



DISCRETIONARY APPLICATION

For Public Display

Applicant:

Design to Live Pty Ltd

Location:

27 Dolerite Crescent, Flintstone

Proposal:

Dwelling (Retrospective)

DA Number:

DA 2024/11

Date Advertised:

24 September 2024

Date Representation Period Closes:

08 October 2024

Responsible Officer:

Grant Finn (Planning Officer)

Viewing Documents:

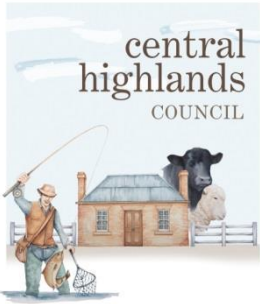
The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

Representations to:

General Manager
19 Alexander Street
BOTHWELL TAS 7030

Email:

development@centralhighlands.tas.gov.au



Development & Environmental Services
 19 Alexander Street
 BOTHWELL TAS 7030

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

www.centralhighlands.tas.gov.au

OFFICE USE ONLY

Application No.: _____
 Property ID No.: _____
 Date Received: _____

Application for Planning Approval Use and Development

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Applicant / Owner Details: _____

Applicant Name

Postal Address Phone No:
 Fax No:

Email address

Owner/s Name
 (if not Applicant)

Postal Address Phone No:
 Fax No:

Email address:

Description of proposed use and/or development: _____

Address of new use and development:

Certificate of Title No: Volume No Lot No:

Description of proposed use or development:

ie: New Dwelling /Additions/ Demolition / /Shed / Farm Building / Carport / Swimming Pool or detail other etc.

Current use of land and buildings:

Eg. Are there any existing buildings on this title?
 If yes, what is the main building used as?

Proposed Material

What are the proposed external wall colours What is the proposed roof colour

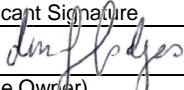
What is the proposed new floor area m². What is the estimated value of all the new work proposed:

<i>Is proposed development to be staged:</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Tick ✓
<i>Is the proposed development located on land previously used as a tip site?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<i>Is the place on the Tasmanian Heritage Register?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<i>Have you sought advice from Heritage Tasmania?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<i>Has a Certificate of Exemption been sought for these works?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

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:

- 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.
- In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- 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 (Please print) DESIGN TO LIVE	Date 19/2/2024
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Land Owner(s) Signature	Land Owners Name (please print)	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>

Land Owner(s) Signature	Land Owners Name (please print)	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>

<p>Information</p> <p>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”).</p> <p>If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.</p> <p>It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.</p> <p>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 ✓ the box</p>	<input type="checkbox"/>
<p>Heritage Tasmania</p> <p>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)</p>	
<p>TasWater</p> <p>Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)</p>	



PROPOSED CHANGE OF USE FROM GARAGE
TO ANCILLARY DWELLING (RETROSPECTIVE)
27 DOLERITE CRESCENT,
FLINTSTONE, 7030.

DRAWING #	DRAWING
DLRT25 -1	COVER PAGE
DLRT25 -2	SITE PLAN
DLRT25 -3	GROUND FLOOR PLAN
DLRT25 -4	EXTERNAL SERVICES
DLRT25 -5	ELEVATIONS

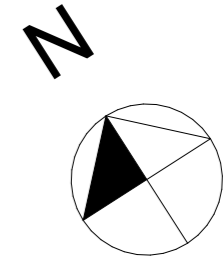
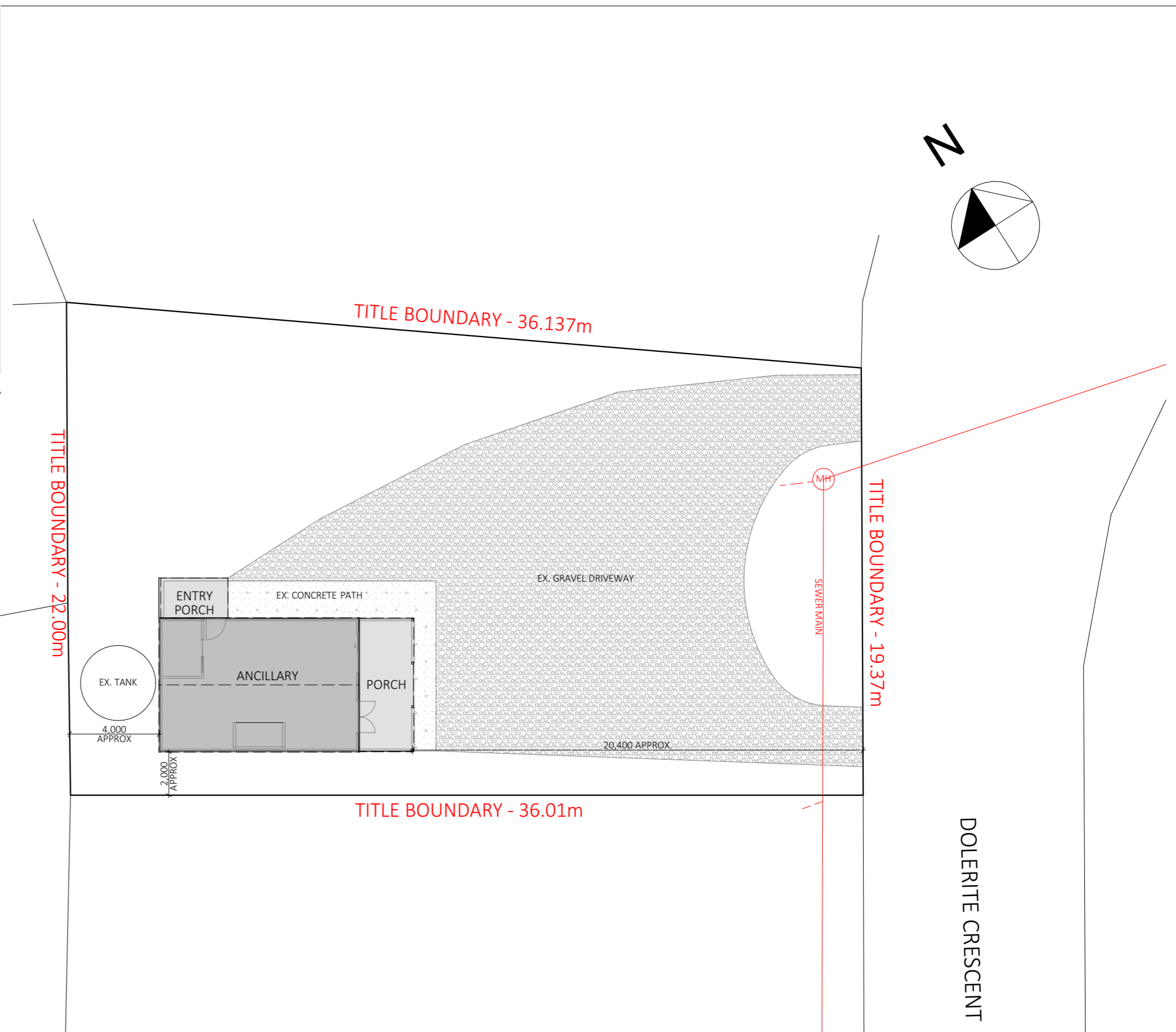
COUNCIL		ZONE		ENERGY STAR RATING	TBC
CENTRAL HIGHLANDS (m ²)		LOW DENSITY		BAL RATING	TBC
DWELLING	54.00	LAND TITLE REFERENCE	132569/47	DESIGN WIND CLASS	TBC
ENTRY PORCH	5.65	PROPERTY ID	1939845	SOIL CLASSIFICATION	TBC
PORCH	14.71	LOT SIZE (M ²)	***	CLIMATE ZONE	7
		PLANNING OVERLAY	BUSHFIRE PRONE	ALPINE AREA	N/A
		SITE HAZARDS	TBC	CORROSION ENVIRONMENT	TBC

ATTACHMENTS

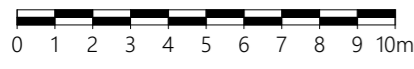
<p>ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au</p>	CLIENT/S: ROSS & MICHELLE CLARK	DRAWING COVER PAGE	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT. SIGNATURE: _____ DATE: _____ SIGNATURE: _____ DATE: _____	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	DLRT27
					R1	08/02/2024	FOR REVIEW	DRAWN	D.M.	DRAWING	1/5
							CHECKED	M.L.	SCALE (@A3)	NTS	




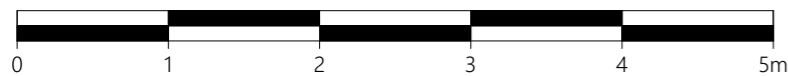
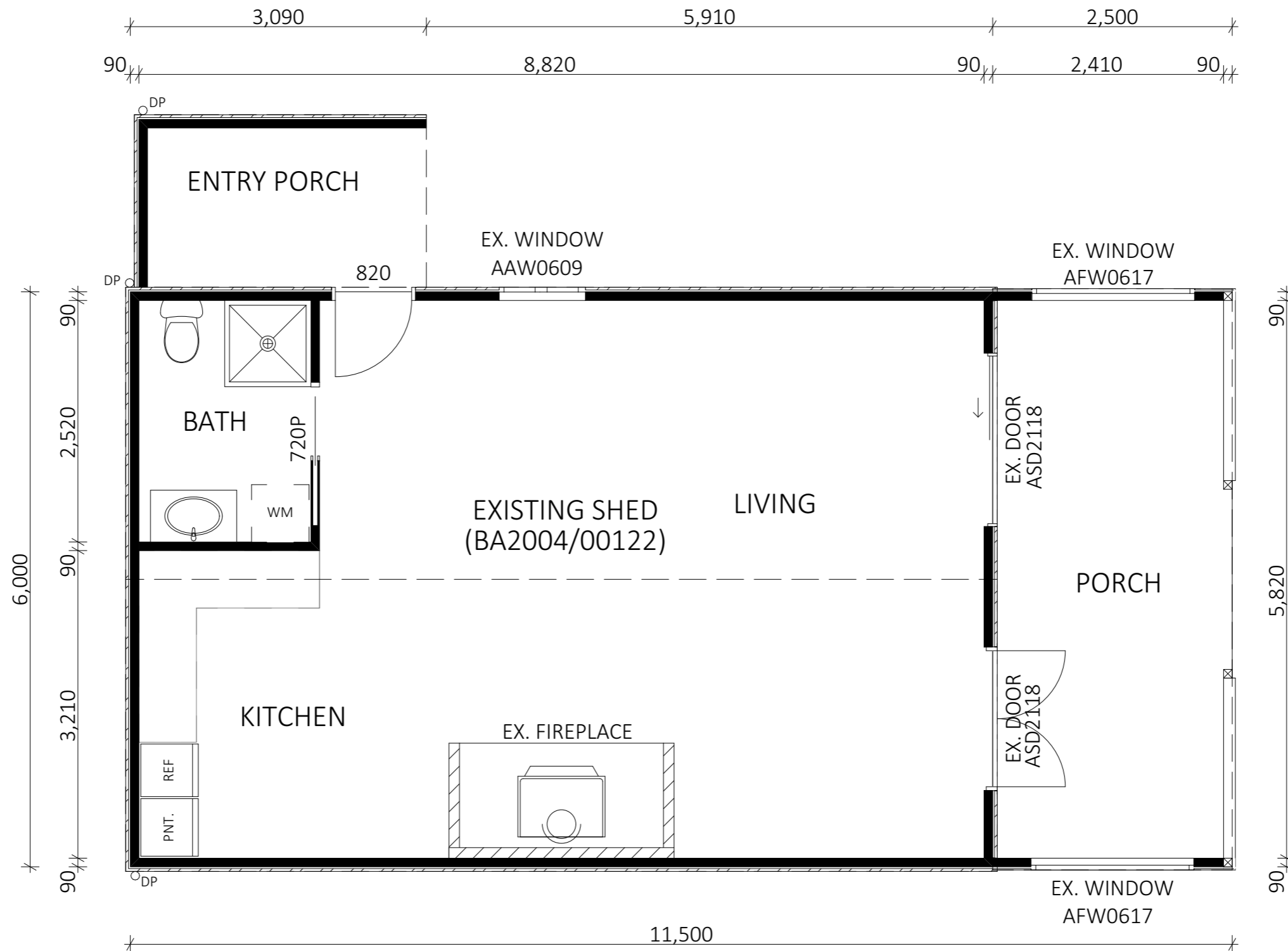
LOCALITY PLAN
NOT TO SCALE



