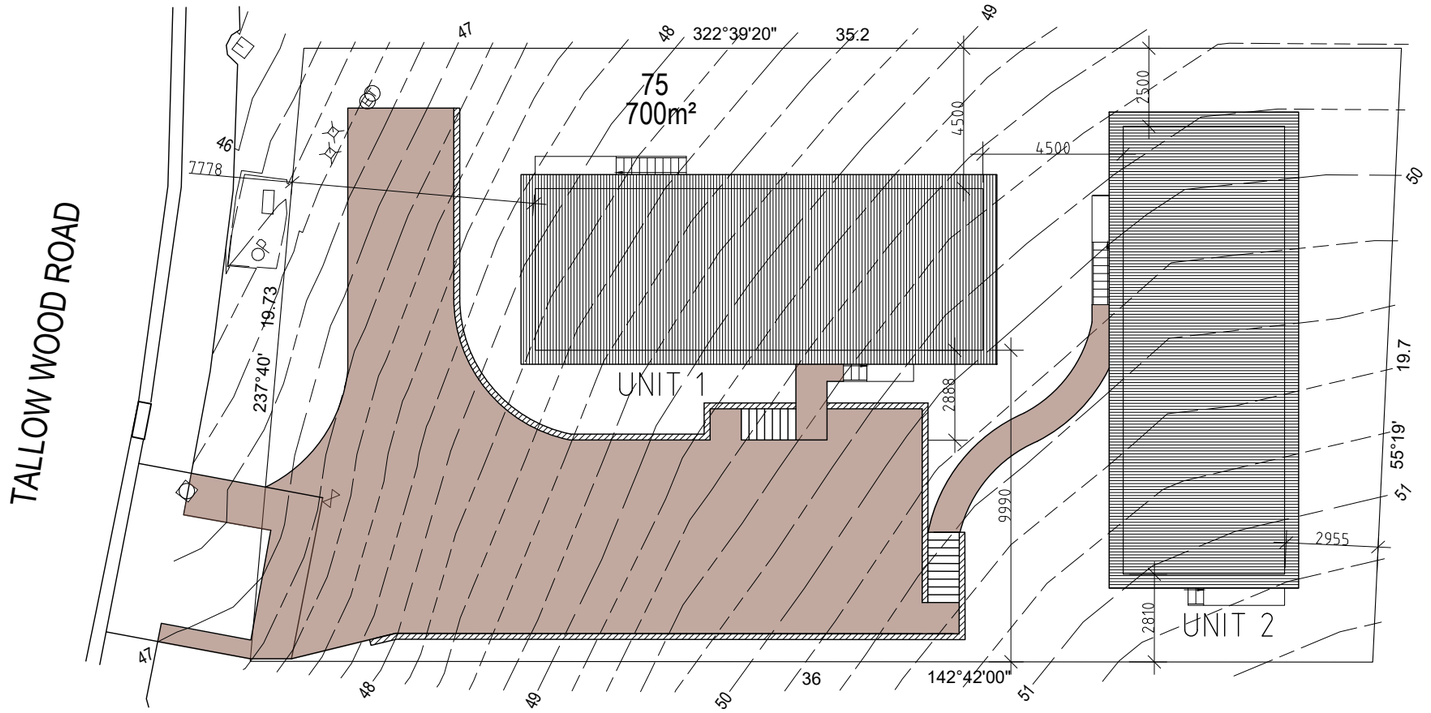




PROPOSED 2 UNIT DEVEOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
LOT 75 TALLOW WOOD DRIVE NEW
NORFOLK

SITE PLAN

SCALE 1:200
0 2000 4000

AMENDED

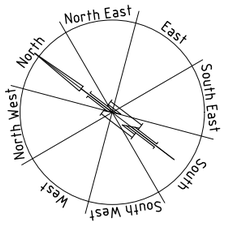
DATE
12/11/26

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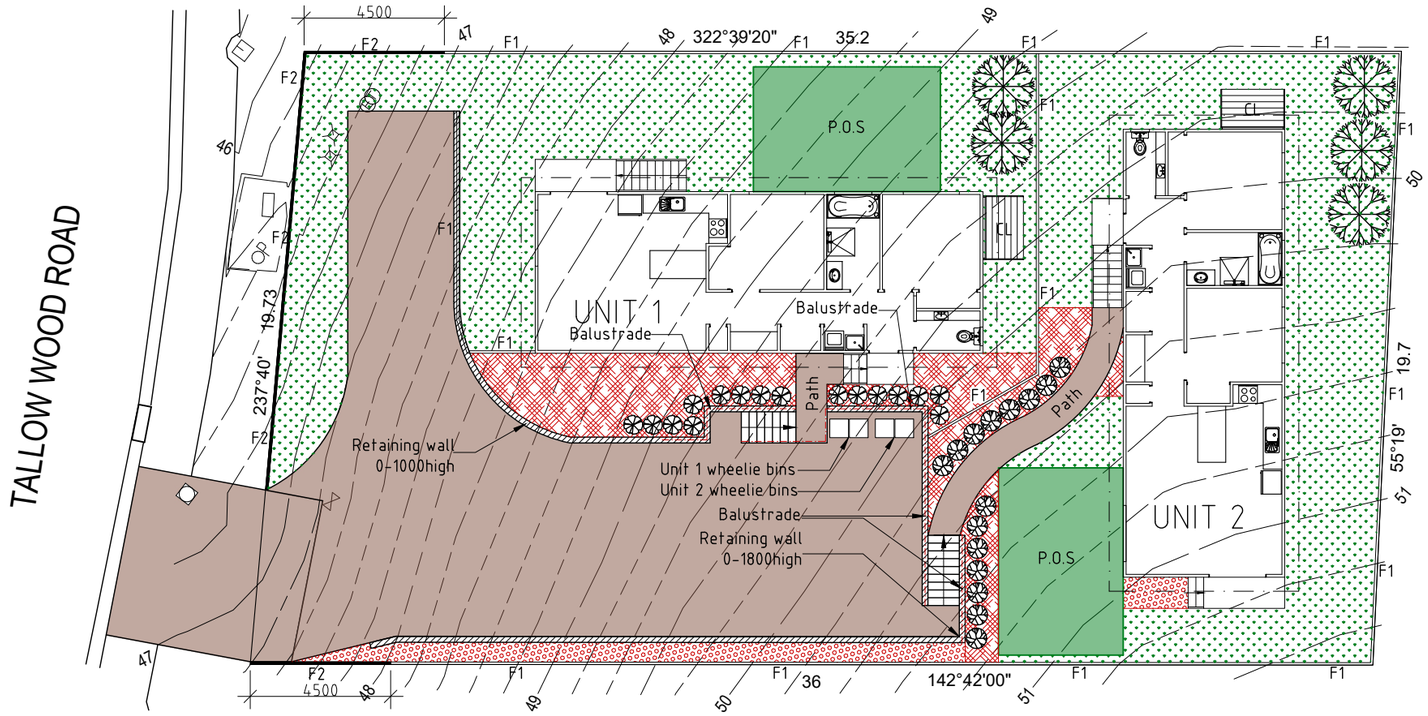
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CL Freestanding Retractable clothes line
F1 1800 high Monument Colorbond fence
F2 1200 high Monument Colorbond fence
F3 1800 high fence, Monument Colorbond to 1.2m then slats above with a min 30% transparency.
G Gate
S 750x1500 shed
WS 1.5m² impervious area for waste storage 1000x1500 concrete pad/paving



Garden bed not to extend against building, refer to CSIRO report for info

6.0m x 4.0m (24.00m²) Private Open Space Max. 1:10 gradient

Lawn

Mulched garden

Decorative pebbles/gravel

Unit 1 Private Open Space 173.40m²
Unit 2 Private Open Space 169.94m²

Impervious surface 195.56m² divide by 700m² = 27.93%
Pervious surface 504.44m² divide by 1403m² = 72.07%

PROPOSED 2 UNIT DEVEOPMENT FOR SJM PROPERTY DEVELOPMENTS PTY LTD AT LOT 75 TALLOW WOOD DRIVE NEW NORFOLK

LANDSCAPE PLAN

SCALE 1:200
0 2000 4000

AMENDED

DATE 12/11/26

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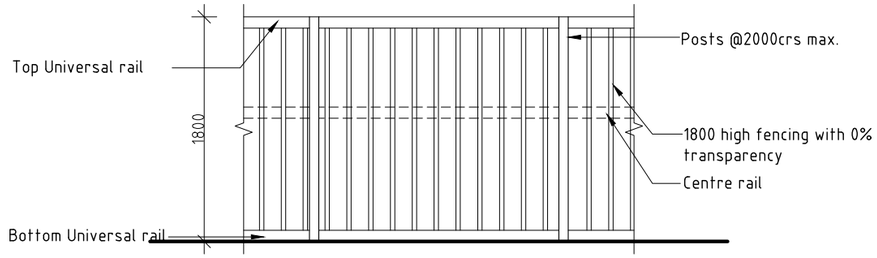
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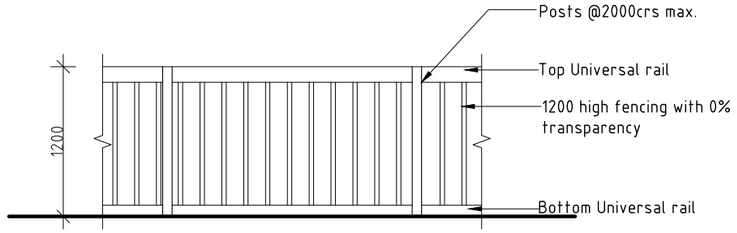
FEATURE PLANTING

The spacing of plants shown on plan have been derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time.

SHRUBS AND GROUNDCOVER
Mass planting to assist in building presentation to the streetscape and to provide visual amenity; Gum bark mulch to cover ground and minimize moisture loss and to act as a weed suppressant



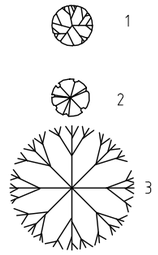
F FENCE ELEVATION (Typical)
Scale 1:50



F2 FENCE ELEVATION (Typical)
Scale 1:50

PROPOSED FEATURE PLANTING	SPACING(mm)	HEIGHT(mm)	WIDTH(mm)
1 Lomandra Tanika	350-500	500-600	650
2 Lomandra Lime Tuff	600	600	600
PROPOSED SHRUBS/HEDGING			
1 Pittosporum Tenuifolium	800-1000	1000-4000	2000-4000

NOTE: Plant height stated is matured height apart from the hedge which can be managed to desired height.





