

# DISCRETIONARY APPLICATION For Public Display

## **Applicant:**

Catalyst Design & Drafting (Peter Brown)

**Location:** 

25 Drysdale Road, Miena

**Proposal:** 

Dwelling & Outbuildings (2)

**DA Number:** 

DA 2024 / 07

**Date Advertised:** 

22 February 2024

**Date Representation Period Closes:** 

07 March 2024

**Responsible Officer:** 

Louisa Brown (Planning Officer)

## **Viewing Documents:**

The relevant documents may be viewed at Council's website <a href="https://www.centralhighlands.tas.gov.au">www.centralhighlands.tas.gov.au</a> or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

**Representations to:** General Manager

19 Alexander Street BOTHWELL TAS 7030

**Email:** 

development@centralhighlands.tas.gov.au



Catalyst Design & Drafting Pty Ltd
ABN 98 546 582 336
PO Box 2030 Howrah TAS 7018
0400 018 260
perri@catdd.com.au
www.catalystdesignanddrafting.com.au
Building Services Provider Licence No. 619068752 &
CC6621

Senior Statutory Planner Central Highlands Council 19 Alexander Street Bothwell, TAS 7030

To Whom It May Concern:

## RE: PROPOSED DWELLING AND OUTBUILDINGS - 25 DRYSDALE ROAD, MIENA

Accompanying this letter are documents forming a development application for a proposed dwelling and outbuildings at 25 Drysdale Road, Miena.

The property is zoned as Low Density Residential under the Tasmanian Planning Scheme.

The property is within Bushfire-prone areas and Priority vegetation area overlays. Email communication with Louisa Brown on 6 October 2023, following our enquiry on 1 October 2023 indicated that it is unlikely that further information regarding priority vegetation will be requested.

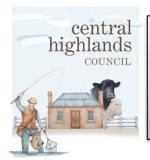
The location of Proposed Outbuilding 2 is discretionary under 10.4.3 A2/P2

We look forward to your response to this proposal.

Kind regards,

Peter Brown
Building Designer
Catalyst Design & Drafting

26 January 2024



**Development & Environmental Services** 19 Alexander Street BOTHWELL TAS 7030

Phone: (03) 6259 5503 Fax: (03) 6259 5722

www.central highlands.tas.gov. au

OFFICE USE ONLY	
Application No.:	
Property ID No.:	
Date Received:	

## **Application for Planning Approval Use and Development**

Use this form to a	oply for planning approval	in accordance with s	section 57 a	nd 58 of the <i>Land U</i>	se Planning a	and Approvals Act 1993
Applicant / Ov	ner Details:					
Applicant Name	Peter Brown, Catal	yst Design & Dr	afting (A	gent)		
Postal Address	PO Box 2030			Phone No:	0410 606	900
	Howrah		7018	Fax No:		
Email address	peter@catdd.com	ı.au				
Owner/s Name (if not Applicant)	William (Bill) Penm	an & Tabitha Fl	orent-Pei	nman		
Postal Address	335 Boat Harbour Drive Phone No: 0405 386 202				6 202	
	Scarness QLD		4655	Fax No:		
Email address:	williampenman@y7	mail.com				
Description of	proposed use and/	or developme	nt:			
Address of new use and development:	25 Drysdale Road,	Miena. 7030				
Certificate of Title No:	Volume No 163639		Lot No:	671		
Description of proposed use or development:	New dwelling ar	d outbuildings			/ /Shed / F	welling /Additions/ Demolition Farm Building / Carport / Pool or detail other etc.
Current use of land and buildings:	Vacant				on this t	hat is the main building
Proposed Material	What are the proposed external wall colours	Various - per o	drawings	What is the propose	d roof colour	Various - per drawings
	What is the proposed new floor area m <sup>2</sup> .	371		What is the estimate all the new work pro		\$900,000

Is proposed development to be staged:	Yes 🖊	No 🗀	lick ✔
Is the proposed development located on land previously used as a tip site?	Yes 🗖	No 🔽	
Is the place on the Tasmanian Heritage Register?	Yes 🗖	No 🔽	
Have you sought advice from Heritage Tasmania?	Yes 🗖	No 🔽	
Has a Certificate of Exemption been sought for these works?	Yes 🗖	No 🔽	
Signed Declaration			

