

Exhibited

This planning application is open for
public comment until
28 September 2026

Reference no	PLN-26-0183
Site	211 LOGAN ROAD, 95 LOGAN ROAD, LOGAN ROAD, & 98 RIDGESIDE LANE EVANDALE
Proposed Development	Subdivision (4 lots) - Adjustment of Boundaries
Zone	21.0 Agriculture
Use class	Resource Development

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)



Exhibited

PLANNING APPLICATION

SUBDIVISION, BOUNDARY ADJUSTMENT &
CONSOLIDATION

Office Use Only:

The Proposal

Description of proposal:

Four (4) Lot Boundary Adjustment and new vehicle crossing

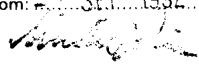
Public Open Space land contribution <i>(please tick)</i>	☐ Land (area m ²)	☐ Cash in Lieu	☒ Not Applicable
Proposed road names: (if proposing a new road within subdivision)	1.		
	2.		
	3.		

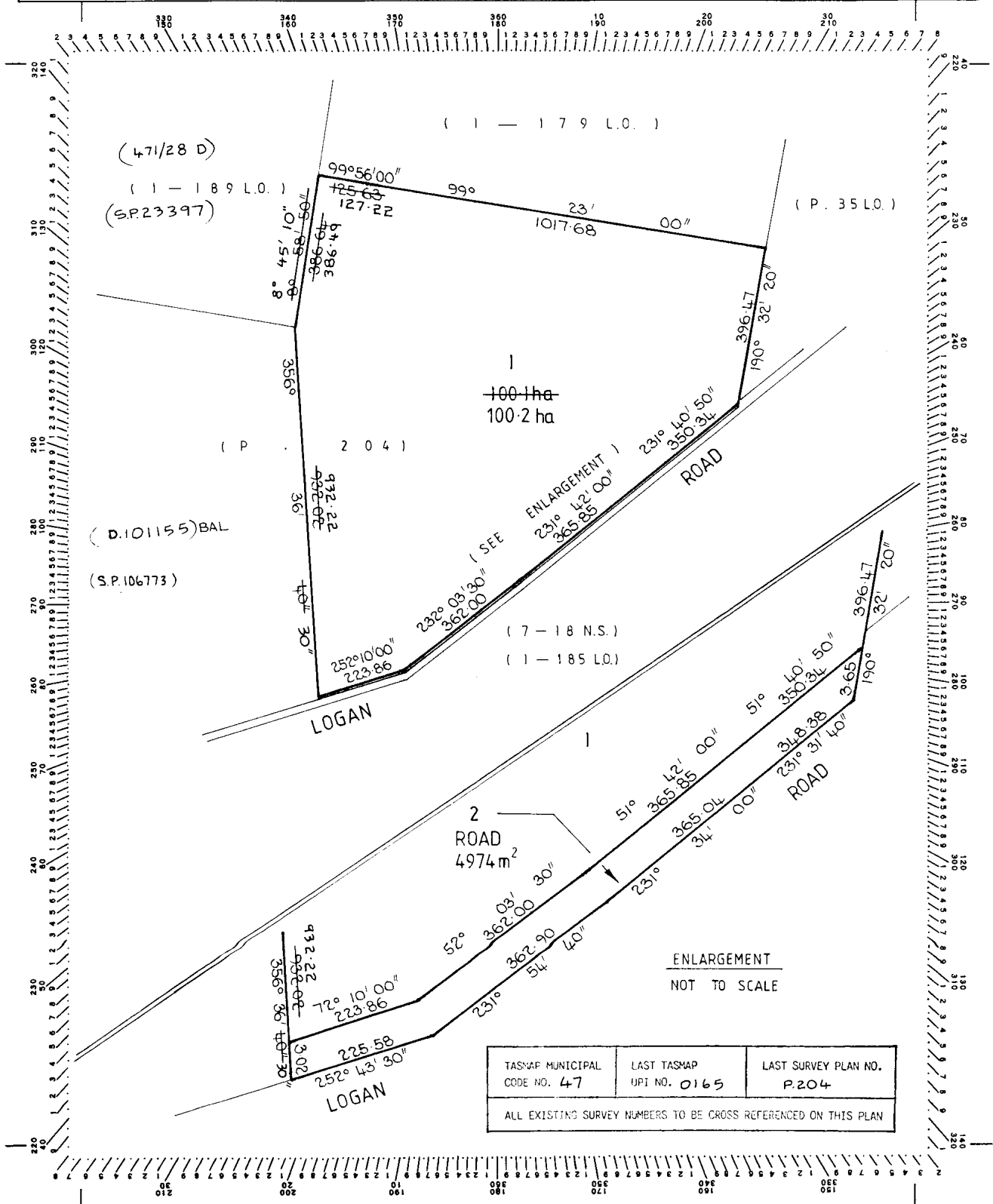
The Land

Site address:	95 Logan Road, 211 Logan Road, 98 Ridgeside Lane, and Logan Road, Evandale New vehicle crossing in Logan Street Road Reserve
Title reference:	C/T: 116759/1, CT106773/1, CT145763/2, CT101154/1 + Council road reserve
Existing buildings on site:	Dwelling and farm sheds
Existing use of site:	Agricultural use

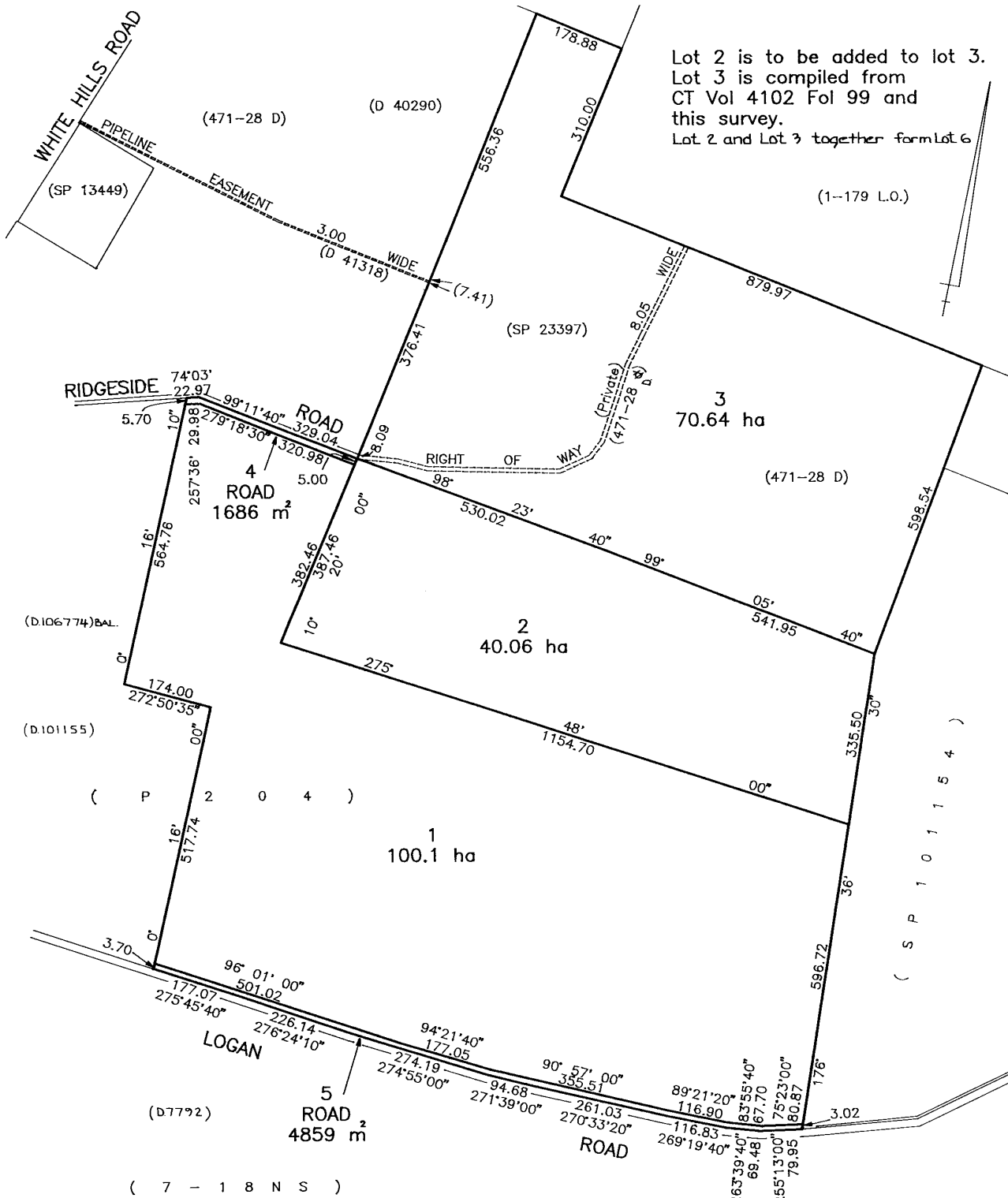
Applicant justification of any variation/discretion to the *Tasmanian Planning Scheme – Northern Midlands*

