Latrobe Council
Planning Exhibition Documents

Planning Administration

Date Advertised: 28/10/2026 **Ref. Number:** L-DA131/2026

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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-DA131/2026

Address of the land	**48 Blackwood Avenue LATROBE (CT 300869/20)**
What use or development is proposed in the application	**Residential – proposed Multiple Dwellings (x2)**
Date of notice	**28 October 2026**

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 Chief Executive Officer,
  Latrobe Council,
  P.O. Box 63, Latrobe 7307; or email
  submissions@latrobe.tas.gov.au
- and include:
  the reasons for your representation; and
  the address of the land.

Aerial View – L-DA131/2026, 48 Blackwood Avenue, Latrobe (CT 300869/20)

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Office Use Only	
Application No L-DA131/2026	PID

LATROBE COUNCIL

DEVELOPMENT APPLICATION

Application for Development Permit under Section 58 or Section 57 of the *Land Use Planning and Approvals Act 1993,* and
Request for Development Certification for when No Permit Required.

1 Full Name of Applicant(s): SJM PROPERTY DEVELOPMENTS

2 Postal Address of Applicant(s) 1/37 Ascot Drive Huntingfield TAS 7055

..... Phone:.....

Mobile No.: ..... Email: .....

3 Full Name of Owner(s): J & J SUPER PTY LTD

4 Postal Address of Owner(s): .....

..... Phone:.....

Mobile No. ..... Email: .....

5 Present Use of the Land: VACANT LAND

6 Proposed Use and/or Development (subject of this application): Multi Unit Development (2 units)
RESIDENTIAL DWELLING

At (Location of property): LOT 20, 11 BLACKWOOD AVENUE, LATROBE 7307

Certificate/s of Title reference: 300869/20

7 Estimate costs of development: $ 500,000.00

8 Supporting Details: **A CHECK LIST IS PROVIDED ON THE NEXT PAGE AND MUST BE ACKNOWLEDGED AND SIGNED BY THE APPLICANT.**

Signed ROXY GOSS **Dated:** 1/10/2026

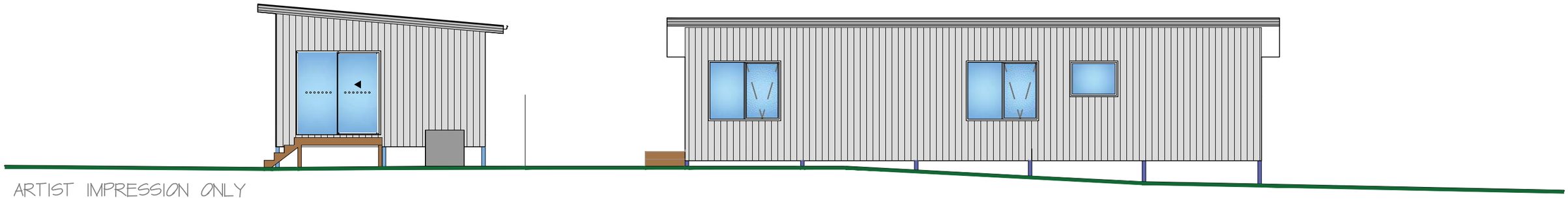
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PROPOSED NEW RESIDANCE AT LOT 20 BLACKWOOD AVENUE, LATROBE



ARTIST IMPRESSION ONLY

DRAWINGS SCHEDULE

PAGE NUMBER:	DRAWING:
01	COVER PAGE
02	SITE PLAN
03	FLOOR PLAN - U1
04	ELEVATIONS
05	ELEVATIONS
06	FLOOR PLAN - U2
07	ELEVATIONS
08	CARPORT PLANS
09	DRAINAGE PLANS
10	SITE DRAINAGE PLAN
11	DOOR & WINDOW SCHEDULE

PROJECT INFORMATION

TITLE REFERENCE:	-
PROPERTY ID:	-
SITE AREA:	687m^2
WIND SPEED:	N2
SOIL CLASSIFICATION:	H1
CLIMATE ZONE:	7
ALPINE AREA:	NO
CORROSIVE ENVIRONMENT:	N/A
BAL-RATING:	TBC

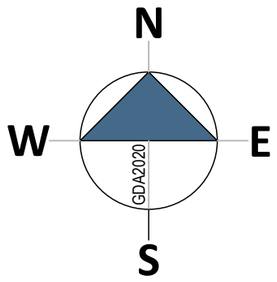
GENERAL NOTES:

- Check & verify all dimensions & levels on site
- Written dimensions to take preference over scaled
- All work to be strictly in accordance with NCC 2022, all codes & local authority by-laws
- All dimensions indicated are frame to frame and do not allow for wall linings.

SJM property developments

Drawing:	Cover Page
Stage:	PLANNING
Client:	SJM Property Developments
Project:	**Lot 20 Blackwood Ave, Latrobe**
Drawn by:	M.K
Accreditation:	Sam Morse 942366295
Date:	12.05.2026
Scale:	1:100
Revision:	-
Email:	admin@sjmpd.com.au
Job Number:	806U
Sheet:	**01**

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IMPORTANT NOTE:

This plan was prepared as a proposed subdivision to accompany a subdivision application to the Clarence City Council and should not be used for any other purpose. The dimensions. areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. The location of existing house and contours have been scaled off ListMap data and not from field survey. This note is an integral part of this plan.

SURVEYOR NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary. or to prescribed set-backs, without further survey.

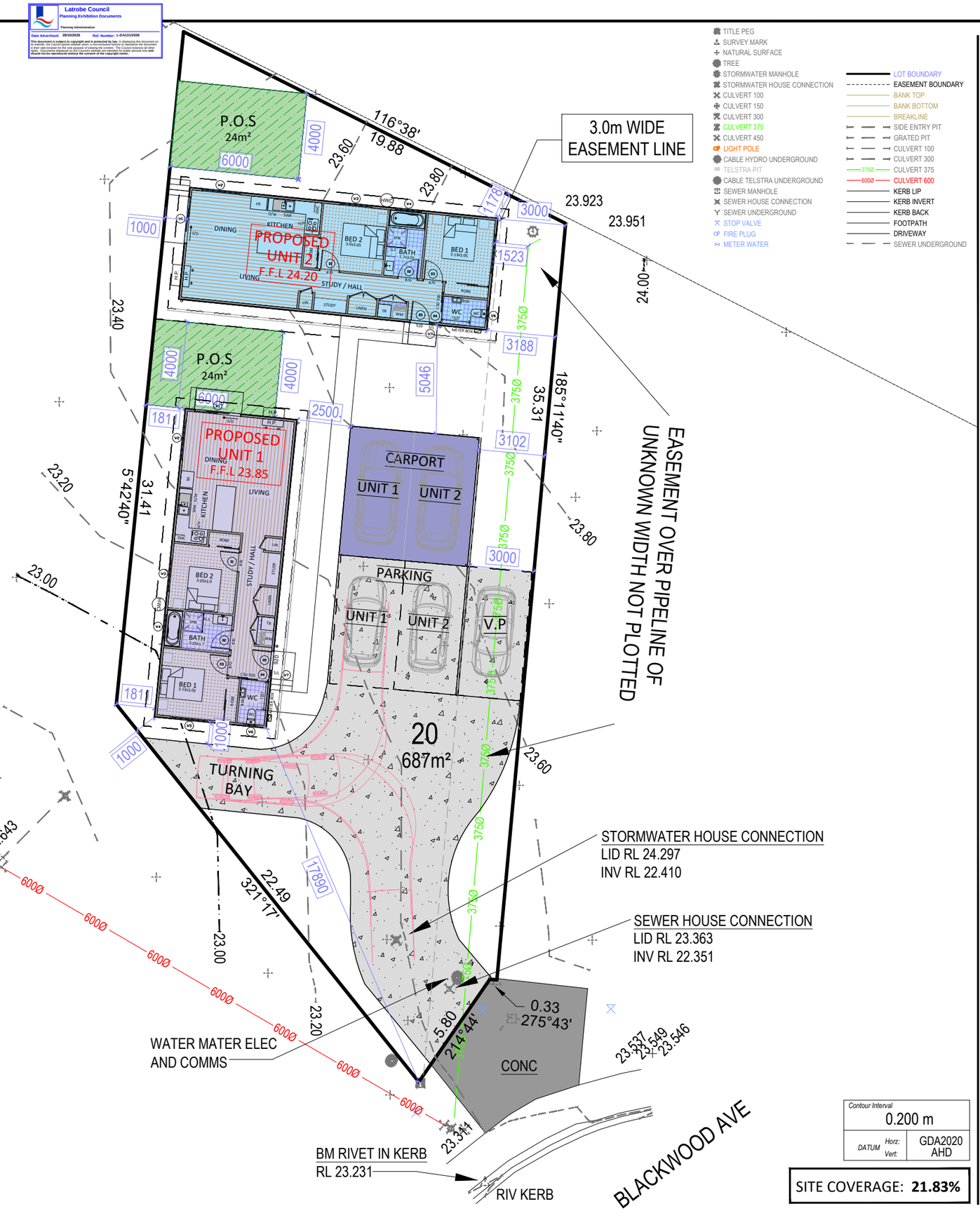
Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM 10274 with reputed AHD level of 30.695 from SURCOM on 24/04/2026

At the time of this survey, Lot 20 is an unregistered lot.

Date of Survey : 15/04/26



GENERAL NOTES:

- Check & verify all dimensions and levels on site.
- Written dimensions take precedence over scaled measurements.
- Work must comply with NCC 2022 and all Australian Standards.
- Dimensions shown are frame-to-frame unless noted otherwise.
- Allow for wall linings.
- Confirm all floor areas.
- Plumbing work must comply with AS 3500 (2022) and be approved by a council inspector.
- Builder/plumber must ensure proper fall to site connection points per AS 3500 before construction.
- Drawings must be read alongside engineer's structural drawings.
- All windows and glazing must comply with AS 1288 & AS 2047.
- Set-out of buildings and structures must be done by a registered land surveyor and checked before construction.If there are discrepancies between drawings and documents, notify the designer immediately.
- Builder is responsible for complying with all planning conditions.
- Confirm approved (stamped) drawings and permits before starting construction.
- Construction must comply with AS 3959 and BAL (Bushfire Attack Level) assessment report.
- Drawings must be viewed or printed in colour.