AREA	m ²
DWELLING	54.00
ENTRY PORCH	5.65
PORCH	14.71



 <p>ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au</p>	<p>CLIENT/S: ROSS & MICHELLE CLARK</p>	<p>DRAWING SITE PLAN</p>	<p>I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.</p>	<p>COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.</p>	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	DLRT27
					R1	08/02/2024	FOR REVIEW	DRAWN	D.M.	DRAWING	2/5
							CHECKED	M.L.	SCALE (@A3)	1:200, 1:1	



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CLIENT/S:
 ROSS & MICHELLE CLARK

SITE ADDRESS:
 27 DOLERITE CRESCENT,
 FLINTSTONE, 7030.

DRAWING
 GROUND FLOOR
 PLAN

I/WE APPROVE THESE DRAWING TO BE
 CORRECT PER CONTRACT.




SIGNATURE:
 SIGNATURE:

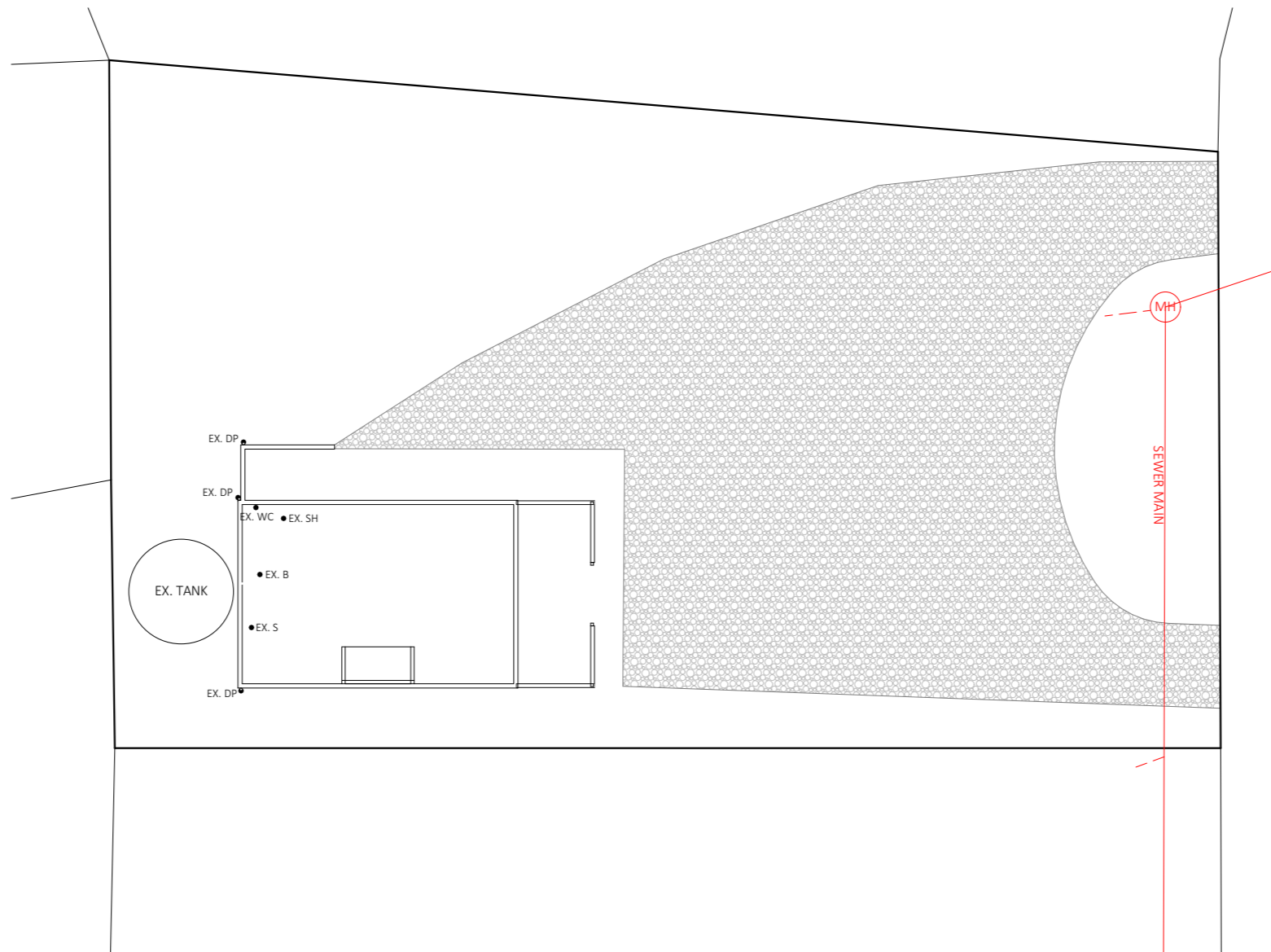
DATE:
 DATE:

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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	DLRT27
R1	08/02/2024	FOR REVIEW	DRAWN	D.M.	DRAWING	3/5
			CHECKED	M.L.	SCALE (@A3)	1:50

LEGEND

- B - BASIN
- Ba - BATH
- S - SINK (65Ø)
- T - LAUNDRY TUB (65Ø)
- SH - SHOWER
- WC - WATER CLOSET
- FW - FLOOR WASTE
- EV - VENT (THROUGH TO ROOF)
- FWG - FLOOR WASTE GULLY
- IO - INSPECTION OPENING
- ORG - O/FLOW RELIEF GULLY
- RE - RODDING EYE
- HW - HOT WATER CYLINDER
- X - EXTERNAL TAP
- P - DRAINAGE PIT (450 x 450mm)
- DP - DOWNPIPE (90 Ø)
-  - WET AREAS
-  - STORMWATER LINE (100mm PVC)
-  - SEWER LINE (100mm PVC)



INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES

THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE- PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:
A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND

B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ; AND

C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

1. INTERNAL PIPING

- a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS-
 - i) WITHIN AN UNVENTILATED WALL SPACE
 - ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS: OR
 - iii) BETWEEN CEILING INSULATION AND A CEILING
 MUST HAVE A MINIMUM R-VALUE OF 0.2

2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE

- a) ALL FLOW AND RETURN PIPING
- b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM, MUST HAVE A MINIMUM R-VALUE OF 0.45

3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE

- a) ALL FLOW AND RETURN PIPING
- b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.6

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03-2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02-2014-3.1 MRWA VERSION 2 AND TASWATER'S SUPPLEMENTS TO THESE CODES.



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E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
ROSS & MICHELLE CLARK

SITE ADDRESS:
27 DOLERITE CRESCENT,
FLINTSTONE, 7030.

DRAWING
EXTERNAL
SERVICES

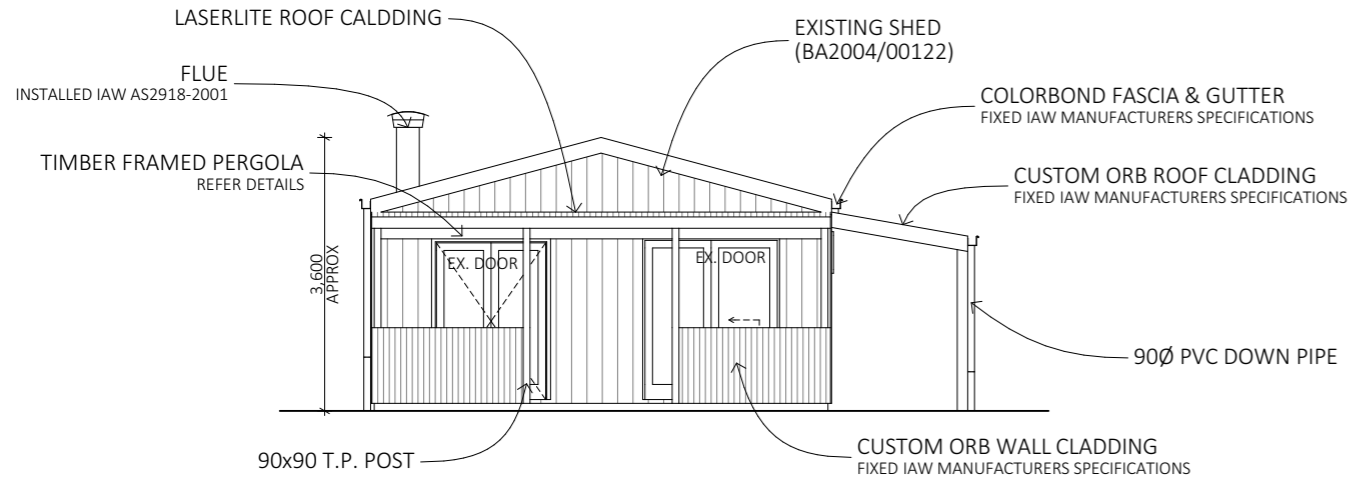
I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.

