

Exhibited

This planning application is open for
public comment until
27 July 2026

Reference no	PLN-26-0036
Site	48 CLARENCE STREET & 2A FORE STREET PERTH
Proposed Development	Subdivision (boundary adjustment between 2 lots)
Zone	8.0 General Residential
Use class	Subdivision

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)



NORTHERN
MIDLANDS
COUNCIL

PLANNING APPLICATION

SUBDIVISION, BOUNDARY ADJUSTMENT &
CONSOLIDATION

Exhibited

Office Use Only:

Received

3.7.2026

The Proposal


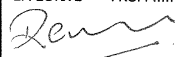
Description of proposal: Subdivision by boundary adjustment - 2 lots to 2 lots

Public Open Space land contribution <i>(please tick)</i>	<input type="checkbox"/> Land (area m ²)	<input type="checkbox"/> Cash in Lieu	<input checked="" type="checkbox"/> Not Applicable
Proposed road names: (if proposing a new road within subdivision)	1.		
	2.		
	3.		

The Land

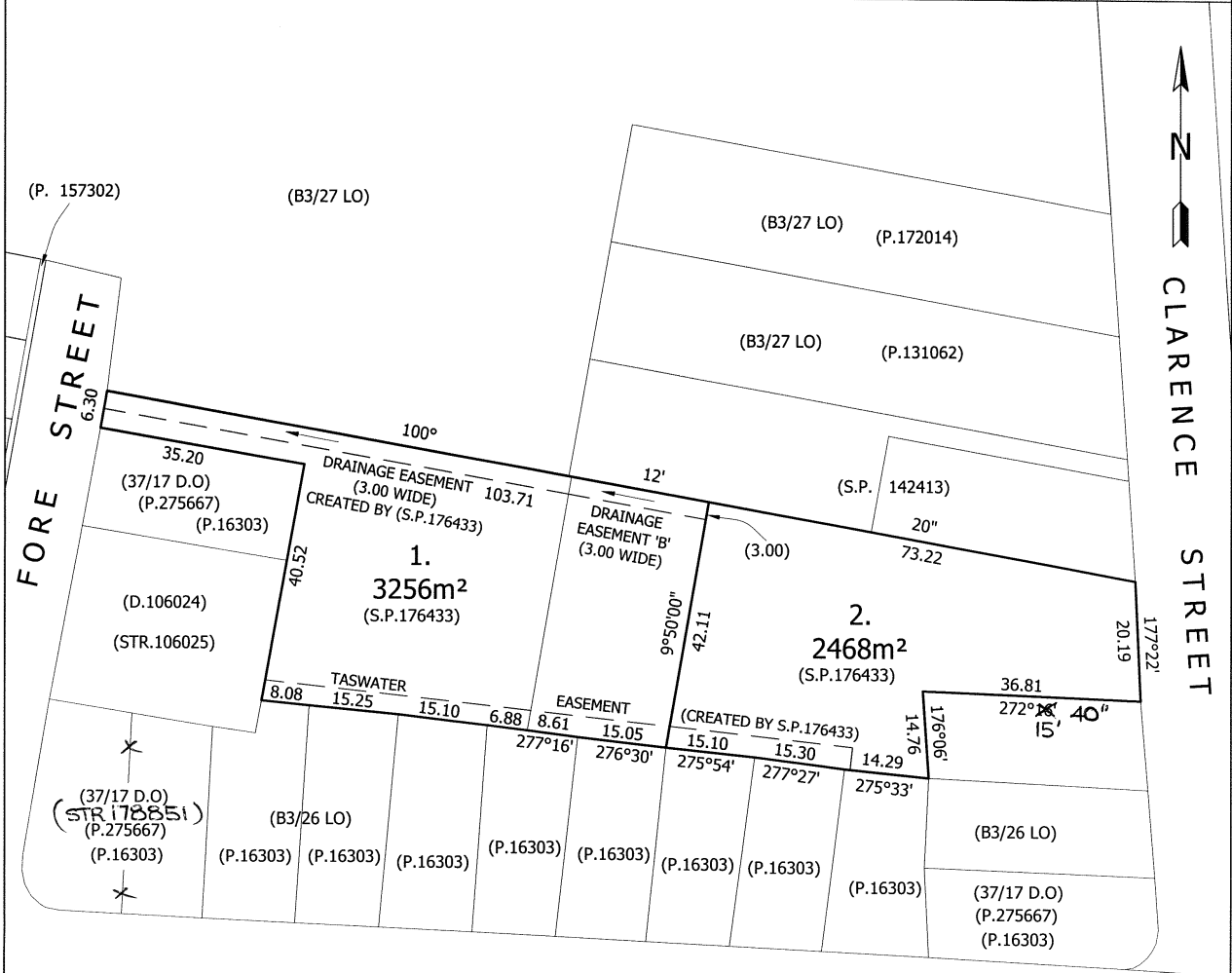
Site address:	48 CLARENCE ST PERTH TAS 7300	
	2A FORE ST PERTH TAS 7300	
Title reference:	C/T: 180863/2	180863/1
Existing buildings on site:	Single dwelling	Childcare centre
Existing use of site:	Residential	Educational and occassional care