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

- 1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Central Highlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
- 2. In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- 3. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the Land Use Planning Approvals Act 1993 (or the land owner has signed this form in the box below in "Land Owner(s) signature); Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

Applicant Signature (if not the Owner)	Applicant Name ( <i>Please print</i> )  Peter Brown (Agent)	Date 26/01/2024
Land Owner(s) Signature	Land Owners <i>Name (please print)</i>	Date
Land Owner(s) Signature	Land Owners Name (please print)	Date

#### Information & Checklist sheet 1. A completed Application for Planning Approval – Use and Development form. Please ensure that the information provides an accurate description of the proposal, has the correct address and contact details and is signed and dated by the applicant. A current copy of the Certificate of Title for all lots involved in the proposal. The title details must include, where available, a copy of the search page, title plan, sealed plan or diagram and any schedule of easements (if any), or other restrictions, including covenants, Council notification or conditions of transfer. 3. Two (2) copies of the following information -An analysis of the site and surrounding area setting out accurate descriptions of the following topography and major site features including an indication of the type and extent of native (i) vegetation present, natural drainage lines, water courses and wetlands, trees greater than 5 metres in height in areas of skyline or landscape importance and identification of any natural hazards including flood prone areas, high fire risk areas and land subject to instability; (ii) soil conditions (depth, description of type, land capability etc); (iii) the location and capacity of any existing services or easements on the site or connected to the site; existing pedestrian and vehicle access to the site; (iv) (v) any existing buildings on the site; adjoining properties and their uses; and (vi) (vii) soil and water management plans. A site plan for the proposed use or development drawn, unless otherwise approved, at a scale of not b) less than 1:200 or 1:1000 for sites in excess of 1 hectare, showing -(i) a north point; (ii) the boundaries and dimensions of the site; (iii) Australian Height Datum (AHD) levels; (iv) natural drainage lines, watercourses and wetlands; (v) soil depth and type; (vi) the location and capacity of any existing services or easements on the site or connected to the (vii) the location of any existing buildings on the site, indicating those to be retained or demolished, and their relationship to buildings on adjacent sites, streets and access ways; (viii) the use of adjoining properties; (ix) shadow diagrams of the proposed buildings where development has the potential to cause overshadowing; (x) the dimensions, layout and surfacing materials of all access roads, turning areas, parking areas and footpaths within and at the site entrance; any proposed private or public open space or communal space or facilities; (xi) proposed landscaping, indicating vegetation to be removed or retained and species and mature heights of plantings; and (xiii) methods of minimizing erosion and run-off during and after construction and preventing contamination of storm water discharged from the site. c) Plans and elevations of proposed and existing buildings, drawn at a scale of not less than 1:100, showing internal layout and materials to be used on external walls and roofs and the relationship of the elevations to natural ground level, including any proposed cut or fill. A written submission supporting the application that demonstrates compliance with the relevant parts of the Act, State Polices and the Central Highlands Interim Planning Scheme 2015, including for industrial and commercial uses, the hours of operation, number of employees, details of any point source discharges or emissions, traffic volumes generated by the use and a Traffic Impact Statement where the development is likely to create more than 100 vehicle movements per day.

Prescribed fees payable to Council. An invoice for the fees payable will be issued once application has

been received.

## Information

If you provide an email address in this form then the Central Highlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act").

If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.

It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.

If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick  $\checkmark$  the box

## **Heritage Tasmania**

If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application.

(Phone 1300 850 332 or email enquires@heritage.tas.gov.au)

#### **TasWater**

Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)

## **Submission of Application**

Applications can be submitted in a number of ways as follows:

• Electronically: Email to <a href="mailto:development@centralhighlands.tas.gov.au">development@centralhighlands.tas.gov.au</a>

Post: 19 Alexander Street, BOTHWELL 7030

In Person: Development & Environmental Services Office, 19 Alexander Street, Bothwell 7030

## SITE INFORMATION

LAND TITLE REFERENCE: CT 163639/671

WIND CLASSIFICATION 'N3' SOIL CLASSIFICATION 'M' CLIMATE ZONE ALPINE AREA YES CORROSION ENVIRONMENT MODERATE OTHER CONSIDERATIONS NIL KNOWN

