



GLAMORGAN/SPRING BAY COUNCIL
NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: **12 Spring Beach Rise, Spring Beach**
CT 175549/22

PROPOSAL: **New Dwelling & Outbuilding**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received before midnight on 24 October 2025.

APPLICANT: **Precision Design & Drafting**
DATE: **23/09/2025**
APPLICATION NO: **DA 2025 / 00167**

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

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:			
Suburb:		Post Code:	
Size of site: (m ² or Ha)			
Certificate of Title(s):			
Current use of site:			

General Application Details *Complete for All Applications*

Description of proposed use or development:		
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	\$	
Is the property on the State Heritage Register? (Circle one)	Yes / 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:	Katie Court <small>Digitally signed by Katie Court DN: cn=Katie Court, o=gsbc, email=katie.court1@gmail.com, c=AU Date: 2025.09.12 15:09:07 +10'00'</small>	Date:	12.09.2025
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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.

SEARCH OF TORRENS TITLE

VOLUME 175549	FOLIO 22
EDITION 3	DATE OF ISSUE 22-Feb-2025

SEARCH DATE : 09-Jun-2025

SEARCH TIME : 07.42 PM

DESCRIPTION OF LAND

Parish of ORFORD Land District of PEMBROKE

Lot 22 on Sealed Plan 175549

Derivation : Part of Lot 1577 (56 Acres) Gtd. to T Stapleton

Prior CT 134047/25

SCHEDULE 1

N232436

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP175549 EASEMENTS in Schedule of Easements

SP175549 COVENANTS in Schedule of Easements

SP175549 FENCING PROVISION in Schedule of Easements

SP134047 COVENANTS in Schedule of Easements

SP134047 FENCING PROVISION in Schedule of Easements

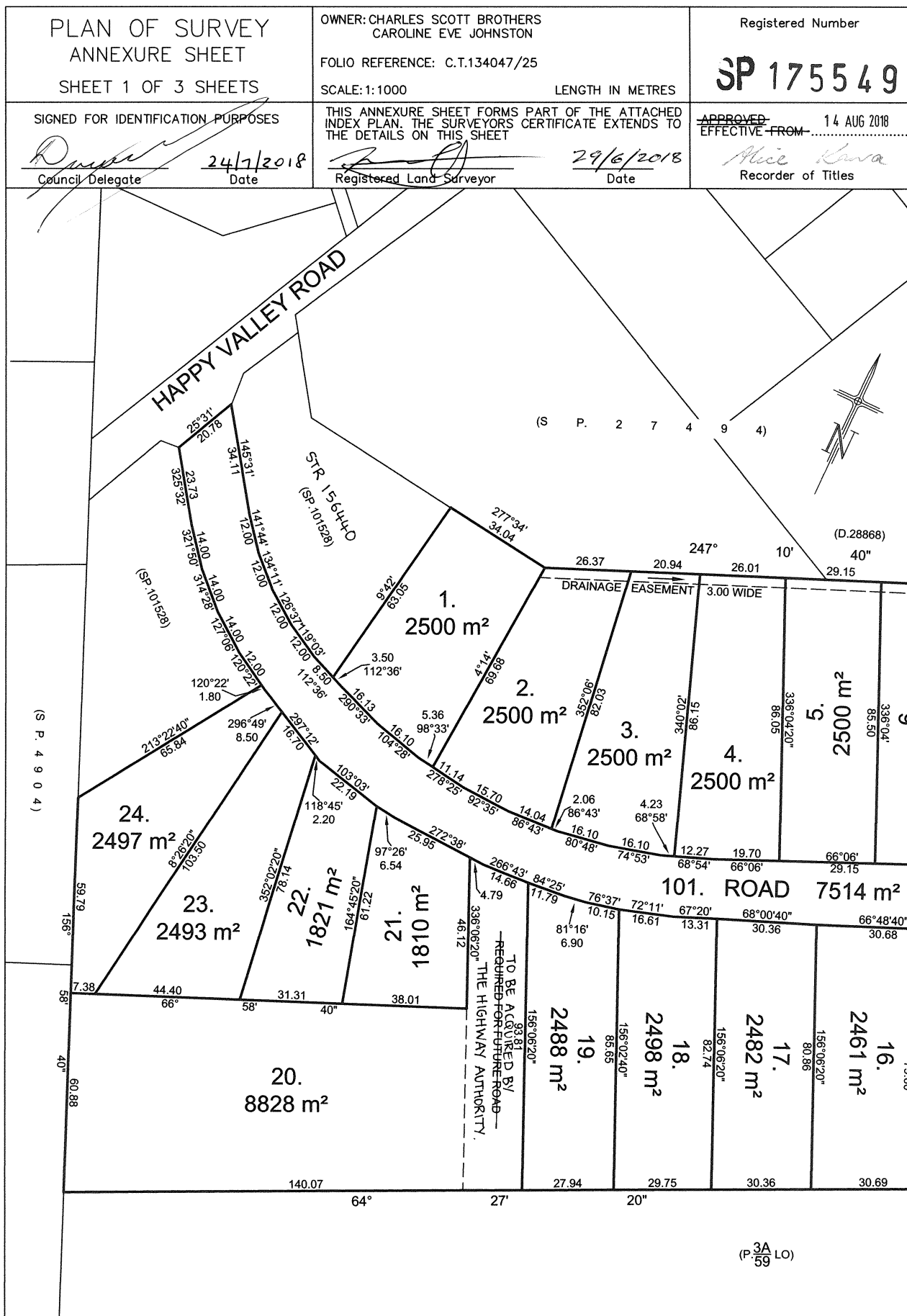
E135224 AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
10-Aug-2018 at 12.01 PME407432 MORTGAGE to Commonwealth Bank of Australia
Registered 22-Feb-2025 at 12.02 PMUNREGISTERED DEALINGS AND NOTATIONS

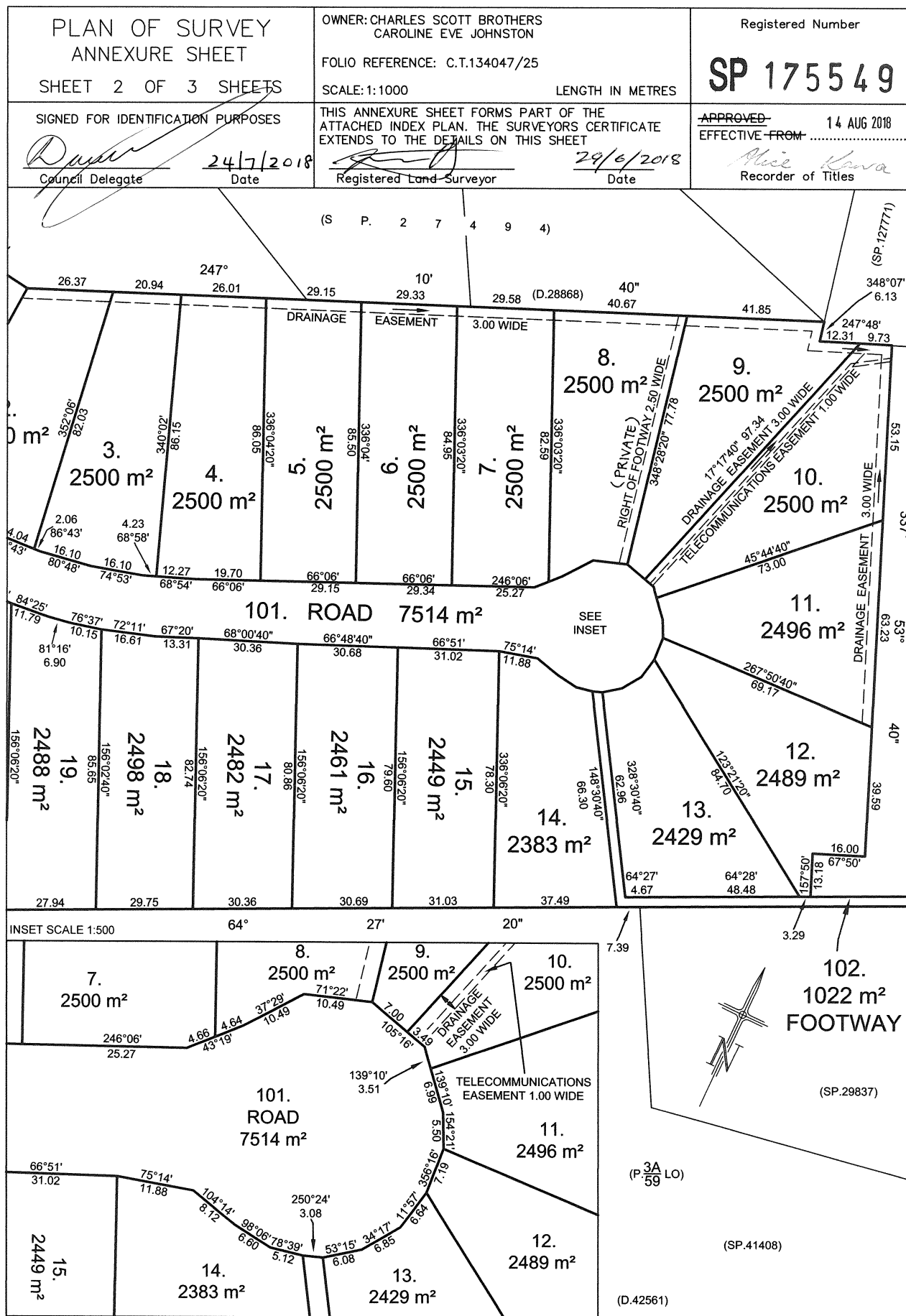
No unregistered dealings or other notations

