Mark Area it is considered to be within the Coastal Zone as Per the State Coastal Policy 1996 definition of Coastal Zone.</i> <i>2.5.3 Strategies</i> (1) Through development controls of the proposed new zoning and existing natural values overlays the existing coastal processes and landforms will remain unaffected by the sites current uses or future development to support these uses. (2) The development controls identify the existing waterway onsite and allow for development controls to protect the waterways and their interaction with the Coastal Zone. (4) the proposed rezoning supports the natural values onsite through prevention of uncontrolled development and uses onsite that could impact the existing natural processes.

3.0 Environmental Hazards	
3.1 Bushfire	3.1.3 Strategies (1) The site has been identified as Bushfire-Hazard Prone through the Tasmanian Planning Scheme overlays. (2) Protection of human life will be addressed through the implementation of a Bushfire Hazard Management Plan recommendations and relevant planning and building controls. (3) site has not be designated for purposes exposing people, property or supporting infrastructure to bushfire. (5) the implementation of a bushfire hazard management plans recommendation will support safe and efficient intervention of firefighting personnel and emergency evacuation. (6) the implementation of a bushfire hazard management plans recommendation will facilitate fire fighting infrastructure and support emergency services. (7) the proposed rezoning does not change the current bushfire risk or result in a culminative effect. (8) consideration for the sites proposed uses does not change the current bushfire risk. (9) The implementation of bushfire protection measures will be carried out in accordance with an endorsed plan.
3.2 Landslip	(1) There are some areas identified as Low Landslip Hazard which are within the dense bushland, these areas are unlikely to have any development or disturbance of the vegetation/ soil and the risk of an event associated with landslip hazard is low. If works were to occur within these overlays they would be subject to Planning and/or Building controls and assessed for risk. (2) as above (3) as above (4) as above (5) encouraging further involvement of the community land care ground and Councils Natural Resource Management Officer enables further work to rehabilitate areas with vegetation and promote ground stabilising growth. (6) majority of land within the Land Slip Hazard overlay areas is densely vegetated and not accessible to people and has not been identified for any future development or works.
3.5 Contaminated Air and Land	3.5.3 Strategies (1) the site was previously utilized as a landfill site, it has been cleared by the EPA as not being an issue unless significant ground disturbance works were proposed in which case any development would require assessment against the Potentially Contaminated Land Code within the Tasmanian Planning Scheme. (2) not development or uses on site are proposed that would expose potentially contaminated land.
6.0 Cultural heritage	

6.1 Aboriginal Heritage	6.1.3 Strategies (1) Council recognizes and respects that Tasmanian Aboriginal people are the custodians of their cultural heritage, the Aboriginal Cultural Heritage is living and enduring, Council has already engaged Aboriginal heritage Tasmania to ensure protection of known heritage values and are in support of Tasmanian Aboriginal People to identify, manage and continue to use and culturally identify with Aboriginal Cultural Heritage Places. (2) Council is in full support of encouraging and understanding the relevance of the site and potential values to Tasmanian Aboriginals. With the intent of the site to maintain and manage existing values on the site and minimise development or works that could harm cultural values. (3) Aboriginal Heritage Tasmania (AHT) were contacted to seek if there was any known heritage values on site, they have advised there are no known within the site, however in the case of discovery AHT would be notified. Where works are proposed AHT is to be notified as it is likely that the absence of documented relics is likely due to the area not having been surveyed rather than there being no potential aboriginal heritage onsite.
7.0 Planning	
7.1 Public Engagement	7.1.3 Strategies (1) The proposal for this site to be re-zoned to Open Space is due to the engagement with the local community who engage in recreational activities on the site and care for it through regular weeding and maintenance. (2&3) Further to the re-zoning process the wider public will be notified and have opportunity to comment on the proposal, ensuring community engagement throughout the planning process. (4) The report have provided a detailed justification for the proposed change to the zoning and will be available for the public to read and respond to through the process of this re-zoning amendment.
7.2 Strategic Planning	7.1.3 Strategies (1) The proposed re-zoning does not include any development or works and any future associated development or works is not intended to be significant or impact the existing natural values or condition of the environment on site. (2) the proposed re-zoning and existing overlays on the site provide for appropriate planning controls to manage and maintain the intended uses for the site to benefit the local community without compromising the environmental integrity of the site. (4) the proposal is based on community consultation and the informed decision of local government planning officers and natural resource management officers to rezone the site to protect long term environmental and recreational values of the site. (7) The proposed governance of the site is to be largely community lead as it has historically been, with Council facilitating appropriate uses within the site.

<i>7.3 Regulation</i>	<i>7.3.3 Strategies</i> (1) The proposed rezoning allows for passive recreation and natural values management without the requirement of a planning permit which are the primary activities occurring within the site. (2) All other uses apart from utilities requires a planning permit and would be subjected to the relevant use and development controls within the Open Space Zone and Overlays, ensuring development is compatible with the natural values onsite and is considered against the environmental hazards posed by the site.
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(e) *as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates;*

The regional land use strategy for Sorell is the *Southern Tasmanian Regional Land Use Policy 2010-2035* (STRLUS). Comments against the relevant STRULS strategies are provided below.

Relevant STRULS Strategies	Comment
Biodiversity and Geodiversity: BNV 1: Maintain and manage the regional biodiversity and ecosystems and their resilience to the impacts of climate change. BNV 1.1: Manage and protect significant native vegetation at the earliest possible stage of the land use planning process**. Where possible, ensure zones that provide for intensive use or development are not applied to areas that retain biodiversity values that are to be recognised and protected by Planning Schemes. BNV 1.2: Recognise and protect biodiversity values deemed significant at the local level and ensure that planning schemes: a. specify the spatial area in which biodiversity values are to be recognised and protected (either by textural description or map overlay); and b. implement an 'avoid, minimise, mitigate' hierarchy of actions with respect to development that may impact on recognised and protected biodiversity values BNV 2: Protect threatened vegetation communities, flora and fauna species, habitat for threatened species and places important for building resilience and adaptation to climate change for these. BNV 2.2: Minimise clearance of native vegetation	BVN1: Through rezoning this sites identified and presumed natural values will be protected through the zoning and restrict development that could have negative impacts on the sites ecological significance. BVN1.1: The proposed zoning does not enable intensive uses or development on the land and is the most appropriate to protect natural values. BVN1.2: (a) the existing priority vegetation & waterway and Coastal Protection overlay on the site will remain in addition to the change in zoning to further protect the natural values on site (b) Through having the environmental management zoning and natural values overlays on the site it implements an "avoid, minimize, mitigate" hierarchy. BNV2: Threatened vegetation communities are mapped on the site and are protected through the overlays and proposed zoning changes. BNV 2.2: The proposed re-zoning and existing overlays are there as

