



SEARCH OF TORENS TITLE	
VOLUME	FOLIO
148609	4
EDITION	DATE OF ISSUE
2	24-Aug-2007

SEARCH DATE : 26-Jun-2020  
SEARCH TIME : 04.45 PM

DESCRIPTION OF LAND

Parish of BREADALBANE Land District of CORNWALL  
Lot 4 on Plan 148609  
Deviation : Part of 324 Acres Gtd to T Gee  
Prior CT 34101/2

SCHEDULE 1

M141921 TRANSFER to LANADALE PTY LTD Registered 24-Aug-2007  
at 12.01 PM

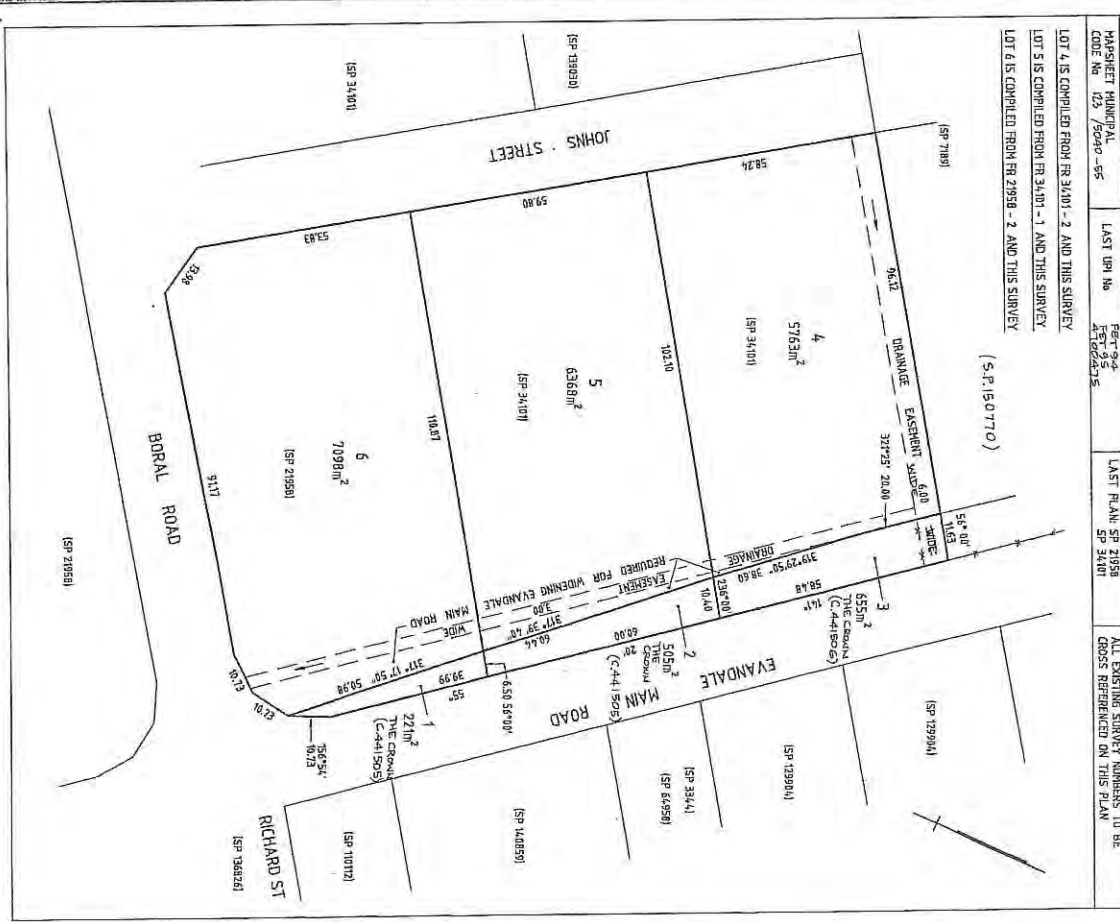
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
**6** BURDENING EASEMENT: a right of drainage (appurtenant to Lots 3 & 5 on SP 34101 and the land comprised in Folio of the Register Volume 4061 Folio 80) over the Drainage Easement 3.00 and 6.00 Wide shown passing through the said land within described  
SP 21958 & SP 34101 COVENANTS in Schedule of Easements  
SP 7189, SP 21958 & SP 34101 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

PLAN OF SURVEY	
OWNER: PATRICIA MAY NEWTON, EDWARD ELMELL NEWTON, ALEXANDER MCGREGOR	REGISTERED NUMBER <b>P148609</b>
BY SURVEYOR MAROSE OF 273 WALDEN STREET, NEWSTEAD 7500	APPROVED EFFECTIVE FROM - 5 JUN 2007 <i>Office Name</i> Recorder of Titles
FILED REFERENCE: FR 34101 - 2 GRANTED TO THOMAS GEE	LAND DISTRICT OF CORNWALL PARISHES OF BREADALBANE & PERTH
SCALE 1:800	LENGTHS IN METRES
MURPHY MUNICIPAL CODE No. 023/50440-55	LAST PLAN: SP 34101
LOT 4 IS COMPILED FROM FR 34101 - 2 AND THIS SURVEY	ALL EXISTING SURVEY NUMBERS TO BE GROSS REFERENCED ON THIS PLAN



**SURVEY NOTES**  
SHEET 1 OF 1 SHEETS

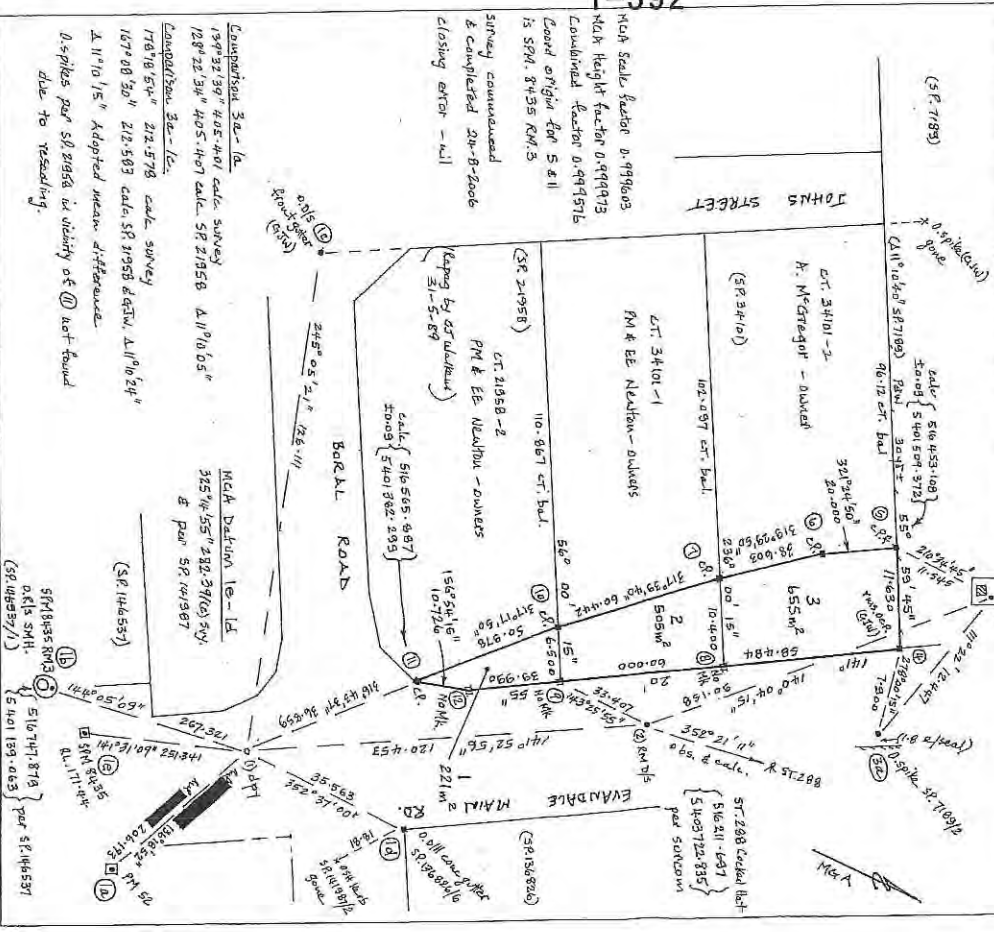
Registered Number  
**P148609**

CROSS REFERENCE PLAN NUMBERS USED AS PART OF THIS SURVEY  
USED TO DETERMINE BOUNDARIES  
ALL OTHER MARKS ARE PER UNLESS OTHERWISE SHOWN, ALL BOUNDARIES ARE PER UNLESS OTHERWISE SHOWN.  
THE AGE OF THE MARKS FOUND APPEARS CONSISTENT WITH THE DEDUCT NOTES.

RETRACT M&K Datum part SR 141987

4.5, 7, 8, 9, 10, 11 & 12 fixed part SR 21957A applying  
M&K & 11'0" x 15" 8, 9 & 12 not marked being  
within proposed road widening.  
5-6 fixed on road widening alignment part SR 17991 4.11'0" x 4'0"

**SURVEY CERTIFICATE**  
I, **MICHAEL R. ROSE** of **NEWSTEAD**  
in Tasmania a registered land surveyor HEREBY CERTIFY that:  
(a) this survey is based upon the best evidence that the  
(b) nature of the case admits  
(c) the survey program has been duly checked from surveys  
(d) the survey program has been duly checked from surveys  
(e) this survey and accompanying survey notes comply with the  
relevant legislation affecting surveys and are correct for  
the purpose required.  
Signature: *Michael R. Rose*  
Date: 12/09/2020  
Surveyors Reference: 923



SEARCH DATE : 03-Aug-2020  
SEARCH TIME : 04.22 PM

**DESCRIPTION OF LAND**

Parish of BREADALBANE, Land District of CORNWALL  
Lot 5 on Sealed Plan 21957  
Derivation : Part of 324 Acres Gtd to T Gee  
Prior CT 4059/95

**SCHEDULE 1**

C881872 TRANSFER to GFS 2 PTY LTD Registered 22-Jul-2009 at  
12.01 PM

**SCHEDULE 2**

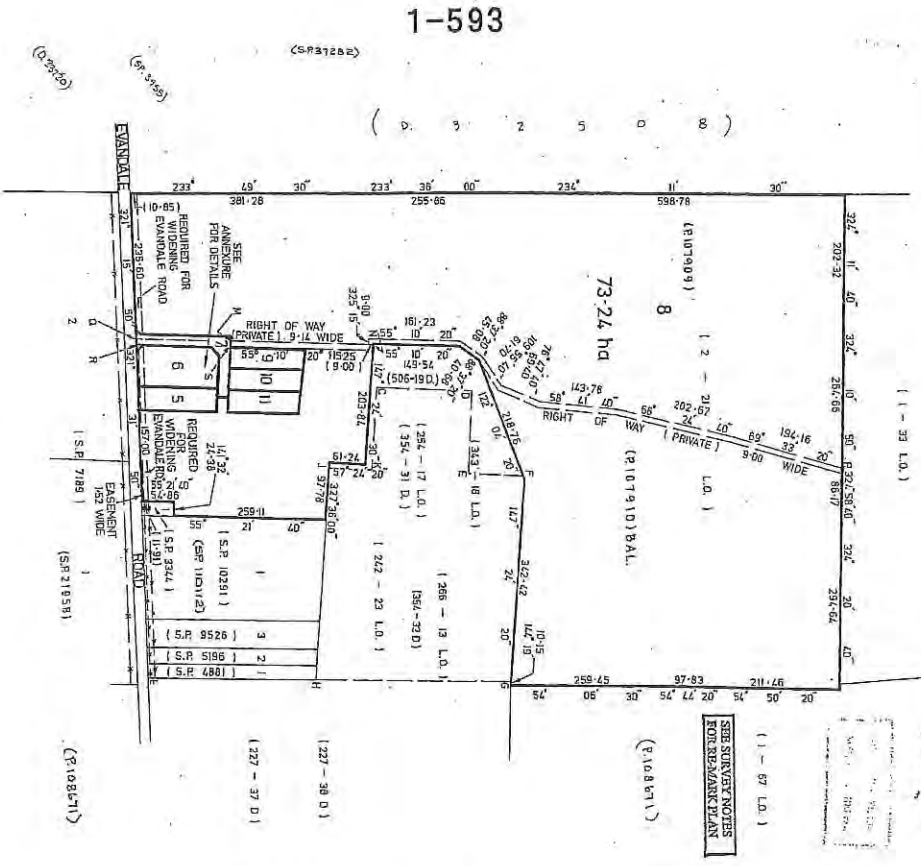
Reservations and conditions in the Crown Grant if any  
SP 21957 EASEMENTS in Schedule of Easements (if any)  
B414350 LEASE to Comalco Aluminium Limited of a leasehold  
estate for the term of five years from 1-Dec-1990  
Registered 13-Mar-1991 at noon  
Leasehold Title(s) issued: 21957A/5

**UNREGISTERED DEALINGS AND NOTATIONS**

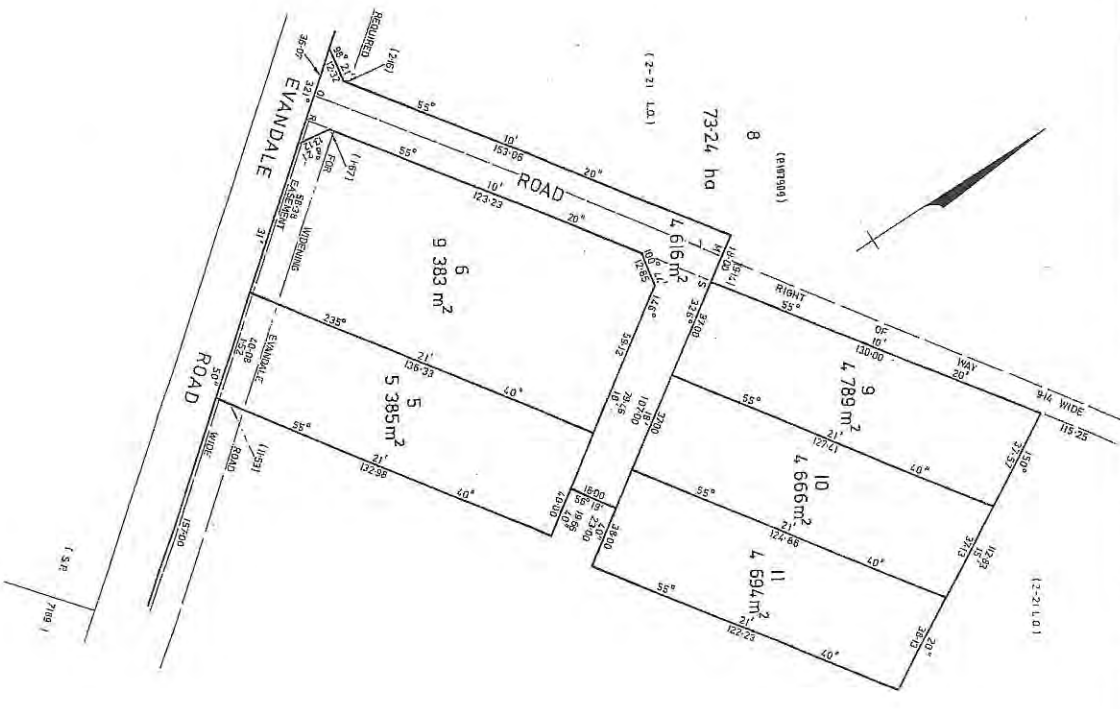
No unregistered dealings or other notations

SEARCH OF TORENS TITLE	
VOLUME	FOLIO
21957	5
EDITION	DATE OF ISSUE
4	22-Jul-2009

Owner: Richard Attreck Hughes & others	PLAN OF SURVEY of land situated in the PARISH OF BREADALBANE	Registered Number <b>S.P.21957</b> Effective from: 12 DEC 2020 ACTING DEPUTY RECORDER OF TITLES
Title Reference: Conv No 20-1453 Greater Part of 32d granted to Thomas Goo.	LAND DISTRICT OF CORNWALL PARISH OF BREADALBANE	
Scale: 1:5,000 Measurements in Metres		



ANNEXURE SHEET No. 1 (continued on plan by Surveyor)	This sheet contains detailed drawings of property shown on the title plan to which it is attached, which plan is certified by an authorised officer of the Department of Primary Industries Parks Water and Environment and that certificate extends to the detail shown on this sheet.	Registered Number <b>S.P.21957</b> SCALE: 1:1,000
Signed for the purpose of Identification Correct Date	Surveyor: R.V. TOTT Owner: Richard Attreck Hughes & others Title Reference: Conv No 20-1453	





**SCHEDULE OF EASEMENTS**  
 Note—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.  
 The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

**PLAN NO. S.P.21957**

**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 praeiudice 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 praeiudice described hereunder.

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

THIS DOCUMENT CONSISTS OF 2 PAGES

1-594

LOT 8 is SUBJECT TO the right for the Commonwealth of Australia (herein called "the Commonwealth") its successors and assigns and the owners and occupiers for the time being of the land marked C.D.E.F.G.H.J.K. hereon and forming part of the Land in Certificate of Title 2442/95 to go pass and repass at all times with or without horses cattle carts or other vehicles through over and along the strip of land marked "Right of Way Private 9.14 metres wide M.N." hereon and with the right to erect use and maintain overhead power transmission lines through over and along the said strip of land and to lay use and maintain underground cables through under and along the said strip of land and the strip of land marked "Easement 1.52 metres wide" hereon shown passing through such lot and with the right for its workmen servants and others to enter into or upon the said two strips of land for the purposes of erecting laying amending or repairing any such overhead power transmission lines or underground cables.

LOT 8 is SUBJECT TO a right of carriageway over the Right of Way Private marked MN hereon appurtenant to the whole of the land comprised and described in Indenture of Conveyance Registered Number 35/4440.

21957

LOT 8 is SUBJECT TO a right of carriageway over the Right of Way Private hereon marked MN appurtenant to the whole of the land comprised and described in Indenture of Conveyance Registered Number 35/4440.

LOTS 5, 7 and 6 are each SUBJECT TO the right for the Commonwealth its successors and assigns and the owners and occupiers for the time being of the said land marked C.D.E.F.G.H.J.K. hereon to erect use and maintain overhead power transmission lines through over and along the next mentioned strip of land and to lay use and maintain underground cables through under and along the strip of land marked "Easement 1.52 metres wide" hereon shown passing through such lot and with the right for its workmen servants and others to enter into and upon the said strip of land for the purposes of erecting laying amending or repairing any such overhead power transmission lines or underground cables.

LOT 7 is SUBJECT TO the right for the Commonwealth its successors and assigns to erect use and maintain overhead power transmission lines through over and along the strip of land marked "1.2 R.S." hereon and to lay use and maintain underground cables through under and along the said strip of land and with the right for its workmen servants and others to enter into or upon the said strip of land for the purposes of erecting laying amending or repairing any such overhead power transmission lines or underground cables.

THE COMMON SEAL of TASMANIAN PERMENT EXECUTORS AND EQUITRY TRUSTEES LIMITED as Mortgagees under and pursuant to Indenture of Mortgage No. 39/2203 and Indenture of Further Charge No. 53/1062 was hereunto affixed in the presence of :

*[Handwritten signatures]*  
 ) Directors  
 ) Secretary



21957

21957

SIGNED by RICHARD ATFLICK HUGHES one  
of the Registered Proprietors of the Land  
in Indenture of Conveyance No. 20/1453  
in the presence of :

*[Signature]*  
Assistant  
Lawyer

*Richard D. Hughes*

SIGNED by DAVID NICHOLAS HUGHES one  
of the Registered Proprietors of the Land  
in Assent No. 56/89520 in the presence of  
/s/ G.M. No. 59/0637

*[Signature]*  
Francis & Associates  
Lawyers  
Hobart Tas 521, Kynoch W.A.

*D. Nicholas Hughes*

SIGNED by PETER RICHARD HUGHES one  
of the Registered Proprietors of the Land  
in Assent No. 56/89520 in the presence of  
/s/ G.M. No. 59/0637

*[Signature]*  
Francis & Associates  
Lawyers  
Hobart Tas 521, Kynoch W.A.

*P.R. Hughes*

THE COMMON SEAL OF TASMANIAN PERMANENT  
EXECUTORS AND EQUITY TRUSTEES LIMITED as  
one of the registered proprietors of the  
land in Assent No. 56/89520 in the  
presence of :

*[Signature]*  
Director

*[Signature]*  
Secretary



Certified correct for the purposes of the Real Property Act 1862, as amended.

*[Signature]*  
Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of RICHARD ATFLICK HUGHES & OTHERS  
(as Subdividers' Plan No. 20/1453)

Conveyance No. 20-1453  
(Inter Title Reference)

Sealed by Municipality of Wyndale on 14th November 1983.

*[Signature]*  
Council Clerk

21057

171/50  
217-34

21057

LAND DISTRICT OF CORNWALL  
PARISH OF BREADALBANE

PART OF 324 ACRES GRANTED TO THOMAS GEE

RICHARD APFLECK HUGHES AND OTHERS - OWNERS

CONVEYANCE NO. 20-1452

1-596

I, Roderick Vincent Tait of Launceston in Tasmania a registered Surveyor HEREBY CERTIFY that:

- (a) this survey is based upon the best evidence that the nature of the case admits;
- (b) the survey notes have been truly compiled from surveys made by me or made under my supervision; and
- (c) this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required.

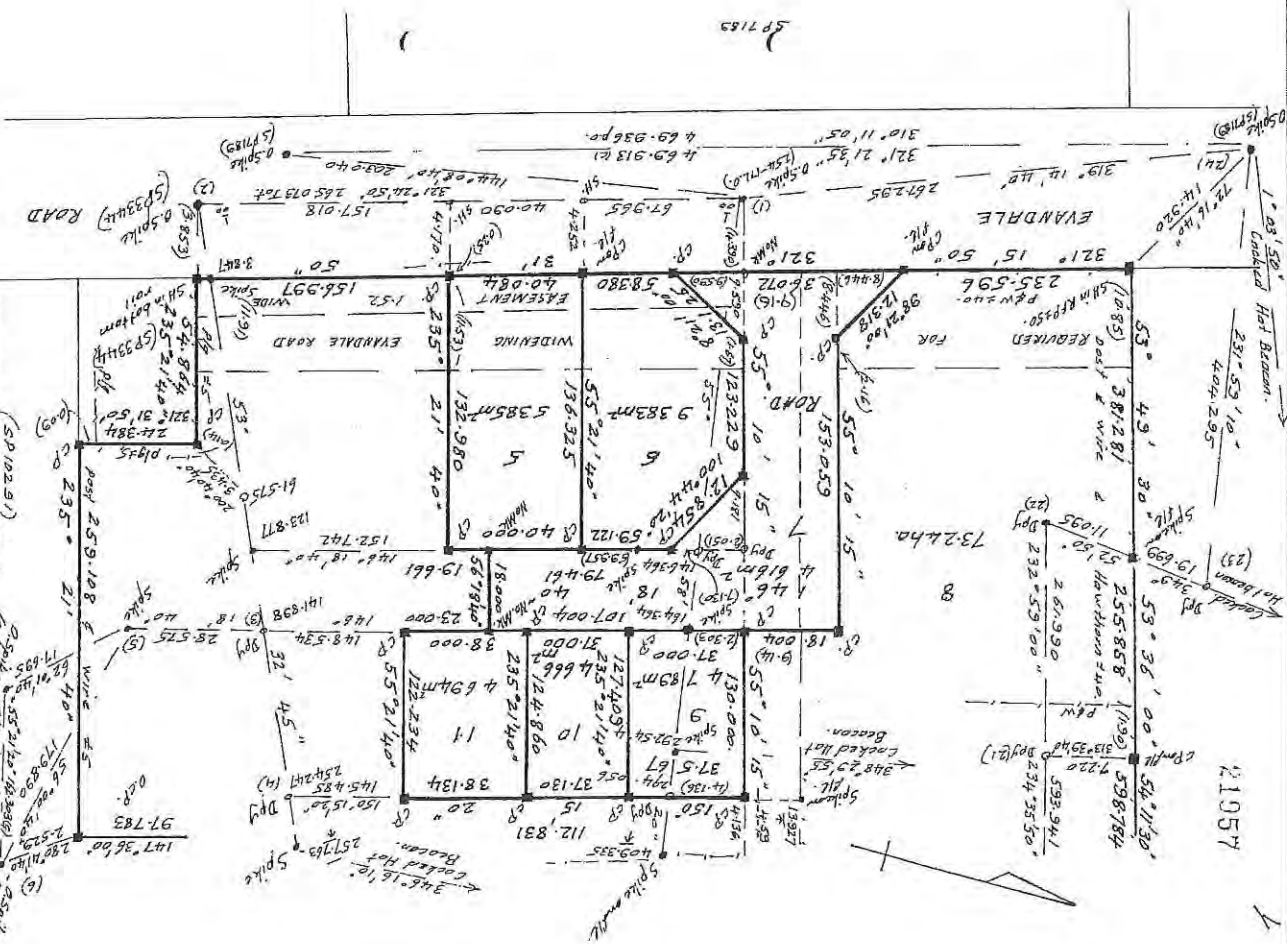
*R. Tait*

2-11-1983

Survey Commenced: 27-4-1983  
Survey Completed: 15-7-1983  
Closing Error: 1 in 54 000

All boundaries open unless stated otherwise.  
*Bearings are A.M.S.*

**J.W. COHEN & ASSOCIATES**  
CONSULTING SURVEYORS  
P.O. BOX 990,  
LAUNCESTON, 7250

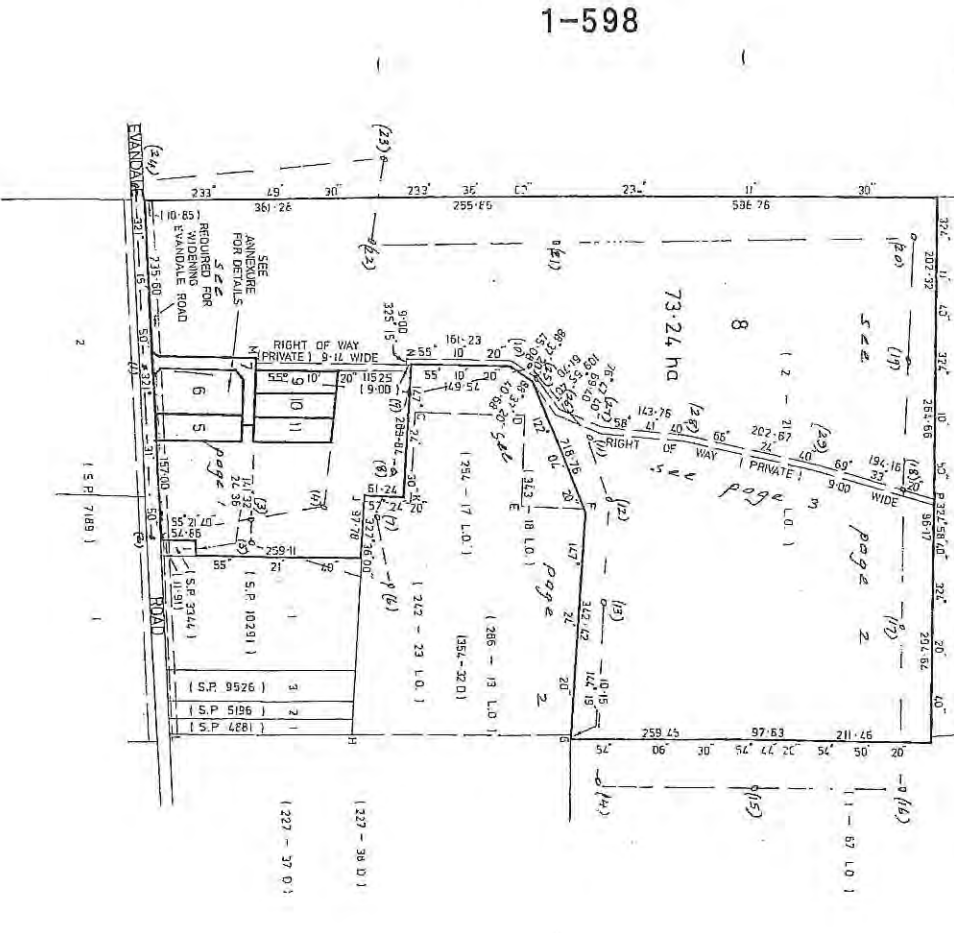






Owner Richard Atfield Hughes & others	PLAN OF SURVEY by Surveyor ..... of land situated in the ..... .....	Registered Number: .....
Title Reference: Conv No 20-1453.	LAND DISTRICT OF CORNWALL PARISH OF BREADALBANE	Executive from: ..... Recorder of Titles
Grantee Part of 324 granted to Thomas Gee.	Scale 1:5,000 Measurements in Metres	

**INDEX PLAN #**  
**REFERENCE FOR LETTERING.**  
**OF RIGHTS OF WAY**



J.W. COHEN & ASSOCIATES  
SURVEYORS & TOWN PLANNERS  
P.O. BOX 900  
LAUNCESTON, 7250

**REPEAL NOTES.** by surveyor R.V. Tait  
**LAND DISTRICT OF CORNWALL**  
**PARISH OF BREADALBANE**  
Part of 324 made grant to Thomas Gee.  
Remark Lots 9 to 14 on SP21957.  
Survey commenced  
& completed 26-6-91  
17/1/50.  
316-75



**I, Roderrick Vincent Tait of Launceston in Tasmania a registered surveyor HEREBY CERTIFY that:**  
(a) this survey is based upon the best evidence that the nature of the case admits;  
(b) the survey was taken from the completed and made by me or under my supervision; and  
(c) this survey complies with the provisions of the Act with the relevant legislation affecting surveys and are correct for the purpose required.

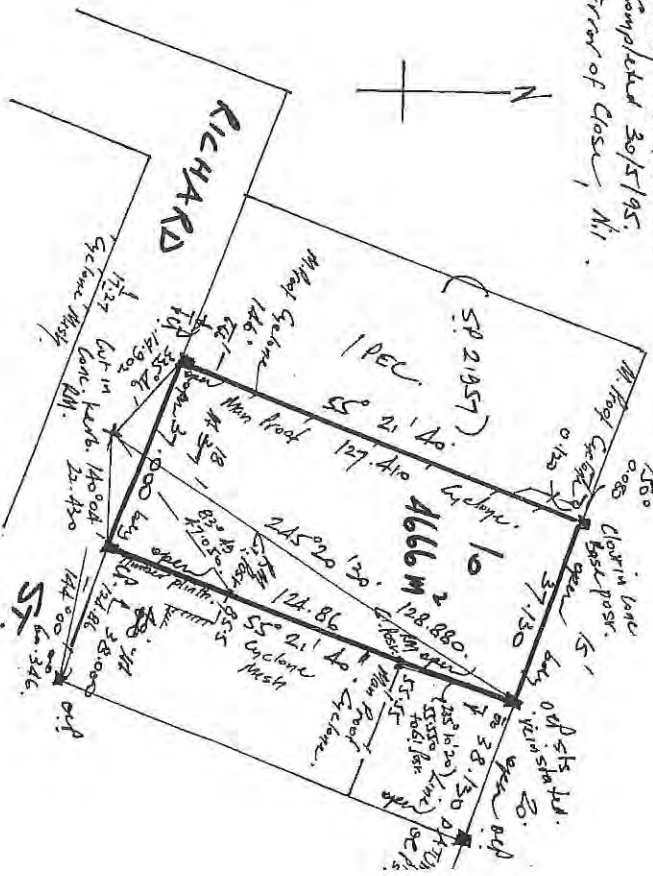
Signature: *R. V. Tait*  
Date: 27/6/91

**REFER SURVEY NOTES**

Page 1 of 1 pages

By Surveyor S. J. Fisher.  
LAND DISTRICT OF CORNWALL  
PARISH OF BLEADALE  
Part of 324 acres, granted to Thomas Gull.  
Metallurgical Inspecting Services Pty Ltd  
Otago.

