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Ref: 8783
19th December 2014

**General Manager
Clarence Valley Council
Locked Bag 23
Grafton 2460
Attention: Pat Ridgway
Your Ref: REZ2014/0002 CVC: 1308057**

Dear Sir

**Re: REZ2014/0002- PLANNING PROPOSED FOR LOTS 8 & 9
DP 810388 & LOT 10 DP 1136092
NO's 119, 121 & 146 JUBILEE STREET, TOWNSEND**

Further to your letter to us, dated 25th June 2014, and meeting with you and Terry Dwyer on 29th July, 2014 please find attached two copies of our amended planning proposal. Also enclosed is a disc with all this information, including Annexures, in digital format.

As requested our clients commissioned a Noise Impact Assessment by Tim Fitzroy & Associates, which was completed on 27th October, 2014 and it is included as Annexure F.

The section on Planning for Bushfire Protection (Item 4.4) has been added and your GIS mapping is included as Annexure G.

We have requested that our clients complete a political donations declaration and these will be returned when received.

As requested we also advise that we have not made any reportable political donation or gift within the last 2 years.

If there are any other matters requiring our attention prior to processing this application then please contact this office.

Yours faithfully

R. A. Fletcher

**Registered Surveyor
for A Fletcher & Associates Pty Ltd**

Encl:

SCANNED

DOC #	_____
DOC LOC.	_____
G	22 DEC 2014
CLARENCE VALLEY COUNCIL	

Planning Proposal

No's 119, 121 & 146 Jubilee Street, Townsend
Being Lots 8 & 9 DP 810388 & Lot 10 DP 1136092 respectively.

Our Ref: 8783
Date: 12th May, 2014
Amended: 19 December, 2014
A. Fletcher & Associates Pty Ltd
PO Box 1213
Grafton 2460

This planning proposal has been prepared in accordance with the NSW Department of Planning document "A Guide to Preparing Planning Proposals" on behalf of the owners of the three properties, namely:-

- a) Lot 8 DP 810388 – G. N. Nicholson & M. J. Page
- b) Lot 9 DP 810388 – S. M. Chambers
- c) Lot 10 DP 1136092 – S. W. & G. A. Hawke as joint tenants of the part formerly in 1/569632; and Stephen Hawke Pty Ltd of the part formerly in 2/569632.

Prepared By:

A. Fletcher & Associates Pty Ltd
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Date: 12 May, 2014

Amended: 19 December, 2014



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Signature

This report has been prepared for the NSW Department of Planning. It is not intended for and should not be relied upon by any third party and no responsibility is implied or undertaken to any third party.

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Introduction

This Planning Proposal seeks to rezone Lots 8 (1.988ha) and 9 (1.988ha) DP 810388 & Lot 10 (2.829 ha) DP 1136092 from Zone RU2 – Rural Landscape to Zone IN1 – General Industrial as shown on the Existing & Proposed Zoning Plans at Annexure A.

The rezoning would provide for further industrially - zoned land adjacent to similarly zoned land in the Townsend area, which is currently almost fully developed.

The site, which is located in the Maclean Urban Growth Area, is shown on the sketch below.



Locality Sketch  - Subject Lands

The area to be rezoned has a total area of 6.805 ha. Site details and levels over the subject lands are as shown on Dwg. No. 8783 GENERAL in Annexure B. Inspection of that drawing shows that each of the existing lots has a dwelling erected thereon.

All 3 lots are generally cleared, apart from a small area of vegetation remaining at the rear of Lot 10 DP 1136092. This area is to be retained as a buffer area within that lot for ecological and bushfire protection purposes.

The lots front Jubilee Street, Townsend and Lot 9 DP 810388 also has frontage to Gardiners Road. Lot 8 DP 810388 also has frontage and access to Paperback Drive.

The subject lots are situated on the western part of the mapped growth area at Townsend nominated within the Mid North Coast Regional Strategy as "Employment Lands" and as potentially suitable for the expansion of the adjacent Townsend Industrial Estate.

The subject land is also identified as suitable for industrial use under the Maclean Urban Catchment Local Growth Management Strategy 2011. (See Annexure C).

The Planning Proposal

Part 1 Objectives or Intended Outcomes

The objective of this planning proposal is to enable industrial development on the subject lots, being Lots 8 & 9 DP 810388 & Lot 10 DP 1136092, apart from the vegetated area at the rear of Lot 10 DP 1136092 and the 25 metre buffer zone recommended in Item 6.2 of the Flora & Fauna Assessment by Land & Fire Assessments P/L, dated September 2013.

The intended outcome is to provide further opportunity for a wide range of industrial and warehouse land uses and to encourage employment opportunities in the Townsend area specifically and the Clarence Valley generally.

