

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number	PA2026171
Assess No:	A3452; A3450; A3451
PID No:	2955679; 6058297; 6058318

Applicant Name:	Commercial Project Delivery					
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 N/A
 - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) N/A
 - 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.*

WEST TAMAR COUNCIL



Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: Commercial Project Delivery

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) Exeter Hardware Pty Ltd
Zeekap No.118 Pty Ltd

Location / Address:

116 Main Road, Exeter TAS 7275
118 Main Road, Exeter TAS 7275
120 Main Road, Exeter TAS 7275
122 Main Road, Exeter TAS 7275

Title Reference:

156040/1, 26248/3, 53458/1, 218913/1, 133632/2

Zone(s):

Local Business

Existing Development/Use:

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: ☐

Description of Use:

No change of use applicable

Development Type:

Building work: ☐ Demolition: ☐ Subdivision: ☒ Other: ☐

Description of development:

Boundary adjustments; please refer to attached covering letter dated 24th June 2026 for further information and 6ty documentation 25.207 Cp01 (dated 22-06-2026) and Cp02 Rev.A (dated 09-07-2026).

New or Additional Area:

N/A

Estimated construction cost of the proposed development:

Building Materials:

Wall Type: N/A

Colour: N/A

WEST TAMAR COUNCIL



Application Number: «Application Number»

	Roof Type: N/A	Colour: N/A
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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) :		Four (4)	Number of Lots (proposed) :		Three (3)
Description:		Please refer to attached covering letter dated 24 th June 2026 and 6ty documentation 25.207 Cp01 (dated 22-06-2026) and Cp02 Rev.A (dated 09-07-2026), for further information.			
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.					
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

Date



SCHEDULE OF EASEMENTS

PLAN NO.

S. P26248

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. Lot 1 is subject to a right of drainage (appurtenant to Lot 2 on Sealed Plan No. 19145) over the Drainage Easement 2.00 wide shown on the plan. NO COVENANTS easements or profits à prendre are created to benefit plan or burden the lots on the plan

SIGNED by PETER JOHN HEWITT,
FREDERICK ALFRED PARTRIDGE
and RAYMOND DOUGLAS CAMERON
the registered proprietors of t
the land comprised and described
in Certificate of Title Volume
3846 Folio 24 in the presence of

P. Hewitt
F. Partridge
R. D. Cameron
James "J.P."

SIGNED BY BORDON WILLIAM LAWRENCE
as the Attorney(s) for and as
the act and deed of WESTPAC
BANKING CORPORATION as Mort-
gagee under Mortgage No. A904890
in the presence of

**WESTPAC BANKING
CORPORATION**
by its Attorneys

Lawrence
MANAGER LENDING,
TASMANIA DIVISION

Lawrence

ASSISTANT TO MANAGER
LEGAL,
TASMANIA DIVISION

26248

This is the schedule of easements attached to the plan of Peter John Hewitt
(Insert Subdivider's Full Name)
Frederick Alfred Partridge and Raymond Douglas Cameron affecting land in
Certificate of Title Volume 3846 Folio 24
(Insert Title Reference)

Sealed by Municipality of Beaconsfield on 28th May 19 85

Solicitor's Reference 37/JDP

60905


Council Clerk/Town Clerk

SEARCH OF TORRENS TITLE

VOLUME 156040	FOLIO 1
EDITION 1	DATE OF ISSUE 07-May-2009

SEARCH DATE : 23-Mar-2026

SEARCH TIME : 01.18 pm

DESCRIPTION OF LAND

Town of EXETER

Lot 1 on Sealed Plan [156040](#)

Derivation : Part of 500 Acres Gtd. to William Henry Browne

Prior CTs [85929/10](#), [133226/1](#), [204240/1](#) and [133226/2](#)SCHEDULE 1[C870412](#) & [C905728](#) TRANSFER to EXETER HARDWARE PTY LTDSCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP[156040](#) EASEMENTS in Schedule of EasementsSP [12378](#) FENCING COVENANT in Schedule of Easements[A368133](#) FENCING PROVISION in Transfer[C910417](#) MORTGAGE to Tasmanian Perpetual Trustees Limited

