

Application for Planning Approval

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:	Leigh Adams - Adams Building Design		
Contact person: (if different from applicant)			
Address:	170 Abbott Street		
Suburb:	Newstead	Post Code:	7250
Email:	leigh@abd.com.co	Phone: / Mobile:	0411 294 351

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:	74 Harold Street		
Suburb:	Coles Bay	Post Code:	7215
Size of site: (m ² or Ha)	1081.80 m2		
Certificate of Title(s):	181207 - 02		
Current use of site:	Vacant Lot		

General Application Details <i>Complete for All Applications</i>	
Description of proposed use or development:	Proposed new residential dwelling and carport
Estimated value of works: (design & construction)	\$
Is the property on the State Heritage Register? (Tick one)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
For all Non-Residential Applications	
Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	
Personal Information Protection Statement	

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

Applicant 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.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- 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.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

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*.

Applicant Signature:		Date:	18/10/2024
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Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	
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If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.

Checklist of application documents:

Taken from Section 6 of the Planning Scheme

An application must include:

- a signed application form;
- any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- details of the location of the proposed use or development;
- a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
 - (i) the existing and proposed use(s) on the site;
 - (ii) the boundaries and dimensions of the site;
 - (iii) topography including contours showing AHD levels and major site features;
 - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
 - (v) soil type;
 - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
 - (vii) the location and capacity and connection point of any existing services and proposed services;
 - (viii) the location of easements on the site or connected to the site;
 - (ix) existing pedestrian and vehicle access to the site;
 - (x) the location of existing and proposed buildings on the site;
 - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
 - (xii) any natural hazards that may affect use or development on the site;
 - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
 - (xiv) any proposed open space, common space, or facilities on the site; and
 - (xv) proposed subdivision lot boundaries;
- where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
 - (xvi) the internal layout of each building on the site;
 - (xvii) the private open space for each dwelling;
 - (xviii) external storage spaces;
 - (xix) parking space location and layout;
 - (xx) major elevations of every building to be erected;
 - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
 - (xxii) 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; and
 - (xxiii) materials and colours to be used on roofs and external walls.



Planning Compliance Report

Friday, 18 October 2024

Addressing Tasmanian Planning Scheme for

[Glamorgan Spring Bay Council](#)

Proposed

[Dwelling at 74 Harold Street, Coles Bay, TAS. 7215](#)

Client

Zone:

[10.0 Low Density Residential](#)

Planning Overlay:

[Bushfire Prone Areas Code](#)

Introduction

This report aims to demonstrate compliance with relevant planning standards for a proposed [Dwelling at 74 Harold Street, Coles Bay, TAS. 7215](#). The report aims to take into consideration the intent, values, and objectives of the **Tasmanian Planning Scheme**, with amendments, and address all scheme standards applicable to this development. This report is based on proposed development works to be carried out, completed and maintained by the applicant & owner. The proposed development relies on Performance Criteria to satisfy relevant planning standards and is to be read in conjunction with drawings submitted for the development.

Development Details

The proposed development comprises the construction of a proposed [Dwelling at 74 Harold Street, Coles Bay, TAS. 7215](#)

Use Class: Residential

Building Areas		
Name	Area	Building Squares
Carport	47.10 m ²	5.06
Living	122.62 m ²	13.19
store	12.04 m ²	1.29
	181.77 m ²	19.54

Site areas	
Name	Area
Site	1081.80 m ²

Applicable Planning Codes

The following zone standards and codes of the Tasmanian Planning Scheme are applicable to the proposed development:

[10.0 Low Density Residential](#)

[10.4.3 Setback](#)

All Zone standards & codes that are not applicable (N/A) or are compliant with the acceptable solutions have not been listed.

10.0 Low Density Residential Zone

10.4 Development Standards for Dwellings

10.4.3 Setback

Objective	
<p>That the siting of dwellings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 Dwellings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 8m.</p> <p>A2 Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 5m.</p>	<p>P1 The siting of a dwelling must be compatible with the streetscape and character of development existing on established properties in the area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the setbacks of surrounding buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public open space adjacent to the site; and (e) the safety of road users. <p>P2 The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings and private open space areas on the site; (f) sunlight to private open space and windows of habitable rooms on adjoining properties; and (g) the character of development existing on established properties in the area.

Response:

A1 - The proposed dwelling has a setback from the Harold St frontage of 5500mm which is less than the 8000 minimum in the acceptable solutions. The siting of the dwelling is compatible with the streetscape and character of development existing on established properties in the area, having regard to:

- (a) The dwelling is designed to integrate with the natural slope of the land, minimizing extensive excavation and maintaining the site's natural features.
- (b) The dwelling adheres to the prevailing setback distances of adjacent properties, ensuring a

cohesive alignment with the existing streetscape.

(c) The scale and form of the dwelling is consistent with nearby dwellings, avoiding any disproportionate impact on the area's visual uniformity.

(d) The dwelling has been designed to present an attractive facade from all public vantage points, incorporating elements that reflect the coastal architectural vernacular.

(e) The dwelling's siting ensures that sightlines for drivers and pedestrians are maintained, with no obstructions to visibility from driveways or intersections, thereby maintaining road safety.

Response:

A2 - The proposed dwelling has a side setback of 1500mm which is less than the 5000 minimum in the acceptable solutions. The siting of the dwelling does not cause an unreasonable loss of amenity to adjoining properties, having regard to:

(a) The dwelling is designed to fit harmoniously with the natural slope of the land, minimizing the need for extensive alterations and preserving the site's inherent characteristics.

(b) The orientation and layout of the dwelling maximize the use of the site while ensuring adequate separation from neighbouring properties to maintain privacy and amenity.

(c) The proposed setbacks are consistent with those of adjacent properties, ensuring that the new dwelling does not dominate or overshadow neighbouring structures.

(d) The height and massing of the dwelling are in keeping with the scale of surrounding buildings, avoiding any noticeable impact on the streetscape or neighbouring properties.

(e) N/A

(f) The dwelling is positioned and designed to minimize shadowing on neighbouring private open spaces and habitable rooms, ensuring they continue to receive adequate sunlight.

(g) The proposed dwelling reflects the coastal character and style of the surrounding area, blending seamlessly with existing developments and contributing to the cohesive character of the neighbourhood.

PART E CODES

C1.0 Signs Code

C2.0 Parking and Sustainable Transport

C3.0 Road and Railway Assets Code

C4.0 Electricity Transmission Infrastructure Protection Code

C5.0 Telecommunications Code

C6.0 Local Historic Heritage Code

C7.0 Natural Assets Code

C8.0 Scenic Protection Code

C9.0 Attenuation Code

C10.0 Coastal Erosion Hazard Code

C11.0 Coastal Inundation Hazard Code

C12.0 Flood-Prone Areas Hazard Code

C13.0 Bushfire-Prone Areas Code

C14.0 Potentially Contaminated Land Code

C15.0 Landslip Hazard Code

C16.0 Safeguarding of Airports Code

Proposed Dwelling at 74 Harold Street, Coles Bay, TAS. 7215

Client :







Building Areas

Name	Area	Building Squares
Carport	47.10 m ²	5.06
Living	122.62 m ²	13.19
store	12.04 m ²	1.29
	181.77 m ²	19.54

Site areas

Name	Area
Site	1081.80 m ²

Project Details

Council	 Glamorgan Spring Bay Council
Zone	10.0 Low Density Residential
Planning Overlay	Bushfire Prone Areas Zone
PID	9602548
Title Folio	02
Title Volume	181207
Climate Zone	 7
WIND SPEED	 TBC
SOIL CLASS	 TBC
STAR RATING	 TBC
BAL Rating	 TBC

Corrosive Environment



For steel subject to the influence of salt water, breaking surf or heavy industrial areas, refer to BCA Part 7.2.2 & BCA Table 7.2.2b,c,d,e. Cladding and fixings to manufacturer's recommendations

Drawing List

Sheet #	Sheet Name
1	Cover Page
2	Site Plan
3	Vegetation Plan
4	Site Drainage Plan
5	Floor Plan
6	Elevations (sheet 1)
7	Elevations (sheet 2)
8	3D Views

Planning Approval

Project No.

