

# COHEN & ASSOCIATES P/L

LAND & AERIAL SURVEYORS

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# PLAN OF SUBDIVISION

## SHEET 1 OF 2

13.1.4 April 2023

REF: **31-73**  
**(7275-03)**

Municipality: **FLINDERS**  
Site Address: **PALANA ROAD, FLINDERS ISLAND**  
Title Refs: **174257-1, 2 & 3**  
**175979-1 & 2**

Owners: **NGARRA LIMESTONE BAY PTY. LTD.**  
**NGARRA HOLDINGS PTY LTD**  
Date: **06-05-2022 Revision: 10**  
Scale: **1 : 10 000 @ A3**

DISCLAIMER: This is a preliminary plan prepared without field survey and forms part of an application to subdivide the land described and is not to be used for any other purpose. Contours and levels may be transcribed from other sources and their accuracy has not been verified. These should not be used. The dimensions, area, location of improvements and number of lots are approximate and may vary as a result of decisions by the Municipality, Land Use Planning Review Panel, engineering or other advice. Easements may not be shown as these are to be determined at the time of survey. The plan is not to be copied unless this note is included.

Refer to existing title plans for existing title boundaries and easements

No. 4629  
Palana Rd

Proposed Rights of way  
to be minimum 4.00 wide

### IMPORTANT NOTE

THIS PLAN WAS PREPARED FOR NGARRA LIMESTONE BAY PTY LTD & NGARRA HOLDINGS PTY LTD AS AN INDICATIVE SUBDIVISION DESIGN TO ACCOMPANY A DEVELOPMENT APPLICATION.

INFORMATION SHOWN ON THIS PLAN IS NOT SUITABLE FOR ANY OTHER PURPOSE. IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS.

THE AERIAL PHOTOGRAPHY HAS BEEN SHOWN FOR INDICATIVE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR AN ACCURATE COMPARISON TO THE TITLE BOUNDARIES.

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

contour interval 10m per LIST



NOTE:

existing Right of Way (Private)  
25.00 wide to be removed

No. 4549  
Palana Rd

Reserved Road  
to be purchased  
(~9080m<sup>2</sup>)

