



## Public Notice Details

### Planning Application Details

<b>Application No</b>	DA2400135
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#### Property Details

<b>Property Location</b>	39 Chevalier Street Campania
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#### Application Information

<b>Application Type</b>	Discretionary Development Application
<b>Development Category</b>	Outbuilding (Garage)
<b>Advertising Commencement Date</b>	10/01/25
<b>Advertising Closing Period</b> <small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	24/01/25

Enquiries regarding this Application can be made via to Southern Midlands Council on (03) 6254 5050 or by emailing [planningenquires@southernmidlands.tas.gov.au](mailto:planningenquires@southernmidlands.tas.gov.au). Please quote the development application number when making your enquiry.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120  
Email: [mail@southernmidlands.tas.gov.au](mailto:mail@southernmidlands.tas.gov.au)  
Fax: 03 6254 5014

All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.



## APPLICATION FOR PLANNING PERMIT DEVELOPMENT / USE

Use this form to apply for a permit in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Proposed use/development:  
(Provide details of proposed works and use).

NEW OUTBUILDING / GARAGE 8m x 6m

Location of Development:  
(If the development includes more than one site, or is over another property include address of both Properties).

39 CHEVALIER STREET  
CAMPANIA, TAS, 7026

Certificate of Title/s Volume Number/Lot Number:

Vol 178220 Folio 51

Land Owners Name:

CHLOE LORD & DANIEL ROSE,

Full Name/s or Full Business/Company Name

Applicant's Name:

RESIDENTIAL DRAFTING & DESIGN TAS

Full Name/s or Full Business/ Company Name (ABN if registered business or company name)

Contact details:

Postal address for correspondence: 11 ROBIN COURT  
LINDISFARNE, TAS, 7015.

Telephone or Mobile: 0400 695 939

Email address: adrian.brown5@bigpond.com.

(Please note it is your responsibility to provide your correct email address and to check your email for communications from the Council.)

Details Tax Invoice for application fees to be in the name of: (if different from applicant)

CHLOE LORD & DANIEL ROSE,

Full Name/s or Full Business or Company Name and ABN if registered business or company name

Print email address

chloel\_95@hotmail.com

ABN

What is the estimated value of all the new work proposed

\$ 30,000

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### For Commercial Planning Permit Applications Only

Signage:  Yes  No

If yes, attach details: size, location and art work

Business Details:

Existing hours of operation				Proposed hours of new operation			
Hours	am	to	pm	Hours	am	to	pm
<del>Weekdays</del>				<del>Weekdays</del>			
<del>Sat</del>				<del>Sat</del>			
<del>Sun</del>				<del>Sun</del>			

N/A.

Number of existing employees:  Number of proposed new employees:

Traffic Movements:

Number of commercial vehicles serving the site at present	<input type="text" value=""/>	Approximate number of commercial vehicles servicing the site in the future	<input type="text" value=""/>
Number of Car Parking Spaces:	How many car spaces are currently provided	How many new car spaces are proposed	<input type="text" value=""/>

Is the development to be staged: Please tick ✓ answer

Yes  No

Please attach any additional information that may be required by Part 6.1 *Application Requirements* of the Tasmanian Planning Scheme – Southern Midlands.

Signed Declaration

#### I/we as owner of the land or person with consent of the owner hereby declare that:

- I/we have read the Certificate of Title and Schedule of Easements for the land and I/we are satisfied that this application is not prevented by any restrictions, easements or covenants.
- I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.
- The information given in this application is true and accurate. I/we understand that the information and materials provided with this application may be made available to the public. I/we understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the application.
- I/we have secured the necessary permission from the copyright owner to communicate and reproduce the plans submitted with the application for assessment. I/we indemnify the Southern Midlands Council for any claim or action taken against it regarding a breach of copyright in respect of any of the information or material provided.
- I/we declare that, in accordance with Section 52(1) of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their consent is attached and the application form signed by the Minister of the Crown responsible and/or the General Manager of the Council.

Applicant Signature <small>(If not the Title Owner)</small> <input type="text" value=""/>	Applicant Name <i>(please print)</i> <input type="text" value="ADRIAN BROWN"/>	Date <input type="text" value="17/12/2024"/>
Land Owner(s) Signature <input type="text" value=""/>	Land Owners Name <i>(please print)</i> <input type="text" value="RESIDENTIAL DRAFTING &amp; DESIGN TAS"/>	Date <input type="text" value=""/>

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Land Owner(s) Signature

Land Owners Name (please print)

Date

## PRIVACY STATEMENT

The Southern Midlands Council abides by the Personal Information Protection Act 2004 and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

**Collection of Personal Information:** The personal information being collected from you for the purposes of the Personal Information Protection Act, 2004 and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

**Disclosure of Personal Information:** Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the Building Act 2000. This information will not be disclosed to any other external agencies unless required or authorised by law.

**Correction of Personal Information:** If you wish to alter any personal information you have supplied to Council please telephone the Southern Midlands Council on (03) 62545050. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.



## Information & Checklist Sheet DEVELOPMENT / USE

Use this check list for submitting your application for a planning permit –Please do not attach the check list with your application

### Submitting your application ✓

1. All plans and information required per Part 6.1 Application Requirements of the Tasmanian Planning Scheme i.e.: site plan showing all existing buildings, proposed buildings, elevation plans etc.
2. Copy of the current Certificate of Title, Schedule of Easements and Title Plan (Available from Service Tasmania Offices)
3. Any reports, certificates or written statements to accompany the Application (if applicable) required by the relevant zone or code.
4. Prescribed fees payable to Council

#### Information

If you provide an email address in this form then the Southern Midlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act").

If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.

It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.

