PROPOSED NEW RESIDENCE
12 MAGPIE DRIVE,
NEW NORFOLK

E. & A. ANDERSON

PD26506

H1043



BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	CUT/FILL PLAN
04	LOCALITY PLAN
05	FLOOR PLAN
06	DOOR AND WINDOW SCHEDULES
07	ELEVATIONS
08	ELEVATIONS
09	ROOF PLAN
10	FLOOR FINISHES PLAN
11	ELECTRICAL/REFLECTED CEILING PLAN
12	PERSPECTIVES

FLOOR AREA	131.54	m2	(14.16	SQUARES)
GARAGE AREA	23.95	m2	(2.58	SQUARES)
TOTAL AREA	155.50	m2	16.74	SQUARES

Cunic.

GENERAL PROJECT INFORMATION
TITLE REFERENCE: 300219/70
SITE AREA: 608m2
DESIGN WIND SPEED: N3
SOIL CLASSIFICATION: S
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: LOW
BAL RATING: TBC
OTHER KNOWN HAZARDS: SUBSTATION FACILITY BUFFER AREA, INNER PROTECTION AREA, ELECTRICITY TRANSMISSION CORRIDOR.

NOT FOR CONSTRUCTION

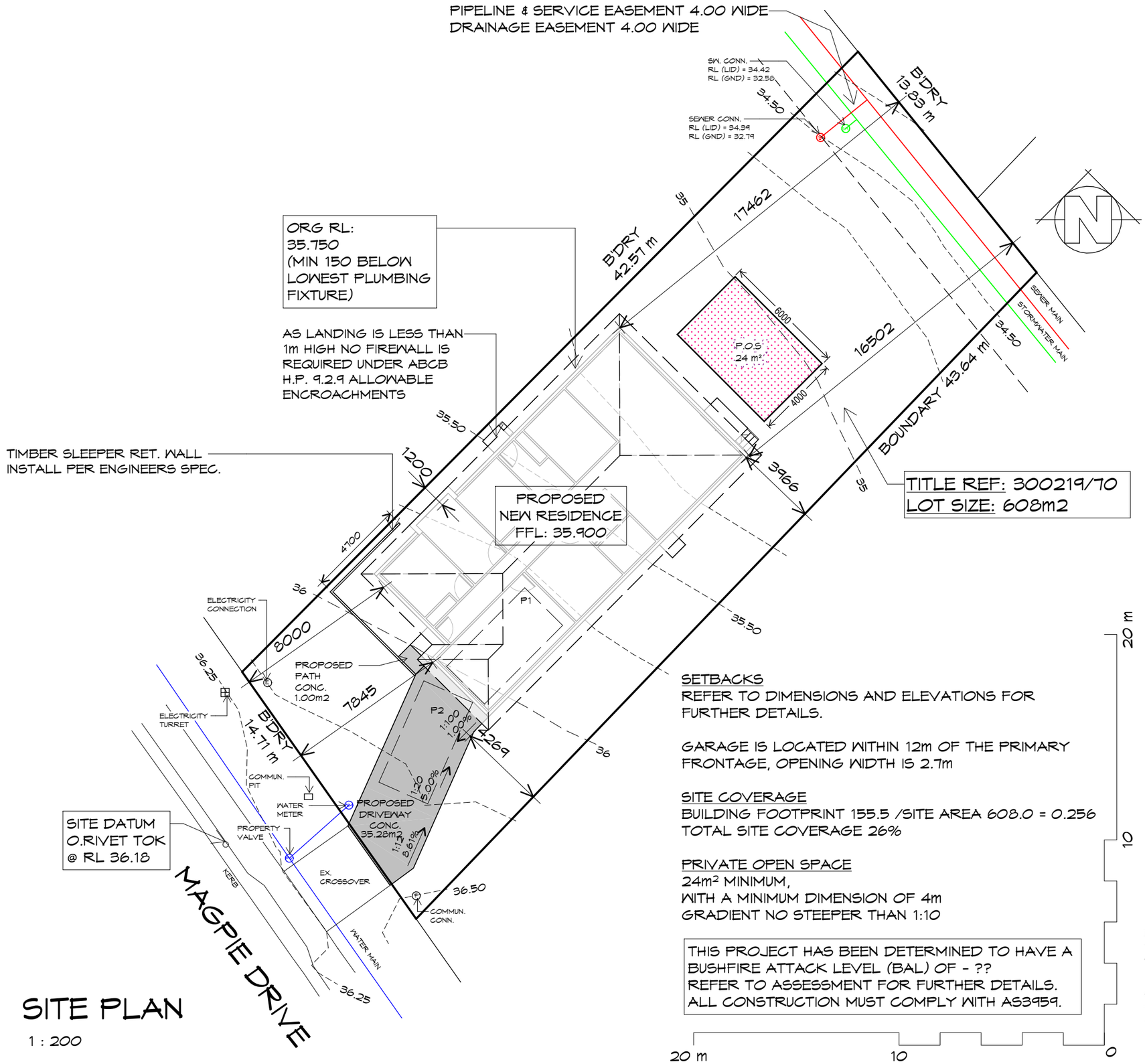
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Accredited Building Practitioner: Frank Geskus -No CC246A
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

REV. DATE DESCRIPTION

OCTOBER 2026

PLANNING



SETBACKS
REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

GARAGE IS LOCATED WITHIN 12m OF THE PRIMARY FRONTAGE, OPENING WIDTH IS 2.7m

SITE COVERAGE
BUILDING FOOTPRINT 155.5 /SITE AREA 608.0 = 0.256
TOTAL SITE COVERAGE 26%

PRIVATE OPEN SPACE
24m² MINIMUM,
WITH A MINIMUM DIMENSION OF 4m
GRADIENT NO STEEPER THAN 1:10

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - ??
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.

GENERAL NOTES
- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A.. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

SURVEYOR NOTES
- THIS PLAN AND ASSOCIATED DIGITAL MODEL IS PREPARED FOR CUNIC HOMES FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
- THE TITLE BOUNDARIES AS SHOWN ON THIS PLAN WERE NOT MARKED AT THE TIME OF THE SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY. NO MEASUREMENTS OR OFFSETS ARE TO BE DERIVED BETWEEN THE FEATURES ON THIS PLAN AND THE BOUNDARY LAYER. THE RELATIONSHIP BETWEEN THE FEATURES IN THIS MODEL AND THE BOUNDARY LAYERS CANNOT BE USED FOR ANY SET OUT PURPOSES OR TO CONFIRM THE POSITION OF THE TITLE BOUNDARIES ON SITE..
- SERVICES SHOWN HAVE BEEN LOCATED WHERE VISIBLE BY FIELD SURVEY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.
- THIS NOTE FORMS AN INTEGRAL PART OF THE PLAN/DATA. ANY REPRODUCTION OF THIS PLAN/MODEL WITHOUT THIS NOTE ATTACHED WILL RENDER THE INFORMATION SHOWN INVALID.
- HORIZONTAL DATUM: GDA2020
- VERTICAL DATUM: AHD83
- BEARING DATUM: MGA2020
- CONTOUR INTERVAL: 0.250m
- DATE: 04/08/2026

SEWER AND WATER SERVICES
- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
- WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST

DRIVEWAY GRADIENT
MAXIMUM GRADIENT 1:4 (25%)
TO AS 2890

CAR PARKING GRADIENT
PARALLEL TO PARKING ANGLE
1:20 (5%) CROSSFALL 1:16 (6.25%)

SITE PLAN
1 : 200

Cunic.

