


<p>Owner: Edgar Roy England</p>	<p>PLAN OF SURVEY A. C. Peacock</p>	<p>Registered Number: S.P. 6538</p>
<p>Title Reference: C.T. 3356/86</p>	<p>by Surveyor of land situated in the</p>	<p>S.P. 6538</p>
<p>Grantee: Part of 31-1-21 & 36-1-39 George Hull</p>	<p>CITY OF GLENORCHY</p>	<p>Effective from 2-4-75</p>
<p><i>Mines, Colours &</i></p>	<p>Scale 1:1500</p>	<p> <i>M. Mathias</i> Recorder of Titles</p>

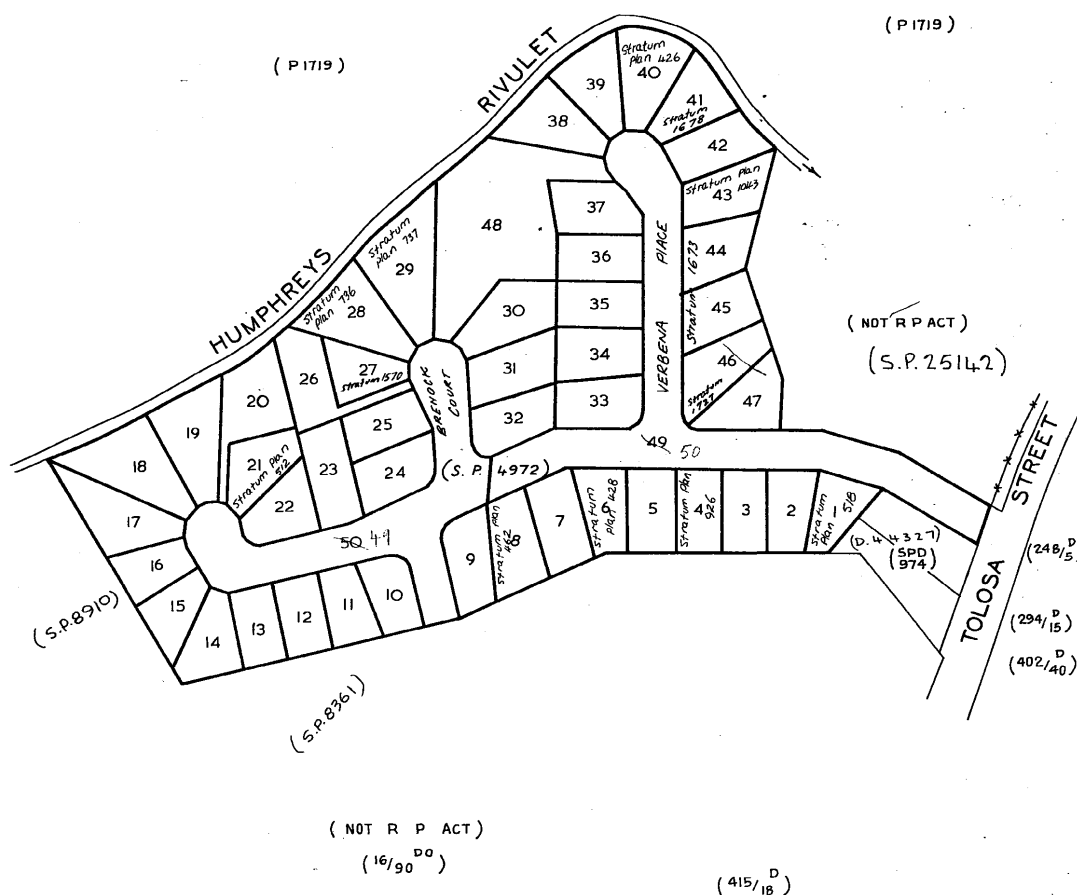
Memo 24/2/78
MR for FWS. 18/12/76 ✓ 23/12/78

