Latrobe Council
Planning Exhibition Documents
Planning Administration
Date Advertised: 04/11/2026 Ref. Number: L-DA135/2026
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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-DA135/2026

Address of the land	**15 Hedges Court LATROBE (CT 189735/17)**
What use or development is proposed in the application	**Residential – proposed DWELLING**
Date of notice	**4 November 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-DA135/2026, 15 Hedges Court, Latrobe (CT 189735/17)

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Office Use Only	
Application No	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): HEMANT KHANNA - URBAN SPACE DESIGNERS PTY LTD

2 Postal Address of Applicant(s) 162 MACQUARIE STREET HOBART TAS 7000

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

Mobile No.: 0402438170 Email: .....

3 Full Name of Owner(s): HEDGES ESTATE PTY LTD TRANSFER TO MRUDULA THIRUMALASETTY

4 Postal Address of Owner(s): V PROPERTY CONSULTING PTY LTD

217/14 Lexington Drive, Bella Vista, NSW 2153 Phone:.....

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

5 Present Use of the Land: VACANT - GENERAL RESIDENTIAL ZONE

6 Proposed Use and/or Development (subject of this application): PROPOSED SINGLE FOOR RESIDENCE

.....

At (Location of property): Lot 17 Hedges Court Latrobe TAS 7307

.....

Certificate/s of Title reference: 189735 / 17

7 Estimate costs of development: $ 400000

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

Signed..... **Dated:** 9/10/2026

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Urban Space Designers

Building Design and Drafting

Sheet List1		
Sheet No.	Sheet Name	Revision
A00	COVER SHEET	
A01	NOTES	
A02	SITE PLAN	
A03	SURVEY PLAN	
A04	FLOOR PLAN	
A05	ROOF PLAN	
A06	ELEVATIONS	
A08	SERVICE PLAN	
A10	LANDSCAPE PLAN	
A11	ELECTRICAL PLAN	
A12	FLOOR FINISHES PLAN	
A19	SHADOW 9AM	
A20	SHADOW 12PM	
A21	SHADOW 3PM	



PRIME BUILDERS
Residential & Commercial Builders

PROPOSED DWELLING

LOT 17 HAWKINS STREET,HEDGES COURT, LATROBE,TAS - 7307

Urban Space Designers
Building Design and Drafting

Phone:
0402438170

Email:
info@urbanspacedesigners.com.au
Website:
www.urbanspacedesigners.com.au

Accreditation:
TAS - 381246362
VIC - DP-AD 72846

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IF IN DOUBT ASK.
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Client:

Project: SINGLE STOREY DWELLING

Address: Lot 17 Hawkins Street,Hedges Court, Latrobe,TAS, 7307

Rev	Description	Date

DRAWINGS

CHECK all dimensions and measurements on site prior to fabrication and or construction.
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Sheet: COVER SHEET

Drawn: GK

Scale: | Size: A3 | Date: 14/09/2026

Project: 17HS/TAS/ARCH-2026 | Sheet No.: A00 | Rev:

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N O T E S:
SOIL CLASSIFICATION
SOIL CLASSIFICATION TO BE CONFIRMED ON SITE.
SCRAPE SITE TO REMOVE SURFACE VEGETATION
AND PROVIDE LEVEL BUILDING PLATFORM

SITE CLEARING
IT IS THE RESPONSIBILITY OF THE CLIENT TO UNDERTAKE REMOVAL OF ANY SITE SPOIL/STOCK PILES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
DETAILS OF ASSETS IN EASEMENTS NOT AVAILABLE AT THE TIME OF DRAFTING.
VERIFY ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION..
CONDENSATION MANAGEMENT PART 10.8 IS ACHIEVED.
THIS IS ONLY REQUIRED, IF ALL EXHAUST FANS (WC/KITCHEN ETC.) DISCHARGE TO WITHIN ROOF SPACE. IF IT COMPLIES WITH PART 10.8.2 (2) THEN NO NEED FOR 'WHIRLY BIRDS.

SITE PLAN NOTES
STORM WATER AND SEWER TO BE CONNECTED TO LEGAL POINT OF DISCHARGE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS
DOWNPIPES (DP) TO APPROX. LOCATION MAX 12M CNTRS CONNECTED TO S/WATER SYS. IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS.
ALL S/WATER DRAINS THAT PASS UNDER CONC. SLABS AND TRAFFICABLE AREAS TO BE LAID IN HEAVY DUTY SEWER PIPE.

BUILDER TO PROVIDE AGI DRAIN TO BASE OF BATTERS / RETAINING WALLS & WHERE EVER DEEMED NECESSARY. PROVIDE SILT PITS TO BASE OF BATTER, CONNECTED TO S/WATER SYSTEM.
PROVIDE CUT - OFF (AGI) DRAIN AS REQUIRED TO BASE OF ANY EXCAVATION AND CONNECT INTO STORM WATER VIA SILT PITS
PROPERTY LAYOUT IS BASED UPON INFORMATION PROVIDED BY BUILDER OR OWNER AND THEREFORE ALL DIMENSIONS, OFFSETS AND DETAILS MUST BE VERIFIED ONSITE PRIOR TO COMMENCING ANY SETOUTS AND OR BUILDING WORKS.
LEVELS MUST BE VERIFIED ON SITE TO DETERMINE DEPTH OF EXCAVATIONS AND AFFECTED WALL HEIGHTS

Surface Water Drainage

Ground to fall away from building in all Directions in compliance with AS2870 & N.C.C 2022 3.3.3 .

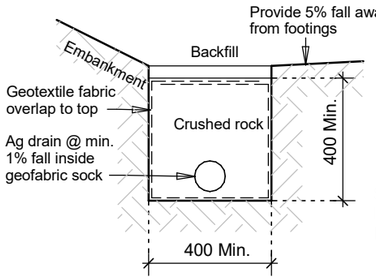
Surface water must be diverted away from a Class 1 building as follows:
(a) Slab-on -ground - Finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than

(i) 25 mm over the first 1m from the building
(A) in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or clay paving); or
(B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4)(c) of the ABCB Standard for Livable Housing Design; or

(ii) 50 mm over the first 1m from the building in any other case.
(b) Slab-o n -ground - finished slab heights: the height of the slab-on -ground above external finished surfaces must not be less than:
(i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well drained areas; or
(ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with(a); or

(iii) 150 mm in any other case.
(c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

STORM WATER DRAIN LAYOUT IS INDICATIVE ONLY AND WILL BE LAID TO THE DRAINERS DISCRETION



DETAIL - AG DRAIN

1 : 20

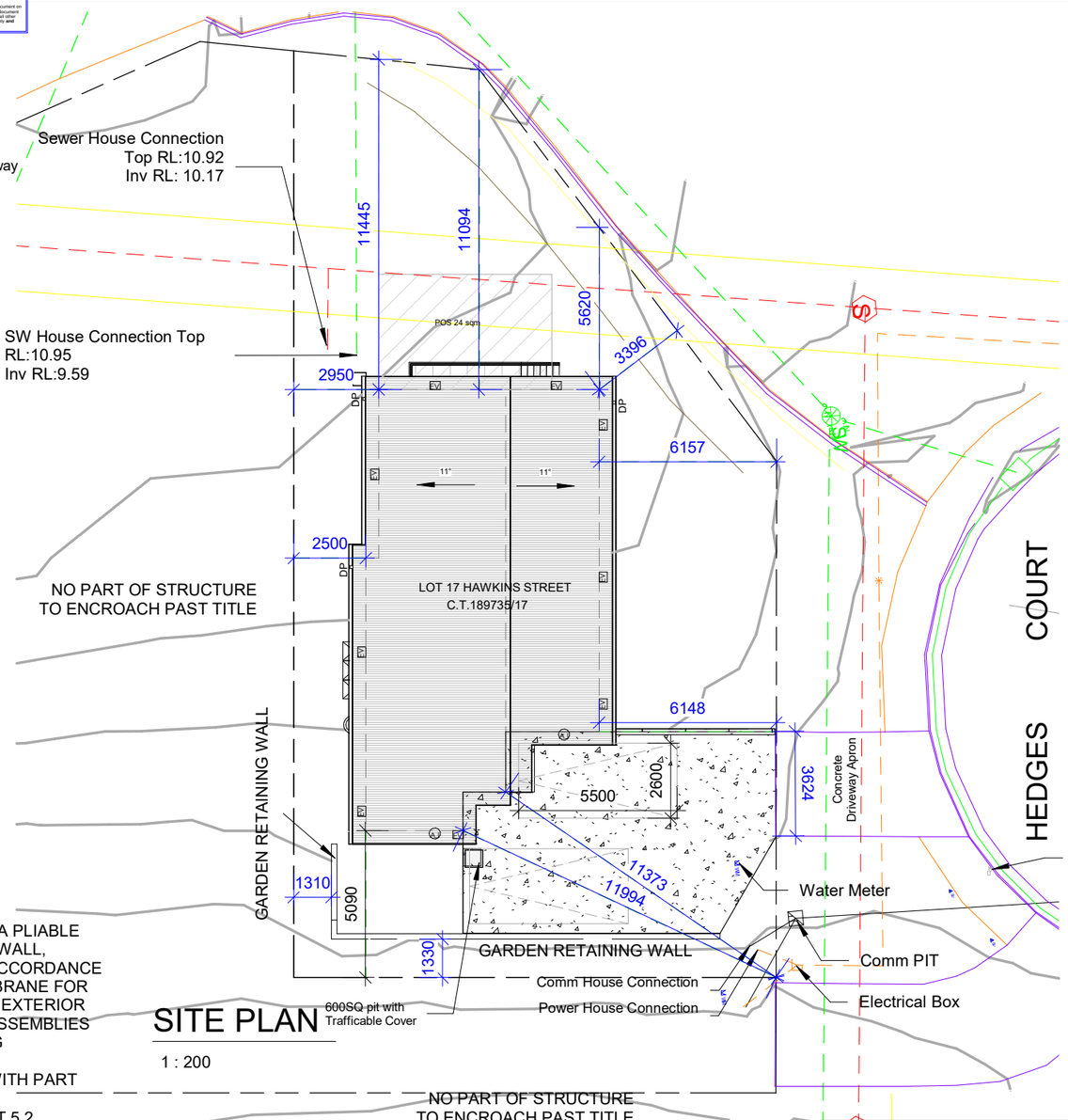
Subsoil Drainage

To comply with AS2870, AS3500 & N.C.C 2022 3.3.4 .
Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-

(a) be graded with a uniform fall of not less than 1:300 ; and
(b) discharge into an external silt pit or sump with-
(i) the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet; and provision for cleaning and maintenance.