communities that provide habitat for threatened species BNV 3: Protect the biodiversity and conservation values of the Reserve Estate. BNV 3.1: Include within Planning Schemes requirements to setback use and development from boundaries with reserved land BNV 4: Recognise the importance of non-land use planning based organisations and their strategies and policies in managing, protecting and enhancing natural values. BNV 4.1: Consult NRM-based organisations as part of the review and monitoring of the Regional Land Use Strategy BNV 5: Prevent the spread of declared weeds under the Weed Management Act 1999 and assist in their removal BNV 5.1: Ensure development that includes vegetation clearance and/or soil disturbance is undertaken in accordance with construction management plans that include weed management actions where the site is known, or suspected, to contain declared weeds BNV 6: Geodiversity BNV 6.1: Improve knowledge of sites and landscapes with geological, geomorphological, soil or karst features and the value they hold at state or local level. BNV 6.2: Progress appropriate actions to recognise and protect those values, through means commensurate with their level of significance (state or local)	mechanisms to minimize development that may have impact on vegetation communities and threatened species. BNV3: The purpose of the re-zoning is to conserve and enable better environmental management and protection of the site. BNV3.1: the zoning has relevant development controls suitable for environmental protections. BNV4: The local Landcare group for the site has been working on the site for a number of years and will continue to be engaged and supported in the work they are doing. BNV4.1: There will continue to be ongoing consultation with the local Landcare group and Council Natural Resource Manager. BNV 5: The site currently has the local Landcare Group doing a lot of weed management and the site will continue to be monitored. The proposed rezoning will restrict developments and uses that could cause weed spread. BNV5.1: there will be no development as part of the rezoning and any future development will be required to include construction management plans with weed management controls. BNV6: There are no proposed works or development as part of the proposed amendment. BNV6.1: Through rezoning the site and continuing to support community lead environmental action knowledge will improve with regards to the geological conditions of the site. BNV6.2: The proposed rezoning identifies the known and potential natural values of the site and as such is the first step in developing mechanisms that protect these values.
Water resources	

WR 1: Protect and manage the ecological health, environmental values and water quality of surface and groundwater, including waterways, wetlands and estuaries. WR 1.3: Include buffer requirements in the planning scheme to protect riparian areas relevant to their classification under the Forest Practices System. WR 2 Manage wetlands and waterways for their water quality, scenic, biodiversity, tourism and recreational values. WR 2.3 Minimise clearance of native riparian vegetation	WR1: through rezoning and retaining the existing natural values overlays, we will more meaningfully protect the ecological health of the site through development and use restrictions imposed by the relevant provisions. WR1.3: The site has relevant waterway and Coastal Protection overlays and if any development were proposed to occur riparian vegetation would be considered in the assessment under the code. However, the proposed zoning would provide protections for vegetation generally and the new proposed zones will limit development of these areas more than the current utilities zoning does. WR2: rezoning the site open space and environmental management enables the site to be environmentally managed and provide recreational and educational opportunities. WR3: the proposal requires no clearing of any vegetation and the proposed zones restricts development and uses that could require vegetation clearance.
Recreation & Open Space ROS 1: Plan for an integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and wellbeing, amenity, environmental sustainability and the economy.	ROS1: The community already uses the site of recreational uses, by rezoning the site it legitimizes these uses and Councils commitment to managing and upgrading the site in accordance with these uses.
Social infrastructure SI 1: Provide high quality social and community facilities to meet the education, health and care needs of the community and facilitate healthy, happy and productive lives. SI 1.4: Identify and protect sites for social infrastructure, particularly in high social dependency areas, targeted urban growth areas (both infill and greenfield) and in identified Activity Centres. SI 1.9: Ensure relevant planning scheme provisions include	SI1: There is no proposed development as part of this amendment, the rezoning will allow continued facilitation of healthy lifestyles and access to recreational opportunities and natural values. SI1.4: This site has been identified as socially important and is being rezoned to protect the site and for future upgrades in amenity to build and manage social infrastructure. SI1.9: The site is currently impacted by illegal dumping through re-zoning and future works / uses on the site it will improve passive surveillance,

Crime Prevention through Environmental Design principles.	physical barriers and improved community sentiment in the site to help reduce the occurrences of illegal dumping on the site.
SI 1.10: Recognise the role of the building approvals processes in providing access for people with disabilities.	SI1.10 Future development and planning will include accessibility to ensure all people within the community have access to the space and its benefits.

(f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993 , that applies in relation to the land to which the relevant planning instrument relates

The current municipal strategic plan is the *Strategic Plan 2019-2029 (March 2023 update)*. The amendment is consistent with the following objectives:

The Strategic Plan has four key objectives with success measures and delivery actions. Those relevant to the proposal are as follows:

- Objective 3: To Ensure a Liveable and Inclusive Community
 - o Create an integrated network of shared pathways, within and between townships, and to recreational facilities and services.
 - o Support the development of appropriate public access to coastal assets and the natural environment
- Objective 4: Increased Community Confidence in Council
 - o Ensure decision making is consistent and based on relevant and complete information and is in the best interest of sustainability and whole of community interest.
 - o Engage effectively with the community and other stakeholders, ensuring communication is timely, involving and consistent.
 - o Encourage the building of community capacity to deliver local solutions to local issues.

The proposal is broadly consistent with Council's Strategic Plan, in that the proposal will provide community amenity as part of building liveable neighborhoods, improve access to recreational and natural spaces, and engage the community and community groups to assist in the management and improvement of the public space.

(g) as far as practicable, is consistent with and coordinated with any LPs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates;

The proposed rezoning for improvements in community amenity, public accessibility of recreational spaces and protection of environmental values is consistent with the surrounding Local Government's of Tasman, Clarence and Glamorgan Spring Bay's LPs's.

(h) has regard to the safety requirements set out in the standards prescribed under the gas safety act 2019;

Not applicable.

Activity Plan for Craigs Hill Bushland Reserve:

1. Form Community Landcare Group:

This group will be responsible for raising awareness of the reserve, protecting its natural habitat, and promoting sustainable use of the area. The group will be formed through a community forum, which will be held in conjunction with a walk and talk event. The forum will provide an opportunity for residents to learn about the reserve and to get involved in its management. The group will then produce a work calendar and schedule regular activities, such as weeding, planting, and monitoring.

- Organize a community forum to gather interested individuals and stakeholders.
- Conduct a "walk and talk" event within the reserve to raise awareness about its importance.
- Establish a Community Landcare Group to facilitate ongoing efforts and involvement.
- Develop a work calendar with scheduled activities to ensure regular engagement.

2. Natural Values Survey:

This survey will be led by local experts and will identify the key natural values of the reserve. The survey will also help to define areas that need to be protected and areas that can be used for recreation. The results of the survey will be used to develop a management plan for the reserve.

- Engage local experts in conducting a comprehensive survey of the reserve's natural values.
- Identify key areas that require attention from a Natural Resource Management (NRM) perspective.
- Determine areas that need protection and those that can be utilized for recreational purposes, such as walking trails.
- Establish a system for regular surveys and effective data management.

3. Identify Walkways and Formalize Them:

This will involve working with the community to identify areas that are suitable for walking trails. The trails will be designed to minimize disturbance to the natural environment and to provide safe and enjoyable access for visitors. The trails will also be formally marked with signage.