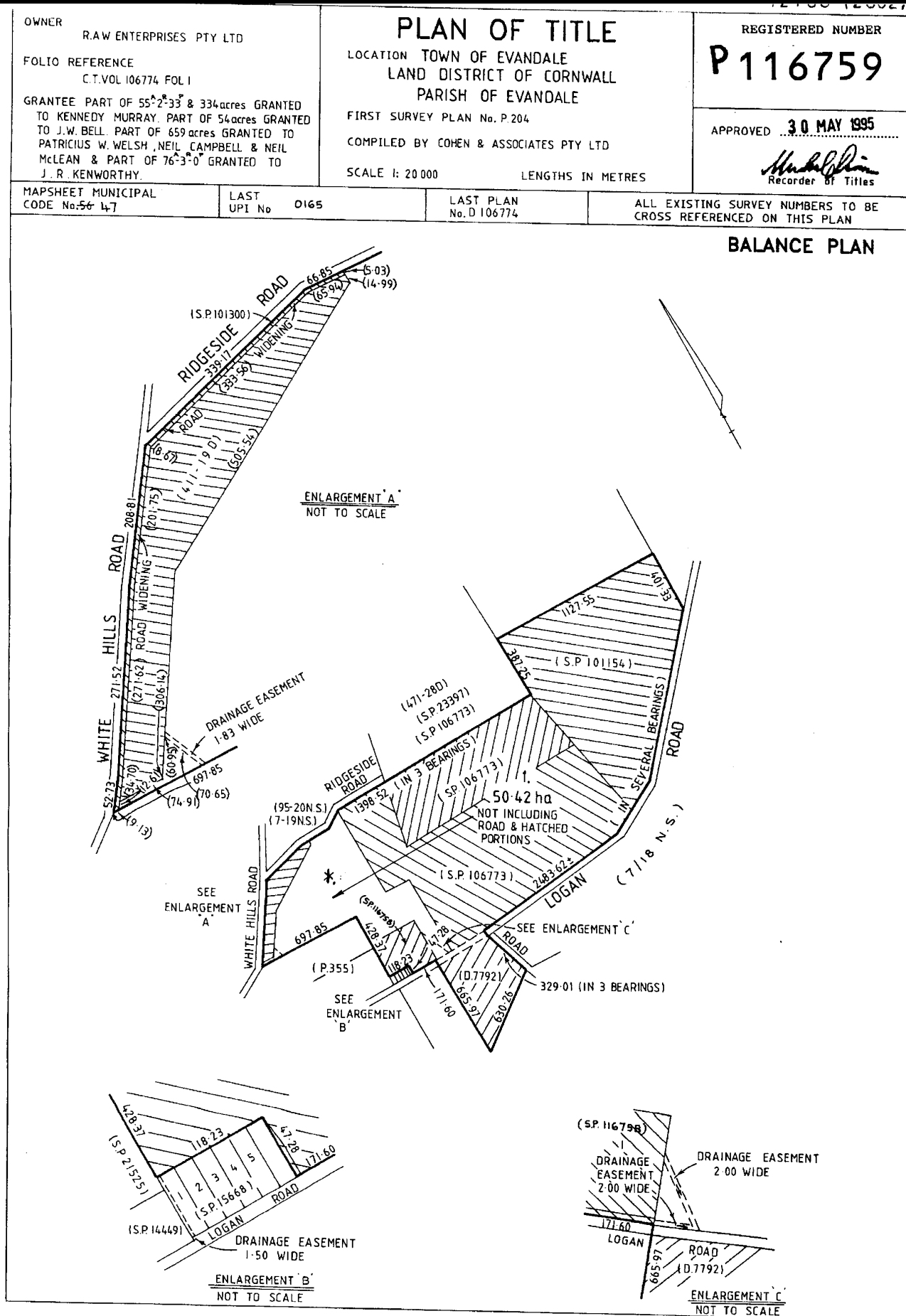
Refer supporting report

Owner: R.A.W. ENTERPRISES PTY. LTD.	PLAN OF SURVEY by Surveyor R.V. TAIT OF COHEN & of land situated in the ASSOCIATES PTY. LTD. TOWN OF EVANDALE SCALE 1: 10,000 MEASUREMENTS IN METRES	REGISTERED NUMBER SP101154
Title Reference: C.T. VOL 3894 FOL 56		Approved Effective from: 2 SEP 1992 
Grantee: PART OF 659 ACRES GRANTED TO PATRICIUS W. WELSH, NEIL CAMPBELL & NEIL MCLEAN, PART OF 334 ACRES GRANTED TO KENNEDY MURRAY.		Recorder of Titles



OWNER Lots 1,2,4 & 5 R.A.W. Enterprises Pty Ltd. Lot 3 Alfred Ernest Wilkes & Betty Blanche Wilkes. FOLIO REFERENCE Lots 1,2,4 & 5 CT Vol 101155 Fol 1 Lot 3 CT Vol 4102 Fol 99 GRANTEE Part of 659 acres granted to Patricius. W. Welsh, Neil Campbell & Neil McLean. Part of 500 acres granted to James Aitkin, Thomas Williams & John Sinclair.		PLAN OF SURVEY BY SURVEYOR R.V.Tait of Cohen & Associates Pty Ltd. LOCATION LAND DISTRICT OF CORNWALL PARISH OF EVANDALE SCALE 1: ⁷⁰⁰⁰7500 LENGTHS IN METRES		REGISTERED NUMBER SP106773 APPROVED <u>27 OCT 1993</u>  Recorder of Titles
TASMAP MUNIC CODE SHEET No. 5239 No. 47	LAST UPI No. 0162 & 0560 & 0561 0165	LAST SURVEY PLAN (D.101155) No. (471-28 D) & (P 204)	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	





OWNER: ANTHONY REX GARDNER, SALLY MAREE TONKS, GUY ANTHONY MCKIBBEN, ANDREW BOYTON WILKES. FOLIO: CT.127208/3, CT.40290/1, REFERENCE: CT.13449/1 & CT.106773/6 GRANTEE: PART OF 416A GTD TO JOHN WARD GLEADOW. PART OF 500A GTD TO JAMES AITKIN, THOMAS WILLIAMS & JOHN SINCLAIR. PART OF 659A GTD TO PATRICIUS W. WELSH, NEIL CAMPBELL & NEIL McLEAN.		PLAN OF SURVEY BY SURVEYOR PETER NOEL ANDERSON of CAMBELL SMITH PHELPS PEDLEY PTY LTD 3/23 BRISBANE STREET, LAUNCESTON LOCATION LAND DISTRICT OF CORNWALL PARISH OF EVANDALE		REGISTERED NUMBER SP145763 APPROVED EFFECTIVE FROM 30 MAR 2006 <i>Alice Kawa</i> Recorder of Titles			
MAPSHEET MUNICIPAL CODE No. 123 (5239-11)		LAST 4740783 4700559 UPI No 4700161 FJZ 82		LAST PLAN SP127208 No. D40290 SP13449		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

C.850273 REQUEST TO AMEND SP145763

PIPELINE EASEMENT 3.00 WIDE (B.307304) &
PIPELINE EASEMENT 3.00 WIDE WITHIN LOT 1
DELETED & PIPELINE EASEMENT 3.00 WIDE ADDED
(SEE ANNEXURE) PURSUANT TO SEC.103 L.G (B & MP) ACT, 1993.

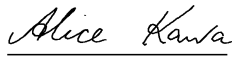
Alice Kawa 03/09/08
RECORDER OF TITLES DATE

LOT 1 IS COMPILED FROM CT.106773/6 AND THIS SURVEY
 LOT 2 IS COMPILED FROM CT.106773/6 AND THIS SURVEY
 LOT 4 IS COMPILED FROM CT.127208/3 AND THIS SURVEY