PLIABLE BUILDING MEMBRANE – PART 10.8.1: WHERE A PLIABLE BUILDING MEMBRANE IS INSTALLED IN AN EXTERNAL WALL, COMPLY WITH AS/NZS 4200.1; AND BE INSTALLED IN ACCORDANCE WITH AS 4200.2; AND BE A VAPOUR PERMEABLE MEMBRANE FOR CLIMATE ZONES 6, 7 AND 8; AND BE LOCATED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER OF WALL ASSEMBLIES THAT FORM THE EXTERNAL ENVELOPE OF A BUILDING

FLASHINGS TO WALL OPENINGS ARE ACCORDANCE WITH PART 7.5.6
ALL MASONRY VENEER WALLS TO COMPLY WITH PART 5.2
DESIGN OF ANTI-PONDING DEVICE/BOARD IN ACCORDANCE WITH 7.3.5
FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS – PART 10.8.2:
AN EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF—
O 25 L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND
O 40 L/S FOR A KITCHEN OR LAUNDRY.



SITE PLAN

1 : 200

DP - Downpipe 90dia (UNO)
EV - Eave Vents (1 vent every 5m)

AREA ANALYSIS

Area	SQM	SQ
LIVING	110.1 m²	11.8
Grand total	110.1 m²	11.8

Total Area	SQM	SQ	Lot Area	Coverage	Permeable area	Permeability	Garden Area	Min. Garden Area % for this Lot	Current Percentage of Garden Area
GROUND FLOOR	110.1 m²	11.8	459 m²	24.0%	299.0 m²	65.1%	280 m²	25%	61%

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Project: SINGLE STOREY DWELLING
Address: Lot 17 Hawkins Street,Hedges Court, Latrobe,TAS, 7307

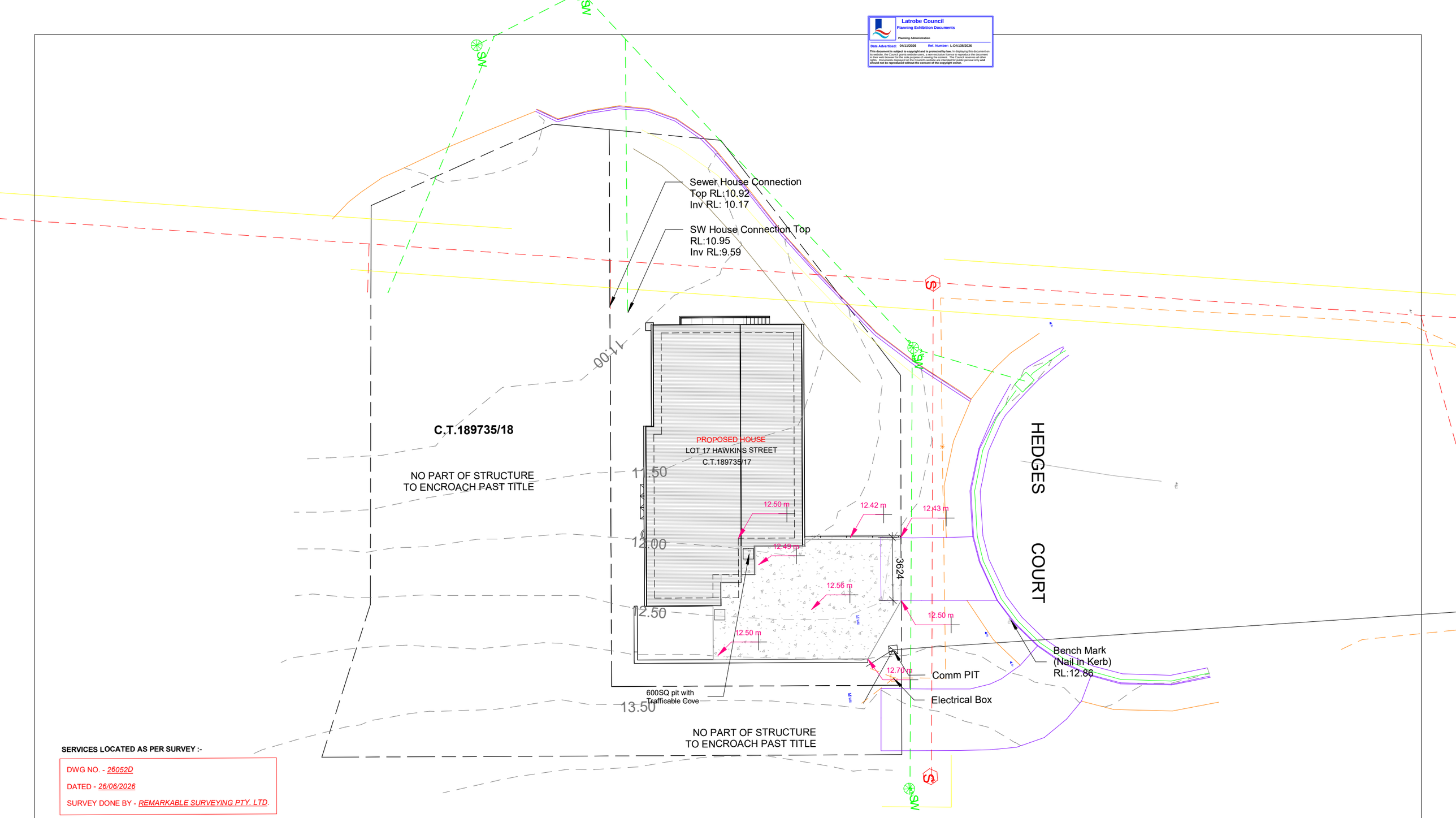
Rev	Description	Date

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Sheet: SITE PLAN
Drawn: GK
Scale: As indicated
Size: A3
Date: 14/09/2026
Project: 17HS/TAS/ARCH-2026
Sheet No.: A02
Rev:

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SERVICES LOCATED AS PER SURVEY :-