1



2



3

PROPOSED 2 UNIT DEVEOPMENT FOR SJM PROPERTY DEVELOPMENTS PTY LTD AT LOT 75 TALLOW WOOD DRIVE NEW NORFOLK

LANDSCAPE NOTES

SCALE 1:200
0 2000 4000

AMENDED

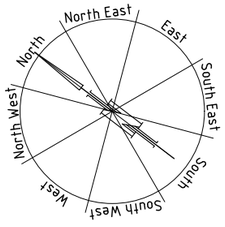
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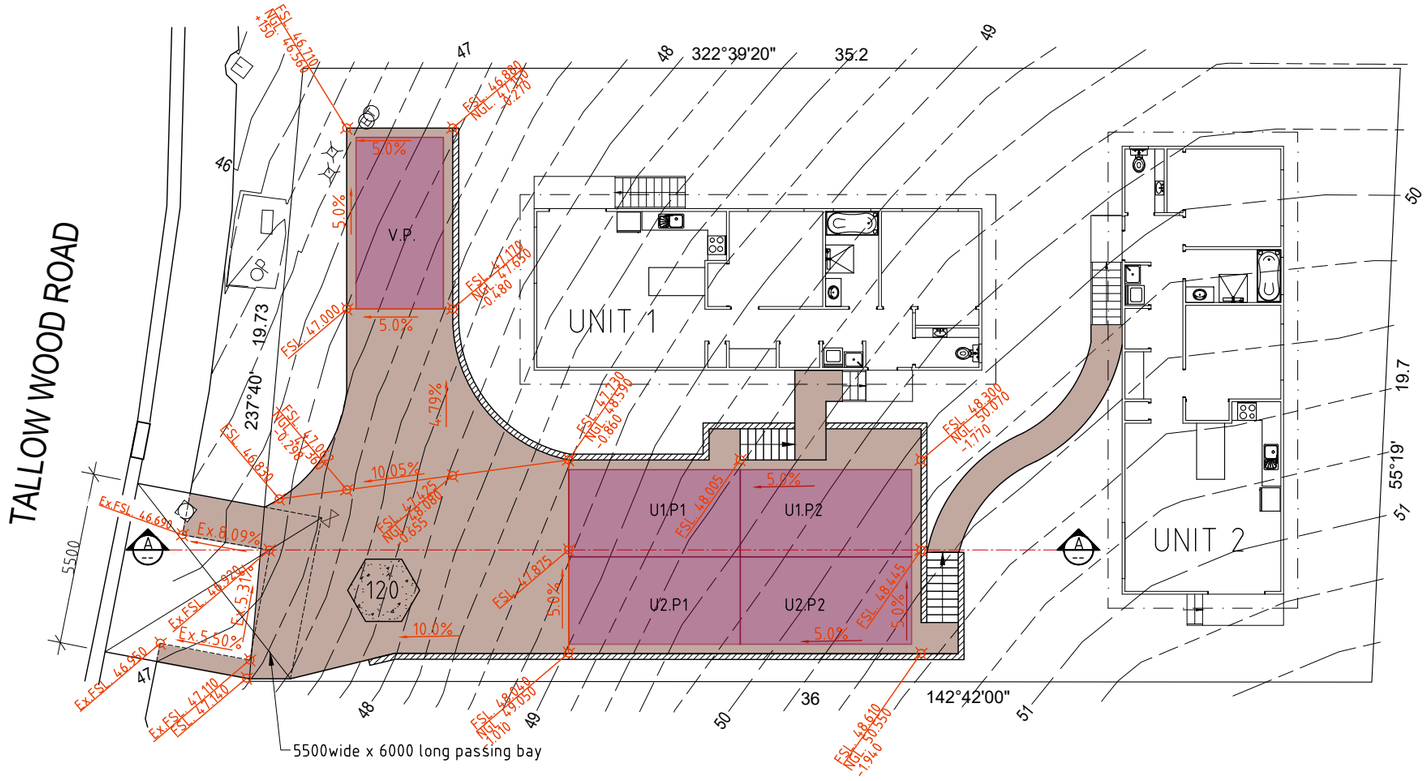
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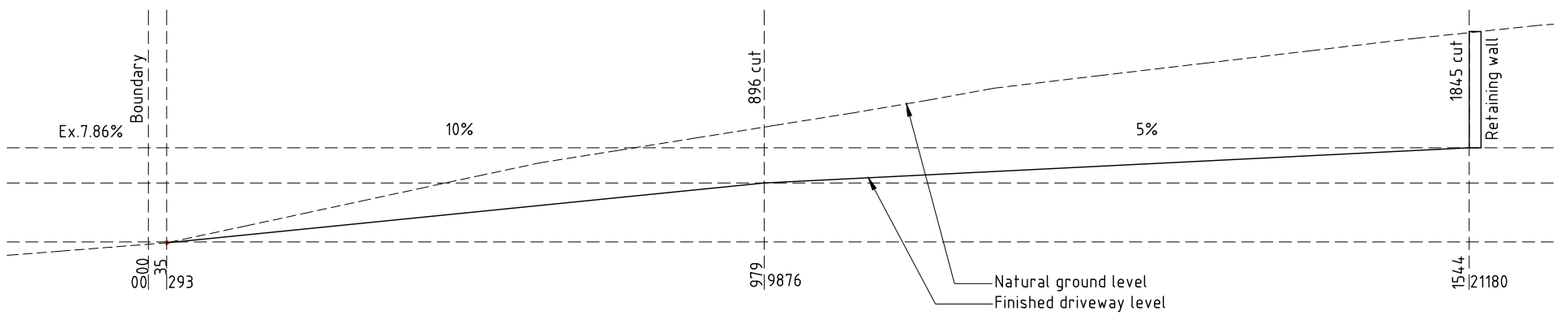
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DRIVEWAY LONG SECTION
SCALE 1:100

Sawcut to 25% of slab thickness as soon as able to cut without dragging out the aggregate

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

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

NOTE: All parking & turning areas to be clearly marked

NOTE: Max. 5% gradient to vehicle maneuvering areas

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

PROPOSED 2 UNIT DEVEOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
LOT 75 TALLOW WOOD DRIVE NEW
NORFOLK

DRIVEWAY PLAN & LONG SECTION

DATE 12/11/26

SCALE 1:200, 1:100
0 2000 4000

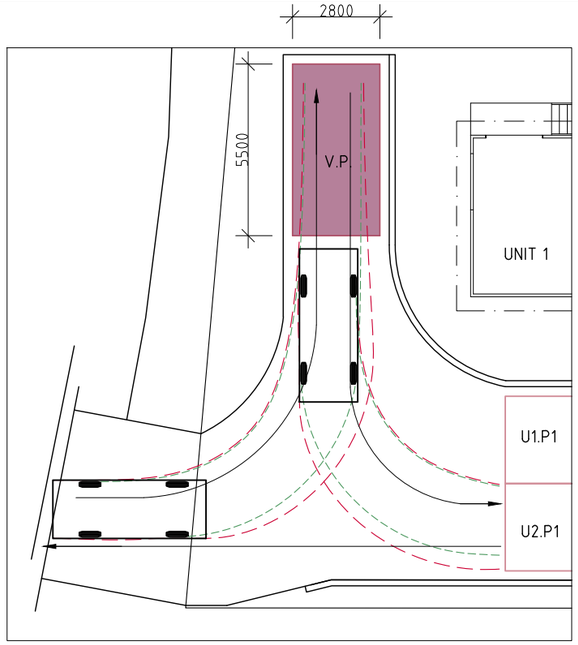
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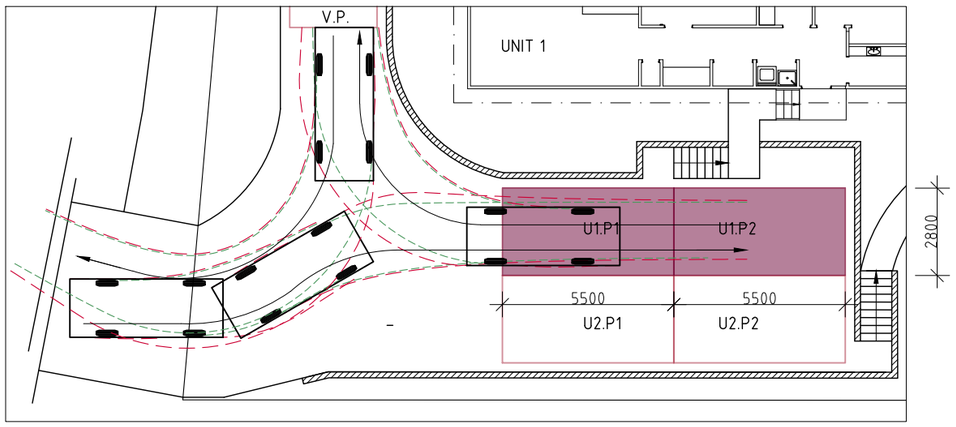
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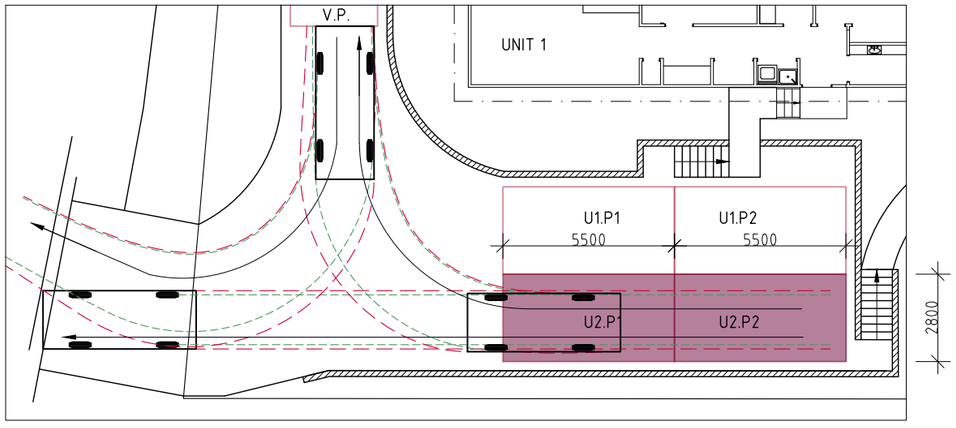
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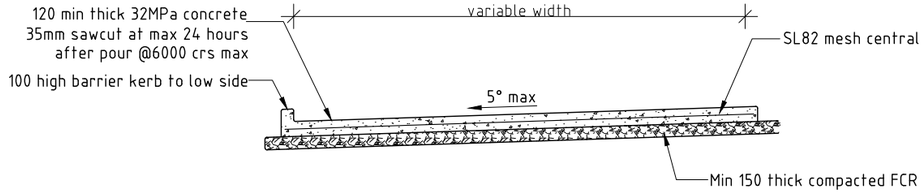
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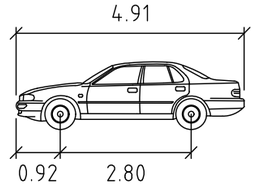






