



Latrobe Council

PUBLIC NOTICE

APPLICATION FOR DEVELOPMENT APPROVAL

An application for development approval has been made which may affect you.

Details about the application – DA 20/2020

Address of the land

**365 Brooke Street
EAST DEVONPORT**

What use or development is
proposed in the application

**Proposed subdivision and consolidation
with reliance upon the Performance
Criteria under the Rural Resource Zone
(subdivision) and the Water & Waterways
Code.**

Date of notice

15 February 2020

The application and supporting documents are open for public inspection at the Council Offices, 170 Gilbert Street, Latrobe during the following office hours:-
Monday to Friday, 8.00 a.m to 4.30 p.m.

Any person may lodge a representation on the proposed use or development.

Your representation must:

- be received within 14 days of the date of this notice;
- be in writing;
- be addressed to:
The General Manager,
Latrobe Council,
P.O. Box 63, Latrobe 7307; or email
council@latrobe.tas.gov.au
- and include:
the reasons for your representation; and
the address of the land.

Aerial View – DA 20/2020 – 365 Brooke Street, East Devonport





Office Use Only	
Application No	PID
Property Parcel No	

LATROBE COUNCIL

DEVELOPMENT APPLICATION

Application for Development Permit under Section 58 or Section 57
of the *Land Use Planning and Approvals Act 1993*

1 Full Name of Applicant(s): Jana Rockliff of Veris Australia

2 Postal Address of Applicant(s): 100 Best Street, Devonport TAS 7310

..... Phone:

Mobile No.: Email: ..

3 Full Name of Owner(s): W.Y. Bovill Pty Ltd

4 Postal Address of Owner(s): PO Box 20 East Devonport TAS 7310

..... Phone:

Mobile No. Email: ..

5 Present Use of the Land: Agriculture

6 Proposed Use and/or Development (subject of this application): Boundary Adjustment (subdivision)
no change of use -> please refer to submission report

At (Location of property): 365 Brooke Street, East Devonport TAS 7310

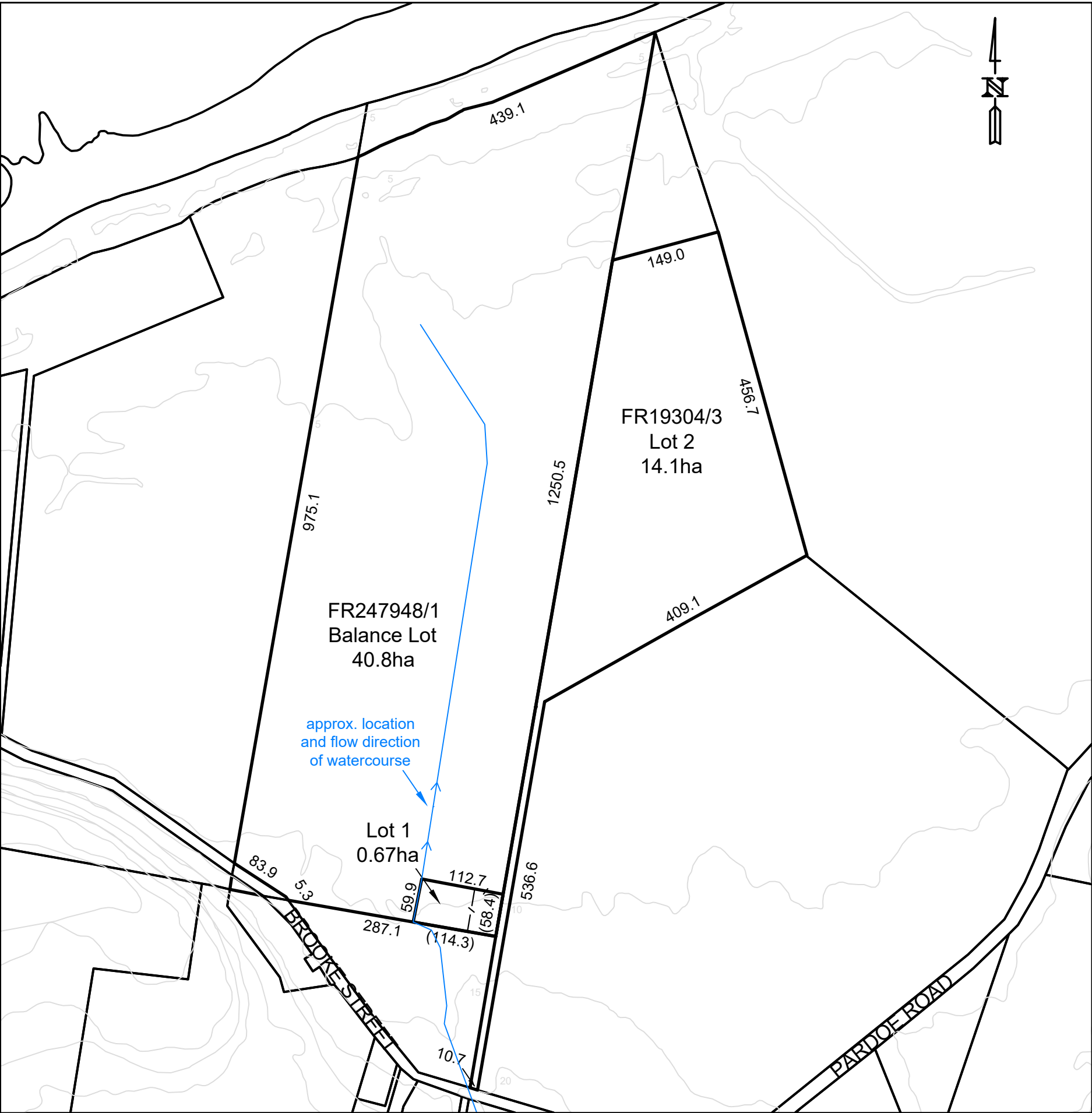
Certificate/s of Title reference: FR247948/1 and FR19304/3

7 Estimate of works:

8 Supporting Details: **A CHECK LIST IS PROVIDED ON THE NEXT PAGE AND MUST BE ACKNOWLEDGED AND SIGNED BY THE APPLICANT.**

Signed Dated: 28/01/2020

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LATROBE MUNICIPALITY

LOCALITY PLAN
NOT TO SCALE



● SITE LOCATION

LOT 1 and LOT 2 to form one LOT



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- NOTES
- (1) All measurements are subject to survey.
 - (2) This plan has been prepared for development application purpose only and may be subject to alteration due to permit conditions or final plan of survey. Written authorisation from Veris Australia is required if this plan is to be used for any other purpose.



