

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2025294

Assess No: A4784

PID No: 7450442

Applicant Name:	Nova Land Consulting					
Applicant Contact Name						
Postal Address:						
Contact Phone:	Home		Work		Mobile	
Email Address:						

Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements ☒
2. A completed application form including a detailed description of the proposal ☒
3. A complete plan set: ☒
 - a) Floor plans ☐
 - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) ☐
 - c) Site Plan showing: ☐
 - Orientation
 - All title boundaries
 - Location of buildings and structure (both existing and proposed)
 - Setbacks from all boundaries
 - Native vegetation to be removed
 - Onsite services, connections and drainage details (including sewer, water and stormwater)
 - Cut and/or Fill
 - Car parking and access details (including construction material of all trafficable areas)
 - Fence details
 - Contours
4. Other:

*If submitting plans in over the counter please ensure they are A3.
All plans must be to scale.*

Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: Nova Land Consulting

Note: Full name(s) of person(s) or company making the application and postal address for correspondence.

LAND DETAILS

Owner/Authority Name:
(as per certificate of title)
Robert & Joanne Wing – 146 Freshwater Point
Isabella Finnigan - 30 Connemara Close
Melissa & Duane Matthys - 32 Connemara Close
TasWater - 34 Connemara Close

Location / Address: 146 Freshwater Point Road, Legana (within infrastructure within 30,32 & 34 Connemara Close, Legana)

Title Reference:
34096/5 - 146 Freshwater Point Road
186003/24 - 30 Connemara Close
186003/25 - 32 Connemara Close
186003/201 - 34 Connemara Close

Zone(s): General Residential Zone (8.0)

Existing Development/Use: Residential - Dwelling and Outbuildings

Existing Developed Area:

Are any of the components in this Application seeking retrospective approval?
E.g. Use and/or development that has commenced without a Planning Permit.

YES ☐

NO ☒

(If yes please specify the relevant components):

DEVELOPMENT APPLICATION DETAILS

Proposed Use:

Residential: ☐	Visitor Accommodation: ☐	Commercial: ☐	Other: ☐
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Description of Use:
Proposal is for subdivision.
No Use Class assigned - As per Clause 6.2.6 of the SPPs

Development Type:

Building work: ☐	Demolition: ☐	Subdivision: ☒	Other: ☐
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Description of development:
Subdivision - 1 lot to 5 lots

New or Additional Area: N/A

Estimated construction cost of the proposed development: Not Applicable - Subdivision

Building Materials:

Wall Type: N/A	Colour: N/A
Roof Type: N/A	Colour: N/A

Application Number: «Application Number»

VISITOR ACCOMMODATION

✓N/A

Gross Floor Area to be used per lot:		Number of Bedrooms to be used:	
Number of Carparking Spaces:		Maximum Number of Visitors at a time:	

SUBDIVISION

□N/A

Subdivision creating additional lots



Boundary adjustment with no additional lots created



Number of Lots (existing) :	1	Number of Lots (proposed) :	5
Description:	Proposal is for a 1 lot to 5 lot subdivision, with some servicing infrastructure connecting the site to the reticulated network.		
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
1.	N/A		
2.			
3.			

COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE

✓N/A

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	

Existing Car Parking:	
Proposed Car Parking:	

Number of Employees: (Existing)	
Number of Employees: (Proposed)	

Type of Machinery installed:	
Details of trade waste and method of disposal:	

Application Number: «Application Number»

APPLICANT DECLARATION

Owner: As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,

Name (print)

Signed

Date

Applicant: As the applicant, I declare that I have notified the owner of my intention to make this application and that the information contained in this application is a true and accurate representation of the proposal,
(if not the owner)

Name (print)

Signed

Date

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

**Crown
Consent**
(if required)

Name (print)

Signed

Date

**Chief
Executive
Officer**
(if required)

Name (print)

Signed

Date

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Right of Way Owner:

As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

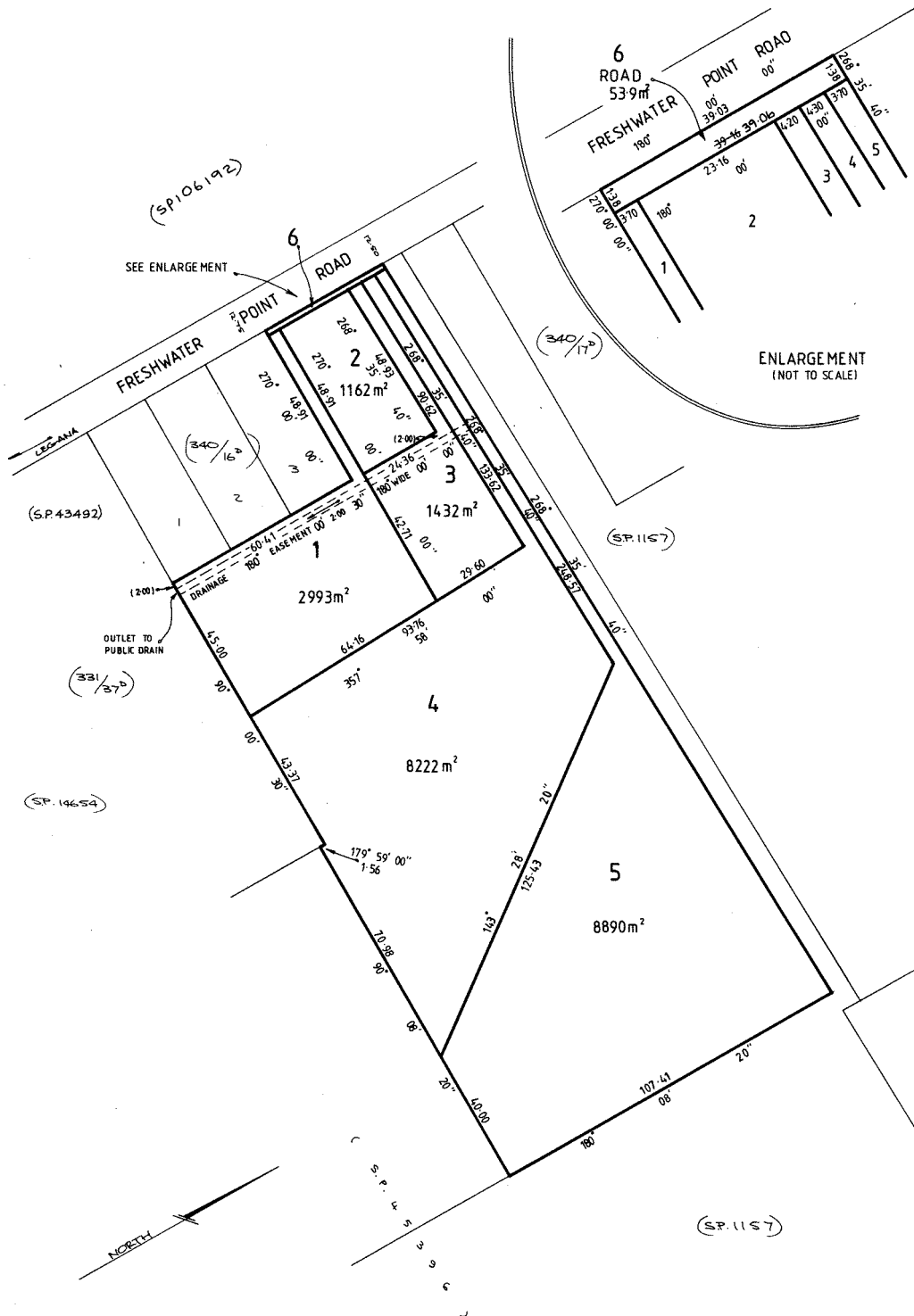
Name (print)

Signed

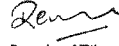
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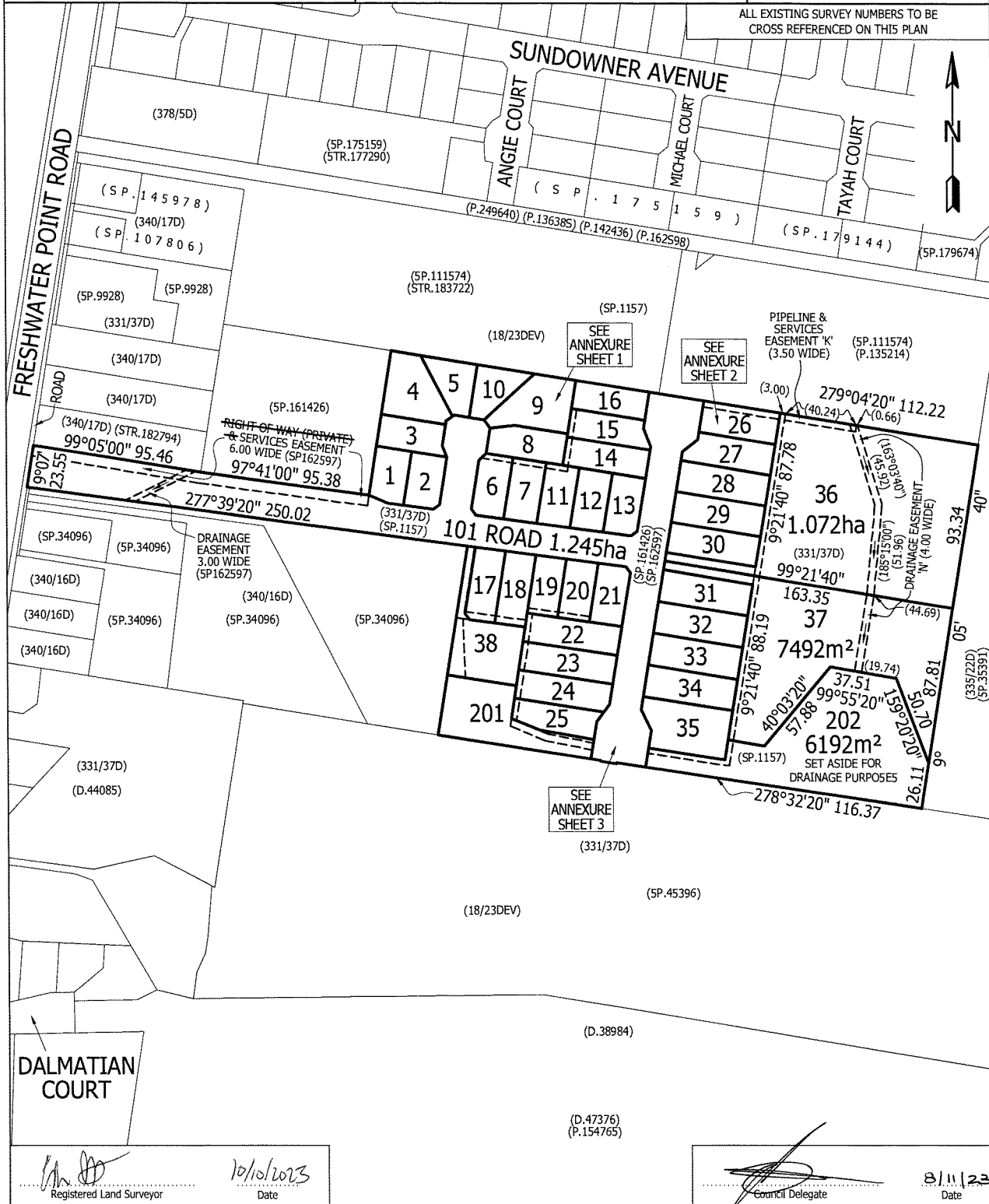
OS-K 1110

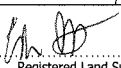
Owner: DOUGLAS LESLIE JACK HELEN JACK	PLAN OF SURVEY by Surveyor...PAUL ANTHONY PHELPS... of land situated in the	Registered Number: S. P34096
Title Reference: VOL 2977 FOL 41	LAND DISTRICT OF DEVON PARISH OF STANLEY	Approved Effective from: 16 MAR 1988
Graantee: PART OF 2500 ac GRANTED TO JOHN GRIFFITHS	SCALE 1:1000 MEASUREMENTS IN METRES	<i>Michael J. P.</i>



PRIORITY FINAL PLAN

OWNER: LEGANA PARK DEVELOPMENT PTY LTD	PLAN OF SURVEY  WOOLCOTT SURVEYS BY SURVEYOR: COLIN STERLING SMITH LOCATION: Town of LEGANA SCALE 1:2000 LENGTHS IN METRES	REGISTERED NUMBER SP186003
FOLIO REFERENCE: C.T.162597/1		APPROVED EFFECTIVE FROM 21 NOV 2023  Recorder of Titles
GRANTEE: Part of 2500 Acres Granted to John Griffiths		

