

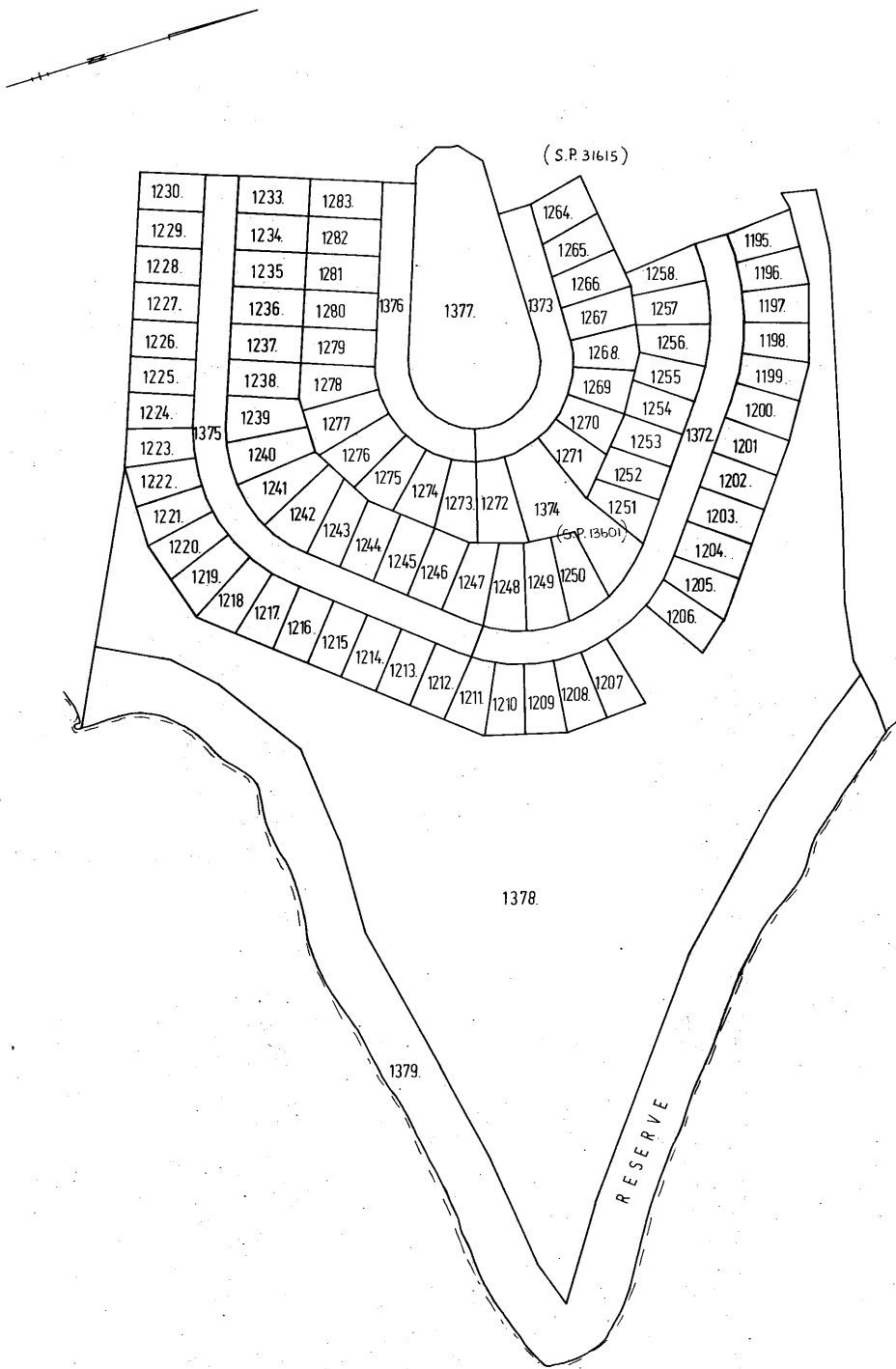
7883

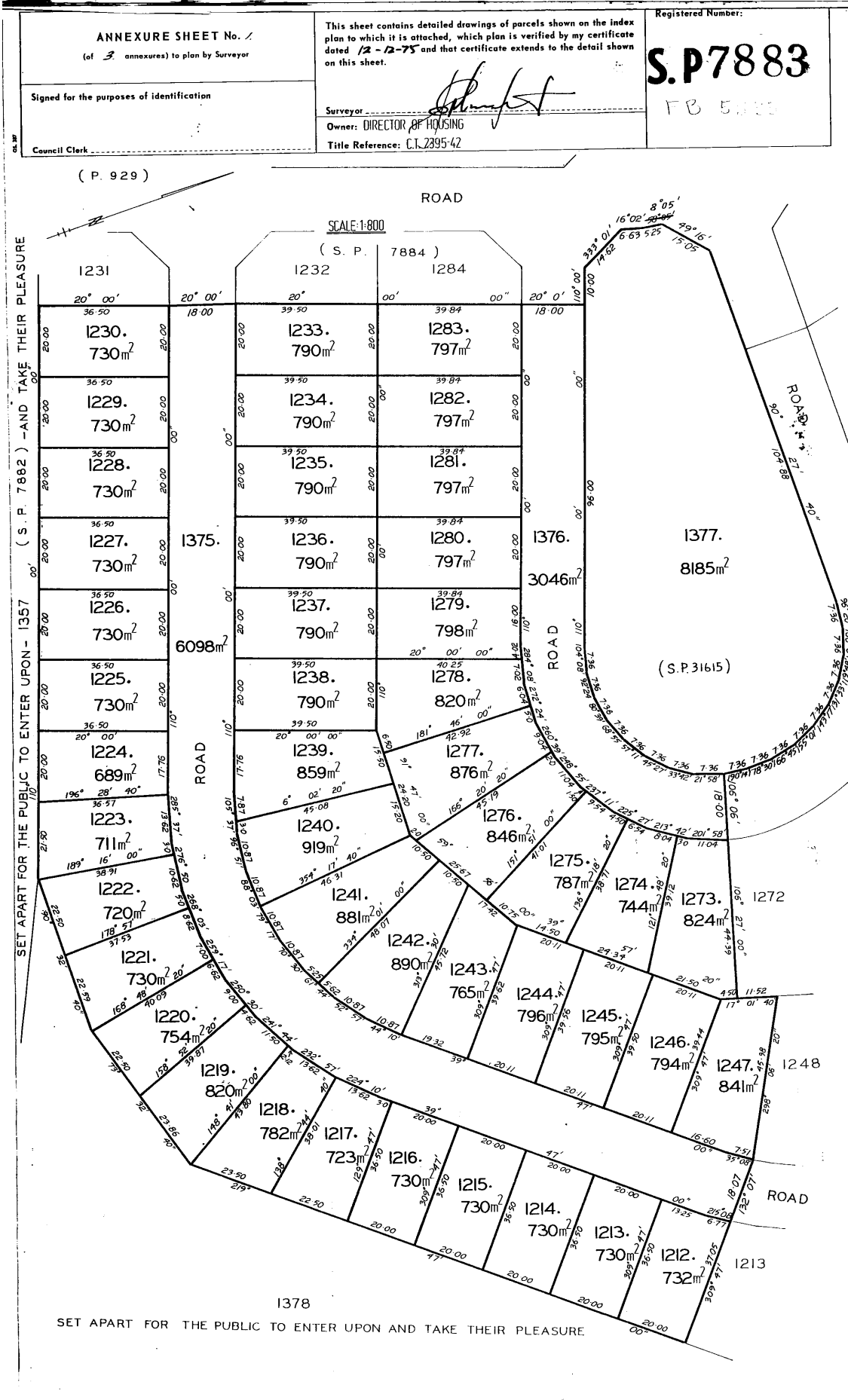
12 MAR 1976

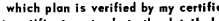
S.P. 7883

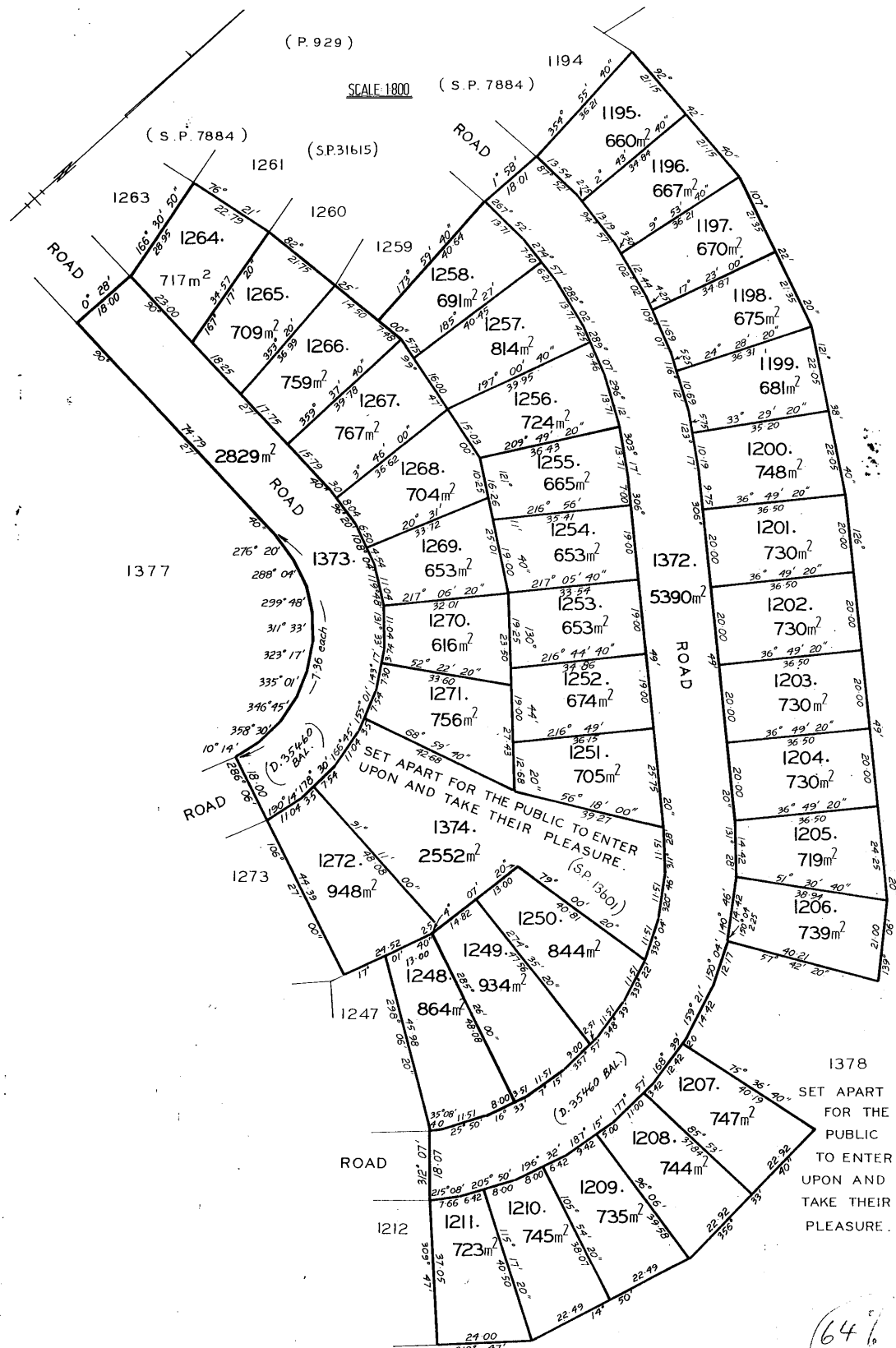
Owner: THE DIRECTOR OF HOUSING	PLAN OF SURVEY by Surveyor J.E. MURET of land situated in the	Registered Number: S.P.7883
Title Reference: C.T. 2395 - 42	LAND DISTRICT OF MONMOUTH PARISH OF MELVILLE	Effective from 19 JUL 1976
Grantee: 43A - OR - 21P GRANTED TO D.M. MARSHALL AND ANR. PORTION OF 413A - OR - OP. GRANTED TO H. MURRAY AND ANOTHER.	SCALE: 1:2000	<i>P. B. Smith</i> DEPUTY Recorder of Titles