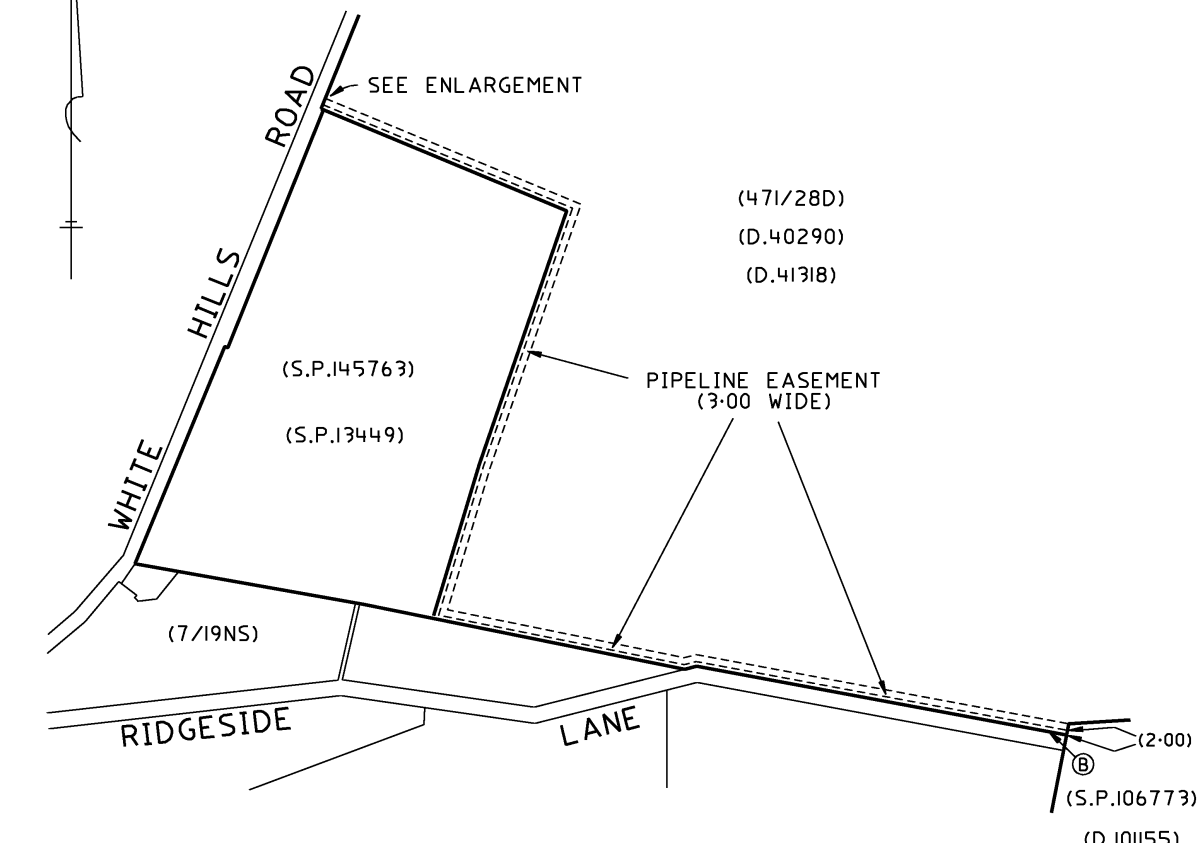
move 14.106
COUNCIL DELEGATE DATE

PLAN OF TITLE ANNEXURE SHEET SHEET 1 OF 1 SHEETS	OWNER A. R. GARDNER, S. M. TONKS G. A. McKIBBEN & A. B. WILKES FOLIO REFERENCE C.T. 127208/3, C.T.40290/1 C.T. 13449/1 & C.T.106773/6 SCALE 1: 4000 LENGTH IN METRES	Registered Number S.P.145763
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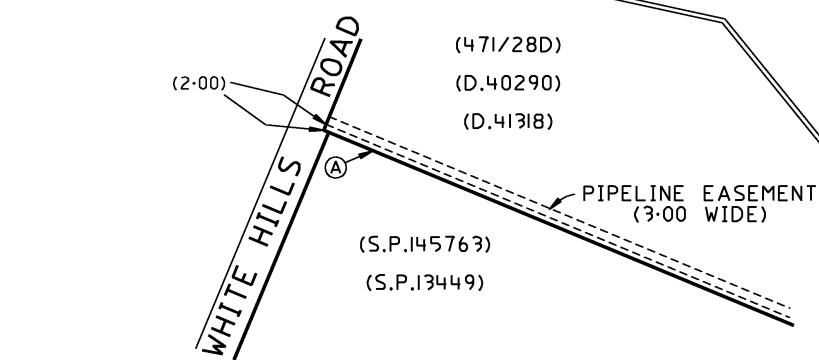
THIS ANNEXURE PAGE IS INSERTED TO SUPPORT
C850273 REQUEST TO AMEND S.P. 145763 CREATING
PIPELINE EASEMENT 3.00 WIDE SHOWN HEREON.


 Recorder of Titles

3 SEP 2008
 Date



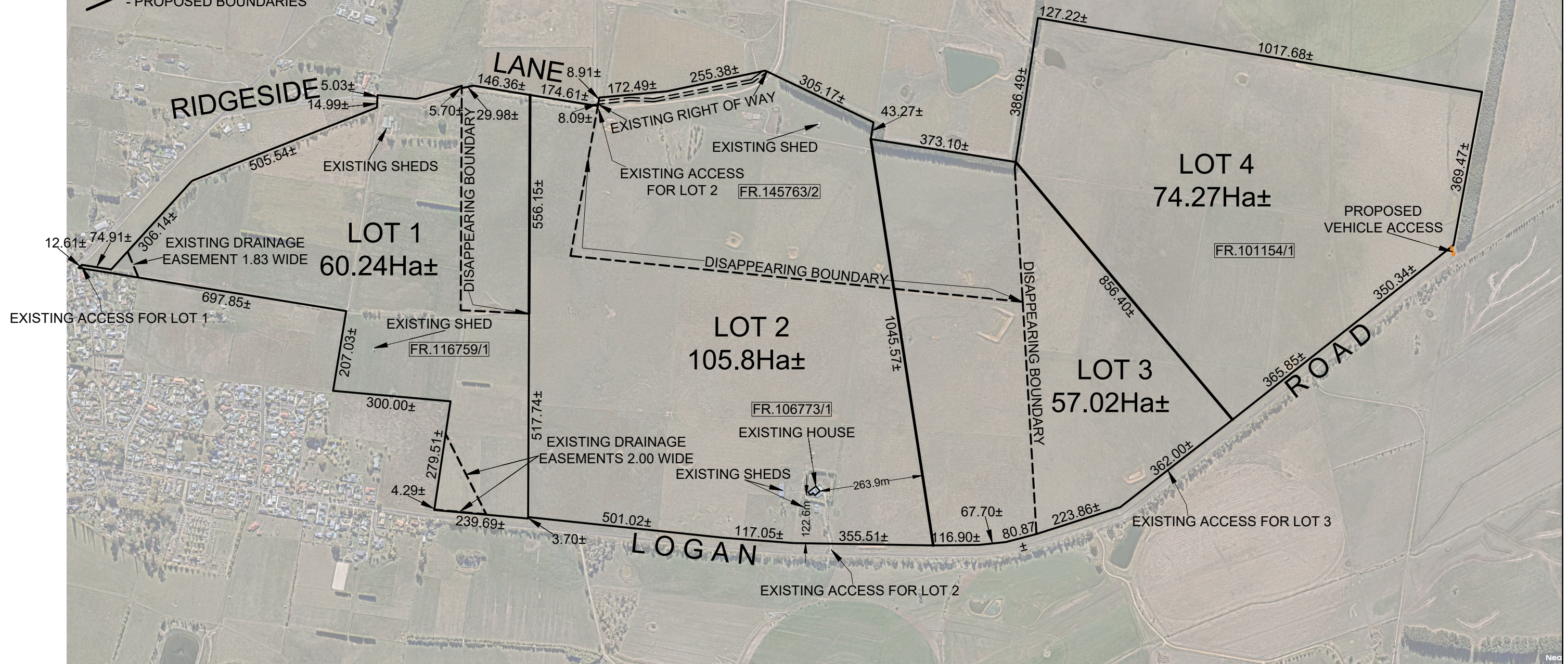
PIPELINE EASEMENT 3.00 WIDE IS OFFSET BY 2.00
AND IS PARALLEL TO THE BOUNDARY MARKED A-B
ON THIS PLAN (AS DEFINED BY S.P.145763)



ENLARGEMENT
SCALE 1:3000

Exhibited

 - EXISTING TITLE BOUNDARIES
 - PROPOSED BOUNDARIES



PROPOSED SUBDIVISION
211 LOGAN ROAD AND 98 RIDGESIDE LANE
EVANDALE 7212
FR.116759/1, FR.106773/1, FR.101154/1, FR.145763/2

	Job Number L260418
Drawn	NJK
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Edition	V1.0
Sheet	1/1

Exhibited

PLANNING REPORT

Subdivision – Boundary Adjustment (4 lots to 4 Lots)

95 Logan Road, 211 Logan Road, 98 Ridgeside Lane,
and Logan Road, Evandale

August 2026



NOVA
LAND
CONSULTING

Unlocking land potential.

Job Number: L260418

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Town Planner

Rev. no	Description	Date
1	Draft	24 August 2026
2	Final	25 August 2026



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1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approval Act 1993* (the 'Act') to develop land at 95 Logan Road, 211 Logan Road, 98 Ridgeside Lane, and Logan Road, Evandale (the 'subject site').

The proposal seeks approval for the intended use or development of Subdivision – Boundary Adjustment (4 lots to 4 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)	95 Logan Road, 211 Logan Road, 98 Ridgeside Lane, and Logan Road, Evandale
Property ID	1662145, 1898289, 2688486, 1898529
Title(s)	CT116759/1, CT106773/1, CT145763/2, CT101154/1
Land area	50.3ha, 100.1ha, 46.67ha, 100.2ha
Planning Authority	Northern Midlands Council
Covenant/Easements	Right of Carriageway, drainage easements.
Access	Access is via White Hills Road (Lot 1) with lots 2-4 accessed via Logan Road.
Planning Controls	
Zone	Agriculture Zone (21.0)
General Overlay	N/A
Overlays	Natural Assets Code (C7.0) - Waterway and coastal protection area Bushfire-Prone Areas Code (C13.0) Attenuation Code (C9.0)
Existing use/development	Resource Development

Proposal	
Proposed Use/Development	Subdivision – Boundary Adjustment (4 lots to 4 Lots)
Use Class	No Use Class assigned - As per Clause 6.2.6 of the SPPs
Use Class Status	Not Applicable
Existing services and infrastructure	
Water	Relies on onsite water servicing
Sewer	Relies on onsite sewer servicing
Stormwater	Relies on onsite stormwater servicing

2. Site Characteristics and Surroundings

2.1 Subject Site

The subject site is located at Ridgeside Lane and Logan Road and comprises four (4) separate rural titles with areas of approximately 297 hectares respectively. The land is zoned Agriculture (21.0) under the *Tasmanian Planning Scheme – Northern Midlands*

The land is generally flat, with the western portion of the site located at approximately the 171m contour and the eastern portion at approximately the 170m contour. There is no evident fall or significant change in terrain across the broader landscape.

