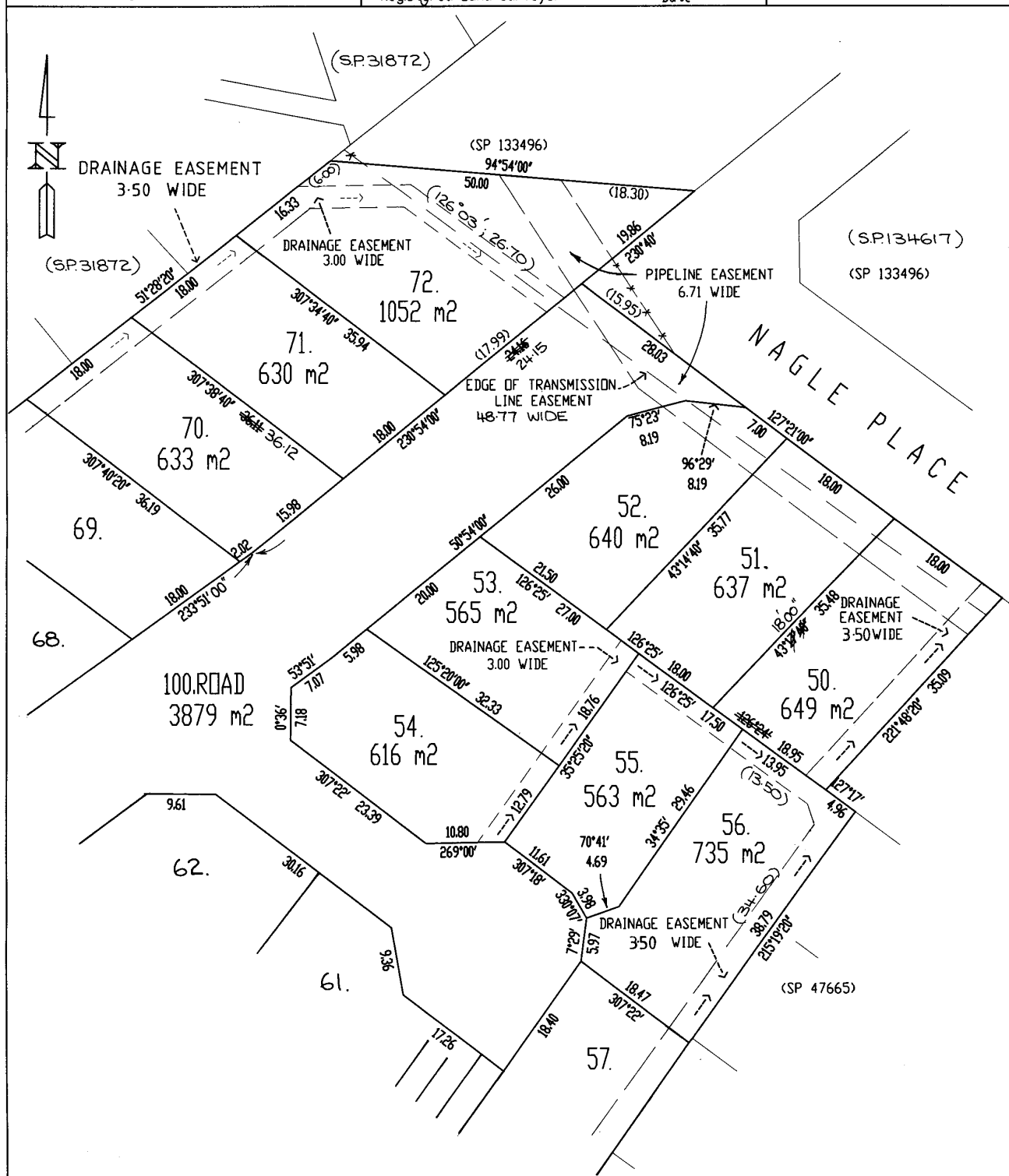


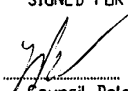

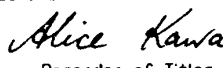
<p>OWNER: WORBEY DEVELOPMENTS PTY LTD</p> <p>FOLIO REFERENCE: C.T.133496/18</p> <p>GRANTEE: PART OF 100 ACRES GRANTED TO GEORGE HULL</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR Anthony Owen Carrick Brooks Lark & Carrick, Surveyors 175 Collins Street Hobart</p> <p>City of Glenorchy</p> <p>SCALE : 1:1000</p>	<p>REGISTERED NUMBER SP152508</p> <p>APPROVED EFFECTIVE FROM 1.7 OCT 2007 <i>Alice Kawa</i> Recorder of Titles</p>	
<p>MAPSHEET MUNICIPAL CODE No. 113 (5225-31)</p>	<p>LAST UPI No. 4719950 GHL64</p>	<p>LAST PLAN No. SP133496</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>

