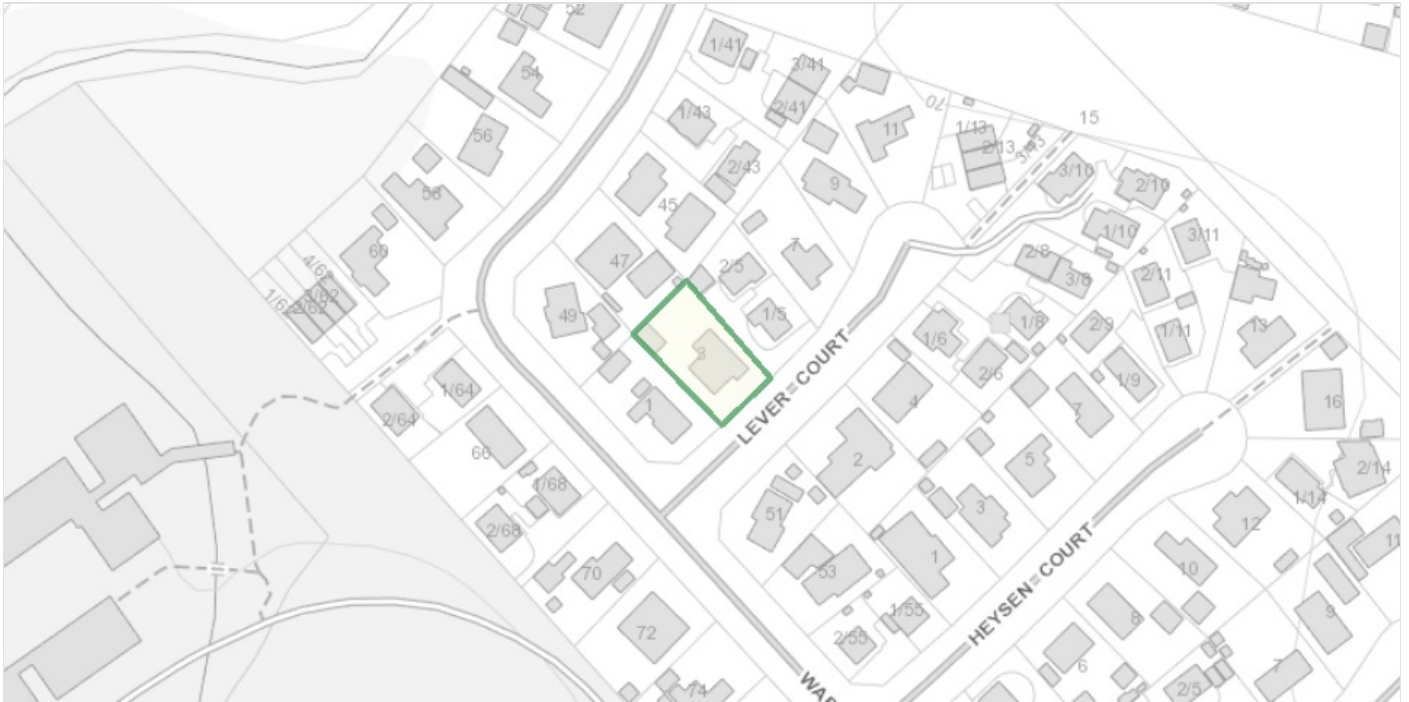


## Property report for 3 LEVER CT GLENORCHY TAS 7010



**Property Identification Number**

7364130

**Locality**

GLENORCHY

**Planning Zones**

General Residential

**Total Area**

644 sqm

**Certificate of Title Reference (Volume/Folio)**

30912/14

**Municipality**

Glenorchy

**Planning Codes Overlay**

Flood-prone areas

**Planning Scheme**

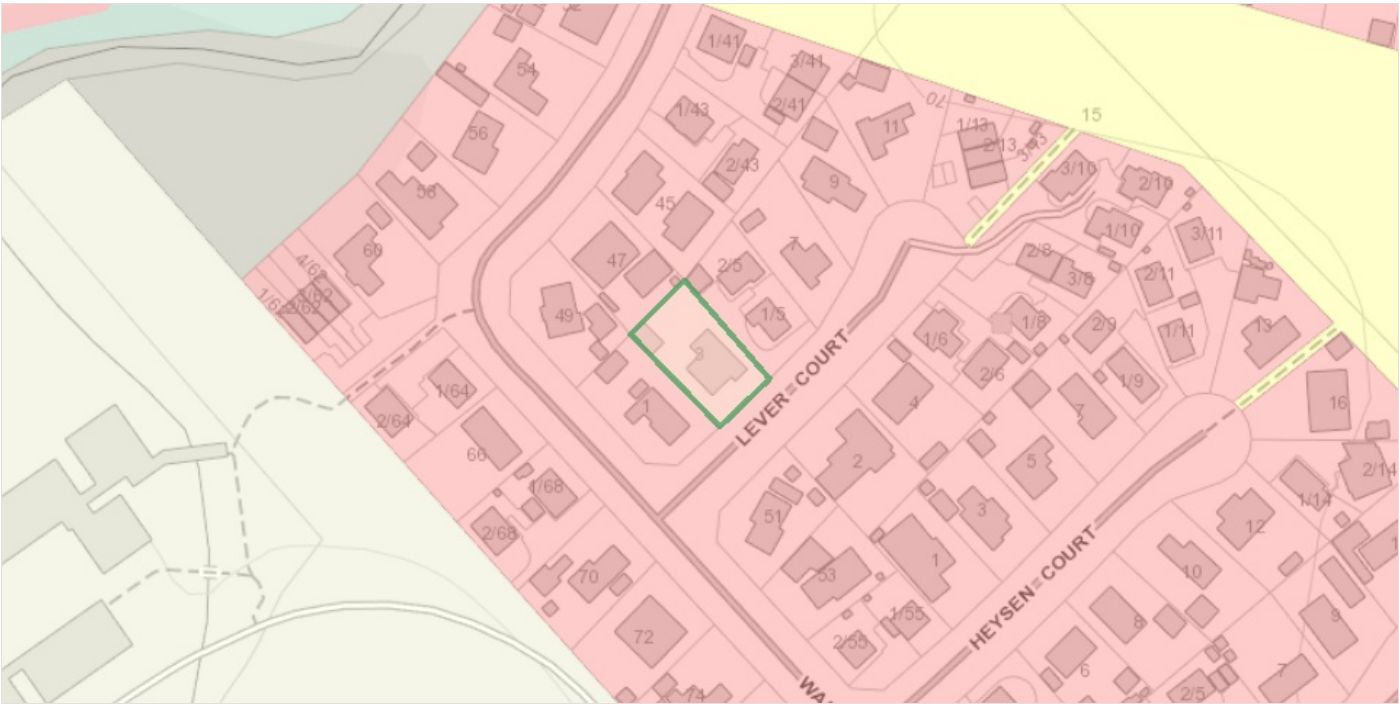
Tasmanian Planning Scheme

This property is in the **General Residential** 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	8
Zone	General Residential

Flood-Prone Area



Flood-prone areas

The flood-prone hazard area overlay is applied to areas known to be prone to flooding, particularly areas known to be within the 1 per cent annual exceedance probability (AEP) level.

Overlay Name	Flood-prone areas
--------------	-------------------

TasWater - Water Service



TasWater - Water Lateral Line

A lateral line indicates the property service pipe that begins at the water main and ends at the customer connection point. This is displayed on the map as a thin light blue line. Work cannot be undertaken within 2 metres of any infrastructure without seeking approval from TasWater.

MATERIAL	Cu
DIAMETER	20

TasWater - Water Main

TasWater main water infrastructure is displayed on the map as a thicker blue line or a blue and black dashed line. Work cannot be undertaken within 2 metres of any infrastructure without seeking approval from TasWater.

Diameter	50
Diameter	100

TasWater - Customer Connection Point

The Water Customer Connection Point represents the location where the customer's water infrastructure connects to, or can connect to TasWater's reticulated water supply network. The property has a Customer Connection Point, which typically is the location of the stop tap and water meter at the end of a lateral pipe from the main. This is represented on the map by a square, often containing "WC".

Location ID	L123527
Water Connection Size	20mm

TasWater - Water Serviced Land

Serviced Land is the land which TasWater will permit to be connected to its water and sewerage infrastructure. The blue shading on the map indicates water serviced properties. The property is connected to, or is able to connect to the TasWater water supply network. Development assessments will be required to be undertaken prior to undertaking any work on TasWater Infrastructure. See <https://www.taswater.com.au/Customers/Serviced-Land> for further information.

Service Type	Full Service
--------------	--------------

TasWater - Sewer Service



TasWater - Sewer Serviced Land

Serviced Land is the land which TasWater will permit to be connected to its water and sewerage infrastructure. The red shading on the map indicates sewerage serviced properties. The property is connected to, or is able to connect to the TasWater sewerage reticulation network. Development assessments will be required to be undertaken prior to undertaking any work on TasWater Infrastructure. See <https://www.taswater.com.au/Customers/Serviced-Land> for further information.

