



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2023/166

LOCATION OF AFFECTED AREA

2B EDDINGTON STREET, BRIDGEWATER

DESCRIPTION OF DEVELOPMENT PROPOSAL

**UPGRADE TO EXISTING SEWAGE TREATMENT PLANT AT 2B
EDDINGTON ST, BRIDGEWATER & CT 6710/439**

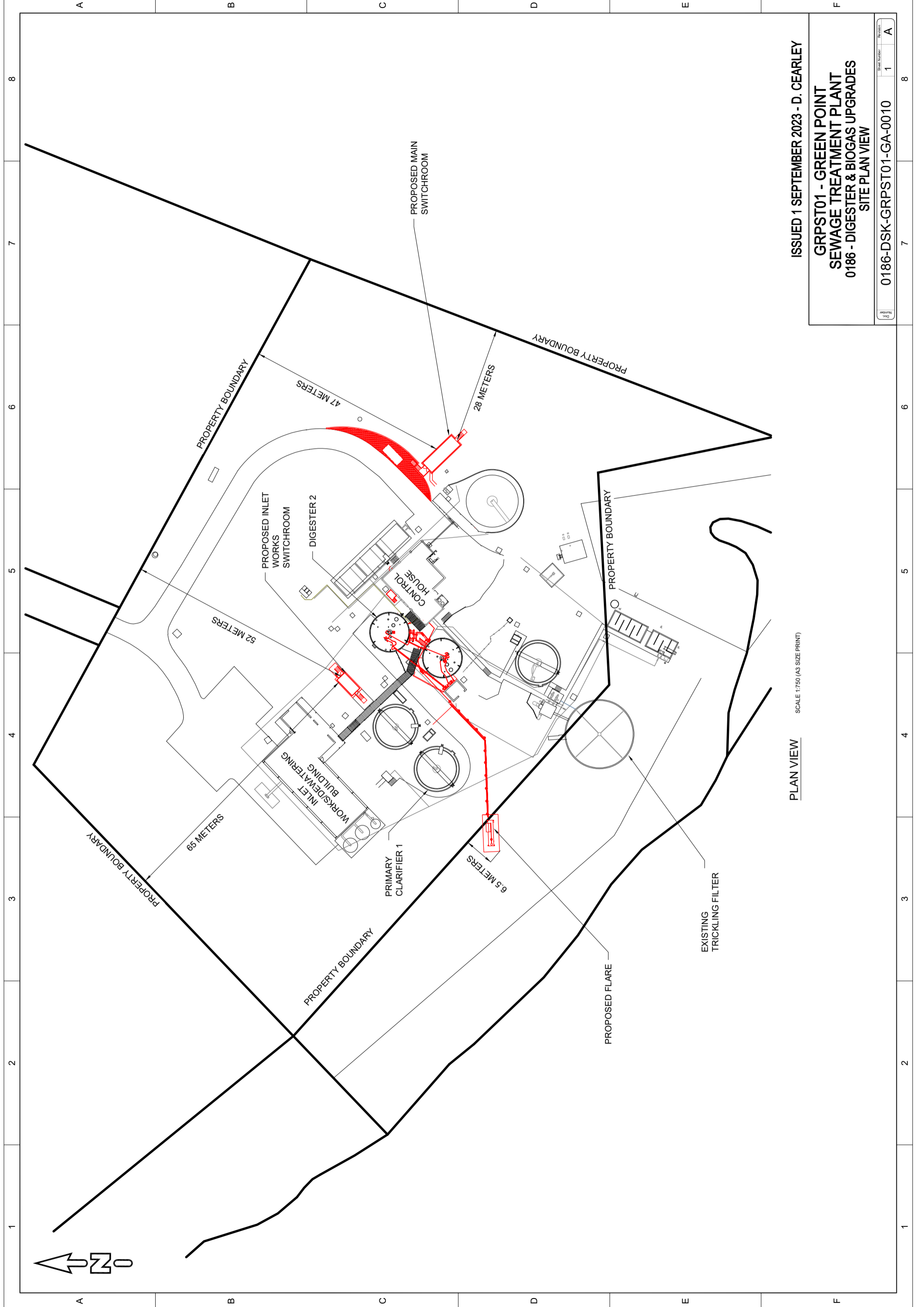
A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M., MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS CONCERNING AN APPLICATION UNTIL 4:45 P.M. ON **13/12/2023**. ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au.

REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
General Manager



Brighton
going places



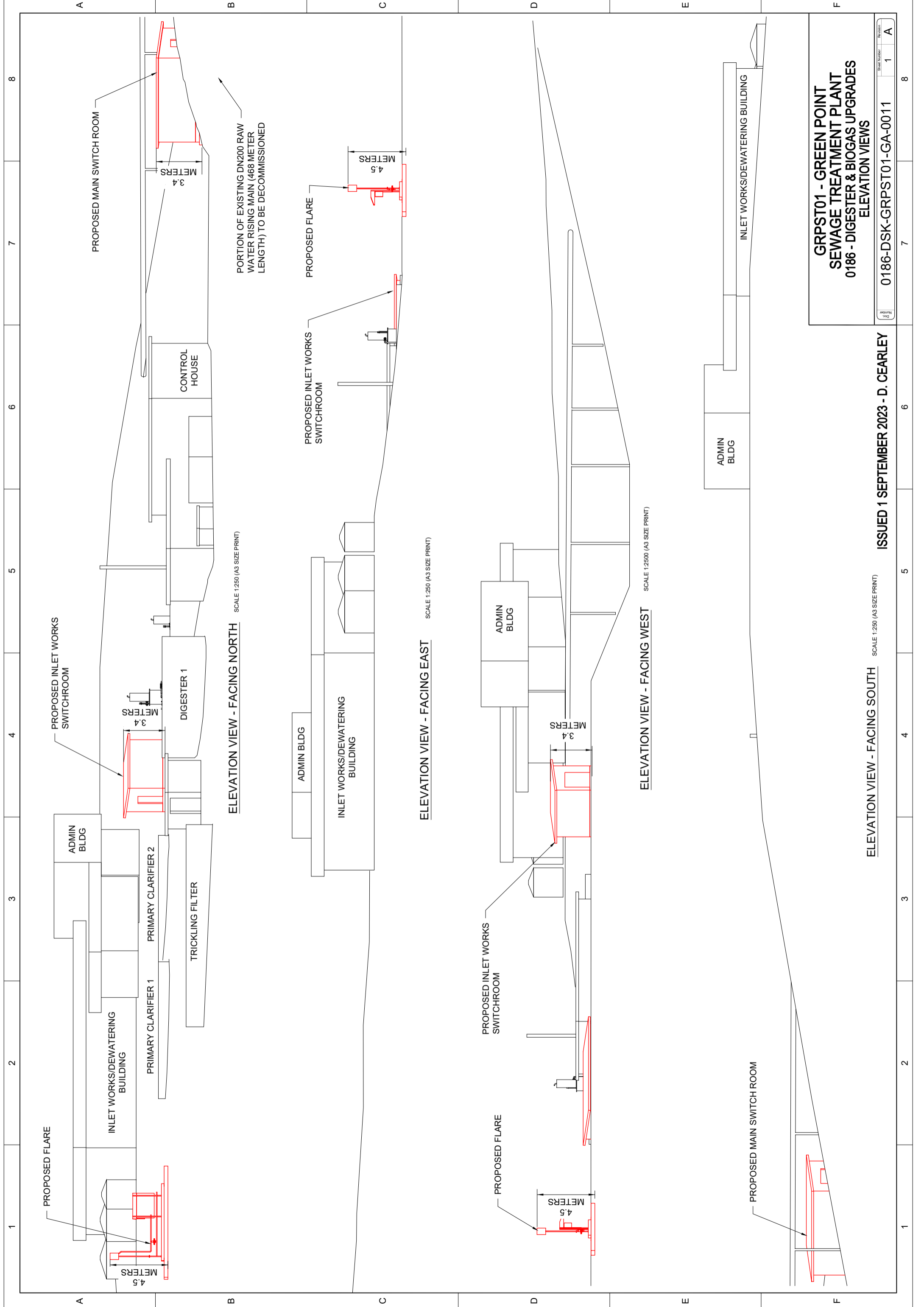
PLAN VIEW SCALE 1:750 (A3 SIZE PRINT)

ISSUED 1 SEPTEMBER 2023 - D. CEARLEY

**GRPST01 - GREEN POINT
SEWAGE TREATMENT PLANT
0186 - DIGESTER & BIOGAS UPGRADES
SITE PLAN VIEW**

Doc Number	0186-DSK-GRPST01-GA-0010	Revision	1	Sheet Number	A
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1 2 3 4 5 6 7 8 A B C D E F



ELEVATION VIEW - FACING NORTH
SCALE 1:250 (A3 SIZE PRINT)

ELEVATION VIEW - FACING EAST
SCALE 1:250 (A3 SIZE PRINT)

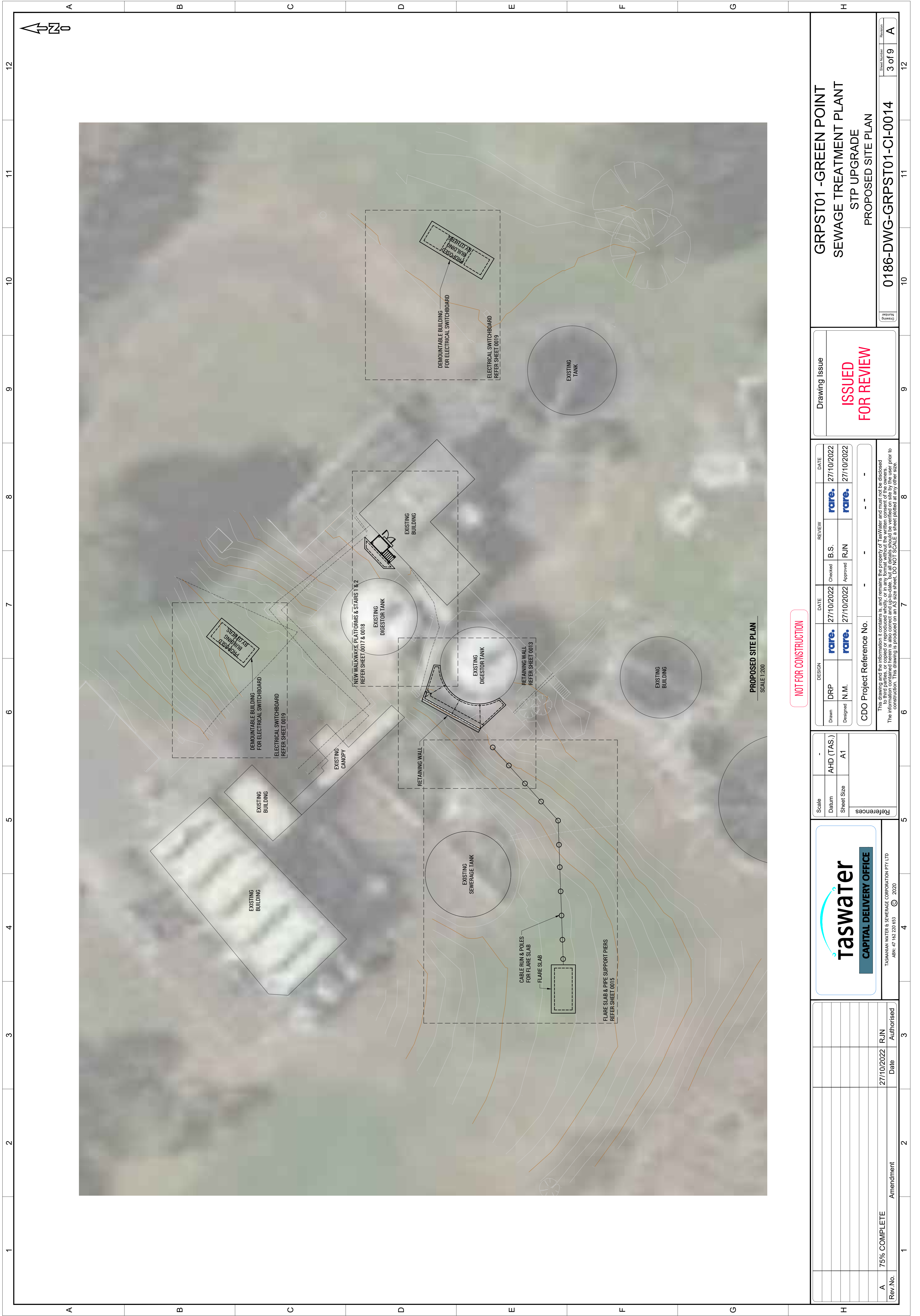
ELEVATION VIEW - FACING WEST
SCALE 1:2500 (A3 SIZE PRINT)

ELEVATION VIEW - FACING SOUTH
SCALE 1:250 (A3 SIZE PRINT)

**GRPST01 - GREEN POINT
SEWAGE TREATMENT PLANT
0186 - DIGESTER & BIOGAS UPGRADES
ELEVATION VIEWS**

Doc Number	Revision
0186-DSK-GRPST01-GA-0011	1 A

ISSUED 1 SEPTEMBER 2023 - D. CEARLEY



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Rev.No.	A	75% COMPLETE	Amendment	Date	27/10/2022	RJN	Authorised

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References	

Drawn	DRP	DESIGN	DATE	REVIEW	DATE
Designed	N.M.	rare.	27/10/2022	B.S.	27/10/2022
Checked		rare.	27/10/2022	RJN	27/10/2022
Approved					

CDO Project Reference No. - - - - -

Drawing Issue

ISSUED
FOR REVIEW

GRPST01 -GREEN POINT

SEWAGE TREATMENT PLANT

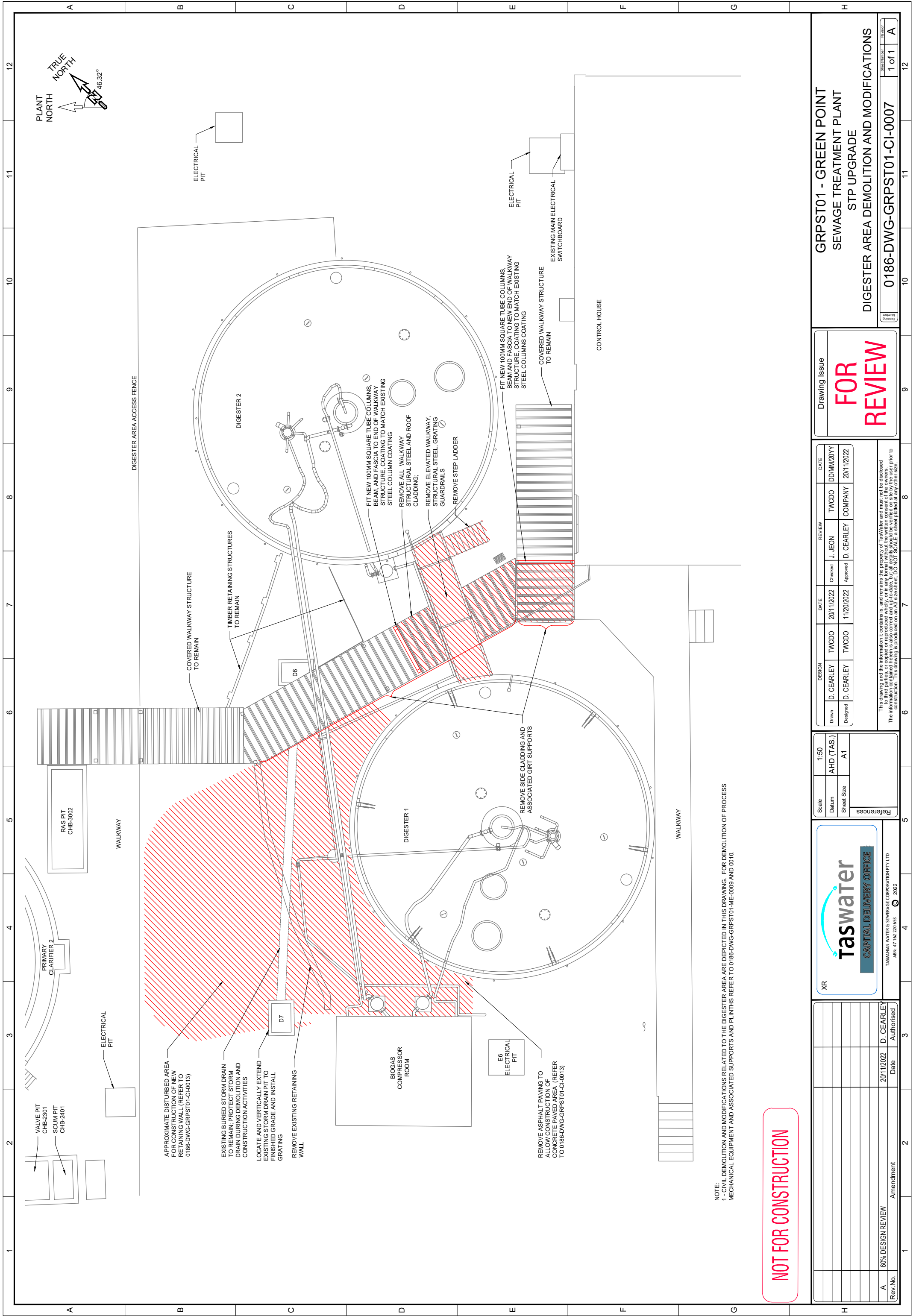
STP UPGRADE

PROPOSED SITE PLAN

	0186-DWG-GRPST01-CI-0014	Sheet Number 3 of 9	Revision A
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PROPOSED SITE PLAN
SCALE: 1:200



NOTE:
 1 - CIVIL DEMOLITION AND MODIFICATIONS RELATED TO THE DIGESTER AREA ARE DEPICTED IN THIS DRAWING. FOR DEMOLITION OF PROCESS MECHANICAL EQUIPMENT AND ASSOCIATED SUPPORTS AND PLINTHS REFER TO 0186-DWG-GRPST01-MIE-0009 AND 0010.

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Rev.No.	Date	Authorised
A	2011/2022	D. CEARLEY
		Amendment

XR

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Sheet Size	A1

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Drawn: D. CEARLEY	20/11/2022	Checked: J. JEON
Designed: D. CEARLEY	11/20/2022	Approved: D. CEARLEY
Company: TWCCO	Company: TWCCO	

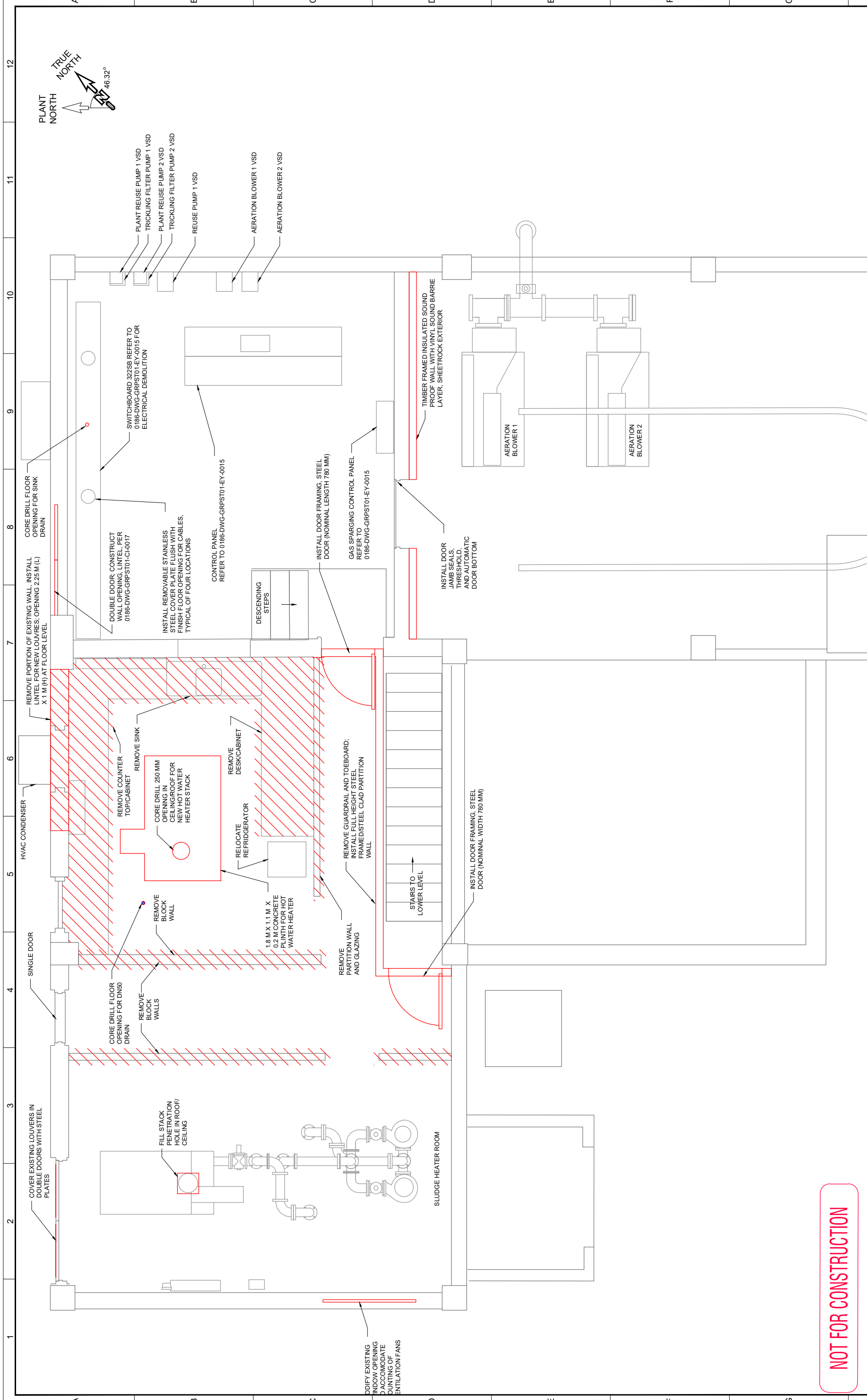
Drawing Issue
FOR REVIEW

GRPST01 - GREEN POINT
SEWAGE TREATMENT PLANT
STP UPGRADE

DIGESTER AREA DEMOLITION AND MODIFICATIONS

0186-DWG-GRPST01-CI-0007

1 of 1

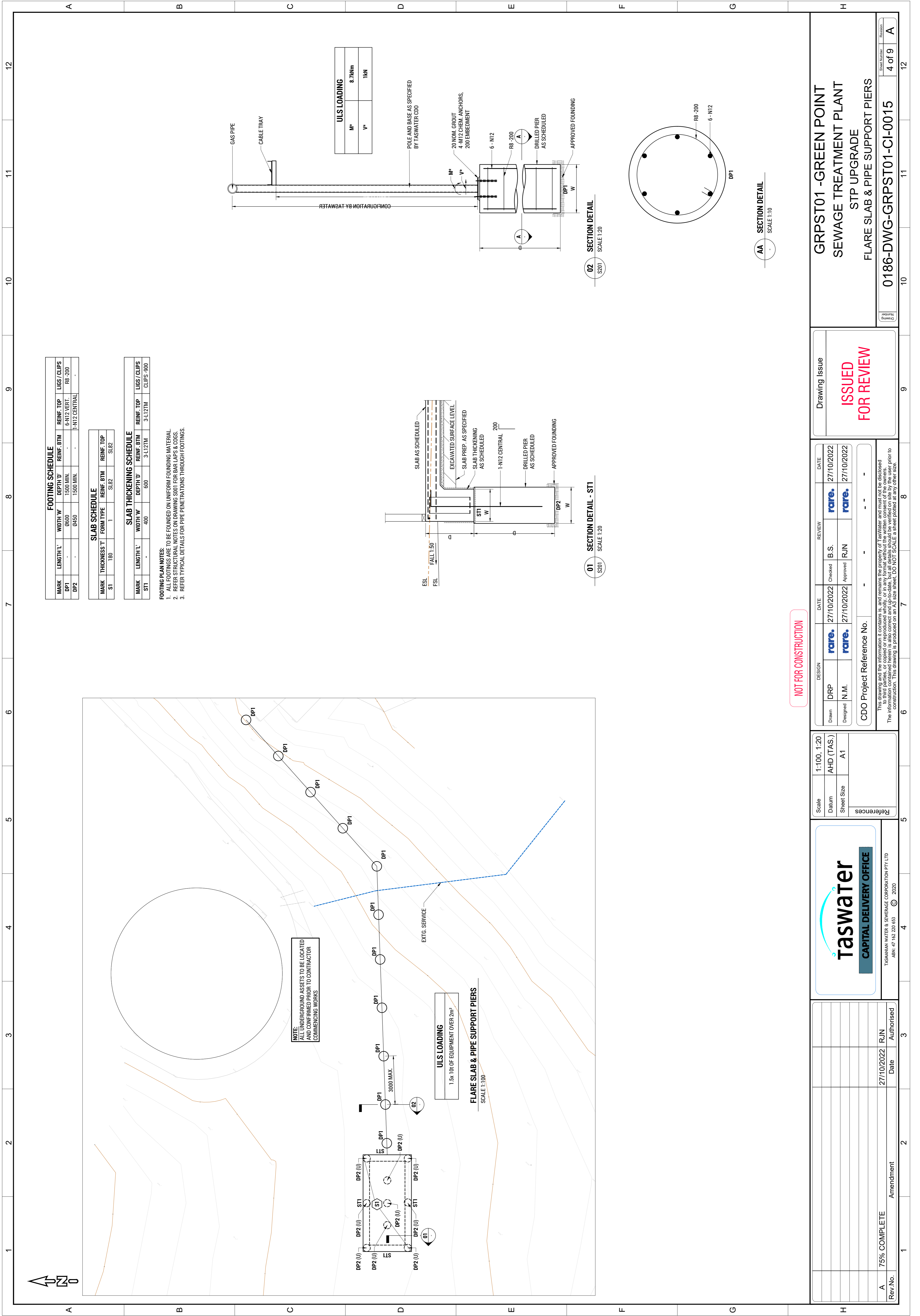


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		References		Approved D. CEARLEY COMPANY		Date 20/11/2022	
(Rev.No.) A	60% DESIGN REVIEW Amendment	Date 20/11/2022	Authorised D. CEARLEY	Drawing Issue FOR REVIEW			Drawing Number 0186-DWG-GRPST01-CI-0009
GRPST01 - GREEN POINT SEWAGE TREATMENT PLANT STP UPGRADE CONTROL HOUSE UPPER LEVEL CIVIL MODIFICATIONS							Scale 1 of 1 A

12
11
10
9
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A
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D
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NOTE:
ALL UNDERGROUND ASSETS TO BE LOCATED AND CONFIRMED PRIOR TO CONTRACTOR COMMENCING WORKS

ULS LOADING
1.5x 10t OF EQUIPMENT OVER 2m²

FLARE SLAB & PIPE SUPPORT PIERS
SCALE 1:100

ULS LOADING	
M*	8.7kNm
V*	1kN

FOOTING SCHEDULE						
MARK	LENGTH 'L'	WIDTH 'W'	DEPTH 'D'	REIN. BTM	REIN. TOP	LIGS / CLIPS
DP1	-	0600	1500 MIN.	6-N12 VERT	-	R8-200
DP2	-	0450	1500 MIN.	-	1-N12 CENTRAL	-

SLAB SCHEDULE			
MARK	THICKNESS 'T'	FORM TYPE	REIN. TOP
ST1	180	1	SL82

SLAB THICKENING SCHEDULE						
MARK	LENGTH 'L'	WIDTH 'W'	DEPTH 'D'	REIN. BTM	REIN. TOP	LIGS / CLIPS
ST1	-	400	600	3-L12TM	3-L12TM	CLIPS-900

FOOTING PLAN NOTES:
1. ALL FOOTINGS ARE TO BE FOUND ON UNIFORM FOUNDING MATERIAL
2. REFER STRUCTURAL NOTES ON DRAWING S001 FOR BAR LAPS & COGS.
3. REFER TYPICAL DETAILS FOR PIPE PENETRATIONS THROUGH FOOTINGS.