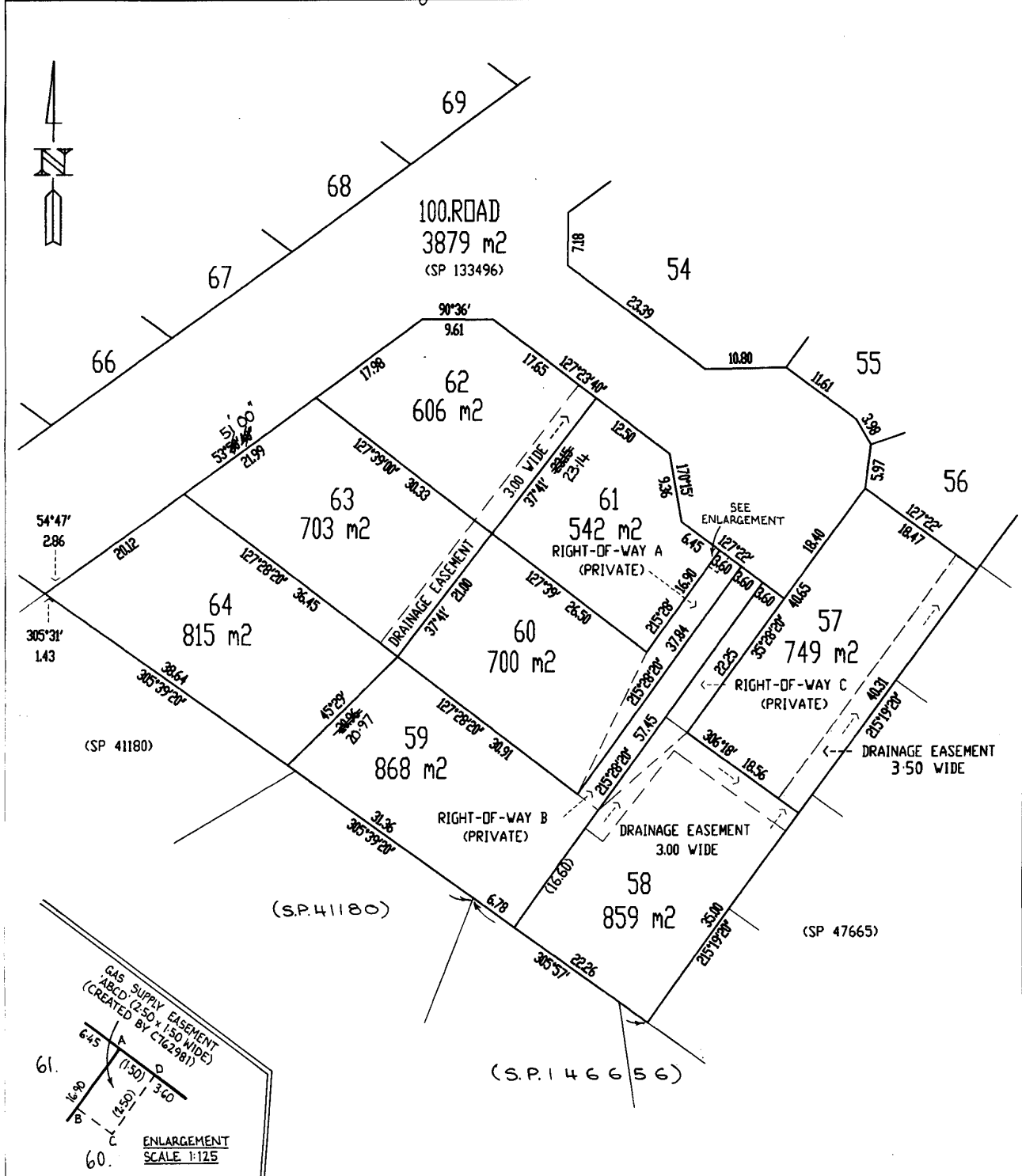
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COUNCIL DELEGATE


