



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/054057

PROPOSAL: Dwelling

LOCATION: 60 Alliance Drive, Cambridge

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 20 August 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 20 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 20 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.

Application for Development / Use or Subdivision

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: **New Dwelling**

Location: **60 Alliance Drive, Cambridge**

Personal Information Removed

Estimated cost of development: **\$130,000**



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 City of Clarence, please provide planner's name:

Dom

Current use of site:

vacant 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.
- 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:

Date:

**Personal
Information
Removed**

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



Development/use or subdivision checklist

Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- ☐ 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 City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

Additional Documents

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 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.
- ☐ 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 City of Clarence Planning team on (03) 6217 9550.



F. Ortega

60 Alliance Drive, Cambridge

New Dwelling

- A01 Cover
- A02 Site Plan
- A03 Floor Plan
- A04 Elevations

Rev 6: 31.07.25 - fire tank/hydrant

Rev 5: 29.07.25 - driveway gradient

Rev 4: 24.07.25 - driveway

Works to be in accordance with

2022 HP and Volume 2.

Refer to AS1684.2 for connection details

Project Number: 2425-31

Date: 21.05.25

Project details:

Land Title Reference Number: 179114/4

Design Wind Speed: N2

Climate Zone: 7

Soil Classification: ?

BAL Level: ?

Alpine Area: N/A

Corrosion Environment: N/A

Other Hazards:

(Flooding, Landslip, Dispersive Soils,

Sand Dunes, Mine Subsidence,

Landfill) N/A

Area:

Land: 29.42ha

New Floor Area: 56.3m²

Rosene Cox

BUILDING DESIGN & DRAFTING

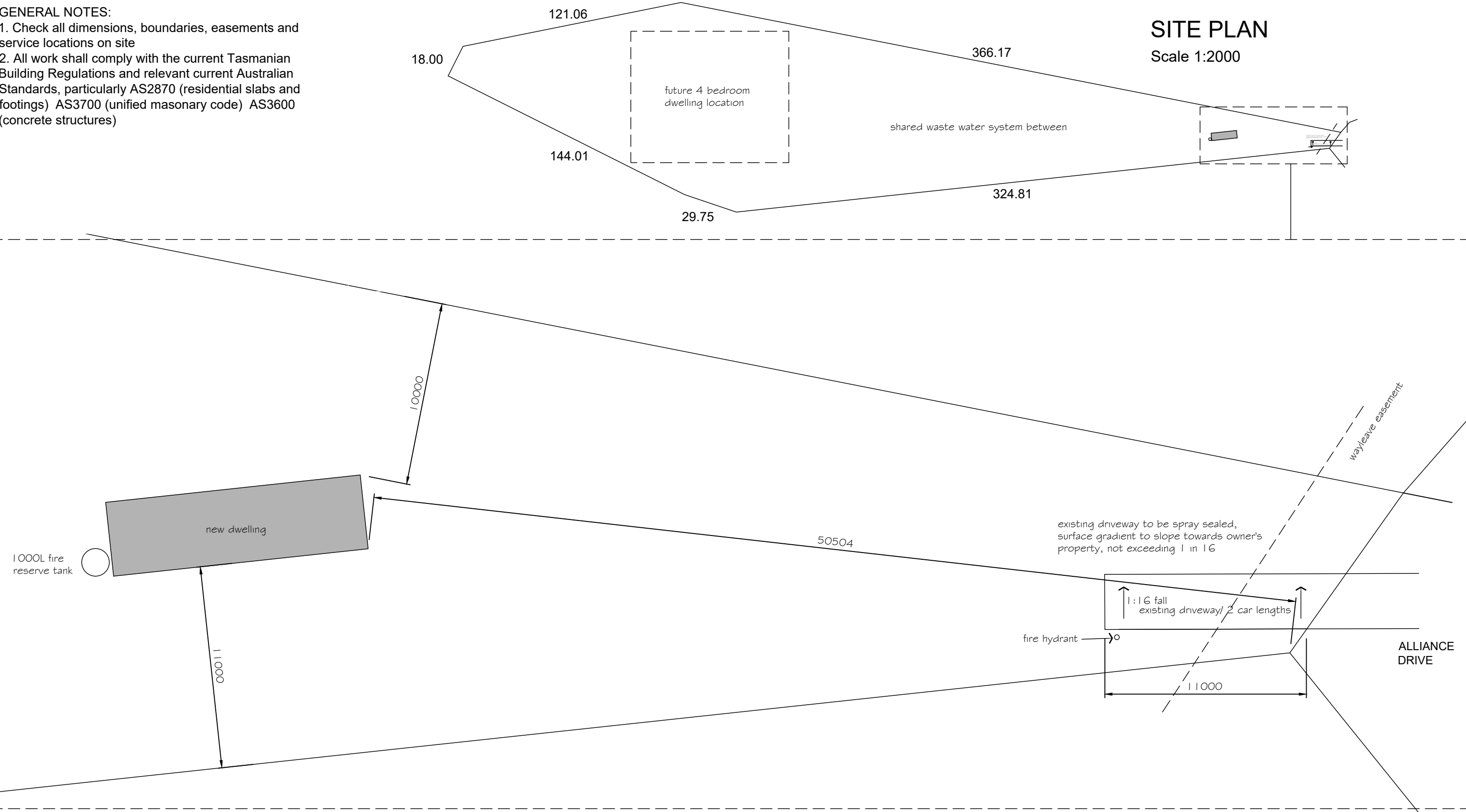
e. rosene.cox@gmail.com m. 0418 171 074

12 Jackson St ABN 84 634 774 986

Wynyard TAS 7325 CC No. CC5197 G

Works to be in accordance with
2022 HP and Volume 2.
Refer to AS1684.2 for connection details

- GENERAL NOTES:
- 1. Check all dimensions, boundaries, easements and service locations on site
 - 2. All work shall comply with the current Tasmanian Building Regulations and relevant current Australian Standards, particularly AS2870 (residential slabs and footings) AS3700 (unified masonry code) AS3600 (concrete structures)



SITE PLAN
Scale 1:200

F. Ortega
60 Alliance Drive, Cambridge

New Dwelling

Project Number: 2425-31

Rev 6: 31.07.25 - fire tank/hydrant
Rev 5: 29.07.25 - driveway gradient
Rev 4: 24.07.25 - driveway
Date: 21.05.25

Project Status: DA

Designed/Drawn: RC


SITE PLAN
Scale: as noted at A3

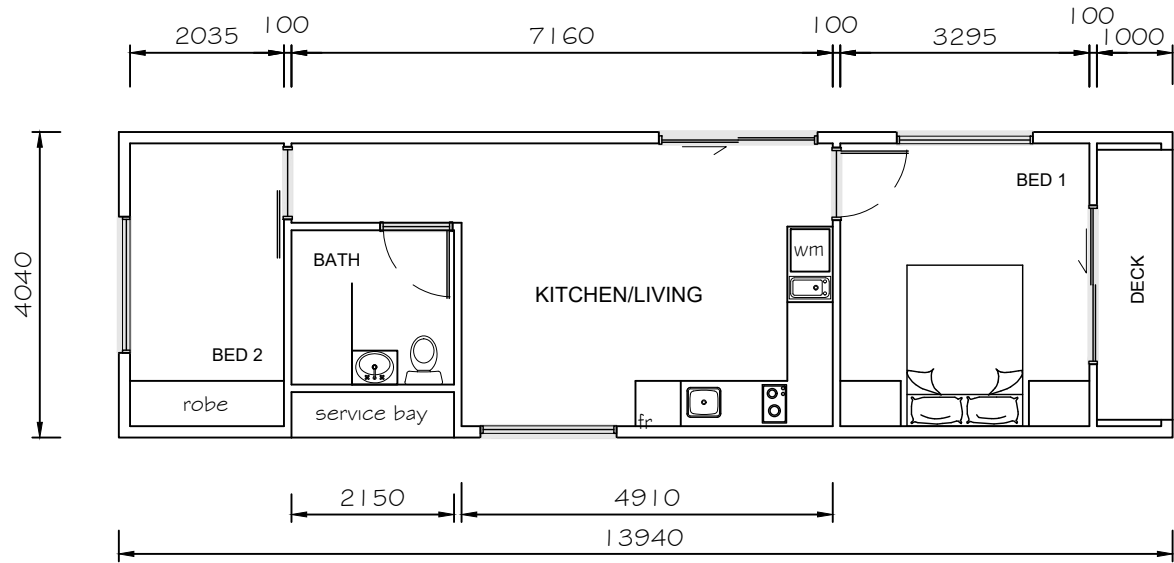
Page
A02
of 4

Rosene Cox
BUILDING DESIGN & DRAFTING
e.rosene.cox@gmail.com Mob. 0418 171 074
12 Jackson St ABN 84 634 774 986
Wynyard TAS 7325 TCC No. CC5197 G

Template date: 08.05.25
Document Set ID: 5648740
Version: 1, Version Date: 31/07/2025

Template date: 08.05.25

Works to be in accordance with
2022 HP and Volume 2.
Refer to AS1684.2 for connection details



FLOOR PLAN
SCALE 1:100

F. Ortega
60 Alliance Drive, Cambridge
New Dwelling

Project Number: 2425-31

Rev 6: 31.07.25 - fire tank/hydrant
Rev 5: 29.07.25 - driveway gradient
Rev 4: 24.07.25 - driveway
Date: 21.05.25
Project Status: DA

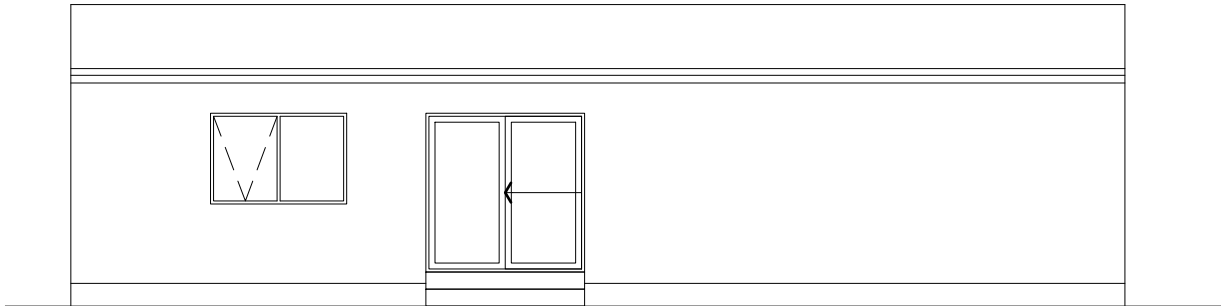
Designed/Drawn: RC


FLOOR PLAN
Scale: as noted at A3

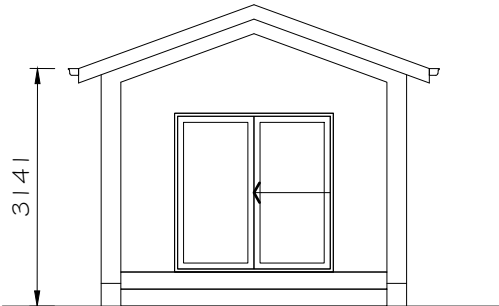
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of 4