**If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box**

#### Heritage Tasmania

If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 (local call cost) or email enquires@heritage.tas.gov.au)

#### TasWater

Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)

**IMPORTANT: There is no connection between Planning approval and Building & Plumbing approvals.**

**Owners are to ensure that the work is either Low-Risk Building Work, Notifiable Building Work or Permit work in accordance with the Directors Determination – Categories of Building & Demolition Work v 1.4 dated 12 March 2021 prior to any building works being carried out on the land.**

[https://www.cbos.tas.gov.au/data/assets/pdf\\_file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf](https://www.cbos.tas.gov.au/data/assets/pdf_file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf)



NEW OUTBUILDING / GARAGE  
39 CHEVALIER STRET, CAMPANIA, TAS, 7026  
OWNER: C. LORD & D. ROSE

CERTIFICATE OF TITLE: VOLUME - 178220 FOLIO - 51  
PID: 9122182  
LAND AREA: 800M<sup>2</sup>

PLANNING SCHEME: TASMANIAN PLANNING SCHEME  
SOUTHERN MIDLANDS LOCAL PROVISIONS  
ZONE: 12. VILLAGE  
OVERLAYS: BUSHFIRE PRONE AREAS

SOIL CLASSIFICATION: P  
WIND REGION: A  
TERRAIN CATEGORY: TC 2.48  
IMPORTANCE LEVEL: 2 (DOMESTIC)

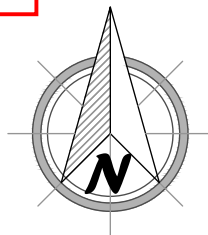
BAL: TO BE ASSESSED

INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

PAGE 1 - SITE PLAN 1:200  
PAGE 2 - ELEVATIONS 1:100  
PAGE 3 - FLOOR PLAN 1:100  
PAGE 4 - PLUMBING PLAN 1:200

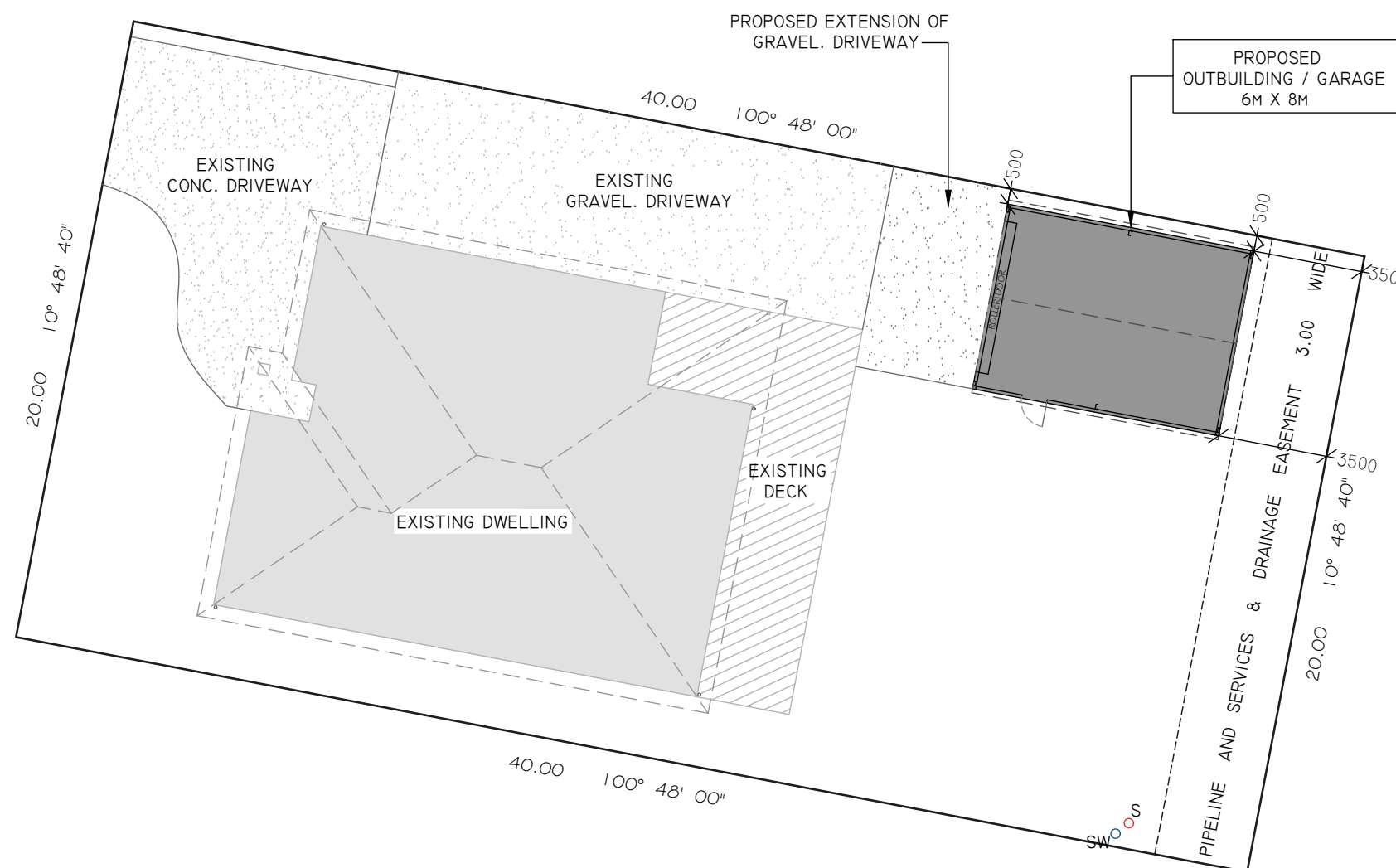
JOB NO - LORD I56

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LOT AREA: 800M<sup>2</sup>  
EXISTING DWELLING AREA: 178.3M<sup>2</sup>  
EXISTING PORCH AREA: 2.7M<sup>2</sup>  
EXISTING DECK AREA: 14.7M<sup>2</sup>  
  
PROPOSED OUTBUILDING / GARAGE: 48M<sup>2</sup>  
  
PROPOSED SITE COVER: 243.7M<sup>2</sup> OR 30.46%

CHEVALIER STREET



VOL : 178220  
FOLIO: 51  
800m<sup>2</sup>

SITE PLAN PREPARED FROM CERTIFICATE OF TITLE INFORMATION AND MEASUREMENTS TAKEN ON SITE. CONFIRMATION OF BOUNDARY LOCATION BY REGISTERED SURVEYOR IS ALWAYS RECOMMENDED PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