Contour Interval	0.200 m
DATUM Horz:	GDA2020
DATUM Vert:	AHD

SITE COVERAGE: **21.83%**

SJM property developments

Drawing:	Floor Plan
Stage:	PLANNING
Client:	SJM Property Developments
Project:	**Lot 20 Blackwood Ave, Latrobe**
Drawn by:	M.K
Accreditation:	Sam Morse 942366295
Date:	12.05.2026
Scale:	1:200
Revision:	-
Email:	admin@sjmpd.com.au
Job Number:	806U
Sheet:	**02**

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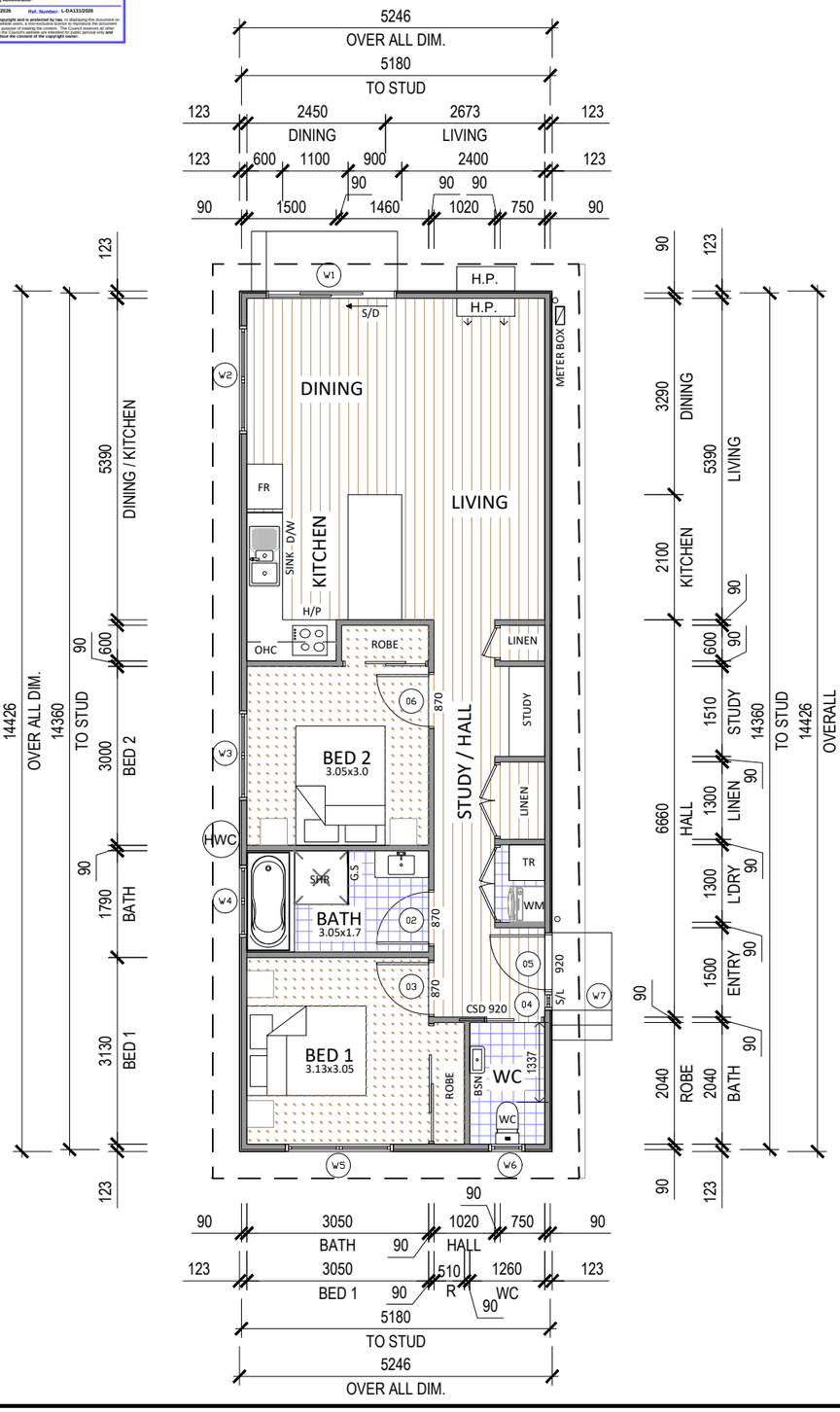
FLOOR AREA: **75.67 m²**

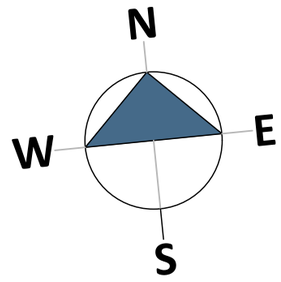
NOTE:

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

STAIRS	
RISER HEIGHT	TREAD DEPTH
190	250

NON SLIP TO COMPLY NCC 2022





FRAMING NCC H1D6:

All timber framing, fixing and bracing shall comply with AS 1684 and therequirements of NCC H1D6. Manufactured sizes must not be undersized to those specified, for all timber sizes, stress grades, spacing and wall bracing refer to Engineer's details. Tie-down details shall be in accordance with Engineer's details and comply with NCC H1D6 (4). Any Structural steel members shall comply with the requirements of clauses in NCC H1D6 (3). Refer to Engineer's details where provided.

GLAZING NCC H1D8:

All windows to be aluminium awning style, double glazed (obscured safety glass to bathrooms as shown on drawings) All glazing shall comply with the requirements of AS 2047 & AS 1288 and NCC H1D8. Human impact safety requirements shall comply with NCC H1D8 (3) and Part 8.4 of the ABCB Housing provisions.

ENERGY EFFICIENCY:

Insulation must comply with AS/NZS4859.1 and be installed in accordance with ABCB housing provisions Part 13.2.2 and comply with minimum R values for climate zone 7.
Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface). External walls are to be clad with vapour permeable reflective foil over the outside of the timber frame.
Ceiling to be insulated with R4.0 and vapour permeable sarking.
Floor to be insulated with Min R1.7 batts where applicable.
Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen.
All downlights to be IC rated. Construction of the external walls, floor and roof for compliance with building sealing requirements shall comply with NCC 2022 Part 13.4.

GENERAL:

All flashings, weep holes and damp proof coursing to be in accordance with NCC Housing provisions Part 5.7. Fibre cement sheet in accordance with NCC Housing provisions Part 7.5. Block construction in accordance NCC Housing provisions Part 5. Plasterboard linings to internal walls and ceilings with selected cornice. (see below for wet areas)
Wet areas: All wet areas shall comply with the requirements of ABCB Housing provisions Part 10.2. Provide waterproof plasterboard sheeting to all walls and ceilings. Provide ceramic tiles or other approved water resistant lining in accordance with Part 10.2.9 to a minimum height of 1800mm to shower walls and to a height of min 150mm behind baths, basins, sinks, troughs,washing machines and wall fixtures.
For construction of floor wastes refer to NCC ABCB Housing provisions part 10.2.12 For typical installation requirements for substrate preparation, penetrations, flashings/ junctions, membranes, screeds, hobs, baths,showers, door jambs and screens refer to ABCB Housing provisions part 10.2.14-32.

SAFE MOVEMENT & EGRESS:

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125 mm sphere can not pass through . Except for Bedrooms , where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 o f NCC 2022 for further information on suitable protective devices.

CONSTRUCTION OF SANITARY:

Compartments 10.4.2 of NCC 2022 The door to a fully enclosed sanitary compartment must :
Open outwards; or slide; or be readily removable from the outside of the compartment. Unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022, between the closet pan within the sanitary compartment and the doorway .

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
S/L	SIDELIGHT GLASS
G.S.	SCREEN HOT WATER
HWC	CYLINDER 600x300 SHR
N.	NICHE

FLOOR PLAN - (Unit 1)

Scale 1 : 100

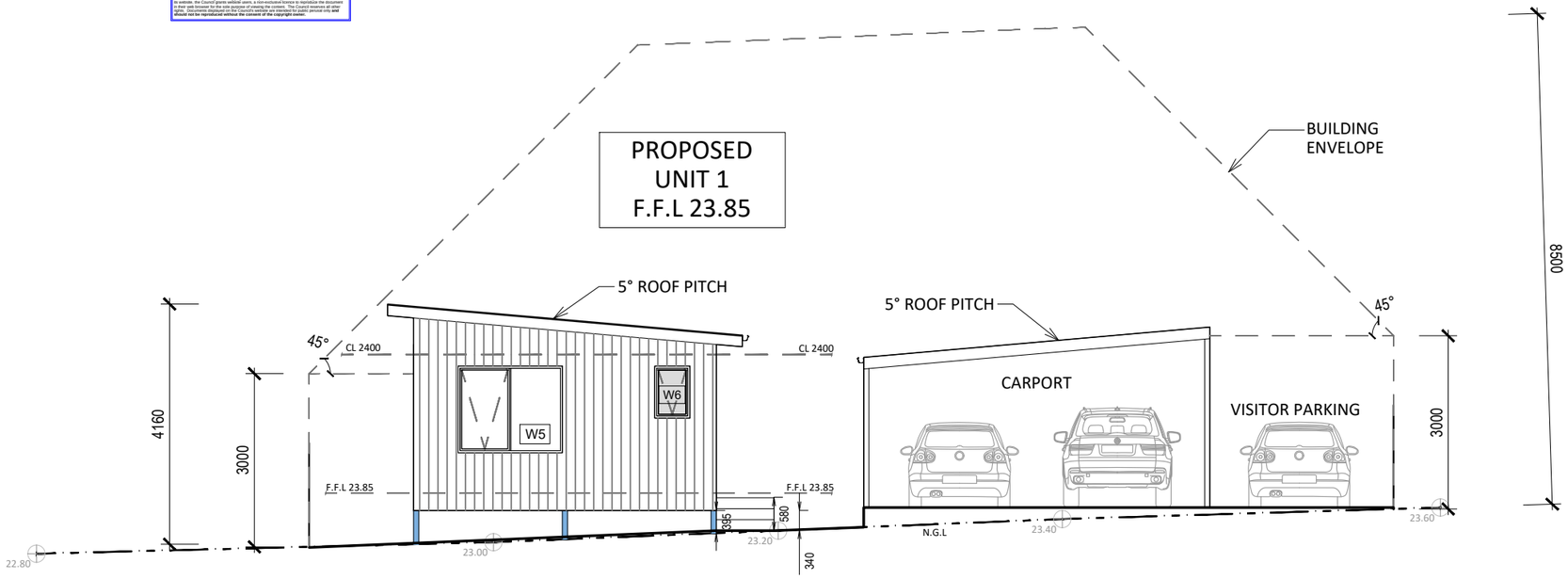
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SJM property developments

