



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/041541

PROPOSAL: Signage

LOCATION: 4 Lockheed Place, Cambridge

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 08 April 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 08 April 2024. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 08 April 2024.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Clarence City Council



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APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

Business Sign

Location:

Address 4 Lockheed Place
Suburb/Town Cambridge TAS Postcode 7170

Current Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for application fees to be in the name of: (if different from applicant)

Estimated cost of development

\$ 10000.00

Is the property on the Tasmanian Heritage Register?

Yes

No

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

Imogen Rowe

Current Use of Site: New Building

Does the proposal involve land administered or owned by the Crown or Council?

Yes

No

Declaration:

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement:

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Applicant's Signature:

Signature David Gyne Date 2/1/24

PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST BE SUBMITTED WITH YOUR APPLICATION.

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



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Documentation required:

1. **MANDATORY DOCUMENTATION**

N/A

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation.
May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the Council.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

2. **ADDITIONAL DOCUMENTATION**

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- Site analysis plan and site plan**, including where relevant:
 - *Existing and proposed use(s) on site.*
 - *Boundaries and dimensions of the site.*
 - *Topography, including contours showing AHD levels and major site features.*
 - *Natural drainage lines, watercourses and wetlands on or adjacent to the site.*
 - *Soil type.*
 - *Vegetation types and distribution, and trees and vegetation to be removed.*
 - *Location and capacity of any existing services or easements on/to the site.*
 - *Existing pedestrian and vehicle access to the site.*
 - *Location of existing and proposed buildings on the site.*
 - *Location of existing adjoining properties, adjacent buildings and their uses.*
 - *Any natural hazards that may affect use or development on the site.*
 - *Proposed roads, driveways, car parking areas and footpaths within the site.*
 - *Any proposed open space, communal space, or facilities on the site.*
 - *Main utility service connection points and easements.*
 - *Proposed subdivision lot boundaries.*

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



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- N/A
- Where it is proposed to erect buildings, **detailed plans** with dimensions at a scale of 1:100 or 1:200 showing:
 - *Internal layout of each building on the site.*
 - *Private open space for each dwelling.*
 - *External storage spaces.*
 - *Car parking space location and layout.*
 - *Major elevations of every building to be erected.*
 - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
 - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
 - *Materials and colours to be used on rooves and external walls.*
 - Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
 - *Planting concepts.*
 - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
 - *Plantings proposed for screening from adjacent sites or public places.*
 - Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

SEARCH OF TORRENS TITLE

VOLUME 181251	FOLIO 27
EDITION 2	DATE OF ISSUE 24-Jan-2023

SEARCH DATE : 15-Jan-2024

SEARCH TIME : 08.30 AM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 27 on Sealed Plan 181251
 Derivation : Part of 292A-2R-0P Gtd. to William Wallace Fraser
 Prior CT 157367/2

SCHEDULE 1

M933668 TRANSFER to THE G.O.A.T (TAS) PTY LTD Registered
 24-Jan-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP181251 EASEMENTS in Schedule of Easements
 SP181251 COVENANTS in Schedule of Easements
 SP181251 FENCING COVENANT in Schedule of Easements
 SP146586 FENCING COVENANT in Schedule of Easements
 B300322 PROCLAMATION under Section 9A and 52A of the Roads
 and Jetties Act 1935 Registered 22-Sep-1989 at noon
 C30987 PROCLAMATION under Section 52A of the Roads and
 Jetties Act 1935 Registered 24-Jun-1997 at noon
 E329843 MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 24-Jan-2023 at 12.01 PM

