



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/058214

PROPOSAL: Awning Addition (Multiple Dwellings) (Retrospective)

LOCATION: 2/9 Coventry Rise, Howrah

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 02/03/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 02/03/2026 00:00:00. 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 02/03/2026 00:00:00.

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: **Awning Installation**

Location: **2/9 Coventry Rise Howrah**

Personal Information Removed



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:

Molika Pheng

Current use of site: **Residential**

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.

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.



SEARCH OF TORRENS TITLE

VOLUME 180121	FOLIO 2
EDITION 1	DATE OF ISSUE 27-Oct-2020

SEARCH DATE : 03-Nov-2020

SEARCH TIME : 09.53 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Strata Plan 180121 and a general unit entitlement operating for all purposes of the Strata Scheme being a 10 undivided 1/20 interest

Derived from Strata Plan 180121

Derivation : Part of 730 Acres Gtd. to F. Butler & Anor.

SCHEDULE 1

E156078 TRANSFER to JOSEPH JOHN GLASOVAC of one undivided 1/2 share and MARCUS ANDREW FITZE and ANITA KATE FITZE (jointly as between themselves) of one undivided 1/2 share as tenants in common Registered 16-Jan-2019 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
The registered proprietor holds the lot and unit entitlement subject to any interest noted on common property
Folio of the Register volume 180121 folio 0

SP175586 EASEMENTS in Schedule of Easements

SP175586 COVENANTS in Schedule of Easements

SP173690 & SP175586 FENCING PROVISION in Schedule of Easements

E34443 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 23-Feb-2016 at 12.02 PM

E34444 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 23-Feb-2016 at 12.03 PM

E160561 MORTGAGE to National Australia Bank Limited Registered 16-Jan-2019 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS	Registered Number
<p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED.</p> <p>SIGNATURES MUST BE ATTESTED.</p>	SP 175586

PAGE 1 OF 6 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 3 is:

SUBJECT TO a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE & DRAINAGE EASEMENT VARIABLE WIDTH passing through that lot on the plan;

Subject To a pipeline and services easement in gross (in favour of TasWater) over the land marked PIPELINE & DRAINAGE EASEMENT VARIABLE WIDTH ("the Easement Land") passing through that lot on the plan.

(as defined herein)

Lot 4 is:

SUBJECT TO a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE & DRAINAGE EASEMENT VARIABLE WIDTH passing through that lot on the plan;

Subject To a pipeline and services easement in gross (in favour of TasWater) over the land marked PIPELINE & DRAINAGE EASEMENT VARIABLE WIDTH ("the Easement Land") passing through that lot on the plan.

(as defined herein)

Lot 5 is:

SUBJECT TO a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE & DRAINAGE EASEMENT VARIABLE WIDTH passing through that lot on the plan;

SUBJECT TO a pipeline and services easement in gross (in favour of TasWater) over the land marked PIPELINE & DRAINAGE EASEMENT VARIABLE WIDTH ("the Easement Land") passing through that lot on the plan.

(as defined herein)



(USE ANNEXURE PAGES FOR CONTINUATION)



<p>SUBDIVIDER: MALWOOD P/L</p> <p>FOLIO REF: 73690/50</p> <p>SOLICITOR</p> <p>& REFERENCE: MURDOCH CLARKE</p>	<p>PLAN SEALED BY: CLARENCE CITY COUNCIL</p> <p>DATE: 23/10/2018</p> <p>SD - 2011/30</p> <p>REF NO. _____</p> <p style="text-align: right;"><i>[Signature]</i> Council Delegate</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p>ANNEXURE TO</p> <p>SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 175586</p>
<p>SUBDIVIDER: : MALWOOD P/L</p> <p>FOLIO REFERENCE: 73690/50</p>	

Lot 6 is:

SUBJECT TO a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE & DRAINAGE EASEMENT VARIABLE WIDTH passing through that lot on the plan;

SUBJECT TO a pipeline and services easement ^(as defined herein) in gross (in favour of TasWater) over the land marked PIPELINE & DRAINAGE EASEMENT VARIABLE WIDTH ("the Easement Land") passing through that lot on the plan.

Lot 7 is:

SUBJECT TO a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE & DRAINAGE EASEMENT VARIABLE WIDTH AND OVER THE LAND MARKED PIPELINE AND DRAINAGE EASEMENT 3.00 WIDE passing through that lot on the plan;

SUBJECT TO a pipeline and services easement ^(as defined herein) in gross (in favour of TasWater) over the land marked PIPELINE & DRAINAGE EASEMENT VARIABLE WIDTH AND OVER THE LAND MARKED PIPELINE AND DRAINAGE EASEMENT 3.00 WIDE ("the Easement Land") passing through that lot on the plan.

Lot 8 is:

SUBJECT TO a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE & DRAINAGE EASEMENT 4.00 WIDE AND VARIABLE WIDTH passing through that lot on the plan;

SUBJECT TO a pipeline and services easement ^(as defined herein) in gross (in favour of TasWater) over the land marked PIPELINE & DRAINAGE EASEMENT 4.00 WIDE AND VARIABLE WIDTH ("the Easement Land") passing through that lot on the plan.