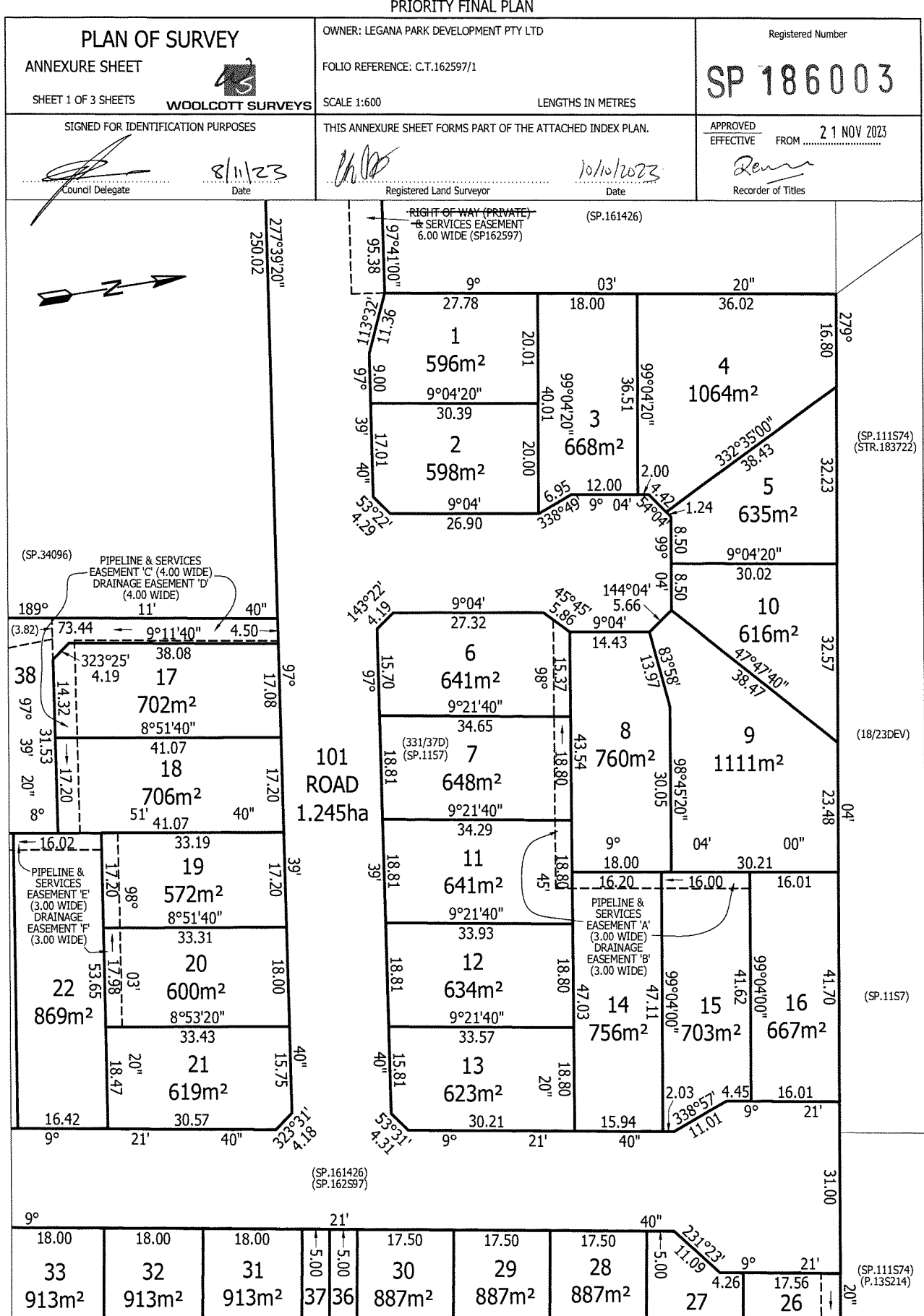



 Registered Land Surveyor

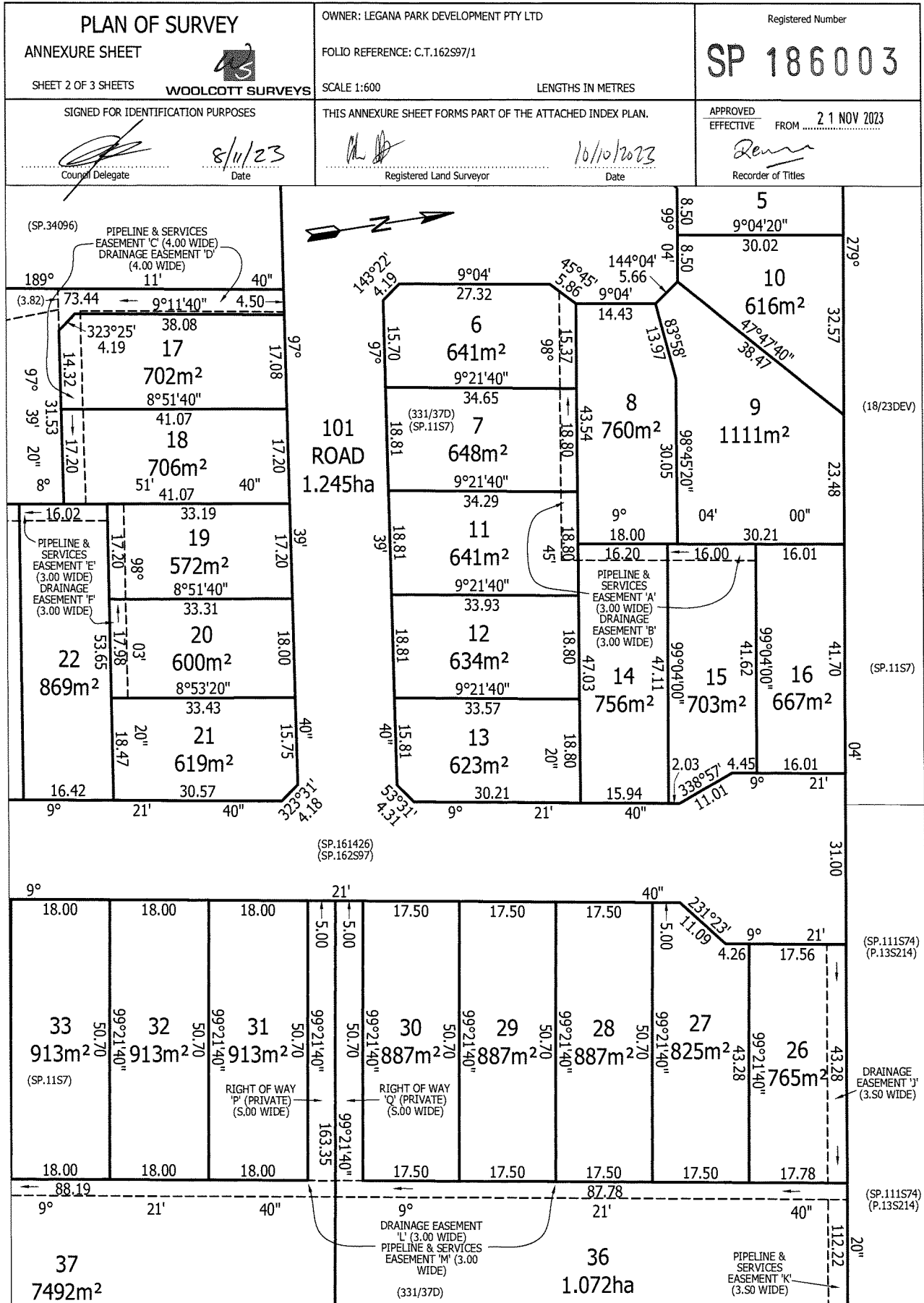
10/10/2023
 Date


 Council Delegate

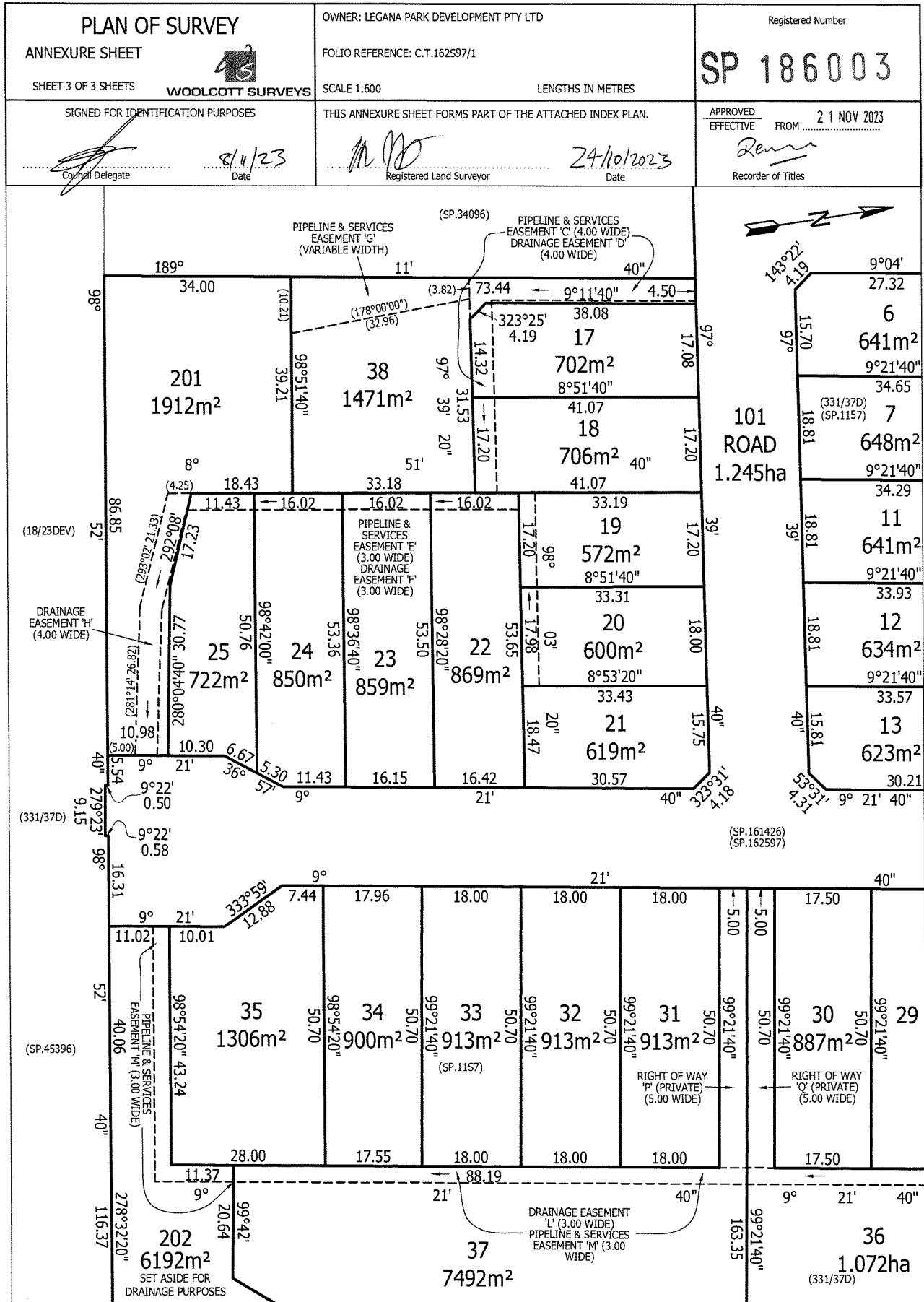
8/11/23
 Date



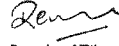
PRIORITY FINAL PLAN

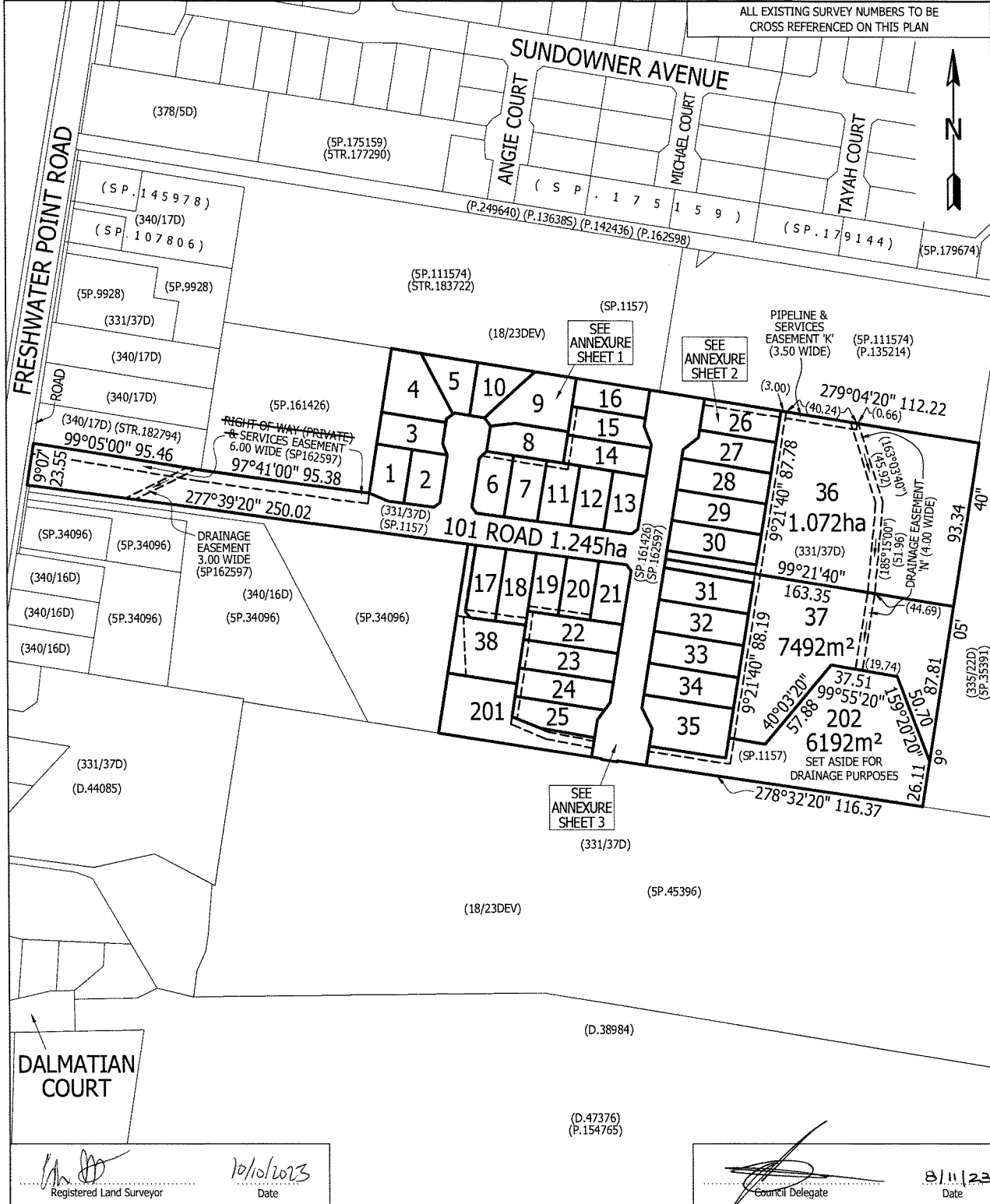


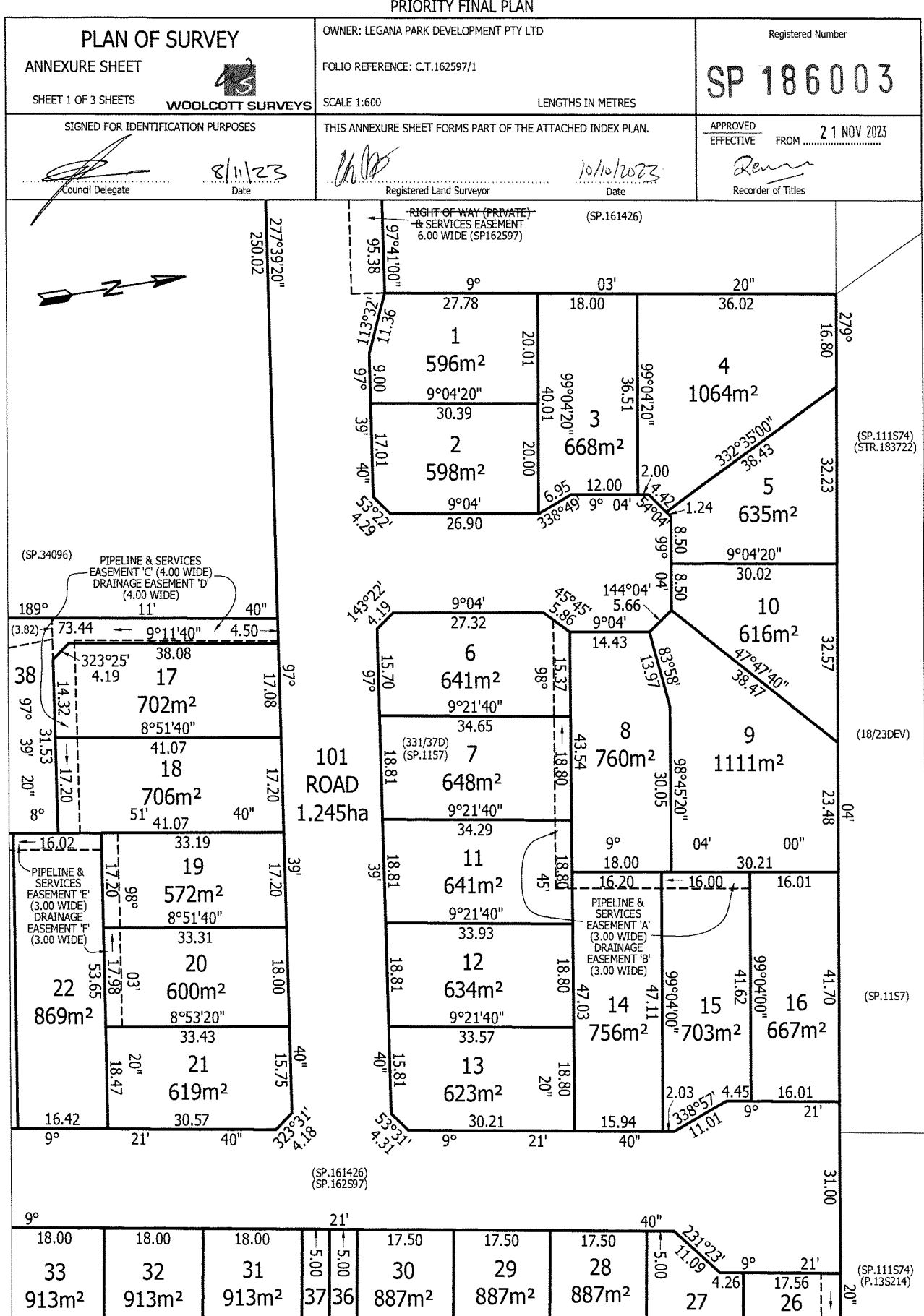
PRIORITY FINAL PLAN



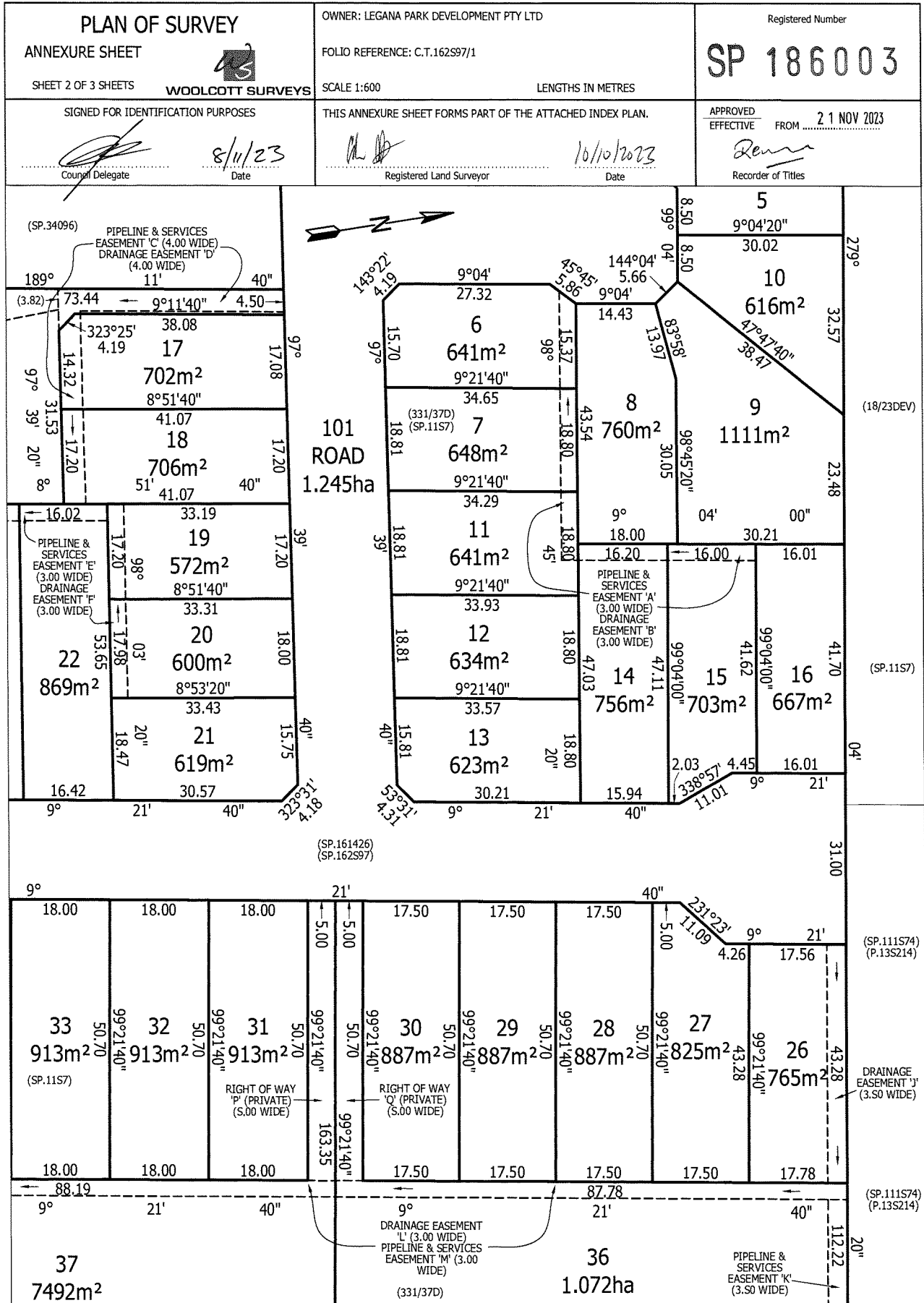
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FOLIO REFERENCE: C.T.162597/1		APPROVED EFFECTIVE FROM 21 NOV 2023  Recorder of Titles
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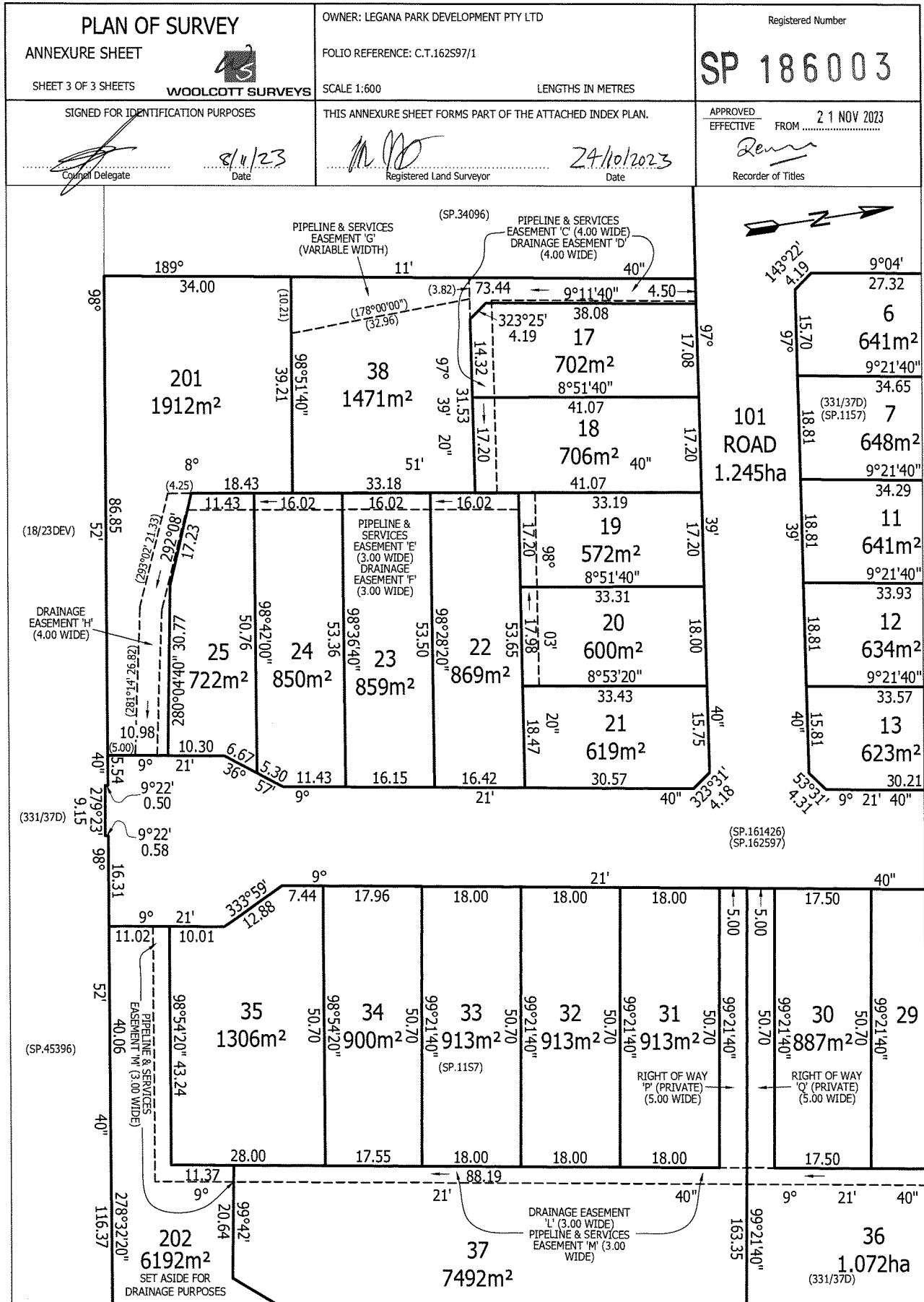


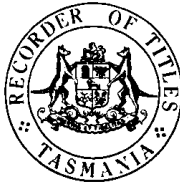


PRIORITY FINAL PLAN



PRIORITY FINAL PLAN





SCHEDULE OF EASEMENTS

PLAN NO.