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100 Best Street
Devonport TAS 7310
03 6421 3500
devonport@veris.com.au
veris.com.au
ABN 25 098 991 210

NO	DATE	DRN	CHKD	DESCRIPTION
1	17/01/20	JR	ML	Add watercourse
0	13/12/19	PP	JR	FIRST ISSUE

This plan is not intended for attachment to sale contract documents

OUR REF: 302040-D01-Rev1		
CONTOUR INTERVAL: 5m		
DATUM:		
SCALE: 1:6000		ORIGINAL SHEET SIZE: A3
DATE OF SURVEY:		
DRAWING No: 302040-D01	REV 01	SHEET No: 1 OF 1

W.Y. Bovill Pty Ltd
Boundary Adjustment
FR247948/1, FR19304/3
365 Brooke St, East Devonport



302040 Submission report

Boundary Adjustment at 365 Brooke Street, East Devonport

WY Bovill Pty Ltd

January 2020

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Revision	Status	Date	Prepared By	Reviewed By
000	Draft	17/01/2020	Jana Rockliff	
001	Final	17/01/2020	Jana Rockliff	Malcolm Lester



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1. SUMMARY

This report is in support of a Development Application in accordance with Section 57 of the Land Use Planning and Approvals Act 1993 for a Boundary Adjustment (subdivision) at 365 Brooke Street, East Devonport between FR19304/3 and FR247948/1, both owned by WY Bovill Pty Ltd.

The proposal is to subdivide a portion of approx. 0.67ha of FR247948/1 and add this portion to FR19304/3 to allow a sufficient area for parking and turning heavy farming machinery away from but closer to the public road to access FR19304/3.

Latrobe Council is the assessment authority for the application.

An assessment of the proposed development against the provisions of the *Latrobe Interim Planning Scheme 2013* has been undertaken. Those provisions relevant to the development are discussed in this report.

The proposal is consistent with the above-mentioned requirements and is considered appropriate for approval.



2. PROPOSAL DESCRIPTION

The proposed boundary adjustment does not comply with the Special provision 9.3 due to the change to the shape not being consistent with a boundary adjustment. The proposal is therefore addressing the provisions relating to subdivision.

The proposal comprises the subdivision of approx. 0.67ha of FR247948/1 adjacent to the existing long and narrow access strip of and to be consolidated with FR19304/3 as illustrated in the attached drawing 302040_D01_Rev1. The subdivision and consolidation is required to provide sufficient area for turning and parking of heavy farming machinery required for agricultural operations away from but closer to the public road. The proposed boundary alignment would also allow for potential future access to the existing water course if required for the agricultural operations and permitted by the relevant authorities.

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3. SITE DESCRIPTION

The subject site is described in the two following tables:

Location	FR247948/1 – 365 Brooke Street, East Devonport FR19304/3 - 365 Brooke Street, East Devonport
Ownership	W.Y. Bovill Pty Ltd
Site Area (ha) and Road Frontages	FR247948/1 – 41.45ha with 89.2m frontage to Brooke Street FR19304/3 – 14.1ha with 10.7m frontage to Brooke Street
Encumbrances	-
Existing Use	Agriculture
Local Government Authority	Latrobe Council
Surrounding Land	The subject land is surrounded by Rural Resource land to the east, south and south-west, Utility and Light Industrial Zone to the west and Environmental Management Zone to the north. There are some rural residential developments within close vicinity along Brooke Street. The Devonport Airport adjoins to the north-west. Remaining land mainly used for agricultural purposes.
Topography	Flat
Planning Scheme Designations	Rural Resource Overlay: Operational Airspace
Referral requirements	Airport



3.1. Land Capability

The Department of Primary Industries, Parks, Water and Environment Land Capability Classification maps have identified the subject land as mainly class 4 land with some part on the northern site of FR247948/1 as class 5+6 land.

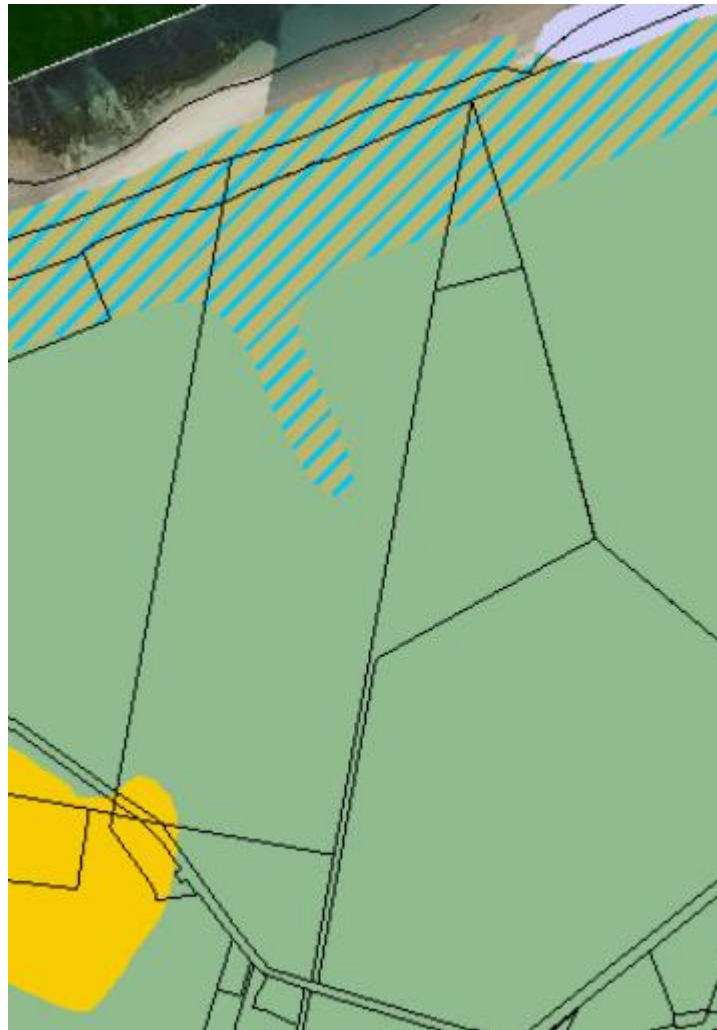


Figure 1: Land Capability assessment

The “Land Capability Handbook – Guidelines for the Classification of Land in Tasmania” (Gross, 1999) identifies Class 4 land as:

CLASS 4

“Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation.

Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent, during ‘normal’ years to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited. (NB some parts of Tasmania are currently able to crop more frequently on Class 4 land than suggested above. This is due to the climate being drier than ‘normal’. However, there is a high risk of crop or soil damage if ‘normal’ conditions return.)”

There is no use change associated with the proposed subdivision.

4. DEVELOPMENT ASSESSMENT

4.1. Latrobe Interim Planning Scheme 2013

The site is subject to assessment under the *Latrobe Interim Planning Scheme 2013*.

The proposal has been assessed against the provisions of the following Sections:

- Rural Resource Zone
- E1 Bushfire-Prone Areas Code
- E2 Airport Impact Management Code
- E10 Water and Waterways Code



4.1.1. Rural Resource Zone

The proposal is consistent with the Zone Purpose Statements and the Local Area Objectives as it provides for sustainable use of resources for agriculture occurring on a range of lot sizes and at different levels of intensity.

The proposal is consistent with the Desired Future Character Statements as it involves a site of varying size in accordance with the type, scale and intensity of primary industry.

Those clauses relevant to the proposal are addressed below:

Clause 26.2 Use Table

PROPOSAL RESPONSE

All the subject land is used for resource development, which is a 'no permit required' use class under this zone. The proposal does not alter the existing use classification.

Clause 26.4.1 Suitability of a site or lot on a plan of subdivision for use or development

PROPOSAL RESPONSE

The proposal complies with the acceptable solution A1 of this clause. The subdivision is for agricultural purposes which has no restrictions on lot size however after consolidation both lots are in excess of 1ha. The access requirements are unchanged and both resulting lots will have sufficient frontage to Brooke Street (A2). The proposed subdivision is for agricultural use and therefore does not require the connection to a water supply, waste water management or stormwater management (A3-A5).

Clause 26.4.4 Subdivision

PROPOSAL RESPONSE

The proposed subdivision and consolidation is required to reconfigure the agricultural land between two agricultural titles to optimise farm operations. No additional lot is created. The proposal therefore complies with the Performance Criteria P1 (a) of this clause.

4.1.2. E1 Bushfire-Prone Areas Code

The subject land is within the Bushfire-Prone Areas overlay. Please find attached exemption letter prepared by Rebecca Green & Associates.

4.1.3. E2 Airport Impact Management Code

The proposed development is within the Operation Airspace overlay and therefore requires compliance with this code.

Agricultural use is within Group 3 which has the highest threshold of ANEF acceptance. It is also noted that the use classification of both titles is resource development. The proposed subdivision does not alter the use classification of the land. There is no permanent structure associated with this proposal. It is therefore considered that the proposed development complies with the requirements of this clause.

4.1.4. E10 Water and Waterways Code

The proposed subdivision takes place within 30m of a watercourse and therefore requires compliance with this code.

The proposed subdivision complies with the Performance Criteria E10.6.1 P1 as the proposed subdivision does not impact the function and value of the watercourse. The subdivision is for an agricultural purpose to allow for turning and parking of heavy farm machinery required for the agricultural operations away from but closer to the public road. The use will not extend into the protection area of the watercourse (30m) but will allow potential future access to this water source for this land if permitted by the relevant authorities.

5. CONCLUSION

The application is made pursuant to Section 57 of the Land Use Planning and Approvals Act 1993.

The proposal is considered to be consistent with the requirements of the *Latrobe Interim Planning Scheme 2013*, in particular the provisions relating to subdivision for agricultural purposes.

The proposal will allow for the subdivision of about 0.67ha without creating any additional lots.

It is therefore requested that the application be recommended for approval.





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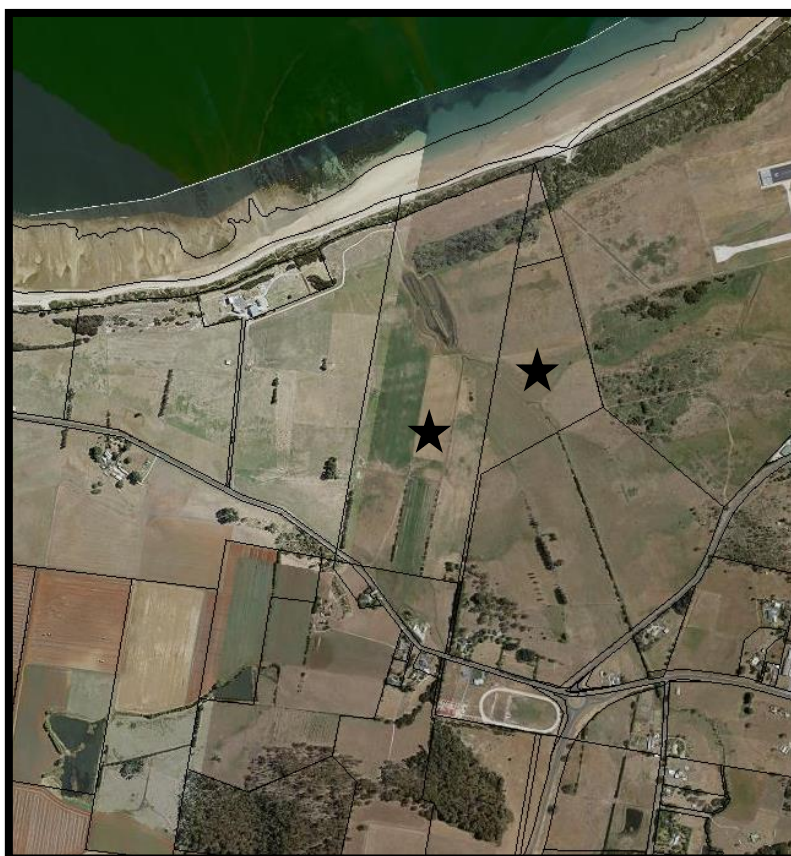
Devonport
100 Best Street
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Bushfire Hazard Assessment Report