Lot 9 is:

SUBJECT TO a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE & DRAINAGE EASEMENT 4.00 WIDE AND VARIABLE WIDTH passing through that lot on the plan;

SUBJECT TO a pipeline and services easement ^(as defined herein) in gross (in favour of TasWater) over the land marked PIPELINE & DRAINAGE EASEMENT 4.00 WIDE AND VARIABLE WIDTH ("the Easement Land") passing through that lot on the plan.




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

<p>ANNEXURE TO</p> <p>SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 175586</p>
<p>SUBDIVIDER: : MALWOOD P/L</p> <p>FOLIO REFERENCE: 73690/50</p>	

Each lot on the plan is:

TOGETHER WITH a right of drainage over the land marked DRAINAGE EASEMENT 3.00 WIDE on the plan.

COVENANTS

The owners of lots 3-12, on the plan covenant with the Vendors, Clarence City Council and the owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof shall be annexed to and devolved with each and every lot shown on the plan and with the Clarence City Council to observe the following stipulation -

1. Not to develop a habitable building on such lot unless it is located and constructed in accordance with BAL 19 in AS 3959-2009 Construction of Buildings in Bushfire Prone Areas.

FENCING PROVISION

In respect to the lots on the plan (except lots 100, 101 and 102) the Vendor (Malwood Pty Ltd) shall not be required to fence.

INTERPRETATION

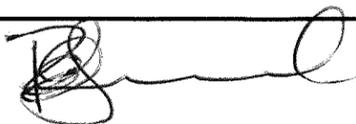
"TasWater" means the Tasmanian Water and Sewerage Corporation Pty Limited its successors & assigns

"Pipeline and services easement" means-

THE FULL RIGHT AND LIBERTY for the TasWater 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:
 - (a) without doing unnecessary damage to the Easement Land; and

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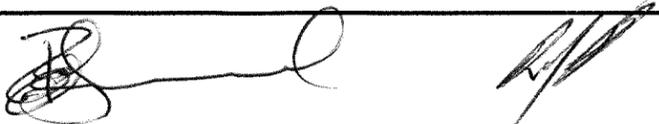

<p>ANNEXURE TO</p> <p>SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 175586</p>
<p>SUBDIVIDER: : MALWOOD P/L</p> <p>FOLIO REFERENCE: 73690/50</p>	

- (b) 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:

- (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 (which cannot be unreasonably refused) 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,

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<p>ANNEXURE TO</p> <p>SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 175586</p>
<p>SUBDIVIDER: : MALWOOD P/L</p> <p>FOLIO REFERENCE: 73690/50</p>	

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 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.

EXECUTED by **MALWOOD PTY LTD (ACN 009 577 931)** by its Attorney **RODERICK EDWARD SCURRAH** under Power of Attorney Registered No PA105357 and the said **RODERICK EDWARD SCURRAH** declares that he has received no revocation of the said Power of Attorney in the presence of:



WITNESS:

FULL NAME:

ADDRESS:

OCCUPATION:

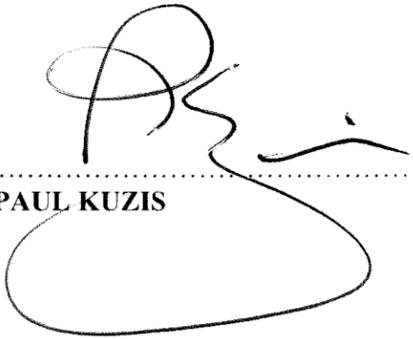
Robert John Badenach
Solicitor
10 Victoria St
HOBART TAS 7000

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<p>ANNEXURE TO</p> <p>SCHEDULE OF EASEMENTS</p> <p>PAGE 6 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 175586</p>
<p>SUBDIVIDER: : MALWOOD P/L</p> <p>FOLIO REFERENCE: 73690/50</p>	

EXECUTED by **MURDOCH CLARKE MORTGAGE MANAGEMENT LIMITED** ACN 115 958 560 as Responsible Entity of the **MURDOCH CLARKE MORTGAGE FUND** ARSN 093 255 559 by its duly authorised Attorney **PAUL KUZIS** pursuant to Power of Attorney registered on 15th January 2018 Registered Number PA109270 having received no notice of the revocation thereof

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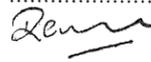
.....
PAUL KUZIS

WITNESS:
FULL NAME:
ADDRESS:
OCCUPATION:



Robert John Badenach
Solicitor
10 Victoria St
HOBART TAS 7000

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CITY/TOWN CLARENCE SUBURB/LOCALITY HOWRAH FOLIO REFERENCE C.T.175586/3 SITE COMPRISES THE WHOLE OF LOT 3 ON PLAN No. SP.175586	STRATA PLAN SHEET 1 OF 3 SHEETS		Registered Number <h1 style="font-size: 2em;">180121</h1>
	NAME OF STRATA SCHEME 9 COVENTRY RISE, HOWRAH		STRATA TITLES ACT 1998 REGISTERED <u>27 OCT 2020</u>  Recorder of Titles
	SCALE 1: 500	LENGTHS IN METRES	

SITE PLAN



NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.	 Council Delegate	 Registered Land Surveyor
STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE)	Date: <u>13.10.20</u>	Date: <u>20-7-20</u>
LODGED BY ROGERSON & BIRCH SURVEYORS		

STRATA PLAN

SHEET 2 OF 3 SHEETS

STRATA TITLES ACT 1998

Registered Number

Paul O'Leary 13.10.20
Council Delegate Date

180121

THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:

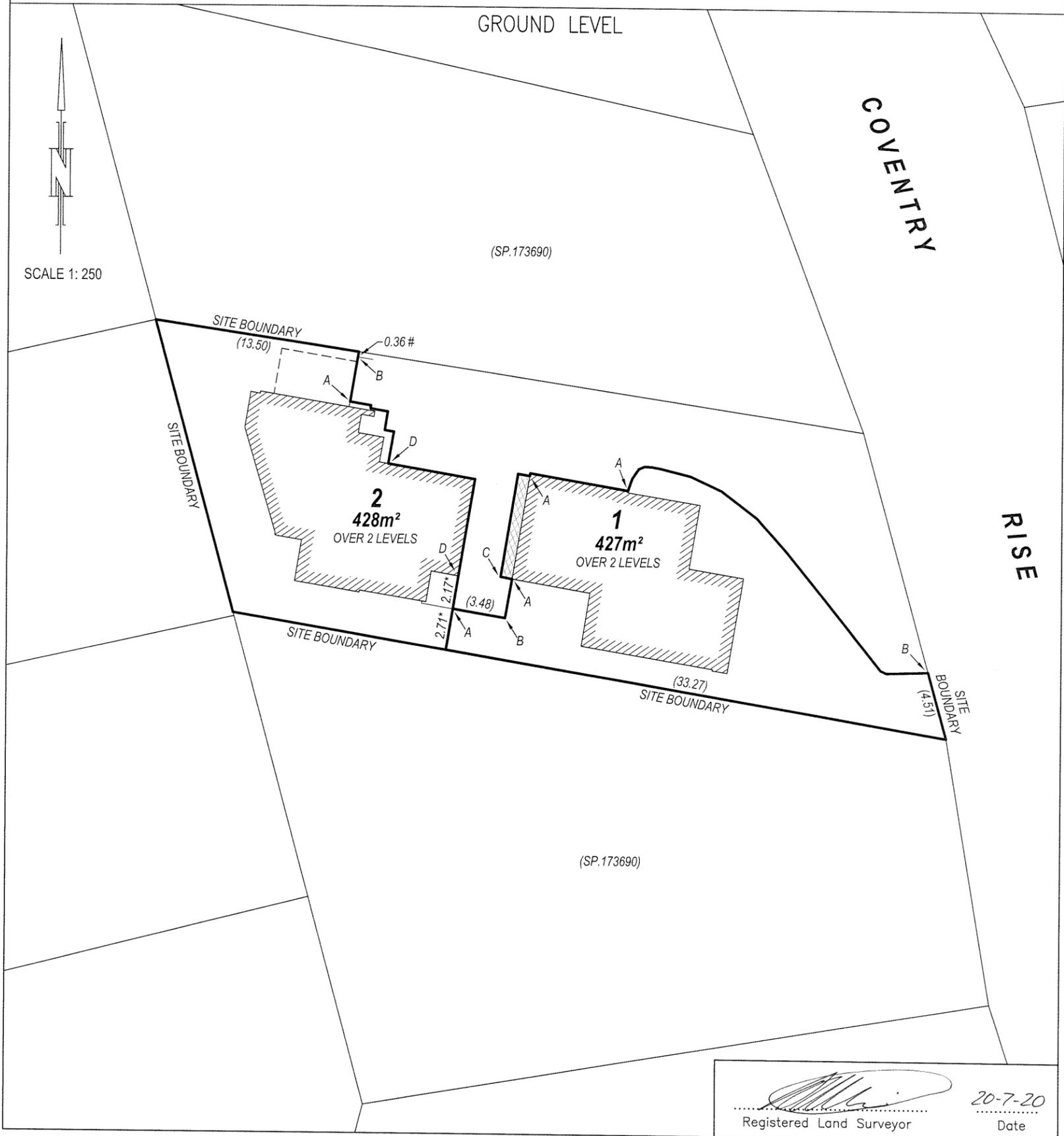
SITE BOUNDARIES
MEASUREMENT WHERE BOUNDARY IS OPEN
EDGE OF CONCRETE LABELLED A - B
FACE OF DECK LABELLED A - C
FACE OF BUILDING WALL LABELLED A - A, D - D
EDGE OF ROOFING STRUCTURE LABELLED A - D

