



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

SA2024/013

LOCATION OF AFFECTED AREA

**155 COBBS HILL ROAD, BRIDGEWATER (CT 158008/1), LOT 101
LUKAARLIA DRIVE, BRIDGEWATER (CT 186224/101) & 25 LUKAARLIA
DRIVE, BRIDGEWATER (CT 186224/20)**

DESCRIPTION OF DEVELOPMENT PROPOSAL

SUBDIVISION (14 LOTS + BALANCE) & ASSOCIATED WORKS

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 **23/06/2026**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER 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
Chief Executive Officer



Brighton
going places

PLAN OF SUBDIVISION

Owners
 JINJU LIAO;
 BRIGHTON COUNCIL

Title References
 FR 158008/1; FR 186224/20 & FR 186224/101

Address
 155 Cobbs Hill Rd Bridgewater &
 25 Lukaarla Drive, Bridgewater
 Tas 7030

Council
 Brighton Council

Planning scheme
 Brighton Local Provisions Schedule

Zone
 19 General Industrial / 20 Rural

Code Overlay
 Brighton Industrial Hub Specific Area Plan

4 Electricity Transmission Infrastructure Protection Code

7 Waterway and coastal protection area
 13 Bushfire-prone Areas Code

Schedule of Easements
 Refer P158008 for Existing Easements.

NOTES

This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

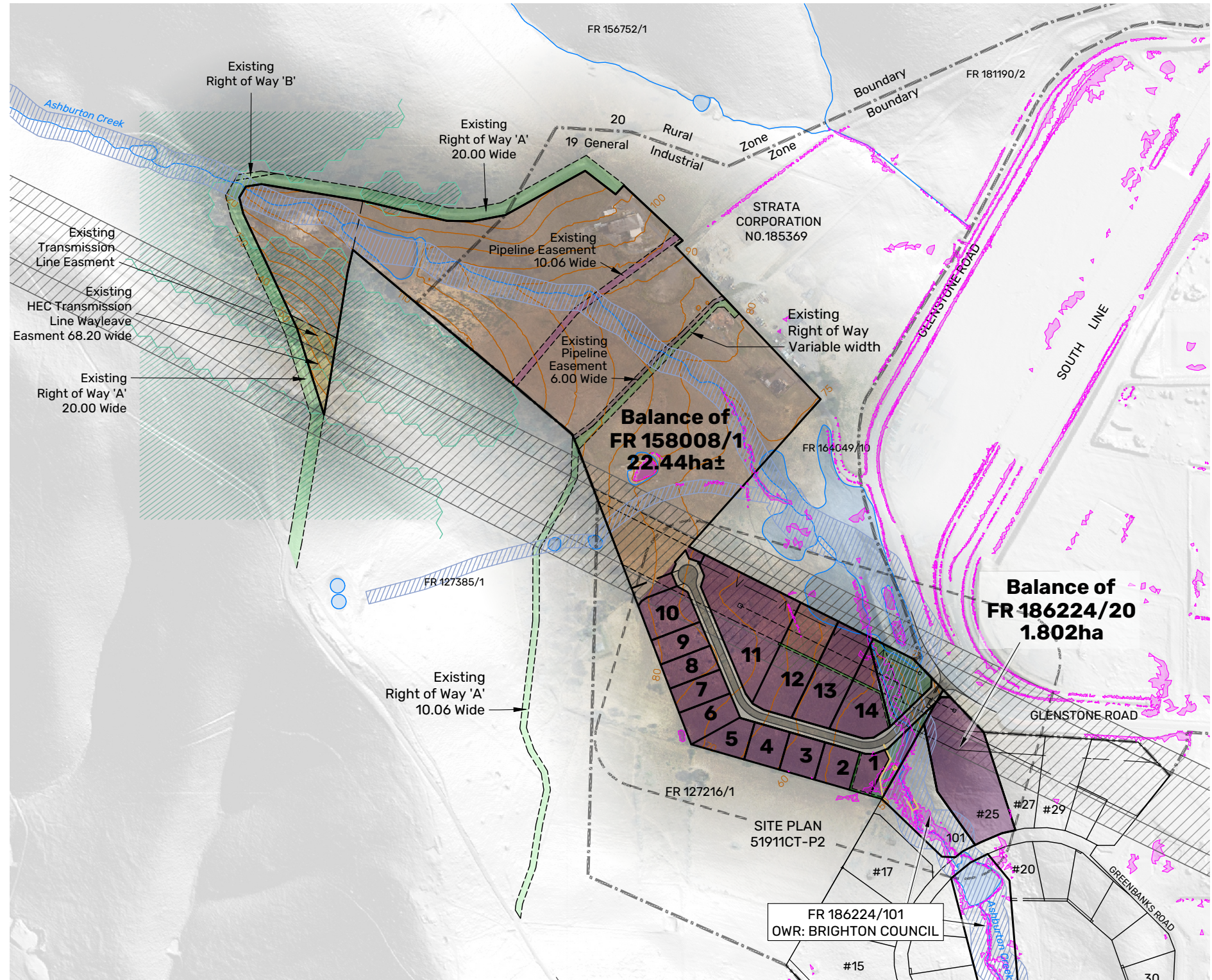
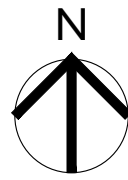
Entire site is subject to the Bushfire-prone Areas Code Overlay. This isn't shown for plan clarity.

