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West Tamar COUNCIL

PLANNING APPLICATION FORM | **Section 57 & 58**

OFFICE USE ONLY		
	Application Number	PA2026318
	Assess No:	A3441
	PID No:	1888005; 1888013

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 — x
2. A completed application form including a detailed description of the proposal — x
3. A complete plan set: — x
   - 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.

WEST TAMAR COUNCIL

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)*	Caroline Larner
Location / Address:	Lot 1 & 2, 128 Main Road, Exeter
Title Reference:	130806/0
Zone(s):	Local Business Zone

Existing Development/Use:	Multiple Dwellings
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: N/A			

Development Type:	Building work: ☐	Demolition: ☐	Subdivision: X	Other: ☐
	Description of development: Subdivision 1 Lot to 2 Lots Strata to be amended			

New or Additional Area:		
Estimated construction cost of the proposed development:		
Building Materials:	Wall Type:	Colour:
	Roof Type:	Colour:

WEST TAMAR COUNCIL

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 X

Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :	1	**Number of Lots (proposed) :**	2
Description:	Subdivision		
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:	

WEST TAMAR COUNCIL

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: *(if not the owner)* *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,*

Alex Bowles		7/10/2026
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*

PLANNING REPORT

Subdivision – 1 Lot to 2 Lots

128 Main Road, Exeter

October 2026



Job Number: L260739

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

Rev. no	Description	Date
1	Draft	7 October 2026
2	Final	7 October 2026

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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 128 Main Road, Exeter (the 'subject site').

The proposal seeks approval for the development of a Subdivision – 1 Lot to 2 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

1.1 Summary

Subject Site	
Address(es)	128 Main Road, Exeter
Property ID	1888005
Title(s)	130806/1
Land area	4582m^2
Planning Authority	West Tamar Council
Access	Access is via the existing crossovers onto Main Road
Planning Controls	
Zone	Local Business Zone (14.0)
General Overlay	N/A
Overlays	Natural Assets Code (C7.0) – Waterway and Coastal Protection Area
Proposal	
Proposed Use/Development	Subdivision – 1 Lot to 2 Lots
Use Class	Visitor Accommodation
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 land is located at 128 Main Road, Exeter and has an area of approximately 4,582m^2. The land is zoned Local Business Zone (14.0) under *the West Tamar Local Provision Schedule*.

The site is located towards the northern outskirts of the Exeter town centre, within an area characterised by a mix of established businesses within a strip along the main road and residential uses more broadly.

The land is relatively flat and is accessed via existing vehicle crossovers from Main Road. Existing development and infrastructure are established on the site, with the subject land already developed as a strata development comprising eight existing residential units.

The site has a strip of identified within the Waterway and Coastal Protection Area under the Natural Assets Code (C7.0) segmenting along the eastern portion of the freehold title through Strata Lot 6.

The land is located within a TasWater serviced area for water and sewerage and is also within a stormwater serviced area managed by a stormwater authority.