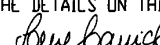

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DATE

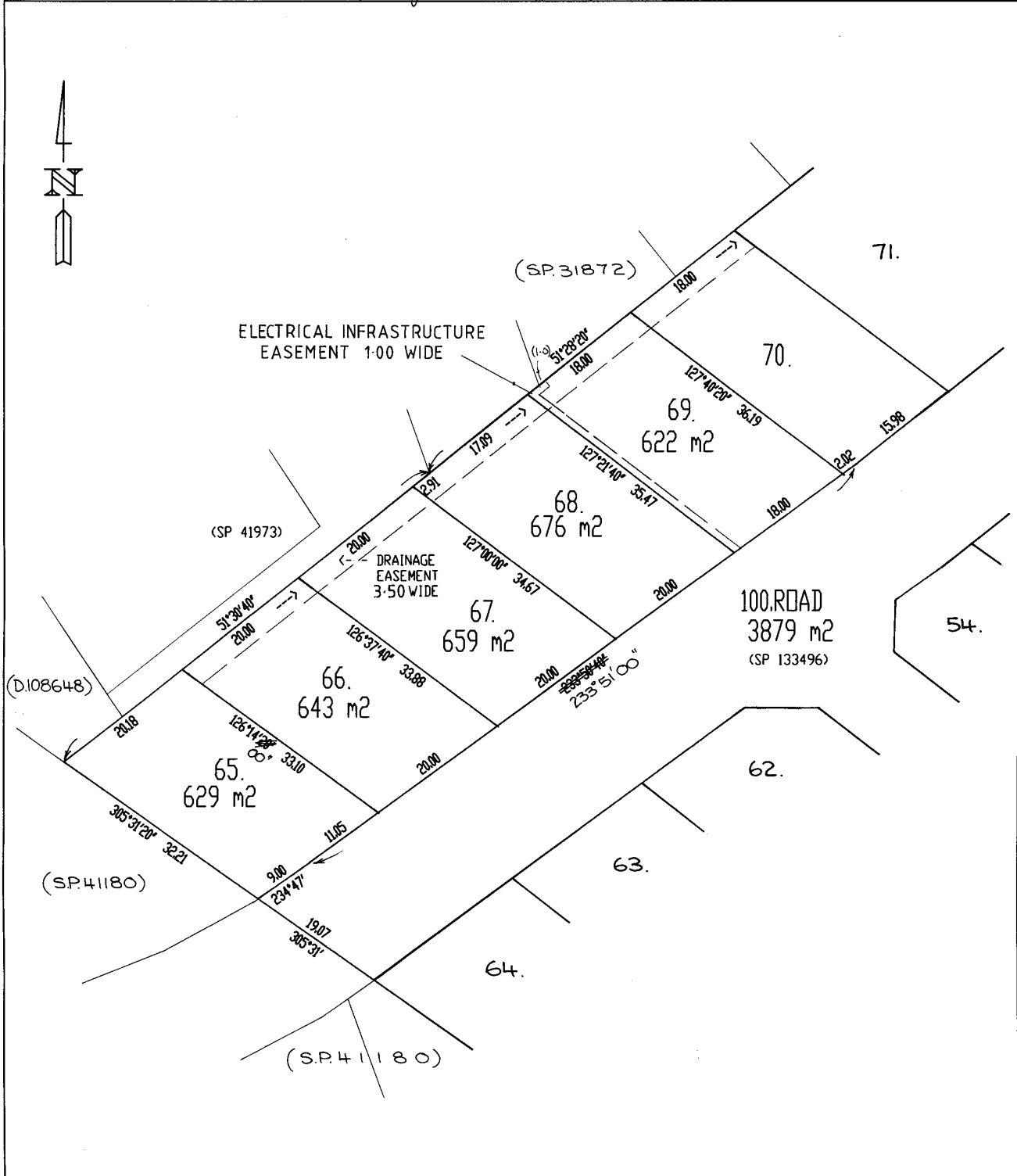
<p>PLAN OF SURVEY ANNEXURE SHEET Sheet 1 of 3 Sheets</p>	<p>OWNERS WORBEY DEVELOPMENTS PTY LTD FOLIO REFERENCE C.T.133496/18 SCALE 1: 500 LENGTHS IN METRES</p>	<p>Registered Number SP152508</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES Council Delegate <i>[Signature]</i> 19/9/07 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET. Registered Land Surveyor <i>[Signature]</i> 30/06/07 Date</p>	<p>APPROVED EFFECTIVE FROM 17 OCT 2007 Recorder of Titles <i>[Signature]</i></p>



<p>PLAN OF SURVEY ANNEXURE SHEET Sheet 2 of 3 Sheets</p>	<p>OWNERS WORBEY DEVELOPMENTS PTY LTD FOLIO REFERENCE C.T.133496/18 SCALE 1: 500 LENGTHS IN METRES</p>	<p>Registered Number SP152508</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES  Council Delegate 19/9/07 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.  Registered Land Surveyor 30/06/07 Date</p>	<p>APPROVED EFFECTIVE FROM 17 OCT 2007  Recorder of Titles</p>



<p>PLAN OF SURVEY ANNEXURE SHEET Sheet 3 of 3 Sheets</p>	<p>OWNERS WORBEY DEVELOPMENTS PTY LTD FOLIO REFERENCE C.T.133496/18 SCALE 1: 500 LENGTHS IN METRES</p>	<p>Registered Number SP152508</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES  Council Delegate 19/9/07 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.  Registered Land Surveyor 30/06/07 Date</p>	<p>APPROVED EFFECTIVE FROM 17 OCT 2007  Recorder of Titles</p>



SEARCH OF TORRENS TITLE

VOLUME 152508	FOLIO 64
EDITION 6	DATE OF ISSUE 23-Aug-2021

SEARCH DATE : 27-Sep-2024

SEARCH TIME : 02.09 PM

DESCRIPTION OF LAND

City of GLENORCHY

Lot 64 on Sealed Plan 152508

Derivation : Part of 100 Acres Granted to George Hull

Prior CT 133496/18

SCHEDULE 1

M906560 TRANSFER to FARHAD JOYA Registered 23-Aug-2021 at
12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP152508 EASEMENTS in Schedule of Easements

SP152508 COVENANTS in Schedule of Easements

SP152508 FENCING COVENANT in Schedule of Easements

SP133496 COVENANTS in Schedule of Easements

SP133496 FENCING PROVISION in Schedule of Easements

E273199 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 23-Aug-2021 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP15 25 08

PAGE 1 OF 10 PAGE/S
10**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

15/10/07
Lots 50, 51, 52 and 100 are subject to a right for the Corporation to lay and further maintain water mains of such size and number over such portion of the Pipeline Easement 6.71 Wide shown on the plan and on Diagram No. 104547 being more fully described in Notification No. 462 and shown passing through such lot.

Lots 50, 51, 52, 72 and 100 are subject to a Transmission Line easement in favour of Transend Pty Ltd over such portion of the Transmission Line Easement 48.77 wide shown on the plan passing through such lot.

Lot 69 is subject to an Electrical Infrastructure Easement in favour of Aurora Energy Pty Ltd over the Electrical Infrastructure Easement 1.00 Wide as shown on the plan.

~~Each of the lots set out in Column 1 of Table A, designated as the Lot Numbers, are subject to a Right of Carriageway over the Right Of Way set out adjacent in Column 2 of Table A, designated as Right Of Way, shown on the plan passing through these lots (appurtenant to the lots set out in Column 3 of Table A, designated as the Dominant Tenements) as shown in Column 4 of Table A, designated as the Servient Tenements.~~

Each of the lots set out in Column ⁴ of Table A, designated as the Dominant Tenements, are together with a Right of Carriageway over the Right-Of-Way shown on the plan passing through the lots set out adjacent in Column ₃ of Table A, designated as the Servient Tenements.