SIGNATURE: DATE:
SIGNATURE: DATE:

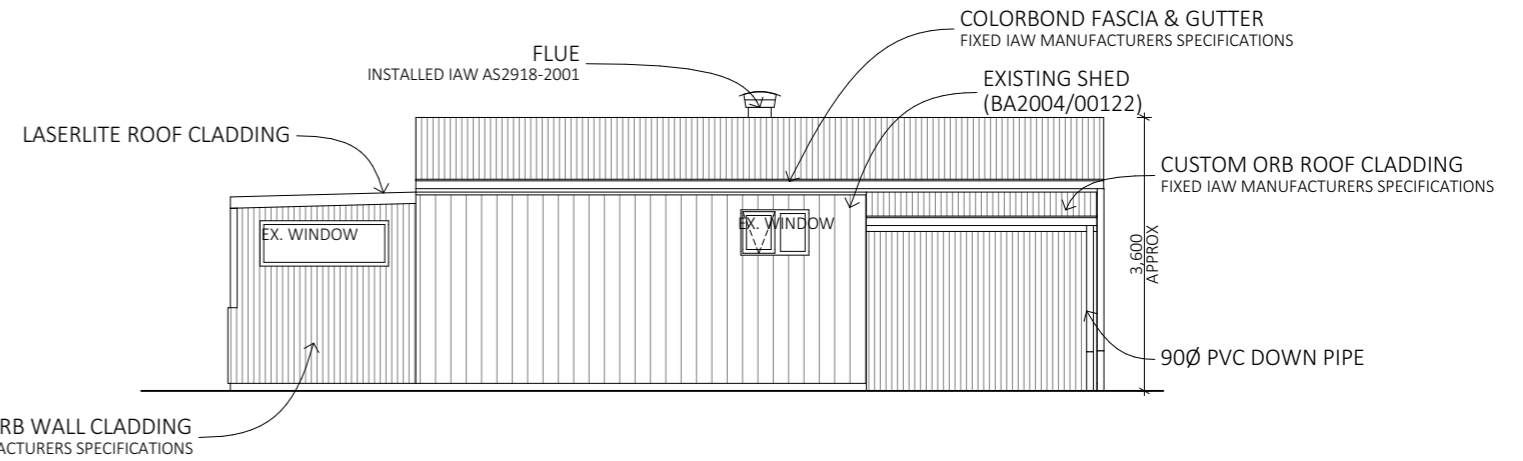
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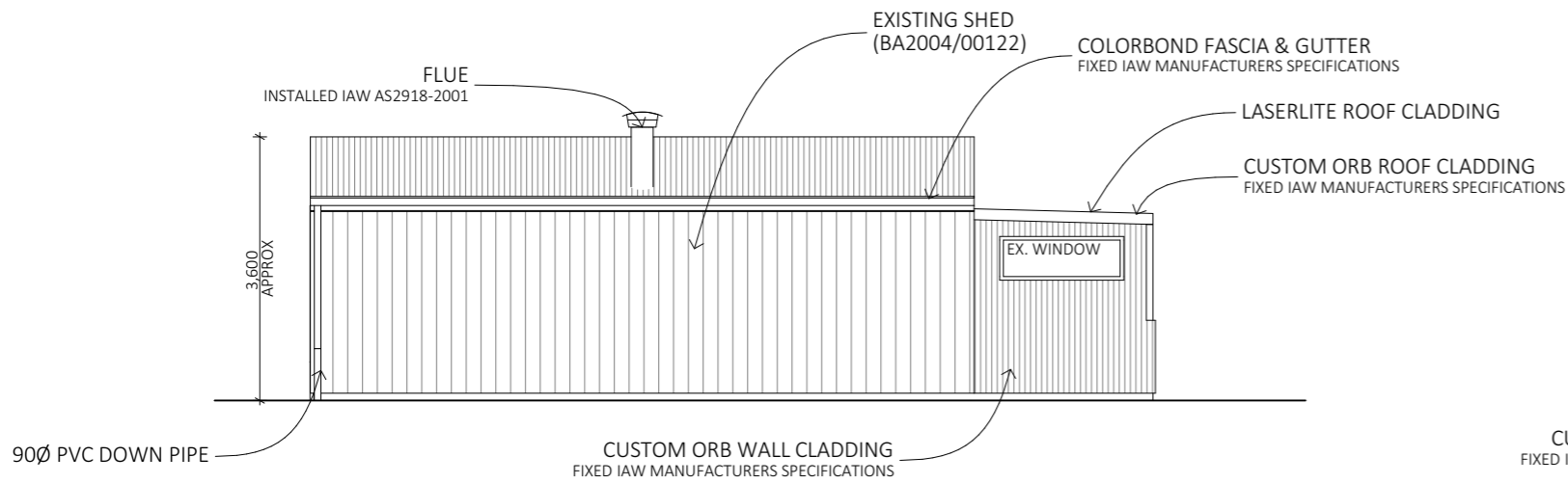
REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	DLRT27
R1	08/02/2024	FOR REVIEW				
			DRAWN	D.M.	DRAWING	4/5
			CHECKED	M.L.	SCALE (@A3)	1:200



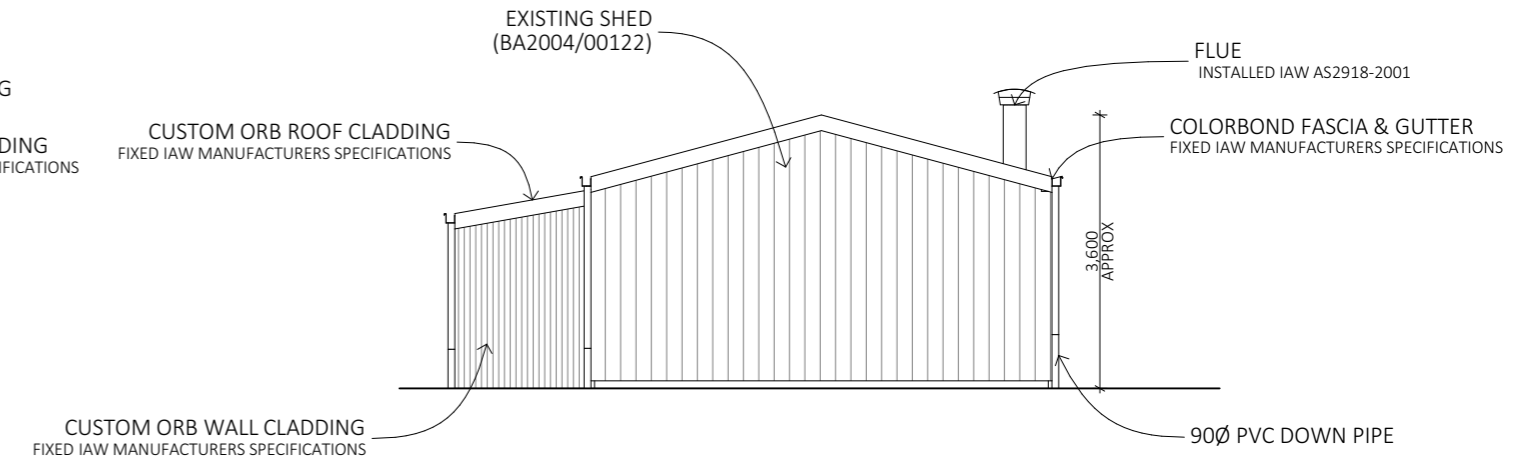
EASTERN ELEVATION



NORTHERN ELEVATION



SOUTHERN ELEVATION



WESTERN ELEVATION



ACC # 371799313
 ABN. 71 615 812 747
 PH. 6344 7319
 E. info@designtolive.com.au
 W. designtolive.com.au

CLIENT/S:
 ROSS & MICHELLE CLARK

SITE ADDRESS:
 27 DOLERITE CRESCENT,
 FLINTSTONE, 7030.

DRAWING
 ELEVATIONS

I/WE APPROVE THESE DRAWING TO BE
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SIGNATURE: DATE:
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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	DLRT27
R1	08/02/2024	FOR REVIEW	DRAWN	D.M.	DRAWING	5/5
			CHECKED	M.L.	SCALE (@A3)	1:100

SEARCH OF TORRENS TITLE

VOLUME 132569	FOLIO 46
EDITION 5	DATE OF ISSUE 18-Mar-2020

SEARCH DATE : 19-Feb-2024

SEARCH TIME : 09.45 AM

DESCRIPTION OF LAND

Parish of OOLUMPTA, Land District of WESTMORLAND
 Lot 46 on Sealed Plan 132569
 Derivation : Part of 1183 Acres Granted to E Bisdee
 Prior CT 129876/2

SCHEDULE 1

M810789 TRANSFER to R AND M CLARK SUPER PTY LTD Registered
 18-Mar-2020 at 12.01 PM