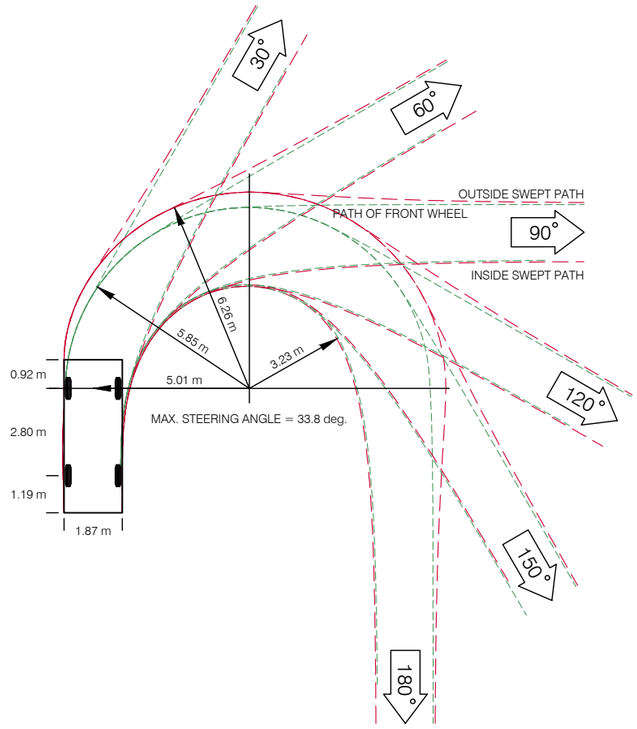
DRIVEWAY CROSS SECTION (TYPICAL)

SCALE 1:50



B85

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



PROPOSED 2 UNIT DEVEOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
LOT 75 TALLOW WOOD DRIVE NEW
NORFOLK

VEHICLE TURNING PLANS

SCALE 1:200
0 2000 4000

AMENDED

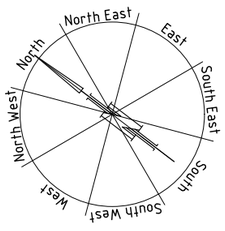
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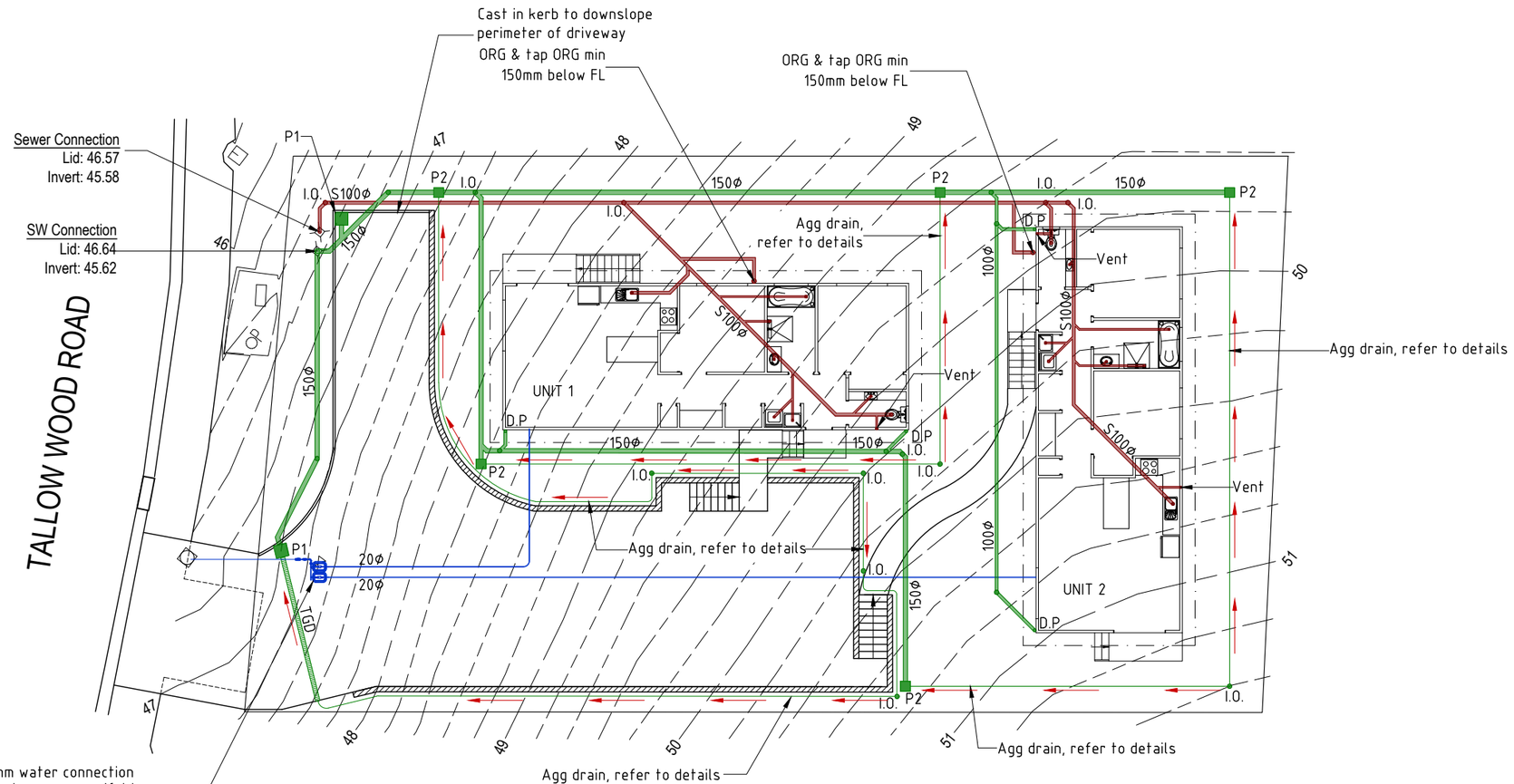
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Existing Dn32 ID25mm water connection with 2 x 20mm sub meters on a manifold to TWS-W-0002sht. 9 by TasWater at developer's cost.
Locate within trafficable box type B with concrete surround. Alternatively, add additional water meter adjacent to existing water meter.
Works at developers cost.

TGD Trafficable grate drain
P1 450x450 Trafficable pit.
Each grate pit to be fitted with water quality improvement device.
Designed & installed in accordance with manufacturers instructions
P2 350x350x450d grated pit
I.O. Inspection opening

Agg drains to be installed prior to slab preparation. Evidence of the agg drainage installation to be supplied to the Engineer.

Plumber to confirm the location of existing on-site services prior to commencement of any excavations

150ø 150uPVC stormwater 1:100 min. fall

S100ø 100uPVC sewerage 1.67% min. fall

100ø 100uPVC stormwater 1:100 min. fall

100x100 cast in kerb to downslope of driveway perimeter
I.O. at each intersection & bend

Water meters for strata developments must be located in common property to allow unfettered access to enable reading, testing, inspection, maintenance and exchange without impediment and must be kept clear of obstructions at all times. Water meters in trafficable areas must be housed in trafficable boxes with a class "B" lid.

NOTE All works are to be in accordance with the Water supply code of Australia WSA03-2011-3.1 Version 3.1 MRWA Edition V2.0 & sewerage Code of Australia Melbourne Retail water agencies Code WSA02-2002 Version 2.3 MRWA Edition 1.0 & TasWater's supplements to those codes.

PROPOSED 2 UNIT DEVEOPMENT FOR SJM PROPERTY DEVELOPMENTS PTY LTD AT LOT 75 TALLOW WOOD DRIVE NEW NORFOLK

PLUMBING PLAN

SCALE 1:200
0 2000 4000

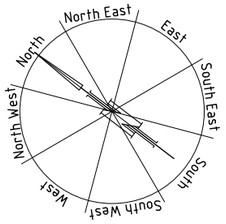
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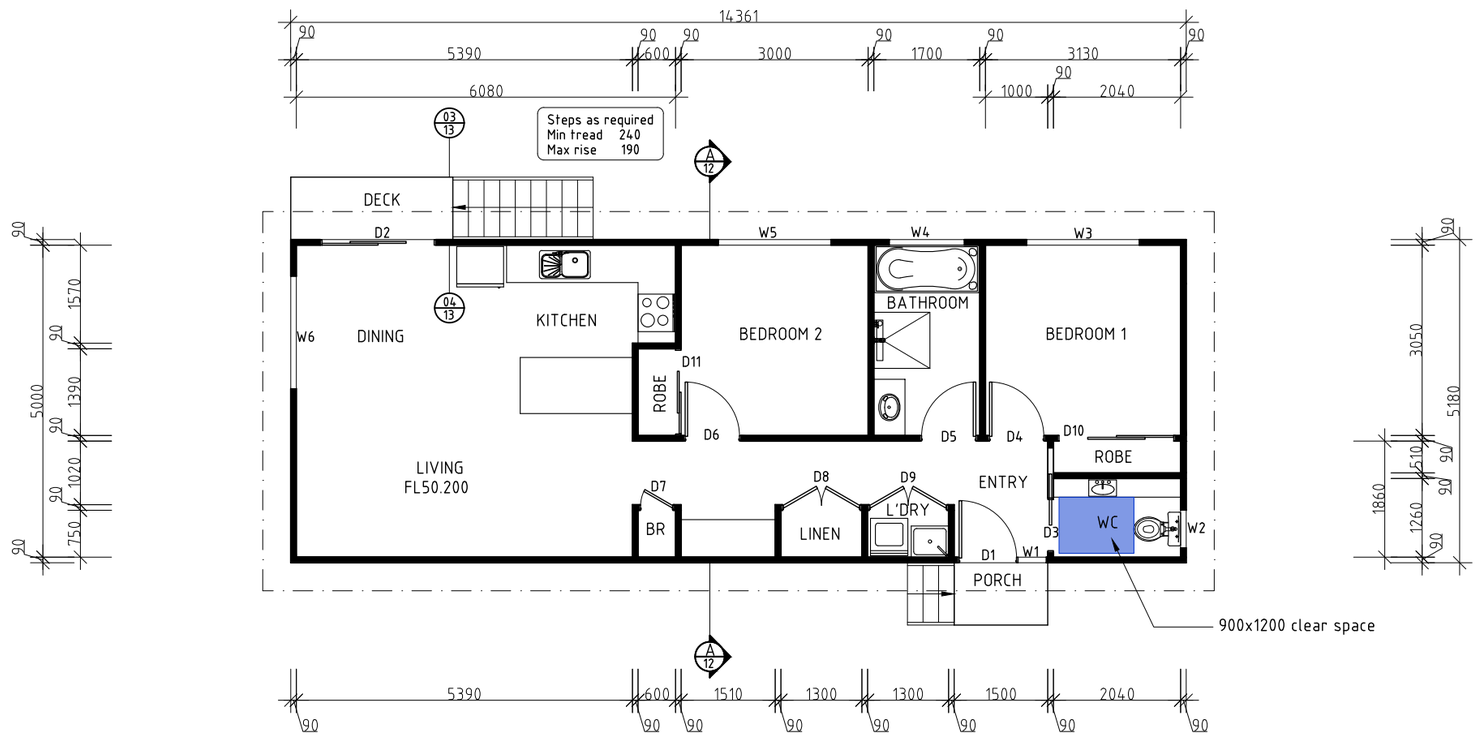
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SLIP RESISTANCE CLASSIFICATION

