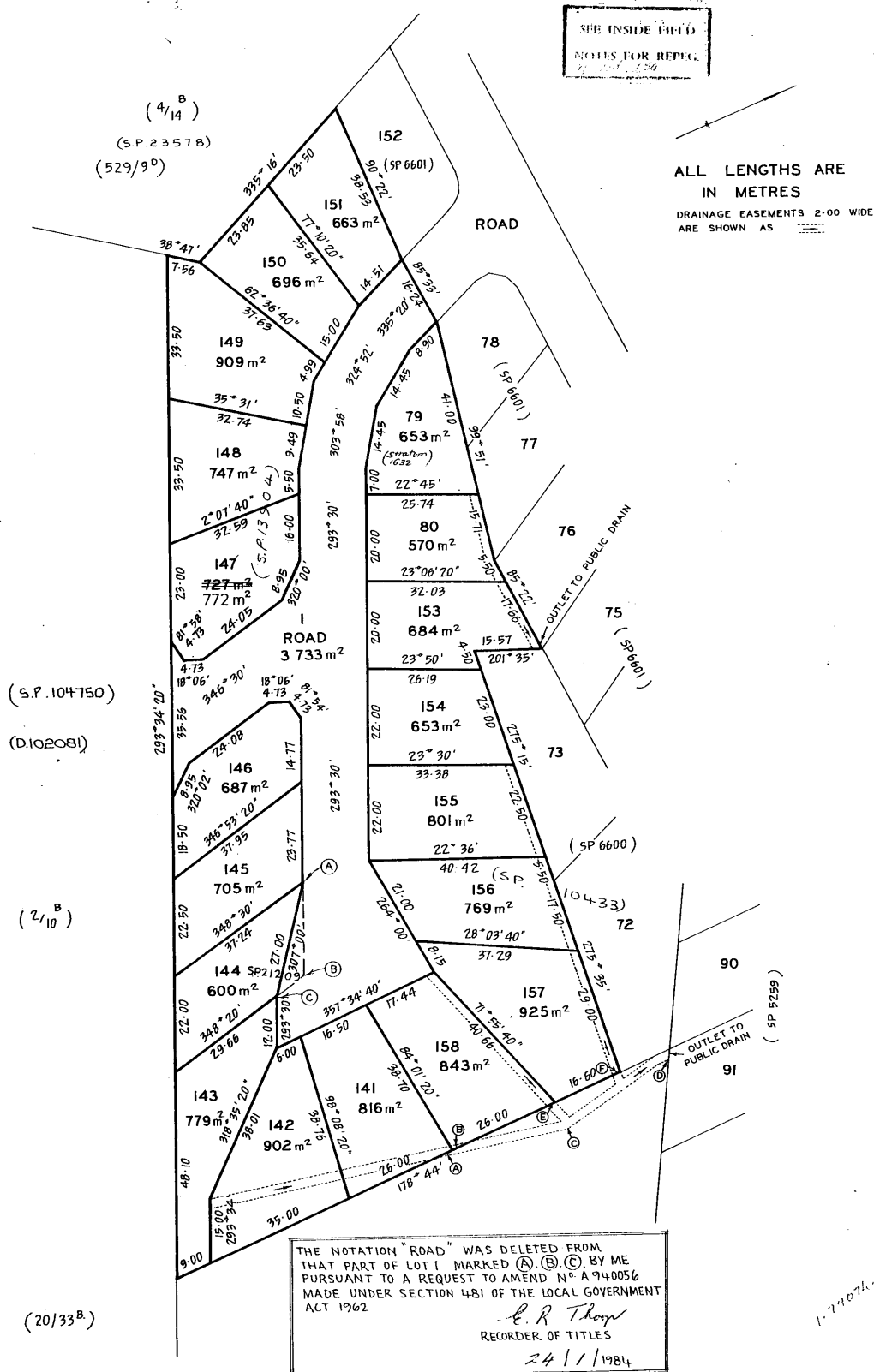


Owner: Hobart Savings Bank	PLAN OF SURVEY by Surveyor J. L. Ceruffi of land situated in the	Registered Number: S.P.9271
Title Reference: G.I. 3328/35	CITY OF GLENORCHY	Effective from 31 MAR 1977
Grantee: part of 47-1-19 ¹⁰ Hobart Savings Bank part of lot 30105 (47-0-12) Irving Hy Brinckman	Scale 1:750	<i>W. J. J. J.</i> Recorder of Titles



