



**GLAMORGAN/SPRING BAY COUNCIL**  
**NOTICE OF PROPOSED DEVELOPMENT**

Notice is hereby given that an application has been made for planning approval for the following development:

**SITE:** **196 Court Farm Road, Buckland**  
**CT 162203/4, 162203/5**

**PROPOSAL:** **Ready for Advertising - Reorganisation of Lot**  
**Boundaries - 2 Lots into 2 Lots**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail ([planning@freycinet.tas.gov.au](mailto:planning@freycinet.tas.gov.au)) addressed to the Chief Executive Officer. Representations must be received before midnight on 25 February 2026.

**APPLICANT:** **Nova Land Consulting**  
**DATE:** **16/12/2025**  
**APPLICATION NO:** **SA 2025 / 027**

# Application for Planning Approval

## Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:	Nova Land Consulting		
Contact person: (if different from applicant)			
Address:	PO Box 8035		
Suburb:	Trevallyn	Post Code:	7250
Email:	<a href="mailto:planning@novaland.com.au">planning@novaland.com.au</a>	Phone: / Mobile:	03 6709 8116

*Note: All correspondence with the applicant will be via email unless otherwise advised*

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:	196 Court Farm Road		
Suburb:	Buckland	Post Code:	7190
Size of site: (m <sup>2</sup> or Ha)	223.5ha & 83.813ha		
Certificate of Title(s):	162203/5 & 162203/4		
Current use of site:	Agriculture (grazing)		

**General Application Details** *Complete for All Applications*

Description of proposed use or development:	Subdivision - Subdivision - Boundary Adjustment (2 Lots to 2 Lots)	
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	\$	
Is the property on the State Heritage Register? (Circle one)	<input type="checkbox"/> Yes / No	<input checked="" type="checkbox"/>

**For all Non-Residential Applications**

Hours of Operation	N/A
Number of Employees	N/A
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	N/A
Describe any hazardous materials to be used or stored on site	N/A
Type & location of any large plant or machinery used (refrigeration, generators)	N/A
Describe any retail and/or storage of goods or equipment in outdoor areas	N/A

**Personal Information Protection Statement**

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

### Applicant Declaration

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:


- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Applicant Signature:		Date:	15/12/2025
----------------------	---	-------	------------

### Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	
--	--	-------	--

If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

***It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.***

## **Checklist of application documents:**

*Taken from Section 6 of the Planning Scheme*

An application must include:

- ☒ a signed application form;
- ☐ any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- ☒ details of the location of the proposed use or development;
- ☒ a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- ☒ a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- ☒ any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- ☐ a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
  - (i) the existing and proposed use(s) on the site;
  - (ii) the boundaries and dimensions of the site;
  - (iii) topography including contours showing AHD levels and major site features;
  - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
  - (v) soil type;
  - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
  - (vii) the location and capacity and connection point of any existing services and proposed services;
  - (viii) the location of easements on the site or connected to the site;
  - (ix) existing pedestrian and vehicle access to the site;
  - (x) the location of existing and proposed buildings on the site;
  - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
  - (xii) any natural hazards that may affect use or development on the site;
  - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
  - (xiv) any proposed open space, common space, or facilities on the site; and
  - (xv) proposed subdivision lot boundaries;
- ☐ where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
  - (xvi) the internal layout of each building on the site;
  - (xvii) the private open space for each dwelling;
  - (xviii) external storage spaces;
  - (xix) parking space location and layout;
  - (xx) major elevations of every building to be erected;
  - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
  - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
  - (xxiii) materials and colours to be used on roofs and external walls.

## SEARCH OF TORRENS TITLE

VOLUME 162203	FOLIO 4
EDITION 2	DATE OF ISSUE 15-Nov-2021

SEARCH DATE : 10-Dec-2025

SEARCH TIME : 11.13 am

DESCRIPTION OF LAND

Parish of NUGENT Land District of PEMBROKE

Lot 4 on Sealed Plan [162203](#)Derivation : Part of 500 Acres Gtd to W Olding and Part of Lot  
570, 605 Acres Gtd to W OldingPrior CTs [100545/2](#) and [100545/3](#)SCHEDULE 1

[M902017](#) TRANSFER to Registered  
15-Nov-2021 at 12.03 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP162203](#) FENCING PROVISION in Schedule of Easements

[C582000](#) PRIVATE TIMBER RESERVE pursuant to Section 15(1) of  
the Forest Practices Act 1985 (affecting part of the  
said land within described as shown hatched on the  
plan annexed thereto Registered 22-June-2005 at noon

[E279674](#) MORTGAGE to National Australia Bank Limited  
Registered 15-Nov-2021 at 12.04 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

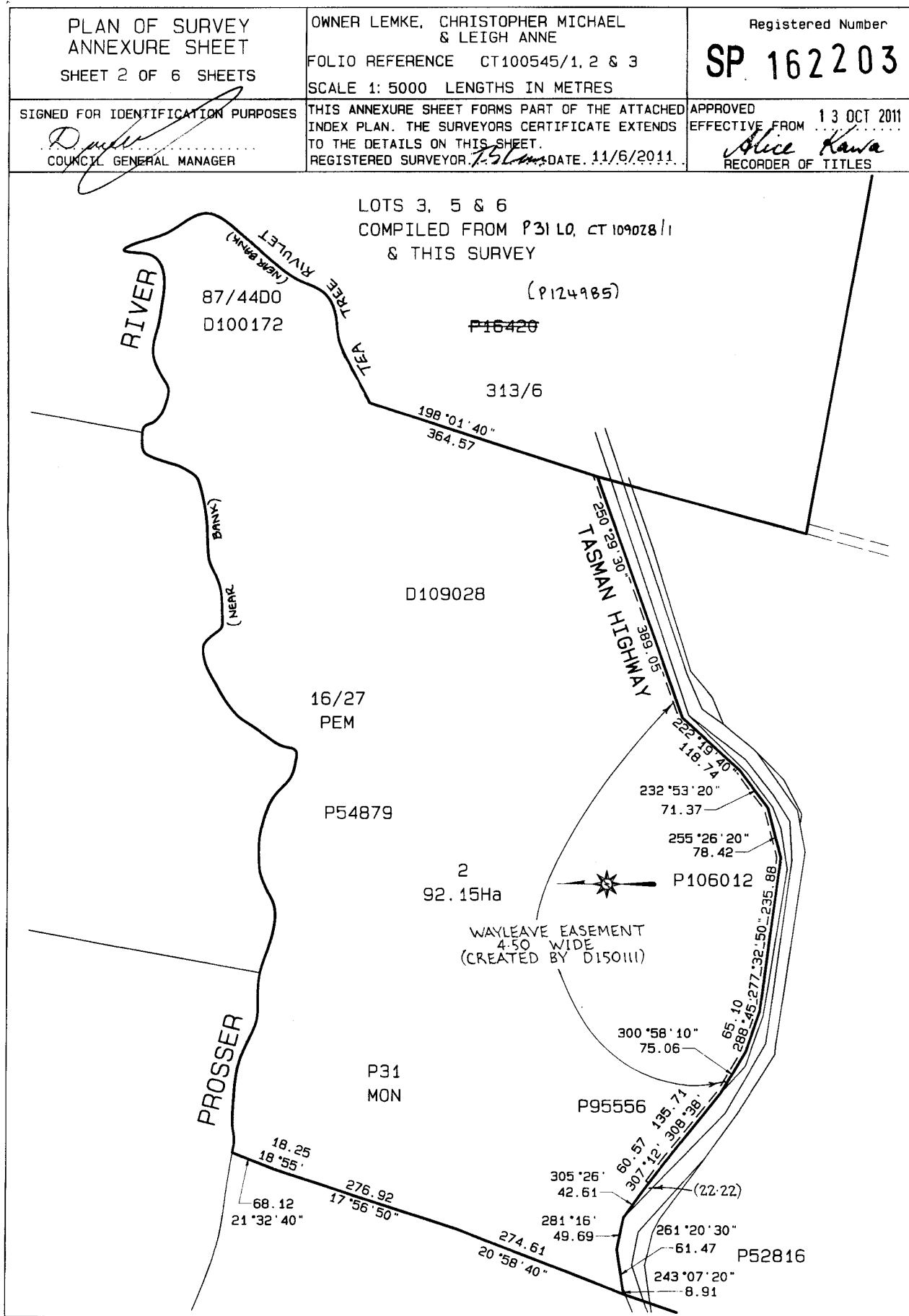
<b>OWNER</b> LEMKE, CHRISTOPHER MICHAEL & LEIGH ANNE FOLIO REFERENCE CT100545/1, 2 & 3 CT109028/1 + CT100172/2 <b>GRANTEE Lot 187</b> PART OF 700 AC Gtd. TO THOMAS CRUTTENDEN PART OF 500 AC Gtd TO W OLDING PART OF 1045 AC Gtd TO JOHN GATEHOUSE		<b>PLAN OF SURVEY</b> BY SURVEYOR TERENCE S CROMER PO Box 368, Sandy Bay, 7006 Ph 622 55366 Fax 622 55388 e-mail terry@cromersurveyors.com.au www.cromer-partners.com.au <b>LOCATION</b> PARISH OF ORFORD & NUGENT LAND DISTRICT OF PEMBROKE SCALE 1:20000 LENGTHS IN METRES		Registered Number <b>SP, 162203</b> APPROVED EFFECTIVE FROM 13 OCT 2011 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 112 (5628)	LAST UPI No. 3014189 3014194 FDC67 FMS40	LAST PLAN No. P109028	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

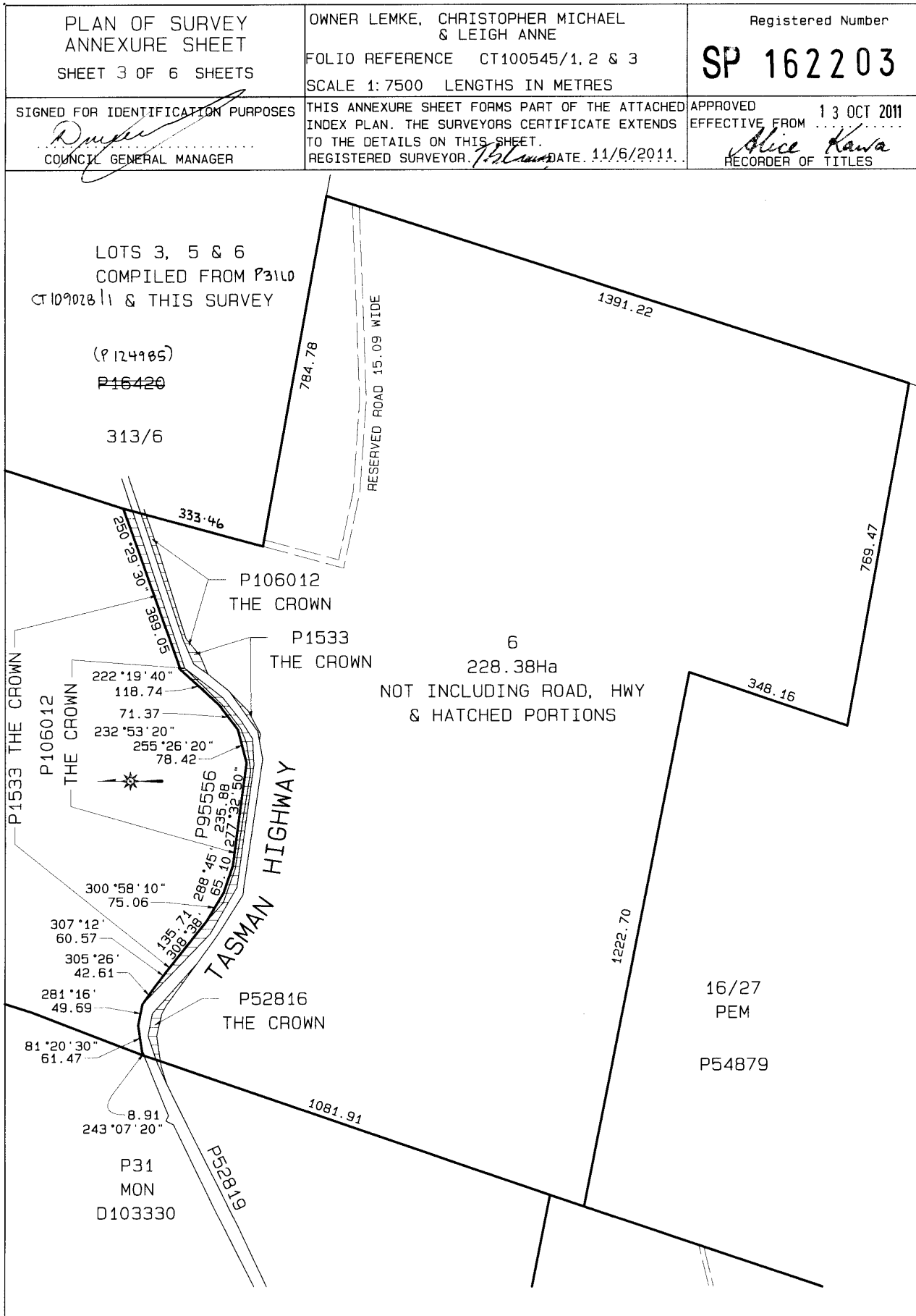
PART OF LOT 6198 319.0.0 Gtd. TO JOHN GATEHOUSE  
 PART OF LOT 570 605.0.0 Gtd. TO WILLOUGHBY OLDING