**Applicant justification of any variation/discretion to the
*Tasmanian Planning Scheme – Northern Midlands***

OWNER: CORNELIA MAARTJE DELL, PHILIP LANCE DELL AND THE NORTHERN MIDLANDS COUNCIL FOLIO REFERENCE: C.T.176433-1, C.T.176433-2	PLAN OF SURVEY 	REGISTERED NUMBER SP180863
GRANTEE: PART OF LOTS 15 (0A- 1R - 32P), 17 (0A- 1R - 22P), JOHN DRYDEN, PUR., PART OF LOTS 18 (0A - 1R - 22P), 19 (0A - 2R - 17P), 20 (0A -2R - 12P) & 21 (0A - 1R- 11 1/2 P), JOHN MARTIN, PUR., PART OF LOT 22 (0A- 1R- 18P), EDWARD ANSTICE, PUR.	WOOLCOTT SURVEYS BY SURVEYOR: COLIN STERLING SMITH LOCATION: TOWN OF PERTH SECTION H SCALE 1: 750 LENGTHS IN METRES	APPROVED EFFECTIVE FROM 4. MAR. 2022...  Recorder of Titles

LOT 1 IS COMPILED FROM C.T.176433-2 AND THIS SURVEY.

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



(P.157302) (B3/27 LO) (37/17 D.O) (P.275667) (P.16303) (D.106024) (STR.106025) (37/17 D.O) (STR.175103) (P.275667) (P.16303) (B3/26 LO) (P.16303) (P.16303) (P.16303) (P.16303) (P.16303) (P.16303) (P.16303) (P.16303)	(B3/27 LO) (P.172014) (B3/27 LO) (P.131062) (S.P. 142413) (3.00) 73.22 (CREATED BY S.P.176433) (P.16303) (P.16303) (P.16303) (P.16303) (P.16303) (P.16303) (P.16303) (P.16303)	CLARENCE STREET 177°22' 20.19 36.81 272°15' 40" (B3/26 LO) (37/17 D.O) (P.275667) (P.16303)	
FREDERICK STREET			
(P.84793) (519/23D) (S.P.130591)	(P.210830)	(STR.175103) (S.P.164184)	(S.P.169062)
Registered Land Surveyor  Date: 14/01/2021			Council Delegate  Date: 26-4-2021

Received

3.7.2026

Exhibited



July 2026

PLANNING REPORT

**Subdivision of the land - 2 lot boundary
adjustment**

48 Clarence Street & 2a Fore Street PERTH



Prepared by
Woolcott Land Services Pty Ltd
ABN 63 677 435 924

© Woolcott Land Services Pty Ltd

The information contained in this document produced by Woolcott Land Services Pty Ltd is solely for the use of the Client for the purpose for which it has been commissioned and prepared and Woolcott Land Services Pty Ltd undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

All rights reserved pursuant to the Copyright Act 1968. No material may be copied or reproduced without prior authorisation.