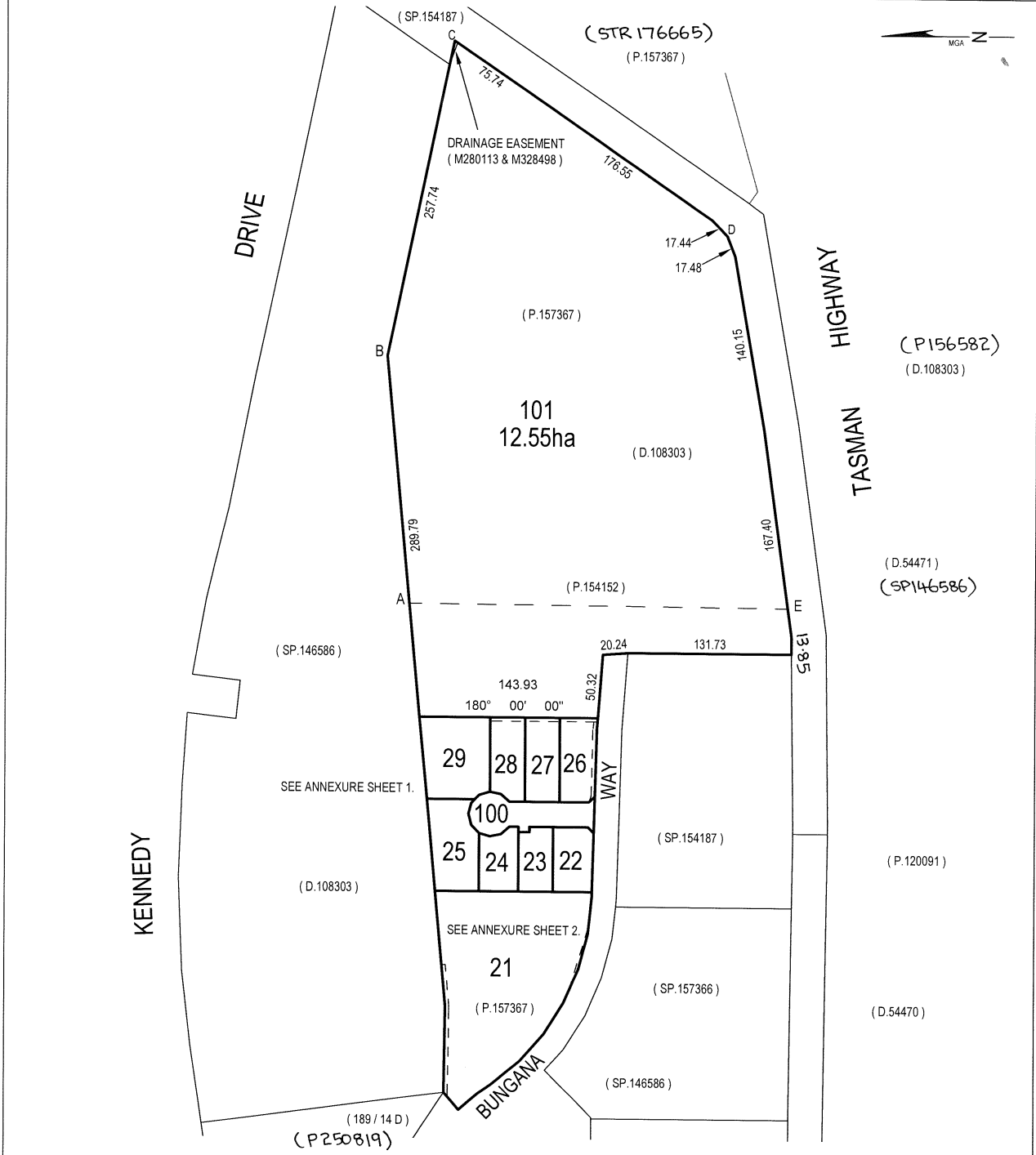
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: CALARDU CAMBRIDGE PTY. LIMITED	PLAN OF SURVEY	REGISTERED NUMBER SP181251
FOLIO REFERENCE: C.T. 157367 - 1 & 2		BY SURVEYOR: T. W. COX of LEARY, COX & CRIPPS SURVEYORS Unit G04 40 Mollie Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com
GRANTEE: PART OF 292 - 2 - 0 GRANTED TO WILLIAM WALLACE FRASER	LOCATION: CITY OF CLARENCE	APPROVED EFFECTIVE FROM - 5 NOV 2021
SCALE 1: 3000 LENGTHS IN METRES		<i>Renna</i> Recorder of Titles

LOT 101 COMPILED FROM P. 157367 & THIS SURVEY

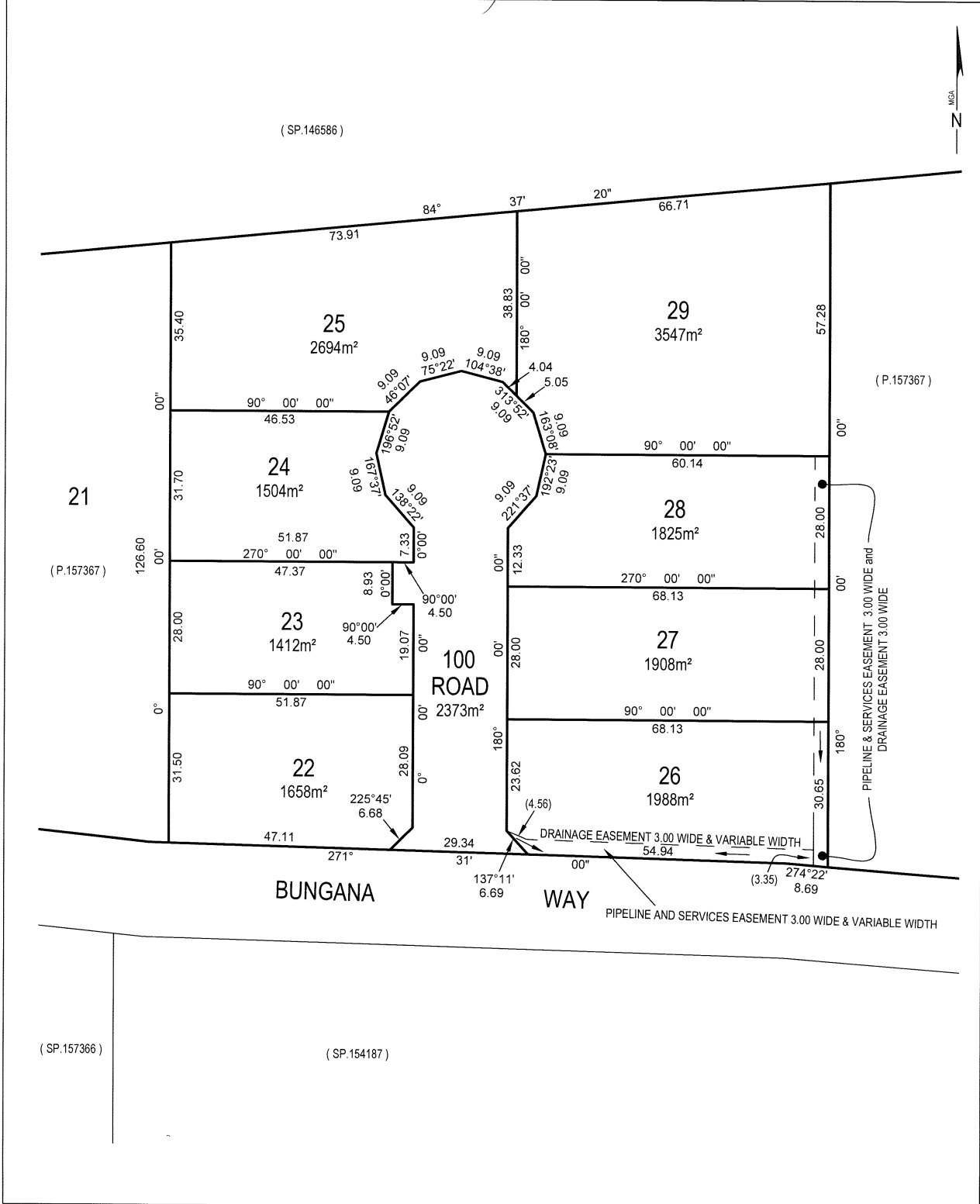
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN


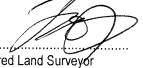



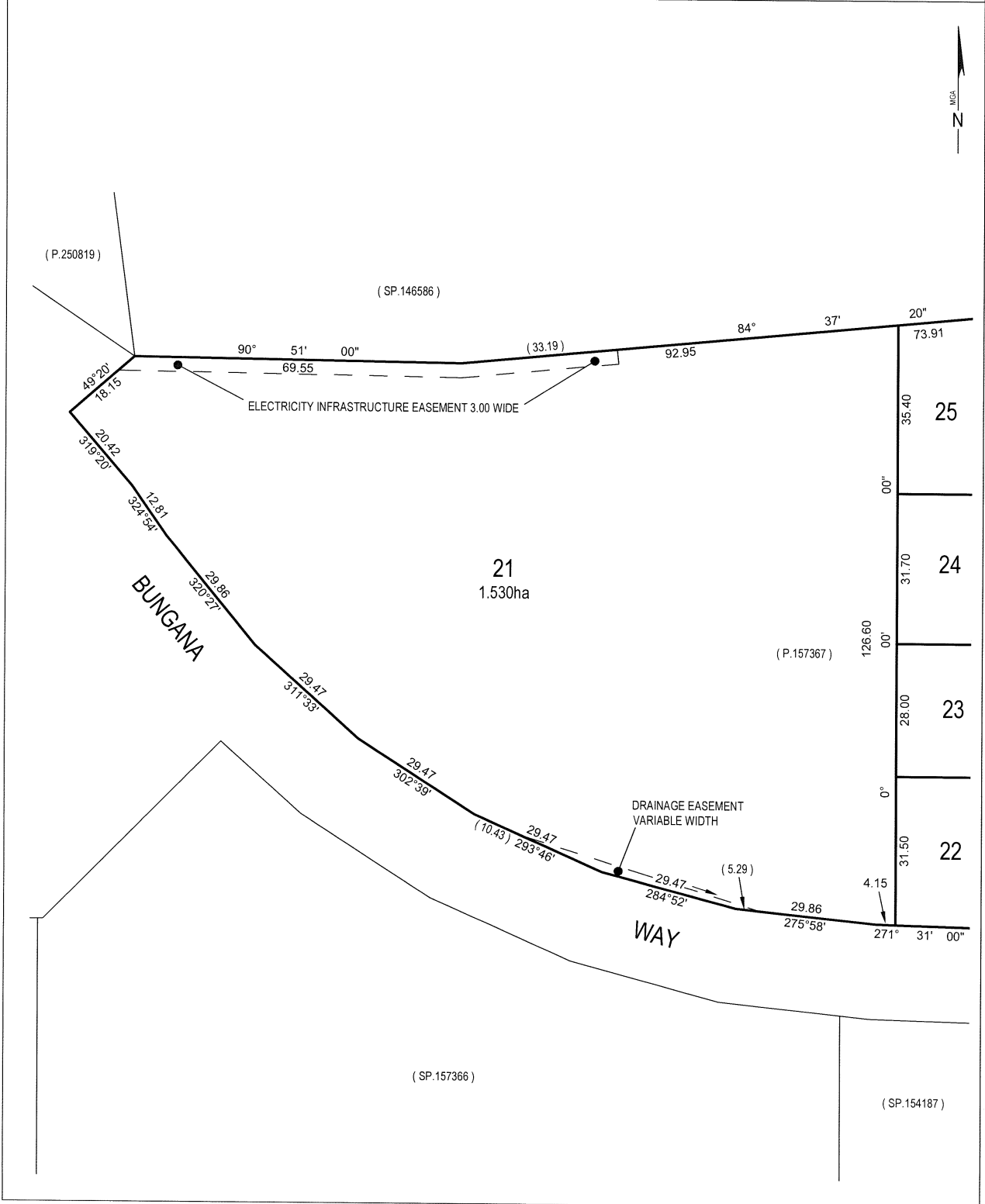
[Signature]
Registered Land Surveyor Date: 20/4/21