#### MANDATORY SOIL & WATER MANAGEMENT STRATEGIES

- A. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE SIDE OF ALL EXCAVATION OR MATERIAL STOCKPILES
- B. CONSTRUCT STABILISED SITE ACCESS RECOMMENDED 200mm THICK LAYER OF 40mm AGGREGATE OR RECYCLED CONCRETE
- C. DOWNPIPES TO BE CONNECTED TO STORMWATER PLUMBING AS SOON AS IS PRACTICAL AFTER INSTALLATION OF ROOF CLADDING AND GUTTERS
- D. INSTALL REQUIRED AG DRAINS PRIOR TO FOOTING EXCAVATION. REFER TO PLUMBING/DRAINAGE PLANS FOR LOCATIONS (AS REQUIRED)
- E. PERFORM SITE REHABILITATION (EG LANDSCAPING AND REVEGETATION) AS SOON AS POSSIBLE FOLLOWING CONSTRUCTION

## RECOMMENDED SOIL & WATER MANAGEMENT STRATEGIES

- A. CONSTRUCT AND PROVIDE A VEHICLE WASHDOWN AREA NEAR SITE ACCESS WHERE APPLICABLE, TO PREVENT VEHICLES TRANSFERRING MUD AND DEBRIS ONTO ROADWAYS
- B. EXCAVATED MATERIAL TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETE, OR USED AS FILL ON SITE FOR ANY LOW POINTS
- C. CONSTRUCTION VEHICLES TO PARK ON STREET WHENEVER POSSIBLE, TO PREVENT TRANSFER OF DEBRIS ONTO ROADWAY

REVISION/ISSUE | SITE PLAN | 23-012 | A01 | FLOOR PLAN - DWELLING | 23-012 | A02 | ELEVATIONS - DWELLING | 23-012 | A03 | OUTBUILDING 1 - FLOOR PLAN | 23-012 | A04 | 23/01/2024 CLIENT REVIEW 25/01/2024 DEVELOPMENT APP OUTBUILDING 1 - FLEVATIONS 23-012 A05 OUTBUILDING 2 PLAN, ELEVS



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PRIORITY VEGETATION AREA (VEGETATION COMMUNITY DESCRIPTION [DC0]

EUCALYPTUS COCCIFERA FOREST AND WOODLAND)

W. PENMAN & T. FLORENT-PENMAN PROPOSED DWELLING & OUTBULDING 25 DRYSDALE ROAD, **Building Services Provider Licence Nos** MIENA, TAS, 7030

Scale: 1:500 at A3 Drawn: PB Checked: PP

BUILDING DESIGNERS

DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS

Project No: 23-012

Drawing No: A01



LOW DENSITY RESIDENTIAL (TASMANIAN PLANNING SCHEME - CENTRAL HIGHLANDS)