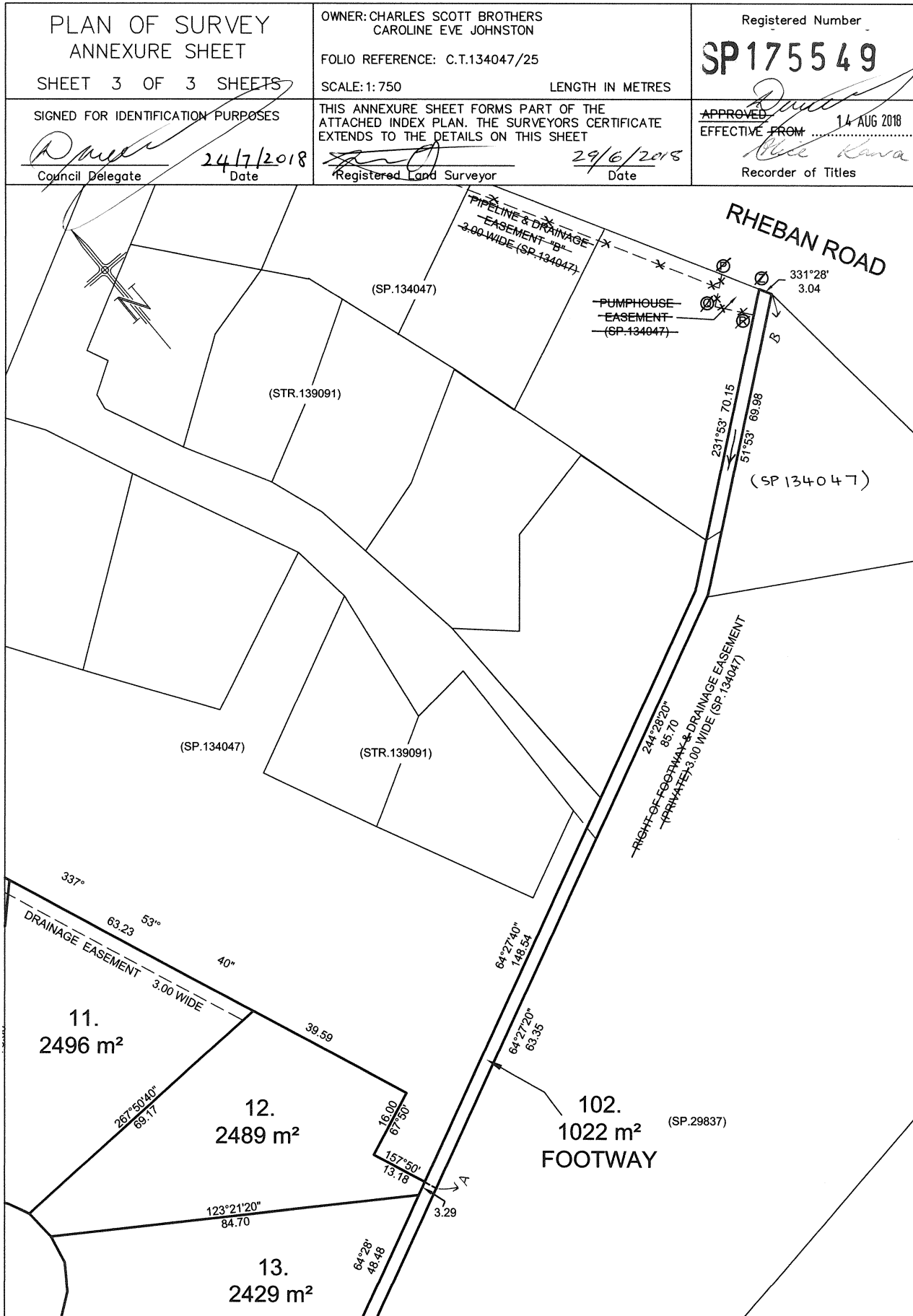
<p>OWNER: CHARLES SCOTT BROTHERS CAROLINE EVE JOHNSTON</p> <p>FOLIO REFERENCE: C.T. 134047/25</p> <p>GRANTEE: Part of Lot 5698 Gtd to G Arnold Part of Lot 1577 (56 Acres) Gtd to T Stapleton.</p>	<p>PLAN of SURVEY</p> <p>BY SURVEYOR: NICHOLAS GRIGGS of Nick Griggs & Co. 295 Elizabeth Street, North Hobart, 7000 Ph: 6234 5022 Fax: 6231 2412</p> <p>LOCATION: PARISH OF ORFORD LAND DISTRICT OF PEMBROKE</p> <p>SCALE: 1: 1000 ²⁰⁰⁰ LENGTHS IN METRES</p>	<p>REGISTERED NUMBER</p> <p>SP175549</p> <p>APPROVED FROM 14 AUG 2018</p> <p><i>Mick Kenna</i> Recorder of Titles</p>
<p>MAPSHEET MUNICIPAL CODE No. 112 (5628-34)</p>	<p>LAST UPI No.</p>	<p>LAST PLAN No. SP 134047</p>
<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN.</p>		

INDEX PLAN

[Signature]
 COUNCIL DELEGATE 24/7/18
 DATE







SCHEDULE OF EASEMENTS

Registered Number

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS
& MORTGAGEES OF THE LAND AFFECTED.
SIGNATURES MUST BE ATTESTED.

SP 175549

PAGE 1 OF 9 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

~~Lot 102 on the plan (which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047) is subject to a right of footway (appurtenant to Lot 17 on Sealed Plan 134047) over the land marked "RIGHT OF FOOTWAY & DRAINAGE EASEMENT (PRIVATE) 3.00 WIDE (SP.134047)" shown on the plan.~~

Lot 102 on the plan (which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047) is subject to a right of footway (appurtenant to Lot 20 on Sealed Plan 134047) over the land marked "RIGHT OF FOOTWAY & DRAINAGE EASEMENT (PRIVATE) 3.00 WIDE (SP.134047)" shown on the plan.

Lot 102 on the plan (which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047) is subject to a right of footway (appurtenant to Lot 24 on Sealed Plan 134047) over the land marked "RIGHT OF FOOTWAY & DRAINAGE EASEMENT (PRIVATE) 3.00 WIDE (SP.134047)" shown on the plan.

Lot 102 on the plan (which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047) is subject to a right of carriageway (appurtenant to Lot 17 on Sealed Plan 134047) over that portion of the land marked "RIGHT OF FOOTWAY & DRAINAGE EASEMENT (PRIVATE) 3.00 WIDE (SP. 134047)" shown marked "ST" on the plan.