3. P34096

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

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

Each lot on the plan is subject to:—

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

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

ADDITIONAL EASEMENTS AND PROFITS

Lots 1, 3, 4 and 5 are each subject to a right of drainage over the drainage easement 2.00 metres wide shown on the plan in favour of the Warden Councillors and Electors of the Municipality of Beaconsfield.

COVENANTS

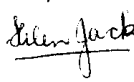
A. The owner of each Lot covenants with the Vendors Douglas Leslie Jack and Helen Jack and the owners for the time being of every Lot shown on the plan to the intent that the burden of this covenant may run with and bind the Covenantors Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every Lot shown on the Plan to observe the following stipulation:-

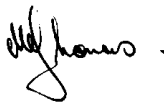
That there shall not be kept on any such Lot any greyhounds pigs or goats nor any other animals other than domestic animals.

B. The Vendors Douglas Leslie Jack and Helen Jack shall not be required to fence.

SP 34096

SIGNED by DOUGLAS LESLIE JACK
and HELEN JACK the registered
proprietors of the land
comprised and described in
Certificate of Title Volume 2977
Folio 41 in the presence of:

Witnessed 17.11.87


34096

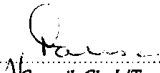
This is the schedule of easements attached to the plan of Douglas Leslie JACK and
(Insert Subdivider's Full Name)

Helen JACK affecting land in

VOL. 2977, FOL. 41
(Insert Title Reference)

Scaled by Municipality of Beaconsfield on 24th November, 1987.

Solicitor's Reference


Council Clerk/Town Clerk

08-K-2134

SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS
& MORTGAGEES OF THE LAND AFFECTED.
SIGNATURES MUST BE ATTESTED.

Registered Number

SP 186003

PAGE 1 OF 4 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.

Lots 6, 7, 11, 14 and 15 on the Plan are subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES EASEMENT 'A' (3.00 WIDE)" shown passing through those lots on the Plan ("the Easement Land").

Lots 6, 7, 11, 14 and 15 on the Plan are subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'B' (3.00 WIDE)" shown passing through those lots on the Plan.

Lots 17, 18 and 38 on the Plan are subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES EASEMENT 'C' (4.00 WIDE)" shown passing through those lots on the Plan ("the Easement Land").

Lots 17, 18 and 38 on the Plan are subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'D' (4.00 WIDE)" shown passing through those lots on the Plan.

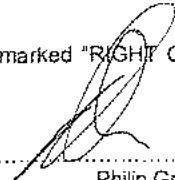
Lots 19, 20, 22, 23, 24 and 25 on the Plan are subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES EASEMENT 'E' (3.00 WIDE)" shown passing through those lots on the Plan ("the Easement Land").

Lots 19, 20, 22, 23, 24 and 25 on the Plan are subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'F' (3.00 WIDE)" shown passing through those lots on the Plan.

Lot 26 on the Plan is subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'J' (3.50 WIDE)" shown passing through Lot 26 on the Plan.

Lots 30 and 36 on the Plan are together with a Right of Carriageway over the area marked "RIGHT OF WAY 'P' (PRIVATE) (5.00 WIDE)" shown passing through Lot 37 on the Plan.

Lots 30 and 37 on the Plan are together with a Right of Carriageway over the area marked "RIGHT OF WAY 'Q' (PRIVATE) (5.00 WIDE)" shown passing through Lot 36 on the Plan.



Philip Grant Connors

(USE ANNEXURE PAGES FOR CONTINUATION)

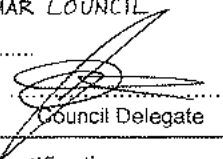
SUBDIVIDER: Legana Park Development Pty Ltd
FOLIO REF: Volume 162597 Folio 1
SOLICITOR
& REFERENCE: Barry Sproal - BDS:PS:222809

PLAN SEALED BY: WEST TAMAR COUNCIL

DATE: 8/11/27

PA2020499

REF NO.


Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 186003
SUBDIVIDER: Legana Park Development Pty Ltd FOLIO REFERENCE: Volume 162597 Folio 1	

Lot 36 on the Plan is subject to a Right of Carriageway (appurtenant to Lots 30 and 37 on the Plan) over the area marked "RIGHT OF WAY 'Q' (PRIVATE) (5.00 WIDE)" shown passing through Lot 36 on the Plan.

Lot 36 on the Plan is subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES EASEMENT 'K' (3.50 WIDE)" shown passing through Lot 36 on the Plan ("the Easement Land").

Lots 36 and 37 on the Plan are subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'L' (3.00 WIDE)" shown passing through those lots on the Plan.

Lots 36, 37 and 202 on the Plan are subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES EASEMENT 'M' (3.00 WIDE)" shown passing through those lots on the Plan ("the Easement Land").

Lots 36 and 37 on the Plan are subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'N' (4.00 WIDE)" shown passing through those lots on the Plan.

Lot 37 on the Plan is subject to a Right of Carriageway (appurtenant to Lots 30 and 36 on the Plan) over the area marked "RIGHT OF WAY 'P' (PRIVATE) (5.00 WIDE)" shown passing through Lot 37 on the Plan.

Lot 38 on the Plan is subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES EASEMENT 'G' (VARIABLE WIDTH)" shown passing through Lot 38 on the Plan ("the Easement Land").

Lot 101 on the Plan is subject to a Services Easement (as defined in SP162597) (appurtenant to Lot 1 on SP161426) over the land marked "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 6.00 WIDE (SP162597)" shown passing through Lot 101 on the Plan.

Lot 101 on the Plan is subject to a Right of Drainage in favour of the West Tamar Council and TasWater over the land marked "DRAINAGE EASEMENT 3.00 WIDE (SP162597)" shown passing through lot 101 on the Plan.

Lot 101 on the Plan is subject to a Right of Drainage (appurtenant to Lot 1 on SP161426) over the land marked "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 6.00 WIDE (SP162597)" shown passing through Lot 101 on the Plan.

Lot 201 on the Plan is subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'H' (4.00 WIDE)" shown passing through Lot 201 on the Plan.

RESTRICTIVE COVENANT

**and bind*

The Owner of Lot 36 on the Plan covenants with the owner for the time being of Lot 37 on the Plan to the intent that the burden of this covenant may run with the covenantor's Lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of Lot 37 on the Plan to observe the following stipulation, namely, not erect a fence or other obstruction along that part of the common boundary between Lots 36 and 37 on the Plan within the areas marked "RIGHT OF WAY 'P' (PRIVATE) (5.00 WIDE)" and "RIGHT OF WAY 'Q' (PRIVATE) (5.00 WIDE)" on the plan.

Philip Grant Connors

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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 186003
SUBDIVIDER: Legana Park Development Pty Ltd FOLIO REFERENCE: Volume 162597 Folio 1	

The Owner of Lot 37 on the Plan covenants with the owner for the time being of Lot 36 on the Plan to the intent that the burden of this covenant may run with the covenantor's Lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of Lot 36 on the Plan to observe the following stipulation, namely, not erect a fence or other obstruction along that part of the common boundary between Lots 36 and 37 on the Plan within the areas marked "RIGHT OF WAY 'P' (PRIVATE) (5.00 WIDE)" and "RIGHT OF WAY 'Q' (PRIVATE) (5.00 WIDE)" on the plan.

FENCING COVENANT

The Owner of each lot on the Plan covenants with the Vendor (Legana Park Development Pty Ltd) that the Vendor shall not be required to fence.

INTERPRETATION

In this Schedule of Easements:

"Pipeline Easement" means:

~~The full and free right and liberty to draw water through pipes now or to be installed as hereinafter appears within that portion of each Lot subject thereto marked pipeline easement on the plan and for that purpose to enter thereon and to lay in, under and upon the pipeline easement such pipe or pipes as shall from time to time be necessary for the purposes aforesaid and to draw water through such pipes and at all times to enter into and upon the pipeline easement for the purpose of maintaining any pumping system and inspecting, cleaning, maintaining, removing and renewing such pipes and to carry out all necessary work thereon causing as little damage as possible and making reasonable compensation for all damage done or caused thereby.~~

"Pipeline & Services Easement" means:

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorized 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 authorized to do or undertake
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure
- (4) run and pass sewerage, water and electricity through and along the Infrastructure
- (5) do all works reasonably required in connection with such activities or as may be authorized 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 authorized 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


Philip Grant Connors

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 186003
SUBDIVIDER: Legana Park Development Pty Ltd FOLIO REFERENCE: Volume 162597 Folio 1	

- (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.

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 on 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 require 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 sewerage 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.

EXECUTED by LEGANA PARK DEVELOPMENT PTY LTD (ACN 631 627 195) being the registered proprietor of the land comprised in folio of the Register Volume 162597 Folio 1 pursuant to Section 127 of the Corporations Act 2001:

MURDOCH CLARKE MORTGAGE MANAGEMENT LIMITED (ACN 115 958 560) as mortgagee under Mortgage No. M758441 hereby consents to this Schedule of Easements:

WALLIS BACKUP PTY LTD (ACN 631 627 195) as mortgagee under Mortgage No. N141107 hereby consents to this Schedule of Easements:

Philip Grant Connors
Sole Director and Sole Secretary

EXECUTED by MURDOCH CLARKE MORTGAGE MANAGEMENT LIMITED ACN 115 958 560 as Responsible Entity of the MURDOCH CLARKE MORTGAGE FUND ARSN 093 255 559 by its duly authorised Attorney **KRISTINA SANDRA KRIO** pursuant to Power of Attorney registered on 15 January 2018 Registered Number PA109270 having received no notice of the revocation thereof in the presence of:

Andrew Francis Wallis
Director

Anne-Maree Therese Coombe
Director

WITNESS: Andrew
NAME: ANDREA
MARIE THOMAS
ADDRESS:
10 VICTORIA STREET
GLISBOROUGH
LEGAL SECRETARY

* HOSCHER TAS 7000

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.

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 186003

PAGE 1 OF 4 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.

Lots 6, 7, 11, 14 and 15 on the Plan are subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES EASEMENT 'A' (3.00 WIDE)" shown passing through those lots on the Plan ("the Easement Land").

Lots 6, 7, 11, 14 and 15 on the Plan are subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'B' (3.00 WIDE)" shown passing through those lots on the Plan.

Lots 17, 18 and 38 on the Plan are subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES EASEMENT 'C' (4.00 WIDE)" shown passing through those lots on the Plan ("the Easement Land").

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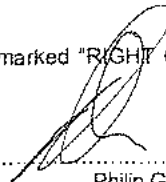
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Lot 26 on the Plan is subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'J' (3.50 WIDE)" shown passing through Lot 26 on the Plan.

Lots 30 and 36 on the Plan are together with a Right of Carriageway over the area marked "RIGHT OF WAY 'P' (PRIVATE) (5.00 WIDE)" shown passing through Lot 37 on the Plan.

Lots 30 and 37 on the Plan are together with a Right of Carriageway over the area marked "RIGHT OF WAY 'Q' (PRIVATE) (5.00 WIDE)" shown passing through Lot 36 on the Plan.



Philip Grant Connors

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Legana Park Development Pty Ltd	PLAN SEALED BY: WEST TAMAR COUNCIL
FOLIO REF: Volume 162597 Folio 1	DATE: 8/11/27
SOLICITOR & REFERENCE: Barry Sproal - BDS:PS:222809	PA2020499
	REF NO.
 Council Delegate	
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 186003
SUBDIVIDER: Legana Park Development Pty Ltd FOLIO REFERENCE: Volume 162597 Folio 1	

Lot 36 on the Plan is subject to a Right of Carriageway (appurtenant to Lots 30 and 37 on the Plan) over the area marked "RIGHT OF WAY 'Q' (PRIVATE) (5.00 WIDE)" shown passing through Lot 36 on the Plan.

Lot 36 on the Plan is subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES EASEMENT 'K' (3.50 WIDE)" shown passing through Lot 36 on the Plan ("the Easement Land").

Lots 36 and 37 on the Plan are subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'L' (3.00 WIDE)" shown passing through those lots on the Plan.

Lots 36, 37 and 202 on the Plan are subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES EASEMENT 'M' (3.00 WIDE)" shown passing through those lots on the Plan ("the Easement Land").

Lots 36 and 37 on the Plan are subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'N' (4.00 WIDE)" shown passing through those lots on the Plan.

Lot 37 on the Plan is subject to a Right of Carriageway (appurtenant to Lots 30 and 36 on the Plan) over the area marked "RIGHT OF WAY 'P' (PRIVATE) (5.00 WIDE)" shown passing through Lot 37 on the Plan.

Lot 38 on the Plan is subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES EASEMENT 'G' (VARIABLE WIDTH)" shown passing through Lot 38 on the Plan ("the Easement Land").

Lot 101 on the Plan is subject to a Services Easement (as defined in SP162597) (appurtenant to Lot 1 on SP161426) over the land marked "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 6.00 WIDE (SP162597)" shown passing through Lot 101 on the Plan.

Lot 101 on the Plan is subject to a Right of Drainage in favour of the West Tamar Council and TasWater over the land marked "DRAINAGE EASEMENT 3.00 WIDE (SP162597)" shown passing through lot 101 on the Plan.

Lot 101 on the Plan is subject to a Right of Drainage (appurtenant to Lot 1 on SP161426) over the land marked "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 6.00 WIDE (SP162597)" shown passing through Lot 101 on the Plan.

Lot 201 on the Plan is subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'H' (4.00 WIDE)" shown passing through Lot 201 on the Plan.

RESTRICTIVE COVENANT

**and bind*

The Owner of Lot 36 on the Plan covenants with the owner for the time being of Lot 37 on the Plan to the intent that the burden of this covenant may run with the covenantor's Lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of Lot 37 on the Plan to observe the following stipulation, namely, not erect a fence or other obstruction along that part of the common boundary between Lots 36 and 37 on the Plan within the areas marked "RIGHT OF WAY 'P' (PRIVATE) (5.00 WIDE)" and "RIGHT OF WAY 'Q' (PRIVATE) (5.00 WIDE)" on the plan.

Philip Grant Connors

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 186003
SUBDIVIDER: Legana Park Development Pty Ltd FOLIO REFERENCE: Volume 162597 Folio 1	

The Owner of Lot 37 on the Plan covenants with the owner for the time being of Lot 36 on the Plan to the intent that the burden of this covenant may run with the covenantor's Lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of Lot 36 on the Plan to observe the following stipulation, namely, not erect a fence or other obstruction along that part of the common boundary between Lots 36 and 37 on the Plan within the areas marked "RIGHT OF WAY 'P' (PRIVATE) (5.00 WIDE)" and "RIGHT OF WAY 'Q' (PRIVATE) (5.00 WIDE)" on the plan.

FENCING COVENANT

The Owner of each lot on the Plan covenants with the Vendor (Legana Park Development Pty Ltd) that the Vendor shall not be required to fence.

INTERPRETATION

In this Schedule of Easements:

"Pipeline Easement" means:

~~The full and free right and liberty to draw water through pipes now or to be installed as hereinafter appears within that portion of each Lot subject thereto marked pipeline easement on the plan and for that purpose to enter thereon and to lay in, under and upon the pipeline easement such pipe or pipes as shall from time to time be necessary for the purposes aforesaid and to draw water through such pipes and at all times to enter into and upon the pipeline easement for the purpose of maintaining any pumping system and inspecting, cleaning, maintaining, removing and renewing such pipes and to carry out all necessary work thereon causing as little damage as possible and making reasonable compensation for all damage done or caused thereby.~~

"Pipeline & Services Easement" means:

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorized 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 authorized to do or undertake
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure
- (4) run and pass sewerage, water and electricity through and along the Infrastructure
- (5) do all works reasonably required in connection with such activities or as may be authorized 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 authorized 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


Philip Grant Connors

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 186003
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- (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.

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 on 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 require 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 sewerage 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.

EXECUTED by LEGANA PARK DEVELOPMENT PTY LTD (ACN 631 627 195) being the registered proprietor of the land comprised in folio of the Register Volume 162597 Folio 1 pursuant to Section 127 of the Corporations Act 2001:

MURDOCH CLARKE MORTGAGE MANAGEMENT LIMITED (ACN 115 958 560) as mortgagee under Mortgage No. M758441 hereby consents to this Schedule of Easements:

WALLIS BACKUP PTY LTD (ACN 631 627 195) as mortgagee under Mortgage No. N141107 hereby consents to this Schedule of Easements:

Philip Grant Connors
Sole Director and Sole Secretary

EXECUTED by MURDOCH CLARKE MORTGAGE MANAGEMENT LIMITED ACN 115 958 560 as Responsible Entity of the MURDOCH CLARKE MORTGAGE FUND ARSN 093 255 559 by its duly authorised Attorney **KRISTINA SANDRA KRIO** pursuant to Power of Attorney registered on 15 January 2018 Registered Number PA109270 having received no notice of the revocation thereof in the presence of:

Andrew Francis Wallis
Director

Anne-Maree Therese Coombe
Director

WITNESS: Andrew
NAME: ANDREA
MARIE THOMAS
ADDRESS:
10 VICTORIA STREET
GLISBOROUGH
LEGAL SECRETARY

HOSNER TAS 7000

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.

SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS
& MORTGAGEES OF THE LAND AFFECTED.
SIGNATURES MUST BE ATTESTED.

Registered Number

SP 186003

PAGE 1 OF 4 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.

Lots 6, 7, 11, 14 and 15 on the Plan are subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES EASEMENT 'A' (3.00 WIDE)" shown passing through those lots on the Plan ("the Easement Land").

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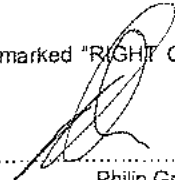
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Philip Grant Connors

(USE ANNEXURE PAGES FOR CONTINUATION)

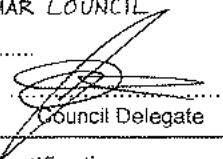
SUBDIVIDER: Legana Park Development Pty Ltd
FOLIO REF: Volume 162597 Folio 1
SOLICITOR
& REFERENCE: Barry Sproal - BDS:PS:222809

PLAN SEALED BY: WEST TAMAR COUNCIL

DATE: 8/11/27

PA2020499

REF NO.


Council Delegate

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RESTRICTIVE COVENANT

**and bind*

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~~The full and free right and liberty to draw water through pipes now or to be installed as hereinafter appears within that portion of each Lot subject thereto marked pipeline easement on the plan and for that purpose to enter thereon and to lay in, under and upon the pipeline easement such pipe or pipes as shall from time to time be necessary for the purposes aforesaid and to draw water through such pipes and at all times to enter into and upon the pipeline easement for the purpose of maintaining any pumping system and inspecting, cleaning, maintaining, removing and renewing such pipes and to carry out all necessary work thereon causing as little damage as possible and making reasonable compensation for all damage done or caused thereby.~~

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FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorized 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 authorized to do or undertake
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure
- (4) run and pass sewerage, water and electricity through and along the Infrastructure
- (5) do all works reasonably required in connection with such activities or as may be authorized 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 authorized 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

Philip Grant Connors

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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:

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- (a) Sewer pipes and water pipes and associated valves
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- (f) Anything reasonably require 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 sewerage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity, and
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"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

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MURDOCH CLARKE MORTGAGE MANAGEMENT LIMITED (ACN 115 958 560) as mortgagee under Mortgage No. M758441 hereby consents to this Schedule of Easements:

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Philip Grant Connors
Sole Director and Sole Secretary

EXECUTED by MURDOCH CLARKE MORTGAGE MANAGEMENT LIMITED ACN 115 958 560 as Responsible Entity of the MURDOCH CLARKE MORTGAGE FUND ARSN 093 255 559 by its duly authorised Attorney **KRISTINA SANDRA KRIO** pursuant to Power of Attorney registered on 15 January 2018 Registered Number PA109270 having received no notice of the revocation thereof in the presence of:

Andrew Francis Wallis
Director

Anne-Maree Therese Coombe
Director

WITNESS: Andrew
NAME: ANDREA
MARIE THOMAS
ADDRESS:
10 VICTORIA STREET
GLISBOROUGH
LEGAL SECRETARY

* HOSNER TAS 7000

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A faint, light green topographic map with contour lines is visible in the background of the upper half of the page.