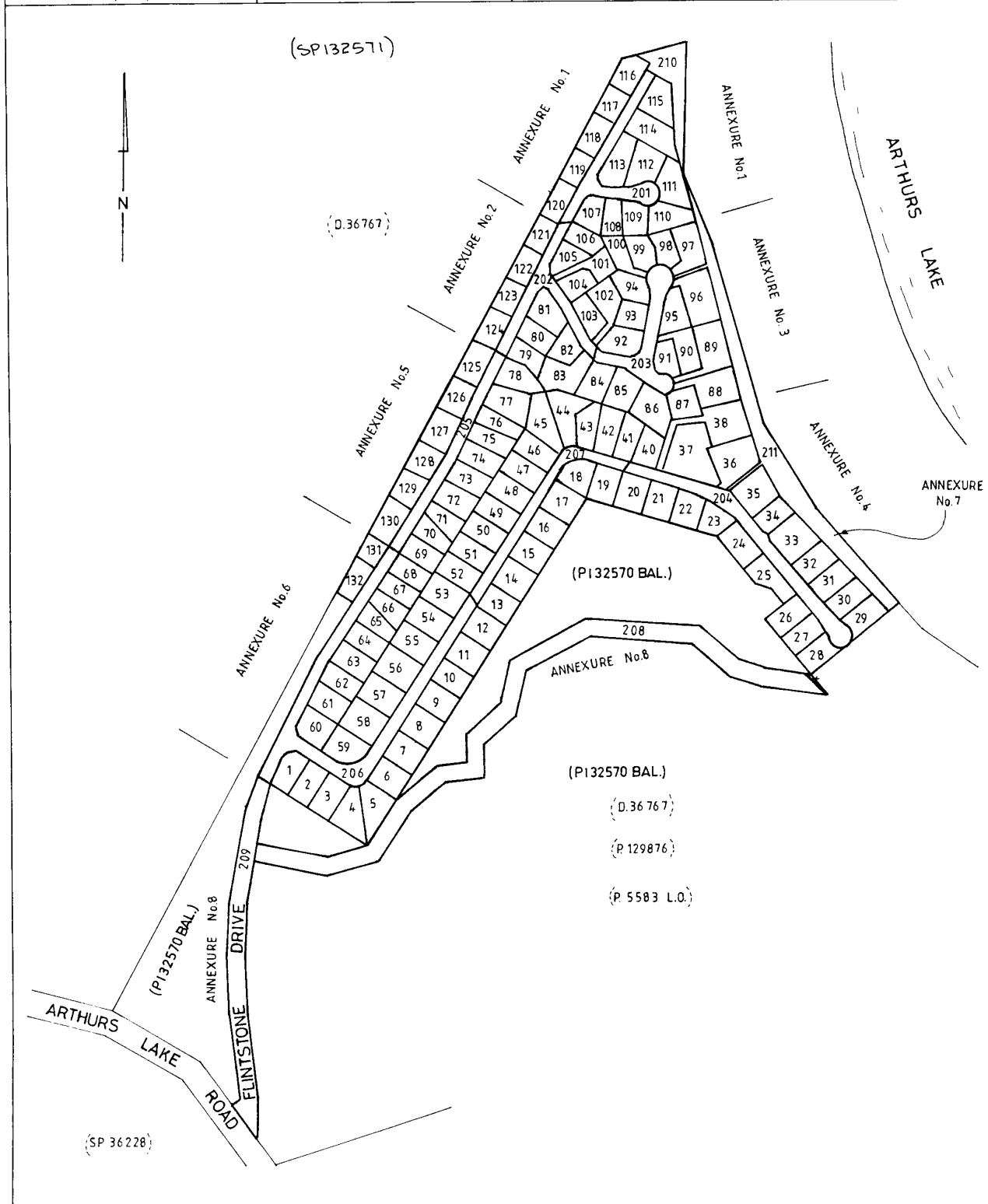
SCHEDULE 2

Land is limited in depth to 15 metres, excludes minerals and
 is subject to reservations relating to drains sewers
 and waterways in favour of the Crown
 SP 132569 EASEMENTS in Schedule of Easements
 SP 132569 COVENANTS in Schedule of Easements
 C492435 FENCING PROVISION in Transfer

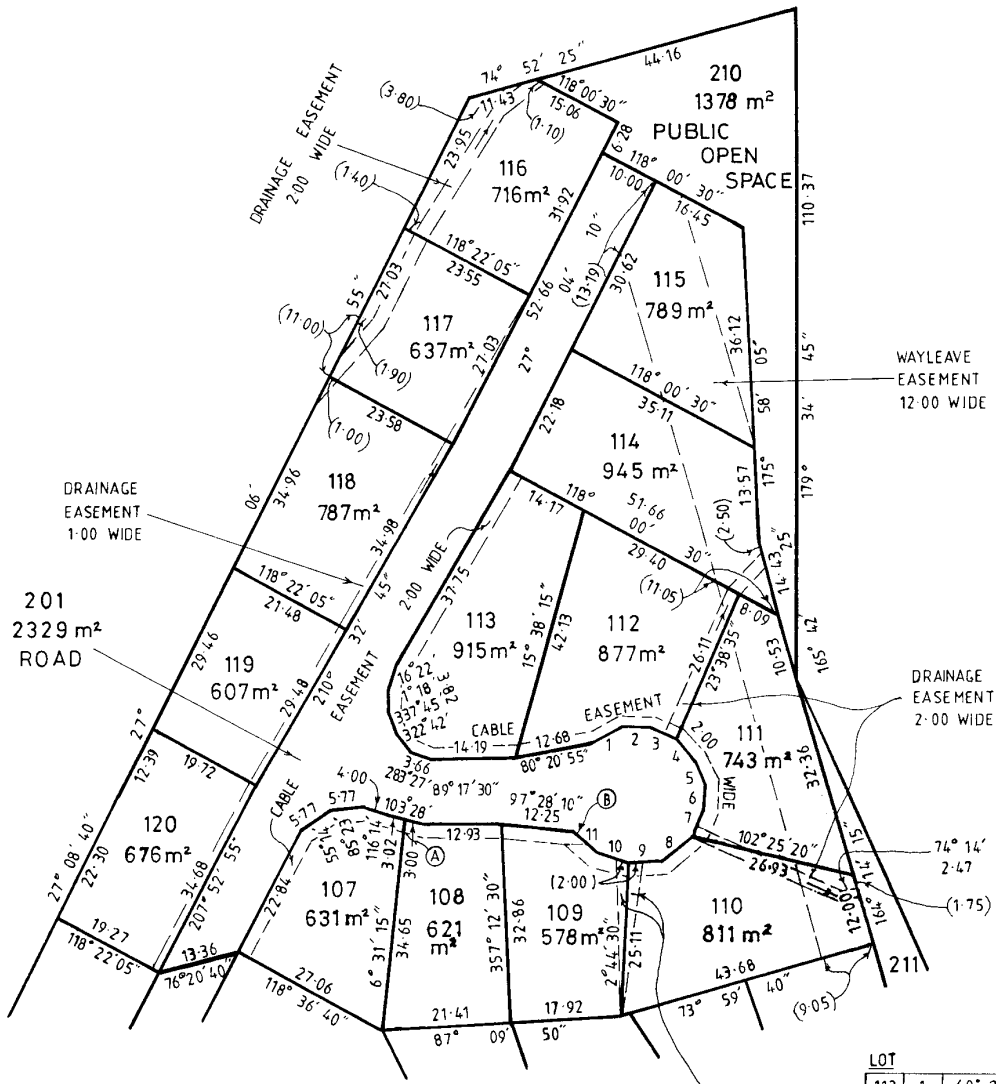
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER CROWN		PLAN OF SURVEY		REGISTERED NUMBER
FOLIO REFERENCE C.T. 129876-2				BY SURVEYOR T. N. WOOLFORD
GRANTEE PART OF 1,000 ACRES GRANTED TO EDWARD BISDEE		72 GRAHAMS ROAD, MT. RUMNEY. 7170 Phone 03 62485224		APPROVED 17 SEP 1999
		LAND DISTRICT OF WESTMORLAND PARISH OF OOLUMPTA		EFFECTIVE FROM
		SCALE 1:3,000 LENGTHS IN METRES		<i>Michael Blin</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 105 (4835)	LAST UPI No. FSR 28	LAST PLAN No. P 129876	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

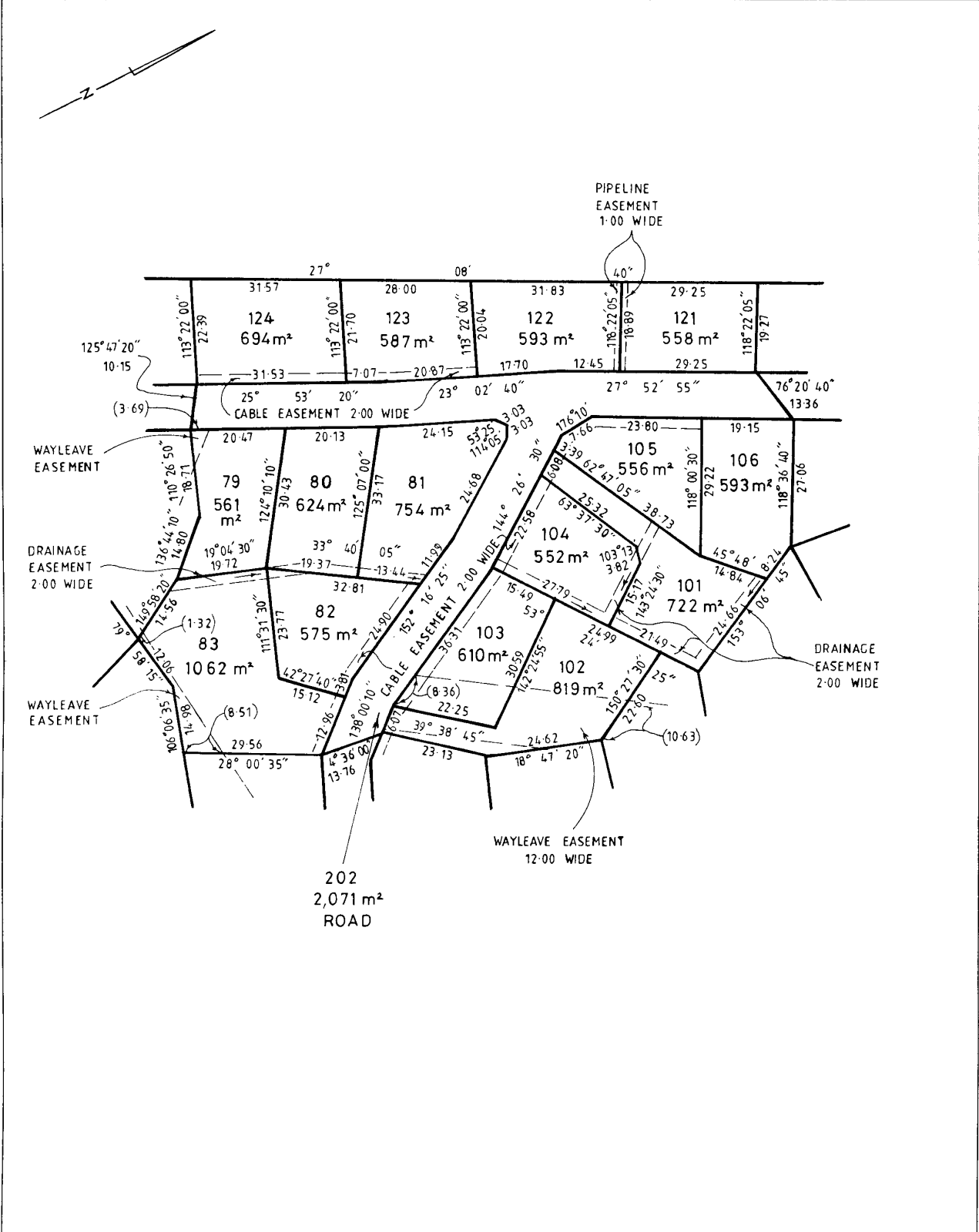


<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 8 SHEETS</p>	<p>OWNER CROWN FOLIO REFERENCE C.T. 129876-2 SCALE 1:750 LENGTHS IN METRES</p>	<p>Registered Number SP132569</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> Council General Manager</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET. Registered Surveyor <i>J.N. Wood</i> date ..30..7..99.....</p>	



LOT			
112	1	60° 28'	5.87
112	2	91° 22'	4.84
112	3	115° 12'	4.84
111	4	139° 20'	4.32
111	5	152° 37'	4.32
111	6	187° 30'	4.32
111	7	200° 48'	4.32
110	8	230° 36'	6.33
110	9	267° 25'	6.33
109	10	290° 21'	5.12
109	11	312° 53'	5.12