Rosene Cox
BUILDING DESIGN & DRAFTING
e.rosene.cox@gmail.com Mob. 0418 171 074
12 Jackson St ABN 84 634 774 986
Wynyard TAS 7325 TCC No. CC5197 G

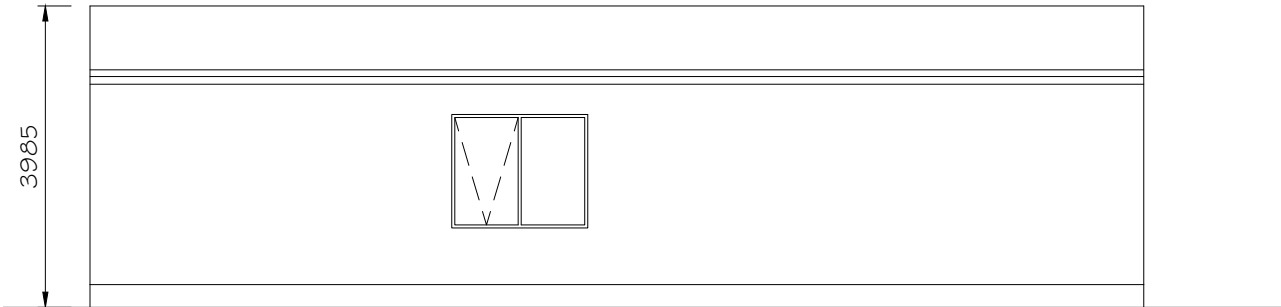
Works to be in accordance with
2022 HP and Volume 2.
Refer to AS1684.2 for connection details



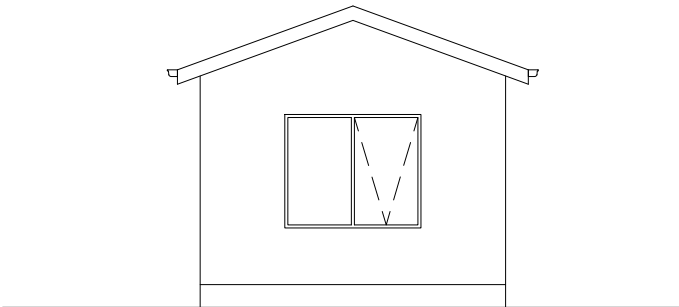
NORTHERN ELEVATION
Scale 1:100



EASTERN ELEVATION
Scale 1:100



SOUTHERN ELEVATION
Scale 1:100



WESTERN ELEVATION
Scale 1:100

<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 17911</p>
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PAGE 1 OF 3 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

Wayleave Easements

Lots 3 - 5 (inclusive) & 101 on the Plan is SUBJECT TO a Wayleave Easement in favour of Tasmanian Networks Pty Ltd over the land marked "WAYLEAVE EASEMENT 'B' 12.00m WIDE" as shown on the Plan.

Lots 2 & 101 on the Plan is SUBJECT TO a Wayleave Easement in favour of Tasmanian Networks Pty Ltd over the land marked "WAYLEAVE EASEMENT 'C' 12.00m WIDE" as shown on the Plan.

Rights of Carriage Way

~~Lots 2, 3 & 101 on the Plan is SUBJECT TO a Right of Carriage Way over that part of the lot marked as 'RIGHT OF WAY (PRIVATE) 20.00 WIDE' appurtenant to Lots 2 & 3 on SP50227.~~

~~Lot 3 on the Plan is SUBJECT TO a Right of Carriage Way over that part of the lot marked as 'RIGHT OF WAY (PRIVATE) 'F' 10.00 WIDE' appurtenant to Lot 3 on SP50227 between points 'W' and 'X'.~~

Lot 3 on the Plan is SUBJECT TO a Right of Carriage Way over that part of the lot marked as 'RIGHT OF WAY (PRIVATE) 'F' 10.00 WIDE' appurtenant to Lots 1 & 2 on SP50227.

Lot 3 on the Plan is SUBJECT TO a Right of Carriage Way over that part of the lot marked as 'RIGHT OF WAY (PRIVATE) 'F' 10.00 WIDE' appurtenant to Lot 2 on SP125985.

Right of carriageway over the Right of Way (Private) 20.00 wide hereon deleted by me pursuant to Request to Amend No. E288650 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

COVENANTS

Prior covenants

That part of Lots 2, 3, 4, 5 and 101 on the Plan formerly comprised in Lot 2 on Sealed Plan 177851 are each burdened by the restrictive covenants created by and more fully set forth in Sealed Plan 177851.



Ken
Recorder of Titles

- 7 MAR 2022
Date

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: BRG TAS PTY LTD</p> <p>FOLIO REF: Vol. 177851 Folio 2</p> <p>SOLICITOR & REFERENCE: BUTLER, MCINTYRE & BUTLER - JS:GD 201013</p>	<p>PLAN SEALED BY:</p> <p>DATE: <u>26.5.2020</u></p> <p><u>SD-2019/12</u> 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>	

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP 179114
SUBDIVIDER: BRG TAS PTY LTD FOLIO REFERENCE: VOLUME 177851 FOLIO 2	

Fencing Covenant

The Owners of the lots on the Plan hereby Covenant with the Vendor, BRG TAS PTY LTD, that the Vendors shall not be required to fence.

DEFINITIONS

"Wayleave Easement" means:

FIRST all the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and their servants agents and contractors (called "TasNetworks") at all times hereafter:

- (a) TO maintain, lay, erect and install anything used for, or in connection with the generation, transmission or distribution of electricity including powerlines (overhead or underground), substations for converting electricity, substations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity (hereinafter called "electricity infrastructure") of such materials and type as TasNetworks may determine above, on or under the servient land.
- (b) TO enter into and upon the servient land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing electricity infrastructure without doing unnecessary damage to the said servient land and making good all damage occasioned thereby;
- (c) TO erect fencing, signs, barriers or other protective structures upon the servient land if in the opinion of TasNetworks these are necessary for reasons of safety;
- (d) TO cause or permit electrical energy to flow or be transmitted or distributed through the said electricity infrastructure;
- (e) TO enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the said land in consultation with the registered proprietor/s for the purpose of access and regress to and from the servient land; and
- (f) NOTHING herein contained shall prevent the registered proprietor/s for themselves and their successors in title from using the servient land PROVIDED THAT such use does not derogate from this grant or, in the opinion of TasNetworks compromise the safe operation of TasNetworks electricity infrastructure located on, above or under the servient land.

SECONDLY the benefit of a covenant for TasNetworks and its successors with the registered proprietor/s for themselves and their successors in title of the servient land not to erect any buildings or place any structures, objects, or vegetation within the said easement without the prior written consent of TasNetworks TO the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement hereinbefore described.

"Right of Carriage Way" means a right of carriage way as defined within Schedule 8 of the *Conveyancing and Law of Property Act 1884* (Tas).



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.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP 179114
SUBDIVIDER: BRG TAS PTY LTD FOLIO REFERENCE: VOLUME 177851 FOLIO 2	

EXECUTED by **BRG TAS PTY LTD**
ACN 156 485 693 in accordance
with section 127 of the *Corporations
Act 2001* (Cth)


.....
NORMAN MATTHEW BROWN
Director
.....
PETER JAMES GEALE
Director

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.

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SEARCH OF TORRENS TITLE

VOLUME 179114	FOLIO 4
EDITION 1	DATE OF ISSUE 06-Jul-2020

SEARCH DATE : 20-Mar-2024

SEARCH TIME : 09.30 AM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 4 on Sealed Plan 179114
 Derivation : Part of Lot 38277, 139.8ha Gtd. to The
 Director-General of Housing & Construction
 Prior CT 177851/2

SCHEDULE 1

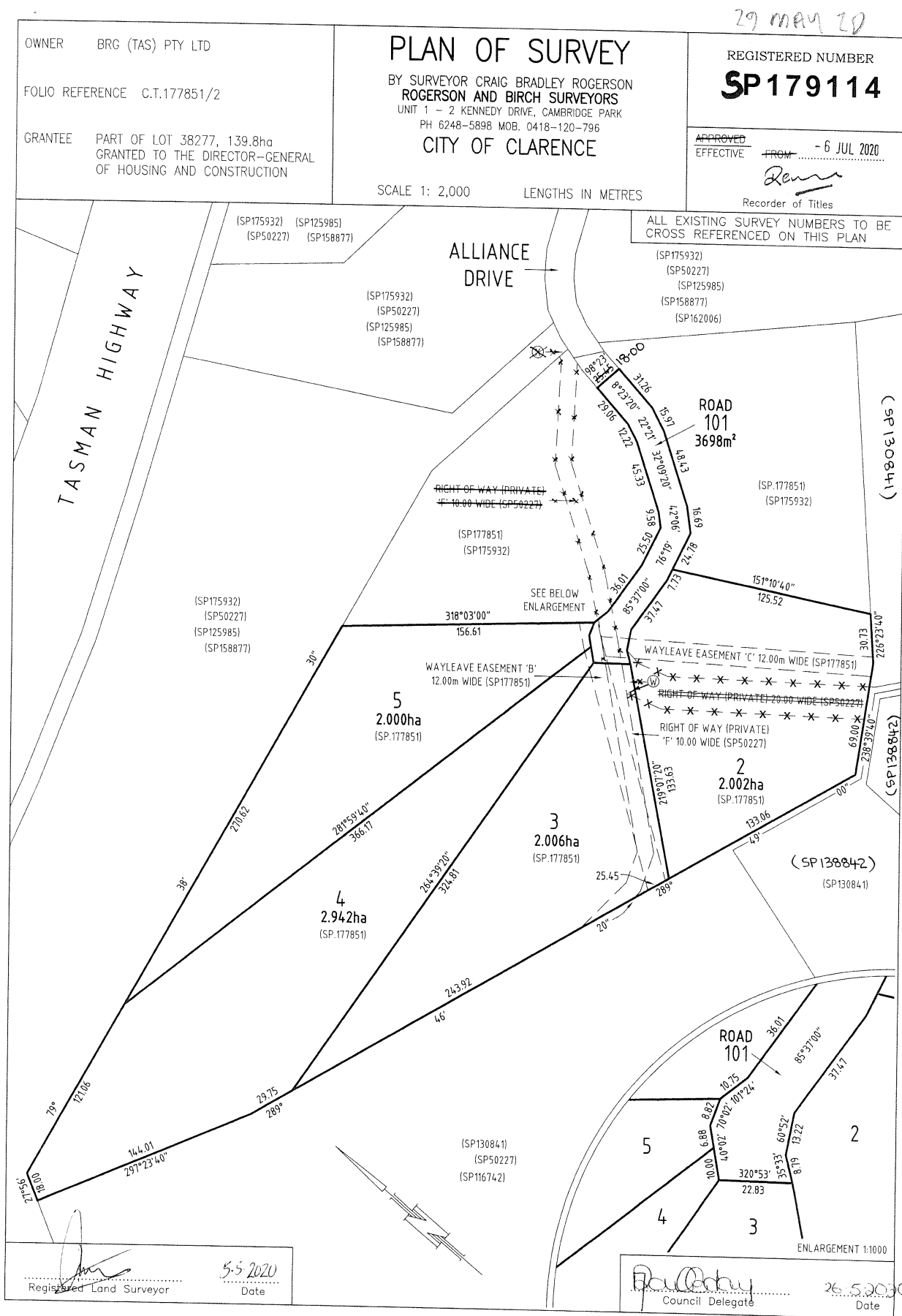
M694316, E526 & E527 TRANSFER to BRG TAS PTY LTD