The land is currently used for pasture, grazing and agricultural purposes and will continue to be used for these purposes. An existing dwelling and associated outbuildings are located at 211 Logan Road. Several dams are also located throughout the properties and will continue to function as existing.

Access to 95 Logan Road is provided via an access strip connecting to White Hills Road to the west. The property at 98 Ridgeside Lane, Evandale, is accessed from Ridgeside Lane, a Council maintained road. The remaining two properties are accessed from Logan Road to the south, which is also Council-maintained and provides an existing vehicle crossing serving the dwelling.

Existing Tas Irrigation connection points will be retained, ensuring each lot continues to have access to the irrigation scheme.

The site is affected by several applicable planning codes, including the Natural Assets Code (C7.0), which maps Waterway and Coastal Protection Areas over drainage features within the land; the Bushfire-Prone Areas Code (C13.0), identifying the site as bushfire-prone; and the attenuation code (C9.0), reflecting the separation of the site from the TasWater sewer treatment ponds in the south.

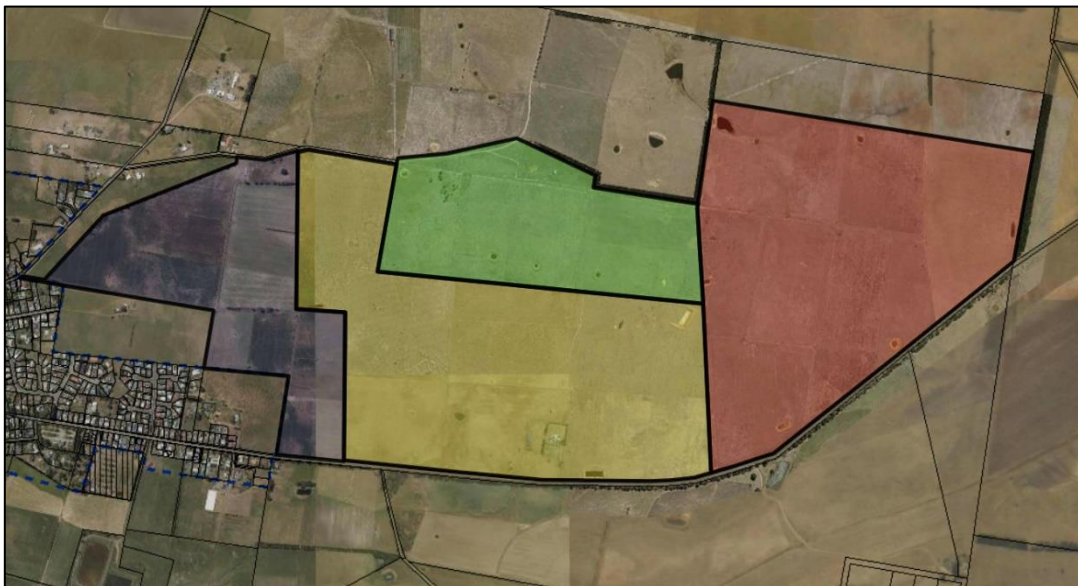


Figure 1 – Aerial view of subject site, with individual titles highlighted. Source: LISTMAP

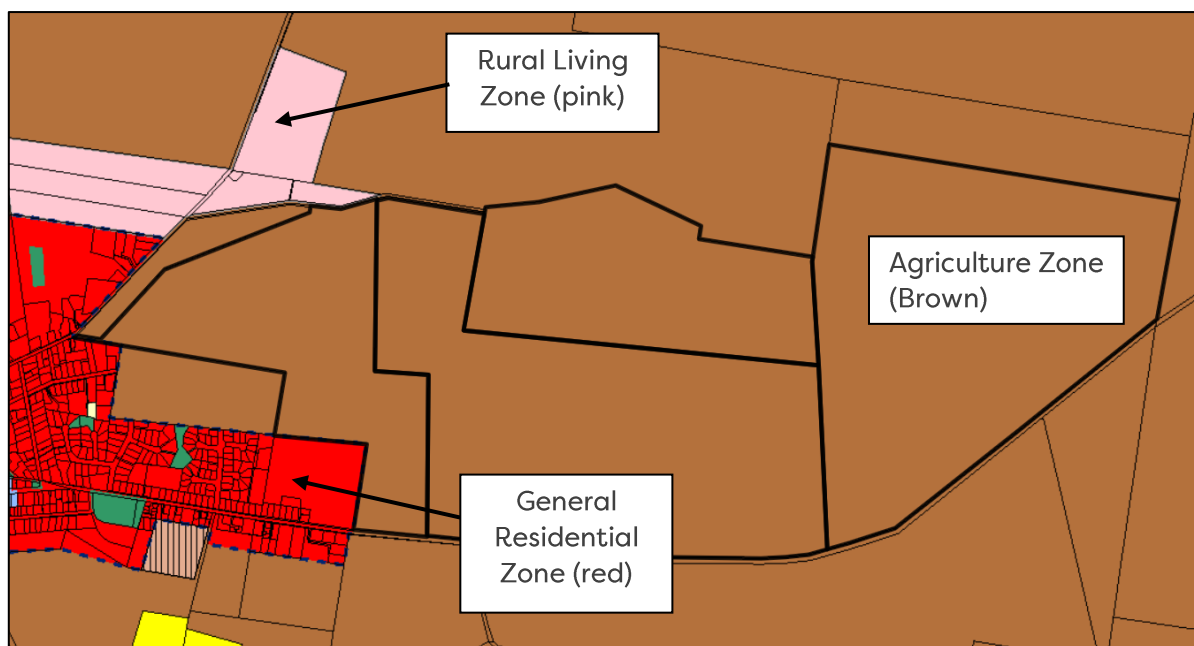


Figure 2 - Zoning of the subject site & surrounds. Source: LISTMAP

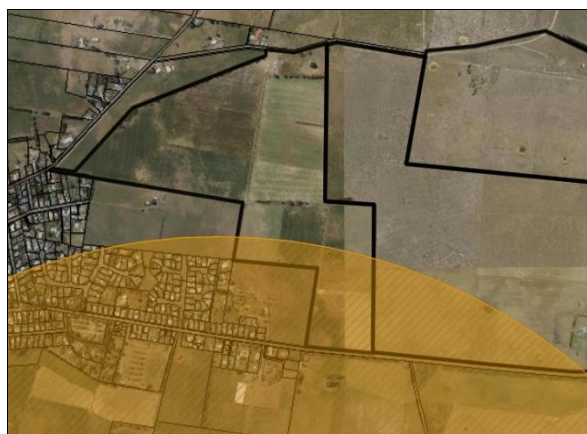


Figure 3 - Subject site showing extent of attenuation overlay mapping (Overlay marked in Orange). Source: LISTMAP



Figure 4 - Subject site showing extent of Waterway & Coastal Protection Area Overlay mapping that impacts the north of CT101154/1, Source: LISTMAP

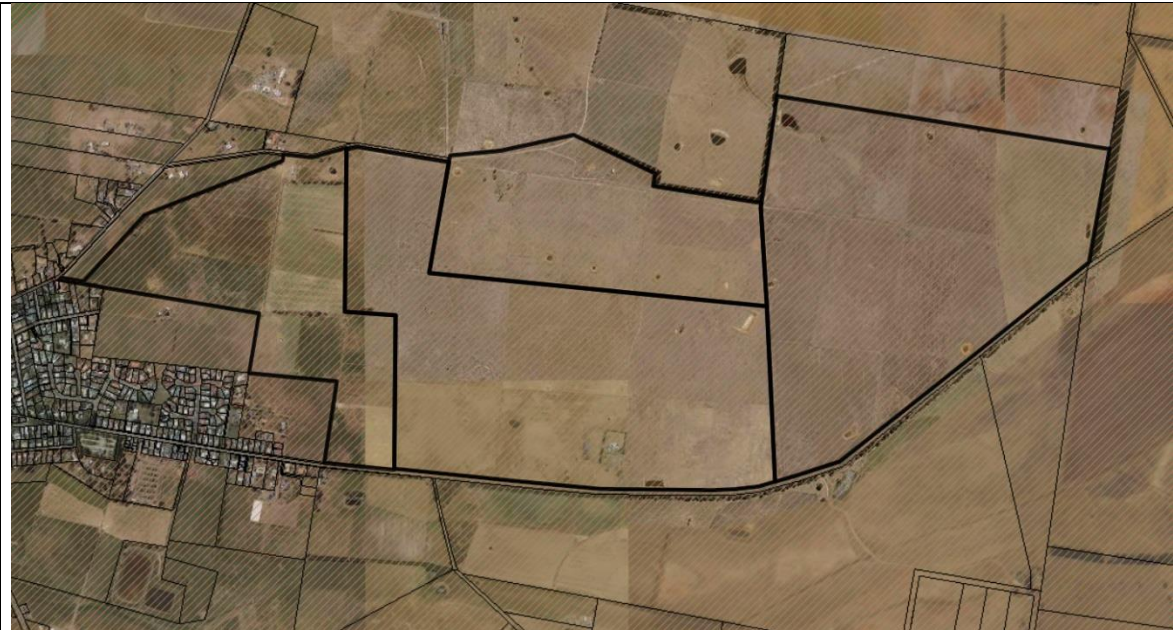


Figure 5 – Subject site showing extent of Bushfire Prone Overlay mapping, which impacts the entire site. Source: LISTMAP

3. Proposed Use and Development

3.1 Proposal

The proposal involves a boundary adjustment across four existing titles at:

- 95 Logan Road, Evandale
- 211 Logan Road, Evandale
- 98 Ridgeside Lane, Evandale; &
- Logan Road, Evandale

The existing and proposed lot sizes are shown below:

Address	Existing Lot Size	Proposed Lot Size	Percentage change
95 Logan Road, Evandale	50.32ha	60.24ha	19.7% increase
211 Logan Road, Evandale	100.1ha	105.8ha	5.69% increase
98 Ridgeside Lane, Evandale	46.67ha	57.02ha	22.18% increase
Logan Road, Evandale	100.2ha	74.27ha	25.88% decrease

The adjustment will realign the existing title boundaries to create four more regular-shaped lots, without creating any additional titles. Each of the four titles will be provided with frontage onto Logan Road in the south.

