



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/052888

PROPOSAL: Two Multiple Dwellings & Second Crossover

LOCATION: 28 Burgundy Road, Howrah

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 04 August 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 04 August 2025. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 04 August 2025.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

Duplex Townhouse development

Location:

Address 28 Burgundy Road

Suburb/Town Howrah Postcode 7018

Current
Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for
application fees to
be in the name of:
(if different from
applicant)

Estimated cost of development

\$ 1,000,000

Is the property on the Tasmanian Heritage Register?

Yes

☐

No

☒

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

Amanda Beyer

Current Use of Site:

Vacant residential land

Does the proposal involve land administered or owned by the Crown or Council?

Yes

☐

No

☒

Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's
Signature:

Signature.....	Personal Information Removed	Date..... 1/6/2025
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**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST
BE SUBMITTED WITH YOUR APPLICATION.**

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- ☐ Details of the location of the proposed use or development.
- ☐ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ☐ Full description of the proposed use or development.
- ☐ Description of the proposed operation.
May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- ☐ Declaration the owner has been notified if the applicant is not the owner.
- ☐ Crown or Council consent (if publically-owned land).
- ☐ Any reports, plans or other information required by the relevant zone or code.
- ☐ Fees prescribed by the Council.

(please refer to <http://www.ccc.tas.gov.au/fees> or phone (03) 6217 9550 to determine applicable fees).

2. **ADDITIONAL DOCUMENTATION**

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- ☐ **Site analysis plan and site plan**, including where relevant:
 - *Existing and proposed use(s) on site.*
 - *Boundaries and dimensions of the site.*
 - *Topography, including contours showing AHD levels and major site features.*
 - *Natural drainage lines, watercourses and wetlands on or adjacent to the site.*
 - *Soil type.*
 - *Vegetation types and distribution, and trees and vegetation to be removed.*
 - *Location and capacity of any existing services or easements on/to the site.*
 - *Existing pedestrian and vehicle access to the site.*
 - *Location of existing and proposed buildings on the site.*
 - *Location of existing adjoining properties, adjacent buildings and their uses.*
 - *Any natural hazards that may affect use or development on the site.*
 - *Proposed roads, driveways, car parking areas and footpaths within the site.*
 - *Any proposed open space, communal space, or facilities on the site.*
 - *Main utility service connection points and easements.*
 - *Proposed subdivision lot boundaries.*

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- ☐ Where it is proposed to erect buildings, **detailed plans** with dimensions at a scale of 1:100 or 1:200 showing:
 - *Internal layout of each building on the site.*
 - *Private open space for each dwelling.*
 - *External storage spaces.*
 - *Car parking space location and layout.*
 - *Major elevations of every building to be erected.*
 - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
 - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
 - *Materials and colours to be used on rooves and external walls.*
- ☐ Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
 - *Planting concepts.*
 - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
 - *Plantings proposed for screening from adjacent sites or public places.*
- ☐ Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

SEARCH OF TORRENS TITLE

VOLUME 175965	FOLIO 51
EDITION 3	DATE OF ISSUE 13-Jan-2022

SEARCH DATE : 15-Aug-2022

SEARCH TIME : 02.00 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 51 on Sealed Plan 175965

Derivation : Part of 23A-2R-0P Gtd. to Charles Chipman.

Prior CT 174563/201

SCHEDULE 1

M937452 TRANSFER to MARK PETER BRUDENELL and NATALIE JAYNE
BRUDENELL Registered 13-Jan-2022 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP175965 COVENANTS in Schedule of Easements

SP175965 FENCING PROVISION in Schedule of Easements

SP129595, SP170771, SP173256 & SP174563 COVENANTS in Schedule
of EasementsSP129595, SP170771, SP173256 & SP174563 FENCING PROVISION in
Schedule of Easements

SP114229 FENCING COVENANT in Schedule of Easements

SP114229 SEWERAGE AND/OR DRAINAGE RESTRICTION

SP129595 COUNCIL NOTIFICATION under Section 83(5) of the Local
Government (Building and Miscellaneous Provisions)
Act 1993.E28609 AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
04-Feb-2016 at 12.02 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p style="text-align: center; font-weight: bold; font-size: 1.2em;">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p style="font-size: 1.5em; font-weight: bold;">SP</p> <p style="font-weight: bold;">REGISTERED NUMBER</p> <p style="font-size: 2em; font-weight: bold;">129595</p>
<p style="text-align: center; font-weight: bold;">EASEMENTS AND PROFITS</p> <p style="text-align: right;">PAGE 1 OF 8 PAGE/S</p> <p>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.</p> <p><u>Lot 1 is</u></p> <p><u>TOGETHER WITH</u> a Right of Carriageway over the Right of Way (Private) marked H C F hereon passing through lot 2 hereon.</p> <p><u>TOGETHER WITH</u> a right of drainage over the Drainage Easements 2.00 and 2.50 wide on Diagram No 125196 125196. the plan hereon</p> <p><u>TOGETHER WITH</u> a Right of Drainage over the Drainage Easements marked CD on Plan No 125196 A, B, C, D & E on the plan hereon.</p> <p>TOGETHER WITH a right of drainage over the Drainage Easement marked A B C D E F G H J on Sealed Plan No 124868 passing through lot 12 on Sealed Plan 124868.</p> <p>TOGETHER WITH a Right of Drainage over the Drainage Easement marked KLMBNOP on Sealed Plan 124868 passing through Lot 12 on Sealed Plan No 124868.</p> <p style="text-align: center;">(USE ANNEXURE PAGES FOR CONTINUATION)</p>	
<p>SUBDIVIDER : JD + EM CANNON</p> <p>FOLIO REF : CT 125196-1</p> <p>SOLICITOR & REFERENCE : MURDOCH CLARKE COSGROVE + DRAKE</p>	<p>PLAN SEALED BY : CLARENCE CITY COUNCIL</p> <p>DATE :</p> <p>SD.3545 REF No.</p> <p style="text-align: right;">CORPORATE SECRETARY Council Delegate</p>
<p>NOTE: THE COUNCIL DELEGATE MUST SIGN THE CERTIFICATE FOR THE PURPOSE OF IDENTIFICATION.</p>	

ANNEXURE TO
SCHEDULE OF EASEMENTS

PAGE 2 OF 8 PAGES

Registered Number

SP 129595

SUBDIVIDER:-

FOLIO REFERENCE:-

TOGETHER WITH a Pipeline Easement (as herein defined) over Pipeline Easement "C" hereon passing through lot 2 hereon.

SUBJECT TO a Pipeline Easement (as herein defined) over the Pipeline Easement "A" ^{& Wayleave Easement} 2.00 wide as appurtenant to Lot 2 hereon and the land comprised in the Folios of the Register Volume 125198 folio 1 ~~and Volume 125197 folio 1.~~

SUBJECT TO a Pipeline Easement (as herein defined) over the Pipeline Easement "B" hereon as appurtenant to Lot 2 hereon ~~and the land comprised in the Folio of the Register Volume 125197 folio 1.~~

SUBJECT TO a Wayleave easement (as defined by Section 2 of the Hydro Electric Commission Act 1944) over the Wayleave easement 2.00 wide as appurtenant to lot 2 hereon ~~and the land comprised in the folio of the Register Volume 125198 folio 1.~~

SUBJECT TO a Pipeline Rights (as defined in Conveyance 47/1183) for the Metropolitan Water Board over Pipeline Easement shown on plan 125196 and on the plan hereon passing parallel to Pass Road.

NOTE:- Every annexed sheet 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 3 OF 8 PAGES

Registered Number

SP129595

SUBDIVIDER:-

FOLIO REFERENCE:-

SUBJECT TO a right of drainage over the Drainage Easements (Absorption drains) marked on the plan with the right to discharge household effluent and waste water therein as appurtenant to lot 2 hereon.

SUBJECT TO a right of carriageway over the Right of Way (Private) marked EDK hereon and Right of Way (Private) marked BG hereon[^] and Right of Way (Private) marked XYZ hereon, as appurtenant to the land comprised in the Folio of the Register Volume 125198 folio 1. and Lot 2 hereon.

~~SUBJECT TO a Pipeline Easement (as herein defined) over the Pipeline Easement "D" hereon as appurtenant to the land comprised in the Folio of the Register Volume 125197 folio 1.~~

SUBJECT TO a right of carriageway over the Right of Way (Private) 6.10 wide marked hereon as appurtenant to the land comprised in the folio of the Register Volume 125198 folio 1.

SUBJECT TO a right of carriageway over the Right of Way (Private) 20.00 wide marked AB hereon as appurtenant to the land comprised in the folio of the register Volume 125197 folio 1.

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ANNEXURE TO
SCHEDULE OF EASEMENTS

PAGE 4 OF 8 PAGES

Registered Number

SP129595

SUBDIVIDER:-

FOLIO REFERENCE:-

SUBJECT TO a right of carriageway over the Right of Way (Private) marked BG, ~~and~~ Right of Way (Private) marked DK and Right of Way (Private) marked XYZ hereon ~~hereon~~ as appurtenant to the land comprised in the Folio of the Register Volume 125197 folio 1.

SUBJECT TO a Pipeline Easement (as herein defined) over the Pipeline Easement "E" hereon as appurtenant to lot 12 on Sealed Plan No 124868.

Lot 2 is

TOGETHER WITH a Pipeline Easement (as herein defined) over the ~~and "B" & Wayleave Easement~~ Pipeline Easements "A" [^] 2.00 wide hereon passing through lot 1 [^] and Pipeline Easement 'B' hereon.

TOGETHER WITH a Wayleave Easement (as defined by Section 2 of the Hydro Electric Commission Act 1994) over the Wayleave Easement 2.00 metres wide passing through lot 1 hereon.

TOGETHER WITH a Right of Drainage over the Drainage Easement (Absorption Drains) marked on the plan with the right to discharge household effluent and waste water therein passing through lot 1 hereon.

NOTE:- Every annexed sheet 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 5 OF 8 PAGES

Registered Number

SP129595

SUBDIVIDER:-

FOLIO REFERENCE:-

TOGETHER WITH a right of carriageway over the Right of Way (Private) marked EDK, ~~and~~ Right of Way (Private) marked BG ~~and~~ Right of Way (Private) marked X.Y.Z [^] hereon passing through lot 1 hereon.

