



Conveyancing and Law of Property Act 1884

STRATUM PLAN

No. 3442

Sheet 1 of 6 Sheets

REGISTERED NUMBER

55572

City or Town GLENORCHY

Locality MONTROSE

Reference to Title SP 52628

Site comprises the whole of Lots 1 & 2 on Plan No. SP 52628 in the
~~portion~~ ~~Diagram~~

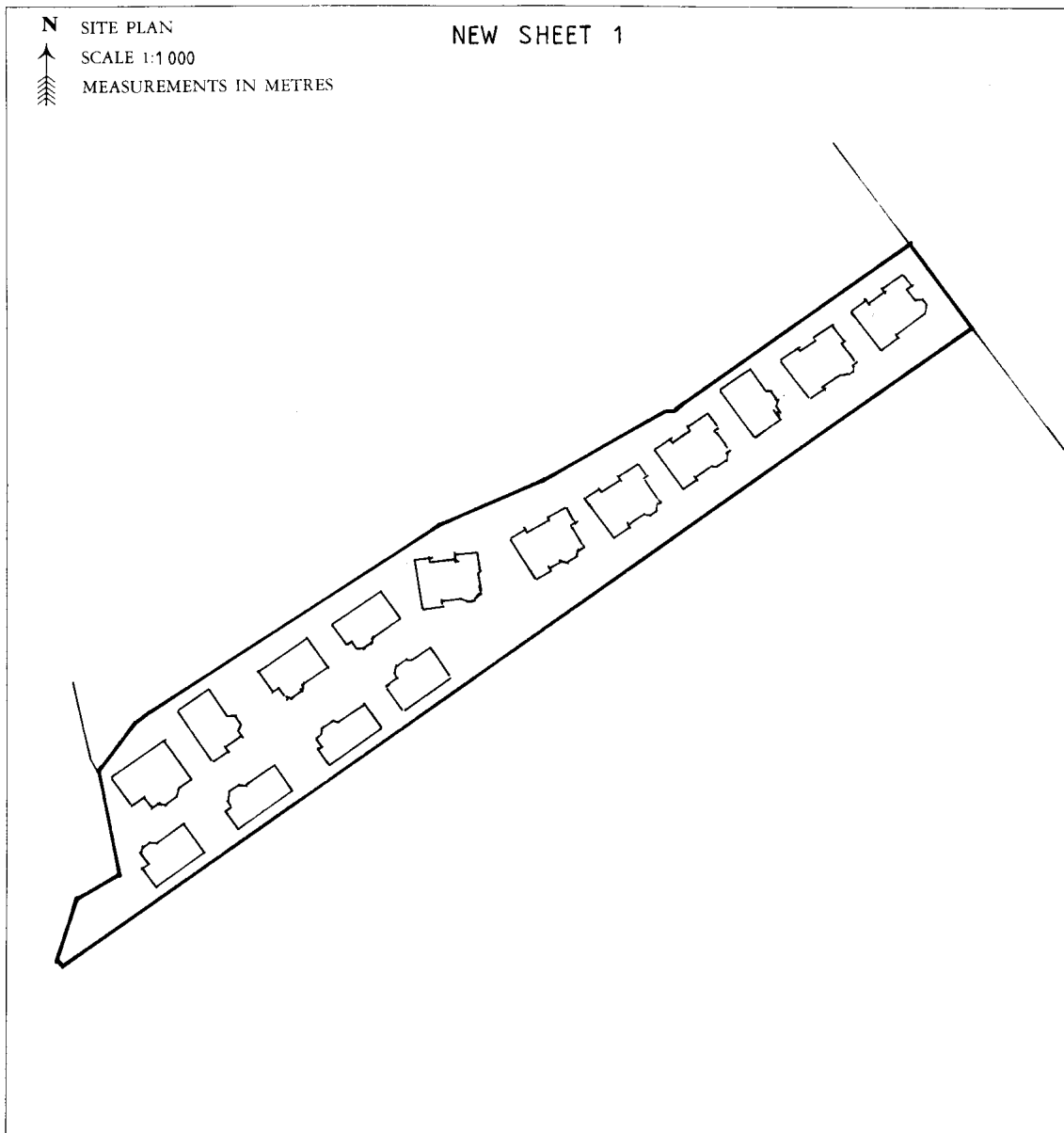
Lands Titles Office

The name of the building is N° 528 MAIN ROAD GLENORCHY

N SITE PLAN
SCALE 1:1 000
MEASUREMENTS IN METRES

NEW SHEET 1

External
surface
boundaries of
the site and
the location of
the building
in relation
thereto to
be delineated
in this space



