



**Brighton
Council**

ATTACHMENTS

PLANNING AUTHORITY

3rd October 2023



TASMANIAN PLANNING COMMISSION



Our ref: DOC/23/66000
Officer: Karen Fyfe
Phone: 03 6165 6808
Email: tpc@planning.tas.gov.au

14 June 2023

Mr James Dryburgh
General Manager
Brighton Council
1 Tivoli Road
OLD BEACH TAS 7017

Attention: Mr Brian White

By email: development@brighton.tas.gov.au
brian.white@brighton.tas.gov.au

Dear Mr Dryburgh

Tasmanian Planning Scheme - Brighton
Draft amendment RZ 2022-02 and permit SA2022-37
Rezone 131 Cove Hill Road, part of Lot 105 Taylor Crescent and folio of the Register
7884/1368, Bridgewater from Utilities and Open Space to Light Industrial and 2 lot subdivision

Following the hearing into this matter held on 2 June 2023, the Commission has determined under section 40N(1)(c) of the *Land Use Planning and Approvals Act 1993* (the Act) that the draft amendment should be substantially modified.

As discussed with the planning authority at the hearing, the Commission considers that an alternative approach to the draft amendment should be explored.

In accordance with section 40N(1)(c)(i) of the Act, the Commission is required to reject the draft amendment and direct the planning authority to submit a substitute draft amendment to the LPS.

The Commission considers the following modifications are required:

- expand the Light Industrial zone boundary to include the Open Space zoned land at Lot 105 Taylor Crescent that runs to the boundary of the General Residential zoned land;
- provide an appropriate eastern boundary for the Light Industrial use on the land at 131 Cove Hill Road (bearing in mind the topography of this land and its suitability for a future industrial use);
- similarly, provide an appropriate boundary for the remaining Open Space zoned land on the eastern side of 131 Cove Hill Road and Lot 105 Taylor Crescent; and
- rezone the part of Lot 105 Taylor Crescent, Bridgewater that adjoins Taylor and Walker Crescent to from Open Space to General Residential.

The reason for the determination under section 40N(1)(c)(i) of the Act in part arises from the certified draft amendment to reduce the width of the Open Space zoning to the rear of the houses fronting Walker Crescent (Lot 105 Taylor Crescent). The reduced area, as public open space, meanders between the Residential and proposed Light Industrial zoning and will reduce the useability of the space that is not defensible. This raises concerns for the safety of users of that open space. This part of the draft amendment does not further Objective Part 2 (f) of the Act 'to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation'.

The Commission considers that removal of the Open Space zoned land at Lot 105 Taylor Crescent can be offset by expanding the open space area within the eastern part of 131 Cove Hill Road and there is an increase in the usable area for light industry. The Commission considers that this furthers Part 2(i) of the Schedule 1 Objectives of the Act 'to provide a planning framework which fully considers land capability'.

The Commission requests the planning authority to submit the substitute draft amendment within 28 days from the receipt of this letter, as specified in the Act.

Once the Commission receives the substitute draft amendment, it must certify the draft amendment and by notice to the planning authority, direct that it be publicly exhibited. This will provide the planning authority and public with an opportunity to comment on the substitute draft amendment.

If you require further information, please contact Karen Fyfe, Planning Assistant on 03 6165 6808.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'R. Nolan', followed by a long horizontal flourish.

Robin Nolan
Delegate (Chair)



Officer: Brian White
Direct ☎ (03) 62687041

Date: 14/07/2023
Our Ref.: RZ 2002 – 02

Tasmanian Planning Commission
Level 3, 144 Macquarie Street
Hobart TAS 7001

Attention: Karen Fyfe

Dear Madam,

RE: SUBSTITUTE DRAFT AMENDMENT RZ 2022-02 AND PERMIT SA2022-37

In response to the Tasmanian Planning Commission's determination of draft amendment RZ 2022 02 under section 40N (1) (c) of the Land Use Planning and Approvals Act 1993 (LUPAA), Council Officers ('Council') have prepared a substitute draft amendment to the Brighton Local Provision Schedule pursuant to section 40P (1)(b) of same. The substitute draft amendment is provided as Attachment A to this letter.

What follows is an explanation of how the substitute addresses the issues raised by the Tasmanian Planning Commission (TPC) in its letter dated 14 June 2023. This should be read in conjunction with the substitute draft amendment.

1. Response to TPC Direction

Table 1 Response to TPC Letter

Issue	TPC Modifications Required	Council Comment
1	Expand the Light Industrial zone boundary to include the Open Space zoned land at Lot 105 Taylor Crescent that runs to the boundary of the General Residential zoned land.	The substitute draft amendment shows the entirety of Lot 105 Taylor Crescent zoned Light Industrial apart from the land abutting the frontage of Taylor Crescent/ Walker Crescent which is shown zoned as General Residential as per point 4 of this table.
2	Provide an appropriate eastern boundary for the Light Industrial use on the land at 131 Cove Hill Road (bearing in mind the topography of this land and its suitability for a future industrial use);	As will be explained further in section 2 of this letter, it is Council's position, and that of the possible future purchaser of the land, that the area in question at 131 Cove Hill Road can be utilised for uses permissible in the Light Industrial Zone or for supporting infrastructure. Furthermore, Council has no desire to take on

		<p>the additional open space zoned land at this point in time.</p> <p>Therefore, Council submits the whole of the site at 131 Cove Hill Drive site should be rezoned Light Industrial (apart from the land Identified In point 4) as per the previously certified draft amendment.</p> <p>This is shown in attachment A.</p>
3	Similarly, provide an appropriate boundary for the remaining Open Space zoned land on the eastern side of 131 Cove Hill Road and Lot 105 Taylor Crescent.	As per point 2, Council Officers submit the whole of the site apart from that in point 4 should be zoned Light Industrial as per the previously certified draft amendment.
4	Rezone the part of Lot 105 Taylor Crescent, Bridgewater that adjoins Taylor and Walker Crescent to from Open Space to General Residential.	The substitute draft amendment shows part of Lot 105 Taylor Crescent, Bridgewater, that adjoins Taylor and Walker Crescent, being zoned General Residential.

2. The Eastern Boundary Matter

Council and the future prospective purchaser of the land submit that the steeper section of Lot 105 on the eastern boundary of the site could be used an integral part of the overall future Industrial use and development of the site. Some examples are provided below.

a) Stormwater Infrastructure

On-site stormwater treatment and management is currently being investigated by the future purchaser for the industrial development of both 115 and 131 Cove Hill Road. Initial investigations by the developer suggest that the land in question may be required for stormwater infrastructure. Given the large area of the site, the area required for stormwater management is substantial and the reduction in the lot area for 131 Cove Hill Road could restrict the potential for industrial and complimentary developments.

Figure 1 show shows how the land could possibly be used for stormwater Infrastructure.

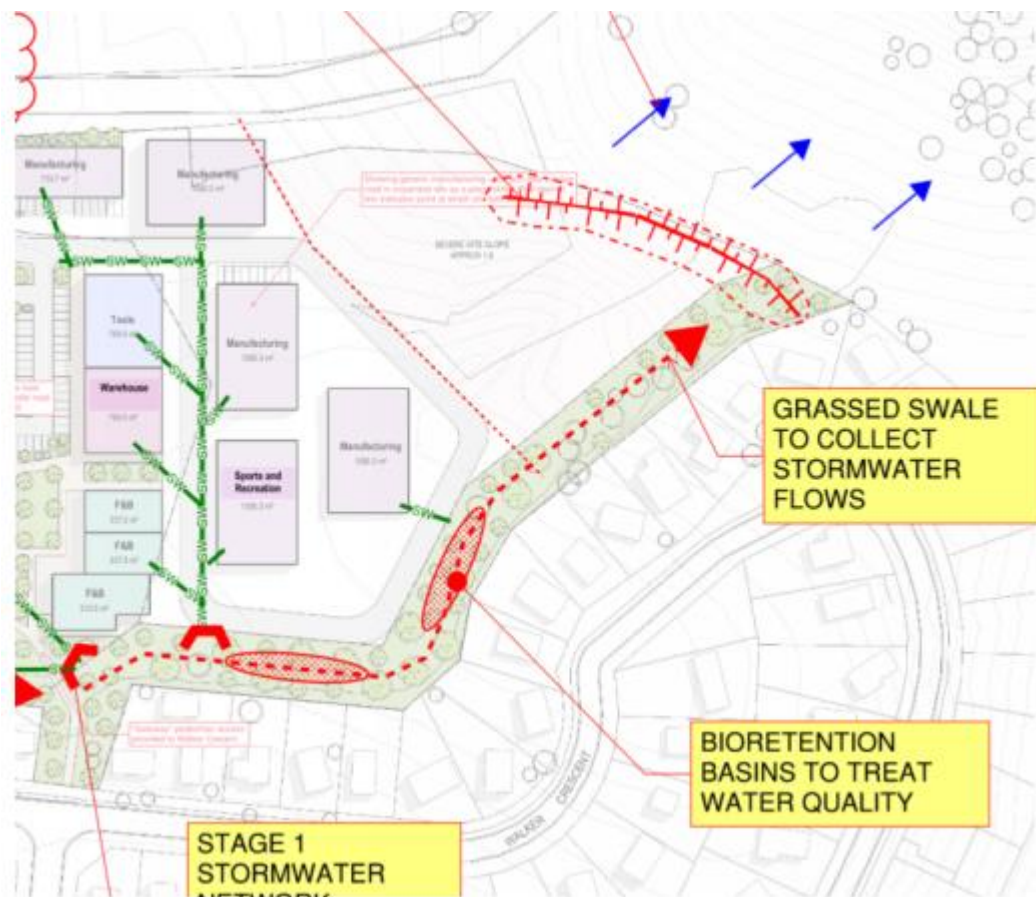


Figure 1 Use and development of land for stormwater management

b) Smaller Warehouses, Contractors Yard and Terraced Car Parking

Whilst steep, this area of the site could potentially be terraced and used for allowable uses in the zone such as smaller warehouses or contractors yards, that do not require large flat areas for manoeuvring large vehicles, or as terraced car parking.

c) Passive Recreation/ Sports and Recreation

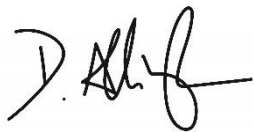
Another possible use for this area of the site is for a passive recreation style use, including outdoor areas such as walking and/or bike tracks, which could utilise the existing topography and the adjacent open space along the Jordon River. This would provide an opportunity to provide an exciting outdoor space that can be used both by users of the business and the community.

d) Guideline No. 1 & Light Industrial Zone Standards

There is nothing In Guideline No. 1 that suggests the land in question should not be zoned Light Industrial. Furthermore, the zone standards in the Light Industrial Zone do not limit the extent of cut and fill that may be required to use this part of the site. Finally, the site is not subject to any natural hazard codes that may restrict such works.

If you have any further questions regarding this submission and substitute draft amendment, please contact Brian White on brian.white@brighton.tas.gov.au or (03) 6268 7070.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'D. Allingham', with a stylized flourish at the end.

David Allingham

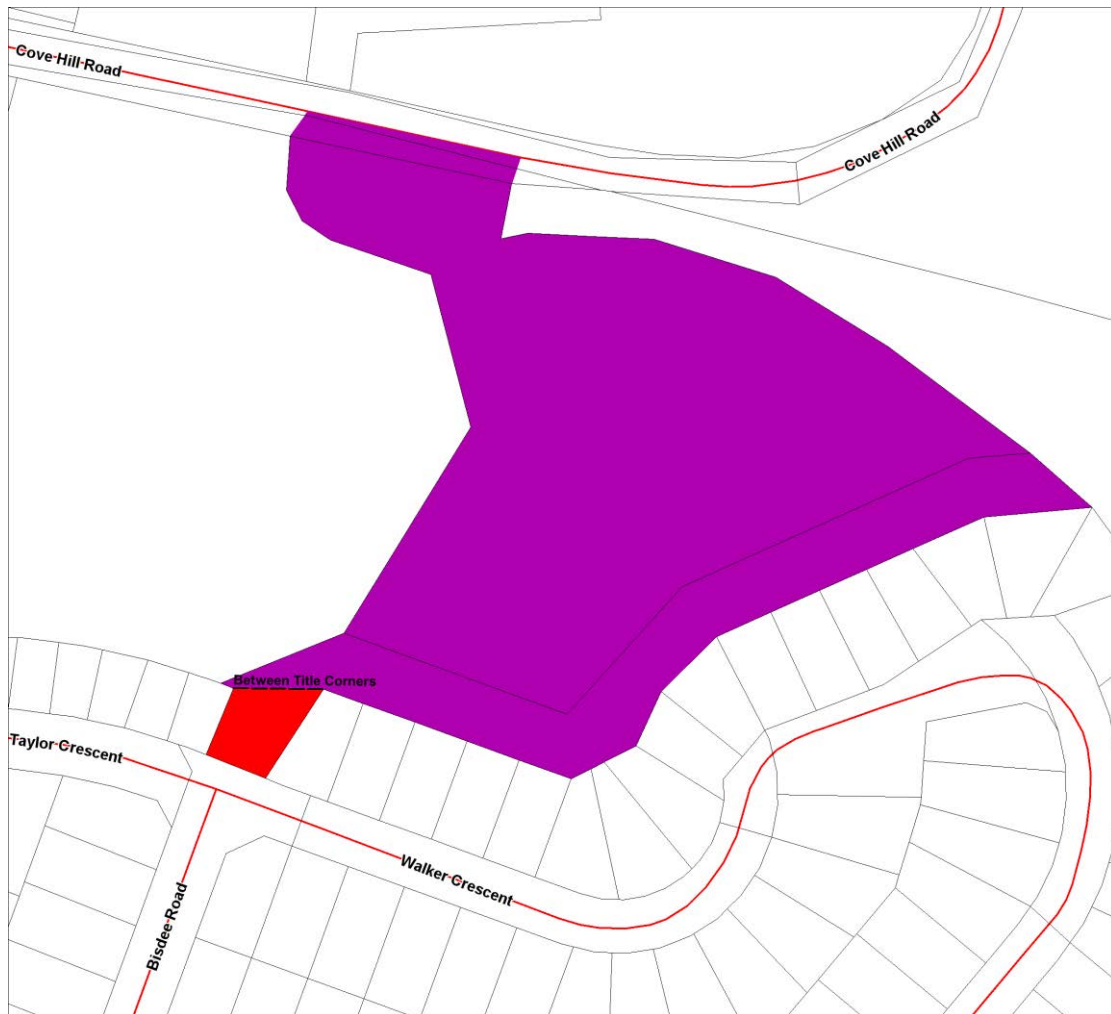
Director Development Services

Attachment A: Substitute Draft Amendment – RZ 2022/ 02

Brighton Local Provisions Schedule

Substitute Draft Amendment RZ 2022/02

Amend the planning scheme maps to rezone the land shown in purple and red on the map below from Utilities and Open Space to Light Industrial and General Residential.



 18.0 Light Industrial Zone

 8.0 General Residential

The land to be rezoned is as follows:

- 131 Cove Hill Road, Bridgewater, contained in Certificate of Title Volume 31616, Folio 1697.
- Lot 105 Taylor Crescent, Bridgewater, contained in Certificate of Title Volume 177664, Folio 105.
- A portion of the land contained in Certificate of Title Volume 7884, Folio 1368.

TASMANIAN PLANNING COMMISSION



Our ref: DOC/23/90781
Officer: Karen Fyfe
Phone: 03 6165 6808
Email: tpc@planning.tas.gov.au

9 August 2023

Mr James Dryburgh
General Manager
Brighton Council

Attention: Mr Brian White

By email: development@brighton.tas.gov.au
brian.white@brighton.tas.gov.au

Dear Mr Dryburgh

Tasmanian Planning Scheme - Brighton
Substantial modification draft amendment RZ 2022-02
Rezone 131 Cove Hill Road, part of Lot 105 Taylor Crescent and folio of the Register 7884/1368,
Bridgewater from Utilities and Open Space to Light Industrial and General Residential

Thank you for forwarding the substitute draft amendment of the LPS to the Commission.

The draft amendment has now been certified as suitable for public exhibition under section 40P(3) of the *Land Use Planning and Approvals Act 1993* (the Act).

The Commission directs the planning authority to publicly exhibit the substitute draft amendment for 28 days in accordance with the provisions of section 40G and H of the Act.

Enclosed is a certified copy of the draft amendment.

If you require further information please contact Karen Fyfe, Planning Assistant, on 03 6165 6808.

Yours sincerely

Robin Nolan
Delegate (Chair)

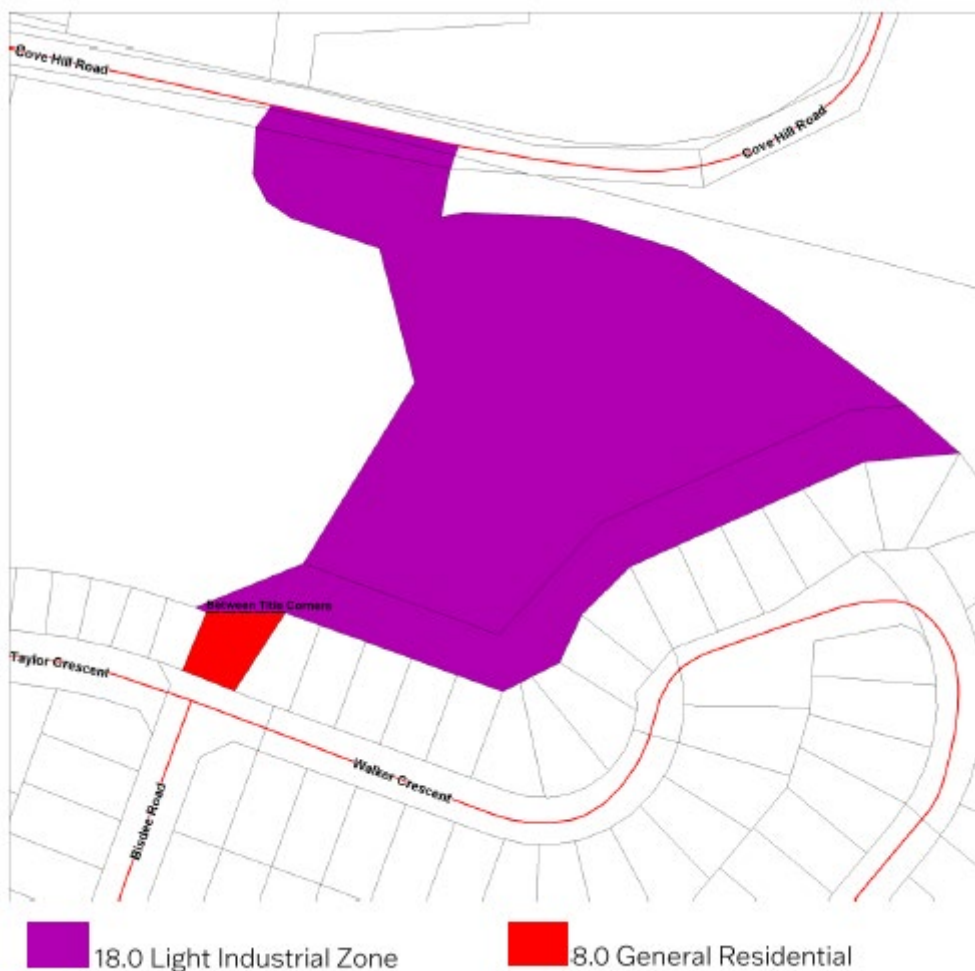


TASMANIAN PLANNING COMMISSION

Tasmanian Planning Scheme - Brighton

Draft amendment RZ 2022-02

Amend the planning scheme maps to rezone the land shown in purple and red on the map below from Utilities and Open Space to Light Industrial and General Residential.



The land to be rezoned is as follows:

- 131 Cove Hill Road, Bridgewater, contained in Certificate of Title Volume 31616, Folio 1697.
- Lot 105 Taylor Crescent, Bridgewater, contained in Certificate of Title Volume 177664, Folio 105.
- A portion of the land contained in Certificate of Title Volume 7884, Folio 1368.

Amended Submission to Planning Authority Notice

Council Planning Permit No.	RZ2022/02		Council notice date	21/11/2022
TasWater details				
TasWater Reference No.	TWDA 2022/01888-BTN		Date of response	29/11/2022
			Date amended	21/08/2023
TasWater Contact	Al Cole	Phone No.	0439605108	
Response issued to				
Council name	BRIGHTON COUNCIL			
Contact details	development@brighton.tas.gov.au			
Development details				
Address	131 COVE HILL RD, BRIDGEWATER		Property ID (PID)	7497734
Description of development	Combined Application to Rezone to Light Industrial & Reorganisation of Boundaries (via Subdivision)			
Schedule of drawings/documents				
Prepared by	Drawing/document No.	Revision No.	Date of Issue	
Brighton Council	Draft amendment RZ 2022-02	N/A	08/08/2023	
Conditions				
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater makes the following submission(s):</p> <ol style="list-style-type: none"> TasWater does not object to the draft amendment to planning scheme and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings. 				
Advice				
<p>General</p> <p>For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards</p> <p>For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form</p>				
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	

13 September 2023

General Manager
Brighton Council
1 Tivoli Road
Old Beach, TAS 7017
AUSTRALIA

development@brighton.tas.gov.au

Dear Mr Dryburgh

DRAFT PLANNING SCHEME AMENDMENT – RZ 2022/02

I refer to the above planning scheme amendment at 131 Cove Hill Road, Bridgewater.