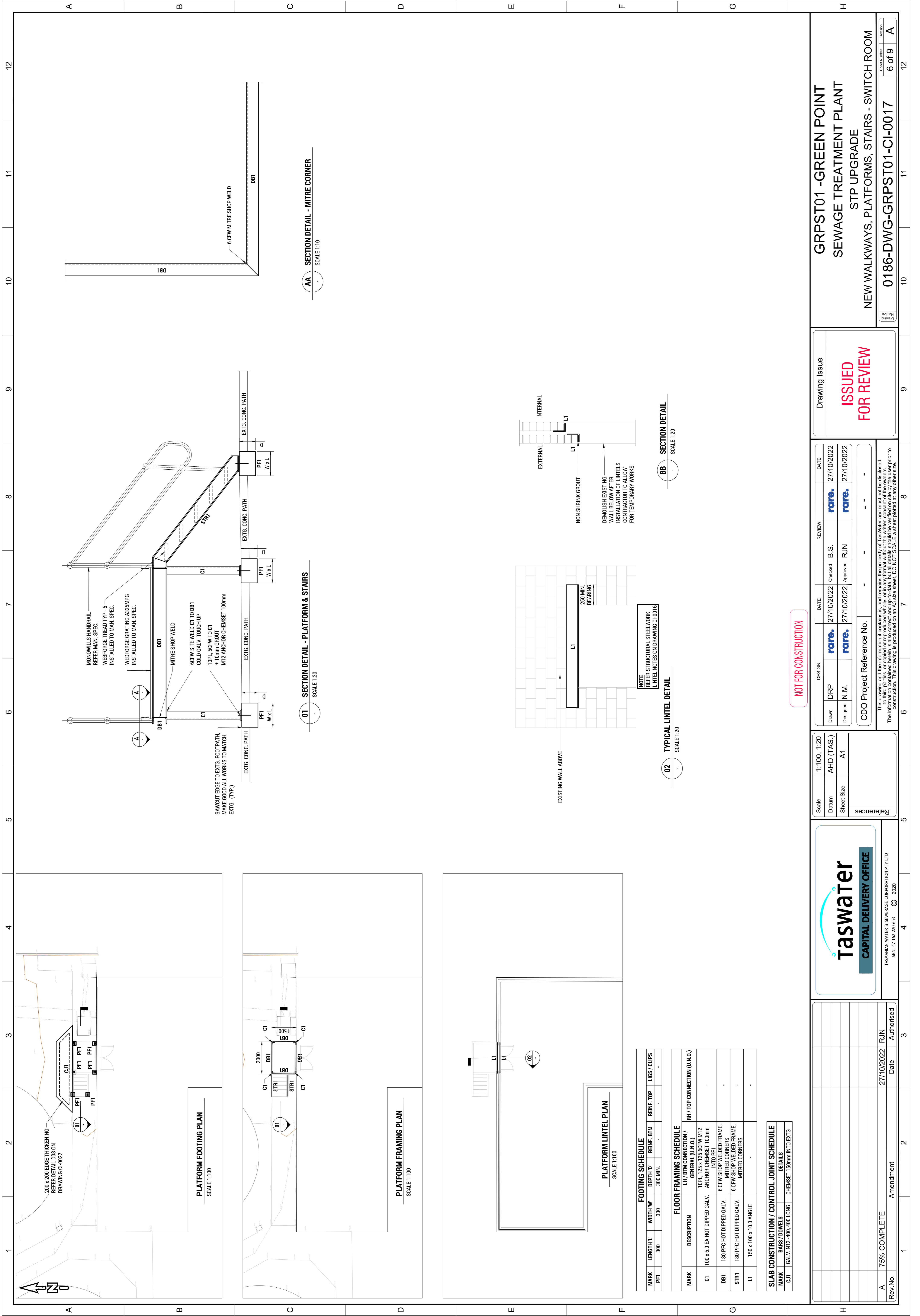
02 SECTION DETAIL
S201 SCALE 1:20

01 SECTION DETAIL - ST1
S201 SCALE 1:20

AA SECTION DETAIL
SCALE 1:10

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Sheet Size	A1	Checked	B.S.
References		Approved	R/JN
Rev.No.	A	CDO Project Reference No.	- - - - -
75% COMPLETE	Amendment	Date	27/10/2022
		Authorised	R/JN
ISSUED FOR REVIEW		Drawing Issue	
GRPST01 -GREEN POINT SEWAGE TREATMENT PLANT STP UPGRADE FLARE SLAB & PIPE SUPPORT PIERS		0186-DWG-GRPST01-CI-0015	
		Sheet Number	4 of 9
		Revision	A



FOOTING SCHEDULE

MARK	LENGTH 'L'	WIDTH 'W'	DEPTH 'D'	REINF. BTM	REINF. TOP	LIGS / CLIPS
PFI	300	300	300 MIN.	-	-	-

FLOOR FRAMING SCHEDULE

MARK	DESCRIPTION	LH / BTM CONNECTION / GENERAL (U.N.O.)	RH / TOP CONNECTION (U.N.O.)
C1	100 x 6.0 EA. HOT DIPPED GALV.	TOP 125 x 125 CFW M12 ANCHOR INTO PFI	-
DB1	180 PFC HOT DIPPED GALV.	6 CFW SHOP WELDED FRAME MITRED CORNERS	-
STRI	180 PFC HOT DIPPED GALV.	6 CFW SHOP WELDED FRAME MITRED CORNERS	-
LI	150 x 100 x 10.0 ANGLE	-	-

SLAB CONSTRUCTION / CONTROL JOINT SCHEDULE

MARK	DETAILS
CJT	BARS / DOWELS GALV. M12 - 400, 400 LONG CHEMSET 150mm INTO EXTG

Rev.No.	A	Date	27/10/2022	Authorised	RJN
	75% COMPLETE	Amendment			

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Sheet Size	A1
References	

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Drawn: DRP	27/10/2022	Checked: B.S.	27/10/2022
Designed: N.M.	27/10/2022	Approved: RJN	27/10/2022

CDO Project Reference No. - - - - -

ISSUED FOR REVIEW

GRPST01 - GREEN POINT
SEWAGE TREATMENT PLANT
STP UPGRADE

NEW WALKWAYS, PLATFORMS, STAIRS - SWITCH ROOM

0186-DWG-GRPST01-CI-0017

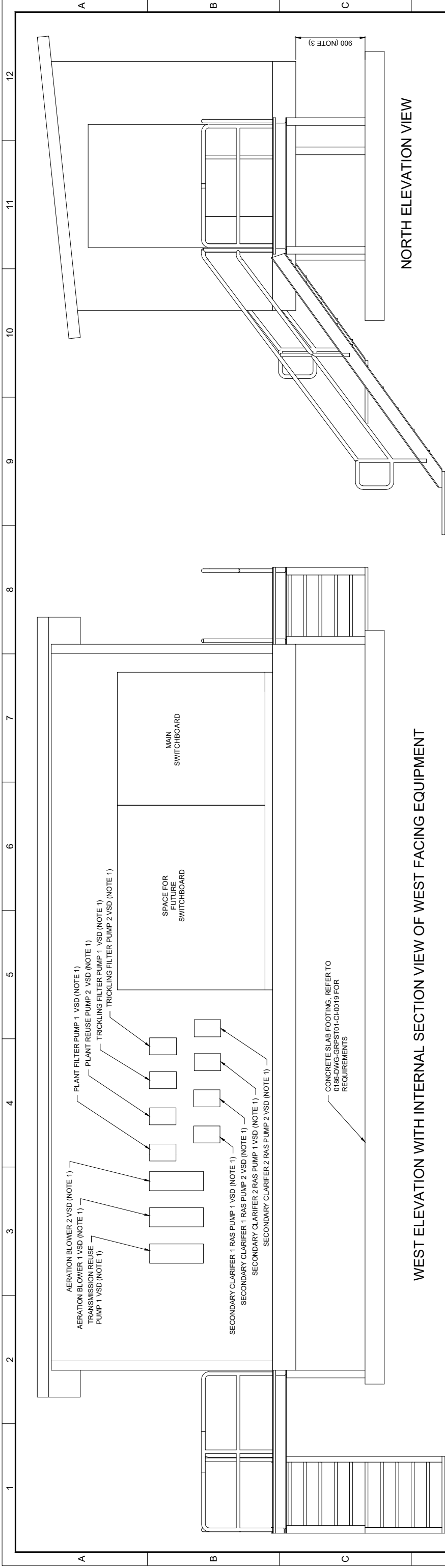
6 of 9

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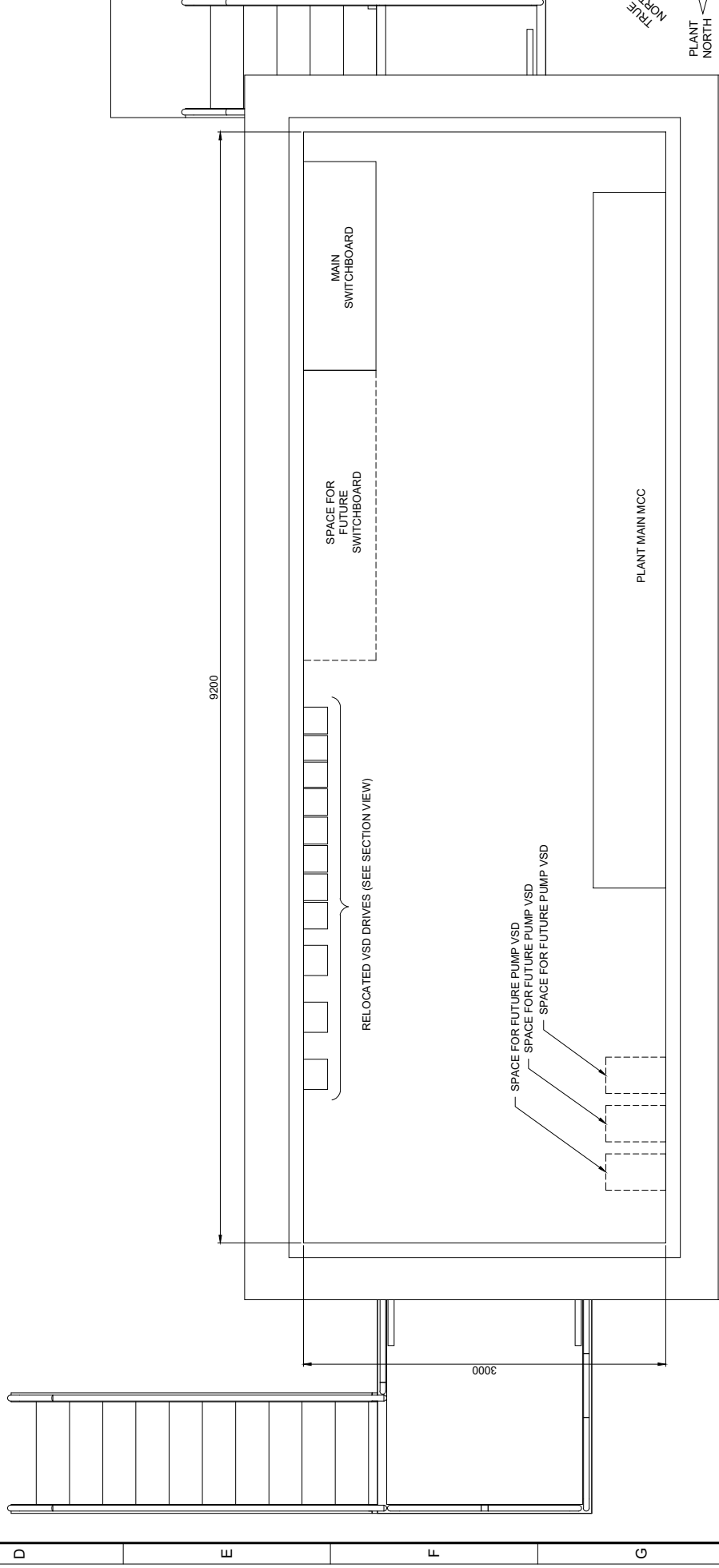
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Drawing Issue

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WEST ELEVATION WITH INTERNAL SECTION VIEW OF WEST FACING EQUIPMENT



PLAN VIEW

NORTH ELEVATION VIEW

- NOTES:
- (1) CONSULT VSD MANUFACTURER REQUIREMENTS FOR SPACE ABOVE AND BELOW AND CLEARANCE BETWEEN ADJACENT DRIVES;
 - (2) STRUCTURAL STEEL SUPPORT SYSTEM FOR DEMOUNTABLE BUILDING NOT SHOWN; SUPPORT SYSTEM TO BE DESIGNED BY DEMOUNTABLE BUILDING SUPPLIER;
 - (3) CONTRACTOR TO NOMINATE DIMENSION AS REQUIRED FOR INSTALLATION OF CABLE ENTRY; EXTERNAL STAIRS, GUARDRAILS, GRATED TREADS AND LANDINGS, AND STRUCTURAL MEMBERS HOT DIPPED GALVANIZED STEEL;

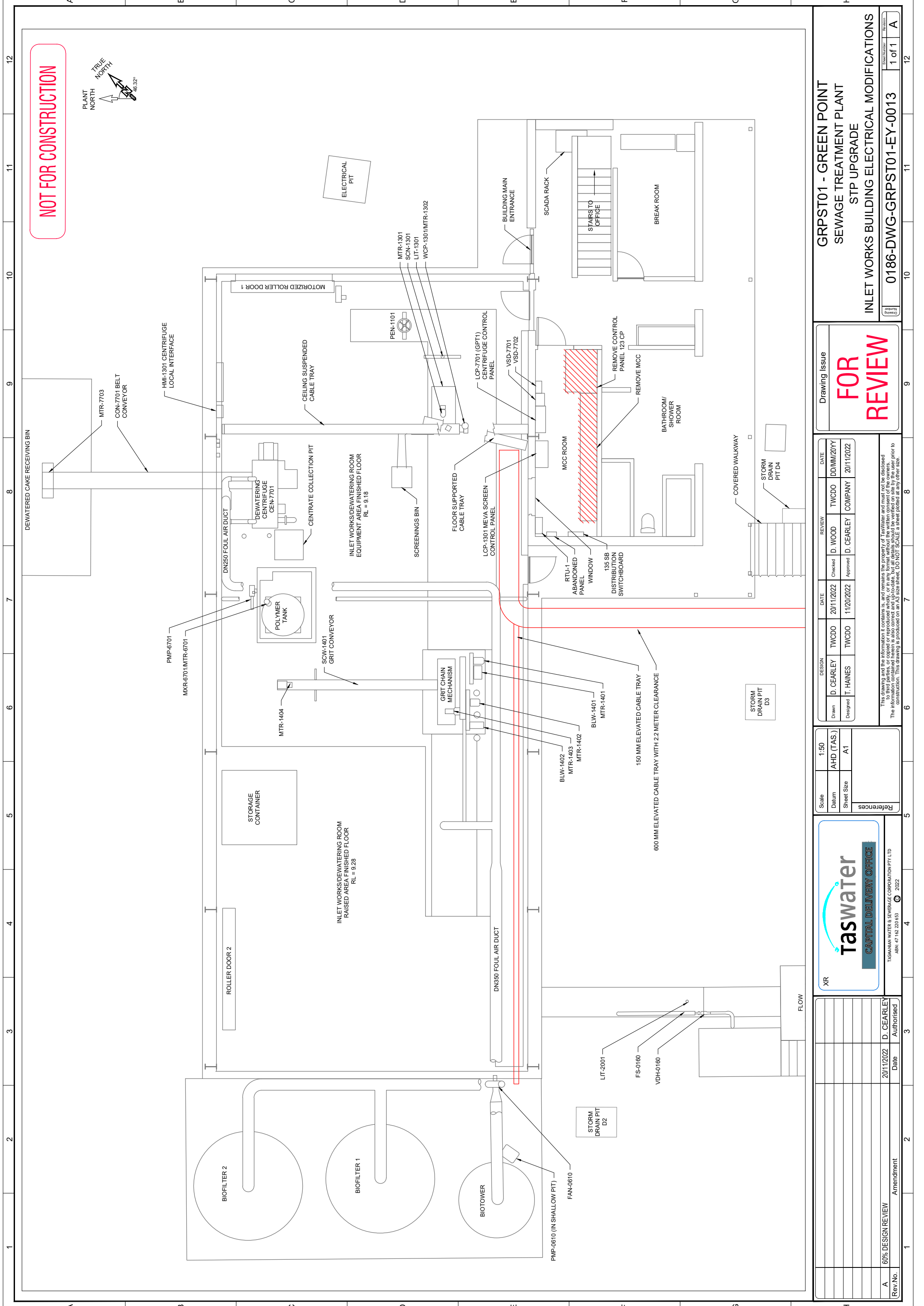
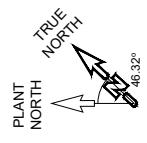
- SWITCHROOM LAYOUT NOTES:
- (1) SWITCHROOM EQUIPMENT LAYOUT SHALL COMPLY WITH AS3000 PART 2.10.2 - LOCATION OF SWITCHBOARDS;
 - (2) STRUCTURAL STEEL SUPPORT SYSTEM FOR DEMOUNTABLE BUILDING NOT SHOWN; SUPPORT SYSTEM TO BE DESIGNED BY DEMOUNTABLE BUILDING SUPPLIER;
 - (3) BUILDING INTERIOR DIMENSIONS PROVIDED ARE INDICATIVE; CONTRACTOR SHALL FINALIZE OVERALL INTERIOR PLAN DIMENSIONS WITH CONSIDERATION OF CLEARANCE REQUIREMENTS FROM RELEVANT CODES;
 - (4) EXTERNAL STAIRS, GUARDRAILS, GRATED TREADS, AND STRUCTURAL MEMBERS HOT DIPPED GALVANIZED STEEL;

- DEMOUNTABLE BUILDING REQUIREMENTS:
- (1) STEEL FRAMED AND STEEL COLOURBOND CLADDED STRUCTURE;
 - (2) STRUCTURAL STEEL FLOOR FRAMING COORDINATED WITH CABLE ENTRY REQUIREMENTS;
 - (3) COLOURBOND 2 HOUR FIRE RATED DOORS; DOUBLE DOOR MINIMUM HEIGHT 2.4 METERS;
 - (4) ALL DOORS OPEN OUTWARD AND FITTED WITH PANIC BARS;
 - (5) ALL EXPOSED STRUCTURAL STEEL MEMBERS TO BE HOT DIPPED GALVANIZED;
 - (6) FIRE RATED FLOOR VINYL;
 - (7) PITCHED ROOF WITH OVERHANG AND RAINWATER GUTTERS AND DROP PIPES;
 - (8) LIGHTING OF INTERNAL BUILDING SPACE BY MEANS OF CEILING MOUNTED LED BATTEN LIGHTS;
 - (9) FURNISH AND INSTALL EMERGENCY LIGHTING; EXIT LIGHT AND EXTERNAL FLOODLIGHT WITH MOTION SENSOR AND CAPABLE OF BEING SWITCHED ON WITH FLOODLIGHT LIGHT SWITCH;
 - (10) LOCATION OF GENERAL PURPOSE OUTLETS TO BE DETERMINED BY CONTRACTOR TO SUIT MAINTENANCE AND OPERATION REQUIREMENTS;
 - (11) SWITCHROOM TO BE FITTED WITH REVERSE CYCLE HEAT PUMP FOR COOLING AND HEATING SWITCHROOM. MAXIMUM TEMPERATURE 30 DEGREES C. MINIMUM TEMPERATURE 10 DEGREES C

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<p>60% DESIGN REVIEW Amendment</p> <p>Date: 2011/20/2022</p> <p>Authorised: D. CEARLEY</p>		<p>Scale: 1:25</p> <p>AHD (TAS.)</p> <p>Sheet Size: A1</p>		<p>Drawn: D. CEARLEY</p> <p>Checked: D. WOOD</p> <p>Approved: D. CEARLEY</p>		<p>DESIGN DATE: 20/11/2022</p> <p>TWCDO</p>		<p>REVIEW DATE: DD/MM/YYYY</p> <p>TWCDO</p>		<p>Drawing Issue</p> <p>FOR REVIEW</p>		<p>GRPST01 - GREEN POINT</p> <p>SEWAGE TREATMENT PLANT</p> <p>STP UPGRADE</p> <p>MAIN SWITCHROOM LAYOUT</p>	
<p>XR</p> <p>Taswater</p> <p>CAPITAL DELIVERY OFFICE</p> <p>TASMANIAN WATER & SEWAGE CORPORATION PTY. LTD</p> <p>ABN: 47 162 220 653 © 2022</p>		<p>References</p>		<p>0186-DWG-GRPST01-EY-0011</p>		<p>1 of 1</p>		<p>1 of 1</p>		<p>A</p>		<p>12</p>	

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**GRPST01 - GREEN POINT
SEWAGE TREATMENT PLANT
STP UPGRADE**

INLET WORKS BUILDING ELECTRICAL MODIFICATIONS

0186-DWG-GRPST01-EY-0013

Drawing Issue

FOR REVIEW

DATE	REVISION	DATE	REVISION
20/11/2022	D. WOOD	20/11/2022	D. WOOD
11/20/2022	D. CEARLEY	20/11/2022	D. CEARLEY

Drawn: D. CEARLEY
Checked: D. WOOD
Designed: T. HAINES
Approved: D. CEARLEY

Company: TWCCO

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Datum	AHD (TAS.)
Sheet Size	A1