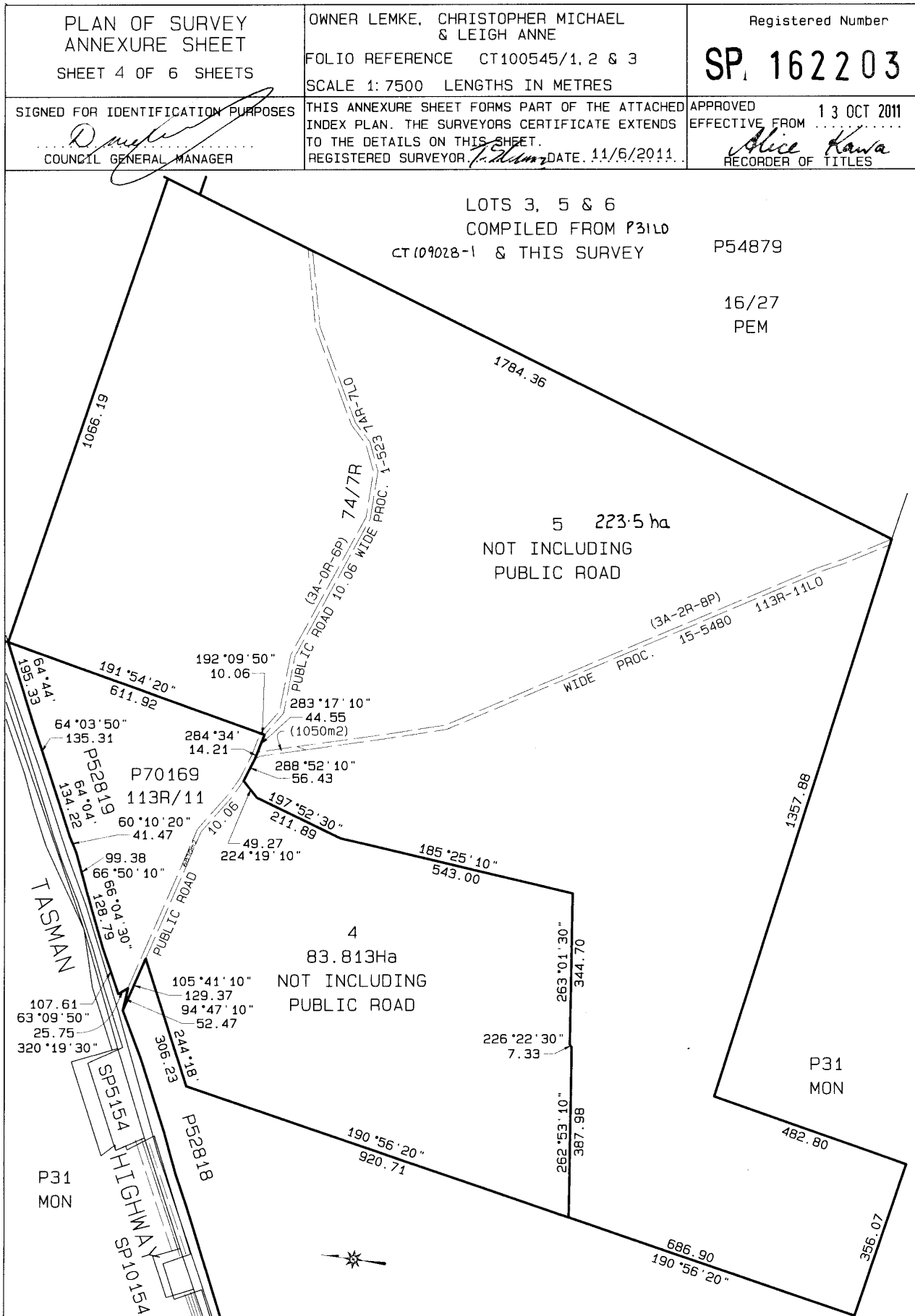
**INDEX PLAN**

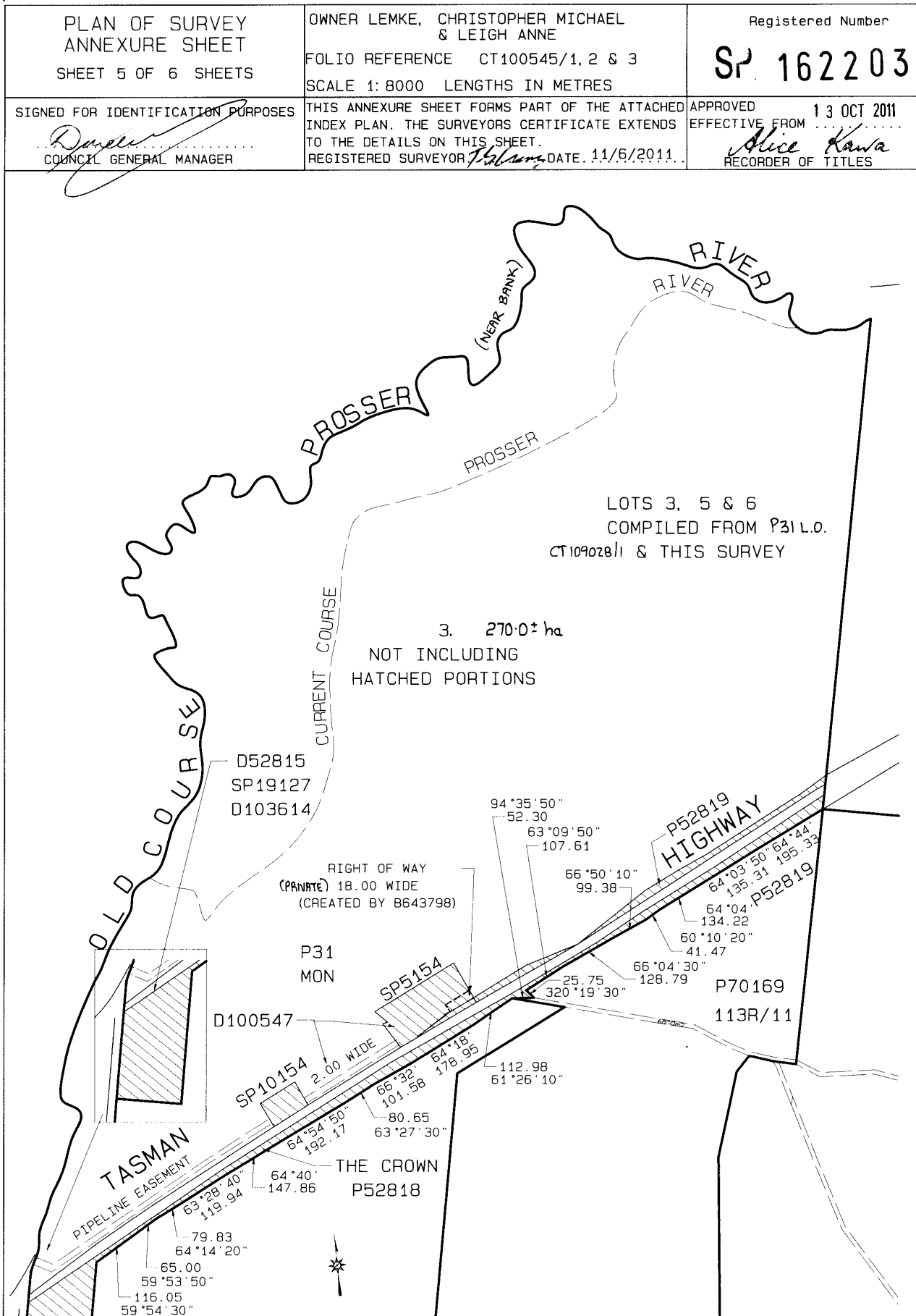
P.31 L.O.  
 LOTS 3, 5 & 6 COMPILED FROM CT'S & THIS SURVEY

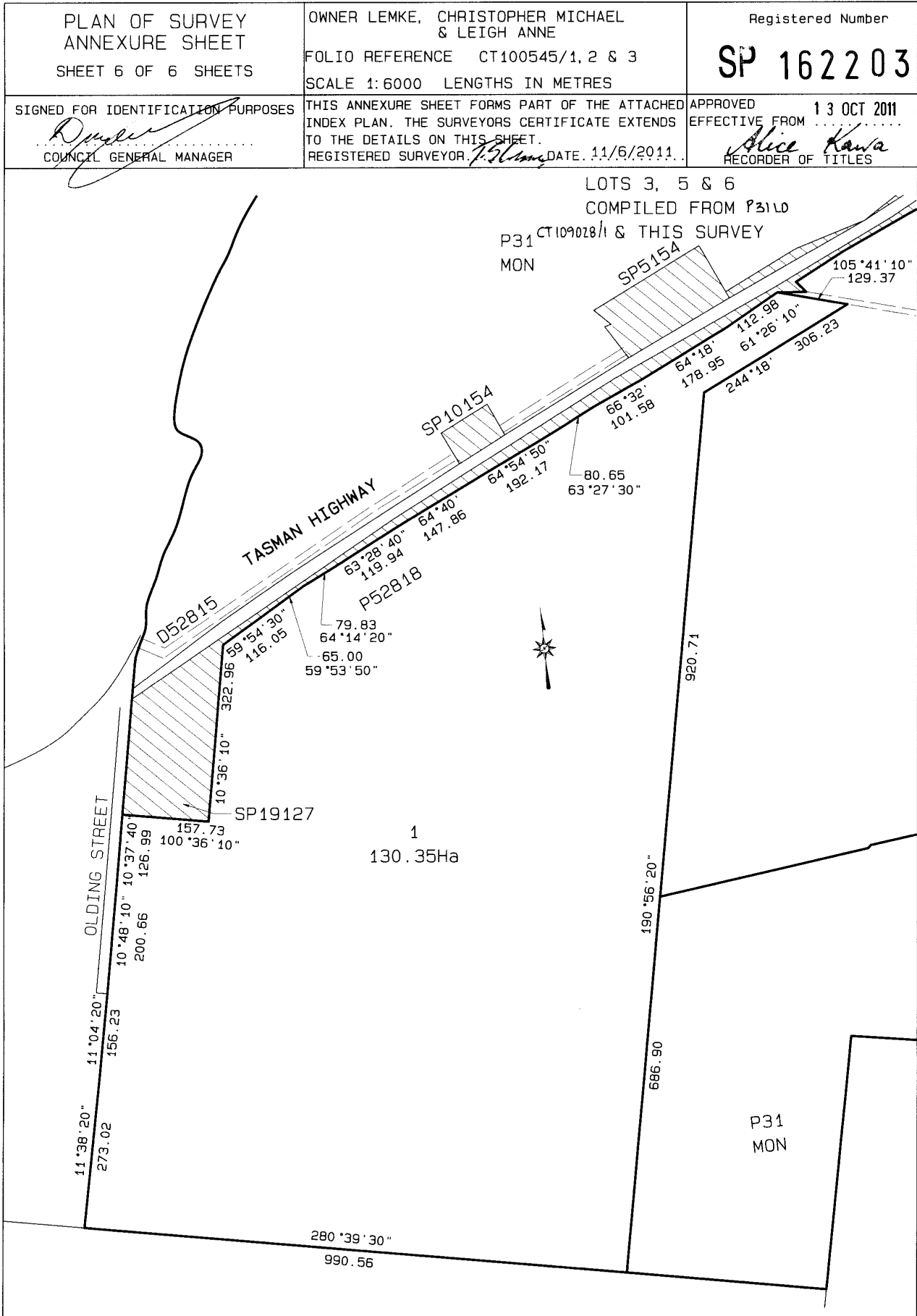
*[Signature]* 2/8/11  
 COUNCIL DELEGATE DATE











## SCHEDULE OF EASEMENTS

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

Registered Number

SP 162203

PAGE 1 OF 3 PAGES

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.

Benefiting Easement – Right of Carriageway

~~That part of~~ Lot 3 on the Plan which was formerly Lot 1 and Lot 2 on Diagram No. 100545 is together with a Right of Carriageway (created by B643798) over the Right of Way <sup>(PRIVATE)</sup> 18.00 wide ~~on Diagram No. 100545~~ and as shown on the Plan.

Burdening Easement – Pipeline Easement

~~That part of~~ Lot 3 on the Plan ~~which was formerly Lot 1 on Diagram No. 100545~~ is subject to a right to carry water (appurtenant to Lot 1 on Diagram No. 100547) over the Pipeline Easement ~~at~~ 2.00 wide shown on Diagram No. 100545 and as shown on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

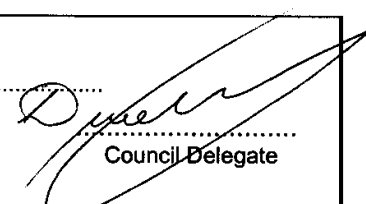
SUBDIVIDER: Christopher Michael & Leigh Anne Lemke  
FOLIO REF: Vol 100172 Fol. 2, Vol. 109028 Fol. 1,  
Vol. 100545 Fol. 2 and Vol. 100545 Fol. 1  
SOLICITOR  
& REFERENCE: Butler McIntyre & Butler – PJJ:103795

PLAN SEALED BY:

DATE: 2/8/11

.54.11007

REF NO.

  
Council Delegate

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

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 2 PAGES	Registered Number <b>SP 162203</b>
SUBDIVIDER: Christopher Michael Lemke & Leigh Anne Lemke FOLIO REFERENCE: Vol 100172 Fol. 2, Vol. 109028 Fol. 1, Vol. 100545 Fol. 2 and Vol. 100545 Fol. 1	

Fencing Provisions

In respect of the Lots shown on the Plan the Vendor (Christopher Michael Lemke and Leigh Anne Lemke) shall not be required to fence.

Signed by Christopher Michael Lemke the )  
 registered proprietor of the land comprised )  
 in Folio of the register Vol 100172 Fol. 2, )  
 Vol. 109028 Fol. 1, Vol. 100545 Fol. 2 and )  
 Vol. 100545 Fol 1 in the presence of )

.....

.....

Witness

.....  
 TARYN GENEVIEVE FERNANDO

Print full name

.....  
 ADMINISTRATION

Occupation

.....  
 13/190 MT ALEXANDER RD,  
 Address TRAVANCORE

Signed by Leigh Anne Lemke the registered )  
 proprietor of the land comprised in Folio of )  
 the register Vol 100172 Fol. 2, Vol. 109028 )  
 Fol. 1, Vol. 100545 Fol. 2 and Vol. 100545 )  
 Fol 1 in the presence of )

.....

.....

Witness

.....  
 TARYN GENEVIEVE FERNANDO

Print full name

.....  
 ADMINISTRATION

Occupation

.....  
 13/190 MT ALEXANDER RD,  
 Address TRAVANCORE

**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 3 PAGES

Registered Number

**SP 162203**

SUBDIVIDER: Christopher Michael Lemke & Leigh Anne Lemke

FOLIO REFERENCE: Vol 100172 Fol. 2, Vol. 109028 Fol. 1, Vol. 100545 Fol. 2 and Vol. 100545 Fol. 1

Signed by  
*Dimitrios Kapouridakis*  
as Attorney(s) for **Suncorp-Metway**  
**Limited** (pursuant to Power of Attorney  
Reg. No.  
as the Mortgagee under Memorandum of  
Mortgage No. C667718 and the said  
Attorney(s) hereby declare that no notice of  
revocation of the said Power of Attorney  
has been received, in the presence of

*Pogorin*  
.....  
Witness

*Paul O'Gorman*  
.....  
Print full name

*BANK OFFICER*  
.....  
Occupation

*447 Collins Street Melbourne VIC 3000*  
.....  
Address

*[Signature]*

Signed by Dimitrios Kapouridakis ) SUNCORP METWAY Ltd.  
Who certifies that he is a Level 1 and II Attorney pursuant ) A.C.N. 010 831 722  
to a power of Attorney dated 15th day of November ) by its duly constituted  
1991 a Certified copy of which is lodged in the Permanent ) Attorney  
Order Book No. 277 at Page 4 in the presence of: )

*Pogorin*  
.....  
*Paul O'Gorman*

**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.

## SEARCH OF TORRENS TITLE

VOLUME 162203	FOLIO 5
EDITION 2	DATE OF ISSUE 15-Nov-2021

SEARCH DATE : 10-Dec-2025

SEARCH TIME : 11.12 am

DESCRIPTION OF LAND

Parish of NUGENT Land District of PEMBROKE

Lot 5 on Sealed Plan [162203](#)

Derivation : Part of 500 Acres Gtd to W Olding and Part of Lot 570, 605 Acres Gtd. to W Olding

Prior CTs [100545/2](#) and [100545/3](#)SCHEDULE 1

[M902017](#) TRANSFER to Registered  
15-Nov-2021 at 12.03 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP162203](#) FENCING PROVISION in Schedule of Easements

[C582000](#) PRIVATE TIMBER RESERVE pursuant to Section 15(1) of the Forest Practices Act 1985 (affecting part of the said land within described as shown hatched on the plan annexed thereto Registered 22-June-2005 at noon

[E279674](#) MORTGAGE to National Australia Bank Limited  
Registered 15-Nov-2021 at 12.04 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