I wish to make a representation in support of the modified planning scheme amendment. The Young Group is currently developing the adjacent site at 115 Cove Hill Road, Bridgewater for a mixed use development with potential to incorporate a wide range of industrial and compatible uses. If this rezoning is successful, this land would be purchased by The Young Group and incorporated into the master plan (see Attachment 1) for the site.

I understand that the Commission raised concerns regarding the suitability of the eastern, steeper part of the site for future industrial uses. Whilst the current master plan does not show development on this area, it is considered that this area could be an integral part of the development and could be used for a variety of uses. This is discussed in more detail in Attachment 2.

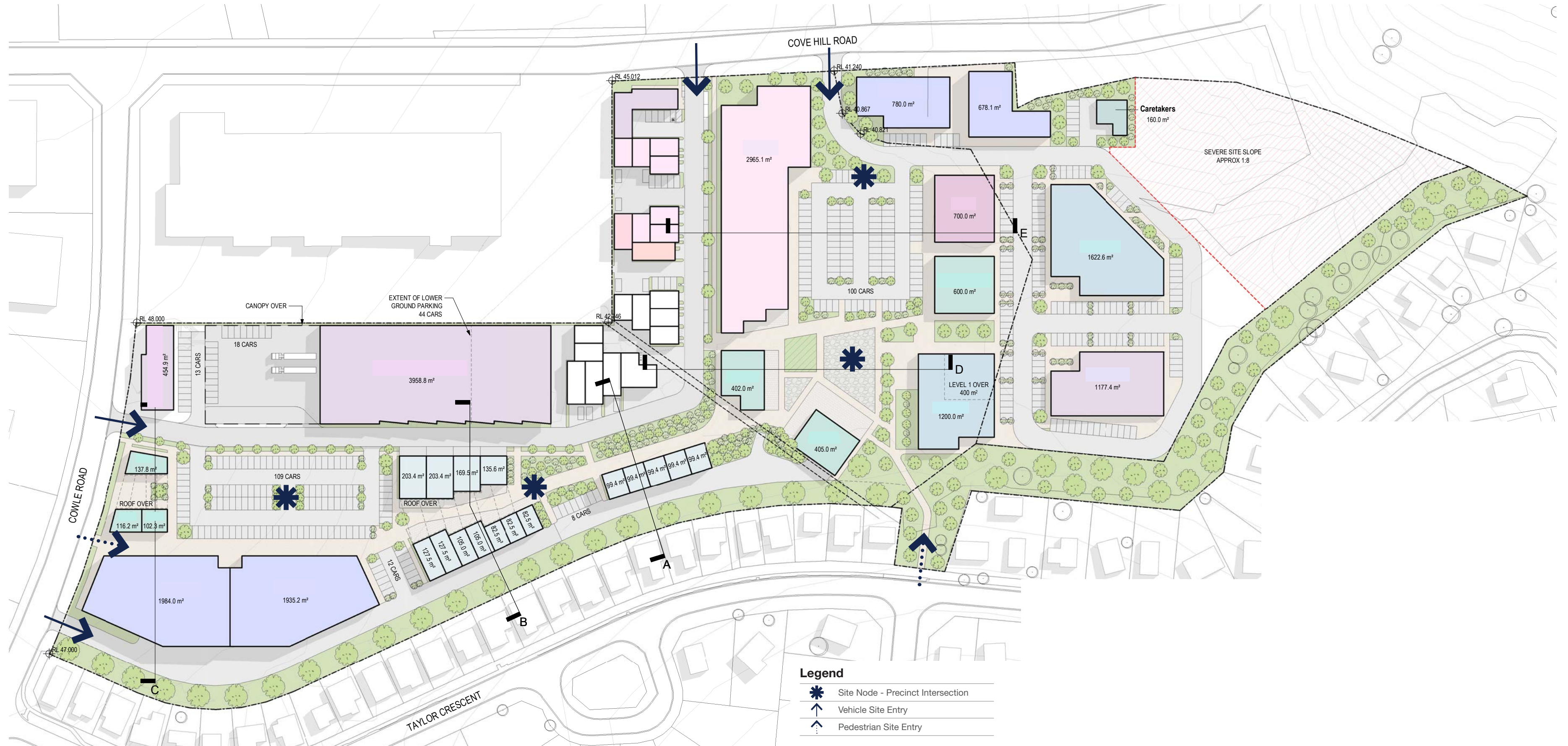
If you would like further details, or would like to discuss further, please contact Lisa Balding on 0490 451 913.

Kind regards



Trent Young
MANAGING DIRECTOR

Attachment 1: Masterplan
Attachment 2: Submission



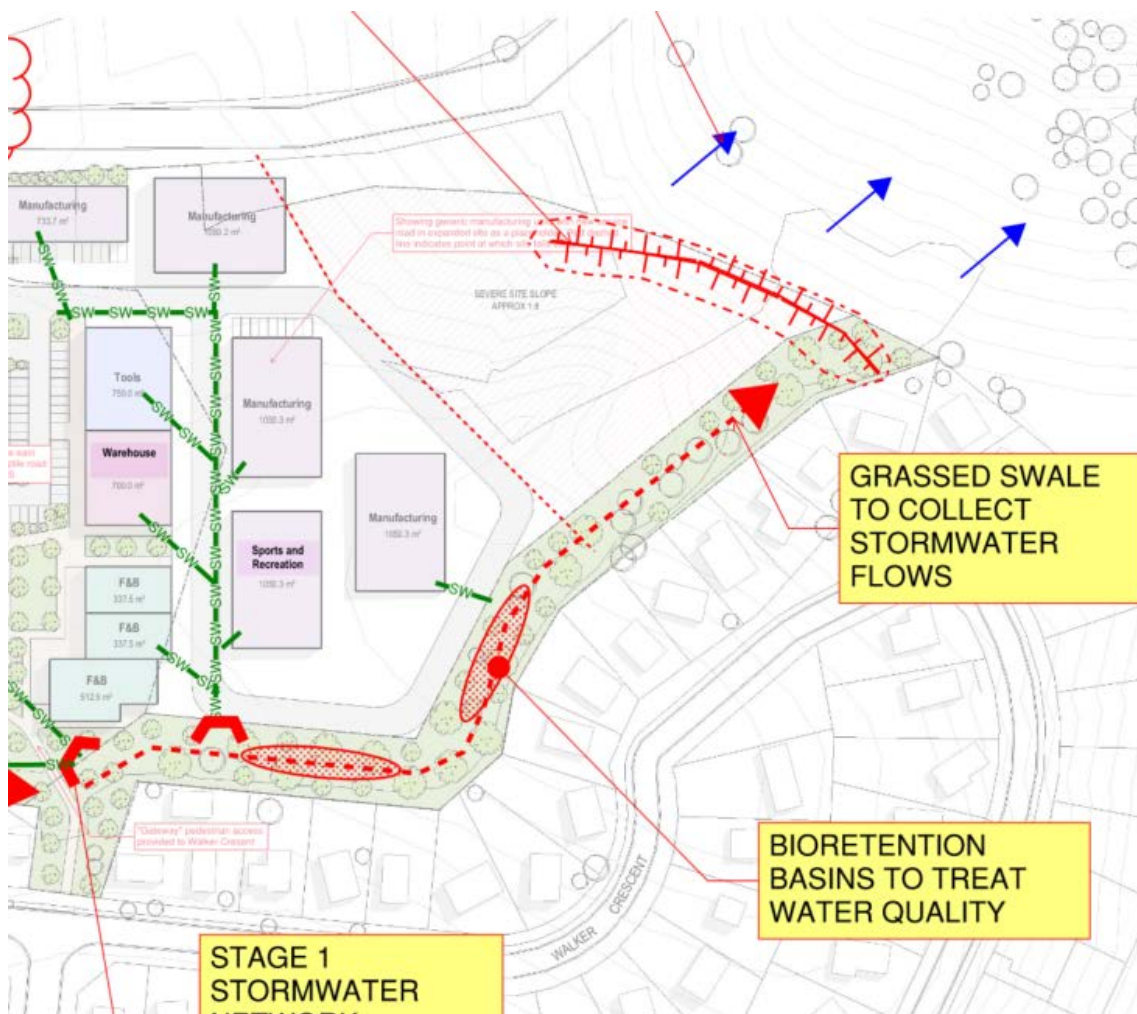
Rezoning application – 131 Cove Hill Road, Bridgewater

The eastern part of 131 Cove Hill Road has not been detailed in the masterplan, however, it is intended that this part of the site could be an integral part of the overall industrial development. The topography makes it more challenging to develop, however, there are a variety of ways that this can be managed and many potential uses.

The title boundary is over 100m from the Jordon River which provides for adequate separation between future industrial use and the open space area and to ensure that there is no environmental impact from the development.

Future development of this lot includes the following:

- Stormwater management: On site stormwater treatment and management for the industrial development is currently being investigated for the development on both 115 and 131 Cove Hill Road and would be located in this area of the site. Given the large area of the site, the area required for stormwater management is substantial and the reduction in the lot area for 131 Cove Hill Road could restrict the potential for industrial and complimentary developments on the site.

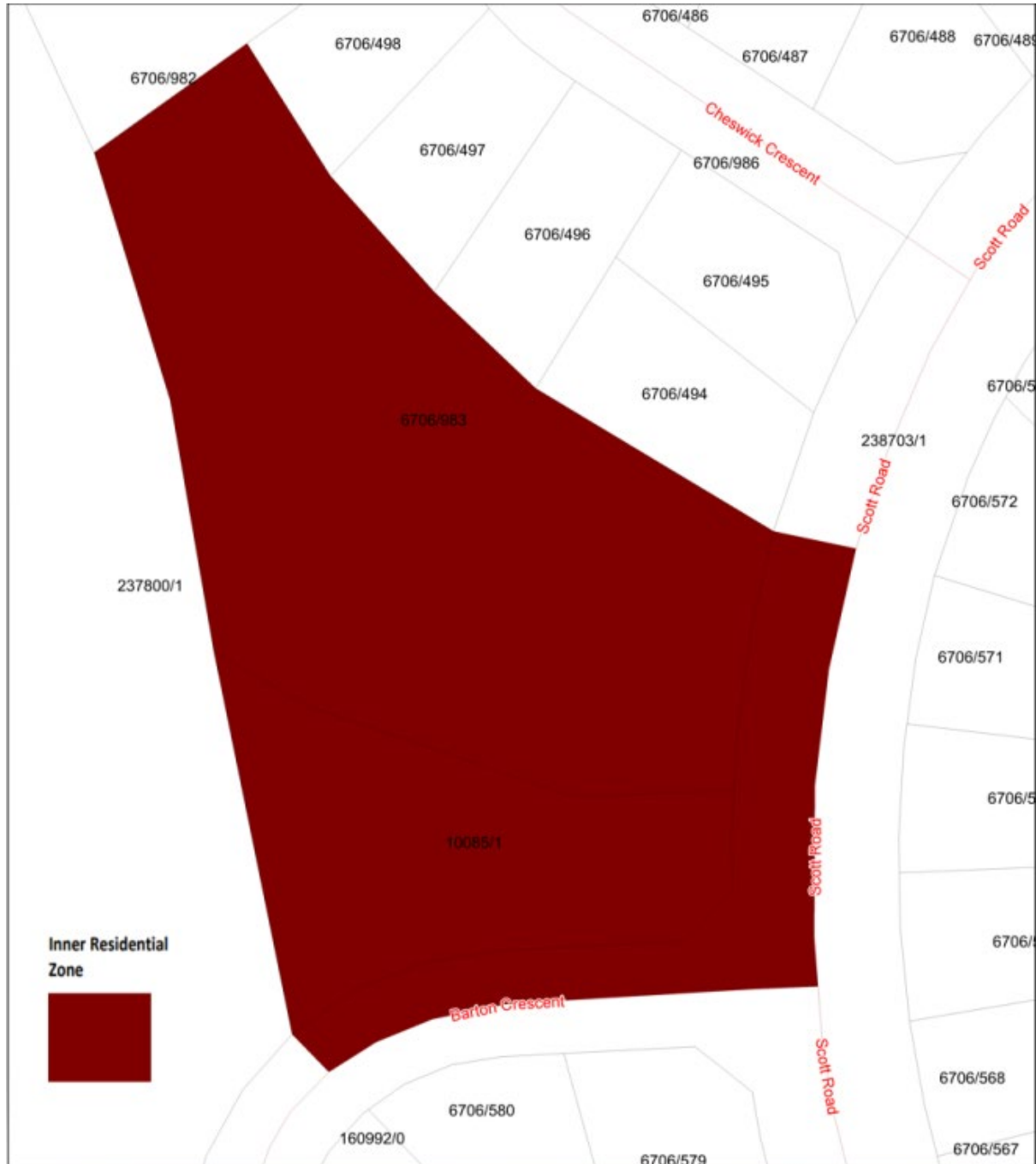


- Whilst steep, this area of the site could potentially be terraced and used for allowable uses in the zone such as smaller warehouses or contractors yards, that do not require large flat areas for manoeuvring large vehicles, or as terraced car parking.
- Another possible use for this area of the site is for a sports and recreation use, include outdoor areas such as bike tracks, which could utilise the existing topography and the adjacent open space along the Jordon River. This would provide an opportunity to provide an exciting outdoor space that can be used both by users of the business and the community.
- Discussions with Council have indicated that this area of land has not been identified as land that would be needed for public open space to service the wider community and therefore the existing boundary should be retained.



Brighton Local Provisions Schedule Amendment SA/2023/12 – RZ3

Amend the planning scheme maps to rezone 27 Scott Road, Bridgewater (CT 6706/983 & CT 1008/1) from Open Space to Inner Residential as shown in the image below.



Instrument of Certification

The Brighton Council Planning Authority resolved at its meeting held on 3rd October 2023 that Amendment SA 2023/12 – RZ3 of the *Tasmanian Planning Scheme – Brighton* meets the requirements specified in Section 32 of the *Land Use Planning and Approvals Act 1993*.

The common seal of the Brighton Council is affixed below, pursuant to the Council resolution of 16 May 2006 in the presence of:

General Manager

The land fails to meet the Zone Application Guidelines for the Open Space Zone, particularly regarding OSZ 1 as it has no passive recreational opportunities for the public and the natural or landscape amenity for the area is minimal given the large amounts of surrounding Crown Land. The land is privately owned and has no strategic open space purpose and therefore does not satisfy OSZ 3.

Proposed Zone – General Residential Zone

Applying the General Residential Zone is the most logical alternative, given the land adjoins this zone and it is already developed by a residential use.

The land satisfies GRZ 1 as it is connected to reticulated water and sewerage.

The land satisfies GRZ 2 as it falls within the urban growth boundary provided by STRLUS. Furthermore, the Brighton Structure Plan (BSP) identifies 1982 additional dwelling will be required by 2032 and identifies there are significant opportunities for infill development in Bridgewater, including the potential use of existing public open space (section 8.2.1).

The land is consistent with GRZ 3 as it is not constrained by hazards, nor does it contain natural values or other impediments.

3.2.2. Minor expansion of the Inner Residential Zone

Expanding the Inner Residential Zone around the Bridgewater Major Activity Centre

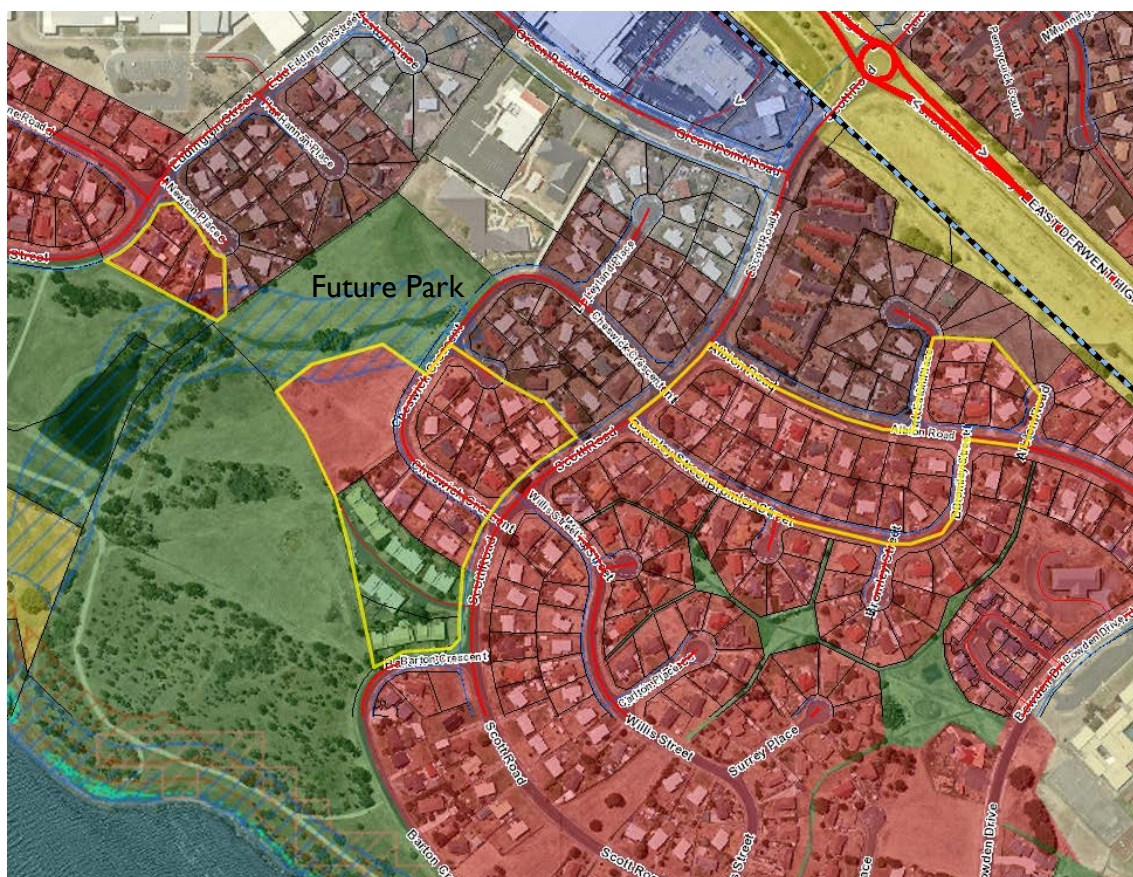


Figure 4 - The Inner Residential Zone is expanded to the areas within the yellow outline (Source: LISTMap)

Background

Council propose to extend the Inner Residential Zone to 51 properties (identified within yellow outline in Figure 4) within Bridgewater. The land is currently zoned General Residential under BIPS 2015, except for 27 Scott Road which is currently zoned Open Space Zone but is developed by 17 units. All land has access to reticulated water and sewerage and all the land extends from the existing Inner Residential Zone.

Bridgewater (Green Point) has been designated as a Major Activity Centre in the STRLUS. The Bridgewater Activity Centre has been further strengthened by a new \$1 million Civic Park (identified a “Future Park” in Figure 4 and design shown in Figure 5).. The new Parkland, complemented by higher density development on its fringe, will improve the amenity of the area and actively encourage people to walk and cycle to access the Activity Centre, which is consistent with AC3.1 of STRLUS.

Council has also been working with Centacare Evolve Housing (CEH), who has been transferred much of Housing Tasmania’s portfolio in the municipality, to deliver their Bridgewater Gagebrook Master Plan which provides a strategy for delivering a better future for the residents of Bridgewater-Gagebrook. The Master Plan aims to deliver high quality affordable housing suitable for a private/public tenant mix using a higher density housing model and to improve the physical and social environment for residents. Council has agreed, in-principle, to transfer the vacant area of land currently zoned General Residential to CEH for

development by higher density development which would be better suited to the Inner Residential Zone. A concept design of the proposed development of this lot is shown in Figure 5.



Figure 5 - Concept Plan of Bridgewater Parkland and medium density residential development.

All the land proposed to be extended to the Inner Residential Zone is within proximity to the Bridgewater Major Activity Centre. Figure 6 shows a 400m radius from the centre of Green Point Road, which is arguably the centre of the Activity Centre. The area is also well serviced by public transport as can be seen by the number of metro bus stops depicted.