PLANNING REPORT

SUBDIVISION - 1 LOT TO 5 LOTS

146 FRESHWATER POINT ROAD, LEGANA

September 2025



Unlocking land potential.

Job Number: L250310

Prepared by: Alex Bowles
(alex@novaland.com.au)
Town Planner

Reviewed by: James Stewart
Senior Town Planner

Rev. no	Description	Date
1	Draft	21 July 2025
2	Final	16 September 2025



Land Surveying | Town Planning | Project Management

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p (03) 6709 8116

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Hobart 7000
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e info@novaland.com.au
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1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approval Act 1993* (the 'Act') to develop land at 146 Freshwater Point Road, Legana (the 'subject site').

The proposal seeks approval for the intended use or development of Subdivision - 1 lot to 5 lots at the subject site. This report provides a detailed assessment of the site's characteristics, the proposed development's alignment with planning controls of the municipal area and considers any potential impacts.

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

Document	Consultant
Proposal Plans	Nova Land Consulting
Servicing Plan	Rare
Noise/Emission Report	Pitt & Sherry
Bushfire Report	Nova Land Consulting

Summary

Subject Site	
Address(es)	146 Freshwater Point Road, Legana (Infrastructure through 30 Connemara Close, 32 Connemara Close & 34 Connemara Close)
Property ID	7450442
Title(s)	34096/5 - 146 Freshwater Point Road 186003/24 - 30 Connemara Close 186003/25 - 32 Connemara Close 186003/201 - 34 Connemara Close
Land area	8890m ²
Planning Authority	West Tamar Council
Covenant/Easements	Yes - Drainage easement within access handle.
Access	Access is via the existing crossover on Freshwater Point Road
Planning Controls	
Zone	General Residential Zone (8.0)
General Overlays	N/A

Overlays	Bushfire-Prone Areas Code (C13.0)
Existing development	Residential - Dwelling & Outbuildings
Proposal	
Proposed Use/Development	Subdivision - 1 lot to 5 lots
Use Class	No Use Class assigned - As per Clause 6.2.6 of the SPPs
Use Class Status	Not Applicable
Existing services and infrastructure	
Water	Within a TasWater serviced area
Sewer	Within a TasWater serviced area
Stormwater	Within a stormwater serviced area, managed by a stormwater authority

2. Site Characteristics and Surroundings

2.1 Subject Site

The subject site is located at 146 Freshwater Point Road, Legana, encompassing a total area of approximately 8,890m². The site exhibits a gentle slope of approximately 4 degrees over the site with the natural fall of the land trending from Fermoy Lane towards the southeast of the site.

Existing development on the site comprises a single dwelling and several outbuildings. Vehicle access is currently provided via Freshwater Point Road, through an access handle that runs parallel to Fermoy Lane.

The property is zoned General Residential (Zone 8.0) under the Tasmanian Planning Scheme and is identified as being within a bushfire prone area. The land is fully serviced by reticulated water, sewerage, and stormwater infrastructure.

A drainage easement exists on the property, segmenting the access handle from Fermoy Lane through to 126, 138 and 142 Freshwater Point Road, located approximately 50m from the vehicular crossover.

The proposal also includes the provision of additional sewer and stormwater infrastructure through 30, 32, and 34 Coonemara Close to ensure all lots are fully serviced. These neighbouring properties are relevant to the application solely to facilitate the installation of the required pipes and are not intended for any other development purposes.

2.2 Surrounding Area

The predominant land use in the surrounding area is residential, with residential development extending to the north, east, and west of the site. The area features a mix of residential densities, with some lots exhibiting standard suburban allotments, while others, including those proximate to the subject site, are of a lower density—comparable to the subject site itself.

Land immediately surrounding the site is largely serviced by reticulated infrastructure, although there is an un-serviced lot to the south.

In terms of zoning under the *Tasmanian Planning Scheme*, land to the north, east, and west falls within the General Residential Zone, while land to the south is within the Rural Living Zone. The land further to the west contains both a Low Density Residential Zone which has a SAP over it and a Future Urban Zone.

Additionally, lots to the east of those fronting Freshwater Point Road, including the subject site, are identified as being within a bushfire prone area, which may inform relevant hazard management requirements.

2.3 Images



Figure 1 - Aerial view of subject site. Source: NearMaps

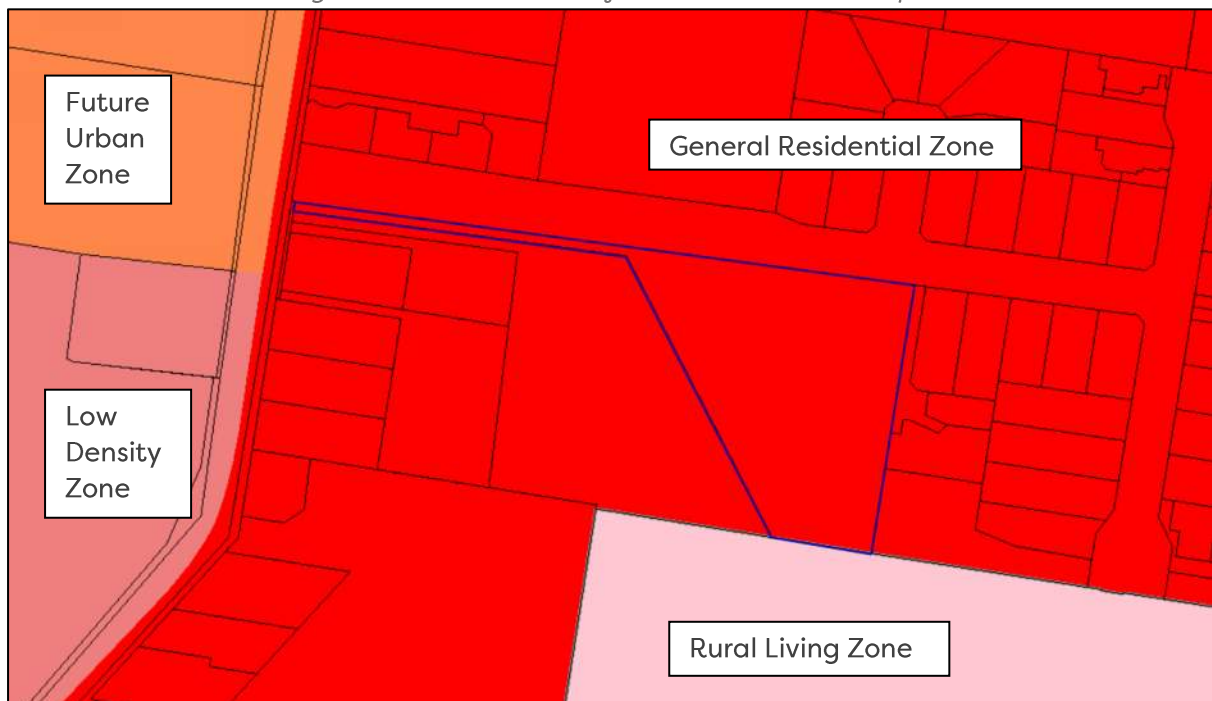


Figure 2 - Zoning of the subject site (highlighted). Source: LISTMAP

3. Proposed Use and Development

3.1 Proposal

The proposal is for a Subdivision - 1 lot to 5 lots at 146 Freshwater Point Road, Legana.

The proposal seeks to subdivide the existing lot at 146 Freshwater Point Road, Legana into five (5) lots of varying sizes, ranging from 668m² to 3,788m². The largest of these, the balance lot, will retain the existing dwelling and associated outbuildings.

The proposed lot sizes are included in the table below:

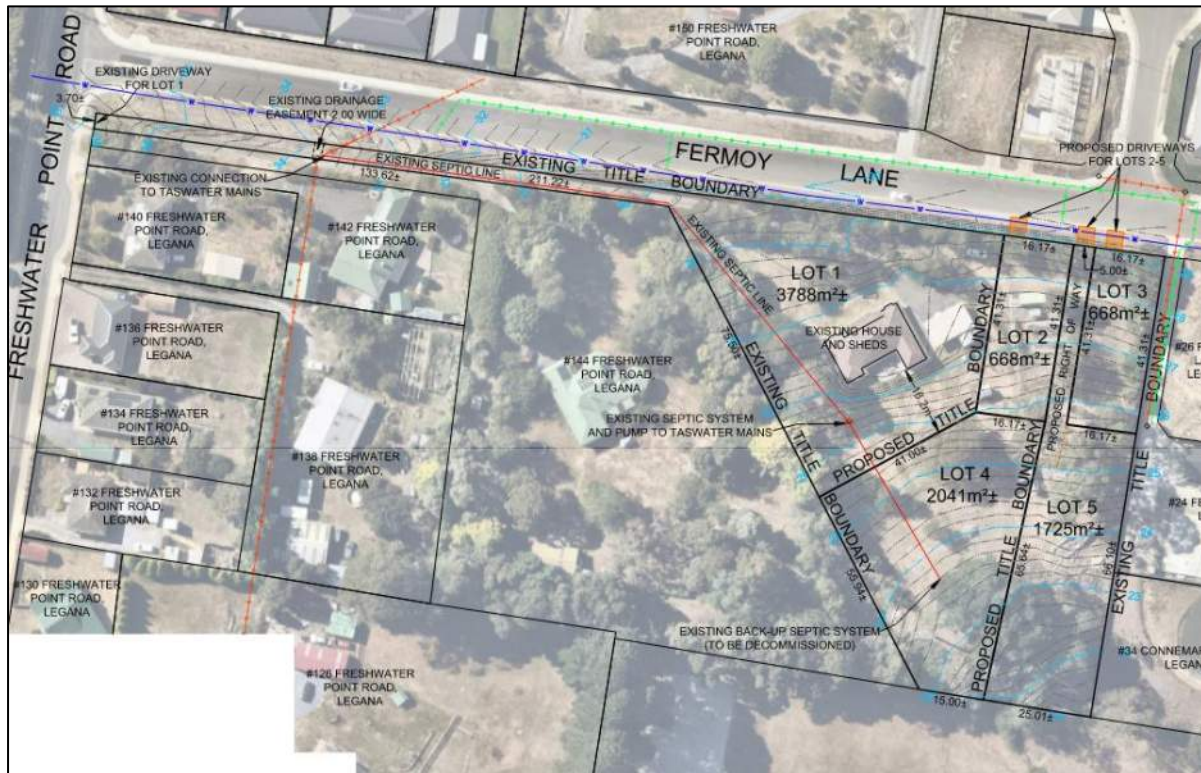
Lots	Size
Lot 1 (Balance - Existing Dwelling)	3788m ²
Lot 2	668m ²
Lot 3	668m ²
Lot 4	2041m ²
Lot 5	1725m ²

Access for all new lots is proposed via Freshwater Point Road, with the exception of Lot 4, which does not have direct road frontage and will gain access via a right-of-way over the adjoining lot 5.

To facilitate access, a total of three (3) new vehicle crossovers are proposed on Freshwater Point Road in addition to the existing access.

The proposal also includes the provision of additional sewer and stormwater infrastructure through 30, 32, and 34 Coonemara Close to ensure all lots are fully serviced. Details of this infrastructure are included in the plans prepared by Rare. As the proposal impacts these properties, they have been included in this application.

3.2 Proposal plans



A full set of plans is included with the application.

4. Planning Assessment

4.1 Planning Scheme Zone Assessment

8.0 General Residential Zone

8.1 Zone Purpose

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
 - (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

Planners Response:

The proposed subdivision is consistent with the purpose of the General Residential Zone. It provides for residential development in an area that is fully serviced by water, sewer, and stormwater infrastructure.

The lots vary in size, supporting a range of potential dwelling types. The site is well located to take advantage of existing infrastructure within Legana and infilling an areas.

The proposal does not include any non-residential uses. As such, it will not result in any unreasonable amenity impacts related to scale, intensity, noise, or traffic. The subdivision is intended to support future residential use that will be compatible with the surrounding residential character. Any non-residential development can be considered by the planning authority at that time.

No Visitor Accommodation is proposed as part of this application.

The proposal aligns with the purpose statements of the General Residential Zone by enabling well-located, serviceable residential development.

8.2 Use Class

Planners Response:

The proposal is not required to be assigned a use class in accordance with 6.2.6 of the *Tasmanian Planning Scheme - West Tamar*, this clause states:

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

As such no use class has been assigned to this subdivision.

8.3 Use Standards

8.3.1 Discretionary uses

Objective:	That Discretionary uses do not cause an unreasonable loss of amenity to adjacent sensitive uses.	
Acceptable Solutions		Performance Criteria
A1 Hours of operation of a use listed as Discretionary, excluding Emergency Services, must be within the hours of 8.00am to 6.00pm.		P1 Hours of operation of a use listed as Discretionary, excluding Emergency Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.
Planners Response: Not applicable to application. Application does not propose a discretionary use.		
A2 External lighting for a use listed as Discretionary: (a) must not operate within the hours of 7.00pm to 7.00am, excluding any security lighting; and (b) security lighting must be baffled to ensure direct light does not extend into the adjoining property.		P2 External lighting for a use listed as Discretionary, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the number of proposed light sources and their intensity; (b) the location of the proposed light sources;

	(c) the topography of the site; and any existing light sources.
Planners Response: Not applicable to application. Application does not propose a discretionary use.	
A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must be within the hours of: (a) 7:00am to 7:00pm Monday to Friday; (b) 9:00am to 12 noon Saturday; and nil on Sunday and public holidays.	P3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise; (e) any existing or proposed noise mitigation measures between the vehicle movement areas and sensitive use; (f) potential conflicts with other traffic; and (g) existing levels of amenity.
Planners Response: Not applicable to application. Application does not propose a discretionary use.	
A4 No Acceptable Solution.	P4 A use listed as Discretionary must not cause an unreasonable loss of amenity

	to adjacent sensitive uses, having regard to: (a) the intensity and scale of the use; (b) the emissions generated by the use; (c) the type and intensity of traffic generated by the use; (d) the impact on the character of the area; and the need for the use in that location.
Planners Response: Not applicable to application. Application does not propose a discretionary use.	

8.3.2 Visitor Accommodation

Objective:	That Visitor Accommodation: (a) is compatible with the character and use of the area; (b) does not cause an unreasonable loss of residential amenity; and (c) does not impact the safety and efficiency of local roads or rights of way.
Acceptable Solutions	Performance Criteria
A1 Visitor Accommodation must: (a) accommodate guests in existing habitable buildings; and (b) have a gross floor area of not more than 200m² per lot.	P1 Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to: (a) the privacy of adjoining properties; (b) any likely increase in noise to adjoining properties; (c) the scale of the use and its compatibility with the surrounding character and uses within the area; (d) retaining the primary residential function of an area;

	(e) the impact on the safety and efficiency of the local road network; and (f) any impact on the owners and users rights of way.
Planners Response: Not applicable to application. Proposal does not include visitor accommodation.	
A2 Visitor Accommodation is not for a strata lot that is part of a strata scheme where another strata lot within that strata scheme is used for a residential use.	P2 Visitor Accommodation within a strata scheme must not cause an unreasonable loss of residential amenity to long term residents occupying other strata lots within the strata scheme, having regard to: (a) the privacy of residents; (b) any likely increase in noise; (c) the residential function of the strata scheme; (d) the location and layout of the strata lots; (e) the extent and nature of any other non-residential uses; and any impact on shared access and common property.
Planners Response: Not applicable to application. Proposal does not include visitor accommodation.	

8.4 Development Standards for Dwellings

Planners Response: Not applicable to application.

Proposal does not include visitor accommodation.

8.5 Development Standards for Non-dwellings

Planners Response: Not applicable to application.

Proposal does not include visitor accommodation.

8.6 Development Standards for Subdivision

8.6.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; (c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and (d) is orientated to provide solar access for future dwellings.
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 450m² and: (i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	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: (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area.
Planners Response: Complies with acceptable solution.	

The proposal meets the Acceptable Solution A1.

Each lot has an area of not less than 450m² and is capable of containing a minimum building area of 10m x 15m with a gradient not steeper than 1 in 5, clear of required setbacks and title restrictions.

All existing development to remain on the site complies with the relevant setback requirements under Clauses 8.4.2 A1-A3 and 8.5.1 A1-A2.

Any existing structures (such as outbuildings) that do not meet these requirements are proposed to be removed or demolished to ensure full compliance.

Proposal considered compliant with the acceptable solution.

A2

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.

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 provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:

- (a) the width of frontage proposed, if any;
 - (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;
 - (c) the topography of the site;
 - (d) the functionality and useability of the frontage;
 - (e) the ability to manoeuvre vehicles on the site; and
 - (f) the pattern of development existing on established properties in the area,
- and is not less than 3.6m wide.

Planners Response: Relies on performance criteria.

Lots 4 and 5 do not comply with the Acceptable Solution, as Lot 4 does not have direct frontage, and although lot 5 does have direct frontage it does not meet the threshold outlined in the performance criteria. As such, the proposal is assessed against the Performance Criteria.

This assessment specifically addresses Lots 4 and 5, noting that the other proposed lots meet the Acceptable Solution and for all intents and purposes are considered to provide an acceptable and appropriate level of impact and road access.

Lot 4 will gain legal and physical access via a benefitting right of way over Lot 5's access handle, which connects to Freshwater Point Road. The access handle is proposed to be 5

metres wide, exceeding the minimum requirement of 3.6 metres, and is designed to accommodate safe vehicle movement and access.

The right of way will service only two lots—Lots 4 and 5—ensuring low traffic volumes and minimal impact on surrounding amenity. The site's topography supports a functional and safe access arrangement, and the design allows for adequate on-site manoeuvring once in each of the lots.

Importantly, the access handle has been designed to comply with Table C13.2 of the Bushfire-Prone Areas Code, ensuring appropriate emergency vehicle access and fire safety standards.

The use of internal lots and long access handles is not an anomaly in this area. There are numerous nearby properties that use similar access arrangements, particularly for multiple dwelling developments that rely on long, shared driveways to service lots. But includes properties in the immediate vicinity, such as 24 Fermoy Lane, which uses an internal driveway to service two strata lots.

Accordingly, the proposed arrangement is considered consistent with the established development pattern and supports a safe, functional and lawful access outcome that aligns with the performance criteria.

A3

Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.

P3

Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (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;
- (d) the anticipated nature of vehicles likely to access the site; and
- (e) the ability for emergency services to access the site.

Planners Response: Complies with acceptable solution.

Vehicular access to each lot will be provided in accordance with the requirements of the road authority, bushfire plan and any conditions imposed by Council as part of the development approval.

A4

Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.

P4

Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to:

- (a) the size, shape and orientation of the lots;
- (b) the topography of the site;

	(c) the extent of overshadowing from adjoining properties; (d) any development on the site; (e) the location of roads and access to lots; and (f) the existing pattern of subdivision in the area.
Planners Response: Not applicable to application. Proposal does not include a new road.	

8.6.2 Roads

Objective:	That the arrangement of new roads within a subdivision provides for: (a) safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.
Acceptable Solutions	Performance Criteria
A1 The subdivision includes no new roads.	P1 The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to: (a) any road network plan adopted by the council; (b) the existing and proposed road hierarchy; (c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential; (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) minimising the travel distance between key

	destinations such as shops and services and public transport routes; (f) access to public transport; (g) the efficient and safe movement of pedestrians, cyclists and public transport; (h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>; (i) the topography of the site; and the future subdivision potential of any balance lots on adjoining or adjacent land.
Planners Response: Not applicable to application. Proposal does not include a new road.	