SUBJECT TO a right of carriageway over the Right of Way (Private) marked HCF hereon as appurtenant to lot 1 hereon and the land comprised in the Folio of the Register Volume 125198 folio 1

SUBJECT TO a right of carriageway over the Right of Way (Private) marked CH hereon as appurtenant to the land comprised in the folio of the register volume 125197 folio 1.

SUBJECT TO a Wayleave Easement (as defined by Section 2 of the Hydro Electric Commission Act 1944) over the Wayleave Easement 2.00 wide marked hereon as appurtenant to ^{lot 1 hereon.} ~~lot 1 hereon and the land comprised in the folio of the register volume 125198 folio 1.~~

SUBJECT TO a Pipeline Easement (as herein defined) over the Pipeline Easement "C" hereon as appurtenant to Lot 1 ~~and the land comprised in the folio of the Register Volume 125197~~

NOTE:- Every annexed sheet 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 6 OF 8 PAGES

Registered Number

SP129595

SUBDIVIDER:-

FOLIO REFERENCE:-

~~folio 1.~~


FENCING PROVISION In respect of each lot shown on the plan the Vendors (John Dominic Cannon and Enid Mary De Vere Cannon) shall not be required to fence.

COVENANTS

1. The owners of each lot shown on the plan covenant with the Vendors (John Dominic Cannon and Enid Mary De Vere Cannon) and the owners for the time being of every other lot shown on the plan to the intent that the burden of these covenants may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolved with each and every other lot shown on the plan to observe the following stipulations:
 - (a) Not to construct any dwelling above the 125 metre contour level based upon State Datum.

INTERPRETATION:

"Pipeline Easement" means the full and free right of every person who is entitled to an estate or interest in possession



NOTE:- Every annexed sheet 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.

[Signatures: John Dominic Cannon, Enid Mary De Vere Cannon]

ANNEXURE TO
SCHEDULE OF EASEMENTS

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Registered Number

SP129595

SUBDIVIDER:-

FOLIO REFERENCE:-

indicated as the dominant tenement or any part thereof with which such right shall be capable of enjoyment in common with the owner of the servient tenement to lay use maintain forever water mains and pipes of such size and number as shall from time to time be required in the strips of land shown on the plan hereon and marked "Pipeline Easement" marked "A", "B", "C", "D" and "E" and the right for their surveyors and workmen from time to time and at all times hereafter to enter into and upon the said strips of land or any part thereof bringing upon the Pipeline Easements such material machinery and other things as it shall think fit and proper to inspect the condition of the said mains and pipes and to repair alter amend and cleanse PROVIDED HOWEVER that any damage occasioned thereby shall be made good.

SIGNED by the said JOHN DOMINIC CANNON and ENID MARY DE VERE CANNON as the Registered Proprietors of the land comprised in the Folio of the Register Volume 125196 folio 1 in the presence of:

Witness: *Peter Young*
Name: *Peter Young*
Address: *16 Victoria Street Hobart*
Occupation: *Secretary*

John Dominic Cannon
Enid Mary De Vere Cannon

John Dominic Cannon

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ANNEXURE TO
SCHEDULE OF EASEMENTS

PAGE 8 OF 8 PAGES

Registered Number

SP129595

SUBDIVIDER:-

FOLIO REFERENCE:-

THE COMMON SEAL of MURDOS)
NOMINEES PTY LTD (A.C.N.)
009 584 543) was hereto)
affixed in the presence of:)

DIRECTOR

DIRECTOR/SECRETARY



NOTE:- Every annexed sheet 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.

SCHEDULE OF EASEMENTS	Registered Number SP 170771
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 10 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.

Lot 200 is **subject** a Right of Carriageway marked "Right of Way (Private) 4.00 Wide" shown on the Plan appurtenant to Lot 96

Lot 200 is **subject** to a Right of Carriageway over the land marked "Right of Way "C" (Private) 6.00 Wide" on the Plan appurtenant to Lots 1 and 97


Lot 200 is **subject** to a Right of Carriageway over the land marked "Right of Way "D" (Private) 6.00 Wide" on the Plan appurtenant to Lot 1

Lot 200 is **subject** to a Right of Carriageway over the land marked "Right of Way "E" (Private) 6.00 Wide" on the Plan appurtenant to Lot 97

Lot 200 is **subject** to a Right of Carriageway over the land marked "Right of Way "F" (Private) 6.10 Wide NORS" on the Plan appurtenant to Lot 1

Lot 200 ("The Lot") is **subject** to a Right of Services (as defined herein) over the land marked "Service Easement NOPQ" on the Plan appurtenant to Lot 1

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: RAADAS Investments Pty Ltd, Clarence City Council FOLIO REF: 158406/1 & 162087/1 SOLICITOR & REFERENCE: MR WILLIAM JUSTO:IMH:055782	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 12-11-2022 12-11-2022 REF NO.  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

X

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 9 PAGES	Registered Number SP 170771
SUBDIVIDER: FOLIO REFERENCE:	

Lot 96 is **together** with a Right of Carriageway over the land marked "Right of Way (Private) 4.00 Wide" over Lot 200

Lot 1 is **together** with a Right of Carriageway over the land marked "Right of Way "C" (Private) 6.00 Wide" over Lot 200

Lot 97 is **together** with a Right of Carriageway over the land marked "Right of Way "C" (Private) 6.00 Wide" over Lot 200

Lot 1 is **together** with a Right of Carriageway over the land marked "Right of Way "D" (Private) 6.00 Wide" over Lot 200

Lot 97 is **together** with a Right of Carriageway over the land marked "Right of Way "E" (Private) 6.00 Wide" over Lot 200

Lot 1 is **together** with a Right of Carriageway over the land marked "Right of Way "F" (Private) 6.10 Wide NORS" over Lot 200

Lot 1 is **together** with a Right of Services (as defined herein) over the land marked "Service Easement NOPQ" over Lot 200

Lot 96 ("The Lot") is **subject** to Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, it's successors and assigns (TasWater) over the land marked "Pipeline Easement "B" 3.00 Wide" shown on the Plan (The Easement land)

Lot 96 ("The Lot") is **subject** to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd it successors and assigns (TasWater) over the land marked "Pipeline Easement "C" 4.00 Wide" shown on the Plan (the Easement land)

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 3 OF 9 PAGES	Registered Number SP170771
SUBDIVIDER: FOLIO REFERENCE:	

Lot 96 is **subject** to a Pipeline Easement (as defined herein) over the land marked "Pipeline Easement "G" 2.00 Wide" appurtenant to Lot 97

Lot 97 is **together** with a Pipeline Easement (as defined herein) over the land marked "Pipeline Easement "G" 2.00 Wide" over Lot 96

Lot 97 ("The Lot") is **subject** to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd its successors and assigns (TasWater) over the land marked "Pipeline Easement "D" 3.00 Wide" shown on the Plan (the Easement land)

Lot 97 ("The Lot") is **subject** to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd its successors and assigns (TasWater) over the land marked "Pipeline Easement "E" 3.00 Wide" shown on the Plan (the Easement land)

Lot 97 ("The Lot") is **subject** to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd its successors and assigns (TasWater) over the land marked "Pipeline Easement "F" 3.00 Wide" shown on the Plan (the Easement land)

Lot 1 is **subject** a Right of Footway (as defined herein) over the land marked "Right of Way "A" 6.10 Wide" on the Plan appurtenant to Lot 99 and the Clarence City Council

Lot 1 is **subject** a Right of Footway (as defined herein) over the land marked "Right of Way "B" 6.10 Wide" on the Plan appurtenant to Lot 99 and the Clarence City Council

Lot 99 is **together** with a Right of Footway (as defined herein) over the land marked "Right of Way "A" 6.10 Wide" over Lot 1

Lot 99 is **together** with Right of Footway (as defined herein) over the land marked "Right of Way "B" 6.10 Wide" over Lot 1

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.

Je.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 9 PAGES	Registered Number SP170771
SUBDIVIDER: FOLIO REFERENCE:	

Lots 1, 96, 97, 99 and 200 are each together with a Right of Carriageway over the Right of Way (Private) marked "HCF" on "the Plan"

Lot 1 is together with a Pipeline Easement over the "Pipeline Easement C" shown on Plan and more fully set forth in SP129595

Lot 1 and 200 are each subject to a Pipeline Easement over that land marked "Pipeline Easement A" 2.00 Wide and Wayleave Easement 2.00 Wide" shown on the Plan appurtenant to Lot 2 on P129595 and Lot 1 on SP125198 and more fully set forth in SP129595

Lot 1 is subject to a Pipeline Easement over the land marked "Pipeline Easement B" shown on the Plan appurtenant to Lot 2 on SP129595 and more fully set forth in SP129595

Lot 1 and 200 are each subject to a Wayleave Easement over that land marked "Wayleave Easement 2.00 Wide" shown on the Plan appurtenant to Lot 2 on SP129595 and more fully set forth in SP129595

Lot 96 is subject to a Pipeline Easement over the land marked "Pipeline Easement" shown on the Plan appurtenant to the Metropolitan Water Board and more fully set forth in SP129595 and shown passing parallel to Pass Road.

Lot 1 is subject to a Right of Drainage appurtenant to Lot 2 on SP129595 over the land marked "Drainage Easement (absorption Drain)" shown on the Plan

Lots 1 and 200 are each subject to a Right of Carriageway over that land marked "Right of Way 6.10 Wide" shown on the Plan appurtenant to Lot 1 on P125198

Pipeline easement & wayleave easement hereon as relates to Lot 200 deleted by me pursuant to Request to Amend No. 1493324 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

Alan Raine
Recorder of Titles

5 JUL 2017
Date

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 5 OF 9 PAGES	Registered Number SP170771
SUBDIVIDER: FOLIO REFERENCE:	

Lot 99 is subject to a Right of Carriageway and Pipeline Easement in gross and a Service Easement in gross in favour of TasWater over the land marked "Right of Way (Private) Pipeline and Service Easement 10.00 Wide" shown on the Plan more fully set forth in SP162087.

Lots 1 and 99 are each subject to a Right of Carriageway over that land marked Right of Way (Private) "EDK" shown on the Plan appurtenant to Lot 2 on SP129595.