SEARCH OF TORRENS TITLE

VOLUME 9271	FOLIO 151
EDITION 13	DATE OF ISSUE 11-Oct-2023

SEARCH DATE : 07-Apr-2025

SEARCH TIME : 06.20 PM

DESCRIPTION OF LAND

City of GLENORCHY

Lot 151 on Sealed Plan 9271

Derivation : Part of 47A-1R-19.7/10Ps. Gtd. to Hobart Savings
Bank. Part of Lot 30105 Gtd. to I.H. Brinckman.

Prior CT 3593/53

SCHEDULE 1M613053 & E196301 ANDREW LUIGI LIBERALE and GEORGINA LOUISE
LIBERALE Registered 26-Feb-2020 at 12.01 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 9271 COVENANTS in Schedule of Easements

SP 9271 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

9



SCHEDULE OF EASEMENTS

Plan No.

S.P9271

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.

THIS COPY SCHEDULE CONSISTS OF 2 PAGE

EASEMENTS RIGHTS OF DRAINAGE

Each Lot on the plan is TOGETHER WITH such rights of drainage over the drainage easements shown 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.

Lots 143, 142 and 141 are TOGETHER WITH a right of drainage over the drainage easement marked A.C.D. on the plan.

Lot 1 is TOGETHER WITH a right of drainage over the drainage easement marked E.C.D. on the plan.

Lot 158 is TOGETHER WITH a right of drainage over the drainage easement marked B.C.D. and E.C.D. on the plan.

Lots 154-157 (inclusive) are TOGETHER WITH a right of drainage over the drainage easement marked F.D. on the plan.

COVENANTS:

The Owner of each Lot on the plan (except Lot 1) covenants.

FIRST with the Hobart Savings Bank ("The Subdivider") that the Vendor the Subdivider shall not be required to fence

SECONDLY with the Subdivider and the Owners for the time being of every other Lot shown on the said plan (excepting Lot 1) to the intent that the burden of these covenants may run with and bind the Covenantor's lot and each and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the plan (excepting Lot 1) and with the residue of the land comprised in Certificate of Title Registered Volume 3328 Folio 35 (sixth edition) and each and every part thereof to observe the following:

- (a) ^{Not to} ~~He will not~~ erect any building on the said Lot other than a Private dwelling house constructed of brick or brick veneer and the outbuildings usually appurtenant thereto AND that such dwelling house or outbuildings

9271

~~111~~ 4.57 metres ~~foot~~ to any portion thereof (except a Motor Garage) shall not be erected or made to extend nearer than ~~fifteen (15)~~ feet to any part of any road delineated on the said plan and that no buildings (other than a Motor Garage) shall be erected between the dwelling and house and the nearest Street boundary or boundaries.


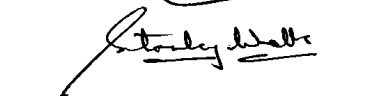
~~111~~ (b) ~~111~~ 9.14 metres ~~Not to~~ ~~He will not~~ erect a paling fence nearer than ~~thirty (30)~~ feet from the boundary of the said Lot adjacent to the Street boundary or between a boundary of the said Lot and any dwelling house erected upon the said Lot.

~~111~~ (c) ~~Not to~~ ~~He will not~~ set up or carry on in or upon the said Lot any trade manufacture or business of any kind whatsoever.