Registered 07-May-2009 at 12.02 pm

[E75819](#) TRANSFER of MORTGAGE [C910417](#) to MyState Bank Limited

Registered 23-Jan-2017 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER NEIL ARTHUR JOLLY & NANCY SCOTT PATRICK WILLIAM CLEMENTS PETER JOHN HEWITT JOHN ROBERT TORNEY WILLIAM HEWITT GREEN FREDERICK ALFRED PARTRIDGE RAYMOND DOUGLAS CAMERON EXETER HARDWARE PTY LTD. FOLIO REFERENCE 204240-1, 85929-10, 240638-1, 133226-1, 133226-2 & 12378-4	PLAN OF SURVEY BY SURVEYOR R.S. KILE OF COHEN & LOCATION ASSOCIATES PTY LTD, LAUNCESTON TOWN OF EXETER SCALE 1 : 750 LENGTHS IN METRES	REGISTERED NUMBER SP156040 APPROVED EFFECTIVE FROM - 7 MAY 2009 <i>Alice Kawa</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No 129 (4842-24.25)	LAST UPI No GGT75, GGT76, FVD34, 4142019	LAST PLAN SP 12378, P 710 No P 204240, SP 133226	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

GRANTEE
 PART OF 500 ACRES GTD TO
 WILLIAM HENRY BROWNE

LOT 3 IS COMPILED FROM
 P 710 & THIS SURVEY

(15/30 DEV)
 (P 240442)

137°12'00" 118.27

57°23'20" 57.58

(P 710)

(P 204240)

2
8997m²

RIGHT OF WAY (PRIVATE)
 15.00 WIDE
 237°05'00" 70.76

(P 710)

56°53'20" 44.63

(17°16')

326°56'40" 41.50

(SP 133632)

(D 14414)

1
4552m²

(P 204240)

DRAINAGE EASEMENT
 3.00 WIDE

317°18'00" 54.46

(36.17)

(P 710)

(P 85929)

236°47' 2.17

327°23' 19.65

(SP 12378)

(SP 144226)

145°51'00" 35.57

317°12' 27.18

(7.21)

3
2532m²

ROAD

MURRAY STREET

(P 710)

56°28'20" 57.67

(P 144226)

(P 245619)

DRAINAGE EASEMENT
 3.00 WIDE

320°15' 27.84

(6.37)

(SP 12378)

(SP 26248)

(SP 19145)

(D 53458)

(P 710)

WEST TAMAR HIGHWAY

MURRAY STREET

(P 240638)

(P 204240)

20.17

126.55

(P 85930)

(P 710)

LINE	BEARING	DISTANCE
1	153°45'	3.42
2	186°50'	3.42
3	219°56'	1.79
4	219°56'	1.63

[Signature] 6.11.2008
 COUNCIL BELEGATE DATE

42/73 (5363) 12/9/2008 16:52

SCHEDULE OF EASEMENTS

Registered Number

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

SP 15 60 40

PAGE 1 OF 1 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

EASEMENTS

Lot 2 is subject to a Right of Carriageway in favour of the West Tamar Council over the Right of Way (Private) 15.00 wide marked on the plan attached hereto.

Lots 1 and 2 are subject to ^a the Right of Drainage ^{over the} ~~marked~~ Drainage Easements 3.00 wide on the plan attached hereto in favour of the West Tamar Council.

Executed by PATRICK WILLIAM)
 CLEMENTS, NANCY SCOTT)
 and NEIL ARTHUR JOLLY as the)
 trustee of the Exeter Branch of the)
 Returned Sailors and Soldiers)
 Imperial League of Australia in the)
 presence of:)

PWC
 x

Patrick Clements
Nancy Scott
Neil Jolly

Witness: *[Signature]*

Full Name: *Ernest George Mills*
 Address: *14, St Albans Ct. Grindelwald*
 Occupation: *Retired*

Executed by WILLIAM HEWETT)
 GREEN in the presence of:)

William Hewett

Witness: *[Signature]*

Full Name: *Tanya Hodges*
 Address: *2 Ridge St Hillwood*
 Occupation: *Office Manager*

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Patrick William Clements, Nancy Scott, Neil Arthur Jolly and William Hewett Green
 FOLIO REF: 204240/1, 85929/10, 133226/2 & 133226/1
 SOLICITOR
 & REFERENCE: Archer Bushby 620787KHR

PLAN SEALED BY: *West Tamar Council*

DATE: *6th November 2008*

107/07

REF NO.