2.3 Images



Figure 1 - Aerial view of subject site (highlighted in blue). Source: LISTMAP

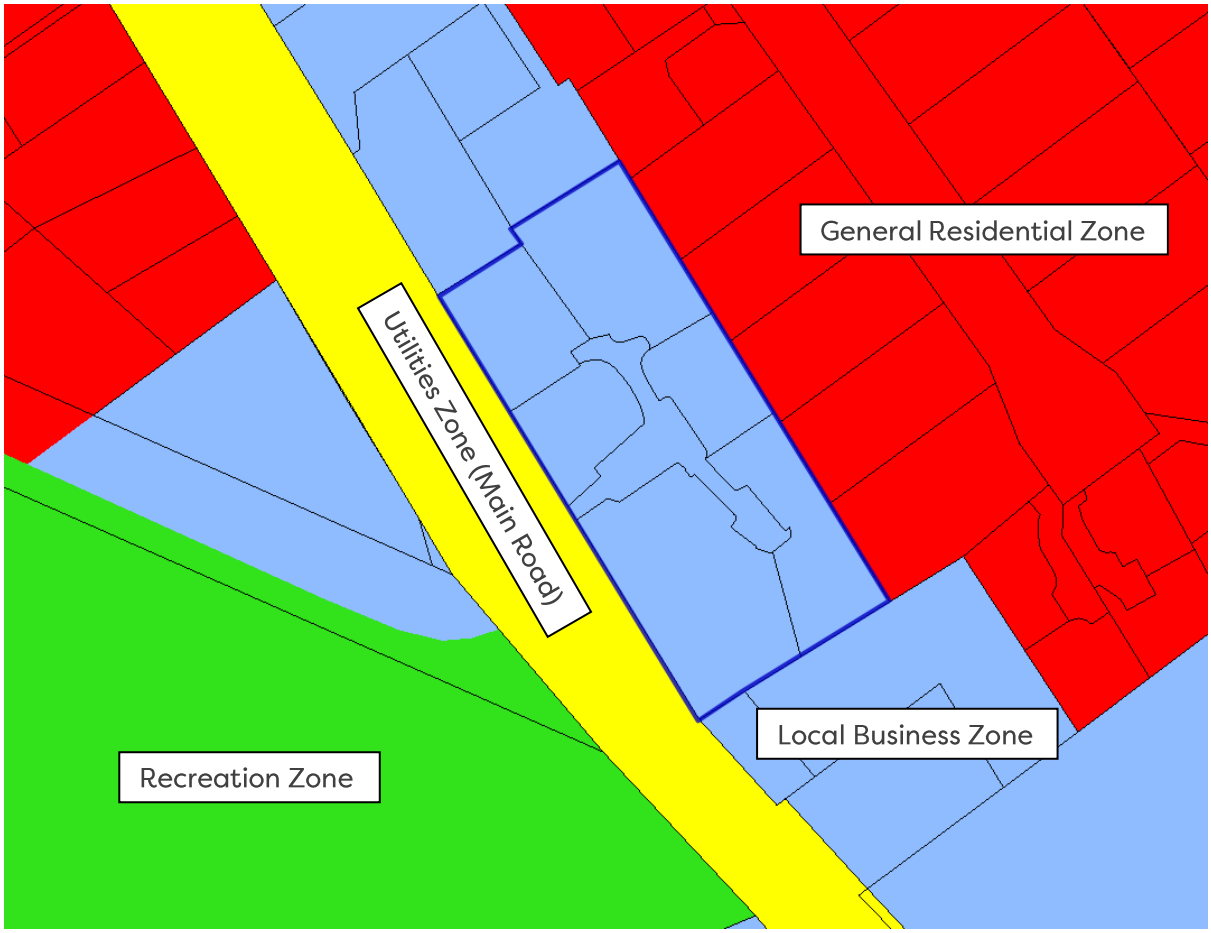


Figure 2 - Zoning of the subject site (highlighted in blue). Source: LISTMAP

3. Proposed Use and Development

3.1 Proposal

The proposal is for the subdivision of the existing property to excise an approximately 664m^2 portion of land from the existing strata development. The proposed Lot 1 comprises an underutilised portion of the site towards the north-western side of the property and is proposed to have a frontage of approximately 9.77 metres to Main Road. The balance of the site, proposed Lot 2, will contain the existing eight-unit multiple dwelling development and will retain an approximately 90.7 metre frontage to Main Road.

The subdivision will effectively separate the underutilised portion of land from the existing unit development, allowing the existing multiple dwelling development and the land required to support its ongoing operation to remain within Lot 2.

Both proposed lots will utilise existing vehicle crossovers from Main Road, with no new crossovers proposed as part of the subdivision.

The proposal does not involve any changes to the existing eight-unit development, with the subdivision limited to the creation of a separate lot from the currently underutilised portion of the site.

3.2 Proposal plans



Figure 4 - Proposal Plan. Source: Nova Land Consulting

A full set of plans is included with the application.

4. Planning Assessment

4.1 Planning Scheme Zone Assessment

14.0 Local Business Zone

14.1 Zone Purpose

The purpose of the Local Business Zone is:

14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.

14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.

14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.

14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

Planners Response:

The proposal is considered consistent with the purpose of the Local Business Zone. The subdivision is limited to the separation of an approximately 664m^2 portion of underutilised land from an existing development comprising eight multiple dwellings. It does not introduce a new business, retail or residential use, alter the established activity centre function, or result in any change to the existing buildings or their operation.

The proposal will not compromise or distort the activity centre hierarchy, as the existing multiple dwelling development will remain on Lot 2 with the land and access arrangements necessary to support its ongoing use. The creation of Lot 1 simply formalises the separation of an underutilised portion of the existing site and does not, in itself, establish a use that would adversely affect the functioning of the local activity centre.

The proposal does not involve development of the Main Road frontage or changes to existing active frontages, pedestrian areas or shopfronts. Accordingly, the subdivision will not adversely affect the existing pedestrian-level activity or presentation of the locality.