8.6.3 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions		Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.		P1 A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to: (a) flow rates; (b) the quality of potable water; (c) any existing or proposed infrastructure to provide the water service and its location; (d) the topography of the site; and (e) any advice from a regulated entity.
Planners Response: Complies with acceptable solution. Connection provided to each lot for full reticulated water supply regulated by TasWater, shown within engineering plans provided. Considered to compliant with acceptable		

solution.	
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	P2 No Performance Criterion.
Planners Response: Complies with acceptable solution. Connection provided to each lot for a reticulated water sewer regulated by TasWater, shown within engineering plans provided. Considered to compliant with acceptable solution.	
A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	P3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.
Planners Response: Complies with acceptable solution. Connection provided to each lot for reticulated stormwater regulated by stormwater authority, this is shown within engineering plans provided. Considered to compliant with acceptable solution.	

4.2 Planning Scheme Code Assessment

C2.0 Car Parking and Sustainable Transport Code

Planner's Response: The Car Parking Code applies to all development, including subdivision. While the proposal is for a subdivision and therefore constitutes development under the planning scheme, it does not generate a need for additional parking or alter existing parking

arrangements on the site. As such, the proposal is considered compliant with the Code.

Any future development on the proposed lots will be subject to assessment against the Car Parking Code at the time of application, to ensure that appropriate parking provision and design requirements are met.

C9.0 Attenuation Code

C9.6 Development Standards for Subdivision

C9.6.1 Lot design

Objective:	To provide for subdivision so that a lot intended for a sensitive use: (a) is located to avoid an activity with potential to cause emissions and enable appropriate levels of amenity; and (b) does not conflict with, interfere with or constrain an existing activity with potential to cause emissions.
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must: (a) be for the creation of separate lots for existing buildings; (b) be for the creation of a lot where a building for a sensitive use can be located entirely outside the attenuation area; or (c) not be for the creation of a lot intended for a sensitive use.	P1 Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must not result in the potential for a sensitive use to be impacted by emissions, having regard to: (a) the nature of the activity with the potential to cause emissions, including: i. operational characteristics of the activity; ii. scale and intensity of the activity; and iii. degree of emissions from the activity; and (b) the intended use of the lot.
Planners Response: Relies on performance criteria. The site at 146 Freshwater Point Road falls within the 350m attenuation area of the Legana Sewage Treatment Plant (STP), so the proposal is assessed against Performance Criteria P1. The STP consists of three treatment lagoons and a reuse storage dam. A noise and odour assessment was undertaken by a suitably qualified person to consider the potential impact of emissions on the proposed residential subdivision. Although the site is technically within the attenuation distance, it is located approximately 490m from the nearest lagoon, with a substantial buffer of trees and vegetation between the STP and the site.	

Noise modelling indicates that the equipment at the STP would generate approximately 33 dB(A) at the site boundary—below ambient levels and generally inaudible. Odour modelling and complaint records show that odour levels at the site are unlikely to be noticeable or sustained, and no complaints have been linked directly to the STP.

The assessment concludes that emissions from the STP will not impact the amenity of future sensitive receptor on the site, and the proposal will not constrain the operation of the STP.

The proposal therefore complies with Performance Criteria P1.

C13.0 Bushfire Prone Areas Code

Response:

Responses to Bushfire Prone Area Code within the provided bushfire report prepared by a suitably qualified person.

5. Conclusion

The proposal satisfies all relevant Acceptable Solutions and Performance Criteria under the applicable zone and code provisions. As such, the proposal is considered to represent an appropriate and suitable outcome for the site.

Annexure 1 - Certificate of Title Plan and Folio Text

Annexure 2 - Proposal Plans

Annexure 3 - Servicing Plan

Annexure 4 - Noise & Odour Assessment

Annexure 5 - Bushfire Report



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16 July 2025

Mr James Stewart
Senior Town Planner
Nova Land Consulting
156 George Street
Launceston TAS 7250

Dear James

Re: 146 Freshwater Point Road, Legana – Noise and Odour Assessment



This noise and odour assessment has been prepared to support a development application for the subdivision of 146 Freshwater Point Road, Legana, into five lots, as shown in Figure 2 below. The property currently has one existing dwelling on it. It falls within the 350m attenuation distance of the STP, although the property is separated from the nearest STP treatment lagoon by a significant expanse of trees / other tall vegetation and a distance of about 490m.

The Legana STP consists of three treatment lagoons and a waste-water reuse storage dam. It currently has an authorised dry weather flow of 540 kL/day, however average inflows have become significantly higher, due to the continuing population growth over the last couple of decades in Legana. As part of long-term plans for sewage infrastructure in the greater Launceston area, TasWater expect to decommission the Legana STP by about 2035, and replace it with a pumping station, that will transfer sewage to the Ti Tree Bend STP. By this time the ADWF is expected to be around 1,500 kL/day. An upgrade has recently been completed, which included the installation of three new mechanical disc aerators, aimed at improving effluent quality and eliminating odour issues.

The objective of this assessment is to demonstrate compliance with the requirements of the *Tasmanian Planning Scheme*.

This assessment is based on technical information about the STP provided by TasWater. This includes:

- *Legana STP Environmental Activity Report, TasWater, 30/09/2023.*
- *LEGST01 - Legana Sewage Treatment Plant Summary, TasWater, 14/02/2020.* (Note that this summary has not been updated since the upgrade.)
- *Legana Complaints Summary, 2023 to 2025, TasWater, 28/04/2025.*

Attenuation Code

The *Tasmanian Planning Scheme – West Tamar, C9.0 – Attenuation Code*, defines attenuation distances for various commercial, manufacturing and industrial activities, including sewage treatment plants, from sensitive uses. It provides conditions for the development of sensitive uses and subdivisions within the attenuation zones of existing activities, so sensitive uses are not impacted by these activities, and the new development does not constrain the operation of existing activities.

Table C9.2 specifies an attenuation distance of 350m for an aerobic lagoon with a capacity less than 1375 kL/day and greater than 275 L/day. As the proposed residential development falls within this distance, the Acceptable Solution of Clause C9.5.2 of the planning scheme is not met, and the performance criteria, which is reproduced below, must be addressed.

C9.5.2 Sensitive use within an attenuation area
Objective: That sensitive use located within an attenuation area does not interfere with or constrain the operation of an existing activity listed in Tables C9.1 or C9.2.
Performance Criteria
P1 Sensitive use within an attenuation area, must not interfere with or constrain an existing activity listed in Tables C9.1 or C9.2, having regard to: (a) the nature of the activity with potential to cause emissions including: (i) operational characteristics of the activity; (ii) scale and intensity of the activity; and (iii) degree of hazard or pollution that may be emitted from the activity; (b) the nature of the sensitive use; (c) the extent of encroachment by the sensitive use into the attenuation area; (d) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions of the activity; (e) any advice from the Director, Environment Protection Authority; and (f) any advice from the Director of Mines.

Noise Assessment

The noise sources at the STP include:

- Three new aerators in the first treatment lagoon
- Inlet works, screw screens
- Reuse pump station

For an estimated sound power level of 90 dB(A) each, the combined noise level of this equipment, at the southern boundary of 146 Freshwater Point Road would be around 33 dB(A) taking into account only distance attenuation. At this level, the equipment noise would generally be inaudible, below traffic and other ambient noise. Noise in the area is dominated by traffic noise from local streets and the West Tamar Highway. Various other equipment may operate onsite for maintenance work from time to time as required, but generally only during the daytime.

No noise complaints relating to STP are on record.

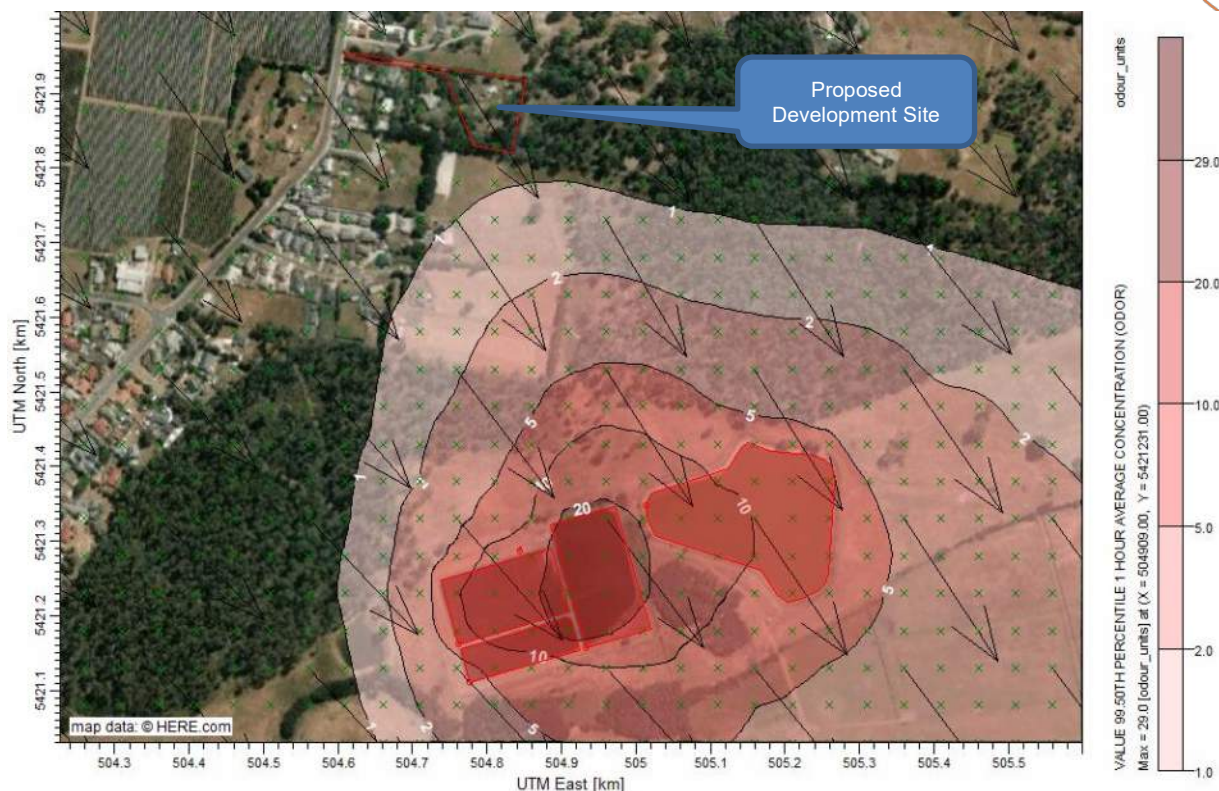
On this basis, it may be concluded that noise from STP will have no impact on the proposed development.

Odour Assessment

For this type of odour assessment TasWater normally request that the level of odour emissions from the STP at the proposed residential development site be modelled using air dispersion modelling, carried out in accordance with the Tasmanian EPA's *Atmospheric Dispersion Modelling Guidelines*, and the Tasmanian *Environmental Protection Policy (Air Quality)*.

Details of the methodology, meteorology, software configuration, odour source details and other details used in the modelling are recorded in Appendix A below. Odour source emissions rates have been set conservatively using worst case reference odour emissions rates. Normally, for the vast majority of the time, the actual OERs could be expected to be significantly lower than these levels. The assumed rates are sufficient to cover the STP operating at above design capacity and allow for any likely upset or maintenance conditions. (Further details on OER assumptions are provided in Appendix A below.)

Figure 1 below shows the predicted ground-level odour concentration in the area surrounding the STP. The predicted odour concentration at the nearest boundary of the proposed development site is 0.9 ou. This meets the limit of 2 ou specified for odour in the EPP by a wide margin.



Scenario: Legana STP – Normal Operation		Pollutant: Odour	Units: ou
Result: 99.5 th percentile	Averaging Time: 1 hour	Criteria: Tas EPP (Air) 2 ou	
Dispersion Model: CALPUFF	Meteorology: TAPM, CALMET	Location: Legana STP	

Figure 1 - Predicted Ground Level Odour Concentration

Odour Complaints

Between January 2023 and May 2025, TasWater received odour complaints from residents in Legana, on eight occasions. These include three complaints received from residents of Dalmatian Court. Complaints were also received from residents of Freshwater Point Road, Avraam Court and Griffiths Lane. All of the complaints were fairly generic, along the lines of that, “they could smell the sewage lagoons”. For all complaints that TasWater operators attended, they were unable to detect odour at the complainant’s house or at the Legana STP at the time of their investigations. None of the higher odour conditions reported, were noted as persisting for extended periods of time. As a result, no complaints have been conclusively linked to obvious upset conditions at the Legana STP. It is not clear whether the complaints received related to more local sources such as a pumping station, the sewer network, private plumbing issues or to the Legana STP itself.

The prevailing wind direction at Legana is very strongly from the north west, as shown in the wind rose in Figure 4 below. This tends to disperse odour from the STP, over farmland to the south east, away from Legana. Southeasterly and easterly winds on the other hand, are quite rare, so it is possible that the complaints received relate to unusual weather conditions, when detectable levels of odour was carried over Legana, by brief periods of light, south easterly wind.

The absence of significant numbers of complaints, or complaints relating to extended periods of high odour, is consistent with the modelling results, which does not predict elevated odour levels over the proposed development site, or other areas of Legana for extended periods of time.

On this basis, it may be concluded that odour emissions from the Legana STP are unlikely to reach levels that would adversely affect the amenity of residents of the proposed subdivision.

Conclusion

Noise and odour emissions from the Legana STP are unlikely to have a significant adverse impact on the amenity of the proposed residential development site. Therefore, the construction of additional residences on this block would not further constrain the operation of the Legana STP and would meet the requirements of Clause C9.5.2 of the Attenuation Code. No noise or odour mitigation measures are required.

Please do not hesitate to contact me if you have any queries relating to this work.

Yours sincerely



Douglas Ford
Air and Noise Emissions Specialist

pitt&sherry



Figure 2 – Proposed Subdivision layout - 146 Freshwater Point Road



Figure 3 - Location Map (Base image from theList)

Appendix A

1. Assessment Criteria and Methodology

Criteria for the assessment of odour emissions are specified under Schedule 3 of the Tasmanian *Environmental Protection Policy (Air Quality)*. Table 1 of Schedule 3 specifies a maximum ground level concentration of 2 Odour Units (ou) evaluated at or beyond the boundary of a facility. The odour concentration is required to be calculated by atmospheric dispersion modelling and the criteria assessed using a 1-hour averaging period and the 99.5th percentile result where local high quality meteorological and emissions data are available.

An odour unit is a unit of measurement for odour concentration, defined under AS/NZS 4323.3 Stationary source emissions – Determination of odour concentration by dynamic olfactometry. One ou corresponds to the typical human threshold of odour detection. Dynamic olfactometry involves establishing the threshold of detection by carrying out dilution trials. For example, a 1 m³ sample of odorous air with an odour concentration of 100,000ou would require 99,999 m³ of odour free air (increasing the total volume of the sample to 100,000 m³) to dilute the odour concentration to the 1 ou odour threshold.

This study uses TAPM, CALMET and CALPUFF environmental air dispersion modelling software to predict the dispersion of odour emitted from the STP. This software is widely used in Australia and internationally, for the prediction of the ground level concentration of air pollutants emitted from industrial sources. The modelling methodology used follows the Tasmanian EPA's *Atmospheric Dispersion Modelling Guidelines*, October 2020.

2. Meteorology

The distribution of wind speeds and directions experienced in the area of the plant greatly affects how emissions to air are diluted and distributed. As there is no weather station close to the site, site specific meteorological data was modelled using TAPM and further refined for use in CALPUFF using CALMET. The year 2020 was selected for the assessment as the calendar year 2020 had a preponderance of “calms” and periods of very low wind speeds. Low wind speed conditions tend to result in higher ground-level concentrations of odour, as odour dispersion and dilution does not occur as rapidly as it does in higher wind conditions, so selecting a year with lower than typical wind speeds enables a conservative assessment of the impact of emissions to air.

The predicted wind speed and direction distribution for the year 2020 at the site is shown in the wind rose in Figure 4 below. A wind rose graphs the percentage of the year that the winds blow from each sector (i.e. N, NNE, NE, ENE etc.) As a result of the site's position in northern Tasmania, on the Tamar River, wind conditions on site are widely distributed in both strength and direction, although the prevailing wind direction is predominantly from the north west, although winds from most directions also occur, except from the north east quadrant.

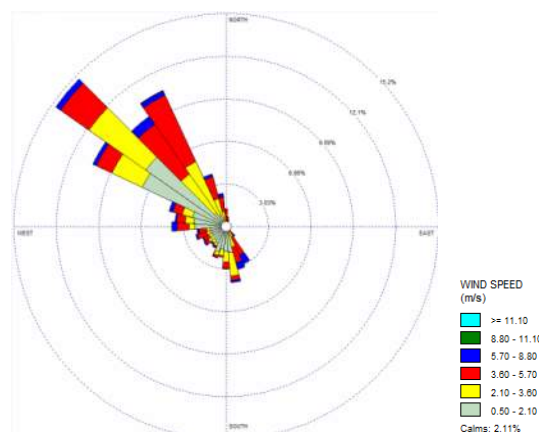


Figure 4 Wind Rose from the CALMET Weather data generated for the site

The wind rose compares well with the long term, 9am and 3pm wind roses from the Bureau of Meteorology (BOM) Ti Tree Bend weather station, shown in Figure 5 below. Ti Tree Bend is about 9km away, also within the Tamar River Valley and can be expected to experience similar weather patterns.

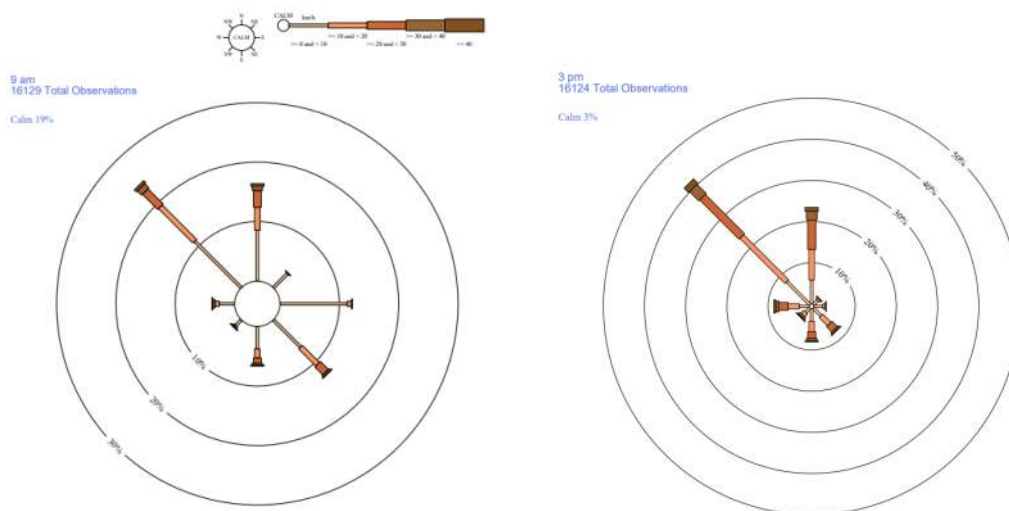


Figure 5 - BOM Long Term Wind Roses for 9am and 3pm at Launceston (Ti Tree Bend)

3. Odour Source Details

The CALPUFF model was set up to include area odour sources corresponding to the STP process units indicated in the technical information provided by TasWater, as summarised in Figure 6 below.

While aeration has recently been installed in the first lagoon, the incoming load is significantly higher than the STP was originally designed for, so odour emissions rates for facultative lagoons have been used for all three treatment lagoons.

