



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) (LAm_{ax}) 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 Land Use Planning and Approvals Act 1993 (LUPAA)
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



MINUTES

SORELL PLANNING AUTHORITY (SPA)

MEETING 14 JULY 2026