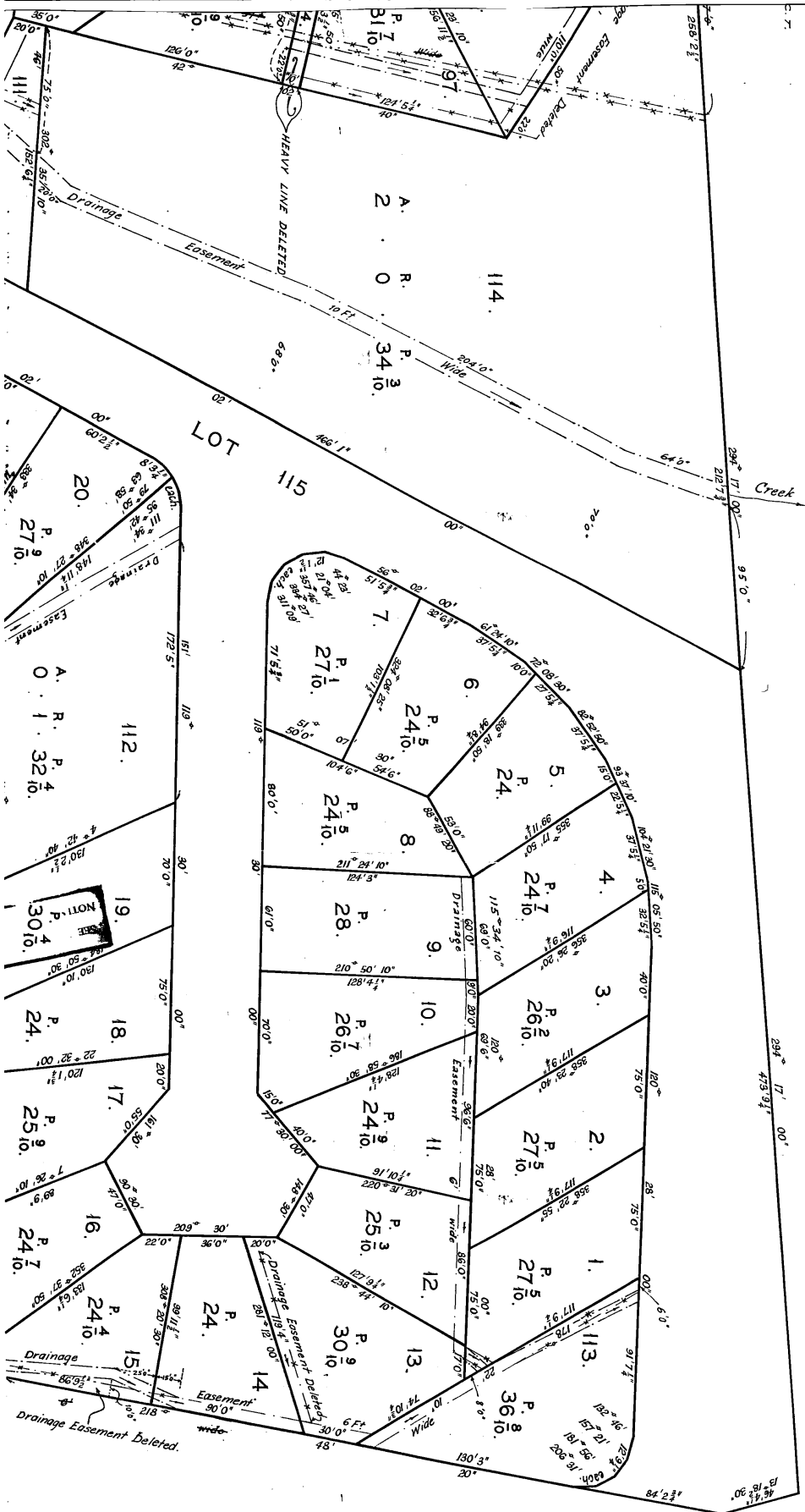


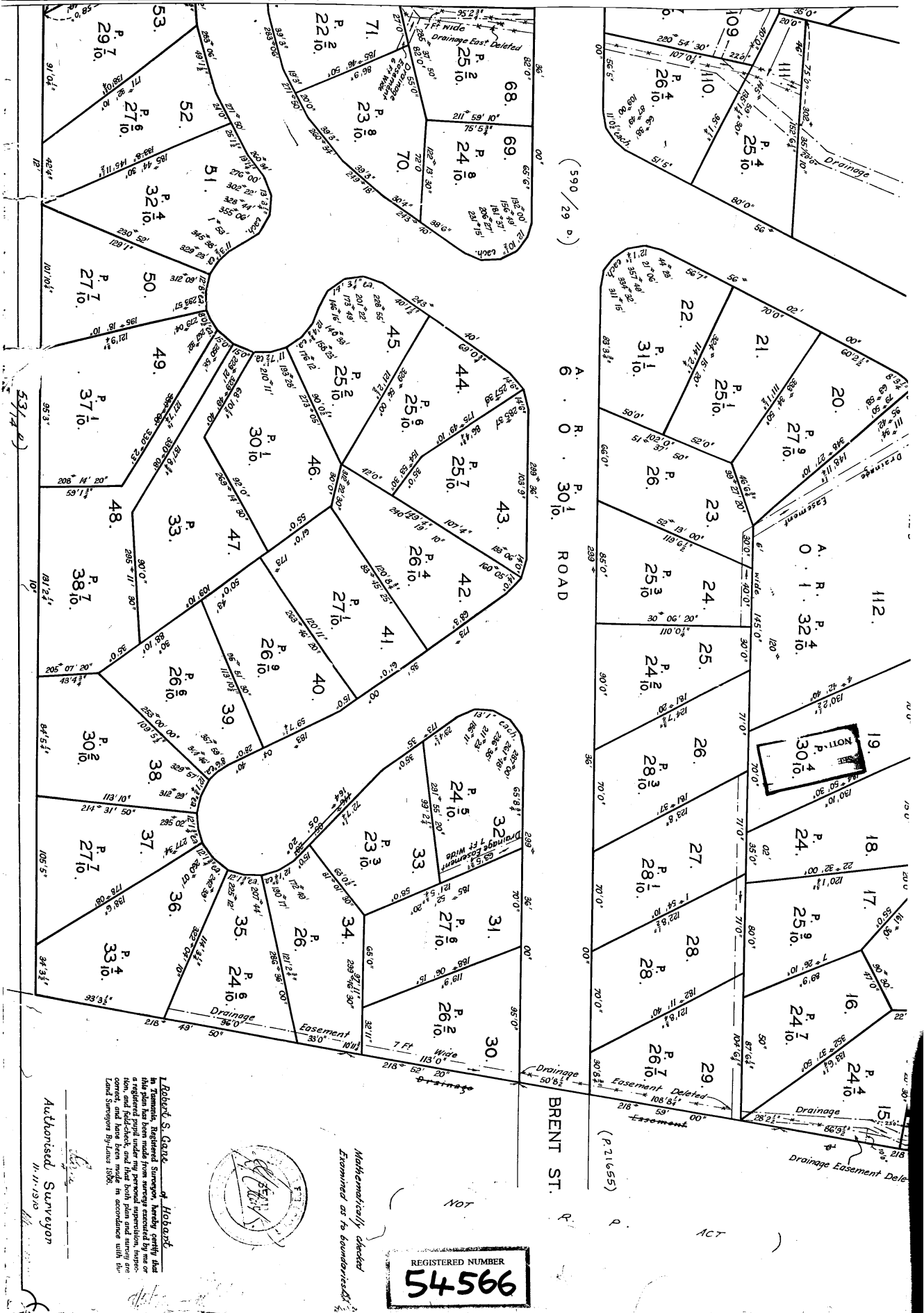
EFFECTIVE FROM
8-10-12
J. Matthews
Recorder of Titles