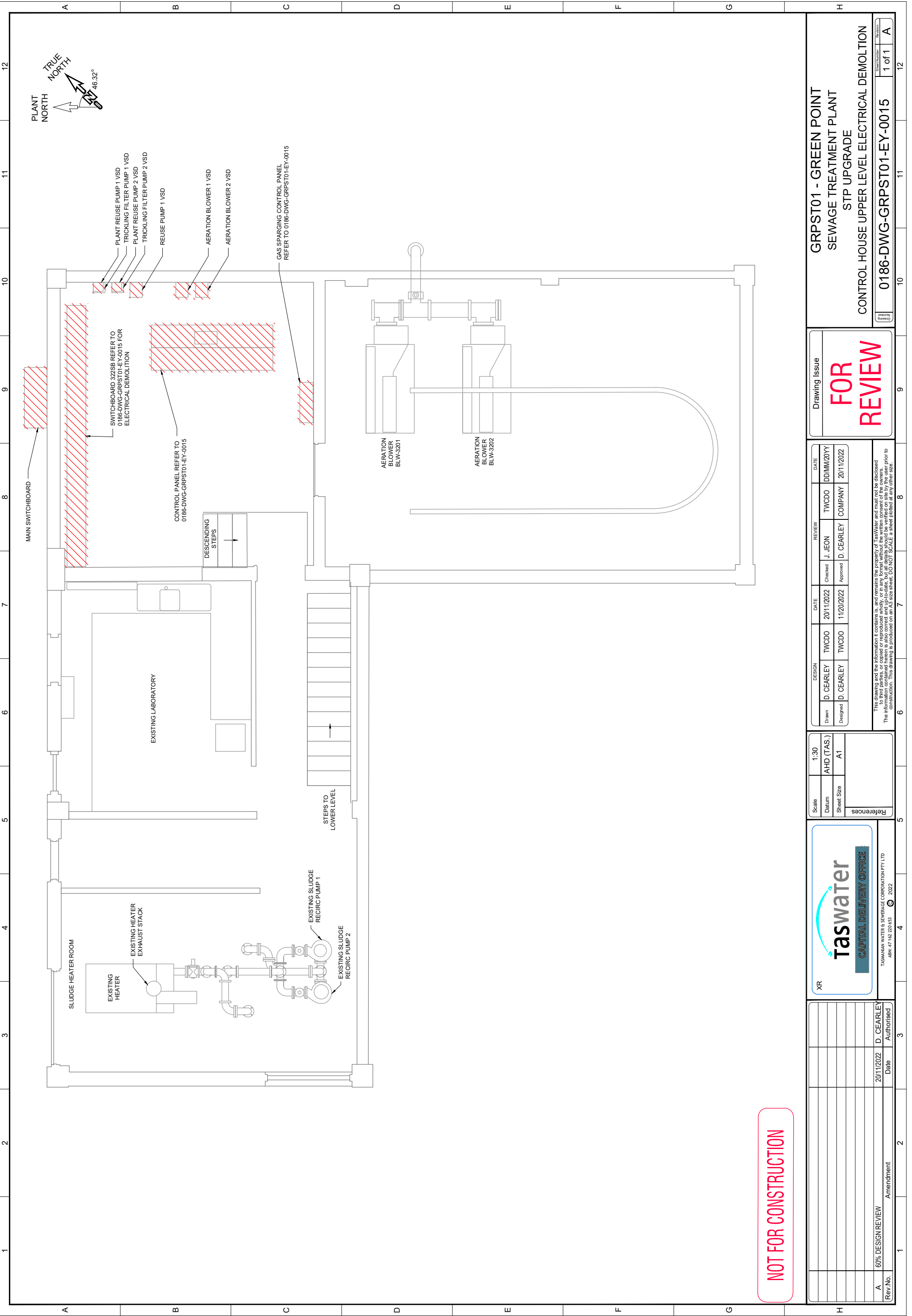
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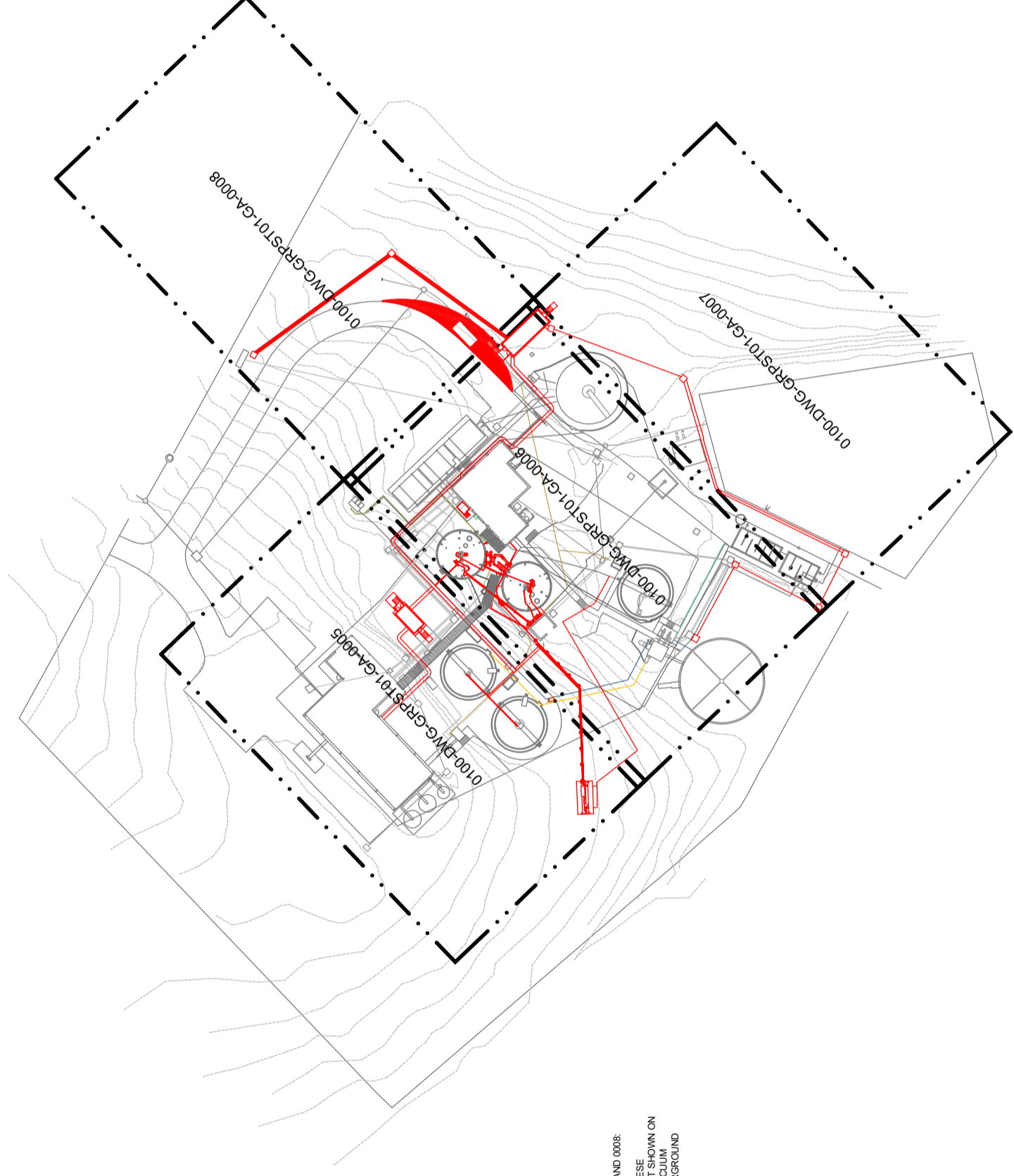
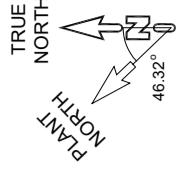
<p>GRPST01 - GREEN POINT SEWAGE TREATMENT PLANT STP UPGRADE</p>		<p>CONTROL HOUSE UPPER LEVEL ELECTRICAL DEMOLITION</p>	
<p>FOR REVIEW</p>		<p>0186-DWG-GRPST01-EY-0015</p>	
<p>1 of 1</p>		<p>A</p>	
<p>Scale: 1:30</p>		<p>DATE: 20/11/2022</p>	
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<p>References</p>		<p>REVIEW: J. JEON</p>	
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<p>60% DESIGN REVIEW</p>		<p>Approved: D. CEARLEY</p>	
<p>Amendment</p>		<p>DATE: 20/11/2022</p>	
<p>Date</p>		<p>Authorised</p>	
<p>D. CEARLEY</p>		<p>D. CEARLEY</p>	

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NOTES PERTAINING TO REFERENCED SHEETS 0186-DWG-GRPST01-0004, 0005, 0006, 0007, AND 0008:

- THE LOCATION OF EXISTING BURIED PIPELINES/CABLES/CONDUITS DEPICTED ON THESE DRAWINGS ARE UNVERIFIED. EXISTING SERVICES (BOTH ABANDONED AND LIVE) NOT SHOWN ON THESE DRAWINGS MAY EXIST. CONTRACTOR SHALL SCAN AND POTHOLE (USING VACUUM METHODS) TO CONFIRM ALL BURIED SERVICES IN THE VICINITY OF AREAS OF UNDERGROUND DISTURBANCE PRIOR TO COMMENCING WORK.
- ABBREVIATIONS FOR PIPELINES ARE LISTED AS FOLLOWS:

- AA AERATION AIR
- BP BYPASS
- CA COMPRESSED AIR
- CG CHLORINE GAS
- DG DIGESTER GAS
- DS DIGESTED SLUDGE
- EC ELECTRICAL CONDUIT
- FE FINAL EFFLUENT
- ML MIXED LIQUOR
- OF OVERFLOW
- PE PRIMARY EFFLUENT
- PS PRIMARY SLUDGE
- PW POTABLE WATER
- RAS RETURN ACTIVATED SLUDGE
- RS RECIRCULATED SLUDGE
- SE SECONDARY EFFLUENT
- SD SANITARY DRAIN
- SS SECONDARY SLUDGE
- SSC SECONDARY SCUM
- STD STORMWATER DRAIN
- TD TANK DRAIN
- TE TRICKLING FILTER EFFLUENT
- TR TRICKLING FILTER RECIRCULATION
- UW UTILITY WATER
- WAS WASTE ACTIVATED SLUDGE
- WW WASTEWATER

Rev. No.	A	60% DESIGN REVIEW	Amendment
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D. CEARLEY	TWCDO	2011/2022	Checked J. JEON	TWCDO DD/MM/20YY
D. CEARLEY	TWCDO	11/20/2022	Approved D. CEARLEY	COMPANY 20/11/2022

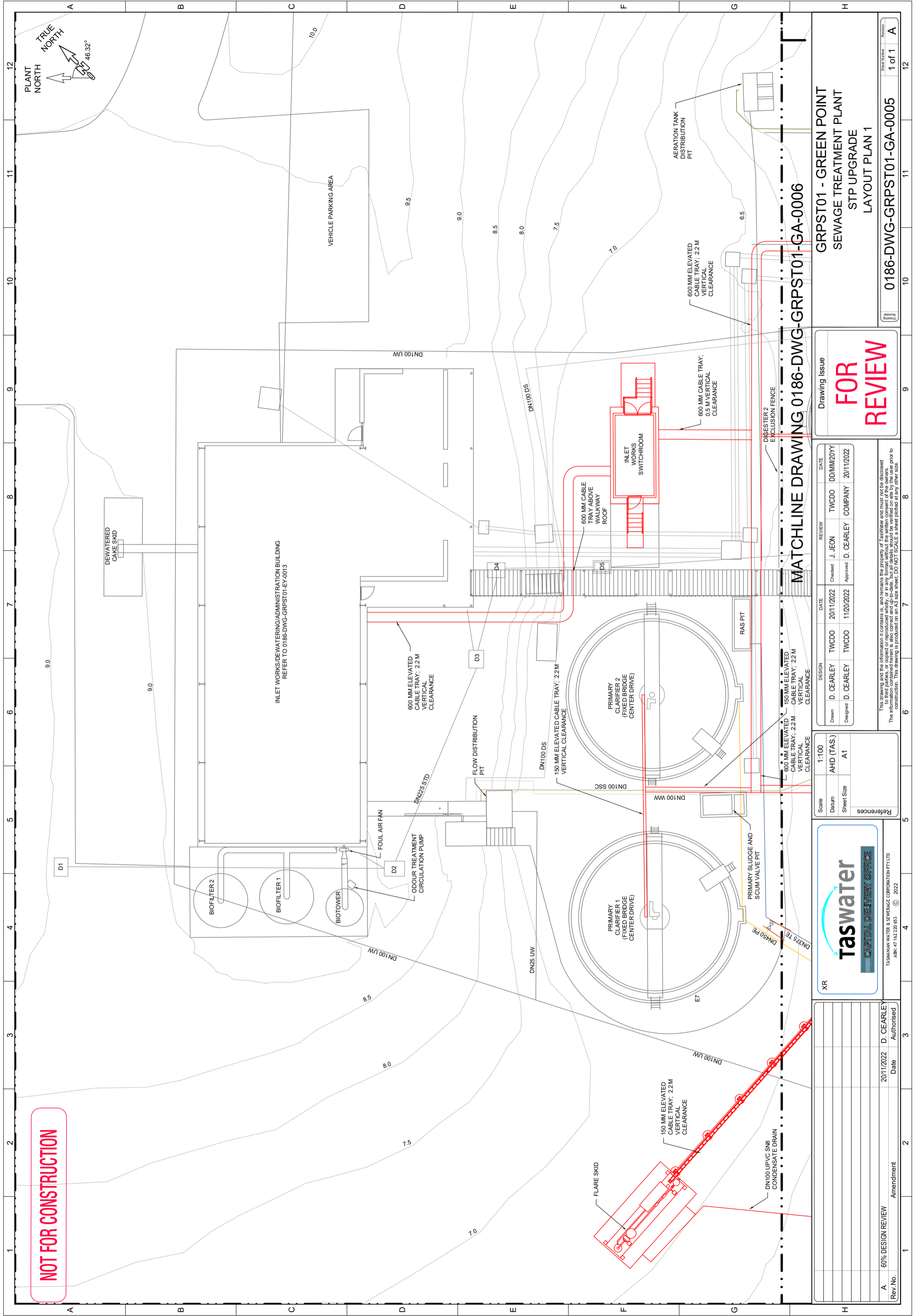
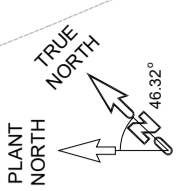
Drawing Issue
FOR REVIEW

GRPST01 - GREEN POINT
SEWAGE TREATMENT PLANT
STP UPGRADE
SITE LAYOUT PLAN

0186-DWG-GRPST01-GA-0004

1 of 1

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INLET WORKS/DEWATERING/ADMINISTRATION BUILDING
REFER TO 0186-DWG-GRPST01-EY-0013

MATCHLINE DRAWING 0186-DWG-GRPST01-GA-0006

GRPST01 - GREEN POINT
SEWAGE TREATMENT PLANT
STP UPGRADE
LAYOUT PLAN 1

Drawing Issue
FOR REVIEW

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A	60% DESIGN REVIEW	2011/2022	D. CEARLEY
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Scale	1:100
AHD (TAS)	A1
Sheet Size	A1

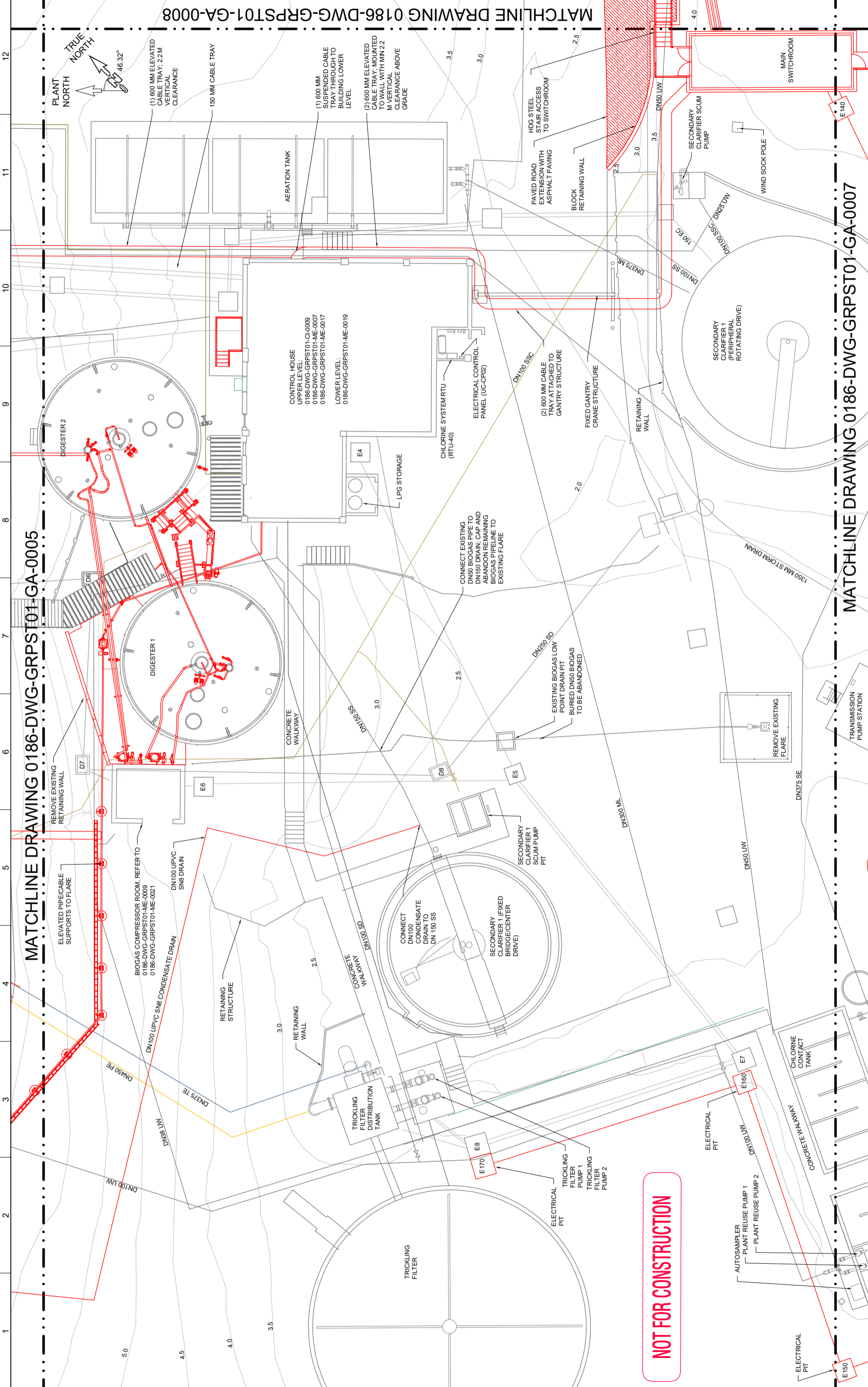
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1 of 1



MATCHLINE DRAWING 0186-DWG-GRPST01-GA-0005

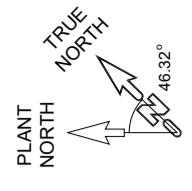
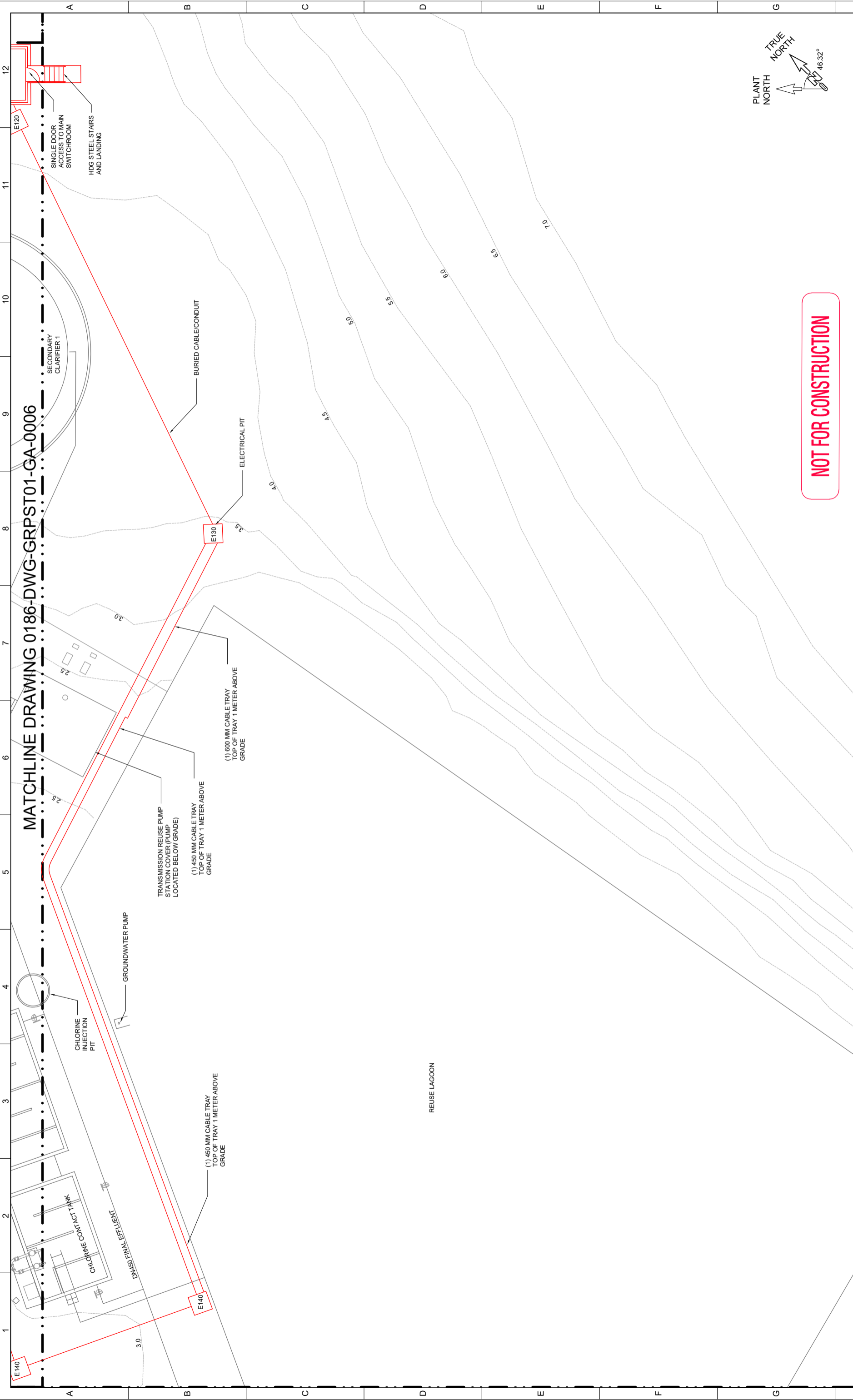
MATCHLINE DRAWING 0186-DWG-GRPST01-GA-0007

MATCHLINE DRAWING 0186-DWG-GRPST01-GA-0008

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GRPST01 - GREEN POINT SEWAGE TREATMENT PLANT STP UPGRADE LAYOUT PLAN 2		Drawing No. 0186-DWG-GRPST01-GA-0006 Sheet No. 1 of 1 Revision A		Project No. 0186-DWG-GRPST01-GA-0006 Drawing No. 0186-DWG-GRPST01-GA-0006 Sheet No. 1 of 1 Revision A		Date 2011/2022 Date 2011/2022 Date 2011/2022 Date 2011/2022

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GRPST01 - GREEN POINT
SEWAGE TREATMENT PLANT
STP UPGRADE
LAYOUT PLAN 3

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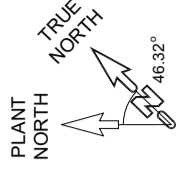
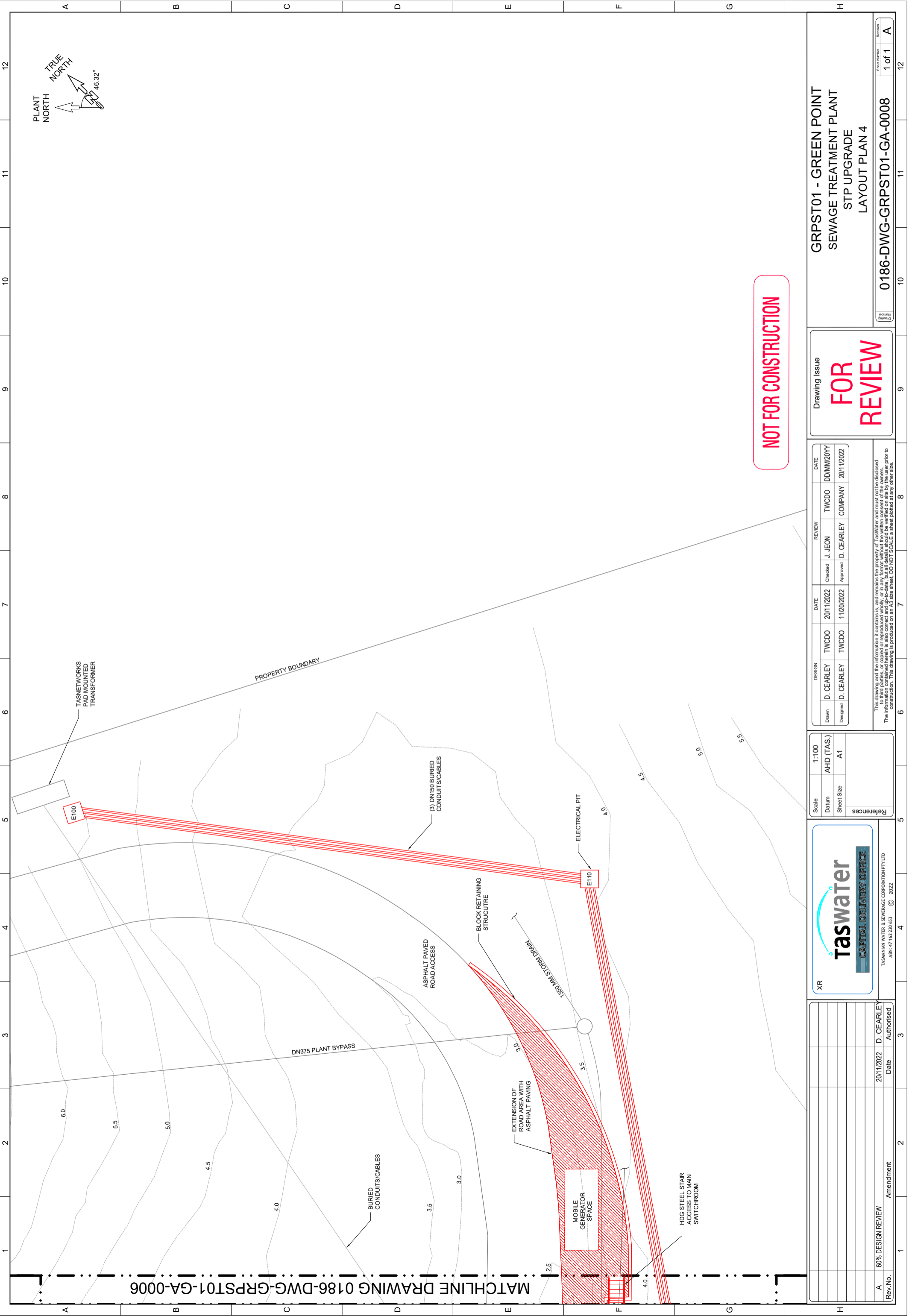
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GRPST01 - GREEN POINT
SEWAGE TREATMENT PLANT
STP UPGRADE
LAYOUT PLAN 4