There will be no change to the existing use of the land, which will continue to be used for agricultural, pasture and grazing purposes. All existing buildings, including the dwelling on Lot 2 and the associated farm and agricultural sheds, will be retained with no alterations proposed. The new boundary will be located approximately 263m from the existing dwelling.

Existing Tas Irrigation connection points will also be retained, ensuring each lot maintains a connection to the irrigation scheme. Lot 1 will retain its existing access to White Hills Road, while Lots 2 and 3 will retain their existing vehicle crossings to Logan Road. A new vehicle access is proposed for Lot 4, located towards the eastern boundary where suitable sight distance is available.

Overall, the proposal represents a relatively minor realignment of existing property boundaries, with no additional lots, or intensification or change in land use proposed.

3.2 Proposal plan

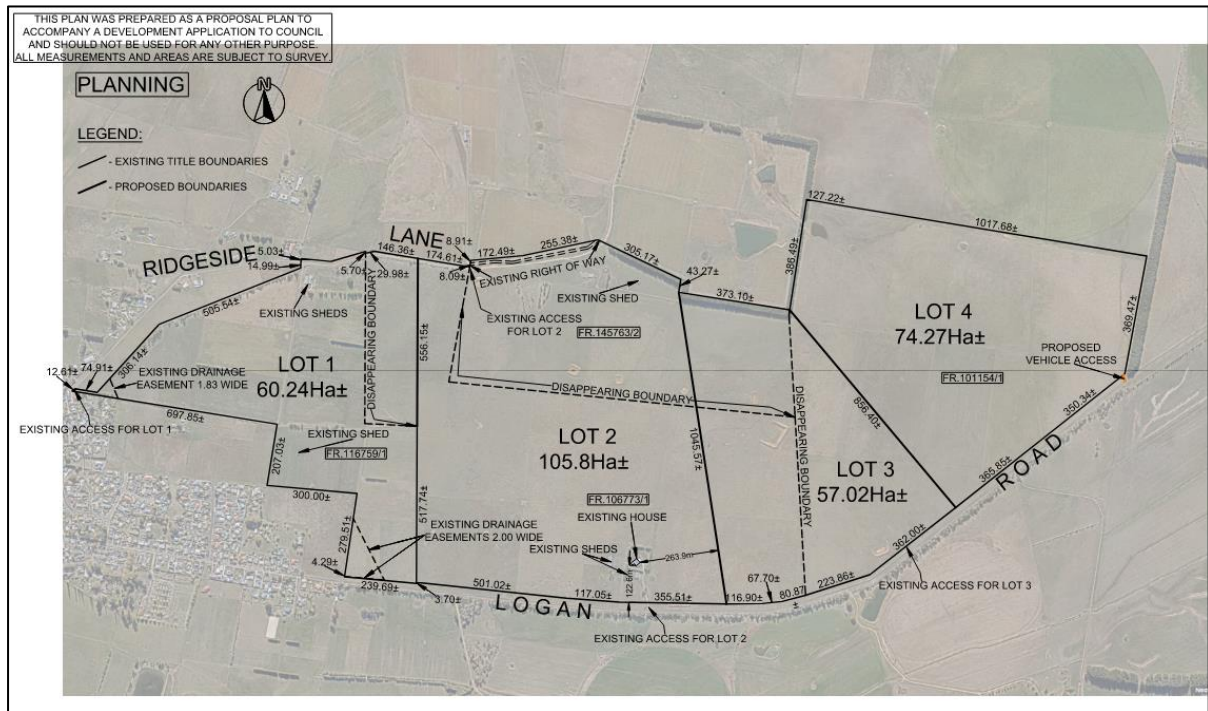


Figure 7 - Proposal Plan. Source: Nova Land Consulting

The proposal plan is included separately as part of the development application material.

4. Planning Assessment

4.1 Planning Scheme Zone Assessment

21.0 Agriculture Zone

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: Not applicable to application.

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
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities or irrigation infrastructure; or (c) be for the consolidation of a lot with another lot provided both lots are within the same zone.	P1 Each lot, or a lot proposed in a plan of subdivision, must: (a) provide for the operation of an agricultural use, having regard to: (i) not materially diminishing the agricultural productivity of the land; (ii) the capacity of the new lots for productive agricultural use; (iii) any topographical constraints to agricultural use; and (iv) current irrigation practices and the potential for irrigation; (b) be for the reorganisation of lot boundaries that satisfies all of the following:

	(i) provides for the operation of an agricultural use, having regard to: a. not materially diminishing the agricultural productivity of the land; b. the capacity of the new lots for productive agricultural use; c. any topographical constraints to agricultural use; and d. current irrigation practices and the potential for irrigation; (ii) all new lots must be not less than 1ha in area; (iii) existing buildings are consistent with the setback required by clause 21.4.2 A1 and A2; (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 (v) it does not create any additional lots; or (c) be for the excision of a use or development existing at the effective date that satisfies all of the following: (i) the balance lot provides for the operation of an agricultural use, having regard to: a. not materially diminishing the agricultural productivity of the land; b. the capacity of the balance lot for productive agricultural use; c. any topographical constraints to agricultural use; and d. current irrigation practices and the potential for irrigation; (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; (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 (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.
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Planners Response: Relies on performance criteria.

The application addresses clause P1 b) of the performance criteria:

- I. The boundary adjustment will allow the agricultural use of the land to continue as it does at present. Table 3.1 of the scheme defines Agricultural Use as follows:

Agricultural Use:

Means use of the land for propagating, cultivating, or harvesting plants or for keeping and breeding of animals, excluding domestic animals and pets. It includes the handling, packing or storing of plant and animal produce for dispatch to processors. It includes controlled environment agricultural and plantation forestry.

The site is classified as class 4 land under the land classification handbook.

Class 4 land is described as:

Land well suited to grazing but which is limited to occasional cropping or to a very restricted range of crops.

The land is primarily used for the keeping and breeding of animals/livestock, and for the growing of pasture. There are existing farm sheds on the site which provide storage for agricultural farm equipment that is generally typical of large rural properties.

- a) The agricultural productivity of the land will not be materially diminished. As noted above, the land use is currently used for grazing and pasture purposes. The change in lot sizes is not greater than 30%. Each of the lots will continue to be provided with and have access to water as part of the irrigation scheme. Given the nature of the use is not associated with intensive cropping or agriculture, there will not be a material diminishing of the overall productivity of the land.
 - b) The lots will continue to function and be used for agriculture as per the current arrangements. The change in lot size is relatively minor, with only one of the four lots (lot 4) decreasing in size, while still retaining an area of 74.27ha. The boundary adjustment will not meaningfully impact on the capacity of the lots to provide for productive agriculture.
 - c) There are no identified topographical constraints. The land is relatively flat and doesn't impact on the agricultural use of the site.
 - d) The site is currently connected to and part of the Tasmanian Irrigation Scheme. The boundary adjustment will not impact on the lots ability to utilise a water source.
- II. Each of the new lots has an area not less than 1ha. The smallest lot size is 57.02ha (lot 3).
- III. Existing buildings are consistent with the setbacks required under clause 21.4.2 of the scheme, noting that:
 - The existing dwelling on lot 2, provides a 263m setback, which is greater than the 200m setback required under clause 21.4.2 A2 b).
 - Existing outbuildings on lots 1 and 2 are over 5m from a boundary, as per the requirements of clause 21.4.2 A1 a)
- IV. Each of the four titles is provided with frontage and legal connection to a road. A new vehicle crossing is proposed for lot 4 which would provide access onto Logan Road to the south.
- V. There are no additional titles being created.

Overall, the proposal satisfies the relevant performance criteria, ensuring that the reorganisation of lot boundaries supports continued 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 is provided with frontage and access to a Council maintained road. A new vehicle crossing is proposed for lot 4.	

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.

C3.0 Road and Railway Assets Code

Objective:	To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.	
Acceptable Solutions		Performance Criteria
A1.1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require: (a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing. A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority. A1.3 For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority. A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the <i>Roads and Jetties Act 1935</i> in respect to a limited access road. A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.		P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to: (a) any increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any advice received from the rail or road authority.
Planners Response: Relies on performance criteria. The subdivision proposes one vehicle crossing point to provide access to lot 4. The Road Authority has not provided written consent in relation to the access, and therefore performance criteria has been addressed. The new vehicle crossing is required under the Agriculture Zone provisions. The use of lot 4 is for agriculture. There is no residential use proposed or existing as part of lot 4. The vehicle crossing is proposed on a Council maintained road, where site distances are approximately 300m-400m in either direction. The only vehicles proposed for use of the crossing are farm vehicles which are considered infrequent users of the vehicle crossing. The location of the vehicle crossing is not considered to result in any adverse impacts from a safety perspective. There will be no impact on the efficiency of Logan Road as a result of		

the new vehicle crossing. A traffic impact assessment hasn't been provided, given the location of the vehicle crossing is in a suitable position, site distances in either direction were adequate, and use of the site for agriculture generates very low traffic movements. The performance criteria is satisfied.