Part 2 Explanation of the Provisions

To achieve the above objective the following amendments will be required:-

- a) an amendment to the Clarence Valley Local Environment Plan 2011 is required, namely – *“Amendment of the Clarence Valley Local Environmental Plan 2011, Land Zoning Map – Sheet LZN_011I in accordance with the proposed zoning map shown in Annexure A.”*
- b) an amendment to the Clarence Valley Local Environment Plan 2011 Lot Size map is required, namely – *“Amendment of the Clarence Valley Local Environmental Plan 2011, Lot Size Map, Sheet LSZ-011 to designate the subject land as U, denoting a minimum lot size of 1000m²”*
- c) an amendment to the Clarence Valley Council Environmental Plan 2011 Height of Building (HOB) map is required, namely- *“Amendment of the Clarence Valley Local Environment Plan 2011, Height of Building Map- Sheet LSZ-0? to designate a maximum building height of 9m”*

As stated this will have the effect of rezoning Lots 8 & 9 DP 810388 & Lot 10 DP 1136092 to IN1 - General Industrial, with a minimum lot size of 1000m² and a maximum building height of 9 metres.

Part 3 Justification

Section A – Need for Planning Proposal

1. Is the Planning Proposal a result of any strategic study or report?

Yes, as follows:-

- a) the Mid North Coast Regional Strategy (MNCRS) adopted March 2009, among other things, prescribes a minimum requirement of 23 ha of industrial land for the Clarence

sub-region, with Townsend being one of the 4 prescribed areas (the others being South Grafton, Junction Hill & Grafton Airport); and

- b) the Clarence Valley Industrial Lands Strategy was prepared by the AEC Group for Clarence Valley Council (CVC) and adopted in October, 2007.

This strategy identified 3 new land release areas, including the Townsend Industrial Estate. Specifically, the strategy identified demand for up to 4 additional hectares (ha) of industrial land in Townsend to meet general service demand and projected demand for a further 3 ha of industrial land from Gulmarrad. Whilst, this demand was met within the existing industrial zone, the Strategy projected that the 17 ha of vacant land adjoining the Townsend Industrial Estate should be rezoned to industrial within the next 2-7 years. That is, by late 2014; and

- c) the Maclean Urban Catchment Local Growth Management Strategy 2011 (MUCLGMS) adopted by Clarence Valley Council on 16th August, 2011.

Under Section 7.1, this study says that of the 30.4ha parcel of land designated under the MNCRS as proposed employment lands, approximately 5.5ha is not affected by the constraints of flooding and high conservation value vegetation. The subject lands form almost all of this 5.5ha. The study says that by having a smaller separation buffer to existing vegetation it would be possible to increase the available useable area to around 9ha without significant environmental impact.

In regard to the subject land, Item 6.2 of the attached Flora & Fauna Assessment by Land & Fire Assessments P/L, (see Annexure C), recommends a 25 metre buffer from the vegetated area at the rear of subject Lot 10 DP 1136092. This buffer area amounts to some 0.865ha and is depicted in Figure 7 of that Assessment and reproduced below.



Hence, of the total area of the subject lands (some 6.805ha), some 5.94ha is not constrained by flooding ,high conservation value vegetation or other environmental constraints.

The MUCLGMS 2011 states that the potential increase in the available area from 5.5ha to 9ha would potentially increase the lot yields from 39 light industrial lots to around approximately 63 lots.

Furthermore it states that *"based on the projected demand for industrial land, it would be desirable to have all of either 5.5ha or 9ha of land rezoned by 2017.*

As there is identified demand for more industrial land in the short to medium term, there is no requirement to stage the rezoning and release of land."

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, by zoning Lots 8 & 9 DP 810388 & Lot 10 DP 1136092 to IN1 - General Industrial, further suitable land will become available for the logical expansion of the Townsend Industrial area. Such expansion is in agreement with the recommendations of the MNCRS, the Clarence Valley Industrial Lands Strategy and the Maclean Urban Catchment LGMS, 2011.

There is no better way to provide for expansion to the existing Townsend Industrial area.

3. Is there a net community benefit?

Yes there are positive social outcomes in the rezoning of the subject lands, being:-

- i) that Townsend provides the only practical future area for additional industrial/employment land in the Maclean Catchment Area and the subject lots adjoin the existing industrial area; and
- ii) that the subject lands are not constrained by flooding and high conservation value vegetation (apart from the rear of Lot 10 which is to be part of a buffer). As such it represents ecologically sustainable development; and
- iii) that their future light industrial development will be readily serviceable, as most services (power, Telstra, water) are already available along Jubilee Street, Sewerage reticulation is also readily available in adjacent property; and
- iv) most importantly, that future light industrial development of the land will provide local employment opportunities as well as opportunities for local suppliers during construction.