Survey commenced and  
Completed 30/5/95.  
Error of Close, Nil.



**SURVEY CERTIFICATE**

- I, GARY IAN FISHER of LAUNCESTON in Tasmania a registered surveyor HEREBY CERTIFY that:
- a. this survey is based on the best evidence that the nature of the case admits
  - b. the survey notes have been truly compiled from surveys made by me or made under my supervision; and
  - c. this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required.

Date 30/5/95  
Signature [Signature]

21957

Insert here any qualification to the approval under section 468 (12), section 472 or section 477B of the Local Government Act 1962.  
Rule through any blank space.

APPROVAL BY LOCAL AUTHORITY  
The submission shown in this Plan is approved

In witness whereof the common seal of The Warden, Councillors and Electors of the Municipality of Evandale (Tasmania)

has been hereto affixed, pursuant to a resolution of the Council of the said Municipality passed the 14th day of November 1983, in the presence of us this 14th day of November, 1983.

Members  
Council Clerk

TO BE COMPLETED WHEN ADDITIONAL SHEETS ARE ANNEXED  
Detailed drawings of the parcels shown in this plan are contained in the additional sheet(s) annexed hereto and signed by us

Surveyor  
Council Clerk

TO BE COMPLETED AND SIGNED BY COUNCIL CLERK OR OWNER  
For the purposes of section 464 of the Local Government Act 1962, the owner has nominated / nominate as his / my Solicitor: Clarke & Gee

As his / my Surveyor:  
A. W. COHEN & ASSOCIATES  
Council Clerk, Owner

TO BE FILLED IN BY SURVEYOR  
Survey commenced 27.4.83  
Survey finished 15.7.83  
Error of Close 1 in 54,000

OFFICE EXAMINATION  
Plot Checked  
Mathematically Checked  
Examined as to Boundaries  
Entered on Card

65K 110





21957

LOT 8 is SUBJECT TO a right of carriageway over the Right of Way Private hereon marked NP appurtenant to the whole of the land comprised and described in Indenture of Conveyance Registered Number 35/4440.

LOTS 5, 7 and 6 are each SUBJECT TO the right for the Commonwealth its successors and assigns and the owners and occupiers for the time being of the said land marked C.D.E.F.G.H.J.K. hereon to erect use and maintain overhead power transmission lines through over and along the next mentioned strip of land and to lay use and maintain underground cables through under and along the strip of land marked "Easement 1.52 metres wide" hereon shown passing through such lot and with the right for its workmen servants and others to enter into and upon the said strip of land for the purposes of erecting laying amending or repairing any such overhead power transmission lines or underground cables.

LOT 7 is SUBJECT TO the right for the Commonwealth its successors and assigns to erect use and maintain overhead power transmission lines through over and along the strip of land marked "C.D.R.S." hereon and to lay use and maintain underground cables through under and along the said strip of land and with the right for its workmen servants and others to enter into or upon the said strip of land for the purposes of erecting laying amending or repairing any such overhead power transmission lines or underground cables.

THE COMMON SEAL OF TASMANIAN PERMANENT EXECUTORS AND EQUITY TRUSTEES LIMITED as Mortgagees under and pursuant to Indenture of Mortgage No. 39/2283 and Indenture of Further Charge No. 53/1062 was heretofore affixed in the presence of :

*[Signature]*  
Directors  
*[Signature]*  
Secretary



21957

SIGNED by RICHARD ATLECK HUGHES one of the Registered Proprietors of the Land in Indenture of Conveyance No. 20/1453 in the presence of :

*[Signature]*  
Richard Atleck Hughes  
Lawyer

SIGNED by DAVID NICHOLAS HUGHES one of the Registered Proprietors of the Land in Assent No. 56/89520 in the presence of *[Signature]* in Assent No. 59/0637

*[Signature]*  
David Nicholas Hughes  
Lawyer

SIGNED by PETER RICHARD HUGHES one of the Registered Proprietors of the Land in Assent No. 56/89520 in the presence of *[Signature]* in Assent No. 59/0637

*[Signature]*  
Peter Richard Hughes  
Lawyer

THE COMMON SEAL OF TASMANIAN PERMANENT EXECUTORS AND EQUITY TRUSTEES LIMITED as one of the Registered Proprietors of the Land in Assent No. 56/89520 in the presence of :

*[Signature]*  
Director  
*[Signature]*  
Director  
*[Signature]*  
Secretary



21957

21957

171/50  
217-34

LAND DISTRICT OF CORNWALL  
PARISH OF BREADALBANE

PART OF 324 ACRES GRANTED TO THOMAS GEE

RICHARD APFLECK HUGHES AND OTHERS - OWNERS

CONVEYANCE NO. 20-1453

1-603

Certified correct for the purposes of the Real Property Act 1982, as amended.

Subdivider/Solicitor for the Subdivider

This is the schedule of encumbrances attached to the plan of Richard Apfleck Hughes & Others  
(Insert Subdivider's Full Name)

Conveyance No. 20-1453  
(Insert Title Reference)

Saled by Municipality of Evansdale on 14th November 1983

10000

- I, Roderick Vincent Tait of Launceston in Tasmania a registered Surveyor HEREBY CERTIFY that:
- (a) this survey is based upon the best evidence that the nature of the case admits;
  - (b) the survey notes have been truly compiled from surveys made by me or made under my supervision; and
  - (c) this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required.

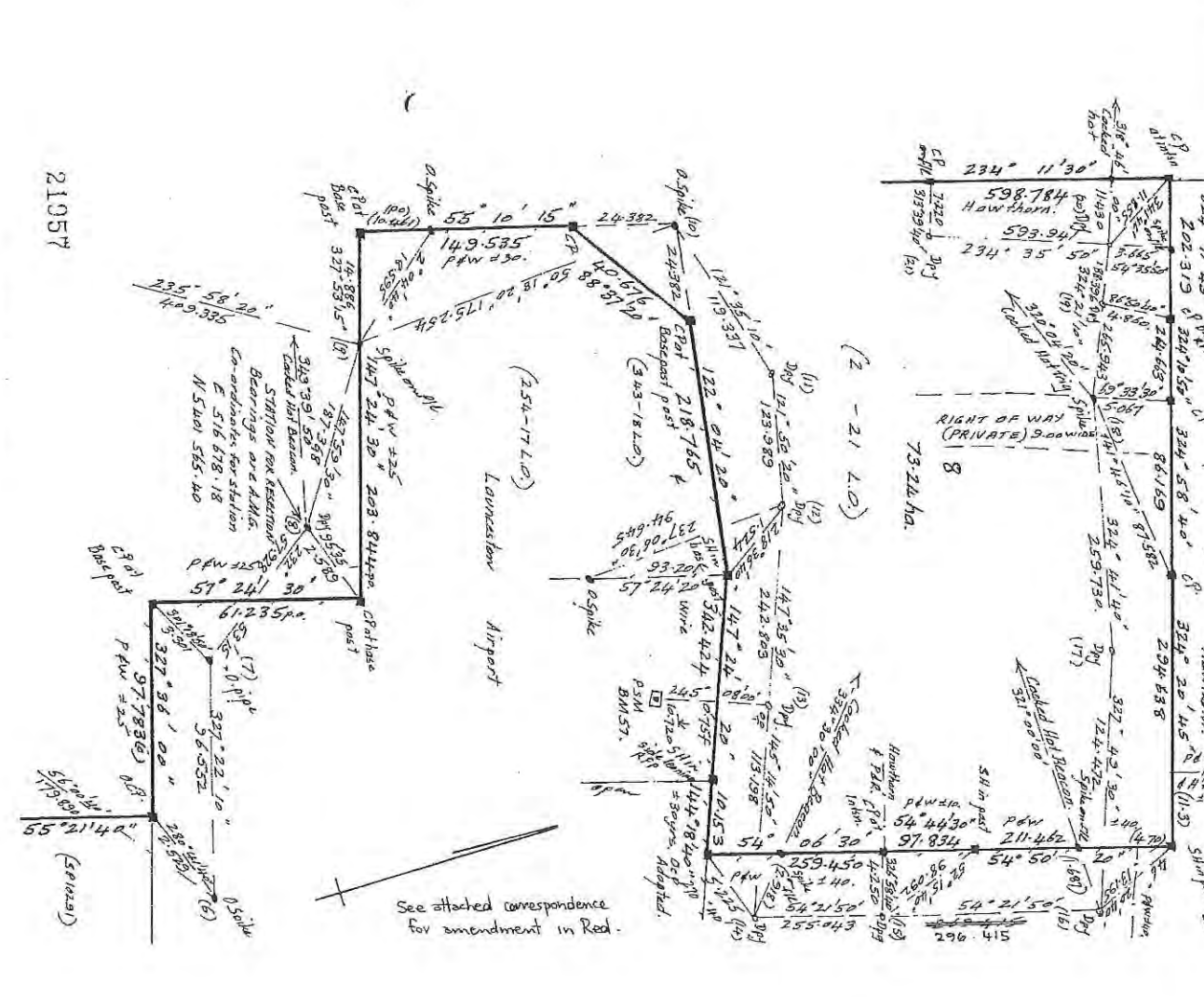
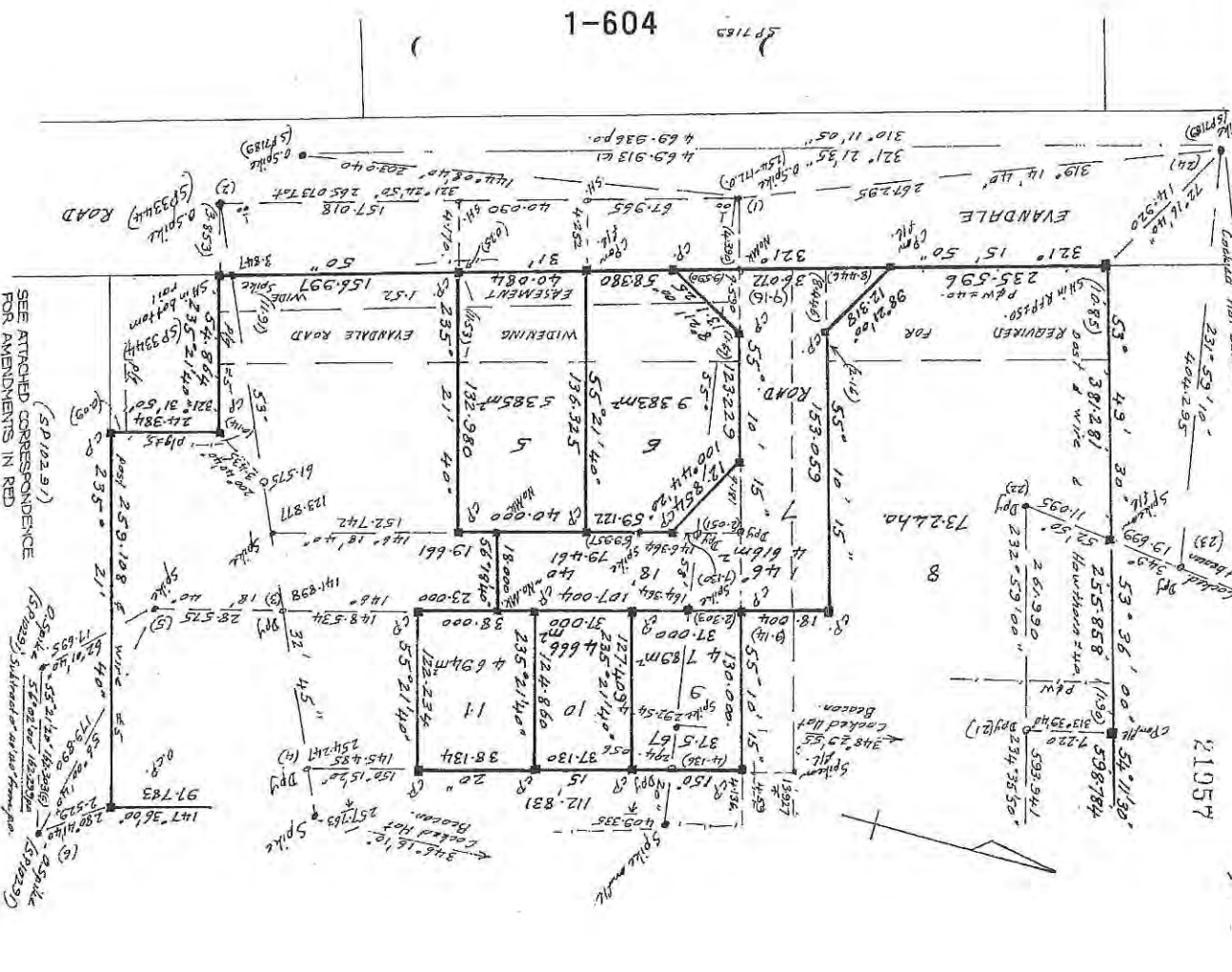
*R. Tait*

2-11-1983

Survey Commenced: 27-4-1983  
Survey Completed: 15-7-1983  
Closing Error: 1 in 54 000

All boundaries open unless stated otherwise.  
*Bearings are A.M.S.*

**JW. COHEN & ASSOCIATES**  
CONSULTING SURVEYORS  
P.O. BOX 990,  
LAUNCESTON, 7250



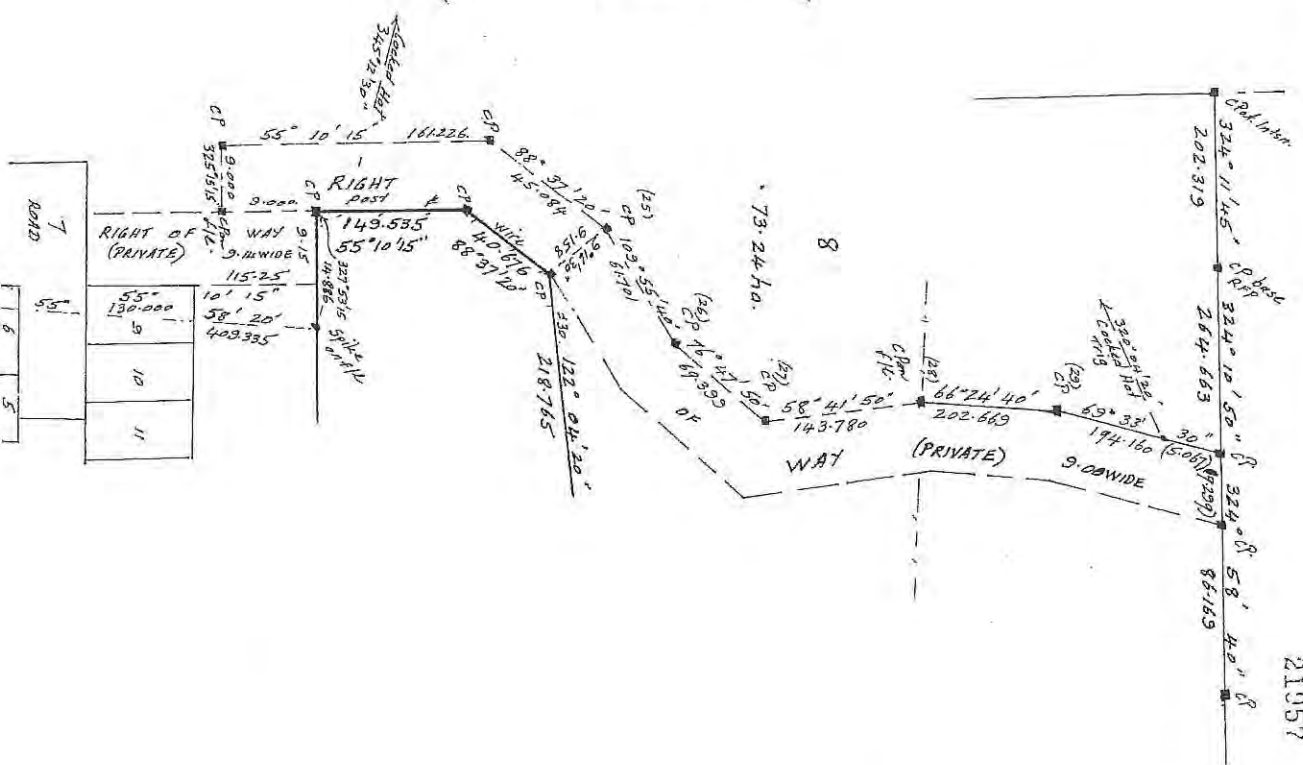
SEE ATTACHED CORRESPONDENCE FOR AMENDMENTS IN RED

See attached correspondence for amendment in Red.

21957

3

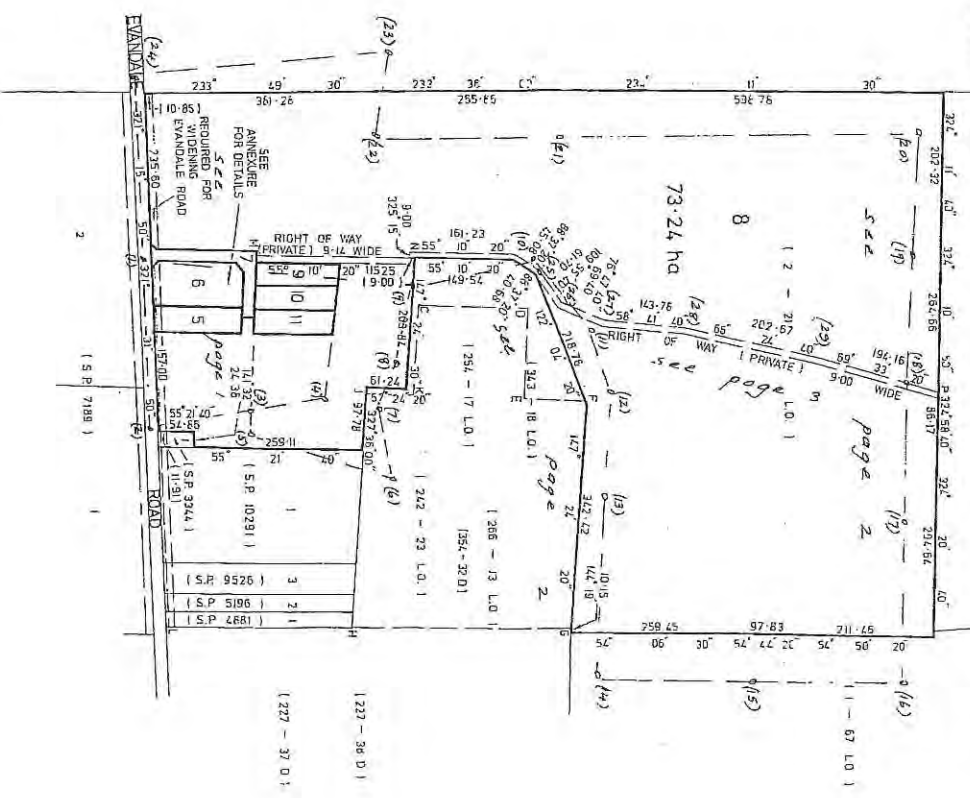
1-605



Search Date: 26 Jun 2020 Search Time: 04:48 PM Volume Number: 21957 Revision Number: 01 Page 4 of 7

Owner: Richard Atfield Hughes & others	PLAN OF SURVEY	Registered Number:
Title Reference: Conv No 20 - 1453	by Surveyor: N.A. 181	
Grant: Part of 324 granted to Thomas Gee	of land situated in the	
	<b>LAND DISTRICT OF CORNWALL</b>	
	<b>PARISH OF BREADALBANE</b>	
	Scale 1:5,000 Measurements in Metres	
	J. W. COHEN & ASSOCIATES SURVEYORS & CIVIL PLANNERS P.O. BOX 900 LAUNCESTON, 7560	Recorder of Titles

INDEX PLAN & REFERENCE FOR LETTERING. (1 - 22 L.O. 1)



Search Date: 26 Jun 2020 Search Time: 04:48 PM Volume Number: 21957 Revision Number: 01 Page 5 of 7



REPEL NOTES, by surveyor R. Vitar

LAND DISTRICT OF CORNWALL  
PARISH OF BRENDALEBANE

Part of 324 acres, grant to Thomas Gee.  
Remark lots 9 to 11 on SP21957.

Survey commenced  
& completed 26-6-91

17/50,  
316-75



I, Roderick Vincent Tait of a profession in Tasmania a registered surveyor HEREBY CERTIFY that:  
(a) this survey is based upon the best evidence that the nature of the case admits;  
(b) the survey notes have been truly compiled from surveys made by me or under my supervision; and  
(c) this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purposes required.

Signature: R. Vitar  
Date: 27/6/91

P.O. BOX 990, LAUNCESTON, TASMANIA 7250

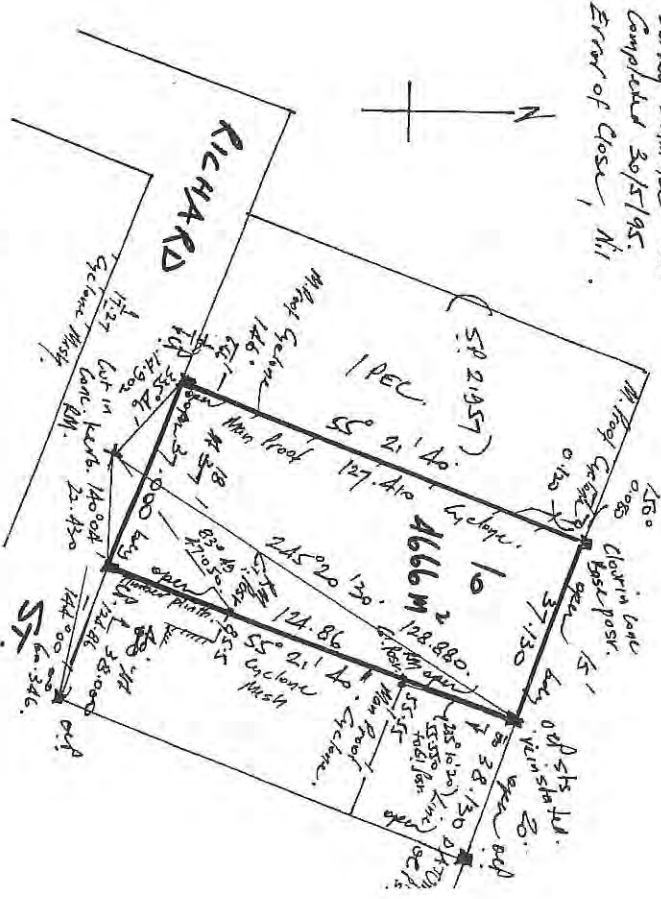
1-606

REPEL SURVEY NOTES  
by Surveyor G. I. Fisher.

LAND DISTRICT OF CORNWALL  
PARISH OF BRENDALEBANE

Part of 324 acres, grant to Thomas Gee.  
Metallurgical Inspecting Services Pty Ltd  
Oupurs.

Page 1 of 1 page.



SURVEY CERTIFICATE  
I, GARY IAN FISHER of a profession in Tasmania a registered surveyor HEREBY CERTIFY that:  
a. this survey is based on the best evidence that the nature of the case admits  
b. the survey notes have been truly compiled from surveys made by me or made under my supervision; and  
c. this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purposes required.

Signature: G. I. Fisher  
Date: 30/5/95



SEARCH OF TORRENS TITLE	
VOLUME 21957	FOLIO 7
EDITION 2	DATE OF ISSUE 24-Mar-1994

SEARCH DATE : 26-Jan-2020  
SEARCH TIME : 04.47 PM

DESCRIPTION OF LAND

Parish of BREADALBANE, Land District of CORNWALL  
Lot 7 on sealed Plan 21957  
Derivation : Part of 324 Acres Gtd. to T. Gee  
Prior CT 4059/97

SCHEDULE 1

B685815 TRANSFER to NORTHERN MIDLANDS COUNCIL Registered  
24-Mar-1994 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 1957 EASEMENTS in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Notes:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.  
The Schedule must be signed by the owner and mortgagees of the land affected. Signatures should be attested.

PLAN NO  
**S.P. 21957**

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 as preclude 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 as preclude described hereunder.

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

THIS PLAN SCHEDULE CONSISTS OF 2 PAGES

LOT B is SUBJECT TO the right for the Commonwealth of Australia (herein called "the Commonwealth") its successors and assigns and the owners and occupiers for the time being of the land marked C.D.E.F.G.H.I.K. hereon and forming part of the land in Certificate of Title 2442/95 to go pass and repass at all times with or without horses cattle carts or other vehicles through over and along the strip of land marked "Right of Way Private 9.74 metres wide M.N." hereon and with the right to erect use and maintain overhead power transmission lines through over and along the said strip of land and to lay use and maintain underground cables through under and along the said strip of land and the strip of land marked "Easement 1.52 metres wide" hereon shown passing through such lot and with the right for its workmen servants and others to enter into or upon the said two strips of land for the purposes of erecting laying amending or repairing any such overhead power transmission lines or underground cables.

LOT B is SUBJECT TO a right of carriageway over the Right of Way Private marked MN hereon appurtenant to the whole of the land comprised and described in Indenture of Conveyance Registered Number 35/4440.

21957

LOT 8 is SUBJECT TO a right of carriage way over the Right of Way Private hereon marked NP apartment to the whole of the Land comprised and described in Indenture of Conveyance Registered Number 35/4440.

LOTS 5, 7 and 6 are each SUBJECT TO the right for the Commonwealth its successors and assigns and the owners and occupiers for the time being of the said land marked C.D.E.F.G.H.J.K. hereon to erect use and maintain overhead power transmission lines through over and along the next mentioned strip of land and to lay use and maintain underground cables through under and along the strip of land marked "Easement 1.52 metres wide" hereon shown passing through such Lot and with the right for its workmen servants and others to enter into and upon the said strip of land for the purposes of erecting laying amending or repairing any such overhead power transmission lines or underground cables.

LOT 7 is SUBJECT TO the right for the Commonwealth its successors and assigns to erect use and maintain overhead power transmission lines through over and along the strip of land marked "N.O.R.S." hereon and to lay use and maintain underground cables through under and along the said strip of land and with the right for its workmen servants and others to enter into or upon the said strip of land for the purposes of erecting laying amending or repairing any such overhead power transmission lines or underground cables.

THE COMMON SEAL OF TASMANIAN PERMANENT EXECUTORS AND EQUITY TRUSTEES LIMITED as Mortgagee under and pursuant to Indenture of Mortgage No. 39/2283 and Indenture of Further Charge No. 53/1062 was hereunto affixed in the presence of :

*[Handwritten signatures]*

Directors  
Secretary



21957

SIGNED by RICHARD AFLECK HUGHES one of the Registered Proprietors of the Land in Indenture of Conveyance No. 20/1453 in the presence of :

*[Handwritten signature]*  
Richard Hughes  
Proprietor

*[Handwritten signature]*  
Richard Hughes

SIGNED by DAVID NICHOLAS HUGHES one of the Registered Proprietors of the Land in Assent No. 56/89520 in the presence of

*[Handwritten signature]*  
David Hughes  
Proprietor

*[Handwritten signature]*  
David Hughes

SIGNED by PETER RICHARD HUGHES one of the Registered Proprietors of the Land in Assent No. 56/89520 in the presence of

*[Handwritten signature]*  
Peter Hughes  
Proprietor

*[Handwritten signature]*  
Peter Hughes

THE COMMON SEAL OF TASMANIAN PERMANENT EXECUTORS AND EQUITY TRUSTEES LIMITED as one of the Registered Proprietors of the Land in Assent No. 56/89520 in the presence of :

*[Handwritten signatures]*  
Director  
Director  
Secretary



21957

21057

171/50  
217-34

LAND DISTRICT OF CORNWALL  
PARISH OF BREADALBANE

PART OF 324 ACRES GRANTED TO THOMAS GEE

RICHARD APPELCK HUGHES AND OTHERS - OWNERS

CONVEYANCE NO. 20-1453

1-609

Certified correct for the purposes of the Real Property Act 1862, as amended.

Subscribed/declared for the Registrar

This is the schedule of easements attached to the plan of Richard Appleck Hughes & Others  
(Insert Subdivider's Full Name)

..... affecting land in

Conveyance No. 20-1453  
(Insert Title Reference)

Sailed by Municipality of Bussell on 11th November 19 83

1489

- I, Roderick Vincent Trail of Launceston in Tasmania a registered Surveyor HEREBY CERTIFY that:
- (a) this survey is based upon the best evidence that the nature of the case admits;
  - (b) the survey notes have been truly compiled from surveys made by me or made under my supervision; and
  - (c) this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required.