030724

Drawing No.

1 / 8

Site Plan

1 : 200

CONTOURS

Contours are indicative only for the site. Refer Elevations for accurate representation of existing ground levels. The contours on this plan are to be used for the sole purpose of approvals & construction of this proposal & are to be used for no other future purpose.

EXTERIOR LIGHTING

Exterior lighting to illuminate pathways & carparking areas must be controlled by a sensor & shielded to prevent direct light being emitted outside the site.

SITE SERVICES

Electricity, Gas, Telephone, Water, Stormwater & Sewer Services locations are to be determined on site & connected as per local authority requirements.

SITWORKS

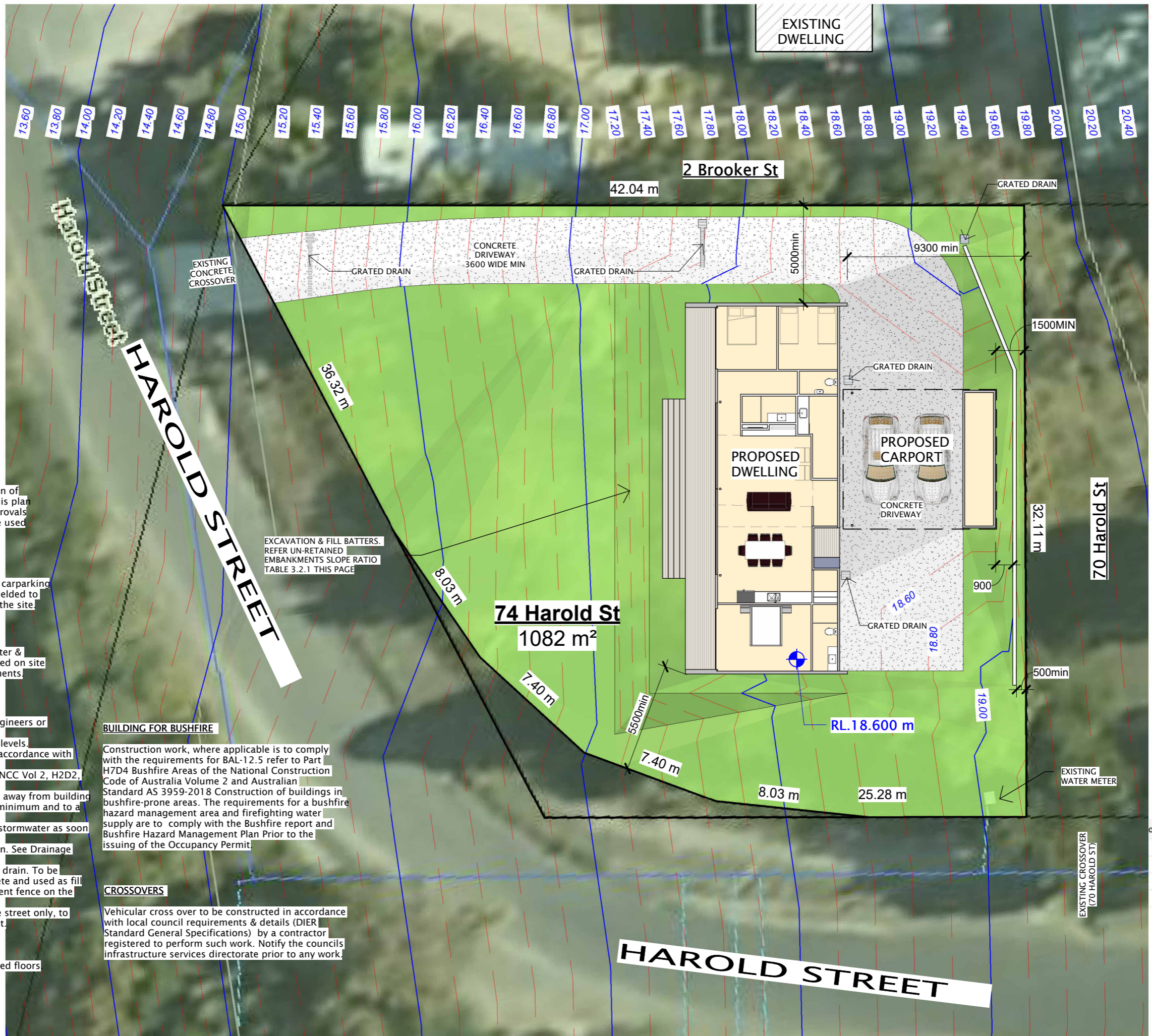
1. Site to be prepared in accordance with engineers or surveyors report if applicable.
2. Site to be excavated or filled to indicated levels.
3. Excavation and filling of the site to be in accordance with NCC Vol 2, H1D3 & Part 3.2 and AS2870.
4. Drainage works to be in accordance with NCC Vol 2, H2D2, Part 3.3 and AS3500.3.2
5. Surface drainage —finished ground to fall away from building for a minimum distance of 1000 at 1:20 minimum and to a point where ponding will not occur.
6. Downpipes to be connected into Council stormwater as soon as the roof is installed.
7. Install AG drain prior to footing excavation. See Drainage Plan for location.
8. Excavated material placed up-slope of AG drain. To be removed when building works are complete and used as fill on site for any low points. Install a sediment fence on the downslope side of material.
9. Construction vehicles to be parked on the street only, to prevent transferring debris onto the Street.
10. Finished slab level to be:
-150mm above finished ground level.
-50mm above paved surfaces.
-prevent ponding of water under suspended floors

BUILDING FOR BUSHFIRE

Construction work, where applicable is to comply with the requirements for BAL-12.5 refer to Part H7D4 Bushfire Areas of the National Construction Code of Australia Volume 2 and Australian Standard AS 3959-2018 Construction of buildings in bushfire-prone areas. The requirements for a bushfire hazard management area and firefighting water supply are to comply with the Bushfire report and Bushfire Hazard Management Plan Prior to the issuing of the Occupancy Permit.

CROSSOVERS

Vehicular cross over to be constructed in accordance with local council requirements & details (DIER Standard General Specifications) by a contractor registered to perform such work. Notify the councils infrastructure services directorate prior to any work.