Signed for and on behalf of the Vendor
Worby Developments Pty Ltd
(A.C.N. 009 547 924)
under s127 of the Corporations Act 2001

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Roll Worby
Director

[Signature]
Director

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Worby Developments Pty Ltd	PLAN SEALED BY: Glenorchy City Council
FOLIO REF: Folio of the Register Volume 133496 Folio 18	DATE: 19 September 2007
SOLICITOR & REFERENCE: Peter Worrall Lawyers (Matthew Pawson)	03-01968-01 REF NO.
	Council Delegate

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

Mice Kawa
RECORDER OF TITLES
Column numbers amended pursuant to Section 139 of the Land Titles Act 1980 this 2nd Day of November 2007.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 10 PAGES 10	Registered Number SP152508
SUBDIVIDER: Worbey Developments Pty Ltd FOLIO REFERENCE: Folio of the Register Volume 133496 Folio 18	

Table A

Column 1 Lot Numbers	Column 2 Right-Of-Way	Column 3 Dominant Tenements	Column 4 Servient Tenements
		57	58, 59, 60
58	Right-Of-Way C (Private)	58	59, 60
59	Right-Of-Way B (Private)	59	58, 60
60	Right-Of-Way A (Private)	60	58, 59

Each of the lots set out in Column 1 of Table B, designated as the Dominant Tenements, are together with a Right of Drainage over the Drainage Easement 3.50 Wide shown on the plan passing through the lots set out in Column 2 of Table B, designated as the Servient Tenements, commencing with the lot that is adjacent to the relevant Dominant Tenement lot and including all the Servient Tenement lots below that lot in Column 2 of Table B.

Each of the lots set out in Column 2 of Table B, designated as the Servient Tenements, are subject to a Right of Drainage over the Drainage Easement 3.50 Wide shown on the plan passing through those lots appurtenant to the lots set out in Column 1 of Table B, designated as the Dominant Tenements, commencing with the lot that is adjacent to the relevant Servient Tenement lot and including all the Servient Tenement lots above that lot in Column 1 of Table B.

Table B

Column 1 Dominant Tenements	Column 2 Servient Tenements
65	66
66	67
67	68
68	69
69	70
70	71
71	72

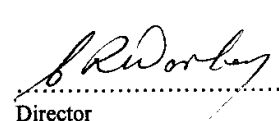
Each of the lots set out in Column 3 of Table A, designated as the Servient Tenement, are subject to a right of carriageway over the Right of Way set out in Column 2 of Table A shown on the plan passing through those lots, appurtenant to the lots set out in Column 4 of Table A, designated as the Dominant Tenement.

Lots 65, 66, 67, 68, 69, 70 and 71 are together with a Right of Drainage over the Drainage Easement 3.00 Wide shown on the plan passing through Lot 72.

Lot 72 is subject to a Right of Drainage over the Drainage Easement 3.00 Wide shown on the plan appurtenant to Lots 65, 66, 67, 68, 69, 70, and 71.

Signed for and on behalf of the Vendor
Worbey Developments Pty Ltd
(A.C.N. 009 547 924)
under s127 of the Corporations Act 2001

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) Director

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) 
) Director

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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 10 PAGES 10	Registered Number SP15 2508
SUBDIVIDER: Worbey Developments Pty Ltd FOLIO REFERENCE: Folio of the Register Volume 133496 Folio 18	

Each of the lots set out in Column 1 of Table C, designated as the Dominant Tenements, are together with a Right of Drainage over the Drainage Easement 3.00 Wide shown on the plan passing through the lots set out in Column 2 of Table C, designated as the Servient Tenements, commencing with the lot that is adjacent to the relevant Dominant Tenement lot and including all the Servient Tenement lots below that lot in Column 2 of Table C.

Each of the lots set out in Column 2 of Table C, designated as the Servient Tenements, are subject to a Right of Drainage over the Drainage Easement 3.00 Wide shown on the plan passing through those lots appurtenant to the lots set out in Column 1 of Table C, designated as the Dominant Tenements, commencing with the lot that is adjacent to the relevant Servient Tenement lot and including all the Servient Tenement lots above that lot in Column 1 of Table C.

Table C

Column 1	Column 2
Dominant Tenements	Servient Tenements
64	63
63	62

Each of the lots set out in Column 1 of Table D, designated as the Dominant Tenements, are together with a Right of Drainage over the Drainage Easement 3.50 Wide shown on the plan passing through the lots set out in Column 2 of Table D, designated as the Servient Tenements, commencing with the lot that is adjacent to the relevant Dominant Tenement lot and including all the Servient Tenement lots below that lot in Column 2 of Table D.

Each of the lots set out in Column 2 of Table D, designated as the Servient Tenements are subject to a Right of Drainage over the Drainage Easement 3.50 Wide shown on the plan passing through those lots appurtenant to the lots set out in Column 1 of Table D, designated as the Dominant Tenements, commencing with the lot that is adjacent to the relevant Servient Tenement lot and including all the Servient Tenement lots above that lot in Column 1 of Table D.