REGISTERED this day of 19....., No. 3442

This plan is lodged for registration by
P. C. TOOMEY

Recorder of Titles

OS-D 754

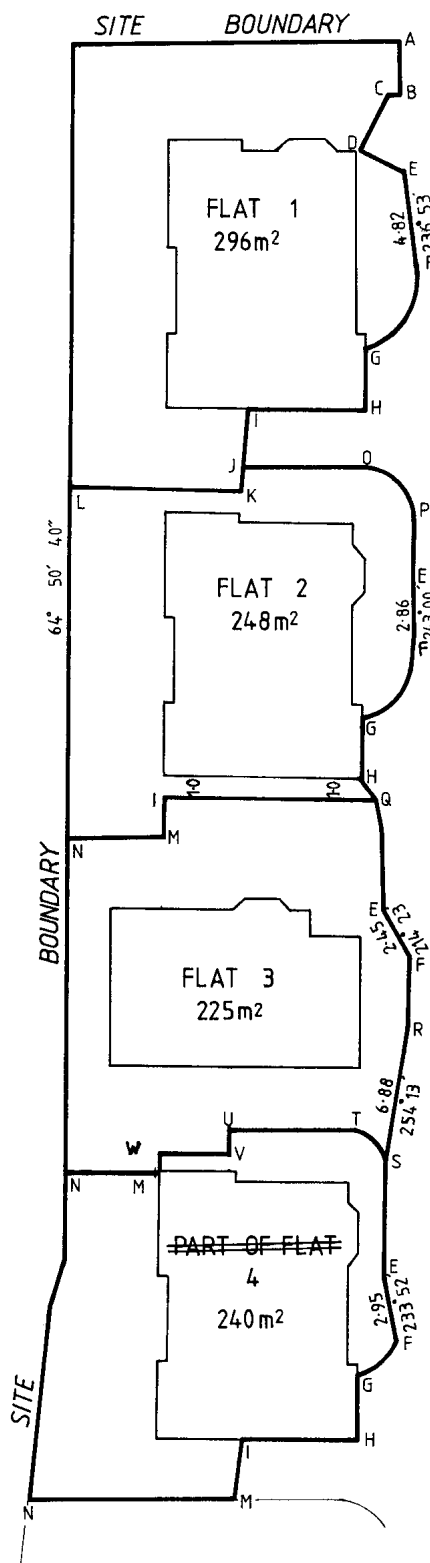
Sheet 2 of 6 Sheets

No. 3442

Town Clerk/Council Clerk

Scale 1:250

GROUND FLOOR



THE HORIZONTAL FLAT BOUNDARIES ARE SHOWN
AS HEAVY UNBROKEN LINES DEFINED BY

ABC, FG, IJ, JOPE, HQE, FR, UTSE IS THE
EDGE OF CONCRETE

CDE IS THE OUTSIDE FACE OF A WALL

QI, EF AND RS OPEN AND DEFINED BY MEASUREMENT

GH, HI IS THE FACE OF BUILDING

JKL, IMN, UWVN IS THE CENTRE OF TIMBER FENCE
AND THE SITE BOUNDARIES

THE VERTICAL FLAT BOUNDARIES EXTEND FROM
1.00 METRE BELOW GROUND LEVEL TO 10.00
METRES ABOVE GROUND LEVEL

If further sheets are required to illustrate the flats, the sheets should be pinned here. Further sheets must be of paper supplied for the purpose by the Recorder of Titles and bearing his seal, and be numbered consecutively, commencing from sheet 4.