- Address community concerns and issues related to the establishment of walkways.
- Organize community engagement events multiple times to gather feedback and refine plans.
- Based on community input, identify suitable walkway routes within the reserve.
- Develop and formalize these walkways to ensure safe and enjoyable experiences for visitors.

4. Reinforce Boundary Fencing and Upgrade the Gate:

This will help to prevent unauthorized access to the reserve and to protect the natural habitat from encroachment. The fencing will be upgraded to meet current standards and the gate will be replaced with a more secure model.

- Assess the existing boundary fencing and gate to identify areas that need reinforcement.
- Improve the fencing to prevent encroachment and protect the reserve's boundaries.
- Upgrade the gate to provide designated entry and exit points for visitors.
- Enhance security measures to ensure the reserve's integrity and safety.

5. Erect Signposts:

Signposts will be erected throughout the reserve to highlight the natural values of the area and to provide information about the walkways. The signposts will also be used to promote responsible visitor behavior.

- Install signposts throughout the reserve to highlight its natural values and important features.
- Provide information on the flora, fauna, and ecological significance of the reserve.
- Include details about the established walkways, indicating routes and points of interest.

- Educate visitors about responsible behavior and encourage them to respect the environment.

By implementing this activity plan, the Craigs Hill Bushland Reserve can engage the community, protect its natural values, and establish sustainable practices for the area's use. It aims to raise awareness, involve stakeholders, and create an enjoyable and informative experience for visitors while ensuring the long-term conservation of the reserve.

Form a community Landcare group

29 Jul

Organize a community forum to gather interested individuals and stakeholders. Conduct a "walk and talk" event within the reserve to raise awareness about its importance. Establish a Community Landcare Group.

Conduct a natural values survey of the site

27 Oct

Engage local experts in conducting a comprehensive survey of the natural values. Identify key areas that require attention from a NRM perspective. Determine areas that need protection/utilized

Identify and formalize walkways

27 Oct

Address community concerns and issues related to the establishment of walkways. Organize community engagement events multiple times to gather feedback and refine plans. Based on community input, identify suitable walkway routes within the reserve.

2023

Reinforce boundary fencing and upgrade the gate

25 Jan

Improve the fencing to prevent encroachment and protect the reserve's boundaries. Upgrade the gate to provide designated entry and exit points for visitors.

2023

Craigs Hill Bushland Reserve

23 Jul

Celebrate!

2024

AHR Instrument: AHDR10259
Applicant: Tiara Williams (Sorell Council)
Date: 29 January 2026

RECORD OF ADVICE FROM ABORIGINAL HERITAGE TASMANIA

This document provides a record of advice relating to an application submitted in accordance with the [Aboriginal Heritage Standards and Procedures](#), as adopted by the [Guidelines](#) issued under section 21A of the *Aboriginal Heritage Act 1975*.

Activity: Potential Rezoning - Lot 1 Graigs Hill Road, Boomer Bay
Advice: Please see next page.

All Aboriginal heritage is protected under the *Aboriginal Heritage Act 1975*. It is an offence to destroy, damage, deface, conceal, or otherwise interfere with a relic (Aboriginal heritage) without a permit granted by the Minister. If at any time Aboriginal heritage is suspected, the process outlined in the [Unanticipated Discovery Plan](#) should be followed as there is an obligation to report findings of Aboriginal heritage as soon as practicable.

As explained in the Guidelines, obtaining this record of advice does not exempt a person from their obligations under the Act but is an important element of the actions summarised in the Guidelines. To be sure that you have “in so far as is practicable ... complied with the guidelines” (s.21(1) of the *Aboriginal Heritage Act 1975*), be sure to read the relevant part and take any other action that may be relevant to your situation.

This advice is valid for 12 months and only for the activity as described in the Aboriginal Heritage Desktop Review application.

Please contact Aboriginal Heritage Tasmania on 1300 487 045 or aboriginal@heritage.tas.gov.au if you require further information.

Disclaimer *The advice contained within this document is based on information available to Aboriginal Heritage Tasmania at the time of its preparation and is provided in good faith. It does not constitute legal advice, is not intended to be a substitute for legal advice and should not be relied upon as such. Proponents should seek specialist legal advice, if required, regarding the Aboriginal Heritage Act 1975 when applying the information to their specific needs.*

Further advice or comments:

Aboriginal Heritage Tasmania (AHT) has completed a search of the Aboriginal Heritage Register (AHR) regarding the proposed potential rezoning at lot 1 Graigs Hill Road, Boomer Bay.

There are no previously registered Aboriginal heritage sites within the proposed rezoning area. However, the absence of known Aboriginal heritage cannot be taken as an indication that there is no Aboriginal heritage present, but rather a result of the area having never been subject to comprehensive survey. Based on the potential rezoning areas landscape features (close to freshwater and a coastal margin), and the minimal previous ground disturbance it is believed it may be conducive to Aboriginal heritage.

However, it is understood, there are currently no works proposed. It is recommended that AHT is recontacted prior to any potential future development of the lot as further assessment of the lot may be required.



SORELL PLANNING AUTHORITY (SPA) **MINUTES**

14 JULY 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 14 JULY 2026

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Meeting commenced at: 4.33pm

1.0 ATTENDANCE

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

Staff in attendance:
Shane Wells – Manager Planning
Greg Robertson – Manager Health & Compliance

2.0 APOLOGIES

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

3.0 CONFIRMATION OF THE MINUTES OF 23 JUNE 2026

RECOMMENDATION

"That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 23 June 2026 be confirmed."

25/2026 NICHOLS / REED

"That the recommendation be accepted."

The motion was put.

For: Gatehouse, Larkins, Nichols, Shaw and Reed

Against: None

The motion was **CARRIED**.



MINUTES

SORELL PLANNING AUTHORITY (SPA)
MEETING 14 JULY 2026

4.0 DECLARATIONS OF INTEREST

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

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

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

5.0 LAND USE PLANNING

5.1 5.2025.224.1 – SERVICE STATION 139 MAIN ROAD, SORELL

Applicant:	Apex Planning
Proposal:	Service Station and Car Wash
Site Address:	139 Main Road, Sorell (CT 187782/1, 105075/1, 105075/2 and 105075/3)
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</i>
Reason for SPA meeting:	Council land (establishment of bushfire hazard management areas), cost of works, and more than two representations.