PLANNING SCHEME ZONING

BUSHFIRE-PRONE AREAS

**OVERLAYS** 

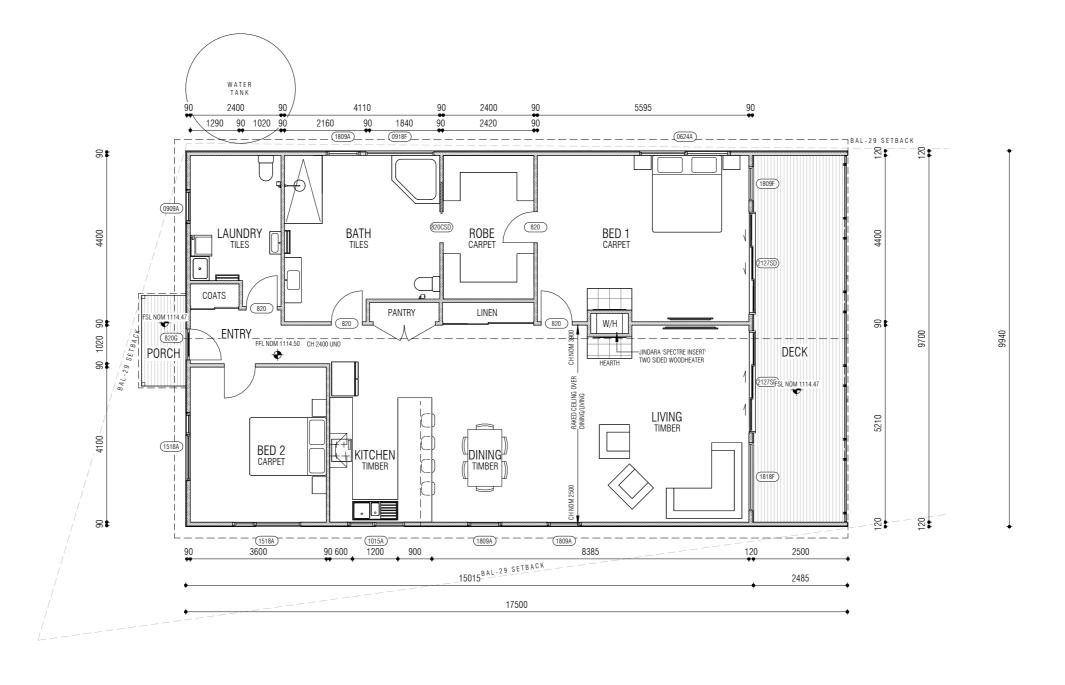
PROPOSED OUTBUILDING 2 -PROPOSED DWELLING -PROPOSED OUTBUILDING 1

> HORIZONTAL DATUM (NORTH POINT) IS GDA2020 BOUNDARIES DERIVED FROM SP163639 BOUNDARY DISTANCES AND CONTOUR HEIGHTS ARE IN METRES.

BACKGROUND PHOTO IMAGERY IS FROM LISTmap AND IS INTENDED TO PROVDE CONTEXT ONLY. VERTICAL DATUM (HEIGHT) IS DERIVED FROM LIDAR DATA AND IS APPROXIMATE TO AHD

SITE INFORMATION <u>NOT</u> VERIFIED BY SURVEY.

SITE PLAN



## WINDOW & SLIDING DOOR LEGEND:

WIDTH (x100mm - 1500mm)

HEIGHT (x100mm - 1800mm)

IPES:

A - AWNING
BF - BIFOLD
CSD - CAVITY SLIDING DOOR
F - FIXED
ND - NO DOOR LEAF
PD - PANELIFT TYPE GARAGE DOOR
SD - SLIDING DOOR

FFL - FINISHED FLOOR LEVEL FSL - FINISHED SURFACE LEVEL

DATE REVISION/ISSUE 23/01/2024 CLIENT REVIEW

25/01/2024 DEVELOPMENT APP

| DRAWING LIST | SITE PLAN | 23-012 | A01 | FLOOR PLAN - DWELLING | 23-012 | A02 | ELEVATIONS - DWELLING | 23-012 | A03 | A03 | A04 | A04

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W. PENMAN & T. FLORENT-PENMAN PROPOSED DWELLING & OUTBULDING 25 DRYSDALE ROAD, MIENA, TAS, 7030

Scale: 1	: 100 at A3
Drawn:	PB
Checked:	PP

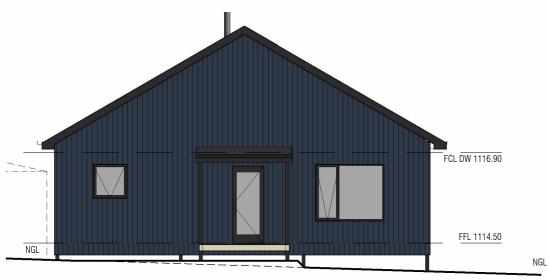
BUILDING DESIGNERS

FLOOR PLAN

DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS

Project No: 23-012

Drawing No: A02





## SOUTH WEST ELEVATION

SCALE 1:100 at A3

FCL - FINISHED CEILING LEVEL FFL - FINISHED FLOOR LEVEL FSL - FINISHED SURFACE LEVEL NGL - NATURAL GROUND LEVEL

REVISION/ISSUE 23/01/2024 CLIENT REVIEW 25/01/2024 DEVELOPMENT APP DRAWING LIST

SITE PLAN

FLOOR PLAN - DWELLING

ELEVATIONS - DWELLING

OUTBUILDING 1 - FLOOR PLAN

OUTBUILDING 1 - ELEVATIONS

OUTBUILDING 2 PLAN, ELEVS

3D VIEWS

23-012 A05

3D VIEWS

23-012 B01



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W. PENMAN & T. FLORENT-PENMAN PROPOSED DWELLING & OUTBULDING 25 DRYSDALE ROAD, MIENA, TAS, 7030