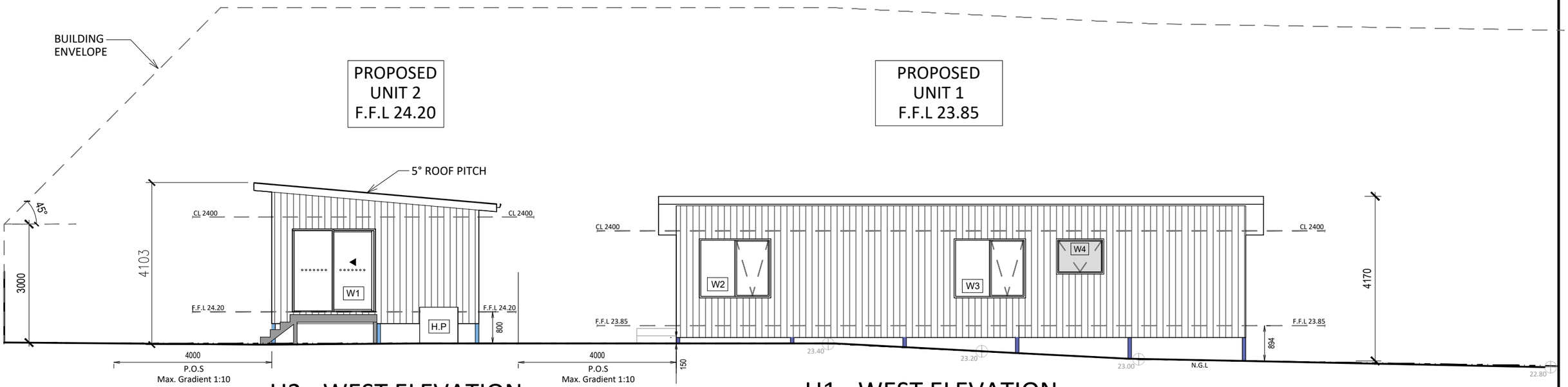
Drawing:	Floor Plan - (Unit 1)
Stage:	PLANNING
Client:	SJM Property Developments
Project:	**Lot 20 Blackwood Ave, Latrobe**
Drawn by:	M.K
Accreditation:	Sam Morse 942366295
Date:	12.05.2026
Scale:	1:100
Revision:	-
Email:	admin@sjmpd.com.au
Job Number:	806U
Sheet:	**03**

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U1 - SOUTH ELEVATION

Scale 1 : 100



U2 - WEST ELEVATION

Scale 1 : 100

U1 - WEST ELEVATION

Scale 1 : 100

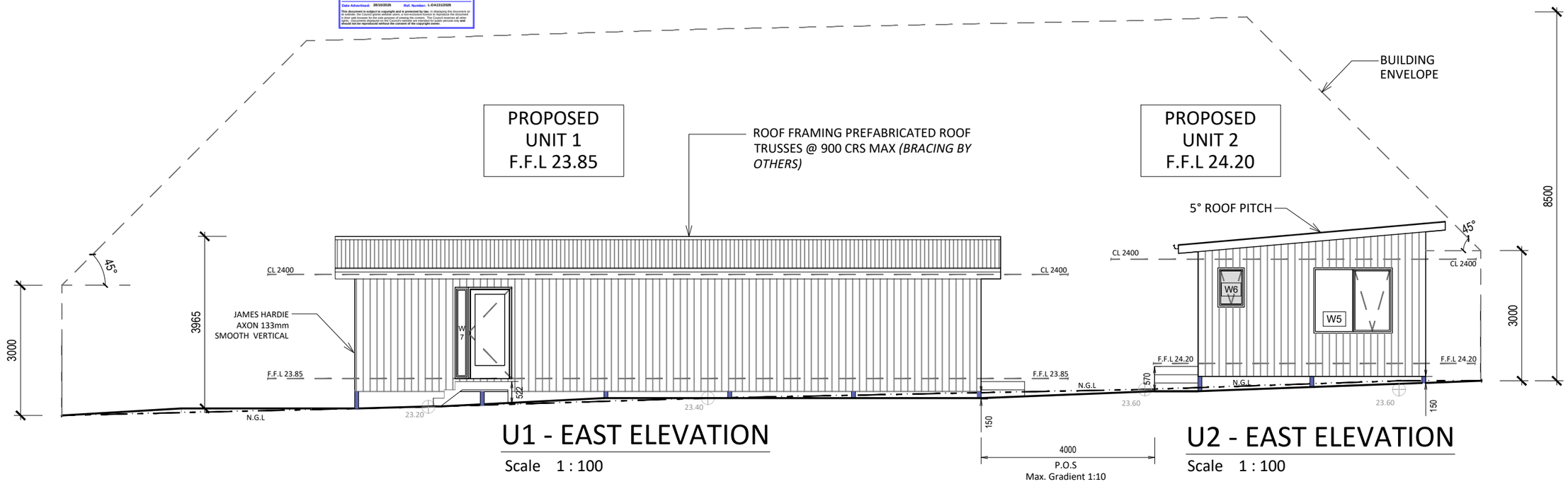
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SJM property developments

Drawing:	Elevations - (Unit 1 & 2)
Stage:	PLANNING
Client:	SJM Property Developments
Project:	**Lot 20 Blackwood Ave, Latrobe**
Drawn by:	M.K
Accreditation:	Sam Morse 942366295
Date:	12.05.2026
Scale:	1:100
Revision:	-
Email:	admin@sjmpd.com.au
Job Number:	806U
Sheet:	**04**

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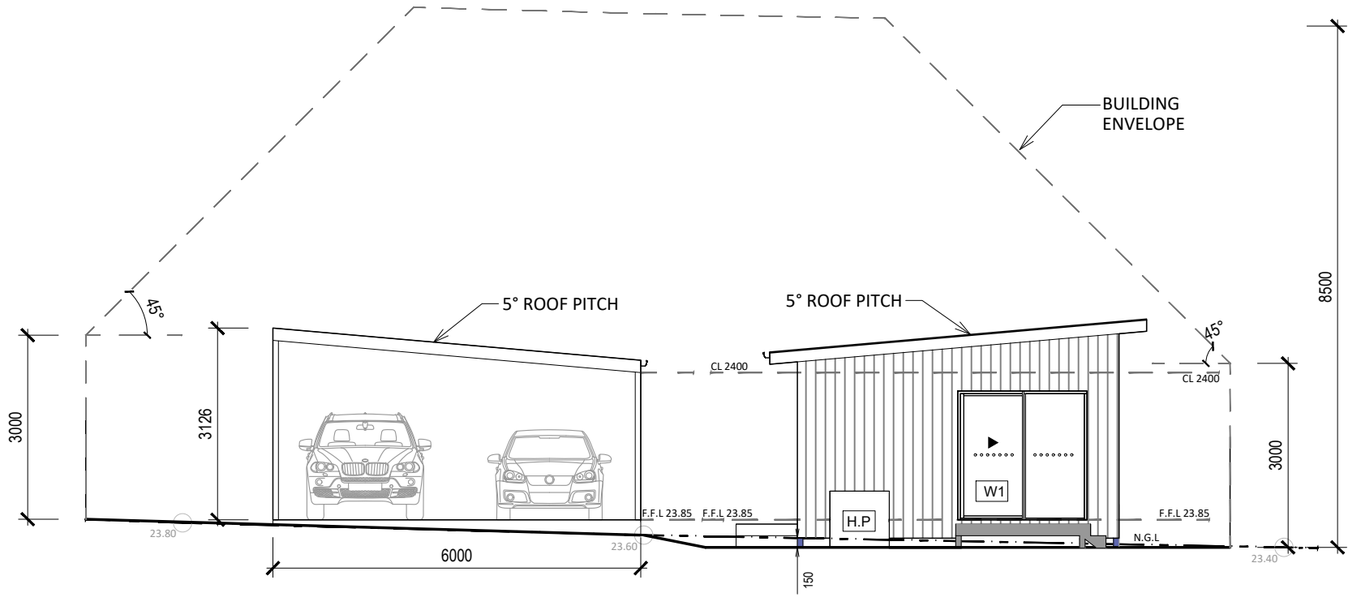


U1 - EAST ELEVATION

Scale 1 : 100

U2 - EAST ELEVATION

Scale 1 : 100



CARPORT

U1 - NORTH ELEVATION

Scale 1 : 100

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SJM property developments

Drawing:	Elevations - (Unit 1)
Stage:	PLANNING
Client:	SJM Property Developments
Project:	**Lot 20 Blackwood Ave, Latrobe**
Drawn by:	M.K
Accreditation:	Sam Morse 942366295
Date:	12.05.2026
Scale:	1:100
Revision:	-
Email:	admin@sjmpd.com.au
Job Number:	806U
Sheet:	**05**

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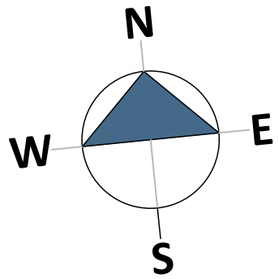
FLOOR AREA: **75.67 m²**

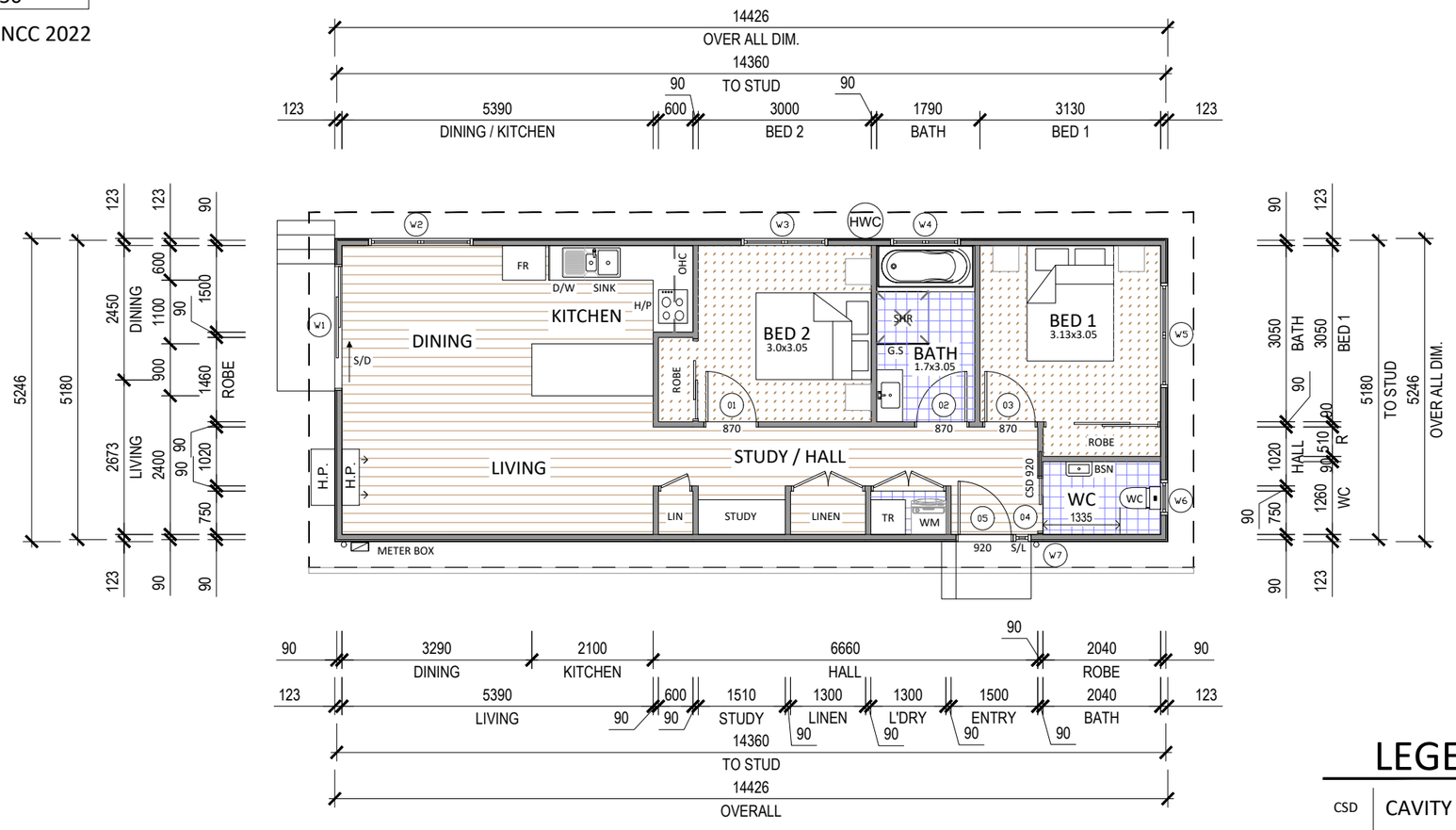
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STAIRS	
RISER HEIGHT	TREAD DEPTH
190	250

NON SLIP TO COMPLY NCC 2022





FLOOR PLAN - (Unit 2)

Scale 1 : 100

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
S/L	SIDELIGHT GLASS
G.S.	SCREEN HOT WATER
HWC	CYLINDER 600x300 SHR
N.	NICHE

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GENERAL:

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Open outwards; or slide; or be readily removable from the outside of the compartment. Unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022, between the closet pan within the sanitary compartment and the doorway .