APPLICATION	Surface conditions	
	Dry	Wet
Tread surface	P3 or R10	P4 or R11
Nosing strip	P3	P4

Install proprietry slip resistant nosing to tread and slip resistant tread treatment to all treads

Area	
Unit 1:	74.38m²
Porch:	1.50m²
Deck:	2.60m²

UNIT 1

PROPOSED 2 UNIT DEVEOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
LOT 75 TALLOW WOOD DRIVE NEW
NORFOLK

UNIT 1 PLAN

DATE
12/11/26

SCALE 1:100
0 1000 2000

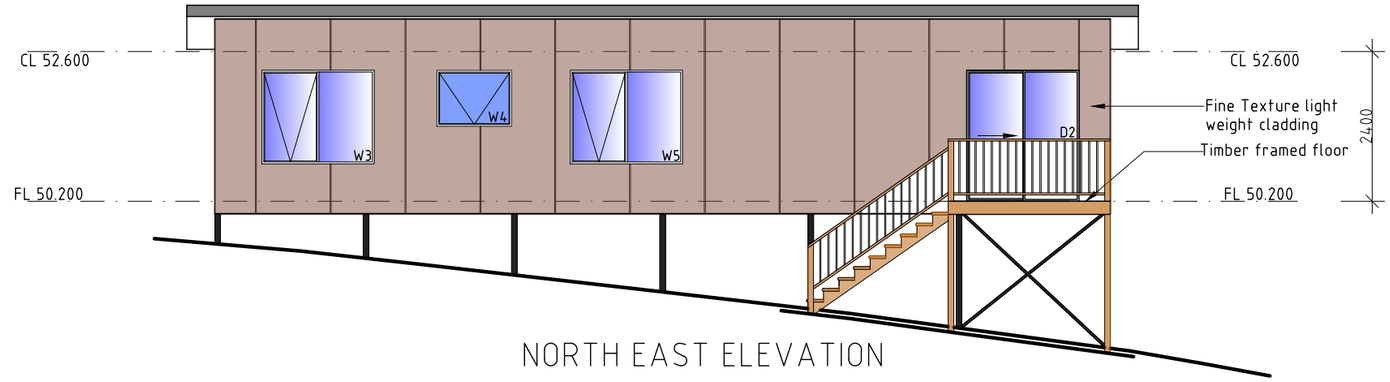
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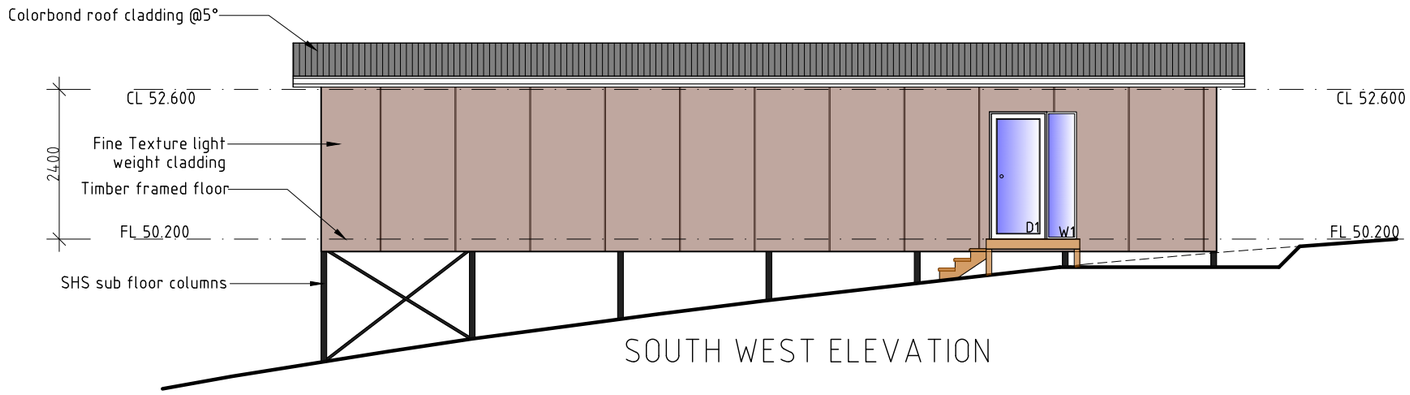
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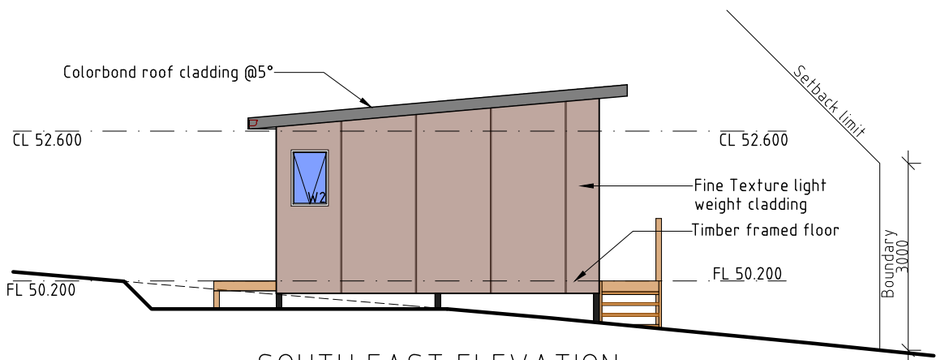
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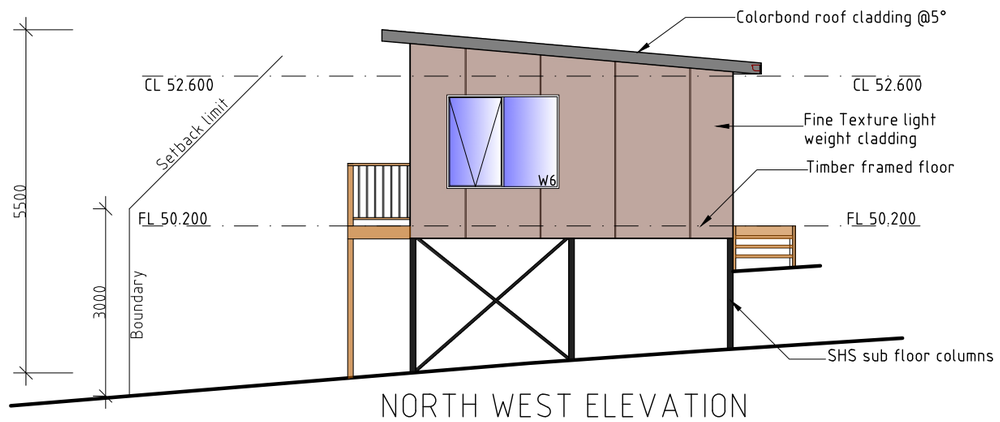
NORTH EAST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

UNIT 1

PROPOSED 2 UNIT DEVEOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
LOT 75 TALLOW WOOD DRIVE NEW
NORFOLK

UNIT 1 ELEVATIONS

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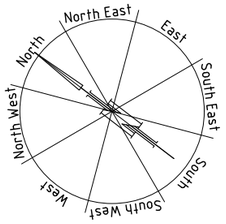
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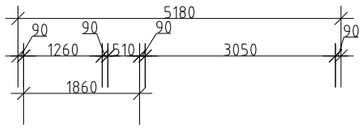
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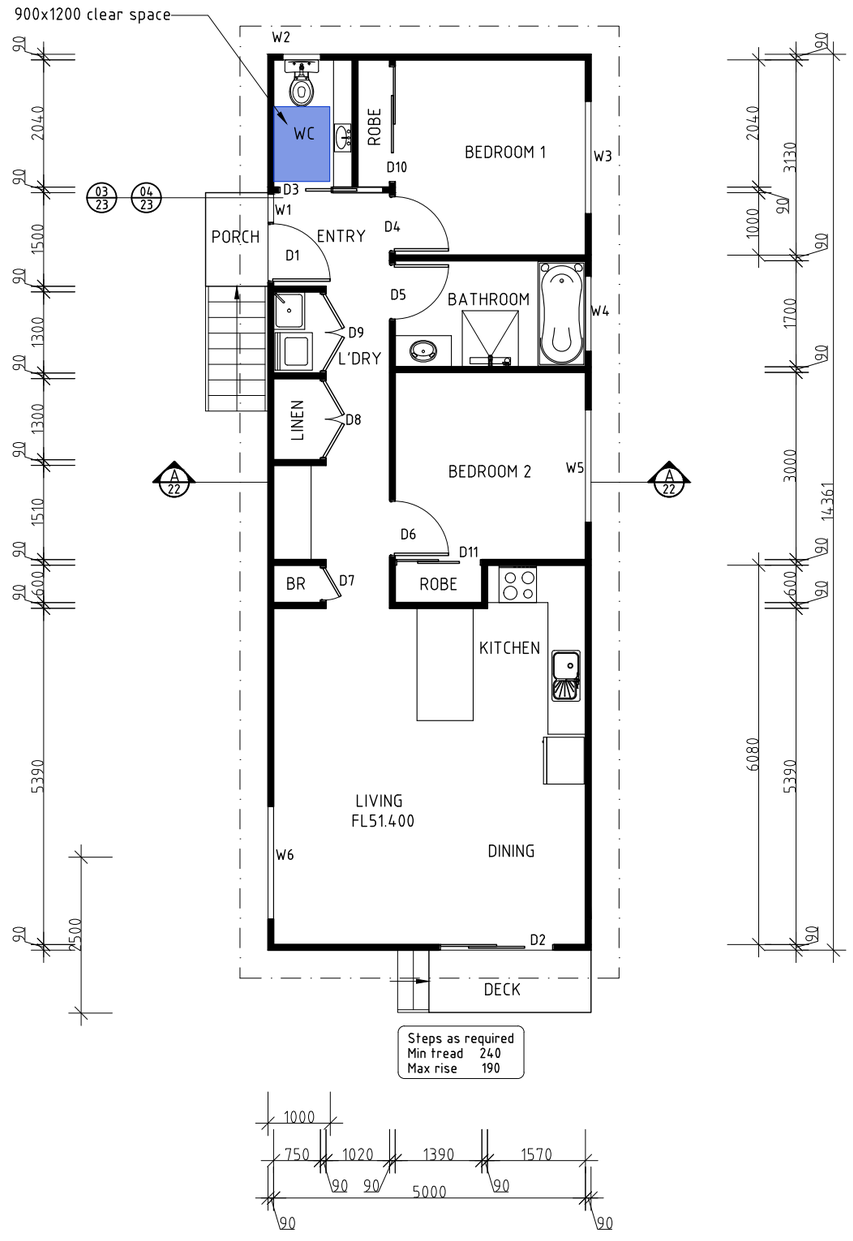
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SLIP RESISTANCE CLASSIFICATION