NOT FOR CONSTRUCTION

REV. DATE DESCRIPTION

Client name:
E. & A. ANDERSON

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
12 MAGPIE DRIVE,
NEW NORFOLK

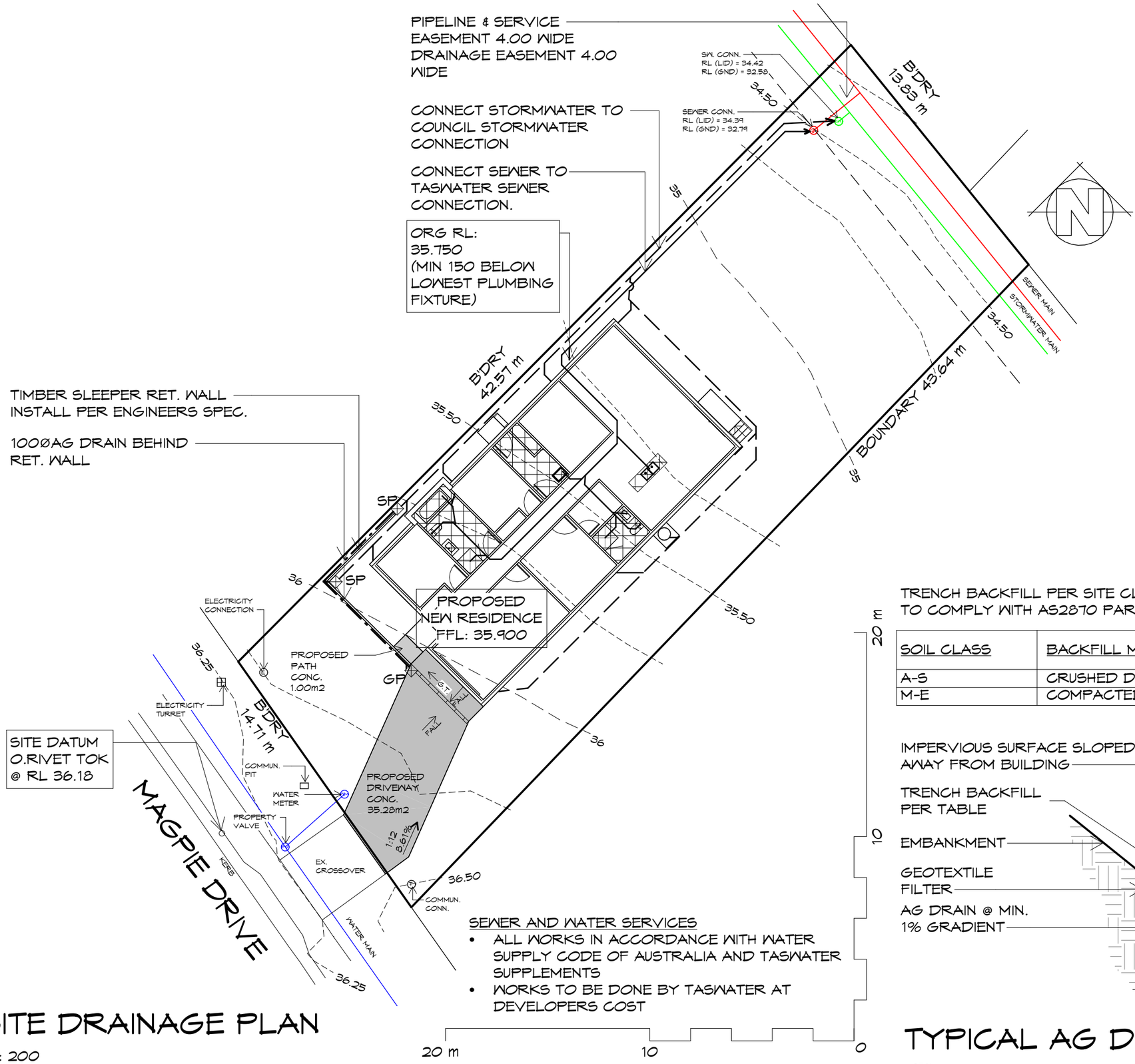
Drawing:
SITE PLAN

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Date:	Drafted by:	Approved by:
26.10.2026	Q.V.	D.D.H.
Project/Drawing no:	Scale:	Revision:
PD26506 - 01	1 : 200	02

Accredited building practitioner: Frank Geskus -No CC246A

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SITE DRAINAGE PLAN

1 : 200

SEWER AND WATER SERVICES

- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
- WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST

LEGEND

- GP — GRATED PIT - 450x450 SURFACE DRAINAGE PIT AT LOCATION OF DRIVEWAY/BATTERS
- SP — SEDIMENT PIT - 300X300 EVERHART SURFACE DRAINAGE PIT
- WET AREAS
- SEWER LINE
- STORMWATER LINE
- 100Φ AG DRAIN

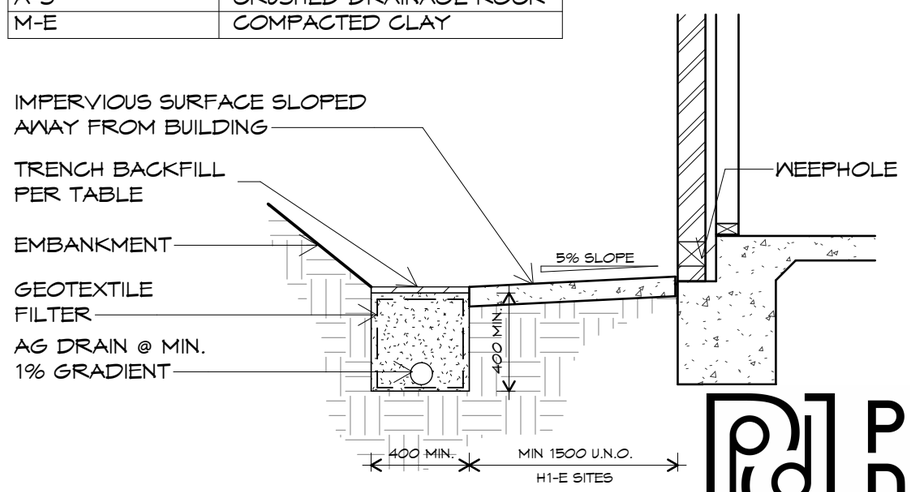
PLUMBING NOTES:

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

PITS:	ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2021 PART 3
ORGS:	OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2021 PART 2
S/W:	STORMWATER PIPES TO BE SIZED PER ASNZS 3500.2021 PART 3
VENTS:	DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2021 PART 2

TRENCH BACKFILL PER SITE CLASS TO COMPLY WITH AS2870 PART 5.6.3

SOIL CLASS	BACKFILL MATERIAL
A-S	CRUSHED DRAINAGE ROCK
M-E	COMPACTED CLAY



TYPICAL AG DRAIN DETAIL

NTS

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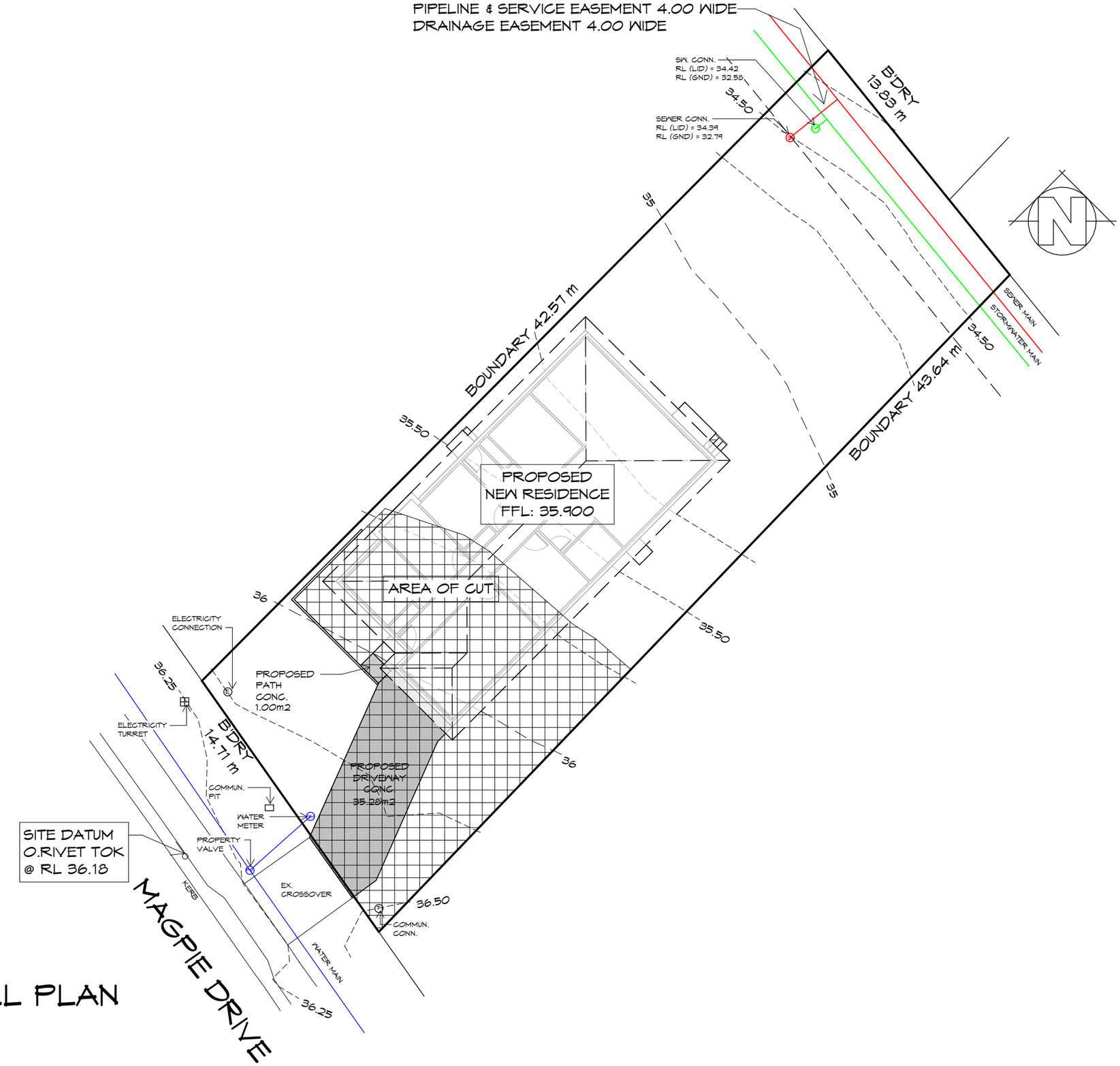
Project: PROPOSED NEW RESIDENCE
12 MAGPIE DRIVE,
NEW NORFOLK