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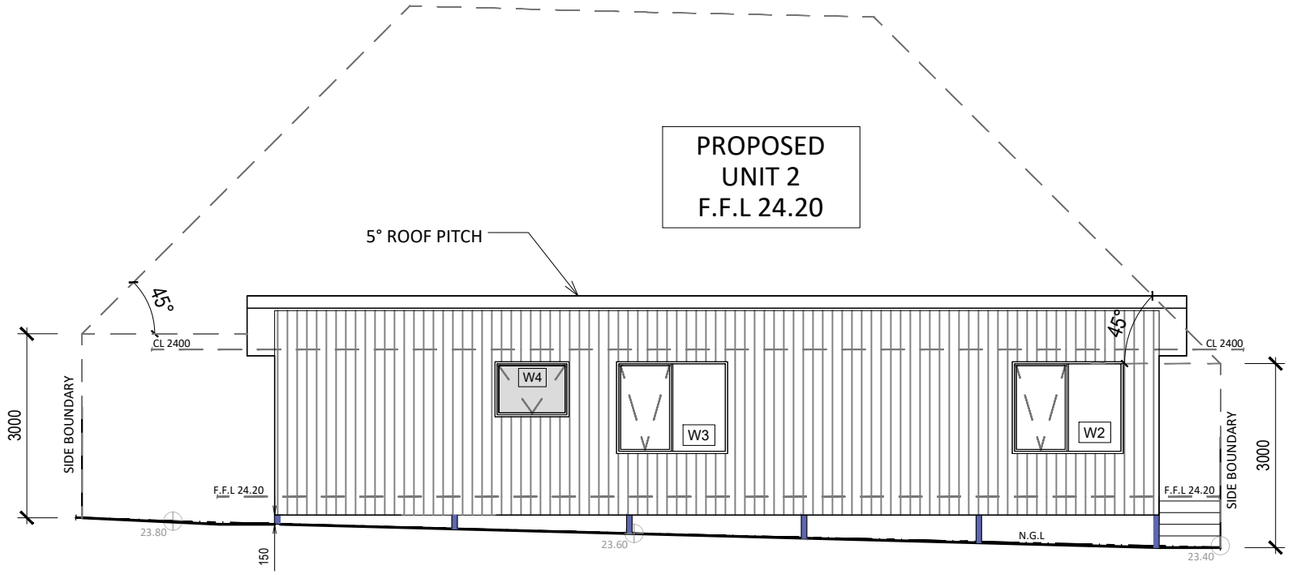
SJM property developments

Drawing:	Floor Plan - (Unit 2)
Stage:	PLANNING
Client:	SJM Property Developments
Project:	**Lot 20 Blackwood Ave, Latrobe**

Drawn by:	M.K
Accreditation:	Sam Morse 942366295
Date:	12.05.2026
Scale:	1:100

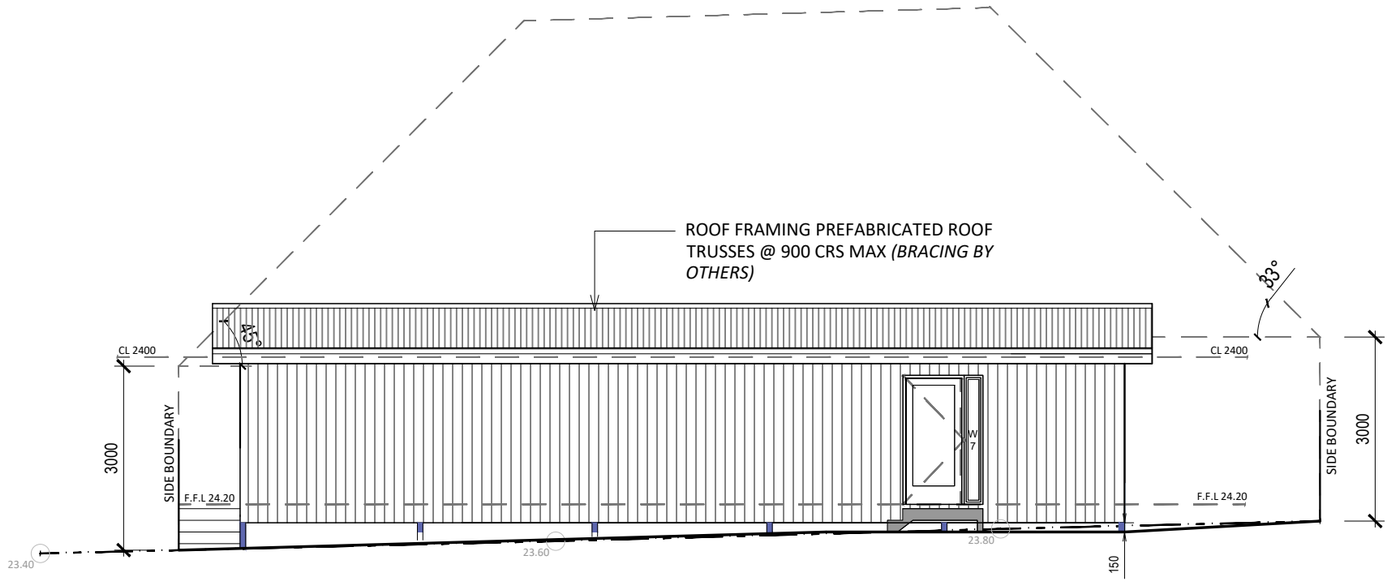
Revision:	-
Email:	admin@sjmpd.com.au
Job Number:	806U
Sheet:	**06**

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U2 - NORTH ELEVATION

Scale 1 : 100



U2 - SOUTH ELEVATION

Scale 1 : 100

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- All work to be strictly in accordance with NCC 2022, all codes & local authority by-laws
- All dimensions indicated are frame to frame and do not allow for wall linings.

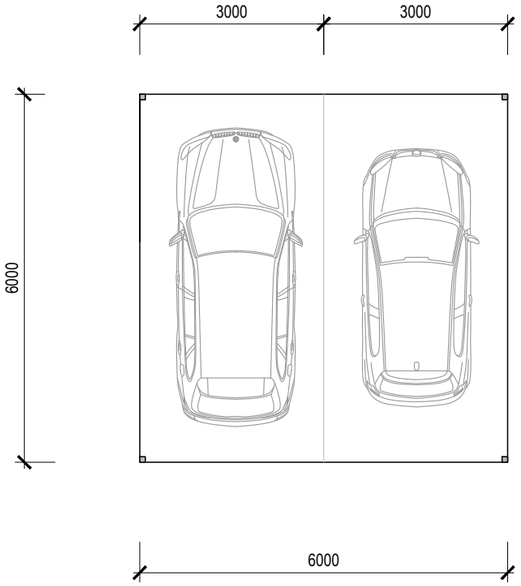
Drawing:	Elevations - (Unit 2)
Stage:	PLANNING
Client:	SJM Property Developments
Project:	**Lot 20 Blackwood Ave, Latrobe**
Drawn by:	M.K
Accreditation:	Sam Morse 942366295
Date:	12.05.2026
Scale:	1:100
Revision:	-
Email:	admin@sjmpd.com.au
Job Number:	806U
Sheet:	**07**

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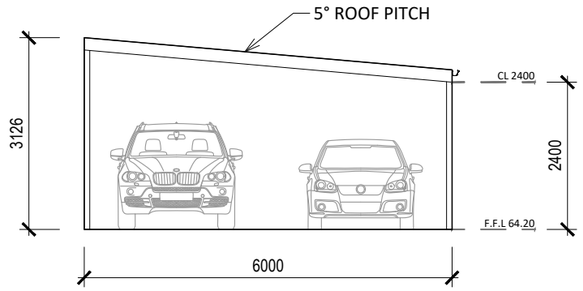
Date Advertised: 28/10/2026 Ref. Number: L-DA131/2026

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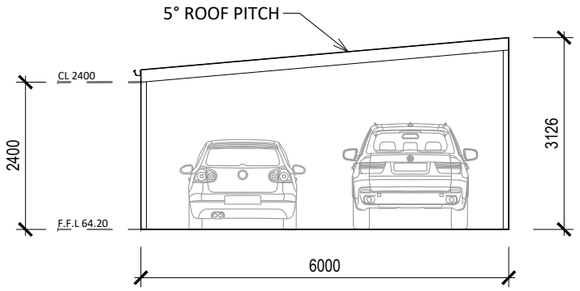
CARPORT FLOOR PLAN