*R. Trail*

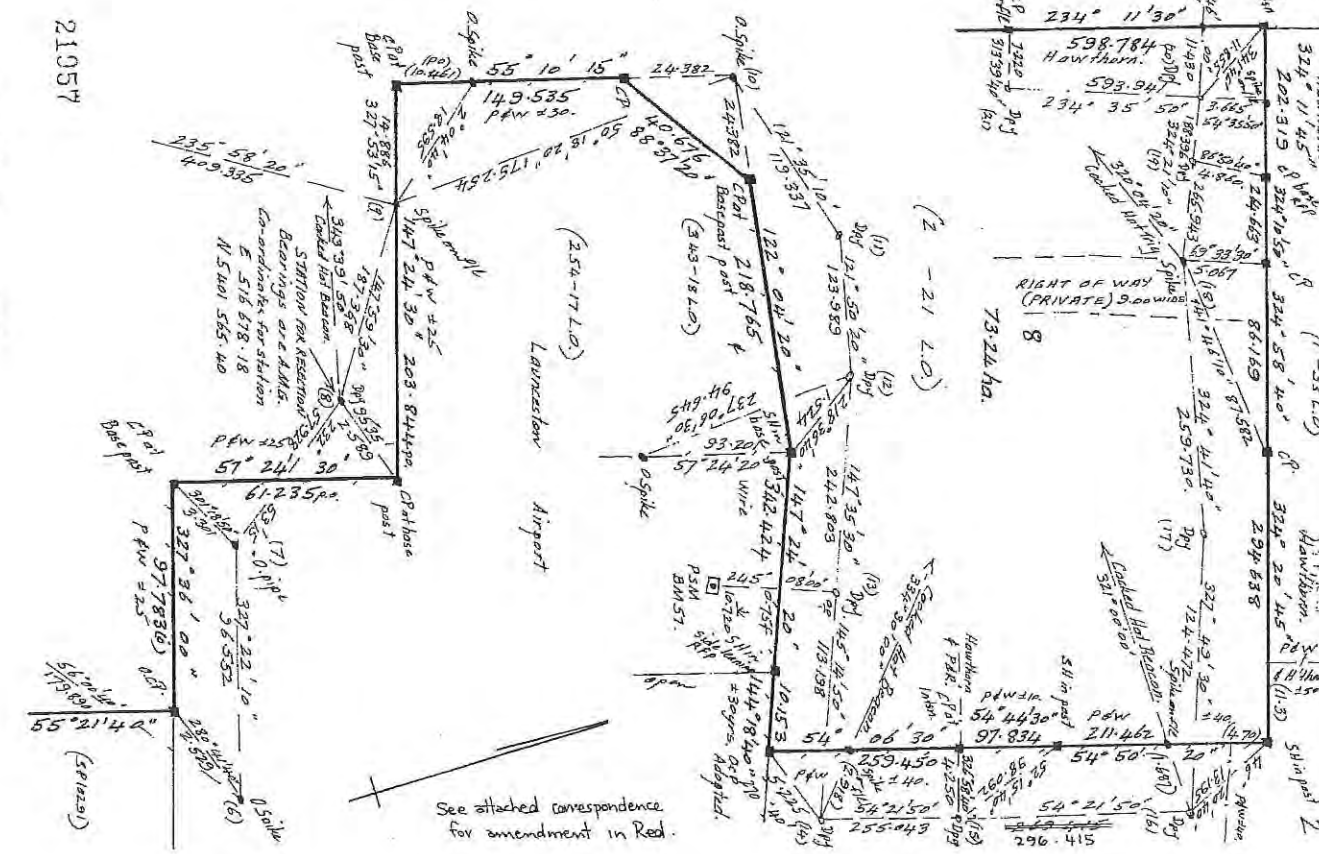
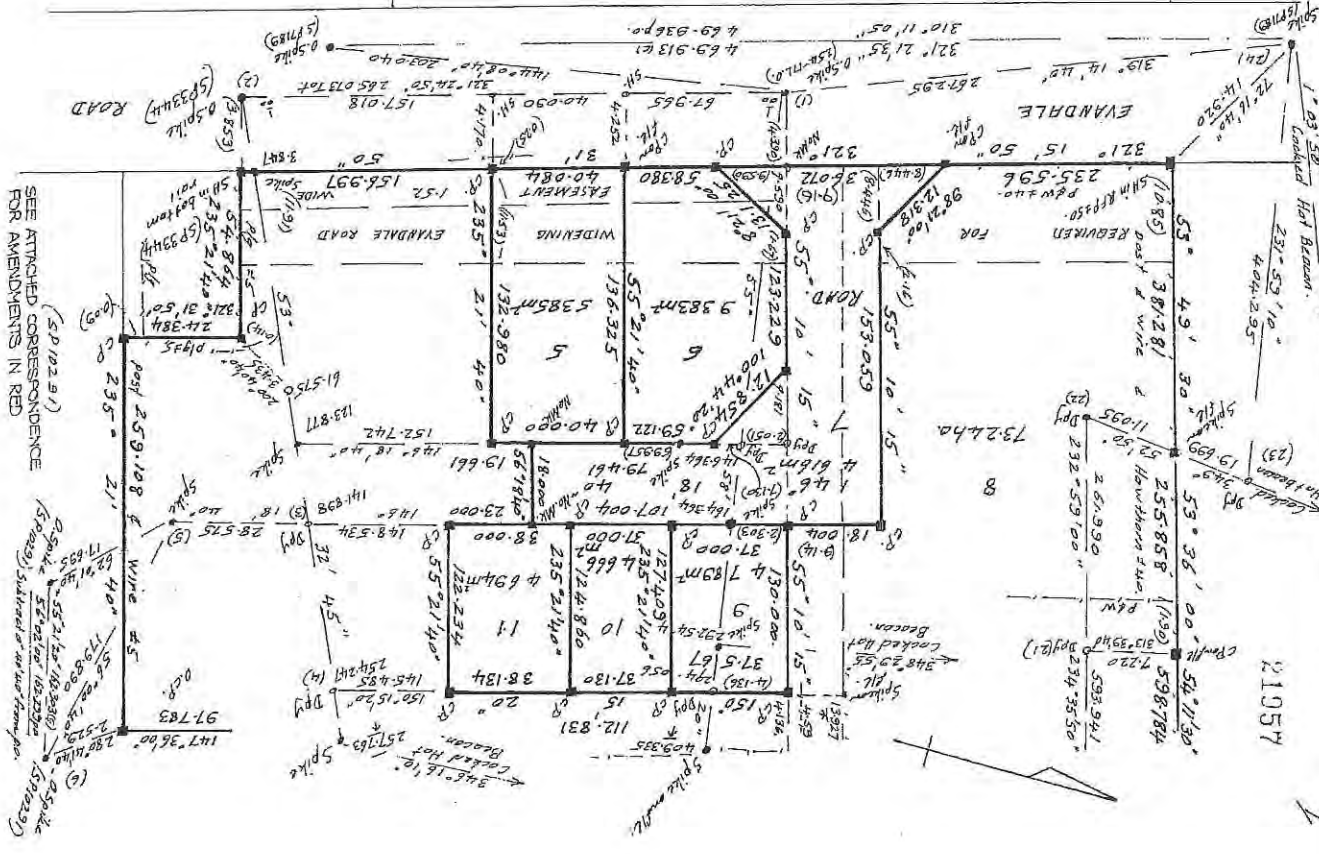
2-11-1983

Survey Commenced: 27-4-1983  
Survey Completed: 15-7-1983  
Closing Error: 1 in 54 000

All boundaries open unless stated otherwise.  
*Bearings are A.M.G.*

**J.W. COHEN & ASSOCIATES**  
CONSULTING SURVEYORS  
P.O. BOX 990,  
LAUNCESTON, 7250

1-610



SEE ATTACHED CORRESPONDENCE FOR AMENDMENTS IN RED

See attached correspondence for amendment in Red.

21957

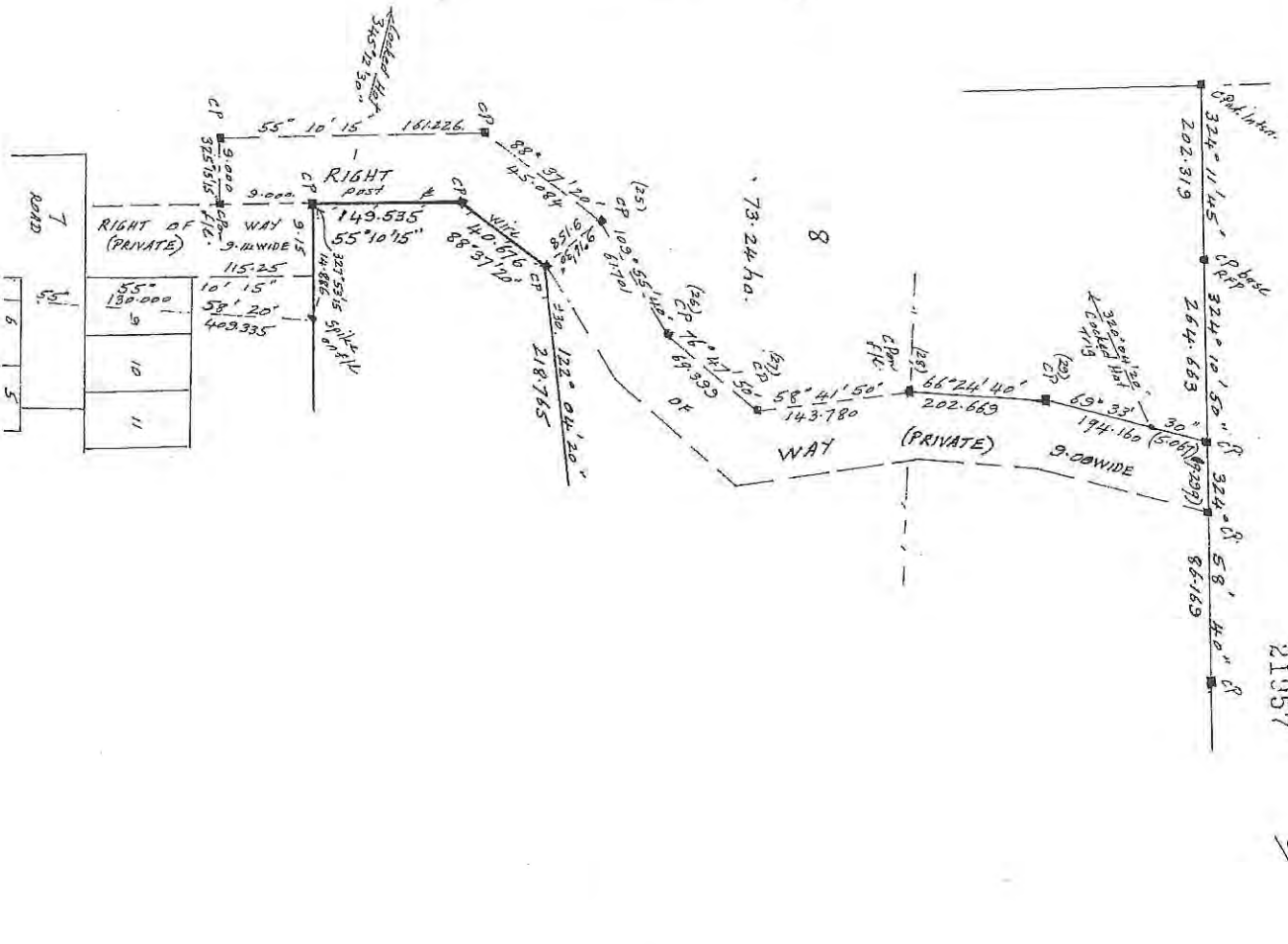
3

Owner: Richard Atfield Hughes & others	PLAN OF SURVEY by Surveyor RY 1911 of land situated in the	Registered Number:
Title Reference: Conv No 20-1453	LAND DISTRICT OF CORNWALL PARISH OF BREADALBANE	Effective from:
Grant: Part of 324 granted to Thomas Gee.	Scale 1:5,000 Measurements in Metres	Recorder of Titles

**INDEX PLAN &  
REFERENCE FOR LETTERING.**  
(1 - 33 L.O.)

L.W. COHEN & ASSOCIATES  
SURVEYORS & TOWN PLANNERS  
P.O. BOX 990  
LANCASTON, 7260

1-611



REPET. NOTES by surveyor R. V. Tait

LAND DISTRICT OF CORNWALL  
PARISH OF BRADALBANE

Part of 324 acres grant to Thomas Gee.  
Remark Lots 9 to 11 on SP21957.

Survey commenced  
& completed 26-6-91

17/1/50  
36-75



P.O. BOX 990, LAUNCESTON, 7250

1. Radcliffe Vicent Tait of Launceston in Tasmania a registered surveyor HEREBY CERTIFY that
  - (a) this survey is based upon the best evidence that the nature of the case admits;
  - (b) the survey notes have been compiled from surveys made by me or under my supervision; and
  - (c) this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required.

Signature: *R. V. Tait*  
Date: 27/6/91

REPET SURVEY NOTES

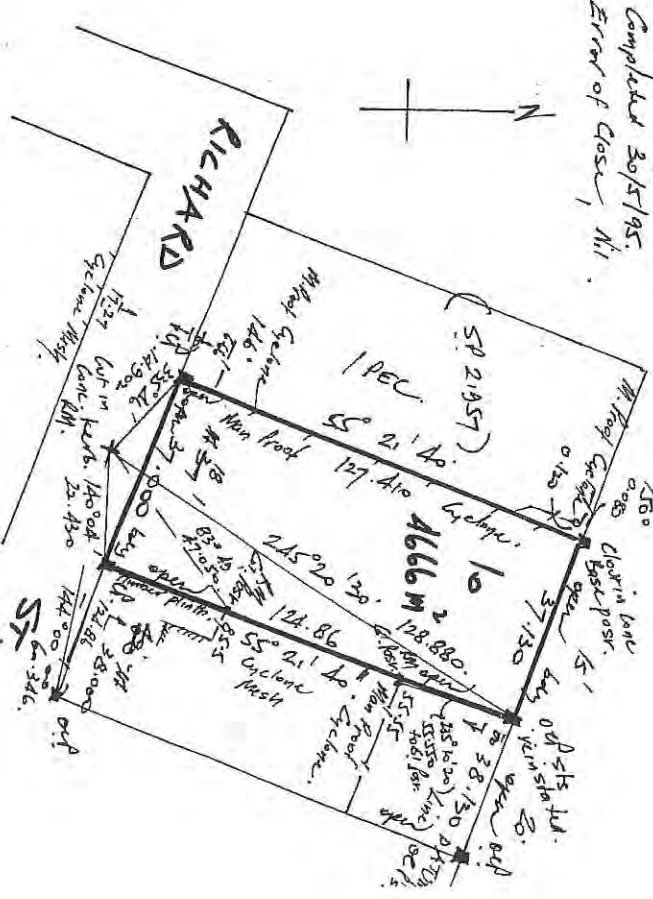
by Surveyor G. I. Fisher

LAND DISTRICT OF CORNWALL  
PARISH OF BRADALBANE

Part of 324 acres, granted to Thomas Gee.  
Metallurgical Inspecting Services Pty Ltd  
Diapers.

Page 1 of 1 page.

Survey commenced and  
Completed 30/5/95.  
Error of Close, Nil.



SURVEY CERTIFICATE

I, GARY IAN FISHER of LAUNCESTON in Tasmania a registered surveyor HEREBY CERTIFY that:

- a. this survey is based on the best evidence that the nature of the case admits
- b. the survey notes have been truly compiled from surveys made by me or made under my supervision; and
- c. this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required.

Signature: *G. I. Fisher*  
Date: 30/5/95

SEARCH OF TORENS TITLE

VOLUME	FOLIO
136826	7
EDITION	DATE OF ISSUE
3	04-Mar-2004

SEARCH DATE : 26-Jun-2020  
SEARCH TIME : 04.48 PM

DESCRIPTION OF LAND

Parish of BREADALBANE, Land District of CORNWALL  
Lot 7 on Sealed Plan 136826  
Derivation : Part of 324 Acres Gtd. to T. Gee.  
Prior CT 110112/2

SCHEDULE 1

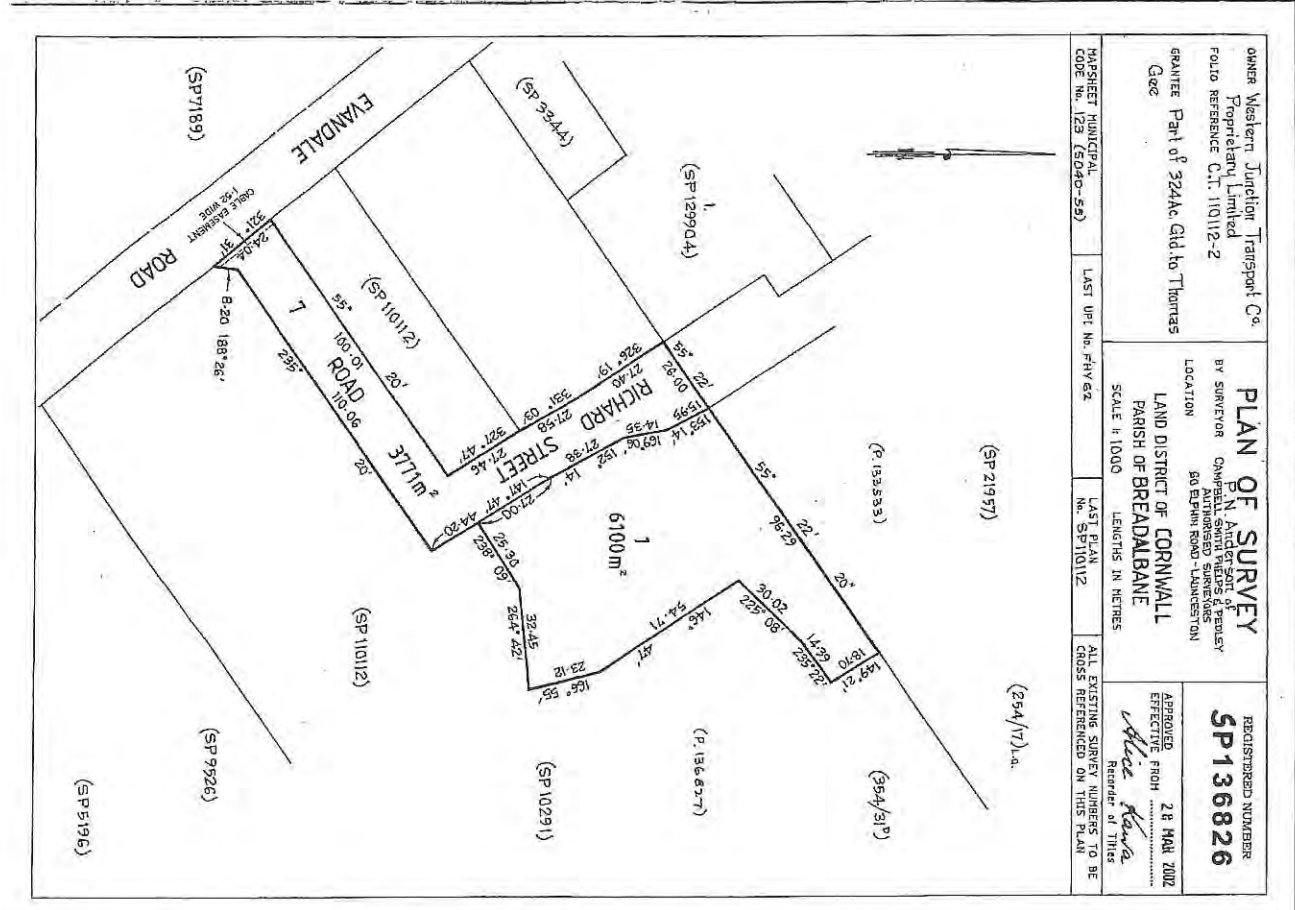
WESTERN JUNCTION TRANSPORT CO. PROPRIETARY LIMITED

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 10291 & SP 110112 FENCING PROVISION in Schedule of Easements  
30/1353 ACQUISITION: BURDENING EASEMENT: A Cable Easement in  
favour of the Commonwealth of Australia over Cable  
Easement 1.52 wide shown passing through the said  
land within described.

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations







SEARCH OF TORRENS TITLE	
VOLUME	FOLIO
21958	7
EDITION	DATE OF ISSUE
1	30-May-1994

SEARCH DATE : 26-Jun-2020  
SEARCH TIME : 04.48 PM

DESCRIPTION OF LAND

Parish of BREADALBANE, Land District of CORNWALL  
Parish of PERTH, Land District of CORNWALL  
Lot 7 on Sealed Plan 21958  
Derivation : Part of B1A-2R-19Ps Gtd to W Kitson and Part of  
324 Acres Gtd to Thomas Gee  
Prior CT 4061/79

SCHEDULE 1

A820337 & B203588 BORAL JOHNS PERRY LTD

SCHEDULE 2

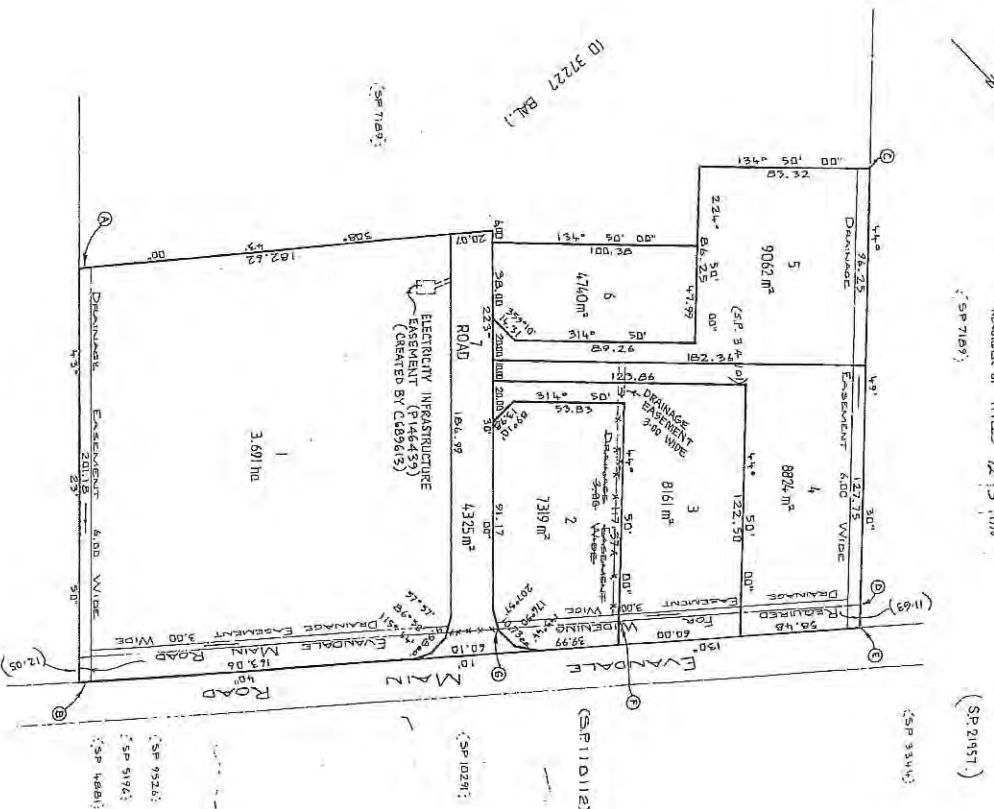
Reservations and conditions in the Crown Grant if any  
SP 21958 EASEMENTS in Schedule of Easements  
SP 21958 COVENANTS in Schedule of Easements  
SP 7189 & SP 21958 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: JOHNS PERRY LIMITED	PLAN OF SURVEY by Engineer G.J. WALKER of land situated in the LAND DISTRICT OF CORNWALL	Registered Number <b>S.P.21958</b>
Title Reference: C.T. 3508-75	PARISHES OF BREADALBANE AND PERTH	Approved Erection Date: 20 DEC 1994
Grant: Part of B1A-2R-19Ps GRANTED to W KITSON AND Part of 324 Acres GRANTED to THOMAS GEE	SCALE 1:1500 MEASUREMENTS IN METRES	ACTING DEPUTY Recorder of Titles

REGISTRATION ACT 1980  
RECORDED IN TITLES 12/13/1990  
RECORDED IN TITLES 12/13/1990





Notes:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of examination.  
The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

21958

SCHEDULE OF EASEMENTS

PLAN NO.

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 as preclude 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 as preclude described hereunder.

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

Lot 1 on the Plan is subject to a right of drainage (appurtenant to the balance) over the Drainage Easement 6.00 wide marked A.B. on the Plan.

Lots 2, 3, 4 and 5 on the Plan are each subject to a right of drainage (appurtenant to the balance) over such portion of the Drainage Easements marked ~~A.B. B.C. C.D.~~ on the Plan shown passing through such lot.  
C.D.E. AND D.F.G.

INTERPRETATION

Balance means the Land remaining in Certificate of Title 3508/75 at the date of acceptance hereof excluding the lots on the Plan.

FENCING COVENANT.

The owner of each lot on the Plan covenants with the Vendor (Johns Perry Limited) that the Vendor shall not be required to fence.

COVENANTS.

Except lot 2, the owner of each lot on the Plan covenants with the Vendor Johns Perry Limited and the owners for the time being of every other lot on the Plan <sup>except lot 2</sup> the intent that the burden of these covenants may run with and bind the covenantor's lot and every part thereof, and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the Plan and with the residue of the land comprised in Certificate of Title Volume 3508 Folio 75 and each and every part thereof to observe the following stipulations:—

(a) That they will not erect or cause to be erected on such lot any building or buildings within 10 metres of any frontage to access road.

(b) That they will not erect or cause to be erected on such lot any building or buildings other than a building of which the whole (save for provision for windows and doors) of the front wall of the foremost building is constructed of brick masonry or concrete.

(c) That in the construction of any building or buildings on such lot they will not use or permit to be used for the purposes of walls any corrugated sheets where the corrugations have a round or circular type profile.

(d) That they will not erect or cause to be erected on such lot any advertising signs or notices other than a sign or notice not exceeding 8 metres in height and which states no more than the name and/or type of business being conducted on such lot.

(e) That they will not use or permit to be used the area between the front boundary of such lot and the front alignment of any building erected thereon for any purpose other than that of garden or entry or provision for parking of private motor cars and where such lot has a frontage to access road then not to use or permit to be used the front 10 metres of the said area for any purpose other than that of garden

OF PARTY COVENANTS with the Vendor Boral Johns Perry Limited and the owners of the Plan covenants with the Vendor for the time being of every other lot on the Plan to the intent that the burden of these covenants may run with and bind the covenantor's lot and every part thereof, and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the Plan and with the residue of the land comprised in Certificate of Title Volume 4061 Folio 80 and each and every part thereof to observe the following stipulations:—

(a) that no vehicular access shall be provided or allowed from Lot 2 to Evandale Main Road.  
(b) that they will not erect or cause to be erected on Lot 2 any building or buildings within 50 metres of the frontage of such lot to Evandale Main Road.

As relates to Lot 2 on the plan existing covenants deleted and new covenants above added by me pursuant to a Request to Amend No. B160432 made under Section 481 of the Local Government Act 1962.

THE COMMON SEAL OF  
JOHNS PERRY LIMITED  
was herewith affixed  
in the presence of:—

..... Director

..... Secretary

Recorder of Titles  
20/9/1988.

SURVEY NOTES

SURVEYOR GRAEME JOHN WALKEM

Land District of Cornwall  
Parishes of Breamalbane and Perth  
Johns Perry Limited Owner  
C.T. 3508/75

Part of 81A 2R 19P Granted To  
W. Kitson and Part of 324 Acres  
Granted to Thomas Gee

Survey Commenced:  
Survey Completed:

I Graeme J Walkem of Launceston  
do hereby certify that:  
(a) this survey is based upon the best evidence that the nature of the case admits;  
(b) the survey notes have been truly compiled from surveys made by me or made under my supervision; and  
(c) this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required.  
Walkem Date 20/11/81

This is the schedule of easements attached to the plan of 111/19 (Insert Subdivider's full Name) affecting land in 111/19 (Insert Title Reference) on 19 sealed by STC ON (Insert Title Reference) on 19 (Insert Title Reference) on 19 (Insert Title Reference)

Solidator's Reference 08005 Council Clerk/Town Clerk

1-617

G. J. WALKEM &  
SURVEYORS & PLA  
22 ELIZABETH ST  
LAUNCESTON  
TELEPHONE 31



SEARCH OF TORENS TITLE

VOLUME	FOLIO
150770	4
EDITION	DATE OF ISSUE
4	12 Nov-2008

SEARCH DATE : 26-Jun-2020  
SEARCH TIME : 04.49 PM

DESCRIPTION OF LAND

Parish of BREADALBANE Land District of CORNWALL  
Lot 4 on sealed plan 150770  
Derivation : Part of 324 Acres Gtd. to Thomas Gee  
Prior CT 7189/2

SCHEDULE 1

M157348 TRANSFER to MGA PROPERTY PTY LTD Registered  
30-Sep-2008 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP150770 EASEMENTS in Schedule of Easements  
SP150770 FENCING PROVISION in Schedule of Easements  
C853147 MORTGAGE to Commonwealth Bank of Australia  
Registered 30-Sep-2008 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to amended plan pursuant to Request to Amend No. C829002 made under Section 103 of the Local Government (Building and Miscellaneous Provisions) Act 1993. Search Sealed Plan No. 150770 Lodged by RAE & PARTNERS (L) on 29-Nov-2007 BP: C829002

OWNER: NOVAK INTERNATIONAL PTY. LTD.

REGISTERED MUNICIPAL CODE No. 125 (5040-55)

LAST UPD No: 47004710

LAST PLAN: SP-789

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

BY SURVEYOR: H.A. ROSE OF 2/3 WALDEN STREET, NEWSTEAD 2930

LOCATION: LAND DISTRICT OF CORNWALL

PARISHES OF BREADALBANE & PERTH

SCALE 1: 2000

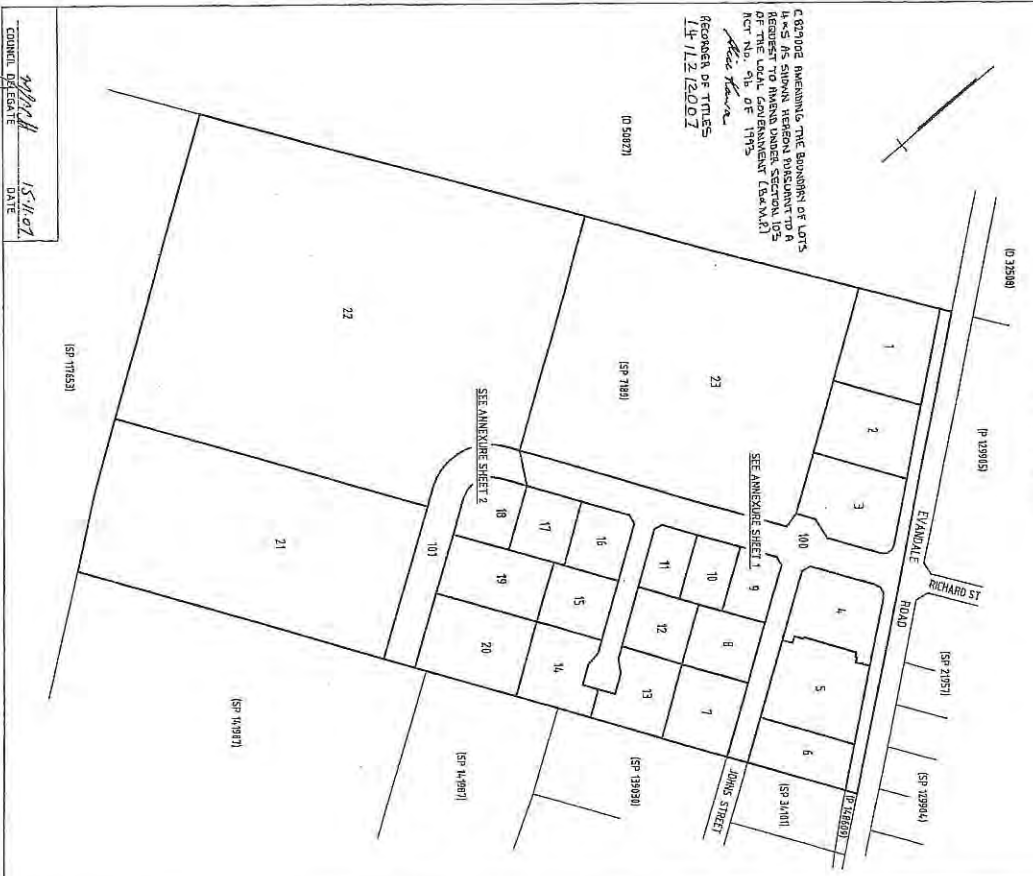
LENGTHS IN METRES

REGISTERED NUMBER: SP 150770

APPROVED EFFECTIVE FROM: 3 MAY 2007

Recorded by Titles: Alice Kawa

NEW INDEX PLAN



C 82902 Amending the Boundaries of Lots 1 to 5 as shown hereon pursuant to a Request to Amend No. C829002 made under Section 103 of the Local Government (Building and Miscellaneous Provisions) Act 1993.