Table D

Column 1	Column 2
Dominant Tenements	Servient Tenements
58	57
57	56
56	50

Signed for and on behalf of the Vendor
Worbey Developments Pty Ltd
(A.C.N. 009 547 924)
under s127 of the Corporations Act 2001

Director

Director

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**ANNEXURE TO
SCHEDULE OF EASEMENTS**PAGE 4 OF ~~10~~ PAGES
10

Registered Number

SP152508SUBDIVIDER: Worbey Developments Pty Ltd
FOLIO REFERENCE: Folio of the Register Volume 133496 Folio 18

Each of the lots set out in Column 1 of Table E, designated as the Dominant Tenements, are together with a Right of Drainage over the Drainage Easement 3.00 Wide shown on the plan passing through the lots set out in Column 2 of Table E, designated as the Servient Tenements, commencing with the lot that is adjacent to the relevant Dominant Tenement lot and including all the Servient Tenement lots below that lot in Column 2 of Table E.

Each of the lots set out in Column 2 of Table E, designated as the Servient Tenements are subject to a Right of Drainage over the Drainage Easement 3.00 Wide shown on the plan passing through those lots appurtenant to the lots set out in Column 1 of Table E, designated as the Dominant Tenements, commencing with the lot that is adjacent to the relevant Servient Tenement lot and including all the Servient Tenement lots above that lot in Column 1 of Table E.

Table E

Column 1	Column 2
Dominant Tenements	Servient Tenements
54	53
53	55
55	56

Lot 59 is together with a Right of Drainage over the Drainage Easement 3.00 Wide shown on the plan passing through Lot 58.

Lot 58 is subject to a Right of Drainage over the Drainage Easement 3.00 Wide shown on the plan appurtenant to Lot 59.

Signed for and on behalf of the Vendor
Worbey Developments Pty Ltd
(A.C.N. 009 547 924)
under s127 of the Corporations Act 2001

Director

Director

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 10 PAGES 10	Registered Number SP152508
SUBDIVIDER: Worbey Developments Pty Ltd FOLIO REFERENCE: Folio of the Register Volume 133496 Folio 18	

COVENANTS

The owner of each lot on the plan covenants with Worbey Developments Pty Ltd (referred to as "the Vendor"), with the Corporation and with the owner or owners for the time being of every other lot shown on the Plan to the intent that the burden of these covenants may run with and bind the covenantor's lot and every part of that lot and that the benefit of these covenants shall be annexed to and devolve with each and every part of every other lot shown on the Plan to observe the following stipulations:

1. Not to build over drainage easements

Not to erect any building or structure on any portion of any lot that is subject to a Drainage Easement shown on the plan passing through the lots set out in Column 2 of Tables B, C, D and E, nor to do or permit to be done on or over that strip of land any manner of things which cause damage or are likely to cause damage to any water or sewerage pipes, valves and fittings laid or constructed and must not in any manner prevent or interfere with the proper exercise and benefit of the drainage easement by the Corporation or by the Vendor or either of their workmen, servants, contractors and agents and all other persons duly authorised by them; and the covenantor must repair all damage caused by it or its servants or workmen to any water or sewerage pipes, valves and fittings laid or constructed.

2. Not to build over rights of way easements

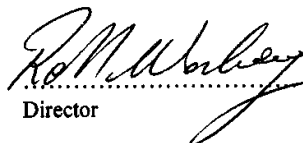
Not to erect any building or structure on any portion of any lot that is subject to a Right of Carriageway shown on the plan passing through the lots set out in Column 1 of Table A, nor to do or permit to be done on or over that strip of land any manner of things which cause damage or are likely to cause damage to the Right of Way and must not in any manner prevent or interfere with the proper exercise and benefit of the right of carriageway easement by the owners of the Dominant Tenements or their workmen, servants, contractors and agents and all other persons duly authorised by them; and the covenantor must repair all damage caused by it or its servants or workmen to any part of the Right of Way.

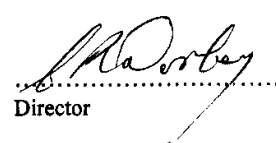
3. Limitation on strata titles

Not to erect on any lot shown on the Plan any building other than a single private residence ("the residence") for one family and outbuildings usually related to the residence, unless the prior written consent of the Corporation and the Vendor is obtained.

Signed for and on behalf of the Vendor
Worbey Developments Pty Ltd
(A.C.N. 009 547 924)
under s127 of the Corporations Act 2001

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Director


Director

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 10 PAGES 10	Registered Number SP152508
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4. Residence

No residence erected on any lot shown on the Plan is to be used for any purpose other than a dwelling for private use unless the prior written consent of the Corporation and the Vendor is obtained. This covenant does not restrict the use of a residence for leasing on the private rental market for the use of one family.

5. Size of dwelling

Subject to covenant 3, there must not be erected on any lot shown on the Plan any residence of a size less than 120m² (exclusive of garages, verandas, carports and outbuildings) unless the prior written consent of the Corporation and the Vendor is obtained.

6. Size of strata dwellings

That in relation to the Lots prescribed in covenant 3, there must not be erected on any of those lots any strata title unit residence of a size less than 105m² (inclusive of garages and carports but exclusive of verandas and outbuildings) unless the prior written consent of the Corporation and the Vendor is obtained.

7. Front Boundary set back

There must not be erected any residence or portion of a residence within a distance of 4.5 metres from the front boundary of any lot shown on the Plan unless the prior written consent of the Vendor is obtained.

8. Roof

No main roof of any residence erected on any lot shown on the Plan may have, as the principal roofing material, materials other than clay-fired tiles, cement tiles, or steel or aluminum pressed into a tile form or painted colourbond roofing iron, unless the prior written consent of the Vendor is obtained.