<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 8 SHEETS</p>	<p><u>OWNER</u> CROWN <u>FOLIO REFERENCE</u> C.T. 129876-2 <u>SCALE</u> 1: 750 <u>LENGTHS IN METRES</u></p>	<p>Registered Number SP 132569</p>
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A-144

**PLAN OF SURVEY
ANNEXURE SHEET
SHEET 3 OF 8 SHEETS**

OWNER CROWN

Registered Number

FOLIO REFERENCE C.T. 129876 - 2

SP 132569

SCALE 1:750

LENGTHS IN METRES

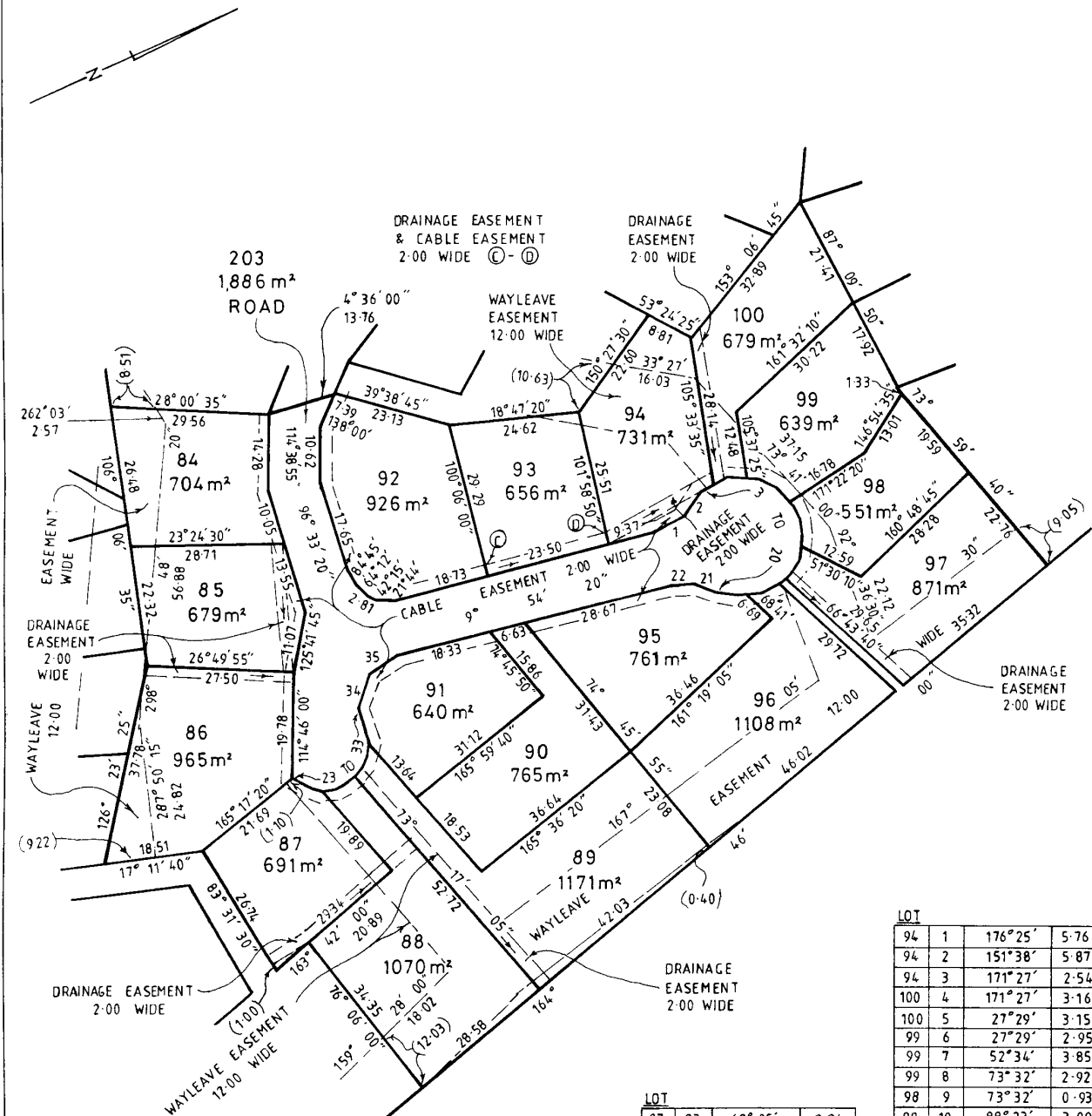
SIGNED FOR IDENTIFICATION PURPOSES

[Signature]
Council General Manager

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.
THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.