Relevant Zone:	8.0 General Residential Zone, 18.0 Light Industrial Zone, 29.0 Open Space Zone
Proposed Use:	Vehicle Fuel Sales and Service (Commercial)
Applicable Overlay(s):	Bushfire-prone Area Waterway Coastal Protection Area Flood-prone hazard area Airport Obstacle Limitation Area
Applicable Codes(s):	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code C7.0 Natural Assets Code C12.0 Flood Prone Hazard Area
Valid Application Date:	12 May 2026
Decision Due:	28 July 2026



Discretion(s):	1	7.6 Access and Provision of Infrastructure Across Land in Another Zone
	2	7.7 Buildings Projecting onto Land in a Different Zone
	3	7.10 Development Not Required to be Categorised into a Use Class
	4	18.3.1 All uses (P1 & P2)
	5	18.4.2 Setbacks (P3)
	6	18.4.5 Landscaping (P1)
	7	C1.6.1 Design and Siting of Signs (P1 & P3)
	8	C1.6.2 Illuminated Signs (P1)
	9	C2.5.2 Bicycle Parking Numbers (P1)
	10	C2.6.5 Pedestrian Access (P1)
	11	C7.6.1 Buildings and works within a Waterway Coastal Protection Area or a future coastal refugia area (P1)
	12	C12.5.1 Uses within a flood-prone hazard area (P1)
	13	C12.5.2 Critical use, hazardous use or vulnerable use (P1 & P3)
	14	C12.6.1 Building and Works within a flood-prone hazard area (P1.1 & P1.2)
	15	C13.5.2 Hazardous Uses (P1)
Representations:	Three	

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2025.224.1 for a Service Station and Car Wash at 139 Main Road, Sorell 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:
 - (P1) Planning Report from Apex Planning, dated 23 August 2025, received 25 August 2025;
 - (P1) Noise Impact Assessment, authored by NVC (Noise Vibration Consulting), dated 05 August 2025, received 25 August 2025;
 - (P1) Traffic Impact Assessment, authored by Hubble Traffic, dated August 2025, received 25 August 2025;

- (P2) Stormwater Report, 139 Main Road, Sorell, authored by Joe Mamic & Associates, undated, received 19 December 2025;
 - (P2) Atlan Stormwater; tech data submission with appendices, authored by Atlan Stormwater, received 01 September 2025;
 - (P4) Flood Hazard Report, dated 11 February 2026, authored by Flussig Engineers, received 20 February 2026;
 - (P2) Light Impact Assessment: Proposed Petrol Station Development, dated 4 November 2025, authored by Rubidium Light, received 19 December 2026;
 - (P2) Landscaping Plan, dated 10 November 2025, prepared by Lange Design, received 19 December 2026;
 - (P2) Architectural drawings and concepts, prepared by Meyer Shircore Architects, dated August 2025, received 19 December 2026;
 - (P5) Concept Sewer and Water Servicing Designs, prepared by Flussig Engineers dated 22 April 2026; and
 - (P2) Lighting and signage plan, prepared by rubidium light, dated 04 November 2026, received 19 December 2026.
2. The use and development must be undertaken in accordance with the endorsed Emergency Management Strategy, Bushfire Hazard Report and Planning Certificate, authored by Mr Roger Fenwick, dated 03 June 2026.
 3. Prior to and during construction, an exclusion area is to be established at the boundary of the site adjoining the Pitt Water Reserve (CT 64307/2 or 16/4458). This exclusion area must be maintained until the completion of works.
 4. The recommendations made within section 6 of the Flood Hazard Report prepared by Flussig Engineers dated 11 February 2026 must be implemented during and post construction.
 5. Commercial vehicle movements (i.e refuelling truck movements) are limited to:

- (a) 7.00am to 9.00pm Monday to Saturday, and
 - (b) 8.00 am to 9.00pm Sunday and Public Holidays
6. Prior to the commencement of works, a Part 5 Agreement must be entered into and registered under Part 5 of the *Land Use Planning and Approvals Act 1993* is to be prepared and entered into, to have the effect that: the owner of the land will maintain all proposed landscaping vegetation within Council land for the life of the development.

The cost of the preparation and lodgement of this agreement is to be borne by the applicant.

Construction Management

7. A Construction Environmental Management Plan (CEMP) must be prepared and submitted to the General Manager for endorsement.

The Construction Environmental Management Plan (CEMP) 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 CEMP must incorporate conditions of this permit related to construction activities, and must at a minimum incorporate measures in relation to the following:

- (a) How noise from construction works will be managed;
- (b) Measures to protect nearby residents significantly affected by construction noise;
- (c) Soil and Water Management strategies to prevent sediment entering stormwater and marine waters;
- (d) Measures to ensure fuel and hazardous substances do not contaminate land or water
- (e) Measures to address the Potential for Acid Sulphate Soils
- (f) Dust suppression measures to protect nearby residents and business;
- (g) Weed Management and weed hygiene during construction.

Once endorsed, the CEMP will form part of this permit and must be adhered to.

8. 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) p.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.

9. 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 or operation of the service station, then the person responsible for the work/operation must immediately take all reasonable and practicable action to minimise any adverse environmental effects from the incident.
10. Unless otherwise approved in writing by the General Manager, environmentally hazardous material held on a construction site, including chemicals, fuels and oils, must be located within impervious bunded areas or spill trays which are designed and maintained to contain at least 110% of the total volume of material.
11. Spill kits appropriate for the types and volumes of materials handled on the construction site must be kept in appropriate locations to assist with the containment of spilt environmentally hazardous materials.
12. 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.

Bushfire

13. Vegetation clearance for the provision of a bushfire hazard management area as shown in the endorsed bushfire hazard management plan must be undertaken prior to the commencement of the use.

Light

14. External lighting, including car parking lighting must be designed in accordance with AS4282-1997 – Control of the obtrusive effects of outdoor lighting and operated so that light does not spill onto neighboring properties and create an environmental nuisance.
15. Light poles near the western boundary which illuminate the vacuum bays and circulation areas must be placed in a revised location on the western which ensures that light is only directed to the east, and be of a height to direct light downward rather than laterally.
16. All exterior lighting on the building and car park must be baffled to prevent light spill onto adjoining properties.
17. The maximum average luminance of any sign facing a residence must not exceed:
 - (a) 6000cd/m² during the day
 - (b) 700cd/m² during morning, evening and overcast weather, and
 - (c) 250cd/m² at night.

Advice: The Manager of Health & Compliance may require the owner or operator of any business to undertake measurement of spillage to demonstrate compliance with this condition.

18. The illumination of the pylon sign is to be limited to the logo panel and the fuel price panels, which must be illuminated with red LEDs. No other illumination of this sign is permitted.

Note: the orientation of the sign should be considered with respect to its visibility from the Pitt Water Nature Reserve

19. The arrangement of lighting for the vacuum bays and automatic carwash, inclusive of pylon lights as shown on the endorsed plans must be specifically baffled or located to prevent spill and horizontal illumination beyond the car wash bays.
20. A plan to be endorsed by the Manager Planning which demonstrates all external lighting of the proposed development being in accordance with conditions 15 to 20 is to be provided prior to the commencement of works.

Noise

21. Sufficient sound insulation must be installed around the vacuum bay in accordance with the recommendations included in the Noise Impact Assessment completed by Noise and Vibration Consulting dated 5 August 2025.
22. Before commencing the activity, Noise Vibration Consulting or another acoustic consultant must provide a report to the General Manager that the sound insulation referred to in condition 21 has been installed in accordance with the recommendations included in clause 5.2 of the Noise Impact Assessment, and provide modelling as to its efficacy, alongside that of fencing referred to in condition 35, relevant to the adjacent Pitt Water Reserve
23. Noise emissions from the Service Station measured at eastern property boundary must not exceed the following:
 - (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;
 - (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq) between the hours of 7.00 pm to 7.00 am;
 - (c) 65dB(A) (LAmax) at any time.

Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.

Noise levels (LAeq) are to be averaged over a 15-minute time interval.

24. Noise monitoring by a suitably qualified person to demonstrate compliance with condition 23 is to be undertaken at the direction of Council's Manager Health and Compliance, by the operator of the service station, where any complaint is made regarding exceedance of noise levels.

Stormwater quantity and quality control

25. The development must incorporate stormwater tanks for the capture of roof water to a minimum total capacity of 20,000L. This rainwater must be used for on-site fixtures (i.e wash bay hose, toilets, garden taps).

26. A suitably qualified person must prepare an environmental management plan detailing proposed measures to prevent contaminated stormwater discharging into Orielton Lagoon from a significant fuel spill on the site, leaking underground fuel storage tank, or from contaminated water resultant from any fire suppression.

The Management plan must be completed to the satisfaction of the General Manager prior to the use commencing.

The Service Station and associated activities must be operated in accordance with the environmental management plan approved by the General Manager.

Engineering

27. Prior to the issue of a building permit or prior to commencement of any on-site works relating the following must be provided with details and submitted for engineering assessment to Development Engineer and when approved the plans will form part of the permit.

- (a) provide sectional detailed design of proposed material on internal driveway; and
- (b) provide the layout of car parking and maneuvering on the internal driveway minimizing the extent of hardstand where possible.

28. Prior to first occupation or commencement of use (whichever occurs first), all parking facilities and manoeuvring area (including off-street parking and facilities for people with disabilities) shall be constructed in accordance with the AS 2890. The provision must ensure:

- (a) be constructed in substantial accordance with the "Ground Floor Plan", prepared by "MEYER SHIRCORE ARCHITECTS", Project No. 25-9586, having Rev No. SK014, last dated August 2025;
- (b) be constructed with a 12 m access width able to achieve safe, easy & efficient circulation for B85, B99 and 19 m semi-trailer vehicles;
- (c) have physical controls installed where required (i.e., Kerbs, Barriers, Wheel stops, or Other protective devices);

- (d) a formed concrete kerb along the length of the circulation roadway's edge where required to contain stormwater runoff (*where applicable*);
 - (e) all infrastructures are located within (such as meter lids, grated pits, constructed to the appropriate trafficable standard;
 - (f) stormwater infrastructures are installed where required to drain all run-off generated to a legal point of discharge such that flows are not concentrated onto adjoining properties;
 - (g) installation of appropriate signage at the entry to reinforce pedestrian awareness among drivers (*where applicable*);
 - (h) ten (10) car parking spaces are at least 5.4m long and 2.6m wide with an additional 0.3m clearance from any nearby wall, fence, or other structure;
 - (i) one (1) DDA complaint space is designed and constructed accordance with AS/NZS 2890.6:2009 Parking facilities, Off Street parking for people with disabilities;
 - (j) have a maximum gradient of 1 in 20 (5%) measured parallel to the angle of parking and 1 in 16 (6.25%) in any other direction; and
 - (k) have spaces that are delineated by line marking.
29. Prior to the issue of a building permit or prior to commencement of any site works relating to stormwater, the following must be submitted for engineering assessment to Development Engineer and when approved the plans will form part of the permit. The provision must ensure:
- (a) a revised drainage plan showing all water from the car wash is pre-treated and discharged to the sewer system; and
 - (b) all stormwater from roof and internal driveways leaving the site are treated by a suitable treatment unit achieving the State Stormwater Strategy 2010 targets and discharged to the Public Stormwater System. The stormwater connection point must also be shown on the plan.
30. A signed maintenance contract must be provided for the stormwater treatment unit and detention basin as part of the Building / Plumbing Application. This contract shall include, but not be limited to details on the procedure and frequency of both maintenance and testing required at developer cost to ensure

continued compliance with Council's Stormwater In New Development Policy with minimum of:

- (a) 90% reduction in litter and gross pollutants;
- (b) 80% reduction in total suspended solids (TSS);
- (c) 45% reduction in total phosphorus (TP);
- (d) 45% reduction in total nitrogen (TN);
- (e) Higher requirements may apply to sites draining to a RAMSAR wetland.

Advice: Document can be found via link below:
<https://epa.tas.gov.au/Documents/DGVs%20for%20aquatic%20ecosystems%20of%20the%20Pitt%20Water-Coal%20Catchment.pdf>

- 31. A capacity utilisation charge of \$2,569.00 indexed at the CPI rate for Hobart until paid, must be paid in accordance with the Stormwater in New Developments Policy. Unless otherwise agreed to by the General Manager and set out in a Part 5 Agreement, deed or other contract with the developer, the contribution is payable prior to first use plus CPI indexation from the date of approval to the date of payment (or payments if staged).

Signs

- 32. Prior to the commencement of the use, redundant signage related to previous uses of the site must be removed and may not be replaced.
- 33. All signage must relate to goods available at the site, and not of any third party goods or services available elsewhere.

Department of State Growth

- 34. Prior to undertaking any access improvement works in the Tasman Highway reservation an Access Permit is required from the Department of State Growth in accordance with Section 16 of the Roads and Jetties Act 1935. The application is to be accompanied by engineering plans to scale by a suitably qualified designer. These will need to show all works within the Highway reservation, including compliant width/length left turn lane (AUL or AUL/S), likely a kerb between the lane and likely reconstructed shared path, a painted chevron around the existing pedestrian refuge etc. (Note: it would be preferable for

this plan to be included/required as part of the planning application).

Advice: Application for permits can be made at https://www.transport.tas.gov.au/road_permits/permits_and_bookings/new_or_altered_access_onto_a_road_driveways

Applications and must be received by the Department of State Growth at least 20 business days before the expected start date for works, to allow enough time to assess the application.

Environment

35. A 1.8m high timber fence of full lapped construction (minimum 20mm paling thickness) or similar, to achieve a 12Kg/m² minimum mass surface, is to be erected at the boundary adjoining the Pitt Water Nature Reserve, for the length of the boundary relevant for the area of works, as shown as a hatched area on the endorsed demolition plan (DWG 25 - 9586 Sheet 4).
36. Works for the erection of any fencing must be undertaken from the subject site unless otherwise approved by the Parks and Wildlife Service.

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

General

- The development does not infer approval under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (cth)*. It is the responsibility of the applicant to obtain approval from this Environment Australia for any impacts that may occur to the Orielton Lagoon RAMSAR site.
- A separate food business registration under the *Food Act 2003* is required before commencing operations.
- The Tasmanian Environmental Management and Pollution Control (Underground Petroleum Storage System) Regulations 2020 require the EPA Tas Director to be notified of any new underground fuel storage tank installations.
- The proponent is encouraged to review the National Light Pollution Guidelines for Wildlife – DCCEEW, and consider these in selecting the specific globes for the proposal.

