

Latrobe Council

PUBLIC NOTICE

APPLICATION FOR DEVELOPMENT APPROVAL

An application for development approval has been made which may affect you.

Details about the application – L-DA194/2023

Address of the land

20 River Road
PORT SORELL

What use or development is proposed in the application

RESIDENTIAL - PROPOSED
DEMOLITION OF GARAGE AT 20 RIVER RD,
DEMOLITION OF EXISTING BUILDINGS AND
PROPOSED DEVELOPMENT OF NEW DWELLING
AND OUTBUILDING AT 21 RIVER RD, and
BOUNDARY ADJUSTMENT

Date of notice

17 January 2024

The application and supporting documents are open for public inspection on Council’s website at www.latrobe.tas.gov.au or at the Council Offices, 170 Gilbert Street, Latrobe during the following office hours:-
Monday to Friday, 8.00 a.m to 4.30 p.m.

Any person may lodge a representation on the proposed use or development.

Your representation must:

- be received within 14 days of the date of this notice;
- be in writing;
- be addressed to:
The General Manager,
Latrobe Council,
P.O. Box 63, Latrobe 7307; or email
council@latrobe.tas.gov.au
- and include:
the reasons for your representation; and
the address of the land.

Aerial View – L-DA194/2023 - 20 & 21 River Road, Port Sorell





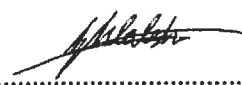
Office Use Only	
Application No L-DA194/2023	PID
Property Parcel No	PF No.

LATROBE COUNCIL

DEVELOPMENT APPLICATION

Application for Development Permit under Section 58 or Section 57
of the *Land Use Planning and Approvals Act 1993*

- 1 Full Name of Applicant(s): **Lachlan Walsh Design**
- 2 Postal Address of Applicant(s): **PO Box 231**
Devonport Phone:
Mobile No.: Email:
- 3 Full Name of Owner(s): **Lee Anthony Whiteley**
- 4 Postal Address of Owner(s):
..... Phone:
Mobile No. Email:
- 5 Present Use of the Land: **Residence**
- 6 Proposed Use and/or Development (subject of this application): **Residence**
.....
21 River Road
At (Location of property):
Port Sorell
.....
Certificate/s of Title reference: **173243/2**
- 7 Estimated Costs of Works: \$ **850,000**
- 8 Supporting Details: **A CHECK LIST IS PROVIDED ON THE NEXT PAGE AND MUST BE ACKNOWLEDGED AND SIGNED BY THE APPLICANT.**

Signed 

Dated: **07/11/2023**

21 RIVER ROAD, PORT SORELL

PROPOSED RESIDENCE

LEE & JANE WHITELEY



Latrobe Council
Planning Exhibition Documents

Planning Administration

Date Advertised: 17-01-2024

Ref. Number: L-DA194/2023

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INDEX

PAGE	CONTENT	REV.	ISSUE DATE	Amendment Rev
1	COVER PAGE	A	7.11.2023	
2	SITE PLAN - PROPOSED	A	7.11.2023	1 19.12.2023
3	SHADOW DIAGRAMS 1 of 2	A	7.11.2023	
4	SHADOW DIAGRAMS 2 of 2	A	7.11.2023	
5	FLOOR PLAN 1 of 2	A	7.11.2023	
6	FLOOR PLAN 2 of 2	A	7.11.2023	
7	ELEVATIONS 1 of 2	A	7.11.2023	
8	ELEVATIONS 2 of 2	A	7.11.2023	
9	FLOOR PLANS - SHED	A	7.11.2023	
10	SCHEDULES	A	7.11.2023	

PROJECT NO.

23-871

LACHLAN WALSH DESIGN

PO Box 231, Devonport TAS, 7310

www.lachlanwalshdesign.com

Email: admin@lachlanwalshdesign.com

Phone: 6424 8053

Tasmania Accreditation Number: CC 6162 E



DATE

7.11.2023

DRAWINGS SET

DA

REV. NO.

A

GENERAL INFORMATION

LAND TITLE REFERENCE NUMBER

173243/2

COUNCIL

LATROBE

PROPERTY ZONE

GENERAL RESIDENTIAL

CLIMATE ZONE

Zone 7

DESIGNED WIND CATEGORY

T.B.A.

SOIL CLASSIFICATION

T.B.A.

CORROSION CONTROL

Med

BUSH FIRE ATTACK LEVEL

© COPYRIGHT

- L-DA194/2023 SCALE DRAWINGS

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND HEIGHTS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL RELEVANT AUTHORITIES AND OBTAIN APPROVALS FOR ALL WORKS

- ALL PRODUCTS NOTED IN DRAWINGS TO BE CONFIRMED BY CLIENT BEFORE PURCHASING AND/OR INSTALLING OF PRODUCT

- QUANTITIES INDICATED IN DRAWINGS ARE GUIDE ONLY, CONTRACTOR TO CALCULATE AND CONFIRM QUANTITY BEFORE START OF CONSTRUCTION

- CONDITIONS OF USE

- This document may only be used by LWD's client (and any other person who LWD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or replicated for any other purpose.

NOTES

CONTRACTOR RESPONSIBLE TO CHECK ALL DIMENSIONS ON SITE BEFORE START OF CONSTRUCTION, THIS INCLUDES DIMENSIONS FROM BOUNDARY, FLOOR PLAN DIMENSIONS, FINISH FLOOR HEIGHTS AND SITE RL'S. CONTRACTOR MAKE GOOD AT THEIR OWN EXPENSE ANY ERRORS ARISING FROM INACCURACIES OF THE SET OUT.

FINISHED GROUND LEVELS AROUND BUILDING TO BE MINIMUM 150mm BELOW GROUND FLOOR SLAB AND GRADE AWAY FROM BUILDING FOR A MINIMUM DISTANCE OF 1500mm.

SOIL & WATER MANAGEMENT

DOWN PIPES TO BE CONNECTED INTO COUNCIL STORM WATER OR TO SITE STORM WATER DISCHARGE AREA AS SOON AS ROOF IS INSTALLED.

EXCAVATED MATERIAL TO HAVE SEDIMENT CONTROL BARRIER TO BE INSTALLED DOWN-SLOPE. EXCAVATED MATERIAL TO BE REMOVED AT COMPLETION OF BUILDING WORKS AND/OR USED AS FILL ON SITE FOR ANY LOW POINTS.

CRUSHED ROCK TO BE APPLIED AT ENTRY TO SITE FOR SEDIMENT CONTROL AND TO PREVENT TRANSFERRING DEBRIS ONTO STREET. REAPPLY CRUSHED ROCK TO ENTRY IF EXCESSIVE SEDIMENT BUILD-UP OCCURS.

FINISHED GARDENBEDS ARE NOT TO FINISH UP TO OR OVER TOP OF WEEP HOLES, VENTS, LIGHT CLADDING (I.E. COLORBOND, WEATHERBOARDS) FLASHING MUST BE 50-100mm MIN. GAP FROM FINISH GARDEN BED TO BOTTOM OF CLADDING, VENTS, WEEPHOLES AND FLASHINGS

SYMBOLS

- WATER MAIN (Tas Water)
- STORM WATER MAIN (Council)
- SEWER MAIN (Tas Water)
- PROPOSED SEWER MAIN
- PROPOSED STORM WATER MAIN
- WM WATER METER, INSTALLED BY TAS WATER AT DEVELOPERS COST
- PROPERTY CONNECTION POINT
- 1.00m PROPOSED SITE REFERENCE LEVEL MARKER
- FH FIRE HYDRANT
- TN. TAS NETWORKS IN GROUND BOX
- POWER METER BOX
- P.P. POWER POLE / LIGHT POLE

SITE FIXTURES SCHEDULE

CODE	SPECIFICATION
Fence.1	Colourbond fencing up to notated high, colour 'monument'
Clothes line	Hills 26m Woodland Gray Double Folding Clothesline, confirm with client
Letterbox	Sandleford Duval Timber-Look Pillar Letterbox, to be confirmed with client