Section B- Relationship to Strategic Planning Framework

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

Mid North Coast Regional Strategy 2006-2031 (MNCRS)

The main focus of the MNCRS is to ensure that adequate land is available in appropriate locations to satisfy the projected housing and employment needs of the Mid North Coast Region population over the 25 year period from 2006-2031.

The MNCRS identifies that increases in the population of the Mid North Coast Region, including the Clarence sub-region, will create a demand for additional employment opportunities.

In the Clarence sub-region the anticipated employment potential associated with the expected population growth translates to a projected need for a minimum of 23ha of additional industrial land over the 25 year planning period.

Inspection of "Growth Area Map 1- Clarence North" in the MNCRS document identifies a 30.4ha parcel of land designated as proposed employment lands adjacent to the existing Townsend Industrial area. Of this area, some 5.5ha is not constrained by flooding and high conservation value vegetation. The subject lands (Lots 8 & 9 DP 810388 & Lot 10 DP 1136092), totalling some 6.805ha, have an area of some 5.94ha that is not constrained by flooding, high conservation value vegetation or other environmental constraints.

Hence, this planning proposal is consistent with the objectives and actions contained within the MNCRS.

5. Is the planning proposal consistent with the local Councils Community Strategic Plan, or other local strategic plan?

a) Clarence Valley Industrial Lands Strategy (October 2007)

As stated previously this strategy was prepared by the AEC Group for Clarence Valley Council (CVC) and adopted in October, 2007.

The Strategy identified 3 new industrial land release areas, including the Townsend Industrial area. The vacant land adjoining the Townsend industrial estate should be rezoned to industrial to satisfy a proven demand.

As the subject lands form part of this area and the existing Townsend industrial estate is almost fully developed then this planning proposal is very timely and in accordance with the Strategy time frame (i.e. late 2014).

b) **Maclean Urban Catchment Local Growth Management Strategy 2011**

This Strategy was adopted by CVC on 16th August, 2011. As stated previously, under Section 7.1, this Strategy says that of the 30.4ha parcel of land designated under the MNCRS as proposed employment lands, approximately 5.5ha is not constrained by flooding and high conservation value vegetation. The subject lands form the majority of this land. In addition, the subject lands are not constrained by any site contamination or geotechnical issues. For confirmation of these aspects please refer to the attached reports:-

- i) Preliminary Contamination Assessment prepared by Geolink, dated October 2013 (See Annexure D).
- ii) Initial Geotechnical Site Inspection prepared by Australian Soil & Concrete Testing, dated 16th August, 2013 (See Annexure E).

Furthermore, the LGMS states that *"based on the projected demand for industrial land, it would be desirable to have all of either 5.5ha or 9ha of land rezoned by 2017."*

Again, as the existing Townsend Industrial area is almost fully developed then this planning proposal is both timely and consistent with the MUCLGMS 2011.

6. **Is the planning proposal consistent with the applicable State Environmental Planning Policies?**

This planning proposal is consistent with the applicable S.E.P.'s as detailed in Table 1 below.

Table 1 – Review of Applicable S.E.P.'s

State Environment Planning Policy	Compliance	Comments
S.E.P.P 14 Coastal Wetlands	Complies	No Coastal wetland on the subject lands
S.E.P.P 44 Koala Habitat Protection	Not Applicable	No core Koala Habitat on the subject lands.
S.E.P.P 55 Remediation of Land	Complies	No contamination is known to occur on the subject lands. The Preliminary Contamination Assessment over the subject lands, prepared by Geolink, (See Annexure D), concludes <i>"that the likelihood of contamination on the site is low, and no remedial measures for the site are considered necessary. The soil contamination levels are not</i>

		<i>considered to be a significant risk to public health or the environment, or prohibitive to rezoning of the lots to IN1 –General Industrial.”</i>
S.E.P.P 66 Integration of Land Use & Transport Draft	Complies	The subject lands front existing Council public roads, being Jubilee Street and Gardiners Road, Jubilee Street connects to the Pacific Highway which is located about 1.6km to the west.

7. Is the planning proposal consistent with applicable Ministerial Directions (S.117 directions)?

Directions made under Section 117 of the Environmental Planning and Assessment Act 1979, issued on 1st July, 2009, which are relevant to the subject lands, are identified and addressed in Table 2 below.

Table 2 – Review of Applicable S.117 Directions

S.117 Direction	Compliance	Comments
1. Employment & Resources		
1.1 Business & Industrial Zones	Consistent	This planning proposal is consistent with the Business & Industrial zones objectives and also the provisions of 1.1 (4)
1.2 Rural Zones	Inconsistent but complies	As this planning proposal is for rezoning of an area of land to industrial, from rural (RU2), identified in the MNCRS (approved by the Minister for Planning), Maclean Urban Catchment Local Growth Management Strategy and Clarence Valley Industrial Lands Strategy as suitable for industrial purposes then Clause 1.2 (5) applies. The subject land has no agricultural production value uses due to its existing uses.