Registered by Titles: Alice Kawa

Registered on 14/11/2007

COUNCIL DELEGATE: [Signature]

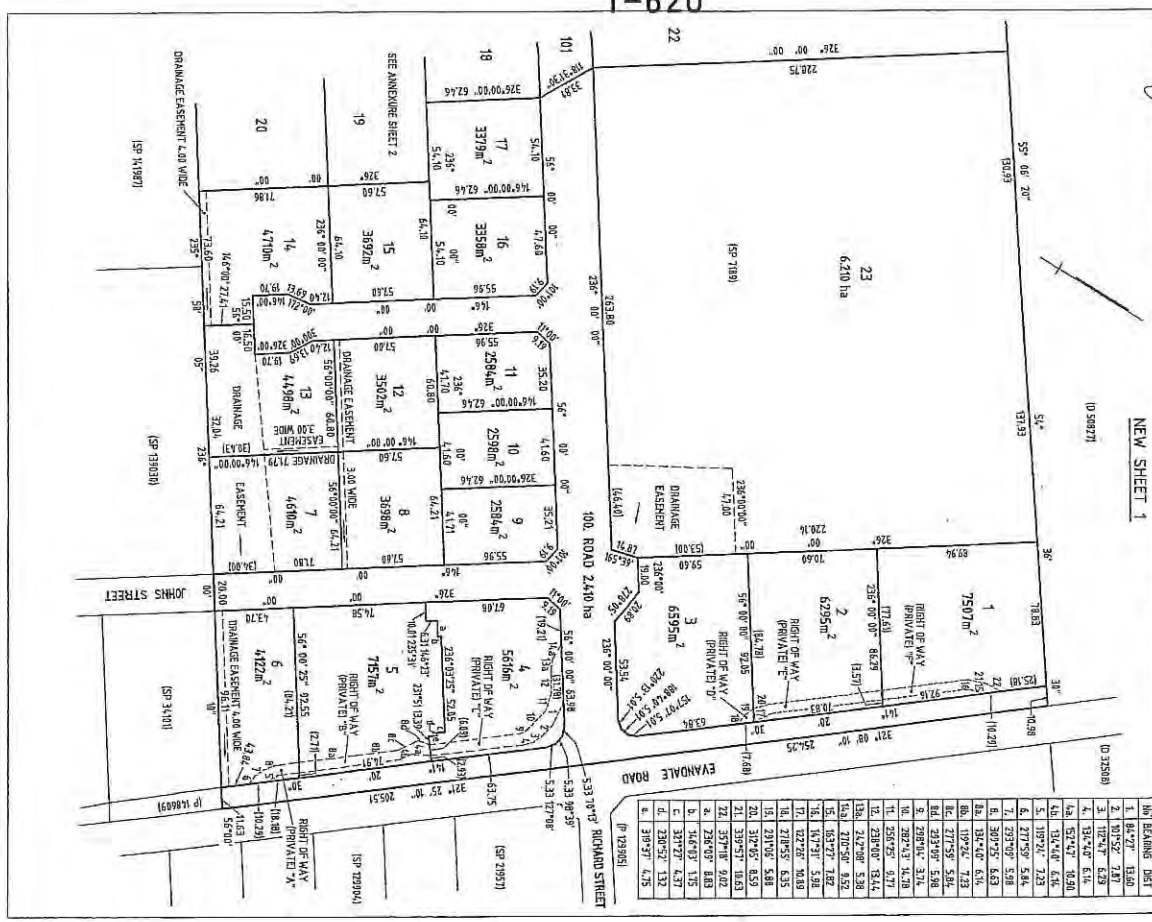
DATE: 15/11/07

**PLAN OF SURVEY ANNEXURE SHEET**  
 SHEET 1 OF 2 SHEETS  
 SIGNED FOR IDENTIFICATION PURPOSES:  
 [Signature] Date: 15-11-2007  
 Council Delegate

**OWNER:** MOYAK INTERNATIONAL PTY LTD  
**FOLIO REFERENCE:** FR 7189 - 2  
**SCALE:** 1:1750  
**LENGTHS IN METRES:**  
 THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.  
**REGISTERED LAND SURVEYOR:** M. A. KOSCI  
 Date: 14-11-2007

**APPROVED EFFECTIVE FROM:** 3 MAY 2007  
**REGISTERED NUMBER:** SP 150770  
 [Signature] Recorder of Titles

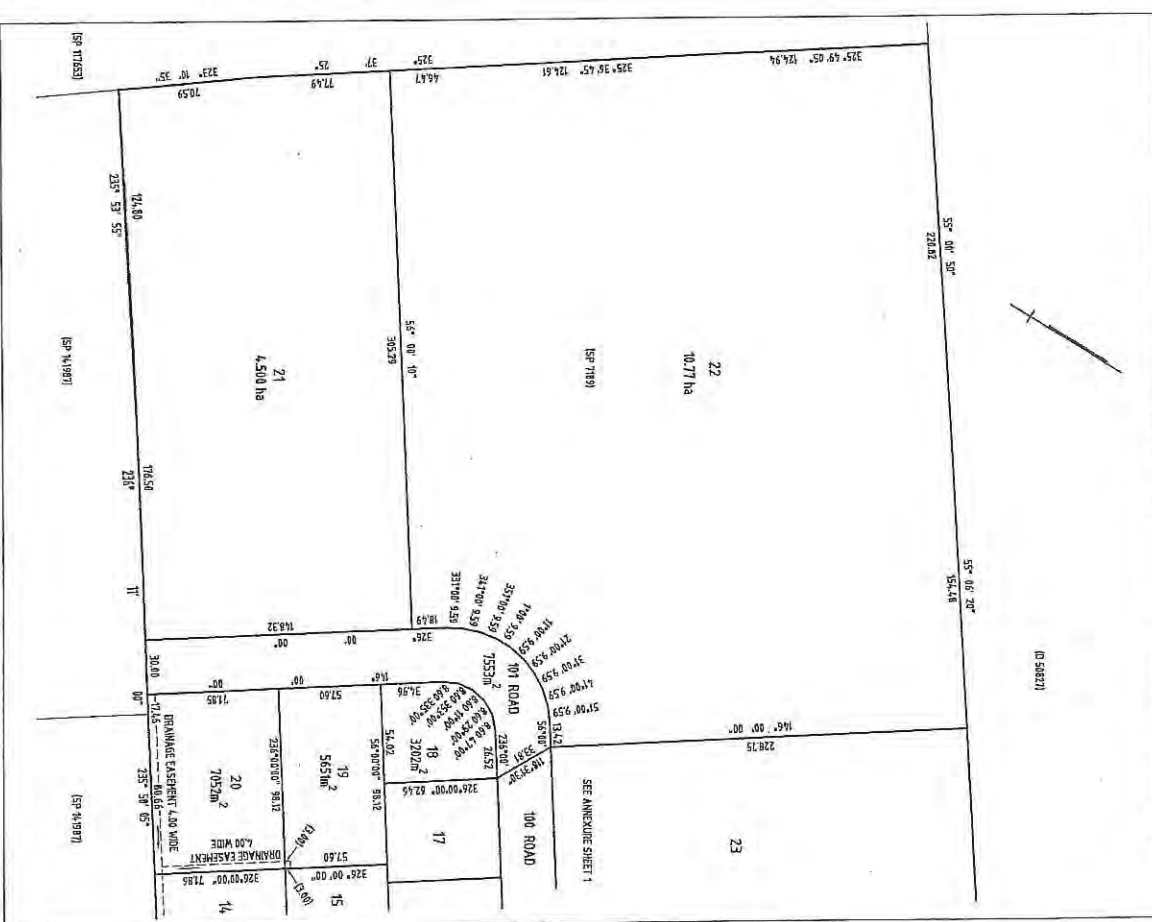
1-620



**PLAN OF SURVEY ANNEXURE SHEET**  
 SHEET 2 OF 2 SHEETS  
 SIGNED FOR IDENTIFICATION PURPOSES:  
 [Signature] Date: 20/3/07  
 Council Delegate

**OWNER:** MOYAK INTERNATIONAL PTY LTD  
**FOLIO REFERENCE:** FR 7189 - 2  
**SCALE:** 1:1750  
**LENGTHS IN METRES:**  
 THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.  
**REGISTERED LAND SURVEYOR:** M. A. KOSCI  
 Date: 20-03-2007

**APPROVED EFFECTIVE FROM:** 3 MAY 2007  
**REGISTERED NUMBER:** SP 150770  
 [Signature] Recorder of Titles



<b>SCHEDULE OF EASEMENTS</b>	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 150770</b>

**EASEMENTS AND PROFITS** PAGE 1 OF 3 PAGES

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

Lots 6, 7, 8, 12, 13, 14, 19, 20 and 23 are subject to a right of drainage (appurtenant to the Northern Midlands Council) over the lands marked DRAINAGE EASEMENT 3.00 WIDE, DRAINAGE EASEMENT 4.00 WIDE and DRAINAGE EASEMENT passing through those lots on the plan

Lot 1 is subject to a right of carriageway (appurtenant to lots 2 and 3) over the land marked RIGHT OF WAY (PRIVATE) "F" passing through that lot on the plan

Lot 1 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "D" and RIGHT OF WAY (PRIVATE) "E" on the plan

Lot 2 is subject to a right of carriageway (appurtenant to lots 1 and 3) over the land marked RIGHT OF WAY (PRIVATE) "E" passing through that lot on the plan

Lot 2 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "D" and RIGHT OF WAY (PRIVATE) "F" on the plan

Lot 3 is subject to a right of carriageway (appurtenant to lots 1 and 2) over the land marked RIGHT OF WAY (PRIVATE) "D" passing through that lot on the plan

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: NOVAK INTERNATIONAL PTY LTD	PLAN SEALED BY: <i>NOVAK INTERNATIONAL PTY LTD</i>
FOLIO REF: FR 7189 - 2	DATE: <i>27/03/2023</i>
SOLICITOR & REFERENCE: RAE & PARTNERS (P. Lebski)	DA REF NO: <i>27/003/322</i>

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

*[Signature]*  
Council Delegate

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b>	Registered Number
PAGE 2 OF 3 PAGES	<b>SP 150770</b>

SUBDIVIDER: NOVAK INTERNATIONAL PTY LTD  
 FOLIO REFERENCE: FR 7189 - 2

Lot 3 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "E" and RIGHT OF WAY (PRIVATE) "F" on the plan

Lot 4 is subject to a right of carriageway (appurtenant to lots 5 and 6) over the land marked RIGHT OF WAY (PRIVATE) "C" passing through that lot on the plan

Lot 4 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "A" and RIGHT OF WAY (PRIVATE) "B" on the plan

Lot 5 is subject to a right of carriageway (appurtenant to lots 4 and 6) over the land marked RIGHT OF WAY (PRIVATE) "B" passing through that lot on the plan

Lot 5 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "A" and RIGHT OF WAY (PRIVATE) "C" on the plan

Lot 6 is subject to a right of carriageway (appurtenant to lots 4 and 5) over the land marked RIGHT OF WAY (PRIVATE) "A" passing through that lot on the plan

Lot 6 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "B" and RIGHT OF WAY (PRIVATE) "C" on the plan

**Fencing provision**  
 The owners of the lots on the plan are subject to the fencing provision created and set forth in Sealed Plan No 7189.

In respect to the lots on the plan the vendor (NOVAK INTERNATIONAL PTY LTD) shall not be required to fence

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 3 PAGES

Registered Number  
**SP 150770**

SUBDIVIDER: NOVAK INTERNATIONAL PTY LTD  
FOLIO REFERENCE: FR, 7189 - 2

Signed under Section 127 (1) of the Corporations Act 2001 by NOVAK INTERNATIONAL PTY LTD, being the registered proprietors in folio of the Register volume 7189 folio 2 in the presence of:

Witness: *Ann James Rolfs*  
name: *Ann James Rolfs*  
address: *Level 28 Adelaide Place 10 Endeavour Drive*  
occupation: *CERTIFIED FINANCIAL PLANNER*

EXECUTED by BANK OF WESTERN AUSTRALIA LTD AUSTRIAN LTD A/N 22 050 494 454 by its duly constituted Attorney under Power of Attorney No. 72/6137 dated 10 April 2001 who has no notice of revocation of such Power of Attorney in the presence of:

An Officer of the Bank  
Name (please print): *Alison Madonna Rice*  
C Dec 85558

*[Signature]*  
( ) X PAUL NOVAK  
( ) X (Director/Secretary)

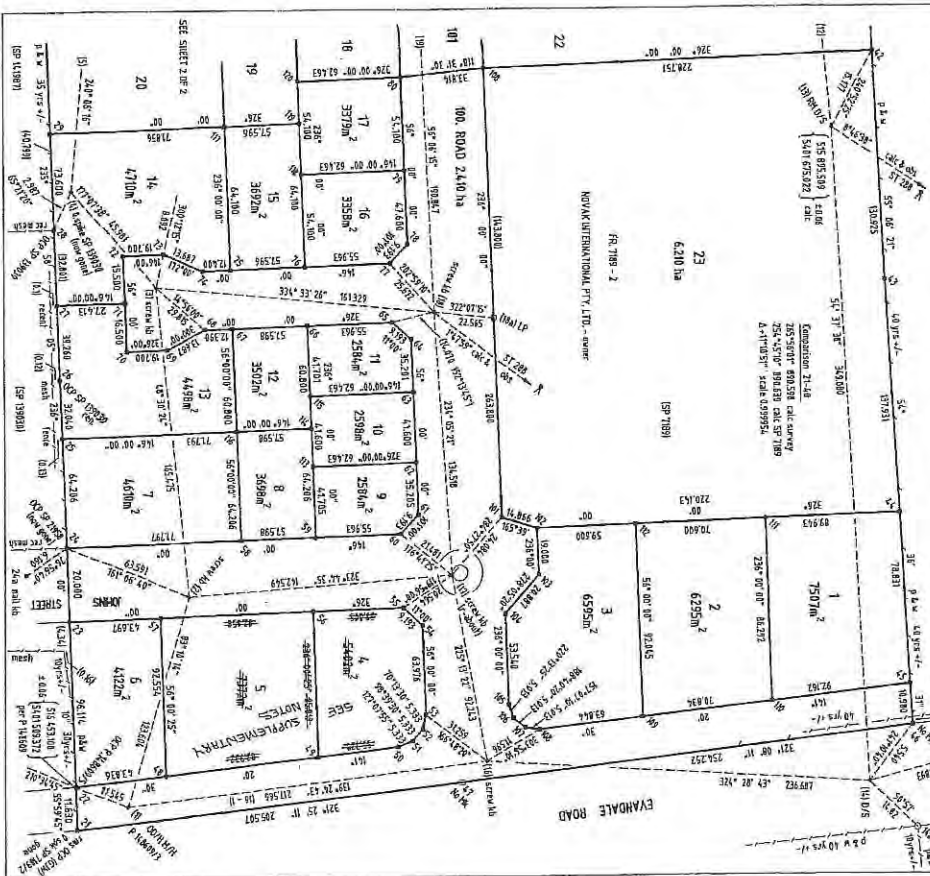
BANK OF WESTERN AUSTRALIA LTD  
by its Attorney:

*[Signature]*  
Signature: *Beverly Lenda*  
Name and Title (please print): *Manager Operations Team*

**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.

**SURVEY NOTES**  
SHEET 1 OF 3 SHEETS  
Registered Number  
**SP 150770**

- CROSS REFERENCE PLAN NUMBERS**
- ALL BORDER MARKS ARE BY SURVEY OR OTHERWISE SHOWN
  - ALL BOUNDARIES ARE GREAT OBLIQUE SINES SURV.
  - REPORT - H/A datum per GPS observations with contour origin at 22 per P 44805.
  - 34 - fixed by proportion per comparison 35 - 1 per SP 7189
  - 35 - 34 - 35 - 1 - 40 fixed by proportion per comparison 35 - 1 per SP 7189
  - 40 - 41 - 42 - 43 - 44 - 45 - 46 - 47 - 48 - 49 - 50 fixed by proportion per comparison 35 - 1 per SP 7189
  - 45 - 50 - 51 - 52 - 53 - 54 - 55 - 56 - 57 - 58 - 59 - 60 fixed by proportion per comparison 35 - 1 per SP 7189
  - 4.6 & 4.7 not marked being within proposed road widening.
  - H/A scale factor: 0.99993 Height Factor: 0.99973 cor: 0.000276
  - Estimated positional error revised from 0.16689 after Ausmap processing on 05/05/18
  - GM datum ranging by 61 metres dated 31-5-1989

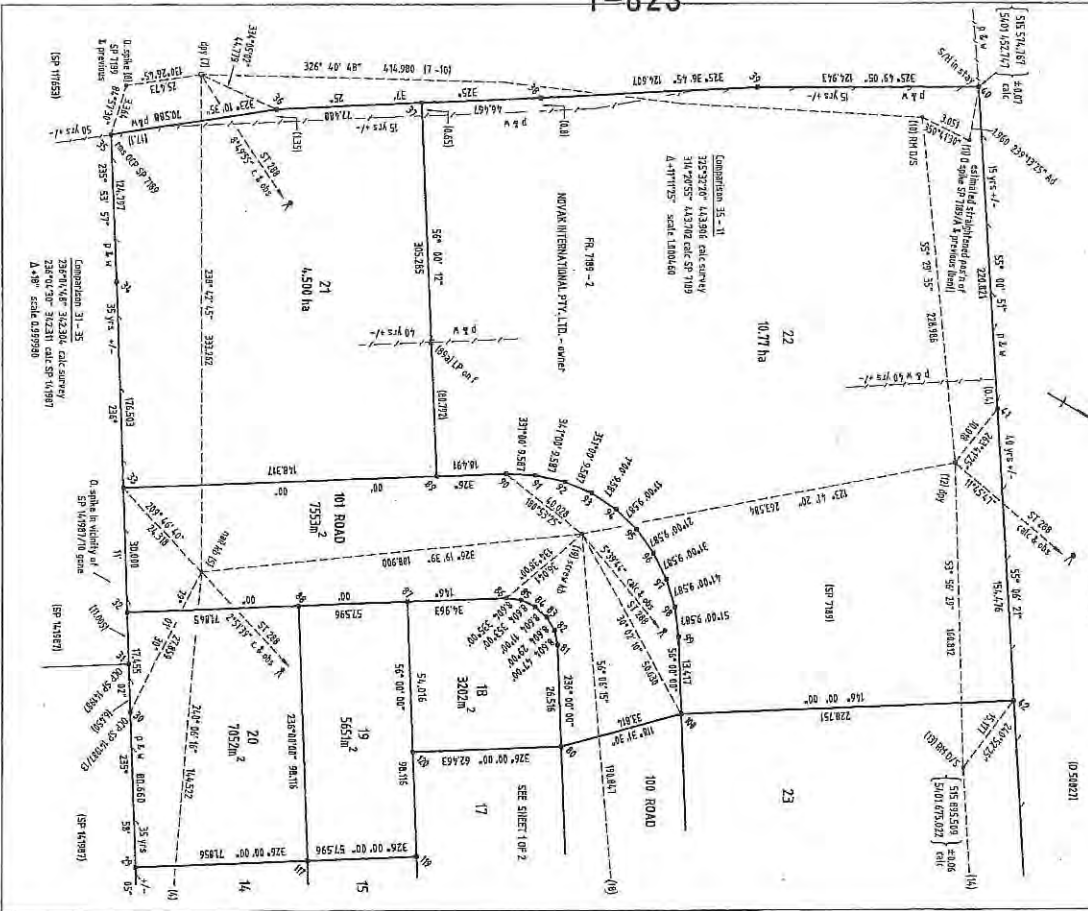


**SURVEY CERTIFICATE**  
MICHAEL B. ROSE, of NEWSTEAD  
in Tasmania a registered land surveyor HEREBY CERTIFY that:  
(a) this survey is based upon the best evidence that the nature of the case admits;  
(b) the survey was conducted in accordance with the provisions of the Survey Act 1980 and the Survey Regulations 1981;  
(c) this survey and accompanying survey notes comply with the relevant legislation at the time of the survey and are correct for the purposes of the Act.  
*[Signature]* Date: *26/6/2020*  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Surveyors Reference: 928

<b>SURVEY NOTES</b> <b>ANNEXURE SHEET</b> SHEET 2 OF 2 SHEETS CROSS REFERENCE PLAN NUMBERS USED AS PART OF THIS SURVEY		OWNER: DIVERS NOVAK INTERNATIONAL PTY. LTD. FOLIO REFERENCE: R9 7199 - 2 THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Land Surveyor M. J. ... Date: 20-3-2007	Registered Number <b>SP 150770</b> LENGTHS IN METRES
--	--	---	--

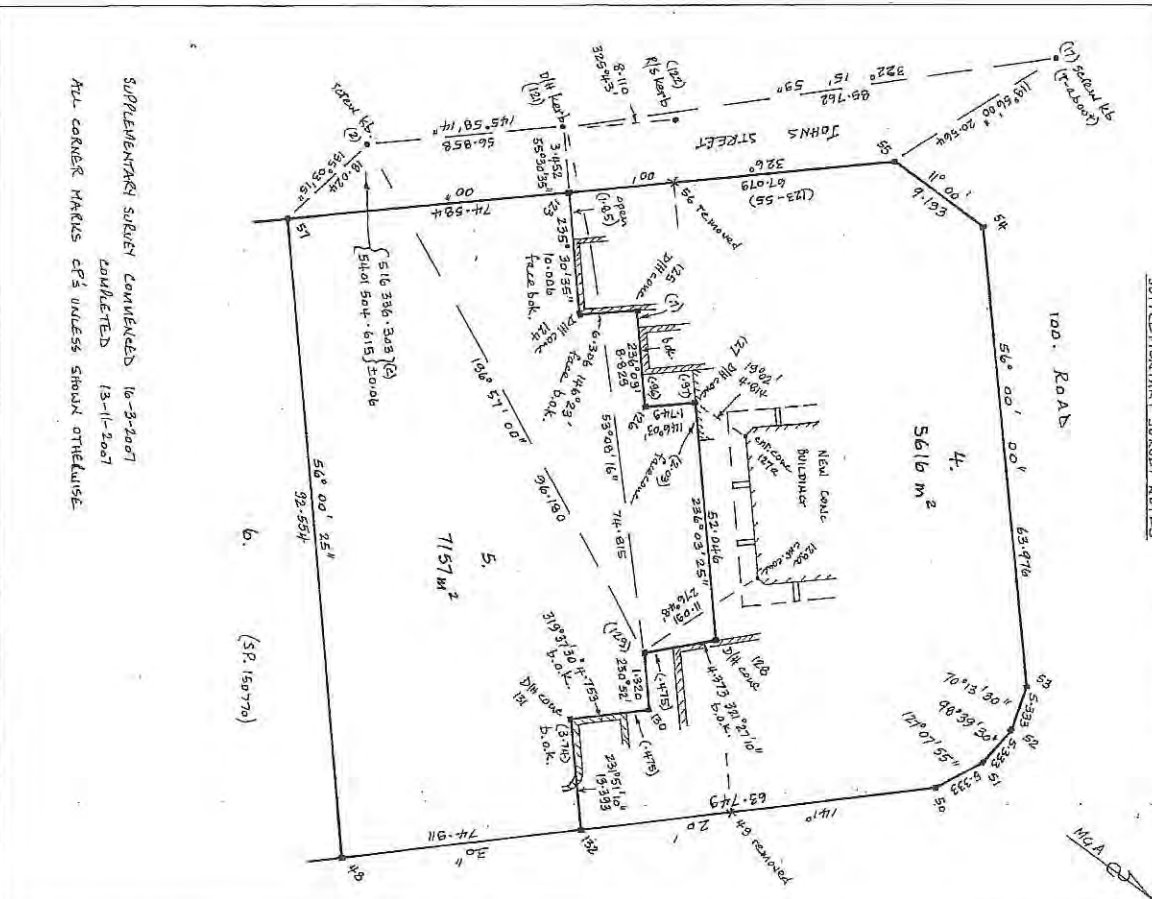
Survey commenced 14-2-2006  
Survey completed 16-3-2007  
Closing error = nil

ST 2011 Coded (b)  
[516 71597]  
[500 72235] per survey



<b>SURVEY NOTES</b> <b>ANNEXURE SHEET</b> SHEET 3 OF 3 SHEETS CROSS REFERENCE PLAN NUMBERS USED AS PART OF THIS SURVEY		OWNER: DIVERS NOVAK INTERNATIONAL PTY. LTD. FOLIO REFERENCE: R9 7199 - 2 THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Land Surveyor M. J. ... Date: 14-11-2007	Registered Number <b>SP 150770</b> LENGTHS IN METRES
--	--	--	--

SUPPLEMENTARY SURVEY NOTES



SUPPLEMENTARY SURVEY COMMENCED 16-3-2007  
 COMPLETED 13-11-2007  
 ALL CORNER MARKS ARE UNLESS SHOWN OTHERWISE

**HOBART**  
A.M. Peacock, B. App. Sc. (BSP), M.L.S. ALIST. (Director)  
G.M. Terry, B. Surv. (Reg.), M.L.S. ALIST. (Director)  
D. Panton, B. Surv. (Reg.), M.L.S. ALIST. (Director)  
M. Anderson, B. E. M.E. ALIST. (Associate)

**KINGSTON**  
A.P. (Lynn) McIndow, B. Surv. (Reg.), M.L.S. ALIST. (Director)

**LANCASTER**  
LANCESTON B. Surv. (Reg.), M.L.S. ALIST. (Director)  
P.M. Anderson, L.S., M.L.S. ALIST. (Consultant)

**BURNIE**  
A.J. Hudson, B. Surv. (Reg.), M.L.S. ALIST. (Director)

**A.J. Rolink, L.S., M.L.S. ALIST. (Director)**



**PDA**  
PEACOCK DARCEY & ANDERSON PTY. LTD.  
Surveyors, Engineers & Planners

127 Balthazar Street  
Hobart Tasmania, 7000  
Phone (03) 5231 5217

ABN 71 217 893 326  
Email: pda\_hba@pda.com.au  
www.pda.com.au

**Our Ref:**  
Lic0001\_Mask00 - Enc copy Survey Plans & Notes

1<sup>st</sup> July, 2010

Recorder of Titles  
Land Titles Office  
GPO Box 541  
HOBART TAS 7001

Dear Sir

**Lease Survey  
Proposed Tolstra Site - Hughes Court, Breadalbane**

Please find attached copy of Plan and Survey Notes, forwarded in accordance with Section 3.3.1.(b) of the Survey Directions 2002.

Yours faithfully  
Peacock Darcey & Anderson Pty Ltd

Per:   
Mark Peacock  
DIRECTOR  
Encs

565-3-3-1.1.(b)  
1/3

OFFICES, A.L.S.O. AT:  
• 108 Church Street, Kingston, 7050 (03) 5239 2131  
• 6 Queen Street, Burnie, 7350 (03) 5431 4400

TRADING AS CAMPBELL SMITH PHILIPS HOLDING WITH OFFICES AT:  
• 323 Brisbane Street, Launceston, 7290 (03) 6531 6099  
• 15 Fernu Bay Road, Deloraine, 7264 (03) 6982 2993

OWNER: ICENA DANCES PTY. LTD.		PLAN OF SURVEY		Registered Number 565-3-3-1.1.(b)	
FIELD REFERENCE: 150770/14		BY SURVEYOR: ANDREW HUBERT PEACOCK & MARK DORCEY ANDERSON PTY LTD		APPROVED EFFECTIVE FROM: 2/3	
GRANTEE: PART OF 324 ACRES QTD. TO THOMAS DEE		LAND DISTRICT OF: CORNWALL		PARISH OF: BREADALBANE	
HAPPESET MUNICIPAL CODE No.		SCALE: 1:400		SURVEYING REF: M908M	
LAST UP No.		LENGTHS IN METRES		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	
LAST PLAN No.		No.		Recorder of Titles	

SURVEY FOR LEASE HOLD ESTATE ONLY



COUNCIL DELGATE: \_\_\_\_\_ DATE: \_\_\_\_\_

**SURVEY NOTES**  
SHEET 1 OF 1 SHEET

REGISTERED NUMBER: **46C 27-1.1.1 (b)**

DESIGNED BY REPORT THE EVIDENCE USED AS PART OF THIS SURVEY REGISTERED GRADUATE MARTIN HEATLEY

DATE: **30.6.2010**

Signature: *M. Heatley*

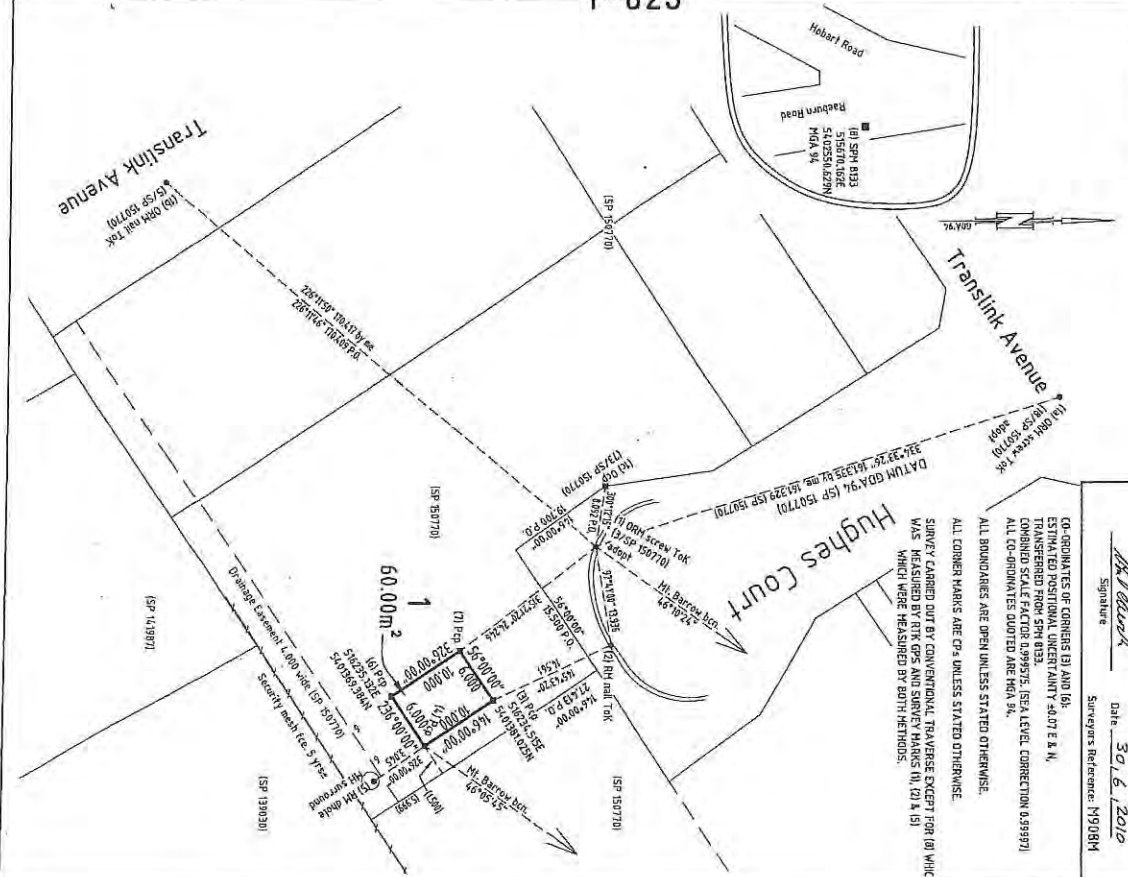
Surveyors Reference: **19108M**

CO-ORDINATES OF CORNERS (A) AND (B), ESTIMATED POSITIONAL UNCERTAINTY ±0.07 E & N, TRANSFERRED FROM SPN 833, COMBINED SCALE FACTOR 1.000575 (SEA LEVEL CORRECTION 0.59997) ALL CO-ORDINATES QUOTED ARE PMA 94.