Digital Aerial Photo:
 State Aerial Photo Basemap
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1m Contours:
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LIST Cadastral Parcels
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LEGEND

- Title /Proposed Boundary
- - - Easement
- 5m contour intervals
- Hydrographic line features (LISTmap)

TPS Code Overlays

- Waterway & Coastal Protection
- Electricity Transmission Corridor
- Priority Vegetation

BRIDGEWATER & INDUSTRIAL AREA 1% AEP FLOOD MAPPING

- 10-50cm

REV	AMENDMENTS	DRAWN	DATE	APPR.
E	REVISE LOT 102 - INCLUDING DETENTION BASIN AND FLOOD RISK AVOIDANCE.	MK	22.05.25	CMT
D	AMEND ROAD RESERVE POSITION AND INCLUDE FR 186224/20 TO APPLICATION.	MK	17.04.25	CMT
C	AMEND ROAD RESERVE POSITION ADN SUBSEQUENT LOTS.	MK	29.08.24	CMT
B	SHOW EXISTING 'HV' POWER LINE. ANNOTATE ABANDONED 'HV' LINE	MK	22.08.24	CMT
A	RE CONFIGURE PLAN OF SUBDIVISION TO FIT 25M ROAD AND PUBLIC OPEN SPACE	MK	07.02.24	CMT

NOTES:

0 1 2 5 10 30m

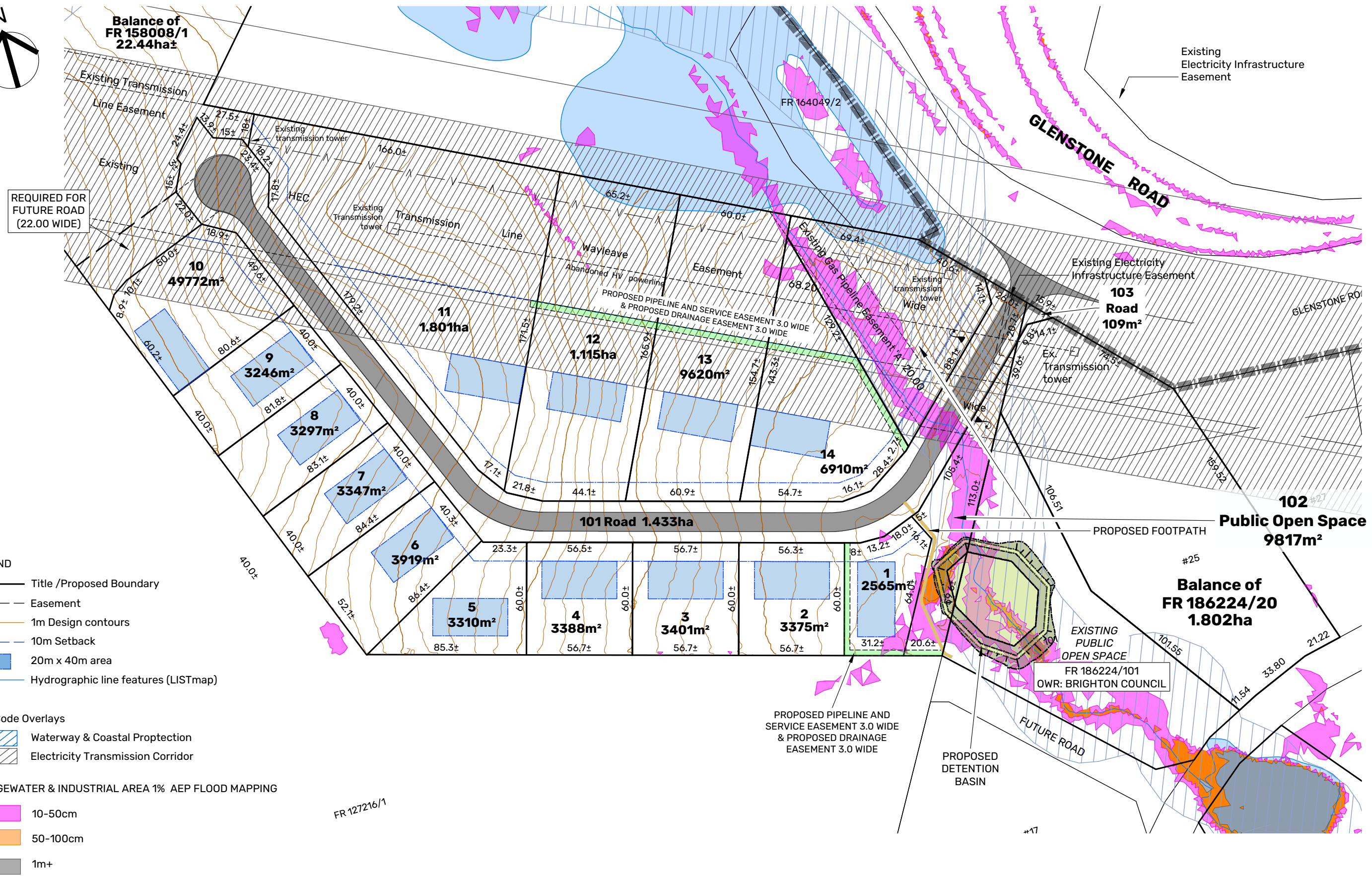
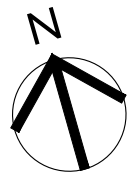
SURVEYOR	GEOCIVIL
MK	CMT
DATE	22 MAY 2025

PLAN OF SUBDIVISION
155 COBBS HILL ROAD, BRIDGEWATER
for LIAO JINJU

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JOB NUMBER	DRAWING
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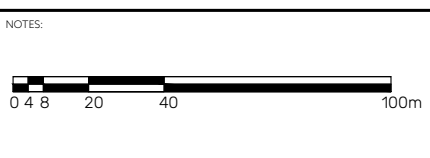


- LEGEND**
- Title /Proposed Boundary
 - Easement
 - 1m Design contours
 - 10m Setback
 - 20m x 40m area
 - Hydrographic line features (LISTmap)

- TPS Code Overlays**
- Waterway & Coastal Protection
 - Electricity Transmission Corridor

- BRIDGEWATER & INDUSTRIAL AREA 1% AEP FLOOD MAPPING**
- 10-50cm
 - 50-100cm
 - 1m+

REV	AMENDMENTS	DRAWN	DATE	APPR.
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SURVEYOR	GEOCIVIL
DRAWN	CHECKED
MK	CMT
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Planning Report

155 Cobbs Hill Road, Bridgewater

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PDA Contributors

Planning	Allan Brooks	25/03/2024
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Revision History

Revision	Description	Date
01	First issue	25/03/2024

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EXECUTIVE SUMMARY

Council approval is sought for a 17 lot subdivision at 155 Cobbs Hill Road, Bridgewater (FR 158008/1).

The proposal satisfies the *Tasmanian Planning Scheme – Brighton*.

A permit is sought in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8.1 (b) of the *Tasmanian Planning Scheme – Brighton*.