1.5 Rural Lands	Inconsistent but complies	See above and Clause 1.5 (6) applies. The subject land has no agricultural production value due to its existing uses.
4. Hazard & Risk		
4.1 Acid Sulphate Soils	Complies	Clarence Valley Councils Acid Sulphate Soil Risk Map shows that acid sulphate soils are not known or expected to occur on the subject lands.
4.3 Flood Prone Land	Complies	The subject lands are considered to be flood free and hence the proposal will not impact on the function of the floodplain.
4.4 Planning for Bushfire Protection	Complies	Inspection of Clarence Valley Councils Bushfire Prone Land Map (see Annexure G) shows:- 1. that small areas of Lots 8 & 9 DP 810388 are within bushfire buffer zones. However, the risk of bushfire attack is considered minor due to:- a) the large cleared area north of Lot 8 which is zoned IN1-General Industrial; and b) Gardiners Road & residential land acting as a buffer/APZ on the south-east corner of Lot 9. 2. that the rear half of Lot 10 DP 1136092 is within a buffer zone and part shows as Vegetation

		Category 1. However, the area of vegetation at the rear of the subject Lot 10 has been reduced since Councils mapping and the attached Fauna & Flora report recommends <i>"a 25 metre setback distance to any structures, driveways or services from the existing forest vegetation on Lot 10 and the south-eastern boundary of Lot 10 that is adjacent to forest vegetation"</i> See Figure 7 (Annexure G). These setbacks will be effective
		Asset Protection Zones and an appropriate Restriction on the Use of Land will be placed over the shaded area upon future subdivision. Hence the Planning for Bushfire Protection objectives are satisfied by this proposal. Future industrial development on the site will also be able to comply with the requirements of Clause 4.4 (6).
5. Regional Planning		
5.1 Implementation of Regional Strategies	Complies	This proposal is consistent with the objectives & planning outcomes of the MNCRS (approved by the Minister for Planning) & is located within an area identified within that strategy as suitable for

		employment lands.
6. Local Plan Making		
6.1 Approval & Referral Requirements	Complies	This proposal satisfies the objective of this direction being a simple change of zoning to IN1-General Industrial. As such it is also consistent with Clause 6.1 (4).
6.3 Site Specific Provisions	Complies	The proposed buffer area identified at the rear of Lot 10 DP 1136092 will be the subject of a future Restriction on the Use of Land and will serve as an ecological and bushfire buffer to future industrial development on subject Lot 10.

Section C – Environmental, Social & Economic Impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No, the subject lands are generally cleared apart from a small pocket of vegetation at the rear of Lot 10 DP 1136092.

Item 6.1 of the Flora & Fauna Assessment over the subject lands, prepared by Land & Fire Assessments P/L (see Annexure C) states in part, *“the ecological value of native vegetation remaining on the site is considered to be relatively poor. Remaining native vegetation present on site does not include any threatened flora species, populations or EEC. Threatened fauna species habitat is considered restricted to providing occasional foraging resource and to the occurrence of “potential” Koala habitat on Lot 10 only.”*

Item 6.2 –Recommendation of the Flora & Fauna Assessment states:-

“In summary, the following measures are recommended to mitigate potential future development impacts of the identified ecological features found at or in proximity of the site:

- 1. Implement a 25m setback distance to any structure, driveways or services from the following (refer Fig 7):*

- Existing forest vegetation on Lot 10.
 - South-eastern boundary on Lot 10 that is adjacent to forest vegetation
2. Requirements to install and maintain fences on all industrial lots to help contain dogs on the site.
 3. Reductions in speed limits on Brooms Head Road
 4. Increased signage on Brooms Head Road & Gardiners Road.

Provided that the mitigation measures outlined in s.6.1 and reproduced above are implemented, the rezoning as proposed is unlikely to have a significant effect on locally threatened species, populations and EEC's."

Hence, while it is proposed to rezone all of Lot 10 DP 1136092 to IN1- General Industrial, the rear of that lot will be a buffer zone as indicated in Fig.7 of the Flora & Fauna Assessment & also reproduced on Page 3 of this report.

9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Noise

Future light industrial development on the subject lands may increase noise levels in the area.

A Noise Impact Assessment, dated 27/10/2014, has been prepared for this planning proposal by Tim Fitzroy & Associates and is enclosed as Annexure F.

This assessment has:-

- i) established existing background noise levels on the site and at the nearest potentially affected residences to the subject land; and
- ii) examined the impact of future industrial use on the surrounding rural properties in accordance with the NSW EPA Industrial Noise Policy; and
- iii) reported on the noise levels and provided recommendations to ensure that the proposed industrial rezoning complies, as far as practicable, with the intent of the NSW EPA Industrial Noise Policy.

