



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

SA2024/001

LOCATION OF AFFECTED AREA

11 COVE HILL ROAD, BRIDGEWATER

DESCRIPTION OF DEVELOPMENT PROPOSAL

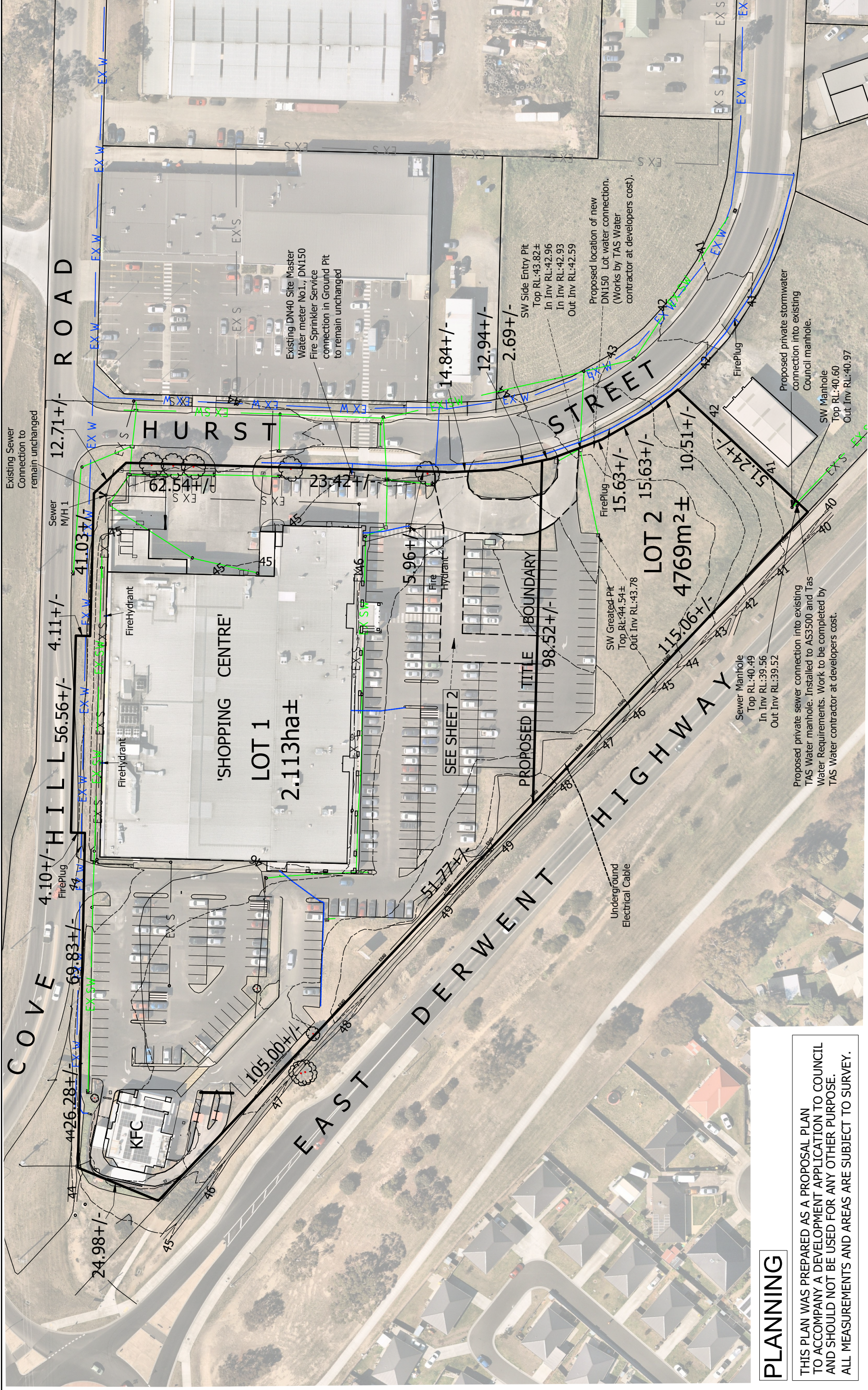
SUBDIVISION (2 LOTS)

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 IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **19/03/2024**. 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



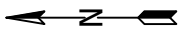
PLANNING


THIS PLAN WAS PREPARED AS A PROPOSAL PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

Notes:

- All site levels are AHD83.

PROPOSED 2 LOT SUBDIVISION
'COVE HILL SHOPPING CENTRE', 11 COVE HILL ROAD,
BRIDGEWATER, 7030
C.T. 34163-1





WOOLCOTT SURVEYS

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Date
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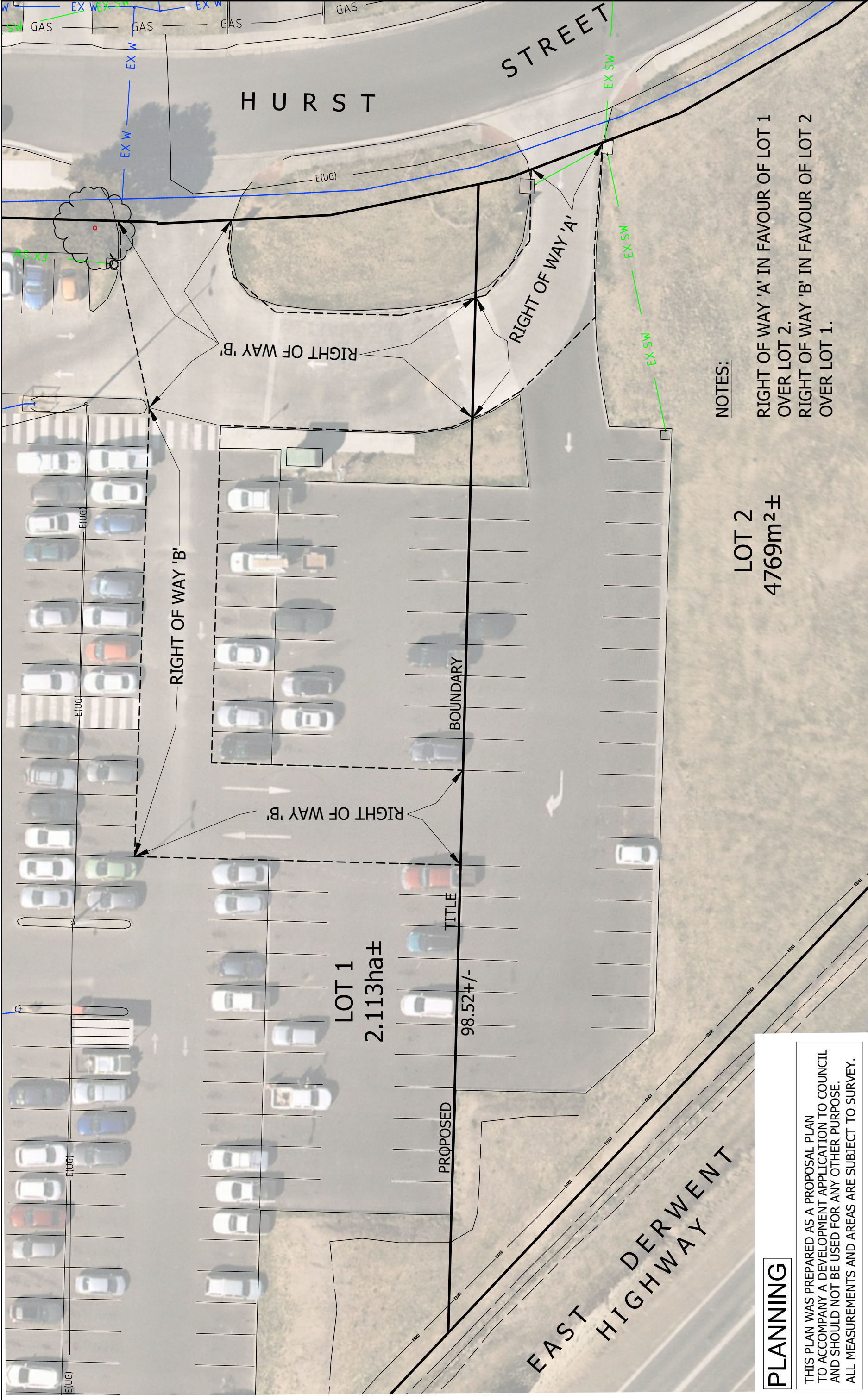
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Job Number
H231101