Drawing: SITE DRAINAGE PLAN

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CUT/FILL SCHEDULE	
CUT VOLUME (m3)	FILL VOLUME (m3)
32.57	0.00

NOTE:
THE CUT AND FILL VOLUMES CALCULATED BY REVIT ARE APPROXIMATE, GENERALLY PROVIDING RESULTS WITH +/- 1% TO 2% ACCURACY

CUT/FILL PLAN

1 : 200

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NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION

Client name:
E. & A. ANDERSON

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
12 MAGPIE DRIVE,
NEW NORFOLK

Drawing:
CUT/FILL PLAN

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PROPOSED NEW RESIDENCE
12 SILVERGUM COURT,
BRIGHTON

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - TBC
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.

LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED GENERAL RESIDENTAL AND REQUIRES A BUSHFIRE ASSESSMENT.
RESIDENCE IS NOT OVER 100m FROM UNMANAGED BUSH/GRASSLANDS GREATER THAN 1 HECTARE.

REFER TO BUSHFIRE ASSESSMENT REPORT FOR MANAGEMENT PLAN

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PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

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12 MAGPIE DRIVE,
NEW NORFOLK

Drawing:
LOCALITY PLAN

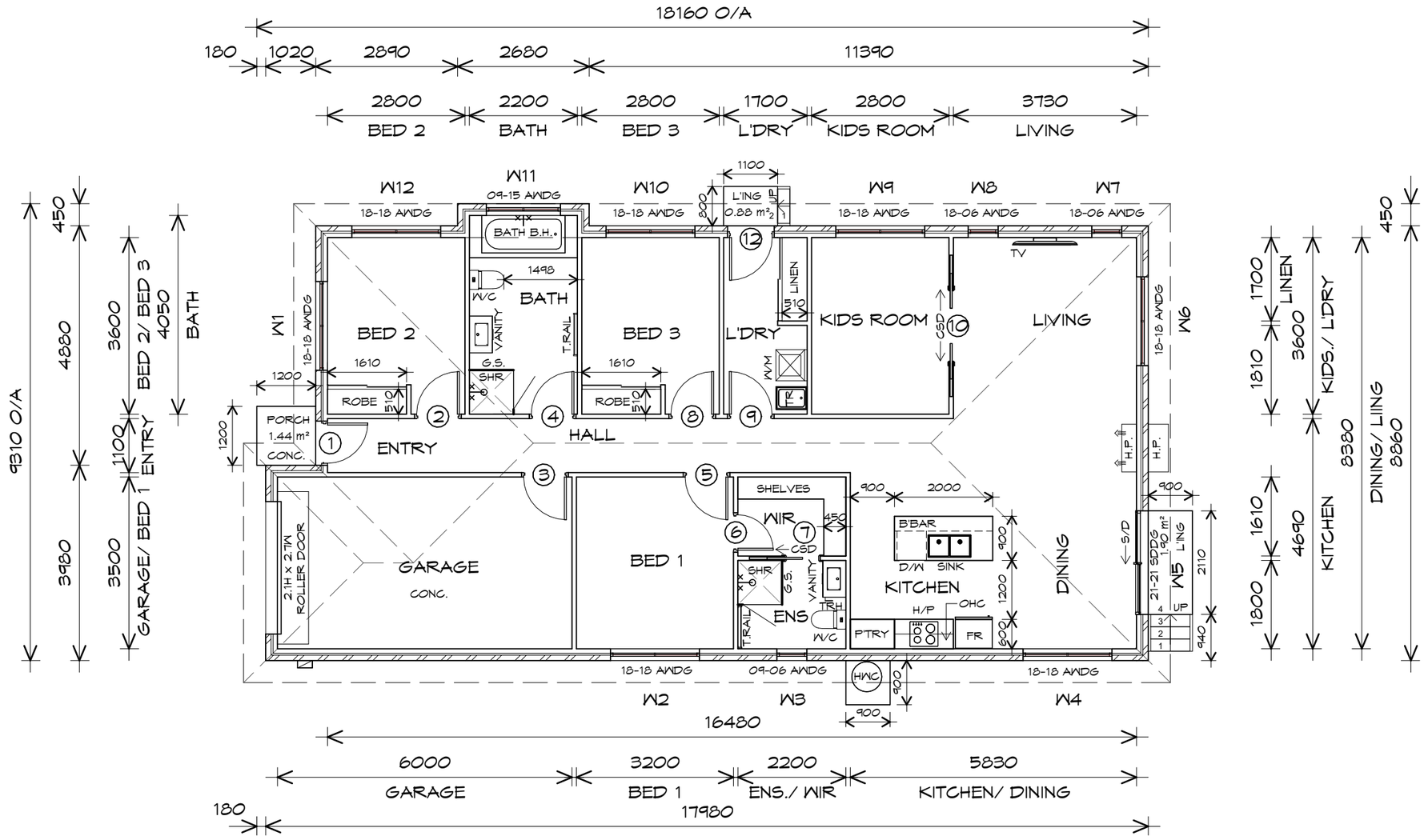
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LEGEND

CSD CAVITY SLIDING DOOR
S/D SLIDING DOOR
G.S. GLASS SCREEN
HWC HOT WATER CYLINDER



FLOOR PLAN

1 : 100

FLOOR AREA	131.54 m2	(14.16	SQUARES)
GARAGE AREA	23.95 m2	(2.58	SQUARES)
TOTAL AREA	155.50 m2	16.74	SQUARES

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

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12 MAGPIE DRIVE,
NEW NORFOLK

Drawing:
FLOOR PLAN

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DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	820	EXTERNAL SOLID DOOR	
2	870	INTERNAL TIMBER DOOR	
3	870	INTERNAL TIMBER DOOR	
4	870	INTERNAL TIMBER DOOR	
5	870	INTERNAL TIMBER DOOR	
6	720	INTERNAL TIMBER DOOR	
7	720	CAVITY SLIDING DOOR	
8	870	INTERNAL TIMBER DOOR	
9	870	INTERNAL TIMBER DOOR	
10	720	2/720 CAVITY SLIDING DOOR	
12	870	EXTERNAL SOLID DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	1810	AWNING WINDOW	
W2	1800	1810	AWNING WINDOW	
W3	900	610	AWNING WINDOW	OPAQUE
W4	1800	1810	AWNING WINDOW	
W5	2100	2110	SLIDING DOOR	
W6	1800	1810	AWNING WINDOW	
W7	1800	610	AWNING WINDOW	
W8	1800	610	AWNING WINDOW	
W9	1800	1810	AWNING WINDOW	
W10	1800	1810	AWNING WINDOW	
W11	900	1510	AWNING WINDOW	OPAQUE
W12	1800	1810	AWNING WINDOW	

ALUMINIUM WINDOWS DOUBLE GLAZING COMPLETE
WITH FLY SCREENS TO SUIT BAL-TBC RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

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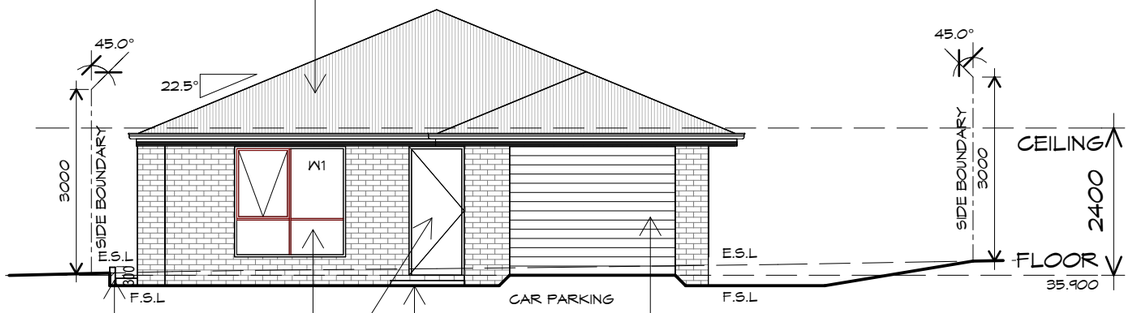
Project:
PROPOSED NEW RESIDENCE
12 MAGPIE DRIVE,
NEW NORFOLK

Drawing:
DOOR AND WINDOW SCHEDULES

Date:	Drafted by:	Approved by:
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ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



TIMBER SLEEPER RET. WALL
INSTALL PER ENGINEERS SPEC.