MEMO 19/5/76

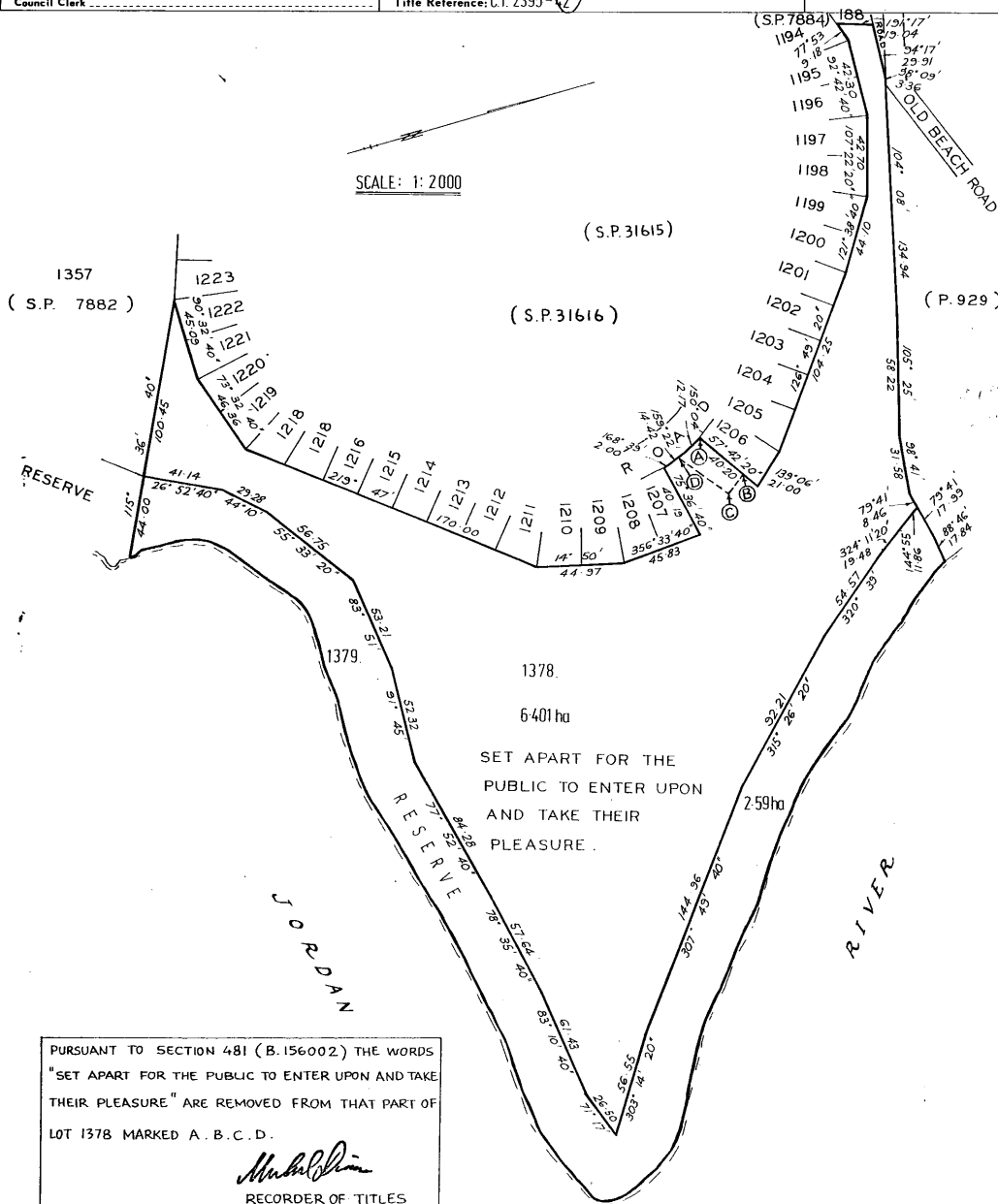




<p align="center">ANNEXURE SHEET No. 2</p> <p align="center">(of 3 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 12-12-75 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number:</p> <p align="center">S.P7883</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: </p> <p>Owner: DIRECTOR OF HOUSING</p> <p>Title Reference: C.I. 2395-42</p>	<p>15/12/75</p>
<p>Council Clerk</p>	<p></p>	<p></p>