PLANNING

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NOTES:

RIGHT OF WAY 'A' IN FAVOUR OF LOT 1 OVER LOT 2.
RIGHT OF WAY 'B' IN FAVOUR OF LOT 2 OVER LOT 1.

Notes:

- All site levels are AHD83.

PROPOSED 2 LOT SUBDIVISION
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WOOLCOTT SURVEYS

BUSHFIRE HAZARD EXEMPTION REPORT

Two (2) Lot Subdivision

Owners:

E. Kalis Properties Pty Ltd.

Property address:

11 Cove Hill Rd, Bridgewater

Brighton Council
General Business Zone

Author

James Stewart

Woolcott Surveys
(03) 6332 3760

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Executive Summary

The proposed two lot subdivision is subject to a bushfire threat, with the title partially subject to the bushfire prone areas overlay under the *Tasmanian Planning Scheme – Brighton*.

It is assessed that there is insufficient increase in risk to warrant a bushfire hazard management plan for this application. This assessment is based on:

- There is no increase in risk as a result of the proposed subdivision.
- Lot 2 is not subject to the Bushfire prone areas code, being located on land **not** mapped under the Bushfire Prone Areas overlay.
- Suitable water coverage is provided via hydrants on Cove Hill Road and Hurst Street. Internal hydrant systems are located inside the property boundaries.
- Compliant access is provided via Cove Hill Road and Hurst Street.

Council: Brighton Council

Zoning: General Business Zone

Property details: 11 Cove Hill Road, Bridge Water

Proposal: 2 Lot Subdivision

Conclusions and

Recommendations: The proposed 2 Lot Subdivision is considered exempt under clause C13.4.1 a) of the *Bushfire Prone Areas Code of the Tasmanian Planning Scheme – Brighton*

Author	Version number	Date
James Stewart	1.0	06/12/2023

DISCLAIMER

This report deals with the potential bushfire risk only, all other statutory assessments sit outside of this report. This report is not to be used for future or further development on the site, other than what has been specifically provided for in the certified plans attached. Woolcott Surveys accepts no responsibility to any purchaser, prospective purchaser or mortgagee of the property who in any way rely on this report. This report does not guarantee that buildings will survive in the event of a bushfire event. If characteristics of the property change or are altered from those which have been identified, the exempt classification may be different to that which has been identified in this report. In this event the report is considered to be void.

Signed:



Author: James Stewart

Position: Town Planner and Accredited Bushfire Practitioner BFP 157

1. Proposal

Application is made for a 2-lot subdivision for land at 11 Cove Hill Road, Brighton. The land has frontage onto both Cove Hill Road in the north and Hurst Street to the east. The Application seeks to subdivide off a 4769m² portion of land in the southern part of the site. The balance lot will retain the existing Cove Hill Road shopping centre and take away premises. The portion of land being subdivided off is currently vacant.

Both lots are within the General Business Zone

Lot Number	Proposed Lot Size
Lot 1	2.1ha
Lot 2	4769m ²

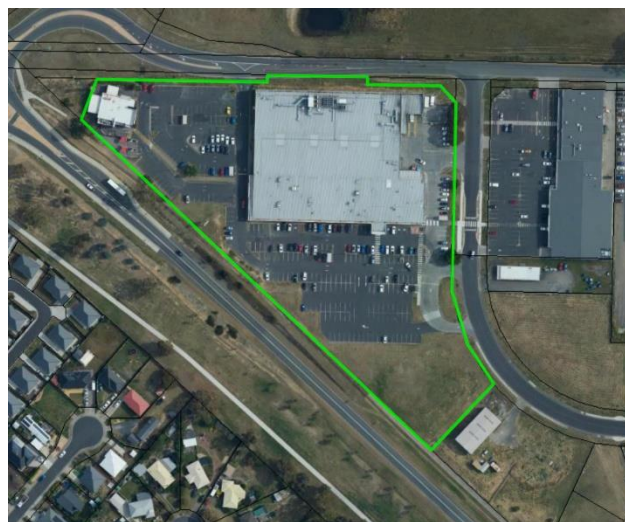


Figure 1 – Aerial view of 11 Cove Hill Road, Bridgewater. Existing title boundaries shown.

The proposed location and layout for the subdivision is shown below:

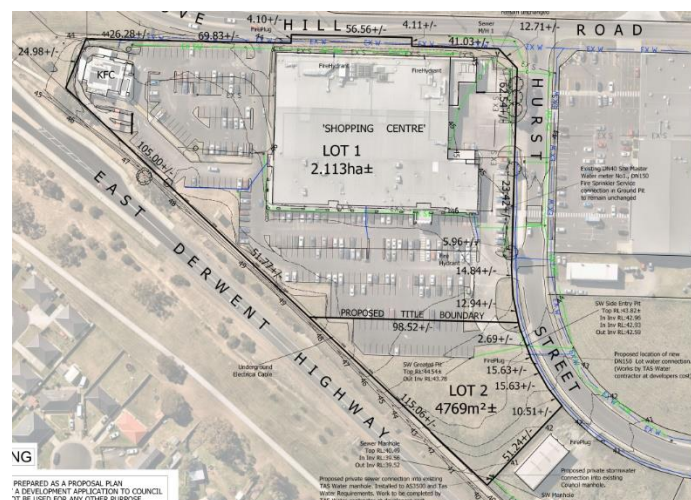


Figure 2 – Lot boundaries, showing location of proposed subdivision.

2. Site and Surrounds Details

The land being developed is within a commercial landscape. The area of lot 2 is currently vacant, with a small amount of parking associated with Cove Hill shopping centre. The balance lot contains the Cove Hill shopping centre, parking areas, and a take away premises.

The site adjoins other commercial and industrial land to the east, pasture to the north, and residential to the south and west.