SITE PLAN 1:200

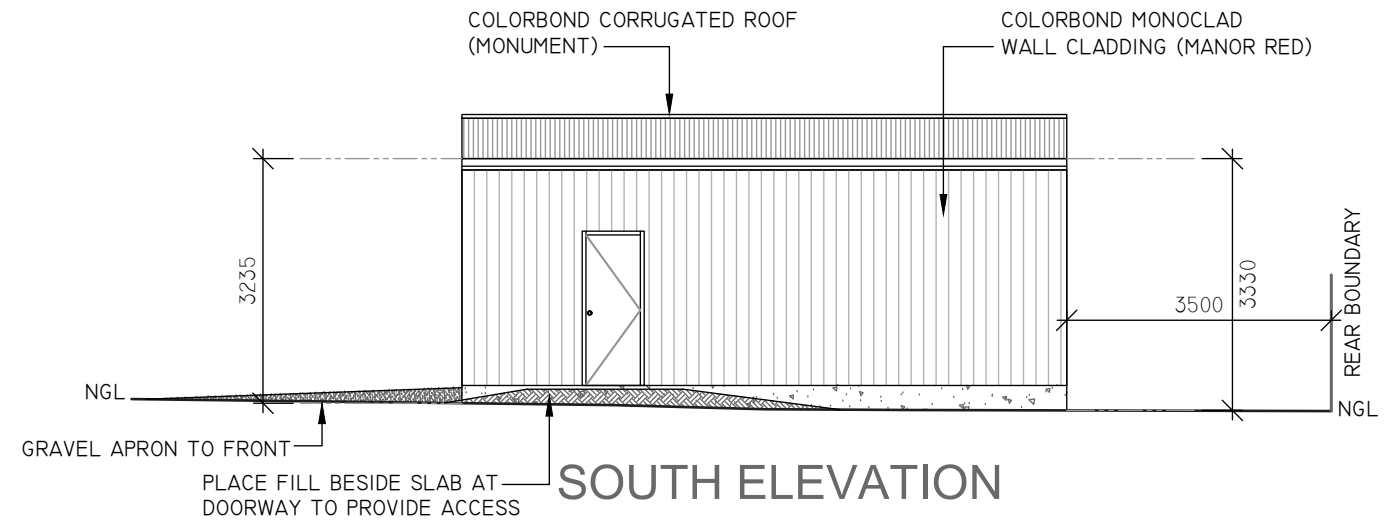
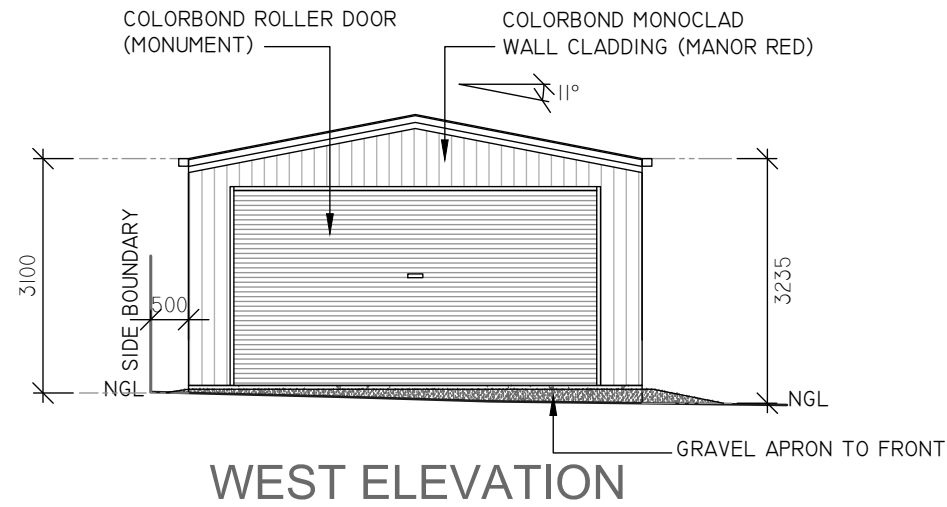
PROPOSAL : NEW OUTBUILDING / GARAGE  
  
OWNER : C. LORD & D. ROSE  
ADDRESS: 39 CHEVALIER STREET, CAMPANIA, 7026

SCALE: 1:200  
DATE: 16th DECEMBER 2024  
JOB No: LORD 156

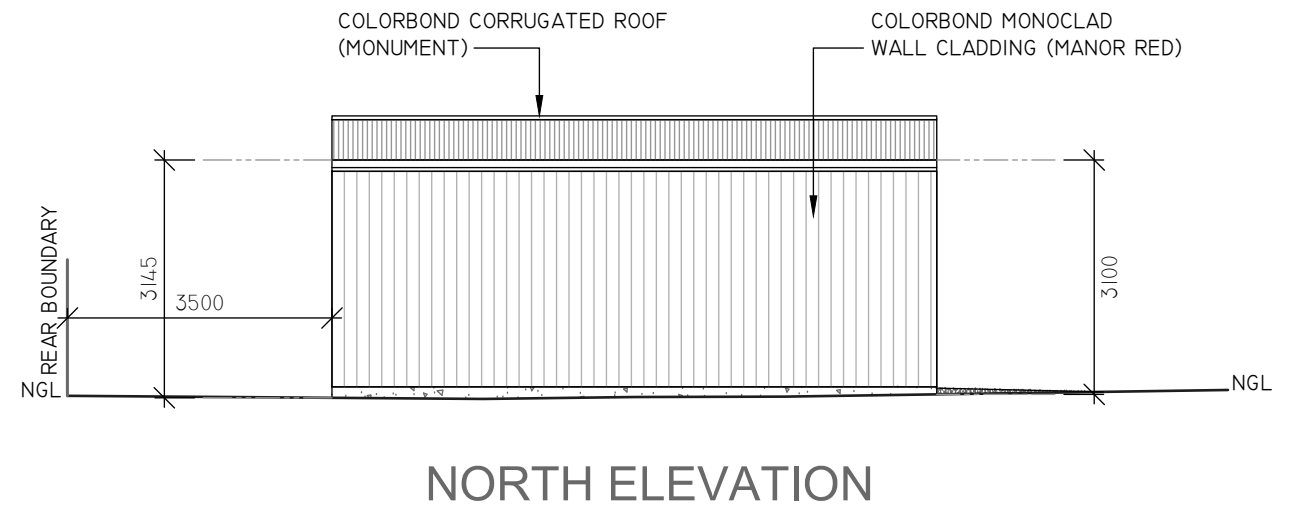
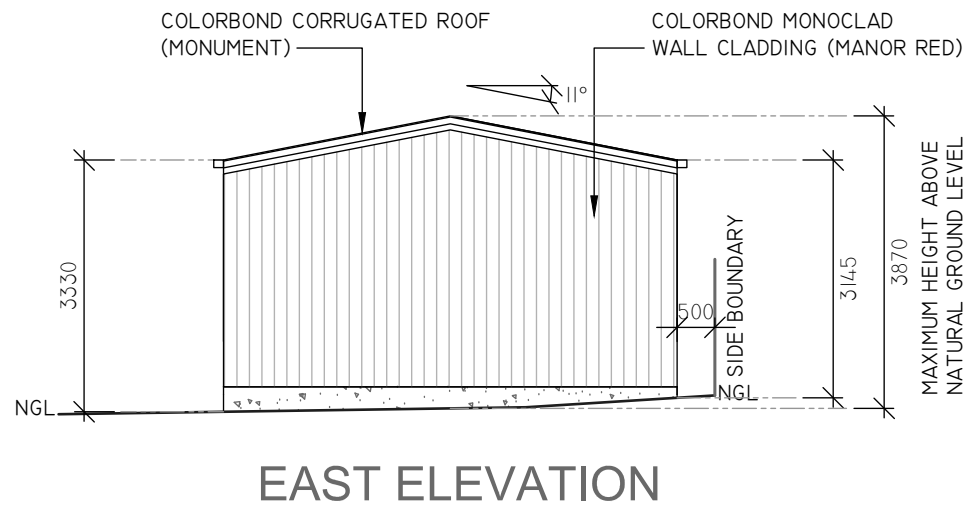
RESIDENTIAL DRAFTING & DESIGN TAS