APPLICATION	Surface conditions	
	Dry	Wet
Tread surface	P3 or R10	P4 or R11
Nosing strip	P3	P4

Install proprietry slip resistant nosing to tread and slip resistant tread treatment to all treads

Area	
Unit 2:	74.38m²
Porch:	1.50m²
Deck:	2.60m²

UNIT 2

PROPOSED 2 UNIT DEVEOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
LOT 75 TALLOW WOOD DRIVE NEW
NORFOLK

UNIT 2 PLAN

DATE
12/11/26

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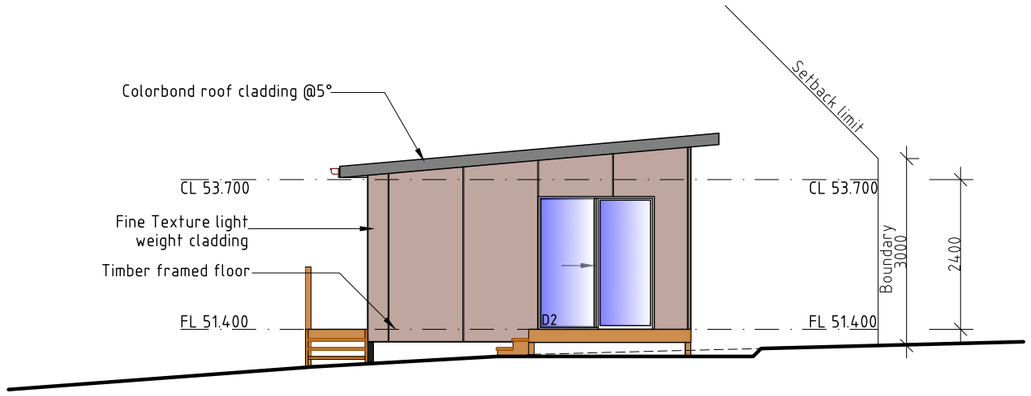
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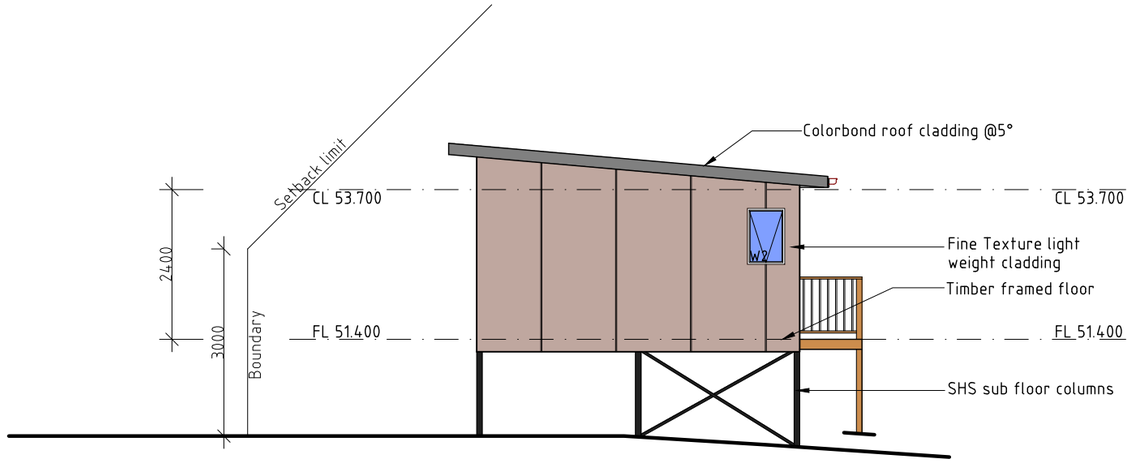
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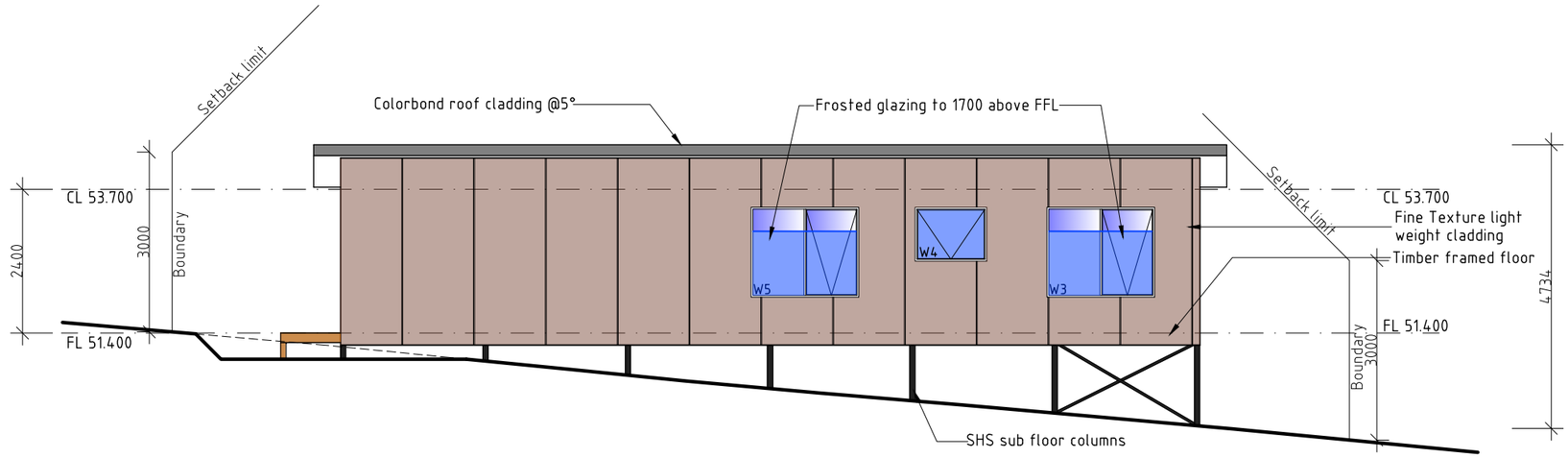
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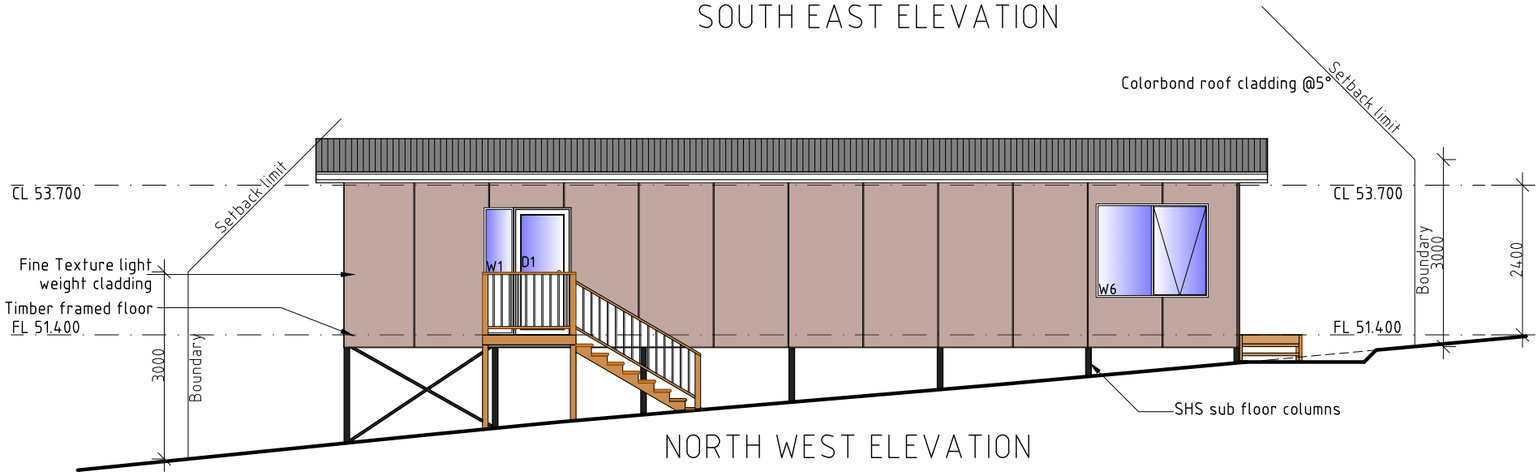
SOUTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