According to TasVeg 4.0 the subject site is entirely classified as FUR (Urban Areas). This is reflective of the current use of the land. Land to the north which is currently used as pasture is shown as FAG (agricultural land)

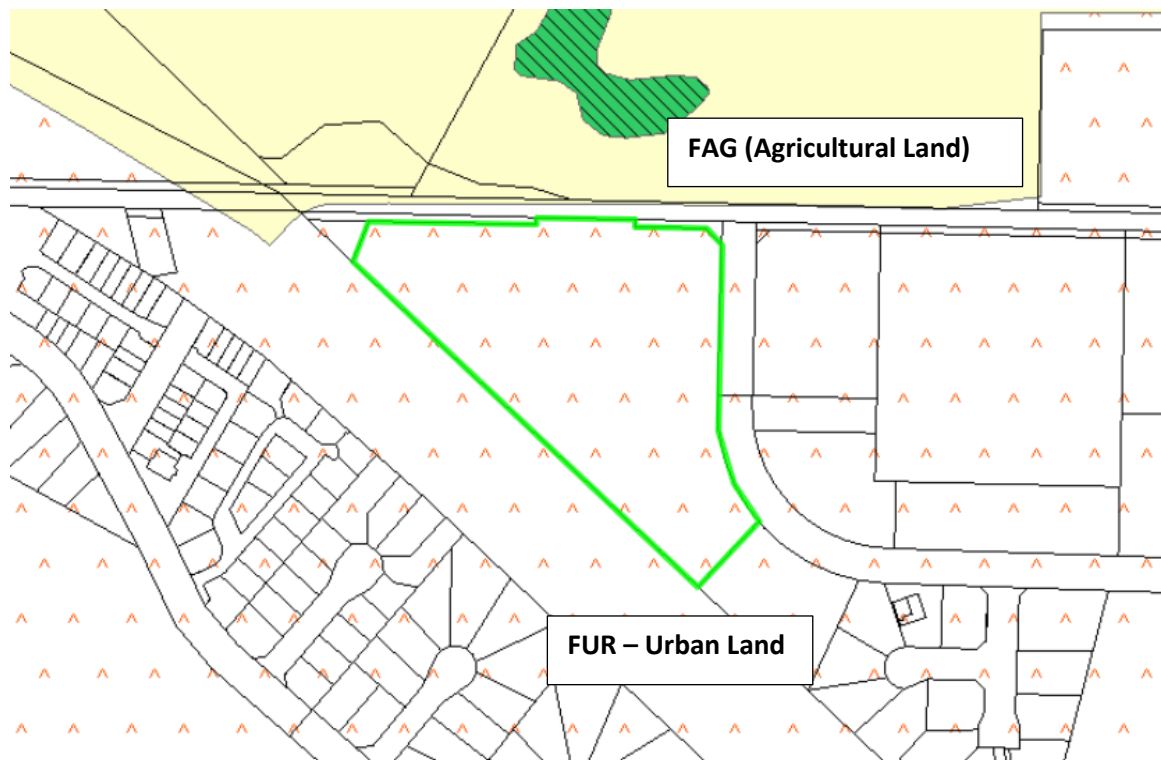


Figure 3 - TasVeg 4 mapping for the portion of land being subdivided.

3. Land Use Planning

The area being subdivided is contained entirely within the General Business Zone. Industrial zoned land is located to the north, residential to the south west, and more business land to the east.

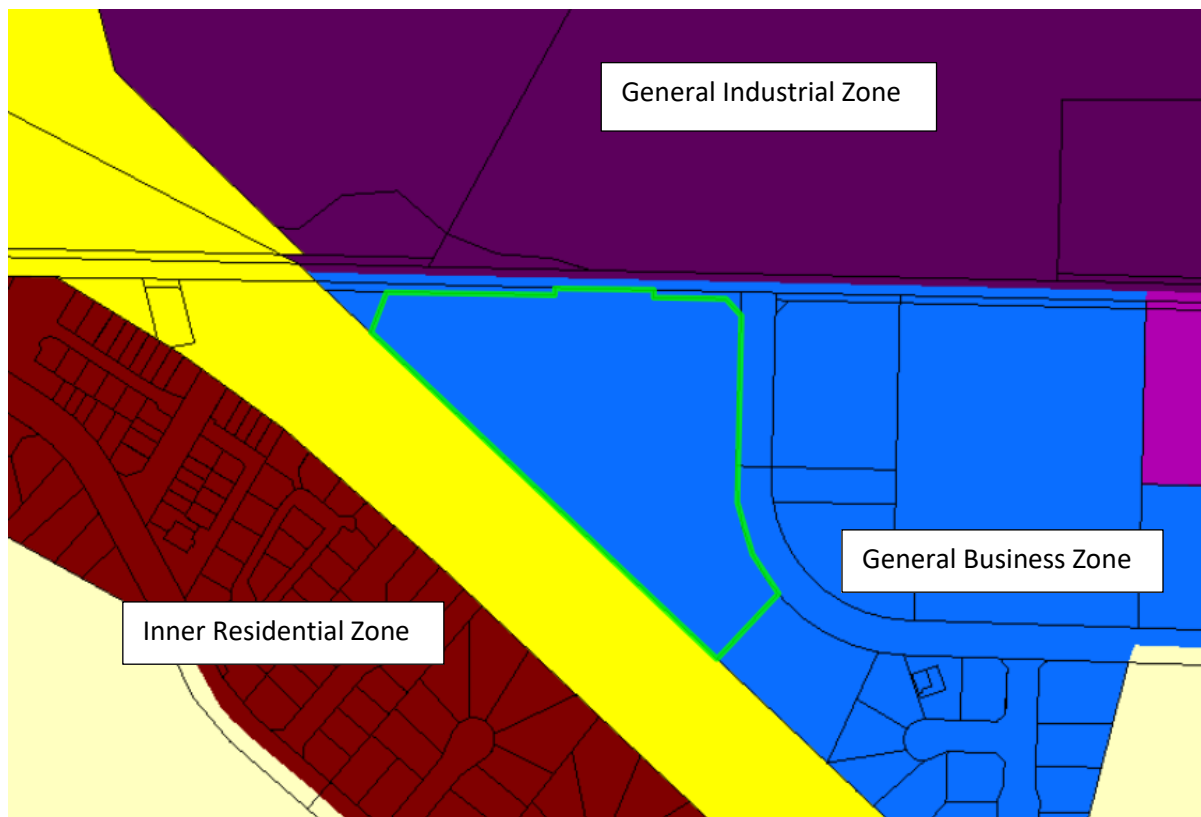


Figure 4 - Zoning of the site and surrounds.

The land is only partially subject to the bushfire prone areas overlay, with a 40m strip impacting the northern part of the title. The balance of lot is not mapped as bushfire prone, nor is it subject to the requirements of the code.