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP179114 EASEMENTS in Schedule of Easements
 SP179114 COVENANTS in Schedule of Easements
 SP179114 FENCING COVENANT in Schedule of Easements
 SP125985, SP158877, SP162006, SP175932 & SP177851 COVENANTS in
 Schedule of Easements
 SP177851 FENCING COVENANT in Schedule of Easements
 SP50227, SP125985, SP158877 & SP162006 FENCING PROVISION in
 Schedule of Easements
 SP50227 COUNCIL NOTIFICATION under Section 468(12) of the
 Local Government Act 1962
 B300322 PROCLAMATION under Section 9A and 52A of the Roads
 and Jetties Act 1935
 D76176 AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 17-Dec-2012 at noon
 E145369 AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 07-Aug-2018 at noon
 E160777 MORTGAGE to Butler McIntyre Investments Ltd
 Registered 27-Nov-2018 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



<p>PLAN OF SURVEY ANNEXURE SHEET</p> <p>SHEET 1 OF 1 SHEETS</p>	<p>OWNER: BRG (TAS) PTY LTD</p> <p>FOLIO REFERENCE: C.T.177851/2</p> <p>SCALE 1:1,000 LENGTH IN METRES</p>	<p>Registered Number</p> <p>SP 179114</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>[Signature]</i> 26.5.2020 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>[Signature]</i> 5.5.2020 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM - 6 JUL 2020</p> <p><i>[Signature]</i> Recorder of Titles</p>

EASEMENT FIXATION ONLY

(SP177851)

ROAD 101
3698m²

(SP177851)

(SP130841)

(SP138842)

5
2.000ha

4
2.942ha

2
2.002ha

3
2.006ha

WAYLEAVE EASEMENT 'C' 12.00 WIDE (SP177851)

RIGHT OF WAY (PRIVATE) 'F' 10.00 WIDE (SP50227)

RIGHT OF WAY (PRIVATE) 'E' 20.00 WIDE (SP50227)

RIGHT OF WAY 18.00 WIDE AND VARIABLE WIDTH 'ABCDE' (CREATED BY E160131, E160133, E160136, E160139)

E288650 - RIGHT OF WAY 20.00 WIDE THROUGH LOTS 2 & 3 AND POINTS X & W DELETED BY ME PURSUANT TO SECTION 103 OF THE LOCAL GOVERNMENT (BUILDING & MISCELLANEOUS PROVISIONS) ACT 1993

[Signature]
RECORDER OF TITLES

- 7 MAR 2022
DATE

(SP138842)
(SP130841)

(SP130841)
(SP50227)
(SP116742)

PROPERTY ID: 9227834
MUNICIPALITY: CLARENCE

PROPERTY ADDRESS: 60 ALLIANCE DRIVE
CAMBRIDGE TAS 7170

PROPERTY NAME:

TITLE OWNER: 179114/4 : BRG TAS PTY LTD

INTERESTED PARTIES: BRG TAS PTY LTD

POSTAL ADDRESS: 5A VICTORIA ESP
(Interested Parties) BELLERIVE TAS 7018

MAIN IMPROVEMENTS SUMMARY

Improvements: VACANT LAND

Improvement Sizes **Improvement:** **Area:**
(Top 3 by Size):

**Number of
Bedrooms:**

**Construction Year
of Main Building:**

Roof Material:

Wall Material:

Land Area: 2.942 hectares

LAST VALUATIONS

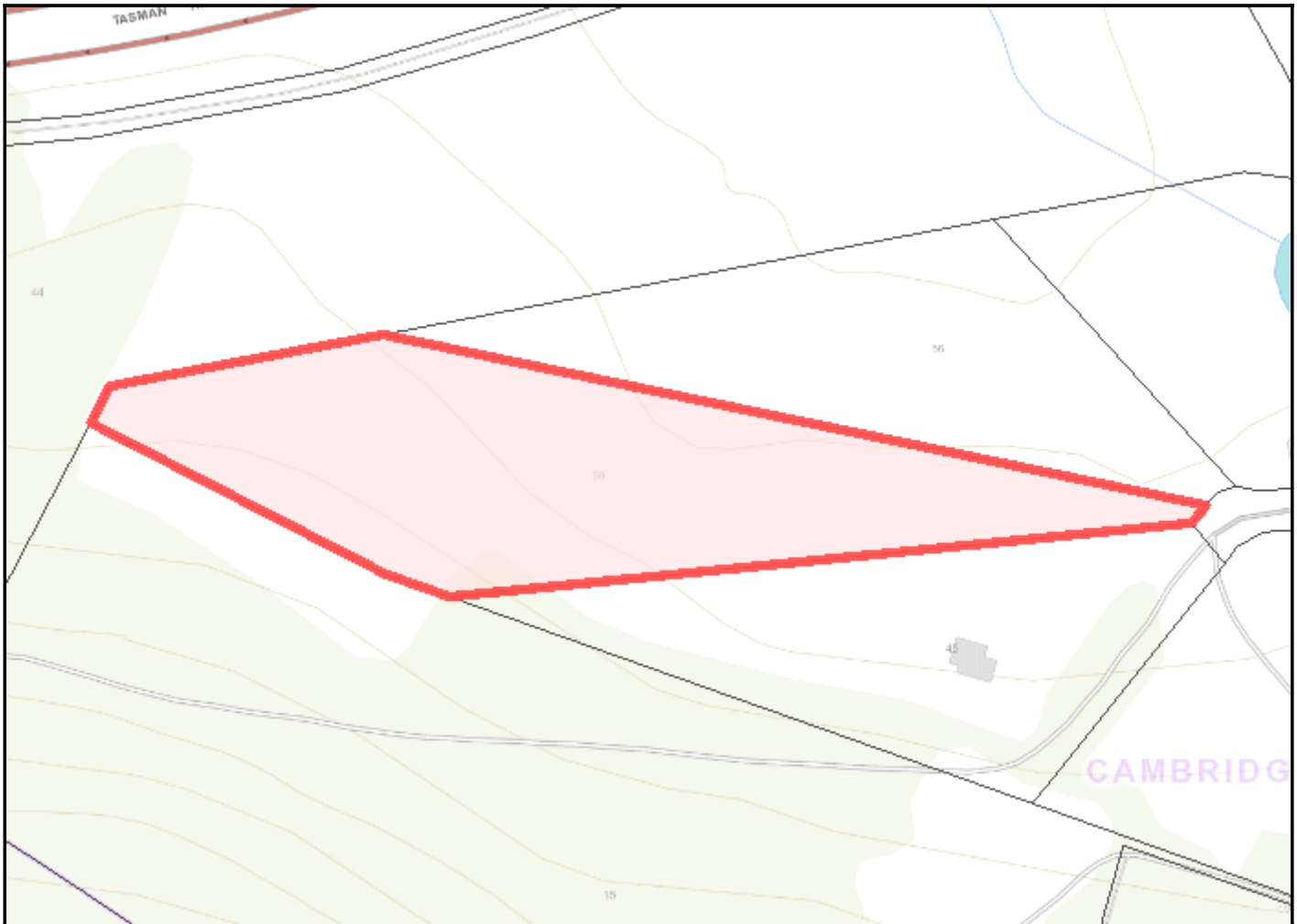
Date Inspected	Levels At	Land	Capital	A.A.V.	Reason
03/12/2020	01/07/2018	\$320,000	\$320,000	\$12,800	SPLIT FROM CANCELLED PID 9138708

No information obtained from the LIST may be used for direct marketing purposes.

Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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Explanation of Terms

Property ID - A unique number used for Valuation purposes.

Date Inspected - The date the property was inspected for the valuation.

Levels At - Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.

Land Value - Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.

Capital Value - Capital Value is the total value of the property (including the land value), excluding plant and machinery.

AAV - Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.

Interested Parties - This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).

Postal Address - This is the last advised postal address for the interested parties.

Multiple Tenancies - Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.

Local Government (General) Regulations 2015
Statutory Rules 2015, No.37

r. 6

**SCHEDULE 5- COUNCIL LAND INFORMATION
CERTIFICATE**

Regulation 45(a)

Section 337 of the Local Government Act 1993

SPECIFIED LAND 60 Alliance Drive CAMBRIDGE Tasmania 7170
SPECIFIED HIGHWAY(S) (Public road or street frontage)¹

UNIQUE PROPERTY IDENTIFICATION NO(S). (UPI) OR PROPERTY
IDENTIFICATION NO(S). (PID)² 9227834

TITLE REFERENCE(S) CT-179114/4

NAME OF APPLICANT Page Seager

APPLICANT'S POSTAL ADDRESS GPO Box 1106 HOBART TAS 7001

I certify that the information provided in this certificate in response to the questions in Parts 1 to 6 on the attached pages is derived from the existing records of the Council as they relate to the specified land as at the date shown below and is true and accurate according to those records.