SITE FINISHES SCHEDULE

CODE	SPECIFICATION
DW.1	Driveway - Concrete Finish, (to be confirmed by client)
GB.1	Garden Beds - top soil to be added to all low-lying garden beds, top layer with medium to large 'White' coloured rocks, planting to be selected by client

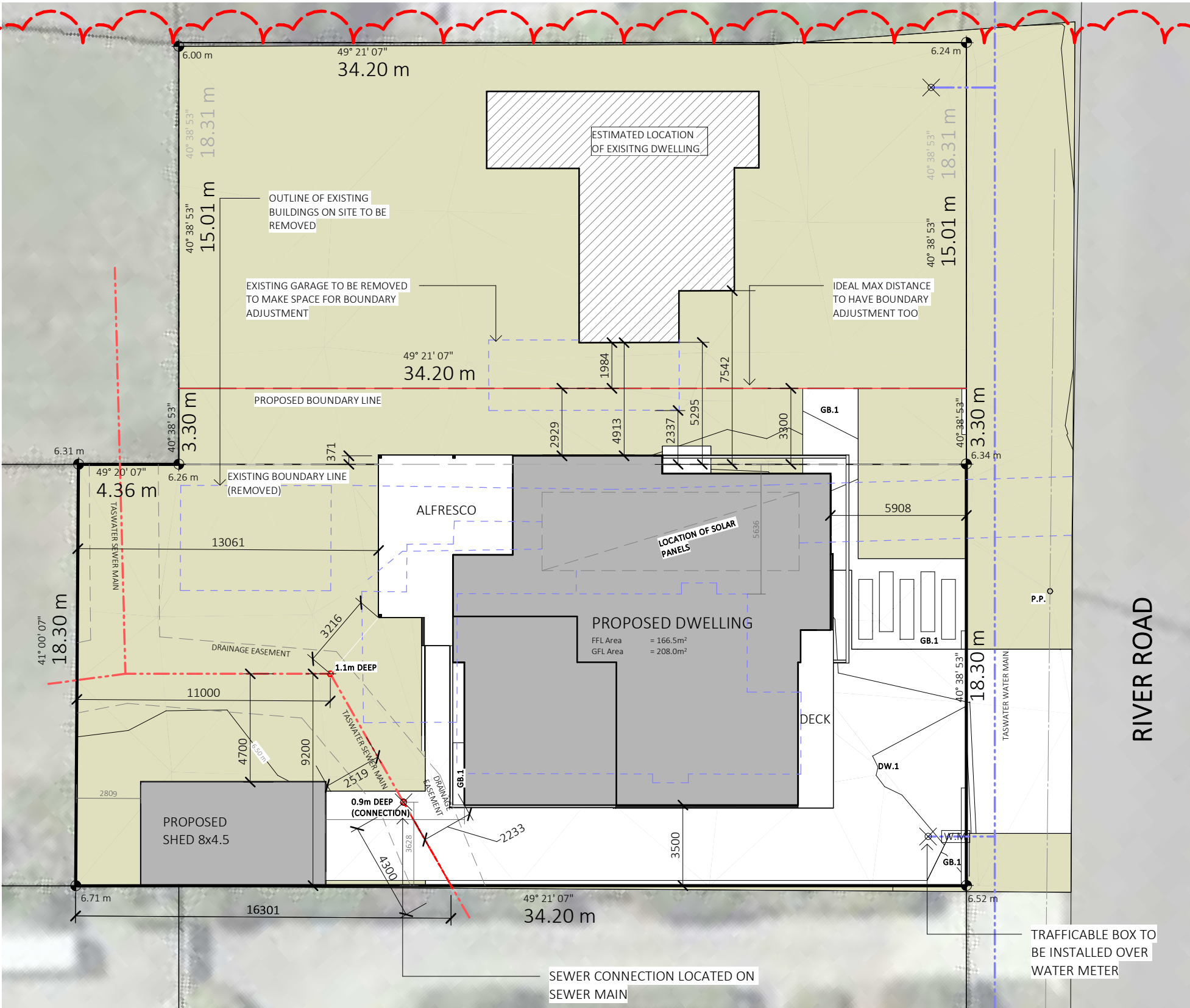
AREA SCHEDULE

LOCATION	AREA	SQUARES
FIRST FLOOR	166.50 m ²	17.92
GROUND FLOOR	208.00 m ²	22.39
DECK	47.22 m ²	5.08
TOTAL	374.50 m ²	40.31

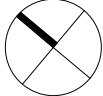
PROPERTY AREA	
513.3 m ²	20 River Rd, After adjustment
626.2 m ²	20 River Rd, prior to adjustment
706.7 m ²	21 River Rd, prior to adjustment
819.5 m ²	21 River Rd, After adjustment

**Latrobe Council**
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Planning Administration

Date Advertised: 17-01-2024 Ref. Number: L-DA194/2023
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NOTE:
LOCATION OF EXISTING SEWER
SERVICE LOCATED BY NME,
DATE 19/12/23.



SITE PLAN - PROPOSED
SCALE: 1:200

0123456789101520

PROJECT NO.
23-871

PAGE NO.
2

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Tasmania Accreditation Number: CC 6162 E

PROJECT
PROPOSED RESIDENCE
LOCATION
21 RIVER ROAD, PORT SORELL
CLIENT
LEE & JANE WHITELEY

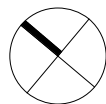
PAGE TITLE
SITE PLAN - PROPOSED
DRAWINGS SCALE
1 : 200

CONTRACTOR TO VERIFY ALL DIMENSIONS AND HEIGHTS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS
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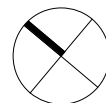
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J.v.O
ISSUE DATE
7.11.2023
DRAWINGS SET
DA

CHECKED BY
L.WALSH
REV. NO.
A

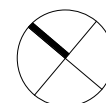
NO.	DATE	REVISION	AMENDMENT
1	19.12.2023	Sewer Location & Boundary dimension	



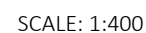
SHADOW PLAN - 9am (21st June)



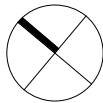
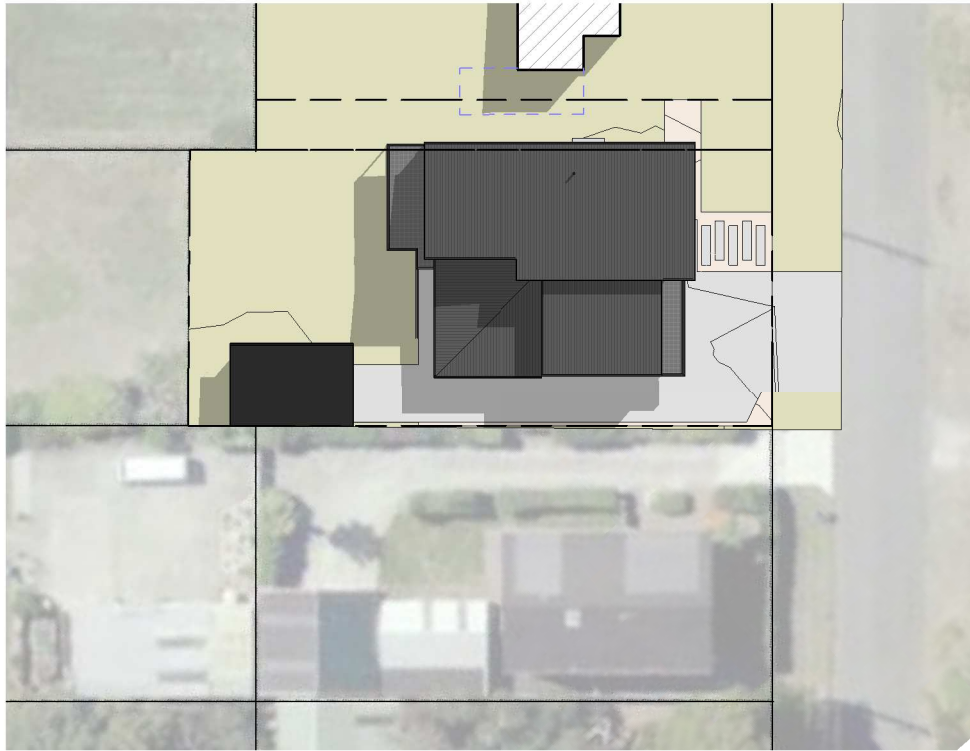
SHADOW PLAN - 12noon (21st June)