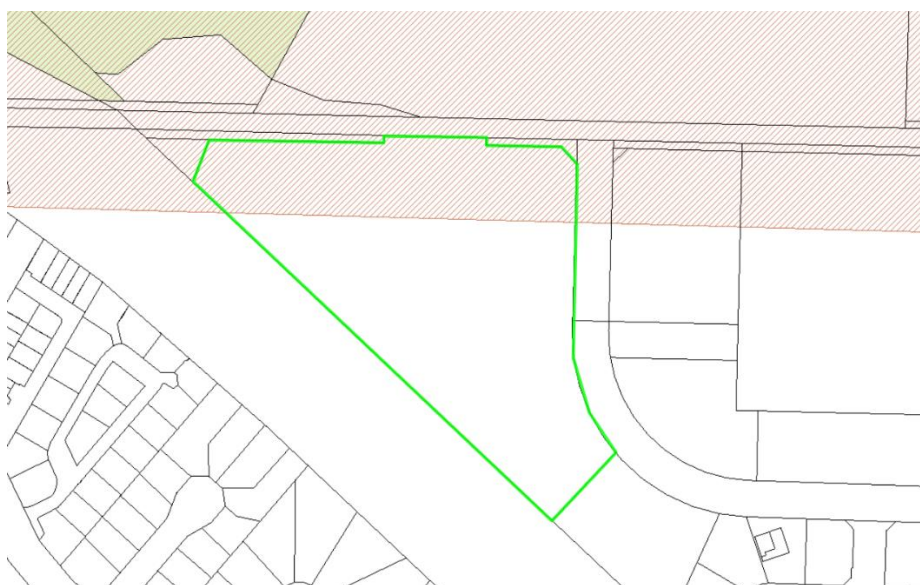


Figure 5 - Subject site showing extent of bushfire prone area overlay mapping.

4. Access

The subdivision will have no impact on the lots ability to provide suitable access. Existing access points are provided for lot 1 off Cove Hill Road and Hurst Street. There is an existing access for lot 2 off Hurst Street.

5. Water

There is reticulated water provided along both Cove Hill Road and Hurst Street. Hydrants are situated in proximity of both lots. There are internal fire systems on site to comply with fire fighting regulations for commercial buildings.

6. Slope

The land is generally flat sitting at the 40m contour.

7. Conclusions and Justification

C13.0 Bushfire Prone areas code applies, as the subdivision is occurring on land which is mapped as bushfire prone on a planning scheme overlay. There is however an insufficient increase in risk from the development to warrant the provision of bushfire hazard management measures for the development.

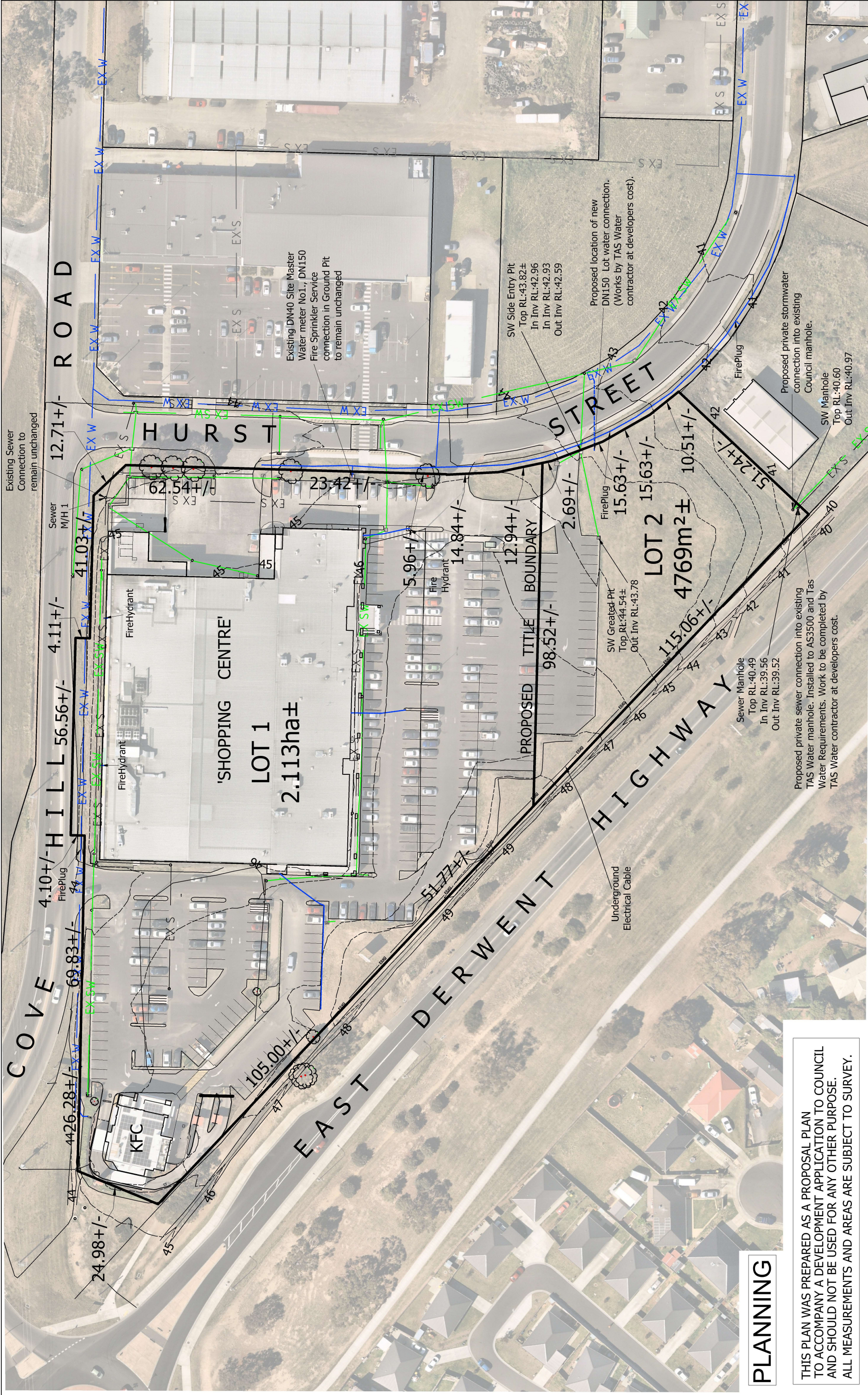
This is primarily on the basis that the new lot 2 is not subject to the bushfire prone areas overlay, with only a small section of the overall site being impacted by the overlay. Future development on lot 2, and the balance of lot 1 is not mapped as bushfire prone under the existing overlay.

The risk is assessed as low, and suitable for the issuing of an exemption.

8. Recommendations

The proposed 2 Lot subdivision at 11 Cove Hill Road, Bridgewater, is considered exempt under clause C13.4.1 a) of the *Bushfire Prone Areas Code of the Tasmanian Planning Scheme – Brighton*. .