[Signature]
 Council Delegate

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

ORIGINAL—NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book

Vol.	Fol.
------	------

2675 24

Cert.of Title Vol.499 Fol.68

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Mutihinore

Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF EXETER

ONE ROD NINETEEN PERCHES AND THREE QUARTERS OF A PERCH on the Plan
hereon

FIRST SCHEDULE (Continued overleaf)

ERIC WILLIAM MIDSON of Tatana, Butcher

SECOND SCHEDULE (Continued overleaf)

NO. A301454 MORTGAGE to The Commercial Banking Company of Sydney Limited
Registered 11th November, 1968 at Noon
(Sgd.) T. E. HUTCHINSON
Recorder of Titles.

Recorder of Titles

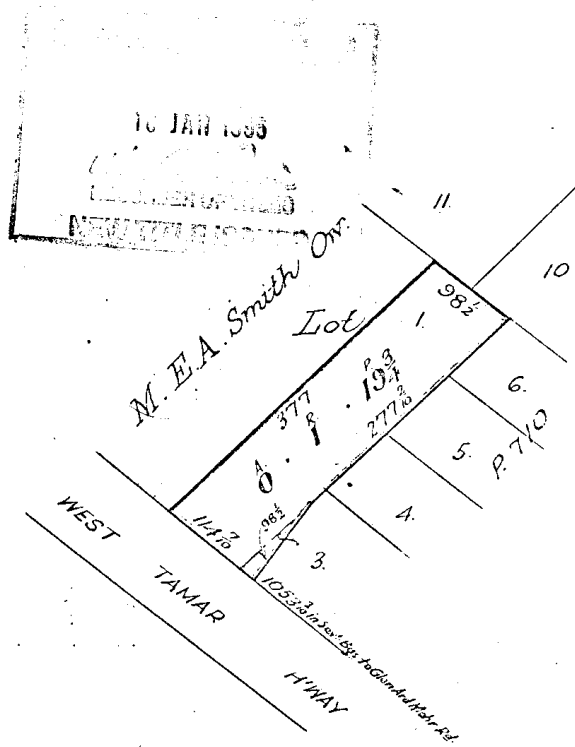
THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

REGISTERED NUMBER.

218913

16 DOV.
28
P.782



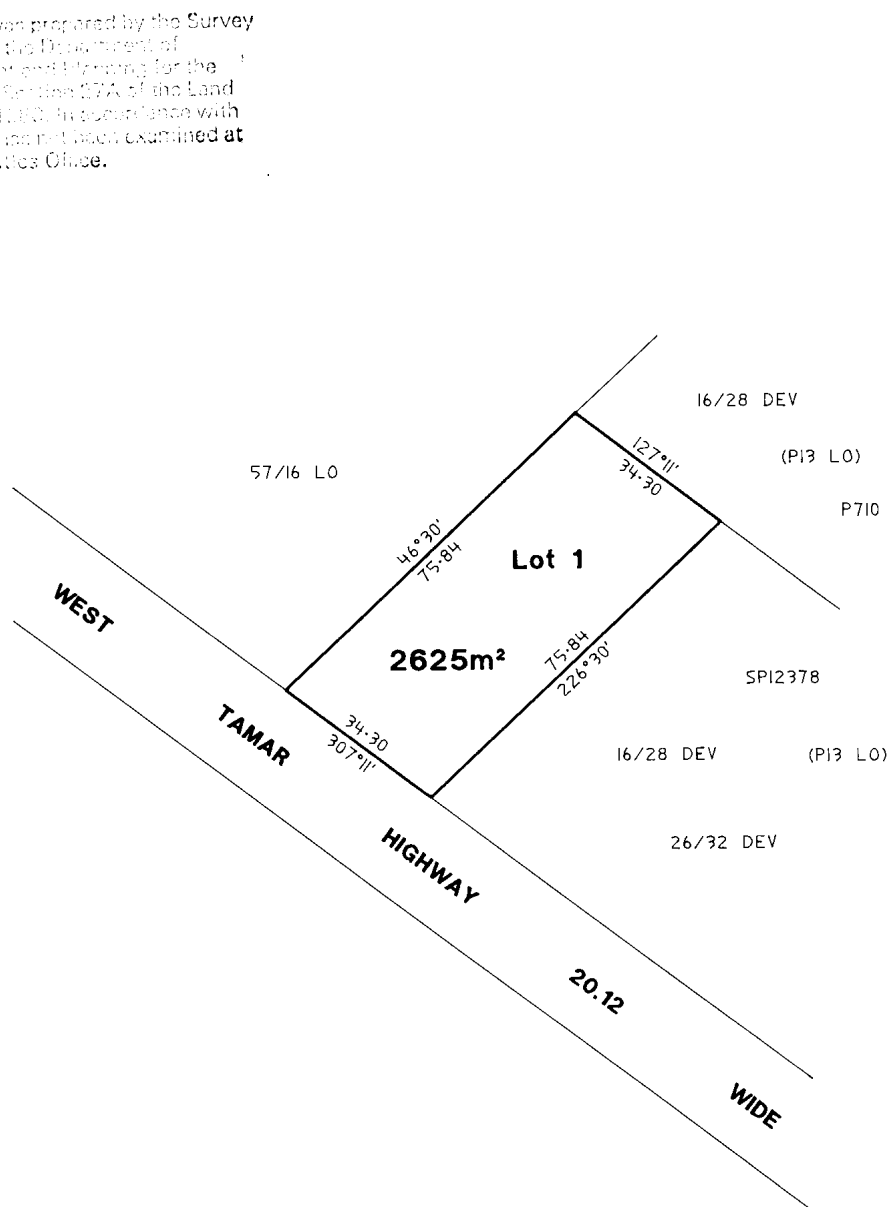
Part of 500 Acres Gtd. to H. Browne Meas.in Links P/782 16/28D
FIRST Edition. Registered