SEE INSIDE FIELD
NOTES FOR REPEG

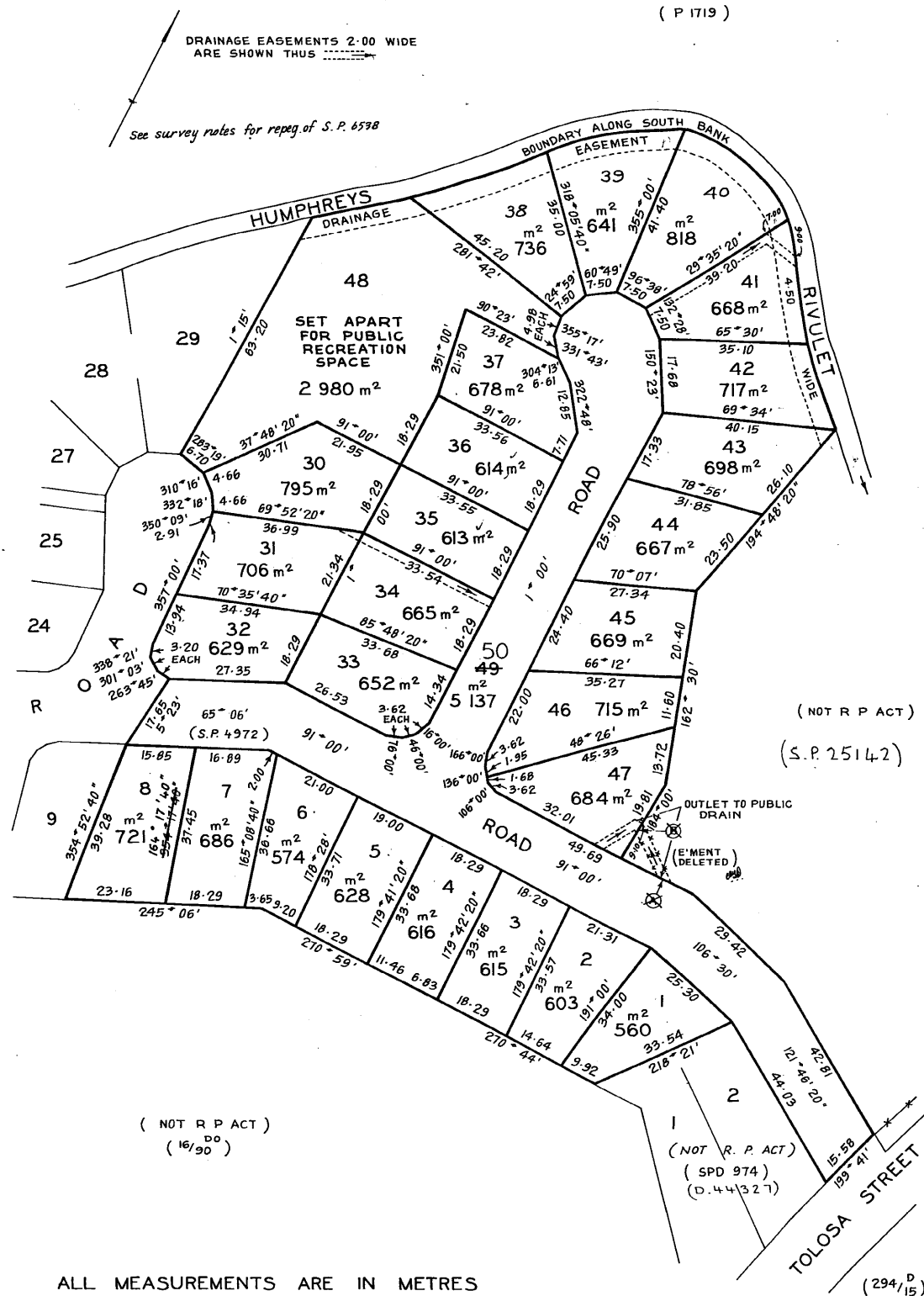
See survey notes for repeg. of S.P. 6538