Planning Approval A3

170 Abbott Street
Launceston, Newstead,
TAS 7250.

M : 0411 294 351
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www.adamsbuildingdesign.com.au

ABN 71 048 418 121
acc. # CC886J

No.	Date	Description
5	15.10.24	Planning Approval
4	06.08.24	Concept # 4
3	19.07.24	Concept # 3
2	19.07.24	Concept # 2
1	15.07.24	Concept # 1

No. Date Description



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Project :
Proposed Dwelling
at 74 Harold Street,
Coles Bay, TAS. 7215

Client :
[Redacted]

Drawing Title :
Site Plan

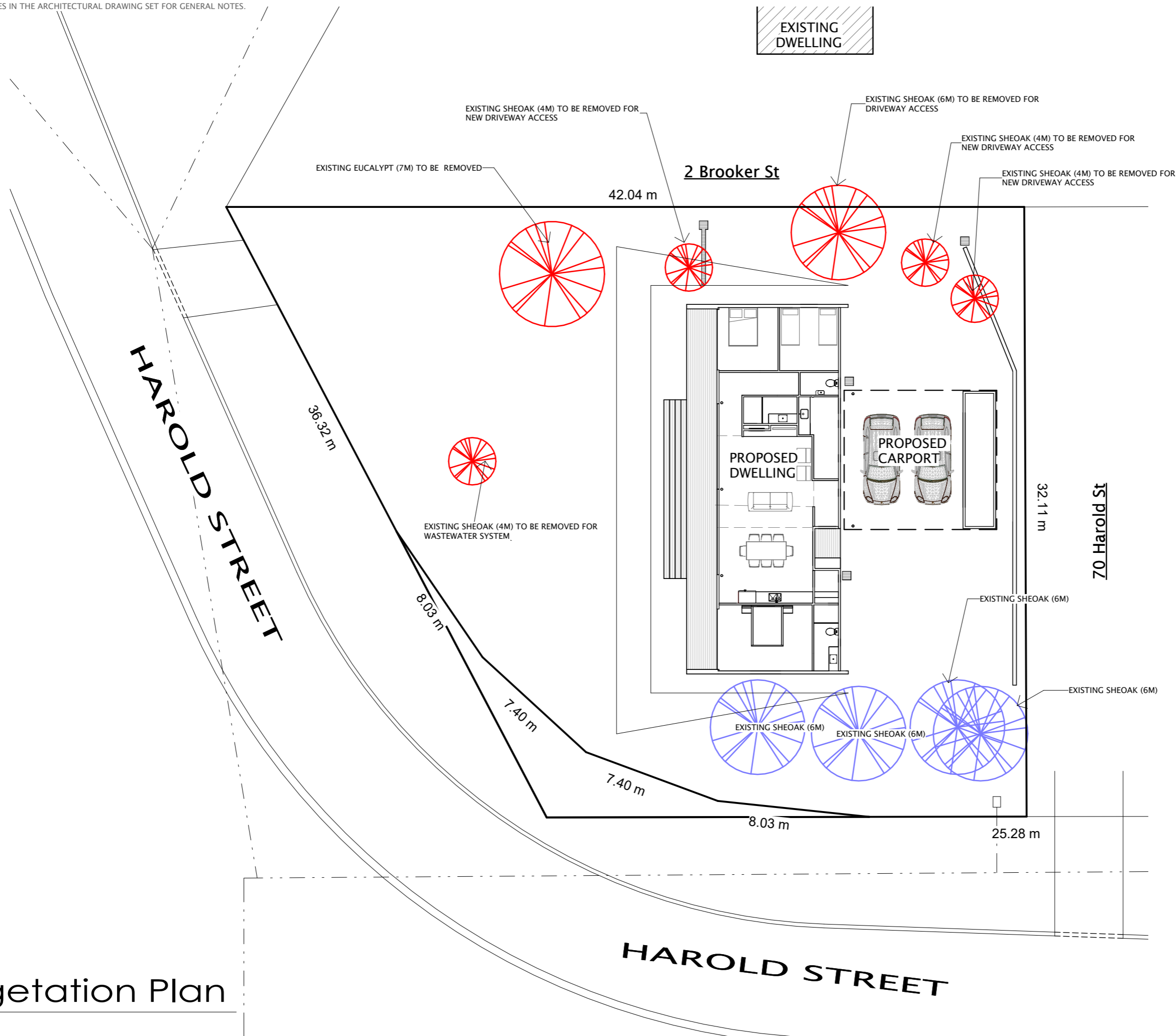
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Starting Date : 01.12.23

Plot Date : 18/10/2024
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Project No. Drawing No.
030724 2 / 8

NOTES:
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.



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Project :
Proposed Dwelling at 74 Harold Street, Coles Bay, TAS. 7215

Client :
[Redacted]

Drawing Title :
Vegetation Plan

Scale : **1 : 200**

Starting Date : **01.12.23**

Plot Date : **18/10/2024 2:55:42 PM**

Project No. **030724** Drawing No. **3 / 8**

Vegetation Plan
1 : 200

PLUMBING NOTES

- All plumbing work to comply with AS 3500 parts 1,2,3 & 4, and the Local Council plumbing regulations.
- Hot water from the HWC is to be tempered to 50°C.
- Hot & cold reticulation lines to be DN20 with DN15 branches to individual fixtures.
- Drain all surface water away from footings in accordance with NCC PART 3.3.3 Surface Drainage.
- The building Contractor must locate the connection points to the mains to verify that their positions & depths are as shown on the endorsed plans. Such verification must be completed as the first task of the building works.
- Installation of ORG is to comply with AS3500 part 2 clauses 4.6.6.6 (minimum height below lowest fixture = 150mm) & 4.6.6.7 (Minimum height above surrounding ground finished surface level = 75mm)
- New Sewer = DN100 pvc @ 1:60 falls min.
- New Stormwater = DN100 pvc @ 1:100 falls min.(UNLESS NOTED OTHERWISE)
- Grated drains to be installed via a gas sealed pit.
- STANDARD DRAIN SIZES
TROUGH: DN50
SINK: DN50
WC: DN100
STORMWATER: DN100
- WATER PIPE SIZES
COLD WATER: DN 20 WITH DN16 BRANCHES
HOT WATER: DN 20 WITH DN 16 BRANCHES
- HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES AT THE FOLLOWING TEMPERATURES:
BATH BASIN & SHOWER: 50deg C
KITCHEN SINK & LAUNDRY: 60deg C
- ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03 -2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02—2014-3.1 MRWA VERSION AND TASWATER'S SUPPLEMENTS TO THESE CODES.