ALL BOUNDARIES ARE OPEN UNLESS STATED OTHERWISE.

ALL CORNER MARKS ARE OPEN UNLESS STATED OTHERWISE.

SURVEY CARRIED OUT BY CONVENTIONAL TRAVERSE EXCEPT FOR (B) WHICH WAS MEASURED BY RTK GPS AND SURVEY MARKS (A), (2) & (3) WHICH WERE MEASURED BY BOTH METHODS.



OWNER: PEBBLY CONSTRUCTIONS (TAS) PTY. LTD.

FIELD REFERENCE: 150770/3

GRANTED: PART OF 324 ACRES G10 TO THOMAS GEE

PLAN OF SURVEY

BY SURVEYOR: JOHN WILLIAM GENT of CORNWALL SURVEYS PTY LTD, 372 BRADSHAW STREET, LANCASTON

LOCATION: LAND DISTRICT OF CORNWALL PARISH OF BREADALBANE

SCALE: 1:4.00

LENGTHS IN METRES

SURVEYORS REG. NO. 1910/11

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

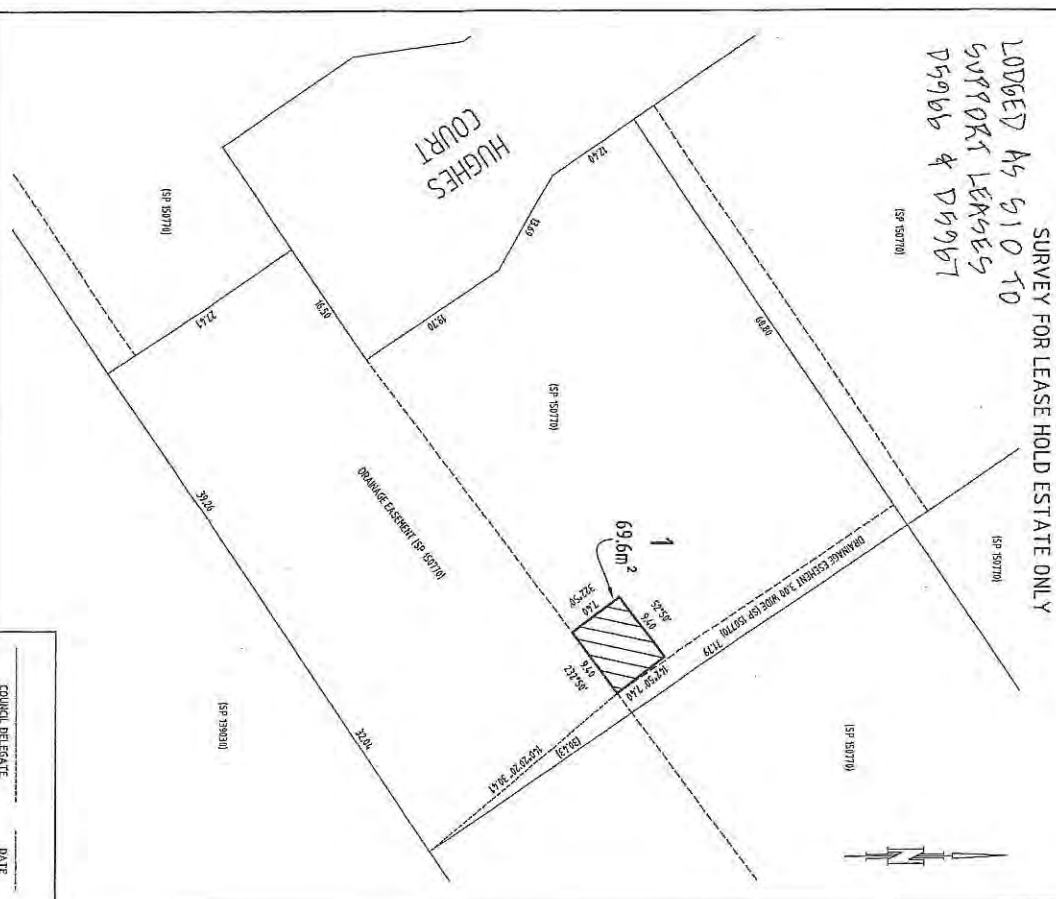
Filed with SP150770  
STD 162828

APPROVED EFFECTIVE FROM: \_\_\_\_\_

Recorder of Titles

**SURVEY FOR LEASE HOLD ESTATE ONLY**

**LODGED AS S10 TO SURVEYS 05966 & 05967**



**SURVEY NOTES**

SHEET 1 OF 1 SHEET

Filed with SP150770  
STO 162828

FIGURES REFERRED TO IN NUMBERS USED AS PART OF THIS SURVEY DISCLOSED BY REPORT THE EVIDENCE USED TO DETERMINE BOUNDARIES

SURVEY COMMENCED AND COMPLETED 22/06/2011  
REGISTERED GRADUATE MARTIN HEATLEY

*Martin Heatley*

**SURVEY CERTIFICATE**

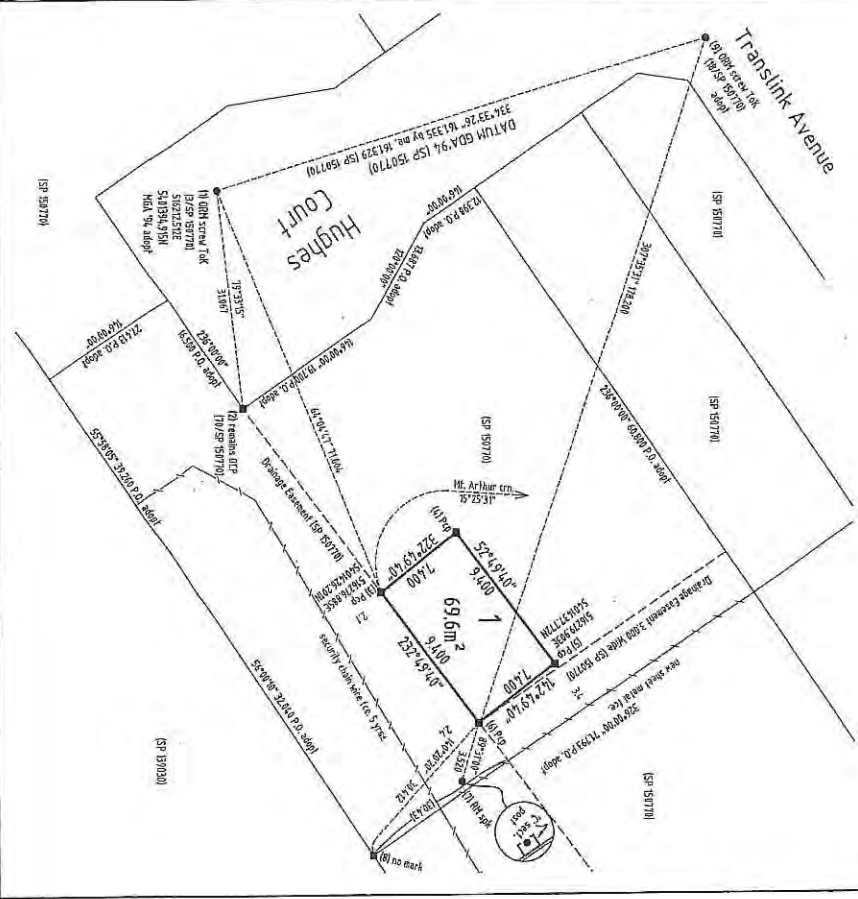
I, John William Dent, of \_\_\_\_\_ of Launceston, in Tasmania a Registered Land Surveyor hereby certify that this survey is based upon the best evidence that the (a) This survey has been truly and carefully conducted from surveys made by me or made under my supervision; and (b) This survey and accompanying survey notes comply with the requirements of the Land Titles Act 1980 and the regulations made thereunder for the purposes aforesaid.

*John William Dent*

Date 6.7.2011  
Signature \_\_\_\_\_  
Surveyors Reference 190/11

CO-CORNERES OF ONE (1) AND CORNERS (2) AND (3) ESTIMATED POSITIONAL UNCERTAINTY 4.07 E & N. TRANSFERRED FROM SP4 8933 VIA LEASE HOLD ESTATE SURVEY BY MR. ANTHONY PEACOCK 20/05/2009. SURVEYORS DEFERENCE PERMANENT SCALE FACTOR 0.99955. (SEEN LEVEL CORRECTION 0.99971). ALL CORNERS ARE OPEN UNLESS STATED OTHERWISE.  
ALL BOUNDARIES ARE OPEN UNLESS STATED OTHERWISE.  
ALL CORNER MARKS ARE CHS UNLESS STATED OTHERWISE.

1-626



**DESCRIPTION OF LAND**

Parish of BRADALBANE Land District of CORNWALL  
Lot 3 on Sealed Plan 150770  
Derivation : Part of 324 Acres Gtd. to Thomas Gee  
Prior CT 7189/2

**SCHEDULE 1**

M469102 TRANSFER to PAUL GRIPSKE INVESTMENTS PTY LTD  
Registered 24-Jul-2014 at noon

**SCHEDULE 2**

Reservations and conditions in the Crown Grant if any  
SP150770 EASEMENTS in Schedule of Easements  
SP150770 FENCING PROVISION in Schedule of Easements

**UNREGISTERED DEALINGS AND NOTATIONS**

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE	
VOLUME	FOLIO
150770	3
EDITION	DATE OF ISSUE
7	24-Jul-2014

**PLAN OF SURVEY**  
 REGISTERED NUMBER  
**SP 150770**

OWNER: NOVAK INTERNATIONAL PTY. LTD.  
 BY SURVEYOR: M.A. ROSE OF  
 2/3 WALDEN STREET, NEWSTEAD 7250

LOCATION: LAND DISTRICT OF CORNWALL  
 PARISHES OF BREADALBANE & PERTH

APPROVED EFFECTIVE FROM: - 3 MAY 2007  
 Recorder of Titles: Alice Kawa

FIELD REFERENCE: FR 789-2  
 GRANTEE PART OF FR 2 - 199 GRANTED TO WILLIAM KIRSON, PART OF 324 ACRES GRANTED TO THOMAS BEE

SCALE: 1:3000

LENGTHS IN METRES

REGISTERED NUMBER: SP 150770

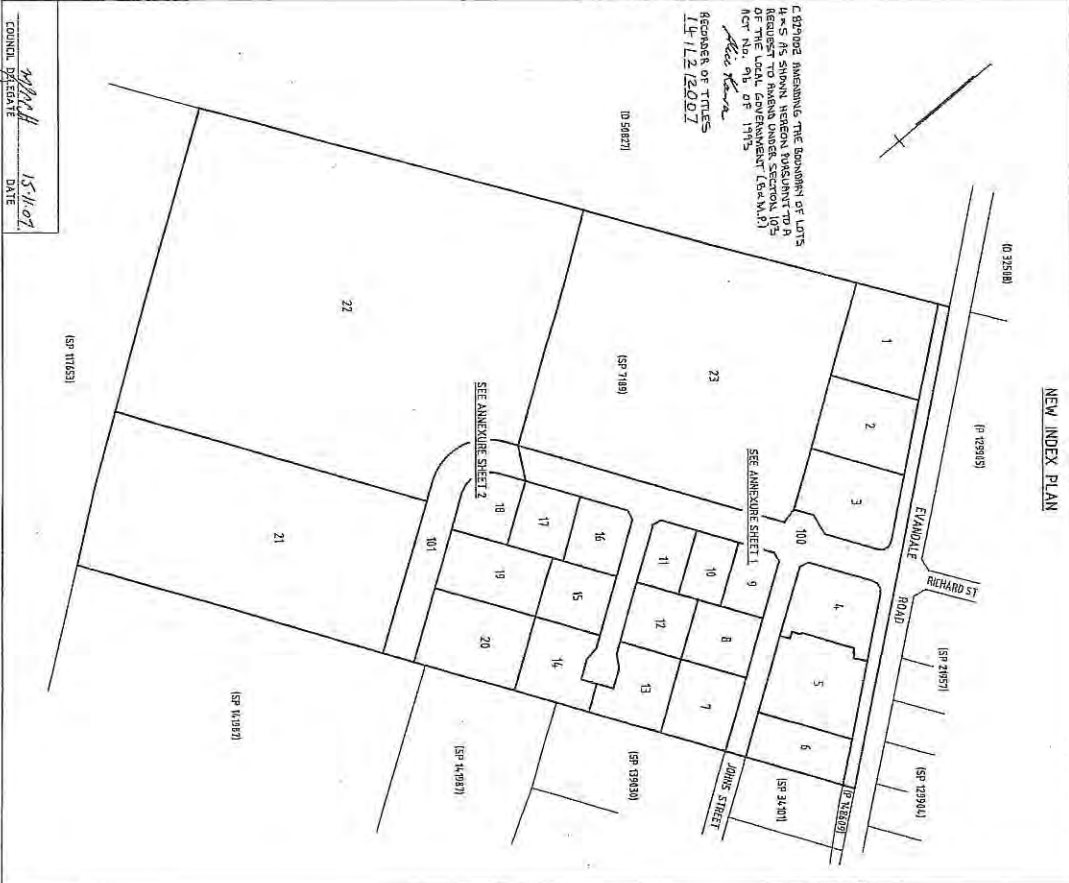
APPROVED EFFECTIVE FROM: - 3 MAY 2007  
 Recorder of Titles: Alice Kawa

REGISTERED NUMBER: SP 150770

APPROVED EFFECTIVE FROM: - 3 MAY 2007  
 Recorder of Titles: Alice Kawa

REGISTERED NUMBER: SP 150770

APPROVED EFFECTIVE FROM: - 3 MAY 2007  
 Recorder of Titles: Alice Kawa



**PLAN OF SURVEY**  
 REGISTERED NUMBER  
**SP 150770**

OWNER: NOVAK INTERNATIONAL PTY. LTD.  
 BY SURVEYOR: M.A. ROSE OF  
 2/3 WALDEN STREET, NEWSTEAD 7250

LOCATION: LAND DISTRICT OF CORNWALL  
 PARISHES OF BREADALBANE & PERTH

APPROVED EFFECTIVE FROM: - 3 MAY 2007  
 Recorder of Titles: Alice Kawa

FIELD REFERENCE: FR 789-2  
 GRANTEE PART OF FR 2 - 199 GRANTED TO WILLIAM KIRSON, PART OF 324 ACRES GRANTED TO THOMAS BEE

SCALE: 1:3000

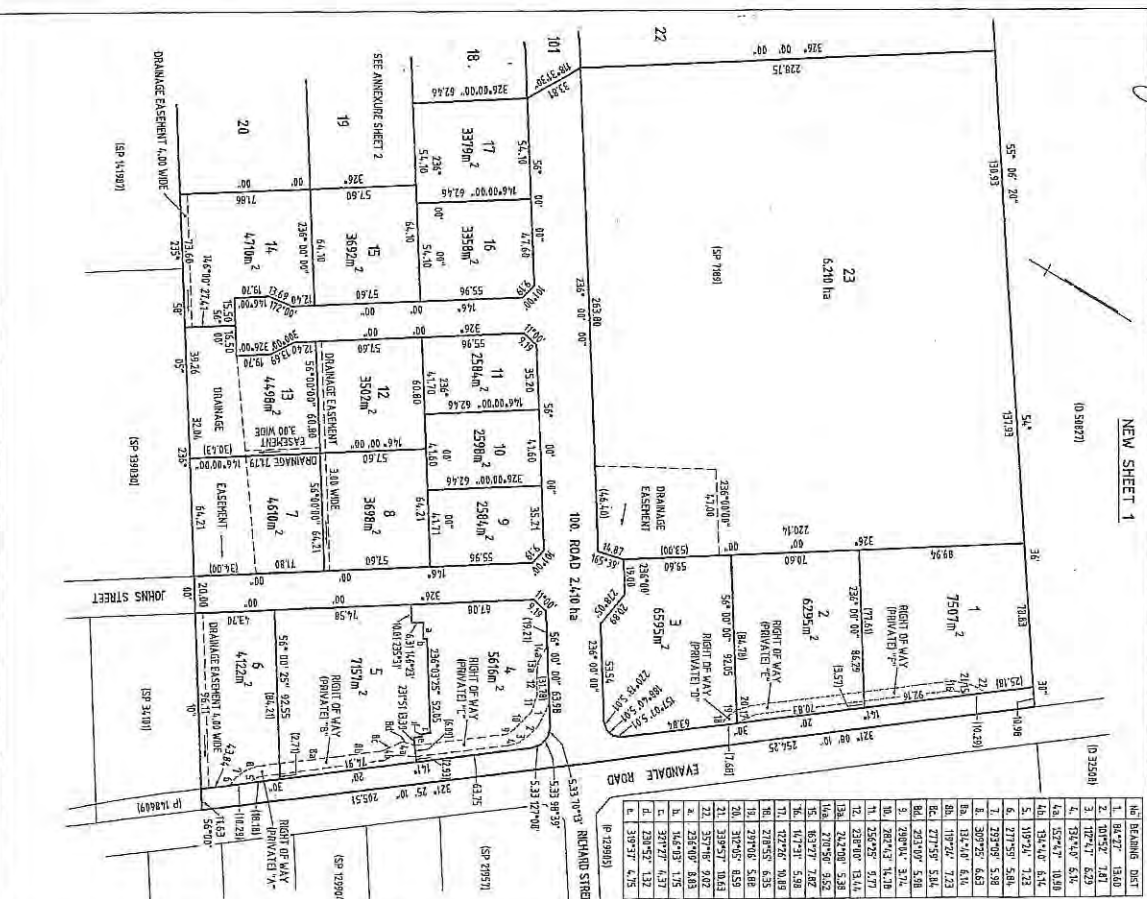
LENGTHS IN METRES

REGISTERED NUMBER: SP 150770

APPROVED EFFECTIVE FROM: - 3 MAY 2007  
 Recorder of Titles: Alice Kawa

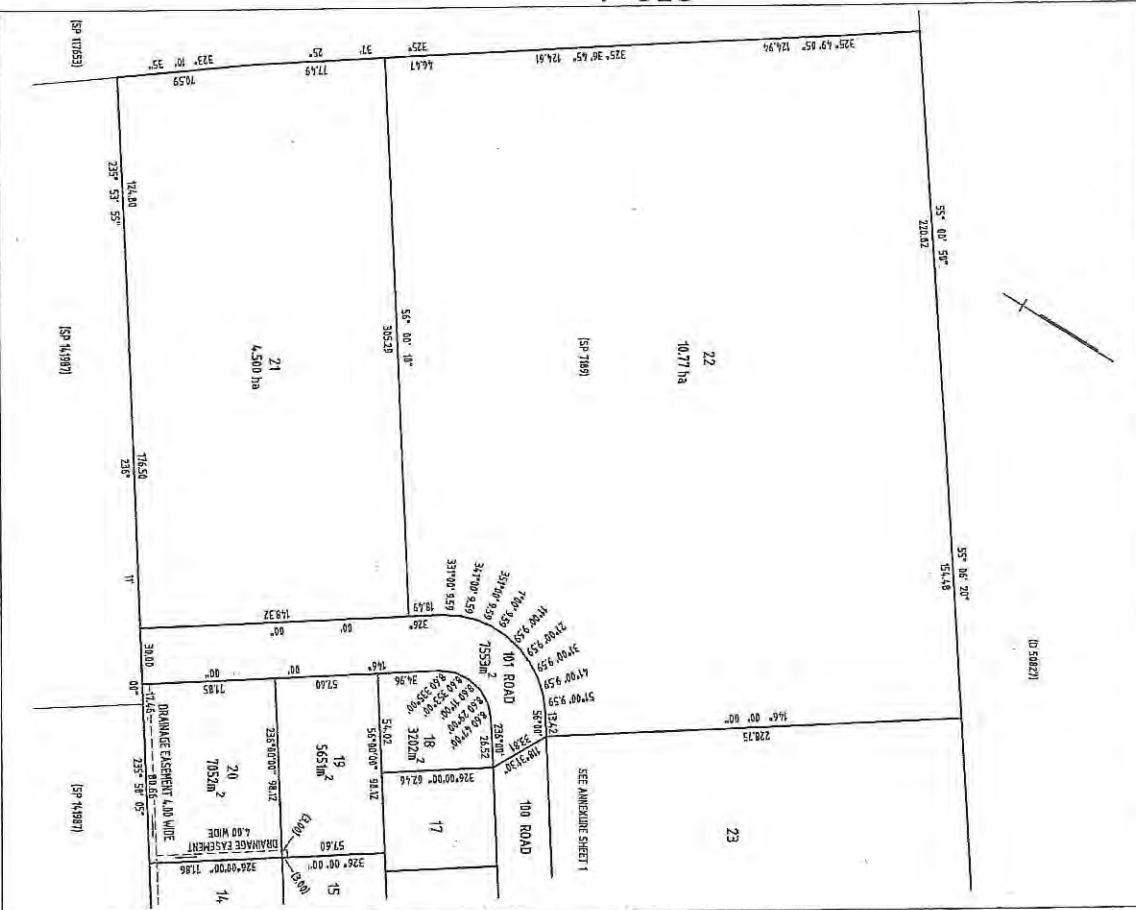
REGISTERED NUMBER: SP 150770

APPROVED EFFECTIVE FROM: - 3 MAY 2007  
 Recorder of Titles: Alice Kawa



1-627

<b>PLAN OF SURVEY</b> <b>ANNEXURE SHEET</b> SHEET 2 OF 2 SHEETS SIGNED FOR IDENTIFICATION PURPOSES: <i>M. O'Shea</i> Found Delegate Date: 30/3/07	OWNED NOVAK INTERNATIONAL PTY LTD FOLIO REFERRED: FR. 7199 - 2 SCALE: 1:1750 LENGTHS IN METRES THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN, THE SURVEYS CENTERLINE EXTENDS TO THE CENTALS ON THIS SHEET. 20-03-2007 Date Registered Land Services	Registered Number <b>SP 150770</b> APPROVED DEFECTIVE FROM: - 3 MAY 2007 <i>Alice Kowara</i> Recorder of Titles
---	--	--



<b>SCHEDULE OF EASEMENTS</b> NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGAGES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number <b>SP 150770</b>
--	---------------------------------------

EASEMENTS AND PROFITS  
PAGE 1 OF 3 PAGES

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

Lots 6, 7, 8, 12, 13, 14, 19, 20 and 23 are subject to a right of drainage (appurtenant to the Northern Midlands Council) over the lands marked DRAINAGE EASEMENT 3.00 WIDE, DRAINAGE EASEMENT 4.00 WIDE and DRAINAGE EASEMENT passing through those lots on the plan

Lot 1 is subject to a right of carriageway (appurtenant to lots 2 and 3) over the land marked RIGHT OF WAY (PRIVATE) "F" passing through that lot on the plan

Lot 1 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "D" and RIGHT OF WAY (PRIVATE) "E" on the plan

Lot 2 is subject to a right of carriageway (appurtenant to lots 1 and 3) over the land marked RIGHT OF WAY (PRIVATE) "E" passing through that lot on the plan

Lot 2 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "D" and RIGHT OF WAY (PRIVATE) "F" on the plan

Lot 3 is subject to a right of carriageway (appurtenant to lots 1 and 2) over the land marked RIGHT OF WAY (PRIVATE) "D" passing through that lot on the plan

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: NOVAK INTERNATIONAL PTY LTD  
 FOLIO REF: FR. 7199 - 2  
 SOLICITOR & REFERENCE: RAE & PARTNERS (P. Labadie)

PLAN SEALED BY: *NOVAK INTERNATIONAL PTY LTD*  
 DATE: *27/03/07*  
 REF NO: *27/003/1322*  
*M. O'Shea*  
 Council Delegate

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

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 3 PAGES	Registered Number <b>SP 150770</b>
SUBDIVIDER: NOVAK INTERNATIONAL PTY LTD FOLIO REFERENCE: FR. 7189 - 2	

Lot 3 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "E" and RIGHT OF WAY (PRIVATE) "F" on the plan

Lot 4 is subject to a right of carriageway (appurtenant to lots 5 and 6) over the land marked RIGHT OF WAY (PRIVATE) "C" passing through that lot on the plan

Lot 4 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "A" and RIGHT OF WAY (PRIVATE) "B" on the plan

Lot 5 is subject to a right of carriageway (appurtenant to lots 4 and 6) over the land marked RIGHT OF WAY (PRIVATE) "B" passing through that lot on the plan

1-629

Lot 5 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "A" and RIGHT OF WAY (PRIVATE) "C" on the plan

Lot 6 is subject to a right of carriageway (appurtenant to lots 4 and 5) over the land marked RIGHT OF WAY (PRIVATE) "A" passing through that lot on the plan

Lot 6 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "B" and RIGHT OF WAY (PRIVATE) "C" on the plan

**Fencing provision**  
~~The owners of the lots on the plan are subject to the fencing provision created and set forth in Sealed Plan No 7189.~~

In respect to the lots on the plan the vendor (NOVAK INTERNATIONAL PTY LTD) shall not be required to fence

**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.

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF 3 PAGES	Registered Number <b>SP 150770</b>
SUBDIVIDER: NOVAK INTERNATIONAL PTY LTD FOLIO REFERENCE: FR. 7189 - 2	

Signed under Section 127 (1) of the Corporations Act 2001 by NOVAK INTERNATIONAL PTY. LTD, being the registered proprietors in folio of the Register volume 7189 folio 2 in the presence of:

PAUL NOVAK  
 (Director/Secretary)

Witness:

name: *Ann Truss Kells*  
address: *Level 28 and floor 10 entry 6 Brisbane*  
occupation: *Certified Merivina Accountant*

EXECUTED by BANK OF WESTERN AUSTRALIA LTD  
AS AUSTRALIA LTD ABN 22 050 494 454 by its duly constituted Attorney under Power of Attorney No. 72/6137 dated 10 April 2001 who has no notice of revocation of such Power of Attorney in the presence of:

BANK OF WESTERN AUSTRALIA LTD  
by its Attorney:

An Officer of the Bank  
Name (please print): Alison Madonna Rice  
Cdcc 85558

Beverly Lawla  
Manager Operations Team  
Name and title (please print)

**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.



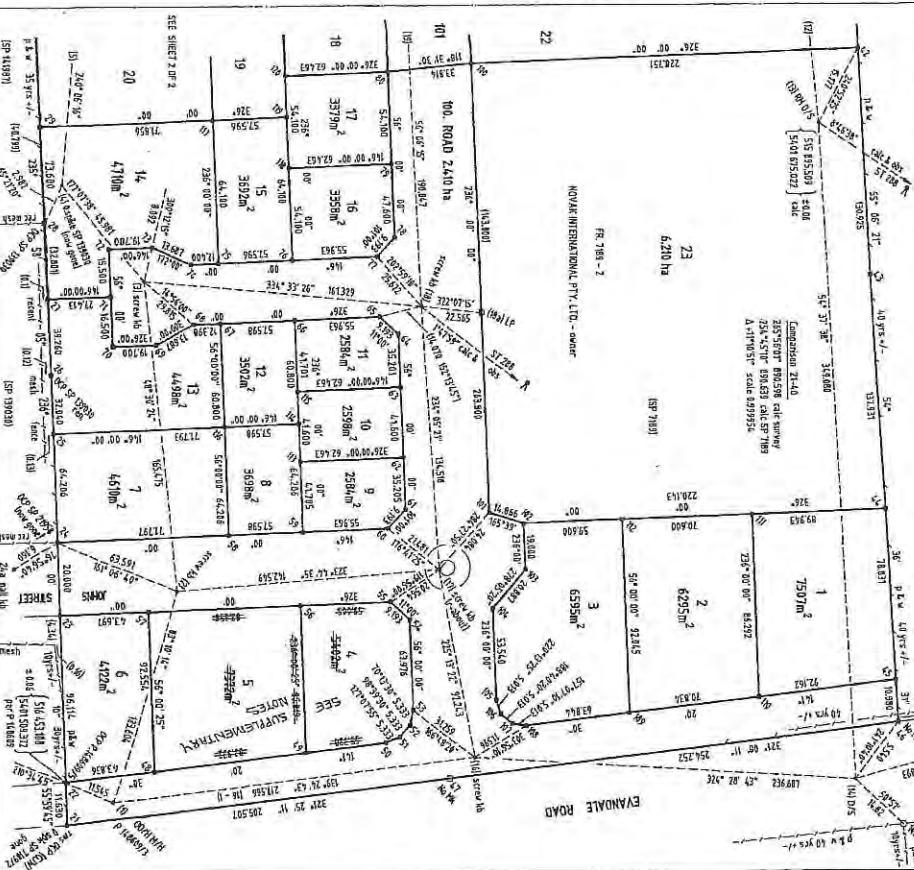
**SURVEY NOTES**  
SHEET 1 OF 3 SHEETS

Registered Number  
**SP 150770**

CLASS REFERENCE PLAN NUMBERS  
USED TO DETERMINE BOUNDARIES  
USED AS PART OF THIS SURVEY

REGISTERED BY REPORT THE SURVEYOR  
MICHAEL R. ROSE  
NSWFIELD

IN TESTIMONY WHEREOF THE SURVEYOR HEREBY CERTIFIES THAT:  
 (a) This survey is based upon the best evidence that the nature of the case admits  
 (b) The survey was made in accordance with the provisions of the Land Titles Act 1980  
 (c) This survey and accompanying survey notes comply with the provisions of the Land Titles Act 1980  
 (d) The survey and accompanying survey notes are correct in all particulars  
 The Surveyor's Signature: *Michael R. Rose*  
 Date: 20/3/2007  
 Surveyors Reference 948



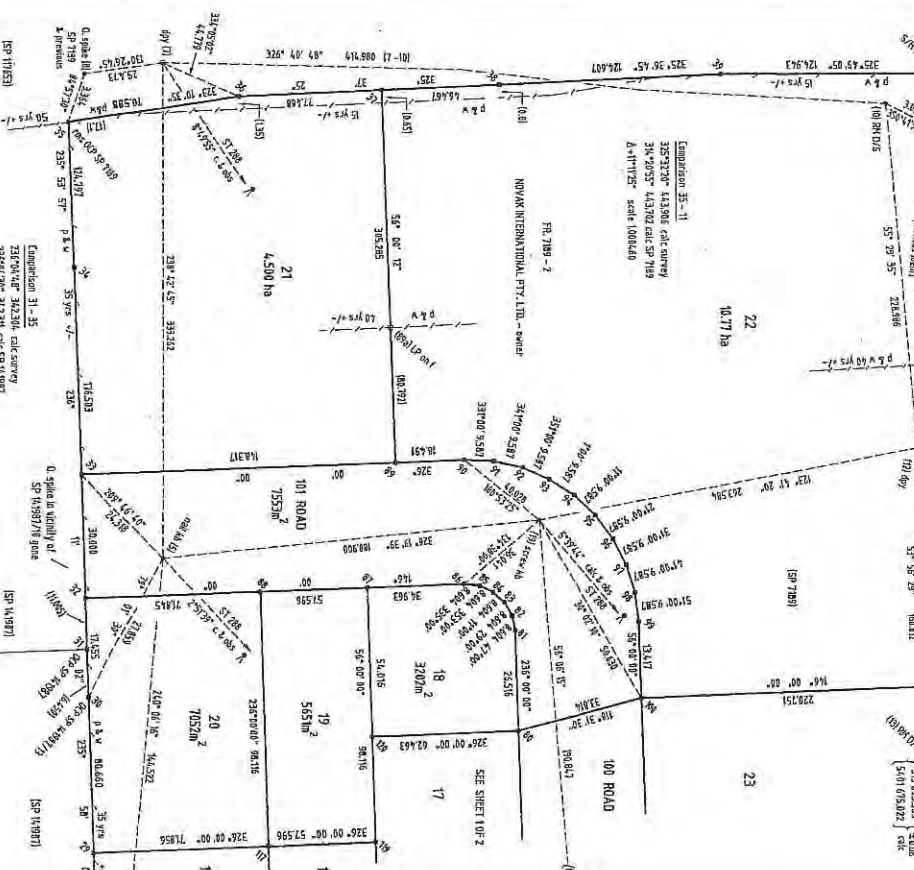
**SURVEY NOTES**  
ANNEXURE SHEET  
SHEET 2 OF 2 SHEETS