<p align="center">ANNEXURE SHEET No. 3.</p> <p align="center">(of 3 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 12-11-75 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number:</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: </p>	<p>S. P 78 83</p>
<p>Council Clerk</p>	<p>Owner: DIRECTOR OF HOUSING</p> <p>Title Reference: C.T. 2395-42</p>	<p>5735</p>



PURSUANT TO SECTION 481 (B.156002) THE WORDS
"SET APART FOR THE PUBLIC TO ENTER UPON AND TAKE
THEIR PLEASURE" ARE REMOVED FROM THAT PART OF
LOT 1378 MARKED A. B. C. D.

Mukul Chandra
RECORDER OF TITLES

5-15-1988

SEARCH OF TORRENS TITLE

VOLUME 7883	FOLIO 1223
EDITION 4	DATE OF ISSUE 26-Feb-2024

SEARCH DATE : 20-Mar-2025

SEARCH TIME : 11.35 AM

DESCRIPTION OF LAND

Parish of MELVILLE, Land District of MONMOUTH

Lot 1223 on Sealed Plan 7883

Derivation : Part of 413 Acres Gtd. to H. Murray & Anor.

Prior CT 3545/63

SCHEDULE 1N170435 TRANSFER to PAUL SNOWDON Registered 26-Feb-2024 at
noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

E373073 MORTGAGE to Commonwealth Bank of Australia

Registered 26-Feb-2024 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

18



SCHEDULE OF EASEMENTS

PLAN NO.

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

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

S.P. 7883

S.P. 7883

No easements profits a prendre or covenants are created to benefit or burden any lots shown on the plan.

[Signature]

THE DIRECTOR OF HOUSING

Registered proprietor of the

land shown on the plan in

the presence of :

[Signature] Public Secretary
Clerk

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

[Signature]

TERENCE LOCKHART

Director of Housing

[Signature]

7883

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

.....
Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of Bridgewater Subdivision.....

Stage V (Part).....comprising part of the land in

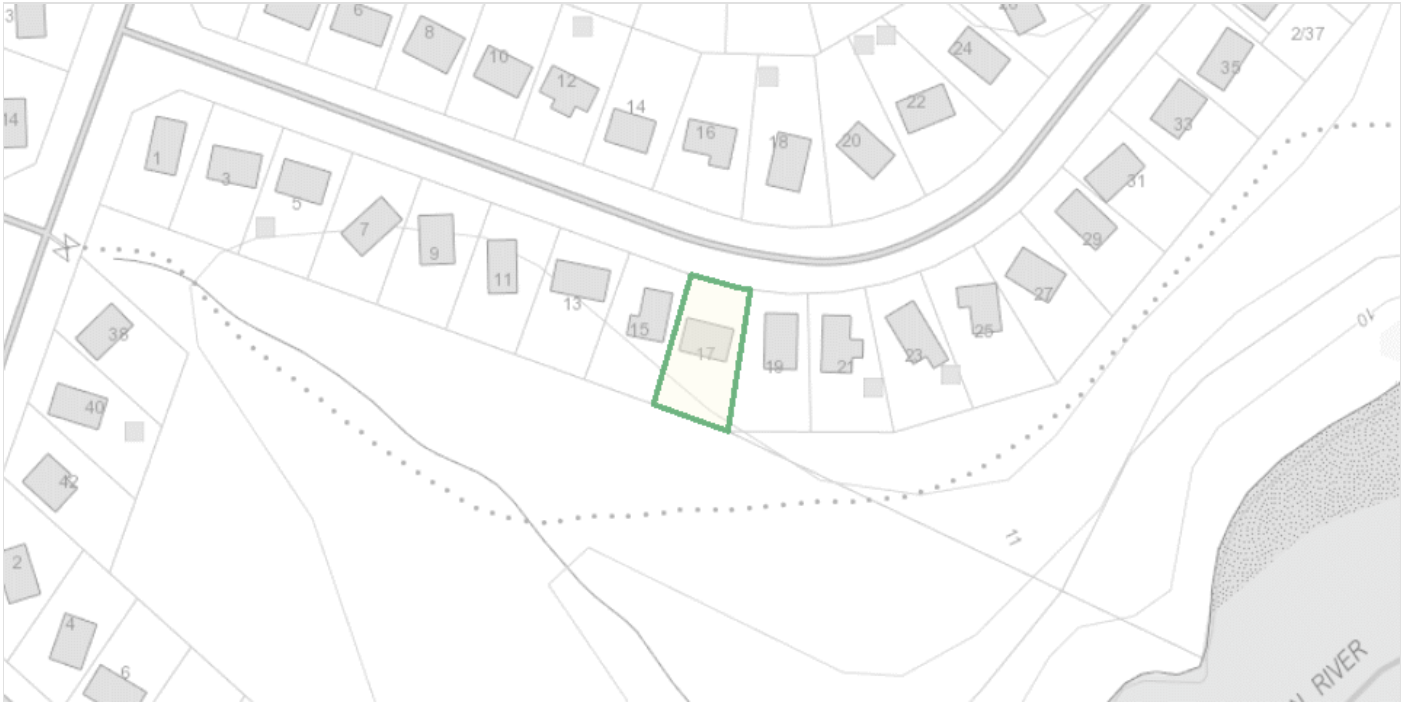
C/T 2395/42.....
(Insert Title Reference)

Sealed byon 19.....