(NOT R. P. ACT)

REGISTERED NUMBER
54566

614 S.P.S.







SEARCH OF TORRENS TITLE

VOLUME 54566	FOLIO 44
EDITION 9	DATE OF ISSUE 24-Oct-2023

SEARCH DATE : 16-Jun-2025

SEARCH TIME : 06.22 PM

DESCRIPTION OF LAND

City of GLENORCHY

Lot 44 on Sealed Plan 54566 (formerly being SP4199)

Derivation : Part of 165 Acres Gtd to T Horne

Prior CT 3301/77

SCHEDULE 1

C746761 TRANSFER to PENNY JUANITA DYER Registered
02-May-2007 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 54566 EASEMENTS in Schedule of Easements (if any)

A465391 FENCING PROVISION in Transfer

E367169 MORTGAGE to Macquarie Bank Limited Registered
24-Oct-2023 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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.

S.P.4199

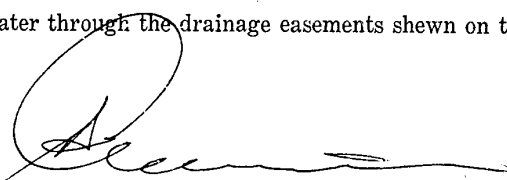
The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTSRights of Drainage

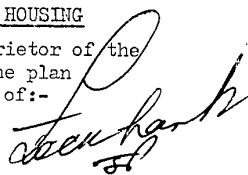
Each lot on the plan is together with such rights of drainage over the drainage easements shewn on the plan as may be necessary to drain the stormwater and other surplus water from such lot.

Each lot on the plan is subject to such rights of drainage over the drainage easements (if any) shewn on the plan as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan.

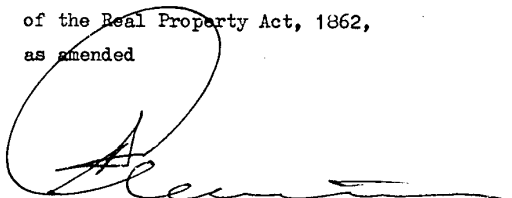
The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