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1 of 1

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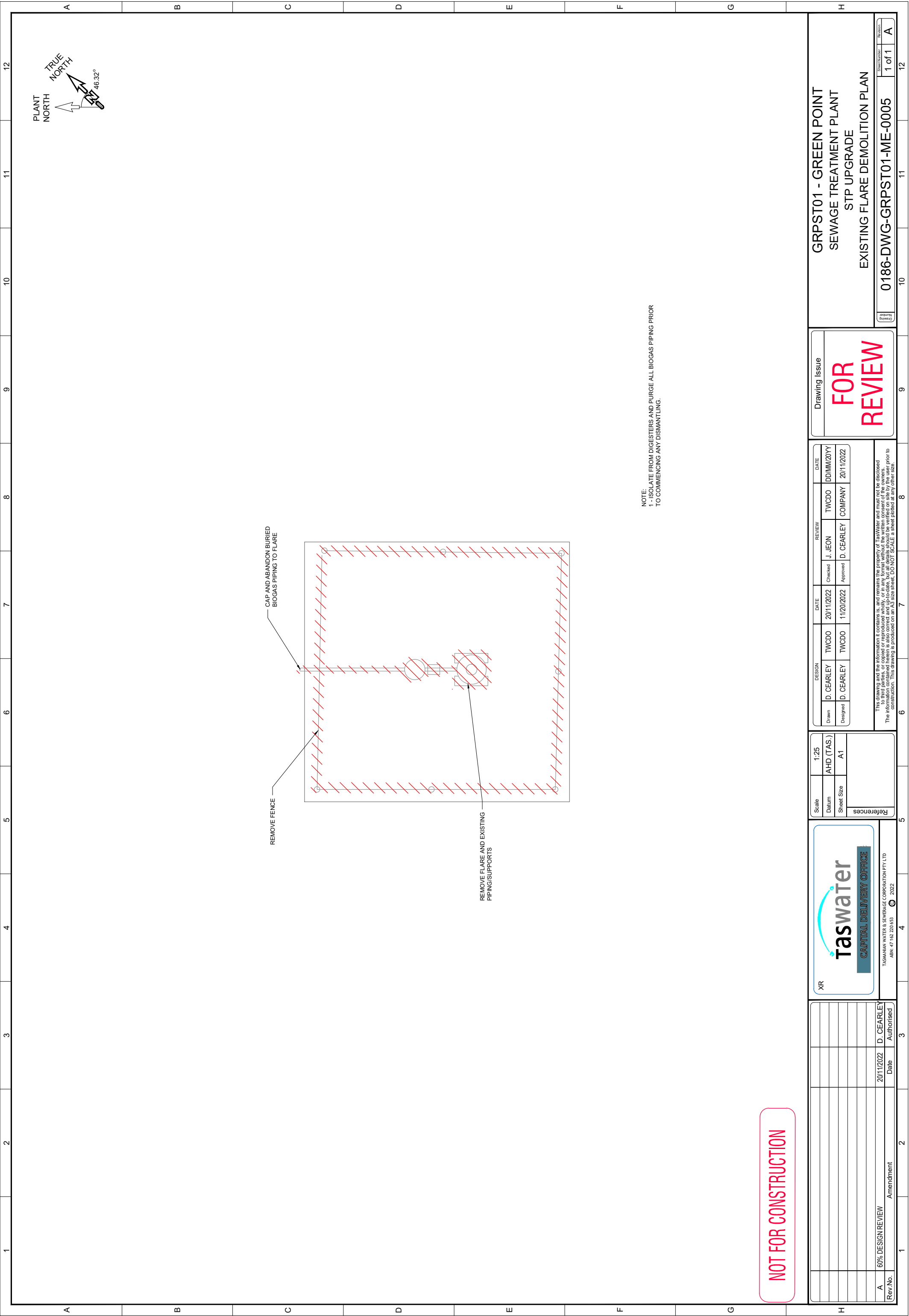
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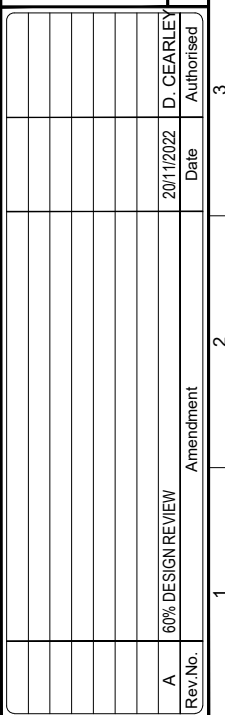
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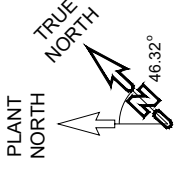
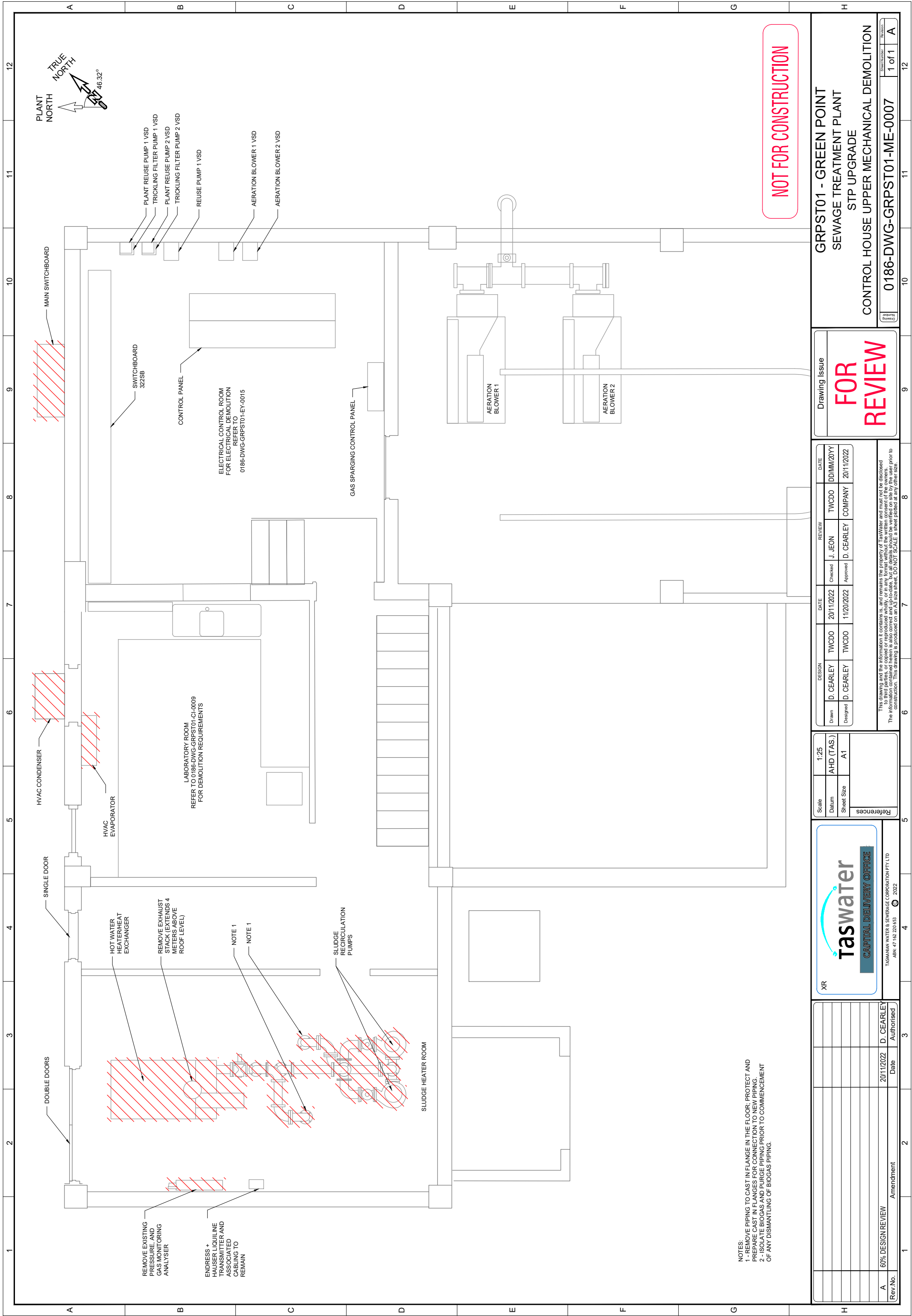
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NOTE:
1 - ISOLATE FROM DIGESTERS AND PURGE ALL BIOGAS PIPING PRIOR TO COMMENCING ANY DISMANTLING.

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GRPST01 - GREEN POINT
SEWAGE TREATMENT PLANT
STP UPGRADE
CONTROL HOUSE UPPER MECHANICAL DEMOLITION

Drawing Number: **0186-DWG-GRPST01-ME-0007**
 Scale: **1 of 1**
 Revision: **A**

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11/20/2022	D. CEARLEY	11/20/2022	D. CEARLEY

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NOTES:
 1 - REMOVE PIPING TO CAST IN FLANGE IN THE FLOOR; PROTECT AND PREPARE CAST IN FLANGES FOR CONNECTION TO NEW PIPING.
 2 - ISOLATE BIOGAS AND PURGE PIPING PRIOR TO COMMENCEMENT OF ANY DISMANTLING OF BIOGAS PIPING.

ELECTRICAL CONTROL ROOM
 FOR ELECTRICAL DEMOLITION
 REFER TO
 0186-DWG-GRPST01-EY-0015

LABORATORY ROOM
 REFER TO 0186-DWG-GRPST01-CI-0009
 FOR DEMOLITION REQUIREMENTS

NOTE 1
 NOTE 1

REMOVE EXISTING PRESSURE AND GAS MONITORING ANALYSER

ENDRESS + HAUSER LIQUILINE TRANSMITTER AND ASSOCIATED PIPING TO REMAIN

HOT WATER HEATER/HEAT EXCHANGER

REMOVE EXHAUST STACK (EXTENDS 4 METERS ABOVE ROOF LEVEL)

SLUDGE RECIRCULATION PUMPS

SLUDGE HEATER ROOM

GAS SPARGING CONTROL PANEL

CONTROL PANEL

SWITCHBOARD 3Z2SB

MAIN SWITCHBOARD

PLANT REUSE PUMP 1 VSD

TRICKLING FILTER PUMP 1 VSD

PLANT REUSE PUMP 2 VSD

TRICKLING FILTER PUMP 2 VSD

REUSE PUMP 1 VSD

AERATION BLOWER 1 VSD

AERATION BLOWER 2 VSD

DOUBLE DOORS

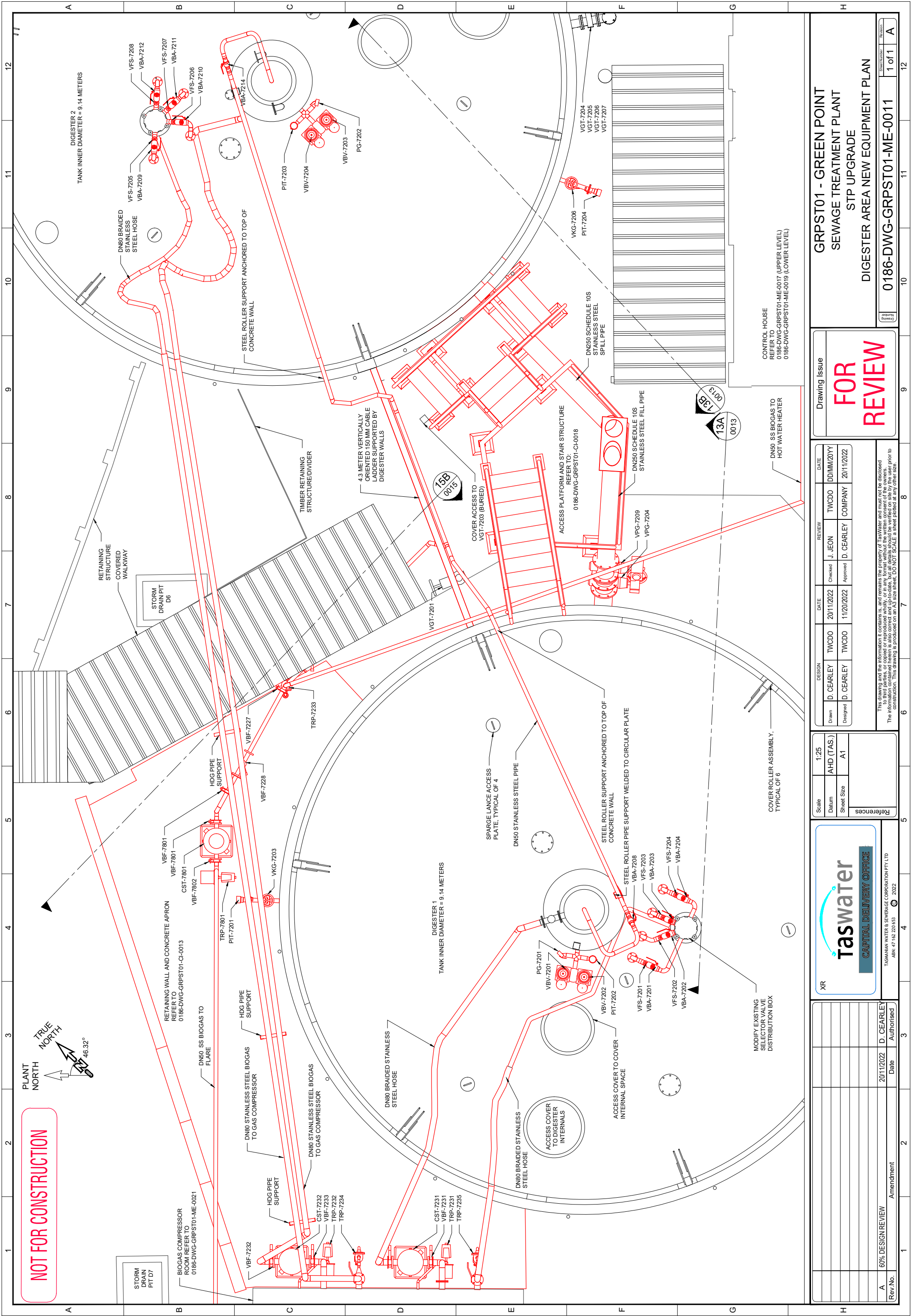
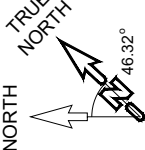
SINGLE DOOR

HVAC CONDENSER

HVAC EVAPORATOR

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PLANT NORTH



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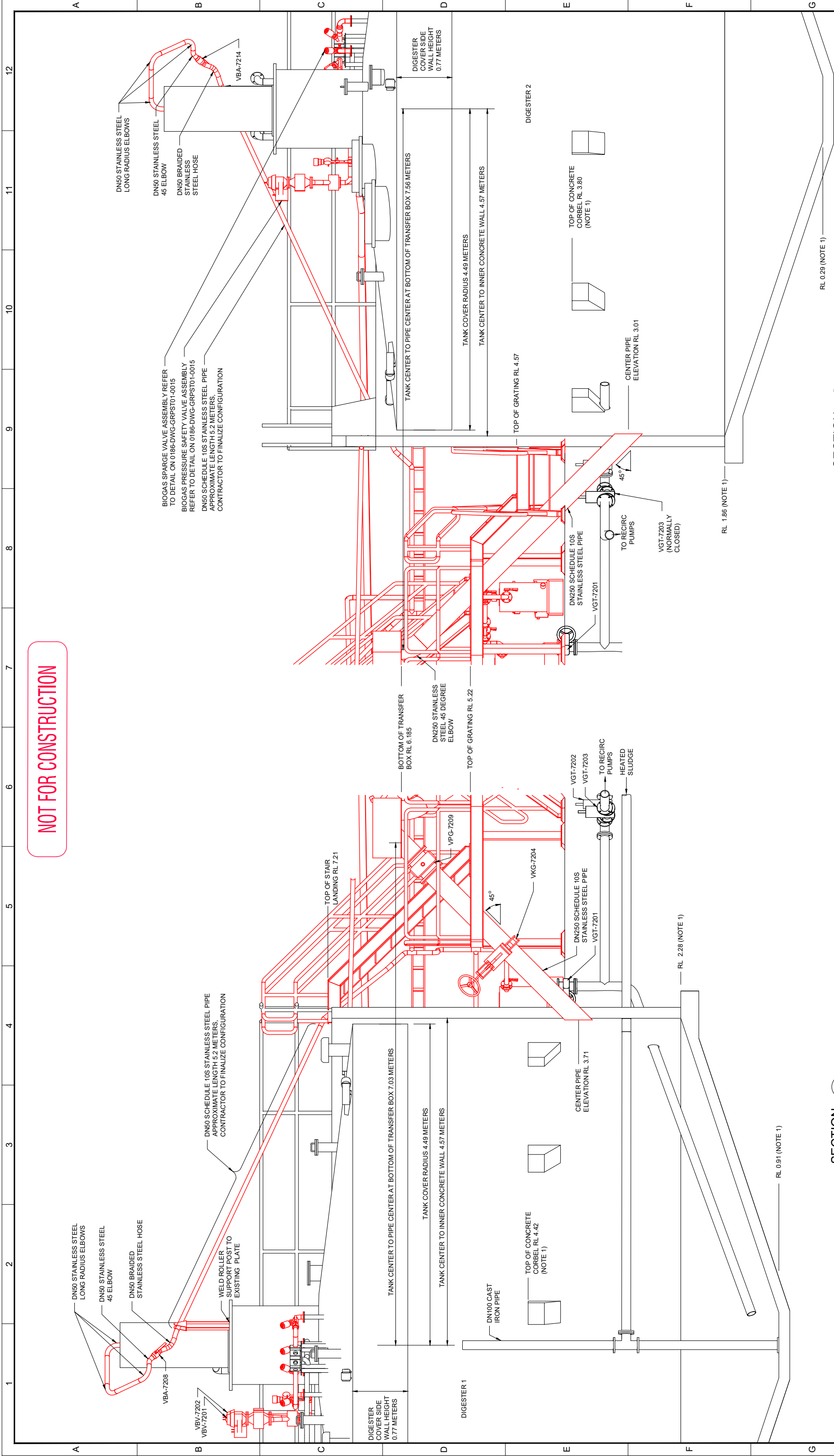
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GRPST01 - GREEN POINT
 SEWAGE TREATMENT PLANT
 STP UPGRADE
 DIGESTER AREA NEW EQUIPMENT PLAN

0186-DWG-GRPST01-ME-0011

1 of 1

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SECTION 13A
SCALE 1:25

SECTION 13B
SCALE 1:25

NOTES:
1 - NOTED ELEVATIONS ARE ESTIMATES BASED ON AVAILABLE RECORDS.

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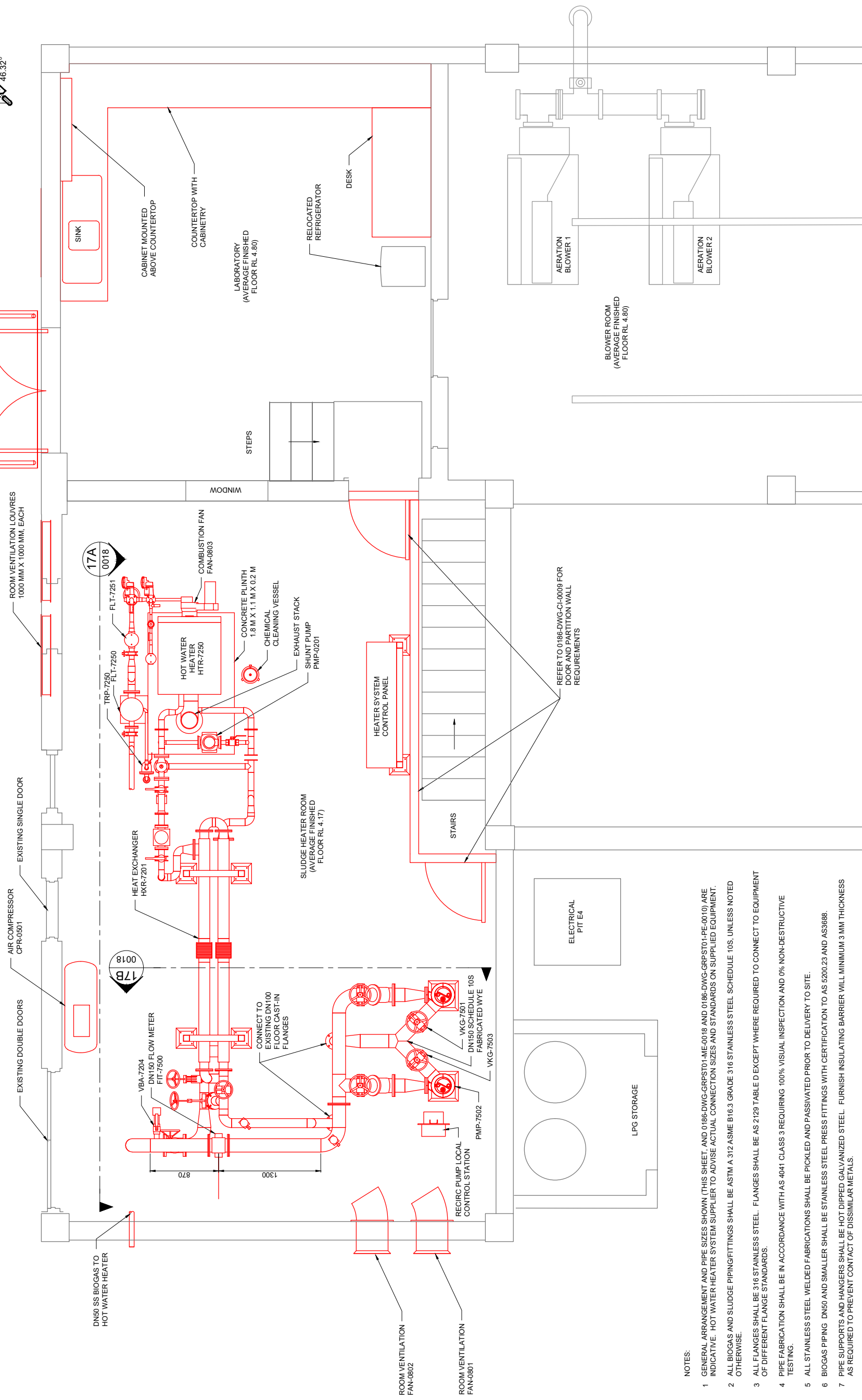
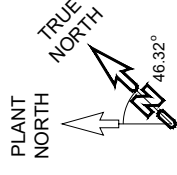
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Drawing Issue
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GRPST01 - GREEN POINT
SEWAGE TREATMENT PLANT
STP UPGRADE
DIGESTER AREA NEW EQUIPMENT SECTIONS
0186-DWG-GRPST01-ME-0013
1 of 1
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NOTES:

- 1 GENERAL ARRANGEMENT AND PIPE SIZES SHOWN (THIS SHEET, AND 0186-DWG-GRPST01-ME-0018 AND 0186-DWG-GRPST01-PE-0010) ARE INDICATIVE. HOT WATER HEATER SYSTEM SUPPLIER TO ADVISE ACTUAL CONNECTION SIZES AND STANDARDS ON SUPPLIED EQUIPMENT.
- 2 ALL BIOGAS AND SLUDGE PIPING/FITTINGS SHALL BE ASTM A 312 ASME B16.3 GRADE 316 STAINLESS STEEL SCHEDULE 10S, UNLESS NOTED OTHERWISE.
- 3 ALL FLANGES SHALL BE 316 STAINLESS STEEL. FLANGES SHALL BE AS 2129 TABLE D EXCEPT WHERE REQUIRED TO CONNECT TO EQUIPMENT OF DIFFERENT FLANGE STANDARDS.
- 4 PIPE FABRICATION SHALL BE IN ACCORDANCE WITH AS 4041 CLASS 3 REQUIRING 100% VISUAL INSPECTION AND 0% NON-DESTRUCTIVE TESTING.
- 5 ALL STAINLESS STEEL WELDED FABRICATIONS SHALL BE PICKLED AND PASSIVATED PRIOR TO DELIVERY TO SITE.
- 6 BIOGAS PIPING DN60 AND SMALLER SHALL BE STAINLESS STEEL PRESS FITTINGS WITH CERTIFICATION TO AS 5200.23 AND AS3688.
- 7 PIPE SUPPORTS AND HANGERS SHALL BE HOT DIPPED GALVANIZED STEEL. FURNISH INSULATING BARRIER WILL MINIMUM 3 MM THICKNESS AS REQUIRED TO PREVENT CONTACT OF DISSIMILAR METALS.

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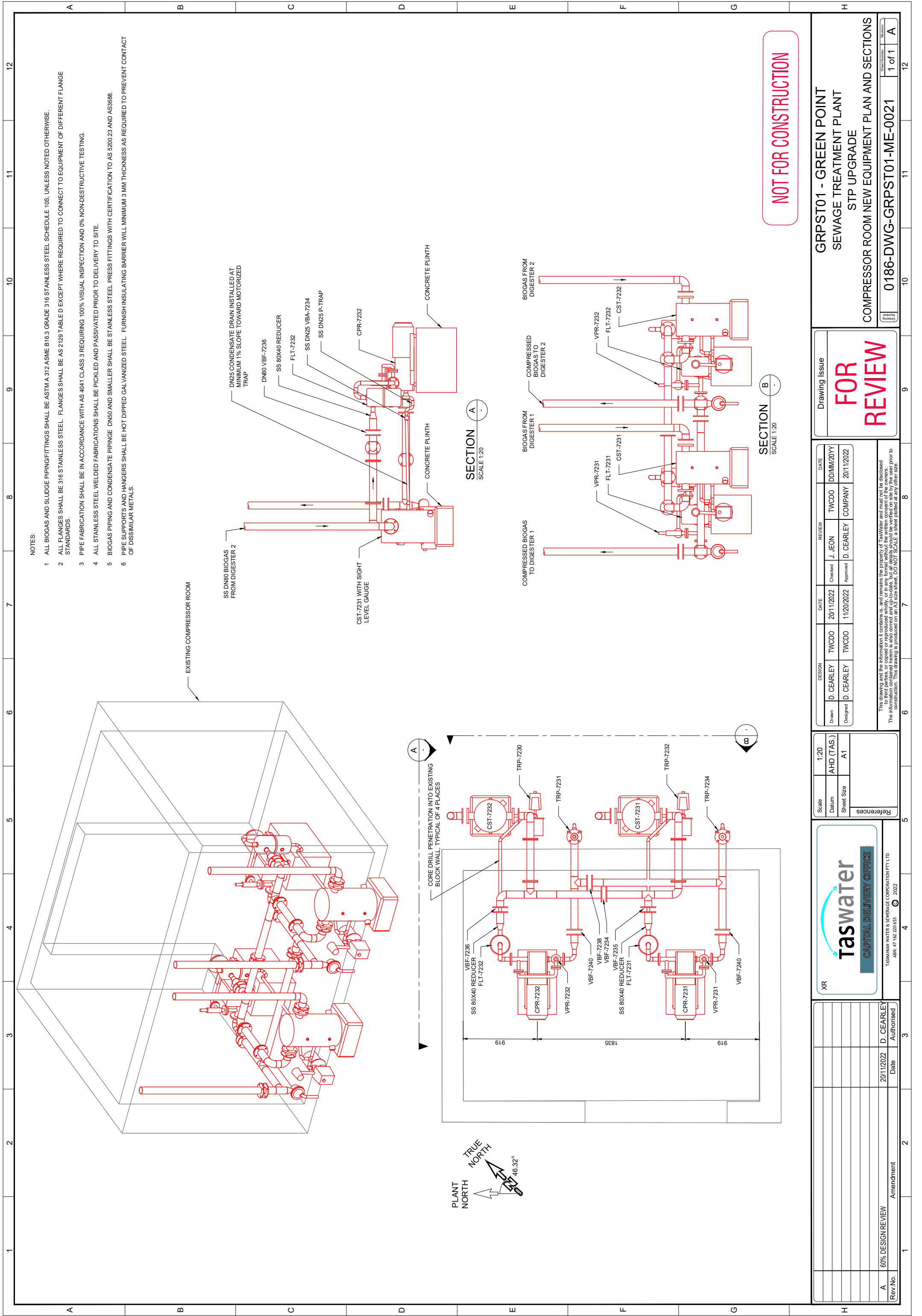
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References	

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GRPST01 - GREEN POINT
SEWAGE TREATMENT PLANT
STP UPGRADE
CONTROL HOUSE UPPER LEVEL NEW EQUIPMENT PLAN
0186-DWG-GRPST01-ME-0017
1 of 1
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NOTES:

- 1 ALL BIOGAS AND SLUDGE PIPING/FITTINGS SHALL BE ASTM A 312 ASME B16.3 GRADE 316 STAINLESS STEEL SCHEDULE 10S, UNLESS NOTED OTHERWISE.
- 2 ALL FLANGES SHALL BE 316 STAINLESS STEEL. FLANGES SHALL BE AS 2129 TABLE D EXCEPT WHERE REQUIRED TO CONNECT TO EQUIPMENT OF DIFFERENT FLANGE STANDARDS.
- 3 PIPE FABRICATION SHALL BE IN ACCORDANCE WITH AS 4041 CLASS 3 REQUIRING 100% VISUAL INSPECTION AND 0% NON-DESTRUCTIVE TESTING.
- 4 ALL STAINLESS STEEL WELDED FABRICATIONS SHALL BE PICKLED AND PASSIVATED PRIOR TO DELIVERY TO SITE.
- 5 BIOGAS PIPING AND CONDENSATE PIPING DN50 AND SMALLER SHALL BE STAINLESS STEEL PRESS FITTINGS WITH CERTIFICATION TO AS 5200.23 AND AS3688.
- 6 PIPE SUPPORTS AND HANGERS SHALL BE HOT DIPPED GALVANIZED STEEL. FURNISH INSULATING BARRIER WILL MINIMUM 3 MM THICKNESS AS REQUIRED TO PREVENT CONTACT OF DISSIMILAR METALS.