Scale: 1:100 at A3 Drawn: PB Checked: PP

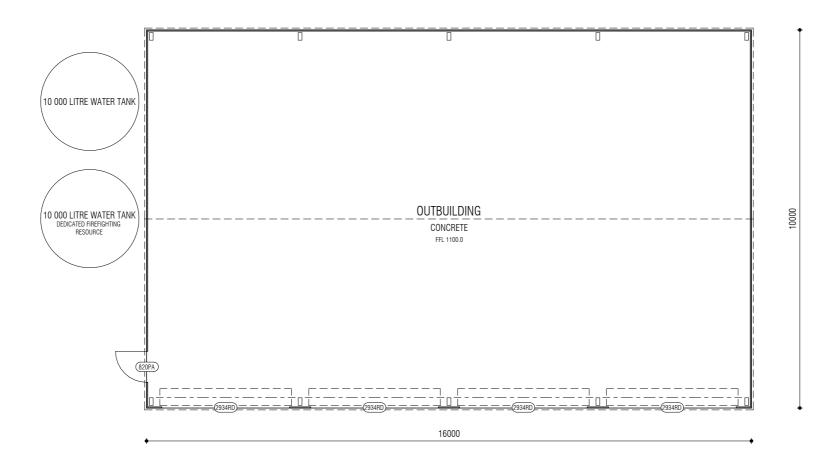
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS ELEVATIONS

Project No: 23-012

Drawing No: A03

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## $\underline{\text{WINDOW \& SLIDING DOOR LEGEND:}}$

WIDTH (x100mm - 1500mm)

HEIGHT (x100mm - 1800mm)

/PES:

A - AWNING
BF - BIFOLD
CSD - CAVITY SLIDING DOOR
F - FIXED
ND - NO DOOR LEAF
PD - PANELIFT TYPE GARAGE DOOR
SD - SLIDING DOOR

FFL - FINISHED FLOOR LEVEL FSL - FINISHED SURFACE LEVEL

DATE REVISION/ISSUE 23/01/2024 CLIENT REVIEW 25/01/2024 DEVELOPMENT APP

DRAWING LIST

SITE PLAN

FLOOR PLAN - DWELLING

ELEVATIONS - DWELLING

OUTBUILDING 1 - FLOOR PLAN

OUTBUILDING 1 - ELEVATIONS

OUTBUILDING 2 PLAN, ELEVS

30 VIEWS

23-012 A06

30 VIEWS

23-012 B01



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W. PENMAN & T. FLORENT-PENMAN PROPOSED DWELLING & OUTBULDING 25 DRYSDALE ROAD, MIENA, TAS, 7030

Scale: 1	: 100 at /
Drawn:	PB
Checked:	PP

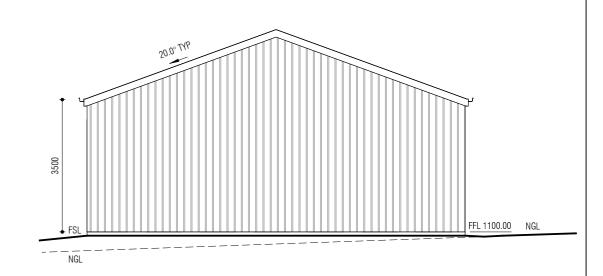
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS OUTBUILDING 1 FLOOR PLAN

Project No: 23-012

Drawing No:

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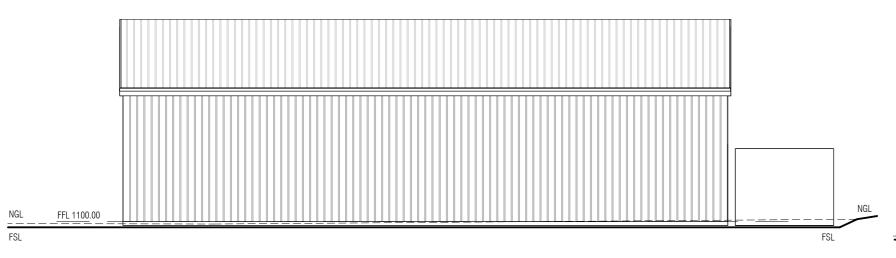