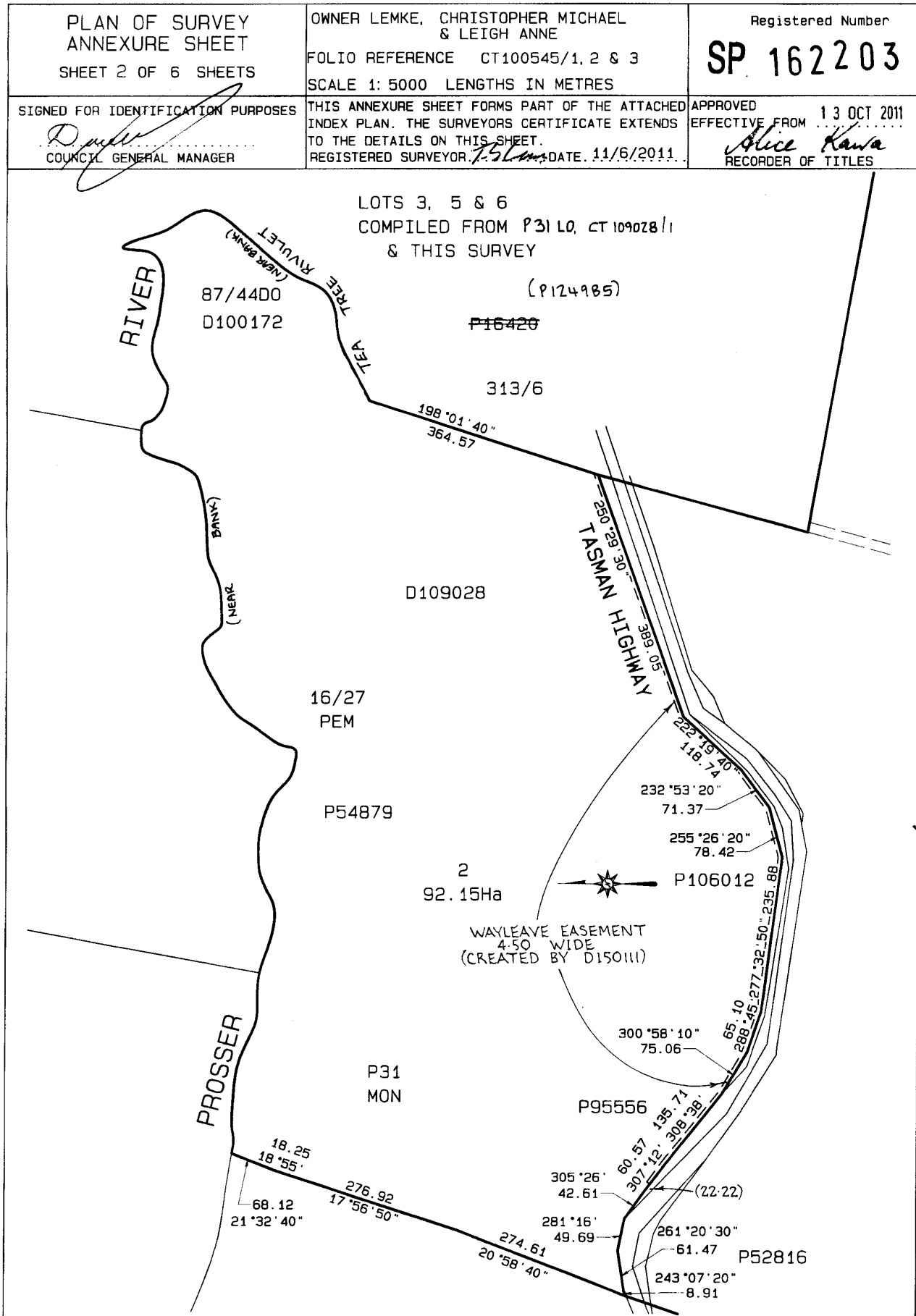
<p>OWNER LEMKE, CHRISTOPHER MICHAEL &amp; LEIGH ANNE FOLIO REFERENCE CT100545/1, 2 &amp; 3 CT109028/1 + CT100172/2 GRANTEE <b>Lot 187</b> PART OF 700 Ac Gtd. TO THOMAS CRUTTENDEN PART OF 500 AC GTD TO W OLDING PART OF 1045 AC GTD TO JOHN GATEHOUSE</p>	<p style="text-align: center;"><b>PLAN OF SURVEY</b> BY SURVEYOR TERENCE S CROMER PO Box 368, Sandy Bay, 7006 Ph 622 55366 Fax 622 55388 e-mail terry@cromersurveyors.com.au www.cromer-partners.com.au</p> <p>LOCATION <b>PARISH OF ORFORD-NUGENT</b> <b>LAND DISTRICT OF PEMBROKE</b> SCALE 1:20000 LENGTHS IN METRES</p>	<p>Registered Number <b>SP, 162203</b></p> <p>APPROVED EFFECTIVE FROM <b>13 OCT 2011</b> <i>Alice Kawa</i> Recorder of Titles</p>	
<p>MAPSHEET MUNICIPAL CODE No. 112 (5628)</p>	<p>LAST UPI No. <b>3014189 3014194</b> <b>FDC67 PMS40</b></p>	<p>LAST PLAN No. P109028</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>

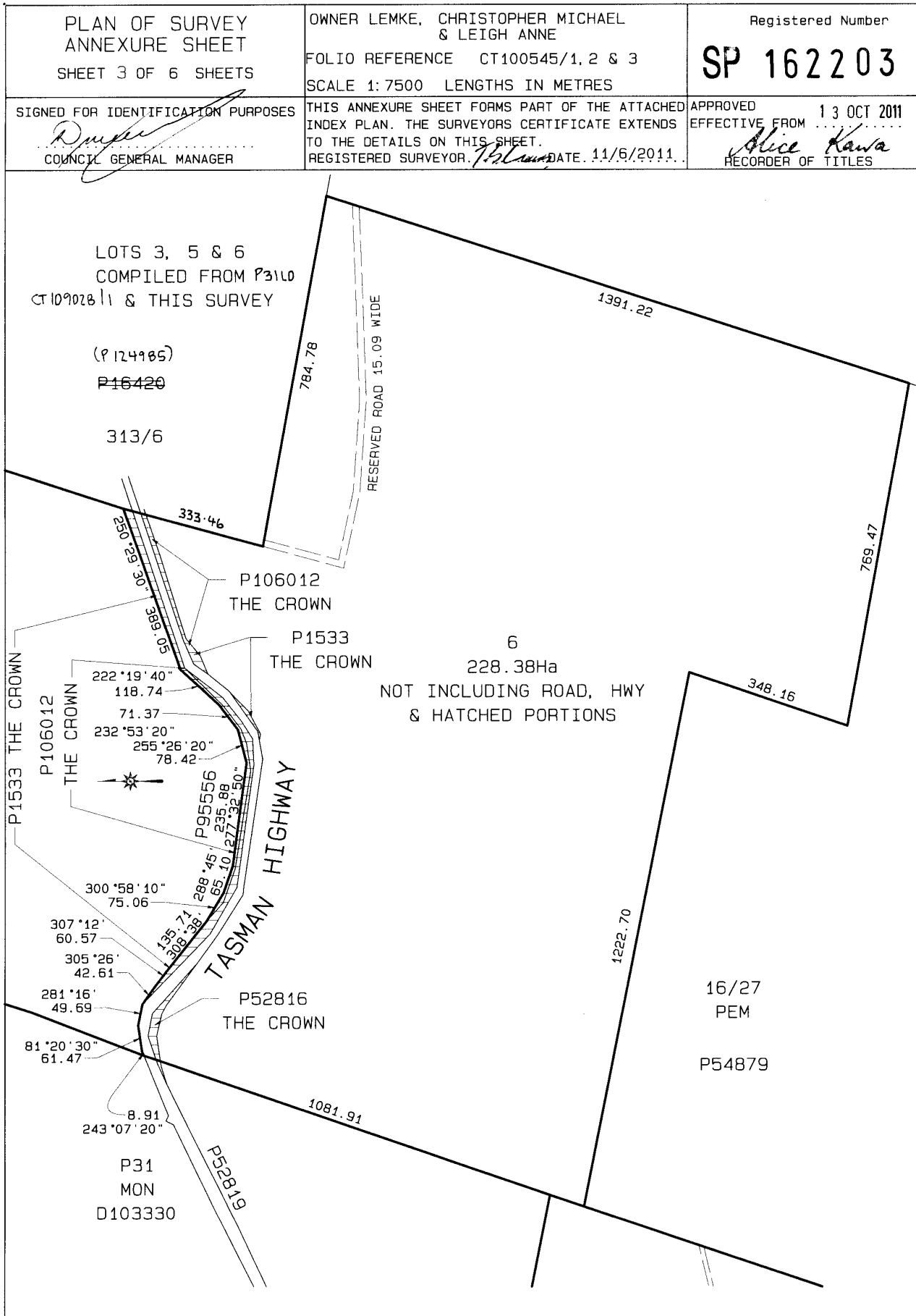
**INDEX PLAN**

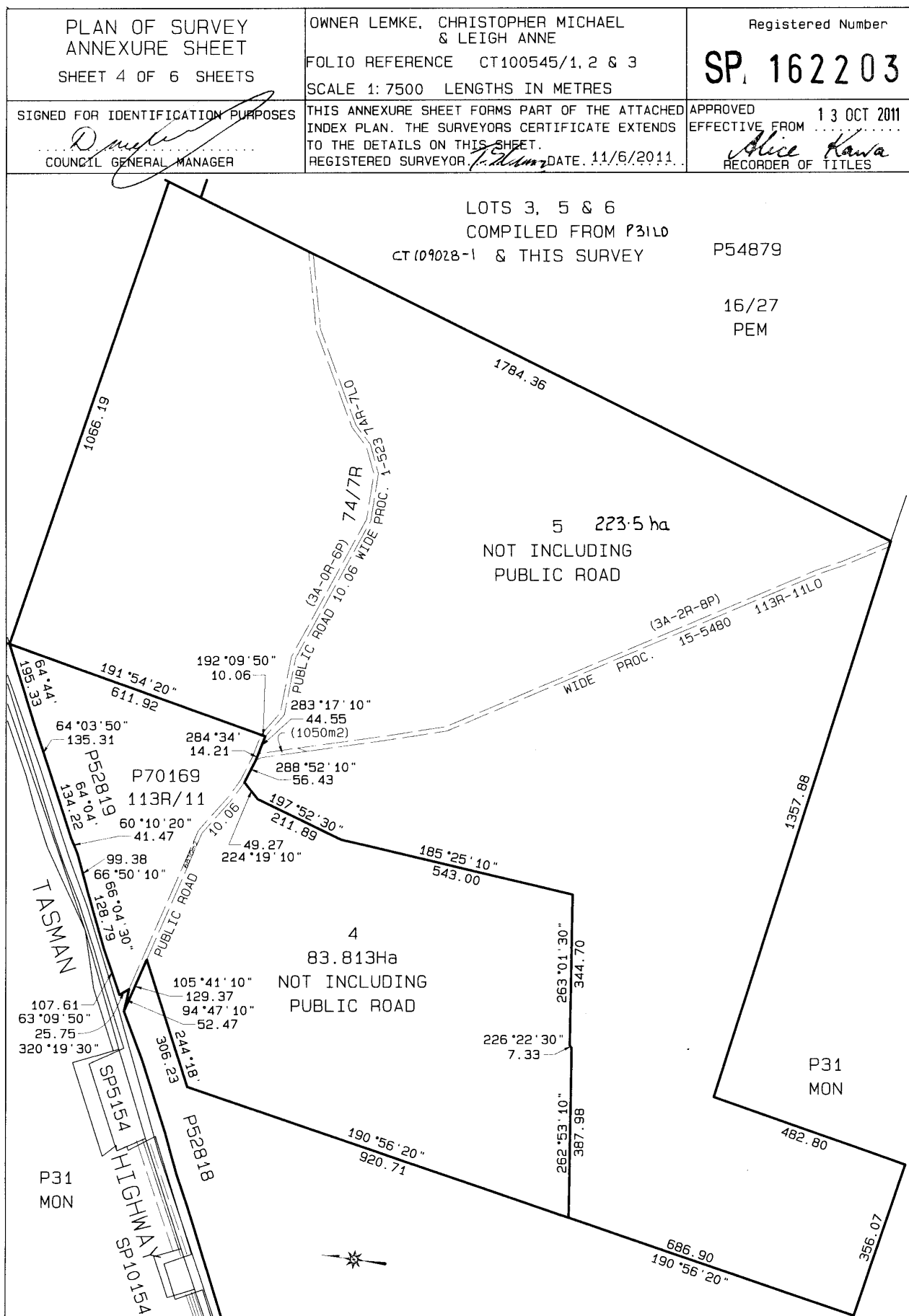
P.31 L.O.  
LOTS 3, 5 & 6 COMPILED FROM CT'S & THIS SURVEY

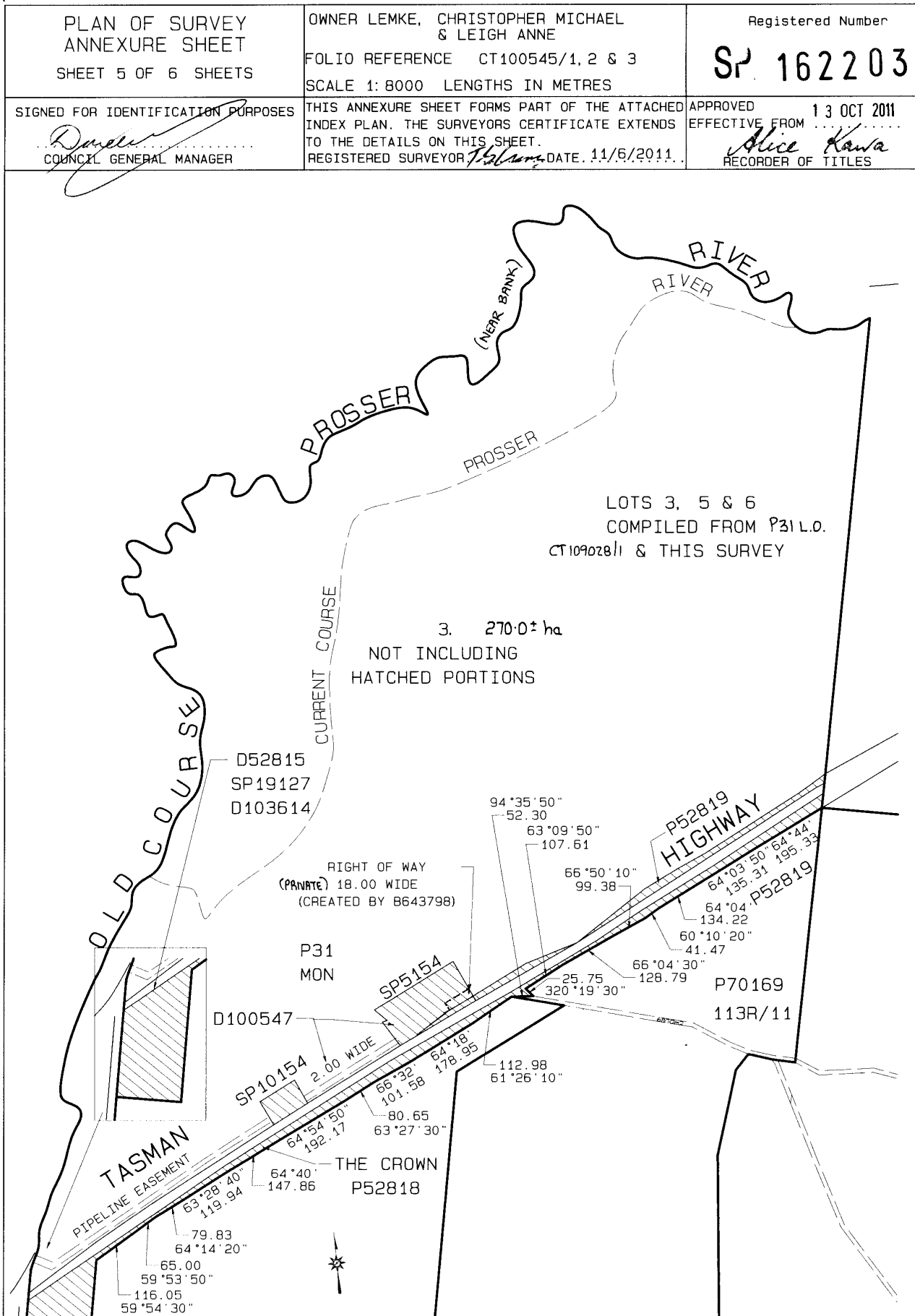
*[Signature]*  
COUNCIL DELEGATE

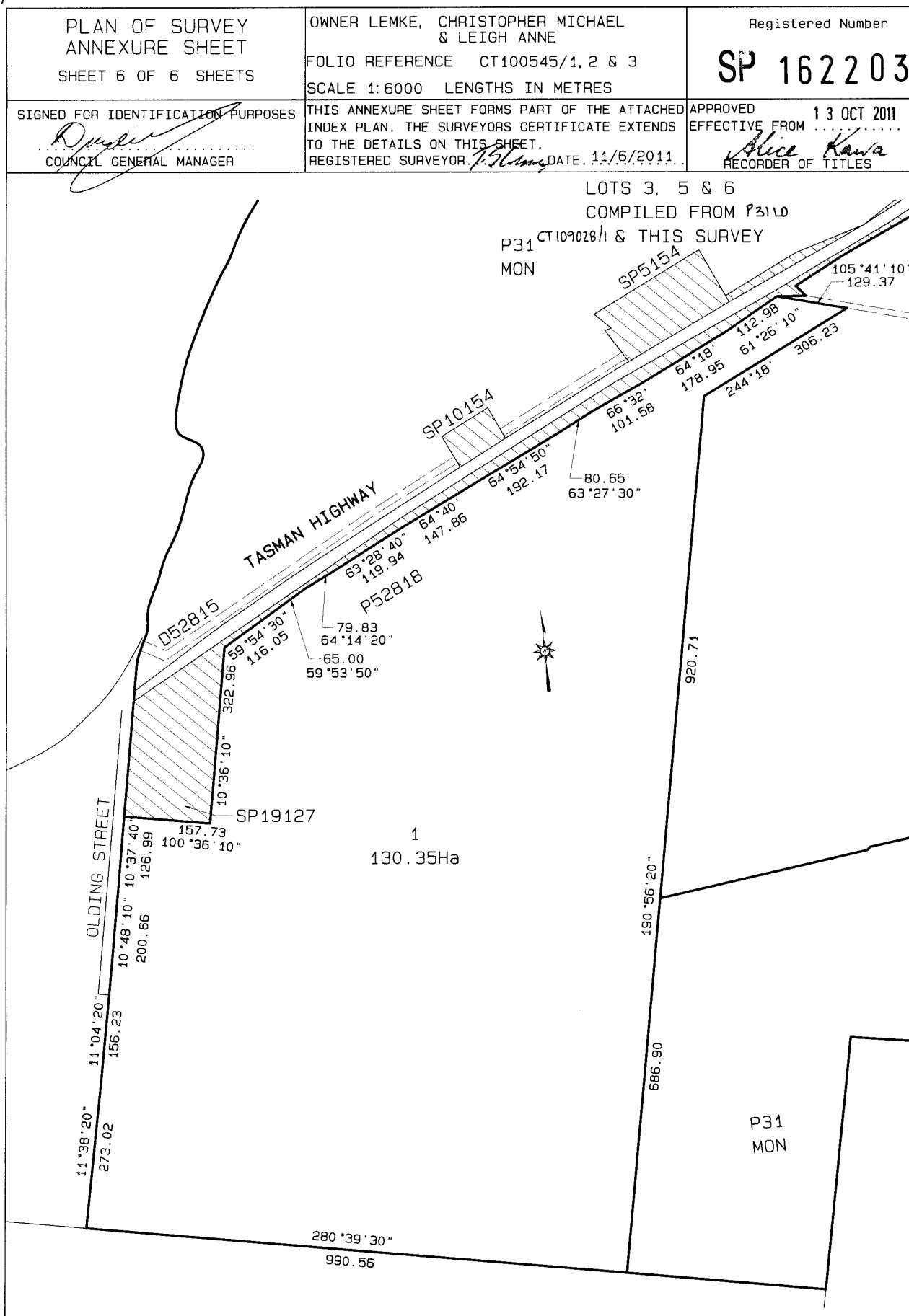
2/8/11  
DATE











## SCHEDULE OF EASEMENTS

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

Registered Number

SP 162203

PAGE 1 OF 3 PAGES

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.