.....
Council Clerk/Town Clerk

50740

Property report for 17 WALKER CR BRIDGEWATER TAS 7030



Property Identification Number

5044168

Locality

Bridgewater

Planning Zones

General Residential

Total Area

711 sqm

Certificate of Title Reference (Volume/Folio)

7883/1223

Municipality

Brighton

Planning Codes Overlay

Bushfire-prone areas

Planning Scheme

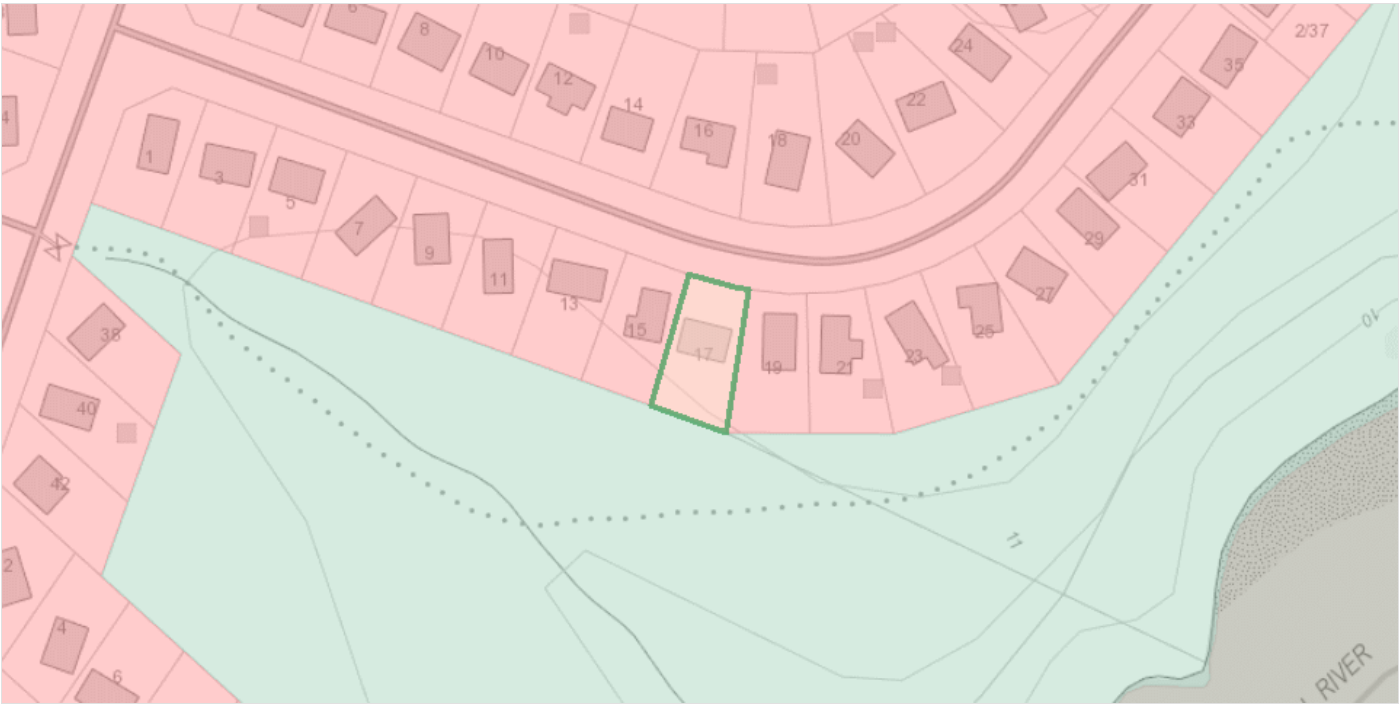
Tasmanian Planning Scheme

This property is in the **General Residential** planning zone under the Tasmanian Planning Scheme.

The Tasmanian Planning Scheme consists of state wide provisions to ensure consistency across Tasmania, and local provisions which spatially apply those through zoning maps along with specific provisions for unique places in each municipality to address local issues.