PLUMBING LEGEND

- EXISTING STORMWATER
- EXISTING SEWER
- EXISTING WATER
- NEW STORMWATER
- NEW DOWNPIPE S/W
- NEW SEWER
- NEW WATER
- NEW AG DRAIN

PLUMBING LEGEND

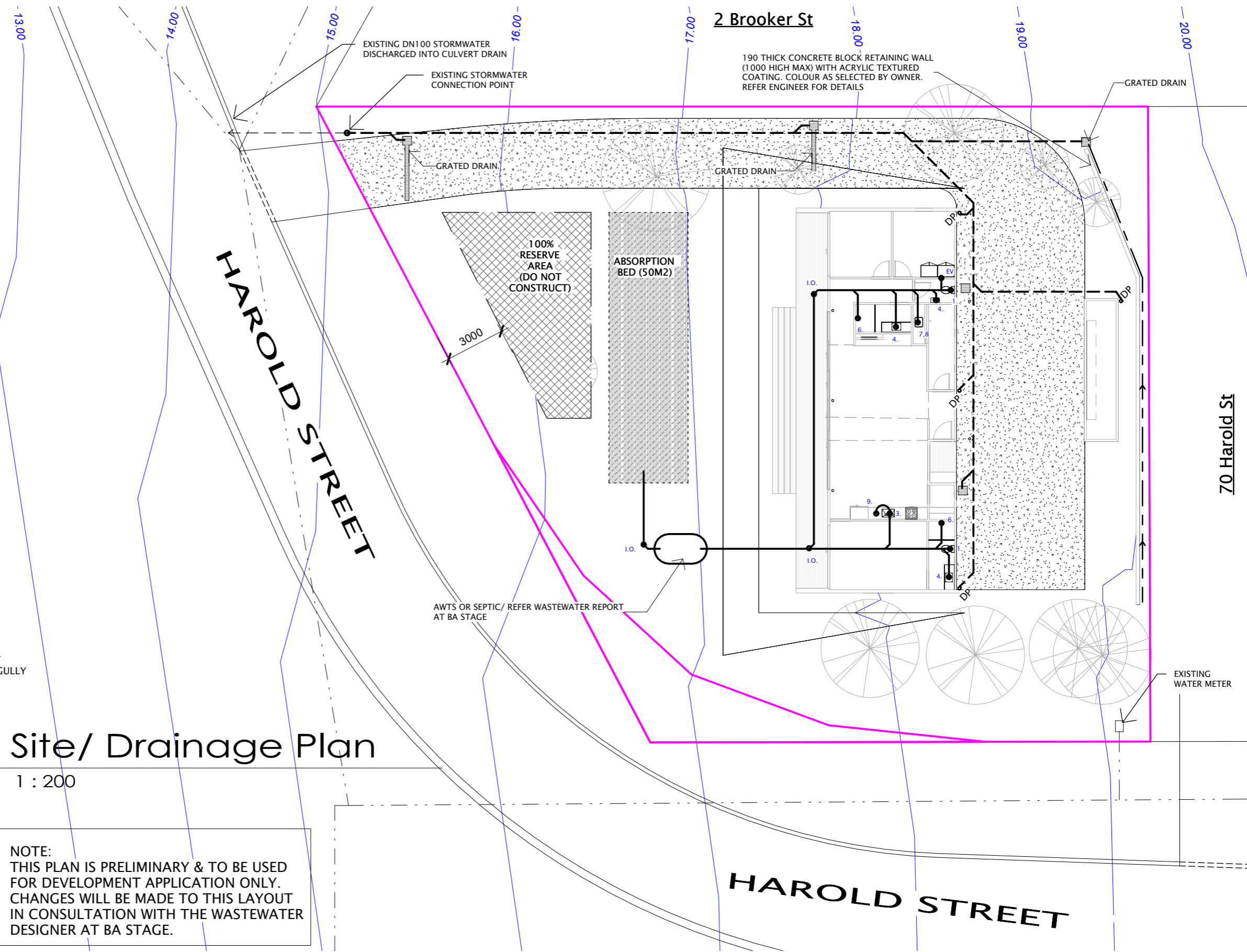
- WC
 - URINAL
 - KITCHEN SINK
 - BASIN / VANITY
 - BATH
 - SHOWER
 - WASH TROUGH
 - WASHING MACHINE
 - DISHWASHER
- I.O. - INSPECTION OUTLET
ORG - OVERFLOW RELIEF GULLY
DP - DOWNPIPE
EV - DN50 VENT TO AIR
M - WATER METER

TASWATER NOTES:

All works are to be in accordance with the Water Supply Code of Australia WSA 03 -2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02—2014-3.1 MRWA Version 2 / WSA 02 -2002 Version 2.3 MRWA Edition 1.0 and TasWater's supplements to these codes

PLUMBING NOTES

REACTIVE SITES - where they penetrate through external footings, stormwater, sewer, Drain waste, & vent pipes are to be lagged & flexible connections are to be provided adjacent to the footings prior to connection to the drainage to comply with AS2870-1996 Section 5.5. Additional requirements for class H & E sites.



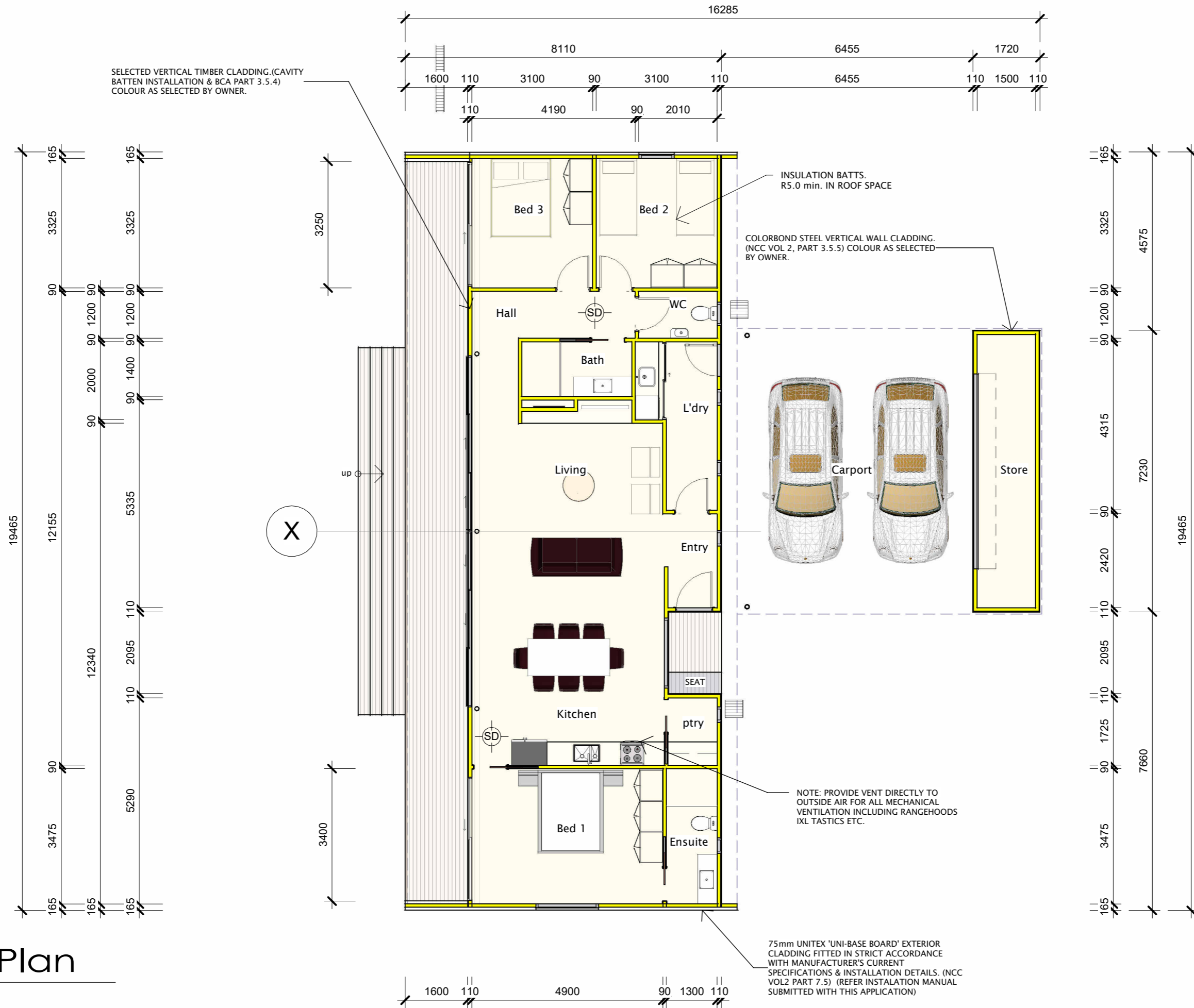
Site/ Drainage Plan

1 : 200

NOTE:
THIS PLAN IS PRELIMINARY & TO BE USED FOR DEVELOPMENT APPLICATION ONLY. CHANGES WILL BE MADE TO THIS LAYOUT IN CONSULTATION WITH THE WASTEWATER DESIGNER AT BA STAGE.