INDEX PLAN

SEE SURVEY NOTES
FOR RE-MARK PLAN

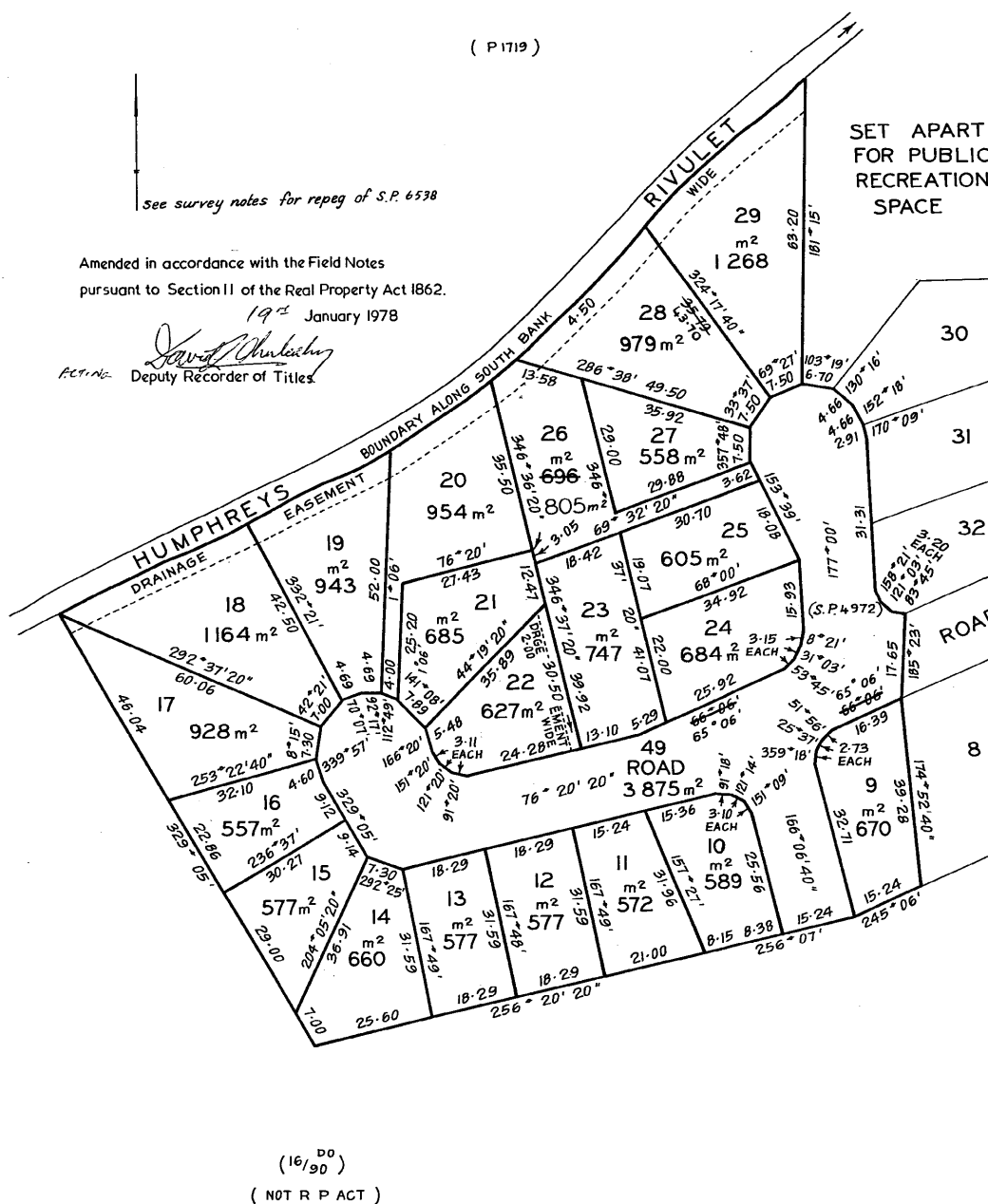


<p>ANNEXURE SHEET No. 1 (of 2 annexures) to plan by Surveyor A.G. Peacock</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 21.11.74 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P.6538</p>
<p>Signed for the purposes of identification Surveyor: <i>A.G. Peacock</i> Owner: Edgar Roy England Title Reference: C.T. 3356/86</p>	<p>Scale 1:750</p>	<p>Scale 1:750</p>