[Signature] 29/10/2021
Council Delegate Date

<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 2 SHEETS</p>	<p>OWNER: CALARDU CAMBRIDGE PTY. LIMITED FOLIO REFERENCE: C.T. 157367 - 1 & 2 SCALE 1: 750 LENGTH IN METRES</p>	<p>Registered Number SP 181251</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES C. O'neal Council Delegate 29/10/2021 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. [Signature] Registered Land Surveyor 2/6/2021 Date</p>	<p>APPROVED EFFECTIVE FROM - 5 NOV 2021 [Signature] Recorder of Titles</p>



<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 2 SHEETS</p>	<p>OWNER: CALARDU CAMBRIDGE PTY. LIMITED FOLIO REFERENCE: C.T. 157367 - 1 & 2 SCALE 1:750 LENGTH IN METRES</p>	<p>Registered Number SP 181251</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES  Council Delegate 29/10/2021 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.  Registered Land Surveyor 20/4/21 Date</p>	<p>APPROVED EFFECTIVE FROM - 5 NOV 2021  Recorder of Titles</p>



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 181251

PAGE 1 OF 10 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown 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 a prendre described hereunder.

Each lot on the plan is subject to:-

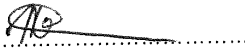
- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

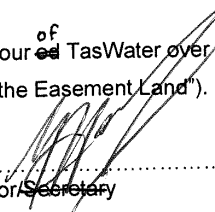
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

**EASEMENTS CONTINUED
ON PAGE 10**

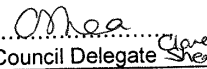
EASEMENTS

1. Lot 21 is subject to an Electricity Infrastructure Easement (as defined herein) in favour of Tasmanian Networks Pty Ltd over the strip of land marked "ELECTRICITY INFRASTRUCTURE EASEMENT 3.00 WIDE" as shown on the Plan. —
2. Lot 21 is subject to a right of drainage in favour of Clarence City Council over the land marked "DRAINAGE EASEMENT VARIABLE WIDTH" as shown on the Plan. —
3. Lot 26 is subject to a right of drainage in favour of Clarence City Council over the land marked "DRAINAGE EASEMENT 3.00 WIDE & VARIABLE WIDTH" as shown on the Plan. —
4. Lot 26, 27 and 28 are subject to a right of drainage in favour of Clarence City Council over the land marked "PIPELINE & SERVICES EASEMENT 3.00 WIDE and DRAINAGE EASEMENT 3.00 WIDE" as shown on the Plan. —
5. Lots 26, 27 and 28 are subject to Pipeline Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES EASEMENT 3.00 WIDE and DRAINAGE EASEMENT 3.00 WIDE" as shown on the Plan ("the Easement Land"). —
6. Lot 101 is subject to a right of drainage in favour of Clarence City Council over the land marked "DRAINAGE EASEMENT (M280113 & M328498)" as shown on the Plan. —
7. Lot 101 is subject to a right of drainage in gross in favour of TasWater over the land marked "DRAINAGE EASEMENT (M280113 & M328498)" as shown on the Plan. —
8. Lot 101 is subject to a Pipeline Easement (as defined herein) in gross in favour of TasWater over the land marked "DRAINAGE EASEMENT (M280113 & M328498)" as shown on the Plan ("the Easement Land"). —


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Director


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Director/Secretary

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: CALARDU CAMBRIDGE PTY LIMITED FOLIO REF: Volume 157367 Folios 1 & 2 SOLICITOR: Rae & Partners Clare Broadhurst REFERENCE: CMB:211974	PLAN SEALED BY: Clarence City Council DATE: 29th October 2021 SD-2009152 REF NO.  Council Delegate
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	


<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 10 PAGES</p>	<p>Registered Number</p> <p>SP 181251</p>
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DEFINITIONS

"Electricity Infrastructure Easement" means:

FIRSTLY all the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants agents and contractors (hereinafter called "TasNetworks") at all times hereafter:

- a) **TO** maintain, lay, erect and install anything used for, or in connection with the generation, transmission or distribution of electricity including powerlines (overhead or underground), substations for converting electricity, substations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity (hereinafter called "electricity infrastructure") of such materials and type as TasNetworks may determine above, on or under the land respectively marked "ELECTRICITY INFRASTRUCTURE EASEMENT 3.00 WIDE" on the Plan (hereinafter called the "servient land");
- b) **TO** enter into and upon the servient land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing electricity infrastructure without doing unnecessary damage to the said servient land and making good all damage occasioned thereby;
- c) **TO** erect fencing, signs, barriers or other protective structures upon the servient land if in the opinion of TasNetworks these are necessary for reasons of safety;
- d) **TO** cause or permit electrical energy to flow or be transmitted or distributed through the said electricity infrastructure;
- e) **TO** enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the said land in consultation with the registered proprietor/s for the purpose of access and regress to and from the servient land;
- f) **NOTHING** herein contained shall prevent the registered proprietor/s for themselves and their successors in title from using the servient land **PROVIDED THAT** such use does not derogate from this grant or, in the opinion of TasNetworks compromise the safe operation of TasNetworks electricity infrastructure located on, above or under the servient land.