DWG NO. - *26052D*

DATED - *26/06/2026*

SURVEY DONE BY - *REMARKABLE SURVEYING PTY. LTD.*

SURVEY PLAN

1 : 200

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Client: PRIME BUILDERS

Project: SINGLE STOREY DWELLING

Address: Lot 17 Hawkins Street,Hedges Court, Latrobe,TAS, 7307

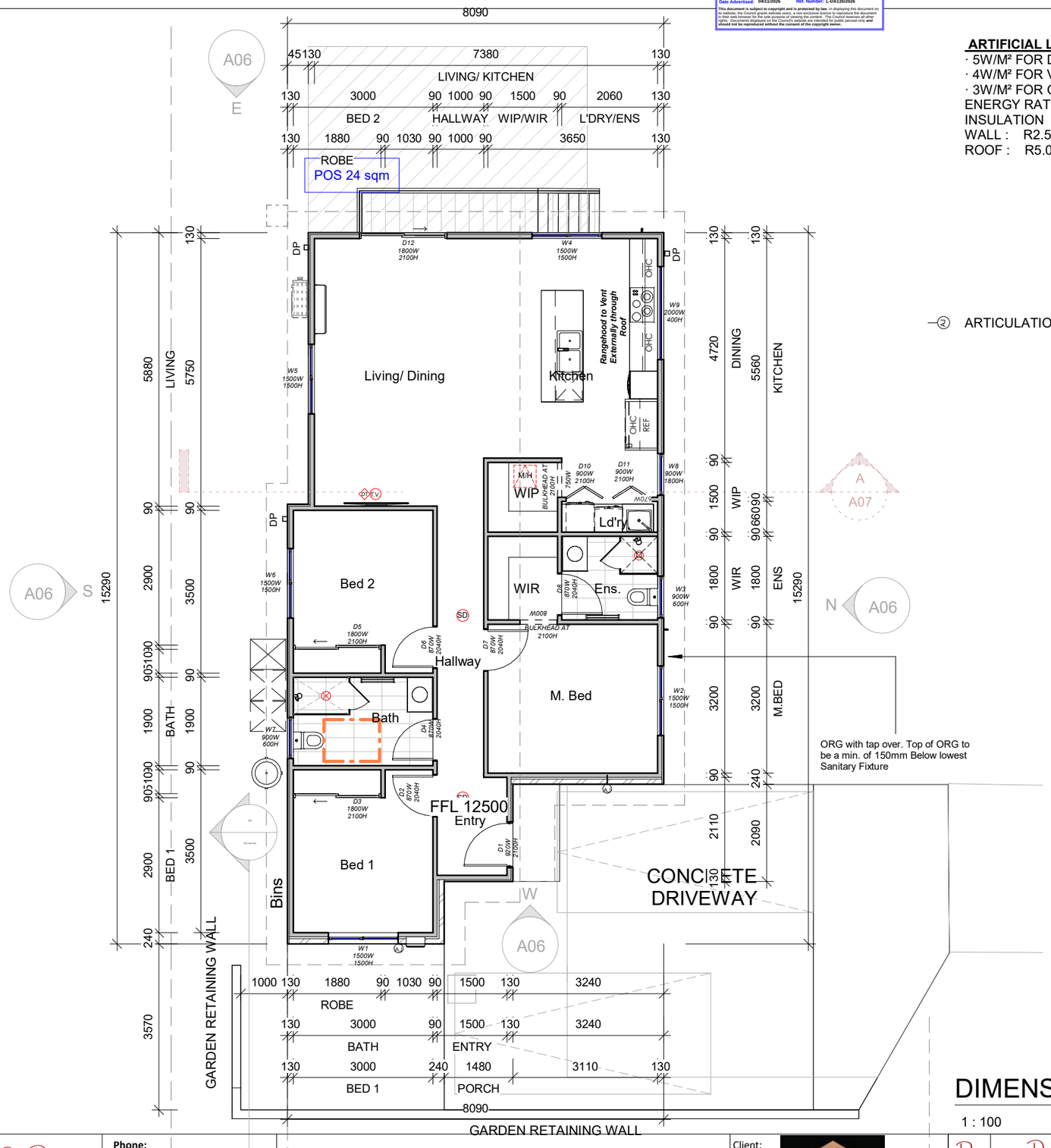
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Sheet: SURVEY PLAN
Drawn: GK
Scale: 1 : 200
Size: A3
Date: 14/09/2026
Project: 17HS/TAS/ARCH-2026
Sheet No.: A03
Rev:

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DIMENSION PLAN

1 : 100

ARTIFICIAL LIGHTING NOT TO EXCEED:
· 5W/M² FOR DWELLING
· 4W/M² FOR VERANDAH, BALCONY
· 3W/M² FOR GARAGE
ENERGY RATING
INSULATION
WALL : R2.5
ROOF : R5.0

② ARTICULATION JOINT (AJ)

Heights of rooms & other spaces 10.3.1 of NCC 2022
Heights of rooms and other spaces must not be less than;
(a) in a habitable room excluding a kitchen - 2.4 m ; and
(b) in a kitchen - 2.1 m ; and
(c) in a corridor, passageway or the like - 2.1 m ; and
(d) in a bathroom, shower room, laundry, sanitary compartment, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m ; and
(e) in a room or space with a sloping ceiling or projections below the ceiling line within - See NCC directly for these items
(f) in a stairway, ramp, landing, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, landing or the like.
If required onsite , the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact USD before undertaking works.

Construction of Sanitary Compartments 10.4.2 of NCC 2022
compartments 10.4.2 of NCC 2022
The door to a fully enclosed sanitary compartment must -
· open outwa rds; 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 1 0 .4 .2 of NCC 2022 Vol II, between the closet pan within the sanitary compartment and the doorway.

Note: Safe Movement & Egress
Openable windows greater than 4 m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125 mm sphere cannot pass through. Except for Bedrooms , where the requirement is for heights above 2m . Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information.

Note: Paved Areas
All paths and patios to fall away from the building.

Note: Stair Construction
All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2 :
Riser: Min 115 mm - Max 190mm
Going: Min 240 mm - Max 355m m
Slope (2R + G): Max 550 - Min 700
For stairways serving non-habitable room used infrequently, refer to table 1 1 .2 .2 (b).
Landings to comply with Clause 1 1 .2 .5 and be a minimum of 750 mm deep measured 500 mm from the inside edge of the landing.
Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4 .

- INSULATION: R5.0 TO CEILINGS AND R2.5 TO EXTERNAL WALLS.
- REFER ENGINEERING DRAWING FOR SLAB/ FOOTING/ ROOF/ STRUCTURAL DETAILS
- WINDOWS / DOORS: BUILDING GENERALLY WILL BE SEALED TO PREVENT AIR LEAKAGE.
- A/C SERVICES, DUCTING & FIXTURE LOCATIONS TO BE DETERMINED ON SITE
- EXHAUST RANGEHOOD EXTERNALLY -CONFIRM ON SITE
- FLOOR WASTES TO KITCHEN, L'DRY & PDR TO BE CONFIRMED ON SITE

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Drawn: GK
Scale: 1 : 100
Size: A3
Date: 14/09/2026
Project: 17HS/TAS/ARCH-2026
Sheet No.: A04
Rev:

Gutter and Down Pipes - NCC 2022 Part 7.4

- Colorbond metal fascias and gutters.
- Eaves gutters installed with a fall of 1:500 (normally).
- Box gutters fall of 1:100.
- Spacing between downpipes maximum 12m.
- Downpipes to be located 1.2m from a valley or provisions made for overflow.
- Gutters and downpipes to be selected in accordance with NCC Vol 2 Part 7.4.3 and table 7.4.3b and 7.4.3c.

Zincalume color (B.M.T) 0.500 protected steel sheet to Australian Standard AS139\ Fascia clips/brackets shall be attached to fascia /barge at a max 1.2m centres using recommended fasteners.

Ventilation of Roof Spaces NCC 2022 Part 10.8.3
A roof must have a roof space that-
(a) is located-
(i) immediately above the primary insulation layer;or
(ii) immediately above sarking with a vapour permeance of not less than 1.14 µEg/N.s, which is immediately above the primary insulation layer; or
(iii) immediately above ceiling insulation; and
(b) has a height of not less than 20 mm; and
(c) is either-
(i) ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or
(ii) located immediately underneath the roof tiles or an unsarked tiled roof.

Stormwater Notes

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

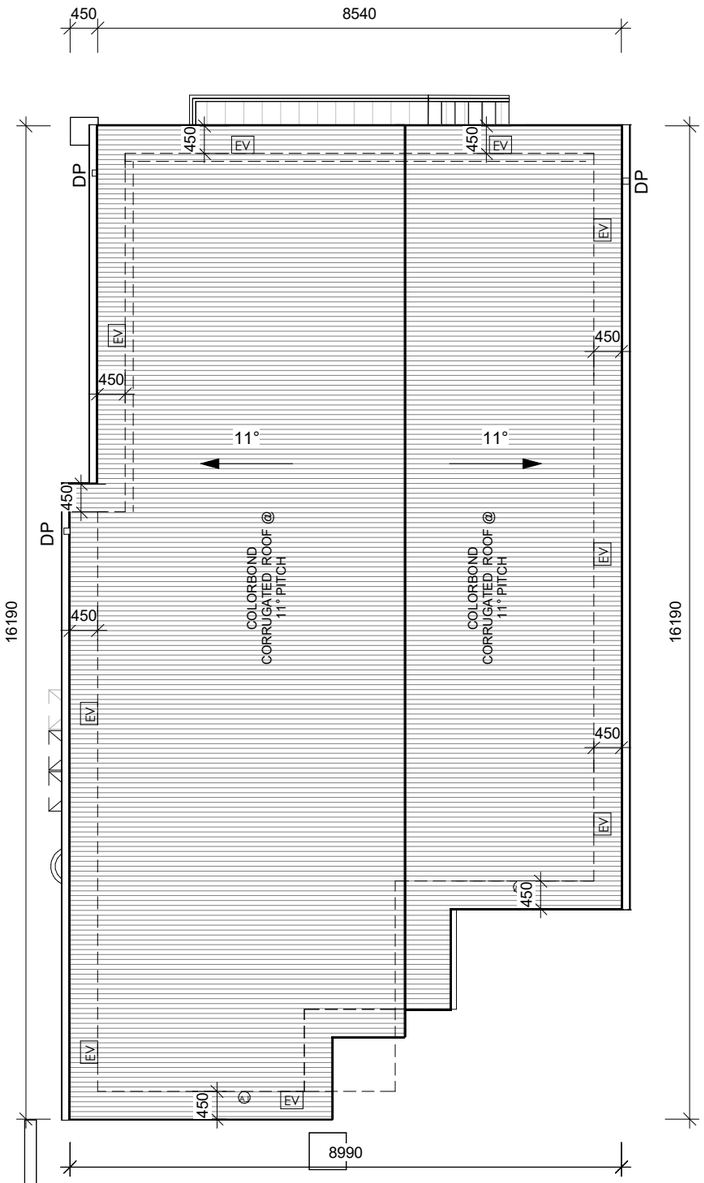
Roof Cladding
R5.0 Insulation batts to roof space above ceiling lining. Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Volume II Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

Eaves & Soffit Linings
To comply with NCC 2022 Vol II Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-
(a) comply with AS/NZS 2908.2 or ISO 8336; and
(b) be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-
(i) 2.8 ×~ 30 mm fibre-cement nails; or
(ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or
(iii) No. 8 self embedding head screws (for 6 mm sheets only).
Refer to table 7.5.5 for trimmer and fastener spacings.
F8D3 External wall construction
2 (b) for climate zone 6,7,& 8, 1.14 µg/N.s
Class 4 vapour control membranes meet the vapour permeance requirements of F8D3(2)(b)