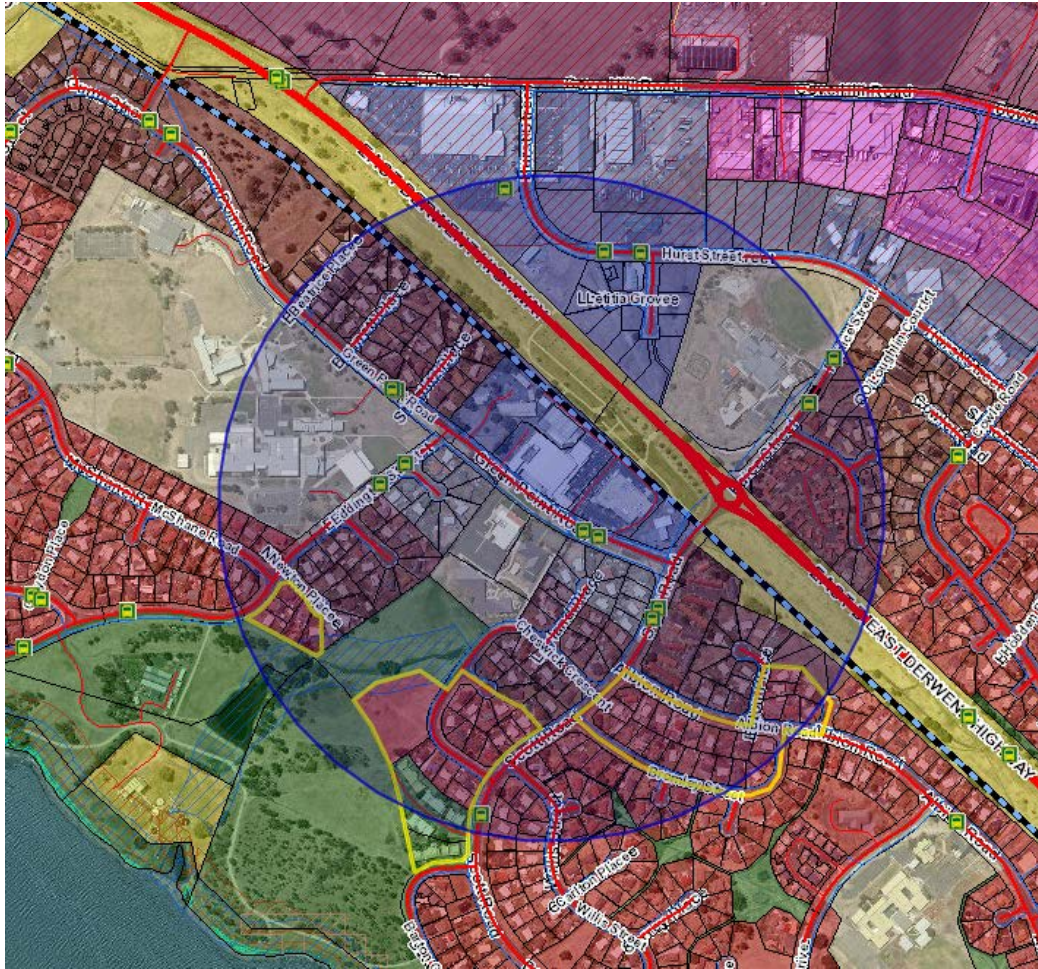


Figure 6 - 400m radius from Green Point Activity Centre and metro stops

The extension of the Inner Residential Zone is consistent with the following STRLUS policies:

Recreation and Open Space:

ROS 1.5 Ensure residential areas, open spaces and other community destinations are well connected with a network of high quality walking and cycling routes.

Social Infrastructure

SI 1.3 Provide social infrastructure that is well located and accessible in relation to residential development, public transport services, employment and education opportunities.

SI 2 Provide for the broad distribution and variety of social housing in areas with good public transport accessibility or in proximity to employment, education and other community services.

SI 2.1 Provide flexibility in planning schemes for a variety of housing types (including alternative housing models) in residential areas.

Physical Infrastructure

PI 1.1. Preference growth that utilises under-capacity of existing infrastructure through the regional settlement strategy and Urban Growth Boundary for metropolitan area of Greater Hobart.

PI 2.1 Use the provision of infrastructure to support desired regional growth, cohesive urban and rural communities, more compact and sustainable urban form and economic development.

Land Use and Transport Integration

LUTI 1.1 Give preference to urban expansion that is in physical proximity to existing transport corridors and the higher order Activity Centres rather than Urban Satellites or dormitory suburbs.

LUTI 1.2 Allow higher density residential and mixed use developments within 400, and possibly up to 800 metres (subject topographic and heritage constraints) of integrated transit corridors.

LUTI 1.1.1 Encourage walking and cycling as alternative modes of transport through the provision of suitable infrastructure and developing safe, attractive and convenient walking and cycling environments.

Activity Centres

AC 3.1 Actively encourage people to walk, cycle and use public transport to access Activity Centres.

Settlement and Residential Development

SRD 1 Provide a sustainable and compact network of settlements with Greater Hobart at its core, that is capable of meeting projected demand.

SRD 1.5 Ensure land zoned residential is developed at a minimum of 15 dwellings per hectare (net density).

SRD 2 Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability.

SRD 2.6 Increase densities to an average of at least 25 dwellings per hectare (net density)(i) within a distance of 400 to 800 metres of Integrated transit corridors and Principal and Primary Activity Centres, subject to heritage constraints.

SRD 2.9 Encourage a greater mix of residential dwelling types across the area with a particular focus on dwelling types that will provide for demographic change including an ageing population.

SRD 2.11 Increase the supply of affordable housing.

Zone Application Guidelines

Inner Residential Zone

IRZ 1 The Inner Residential Zone should be applied to urban residential areas that are connected to a reticulated water supply service, reticulated sewerage system, and a public stormwater system, and have been identified for higher density development where any of the following conditions exist:

- (a) characterised by higher dwelling density with greater presence of non-housing activity;*
- (b) proximity to activity centres with a range of services and facilities; or*
- (c) located along high frequency public transport corridors.*

The land is connected to a reticulated water supply service, reticulated sewerage and a public stormwater system, or has the ability to be.

As explained above the land is in close proximity to the Bridgewater Major Activity Centre, which includes a high frequency transport corridor.

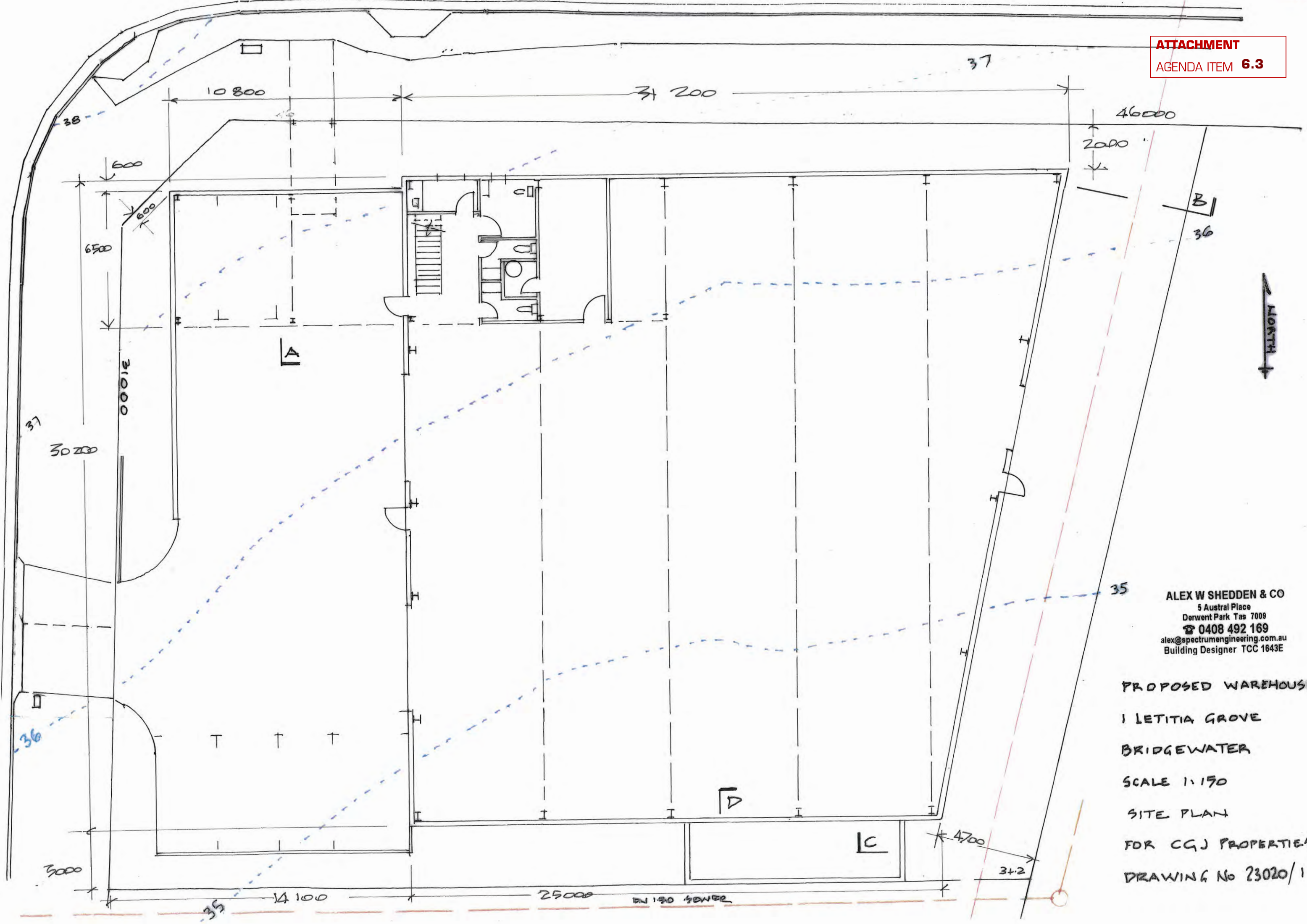
IRZ 2 The Inner Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:

- (a) within the Inner Residential Zone in an interim planning scheme; or*
- (b) within an equivalent zone under a section 29 planning scheme.*

The land is currently zoned GRZ and OSZ and therefore does not meet this application guideline.

IRZ 3 The Inner Residential Zone should not be applied to land that is highly constrained by hazards, natural or cultural values or other impediments that will limit developing the land to higher densities.

The land is not highly constrained by hazards, natural or cultural values or other impediments that limit developing the land to higher densities.



ALEX W SHEDDEN & CO
5 Austral Place
Derwent Park Tas 7009
☎ 0408 492 169
alex@spectrumengineering.com.au
Building Designer TCC 1643E

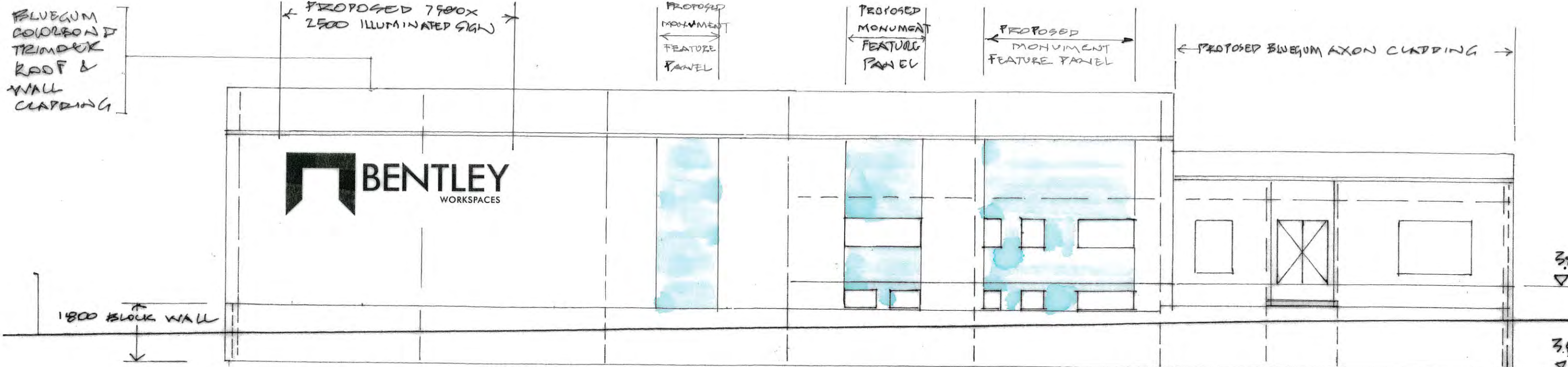
PROPOSED WAREHOUSE
1 LETITIA GROVE
BRIDGEWATER
SCALE 1:150
SITE PLAN
FOR CQJ PROPERTIES
DRAWING No 23020/1



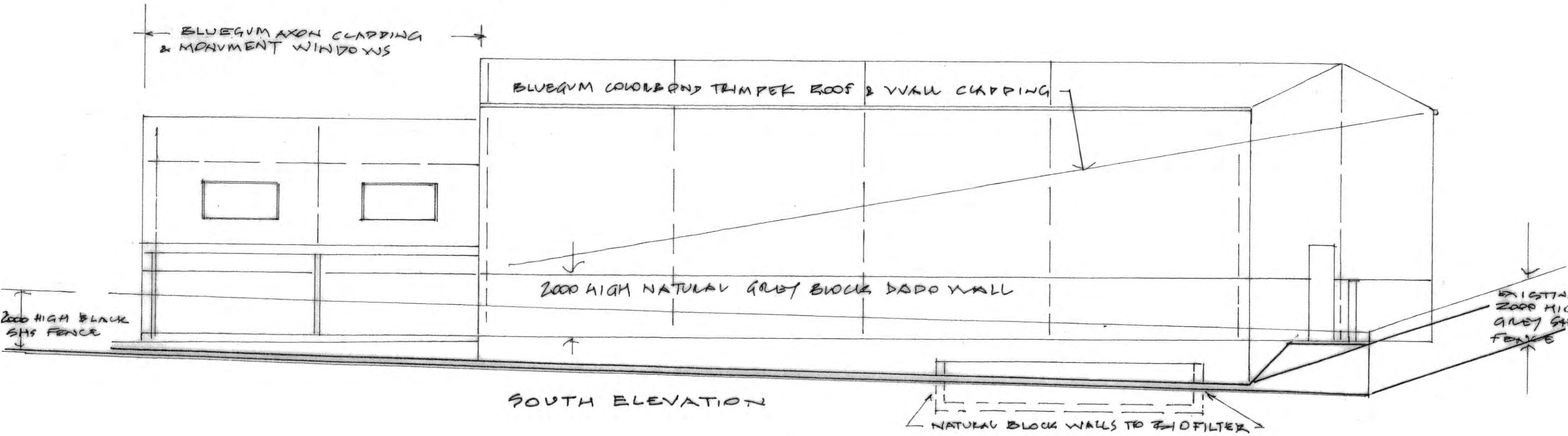
ALEX W SHEDDEN & CO
5 Austral Place
Derwent Park Tas 7009
☎ 0408 492 169
alex@spectrumengineering.com.au
Building Designer TCC 1643E

PROPOSED WAREHOUSE
1 LETITIA GROVE
BRIDGEWATER
SCALE 1:150
UPPER FLOOR PLAN

DRAWING No 23020/2



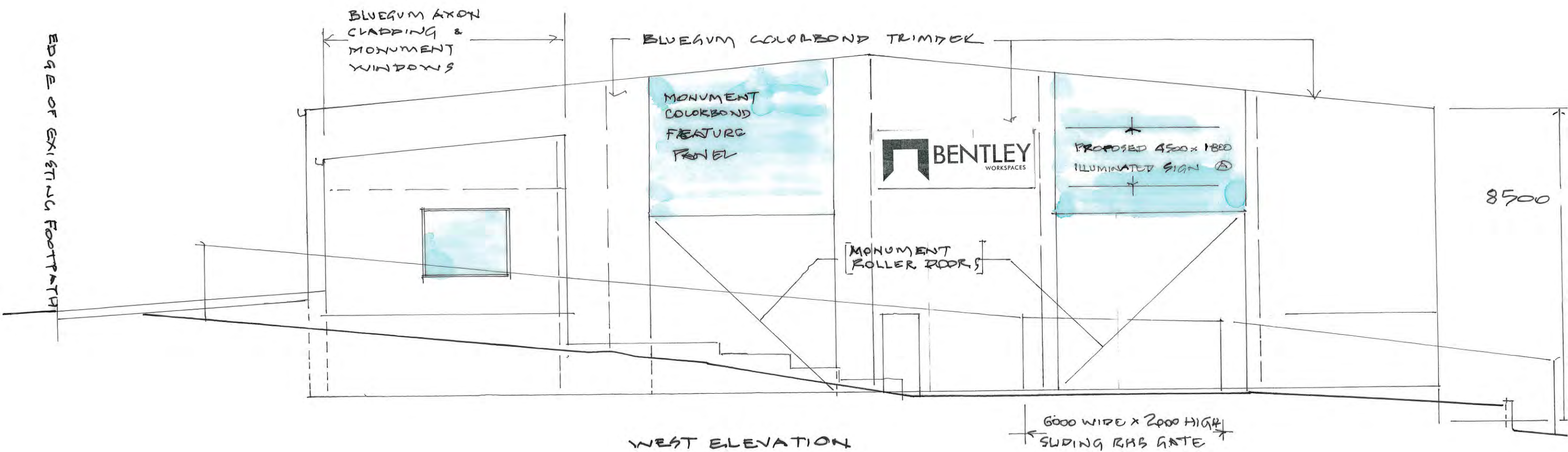
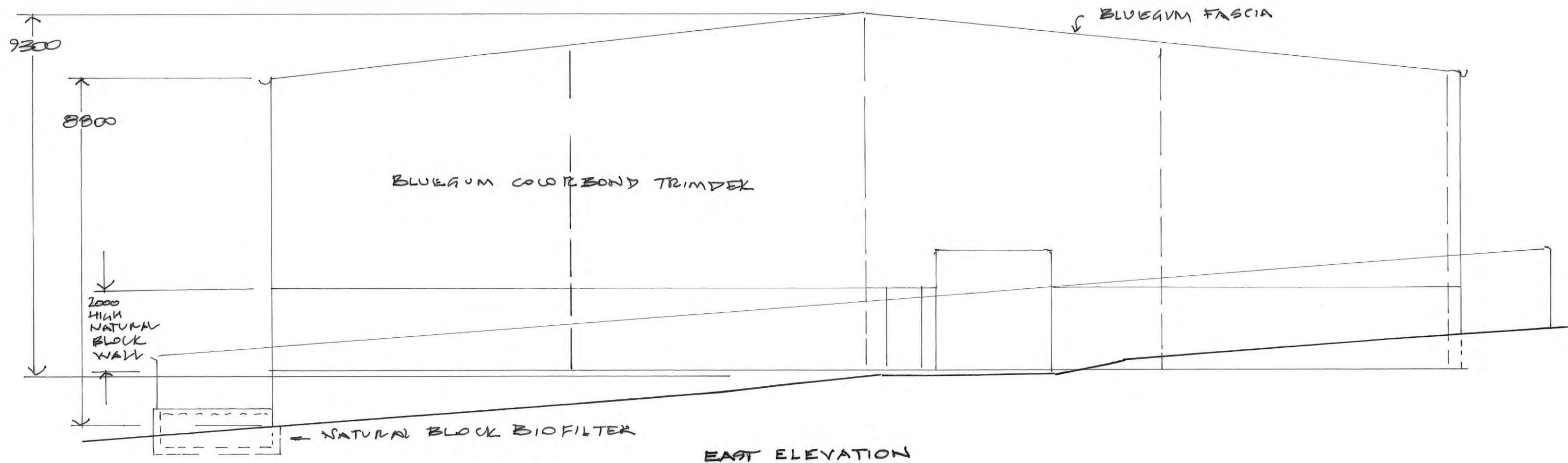
NORTH ELEVATION



SOUTH ELEVATION

ALEX W SHEDDEN & CO
 5 Austral Place
 Derwent Park Tas 7009
 ☎ 0408 492 169
 alex@spectrumengineering.com.au
 Building Designer TCC 1643E