DRAWN BY: A. BROWN  
ACCREDITATION: CC 6003 R  
DRAWINGS BY- RESIDENTIAL DRAFTING & DESIGN TAS  
- ACCREDITATION CC6003R - PH 0400 695 939 - ABN 21 010 137 922

PAGE: 01/04



- COLOUR'S (COLORBOND®):
- EXT. WALLS - MANOR RED
  - ROOF - MONUMENT
  - ROLLER DOOR - MONUMENT
  - PA DOOR - MANOR RED
  - GUTTER - MONUMENT
  - CORNER FLASH - MANOR RED
  - BARGE FLASHING - MONUMENT
  - OPENING FLASH - MONUMENT



ALL HEIGHTS SHOWN ARE ABOVE NATURAL GROUND LEVEL.

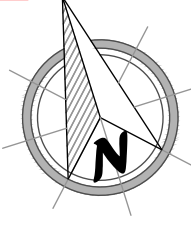
ACTUAL HEIGHTS OF WALLS ABOVE CONCRETE SLAB ARE:  
SIDE WALL HEIGHT - 3000MM  
END WALL HEIGHT TO RIDGE - 3583MM

REFER TO ENGINEERING DRAWINGS SUPPLIED BY  
OUTBUILDING / GARAGE MANUFACTURER FOR ALL MEMBER  
AND MATERIAL DETAILS AS WELL AS FOOTING DESIGN  
AND SPECIFICATIONS.

<p><b>PROPOSAL :</b> NEW OUTBUILDING / GARAGE</p> <p><b>OWNER :</b> C. LORD &amp; D. ROSE</p> <p><b>ADDRESS:</b> 39 CHEVALIER STREET, CAMPANIA, 7026</p>	<p><b>SCALE:</b> 1:100</p> <p><b>DATE:</b> 16th DECEMBER 2024</p> <p><b>JOB No:</b> LORD 156</p>	<p><b>RESIDENTIAL DRAFTING &amp; DESIGN TAS</b></p> <p><b>DRAWN BY:</b> A. BROWN</p> <p><b>ACCREDITATION:</b> CC 6003 R</p> <p><b>PAGE:</b> 02/04</p> <p><small>DRAWINGS BY- RESIDENTIAL DRAFTING &amp; DESIGN TAS - ACCREDITATION CC6003R - PH 0400 695 939 - ABN 21 010 137 922</small></p>
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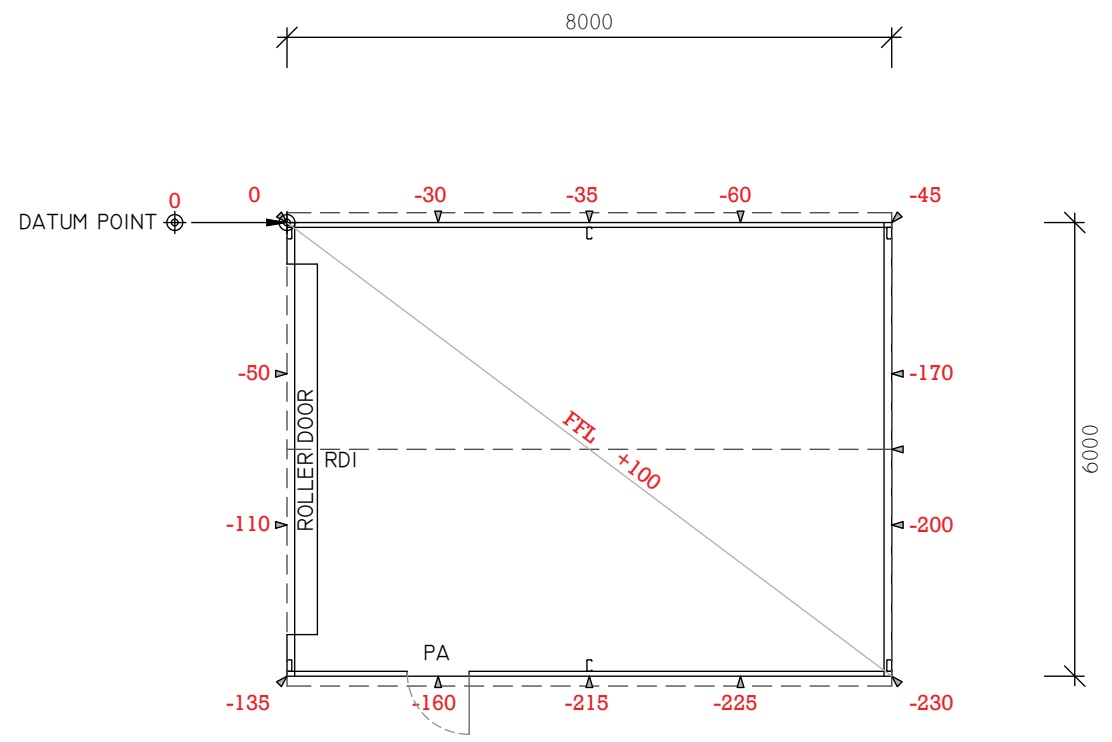