Lot 99 is subject to a Right of Carriageway over that land marked "Right of Way (Private) "DK"" on the Plan appurtenant to Lot 1 on P125197

Lot 99 is subject to a Water Storage Easement in favour of TasWater over the land marked "Water Storage Easement" shown on the Plan and more fully set forth in SP162087.

Lot 99 is subject to a Right of Carriageway (appurtenant to Lot 2 on SP162087) over the land marked "Right of Way (Private) 10.00 Wide and Variable Width" on the Plan

Lot 99 is **together** with a Right of Drainage over the land marked "Drainage Easement 2.00 Wide" as shown on the Plan

COVENANTS

1. The owner of Lot 1 covenants with the Clarence City Council 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 in favour of the Clarence City Council to observe the following stipulation:
 - a) Not to erect any building on the lot except within the area marked ABGIJLMN on the Plan

Lots 1, 96, 97, 99 and 200 are each subject to Covenants more fully set forth in SP129595

FENCING PROVISION

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 6 OF 9 PAGES	Registered Number SP 170771
SUBDIVIDER: FOLIO REFERENCE:	

In respect with each Lot on the Plan the Vendor, Raadas Investments Pty Ltd, and the owner of Lot 1 on the Plan, shall not be required to fence.

DEFINITIONS

"PIPELINE AND SERVICES EASEMENT" means THE FULL RIGHT AND LIBERTY for the Transferee at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, Plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (i) without doing unnecessary damage to the Easement Land; and
 - (ii) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, Plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

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.

the

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 9 PAGES	Registered Number SP 170771
SUBDIVIDER: FOLIO REFERENCE:	

(1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:

- (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or Plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
- (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
- (a) reinstate the ground level of the Easement Land; or

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 8 OF 9 PAGES	Registered Number SP 170771
SUBDIVIDER: FOLIO REFERENCE:	

- (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
- (c) replace anything that supported, protected or covered the Infrastructure.

Interpretation:

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) anything reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

"RIGHT OF FOOTWAY" means

The full right and liberty for the owner of the dominant tenement to create and maintain at all times a walking track for the benefit of the dominate tenement and to authorise such persons as it may wish including the public generally to go, pass and repass on foot or bicycle at all times to and from the dominate tenement or any part of the same

"RIGHT OF SERVICES " means

The full free right and liberty for owners from time to time of land contained in Lot 1 (the Dominant Tenement) it's successors and their employees, agents and contractors at all times to lay, use and

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ANNEXURE TO
SCHEDULE OF EASEMENTS

PAGE 9 OF 9 PAGES

Registered Number

SP170771

SUBDIVIDER:
FOLIO REFERENCE:

maintain forever water mains, pipes, pumps, drains, mains, channels, sewers, wires, cables and other conducting media over the land marked "NOPQ" (Servient Land) of such size and number as shall from time to time be required in or on the Servient Land and to enter into and upon the Servient Land or any part of it bringing upon the Servient Land such material, machinery and other things as it shall think fit and proper to inspect the condition of the Servient Land and to repair, amend and cleanse provided however that any damage occasioned in doing so shall be made good

"PIPELINE EASMENT" means

The full right and liberty for the owner of the Dominant Tenement and for every person who is at any time entitled to an estate or interest in position of the Dominant Tenement or any party thereof with which this right is capable of being enjoyed and every person, any surveyors, workmen and persons authorised by them from time to time and at all times here after if they should think fit to enter into and upon the Servient Tenement and then to install, erect, repair, inspect, cleanse and amend any water pipe or other services for supplies to and from the dominant land through, over and along or under the servient land to allow the flow of water through and along the said water pipe or other services exercising such right causing as little damage and inconvenience as reasonably practicable in so doing and making good immediately any damage caused to the servient land.

EXECUTED by RAADAS
INVESTMENTS PTY LTD in
accordance with section 127 of the
Corporations Act 2001:

Signature:

Name:
PLEASE PRINT

Sole Director/Sole Secretary

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 align="center">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p align="center">Registered Number</p> <p align="center">SP 173256</p>
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PAGE 1 OF 4 PAGES

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.

Lot 12 is subject to a right of drainage in gross (in favour of Clarence City Council) over the land marked DRAINAGE EASEMENT 3.00 WIDE passing through that lot on the plan

Lots 15 & 16 are each subject to a right of drainage in gross (in favour of Clarence City Council) over the land marked DRAINAGE PIPELINE AND SERVICE EASEMENT 3.00 WIDE passing through such lot on the plan


Lots 15 & 16 are each subject to a pipeline and services easement in gross (in favour of TasWater) over the land marked DRAINAGE PIPELINE AND SERVICE EASEMENT 3.00 WIDE ("the Easement Land") passing through such lot on the plan

Lot 100 is subject to a right of services created by and more fully set forth in Sealed Plan 170771 (appurtenant to lot 1 on Sealed Plan 170771) over the land marked SERVICE EASEMENT "NOPQ" passing through that lot on the plan

Lot 200 is subject to a right of carriageway (appurtenant to lot 96 on Sealed Plan 170771) over the land marked RIGHT OF WAY (PRIVATE) 4.00 WIDE passing through that lot on the plan

Lot 200 is subject to a right of carriageway (appurtenant to lot 1 on Sealed Plan 170771) over the land marked RIGHT OF WAY (PRIVATE) "C" 6.00 WIDE & RIGHT OF WAY (PRIVATE) "D" 6.00 WIDE passing through that lot on the plan

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: HOBART PROPERTIES & SECURITIES P/L</p> <p>FOLIO REF: 170771/200</p> <p>SOLICITOR: ROBERTS & PARTNERS</p>	<p>PLAN SEALED BY: CLARENCE CITY COUNCIL</p> <p>DATE: 8-6-2017</p> <p>SD-2015/35 REF NO.</p> <p align="right"> Council Delegate</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 173256
SUBDIVIDER: : HOBART PROPERTIES & SECURITIES P/L FOLIO REFERENCE: 170771/200	

Lot 200 is subject to a right of carriageway (appurtenant to lot 97 on Sealed Plan 170771) over the land marked RIGHT OF WAY (PRIVATE) "C" 6.00 WIDE & RIGHT OF WAY (PRIVATE) "E" 6.00 WIDE passing through that lot on the plan

Lot 200 is subject to a right of drainage in gross (in favour of Clarence City Council) over the land marked DRAINAGE PIPELINE AND SERVICES EASEMENT 3.00 WIDE passing through that lot on the plan

Lot 200 is subject to a pipeline and services easement in gross (in favour of TasWater) over the land marked DRAINAGE PIPELINE AND SERVICES EASEMENT 3.00 WIDE ("the Easement Land") passing through that lot on the plan

COVENANTS

The owners of the lots on the plan are affected by covenants created by and more fully set forth in Sealed Plan 129595 & Sealed Plan 170771

FENCING PROVISION

In respect to the lots on the plan the vendor (Hobart Properties & Securities Pty Ltd) shall not be required to fence

INTERPRETATION

"TasWater" means the Tasmanian Water and Sewerage Corporation Pty Ltd its successors and assigns

"Pipeline and Services Easement" means the full right and liberty for TasWater at any time to:

- (1) Enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) Investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for
- (3) any purpose or activity that TasWater is authorised to do or undertake;
- (4) Install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;

Signature:

(Ian Noel Roberts)

Signature:

(Wendy Amanda Roberts)

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 3 OF 4 PAGES	Registered Number SP 173256
SUBDIVIDER: : HOBART PROPERTIES & SECURITIES P/L FOLIO REFERENCE: 170771/200	

- (5) Remove and replace the Infrastructure;
- (6) Run and pass sewage and water through and along the Infrastructure
- (7) Do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - a) without doing unnecessary damage to the Easement Land; and
 - b) leaving the Easement Land in a clean and tidy condition;
- (8) If the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (9) Use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
 - a) Alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - b) Install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - c) Remove any thing that supports, protects or covers and Infrastructure on or in the Easement Land;
 - d) Do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - e) In any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - f) Permit or allow any action which the Owner must not do or acquiesce in that action
- (2) TasWater is not required to fence any part of the Easement Land
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The owner may erect a gate across any part of the Easement Land subject to these conditions:
 - a) The Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - b) If the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.

Signature:

(Ian Noel Roberts)

Signature:

(Wendy Amanda Roberts)

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP173256
SUBDIVIDER: : HOBART PROPERTIES & SECURITIES P/L FOLIO REFERENCE: 170771/200	

- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
- a) Reinstate the ground level of the Easement Land; or
 - b) Remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - c) Replace anything that supported, protected or covered the Infrastructure.

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- a) Sewer pipes and water pipes and associated valves;
- b) Telemetry and monitoring devices;
- c) Inspection and access pits;
- d) Power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- e) Markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or Infrastructure;
- f) Anything responsibly required the support, protect or cover any of the Infrastructure;
- g) Any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water through the Easement Land or monitoring or managing that activity; and
- h) Where the context permits, any part of the Infrastructure

Executed by HOBART PROPERTIES & SECURITIES PTY LTD under section 127
of the Corporations Act 2001 by being signed by two directors-

Signature: 
(Ian Noel Roberts)

Signature: 
(Wendy Amanda Roberts)

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>SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>Registered Number</p> <p>SP 174563</p>
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EASEMENTS AND PROFITS

PAGE 1 OF 4 PAGES

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.