<p>ANNEXURE SHEET No. 2 (of 2 annexures) to plan by Surveyor A.C. Peacock</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 21-11-74 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P.6538</p>
<p>Signed for the purposes of identification Council Clerk <i>[Signature]</i></p>	<p>Surveyor <i>[Signature]</i> Owner: Edgar Roy England Title Reference: C.T. 3356/86</p>	<p>Scale 1:750</p>

ALL MEASUREMENTS ARE IN METRES



SEARCH OF TORRENS TITLE

VOLUME 6538	FOLIO 47
EDITION 5	DATE OF ISSUE 05-Oct-2024

SEARCH DATE : 23-Jun-2025

SEARCH TIME : 06.42 PM

DESCRIPTION OF LAND

City of GLENORCHY

Lot 47 on Sealed Plan 6538

Derivation : Part of 31A-1R-21Ps. and Part of 36A-1R-39Ps. Gtd.
to G. Hull

Prior CT 3460/51

SCHEDULE 1A506590 & C71847 JOSEPH PATRICK PASA and LINDA VERONICA PASA
Registered 16-Dec-1997 at 12.01 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 6538 EASEMENTS in Schedule of Easements

SP 4972 FENCING PROVISION in Schedule of Easements

SP 6538 FENCING PROVISION in Schedule of Easements

A442650 & A442651 FENCING PROVISION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

9



SCHEDULE OF EASEMENTS

PLAN NO.

S. P 6538

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.

EASEMENTS

Rights 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.

Lots 17 to 20 inclusive 26, 28, 29, 48, 38 to 43 inclusive are subject to a right of drainage over the drainage easement shown thereon appurtenant to the Corporation+

FENCING PROVISION

The Vendor EDGAR ROY ENGLAND shall not be required to fence.

INTERPRETATION:

"Corporation"+ means - The ~~Lord~~ Mayor Aldermen and Citizens of the City of Glenorchy.

SIGNED by EDGAR ROY ENGLAND as
Registered Proprietor of the
land in Certificate of Title
Volume 3356 Folio 86 in the
presence of.....

*M. Morris
Law Clerk
Hobart.*

6538

SIGNED by LAURIE GEORGE MURDOCH
and KENNETH MURDOCH DRAKE as
Mortgagees under Mortgage No. A442653
in the presence of.....

Randall
Law Clerk
Hobart

Laurie G Murdoch
Kenneth Drake

SIGNED by GENERAL CREDITS LTD. by TERRENCE
GEORGE SALOTTI its attorney under Power No.
22356 (and he hereby declares that he has
no revocation of the said Power) in the
presence of.....

Terrence Salotti

Salotti

State Manager for Tasmania.

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

LOVIBOND, VALENTINE, ROACH & THIESSEN

Per:

[Signature]

6538

This is the schedule of easements attached to the plan of Lots 1 to 50

comprising part of the land in

Certificate of Title Volume 3356 Folio 86

(Insert Title Reference)