SOUTH EAST ELEVATION - OUTBUILDING

SCALE 1:100 at A3

NORTH EAST ELEVATION - OUTBUILDING

SCALE 1:100 at A3



NORTH WEST ELEVATION - OUTBUILDING

SCALE 1:100 at A3

SOUTH WEST ELEVATION - OUTBUILDING

SCALE 1:100 at A3

FCL - FINISHED CEILING LEVEL FFL - FINISHED FLOOR LEVEL FSL - FINISHED SURFACE LEVEL NGL - NATURAL GROUND LEVEL

REVISION/ISSUE 23/01/2024 CLIENT REVIEW 25/01/2024 DEVELOPMENT APP DRAWING LIST

SITE PLAN

FLOOR PLAN - DWELLING

ELEVATIONS - DWELLING

OUTBUILDING 1 - FLOOR PLAN

OUTBUILDING 1 - ELEVATIONS

OUTBUILDING 2 PLAN, ELEVS

3D VIEWS

23-012 A05

3D VIEWS

23-012 B01



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W. PENMAN & T. FLORENT-PENMAN PROPOSED DWELLING & OUTBULDING 25 DRYSDALE ROAD,

Scale: 1:100 at A3 Drawn: PB Checked: PP

OUTBUILDING 1 ELEVATIONS BUILDING DESIGNERS

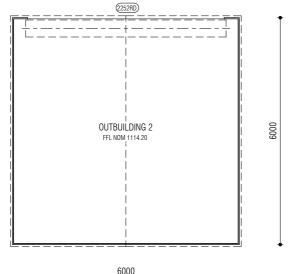
DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS

Project No: 23-012

> Drawing No: A05

FLOOR PLAN - OUTBUILDING 2

SCALE 1:100 at A3

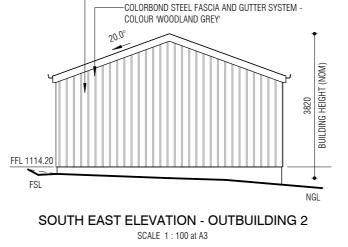




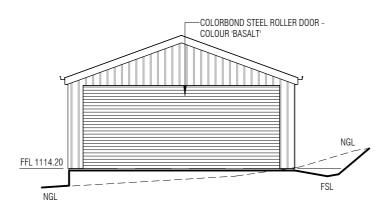
FFL - FINISHED FLOOR LEVEL FSL - FINISHED SURFACE LEVEL

REVISION/ISSUE 23/01/2024 CLIENT REVIEW

| DRAWING LIST | STEP PLAN | 23-012 | A01 | FLOOR PLAN - DWELLING | 23-012 | A02 | ELEVATIONS - DWELLING | 23-012 | A03 | CUTBUILDING 1 - FLOOR PLAN | 23-012 | A04 | OUTBUILDING 1 - ELEVATIONS | 23-012 | A05 | CUTBUILDING 2 PLAN | ELEVS | 23-012 | A06 | 3D VIEWS | 23-012 | B01 | 25/01/2024 DEVELOPMENT APP

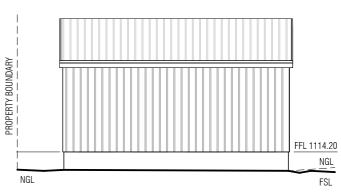


-COLORBOND STEEL ROOF AND WALL CLADDING -COLOUR 'WOODLAND GREY'

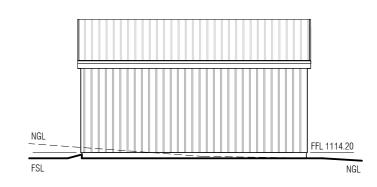


NORTH WEST ELEVATION - OUTBUILDING 2

SCALE 1:100 at A3



NORTH EAST ELEVATION - OUTBUILDING 2 SCALE 1:100 at A3



SOUTH WEST ELEVATION - OUTBUILDING 2

SCALE 1:100 at A3

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W. PENMAN & T. FLORENT-PENMAN PROPOSED DWELLING & OUTBULDING 25 DRYSDALE ROAD, MIENA, TAS, 7030