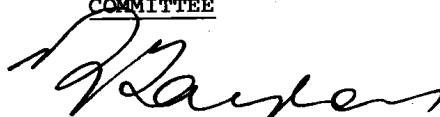
~~111~~ (d) ~~Not to~~ ~~He will not~~ erect or permit to be erected on the said Lot or any part thereof attach to or permit to be attached to the dwelling house or any outbuilding erected thereon any advertisement hoarding bill or poster or any other similar erection.

(e) The Subdivider shall have the right to modify vary waive or extinguish the Covenants (or any of them) as above set forth in relation to any Lot shown in the said plan.

THE COMMON SEAL of THE HOBART
SAVINGS BANK was hereunto
affixed by Order of the
Executive Committee in the
presence of:

MEMBERS OF THE EXECUTIVE
COMMITTEE



GENERAL MANAGER
registered Proprietor of the
land comprised in Certificate
of Title Registered Volume
3328 Folio 35 (Sixth
Edition)

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

BUTLER MCINTYRE & BUTLER
Per: 

9271

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
(Insert Subdivider's Full Name)

..... *HOBART SAVINGS BANK* affecting land in

..... *3328/35*
(Insert Title Reference)

Scaled by *Clenorchy City Council* on *22 March* 19*77*

.....
Council Clerk/Town Clerk

3629

Property report for 3 HONE RD ROSETTA TAS 7010



Property Identification Number

5322201

Locality

Rosetta

Planning Zones

General Residential

Total Area

663 sqm

Certificate of Title Reference (Volume/Folio)