Registered Number  
**SP 150770**

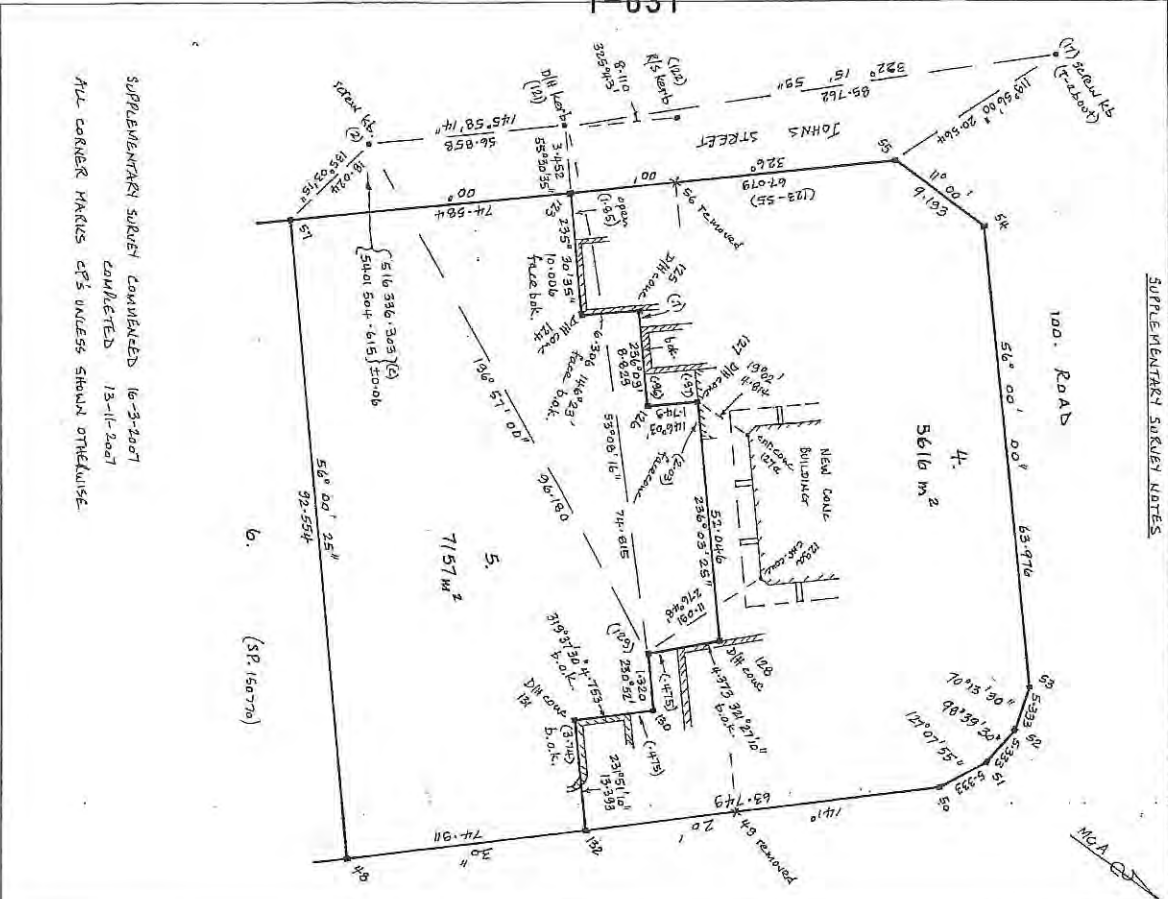
CLASS REFERENCE PLAN NUMBERS  
USED AS PART OF THIS SURVEY

REGISTERED BY REPORT THE SURVEYOR  
MICHAEL R. ROSE  
NSWFIELD

IN TESTIMONY WHEREOF THE SURVEYOR HEREBY CERTIFIES THAT:  
 (a) This survey is based upon the best evidence that the nature of the case admits  
 (b) The survey was made in accordance with the provisions of the Land Titles Act 1980  
 (c) This survey and accompanying survey notes comply with the provisions of the Land Titles Act 1980  
 (d) The survey and accompanying survey notes are correct in all particulars  
 The Surveyor's Signature: *Michael R. Rose*  
 Date: 20/3/2007  
 Surveyors Reference 948



<b>SURVEY NOTES</b>		Registered Number <b>SP 150770</b>
<b>ANNEXURE SHEET</b>		
SHEET 3 OF 3 SHEETS		
GROSS REFERENCE PLAN NUMBERS USED AS PART OF THIS SURVEY		
OWNER Folio Reference:	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.	
SUPPLEMENTARY SURVEY NOTES		LENGTHS IN METRES



SUPPLEMENTARY SURVEY COMPLETED 16-3-2007  
COMPLETED 13-11-2007  
ALL CORNER MARKS CP'S UNLESS SHOWN OTHERWISE

- HOBART**  
A.M. Peacock & Associates (SURA), M.S. AUST (Director)  
D. Peacock (E.M.A.I.E. AUST), C. Peacock (Director)  
M. Curran, B. Sully, (Dir), M.S. AUST (Director)  
M. McCann, B.E. (M.E. AUST) (Proprietor)
- NINGBO**  
N. Peacock, B. Sully, (Dir), M.S. AUST (Director)
- LINDSEY**  
J.W. Peacock, B. Sully, (Dir), M.S. AUST (Director)  
P.N. Anderson, L.S. M.S. AUST (Director)
- BURIE**  
L.S. Peacock, B. Sully, (Dir), M.S. AUST (Director)  
B.L. Peacock, L.S. M.S. AUST (Director)

Our Ref:  
L20091\_M0000 - Site copy Survey Plan & Notes

Recorder of Titles  
Land Titles Office  
GPO Box 541  
HOBART TAS 7001

Dear Sir

Lease Survey  
Proposed Teistra Site - Hughes Court, Breadalbane

Please find attached copy of Plan and Survey Notes forwarded in accordance with Section 3.3.1.1(b) of the Survey Directions 2002.

Yours faithfully  
Peacock Darcy & Anderson Pty Ltd

Per:  
  
Mark Peacock  
DIRECTOR  
ENCS



**PDA**  
PEACOCK DARCY & ANDERSON PTY. LTD.  
Surveyors, Engineers & Planners

127 Balfour Street  
Hobart TAS 7000  
Phone (03) 6234 3217

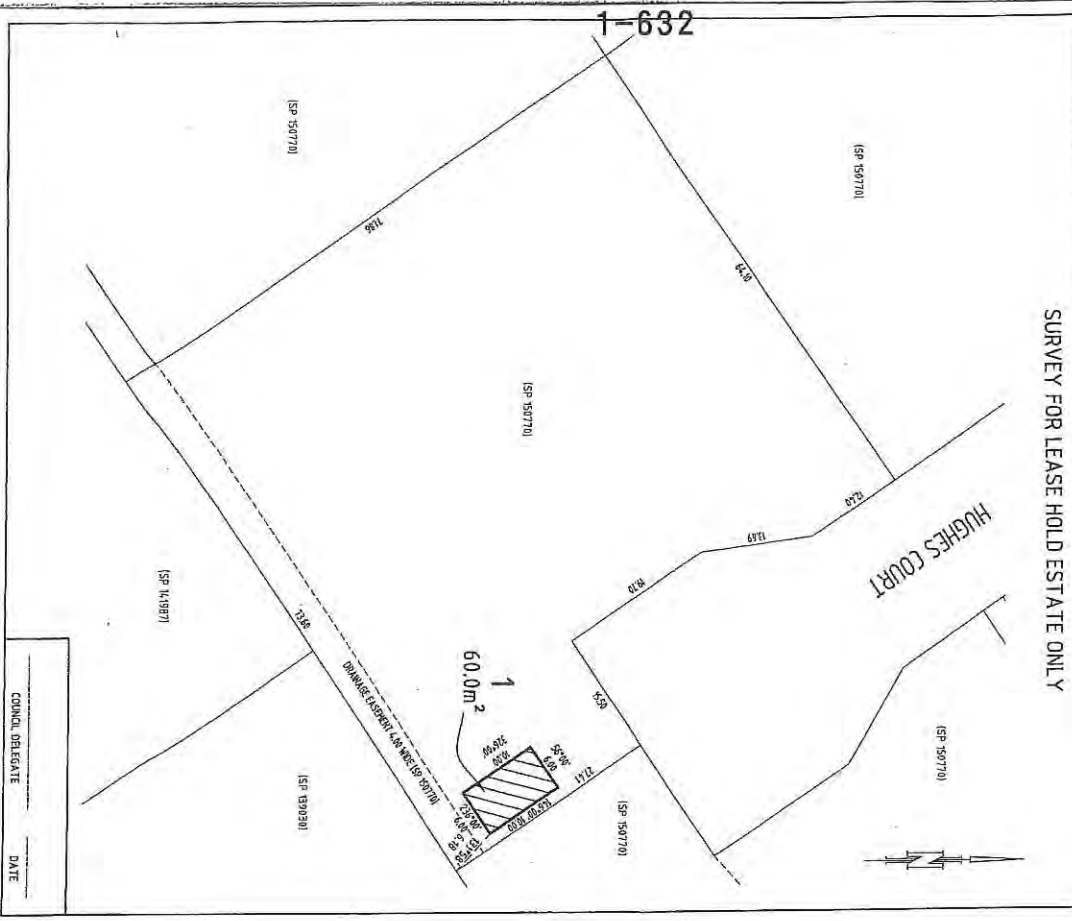
181 71 217 226 226  
181 71 217 226 226  
Email: pda@pda.com.au  
www.pda.com.au

1<sup>st</sup> July, 2010

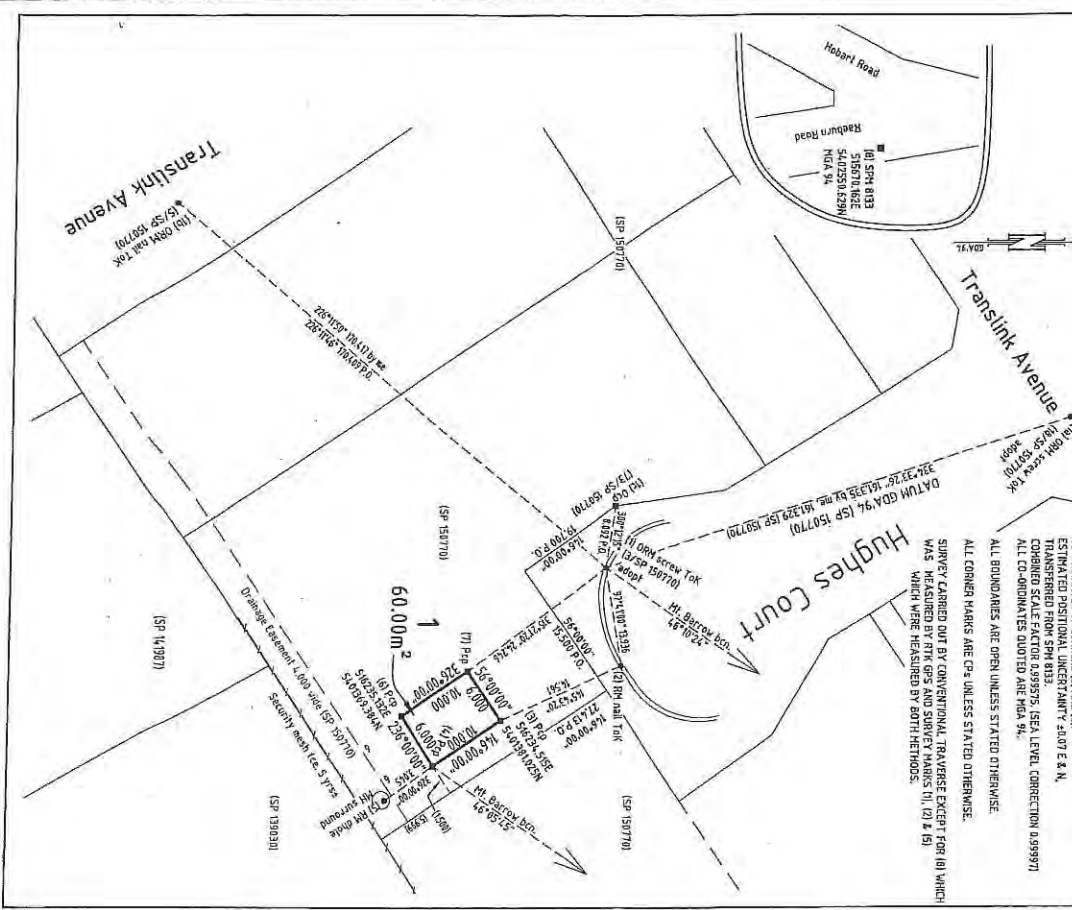
REC. 3.3.1.1 (b)  
1/3

- OFFICES ALSO AT:
- 26 Church Street, Kingston, 7050 (03) 6228 2131
  - 6 Queen Street, Burnie, 7330 (03) 6431 4100
- TRADING AS CAMPBELL SMITH PHELPS PEDLEY WITH OFFICES AT:
- 3/23 Brisbane Street, Launceston, 7260 (03) 6531 4099
  - 16 Emu Bay Road, Deloraine, 7504 (03) 6382 2993

OWNER: KEENA DAIRIES PTY. LTD. FOID: 150770/4 REFERENCE: 150770/4 GRANTEE: PART OF 324 ACRES QTD. TO THOMAS BEE	PLAN OF SURVEY BY SURVEYOR: ANTHONY MARK PEACOCK of PEACOCK, MAREY & ANDERSON PTY LTD LAND DISTRICT OF: CORNWALL PARISH OF: BREADALBANE	Registered Number: <b>46. 3-3-1-1 (A)</b> 2/3
MAGNETIC MUNICIPAL CODE No.	LAST UP No.	SCALE: 1:400
SURVEY FOR LEASE HOLD ESTATE ONLY		LENGTHS IN METRES
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		SURVEYORS REF: 1/1908/1
MAGNETIC MUNICIPAL CODE No.		Record of Titles

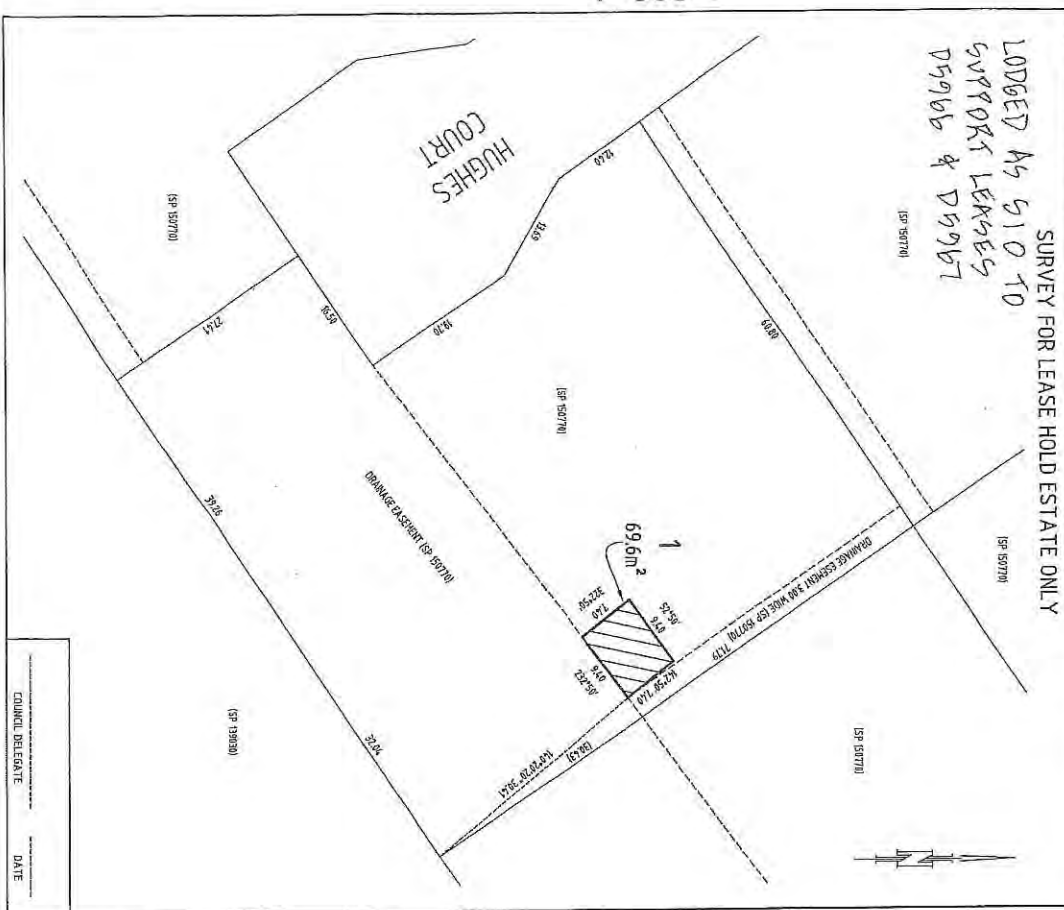


SURVEY NOTES SHEET 1 OF 1 SHEET GROSS REFERENCE PLAN NUMBERS USED AS PART OF THIS SURVEY SURVEY COMPLETED BY 08/05/2010 AND COMPLETED 20/05/2010 REGISTERED GRADUATE PARTIAL CERTIFICATE	Registered Number: <b>46. 3-3-1-1 (A)</b> 2/3
SURVEY CERTIFICATE In Tasmanian Territory, I, Anthony Mark Peacock, of Peacock, Marey & Anderson Pty Ltd, a Registered Professional Land Surveyor, hereby certify that this survey is based upon the best evidence that the nature of the case admits, and has been compiled from surveys made by me or under my supervision and that the same comply with relevant legislation affecting surveys and are correct for the purposes intended.	Date: <b>30.6.2010</b> Signature: <i>Anthony Mark Peacock</i> Surveyors Reference: 1/1908/1



OWNER: PERULU CONSTRUCTIONS TRAS PTY. LTD.	<b>PLAN OF SURVEY</b>		Filed with SP150770 <b>STO 162828</b>
FIELD REFERENCE: 150770/3	BY SURVEYOR: JOHN WILLIAM DEPT of CORNER, SURVEYOR'S PRUIC, 2122 BRIDGEMAN STREET, LANCASTON	LOCATION: LAND DISTRICT OF CORNWALL	APPROVED EFFECTIVE FROM: 19/07/11
GRANTEE: PART OF 32.4 ACRES G.D. 10 THOMAS GEE	PARISH OF BRECDALBANE	SCALE: 1:400	Recorder of Titles
	MAP SHEET MUNICIPAL CODE No.	LAST PLAN No.	LENGTHS IN METRES
			SURVEYING REF: 190/11
			ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

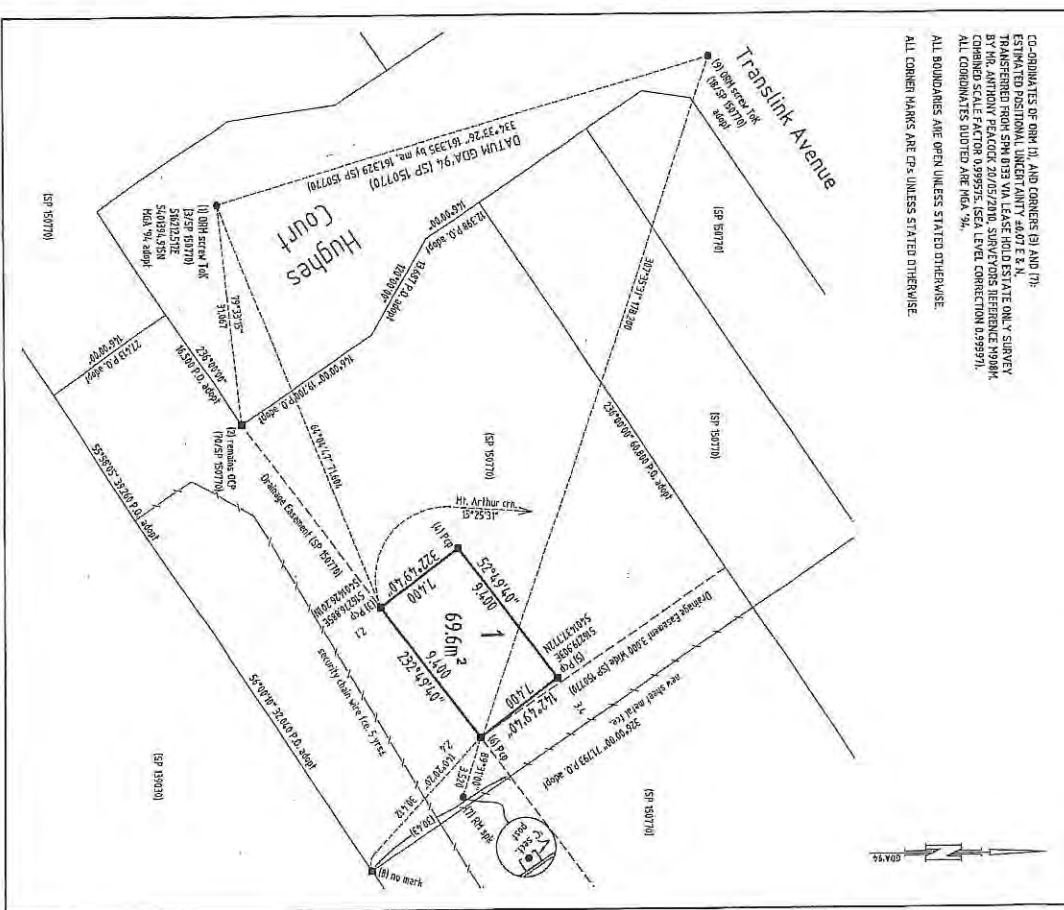
**SURVEY FOR LEASE HOLD ESTATE ONLY**  
 LODGED AS S10 TO SUPPORT LEASES D5966 & D5967



<b>SURVEY NOTES</b>	Filed with SP150770 <b>STO 162828</b>
SHEET 1 OF 1 SHEET	DISCREPANCY REPORT THE EVIDENCE USED TO DETERMINE BOUNDARIES
CROSS REFERENCE PLAN NUMBERS USED AS PART OF THIS SURVEY	
SURVEY COMPLETED AND COMPLETED 22/06/2011	
REGISTERED GRADUATE SURVEYOR	

*John William Dept of Corner*  
 Signature Date: 6.7.2011  
 Surveyors Reference: 190/11

CO-ORDINATES OF BORN 11, AND CORNERS (A) AND (I) ESTIMATED POSITIONAL UNCERTAINTY ±0.07 E & ±0.08 N. TRANSFERRED FROM SP10033 VIA LEASE HOLD ESTATE ONLY SURVEY BY MR. ANTHONY PEARSON 20/05/2011. SURVEY COMPLETED 22/06/2011. ALL COORDINATES LISTED ARE IGA 94. ALL BOUNDARIES ARE OPEN UNLESS STATED OTHERWISE.



Infrastructure Easement shown on Plan 129905  
Registered 20-Nov-2014 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE	
VOLUME 129905	FOLIO 1
EDITION 1	DATE OF ISSUE 15-Jun-1998

SEARCH DATE : 26-Jun-2020  
SEARCH TIME : 04.51 PM

DESCRIPTION OF LAND

Parish of BREADALBANE, Land District of CORNWALL  
Lot 1 on Plan 129905  
Derivation : Part of 324 Acres Gtd. to T. Gee.  
Prior CT 126881/1

SCHEDULE 1

A938778 TRANSFER to DAVID NICHOLAS HUGHES

SCHEDULE 2

**4** Reservations and conditions in the Crown Grant if any  
**1** **BURDENING EASEMENT:** right of carriageway and pipeline rights (appurtenant to Lot 1 on P.107909) over the Rights of Way 9.00 wide marked AB & NP and Right of Way 9.14 wide marked MN on P.129905 and over the Pipeline Easement 4.00 wide on P.129905 (respectively)

**SP 21957 BURDENING EASEMENT:** Right for the Commonwealth of Australia (appurtenant to the land marked CDEFGHJK on Sealed Plan No. 21957, previously part of the land in Folio of Register 2442/95) to go pass & repass over the strip of land marked Right of Way 9.14 wide marked MN on Plan No. 129905 and with the right to erect use & maintain overhead power transmission lines through over & along the said strip of land & to lay use & maintain underground cables through under & along the said strip of land together with rights of entry

**SP 21957 BURDENING EASEMENT:** Right of Carriageway (appurtenant to the land comprised in Conveyance No. 35/4440) over the Right of Way marked NP on Plan No. 129905

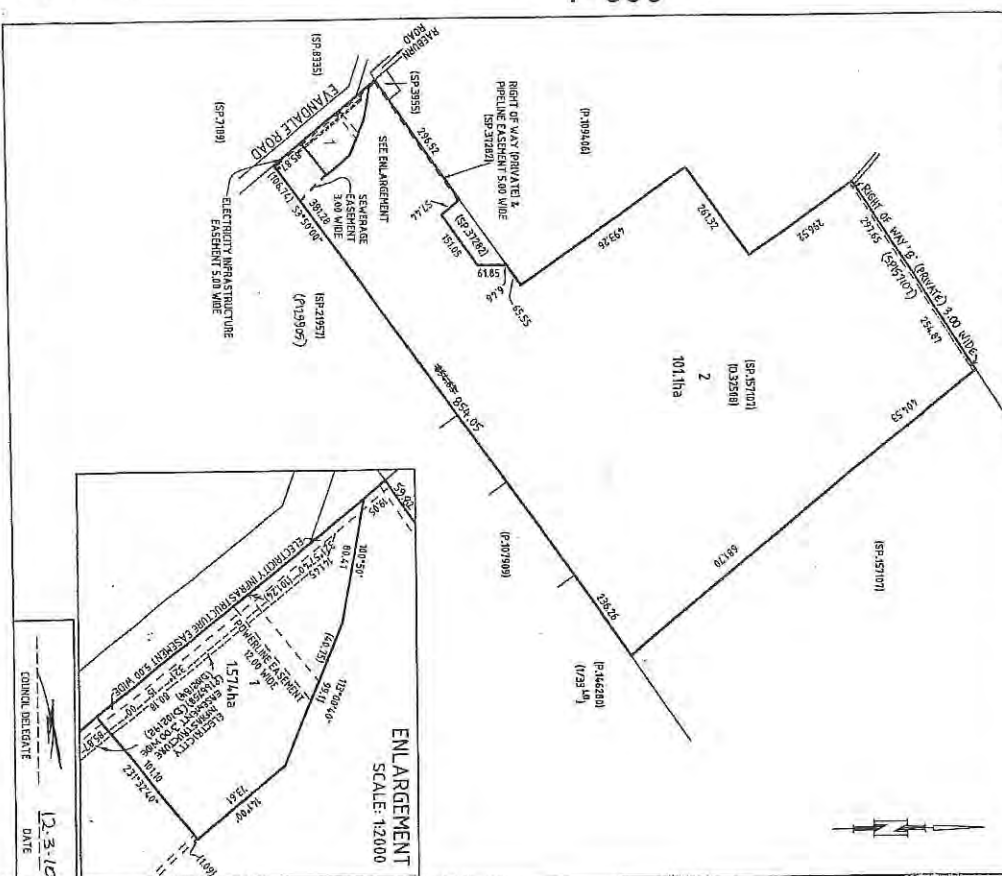
**SP 21957 BURDENING EASEMENT:** Right of Carriageway (appurtenant to the land comprised and described in Conveyance No. 35/4440) over the Right of Way marked MN on Plan No. 129905

**D144544 BURDENING ELECTRICITY INFRASTRUCTURE EASEMENT** with the benefit of a restriction as to user of land in favour of Aurora Energy Pty Ltd over the Electricity



OWNER: A & J GARDNER PTY LTD		REGISTERED NUMBER <b>SP159125</b>	
FILE REFERENCE: CT571712	BY SURVEYOR JOHN WILLIAMS DEPT of CORRECTION, SPRINTFIELD ROAD, 3728 BRISBANE STREET, LAUNCESTON	SCALE 1:7500	LENGTHS IN METRES
GRANTED PART OF 514 ACRES GRANTED TO THOMAS SCOTT, WHOLE OF 13.80 ha LOCATED TO H. HULLERS, WHOLE OF 43.3 ha LOCATED TO J. DAVISON, WHOLE OF 29 ha, & LOCATED TO CHARLES FLETCHER (10/10/80)	LOCATION PARISH OF BREADALBANE DISTRICT OF CORNWALL	LAST PLAN No. SP157107	SURVEYORS REF 30/11/10
			APPROVED FROM - 8 APR 2010 <i>Walter Kenna</i> Recorder of Titles
			ALL EXISTING SURVEY NUMBERS TO BE QUERIED REFERENCED ON THIS PLAN

LOT 2 COMPILED FROM SP 157107, SP 37282 & THIS SURVEY.



<b>SCHEDULE OF EASEMENTS</b>	Registered Number <b>SP 159125</b>
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

**EASEMENTS AND PROFITS**  
PAGE 1 OF 5 PAGES

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

Lot 2 is subject to a right of carriage way over 'RIGHT OF WAY B (Private) 3.00 WIDE' appurtenant to Lot 1 ~~SP 157107~~ on Sealed Plan 157107.  
Lot 2 is ~~subject to~~ a right of carriage way over 'RIGHT OF WAY 10.00 WIDE CD' shown on sealed Plan 117465 as more fully defined in C75237 (subject to condition)  
Lot 2 is subject to a right of carriage way and pipeline easement over 'RIGHT OF WAY (Private) & PIPELINE EASEMENT 5.00 WIDE' appurtenant to Lot 1 of SP 37282.

Lot 2 is together with a right to pass and repass as shown on Conveyance Instrument No. 633351  
Lot 2 is together with a right of way benefiting easement as shown on Grant 32/5672.

**Powerline easement**  
1/2.00  
Lot 1 is subject to a powerline easement shown as 'POWERLINE EASEMENT 5.00 WIDE' on the plan, appurtenant to Lot 2.  
1/2.00  
Lot 2 is together with a powerline easement over 'POWERLINE EASEMENT 5.00 WIDE' shown on Lot 1 on the plan

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: A & J Gardner Pty Ltd	PLAN SEALED BY: Northern Midlands Council
FOLIO REF: CT 157107/2	DATE: 12. MAR. 2010
SOLICITOR & REFERENCE: C Wootton (CWM084010)	27/09/2008
	REF NO. P09-172

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 159125**

SUBDIVIDER: A & J Gardner Pty Ltd  
FOLIO REFERENCE: CT 15710712

**Electricity Infrastructure Easement**

Lot 1 and Lot 2 are subject to a Electricity Infrastructure Easement shown as 'ELECTRICITY INFRASTRUCTURE EASEMENT 5.00 WIDE' on the Plan appurtenant to Aurora Energy.