Annexure 1 – Proposal Plan



Notes: - All site levels are AHD83.	<p>PROPOSED 2 LOT SUBDIVISION</p> <p>'COVE HILL SHOPPING CENTRE', 11 COVE HILL ROAD,</p> <p>BRIDGEWATER, 7030</p> <p>C.T. 34163-1</p>	 N	 WOOLCOTT SURVEYS				10 Goodman Court Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Fax (03) 6332 3764 Email: office@woolcottsurveys.com.au		Job Number H231101	
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Annexure 2 – Bushfire Prone Areas Certificate

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

11 Cove Hill Road, Bridgewater

Certificate of Title / PID:

CT34163/1

2. Proposed Use or Development

Description of proposed Use and Development:

2 Lot Subdivision

Applicable Planning Scheme:

Tasmanian Planning Scheme – Brighton

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Exemption Report	Woolcott Surveys	06/12/2023	1
Proposed 2 lot Subdivision	Woolcott Surveys	30/11/2023	1

¹ This document is the approved form of certification for this purpose and must not be altered from its original form.

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<input checked="" type="checkbox"/>	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
<input checked="" type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk.

<input type="checkbox"/>	E1.5.1 / C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/>	E1.5.2 / C13.5.2 – Hazardous Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input type="checkbox"/>	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk.
<input type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk.
<input type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk.
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk.
<input type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name: James Stewart

Phone No: 0467 676 721

Postal Address: PO BOX 593, Mowbray, Tas, 7248

Email Address: james@woolcottsurveys.com.au

Accreditation No: BFP – 157

Scope: 1, 2, 3B, 3C

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- ☒ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- ☐ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name: James Stewart

Date: 06/12/2023

Certificate
Number: WS-155

(for Practitioner Use only)



WOOLCOTT SURVEYS



EAST COAST
SURVEYING
CONSULTING SURVEYORS
& LAND PLANNERS

PLANNING REPORT

Application for subdivision – 2 lots

'Cove Hill Shopping Centre' - 11 Cove Hill Road BRIDGEWATER

December 2023

Job Number: H231101

Prepared by: Michelle Schleiger (michelle@woolcottsurveys.com.au)

Town Planner

Reviewed by: James Stewart (james@woolcottsurveys.com.au)

Senior Planner

Rev. no	Description	Date
1	Draft	4 December 2023
2	Final	6 December 2023
3		
4		

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1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

Proposed development

Subdivision of the land – 1 lot to 2 lots.

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal Plan	Woolcott Surveys
Bushfire assessment	Woolcott Surveys

2. Subject site and proposal

2.1 Site details

Address	'Cove Hill Shopping Centre' - 11 Cove Hill Road, Bridgewater TAS 7030
Property ID	7763422
Title	34163/1
Land area	2.590ha
Planning Authority	Brighton Council
Planning Scheme	Tasmanian Planning Scheme – Brighton
Covenants or Agreements	Various together with lease arrangements
Application status	Discretionary application
Existing Access	Single access point of from Cove Hill Road Three access points from Hurst Street
Zone	General Business
General Overlay	Bridgewater Quarry Specific Area Plan Brighton Industrial Hub Specific Area Plan General Business Zone Local Area Objective - Cove Hill area
Overlays	Attenuation area – Bridgewater Quarry Bushfire-prone areas

Existing development	Shopping Centre – (supermarket and various shops under one roof) Take away food premises (with drive through facility)
Existing services and infrastructure	
Water	Reticulated main – TasWater Cove Hill Road and Hurst Street
Sewer	Reticulated main - TasWater
Stormwater	Stormwater to Cove Hill Road and Hurst Street (Brighton) Separate mains south of subject site

2.2 Proposal

The proposal is to undertake a subdivision to create 2 lots from the subject site parcel.

Proposed Lot 1 will contain the existing development comprising the shopping centre building and the take away food premises. Proposed Lot 1 will retain three access points, one from Cove Hill Road and two from Hurst Street. The majority of the existing car parking spaces will be allocated to proposed Lot 1 and this lot will retain all existing service connections.

Proposed Lot 2 will be a vacant lot, with one access from Hurst Street (as existing) contained to the frontage and 35 car parking spaces to be within the lot boundaries of Lot 2. Servicing to Lot 2 is available and proposed connections are included on the proposal plan at Annexure 2.

# Lot	Area	Frontage	Proposed development
1	2.113ha	As existing to Cove Hill Road and Hurst Street	No further development; retain existing.
2	4769m ²	As existing to Hurst Street	Car parking and single access retained. Development of the site is under separate application.

2.3 Images

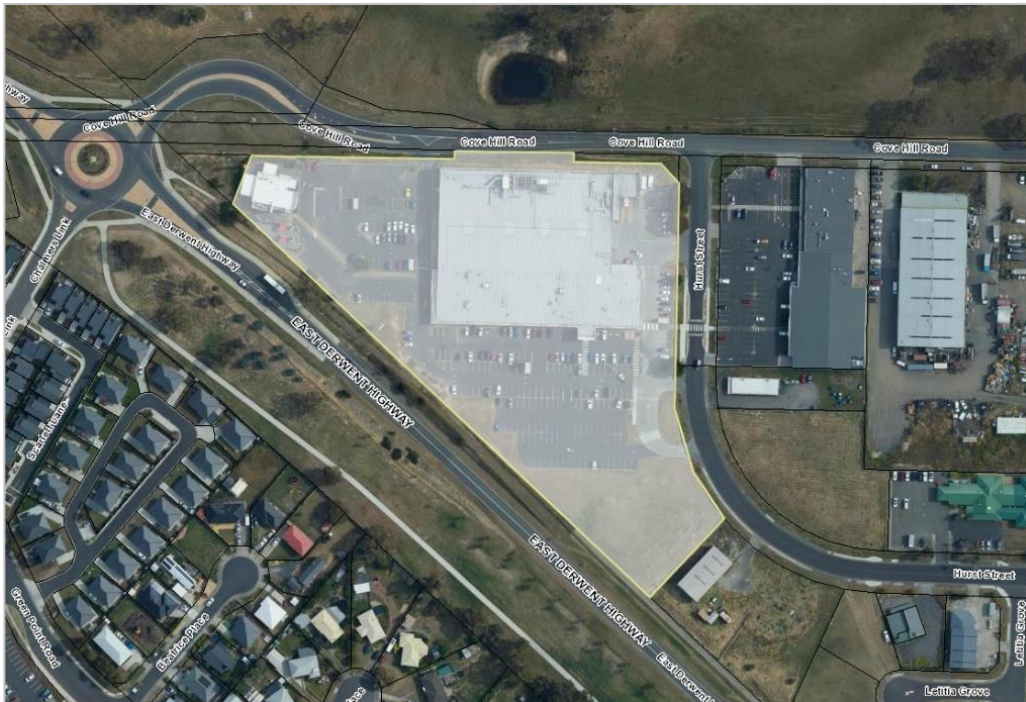


Figure 1 Aerial view of the subject site (Source: LISTMap)



Figure 2 Looking west from southern most access on Hurst Street



Figure 3 Looking east towards southern most access on Hurst Street



Figure 4 Looking north towards shopping complex – main building



Figure 5 Looking south towards proposed Lot 2 area from car park

3. Planning context

3.1 Zoning and overlays

The site is zoned General Business under the Scheme.