Launceston

Head office

P 03 6332 3760
E enquiries@woolcott.au
A 10 Goodman Court Invermay
7250

St Helens

East Coast office

P 03 6376 1972
E admin@ecosurv.com.au
A 52 Cecilia Street St Helens 7216

www.woolcott.au

Job Number: L260109
Prepared by: Michelle Schleiger (michelle@woolcott.au)
(BUrbRegEnvPlan)
Town Planner

Rev.no	Description	Date
1	Review	25 February 2026
2	Draft	
3	Version	2 March 2026
4	Review	18 May 2026
5	Review	23 June 2026
6	Version	3 July 2026

Annexures

Annexure 1 Copy of title plan and folio text

Annexure 2 Proposal plan

References

Contents

1. Introduction	5
2. Subject site and proposal	5
2.1 Site details	5
2.2 Proposal.....	6
2.3 Images	7
3. Zone and overlays	8
3.1 Zoning.....	9
3.2 Overlays	9
4. Planning Scheme Assessment.....	10
4.1 Zone assessment	10
4.2 Code Assessment.....	18
5. Conclusion	19
References.....	3

1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

Proposed development
Subdivision of the land - 2 lots to 2 lots (boundary adjustment)

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

Document	Consultant
Proposal Plan	Woolcott Land Services Pty Ltd

2. Subject site and proposal

2.1 Site details

Address	48 Clarence Street, Perth TAS 7300 2a Fore Street, Perth TAS 7300
Property ID	9613940 9545523
Title	180863/2 180863/1
Land area	2468m ² 3256m ²
Planning Authority	Northern Midlands Council
Planning Scheme	Tasmanian Planning Scheme - Northern Midlands LPS
Easements	TasWater easement
Application status	Discretionary application
Existing Access	Direct frontage to Clarence Street 1 x dual width crossover Direct frontage to Fore Street 1 x crossover
Zone	General Residential
General Overlay	Perth SAP
Overlays	Airport obstacle limitation area (220mAHZ) Local heritage precinct

Existing development	Single dwelling and several outbuildings Childcare centre
Existing services and infrastructure	
Water	Serviced
Sewer	Serviced
Stormwater	Serviced

2.2 Proposal

The proposal is for subdivision of the land to adjust the boundary between the two lots.

Lot 1 will contain the childcare centre and increase by 1899m², leaving 568m² as Lot 2.

Lot 1 will retain frontage and access to Fore Street, as existing, and will gain one access to Clarence Street. Lot 2 will retain access to Clarence Street as existing.

All lots will retain servicing as existing, however, the additional water connection to Lot 1 from Clarence Street will likely be discontinued.

Lot no.	Area	Frontage	Access
1	5155m ²	6.3m	Existing from Fore Street Existing from Clarence Street
2	568m ²	3.9m	Existing from Clarence Street

2.3 Images



Figure 1 Aerial view of the subject site (Land Tasmania 2021)



Figure 2 Subject site looking SW from Clarence Street



Figure 3 Access to site looking west from Clarence Street



Figure 4 Existing outbuildings at rear of site.

3. Zone and overlays

3.1 Zoning

The site is zoned General Residential under the Scheme.