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Director


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Director/Secretary

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 10 PAGES</p>	<p>Registered Number</p> <p>SP 181251</p>
<p>SUBDIVIDER: CALARDU CAMBRIDGE PTY LIMITED FOLIO REFERENCE: VOLUME 157367 FOLIOS 1 & 2</p>	

SECONDLY the benefit of a covenant for TasNetworks and its successors with the registered proprietor/s for themselves and their successors in title of the servient land not to erect any buildings or place any structures, objects, or vegetation within the said easement without the prior written consent of TasNetworks to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement hereinbefore described.

"Pipeline Easement" is defined as follows:-

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

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Director

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Director/Secretary

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 10 PAGES</p>	<p>Registered Number</p> <p>SP 181251</p>
<p>SUBDIVIDER: CALARDU CAMBRIDGE PTY LIMITED FOLIO REFERENCE: VOLUME 157367 FOLIOS 1 & 2</p>	

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

INTERPRETATION


"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:


- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

FENCING PROVISION COVENANT

The owner of each lot on the Plan covenants with Calardu Cambridge Pty Limited ("the Vendor") that the Vendor will not be required to fence any lot on the Plan.


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Director


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Director/Secretary

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 10 PAGES	Registered Number SP 181251
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CROWN RIGHTS

The portion of lot 101 marked "ABCDE" on the plan is subject to the following rights of The Crown, namely:-

- (1) the right at all times of making and constructing in or on the said land within described such and so many drains sewers and waterways for sanitary or other purposes as may be deemed expedient and also the right of altering amending cleansing or repairing; and
- (2) the right always to resume such portions of the said land within described as may be required for any roads railways tramways water-races or other public utilities.

COVENANTS

The owner of lots 22-29 on the plan covenant with Calardu Cambridge Pty Limited and the owners for the time being of every other lot on the plan to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of everyother lot on the plan to observe the following stipulations-

- 1. General:**
 - 1.1 Not to use the lot for retail sale of electrical products, retail sale of furniture, bedding and mattresses, retail sale of white goods, retail sale of computers and computer equipment, retail sale of flooring coverings, or for any uses which cause excessive noise or smells to escape the buildings constructed on the lot.
 - 1.2 Not to undertake any development on the lot until such development is approved by the Cambridge Park Development Review Committee pursuant to the Planning and Design Guidelines Cambridge Park.
- 2. Architecture:**
 - 2.1 Not to construct a building which does not achieve a high standard of design and without first seeking the advice of architects or similarly skilled designers.
 - 2.2 Not to construct buildings which do not demonstrate excellence in design and attention to construction quality.
 - 2.3 Not to construct building facades which are not of a simple contemporary architectural style and not to construct any building facades for which the dominant façade element is a roller door or precast concrete panels.
 - 2.4 Not to construct any building which does not possess architectural features at ground level giving an entrance element to the building and addressing the primary street frontage.
 - 2.5 Not to carry out development on such lot, if the lot is a corner lot or lot with two street frontages which does not address both street frontages and the reserve interface (where relevant) in terms of facade treatment and articulation of elevations to ensure that an appropriate design response is presented.
 - 2.6 Not to construct any walls that are exposed blank walls on the boundary of the lot, and all exposed basement walls, that are not finished to a high standard, that is, to the same standard as the rest of the building, and which minimise the potential for graffiti or other vandalism, and not to construct any walls that do not reduce the scale of the visual impact by architectural treatment and/or use of colour.
 - 2.7 Not to construct any outbuildings and/or ancillary installations that are not compatible with the design theme established by the primary buildings of the surrounding lots.
 - 2.8 Not to store on the lot any plant and equipment which is not concealed or, in the case of freestanding structures, appropriately screened from view, including water tanks and related pumping stations, mechanical plant and equipment on rooftops.

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 Director

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 Director/Secretary

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 6 OF 10 PAGES</p>	<p>Registered Number</p> <p>SP 181251</p>
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- 2.9 Not to erect any exterior elements such as plumbing, heating and ventilation systems which are not integrated into the building.
- 2.10 Not to place roller doors within the front elevation of the lot unless combined with associated concrete panels and not being the dominant facade.

3. Building materials and finishes:


- 3.1 Not to construct any building which is not constructed in concrete, glass, steel or other materials suited to the type of building and its use.
- 3.2 Not to construct any office buildings which are not constructed primarily of glass with appropriate use of concrete and steel elements.
- 3.3 Not to construct any building without external walls should be painted or finished with a quality textured coating except where off form concrete is integral to the overall design and appearance of buildings.
- 3.4 Not to construct any building with a dominant building material of timber.
- 3.5 Not to construct any building of tilt-up slab concrete buildings unless the building has a trowel finish or coloured render in non-reflective earthy tones.
- 3.6 Not to construct a building which has parts having any frontage to a road which are constructed of anything other than concrete and glass unless such building is appropriately designed and finished so it makes a positive contribution to the streetscape.
- 3.7 Not to construct roller doors facing the street which are not powder coated.
- 3.8 Not to construct down pipes, exposed gutters and other such features, where part of the façade, which are not powder coated, stainless steel or similar.