Sheet 3 of 6 Sheets

No. 3442

Town Clerk/Council Clerk

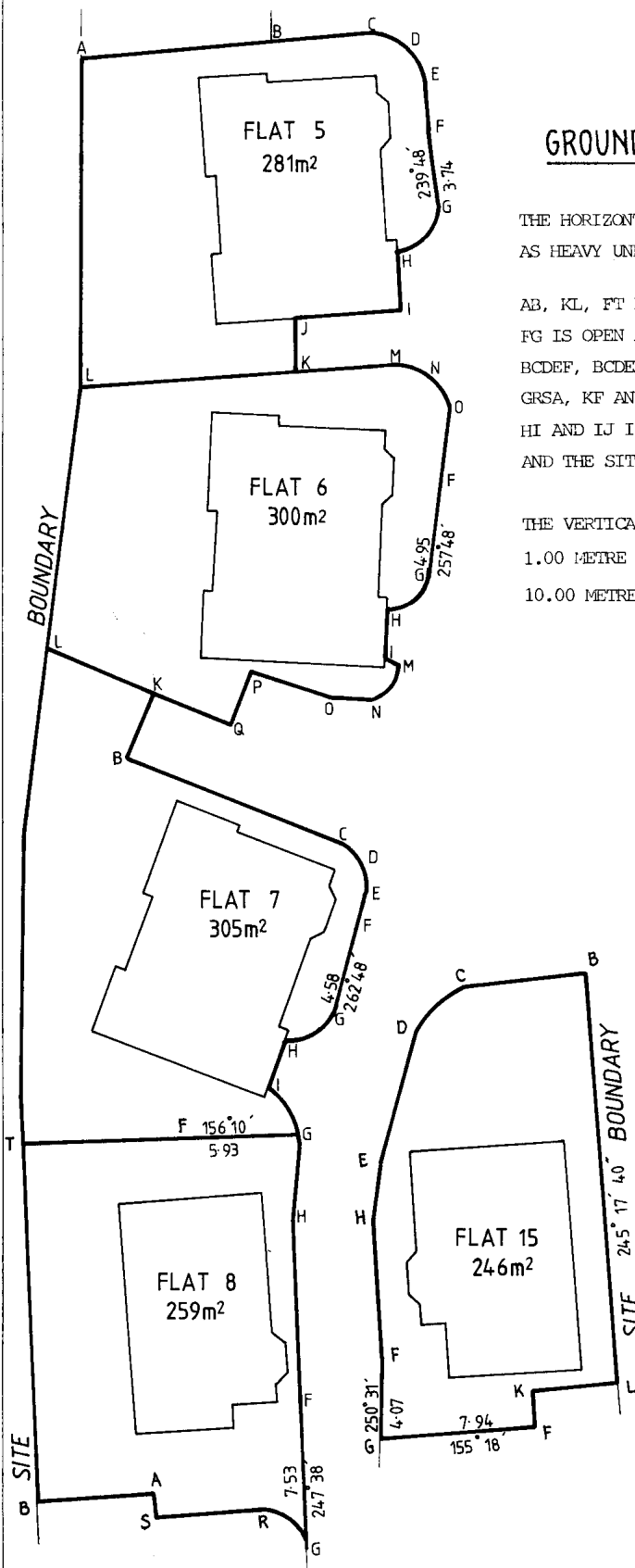
Scale 1:250

GROUND FLOOR

THE HORIZONTAL FLAT BOUNDARIES ARE SHOWN AS HEAVY UNBROKEN LINES DEFINED BY

AB, KL, FT IS THE CENTRE OF A TIMBER FENCE
FG IS OPEN AND DEFINED BY MEASUREMENT