C7.0 Natural Assets Code

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

Objective:	That: (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 (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets.
Acceptable Solutions	Performance Criteria
A1 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: (a) be for the creation of separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or (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.	P1 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: (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 (b) future development likely to be facilitated by the subdivision.
Planners Response: Complies with acceptable solution. 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.	

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.

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.

C9.0 Attenuation Code**C9.6.1 Lot design**

Objective:	To provide for subdivision so that a lot intended for a sensitive use: (a) is located to avoid an activity with potential to cause emissions and enable appropriate levels of amenity; and (b) does not conflict with, interfere with or constrain an existing activity with potential to cause emissions.	
Acceptable Solutions		Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must: (a) be for the creation of separate lots for existing buildings; (b) be for the creation of a lot where a building for a sensitive use can be located entirely outside the attenuation area; or (c) not be for the creation of a lot intended for a sensitive use.		P1 Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must not result in the potential for a sensitive use to be impacted by emissions, having regard to: (a) the nature of the activity with the potential to cause emissions, including: (i) operational characteristics of the activity; (ii) scale and intensity of the activity; and (iii) degree of emissions from the activity; and (b) the intended use of the lot.
Planners Response: Complies with acceptable solution. The subdivision is not for the creation of lots for a sensitive (i.e. residential) use. The land will continue to be used for agriculture as per current arrangements		

5. Conclusion

The proposed boundary adjustment of the titles on the eastern side of Evandale, has been prepared with careful consideration of the site's characteristics, existing land use, and the planning intent of the Agriculture Zone under the Tasmanian Planning Scheme – Northern Midlands. The revised lot configuration creates four coherent and functional agricultural lots, 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 development 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, while introducing a new vehicle crossing for lot 4, and does not introduce any constraints or conflicts with surrounding agricultural activities.

Overall, the boundary adjustment supports the objectives of the Agriculture Zone by protecting productive agricultural land, avoiding land use conflict, and maintaining the operational capacity of all titles. The outcome is a more logical, practical, and efficient arrangement of rural land that continues to support ongoing agricultural activity while preserving the rural character and function of the area.

Annexure 1 - Certificate of Title Plan, Folio Text, & Schedule of Easements

Annexure 2 - Proposal Plan

Annexure 3 - Bushfire Exemption



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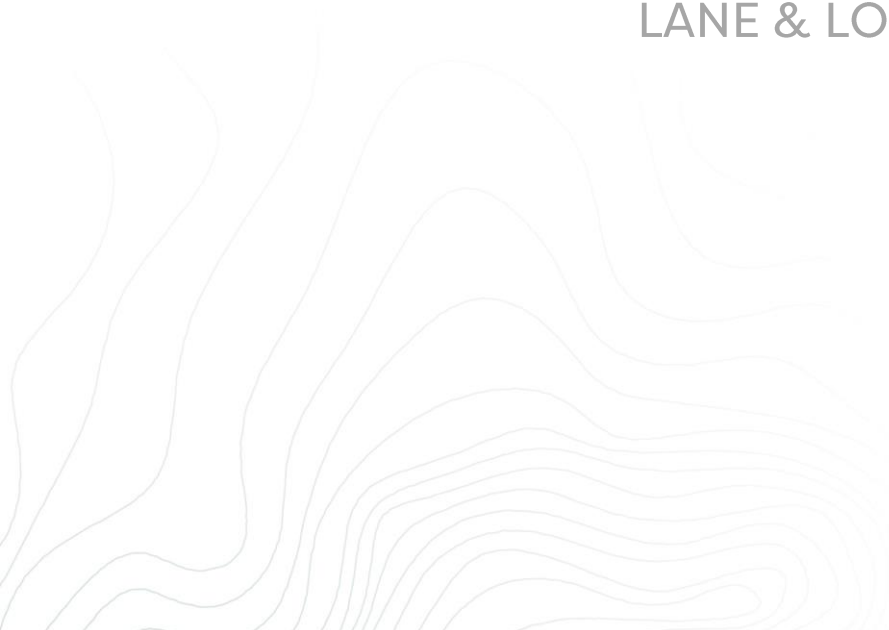
Exhibited

BUSHFIRE HAZARD EXEMPTION

FOUR LOT BOUNDARY ADJUSTMENT

95 LOGAN ROAD, 211 LOGAN ROAD, 98 RIDGESIDE
LANE & LOGAN ROAD, EVANDALE

August 2026



Unlocking land potential.

Job number: L260418
NLO6626

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

Rev. no	Description	Date
1	FINAL	25/08/2026

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.

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Executive Summary

The proposed four (4) lot boundary adjustment is subject to a bushfire threat, with the land impacted by the Bushfire Prone Areas Overlay under the *Tasmanian Planning Scheme – Northern Midlands* (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 create any additional lots or increase development potential beyond the existing use of the land.
- The existing development and use on the site remain unchanged and is not intensified or expanded as part of this application.
- The dwelling will continue to be situated centrally on the site, with substantial separation from the revised boundaries.
- The resulting lots, provide extensive area to accommodate and maintain defensible space or hazard management areas if required
- The revised boundaries do not encroach upon, diminish, or otherwise compromise the ability to provide compliant hazard management areas around the existing development.
- There is no alteration to existing access arrangements or water supply infrastructure servicing the site, and therefore no reduction in the site's capacity to respond to bushfire risk.

Council	Northern Midlands
Zoning	Agriculture Zone
Property Details	95 Logan Road, 211 Logan Road, 98 Ridgeside Lane, and Logan Road, Evandale
Certificate of Titles (CT)	CT116759/1, CT106773/1, CT145763/2, CT101154/1
Proposal	Four (4) lot boundary adjustment
Conclusions and Recommendations	The proposed four 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 – Northern Midlands</i>

Signed:



Author: James Stewart

Position: Town Planner and Accredited Bushfire Practitioner BFP 157

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1. Proposal

The proposal involves a boundary adjustment of four large agricultural titles, resulting in the following changes:

Address	Existing Lot Size	Proposed Lot Size	Percentage change
95 Logan Road, Evandale	50.32ha	60.24ha	19.7% increase
211 Logan Road, Evandale	100.1ha	105.8ha	5.69% increase
98 Ridgeside Lane, Evandale	46.67ha	57.02ha	22.18% increase
Logan Road, Evandale	100.2ha	74.27ha	25.88% decrease

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



Figure 1 - Existing boundaries and lot sizes

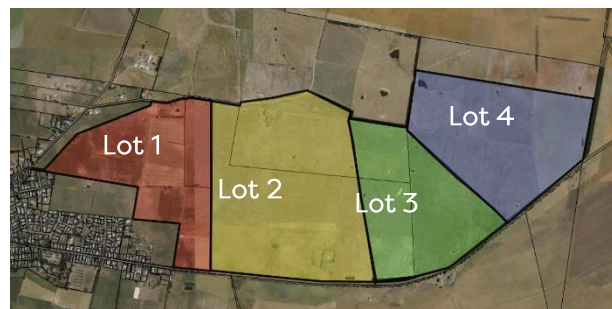


Figure 2 - Proposed boundary changes

The site will continue to be used for agricultural purposes.

2. Site Details

The subject site is located at 95 Logan Road, 211 Logan Road, 98 Ridgeside Lane, and Logan Road, Evandale, and currently comprises four separate titles with a total area of approximately 296ha. The land is zoned Agriculture (21.0) under the Tasmanian Planning Scheme – Northern Midlands Local Provisions Schedule.

The site is characterised by level topography, with minimal change in the landscape across the entirety of the site.

Vehicle access to titles is provided via White Hills Road and Logan Road, which services the site frontage and facilitates access to the existing use of the land.