THE DIRECTOR OF HOUSING

Registered proprietor of the
land shown on the plan
in the Presence of:-



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



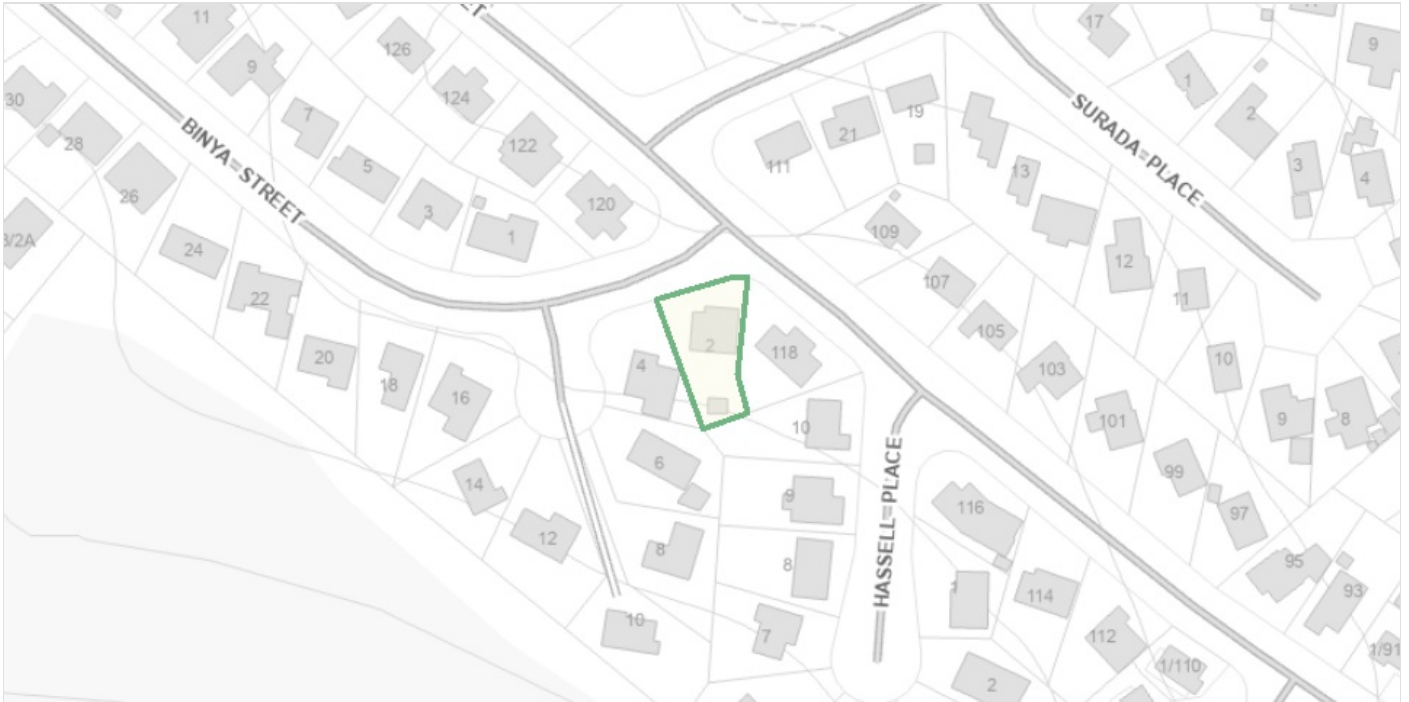
Leslie Ferguson Allwinton,
DIRECTOR OF HOUSING

This is the schedule of easements attached to the plan of Lampkins Subdivision
Glenorchy comprising all of the land in
Certificate of Title Volume 2915 Folio 13
(Insert Title Reference)
Sealed by on 19.....

56158

Council Clerk/Town Clerk

Property report for 2 BINYA ST GLENORCHY TAS 7010



Property Identification

Number

5355775

Locality

Glenorchy

Planning Zones

General Residential

Total Area

647 sqm

Certificate of Title Reference

(Volume/Folio)