SECTION A
SCALE 1:20

SECTION B
SCALE 1:20

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		GRPST01 - GREEN POINT SEWAGE TREATMENT PLANT STP UPGRADE COMPRESSOR ROOM NEW EQUIPMENT PLAN AND SECTIONS	
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Date: 20/11/2022 Authorised: D. CEARLEY		1 of 1 A	

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Green Point STP Upgrade **TasWater CDO**

Supporting Planning Report | 15 September 2023

ERA Planning Pty Ltd trading as ERA Planning and Environment

ABN 67 141 991 004

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Job Number: 2122-035

Document Status

Document Version	Date	Author	Reviewer
Draft V1	7 September 2023	Sarah Silva	Clare Hester
Draft V2	14 September 2023	Sarah Silva	Client
Final	15 September 2023		

Overview

Permit application details

Applicant	TasWater CDO on behalf of Tasmanian Water & Sewerage Corporation Pty Ltd
Owner	Tasmanian Water & Sewerage Corporation Pty Ltd The Crown
Address	2B Eddington Street, Bridgewater, TAS 7030
Lot description	<ul style="list-style-type: none">Folio of the Register 6710, Lot 429Folio of the Register 6710, Lot 439
Description of proposal	Proposed buildings and works at the existing Green Point sewage treatment plant, including the installation of the new biogas flare, construction of retaining wall, the construction of two new buildings to house the switchboard equipment, and external alterations to the control house.

Relevant Planning Provisions

Applicable planning scheme	<i>Tasmanian Planning Scheme – Brighton</i>
Zone(s)	Utilities Zone Open Space Zone Environmental Management
Codes	<ul style="list-style-type: none">C2.0 Parking and Sustainable Transport CodeC7.0 Natural Assets CodeC9.0 Attenuation CodeC10.0 Coastal Erosion Hazard CodeC11.0 Coastal Inundation Hazard CodeC13.0 Bushfire-Prone Areas CodeC14.0 Potentially Contaminated Land Code
Discretions	C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area, P1.1

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1 Introduction

1.1 Purpose of the report

ERA Planning and Environment (ERA) has been engaged by Taswater CDO¹ to provide a supporting planning report for upgrades to the existing Green Point Sewage Treatment Plant (STP) site at 2B Eddington Street, Bridgewater (CT 6710/429 and CT 6710/439). In summary, the proposed development includes, the installation of a new biogas flare; and the construction of two new buildings to house the switchboard equipment. A more detailed description of the proposed works is provided in section 2.1 of this report. This report provides relevant background material, project details and an assessment of the relevant planning scheme provisions.

1.2 Enquiries

Enquiries relating to this planning report should be directed to:

Sarah Silva
Senior Planner
ERA Planning Pty Ltd trading as ERA Planning & Environment
enquiries@eraplanning.com.au
03 6165 0443

1.3 Planning authority

The Planning Authority is the Brighton Council.

The site is an Environment Protection Authority (EPA) Regulated Premises. TasWater have received informal advice (via email) from the Environmental Protection Authority (EPA), that formal assessment is unlikely under *Environmental Management and Pollution Control Act 1994* (EMPCA). As the advice has not been formalised, the Planning Authority is required to refer the application to the EPA for a formal determination. The assessment framework is discussed in more detail in section 4 of this report.

1.4 Planning scheme

The application must be considered against the provisions of the *Tasmanian Planning Scheme – Brighton* (the planning scheme).

1.5 The proponent

The proponent is the Tasmanian Water and Sewerage Corporation Pty Ltd.

1.6 Title documentation

Table 1 identifies the titles that comprise the subject site. Title documentation is provided separately to this report. Landowner consent is also provided separately.

¹ TasWater has established a Capital Delivery Office (“CDO”) with the following Alliance partners to manage the planning, development, design, construction and commissioning of a program of Capital Projects.

1. UGL Engineering Pty Ltd
2. CPB Contractors Pty Ltd
3. WSP Australia Pty Ltd (Sub-Alliance Contractor)

The CDO is an agent working on behalf of TasWater, and operates as a partnership approach, shares project risks and rewards, makes joint decisions, and works as an integrated team. Any applications for permits and approvals attributed to TasWater assets are obtained for TasWater and in TasWater’s name.

Table 1: Certificate of Title details of subject site

Address	PID	Title reference	Landowner	Comments
2B Eddington Street, Bridgewater	5029638	CT 6710/429	Brighton Council	Existing Green Point STP site
No street address	n/a	CT 6710/439	The Crown	Existing Green Point STP site
No street address	n/a	n/a	The Crown	Existing Green Point STP site

2 The proposal

2.1 Project background

TasWater are in the process of upgrading the existing Green Point STP site. The Green Point STP is an existing Level 2 premises, regulated by the EPA under EPN 7058/2. The upgrades will provide a biogas system that is compliant with relevant standards, codes and regulations; ensure biogas is only released through the pressure relief valves under emergency conditions; and provide automation of the biosolids treatment (digester) system.

2.2 Buildings and works

The key elements are as follows:

- Both existing digesters are to be taken offline temporarily for internal condition assessment, repair and decontamination, as required. This step will involve the removal of sludge/grit/screenings contents from the digesters and then macerated, dewatered, and disposed with tanker trucks at Cameron Bay STP. The dewatered digester contents will need to be separately held with lab samples taken to confirm compliance with biosolids reuse contamination standards. While the digesters are offline, TasWater will truck the sludge produced onsite to another larger TW STP site (Cameron Bay STP or Prince of Wales STP) for processing.
- Decommission of redundant equipment including, but not limited to the existing gas compressor, pipework, and sludge heater/heat exchanger unit.
- Replace, repair and upgrade biogas system, including the replacement of existing biogas flare with new flare including civil works, pedestrian fencing, pilot gas connection, biogas pipework supply and installation. The new flare will be located at the southwest boundary of the site (CT 6710/429) and will extend 6.5 m into Crown land CT 6710/439. The new biogas flare will be automated and capable of reliably flaring fluctuating flow rates from low flow to high biogas volume flow.

As way of explanation, biogas is generated through the anaerobic digestion of organic solids in the primary digesters at the STP. Excess biogas from the digesters must be disposed of safely, with odour a key consideration. The biogas is flared (burned) as a safe way to dispose of the excess biogas and to avoid odour nuisance. Biogas is typically mixture of gases consisting of approximately 55 to 70% methane, 25 to 35% carbon dioxide and trace amounts of nitrogen, hydrogen sulphide, and water vapor.

- Upgrade the process automation. This will involve an electrical upgrade. The existing lab room will be relocated from the upper level of the control house to the inlet works building (existing) and involve new sub-boards and a new switchboard room (located internally to existing buildings).
- The construction of two buildings to house the electrical switchboards (switchrooms).
- Minor external alterations to the control house, including the partial removal of the external wall and installation of louvres.
- Extend the hard surface area to the northwest of the inlet works and dewatering building to accommodate an area for out loading bins.
- The construction of a 2.2 m high retaining wall

It is noted that the volume of wastewater processed at the facility will remain the same.

In summary, the purpose of this application is to seek approval for the installation of the new biogas flare, construction of retaining wall, the construction of two new buildings to house the switchboard equipment, and external alterations to the control house. The general proposal layout is provided at Figure 1 below. The biogas flare to be installed at Green Point STP is identical to the one shown in the photos at Figure 2 through to Figure 4 below.

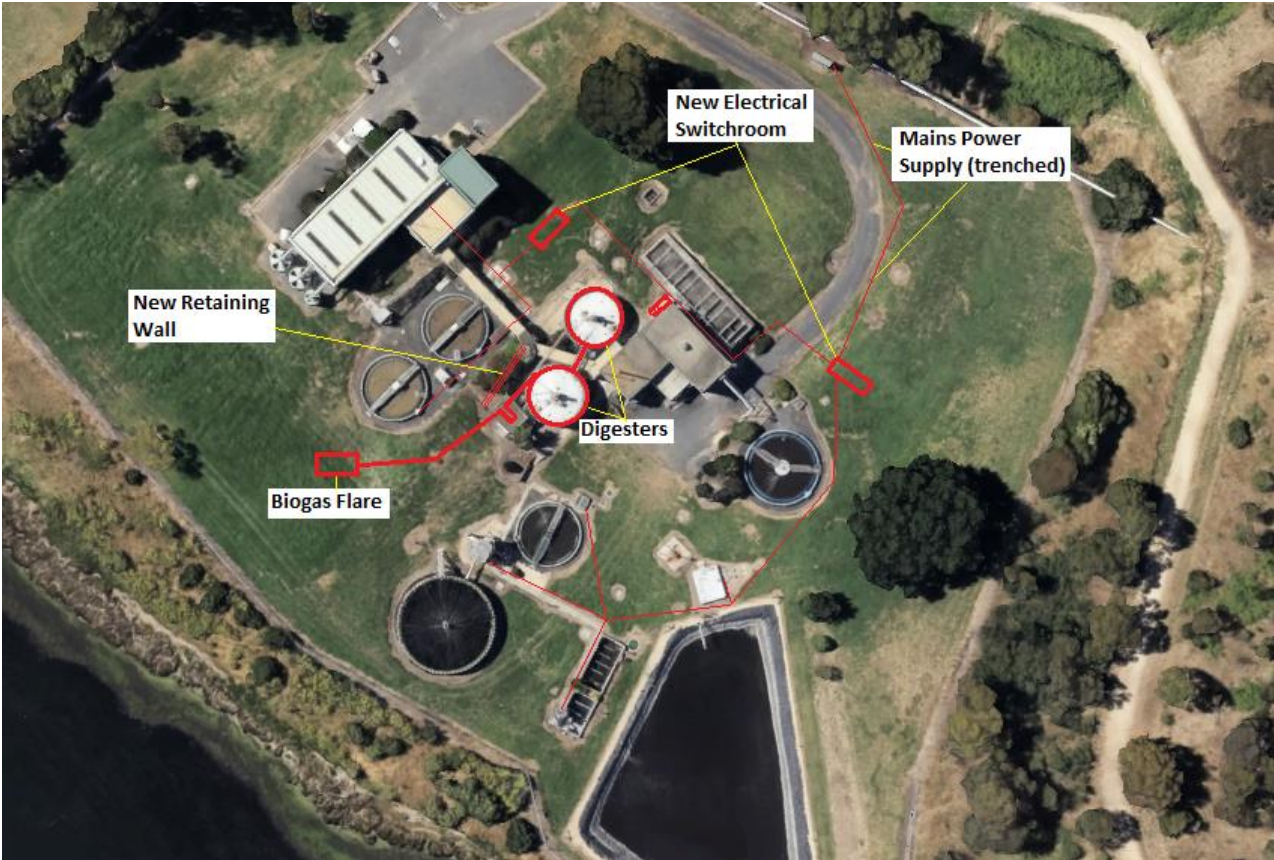


Figure 1: General proposed site layout, proposed development highlighted in red.



Figure 2: an image of the biogas flare to be installed at Green Point STP.



Figure 3: an image of the biogas flare to be installed at Green Point STP.



Figure 4: an image of the biogas flare to be installed at Green Point STP.

2.3 Application documentation

The planning permit application includes the following documents that are provided in the appendices in support of this report:

- Planning application form, Appendix A
- Landowner consent, Appendix B
- Title documentation, Appendix C
- Proposal plans, Appendix D

3 Subject site and surrounds

3.1 The site

The Project will occur across the existing Green Point STP site. The Green Point STP traverses three land parcels (the primary parcel being PID 5029638) and is formally known as CT 6710/429 and CT 6710/439, or 'Sewage Treatment Plant' – 2B Eddington Street, Bridgewater. A copy of the title documents for CT 6710/429 and CT 6710/439 can be found at Appendix B; the third title has no certificate of title, address or property identification.

The site has a total area of 1.512 ha, slopes gently to the south-west towards the River Derwent, and is irregular in shape. The site is partially within the Tasmanian Reserve Estate – River Derwent Marine Conservation Area, however no works are proposed within this part of the site (see Figure 5). The site is accessed via a 10 m wide private right-of-way easement from Eddington Street. Refer below to Figure 5 for an aerial image of the subject site.

Refer to Figure 6 for an extract of the Folio Plan showing the right-of-way easement to the subject allotment.



Figure 5: Aerial image of the existing Green Point STP site highlighted in blue, with brown shaded area the River Derwent Marine Conservation Area (source: The List, 07.09.2023)

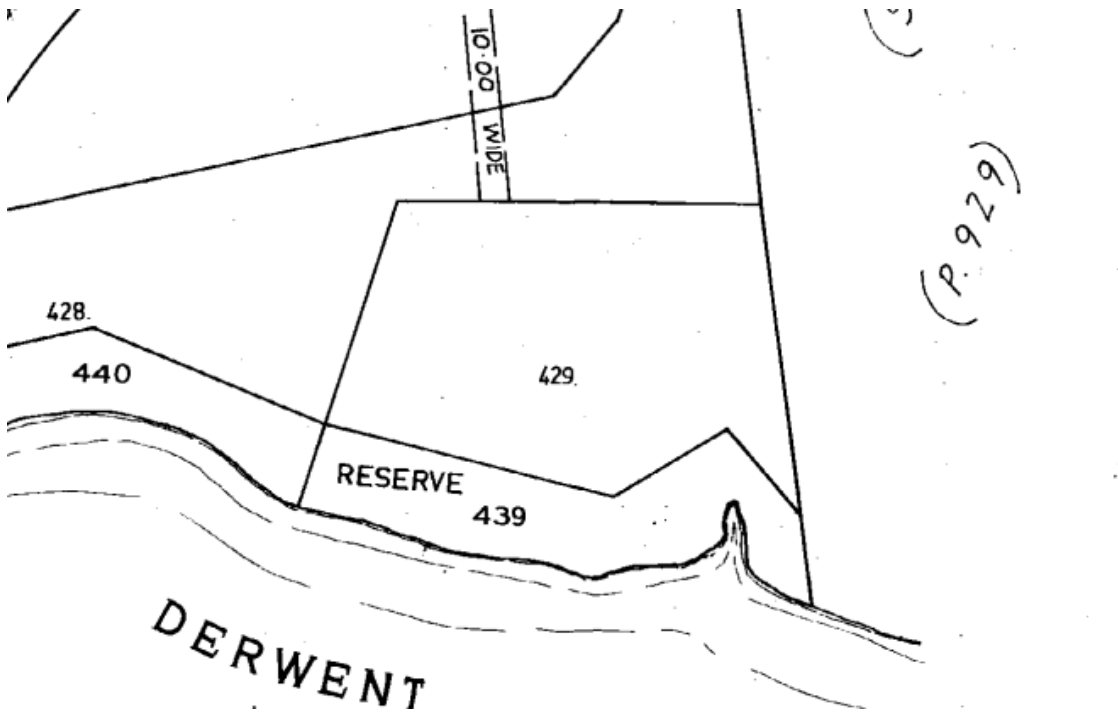


Figure 6: Folio Plan of CT 6710/429 (source: TasWater CDO)

3.2 Surrounding area

The Project site is located in the outer Hobart suburb of Bridgewater, directly adjacent to the River Derwent and the associated Environmental Management zoned land. The site is predominantly surrounded by open space (managed by both the Crown and Brighton Council). The closest residential land is located approximately 145 m to the north of the site; on the northern side of Eddington Street. An aerial image providing site context is at Figure 7.



Figure 7: Locality plan with with site highlighted in yellow (source: The List, 07.08.2023)

4 Assessment framework

4.1 EPA assessment

The application must be considered against the provisions of the planning scheme. In addition, the Green Point STP is an existing Level 2 premises, regulated by the EPA under EPN 7058/2. This EPN includes a condition (Condition G3) which stipulates scenarios in which approval from the EPA is required for works on site.

An approval in writing from the EPA Board is required for any change as stipulated by Condition G3:

G3 No changes without approval

1. The following changes, if they may cause or increase the emission of a pollutant which may cause material or serious environmental harm or environmental nuisance, must only take place in relation to the activity if such changes have been approved in writing by the EPA Board following its assessment of an application for a permit under the Land Use Planning and Approvals Act 1993, or approved in writing by the Director

- 1.1 a change to a process used in the course of carrying out the activity; or*
- 1.2 the construction, installation, alteration or removal of any structure or equipment used in the course of carrying out the activity; or*
- 1.3 a change in the quantity or characteristics of materials used in the course of carrying out the activity.*

In accordance with Condition G3 above, Council will need to refer any planning application for the site to the Board of the EPA under section 25 of the *Environmental Management and Pollution Control Act 1994* (EMPCA). The assessment under the *Land Use Planning and Approvals Act 1993* (LUPAA) and the EMPCA are legislatively linked. In accordance with section 25(a)(b) of the EMPCA, Council is required to refer this planning permit application to the EPA as soon as practicable, but in any event no later than 21 days after receipt of its lodgement. The EPA will need to respond to Council's referral with a formal decision on whether any components require assessment under section 25. If, in accordance with section 25(3) of EMPCA, the Board determines that it does not need to assess the activity, the planning authority may process the application without further reference to the Board (section 25(3)(a)(b)). It is noted that TasWater have received informal advice (via email) from the EPA stating that formal assessment is unlikely.

4.2 Prescribed works

Section 56I of the *Water and Sewerage Industry Act 2008* is relevant to this proposal. It states:

Where –

- (a) a regulated entity proposes to carry out work on the construction, installation, modification, maintenance, demolition or replacement of water infrastructure or sewerage infrastructure; and*
- (b) the work is of a kind prescribed in the regulations and meets the criteria specified in the regulations –*

the work is not to be regarded as development or use for the purposes of the Land Use Planning and Approvals Act 1993 and is not subject in any other way to that Act.

TasWater is the regulated entity responsible for the provision of water and sewer infrastructure in Tasmania.

Section 11 of the *Water and Sewerage Industry (General) Regulations 2019* identifies the types of works that are prescribed under Section 56I(b) of the *Water and Sewerage Industry Act 2008*. They are:

- (a) the removal, repair, maintenance, modification, installation, erection or use of a pump station associated with the distribution or removal of water or sewage;*
- (b) the removal, repair, maintenance, modification, installation, erection or use of a fluoridation station associated with the provision of water;*

- (c) *the removal, repair, maintenance, modification, installation, erection or use of a chlorination station associated with the provision of water, if the chlorine used or stored is not at any time in a gaseous form;*
- (d) *the laying, removal, repair, maintenance, modification or use of any underground pipeline for the removal or distribution of water or sewage;*
- (e) *the installation, removal, repair, maintenance, modification, replacement or use of a meter for water infrastructure, whether the meter is above or below ground, if the installation, removal, repair, maintenance, modification, replacement or use is associated with the provision of water by a regulated entity;*
- (f) *the clearing or lopping of trees, branches or other vegetation to the extent necessary to protect water infrastructure, sewerage infrastructure or water quality, except if those trees are on –*
 - (i) *the Register of the National Estate kept by the Australian Heritage Commission; or*
 - (ii) *the National Trust Register.*

The proposed elements of the proposal do not comply with the prescribed works set out in Section 11 of the Regulations and subsequently require planning approval.

4.3 Electrical connection works exemption

The *Electricity Supply Industry Act 1995* allows an electricity entity to carry out work on electricity infrastructure that is classed as having a minor environmental impact without the requiring a planning permit. Section 57 specifically states:

Where –

- (a) an electricity entity proposes to carry out work on the construction, installation, modification, maintenance, demolition or replacement of electricity infrastructure; and*
- (b) the work is of a kind classified by the regulations as work of minor environmental impact –*
the work is not to be regarded as development for the purposes of the Land Use Planning and Approvals Act 1993 and is not subject in any other way to that Act.

Work of a minor environmental impact prescribed under Section 8 of the *Electricity Supply Industry Regulations 2018* are:

- (a) the removal, repair, maintenance or modification of existing powerlines for the transmission, distribution or supply of electricity;*
- (b) the removal, repair, maintenance or modification of an existing substation or a transformer associated with the transmission, distribution or supply of electricity;*
- (c) the installation or erection of powerlines along any public street, road or highway and on public land for the distribution or supply of electricity;*
- (ca) the installation or erection of powerlines on, and over, private land to individual lots and structures, for the distribution or supply of electricity;*
- (d) the laying, removal, repair, maintenance or modification of any underground cable for the distribution or transmission of electricity;*
- (e) the clearing or lopping of trees, branches or other vegetation to the extent necessary for the protection of electricity infrastructure or public safety;*
- (f) the installation and erection of any substation or transformer associated with the distribution or supply of electricity;*
- (g) the installation, erection, removal, repair, maintenance, modification, or use, on land, of any electricity generating plant that –*
 - (i) is not used, or intended by the Hydro-Electric Corporation to be used, to generate electricity for more than 12 months after the plant is installed or erected on the land; and*

(ii) is installed or erected on land that is, or on land that is adjacent to, land on which there is already situated an electricity generating plant, substation or switchyard or on which not less than 200 gigawatt hours of electricity was consumed during the previous calendar year.

Provided that the works associated with the new electrical connection and electrical transformers to the site is undertaken by TasNetworks this work will be considered prescribed works under section 8, subclause (ca) and (f).

4.4 Planning scheme exemptions

Clause 4 of the Tasmanian Planning Scheme – Brighton sets out exemptions for certain use and development from requiring a planning permit. The following works can exempt under Clause 4 of the planning scheme:

- Taking both existing digesters offline temporarily for internal condition assessment, repair, refurbishment, and decontamination, as required.

These works can exempt under clause 4.4.3 which states that 'maintenance and repair' can exempt if for '*maintenance and repair of buildings*'. As these proposed works are for the maintenance and repair to existing buildings, the works can meet the exemption.

- Upgrade the process automation. This will involve an electrical upgrade. The existing lab room will be relocated from the upper level of the control house to the inlet works building (existing) and involve new sub-boards and a new switchboard room (located internally to existing buildings).
- Decommission redundant internal equipment including the sludge heater/heat exchanger unit.

As these works will be located internally to the MCC room, these works can exempt under clause 4.3.2 which provides an exemption for all internal buildings and works.

The works requiring a planning permit include:

- Decommission redundant external equipment.
- External alterations to the control house.
- Replace, repair and upgrade biogas system, including civil works, pedestrian fencing, pilot gas connection, biogas pipework supply and installation. The existing biogas flare will be decommissioned and a new one built in the location indicated in the site plan.
- The construction of two new buildings to house the electrical switchboards.
- Extension of the hard surface area to the northwest of the inlet works and dewatering building to accommodate an area for out loading bins.
- The construction of a retaining wall (maximum height above ground level of 2.2 m).

These elements of the proposal are addressed in section 5 of this report below.

5 Planning controls

5.1 Zoning

The subject site is subject to the provisions of the *Tasmanian Planning Scheme - Brighton* (the planning scheme). Specifically, the site is zoned Utilities, Open Space and Environmental Management. Zoning for the site is depicted in Figure 8. The proposed works will be contained within the Utilities and Open Space zoned land. No works are proposed within the Environmental Management Zone.



Figure 8: Zoning map with site highlighted in blue (Source: The LIST. 08.08.2023).

5.2 Overlays

The Green Point STP site is affected by several overlays and subsequently the following codes will apply to any development application:

- C2.0 Parking and Sustainable Transport Code
- C7.0 Natural Assets Code
- C9.0 Attenuation Code
- C10.0 Coastal Erosion Hazard Code
- C11.0 Coastal Inundation Hazard Code
- C13.0 Bushfire-Prone Areas Code
- C14.0 Potentially Contaminated Land Code

6 Zoning assessment

6.1 Zoning

The subject site is subject to the provisions of the *Tasmanian Planning Scheme - Brighton* (the planning scheme). The proposed works will be contained within the Utilities and Open Space zoned land. Refer to Figure 8 for a zoning plan.

6.2 Use status

The proposed development is classed as 'Utilities', which is defined in Table 6.2 of the planning scheme as:

Use of land for utilities and infrastructure including:

- (a) telecommunications;
- (b) electricity generation;
- (c) transmitting or distributing gas, oil, or power;
- (d) transport networks;
- (e) collecting, treating, transmitting, storing or distributing water; or
- (f) collecting, treating, or disposing of storm or floodwater, sewage, or sillage.

Examples include an electrical sub-station or powerline, gas, water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retarding basin, road, sewage treatment plant, storm or flood water drain, water storage dam and weir.

Table 3.1 of the planning scheme further defines 'minor utilities' as:

means use of land for utilities for local distribution or reticulation of services and associated infrastructure such as a footpath, cycle path, stormwater channel, water and sewer pipes, retention basin, telecommunication lines, gas pipelines or electricity substations and power lines up to but not exceeding 110kV

The proposed upgrades to the Green Point STP do not meet the definition of minor utilities, accordingly the use is classified as Utilities.

6.3 Utilities Zone

6.3.1 Zone purpose

Section 26.1 of the planning scheme provides for the Zone Purpose Statements for the Utilities Zone. It states that the purpose of the Utilities Zone is:

- 26.1.1 *To provide land for major utilities installations and corridors.*
- 26.1.2 *To provide for other compatible uses where they do not adversely impact on the utility*

As Utilities is a permitted use under the planning scheme, no further assessment is required.

6.3.2 Applicable standards

Not all standards in the Utilities Zone are applicable to the Project. Table 2 identifies the applicable standards. An assessment of the applicable standards is provided in the following sections.

Table 2: Applicable standards in the Utilities Zone

Clause	Applicability
Use standards	
Clause 26.3.1 Hours of operation (A1/P1)	Not applicable. The use is Utilities.