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.

TasNetworks

- It is recommended that the customer or their electrician submit an application via our website portal found here <https://www.tasnetworks.com.au/Connections/Connections-Hub> to upgrade the electricity supply connection and relocate any assets to support this development.

More information on relocating assets available on: Relocate a TasNetworks asset TasNetworks

It is recommended that the customer or their electrician contact TasNetworks on 1300 137008 if they have any questions regarding an upgrade they may require to their electricity supply due to this development.

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

26/2026 SHAW / LARKINS

"That the recommendation be accepted."

The motion was put.

For: Gatehouse, Larkins, Nichols, Shaw and Reed

Against: None

The motion was **CARRIED**.

5.2 7.2025.08.1 – 15 LOT SUBDIVISION AT 67 TASMAN HIGHWAY SORELL

Applicant:	PDA Surveyors
Proposal:	Fifteen Lot Subdivision (including subdivision road lot & Tasman Highway road upgrade)
Site Address:	67 Tasman Highway (CT 12082/6), 47 Cole Street, CT 147627/1 Tasman Highway, Sorell, Adjacent Tasman Highway road reservation and CT 186576/1 Lot 1 Tasman Highway, Sorell for Bushfire Hazard Management
Planning Scheme:	<i>Tasmanian Planning Scheme (Sorell LPS)</i>
Application Status	Discretionary
Relevant Legislation:	Section 57 of the Land Use Planning and Approvals Act 1993 (LUPAA)
Reason for SPA meeting:	Subdivision resulting in more than ten lots and involves Council owned land.

Relevant Zone:	General Residential, Utilities and Open Space
Proposed Use:	Clause 6.2.6 – Subdivision not required to be categorised into a use class
Applicable Overlay(s):	Airport obstacle limitation area Bushfire-prone area Flood-prone areas



	Waterway and coastal protection area
Applicable Codes(s):	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code C7.0 Natural Assets Code C12.0 Flood-prone Areas Hazard Code C13.0 Bushfire-prone Areas Code C16.0 Safeguarding of Airports Code
Valid Application Date:	4 June 2026
Decision Due:	17 July 2026
Discretion(s):	1 Clause 8.6.1 (P2) for lot design
	2 Clause 8.6.2 (P1) for roads
Representation(s):	2

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 7.2025.98.1 for a Fifteen Lot Subdivision (including subdivision road lot & Tasman Highway road upgrade) at 67 Tasman Highway (CT 12082/6), 47 Cole Street, CT 147627/1 Tasman Highway, Sorell, Adjacent Tasman Highway road reservation and CT 186576/1 Lot 1 Tasman Highway, Sorell for Bushfire Hazard Management be approved, subject to the following conditions:

1. Except where modified by a condition of this permit, the subdivision must be substantially in accordance with the endorsed plans and documents:
 - Bushfire Hazard Report prepared by Bushfire Wise Development Planning dated February 2025;
 - Traffic Impact Assessment prepared by Hubble Traffic dated April 2025;
 - Stormwater Management Report – Rev 1 prepared by PDA Surveyors dated 19 March 2026; and
 - Civil drawings prepared by PDA Surveyors – Rev P2 dated 18 March 2026.
2. Staging must be in accordance with the endorsed plans and documents unless otherwise agreed to in writing by the General Manager.
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 (LGBMP)* and requires security equivalent of 5%

of the improved value of the gross area of Lots 1-4 and 6-15. This security 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 LGBMP.

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

Advice: Subject to an agreement being reached between the developer and Council's General Manager, the contribution may be reduced by an amount equivalent to the value of landscaping works within CT 147627/1 and CT 164990/1 undertaken by the developer.

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. 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.
6. Prior to sealing of the final plan of survey, all recommendations of the Bushfire Hazard Report and Bushfire Hazard Management Plan prepared by Bushfire Wise Development Planning dated February 2025 must be completed and be certified by a suitably qualified person.
7. Suitable covenants in gross in favour of Council, in a form approved by Council's General Manager, must be included on the Certificate of Title for each lot (final plan and Schedule of Easements) to the effect of managing each lot in accordance with the Bushfire Hazard Report and Bushfire Hazard Management Plan prepared by Bushfire Wise Development Planning dated February 2025.

8. Additional covenants or other restrictions must not conflict with, or seek to override, provisions of the planning scheme.
9. Prior to the sealing of the final plan of survey, the landowner of CT186576/1 and Lots 9-14 must enter into an agreement with Council under Section 71 of the Land Use Planning and Approvals Act 1993 in such form as Council may require and which provides for the following:
 - The implementation and ongoing maintenance of the Hazard Management Area upon the adjoining property at Lot 1 Tasman Highway, Sorell (CT186576/1) identified in the Bushfire Hazard Report and Bushfire Hazard Management Plan prepared by Bushfire Wise Development Planning dated February 2025 until no longer required because of the completion of the subdivision of CT186576/1.

The landowner is responsible for all drafting, Council and Land Titles Office fees and charges (and any subsequent removal if applicable).

Advice: if the adjoining subdivision has commenced the agreement may not be required. In this event the developer should seek further advice from Bushfire Wise Development Planning.

10. Prior to the commencement of any works associated with this permit the developer must obtain the consent of the Minister administering the Roads and Jetties Act 1935 in accordance with Section 84 (1) (c) of the *Local Government (Building and Miscellaneous Provisions) Act 1993*. This must include an indemnity for the Crown against any claim which may arise from an increase in the water flowing away from or under the State Road, or its rate of flow, by reason of the works approved by this permit.

Advice: Please contact Transport Services within the Department of State Growth with any queries arising.

Engineering

11. Prior to any works commencing for approved subdivision, engineering design drawings showing all work required by this planning permit must be prepared in substantial accordance with the latest:
 - (a) Tasmanian Subdivision Guidelines,
 - (b) Tasmanian Municipal Standard Specifications,
 - (c) Tasmanian Standard Drawings, and

- (d) Any other document standard, specification, guideline or policy advised as relevant by Council.

The engineering design drawings must be prepared by a suitably qualified and experienced engineer or engineering consultancy with an appropriate level of professional indemnity insurance.

Advice:

- i. *The Tasmanian Subdivision Guidelines, Municipal Standard Specifications, and Standard Drawings are available at www.lgat.tas.gov.au.*
- ii. *Variations from the above listed or subsequently advised documents may be approved at the discretion of the Council General Manager or their delegate where a clear justification exists and the alternative solution is of no lesser quality, in terms of infrastructure performance or maintenance costs over the life of the asset.*

12. Prior to any works commencing for approved subdivision, the following Council Fees and Charges must be paid:

- (a) Engineering Design Drawing Checking Fee at 2% of the construction costs or the minimum amount (whichever is higher), and
- (b) Inspection Fee for the estimated minimum number of inspections.

In the event re-checking of engineering design drawings due to changes from client or if additional inspections are required, the Council Fees and Charges may be applied accordingly.