NOTES:
ROOF LAYOUT DESIGN SHOWN IS FOR GUIDE PURPOSES ONLY, SEE THE ROOF MANUFACTURES DRAWINGS FOR EXACT DESIGN.
CONCRETER / BUILDER TO MAKE SURE THAT MIN. 385 TO BE EXCAVATED BELOW FLOOR LEVEL IN RESIDENCE AND GARAGE FOR A WAFFLE SLAB.
CHECK ON SITE BEFORE COMMENCING BEFORE COMMENCING ON SITE PLEASE CHECK ALL DIMENSIONS

NO PART OF STRUCTURE
TO ENCROACH PAST TITLE

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ROOF PLAN
1 : 100

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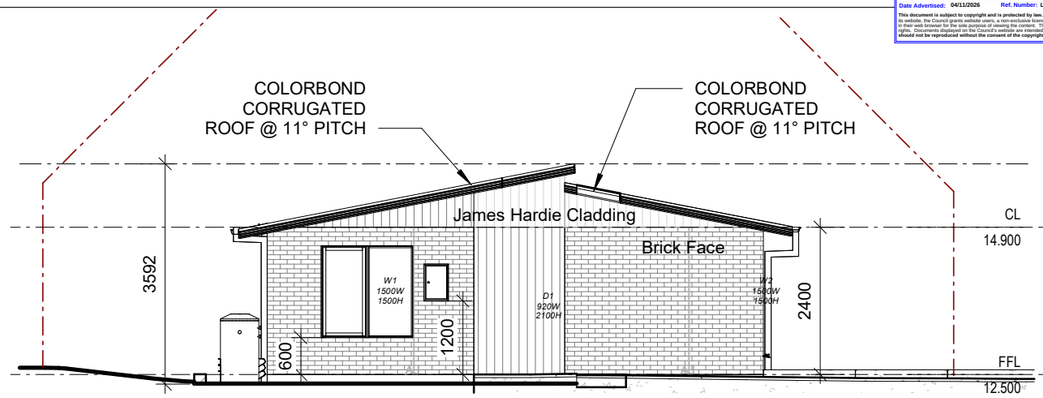
Client:
Project:
Address: SINGLE STOREY DWELLING
Lot 17 Hawkins Street,Hedges Court, Latrobe,TAS, 7307

Rev	Description	Date

DRAWINGS
CHECK all dimensions and measurements on site prior to fabrication and or construction.
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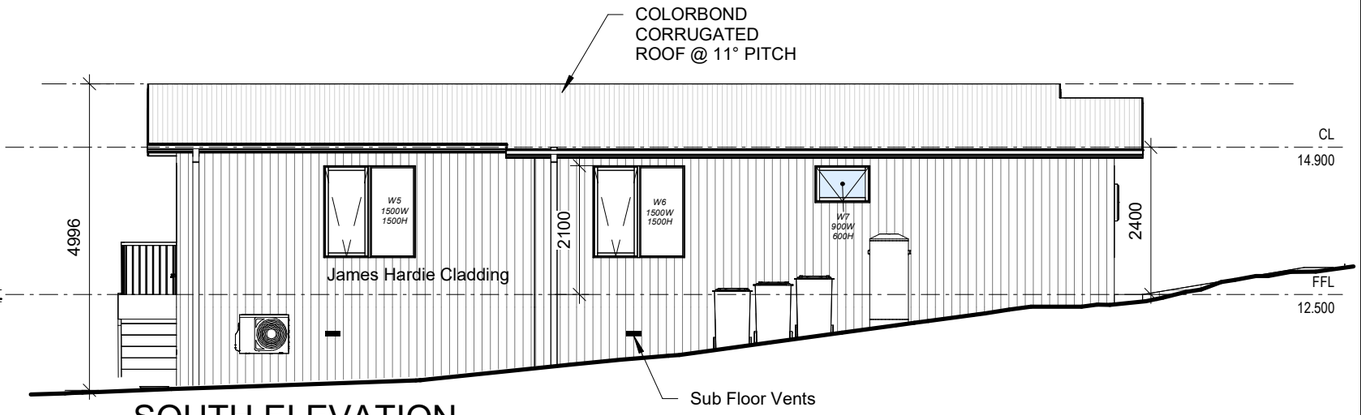
Sheet: ROOF PLAN
Drawn: GK
Scale: 1 : 100
Size: A3
Date: 14/09/2026
Project: 17HS/TAS/ARCH-2026
Sheet No.: A05
Rev:

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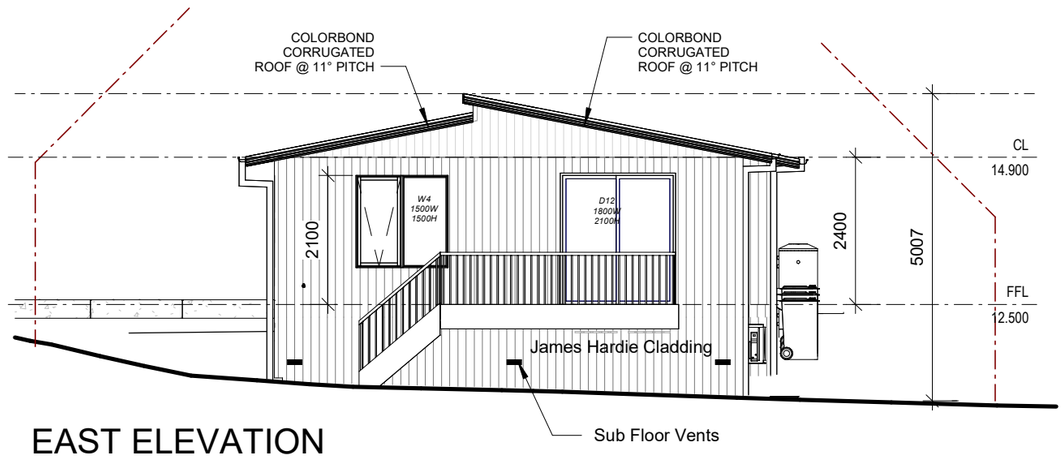
WEST ELEVATION

1 : 100



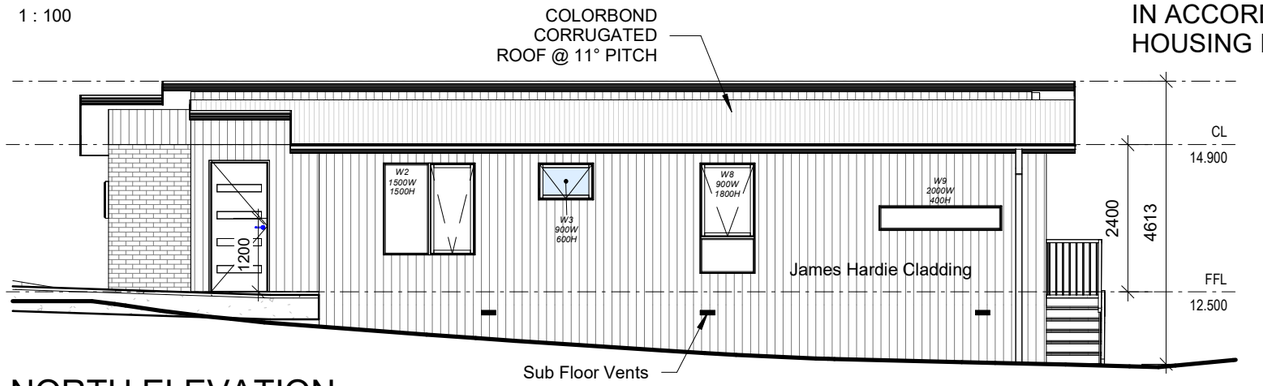
SOUTH ELEVATION

1 : 100



EAST ELEVATION

1 : 100



NORTH ELEVATION

1 : 100

Window Schedule

Number	Height	Width	Head Height	Sill Height
1	1500	1500	2100	600
2	1500	1500	2100	600
3	600	900	2100	1500
4	1500	1500	2100	600
5	1500	1500	2100	600
6	1500	1500	2100	600
7	600	900	2100	1500
8	1800	900	2100	300
9	400	2000	1400	1000

DOORS & WINDOWS TO BE SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4

NOTE:
Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or
50mm above impermeable areas that slope away from the building;
or 150mm in any other case.
Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.
U.N.O in builder's specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.
As per NCC parts 11.3.7 and 11.3.8, Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so that a 125mm sphere cannot pass through, and withstand a force of 250N.
Except for bedrooms, where the requirement is for heights above 2m.
All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
· Riser: Min 115mm - Max 190mm
· Going: Min 240mm - Max 355mm
· Slope (2R+G): Max 550 - Min 700

STRUCTURAL ENGINEERING DISCLAIMER:
ALL STRUCTURAL METHODS SET OUT IN THIS ARCHITECTURAL DOCUMENTATION PACKAGE, EITHER DIAGRAMMATICAL OR ANNOTATED ARE NEITHER EXCLUSIVELY OR EXHAUSTIVE, AND ARE IN ALL CASES SUPERSEDED BY THE RELEVANT STRUCTURAL ENGINEERING DOCUMENTATION. REFER TO STRUCTURAL ENGINEERS DOCUMENTATION AND COMPUTATIONS FOR ALL ENGINEERING METHODS.