**Sewerage Easement**

Lot 2 on the Plan is subject to a sewerage easement shown as 'SEWERAGE EASEMENT 3.00 WIDE' on the plan appurtenant to Lot 1 on the plan and appurtenant to Ben Lomond Water  
Lot 1 on the plan is together with a sewerage easement over the Sewerage Easement 3.00 wide shown passing through Lot 2 on the plan.  
**Fencing provision**

The owners (A & J Gardner Pty Ltd) shall not be required to fence in respect of any lot shown on the Plan.

1-637

**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.

*[Handwritten signatures]*

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**  
PAGE 3 OF 5 PAGES

Registered Number  
**SP159125**

SUBDIVIDER: A & J Gardner Pty Ltd  
FOLIO REFERENCE: CT 15710712

**Definitions**

'**Powerline Easement**' means the right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment for the purposes of the transmission of electrical energy thereover to construct and maintain poles cables and other infrastructure and the right for every such person and his surveyors and workmen from time to time and at all times hereafter if the or they should think fit to enter into and upon the land herein indicated as the land over which the right is to subsist and to inspect repair cleanse and amend any such poles cables and other infrastructure without doing unnecessary damage to the said land.

'**Sewerage Easement**' means the words 'together with' or 'a right of sewerage shall mean the right of the owner or owners for the time being of the lots of which such right is expressed to be appurtenant to discharge sewerage or sillage therefrom through any sewer or sewers now existing or to be constructed in the strip of land over which such right is expressed to be granted and the right for the owner or owners and their surveyors and workmen from time to time and at all times hereafter if they should think fit to enter upon the said strip of land and to construct therein a new sewer or sewers in substitution for the existing sewer or sewers and to inspect cause and maintain and amend any such existing or substituted sewer or sewers making good and damage done to the said strips of land.

'**Pipeline Easement**' means the right of laying mains and pipes under or over the 'Right of Way (Private) and Pipeline Easement 5.00 Wide' for the purposes of supply of water to any house or building now or hereafter erected on or of SP 37282 and at all times the right to enter thereupon to inspect, cleanse, repair and maintain such mains and pipes and when and where necessary to lay new mains and or pipes in substitution therefor.

'**Ben Lomond Water**' means Tasmanian Water and Sewerage Corporation (Northern Region) Pty Limited, ABN: 13 133 655 062 trading as Ben Lomond Water, established under the provisions of the Water and Sewerage Corporations Act 2008 (Tas).

'**Aurora Energy**' means Aurora Energy Pty Ltd, ACN 082 464 622, whose registered office is situate at 21 Kirksway Place in Hobart, Tasmania, and its servants, agents and contractors as well as its successors and their servants agents and contractors.

**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.

*[Handwritten signatures]*



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 4 OF 5 PAGES	Registered Number <h1>SP 159 125</h1>
SUBDIVIDER: A & J Gardner Pty Ltd FOLIO REFERENCE: CT 15710712	

'Electricity Infrastructure Easement' means:

FIRSTLY all the full and free right and liberty for Aurora Energy at all times hereafter:

- a) TO maintain, lay, erect and install anything used for, or in connection with the generation, transmission or distribution of electricity including powerlines (overhead or underground), substations for converting electricity, substations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity (hereinafter called "electricity infrastructure") of such materials and type as Aurora Energy may determine above, on or under the land respectively marked "Electricity Infrastructure Easement" on the Lot 1 and Lot 2 shown on the Plan annexed hereto (hereinafter called the "servient land");
- b) TO enter into and upon the servient land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing electricity infrastructure without doing unnecessary damage to the said servient land and making good all damage occasioned thereby;
- c) TO erect fencing, signs, barriers or other protective structures upon the servient land if in the opinion of Aurora Energy these are necessary for reasons of safety;
- d) TO cause or permit electrical energy to flow or be transmitted or distributed through the said electricity infrastructure;
- e) TO enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the said land in consultation with the registered proprietor/s for the purpose of access and egress to and from the servient land;

NOTHING herein contained shall prevent the registered proprietor/s for themselves and their successors in title from using the servient land PROVIDED THAT such use does not derogate from this grant or, in the opinion of Aurora Energy compromise the safe operation of Aurora Energy electricity infrastructure located on, above or under the servient land.

SECONDLY the benefit of a covenant for Aurora and its successors with the registered proprietor/s for themselves and their successors in title of the servient land not to erect any buildings or place any structures or objects within the said easement without the prior written consent of Aurora 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 hereinbefore described.

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

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 5 OF 5 PAGES	Registered Number <h1>SP 159 125</h1>
SUBDIVIDER: A & J Gardner Pty Ltd FOLIO REFERENCE: CT 15710712	

SIGNED BY A & J Gardner Pty Ltd, ACN 092 171 045, in accordance with Section 127 of the Corporations Act 2001:

Director/Secretary  
  
**Timothy David Gardner**  
 Print Full Name

Director/Secretary  
  
**EROLINE JENNY GARDNER**  
 Print Full Name

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body to the dealing.



<b>SCHEDULE OF EASEMENTS</b>	Registered Number <b>SP 159 125</b>
------------------------------	--

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

PAGE 1 OF 5 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 prandre 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 prandre described hereunder.
- The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 2 is subject to a right of carriage way over 'RIGHT OF WAY B (Private) 3.00 WIDE' appurtenant to Lot 1 ~~on Sealed Plan 157107.~~ on Sealed Plan 157107.

Lot 2 is ~~subject to a right of carriage way over~~ 'RIGHT OF WAY 10.00 WIDE CD' shown on sealed Plan 117465 as more fully defined in C75237 (subject to condition)

Lot 2 is subject to a right of carriage way and pipeline easement over 'RIGHT OF WAY (Private) & PIPELINE EASEMENT 5.00 WIDE' appurtenant to Lot 1 of SP 37282.

**-640**

Lot 2 is together with a right to pass and repass as shown on Conveyance Instrument No. 63/3351

Lot 2 is together with a right of way benefiting easement as shown on Grant 32/5672.

**Powerline easement**

1/2.00

Lot 1 is subject to a powerline easement shown as 'POWERLINE EASEMENT 5.00 WIDE' on the plan, appurtenant to Lot 2.

1/2.00

Lot 2 is together with a powerline easement over 'POWERLINE EASEMENT 5.00 WIDE' shown on Lot 1 on the plan

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: A & J Gardner Pty Ltd FOLIO REF: CT 15710712 SOLICITOR & REFERENCE: C. Wootton (GNW090410)	PLAN SEALED BY: Northern Midlands Council DATE: 12-MAR-2010 27/09/2008 REF NO: P09-172 Council Delegate
--	---

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

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b>	Registered Number <b>SP 159 125</b>
--	--

PAGE 2 OF 5 PAGES

SUBDIVIDER: A & J Gardner Pty Ltd  
 FOLIO REFERENCE: CT 15710712

**Electricity Infrastructure Easement**

Lot 1 and Lot 2 are subject to a Electricity Infrastructure Easement shown as 'ELECTRICITY INFRASTRUCTURE EASEMENT 5.00 WIDE' on the Plan appurtenant to Aurora Energy.

**Sewerage Easement**

Lot 2 on the Plan is subject to a sewerage easement shown as 'SEWERAGE EASEMENT 3.00 WIDE' on the plan appurtenant to Lot 1 on the plan and appurtenant to Ben Lomond Water

Lot 1 on the plan is together with a sewerage easement over the Sewerage Easement 3.00 wide shown passing through Lot 2 on the plan.

Fencing provision

The owners (A & J Gardner Pty Ltd) shall not be required to fence in respect of any lot shown on the Plan.

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

ANNEXURE TO  
SCHEDULE OF EASEMENTS  
PAGE 3 OF 5 PAGES

Registered Number  
**SP159125**

SUBDIVIDER: A & J Gardner Pty Ltd  
FOLIO REFERENCE: CT 157107/2

**Definitions**

'Powerline Easement' means the right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment for the purposes of the transmission of electrical energy therewith to construct and maintain poles cables and other infrastructure and the right for every such person and his surveyors and workmen from time to time and at all times hereafter if he or they should think fit to enter into and upon the land herein indicated as the land over which the right is to subsist and to inspect repair cleanse and amend any such poles cables and other infrastructure without doing unnecessary damage to the said land.

'Sewerage Easement' means the words "together with" or "a right of sewerage shall mean the right of the owner or owners for the time being of the lots of which such right is expressed to be appurtenant to discharge sewerage or sillage therefrom through any sewer or sewers now existing or to be constructed in the strip of land over which such right is expressed to be granted and the right for the owner or owners and their surveyors and workmen from time to time and at all times hereafter if they should think fit to enter upon the said strip of land and to construct therein a new sewer or sewers in substitution for the existing sewer or sewers and to inspect cause and maintain and amend any such existing or substituted sewer or sewers making good and damage done to the said strips of land.

1-641

'Pipeline Easement' means the right of laying mains and pipes under or over the 'Right of Way (Private) and Pipeline Easement 5.00 Wide' for the purposes of supply of water to any house or building now or hereafter erected on or I of SP 37282 and at all times the right to enter thereupon to inspect, cleanse, repair and maintain such mains and pipes and when and where necessary to lay new mains and or pipes in substitution therefor.

'Ben Lomond Water' means Tasmanian Water and Sewerage Corporation (Northern Region) Pty Limited, ABN: 13 133 655 062 trading as Ben Lomond Water, established under the provisions of the Water and Sewerage Corporations Act 2008 (Tas).

'Aurora Energy' means Aurora Energy Pty Ltd, ACN 082 464 622, whose registered office is situate at 21 Kiteaway Place in Hobart, Tasmania, and its servants, agents and contractors as well as its successors and their servants agents and contractors.

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

ANNEXURE TO  
SCHEDULE OF EASEMENTS  
PAGE 4 OF 5 PAGES

Registered Number  
**SP 159 125**

SUBDIVIDER: A & J Gardner Pty Ltd  
FOLIO REFERENCE: CT 157107/2

'Electricity Infrastructure Easement' means:

**FIRSTLY** all the full and free right and liberty for Aurora Energy at all times hereafter:

- a) **TO** maintain, lay, erect and install anything used for, or in connection with the generation, transmission or distribution of electricity including powerlines (overhead or underground), substations for converting electricity, substations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity (hereinafter called "electricity infrastructure") of such materials and type as Aurora Energy may determine above, on or under the land respectively marked "Electricity Infrastructure Easement" on the Lot 1 and Lot 2 shown on the Plan annexed hereto (hereinafter called the "servient land");
- b) **TO** enter into and upon the servient land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing electricity infrastructure without doing unnecessary damage to the said servient land and making good all damage occasioned thereby;
- c) **TO** erect fencing, signs, barriers or other protective structures upon the servient land if in the opinion of Aurora Energy these are necessary for reasons of safety;
- d) **TO** cause or permit electrical energy to flow or be transmitted or distributed through the said electricity infrastructure;
- e) **TO** enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the said land in consultation with the registered proprietor/s for the purpose of access and regress to and from the servient land;
- f) **NOTHING** herein contained shall prevent the registered proprietor/s for themselves and their successors in title from using the servient land **PROVIDED THAT** such use does not derogate from this grant or, in the opinion of Aurora Energy compromise the safe operation of Aurora Energy electricity infrastructure located on, above or under the servient land.

**SECONDLY** the benefit of a covenant for Aurora and its successors with the registered proprietor/s for themselves and their successors in title of the servient land not to erect any buildings or place any structures or objects within the said easement without the prior written consent of Aurora 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 hereinbefore described.

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

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**  
PAGE 6 OF 9 PAGES

Registered Number  
**SP 159 125**

SUBDIVIDER: A & J Gardner Pty Ltd  
FOLIO REFERENCE: CT 15710712

SIGNED BY A & J Gardner Pty Ltd, ACN  
092 171 045, in accordance with Section 127  
of the Corporations Act 2001:

Director/Secretary  
*[Signature]*  
**Timothy David Gardner**  
Print Full Name

Director/Secretary  
*[Signature]*  
**CHARLOTTE JENNY GARDNER**  
Print Full Name

**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.

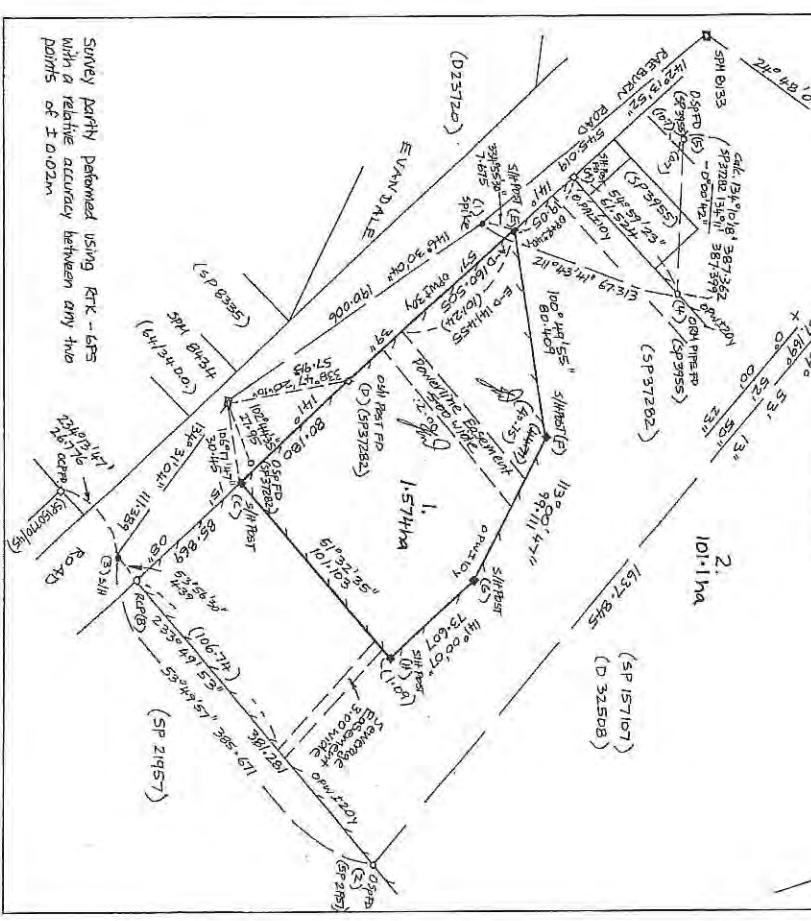
**SURVEY NOTES**  
SHEET 1 OF 1 SHEETS

Registered Number  
**SP159 125**

CROSS REFERENCE PLAN NUMBERS USED AS PART OF THIS SURVEY	DESCRIBE BY REPORT THE EVIDENCE USED TO DETERMINE BOUNDARIES
MGA CO-ORDS	GDA 1994
psf. 0.999604	msic. 0.999977
est. 0.999574	
ST 288	516211.647
E	516000.49
C	516137.78
	51403732.835
	51402137.02
	51401953.14
	0.04
	0.06
	0.06

**SURVEY CERTIFICATE**  
I, William Dept of Launceston  
in Tasmania a registered land surveyor HEREBY CERTIFY that:  
(a) I have of the case and the best evidence that the  
(b) the survey notes have been truly compiled from surveys  
made by me or made under my supervision, and  
(c) relevant legislation affecting surveys and are correct for  
the purposes required.  
*[Signature]*  
Date 10/2/2010  
Surveyor Reference 204/08

Land District of CORNWALL  
Parish of BREVALBANE  
C.T. 15710712  
OWNER: A+J Gardner Pty Ltd  
survey commenced & completed 5/11/2009  
All corner marks are CPS unless shown otherwise  
All boundaries are open unless shown otherwise  
Report: Corner 'A' fixed from D.M. ED (14),  
Corner 'B' fixed from D.S.P. (23),  
Bund at 'D' fixed by opposing 'A-B'  
from SP 37282.



SURVEY partly performed using RTK - GRS  
with a relative accuracy between any two  
points of 1:0.02m

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
50634	4
EDITION	DATE OF ISSUE
4	08-Jan-2010

SEARCH DATE : 26-Jun-2020  
SEARCH TIME : 04.54 PM

DESCRIPTION OF LAND

Parish of BREADALBANE, Land District of CORNWALL  
Lot 4 on sealed Plan 50634  
Derivation : Part of 556A & 558A Gtd to T. Scott  
Derived from A.12256  
Prior CR 28679/1

SCHEDULE 1

B779649 TRANSFER to ANTONY GERALD MCCARTHY Registered  
19-Jul-1994 at noon

SCHEDULE 2

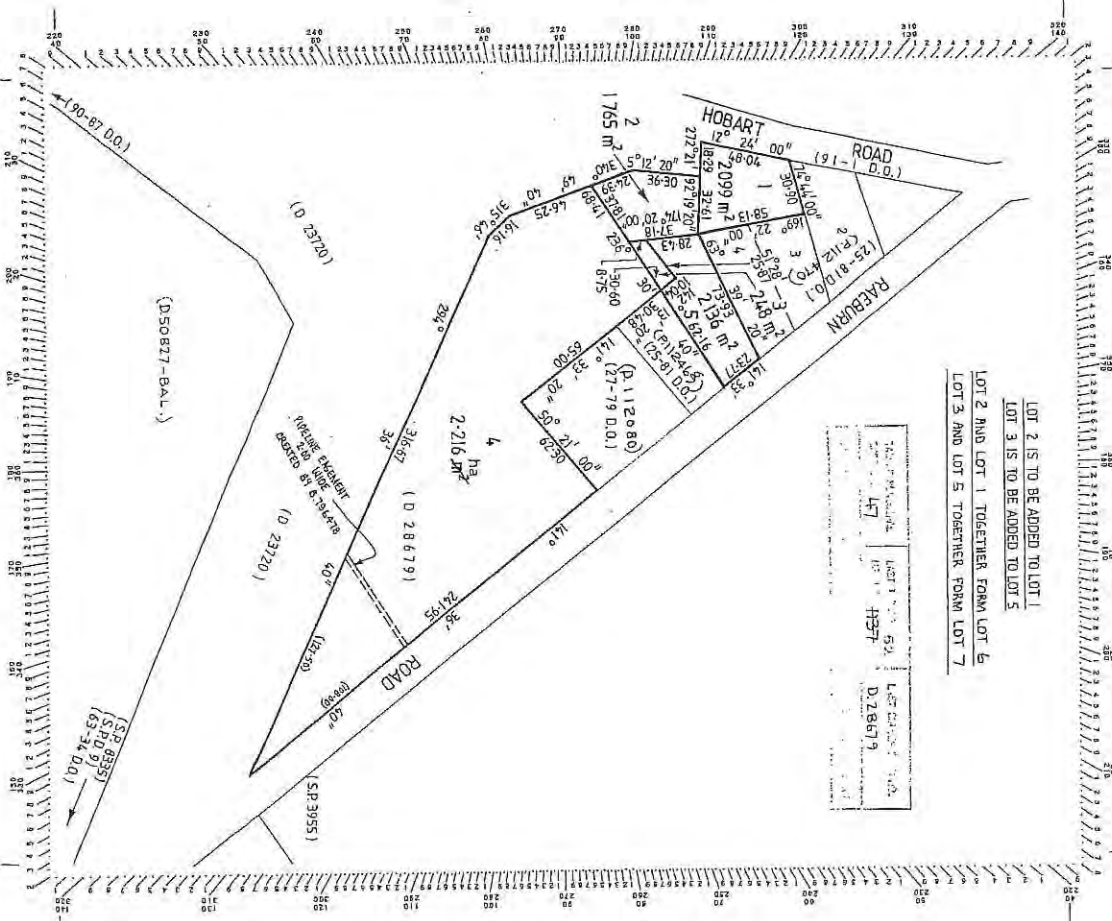
Reservations and conditions in the Crown Grant if any  
SP50634 COVENANTS in Schedule of Easements  
B796478 Burdening easement; pipeline rights (appurtenant to Lot 1 on D.50827) over the land marked 'PIPELINE EASEMENT 2.00 WIDE' on SP 50634 Registered  
22-May-1995 at noon  
B779650 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 19-Jul-1994 at 12.01 PM  
C952576 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 08-Jan-2010 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: Lots 1, 85, Kenneth James Williams & Myerle Florence Williams Lots 2, 3 & 4, Terence Edward Hardman & Lauren May Hardman	<p><b>PLAN OF SURVEY</b> R. V. Jaff, of Cornish Associates, Pty Ltd.</p> <p>by Surveyor of land situated in the</p> <p><b>LAND DISTRICT OF CORNWALL</b> <b>PARISH OF BREADALBANE</b> <b>&amp; TOWN OF BREADALBANE</b></p> <p>SCALE 1:2,000 MEASUREMENTS IN METRES</p>	<p>Registered Number: <b>SP50634</b> Approved Effective from: 17 MAY 1994</p>
Title Reference: Lot 1, conveyance NS 50-4399 Lot 15, conveyance NS 34-9752 Lots 2, 3 & 4, C.T. Vol. 4392, Fol. 57		
<p>Grantor: Part of 556 acres located to Thomas Scott</p>		

- LOT 2 IS TO BE ADDED TO LOT 1
- LOT 3 IS TO BE ADDED TO LOT 5
- LOT 2 AND LOT 1 TOGETHER FORM LOT 6
- LOT 3 AND LOT 5 TOGETHER FORM LOT 7





NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

SCHEDULE OF EASEMENTS  
PLAN NO.  
**SP50634**

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 & prairie 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 & prairie described hereunder.

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

1-644

The owners of Lots 2 and 4 shown on the plan covenant with TERENCE EDWARD HARDMAN and DOREEN MAY HARDMAN to the intent that the burden of this covenant may run and bind the covenantor's lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations:

- 1 Not without the consent in writing of the Marden Councilors and Electors of the Municipality of Evandale to use permit or allow vehicular access from the said Lots 2 and 4 directly onto "Hobart Road" or the Southern Outlet extension onto Raeburn Road

SIGNED by TERENCE EDWARD HARDMAN and DOREEN MAY HARDMAN as registered proprietors of the land comprised in Certificate of Title Regd. Vol. 4332

15/17  
15/17  
15/17

This is the schedule of easements attached to the plan of KENNETH JAMES WILLIAMS & MARJORIE FLORENCE WILLIAMS; TERENCE EDWARD HARDMAN & DOREEN MAY HARDMAN affecting land in LOT 1 GAMBRIANNE NB. 50-4999; LOT 5 GAMBRIANNE NB. 34-9758; LOTS 2, 3 & 4 C.T. VOL. 4332 REG. 3 (Town Title Scheme)

Scaled by MUNICIPALITY OF EVANDALE on 15<sup>TH</sup> JULY 1991  
Solditor's Reference  
Clerk's Reference

McDonnell  
Clerk







Department of State Growth

GPO Box 536

Hobart TAS 7001 Australia

Phone: 1800 030 688

Email: [info@stategrowth.tas.gov.au](mailto:info@stategrowth.tas.gov.au)

Web: [www.stategrowth.tas.gov.au](http://www.stategrowth.tas.gov.au)

Our ref: PLN-20-0189 Pitt & Sherry  
Enquiries: Erin Miles



16/09/2020

Pitt & Sherry  
4 Salamanca Place  
Hobart 7000  
via email: [dfotheringham@pittsh.com.au](mailto:dfotheringham@pittsh.com.au)

Dear Sir,

**Additional Information Required for Planning Application PLN-20-0189- Utilities - Evandale Road duplication (Road and Railway Assets Code, Flood Prone Areas Code, Water Quality Code, Airports Impact Management Code, Translink SAP) at Evandale Road from Hobart Road to Hudson Fysh Drive, Western Junction**

I refer to the abovementioned application, which is currently on public exhibition and was referred to TasWater (the water and sewer authority). They have requested additional information (see attached RAI). If you have any queries, please contact TasWater's Development Co-ordinator directly:

☎ 13 6992

✉ [development@taswater.com.au](mailto:development@taswater.com.au)

The information requested must be provided to Council for forwarding to TasWater (preferably by email to [Planning@nmc.tas.gov.au](mailto:Planning@nmc.tas.gov.au)).

Therefore, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, the statutory period for processing the application will not recommence until the requested information has been supplied to the satisfaction of the Planning Authority. It is a requirement of the Planning Authority that all correspondence, if emailed, is sent to [Planning@nmc.tas.gov.au](mailto:Planning@nmc.tas.gov.au) and referenced with the planning application number **PLN-20-0189-**. If you have any queries, please contact Council's Planning Section on 6397 7303, or e-mail [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

Yours sincerely



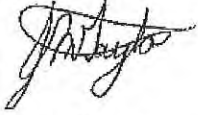
Rosemary Jones  
**Administration Officer**

## Request for Additional Information

### For Planning Authority Notice

Council Planning Permit No.	PLN-20-0189	Application date	11/09/2020
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2020/01447-NMC	Date of response	16/09/2020
TasWater Contact	Anthony Cengia	Phone No.	0474 933 293
<b>Response issued to</b>			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
<b>Development details</b>			
Address	MIDLAND HWY, BREADALBANE	Property ID (PID)	NEAR 2768523
Description of development	Evandale Road duplication	Stage No.	
<b>Additional information required</b>			
<p>Additional information is required to process your request. To enable assessment to continue please submit the following:</p> <ol style="list-style-type: none"> <li>The proposed works will Adversely affect TasWater operations with respect to accessing the Evandale Main Rd (airport) Sewage Pumping Station (Asset WEJSP02). Please up-date the plans to show how TasWater will maintain access to this pump station for maintenance purposes. The design of the access to the pumping station needs to allow for the size and operating requirements of an 8.8 metre service vehicle as per Austroads Standards Australia – AS HB72-1995. The vehicle must be able to be parked with the rear or side of the vehicle next to the well.</li> </ol>			
<b>Advice</b>			
<p><b>Service Locations</b></p> <p>Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.</p> <ul style="list-style-type: none"> <li>A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater</li> <li>TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <a href="http://www.taswater.com.au/Development/Service-location">www.taswater.com.au/Development/Service-location</a> for a list of companies</li> <li>TasWater will locate residential water stop taps free of charge</li> <li>Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.</li> </ul> <p>To view our assets, all you need to do is follow these steps:</p> <ol style="list-style-type: none"> <li>Open up webpage - <a href="http://maps.thelist.tas.gov.au/listmap/app/list/map">http://maps.thelist.tas.gov.au/listmap/app/list/map</a></li> <li>Click 'Layers'</li> <li>Click 'Add Layer'</li> <li>Scroll down to 'Infrastructure and Utilities' in the Manage Layers window, then add the appropriate layers.</li> <li>Search for property</li> <li>Click on the asset to reveal its properties</li> </ol>			

Authorised by

A handwritten signature in black ink, appearing to read "Jason Taylor".

Jason Taylor

**Development Assessment Manager**

**TASWATER CONTACT DETAILS**

Email	development@taswater.com.au	Web	www.taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001		

Our Ref: 0 PLN-20-0189

Attention: Planning Section  
Northern Midlands Council  
PO Box 156  
Longford Tasmania 7301

Email: [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

**PLANNING APPLICATION PLN-20-0189 - EXTENSION OF TIME**

**Utilities - Evandale Road duplication (Road and Railway Assets Code, Flood Prone Areas Code, Water Quality Code, Airports Impact Management Code, Translink SAP) at Evandale Road from Hobart Road to Hudson Fysh Drive, Western Junction**

I agree to an extension of time for Council to make a decision in this matter until **Friday 23 October or the original Statutory timeframe, whichever is longer.**

Applicant signature: .....



D Fotheringham  
Pitt & Sherry  
4 Salamanca Place  
Hobart 7000

Date: 23/09/2020

## Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-0189	Council notice date	11/09/2020
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2020/01447-NMC	Date of response	08/10/2020
TasWater Contact	Anthony Cengia	Phone No.	0474 933 293
<b>Response issued to</b>			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
<b>Development details</b>			
Address	MIDLAND HWY, BREADALBANE	Property ID (PID)	NEAR 2768523
Description of development	Evandale Road duplication		
<b>Schedule of drawings/documents</b>			
	Prepared by	Drawing/document No.	Revision No.
	Pitt & Sherry	HB19503 Sheets 1000 to 1776	0
			Date of Issue
			29/09/2020
<b>Conditions</b>			
<b>SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL</b>			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
<b>ASSET CREATION &amp; INFRASTRUCTURE WORKS</b>			
<ol style="list-style-type: none"> <li>1. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.</li> <li>2. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements to TasWater's satisfaction.</li> <li>3. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.</li> <li>4. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.</li> <li>5. Prior to the issue of a Certificate of Practical Completion / Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's infrastructure required to service the development are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.</li> <li>6. After testing to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.</li> <li>7. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion: <ol style="list-style-type: none"> <li>a. Written confirmation from the supervising suitably qualified person certifying that the</li> </ol> </li> </ol>			

- works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
- b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
  - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
  - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
8. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
  9. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
  10. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
  11. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

#### **FINAL PLANS, EASEMENTS & ENDORSEMENTS**

12. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.  
*Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.*
13. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.

#### **DEVELOPMENT ASSESSMENT FEES**

14. The applicant or landowner as the case may be, must pay a development assessment fee of \$675.71 and a Consent to Register a Legal Document fee of \$149.20 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.  
The payment is required within 30 days of the issue of an invoice by TasWater.
15. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

## Advice

### General

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

### Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

(a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.

Further information can be obtained from TasWater

(b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit [www.taswater.com.au/Development/Service-location](http://www.taswater.com.au/Development/Service-location) for a list of companies

(c) TasWater will locate residential water stop taps free of charge

(d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

## Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

### Authorised by



**Jason Taylor**

Development Assessment Manager

## TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au



**REFERRAL OF DEVELOPMENT APPLICATION PLN-20-0189 TO WORKS & INFRASTRUCTURE DEPARTMENT**

**Property/Subdivision No:** 0

**Date:** 11 September 2020

**Applicant:** Doug Fotheringham

**Proposal:** Utilities - Evandale Road duplication (Road and Railway Assets Code, Flood Prone Areas Code, Water Quality Code, Airports Impact Management Code, Translink SAP)

**Location:** Evandale Road from Hobart Road to Hudson Fysh Drive, Western Junction

W&I referral PLN-20-0189, Evandale Road from Hobart Road to Hudson Fysh Drive, Western Junction

Plans can be accessed here:

<https://www.northernmidlands.tas.gov.au/planning/development-in-the-northern-midlands/development-applications>

Planning admin: W&I fees paid.

NO W&I comment.

*Jonathan Galbraith (Engineering Officer)*

*Date: 14/9/20*

**Rosemary Jones**

---

**From:** Hills, Garry <Garry.Hills@stategrowth.tas.gov.au>  
**Sent:** Tuesday, 22 September 2020 11:59 AM  
**To:** NMC Planning  
**Cc:** Potter, Mia; Tarbotton, Craig  
**Subject:** RE: Referral to Department of State Growth of Planning Application PLN-20-0189 - Evandale Road from Hobart Road to Hudson Fysh Drive, Western Junction TAS 7212

Our Ref: D20/235381

Hello Rosemary - thanks for the referral.