Lots 27-34 are each subject to a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE, DRAINAGE & SERVICES EASEMENT 3.00 WIDE passing through such lot on the plan

Lot 27-34 ^{are} each subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE, DRAINAGE & SERVICES EASEMENT 3.00 WIDE ("the Easement Land") passing through that lot on the plan

²⁰¹
Lot ~~200~~ is subject to a right of carriageway (appurtenant to lot 96 on Sealed Plan 170771) over the land marked RIGHT OF WAY (PRIVATE) 4.00 WIDE passing through that lot on the plan

²⁰¹
Lot ~~200~~ is subject to a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE, DRAINAGE & SERVICES EASEMENT 3.00 WIDE passing through that lot on the plan

²⁰¹
Lot ~~200~~ is subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE, DRAINAGE & SERVICES EASEMENT 3.00 WIDE ("the Easement Land") passing through that lot on the plan

COVENANTS

The owners of the lots on the plan are affected by covenants created by and more fully set forth in Sealed Plan 129595, Sealed Plan 170771 & Sealed Plan 173256

(USE ANNEXURE PAGES FOR CONTINUATION)	
<p>SUBDIVIDER: HOBART PROPERTIES & SECURITIES P/L</p> <p>FOLIO REF: 173256/700</p> <p>SO LICITOR: ROBERTS & PARTNERS</p>	<p>PLAN SEALED BY: CLARENCE CITY COUNCIL</p> <p>DATE: 11-4-18</p> <p>SD-2015/35</p> <p>REF NO.</p> <p><i>[Signature]</i> Council Delegate</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 174563
SUBDIVIDER: : HOBART PROPERTIES & SECURITIES P/L FOLIO REFERENCE: 173256/200	

FENCING PROVISION

In respect to the lots on the plan the vendor (Hobart Properties & Securities Pty Ltd) shall not be required to fence

INTERPRETATION

"TasWater" means the Tasmanian Water and Sewerage Corporation Pty Ltd its successors and assigns

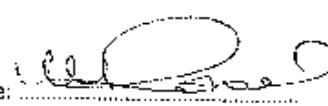
"Pipeline and Services Easement" means the full right and liberty for TasWater at any time to:

- (1) Enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) Investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for
- (3) any purpose or activity that TasWater is authorised to do or undertake;
- (4) Install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (5) Remove and replace the Infrastructure;
- (6) Run and pass sewage and water through and along the Infrastructure
- (7) Do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - a) without doing unnecessary damage to the Easement Land; and
 - b) leaving the Easement Land in a clean and tidy condition;
- (8) If the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (9) Use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
 - a) Alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;

Signature: 
(Ian Noel Roberts)

Signature: 
(Wendy Amanda Roberts)

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 174563
SUBDIVIDER: : HOBART PROPERTIES & SECURITIES P/L FOLIO REFERENCE: 173256/200	

- b) Install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - c) Remove any thing that supports, protects or covers and Infrastructure on or in the Easement Land;
 - d) Do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - e) In any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - f) Permit or allow any action which the Owner must not do or acquiesce in that action
- (2) TasWater is not required to fence any part of the Easement Land
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The owner may erect a gate across any part of the Easement Land subject to these conditions:
- a) The Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - b) If the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
- a) Reinstatement the ground level of the Easement Land; or
 - b) Remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - c) Replace anything that supported, protected or covered the Infrastructure.

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- a) Sewer pipes and water pipes and associated valves;
- b) Telemetry and monitoring devices;
- c) Inspection and access pits;
- d) Power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);

Signature: 
(Ian Noel Roberts)

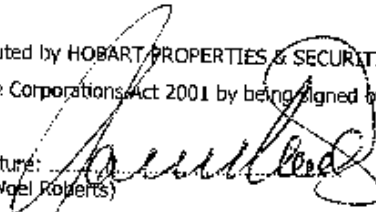
Signature: 
(Wendy Amanda Roberts)


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 PAGES	Registered Number SP174563
SUBDIVIDER: : HOBART PROPERTIES & SECURITIES P/L FOLIO REFERENCE: 173256/200	

- e) Markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or Infrastructure;
- f) Anything responsibly required the support, protect or cover any of the Infrastructure;
- g) Any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water through the Easement Land or monitoring or managing that activity; and
- h) Where the context permits, any part of the Infrastructure

Executed by HOBART PROPERTIES & SECURITIES PTY LTD under section 127
of the Corporations Act 2001 by being signed by two directors-

Signature: 
(Ian Noel Roberts)

Signature: 
(Wendy Amanda Roberts)

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 align="center">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p align="center">Registered Number</p> <p align="center">SP 175965</p>
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EASEMENTS AND PROFITS

PAGE 1 OF 4 PAGES

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.

Lot 25 is subject to a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE, SERVICES & DRAINAGE EASEMENT 3.00 WIDE passing through that lot on the plan

Lot 25 is subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE, SERVICES & DRAINAGE EASEMENT 3.00 WIDE ("the Easement Land") passing through that lot on the plan

Lot 48 is subject to a right of drainage in gross (in favour of Clarence City Council) over the land marked DRAINAGE EASEMENT VARIABLE WIDTH passing through that lot on the plan

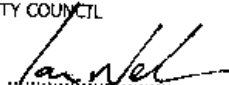
Lot 103 is subject to a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE, SERVICES & DRAINAGE EASEMENT 3.00 WIDE passing through that lot on the plan

Lot 103 is subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE, SERVICES & DRAINAGE EASEMENT 3.00 WIDE ("the Easement Land") passing through that lot on the plan

COVENANTS

The owners of the lots on the plan are affected by covenants created by and more fully set forth in Sealed Plan 129595, Sealed Plan 170771, Sealed Plan 173256 & Sealed Plan 174563

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: HOBART PROPERTIES & SECURITIES P/L</p> <p>FOLIO REF: 174563-201</p> <p>SOLICITOR: ROBERTS & PARTNERS</p>	<p>PLAN SEALED BY: CLARENCE CITY COUNCIL</p> <p>DATE: 23-10-2013</p> <p>SD-2015/35 REF NO.</p> <p align="right"> Council Delegate</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 175965
SUBDIVIDER: : HOBART PROPERTIES & SECURITIES P/L FOLIO REFERENCE: 174563-201	

FENCING PROVISION

In respect to the lots on the plan the vendor (Hobart Properties & Securities Pty Ltd) shall not be required to fence

INTERPRETATION

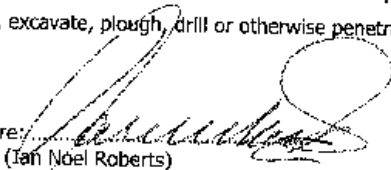
"TasWater" means the Tasmanian Water and Sewerage Corporation Pty Ltd its successors and assigns


"Pipeline and Services Easement" means the full right and liberty for TasWater at any time to:

- (1) Enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) Investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for
- (3) any purpose or activity that TasWater is authorised to do or undertake;
- (4) Install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (5) Remove and replace the Infrastructure;
- (6) Run and pass sewage and water through and along the Infrastructure
- (7) Do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - a) without doing unnecessary damage to the Easement Land; and
 - b) leaving the Easement Land in a clean and tidy condition;
- (8) If the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (9) Use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
 - a) Alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;

Signature: 
(Ian Noel Roberts)

Signature: 
(Wendy Amanda Roberts)

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 align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 3 OF 4 PAGES</p>	<p align="center">Registered Number</p> <p align="center">SP 175965</p>
<p>SUBDIVIDER: : HOBART PROPERTIES & SECURITIES P/L FOLIO REFERENCE: 174563-201</p>	

- b) Install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - c) Remove any thing that supports, protects or covers and Infrastructure on or in the Easement Land;
 - d) Do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - e) In any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - f) Permit or allow any action which the Owner must not do or acquiesce in that action
- (2) TasWater is not required to fence any part of the Easement Land
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The owner may erect a gate across any part of the Easement Land subject to these conditions:
- a) The Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - b) If the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
- a) Reinstatement the ground level of the Easement Land; or
 - b) Remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - c) Replace anything that supported, protected or covered the Infrastructure.

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- a) Sewer pipes and water pipes and associated valves;
- b) Telemetry and monitoring devices;
- c) Inspection and access pits;
- d) Power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);

Signature: _____

(Ian Noel Roberts)

Signature: _____

(Wendy Amanda Roberts)

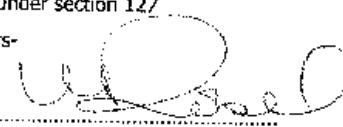
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 175965
SUBDIVIDER: : HOBART PROPERTIES & SECURITIES P/L FOLIO REFERENCE: 174563-201	

- e) Markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or Infrastructure;
- f) Anything responsibly required the support, protect or cover any of the Infrastructure;
- g) Any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water through the Easement Land or monitoring or managing that activity; and
- h) Where the context permits, any part of the Infrastructure

Executed by HOBART PROPERTIES & SECURITIES PTY LTD under section 127
of the Corporations Act 2001 by being signed by two directors-

Signature: 
(Ian Noel Roberts)

Signature: 
(Wendy Amanda Roberts)

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.

GENERAL NOTES

1. Use written dimensions, don't scale off drawing
2. All levels & dimensions shall be verified on site before commencing any work
3. Materials & Workmanship shall conform with relevant codes, building regulations, local authorities, by-laws & manufacturers written instruction as well as any council recommendations.

Engineer's drawings shall override Architectural drawings. Refer to the Engineer for associated queries & discrepancies.
Concrete to Footing & Slab to be Grade N25

All footings and steel members must be verified by the Engineer before any work shall proceed

Referenced Australian Standards to be compliant with most up to date version, including amendments.

AUSTRALIAN STANDARDS & NCC REFERENCES

All Plumbing installations and alterations as per AS/NZS 3500.0-4-2018

All Electrical installations and alterations as per AS/NZS 3000:2018

SITE PREPARATION NCC VOL. 2 PART 3.1

Earthworks to comply with Part 3.1.1 and other relevant clauses
Earth Retaining Structures to comply with Part 3.1.2 and other relevant clauses
Drainage to comply with Part 3.1.3

FOOTINGS & SLABS NCC VOL. 2 PART 3.2 AND AS 2870:2011
Refer to soil report for soil & wind classifications

MASONRY NCC VOL. 2 PART 3.3 AND AS 3700:2018 AND LATER AMENDMENTS

Unreinforced masonry to comply with NCC Vol. 2 Part 3.3.1
Vertical articulation joints to comply with NCC Vol. 2 Part 3.3.5.13 and Figures 3.3.5.3, 3.3.5.4, & 3.3.5.5
Reinforced masonry to comply with NCC Vol. 2 Part 3.3.2
External masonry veneer to comply with NCC Vol. 2 Part 3.3.5 & relevant figures & tables as well as Engineer's requirements
Wall ties to comply with NCC Vol. 2 Part 3.3.5.10 & AS 3700:2018
Steel lintel to comply with NCC Vol. 2 Part 3.3.5.12 and Engineer's requirements where provided
Damp Proof Courses (DPC) and flashings to comply with NCC Vol. 2 Parts 3.3.5.7 and 3.3.5.8
Isolated masonry piers to comply with NCC Vol. 2 Part 3.3.6

