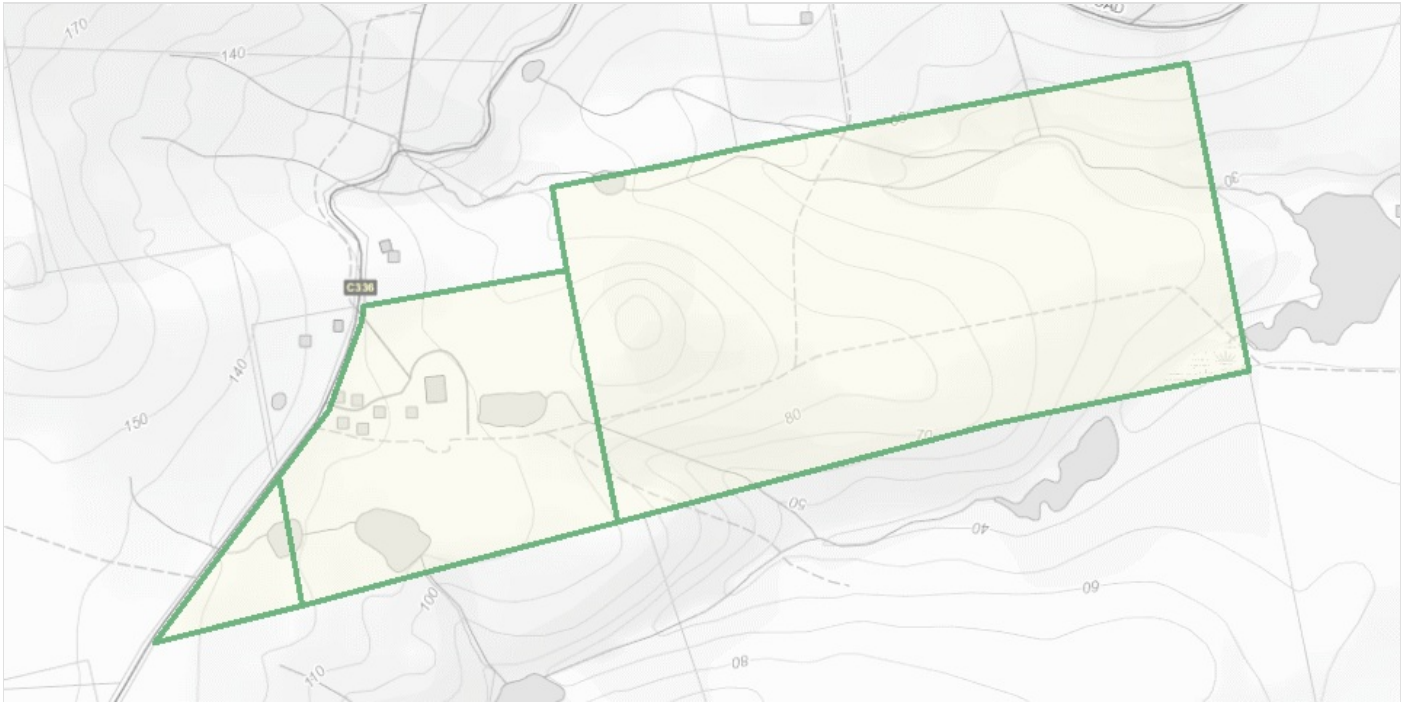


Appendix 2

Property Planning Reports



Property report for 106 BREAM CREEK RD BREAM CREEK TAS 7175



Property Identification Number

3370760

Locality

Bream Creek

Planning Zones

Rural

Total Area

439086 sqm

Certificate of Title Reference (Volume/Folio)

156894/1, 35298/1, 35297/2

Municipality

Sorell

Planning Codes Overlay

Scenic protection area, Bushfire-prone areas, Low landslip hazard band, Priority vegetation area, Waterway and coastal protection area, Medium landslip hazard band

Planning Scheme

Tasmanian Planning Scheme

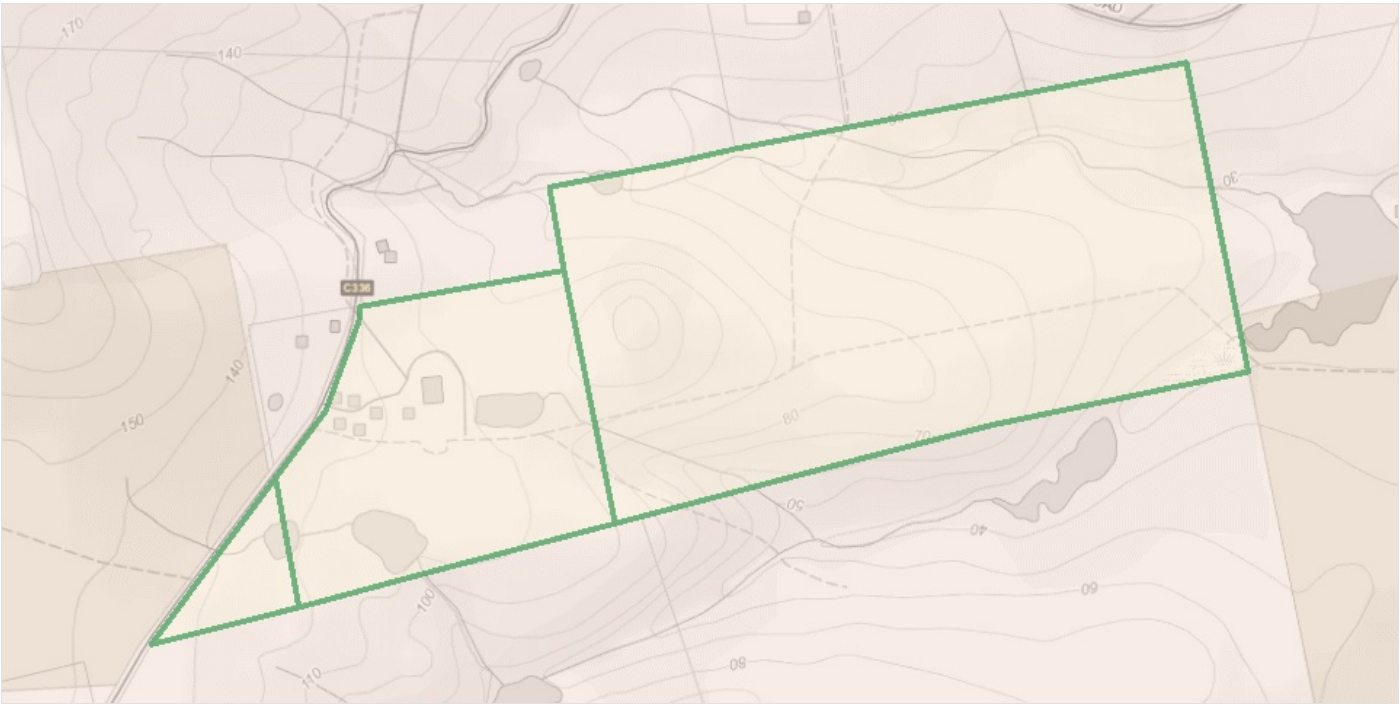
This property is in the **Rural** planning zone under the Tasmanian Planning Scheme.

The Tasmanian Planning Scheme consists of state wide provisions to ensure consistency across Tasmania, and local provisions which spatially apply those through zoning maps along with specific provisions for unique places in each municipality to address local issues.



Location Information

Planning Zone

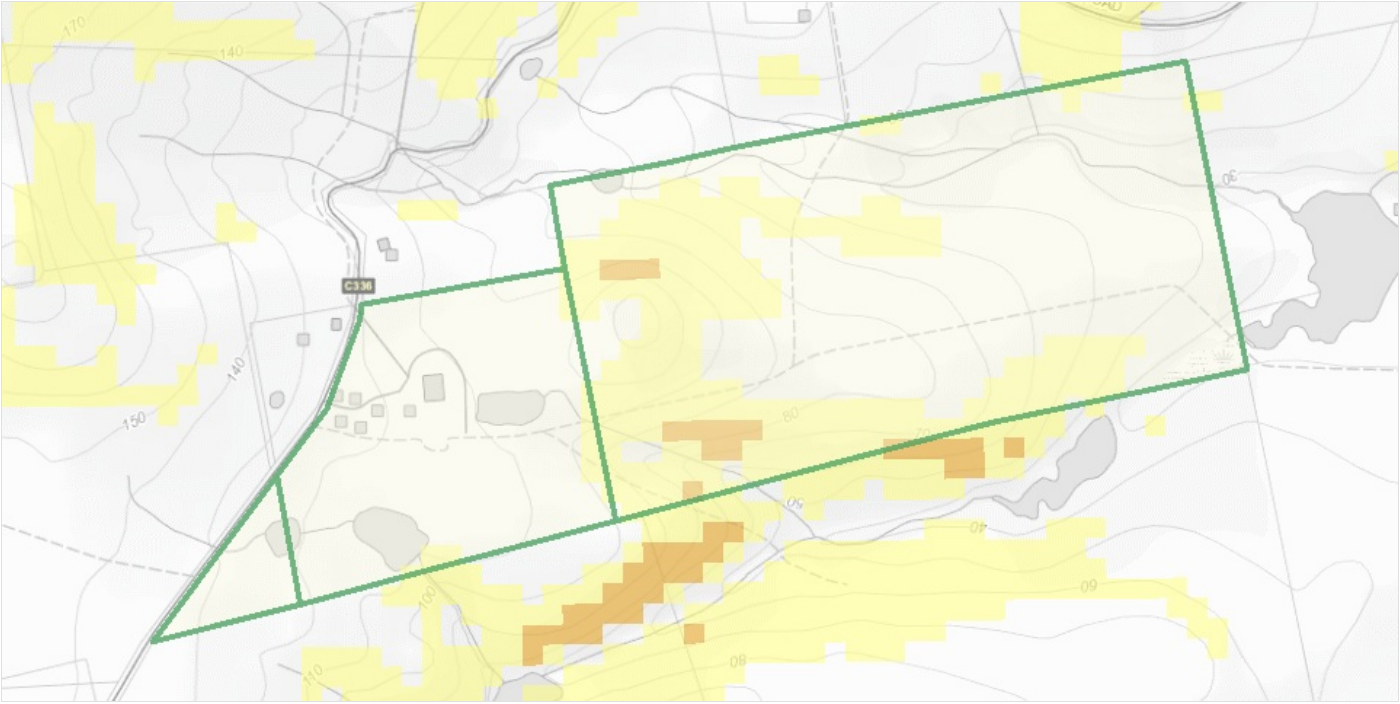


Tasmanian Planning Zone

Zone Number	20
Zone	Rural

**Sorell Council**
Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

Landslip Hazard



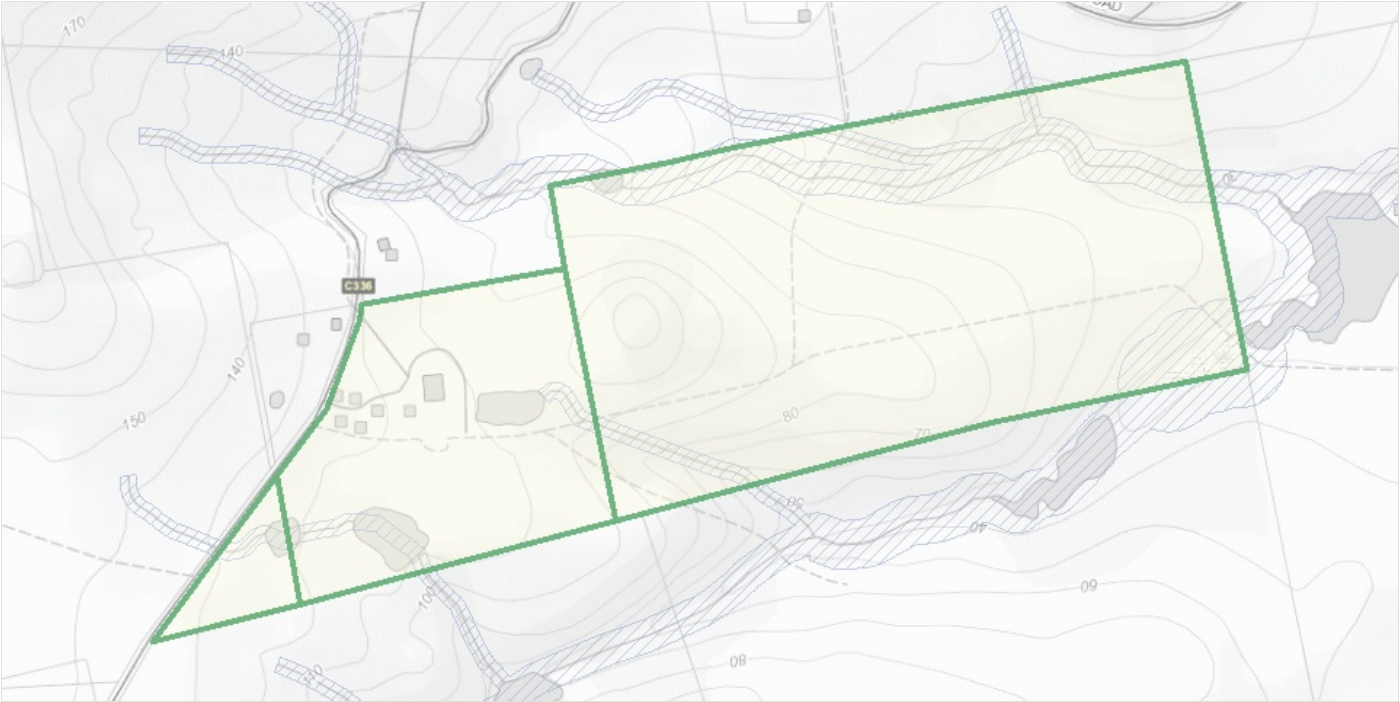
Landslip hazard bands: Colour coding

The coloured areas on the map represent the relevant Landslip Hazard Bands. The Low Risk Hazard Band is yellow, the Medium Risk Hazard Band is orange, the Medium to Active Hazard Band is purple and the High Hazard Band is Red. The presence of a Hazard Code on the property may affect the planning and building approvals required for development.

Hazard Band	Medium
Hazard Exposure	The area has known landslide features, or is within a landslide susceptibility zone, or has legislated controls to limit disturbance of adjacent unstable areas.
Hazard Band	Low
Hazard Exposure	This area has no known active landslides, however it has been identified as being susceptible to landslide by Mineral Resources Tasmania (MRT).

**Sorell Council**
Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

Waterway and Coastal Protection Area

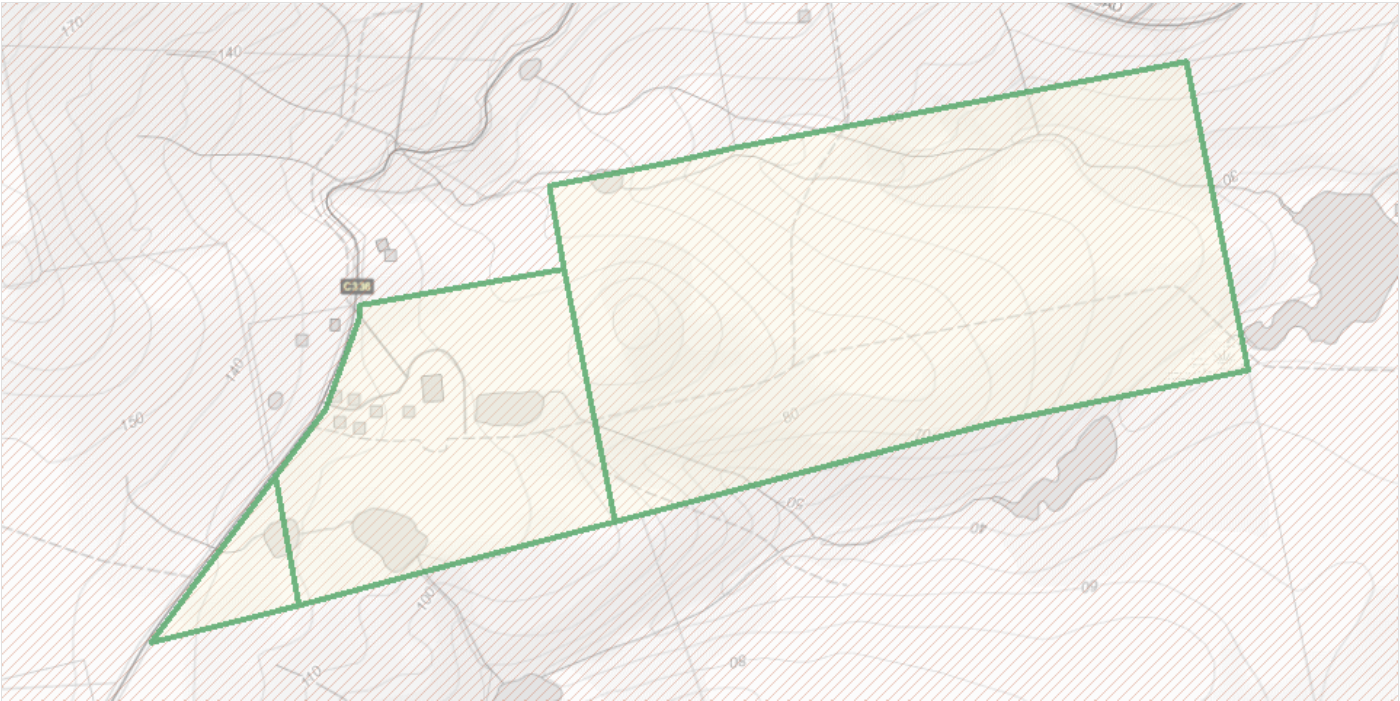


Waterway and coastal protection area

The waterway and coastal protection area overlay includes land within a specified buffer distance from Class 1 to 4 watercourses and wetlands, including Ramsar wetlands. Class 1 watercourses include lakes and tidal waters.

Overlay Name	Waterway and coastal protection area
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Bushfire Prone Area

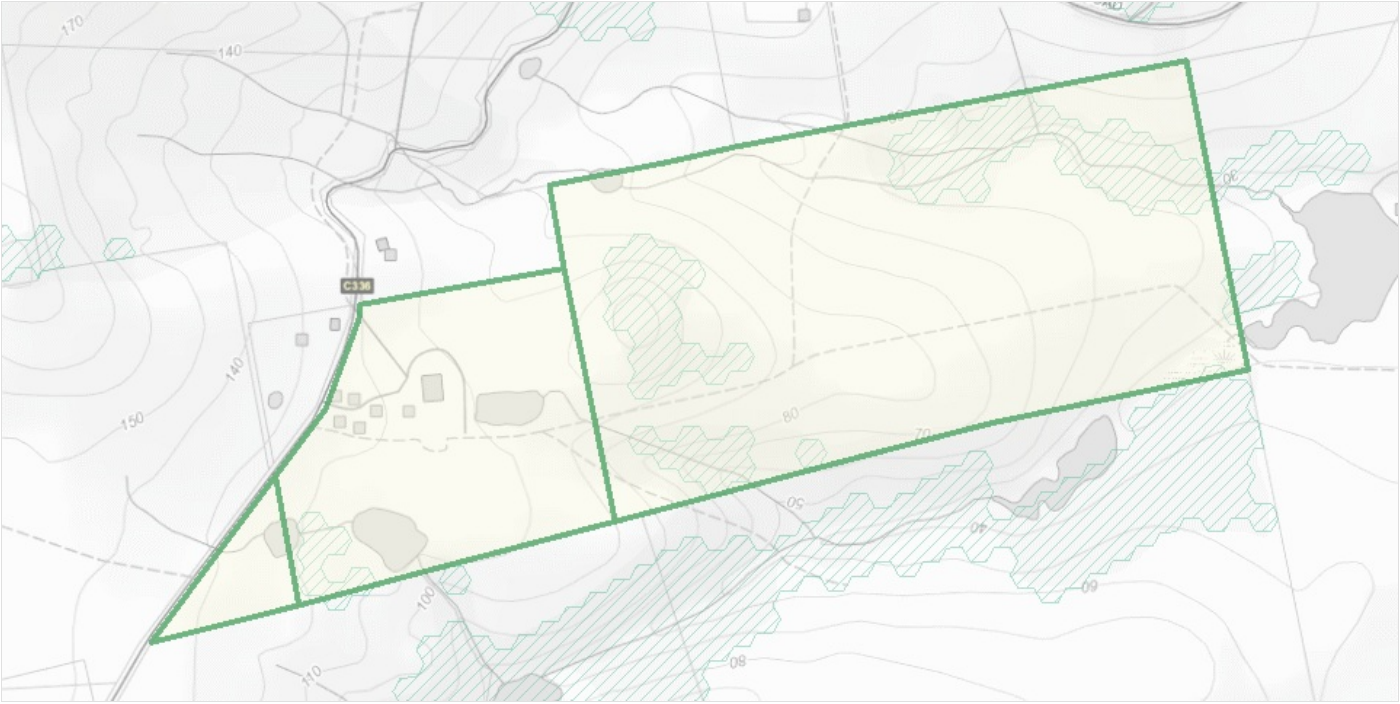


Bushfire-prone areas

The bushfire-prone area overlay applies in accordance with any overlay map approved by the Tasmania Fire Service for the relevant municipal area. The purpose of the bushfire prone code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

Overlay Name	Bushfire-prone areas
--------------	----------------------

Priority Vegetation Area



Priority vegetation area

The priority vegetation area overlay is intended for native vegetation that forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the Nature Conservation Act 2002 or is a threatened flora/fauna species.

Description	Priority vegetation data added to rezoned Rural zone
Overlay Name	Priority vegetation area

**Sorell Council**
Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

Scenic Protection Area



Scenic protection area

The scenic protection area overlay is applied to land identified at the local or regional level as important for the protection of scenic values.

Description	Ragged Tier
Overlay Name	Scenic protection area
LPS Reference	SOR-C8.1.13

Council Details

The local council where your property is located can provide advice on a proposed project.