I advise that the Department have no comment to make on the above proposal.

Cheers, Garry

**Garry Hills** | Senior Traffic Engineering Officer  
 State Roads Division | Department of State Growth  
 GPO Box 536, Hobart TAS 7001  
 Phone: (03) 6777 1940  
[www.stategrowth.tas.gov.au](http://www.stategrowth.tas.gov.au)

DEPARTMENT OF STATE GROWTH COURAGE TO MAKE A DIFFERENCE THROUGH:




---

**From:** NMC Planning [mailto:planning@nmc.tas.gov.au]  
**Sent:** Friday, 11 September 2020 3:18 PM  
**To:** Development <Development@stategrowth.tas.gov.au>  
**Subject:** Referral to Department of State Growth of Planning Application PLN-20-0189 - Evandale Road from Hobart Road to Hudson Fysh Drive, Western Junction TAS 7212

11/09/2020

Department of State Growth  
 via email to: [Development@stategrowth.tas.gov.au](mailto:Development@stategrowth.tas.gov.au)

**Referral to Department of State Growth of Planning Application PLN-20-0189 - Evandale Road from Hobart Road to Hudson Fysh Drive, Western Junction TAS 7212**

The following planning application has been received under the *Northern Midlands Interim Planning Scheme 2013*.

NMC ref no:	PLN-20-0189
Site:	Evandale Road from Hobart Road to Hudson Fysh Drive, Western Junction TAS 7212
Proposal:	Utilities - Evandale Road duplication (Road and Railway Assets Code, Flood Prone Areas Code, Water Quality Code, Airports Impact Management Code, Translink SAP)

Applicant:	Pitt & Sherry	1-656
Use class:	Utilities	
Zone:	GENERAL INDUSTRIAL ZONE, RURAL RESOURCE ZONE, UTILITIES ZONE	
Development status:	Discretionary	
Notes:	The subject site is in an 80kph zone.	

Documents for the proposal may be accessed here:

<https://www.northernmidlands.tas.gov.au/planning/development-in-the-northern-midlands/development-applications>

It would be appreciated if you could return any comments, or notification that you do not wish to comment on the application, within fourteen (14) days of the date of this letter. If you have any queries, please telephone Council's Development Services Department on 6397 7301 or e-mail [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

*Rosemary Jones*



Administration Officer - Community & Development | Northern Midlands Council

Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301

T: (03) 6397 7303 | F: (03) 6397 7331

E: [rosemary.jones@nmc.tas.gov.au](mailto:rosemary.jones@nmc.tas.gov.au) | W: [www.northernmidlands.tas.gov.au](http://www.northernmidlands.tas.gov.au)



### Northern Midlands Council Confidentiality Notice and Disclaimer:

The information in this transmission, including attachments, may be confidential (and/or protected by legal professional privilege), and is intended only for the person or persons to whom it is addressed. If you are not such a person, you are warned that any disclosure, copying or dissemination of the information is unauthorised. If you have received the transmission in error, please advise this office by return email and delete all copies of the transmission, and any attachments, from your records. No liability is accepted for unauthorised use of the information contained in this transmission. Any content of this message and its attachments that does not relate to the official business of the Northern Midlands Council must be taken not to have been sent or endorsed by it or its officers unless expressly stated to the contrary. No warranty is made that the email or attachment(s) are free from computer viruses or other defects.

---

#### CONFIDENTIALITY NOTICE AND DISCLAIMER

The information in this transmission may be confidential and/or protected by legal professional privilege, and is intended only for the person or persons to whom it is addressed. If you are not such a person, you are warned that any disclosure, copying or dissemination of the information is unauthorised. If you have received the transmission in error, please immediately contact this office by telephone, fax or email, to inform us of the error and to enable arrangements to be made for the destruction of the transmission, or its return at our cost. No liability is accepted for any unauthorised use of the information contained in this transmission.

12 Oct 2020

Rosemary Jones  
Planning Officer  
Northern Midlands Council  
13 Smith Street  
LONGFORD TAS 7301

Dear Rosemary

**RE: Planning Application PLN-20-0189 - Utilities - Evandale Road duplication (Road and Railway Assets Code, Flood Prone Areas Code, Water Quality Code, Airports Impact Management Code, Translink SAP) - Evandale Road from Hobart Road to Hudson Fysh Drive, Western Junction TAS 7212**

I refer to the above development application and after review of the proposal and prescribed airspace regulations, provide the following comments:

- The application is not affected by the ANEF contours as mapped and laid out in the Launceston Airport Masterplan 2015;
- The proposal does not infringe the Launceston Airport Obstacle Limitation Surfaces, and;
- Due to the potential for wildlife attractants such as standing water and new landscaping on site, the application could pose a risk of attracting wildlife to the airport precinct.

Launceston Airport has concerns with the development application at **Evandale Road from Hobart Road to Hudson Fysh Drive, Western Junction TAS 7212**, relating to the following:

- **Wildlife Hazard Management**  
The development application includes areas for standing water. These areas (frog ponds and water retention areas) are possible wildlife attracting zones. The design as it currently stands does not meet the requirements of wildlife hazard management within proximity of the airport. Engagement with the proponent has identified measures that could be implemented to reduce the risk. Launceston Airport position is that these measures must be implemented as a minimum.
- **Drainage Design**  
The open drain proposed in the development application will utilise land leased and commercially operated by Launceston Airport. The current land use in the area proposed for the open drain is designated for future

commercial use. Launceston airport proposes a change to the design to allow for future commercial development on the drainage site.

The proposed drainage network distributes water flow an alternative way, redirecting more stormwater flow closer to the airfield taxiway. Previous flood events on site have resulted in the airfield taxiway being affected by flood water. Launceston Airport requires clarification on the increased flooding impacts of the stormwater redirection towards the airfield.

- **Water Quality**  
The development application has not sufficiently detailed the measures to be implemented to manage the contamination ingress onto the airport site.
- **Excavated Material**  
Excavated material management on the airport site will need Launceston Airport and Department of Infrastructure approval.
- **Airport Approvals**  
The works undertaken within the airport boundary requires Launceston Airport and Airport Building Controller approval (through an Airport Building Controller Works Permit).

In addition:

- Due to the proximity to the prescribed airspace surfaces (OLS) for Launceston Airport, any plant or equipment that extends to a height greater than 15m from existing ground level including during construction may infringe the OLS and must be referred to Launceston Airport for written approval prior to use. Approval from Airservices Australia may be required, this process may take 6 weeks or longer to obtain.

If you or the applicant has any questions relating to the above comments, please don't hesitate in contacting me.

Yours sincerely



Ilya Brucksch  
Manager Planning and Development  
**Australia Pacific Airports (Launceston) Pty. Ltd.**

**Rosemary Jones**

---

**From:** Antony McCarthy <antonygeraldmccarthy@gmail.com>  
**Sent:** Tuesday, 22 September 2020 2:15 PM  
**To:** NMC Planning  
**Subject:** Fwd: PLN -20-0189 Evandale Rd Western Junction : PDF email  
**Attachments:** Fwd\_ Evandale road upgrade.pdf

To Whom it may concern,

I own 30 Raeburn Rd, Breadalbane. This property is impacted by the above proposal. Please find attached a copy of my concerns/objections and the recent negotiations I have been having with Pitt and Sherry. I ask that these are formally recorded and any approvals that may be granted are subject to these requirements.

Regards  
Antony McCarthy

1-660

From: **Antony McCarthy** <[antonygeraldmccarthy@gmail.com](mailto:antonygeraldmccarthy@gmail.com)>  
Date: Mon, 21 Sep 2020 at 9:49 am  
Subject: Re: Evandale road upgrade  
To: David Coe <[dcoe@pittsh.com.au](mailto:dcoe@pittsh.com.au)>

Morning David

Thank you for your time on Thursday. I appreciate you considering my request for the walking track and bunding requirements. I look forward to receiving an update on the determination.

Regards  
Antony

On Tue, 15 Sep 2020 at 5:07 pm, Antony McCarthy <[antonygeraldmccarthy@gmail.com](mailto:antonygeraldmccarthy@gmail.com)> wrote:

Hi David  
That will be good  
Regards Antony

On Tue, 15 Sep 2020 at 3:33 pm, David Coe <[dcoe@pittsh.com.au](mailto:dcoe@pittsh.com.au)> wrote:

1-661

Hi Antony

I will come out to meet with you this coming Thursday at 10.00am.

Please call me on the number below if you are no longer available.

Regards

David



David Coe

| Senior Principal Engineer|

**pitt&sherry**

| M: 0417 576 329|

E: [dcoe@pittsh.com.au](mailto:dcoe@pittsh.com.au) |

W: [www.pittsh.com.au](http://www.pittsh.com.au)

Please note I will be away from the office/working from home from 20 March until further notice.. For more information please read:

**COVID-19:**

**Read about pitt&sherry's measures to *Flatten the Curve.***

---

**From:** Alexandra Poate <[apoate@pittsh.com.au](mailto:apoate@pittsh.com.au)>

**Sent:** Tuesday, 15 September 2020 11:03 AM

**To:** Antony McCarthy <[antonygeraldmccarthy@gmail.com](mailto:antonygeraldmccarthy@gmail.com)>

**Cc:** David Coe <[dcoe@pittsh.com.au](mailto:dcoe@pittsh.com.au)>

**Subject:** RE: Evandale road upgrade

Hi Antony

The Project Manager David Coe would be able to come and visit you on Thursday or Friday morning, would either of those times work for you?

Kind regards

Alex

**From:** Antony McCarthy <[antonygeraldmccarthy@gmail.com](mailto:antonygeraldmccarthy@gmail.com)>

**Sent:** Thursday, 10 September 2020 6:51 PM

**To:** Alexandra Poate <[apoate@pittsh.com.au](mailto:apoate@pittsh.com.au)>

**Subject:** Re: Evandale road upgrade

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Alexandra

Thanks for your response

Can you please arrange a meeting on site next week or soon thereafter

Regards Antony Mccarthy

On Thu, 10 Sep 2020 at 2:46 pm, Alexandra Poate <[apoate@pittsh.com.au](mailto:apoate@pittsh.com.au)> wrote:

Hi Antony

I hope you are well.

The 2018 reading has been determined through the noise modelling process. The noise assessments for this project were undertaken during the period of the Covid 19 restrictions.

Traffic volume and

therefore traffic noise was significantly lower than normal, during this period, so new noise measurements were not undertaken as they would not have been representative of typical conditions. Instead traffic noise measured in 2018, following the completion

of the Perth to Breadalbane Midland Highway duplication project, was used to verify the accuracy of the Evandale Road model. The future noise assessment takes into consideration the projected increase in traffic volumes for Evandale Road.

We have raised the issue of light from the truck headlights with the Department. They consider this is an existing issue and they are not willing to offer a formal treatment and as such

will not

include a requirement for the Contractor to locate the excess fill onto your land in the contract.

The Project Manager, David Coe, recently visited the site. While he was there he looked into whether or not raising the height of the bund would be an effective treatment for blocking

light from

the headlights of trucks in the existing situation. He found that it would be likely that the bund would need to be increased by another 4 to 5 metres in height to effectively block the light. This would likely require Council planning approval, so if you

do wish to pursue the path of talking to the Contractor about welcoming spoil to increase the size of the bund onto your property please keep in mind Council requirements.

If you have any further questions please don't hesitate to contact me.

Kind regards



Alex

**pitt&sherry**

**Alexandra Poate**

Senior Stakeholder and  
Community Engagement  
Consultant

Phone 0490 442 213

| Email

[apoate@pittsh.com.au](mailto:apoate@pittsh.com.au)

[pittsh.com.au](http://pittsh.com.au)

*My working days are  
Monday through to  
Thursday*

1-673

**From:** Antony McCarthy <[antonygeraldmccarthy@gmail.com](mailto:antonygeraldmccarthy@gmail.com)>

**Sent:** Monday, 7 September 2020 5:12 PM

1-674

**To:** Alexandra Poate <apoate@pittsh.com.au>

**Subject:** Evandale road upgrade

CAUTION: This email originated from outside of the organization. Do not click links or open attachments

unless you recognize the sender and know the content is safe.

Hi Alexandra,

Thank you for your email.

Is the 62.6dB from 2018 an actual reading? Or is a predicted figure determined by modelling? From the report and email below I am a little

unsure. Nonetheless, it is important to note that heavy vehicle traffic has increased significantly since 2018. As such, it is possible the noise level has increased by 0.4dB. It is also possible 0.4dB is within a margin of error.

I would feel more comfortable if the bund is formally included into the contract between the State and the civil contractor. A side agreement

between myself and the contractor could be problematic and is not my area of expertise.



Happy to meet and discuss further.

Regards,

Antony

**Rosemary Jones**

---

**From:** Antony McCarthy <antonygeraldmccarthy@gmail.com>  
**Sent:** Friday, 25 September 2020 2:46 PM  
**To:** NMC Planning  
**Subject:** Fwd: HB19503 - Evandale - 30 Raeburn Road

To whom it may concern

Further to my email dated 22nd of September please see below response received from Pitt and Sherry. Please add this correspondence to my previously lodged objections.

In summary my objections and proposals are as follows:

1. The current community walking track is preserved to ensure the Breadalbane residents can continue to safely exercise in their neighbourhood.
2. The proposed height of the bunding between my home and the proposed 4 lane highway is increased by 1.5m. This would only require some of the topsoil from the proposed works to be relocated to create this bund. This will ensure an adequate buffer to noise and head light pollution. The cost of this ask is negligible given it only requires retaining some topsoil that would otherwise have been removed.

I appreciate your consideration of this matter.

Regards  
Antony McCarthy

----- Forwarded message -----

**From:** David Coe <dcoe@pittsh.com.au>  
**Date:** Fri, 25 Sep 2020 at 12:24 pm  
**Subject:** HB19503 - Evandale - 30 Raeburn Road  
**To:** Antony McCarthy <antonygeraldmccarthy@gmail.com>  
**Cc:** Davidson, Sarah <Sarah.Davidson@stategrowth.tas.gov.au>, Craig Tarbotton  
(craig.tarbotton@stategrowth.tas.gov.au) <craig.tarbotton@stategrowth.tas.gov.au>, Alexandra Poate  
<apoate@pittsh.com.au>, Douglas Fotheringham <dfotheringham@pittsh.com.au>

Dear Mr McCarthy

I am writing to let you know that we have raised your request for the extension of an existing bund and an addition of a new bund on your property with the Department following my visit to your property. The Department

has advised they will wait for the Development Application process to be completed before a decision is made. We would like to reassure you that, based on our engineering review of your request and the noise modelling undertaken, there will be negligible

increase in traffic noise at your location as a result of the road upgrade.

Similarly, our review has determined that there will be no anticipated increase in nuisance from truck headlights on your property as a result of the road upgrade.

Any concerns about project impacts that are lodged with the Council during the advertising period of the development application will be assessed by Local Government.

Please let me know if you have any questions.

Kind regards

David

**pitt&sherry**

**David Coe**

**Senior Principal Engineer**

**General Manager Technical Development and Risk**

*BSc(Hons) MBA FIEAust CPEng NER RBP RPEQ*

Mobile +61 417 576 329 |

[dcoe@pittsh.com.au](mailto:dcoe@pittsh.com.au) |

[Connect on LinkedIn](#)

**Rosemary Jones**

---

**From:** Northern Midlands Council <council@nmc.tas.gov.au>  
**Sent:** Thursday, 24 September 2020 3:44 PM  
**To:** ECM Email Registration  
**Subject:** Planning Representation: PLN-20-0189 - Evandale Road from Hobart Road to Hudson Fysh Drive, Western Junction  
**Attachments:** 2020\_09\_23 Council Representation\_Evandale Road Duplication.pdf

#ecmbody  
 #qap default  
 #silent

Our Longford office is open from 8:45am until 4:30pm weekdays, however meetings with Council Officers are by appointment only, and we ask that transactions be conducted via telephone or online wherever possible. Our Customer Service team can be contacted by phone, post, via our website or email at [council@nmc.tas.gov.au](mailto:council@nmc.tas.gov.au)  
 Our priority is to keep our community, including staff, ratepayers and residents safe and to minimise the spread of COVID-19.



Administration | Northern Midlands Council  
 Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301  
 T: (03) 6397 7303 | F: (03) 6397 7331  
 E: [council@nmc.tas.gov.au](mailto:council@nmc.tas.gov.au) | W: [www.northernmidlands.tas.gov.au](http://www.northernmidlands.tas.gov.au)

Tasmania's Historic Heart

**employer  
 of choice**

**From:** Tahleah Hoyle <tahleah.hoyle@telstra.com>  
**Sent:** Thursday, 24 September 2020 3:39 PM  
**To:** Northern Midlands Council <council@nmc.tas.gov.au>  
**Subject:** FW: Planning Representation: PLN-20-0189 - Evandale Road from HobartRoad to Hudson Fysh Drive, Western Junction

Sent from [Mail](#) for Windows 10

**From:** [Tahleah Hoyle](#)  
**Sent:** Thursday, 24 September 2020 6:46 AM  
**To:** [Planning@nmc.tas.gov.au](mailto:Planning@nmc.tas.gov.au)  
**Subject:** Planning Representation: PLN-20-0189 - Evandale Road from HobartRoad to Hudson Fysh Drive, Western Junction

Good morning Planner,

Please find attached my representation to the planning application PLN-20-0189 - **Evandale Road from Hobart Road to Hudson Fysh Drive, Western Junction**. This proposal affects a number of local residents whose needs, health and well-being have not been adequately considered. I do appreciate your position and time in this matter, and although the applicant has put forward detailed reports and planning responses in regards to the planning scheme, we do feel that there could be more done to ensure safe and active transport routes for the local community at Breadalbane. The proposal and justifications to the discretionary uses, do not seem to consider our needs at all and the road

upgrade is not necessary in our opinion. However, in my <sup>1-683</sup> response, I request a compromise rather than a refusal of the proposal.

Should you require further information to clarify or support this response, please do not hesitate to contact me.

Tahleah Hoyle

Phone: \_\_\_\_\_

24 Raeburn Road, Breadalbane.

**Northern Midlands Council Confidentiality Notice and Disclaimer:**

The information in this transmission, including attachments, may be confidential (and/or protected by legal professional privilege), and is intended only for the person or persons to whom it is addressed. If you are not such a person, you are warned that any disclosure, copying or dissemination of the information is unauthorised. If you have received the transmission in error, please advise this office by return email and delete all copies of the transmission, and any attachments, from your records. No liability is accepted for unauthorised use of the information contained in this transmission. Any content of this message and its attachments that does not relate to the official business of the Northern Midlands Council must be taken not to have been sent or endorsed by it or its officers unless expressly stated to the contrary. No warranty is made that the email or attachment(s) are free from computer viruses or other defects.

23 September 2020

Northern Midlands Council

Attention: The General Manager

PO Box 156,

Longford 7301

**PLN-20-0189 - *Evandale Road from Hobart Road to Hudson Fysh Drive, Western Junction***

I am writing in response to the proposed Evandale Main Road Duplication. Please find below my representation in accordance with *section 57(5) of the Land Use and Planning Approvals Act 1993*. This representation relates specifically to the Northern portion of the proposed road upgrade.

**Removal of access to Active Transport Routes and Community Amenities:**

I refer to Page 7 of the Planning Application, Section **4.5. Active Transport**.

“The proposed works maintain the current Active Transport facilities. In terms of cycling and due to its location, Evandale Road is mostly used by long-distance, recreational cyclists. The proposal to add additional lanes will relieve traffic pressure along the road. This, together with the 2m wide shoulders, will improve road safety for all cyclists using the road. In doing so the proposed road upgrades will improve the connectivity of long-distance cycling routes in the area”.

1. There is an existing walking track surrounding the residential properties on Raeburn Road that will be compromised by the proposed Evandale Road duplication. This track is maintained and used daily by the local community. Access to the track will be removed from the Evandale end of Raeburn Road and the track will be made inaccessible due to the battering on the side of the proposed Evandale Road Duplication. Drawing HB19503-C1109, Sheet number 1109 by Pitt & Sherry, illustrates in blue, the area of the walking track that will be removed to allow for the road duplication.
2. The proposed plans for the road duplication include a 2.1m median strip with safety barriers installed both on the median strip and the verge. These inclusions, as well as the proposed two additional traffic lanes, remove safe, community access to the

existing cycle path that links Breadalbane to both Devon Hills and Perth. Young children are among the frequent cycle path users. Currently, the path is accessed via the walking track and across the reasonably quite two lane, Evandale Road. This access avoids the higher-risk, Breadalbane round-about and is deemed safer for residents of all ages. The road duplication will force cycle path users to encounter undesirable interaction with the road, and an increased level of risk by crossing the road through the round-about. **This proposal does not support Active Transport** or connectivity of cycling routes for all users.

The proposed road duplication is encroaching on Rural Resource land, however, there is an existing residential community within this zone that has not been considered within this proposal. One resident whose land boundary adjoins the walking track has expressed interest in supplying further land to allow for a walking/cycle path to be included within the proposal. This is an option that should be considered as it allows for both the road development and maintenance of community assets.

Consideration of a pedestrian access point, crossing Evandale Road between Raeburn Road and the Breadalbane round-about, would be appropriate.

The strategic rationale put forward in the proposal is such that:

“Duplicating Evandale Main Road will improve travel time reliability, cater for the growing number of passenger and freight vehicles travelling on the road, and provide a better first impression for road users arriving at Launceston from the airport”.

In response to the rationale put forward:

1. As a local resident, I have not experienced any delayed travel times within the 2km (approx.) between Breadalbane round-about and Launceston Airport. The route is very short and the speed limit is 80km/hr. The traffic numbers on Evandale Road and the Breadalbane round-about are observed to be lower now than they were before the nearby Midlands Hwy upgrade.
2. Page 24 of the planning response to the Rural Resource zone states; “The proposed roadworks will improve Evandale Road’s traffic capacity, which will help achieve the zone’s objectives for Primary Industries. They will facilitate the movement of large vehicles carrying bulky goods and machinery to rural areas of the state from manufacturers in the industrial estate (and vice versa)”. The duplication of the lanes at the Launceston Airport round-about may benefit the occasional large industrial loads that require transportation, but there is no provision for additional manoeuvring space closer to the Breadalbane round-about as there will be safety barriers and a median strip. The road widening does not cater to large freight vehicles and loads.
3. This project **may** support Tasmania’s Visitor Economy but does not adequately support the needs of the local residents. However, many interstate visitors do not



travel to Tasmania to experience four lane roads. They come to get away from the cities, and enjoy our pristine natural environments, food, wine and tourism activities.

The strategic rationale put forward, whilst well-meaning, is insensitive to the existing needs of the surrounding community.

I urge you to consider recommending alterations to the proposal that support the local residents' health and well-being and safe, active transport routes between Breadalbane and the surrounding communities of Devon Hills and Perth, via walking and cycling.

Should you require any further information, please do not hesitate to contact me on the below contact details.

Kind regards,

A handwritten signature in black ink, appearing to read 'T. Hoyle', with a stylized flourish at the end.

Tahleah Hoyle

**Address:** 24 Raeburn Road,  
Breadalbane TAS 7300

**Phone:**

**Rosemary Jones**

---

**From:** Douglas Fotheringham <dfotheringham@pittsh.com.au>  
**Sent:** Friday, 25 September 2020 12:53 PM  
**To:** NMC Planning  
**Cc:** David Coe; Erin Miles  
**Subject:** Response to representation for PLN20-0189 - Evandale Rd Duplication  
**Attachments:** 1) redacted.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello NM Council

We would be very grateful if Council would consider the following response to the attached representation.

Based on our engineering review there will be negligible increase in traffic noise at Mr McCarthy's property as a result of the road upgrade. We therefore believe there is no requirement for the requested extension of the existing bund or an addition of a new bund on his property at 30 Raeburn Road.

Similarly, our review has determined that there will be no anticipated increase in nuisance from truck headlights on Mr McCarthy's property as a result of the road upgrade.

Kind regards  
Doug

**pitt&sherry**

**Doug Fotheringham**

**Senior Planning & Economic Development Consultant**

*BSc (hons), DURP, MPSL  
Member Economic Development Australia  
Member Royal Town Planning Institute*

Direct +61 3 6323 1915 | [dfotheringham@pittsh.com.au](mailto:dfotheringham@pittsh.com.au) | [Connect on LinkedIn](#)

**Launceston Office** — Level 4, 113 Cimitiere Street  
PO Box 1409 Launceston Tasmania 7250 | Phone +61 3 6323 1900 | Mobile 0467 054 799  
pittsh.com.au

**Rosemary Jones**

---

**From:** Douglas Fotheringham <dfotheringham@pittsh.com.au>  
**Sent:** Thursday, 8 October 2020 1:52 PM  
**To:** NMC Planning  
**Cc:** Erin Miles; David Coe  
**Subject:** Response to representation received to PLN20-0189, Evandale Rd duplication  
**Attachments:** IMG\_0548.JPG

Hello NM Council

We refer to the further representation dated 25 September 2020 in relation to 30 Raeburn Road and provide the following responses for your consideration:

1. We understand that the request for an increased width at the top of the cutting and the property boundary is to allow mowing to be safely undertaken. The Department has reviewed the proposed design and it confirms it will modify the design to allow at least a 2m wide mowing strip at the top of the cutting in the vicinity of 30 Raeburn Road.
2. The Department would like to reiterate its previous position that noise mitigation is not warranted at 30 Raeburn Rd and that it will wait for the Development Application process to be completed before a decision is made regarding this matter. As previously outlined:
  - a. The Tasmanian State Road Noise Management Guidelines states for an upgrade to an existing road the design target level is an LA10 (18hour) of 63 dB(A). This is a commonly used target in Australia for new and upgraded roads. Where traffic noise at a residence exceeds an LA10 (18hour) of 63 dB(A), the guidelines call for the implementation of "noise mitigation" measures to reduce the noise levels reaching inside the residence. As outlined in the Noise Assessment Report, submitted with our development application, the modelling for 30 Raeburn Road shows the noise level after the works is completed will be 60.0dBA and is predicted to be 60.8dBA in 2033. As the predicted noise levels are considerably below the 63dBA threshold, in accordance with the Noise Management Guidelines noise mitigation measures are not required at 30 Raeburn Road.

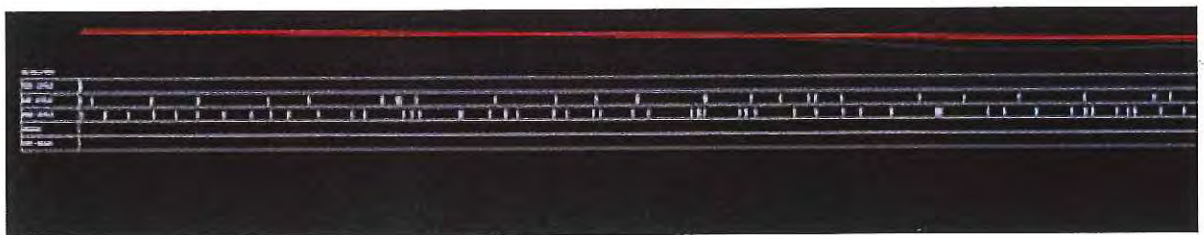
There will be no anticipated increase in nuisance from truck headlights on the property as a result of the road upgrade. Due to the horizontal geometry of Evandale Rd, relative to 30 Raeburn Rd, vehicle headlight beams can only enter 30 Raeburn Rd from northbound (Launceston bound) vehicles travelling toward Breadalbane roundabout. The proposed new road alignment, between Translink Ave and Breadalbane Roundabout is being widened on the eastern side of the existing road. The 2 new northbound lanes will be in the same position as the current 2-lane road itself, consequently it is expected that northbound heavy vehicles will travel in the left lane which means they will be travelling in the same position as they currently are.

As there will be no increase in traffic there will be no increase in current nuisance experienced by traffic headlights. State Growth considers it possible for there to be a reduction in nuisance from car headlights, especially those travelling in the outside lane of the duplicated carriageway, where the new central median barrier will partially obstruct the light beams.

The image below shows the location of vehicles where headlights impact on the property and illustrates there will be no increased nuisance on 30 Raeburn Rd.



Furthermore, due to the existing level difference between Evandale Road, at the location where the headlights are an issue, and the residential property on 30 Raeburn Road increasing the height of the existing bunding by 1.5m, as suggested in the representation, will be insufficient to remove the existing headlight nuisance. The longitudinal section along the line of the headlights, provided below, indicates the existing bunding would need to be increased by approximately 3m to a new height of 4.0m to block headlights from northbound traffic on Evandale Road.



This is confirmed in the attached photograph which is taken along the line of headlights and shows the affected window to the property in relation to the trees on the existing bund.

If constructed such a bund would require a base width of around 34 to 36m to achieve appropriate side slope gradients of 1 in 4 which are required for the safe maintenance of the bund. The construction of the bund would also require the existing mature trees located on top of the existing bund to be removed.

I trust this response provides Council with sufficient information in relation to the concerns raised in this representation, but please contact me if any further clarification is required.

Kind regards



**Doug Fotheringham**

**Senior Planning & Economic Development Consultant**

*BSc (hons), DURP, MPSP  
Member Economic Development Australia  
Member Royal Town Planning Institute*

Direct +61 3 6323 1915 | [dfotheringham@pittsh.com.au](mailto:dfotheringham@pittsh.com.au) | [Connect on LinkedIn](#)

**Launceston Office** — Level 4, 113 Cimitiere Street  
PO Box 1409 Launceston Tasmania 7250 | Phone +61 3 6323 1900 | Mobile 0467 054 799  
[pittsh.com.au](http://pittsh.com.au)

**From:** NMC Planning <[planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)>  
**Sent:** Tuesday, 29 September 2020 4:14 PM  
**To:** Douglas Fotheringham <[dfotheringham@pittsh.com.au](mailto:dfotheringham@pittsh.com.au)>  
**Subject:** Email to applicant, representations received to PLN20-0189, Evandale Rd duplication

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Doug,

Please see attached letter and documents to which it refers.

Kind regards,

Our Longford office is open from 8:45am until 4:30pm weekdays, however meetings with Council Officers are by appointment only, and we ask that transactions be conducted via telephone or online wherever possible. Our Customer Service team can be contacted by phone, post, via our website or email at [council@nmc.tas.gov.au](mailto:council@nmc.tas.gov.au)  
Our priority is to keep our community, including staff, ratepayers and residents safe and to minimise the spread of COVID-19.

*Rosemary Jones*



Administration Officer - Community & Development | Northern  
Midlands Council  
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301  
T: (03) 6397 7303 | F: (03) 6397 7331  
E: [rosemary.jones@nmc.tas.gov.au](mailto:rosemary.jones@nmc.tas.gov.au) | W: [www.northernmidlands.tas.gov.au](http://www.northernmidlands.tas.gov.au)



**Northern Midlands Council Confidentiality Notice and Disclaimer:**

The information in this transmission, including attachments, may be confidential (and/or protected by legal professional privilege), and is intended only for the person or persons to whom it is addressed. If you are not such a person, you are warned that any disclosure, copying or dissemination of the information is unauthorised. If you have received the transmission in error, please advise this office by return email and delete all copies of the transmission, and any attachments, from your records. No liability is accepted for unauthorised use of the information contained in this transmission. Any content of this message and its attachments that does not relate to the official business of the Northern Midlands Council must be taken not to have been sent

1-691