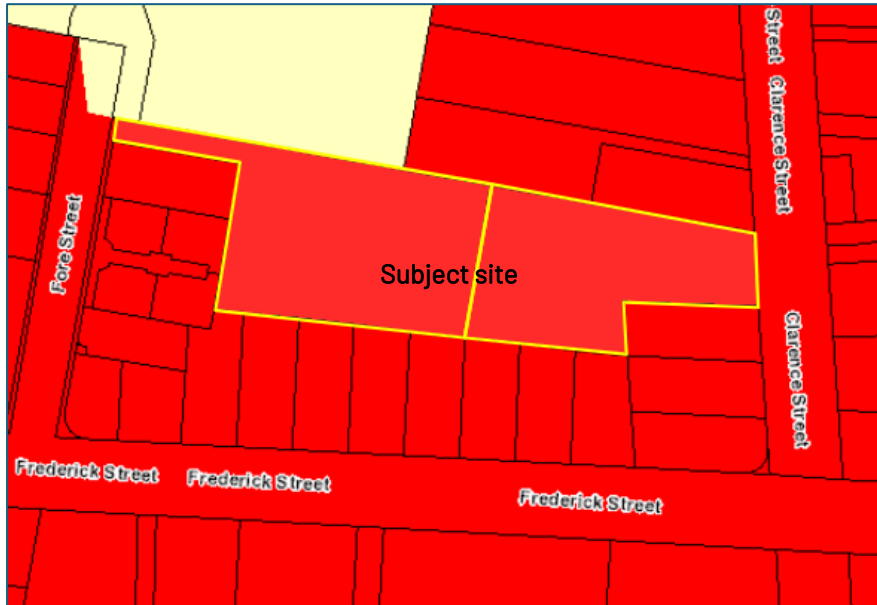


Figure 5 Zoning for the subject site (Land Tasmania 2021)

3.2 Overlays

The subject site is affected by the Airport obstacle limitation area and the Local heritage precinct (Perth Heritage Precinct).



Figure 6 Overlays affecting the subject site (Land Tasmania 2021)

The site is within the Perth Specific Area Plan (SAP)

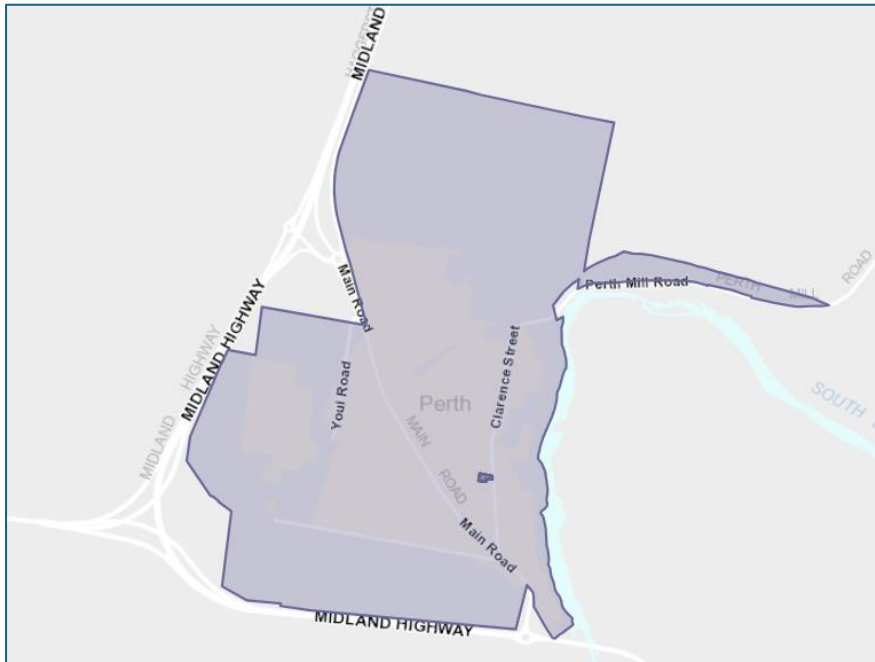


Figure 7 Showing the area of the Perth SAP with subject site (Land Tasmania 2021)

4. Planning Scheme Assessment

4.1 Zone assessment

7.10 Development not Required to be Categorised into a Use Class

7.10.1 An application for development that is not required to be categorised into one of the Use Classes under subclause 6.2.6 of this planning scheme and to which 6.8.2 applies, excluding adjustment of a boundary under subclause 7.3.1, may be approved at the discretion of the planning authority.

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

Response

The application for subdivision is not subject to the Use provisions of the Scheme, however, the site has existing residential use and development together with Educational and Occasional Care.

NOR-S7.0 Perth Specific Area Plan

NOR-S7.8 Development Standards for Subdivision

NOR-S7.8.2 Lot design

This clause is in substitution for General Residential Zone - clause 8.6.1 A1/P1 Lot design.