FRAMING NCC VOL. 2 PART 3.4

Subfloor ventilation to comply with Part 3.4.1
Subfloor ventilation must be provided at the minimum rate of 6000mm²/m of wall with no ground sealing membrane
Steel framing to comply with NCC Vol. 2 Part 3.4.2 and Engineer's requirements
Timber framing to comply with NCC Vol. 2 Part 3.4.3 and AS 1684.2:2021
Structural steel members to comply with NCC Vol. 2 Part 3.4.4 and Engineer's requirements

ROOF AND WALL CLADDING NCC VOL. 2 PART 3.5

Sheet roof cladding to comply with NCC Vol. 2 Part 3.5.1 and manufacturer's most up to date instructions
Roof tiling and shingles to comply with NCC Vol. 2 Part 3.5.2
Gutters & Downpipes to comply with NCC Vol. 2 Part 3.5.3 and AS/NZS 3500.3:2018
Timber and Composite wall cladding to comply with NCC Vol. 2 Part 3.5.4 and manufacturer's most up to date instructions
Metal wall cladding to comply with NCC Vol. 2 Part 3.5.5 and manufacturer's most up to date instructions

GLAZING NCC VOL. 2 PART 3.6 AND AS 1288:2006 & AS 2047:2014

FIRE SAFETY NCC VOL. 2 PART 3.7

Fire separation to comply with NCC Vol. 2 Parts 3.7.2, 3.7.3 & 3.7.4
Smoke alarms to comply with & be installed in accordance with NCC Vol. 2 Part 3.7.5 and AS 3786:2014

HEALTH AND AMENITY NCC VOL. 2 PART 3.8

Wet areas to comply with NCC Vol. 2 Part 3.8.1
Room height to comply with NCC Vol. 2 Part 3.8.2
Natural lighting to comply with NCC Vol. 2 Part 3.8.4.2
Artificial lighting to comply with NCC Vol. 2 Part 3.8.4.3
Ventilation to comply with NCC Vol. 2 Part 3.8.5
Exhaust systems in kitchen, bathroom, W.C. and laundry to be externally ducted and comply with NCC Vol. 2 Part 3.8.7

WET AREA TREATMENT

To be installed in accordance with NCC Vol. 2 Part 3.8.1 and AS 3740:2010
KITCHENS
Provide splash back to rear of sink wall to length of bench
Provide impervious floor covering (e.g. linoleum or ceramic tiles)
Benchtops to be water resistant membrane or material (e.g. Laminex or granite)
BATHROOMS
Bath to be installed to manufacturers and AS 3740:2010

Provide fibre cement sheet to all bathroom walls to comply with AS 2908.2:2000 using min. 6mm thick sheet
Shower bays to be fibre cement sheet to min 1800mm from floor covered with waterproof membrane such as decorated thermosetting laminated sheet

All wet area fixtures to be installed to manufacturer's most up to date instructions & AS 3740:2010 & NCC Vol. 2 Part 3.8.1
Shower bases to be of pre-fabricated glass fibre type bases installed to manufacturer's recommendations & AS 3740:2010
Provide adequate shower screens being glazed pane to control spread of water

Provide water resistant flooring to entire floor of all bathrooms and W.C.'s

LAUNDRY

Provide water resistant membrane to entire floor area of laundry
Provide fibre cement sheet to walls adjacent to sink and washing machine

SAFE MOVEMENT AND ACCESS NCC VOL. 2 PART 3.9

Staircase to be constructed in accordance with NCC Vol. 2 Part 3.9.1
Balustrade to be constructed in accordance with NCC Vol. 2 Part 3.9.2

ANCILLARY PROVISIONS AND ADDITIONAL CONSTRUCTION REQUIREMENTS NCC VOL. 2 PART 3.10

If located within a designated Bushfire Prone Area, construction to comply with NCC Vol. 2 Part 3.10.5
Heating appliances to be constructed & installed in accordance with NCC Vol. 2 Part 3.10.7 and AS/NZS 2918:2018
Chimneys to comply with NCC Vol. 2 Part 3.10.7.3 stating the chimney to 300mm above the ridge if less than 3600mm from ridge

ENERGY EFFICIENCY NCC VOL. 2 PART 3.12

Building fabric to comply with NCC Vol. 2 Part 3.12.1
All insulation R-Values to walls, floors & Roof to comply with NCC Vol. 2 Part 3.12.1
Building fabric thermal insulation to be installed in accordance with NCC Vol. 2 Part 3.12.1.1
Roof insulation to be installed in accordance with NCC Vol. 2 Part 3.12.1.2
Roof lights to comply with NCC Vol. 2 Part 3.12.1.3
External walls to comply with NCC Vol. 2 Part 3.12.1.4
Floors to comply with NCC Vol. 2 Part 3.12.1.5
Attached class 10a buildings to comply with NCC Vol. 2 Part 3.12.1.6
External glazing to comply with NCC Vol. 2 Part 3.12.2
Building sealing to comply with NCC Vol. 2 Part 3.12.3
Air movement to comply with NCC Vol. 2 Part 3.12.4
Services to be installed in accordance with NCC Vol. 2 Part 3.12.5

Corrosion environment-Moderate

PROTECTIVE COATINGS FOR STEELWORK

In accordance with NCC Vol. 2 Table 3.4.4.7

MODERATE	LOCATION	MINIMUM PROTECTIVE COATING	
>1km from breaking surf or >100m from salt water not subject to breaking surf or non-heavy industrial areas	INTERNAL	No protection required in a permanently dry location	
	EXTERNAL	General structural steel members	
		Option 1 2 coats alkyd primer or	
		Option 2 2 coats of alkyd gloss	
		Option 3 Hot dip galvanise 300g/m ² min	
		Option 4 Hot dip galvanise 100g/m ² min plus	
		(a) 1 coat solvent base vinyl primer or	
		(b) 1 coat vinyl gloss or alkyd	
		SEVERE Within 1km from breaking surf or within 100m of salt water not subject to breaking surf or heavy industrial areas	INTERNAL
	EXTERNAL		Option 1 Inorganic zinc primer plus 2 coats vinyl gloss finishing coats
Option 2 Hot dip galvanise 300g/m ²			
Option 3 Hot dip galvanise 100g/m ² min Plus			
(a) 2 coats solvent base vinyl primer Or (b) 2 coats vinyl gloss or alkyd			

PROPOSED UNIT DEVELOPMENT FOR BRAYDEN PART AT 28 BURGAUNDY RD HOWRAH

DRAWN BY G Tilley
email: gtilley7@bupond.com
phone ph 0400 671 582

Accreditation No CC620H
Drawing Number 1422

Site Classification

The site has been assessed and classified in accordance with AS2870:2011 "Residential Slabs and Footings".

The site has been classified as:
Class H-1

Y's

range: 40-60mm

Notes: The subsoils are likely to exhibit high ground surface movement from soil moisture fluctuations

Wind Loading Classification

According to "AS4055:2021 - Wind Loads for Housing" the house site is classified below:

Wind Classification: N2
Region: A
Terrain Category: 2.5
Shielding Classification: PS
Topographic Classification: T1
Wind Classification: N2
Design Wind Gust Speed - m/s (Vh,u): 40

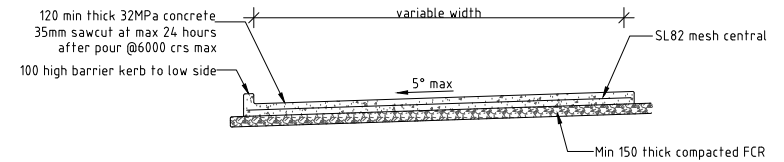
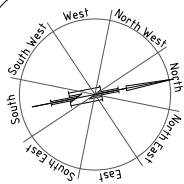
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- 8 Elevations
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- 28 Water Proofing & Bracing Details
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- 30 WH&S Notes

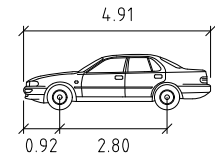
CLIMATE ZONE-7
FLOOD REPORT BY FLUSSIG ENGINEERS
SURVEY BY LEARY & COX
SOIL CLASSIFICATION H-1 BY GES PTY LTD
WIND CATEGORY N2

ATTACHMENTS
LIGHTING CALCULATIONS
ENERGY ASSESSMENT BY J DEHOOG

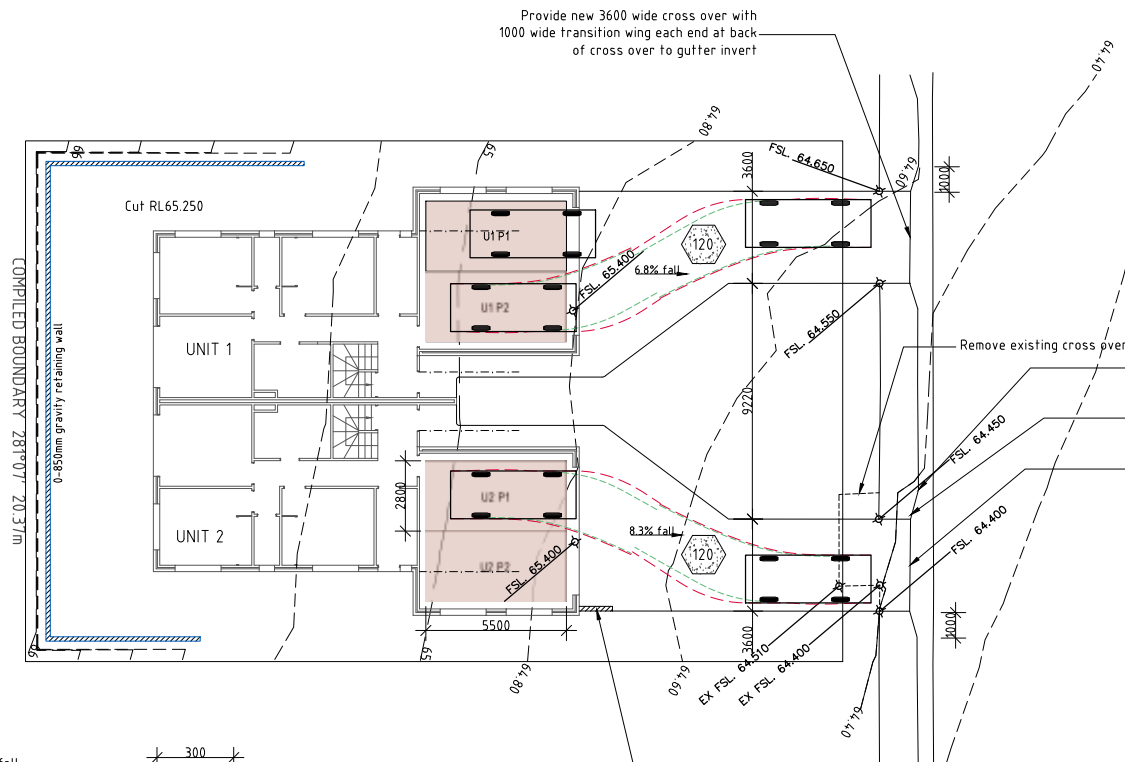




DRIVEWAY CROSS SECTION (TYPICAL)
SCALE 1:50



B85 meters
Width : 1.87
Track : 1.77
Lock to Lock Time : 6.00
Steering Angle : 34.00