Sealed by City of Glenorchy

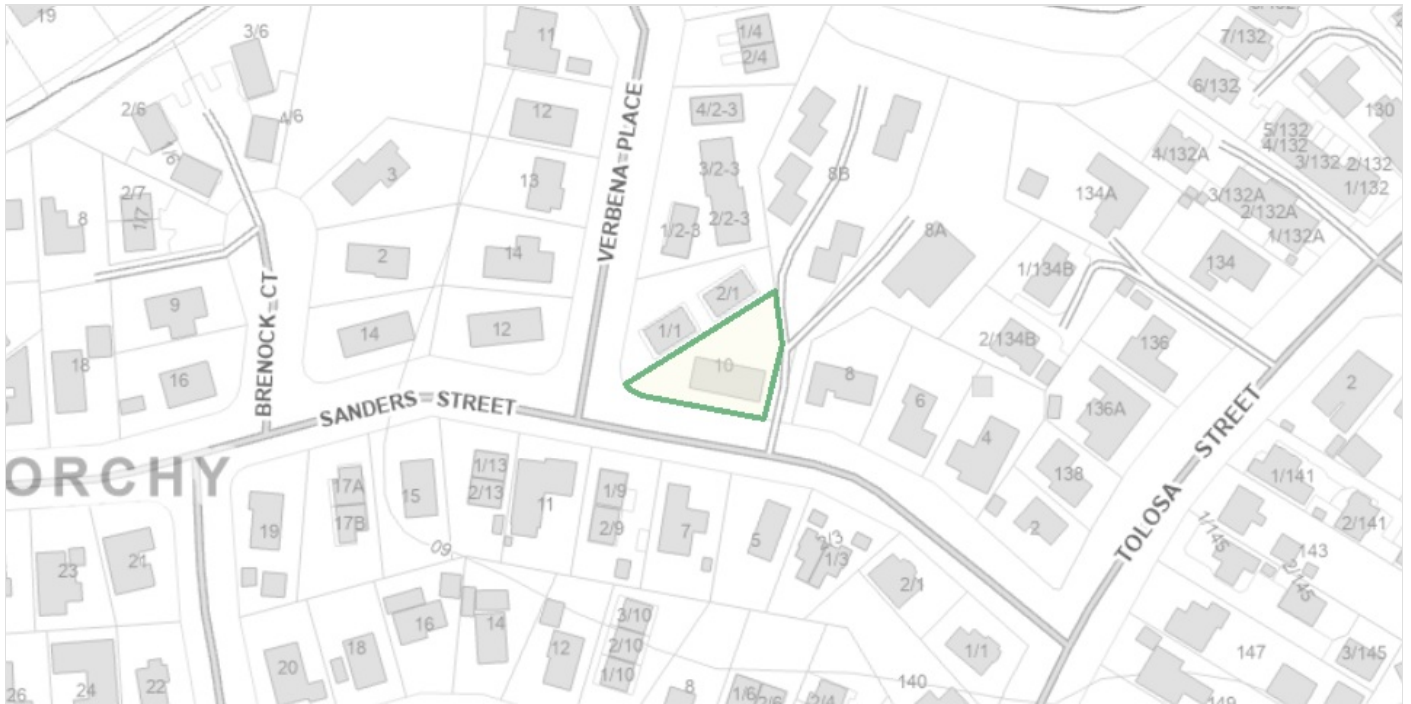
on

16 December 1974

56158


Town Clerk

Property report for 10 SANDERS ST GLENORCHY TAS 7010



**Property Identification
Number**

5393165

Locality

Glenorchy

Planning Zones

General Residential

Total Area

684 sqm

**Certificate of Title Reference
(Volume/Folio)**

6538/47

Municipality

Glenorchy

**Planning Codes
Overlay**

Flood-prone areas

**Planning
Scheme**

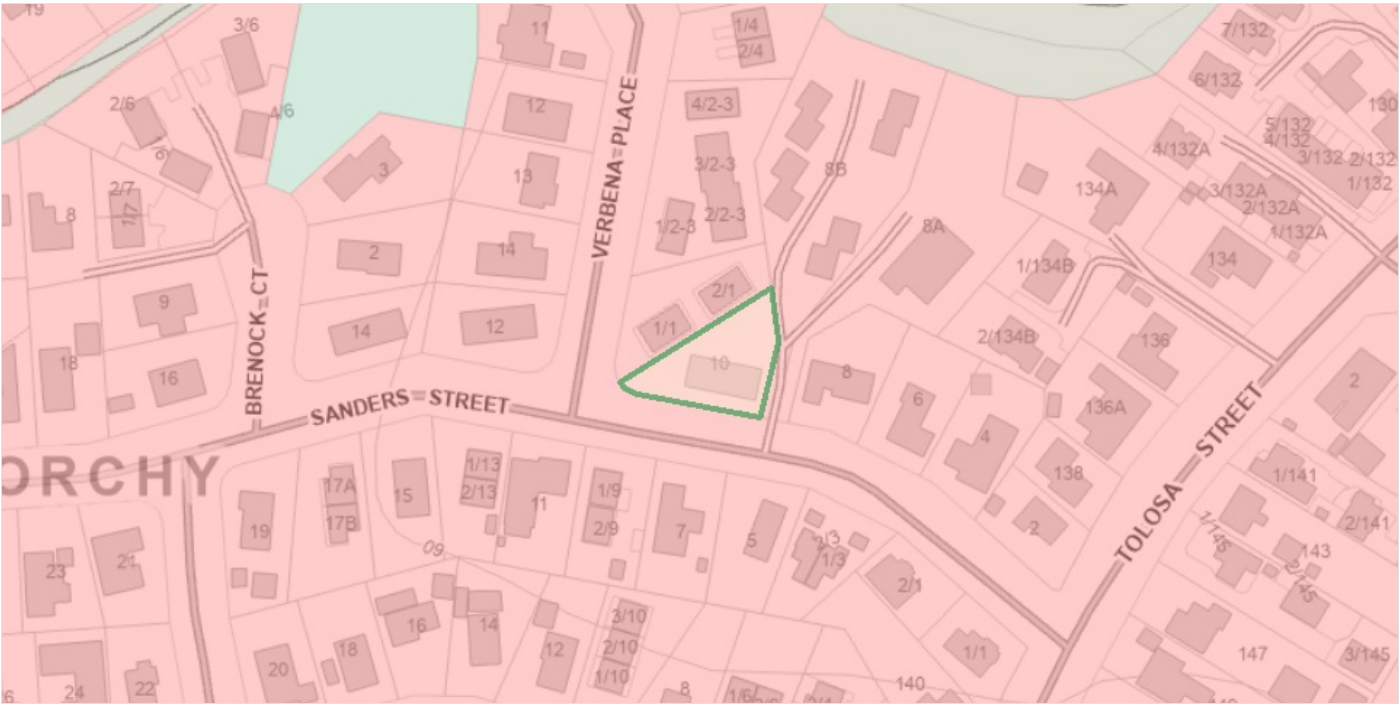