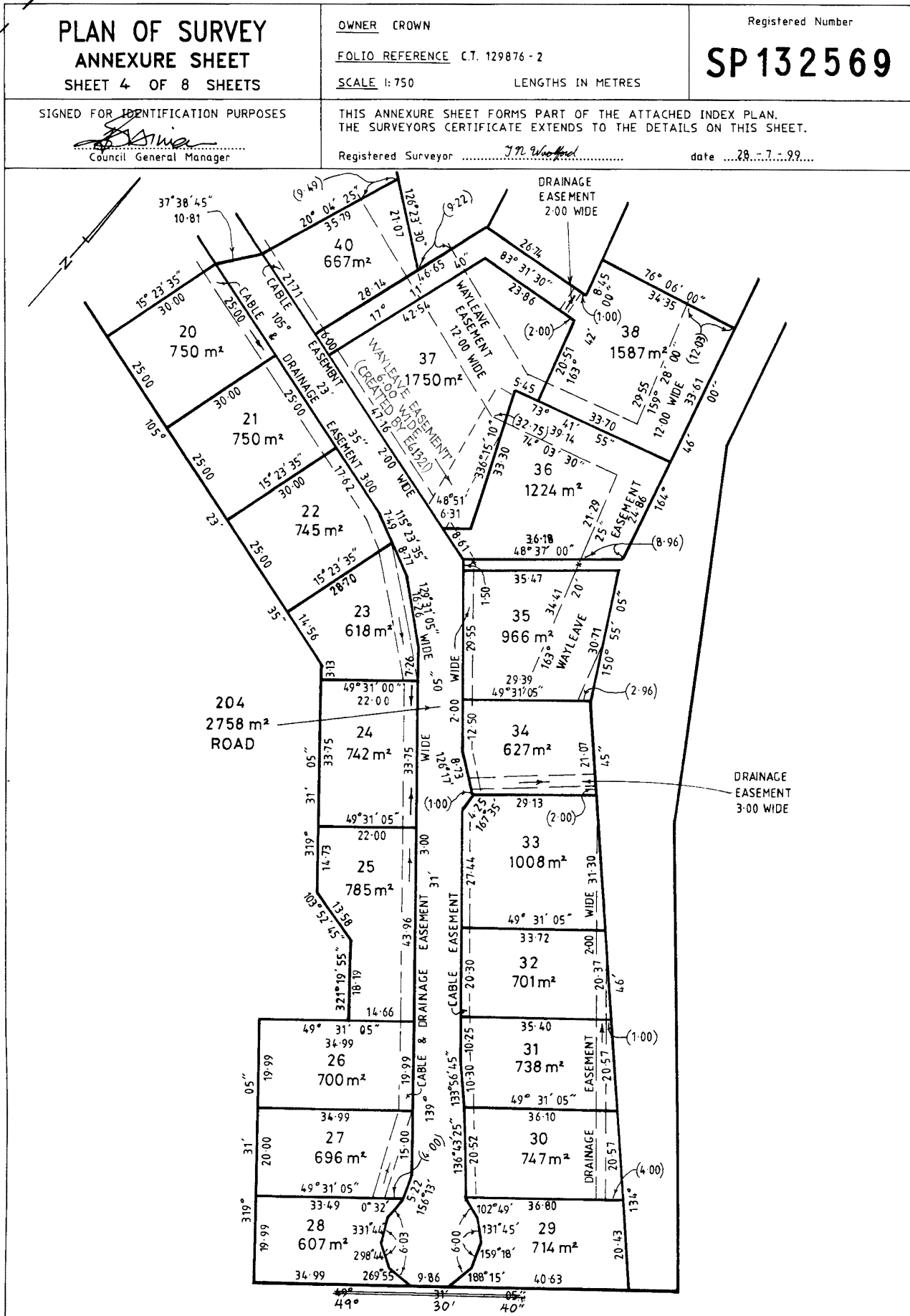
Registered Surveyor *[Signature]*

date 26.7.99

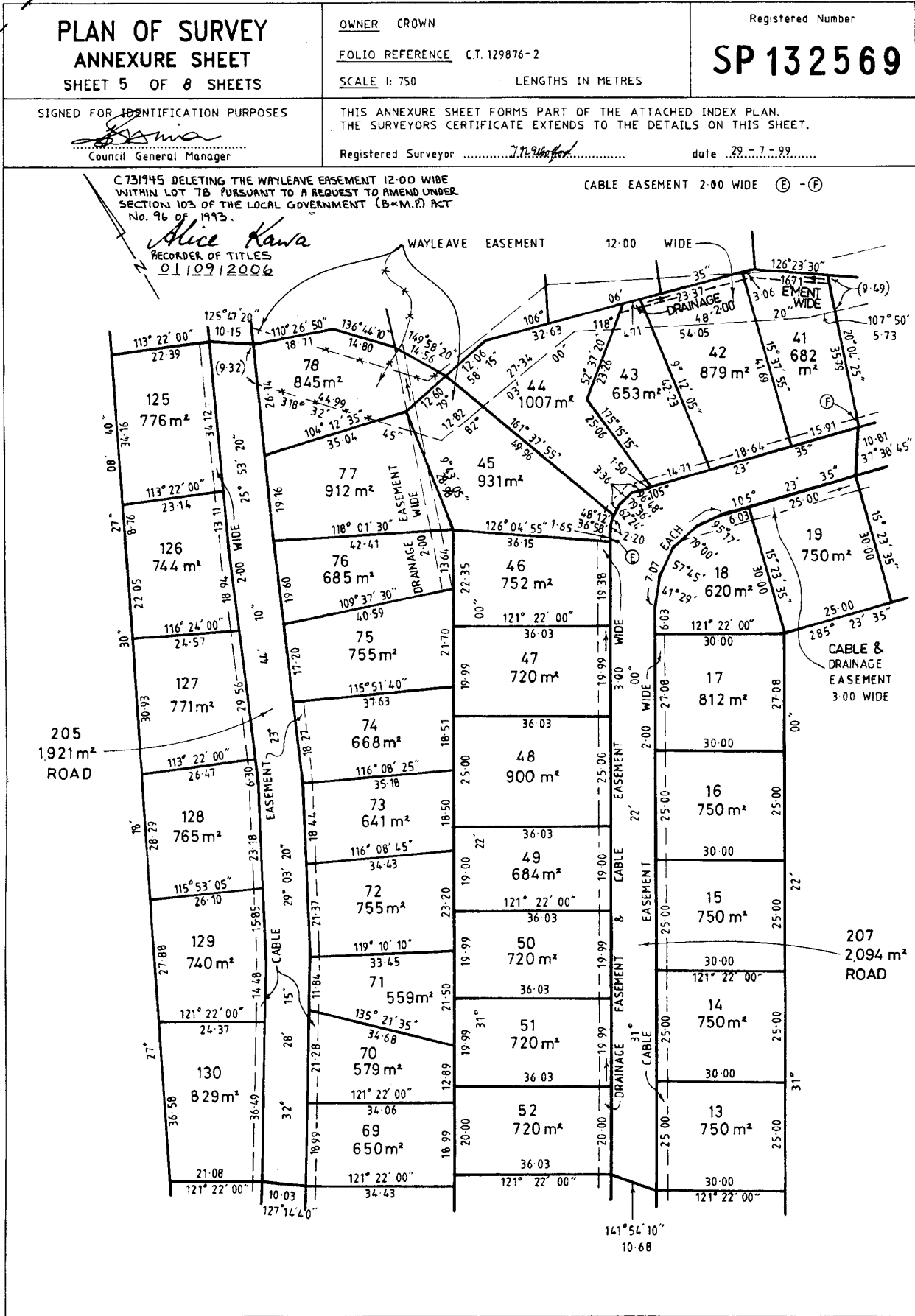


LOT			
94	1	176° 25'	5.76
94	2	151° 38'	5.87
94	3	171° 27'	2.54
100	4	171° 27'	3.16
100	5	27° 29'	3.15
99	6	27° 29'	2.95
99	7	52° 34'	3.85
99	8	73° 32'	2.92
98	9	73° 32'	0.93
98	10	88° 23'	3.09
98	11	107° 01'	3.09
98	12	122° 42'	2.03
97	13	122° 42'	2.62
97	14	147° 30'	4.22
	15	147° 30'	0.44
	16	174° 52'	1.12
96	17	174° 52'	3.54
96	18	199° 40'	3.29
95	19	199° 40'	1.37
95	20	212° 57'	4.30
95	21	226° 03'	4.42
95	22	199° 53'	4.42

LOT			
87	23	62° 05'	2.24
87	24	47° 01'	2.24
87	25	31° 52'	2.24
88	26	17° 01'	2.16
88	27	2° 23'	2.16
88	28	347° 47'	2.16
89	29	332° 44'	2.28
89	30	317° 21'	2.28
89	31	301° 58'	2.28
91	32	287° 04'	2.12
91	33	279° 54'	5.00
91	34	311° 46'	6.33
91	35	348° 36'	6.33



A-144



**PLAN OF SURVEY
ANNEXURE SHEET
SHEET 6 OF 8 SHEETS**

OWNER CROWN
FOLIO REFERENCE C.T.129876 - 2
SCALE 1: 750 LENGTHS IN METRES

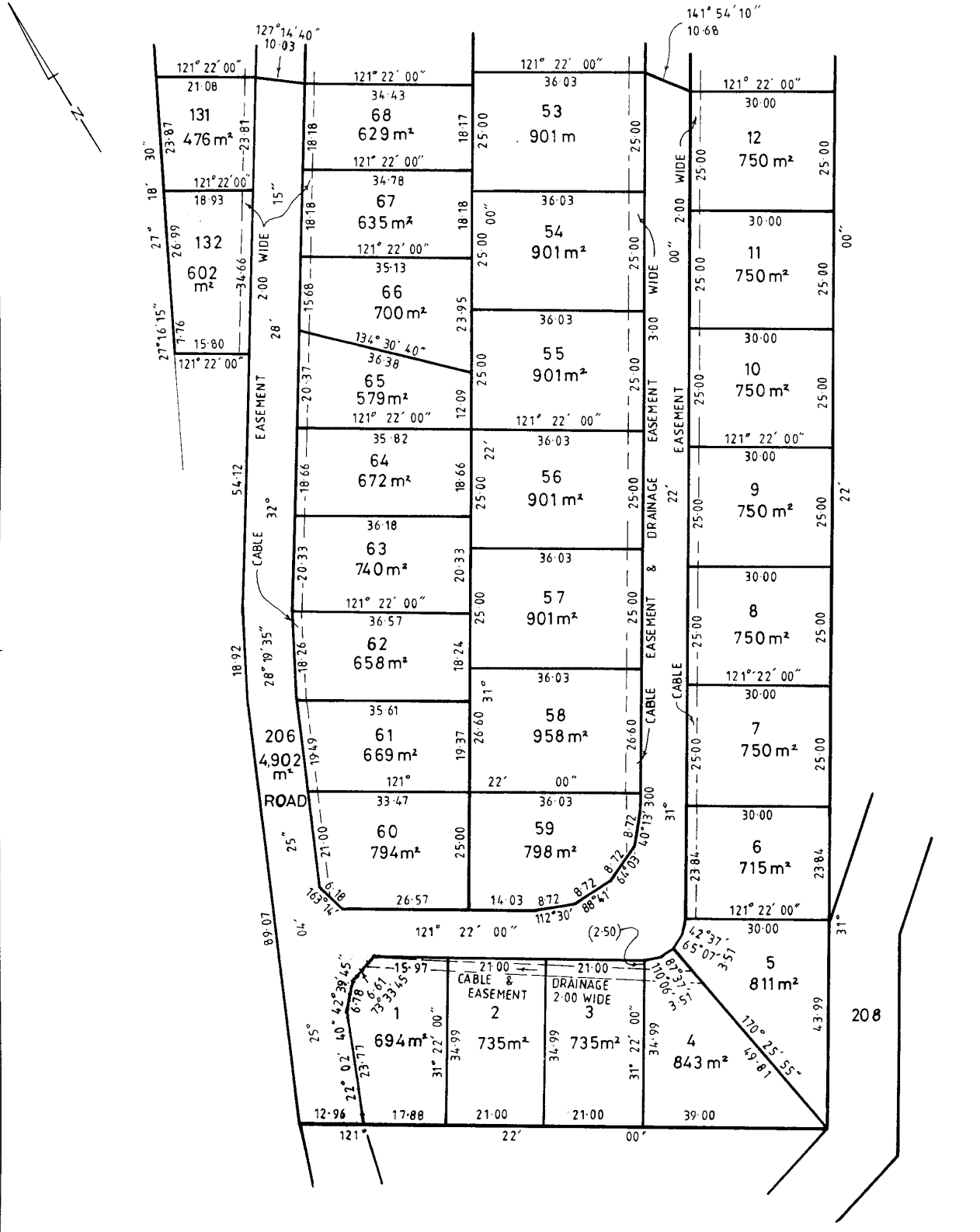
Registered Number
SP132569

SIGNED FOR IDENTIFICATION PURPOSES

[Signature]
Council General Manager

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.
THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.

Registered Surveyor *[Signature]* date ..30..7..09.....



**PLAN OF SURVEY
ANNEXURE SHEET
SHEET 7 OF 8 SHEETS**

OWNER CROWN
FOLIO REFERENCE C.T. 129876-2
SCALE 1: 2,000 LENGTHS IN METRES

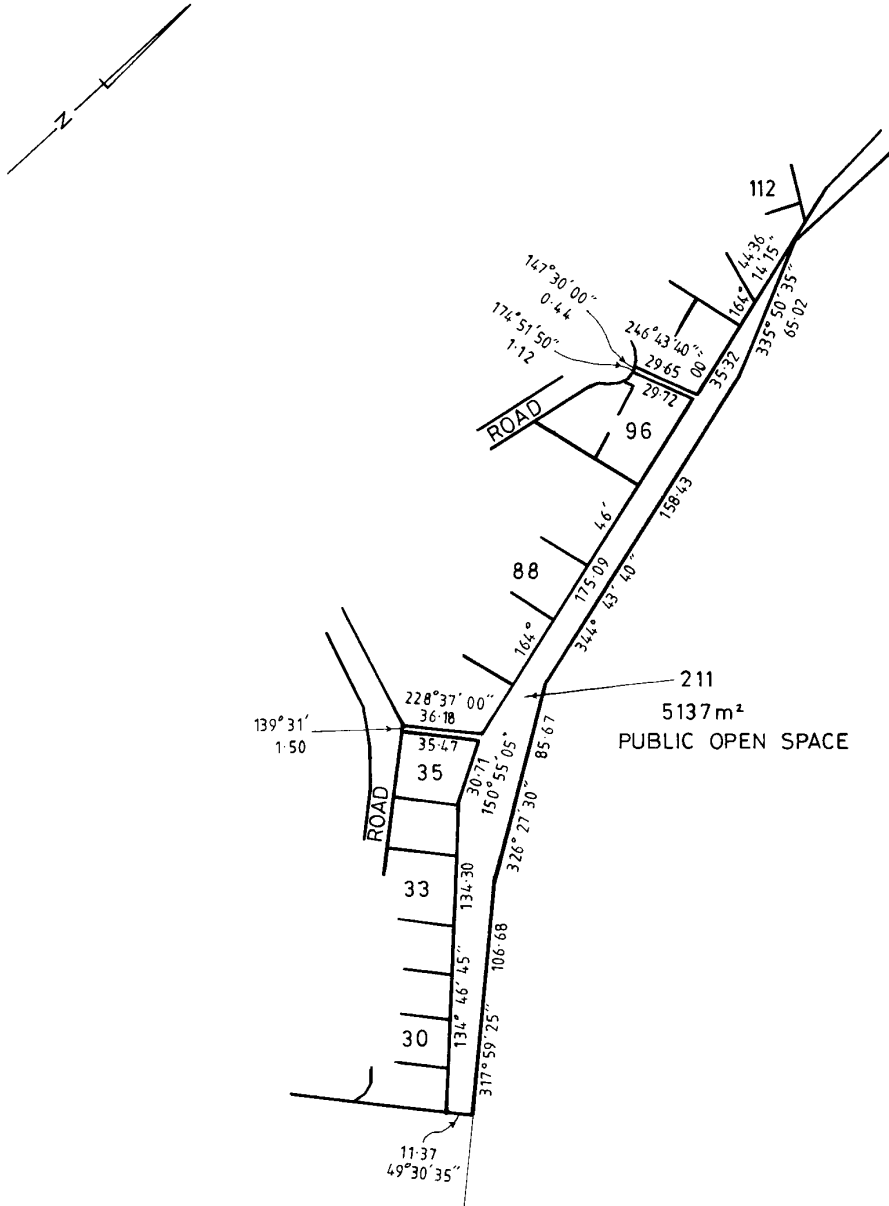
Registered Number
SP132569

SIGNED FOR IDENTIFICATION PURPOSES

[Signature]
Council General Manager

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THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.