9271/151

Municipality

Glenorchy

Planning Codes Overlay

Low landslip hazard band

Planning Scheme

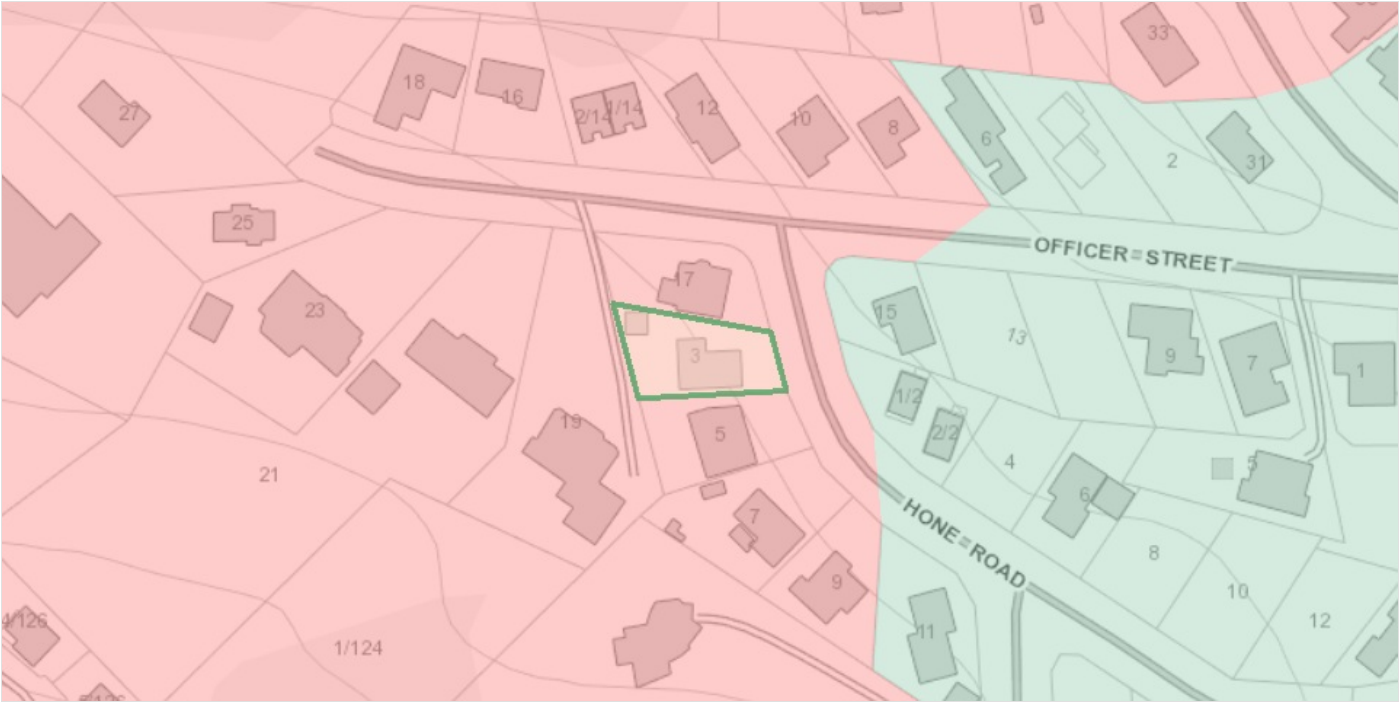
Tasmanian Planning Scheme

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

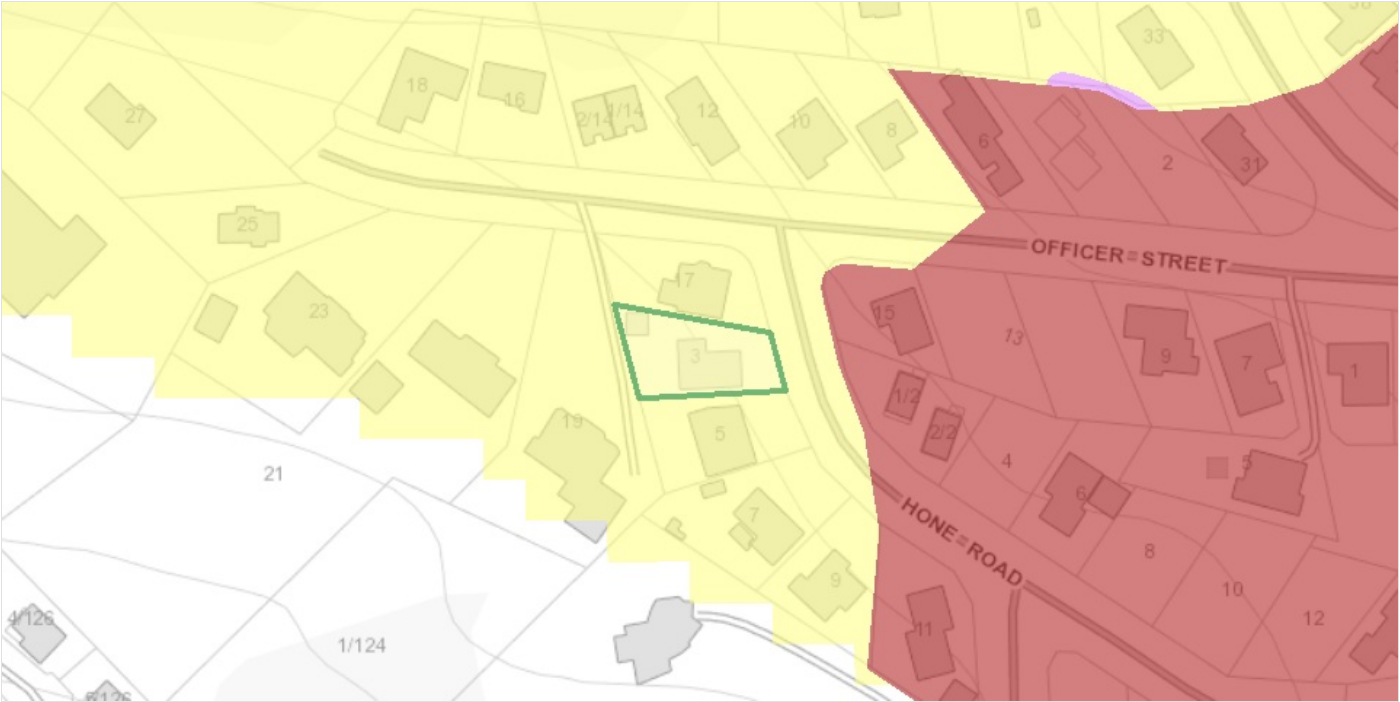
Planning Zone



Tasmanian Planning Zone

Zone Number	8
Zone	General Residential

Landslip Hazard

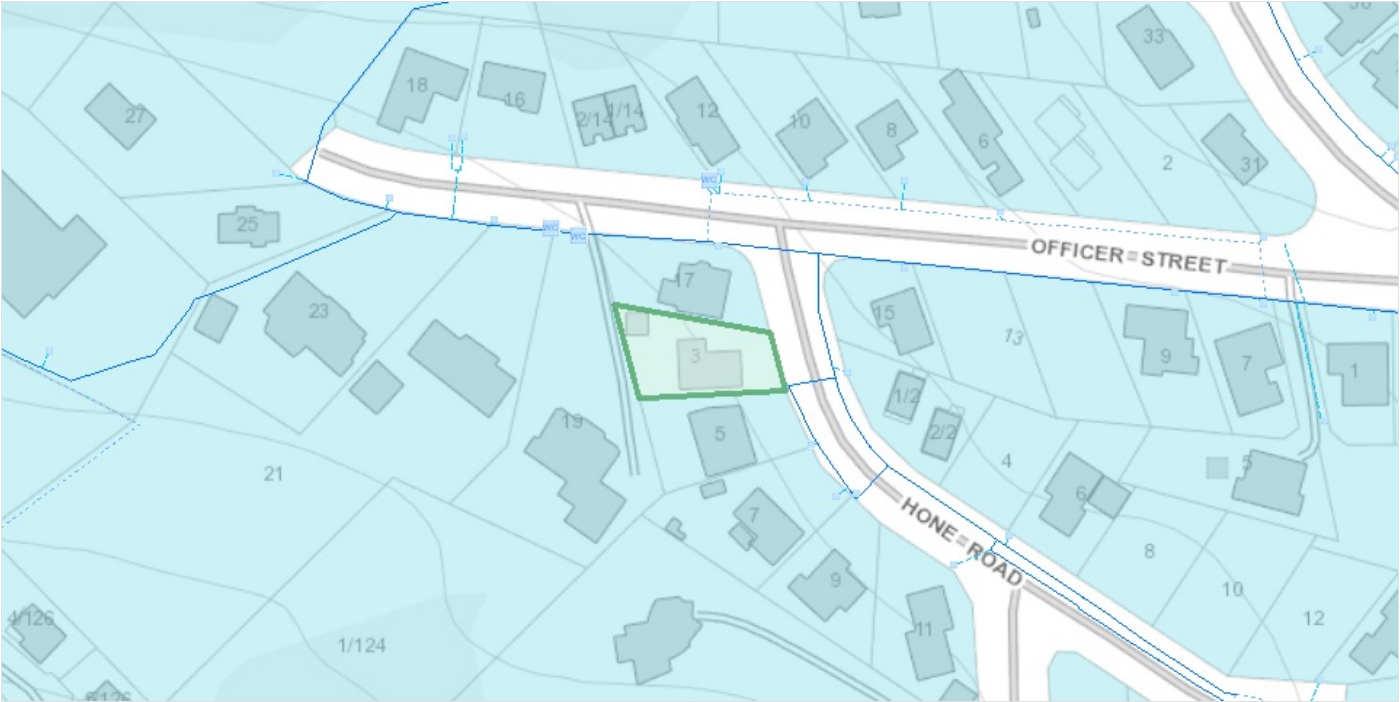


Landslip hazard bands: Colour coding

The coloured areas on the map represent the relevant Landslip Hazard Bands. The Low Risk Hazard Band is yellow, the Medium Risk Hazard Band is orange, the Medium to Active Hazard Band is purple and the High Hazard Band is Red. The presence of a Hazard Code on the property may affect the planning and building approvals required for development.