The reports recommendations (S5.1) are as follows:-

"The following recommendations should be considered by Council in the determination of the rezoning proposal to minimise noise impacts on existing residential type development adjoining the subject site:

1. A noise attenuation buffer ranging from 27 and 46 metres (subject to operating hours)* from the subject site to adjoining residences** is to be imposed unless individual noise attenuation features are installed;
2. Restrict vehicular access to Paperback Drive for Lots 8 and 9;
3. Encourage the adoption of best management practice and best available technology in the development and operation of activities within the proposed subdivision; and
4. Apply appropriate at source controls on individual industrial operations through the imposition of noise mitigation and management conditions at development application stage.

**Noise Attenuation Buffers subject to operation hours*

- Industrial activities operating in Day hours (7am-6pm Mon/Sat, 8pm-6pm Sun) require a 27 metre buffer
- Industrial activities operating Evening hours (6pm-10pm) require a 33 metre buffer
- Industrial activities operating at Night (10pm-7am) require a 46 metre buffer.

***This is to be assessed at the most affected point on or within the residential property boundary – or, if that is more than 30m from the residence, at the most affected point within 30m of the residence.*

Provided that the above recommendations are followed, it is the considered opinion of Tim Fitzroy and Associates that the proposed rezoning of the subject site for industrial development will not adversely impact on existing or future surrounding residents."

Traffic

Jubilee Street, which turns into Gardiners Road, is a bitumen sealed two way road. All three of the subject lots currently have access from Jubilee Street and Lot 9 DP 810388 also has access from Gardiners Road. Lot 8 DP 810388 also has frontage and access from Paperback Drive.

Future development will see the extension of Paperback Drive to Jubilee Street which will have the effect of reducing the number of access points to Jubilee Street/Gardiners Road for Lots 8 and 9 from three to one.

10. How has the planning proposal adequately addressed any social and economic effects?

As outlined previously the existing Townsend Industrial area is almost fully developed. This planning proposal will allow for the logical extension of the Townsend Industrial area and will provide further employment opportunities during its future development, as well as opportunities for local suppliers during future construction.

The location of the subject lands to the east of the existing industrial lands will not adversely impact on the residentially zoned land which is situated to the west of the existing Townsend Industrial area.

Existing residences to the east of Lot 9 DP 810388 will be protected from adverse impacts by implementation of the recommendations contained on S.5.1 of the Noise Impact Assessment prepared by Tim Fitzroy & Associates, dated 27/10/2014 (see Annexure F).

Section D – State & Commonwealth Interests

11. Is there adequate public infrastructure for the planning proposal?

The Maclean/Townsend area has good quality road networks, sewerage, water, telephone and power. The existing lands are already connected to reticulated water, telephone and power and sewerage reticulation runs along the western boundary of Lot 8 DP 810388. The extension of sewerage reticulation to the subject lands is economically feasible. The Maclean Urban Catchment LGMS 2011 identifies that an additional treatment unit would be required at the Woodford Island STP (8000EP) *“if rezoning of the Townsend & Gulmarrad sites were to proceed”*. Given that this proposal is for a limited number of industrial lots its expansion may be possible by utilizing existing capacity at the Woodford Island STP in the short term.

The MUCLGMS 2011 also identifies that *“adequate water supply infrastructure is available to Townsend.”*

The Strategy does not identify any need to upgrade the existing local road network to cater for the expansion of the Townsend Industrial area.

12. What are the views of State & Commonwealth public authorities consulted in accordance with the gateway determination?

This section of the planning proposal will be completed following consultation with the State and Commonwealth Public Authorities identified in the Gateway Determination.

However, it is noted that the preparation of the MUCLGMS 2011 involved consultation with a number of NSW departments including the then Department of Environment, Climate Change & Water (DECCW), the Roads & Traffic Authority and Department of Planning. Submissions were subsequently received from the Primary Industries division of Industry and Investment and DECCW. These submissions did not impact on the subject lands.

Part 4 Community Consultation

This planning proposal has outlined the proposed amendments to the Clarence Valley Local Environmental Plan 2011 to allow for the logical expansion of the Townsend Industrial Area.

This proposal is considered to be a relatively minor amendment which is in accordance with the Mid North Coast Regional Strategy, the Clarence Valley Industrial Lands Strategy and the Maclean Urban Catchment Local Growth Management Strategy 2011. Minimal impacts are foreseen as a result of this amendment, however, it is certain that this planning proposal will require public exhibition.

The Gateway Determination will specify the community consultation that must be undertaken on this Planning Proposal. The consultation will be tailored to specific proposals generally on the basis of a 14 day exhibition period for low impact Planning Proposals and a 28 day exhibition for all other planning proposals.