Development Details:

Property Address	155 Cobbs Hill Road, Bridgewater
Proposal	14 Lot Subdivision + Balance, Road & POS
Land Area	34.77ha

C/T	158008/1
PID	2990423
Planning Ordinance	Tasmanian Planning Scheme – Brighton
Land Zoning	General Industrial & Rural
Specific Area Plan	Brighton Industrial Hub Specific Area Plan
Code Overlays	Electricity Transmission Infrastructure Protection Code, Waterway and Coastal Protection Area & Bushfire Prone Areas Code.

1. Introduction/Context

Council approval is sought for a 17 lot subdivision at 155 Cobbs Hill Road, Bridgewater (FR 158008/1). In support of the proposal, the following associated documents have been provided in conjunction with this planning assessment:

- Subdivision Proposal Plan
- Concept Servicing Plans
- Completed Development Application Form
- The title plan and folio text
- Bushfire Hazard Assessment and
- Traffic Impact Plan

1.1. The Land



Figure 1. Existing aerial image of the subject land (LISTmap, 2024)

The subject land is 34.77ha in area. An existing dwelling and industrial facility is located northeast of the site and contained within the balance. The area of the new proposed 14 lots is vacant. There is proposed open space and road lot associated with the development.

1.2. Existing Development

The site has an existing dwelling and industrial facility on the balance lot.

1.3. Natural Values

There are no known natural values on the site.

2. The Proposal

A planning permit for a 14 Lot subdivision is sought in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and *Clause 6.8.1 of the Tasmanian Planning Scheme – Brighton*. It is proposed that 14 industrial lots, 1 road lot, 1 POS lot, and a balance lot be created. All new lots will have access from the proposed road. All new lots will be provided with connection to reticulated services.