AMDT A 21/7/23 FEATURE PANEL
 PROPOSED WAREHOUSE
 1 LETITIA GROVE, BRIDGEWATER
 FOR CQJ PROPERTIES



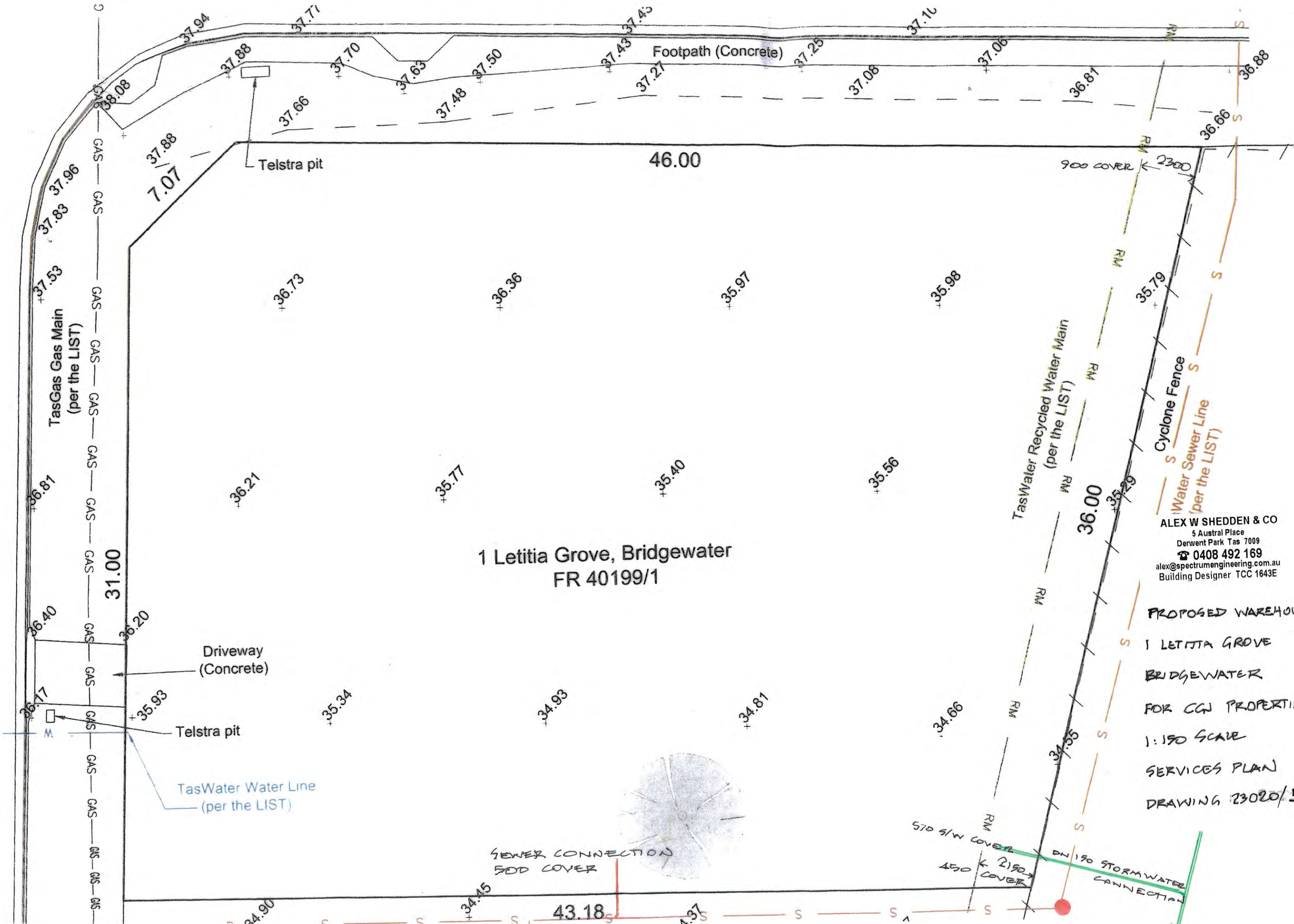
ALEX W SHEDDEN & CO
 5 Austral Place
 Derwent Park Tas 7009
 ☎ 0408 492 169
 alex@spectrumengineering.com.au
 Building Designer TCC 1643E

PROPOSED WAREHOUSE FOR CGJ PROPERTIES

1 LETITIA STREET, BRIDGEWATER

1:100 EAST & WEST ELEVATIONS DRAWING 23020/4

AMDT A 21/7/23 SIGN



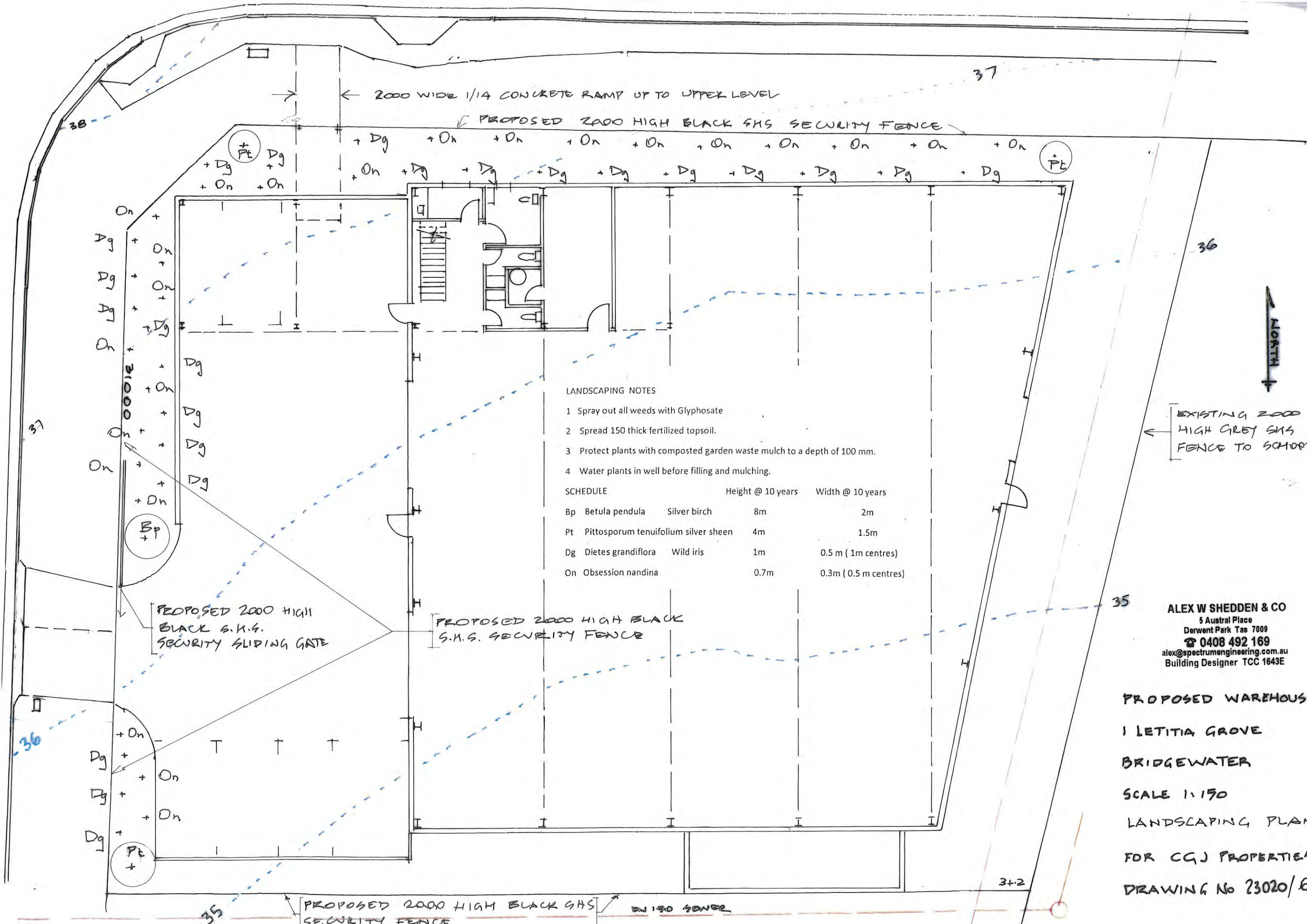
1 Letitia Grove, Bridgewater
FR 40199/1

ALEX W SHEDDEN & CO
5 Austral Place
Derwent Park Tas 7009
0408 492 169
alex@spectrumengineering.com.au
Building Designer TCC 1643E

PROPOSED WAREHOUSE
1 LETITIA GROVE
BRIDGEWATER
FOR CGJ PROPERTIES
1:150 SCALE
SERVICES PLAN
DRAWING 23020/5

SEWER CONNECTION
500 COVER

570 S/W COVER
450 S/W COVER
DN 150 STORMWATER
CONNECTION



2000 WIDE 1/4 CONCRETE RAMP UP TO UPPER LEVEL

PROPOSED 2000 HIGH BLACK S.H.S. SECURITY FENCE

PROPOSED 2000 HIGH BLACK S.H.S. SECURITY SLIDING GATE

PROPOSED 2000 HIGH BLACK S.H.S. SECURITY FENCE

PROPOSED 2000 HIGH BLACK S.H.S. SECURITY FENCE

LANDSCAPING NOTES

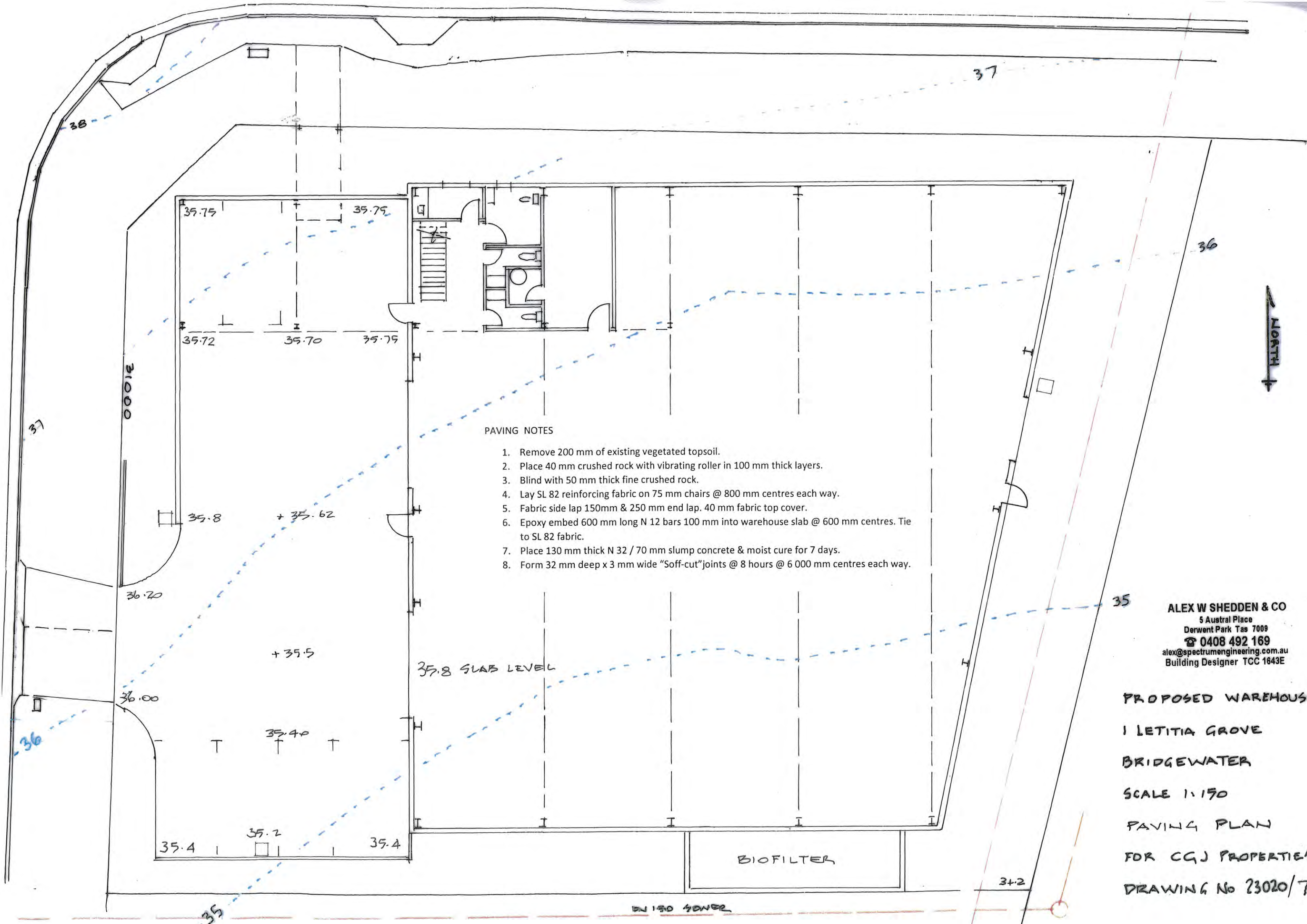
- 1 Spray out all weeds with Glyphosate
- 2 Spread 150 thick fertilized topsoil.
- 3 Protect plants with composted garden waste mulch to a depth of 100 mm.
- 4 Water plants in well before filling and mulching.

SCHEDULE

			Height @ 10 years	Width @ 10 years
Bp	Betula pendula	Silver birch	8m	2m
Pt	Pittosporum tenuifolium	silver sheen	4m	1.5m
Dg	Diets grandiflora	Wild iris	1m	0.5 m (1m centres)
On	Obsession nandina		0.7m	0.3m (0.5 m centres)

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Building Designer TCC 1643E

PROPOSED WAREHOUSE
1 LETITIA GROVE
BRIDGEWATER
SCALE 1:150
LANDSCAPING PLAN
FOR CQJ PROPERTIES
DRAWING No 23020/6



PAVING NOTES

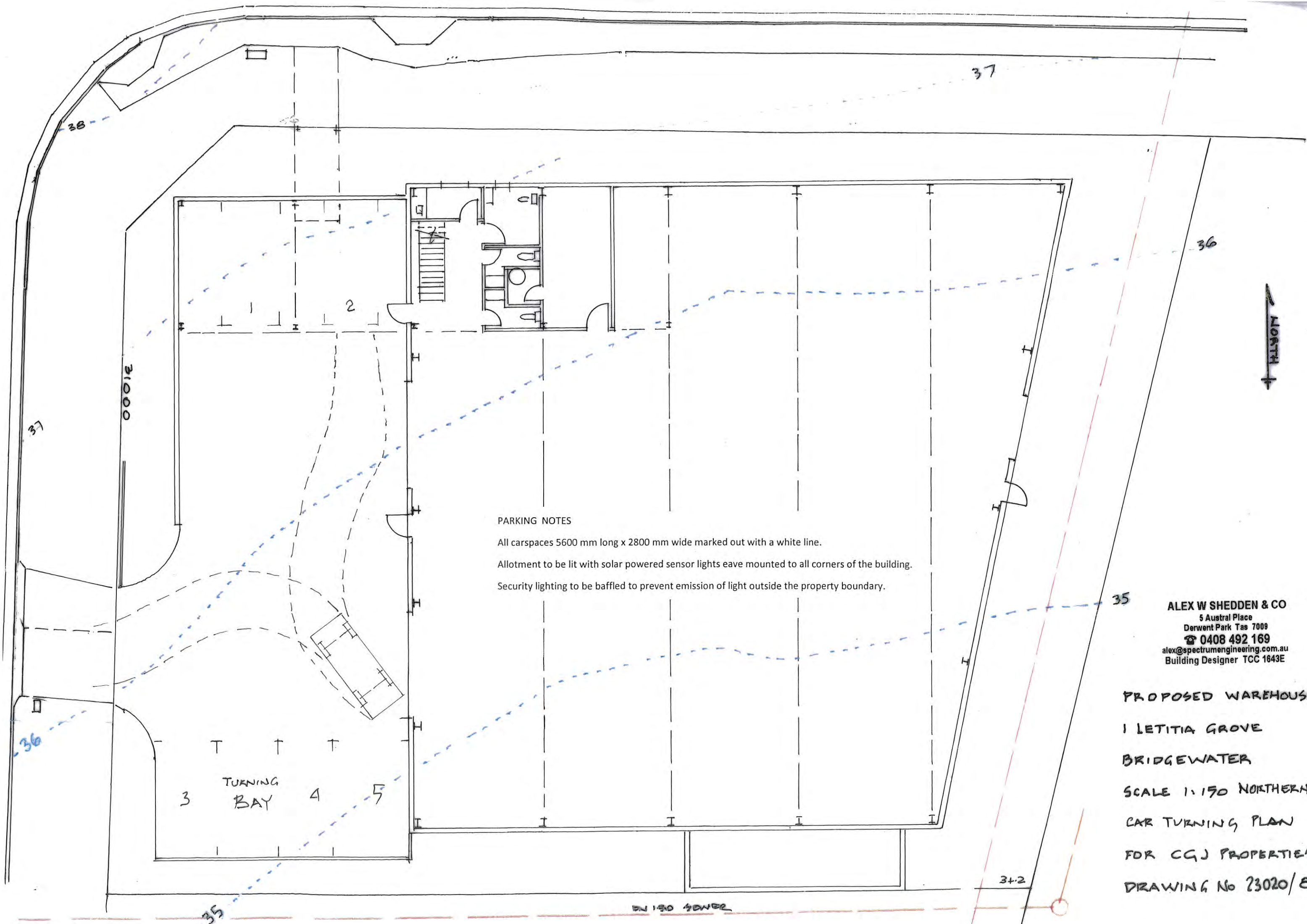
1. Remove 200 mm of existing vegetated topsoil.
2. Place 40 mm crushed rock with vibrating roller in 100 mm thick layers.
3. Blind with 50 mm thick fine crushed rock.
4. Lay SL 82 reinforcing fabric on 75 mm chairs @ 800 mm centres each way.
5. Fabric side lap 150mm & 250 mm end lap. 40 mm fabric top cover.
6. Epoxy embed 600 mm long N 12 bars 100 mm into warehouse slab @ 600 mm centres. Tie to SL 82 fabric.
7. Place 130 mm thick N 32 / 70 mm slump concrete & moist cure for 7 days.
8. Form 32 mm deep x 3 mm wide "Soff-cut" joints @ 8 hours @ 6 000 mm centres each way.

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PROPOSED WAREHOUSE
1 LETITIA GROVE
BRIDGEWATER
SCALE 1:150
PAVING PLAN
FOR CGJ PROPERTIES
DRAWING No 23020/7

BIOFILTER

DN 150 GROUND



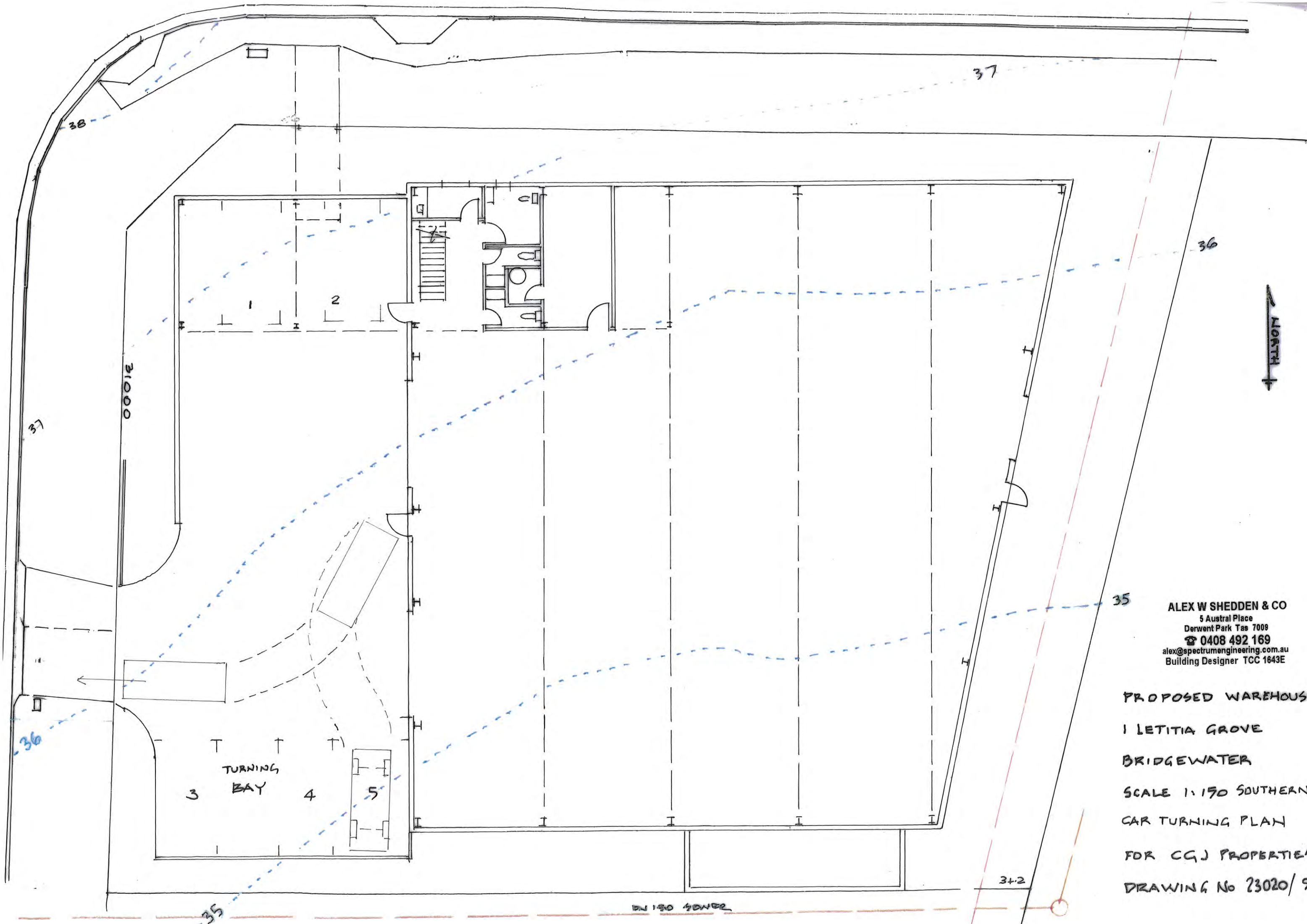
PARKING NOTES

All carspaces 5600 mm long x 2800 mm wide marked out with a white line.
Allotment to be lit with solar powered sensor lights eave mounted to all corners of the building.
Security lighting to be baffled to prevent emission of light outside the property boundary.