Location Information

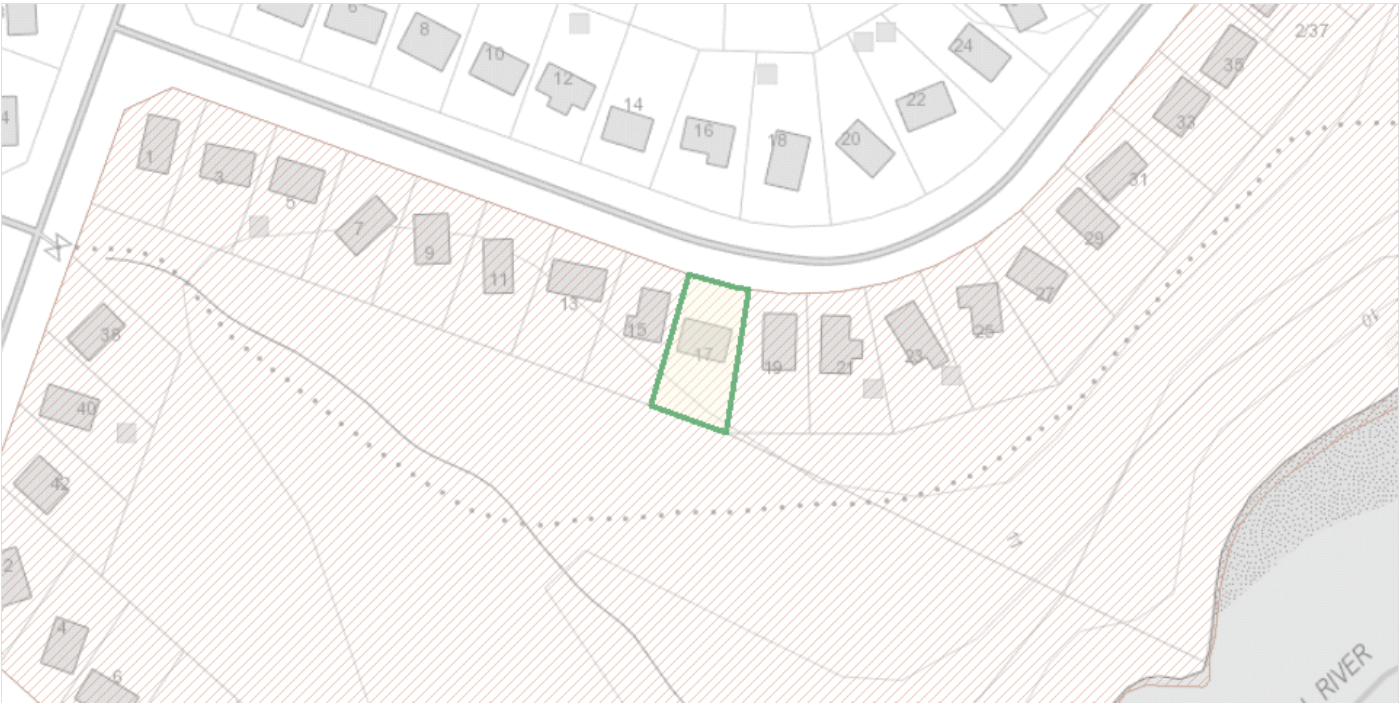
Planning Zone



Tasmanian Planning Zone

Zone Number	8
Zone	General Residential

Bushfire Prone Area

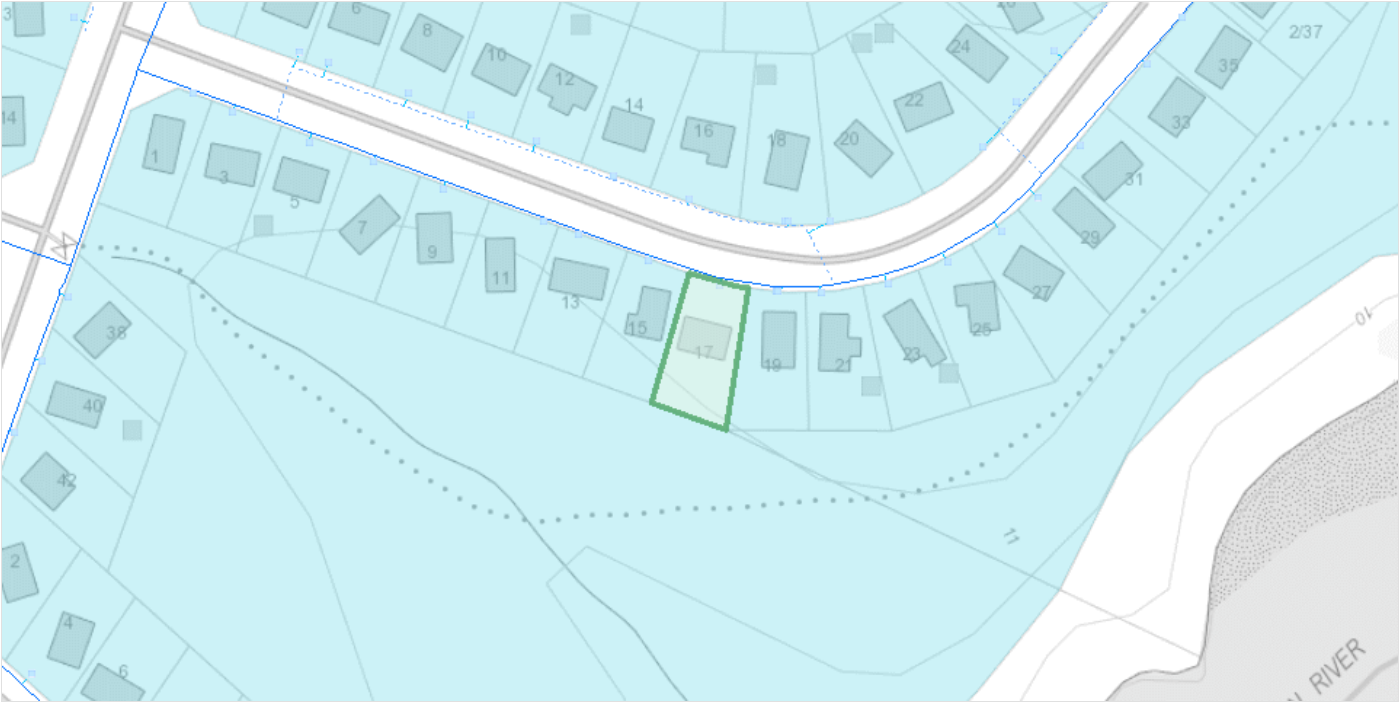


Bushfire-prone areas

The bushfire-prone area overlay applies in accordance with any overlay map approved by the Tasmania Fire Service for the relevant municipal area. The purpose of the bushfire prone code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