Hazard Band	Low
Hazard Exposure	This area has no known active landslides, however it has been identified as being susceptible to landslide by Mineral Resources Tasmania (MRT).

TasWater - Water Service



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	L122712
Water Connection Size	20mm

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.

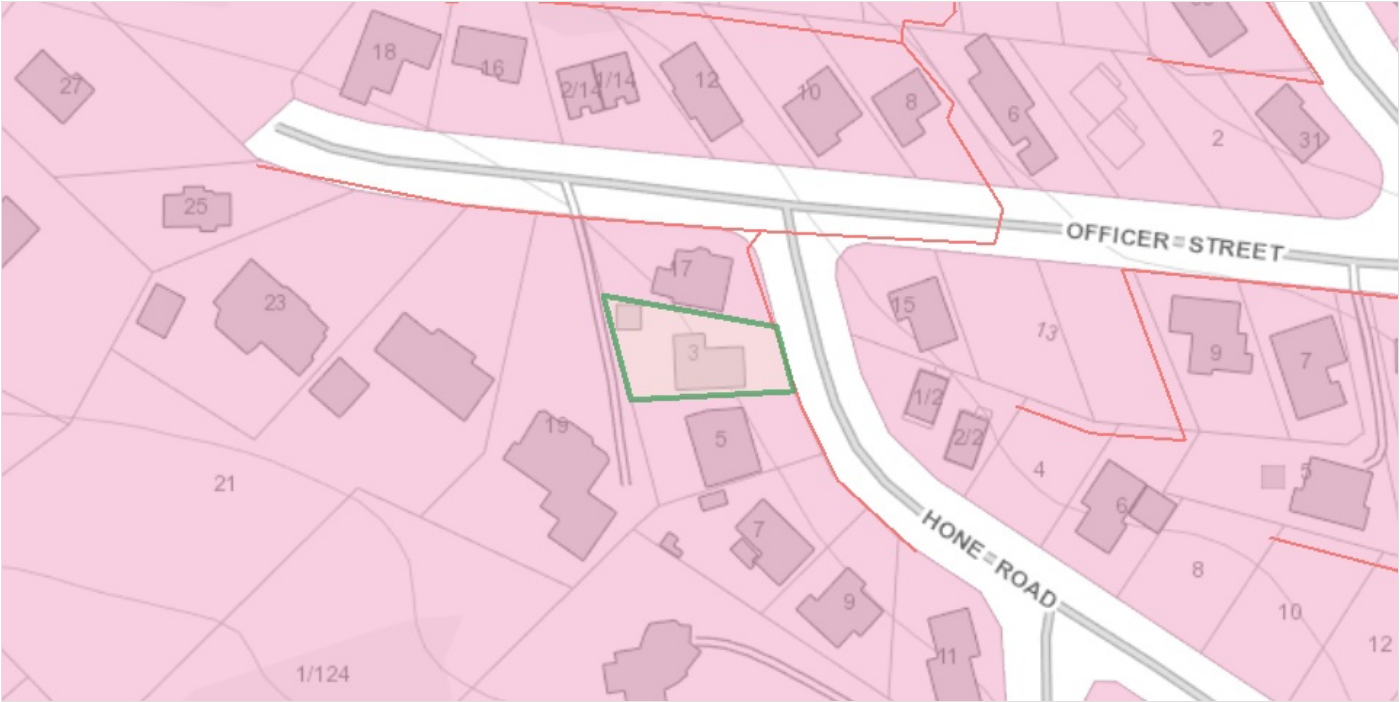
MATERIAL	Unknown
DIAMETER	20

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

[illegible]

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

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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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	20

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

Glenorchy City Council

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