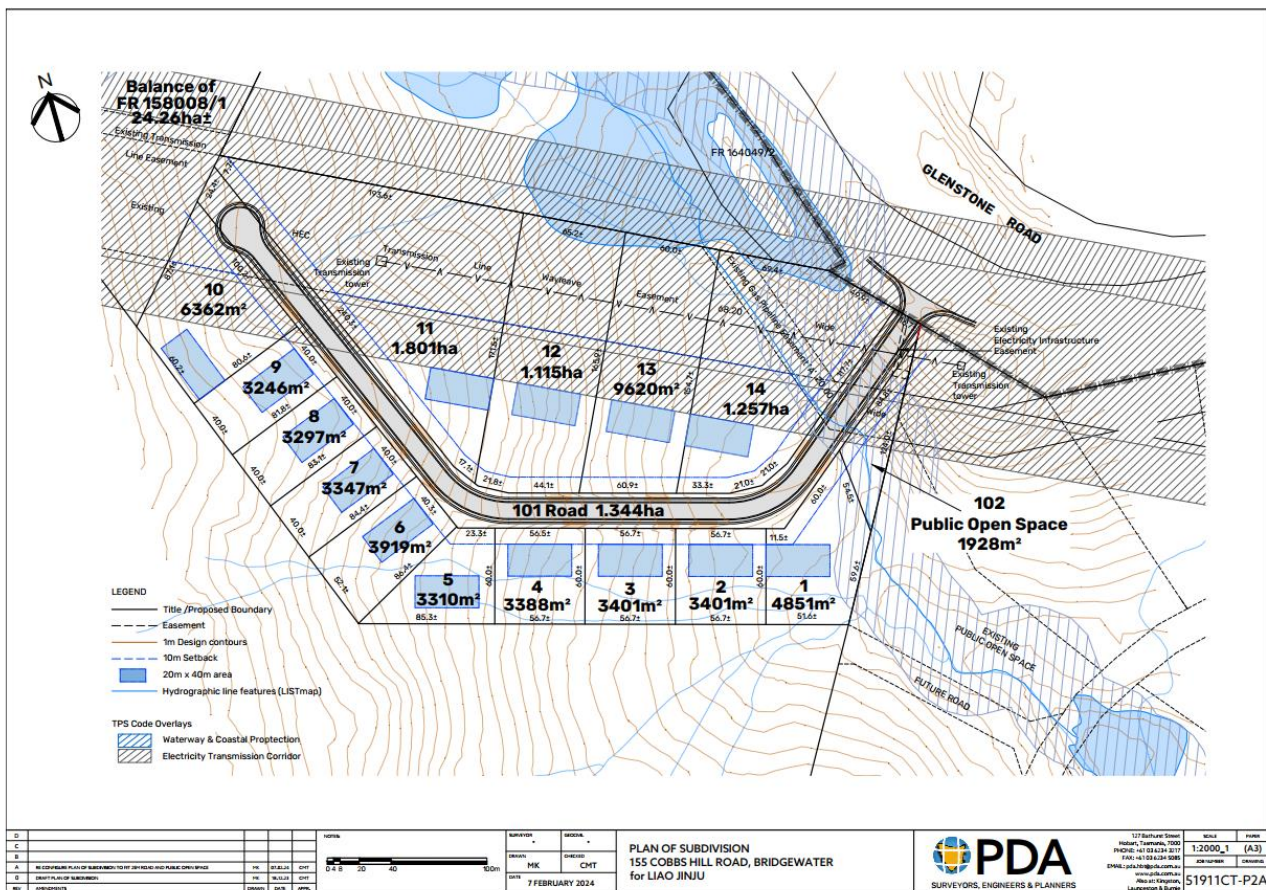


Figure 2. Proposed Plan of Subdivision

3. Planning Assessment

This current proposal for a 14 lot Subdivision has been developed in accordance with the *Tasmanian Planning Scheme – Brighton*.

3.1 Zoning



Figure 3. Zoning identification of the subject land and surrounds (LISTmap, 2024)

The subject land is located within the General Industrial Zone and Rural Zone. The surrounding zone is consistent with the site with Landscape Conservation zone further towards the West.

3.2 Zone Standards

BRI-S10.0 – Brighton Industrial Hub Specific Area Plan

MEA-S11.8 Development Standards for Subdivision

This clause is not used in this specific area plan.

19.0 – General Industrial Zone

19.5 Development Standards for Subdivision

19.5.1 Lot Design

<p>Objective: 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 access 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 no less than 2000m² and: <ul style="list-style-type: none"> i. Be able to contain a minimum area of 20x40m clear of <ul style="list-style-type: none"> a. All setback required by clause 19.4.2 A1; and b. Easements of other title restrictions that limit or restrict development; and ii. Existing buildings are consistent with the setback required by clause 19.4.2 A1; b) be required for public use by the Crown, a council or state authority; c) be required for the provisions of Utilities; or d) be for the consolidation of a lot with another lot provided each lot is within the same zone 	<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 intended location of new buildings on the lot; c) the topography of the site; d) the presence of any natural hazards; and e) the pattern of development existing on established properties in the area.
<p>Comment: A1 is met. All lots are larger than 2000m² and are able to contain a area of 20x40m and meet all setbacks required by the clause 19.4.2</p>	

Acceptable Solutions	Performance Criteria
<p>A2 Each lot, or a lot proposed in a plan of subdivision must have a frontage not less than 20m.</p>	<p>P2 Each lot, or proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by right of carriageway, that is sufficient for the intended use, having regard to:</p> <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 mean 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,
<p>Comment: A2 is met Each lot has a frontage greater than 20m.</p>	
Acceptable Solutions	Performance Criteria
<p>A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P3 Each lot, or 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:</p> <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
<p>Comment:</p> <p>A3 is met: Each lot will have a vehicular access from a boundary in accordance with the requirements of the road authority.</p>	

19.5.2 Services

<p>Objective: That the subdivision of land provides services for the future use and development of the land.</p>	
Acceptable Solutions	Performance Criteria
<p>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:</p> <ul style="list-style-type: none"> a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or b) be connected to a limited water supply service if the frontage of the lot is within 30m of a connection to a limited water supply services, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service. 	<p>P1 No Performance Criterion.</p>
<p>Comment:</p> <p>A1 is met.</p> <p>Water Connection to be provided through Lot 1 Lukaarlia Drive and connected into the existing main.</p>	
Acceptable Solutions	Performance Criteria
<p>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 be capable of connection to a reticulated sewerage system.</p>	<p>P2 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 waste-water treatment system for the future use and development of the land.</p>

Comment:

P2 is met.