Registered Surveyor *J.R. Woodford* date 30-7-99



A-144

**PLAN OF SURVEY
ANNEXURE SHEET
SHEET 8 OF 8 SHEETS**

OWNER CROWN
FOLIO REFERENCE C.T. 129876 -2
SCALE 1: 2,000 LENGTHS IN METRES

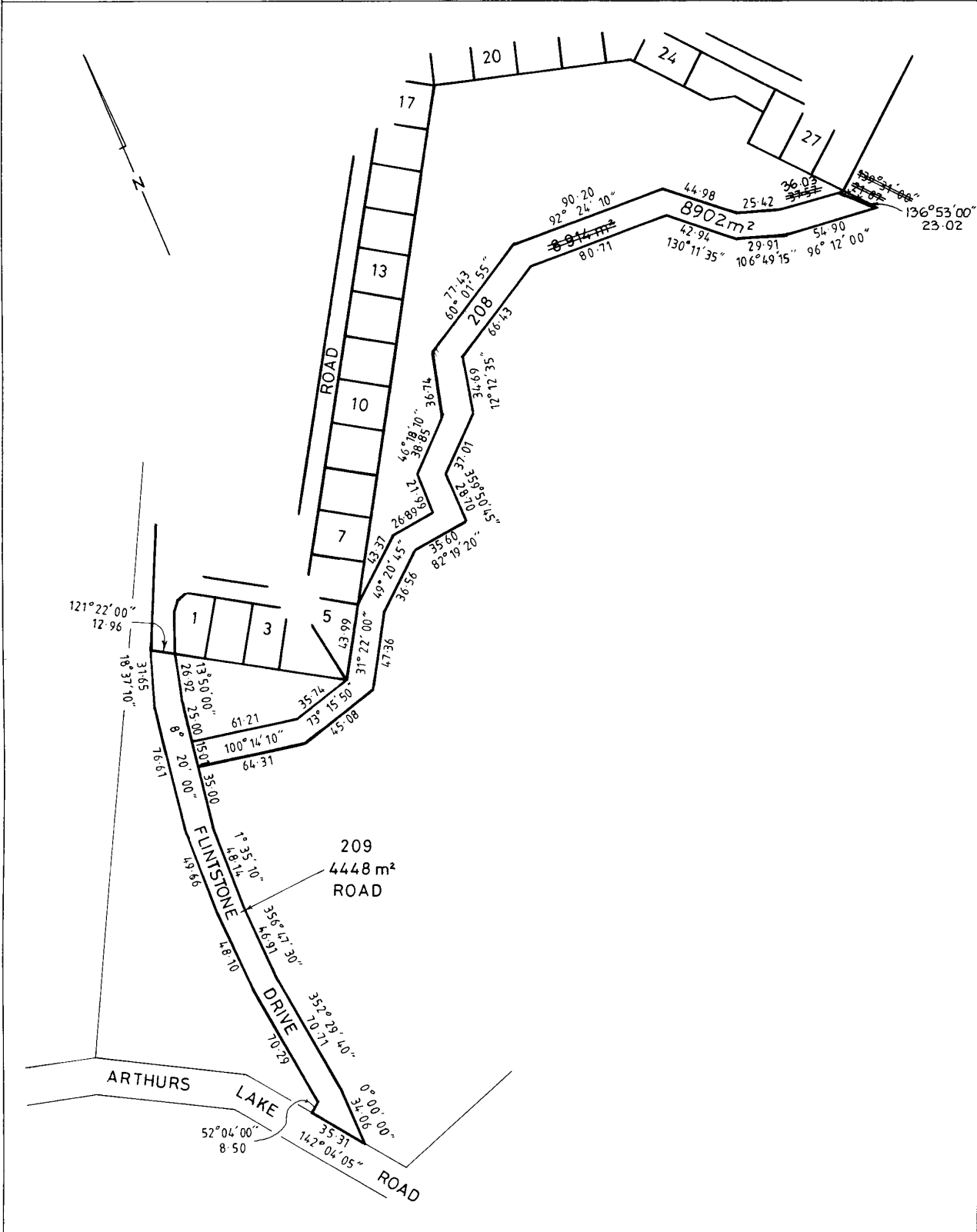
Registered Number
SP132569

SIGNED FOR IDENTIFICATION PURPOSES

[Signature]
Council General Manager

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.
THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.

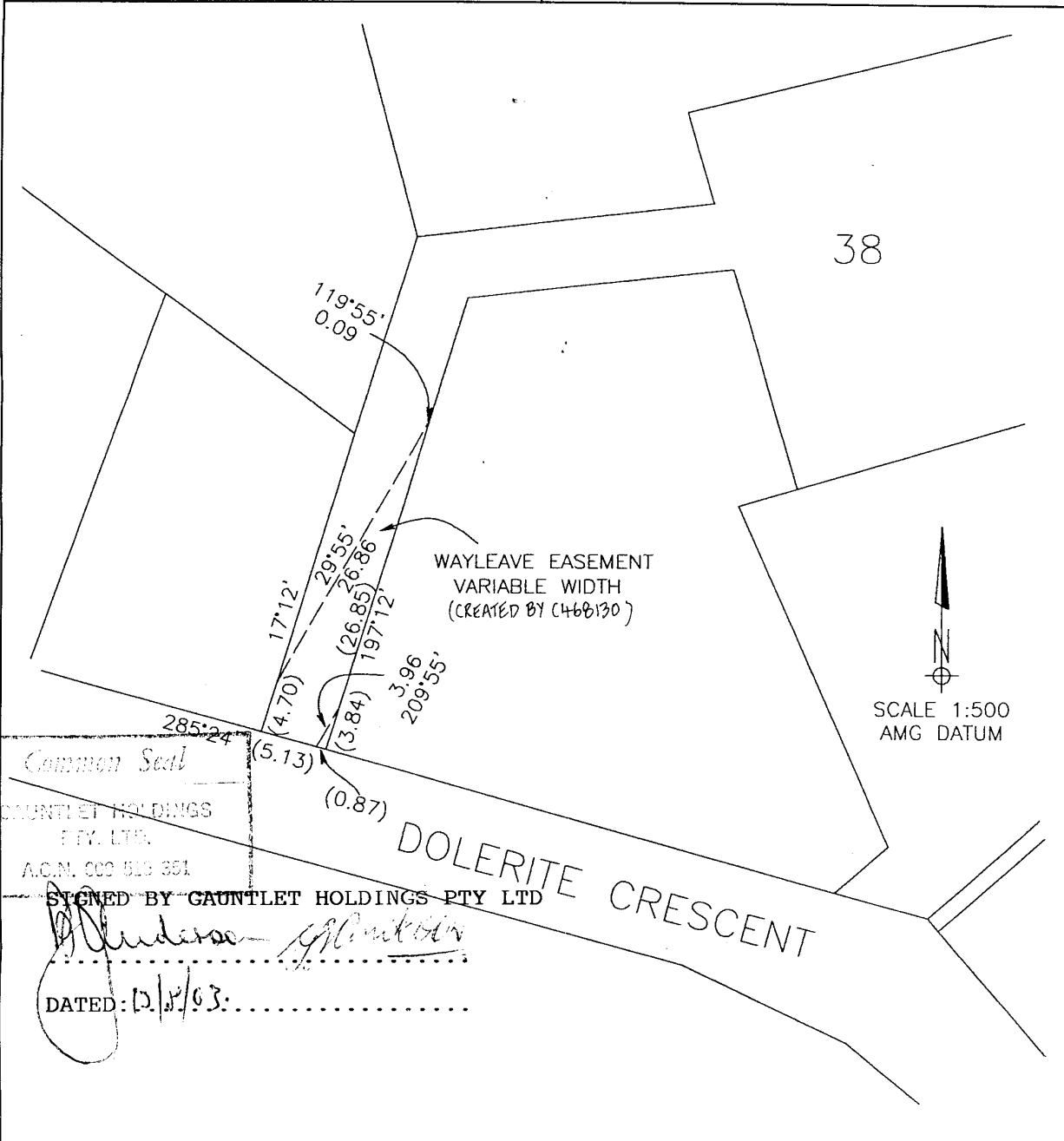
Registered Surveyor *J.N. Woolford* date 30.7.99



A-144

**IDENTIFICATION PLAN OF
WAYLEAVE EASEMENT**

ANNEXURE PAGE
TO FOLIO PLAN
VOL : **132569** FOLIO : **38**



Common Seal
GAUNTLET HOLDINGS
PTY LTD
A.C.N. 009 819 851

SIGNED BY GAUNTLET HOLDINGS PTY LTD

[Signature]

DATED: 12/5/03

**LAND DISTRICT OF WESTMORLAND
PARISH OF OOLUMPTA**

OWNER : GAUNTLET HOLDINGS PTY LTD

PLAN No: 132569

CNGS-QF-9084 Rev 2 1/9/98

Electricity Entity No. 4946-02

SURVEYORS REPORT

The wayleave easement shown in this plan has been surveyed in accordance with Clause 16 of the Land Surveyors (Survey Practice) By Laws 1982, for identification by the Electricity Entity for the purpose of registering an easement in gross.

The easement to be created extends 3 metres either side of the centre of the electricity powerline.

The accuracy of this easement survey is insufficient for title boundary determination.