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

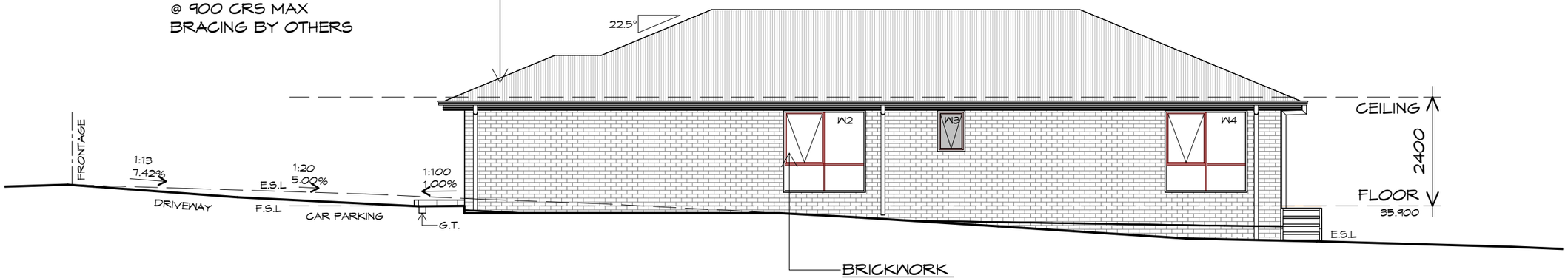
CONCRETE
LANDING

ROLLER DOOR 2700 WIDE x
2100 HIGH TO CLIENTS SPEC
FIXED IN ACCORDANCE WITH
MANUFACTURERS SPEC

SOUTHWESTERN ELEVATION

1 : 100

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS



BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ABCB HOUSING PROVISIONS PART 5

SOUTHEASTERN ELEVATION

1 : 100

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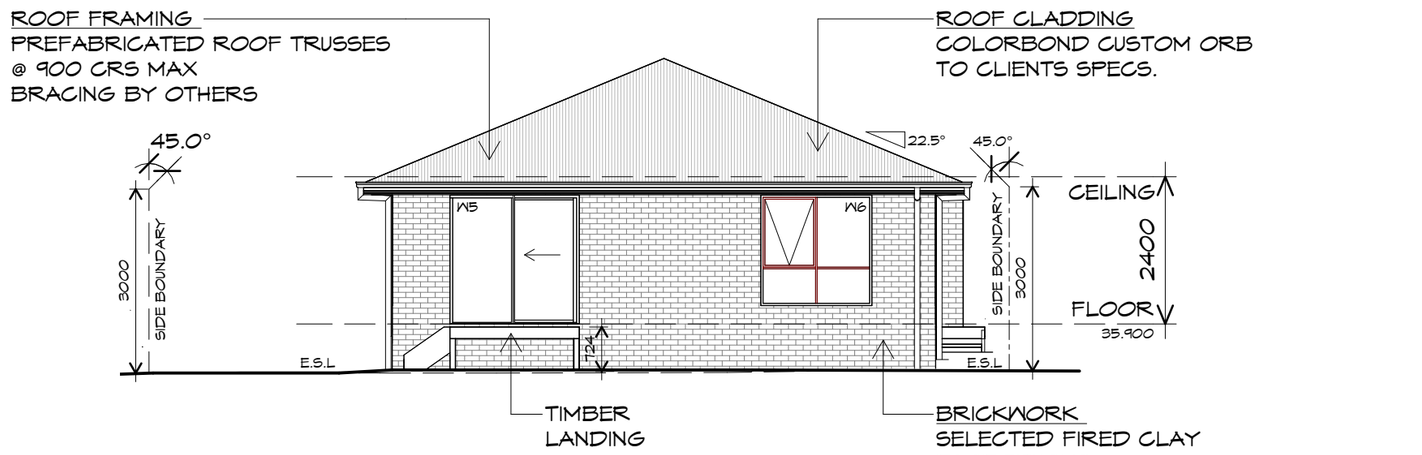
Drawing:
ELEVATIONS

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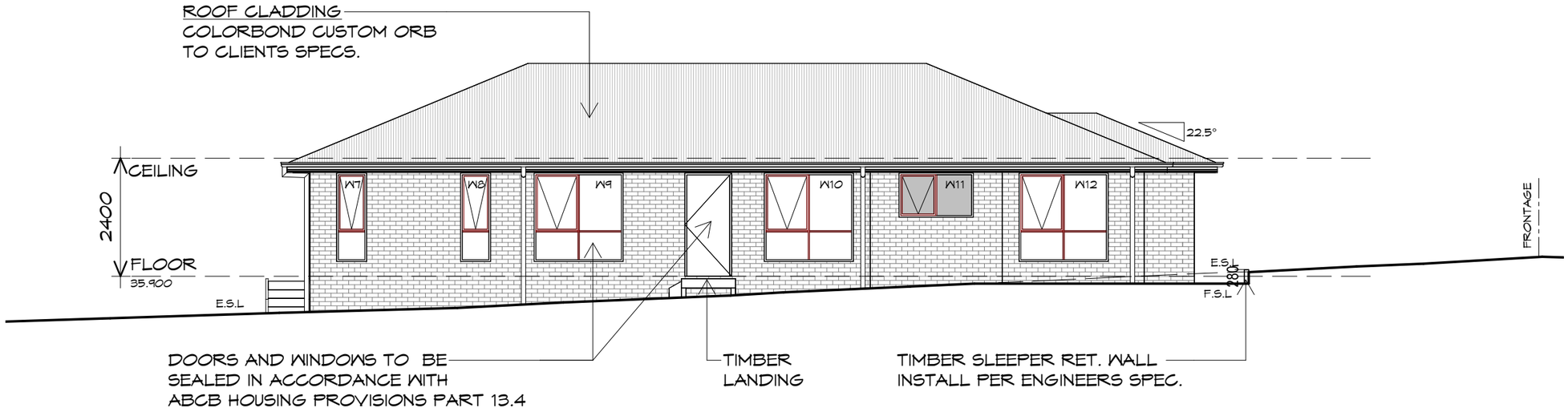
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NORTH EASTERN ELEVATION

1 : 100



NORTH WESTERN ELEVATION

1 : 100

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12 MAGPIE DRIVE,
NEW NORFOLK

Drawing:
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ROOF PLUMBING NOTES:

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:500 FOR EAVES GUTTER
BOX GUTTERS IN ACCORDANCE WITH
AS33500.3:2021

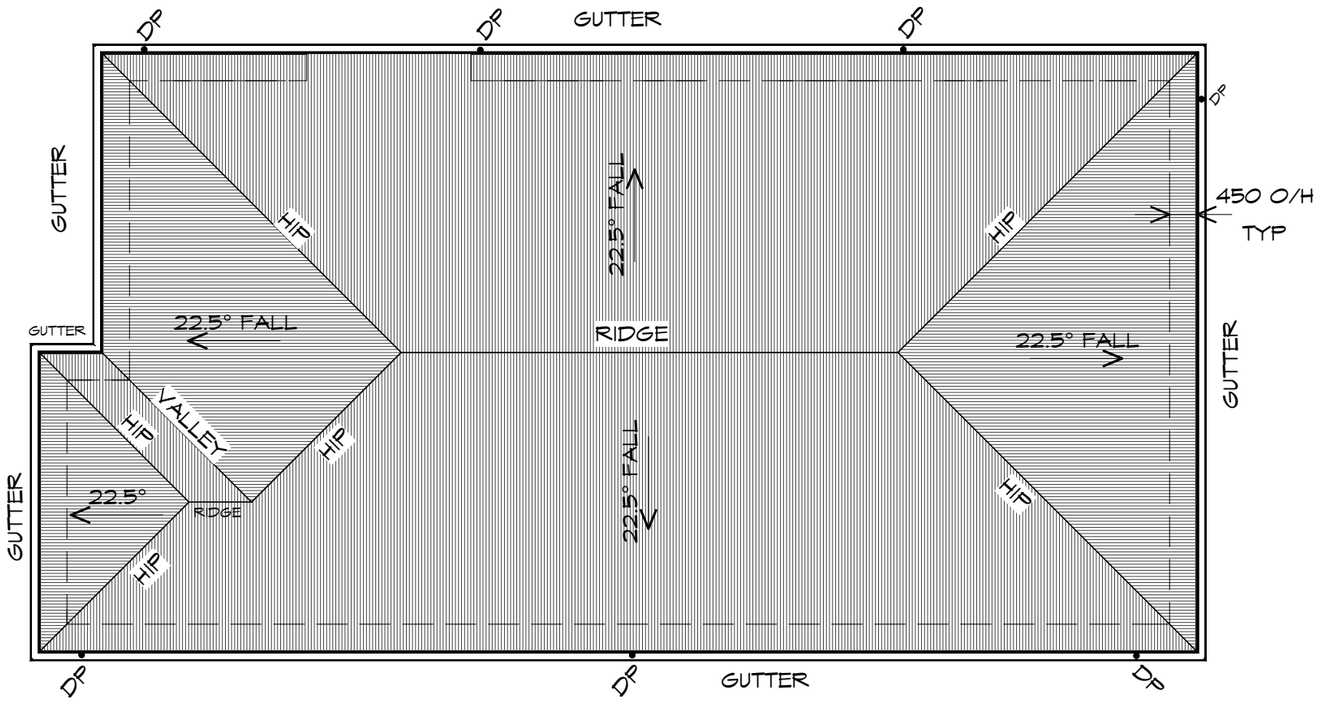
UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:
A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OFVALLEY GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P'S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

METAL ROOF
METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING, REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS. REFER TO TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN 35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8



ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

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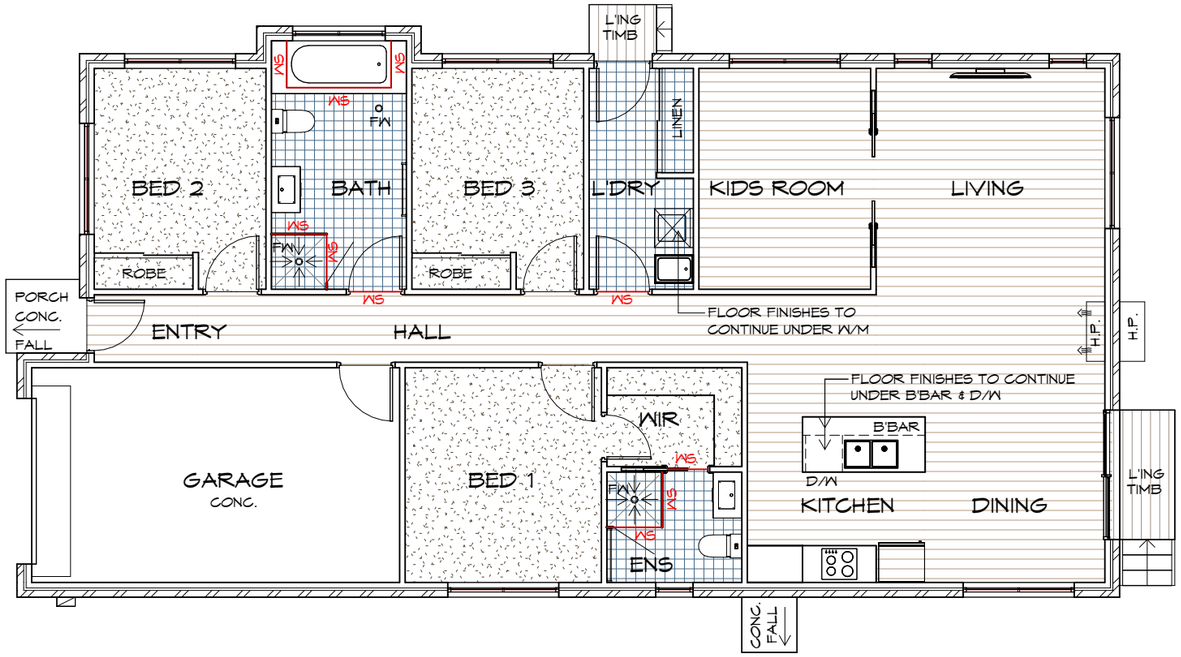
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NEW NORFOLK

Drawing:
ROOF PLAN

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LEGEND

WS WATERSTOP

FW FLOOR WASTE

IMPORTANT NOTE:

- REFER TO WATERPROOFING DETAILS ON BDXX
- NO ALLOWANCE GIVEN FOR HANDHELD SPRAY DEVICES ON SHOWERS, BATH OR W/C'S U.N.O.

FLOOR WASTE

WHERE A FLOOR WASTE IS INSTALLED—

- THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND
- THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50.TO COMPLY ABCB HOUSING PROVISIONS PART 10.2.12

FLOOR FINISHES PLAN

1 : 100

IMPORTANT:
PLEASE REFER TO ENERGY ASSESSMENT REPORT FOR FULL DETAILS.
ENERGY ASSESSMENT IS BASED ON FLOOR TYPES AS NOTED IN THE REPORT.

IF AN ALTERNATIVE FLOORING IS CHOSEN OR ANY OTHER ASPECT OF THE BUILDING IS MODIFIED, A NEW ENERGY ASSESSMENT WILL BE REQUIRED.

REFER TO ELECTRICAL PLAN AND REFLECTED CEILING PLAN FOR CEILING PENETRATIONS.

Prime Design
L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah,7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Cunic.

NOT FOR CONSTRUCTION

REV. DATE DESCRIPTION

Client name: E. & A. ANDERSON

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

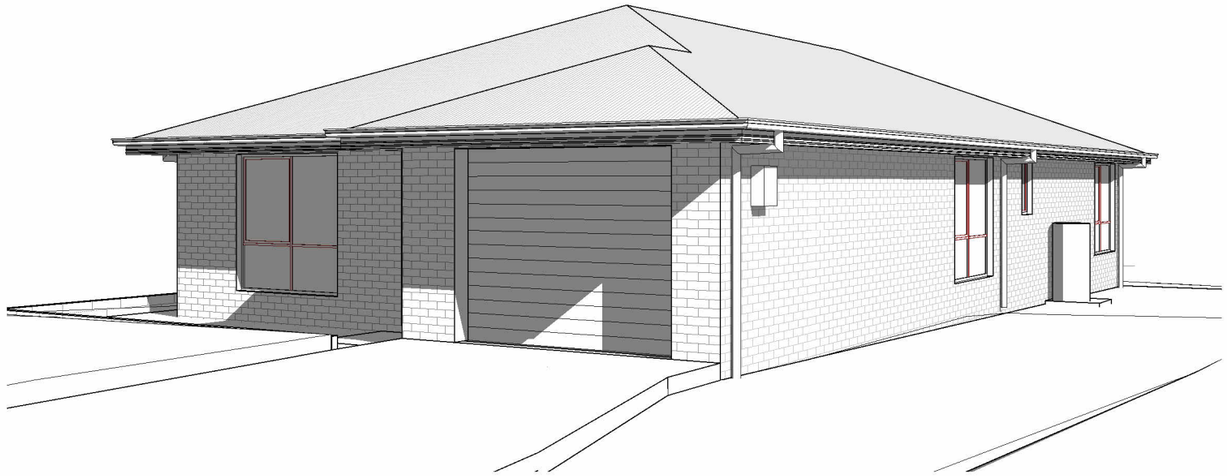
Project: PROPOSED NEW RESIDENCE
12 MAGPIE DRIVE,
NEW NORFOLK