ALL ROOF PENETRATIONS AND FLASHINGS AS PER THE NCC 2022 PART 7.2.7
WET AREA COMPLIANCE WITH AS3740.
THE EXTERNAL FINISHED SURFACE SURROUNDING THE SLAB MUST BE DRAINED TO MOVE SURFACE WATER AWAY FROM THE BUILDING.

WINDOW SIZES CAN BE VARY DEPENDING ON MANUFACTURER SPECIFICATIONS AND ENERGY RATING REQUIREMENTS WINDOW SIZES CAN BE VARY DEPENDING ON MANUFACTURER SPECIFICATIONS AND ENERGY RATING REQUIREMENTS IF NOT CLEAR PLEASE CONFIRM DIMENSIONS BEFORE COMMENCE WORK ON SITE

AJ : DENOTES CONTROL JOINT TO FULL HEIGHT OF BRICKWORK @5M MAX. CENTRES. ALL JOINTS TO CONFIRM TO NOTE CN9 OF THE BRICKWORK AND CONCRETE ASSOCIATION.

INFORMATION CONTAINED IN THE SOIL REPORT REGARDING CONTROL JOINTS TAKES RECEDENCE.

WEEPHOLES -
PROVIDE WEEPHOLES AT 960MM MAXIMUM CENTRES WITH CONTINUOUS FLASHING WHERE THE BRICKWORK EXTENDS OVER THE OPENINGS

Urban Space Designers
Building Design and Drafting
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Email: info@urbanspacedesigners.com.au
Website: www.urbanspacedesigners.com.au
Accreditation: TAS - 381246362 VIC - DP-AD 72846

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Client: PRIME BUILDERS
Project: SINGLE STOREY DWELLING
Address: Lot 17 Hawkins Street,Hedges Court, Latrobe,TAS, 7307

Rev	Description	Date

DRAWINGS

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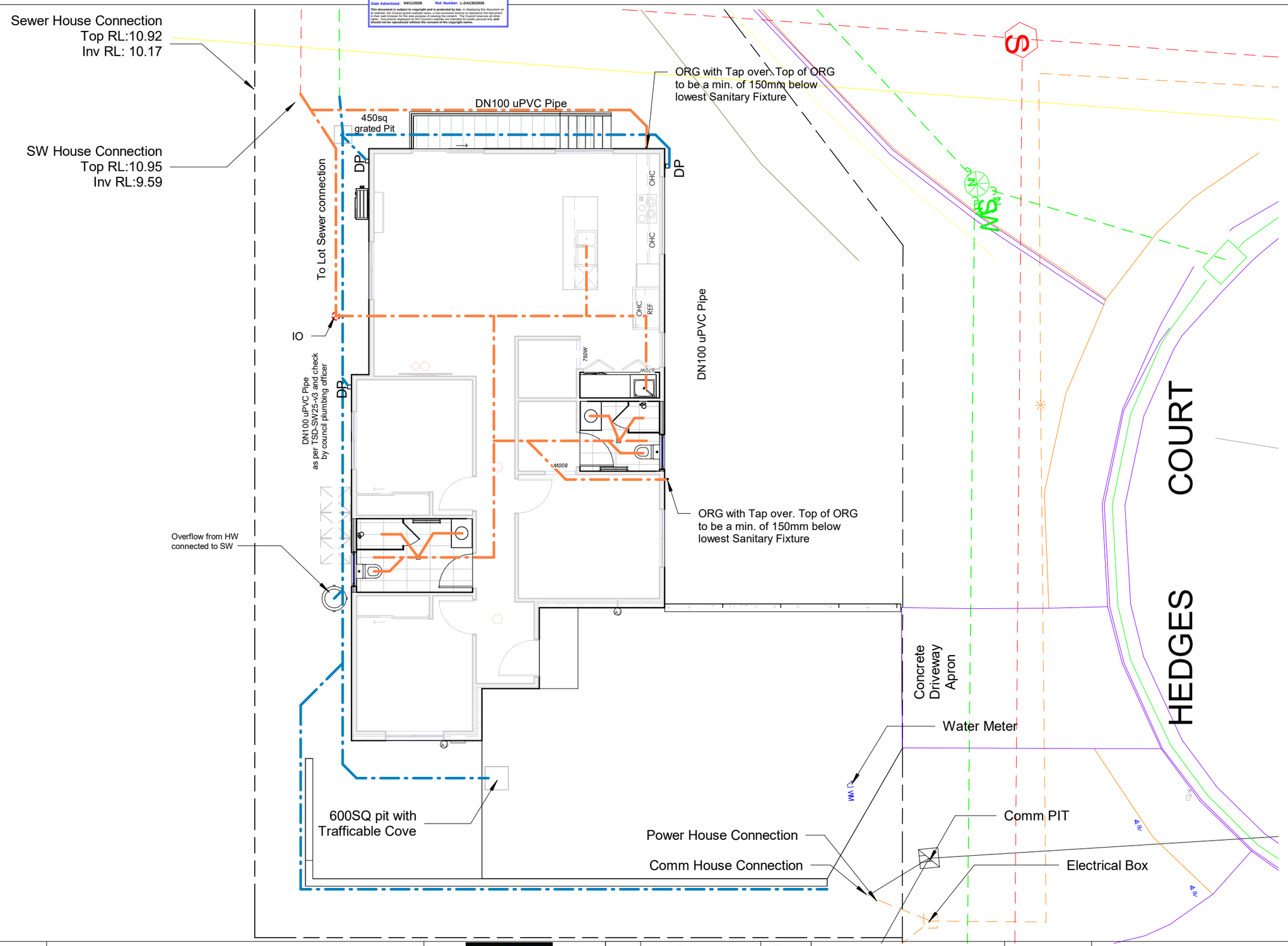
Sheet: ELEVATIONS
Drawn: GK
Scale: 1 : 100 | Size: A3 | Date: 14/09/2026
Project: 17HS/TAS/ARCH-2026
Sheet No.: A06
Rev:

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DRAINAGE LEGEND

Abbreviation	Fixture	Min. Outlet Size (dia)
B	BASIN	40
BTH	BATH	40
SHR	SHOWER	40
S	SINK	50
TR	TROUGH	40
WC	WATER CLOSET PAN	100
DP	DOWNPIPE	90

NOTES:
Waterproof Membrane not required below Pre - Formed Shower Bases, but still required at Penetrations (including floor waste)



SERVICE PLAN

1 : 100

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Residential & Commercial Builders

Project: SINGLE STOREY DWELLING

Address: Lot 17 Hawkins Street,Hedges Court, Latrobe,TAS, 7307

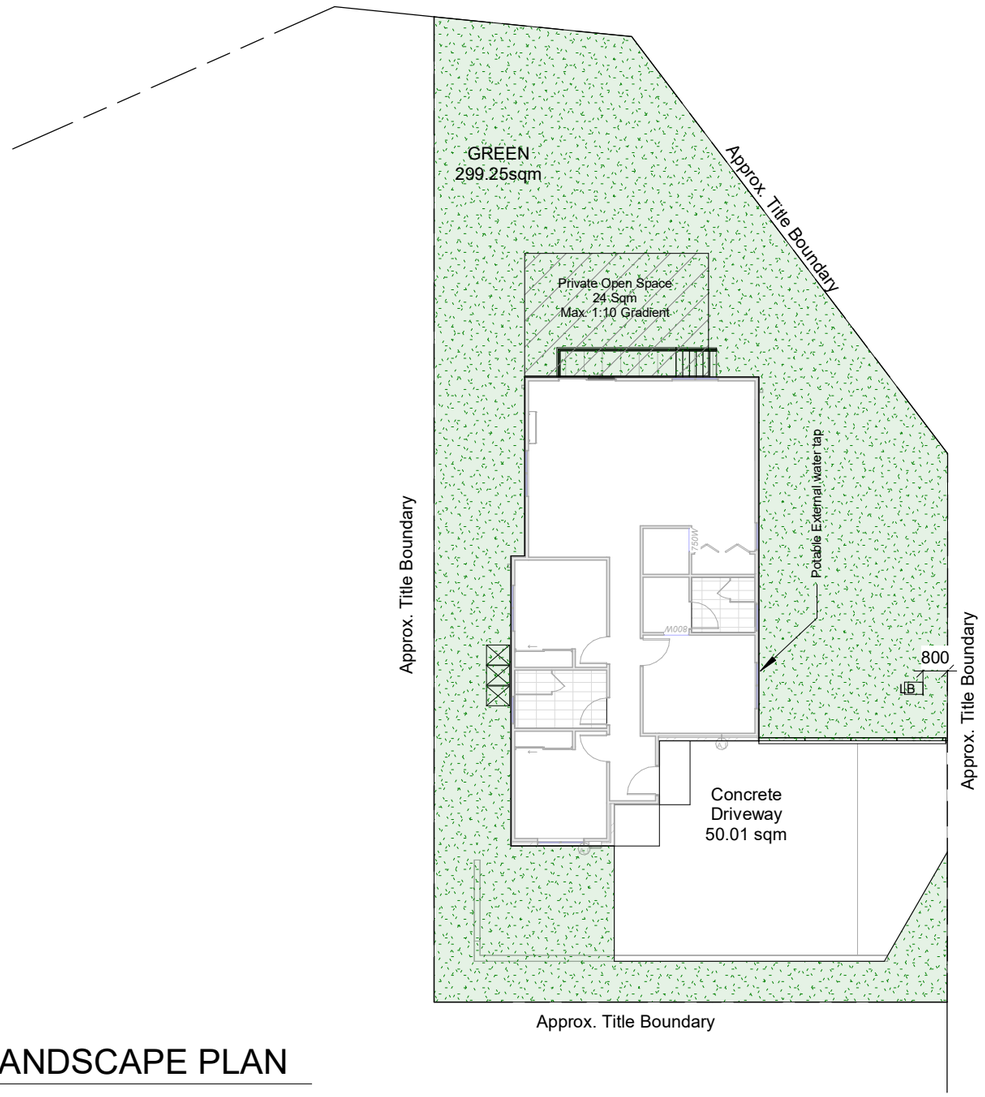
Rev	Description	Date

DRAWINGS

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Sheet: SERVICE PLAN
Drawn: GK
Scale: 1 : 100 | Size: A3 | Date: 14/09/2026
Project: 17HS/TAS/ARCH-2026 | Sheet No.: A08 | Rev:

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LANDSCAPE PLAN

1 : 200

CONCRETE :	50.01 sqm
TOTAL GREEN:	299.25 sqm



Letter Box (Indicative)

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Building Design and Drafting

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Residential & Commercial Builders

Project:
SINGLE STOREY DWELLING

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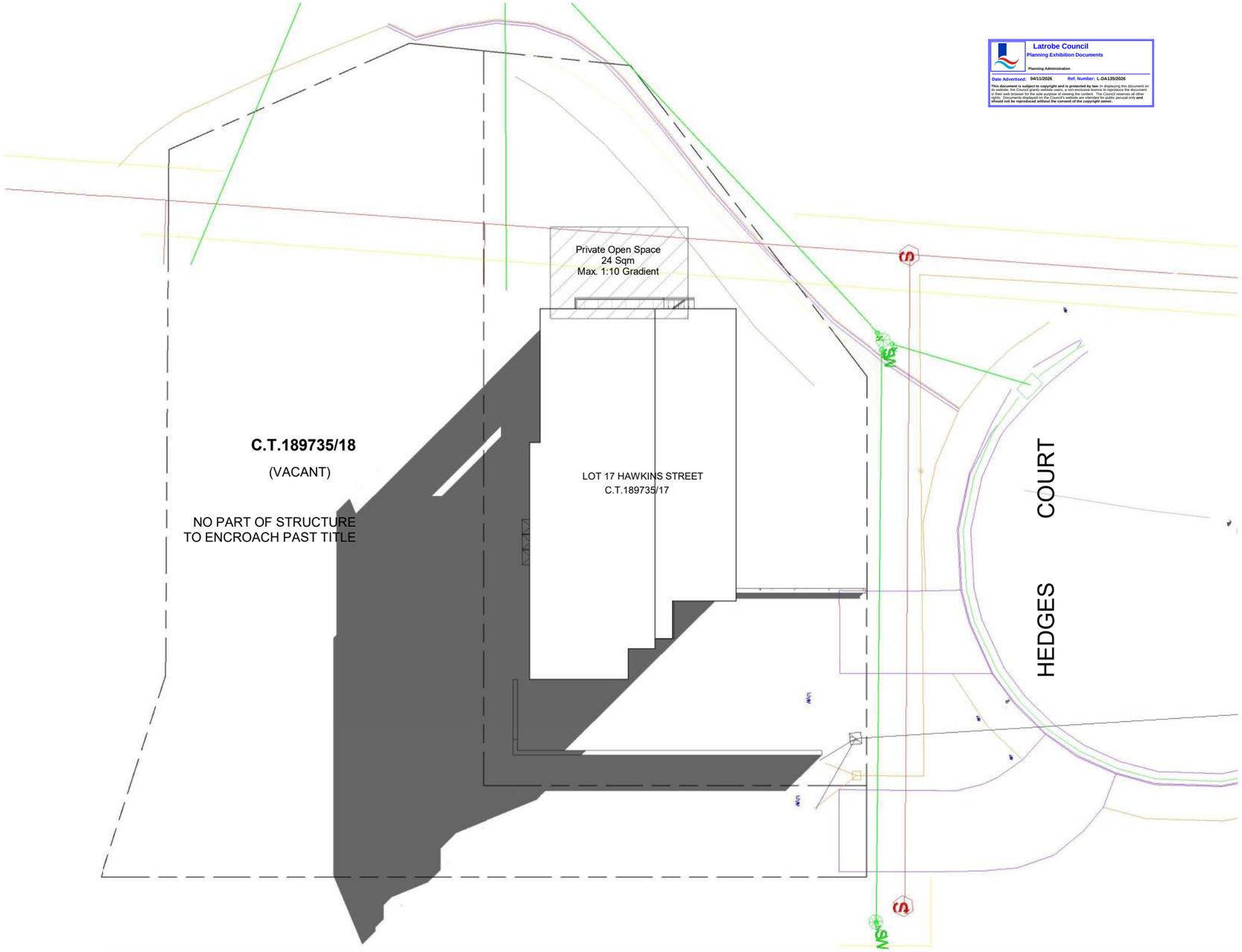
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Sheet: LANDSCAPE PLAN
Drawn: GK
Scale: 1 : 200 | Size: A3 | Date: 14/09/2026
Project: 17HS/TAS/ARCH-2026
Sheet No.: A10
Rev:

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SHADOW 9AM

1 : 200

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Residential & Commercial Builders

Project:
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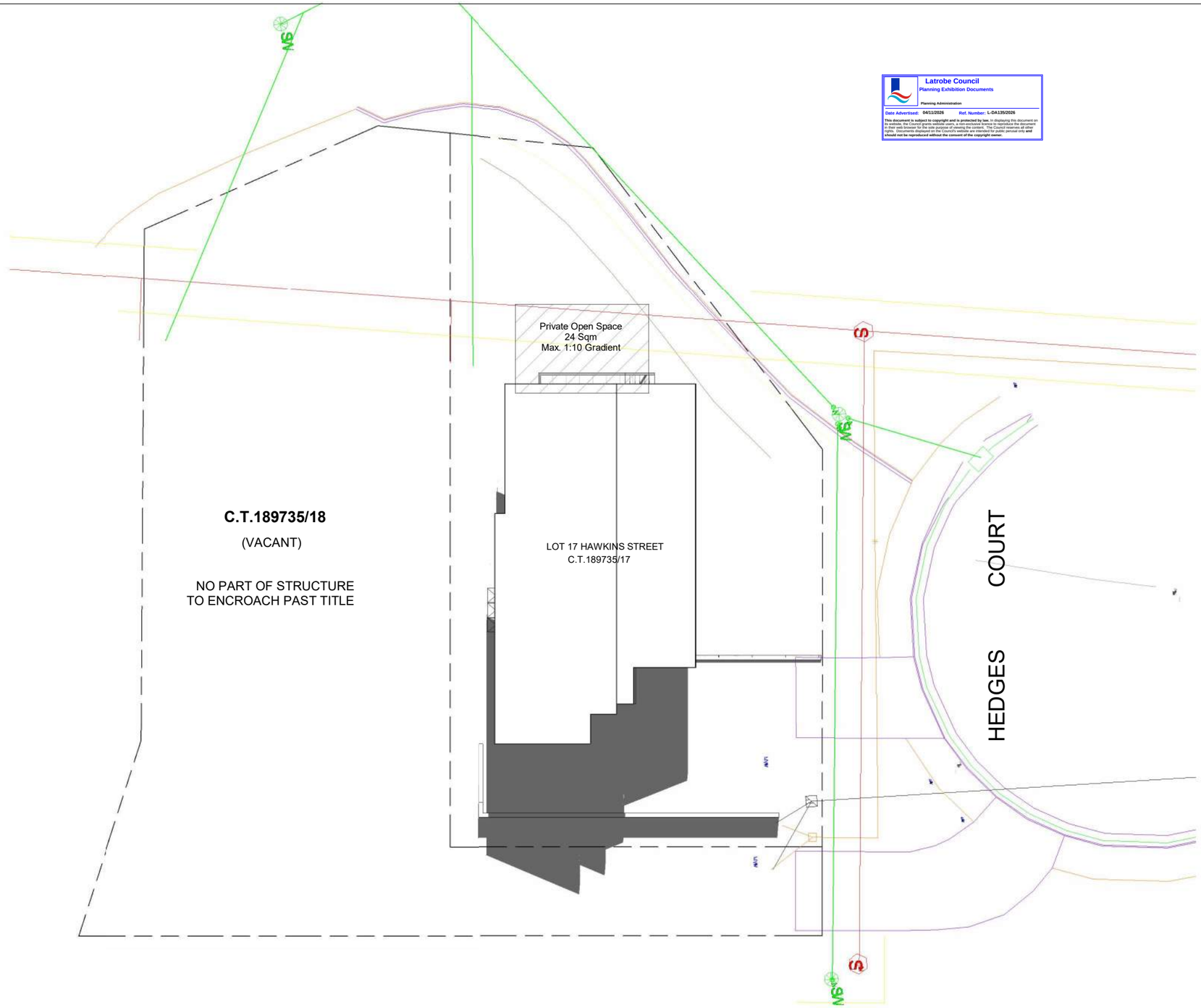
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Sheet: SHADOW 9AM
Drawn: GK
Scale: 1 : 200
Size: A3
Date: 14/09/2026
Project: 17HS/TAS/ARCH-2026
Sheet No.: A19
Rev:

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SHADOW 12PM

1 : 200

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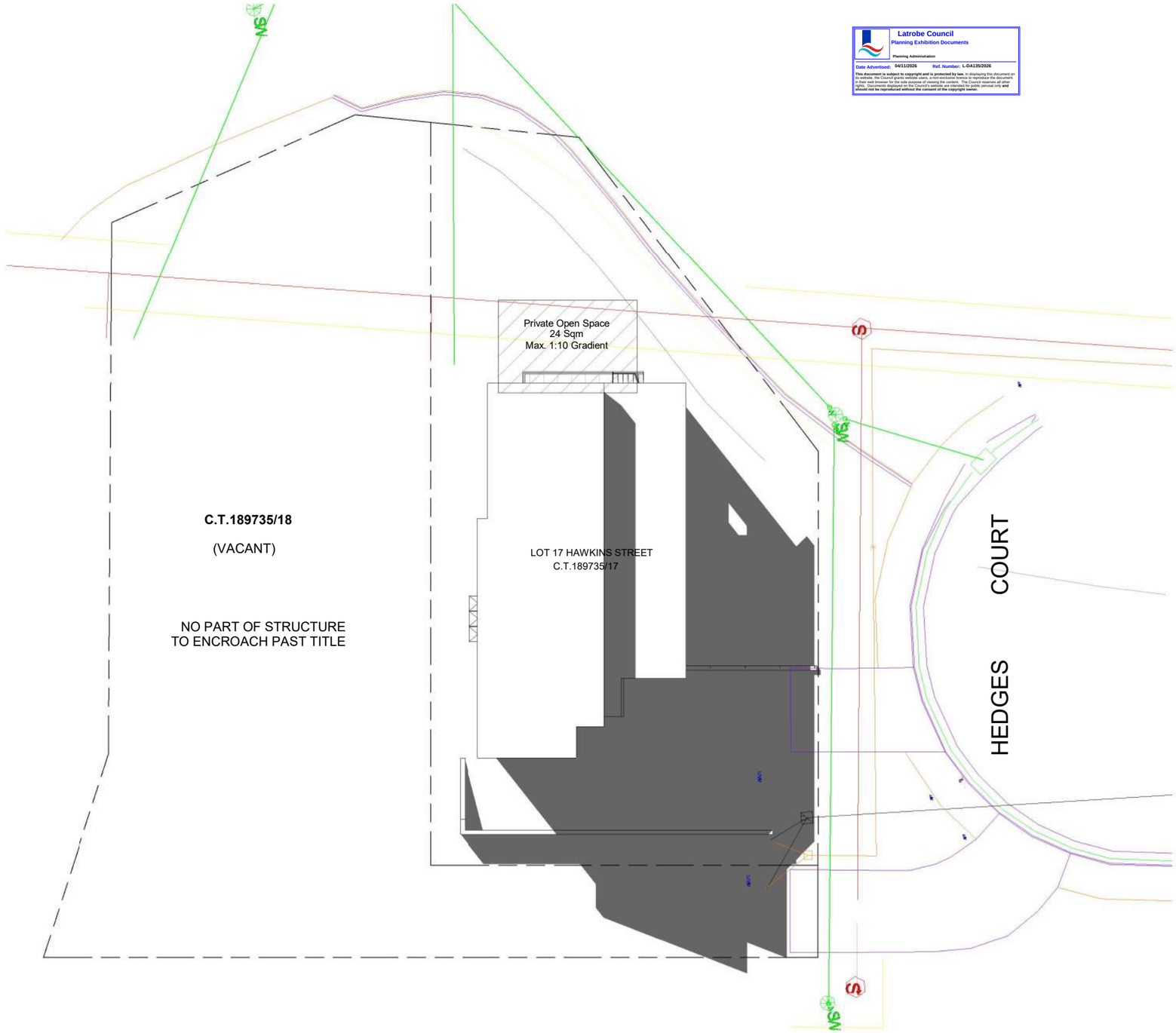
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Sheet: SHADOW 12PM
Drawn: GK
Scale: 1 : 200
Size: A3
Date: 14/09/2026
Project: 17HS/TAS/ARCH-2026
Sheet No.: A20
Rev:

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SHADOW 3PM

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Sheet: SHADOW 3PM
Drawn: GK
Scale: 1 : 200
Size: A3
Date: 14/09/2026
Project: 17HS/TAS/ARCH-2026
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LATROBE CREEK

HEDGES COURT

C.T.189735/18

C.T.189735/17

C.T.189735/7

C.T.189735/8

C.T.189735/5

SW House Connection
Top RL:10.69
Inv RL:9.53

Sewer House Connection
Top RL:10.66
Inv RL: 10.03

SW House Connection
Top RL:10.95
Inv RL:9.59

Sewer House Connection
Top RL:10.92
Inv RL: 10.17

Bench Mark
(Nail in Kerb)
RL:12.86

Water Meter
Comm House Connection
Power House Connection
Water Meter
Power House Connection
Comm House Connection
Comm PIT
Electrical Box

Sewer House Connection
Top RL:15.21
Inv RL:13.84

SW House Connection
Top RL:15.29
Inv RL:14.13

Water Meter
Comm House Connection
Power House Connection

Sewer House Connection
Top RL:10.92
Inv RL: 10.17
Comm House Connection
Power House Connection
SW House Connection
Top RL:10.95
Inv RL:9.59
Water Meter

Electrical Box
Comm PIT
Bench Mark
(Rivet in Footpath)
RL:15.45
Comm PIT
Electrical Box

Water Meter

Sewer House Connection
Top RL:13.58
Inv RL:13.13

SW House Connection
Top RL:13.69
Inv RL:12.92

Power House Connection
Comm House Connection

Note:

This survey was carried out by using Trimble S5 1" total station and Trimble R12 RTK.
Survey commenced and finished on the 22nd of June, 2026.
Boundaries were imported from theLIST, illustration only.
A registered land surveyor should be consulted before commencing any work close to property boundaries.
All underground services were digitized from BYDA, illustration only.
Certificated locator should be consulted before any excavation near underground services.
All coordinates should be treated as ground coordinates with origin from SPM10271.
CSF of 0.99960760 was adopted.

Bearing datum is MGA55 per CORS and height datum is AHD83(TAS) per SPM10271.
For more detailed information, or any height information, please refer to the accompanied 3D CAD model.

Legend:

theLIST Boundary
Driveway
Footpath
ELEC(Digitized)
Water(Digitized)
Sewer
SW
COMM(Digitized)

ReMarkable Surveying PTY LTD
ABN:32651691986
Engineering Survey
Setout
Data Management
Quantity Take-off
Conformance Report
Site Detail Survey
0497241557
Cheng@ReMarkableSurveying.com

REVISION D	Date
REVISION C	Date
REVISION B	Date
REVISION A	Date
DETAIL SURVEY PLAN	26/06/2026

Surveyed By: S.KWANG
Drafted By: S.KWANG
Projection and Zone: Local Ground
Printed Date: 26/06/2026
Vertical Datum: AHD83 (Tas)
Horizontal Datum: MGA55 GDA2020

SCALE 1: 250 (A1)
0 2.5 5.0 7.5 10 12.5
Metres

PROJECT:
Hedges Court-Detail Survey
Job No. 26052D
Address: Hedges Court, Latrobe,TAS, 7307
Owner: HEDGES ESTATE PTY LTD

DRAWING: Hedges Court.dwg

SHEET No: 1/1

REVISOIN: A

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SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 189735

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 10, 12, 13, 17, 18, 100 and 101 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 & SERVICES EASEMENT 3.00 WIDE (SP185353)" on the Plan ("the Easement Land").

Lot 4 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 4.00 WIDE (SP185353)" on the Plan ("the Easement Land").

Lots 10, 12, 13, 14 and 16 on the Plan are SUBJECT TO a Right of Drainage in gross in favour of Latrobe Council over the land marked "DRAINAGE EASEMENT 3.00 WIDE" on the Plan.

Lots 5, 9 and 10 on the Plan are SUBJECT TO a Right of Drainage in gross in favour of Latrobe Council over the land marked "DRAINAGE & PIPELINE & SERVICES EASEMENT 4.00 WIDE" on the Plan.

Lots 5, 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 "DRAINAGE & PIPELINE & SERVICES EASEMENT 4.00 WIDE" on the Plan ("the Easement Land").

Lots 4 and 5 on the Plan are SUBJECT TO a Right of Drainage in gross in favour of Latrobe Council over the land marked "DRAINAGE EASEMENT 2.30 WIDE" on the Plan.

Lot 6 on the Plan is SUBJECT TO a Right of Drainage in gross in favour of Latrobe Council over the land marked "DRAINAGE EASEMENT 2.30 WIDE" on the Plan.

Lot 15 on the Plan is SUBJECT TO a Right of Drainage in gross in favour of Latrobe Council over the land marked "DRAINAGE & PIPELINE & SERVICES EASEMENT 4.00 WIDE" on the Plan.