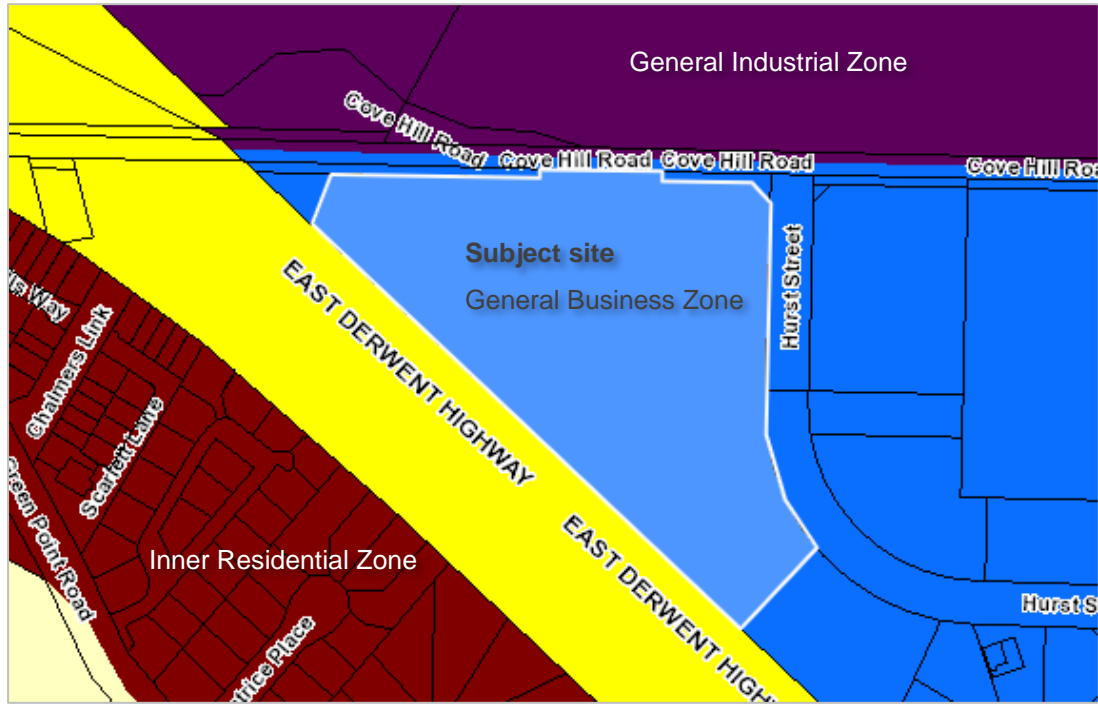


Figure 6 Zoning of the subject site and surrounding area (Source: LISTMap)

The site is affected by several General Overlays. The Bridgewater Quarry Specific Area Plan is shown by the darker shading, and the Brighton Industrial Hub Specific Area Plan in lighter shading. They are overlapping on the subject site.

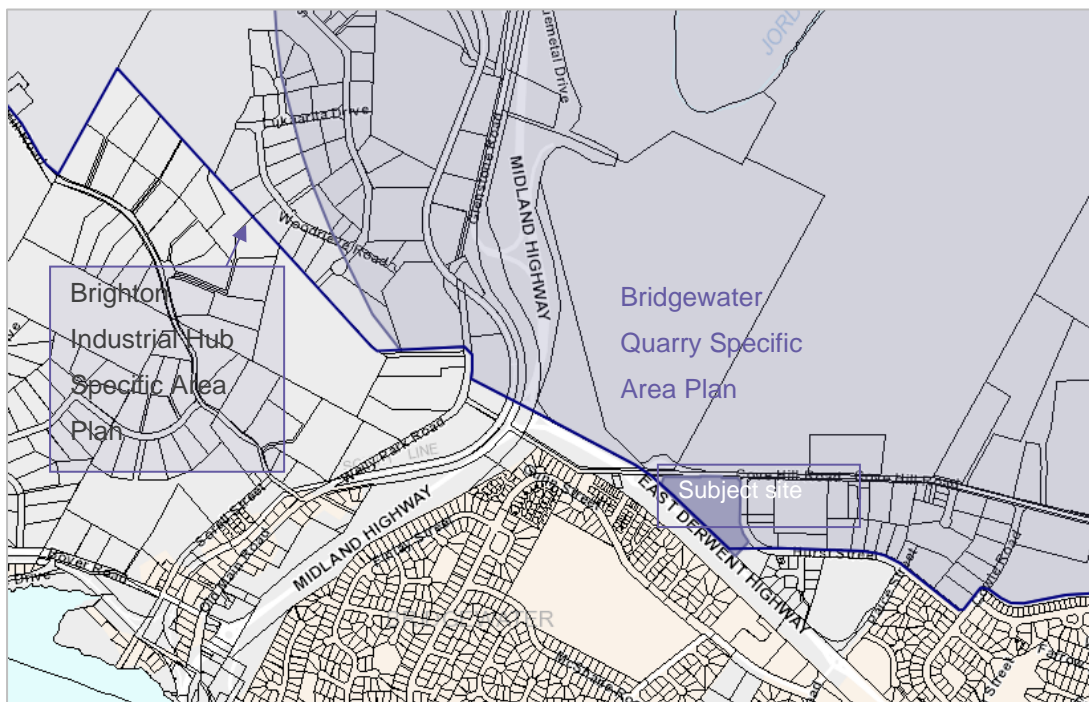


Figure 7 Showing two of the three General Overlays affecting the site (Source: LISTMap)

Under the Local Area Objectives overlay, the site is affected by the General Business Zone Local Area Objective overlay

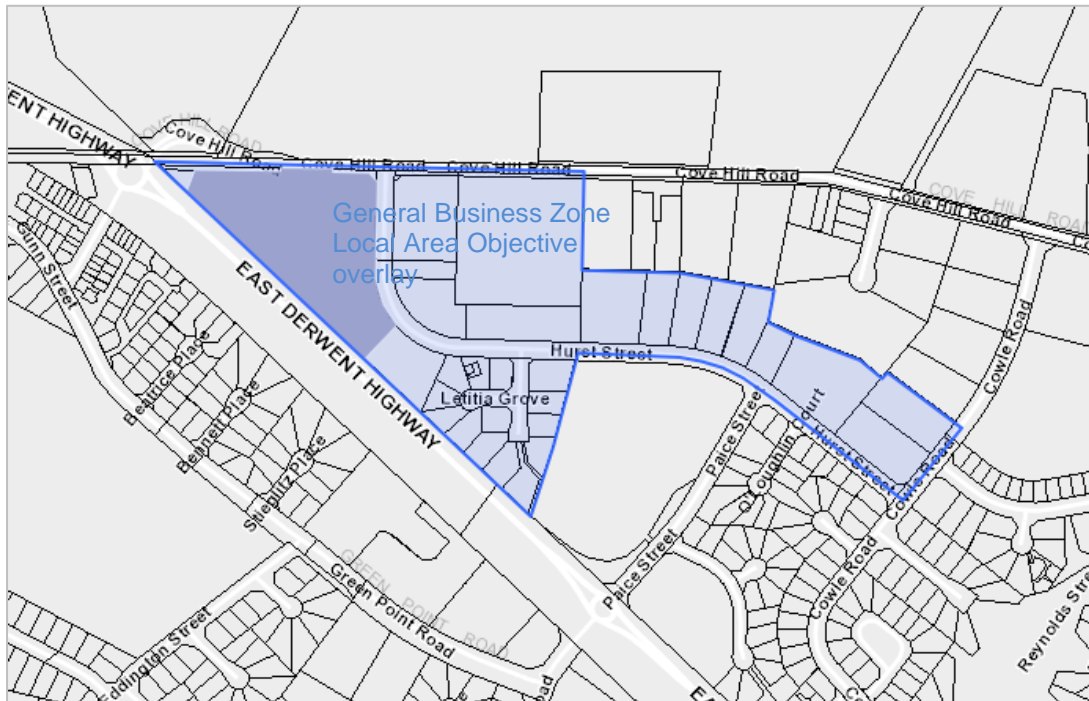


Figure 8 Showing the extent of the General Business Zone Local Area Objective overlay to the subject site (Source: LISTMap)