~~Lot 102 on the plan (which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047) is subject to a right of carriageway (appurtenant to Lot 20 on Sealed Plan 134047) over that portion of the land marked "RIGHT OF FOOTWAY & DRAINAGE EASEMENT (PRIVATE) 3.00 WIDE (SP. 134047)" shown marked "ST" on the plan.~~

Lot 102 on the plan is subject to a Right of Carriageway (appurtenant to Lots 17 & 20 on SP134047) over that portion of the land marked Right of Footway & Drainage Easement (private) 3.00 wide (SP134047) shown marked S T on the plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Charles Scott Brothers &
Caroline Eve Johnston

FOLIO REF: Certificates of Title Volume 134047 Folio 25

SOLICITOR: Scott Law
& REFERENCE: E R Henry Wherrett & Benjamin

PLAN SEALED BY: Glamorgan Spring Bay Council

DATE: 24/7/18

S.V. 2016/16

REF NO.

SUB 2016 16
Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

Sign All Pages

Charles

Jim

Caroline

Simon

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 9 PAGES	Registered Number SP 175549
SUBDIVIDER: C S Brothers & C E Johnston FOLIO REFERENCE: Volume 134047 Folio 25	

Lot 102 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is subject to a Pipeline Easement as created by and more particularly set forth in Sealed Plan 134047 (appurtenant to Lot 17 on Sealed Plan 134047) over the land marked ~~"RIGHT OF FOOTWAY & DRAINAGE EASEMENT (PRIVATE) 3.00 WIDE (SP.134047)"~~ shown on the plan. /

AB

Lot 102 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is subject to a Pipeline Easement as created by and more particularly set forth in Sealed Plan 134047 (appurtenant to Lot 20 on Sealed Plan 134047) over the land marked ~~"RIGHT OF FOOTWAY & DRAINAGE EASEMENT (PRIVATE) 3.00 WIDE (SP.134047)"~~ shown on the plan. /

AB

Lot 102 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is subject to a Pipeline Easement as created by and more particularly set forth in Sealed Plan 134047 (appurtenant to Lot 21 on Sealed Plan 134047) over the land marked ~~"RIGHT OF FOOTWAY & DRAINAGE EASEMENT (PRIVATE) 3.00 WIDE (SP.134047)"~~ shown on the plan. /

AB

Lot 102 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is subject to a Pipeline Easement as created by and more particularly set forth in Sealed Plan 134047 (appurtenant to Lot 22 on Sealed Plan 134047) over the land marked ~~"RIGHT OF FOOTWAY & DRAINAGE EASEMENT (PRIVATE) 3.00 WIDE (SP.134047)"~~ shown on the plan. /

AB

Lot 102 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is subject to a Pipeline Easement as created by and more particularly set forth in Sealed Plan 134047 (appurtenant to Lot 23 on Sealed Plan 134047) over the land marked ~~"RIGHT OF FOOTWAY & DRAINAGE EASEMENT (PRIVATE) 3.00 WIDE (SP.134047)"~~ shown on the plan. /

AB



Lot 102 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is subject to a Pipeline Easement as created by and more particularly set forth in Sealed Plan 134047 (appurtenant to Lot 24 on Sealed Plan 134047) over the land marked ~~"RIGHT OF FOOTWAY & DRAINAGE EASEMENT (PRIVATE) 3.00 WIDE (SP.134047)"~~ shown on the plan. /

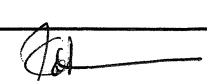
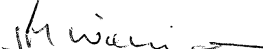
AB

INTERPRETATION OF PIPELINE EASEMENT

"Pipeline Easement" (as is more particularly set forth and defined in Sealed Plan 134047) means a right for every person who is entitled at any time to an estate or interest in possession indicated as the dominant tenement or any part thereof with which said rights shall be capable of enjoyment in common with the owner of the servient tenement the full and free right and liberty to enter with or without surveyors and workmen to lay and maintain all water mains and pipes of such size and number as shall from time to time and at all times thereafter and to bring upon such materials machinery and other things as are required to inspect the condition of the said water mains and pipes and to alter amend and cleanse the same making good any damage done.

NOTE: Every annexed sheet 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.

Charlie x 
 Jim x 

Caroline x 
 Jillian x 

<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 3 OF 9 PAGES</p>	<p align="center">Registered Number</p> <p align="center">SP 175549</p>
<p>SUBDIVIDER: C S Brothers & C E Johnston</p> <p>FOLIO REFERENCE: Volume 134047 Folio 25</p>	

Lot 102 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is subject to a right of drainage (appurtenant to Lot 17 on Sealed Plan 134047) over the land marked "~~RIGHT OF FOOTWAY & DRAINAGE EASEMENT (PRIVATE) 3.00 WIDE (SP. 134047)~~" shown on the plan.

AB

Lot 102 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is subject to a right of drainage (appurtenant to Lot 20 on Sealed Plan 134047) over the land marked "~~RIGHT OF FOOTWAY & DRAINAGE EASEMENT (PRIVATE) 3.00 WIDE (SP. 134047)~~" shown on the plan.

AB

Lot 102 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is subject to a right of drainage (appurtenant to Lot 21 on Sealed Plan 134047) over the land marked "~~RIGHT OF FOOTWAY & DRAINAGE EASEMENT (PRIVATE) 3.00 WIDE (SP. 134047)~~" shown on the plan.

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Lot 102 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is subject to a right of drainage (appurtenant to Lot 22 on Sealed Plan 134047) over the land marked "~~RIGHT OF FOOTWAY & DRAINAGE EASEMENT (PRIVATE) 3.00 WIDE (SP. 134047)~~" shown on the plan.

AB

Lot 102 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is subject to a right of drainage (appurtenant to Lot 23 on Sealed Plan 134047) over the land marked "~~RIGHT OF FOOTWAY & DRAINAGE EASEMENT (PRIVATE) 3.00 WIDE (SP. 134047)~~" shown on the plan.

AB

Lot 102 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is subject to a right of drainage (appurtenant to Lot 24 on Sealed Plan 134047) over the land marked "~~RIGHT OF FOOTWAY & DRAINAGE EASEMENT (PRIVATE) 3.00 WIDE (SP. 134047)~~" shown on the plan.

AB

Lot 1 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is together with a right of drainage (appurtenant to Lot 24 on Sealed Plan 134047) over the land shown as "Drainage Easement "A" 3.00 wide" on Sealed Plan 134047. ~~the plan.~~

AB

Lot 2 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is together with a right of drainage (appurtenant to Lot 24 on Sealed Plan 134047) over the land shown as "Drainage Easement "A" 3.00 wide" on Sealed Plan 134047. ~~the plan.~~

AB

Lot 3 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is together with a right of drainage (appurtenant to Lot 24 on Sealed Plan 134047) over the land shown as "Drainage Easement "A" 3.00 wide" on Sealed Plan 134047. ~~the plan.~~

AB



Lot 4 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is together with a right of drainage (appurtenant to Lot 24 on Sealed Plan 134047) over the land shown as "Drainage Easement "A" 3.00 wide" on Sealed Plan 134047. ~~the plan.~~

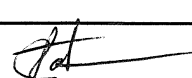
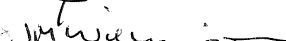
AB

Lot 5 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is together with a right of drainage (appurtenant to Lot 24 on Sealed Plan 134047) over the land shown as "Drainage Easement "A" 3.00 wide" on Sealed Plan 134047. ~~the plan.~~

AB

NOTE: Every annexed sheet 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.

Charlie ✓ 


Charlie ✓ 


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SUBDIVIDER: C S Brothers & C E Johnston FOLIO REFERENCE: Volume 134047 Folio 25	

Lot 6 on the plan (~~which is part of the land~~ formerly comprised in Lot 25 on Sealed Plan 134047) is together with a right of drainage (~~appurtenant to Lot 24 on Sealed Plan 134047~~) over the land shown as "Drainage Easement "A" 3.00 wide" on ~~Sealed Plan 134047~~.

Lot 7 on the plan (~~which is part of the land~~ formerly comprised in Lot 25 on Sealed Plan 134047) is together with a right of drainage (~~appurtenant to Lot 24 on Sealed Plan 134047~~) over the land shown as "Drainage Easement "A" 3.00 wide" on ~~Sealed Plan 134047~~.