Consult

Sorell Council

Mailing address

47 Cole Street
Sorell Tasmania 7172

Work:

(03) 6269 0000

Disclaimer

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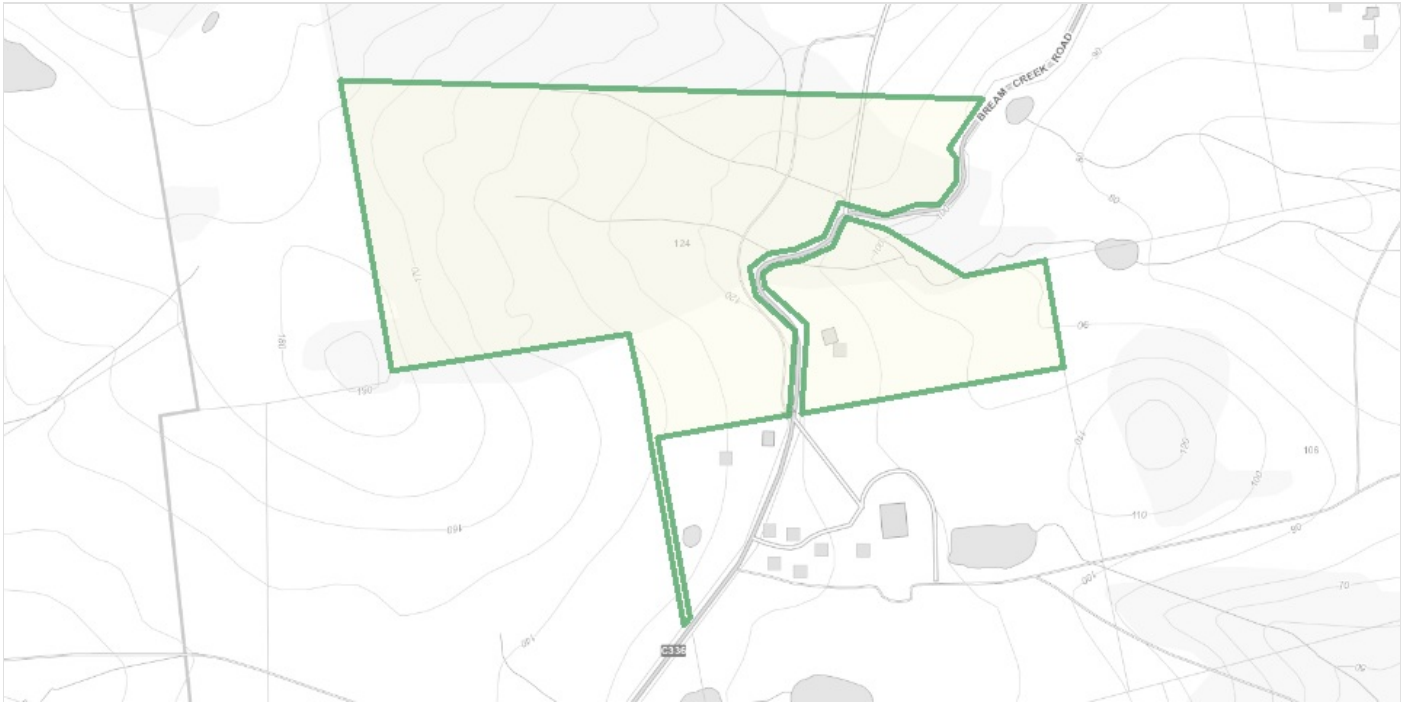
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- an independent Licensed Professional

Property report for 124 BREAM CREEK RD BREAM CREEK TAS 7175

**Property Identification Number**

3370752

Locality

Bream Creek

Planning Zones

Rural

Total Area

166393 sqm

Certificate of Title Reference (Volume/Folio)

106067/2, 106069/1

Municipality

Sorell

Planning Codes Overlay

Scenic protection area, Bushfire-prone areas, Low landslip hazard band, Priority vegetation area, Waterway and coastal protection area

Planning Scheme

Tasmanian Planning Scheme

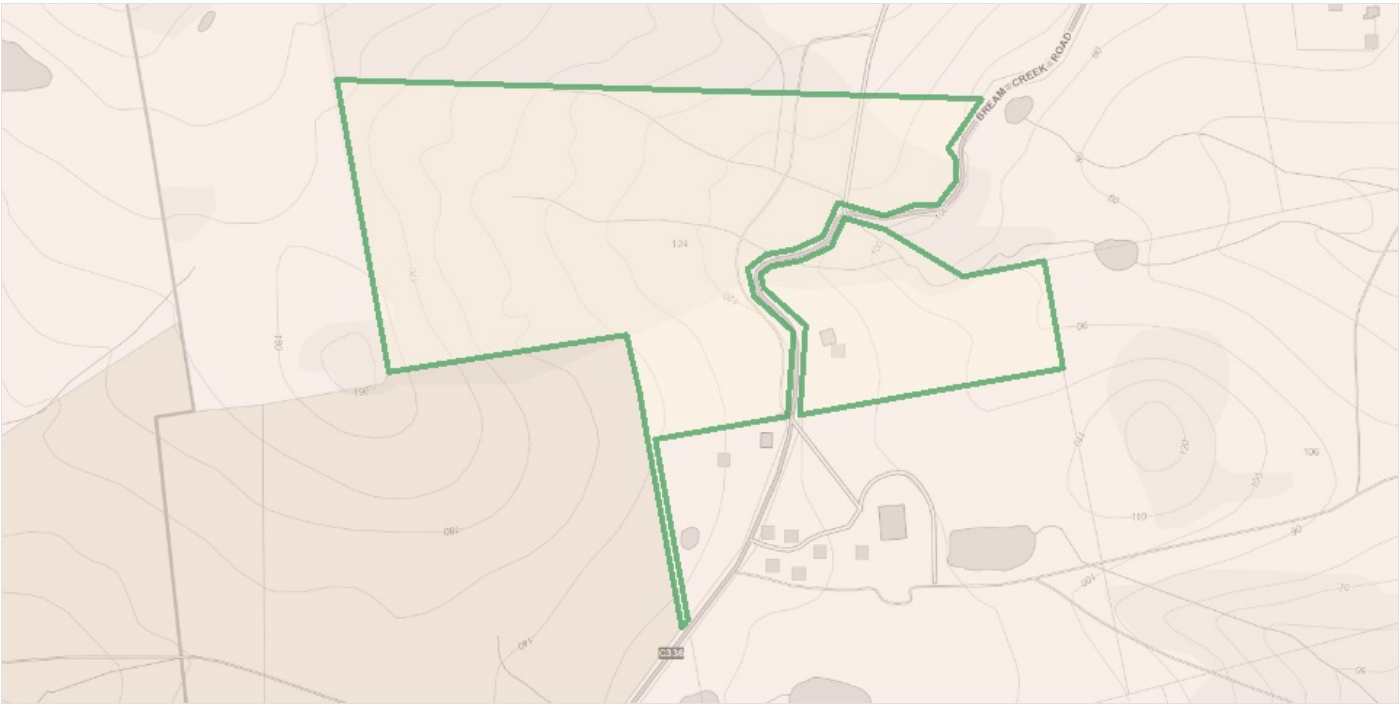
This property is in the **Rural** planning zone under the Tasmanian Planning Scheme.

The Tasmanian Planning Scheme consists of state wide provisions to ensure consistency across Tasmania, and local provisions which spatially apply those through zoning maps along with specific provisions for unique places in each municipality to address local issues.



Location Information

Planning Zone

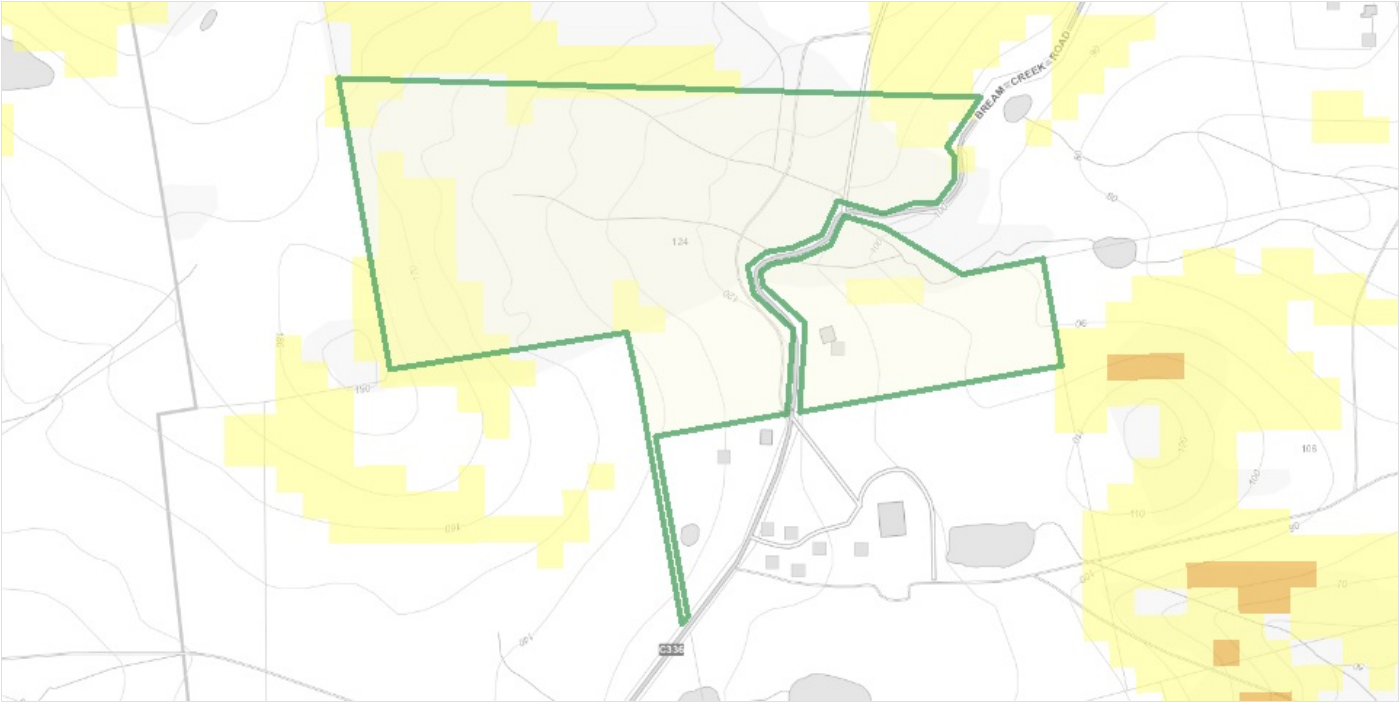


Tasmanian Planning Zone

Zone Number	20
Zone	Rural

**Sorell Council**
Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

Landslip Hazard



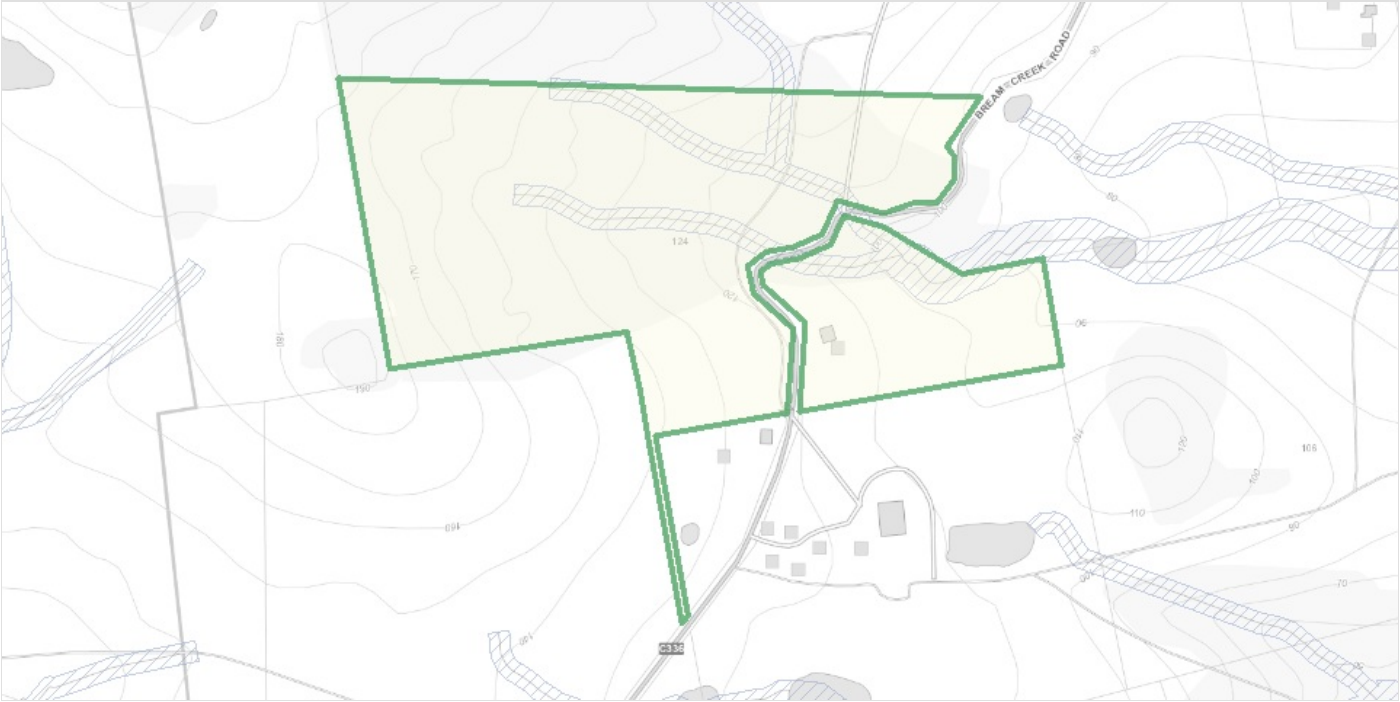
Landslip hazard bands: Colour coding

The coloured areas on the map represent the relevant Landslip Hazard Bands. The Low Risk Hazard Band is yellow, the Medium Risk Hazard Band is orange, the Medium to Active Hazard Band is purple and the High Hazard Band is Red. The presence of a Hazard Code on the property may affect the planning and building approvals required for development.

Hazard Band	Low
Hazard Exposure	This area has no known active landslides, however it has been identified as being susceptible to landslide by Mineral Resources Tasmania (MRT).

**Sorell Council**
Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference: P1
Date Received: 27/10/2025

Waterway and Coastal Protection Area

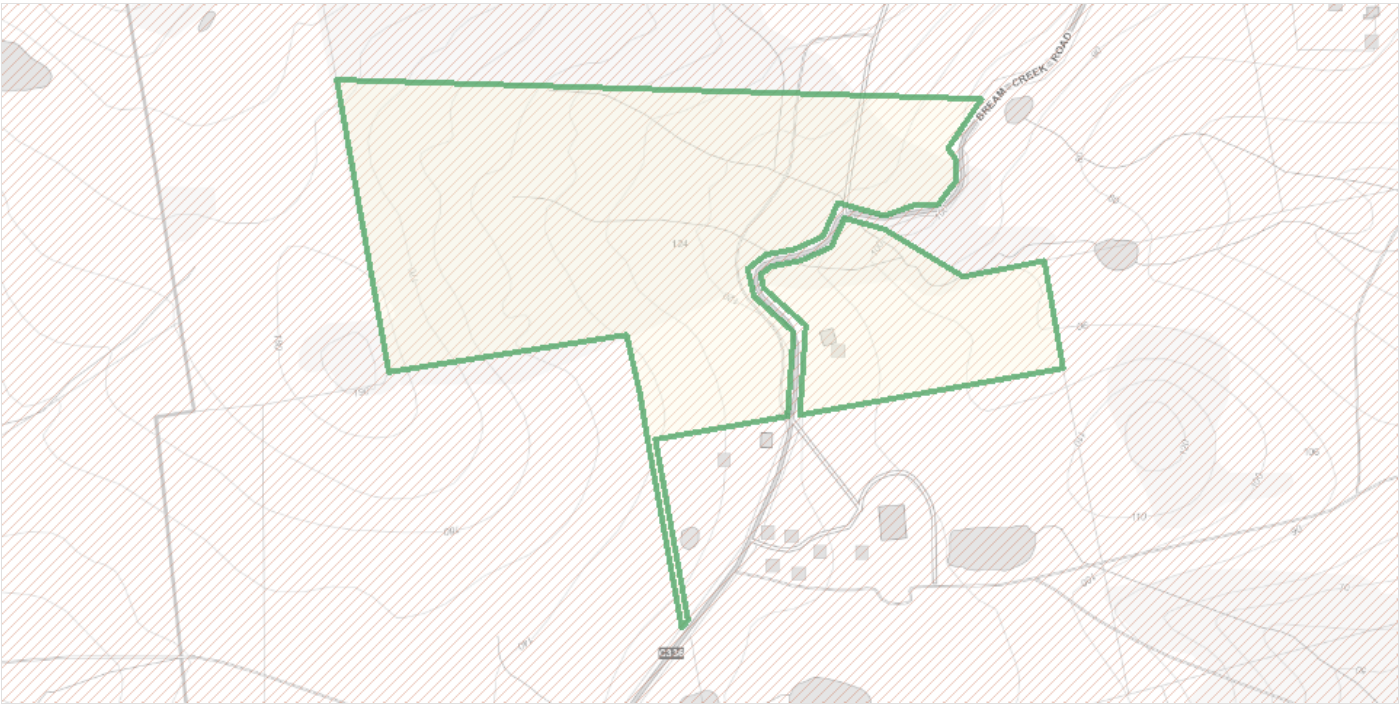


Waterway and coastal protection area

The waterway and coastal protection area overlay includes land within a specified buffer distance from Class 1 to 4 watercourses and wetlands, including Ramsar wetlands. Class 1 watercourses include lakes and tidal waters.

Overlay Name	Waterway and coastal protection area
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Bushfire Prone Area

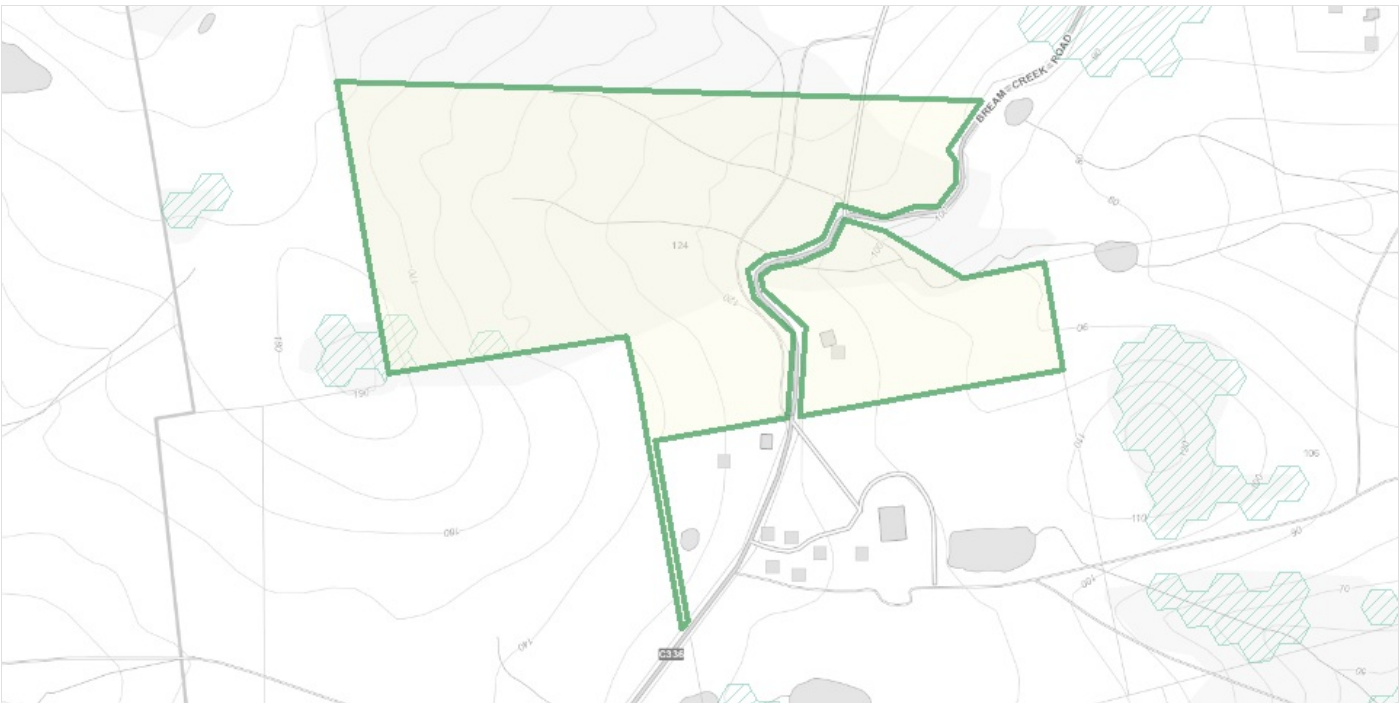


Bushfire-prone areas

The bushfire-prone area overlay applies in accordance with any overlay map approved by the Tasmania Fire Service for the relevant municipal area. The purpose of the bushfire prone code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

Overlay Name	Bushfire-prone areas
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Priority Vegetation Area



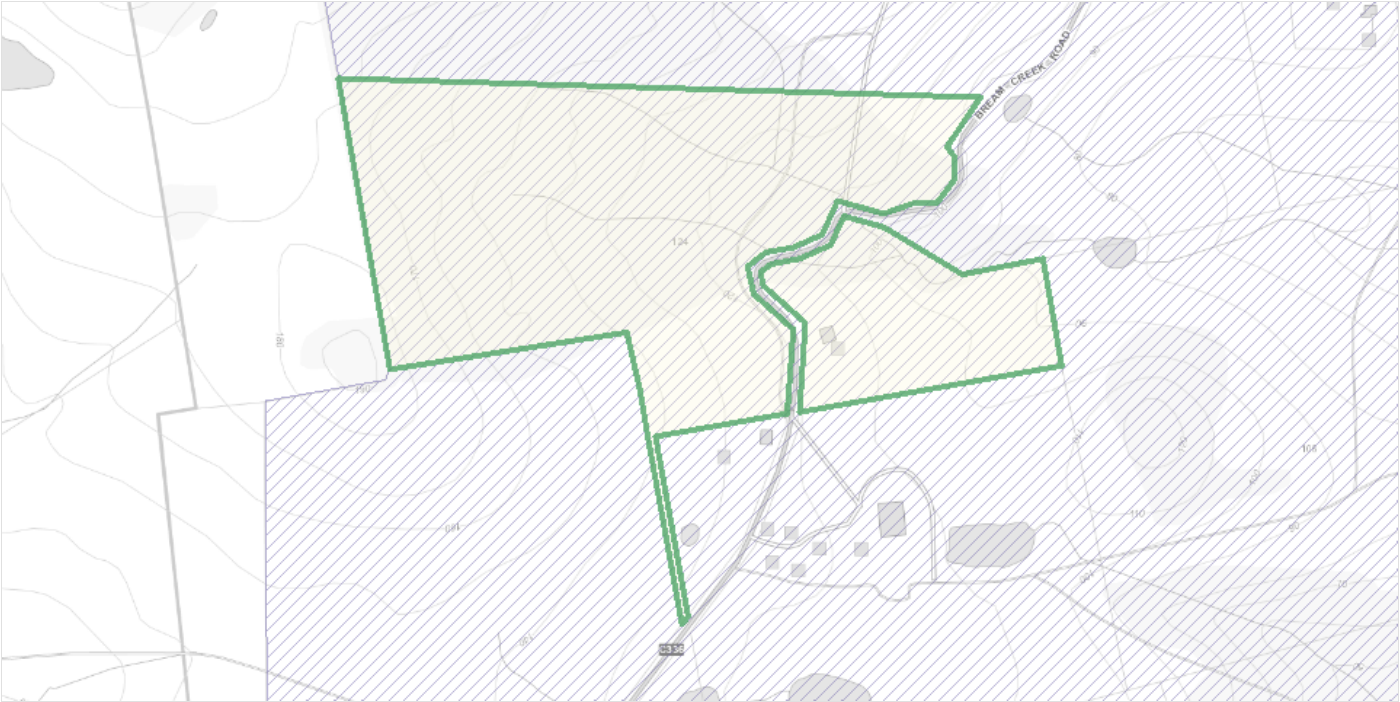
Priority vegetation area

The priority vegetation area overlay is intended for native vegetation that forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the Nature Conservation Act 2002 or is a threatened flora/fauna species.