Clause	Applicability
Clause 26.3.1 Hours of operation (A2/P2)	Not applicable. The use is Utilities.
Clause 26.3.1 Hours of operation (A3/P3)	Not applicable. The use is Utilities.
Clause 26.3.2 Discretionary uses	Not applicable. The use is permitted.
Development standards for buildings and works	
Clause 26.4.1 Building height (A1/P1)	Applicable.
Clause 26.4.1 Building height (A2/P2)	Not applicable. No buildings are proposed within 10 m of a residential zone.
Clause 26.4.2 Setback (A1/P1)	Applicable.
Clause 26.4.2 Setback (A2/P2)	Applicable.
Clause 26.4.3 Fencing (A1/P1)	Not applicable. The site does not adjoin a residential zone.
Clause 26.4.3 Fencing (A2/P2)	Not applicable. The site does share a common boundary with a residential zone.
Clause 26.4.4 Outdoor storage areas (A1/P1)	Not applicable. No outdoor storage areas are proposed.
Subdivision	
Clause 26.5 Development Standards for Subdivision	Not applicable. No subdivision is proposed.

6.3.3 Clause 26.4.1 Building height

PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be not more than:</p> <ul style="list-style-type: none"> (a) 10m; or (b) 15m if for a structure, such as a tower, pole or similar. 	<p>P1</p> <p>Building height must:</p> <ul style="list-style-type: none"> (a) be necessary for the operation of the use and not cause unreasonable impact on adjoining properties, having regard to: <ul style="list-style-type: none"> (i) the bulk and form of the building; (ii) separation from existing buildings on adjoining properties; and (iii) any buffers created by natural or other features; and (b) not unreasonably impact on the visual character of the area, having regard to: <ul style="list-style-type: none"> (i) the topography of the site; (ii) any existing vegetation; and (iii) visibility from adjoining roads and public open space.

Planner Response

The maximum height of all proposed structures is 3.4 m.

As such, the proposed development complies with the Acceptable Solution.

The acceptable solution (A1) is satisfied.

6.3.4 Clause 26.4.2 Setback

PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings, excluding a structure such as a tower, pole or similar, must have a setback from all boundaries of not less than:</p> <ul style="list-style-type: none"> (a) 5m; or (b) an existing building on the lot. 	<p>P1</p> <p>Buildings, excluding a structure such as a tower, pole or similar, must be sited to not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setback of existing buildings on the site and on adjoining properties; (d) the bulk and form of proposed buildings; (e) overlooking and reduction of privacy of dwellings on adjoining properties; (f) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings on adjoining properties; and (g) any existing screening or the ability to implement screening.

Planner Response

The proposed biogas flare will extend over the shared boundary between CT 6710/429 and CT 6710/439 to a depth of 6.5 m within the Crown land. This is similar to the existing trickling filter, which also extends across the common boundary.

The acceptable solution (A1) is satisfied.

<p>A2</p> <p>Air extraction, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone, Low Density Residential Zone and Rural Living Zone.</p>	<p>P2</p> <p>Air conditioning, air extraction, pumping, heating or refrigeration systems, compressors or generators within 10m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone must be designed, located, baffled or insulated so as to not cause an unreasonable loss of residential amenity to the adjoining residential zones, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics and frequency of emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of adjoining sensitive uses; and (d) any proposed or existing mitigation measures.
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Planner Response

The closest residential zone is more than 145 m away. The proposed development complies with the Acceptable Solution.

The acceptable solution (A2) is satisfied.

6.4 Open Space Zone

6.4.1 Zone purpose

Section 29.1 of the planning scheme provides for the Zone Purpose Statements for the Open Space Zone. It states that the purpose of the Open Space Zone is:

29.1.1 To provide land for open space purposes including for passive recreation and natural or landscape amenity.

29.1.2 To provide for use and development that supports the use of the land for open space purposes or for other compatible uses.

A Utilities is listed as a discretionary use under the planning scheme. Notwithstanding clause 6.8.1 of this planning scheme, proposals for development (excluding subdivision), associated with a Use Class specified in an applicable Use Table, as a Discretionary use, must be considered as if that Use Class had Permitted status in that Use Table, where the proposal for development does not establish a new use, or substantially intensify the existing use. For this reason, the Zone Purpose Statements do not need to be considered.

6.4.2 Applicable standards

Not all standards in the Open Space Zone are applicable to the Project. Table 3 identifies the applicable standards. An assessment of the applicable standards is provided in the following sections.

Table 3: Applicable standards in the Open Space Zone

Clause	Applicability
Use standards	
Clause 29.3.1 Discretionary uses	Not applicable. The use is Permitted.
Development standards for buildings and works	
Clause 29.4.1 Building height, setback and siting (A1/P1)	Applicable.
Clause 29.4.1 Building height, setback and siting (A2/P2)	Applicable.
Clause 29.4.1 Building height, setback and siting (A3/P3)	Not applicable. Site does not adjoin a residential zone
Clause 29.4.1 Building height, setback and siting (A4/P4)	Applicable.
Clause 29.4.2 Outdoor storage areas (A1/P1)	Not applicable. No outdoor storage areas are proposed.
Subdivision	
Clause 29.5 Development Standards for Subdivision	Not applicable. No subdivision is proposed.

6.4.3 Clause 29.4.1 Building height, setback and siting

PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
<p>A1 Building height must be not more than 10m.</p>	<p>P1 Building height must not cause an unreasonable loss of amenity to adjacent properties, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the bulk and form of proposed buildings; (d) the requirements of the proposed use; (e) sunlight to private open space and windows of habitable rooms of dwellings on adjoining properties; (f) the privacy of the private open space and windows of habitable rooms of dwellings on adjoining properties; and (g) any overshadowing of adjacent public places.

Planner Response

The only structure proposed within the Open Space Zone is the biogas flare and associated equipment. This structure has a maximum height of 4.5 m.

As such, the proposed development complies with the Acceptable Solution.

The acceptable solution (A1) is satisfied.

A2

Buildings must have a setback from a frontage of: (a) not less than 5m; or (b) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties, whichever is the lesser

P2

Buildings must have a setback from a frontage that is compatible with the streetscape and minimises opportunities for crime and anti-social behaviour, having regard to:

- (a) providing small variations in building alignment to break up long building façades;
- (b) providing variations in building alignment to provide a forecourt or space for public use, such as outdoor dining or landscaping;
- (c) the avoidance of concealment spaces;
- (d) the ability to achieve passive surveillance; and
- (e) the availability of lighting

Planner Response

The biogas flare is not located at a frontage.

The acceptable solution (A2) is satisfied.

A4

Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone or Low Density Residential Zone

P4

Air conditioning, air extraction, pumping, heating or refrigeration systems, compressors or generators within 10m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to sensitive uses, having regard to:

- (a) the characteristics and frequency of any emissions generated;
- (b) the nature of the proposed use;
- (c) the topography of the site; and
- (d) any mitigation measures proposed.

Planner Response

There is no residential zone proximate to the site. The proposed development complies with the Acceptable Solution.

The acceptable solution (A4) is satisfied.

7 Code assessment

7.1 Applicable Codes

Some of the planning scheme codes are applicable by way of overlay while others are applicable by way of textual application clause.

In summary, the relevant codes against which the Project requires consideration are:

- C2.0 Parking and Sustainable Transport Code
- C7.0 Natural Assets Code
- C9.0 Attenuation Code
- C10.0 Coastal Erosion Hazard Code
- C11.0 Coastal Inundation Hazard Code
- C13.0 Bushfire-Prone Areas Code
- C14.0 Potentially Contaminated Land Code

7.2 Parking and Sustainable Transport Code

7.2.1 Application of the Code

This code applies to all new use and development. No development can exempt from this code.

7.2.2 Applicable standards

Given the nature of the development, for a Utilities use within a Utilities zone, no Parking and Sustainable Transport Code standards are applicable to the proposal, as identified in Table 4 below.

Table 4: Applicable standards in the Parking and Sustainable Transport Code

Clause	Applicability
Use standards	
Clause C2.5.1 Car parking numbers	Not applicable. A Utilities use, has 'no requirement' for car parking.
Clause C2.5.2 Bicycle parking numbers	Not applicable. A Utilities use, has 'no requirement' for bicycle parking.
Clause C2.5.3 Motorcycle parking numbers	Not applicable. A Utilities use, has 'no requirement' for motorcycle parking.
Clause C2.5.4 Loading bays	Not applicable. This clause does not apply to a Utilities use.
Clause C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone	Not applicable. The site is in the Utilities zone.
Clause C2.6.3 Number of accesses for vehicles	Not applicable. No new access proposed.
Development standards for buildings and works	
Clause C2.6.1 Construction of parking areas	Not applicable. No parking areas required.
Clause C2.6.2 Design and layout of parking areas	Not applicable. No parking areas required.

Clause	Applicability
Clause C2.6.3 Number of accesses for vehicles	Not applicable. No vehicular accesses proposed.
Clause C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone	Not applicable. The site is in the Utilities zone.
Clause C2.6.5 Pedestrian Access	Not applicable. No parking areas required and subsequently no pedestrian access required.
Clause C2.6.6 Loading bays	Not applicable. No loading bays required as use is Utilities
Clause C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone	Not applicable. A Utilities use, has 'no requirement' for bicycle parking.
Clause C2.6.8 Siting of parking and turning areas	Not applicable. No parking areas required.
Parking precinct plan	
Clause C2.7.1 Parking precinct plan	Not applicable. The site is not subject to a parking precinct plan.

7.3 C7.0 Natural Assets Code

7.3.1 Application of the code

This code applies to development on land within the following areas:

- a waterway and coastal protection area;
- a future coastal refugia area; and
- a priority vegetation area

This code does not apply to use. While there are exemptions for Level 2 activity, the assessment below is based on the assumption that the development is not being assessed as a Level 2 activity and therefore the exemption under clause C7.4.1 (b) does not apply.

The following overlays apply to the site:

- a mapped priority vegetation overlay applies to the site, although not the area proposed for development
- a mapped future coastal refugia overlay applies to the site, although not the area proposed for development; and
- a mapped waterway and coastal protection area applies to the area proposed for development.

Refer to Figure 9 below for site context.



Figure 9: Priority vegetation overlay highlighted in green hatching. Waterway and coastal protection area highlighted with green hatching. The future coastal refugia area is highlighted with orange hatching. Project site is highlighted in yellow (source: The List, 05.09.2023)

7.3.2 Applicable standards

Not all standards within the Natural Assets Code are applicable to the project. Table 5 identifies the applicable standards below.

Table 5. Applicable standards in the Natural Assets Code

Clause	Applicability
Use standards	
There are no use standards in this code.	
Development standards for buildings or works	
Clause C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area	Applicable.
Clause C7.6.2 Clearance within a priority vegetation area	Not applicable. No works proposed in this area.
Development standards for subdivision	
Clause C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area	Not applicable. No subdivision proposed.
Clause C7.7.2 Subdivision within a priority vegetation area	Not applicable. No subdivision proposed

An assessment against Clause C7.6.1 of the planning scheme is provided below.

PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings and works within a waterway and coastal protection area must:</p> <ul style="list-style-type: none"> (a) be within a building area on a sealed plan approved under this planning scheme; (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date. 	<p>P1.1</p> <p>Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:</p> <ul style="list-style-type: none"> (a) impacts caused by erosion, siltation, sedimentation and runoff; (b) impacts on riparian or littoral vegetation; (c) maintaining natural streambank and streambed condition, where it exists; (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; (e) the need to avoid significantly impeding natural flow and drainage; (f) the need to maintain fish passage, where known to exist; (g) the need to avoid land filling of wetlands; (h) the need to group new facilities with existing facilities, where reasonably practical; (i) minimising cut and fill; (j) building design that responds to the particular size, shape, contours or slope of the land; (k) minimising impacts on coastal processes, including sand movement and wave action; (l) minimising the need for future works for the protection of natural assets, infrastructure and property; (m) the environmental best practice guidelines in the <i>Wetlands and Waterways Works Manual</i>; and (n) the guidelines in the <i>Tasmanian Coastal Works Manual</i>. <p>P1.2</p> <p>Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:</p> <ul style="list-style-type: none"> (a) the need to access a specific resource in a coastal location; (b) the need to operate a marine farming shore facility; (c) the need to access infrastructure available in a coastal location; (d) the need to service a marine or coastal related activity; (e) provision of essential utility or marine infrastructure; or (f) provisions of open space or for marine-related educational, research, or recreational facilities.

Planner Response

The proposal does not meet the acceptable solution and requires assessment against the performance criteria.

The following applies to the proposed works in the waterway and coastal protection area:

- The works within the waterway and coastal protection area are within existing disturbed areas.
- The works are minimal and include a retaining wall, one of the switchrooms, and the biogas flare equipment. Any impacts caused by erosion, siltation, sedimentation and runoff can be minimised through a soil and water

management plan that will have specific regard to the Tasmanian Coastal Works Manual. It is recommended that this is included as a condition of approval.

- Earthworks will be kept to the minimum required and undertaken in accordance with the approved soil and water management plan.

The performance criterion (P1.1) is satisfied.

A2

Buildings and works within a future coastal refugia area must be located within a building area on a sealed plan approved under this planning scheme.

P2.1

Buildings and works within a future coastal refugia area must allow for natural coastal processes to continue to occur and avoid or minimise adverse impacts on natural assets, having regard to:

- (a) allowing for the landward transgression of sand dunes and the landward colonisation of wetlands, saltmarshes and other coastal habitats from adjacent areas;
- (b) avoiding the creation of barriers or drainage networks that would prevent future tidal inundation;
- (c) allowing the coastal processes of sand deposition or erosion to continue to occur;
- (d) the need to group new facilities with existing facilities, where reasonably practical;
- (e) the impacts on native vegetation;
- (f) minimising cut and fill;
- (g) building design that responds to the particular size, shape, contours or slope of the land;
- (h) the impacts of sea-level rise on natural coastal processes and coastal habitat;
- (i) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and
- (j) the guidelines in the Tasmanian Coastal Works Manual.

P2.2

Buildings and works within a future coastal refugia area must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:

- (a) the need to access a specific resource in a coastal location;
 - (b) the need to operate a marine farming shore facility;
 - (c) the need to access infrastructure available in a coastal location;
 - (d) the need to service a marine or coastal related activity;
 - (e) provision of essential utility or marine infrastructure; and
 - (f) provision of open space or for marine-related educational, research, or recreational facilities.
-

Planner Response

There are no proposed works within a future coastal refugia area.

The acceptable solution (A2) is not applicable.

A3

Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.

P3

Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to:

- (a) the need to minimise impacts on water quality; and
 - (b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.
-

Planner Response

No new stormwater point discharge is proposed by the application.

The acceptable solution (A3) is met.

A4

Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.

P4.1

Dredging or reclamation within a waterway and coastal protection area or a future coastal refugia area must minimise adverse impacts on natural coastal processes and natural assets, having regard to:

- (a) impacts caused by erosion, siltation, sedimentation and runoff;
- (b) impacts on riparian or littoral vegetation;
- (c) the need to avoid land filling of wetlands;
- (d) impacts on sand movement and wave action; and
- (e) the potential for increased risk to inundation of adjacent land.

P4.2

Dredging or reclamation within a waterway and coastal protection area or a future coastal refugia area must be necessary:

- (a) to continue an existing use or development on adjacent land; or
 - (b) for a use which relies upon a coastal location to fulfil its purpose, having regard to:
 - (i) the need to access a specific resource in a coastal location;
 - (ii) the need to operate a marine farming shore facility;
 - (iii) the need to access infrastructure available in a coastal location;
 - (iv) the need to service a marine or coastal related activity;
 - (v) provision of essential utility or marine infrastructure; and
 - (vi) provision of open space or for marine-related educational, research, or recreational facilities.
-

Planner Response

No dredging or reclamation is proposed.

The acceptable solution (A4) is met.

A5

Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.

P5

Coastal protection works or watercourse erosion or inundation protection works within a waterway and coastal protection area or a future coastal refugia area must be designed by a suitably qualified person and minimise adverse impacts on natural coastal processes, having regard to:

- (a) impacts on sand movement and wave action; and
 - (b) the potential for increased risk of inundation to adjacent land.
-

Planner Response

Coastal protection works, watercourse erosion or inundation protection works are not proposed.

The acceptable solution (A5) is met.

7.4 Attenuation Code

7.4.1 Application of the code

This Code applies to activities listed in Tables C9.1 and C9.2; sensitive uses; and subdivision if it creates a lot where a sensitive use could be established, within an attenuation area. Clause C9.2.2 states that the code does not apply to attenuation areas between the activities listed in Tables C9.1 and C9.2 where those activities occur within the Light Industrial Zone, General Industrial Zone, Port and Marine Zone, and Utilities Zone.

The attenuation code applies to activities listed in Table C9.1 and C9.2 which includes a sewage treatment plant. Given that the development extends into the Open Space Zone, this code is applicable.

7.4.2 Applicable standards

Not all standards within the Attenuation Code are applicable to the project. Table 6 identifies the applicable standards below.

Table 6: Applicable standards in the Attenuation Code

Clause	Applicability
Use standards	
Clause C9.5.1 Activities with potential to cause emissions	Applicable. The use is not considered a Level 2 Activity.
Development standards for buildings or works	
Clause C9.5.2 Sensitive use within an attenuation area	Not applicable. No sensitive use proposed.
Development standards for subdivision	
Clause C9.6.1 Lot design	Not applicable. No subdivision proposed.

An assessment against Clause C9.5.1 of the planning scheme is provided below.

PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The attenuation area of an activity listed in Tables C9.1 or C9.2 must not include:</p> <ul style="list-style-type: none"> (a) a site used for a sensitive use which is existing; (b) a site that has a planning permit for a sensitive use; or (c) land within the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone A, Rural Living Zone B, Village Zone or Urban Mixed-Use Zone. 	<p>P1</p> <p>An activity listed in Tables C9.1 or C9.2 must not cause:</p> <ul style="list-style-type: none"> (a) an unreasonable loss of amenity or unreasonable impacts on health and safety of a sensitive use which is existing, or has a planning permit; or b) unreasonable impacts on land within the relevant attenuation area that is in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone A, Rural Living Zone B, Village Zone or Urban Mixed Use Zone, having regard to: <ul style="list-style-type: none"> (i) operational characteristics of the activity; (ii) scale and intensity of the activity; (iii) degree of hazard or pollution that may be emitted from the activity; (iv) hours of operation of the activity; (v) nature of likely emissions such as noise, odour, gases, dust, particulates, radiation, vibrations or waste;

(vi) existing emissions such as noise, odour, gases, dust, particulates, radiation, vibrations or waste; and

(vii) measures to eliminate, mitigate or manage emissions from the activity.

Planner Response

While technically the extension of the biogas flare triggers the code, as it is to be located within the Open Space Zone and is unlikely to be a Level 2 activity (pending a formal response from the EPA), the volume of wastewater processed at the facility will remain the same. The upgrades will provide a biogas system that is compliant with relevant standards, codes and regulations; ensure biogas is only released through the pressure relief valves under emergency conditions; and provide automation of the biosolids treatment (digester) system. For this reason, no additional attenuation areas will be required, and no existing sensitive uses will be impacted. As such, the proposed development complies with the Acceptable Solution.

The acceptable solution (A1) is satisfied.

7.5 Coastal Erosion Hazard Code

7.5.1 Application of the code

Clause C10.2.1 states that this code applies to use and development of land within a coastal erosion hazard area.

The subject site is identified as being in low and medium coastal erosion hazard band. No part of the site is in an investigation area.

The proposed development associated with the upgrades to the STP will be predominantly located within the low coastal erosion hazard band. The biogas flare will extend into the medium coastal erosion hazard band.



Figure 10: Low band coastal erosion hazard overlay highlighted in green. Medium band coastal erosion hazard overlay highlighted in red. Project site is highlighted in yellow (source: The List, 05.09.2023)

Clause C10.2 states that the Coastal Erosion Hazard code applies to use and development of land within a coastal erosion hazard area.

Clause C10.4.1 states that a use or development that requires authorisation under the *Building Act 2016*, is exempt, excluding: (i) a critical use, hazardous use, or vulnerable use; (ii) if located within a high coastal erosion hazard band; or coastal protection works.

Given the proposed works will require authorisation under the *Building Act 2016*, the development can exempt from this code and no further assessment is required.

7.6 Coastal Inundation Hazard Code

7.6.1 Application of the code

Clause C11.2.1 states that this code applies to use and development of land within a coastal inundation hazard area.

The subject site is identified as being in medium and low coastal inundation hazard bands. No part of the site is in an investigation area. Refer to Figure 11 below.



Figure 11: Low and medium band coastal inundation hazard overlay highlighted in green. Project site is highlighted in yellow (source: The List, 05.09.2023)

The proposed use and development associated with the upgrades to the STP are not located within the part of the site in the inundation hazard bands.

The Code is not applicable to this application.

7.7 Bushfire-Prone Areas Code

7.7.1 Application of the code

Clause C13.2.1 states that this code applies to a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use. The entire site is within the bushfire-prone areas overlay. However, the use is not defined as being vulnerable nor hazardous. For this reason, this code is not applicable to this application.

7.8 Potentially Contaminated Land Code

7.8.1 Application of the code

This Code applies to a sensitive use, a use listed in a Use Class in Table C14.1 as one of the specified uses, or development, on land that:

- a. is shown on an overlay map in the relevant Local Provisions Schedule as within an area of potentially contaminated land;
- b. the planning authority knows to have been used for a potentially contaminating activity
- c. the planning authority reasonably suspects may be contaminated
- d. has been identified as having been used, or may have been used, for a potentially contaminating activity, or as land onto which it is likely that contamination from a potentially contaminating activity has migrated

While the application is for development on a site that is known to be contaminated (C14.4.1), the development can exempt under C14.4.1:(e):

'any use or development that operates in accordance with an approval granted as a result of an assessment of that use or development by the Board of the Environment Protection Authority.'

The Green Point STP is an existing Level 2 premises, regulated by the EPA under EPN 7058/2 and can meet the above exemption.

8 Conclusion

This planning permit application seeks approval for use and development associated with the upgrade of the existing Green Point Sewage Treatment Plant site at 2B Eddington Street, Bridgewater (CT 6710/429, CT 6710/439). The proposed upgrade works include the installation of a new biogas flare, construction of retaining wall, the construction of two new buildings to house the switchboard equipment, and external alterations to the control house.

An assessment against all relevant standards is outlined in Sections 5, 6, and 6.4 of this report. A total of 10 standards within the planning scheme are applicable to the proposal, and the proposal relies on the planning authority to exercise its discretion in relation to one of these applicable standards. The relevant standards, and whether the proposal complies with the acceptable solution or relies on the performance criterion, is outlined in Table 7.

Table 7: Summary of the applicable standards and whether the proposal relies on the acceptable solution or performance criterion

Clause	Standard	Acceptable solution or performance criteria
Utilities zone		
26.4.1	Building height	Complies with A1
6.4.2	Setback	Complies with A1 Complies with A2
Open Space zone		
29.4.1	Building height, setback and siting	Complies with A1 Complies with A2 Complies with A4
Natural Assets Code		
C7.6.1	Buildings and works within a waterway and coastal protection area or a future coastal refugia area	Relies on P1.1 Complies with A3 Complies with A4 Complies with A5
Attenuation Code		
C9.5.1	Activities with potential to cause emissions	Complies with A1

The design and scale of the proposed upgrades to the existing STP is considered appropriate within the context of the site, and the application demonstrates the capability of the site to meet the relevant acceptable solutions and performance criteria of both the Utilities Zone and Open Space Zone.

Appendix A Application form

Appendix B Land owner consent

Appendix C Certificates of Titles

Appendix D Development plans

Insert Appendix section or delete



Contact us

ERA Planning & Environment
Level 1, 125A Elizabeth St Hobart 7000

☎ (03) 6165 0443

✉ enquiries@eraplanning.com.au

eraplanning.com.au

SEARCH OF TORRENS TITLE

VOLUME 6710	FOLIO 429
EDITION 3	DATE OF ISSUE 10-Dec-2013

SEARCH DATE : 15-Sep-2023

SEARCH TIME : 10.57 AM

DESCRIPTION OF LAND

Parish of MELVILLE, Land District of MONMOUTH
 Lot 429 on Sealed Plan 6710
 Derivation : Part of 114A-1R-8Ps Gtd to G P and M A Marshall
 Prior CT 3473/24

SCHEDULE 1

D103993 TASMANIAN WATER AND SEWERAGE CORPORATION PTY LIMITED
 Registered 10-Dec-2013 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 BENEFITING EASEMENT, Right of carriageway over the Right of
 Way shown on Sealed Plan No. 6710
 A621954 FENCING PROVISION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

7



SCHEDULE OF EASEMENTS

PLAN NO.

SP 6710

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

Lots 427 and 428 are each subject to a right of carriageway (appurtenant to Lot 429 on the plan) over that portion of the right of way (private) as passes through such Lots.

Lot 429 is together with a right of carriageway over the right of way (private) shown on the plan. No profits a prendre or covenants are created to benefit or burden any Lots shown on the plan.

The Director of Housing
Registered Proprietor of the land
shown on the plan in the
presence of -

Certified correct for the purposes
of the Real Property Act 1862,
as amended

Terence Law Lockhart,
DIRECTOR OF HOUSING.