365 Brooke Street, East Devonport



Prepared for (Client)

David Bovill

c/o veris

100 Best Street

DEVONPORT TAS 7310



Assessed & Prepared by

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

PO Box 2108 LAUNCESTON TAS 7250

Mobile: 0409 284 422

Version 1

27 January 2020

Job No: RGA-B1361

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1.0 Scope & Limitations

1.1 Scope

This report was commissioned to identify any EXEMPTION from the requirements for a Bushfire Attack Level Report (BAL Report) for the existing property. ALL comment and advice is limited to compliance with the EXEMPTIONS listed in Clause E1.4 of the *Bushfire-Prone Areas Code* of the Latrobe Interim Planning Scheme 2013, the Building Code of Australia and Australian Standards, AS 3959-2009, *Construction of buildings in bushfire-prone areas*.

1.2 Limitations

The Exemption report provided on the understanding that:-

1. The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

No action or reliance is to be placed on this report; other than for which it was commissioned.



2.0 Property Details

2.1 Locality Plan

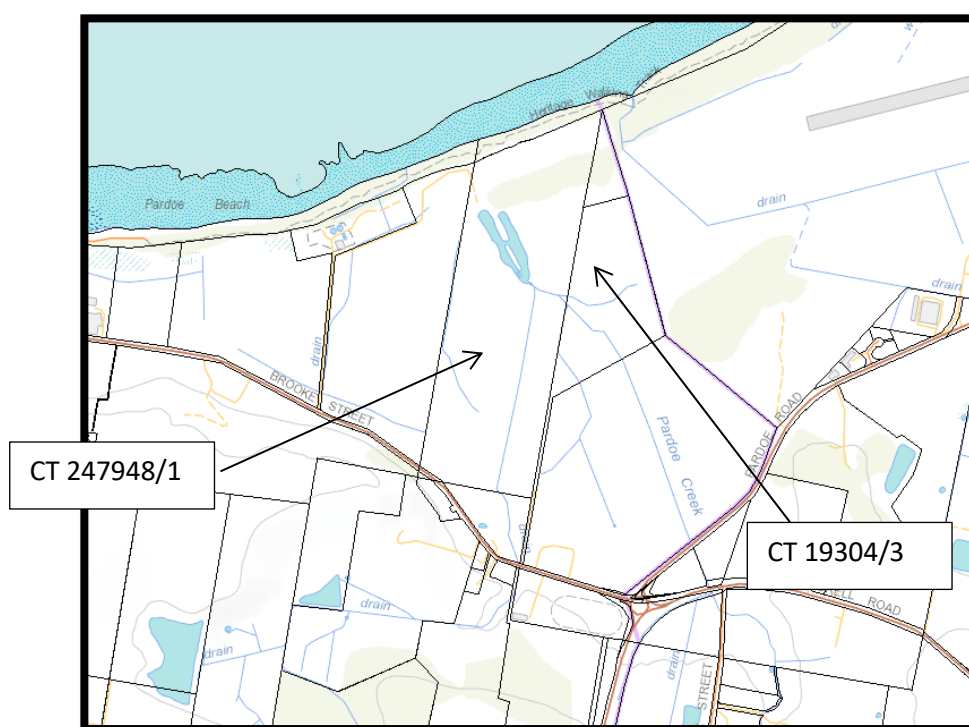


Figure 1: 365 Brooke Street, East Devonport

2.2 Site Details

Property Address	365 Brooke Street, East Devonport
Certificate of Title	Volume 247948 Folio 1 and Volume 19304 Folio 3
Council	Latrobe
Description	Rural
Water Supply	Onsite water supply
Road Access	Street Frontage – Brooke Street

3.0 Proposed Development

Application is made for a subdivision (adjustment of boundaries between two lots) for CT 247948/1, and CT 19304/3. The proposal is applied for under the subdivision requirements of the Rural Resource Zone, of the *Latrobe Interim Planning Scheme 2013*.

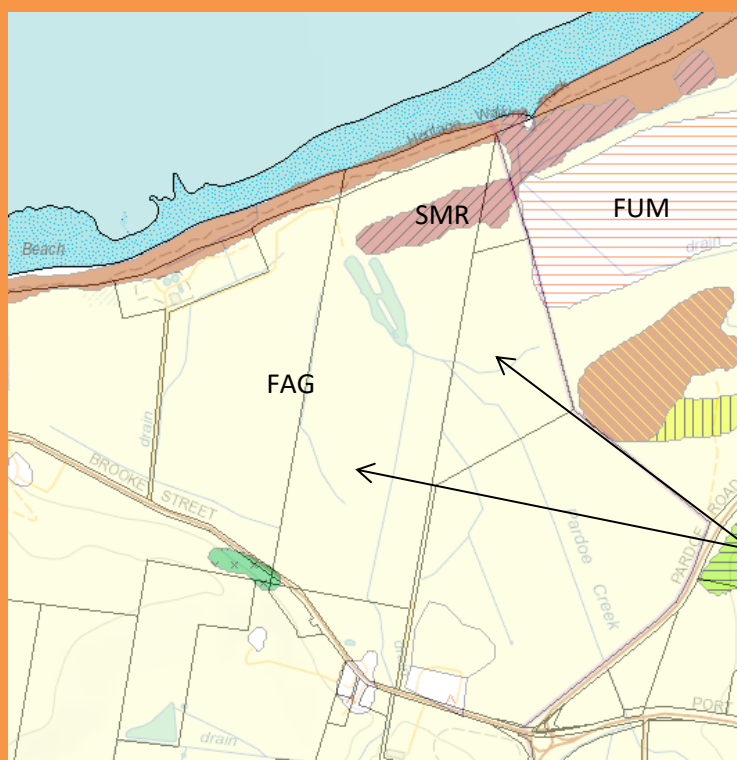
The proposal is to subdivide and consolidate the two lots to provide two lots, with Lot 1 and Lot 2 forming one lot of 14.75ha and retaining frontage to Brooke Street. Balance Area – 40.8ha will also retain frontage to Brooke Street. The subdivision is for agricultural purposes to allow for a parking and turning area for farm machinery away but closer to the public road, this will see an area of 0.65ha be transferred between the two lots. There is no change to the existing uses proposed.