Objective	
<p>That each lot:</p> <ul style="list-style-type: none"> a) has an area and dimensions appropriate for the use and development; b) is provided with appropriate access to a road; c) contains areas which are suitable for development appropriate to the purpose of the zone and specific area plan, located to avoid natural hazards; and d) is oriented to provide solar access for future dwellings. 	
Acceptable Solutions	Performance Criteria
<p>A1 Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> a) have an area of not less than 600m² and: <ul style="list-style-type: none"> i. be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and ii. existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; b) be required for public use by the Crown, a council or a State authority; c) be required for the provision of Utilities; or d) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<p>P1 Each lot, or a lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> a) the relevant requirements for development of buildings on the lots; b) the intended location of buildings on the lots; c) the topography of the site; d) the presence of any natural hazards; e) adequate provision of private open space; and f) the pattern of development existing on established properties in the area.

Response

- P1 The performance criteria are addressed for Lot 2, which is less than 600m² and existing setbacks on the site.
- a. The existing dwelling will have a setback of less than 1.5m for a distance of 3.4m. Which is compliant with 8.3.2, A3(b)(ii)(being less than 9m). All other setbacks are existing and the lot proposed as Lot 2 can contain a minimum area of 10m x 15m with suitable setbacks. All other buildings as existing. have existing setbacks to existing boundaries with no new discretions to new boundaries.
 Lot 2 will be less than 600m² but can accommodate a dwelling, as demonstrated by the existing dwelling.
 - b. A 10m x 15m indicative building area is included to the plans to demonstrate a building can be accommodated, however, no new buildings are included to this proposal.
 - c. The site is generally flat and even.
 - d. No natural hazards are identified on the site.

- e. Lot 2 has a distance of 9m to the rear boundary which is sufficient for private open space. Lot 1 is built for the use of Educational and Occasional Care and has no requirement for private open space.
- f. All development is existing on the site and so considered a part of the established pattern of development in the area.

NOR-S7.8.3 Internal lots

This clause is an addition to General Residential Zone - clause 8.6.1 Lot design.

Objective	
<p>That subdivision layout of land outside the precinct masterplans in Figures NOR-S7.2.2, NOR-S7.2.3 and NOR-S7.2.4:</p> <ul style="list-style-type: none"> a) minimises internal lots; b) is consistent with existing patterns of residential development in the surrounding area; and c) retains the rural township character. 	
Acceptable Solutions	Performance Criteria
<p>A1 No Acceptable Solution.</p>	<p>P1 Each internal lot, or an internal lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> a) consistency with existing patterns of residential development of the surrounding area; b) the lot gaining access from a road existing prior to the planning scheme coming into effect; c) site constraints making an internal lot configuration the only reasonable option to efficiently use the land; d) the lot contributing to the more efficient use of residential land and infrastructure; e) the amenity of adjacent lots not being unreasonably affected by subsequent development and use; f) the lot having access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m; g) passing bays being provided at appropriate distances to service the likely future use of the lot; h) the access strip being adjacent to or combined with no more than three other internal lot access strips provided that it is otherwise not appropriate to provide access via a public road; i) the lot addressing and providing for passive surveillance of public open space and public rights of way if it fronts such public spaces;

	<ul style="list-style-type: none"> j) the relevant requirements for development of buildings on the lots; k) the intended location of buildings on the lots; l) the topography of the site; m) the presence of any natural hazards; n) adequate provision of private open space; and o) the pattern of development existing on established properties in the area.
--	--