Advice:

- i. *All civil works must be constructed as per Council's approved Engineering drawings.*
- ii. *The engineering design drawings checked and stamped by Council will expire on Two (2) years from the date of issue.*
- iii. *Council Fees and Charges are updated each financial year and can be found in the Sorell Council Fees and Charges schedule, available from Council's website.*

13. Prior to any works commencing, the Council must issue stamped set of the engineering design drawings.

14. 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.

15. Works must be completed to a standard that is to the satisfaction of the Council General Manager.

16. 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.

Advice: A closed-circuit television (CCTV) camera survey of all public stormwater pipelines is also required in accordance with clause 22 of Subdivision Guidelines.

17. 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.

Advice: Prior issuing Practical Completion Certificate following are required:

- Council As-Constructed plans in .dwg and .pdf format;
- TasWater As Constructed plans in .pdf format;
- Copy of NBN AS-BUILT plan;

- *Copy of TasNetworks IFC plan; and*
- *As-Constructed Data Spreadsheet (Sorell Council).*

18. 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.

19. A Defect Liability Bond equal to 10% of the total value of the relevant works plus a contingency sum of 10% must be provided as a security in accordance with Sorell Council Bond Policy.

20. 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.

21. Prior to sealing the final plan of survey:

- (a) All existing lot connections must be relocated to be wholly contained within the balance lot or contained within new or existing service easements to the satisfaction of Council's General Manager (if any);
- (b) The survey pegs for all lots in the subdivision are to be certified correct;
- (c) Accurate as constructed drawings of all works undertaken must be submitted in .pdf and .dwg formats and:
 - i. *Be completed, and certified, by suitably qualified person;*
 - ii. *Include the data spreadsheet available from Council completed in accordance with the 'Guidelines for As Constructed Drawings and Asset Data Collection' available from Council;*
 - iii. *Photos of all new assets (if any);*
 - iv. *Be accurate to AHD and GDA94;*
 - v. *Be drawn to scale and dimensioned;*
 - vi. *Include top, inlet, and outlet invert levels;*
 - vii. *Include compaction and soil test results; and*

- viii. *Include an 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's website.

Road

22. The proposed road layout must be in accordance with drawing title "Roads and Stormwater Plans Overall Plan" designed by "PDA", Job NO. "55263MW", DWG NO. C100, revision No. P2, dated 06/11/2025.
23. The proposed local road must be in accordance with LGAT standard TSD-R06-V3. The minimum width of the road must be 6.9m wide and minimum road reservation width of 15m. Final seal must 40mm DG Asphalt.
24. The Turning head of the proposed urban road cul-de sac must be in accordance with LGAT standard TSD-R08-V3 with a minimum road reservation width of 25m.
25. 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.
26. Upon construction of a new vehicle access for the TasNetworks substation, the existing access is to be closed and fenced. The existing driveway surface and base through CT 147627/1 is to be removed and the area revegetated with grass.

Intersection

27. Vehicular access to the Tasman Highway must be upgraded and constructed in accordance with the Department of State Growth's (DSG) Works Permit prior to the sealing of the Final Plan of Survey. Works on, or affecting, the State Road Reservation must not be commenced until the necessary approvals have been obtained.

Footpath

28. A footpath must be constructed on the eastern side of the proposed road from the turning head to the intersection with the Tasman Highway.
29. Lots not provided with a footpath on their frontage must be provided with a 1.0m wide x 1.5 m long x 100mm thick concrete plinth adjacent to the driveway apron to serve as a storage for garbage bins on collection days. The standard of construction must be similar to a concrete footpath. These plinths shall be shown on the design plans.

Driveway and Access Ramps

30. Lot access must be constructed in accordance with LGAT standard TSD-R09-V3. Where a lot is suitable for multiple dwellings, or the access is serving two lots or more, the vehicular crossing must be widened to 6.0 metres.
31. Access ramps must be installed on footpaths at all intersections in accordance with LGAT standard TSD-R18-V3.

Traffic sign and line marking

32. Line marking and traffic control at intersection must be in accordance with LGAT standard TSD-RF02-V3.
33. The Giveaway sign at the intersection must be in accordance with LGAT standard TSD-R23-V3.

During Construction

34. No polluted and/or sediment laden runoff must discharge directly or indirectly into Council's drains during development. Prior to Council accepting a Notice of Intention to Carry Out Work, a Construction Management Plan (CMP) prepared by a suitably qualified person must be provided to Council. The CMP must include but is not limited to the following:
- (a) Soil Management Plan;
 - (b) Traffic Management Plan; and
 - (c) Noise and Dust Management Plan.

Advice: All requirements of the CMP provided must be fully implemented prior to commencement of works. Soil Management plan is only required if excavating and removing material off site.

35. Prior to any works commencing, the developer must submit a Notice of Intention to Carry Out Work. The submission must include a Certificate of Currency for public liability insurance for the head contractor and any sub-contractor(s).

Power and Telecommunication

36. Underground power, street light poles and communication services including NBN are to be provided to each lot within the subdivision in accordance with the relevant Authority's standards and specifications, with the developer to meet all costs.

37. 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>

38. 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.

Stormwater

39. The proposed stormwater plan must be in accordance with "Roadworks and Stormwater Plans Overall Plan" designed by "PDA", job number "55263MW", DWG NO. C100, revision No. P2, last dated 06/11/2025. Minimum pipe size for stormwater must be DN 300.
40. Each lot must be provided with minimum DN100 connection to the lowest point of each lot capable of servicing the entire lot and connected to a piped system. Where a lot is serving multiple dwelling, appropriate pipe size must be provided and connected to proposed stormwater reticulated system.
41. A capacity utilisation charge of \$77,050, indexed at the CPI rate for Hobart must be paid prior to sealing the final plan of survey in accordance with the Stormwater in New Developments Policy.
42. The stormwater network must not duplicate any part of the network associated with the subdivision of land to the east (CT 186576/1).
43. Prior to the commencement of the development of the site, detailed plans and specifications must be submitted to Council for approval. Such plans and specifications shall include best practice Water Sensitive Urban Design (WSUD) to prevent hard litter, 80% of Total Suspended Solids (TSS), and 45% of Total Nitrogen (TN) and 45% Total Phosphorus (TP).
44. The development must provide stormwater treatment assets to the Council with safe and convenient vehicular access to utilise a vac truck for future maintenance.

Advice: This can be offset by paying contribution in accordance with Council's Stormwater In New Development Policy. Water quality contribution cost would include design, construction, maintenance and operation cost.

Easements

45. Easements are required over all Council and third-party services located in private property. The minimum width of any easement must be 3.5m for Council (public) mains in accordance with "Roadworks and Stormwater Plans Overall Plan" designed by "PDA",

job number "55263MW", DWG NO. C100, revision No. P2, dated 06/11/2025.

Fill

46. Site filling, if to a depth of 300mm or more, must comply with the provisions of Australian Standard AS 3798 Guidelines on Earthworks for Commercial and Residential Development as demonstrated by certification from a suitably qualified and experienced civil engineer.

Fencing for each lot

47. The survey pegs for all lots in the subdivision are to be certified correct prior to Council sealing the Final Plan of Survey.