4.0 Site Analysis & Risk

4.1 Vegetation Analysis

4.1.1 TasVeg Classification

Reference to Tasmanian Vegetation Monitoring & Mapping Program (TASVEG) indicates the land in and around the property is generally comprising of varying vegetation types including:



Code	Species	Vegetation Group
FAG	<ul style="list-style-type: none"> Agricultural land 	Agricultural, urban and exotic vegetation
FUM	<ul style="list-style-type: none"> Extra-urban miscellaneous 	Agricultural, urban and exotic vegetation
SMR	<ul style="list-style-type: none"> Melaleuca squarrosa scrub 	Scrub, heathland and coastal complexes

4.2 Risk

The land is considered to be within a Bushfire Prone Area due to proximity of vegetation to existing titles greater than 1 ha in area and mapped as such.

The proposed subdivision of the existing titles to adjust boundaries to form two titles from two existing titles is considered to have an insufficient increase in risk to the development from bushfire to warrant any specific bushfire measures. According to TasVeg 3.0, vegetation is predominantly grassland. The land is used for rural purposes. The predominant wind direction is north-westerly. The proposed boundary adjustment is to transfer a 0.65ha area of CT 247948/1 that is located to the south-east and consolidate this with the eastern adjacent title (CT 19304/3). As the lots are of considerable size, following the subdivision and consolidation there is no increase in risk caused by the proposal. By adding an area of 0.65ha to the smaller of the titles, the separation distances of the to the future boundaries is insignificant. The title boundaries are sufficient and adequate, given the vegetation classification, predominant wind direction and should either of the resultants lots be developed into the future, it is not likely the proposal will affect any future BAL level for building purposes. Any future development of the lots will require a separate assessment at the time of building application.

4.3 Road Access

There are no access requirements as the proposal is exempt.

4.4 Water Supply

No water supply is required as the proposal is exempt. It is noted that any future development (habitable building) would likely require onsite water storage as fire plugs are not available within 120m of the titles.

5.0 EXEMPTIONS Clause E1.4 – Bushfire-Prone Areas Code

Exemptions under Clause E1.4 can be considered for any of the following:

- a) *Any use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this Code, certifies there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures; and*
- b) *Adjustment of a boundary in accordance with Clause 9.3 of this planning Scheme.*

Response

The proposed development is exempt from the provisions of a BAL assessment and/or Bushfire Hazard Management Plan for the following reason:

1. Having regard to the objective of all applicable standards and exemptions specified in the Bushfire-Prone Areas Code, there is an insufficient increase in risk to the development from bushfire to warrant any specific protection measures.

Bushfire-Prone Areas Code Summary

Clause	Applicability	Response
E1.4	Applicable	See above The proposal complies with E1.4 (a)

6.0 Conclusion

All reasonable steps have been taken to ensure the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment at the date of this report.

The area is bushfire prone, being less than 100m from vegetation greater than 1 ha in size and mapped as bushfire prone, however as the proposal is to adjust boundaries of two existing titles to form two titles for which there is no increase in risk from bushfire to warrant any specific bushfire protection measures and therefore is exempt under Clause E1.4 (a).

References

- (a) Australian Standards, AS 3959-2009, *Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney NSW.
- (b) Latrobe Council (2013), *Latrobe Interim Planning Scheme 2013*.
- (c) Tasmanian Government, Land Information System Tasmania, www.thelist.tas.gov.au

BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies²

Land that is the Use or Development Site that is relied upon for bushfire hazard management or protection.

Name of planning scheme or instrument:

Latrobe Interim Planning Scheme 2013

Street address:

365 Brooke Street, East Devonport

Certificate of Title / PID:

CT 247948/1 & CT 19304/3

Land that is not the Use or Development Site that is relied upon for bushfire hazard management or protection.

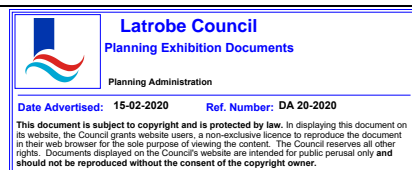
Street address:

Certificate of Title / PID:

2. Proposed Use or Development

Description of Use or Development:

Subdivision Boundary Adjustment between 2 titles



Code Clauses:

☒ E1.4 Exempt Development

☐ E1.5.1 Vulnerable Use

☐ E1.5.2 Hazardous Use

☒ E1.6.1 Subdivision

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

² If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

3. Documents relied upon

Documents, Plans and/or Specifications

Title:	Proposed Subdivision Ref:302040-D01		
Author:	veris		
Date:	13/12/19	Version:	0

Bushfire Hazard Report

Title:	Bushfire Hazard Assessment Report		
Author:	Rebecca Green		
Date:	27 January 2020	Version:	1

Bushfire Hazard Management Plan

Title:	N/A		
Author:			
Date:		Version:	

Other Documents

Title:			
Author:			
Date:		Version:	



4. Nature of Certificate

<input checked="" type="checkbox"/>	E1.4 – Use or development exempt from this code		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input checked="" type="checkbox"/>	E1.4 (a) and (b)	Insufficient increase in risk	Refer to Bushfire Hazard Assessment Report prepared by Rebecca Green, 27 January 2020.