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WINDOW & DOOR SCHEDULE

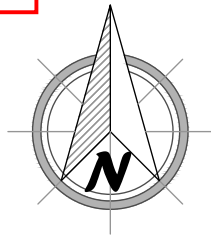
	ID	HEIGHT	WIDTH
ACCESS DOOR	PA	2040MM	820MM
ROLLER DOOR	RDI	2590MM	4900MM



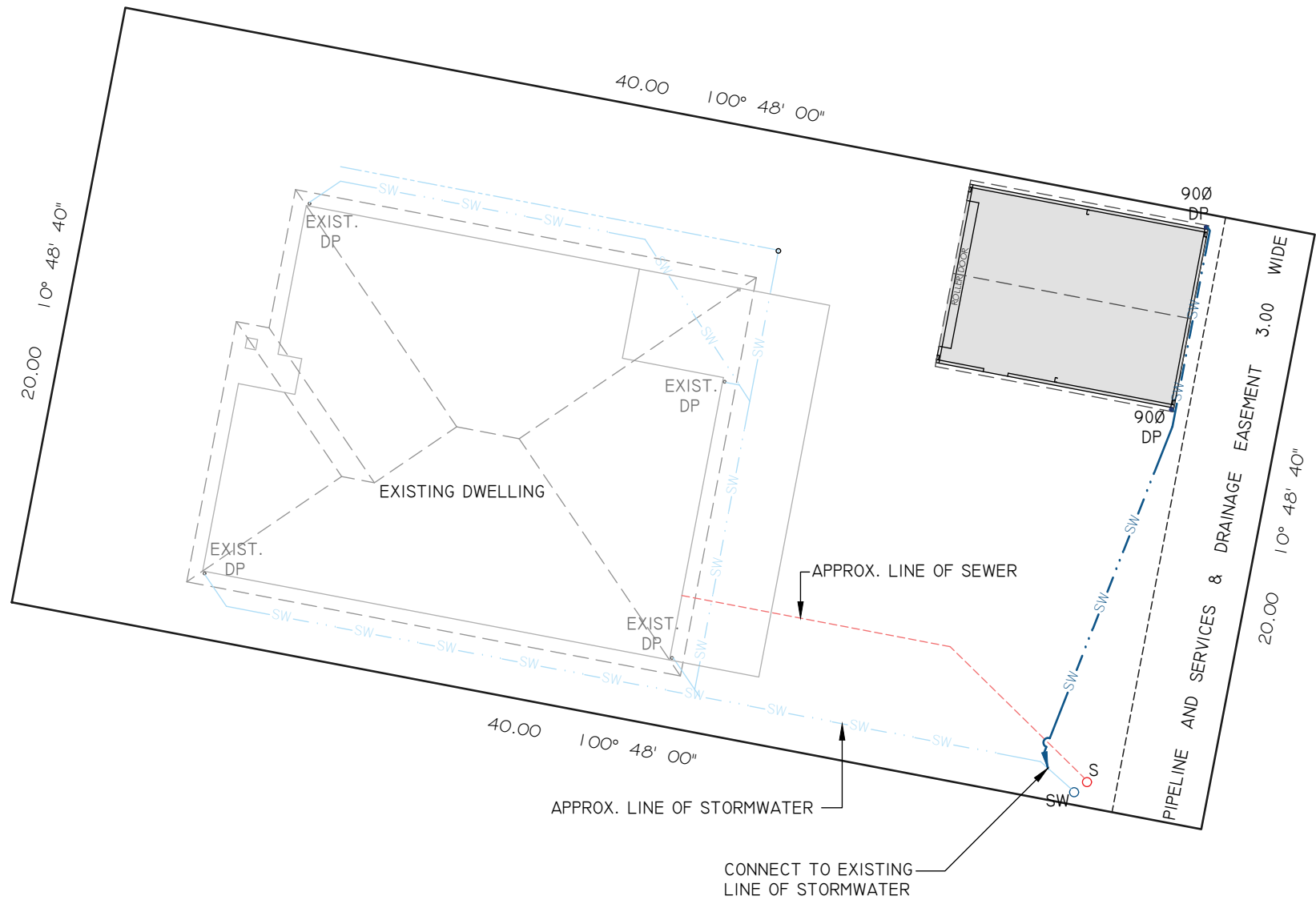
REFER TO ENGINEERING DRAWINGS SUPPLIED BY  
OUTBUILDING / GARAGE MANUFACTURER FOR ALL MEMBER  
AND MATERIAL DETAILS AS WELL AS FOOTING DESIGN  
AND SPECIFICATIONS.

FLOOR PLAN 1:100

<p>PROPOSAL : NEW OUTBUILDING / GARAGE</p> <p>OWNER : C. LORD &amp; D. ROSE</p> <p>ADDRESS: 39 CHEVALIER STREET, CAMPANIA, 7026</p>	<p>SCALE: 1:100</p> <p>DATE: 16th DECEMBER 2024</p> <p>JOB No: LORD 156</p>	<p>RESIDENTIAL DRAFTING &amp; DESIGN TAS</p> <p>DRAWN BY: A. BROWN</p> <p>ACCREDITATION: CC 6003 R</p> <p>DRAWINGS BY- RESIDENTIAL DRAFTING &amp; DESIGN TAS - ACCREDITATION CC6003R - PH 0400 695 939 - ABN 21 010 137 922</p>
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CHEVALIER STREET



**CONSTRUCTION GENERALLY:**  
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, NATIONAL CONSTRUCTION CODE OF AUSTRALIA (NCC), RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS.

SITE PREPARATION AND EXCAVATION TO COUNCIL AND NCC REQUIREMENTS.

CONCRETE FOOTINGS TO AS 2870.1 AND ENGINEER SPECIFICATIONS.  
UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.