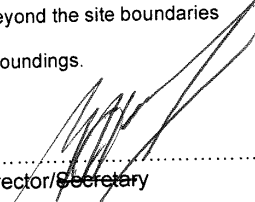
4. Paving and fencing:

- 4.1 Not to construct any areas used for parking, loading or manoeuvring vehicles which are not paved and sealed with a suitable stabilised and drained surface (concrete with an attractive paved, tiled or textured appearance would be an appropriate material).
- 4.2 Not to use brick or concrete paver type materials which do not allow natural infiltration of water.
- 4.3 Not to construct paving which does not comply with access and fire standards under the Building Code of Australia.
- 4.4 Not to carry out site works including paving unless done in conjunction with landscaping works prior to the occupation of the development on the lot.
- 4.5 Not to fence along the front boundary of the lot and not to construct any fencing forward of the front landscape setback, which is not constructed from coloured steel pickets, and which is of a greater height than 1.8 metres unless otherwise approved by the Vendor.
- 4.6 Not to construct any fence and/or gate for which the design is not integral to the design of buildings proposed for the site.
- 4.7 Not to construct any side and rear boundary fences of materials other than plastic coated (black) cyclone wire.
- 4.8 Not to use any area for storage or outbuildings without erecting and maintaining screen fencing of a minimum height of 2.5 metres around that area.
- 4.9 Not to erect any fencing which is not originally specified in the plans submitted for building on the lot.
- 4.10 Not to erect any signage upon any fencing.

5. External Lighting:

- 5.1 Not to construct any premises which do not provide external lighting to ensure adequate site security.
- 5.2 Not to construct any premises with car parking areas which do not provide suitable lighting to provide safety and security.
- 5.3 Not to locate any lighting which is not directed and baffled to limit light spill beyond the site boundaries particularly where the site is close to residential properties.
- 5.4 Not to use lighting which does not reflect the contemporary nature of the surroundings.


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Director


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Director/Secretary

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 7 OF 10 PAGES</p>	<p>Registered Number</p> <p>SP 181251</p>
<p>SUBDIVIDER: CALARDU CAMBRIDGE PTY LIMITED FOLIO REFERENCE: VOLUME 157367 FOLIOS 1 & 2</p>	

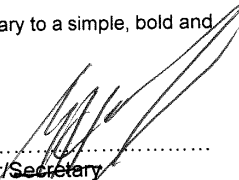
6. Car Parking and Loading:

- 6.1 Not to construct any building which does not provide sufficient on-site car parking for staff, disabled and visitors as determined by the Clarence Interim Planning Scheme and associated documents and guidelines as amended from time to time including any subsequent planning schemes replacing the Clarence Interim Planning Scheme.
- 6.2 Not to construct any car parking spaces without first seeking advice on the appropriate number of spaces from Clarence City Council.
- 6.3 Not to construct car parking areas without landscaping which accords with the amenity of a business park and not to construct car parking in front of buildings without adequate screening from view from a road with appropriate landscaping treatment.
- 6.4 Not to set assist large areas for car parking without landscape islands to allow the planting of shade trees and shrubs.
- 6.5 Not to construct car parking bays and associated driveways and vehicular turning areas unless constructed and sealed with an all-weather pavement surface and adequate drainage.
- 6.6 Not to use car parking spaces unless the direction of traffic movement has been permanently marked out on the pavement surface and where it is proposed that a building or site be used for multiple occupation, all parking bays are to be permanently identified by corresponding consecutive numbers.
- 6.7 Not to construct any car spaces and access aisles which do not comply with the requirements of the Clarence Interim Planning Scheme and associated documents and guidelines as amended from time to time including any subsequent planning schemes replacing the Clarence Interim Planning Scheme.
- 6.8 Not to construct car parking spaces that are not separated from any associated loading/unloading area if the building on the lot is an office building.
- 6.9 Not to construct buildings without providing facilities for the collection and re-use of stormwater run-off for the watering of landscape areas.
- 6.10 Not to construct road and car parking surfaces which are not graded to allow run-off into garden beds.
- 6.11 Not to construct loading and servicing areas which are designed so that these activities operate outside the boundaries of the lot or within the street.
- 6.12 Not to construct loading and servicing areas unless designed as an integral part of the development on each lot and for loading bays be entirely contained within buildings or where it is not possible to internalise loading and servicing areas, not to construct external loading and servicing areas which are not fully screened from view with screening consistent with buildings to be constructed on the lot.
- 6.13 Where the lot size restricts the location of external loading and servicing areas to an area in view from a road, not to use such area in a manner which does not maintain the area in a neat and orderly condition at all times.
- 6.14 Not to construct loading bays for which the dimensions do not comply with the provisions of the Clarence Interim Planning Scheme and associated documents and guidelines as amended from time to time including any subsequent planning schemes replacing the Clarence Interim Planning Scheme.
- 6.15 Not to erect buildings without an appropriate turning area to ensure that any vehicle can leave the lot in a forward direction.
- 6.16 Not to construct any building for which provision has not been made for all loading and unloading of goods and manoeuvring of vehicles to take place in the internal docks areas and adjoining goods handling area and for which these areas are not identified / marked and are not maintained free of obstruction, for the sole use of delivery vehicles.
- 6.17 Not to construct loading and unloading bays, service areas and associated driveways and vehicular turning areas which are not constructed and sealed with an all-weather pavement surface and are to be adequately drained.
- 6.18 Not to construct loading and unloading areas unless they are graded to enable water run-off onto nearby garden beds.