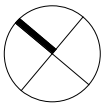
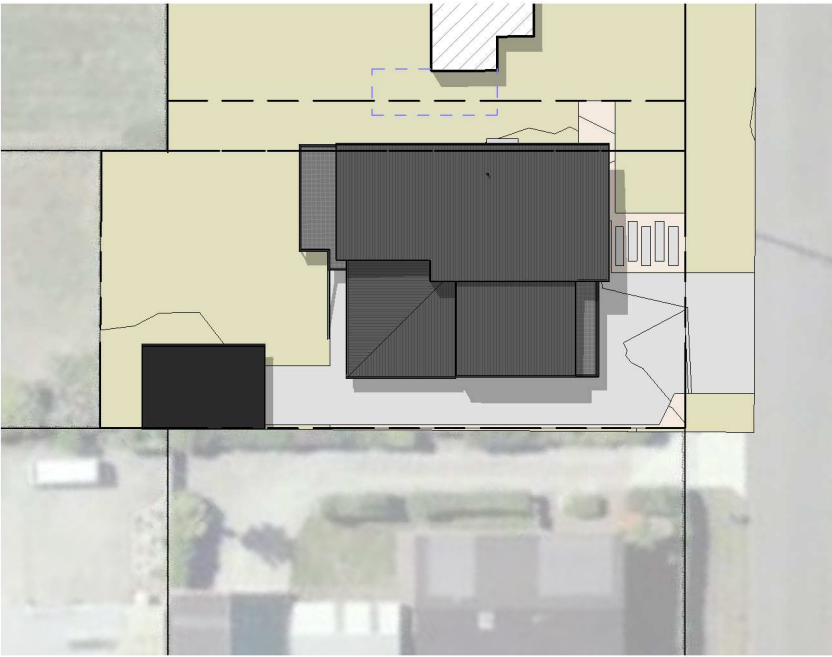
SHADOW PLAN - 3pm (21st June)



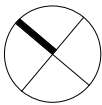
SOUTH EAST ELEVATION- EXISTING RESIDENCE



SHADOW PLAN - 9am (21st December)
SCALE: 1:400



SHADOW PLAN - 12noon (21st December)
SCALE: 1:400



SHADOW PLAN - 3pm (21st December)
SCALE: 1:400



NOTES

CHECK ALL WINDOW AND DOOR SCHEDULES TO
CONFIRM OPENINGS IN FRAMED WALLS

ALL DIMENSIONS TO BE CHECKED ON SITE BY
CONSTRUCTUER PRIOR TO COMMENCEMENT OF
CONSTRUCTION

ALL DIMENTIONS ARE IN MILLIMETERS UNLESS NOTED
OTHERWISE

SYMBOLS

1.00m FINISHED FLOOR LEVEL MARKER

1.00m SITE REFERENCE LEVEL MARKER

WALL DIMENSION (mm)

OPENINGS DIMENSION (mm)

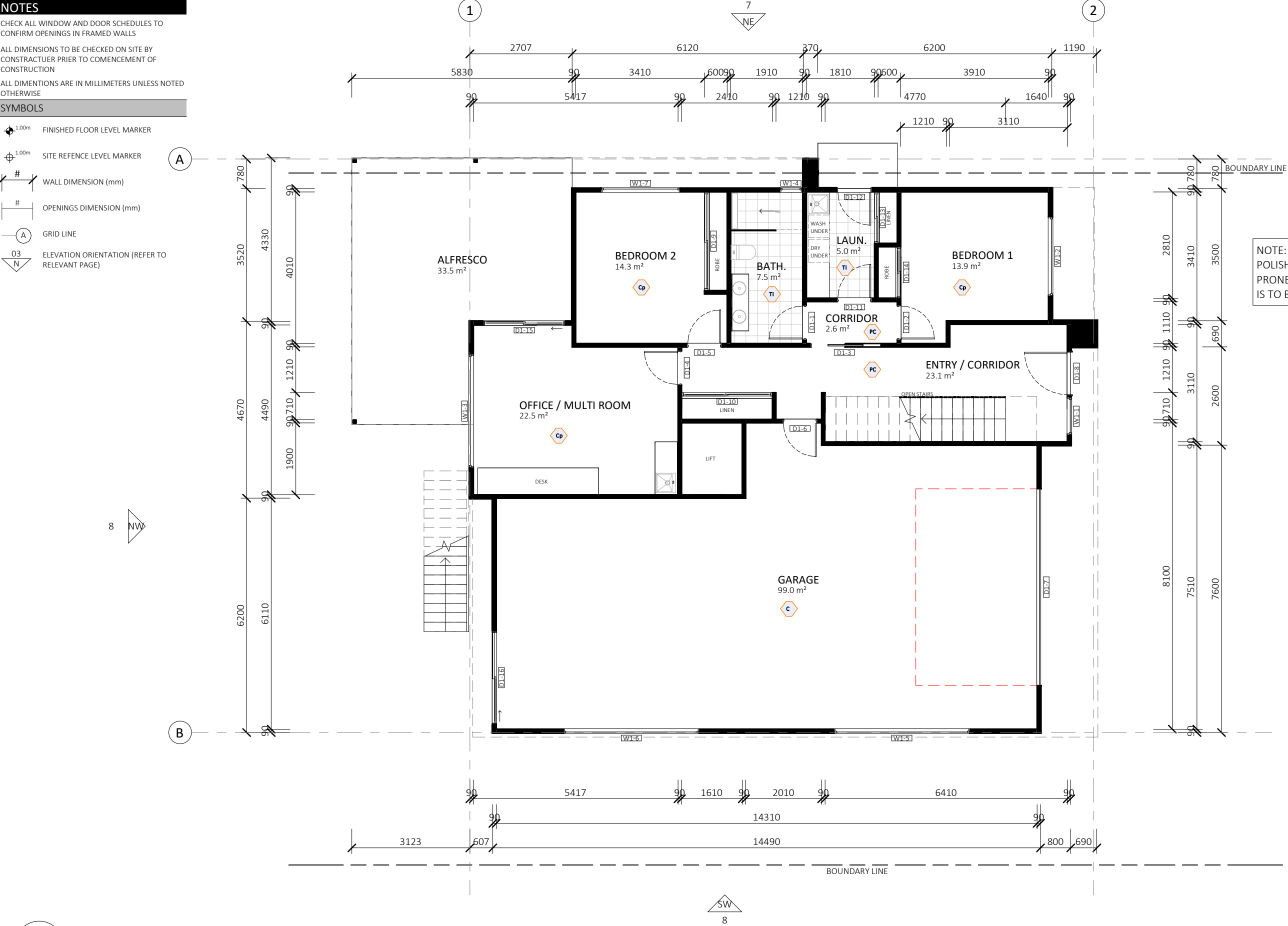
A GRID LINE

03 N ELEVATION ORIENTATION (REFER TO
RELEVANT PAGE)

FLOOR FINISH SCHEDULE

Code	Description	Area
C-M	Concrete Mass	280.5 m ²
PC	Polished Concrete, Clear Finish Concrete Sealer	28.0 m ²
C	Concrete Float Finish, Clear Finish Concrete	102.3 m ²
Cp	Carpet (selected by client) on Dunlop Foam Underlay	88.3 m ²
Ti	Selected Tile with 3mm Joint Spacing, Mapei Kerabond (or similar) adhesive, ultracolour plus grout to selected colour	71.0 m ²
VF	Selected Vinyl Flooring	98.5 m ²

NOTE: ALL EXPOSED AND
POLISHED CONCRETE ARE
PRONE TO CRACKING AND
IS TO BE EXPECTED



FLOOR PLAN - GROUND FLOOR
SCALE: 1:100



PROJECT NO.

PAGE NO.