Benefiting Easement – Right of Carriageway

~~That part of~~ Lot 3 on the Plan which was formerly Lot 1 and Lot 2 on Diagram No. 100545 is together with a Right of Carriageway (created by B643798) over the Right of Way<sup>(PRIVATE)</sup> 18.00 wide ~~on Diagram No. 100545~~ and as shown on the Plan.

Burdening Easement – Pipeline Easement

~~That part of~~ Lot 3 on the Plan ~~which was formerly Lot 1 on Diagram No. 100545~~ is subject to a right to carry water (appurtenant to Lot 1 on Diagram No. 100547) over the Pipeline Easement ~~at~~ 2.00 wide shown on Diagram No. 100545 and as shown on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

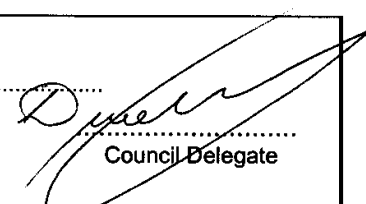
SUBDIVIDER: Christopher Michael & Leigh Anne Lemke  
FOLIO REF: Vol 100172 Fol. 2, Vol. 109028 Fol. 1,  
Vol. 100545 Fol. 2 and Vol. 100545 Fol. 1  
SOLICITOR  
& REFERENCE: Butler McIntyre & Butler – PJJ:103795

PLAN SEALED BY:

DATE: 2/8/11

.54.11007

REF NO.

  
Council Delegate

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

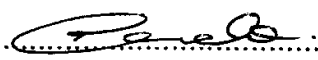
<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 2 PAGES	Registered Number <b>SP 162203</b>
SUBDIVIDER: Christopher Michael Lemke & Leigh Anne Lemke FOLIO REFERENCE: Vol 100172 Fol. 2, Vol. 109028 Fol. 1, Vol. 100545 Fol. 2 and Vol. 100545 Fol. 1	

Fencing Provisions

In respect of the Lots shown on the Plan the Vendor (Christopher Michael Lemke and Leigh Anne Lemke) shall not be required to fence.

Signed by Christopher Michael Lemke the )  
 registered proprietor of the land comprised )  
 in Folio of the register Vol 100172 Fol. 2, )  
 Vol. 109028 Fol. 1, Vol. 100545 Fol. 2 and )  
 Vol. 100545 Fol 1 in the presence of )

.....

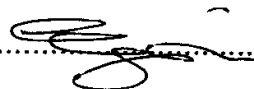
.....  
 Witness


.....TARYN GENEVIEVE FERNANDO  
 Print full name

.....ADMINISTRATION  
 Occupation

.....13/190 MT ALEXANDER RD,  
 Address TRAVANCORE

Signed by Leigh Anne Lemke the registered )  
 proprietor of the land comprised in Folio of )  
 the register Vol 100172 Fol. 2, Vol. 109028 )  
 Fol. 1, Vol. 100545 Fol. 2 and Vol. 100545 )  
 Fol 1 in the presence of )

.....

.....  
 Witness

.....TARYN GENEVIEVE FERNANDO  
 Print full name

.....ADMINISTRATION  
 Occupation

.....13/190 MT ALEXANDER RD,  
 Address TRAVANCORE

**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 3 PAGES

Registered Number

**SP 162203**

SUBDIVIDER: Christopher Michael Lemke & Leigh Anne Lemke

FOLIO REFERENCE: Vol 100172 Fol. 2, Vol. 109028 Fol. 1, Vol. 100545 Fol. 2 and Vol. 100545 Fol. 1

Signed by  
*Dimitrios Kapouridakis*  
as Attorney(s) for **Suncorp-Metway**  
**Limited** (pursuant to Power of Attorney  
Reg. No.  
as the Mortgagee under Memorandum of  
Mortgage No. C667718 and the said  
Attorney(s) hereby declare that no notice of  
revocation of the said Power of Attorney  
has been received, in the presence of

*Pogorin*  
.....  
Witness

*Paul O'Gorman*  
.....  
Print full name

*BANK OFFICER*  
.....  
Occupation

*447 Collins Street Melbourne VIC 3000*  
.....  
Address

*[Signature]*

Signed by Dimitrios Kapouridakis ) SUNCORP METWAY Ltd.  
Who certifies that he is a Level 1 and II Attorney pursuant ) A.C.N. 010 831 722  
to a power of Attorney dated 15th day of November ) by its duly constituted  
1991 a Certified copy of which is lodged in the Permanent ) Attorney  
Order Book No. 277 at Page 4 in the presence of: )

*Pogorin*  
.....  
*Paul O'Gorman*

**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.

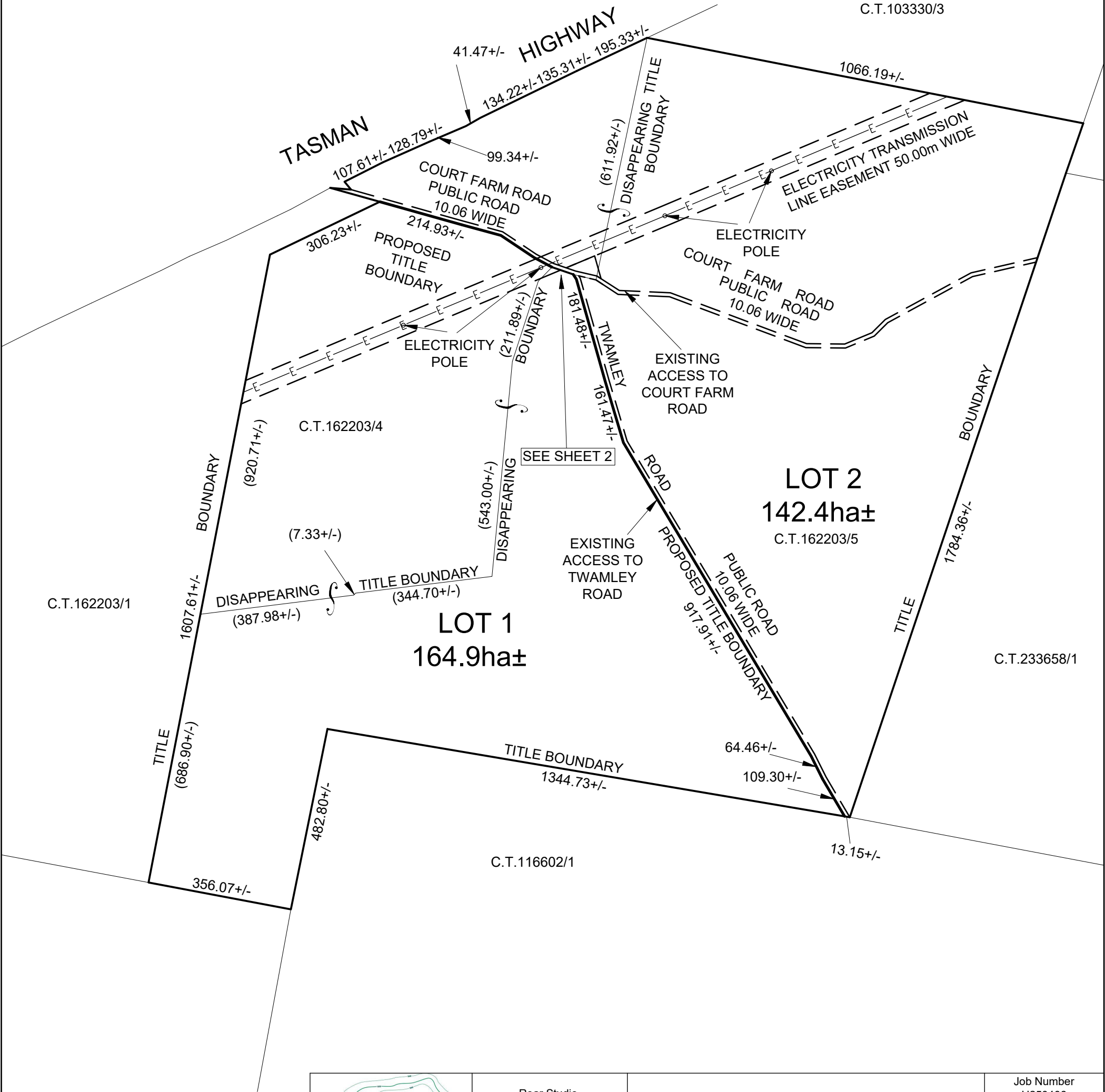
LEGEND:

- EXISTING TITLE BOUNDARIES
- PROPOSED TITLE BOUNDARIES
- OVERHEAD ELEC CONNECTION

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

NOTE: AREA OF LOT 2 DOES NOT INCLUDE PUBLIC ROAD



Rear Studio,  
132 Davey Street,  
Hobart 7000  
  
Phone: (03) 6227 7968  
Email: info@novaland.com.au

PROPOSED TWO LOT BOUNDARY  
ADJUSTMENT  
196 COURT FARM ROAD, BUCKLAND  
C.T.162203/4 AND C.T.162203-5

Job Number	H250406
Drawn	CSS
Scale	1:10000 @ A3
Date	14/12/25
Edition	V.1
Sheet	1/2

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.

NOTE: AREA OF LOT 2 DOES NOT INCLUDE PUBLIC ROAD

PLANNING

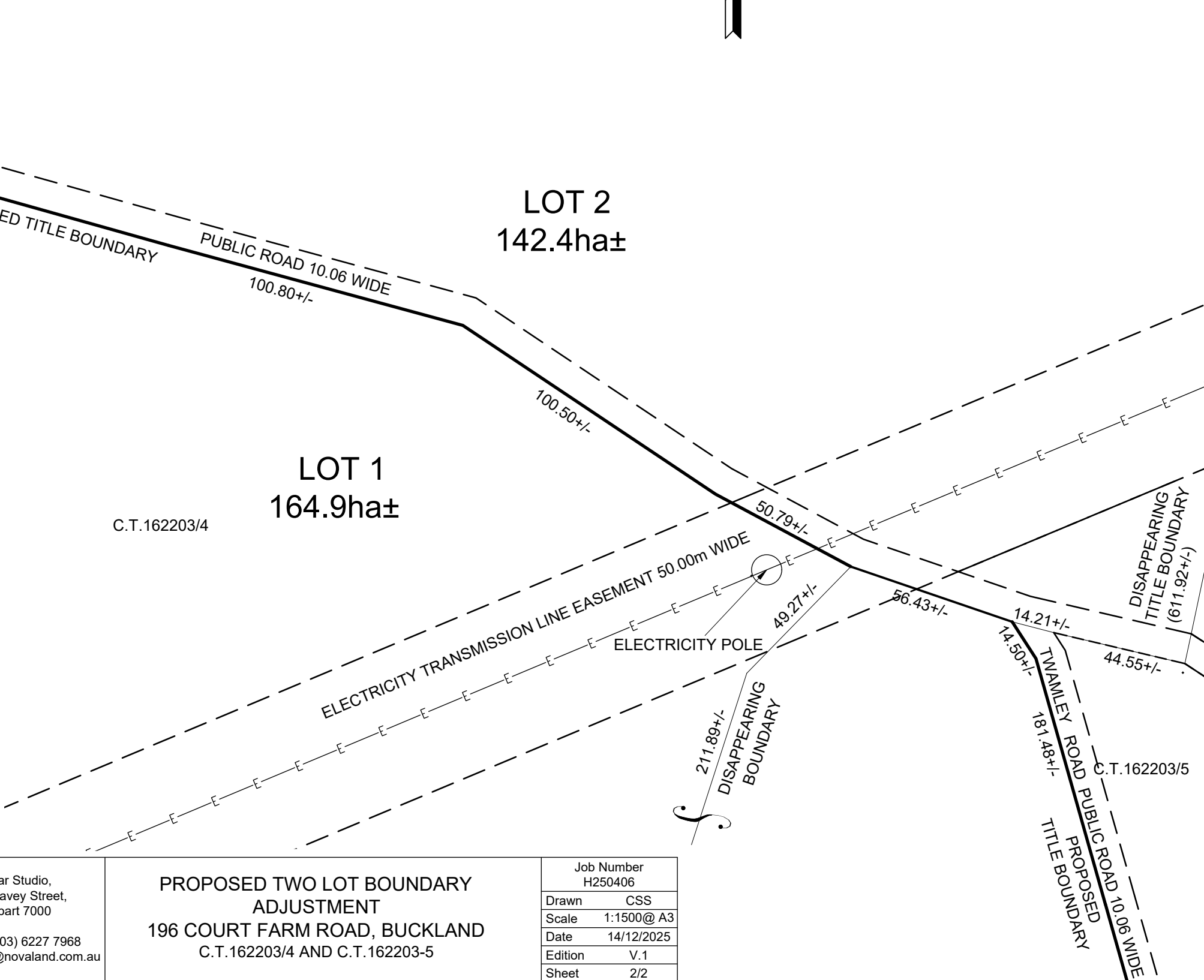
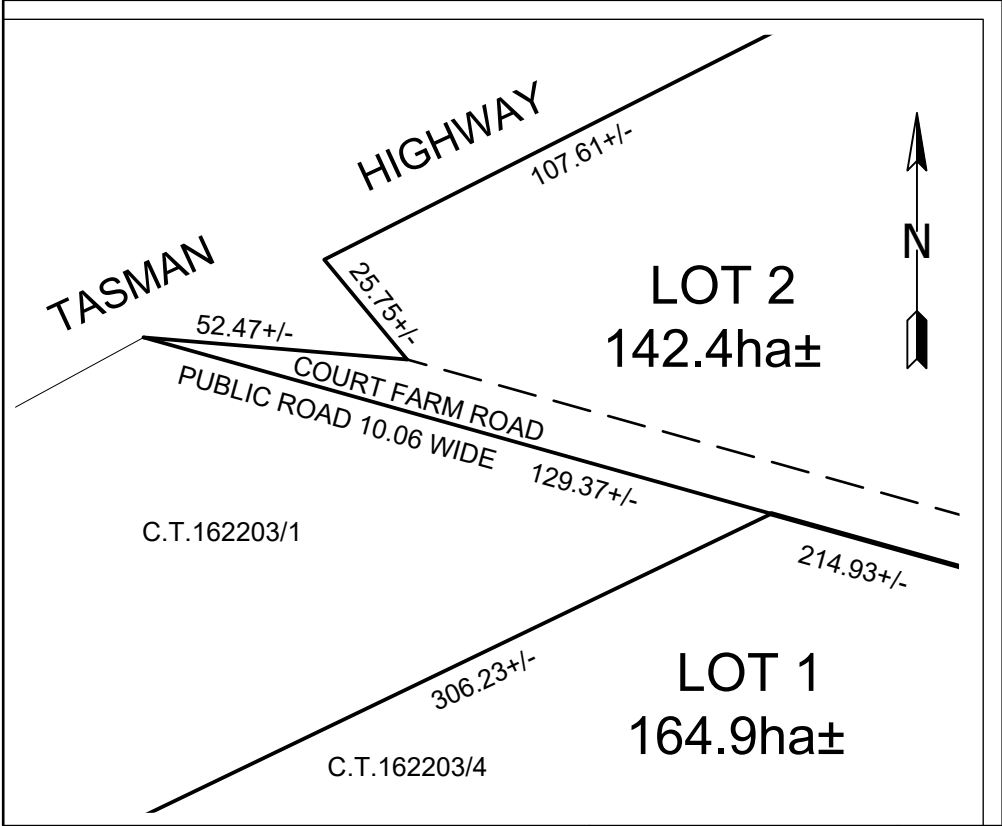
LEGEND:

- EXISTING TITLE BOUNDARIES
- PROPOSED TITLE BOUNDARIES
- OVERHEAD ELEC CONNECTION



SEE ENLARGEMENT

ENLARGEMENT  
SCALE 1:1500



Rear Studio,  
132 Davey Street,  
Hobart 7000  
  
Phone: (03) 6227 7968  
Email: info@novaland.com.au

PROPOSED TWO LOT BOUNDARY  
ADJUSTMENT  
196 COURT FARM ROAD, BUCKLAND  
C.T.162203/4 AND C.T.162203-5

Job Number	H250406
Drawn	CSS
Scale	1:1500@ A3
Date	14/12/2025
Edition	V.1
Sheet	2/2

# PLANNING REPORT

Subdivision – Boundary Adjustment (2 lots to 2 Lots)

196 Court Farm Road, Buckland

December 2025



Job Number: H250406

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

Reviewed by: James Stewart  
Senior Town Planner

Rev. no	Description	Date
1	Draft	10 December 2025
2	Final	15 December 2025



Land Surveying | Town Planning | Project Management

**w** [novaland.com.au](http://novaland.com.au)

**e** [info@novaland.com.au](mailto:info@novaland.com.au)

© Nova Land Consulting

ABN 60 675 014 356

All rights reserved pursuant to the Copyright Act 1968

No material may be copied or reproduced without prior authorisation

**Launceston**

156 George Street  
Launceston 7250  
**p** (03) 6709 8116

**Hobart**

Rear studio, 132 Davey  
Street  
Hobart 7000  
**p** (03) 6227 7968

# Contents

1. Introduction.....	3
1.1 Summary.....	3
2. Site Characteristics and Surroundings.....	5
2.1 Subject Site .....	5
2.2 Surrounding Area .....	7
3. Proposed Use and Development.....	8
3.1 Proposal .....	8
3.2 Proposal plans .....	8
4. Planning Assessment .....	9
4.1 Planning Scheme Zone Assessment.....	9
4.2 Planning Scheme Code Assessment.....	12
5. Conclusion.....	16
Annexure 1 - Certificate of Title Plan and Folio Text.....	16
Annexure 2 - Proposal Plans.....	16
Annexure 3 - Bushfire Exemption .....	16

# 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 196 Court Farm Road, Buckland (the 'subject site').

The proposal seeks approval for the intended use or development of Subdivision – Boundary Adjustment (2 lots 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
Bushfire Exemption	Nova Land Consulting

## 1.1 Summary

Subject Site	
Address(es)	196 Court Farm Road, Buckland
Property ID	3175850
Title(s)	21085/4 & 162203/4
Land area	157.2ha & 164.9ha
Planning Authority	Glamorgan Spring Bay Council
Covenant/Easements	No easements are registered against the titles.
Access	Access is via the existing crossover onto public roads Court Farm Road & Twamley Road
Planning Controls	
Zone	Agriculture Zone (21.0)
General Overlay	N/A
Overlays	Electricity Transmission Infrastructure Protection Code (C4.0) Natural Assets Code (C7.0) - Waterway and coastal protection area Scenic Protection Code (C8.0) - Scenic road corridor Bushfire-Prone Areas Code (C13.0)
Existing development	Agriculture Land – Resource Development
Proposal	

<b>Proposed Use/Development</b>	Subdivision – Boundary Adjustment (2 lots to 2 Lots)
<b>Use Class</b>	No Use Class assigned - As per Clause 6.2.6 of the SPPs
<b>Use Class Status</b>	Not Applicable
<b>Existing services and infrastructure</b>	
<b>Water</b>	Relies on onsite water servicing
<b>Sewer</b>	Relies on onsite sewer servicing
<b>Stormwater</b>	Relies on onsite stormwater servicing

## 2. Site Characteristics and Surroundings

### 2.1 Subject Site

The subject site is located at 196 Court Farm Road, Buckland, and comprises two substantial agricultural titles with areas of approximately 83.813 hectares and 223.5 hectares respectively. The land is situated within the Agriculture Zone (21.0) under the *Tasmanian Planning Scheme – Glamorgan Spring Bay Local Provisions Schedule*.

The site is generally characterised by broad, open agricultural land with minimal topographical constraint. The majority of the property is relatively flat, sitting between approximately 60–80 metres AHD, with a very gradual overall fall trending from the south-west toward the north and east. A small hill formation in the south-western portion of the site reaches elevations of around 120 metres AHD; however, the land elsewhere maintains an approximate slope of less than 2°, presenting no significant impediment to development or agricultural activity.

Vehicle access to the site is provided directly from Twamley Road and Court Farm Road, both maintained by Glamorgan Spring Bay Council as the Road Authority. These roads provide multiple frontage points and established crossover locations servicing both titles.

The site is subject to several planning overlays and codes, including:

- Bushfire-Prone Area (C13.0), identifying the land as bushfire-prone.
- Natural Assets Code (C7.0) – mapping Waterway and Coastal Protection Areas over drainage features within the site.
- Electricity Transmission Infrastructure Protection Code (C4.0) – applying to the electricity transmission corridor traversing both titles from west to east.
- Scenic Protection Code (C8.0) – identifying a Scenic Road Corridor along the Tasman Highway to the north-west, extending a 50 metre buffer area from the road reserve.

The land is not connected to reticulated water, sewer or stormwater services and is currently reliant on onsite infrastructure to support existing agricultural operations.



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

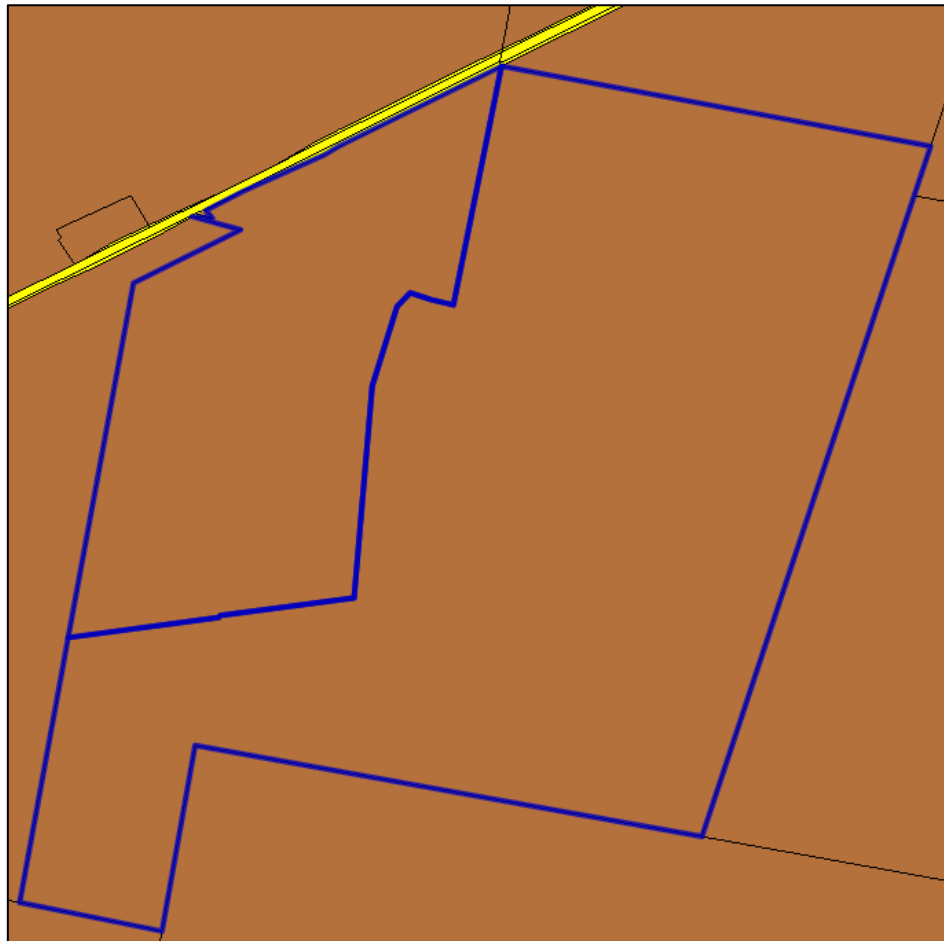


Figure 2 - Zoning of the subject site (highlighted in blue). Source: LISTMAP



Figure 3 – Bushfire Hazard encompassing subject site (highlighted in blue). Source: LISTMAP

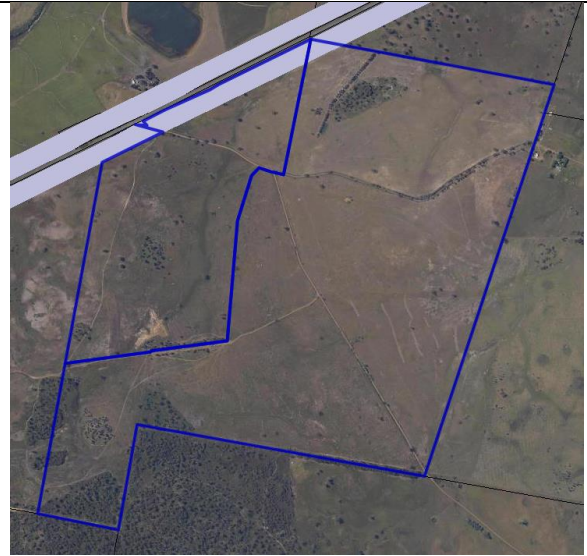


Figure 4 – Scenic Road Corridor near Subject site (highlighted in blue). Source: LISTMAP



Figure 5 – Electricity Transmission Infrastructure Protection Area Code within the subject site (highlighted in blue). Source: LISTMAP



Figure 6 – Waterway & Coastal Protection Area within the subject site (highlighted in blue). Source: LISTMAP

## 2.2 Surrounding Area

The subject site is predominantly surrounded by agricultural properties, which are generally large in scale and utilised for a variety of farming activities. The surrounding landscape is characterised by open agricultural land, reflecting the broader rural context of the region. Some areas of more forested land are also present, comprising a number of Private Timber Reserves (PTRs), primarily located on the higher elevations within the surrounding area, especially to the southwest, south and southeast.

More broadly, the Buckland settlement is situated approximately 1.6 kilometres to the west of the site, providing access to local services and community infrastructure.

### 3. Proposed Use and Development

#### 3.1 Proposal

The proposal seeks to undertake a boundary adjustment of the existing titles, resulting in the creation of two lots of comparable sizes, with Lot 1 comprising approximately 164.9 hectares and Lot 2 comprising approximately 157.2 hectares.

The intended function and use of the lots will not change as a result of this adjustment. The proposal primarily seeks to align the boundaries of Lot 1 with a more logical configuration, following the southern edge of Court Farm Road and Twamley Road, thereby reducing the highly segmented nature of the existing titles.

Given the extent of the proposed changes from the existing lot configuration, the adjustment does not meet the requirements of Clause 7.3 – Adjustment to Boundary under the *Tasmanian Planning Scheme*.

Access to both lots will continue to be provided via the existing road access points along Court Farm Road and Twamley Road.

#### 3.2 Proposal plans

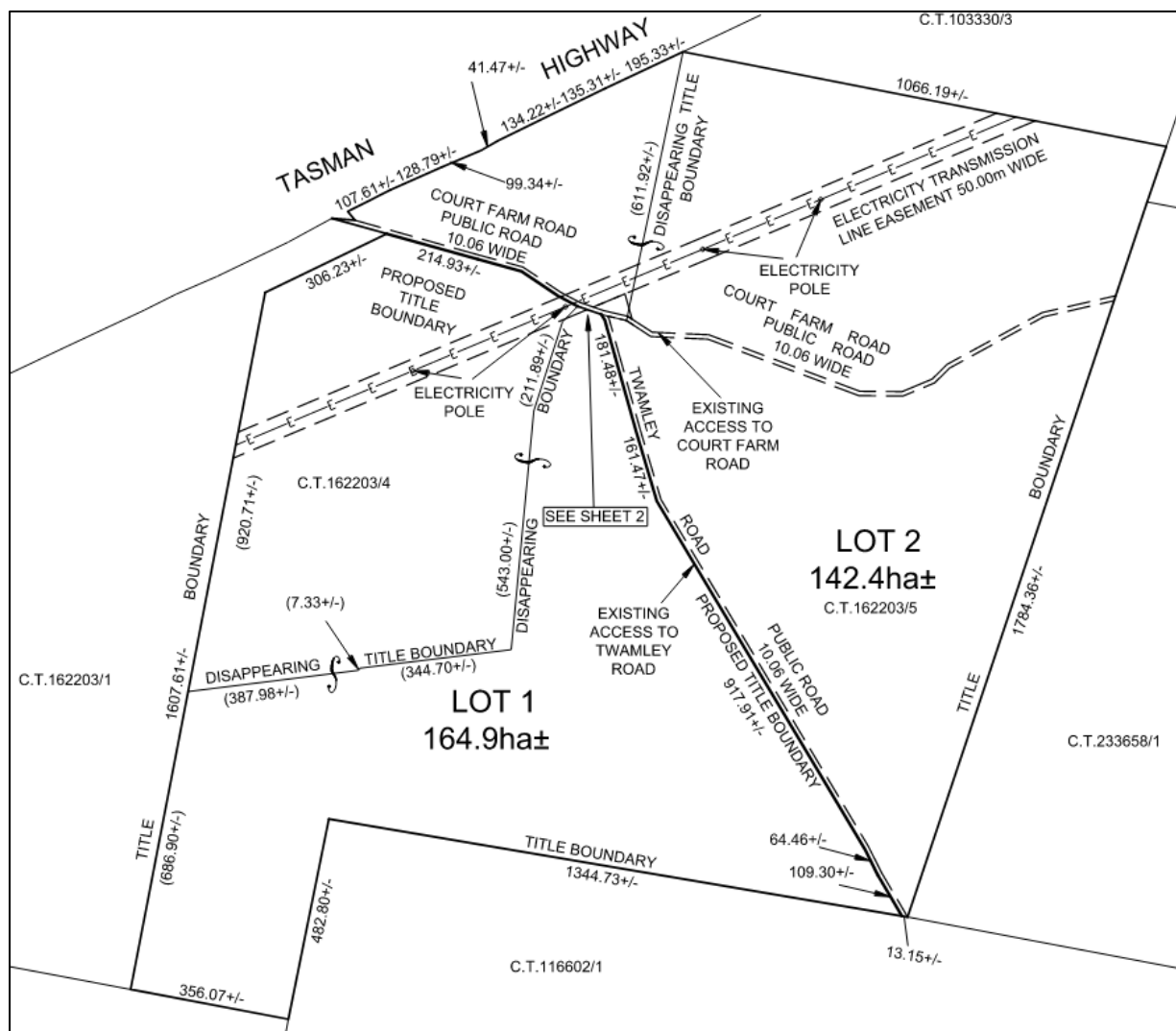


Figure 7 - Proposal Plan. Source: Nova Land Consulting

A full set of plans is included with the application.