The proposal is therefore considered to support the continued orderly use and development of the Local Business Zone, while retaining the existing established development on Lot 2.

14.2 Use Standards

Planners Response Not applicable to application.

Use not proposed.

Proposal is not assigned a use class under 6.2.6.

As no use is included in this application, these standards are considered not relevant and are not applicable to the assessment of the proposal.

14.4 Development Standards for Buildings and Works

Planners Response: Not applicable to application.

The proposal is for a two (2) Lot subdivision only and does not involve any building or works that this standard contemplates.

As such, these standards are considered not relevant and are not applicable to the assessment of the proposal.

14.5 Development Standards for Subdivision

14.5.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate access to a road.

Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 200m^2 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 development; and (ii) existing buildings are consistent with the setback required by clause 14.4.2 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 lot; (b) existing buildings and the location of intended buildings on the lot; (c) the topography of the site; (d) the presence of any natural hazards; and (e) the pattern of development existing on established properties in the area.

Planners Response: Relies on performance criteria.

The proposed Lot 1 does not meet the relevant acceptable solution requirements for setbacks and therefore relies on the Performance Criteria. Notwithstanding this, the proposed lot provides sufficient useable area and dimensions to accommodate future development of the site.

A 10m x 12m building area has been identified on the proposed lot. The proposed pipeline and services easement constrains the location and extent of the available building area; however, the easement does not render the affected land unusable. Rather, the configuration requires the future development of the lot to respond to the easement in the design and siting of buildings, access, parking, landscaping and other associated site functions.

The identified 10m x 12m building area demonstrates that a reasonable development footprint can be accommodated on the proposed Lot 1. The remaining areas of the lot within the easement can also contribute to the functional requirements of any future development, including potential vehicle access, parking, servicing and open space areas. The detailed design of any future development can appropriately respond to the location of the easement and distribute these functions across the available land to achieve a practical overall outcome.

<table>
<tr><td colspan="2">The subdivision does not create a situation where the easement prevents reasonable use of the land, particularly given the ability to locate other development functions within the remainder of the lot.

There are no existing buildings on Lot 1 that would constrain future development. The site is relatively flat and does not contain significant topographical constraints. Further, no natural hazards have been identified that would materially restrict the intended use or development of the lot.

There are also no existing buildings on the proposed lot that would constrain the location or design of future development.

Overall, while the proposed lot is constrained by the location of the pipeline and services easement and cannot achieve the acceptable solution setbacks, it retains a clear and useable development area. The constraints can reasonably be addressed through the detailed design of any future development, including the appropriate arrangement of buildings, access, parking, servicing and other site requirements. The easement is therefore not considered to compromise the fundamental usability of the lot.

The subdivision therefore is considered to satisfy the Performance Criteria.</td></tr>
<tr><td>A2

Each lot, or a lot proposed in a plan of subdivision, must have a frontage, or legal connection to a road by a right of carriageway, of not less than 3.6m.</td><td>P2

Each lot, or a lot proposed in a plan of subdivision, 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 number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;

(b) the topography of the site;

(c) the functionality and useability of the frontage;

(d) the anticipated nature of vehicles likely to access the site;

(e) the ability to manoeuvre vehicles on the site;

(f) the ability for emergency services to access the site; and

(g) the pattern of development existing on established properties in the area.</td></tr>
<tr><td colspan="2">Planners Response: Complies with acceptable solution.

Proposed Lot 1 has a frontage of approximately 9.77m to Main Road, while proposed Lot 2 has an approximately 90.7m frontage to Main Road. Both lots therefore exceed the minimum 3.6m frontage requirement.</td></tr>
</table>

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; and (d) the pattern of development existing on established properties in the area.
Planners Response: Complies with acceptable solution. Each proposed lot will retain access to Main Road via an existing crossover, with no new vehicle access proposed as part of the subdivision. The proposed access arrangements are considered capable of satisfying the requirements of the relevant road authority.	

14.5.2 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: (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or (b) be connected to a limited water supply service if the frontage of the lot, is within 30m of a connection to a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.	**P1** No Performance Criterion.
Planners Response: Complies with acceptable solution. Both proposed lots will be connected to the available reticulated water supply service. The proposed servicing arrangements provide for each lot to be appropriately connected to the existing water supply network.	

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** 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 wastewater treatment system adequate for the future use and development of the land.
Planners Response: Complies with acceptable solution. Both proposed lots are intended to be connected to the existing reticulated sewerage system.	
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. Both proposed lots are intended to be connected to the existing public stormwater system. The proposed servicing arrangements provide for each lot to be appropriately connected to the available reticulated stormwater network. Accordingly, both lots are considered capable of connection to a public stormwater system.	