23-871

5

LACHLAN WALSH DESIGN

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Tasmania Accreditation Number: CC 6162 E

PROJECT

LOCATION

CLIENT

PROPOSED RESIDENCE

21 RIVER ROAD, PORT SORELL

LEE & JANE WHITELEY

PAGE TITLE

DRAWINGS SCALE

FLOOR PLAN 1 of 2

1 : 100

CONTRACTOR TO VERIFY ALL DIMENSIONS AND HEIGHTS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS

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CHECKED BY

J.v.O

L.WALSH

ISSUE DATE

DRAWINGS SET

7.11.2023

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REV. NO.

A

NO.	DATE	REVISION	AMENDMENT

Latrobe Council

Planning Exhibition Documents

Planning Administration

Date Advised: 17-01-2024

Ref. Number: L-DA194/2023

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CONSTRUCTION

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OTHERWISE

SYMBOLS

1.00m FINISHED FLOOR LEVEL MARKER

1.00m SITE REFERENCE LEVEL MARKER

WALL DIMENSION (mm)

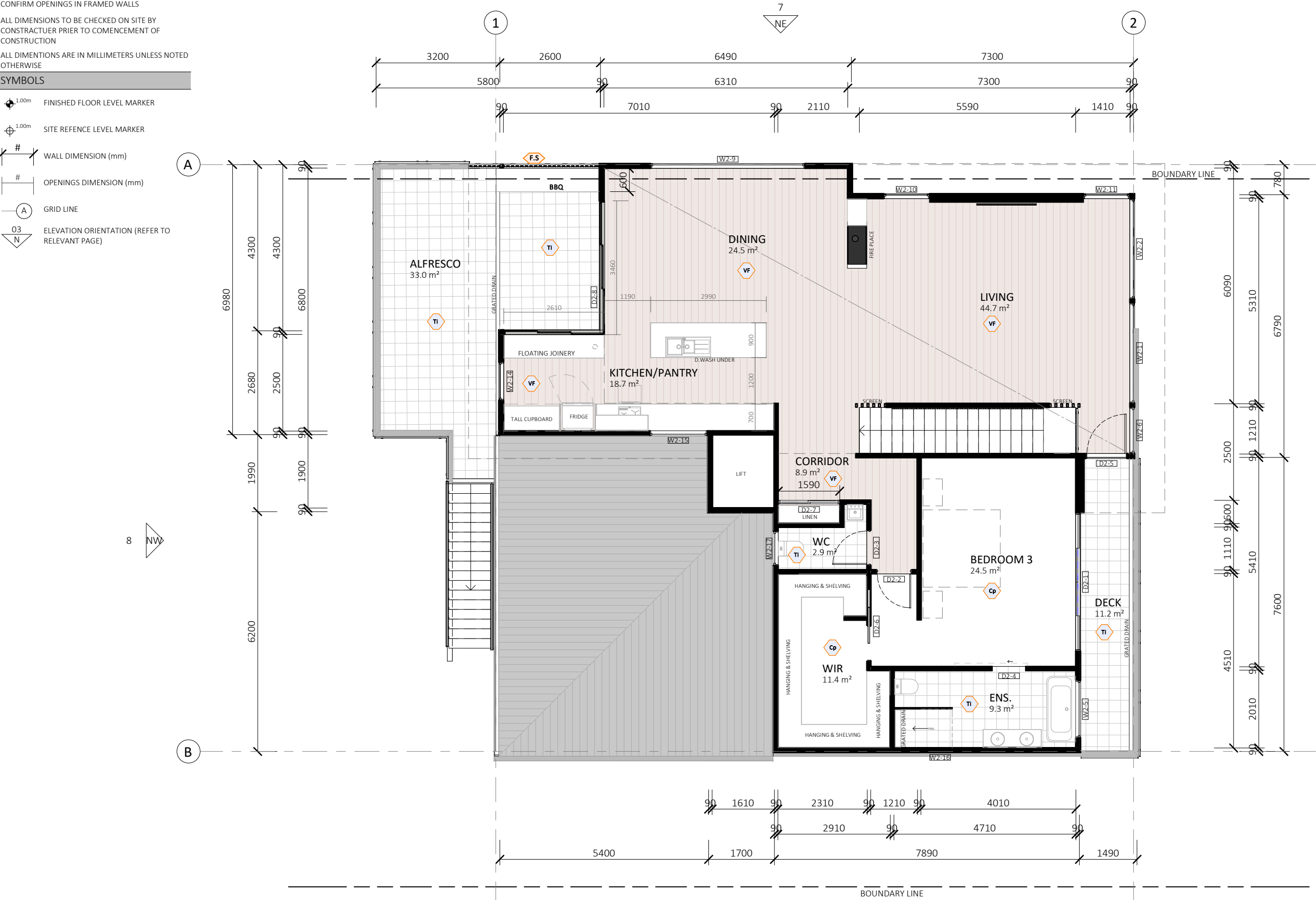
OPENINGS DIMENSION (mm)

A GRID LINE

03 N ELEVATION ORIENTATION (REFER TO
RELEVANT PAGE)

FLOOR FINISH SCHEDULE

Code	Description	Area
C-M	Concrete Mass	280.5 m ²
PC	Polished Concrete, Clear Finish Concrete Sealer	28.0 m ²
C	Concrete Float Finish, Clear Finish Concrete	102.3 m ²
Cp	Carpet (selected by client) on Dunlop Foam Underlay	88.3 m ²
Ti	Selected Tile with 3mm Joint Spacing, Mapei Kerabond (or similar) adhesive, ultracolour plus grout to selected colour	71.0 m ²
VF	Selected Vinyl Flooring	98.5 m ²



FLOOR PLAN - FIRST FLOOR
SCALE: 1:100



PROJECT NO. 23-871

PAGE NO. 6

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Tasmania Accreditation Number: CC 6162 E

PROJECT PROPOSED RESIDENCE

LOCATION 21 RIVER ROAD, PORT SORELL

CLIENT LEE & JANE WHITELEY

PAGE TITLE FLOOR PLAN 2 of 2

DRAWINGS SCALE 1 : 100

CONTRACTOR TO VERIFY ALL DIMENSIONS AND HEIGHTS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS
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CHECKED BY L.WALSH

ISSUE DATE 7.11.2023

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Date Advertised: 17-01-2024 Ref. Number: L-0A194/2023

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NOTES

ALL GLAZED WINDOW AND DOOR ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS 2047. ALL OTHER GLASS TO COMPLY WITH AS 1288

REFER TO WINDOW SCHEDULES FOR WINDOW SIZE & TYPE.

ALL PRODUCTS & MATERIALS NOTED ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS DETAILS, INSTRUCTIONS AND SPECIFICATIONS.

FLASHING TO WALL OPENINGS

ALL OPENINGS MUST BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/NZS 2904. FLASHING TO BE INSTALLED WITH GLAZING MANUFACTURERS SPECIFICATIONS FOR BRICK VENEER OR LIGHT WEIGHT CLADDING CONSTRUCTION.

SYMBOLS

- 1.00m GOUND AND FLOOR LEVEL HIGHT MARKER
- W1 WINDOW No. (REFER TO SCHEDULE)
- D1 DOOR No. (REFER TO SCHEDULE)
- A GRID LINE
- S SLIDING WINDOW/DOOR
- A AWNING WINDOW
- F FIXED WINDOW
- OPAQUE WINDOW
- wr.1 WINDOW REVEAL 140mm