<input type="checkbox"/>	E1.5.1 – Vulnerable Uses		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.1 P1	Residual risk is tolerable	
<input type="checkbox"/>	E1.5.1 A2	Emergency management strategy	
<input type="checkbox"/>	E1.5.1 A3	Bushfire hazard management plan	

<input type="checkbox"/>	E1.5.2 – Hazardous Uses		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.2 P1	Residual risk is tolerable	
<input type="checkbox"/>	E1.5.2 A2	Emergency management strategy	
<input type="checkbox"/>	E1.5.2 A3	Bushfire hazard management plan	



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<input checked="" type="checkbox"/>	E1.6 – Development standards for subdivision		
	E1.6.1 Subdivision: Provision of hazard management areas		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1 P1	Hazard Management Areas are sufficient to achieve tolerable risk	
<input checked="" type="checkbox"/>	E1.6.1 A1 (a)	Insufficient increase in risk	Refer to Bushfire Hazard Assessment Report prepared by Rebecca Green, 27 January 2020.
<input type="checkbox"/>	E1.6.1 A1 (b)	Provides BAL 19 for all lots	

<input type="checkbox"/>	E1.6.1 A1 (c)	Consent for Part 5 Agreement	
--------------------------	---------------	------------------------------	--

E1.6.2 Subdivision: Public and fire fighting access			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.2 P1	Access is sufficient to mitigate risk	
<input checked="" type="checkbox"/>	E1.6.2 A1 (a)	Insufficient increase in risk	Refer to Bushfire Hazard Assessment Report prepared by Rebecca Green, 27 January 2020.
<input type="checkbox"/>	E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input checked="" type="checkbox"/>	E1.6.3 A1 (a)	Insufficient increase in risk	Refer to Bushfire Hazard Assessment Report prepared by Rebecca Green, 27 January 2020.
<input type="checkbox"/>	E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	
<input type="checkbox"/>	E1.6.3 A1 (c)	Water supply consistent with the objective	
<input type="checkbox"/>	E1.6.3 A2 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.3 A2 (b)	Static water supply complies with Table E5	
<input type="checkbox"/>	E1.6.3 A2 (c)	Static water supply is consistent with the objective	



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5. Bushfire Hazard Practitioner³

Name:	Rebecca Green	Phone No:	0409 284 422
Address:	PO Box 2108	Fax No:	
		Email Address:	admin@rgassociates.com.au
	Launceston, Tas		7250
Accreditation No:	BFP – 116	Scope:	1, 2, 3A, 3B, 3C

6. Certification

I, certify that in accordance with the authority given under Part 4A of the Fire Service Act 1979 –

<i>The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4 (a) because there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measure in order to be consistent with the objectives for all the applicable standards identified in Section 4 of this Certificate.</i>	<input checked="" type="checkbox"/>
---	-------------------------------------

or

<i>There is an insufficient increase in risk from bushfire to warrant the provision of specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.</i>	<input checked="" type="checkbox"/>
--	-------------------------------------

and/or

<i>The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.</i>	<input type="checkbox"/>
--	--------------------------

Signed:
certifier



Date:

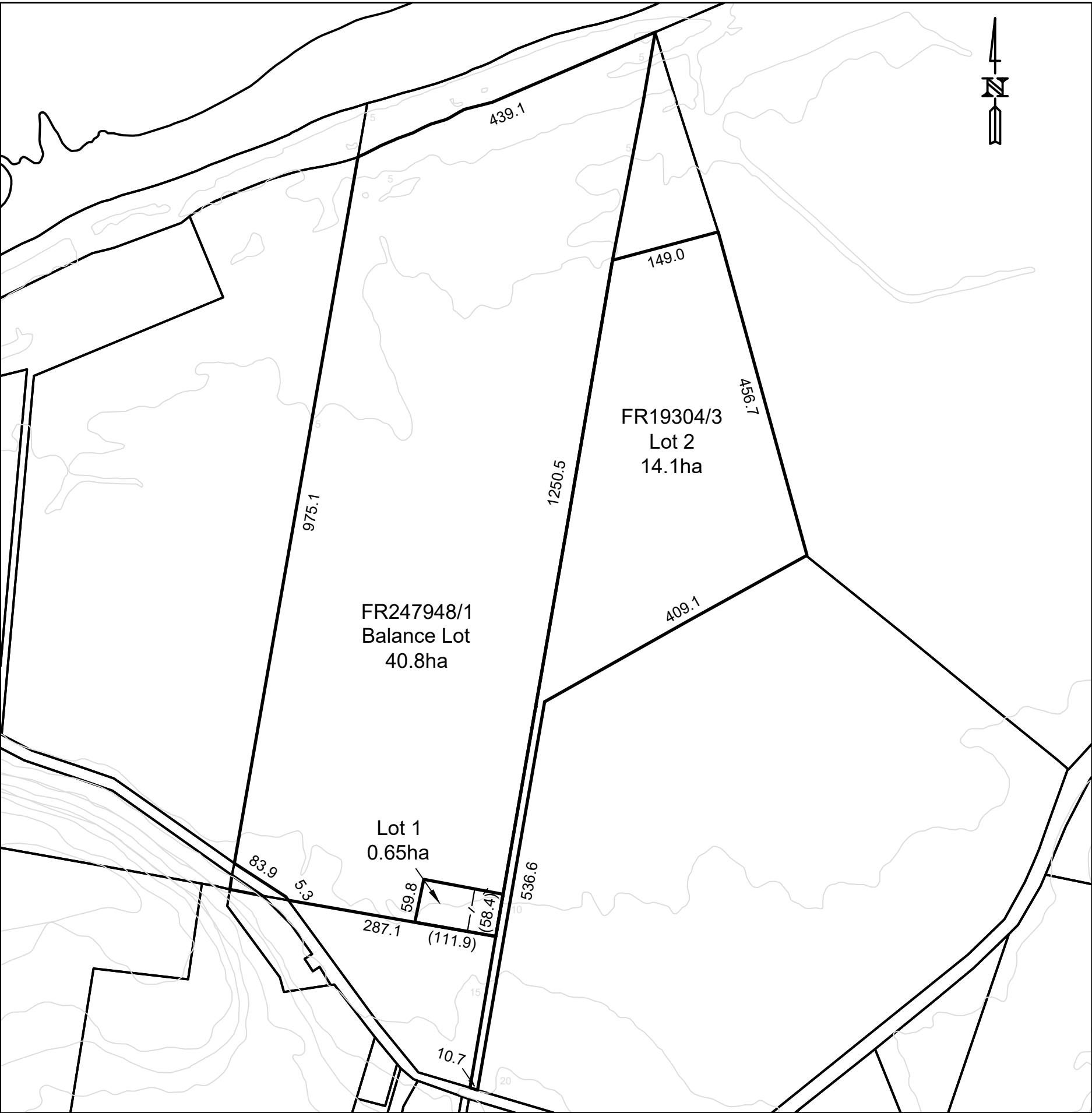
27 January
2020

Certificate No:

RG-159/2020

	Latrobe Council Planning Exhibition Documents Planning Administration
Date Advertised: 15-02-2020 Ref. Number: DA 20-2020	
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³ A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of *Fire Service Act 1979*. The list of practitioners and scope of work is found at www.fire.tas.gov.au.