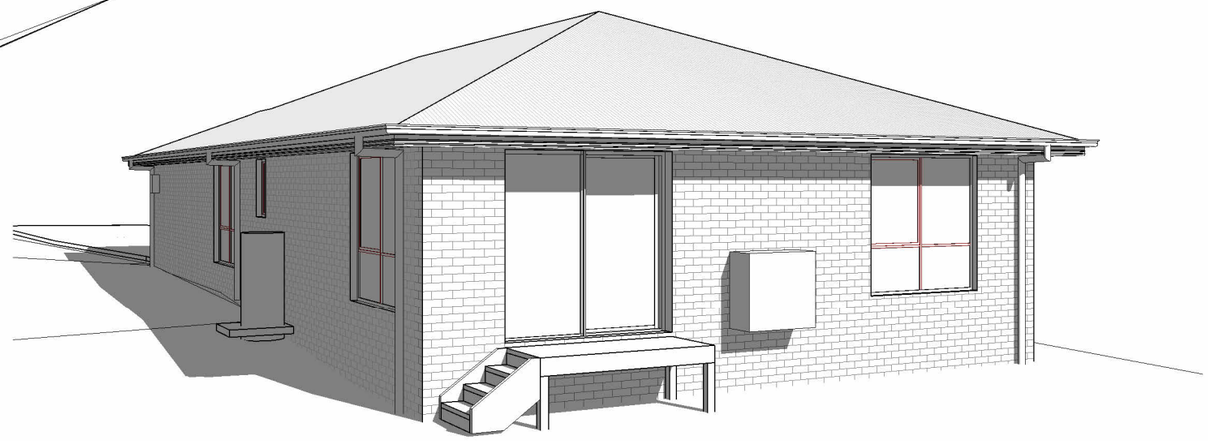
Drawing: FLOOR FINISHES PLAN

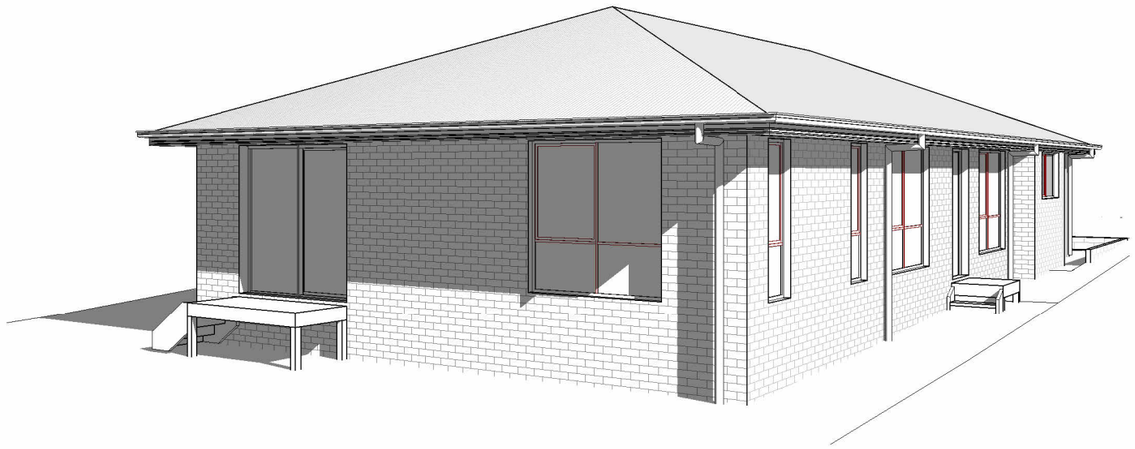
Date:	Drafted by:	Approved by:
26.10.2026	Q.V.	D.D.H.
Project/Drawing no:	Scale:	Revision:
PD26506 - 10	1 : 100	02

Accredited building practitioner: Frank Geskus -No CC246A

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Cunic.

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION

Client name:
E. & A. ANDERSON

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
12 MAGPIE DRIVE,
NEW NORFOLK

Drawing:
PERSPECTIVES

Date:	Drafted by:	Approved by:
26.10.2026	Q.V.	D.D.H.
Project/Drawing no:	**Scale:**	**Revision:**
PD26506 - 12		02

Accredited building practitioner: Frank Geskus -No CC246A

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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: 12 Magpie Drive
New Norfolk TAS 7140

Volume: 300219 Folio: 70

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: Residential

Describe Development: New dwelling

Existing Floor Area: 0 m^2 Proposed floor area: 155.50 m^2

MATERIALS

External walls: bricks Colour: TBC

Roof cladding: colorbond Colour: TBC

CAR PARKING

Number existing: Proposed: 2

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: $ 430,000.00

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

29/10/2026

Signature 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
300219	70
EDITION	DATE OF ISSUE
1	13-Apr-2026

SEARCH DATE : 17-July-2026
SEARCH TIME : 12.37 pm

DESCRIPTION OF LAND

Town of NEW NORFOLK
Lot 70 on Sealed Plan 300219
Derivation : Part of 100 Acres Located to John Terry
Prior CT 188499/1

SCHEDULE 1

M885673 TRANSFER to HOBART PROPERTIES & SECURITIES PTY LTD
Registered 07-May-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP300219 EASEMENTS in Schedule of Easements
SP300219 FENCING PROVISION in Schedule of Easements
SP188499 FENCING PROVISION in Schedule of Easements
A983759 COVENANT set forth in Transfer
E259476 MORTGAGE to Westpac Banking Corporation Registered 07-May-2021 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER:
HOBART PROPERTIES & SECURITIES PTY LTD

FOLIO REFERENCE:
188499/1

GRANTEE:
PART OF 100 ACRES LOCATED TO JOHN TERRY

PLAN OF SURVEY

BY SURVEYOR: N. J. SWARDS of
LEARY,COX & CRIPPS SURVEYORS
Unit G04 40 Molle Street, HOBART TAS 7000
P 03 6118 2030
E admin@lccsurvey.com