Scale 1 : 100



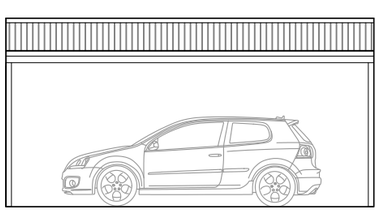
NORTH ELEVATION

Scale 1 : 100



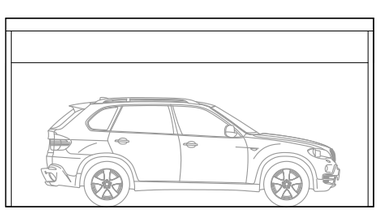
SOUTH ELEVATION

Scale 1 : 100



WEST ELEVATION

Scale 1 : 100



EAST ELEVATION

Scale 1 : 100

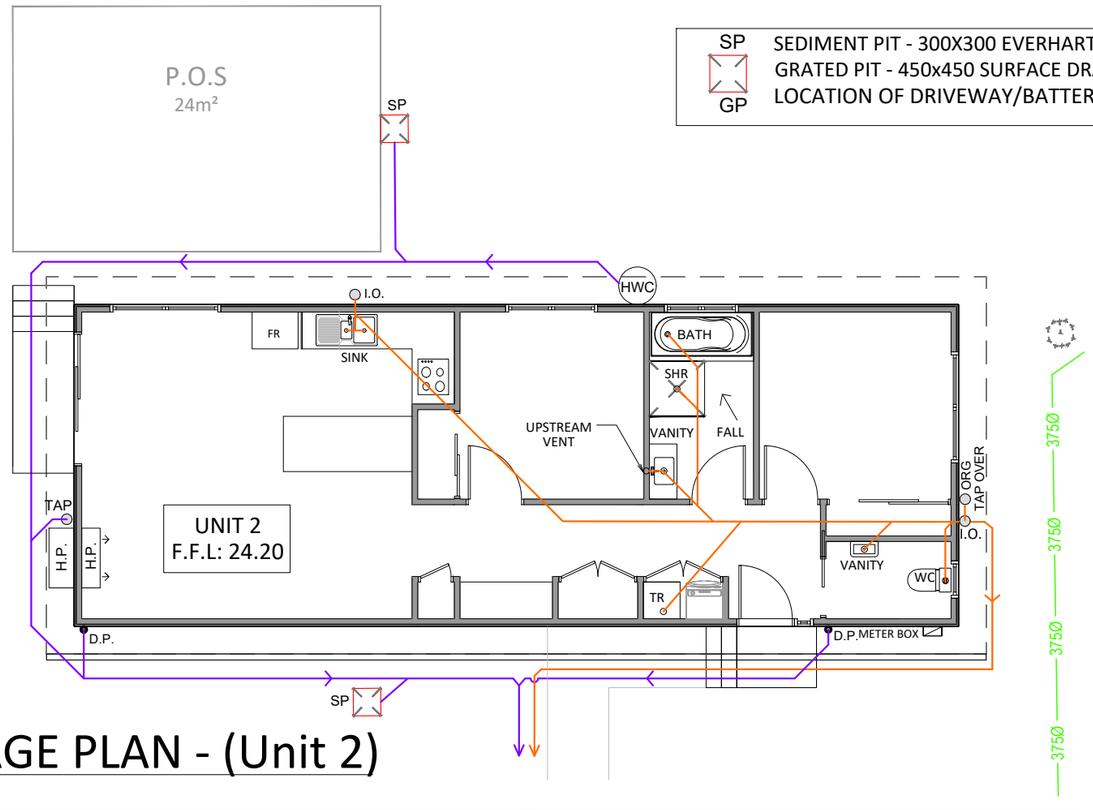
GENERAL NOTES:

- Check & verify all dimensions & levels on site
- Written dimensions to take preference over scaled
- All work to be strictly in accordance with NCC 2022, all codes & local authority by-laws
- All dimensions indicated are frame to frame and do not allow for wall linings.

SJM property developments

Drawing:	Carport Plans
Stage:	PLANNING
Client:	SJM Property Developments
Project:	**Lot 20 Blackwood Ave, Latrobe**
Drawn by:	M.K
Accreditation:	Sam Morse 942366295
Date:	12.05.2026
Scale:	1:100
Revision:	-
Email:	admin@sjmpd.com.au
Job Number:	806U
Sheet:	**08**

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DRAINAGE PLAN - (Unit 2)

Scale 1 : 100

SP SEDIMENT PIT - 300X300 EVERHART SURFACE DRAINAGE PIT
GP GRATED PIT - 450x450 SURFACE DRAINAGE PIT AT LOCATION OF DRIVEWAY/BATTERS

PLUMBING NOTES:

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2025 & THE NATIONAL CONSTRUCTION CODE. AND MUST BE CARRIED OUT BY A LICENSED TRADESMAN ONLY.

- DRAINS SHOULD BE LOCATED EXTERNAL TO THE BUILDING WHEREVER PRACTICABLE
- SANITARY DRAINAGE ON SITES CLASSIFIES M, H1, H2 AND E SHOULD BE PROTECTED FROM GROUND MOVEMENT IN ACCORDANCE AS3500.2 APPENDIX G

PIPES:

SEWER	DN100 uPVC SN6 (DWV) MIN 1:60 FALL
STORMWATER	DN100 uPVC SN6 (DWV) MIN 1:100 FALL
AG DRAIN	SLOTTED DN100 HDPE C/W GEOFAB SOCK WITH A UNIFORM FALL OF NOT LESS THAN 1:300 AS PER ABCB HOUSING PROVISIONS SECTION 3.3.4(a)

THE INSTALLATION OF WATER PIPE LINES, USE POLY OR COPPER PIPE, MUST COMPLY WITH AS/NZS 3500.2025. MAIN COLD WATER LINE FROM METER TO HOUSE TO BE DN 25mm WITH DN 16mm BRANCHES & HOT WATER MAIN LINES TO BE DN 20mm WITH DN 16mm BRANCHES TO FIXTURES, ALL OTHER PRODUCTS USED ARE TO COMPLY WITH THE REQUIREMENTS OF AS/NZS 3500.2025.

LEGEND OF DIAMETERS

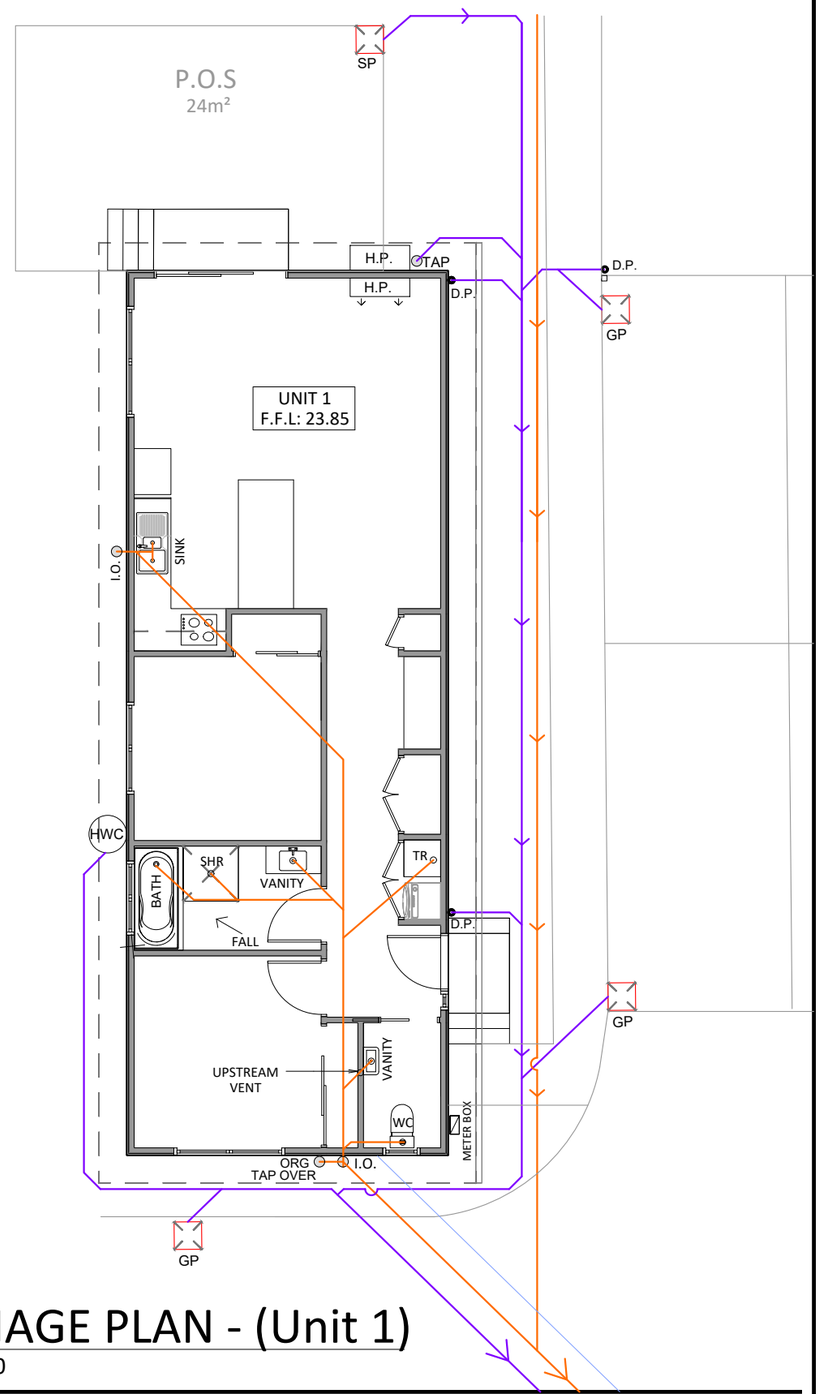
B	BASIN (DN40)
CWM	CLOTHES WASHING MACHINE (DN40)
DP	DONWPIPE (DN90)
DWM	DISH WASHING MACHINE
FWG	FLOOR WASTE GULLY (DN90)
HWC	HOT WATER CYLINDER
ORG	OVERFLOW RELIEF GULLY (DN100) + TAP OVER
S	SINK (DN50)
SHR	SHOWER (DN50)
TD	TUNDISH FOR HWC TPRV OR A/C CONDENSATE(DN50)
TR	TROUGH (LAUNDRY) (DN40) UPSTREAM VENT (DN50)
UV	WATER CLOSET PAN (DN100)
WC	

HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES USED FOR PERSONAL HYGIENE AT 50deg C, KITCHEN SINK & LAUNDRY SHALL BE 60deg C TO COMPLY WITH REQUIREMENTS OF AS/NZS 3500.2025

HOT WATER CYLINDER TO BE INSTALLED AS PER NCC 2022 VOL 3

AT THE PROPERTY BOUNDARY, AN APPROVED BACKFLOW PROTECTION VALVE IS TO BE FITTED BEFORE EXTENDING THE DOMESTIC SUPPLY TO THE DWELLING.

NOTE:
PLUMBING MAY BE SUBJECT TO CHANGE DUE TO UNFORESEEN SITE/HEIGHT CONDITIONS.



DRAINAGE PLAN - (Unit 1)

Scale 1 : 100

GENERAL NOTES:

- Check & verify all dimensions & levels on site
- Written dimensions to take preference over scaled
- All work to be strictly in accordance with NCC 2022, all codes & local authority by-laws
- All dimensions indicated are frame to frame and do not allow for wall linings.