Lot 8 on the plan (~~which is part of the land~~ formerly comprised in Lot 25 on Sealed Plan 134047) is together with a right of drainage (~~appurtenant to Lot 24 on Sealed Plan 134047~~) over the land shown as "Drainage Easement "A" 3.00 wide" on ~~Sealed Plan 134047~~.

Lot 9 on the plan (~~which is part of the land~~ formerly comprised in Lot 25 on Sealed Plan 134047) is together with a right of drainage (~~appurtenant to Lot 24 on Sealed Plan 134047~~) over the land shown as "Drainage Easement "A" 3.00 wide" on ~~Sealed Plan 134047~~.

Lot 10 on the plan (~~which is part of the land~~ *formerly comprised in Lot 25 on Sealed Plan 134047*) is together with a right of drainage (~~appurtenant to Lot 24 on Sealed Plan 134047~~) over the land shown as "Drainage Easement "A" 3.00 wide" on ~~Sealed Plan 134047~~ *the plan*.

Lot 11 on the plan (~~which is part of the land~~ formerly comprised in Lot 25 on Sealed Plan 134047) is together with a right of drainage (~~appurtenant to Lot 24 on Sealed Plan 134047~~) over the land shown as "Drainage Easement "A" 3.00 wide" on ~~Sealed Plan 134047~~ *the plan*.

Lot 12 on the plan (~~which is part of the land~~ formerly comprised in Lot 25 on Sealed Plan 134047) is together with a right of drainage (~~appurtenant to Lot 24 on Sealed Plan 134047~~) over the land shown as "Drainage Easement "A" 3.00 wide" on ~~Sealed Plan 134047~~ *the plan*.

Lot 13 on the plan (~~which is part of the land~~ formerly comprised in Lot 25 on Sealed Plan 134047) is together with a right of drainage (~~appurtenant to Lot 24 on Sealed Plan 134047~~) over the land shown as "Drainage Easement "A" 3.00 wide" on ~~Sealed Plan 134047~~ *the plan*.

Lot 14 on the plan (~~which is part of the land~~ formerly comprised in Lot 25 on Sealed Plan 134047) is together with a right of drainage (~~appurtenant to Lot 24 on Sealed Plan 134047~~) over the land shown as "Drainage Easement "A" 3.00 wide" on ~~Sealed Plan 134047~~ *the plan*.

Lot 15 on the plan (~~which is part of the land~~ *formerly comprised in Lot 25 on Sealed Plan 134047*) is together with a right of drainage (~~appurtenant to Lot 24 on Sealed Plan 134047~~) over the land shown as "Drainage Easement "A" 3.00 wide" on ~~Sealed Plan 134047~~ *the plan*.

Lot 16 on the plan (~~which is part of the land~~ formerly comprised in Lot 25 on Sealed Plan 134047) is together with a right of drainage (~~appurtenant to Lot 24 on Sealed Plan 134047~~) over the land shown as "Drainage Easement "A" 3.00 wide" on ~~Sealed Plan 134047~~ *the plan*.

NOTE: Every annexed sheet 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.

Charles Johnston

Charles Johnston

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 9 PAGES	Registered Number SP 175549
SUBDIVIDER: C S Brothers & C E Johnston FOLIO REFERENCE: Volume 134047 Folio 25	

Lot 17 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is together with a right of drainage ~~(appurtenant to Lot 24 on Sealed Plan 134047)~~ over the land shown as "Drainage Easement "A" 3.00 wide" on ~~Sealed Plan 134047.~~ *the plan.*

Lot 18 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is together with a right of drainage ~~(appurtenant to Lot 24 on Sealed Plan 134047)~~ over the land shown as "Drainage Easement "A" 3.00 wide" on ~~Sealed Plan 134047.~~ *the plan.*

Lot 19 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is together with a right of drainage ~~(appurtenant to Lot 24 on Sealed Plan 134047)~~ over the land shown as "Drainage Easement "A" 3.00 wide" on ~~Sealed Plan 134047.~~ *the plan.*

Lot 20 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is together with a right of drainage ~~(appurtenant to Lot 24 on Sealed Plan 134047)~~ over the land shown as "Drainage Easement "A" 3.00 wide" on ~~Sealed Plan 134047.~~ *the plan.*

Lot 21 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is together with a right of drainage ~~(appurtenant to Lot 24 on Sealed Plan 134047)~~ over the land shown as "Drainage Easement "A" 3.00 wide" on ~~Sealed Plan 134047.~~ *the plan.*

Lot 22 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is together with a right of drainage ~~(appurtenant to Lot 24 on Sealed Plan 134047)~~ over the land shown as "Drainage Easement "A" 3.00 wide" on ~~Sealed Plan 134047.~~ *the plan.*


Lot 23 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is together with a right of drainage ~~(appurtenant to Lot 24 on Sealed Plan 134047)~~ over the land shown as "Drainage Easement "A" 3.00 wide" on ~~Sealed Plan 134047.~~ *the plan.*



Lot 24 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is together with a right of drainage ~~(appurtenant to Lot 24 on Sealed Plan 134047)~~ over the land shown as "Drainage Easement "A" 3.00 wide" on ~~Sealed Plan 134047.~~ *the plan.*

Lot 101 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is together with a right of drainage ~~(appurtenant to Lot 24 on Sealed Plan 134047)~~ over the land shown as "Drainage Easement "A" 3.00 wide" on ~~Sealed Plan 134047.~~ *the plan.*

Lot 102 on the plan ~~(which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047)~~ is together with a right of drainage ~~(appurtenant to Lot 24 on Sealed Plan 134047)~~ over the land shown as "Drainage Easement "A" 3.00 wide" on ~~Sealed Plan 134047.~~ *the plan.*

NOTE: Every annexed sheet 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.

Charles 

Caroline 
William 

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 9 PAGES	Registered Number SP175549
SUBDIVIDER: C S Brothers & C E Johnston FOLIO REFERENCE: Volume 134047 Folio 25	

Lot 8 on the plan is subject to a right of carriageway (appurtenant to Lot 9 on Sealed Plan 27494) over the land marked "Right of Footway 2.50 wide" shown on the plan. /

(private)

Lot 10 on the plan is subject to a Telecommunication Easement (as herein defined) in gross in favour of Telstra over the land marked "Telecommunications Easement 1.00 wide" shown on the plan. /

Lot 10 on the plan is subject to a Telecommunication Easement (as herein defined) in gross in favour of nbn co over the land marked "Telecommunications Easement 1.00 wide" shown on the plan. /

INTERPRETATION OF TELECOMMUNICATION EASEMENT

"Telecommunication Easement" means the full and free right of any person who at any time has the benefit of such easement to:

- (1) enter go pass repass and remain, together with any vehicles, machinery, tools, materials or ancillary items as is considered necessary and with or without workers, agents or contractors as is considered necessary on, under or above the land over which the easement is created;
 - (2) to lay on, under or above the land over which the easement is created any type of pipes, cables or other items required to provide any form of telecommunication services and to do any work ancillary thereto;
 - (3) install, inspect, maintain, repair, cleanse, replace or renew such pipes, cables or other items and to do any work ancillary thereto;
 - (4) use any such pipes, cables or other items to provide any form of telecommunication services, including without limitation by running or passing through the pipes, cables or other items any form of communications data;
- PROVIDED THAT the rights and privileges hereby granted must be exercised so as to cause as little damage as reasonably possible to the land and as little interference as reasonably possible to the exercise of any other rights to which the land is subject and that any damage occasioned to the surface of the land in exercise of the rights and privileges hereby conferred must be made good.

"Telstra" means Telstra Corporation Limited ACN 051 775 556, any Related Body Corporate [within the meaning given to that term in the *Corporations Act 2001* (Cth).] of it, its successors or assigns and the workers agents or contractors of Telstra.

"nbn co" means nbn co Limited ACN 136 533 741, any Related Body Corporate [within the meaning given to that term in the *Corporations Act 2001* (Cth).] of it, its successors or assigns and the workers agents or contractors of nbn co.

COVENANTS

SP 134047 Each lot on the plan (each of which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047) is affected by those covenants in Sealed Plan 134047 that respectively burden or benefit Lot 25 on Sealed Plan 134047.