Derived from C.T. Vol.499 Fol.68 Transfer A52131 G. J. Carr

Owner: THE CROWN	PLAN OF SURVEY by Surveyor C.B.WATCHORN DEPARTMENT OF ENVIRONMENT AND PLANNING of land situated in the LAND DISTRICT OF DEVON PARISH OF ST MICHAELS TOWN OF EXETER SCALE 1:1000 MEASUREMENTS IN METRES	Registered Number: D53458
Title Reference: SECTION 27A (B.493457)		Approved Effective from:
Grantee: WHOLE OF LOT 1, 2625m ² , THE CROWN.		Recorder of Titles

COMPILED PLAN

This plan was prepared by the Survey Division of the Department of Environment and Planning for the purpose of Section 27A of the Land Titles Act 1980. In accordance with practice it has not been examined at the Land Titles Office.



COMPILED FROM 16/28 DEV & (IIIR/7 LO)

TASMAR MUNICIPAL CODE NO. 41	LAST TASMAR UPI NO. 3980	LAST SURVEY PLAN NO.
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

922843

SEARCH OF TORRENS TITLE

VOLUME 53458	FOLIO 1
EDITION 8	DATE OF ISSUE 31-May-2016

SEARCH DATE : 24-June-2026

SEARCH TIME : 10.58 am

DESCRIPTION OF LAND

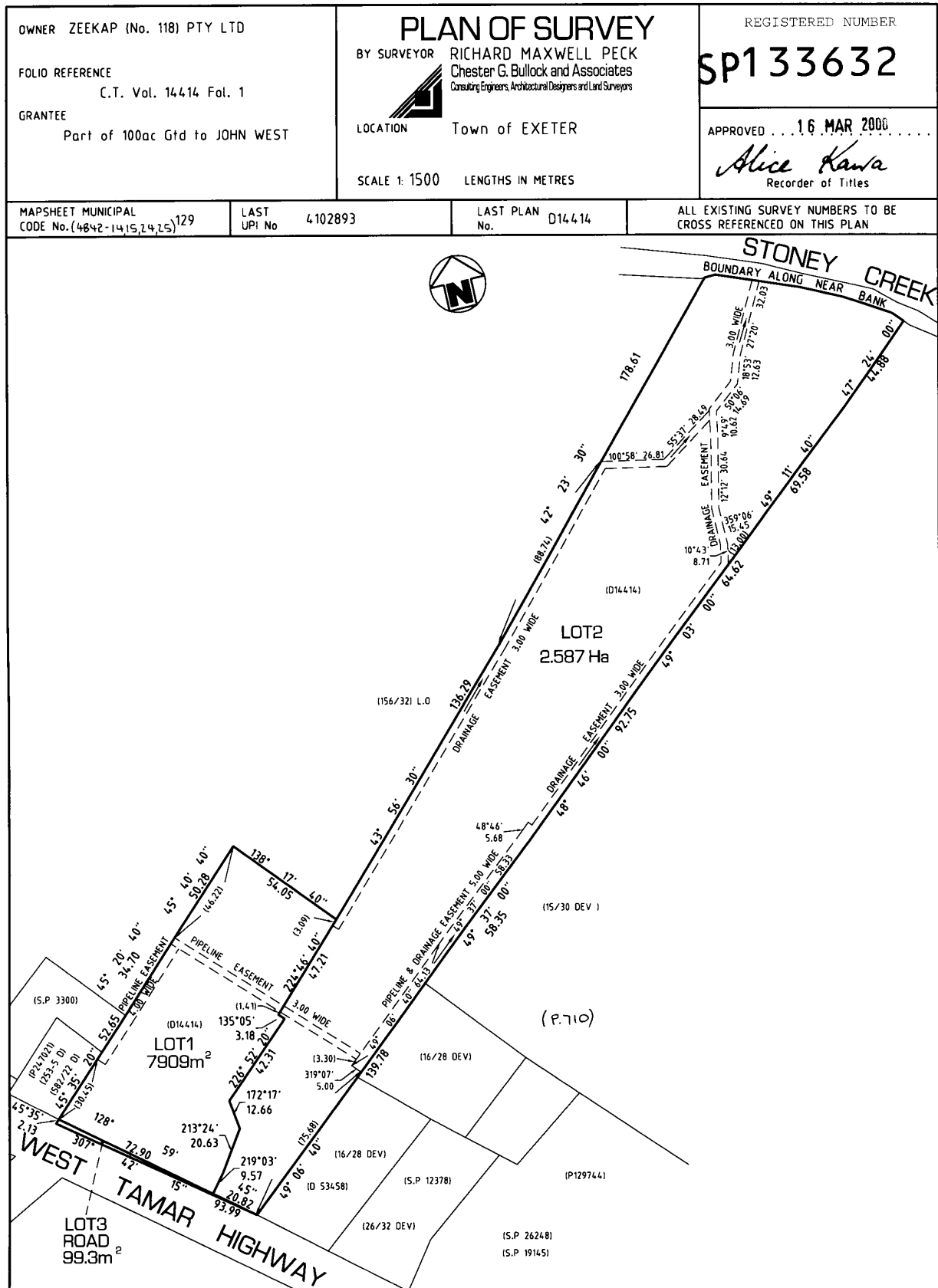
Town of EXETER

Lot 1 on Diagram [53458](#)

Derivation : Whole of Lot 1 The Crown (Section 27A of the Land Titles Act)

Prior CT [4863/99](#)SCHEDULE 1[C864638](#) TRANSFER to ZEEKAP NO. 118 PTY LTD Registered
30-June-2008 at 12.01 pmSCHEDULE 2[B493457](#) APPLICATION: Land is limited in depth to 15 metres,
excludes minerals and is subject to reservations
relating to drains sewers and waterways in favour of
the Crown[E49107](#) MORTGAGE to Commonwealth Bank of Australia
Registered 31-May-2016 at 12.01 pmUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS

REGISTERED NUMBER