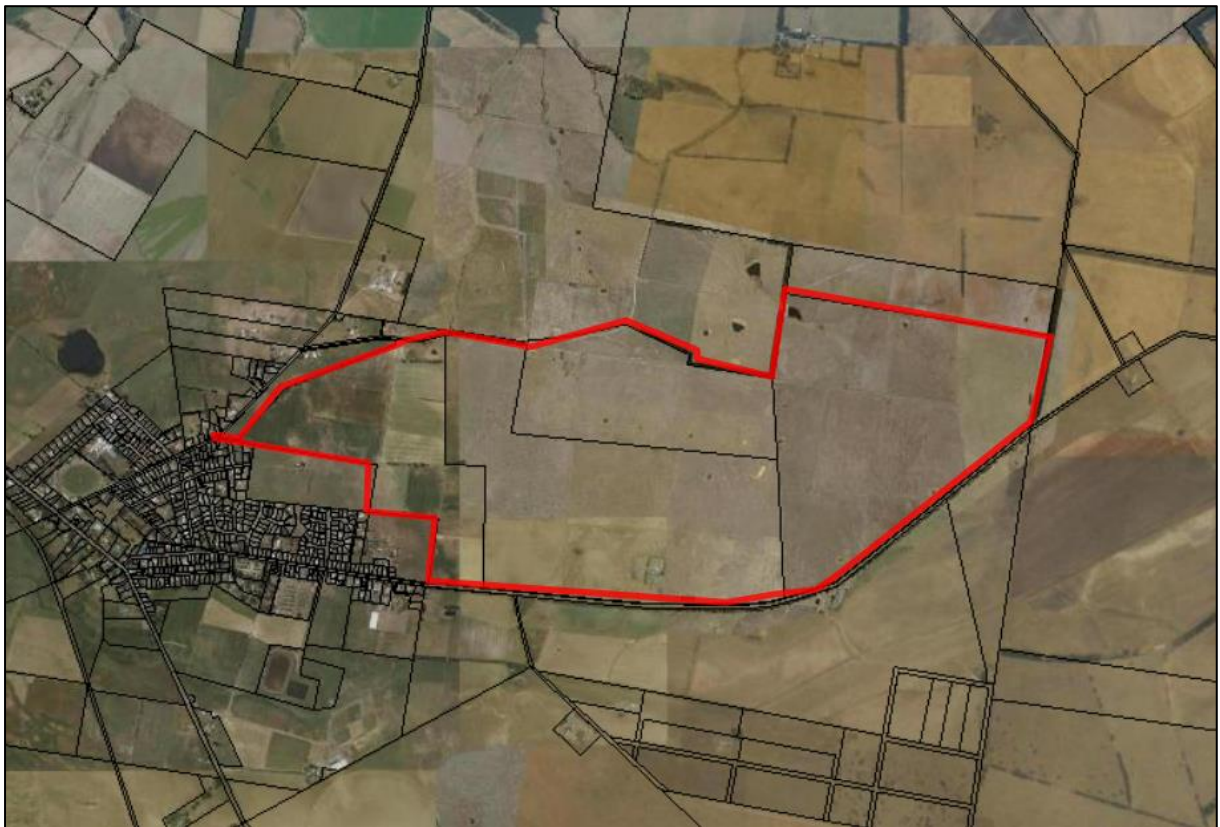


Figure 3 – Aerial view of subject site, consisting of four titles.

3. Vegetation Classification

The subject site, comprising four titles, is entirely clear of native vegetation and is currently used for pasture, which is classified as grassland in accordance with AS 3959-2018. TasVeg mapping reflects the current condition and use of the land, with the site identified as FAL (agricultural land). This is considered an accurate representation of the existing vegetation and associated bushfire risk.

There are no established trees or isolated pockets of vegetation within the site. Several shelter belts are present along the northern and eastern boundaries; however, these appear to be predominantly located on adjoining agricultural properties. In any event, shelter belts are subject to an exemption under AS 3959-2018 and do not require classification as a separate vegetation type. Accordingly, the only vegetation type requiring consideration within the site and within 100m of the site is grassland.

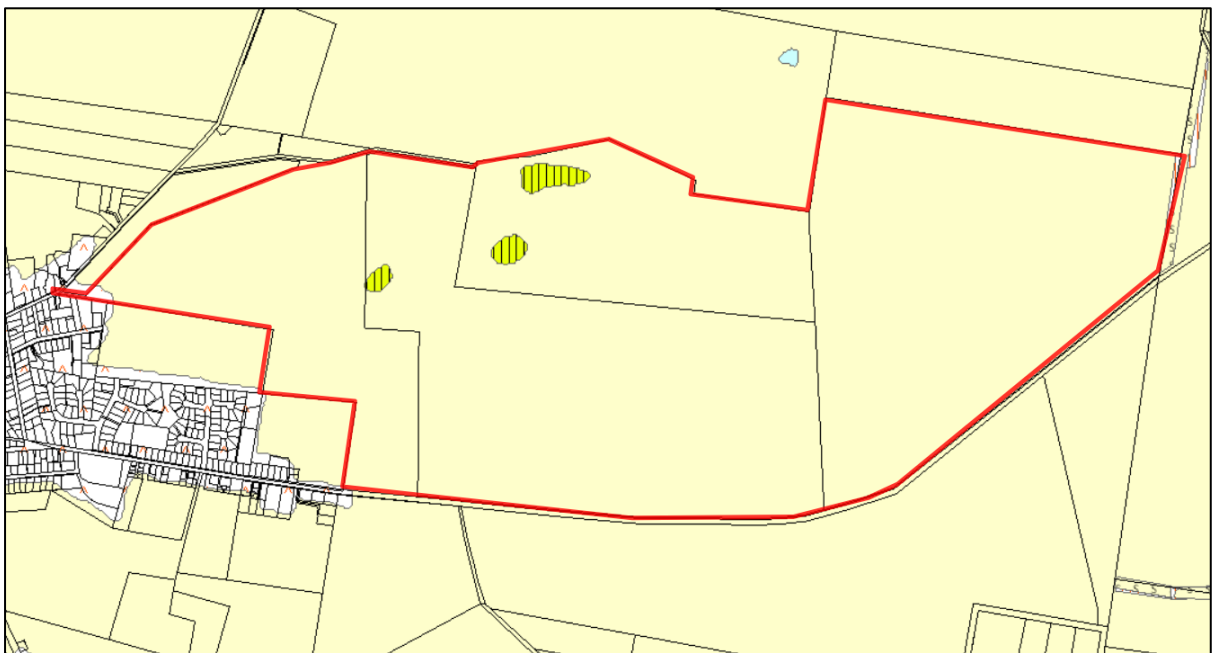


Figure 4 - TasVeg 5.0 mapping for the subject site.

4. Land Use Planning

The subject site is within the Agriculture Zone, under the *Tasmanian Planning Scheme – Northern Midlands*.

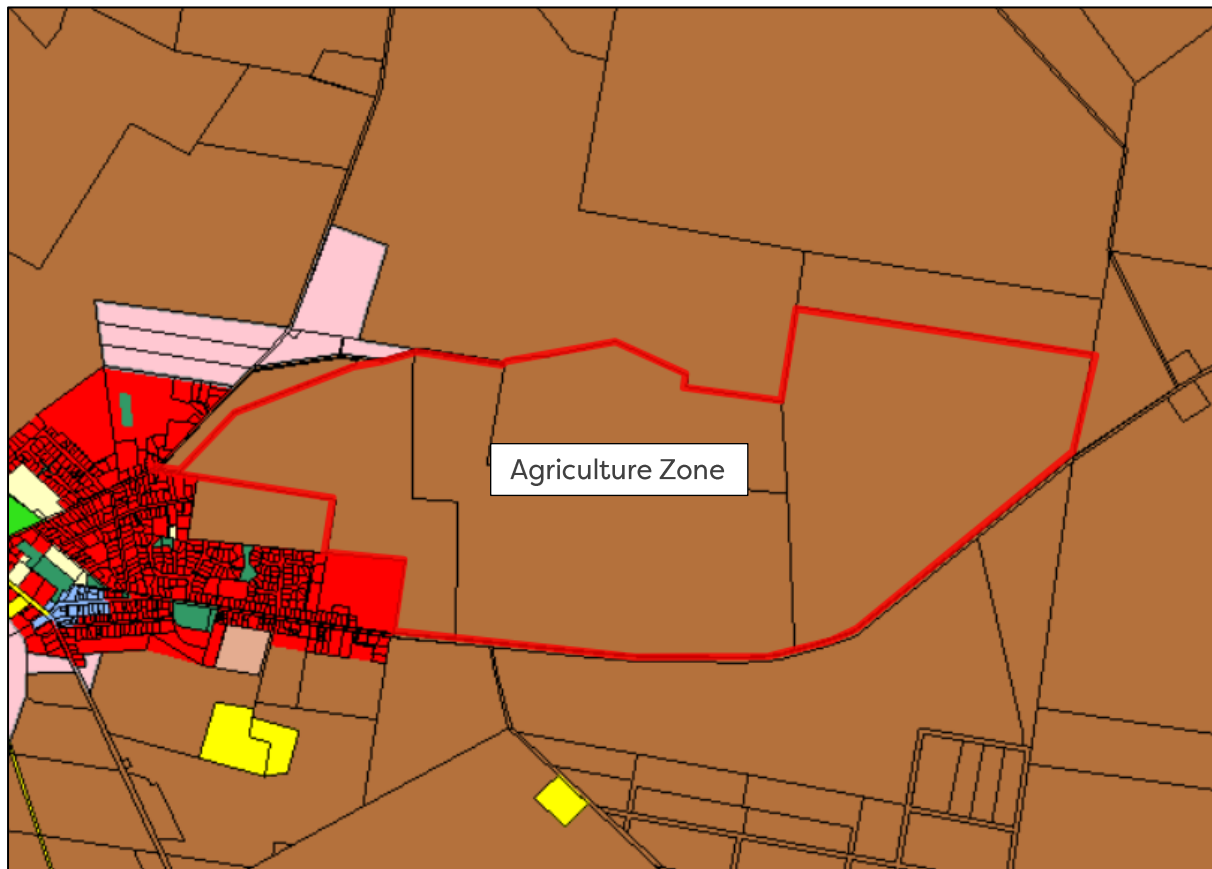


Figure 5 – Zoning of the site and surrounds.

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 (Overlay marked in Yellow; subject site highlighted in red)

5. Access

The boundary adjustment will generally not affect existing access arrangements. Lots 1, 2 and 3 will retain their existing access arrangements, with only lot 4 proposing a new vehicle crossing onto Logan Road.

6. Water

The boundary adjustment will not impact on the properties ability to provide water. The site is not connected to TasWater reticulated water. Future development would likely require either an extension to the water network, or a compliant onsite static water supply.