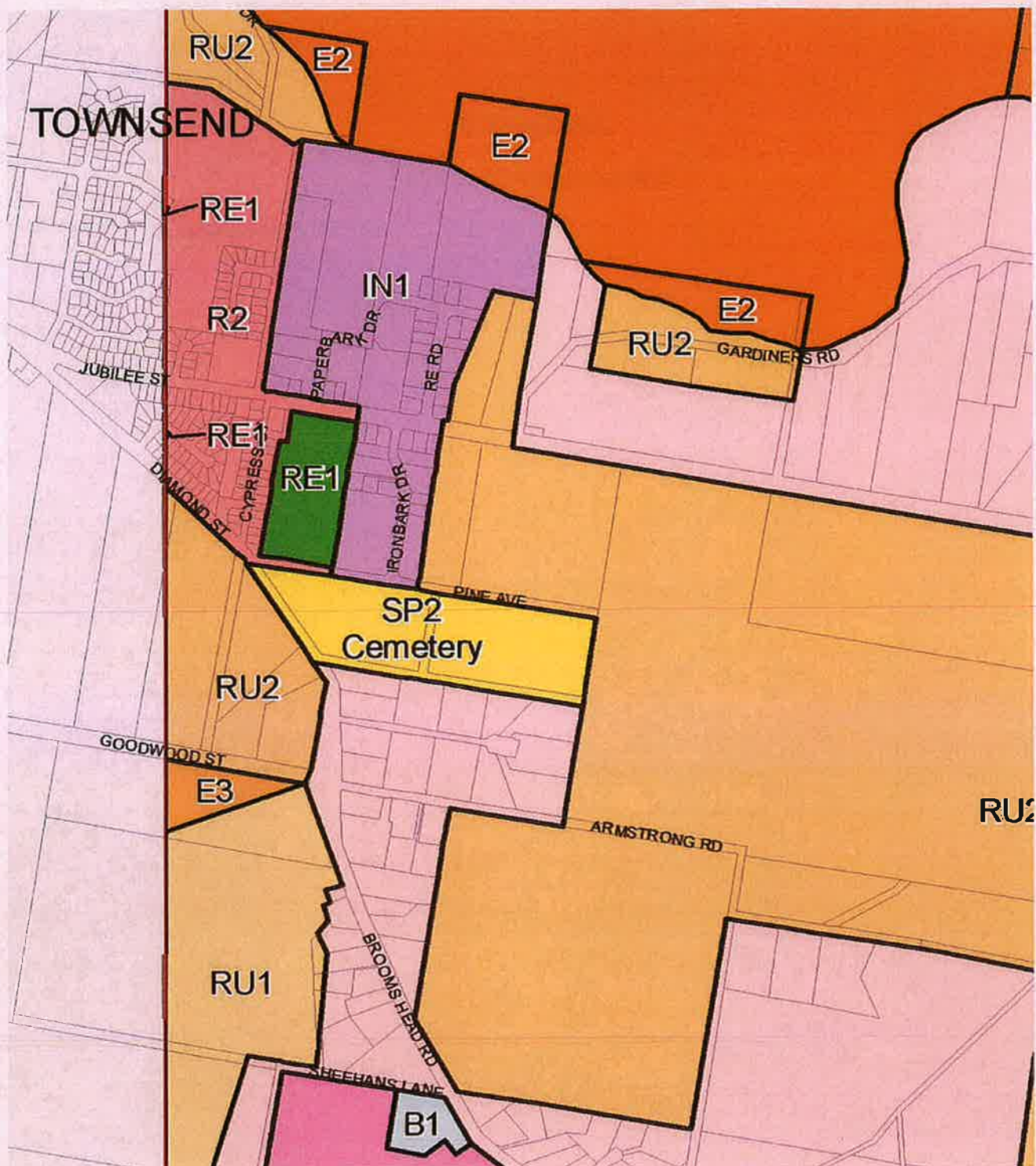
Low Impact Planning Proposal means a Planning Proposal that, in the opinion of the person making the Gateway Determination: is consistent with the pattern of surrounding land use zones and/or land uses; is consistent with the strategic planning framework; presents no issues with regard to infrastructure servicing; is not a principal Local Environmental Plan; and does not reclassify public land.

Having regard to the definition of Low Impact Planning Proposals and the scale, nature and issues relating to this Planning Proposal, it is submitted that it would be defined as a Low Impact Planning Proposal. Community consultation will be commenced by the placing of a public notice in the local newspapers and on the website of the Clarence Valley Council and/or Department of Planning. In addition, adjoining landowners will be notified in writing.