<p>170 Abbott Street Launceston, Newstead, TAS 7250. M : 0411 294 351 E : leigh@abd.com.au www.adamsbuildingdesign.com.au ABN 71 048 418 121 acc. # CC886J</p>	<p>5 15.10.24 Planning Approval</p> <p>4 06.08.24 Concept # 4</p> <p>3 19.07.24 Concept # 3</p> <p>2 19.07.24 Concept # 2</p> <p>1 15.07.24 Concept # 1</p>	<p>Planning Approval A3</p> <p>© 2023 ADAMS BUILDING DESIGN. THIS DOCUMENT IS & SHALL REMAIN THE PROPERTY OF ADAMS BUILDING DESIGN. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED & IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS DOCUMENT IN ANY FORM IS PROHIBITED.</p>	<p>Project : Proposed Dwelling at 74 Harold Street, Coles Bay, TAS. 7215</p>	<p>Drawing Title : Site Drainage Plan</p>	<p>Scale : 1 : 200</p> <p>Starting Date : 01.12.23</p> <p>Plot Date : 18/10/2024 2:55:42 PM</p>
	<p>No. Date Description</p>	<p>Client :</p>	<p>Project No. 030724</p> <p>Drawing No. 4 / 8</p>		

NOTES:
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Floor Plan

1 : 100

- HARDWIRED SMOKE DETECTORS IN ACCORDANCE WITH NCC Vol 2. Part 9.5 & AS 3786. (LINKED)



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Building Areas.

Name	Area
Carport	47.10 m ²
Living store	122.62 m ²
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Client :

Drawing Title :

Floor Plan

Scale : 1 : 100

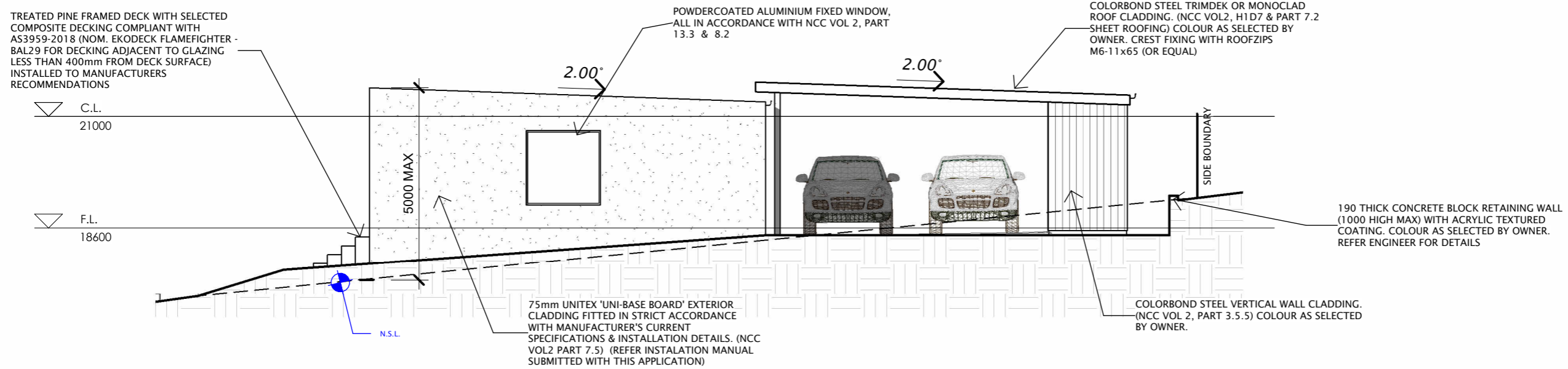
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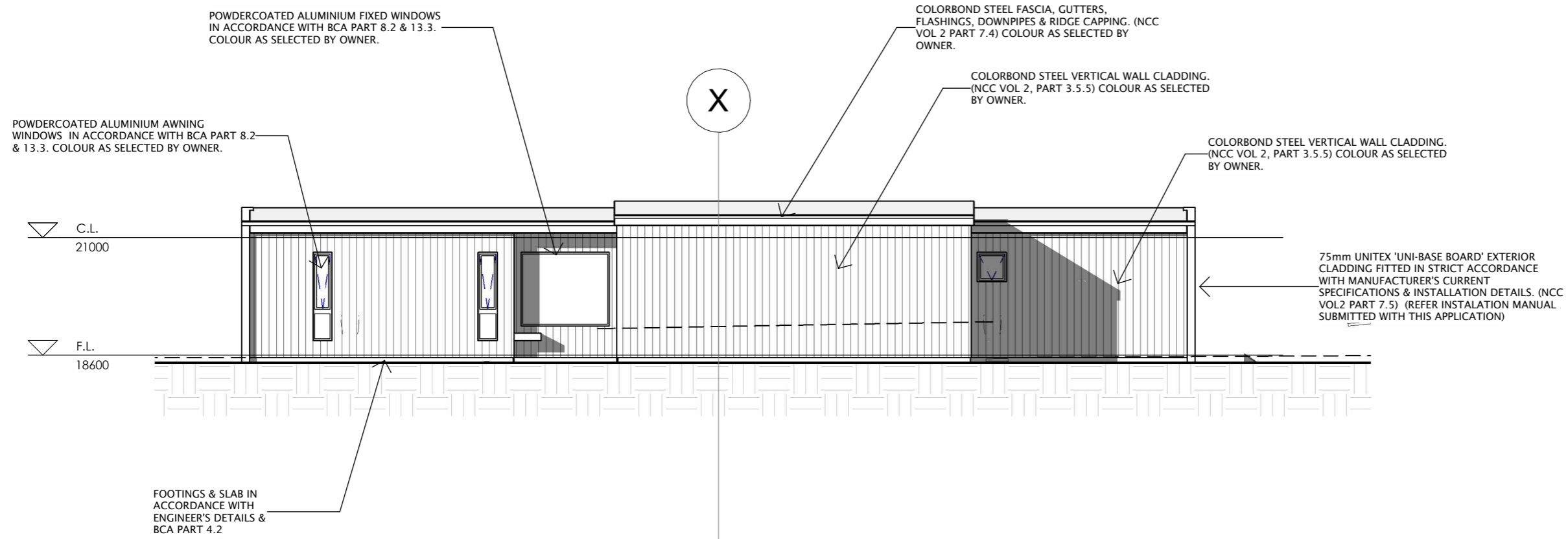
030724 5 /8