Odour source emissions rates have been set conservatively using worst case reference odour emissions rates which are sufficient to allow for most upset conditions or high loading rates.

Reference odour emissions rates have been sourced from the Sydney Water odour emissions rate data base, from a data base of odour emissions from regional Victorian STPs provided by the Tasmanian EPA. In all cases the worst-case value is substantially higher than the average or lowest case results.

In addition, the odour emissions rates were doubled for the month of February, to conservatively allow for more extreme, short term issues such as an extended power outage or mechanical failure of the aerators or extended periods of very high inflow rates. February was chosen as it is during summer, when higher odour generation rates typically occurs and it was a month which included several south easterly winds which are relatively rare, but affect the proposed subdivision site much more than the prevailing north westerlies.

The surface areas of the Legana STP lagoons, have been set from aerial imagery on theList.

Odour source details are listed in Table 1 below.

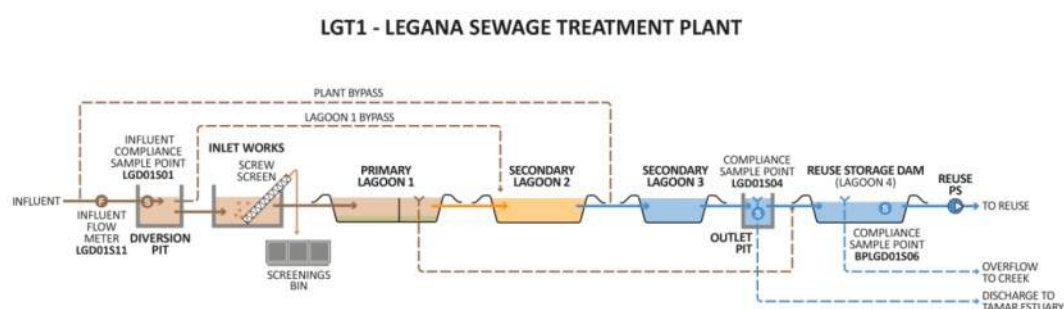


Figure 6 - Legana STP - Process Description (from TasWater)

Table 1 - Odour Emissions Rates

Lagoon	Nominal Area (m2)	SOER ou/s/m2	OER ou/s	Source Contribution	Source Coordinates	Base Elevation (m)	Release Height Above Ground (m)
Screen / Intake Works	16	10	160	1%	504843E 5421287N	13.4	0
Treatment Lagoon 1	15,579	0.5	7,790	51%	504932E 5421156N	11	0
Treatment Lagoon 2	6,991	0.27	1,888	12%	504777E 5421111N	11	0
Treatment Lagoon 3	13,803	0.27	3,727	24%	504762E 5421162N	11	0
Reuse Dam	33,393	0.05	1,670	11%	505013E 5421348N	7.2	0
Total	84,243		15,234				

3.1 Modelling Setup

The CALPUFF modelling domain is shown in Figure 7 below. The STP odour sources are shown in red. The development site is shown in yellow. Odour dispersion was modelled over a 2km x 2km domain at a resolution of 50m. Also indicated is the terrain elevation. Additional modelling details are shown in Table 2.

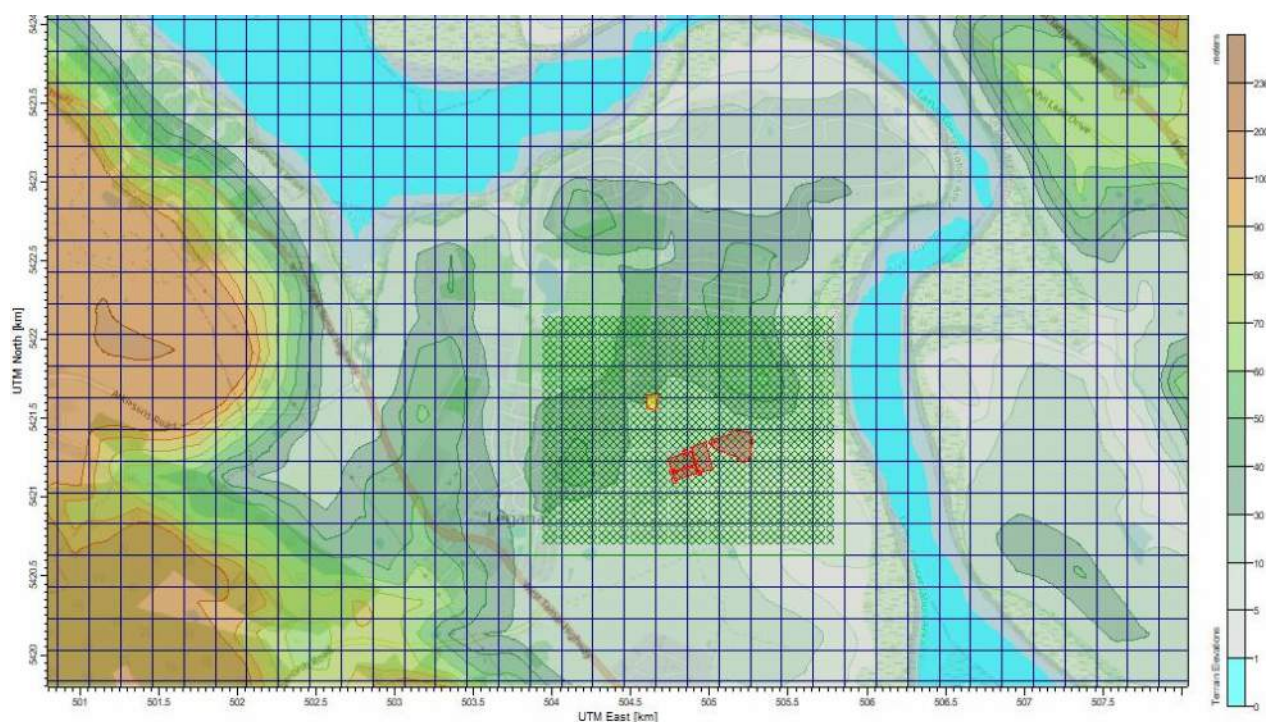
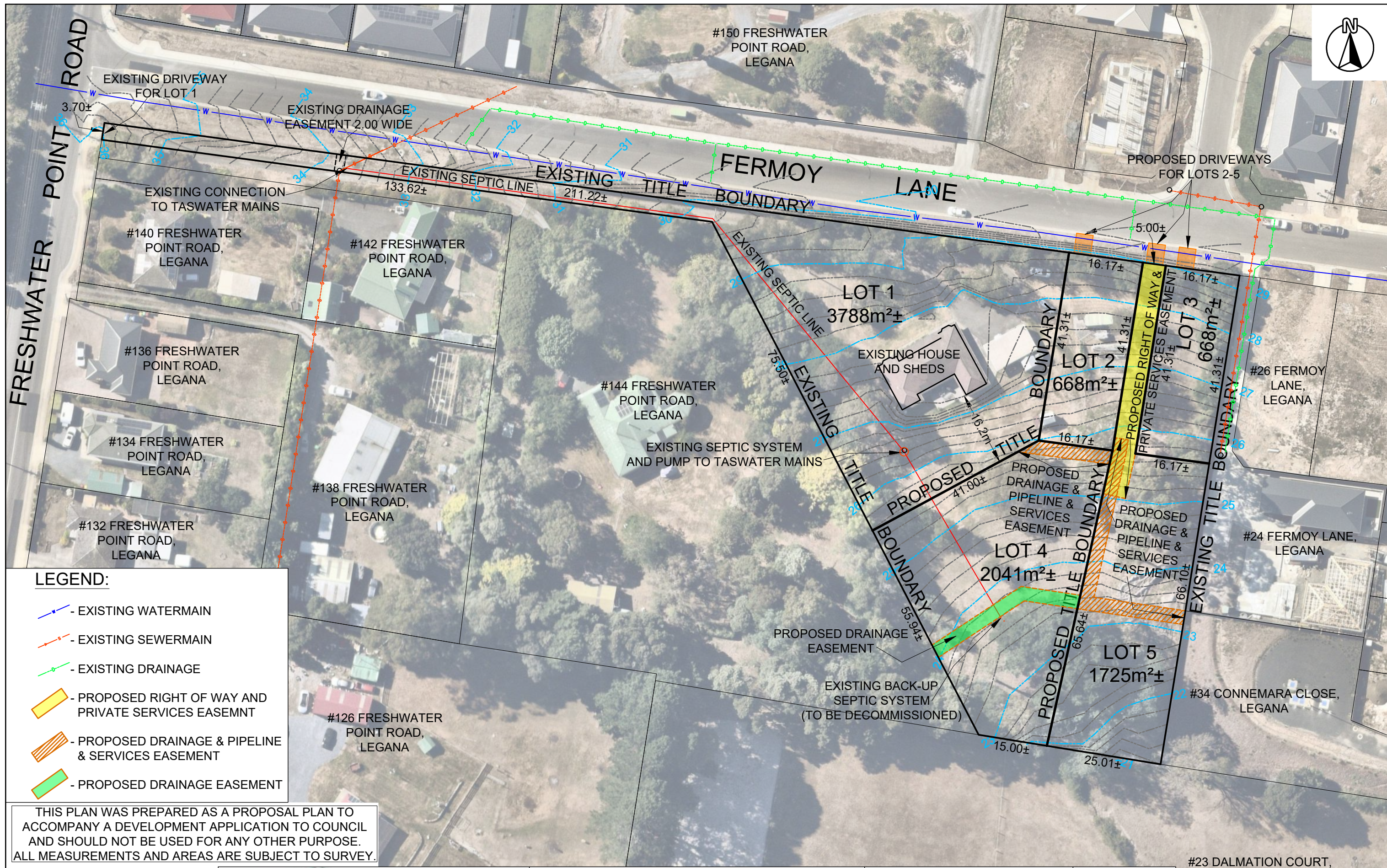


Figure 7 - CALPUFF Modelling Domain showing Elevation, the Development Site Boundary and Emission Sources.

Table 2 - Additional Modelling Details

Parameter	Value
TAPM	
TAPM Version	4
Meteorological Data Period	1 January 2020 - 31 December 2020
Domain Centre	Latitude = S 41°21.5'
	Longitude = E 147°3.5'
Terrain Height	NASA STRM 9-Second (250 m)
Land use	RPDC 2003 TasSVLU (250m)
Sea surface temperature	Default database
Advance/experimental settings	Default
Number of Vertical Locations	30
Number of Easting Points	31
Number of Northing Points	31
Outer Grid Spacing	30,000 m × 30,000 m
Grids	5
Grid Resolutions	30km, 10km, 3 km, 1km, 300m
CALMET	
CALMET Version	6.5.0
Mode	No Observations
Domain Origin (SW Corner)	Easting: 500.7km
	Northing: 5,427.0km
Grid Resolution	200m x 200m
Domain Size	8.4km × 8.4km
Number of Vertical Levels	12
Vertical Levels (m)	20, 40, 60, 80, 100, 160, 320, 640, 1200, 2000, 3000, 4000
CALMET Settings	TERRAD = 5 km (All other settings left at default)
Terrain Data Source	NASA SRTM (90 m resolution)
Land use data source	Custom built using aerial photography from <i>TheList</i>
CALPUFF	
CALPUFF Version	7.2.1
Modelling Period	1 January 2020 -31 December 2020
Computation Grid Size	2km × 2km
Sampling Grid Resolution	50m x 50m
CALPUFF Settings	MDISP = 2 MPDF = 1 (All other settings left at default)



LEGEND:

- EXISTING WATERMAIN
- EXISTING SEWERMAIN
- EXISTING DRAINAGE
- PROPOSED RIGHT OF WAY AND PRIVATE SERVICES EASEMNT
- PROPOSED DRAINAGE & PIPELINE & SERVICES EASEMENT
- PROPOSED DRAINAGE EASEMENT

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

PLANNING



156 George Street,
Launceston 7250
132 Davey Street,
Hobart 7000

Phone (03) 6709 8116
Email: info@novaland.com.au

PROPOSED SUBDIVISION - 5 LOTS
146 FRESHWATER POINT ROAD, LEGANA 7277
C.T.34096/5

File name
L250310_PropPlan_230525.dwg

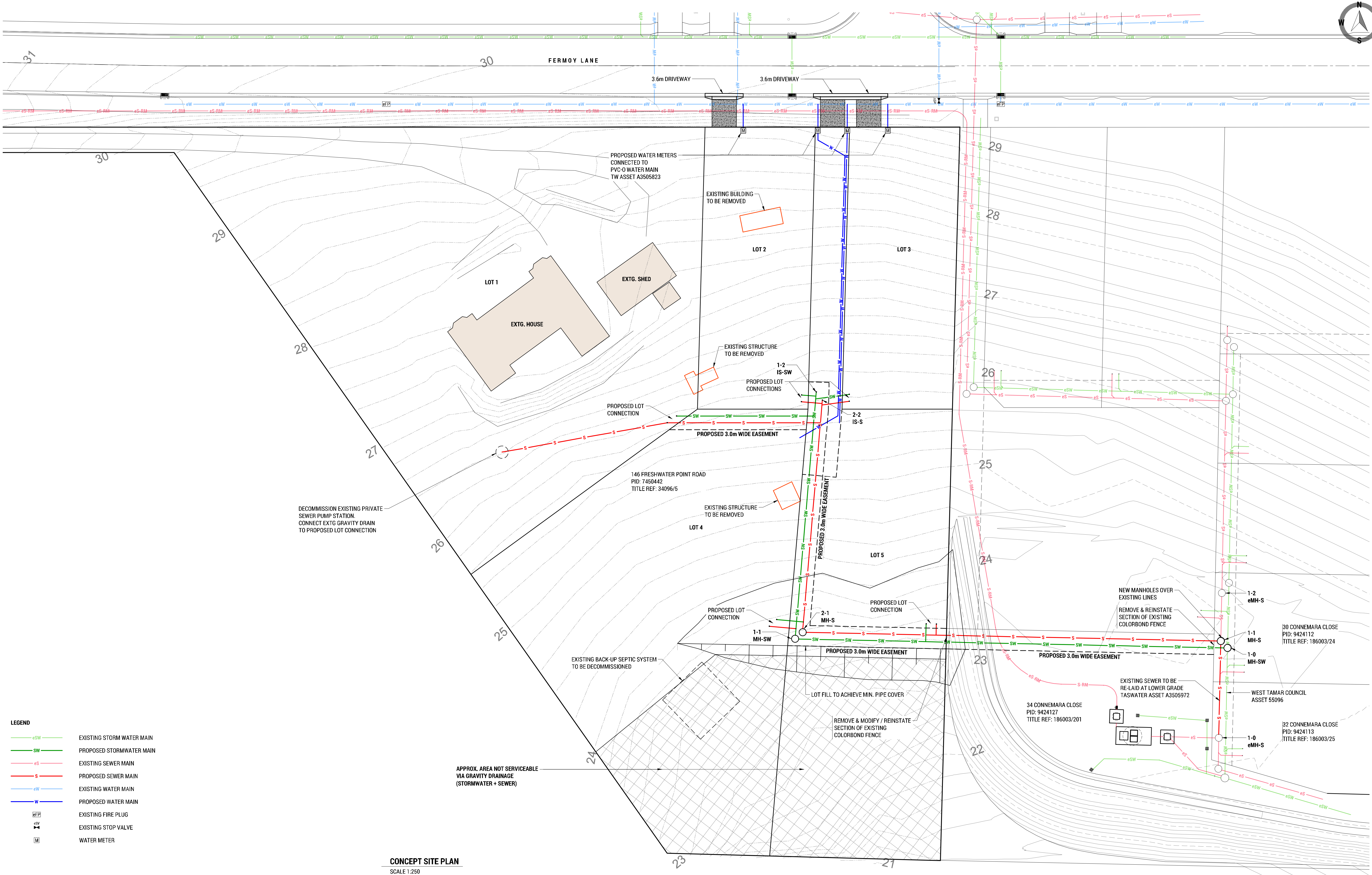
Notes:

- Horizontal bearing datum is plane based on MGA20 per RTK GNSS.
- Vertical datum is AHD83 per SPM 10472.
- Contour interval is 0.20m; index is 1.00m.
- Boundaries and easement are compiled from SP.186003 and SP.34096 and are approximate and subject to survey.
- Coordinates are plane and based on MGA2020 and scale around SPM10472.

Job Number
L250310

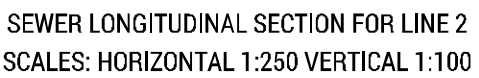
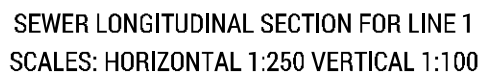
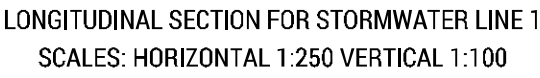
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Edition V2.1
Sheet 1/1

#23 DALMATIAN COURT,
LEGANA



CONCEPT SITE PLAN
SCALE 1:250

				STATUS: PRELIMINARY / INFORMATION		DESIGN BY: PVD	 22-24 Paterson Street Launceston TAS 7250 rarein.com.au P. 03 6388 9200	CLIENT: J & R WING PROJECT: PROPOSED SUBDIVISION ADDRESS: 146 FRESHWATER POINT ROAD LEGANA	TITLE: CONCEPT SITE PLAN	
				DO NOT SCALE - IF IN DOUBT, ASK THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257		DESIGN CHK: -				
A DEVELOPMENT APPROVAL						DRAWN BY: PVD				
REV: ISSUED FOR / DESCRIPTION:						DRAFT CHK: JWG				
		PVD	30-07-25	APPROVED: -	ACRED. No: -	DATE: -	SCALE: 1:250 SHEET SIZE: A1 DWGs IN SET: -			
		BY:	DATE:				PROJECT No: 251038 DWG No: C501 REV: A			

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BUSHFIRE HAZARD REPORT

5 Lot Subdivision
146 Freshwater Point Road, Leppington



NOVA
LAND
CONSULTING

Unlocking land potential.

Job number: L250310
NLO2125

Prepared by: James Stewart
Senior Town Planner / Accredited Bushfire Practitioner
BFP-157

Rev. no	Description	Date
1	FINAL	21/07/2025

Disclaimer

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

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Executive Summary

Development of a 5 Lot Subdivision is proposed for 146 Freshwater Point Road, Legana.

The site is entirely within the boundary of a bushfire prone area shown on an overlay on a planning scheme map for the *Tasmanian Planning Scheme – West Tamar*.

A bushfire event at this site or within the immediate area is likely to impact on future buildings at this location and subject development to considerable radiant heat and ember attack.

A bushfire hazard management plan has been prepared and is provided as an appendix to this report. The plan sets out the owner's responsibilities to maintain a managed area for each lot, taking into consideration the relevant requirements under Australian Standard AS3959-2018 *Construction of buildings in bushfire-prone areas*.

Conclusions and recommendations

- a) Hazard management areas meeting the requirements of BAL 19, and BAL 12.5 can be achieved for lots 1, 4, and 5. Lots 2 and 3 meet the requirements of BAL LOW, being over 50m from grassland and over 100m from any other classified vegetation.
- b) Future dwellings on lots 2, 3, 4, 5 and the existing dwelling on lot 1, must maintain a Hazard Management Area as dimensioned and shown, and follow recommendations as outlined in the Bushfire Hazard Management Plan and section 5.2 of this report. Maintenance of these hazard management areas is to be in perpetuity.
- c) If required, future dwellings on lots 4, and 5 which are over 120m from a hydrant, must provide compliant private access. Private access is to have a carriageway width of 4m, with 0.5m clear of vegetation either side of the carriageway. Private access for future dwellings must comply with section 5.4 of this report.
- d) Future dwellings on lots 4 and 5, which are over 120m from a hydrant, must establish a dedicated firefighting onsite water supply of 10,000L per habitable building, ensuring tank and fittings are compliant with standards for building in a bushfire prone area. A firefighting static water supply and signage must comply with section 5.5 of this report.
- e) The existing dwelling on lot 1 must continue to maintain the existing hazard management area as dimensioned and shown. Management of this area must be in perpetuity.