LOT No	OPEN SPACE AREA	TOTAL FLOOR AREA	TOTAL AREA
1	188m ²	239m ²	427m ²
2	169m ²	259m ²	428m ²

OPEN BOUNDARIES SHOWN * ARE THE PROLONGATION OF THE FACE OF WALL LABELLED D - D
OPEN BOUNDARY SHOWN # IS THE PROLONGATION OF THE EDGE OF CONCRETE LABELLED A - B

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

THE VERTICAL LOT BOUNDARIES EXTEND FROM 2.00m BELOW GROUND LEVEL TO 10.00 METRES ABOVE GROUND LEVEL EXCEPT FOR THE PORTION SHOWN WHICH EXTENDS FROM THE UNDERSIDE OF DECK TO 10.00 METRES ABOVE GROUND LEVEL



SEARCH OF TORRENS TITLE

VOLUME 180121	FOLIO 0
EDITION 1	DATE OF ISSUE 27-Oct-2020

SEARCH DATE : 29-Jan-2026

SEARCH TIME : 03.39 pm

DESCRIPTION OF LAND

City of CLARENCE

The Common Property for Strata Scheme [180121](#)

Derivation : Part of 730 Acres Gtd. to F. Butler & Anor.

Prior CT [175586/3](#)

SCHEDULE 1

STRATA CORPORATION NUMBER [180121](#), 9 COVENTRY RISE, HOWRAH

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP175586](#) EASEMENTS in Schedule of Easements

[SP175586](#) COVENANTS in Schedule of Easements

[SP173690](#) & [SP175586](#) FENCING PROVISION in Schedule of Easements

[E34443](#) AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered
23-Feb-2016 at 12.02 pm

[E34444](#) AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered
23-Feb-2016 at 12.03 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 180121	FOLIO 1
EDITION 4	DATE OF ISSUE 01-Nov-2022

SEARCH DATE : 29-Jan-2026

SEARCH TIME : 03.39 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Strata Plan [180121](#) and a general unit entitlement operating for all purposes of the Strata Scheme being a 10 undivided 1/20 interest

Derived from Strata Plan [180121](#)

Derivation : Part of 730 Acres Gtd. to F. Butler & Anor.

SCHEDULE 1

[M856207](#) TRANSFER to ALICIA STORM VAN ZYL Registered
15-Dec-2020 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
The registered proprietor holds the lot and unit entitlement
subject to any interest noted on common property
Folio of the Register volume [180121](#) folio 0

[SP175586](#) EASEMENTS in Schedule of Easements

[SP175586](#) COVENANTS in Schedule of Easements

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Planning and Approvals Act 1993 Registered
23-Feb-2016 at 12.02 pm

[E34444](#) AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
23-Feb-2016 at 12.03 pm

[E324003](#) MORTGAGE to Macquarie Bank Limited Registered
01-Nov-2022 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 180121	FOLIO 0
EDITION 1	DATE OF ISSUE 27-Oct-2020

SEARCH DATE : 29-Jan-2026

SEARCH TIME : 03.39 pm

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SCHEDULE 1

STRATA CORPORATION NUMBER [180121](#), 9 COVENTRY RISE, HOWRAH

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

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UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