BCDEF, BCDEHF, GH, JKNOF, IMNOQKB, HF, GRSA, KF AND IG IS THE EDGE OF CONCRETE
HI AND IJ IS THE FACE OF THE BUILDING
AND THE SITE BOUNDARIES

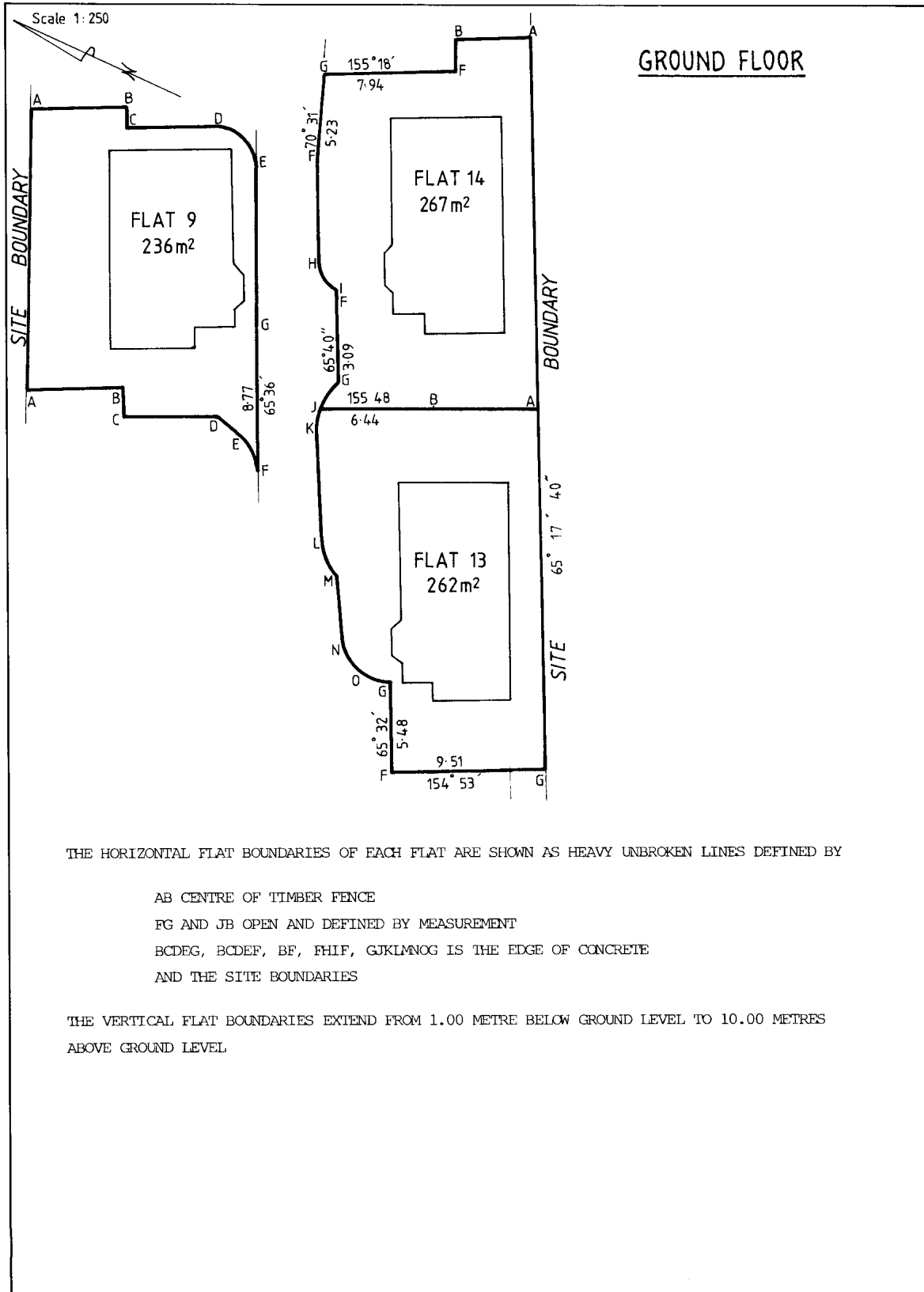
THE VERTICAL FLAT BOUNDARIES EXTEND FROM 1.00 METRE BELOW GROUND LEVEL TO A HEIGHT OF 10.00 METRES ABOVE GROUND LEVEL