9. Outer walls

No part of the outer walls of any residence erected on any lot shown on the Plan (excluding windows and doors) can be constructed of any material other than brick or coloured render unless the prior written consent of the Vendor is obtained. The provisions of this covenant do not extend to garages, carports, sheds and outbuildings of the type referred to in covenant 10 below.

Signed for and on behalf of the Vendor
Worbey Developments Pty Ltd
(A.C.N. 009 547 924)
under s127 of the Corporations Act 2001

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) Director
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) Director

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 10 ¹⁰ PAGES	Registered Number SP 15 25 0 8
SUBDIVIDER: Worbey Developments Pty Ltd FOLIO REFERENCE: Folio of the Register Volume 133496 Folio 18	

10. Garage and carport

10.1 Where a garage or carport is constructed immediately adjoining and on the same level and as part of the construction of a residence erected on any lot shown on the Plan then that garage or carport must not be constructed in any way that causes the outside exterior surface of it to extend beyond the outermost extremity of the roof of the residence. A garage or carport of this type must not be constructed of materials other than the same materials as the residence.

10.2 Where a garage or carport is constructed other than adjoining and on the same level and as part of the construction of a residence erected on any lot shown on the Plan then that garage or carport must be of the same general design as the main structure of the associated residence, unless the prior written consent of the Vendor is obtained. Where this covenant applies, a garage, carport, shed or outbuilding may be constructed of colourbond metal, but not galvanised unpainted metal.

11. Advertising

That no advertisement, hoarding, bill or poster or any similar structure or item be or permitted to be attached or affixed to any residence outbuilding or construction on any lot shown on the Plan.

12. Restriction on trade and business

12.1 No engine or machinery for use in any trade or business be erected or used or permitted to be used on any part of any lot shown on the Plan.

12.2 No trade or business be conducted on or from any part of the same, including but not limited to mining, quarrying or market gardening.

12.3 The leasing of the property for private residential purposes is not deemed to be a breach of covenants ~~12(1)~~ and ~~12(5)~~.

13. Animals *12.1 12.2 15/10/07*

13.1 That no animals, other than domestic pets, shall be kept on any lot shown on the Plan.

13.2 That no more than two adult canines shall be kept on any lot shown on the Plan.

13.3 That no application for a kennel licence in respect of any lot shown on the Plan shall be made nor shall any licensed kennel be or be permitted to be established or maintained upon any lot or any part of any lot shown on the Plan.

Signed for and on behalf of the Vendor
 Worbey Developments Pty Ltd
 (A.C.N. 009 547 924)
 under s127 of the *Corporations Act 2001*

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[Signature]
 Director

[Signature]
 Director

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 8 OF 10 PAGES 10	Registered Number SP15 2508
SUBDIVIDER: Worbey Developments Pty Ltd FOLIO REFERENCE: Folio of the Register Volume 133496 Folio 18	

14. Removal of Trees

- 14.1** No tree on any lot that exceeds 7.00 metres in height from the natural ground level may be lopped or removed without obtaining a separate planning permit from the Corporation for that purpose.
- 14.2** The obligation contained in covenant 14.1 continues for a period of fifteen (15) years from the date of issue of title for the relevant lot on the plan.

15. Geotechnical compliance

- 15.1** No development on any lot must occur, except in compliance with all recommendations contained in the Geotechnical Report for the head title prepared by William C Cromer Pty Ltd dated 28 April 2003.
- 15.2** A copy of this report is available from the Vendor, at the Vendor's cost, upon request.

16. Vendor may release

The Vendor, or Raymond Malcolm Worbey (or his legal personal representative) personally may, in their absolute discretion and on behalf of the Vendor, waive the burden of any covenant contained in this Schedule of Easements in favour of any lot by notice in writing to the registered proprietor of that lot, without seeking the consent of the registered proprietor of any other lot and without notifying the registered proprietor of any other lot.

FENCING COVENANT The lots on the plan, which together formerly comprised Lot 18 on SP 133496 are burdened by restrictive covenants set forth in SP 133496.

The owners of each lot shown on the Plan covenant with the Vendor that the Vendor shall not be required to fence.

DEFINITIONS

- "Right of Carriageway" has the meaning ascribed to it under Schedule 8 of the *Conveyancing and Law of Property Act 1884*.
- "Right of Drainage" has the meaning ascribed to it under Schedule 8 of the *Conveyancing and Law of Property Act 1884* and in addition, where it is not inconsistent with the Schedule additionally means a right of drainage (including the right of construction of drains) for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment for the purpose of carrying away storm water and other surplus water from the dominant tenement or any such part

Signed for and on behalf of the Vendor
 Worbey Developments Pty Ltd
 (A.C.N. 009 547 924)
 under s127 of the *Corporations Act 2001*

) )
) Director)
) )
) Director)

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 9 OF 10 PAGES 10	Registered Number SP 15 25 08
SUBDIVIDER: Worbey Developments Pty Ltd FOLIO REFERENCE: Folio of the Register Volume 133496 Folio 18	

thereof over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last mentioned land and the right for every such person and his surveyors and workmen from time to time and at all times hereafter if he or they should think fit to enter into and upon the last mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.