UNIT 2

PROPOSED 2 UNIT DEVEOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
LOT 75 TALLOW WOOD DRIVE NEW
NORFOLK

UNIT 2 ELEVATIONS

SCALE 1:100
0 1000 2000

AMENDED
12/11/2026

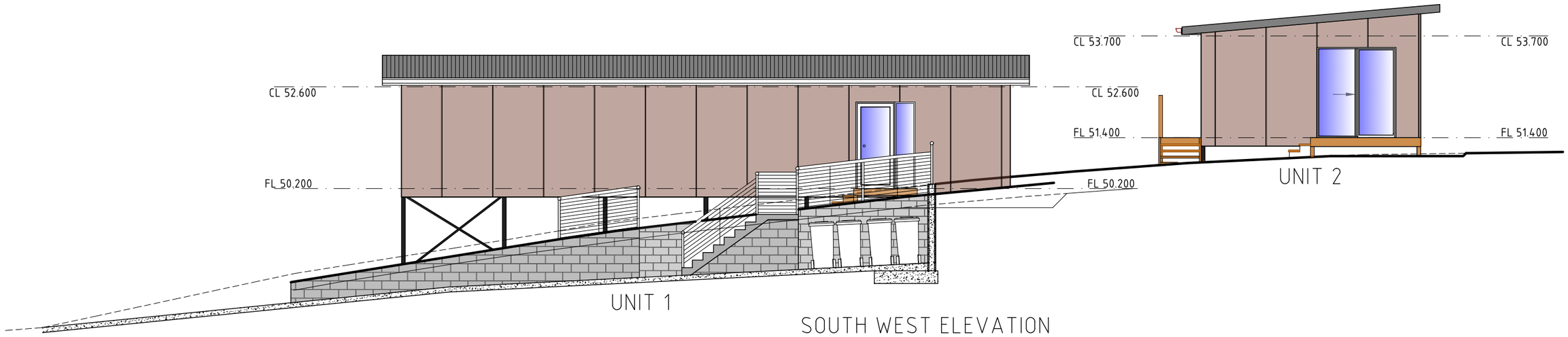
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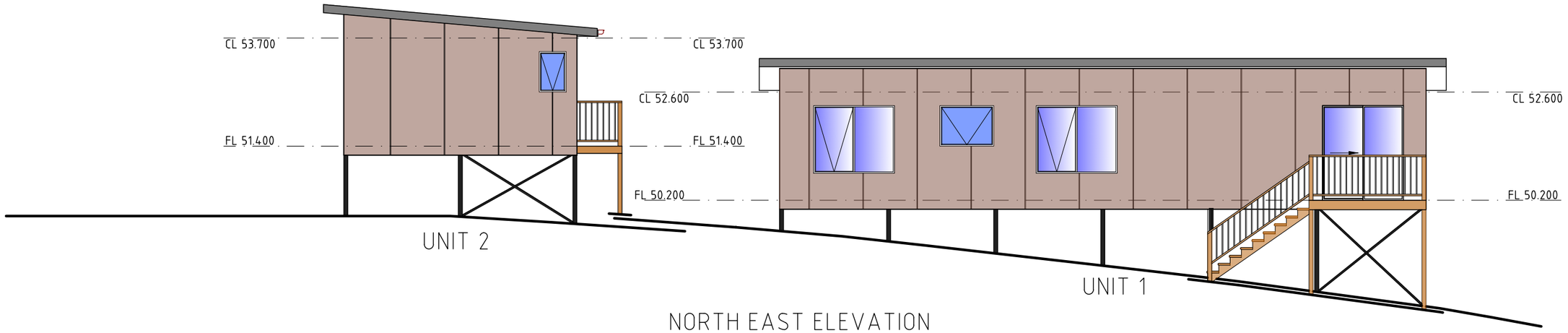
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SOUTH WEST ELEVATION



NORTH EAST ELEVATION

PROPOSED 2 UNIT DEVEOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
LOT 75 TALLOW WOOD DRIVE NEW
NORFOLK

COMBINED ELEVATIONS

SCALE 1:100
0 1000 2000

AMENDED

DATE
12/11/26

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APPLICATION FOR PLANNING APPROVAL – DEVELOPMENT/USE OR SUBDIVISION

Derwent Valley COUNCIL

www.derwentvalley.tas.gov.au
(03) 6261 8500

P.O. Box 595
New Norfolk TAS 7140

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

Have you had a discussion with a Council officer in relation to this application: ☐ Yes ☐ No

Officer's name: _____ Date: _____

APPLICANT, OWNER AND CONTACT DETAILS

Provide details of the Applicant and Owner of the land.

Personal Information Removed

LAND DETAILS

Provide details of the land, including street address, title details and the existing use. Please use definitions in planning scheme.

Address: LOT 75 TALLOW WOOD DRIVE NEW NORFOLK

Volume: 189633 Folio: 75

PROPOSED USE AND DEVELOPMENT DETAILS

Provide details of the proposed use and of the proposed development and works. Please use definitions in planning scheme.

Use: Multi Unit Development (2 units)

Describe Development: RESIDENTIAL DWELLING

Existing Floor Area: 0 m^2 Proposed floor area: 74.38 m^2

MATERIALS

External walls: CLADDING Colour: WALLABY

Roof cladding: COLOURBOND Colour: SHALE GREY

CAR PARKING

Number existing: 0 Proposed: 5

Is vegetation proposed to be removed? ☐ Yes ☐ No

Is the property on the Tasmanian Heritage Register? ☐ Yes ■ No

Is Signage proposed: ☐ Yes ☐ No

Estimated cost of development value: $ 500,000.00

FOR SUBDIVISION APPLICATIONS ONLY

Number of lots to be created:

(excluding Balance lot)

Total area of new lots:

(excluding balance lot):

Estimated cost of subdivision works (must not be $0)

DECLARATION

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

- The information in this application is true and correct.
- In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- I/we authorise Council to provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

  Council will only use the information provided to consider and determine the application for planning approval. Information provided may be made available for public inspection in accordance with section 57 of the Act.
- I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the Land Use Planning and Approvals Act 1993.

  Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

The Applicant must sign and date this form.

Personal Information Removed

Signature

9/10/2026

Date

Refer to application checklist on following page for additional information requirements.

COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Derwent Valley Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Derwent Valley Council or their delegate (as specified in Subsections 52 (1D-1G) of the *Land Use Planning and Approvals Act* 1993).

***Please note**: If the application involves Crown land you will also need to provide a letter of consent.*

I , being responsible for the administration of land at declare that I have given , permission for the making of this application for .

The Minister, General Manager or other delegate responsible for the land must sign and date this form.

Signature

Date

(This consent is for the making of the application only, and does not constitute landlord consent for the development to occur.)

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
189633	75
EDITION	DATE OF ISSUE
2	14-July-2026

SEARCH DATE : 18-Aug-2026
SEARCH TIME : 12.47 pm

DESCRIPTION OF LAND

Town of NEW NORFOLK
Lot 75 on Sealed Plan 189633
Derivation : Part of 441 Acres Gtd. to Thomas George Gregson & John Dobson
Prior CT 180903/10

SCHEDULE 1

N178794 TRANSFER to 22 NORFOLK PTY LTD Registered 14-July-2026 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP189633 EASEMENTS in Schedule of Easements
SP189633 COVENANTS in Schedule of Easements
SP189633 FENCING COVENANT in Schedule of Easements
SP141514, SP148688, SP154132 & SP180903 COVENANTS in Schedule of Easements
SP141514, SP142090, SP148688, SP154132 & SP180903 FENCING COVENANT in Schedule of Easements
SP141514 & SP142090 WATER SUPPLY RESTRICTION
SP141514 & SP142090 COUNCIL NOTIFICATION under Section 83(5) of the Local Government (Building and Miscellaneous Provisions) Act 1993.
C331634 FENCING PROVISION in Transfer
E255118 AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 21-Dec-2021 at noon

UNREGISTERED DEALINGS AND NOTATIONS

N272865 TRANSFER to BRIANNA JANE MOUKHALLALATI Lodged by DYE & DURHAM (NAB) on 14-Aug-2026 BP: N272865
N308837 MORTGAGE to National Australia Bank Limited Lodged by DYE & DURHAM (NAB) on 14-Aug-2026 BP: N272865

OWNER GATEWAY ESTATE NOMINEES PTY LTD

FOLIO REFERENCE C.T.180903/10

GRANTEE PART OF 441 ACRES GRANTED TO THOMAS GEORGE GREGSON & JOHN DOBSON

PLAN OF SURVEY

BY SURVEYOR DAVID BRUCE MILLER
BROOKS LARK & CARRICK SURVEYORS
UNIT 1 – 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248-5898 MOB. 0419-594-966

TOWN OF NEW NORFOLK

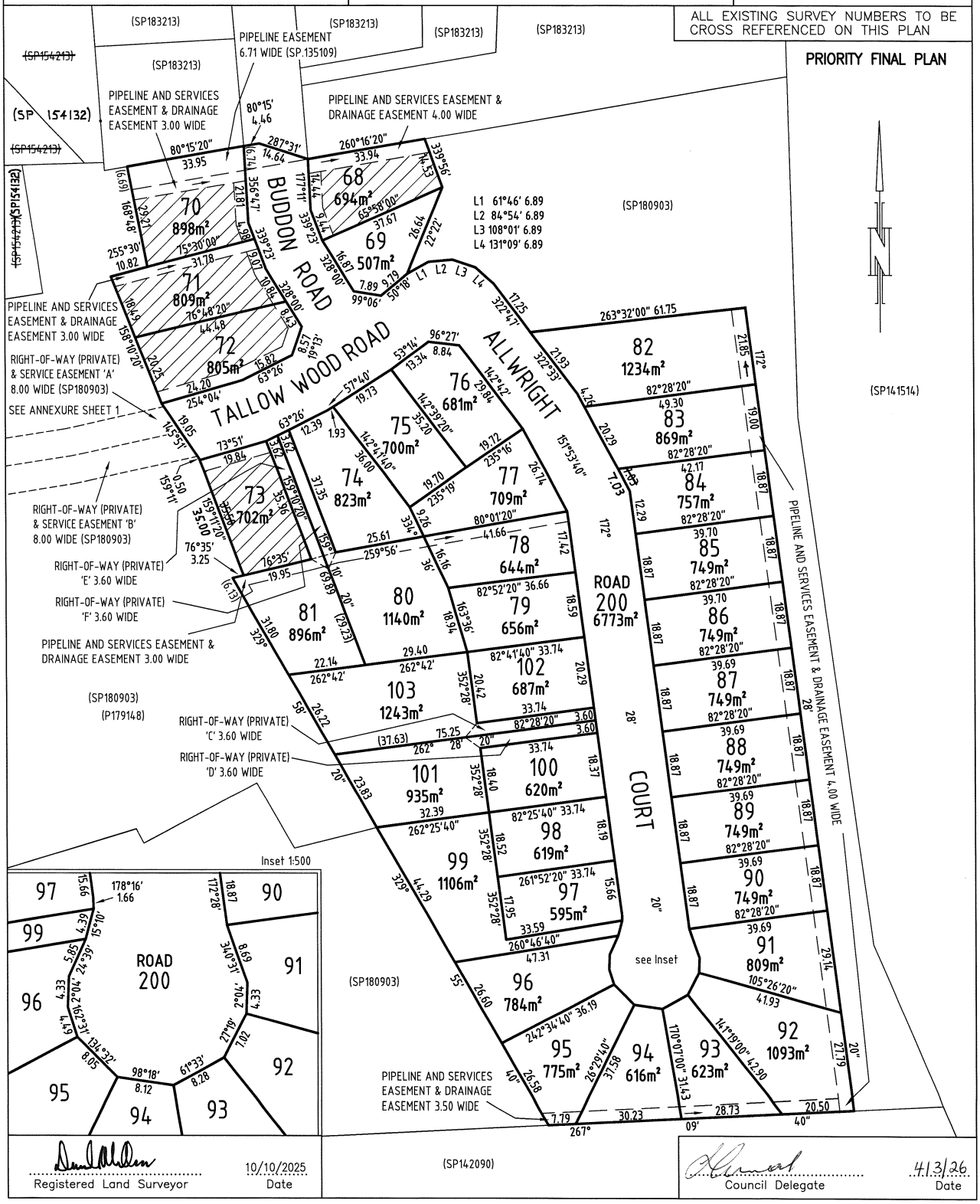
SCALE 1: 1000 LENGTHS IN METRES

REGISTERED NUMBER
SP189633

~~APPROVED~~
EFFECTIVE FROM 17 MAR 2026
Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