NOTE: Every annexed sheet 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.

Charles
[Signature]

Colin
[Signature]

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 9 PAGES	Registered Number SP 175549
SUBDIVIDER: C S Brothers & C E Johnston FOLIO REFERENCE: Volume 134047 Folio 25	

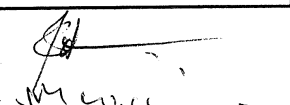
FENCING PROVISION~~8~~

~~SP 134047 Each lot on the plan (each of which is part of the land formerly comprised in Lot 25 on Sealed Plan 134047) is affected by the Fencing Provision in Sealed Plan 134047.~~

In respect of each lot shown on the plan the Vendor Charles Scott Brothers and Caroline Eve Johnston shall not be required to fence.

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Charles Scott Brothers


Caroline Eve Johnston


ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 8 OF 9 PAGES	Registered Number SP 175549
SUBDIVIDER: C S Brothers & C E Johnston FOLIO REFERENCE: Volume 134047 Folio 25	

SIGNED by the registered proprietors of the land in
 Folio of the Register Volume 134047 Folio 25
 Charles Scott Brothers and Caroline Eve Johnston

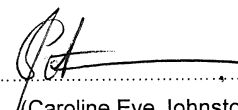

 (Charles Scott Brothers)


Signature of Witness: 

Name in Full: MICHELLE ANN BROTHERS

Address: 69A BEACH PDE, COTTON TREE, OLD

Occupation: PILATES INSTRUCTOR


 (Caroline Eve Johnston)

Signature of Witness: 

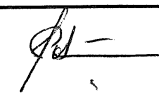
Name in Full: LARINA SAUNDERS

Address: 6A CAMBRIDGE RD, BELLAIR

Occupation: HOUSE CLEANER

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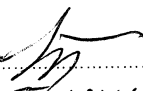
Charles 

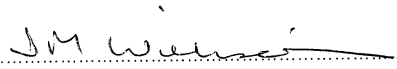
Caroline 

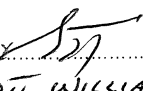
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 9 OF 9 PAGES	Registered Number SP 175549
SUBDIVIDER: C S Brothers & C E Johnston FOLIO REFERENCE: Volume 134047 Folio 25	

SIGNED by the registered proprietors of the land in
 Folio of the Register Volume 27494 Folio 9
 James Scott Wilkinson and Jillian Mary Wilkinson

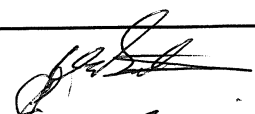
✓ 
 (James Scott Wilkinson)

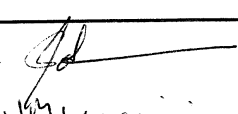
Signature of Witness: 
 Name in Full: ✓ SCOTT WILLIAM WIGGINS
 Address: ✓ 219 CLARENCE ST HOWRAH
 Occupation: ✓ PUBLIC SERVANT

✗ 
 (Jillian Mary Wilkinson)

Signature of Witness: 
 Name in Full: ✓ SCOTT WILLIAM WIGGINS
 Address: ✓ 219 CLARENCE ST HOWRAH
 Occupation: ✓ PUBLIC SERVANT

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Charles ✓ 

Charles ✓ 
 Jillian Mary Wilkinson

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Important Notice for Attention of Owner:
The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

SOIL AND WATER MANAGEMENT NOTES:-
-Site to be vegetated and planted according to the satisfaction of the Hobart Regional soil and water management code of practice.
-Site to be disturbed as minimal as possible, (i.e. only building, drainage and immediate adjoining areas).
-Install all drainage lines prior to placement of roof and guttering. Connect immediately once dwelling is roofed.
-Apply temporary covering (eg, waterproof blankets, vegetation or mulch) to all disturbed areas where construction is only partially completed, which will remain exposed for a period of 14 days or more.
-Protect any nearby or on-site drainage pits from sediment by installing sediment traps around them.
-Limit entry/exit to one point and stabilise. Install facilities to remove dirt/mud from vehicle wheels before they leave the site.
-All soil/excavated matter to be retained on site, to be used as battered fill required for the landscaping areas.

Stabilised site entry / exit point:-
1. Strip topsoil and level.
2. Compact subgrade.
3. Cover area with needle-punched geotextile.
4. Construct 200mm thick pad over geotextile using roadbase or 40mm aggregate. Minimum length 5 metres or to building alignment. Minimum width 3 metres.
5. Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.

Dual-purpose septic tank (min 3000L) with outlet filter.
Septic tank to drain into pumpwell (min 1000L) with high water alarm. Four port Netafim 2000 Series indexing valve (with two port cam) on pump and installed within pumpwell above high water line. Minimum pump capacity for the proposed design is 33.0L/min @ 5.0m head. A Reeve RVS200 is suitable unit for pump dosing the system.

Location of remote offtake (firefighting water connection point) fitted with compliant storz coupling located within 3m of a hardstand (driveway) and within 90m of the furthest element of the dwelling measured as a hose lay.
Connect to the dedicated firefighting water tank via charged, PN10 polyethylene, irrigation pipe (or equiv.) With minimum 75mm diam buried 300mm min below ground.
Identify connection point with compliant signage.

3m wide x 6m long All weather hardstand.
Min turning area 4m wide x 8m long in accordance with NCC Tas 3.7.4.1.
Clear vegetation within 2m either side and 4m above hardstand and turning area.

Min 10,000 Ltrs heat resistant water Tank for fire fighting purposes.
See Southern Planning Bushfire Hazard Report for further requirements.

Installed in accordance with NCC Tas 3.7.4.2.
See bushfire assessment report for futher requirements.

Proposed 6x9m Shed
FL: 49.55
Cut RL : 49.40

2.4m wide x 15.0m long x 0.6m deep bed.
4 Eljen A42 GSF modules shall be installed end-to-end in the centre of each bed. A minimum of depth of 150mm of specified sand/crushed glass to be in place below the GSF modules and across the entire base of each bed.

Proposed Residence
FL : 48.15
Cut RL : 48.0

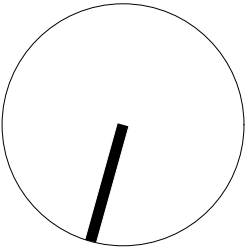
Sequentially dose two 32 sqm Eljen GSF beds. Each bed dims: 2.4m wide x 15.0m long x 0.6m deep.
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Site
Lot 22
Site Area : 1,821m²
Site Coverage : 229.52m² = 12.6%



PRECISION
DESIGN & DRAFTING

Katie Court
a : 76 Gillies Road,
Granton. TAS. 7030
m : 0400 598 990
e : katie.court1@gmail.com



JOB : PROPOSED DWELLING

AT : LOT 22, #12 SPRING
BEACH RISE,
SPRING BEACH

DRAWING TITLE :