F.R. 27667-1

No. 4485  
Palana Rd

EXISTING  
ACCESS

RESERVED ROAD 20.12 WIDE

access to be improved in accordance with  
bushfire report

SEE SHEET 2  
ENLARGEMENT

F.R. 27667-2

F.R. 174257-2

F.R. 174257-3

F.R. 209108-1

F.R. 175979-1

F.R. 175979-2

F.R. 175979-3

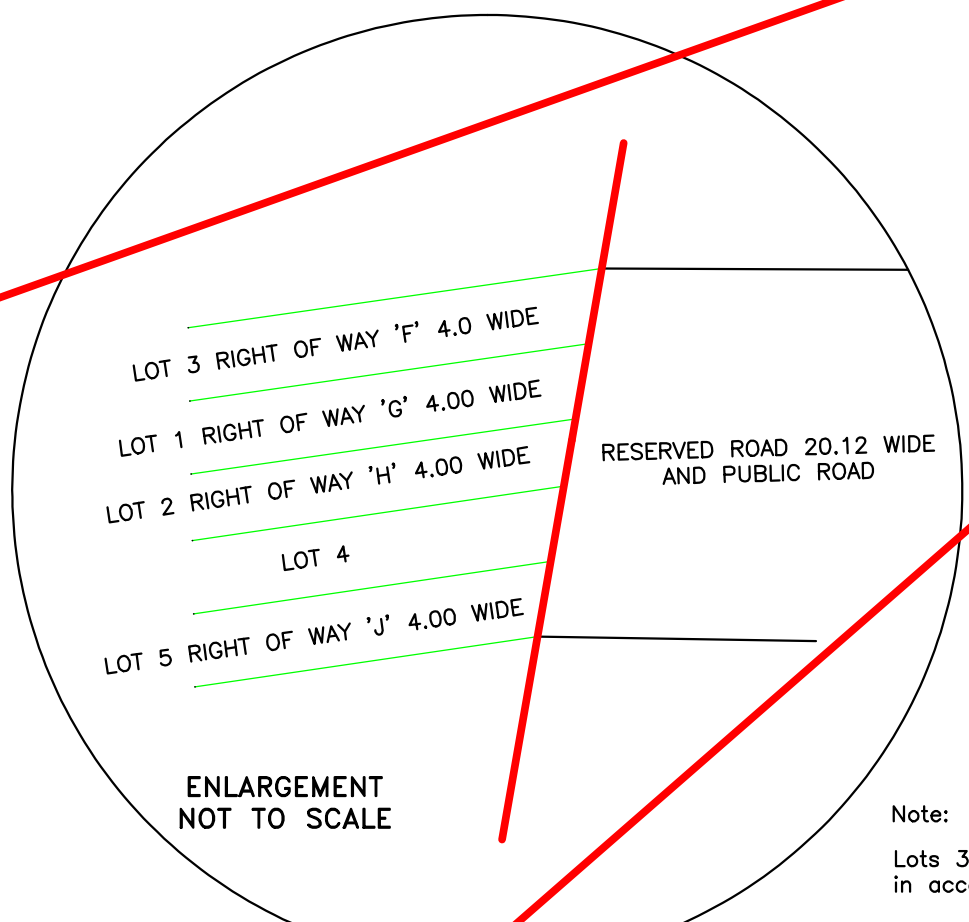
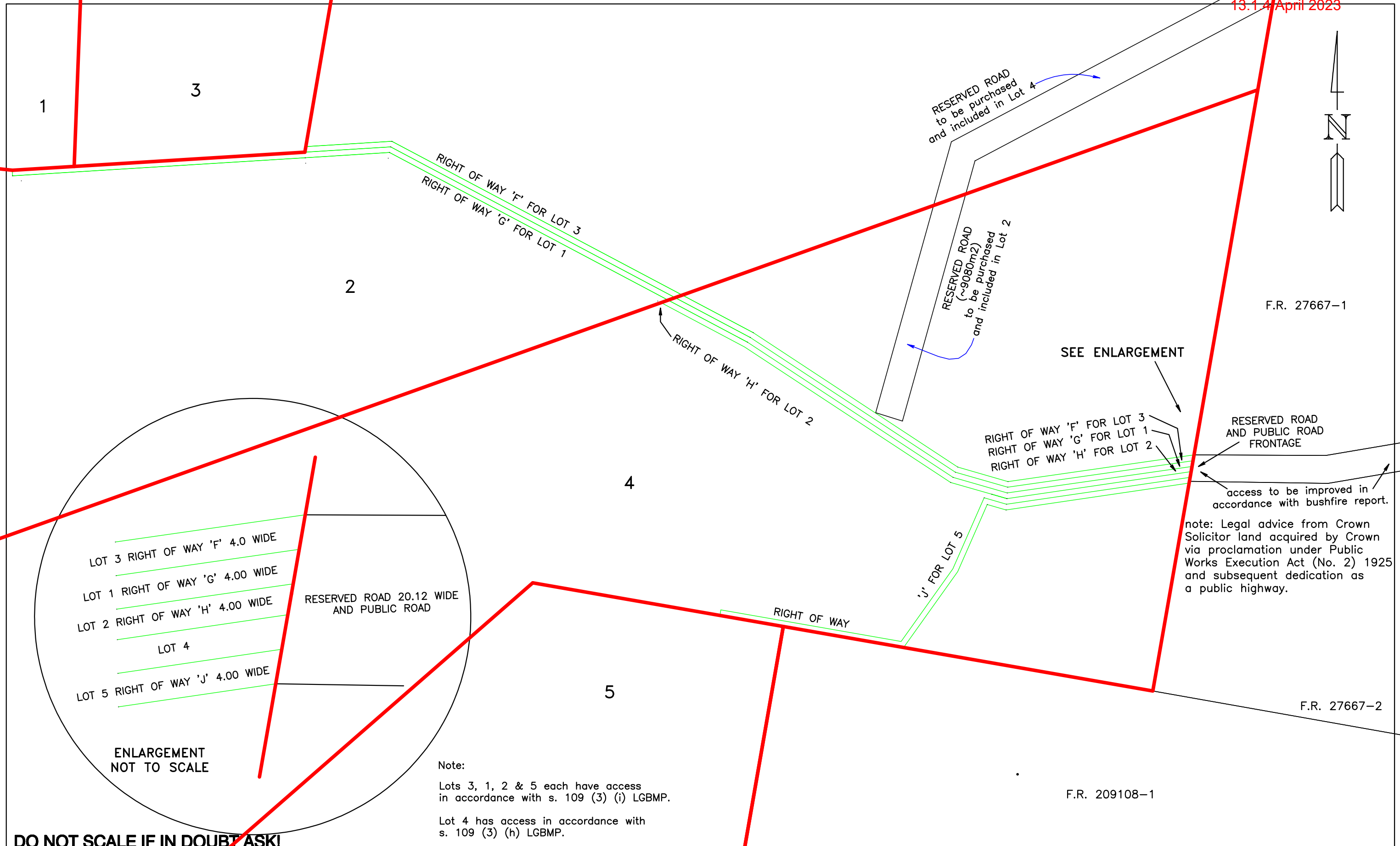
EXISTING  
ACCESS

RIGHT OF WAY  
4.00 WIDE FOR LOT 8

EXISTING  
ACCESS

RIGHT OF WAY (PRIVATE)  
10.00 WIDE  
(existing)

PALANA  
ROAD

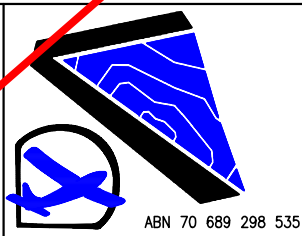


Note:  
 Lots 3, 1, 2 & 5 each have access in accordance with s. 109 (3) (i) LGBMP.  
 Lot 4 has access in accordance with s. 109 (3) (h) LGBMP.

note: Legal advice from Crown Solicitor land acquired by Crown via proclamation under Public Works Execution Act (No. 2) 1925 and subsequent dedication as a public highway.

**DO NOT SCALE IF IN DOUBT ASKI**

**WARNING**  
 THIS DRAWING SHALL NOT BE ALTERED OR USED FOR ANY UNAUTHORISED PURPOSE WITHOUT THE WRITTEN CONSENT OF COHEN & ASSOCIATES PTY LTD



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SCALE	1 : 2500@A3	JOB	7275-03	REF	31-73	GRID INTERVAL	N/A
DATE	6 May 2022	PRO	-	CAD	-	CONTOUR INTERVAL	N/A
DRAWN	ARFAIRFIELD	CHECKED		APPROVED			
HORIZ. DATUM	MGA2020	VERT. DATUM	N/A				

CLIENT  
**NGARRA LIMESTONE BAY PTY. LTD.**  
**NGARRA HOLDINGS PTY LTD**

TITLE  
**PLAN OF SUBDIVISION**

<b>ENLARGEMENT</b>	
SHEET:	<b>2 OF 2</b>
REV	