54566/44

Municipality

Glenorchy

Planning Codes

Overlay

N/A

Planning

Scheme

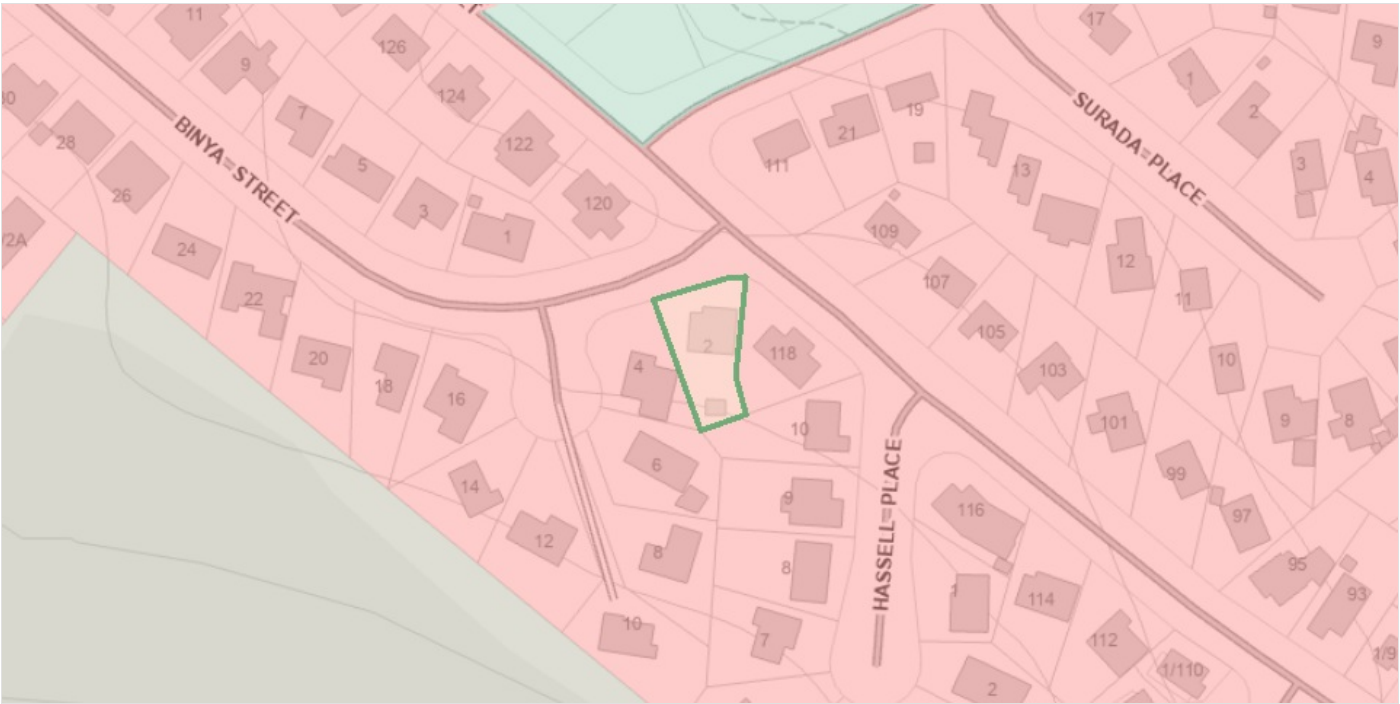
Tasmanian Planning Scheme

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