7. Landscaping:

- 7.1 Not to erect any building on the lot unless accompanied with a landscape plan which has been:
 - (i) prepared by suitably qualified landscape architect or otherwise experienced designers;
 - (ii) which meets any requirements of Clarence City Council, and
 - (iii) which:
 - (a) Establishes a "green" theme for the surrounding lots, complementary to a simple, bold and appropriately scaled theme;
 - (b) Contribute to the creation of an attractive business environment;


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Director


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Director/Secretary


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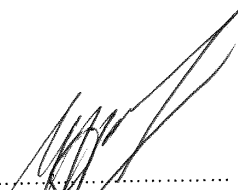
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- (c) Visually reduces the bulk of new development and enhance the appearance of new buildings;
 - (d) Provides summer shade and windbreaks to areas used by pedestrians or occupied by car parking;
 - (e) Minimises surface run-off;
 - (f) Is practical to implement and maintain.
- 7.2 Not to carry out landscaping to the front landscape setback which does not include earth mounding and use a range of tree and plant species to complement the theme for the estate.
- 7.3 Not to construct landscaping areas which do not contain an automatic irrigation system.
- 7.4 Not to carry out landscaping works in which that stormwater retention devices be included within the design to capture stormwater run-off from the roof of the buildings and re-used to water gardens and landscaping areas.
- 7.5 Not to construct a building which has a setback from the side or rear boundaries which does not provide an appropriate landscape strip which is suitably designed to allow a range of plants and trees to grow.
- 7.6 Not to erect any electrical substation structure which is not identified in the Landscape Plan and visually screened by the landscaping. Landscaping is not to inhibit access required by the supply agency.
- 7.7 Not to create any Landscape Plan which does not provide for acoustic/visual screening by mass planting, low earth mounding and retaining walls as appropriate.
- 7.8 Not to allow any plant or equipment to be situated above the roof of a building unless it is suitably screened by vegetation.
- 7.9 Not to plant any tree below a minimum of 1.8 metres high pot size at the time of planting, any shrub less than 250mm pot size at the time of planting, nor any ground cover less than 100mm pot size at the time of planting, and not to plant any tree of a species other than:

Scientific name	Common name
Acer species	Maple
Acmena smithii	Weeping Lilly Pilly
Agonis flexuosa Alnus cordata	Willow Myrtle Alder Tree
Alnus acuminata	Evergreen Alder
Angophora costata	Smoot Barked Apple
Betula pendula	Silver Birch
Fagus sylvatica	European Beech
Fraxinus excelsior 'Aurea'	Golden Ash
Frainus angustifolia 'Raywood'	Claret Ash
Fortunella Margarita	Nagami Cumquat
Gleditsia triacanthos 'Sunburst'	Honey Locust Golden Shower Tree
Laburnumx watererii	
Lagerstroemia indica	Crepe Myrtle
Liquidambar styraciflua	Sweet Gum
Malus ioensis	Flowering Apple
Magnolia grandiflora	Magnolia
Melia azedarach	Mahogany
Nyssa sylvatica	Black Gum
Olea europea	Olive Tree
Prunus x blireana	Flowering Plum
Prunus cerasifera	Cherry Plum
Pistacia chinensis	Chinese Pistachio
Pyrus calleryana	Ornamental Pear

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 Director

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 Director/Secretary

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 9 OF 10 PAGES</p>	<p>Registered Number</p> <p>SP 181251</p>
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- | | |
|----------------------------|----------------------|
| Quercus palustris | Pin Oak |
| Robinia pseudoacacia | Locust tree |
| Schinus areira | Peppercorn Tree |
| Sorbus aria 'Lutescens' | Rowan Tree |
| Ulmus parvifolia 'Todd' | Chinese Elm |
| Ulmus procera | English Elm |
| Waterhousea floribunda | Weeping Myrtle |
| Acacia melanoxylon | Blackwood |
| Acacia baileyana | Cootamundra Wattle |
| Acacia howitti | Sticky Wattle |
| Allocasuarina littoralis | Black She-Oak |
| Allocasuarina verticillata | She-Oak |
| Banksia marginata | Silver Banksia |
| Banksia ericifolia | Heath Leaved Banksia |
| Banksia serrata | Saw Banksia |
| Callistemon viminalis | Weeping Bottle Brush |
| Callitris rhomboidea | Oyster Bay Pine |
| Eucalyptus morrisbii | Morrisby Gum |
| Eucalyptus leucoxydon | Yellow Gum |
| Eucalyptus pulchella | White Peppermint |
| Eucalyptus nicholii | Narrow Leaved |
| Fagus sylvatica | Peppermint |
| Fraxinus excelsior 'Aurea' | European Beech |
| Fraxinus angustifolia | Golden Ash |
| 'Raywood' | Claret Ash |
| Liriodendron tulipiflora | Tulip Tree |
| Magnolia grandiflora | Magnolia |
| Platanus x acerifolia | London Plane |
| Platanus orientalis | Oriental Plane |
| Robinia pseudoacacia | Locust |
| Sorbus aria 'Lutescens' | Rowan Tree |
| Tilia cordata | Small Leaved Lime |
| Ulmus parvifolia 'Todd' | Chinese Elm |
| Acacia mearnsii | Black Wattle |
| Acacia dealbata | Silver Wattle |
| Acacia melanoxylon | Blackwood |
| Allocasuarina verticillata | Drooping She-Oak |
| Allocasuarina littoralis | Black She-Oak |
| Banksia marginata | Silver Banksia |
| Banksia ericifolia | Heath Leaved Banksia |
| Bursaria spinosa | Sweet Bursaria |
| Eucalyptus viminalis | White Gum |
| Eucalyptus ovata | Swamp Gum |
| Eucalyptus obliqua | Stringybark |
| Eucalyptus globulus | Blue Gum |
| Eucalyptus amygdalina | Black Peppermint |
| Eucalyptus pulchella | White Peppermint |
| Eucalyptus risdonii | Risdon Peppermint |
| Eucalyptus morrisbyii | Morrisby's Gum |
| Eucalyptus tenuiramis | Silver Peppermint |
| Exocarpos cupressiformis | Native Cherry |