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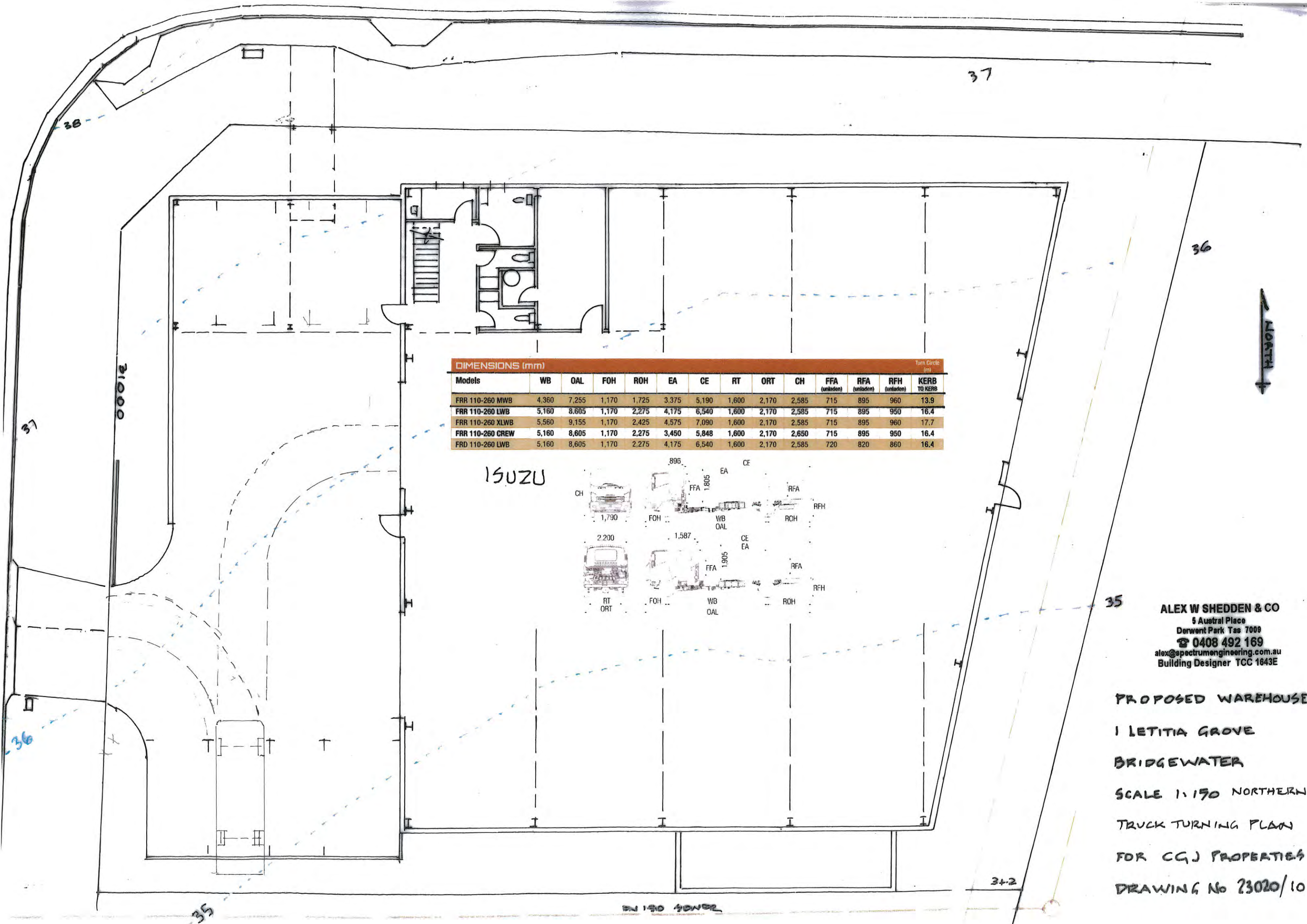
PROPOSED WAREHOUSE
1 LETITIA GROVE
BRIDGEWATER
SCALE 1:150 NORTHERN
CAR TURNING PLAN
FOR CGJ PROPERTIES
DRAWING No 23020/8

BY 150 POWER

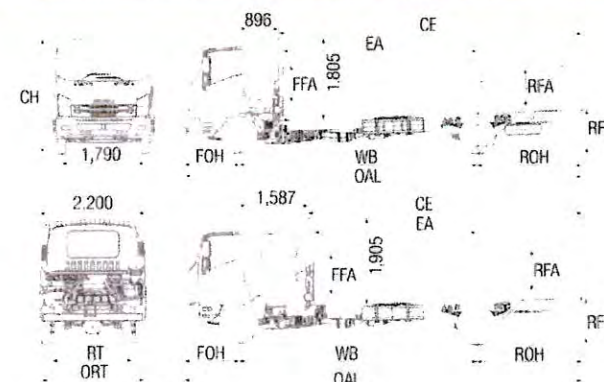


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PROPOSED WAREHOUSE
1 LETITIA GROVE
BRIDGEWATER
SCALE 1:150 SOUTHERN
CAR TURNING PLAN
FOR CGJ PROPERTIES
DRAWING No 23020/9

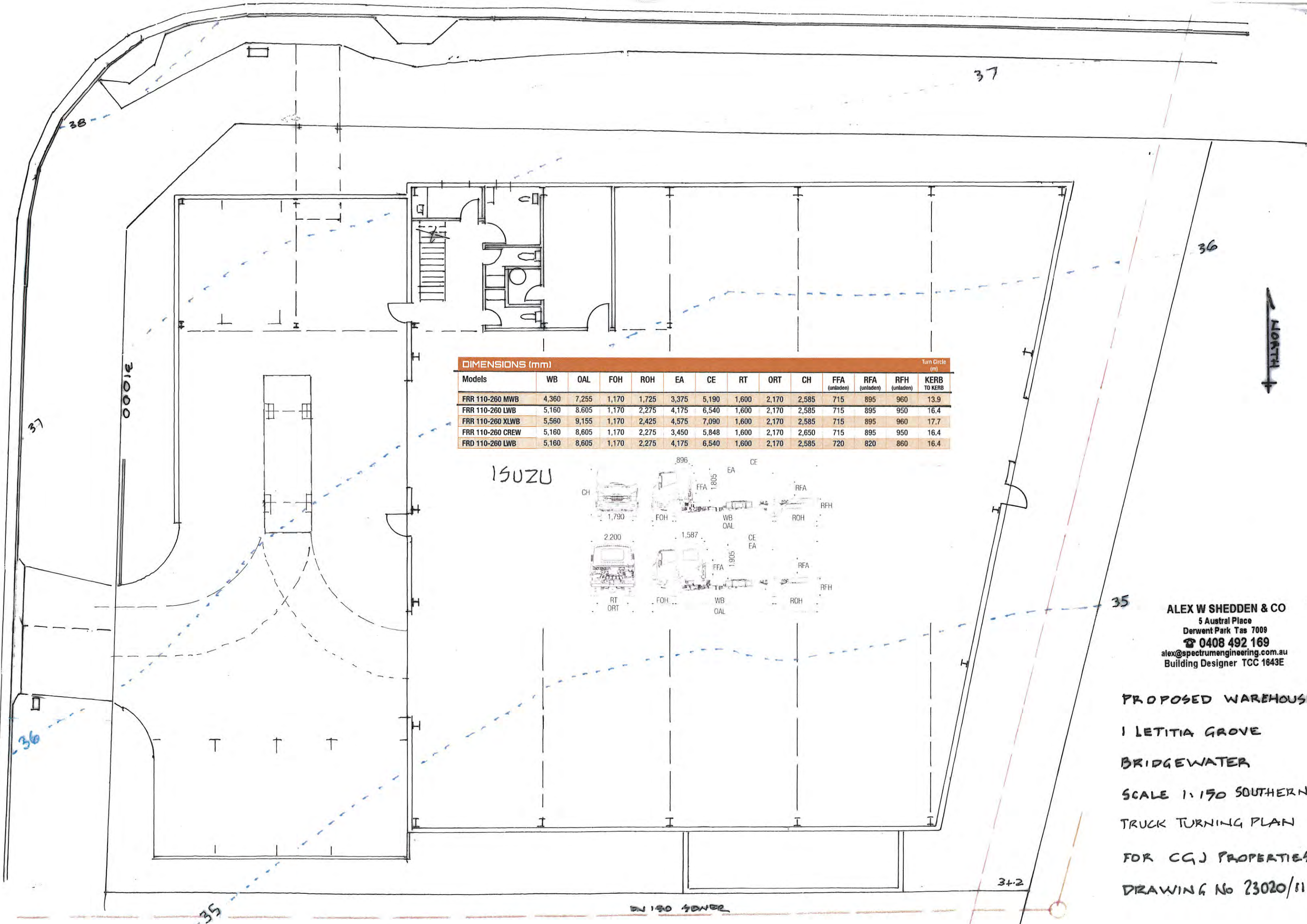


DIMENSIONS (mm)													Turn Circle (m)
Models	WB	OAL	FOH	ROH	EA	CE	RT	ORT	CH	FFA (unladen)	RFA (unladen)	RFH (unladen)	KERB TO KERB
FRR 110-260 MWB	4,360	7,255	1,170	1,725	3,375	5,190	1,600	2,170	2,585	715	895	960	13.9
FRR 110-260 LWB	5,160	8,605	1,170	2,275	4,175	6,540	1,600	2,170	2,585	715	895	950	16.4
FRR 110-260 XLWB	5,560	9,155	1,170	2,425	4,575	7,090	1,600	2,170	2,585	715	895	960	17.7
FRR 110-260 CREW	5,160	8,605	1,170	2,275	3,450	5,848	1,600	2,170	2,650	715	895	950	16.4
FRR 110-260 LWB	5,160	8,605	1,170	2,275	4,175	6,540	1,600	2,170	2,585	720	820	860	16.4



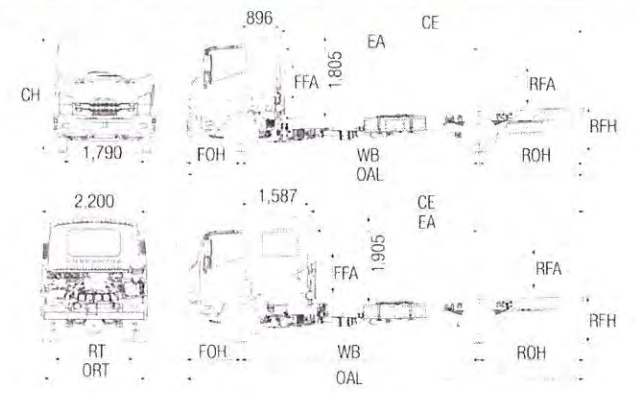
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PROPOSED WAREHOUSE
1 LETITIA GROVE
BRIDGEWATER
SCALE 1:150 NORTHERN
TRUCK TURNING PLAN
FOR C.G.J PROPERTIES
DRAWING No 23020/10



DIMENSIONS (mm)														Turn Circle (m)
Models	WB	OAL	FOH	ROH	EA	CE	RT	ORT	CH	FFA (unladen)	RFA (unladen)	RFH (unladen)	KERB TO KERB	
FRR 110-260 MWB	4,360	7,255	1,170	1,725	3,375	5,190	1,600	2,170	2,585	715	895	960	13.9	
FRR 110-260 LWB	5,160	8,605	1,170	2,275	4,175	6,540	1,600	2,170	2,585	715	895	950	16.4	
FRR 110-260 XLWB	5,560	9,155	1,170	2,425	4,575	7,090	1,600	2,170	2,585	715	895	960	17.7	
FRR 110-260 CREW	5,160	8,605	1,170	2,275	3,450	5,848	1,600	2,170	2,650	715	895	950	16.4	
FRD 110-260 LWB	5,160	8,605	1,170	2,275	4,175	6,540	1,600	2,170	2,585	720	820	860	16.4	

ISUZU



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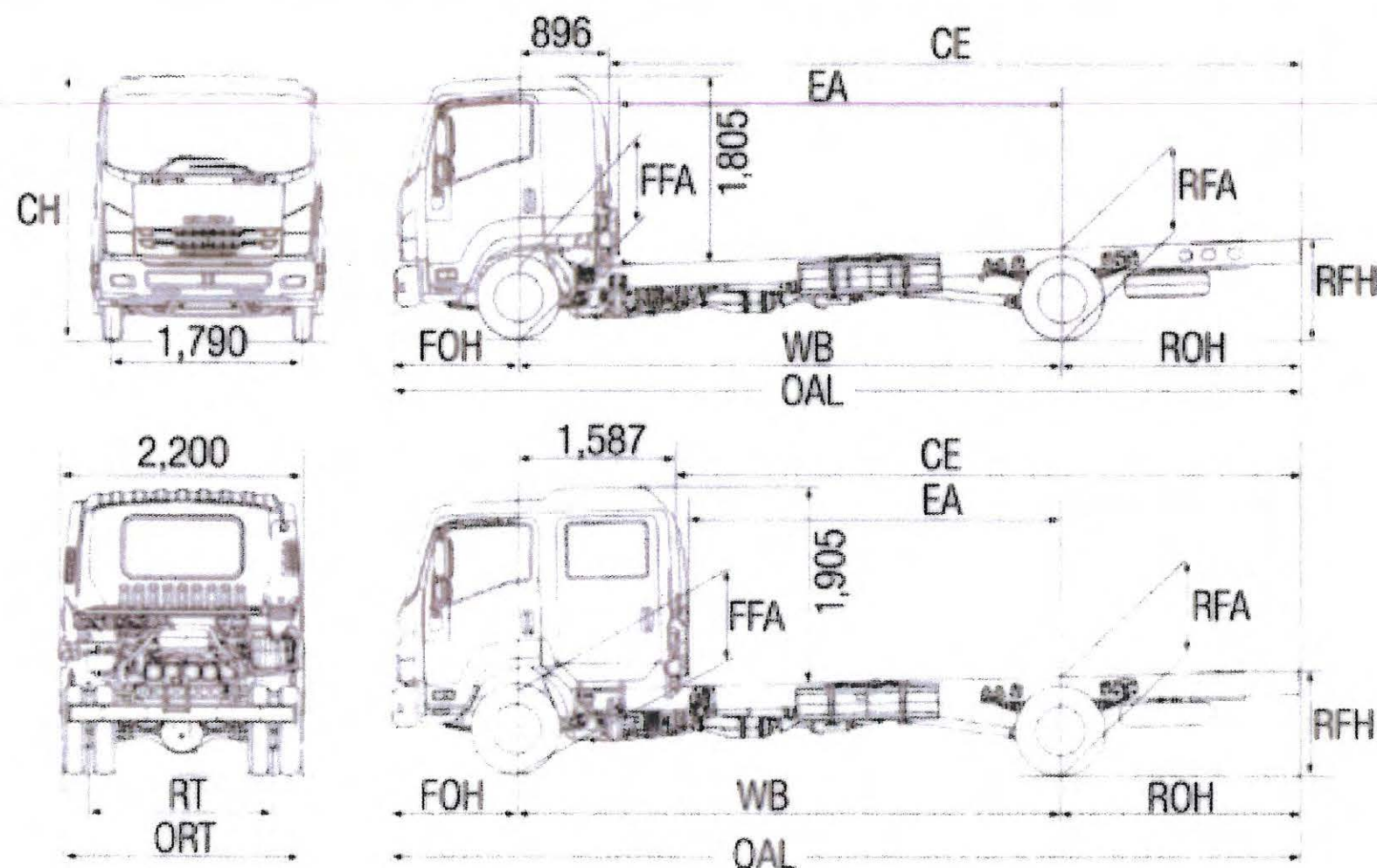
PROPOSED WAREHOUSE
1 LETITIA GROVE
BRIDGEWATER
SCALE 1:150 SOUTHERN
TRUCK TURNING PLAN
FOR CQJ PROPERTIES
DRAWING No 23020/11

EN 150 POWER

DIMENSIONS (mm)

Turn Circle
(m)

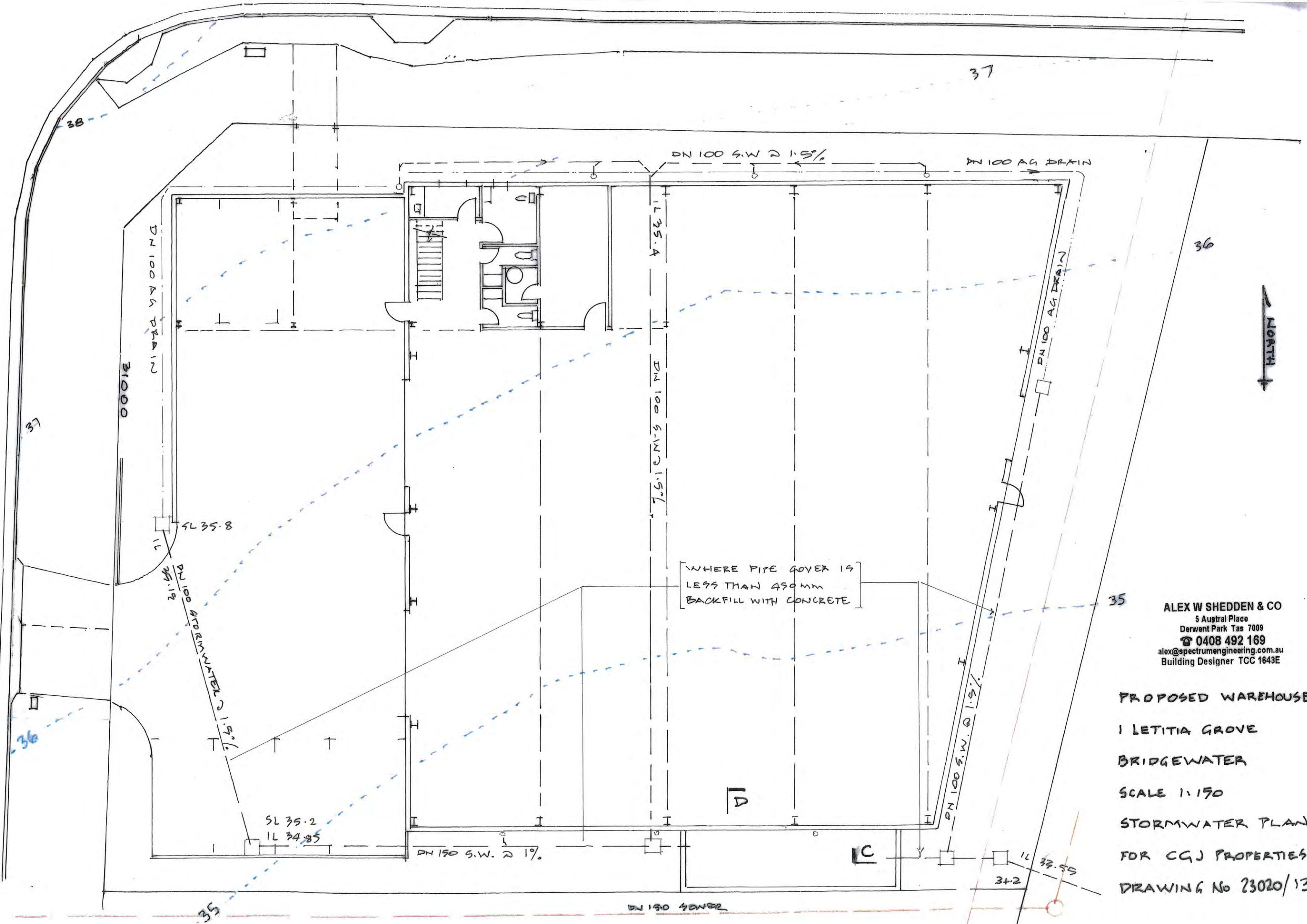
Models	WB	OAL	FOH	ROH	EA	CE	RT	ORT	CH	FFA (unladen)	RFA (unladen)	RFH (unladen)	KERB TO KERB
FRR 110-260 MWB	4,360	7,255	1,170	1,725	3,375	5,190	1,600	2,170	2,585	715	895	960	13.9
FRR 110-260 LWB	5,160	8,605	1,170	2,275	4,175	6,540	1,600	2,170	2,585	715	895	950	16.4
FRR 110-260 XLWB	5,560	9,155	1,170	2,425	4,575	7,090	1,600	2,170	2,585	715	895	960	17.7
FRR 110-260 CREW	5,160	8,605	1,170	2,275	3,450	5,848	1,600	2,170	2,650	715	895	950	16.4
FRD 110-260 LWB	5,160	8,605	1,170	2,275	4,175	6,540	1,600	2,170	2,585	720	820	860	16.4