Signed:



Author: James Stewart

Position: Senior Town Planner / Accredited Bushfire Practitioner

BFP Accreditation Number: BFP-157

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1. Introduction

This Bushfire Hazard Report and Bushfire Hazard Management Plan (BHMP) has been prepared in support of a proposed 5 Lot Subdivision at 146 Freshwater Point Road, Legana.

1.1 The subject site

The following is a summary of the application information:

Property address	146 Freshwater Point Road, Legana
Certificate of title	34096/5
Property ID (PID)	7450442
Existing Use and Development	Residential – Single Dwelling
Zoning	General Residential Zone (8.0)
Planning Scheme	Tasmanian Planning Scheme – West Tamar
Identified on a Bushfire Overlay Map	Yes
Proposed Works	5 Lot Subdivision
Water Supply	Reticulated Water Supply.
Vehicular Access	Freshwater Point Road and Fermoy Lane.

1.2 Bushfire Assessment

A bushfire assessment is a process of analysing information about the potential impacts on a proposed development that is likely to have in a bushfire hazard scenario. A ‘Bushfire-prone area’ is an area where a bushfire event is likely to occur that may result in significant adverse impact on buildings and even lives. In Tasmania, most local Councils have a planning scheme overlay map that identifies bushfire-prone areas. Subdivision within a bushfire-prone area triggers the assessment of the Bushfire-Prone Areas Code under the planning schemes and subsequently requires assessment against the provisions of the Code. The assessment generally requires a BHMP to be provided as part of the application.

The bushfire assessment will determine the Bushfire Attack Level (BAL) for the future lots, which measures the possible exposure of a building to bushfire hazard. The BAL is assessed in accordance with Australian Standard *AS 3959-2018 construction of buildings in bushfire-prone areas*.

The subject site falls within the municipal area of West Tamar. The assessment has been undertaken in accordance with C13.0 Bushfire-Prone Areas Code and to accompany a subdivision application under the Tasmanian Planning Scheme – West Tamar.

Section 6 of the report provides an assessment of compliance against the code. The bushfire assessment is required to understand the fuel management requirements for the subject site and to demonstrate that new buildings within each lot can be constructed to BAL 19 level under the *Building Act 2016*.

1.3 References

The following documents were referred in the preparation of, and should be read in connection with, this bushfire assessment report:

- C13.0 Bushfire-Prone Areas Code – Tasmanian Planning Scheme.
- Tasmanian State Government, Director's Determination – Bushfire Hazard Areas V1.2.
- Australian Standard, AS3959-2018 construction of buildings in bushfire-prone areas.
- Building Act 2016
- Tasmanian Fire Service, Bushfire Hazard Advisory Notes

2. Site Description

2.1 Site context

The subject site is located at 146 Freshwater Point Road, Legana. The lot has a size of 8998m², and contains an existing single dwelling. Access to the site is via an access strip onto Freshwater Point Road. The northern boundary of the site adjoins a recently constructed road, established as part of a large residential subdivision which adjoins the site to the north and east. Land to the west of the site was a large residential block, which was generally classified as managed, excluding a small section of grassland to the south. Land to the south was grazing pasture used for keeping of horses.



Figure 1 - Aerial view of the subject site (source: The LIST Map)

2.2 Planning controls

The site is within the municipal area of West Tamar. Therefore, the planning instrument is the *Tasmanian Planning Scheme – West Tamar* ('the Scheme').

The subject site is within the General Residential Zone (8.0). Land adjoining the subject site to the north, east and west is zoned similarly, while land to the south is zoned Rural Living. Land to the west of the access strip, is zoned future urban.

The subject site falls within the Bushfire-Prone Areas Overlay.



Figure 2 - Zoning map of subject site.

3. The Proposal

It is proposed to develop the subject site for a 5 Lot Subdivision. Details of the subdivision are shown below:

Lot Number	Lot Size
Lot 1	3788m ²
Lot 2	668m ²
Lot 3	668m ²
Lot 4	2041m ²
Lot 5	1725m ²

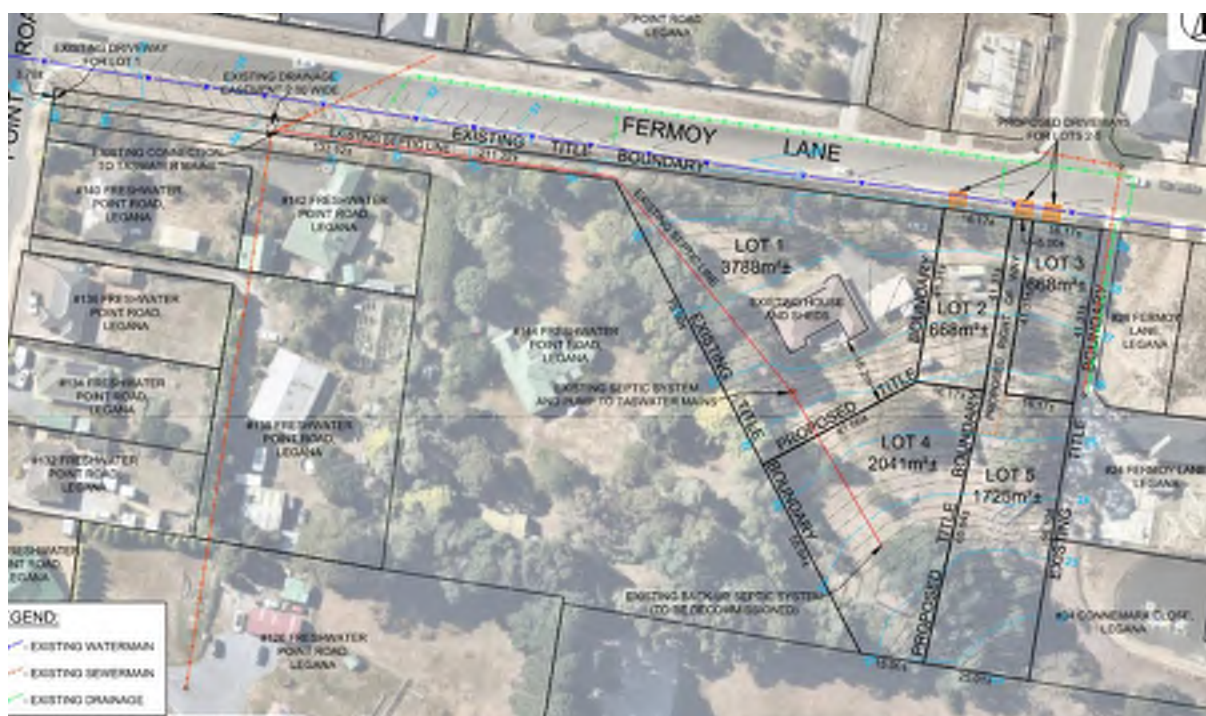


Figure 3 - Extract of proposal plan for 5 Lot Subdivision.

4. Bushfire Site Assessment

4.1 Vegetation & Slope Analysis

The TasVeg 4.0 mapping provides general information indicating potential bushfire-prone vegetation in the area. According to this mapping, the primary vegetation communities within 120 m of the subject site are:

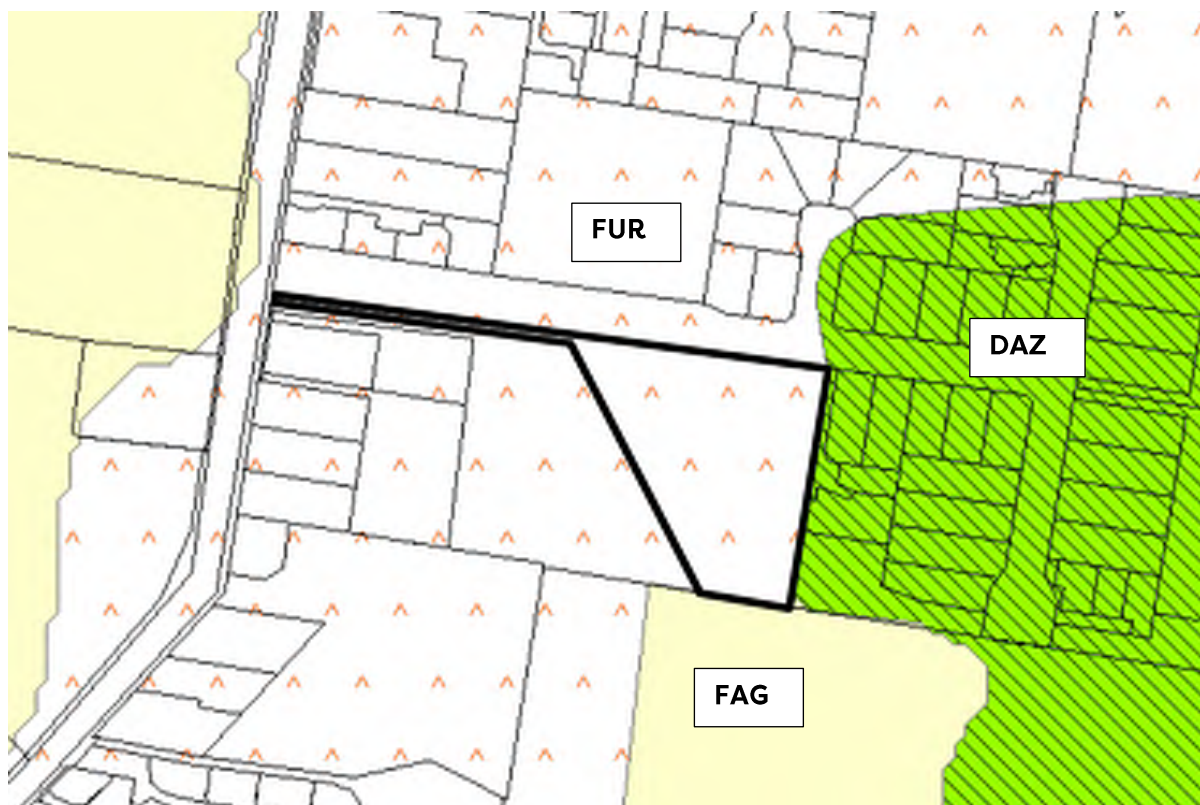


Figure 4 - Extract of vegetation mapping from TasVeg 4.0

Code	Description
DAZ	Dry eucalypt forest and woodland - Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits
FAG	Modified land - Agricultural Land
FUR	Modified Land - Urban Areas

The TasVeg mapping is different to the vegetation analysis undertaken onsite. This is as a result of the new subdivision and creation of Fermoy Lane to the east of the site. Those portions of the site mapped as DAZ are now classified as FUR. Land to the south and north remained accurately classified as FAG and FUR.

A site inspection was undertaken on Friday, 18 July 2025.



Figure 5 - Vegetation analysis within 120m - 150m of subject site

Vegetation to the south of the site was classified as grassland. The land was open pasture, there were a number of individual trees present on the eastern part of the land, however the dominant vegetation remained as grassland. There was a portion of grassland adjoining the south western part of the subject site. This vegetation was an unmanaged part of the rear yard of 144 Freshwater Point Road. There were several trees in the area, however the trees were quite isolated, and grassland was considered the dominant vegetation type. The apple orchards on the western side of Freshwater point road were considered low threat vegetation, in accordance with clause 2.2.3.2 f) of AS3959:2018.

Figure 6 below shows the slope of land under the classified vegetation in relation to the subject site. Land to the south was flat, while land to the west was classified as upslope.

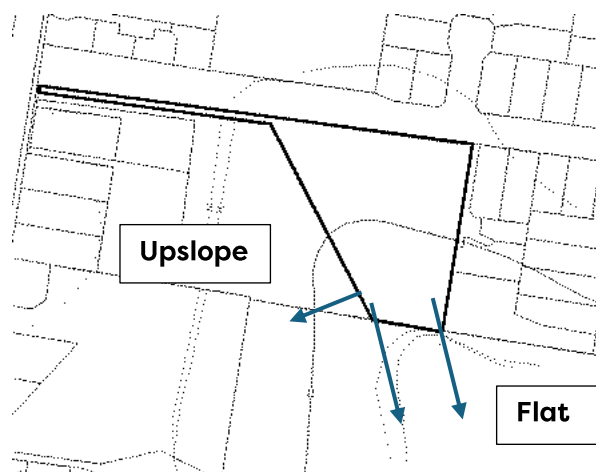


Figure 6 - Slope under bushfire prone vegetation

4.2 Photos



Figure 7 – Looking west across lot 1, currently managed land.



Figure 8 – Looking west at managed land at 144 Freshwater Point Road.



Figure 9 – Looking west at managed land at 144 Freshwater Point Road.



Figure 10 – Looking southwest from lot 5. Grassland classification.



Figure 11 – TasWater pump station lot to the east, classified as maintained land. Currently landscaped and managed as low threat.



Figure 12 – Small area of grassland to the west of lot 4. Unmanaged land associated with the rear of 144 Freshwater Point Road.



Figure 13 – Looking south over grassland. Classified as flat.



Figure 14 – Looking south over lot 4 and 5. Established vegetation at the rear will be removed.



Figure 15 – Looking south over lot 4 and 5. Established vegetation at the rear will be removed.



Figure 16 – Looking at the existing driveway for lot 1. No change and considered suitable in a bushfire event.



Figure 17 – New development and managed land to the east of lot 5, at 24 Fermoy Lane.



Figure 18 – Existing hydrant on Fermoy Lane. Within 120m of lots 2-5.

5. Bushfire Protection Measures

5.1 BAL Rating and Risk Assessment

The purpose of the BAL rating assessment in this report is to identify the minimum separation between the bushfire prone vegetation to a building area within each proposed lot.

The assessment aims to achieve the requirements of **BAL 19**. It also demonstrates the required protection area associated with future residential development. The definition of BAL 19 and BAL 12.5 is highlighted as follows:

Bushfire attack level (BAL)	Predicted bushfire attack and exposure level
BAL-LOW	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front.

The vegetation separation and slope is shown for each lot in the table below.

Note: Lots 2 and 3 are classified as BAL LOW. Being over 50m from Grassland, which was the only vegetation type identified within 100m of the subject site.

Lot 1	North	East	South	West
Vegetation within 100m of existing dwelling.	0-100m+ Managed	0-100m+ Managed	0m-20m Managed 20m-100m+ Grassland.	0-100m+ Managed
Slope under the classified vegetation	Upslope/0° ☐	Upslope/0° ☐	Upslope/0° ☒	Upslope/0° ☐
	Downslope			
	>0 to 5° ☐	>0 to 5° ☐	>0 to 5° ☐	>0 to 5° ☐
	>5 to 10° ☐	>5 to 10° ☐	>5 to 10° ☐	>5 to 10° ☐
	>10 to 15° ☐	>10 to 15° ☐	>10 to 15° ☐	>10 to 15° ☐
BAL 19 Setbacks	NA	NA	NA	NA
BAL 12.5 Setbacks	NA	NA	NA	NA

Lot 4	North	East	South	West
Vegetation within 100m of building area.	0-100m+ Managed	0-100m+ Managed	0m-10m Managed 10m-35m Grassland. 35m-100m+ Managed	0-10m Managed 10m-100m+ Grassland
Slope under the classified vegetation	Upslope/0° ☐	Upslope/0° ☐	Upslope/0° ☒	Upslope/0° ☒
	Downslope			
	>0 to 5° ☐	>0 to 5° ☐	>0 to 5° ☐	>0 to 5° ☐
	>5 to 10° ☐	>5 to 10° ☐	>5 to 10° ☐	>5 to 10° ☐
	>10 to 15° ☐	>10 to 15° ☐	>10 to 15° ☐	>10 to 15° ☐
BAL 19 Setbacks	NA	NA	10m	10m
BAL 12.5 Setbacks	NA	NA	14m	14m

Lot 5	North	East	South	West
Vegetation within 100m of building area.	0-100m+ Managed	0-100m+ Managed	0m-10m Managed 10m-35m Grassland. 35m-100m+ Managed	0-15m Managed 15m-100m+ Grassland
Slope under the classified vegetation	Upslope/0° ☐	Upslope/0° ☐	Upslope/0° ☒	Upslope/0° ☒
	Downslope			
	>0 to 5° ☐	>0 to 5° ☐	>0 to 5° ☐	>0 to 5° ☐
	>5 to 10° ☐	>5 to 10° ☐	>5 to 10° ☐	>5 to 10° ☐
	>10 to 15° ☐	>10 to 15° ☐	>10 to 15° ☐	>10 to 15° ☐
BAL 19 Setbacks	NA	NA	10m	NA
BAL 12.5 Setbacks	NA	NA	14m	NA

5.2 Hazard Management Areas

As outlined in C13.0 *Bushfire-Prone Areas Code*, a Bushfire Hazard Management Area (BHMA) will be managed in accordance with the provided plan. Existing vegetation needs to be strategically modified and then maintained within this area in accordance with the Bushfire Hazard Management Plan (BHMP) to achieve the following outcomes:

- to reduce the quantity of windborne sparks and embers reaching buildings;
- to reduce radiant heat at the building; and
- to halt or check direct flame attack.

The BHMA will be developed within property boundaries to provide access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present that will significantly contribute to the spread of a bushfire.

The BHMA will be achieved by adoption of the following strategies:

Maintenance of Fuel Management Areas

It is the responsibility of the property owner to maintain and manage the landscaping in accordance with the BHMP.

This area is to be regularly managed and maintained. Landscaping in this area will be minimised:

- Grass maintained to a maximum height of 100mm, with fuel loads kept to less than 2 tonnes per hectare which will be maintained at this level.
- Trees and any undergrowth will be clear of (BCA) class 1 – 9 buildings on all sides.
- All undergrowth and understorey of trees (up to 2m) will be removed within the bushfire hazard management area.
- Pathways to 1 metre surrounding the buildings and landscaping material, will be non-combustible (stone, pebbles etc.).
- The total shrub cover will be a maximum of 20% of the available area.
- There will be a clear space from the buildings of at least four (4) times the mature height of any shrubs planted.
- Shrubs will not be planted in clumps, this is to avoid build-up of debris and dead vegetation materials.

Landscaping

- vegetation along the pathways to comprise non-flammable style succulent ground cover or plants (avoid plants that produce fine fuel which is easily ignited, plants that produce a lot of debris, trees and shrubs which retain dead material in branches or which shed long strips of bark, rough fibrous bark or drop large quantities of leaves in the spring and summer, vines on walls or tree canopies which overhang roofs)
- timber woodchip and flammable mulches cannot be used and brush and timber fencing should be avoided where possible

5.3 Roads

Not applicable. The subdivision contains no roads

5.4 Property Access

Not applicable for lots 2-5, on condition that dwellings on lots 4 and 5 be constructed within 120m of the hydrant on Fermoy Lane. Dwellings on lots 4 and 5 which are constructed over 120m of the hydrant on Fermoy Lane will need to provide compliant private access.

Crossovers will need to be provided as part of the subdivision works, however private access for future dwellings does not need to be completed as part of the subdivision.

Table C13.2: Standards for Property Access

Element	Requirement
A. Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B. Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	The following design and construction requirements apply to property access: (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (j) terminate with a turning area for fire appliances provided by one of the following: (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.
C. Property access length is 200m or greater.	The following design and construction requirements apply to property access: (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.

D. Property access length is greater than 30m, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (a) complies with requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.
--	--

5.5 Fire Fighting Water Supply

A firefighting water supply is provided for the subdivision. The development will connect to the reticulated water supply. The design requirements for subdivision are outlined in Table C13.4. Should development on lots 4 and 5 be over 120m (as a hose lay) from the hydrant on Fermoy Lane, then a compliant static water supply will need to be provided for future dwellings on lots 4 and 5.