4.2 Planning Scheme Code Assessment

C2.0 Parking and Sustainable Transport Code

Planners Response:

The proposal complies with the relevant requirements of the Parking and Sustainable Transport Code. The subdivision will separate an approximately 664m² portion of underutilised land from the existing development and will not involve any change to the established eight-unit multiple dwelling development on the proposed Lot 2.

The existing multiple dwelling development, including its existing access and parking arrangements, will be retained on Lot 2. The subdivision has been configured to retain the land required to support the existing units and their associated parking and access arrangements.

The subdivision will therefore not reduce the ability of the existing multiple dwelling development to provide for its established parking or adversely affect the functionality of the existing access arrangements.

No additional dwellings or other development generating additional parking demand are proposed as part of the subdivision.

Accordingly, the proposal is not expected to generate additional parking demand or result in adverse impacts on the existing parking arrangement onsite.

Any future development of either proposed lot will be subject to assessment against the relevant provisions of the planning scheme at that time.

The proposal is therefore considered to satisfy the relevant provisions and objectives of the Parking and Sustainable Transport Code.

5. Conclusion

The proposed subdivision will separate an approximately 664m² portion of underutilised land from the existing eight-unit development, while retaining the existing multiple dwelling development, access and associated infrastructure on proposed Lot 2.

The proposed lots are appropriately configured for their intended use, with both lots retaining frontage and access to Main Road and proposed servicing arrangements providing for connection to water, sewerage and stormwater infrastructure. The proposed pipeline and services easement has influenced the configuration of Lot 1 and the location of the identified 10m x 12m building area; however, the lot retains sufficient usable land to accommodate future development and associated access, parking, servicing and other site requirements.

Overall, the proposed subdivision is considered to provide for a logical and orderly division of the existing property without creating unreasonable constraints on either proposed lot or adversely affecting the existing development. The proposal is therefore considered to satisfy the relevant requirements of the planning scheme.

Annexure 1 - Certificate of Title Plan and Folio Text

Annexure 2 - Proposal Plans

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DRAFT

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.

N

LEGEND:

- TITLE BOUNDARIES
- PROPOSED BOUNDARIES
- CONTOURS
- SEWER MAIN
- STORMWATER MAIN
- EXISTING DRAINAGE EASEMENT
- PROPOSED EASEMENTS
- PROPOSED PIPELINE AND SERVICES EASEMENT
- PROPOSED DRAINAGE EASEMENT (PRIVATE)
- PROPOSED DRAINAGE EASEMENT

1
664m²±

2
3918m²±

INDICATIVE 10x12m BUILDING AREA

25.46±
22.99±
3.79±
19.65±
30.05±
2.10±
2.05±
16.70±
9.77±
80.48±
90.70±
44.86±

PROPOSED SEWER CONNECTION TO BE USED FOR LOT 1

PROPOSED WATER CONNECTION TO BE USED FOR LOT 1

PROPOSED STORMWATER CONNECTION TO BE USED FOR LOT 1

PROPOSED STORMWATER PIPE TO CONNECT TO LOT 1

ELECTRICAL POLE

EXISTING VEHICLE CROSSING TO BE SEALED AND AT LEAST 3.6m WIDE TO BE USED FOR LOT 1

EXISTING WATER METER BEING USED FOR LOT 2

EXISTING VEHICLE CROSSING TO BE USED FOR LOT 2

EXISTING DRAINAGE EASEMENT

EXISTING WATER METER BEING USED FOR LOT 2

EXISTING SEWER AND STORMWATER CONNECTIONS FOR LOT 2

HOUSE

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PROPOSED SUBDIVISION - 2 LOTS
128 MAIN RD EXETER TAS 7275
F.R.130806/0

File name
L260739_Detail_041126_PropPlan.dwg

Job Number
L260739

Notes:
- Horizontal bearing datum is plane based on MGA2020 per RTK GNSS observations.
- Vertical datum is AHD83 per SPM2242RM1.
- Contour interval is 0.20m; index is 1.00m.
- Boundaries and easements are compiled from D290/38, SP144799, and SP175713 and are approximate and subject to survey.
- Coordinates are plane and based on MGA2020 scaled around SPM2242RM1.

Drawn	LWB
Scale	1:400@A3
Date	04/11/26
Edition	V2.1
Sheet	1/1