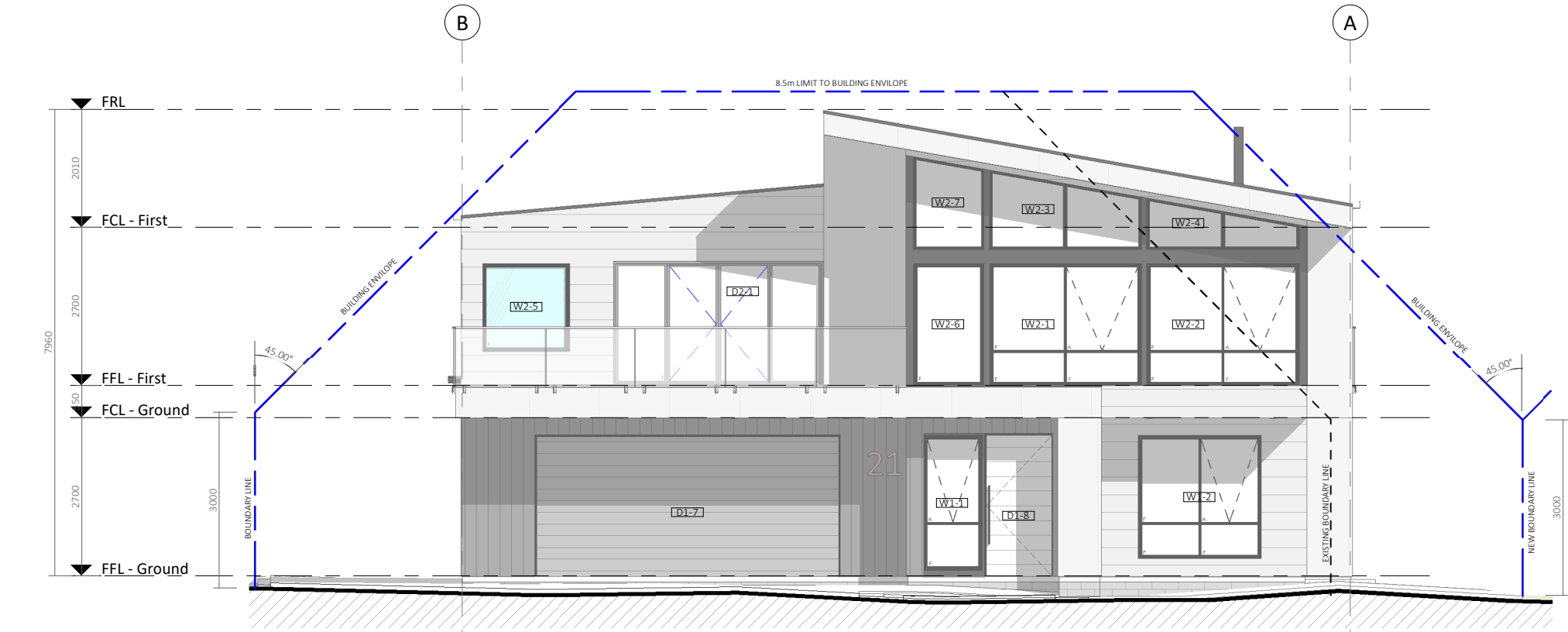


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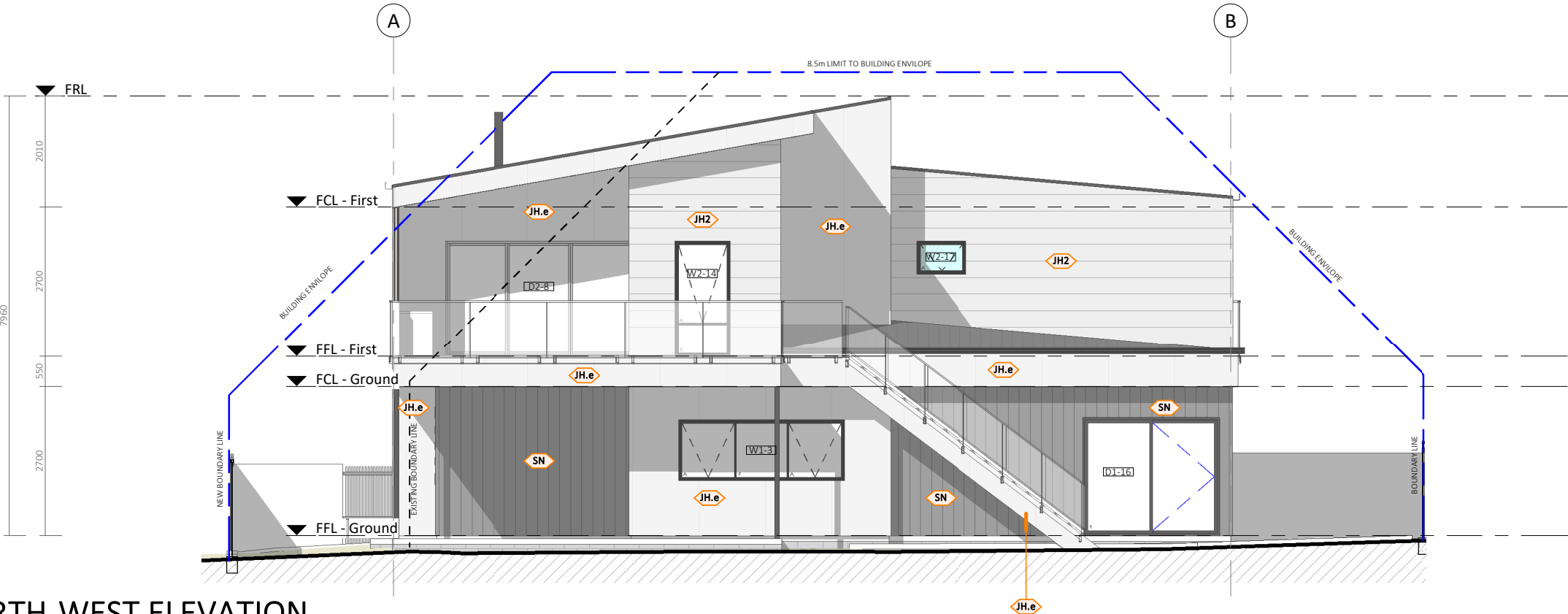
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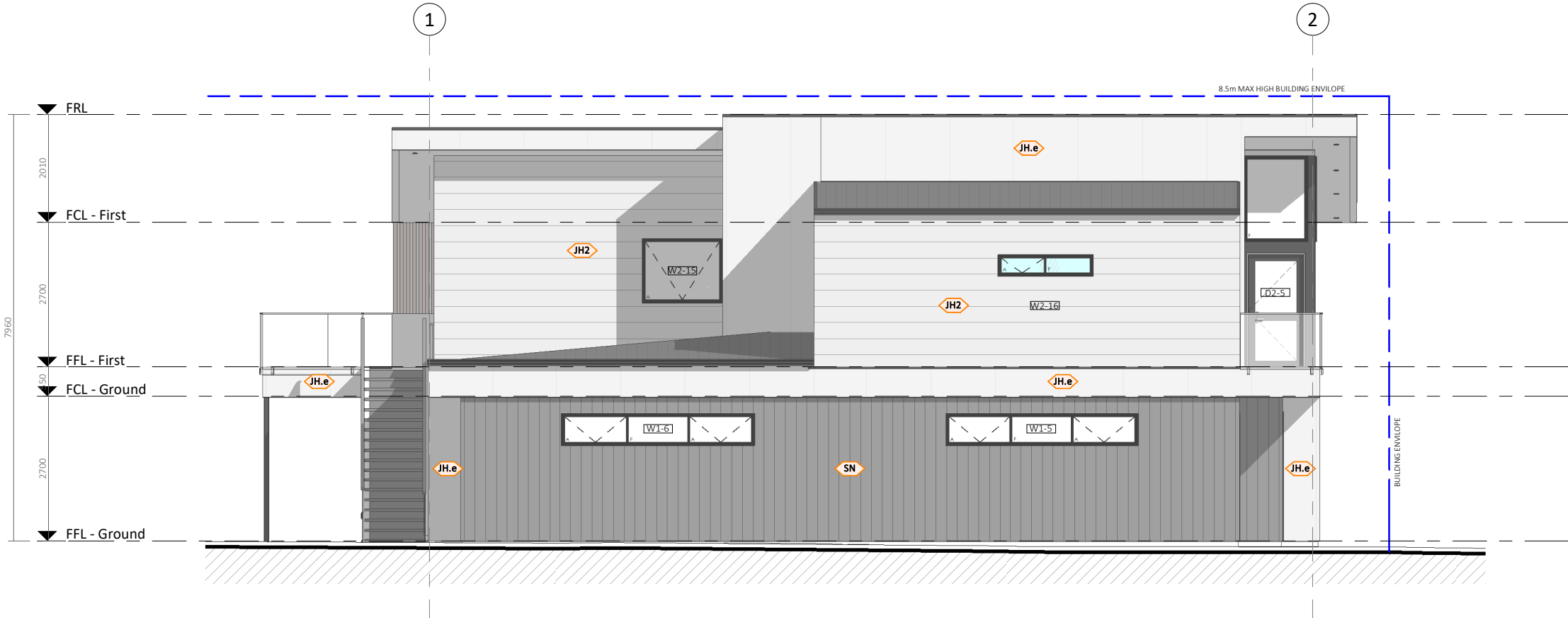
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SYMBOLS