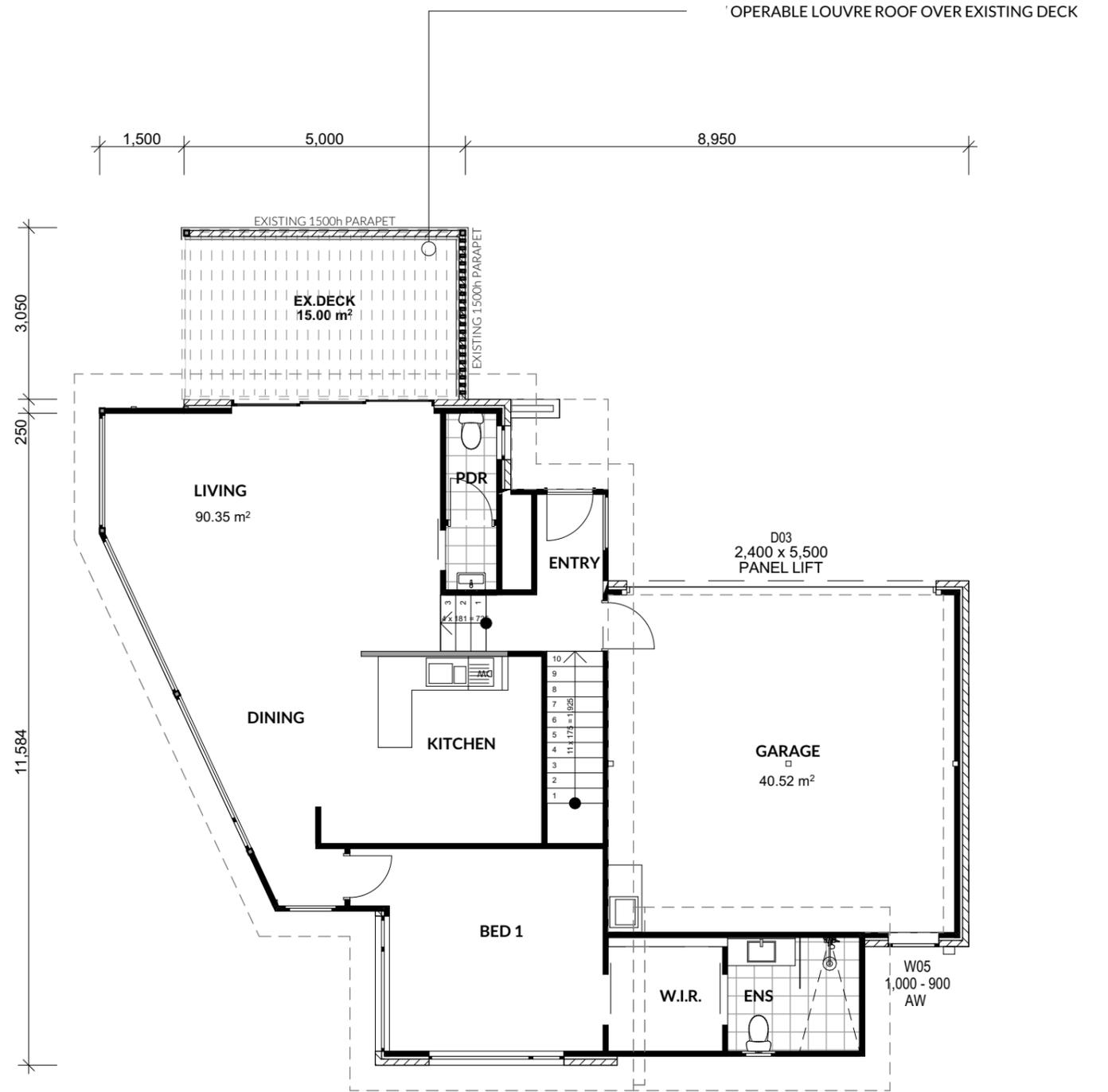
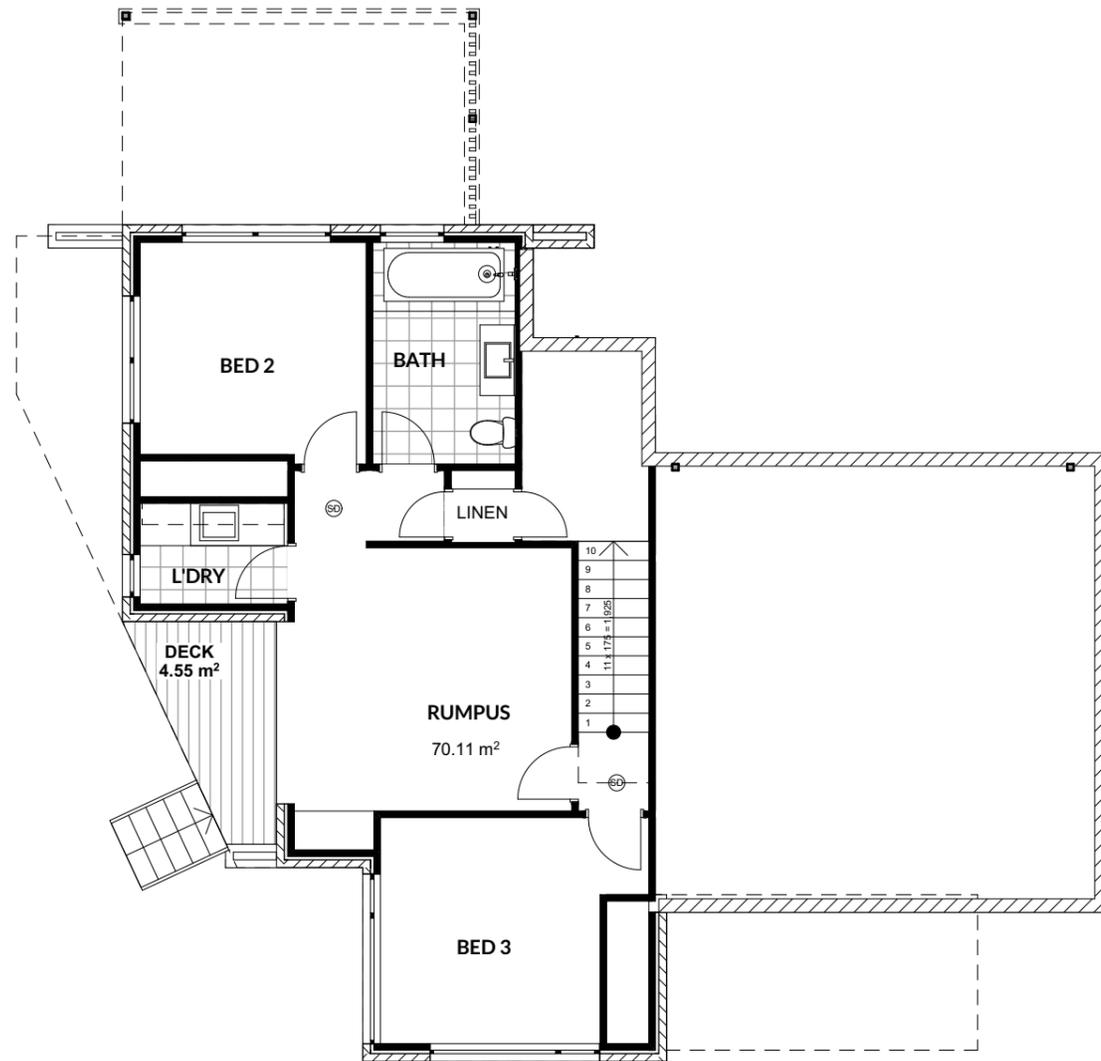
PINNACLE