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

SP1 33632

PAGE 1 OF 2 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.

INTERPRETATION

"Pipeline Easement" means the right for the West Tamar Council, its agents, servants and workmen at any time to break the surface of, dig, open up and use the servient tenement for the purpose of laying down, fixing, taking up, repairing, relaying or examining pipes and of using and maintaining those pipes for the drainage of sewage and to enter the servient tenement at any time (if necessary with vehicles and equipment) for any of these purposes.

"Pipeline & Drainage Easement" means a right of drainage for the West Tamar Council together with the right for the West Tamar Council, its agents, servants, and workmen at any time to break the surface of, dig, open up and use the servient tenement for the purpose of laying down, fixing, taking up, repairing, relaying or examining pipes and of using and maintaining those pipes for the drainage of sewage and to enter the servient tenement at any time (if necessary with vehicles and equipment) for any of those purposes.

EASEMENTS

Lot 1 is together with the right of drainage over the strip of land indicated as "Drainage Easement 3.00 wide" shown as passing through Lot 2 on the Plan.

Lot 2 is subject to a right of drainage (appurtenant to Lot 1 on the Plan) over the strip of land indicated as "Drainage Easement 3.00 wide" shown as passing through that Lot.

Lots 1 and 2 are subject to a Pipeline Easement over the strip of land indicated as "Pipeline Easement 3.00 wide" shown as passing through those Lots on the Plan.