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South Elevation

1 : 100



East Elevation

1 : 100

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Client :

Drawing Title :
Elevations (sheet 1)

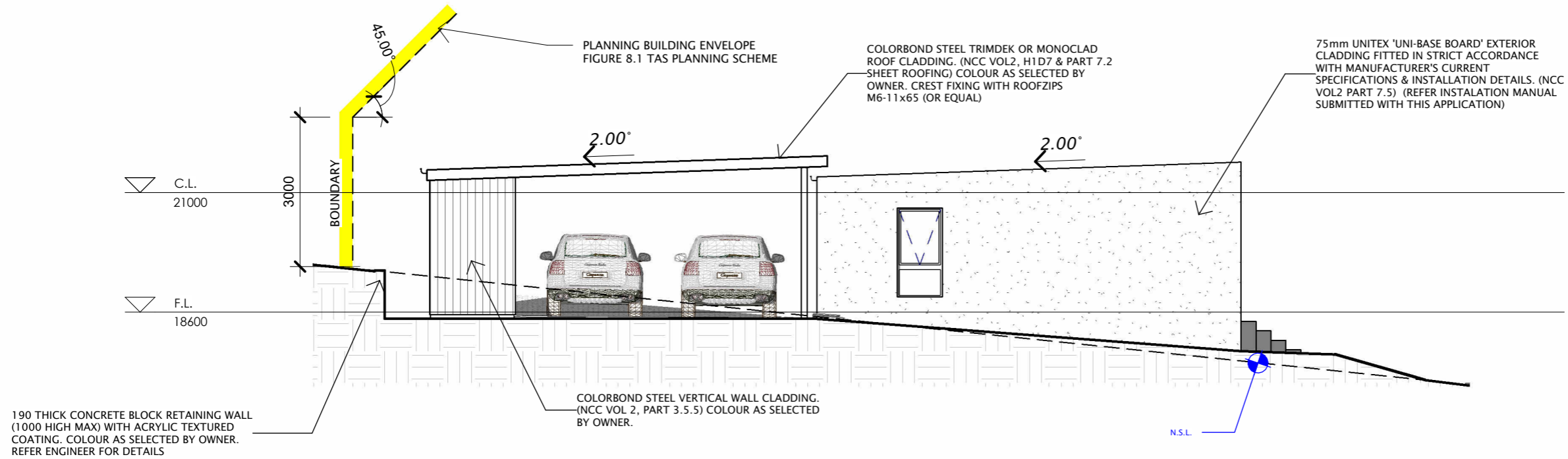
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Starting Date : 01.12.23

Plot Date : 18/10/2024
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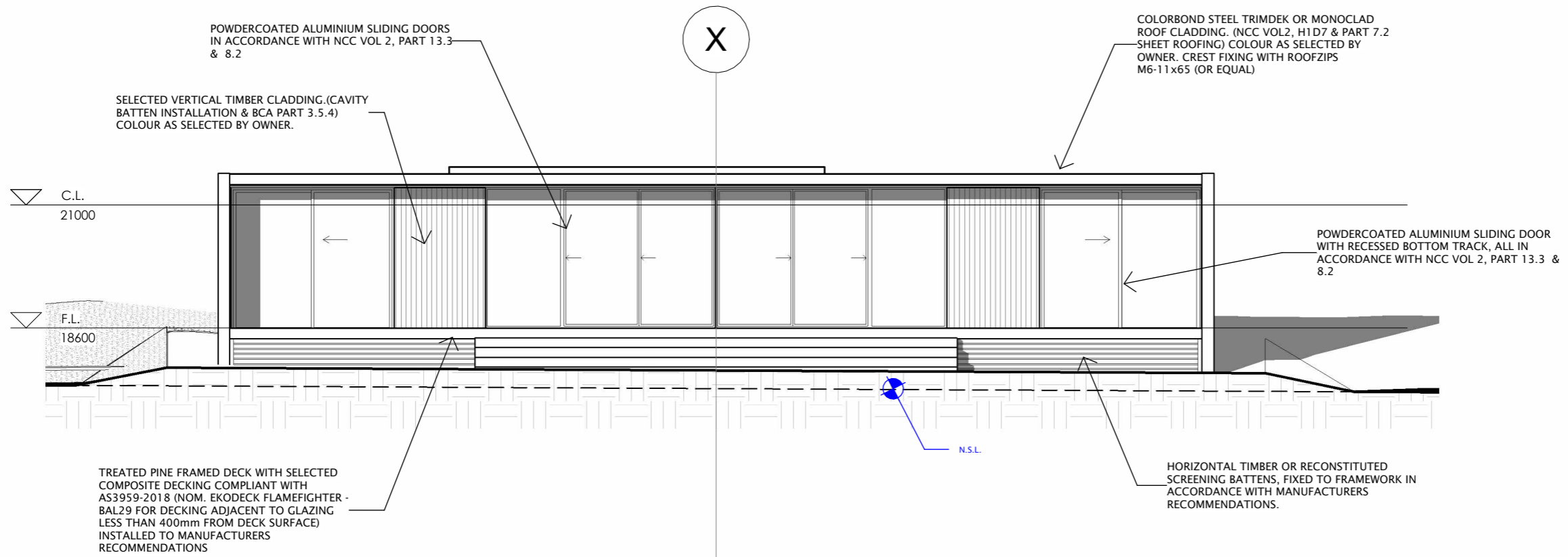
Project No. Drawing No.
030724 6 /8

NOTES:
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.



North Elevation

1 : 100



West Elevation

1 : 100

Planning Approval A3

170 Abbott Street
Launceston, Newstead,
TAS 7250.

M : 0411 294 351
E : leigh@abd.com.au
www.adamsbuildingdesign.com.au

ABN 71 048 418 121
acc. # CC886J

5	15.10.24	Planning Approval
4	06.08.24	Concept # 4
3	19.07.24	Concept # 3
2	19.07.24	Concept # 2
1	15.07.24	Concept # 1

No.	Date	Description
-----	------	-------------

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Project :
**Proposed Dwelling
at 74 Harold Street,
Coles Bay, TAS. 7215**

Client :

Drawing Title :
Elevations (sheet 2)