Table C13.4: Reticulated Water Supply for Fire Fighting.

Element	Requirement
A. Distance between building area to be protected and water supply.	The following requirements apply: (a) the building area to be protected must be located within 120m of a fire hydrant; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B. Design criteria for fire hydrants	The following requirements apply: (a) fire hydrant system must be designed and constructed in accordance with <i>TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2nd Edition</i>; and (b) fire hydrants are not installed in parking areas.
C. Hardstand	A hardstand area for fire appliances must be: (a) no more than 3m from the hydrant, measured as a hose lay; (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

Table C13.5: Static Water Supply for Fire Fighting (lot 4 and 5 if applicable).

Element	Requirement
A. Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.

B.	A static water supply:	(a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness
C	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a fire fighting water point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is • Visible; • Accessible to allow connection by firefighting equipment; • At a working height of 450 – 600mm above ground level; and • Protected from possible damage, including damage by vehicles.

D	Signage for Static Water Connections	The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) Comply with tank signage requirements within AS2304:2019; or Comply with the Tasmanian Fire Service Water Supply Signage Guidelines published by the Tasmania Fire Service.
E	Hardstand	A hardstand area for fire appliances must be: (a) no more than 3m from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like) (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

6. Bushfire-Prone Areas Code Assessment

An assessment of C13.0 Bushfire-Prone Areas Code under the Scheme is provided as follows.

C13.6 Development Standards for Subdivision

C13.6.1 Subdivision: Provision of hazard management areas

Objective

Subdivision provides for hazard management areas that:

- (a) facilitate an integrated approach between subdivision and subsequent building on a lot;
- (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and
- (c) provide protection for lots at any stage of a staged subdivision.

Acceptable Solution.	Performance Criteria
A1 (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or (b) The proposed plan of subdivision: i. shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; ii. shows the building area for each lot; iii. shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas</i>; and iv. is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard</i>	P1 A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to: a) the dimensions of hazard management areas; b) a bushfire risk assessment of each lot at any stage of staged subdivision; c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; d) the topography, including site slope; e) any other potential forms of fuel and ignition sources; f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development; g) an instrument that will facilitate management of fuels located on land external to the subdivision; and h) any advice from the TFS.

AS3959:2018 Construction of buildings in bushfire-prone Areas; and (c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.	
Response: Complies with the acceptable solution. a) Not applicable. b) The proposed plan of subdivision complies with part b) of the acceptable solution. i. The plan of subdivision shows all lots that are within a bushfire prone area. ii. A 10m x 15m building area can be provided on each lot, within an area subject to BAL 19. The existing dwelling meets BAL 19 setback requirements. iii. Hazard management areas have been shown. Each lot can provide a building area that meets a minimum BAL 19 rating. Lots 2 and 3 are classified as BAL LOW being over 50m from bushfire prone vegetation. iv. A BHMP has been provided and accompanies the application. The BHMP demonstrates that separation distances not less than BAL 19 can be achieved. c) A section 71 agreement is not required.	

C13.6.2 Subdivision: Public and firefighting access

Objective

Access roads to, and the layout of roads, tracks and trails, in a subdivision:

- (a) allow safe access and egress for residents, fire fighters and emergency service personnel;
- (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken;
- (c) are designed and constructed to allow for fire appliances to be manoeuvred;
- (d) provide access to water supplies for fire appliances; and
- (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.

Acceptable solutions	Performance Criteria.
A1 a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or b) A proposed plan of subdivision showing the layout of roads and fire trails, and the location of property access to building areas, is included in a bushfire hazard management plan that (i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3 and (ii) is certified by the TFS or an accredited person	P1 A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to: a) appropriate design measures, including: i) two way traffic; ii) all weather surfaces iii) height and width of any vegetation clearances iv) load capacity v) provision of passing bays vi) traffic control devices vii) geometry, alignment and slope of roads, tracks and trails viii) use of through roads to provide for connectivity ix) limits on the length of cul-de-sacs and dead-end roads x) provision of turning areas xi) provision for parking areas xii) perimeter access; and xiii) fire trails b) the provision of access to i) bushfire-prone vegetation to permit the undertaking of hazard management works; and ii) fire fighting water supplies; and any advice from the TFS.

Response:

- a) Lot 1 property access is considered an insufficient increase in risk to require any further upgrades.
- b) Complies with the acceptable solution. If required for future dwellings, any private property accesses will comply with C13.2. There are no proposed fire trails. The plan is certificated by an accredited person.

C13.6.3 Subdivision: Provision of water supply for fire fighting purposes

Objective

Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.

Acceptable solutions	Performance Criteria.
A1 In areas serviced with reticulated water by the water corporation: (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; (b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	P1 No performance criteria.

Response:

- a) Lot 1 is classified as an insufficient increase in risk.
- b) Complies with the acceptable solution. The BHMP shows the location of the existing hydrant on Fermoy Lane. This hydrant provides protection to building areas on lots 2-5. Any building areas over 120m on lots 4 or 5 will be required to provide a compliant static water supply.

7. Staging of Subdivision

The subdivision will be completed in one stage.

8. Conclusions and Recommendations

The proposal seeks planning approval for a 5 Lot Subdivision of land at 146 Freshwater Point Road, Legana. The site falls within a bushfire prone area as shown on a planning scheme overlay.

The bushfire hazard management plan demonstrates that lots can achieve the minimum requirements of BAL 19, subject to suitable controls such as implementation of a bushfire hazard management area.

The report provides the following conclusions:

- a) Hazard management areas meeting the requirements of BAL 19, and BAL 12.5 can be achieved for lots 1, 4, and 5. Lots 2 and 3 meet the requirements of BAL LOW, being over 50m from grassland and over 100m from any other classified vegetation.
- b) Future dwellings on lots 2, 3, 4, 5 and the existing dwelling on lot 1, must maintain a Hazard Management Area as dimensioned and shown, and follow recommendations as outlined in the Bushfire Hazard Management Plan and section 5.2 of this report. Maintenance of these hazard management areas is to be in perpetuity.
- c) If required, future dwellings on lots 4, and 5 which are over 120m from a hydrant, must provide compliant private access. Private access is to have a carriageway width of 4m, with 0.5m clear of vegetation either side of the carriageway. Private access for future dwellings must comply with section 5.4 of this report.
- d) Future dwellings on lots 4 and 5, which are over 120m from a hydrant, must establish a dedicated firefighting onsite water supply of 10,000L per habitable building, ensuring tank and fittings are compliant with standards for building in a bushfire prone area. A firefighting static water supply and signage must comply with section 5.5 of this report.
- e) The existing dwelling on lot 1 must continue to maintain the existing hazard management area as dimensioned and shown. Management of this area must be in perpetuity.

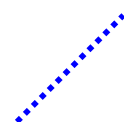
Annexure 1 – Bushfire Hazard Management Plan



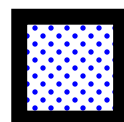
Bushfire Hazard Management Plan Legend



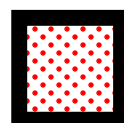
10m x 15m Indicative Building Area



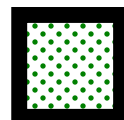
120m Long Hose Lay (Indicative)



BAL 12.5 Building Area



BAL 19 Building Area



BAL LOW Building Area



Bushfire Hazard Management Area



Existing Hydrant

Established Vegetation at the rear of the site to be removed. Several larger trees can remain subject to providing 5m canopy separation.

Fermoy Lane



Lot 1 - 3788m²

Existing Dwelling

Lot 2
668m²

Lot 3
668m²

Lot 4
2041m²

Lot 5
1725m²

10 m

14 m

10 m

14 m

10 m

14 m

10 m

14 m

10 m

14 m

10 m

14 m

10 m

14 m



156 George Street,
Launceston 7250
132 Davey Street,
Hobart 7000

Phone (03) 6709 8116
Email: info@novaland.com.au

Bushfire Hazard Management Plan

5 Lot Subdivision - Class 1a
146 Freshwater Point Road, Legana
CT: 34096/5
PID: 7450442

Certificate Number
NL02125

Job Number
L250310

Notes:
- This BHMP should be read in conjunction with the report undertaken by Nova Land Consulting in relation to this development.

Drawn
Scale
Date 21-Jul-25
Edition
Sheet

Bushfire Assessment Based on Stamped Plans
James Stewart - BFP 157, Scope of Work: 1, 2, 3B, 3C

NOVA
LAND CONSULTING

Reticulated Water Supply for Fire Fighting.

The following requirements apply:

- the building area to be protected must be located within 120m of a fire hydrant; and
- the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

Access Road

If future dwellings on Lots 4 and 5 are located more than 120 metres from a hydrant, compliant property access must be provided from the road crossover to the designated firefighting water point on each lot. The access must:

- Be of all-weather construction (minimum)
- Minimum carriageway width of 4m.
- Vegetation must be cleared for a height of 4m above the carriageway and 0.5m each side of the carriageway.
- Where property access is greater than 30m and access is provided to 3 or more properties, passing bays with a minimum size of 2m x 20m, must be provided every 100m
- Private access must be constructed in accordance with section 5.4 of the Bushfire Hazard Report.

Static Fire Fighting Water Supply

If future dwellings on Lots 4 and 5 are located more than 120 metres from a hydrant, a compliant static firefighting water supply must be provided. This must consist of a dedicated firefighting water tank with a minimum capacity of 10,000 litres, as specified below:

- Tanks and above ground fittings and pipes must be made of non-rusting, non-combustible, non-heat deforming materials.
- The tank or remote offtake must not be located within 6m of the dwelling.
- The tank or remote offtake must be located within 3m of a hardstand area.
- Tanks must be fitted with a standard compliance forged Storz 65mm adapter fitted with a standard (deliver) washer rated to 1800kPa working pressure and 2400kPa burst pressure.
- Bushfire Signage must be clearly displayed in accordance with section 5.5 of the Bushfire Hazard Report.
- A static water supply and hardstand area for fire fighting purposes must be provided in accordance with section 5.5 of the Bushfire Hazard Report.

Hardstand

A hardstand area for fire appliances must be:

- no more than 3m from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like)
- no closer than 6m from the building area to be protected;
- a minimum width of 3m constructed to the same standard as the carriageway; and
- connected to the property access by a carriageway equivalent to the standard of the property access.

Fire Fighting Water Point Signage

The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sig must:

- Comply with tank signage requirements under AS2304:2019; or
- Comply with the Tasmanian Fire Service Water Supply Guidelines published by the Tasmanian Fire Service.

Hazard Management – Vegetation Management

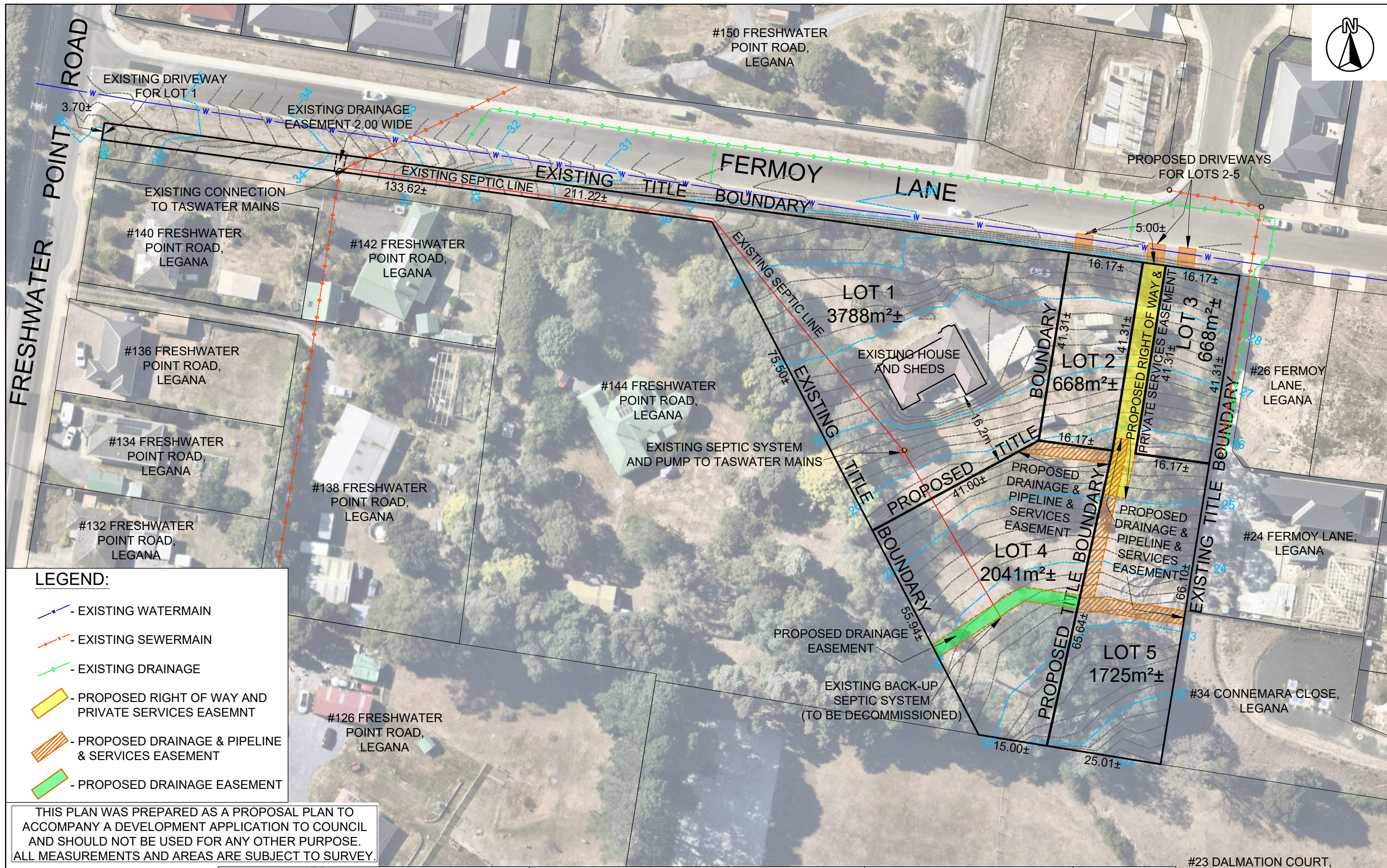
- Lots 1, 2, 3, 4 and 5 in their entirety are to be treated and maintained as a bushfire hazard management area.
- Vegetation in the hazard management area (as dimensioned and shown), is to be managed and maintained in a minimum fuel condition (refer to section 5.2 of Bushfire Hazard Management Report).
- It is recommended that dwelling plans for lots 4 & 5 be reviewed by the author of this plan, prior to receiving building approval.

Notes:

1. Refer plans –Nova Land Consulting, Proposed 5 Lot Subdivision, 146 Freshwater Point Road, Legana, job no L250310, date 23/05/25, version 1.
2. All future works to comply with Director’s Determination – Bushfire Hazard Area’s (v1.2). Table 1, 2, 3 and 4.
3. Plan to be read in conjunction with Bushfire Hazard Management Report dated 21/07/2025

	156 George Street, Launceston 7250 132 Davey Street, Hobart 7000 Phone (03) 6709 8116 Email: info@novaland.com.au	<u>Bushfire Hazard Management Plan</u> 5 Lot Subdivision - Class 1a 146 Freshwater Point Road, Legana CT: 34096/5 PID: 7450442	Certificate Number NL02125	Job Number L250310
			Notes: - This BHMP should be read in conjunction with the report undertaken by Nova Land Consulting in relation to this development.	Drawn
				Scale
				Date 21-Jul-25
				Edition
				Sheet

Annexure 2 – Subdivision Proposal Plan



- LEGEND:**
- EXISTING WATERMAIN
 - EXISTING SEWERMAIN
 - EXISTING DRAINAGE
 - PROPOSED RIGHT OF WAY AND PRIVATE SERVICES EASEMNT
 - PROPOSED DRAINAGE & PIPELINE & SERVICES EASEMENT
 - PROPOSED DRAINAGE EASEMENT

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

PLANNING



156 George Street,
Launceston 7250
132 Davey Street,
Hobart 7000

Phone (03) 6709 8116
Email: info@novaland.com.au

PROPOSED SUBDIVISION - 5 LOTS
146 FRESHWATER POINT ROAD, LEGANA 7277
C.T.34096/5

File name
L250310_PropPlan_230525.dwg

Notes:
- Horizontal bearing datum is plane based on MGA20 per RTK GNSS.
- Vertical datum is AHD83 per SPM 10472.
- Contour interval is 0.20m; index is 1.00m.
- Boundaries and easement are compiled from SP.186003 and SP.34096 and are approximate and subject to survey.
- Coordinates are plane and based on MGA2020 and scale around SPM10472.

Job Number	L250310
Drawn	NJK
Scale	1:750@A3
Date	23/05/25
Edition	V2.1
Sheet	1/1

#23 DALMATIAN COURT,
LEGANA

Annexure 3 – Planning Certificate

BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies

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

Street address:

146 Freshwater Point Road, Legana

Certificate of Title / PID:

34096/5 / 7450442

2. Proposed Use or Development

Description of proposed Use and Development:

5 Lot Subdivision

Applicable Planning Scheme:

Tasmanian Planning Scheme – West Tamar

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Plan	Nova Land Consulting - James Stewart - BFP-157	21/07/2025	1
Bushfire Hazard Report	Nova Land Consulting- James Stewart - BFP-157	21/07/2025	1
Proposed Subdivision – 5 Lots	Nova Land Consulting	23/05/2025	1

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

4. Nature of Certificate

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

☐	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
☐	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

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

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

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

☐	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
☐	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☒	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk. Lot 1
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

☒	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
☒	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk. Lot 1
☒	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☐	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name: James Stewart -

Phone No: 03 6709 8116

Postal Address: PO Box 8035, Trevallyn
TAS 7250

Email Address: james@novaland.com.au

Accreditation No: BFP-157

Scope: 1, 2, 3B & 3C

6. Certification

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

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

Signed:
certifier



Name: James Stewart -

Date: 28 July 2025

Certificate
Number: NL02125

(for Practitioner Use only)

Annexure 4 – Form 55



Land Surveying | Town Planning | Project management
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Launceston
156 George Street
Launceston 7250
p (03) 6763 8110

Hobart
Rear studio, 152 Davey
Street
Hobart 7000
p (03) 6227 7900

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise: (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

This certificate is in relation to the above assessable items, at any stage, as part of – (tick one)

☒ building work, plumbing work or plumbing installation or demolition work

OR

 a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:

Bushfire Hazard Management Plan -, job number L250310, 21/07/2025
Bushfire Hazard Report – version 1.0, job number L250310, 21/07/2025

Relevant
calculations:

Refer Bushfire Hazard Report. Assessed as BAL LOW, BAL 12.5 and
BAL 19

References:

- Australian Standards 3959 – *Construction of Buildings in Bushfire Prone Areas*, Standards Australia – 2018.
- Directors determination – Bushfire Hazard Areas (v1.2)
- Building Regulations 2016
- Building Act 2016

Substance of Certificate: (what it is that is being certified)

1. Assessment of the site at BAL 19, BAL 12.5 & BAL LOW to Australia Standards 3959:2018
2. Bushfire Hazard Management Plan
3. Refer Bushfire Hazard Report. BAL 19, BAL 12.5 & BAL LOW

Future Dwellings must comply with DTS requirements, clauses 4.1, 4.2, 4.3 and 4.4
Directors Determination Bushfire Hazard Areas V1.2.

Scope and/or Limitations

1. The effectiveness of the measures and recommendations made in the abovementioned documentation are dependent on their implementation and maintenance for the life of the subject building.
2. The assessed Bushfire Attack Level is correct at the time of certification. No liability can be accepted for the actions of other parties that compromise the effectiveness of the recommended hazard management area of construction standards.

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

BFP-157

Date:

28/07/2025