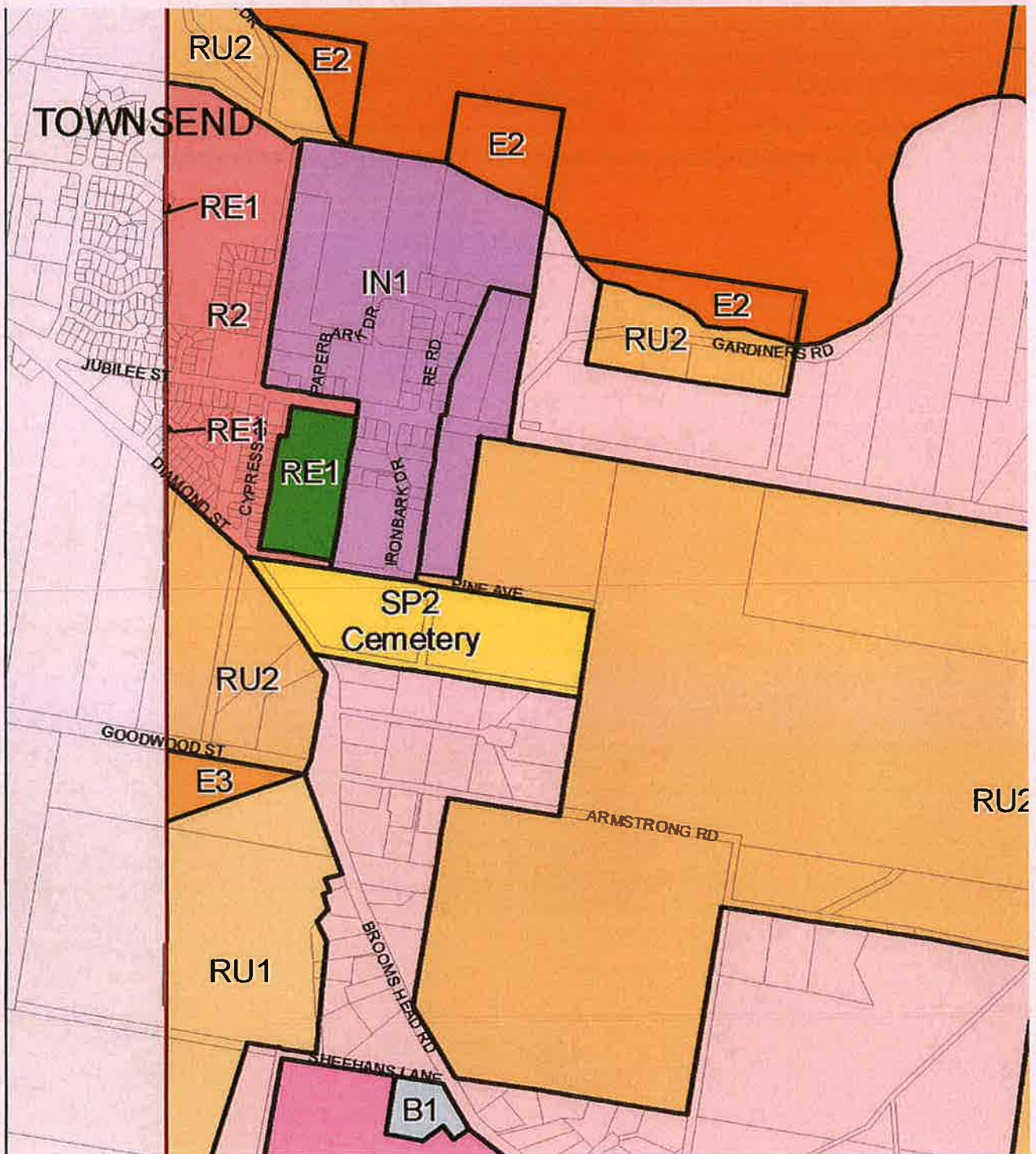
Normal exhibition material will be made available by the relevant planning authority during the exhibition period. The community consultation process will be completed when the relevant planning authority has considered any submissions received concerning the proposed Local Environmental Plan and has forwarded those reports to the Department of Planning for final consideration by the Minister.