## 4. Planning Assessment

### 4.1 Planning Scheme Zone Assessment

#### 21.0 Agriculture Zone

#### 21.1 Zone Purpose

The purpose of the Agriculture Zone is:

- 21.1.1 To provide for the use or development of land for agricultural use.
- 21.1.2 To protect land for the use or development of agricultural use by minimising:
  - (a) conflict with or interference from non-agricultural uses;
  - (b) non-agricultural use or development that precludes the return of the land to agricultural use; and
  - (c) use of land for non-agricultural use in irrigation districts.
- 21.1.3 To provide for use or development that supports the use of the land for agricultural use.

#### Planners Response:

The proposal involves a boundary adjustment of the existing titles to create two lots of comparable size (Lot 1 – 164.9 ha; Lot 2 – 157.2 ha). The adjustment does not alter the existing use of the land, which will continue to be utilised for an agricultural use.

The proposal supports the use of the land for agricultural purposes by maintaining the current use and ensuring that both lots remain viable for agricultural operations.

The proposed boundary adjustment does not introduce any non-agricultural uses and therefore does not create any potential risk of land use conflict with surrounding agricultural activities. By aligning the boundaries more logically along Court Farm Road and Twamley Road, the proposal reduces the segmented nature of the existing titles.

The proposal facilitates agricultural use by creating more coherent and functional lot boundaries, supporting continued agricultural management and operations without affecting access or productivity.

Overall, the boundary adjustment is considered to be consistent with the purpose of the Agriculture Zone, maintaining agricultural use and enhancing the functional capacity of the titles.

#### 21.3 Use Standards

**Planners Response:** Not applicable to application.

The proposal relates to a subdivision and, as such, is not required to be assigned a use class

in accordance with Clause 6.2.6 of the Tasmanian Planning Scheme. Consequently, the use standards under Clause 21.3 of the Agriculture Zone are not applicable to this development.

## 21.4 Development Standards for Buildings and Works

**Planners Response:** Relies on performance criteria.

The proposal relates to a subdivision and will only involve altering the boundaries of the existing properties. No buildings or works are proposed as part of this development, and therefore the development standards for buildings and works under Clause 21.4 are not applicable.

## 21.5 Development Standards for Subdivision

### 21.5.1 Lot design

Objective:	To provide for subdivision that: (a) relates to public use, irrigation infrastructure or Utilities; and (b) protects the long term productive capacity of agricultural land.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none"> <li>(a) be required for public use by the Crown, a council or a State authority;</li> <li>(b) be required for the provision of Utilities or irrigation infrastructure; or</li> <li>(c) be for the consolidation of a lot with another lot provided both lots are within the same zone.</li> </ul>		<b>P1</b> Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none"> <li>(a) provide for the operation of an agricultural use, having regard to: <ul style="list-style-type: none"> <li>(i) not materially diminishing the agricultural productivity of the land;</li> <li>(ii) the capacity of the new lots for productive agricultural use;</li> <li>(iii) any topographical constraints to agricultural use; and</li> <li>(iv) current irrigation practices and the potential for irrigation;</li> </ul> </li> <li>(b) be for the reorganisation of lot boundaries that satisfies all of the following: <ul style="list-style-type: none"> <li>(i) provides for the operation of an agricultural use, having regard to: <ul style="list-style-type: none"> <li>a. not materially diminishing the agricultural productivity of the land;</li> <li>b. the capacity of the new lots for productive agricultural use;</li> <li>c. any topographical constraints to agricultural use; and</li> <li>d. current irrigation practices and the potential for irrigation;</li> </ul> </li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>(ii) all new lots must be not less than 1ha in area;</li> <li>(iii) existing buildings are consistent with the setback required by clause 21.4.2 A1 and A2;</li> <li>(iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use; and</li> <li>(v) it does not create any additional lots; or</li> </ul> <p>(c) be for the excision of a use or development existing at the effective date that satisfies all of the following:</p> <ul style="list-style-type: none"> <li>(i) the balance lot provides for the operation of an agricultural use, having regard to: <ul style="list-style-type: none"> <li>a. not materially diminishing the agricultural productivity of the land;</li> <li>b. the capacity of the balance lot for productive agricultural use;</li> <li>c. any topographical constraints to agricultural use; and</li> <li>d. current irrigation practices and the potential for irrigation;</li> </ul> </li> <li>(ii) an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot;</li> <li>(iii) any existing buildings for a sensitive use must meet the setbacks required by clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and</li> <li>(iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.</li> </ul>
--	--

**Planners Response:** Relies on performance criteria.

The proposal involves a reorganisation of existing lot boundaries to create two lots of comparable size (Lot 1 – 164.9 ha; Lot 2 – 157.2 ha) and will maintain the existing agricultural use of the land. The boundary adjustment does not alter the capacity of the land for productive agricultural use and aligns the lots with the logical boundaries of Court Farm Road and Twamley Road, avoiding the highly segmented structure of the current titles that may create issues future productivity of the land.

There are no major topographical constraints affecting the land, and the site is not located within an irrigation district, so current or potential irrigation practices are not affected.

Both proposed lots are well above the minimum lot size of 1 hectare, and there are no existing buildings on the site. Each lot retains direct frontage to a road maintained by the Road Authority, providing legal and practical access sufficient to support ongoing

agricultural activities.

Overall, the proposal complies with the relevant performance criteria, ensuring that the reorganisation of boundaries supports agricultural use while creating more coherent and functional lot layouts.

## A2

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.

## P2

Each lot, or a lot proposed in a plan of subdivision, is capable of being 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, including pedestrians; and
- (d) the pattern of development existing on established properties in the area.

**Planners Response:** Complies with acceptable solution.

Each lot within the proposed subdivision is provided with reasonable vehicular access. Access is achieved via direct frontage to Court Farm Road or Twamley Road using existing access points, ensuring safe, practical, and functional access for all lots in accordance with the requirements of the Road Authority.

## 4.2 Planning Scheme Code Assessment

### C2.0 Car Parking and Sustainable Transport Code

#### 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.

### C4.0 Electricity Transmission Infrastructure Protection Code

#### C4.7 Development Standards for Subdivision

##### C4.7.1 Subdivision

Objective:	<p>To provide for subdivision:</p> <ul style="list-style-type: none"> <li>(a) that allows for development to be suitably located to avoid hazards from electricity transmission infrastructure and enable appropriate levels of amenity; and</li> <li>(b) so that future development does not compromise safety, security, access</li> </ul>
------------	--

	to, and operation of, existing and future electricity transmission infrastructure.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>A lot, or a lot proposed in a plan of subdivision, within an electricity transmission corridor, must:</p> <ul style="list-style-type: none"> <li>(a) be for the creation of separate lots for existing buildings where the buildings are located wholly outside an inner protection area or a registered electricity easement;</li> <li>(b) be required for public use by the Crown, a council or a State authority;</li> <li>(c) be required for the provision of Utilities; or</li> <li>(d) be for the creation of a lot that contains a building area not less than 10m x 15m entirely located outside an inner protection area or registered electricity easement.</li> </ul>	<p><b>P1</b></p> <p>A lot, or a lot proposed in a plan of subdivision, within the electricity transmission corridor must not cause an unreasonable impact on the safety, security, operation of, or access to, existing or future electricity transmission infrastructure, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the intended use of the proposed lots;</li> <li>(b) the location of any proposed building areas; and</li> <li>(c) any advice from the electricity entity.</li> </ul>
<p><b>Planners Response:</b> Complies with acceptable solution.</p> <p>The proposal complies with the requirement. Both lots are substantial in size with significant area outside of the corridor. A building area of 10 x 15 metres can easily be accommodated entirely outside the inner protection area and any registered electricity easement. Complies with acceptable solution.</p>	
<p><b>A2</b></p> <p>A lot, or a lot proposed in a plan of subdivision, within a substation facility buffer area, must be:</p> <ul style="list-style-type: none"> <li>(a) for the creation of separate lots for existing buildings;</li> <li>(b) be for the creation of a lot that contains a building area not less than 10m x 15m entirely located outside the substation facility buffer area; or</li> <li>(c) be for the creation of a lot with a building area not less than 10m x 15m and satisfies the following: <ul style="list-style-type: none"> <li>(i) is not less than 5m from the substation facility; and</li> <li>(ii) if the subdivision creates an opportunity for a sensitive use, is not exposed to substation noise emissions that exceed the following: <ul style="list-style-type: none"> <li>a. 55 dB(A) (LAeq) within the hours of 8.00am to 6.00pm;</li> <li>b. 5 dB(A) above the background (LA90) level or 40 dB(A) (LAeq),</li> </ul> </li> </ul> </li> </ul>	<p><b>P2</b></p> <p>A lot, or a lot proposed in a plan of subdivision, within a substation facility buffer area, must not cause an unreasonable impact on the operation of the substation facility, having regard to:</p> <ul style="list-style-type: none"> <li>(a) provision of access to and security of the substation facility;</li> <li>(b) safety hazards associated with proximity to the substation facility;</li> <li>(c) if the subdivision creates an opportunity for a sensitive use: <ul style="list-style-type: none"> <li>(i) the nature of the sensitive use;</li> <li>(ii) proximity to the substation facility;</li> <li>(iii) noise levels generated by the substation facility;</li> <li>(iv) any existing buffers to noise impacts;</li> <li>(v) any mitigation measures proposed; and</li> <li>(vi) any advice from a suitably qualified person regarding the likelihood of a sensitive use on the lot experiencing an environmental nuisance as a result of</li> </ul> </li> </ul>

<p>whichever is the lower, within the hours of 6.00pm to 8.00am; and</p> <p>c. 65 dB(A) (LA<sub>max</sub>).</p> <p>Noise levels are to be averaged over a 15 minute interval.</p>	<p>noise emissions from the substation facility; and</p> <p>(d) any advice from the electricity entity.</p>
<p><b>Planners Response:</b> Not applicable to application.</p> <p>Not within a 'Substation Buffer Area', standard not applicable.</p>	
<p><b>A3</b></p> <p>A lot, or a lot proposed in a plan of subdivision, within a communications station buffer area, must:</p> <p>(a) be for the creation of separate lots for existing buildings;</p> <p>(b) be required for public use by the Crown, a council, a State;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) identify a building area with dimensions of not less than 10m x 15m that is located no less than either:</p> <p>(i) 5m from any security fence associated with a communications station; or</p> <p>(ii) 5m from a boundary of a lot that accommodates a communications station.</p>	<p><b>P3</b></p> <p>A lot, or a lot proposed in a plan of subdivision, within a communications station buffer area, must identify a building area that will not compromise access to, security of, or the operation of a communications station, having regard to:</p> <p>(a) the intended use of the proposed lots;</p> <p>(b) the location of any proposed building areas; and</p> <p>(c) any advice from the electricity entity.</p>
<p><b>Planners Response:</b> Not applicable to application.</p> <p>Not within a 'Communications station buffer area', standard not applicable.</p>	

## C7.0 Natural Assets Code

C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area

Objective:	<p>That:</p> <p>(a) works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and</p> <p>(b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets.</p>
<p><b>Acceptable Solutions</b></p>	
<p><b>Performance Criteria</b></p>	

<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must:</p> <ul style="list-style-type: none"> <li>(a) be for the creation of separate lots for existing buildings;</li> <li>(b) be required for public use by the Crown, a council, or a State authority;</li> <li>(c) be required for the provision of Utilities;</li> <li>(d) be for the consolidation of a lot; or</li> <li>(e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area.</li> </ul>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and</li> <li>(b) future development likely to be facilitated by the subdivision.</li> </ul>
<p><b>Planners Response:</b> Complies with acceptable solution.</p> <p>The proposal involves a boundary adjustment only and does not include any works, buildings, services, bushfire hazard management areas, or vehicular access within the waterway and coastal protection area. As such, the proposal complies with provision (e) of the acceptable solution.</p>	

#### C7.7.2 Subdivision within a priority vegetation area

**Planners Response:** Not applicable to application.

The subject site is located within the Agriculture Zone and comprises existing agricultural land. There is no 'Priority Vegetation Area' mapped over the land. As a result, this standard is not applicable to the proposed subdivision.

### C8.0 Scenic Protection Code

**Planners Response:** Not applicable to application.

The Scenic Protection Code is not applicable to this proposal. The subdivision does not involve any works, and therefore meets the exemption under C8.4.1(d), which exempts "subdivision not involving any works". As such, the proposal is exempt from the provisions of this code.

### C13.0 Bushfire Prone Areas Code

**Planners Response:** Not applicable to application.

The Bushfire-Prone Areas Code is not applicable to this proposal.

An exemption included within this application, has been issued by a TFS-accredited person under Clause 13.4.1(a), confirming that the subdivision does not result in an increased bushfire risk sufficient to warrant any bushfire protection measures. Accordingly, the code does not apply to this development.

## 5. Conclusion

The proposed boundary adjustment of the titles at 196 Court Farm Road has been prepared with careful consideration of the site's agricultural characteristics, existing land use, and the planning intent of the Agriculture Zone under the *Tasmanian Planning Scheme – Glamorgan Spring Bay*. The revised lot configuration creates two coherent and functional agricultural lots of comparable size, improving boundary alignment while maintaining the ongoing agricultural use of the land.

The application demonstrates that the proposal complies with all relevant provisions of the Planning Scheme. As a boundary adjustment that does not involve works, the proposal is exempt from or not captured by several overlay codes, and no standards relating to buildings or use are triggered. The proposed configuration retains existing access arrangements and does not introduce any constraints or conflicts with surrounding agricultural activity.

Overall, the subdivision supports the objectives of the Agriculture Zone by protecting agricultural land, avoiding land use conflict, and maintaining the productive potential of both titles. The outcome is a more logical, practical, and efficient arrangement of agricultural land that continues to support ongoing farming activity without altering the rural character or function of the area.

### Annexure 1 - Certificate of Title Plan and Folio Text

### Annexure 2 - Proposal Plans

### Annexure 3 - Bushfire Exemption



Land Surveying | Town Planning | Project Management

**w** [novaland.com.au](http://novaland.com.au)

**e** [info@novaland.com.au](mailto:info@novaland.com.au)

#### **Launceston**

156 George Street

Launceston 7250

**p** (03) 6709 8116

#### **Hobart**

Rear studio, 132 Davey  
Street

Hobart 7000

**p** (03) 6227 7968

# BUSHFIRE HAZARD EXEMPTION

---

TWO LOT BOUNDARY ADJUSTMENT  
196 COURT FARM ROAD, BUCKLAND

December 2025



Unlocking land potential.

Job number: H250406  
NLO5925

Prepared by: James Stewart  
Town Planner & Bushfire Hazard Practitioner BFP 157

Rev. no	Description	Date
1	FINAL	15/12/2025

#### 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.

#### Nova Land Consulting © 2025

ABN 60 675 014 356

All rights reserved pursuant to the Copyright Act 1968.

No material may be copied or reproduced without prior authorisation.

## Executive Summary

The proposed two (2) lot boundary adjustment is subject to a bushfire threat, with the land impacted by the Bushfire Prone Areas Overlay under the *Tasmanian Planning Scheme – Glamorgan Spring Bay* (the scheme).

It is assessed that there is insufficient increase in bushfire risk to warrant the preparation of a Bushfire Hazard Management Plan for this application. This conclusion is based on the following:

- The boundary adjustment does not increase bushfire risk, as no additional titles or development potential are created.
- The smallest lot resulting from the adjustment is 157.2 hectares, providing extensive opportunity to establish compliant hazard management areas if required in the future.
- Each lot contains ample space to accommodate any future hazard management areas associated with future development.
- The revised boundaries do not compromise any potential hazard management areas, nor do they shift bushfire threat closer to any existing structures
- The adjustment does not alter existing access or water supply arrangements, and therefore does not impact the site's capacity to respond to bushfire risk.
- The site contains no existing dwellings or sensitive uses that would elevate bushfire vulnerability.
- The land is currently used for primary industry and agricultural purposes, with pastoral farmland presenting minimal structural bushfire risk.
- 

<b>Council</b>	<i>Glamorgan Spring Bay</i>
<b>Zoning</b>	Agriculture Zone
<b>Property Details</b>	196 Court Farm Road, Buckland.
<b>Proposal</b>	Two lot boundary adjustment
<b>Conclusions and Recommendations</b>	The proposed Two Lot Boundary Adjustment is considered exempt in accordance with clause C13.4.1 (a) of the Bushfire Prone Areas Code under the <i>Tasmanian Planning Scheme – Glamorgan Spring Bay</i>

Signed:



**Author:** James Stewart

**Position:** Town Planner and Accredited Bushfire Practitioner BFP 157

## Contents

1. Proposal.....	4
2. Site Details.....	4
3. Vegetation Classification .....	5
4. Land Use Planning.....	6
5. Access .....	8
6. Water .....	8
7. Slope.....	8
8. Conclusions and Justification .....	8
9. Recommendations .....	9
Annexure 1 – Proposal Plan.....	10
Annexure 2 – Bushfire Prone Areas Certificate .....	11

## 1. Proposal

The proposal involves a boundary adjustment of two large agricultural titles, resulting in Lot 1 being 164.9 ha and Lot 2 being 157.2 ha.