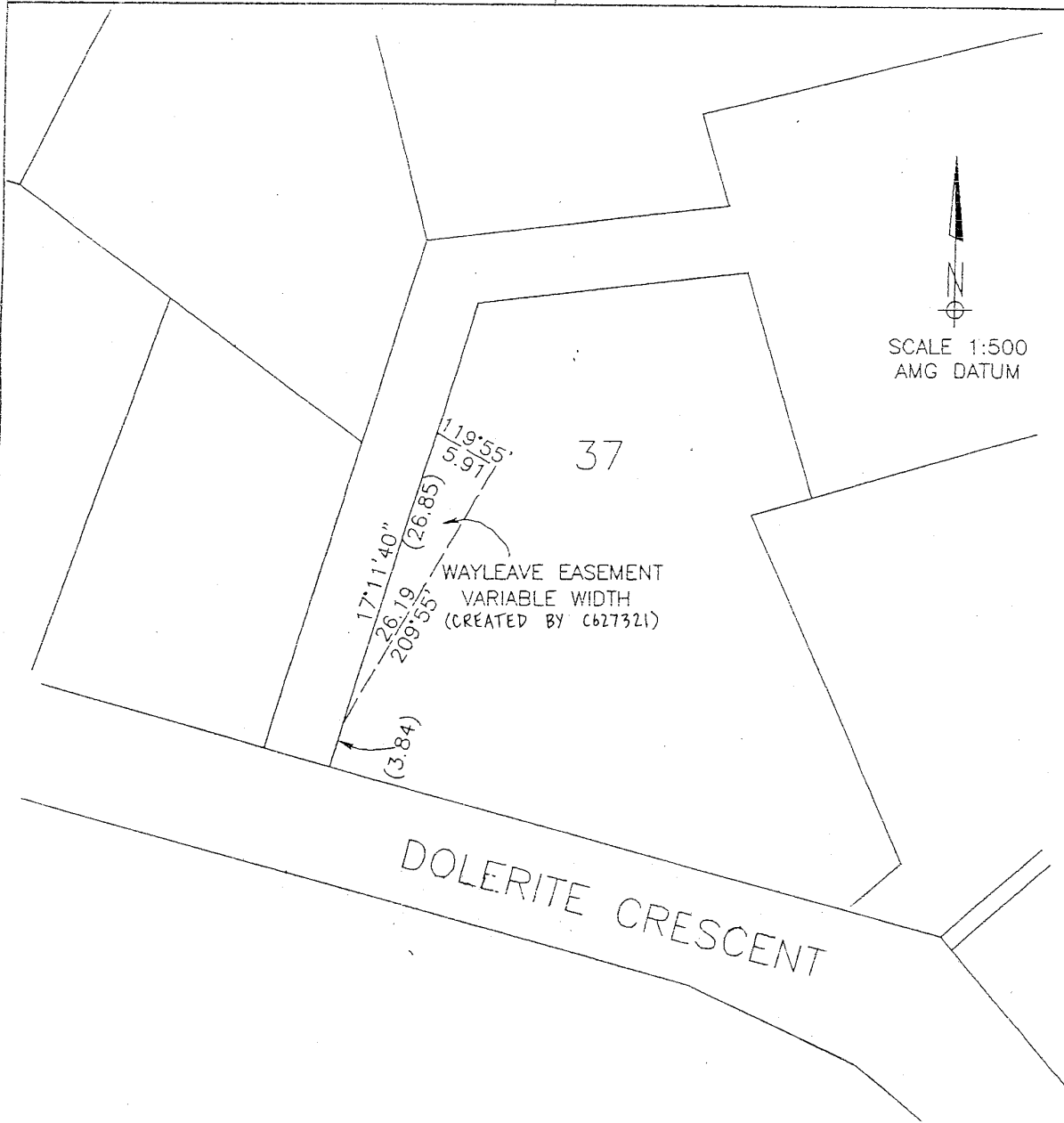
Registered Surveyor: *[Signature]* Date: *[Signature]* 6/May/2003
Scott Strong

IDENTIFICATION PLAN OF
WAYLEAVE EASEMENT

ANNEXURE PAGE TO FOLIO PLAN

VOL : 132569

FOLIO : 37



LAND DISTRICT OF WESTMORLAND

PARISH OF OOLUMPTA

OWNER : KENT RAYMOND HATELEY, PHILLIP
CHRISTOPHER NOLAN, BRIAN WARREN HILL

PLAN No: 132569

CNGS-QF-9184 Rev 2 1/9/98

Electricity Entity No. 4946-01

SURVEYORS REPORT

The wayleave easement shown in this plan has been surveyed in accordance with Clause 16 of the Land Surveyors (Survey Practice) By Laws 1982, for identification by the Electricity Entity for the purpose of registering an easement in gross.

The easement to be created extends 3 metres either side of the centre of the electricity powerline.

The accuracy of this easement survey is insufficient for title boundary determination.

Registered Surveyor: *Scott Strong* Date: 6/May/2003
Scott Strong

SCHEDULE OF EASEMENTS	REGISTERED NUMBER
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 132569

PAGE 1 OF 4 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
- (2) 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.

EASEMENTS

Lots 35-38, 40-45, ~~77-79~~ ^{77 & 79}, 83-89, 93-94, 96-100, 102-103, 110-112 and 114-115 on SP 132569 are subject to a Wayleave Easement 12.00 metres wide.

Lots 6-17, 30-38, 40-45, 60-74, 82-92, 94-105, 107 ^{and 109}, 110-113 and 123-132 on SP 132569 are subject to a Cable Easement 2.00 metres wide.

Lots 1-4, 93 and 108-109 on SP 132569 are subject to a Drainage Easement and Cable Easement 2.00 metres wide.

Lots 20-27 ¹⁸⁻¹⁹ and 46-59 on SP 132569 are subject to a Drainage Easement and Cable Easement 3.00 metres wide.

Lot 109 is together with a Right of Carriageway over Right of Way (Private) appurtenant to Lot 110 as shown on SP 132569.


Lot 110 is subject to a Right of Carriageway over Right of Way (Private) ^{passing through} ~~appurtenant to~~ Lot 109 as shown on SP 132569.

Lot 110 is together with a Right of Carriageway over Right of Way (Private) ^{passing through} ~~appurtenant to~~ Lot 109 as shown on SP 132569.

Lot 109 is subject to a Right of Carriageway over Right of Way (Private) appurtenant to lot 110 as shown on SP 132569.

Lots 121 and 122 on SP 132569 are subject to a Pipeline Easement 1.00 metre wide as shown on the plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: THE CROWN	PLAN SEALED BY: CENTRAL HIGHLANDS COUNCIL
FOLIO REF: 129876/2	DATE: 16 August 1999
SOLICITOR & REFERENCE: CROWN SOLICITOR	(d) 10-97198
	REF NO. 
	Council Delegate

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

Wayleave Easement 12.00 wide within Lot 78 deleted by me pursuant to Request to Amend No. C731945 made under Section 103 of Local Government (Building & Miscellaneous Provisions) Act 1993

1 / 9 / 2006

Alice Kara
Recorder of Titles

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 4 PAGE/S</p>	<p>Registered Number</p> <p>SP 132569</p>
<p>SUBDIVIDER: THE CROWN FOLIO REFERENCE: 129876/2</p>	

COVENANTS

The owner of each lot on SP 132569 covenants with the Crown (the subdivider) and the owners for the time being of every other lot shown on SP 132569 to the intent that the burden of this covenant may run with and bind the covenantor's lot, and each and every part thereof, and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on SP 132569 to follow the following stipulations:-

1. Not to erect any boundary fences on any of the lots.
2. Not to remove any native vegetation from any of the lots without the prior approval of the Central Highlands Council or its successor body.
3. Not to plant any species of flora on the lots other than flora that is native to the area.
4. Not to construct any water wells on any of the lots without the prior approval of the Central Highlands Council or its successor body.

The owners of lots 1-32, 34 and 46-60 on SP 132569 covenant with the Crown (the subdivider) to the intent that the burden of this covenant may run with and bind the covenantor's lot, and each and every part thereof, and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on SP 132569 to follow the following stipulations:-

1. Not to construct any dwellings on the said lots without providing a 10 kl supply of water solely for fire fighting purposes fitted in accordance with Part 3.2 of the Planning Conditions and Guidelines for Subdivision in Bushfire Prone Areas 1995 as amended, replaced or substituted from time to time.
2. Not to construct dwellings on the said lots that have less than an 8 metre setback from the road.

DEFINITIONS

"Wayleave Easement" means all the full and free right and liberty for Aurora Energy Pty Ltd and its successors and its and their servants agents and contractor at all times hereafter:-

1. To clear the lands shown as Wayleave Easement on the SP 132569 affecting lots 35-38, 40-45, 77 & 79, ~~79~~, 83-89, 93-94, 96-100, 102-103, 110-112 and 114-115 ("the servient land") and to erect, construct, place, inspect, alter, repair, renew, maintain and use in, upon, and over and along, and remove from the servient land towers, poles, wires, cables, apparatus, appliances and other ancillary work (all of which are hereinafter collectively referred to as "the said lines") for the transmission and distribution of electrical energy and for purposes incidental thereto.

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.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 4 PAGE/S</p>	<p>Registered Number</p> <p>SP 132569</p>
<p>SUBDIVIDER: THE CROWN FOLIO REFERENCE: 129876/2</p>	

2. To cause or permit electrical energy to flow or be transmitted through and along the said lines.
3. To cut away, remove and keep clear of the said lines all trees and all other obstructions or erections of any nature whatsoever which may at any time overhang, encroach, or be in, or on, the servient land and which may in any way endanger or interfere with the proper operation of the said lines, and making good all damage occasioned thereby.

“Cable Easement” means the full and free right and liberty for Telstra Corporation to enter upon such portion of the land delineated on the plan as Cable Easement 2.00 metres wide on SP 132569 affecting lots 6-17, 30-38, 40-45, 60-74, 82-92, 94-105, 107, 110-113 and 123-132 and shown passing through such lots* to lay and maintain, cleanse and replace wires and cables therein from time to time for the purposes aforesaid and to bring such materials, machinery and other things as Telstra Corporation shall think proper without doing unnecessary damage to the land within the said Cable Easement and provided that any damage occasioned thereby shall be made good. * and over the Drainage and cable easement 3.00 wide passing through Lots 18-27 and 46-59.

“Drainage Easement and Cable Easement” means:-

1. A right of drainage as defined in Schedule 8 of the *Conveyancing and Law of Property Act 1884*; and
2. A “Cable Easement” as defined above.

“Pipeline Easement” means the full and free right and liberty for the Central Highlands Council or its successor body or its workmen, servants, agents and others and machinery to enter upon the said piece of land to break up and excavate the said pieces of land and to lay and maintain either thereon or therein a sewer rising main including pipes and valves and fittings for the purposes of running and passing sewerage through and align the same and from time to time to inspect, cleanse, repair and maintain the same and when necessary to lay new pipes in substitution for and addition thereto and to do all necessary works and things in connection therewith or as may be authorised without doing unnecessary damage to the same pieces of land and leaving the same in a clean and tidy condition.

“Right of Carriageway” means a right of carriageway as defined in Schedule 8 of the *Conveyancing and Law of Property Act 1884*.

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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGE/S	Registered Number SP 132569
SUBDIVIDER: THE CROWN FOLIO REFERENCE: 129876/2	

THE COMMON SEAL of the CENTRAL HIGHLANDS) COUNCIL has been hereunto affixed this 10 day of August 1998 pursuant to a resolution of the said Central Highlands Council dated the 10 day of August 1999 in the presence of:)



[Handwritten signature]
.....

[Handwritten signature]
.....

SIGNED for and on behalf of the CROWN IN RIGHT) OF THE STATE OF TASMANIA by JOHN) GERARD TOOHEY being a duly) authorised person in the presence of:-)

[Handwritten signature: JG Toohey]

Witness: Bhucop (BINDI KWCCP)
Address: 134 MACQUARIE ST HOBART
Occupation: PROPERTY OFFICER

Being and as the Manager Crown Land Services prescribed in Statutory Rule No. 116 of 1997 and pursuant to an instrument of delegation dated the 10th day of October 1998.

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.