Description	Priority vegetation data added to rezoned Rural zone
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Overlay Name	Priority vegetation area
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Scenic Protection Area



Scenic protection area

The scenic protection area overlay is applied to land identified at the local or regional level as important for the protection of scenic values.

Description	Ragged Tier
Overlay Name	Scenic protection area
LPS Reference	SOR-C8.1.13

Council Details

The local council where your property is located can provide advice on a proposed project.

Consult

Sorell Council

Mailing address

47 Cole Street
Sorell Tasmania 7172

Work:

(03) 6269 0000

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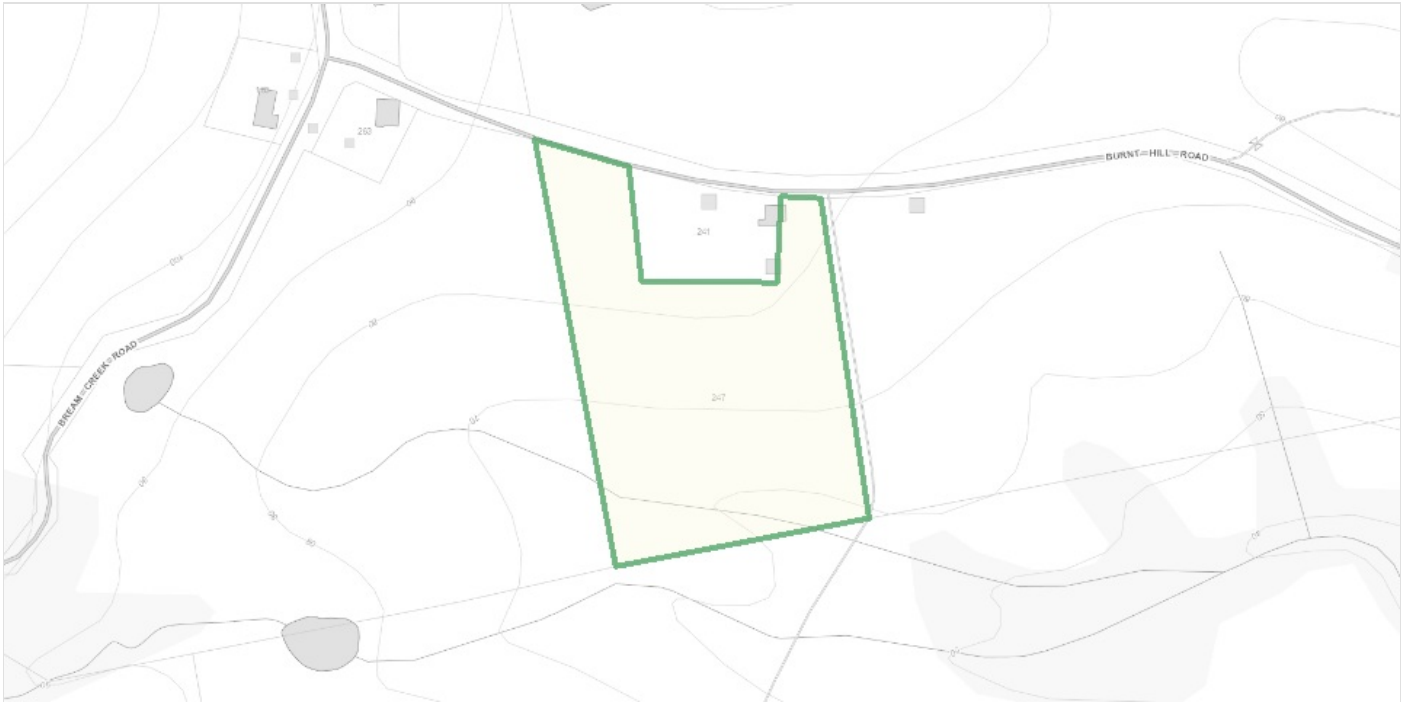
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- an independent Licensed Professional

Property report for 247 BURNT HILL RD BREAM CREEK TAS 7175

**Property Identification Number**

2179649

Locality

Bream Creek

Planning Zones

Rural

Total Area

24708 sqm

Certificate of Title Reference (Volume/Folio)

138933/1

Municipality

Sorell

Planning Codes Overlay

Priority vegetation area, Waterway and coastal protection area, Bushfire-prone areas, Scenic protection area, Low landslip hazard band

Planning Scheme

Tasmanian Planning Scheme

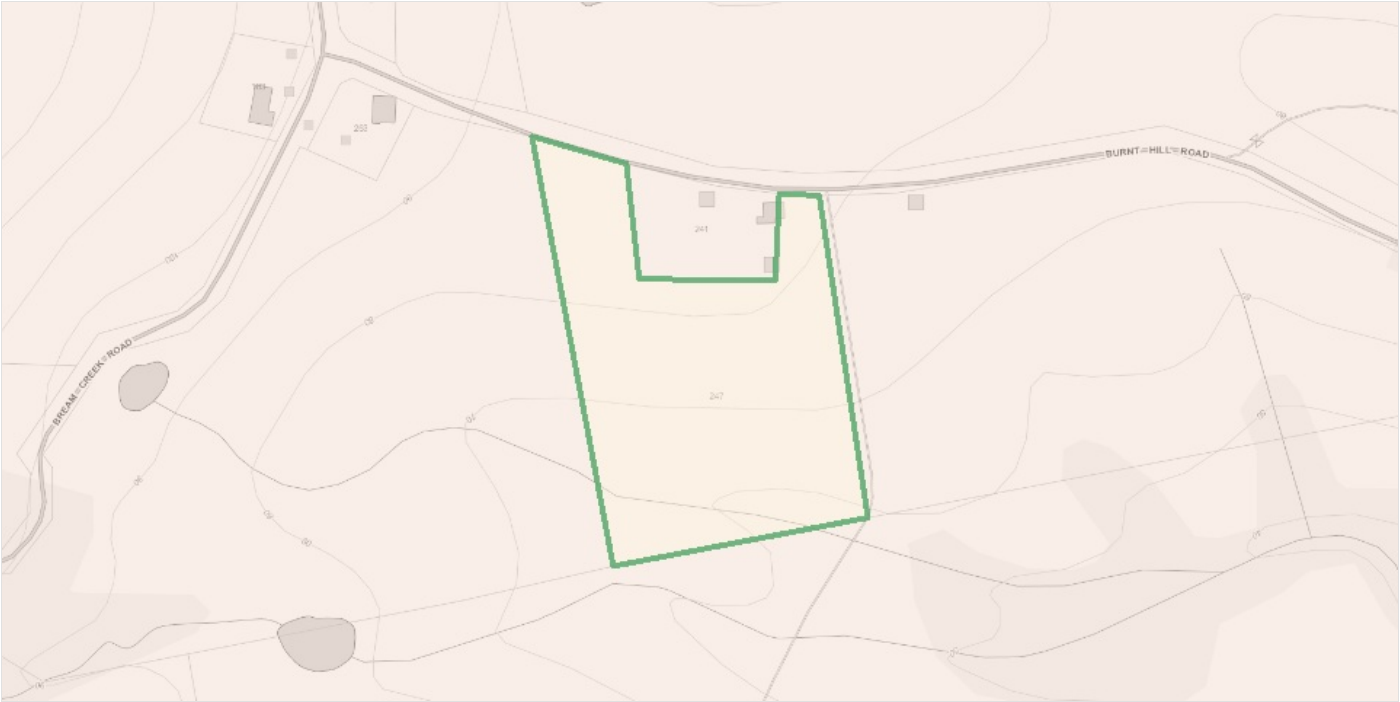
This property is in the **Rural** planning zone under the Tasmanian Planning Scheme.

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Location Information

Planning Zone

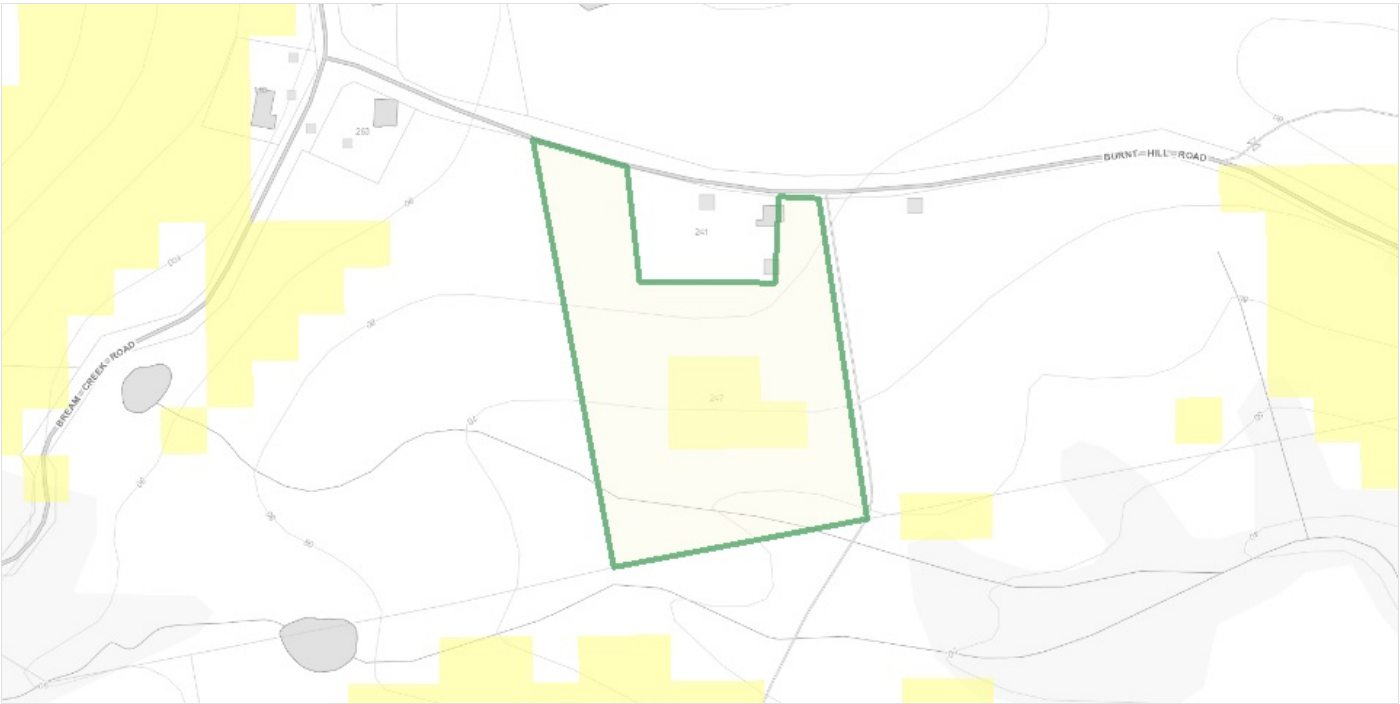


Tasmanian Planning Zone

Zone Number	20
Zone	Rural

**Sorell Council**
Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

Landslip Hazard



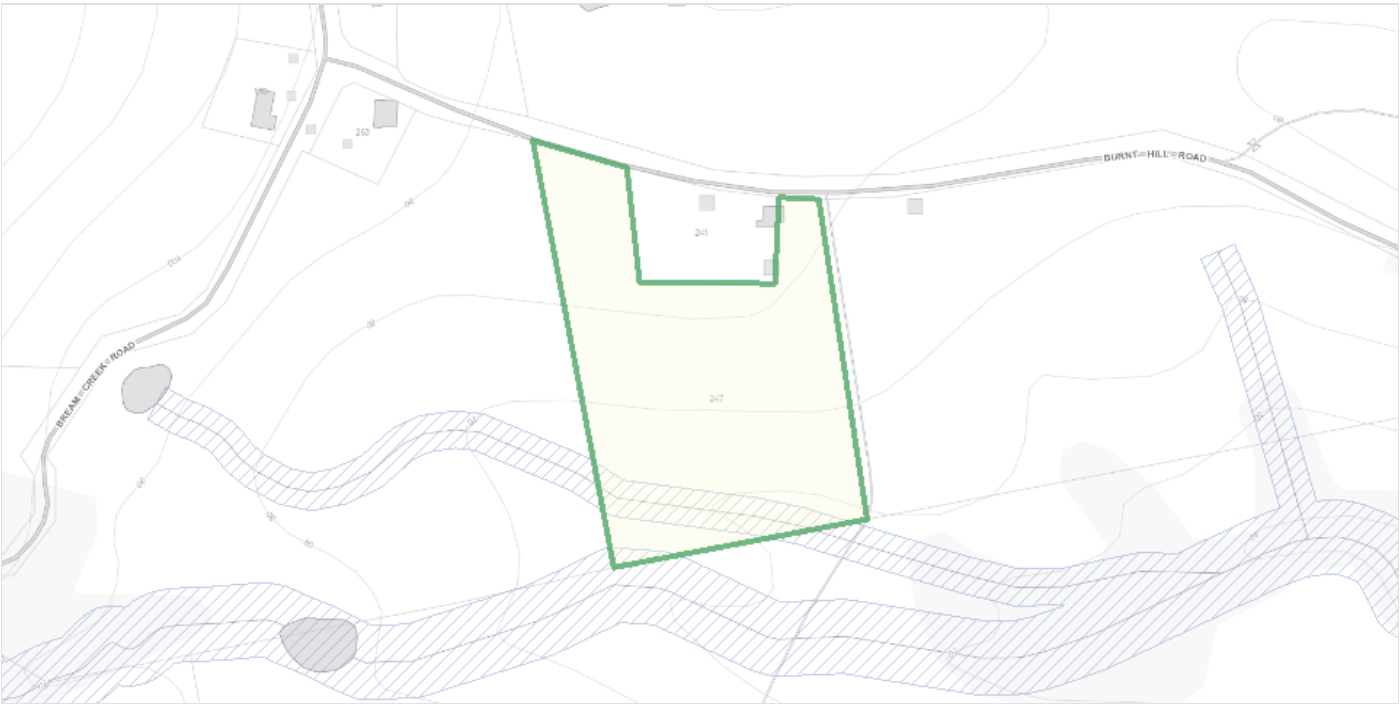
Landslip hazard bands: Colour coding

The coloured areas on the map represent the relevant Landslip Hazard Bands. The Low Risk Hazard Band is yellow, the Medium Risk Hazard Band is orange, the Medium to Active Hazard Band is purple and the High Hazard Band is Red. The presence of a Hazard Code on the property may affect the planning and building approvals required for development.

Hazard Band	Low
Hazard Exposure	This area has no known active landslides, however it has been identified as being susceptible to landslide by Mineral Resources Tasmania (MRT).

**Sorell Council**
Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

Waterway and Coastal Protection Area

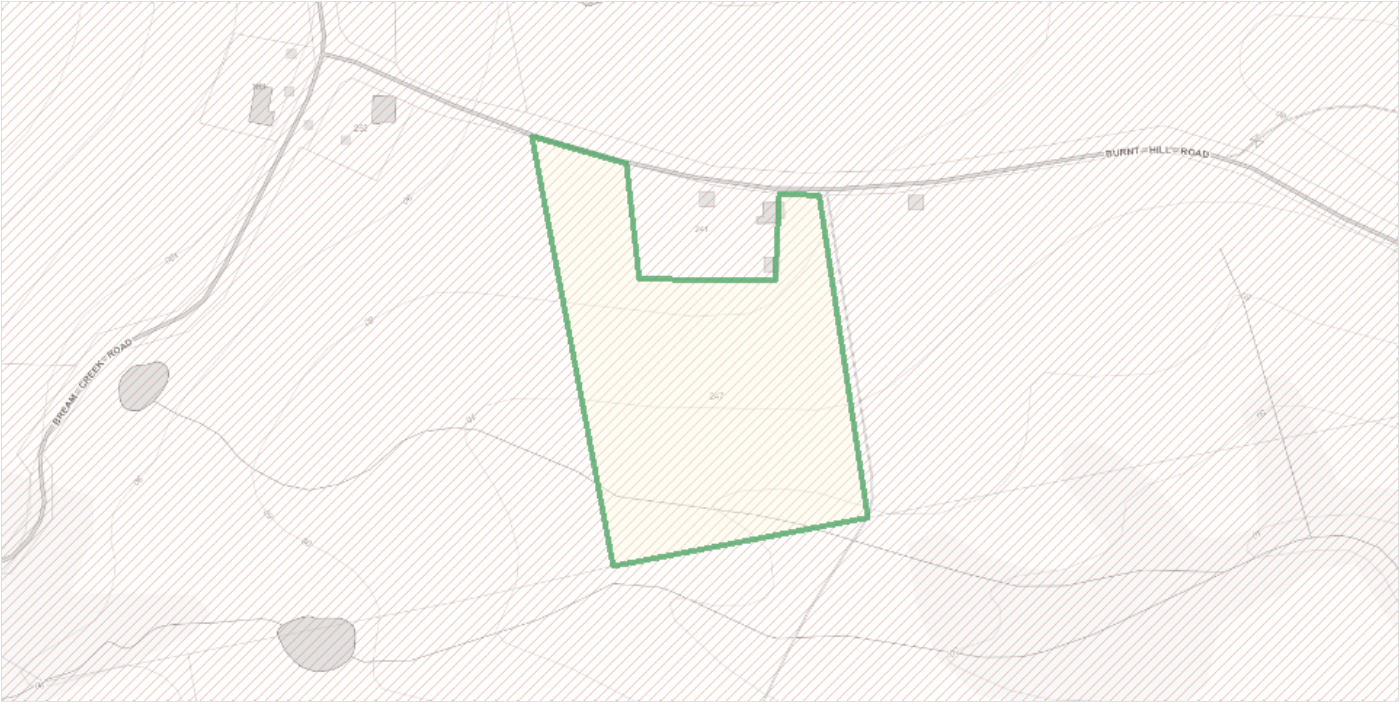


Waterway and coastal protection area

The waterway and coastal protection area overlay includes land within a specified buffer distance from Class 1 to 4 watercourses and wetlands, including Ramsar wetlands. Class 1 watercourses include lakes and tidal waters.