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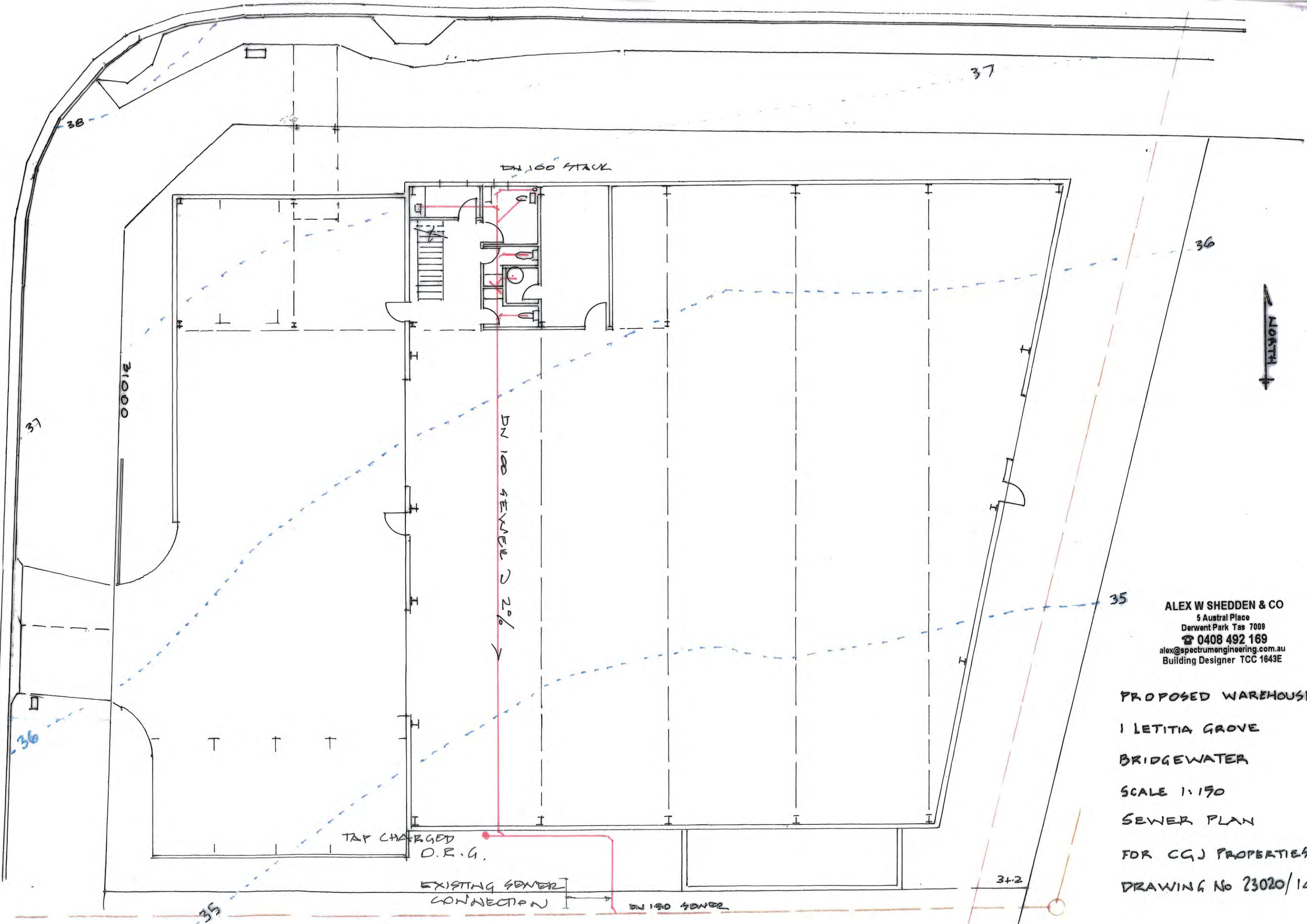
PROPOSED WAREHOUSE
1 LETITIA GROVE, BRIDGEWATER
FOR C.G.J. PROPERTIES
DRAWING No 23 020/12

ISUZU FRR 110-260 MWB DATA



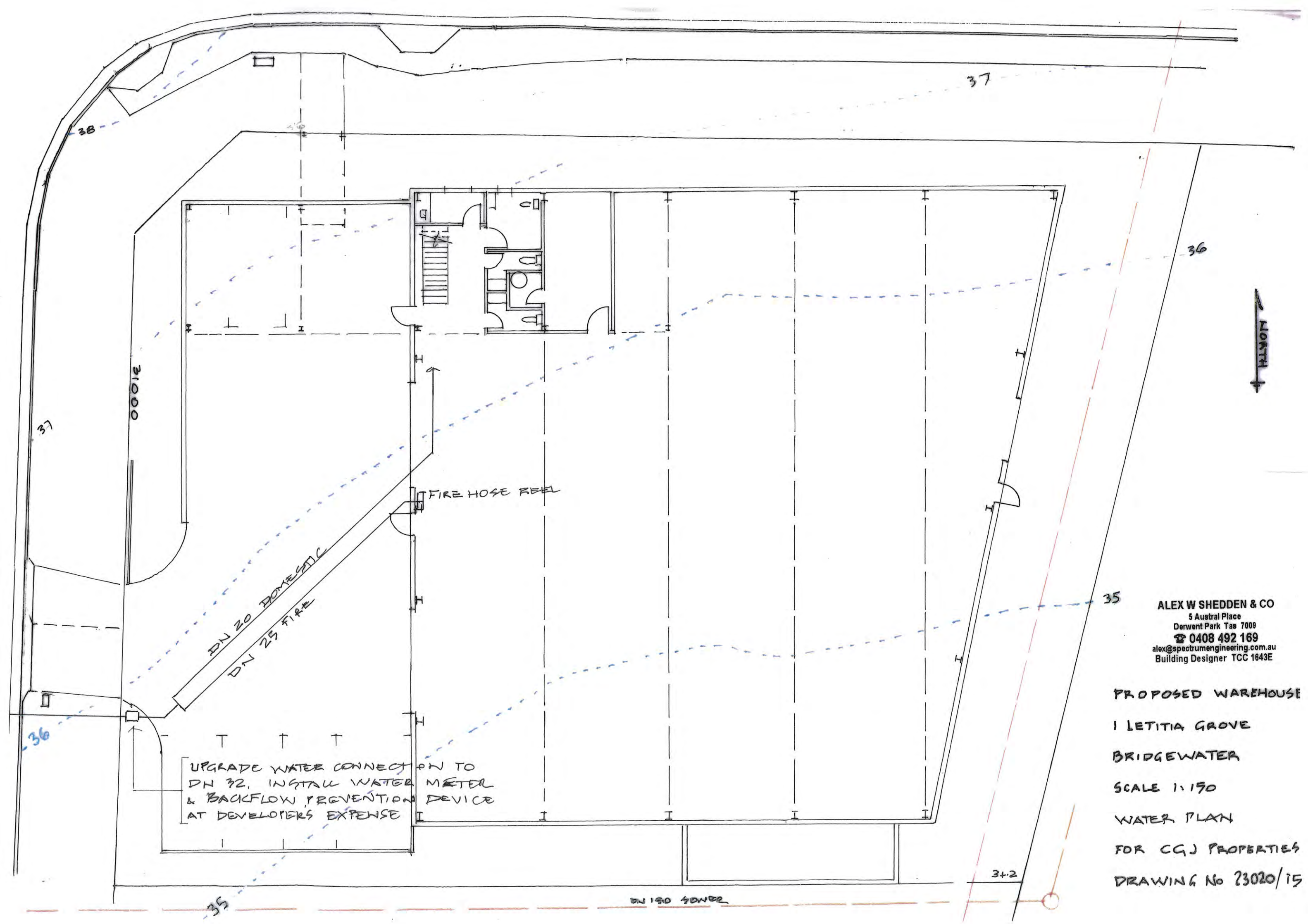
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Building Designer TCC 1643E

PROPOSED WAREHOUSE
1 LETITIA GROVE
BRIDGEWATER
SCALE 1:150
STORMWATER PLAN
FOR CGJ PROPERTIES
DRAWING No 23020/13



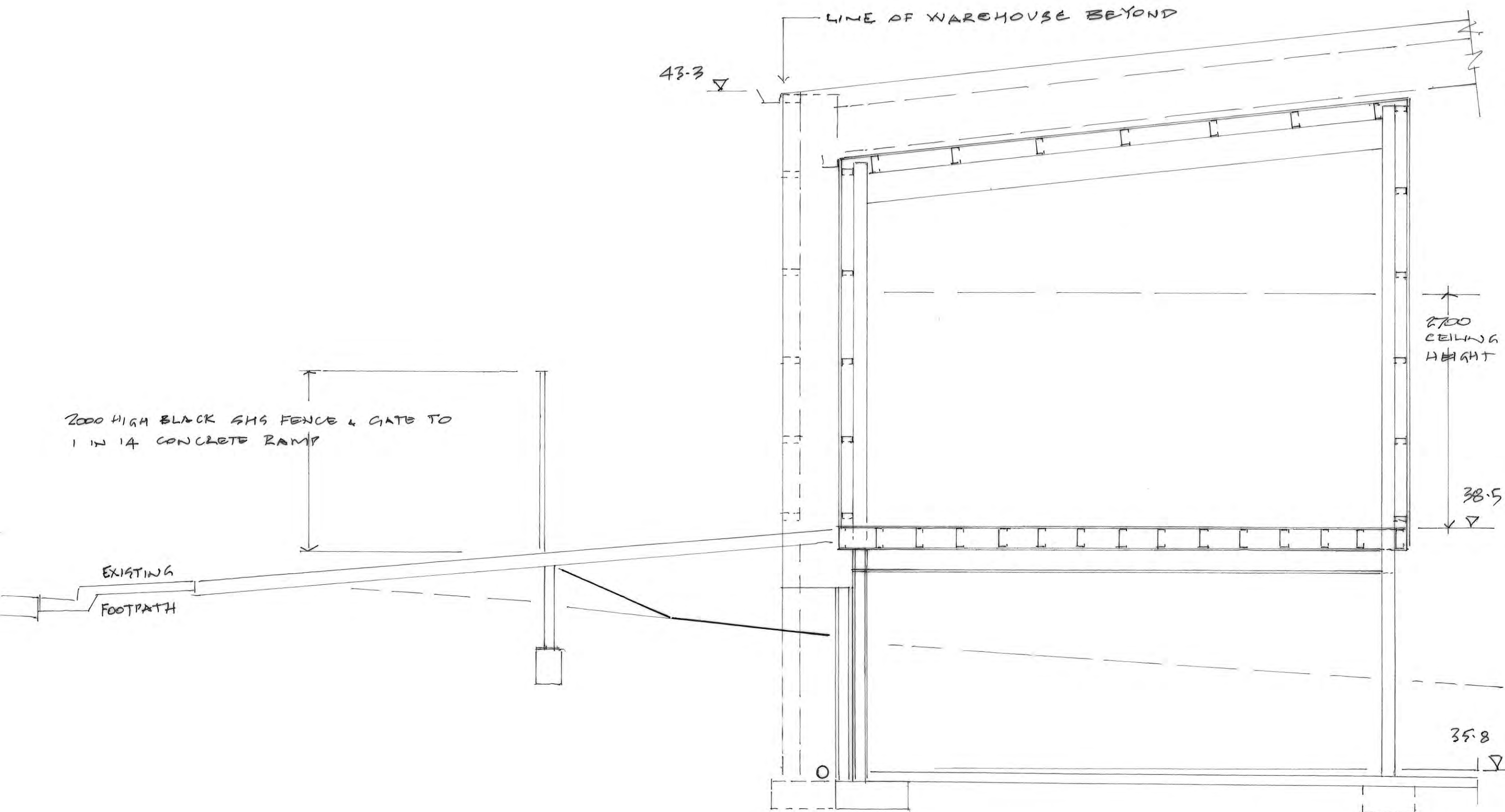
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Building Designer TCC 1643E

PROPOSED WAREHOUSE
1 LETITIA GROVE
BRIDGEWATER
SCALE 1:150
SEWER PLAN
FOR CGJ PROPERTIES
DRAWING No 23020/14



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Building Designer TCC 1643E

PROPOSED WAREHOUSE
1 LETITIA GROVE
BRIDGEWATER
SCALE 1:150
WATER PLAN
FOR CGJ PROPERTIES
DRAWING No 23020/15

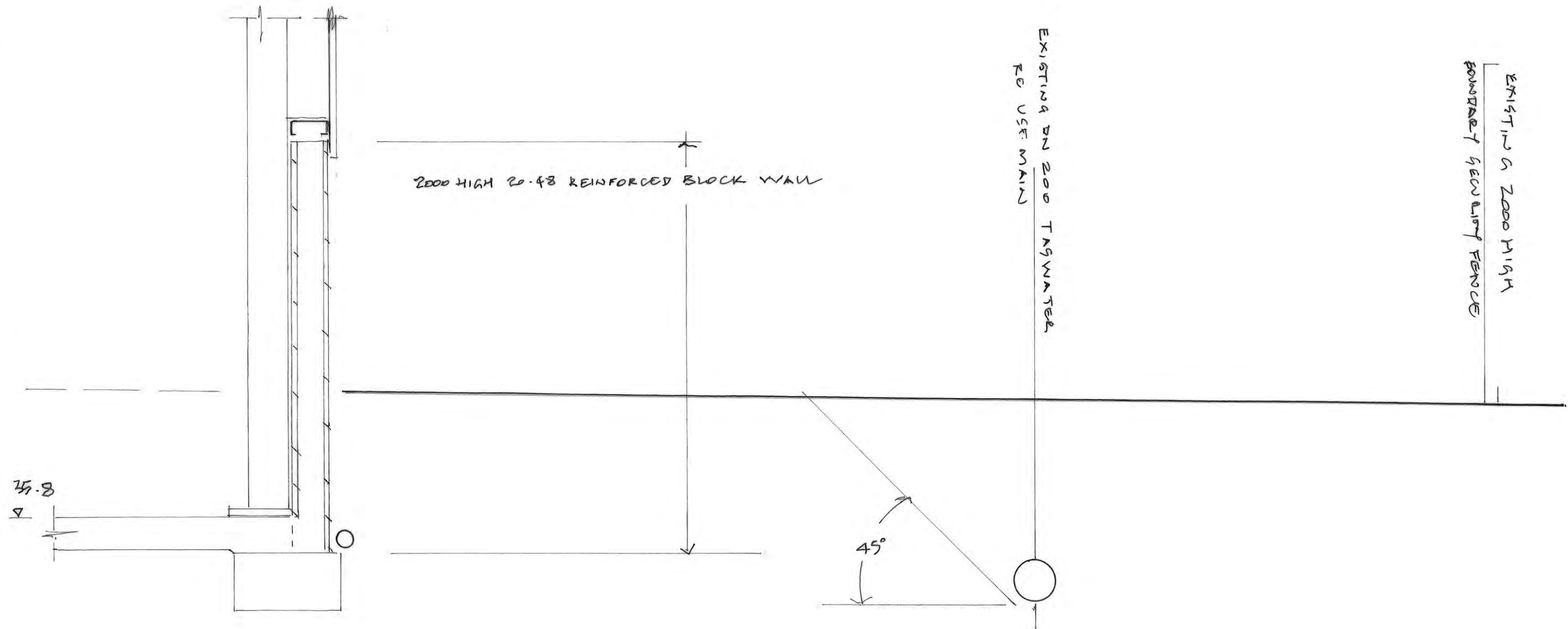


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PROPOSED WAREHOUSE
 1 LETITIA GROVE, BRIDGEWATER
 FOR CGJ PROPERTIES

1:40 SECTION A

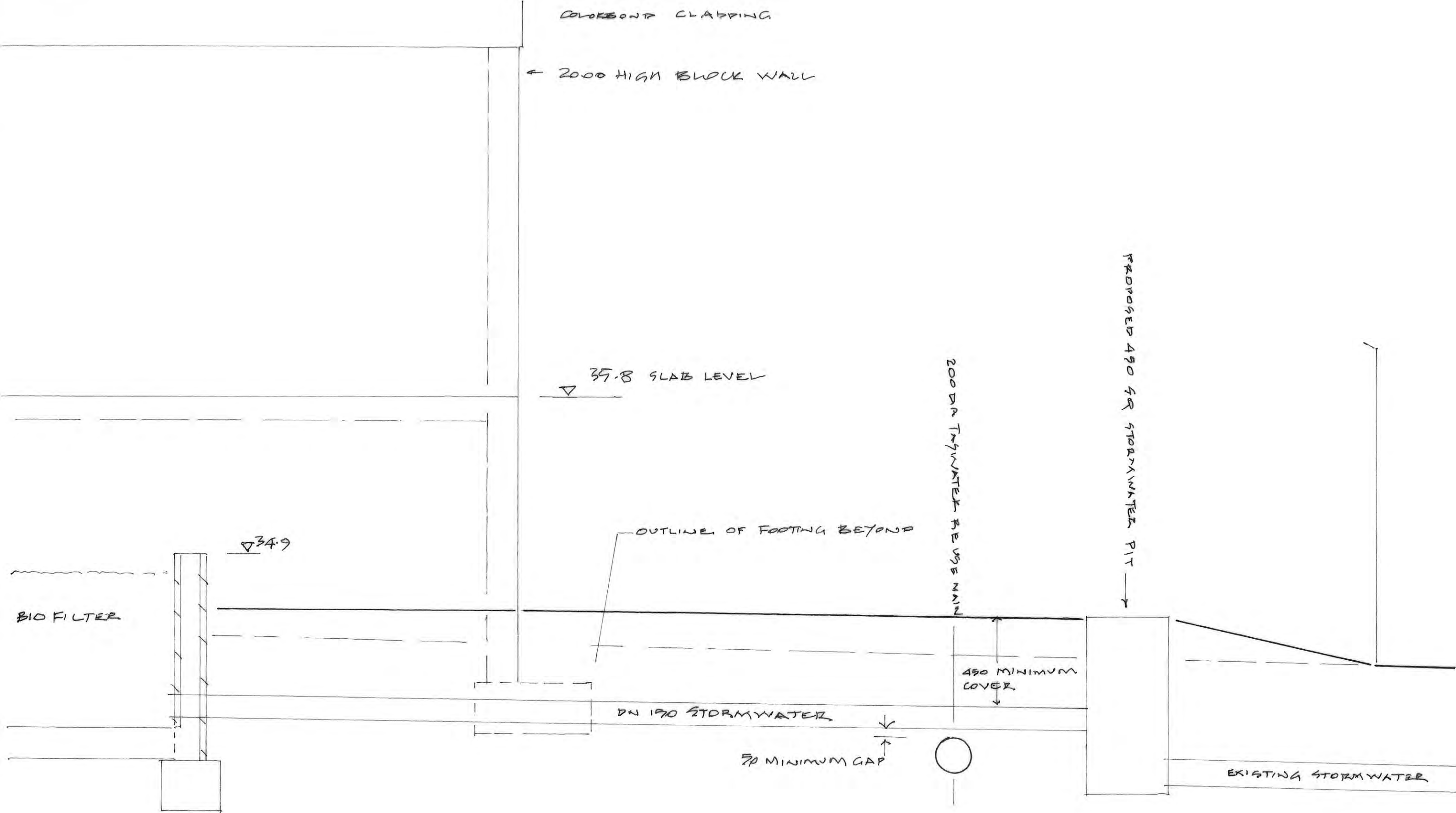
DRAWING No 23020/18



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PROPOSED WAREHOUSE
 1 LETITIA GROVE, BRIDGEWATER
 FOR CGJ PROPERTIES