Lot 2 is subject to a Pipeline & Drainage Easement over the strip of land indicated as "Pipeline & Drainage Easement 5.00 wide" shown as passing through that Lot.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: ZEEKAP (NO 118) PTY LTD
FOLIO REF: 14414/1
SOLICITOR
& REFERENCE: Mr PA Dixon, Rae and Partners

PLAN SEALED BY: West Tamar Council

DATE: 15TH FEBRUARY, 2000

DA 60199

REF NO.

Council Delegate

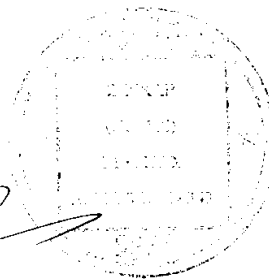
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

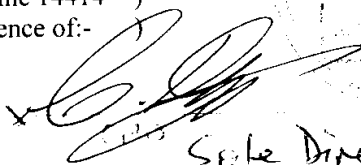
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 133632
SUBDIVIDER: ZEEKAP (NO 118) PTY LTD FOLIO REFERENCE: 14414/1	

COVENANT

The Owner of Lot 2 on the Plan covenants with the Vendor (Zeekap (No. 118) Pty Ltd) that the Vendor shall not be required to fence.

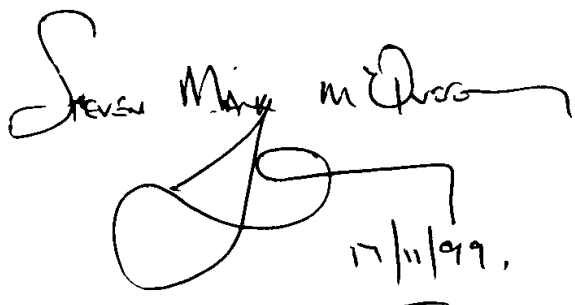
THE COMMON SEAL of ZEEKAP (NO 118))
PTY LTD the registered proprietor of the land)
comprised in Folio of the Register Volume 14414)
Folio 1 was hereunto affixed in the presence of:-




Sole Director

SIGNED by Robert Albert HARRISON
and Lois HARRISON as Mortgagee
in the presence of:


R. Harrison


Steven Ming McQuinn, 63 Swanston Street,
Newtown
Tas 7008.
17/11/99,

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.



24th June 2026

PO Box 210
Newstead TAS 7250

West Tamar Council
Planning Department

To whom it may concern,

Boundary Adjustment – 4 lots – 116 Main Road, Exeter

On behalf of Exeter Hardware Pty Ltd, I submit a Development Application for a boundary adjustment and title consolidation across four (4) existing titles, with properties known as 116, 118, and 120 Main Road, Exeter TAS 7275.

Site

The subject site is comprised of four titles, located on the east side of Main Road, Exeter, as shown in Figure 1. Access to title/s are provided via both Main Road and Murray Street, with the Murray St entrance proposed to be maintained as a right of way.



Figure 1: Existing Title Arrangement

This application is made to adjust the boundaries of the existing titles into three lots to align with a future redevelopment and building works across the site.

- Lot 1 will consolidate title 156040/1 (1a) and 26248/3 (1d), with access maintained via the existing access point from Murray Street.
- Portions of both 218913/1 and 53458/1 will be reduced by 301m² (1c) and 521m² (1b), respectively, and captured within Lot 1, with a total proposed area of 6739m².
- Lot 2 (C.T. 53458/1) will be reduced by an area of 521m² (1b), with a proposed area of 2054m².
- Lot 3 (C.T. 218913/1) will be reduced by an area of 301m² (1c), with a proposed area of 1232m².



PROPOSED ADJUSTMENTS:

Lot 1	1a + 1b + 1c + 1d
Lot 2	C.T. 53458/1 - 1b
Lot 3	C.T. 218913/1 - 1c

Lot reference	Proposed area	Adjustment	Title reference
Lot 1	6739m ²	+ 822m ²	C.T. 156040/1 & C.T. 26248/3
Lot 2	2054m ²	- 521m ²	C.T. 53458/1
Lot 3	1232m ²	- 301m ²	C.T. 218913/1

Please note, preliminary advice was received from both Ben Longo and Michelle Riley at West Tamar Council, as well as Eamonn Tiernan at TasWater in relation to this proposal, of which advice was adopted and captured within corresponding 6ty documentation.

Zone and Overlay

The subject site is zoned Local Business and subject to no overlays and/or codes.