Scale : 1 : 100

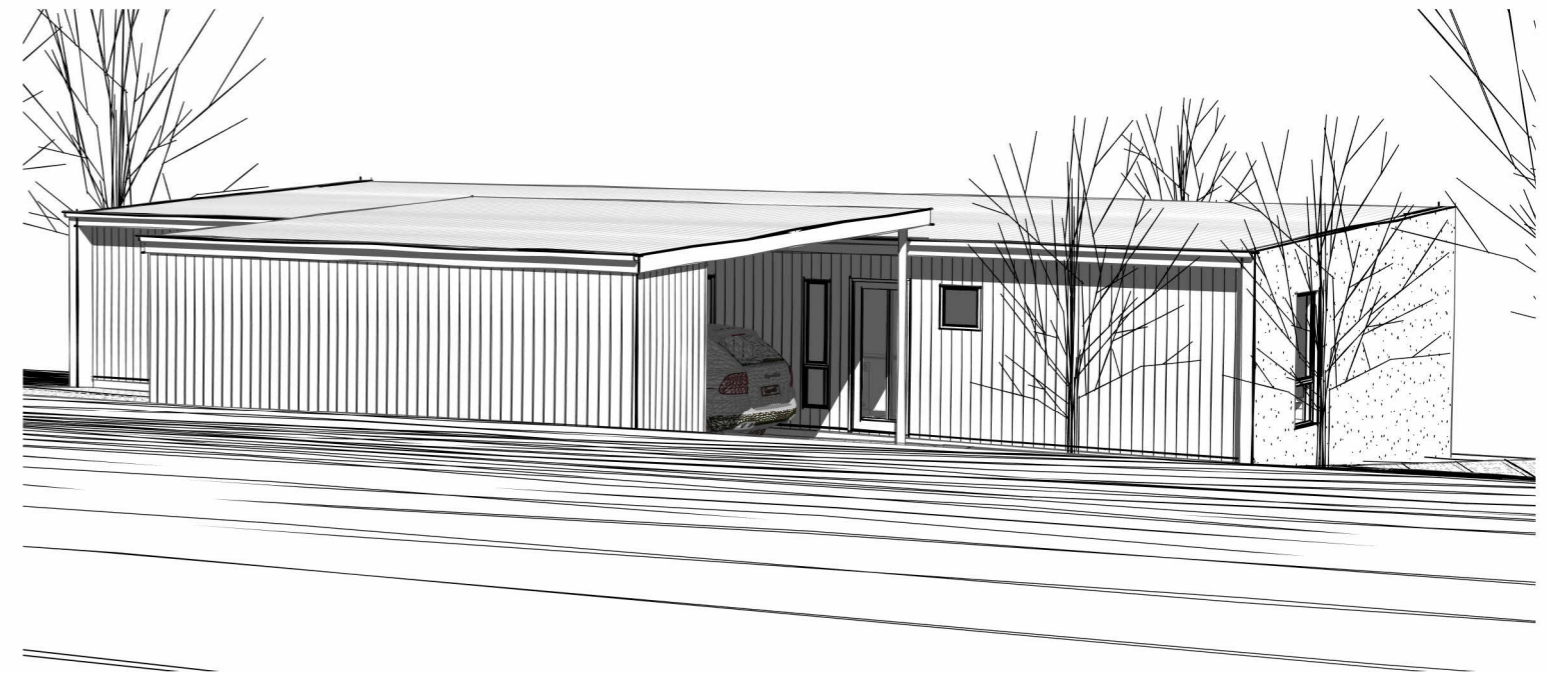
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Plot Date : 18/10/2024
2:55:46 PM