Overlay Name	Waterway and coastal protection area
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Bushfire Prone Area

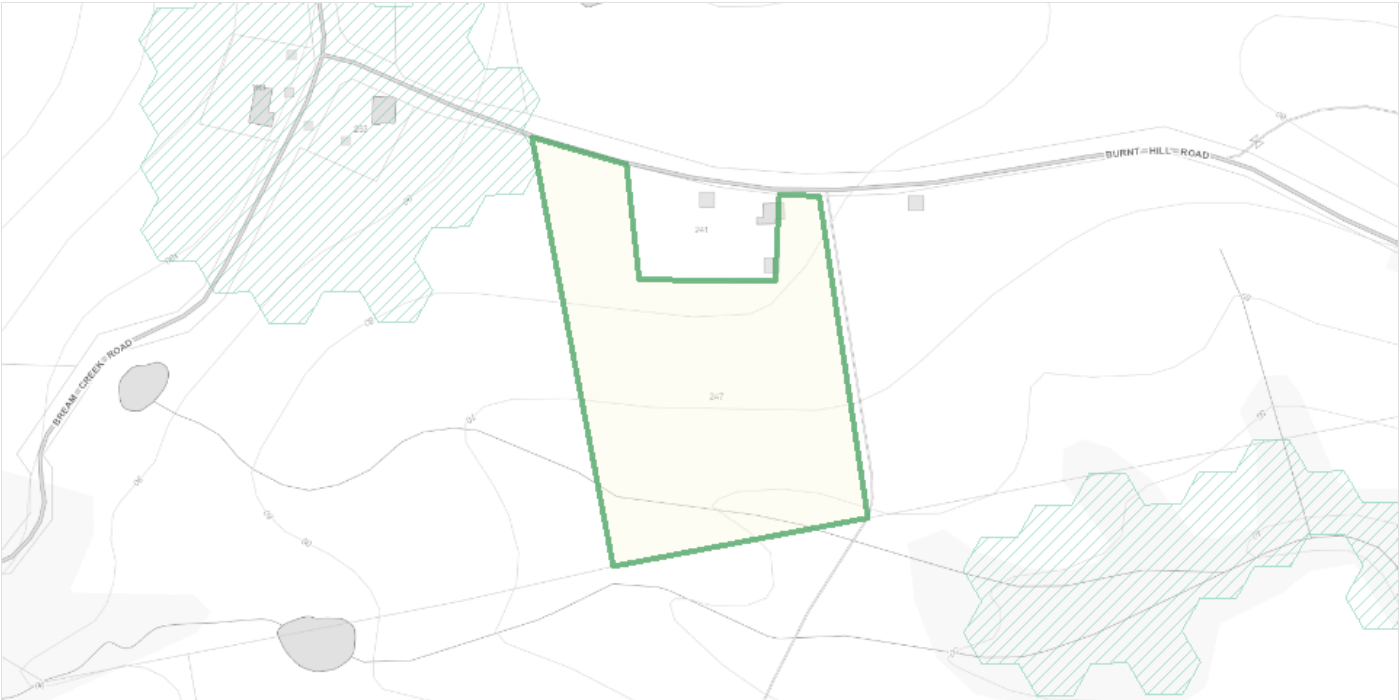


Bushfire-prone areas

The bushfire-prone area overlay applies in accordance with any overlay map approved by the Tasmania Fire Service for the relevant municipal area. The purpose of the bushfire prone code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

Overlay Name Bushfire-prone areas

Priority Vegetation Area



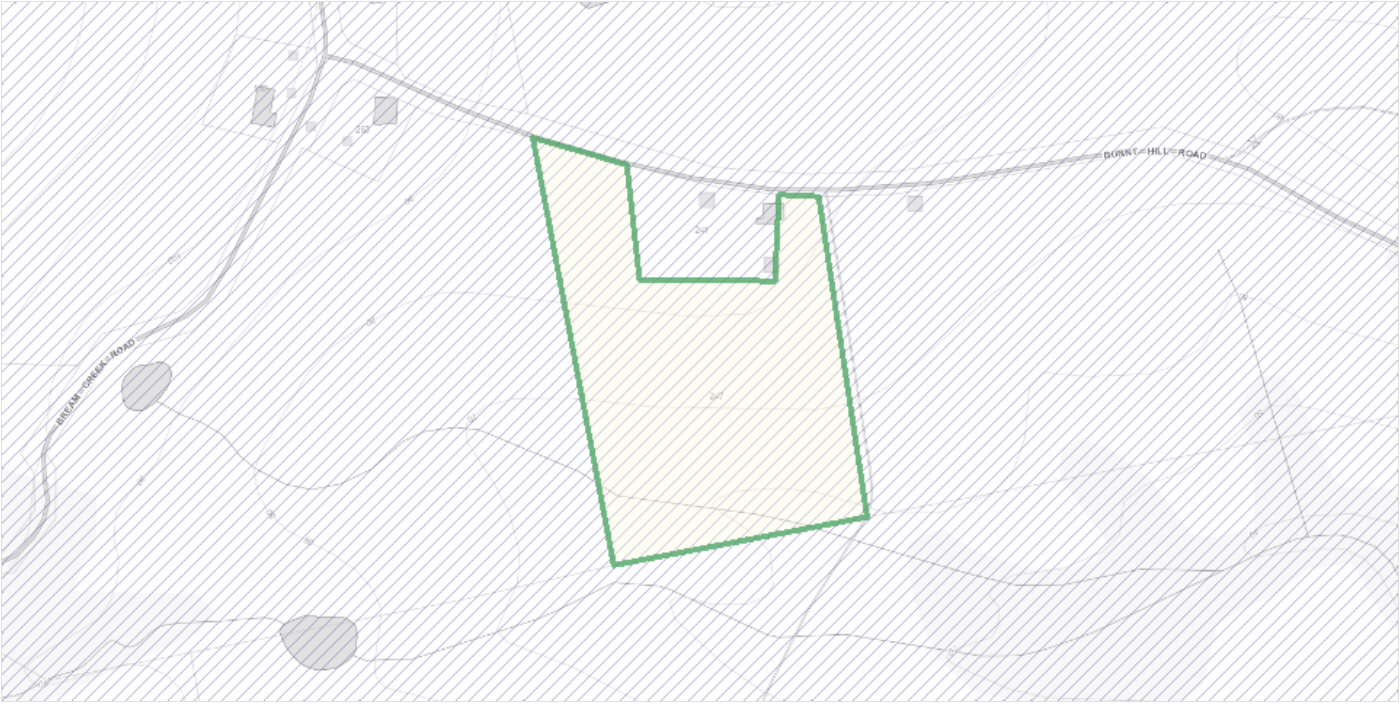
Priority vegetation area

The priority vegetation area overlay is intended for native vegetation that forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the Nature Conservation Act 2002 or is a threatened flora/fauna species.

Description Priority vegetation data added to rezoned Rural zone

Overlay Name Priority vegetation area

Scenic Protection Area



Scenic protection area

The scenic protection area overlay is applied to land identified at the local or regional level as important for the protection of scenic values.

Description	Ragged Tier
Overlay Name	Scenic protection area
LPS Reference	SOR-C8.1.13

Council Details

The local council where your property is located can provide advice on a proposed project.

Consult

Sorell Council

Mailing address
47 Cole Street
Sorell Tasmania 7172

Work: (03) 6269 0000

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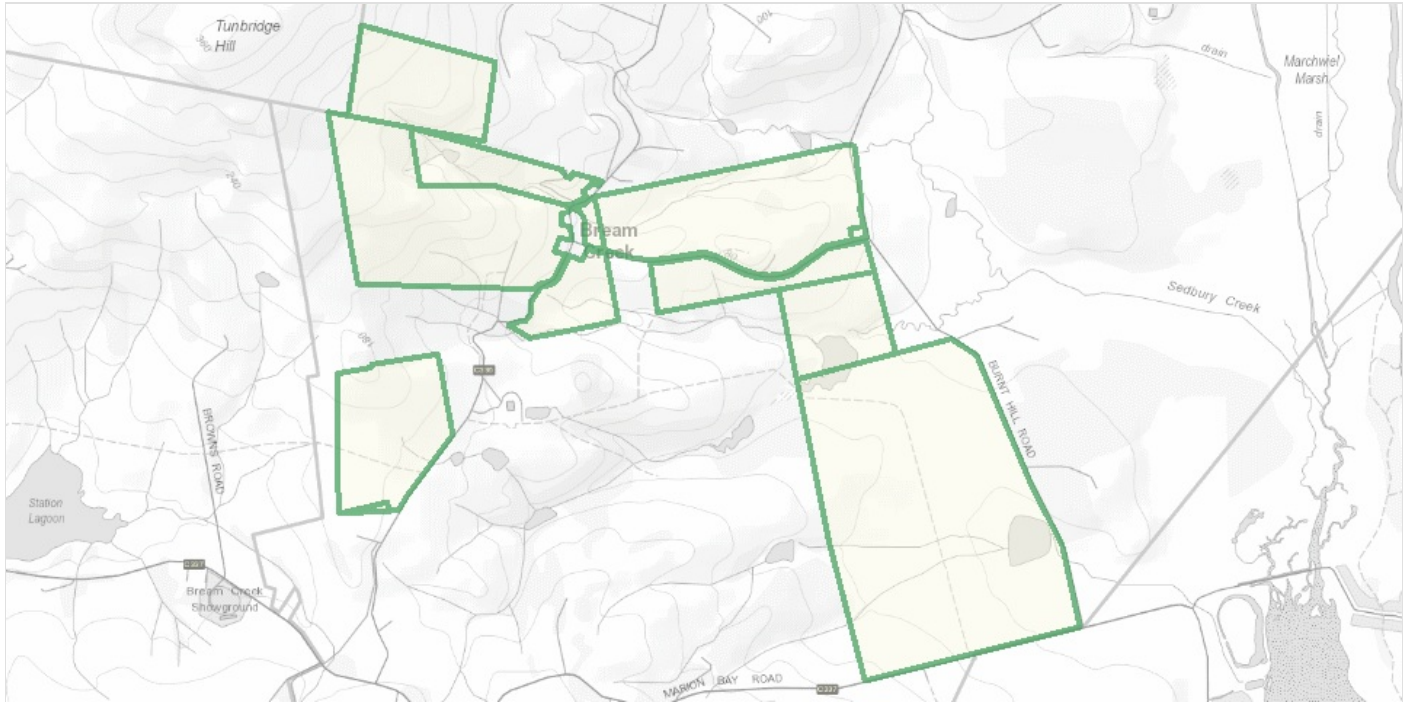
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Property report for 198 BURNT HILL RD BREAM CREEK TAS 7175



Property Identification Number

3370779

Locality

Bream Creek

Planning Zones

Rural, Agriculture

Total Area

2028476 sqm

Certificate of Title Reference (Volume/Folio)

156893/1, 107420/1, 106067/1, 106068/1, 36107/1, 65104/1, 106412/3, 53479/3, 53479/1, 36176/1, 151068/1, 156892/1

Municipality

Sorell

Planning Codes Overlay

Priority vegetation area, Waterway and coastal protection area, Bushfire-prone areas, Medium landslip hazard band, Scenic protection area, Low landslip hazard band

Planning Scheme

Tasmanian Planning Scheme

This property is in the **Rural, Agriculture** planning zones under the Tasmanian Planning Scheme.

The Tasmanian Planning Scheme consists of state wide provisions to ensure consistency across Tasmania, and local provisions which spatially apply those through zoning maps along with specific provisions for unique places in each municipality to address local issues.

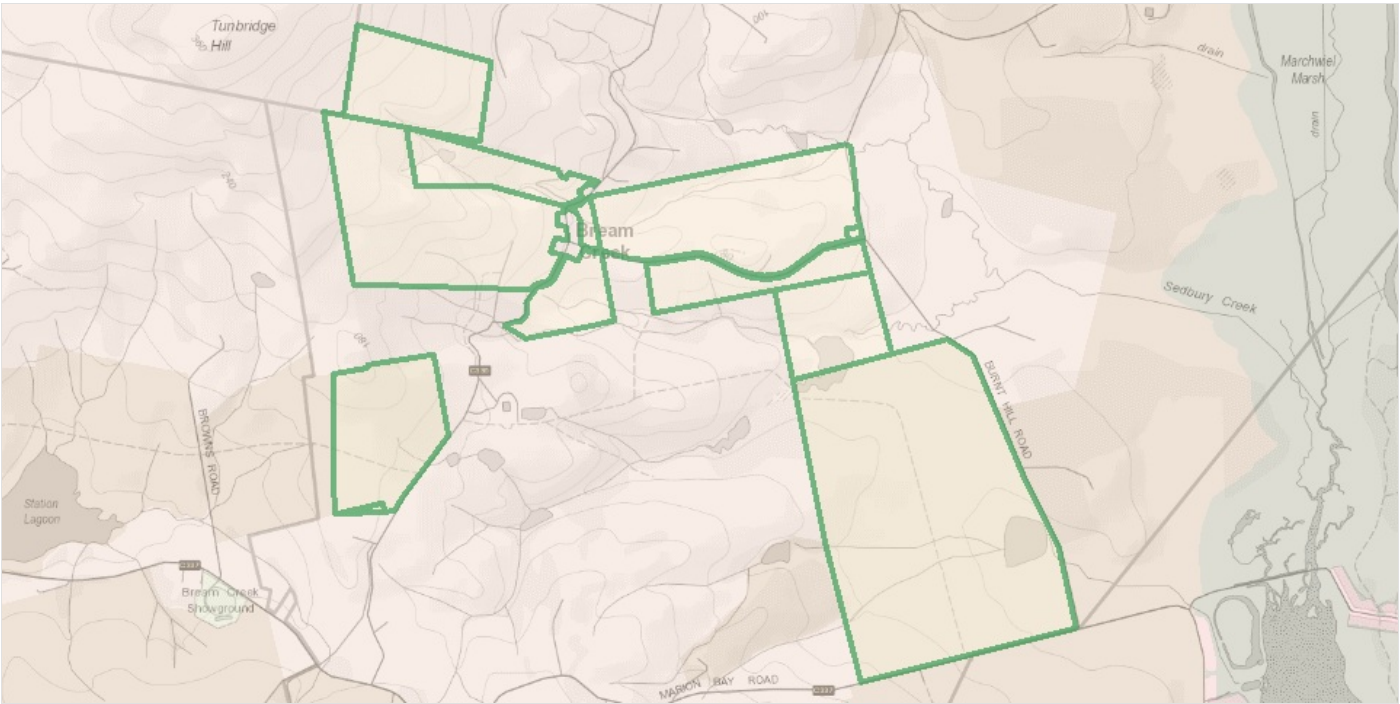


Sorell Council

Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference: P1
Date Received: 27/10/2025

Location Information

Planning Zone

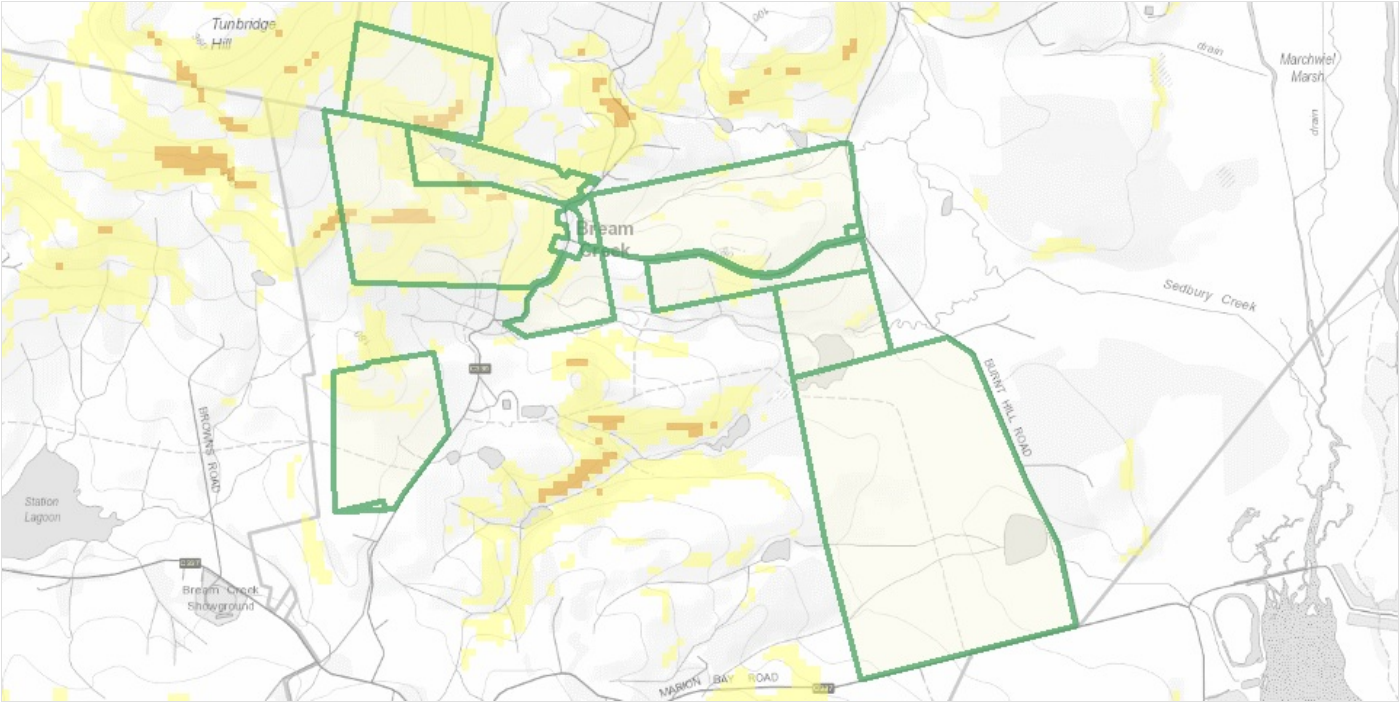


Tasmanian Planning Zone

Zone Number	21
Zone	Agriculture
Zone Number	20
Zone	Rural

**Sorell Council**
Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

Landslip Hazard



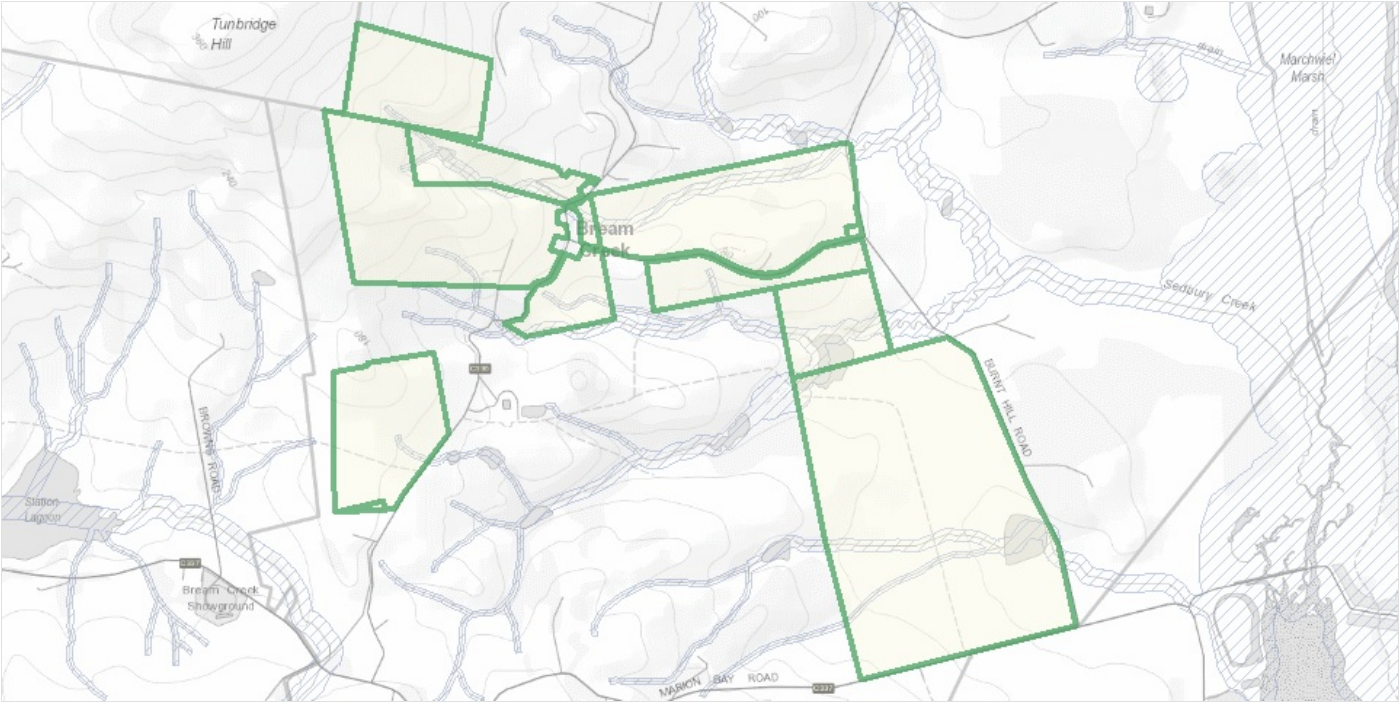
Landslip hazard bands: Colour coding

The coloured areas on the map represent the relevant Landslip Hazard Bands. The Low Risk Hazard Band is yellow, the Medium Risk Hazard Band is orange, the Medium to Active Hazard Band is purple and the High Hazard Band is Red. The presence of a Hazard Code on the property may affect the planning and building approvals required for development.

Hazard Band	Medium
Hazard Exposure	The area has known landslide features, or is within a landslide susceptibility zone, or has legislated controls to limit disturbance of adjacent unstable areas.
Hazard Band	Low
Hazard Exposure	This area has no known active landslides, however it has been identified as being susceptible to landslide by Mineral Resources Tasmania (MRT).

**Sorell Council**
Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

Waterway and Coastal Protection Area

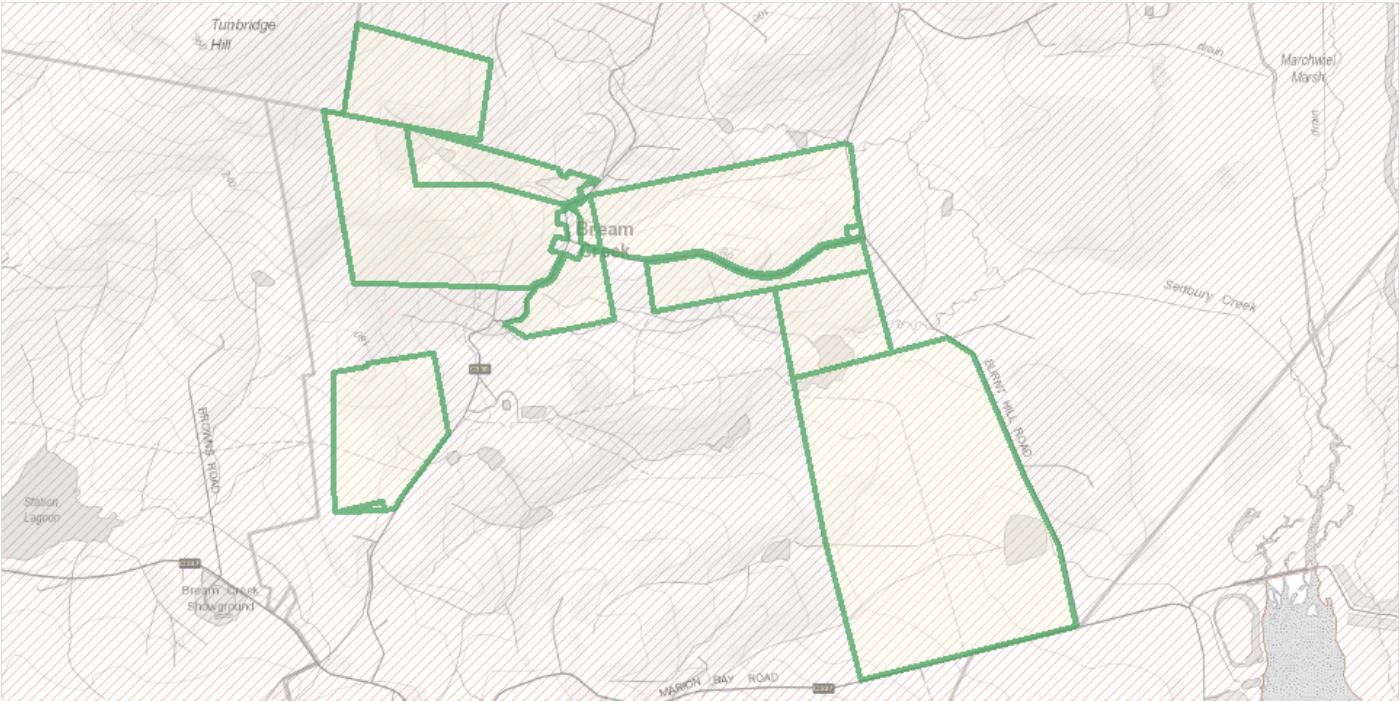


Waterway and coastal protection area

The waterway and coastal protection area overlay includes land within a specified buffer distance from Class 1 to 4 watercourses and wetlands, including Ramsar wetlands. Class 1 watercourses include lakes and tidal waters.