No additional lots are created, no development is proposed, and the agricultural use of the land remains unchanged. The adjustment realigns the existing boundaries as shown below:

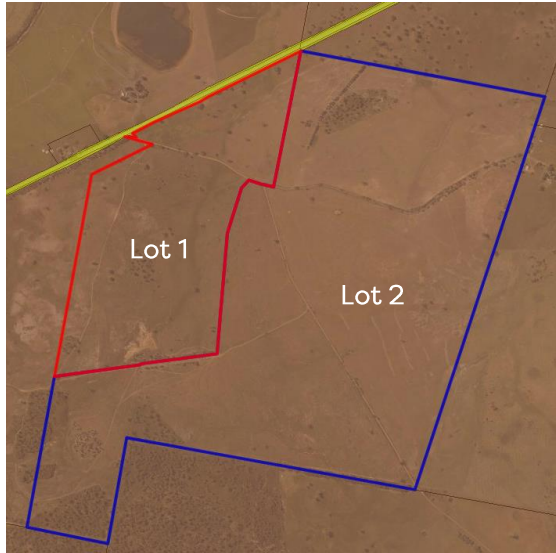


Figure 1 - Existing boundaries and lot sizes

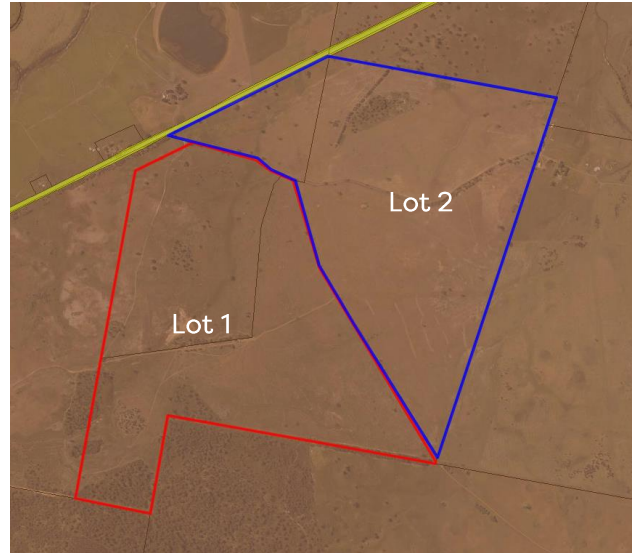


Figure 2 - Proposed boundary changes

The site will continue to be used for agricultural and primary industry purposes.

## 2. Site Details

The subject site is located at 196 Court Farm Road, Buckland and comprises two large agricultural titles of approximately 83.8 hectares and 223.5 hectares. The land is within the Agriculture Zone (21.0) under the *Tasmanian Planning Scheme – Glamorgan Spring Bay Local Provisions Schedule*.

The site is generally flat to gently sloping, with elevations ranging from 60–80 metres AHD and a small hill in the south-west reaching around 120 metres AHD. Overall, the land presents minimal topographical constraints.

Vehicle access is available from both Twamley Road and Court Farm Road, with multiple frontage points and existing crossover locations servicing the site.

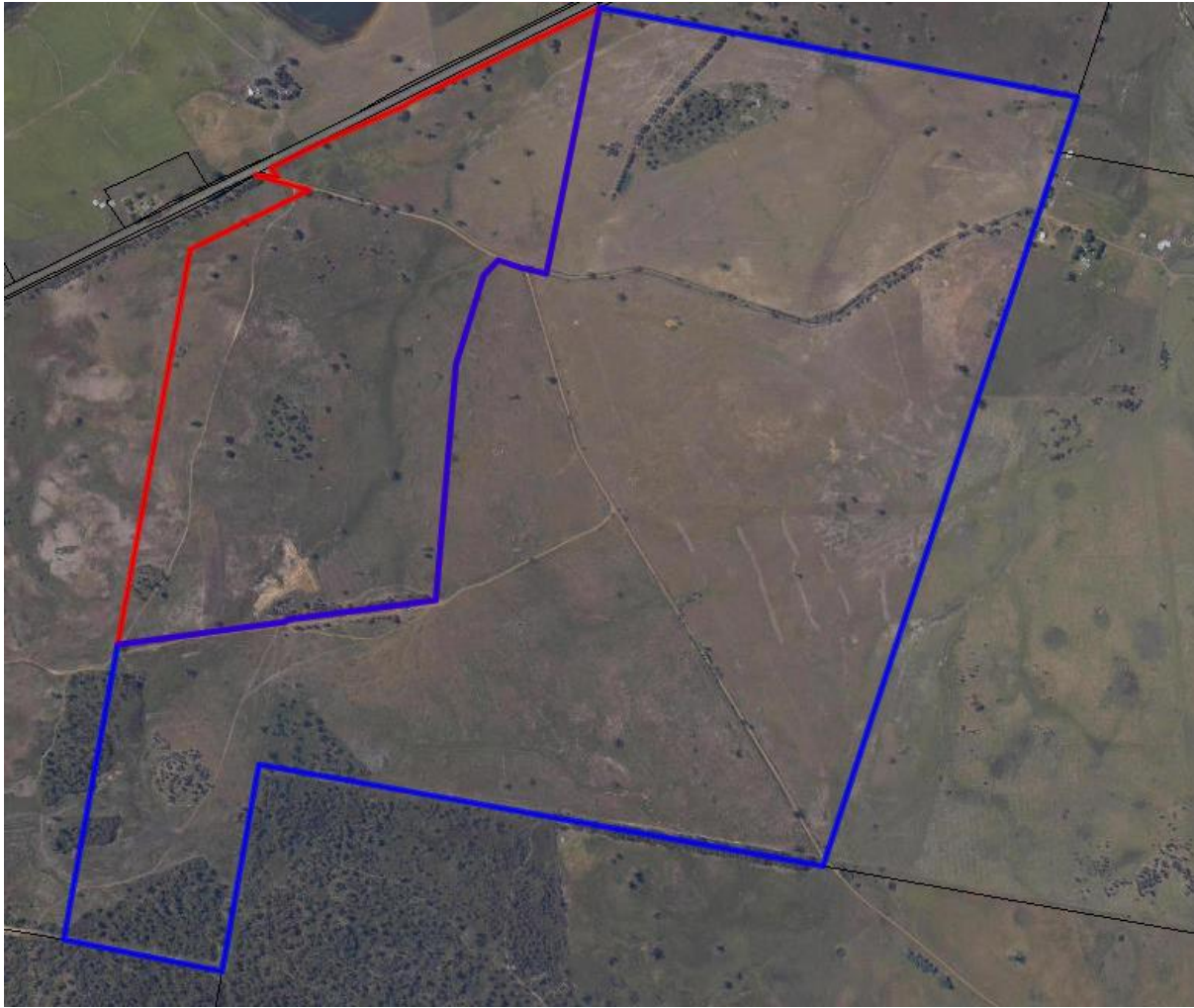


Figure 3 – Aerial view of subject sites.

### 3. Vegetation Classification

The subject site is generally clear of established native vegetation, as it is currently used for agricultural purposes. Surrounding land predominantly agricultural classified as FAL under TasVeg 5.0, with isolated patches of eucalyptus and *Pteridium esculentum* (bracken) fernland within the broader agricultural estate.

In accordance with AS 3959:2018, the site is currently classified as grassland. More broadly, there are areas of forest vegetation in the wider region, though these do not directly impact the subject site.

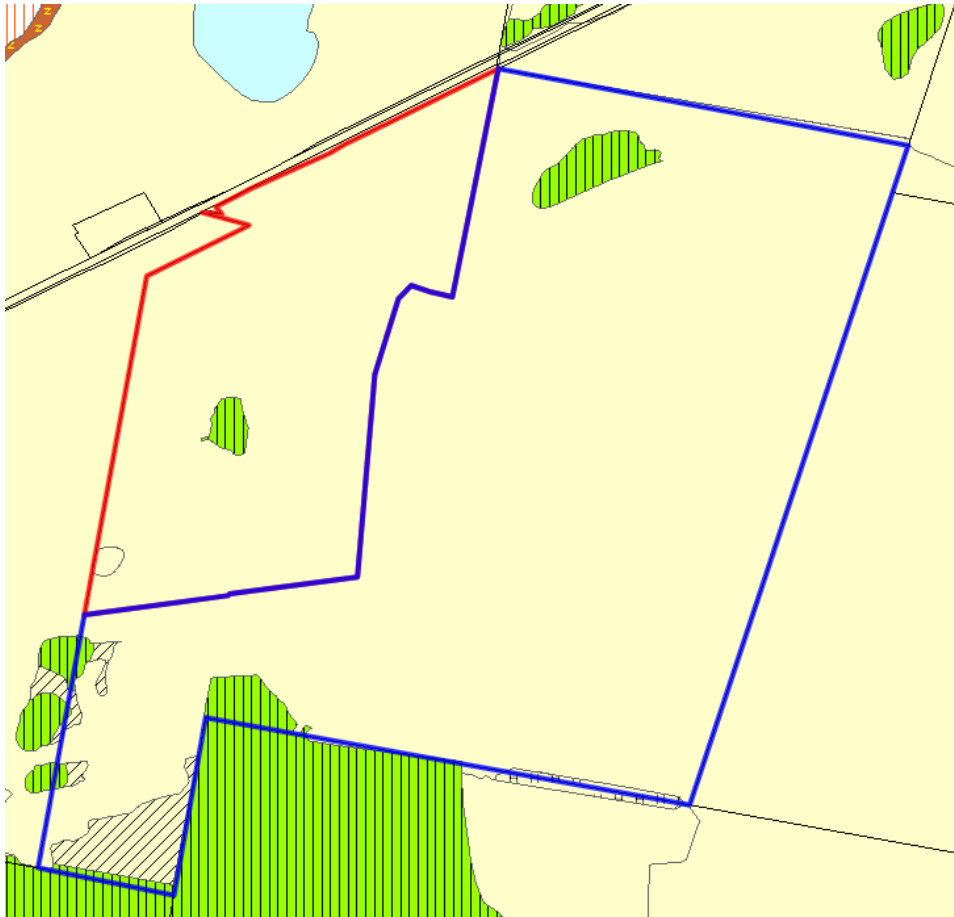


Figure 4 - TasVeg 5.0 mapping for the subject site.

## 4. Land Use Planning

The subject site is within the Agriculture Zone, under the *Tasmanian Planning Scheme – Glamorgan Spring Bay*.

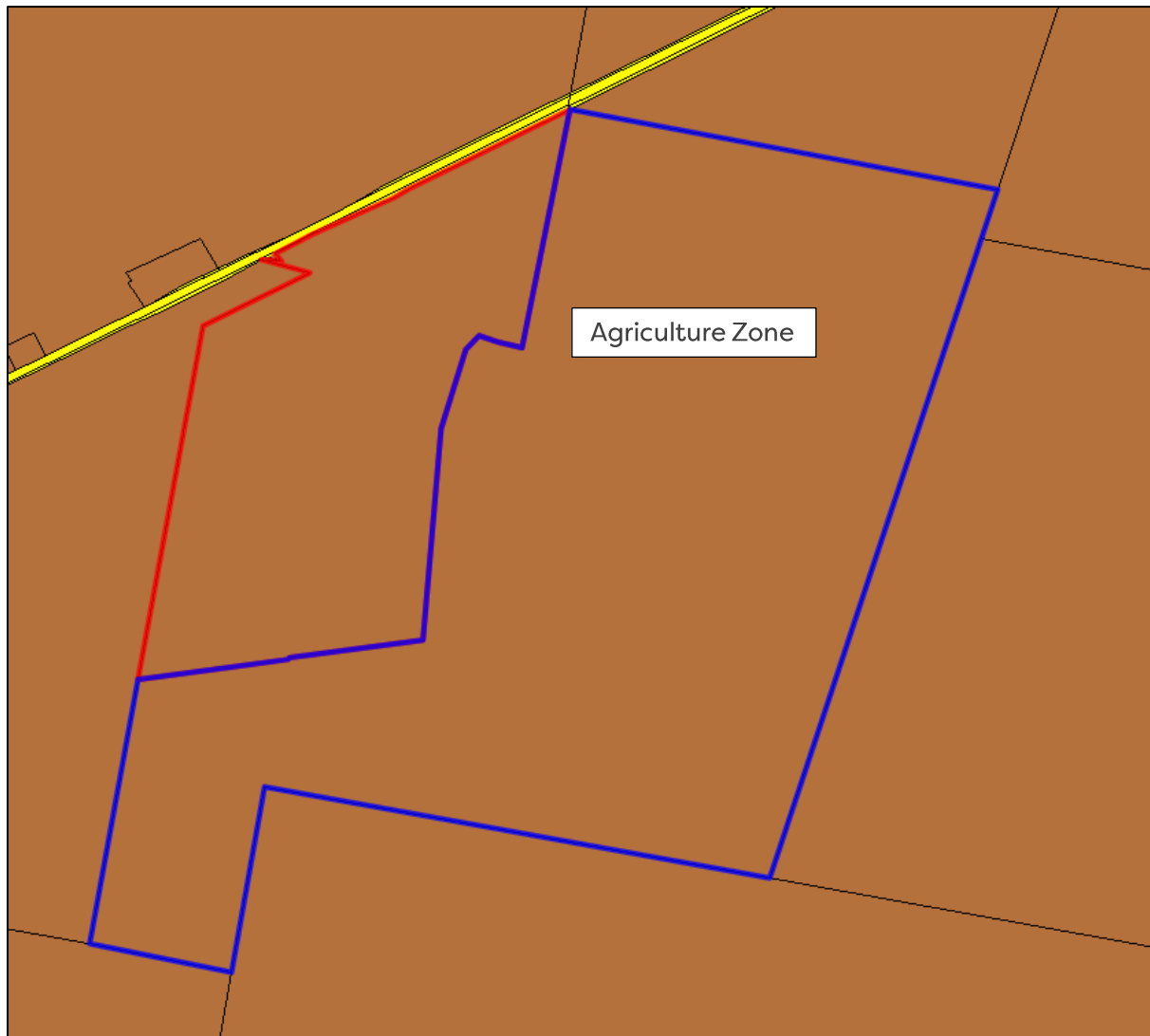


Figure 5 - Zoning of the site and surrounds.

The land is subject to the bushfire prone areas overlay under the scheme, which covers the entirety of the site. While there are a number of other overlays which impact the site, no other overlays are considered relevant to this assessment.