SITE PLAN

DRAWN: DATE: DWG NO. :
KC 12.09.25

SCALE:
A3 1:300

01

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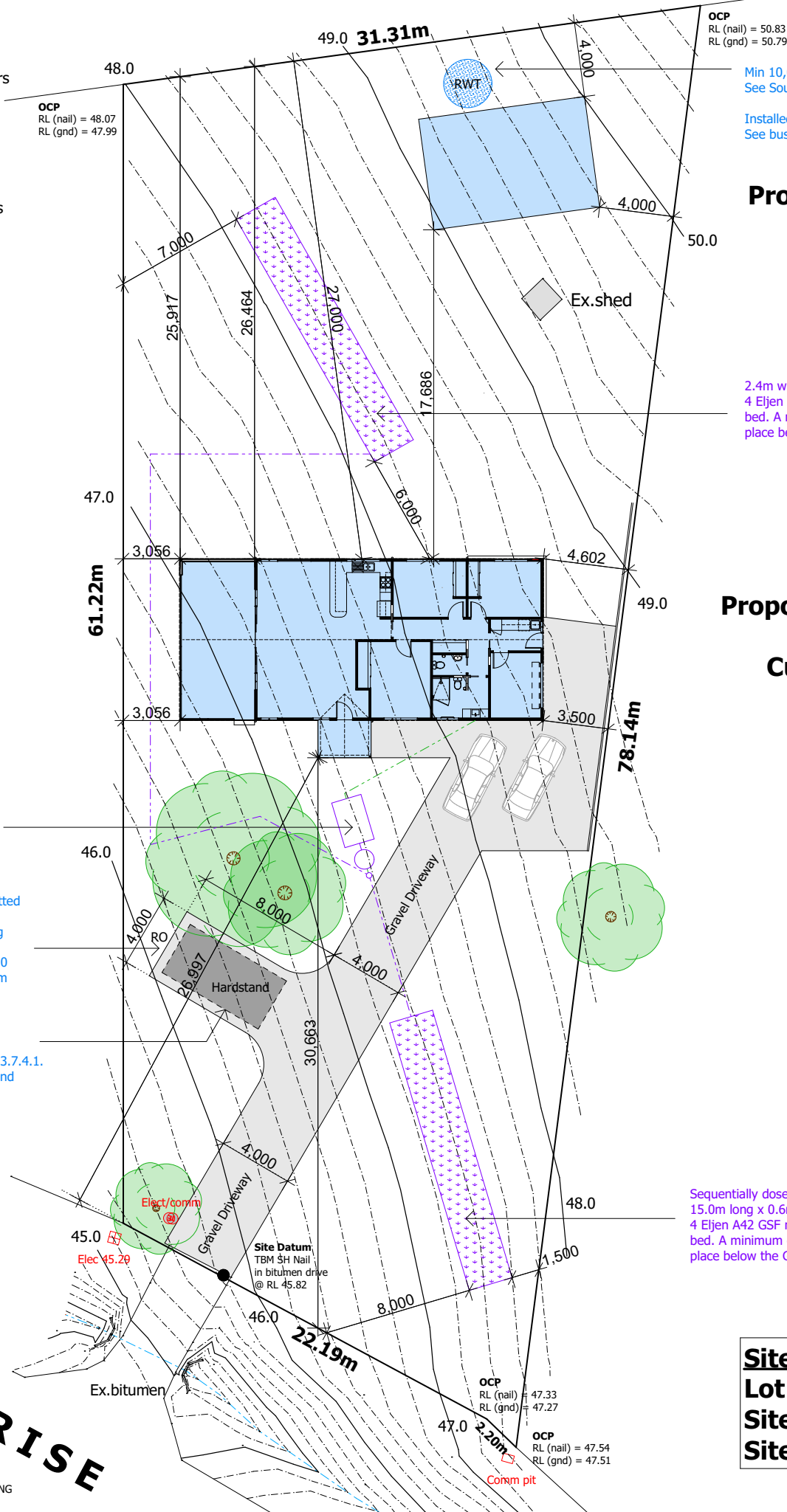
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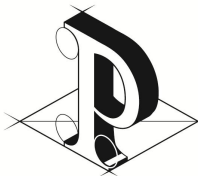
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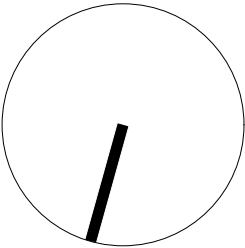
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Lot 22
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PRECISION
DESIGN & DRAFTING

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e : katie.court1@gmail.com



JOB : PROPOSED DWELLING

AT : LOT 22, #12 SPRING
BEACH RISE,
SPRING BEACH

DRAWING TITLE :

SITE PLAN

DRAWN: KC DATE: 12.09.25 DWG NO. :

SCALE:
A3 1:300

01

Note:

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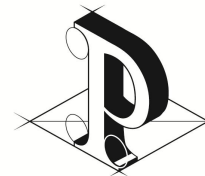
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ENERGY EFFICIENCY AND CONDENSATION MANAGEMENT:

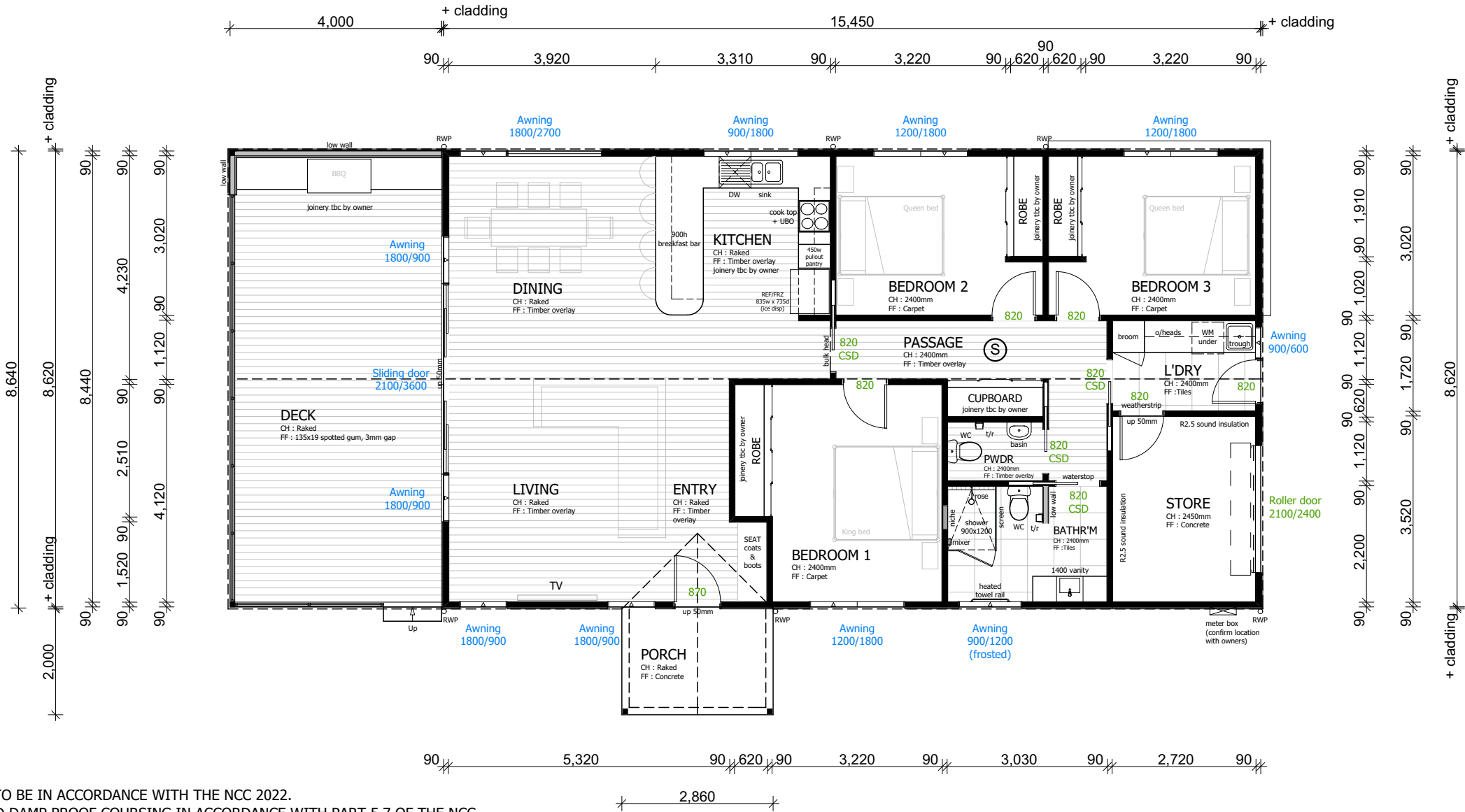
- BULK INSULATION BETWEEN EXTERNAL STUDS TO BE INSULATED WITH MIN R 2.5. (ENSURE BATTS FIT WITHIN CAVITY WITHOUT COMPRESSION, MAKING SURE THAT THERE IS AT LEAST 25mm GAP FROM THE REFLECTIVE SURFACE.)
- EXTERNAL WALLS TO BE CLAD WITH VAPOUR PERMEABLE WRAP OVER THE OUTSIDE OF THE TIMBER STUD FRAME. MIN 15MM THICK X 20MM WIDE TREATED PINE BATTENS SPACED FOR EXTERNAL CLADDING OVER WRAP. LEAVE BOTTOM EDGE OPEN FOR AIRFLOW AND CONDENSATION.
- SLAB TO BE INSULATED WITH 30MM KOOLTHERM K3 FLOOR BOARD OR EQUIVALENT (R1.4). (NOT REQUIRED IN GARAGE)
- TIMBER FLOOR TO BE INSULATED WITH R 3.5.
- CEILING TO BE INSULATED WITH R 5.0.
- SEAL EXHAUST FANS TO ENSUITE, BATHROOM, LAUNDRY AND KITCHEN. REFER TO PART 13.4 NCC 2022.
- BUILDING TO BE SEALED IN ACCORDANCE WITH PART 13.4 NCC 2022.
- CONSTRUCTION OF THE EXTERNAL WALLS, FLOOR AND ROOF COMPLIANCE OF AIR LEAKAGE TO COMPLY WITH PART 13.4 NCC 2022.
- ALL PIPES AND SERVICES TO HAVE THERMAL INSULATION.
- CONSTRUCTION OF THE EXTERNAL WALLS, FLOOR AND ROOF TO COMPLY WITH CONDENSATION MANAGEMENT PART 10.8 NCC 2022.