2/9 Coventry Rise, Tranmere 7018

Owner(s) or Clients	Peter Hallam & Lisa Stodart	Title Reference	3/175586
Building Classification	1a	Zoning	General Residential
Designer	Jason Nickerson CC6073Y	Land Size	870m ²
Alpine Area	N/A	Design Wind Speed	N3
Other Hazards	Bushfire-prone areas overlay, low landslip overlay, safeguarding of airports overlay	Soil Classification	M
		Climate Zone	7
		Corrosion Environment	Medium
		Bushfire Attack Level (BAL)	19

(e.g., High wind, earthquake, flooding, landslip,
dispersive soils, sand dunes, mine subsidence,
landfill, snow & ice, or other relevant factors)





NOT FOR CONSTRUCTION

PINNACLE

PINNACLE DRAFTING & DESIGN
7/3 Abernant Way, Cambridge 7170
03 6248 4218
admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au
Licence: CC6073Y

Floor Plan

Revision: DA - 01
Approved by: JD

Scale: 1:100 @ A3
Pg. No: A.02

Proposal: New Vergola
Client: Peter Hallam & Lisa Stodart
Address: 2/9 Coventry Rise, Tranmere 7018

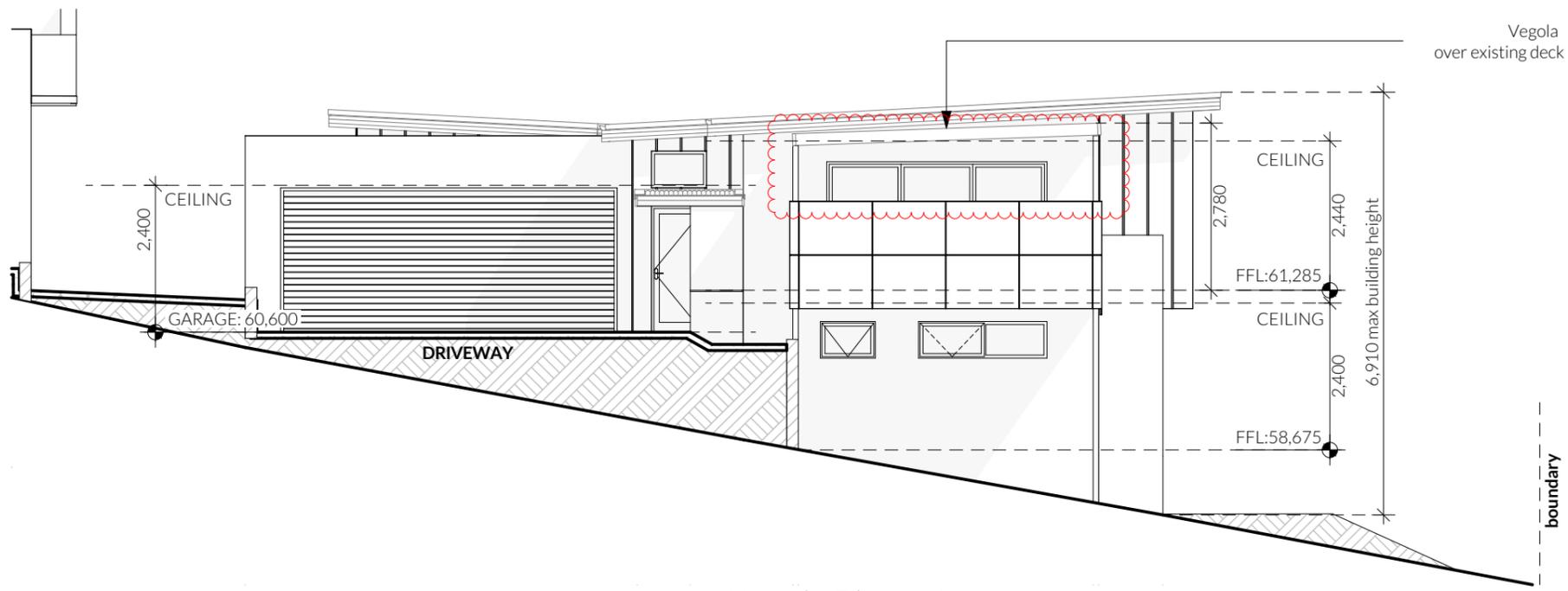
Date: 12/01/2026
Drawn by: JRN
Job No: 206 - 2018
Engineer:
Building Surveyor:

Issue	Revision ID	Revision ID
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NOTE: Refer to cover page for further details on changes.