Remove existing cross over
Install new cross over & transitions wing as per IPWEA drawing TSD-R09-V3
Widen crossover to 3600 wide
Provide new 3600 wide cross over with 1000 wide transition wing each end at back of cross over to gutter invert



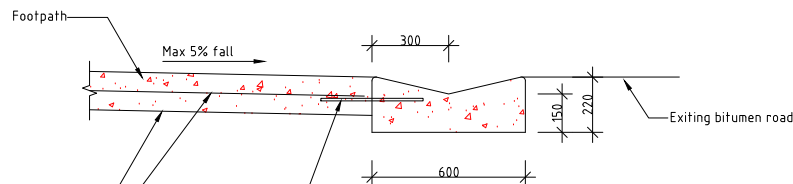
120mm Slab on grade, N25, 100 slump
SL82 Central

Natural coloured concrete
broom finished paving slab to
driveway/access & parking

NOTE: All parking and turning
areas to be clearly marked

Carparking and vehicle maneuvering to be of sealed construction and comply with AS2890.1-2004.
NO PARKING/KEEP CLEAR signage to be installed for the turning bays so as to remain clear of vehicles at all times.
Visitor parking signs to be installed at visitor parking bays
Signage noting residential parking for all units to be installed for Unit parking spaces.
Parking and vehicle circulation roadways & pedestrian paths to be provided with bollard lighting. Refer to landscape plan for lighting locations.

NOTE: Max 5% gradient to vehicle manoeuvring areas



CROSSOVER TYPE KCS
VEHICULAR CROSSING
SCALE 1:20

New cross over and footpath
concrete to match colour & finish
New Crossover to match gradient
and concrete depth if it found
to differ from the STANDARD DRAWING
by IPWEA.

PROPOSED UNIT DEVELOPMENT FOR
BRAYDEN DART AT
25 BURGUNDY RD HOWRAH

DRIVEWAY PLAN

SCALE 1:200

AMENDED
29/01/2025

DATE
18/11/2022

DRAWING NO.
03 OF 30

DRAWN BY G Tilley
email: gtilley7@bigpond.com
phone: ph 0400 671 582

Accreditation No CC620H
copyright 2022 1422



WET AREAS (To comply with NCC 3.8.1.2 and AS3740)

VESSELS OR AREA WHERE THE FIXTURE IS INSTALLED	FLOORS AND HORIZONTAL SURFACES	WALLS	WALL JUNCTIONS AND JOINTS	WALL/FLOOR JUNCTIONS	PENETRATIONS
Shower areas (Ensuite & Bathroom)					
Without hob or step-down	Waterproof floor in shower area. Membrane 'M01' Ceramic floor tiles.	Waterproof walls in shower area to min. 150mm above the floor substrate. Membrane 'M01' Water resistant walls in shower area to min. 1800mm above FFL of the shower. Ceramic tiles	Waterproof wall junctions within shower area. Membrane 'M01'	Waterproof wall/floor junctions within shower area. Membrane 'M01'	Waterproof floor penetrations in shower area with Membrane 'M01'
With preformed shower base	N/A	Water resistant walls in shower area to min. 1800mm above FFL of the shower. Ceramic tiles.	Waterproof wall junctions within shower area. Membrane 'M01'	Waterproof wall/floor junctions within shower area. Membrane 'M01'	Waterproof tap & spout penetrations with 'Waterbar' tap penetration flange & silicone.
Area outside shower area (Ensuite & Bathroom)					
For concrete and compressed fibre-cement sheet flooring	Min. water resistant floor of the room. Membrane 'M01' to entire floor of room. Ceramic floor tiles.	N/A	N/A	Waterproof wall/floor junctions Membrane 'M02'	N/A
Areas adjacent to baths and spas (Ensuite & Bathroom)					
For concrete and compressed fibre-cement sheet flooring & inserted baths & spas	Min. water resistant floor of the room. Membrane 'M01' to entire floor of room. Ceramic floor tiles. Water/slop under the bath lip. Membrane 'M01' Ceramic tiles.	(a) Min. 150mm high ceramic tile splashback to bath perimeter (b) Ceramic tile upstand from floor level to underside of bath lip.	Water resistant junctions within 150mm above bath with white silicone (3xwalls).	Water resistant ceramic tile upstand to extent of bath.	Waterproof tap and spout penetrations in horizontal surface with 'Waterbar' tap penetration flange & silicone.
Other areas					
Laundries and WC	Water resistant floor of the room. Ceramic floor tiles	N/A	N/A	Water resistant wall/floor junctions. Membrane 'M02' & ceramic tile skirting.	N/A
Walls adjoining sink, basin, or laundry tub	N/A	Water resistant to min.150mm above the vessel, for the extent of the vessel, where the vessel is within 75mm of a wall. Ceramic tiles.	Waterproof wall junctions where a vessel is fixed to a wall with silicone	N/A	Waterproof tap & spout penetrations if within splashback with 'Waterbar' tap penetration flange & silicone.
KEY: Membrane 'M01' = Duntop (or similar) approved shower waterproofing kit complete with reinforcing mat, primer, neutral cure silicone & membrane to manufacturers recommendations. Membrane 'M02' = Duntop (or similar) approved water based acrylic polyurethane membrane applied by either brush or roller in a consistent thickness to manufacturers recommendations.					

Shower screens
1800H Semi-frameless shower screens to comply with BCA Table 3.6.5. & AS1288. Minimum 4mm Thick Grade A Toughened safety glass, labelled to comply with industry standards.

WATERPROOFING OF UNENCLOSED SHOWERS

FLOOR: Waterproof entire floor
WALLS: Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.

WALL JUNCTIONS AND JOINTS: Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction

PENETRATIONS: Waterproof all penetrations

AREAS OUTSIDE THE SHOWER ON CONCRETE SLAB;

FLOORS: Water resistant to entire floor

WALL JUNCTIONS AND JOINTS: Waterproof all wall/floor junctions Where a flashing is used the horizontal leg must be not less than 40mm

AREAS OUTSIDE THE SHOWER ON TIMBER FLOOR;

FLOORS: Waterproof entire floor

WALL JUNCTIONS AND JOINTS: Waterproof all wall/floor junctions Where a flashing is used the horizontal leg must be not less than 40mm

WATERPROOFING

Enclosed shower with preformed shower base

Walls to be water resistant to a height of not less than 1800mm above finished floor level

Waterproof internal & external corners and horizontal joints within a height of 180mm

above the floor level with not less than 40mm width either side of the junctions

Waterproof all penetrations

HYDRAULIC NOTES:

1 All plumbing shall be in accordance with the Tasmanian plumbing regulations, AS3500 and to the local authority approval.

2 The location of the existing services where shown are approximate only and shall be confirmed on site where possible.

Determine location of existing power, Telstra, water and drainage services prior to commencing new work.

3 Conceal all pipework in ceiling space, ducts, cavities, wall chases, cupboards etc unless otherwise approved.

4 Refer to designers drawings and fixture and equipment technical specifications for pipework connections.

5 Make good all disturbed surfaces to match existing

6 Remove all excess soil and surplus materials from site.

7 All plumbing to be installed by a licenced Plumber.

Surface drainage to conform with BCA Vol2 Part 3.12.2. NOTE: 50mm fall required over the first 1 meter from the building

Install inspection openings at major bends for stormwater and all low points of downpipes. All plumbing & drainage to be in accordance with local Council requirements

Provide surface drain to back of bulk excavation to drain levelled pad prior to commencing footing excavation.

Stormwater line (100mm UPVC)

Sewer line (100mm UPVC)

Services

The heated water system must be designed and installed with Part B2 of 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 (ie 9mm of closed cell polymer insulation)

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 (ie 19mm of closed cell polymer insulation)

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 (ie 25mm of closed cell polymer insulation)

Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements

Hot & Cold water nominal diameters

Branch off takes Min DN20

Max off take length 6m DN18

Max off take length 3m DN15

Max off take length 1m DN10

Insulation Schedule		
Heated water pipes Type	Size Range	Insulation
Circulating Line	32-40	25mm Rockwool with foil wrap
Branch Line Offtake	20-25 18	19mm Bradflex 13mm Bradflex
Cold water pipes exposed Type	Size Range	Insulation
All	>20	13mm Bradflex
Other cold water pipes Type	Size Range	Insulation
All	All	Not required

NOTE: Water pipes associated directly with plant equipment shall be insulated in accordance with the manufacturers instructions for a typical installation

PROPOSED UNIT DEVELOPMENT FOR
BRAYDEN DART AT
25 BURGUNDY RD HOWRAH

PLUMBING NOTES

SCALE : VARIABLE

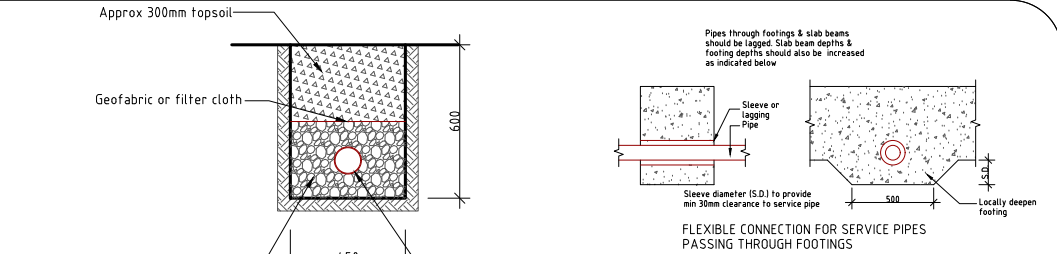
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DATE
18/11/2022