Overlay Name Waterway and coastal protection area

Bushfire Prone Area



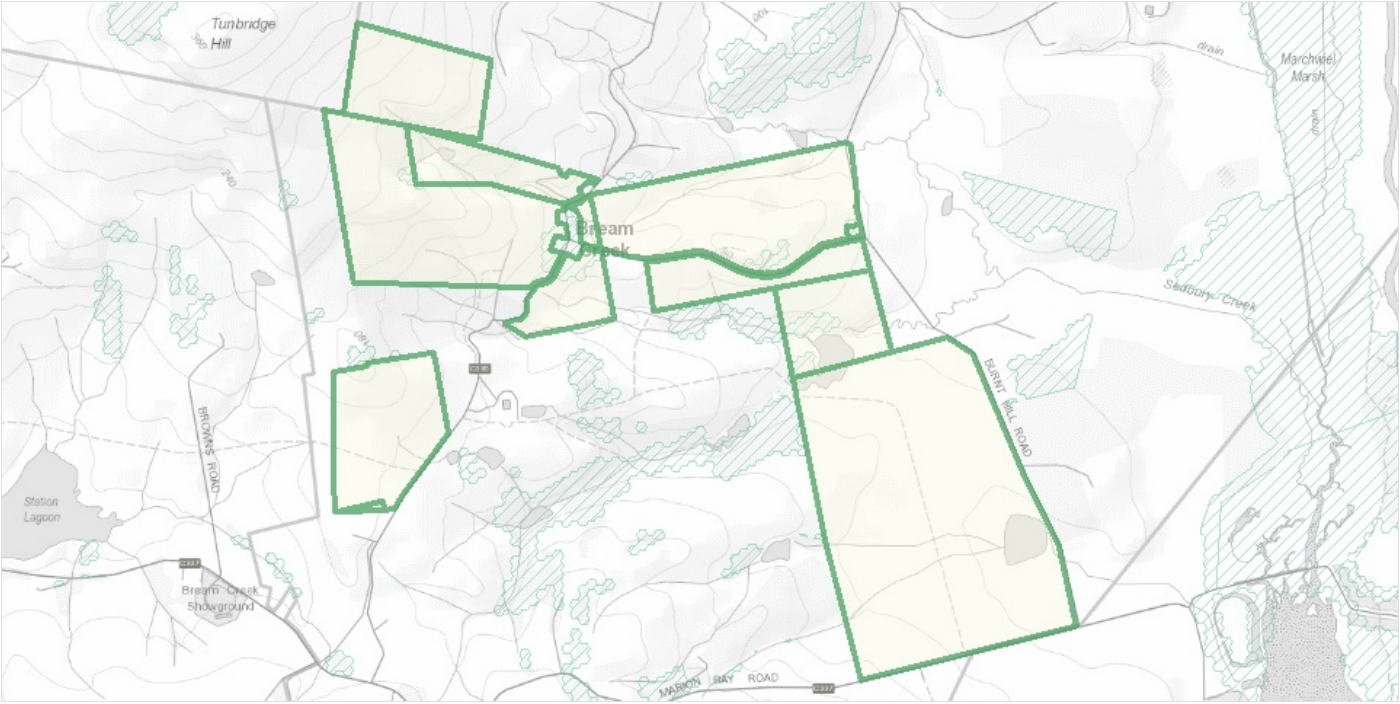
Bushfire-prone areas

The bushfire-prone area overlay applies in accordance with any overlay map approved by the Tasmania Fire Service for the relevant municipal area. The purpose of the bushfire prone code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

Overlay Name Bushfire-prone areas

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Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

Priority Vegetation Area



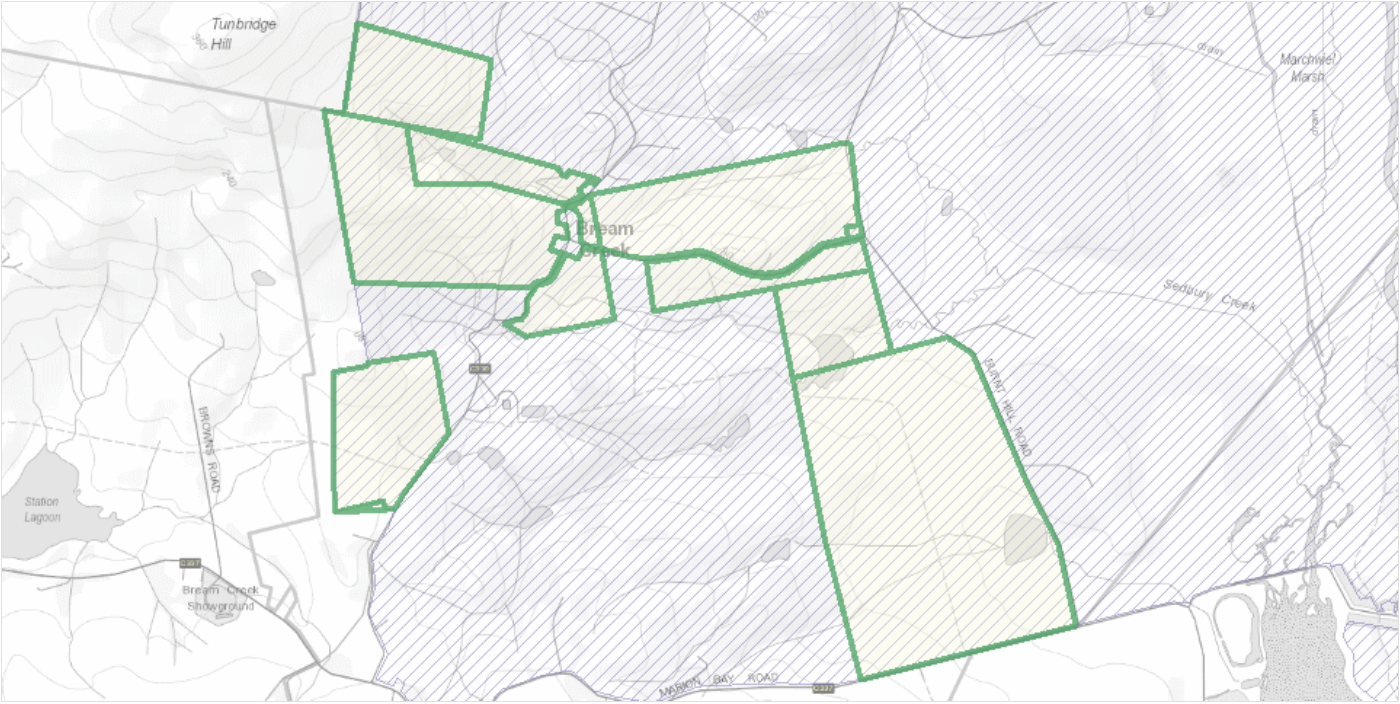
Priority vegetation area

The priority vegetation area overlay is intended for native vegetation that forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the Nature Conservation Act 2002 or is a threatened flora/fauna species.

Description	Priority vegetation data added to rezoned Rural zone
Overlay Name	Priority vegetation area

**Sorell Council**
Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

Scenic Protection Area



Scenic protection area

The scenic protection area overlay is applied to land identified at the local or regional level as important for the protection of scenic values.

Description	Ragged Tier
Overlay Name	Scenic protection area
LPS Reference	SOR-C8.113

Council Details

The local council where your property is located can provide advice on a proposed project.

Consult

Sorell Council

Mailing address
47 Cole Street
Sorell Tasmania 7172

Work: (03) 6269 0000

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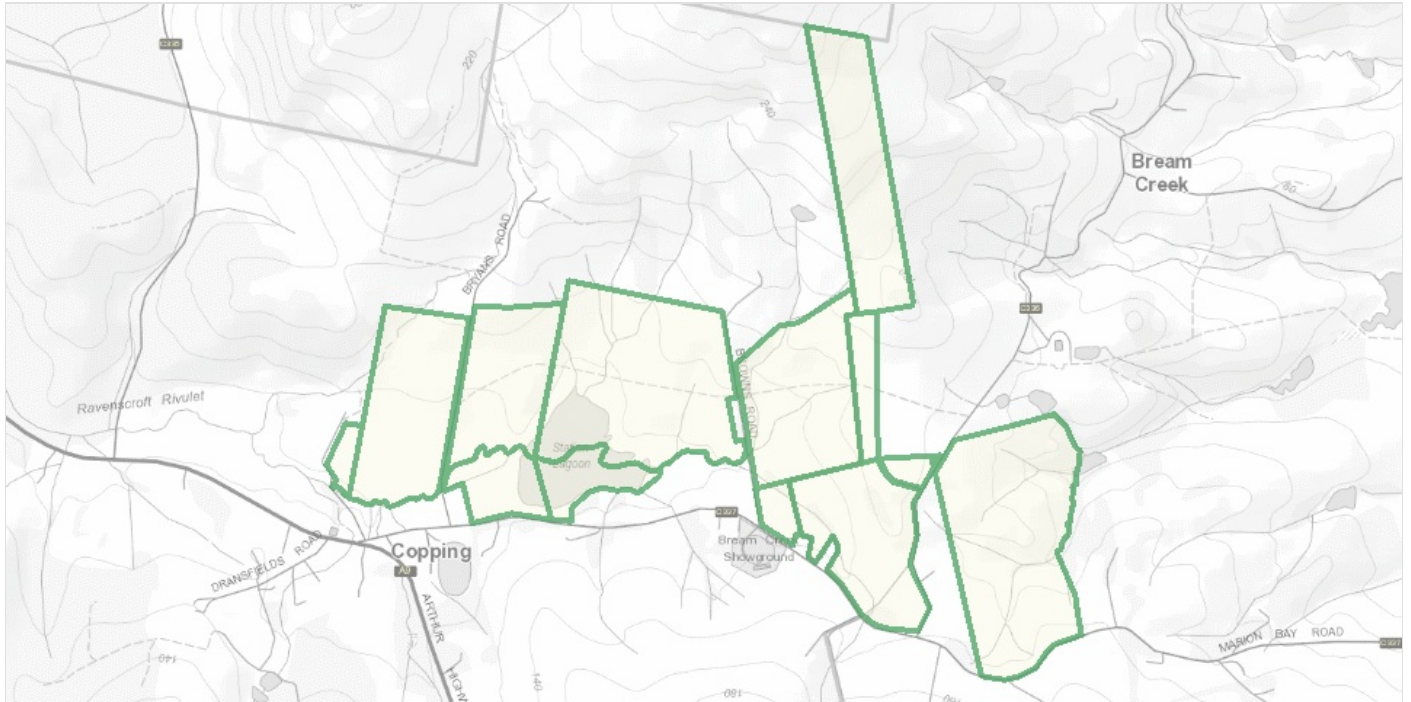
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- an independent Licensed Professional

**Sorell Council**

Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

Property report for 51 BREAM CREEK RD BREAM CREEK TAS 7175



Property Identification Number

7873947

Locality

Bream Creek

Planning Zones

Rural, Agriculture

Total Area

1692139 sqm

Certificate of Title Reference (Volume/Folio)

53774/4, 37042/2, 37042/3, 36341/4, 100903/1, 37042/1, 46004/1, 53774/1, 37042/4, 53774/2, 235982/1, 238854/1, 155706/2

Municipality

Sorell

Planning Codes Overlay

Priority vegetation area, Waterway and coastal protection area, Bushfire-prone areas, Medium landslip hazard band, Scenic protection area, Low landslip hazard band

Planning Scheme

Tasmanian Planning Scheme

This property is in the **Rural, Agriculture** planning zones under the Tasmanian Planning Scheme.

The Tasmanian Planning Scheme consists of state wide provisions to ensure consistency across Tasmania, and local provisions which spatially apply those through zoning maps along with specific provisions for unique places in each municipality to address local issues.

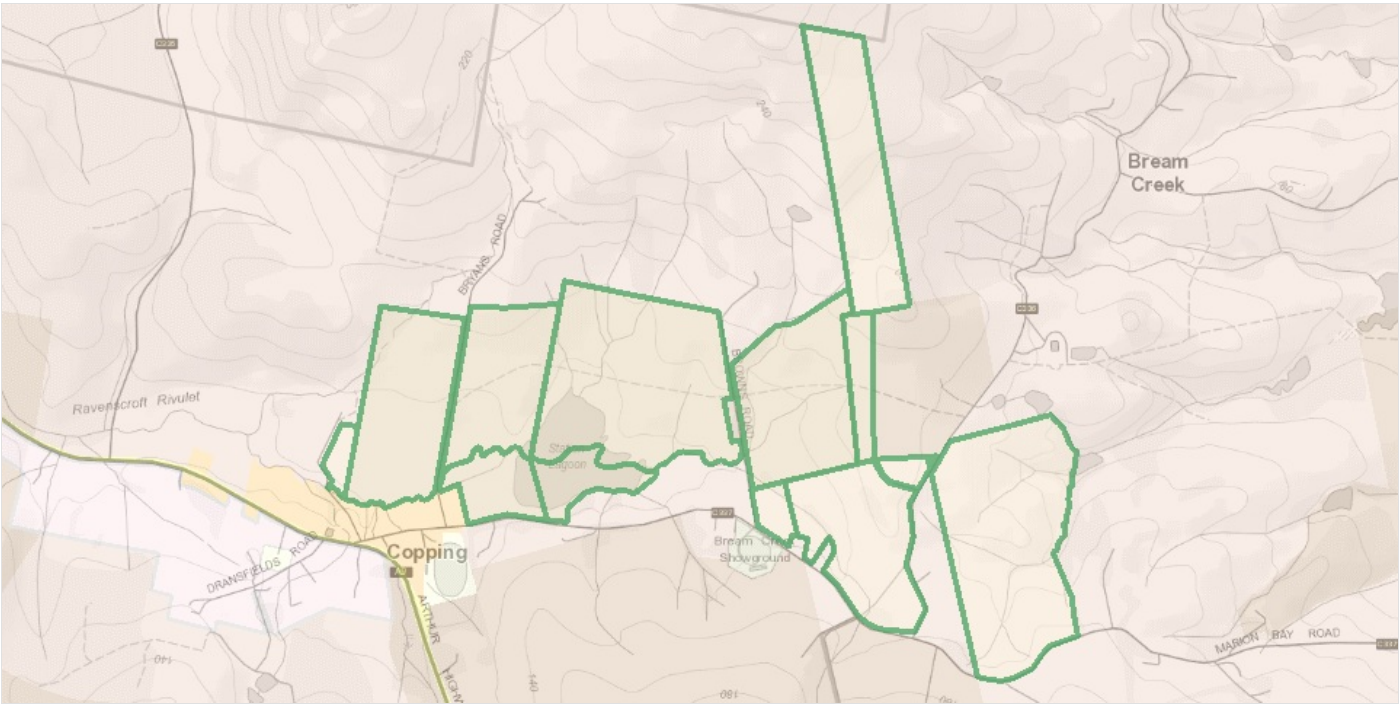


Sorell Council

Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference: P1
Date Received: 27/10/2025

Location Information

Planning Zone

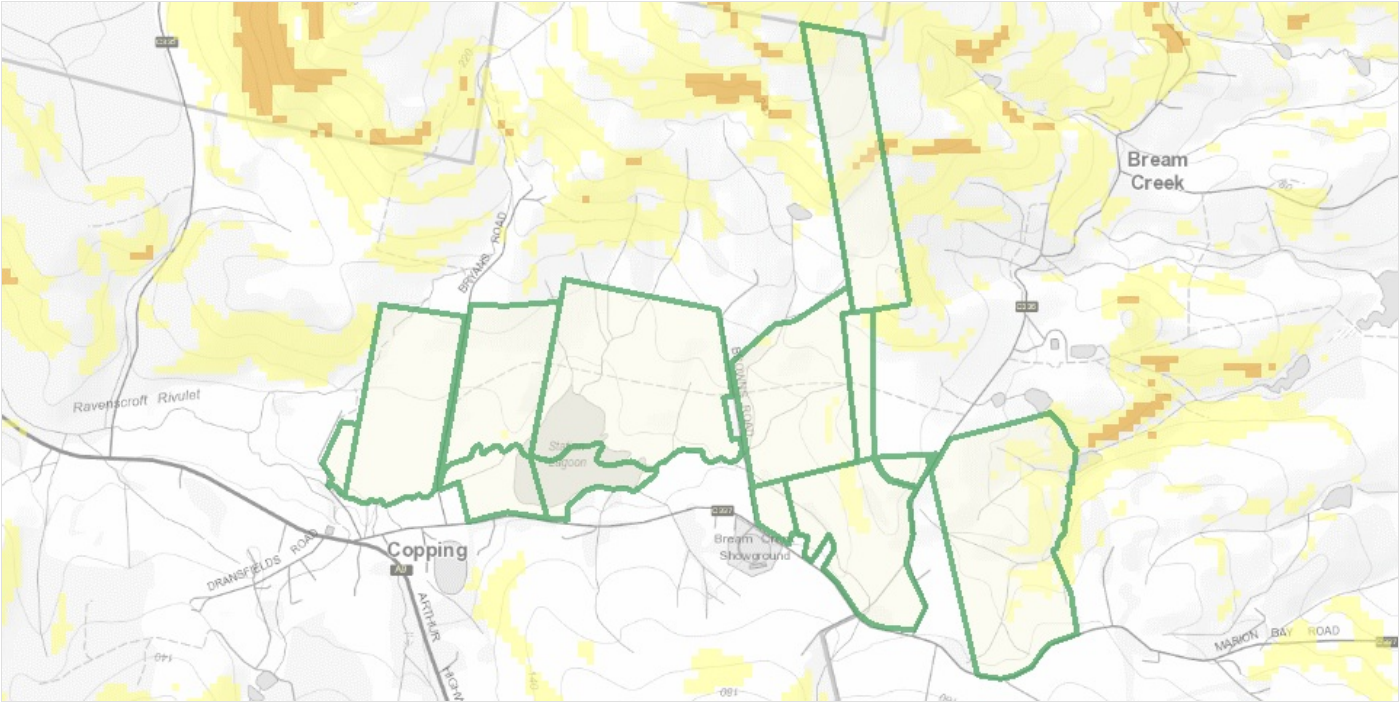


Tasmanian Planning Zone

Zone Number	21
Zone	Agriculture
Zone Number	20
Zone	Rural

**Sorell Council**
Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

Landslip Hazard



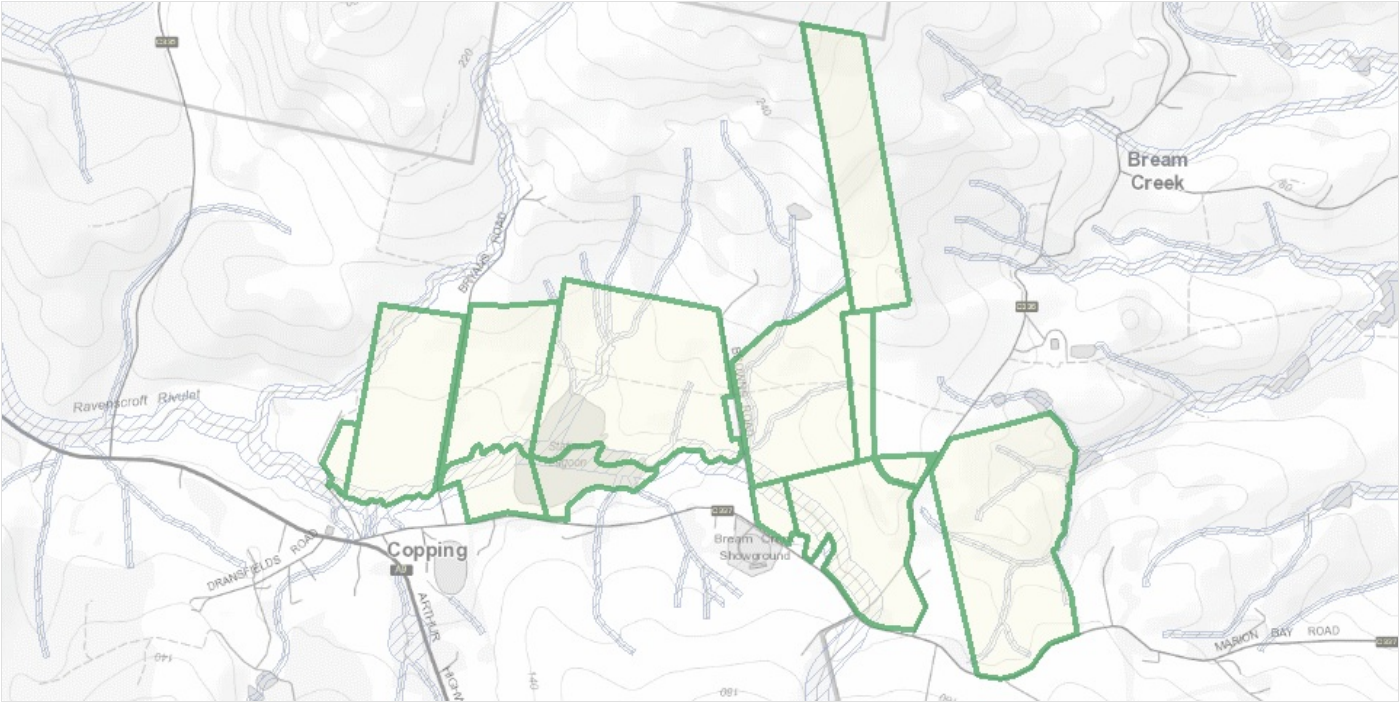
Landslip hazard bands: Colour coding

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Hazard Band	Medium
Hazard Exposure	The area has known landslide features, or is within a landslide susceptibility zone, or has legislated controls to limit disturbance of adjacent unstable areas.
Hazard Band	Low
Hazard Exposure	This area has no known active landslides, however it has been identified as being susceptible to landslide by Mineral Resources Tasmania (MRT).