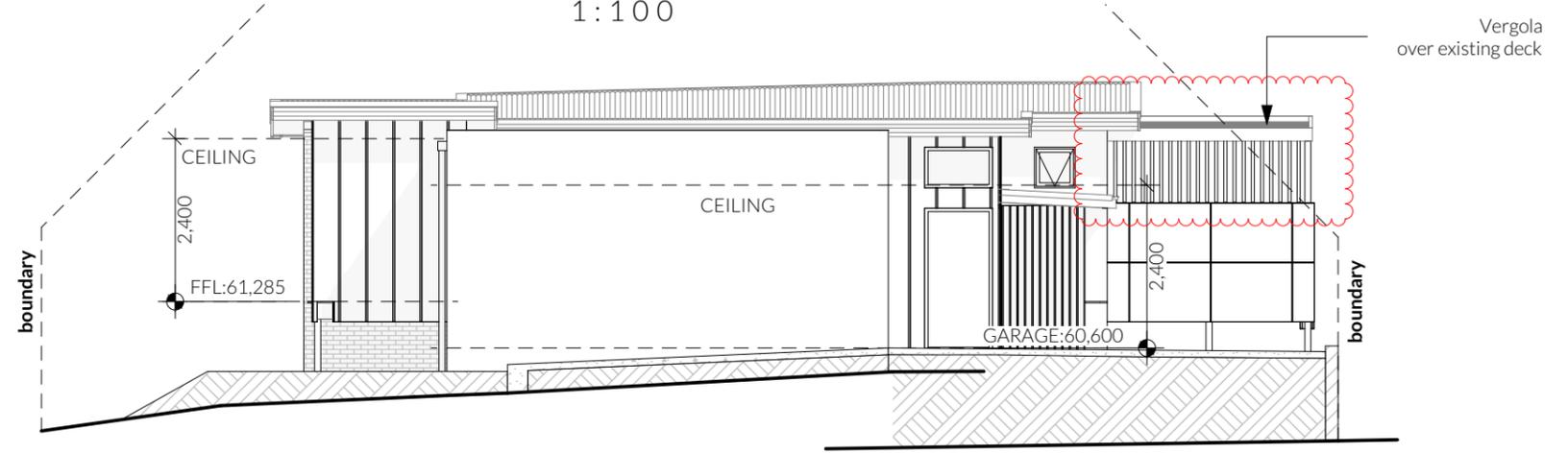


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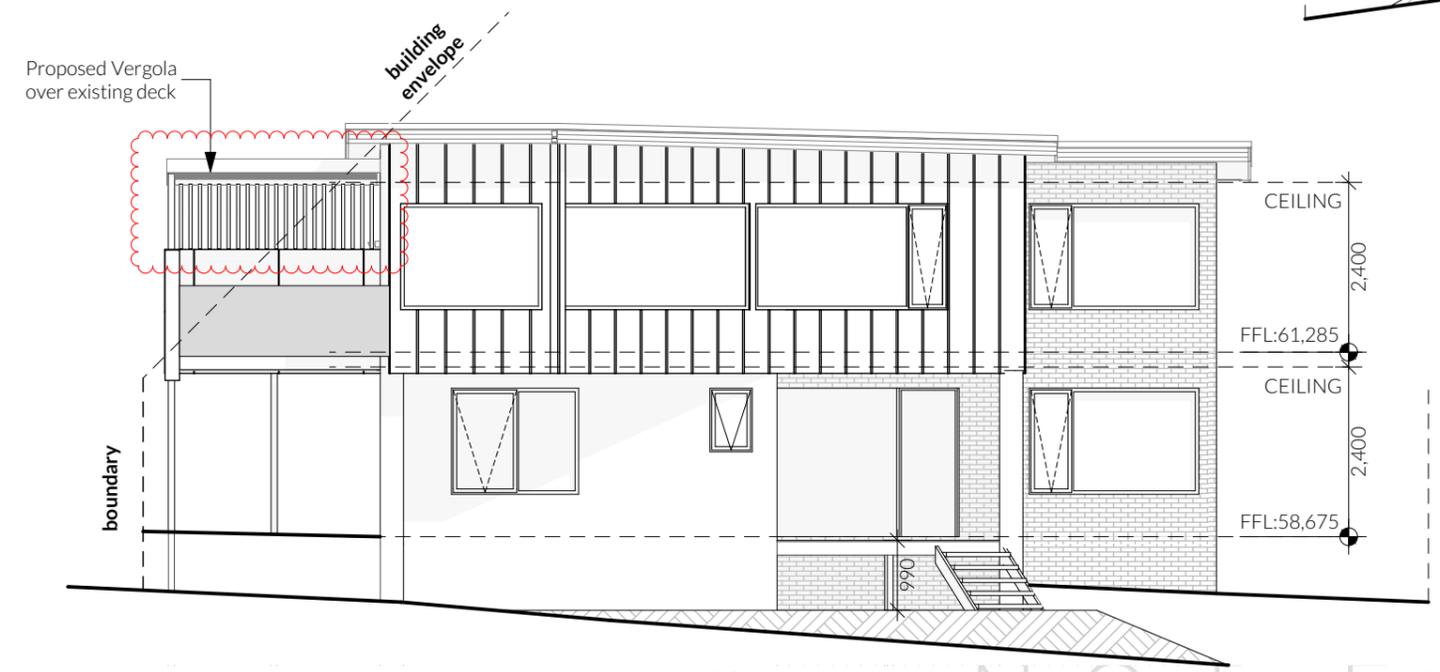
North Elevation