The site is affected by the Attenuation overlay and partially by the Bushfire prone areas overlay.

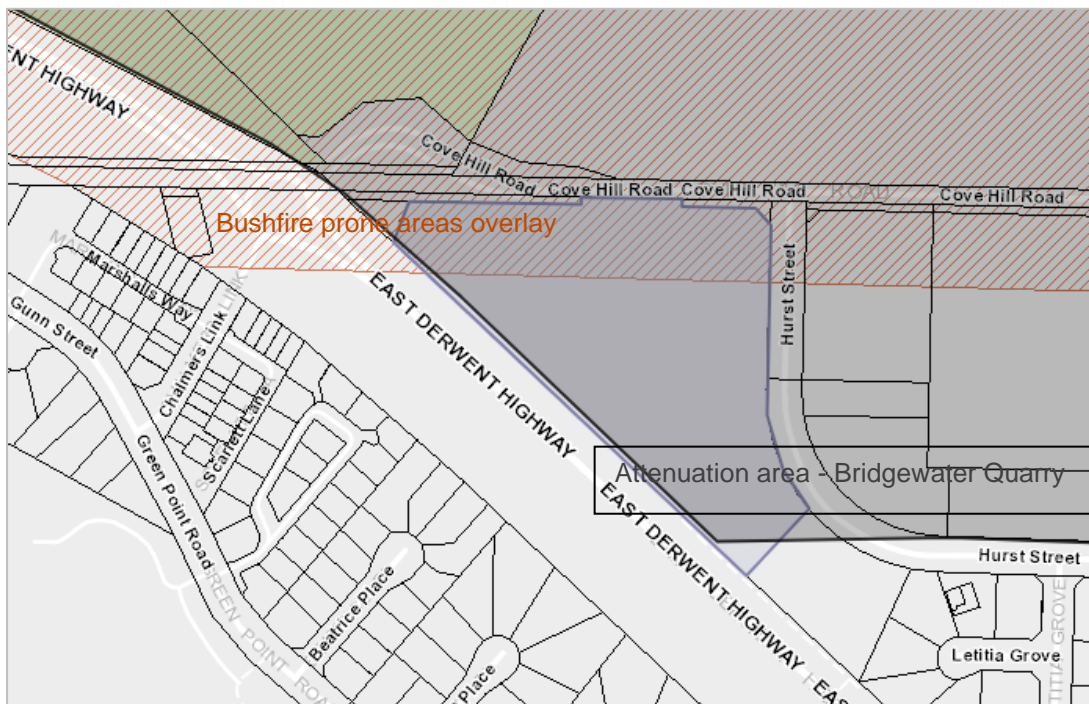


Figure 9 Overlays affecting the subject site (Source: LISTMap)

4. Planning assessment

4.1 Zone assessment

7.10 Development not Required to be Categorised into a Use Class

7.10.1 An application for development that is not required to be categorised into one of the Use Classes under subclause 6.2.6 of this planning scheme and to which 6.8.2 applies, excluding adjustment of a boundary under subclause 7.3.1, may be approved at the discretion of the planning authority.

6.2.6 Notwithstanding subclause 6.2.1 of this planning scheme, development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.

Response

The proposed subdivision does not need to be categorised into a use class, however, the existing use and development will be retained to Lot 1 of the proposal plan.

BRI-S4.0 Bridgewater Quarry Specific Area Plan

BRI-S4.1 Plan Purpose

BRI-S4.1.1	To protect the operations of the Bridgewater Quarry from incompatible or conflicting use or development.
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Response

The site is developed as existing and the proposed subdivision is not expected to create a conflicting use.

BRI-S4.8 Development Standards for Subdivision

BRI-S4.8.1 Subdivision within Bridgewater Quarry Specific Area Plan

Objective	
That subdivision is compatible with the operations of the Bridgewater Quarry.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	<p>P1 Each lot, or a lot proposed in a plan of subdivision, must not result in potential to interfere or conflict with quarry operations having regard to:</p> <ul style="list-style-type: none"> a) the nature of the quarry; including: <ul style="list-style-type: none"> i. operational characteristics; ii. scale and intensity; iii. degree of hazard or pollution that may be emitted from the activity; b) the future use and development of the lot;

	and c) any advice from the Bridgewater Quarry operator.
--	--

Response

P1 The performance criteria are addressed.

- a. The quarry boundary is within proximity to the subject site, being on the north side of Cove Hill Road. The quarry operations are more than 750m north of the subject site boundary, north of the transmission lines. The quarry is an open cut basalt quarry providing construction material. The operation is estimated to have 100 years of production remaining.
- b. The future use and development of the 2 proposed lots will be according to the zone, General Business, which promotes commercial use and development over sensitive uses. The use and development of proposed Lot 2 is not a part of this application. The use and development for Lot 1 is existing and no change is proposed.
- c. No advice has been sought from the operator. The subdivision will retain the existing commercial development without changes and allow future development to Lot 2, as allowable under the zone. Under this application, no further use or development is proposed, and so, no further advice has been sought. Given the existing use and probable use of the site, the subdivision proposal is in accord with the plan purpose, to not create incompatible or conflicting use or development.

BRI-S10.0 Brighton Industrial Hub Specific Area Plan

BRI-S10.1 Plan Purpose

BRI-S10.1.1	To protect the Brighton Industrial Hub from sensitive use establishing in the area.
-------------	---

Response

The site is developed as existing and the proposed is not expected to create a conflicting use. No sensitive use is proposed. The Use standards do not apply to this application.

BRI-10.9 Development standards for subdivision

This sub-clause is not used in this SAP. There are no applicable standards for subdivision under BRI S10.0.

BRI- Local Area Objectives

BRI-15.0 General Business Zone Local Area Objectives

BRI-15.2 Cove Hill, shown on an overlay map as BRI-15.2

Local area objectives

To develop Cove Hill as a bulky goods and larger format retailing focal point. Larger speciality format retailing and support services to include supermarkets, hardware, discount department stores, camping, disposals, clothing, furniture, lighting, cafes, restaurants and entertainment facilities are to be concentrated at Cove Hill.