Planning Scheme Assessment: Local Business Zone

Clause 14.5.1 Lot design	
Objective:	That each <u>lot</u>: (a) has an area and dimensions appropriate for <u>use</u> and <u>development</u> in the zone; and (b) is provided with appropriate access to a <u>road</u>.
Acceptable Solutions	Performance Criteria
A1 Each <u>lot</u>, or a <u>lot</u> proposed in a plan of <u>subdivision</u>, must: (a) have an area of not less than 200m² and: (i) be able to contain a minimum area of 10m x 12m clear of: a. all setbacks required by clause 14.4.2 A1 and A2; and b. easements or other title restrictions that limit or restrict <u>development</u>; and (ii) existing buildings are consistent with the <u>setback</u> required by clause 14.4.2 A1 and A2; (b) be required for public <u>use</u> by the Crown, a <u>council</u> or a <u>State</u> authority; (c) be required for the provision of Utilities; or	P1 Each <u>lot</u>, or a <u>lot</u> proposed in a plan of <u>subdivision</u>, must have sufficient useable area and dimensions suitable for its intended <u>use</u>, having regard to: (a) the relevant requirements for <u>development</u> of buildings on the <u>lot</u>; (b) existing buildings and the location of intended buildings on the <u>lot</u>; (c) the topography of the <u>site</u>; (d) the presence of any natural hazards; and (e) the pattern of <u>development</u> existing on established properties in the area.

(d) be for the consolidation of a <u>lot</u> with another <u>lot</u> provided each <u>lot</u> is within the same zone.	
--	--

Assessment: Proposal is in accordance with A1
Per attached Cp01 in Appendix A, all items have been appropriately captured in accordance with A1 requirements.

(a) All lots are larger than 200m² and our assessment has confirmed that there is an area of 10mx12m clear of setbacks and easements on all three (3) proposed lots.

(b) Not applicable

(c) Not applicable

(d) Lot 1 is consolidation of title C.T. 156040/1 & C.T. 26248/3, with portions of C.T. 53458/1 and C.T. 218913/1 to be consolidated into Lot 1 in addition. All lots are within the Local Business Zone.

A2 Each <u>lot</u>, or a <u>lot</u> proposed in a plan of <u>subdivision</u>, must have a <u>frontage</u>, or legal connection to a <u>road</u> by a right of carriageway, of not less than 3.6m.	P2 Each <u>lot</u>, or a <u>lot</u> proposed in a plan of <u>subdivision</u>, must be provided with a <u>frontage</u> or legal connection to a <u>road</u> by a right of carriageway, that is sufficient for the intended <u>use</u>, having regard to: (a) the number of other lots which have the <u>land</u> subject to the right of carriageway as their sole or principal means of access; (b) the topography of the <u>site</u>; (c) the functionality and useability of the <u>frontage</u>; (d) the anticipated nature of vehicles likely to access the <u>site</u>; (e) the ability to manoeuvre vehicles on the <u>site</u>; (f) the ability for emergency services to access the <u>site</u>; and
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	(g) the pattern of <u>development</u> existing on established properties in the area.
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Assessment: Proposal is in accordance with A2
Each proposed lot has an existing frontage with either Main Road or Murray St and will be retained.

A3 Each <u>lot</u>, or a <u>lot</u> proposed in a plan of <u>subdivision</u>, must be provided with a <u>vehicular access</u> from the boundary of the <u>lot</u> to a <u>road</u> in accordance with the requirements of the <u>road authority</u>.	P3 Each <u>lot</u>, or a <u>lot</u> proposed in a plan of <u>subdivision</u>, must be provided with reasonable <u>vehicular access</u> to a boundary of a <u>lot</u> or <u>building area</u> on the <u>lot</u>, if any, having regard to: (a) the topography of the <u>site</u>; (b) the distance between the <u>lot</u> or <u>building area</u> and the carriageway; (c) the nature of the <u>road</u> and the traffic; and (d) the pattern of <u>development</u> existing on established properties in the area.
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Assessment: Proposal is in accordance with A3.
Each lot maintains their existing vehicular access via Main Road or Murray Street.