Clarence City Council

Signed



Date

26-Mar-2024

ATTACHMENTS - Total pages

Building 0

Legal 0

Health 0

Rangers 0

Records File Number :

Planning 0

Plumbing 0

Roading 0

¹ If a property is on the corner of 2 highways, specify both

² If land is on 2 or more certificates of title but identified by one unique PID, specify all the certificates of title to which this certificate relates

Local Government (General) Regulations 2015
Statutory Rules 2015, No.37

r. 6

SCHEDULE 6 - QUESTIONS

Regulation 44A(a)

PART 1 – STATUTORY NOTICES AND ORDERS

Part 12 of the Local Government Act 1993

No.	Question	Answer
1.	Fencing and land repair notices under Division 2 of Part 12	
	(a) Has the council a record of having served a notice under Division 2 of Part 12 of the Act in relation to the specified land and the notice has not been satisfied?	No
	(b) If YES to (a), provide particulars.	
2.	Abatement notice under section 200 of Act	
	(a) Has the council a record of having served an abatement notice on the owner under section 200 of the Act in relation to a nuisance affecting the specified land and the notice has not been satisfied?	<div>HEALTH No</div> <div>RANGER No</div>
	(b) If YES to (a), has the council decided to take action to abate the nuisance at the owner's expense?	
	(c) If YES to (b), provide particulars.	

Local Government (General) Regulations 2015
Statutory Rules 2015, No.37

r. 6

3. Court order for abatement of nuisance

	HEALTH	RANGER
(a) Has the council a record showing that a nuisance still exists affecting the specified land in contravention of a Court order made under section 203 of the Act?	No	No
(b) If YES to (a), provide particulars.		

Land Acquisition Act 1993

No.	Question	Answer
4.	Notice of acquisition	
	(a) Has the council a record of having served a notice to treat under Part 2 of the Act in relation to the proposed acquisition of the specified land or any part or interest in that land and the notice has not been withdrawn?	No
	(b) If YES to (a), provide particulars.	

Local Government (General) Regulations 2015
Statutory Rules 2015, No.37

r. 6

PART 2 – HEALTH AND ENVIRONMENTAL MATTERS

Public Health Act 1997

No.	Question	Answer
5.	Closure order	
	(a) Has the council a record of having served on the owner or occupier of the specified land a closure order or interim closure order, made under section 87 of the Act, in relation to the unsafe state of premises on the specified land for the purposes of human occupation or habitation and the order has not been satisfied?	No
	(b) If YES to (a), provide particulars.	
6.	Licences and registration	
	(a) Has the council a record of having issued a licence or certificate of registration under Part 5 (Premises) or Part 6 (Water) of the Act affecting premises on the specified land?	<div>Place of Assembly Licence</div> <div>Premises Registration (as per Section 94)</div> <div>Public Health Risk Activities Licence</div> <div>Systems for Air and Water Registration</div> <div>Water</div> <div>No</div> <div>No</div> <div>No</div> <div>No</div> <div>No</div>
	(b) If YES to (a), provide particulars.	N/A

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7. Rectification notice

- (a) Has the council a record of having served a rectification notice under section 92 of the Act regarding the condition of premises on the specified land and the notice has not been satisfied? **No**
- (b) If YES to (a), provide particulars.

IMPORTANT: Prospective purchasers are advised that if a stainless steel water tank manufactured after 1 March 2010 and before February 2013 is situated on the property, the purchaser may wish to confirm that the tank was not manufactured by the former Tasmanian business known as Kingston Sheet Metal. Water stored in a tank manufactured by this business may become contaminated by lead and not be fit for human consumption. For further information, contact Environmental Health Services in the Department of Health and Human Services on phone number 1800 671 738.

Food Act 2003

No.	Question	Answer
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8. Improvement notice

- (a) Has the council a record of having issued an improvement notice under section 60 of the Act to the proprietor of a food business operating from premises on the specified land and the notice has not been satisfied? **No**
- (b) If YES to (a), provide particulars.

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9. Prohibition order

- (a) Has the council a record of having served on the owner or occupier of the specified land a prohibition order under section 62 of the Act relating to the premises or equipment on the specified land and the order has not been satisfied? No
- (b) If YES to (a), provide particulars.

Environmental Management and Pollution Control Act 1994

No.	Question	Answer
10.	Environment protection notice	
(a)	(a) Has the council a record of having issued and served under section 44 of the Act an environment protection notice, the requirements of which have not been satisfied, in relation to an activity on the specified land involving the causing, or likely causing, of serious environmental harm, material environmental harm, or environmental nuisance, as defined by that Act?	No
(b)	If YES to (a), provide particulars.	

IMPORTANT: The Director, Environmental Protection Authority, may also issue under the Act notices, in respect of an activity or land, the requirements of which may not have been satisfied. If such a notice relates to an activity, the record of the notice will be held by the Director. If the notice relates to land, including in relation to site contamination of the land, the Director is required to register the notice on the title to the land.

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Burial and Cremation Act 2002

No.	Question	Answer
11.	Grave on private land	
(a)	Has the council a record of having given permission under section 29 of the Burial and Cremation Act 2019 for the interment of human remains in a grave on the specified land?	No
(b)	If YES to (a), was the permission made subject to any conditions as to the location and identification of the grave and continuing access to that site, or for other measures to be taken on the specified land? Provide particulars.	

Neighbourhood Disputes About Plants Act 2017

11A Orders

- | | | |
|-----|---|----|
| (a) | Has the council a record of an order that has been issued by the Appeals Tribunal under the Neighbourhood Disputes About Plants Act 2017 in relation to the specified land? | No |
| (b) | If YES to (a), provide particulars. | No |

IMPORTANT: *Further information regarding orders and applications made under the Neighbourhood Disputes About Plants Act 2017 is available from the Resource Management and Planning Appeal Tribunal.*

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PART 3 – PLANNING AND DEVELOPMENT

Land Use Planning and Approvals Act 1993

INTRODUCTORY NOTE: The specified land will be subject to statutory planning provisions that are additional to those referred to in the Council Land Information Certificate. These may include provisions relating to local heritage or natural hazards or risks such as bushfire, landslide, flooding and contamination and other provisions.

Advice should be sought from the council in respect of any additional provisions. An application for this additional information is to be made separately from an application for a certificate under section 337 of the Act and may attract a further fee or charge.

No.	Question	Answer
12.	Planning scheme	
	(a) Is the specified land subject to a planning scheme under the Act?	Yes
	(b) If YES to (a), what is the name of the planning scheme?	
	associated Clarence Local Provisions Schedule	Tasmanian Planning Scheme and the

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13. Zoning

(a) If the specified land is subject to a planning scheme

(i) What is the current zoning applicable to the specified land under that planning scheme ?

11.0|=|Rural Living Zone

(ii) are there any code overlay maps or code lists applicable under that planning scheme?
If so, name the code overlay maps or code lists

C13.0|=|Bushfire-Prone Areas Code|-

C12.0|=|Flood-Prone Areas Hazard Code|-C15.0|=|Landslip Hazard Code|-C7.0|=|Natural Assets Code|-C16.0|=|Safeguarding of Airports Code

(b) Is there a specific area plan or site-specific qualification applying to the specified land? If so, name the provision or provisions of the planning scheme in which the plan or qualification appears.

No|=|Nil

(i) Provide Particulars

However, additional non-spatial codes may be applicable to any future use and development proposed.

(c) Has the council a record of having initiated an amendment to the planning scheme under Part 3 of the former provisions, within the meaning of clause 3(2) of Schedule 6, to the Act, or Part 3 of the Act, that is an amendment –

(i) to include in the planning scheme
A specific area plan, or site-specific Qualification, in relation to; or

No

(ii) to include or amend the current zoning, a code overlap map, or a code list
, in relation to-

No

-the specified land or land that adjoins the specified land (other than adjoining land in a neighbouring municipal area) and that amendment has not been determined?

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- (d) Is the council aware of any proposed amendments to the State Planning Provisions that might affect the land?

No

- (e) Has the council, as planning authority, prepared and submitted a draft Local provisions Schedule to the Tasmanian Planning commission under Section 35 of the Act that might affect the land?

Yes - approved

- (f) If YES to (c)(i) or (c)(ii), (d) or (e) provide particulars.

The Clarence draft Local Provisions

Schedule (LPS) has now been approved and can be accessed through the Tasmanian Planning Commission's Website.

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14. Planning permit

- (a) In relation to the specified land, has the council a record of an application having been made for a permit, or a permit having been granted, under either section 57 or 58 of the Act? No
- (b) If YES to (a), inform the purchaser about how to obtain further information from the council

IMPORTANT:

Prospective purchasers are advised that an application for a permit may have been made or a permit granted under section 57 or 58 of the Land Use Planning and Approvals Act 1993 in relation to land that adjoins the specified land.

The grant of a permit in relation to land that adjoins the specified land may affect your use and enjoyment of the specified land. If you wish to know whether an application for a permit has been made or a permit has been granted in relation to land that adjoins the specified land you will need to contact the council. An application for this additional information is to be made separately to a section 337 certificate application and may attract a further fee or charge.

15. Planning appeal

- (a) Has the council a record of an appeal having been lodged under section 61 of the Act against the grant by the council of a permit in relation to the specified land and that appeal has not been determined? No
- (b) If YES to (a), provide particulars.

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16. Obstruction of sealed scheme

- (a) Has the council a record of a person using or undertaking development on the specified land or doing any other act in relation to the specified land in contravention of section 63(2) of the Act? **No**
- (b) If YES to (a), has the council decided to take action to commence proceedings in relation to that offence?

17. Civil enforcement proceedings

- (a) Has the council a record of civil enforcement proceedings having been commenced in relation to the specified land under section 64 of the Act and those proceedings have not yet been determined? **No**
- (b) If YES to (a), provide particulars to identify the proceedings.

NA

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18. Planning enforcement proceedings

(a) Has the council a record of having issued in relation to the specified land any of the following:

- | | |
|---|----|
| (i) an infringement notice to a body corporate under section 65A of the Act? | No |
| (ii) a notice of intention to issue an enforcement notice under section 65B of the Act? | No |
| (iii) an enforcement notice under section 65C of the Act? | No |
| (iv) a notice of intention to cancel a permit under section 65F of the Act? | No |
| (v) a notice of cancellation of a permit under section 65G of the Act? | No |

(b) If YES to any of the matters in (a), provide particulars.