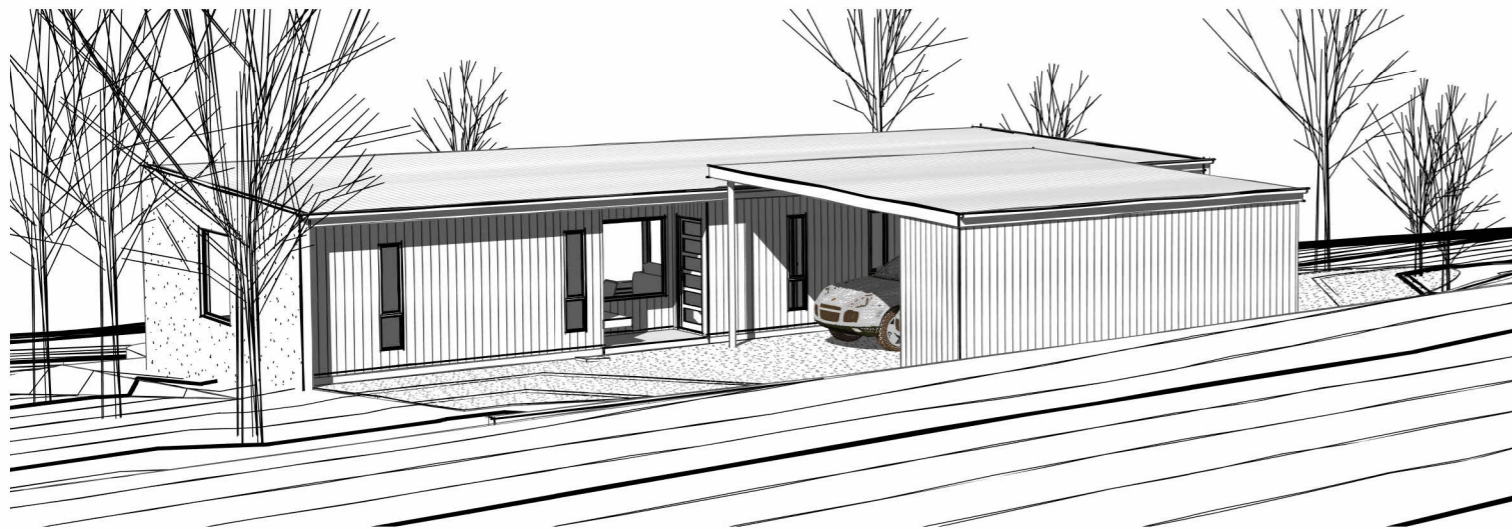
Project No.	Drawing No.
030724	7 / 8



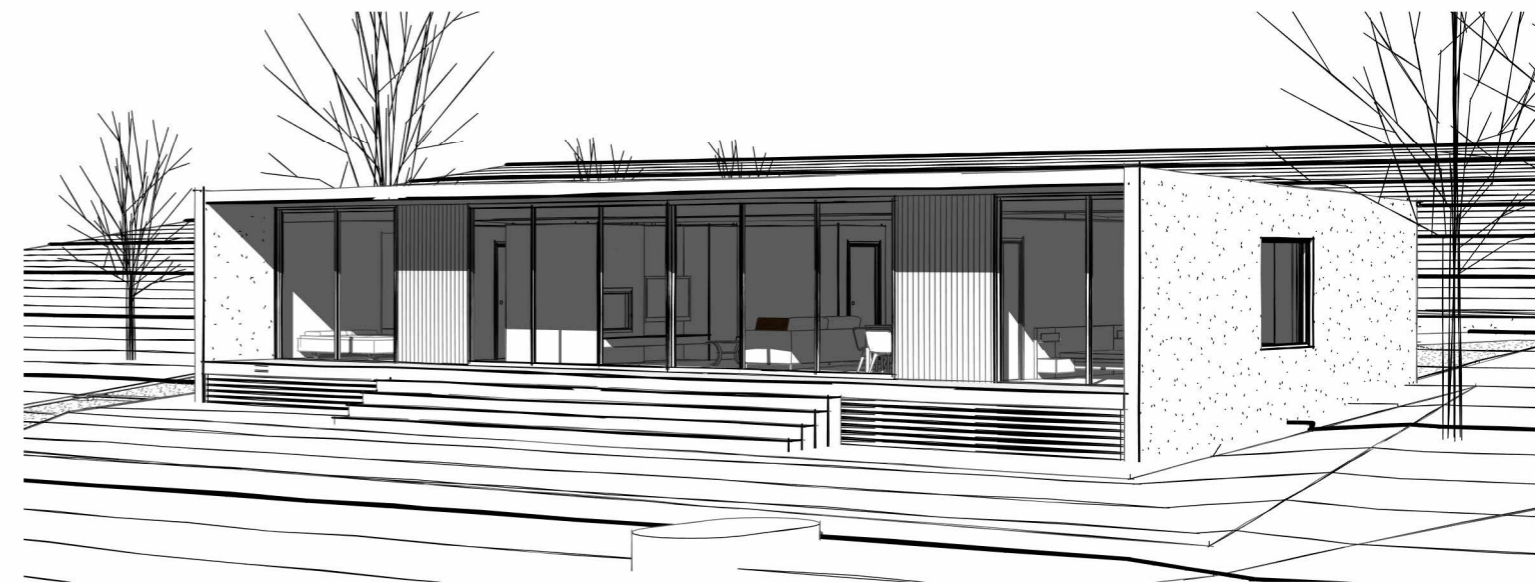
North West



North East



South East



South West

NOTE:
GROUND LEVELS INDICATED IN 3D IMAGES
ARE INDICATIVE ONLY & SHOULD NOT
BE RELIED UPON FOR CONSTRUCTION
PURPOSES. REFER SITE, CONTOUR PLAN
& ELEVATIONS FOR TRUE GROUND LEVELS.

No.	Date	Description
5	15.10.24	Planning Approval
4	06.08.24	Concept # 4
3	19.07.24	Concept # 3
2	19.07.24	Concept # 2
1	15.07.24	Concept # 1

Planning Approval A3



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Project :
Proposed Dwelling
at 74 Harold Street,
Coles Bay, TAS. 7215

Drawing Title :
3D Views

Client :
[Redacted]

Scale :
Starting Date : 01.12.23
Plot Date : 18/10/2024
2:55:50 PM

Project No. **030724**
Drawing No. **8 / 8**

SEARCH OF TORRENS TITLE

VOLUME 181207	FOLIO 2
EDITION 3	DATE OF ISSUE 31-Aug-2024

SEARCH DATE : 18-Oct-2024

SEARCH TIME : 09.35 AM

DESCRIPTION OF LAND

Town of COLES BAY
 Lot 2 on Sealed Plan 181207
 Derivation : Part of Lot 1 (Sec. E) Gtd. to G.G. Henderson
 Prior CT 202735/1

SCHEDULE 1

N208635 TRANSFER to W & G GORDON HOLDINGS PTY LTD
 Registered 31-Aug-2024 at 12.01 PM

SCHEDULE 2

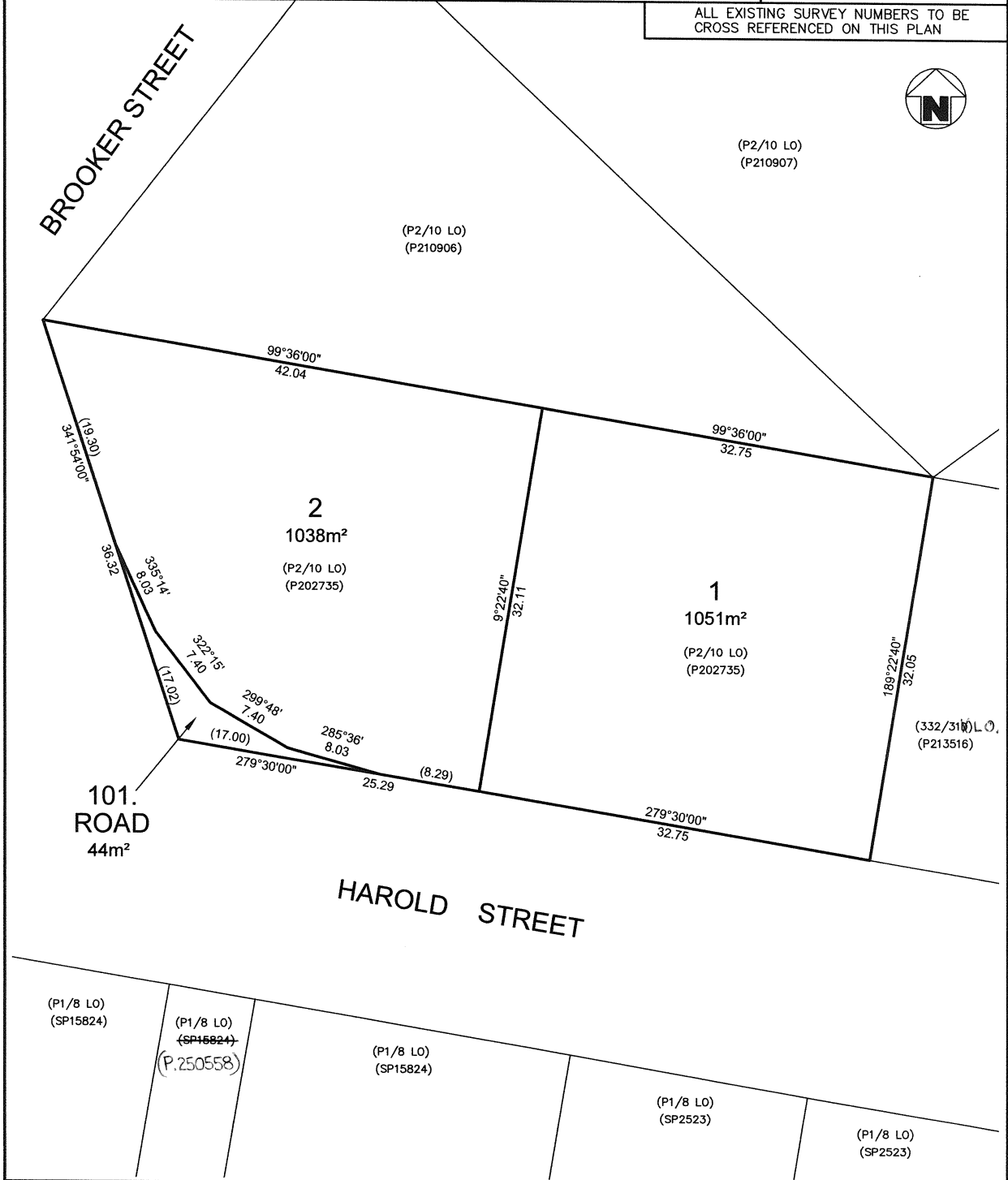
Reservations and conditions in the Crown Grant if any
 SP181207 COVENANTS in Schedule of Easements
 SP181207 FENCING COVENANT in Schedule of Easements
 E389756 MORTGAGE to Westpac Banking Corporation Registered
 31-Aug-2024 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNERS: GB DEVELOPMENTS TASMANIA PTY LTD FOLIO REFERENCE FR 202735/1 GRANTEE Whole of Lot 1 Section E. Gtd. to G.G. Henderson. (OA. 2R. 4 1/3 P)	PLAN OF SURVEY BY SURVEYOR D.P. TOMPKINS LOCATION Town of COLES BAY SCALE 1:300 LENGTHS IN METRES		REGISTERED NUMBER SP181207
	SURVEY & ALIGNMENT SERVICES		APPROVED EFFECTIVE FROM 13 MAY 2021 Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



REGISTERED LAND SURVEYOR DATE 25/03/2021

COUNCIL DELEGATE DATE 28/4/21