PRECISION
DESIGN & DRAFTING

Katie Court
a : 76 Gillies Road,
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e : katie.court1@gmail.com

Floor Area (inc. Store) : 133.18m², 14.34sq
Deck and Porch Area : 40.69m², 4.38sq



GENERAL :

- ALL FLASHINGS TO BE IN ACCORDANCE WITH THE NCC 2022.
- WEEP HOLES AND DAMP PROOF COURSING IN ACCORDANCE WITH PART 5.7 OF THE NCC 2022.
- FIBRE CEMENT SHEET IN ACCORDANCE WITH PART 7.5 OF THE NCC 2022.
- BRICK CONSTRUCTION IN ACCORDANCE WITH THE NCC REQUIREMENTS.
- ATTACHMENT OF DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS IN ACCORDANCE WITH PART 12.3 OF NCC 2022.
- PLASTERBOARD TO INTERNAL WALL LININGS AND CEILINGS WITH SELECTED CORNICE.
- WHERE WINDOWS OR DOORS ARE TO BE INSTALLED DIRECTLY ON TOP OF A SLAB EDGE, A MINIMUM 20MM REBATE MUST BE PROVIDED. ALTERNATIVELY THEY MAY BE FLASHED OR A SUB SILL INSTALLED TO PREVENT WATER PENETRATION AND STRUCTURAL DAMAGE TO THE BUILDING ELEMENTS.

JOB : PROPOSED DWELLING

AT : LOT 22, #12 SPRING
BEACH RISE,
SPRING BEACH

F

DRAWING TITLE :

FLOOR PLAN

DRAWN:	DATE:	DWG NO. :
KC	12.09.25	
SCALE:		
A3 1:100		

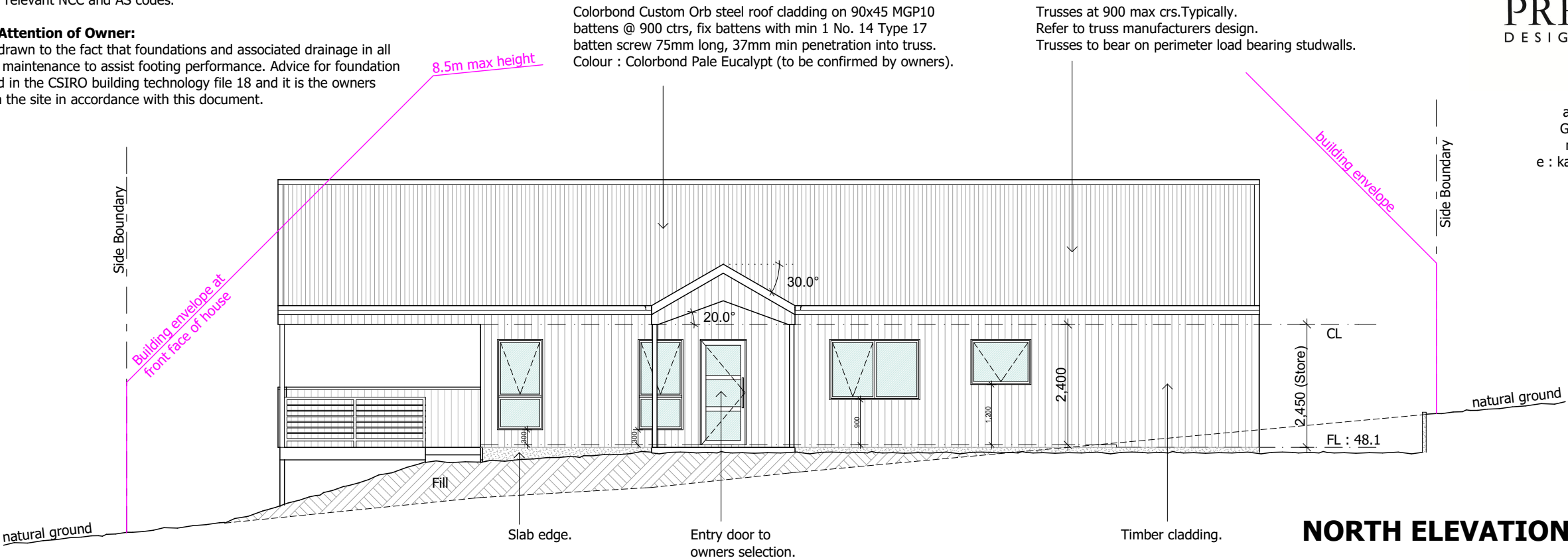
02

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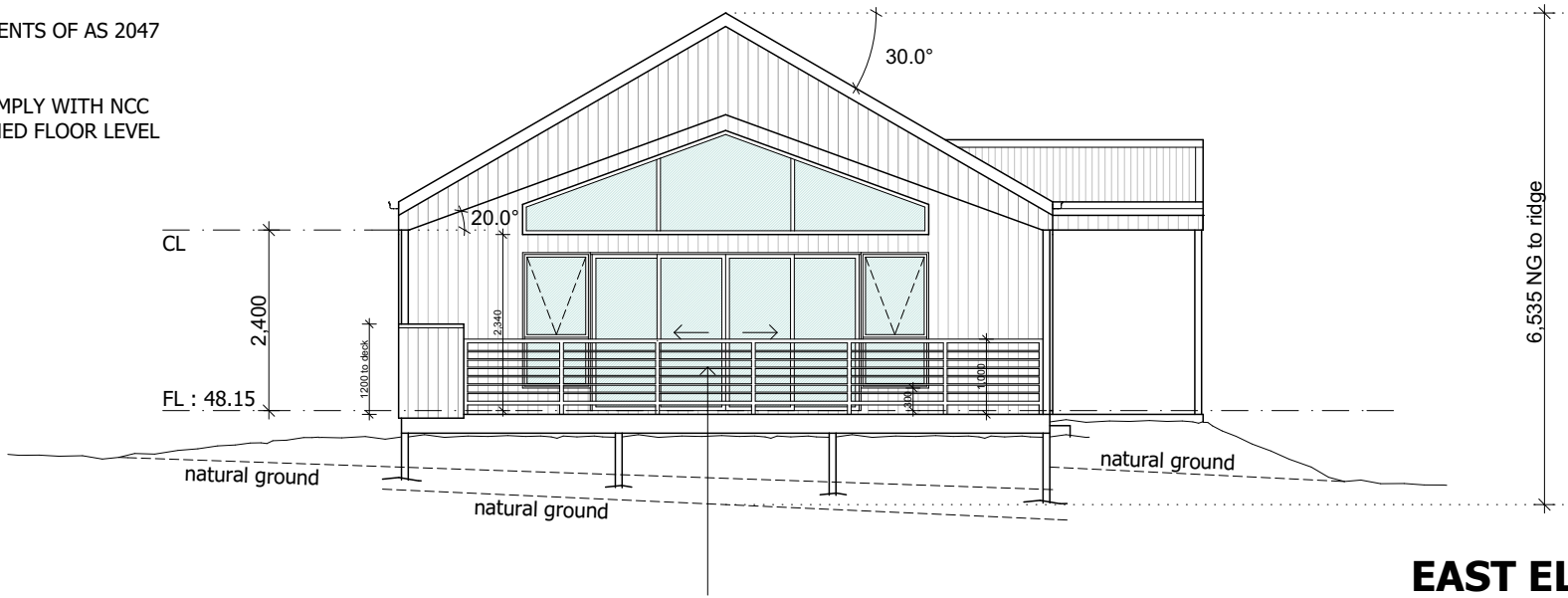
GLAZING PART 3.6 NCC
DOUBLE GLAZED IN STANDARD ALUMINIUM FRAME.