3. "Transmission Line easement" means:

FIRSTLY, all the free and right and liberty for Transend Pty Ltd ("Transend") and its successors and its and their servants agents and contractors at all times hereafter:

- (a) to clear the lands described as Transmission Line Easement ("the servient land") and to erect construct place inspect alter repair renew maintain inspect add to and use in upon over and along and remove from the servient land towers poles wires cables apparatus appliances and other ancillary work (all of which are collectively referred to as "the electricity infrastructure") for the transmission and distribution of electrical energy and for purposes incidental thereto;
- (b) to cause or permit electrical energy to flow or be transmitted through and along the said electricity infrastructure;
- (c) to cut away remove and keep clear of the said electricity infrastructure all trees and other obstructions or erections of any nature whatsoever which may at any time overhang encroach or be in or on the servient land and may in any way endanger or interfere with the proper operation of the said electricity infrastructure; and
- (d) to enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the said land of the registered proprietor/s for the purpose of access and egress to and from the servient land.

SECONDLY, the benefit of a covenant for Transend and its successors with the registered proprietor/s for themselves and their successors in title of the servient land not to erect any buildings or place any structures or objects on the land area subject to the transmission line easement without the prior written consent of Transend to the intent that the burden of the covenant may run with and bind the servient land and every part of it and that the benefit of this covenant may be annexed to the easements described in this Schedule; and

THIRDLY, where it is not inconsistent with the above meanings, the full and free right and liberty for the grantee of the easement or the owner for the time being of the benefiting land or any part thereof ("the grantee") to lay and forever maintain electrical or other wires or cables of such size and number as the grantee may from time to time require in and over and through the land marked on the plan ("the said land") and to use such electrical or other wires or cables for the purpose of carrying and supplying power to such parts of

Signed for and on behalf of the Vendor
Worbey Developments Pty Ltd
(A.C.N. 009 547 924)
under s127 of the Corporations Act 2001

)  Director
)  Director

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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 10 OF 10 PAGES 10	Registered Number SP152508
SUBDIVIDER: Worbey Developments Pty Ltd FOLIO REFERENCE: Folio of the Register Volume 133496 Folio 18	

the benefiting land as the grantee may from time to time determine and to enter onto the said land from time to time and at all times with surveyors workmen and others to inspect the condition of the said electrical or other wires or cables and to repair alter and amend and maintain the same and from time to time for the purposes aforesaid or any of them to bring and place upon the said land or any part thereof such material machinery and other things as the grantee may think proper and to dig up the surface of the same removing and carrying away all surplus soil and rock and doing as little damage or injury as possible to the surface of the said land.

4. "Electrical Infrastructure Easement" means:

FIRSTLY, all the free and right and liberty for Aurora Energy Pty Ltd ("Aurora") and its successors and its and their servants agents and contractors at all times hereafter to enter and remain on the subject land, at any reasonable time and with or without any necessary vehicles and equipment, for any one or more of the following purposes:

- (a) to excavate the land subject to the easement for the purposes of laying any electrical cables ("cables") beneath the surface of the soil that Aurora deems necessary or desirable in its sole discretion;
- (b) to conduct electricity through the cables;
- (c) to examine, operate, maintain, repair, modify, add to, remove or replace existing cables;
- (d) to clear the operational area in respect of the existing cables is clear of objects, vegetation, trees, structures and objects that could interfere with the proper operation of the cables.

SECONDLY, the benefit of a covenant for Aurora and its successors with the registered proprietor/s for themselves and their successors in title of the servient land not to erect any buildings or place any structures or objects over the land area subject to the electricity infrastructure easment without the prior written consent of Aurora to the intent that the burden of the covenant may run with and bind the servient land and every part of it and that the benefit of this covenant may be annexed to the easements described in this Schedule.

5. "Corporation" means the Mayor, Councillors and Electors of the municipality of the City of Glenorchy.

EXECUTION BY VENDOR

Signed for and on behalf of the Vendor
Worbey Developments Pty Ltd
(A.C.N. 009 547 924)
under s127 of the Corporations Act 2001

)
)
)
)

Director

Director

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Property report for 59 MERTON ST GLENORCHY TAS 7010



Property Identification Number

2815940

Locality

Glenorchy

Planning Zones

General Residential

Total Area

815 sqm

Certificate of Title Reference (Volume/Folio)