19. Agreement under Part 5 of the Act

(a) Has the council a record of having entered into an agreement under Part 5 of the Act with the current owner or a previous owner of the specified land ? Yes

(b) If YES to (a) and the agreement is not recorded on the certificate of title, provide particulars. Registered on Title.

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Historic Cultural Heritage Act 1995

IMPORTANT: If the specified land, or part of it, is listed on the Tasmanian Heritage Register, any works or developments on the land must have heritage approval under the Historic Cultural Heritage Act 1995.

Enquiries should be directed to Heritage Tasmania.

Mineral Resources Development Act 1995

No.	Question	Answer
20.	Notification of landslip status	
	(a) Has the council a record of having been notified by a State Agency that –	
	(i) the specified land is within a declared landslip area; or	No
	(ii) an order is to be made, under Part 9A of the Act, that will apply to the specified land?	No

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- (b) If YES to (a)(i), what type of landslip area has been declared to apply to the specified land? Provide particulars.
- (c) If YES to (a)(ii), what is the nature of the order to be made under Part 9A of the Act, applicable to the specified land? Provide particulars.

IMPORTANT:

If “No” to question 20(a), it should be noted that there are only a small number of declared landslip areas in Tasmania. Although the specified land is not within a declared landslip area it may be prudent for the purchaser to consider whether the slope stability of the land will support the proposed use. If the specified land is on or adjacent to a slope, slope stability could be a hazard and it may be necessary to have site-specific geotechnical investigations carried out.

The council may also require information on geotechnical and other relevant factors about the specified land before it will consider a building or planning application relating to that land. Restrictions may also apply to building and development in relation to the specified land.

Further enquiries should be directed to the council.

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PART 4 – HIGHWAY CONSTRUCTION, MAINTENANCE AND ACCESS MATTERS
Roads and Jetties Act 1935

IMPORTANT: The specified land may be affected by statutory limitations on access, the proclamation of an intended line of a state highway(s) or subsidiary road(s) and other State road planning matters. Enquiries should be directed to the Department of State Growth.

No.	Question	Answer
21.	Maintenance and repair of highway	
	(a) Is the council responsible, under section 11 of the Act, for the maintenance and reconstruction of part of the specified highway(s)?	No
	(b) If YES to (a), provide particulars.	

Local Government (Highways) Act 1982

No.	Question	Answer
22.	Maintenance and repair of highway	
	(a) Is the council responsible, under section 21 of the Act, for the maintenance of the specified highway(s)?	Yes
	(b) If YES to (a), is the council's responsibility to maintain the specified highway(s) limited as to its extent?	No

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- (c) If YES to (b), does the council's responsibility apply to the part of the specified highway(s) providing access to the frontage of the specified land? Provide particulars.

23. Vehicular crossing

- (a) Has the council a record of having served a notice under section 35 of the Act, requiring the owner of the specified land to carry out works for the construction or repair of a vehicular crossing over a table drain, gutter or footpath from the specified highway(s) at or opposite the entrance to the specified land and the notice has not been satisfied? **No**
- (b) If YES to (a), provide particulars.

24. Intention by council to undertake highway reconstruction works

- (a) Has the council a record of having decided to undertake any reconstruction works on the specified highway(s) adjacent to the part providing access to the frontage of the specified land? **No**

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- (b) If YES to (a), will the alteration to the level of the carriageway require an alteration to the existing access to the specified land? Provide particulars.

25. Alteration to alignment of highway

- (a) If YES to question 24, has the council a record of having decided to alter the line of the reservation of the part of the specified highway(s) providing access to the frontage of the specified land?
- (b) If YES to (a), provide particulars of the intended alignment.

26. Contribution of construction costs

- (a) Is the council entitled under section 51 of the Act to construct any part of the specified highway(s), road, lane, passage or yard at the expense of the owner of the specified land?
- (b) If YES to (a), has the council decided to do so? Provide particulars.

No

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27. Street construction scheme

- | | |
|---|-----------|
| (a) Has the council a record of having decided to establish a scheme of street construction under Part V of the Act in relation to the part of the specified highway(s) affecting the frontage of the specified land? | No |
| (b) If YES to (a), provide particulars of the proposed scheme as it relates to the frontage of the specified land. | |

PART 5 – RETICULATED STORMWATER AND DRAINAGE SERVICES

Urban Drainage Act 2013

No.	Question	Answer
28.	Connection to stormwater system	
	(a) Has the council a record showing that, on or under the specified land, there is a private stormwater system connected to the public stormwater system? If YES, provide particulars.	No

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(b) If NO or UNKNOWN to (a), is the specified land –

(i) within the area marked as being serviced by the council's public stormwater system on a map made available under section 12 of the Act; and

Yes

(ii) within 30 metres from the council's public stormwater system or a form of drain capable of providing an acceptable form of drainage from the specified land?

CantVerify

29. Existence and maintenance of council public stormwater system

(a) Has the council a record showing that there are any parts of its public stormwater system under or through the specified land, whether within formal easements or not, which the council is responsible to maintain?

No

(b) If YES to (a), provide particulars including purpose or nature of the public stormwater system, if known.

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30. Notice to owner

- (a) Has the council a record of having served on the owner of the specified land a notice to take action under the Act and the notice has not been satisfied or completed? **No**

- (b) If YES to (a), provide particulars.

PART 6 – BUILDING AND PLUMBING MATTERS

Building Act 2000 and Building Act 2016

No.	Question	Answer	
31.	Special plumbing permit	HEALTH	PLUMBING
(a)	In relation to the specified land, has the council a record of an application having been made for –		
(i)	a special plumbing permit under section 79 of the former Building Act 2000; or	No	No
(ii)	a special connection permit under the former Plumbing Regulations 1994?		No No

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- | | | |
|---|--------|----------|
| (b) If YES to (a)(i) or (a)(ii), what was the type of work to which the application related? Provide particulars. | HEALTH | PLUMBING |
| (c) If YES to (a)(i) or (a)(ii), was the application granted or refused or the permit issued or refused? | | |
| (d) If the application was granted or the permit issued, was it granted or issued on conditions? If so, provide particulars. | | |
| (e) Does the council record show that the proposed plumbing work was carried out satisfactorily and in accordance with the conditions, if any, of the permit? | | |
| (f) If the application was granted or the permit issued, has the permit since been suspended or cancelled for any reason?
If so, provide particulars. | | N/A |

32. Plumbing permit

- | | |
|--|----|
| (a) (a) In relation to the specified land, has the council a record of an application having been made for a plumbing permit (other than a special plumbing permit or a special connection permit) under – | |
| (i) section 165 of the Building Act 2016; or | No |
| (ii) section 78 of the former Building Act 2000; or | No |
| (iii) the former Plumbing Regulations 1994? | No |

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- (b) If YES to (a)(i), (a)(ii) or (a)(iii), what was the type of work to which the application related?
- (c) If YES to (a)(i), (a)(ii) or (a)(iii), was the application granted or refused or the permit issued or refused?
- (d) If the application was granted or the permit issued, was it granted or issued on conditions? If so, provide particulars.
- (e) If the permit was issued, has the council a record of a certificate of completion (permit plumbing work), or an equivalent certificate, having been issued in respect of the work under section 178 of the Building Act 2016, section 113 of the former Building Act 2000 or regulation 45 of the former Plumbing Regulations 1994?
- (f) If the application was granted or the permit issued, has the council a record of certificate of completion(permit plumbing work) or certificate of completion (plumbing work), respectively, being refused in respect of the work under section 178 of the Building Act 2016 or section 113 of the former Building Act 2000?

33. Plumbing notice or order

	HEALTH	PLUMBING
(a) Has the council a record of having issued any plumbing notice or order under Part 18 of the Building Act 2016, or Part 11 of the former Building Act 2000, relating to plumbing work on the specified land and the notice or order has not been satisfied?	No	No
(b) Has the council a record of having issued a notice under Part 7 of the former Plumbing Regulations 2004, the former Plumbing Regulations 2014, the former Building Regulations 2004, or Part 7 of the former Building Regulations 2014, relating to an on-site waste water management system installed on the specified land prior to 15 January 1996?	No	No
(c) If YES to (a) or (b), provide particulars.		

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33A. Septic tank licence

- (a) Has the council a record of a licence in respect of a septic tank issued by a health officer under section 558 of the former Local Government Act 1962? **No**

(b) If Yes to (a), provide particulars

33B. Approval of building or plumbing work

- (a) Has the council a record of an approval Of an onsite waste-water management System issued under the former Local Government Act 1962, the former Building Regulations 1965, or the Former Building Regulations 1978? **No**

(b) If Yes to (a), provide particulars.

34. Building permit

- (a) In relation to the specified land, has the council a record of an application having been made for a building permit under section 139 of the Building Act 2016, or Part 7 of the former Building Act 2000 or the former Building Regulations 1994? **No**

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- (b) If YES to (a), what was the type of work to which the application related?
- (c) If YES to (a), was the application granted or refused or the permit issued or refused?
- (d) If the application was granted or the permit issued, was it granted or issued on conditions? If so, provide particulars.
- (e) If the application was granted or the permit issued, has the permit since been suspended or cancelled for any reason?
- (f) If YES to (e), provide particulars.

35. Demolition Permit

- (a) In relation to the specified land, has the council a record of an application having been made for a demolition permit under section 190 of the Building Act 2016? **No**
- (b) If YES to (a), was the application granted or refused or the permit issued or refused?
- (c) If the application was granted or the permit issued, was it granted or issued on conditions? If so, provide particulars.
- (d) If the application was granted or the permit issued, has the permit since been suspended or cancelled for any reason?
- (e) If YES to (d), provide particulars.

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36. Occupancy permit

- (a) Has the council a record of an application for a certificate of occupancy under the former Building Regulations 1994, in relation to a building, or part of a building, on the specified land? **No**
- (b) If YES to (a), was a certificate of occupancy issued under the former Building Regulations 1994 or was the application refused?
- (c) If a certificate of occupancy was issued under the former Building Regulations 1994 on conditions, provide particulars of the conditions.
- (d) If a certificate of occupancy was issued under the former Building Regulations 1994, has the certificate been cancelled? If so, provide particulars.
- (e) Has the council a record of an occupancy permit being issued in relation to a building, or a part of a building, on the specified land under section 222 of the Building Act 2016 or section 100 of the former Building Act 2000? **No**
- (f) If YES to (e), provide particulars, including of any conditions of the permit, and whether the permit issued has been cancelled or superseded by another occupancy permit.