OUTBUILDING / GARAGE STRUCTURAL; DETAILS, SPECIFICATION AND CERTIFICATION AS PER SHED MANUFACTURERS ENGINEERING DOCUMENTATION.

BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS ON THIS SET OF PLANS PRIOR TO COMMENCEMENT OF WORK ON SITE.

USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

COUNCIL / CONTRACTOR TO CONTACT RESIDENTIAL DRAFTING & DESIGN TAS IF NECESSARY INFORMATION IS NOT PROVIDED ON THIS SET OF PLANS.

**PLUMBING GENERALLY:**  
ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500.  
TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.

90dia PVC STORM WATER TO EXISTING STORM WATER CONNECTION.  
PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.

PROPOSAL :	NEW OUTBUILDING / GARAGE
OWNER :	C. LORD & D. ROSE
ADDRESS:	39 CHEVALIER STREET, CAMPANIA, 7026

SCALE:	1:200
DATE:	16th DECEMBER 2024
JOB No:	LORD 156

RESIDENTIAL DRAFTING & DESIGN TAS

DRAWN BY: A. BROWN  
ACCREDITATION: CC 6003 R  
DRAWINGS BY- RESIDENTIAL DRAFTING & DESIGN TAS  
- ACCREDITATION CC6003R - PH 0400 695 939 - ABN 21 010 137 922

PAGE: 04/04

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SEARCH OF TORRENS TITLE

VOLUME 178220	FOLIO 51
EDITION 2	DATE OF ISSUE 19-Feb-2020

SEARCH DATE : 17-Dec-2024

SEARCH TIME : 10.20 AM

DESCRIPTION OF LAND

Parish of STAFFA Land District of MONMOUTH  
 Lot 51 on Sealed Plan 178220  
 Derivation : Part of Lot 13, 153A-3R-36P (Campania Estate) Gtd.  
 to H.J. Paul  
 Prior CT 175724/100

SCHEDULE 1

E208403 TRANSFER to DANIEL JOHN ROSE and CHLOE ELIZABETH LORD  
 as tenants in common in equal shares Registered  
 19-Feb-2020 at 12.02 PM

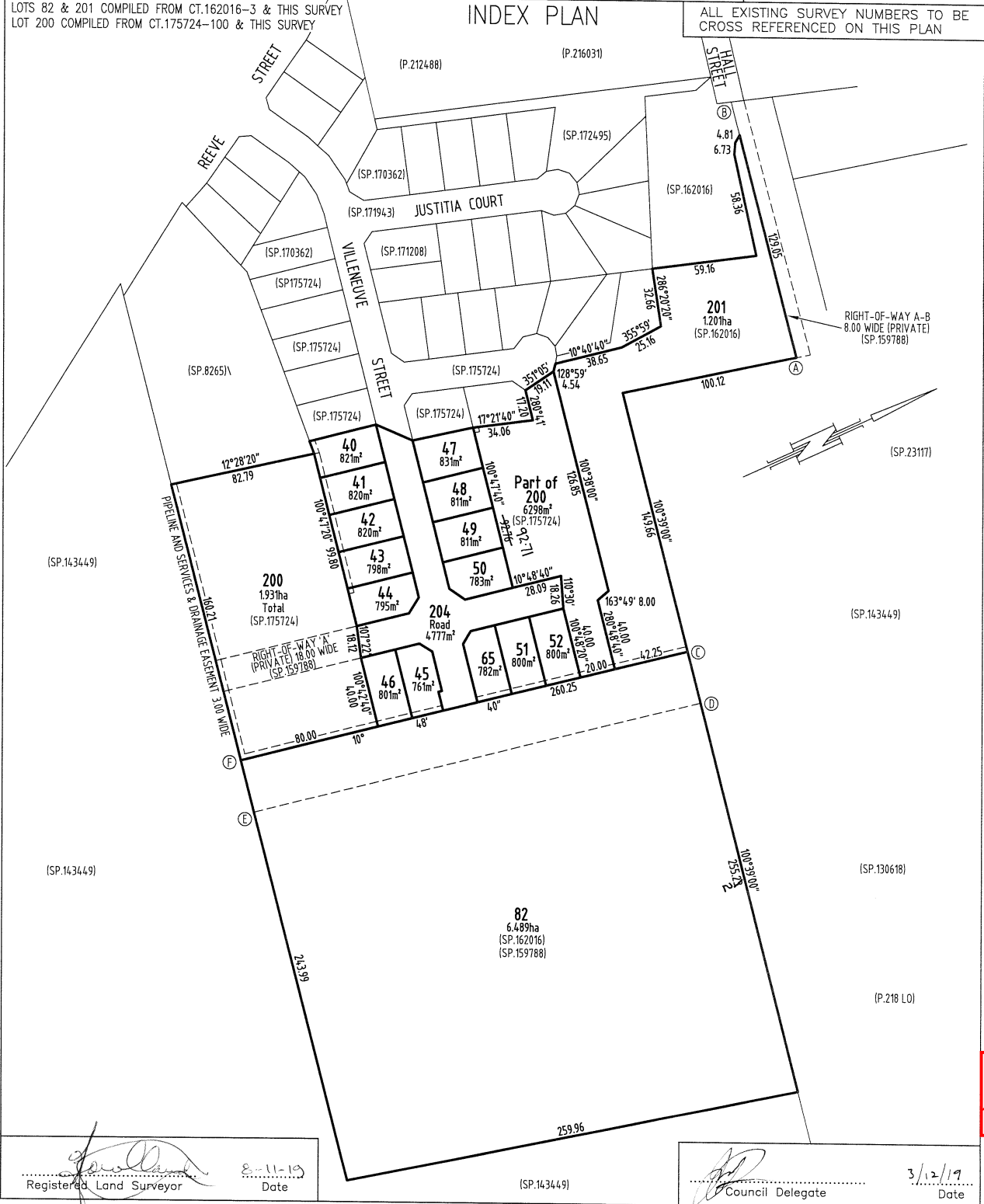
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP178220 EASEMENTS in Schedule of Easements  
 SP178220 COVENANTS in Schedule of Easements  
 SP178220 FENCING COVENANT in Schedule of Easements  
 SP159788, SP162016, SP170362 & SP175724 COVENANTS in Schedule  
 of Easements  
 SP159788, SP162016, SP170362 & SP175724 FENCING PROVISION in  
 Schedule of Easements  
 SP 15390 FENCING COVENANT in Schedule of Easements  
 E208390 MORTGAGE to Commonwealth Bank of Australia  
 Registered 19-Feb-2020 at 12.03 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