Landscaping

48. Mature street trees must be provided and planted to the satisfaction of Council's Manager Planning prior to the sealing of the Final Plan of Survey. A plan showing locations and tree types must be provided together with the design plans as part of the engineering design approval process. Information of tree types may be obtained from Council prior to completing the planting plan.
49. The applicant is responsible for the sufficient establishment of the planted trees and any other vegetation and undertake regular (not greater than 3 months) maintenance for a period of twelve months on all plantings. The applicant/developer shall meet all costs involved.

TasWater

50. The subdivision must meet all required conditions of approval specified by TasWater Submission to Planning Authority Notice, dated 24 November 2025 (TWDA 2025/00657-SOR).

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.
- 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.
- Council recommends contacting Dial-Before-You-Dig (phone 1100 or www.1100.com.au) before undertaking any works.

Other Approvals

- The subdivision is not approved to be staged, and separate planning approval may be required if staging is sought.
- 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.
- A Notice of Intention to Carry Out Work can be obtained by completing the form available at <https://www.sorell.tas.gov.au/notice-of-intention-to-carry-out-work>
- TasNetworks must be informed when the development works are to commence given the proximity to the substation buffer, infrastructure and the existence of easements covering the land.
- Prior to undertaking any works in the State Road reserve, a Works Permit is required from the Department of State Growth in accordance with Section 16 of the Roads and Jetties Act 1935. Advice: Application for permits can be found at https://www.transport.tas.gov.au/roads_and_traffic_manageme

nt/permits_ and_ bookings or contact permits@stategrowth.tas.gov.au.

- Prior to undertaking any works in the State Road reserve, a Works Permit is required from the Department of State Growth in accordance with Section 17B of the Roads and Jetties Act 1935 to concentrate and discharge drainage to the State Road reserve.
Advice: For further information please visit https://www.transport.tas.gov.au/road_permits/permits_and_bookings/stormwater_discharge or contact roadassets.utilities@stategrowth.tas.gov.au.

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.

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

27/2026 LARKINS / NICHOLS

"That the recommendation be accepted."

An amended motion was moved to insert an additional condition (2).

RECOMMENDATION

2. No works are to occur west of the proposed road in the road reserve that forms part of 47 Cole Street, Sorell.

28/2026 REED / NICHOLS

The amended motion was put.

For: Gatehouse, Larkins, Nichols, Shaw and Reed

Against: None

The amendment was **CARRIED**.

The recommendation as amended was put.

For: Gatehouse, Larkins, Nichols, Shaw and Reed

Against: None

The motion was **CARRIED**.

5.3 5.2025.340.1 – DWELLING AT 4 OCHRE COURT, DODGES FERRY

Applicant:	Paul Wakelam Architect
Proposal:	Dwelling and Outbuilding
Site Address:	4 Ochre Court, Dodges Ferry CT 187805/7
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:	More than one representation received.



Relevant Zone:	10.0 Low Density Residential
Proposed Use:	Discretionary Use
Applicable Overlay(s):	Airport obstacle limitation area
Applicable Codes(s):	C2.0 Parking and Sustainable Transport Code C16.0 Safeguarding of Airports Code SOR-S2.0 Southern Beaches On-site Waste Water and Stormwater Management Plan
Valid Application Date:	11 December 2025
Decision Due:	21 July 2026
Discretion(s):	1 Clause 10.4.3(P2), setback
	2 SOR-S2.7.1(P1), on-site waste water
Representation(s):	Four

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2025.340.1 for a dwelling and outbuilding at 4 Ochre Court, 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) P3 (building designs prepared by Paul Wakelam Architect dated 1 April 2025)
 - (b) P3 (geotechnical assessment prepared by Rock Solid Geotechnics dated 13 March 2026)
2. Prior to the issue of a building permit or a certificate of likely compliance (CLC) for building works, amended plans showing modification to the northeast-facing kitchen window (W12) to reduce the height of the window to 900mm and having a minimum sill height of 1500mm above the finished floor level must be submitted to the satisfaction of Council's Manager Planning or delegate. When approved, the plans will form part of the permit.
3. The outbuilding is to be used for residential storage purposes only and not to be used for commercial purposes.
4. The internal driveway including areas set aside for vehicle parking and manoeuvring must:

(a) be a minimum carriageway width of 4 m wide;

- (b) be constructed with a durable all-weather pavement;
 - (c) have a gravel surface that is designed, constructed and maintained to avoid sedimentation or erosion or excess dust; and
 - (d) be drained to a legal point of discharge or retain runoff onsite such that stormwater is not concentrated onto adjoining properties
5. Prior first use, at least two car parking spaces must be provided on site. Any external space used for parking must:
 - (a) be at least 5.4m long and 2.6m wide with an additional 0.3m clearance from any nearby wall, fence or other obstruction; and
 - (b) have a maximum gradient of 1 in 20 (5%) measured parallel to the angle of parking and 1 in 16 (6.25%) in any other direction.
 6. At least 120m² of land must be reserved on-site for wastewater treatment which is located at least 10m from the downslope boundary and 1.5m from all other boundaries.
 7. Driveways, parking areas, impervious sealing and buildings are not permitted in the area reserved for wastewater treatment.
 8. An aerated wastewater treatment system (or equivalent) must be used for wastewater treatment, which discharges into an irrigation area.

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

- This permit does not grant approval for the use of the outbuilding as a dwelling. The outbuilding may, however, be used as a temporary dwelling for the duration of the construction of the main dwelling.

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

29/2026 LARKINS / SHAW

"That the recommendation be accepted."

The motion was put.

For: Gatehouse, Larkins, Nichols, Shaw and Reed

Against: None

The motion was **CARRIED**.



5.4 PLANNING SCHEME AMENDMENT – AM-SOR-5-2026-206-1 – BOOMER BAY

Applicant:	Sorell Council
Proposal:	Section 40F – 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:	Part 3B of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	No delegated authority for a planning scheme amendment

Relevant Zone:	Utilities
Proposed Zone:	Open Space
Representation(s):	Not Applicable

RECOMMENDATION

- (a) That pursuant to Section 40D(a) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority prepare Amendment AM-SOR-5-2026-206-1 to the Sorell Local Provisions Schedule for land at Lot 1 Craigs Hill Road, Boomer Bay (CT215565/1) to rezone part to Open Space Zone (as set out in attachment 1 to the report).
- (b) That pursuant to Section 40 and *Use Planning and Approvals Act 1993*, AM-SOR-5-2026-206-1 is certified as meeting the LPS criteria.
- (c) That in accordance with Section 40G of the *Land Use Planning and Approvals Act 1993*, the Planning Authority places the amendment on public exhibition for a period of 28 days

30/2026 NICHOLS / REED

“That the recommendation be accepted.”

The motion was put.

For: Gatehouse, Larkins, Nichols, Shaw and Reed

Against: None

The motion was **CARRIED**.

Meeting closed at 5.33pm

MAYOR GATEHOUSE
CHAIRPERSON
14 JULY 2026