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37. Certificate of completion (permit building work)
- (a) Has the council a record of any building work, on the specified land, for which a permit under section 144 of the Building Act 2016 was issued and a certificate of completion (permit building work) has not been issued in respect of the work under that Act? **No**
- (b) Has the council a record of any building work, on the specified land, since 1 November 1994, for which a permit under the former Building Act 2000 was issued and –
- (i) a certificate of completion (building work) under the Building Act 2016 or section 112 of the former Building Act 2000; or **No**
- (ii) a certificate of completion under section 49 of the former Part 2 of the Local Government (Building and Miscellaneous Provisions) Act 1993 – **No**
- has not been issued in respect of the work?
- (c) Has the council a record of any building work, on the specified land, for which a certificate of completion (permit building work), or equivalent certificate, has been issued under section 153 of the Building Act 2016, section 112 of the former Building Act 2000, or regulation 82 of the former Building Regulations 1994? **No**
- (d) If Yes to (a), (b)(i), (b)(ii) or (c), provide particulars
- 37A. Certificate of Completion (permit demolition work)
- (a) Has the council a record of any demolition work, on the specified land, for which a certificate of completion (permit demolition work) has been issued under section 203 of the Building Act 2016? **No**
- (b) If yes to (a), provide particulars

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38. Notifiable building work

- (a) Has the council received a certificate of likely compliance (notifiable building work) under section 98 of the Building Act 2016, in respect of work on the specified land, and a certificate of completion (notifiable building work) has not been issued in respect of the work under section 104 of that Act? **No**
- (b) Has the council a record of any building work, on the specified land, for which a certificate of completion (notifiable building work) has been issued under section 104 of the Building Act 2016? **No**
- (c) If yes to (a) or (b), provide particulars.

39. Notifiable plumbing work

- (a) Has the council received a certificate of likely compliance (notifiable plumbing work) under section 109 of the Building Act 2016, in respect of work on the specified land, and a certificate of completion (notifiable plumbing work) has not been issued in respect of the work under section 113 of that Act? **No**
- (b) Has the council a record of any plumbing work, on the specified land, for which a certificate of completion (notifiable plumbing work) has been issued under section 115 of the Building Act 2016? **No**
- (c) If Yes to (a) or (b), provide particulars

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40. Notifiable demolition work

- (a) Has the council received a certificate of likely Compliance (notifiable demolition work) under section 121 of the Building Act 2016 , in respect of work on the specified land, and a certificate of completion (notifiable demolition work) has not been issued in respect of the work under section 125 of that Act? **No**
- (b) Has the council a record of any demolition work, on the specified land, for which a certificate of completion (notifiable demolition work) issued under section 127 of the Building Act 2016 has been issued? **No**
- (c) If Yes to (a) or (b), provide particulars

40A. Low-risk work

- (a) Has the council a record of any structures on the specified land, built as low-risk work under the Building Act 2016, of which notification has been given to the council, by an owner or their agent, on or after 1 January 2017? **No**
- (b) If Yes to (a), provide particulars

41. Building certificate

- (a) Has the council a record that the general manager has, within the previous 7 years, issued a building certificate under the *Building Regulations*, or section 119 of the former Building Act 2000, in relation to the specified land? **No**
- (b) If YES to (a), provide particulars.

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42. Protection work notice

- (a) Has the council a record of any protection work notice lodged under section 77 of the Building Act 2016, or section 121 of the former Building Act 2000, in relation to the specified land? **No**
- (b) If YES to (a), provide particulars.

43. Temporary occupancy permits

- (a) Has the council a record of a temporary occupancy permit, that is in force, being issued under section 232 of the Building Act 2016, or section 108 of the former Building Act 2000, in relation to the specified land? **No**
- (b) If YES to (a), provide particulars.

44. Consent to build over existing drain

- (a) In relation to the specified land, has the council a record of having written permission being provided to the owner under –
- (i) section 73 or 74 of the Building Act 2016; or **No**
- (ii) section 160 of the former Building Act 2000; or **No**
- (iii) regulation 44 of the former Building Regulations 1994 – **No**

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to carry out building work over or near
an existing drain or easement?

- (b) If YES to (a)(i), (a)(ii) or (a)(iii), provide
particulars.

45. Certificate of material compliance, permit
to proceed or permit of substantial
compliance

- | | |
|--|----|
| (a) Has the council a record of a certificate
of material compliance for any
building on the specified land having
been issued under the former Building
Regulations 1994?; or | No |
| (b) Has the council a record of a certificate
of substantial compliance, or a permit
of substantial compliance, for any
building on the specified land having
been issued under section 257 of the
Building Act 2016 or section 184 or
188 of the former Building Act 2000?; | No |
| (c) Has the council a record of a certificate
to proceed, or a permit to proceed,
having been granted under section
176 or 180 of the former Building Act
2000?; or | No |
| (d) If YES to (a), (b) or (c), provide
particulars of the relevant certificate or
permit. | |

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46. Endorsement of irregular procedures

- (a) Does the council record show, on a certificate or permit relating to building work on the specified land, an endorsement to the effect that "This building was not the subject of the normal application, permit and inspection procedures" in accordance with the former Building Regulations 1994 or with section 268 of the Building Act 2016 or section 195 of the former Building Act 2000? **No**
- (b) If YES to (a), provide particulars of the building work to which the endorsement applies.

47. Notice or order relating to a building or building work

- (a) Has the council a record of having issued a notice or order under the former Part 2 of the Local Government (Building and Miscellaneous Provisions) Act 1993 in relation to building work on the specified land and that notice or order has not been satisfied? **No**
- (b) Has the council a record of any order to uncover, order to open up work, notice to demolish or inspection notice issued under the former Building Regulations 1994 in relation to a building or building work on the specified land and that order or notice has not been satisfied? **No**
- (c) Has the council a record of having issued any notice or order under Part 18 of the Building Act 2016, or Part 11 of the former Building Act 2000, in relation to a building, temporary structure, building work or maintenance of a building on the specified land and that notice or order has not been satisfied? **No**
- (d) If YES to (a), (b) or (c), provide particulars.

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48. Other outstanding notices or orders

- (a) Has the council a record of having served any other notice or order on the owner under the former Part 2 of the Local Government (Building and Miscellaneous Provisions) Act 1993 still affecting the specified land or the use of the specified land? **No**
- (b) Has the council a record of any other notice or order being issued under the Building Act 2016, or the former Building Act 2000 , to the owner or occupier of the specified land and the notice or order has not been satisfied? **No**
- (c) If YES to (a), (b) or (c), provide particulars.

49. Relevant hazard areas

- (a) Has the council a record that the specified land is within, or includes, an area that is a relevant hazard area to which Part 5 of the Building Regulations 2016 applies? **Yes**
- (i) An area of land that is subject to riverine inundation
- (ii) A coastal inundation hazard area
- (iii) A coastal erosion hazard area
- (iv) A landslip hazard area
- (v) A bushfire-prone area
- (b) If Yes to (a), provide particulars in relation to each such area. **Bushfire-prone Area ,**
Flood-prone Hazard Area , Landslip Hazard area

LAND INFORMATION CERTIFICATE

PART 1 - CERTIFICATE

Regulation 14(1)(a)

Section 56ZQ of the *Water and Sewerage Industry Act 2008*

Specified Land (Property Address)	60 Alliance Drive, Cambridge
Unique Property Identification No (UPI) or Property Identification No. (PID)	9227834
Title Reference	179114/4
Name of Applicant	Page Seager Lawyers

I certify that the information provided in this certificate in response to the questions in Part 2 on the attached pages is derived from the existing records of the regulated entity as they relate to the specified land as at the date shown and is true and accurate according to those records.

TasWater (Regulated Entity)

Signed



Jayne Shepherd
Department Manager Customer Service

Date

4 April 2024

PART 2 – CERTIFICATE QUESTIONS

Regulation 14(1)(b)

CONNECTION TO WATER INFRASTRUCTURE OF REGULATED ENTITY

No.	Question	Answer
1.	Has the regulated entity a record showing that, on or under the land, there is a water connection in place connected to the regulated entity's water infrastructure? If the answer to question 1 is "Yes", please specify particulars.	Yes
2.	If the answer to question 1 is "Yes", is the water supply restricted in relation to the land?	No
3.	If the answer to question 1 is "No" or "Unknown", is the land within 30 metres from the regulated entity's water infrastructure from which water would be available?	N/A
4.	Has the regulated entity a record showing that there is any water infrastructure under or through the land, whether within formal easements or not, which the regulated entity is responsible for maintaining? If the answer to question 4 is "Yes", please specify particulars.	No

CONNECTION TO SEWERAGE INFRASTRUCTURE OF REGULATED ENTITY

No.	Question	Answer
5.	Has the regulated entity a record showing that, on or under the land, there is a sewer connection in place connected to the regulated entity's sewerage infrastructure? If the answer to question 5 is "Yes", please specify particulars.	No
6.	If the answer to question 5 is "No" or "Unknown", is the land within 30 metres from the regulated entity's sewerage infrastructure and capable of being connected to that infrastructure?	No
7.	Has the regulated entity a record showing that there is any sewerage infrastructure under or through the land, whether within formal easements or not, which the regulated entity is responsible for maintaining? If the answer to question 7 is "Yes", please specify particulars.	No