Sheet 4 of 6 Sheets

STRATUM PLAN

of 528 MAIN ROAD GLENORCHY
Town Clerk/Council Clerk (insert here name of the building)



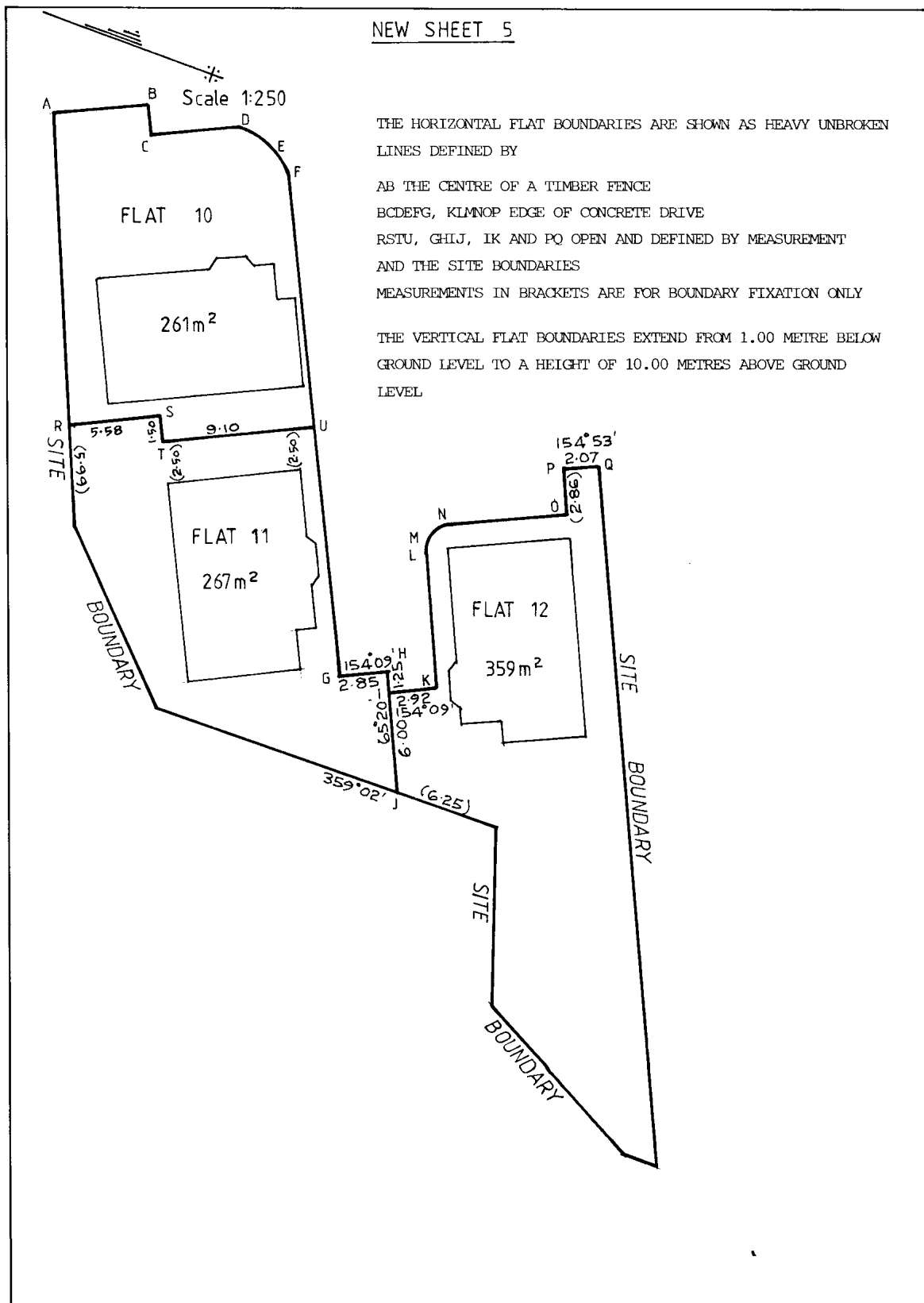
M 3234

Sheet 5 of 6 Sheets

STRATUM PLAN

Offwell
Town Clerk/Council Clerk

of 528 MAIN ROAD GLENORCHY
(insert here name of the building)



M 3234

Sheet 6 of 6 Sheets

NEW SHEET 6

No. 3442

Offwell

Town Clerk/Council Clerk

The address for service of notices on the company is:—

The Body Corporate, Strata Plan No. 55572
C/- Tas Strata & Property Group Pty Ltd
Level 2/29 Salamanca Place
Battery Point TAS 7004

UNIT ENTITLEMENTS

Flat	Unit Entitlement	FOR OFFICE USE ONLY
1	1	4844 - 33
2	1	" 34
3	1	" 35
4	1	" 36
5	1	4844 - 37
6	1	" 38
7	1	" 39
8	1	" 100
9	1	4845 1
10	1	4882 - 38
11	1	4882 - 39
12	1	4845 - 2
13	1	" 3
14	1	" 4
15	1	" 5
TOTAL	15	

SURVEYOR'S CERTIFICATE

I, Noel Dennis Leary
of 295 Elizabeth Street Hobart
a surveyor registered under the *Land Surveyor's Act* 1909, hereby certify that the building erected on the site described and delineated on sheet 1 of this plan is within the external boundaries of the title stated on sheet 1

Dated this 19th day of March 1992

ND Leary

Registered Surveyor

Ref N° 9157

COUNCIL CLERK'S CERTIFICATE

I certify that the subdivision shown in this plan
has been approved by the Glenorchy
City Council

Dated this 19th day of March 1992

Offwell

Town Clerk/Council Clerk

FOR OFFICE USE ONLY

B. 507514 APPLICATION AMENDING STRATUM PLAN
N° 3442:- REPLACING SHEETS 1, 5 & 6
WITH NEW SHEETS 1, 5 & 6.
DATE: 26/5/1992

Revised Office

SEARCH OF TORRENS TITLE

VOLUME 55572	FOLIO 6
EDITION 10	DATE OF ISSUE 08-Feb-2017

SEARCH DATE : 11-Jun-2025

SEARCH TIME : 06.21 PM

DESCRIPTION OF LAND

City of GLENORCHY

Lot 6 on Strata Plan 55572 (formerly being STR3442) and a
general unit entitlement operating for all purposes of the
Strata Scheme being a 1 undivided 1/15 interest

Derived from Strata Plan 55572

Derivation : Part of 118 Acres Gtd. to J. Beresford

Prior CT 4844/98

SCHEDULE 1

(D43461 D143112) M607206 JENNIFER LOUISE EDWARDS as personal
representative of George Iain Mcowan and MARLENE
ELIZABETH HACK as tenants in common in equal shares
Registered 08-Feb-2017 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
The registered proprietor holds the lot and unit entitlement
subject to any interest noted on common property
Folio of the Register volume 55572 folio 0
SP 52628 EASEMENTS in Schedule of Easements relating to the
said land within described which formerly comprised
Lots 1 and 2
SP 52628 FENCING COVENANT in Schedule of Easements
B437261 CERTIFICATE pursuant to Section 462(5) of the Local
Government Act 1962. Registered 15-Sep-1992 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 55572	FOLIO 0
EDITION 3	DATE OF ISSUE 02-Aug-1999

SEARCH DATE : 11-Jun-2025

SEARCH TIME : 06.21 PM

DESCRIPTION OF LAND

City of GLENORCHY

The Common Property for Strata Scheme 55572 (formerly being STR3442)

Derivation : Part of 118 Acres Gtd. to J. Beresford

Prior CTs 4843/92 and 4844/96

SCHEDULE 1

STRATA CORPORATION NO. 55572, 528 MAIN ROAD, GLENORCHY

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 52628 EASEMENTS in Schedule of Easements relating to the
said land within described which formerly comprised
Lots 1 and 2