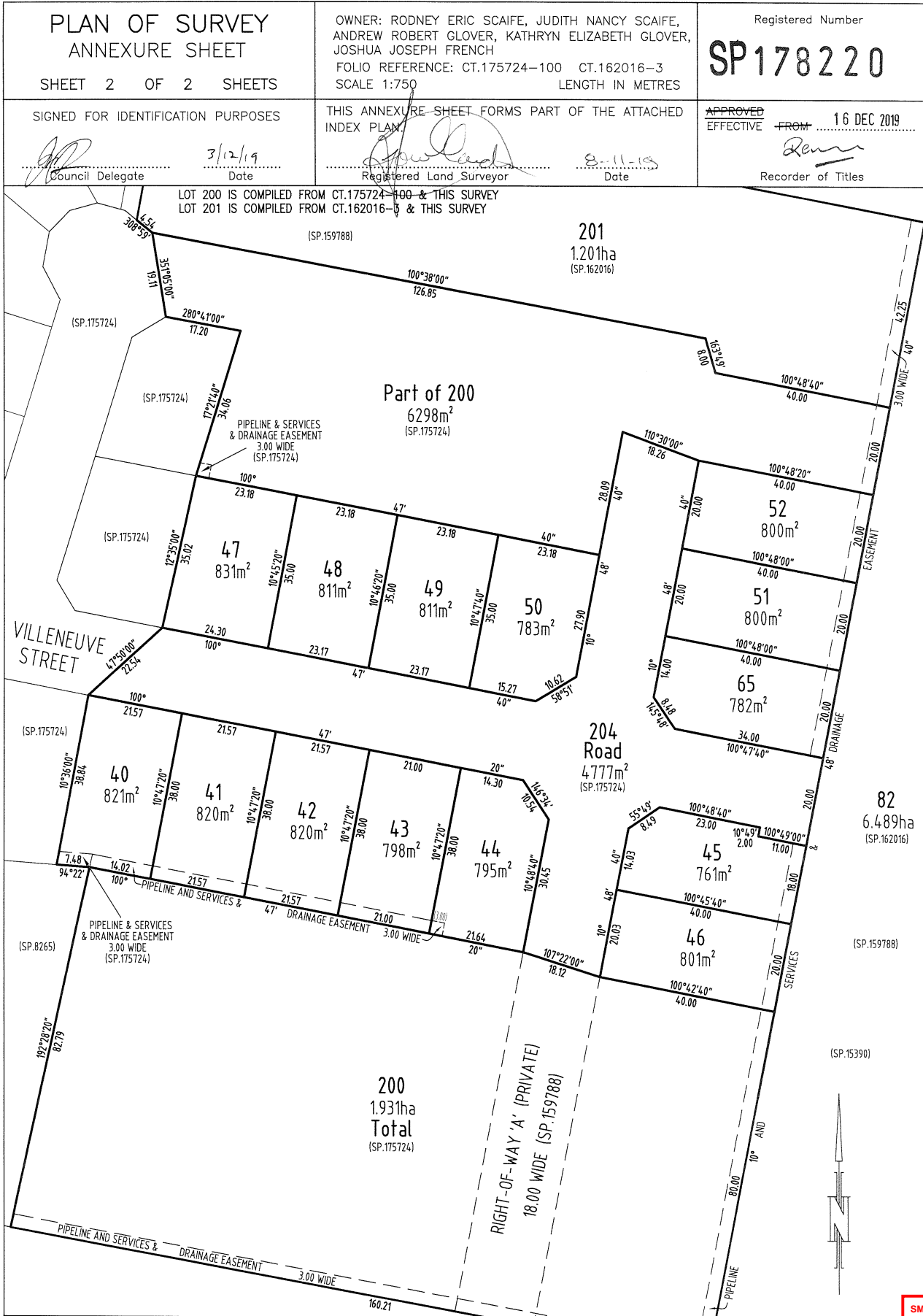
<p>OWNER: RODNEY ERIC SCAIFE, JUDITH NANCY SCAIFE, ANDREW ROBERT GLOVER, KATHRYN ELIZABETH GLOVER, JOSHUA JOSEPH FRENCH</p>	<p><b>PLAN OF SURVEY</b> BY SURVEYOR TIMOTHY LEIGH GOWLLAND <b>ROGERSON AND BIRCH SURVEYORS</b> UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0419-594-966</p>	<p>REGISTERED NUMBER <b>SP178220</b></p>
<p>FOLIO REFERENCE: CT.175724-100 &amp; CT.162016-3</p>	<p>LAND DISTRICT OF MONMOUTH PARISH OF STAFFA</p>	<p>APPROVED EFFECTIVE FROM 16 DEC 2019 <i>Ren</i></p>
<p>GRANTEE: PART OF LOT 13 (153A 3R 36P) (CAMPANIA ESTATE) GRANTED TO HERBERT JAMES PAUL</p>	<p>SCALE 1: 2000 LENGTHS IN METRES</p>	<p>Recorder of Titles</p>



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<p><i>Timothy Leigh Gowlland</i> Registered Land Surveyor Date 8-11-19</p>	<p>(SP.143449)</p>	<p><i>[Signature]</i> Council Delegate Date 3/12/19</p>
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<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 178220

PAGE 1 OF 7 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

**DRAINAGE EASEMENTS**

Lots 40-46, 51, 52, 65, 200 & 201 are each subject to a right of drainage in gross (in favour of the Southern Midlands Council) over the land marked "PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE" passing through such lot on the plan.

**PIPELINE EASEMENTS**

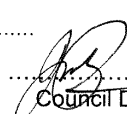
Lots 40-46, 51, 52, 65, 200 & 201 are each subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE" passing through such lot on the plan.