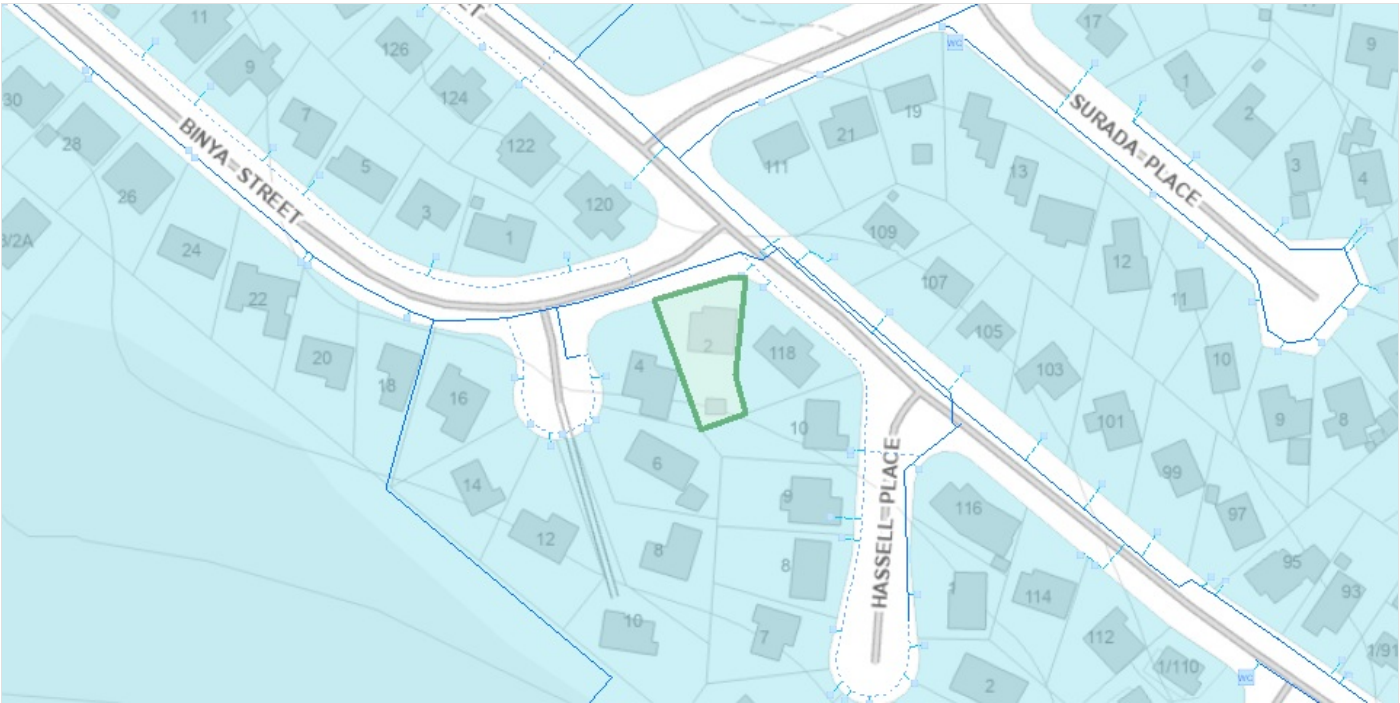
Planning Zone



Tasmanian Planning Zone

Zone Number	8
Zone	General Residential

TasWater - Water Service

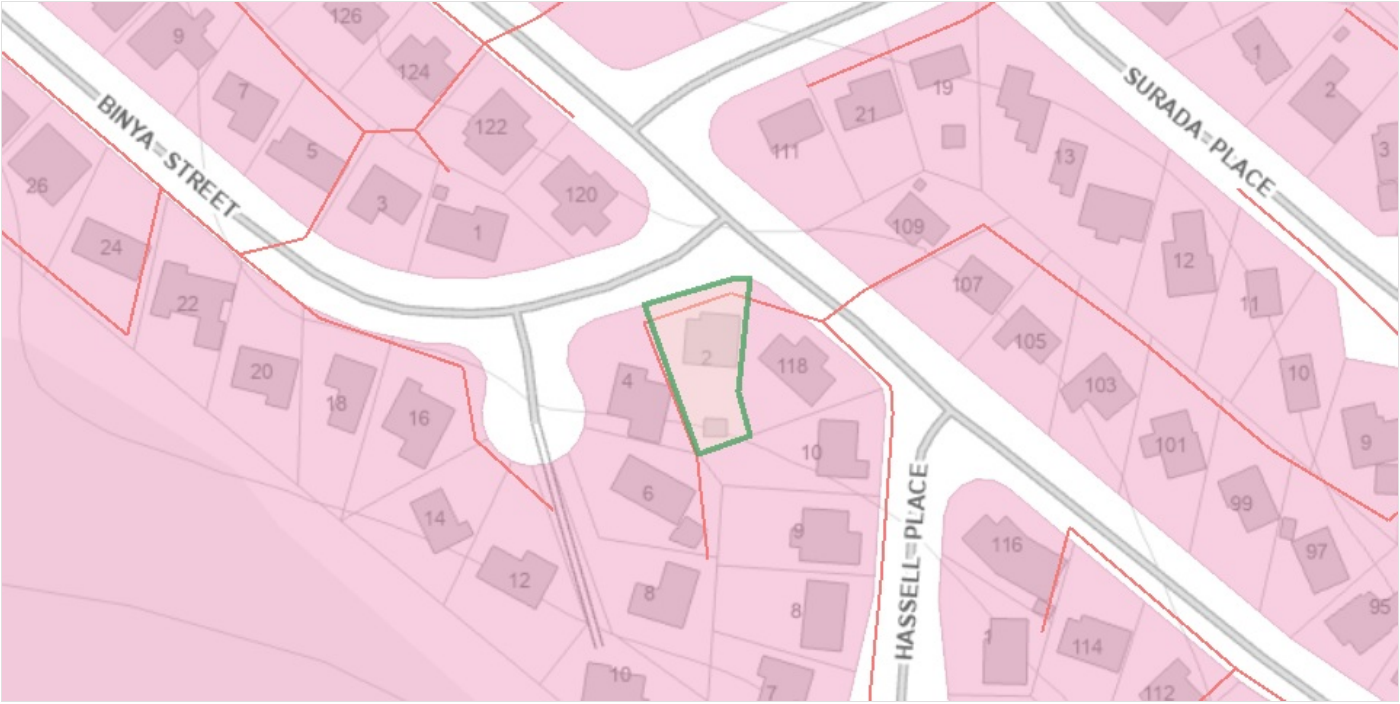


TasWater - Water Serviced Land