SP 52628 FENCING COVENANT in Schedule of Easements

B507574 APPLICATION TO AMEND STRATUM PLAN. Registered
26-May-1992 at noonD49870 APPLICATION for registration of change of by-laws
Registered 05-Apr-2012 at noonUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Property report for UNIT 6 528 MAIN RD MONTROSE TAS 7010



Property Identification

Number

7725127

Locality

Montrose

Planning Zones

General Residential

Total Area

300 sqm

Certificate of Title Reference

(Volume/Folio)

55572/6

Municipality

Glenorchy

Planning Codes

Overlay

Flood-prone areas

Planning

Scheme

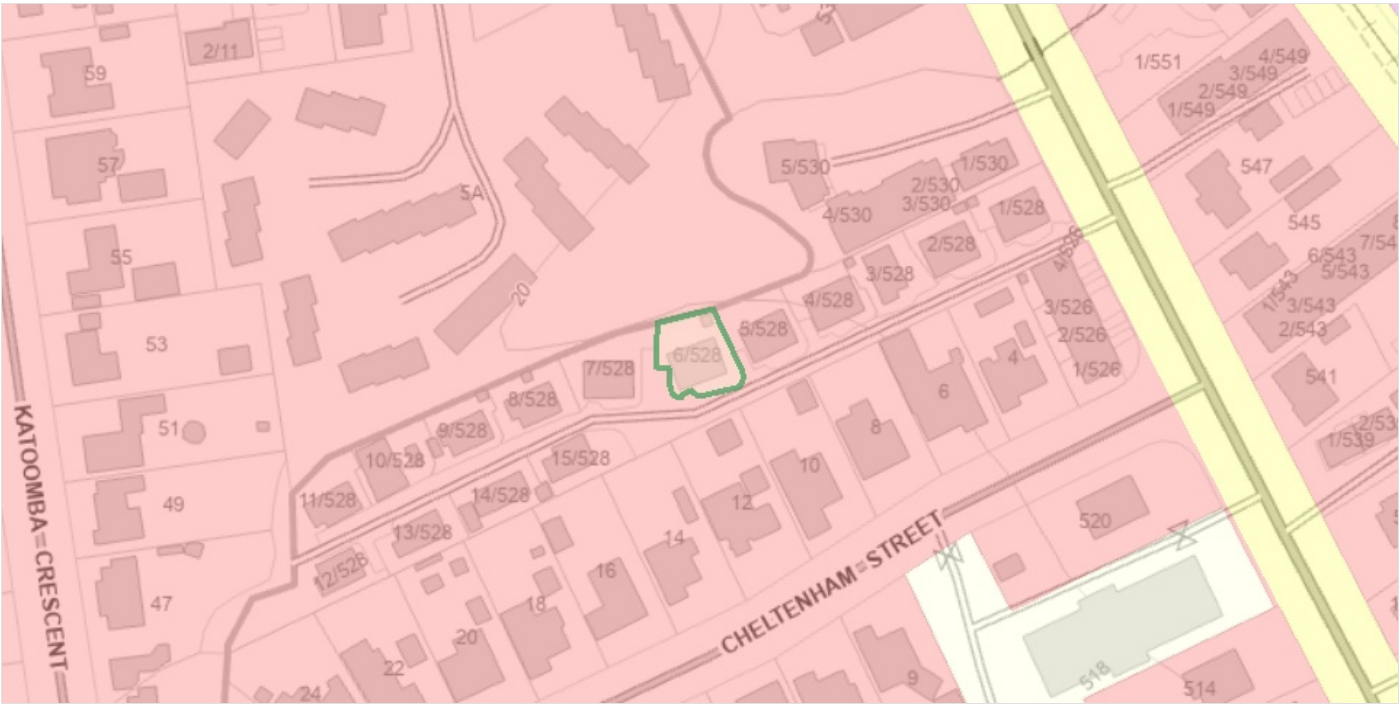
Tasmanian Planning Scheme

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

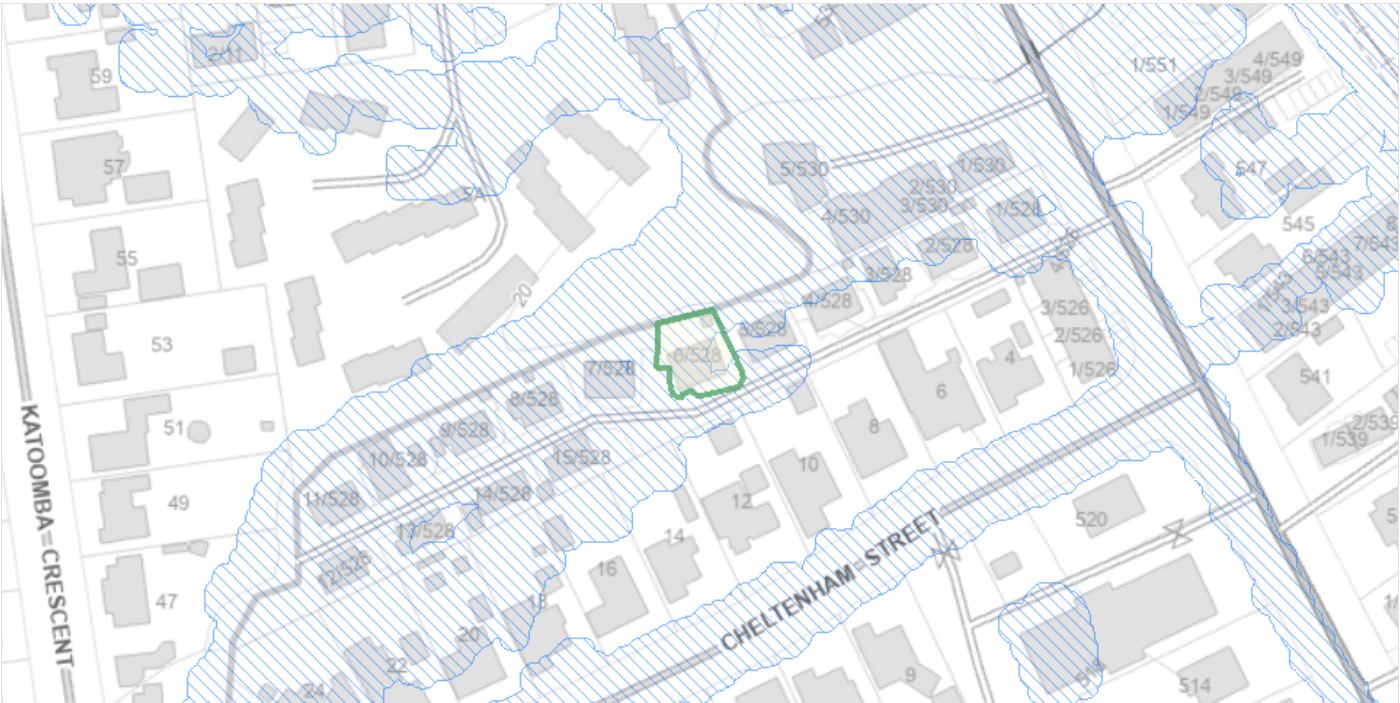
Planning Zone



Tasmanian Planning Zone

Zone Number	8
Zone	General Residential

Flood-Prone Area

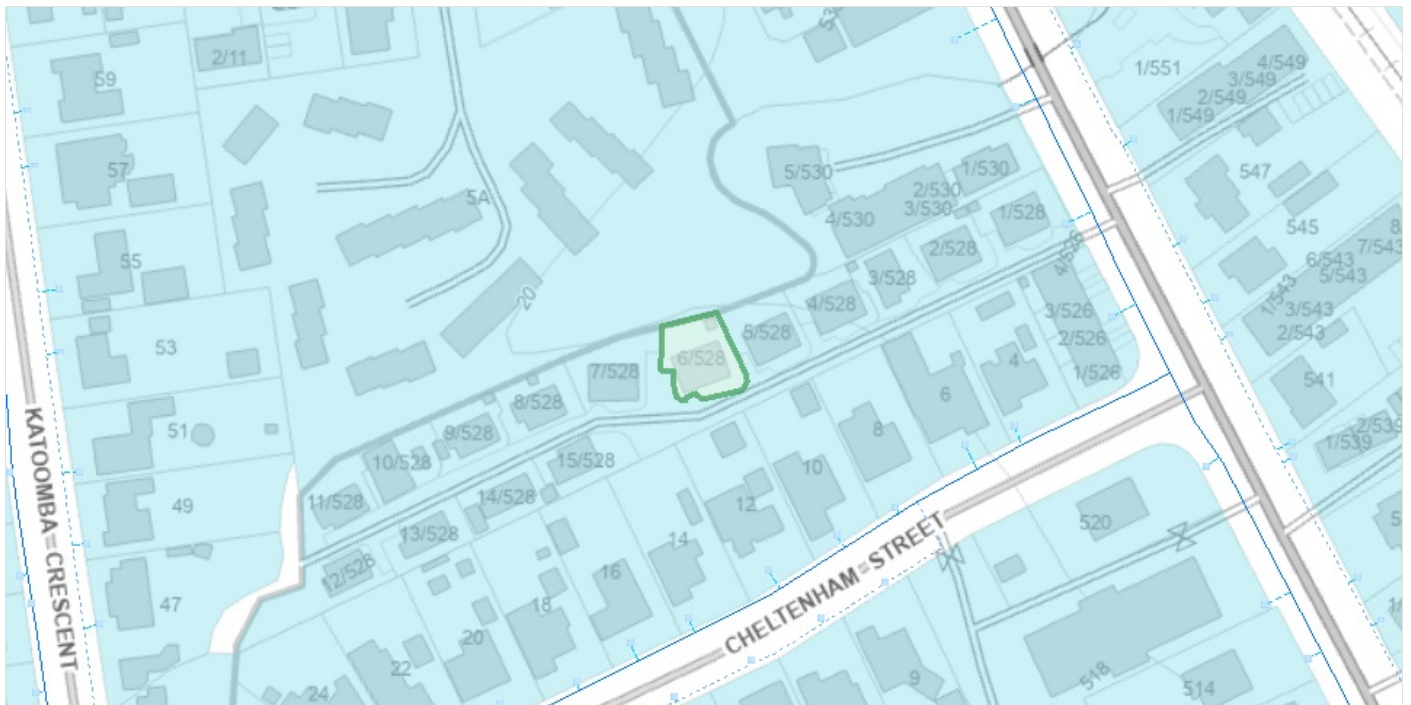


Flood-prone areas

The flood-prone hazard area overlay is applied to areas known to be prone to flooding, particularly areas known to be within the 1 per cent annual exceedance probability (AEP) level.