LATROBE MUNICIPALITY

LOCALITY PLAN
NOT TO SCALE



● SITE LOCATION

LOT 1 and LOT 2 to form one LOT



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- NOTES
- (1) All measurements are subject to survey.
 - (2) This plan has been prepared for development application purpose only and may be subject to alteration due to permit conditions or final plan of survey. Written authorisation from Veris Australia is required if this plan is to be used for any other purpose.



DEVELOP
WITH
CONFIDENCE™



100 Best Street
Devonport TAS 7310
03 6421 3500
devonport@veris.com.au
veris.com.au
ABN 25 098 991 210

0	13/12/19	PP	JR	FIRST ISSUE
NO	DATE	DRN	CHKD	DESCRIPTION
This plan is not intended for attachment to sale contract documents				

OUR REF: 302040-D01-Rev0		
CONTOUR INTERVAL: 5m		
DATUM:		
SCALE: 1:6000		ORIGINAL SHEET SIZE: A3
DATE OF SURVEY:		
DRAWING No: 302040-D01	REV 00	SHEET No: 1 OF 1

David Bovill
Boundary Adjustment
FR247948/1, FR19304/3
365 Brooke St, East Devonport

SEARCH OF TORRENS TITLE

VOLUME 19304	FOLIO 3
EDITION 1	DATE OF ISSUE 13-Apr-1995

SEARCH DATE : 28-Jan-2020

SEARCH TIME : 09.02 AM

DESCRIPTION OF LAND

Parish of TEMPLETON, Land District of DEVON
Lot 3 on Sealed Plan 19304
(formerly Lots 1 & 2 on Sealed Plan No. 19304)
Derivation : Part of Lot 19 Gtd. to J. Bishton
Prior CT 4062/28

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SCHEDULE 1

A951406 TRANSFER to W.Y. BOVILL PTY. LTD.

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
A865298 BURDENING EASEMENT: Pipeline easement (for the North
West Regional Water Authority) over the Pipeline
Easement 10.00 wide on Diagram No. 22282

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 247948	FOLIO 1
EDITION 4	DATE OF ISSUE 27-Aug-2007

SEARCH DATE : 28-Jan-2020

SEARCH TIME : 09.03 AM

DESCRIPTION OF LAND

Parish of TEMPLETON, Land District of DEVON

Lot 1 on Plan 247948

Derivation : Whole of 102 Acres Granted to B.W. Thomas

Prior CT 2788/47

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SCHEDULE 1

A153627 W. Y. BOVILL PTY. LTD.

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

A871332 BURDENING EASEMENT: pipeline rights for The North
West Regional Water Authority over the land marked
"Pipeline Easement 10.00 wide" on P.247948C741578 BURDENING EASEMENT: a pipeline rights in favour of
The Latrobe Council over the land marked "Pipeline
Easement 4.00 wide" on P.247948 Registered
27-Aug-2007 at noonUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

22 OCT 1982

Owner: LOT1- T.W.W.FORD LOT2- T.J&CA.SHEPHERD	PLAN OF SURVEY by Surveyor <u>K. R. MICHELL</u> of land situated in the	Registered Number: S. P19304
Title Reference: LOT 1-CONV. 41/5132 LOT2-C.T. 3166/91	LAND DISTRICT OF DEVON PARISH OF TEMPLETON	Effective from: 23 DEC 1983
Grantee: PART OF LOT 19, 500AC. GTD. TO JOHN BISHTON, PUR.	SCALE 1:6000 MEASUREMENTS IN METRES	ACTING DEPUTY <i>[Signature]</i> Recorder of titles

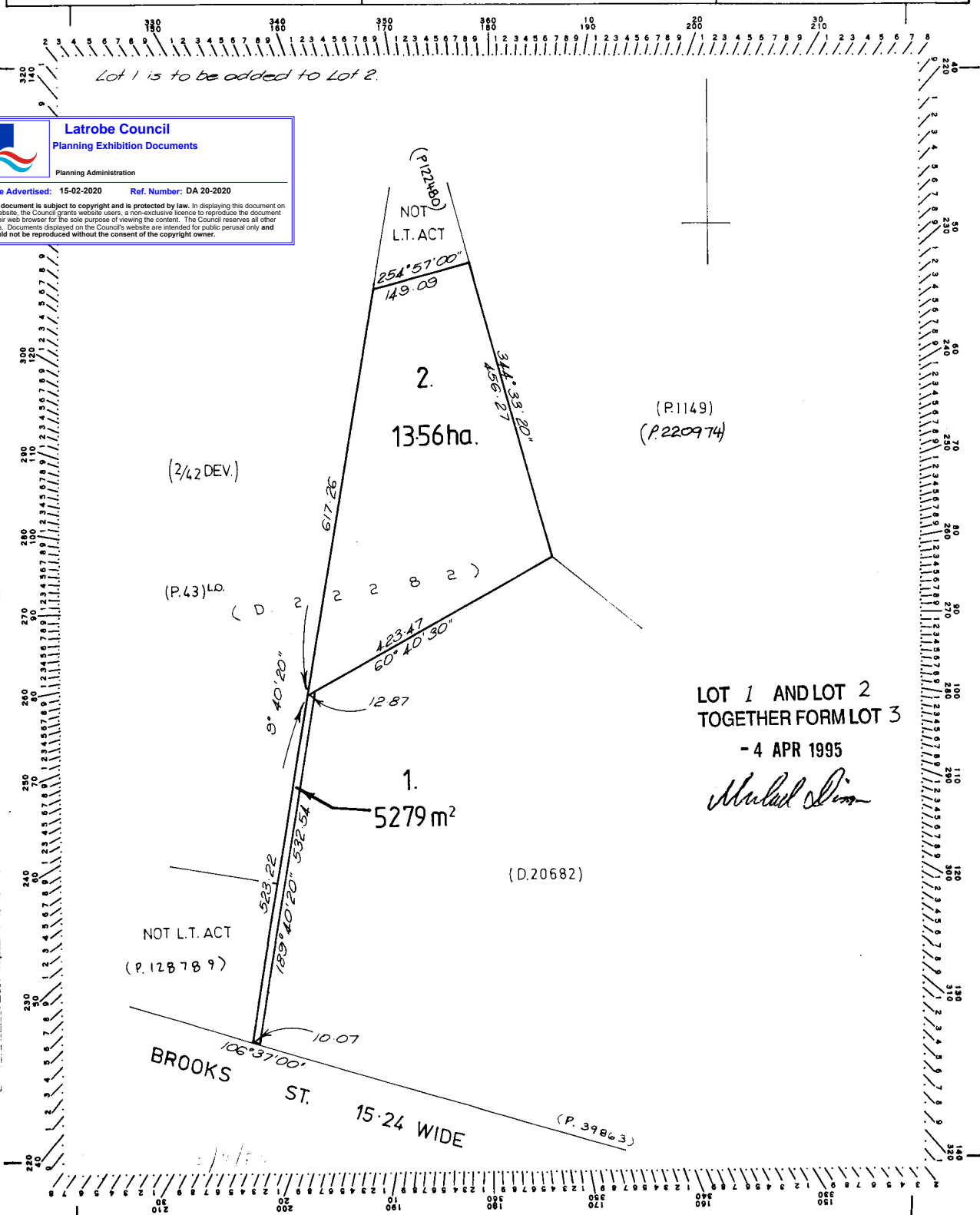
Lot 1 is to be added to Lot 2.

