



## PLANNING PERMIT (RZ2022/02)

In accordance with Division 2 of Part 4 section 57 of the *Land Use Planning and Approvals Act 1993*, the Brighton Council (Planning Authority) grants a permit for a discretionary application –

To: Andres Perez-Roca (Planning Officer at Brighton Council)

Of: 1 Tivoli Road  
OLD BEACH TAS 7017

For land described as:

131 Cove Hill Road, Bridgewater; Lot 105 Taylor Crescent, Bridgewater; and the land with Certificate of Title 7884/1368

Certificate of Title Volume 31616, Folio 1697; Certificate of Title Volume 177664, Folio 105; and Certificate of Title 7884/1368

### THIS PERMIT ALLOWS FOR:

The land to be developed by *Subdivision (Reorganisation of Boundaries)* and ancillary site works in accordance with the information and particulars set out in the development application and the endorsed drawings.

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

#### *General*

1. The subdivision layout or development must be carried out substantially in accordance with the application for planning approval, endorsed drawings and conditions of this permit and must not be altered or extended without the further written approval of the Council.
2. Where a conflict between the application for planning approval, endorsed drawings and conditions of this permit, the latter prevails.

#### *Bushfire Hazard Management Plan*

3. The development must be carried out in accordance with Bushfire Hazard Report 'Rezoning and Subdivision, 131 Cove Hill Road, Bridgewater', prepared by Adam Smee, dated 8 December 2022, or any subsequent versions of this report incorporating amendments required by the Tasmanian Fire Service.

#### *Transfer of reserves*

4. All roads or footways must be shown as “Road” or “Footway” on the Final Plan of Survey and transferred to the Council by Memorandum of Transfer submitted with the Final Plan of Survey.

### *Easements*

5. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council’s Municipal Engineer. The cost of locating and creating the easements shall be at the subdivider’s full cost.

### *Final plan*

6. A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
7. Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Brighton Council. The security must be in accordance with section 86(3) of the *Local Government (Building & Miscellaneous Provisions) Council 1993*. The amount of the security shall be determined by the Council’s Municipal Engineer in accordance with Council Policy 6.3 following approval of any engineering design drawings and shall not to be less than \$5,000.
8. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider’s responsibility to notify Council in writing that the conditions of the permit have been satisfied.
9. The subdivider must pay any Titles Office lodgement fees direct to the Recorder of Titles.

### *Services*

10. The Subdivider must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.
11. Any existing services shared between lots are to be separated to the satisfaction of Councils Municipal Engineer.
12. Property services must be contained wholly within each lots served or an easement to the satisfaction of the Council’s Municipal Engineer or responsible authority.

### *TasWater*

13. The development must meet all required conditions of approval specified by TasWater Submission to Planning Authority Notice TWDA 2022/01888-BTN, dated 29/11/2022 (attached).

**THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:**

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.

Dated 20/12/2022,



David Allingham  
Manager Development Services