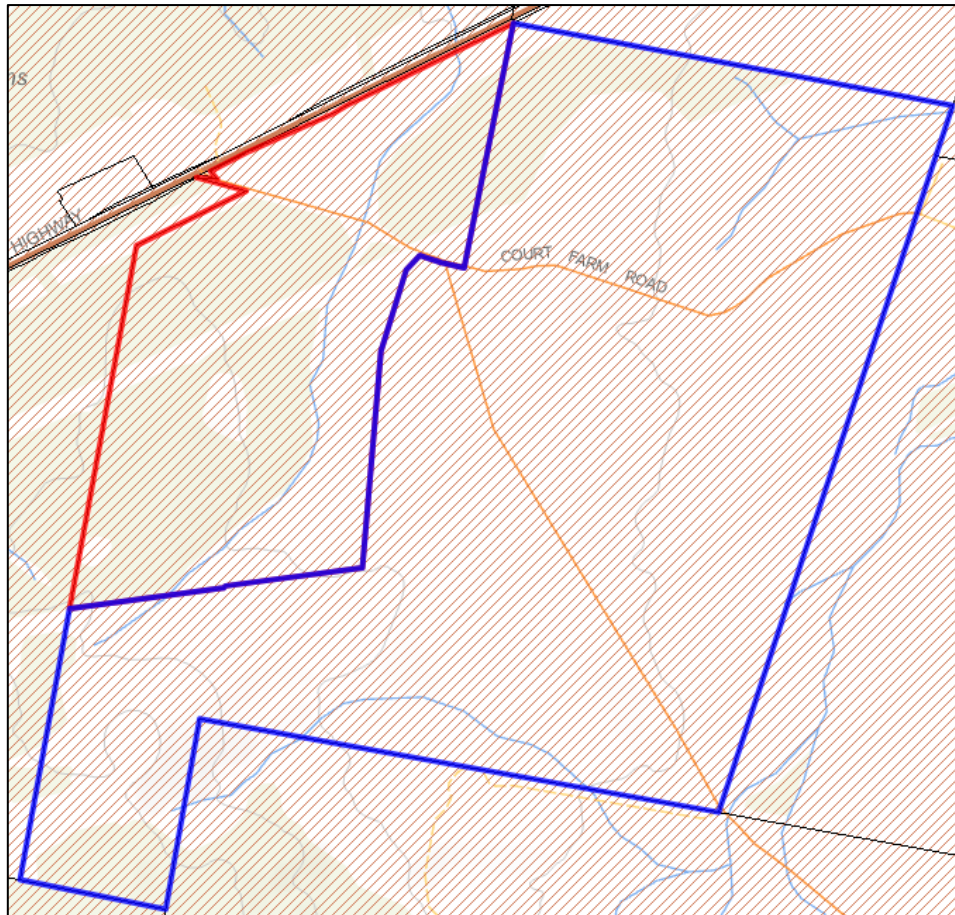


Figure 6 - Subject site showing extent of bushfire prone area overlay mapping.

## 5. Access

The boundary adjustment will not affect existing access arrangements. Both lots retain direct frontage and vehicle access via Twamley Road and Court Farm Road, which are maintained by the Council.

## 6. Water

The boundary adjustment will not impact on the properties ability to provide water. The site is not connected to TasWater reticulated water.

## 7. Slope

The site is generally flat to gently sloping, with elevations ranging from approximately 60–80 metres AHD across most of the property. A small hill in the south-west reaches around 120 metres AHD. Overall, the land maintains a gradual slope of less than 2°, trending from the south-west toward the north and east, presenting minimal topographical constraints for agricultural use or development.

## 8. Conclusions and Justification

C13.0 Bushfire Prone areas code applies, as the boundary adjustment is occurring on land which is mapped as bushfire prone on a planning scheme overlay.

There is however an insufficient increase in risk from the development to warrant the provision of bushfire hazard management measures for the development.

The risk is considered low for the following reasons:

- The boundary adjustment does not increase the bushfire risk to the site, as no additional titles are created as a result of the change.
- The smallest lot being created will have a size of 142.4ha, increasing from the existing size. The lot provides additional area for hazard management provisions.
- Each lot provides ample room to provide a bushfire hazard management area associated with both existing and future development.
- The boundary adjustment has no impact on water or access provisions to the site. There is no change to existing arrangements.
- The site does not contain any existing dwellings or sensitive uses.
- The use of the site is primary industry and agricultural uses.

## 9. Recommendations

The proposed two lot boundary adjustment is considered exempt under clause C13.4.1 (a) of the Bushfire Prone Areas Code under the *Tasmanian Planning Scheme – Glamorgan Spring Bay*

## Annexure 1 – Proposal Plan

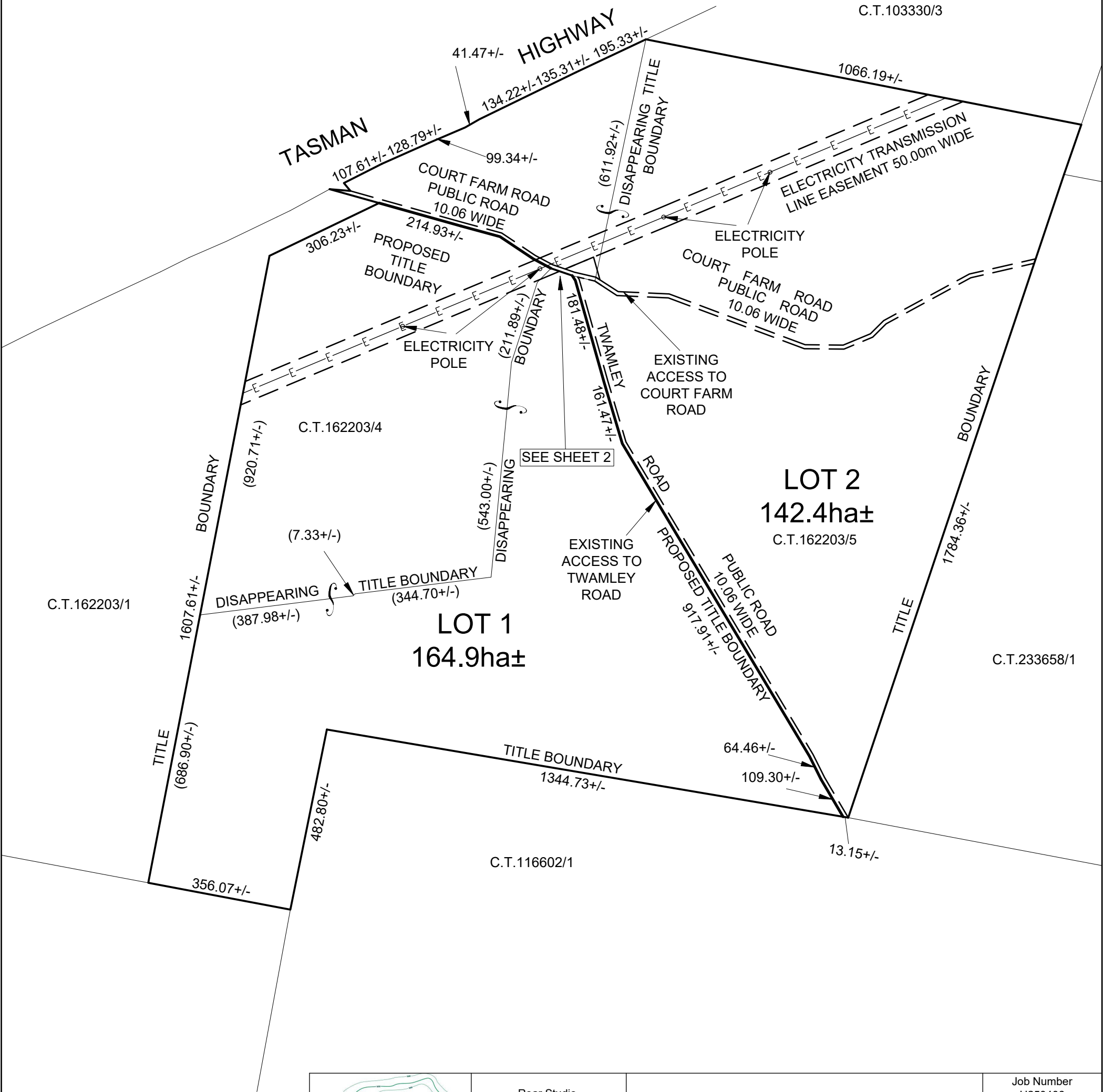
LEGEND:

- EXISTING TITLE BOUNDARIES
- PROPOSED TITLE BOUNDARIES
- OVERHEAD ELEC CONNECTION

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

NOTE: AREA OF LOT 2 DOES NOT INCLUDE PUBLIC ROAD



Rear Studio,  
132 Davey Street,  
Hobart 7000  
  
Phone: (03) 6227 7968  
Email: info@novaland.com.au

PROPOSED TWO LOT BOUNDARY  
ADJUSTMENT  
196 COURT FARM ROAD, BUCKLAND  
C.T.162203/4 AND C.T.162203-5

Job Number	H250406
Drawn	CSS
Scale	1:10000 @ A3
Date	14/12/25
Edition	V.1
Sheet	1/2

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.

NOTE: AREA OF LOT 2 DOES NOT INCLUDE PUBLIC ROAD

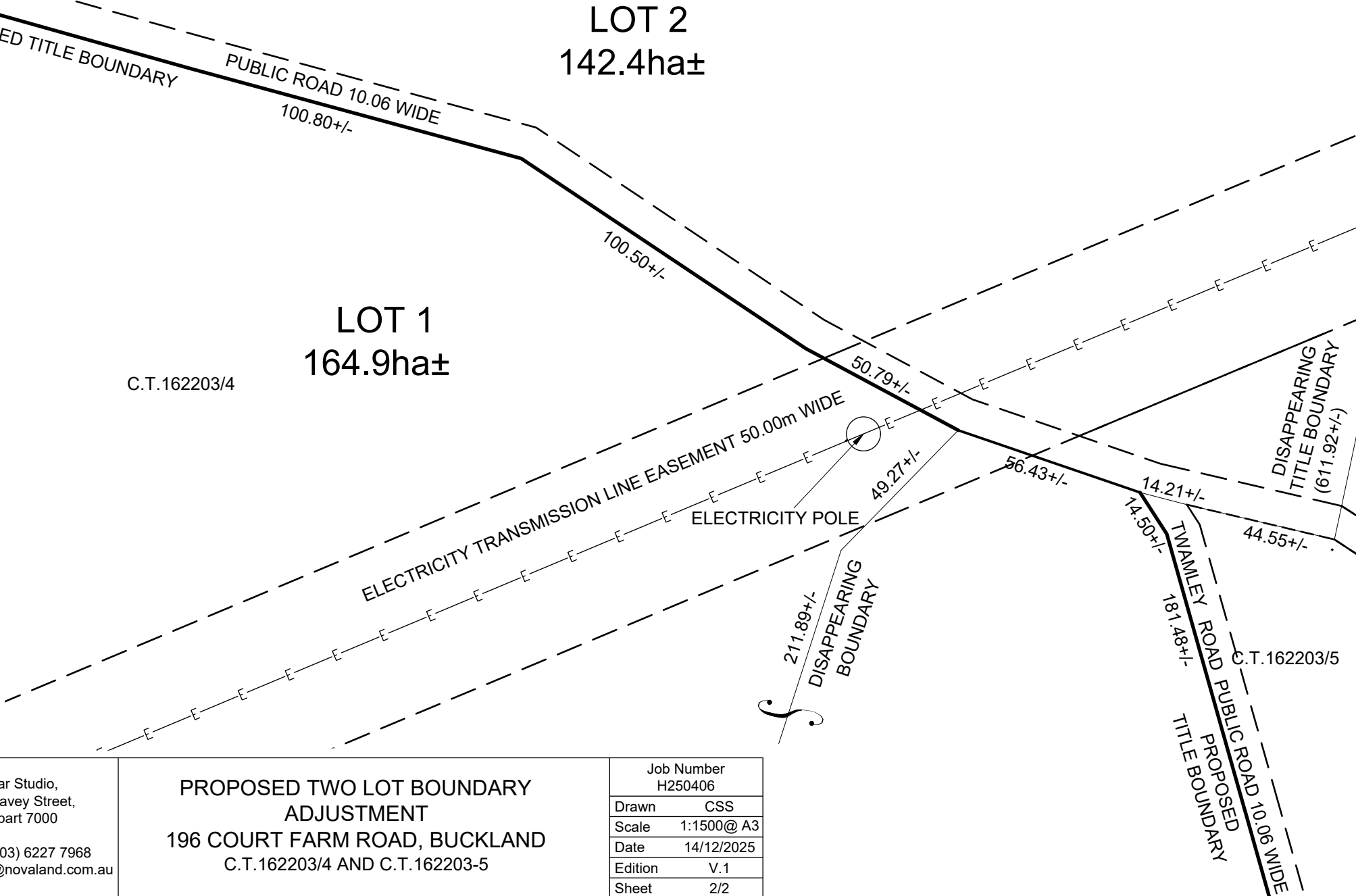
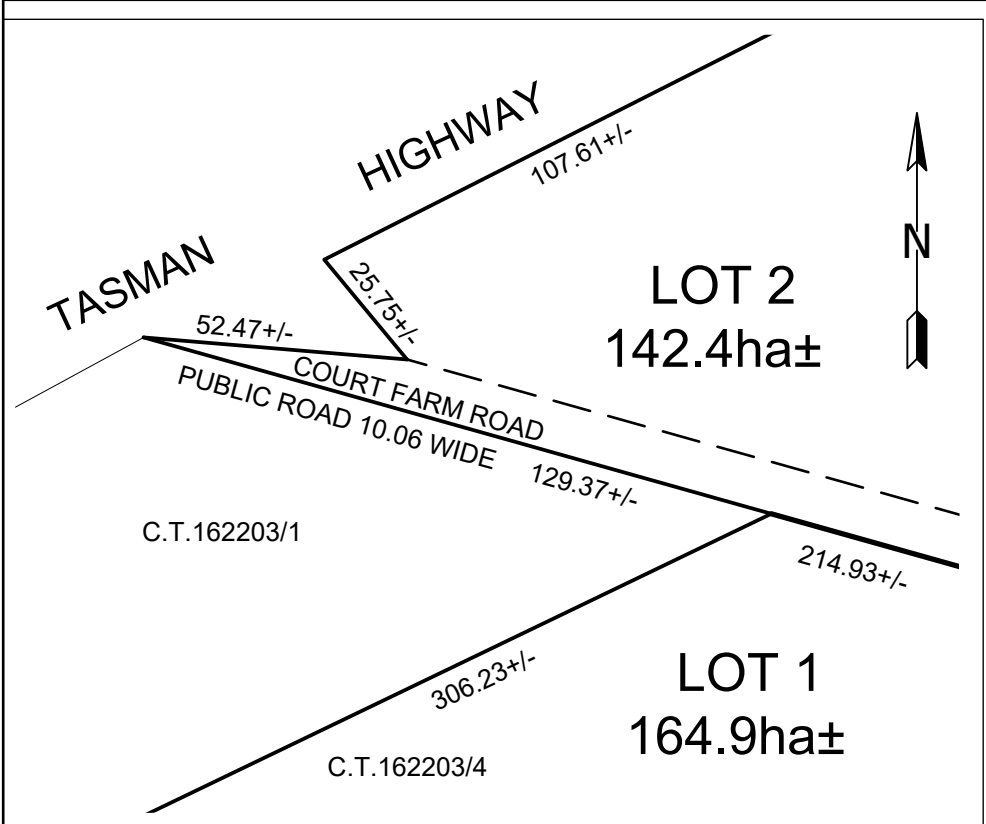
PLANNING

- LEGEND:
- EXISTING TITLE BOUNDARIES
  - PROPOSED TITLE BOUNDARIES
  - OVERHEAD ELEC CONNECTION



SEE ENLARGEMENT

ENLARGEMENT  
SCALE 1:1500



Rear Studio,  
132 Davey Street,  
Hobart 7000  
  
Phone: (03) 6227 7968  
Email: info@novaland.com.au

PROPOSED TWO LOT BOUNDARY  
ADJUSTMENT  
196 COURT FARM ROAD, BUCKLAND  
C.T.162203/4 AND C.T.162203-5

Job Number	H250406
Drawn	CSS
Scale	1:1500@ A3
Date	14/12/2025
Edition	V.1
Sheet	2/2

## Annexure 2 – Bushfire Prone Areas Certificate

---

## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> 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:**

196 Court Farm Road, Buckland.

**Certificate of Title / PID:**

21085/4 & 162203/4; 3175850

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

Subdivision – Boundary Adjustment 2 Lots to 2 Lots

**Applicable Planning Scheme:**

Tasmanian Planning Scheme – Glamorgan Spring Bay

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Exemption Report	Nova Land Consulting – James Stewart – BFP 157	15/12/2025	1

---

<sup>1</sup> 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:

<input type="checkbox"/>	<b>E1.4 / C13.4 – Use or development exempt from this Code</b>	
	<b>Compliance test</b>	<b>Compliance Requirement</b>
<input checked="" type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

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

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

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

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

<input type="checkbox"/>	<b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	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: 15 December 2025

Certificate  
Number: NL05925

(for Practitioner Use only)



Land Surveying | Town Planning | Project Management

**w** [novaland.com.au](http://novaland.com.au)

**e** [info@novaland.com.au](mailto:info@novaland.com.au)

**Launceston**

156 George Street

Launceston 7250

**p** (03) 6709 8116

**Hobart**

Rear studio, 132 Davey  
Street

Hobart 7000

**p** (03) 6227 7968