REFER TO BAL REQUIREMENTS.

ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF AS 2047
-AS 1288 AND NCC CLAUSES IN PART 3.6

HUMAN IMPACT SAFETY REQUIREMENTS SHALL COMPLY WITH NCC
CLAUSES 3.6.4. PANE WITHIN 500mm FROM FINISHED FLOOR LEVEL
& GLAZED FULL HEIGHT.

EXTERNAL COLOURS
WALLS - Spotted gum
ROOF, GUTTER & FASCIA - Pale Eucalypt
WINDOW FRAMES - Pale Eucalypt



The height of any verandah/patio/landing exceeding 1000mm above ground level shall be provided with a balustrade in accordance with Part 3.9 of the NCC. The balustrade shall be 1000mm high and gaps to be no more than 125mm.

JOB : PROPOSED DWELLING

AT : LOT 22, #12 SPRING
BEACH RISE,
SPRING BEACH

DRAWING TITLE :

**PROPOSED
ELEVATIONS**

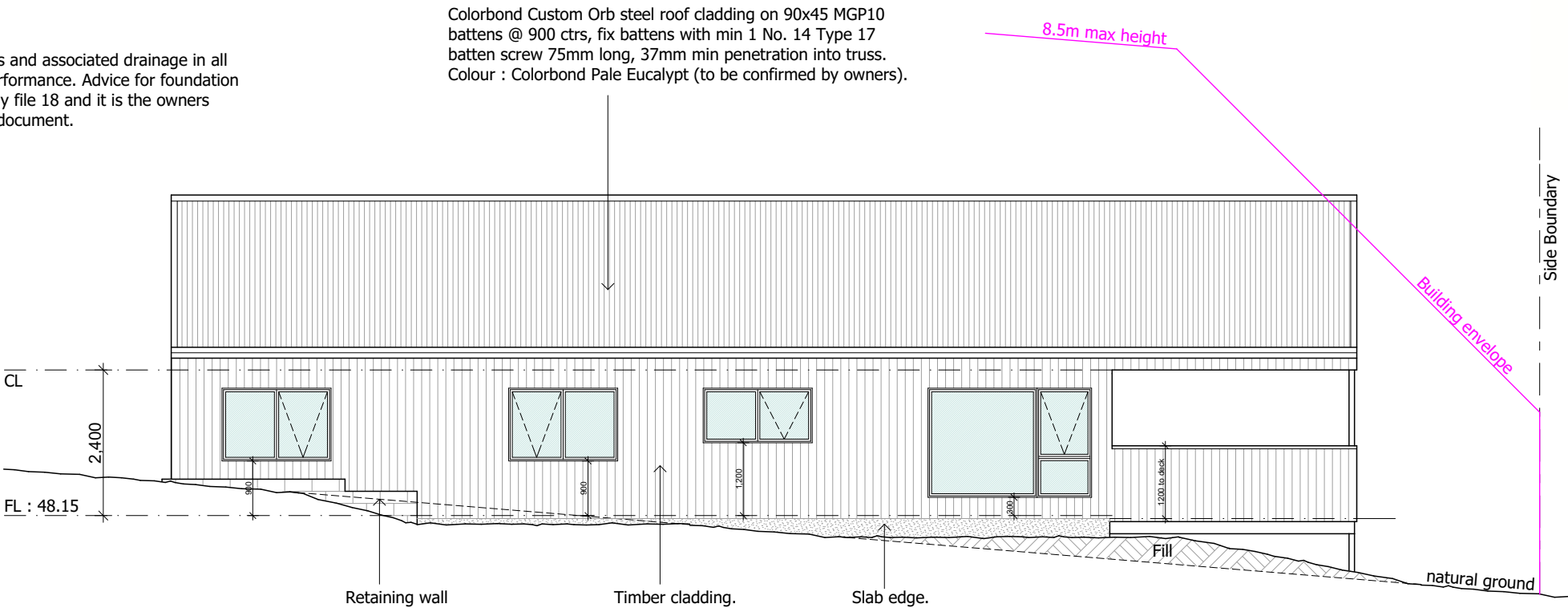
DRAWN:	DATE:	DWG NO. :
KC	12.09.25	03
SCALE:		
A3 1:100		

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WEST ELEVATION

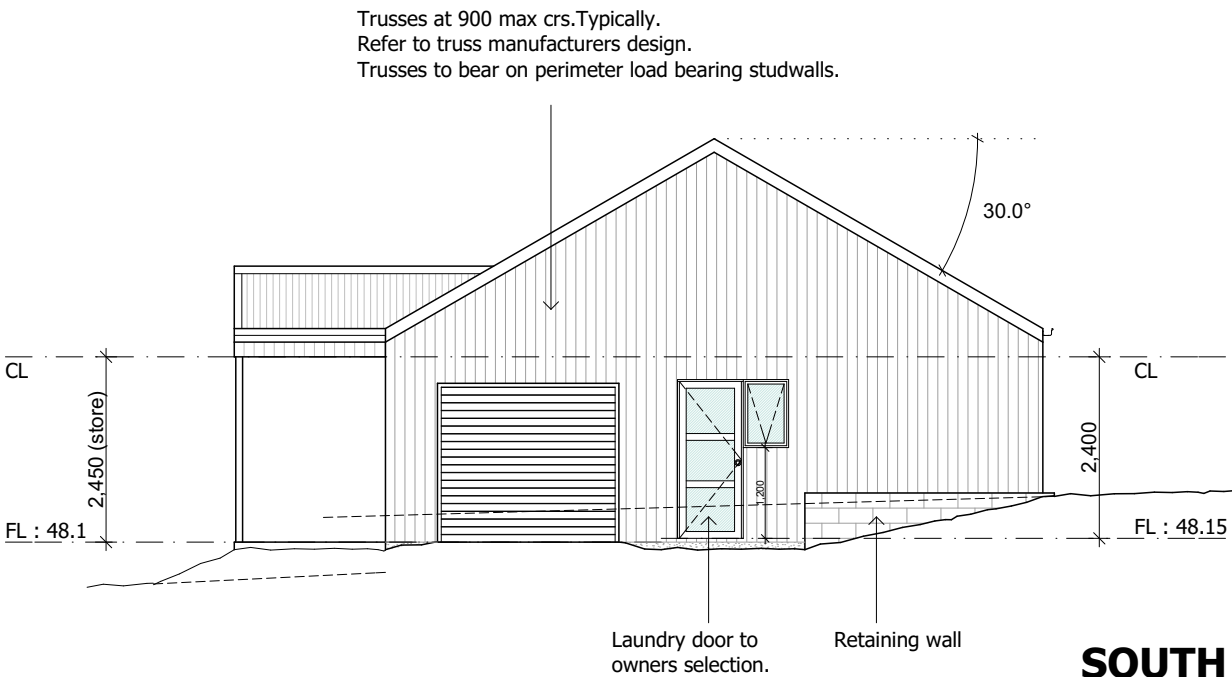
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& GLAZED FULL HEIGHT.

EXTERNAL COLOURS
WALLS - Spotted gum
ROOF, GUTTER & FASCIA - Pale Eucalypt
WINDOW FRAMES - Pale Eucalypt



SOUTH ELEVATION

JOB : PROPOSED DWELLING

AT : LOT 22, #12 SPRING
BEACH RISE,
SPRING BEACH

DRAWING TITLE :

**PROPOSED
ELEVATIONS**

DRAWN:	DATE:	DWG NO. :
KC	12.09.25	04
SCALE:		
A3 1:100		

Building For:
City of Hobart

12 Spring Beach Rise Spring Beach

Job Number: 101633

Produced by:

Fair Dinkum Builds Hobart

Phone: 03 6244 4300