152508/64

Municipality

Glenorchy

Planning Codes Overlay

N/A

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

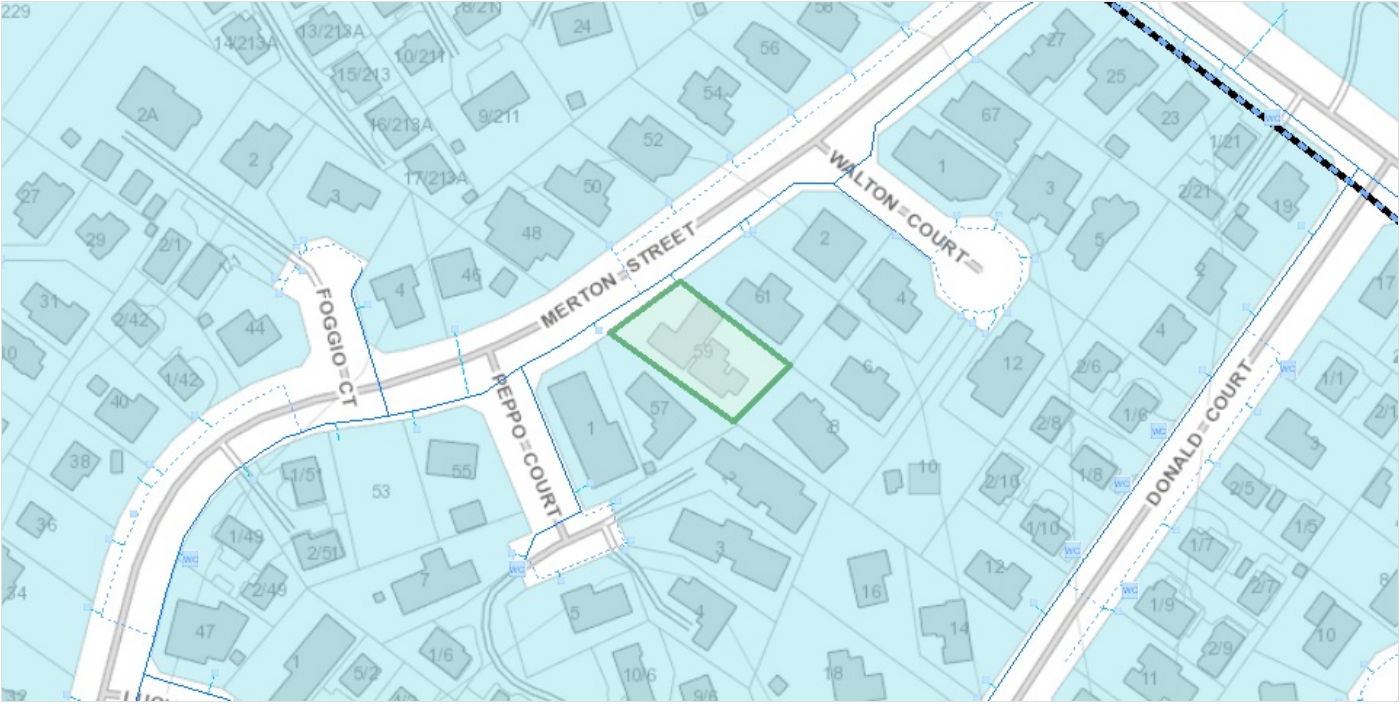
Planning Zone



Tasmanian Planning Zone

Zone Number	8
Zone	General Residential

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	Cu
DIAMETER	20

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	L122188
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

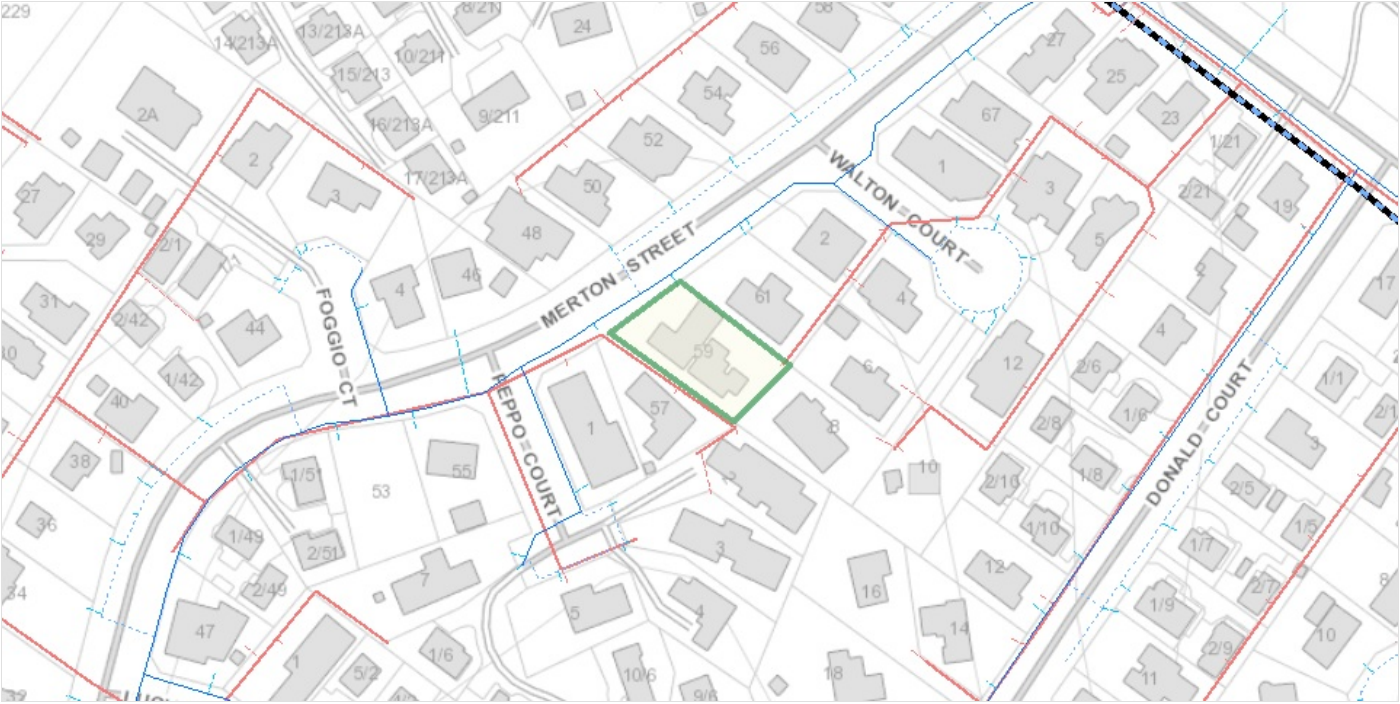


TasWater - Sewer Serviced Land

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
--------------	--------------

TasWater infrastructure



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	Cu
DIAMETER	20

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
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TasWater - Sewer Lateral Line

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

DIAMETER	100
MATERIAL	PVC

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	Commonwealth of Australia
Authority Type	Commonwealth of Australia

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

Glenorchy City Council

Mailing address

374 Main Road
Glenorchy Tasmania 7010

Work: (03) 6216 6800

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