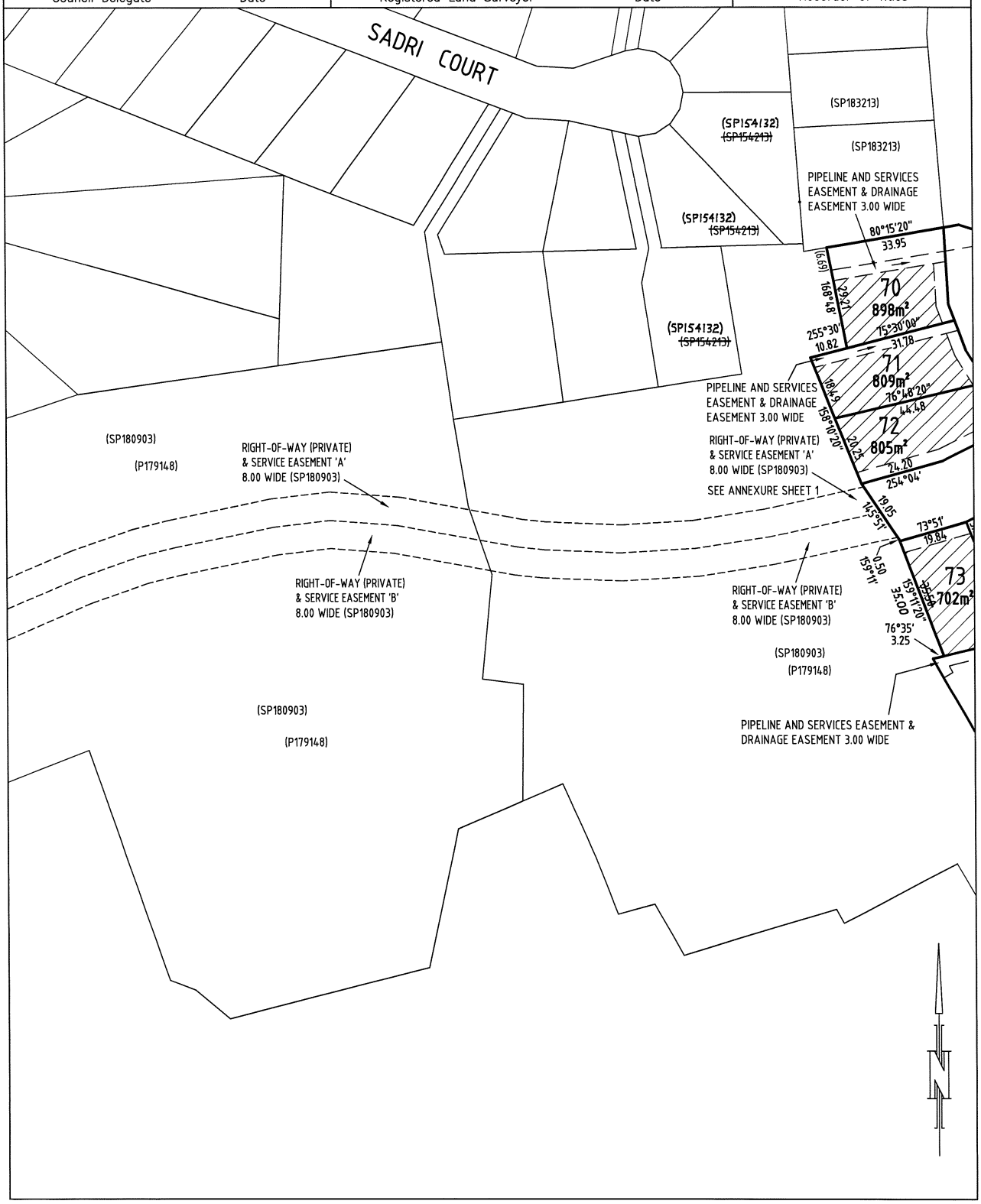
PRIORITY FINAL PLAN



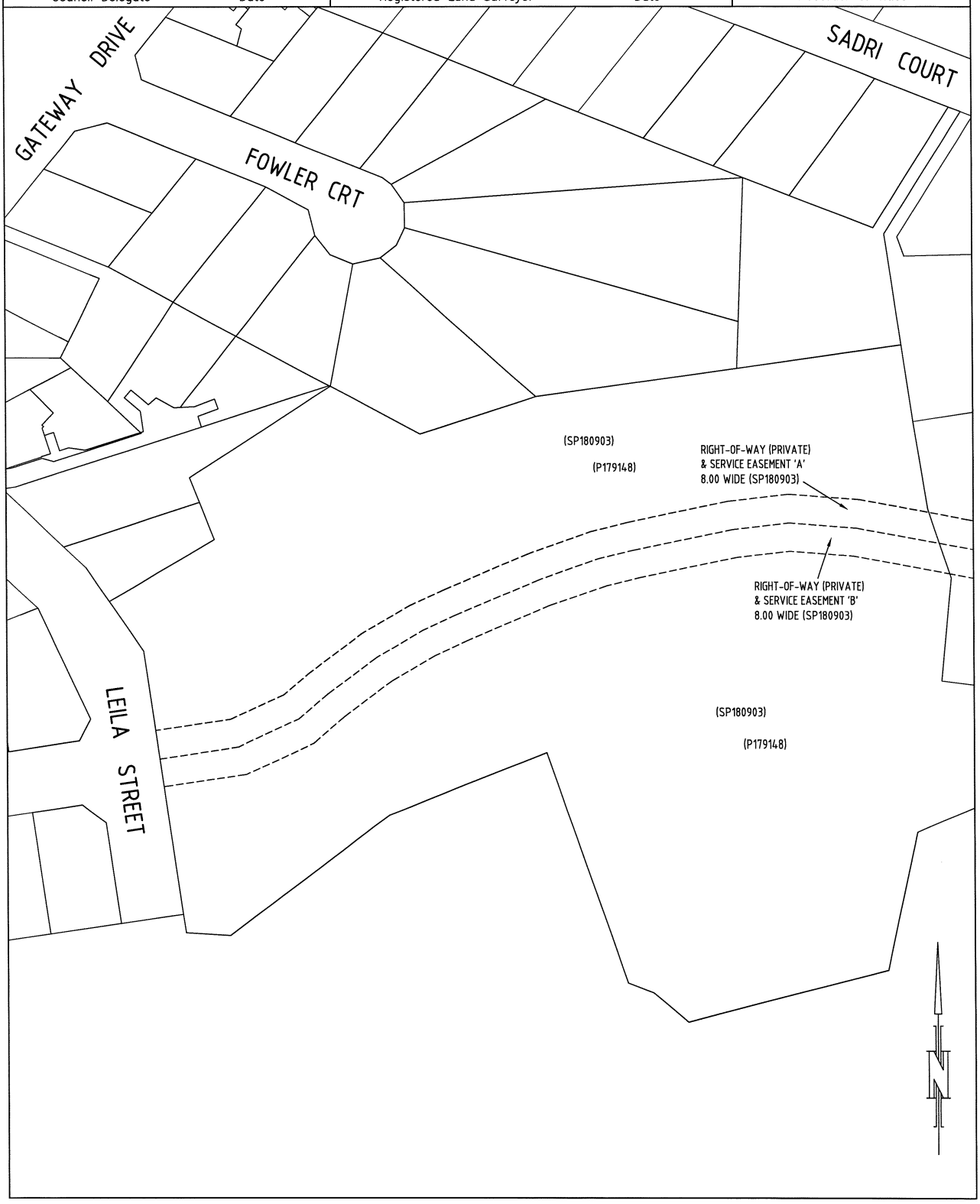
Registered Land Surveyor — 10/10/2025 Date