7. Slope

The subject site is generally level, with only minor changes in elevation across the four titles. The western and eastern portions of the site are approximately 171m AHD, reducing to approximately 167 m AHD in the north and 164 m AHD in the south. Overall, the land does not exhibit any pronounced undulations or significant changes in topography, with the site presenting as relatively flat agricultural land.

From a bushfire perspective, the relatively level nature of the site is favourable, as there are no significant slopes or terrain features that would be expected to materially increase fire behaviour or contribute to increased rates of upslope fire spread. The site is therefore considered to have a low topographic influence on bushfire behaviour, subject to the relevant slope assessment requirements under AS 3959-2018.

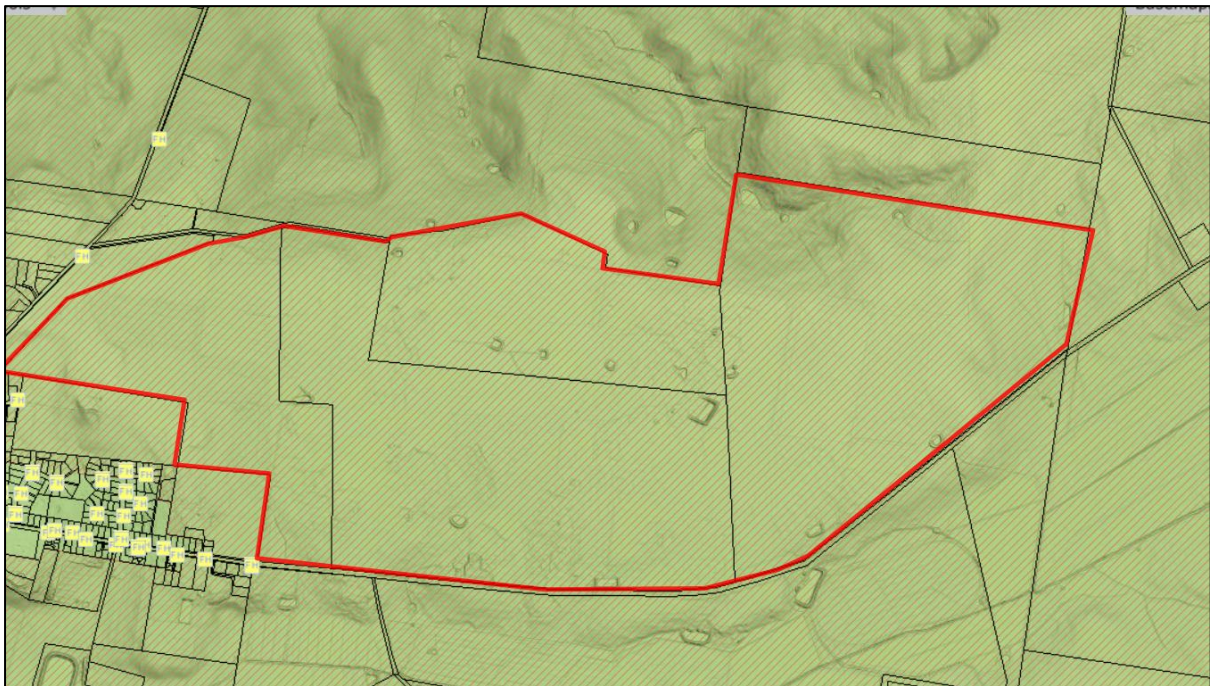


Figure 7 - Subject site, Hill shade image. Source: LISTMAP

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 create any additional lots or increase development potential beyond the existing use of the land.
- The existing development and use on the site remain unchanged and is not intensified or expanded as part of this application.
- The dwelling will continue to be situated centrally on the site, with substantial separation from the revised boundaries.
- The resulting lots, provide extensive area to accommodate and maintain defensible space or hazard management areas if required
- The revised boundaries do not encroach upon, diminish, or otherwise compromise the ability to provide compliant hazard management areas around the existing development.
- There is no alteration to existing access arrangements or water supply infrastructure servicing the site, and therefore no reduction in the site's capacity to respond to bushfire risk.

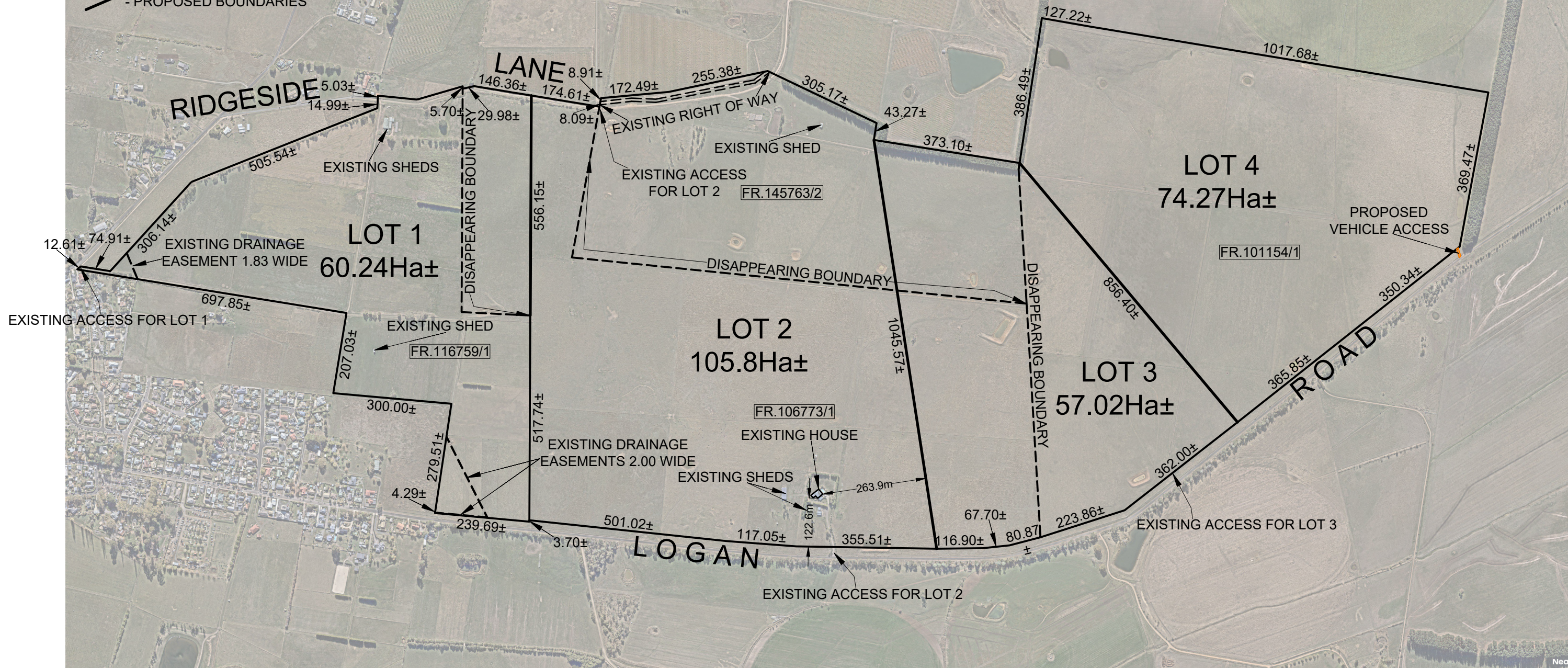
9. Recommendations

The proposed four (4) lot boundary adjustment is considered exempt under clause C13.4.1 (a) of the Bushfire Prone Areas Code under the *Tasmanian Planning Scheme – Northern Midlands*

Annexure 1 – Proposal Plan

Exhibited

 - EXISTING TITLE BOUNDARIES
 - PROPOSED BOUNDARIES



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Hobart 7000

Phone (03) 6709 8116
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PROPOSED SUBDIVISION
211 LOGAN ROAD AND 98 RIDGESIDE LANE
EVANDALE 7212
FR.116759/1, FR.106773/1, FR.101154/1, FR.145763/2

File name L260418_ProPlan_070726.dwg
Notes: - BOUNDARIES ARE COMPILED FROM SP.106773, SP.101154, AND SP.145763

Job Number L260418	
Drawn	NJK
Scale	1:8000@A3
Date	07/07/26
Edition	V1.0
Sheet	1/1

Annexure 2 – Bushfire Prone Areas Certificate

Exhibited

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ 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:

95 Logan Road, 211 Logan Road, 98 Ridgeside Lane, and Logan Road, Evandale

Certificate of Title / PID:

CT116759/1, CT106773/1, CT145763/2,
CT101154/1
1662145, 1898289, 2688486, 1898529

2. Proposed Use or Development

Description of proposed Use and Development:

Four (4) Lot Boundary Adjustment

Applicable Planning Scheme:

Tasmanian Planning Scheme – Northern Midlands

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Exemption Report	Nova Land Consulting	25/08/2026	1
Proposed Subdivision Plan	Nova Land Consulting	07/07/2026	1

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

Exhibited

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

☒	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
☒	E1.4(a) / C13.4.1(a)	Insufficient increase in risk.

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

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

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

Exhibited

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

☐	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk.
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk.
☐	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table.
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

Exhibited

5. Bushfire Hazard Practitioner

Name: James Stewart

Phone No: 0467 676 721

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: 27/08/2026

Certificate
Number: NL06626

(for Practitioner Use only)



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