Overlay Name	Bushfire-prone areas
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TasWater - Water Service



TasWater - Water Lateral Line

A lateral line indicates the property service pipe that begins at the water main and ends at the customer connection point. This is displayed on the map as a thin light blue line. Work cannot be undertaken within 2 metres of any infrastructure without seeking approval from TasWater.

MATERIAL	Unknown
DIAMETER	-1

TasWater - Customer Connection Point

The Water Customer Connection Point represents the location where the customer's water infrastructure connects to, or can connect to TasWater's reticulated water supply network. The property has a Customer Connection Point, which typically is the location of the stop tap and water meter at the end of a lateral pipe from the main. This is represented on the map by a square, often containing "WC".

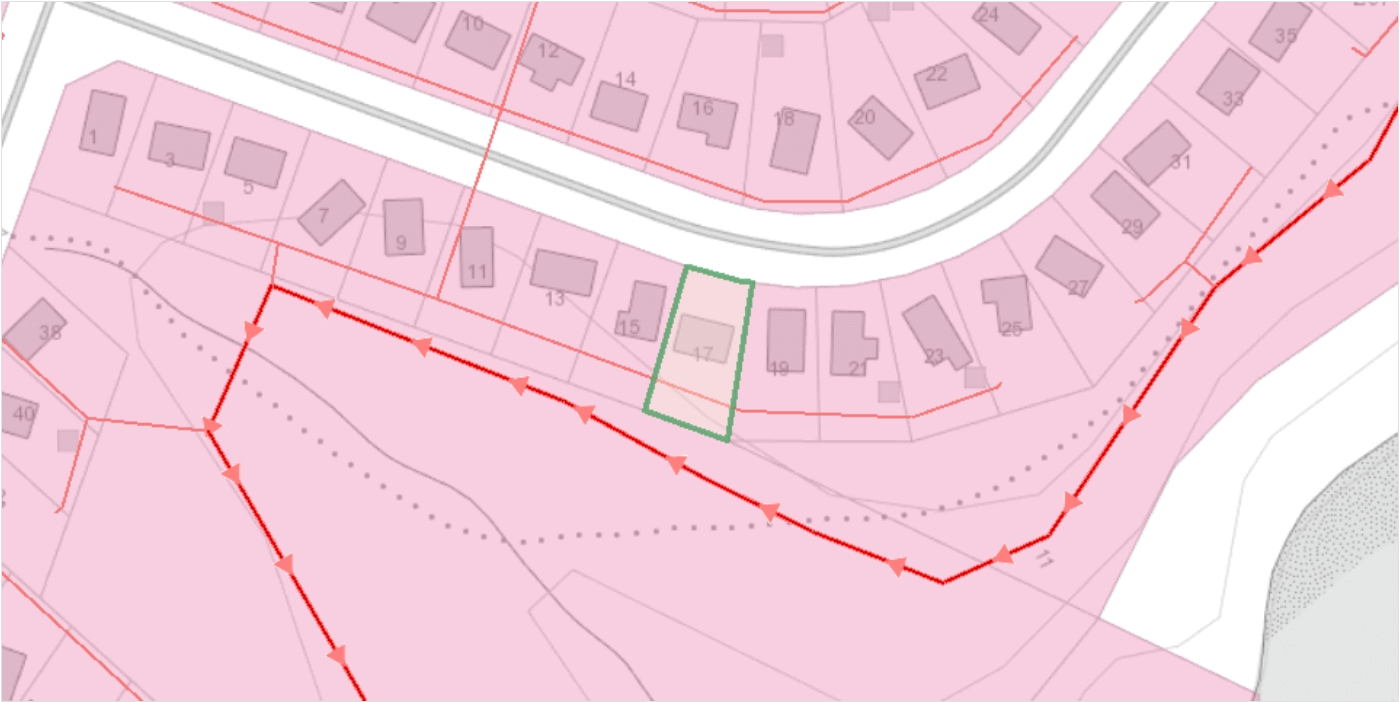
Location ID	L103565
Water Connection Size	20mm

TasWater - Water Serviced Land

Serviced Land is the land which TasWater will permit to be connected to its water and sewerage infrastructure. The blue shading on the map indicates water serviced properties. The property is connected to, or is able to connect to the TasWater water supply network. Development assessments will be required to be undertaken prior to undertaking any work on TasWater Infrastructure. See <https://www.taswater.com.au/Customers/Serviced-Land> for further information.

Service Type	Full Service
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TasWater - Sewer Service



TasWater - Sewer Main

Sewer mains transport sewage throughout the network (sewerage system). Work cannot be undertaken within 2 metres of any infrastructure without seeking approval from TasWater. The sewer main is displayed on the map as the thick red lines (some with arrows and varying in thickness).