- 1.00m GOUND AND FLOOR LEVEL HIGHT MARKER
- W1 WINDOW No. (REFER TO SCHEDULE)
- D1 DOOR No. (REFER TO SCHEDULE)
- A GRID LINE
- S SLIDING WINDOW/DOOR
- A AWNING WINDOW
- F FIXED WINDOW
- OPAQUE WINDOW
- wr.1 WINDOW REVEAL 140mm



NORTH-WEST ELEVATION
SCALE: 1:100



SOUTH-WEST ELEVATION
SCALE: 1:100



NOTES

CHECK ALL WINDOW AND DOOR SCHEDULES TO
CONFIRM OPENINGS IN FRAMED WALLS

ALL DIMENSIONS TO BE CHECKED ON SITE BY
CONSTRUCTUER PRIOR TO COMENCEMENT OF
CONSTRUCTION

ALL DIMENTIONS ARE IN MILLIMETERS UNLESS NOTED
OTHERWISE

SYMBOLS

- 1.00m
FINISHED FLOOR LEVEL MARKER
- 1.00m
SITE REFENCE LEVEL MARKER
- WALL DIMENSION (mm)
- OPENINGS DIMENSION (mm)
- GRID LINE
- ELEVATION ORIENTATION (REFER TO
RELEVANT PAGE)

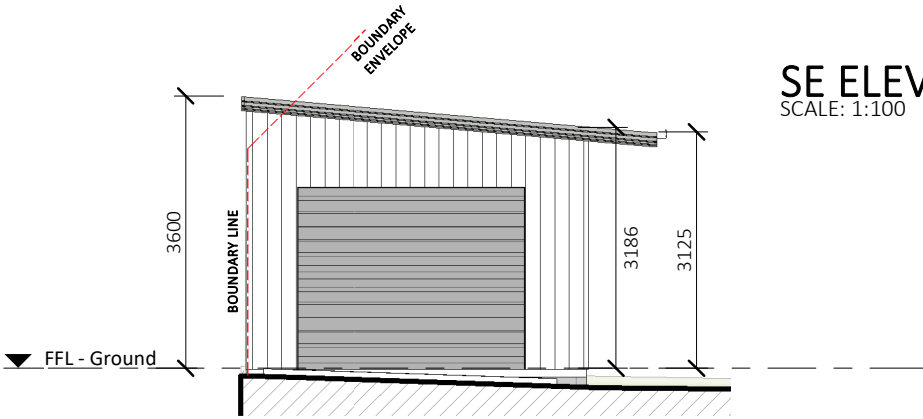
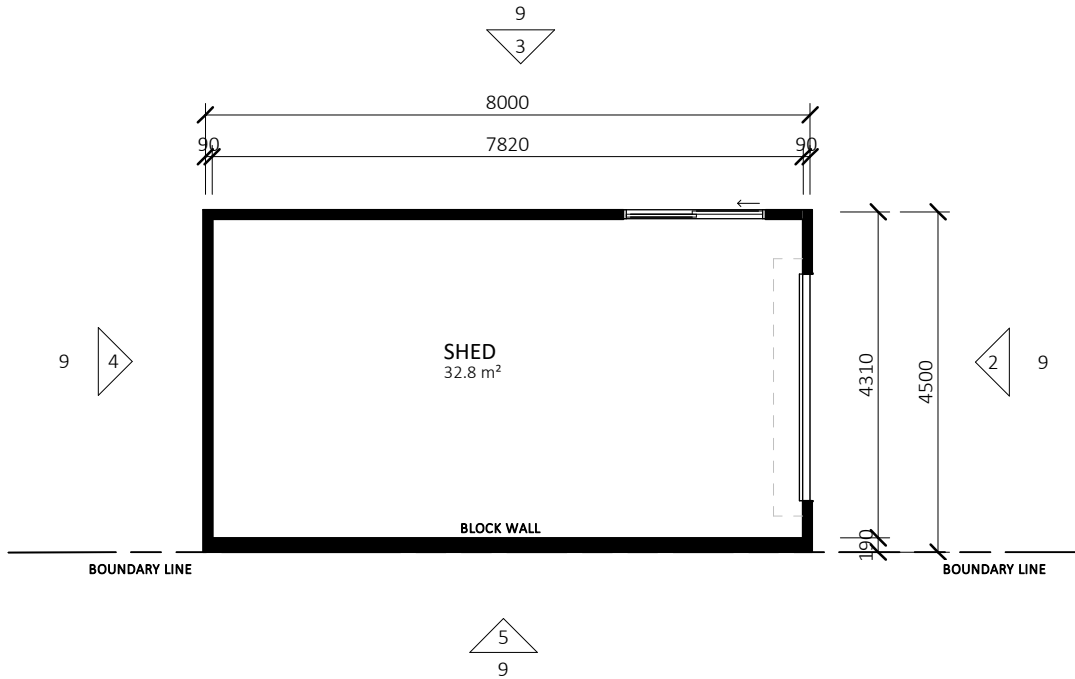
Latrobe Council
Planning Exhibition Documents

Planning Administration

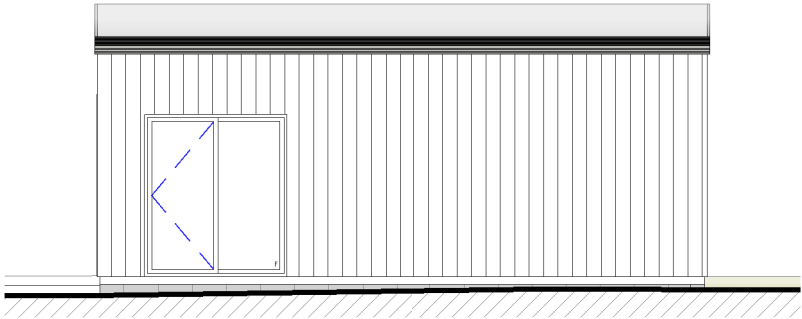
Date Advertised: 17-01-2024

Ref. Number: L-DA194/2023

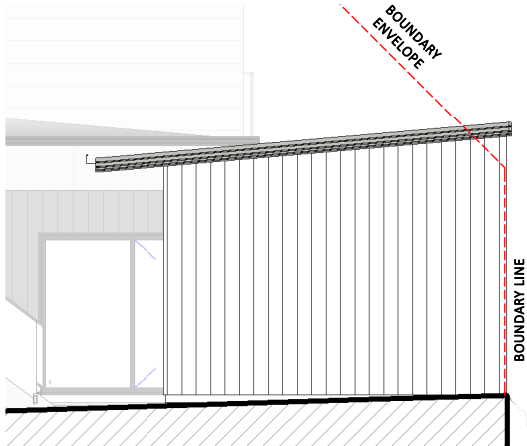
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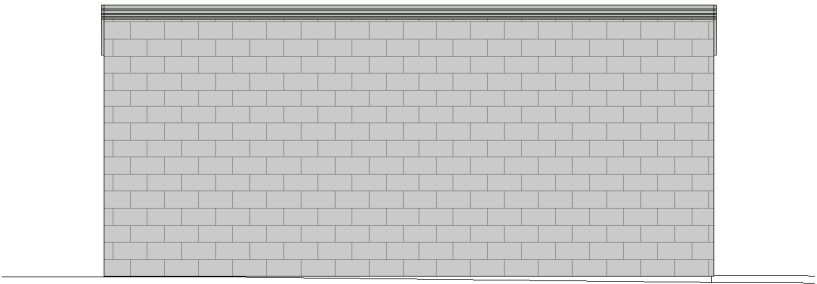
SE ELEVATION
SCALE: 1:100



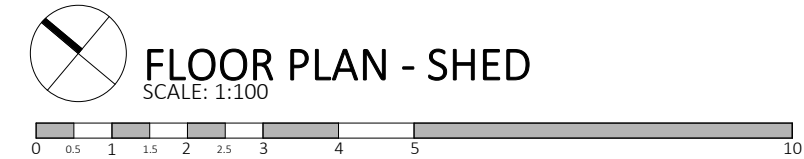
NE ELEVATION
SCALE: 1:100



NW ELEVATION
SCALE: 1:100



SW ELEVATION
SCALE: 1:100



FLOOR PLAN - SHED
SCALE: 1:100

PROJECT NO.