The Pipeline and Services Easement is defined as follows:-

THE FULL RIGHT AND LIBERTY for the 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;

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: RE SCAIFE & Others FOLIO REF: C/T 175724/100 & C/T 162016/3 SOLICITOR Baker Wilson Davies Lawyers & REFERENCE: 191559/TD	PLAN SEALED BY: DATE: 3/12/2019 SA 2019/37 REF NO.  Council Delegate
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	



<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 7 PAGES</p>	<p>Registered Number</p> <p><b>SP 178220</b></p>
<p>SUBDIVIDER: <b>RE SCAIFE &amp; OTHERS</b>          FOLIO REFERENCE: <b>C/T 175724/100 &amp; C/T 162016/3</b></p>	

- (6) 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; 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.

**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 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 any thing 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.

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

*[Handwritten signatures]*



<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 7 PAGES</p>	<p>Registered Number</p> <p><b>SP 178220</b></p>
<p>SUBDIVIDER: <b>RE SCAIFE &amp; OTHERS</b> FOLIO REFERENCE: <b>C/T 175724/100 &amp; C/T 162016/3</b></p>	

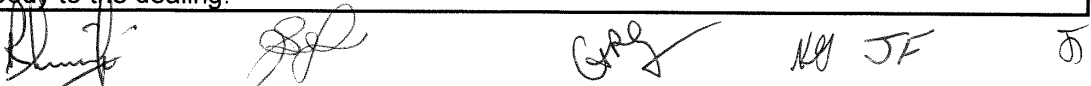
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
  - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
  - (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 any thing 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) any thing 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.

**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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<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 4 OF 7 PAGES	Registered Number <b>SP 178220</b>
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**RIGHTS OF WAY**

Lot 200 on the plan is subject to a right of carriageway (appurtenant to Lot 2 on Sealed Plan 159788 & Lot 3 on Sealed Plan 162016) over that portion of Lot 200 on the plan marked "RIGHT-OF-WAY 'A' (PRIVATE) 18.00 WIDE".

Lots ~~40-52, 65, 82, 200~~ and 201 on the plan are together with a right of carriageway over the land marked "RIGHT-OF-WAY A-B 8.00 WIDE (PRIVATE) (SP. 159788)" on the plan as created in SPI5930 (and dealing C84290).

**COVENANTS**

Lots 40-52, 65 & 200<sup>§ 204</sup> are burdened by the restrictive covenant as created by SPI59788, SPI62016 & SPI70362. ~~§ SPI75724.~~

Lots ~~82 and Lot 201~~ are<sup>is</sup> burdened by the restrictive covenant as created in SPI59788,<sup>§</sup> SPI62016 ~~& SPI70362.~~

The owner of each lot on the plan covenants with the vendor, RODNEY ERIC SCAIFE, JUDITH NANCY SCAIFE, ANDREW ROBERT GLOVER, KATHRYN ELIZABETH GLOVER and JOSHUA JOSEPH FRENCH, that the vendor shall not be required to fence.

Signed by RODNEY ERIC SCAIFE, JUDITH NANCY SCAIFE, ANDREW ROBERT GLOVER and KATHRYN ELIZABETH GLOVER

The registered owner of the land in Folio of the Register Volume 175724 Folio 100

In the presence of:

Witness Signature:

Witness Full Name:

Witness Full Address:

Witness Occupation:

*[Handwritten signatures]*  
 Julia Rose Glover  
 15 Gregson St, Risdon Tas 7017  
 Waitress

Signed by JOSHUA JOSEPH FRENCH

The registered owner of the land in Folio of the Register Volume 162016 Folio 3

In the presence of:

Witness Signature:

Witness Full Name:

Witness Full Address:

Witness Occupation:

*[Handwritten signature]*  
 Imogen Joanne Cook  
 4139 Murray Street Hobart TAS 7000  
 Lawyer

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Executed by MURDOCH CLARKE MORTGAGE MANAGEMENT LIMITED ACN 115 958 560 as mortgagee pursuant to Mortgage D113180, as Responsible Entity of the MURDOCH CLARKE MORTGAGE FUND ARSN 093 255 559 by its Duly authorised Attorney PAUL KUZIS Pursuant to Power of Attorney registered on 15 January 2018 Registered Number PA109270 having received no notice of Revocation thereof



In the presence of:

Witness Signature: 

Witness Full Name: Jackie Maree Winfield

Witness Full Address: 10 Victoria Street, Hobart 7000


Witness Occupation: Personal Assistant

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<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 6 OF 7 PAGES</p>	<p>Registered Number <b>SP 178220</b></p>
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Executed by Murdos Nominees Pty Ltd as Mortgagee pursuant to Mortgage M745394

  
Ben Gwin  
Director

  
Damian Egan  
DIRECTOR

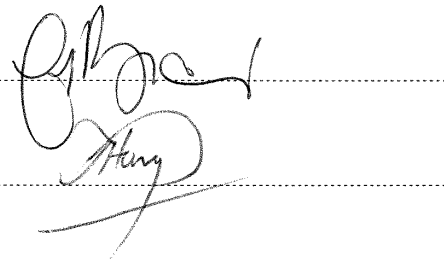
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<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 7 OF 7 PAGES</p>	<p>Registered Number</p> <p><b>SP 178220</b></p>
<p>SUBDIVIDER: <b>RE SCAIFE &amp; OTHERS</b>                  FOLIO REFERENCE: <b>C/T 175724/100 &amp; C/T 162016/3</b></p>	

Executed by B & E Limited as Mortgagee pursuant to Mortgage C944041

SIGNED on behalf of )  
**B & E LTD** )  
 By its attorneys )  
**Linda Joy Bishop** )  
 and )  
**Rodney John Hargraves** )  
 under Power of Attorney No. **PA100191** (and the )  
 said attorneys declare that they have received no )  
 notice of any revocation of the said Power )  
 in the presence of: )



.....  
 (Witness) Isaac Thomas White  
 Address 87 Brisbane Street, Launceston TAS 7250  
 Occupation Lending Support Specialist

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# RESIDENTIAL DRAFTING & DESIGN TAS

ABN: 21 010 137 922

To Southern Midlands Council, Holdfast Building Surveyors.

We, Chloe Lord & Daniel Rose.

Authorise Adrian Brown (Residential Drafting & Design Tas) to act on our behalf for the submission of applications for the approval of proposed Outbuilding / Garage at 39 Chevalier Street, Campania.

Regards,

Chloe Lord: 

Date: 16.12.2024

Daniel Rose: 

Date: 16.12.2024