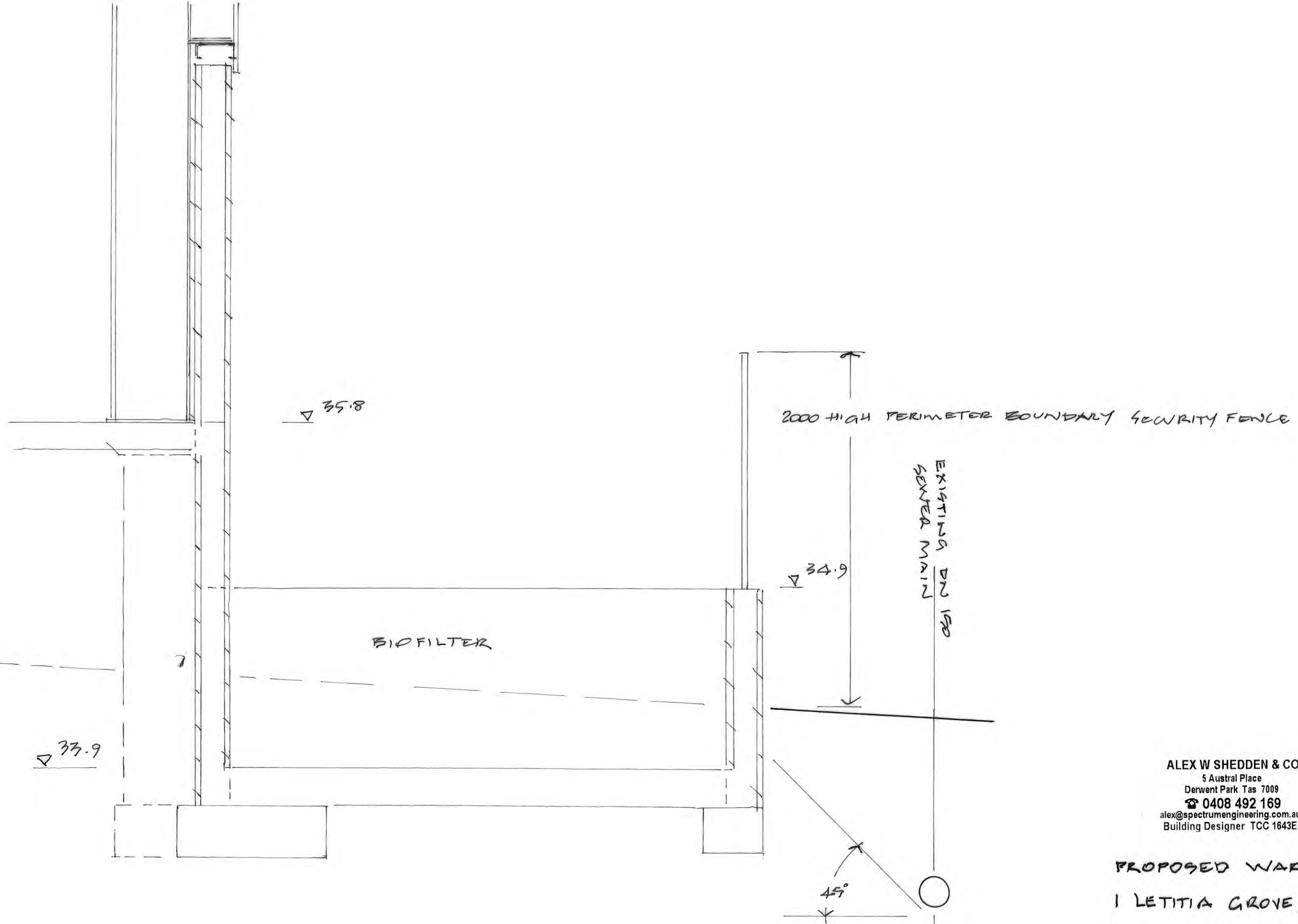
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 Building Designer TCC 1643E

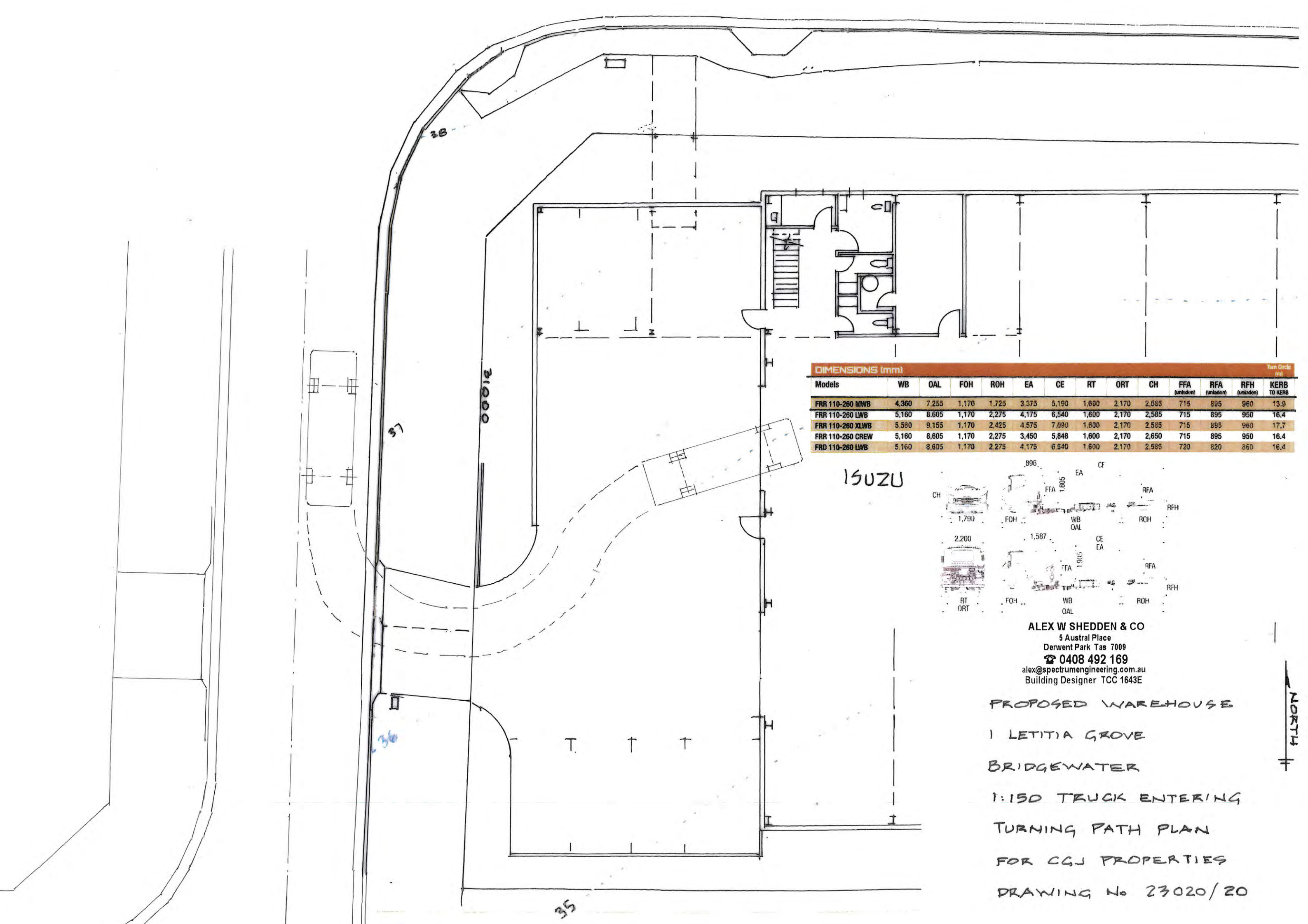
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PROPOSED WAREHOUSE
 1 LETITIA GROVE, BRIDGEWATER
 FOR CGJ PROPERTIES
 DRAWING No 23 020/18



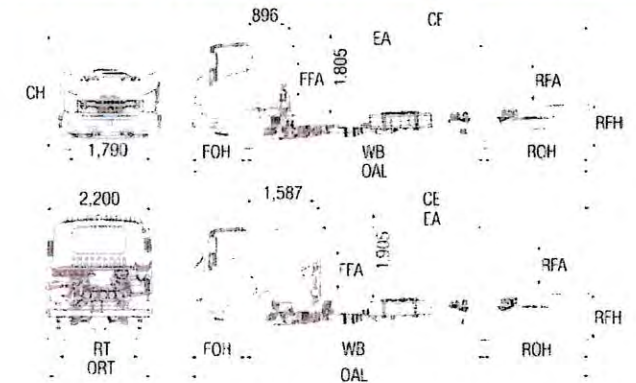
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 5 Austral Place
 Derwent Park Tas 7009
 ☎ 0408 492 169
 alex@spectrumengineering.com.au
 Building Designer TCC 1643E

PROPOSED WAREHOUSE
 1 LETITIA GROVE, BRIDGEWATER
 FOR C.G.J. PROPERTIES
 1:20 SECTION D
 DRAWING No 23020/19



DIMENSIONS (mm)													Turn Circle (m)
Models	WB	OAL	FOH	ROH	EA	CE	RT	ORT	CH	FFA (unladen)	RFA (unladen)	RFH (unladen)	KERB TO KERB
FRR 110-260 MWB	4,360	7,255	1,170	1,725	3,375	5,190	1,600	2,170	2,585	715	895	960	13.9
FRR 110-260 LWB	5,160	8,605	1,170	2,275	4,175	6,540	1,600	2,170	2,585	715	895	950	16.4
FRR 110-260 XLWB	5,580	9,155	1,170	2,425	4,575	7,090	1,600	2,170	2,585	715	895	960	17.7
FRR 110-260 CREW	5,160	8,605	1,170	2,275	3,450	5,848	1,600	2,170	2,650	715	895	950	16.4
FRD 110-260 LWB	5,160	8,605	1,170	2,275	4,175	6,540	1,600	2,170	2,585	720	820	860	16.4

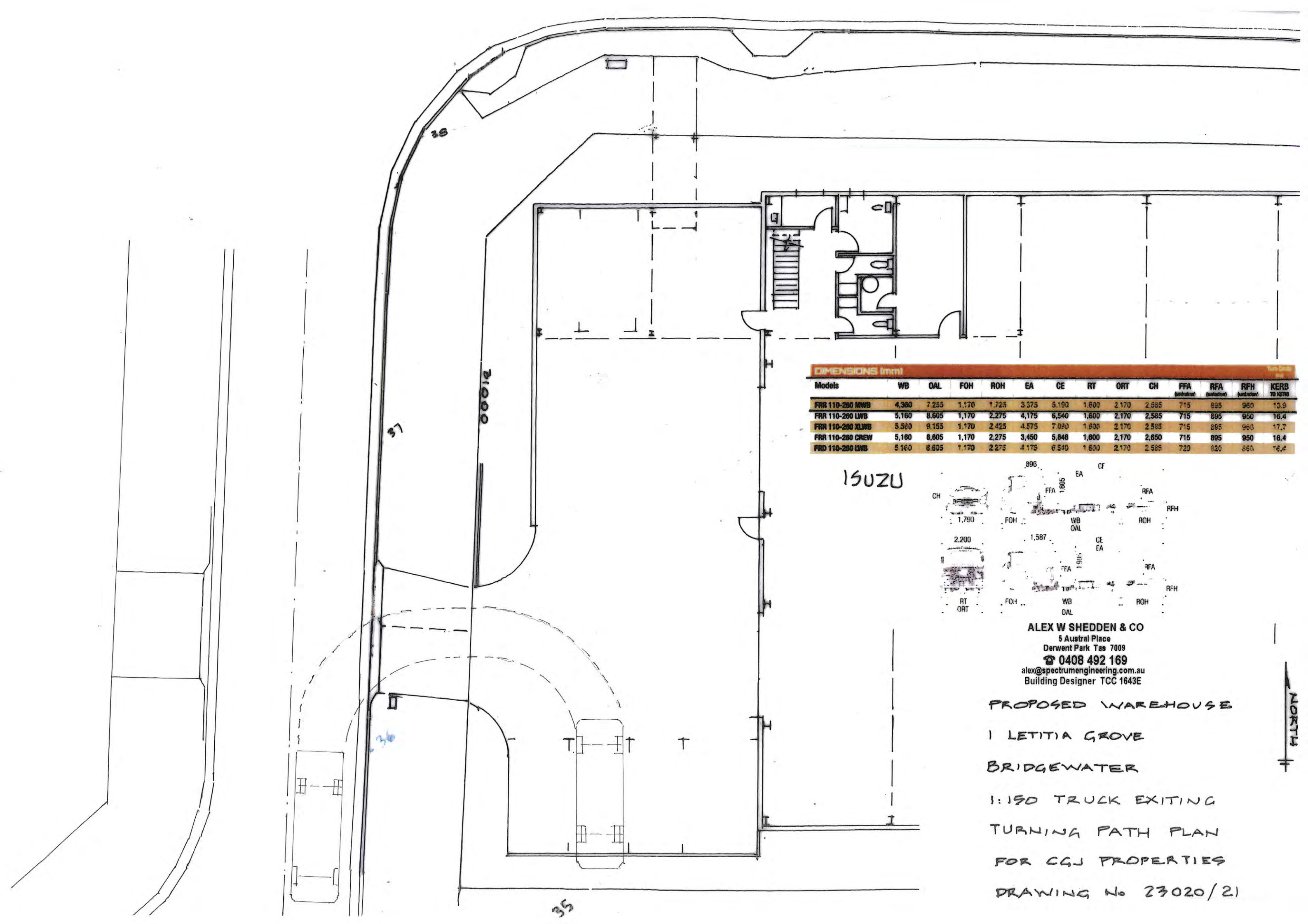
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5 Austral Place
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☎ 0408 492 169
alex@spectrumengineering.com.au
Building Designer TCC 1643E

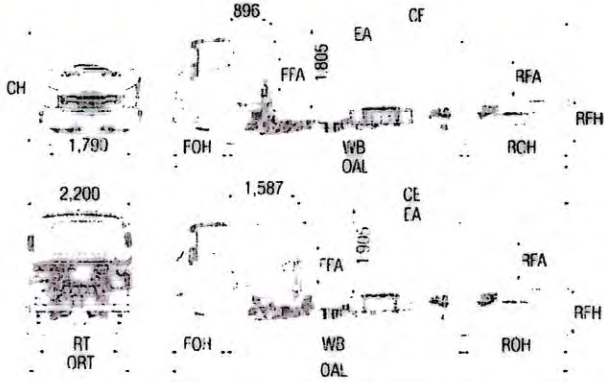
PROPOSED WAREHOUSE
1 LETITIA GROVE
BRIDGEWATER
1:150 TRUCK ENTERING
TURNING PATH PLAN
FOR CGJ PROPERTIES
DRAWING No 23020/20

NORTH



DIMENSIONS (mm)														Turn Circle
Models	WB	OAL	FOH	ROH	EA	CE	RT	ORT	CH	FFA (unladen)	RFA (unladen)	RFH (unladen)	KERB TO KERB	mm
FRR 110-200 MWB	4,360	7,255	1,170	1,725	3,375	5,190	1,600	2,170	2,585	715	895	950	10.9	
FRR 110-200 LWB	5,160	8,605	1,170	2,275	4,175	6,540	1,600	2,170	2,585	715	895	950	16.4	
FRR 110-200 XLWB	5,560	9,155	1,170	2,425	4,575	7,090	1,600	2,170	2,585	715	895	950	17.7	
FRR 110-200 CREW	5,160	8,605	1,170	2,275	3,450	5,848	1,600	2,170	2,650	715	895	950	16.4	
FRD 110-200 LWB	5,160	8,605	1,170	2,275	4,175	6,540	1,600	2,170	2,585	720	820	850	16.4	

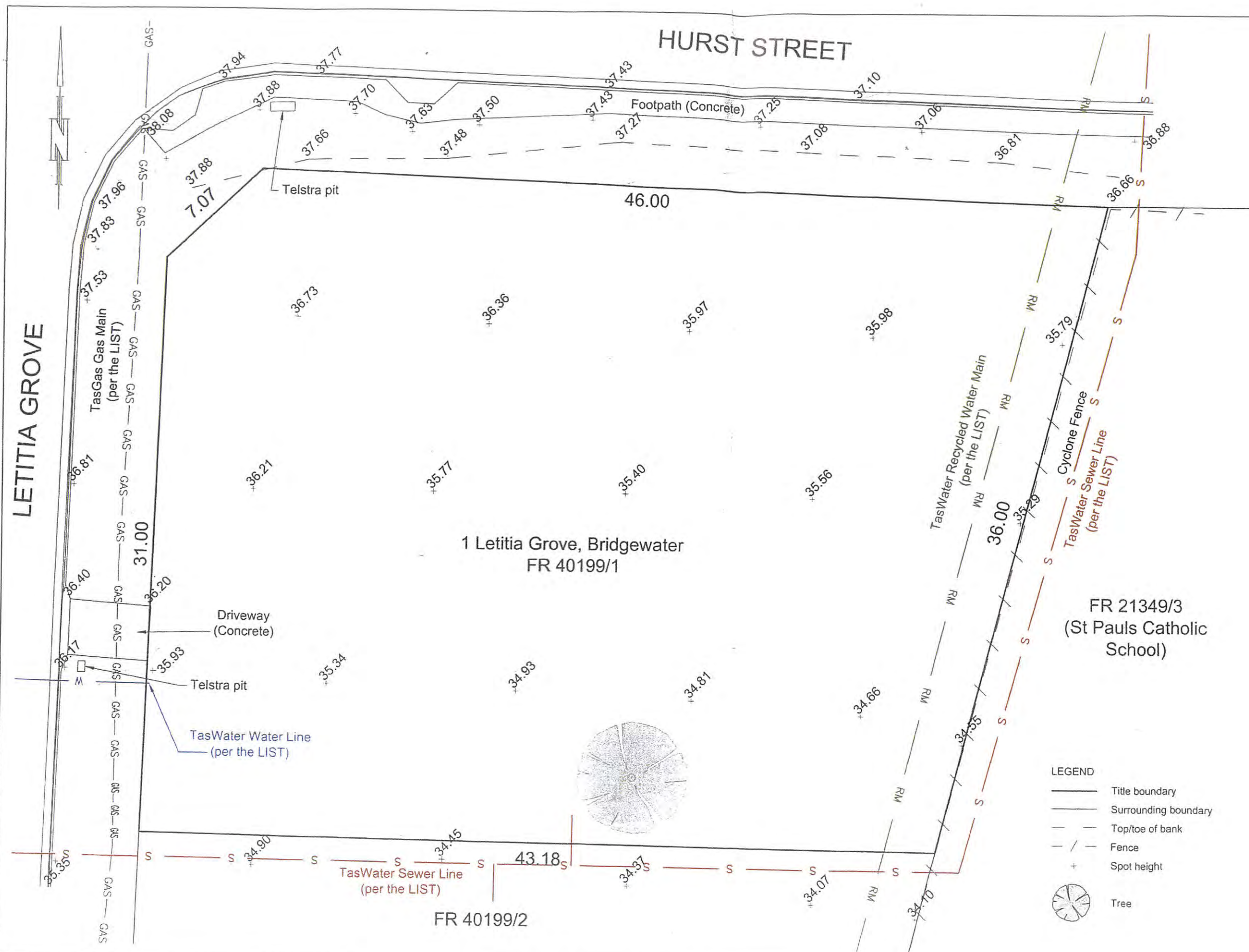
ISUZU



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Building Designer TCC 1643E

PROPOSED WAREHOUSE
1 LETITIA GROVE
BRIDGEWATER
1:150 TRUCK EXITING
TURNING PATH PLAN
FOR CGJ PROPERTIES
DRAWING No 23020/21

NORTH



NOTES

Date of Survey: 8 October 2003

Bearing datum is GDA2020.

Horizontal datum is plane with MGA2020 coordinate adopted at SPM8659, with coordinates of E 520006.376 N 5268492.739 per the LIST.

Vertical datum is AHD per SPM8659 with reputed RL 42.882m.

Contour Interval:
Major: 1.000m
Minor: 0.200m

While reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during survey.

Only those features/points specifically requested by Tim Young of Godfrey Rd, Claremont have been located and subsequently shown on this plan.

Some services have been plotted from council and the LIST GIS records, and as such are **approximate only**.

Prior to any demolition, excavation, final design or construction on this site, a comprehensive site investigation should be undertaken to locate all above and below ground service infrastructure.

All coordinates within this file, although stated to the nearest 0.001 metre, are approximate only and are only within 0.025m of the stated coordinate (horizontally and vertically).


The boundaries shown on this plan are compiled from SP40199 and, as such, are **approximate only**.

If any works are to be conducted on or near the boundary a re-establishment survey will be required.

Any DTM modeling that is to be done from the accompanying 3D digital file must be done using only the layer 'TRIANGLE_1 SURFACE' to ensure that surface matches that verified by PDA Surveyors. No responsibility is taken for the use or interpretation of this data in any other format.

Some feature levels are not shown on this plan for clarity. These can be found turned on in model space or on the OFF Levels layer.