Response

- P1 The performance criteria are addressed. Lot 1 continues to be an internal lot.
- a. The proposed is to accommodate use and development for Education and Occasional Care. While there are other internal lots in the area, the boundary adjustment provides Lot 1 with sufficient useable area and dimensions suitable for its intended and existing use. As the lot is in proximity to the primary school, the size of the lot is not out of place with the surrounding area.
 - b. The streets existed prior to the current planning scheme being in effect.
 - c. The existing dwelling and access constrain how the lot may be subdivided. Lot 1 is an internal lot as existing.
 - d. Proposed Lot 1 incorporates an area of land now superfluous to the use of the residence. It is a significantly sized lot for the zone and may be more efficiently used for the purposes of the childcare centre.
 - e. The area provided for the proposed lots allows for suitable development and setbacks.
 - f. Each lot has access to a road, no right of way is proposed.
 - g. The access strip for proposed Lot 1 widens to 5m, which is wide enough to allow passing if required.
 - h. Not applicable.
 - i. Proposed Lot 1(balance lot) has maximum frontage as allowed by existing constraints for surveillance capability. Future development proposals will determine the full extent of how the capability is capitalised. The existing dwelling has passive surveillance capabilities.
 - j. Each lot is sufficient for development or containing existing development.
 - k. Lot 1 can provide for buildings.
 - l. The topography has no bearing on the proposal.
 - m. There are no natural hazards identified.
 - n. Each lot has area and provision for private open space.
 - o. The neighbouring lots have similar characteristics in terms of the internal nature of the lots, reduced frontage, and maximising the development potential of larger allotments.

8.0 General Residential

8.1 Zone Purpose

8.1.1	To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
8.1.2	To provide for the efficient utilisation of available social, transport and other service infrastructure.
8.1.3	To provide for non-residential use that: <ul style="list-style-type: none"> (a) primarily serves the local community; and (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
8.1.4	To provide for Visitor Accommodation that is compatible with residential character.

8.6 Development Standards for Subdivision

8.6.1 Lot Design

Clause 8.6.1 A1/P1 Lot Design is substituted with NOR-S7.8.2 Lot design but in addition to NOR-S7.8.3 Internal Lots.

Objective	
That each lot: <ul style="list-style-type: none"> a) has an area and dimensions appropriate for use and development in the zone; b) is provided with appropriate access to a road; c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and d) is orientated to provide solar access for future dwellings. 	
Acceptable Solutions	Performance Criteria
<p>A1 Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> e) have an area of not less than 450m² and: <ul style="list-style-type: none"> iii. be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: c. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and d. easements or other title restrictions that limit or restrict development; and iv. existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; f) be required for public use by the Crown, a council or a State authority; 	<p>P1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> g) the relevant requirements for development of buildings on the lots; h) the intended location of buildings on the lots; i) the topography of the site; j) the presence of any natural hazards; k) adequate provision of private open space; and l) the pattern of development existing on established properties in the area.

<p>g) be required for the provision of Utilities; or</p> <p>h) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	
--	--

Response

P1 The performance criteria are addressed at NOR-S7.8.2.

<p>A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.</p>	<p>P2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> a) the width of frontage proposed, if any; b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; c) the topography of the site; d) the functionality and useability of the frontage; e) the ability to manoeuvre vehicles on the site; and f) the pattern of development existing on established properties in the area, <p>and is not less than 3.6m wide.</p>
---	---

Response

P2 The performance criteria are addressed. Lot 1 will have a reduced frontage.

- a. The frontage for Lot 1 will be 6.3m and 3.9m, meeting the minimum requirement.
- b. No right of way is required.
- c. The site topography has no bearing on the application.
- d. The access is proposed according to current development of the site and activity, demonstrating that the frontage is functional.
- e. Vehicle manoeuvring for proposed Lot 1 is assured – the lot is larger than the minimum required. Existing access arrangements from Fore Street will remain and the access width to Clarence Street is sufficient.
- f. Surrounding lots exhibit a pattern of subdivision with internal lots/reduced frontages (Clarence Street).

<p>A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P3 Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> a) the topography of the site; b) the distance between the lot or building area and the carriageway; c) the nature of the road and the traffic; d) the anticipated nature of vehicles likely to access the site; and e) the ability for emergency services to access the
--	--

	site.
--	-------

Response

A3 The acceptable solution is achieved.