PAGE NO.

23-871

9

LACHLAN WALSH DESIGN

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Phone: 6424 8053

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PROJECT

PROPOSED RESIDENCE

LOCATION

21 RIVER ROAD, PORT SORELL

CLIENT

LEE & JANE WHITELEY

PAGE TITLE

FLOOR PLANS - SHED

DRAWINGS SCALE

1 : 100

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DRAWN BY

J.v.O

ISSUE DATE

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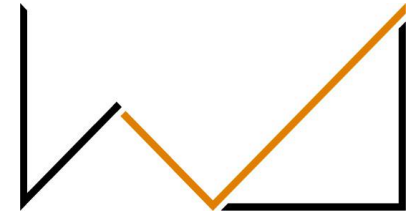
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L.WALSH

REV. NO.

A

NO.	DATE	REVISION	AMENDMENT



LACHLAN WALSH DESIGN

Office 3/ 64 Best Street, Devonport TAS, 7310

www.lachlanwalshdesign.com

admin@lachlanwalshdesign.com | 6424 8053

08/11/2023

Latrobe Council

Proposed Development – 21 River Road, Port Sorell (CT 173243/2)

Dear Council,

We wish to put forward an application for a Proposed Development at 21 River Road, Port Sorell

Please see on the next page, our response to Latrobe Council's Planning Scheme's requirements for developments within the corresponding zones which 21 River Road, Port Sorell, falls under.

If you have any other questions regarding this application, please don't hesitate to contact our office.

Kind Regards,

Kirsten Walsh

Administration – Lachlan Walsh Design

Proposed development – (insert project type, address, certificate of title number)

8.0 General Residential Zone

8.4 Development Standards for Dwellings

8.4.2 Setbacks and building envelope for all dwellings

Objective:

The siting and scale of dwellings:

- a) provides reasonably consistent separation between dwellings and their frontage within a street;
- b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;
- c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and
- d) provides reasonable access to sunlight for existing solar energy installations.

Acceptable Solutions	Performance Criteria	LWD Response
<p>A1 Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than 	<p>P1 A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.</p>	<p>Complies with A1.</p>

<p>the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;</p> <p>c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.</p>		
<p>A2 A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <p>a) 5.5m, or alternatively 1m behind the building line;</p> <p>b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	<p>P2 A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p>	<p>LWD Response Complies with A2</p>
<p>A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions</p>	<p>P3 The siting and scale of a dwelling must:</p>	<p>LWD Response Refer to P3. Please refer to plans provided –</p>

<p>that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by: <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the 	<ul style="list-style-type: none"> a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: <ul style="list-style-type: none"> (i) an adjoining property; or 	<p>2023.11.07_Whiteley_DA_rev-1.1 which show the following:</p> <ul style="list-style-type: none"> - the siting and scale of the dwelling is likely to only reduce the sunlight to a habitable room to adjoining property 22 River Road, between the hours of 9 am and 12 pm on June 21st. (refer to shadow diagrams pages 3,4) - minimal overshadowing of the private open space of the dwellings on the adjoining properties is likely to occur (refer to shadow diagrams pages 3,4) - Both adjoining properties contain established residences. - There will not be unreasonable amenity lost when viewing the property from an adjoining property. - Separation provided between the dwellings on adjoining properties will be consistent with that of existing properties in the area. See 2023.11.07_Whiteley_DA_rev-1.1 page 2. - There are no solar energy installations on adjoining properties, nor the site at 21 River Road.
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side boundary (whichever is the lesser).	(ii) another dwelling on the same site.	
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8.4.3 Site coverage and private open space for all dwellings

Objective:

That dwellings are compatible with the amenity and character of the area and provide:

- for outdoor recreation and the operational needs of the residents;
- opportunities for the planting of gardens and landscaping; and
- private open space that is conveniently located and has access to sunlight.

Acceptable Solutions	Performance Criteria	LWD Response
A1 Dwellings must have: <ol style="list-style-type: none"> a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer). 	P1 Dwellings must have: <ol style="list-style-type: none"> site coverage consistent with that existing on established properties in the area; private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate: <ol style="list-style-type: none"> outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and 	Complies with A1. There will be a boundary adjustment completed on the adjoining property (20 River Road) which will allow for the proposed residence to fall under the Acceptable Solution.

	<p>(ii) operational needs, such as clothes drying and storage; and</p> <p>c) reasonable space for the planting of gardens and landscaping.</p>	
<p>A2</p> <p>A dwelling must have private open space that:</p> <p>a) is in one location and is not less than:</p> <p>(i) 24m²; or</p> <p>(ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>b) has a minimum horizontal dimension of not less than:</p> <p>(i) 4m; or</p> <p>(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and</p>	<p>P2</p> <p>A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</p> <p>a) conveniently located in relation to a living area of the dwelling; and</p>	<p>LWD Response</p> <p>Complies with A1.</p>

d) has a gradient not steeper than 1 in 10.		
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8.4.5 Width of openings for garages and carports for all dwellings

Objective:

To reduce the potential for garage or carport openings to dominate the primary frontage.

Acceptable Solutions	Performance Criteria	LWD Response
A1 A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	P1 A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.	Complies with A1

8.4.6 Privacy for all dwellings

Objective:

To provide a reasonable opportunity for privacy for dwellings.

Acceptable Solutions	Performance Criteria	LWD Response
A1 A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:	P1 A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:	Complies with A1

<ul style="list-style-type: none"> a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary; b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m: <ul style="list-style-type: none"> (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site. 	<ul style="list-style-type: none"> a) a dwelling on an adjoining property or its private open space; or b) another dwelling on the same site or its private open space. 	
<p>A2 A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p> <ul style="list-style-type: none"> a) the window or glazed door: <ul style="list-style-type: none"> (i) is to have a setback of not less than 3m from a side boundary; 	<p>P2 A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <ul style="list-style-type: none"> a) a window or glazed door, to a habitable room of another dwelling; and 	<p>LWD Response Complies with A1</p>

<p>(ii) is to have a setback of not less than 4m from a rear boundary;</p> <p>(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</p> <p>(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.</p> <p>b) the window or glazed door:</p> <p>(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;</p> <p>(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to</p>	<p>b) the private open space of another dwelling.</p>	
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<p>a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</p>		
<p>A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <ul style="list-style-type: none"> a) 2.5m; or b) 1m if: <ul style="list-style-type: none"> (i) it is separated by a screen of not less than 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level. 	<p>P3 A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p>	<p>LWD Response N/A</p>

8.4.7 Frontage fences for all dwellings

Objective:

The height and transparency of frontage fences:

- a) provides adequate privacy and security for residents;

- b) allows the potential for mutual passive surveillance between the road and the dwelling; and
- c) is reasonably consistent with that on adjoining properties.

Acceptable Solutions	Performance Criteria	LWD Response
A1 No Acceptable Solution. ¹	P1 A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must: <ul style="list-style-type: none"> a) provide for security and privacy while allowing for passive surveillance of the road; and b) be compatible with the height and transparency of fences in the street, having regard to: <ul style="list-style-type: none"> (i) the topography of the site; and (ii) traffic volumes on the adjoining road. 	N/A

8.4 Development Standards for Dwellings

8.5.1 Non-dwelling development

Objective:

That all non-dwelling development

- a) is compatible with the character, siting, apparent scale, bulk, massing and proportion of residential development; and
- b) does not cause an unreasonable loss of amenity on adjoining residential properties.