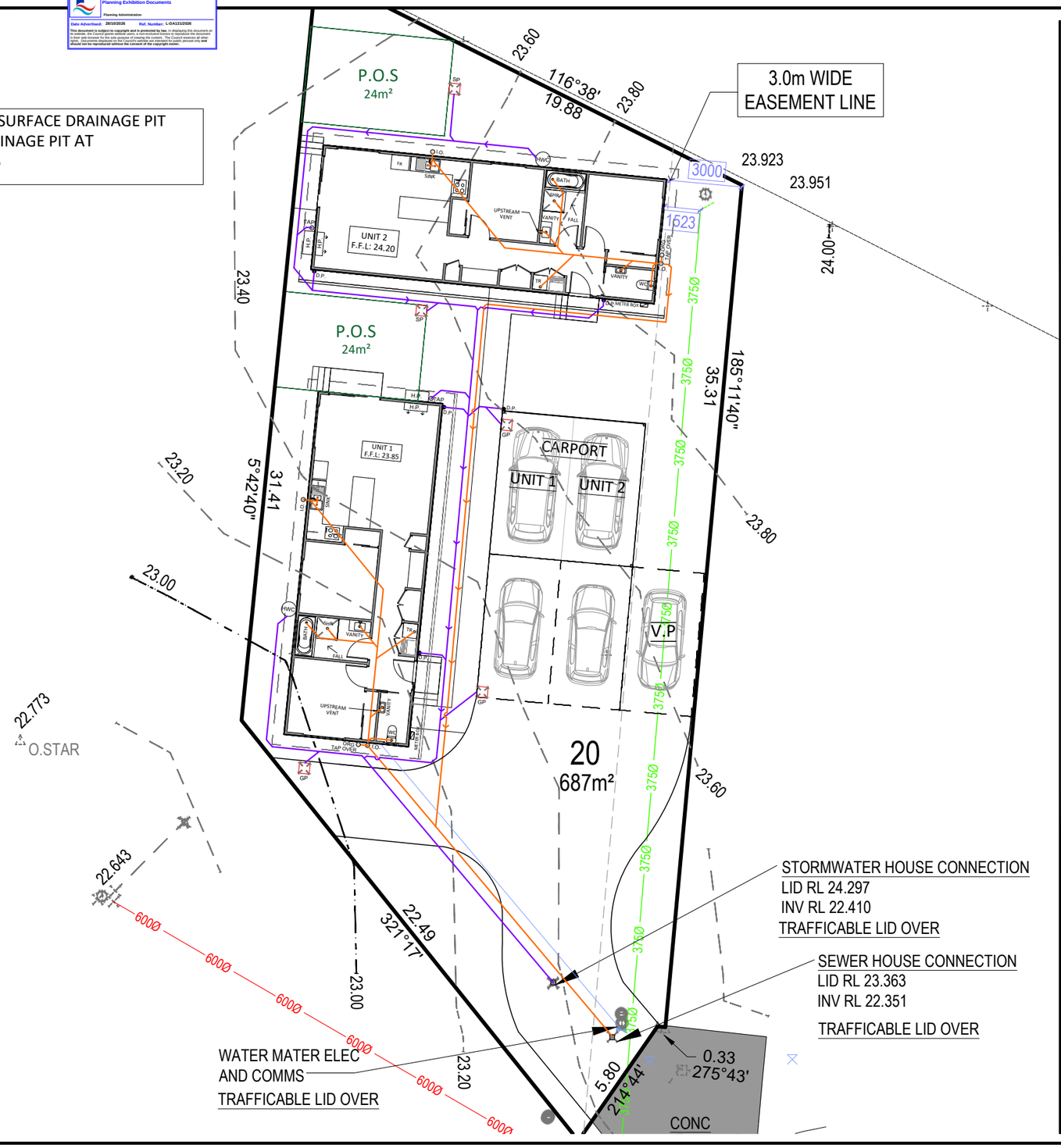
SJM property developments

Drawing:	Drainage Plans
Stage:	PLANNING
Client:	SJM Property Developments
Project:	**Lot 20 Blackwood Ave, Latrobe**
Drawn by:	M.K
Accreditation:	Sam Morse 942366295
Date:	12.05.2026
Scale:	1:100
Revision:	-
Email:	admin@sjmpd.com.au
Job Number:	806U
Sheet:	**09**

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NOTE:
PLUMBING MAY BE SUBJECT TO CHANGE DUE TO UNFORESEEN SITE/HEIGHT CONDITIONS.

SP / GP — SEDIMENT PIT - 300X300 EVERHART SURFACE DRAINAGE PIT
GRATED PIT - 450x450 SURFACE DRAINAGE PIT AT LOCATION OF DRIVEWAY/BATTERS



LEGEND

GP ☒ 450X 450 SURFACE DRAINAGE PIT
SEWER LINE
STORMWATER LINE
100ø AG DRAIN

PLUMBING NOTES:

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

NOTE:

ALL TASWATER WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03-2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02-2014-3.1 MRWA VERSION 2 AND TASWATERS SUPPLEMENTS TO THESE CODES

SEWER AND WATER SERVICES:

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

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

CONNECT STORMWATER TO COUNCIL STORMWATER LOT CONNECTION

NEW DN32 (I.D. 25) HDPE (PE100) SDR11 PN16 WATER CONNECTION AND INSTALLATION FOR 2x ID20mm WATER METERS ON A MANIFOLD AS PER TASWATER STANDARD DRAWING (TWS-W-0002) SHEET 9 BY TASWATER AT DEVELOPERS COST. RE-USE EXISTING METER

GENERAL NOTES:

- Check & verify all dimensions & levels on site
- Written dimensions to take preference over scaled
- All work to be strictly in accordance with NCC 2022, all codes & local authority by-laws
- All dimensions indicated are frame to frame and do not allow for wall linings.

SJM property developments

Drawing:	Site Drainage Plan
Stage:	PLANNING
Client:	SJM Property Developments
Project:	**Lot 20 Blackwood Ave, Latrobe**
Drawn by:	M.K
Accreditation:	Sam Morse 942366295
Date:	12.05.2026
Scale:	1:200
Revision:	-
Email:	admin@sjmpd.com.au
Job Number:	806U
Sheet:	**10**

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Tasmanian Government

'PRIORITY FINAL PLAN"

OWNER: J & J SUPER PTY LTD
~~P.C.~~ ~~&~~ A. NICHOLS
THE CROWN

FOLIO REFERENCE:
F/R 181726-2, F/R 65441-48
F/R 186393-1, F/R 152070-1

GRANTEE:

PART OF LOT 879, 50 ACRES, GTD TO HENRY DOUGLAS
PART OF LOT 386, 320 ACRES GTD TO WILLIAM JOHNSON SNR.

PLAN OF SURVEY

BY SURVEYOR: PAUL HODGETTS of MICHELL HODGETTS SURVEYORS
Po.Box 712 DEVONPORT, 7310

LOCATION:

TOWN OF LATROBE

SCALE 1:1500 LENGTHS IN METRES

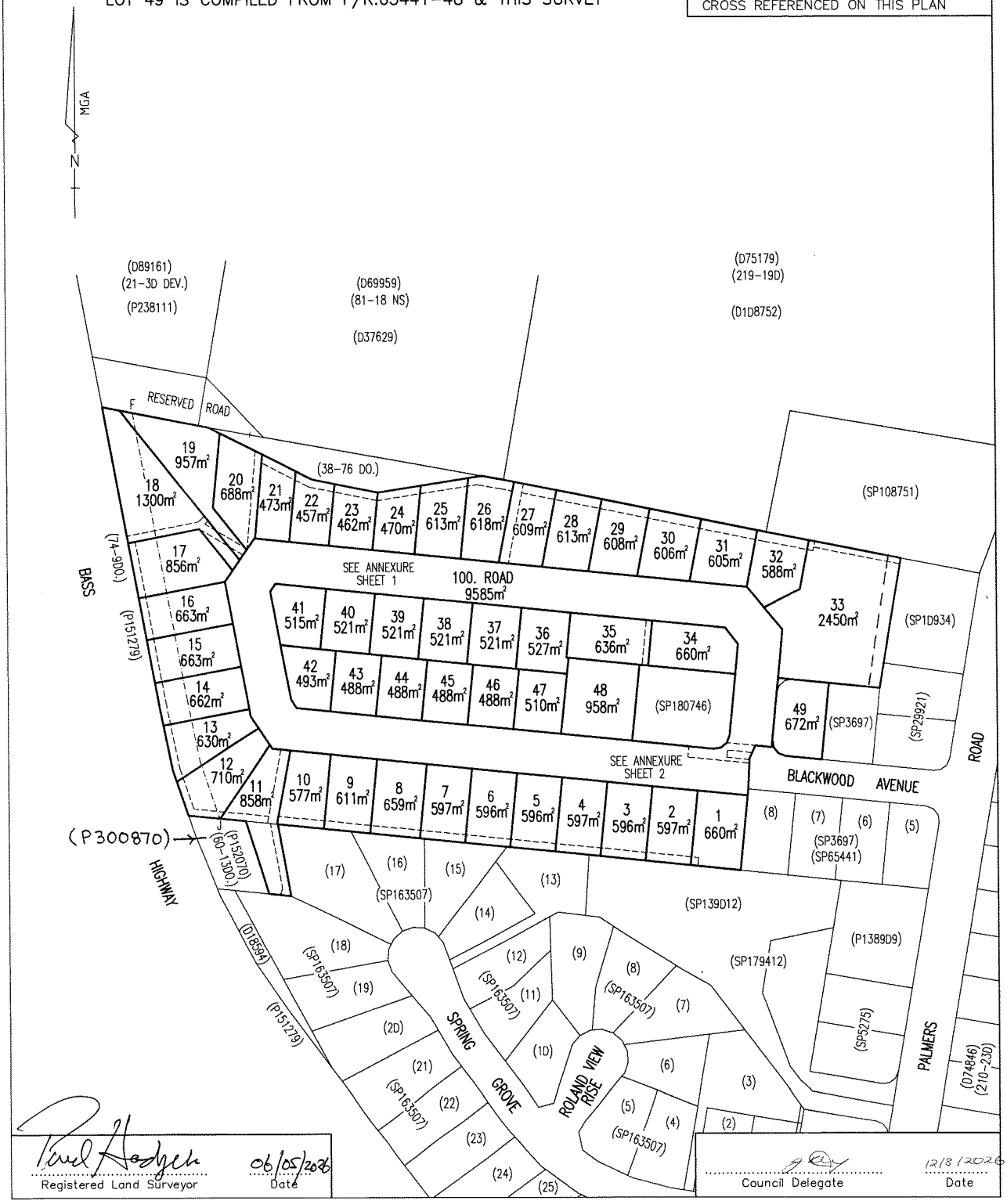
REGISTERED NUMBER
SP300869

~~APPROVED~~
EFFECTIVE ~~FROM~~ 17 SEP 2026

Recorder of Titles

LOT 49 IS COMPILED FROM F/R.65441-48 & THIS SURVEY

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Registered Land Surveyor — 06/05/2026 Date

Council Delegate — 12/8/2026 Date

Latrobe Council
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PLAN OF SURVEY
ANNEXURE SHEET