NOTICES AND PERMISSION IN RELATION TO WATER AND SEWERAGE INFRASTRUCTURE

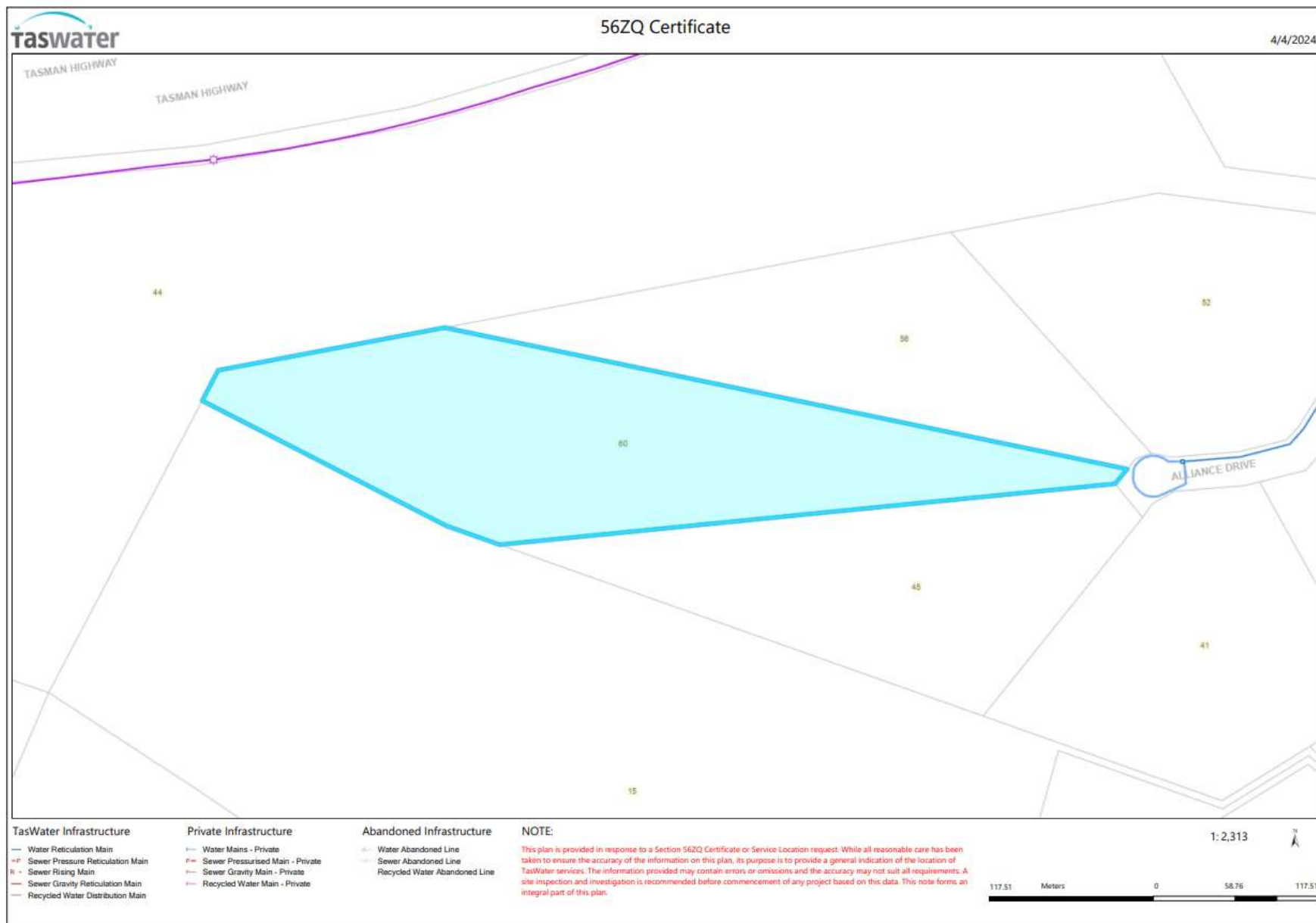
No.	Question	Answer
8.	Has the regulated entity a record of having served on the owner of the specified land a notice to repair or carry out maintenance under section 56Y of the <i>Water and Sewerage Industry Act 2008</i> and the notice has not been satisfied or completed? If the answer to question 8 is "Yes" please specify particulars.	No

CONSENT TO BUILD OVER EXISTING WATER OR SEWERAGE INFRASTRUCTURE

9.	Has the regulated entity a record of consent being given under Section 56W of the <i>Water and Sewerage Industry Act 2008</i> to a person in relation to the specified land, or consent being given to a person before 1 July 2009 to build over existing water infrastructure or sewerage infrastructure on the specified land? If the answer to question 9 is "Yes", please specify particulars.	No
----	---	----

Particulars

1.	Yes, connection point to PID
----	------------------------------



Disclaimer – This map is a representation of the information currently held by TasWater. Some of the information may have been provided to TasWater by third parties. Whilst every effort has been made to ensure the accuracy of this product, TasWater does not guarantee or warrant that the map is complete, up to date, or accurate. Further, TasWater does not make any warranty, expressed or implied, with respect to the use of the map, its contents, or the fitness of the map for the purposes to which it is used. TasWater does not accept responsibility or liability for the accuracy of information provided by third parties. All information detailed on the map should be verified independently or by the recipient on site before commencement of works.

Email enquiries@taswater.com.au

Mail GPO Box 1393 Hobart TAS 7001

Phone 13 6992

Web www.taswater.com.au

Page 3 of 3

Our reference: 98791

Your reference: 240522

20 March 2024

PageSeager
Page Seager
GPO Box 1106
Hobart Tas 7001

Dear PageSeager,

Regarding your request dated 20 March 2024 that a search be made of the following property:

60 ALLIANCE DRIVE
CAMBRIDGE

Property ID 9227834

A map showing the location of the property is attached.

Aus Property Search consulted a number of government and private databases on 20 March 2024 to identify whether the property was affected by the following issues:

- Proclaimed landslip areas	Not affected
- Advisory landslip areas	Not affected
- Hazard Bands	Affected - see attachment
- Mining tenements	Not affected
- Engineering geology	See attachment
- Heritage Register search	Submitted to Tasmanian Heritage Council; form attached
- TasNetworks Wayleave search	Submitted to TasNetworks; form attached

For details please refer to the additional information including supplementary notes, maps and diagrams attached to this report.

If you have any questions related to this report, or we can be of further assistance, please do not hesitate to contact our Help Desk on 1800 248 999.

For and on behalf of Aus Property Search Pty Ltd:



Lyn Rochford LLB (Hons)

56 Burnett Street
North Hobart Tasmania 7000
ABN: 17 105 577 240
info@auspropertysearch.com.au

Map Display

The maps below show the location, boundary and dimensions of:

60 ALLIANCE DRIVE
CAMBRIDGE

Property ID 9227834



56 Burnett Street
North Hobart Tasmania 7000
ABN: 17 105 577 240
info@auspropertysearch.com.au

Hazard Bands

Part of the property (20%) falls within a Low Hazard Bands Zone: Remaining areas slopes 11-20 degrees.
Cambridge, Clarence City Council, Southern Region

Hazard Planning Maps produced by the Department of Premier and Cabinet are produced and released for the purpose of informing actions taken and decisions made by local or state government under relevant provisions of the Land Use Planning and Approvals Act 1993 and Building Act 2000. Whilst every care has been taken to prepare this map, the Government of Tasmania makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose other than its intended purpose. Hazard bands as depicted in this map may not accurately represent the existence or otherwise of hazards in the mapped area. Independent expert advice should be sought if action is to be taken that may be impacted by the existence or otherwise of hazards in the mapped area.

The map below illustrates the position and proportion of Hazard Bands on the property.



The following Hazard Bands are represented on the map:

Z (20%) - Remaining areas slopes 11-20 degrees.
Cambridge, Clarence City Council, Southern Region

This area has no known active landslides, however it has been identified as being susceptible to landslide by Mineral Resources Tasmania (MRT).

56 Burnett Street
North Hobart Tasmania 7000
ABN: 17 105 577 240
info@auspropertysearch.com.au

Engineering Geology Factsheet

The property falls within 2 types of engineering geology. The largest type on the property (99%) is described as:

Dolerite (a fine grained intrusive igneous rock) with locally developed granophyre.

A complete list of the types reported is shown below. (Source: 1:250 000 Tasmanian Geology.)

Sedimentary deposits, rocks and their component particles are subject to weathering and erosion. Where the rate of weathering exceeds the rate of erosion a soil profile will accumulate. All soils are affected by water. Clays and silts are weakened by water. Soils with 'soft' clay or silt layers should be assessed for adequate bearing capacity prior to development. Clays within the soil profile may be reactive (i.e. swell and shrink due to changes in moisture content). Some sands can settle if heavily watered. The density of 'loose' sand should be assessed and, if necessary, modified during development.

The local Council may require a site classification in accordance with AS 2870 to assess the reactivity of the soil at any development site on the property. Building footings should be designed according to the site classification and the owner is responsible for the maintenance of the building site.

The owner should be familiar with the performance and maintenance requirements set out in the CSIRO Building Technology File 18 (formerly known as Information Sheet 10-91), 'Foundation Maintenance and Footing Performance: A Homeowner's Guide'. Owner builders may also be interested in Building Technology File 19, 'Builder's Guide to Preventing Damage to Dwellings: Part 1 Site Investigation and Preparation' and Building Technology File 22 'Builder's Guide to Preventing Damage to Dwellings: Part 2 Sound Construction Methods'. These documents are available to purchase from CSIRO Publishing online at <http://www.publish.csiro.au/>

Some clays may be dispersive and subsurface erosion may result in the formation of pipes or tunnels. Rills or gullies may form where the roof of pipes or tunnels collapse and break through to the surface. Sands and silts that are disturbed may be more prone to erosion and care should be taken to protect exposed surfaces on these materials from surface run-off.

Sloping land with deep soil, loose rock and/or poor drainage could be subject to land movement. Indiscriminant clearing of development sites, bulk earthworks and floor plans for movement intolerant structures, or structures requiring extensive cutting and filling should be avoided. Retaining structures should be provided with subsurface drainage within the wall backfill and surface drainage on the slope above.

Generally, natural drainage lines should be retained. If seepage is observed, determine the causes or seek advice on consequences.

Ponds of water, discharges of roof run-off into absorption trenches, discharge of sullage directly onto or into slopes, and discharges at top of fills or cuts should all be avoided.

Should you be concerned that the property exhibits some of these aspects we recommend that you consider seeking professional advice by contacting an engineering geologist or geotechnical engineer. They are usually listed in the Yellow Pages under Geologists or Geotechnical Engineers.