- LEGEND**
- Title boundary
 - Surrounding boundary
 - Top/toe of bank
 - / - Fence
 - + Spot height
 - Tree

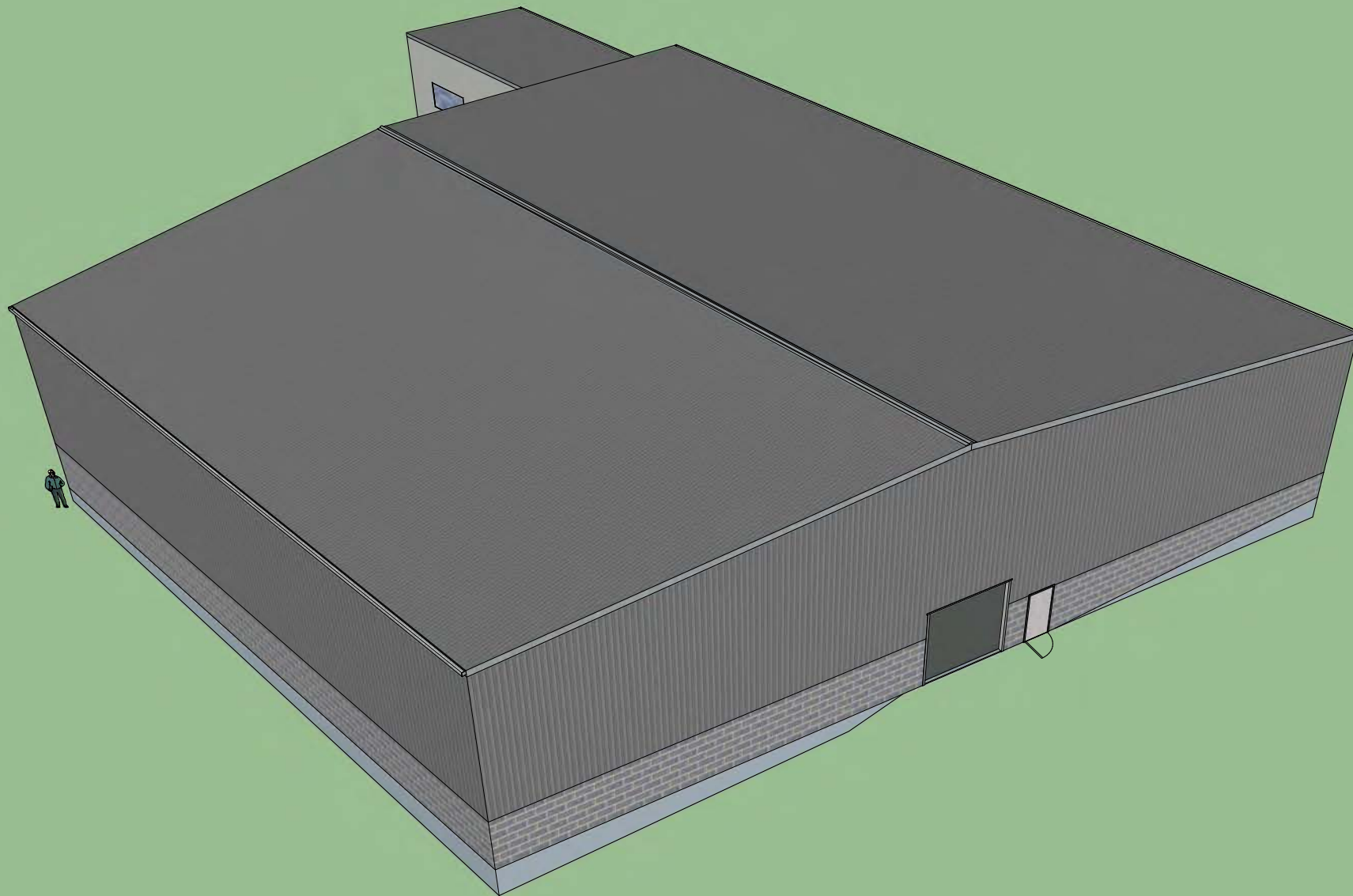
E					<table><tr><td>DATE</td><td>25/03/2021</td></tr></table>	DATE	25/03/2021	<table><tr><td>SYMBOL</td><td>JT</td><td>DESCRIPTION</td><td>JT001</td></tr><tr><td>TRASH</td><td>EQ</td><td>CHAINED</td><td>JT/EQ</td></tr><tr><td colspan="4">DATE</td></tr></table>	SYMBOL	JT	DESCRIPTION	JT001	TRASH	EQ	CHAINED	JT/EQ	DATE				<p>DETAIL SURVEY PLAN 1 LETITIA GROVE, BRIDGEWATER, 7030 for Timothy Young</p>	<p>Eamon Quaggin B.SurvSpSc (Tas) New Norfolk, Tasmania E: eamonquaggin@gmail.com M: 0488 137 086</p>	SCALE	PAPER
DATE	25/03/2021																							
SYMBOL	JT	DESCRIPTION	JT001																					
TRASH	EQ	CHAINED	JT/EQ																					
DATE																								
D				1:200	(A3)																			
C				JOB NUMBER	DRAWING																			
B				JT001	- 1																			
A																								
REV	AMENDMENTS		ORIGIN	DATE	ISSUED																			



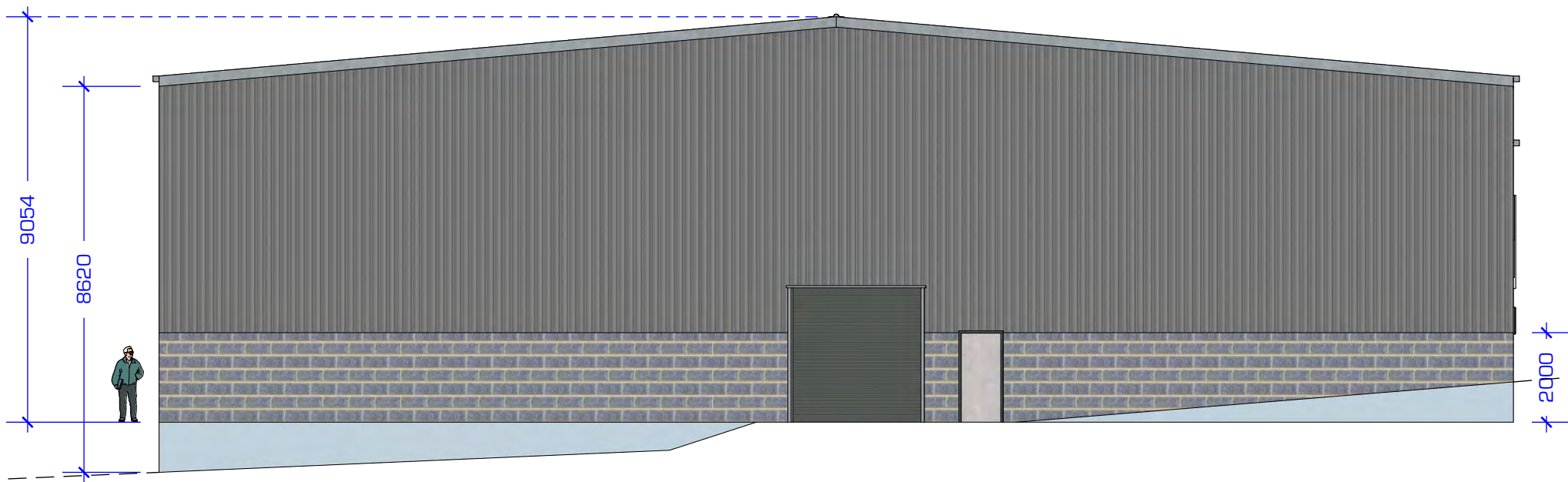
30m W x 24.4m L x 7.5m H - Industrial Warehouse



30m W x 24.4m L x 7.5m H - Industrial Warehouse



30m W x 24.4m L x 7.5m H - Industrial Warehouse



EASTERN ELEVATION

30m W x 24.4m L x 7.5m H - Industrial Warehouse

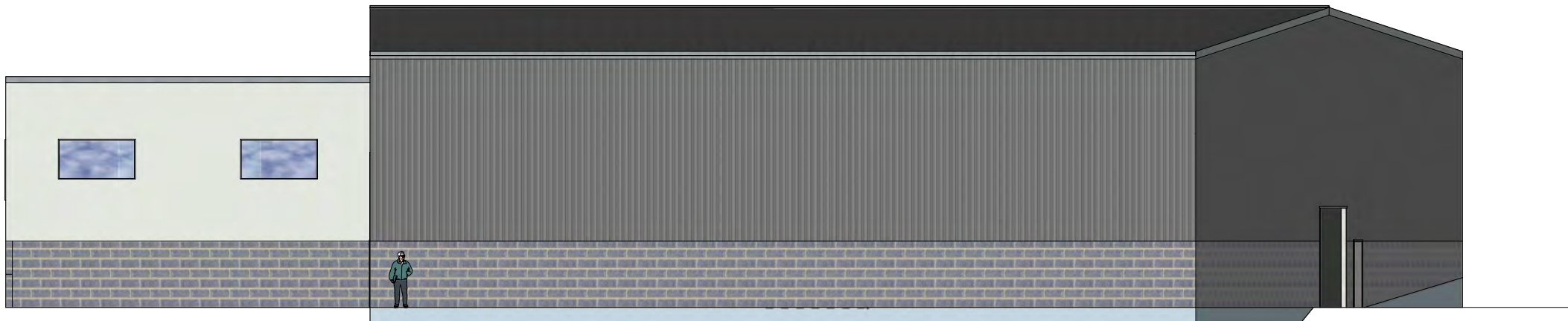


WESTERN ELEVATION

30m W x 24.4m L x 7.5m H - Industrial Warehouse



NORTHERN ELEVATION



SOUTHERN ELEVATION

30m W x 24.4m L x 7.5m H - Industrial Warehouse

In reference to the Council's letter of the 28th July 2023 the following provides a written statement to address the clauses referred to in that letter:

The relevant standards for the proposed use in the General Business Zone in the Scheme are:

15.3.2 Discretionary uses

Objective:	That uses listed as Discretionary do not compromise or distort the activity centre hierarchy.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 A use listed as Discretionary must: <ul style="list-style-type: none"> (a) not cause an unreasonable loss of amenity to properties in adjoining residential zones; and (b) be of an intensity that respects the character of the area.
A2 No Acceptable Solution.		P2 A use listed as Discretionary must not compromise or distort the activity centre hierarchy, having regard to: <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the need to encourage activity at pedestrian levels; (c) the size and scale of the proposed use; (d) the functions of the activity centre and the surrounding activity centres; and (e) the extent that the proposed use impacts on other activity centres.

Clause 15.3.2 A1 and A2 are not applicable as there are no acceptable solutions.

In respect to the performance criteria the following is provided

P1 (a) – The subject site is adequately **separated** from the nearest residential properties to ensure that there is “no unreasonable loss of amenity”. Regardless the use proposed for the site in itself unlikely to result in unreasonable loss of amenity. Clause P1 (a) is met.

P1 (b) – The character of the area has evolved from the mixture of uses and is not homogenous. Given the variety and nature of use and development in the area the intensity of the proposal does not disrespect the existing character. Clause P1 (b) is met.

P2 – The activity centre hierarchy is difficult to determine given the eclectic mixture of uses. It could be identified as having the higher activity shopping centre at Cove Hill at the apex of

the hierarchy then the smaller commercial uses and professional services to the less intense Church, Temple and Pet Crematorium.

P2 (a) The character of the site is currently vacant land. The development for a commercial use will contribute to the hierarchy rather than distort or compromise. Clause P2(a) is met.

P2 (b)- The activity centre as it has developed will not be enhanced by encouraging activity at pedestrian level. The centre is dominated by the Cove Hill Shopping Centre that presents as an internal mall. Other existing developments and uses are dominated with large vehicular parking areas that do not encourage activity at pedestrian level. If the design of the proposed develop was to encourage activity at pedestrian level, it would not, given the way the activity centre currently functions, result in any better hierarchical structure to the activity centre than what the proposal will achieve.

P2 (c) – The size and scale are not inconsistent with other developments in the “activity centre” (i.e. the “big box” shopping centre, and other commercial developments on Cove Hill Road). Clause P2 (c) is met.

P2 (d) – The function of the activity centre nor that of the surrounding activity centre will be distorted or compromised. The development will not compete with the hierarchy structure but will complement it. Clause P2 (d) is met.

P2 (e) – The use is neither of an intensity nor nature that will impact on other activity areas. Clause P2 (e) is met.

The Zone purpose statements for the General Business Zone are:

1. *15.1.1 To provide for business, retail, administrative, professional, community, and entertainment functions within Tasmania’s main suburban and rural centres.*
2. *15.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.*
3. *15.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.*
4. *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.*

In respect to the zone purpose the following is provided to justify the proposed use and development.

15.1.1 - The proposed use and development is for a business. The purpose is met.

15.1.2 – As stated in reference to Clause 15.3.2 P2 (c) above the proposed use does not compromise or distort the activity centre hierarchy.

15.1.3 – The clause is otiose as is cannot be applied to a proposal within an activity area where there is little pedestrian activity, very few active frontages and shop windows. The area is dominated by vehicular movements where access to the commercial uses and

professional services is by car. To apply the clause to the proposed use and development will not result in the area developing into one where pedestrians will become “the norm”.

15.1.4 – This clause is not applicable.

Ian Stanley
BA, MTP, RPIA (Fellow)

Submission to Planning Authority Notice

Council Planning Permit No.	DA 2023 / 00058	Council notice date	27/03/2023
TasWater details			
TasWater Reference No.	TWDA 2023/00393-BTN	Date of response	18/07/2023
TasWater Contact	Shaun Verdouw	Phone No.	0467 901 425
Response issued to			
Council name	BRIGHTON COUNCIL		
Contact details	development@brighton.tas.gov.au		
Development details			
Address	1 LETITIA GR, BRIDGEWATER	Property ID (PID)	7497806
Description of development	Warehouse and Office Storage		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Alex W Shedden & Co	23020/1-19	-	-
Bison Constructions	5198/0704 A.01-A.06	1	4/7/23
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"> 1. A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. 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. 3. Prior to commencing use of the development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. 4. 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. 5. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater. <p>56W CONSENT</p> <ol style="list-style-type: none"> 6. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the <i>Water and Sewerage Industry Act 2008</i> for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 7. The applicant or landowner as the case may be, must pay a development assessment fee of 			

\$389.86, 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>

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 www.taswater.com.au/Development/Service-location for a list of companies.

- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

NOTE: In accordance with the WATER AND SEWERAGE INDUSTRY ACT 2008 - SECT 56ZB A regulated entity may charge a person for the reasonable cost of –

- (a) a meter; and
(b) installing a meter.

56W Consent

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans will need to also include a cross sectional view through the footings which clearly shows;

- (a) Existing pipe depth and proposed finished surface levels over the pipe;
(b) The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
(c) A note on the plan indicating how the pipe location and depth were ascertained.
(d) The location of the property service connection and sewer inspection opening (IO).

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

SEARCH OF TORRENS TITLE

VOLUME 40199	FOLIO 1
EDITION 6	DATE OF ISSUE 07-Dec-2022

SEARCH DATE : 22-Mar-2023

SEARCH TIME : 10.29 AM

DESCRIPTION OF LAND

Town of BRIDGEWATER

Lot 1 on Sealed Plan 40199

Derivation : Part of 370A-2R-25Ps. Gtd. to C.G. Piesse and
Part of 43A-0R-21Ps. Gtd. to D.M. Marshall

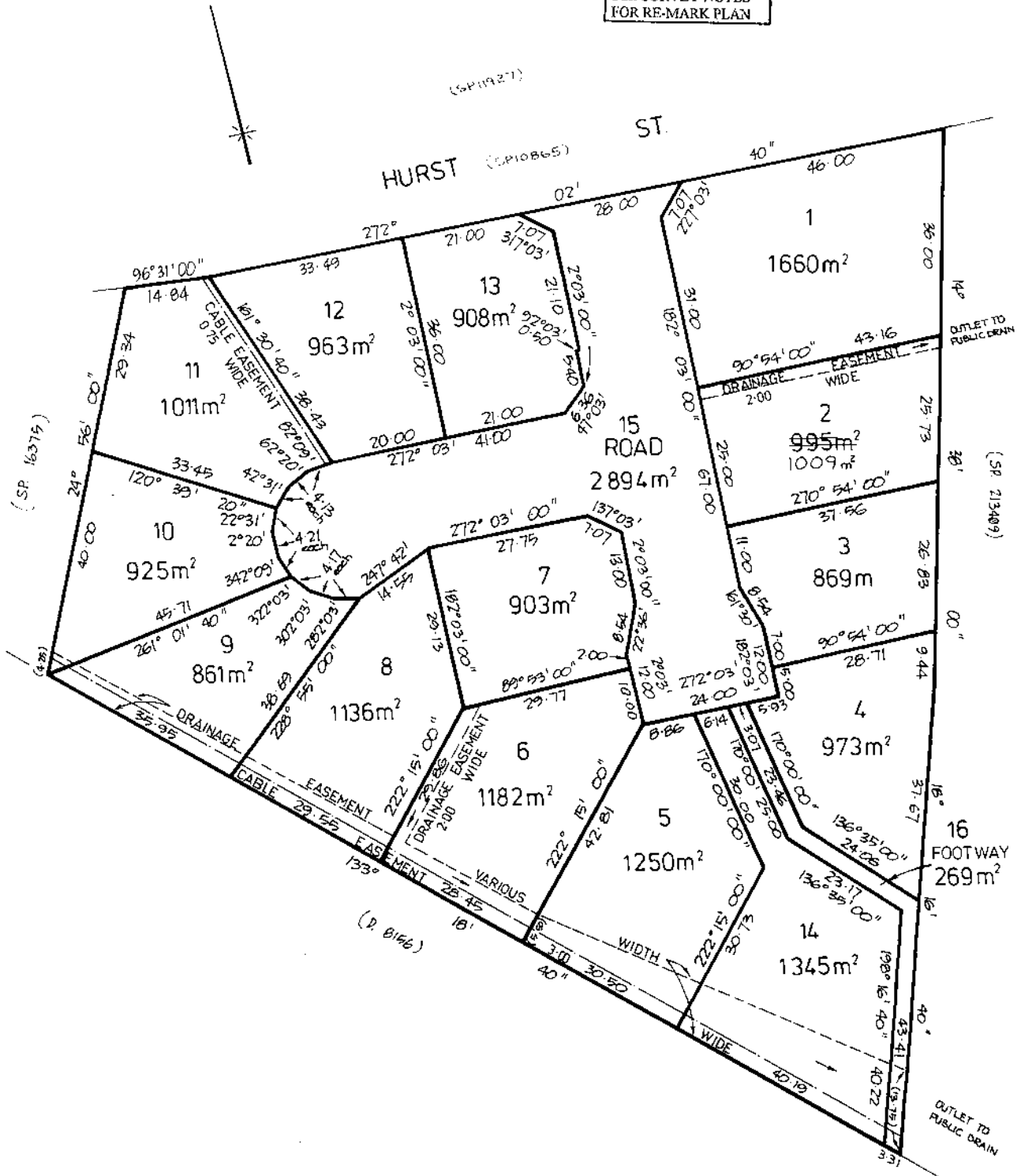
Prior CT 4587/72

SCHEDULE 1N104874 TRANSFER to CGJ PROPERTIES PTY LTD Registered
07-Dec-2022 at 12.01 PMSCHEDULE 2Reservations and conditions in the Crown Grant if any
SP 40199 FENCING COVENANT in Schedule of Easements
SP 40199 EASEMENTS in Schedule of EasementsUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: BRIDGEWATER INVESTMENTS P/L	PLAN OF SURVEY by Surveyor: D. J. M. AVOY of land situated in the	Registered Number: SP40199
Title Reference: C.T. 1151/76	TOWN OF BRIDGEWATER	Approved Effective from: 9-AUG-1989
Grantee: PART OF 370.2.25 GTD TO C. G. PIESSE PART OF 430.0.21 GTD TO D. M. MARSHALL & ANR.	SCALE 1:600 MEASUREMENTS IN METRES	Recorder of Titles

SEE SURVEY NOTES
FOR RE-MARK PLAN





SCHEDULE OF EASEMENTS

PLAN NO.

SP40199

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.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

Lots 5, 6, 8, 9, ¹⁰14 & 16 are each SUBJECT TO the full right and liberty for the Hydro Electric Commission to enter such part of the strip of land marked "Cable Easement 3.00 wide" hereon/ and to lay repair replace cleanse and maintain pipes valves wires cables and junctions therein and the said Hydro Electric Commission making good any damage to the surface occasioned thereby.

Lots 5, 6, 8, 9, ¹⁰14 & 16 are each SUBJECT TO a Right of Drainage for the balance land remaining in Certificate of Title volume 4389 4451 folio 978 998 at the date of acceptance of this plan excluding the lots on this plan over such portion of the Drainage Easement of various width shown passing through such lot.

Lot 11 is SUBJECT TO the full right and liberty for the Hydro-Electric Commission to enter such part of the strip of land marked "Cable Easement 0.75 wide" hereon/ and to lay repair replace cleanse and maintain pipes valves wires cables and junctions therein and the said Hydro-Electric Commission making good any damage to the surface occasioned thereby.

COVENANTS

The owner of each Lot on the plan covenants with Bridgewater Investments Pty. Ltd. (the Vendor) that the Vendor shall not be required to fence.

THE COMMON SEAL of BRIDGEWATER)
INVESTMENTS PTY. LTD. was here-)
unto affixed in the presence of:)

Director

Secretary



This is the schedule of easements attached to the plan of BRIDGEWATER INVESTMENTS
(Insert Subdivider's Full Name)

PTY. LTD. affecting land in

(Insert Title Reference)

Sealed by THE MUNICIPALITY OF BRIGHTON on 8TH JUNE 1989

Solicitor's Reference 
Council Clerk/Town Clerk

OS-K 3134