ANNEXURE A

Existing & Proposed Zoning Plan



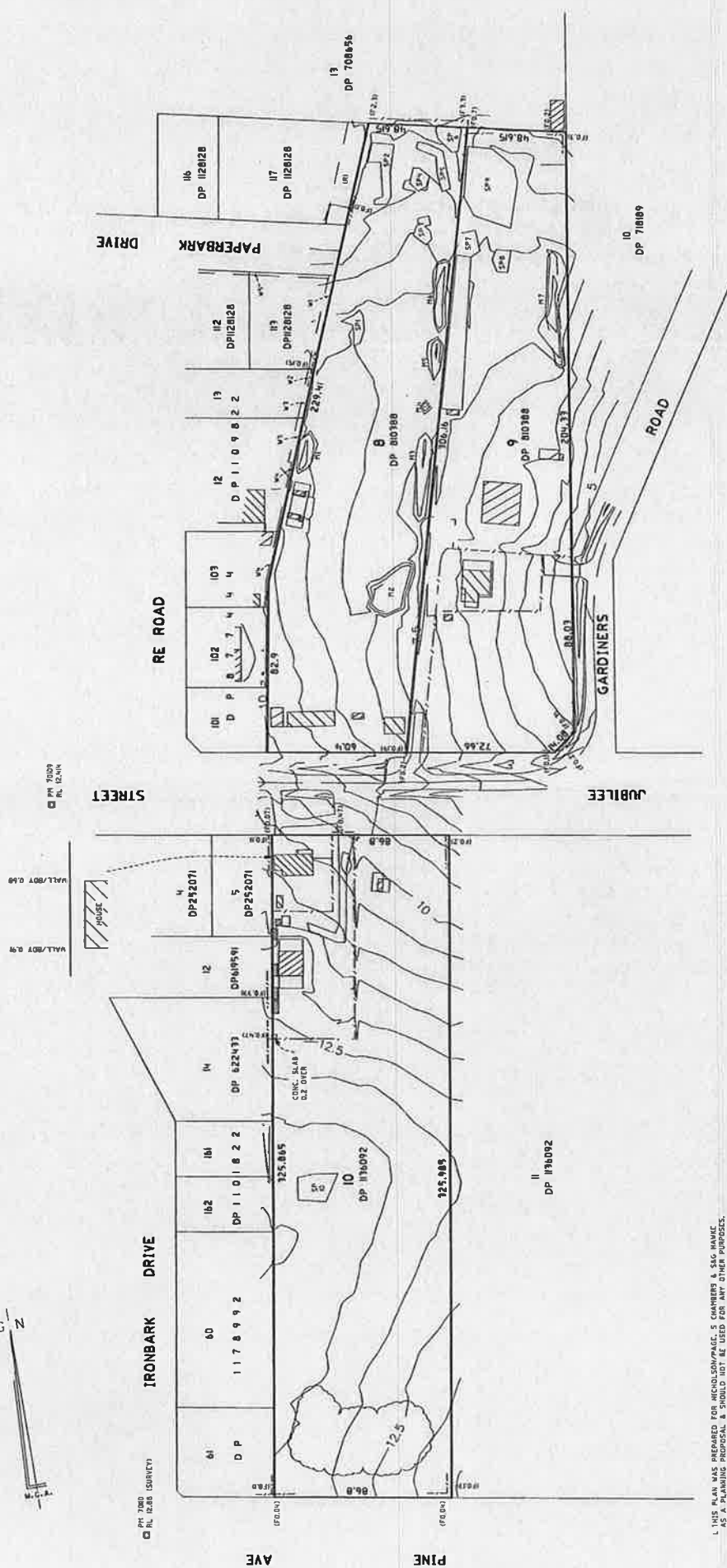
Existing Zoning Plan - Clarence Valley LEP 2011



Proposed Zoning Plan - Clarence Valley LEP 2011

ANNEXURE B

Site Plan of Lots 8 & 9 DP 810388 & Lot 10 DP 1136092 (Dwg. No. 8783 GENERAL)



1. THIS PLAN WAS PREPARED FOR HINDS/COMPAC/SAFE CANNIBAL & S&G PURPOSES. IT IS A PLANNING PROPOSAL & SHOULD NOT BE USED FOR ANY OTHER PURPOSES.
2. THE TITLE BOMBING/SAFE BOMBING WERE NOT HANDED BY A. FLETCHER & ASSOCIATES PVT. LTD. AT THE TIME OF THE SURVEY AND HAVE BEEN DETERMINED BY THE PLAN OPERATORS ONLY AND NOT BY FIELD REPRESENTATIVE. THE DIMENSIONAL AREAS AND TOTAL NUMBER OF LOTS/STRAKS WERE ARE WHEN THEY WERE ACQUIRED UNDER ANY RELEVANT LEGISLATION. THE LOCATION OF THE STRAKS ARE IN PARTICULAR, NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS ON THE LAND.
3. LOCATED BOMBING WERE HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. IF NOT ABLE TO BE LOCATED, UNDERGROUND SERVICES WERE NOT LOCATED. THE LOCATION OF THE STRAKS RECORDS EITHER DO NOT EXIST OR ARE CONSIDERED INADEQUATE. A NOTATION HAS BEEN MADE HEREON.
4. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.
5. SPOT HEIGHTS HAVE BEEN DETERMINED BY TRIANGULATION METHODS.
6. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.

NO VISIBLE EVIDENCE COULD BE FOUND OF THIS TESTING CABLE. IT MAY BE A DEADLINE.

[illegible]