Service Type	Full Service
--------------	--------------

TasWater infrastructure



TasWater - Water Lateral Line

A lateral line indicates the property service pipe that begins at the water main and ends at the customer connection point. This is displayed on the map as a thin light blue line. Work cannot be undertaken within 2 metres of any infrastructure without seeking approval from TasWater.

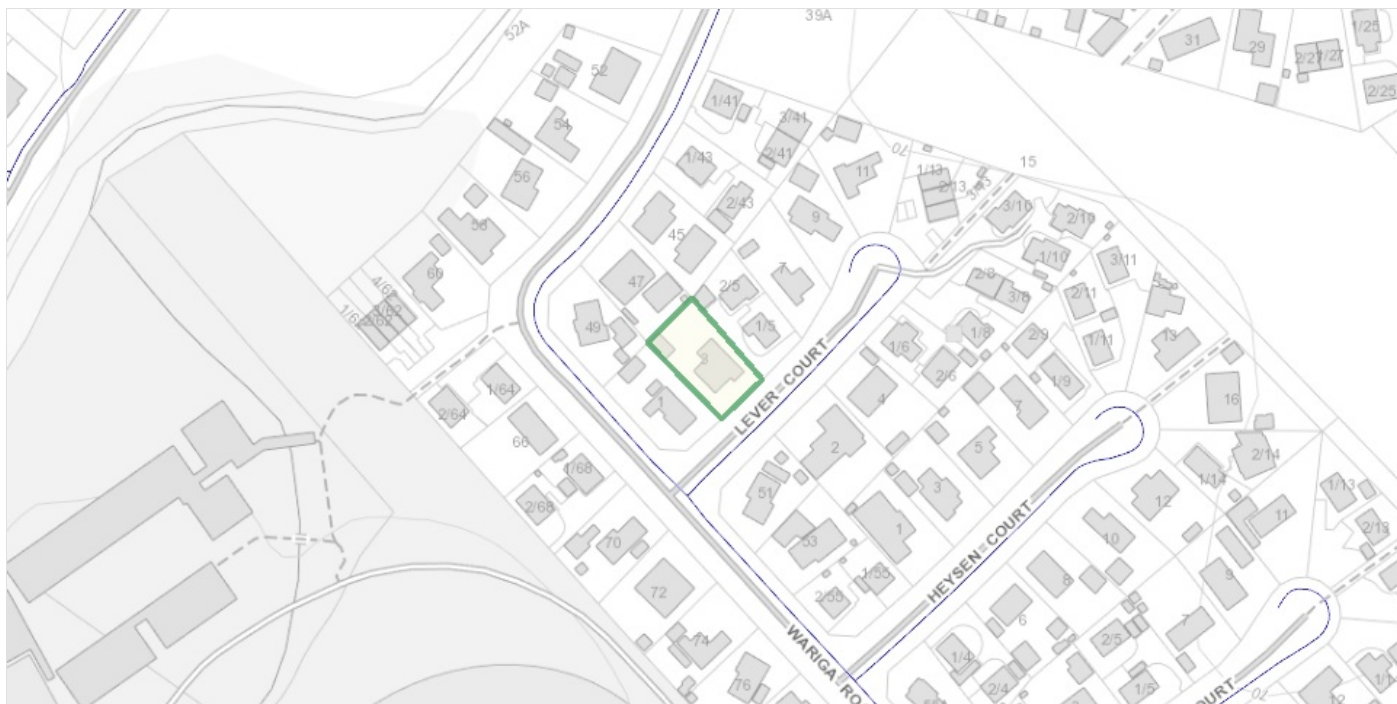
MATERIAL	Cu
DIAMETER	20

TasWater - Water Main

TasWater main water infrastructure is displayed on the map as a thicker blue line or a blue and black dashed line. Work cannot be undertaken within 2 metres of any infrastructure without seeking approval from TasWater.

Diameter	50
Diameter	100

## Tas Gas Networks Infrastructure



### Tas Gas Networks Distribution Network

The Tas Gas Networks Distribution Pipe is displayed on the map as blue and red lines. The presence of the Distribution Pipe indicates that the property may be serviced with natural gas. You must not undertake any excavation of ground within 25 meters of the Distribution Pipe without requesting information from Before You Dig Australia and contacting the asset owner on (03) 6336 9350.

### Council Details

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

#### Consult

#### Glenorchy City Council

##### Mailing address

374 Main Road  
Glenorchy Tasmania 7010

**Work:** (03) 6216 6800

#### 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.

The Tasmanian Planning Commission, a court, council or other relevant authority may have an interpretation of the law that is different from the information provided as part of this enquiry tool.

You should always confirm that you are permitted to commence a development by contacting a relevant authority who may be:

- the local council; or
- an independent Licensed Professional