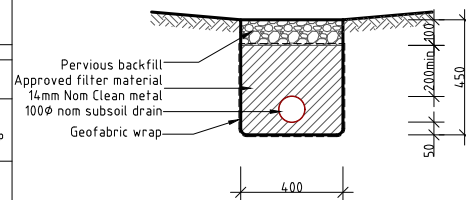
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ABSORPTION TRENCH (TYPICAL)

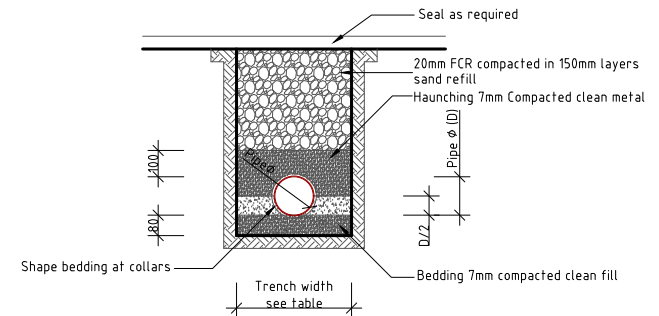


TYPICAL AGG DRAIN DETAIL

NOTE: All materials and construction to comply with AS3500.3.2003

TRENCH WIDTHS	
Pipe diameter	Min trench width
Less than 50mm	250
75-100mm	450
150-300mm	600
>300mm	ø plus 300mm

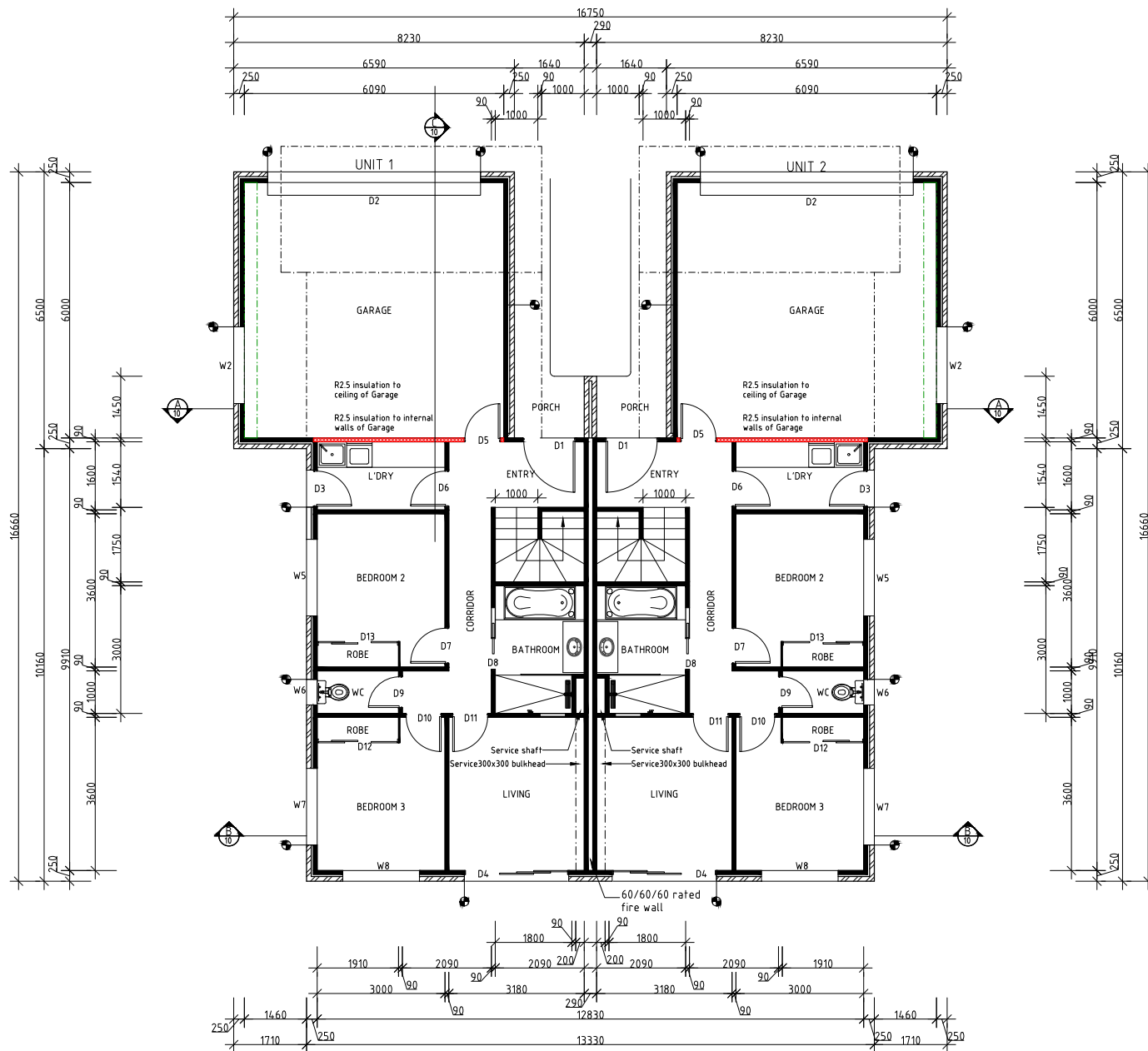
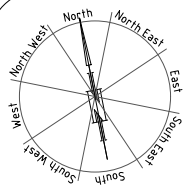
TYPICAL PIPE TRENCH DETAIL NON-TRAFFICABLE AREAS



TYPICAL PIPE TRENCH DETAIL TRAFFICABLE AREAS

IMPORTANT NOTICE FOR ATTENTION OF OWNER.
The owner's attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO Building Technology File 18 and it is the owner's responsibility to maintain the site in accordance with the document.





Install articulation joints in accordance with BCA Vol 2 Part 3.3.1.8

Minimum floor height
FFL65.400m AHD, refer to
flood report by Flussig
Engineers

AREAS	
Unit 1 Lower Level	110.42m ²
Unit 1 Upper Level	90.28m ²
Unit 1 Total	200.70m ²
Unit 2 Lower Level	110.42m ²
Unit 2 Upper Level	90.28m ²
Unit 2 Total	200.70m ²
Lower Level Total:	222.41m ²
Upper Level Total:	182.13m ²
Total:	404.54m ²
Unit 1 Deck:	24.42m ²
Unit 2 Deck:	24.42m ²

CONJOINED UNITS 1 & 2 LOWER LEVEL

PROPOSED UNIT DEVELOPMENT FOR
BRAYDEN DART AT
25 BURGUNDY RD HOWRAH

CONJOINED UNITS 1 & 2 PLAN

SCALE 1:100

AMENDED
29 / 01 / 2025
11 / 02 / 2025

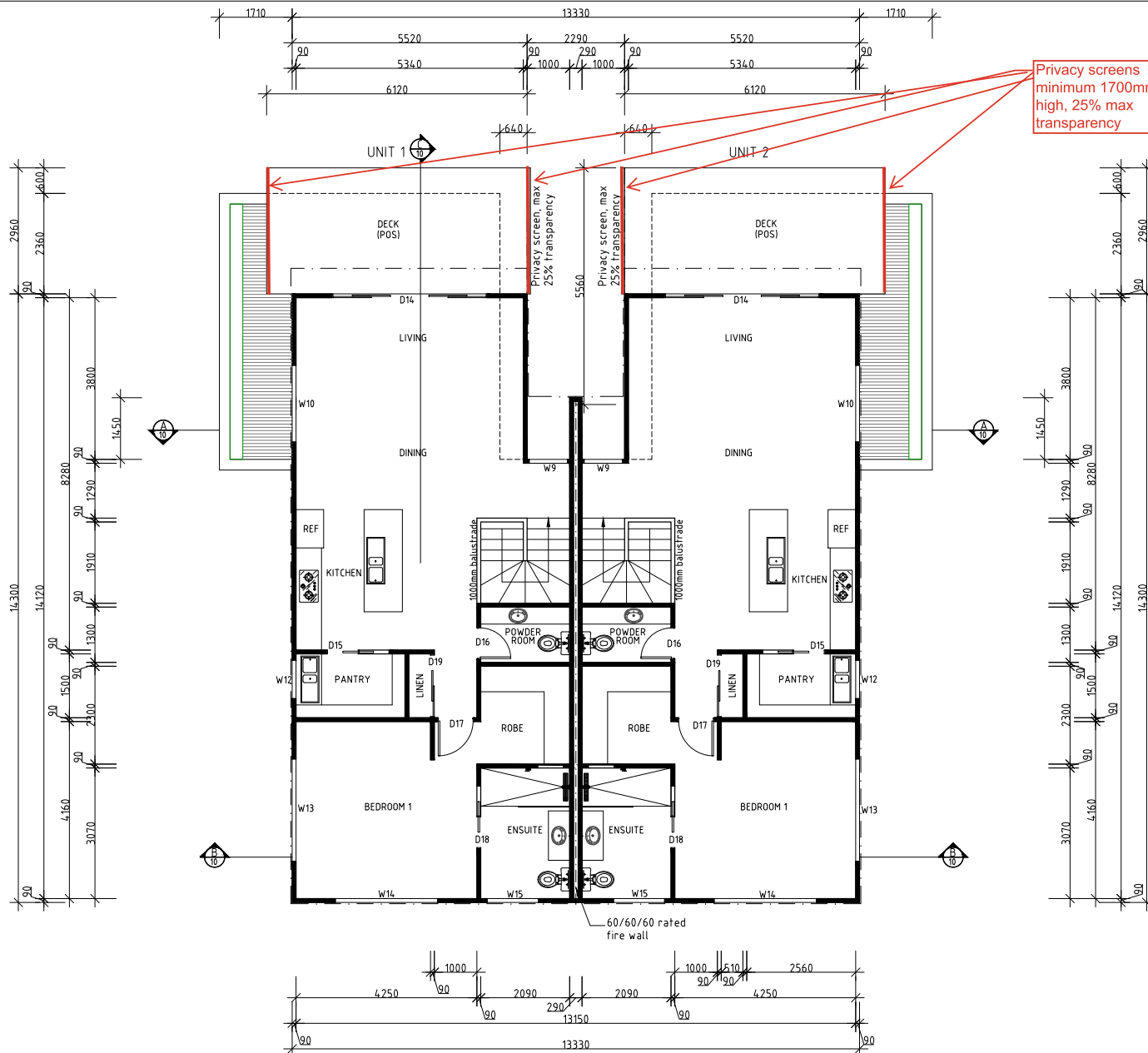
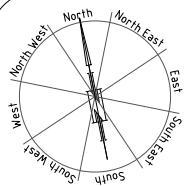
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Minimum floor height
FFL65.400mAH, refer to
flood report by Flussig
Engineers