LOCATION: TOWN OF NEW NORFOLK

SCALE 1: 1500 LENGTHS IN METRES

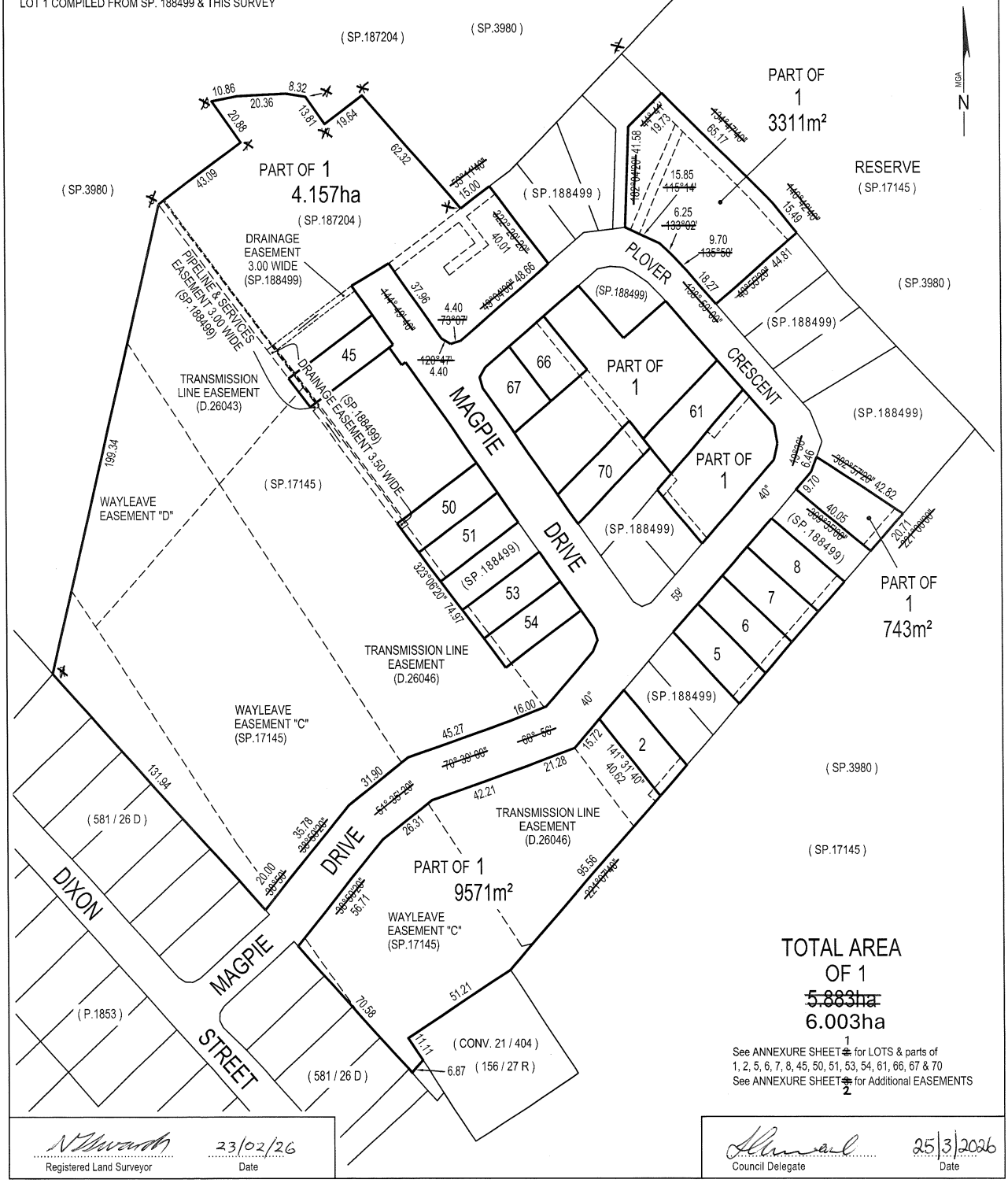
REGISTERED NUMBER
SP300219

~~APPROVED~~
EFFECTIVE FROM 13 APR 2026

Recorder of Titles

PRIORITY FINAL PLAN
LOT 1 COMPILED FROM SP. 188499 & THIS SURVEY

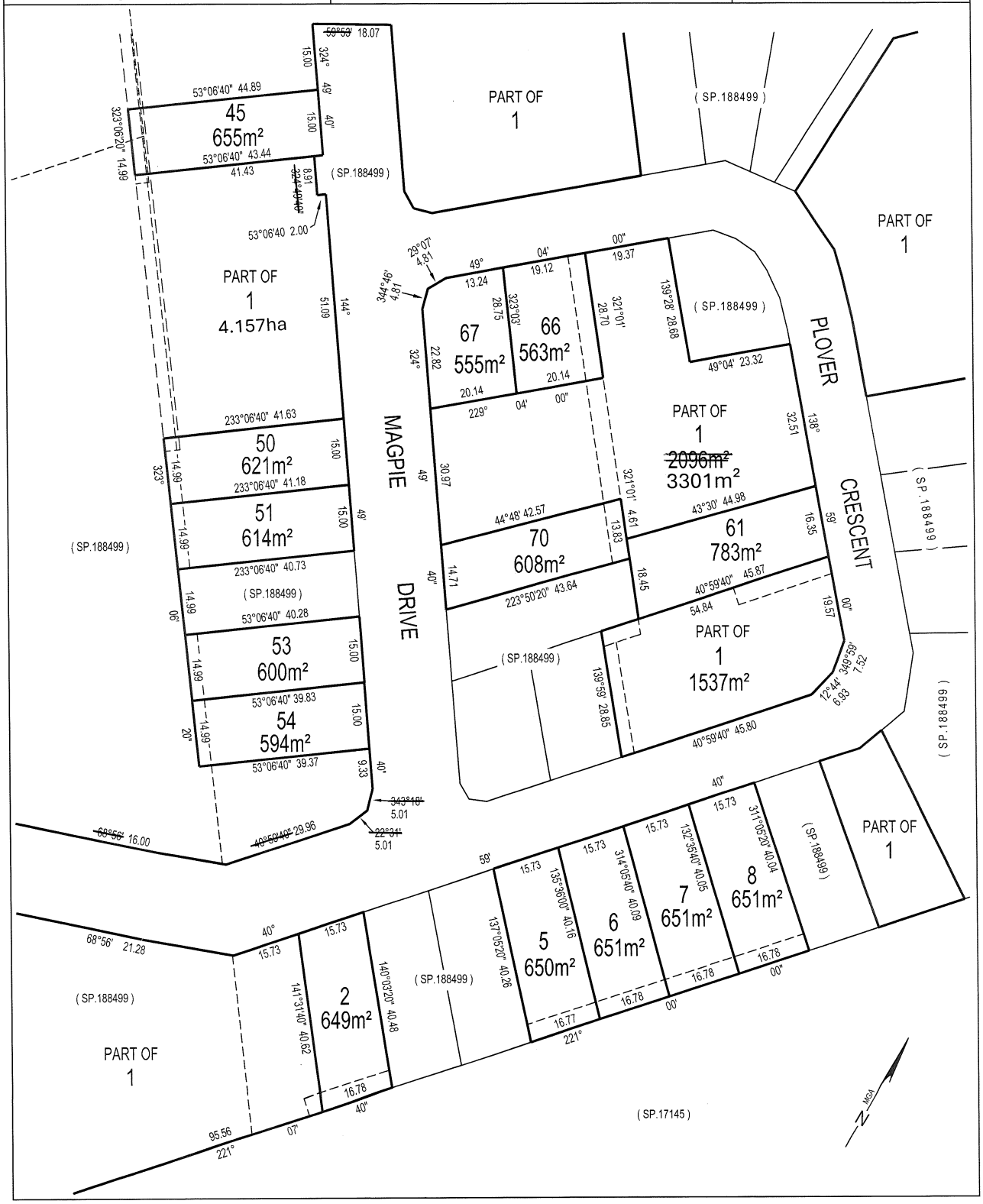
INDEX PLAN
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



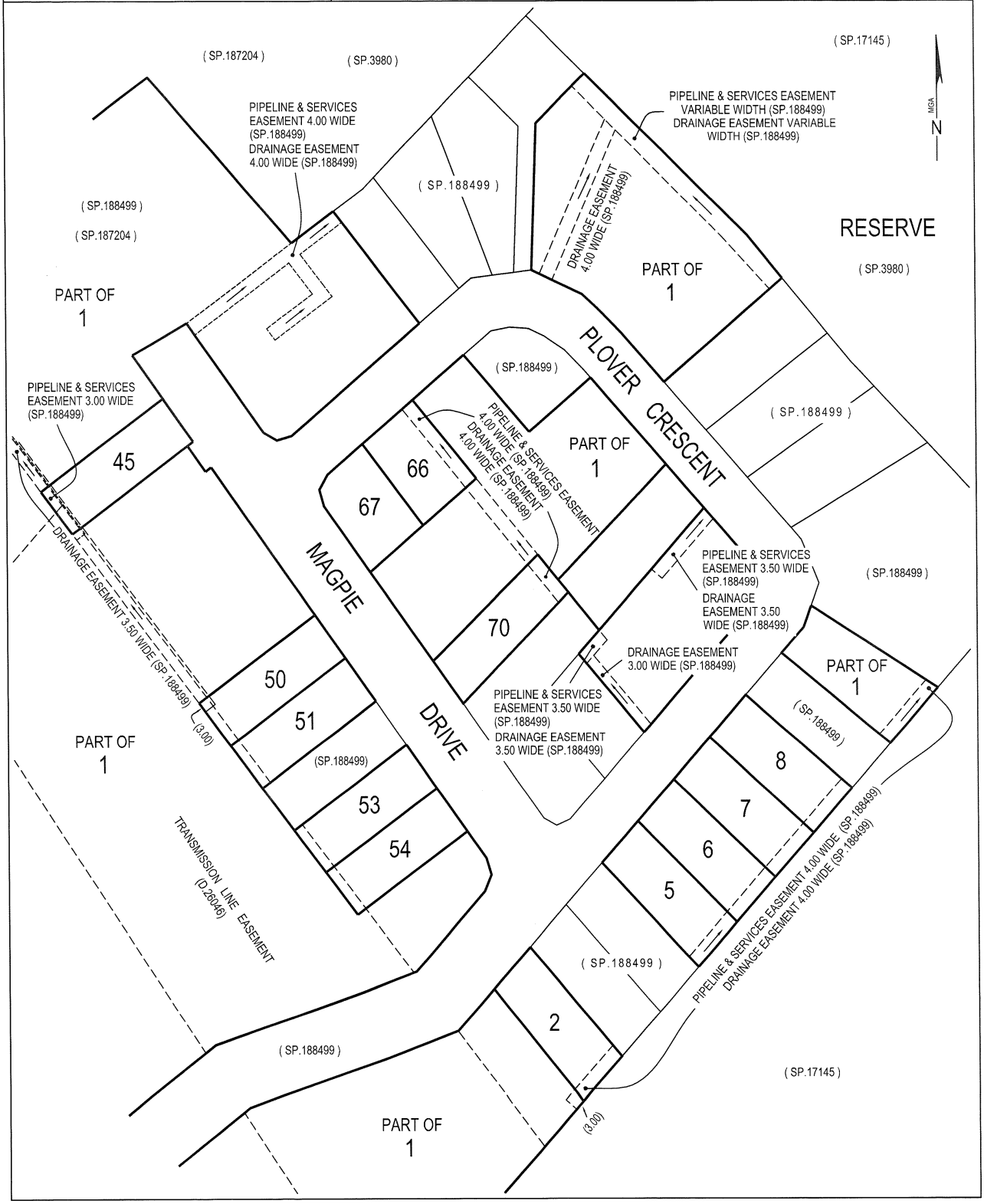
N. Swards — Registered Land Surveyor — 23/02/26 — Date