**Sorell Council**
Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

Waterway and Coastal Protection Area

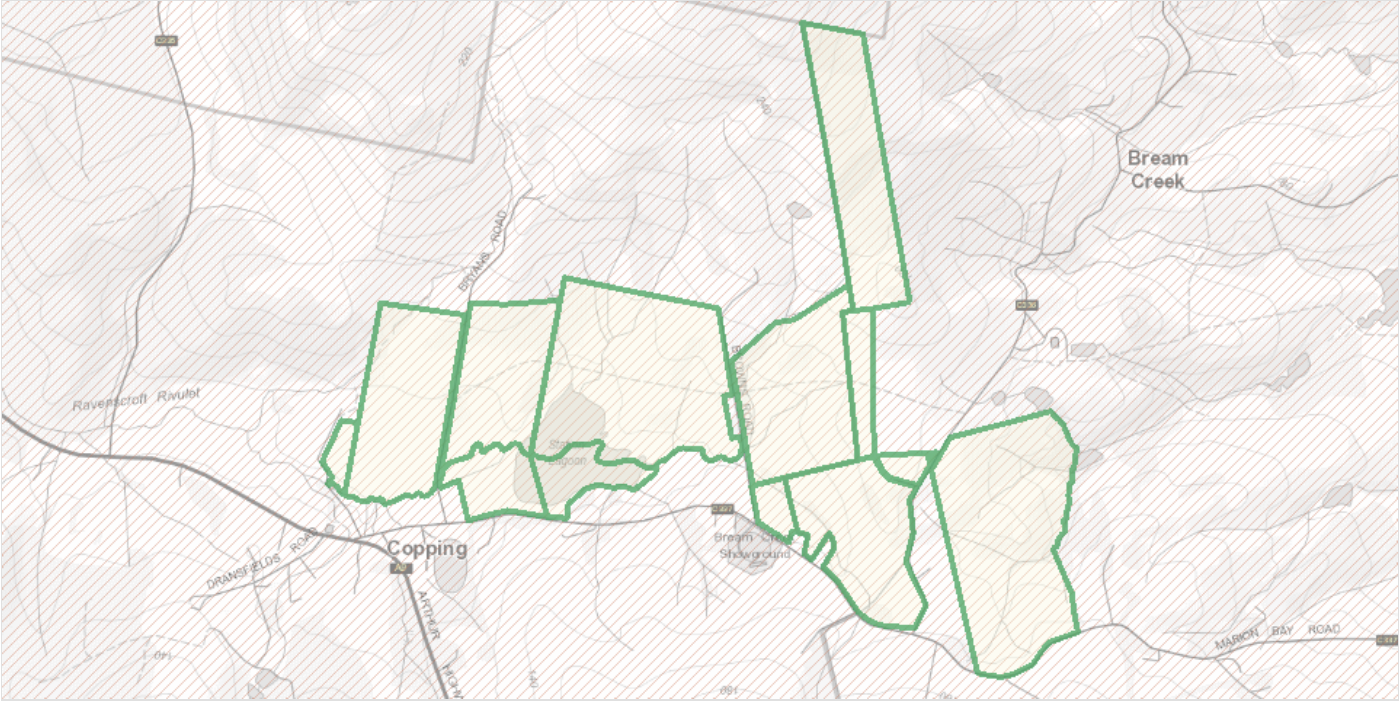


Waterway and coastal protection area

The waterway and coastal protection area overlay includes land within a specified buffer distance from Class 1 to 4 watercourses and wetlands, including Ramsar wetlands. Class 1 watercourses include lakes and tidal waters.

Overlay Name Waterway and coastal protection area

Bushfire Prone Area



Bushfire-prone areas

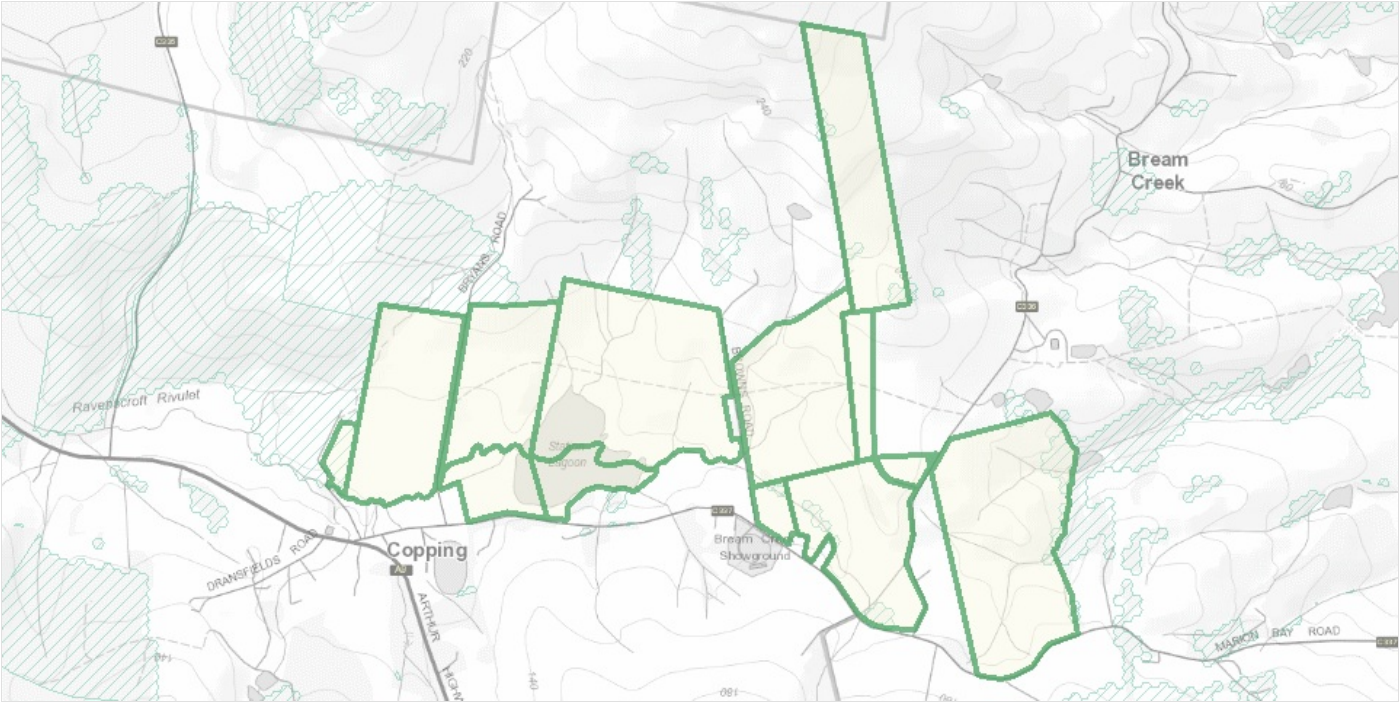
The bushfire-prone area overlay applies in accordance with any overlay map approved by the Tasmania Fire Service for the relevant municipal area. The purpose of the bushfire prone code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

Overlay Name Bushfire-prone areas



Sorell Council
Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

Priority Vegetation Area



Priority vegetation area

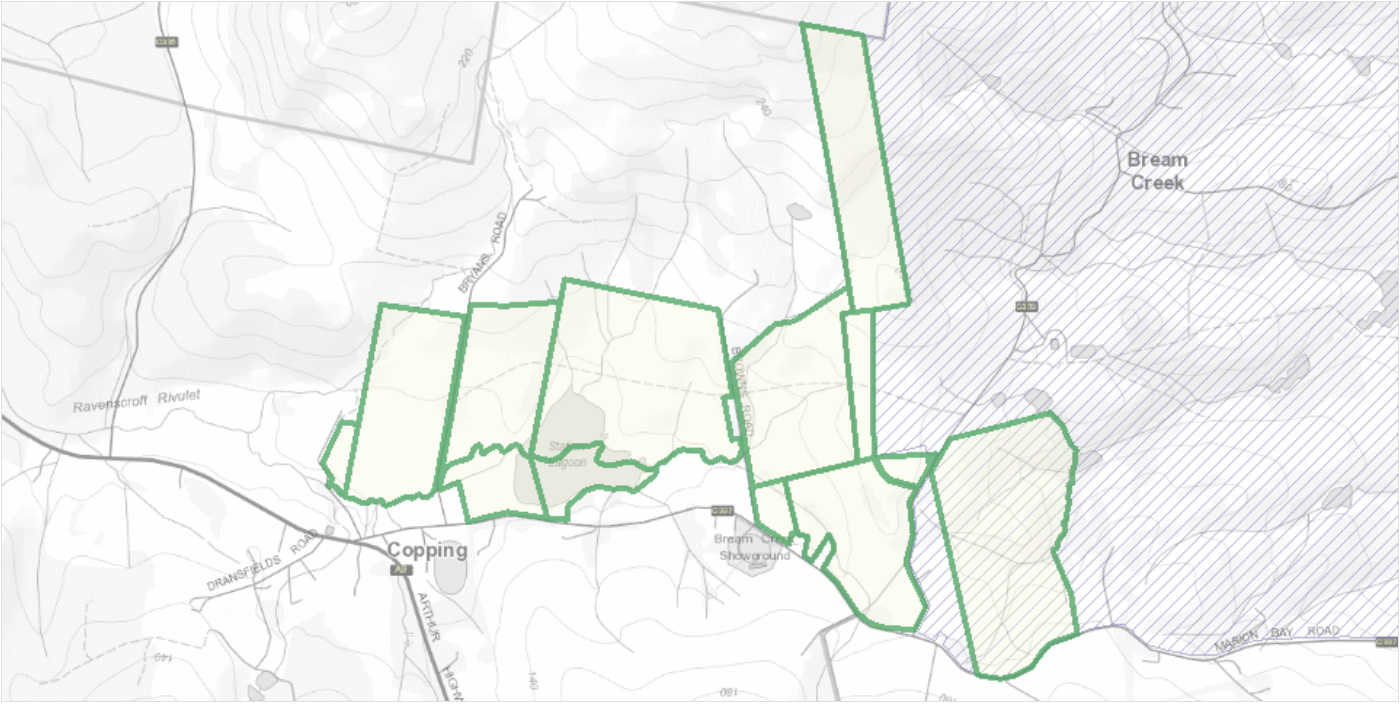
The priority vegetation area overlay is intended for native vegetation that forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the Nature Conservation Act 2002 or is a threatened flora/fauna species.

Overlay Name	Priority vegetation area
Description	Priority vegetation data added to rezoned Rural zone
Overlay Name	Priority vegetation area

**Sorell Council**

Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

Scenic Protection Area



Scenic protection area

The scenic protection area overlay is applied to land identified at the local or regional level as important for the protection of scenic values.

Description	Ragged Tier
Overlay Name	Scenic protection area
LPS Reference	SOR-C8.1.13

Council Details

The local council where your property is located can provide advice on a proposed project.

Consult

Sorell Council

Mailing address

47 Cole Street
Sorell Tasmania 7172

Work:

(03) 6269 0000

Disclaimer

This enquiry tool is a guide only and is not a substitute for professional advice.

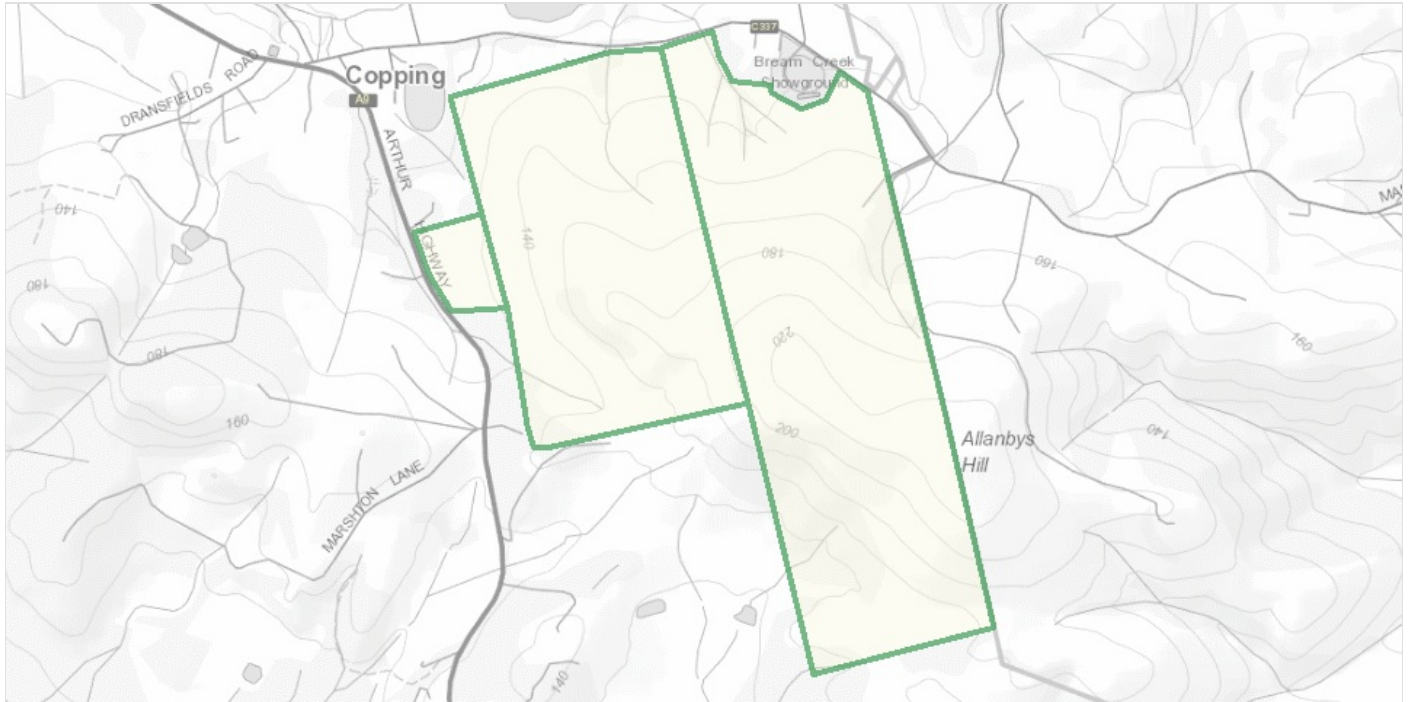
This enquiry tool only provides information for common developments undertaken individually, for example, building a deck.

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- the local council; or
- an independent Licensed Professional

Property report for 12 TOWNSEND LANE COPPING TAS 7174



Property Identification Number

5960959

Locality

Copping

Planning Zones

Agriculture

Total Area

1455740 sqm

Certificate of Title Reference (Volume/Folio)

127848/1, 127849/1, 241387/1

Municipality

Sorell

Planning Codes Overlay

Waterway and coastal protection area, Bushfire-prone areas, Medium landslip hazard band, Low landslip hazard band

Planning Scheme

Tasmanian Planning Scheme

This property is in the **Agriculture** planning zone under the Tasmanian Planning Scheme.

The Tasmanian Planning Scheme consists of state wide provisions to ensure consistency across Tasmania, and local provisions which spatially apply those through zoning maps along with specific provisions for unique places in each municipality to address local issues.

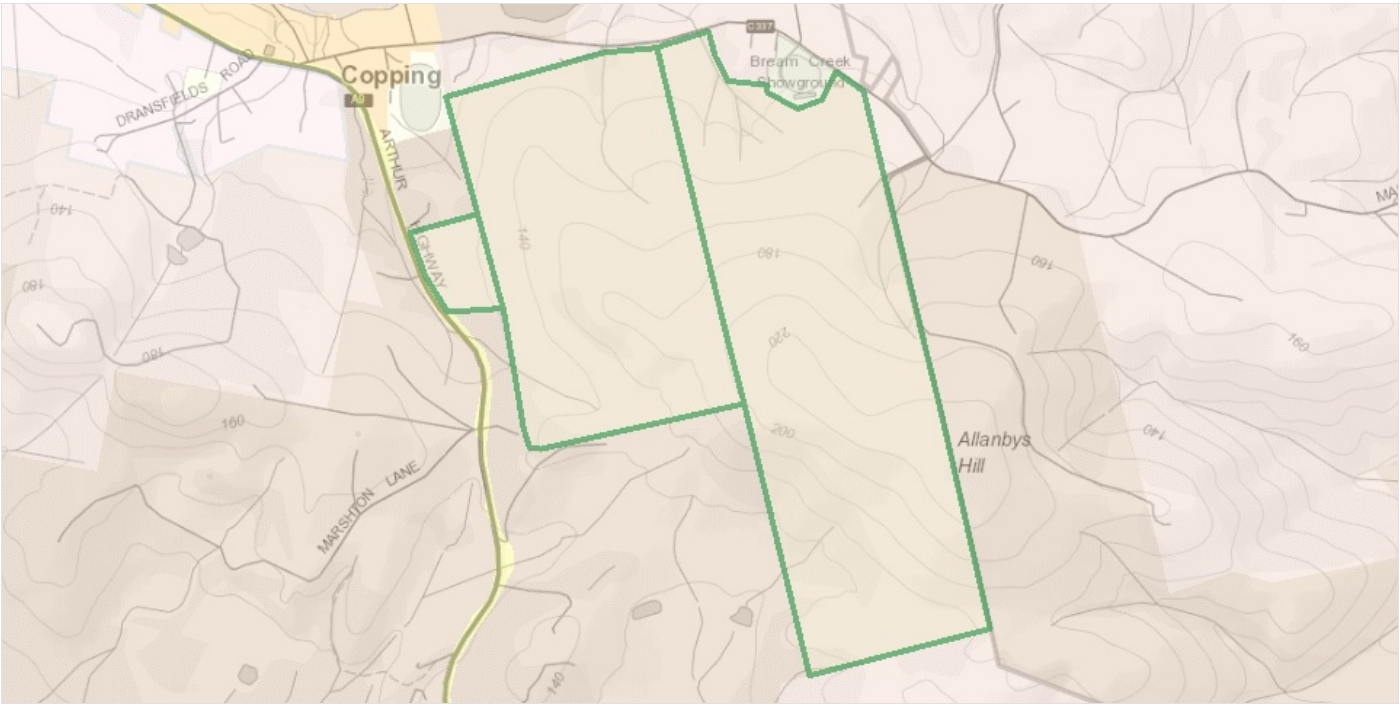


Sorell Council

Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference: P1
Date Received: 27/10/2025

Location Information

Planning Zone



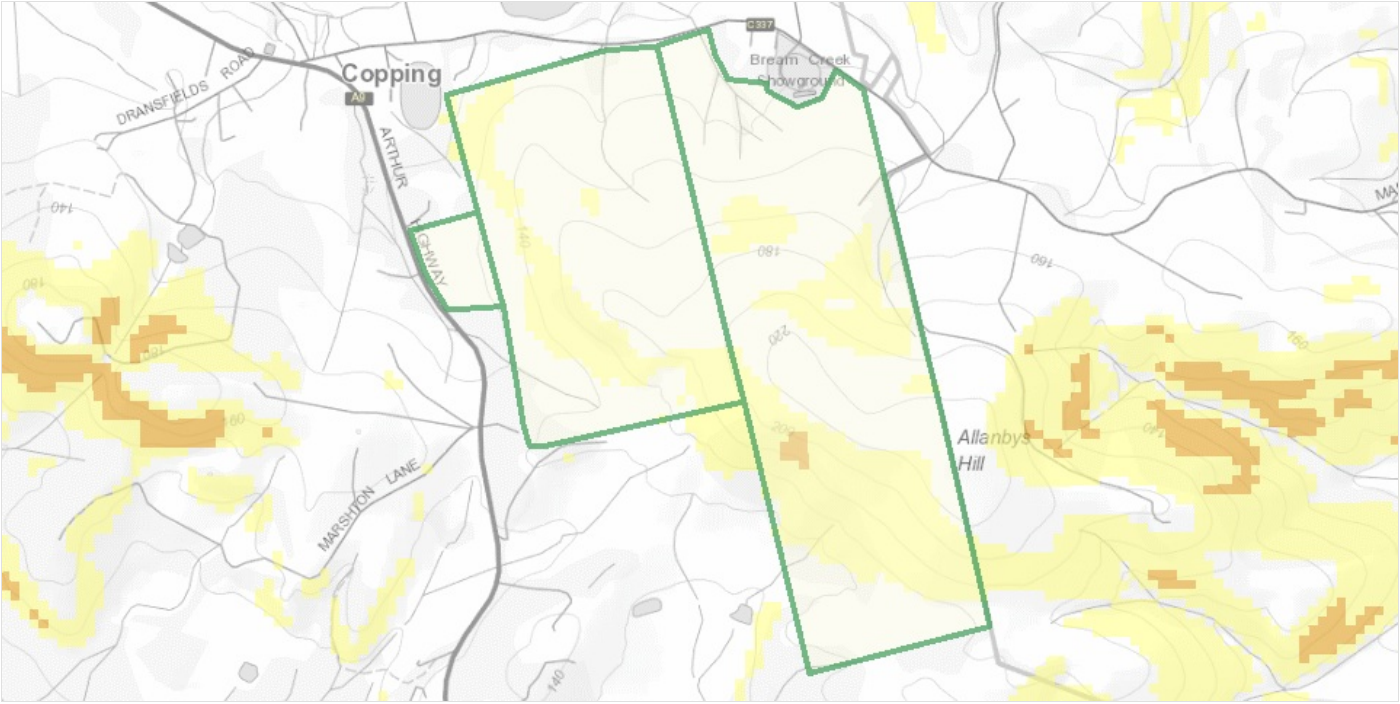
Tasmanian Planning Zone

Zone Number	21
Zone	Agriculture

**Sorell Council**

Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

Landslip Hazard



Landslip hazard bands: Colour coding

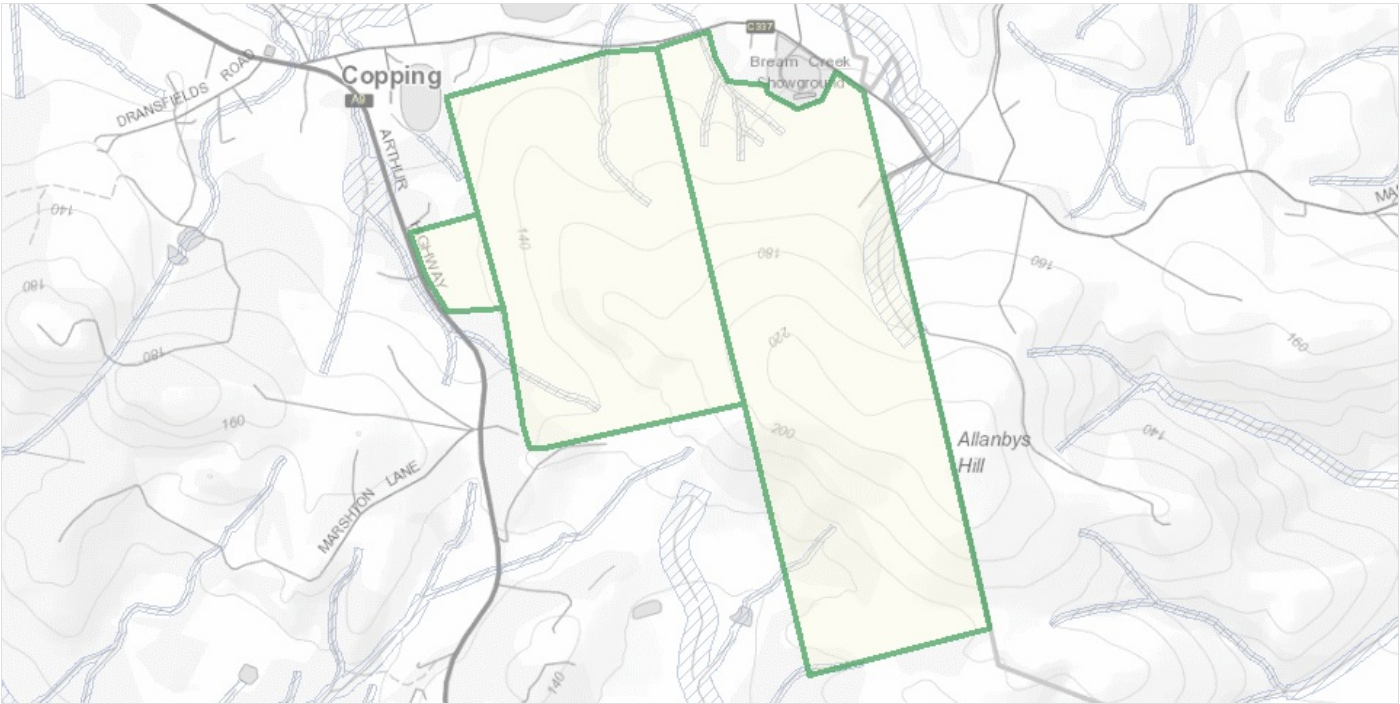
The coloured areas on the map represent the relevant Landslip Hazard Bands. The Low Risk Hazard Band is yellow, the Medium Risk Hazard Band is orange, the Medium to Active Hazard Band is purple and the High Hazard Band is Red. The presence of a Hazard Code on the property may affect the planning and building approvals required for development.