Overlay Name	Flood-prone areas
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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

TasWater - Sewer Service



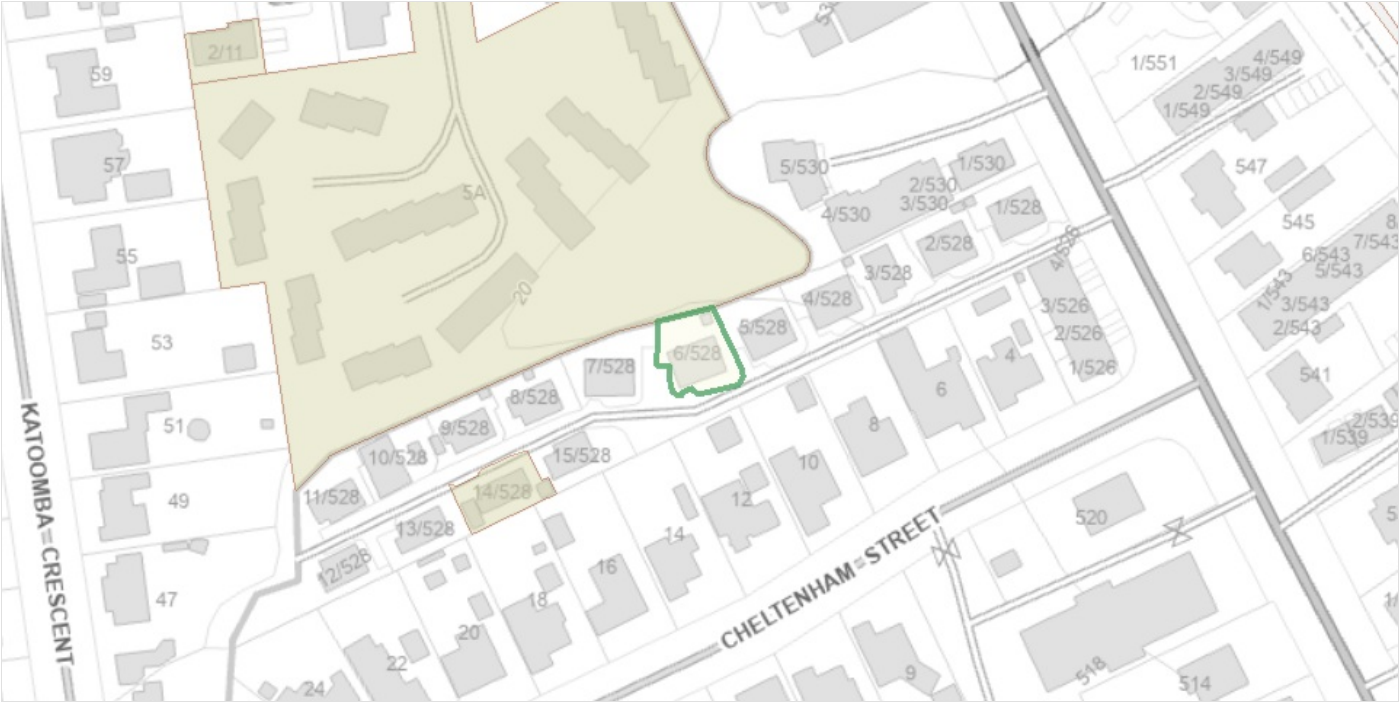
TasWater - Sewer Serviced Land

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

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	Freehold Title
Authority Type	Homes Tasmania

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