Tasmanian Planning Scheme

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

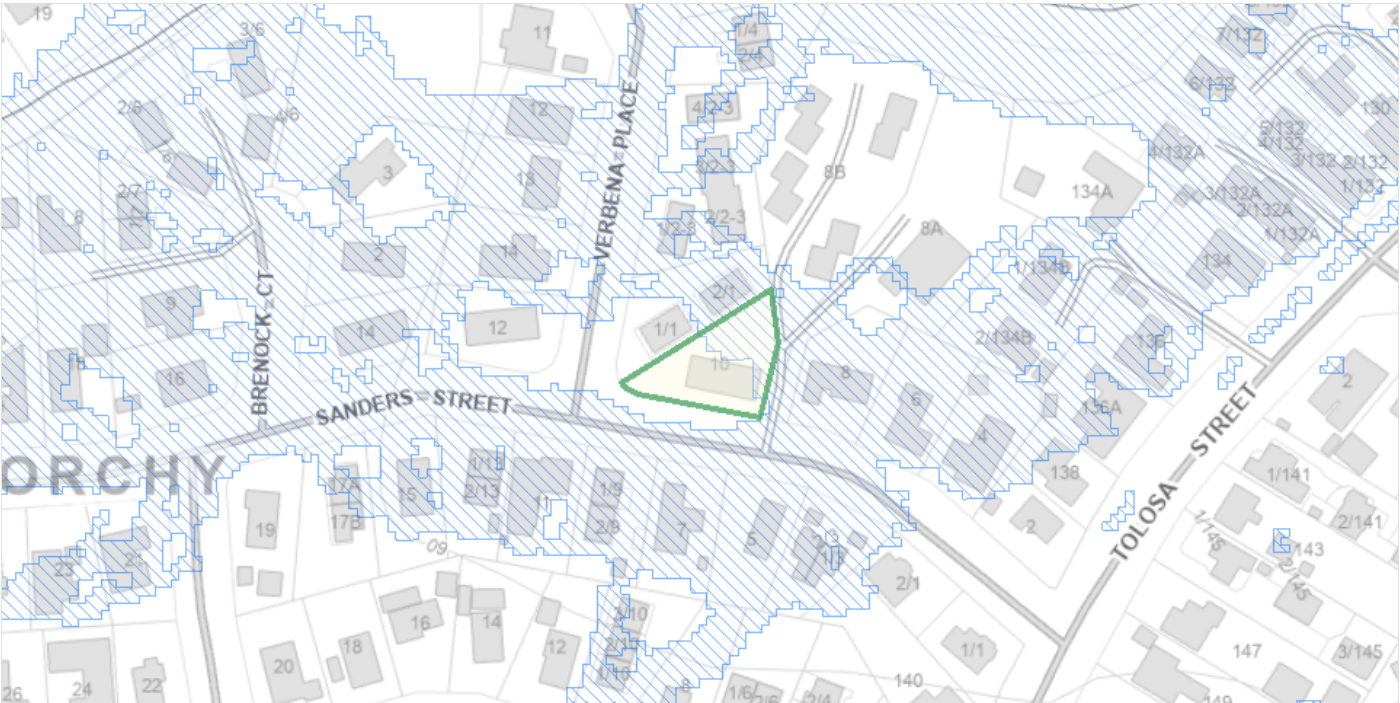
Planning Zone



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 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 - 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	L121132
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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[illegible]

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.