<p>A4 Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.</p>	<p>P4 Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to:</p> <ul style="list-style-type: none"> a) the size, shape and orientation of the lots; b) the topography of the site; c) the extent of overshadowing from adjoining properties; d) any development on the site; e) the location of roads and access to lots; and f) the existing pattern of subdivision in the area.
---	--

Response

Not applicable

8.6.2 Roads

Objective	
<p>That the arrangement of new roads within a subdivision provides:</p> <ul style="list-style-type: none"> a) safe, convenient and efficient connections to assist accessibility and mobility of the community; b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and c) the efficient ultimate subdivision of the entirety of the land and of surrounding land. 	
Acceptable Solutions	Performance Criteria
<p>A1 The subdivision includes no new roads</p>	<p>P1 The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> a) any road network plan adopted by the council; b) the existing and proposed road hierarchy; c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential; d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; e) minimising the travel distance between key destinations such as shops and services and public transport routes; f) access to public transport; g) the efficient and safe movement of pedestrians, cyclists and public transport;

	<ul style="list-style-type: none"> h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016; i) the topography of the site; and j) the future subdivision potential of any balance lots on adjoining or adjacent land.
--	--

Response

A1 The acceptable solution is achieved; no new roads are proposed.

8.6.3 Services

Objective	
That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	<p>P1 A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to:</p> <ul style="list-style-type: none"> a) flow rates; b) the quality of potable water; c) any existing or proposed infrastructure to provide the water service and its location; d) the topography of the site; and e) any advice from a regulated entity

Response

A1 The acceptable solution is achieved. Both lots will have connection to reticulated water as existing.

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	P2 No Performance Criterion
---	-----------------------------

Response

A2 The acceptable solution is achieved. Both lots will have connection to reticulated sewer as existing.

A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	<p>P3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <ul style="list-style-type: none"> a) the size of the lot; b) topography of the site; c) soil conditions;
---	--

	<ul style="list-style-type: none"> d) any existing buildings on the site; e) any area of the site covered by impervious surfaces; and f) any watercourse on the land.
--	--

Response

A3 The acceptable solution is achieved. Both lots will retain the connection as existing.

4.2 Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

Response

A1 The acceptable solution is achieved. The lots are sized and dimensioned to allow suitable parking allowance. Proposed Lot 2 will utilise the parking as existing (tandem, undercover, see Figure 3).

C2.6 Development standards for buildings and works

No development is proposed. The access width is compliant in regard to Table C2.2.

C2.6.3 Number of accesses for vehicles

Response

A1 The acceptable solution is achieved. Lot 1 will have 2 access points but each allocated to a separate frontage, therefore, one access per frontage.

C6.0 Local Historic Heritage Code

C6.10 Development Standards for Subdivision

C6.10.2 Lot design for a Local Heritage Precinct or a Local Historic Landscape Precinct

Response

P1 There is no acceptable solution – the performance criteria apply.

- a. The subdivision as proposed is compatible with the significance of the overlay, as the area of the overlay, as it is applied to the site, is kept intact and contained to proposed Lot 1.
- b. The historic pattern of subdivision in the area appears to have little relevance to the area. The Perth Heritage Precinct is noted for its 19th C development around the thoroughfare from the first bridge over the South Esk and the small commercial centre with mixed use development. The proposed subdivision does not create incompatibility.

C16.0 Safeguarding of Airports Code

C16.4 Use or Development Exempt from this Code

C16.4.1 The following use or development is exempt from this code:

- (a) development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area

Response

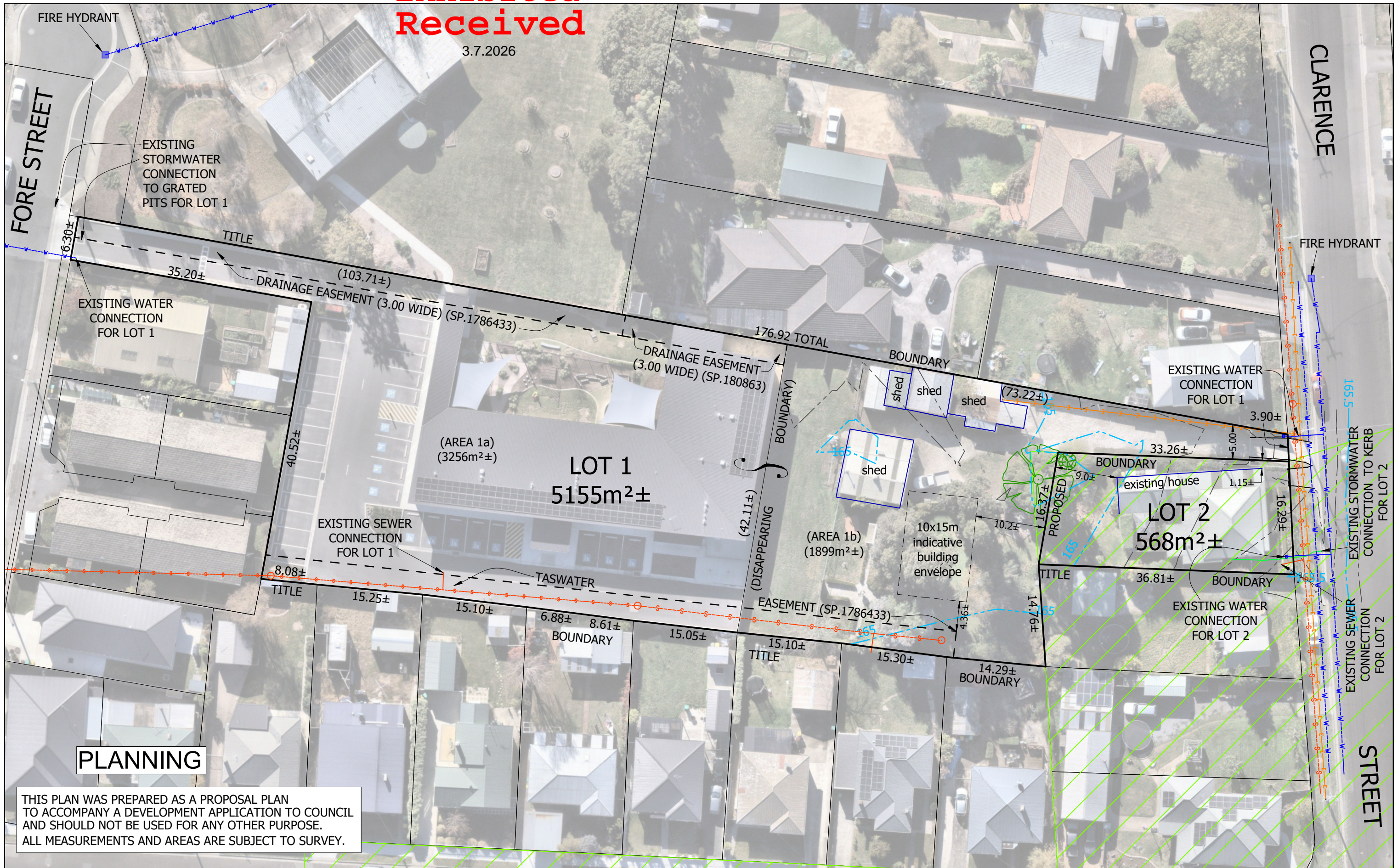
The proposed is exempt.

5. Conclusion

This application is for a subdivision by boundary adjustment from 2 lots to 2 lots in the General Residential Zone and the Perth SAP. Lot 2 will retain the existing dwelling. The proposed is in accord with the provisions of the Scheme and a planning permit is sought from Council.

Exhibited
Received

3.7.2026




PLANNING

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.

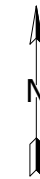
Notes:

Height datum is AHD83
Contour interval 0.10m
Contour index 0.50m

 Local heritage precinct per LISTmap data

PROPOSED 2 LOT BOUNDARY ADJUSTMENT

48 Clarence Street, Perth 7300
C.T.180863/1 & C.T.180863/2



Woolcott
LAND SERVICES

10 Goodman Court Invermay TAS 7248
PO Box 593 Mowbray Heights TAS 7248
Phone (03) 6332 3760
Email: enquiries@woolcott.au

Job Number
L260109

Drawn ON/EGK	File name L260109_PropPlan_230626_v2.0.dwg	Date 23/06/26	Scale 1:500@A3	Edition v2.0	Sheet 1/1
-----------------	---	------------------	-------------------	-----------------	--------------