Hazard Band	Medium
Hazard Exposure	The area has known landslide features, or is within a landslide susceptibility zone, or has legislated controls to limit disturbance of adjacent unstable areas.
Hazard Band	Low
Hazard Exposure	This area has no known active landslides, however it has been identified as being susceptible to landslide by Mineral Resources Tasmania (MRT).

**Sorell Council**

Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

Waterway and Coastal Protection Area

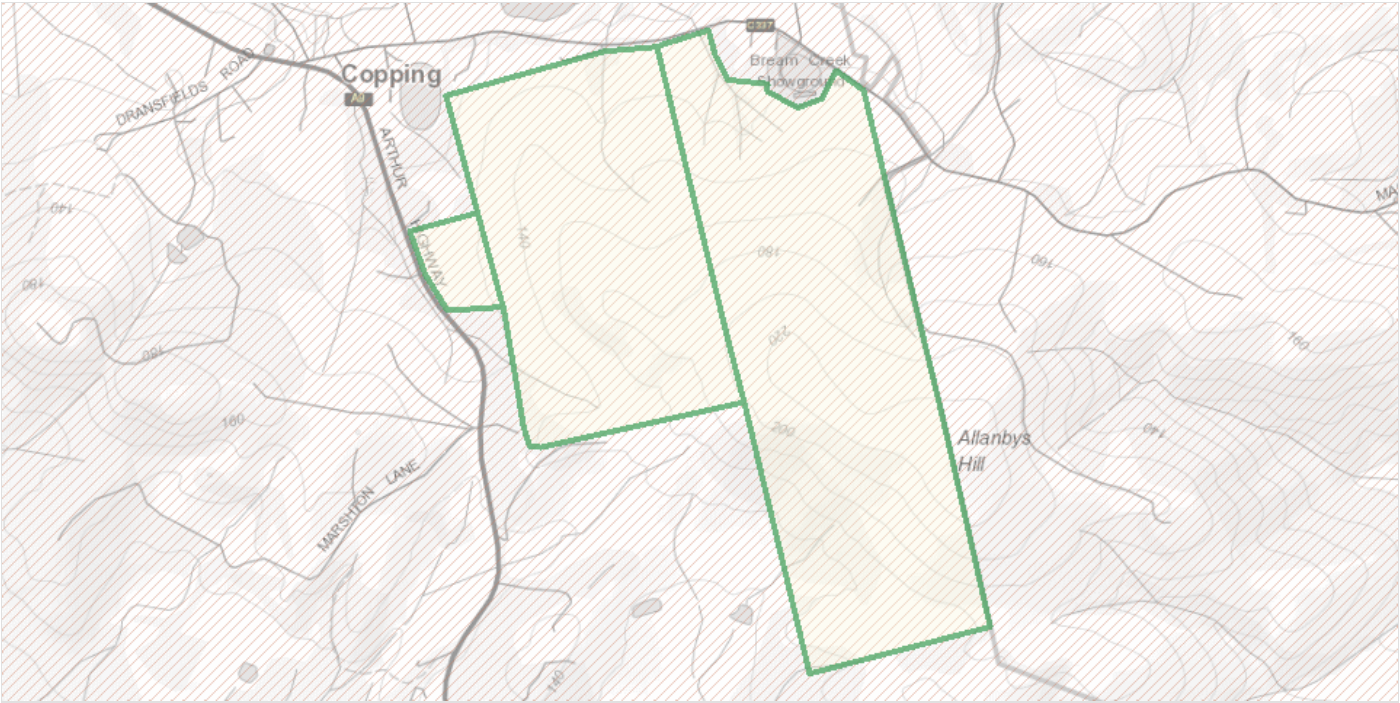


Waterway and coastal protection area

The waterway and coastal protection area overlay includes land within a specified buffer distance from Class 1 to 4 watercourses and wetlands, including Ramsar wetlands. Class 1 watercourses include lakes and tidal waters.

Overlay Name Waterway and coastal protection area

Bushfire Prone Area



Bushfire-prone areas

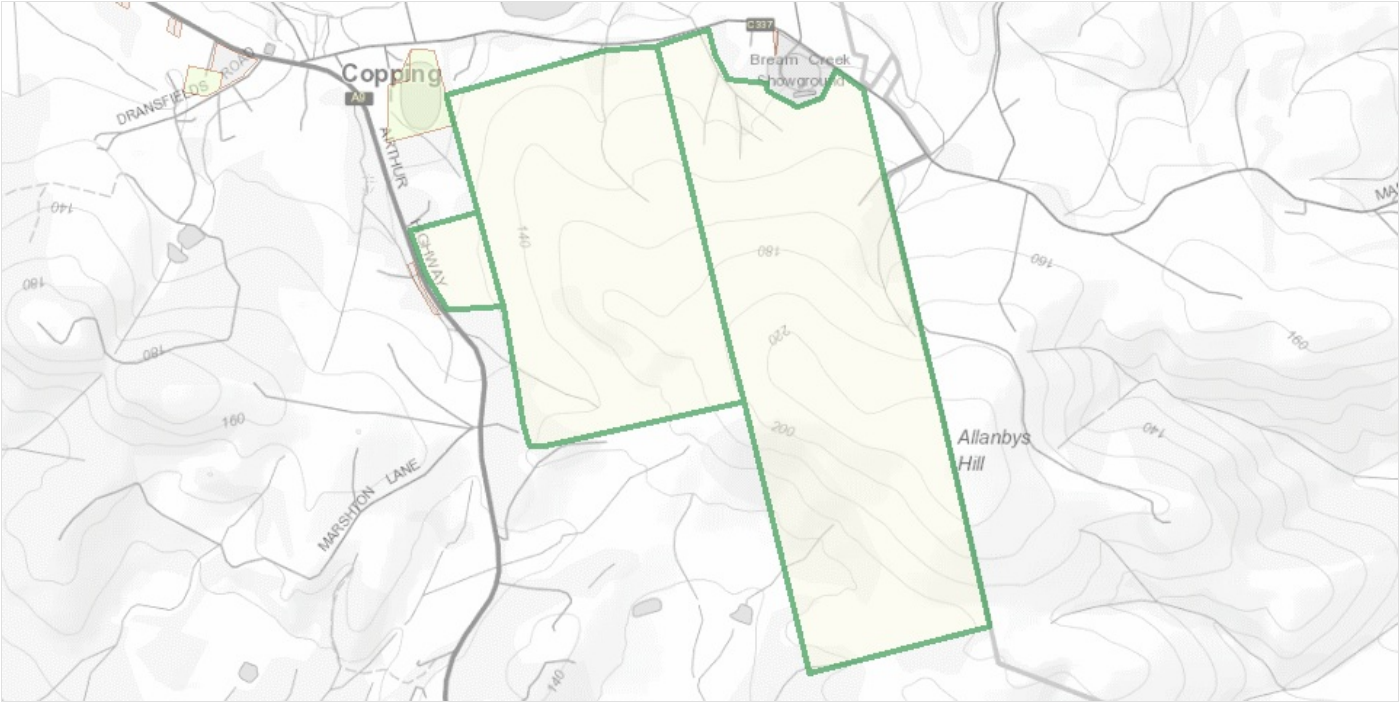
The bushfire-prone area overlay applies in accordance with any overlay map approved by the Tasmania Fire Service for the relevant municipal area. The purpose of the bushfire prone code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

Overlay Name Bushfire-prone areas



Sorell Council
Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

Crown or Council Land on or adjoining the property



Crown or Council Land on or adjoining the property

Crown Land Authority includes land owned, vested or managed by a Commonwealth, State or Local Government Authority or Government Business Enterprise. Categories include Housing Tasmania, Hydro Tasmania, Councils, Education, Forestry Tasmania, TAS Water and more. This may include properties adjoining land owned by the Crown or the Council.

Tenure Type	Council
Authority Type	Local Government Authority
Feature Name	Sorell

Council Details

The local council where your property is located can provide advice on a proposed project.

Consult

Sorell Council

Mailing address
47 Cole Street
Sorell Tasmania 7172

Work: (03) 6269 0000

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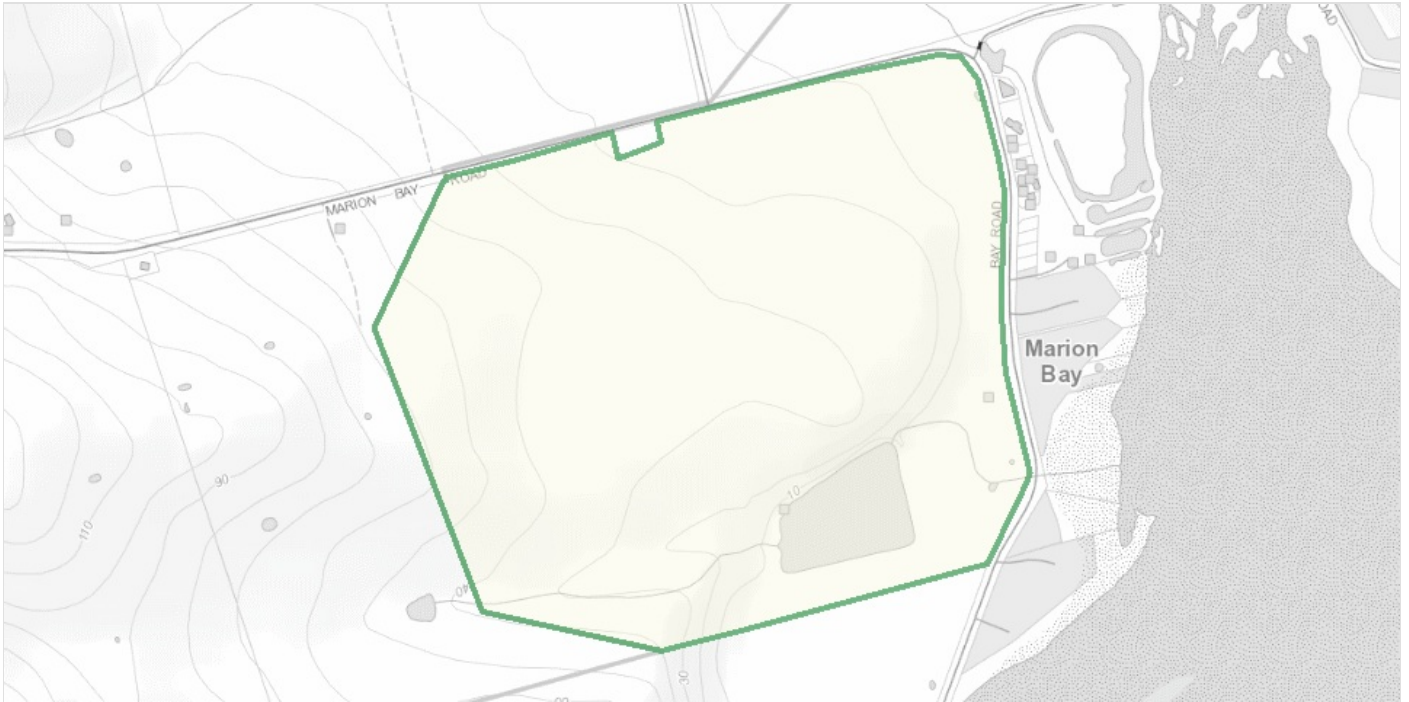
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- an independent Licensed Professional

Property report for 460 MARION BAY RD MARION BAY TAS 7175



Property Identification Number

3192124

Locality

Marion Bay

Planning Zones

Agriculture

Total Area

608900 sqm

Certificate of Title Reference (Volume/Folio)

161908/1

Municipality

Sorell

Planning Codes Overlay

Waterway and coastal protection area, Bushfire-prone areas, Medium landslip hazard band, Low landslip hazard band

Planning Scheme

Tasmanian Planning Scheme

This property is in the **Agriculture** planning zone under the Tasmanian Planning Scheme.

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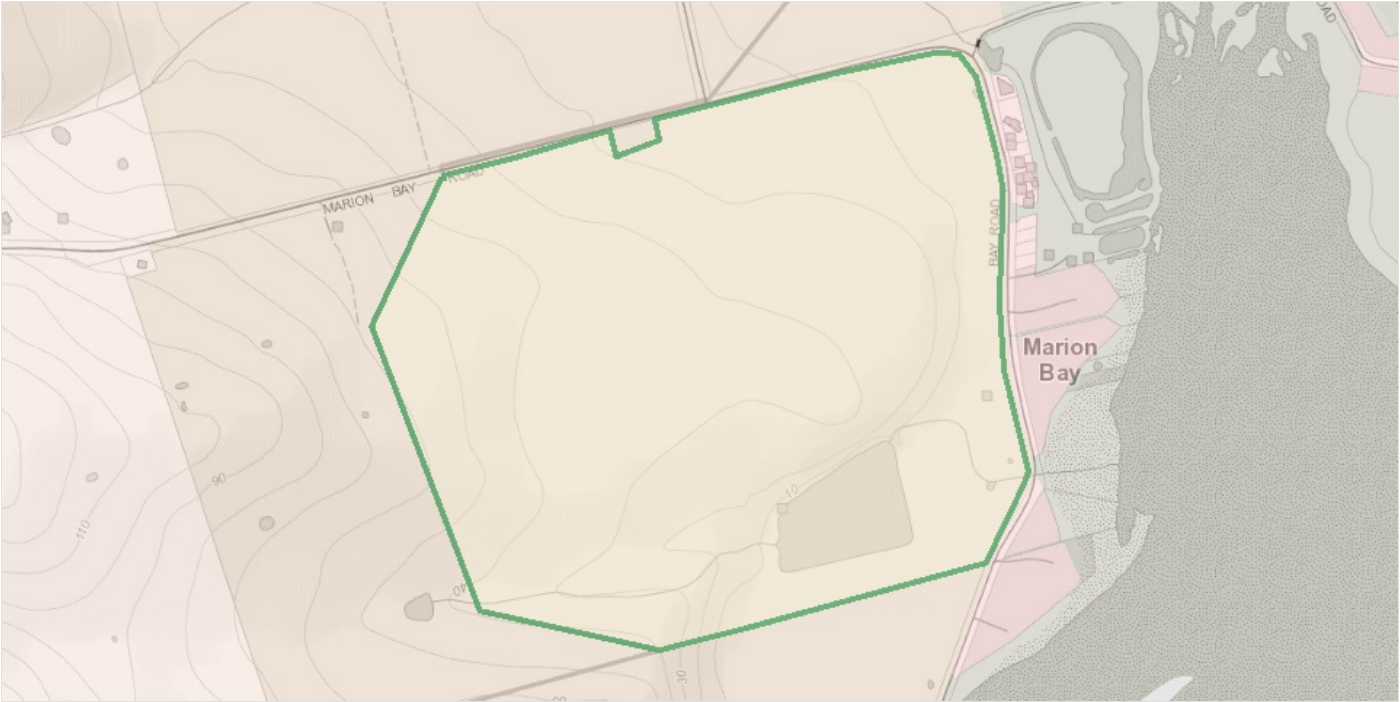


Sorell Council

Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

Location Information

Planning Zone

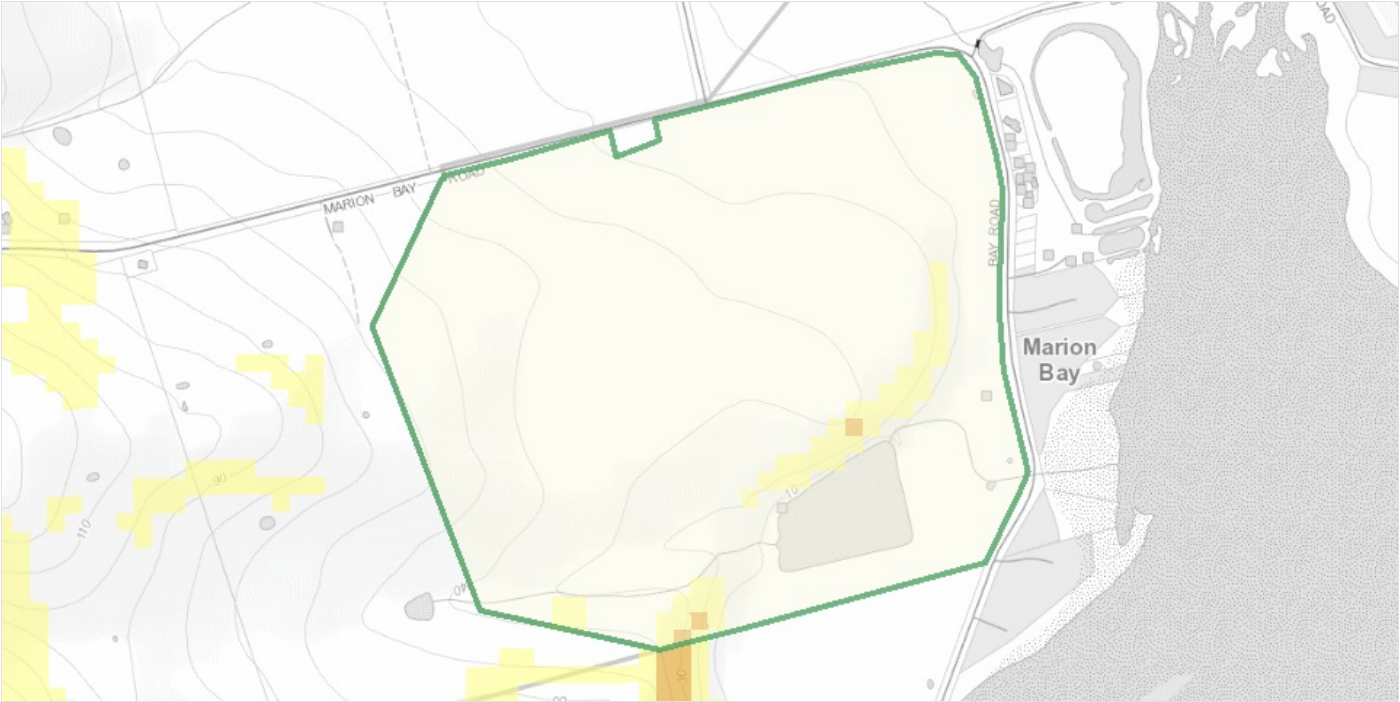


Tasmanian Planning Zone

Zone Number	21
Zone	Agriculture

**Sorell Council**
Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

Landslip Hazard



Landslip hazard bands: Colour coding

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**Sorell Council**
Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

Waterway and Coastal Protection Area

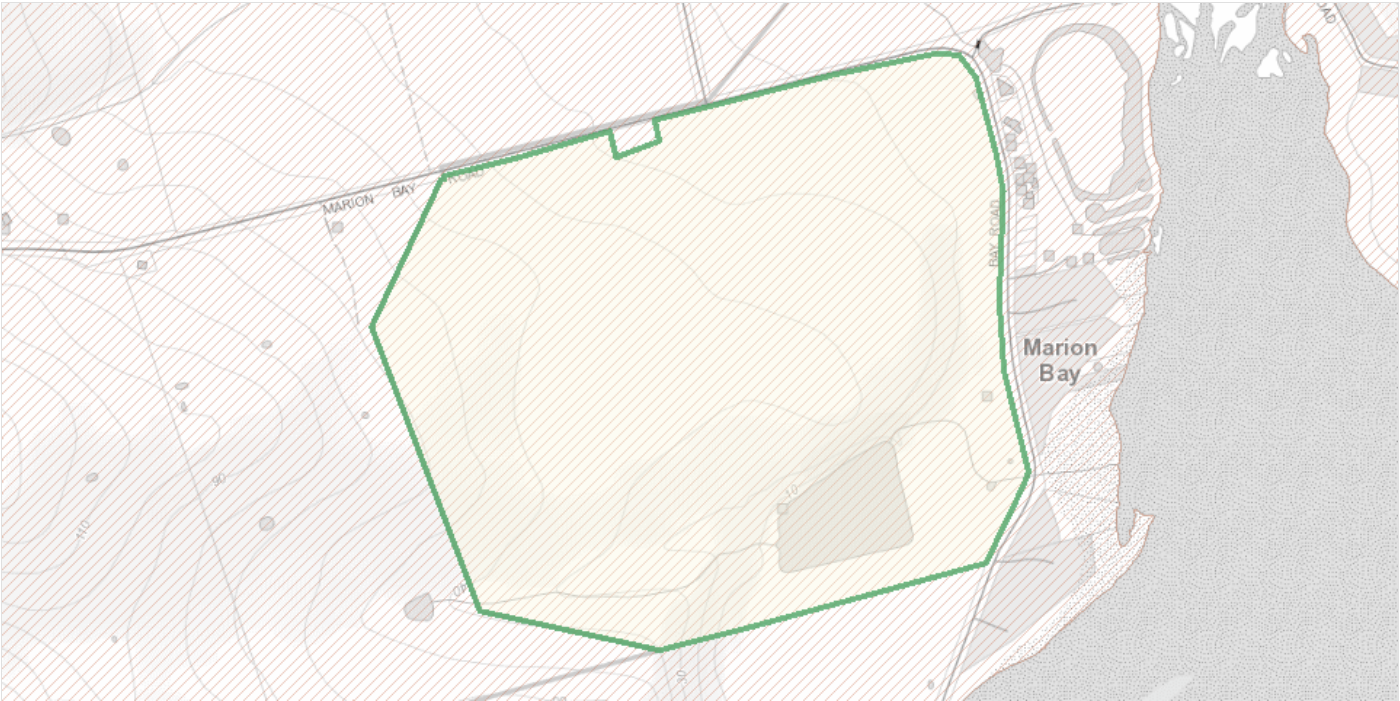


Waterway and coastal protection area

The waterway and coastal protection area overlay includes land within a specified buffer distance from Class 1 to 4 watercourses and wetlands, including Ramsar wetlands. Class 1 watercourses include lakes and tidal waters.