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

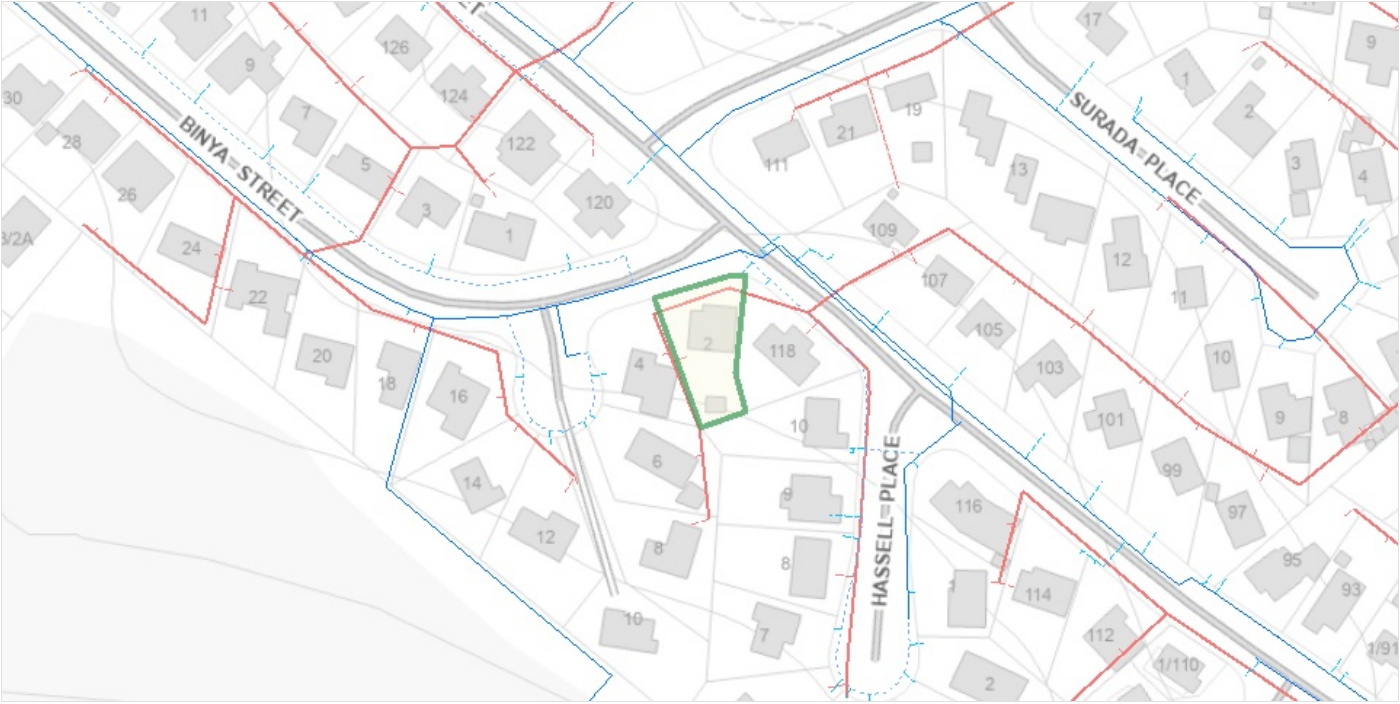


TasWater - Sewer Serviced Land

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 - 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.