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OS-D 435

ANNEXURE TO CERTIFICATE OF TITLE
FOLIO OF REGISTER

VOL. 2788 FOL. 47

REGISTERED NUMBER

247948

Recorder of Titles



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

Latrobe Council
Planning Exhibition Documents

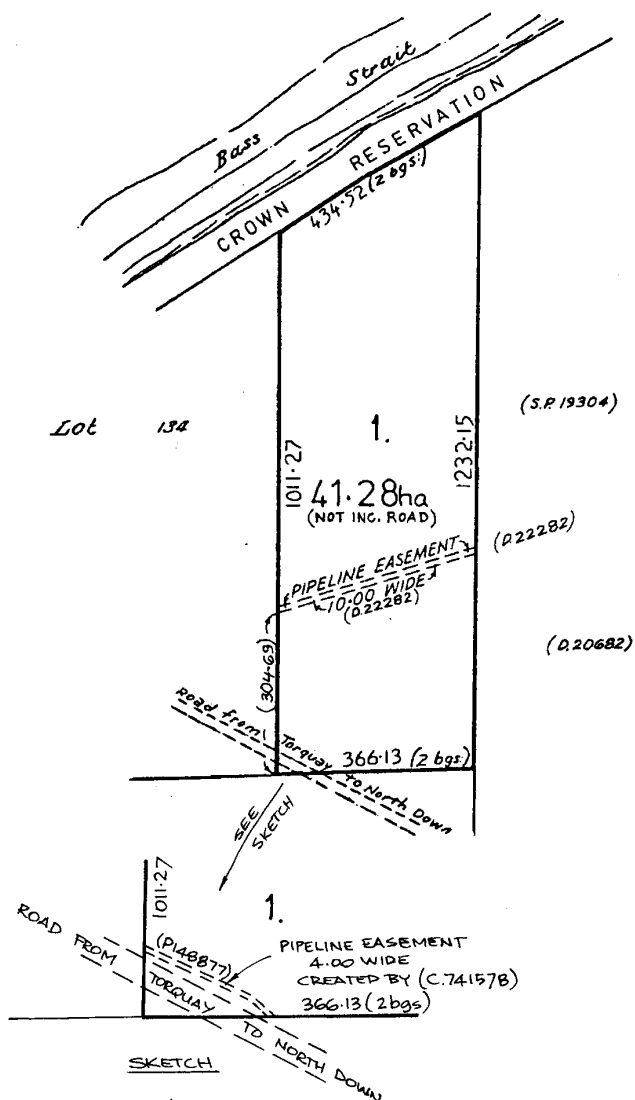
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P. H. TEMPLETON

MEAS. IN METRES





SCHEDULE OF EASEMENTS

PLAN NO.

S.P19304

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.~~

No covenants easements or profits à prendre are created to benefit or burden any Lot on the Plan

SIGNED by TERENCE JOHN SHEPHERD)
and CHRISTINE ANN SHEPHERD the)
registered proprietors of)
Certificate of Title Volume 3166)
Folio 91 in the presence of:)

SIGNED by BRUCE EDWARD DAVIES)
and ROLAND PETER CAMERON SWAN)
as Mortgagees under Registered)
Mortgage No. A 777209 in the)
presence of:)

SIGNED by TASMAN WALLACE)
WILBRAHAM FORD the registered)
proprietor of the land comprised)
in Conveyance No. 41/5132 in the)
presence of:)

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Signed by **WESTPAC BANKING CORPORATION** by its attorneys

GORDON WILLIAM LAWRENCE
and

NEVILLE SYDNEY WILLIAMS

under power No 57/9548 being
the power of attorney
the said Gordon William Lawrence
and Neville Sydney Williams
in the presence of

Bank Officer, Hobart

G.I. DUNCAN

by its Attorneys



MANAGER, LEGAL
TASMANIA DIVISION



MANAGER, LEGAL
TASMANIA DIVISION

*Mortgage under
Mortgage No 52/7440*



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Certified correct for the purposes of the Real Property Act 1862, as amended.

.....
Subdivider/Solicitor for the Subdivider


This is the schedule of easements attached to the plan of T.W.W. Ford and T.J. & C.A.
(Insert Subdivider's Full Name)

Shepherd affecting land in

Certificate of Title 3166/91 and Conveyance 41/5132

(Insert Title Reference)

Sealed by Municipality of Latrobe on 13th September 1982


Council Clerk/Town Clerk

10369