Overlay Name Waterway and coastal protection area

Bushfire Prone Area



Bushfire-prone areas

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Overlay Name Bushfire-prone areas



Sorell Council

Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

Crown or Council Land on or adjoining the property



Crown or Council Land on or adjoining the property

Crown Land Authority includes land owned, vested or managed by a Commonwealth, State or Local Government Authority or Government Business Enterprise. Categories include Housing Tasmania, Hydro Tasmania, Councils, Education, Forestry Tasmania, TAS Water and more. This may include properties adjoining land owned by the Crown or the Council.

Tenure Type	Crown Land
Authority Type	NRE Tas (Property Services)

Council Details

The local council where your property is located can provide advice on a proposed project.

Consult

Sorell Council

Mailing address

47 Cole Street

Sorell Tasmania 7172

Work:

(03) 6269 0000

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- an independent Licensed Professional

Appendix 3

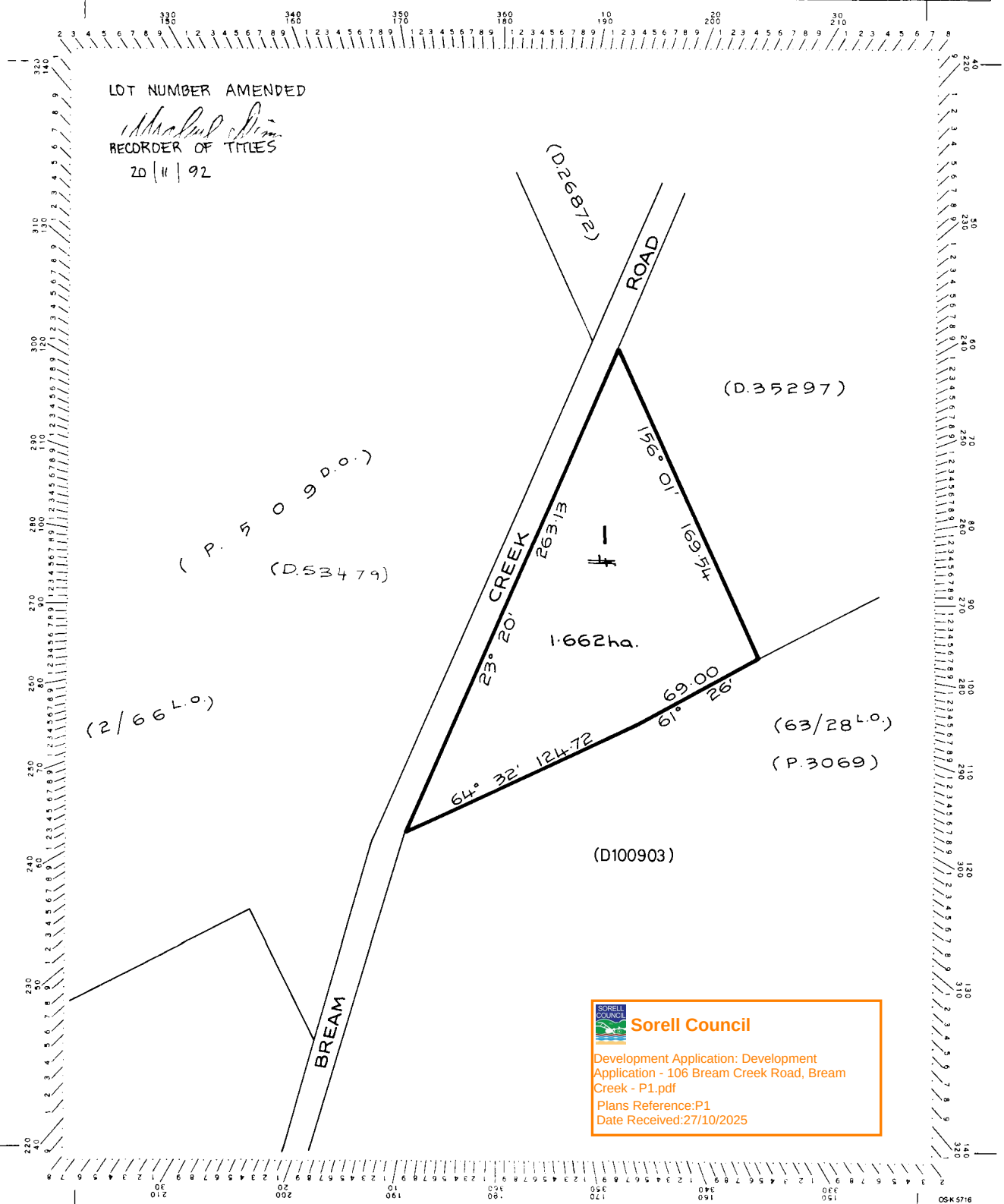
Property Title Search and Plans



Sorell Council

Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference: P1
Date Received: 27/10/2025

Owner: L.T. ACT 1980.	PLAN OF SURVEY of land situated in the LAND DISTRICT OF PEMBROKE. PARISH OF MOGEELY.	Registered Number: D.35298
Title Reference: Y. 8831	COMPILED FROM P. 509.D.O.	Approved: 3 MAY 1988 <i>Michael J. King</i>
Grantee PART OF 102.2.30 T.FAZACKERLEY.	SCALE 1:2000 MEASUREMENTS IN METRES	Recorder of Titles



SEARCH OF TORRENS TITLE

VOLUME 35298	FOLIO 1
EDITION 3	DATE OF ISSUE 22-Apr-2020

SEARCH DATE : 16-Oct-2025

SEARCH TIME : 12.13 PM

DESCRIPTION OF LAND

Parish of MOGEELY, Land District of PEMBROKE

Lot 1 on Diagram [35298](#)

Derivation : Part of 102A-2R-30Ps. Gtd. to T. Fazackerley

Prior CT [4464/66](#)SCHEDULE 1[E27072](#) TRANSFER to CHUBCAK PTY LTD Registered 22-Apr-2020
at 12.01 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E214337](#) MORTGAGE to National Australia Bank Limited
Registered 22-Apr-2020 at 12.02 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**Sorell Council**

Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

APPROVED 2 JUL 1992 <i>M. H. G. G.</i> RECORDER OF TITLES	CONVERSION PLAN CONVERTED FROM 55/8765	REGISTERED NUMBER D.100903
FILE NUMBER A.10846	GRANTEE: PART OF 1010A-OR-OP GTD. TO ELIZABETH ALLANBY	DRAWN A.M. 22-6-92

OS-K 2062

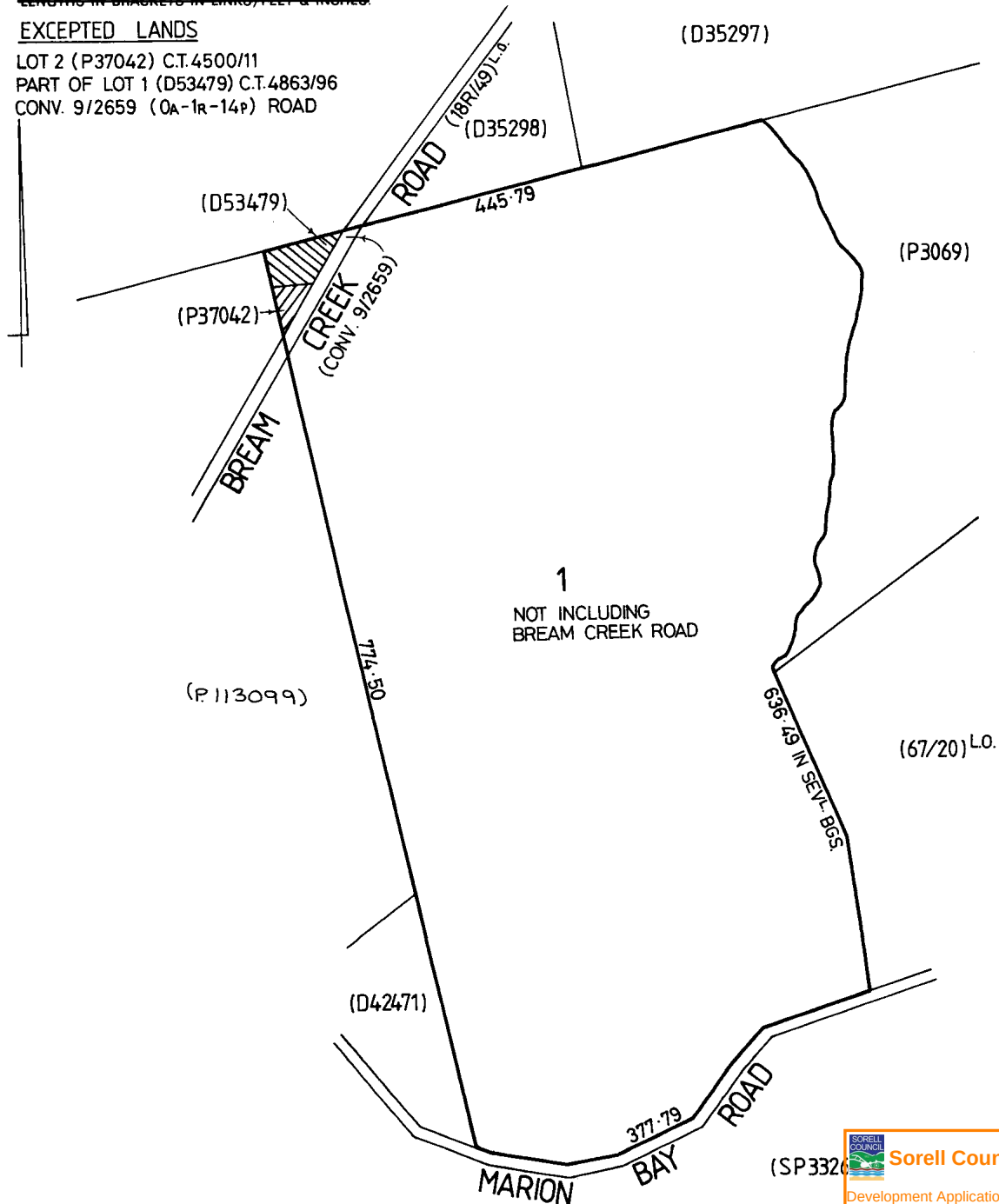
SKETCH BY WAY OF ILLUSTRATION ONLY

~~CITY/TOWN OF~~
LAND DISTRICT OF PEMBROKE
PARISH OF MOGEELY
LENGTHS ARE IN METRES. NOT TO SCALE.
~~LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.~~

EXCEPTED LANDS

LOT 2 (P37042) C.T.4500/11
PART OF LOT 1 (D53479) C.T.4863/96
CONV. 9/2659 (0A-1R-14P) ROAD

TASHAP MUNICIPAL CODE NO. 29	LAST TASHAP UPI NO. 0037	LAST SURVEY PLAN NO.
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



Sorell Council
Development Application: Development Application - 106 Bream Creek Road, Bream Creek - P1.pdf Plans Reference: P1 Date Received: 27/10/2025

SEARCH OF TORRENS TITLE

VOLUME 100903	FOLIO 1
EDITION 9	DATE OF ISSUE 25-May-2004

SEARCH DATE : 16-Oct-2025

SEARCH TIME : 12.13 PM

DESCRIPTION OF LAND

Parish of MOGEELY, Land District of PEMBROKE
Lot 1 on Diagram [100903](#)
Being the land described in Conveyance No. 55/8765
Excepting thereout Lot 2 (P37042) CT 4500/11
Part of Lot 1 (D53479) CT 4863/96
Conveyance No. 9/2659 (0-1-14) Road
Derivation : Part of 100-0-0 Granted to E. Allanby
Derived from Application NO. 10 846 CT

SCHEDULE 1

J. M. BIGNELL PTY. LTD.

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[B776279](#) MORTGAGE to National Australia Bank Limited
Registered 11-Jul-1994 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**Sorell Council**

Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

SEARCH OF TORRENS TITLE

VOLUME 35297	FOLIO 2
EDITION 3	DATE OF ISSUE 22-Apr-2020

SEARCH DATE : 16-Oct-2025

SEARCH TIME : 12.12 PM

DESCRIPTION OF LAND

Parish of MOGEELY, Land District of PEMBROKE

Lot 2 on Diagram [35297](#)

Being the land firstly described in Conveyance No. 63/7789

Derivation : Part of 116A-1R-0Ps. Gtd. to T. Riley

Prior CT [4464/67](#)SCHEDULE 1[E27072](#) TRANSFER to CHUBCAK PTY LTD Registered 22-Apr-2020
at 12.01 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E214337](#) MORTGAGE to National Australia Bank Limited
Registered 22-Apr-2020 at 12.02 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



10 4314503 28254 138796780

Insert here any qualification to the approval under section 472 or section 477B of the Local Government Act 1962. Rule through any blank space.

APPROVAL BY LOCAL AUTHORITY
The subdivision shown in this Plan is approved

SEAL NOT REQUIRED
Existing Blocks

Seal

In witness whereof the common seal of

has been hereunto affixed, pursuant to a resolution of the Council of the said municipality passed the day of 19 , in the presence of us

Members
Council Clerk

COUNCILS REFERENCE

TO BE COMPLETED WHEN ADDITIONAL SHEETS ARE ANNEXED:

Detailed drawings of the parcels shown in this plan are contained in the additional sheet/s annexed hereto and signed by us

Surveyor

Council Clerk

TO BE COMPLETED AND SIGNED BY COUNCIL CLERK OR OWNER

For the purposes of section 464 of the Local Government Act 1962, the owner has nominated/ I nominate

As his/ my solicitor

Murdoch Clarke Cosgrove & Drake

As his/ my surveyor

Peacock Darcey & Anderson Pty Ltd

Council Clerk/Owner

TO BE FILLED IN BY SURVEYOR

Survey commenced 27th April 1993

Survey finished 21st May 1993

Error of Close See Calcs

OFFICE EXAMINATION

Plot Checked At 3-7-93

Mathematically Checked At 3-7-93

Examined as to boundaries of 24-5-93

Entered on Card

Surveyor's Certificate

I, Anthony Mark Peacock
of Hobart

in Tasmania, registered surveyor, hereby certify that this plan:

Requires the approval of the local authority, which has been obtained (or does not require the approval of any local authority)

Dated this 3rd day of May 1993.

Registered Surveyor
M. Peacock

Surveyors Reference R346D



Sorell Council

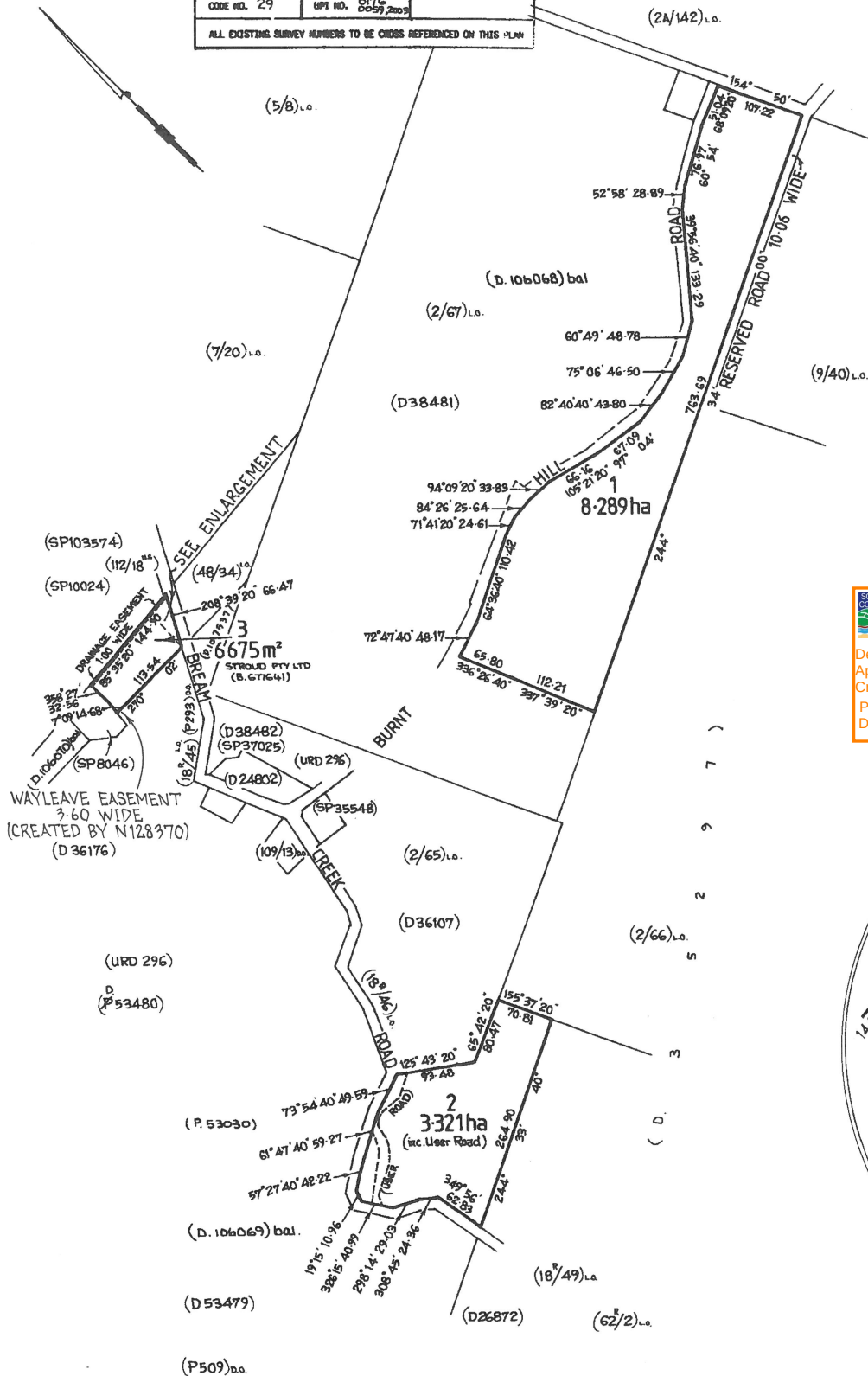
Development Application: Development Application - 106 Bream Creek Road, Bream Creek - P1.pdf

Plans Reference: P1

Date Received: 27/10/2025

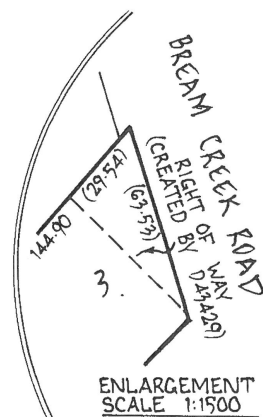
Owner: John MacMichael Bignell Stroud Pty Ltd.	PLAN OF SURVEY by Surveyor: A.M. PEACOCK of PEACOCK DARCEY & ANDERSON PTY. LTD. AUTHORISED SURVEYORS 127 BAYHURST STREET-HOBART of land situated in the LAND DISTRICT OF PEMBROKE PARISH OF MOGEELY SCALE 1:4000 MEASUREMENTS IN METRES	REGISTERED NUMBER P 106067 Approved 15 SEP 1993 Effective from: <i>M. 100</i> Recorder of Titles
Title Reference: CT.4570-41, C.T.53479-2 & C.T.3570-92 C.T.38481-2		
Grantee: Part of Lot 197, 100Ac. Gtd. to David M ^{rs} Blain, part of Lot 515, 104Ac. Gtd. to John Dunbabin, part of Lot 567, 116 ¹ / ₁₀ Gtd. to Thomas Riley & part of Lot 17877, 7 ³ / ₁₀ Gtd. Gtd. to Charles Edward Brown.		

TASHP CODE NO. 29	LAST TASHP BPI NO. 0059, 2009	LAST SURVEY PLAN NO.
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



Sorell Council

Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference: P1
Date Received: 27/10/2025



SEARCH OF TORRENS TITLE

VOLUME 106067	FOLIO 2
EDITION 3	DATE OF ISSUE 25-Nov-2002

SEARCH DATE : 16-Oct-2025

SEARCH TIME : 12.10 PM

DESCRIPTION OF LAND

Parish of MOGEELY, Land District of PEMBROKE

Lot 2 on Plan [106067](#)Derivation : Part of Lot 567, 116A-1R-0Ps. Gtd. to T. Riley,
Part of Lot 515, 104 Acres Gtd. to J. Dunbabin.Prior CT [53479/2](#)SCHEDULE 1[B677640](#), [B677645](#) TRANSFER to STROUD PTY LTD Registered
18-Oct-1993 at noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

[B776306](#) MORTGAGE to National Australia Bank Limited[B614822](#) PRIVATE TIMBER RESERVE pursuant to Section 15(1) of
the Forest Practices Act 1985 Registered
28-Jul-1997 at noonUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