Council Delegate — 4/3/26 Date

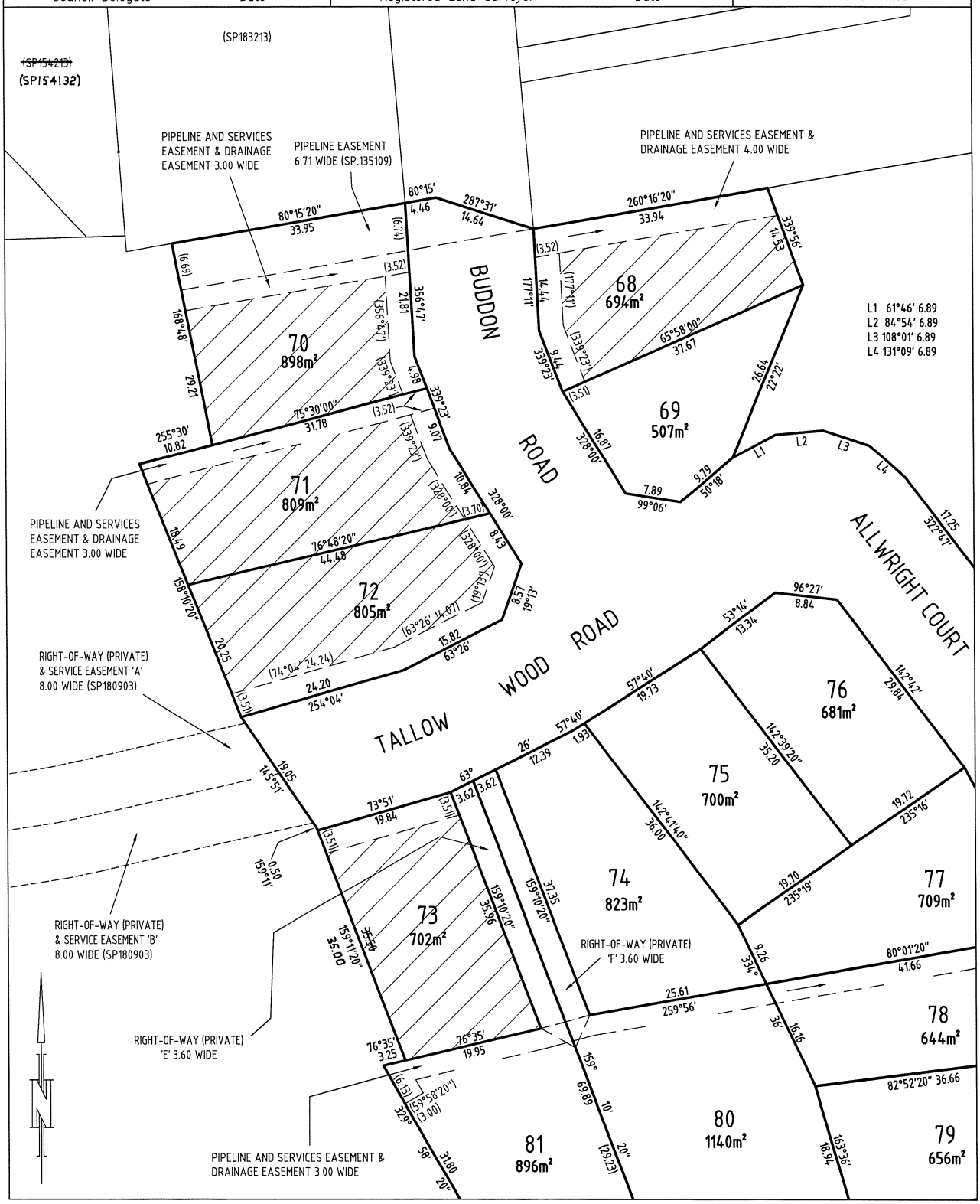
PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 3 SHEETS	OWNER: GATEWAY ESTATE NOMINEES PTY LTD FOLIO REFERENCE: 180903/10 SCALE 1:1000 LENGTH IN METRES	Registered Number SP189633
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 4/3/2026 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 10/10/2025 Date	~~APPROVED~~ EFFECTIVE FROM 17 MAR 2026 Recorder of Titles



PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 3 SHEETS	OWNER: GATEWAY ESTATE NOMINEES PTY LTD FOLIO REFERENCE: 180903/10 SCALE 1:1000 LENGTH IN METRES	Registered Number SP 189633
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 4/3/2026 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 10/10/2025 Date	~~APPROVED~~ EFFECTIVE FROM 17 MAR 2026 Recorder of Titles



PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 3 SHEETS	OWNER: GATEWAY ESTATE NOMINEES PTY LTD FOLIO REFERENCE: 180903/10 SCALE 1:500 LENGTH IN METRES	Registered Number SP 189633
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 4/3/2026 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 10/10/2025 Date	~~APPROVED~~ EFFECTIVE FROM 17 MAR 2026 Recorder of Titles



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 189633

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.

Rights of Way

All Lots on the Plan are together with a right of carriageway created by and more fully set forth in SP180903 over the land marked 'RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT "A" 8.00 WIDE (SP 180903)' and 'RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT "B" 8.00 WIDE (SP 180903)' passing through Lot 9 on SP180903 & shown on the Plan.

All Lots on the Plan are together with a right of carriageway created by and more fully set forth in SP180903 over the land marked 'RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT "B" 8.00 WIDE (SP 180903)' passing through Lot 8 on SP180903 & shown on the Plan

Lot 81 is subject to a right of carriageway (appurtenant to Lot 80) over the land marked 'RIGHT-OF-WAY (PRIVATE) 'E' 3.60 WIDE' shown passing through such Lot on the Plan.

Lot 80 is together with a right of carriageway over the land marked 'RIGHT-OF-WAY (PRIVATE) 'E' 3.60 WIDE' shown passing through Lot 81 on the Plan.

Lot 80 is subject to a right of carriageway (appurtenant to Lot 81) over the land marked 'RIGHT-OF-WAY (PRIVATE) 'F' 3.60 WIDE' shown passing through such Lot on the Plan.

Lot 81 is together with a right of carriageway over the land marked 'RIGHT-OF-WAY (PRIVATE) 'F' 3.60 WIDE' shown passing through Lot 80 on the Plan.

Lot 103 is subject to a right of carriageway (appurtenant to Lot 101) over the land marked 'RIGHT-OF-WAY (PRIVATE) 'C' 3.60 WIDE' shown passing through such Lot on the Plan.

Lot 101 is together with a right of carriageway over the land marked 'RIGHT-OF-WAY (PRIVATE) 'C' 3.60 WIDE' shown passing through Lot 103 on the Plan.

Lot 101 is subject to a right of carriageway (appurtenant to Lot 103) over the land marked 'RIGHT-OF-WAY (PRIVATE) 'D' 3.60 WIDE' shown passing through such Lot on the Plan.

Lot 103 is together with a right of carriageway over the land marked 'RIGHT-OF-WAY (PRIVATE) 'D' 3.60 WIDE' shown passing through Lot 101 on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: GATEWAY ESTATE NOMINEES PTY LTD (ACN 632 231 479) FOLIO REF: C/T 180903/10 SOLICITOR & REF: Butler McIntyre & Butler 210668	PLAN SEALED BY: DATE: 4 MARCH 2026 DA 89/2005 REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 5 PAGES	Registered Number SP 189633
SUBDIVIDER: GATEWAY ESTATE NOMINEES PTY LTD (ACN 632 231 479) FOLIO REFERENCE: C/T 180903/10	

Service Easements

All Lots on the Plan are together with a service easement created by and more fully set forth in SP180903 over the land marked 'RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT "A" 8.00 WIDE (SP 180903)' and 'RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT "B" 8.00 WIDE (SP 180903)' passing through Lot 9 on SP180903. & shown on the Plan.

All Lots on the Plan are together with a service easement created by and more fully set forth in SP180903 over the land marked 'RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT "B" 8.00 WIDE (SP 180903)' passing through Lot 8 on SP180903 & shown on the Plan.

Drainage Easements

Lot 68 is subject to a right of drainage in gross in favour of Derwent Valley Council over the land marked 'PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 4.00 WIDE' shown passing through such Lot on the Plan.

Lots 70, 71, 78, 80 and 81 (inclusive) are subject to a right of drainage in gross in favour of Derwent Valley Council over the land marked 'PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE' shown passing through such Lots on the Plan.

Lots 92 – 95 (inclusive) are s subject to a right of drainage in gross in favour of Derwent Valley Council over the land marked 'PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.50 WIDE' shown passing through such Lots on the Plan.

Lots 82 - 92 (inclusive) are subject to a right of drainage in gross in favour of Derwent Valley Council over the land marked 'PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 4.00 WIDE' shown passing through such Lots on the Plan.

Pipeline and Services Easements

Lot 68 is subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked 'PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 4.00 WIDE' shown passing through such Lot on the Plan ("the Easement Land").

Lots 70, 71, 78, 80 and 81 (inclusive) are subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked 'PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE' shown passing through such Lots on the Plan ("the Easement Land").

Lots 92 – 95 (inclusive) are subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked 'PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.50 WIDE' shown passing through such Lots on the Plan ("the Easement Land").

Lots 82 - 92 (inclusive) are subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked 'PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 4.00 WIDE' shown passing through such Lots on the Plan ("the Easement Land").

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 5 PAGES	Registered Number SP 189633
SUBDIVIDER: GATEWAY ESTATE NOMINEES PTY LTD (ACN 632 231 479) FOLIO REFERENCE: C/T 180903/10	

Pipeline Easements

Lots 70 and 200 are subject to a pipeline easement in gross created by and more fully set forth in Sealed Plan 135109 appurtenant to Hobart Regional Water Authority over the land marked 'PIPELINE EASEMENT 6.71 WIDE (SP 135109)' passing through those Lots on the Plan.

DEFINITIONS

Pipeline and Services Easement means:-

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

(1) enter and remain upon the Easement Land 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, repair, remove and replace the Infrastructure;

(4) run and pass sewage, water and electricity through and along the Infrastructure;

(5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:

(a) without doing unnecessary damage to the Easement Land; and

(b) leaving the Easement Land in a clean and tidy condition;

(6) 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 any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

(7) 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.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater 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 herein described.

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 5 PAGES	Registered Number SP 189633
SUBDIVIDER: GATEWAY ESTATE NOMINEES PTY LTD (ACN 632 231 479) FOLIO REFERENCE: C/T 180903/10	

Interpretation:

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

(a) sewer pipes and water pipes and associated valves;

(b) telemetry and monitoring devices;

(c) inspection and access pits;

(d) electricity assets and other conducting media (excluding telemetry and monitoring devices);

(e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;

(f) anything reasonably required to support, protect or cover any other 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.

TasWater means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

FENCING COVENANT

The owner of each Lot on the Plan covenants with GATEWAY ESTATE NOMINEES PTY LTD (the Vendor) that the Vendor shall not be required to fence.

COVENANTS

The Lots formerly comprised in lot 1 on SP 179148 are burdened by the covenants created in SP 141514, SP 148688 & SP 154132.

The owners of the Lots on the Plan are burdened by the covenants created in SP 180903.

The owners of Lots 68, 70 - 73 (inclusive) on the Plan covenant with Derwent Valley Council 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 may devolve with Derwent Valley Council to observe the following stipulations:

a) Not to develop a building on the Lot, that requires approval or notification under the *Building Act* 2016 (Tas), outside the hatched line area shown 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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 5 PAGES	Registered Number SP 189633
SUBDIVIDER: GATEWAY ESTATE NOMINEES PTY LTD (ACN 632 231 479) FOLIO REFERENCE: C/T 180903/10	

EXECUTED by **LCIM NEW NORFOLK PTY LTD (ACN 656 114 251)** pursuant to section 127 of the *Corporations Act* 2001 (Cth) by as first registered mortgagee of the Folio of the Register Volume 180903 Folio 10, in accordance with the power conferred by section 78(2)(d) of the *Land Titles Act* 1980 (Tas):

.....
MARK GREENBERG
Sole Director and Sole Secretary

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