6710

This is the schedule of easements attached to the plan of

..... comprising part of the land in

Bridgewater Subdivision

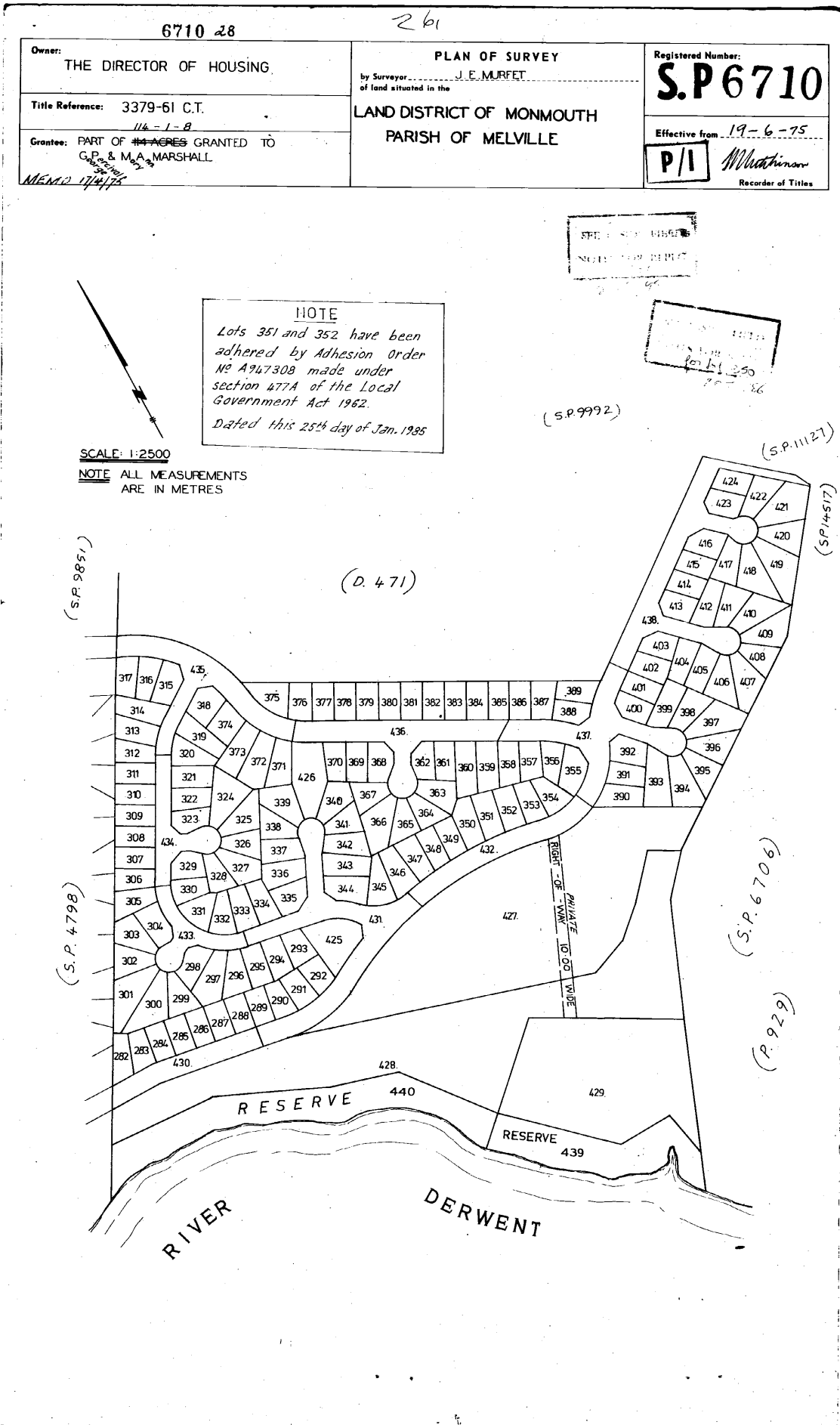
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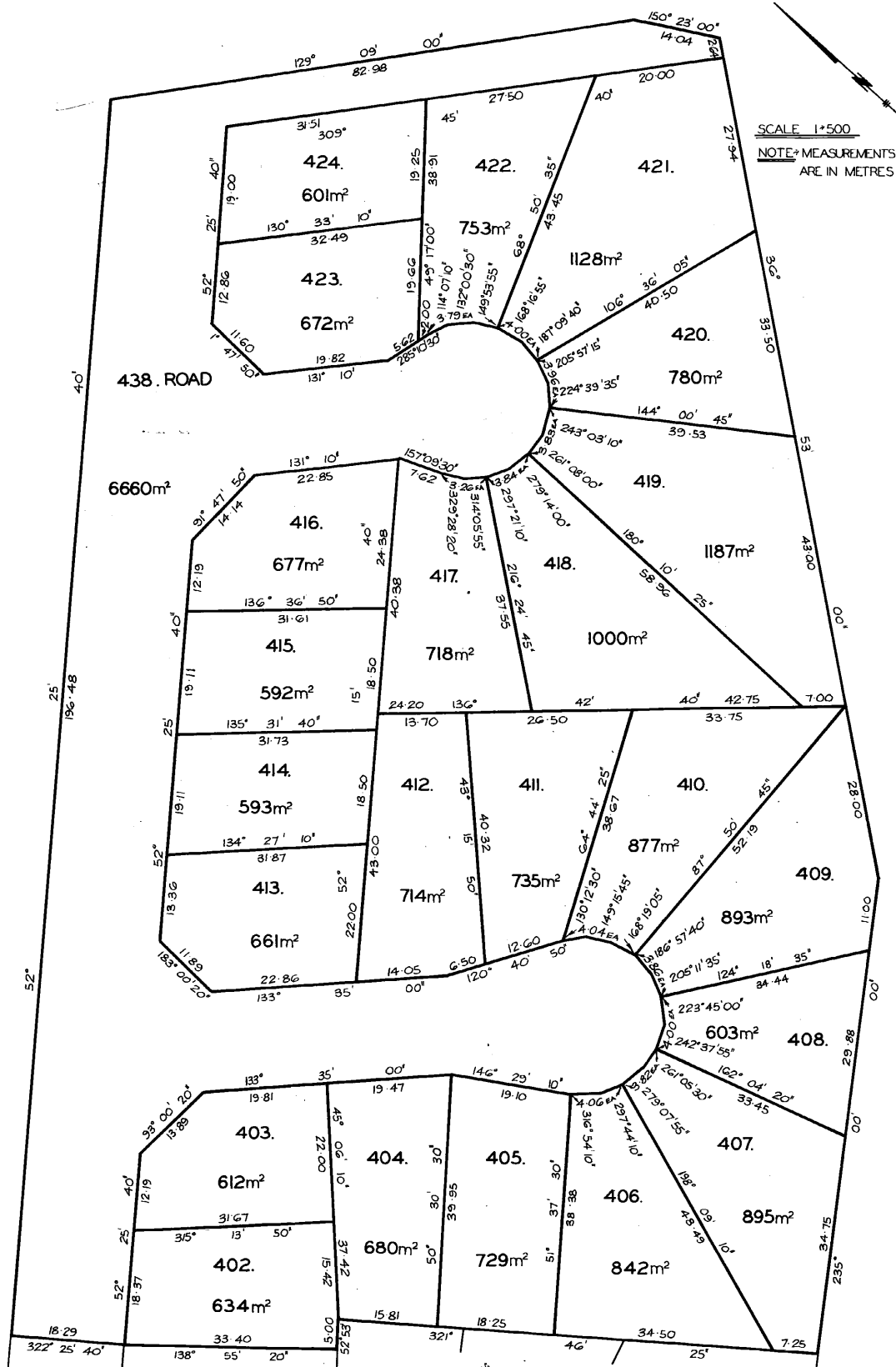
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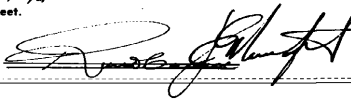
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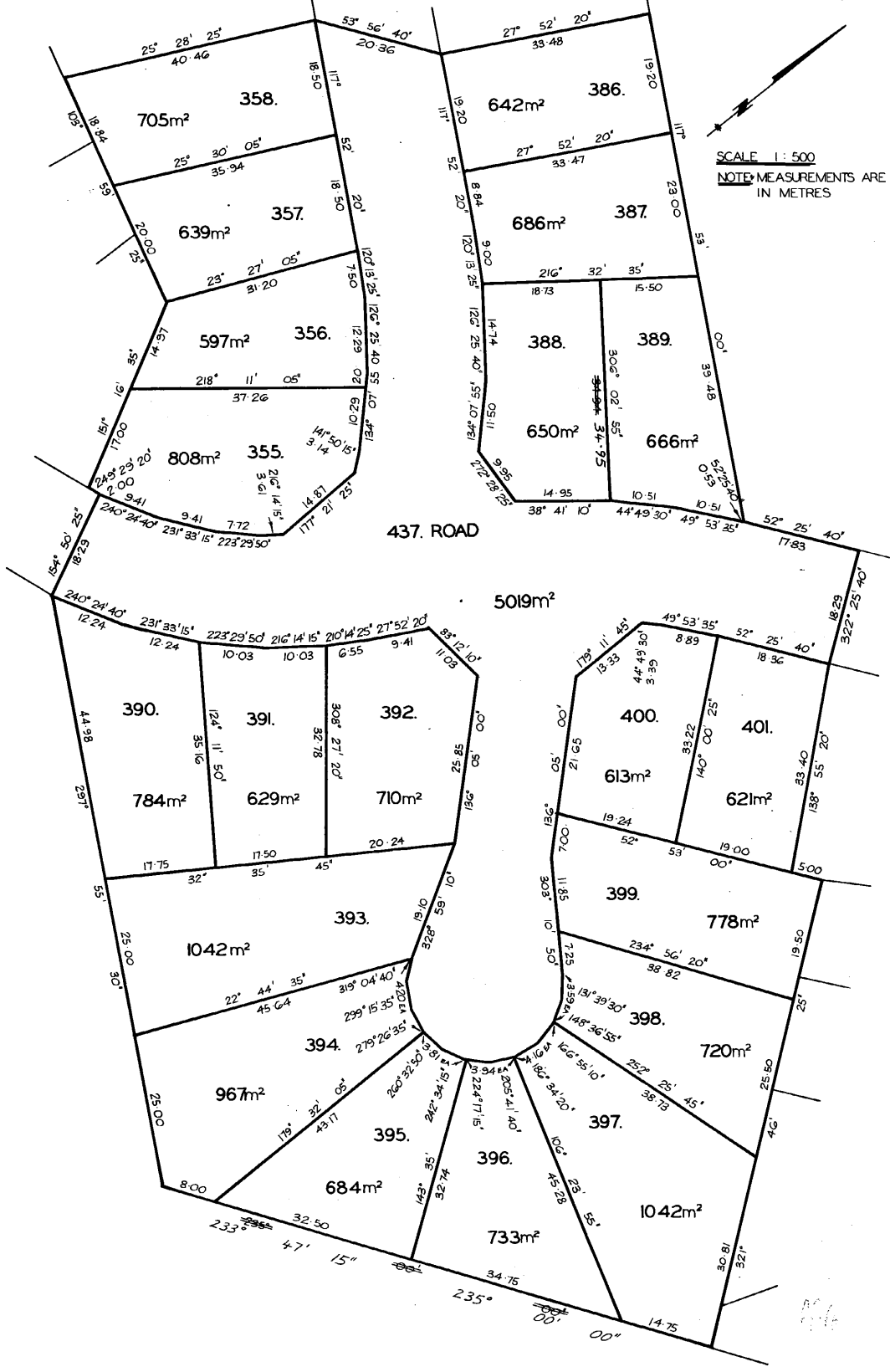
Council Clerk/Town Clerk



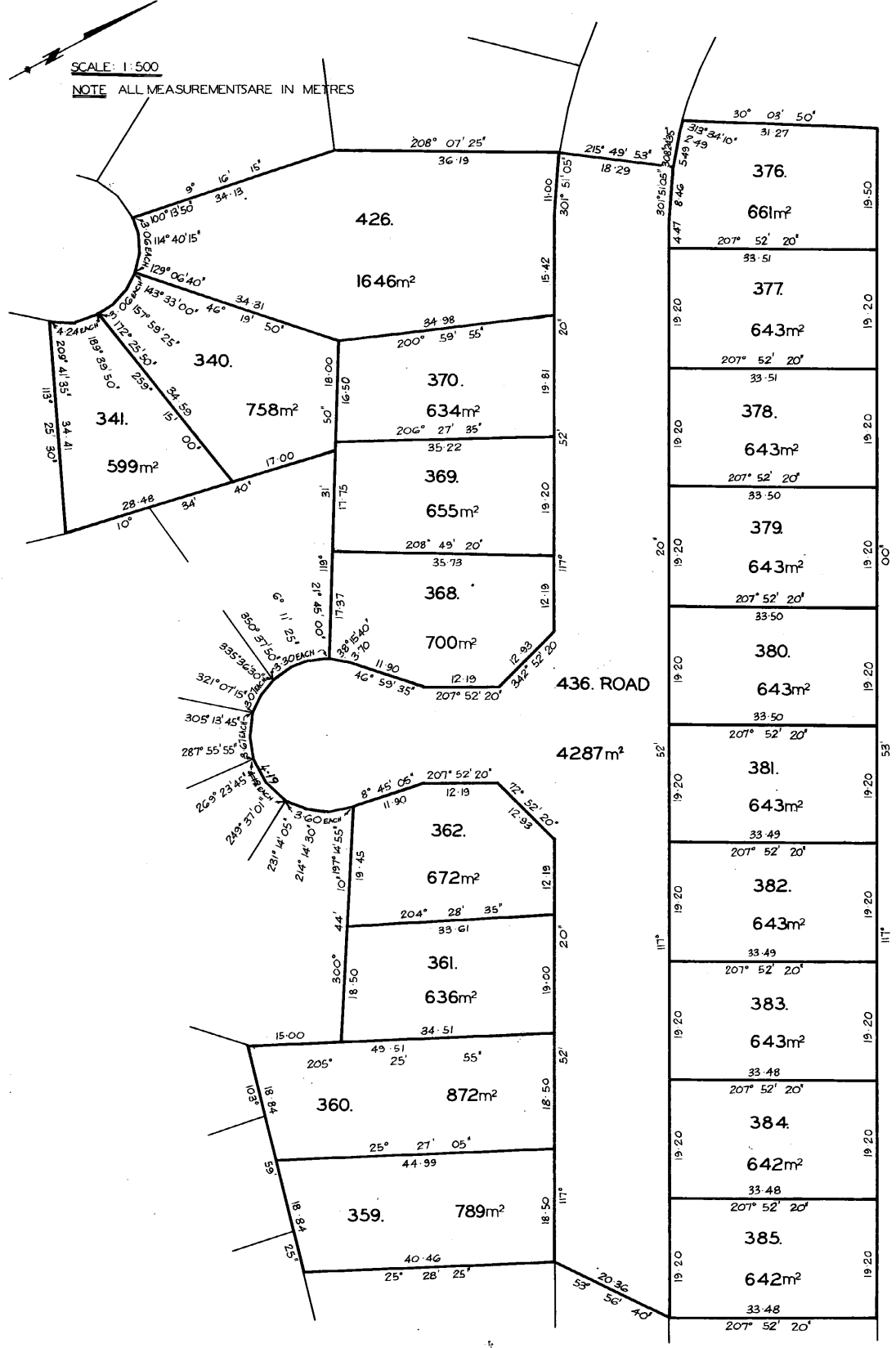
<p>ANNEXURE SHEET No. 1 (of 9 annexures) to plan by Surveyor R.D. CASSELL</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 7-1-74 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P 6710</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: <i>[Signature]</i></p>	
<p>Council Clerk: _____</p>	<p>Owner: Title Reference:</p>	



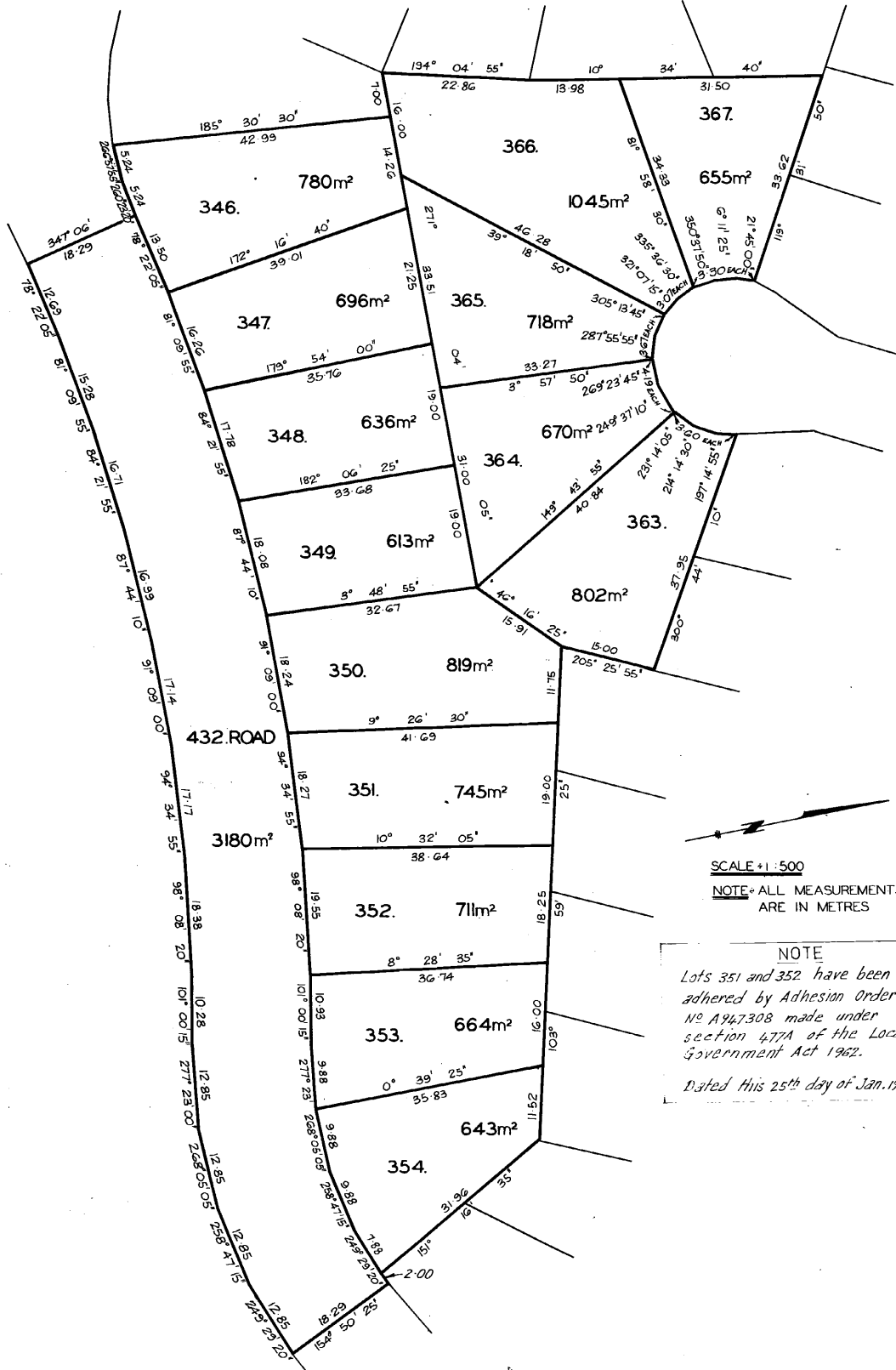
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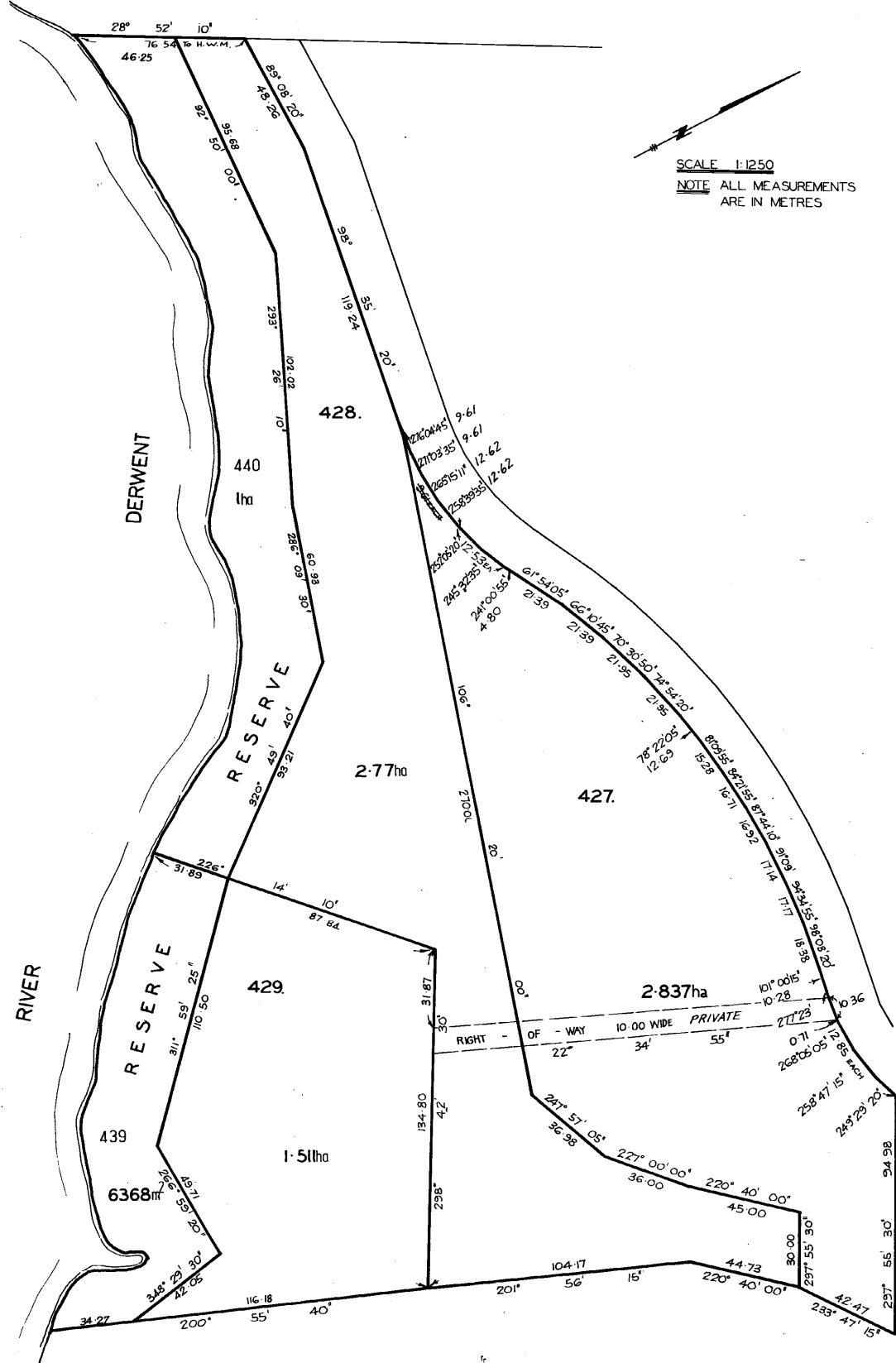
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SEARCH OF TORRENS TITLE

VOLUME 6710	FOLIO 439
EDITION 2	DATE OF ISSUE 30-Aug-1999

SEARCH DATE : 15-Sep-2023

SEARCH TIME : 10.59 AM

DESCRIPTION OF LAND

Parish of MELVILLE, Land District of MONMOUTH
 Lot 439 on Sealed Plan 6710
 Derivation : Part of 114A-1R-8Ps Gtd to G P and M A Marshall
 and duly surrendered by Sealed Plan No. 6710
 Prior CT 3473/25

SCHEDULE 1

SP 6710 THE CROWN

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

7



SCHEDULE OF EASEMENTS

PLAN NO.

SP 6710

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

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The Director of Housing
Registered Proprietor of the land
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presence of -

Certified correct for the purposes
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Terence Law Lockhart,
DIRECTOR OF HOUSING.