Druen Louis Dorn, Director

Natasha Michelina Dorn, Director

National Australia Bank Limited

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Hedges Estate Pty Ltd FOLIO REF: 188392/1 SOLICITOR & REFERENCE: RAE & PARTNERS KMN	PLAN SEALED BY: LATROBE COUNCIL DATE: 30/01/2026 L-DA281/2022 (REF NO.) Council Delegate

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

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP 189735
SUBDIVIDER: Hedges Estate Pty Ltd FOLIO REFERENCE: 188392/1	

Lot 15 on the Plan is SUBJECT TO a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "DRAINAGE & PIPELINE & SERVICES EASEMENT 4.00 WIDE" on the Plan ("the Easement Land").

Lot 1 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 3.00 WIDE" on the Plan ("the Easement Land").

Lot 17 on the Plan is SUBJECT TO a Right of Drainage in gross in favour of Latrobe Council over the land marked "DRAINAGE EASEMENT 2.30 WIDE" on the Plan.

Lot 18 on the Plan is SUBJECT TO a Right of Drainage in gross in favour of Latrobe Council over the land marked "DRAINAGE EASEMENT 2.30 WIDE" on the Plan.

Definitions

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

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

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:
   (a) without doing unnecessary damage to the Easement Land; and
   (b) leaving the Easement Land in a clean and tidy condition.
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 any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any 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 place 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.

Druen Louis Dorn, Director

Natasha Michelina Dorn, Director

National Australia Bank Limited

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 3 OF 3 PAGES	Registered Number SP 189735
SUBDIVIDER: Hedges Estate Pty Ltd FOLIO REFERENCE: 188392/1	

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) electricity assets and other conducting media (excluding telemetry and monitoring devices);
(e) markers or signs indicating the location of the Easement Land or any other 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 other 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 & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

Fencing Covenant

The owner of each lot on the Plan covenants with The Subdivider **HEDGES ESTATE PTY LTD** ("the Vendor") that the Vendor shall not be required to fence any lot on the Plan.

No other easements, covenants or profits a prendre are created to benefit or burden the Lot shown on the Plan.

EXECUTED by
HEDGES ESTATE PTY LTD (ACN 633 789 198) being the registered proprietor of the land comprised in folio of the Register Volume 188392 Folio 1, Pursuant to s127 of the Corporation Act 2001 (Cth):

Druen Louis Dorn, Director

Natasha Michelina Dorn, Director

11/2/26 Jillian Hall on behalf of the Registered Proprietor

EXECUTED on behalf of the **NATIONAL AUSTRALIA BANK LIMITED** by its Attorney who holds the position of Level 3 Attorney under the Power of Attorney No. PA18631 (who declares that he/she has received no notice of revocation of the said Power) in the presence of:

Attorney

Signature of Witness

Paul Hutchinson

Full Name of Witness

11/2/26 Jillian Hall on behalf of the Registered Proprietor

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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RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
189735	17
EDITION	DATE OF ISSUE
1	11-Feb-2026

SEARCH DATE : 06-Oct-2026
SEARCH TIME : 10.32 pm

DESCRIPTION OF LAND

Town of LATROBE
Lot 17 on Sealed Plan 189735
Derivation : Part of Lot 386, 320 Acres Gtd. to William Johnson
Prior CT 188392/1

SCHEDULE 1

N165306 & E350982 TRANSFER to HEDGES ESTATE PTY LTD

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP189735 EASEMENTS in Schedule of Easements
SP189735 FENCING COVENANT in Schedule of Easements
SPD 265, SP185353 & SP188392 FENCING COVENANT in Schedule of Easements
37/7196 CONVEYANCE was made SUBJECT TO Fencing Provision
E318409 MORTGAGE to National Australia Bank Limited Registered 14-Oct-2022 at 12.01 pm
E368921 AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 09-Jan-2024 at noon
E380209 AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 18-Aug-2025 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

N304762 DISCHARGE OF MORTGAGE E318409 Lodged by DYE & DURHAM (ANZ) on 10-Sept-2026 BP: N304762
N315599 TRANSFER to MRUDULA THIRUMALASETTY Lodged by DYE & DURHAM (ANZ) on 10-Sept-2026 BP: N304762
N317159 MORTGAGE to Australia and New Zealand Banking Group Limited Lodged by DYE & DURHAM (ANZ) on 10-Sept-2026 BP: N304762

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OWNER: HEDGES ESTATE PTY LTD

FOLIO REFERENCE: 188392/1

GRANTEE: PART OF LOT 386 (320 ACRES) GRANTED TO W. JOHNSON & PART OF LOT 879 (50 ACRES) GRANTED TO HENRY DOUGLAS.

PLAN OF SURVEY

BY SURVEYOR: N.A.K.BARTLEY of PDA SURVEYORS, ENGINEERS & PLANNERS
3/23 BRISBANE STREET, LAUNCESTON

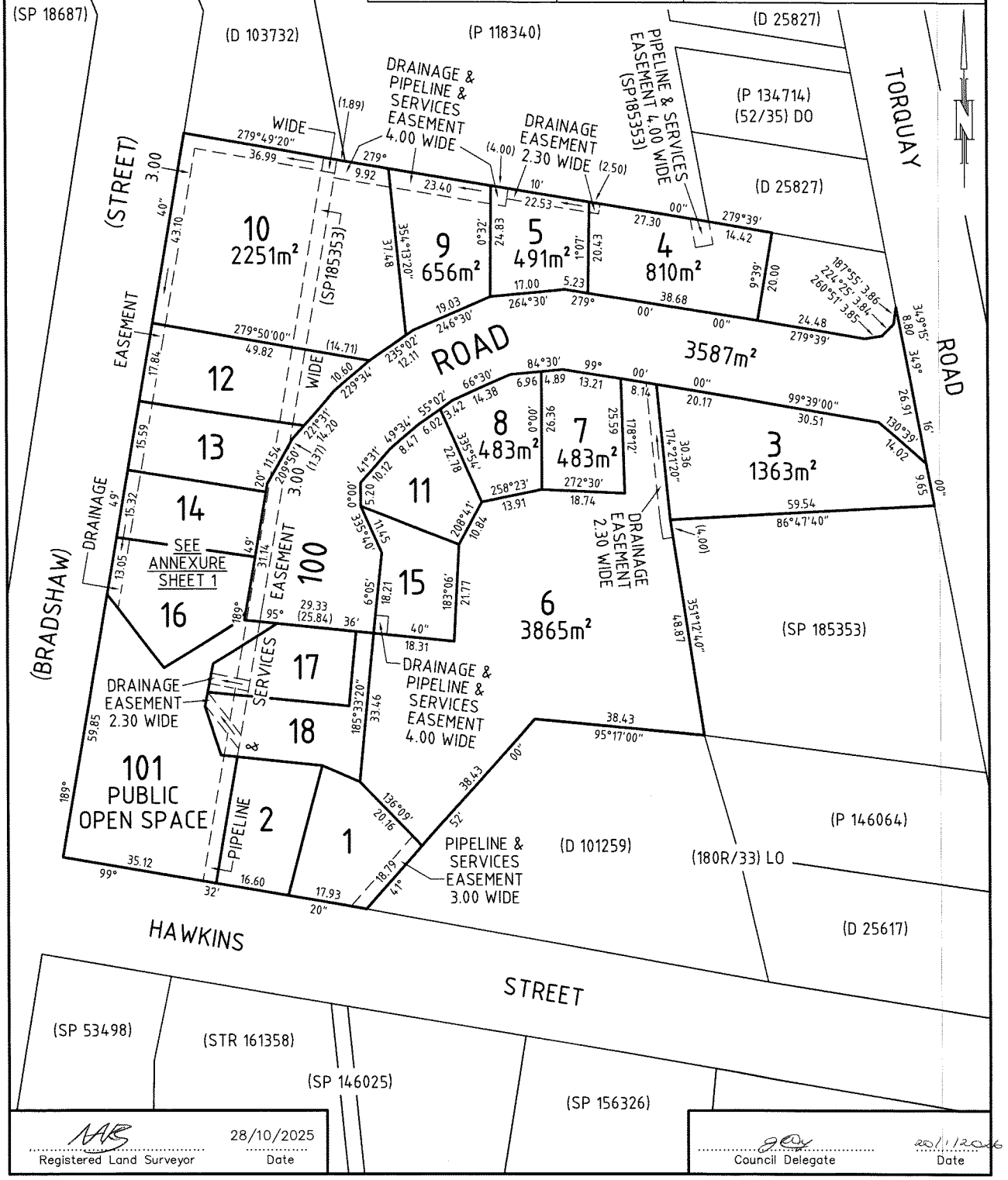
LOCATION: TOWN OF LATROBE

SCALE 1:800 LENGTHS IN METRES

REGISTERED NUMBER
SP189735

~~APPROVED~~
EFFECTIVE FROM 11 FEB 2026
Recorder of Titles

PRIORITY FINAL PLAN | SURVEYORS REF: 54767 | ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Registered Land Surveyor — 28/10/2025 Date

Council Delegate — 20/1/2026 Date

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PLAN OF SURVEY
ANNEXURE SHEET

SHEET 1 OF 1 SHEETS

OWNER: HEDGES ESTATE PTY LTD

FOLIO REFERENCE: 188392/1

SCALE 1:400 LENGTH IN METRES

Registered Number

SP 189735

SIGNED FOR IDENTIFICATION PURPOSES

Council Delegate ..... Date 20/11/2026

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.

Registered Land Surveyor ..... Date 28/10/2025

~~APPROVED~~
EFFECTIVE FROM 11 FEB 2026

Recorder of Titles