Diameter	150
----------	-----

TasWater - Sewer Serviced Land

Serviced Land is the land which TasWater will permit to be connected to its water and sewerage infrastructure. The red shading on the map indicates sewerage serviced properties. The property is connected to, or is able to connect to the TasWater sewerage reticulation network. Development assessments will be required to be undertaken prior to undertaking any work on TasWater Infrastructure. See <https://www.taswater.com.au/Customers/Serviced-Land> for further information.

Service Type	Full Service
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TasWater infrastructure



TasWater - Sewer Main

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Diameter	150
----------	-----

TasWater - Water Lateral Line

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MATERIAL	Unknown
DIAMETER	-1

Crown or Council Land on or adjoining the property

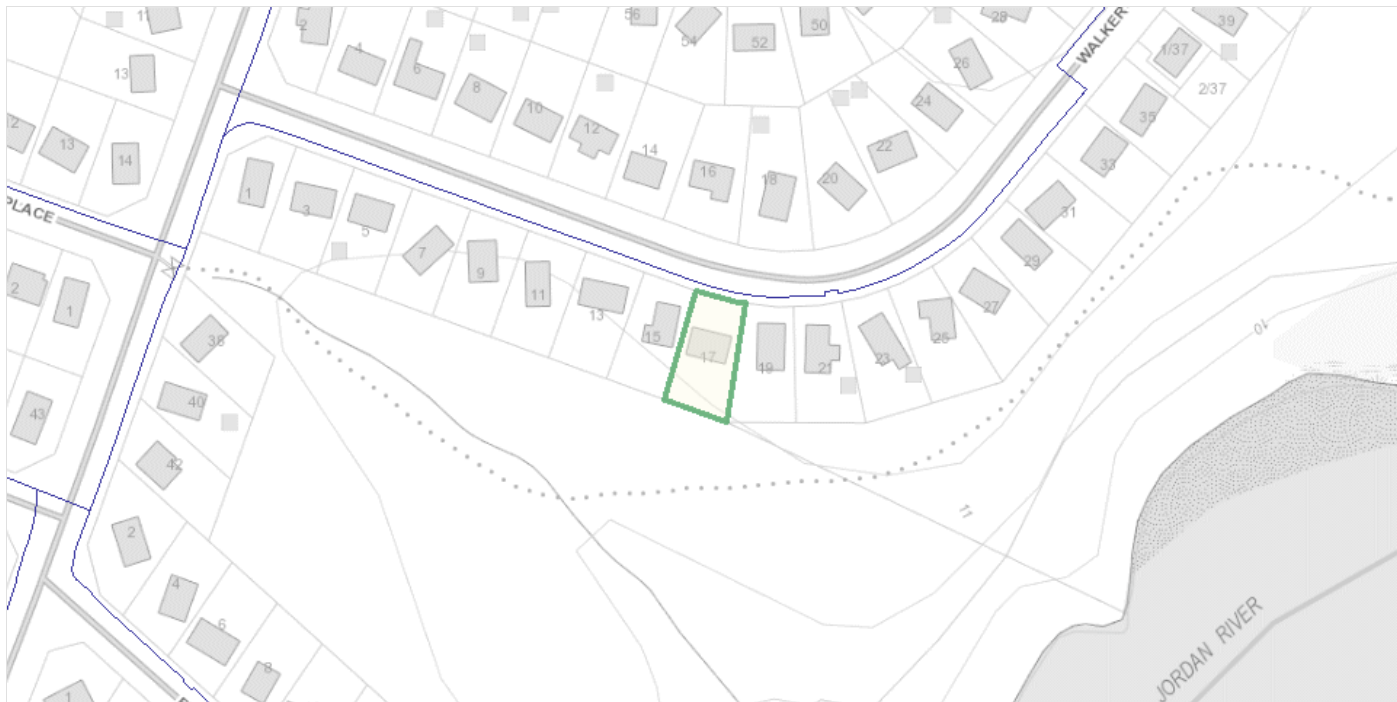


Crown or Council Land on or adjoining the property

Crown Land Authority includes land owned, vested or managed by a Commonwealth, State or Local Government Authority or Government Business Enterprise. Categories include Housing Tasmania, Hydro Tasmania, Councils, Education, Forestry Tasmania, TAS Water and more. This may include properties adjoining land owned by the Crown or the Council.

Tenure Type	Crown Land
Authority Type	NRE Tas (Property Services)
Tenure Type	Freehold Title
Authority Type	Homes Tasmania

Tas Gas Networks Infrastructure



Tas Gas Networks Distribution Network

The Tas Gas Networks Distribution Pipe is displayed on the map as blue and red lines. The presence of the Distribution Pipe indicates that the property may be serviced with natural gas. You must not undertake any excavation of ground within 25 meters of the Distribution Pipe without requesting information from Before You Dig Australia and contacting the asset owner on (03) 6336 9350.

Council Details

The local council where your property is located can provide advice on a proposed project.

Consult

Brighton Council

Mailing address

1 Tivoli Road
Old Beach Tasmania 7017

Work: (03) 6268 7000

Disclaimer

This enquiry tool is a guide only and is not a substitute for professional advice.

This enquiry tool only provides information for common developments undertaken individually, for example, building a deck.

The Tasmanian Planning Commission, a court, council or other relevant authority may have an interpretation of the law that is different from the information provided as part of this enquiry tool.

You should always confirm that you are permitted to commence a development by contacting a relevant authority who may be:

- the local council; or
- an independent Licensed Professional