Scale: 1 : 100 at A3 Drawn: PB Checked: PP

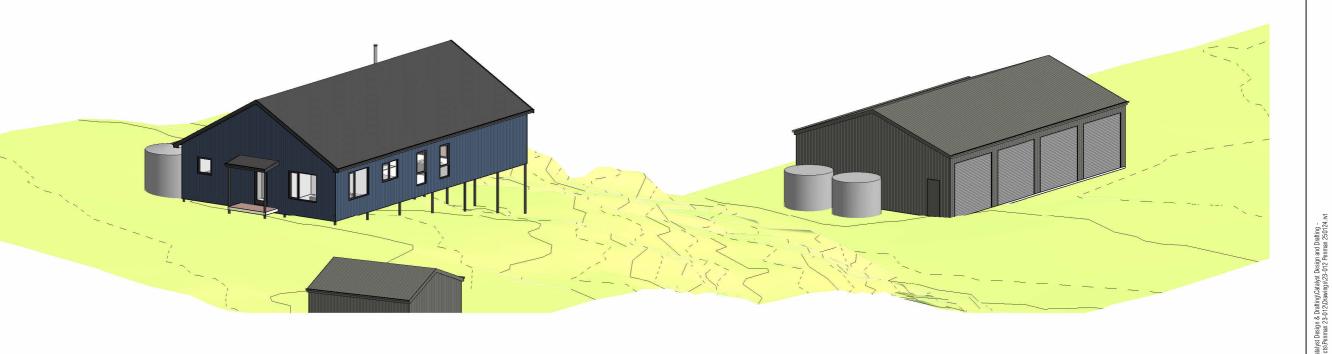
BUILDING DESIGNERS

DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS OUTBUILDING 2 PLAN &

ELEVATIONS

Project No: 23-012

Drawing No:



DATE REVISION/ISSUE 23/01/2024 CLIENT REVIEW 25/01/2024 DEVELOPMENT APP

DRAWING LIST

SITE PLAN

FLOOR PLAN - DWELLING

ELEVATIONS - DWELLING

OUTBUILDING 1 - FLOOR PLAN

OUTBUILDING 1 - ELOOR PLAN

OUTBUILDING 2 PLAN, ELEVS

3D VIEWS

23-012 A05

3D VIEWS

23-012 B01

- DRAFTING - BUIDANCE - ADVICE - Www.catalystdesignanddrafting.com.au Building Services Provider Licence Nos 619068752 & CC6621 25 DRYSDALE ROAD, MIENA, TAS, 7030

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W. PENMAN & T. FLORENT-PENMAN PROPOSED DWELLING & OUTBULDING Scale: NO SCALE Drawn: PB Checked: \_

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED.
DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS.
NOT TO SCALE.

3D VIEWS 1

23-012

Drawing No: B01



## **RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



#### SEARCH OF TORRENS TITLE

VOLUME	FOLIO
163639	671
EDITION 3	DATE OF ISSUE 02-Aug-2021

SEARCH DATE : 26-Jan-2024 SEARCH TIME : 09.56 AM

## DESCRIPTION OF LAND

Parish of FENWICK Land District of CUMBERLAND

Lot 671 on Sealed Plan 163639

Derivation: Part of Lot 29636, 953A-2R-15P Granted to Arthur

James Drysdale Prior CT 160310/7

## SCHEDULE 1

M898011 TRANSFER to WILLIAM WAYNE DEAN PENMAN and TABITHA GAI

FLORENT-PENMAN Registered 02-Aug-2021 at noon

## SCHEDULE 2

Reservations and conditions in the Crown Grant if any SP163639 COVENANTS in Schedule of Easements SP163639 FENCING COVENANT in Schedule of Easements SP157865, SP160025 & SP160310 COVENANTS in Schedule of Easements SP157865 & SP160025 FENCING COVENANT in Schedule of Easements

## UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



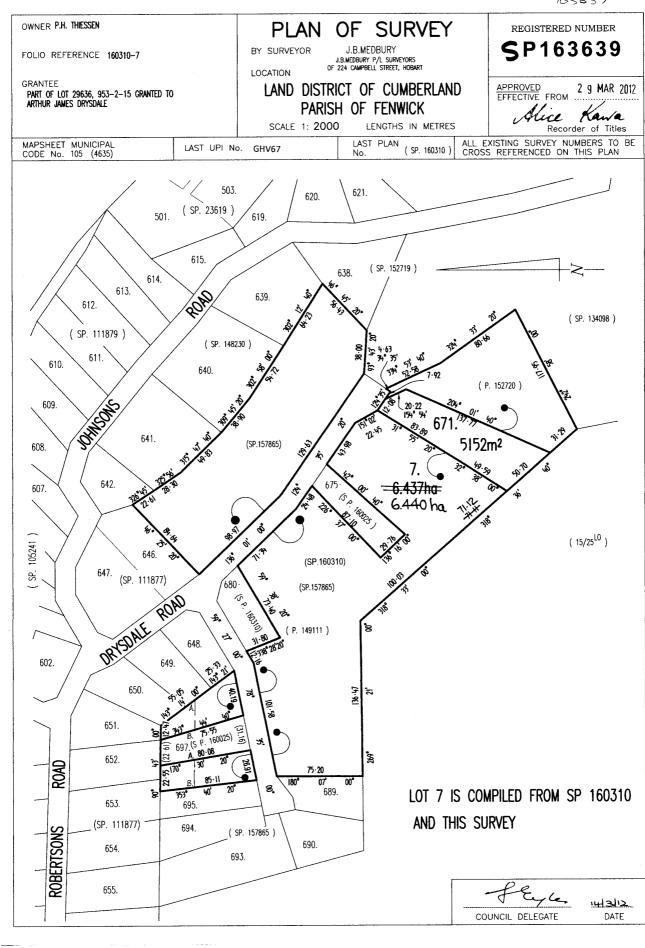
## **FOLIO PLAN**

**RECORDER OF TITLES** 



Issued Pursuant to the Land Titles Act 1980

163639



Search Date: 26 Jan 2024

Search Time: 09:57 AM

Volume Number: 163639

Revision Number: 02

Page 1 of 1



## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SCHEDULE OF EASEMENTS

THE SCHEDULE MUST BE SIGNED BY THE OWNERS

& MORTGAGEES OF THE LAND AFFECTED.

SIGNATURES MUST BE ATTESTED.

Registered Number

16363

PAGE 1 OF 2 PAGE/S

## **EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

- 1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- 2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- 1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

## FENCING COVENANT

The owner of each Lot on the Plan covenants with the Vendor (Peter Henric Thiessen) that the Vendor shall not be required to fence.

#### RESTRICTIVE COVENANTS

The owner of each Lot on the Plan covenants with the Central Highlands Council and the owner or owners for the time being of every other lot shown on the Plan to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the Plan, and with the balance and each and every part thereof to observe the following stipulations:-& with the said Central Highlands Council

- 1) not to erect, or permit to be erected, a fence on any boundary of any Lot on the Plan without the prior written consent of the Central Highlands Council or its successor;
- 2) not to remove any native vegetation from any Lot on the Plan, except where required for safety purposes and where the prior written approval of the Central Highlands Council has been obtained, unless the removal is required in order to ensure compliance with the requirements of the Tasmania Fire Service for fire protection;
- 3) not to use Lot 671 on the Plan for any purpose other than a residential building allotment.
- 4) not to conduct any business of a manufacturing or industrial nature on Lot 671.

Lot 7 on the Plan is burdened by the restrictive covenant created by Sealed Plan 157865 in the following terms:

Not to erect any building on the Lot within 30 metres from the road boundary, that being within the area from the road boundary to the dotted line marked "AB".

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: PLAN SEALED BY: Control Highlands Council P H Thiessen DATE: 14/3/12

PWB Lawyers (JAR:MJA) 25/03 SOLICITOR & REFERENCE: REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

Page 1 of 2 Volume Number: 163639 Search Date: 18 Jun 2023 Search Time: 09:05 PM Revision Number: 02

160310/7

FOLIO REF:



## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



**ANNEXURE TO** SCHEDULE OF EASEMENTS

PAGE 2 OF 2 PAGES

Registered Number

163639

SUBDIVIDER: P H Thiessen FOLIO REFERENCE: 160310/7

Signed by

PETER HENRIC THIESSEN

in the presence of:

Witness signature:

Witness name:

Witness address:

Witness occupation:

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Search Date: 18 Jun 2023

Search Time: 09:05 PM

Volume Number: 163639

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Page 2 of 2