1:100



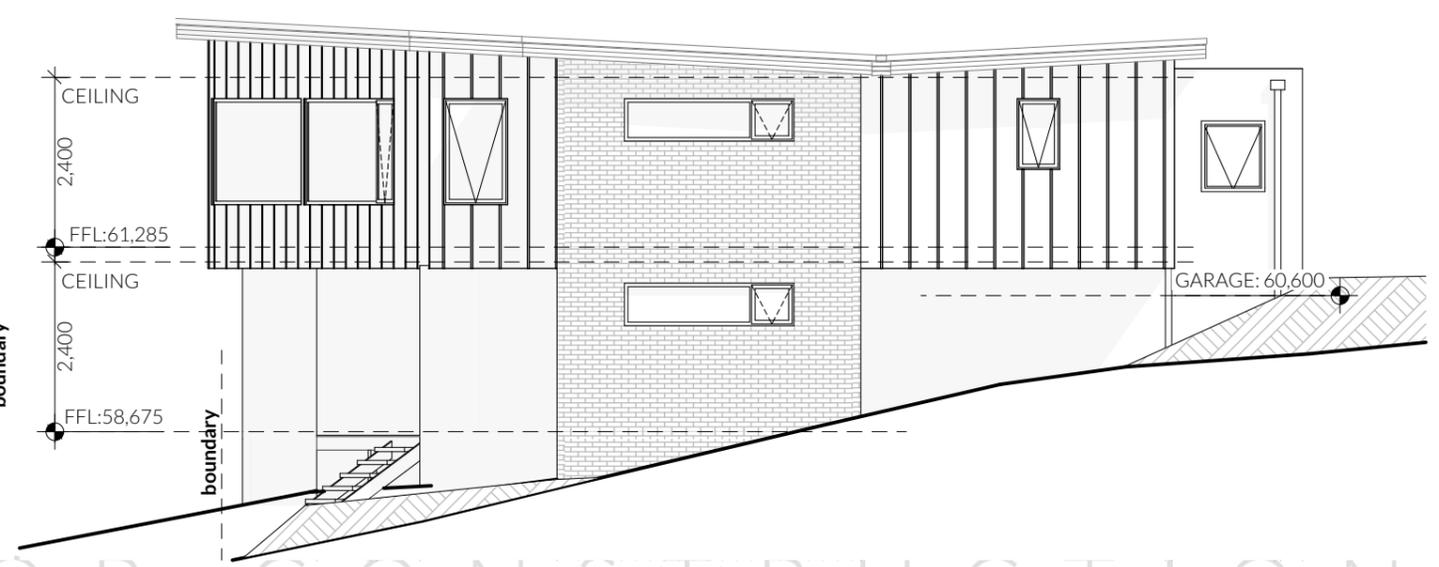
East Elevation

1:100



West Elevation

1:100



South Elevation

1:100

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	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Elevations Revision: DA - 01 Approved by: JD	Scale: 1:100 @ A3 Pg. No: A.03	Proposal: New Vergola Client: Peter Hallam & Lisa Stodart Address: 2/9 Coventry Rise, Tranmere 7018	Date: 12/01/2026 Drawn by: JRN Job No: 206 - 2018 Engineer: Building Surveyor:	<table border="1"> <thead> <tr> <th>Issue</th> <th>Revision ID</th> <th>Revision ID</th> </tr> </thead> <tbody> <tr> <td colspan="3">NOTE: Refer to cover page for further details on changes.</td> </tr> </tbody> </table>	Issue	Revision ID	Revision ID	NOTE: Refer to cover page for further details on changes.			These drawings are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © ###. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.
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