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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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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

Crown or Council Land on or adjoining the property

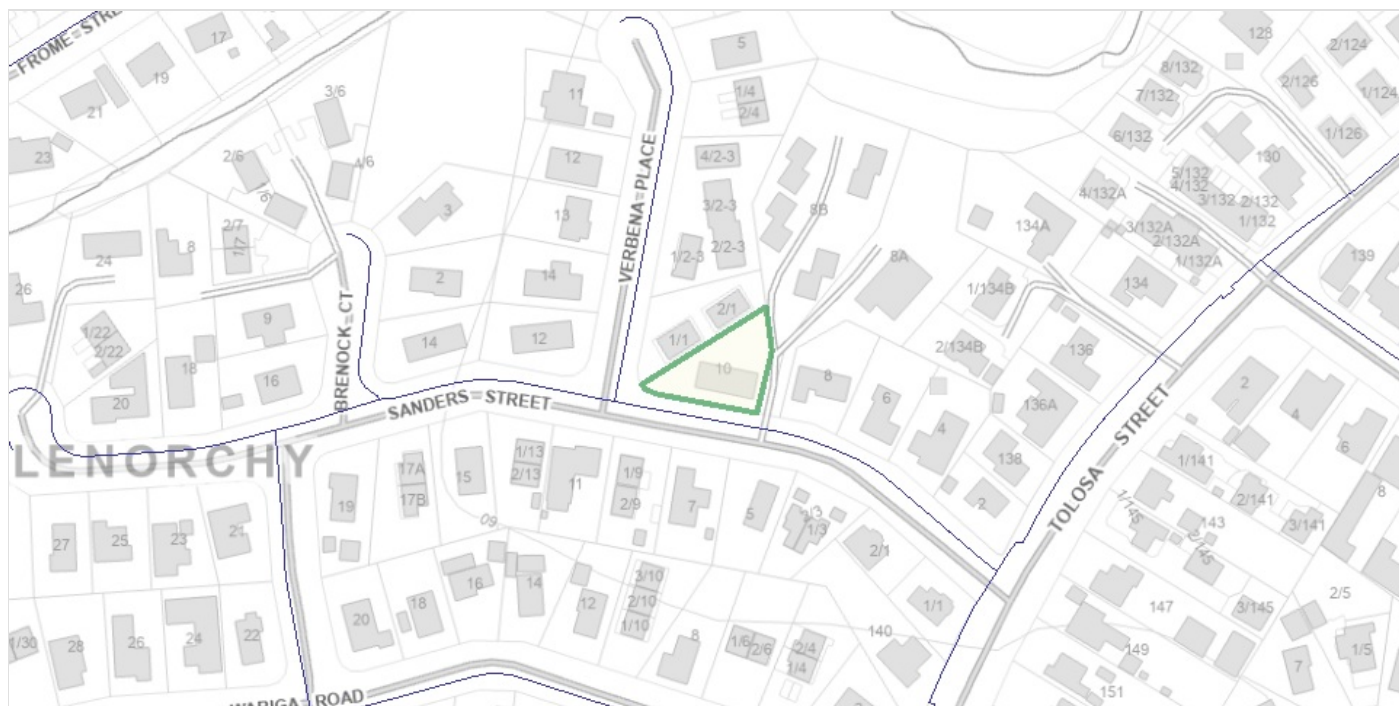


Crown or Council Land on or adjoining the property

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

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