Acceptable Solutions	Performance Criteria	LWD Response
<p>A1 A building that is not a dwelling, excluding for Food Services, local shop, garage or carport, and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> a) if the frontage is a primary frontage, not less than 4.5m, or if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; b) if the frontage is not a primary frontage, not less than 3.0m, or if the setback from the primary frontage is less than 3.0m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or 	<p>P1 A building that is not a dwelling, excluding for Food Services and local shop, must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.</p>	<p>N/A</p>

<p>c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining properties on the same street.</p>		
<p>A2 A building that is not a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side or rear boundaries to a building height of not more than 8.5m above existing ground level; and</p> <p>b) only have a setback less than 1.5m from a side or rear boundary if the building:</p>	<p>P2 The siting and scale of a building that is not a dwelling must:</p> <p>a) not cause an unreasonable loss of amenity, having regard to:</p> <p>(i) reduction in sunlight to a habitable room, excluding a bedroom, of a dwelling on an adjoining property;</p> <p>(ii) overshadowing the private open space of a dwelling on an adjoining property;</p> <p>(iii) overshadowing of an adjoining vacant property; and</p> <p>(iv) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining property; and</p> <p>b) provide separation between buildings on adjoining properties that is consistent</p>	<p>LWD Response Refer to P2. The location of the proposed shed on the property is sited so as to limit any impact on the adjoining property. There are no habitable rooms on the adjoining property's building which will be impacted by a reduction in sunlight. Private open spaces on the adjoining properties will have limited overshadowing, from the proposed shed. The established residence on the adjoining property is two-storey, with multiple private open spaces (balconies, decks) which are unlikely to be impacted. It is also clear there is a driveway which leads to an existing shed on the property, which is unlikely to be deemed as private open space. There will be at least 3 hours of the day (3pm-6pm) in which the private open space in the yard of the property which is not affected by any overshadowing. The adjoining property contains an established residence & therefore (iii) of P2 is not relevant to this application.</p>

<p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser).</p>	<p>with that existing on established properties in the area.</p>	<p>The visual impacts of the building when viewed from an adjoining property will be consistent with the adjoining properties' existing non-dwellings scale, bulking and proportions. Most of the existing non-dwellings on River Road are of a similar scale and bulk to the proposed non-dwelling forming part of this application.</p> <p>The proposed separation between buildings on adjoining properties is consistent with established properties in the area. For example, 22 River Road, which is an adjoining property, contains buildings which are located close, or directly on the boundary (refer to The LIST).</p>
<p>A3 A building that is not a dwelling, must have:</p> <ul style="list-style-type: none"> a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and b) a site area of which not less than 35% is free from impervious surfaces. 	<p>P3 A building that is not a dwelling, must have:</p> <ul style="list-style-type: none"> a) site coverage consistent with that existing on established properties in the area; and b) reasonable space for the planting of gardens and landscaping. 	<p>LWD Response Complies with A3</p>
<p>A4 No Acceptable Solution. ²</p>	<p>P4 A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage must:</p> <ul style="list-style-type: none"> a) provide for security and privacy while allowing for passive surveillance of the road; and b) be compatible with the height and transparency of fences in the street, 	<p>LWD Response N/A</p>

	<p>having regard to:</p> <ul style="list-style-type: none"> (i) the topography of the site; and (ii) traffic volumes on the adjoining road. 	
<p>A5</p> <p>Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not:</p> <ul style="list-style-type: none"> a) be visible from any road or public open space adjoining the site; and b) encroach upon parking areas, driveways or landscaped areas. 	<p>P5</p> <p>Outdoor storage areas, for a building that is not a dwelling, must be located or screened to minimise their impact on views into the site from any roads or public open space adjoining the site, having regard to:</p> <ul style="list-style-type: none"> a) the nature of the use; b) the type of goods, materials or waste to be stored; c) the topography of the site; and d) any screening proposed. 	<p>LWD Response</p> <p>Complies with A5</p>
<p>A6</p> <p>Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a setback from the boundary of a property containing a sensitive use not less than 10m. ³</p>	<p>P6</p> <p>Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors, for a building that is not a dwelling, within 10m of the boundary of a property containing a sensitive use must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity, having regard to:</p> <ul style="list-style-type: none"> a) the characteristics and frequency of any emissions generated; 	<p>LWD Response</p> <p>N/A</p>

	b) the nature of the proposed use; c) the topography of the site and location of the sensitive use; and d) any mitigation measures proposed.	
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RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 173243	FOLIO 2
EDITION 1	DATE OF ISSUE 02-Jun-2017

SEARCH DATE : 20-Oct-2023

SEARCH TIME : 04.44 PM

DESCRIPTION OF LAND

Town of PORT SORELL

Lot 2 on Sealed Plan 173243

Derivation : Part of Lot 2, 18A-0R-6P (Sec. R) Gtd. to R.C.
Knowles.

Prior CTs 218453/10 and 63703/21

SCHEDULE 1

C704757 TRANSFER to LEE ANTHONY WHITELEY Registered
05-Apr-2006 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP173243 EASEMENTS in Schedule of Easements
C704758 MORTGAGE to National Australia Bank Limited
Registered 05-Apr-2006 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNER: L.A. WHITELEY FOLIO REFERENCE: 63703-21, 218453-10 GRANTEE: PART OF LOT 2 18a-0r-6p GTD TO ROSETTA CHARLOTTE KNOWLES		<h3>PLAN OF SURVEY</h3> BY SURVEYOR: MICHAEL WARD of LAND & SEA SURVEYS, EUGENANA LOCATION: TOWN OF PORT SORELL SECTION R SCALE 1: 600 LENGTHS IN METRES		REGISTERED NUMBER <h2>SP173243</h2> APPROVED EFFECTIVE FROM - 2 JUN 2017 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 119	LAST UPI No.	LAST PLAN No. D63703, P218453	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

LOT 2 IS COMPILED FROM F.R. 218453/10 & THIS SURVEY.

INSET
SCALE 1:300

PIPELINE & SERVICES EASEMENT 3.00 WIDE (SEE INSET)

PIPELINE & SERVICES EASEMENT 3.00 WIDE

COUNCIL DELEGATE *[Signature]* DATE 20 JUN 2027

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

<p align="center">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p align="center">Registered Number</p> <p align="center">SP 173243</p>
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PAGE 1 OF 3 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

Lot 2 ("the Lot") is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns) ("TasWater") over the land marked Pipeline and Services Easement 3.00 WIDE shown on the Plan ("the Easement Land").

The Pipeline and Services Easement is defined as follows:-

THE FULL RIGHT AND LIBERTY for TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (1) without doing unnecessary damage to the Easement Land; and
 - (2) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: Lee Anthony Whiteley</p> <p>FOLIO REF: 63703/21</p> <p>SOLICITOR & REFERENCE: MBB:KJE:05160963</p>	<p>PLAN SEALED BY: Latrobe Council</p> <p>DATE: 20.4.2017</p> <p>DA 8/2017</p> <p>REF NO. Council Delegate</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP 173243
SUBDIVIDER: Lee Anthony Whiteley FOLIO REFERENCE: 63703/21	

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
 - (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace anything that supported, protected or covered the Infrastructure.

Interpretation:

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

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) anything reasonably required to support, protect or cover any of the Infrastructure;

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.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP 173243
SUBDIVIDER: Lee Anthony Whiteley FOLIO REFERENCE: 63703/21	

- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the infrastructure.

SIGNED by Lee Anthony Whiteley)
 the registered proprietor of the land)
 comprised in folio of the Register Volume)
 63703 Folio 21 in the presence of)



Witness:

Full Name: Richard John Harding
 Address: 84 Collins Street Burnie Tasmania 7320
 Occupation: Section Manager

SIGNED for and on behalf of the)
National Australia Bank Limited the)
 Mortgagee under Mortgage C704758 in)
 Presence of:)

.....

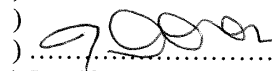
Witness:

Full Name:

Address:

Occupation:

Executed by the NATIONAL AUSTRALIA BANK LIMITED)
 by its Attorney Jennifer Anne Doran who holds the position of)
 Level 3 Attorney under Power of Attorney No. PA18631 (who)
 declares he/she has received no notice of revocation of the said)
 Power) in the presence of:)


) Jennifer Anne Doran
) Level 3 Attorney

Katrina Ann Cooper 
 76 Liverpool St, Hobart Tas 7000

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