Clause 14.5.2 Services

Objective:	That the <u>subdivision</u> of <u>land</u> provides services for the future <u>use</u> and <u>development</u> of the <u>land</u> .
Acceptable Solutions	Performance Criteria
A1 Each <u>lot</u>, or a <u>lot</u> proposed in a plan of <u>subdivision</u>, excluding for <u>public open space</u>, a riparian or littoral reserve or Utilities, must: (a) be connected to a <u>full water supply service</u> if the <u>frontage</u> of the <u>lot</u> is within 30m of a <u>full water supply service</u>; or (b) be connected to a <u>limited water supply service</u> if the <u>frontage</u> of the <u>lot</u>, is within 30m of a connection to a <u>limited water supply service</u>, unless a <u>regulated entity</u> advises that the <u>lot</u> is unable to be connected to the relevant water supply service.	P1 No Performance Criterion.

Assessment: Proposal is in accordance with A1.
Please refer to Appendix B, drawing Cp02 from 6ty, dated 22-06-2026, which demonstrates a water connection in each lot. Upgrades are to take place as documented in accordance with TasWater standards.

A2 Each <u>lot</u>, or a <u>lot</u> proposed in a plan of <u>subdivision</u>, excluding for <u>public open space</u>, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	P2 Each <u>lot</u>, or a <u>lot</u> proposed in a plan of <u>subdivision</u>, excluding for <u>public open space</u>, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future <u>use</u> and <u>development</u> of the <u>land</u>.
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Assessment: Proposal is in accordance with A2.
Please refer to Appendix B, drawing Cp02 from 6ty, dated 22-06-2026, which demonstrates a connection to a sewerage line in each lot. Upgrades are to take place as documented in accordance with TasWater standards.

A3 Each <u>lot</u>, or a <u>lot</u> proposed in a plan of <u>subdivision</u>, excluding for <u>public open space</u>, a riparian or littoral reserve or Utilities, must be capable of connecting to a <u>public stormwater system</u>.	P3 Each <u>lot</u>, or a <u>lot</u> proposed in a plan of <u>subdivision</u>, excluding for <u>public open space</u>, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future <u>use</u> and <u>development</u> of the <u>land</u>, having regard to: (a) the size of the <u>lot</u>; (b) topography of the <u>site</u>; (c) soil conditions; (d) any existing buildings on the <u>site</u>; (e) any area of the <u>site</u> covered by impervious surfaces; and (f) any <u>watercourse</u> on the <u>land</u>.
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Assessment: Proposal is in accordance with A3.
Please refer to Appendix B, drawing Cp02 from 6ty, dated 22-06-2026.
To meet A3, it is proposed that the section of existing private DN150 PVC pipe in 122 Main Road (C.T. 133632/2) will be upgraded to DN300 for Council to adopt the pipeline as a public stormwater system. Upgrades are to take place as documented.

Conclusion

It is submitted that the proposed subdivision meets the relevant requirements of the Planning Scheme, with all Acceptable Solution criteria met for the relevant clauses, 14.5.1 and 14.5.2.

Should you have any queries, please do not hesitate to contact me.

Kind regards,



Isobell McKenzie
Assistant Project Manager
Commercial Project Delivery
Mobile: +61 499 447 438
www.cpdelivery.com.au

APPENDICIES:

Appendix A: Drawing Cp01, 6ty, dated 22-06-2026

Appendix B: Drawing Cp02, 6ty, dated 22-06-2026

PLEASE NOTE

1. INTENDED USE OF PLAN
THIS PLAN WAS PREPARED TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. DETAILS ARE SUBJECT TO CHANGE AND IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND.
2. LAYOUT MEASUREMENTS
ALL MEASUREMENTS, AREAS AND LOTS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO CHANGE DUE TO FINAL FIELD SURVEY, DETAILED DESIGN AND CONSTRUCTION
3. SERVICES
ALL SERVICES SHOWN ARE APPROXIMATE ONLY. NO GUARANTEE CAN BE GIVEN THAT ALL RELEVANT SERVICES ARE SHOWN
4. DETAILED DESIGN APPROVALS
ROAD, DRIVEWAYS, FOOTPATHS, SEWER, STORMWATER, WATER AND LANDSCAPING SHOWN IS PRELIMINARY ONLY AND SUBJECT TO CHANGE. ALL CHANGES DURING DETAILED DESIGN AND CONSTRUCTION ARE SUBJECT TO THE APPROVALS OF THE RELEVANT SERVICE AUTHORITIES

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

BOUNDARY ADJUSTMENTS:
 LOT 1 1a + 1b + 1c + 1d
 LOT 2 C.T. 53458/1-1b.
 LOT 3 C.T. 218913/1-1c.