AREAS	
Unit 1 Lower Level	110.42m ²
Unit 1 Upper Level	90.28m ²
Unit 1 Total	200.70m ²
Unit 2 Lower Level	110.42m ²
Unit 2 Upper Level	90.28m ²
Unit 2 Total	200.70m ²
Lower Level Total:	222.41m ²
Upper Level Total:	182.13m ²
Total:	404.54m ²
Unit 1 Deck:	24.42m ²
Unit 2 Deck:	24.42m ²

CONJOINED UNITS 1 & 2 UPPER LEVEL

PROPOSED UNIT DEVELOPMENT FOR
BRAYDEN DART AT
25 BURGUNDY RD HOWRAH

CONJOINED UNITS 1 & 2 PLAN

SCALE 1:100

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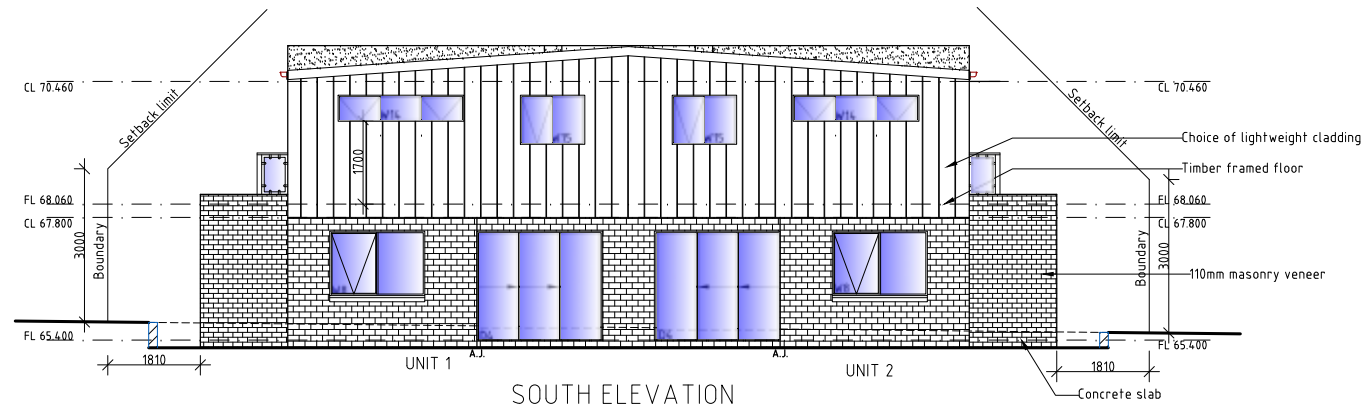
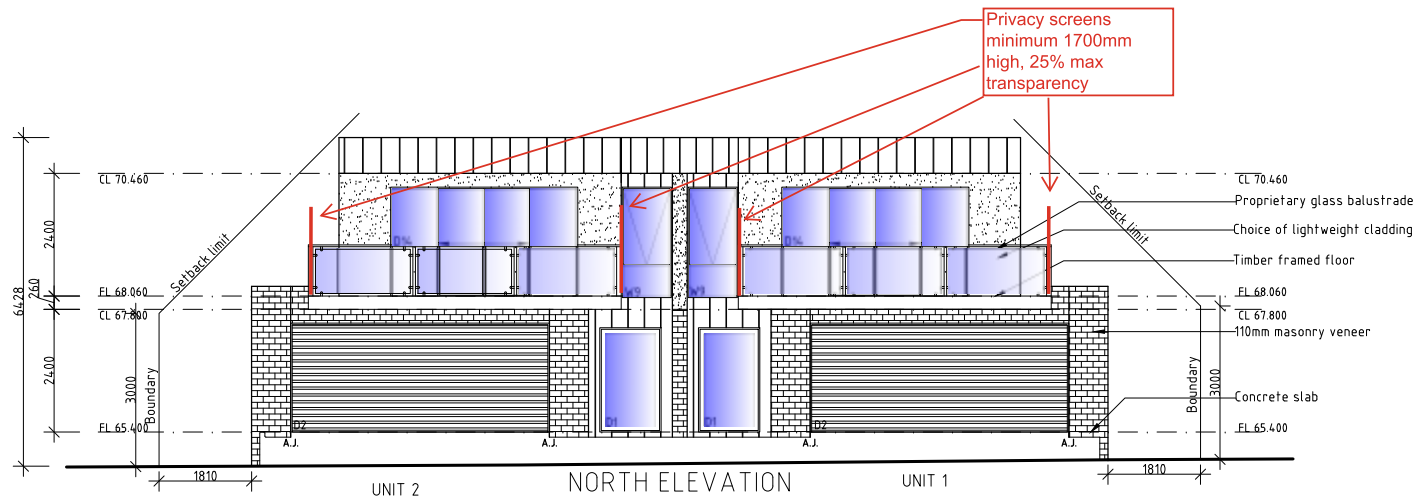
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CONJOINED UNITS 1 & 2

PROPOSED UNIT DEVELOPMENT FOR
BRAYDEN DART AT
25 BURGUNDY RD HOWRAH

CONJOINED UNITS 1 & 2 ELEVATIONS

SCALE 1:100

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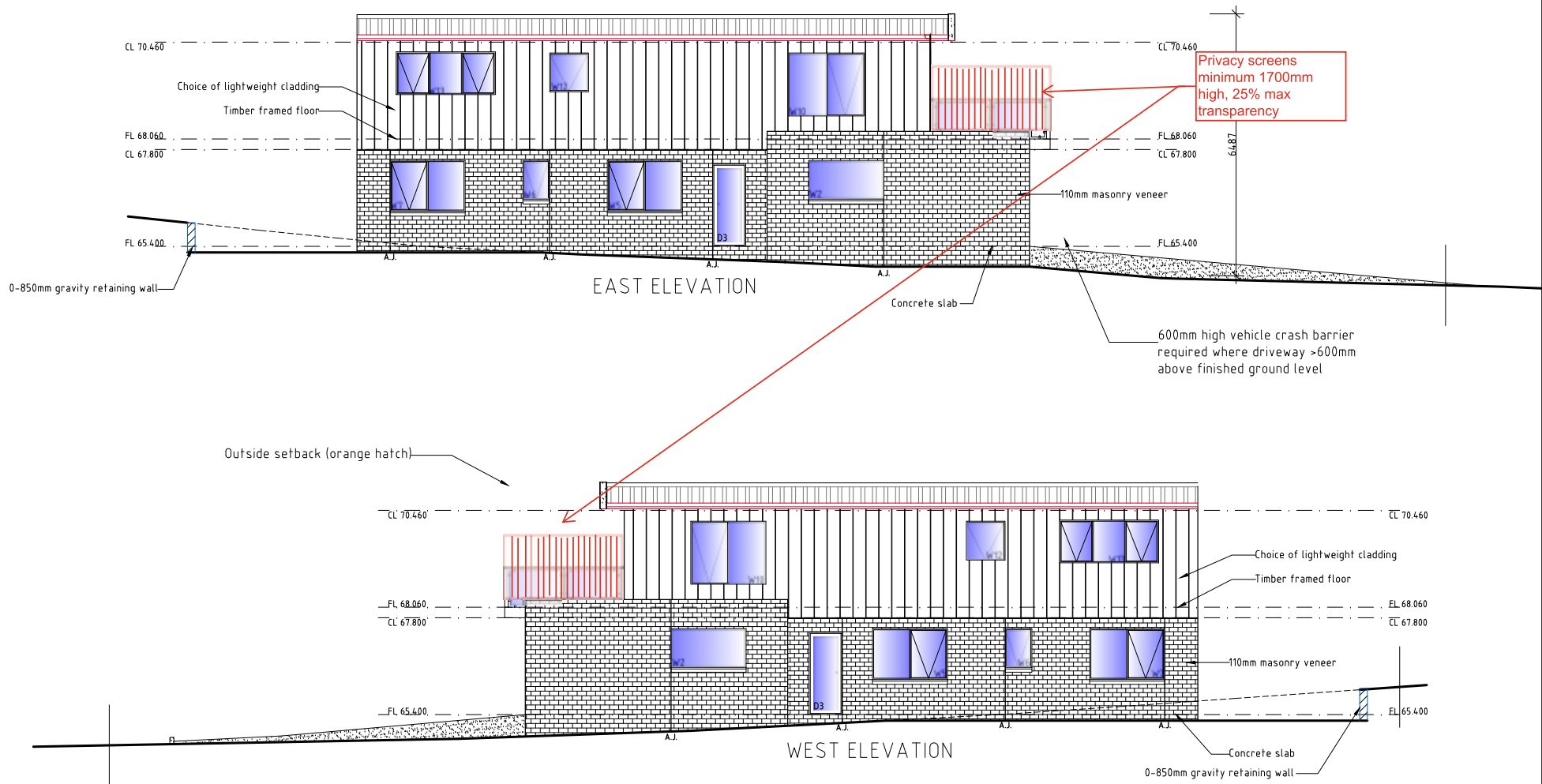
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CONJOINED UNITS 1 & 2

PROPOSED UNIT DEVELOPMENT FOR
BRAYDEN DART AT
28 BURGUNDY RD HOWRAH

CONJOINED UNITS 1 & 2 ELEVATIONS

SCALE 1:100

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29 / 01 / 2025
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