The following engineering geology types are found on the property, in decreasing order of land area:

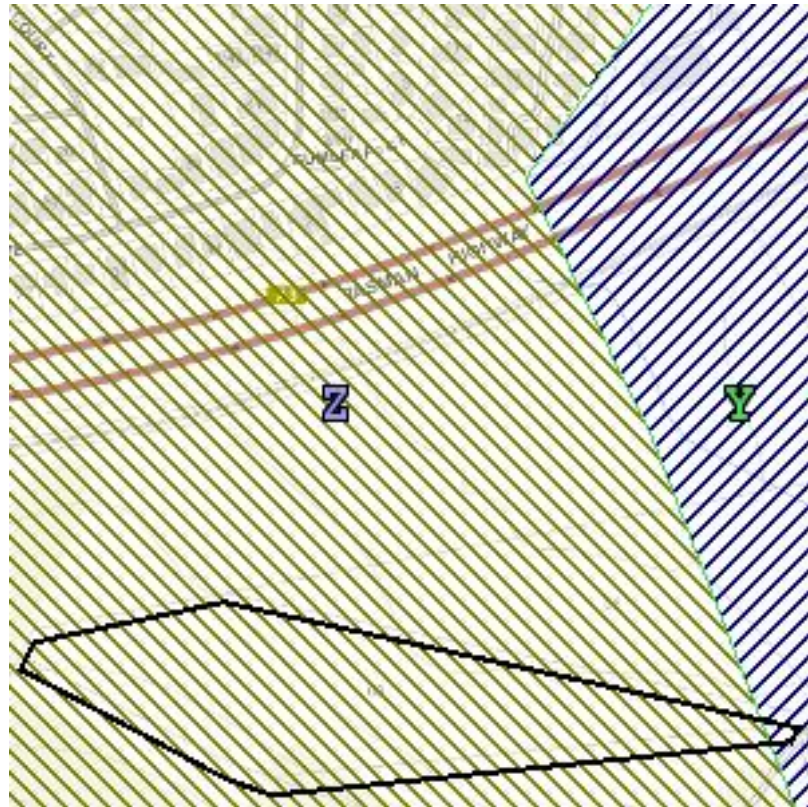
- 99% - Dolerite (a fine grained intrusive igneous rock) with locally developed granophyre.
- 1% - Dominantly lithic sandstone with volcanics.

The following page contains a map that illustrates the position and proportion of engineering geology types on the property.

56 Burnett Street
North Hobart Tasmania 7000
ABN: 17 105 577 240
info@auspropertysearch.com.au

Engineering Geology Map Display

The map below illustrates the position and proportion of engineering geology types on the property.



The following engineering geology types are represented on the map:

- Z (99%) - Dolerite (a fine grained intrusive igneous rock) with locally developed granophyre.
- Y (1%) - Dominantly lithic sandstone with volcaniclastics.

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Application for certificate for affected place



Tasmanian Heritage Council

Tasmanian Heritage Council Phone: 1300 850 332 (local call cost)
103 Macquarie Street 6165 3700
(GPO Box 618) Fax: 6233 3186
Hobart Tasmania 7001 Email: enquiries@heritage.tas.gov.au
Web: www.heritage.tas.gov.au

Office Use Only	
THR Ref no:	
Date received:	

Fee: \$44.50 (GST exempt)

Invoice fee to Aus Property Search Pty Ltd [98791]

Please Note:

Applications for Certificates for Affected Place can be made under S86 of the Historic Cultural Heritage Act 1995. These certificates provide information on whether or not a place is affected by:

- (a) any action of the Minister or the Heritage Council under the Historic Cultural Heritage Act 1995; or
- (b) any decision or determination under this Act.

Applications can be forwarded to the Tasmanian Heritage Council by email, fax or post. Please allow five working days for processing and issuing of the certificate.

The prescribed fee for this certificate is **\$44.50(GST exempt)**. Please do not include payment with this application. All clients will be invoiced at the end of each month.

Place to be searched

Place Name (if applicable):		
Unit:	Address:	60 ALLIANCE DRIVE
	Town:	CAMBRIDGE Postcode:
PID: 9227834	Title Reference:	

Certificate requested by

Firm: Page Seager (PageSeager)	
On Behalf Of/Your Reference: Ortega (240522)	
Email (compulsory): bsaward@pageseager.com.au	
Phone number: 03 6235 5155	Fax number:

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WAYLEAVE SEARCH

[PLEASE NOTE THAT THIS SEARCH ONLY RELATES TO EASEMENTS FOR TRANSMISSION ASSETS. FOR SPECIFIC INFORMATION RELATING TO ANY DISTRIBUTION ASSET PLEASE CALL 1300 127 777].

APPLICANT'S DETAILS

Name & Postal Address

PageSeager
bsaward@pageseager.com.au

Reference

240522 [98791]

Date

20 Mar 2024

Debit search fee to Aus Property Search Pty Ltd ☒

PROPERTY DETAILS

Title Reference

9227834

Property Address

60 ALLIANCE DRIVE, CAMBRIDGE

Owner

BRG Tas Pty Ltd

Purchaser

Ortega

SEARCH RESULTS

TasNetworks has no easement over this property for transmission assets	This property is subject to a 50m/60m wide statutory easement (refer s.11 <i>Electricity Wayleaves and Easements Act 2000</i>)
This property is subject to a registered electricity easement for transmission purposes (refer certificate of title)	This property is subject to an unregistered Wayleave Agreement (refer to attachment for further details)

Wayleaves Officer
TasNetworks Pty Ltd
PO Box 606
MOONAH TAS 7009
wayleave.enquiry@tasnetworks.com.au
Telephone: 6271 6595



Historic Cultural Heritage Act 1995

Section 87

CERTIFICATE FOR AFFECTED PLACE

Address: 60 Alliance Drive, Cambridge

PID: 9227834

Title: 179114/4

Your Ref.: Ortega (240522)

I, Andrew Roberts, Director, Heritage Tasmania, pursuant to S.87 of the Historic Cultural Heritage Act 1995 ("the Act") hereby certify that as at the date of this certificate, the place identified above is:

- **Not affected by any action of the Minister or the Heritage Council made under the Act or any decision or determination under the Act.**

Please Note:

This certificate does not, in any way, prevent the place from being affected by any action, decision or determination under the Act in the future.

The Act does not apply to a place of historic cultural heritage significance only on the ground of its association with Aboriginal history or tradition or Aboriginal traditional use. This place may also be listed as a place or in a precinct in the Heritage Schedule or Code of the planning scheme. If unsure, you should confirm this with the relevant local planning authority.

Dated: Monday, 25 March 2024

Signed:

A handwritten signature in grey ink, appearing to read 'A Roberts', is placed over a rectangular area.

Andrew Roberts, Director, Heritage Tasmania
Under the direction of the Tasmanian Heritage Council

WAYLEAVE SEARCH

[PLEASE NOTE THAT THIS SEARCH ONLY RELATES TO EASEMENTS FOR TRANSMISSION ASSETS. FOR SPECIFIC INFORMATION RELATING TO ANY DISTRIBUTION ASSET PLEASE CALL 1300 127 777].

APPLICANT'S DETAILS

Name & Postal Address

PageSeager
bsaward@pageseager.com.au

Reference

240522 [98791]

Date

20 Mar 2024

Debit search fee to Aus Property Search Pty Ltd ☒

PROPERTY DETAILS

Title Reference

9227834

Property Address

60 ALLIANCE DRIVE, CAMBRIDGE

Owner

BRG Tas Pty Ltd

Purchaser

Ortega

SEARCH RESULTS

TasNetworks has no easement over this property for transmission assets



21 MAR 2024



This property is subject to a 50m/60m wide statutory easement (refer s.11 *Electricity Wayleaves and Easements Act 2000*)

This property is subject to a registered electricity easement for transmission purposes (refer certificate of title)

This property is subject to an unregistered Wayleave Agreement (refer to attachment for further details)

Wayleaves Officer
TasNetworks Pty Ltd
PO Box 606
MOONAH TAS 7009
wayleave.enquiry@tasnetworks.com.au
Telephone: 6271 6595



Bailee Saward

From: Resource Stream Searches <rmpat.searches@tascat.tas.gov.au>
Sent: Tuesday, 26 March 2024 10:11 AM
To: Bailee Saward
Subject:

Caution: This email contains links or open attachments unless you receive them in doubt, contact IT immediately



links or open attachments unless you receive them in doubt, contact IT

Certificate of Search Result
Search Request under Section 37(4)
Neighbourhood Disputes About Plants Act 2017

Search No: ... 706/2024

APPLICANT FOR SEARCH

Page Seager

FILE REFERENCE

240522

TITLE REFERENCE:

179114/4

PROPERTY ADDRESS:

60 Alliance Drive, Cambridge

SEARCH RESULTS (tick applicable box)

- ☒ **No Match**
☐ **Certified copy of information set out on the database in relation to an order or an application for an order is attached.**

I certify that the results of this search contained in this certificate are true and correct.

Jarrold Bryan
BA/LLB, Grad Cert in Legal Practice, MEnvPlg
Principal Registrar
Tasmanian Civil & Administrative Tribunal

26 March 2024



Amelia Tucker | Administration Assistant
Tasmanian Civil and Administrative Tribunal
General Division

p 6165 4760

e Amelia.Tucker@tascat.tas.gov.au

w www.tascat.tas.gov.au

38 Barrack Street, Hobart TAS 7000 | GPO Box 1311, Hobart TAS 7001

We act with

Integrity

Respect

Accountability

Our workplaces are

Inclusive

Collaborative

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From: noreply@justice.tas.gov.au <noreply@justice.tas.gov.au>

Sent: Wednesday, 20 March 2024 9:35 AM

To: Resource Stream Searches <rmpat.searches@tascat.tas.gov.au>

Subject: Application to Search - RMPAT

Form Information

Site Name	Resource and Planning Stream
Site Id	59848
Folder Name	Forms
Folder Id	62063
Page Custom Form Ecommerce Name	Search Neighbourhood disputes about plants database
Page Custom Form Ecommerce Id	408149
Url	https://www.tascat.tas.gov.au/resource-and-planning/applications/search-database
Submission Id	753990
Submission Time	20 Mar 2024 9:35 am
Submission IP Address	103.12.203.101

Receipt

Transaction Number: 3720162812

Transaction Status: approved

Credit Card: Card type: visa; Last 3 digits: 947

Date: March 20, 2024, 9:35 am

Fee: RMPAT	26.70
------------	-------

Total:	\$26.70
--------	---------

Name and contact details

Name Title: Miss

Given name: Bailee

Family name: Saward

Company: Page Seager

Your file reference: 240522

Telephone: 62355191

Mobile:

Email: bsaward@pageseager.com.au

Property details

Certificate of Title - Volume: 179114

Certificate of Title - Folio: 4

General Law Property Reference:

Address of land: 60 Alliance Drive, Cambridge

Anticipated settlement date: 17/04/2024

Hidden Fields

Fee: RMPAT

Reference Number: 240307896

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