SHEET 1 OF 2 ~~3~~ SHEETS

OWNER: J & J SUPER PTY LTD & ORS

FOLIO REFERENCE: F/R181726-2, F/R186393 & ORS

SCALE 1:750 LENGTH IN METRES

Registered Number

SP 300869

SIGNED FOR IDENTIFICATION PURPOSES

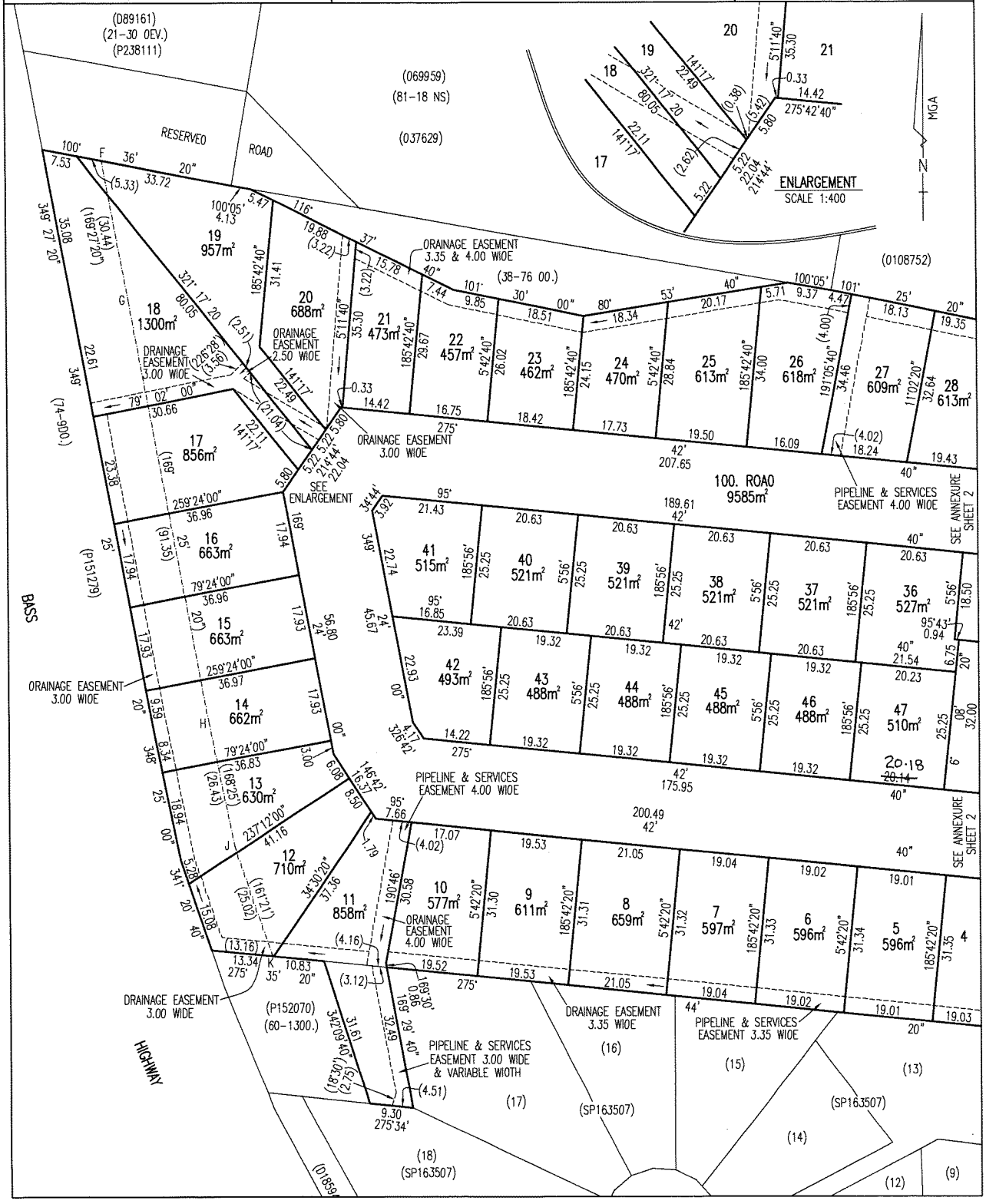
Council Delegate 12/8/2026 Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.

Registered Land Surveyor 06/05/2026 Date

~~APPROVED~~ EFFECTIVE ~~FROM~~ 17 SEP 2026

Recorder of Titles



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Tasmanian Government

PLAN OF SURVEY
ANNEXURE SHEET

SHEET 2 OF ~~2~~ 22 SHEETS

OWNER: J & J SUPER PTY LTD & ORS

FOLIO REFERENCE: F/R181726-2, F/R186393 & ORS

SCALE 1:750 LENGTH IN METRES

Registered Number

SP 300869

SIGNED FOR IDENTIFICATION PURPOSES

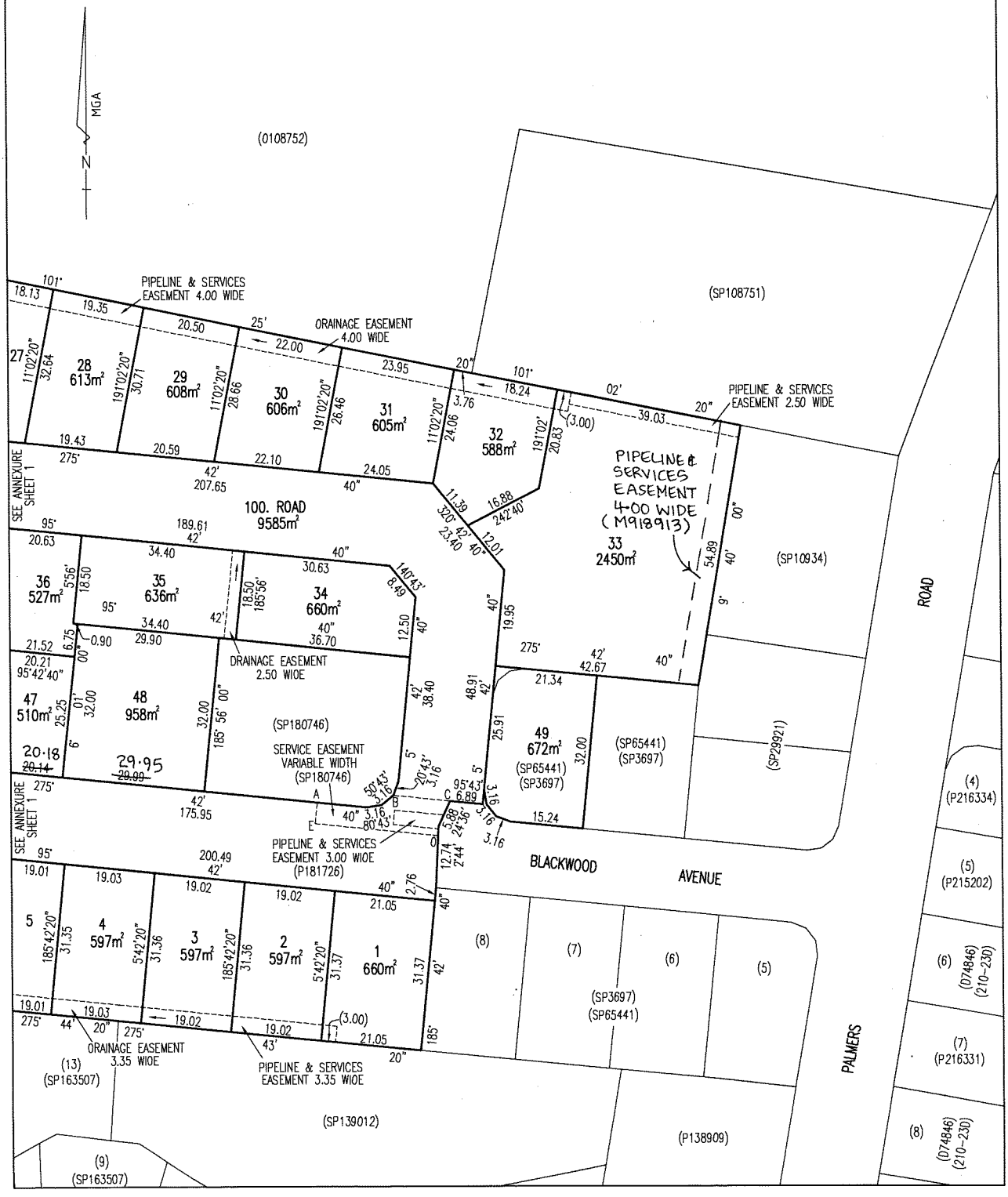
Council Delegate 12/8/2026 Date

~~THIS~~ ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.

Registered Land Surveyor 06/05/2026 Date

~~APPROVED~~
EFFECTIVE ~~FROM~~ 17 SEP 2026

Recorder of Titles



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SCHEDULE OF EASEMENTS **NOTE:** THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 300869

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

Lots 18 and 19 on the Plan are subject to a Right of Drainage in gross in favour of ~~TasWater~~ Latrobe Council* over the land marked "DRAINAGE EASEMENT 3.00 WIDE" on the Plan.

Lot 18 on the Plan is subject to a Right of Drainage in gross in favour of ~~TasWater~~ Latrobe Council* over the land marked "DRAINAGE EASEMENT 2.50 WIDE" on the Plan.

Lots 11, 12, 13, 14, 15, 16 and 17 on the Plan are subject to a Right of Drainage in gross in favour of ~~TasWater~~ Latrobe Council* over the land marked "DRAINAGE EASEMENT 3.00 WIDE" on the Plan.

Lot 20 on the Plan is subject to a Right of Drainage in gross in favour of ~~TasWater~~ Latrobe Council* over the land marked "DRAINAGE EASEMENT 3.00 WIDE" on the Plan.

Lots 21, 22, 23, 24, 25 and 26 are subject to a Right of Drainage in gross in favour of ~~TasWater~~ Latrobe Council* over the land marked "DRAINAGE EASEMENT 3.35 & 4.00 WIDE" on the Plan.

Lot 27 on the Plan is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater (as defined herein) over the land marked "PIPELINE & SERVICES EASEMENT 4.00 WIDE" on the Plan.

SIGNATURE ..... SIGNATURE ..... SIGNATURE ..... SIGNATURE .....