The land is considered outside sewer serviced land. Each new lot will be connected to reticulated services but the existing dwelling will retain its onsite wastewater.

Acceptable Solutions	Performance Criteria
<p>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.</p>	<p>P2 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:</p> <ul style="list-style-type: none"> (a) the size of the lot; (b) the 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.

Comment:

A3 is met.

Each lot can be connected to a public stormwater system, which discharges to the Ashburton creek at the site's lowest point.

3.3 Codes

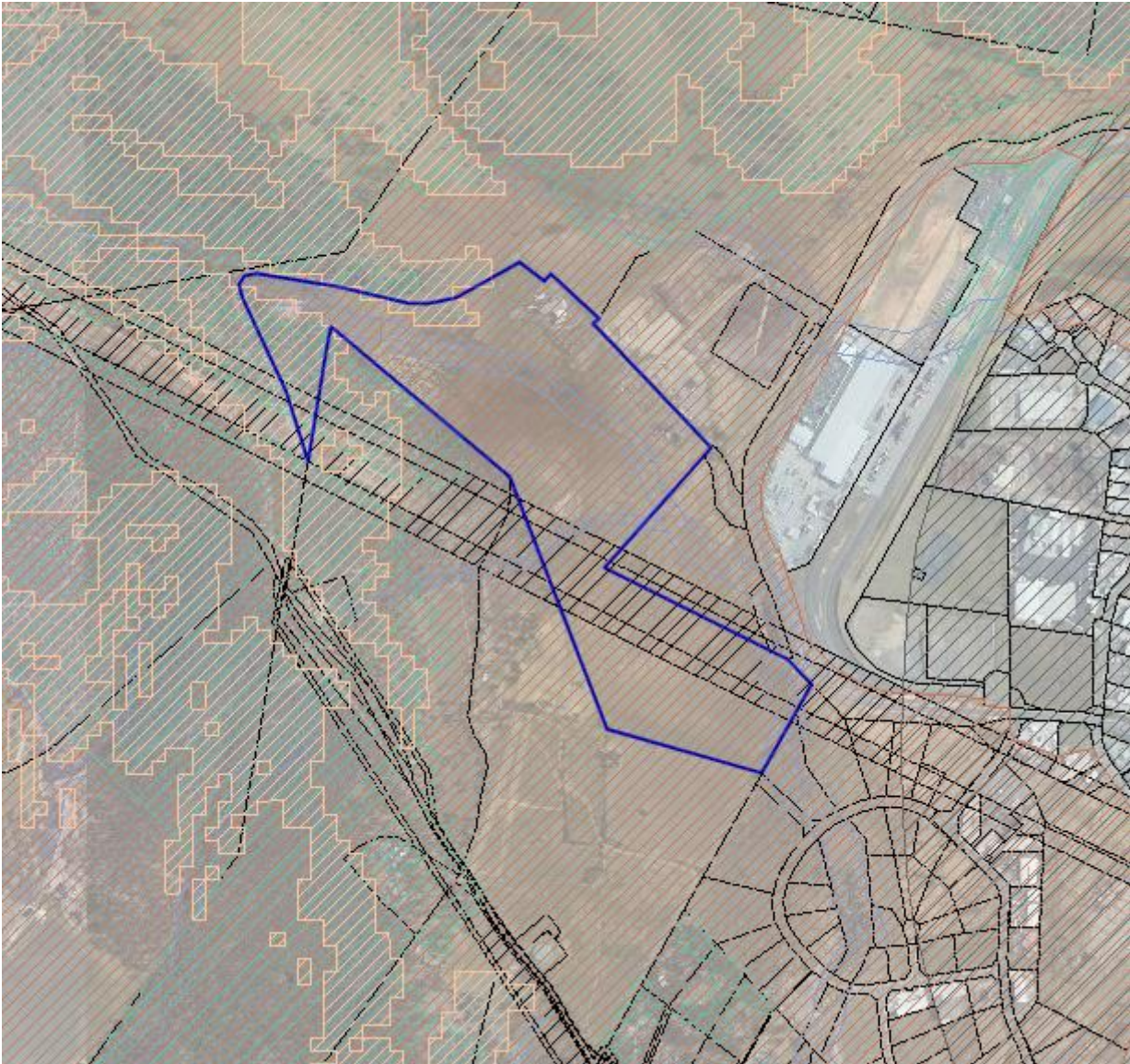


Figure 4. Scheme Overlay identification of the subject land and surrounds (LISTmap, 2024)