6710

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Bridgewater Subdivision

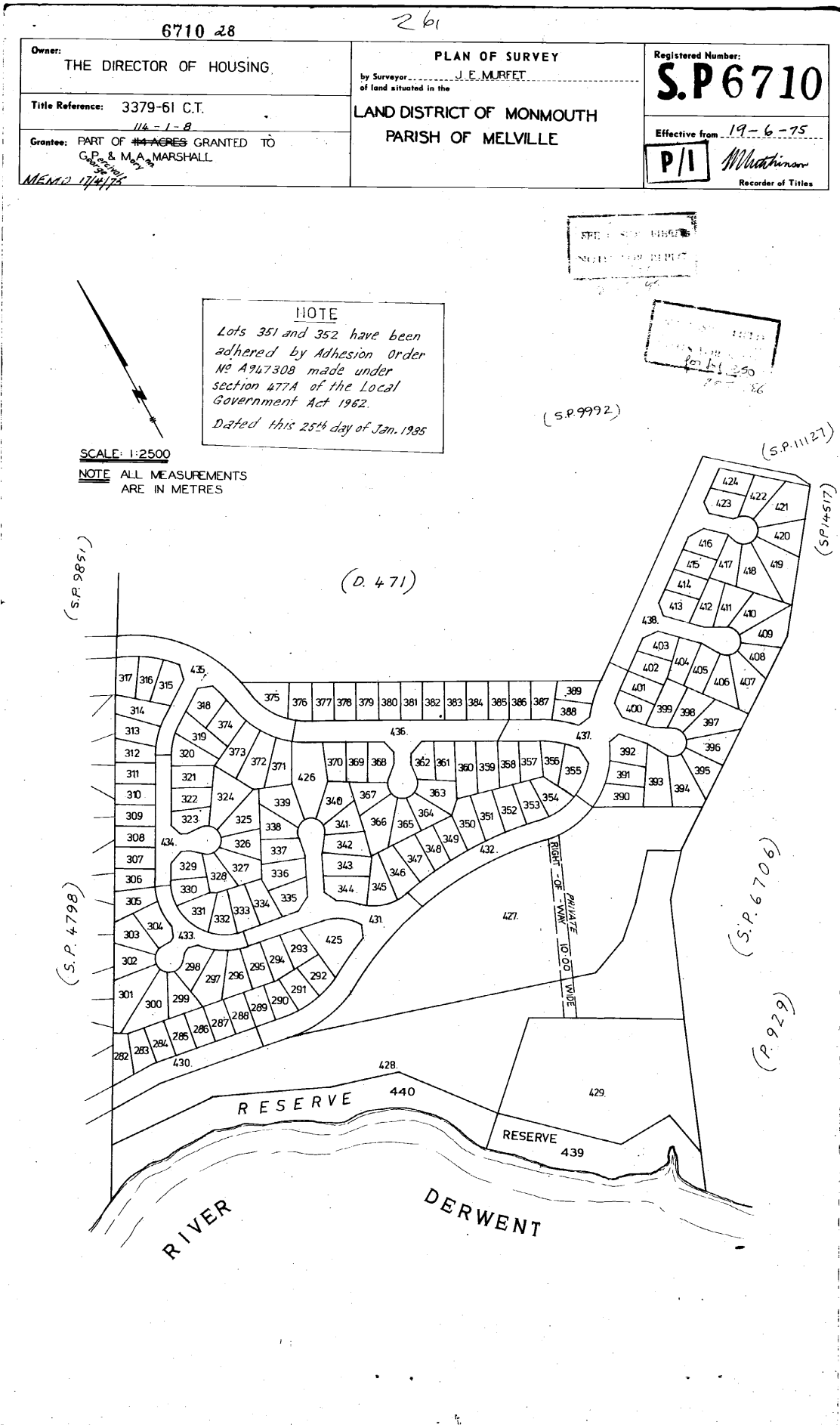
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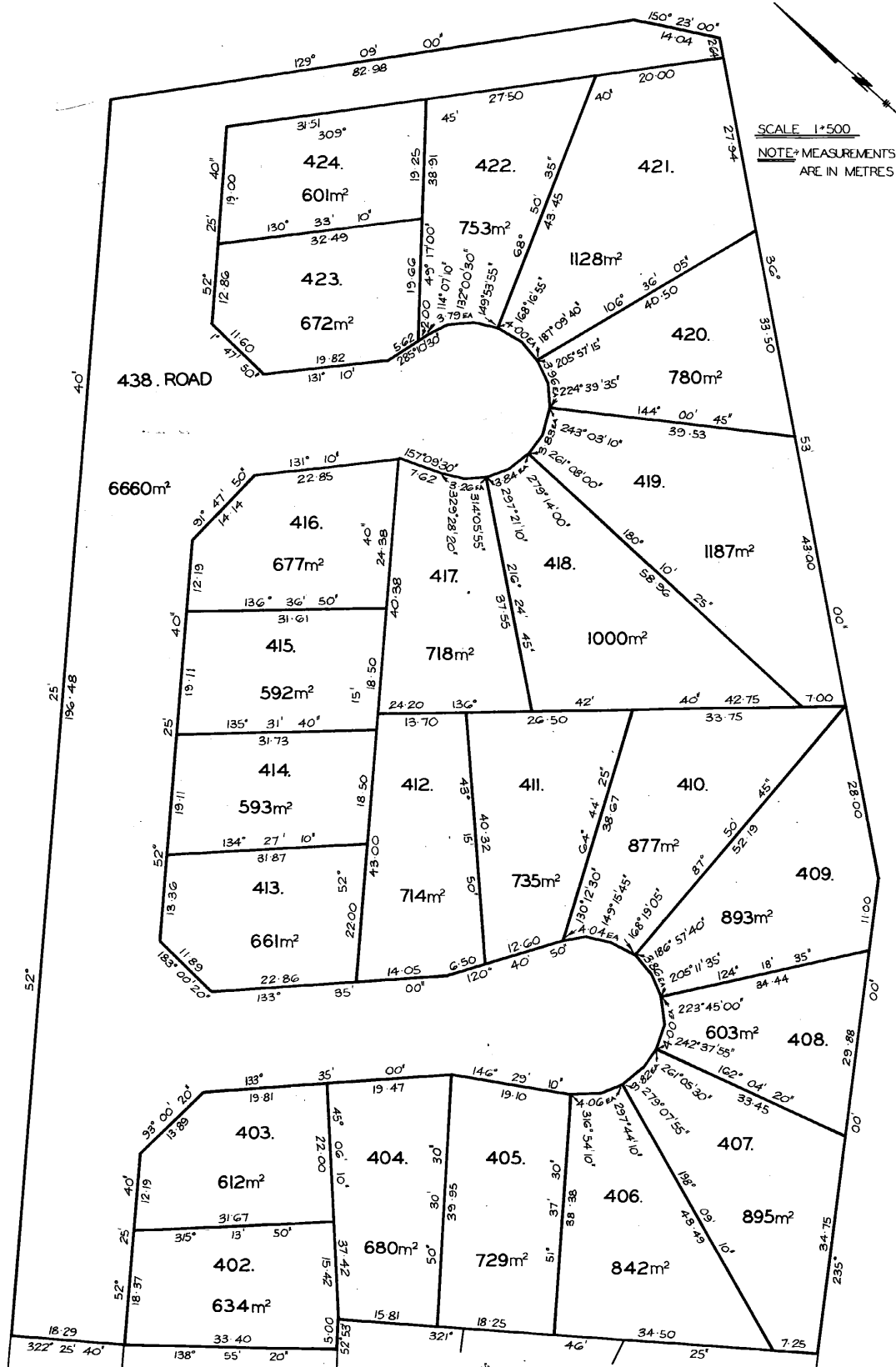
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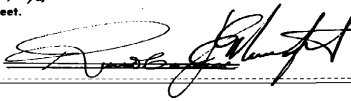
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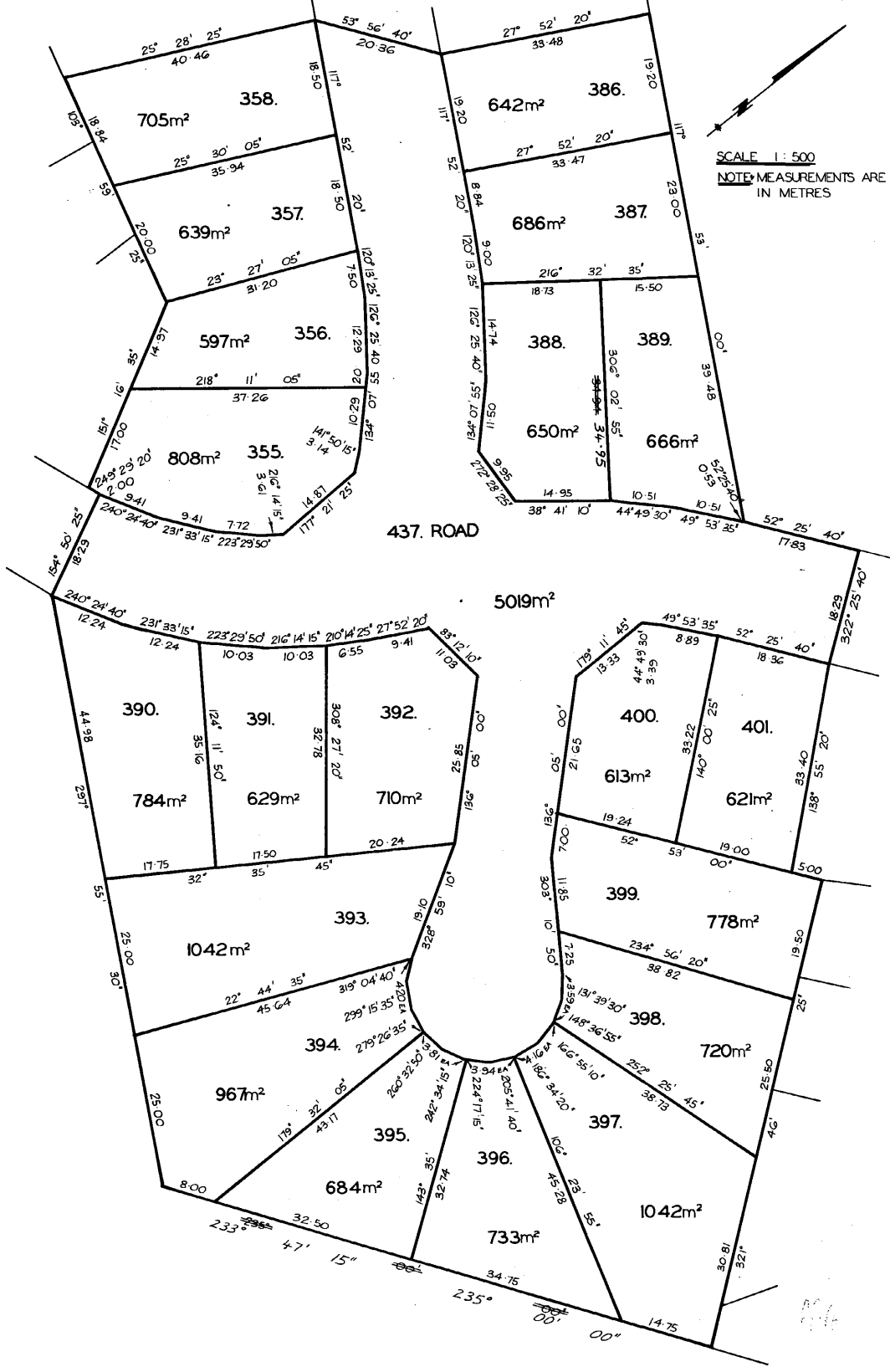
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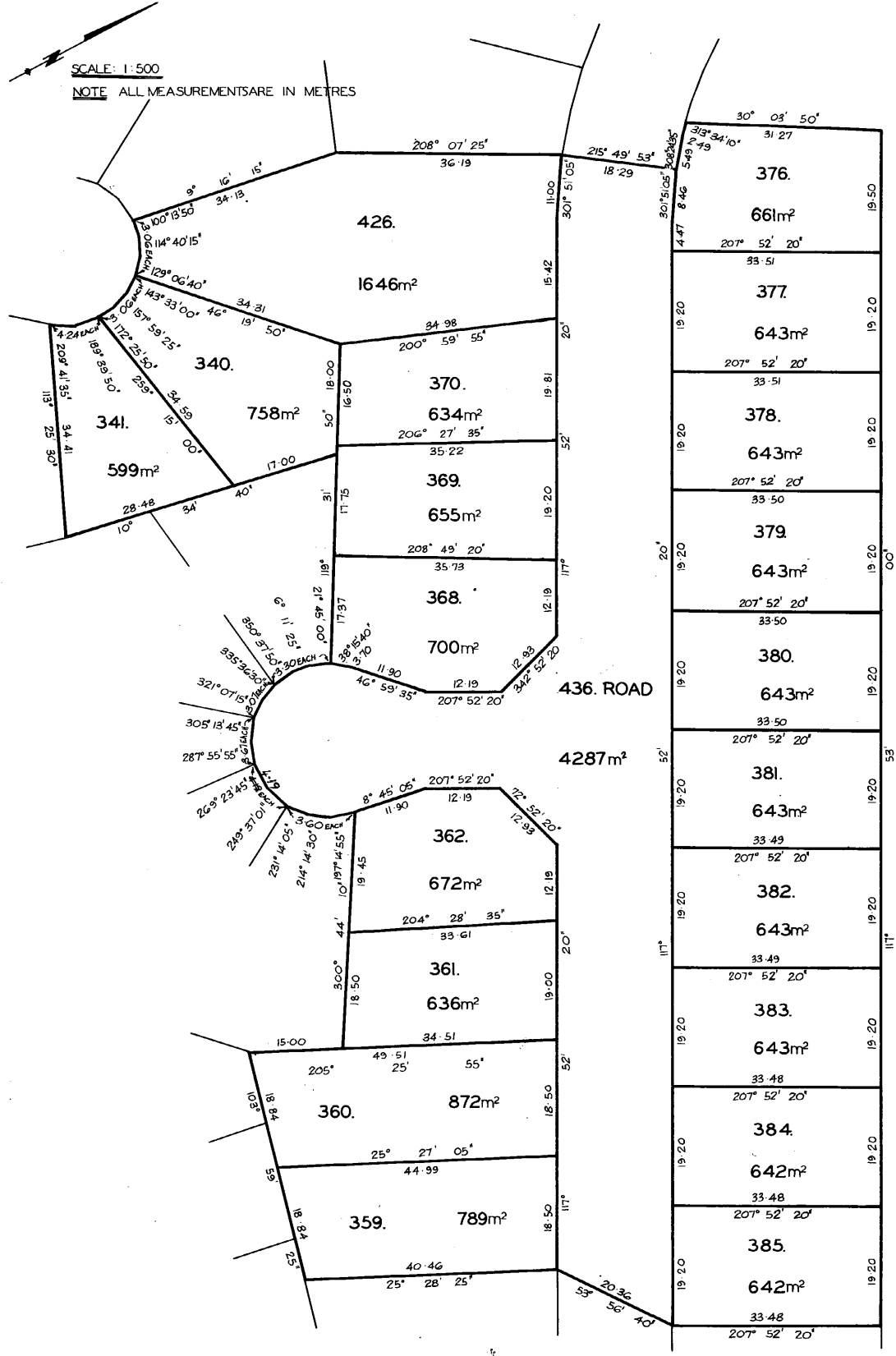
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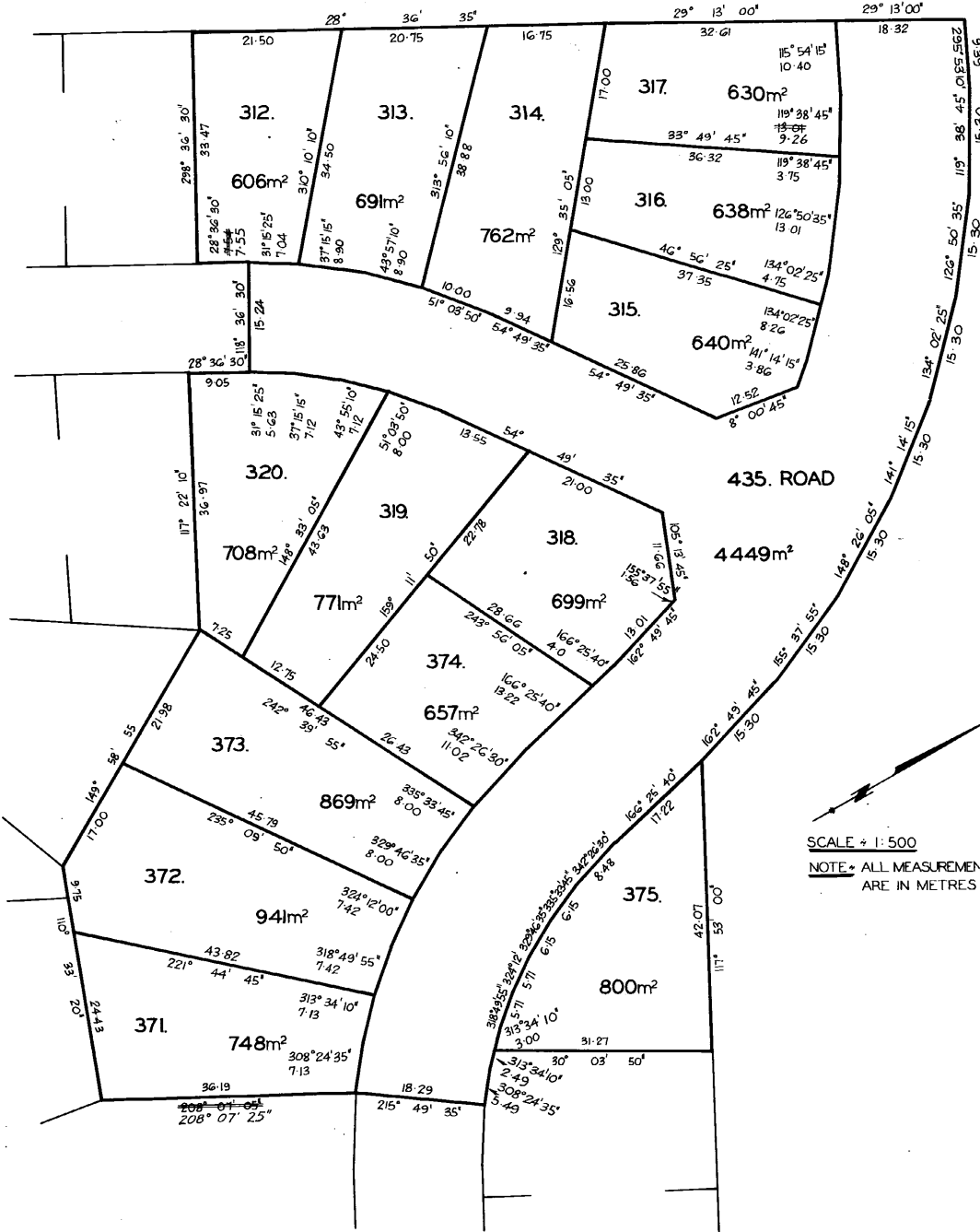
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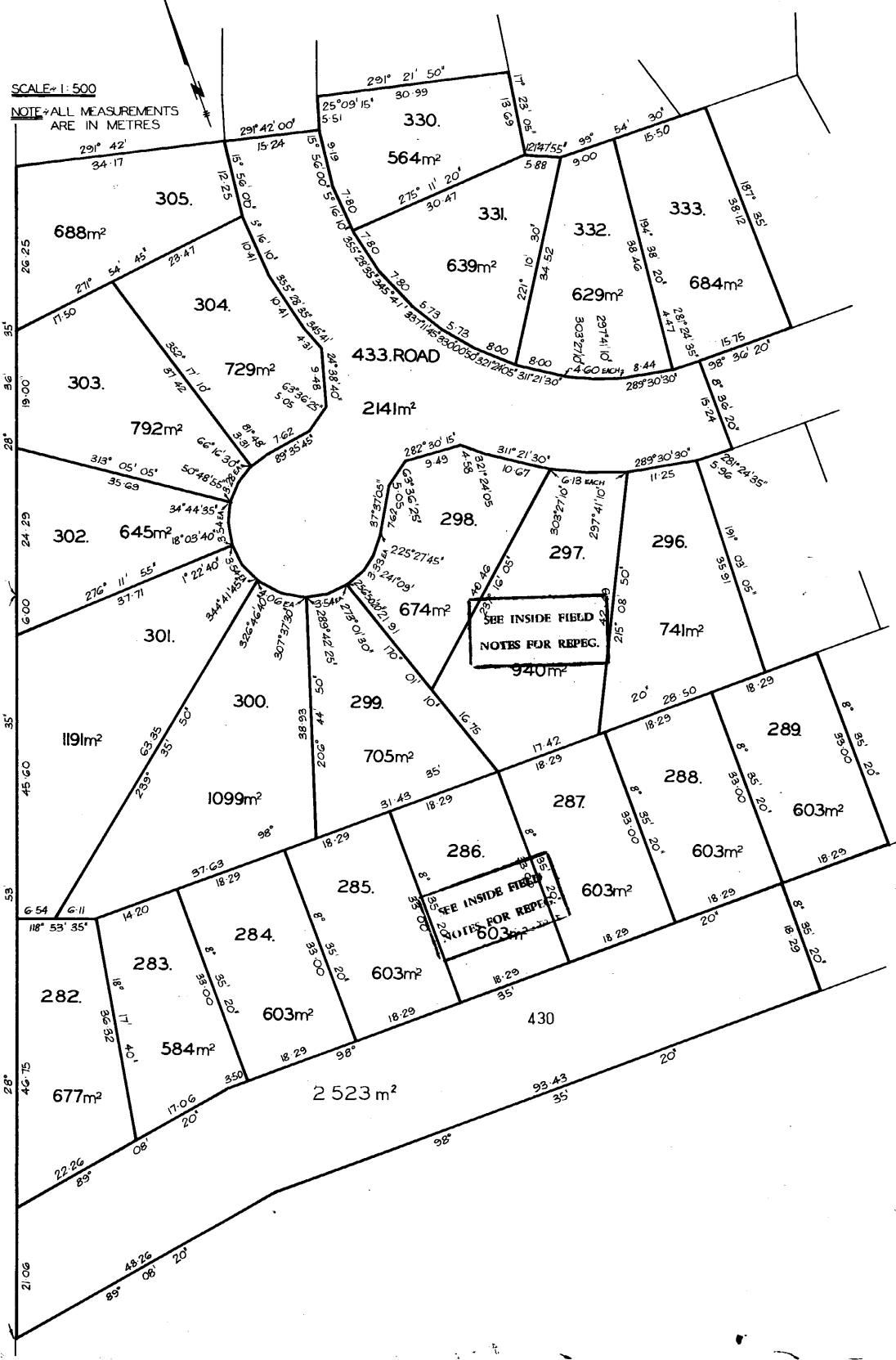
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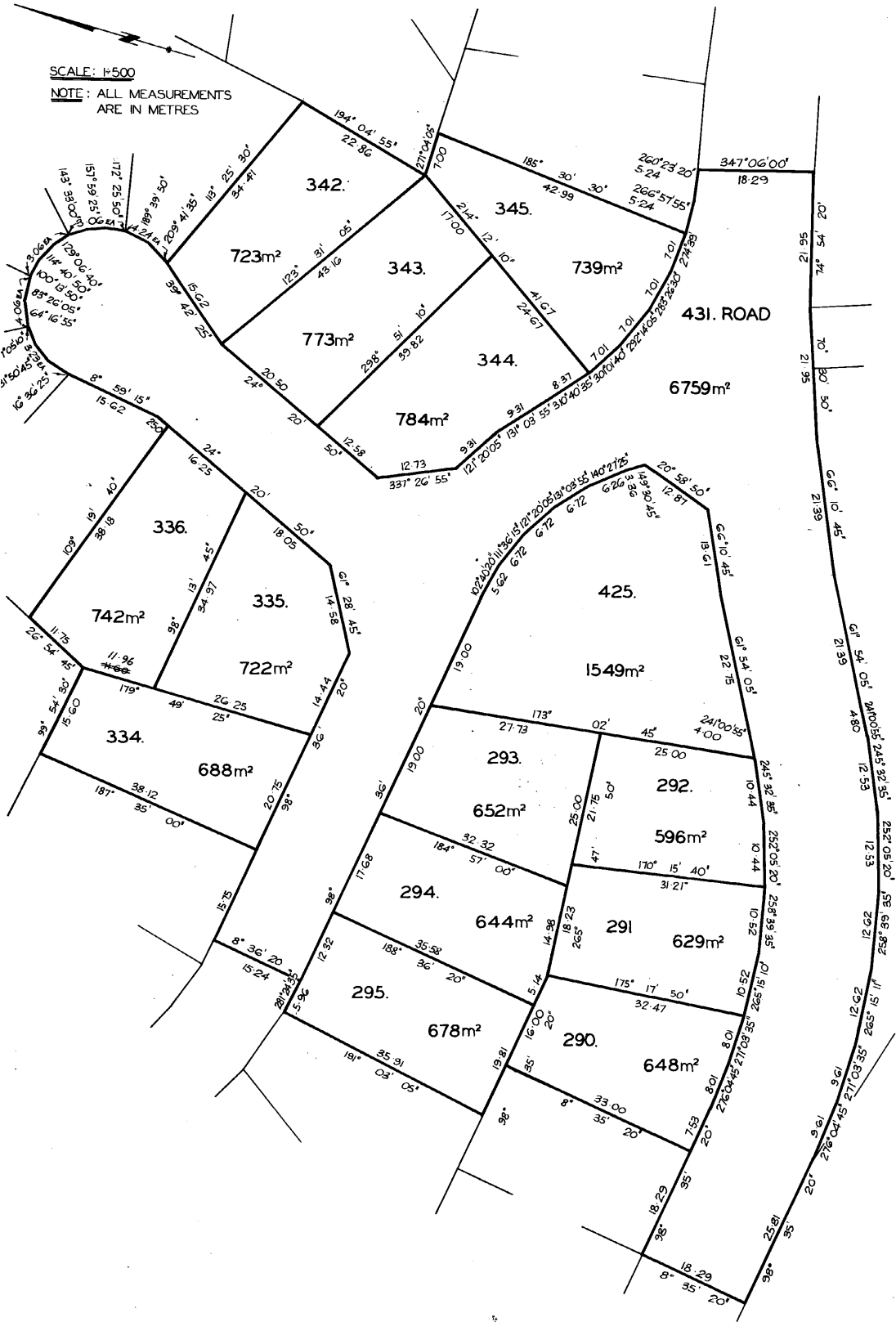
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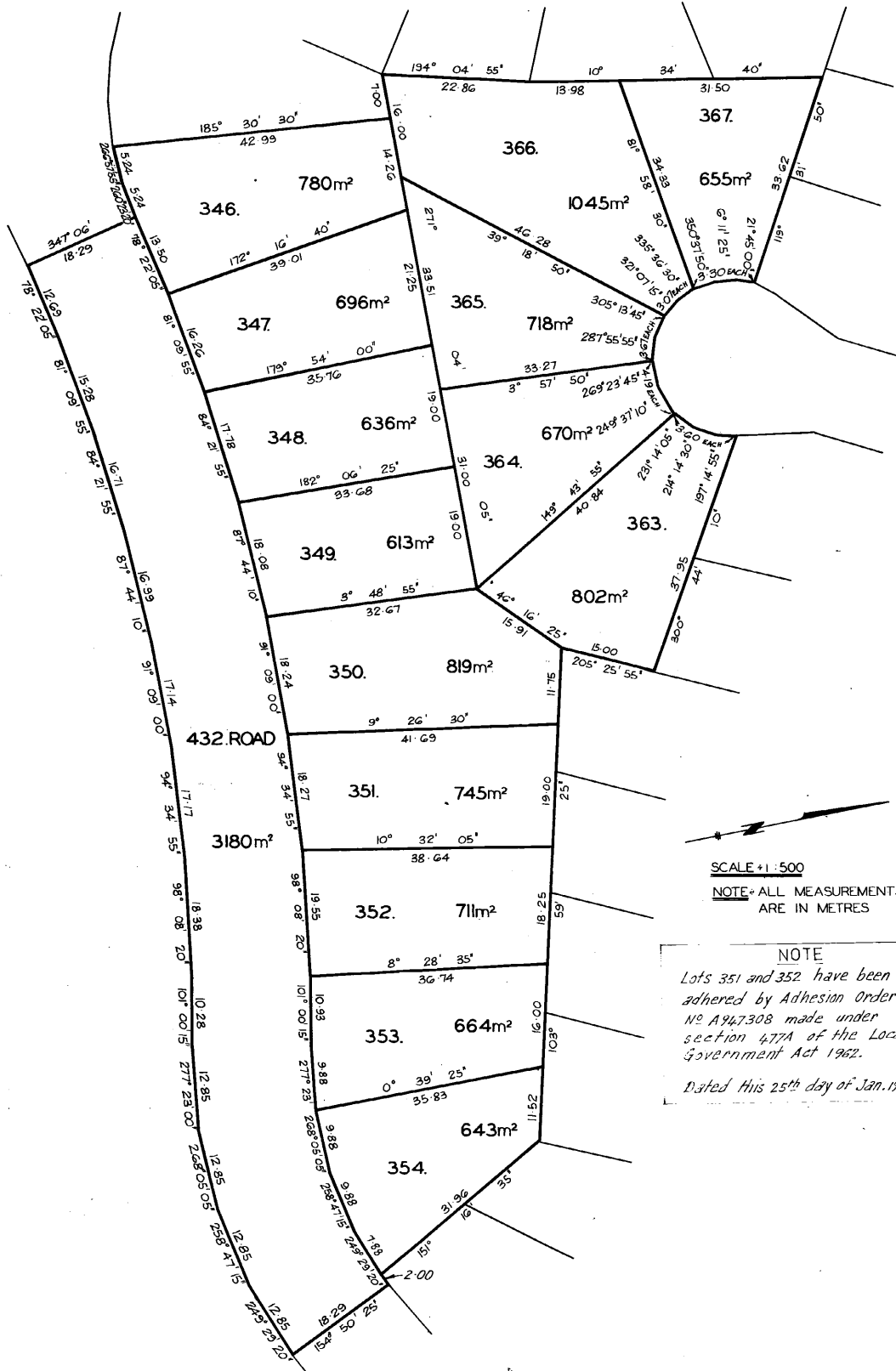
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<p>Council Clerk</p>	<p>Owner:</p>	<p></p>
<p>Title Reference:</p>		