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: J & J Super Pty Ltd ~~RC~~ A Nichols* The Crown FOLIO REF: Certificates of Title Volume 181726 Folio 2, Volume 186393 Folio 1, Volume 65441 Folio 48 & Volume 152070 Folio 1 SOLICITOR & REFERENCE: Rae & Partners (C Street)	PLAN SEALED BY: ~~DEVONPORT CITY~~ LATROBE COUNCIL* DATE: 12/8/2026 LDA168/2024 REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

04/08/2026
Cynthea Nicole Street
Solicitor for Rae + Partners Lawyers
acting for J. J Super Pty Ltd authorised
by A Nichols and the Crown

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 8 PAGES	Registered Number SP 300869

SUBDIVIDER: J & J Super Pty Ltd, ~~RC &~~ A Nichols and The Crown

FOLIO REFERENCE: Certificates of Title Volume 181726 Folio 2, Volume 186393 Folio 1, Volume 65441 Folio 48 & Volume 152070 Folio 1

Lot 11 on the Plan is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked "PIPELINE & EASEMENT 4.00 WIDE" shown on the Plan. (as defined herein)

Lot 11 on the Plan is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked "PIPELINE & EASEMENT 3.00 WIDE & VARIABLE WIDTH" shown on the Plan. (as defined herein)

Lot 11 on the Plan is subject to a Right of Drainage in gross in favour of ~~TasWater~~ * Latrobe Council over the land marked "DRAINAGE EASEMENT 4.00 WIDE" on the Plan. CJ

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 on the Plan are subject to a Right of Drainage in gross in favour of ~~TasWater~~ * Latrobe Council over the land marked "DRAINAGE EASEMENT 3.35 WIDE" on the Plan. CJ

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 on the Plan are subject to a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & EASEMENT 3.35 WIDE" shown on the Plan.

Lots 27, 28, 29, 30, 31, 32 and 33 are subject to a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES EASEMENT 4.00 WIDE" on the Plan.

Lots 27, 28, 29, 30, 31, 32 and 33 are subject to a Right of Drainage in gross in favour of ~~TasWater~~ * Latrobe Council CJ over the land marked "DRAINAGE EASEMENT 4.00 WIDE" on the Plan.

Lot 33 on the Plan is subject to a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES EASEMENT 2.50 WIDE" on the Plan.

Lot 35 on the Plan is subject to a Right of Drainage in gross in favour of ~~TasWater~~ * Latrobe Council CJ over the land marked "DRAINAGE EASEMENT 2.50 WIDE" on the Plan.

Lot 100 Road is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked "PIPELINE & EASEMENT 3.00 WIDE (P181726)" shown on the Plan created by M918913 (subject to conditions).

SIGNATURE ..... SIGNATURE A Nichols SIGNATURE .....

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.

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Tasmanian Government

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 8 PAGES	Registered Number SP 300869
SUBDIVIDER: J & J Super Pty Ltd, ~~RC~~ & A Nichols and The Crown FOLIO REFERENCE: Certificates of Title Volume 181726 Folio 2, Volume 186393 Folio 1, Volume 65441 Folio 48 & Volume 152070 Folio 1	

Amended with Consent from Solicitor 17/9/2026

~~Lot 100 Road is subject to a Right of Carriageway (appurtenant to Lot 1 on Sealed Plan 180746) over~~ the land marked "SERVICE EASEMENT VARIABLE WIDTH (SP180746) and "A. B. C. D. E" on the Plan.

RECORDER OF TITLES

Lot 100 Road is subject to a Services Easement (appurtenant to Lot 1 on Sealed Plan 180746) as defined herein over the land marked "SERVICE EASEMENT VARIABLE WIDTH (SP180746) and "A. B. C. D. E" on the Plan.

Easements continued on Page 7

COVENANTS

The owners of Lots 12, 13, 14, 15, 16, 17, 18 and 19on the Plan covenant with the Vendors (J & J Super Pty Ltd), to the intent that the burden of this covenant may run with and bind the covenantors lot(s) and every part thereof, and that the benefit of thereof may be annexed to and devolve with each and every part of the said lot(s) on the Plan to observe the following stipulation:

not to erect any buildings in the area between the western boundary of the lot that adjoins Bass Highway and that part of the lots marked "F G H J K" on the Plan.

** See page 8

FENCING COVENANT

In respect of each Lot on the Plan the Vendors (J & J Super Pty Ltd) shall not be required to fence.

DEFINITIONS

"**Pipeline and Services Easement**" is defined as follows:-

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for the TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

SIGNATURE ..... SIGNATURE A Nichols SIGNATURE .....

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.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 8 PAGES	Registered Number SP 300869
SUBDIVIDER: J & J Super Pty Ltd, ~~RC~~ & A Nichols and The Crown FOLIO REFERENCE: Certificates of Title Volume 181726 Folio 2, Volume 186393 Folio 1, Volume 65441 Folio 48 & Volume 152070 Folio 1	

(1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;

(2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;

(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;

(4) run and pass sewage, water and electricity through and along the Infrastructure;

(5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:

(1) without doing unnecessary damage to the Easement Land; and

(2) leaving the Easement Land in a clean and tidy condition; and

(6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and 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

(7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or replace any structures, objects, vegetation or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

SIGNATURE ..... SIGNATURE A Nichols SIGNATURE .....

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Planning Administration
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 8 PAGES	Registered Number SP 300869
SUBDIVIDER: J & J Super Pty Ltd, [illegible] & A Nichols and The Crown	
FOLIO REFERENCE: Certificates of Title Volume 181726 Folio 2, Volume 186393 Folio 1, Volume 65441 Folio 48 & Volume 152070 Folio 1	

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

(a) sewer pipes and water pipes and associated valves;

(b) telemetry and monitoring devices;

(c) inspection and access pits;

(d) electricity assets and other conducting media, excluding telemetry and monitoring devices;

(e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;

(f) anything reasonably required to support, protect or cover any of the Infrastructure;

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

(h) where the context permits, any part of the Infrastructure.

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

"**Service Easement**" means the full and free right of every person who is entitled to an estate or interest in possession in the land indicated as the dominant tenement or any part of that land, and those persons' employees, agents and contractors, with which such right being capable of enjoyment in common with the owner of the servient tenement and the relevant Council, the relevant Water Authority, Aurora Energy Pty Ltd or any other relevant electrical supply entity and Telstra Corporation Ltd or any other telecommunication supply entity (and their successors from time to time), to lay services and to have the right of free and uninterrupted passage and running of water, electricity, telephone or other services or supplies (including electronic or other information transfer services) through, under, over and along the easement by pipes, wires, cables, poles, and all other conducting

SIGNATURE ..... SIGNATURE ..... SIGNATURE .....

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 8 PAGES	Registered Number SP 300869
SUBDIVIDER: J & J Super Pty Ltd, ~~RC &~~ A Nichols and The Crown FOLIO REFERENCE: Certificates of Title Volume 181726 Folio 2, Volume 186393 Folio 1, Volume 65441 Folio 48 & Volume 152070 Folio 1	

media which are now or at any time laid under or over the easement provided that pipes, wires, cables and all other conducting media under the natural surface of the land are safe and protected in accordance with all relevant Acts, Regulations or By-laws, together with a right for them and their surveyors and workmen to enter on the easement with or without machinery, materials and specialist service providers for the purposes of inspecting, laying, installing, cleaning, repairing, maintaining, renewing, re-laying or removing any such pipes, wires, cables, poles or other conducting media, with every person exercising such right causing as little damage and inconvenience as reasonably practicable in so doing and making good any damage caused to the servient tenement.

Signed on behalf of J & J Super Pty Ltd (ACN 665 031 998))
as the registered proprietor of the land comprised in)
Certificates of Title Volume 181726 Folio 2 and Volume)
186393 Folio 1 by their Attorney Michael John Brown under)
Power of Attorney registered number PA174452)
and who hereby declares that no notice, alteration)
or revocation of the said Power of Attorney has)
been received, in the presence of:)

.....
Michael John Brown

Witness Signature: .....
Witness Name: Kayley Baker
Witness Address: .....
Legal Assistant
Rae & Partners
Witness Occupation: 13 Fenton Street
Devonport TAS 7310

SIGNATURE ..... SIGNATURE A Nichols SIGNATURE .....

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 8 PAGES	Registered Number SP 300869
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Signed for The Crown in Right of Tasmania (acting through the Minister administering the *Crown Lands Act 1976* (Tas)) by KYLIE ANN LEMIN being and as UNIT MANAGER (SALES) and pursuant to an Instrument of AUTHORISATION dated 10 MARCH 2026 as the registered proprietor of the land comprised in Certificate of Title Volume 152070 Folio 1 in the presence of:

Signature

Signature of witness
SALLY COLLEEN BRUNKER
Name of witness (block letters)
7/134 MACQUARIE STREET HOBART TASMANIA 7000
Address of witness
PROPERTY OFFICER
Occupation

Easements Continued

Lot 33 on the plan is subject to a pipeline and services easement in favour of Tasmanian Water & Sewerage Corporation Pty Ltd over the land marked Pipeline & Services Easement 4.00 wide on the plan and as created by and more fully set forth in M918913 (subject to conditions).

SIGNATURE SIGNATURE A Nichols SIGNATURE

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Signed by **Alice Nichols** as the registered proprietor of the land comprised in Certificate of Title Volume 65441 Folio 48 in the presence of:) A Nichols

Alice Nichols

Witness Signature: K Notley

Witness Name: **Katherine Michelle Notley**
Legal Practitioner

Witness Address: Simmons Wolfhagen
20 Rooke Street
Devonport TAS 7310

Witness Occupation:

** The registered proprietors from time to time of Lots 26 to 33 (inclusive) ("the Burdened Lots") covenant with Latrobe Council, for the benefit of Latrobe Council and with the intention that the burden of this covenant shall run with and bind each of the Burdened Lots and every part thereof, that:

(a) The steel fence erected on each Burdened Lot as a bushfire protection measure must be retained in its entirety and maintained by the registered proprietor of the relevant Burdened Lot in a safe and serviceable condition;

(b) The registered proprietor of a Burdened Lot must not remove, alter, replace or modify the steel fence in any manner that reduces or compromises its bushfire protection function without the prior written consent of Latrobe Council;

(c) The registered proprietor of a Burdened Lot must not attach, affix, place against or permit to remain on or adjacent to the steel fence any flammable material or object, including (without limitation) timber, vegetation, screening, shade cloth, plastic sheeting, combustible storage or any other combustible material;

(d) This covenant is created for the purpose of preserving the bushfire protection function of the steel fence and is intended to bind the registered proprietors from time to time of each Burdened Lot and their successors in title.

SIGNATURE SIGNATURE A Nichols SIGNATURE

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RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

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SEARCH OF TORRENS TITLE

VOLUME	FOLIO
300869	20
EDITION	DATE OF ISSUE
1	17-Sept-2026

SEARCH DATE : 01-Oct-2026
SEARCH TIME : 10.32 am

DESCRIPTION OF LAND

Town of LATROBE
Lot 20 on Sealed Plan 300869
Derivation : Part of Lot 879, 50 Acres Gtd. to Henry Douglas
Prior CT 181726/2

SCHEDULE 1

N118428 TRANSFER to J & J SUPER PTY LTD Registered 23-Mar-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP300869 EASEMENTS in Schedule of Easements
SP300869 FENCING COVENANT in Schedule of Easements
E266274 AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 23-Sept-2021 at noon

UNREGISTERED DEALINGS AND NOTATIONS

N177423 TRANSFER of EASEMENT Lodged by RAE & PARTNERS(DPO) on 22-July-2026 BP: 300869