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Director

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Director/Secretary

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 10 OF 10 PAGES	Registered Number SP 181251
SUBDIVIDER: CALARDU CAMBRIDGE PTY LIMITED FOLIO REFERENCE: VOLUME 157367 FOLIOS 1 & 2	

- 8. Signage:**
- 8.1 Not to construct signage which does not comply with the provisions of the Clarence Interim Planning Scheme 2015 and any subsequent amendments.
 - 8.2 Not to construct buildings on the lot without appropriate directional signage to assist with the movement of pedestrian and vehicular traffic in order to identify site entries and exits, staff and visitor car parking, goods delivery and pick-up, and the location of reception/office areas where relevant.
 - 8.3 Not to erect directional signage which is of an inconsistent type and style with other signage used by other lots on the plan.
 - 8.4 Not to erect business signs which do not form an integrated part of the building façade, architectural design, and scale of the building or which create visual clutter such as that created by too many or inappropriate sign types.
 - 8.5 Where signage is used within the front setback, not to use signage which is not of a corporate style, and of a scale and size appropriate to the frontage of the site, and which is not more horizontal than vertical in nature.
 - 8.6 Not to use more than one business identification sign within the front setback area of the lot.
 - 8.7 Not to erect pylon type signage.
 - 8.8 Not to erect any illuminated sign unless that illumination is concealed or integral with the sign by neon, or internally lit box or by sensitively designed spot-lighting.
 - 8.9 Not to use any lighting or illumination which is hazardous or a nuisance to pedestrians, vehicular traffic or nearby residents.
 - 8.10 Not to hang or use permanent window signs (those in place for a period longer than one month).
 - 8.11 Not to erect a third-party advertising sign.
 - 8.12 Not to use more than one promotional sign at one time relating to buildings being offered for sale or lease.
- 9. Site Amenity:**
- 9.1 Not to store any waste materials and refuse unless in areas specifically designated for this purpose and which are not visible from the street and where possible contained within a building.
 - 9.2 Not to create storage areas for waste materials and refuse unless these are an integral part of the design of buildings.
 - 9.3 Not to create refuse storage areas which are external to buildings unless these are screened and designed to prevent the proliferation of litter within and beyond the other lots of the plan.
 - 9.4 Not to create any other point of access to the lot during and after construction apart from the crossover.
 - 9.5 Not to carry out any construction without first erecting temporary fencing to protect existing landscaping on the nature strip and within the front section of the lot, and such fencing must extend the full width of the boundary, including corner lots.

EXECUTED by CALARDU CAMBRIDGE PTY LIMITED ACN 118 685 822 as registered proprietor of the property comprised in Folio of the Register Volume 157367 Folios 1 & 2 in accordance with Section 127 of the Corporations Act in the presence of:



 Director
 Print full name: **GERALD HARVEY**



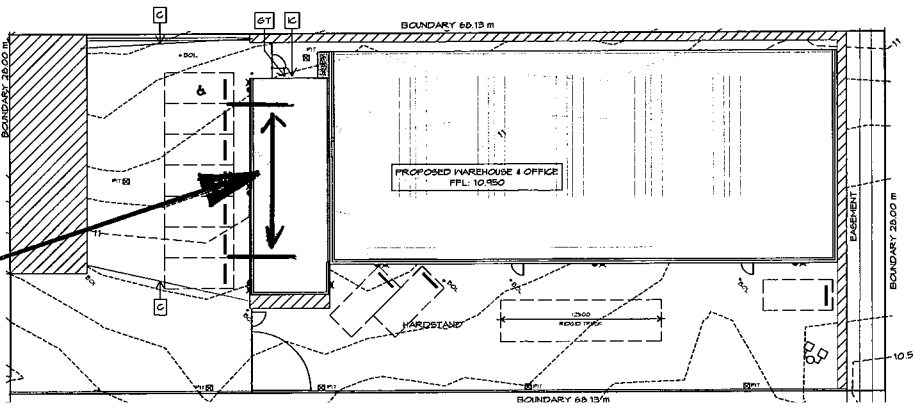
 Director/Secretary
 Print full name: **CHRIS MENTIS**

ADDITIONAL EASEMENTS

- 1. Lot 26 is subject to a Pipeline Easement (as defined herein) in gross in favour of TasWater over the land marked "DRAINAGE EASEMENT 3.00 WIDE & VARIABLE WIDTH" as shown on the Plan ("the Easement Land").
PIPELINE & SERVICES

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Sign to be certified
 on the ~~front~~ facade.
 13000 x 1200



Item 1
12000X1200mm
Fascia Sign - Qty 1