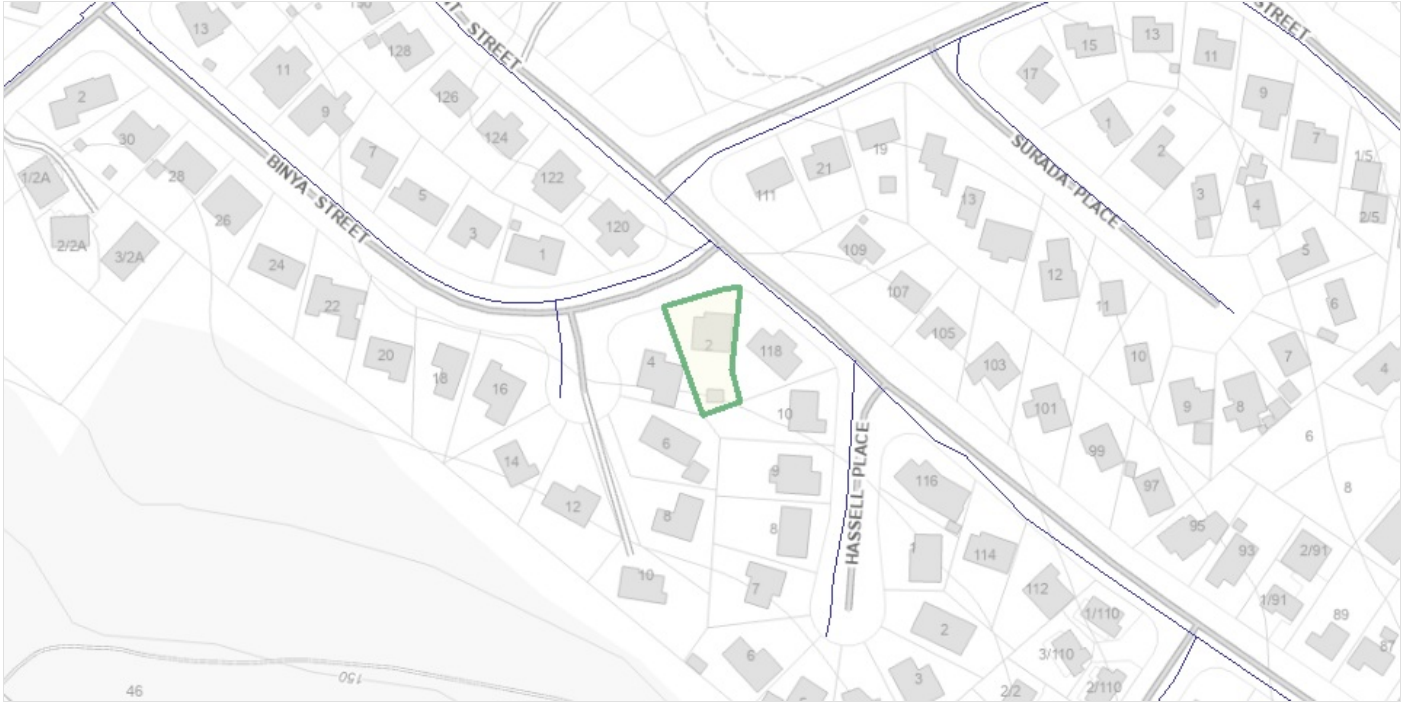
DIAMETER	-1
MATERIAL	Unknown

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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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