Council Delegate — 25/3/2026 — Date

PLAN OF SURVEY ANNEXURE SHEET SHEET ~~1~~ 2 OF ~~3~~ 2 SHEETS	OWNER: HOBART PROPERTIES & SECURITIES PTY LTD FOLIO REFERENCE: 188499/1 SCALE 1:~~1000~~ 800 LENGTH IN METRES	Registered Number SP300219
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate — Date 25/3/2026	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor — Date 23/~~3~~2/26	~~APPROVED~~ EFFECTIVE FROM 13 APR 2026 Recorder of Titles



PLAN OF SURVEY ANNEXURE SHEET SHEET ~~3~~ 2 OF ~~3~~ 2 SHEETS	OWNER: HOBART PROPERTIES & SECURITIES PTY LTD FOLIO REFERENCE: 188499/1 SCALE 1:1000 LENGTH IN METRES	Registered Number SP300219
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate — Date 25/3/2026	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor — Date 23/2/26	~~APPROVED~~ EFFECTIVE FROM 13 APR 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 300219

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 1 is subject to a right of drainage in gross (in favour of Derwent Valley Council) over the land marked DRAINAGE EASEMENT 3.00 WIDE, DRAINAGE EASEMENT 3.50 WIDE, DRAINAGE EASEMENT 4.00 WIDE and DRAINAGE EASEMENT VARIABLE WIDTH passing through that lot on the plan

Lot 1 is subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE & SERVICES EASEMENT 3.00 WIDE, PIPELINE & SERVICES EASEMENT 3.50 WIDE, PIPELINE & SERVICES EASEMENT 4.00 WIDE and PIPELINE & SERVICES EASEMENT VARIABLE WIDTH ("the Easement Land") passing through that lot on the plan

Lot 1 is subject to a transmission line easement with the benefit of a restriction as to user of land created by and more fully set forth in Transfer No A983759 (in favour of Tasmanian Networks Pty Ltd) over the land marked TRANSMISSION LINE EASEMENT passing through that lot on the plan

Lot 1 is subject to an easement and the benefit of a restriction as to user of land in gross (in favour of Hydro Electric Corporation incorporating the former Hydro Electric Commission) over the land marked TRANSMISSION LINE EASEMENT (D26043) & (D26046) passing through that land on the plan

Lot 1 is subject to a wayleave easement in gross as defined in section 2 of the Hydro Electric Commission Act 1944 (in favour of Hydro Electric Corporation incorporating the former Hydro Electric Commission) over the land marked WAYLEAVE EASEMENT "C" passing through that lot on the plan

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: HOBART PROPERTIES & SECURITIES P/L FOLIO REF: 188499-1 SOLICITOR: ROBERTS & PARTNERS LAWYERS (INR)	PLAN SEALED BY: DERWENT VALLEY COUNCIL DATE: DA 13-2021 REF NO. DA 2024/004 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 300219
SUBDIVIDER: HOBART PROPERTIES & SECURITIES P/L FOLIO REFERENCE: 188499-1	

Lot 1 is subject to a wayleave easement and restrictions as to user of land in gross as defined herein (in favour of Tasmanian Networks Pty Ltd) over the land marked WAYLEAVE EASEMENT "C" & "D" passing through that lot on the plan

Lots 2 & 5-8 are each subject to a right of drainage in gross (in favour of Derwent Valley Council) over the land marked DRAINAGE EASEMENT 4.00 WIDE passing through such lot on the plan

Lots 2 & 5-8 are each subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE & SERVICES EASEMENT 4.00 WIDE ("the Easement Land") passing through such lot on the plan

Lots 45, 50, 51, 53 & 54 are each subject to a right of drainage in gross (in favour of Derwent Valley Council) over the land marked DRAINAGE EASEMENT 3.50 WIDE passing through such lot on the plan

Lots 45 & 50 are each subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE & SERVICES EASEMENT 3.00 WIDE ("the Easement Land") passing through such lot on the plan

Lots 45, 50, 51, 53 & 54 are each subject to a transmission line easement with the benefit of a restriction as to user of land created by and more fully set forth in Transfer No A983759 (in favour of Tasmanian Networks Pty Ltd) over the land marked TRANSMISSION LINE EASEMENT passing through that lot on the plan

Lot 45 is subject to an easement and the benefit of a restriction as to user of land in gross (in favour of Hydro Electric Corporation incorporating the former Hydro Electric Commission) over the land marked TRANSMISSION LINE EASEMENT (D26043) & (D26046) passing through that land on the plan

Lots 50, 51, 53 & 54 are each subject to an easement and the benefit of a restriction as to user of land in gross (in favour of Hydro Electric Corporation incorporating the former Hydro Electric Commission) over the land marked TRANSMISSION LINE EASEMENT (D26046) passing through that land on the plan

Lots 66 & 70 are each subject to a right of drainage in gross (in favour of Derwent Valley Council) over the land marked DRAINAGE EASEMENT 4.00 WIDE passing through such lot on the plan

IN Roberts: ..... WA Roberts: .....

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 5 PAGES	Registered Number SP300219
SUBDIVIDER: HOBART PROPERTIES & SECURITIES P/L FOLIO REFERENCE: 188499-1	

Lots 66 & 70 are each subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE & SERVICES EASEMENT 4.00 WIDE ("the Easement Land") passing through such lot on the plan

~~FENCING COVENANT~~

~~The owner of lot 1 on the plan is subject to a fencing covenant created by and more fully set forth in Sealed Plan~~ 187204 in the following terms-

1. The owner of lot 72 on Sealed Plan 187204 shall not be ~~required to~~ fence, nor contribute to the cost of erecting, repairing or maintaining any ~~boundary structure~~ along the boundary marked "RSTUVWXYZ" on the plan, notwithstanding ~~the~~ provisions of the Boundary Fences Act 1908 (Tas) or any other statutory provision relating ~~to the fencing of land to the contrary~~

FENCING PROVISION

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

INTERPRETATION

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

"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;

IN Roberts: ..... WA Roberts: .....

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 5 PAGES	Registered Number SP 300219
SUBDIVIDER: HOBART PROPERTIES & SECURITIES P/L FOLIO REFERENCE: 188499-1	

(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

"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.

"Wayleave easement and restrictions as to user of land" means-

FIRSTLY all the full and free right and liberty for Tasmanian Networks Pty Ltd its successors and its servants, agents, invitees and contractors ("TasNetworks") at all times:

(a) to clear the lands marked "Wayleave Easement and Transmission Line Easement" on the plan ("the servient land") and to lay, erect, construct, inspect, install, maintain, repair, modify, add to, replace, remove and operate in, upon, through, along and under the servient the following-

IN Roberts: ..... WA Roberts: .....

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 5 PAGES	Registered Number SP 300219
SUBDIVIDER: HOBART PROPERTIES & SECURITIES P/L FOLIO REFERENCE: 188499-1	

(i) towers, poles, wires, cables, apparatus, appliances and other ancillary and associated equipment which includes telecommunications equipment (described collectively as "electricity infrastructure") for, or principally for, the transmission and distribution of electrical energy and for any incidental purposes

(b) to operate and maintain electricity infrastructure on the servient land

(c) to cut away, remove and keep clear of the electricity infrastructure all trees and all other obstructions, or erections of any nature whatsoever which may at any time-

(i) overhang, encroach or be in or on the servient land; or

(ii) which may in the opinion of TasNetworks endanger or interfere with the proper operation of the electricity infrastructure

(d) to enter the servient land for all or any of the above purposes and to cross the remainder of the land with any or all necessary plant, equipment, machinery and vehicles of access and egress to and from the servient land and where reasonably practicable in consultation with the registered proprietor (except when urgent or emergency repair work is needed)

SECONDLY the benefit of a covenant for TasNetworks Pty Ltd with the registered proprietor of the servient land not to-

(i) erect any buildings; or

(ii) place any structures, objects or vegetation;

within the servient land without the prior written consent of TasNetworks. TasNetworks may rescind its consent if in the opinion of TasNetworks there are safety, access or operational concerns

Executed by HOBART PROPERTIES & SECURITIES PTY LTD (ACN 003 314 225)
pursuant to section 127(1) Corporations Act 2001 (Cth) by-
Director *signature:* .....
Ian Noel Roberts
Director *signature:* .....
Wendy Amanda Roberts

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