Code	Comments:
C1.0 Signs Code	N/A
C2.0 Parking and Sustainable Transport Code	As this Code is relevant to this proposal, an assessment is provided below
C3.0 Road and Railway Assets Code	N/A
C4.0 Electricity Transmission Infrastructure Protection Code	N/A
C5.0 Telecommunications Code	N/A
C6.0 Local Historic Heritage Code	N/A
C7.0 Natural Assets Code	C7.7.1 P1 is met with the location of the building envelope area outside the overlay, no bushfire hazard management area will be facilitated with this development or future development due NRI-S10.6.1 prohibiting sensitive use within the Specific Area Plan. The existing dwelling is 40m from overlay and no hazard management area is within the overlay.
C8.0 Scenic Protection Code	N/A
C9.0 Attenuation Code	N/A
C10.0 Coastal Erosion Hazard Code	N/A
C11.0 Coastal Inundation Hazard Code	[N/A
C12.0 Flood-Prone Areas Hazard Code	N/A
C13.0 Bushfire-Prone Areas Code	Please find attached Bushfire Hazard Management Report
C14.0 Potentially Contaminated Land Code	N/A
C15.0 Landslip Hazard Code	N/A
C16.0 Safeguarding of Airports Code	N/A

C2.0 Parking and Sustainable Transport Code

C2.6.3 Number of accesses for vehicles

<p>Objective: That:</p> <ul style="list-style-type: none"> (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape. 	
Acceptable Solutions	Performance Criteria
<p>A1 The number of accesses provided for each frontage must:</p> <ul style="list-style-type: none"> (a) be no more than 1; or (b) no more than the existing number of accesses, <p>whichever is the greater.</p>	
<p>Response: A1 is met: Each lot has no more than one vehicle access point per road frontage</p>	

C4.0 Electricity Transmission Infrastructure Protection Code

C4.7.1 Subdivision

<p>Objective: To provide for subdivision:</p> <ul style="list-style-type: none"> c) that allows for development to be suitability located to avoid hazards from electricity transmission infrastructure and enable appropriate levels of amenity; and d) so that future development does not compromise safety, security, access to and operation of, existing and future electricity transmission infrastructure. 	
Acceptable Solutions	Performance Criteria
<p>A1 A lot, or a lot proposed in a plan of subdivision, within an electricity transmission corridor must,</p> <ul style="list-style-type: none"> a) be for the creation of separate lots for existing buildings where buildings are located wholly outside an inner protection area or registered electricity easement; b) be required for public use by the Crown, a council or state authority; c) be required for the provisions of Utilities; or d) be for the creation of a lot that contains a building area not less than 10m x 15m entirely located outside an 	<p>P1 A lot, or a lot proposed in a plan of subdivision, within an electricity transmission corridor must not cause an unreasonable impact on the safety, security, operation of, or access to, existing or future electricity transmission infrastructure, having regard to:</p> <ul style="list-style-type: none"> a) the intended use of the proposed lots; b) the location of any proposed building areas and c) any advice from electricity entity.

inner protection area or registered electricity easement.	
<p>Comment:</p> <p>A1(d) is met. Each lot can contain a building area of no less than 10x15 m outside of the protection area.</p>	

A2 and P2 is not applicable as the development is not within a substation facility buffer area.

C13.0 Bushfire-Prone Areas Code

A Bushfire Hazard Assessment and Hazard Management Plan has been prepared and supplied to support the proposed subdivision. Please see the bushfire report for recommendations.

Conclusion

The planning assessment and supporting documentation provided demonstrate that the development proposal for a 14 Lot subdivision at 155 Cobbs Hill Road, Bridgewater meets all applicable requirements of the Tasmanian Planning Scheme – Brighton

Yours faithfully,

Allan Brooks



On behalf of
PDA Surveyors, Engineers and Planners

Contact

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