Response

The proposed does not create a conflict to the Local area objectives.

15.0 General Business Zone

15.1 Zone Purpose

- | | |
|--------|--|
| 15.1.1 | To provide for business, retail, administrative, professional, community, and entertainment functions within Tasmania's main suburban and rural centres. |
| 15.1.2 | To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy. |
| 15.1.3 | To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers. |
| 15.1.4 | To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained. |

Response

The proposed does not present a conflict to the purpose of the zone and no change to the use and built form is proposed under this application.

15.5 Development Standards for Subdivision

15.5.1 Lot design

Objective	
<p>That each lot:</p> <ul style="list-style-type: none"> a) has an area and dimensions appropriate for use and development in the zone; and b) is provided with appropriate frontage to a road. 	
Acceptable Solutions	Performance Criteria
<p>A1 Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> a) have an area of not less than 100m² and existing buildings are consistent with the setback required by clause 15.4.2 A1 and A2; b) be required for public use by the Crown, a council or a State authority; c) be required for the provision of Utilities; or 	<p>P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> a) the relevant requirements for development of buildings on the lot; b) existing buildings and the location of intended buildings on the lot;

d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	c) the topography of the site; d) the pattern of development existing on established properties in the area.
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Response

A1 The acceptable solution is achieved. Each lot exceeds 100m². The setback of the existing buildings to the new boundary are compliant with 15.4.2 A1 and A2 with the rear setback being not more or less than those in the surrounding area. The distance to the Inner Residential Zone is approximately 70m.

A2 Each lot, or a lot proposed in a plan of subdivision, must have a frontage, or legal connection to a road by a right of carriageway, of not less than 3.6m.	P2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: <ul style="list-style-type: none"> a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; b) the topography of the site; c) the functionality and useability of the frontage; d) the anticipated nature of vehicles likely to access the site; e) the ability to manoeuvre vehicles on the site; f) the ability for emergency services to access the site; and g) the pattern of development existing on established properties in the area.
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Response

A2 The acceptable solution is achieved. Each lot will have frontage and each lot will have at least one access point (as existing).

A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	P3 Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: <ul style="list-style-type: none"> a) the topography of the site; b) the distance between the lot or building area and the carriageway; c) the nature of the road and the traffic, including pedestrians, and; d) the pattern of development existing on established properties in the area.
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Response

A3 The acceptable solution is achieved. All access points are existing.

8.6.3 Services

Objective

That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	P1 A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to: <ul style="list-style-type: none"> a) flow rates; b) the quality of potable water; c) any existing or proposed infrastructure to provide the water service and its location; d) the topography of the site; and e) any advice from a regulated entity.
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	P2 No Performance Criterion.
A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	P3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: <ul style="list-style-type: none"> a) the size of the lot; b) topography of the site; c) soil conditions; d) any existing buildings on the site; e) any area of the site covered by impervious surfaces; and f) any watercourse on the land.

Response

- A1 The acceptable solution is achieved. Proposed Lot 1 will retain the existing connection and proposed Lot 2 will have a new connection from the Hurst Street reticulated main.
- A2 The acceptable solution is achieved. Proposed Lot 1 will retain the existing connection and proposed Lot 2 will have a new connection to the reticulated main located to the south of the site.
- A3 The acceptable solution is achieved. Proposed Lot 1 will retain the existing connection and proposed Lot 2 will have access to the stormwater system to the south of the site.

All services are available to the lot and the existing development will retain those connections. Proposed service connections are detailed on the proposal plan at Annexure 2.

4.2 Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car parking numbers

Response

A1 The acceptable solution is achieved.

Lot one will contain an estimated 6709m² of floor space, based on the building footprints.

This equates to 223 parking spaces as a requirement, according to Table C2.1 Parking Space Requirements - General Retail and Hire, and, the requirement for Take away food premises is 1 space per 15m², equating to an estimated 20 spaces. The total estimated carparking space requirement for proposed Lot 1 is 243. There are 293 car parking spaces contained to Lot 1 so the requirement is met.

The requirement for Lot 2 is dependent on an approved use. The number of spaces allocated is 35.

C2.6 Development Standards for Buildings and Works

Response

No development is proposed.

C3.0 Road and Railway Assets Code

C3.7 Development Standards for Subdivision

Response

This application does not include a proposal for a sensitive use.

C9.0 Attenuation Code

C9.6 Development Standards for Subdivision

C9.6.1 Lot design

Response

A1 The acceptable solution is achieved. The lots are not created for a sensitive use.

C13.0 Bushfire-Prone Areas Code

Please refer to Annexure 3 for a response to this code.

Conclusion

The proposed development is for a 2 lot subdivision in the General Business Zone. The subdivision will contain the existing built form to one lot, excluding one access point and 35 car parking spaces, which will be contained to Lot 2. Lot 2 will otherwise be vacant for the purposes of this application.

The proposal is appropriate to the zone, and compliant with the overlays affecting the land, as there is no proposal for residential (sensitive) use. Approval for the subdivision is sought from Council.

Annexure 1 – Copy of title plan and folio text

Annexure 2 – Subdivision proposal plan

Annexure 3 – Bushfire assessment



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Submission to Planning Authority Notice

Council Planning Permit No.	SA 2024 / 00001	Council notice date	30/01/2024
TasWater details			
TasWater Reference No.	TWDA 2024/00121-BTN	Date of response	09/02/2024
TasWater Contact	Al Cole	Phone No.	0439605108
Response issued to			
Council name	BRIGHTON COUNCIL		
Contact details	development@brighton.tas.gov.au		
Development details			
Address	11 COVE HILL RD, BRIDGEWATER	Property ID (PID)	7763422
Description of development	Subdivision - 2 lots		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Woolcott Surveys	Proposed 2 Lot subdivision	1	30/11/2023
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. Advice: The existing water connection, if not already, must be modified as needed to meet TasWater's current standards and requirements. TasWater will not accept direct fire boosting from the network unless it can be demonstrated that the periodic testing of the system will not have a significant negative effect on our network and the minimum service requirements of other customers serviced by the network. To this end break tanks may be required with the rate of flow into the break tank controlled so that peak flows to fill the tank do not also cause negative effect on the network. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>ASSET CREATION & INFRASTRUCTURE WORKS</p> <ol style="list-style-type: none"> The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater. 			

FINAL PLANS, EASEMENTS & ENDORSEMENTS

6. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.
7. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.
8. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:
 - a. the exact location of the existing water infrastructure,
 - b. the easement protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

DEVELOPER CHARGES

9. Prior to TasWater issuing a Consent to Register a Legal Document, the applicant or landowner as the case may be, must pay a developer charge totalling \$3514.00 to TasWater for water and sewerage infrastructure for 1.0 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

DEVELOPMENT ASSESSMENT FEES

10. The applicant or landowner as the case may be, must pay a development assessment fee of \$234.64, and a Consent to Register a Legal Document fee of \$248.30 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

Developer Charges

For information on Developer Charges please visit the following webpage - <https://www.taswater.com.au/building-and-development/developer-charges>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.

Further information can be obtained from TasWater.

- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.
- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au