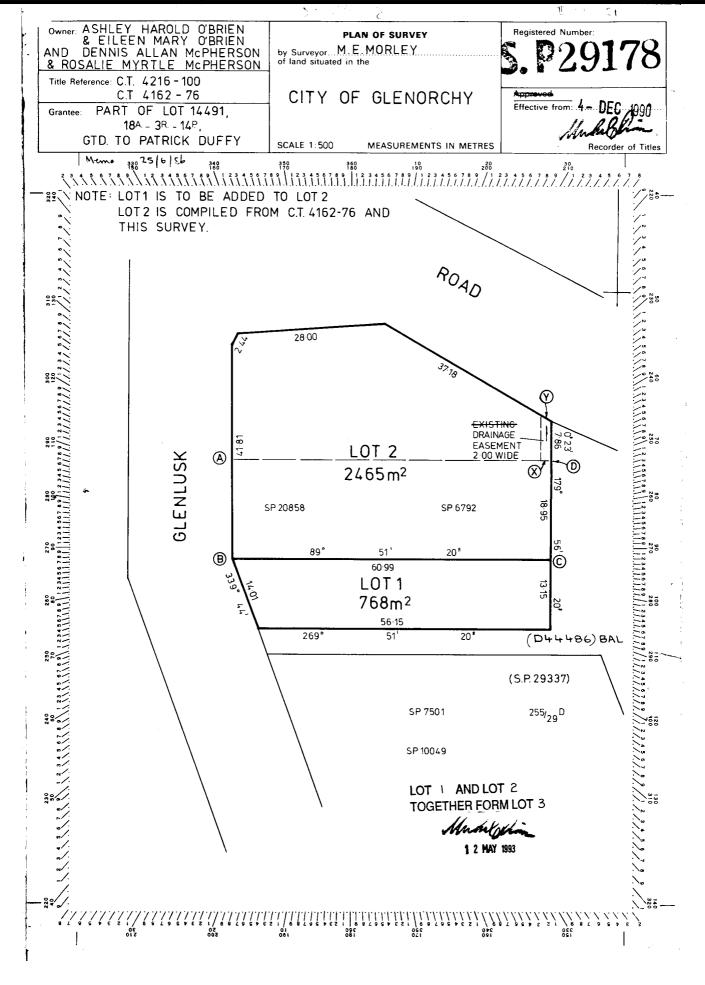


FOLIO PLAN

RECORDER OF TITLES



Issued Pursuant to the Land Titles Act 1980



Search Date: 14 Jul 2025

Search Time: 07:21 PM

Volume Number: 29178

Revision Number: 01

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RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 29178	FOLIO 3
EDITION 3	DATE OF ISSUE 04-Oct-2021

SEARCH DATE : 14-Jul-2025 SEARCH TIME : 07.21 PM

DESCRIPTION OF LAND

City of GLENORCHY Lot 3 on Sealed Plan 29178 Derivation: Part of Lot 14491 Gtd. to P. Duffy Prior CT 4727/63

SCHEDULE 1

M914249 TRANSFER to DOUGLAS JOHN LINDSAY MACDONALD and AMANDA JAYNE MACDONALD Registered 04-Oct-2021 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any SP 29178 EASEMENTS in Schedule of Easements
SP 6792, SP 20858 & SP 29178 FENCING COVENANT in Schedule of Easements
E276550 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 04-Oct-2021 at 12.03 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





EASEMENTS AND PROFITS

SCHEDULE OF EASEMENTS

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.

That portion of Lot 2 marked A.B.C.D. on the Plan is together with a right of drainage over the Drainage Easement marked X.Y. on the Plan.

Each lot on the plan is together with: Lot 2 is subject to a right of Drainage appurtenant to the land marked A.B.C.D.

hereon) over the Drainage Easement marked X.Y.

(1) such rights of drainage over the drainage easements shewn on the plan (if any) hereon.

as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:-

(1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

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

No $\frac{1}{2}$ Basements of Profits a prendre are created to benefit or burden the Lots shown on the Plan.

COVENANTS

The Owners of Lot 1 on the Plan covenant with Ashley Harold O'Brien and Eileen Mary O'Brien that the Vendors the said Ashley Harold O'Brien and Eileen Mary O'Brien shall not be required to fence.

SIGNED by the said

ASHLEY HAROLD O'BRIEN

and EILEEN MARY O'BRIEN

the registered proprietors of the land comprised and described in Certificate of Title Volume 4216 Folio 100

in the presence of:

lett & Brun

Auch Sarry

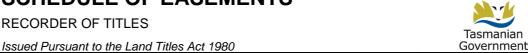
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SCHEDULE OF EASEMENTS

RECORDER OF TITLES



This is the schedule of easements attached to the plan of A.H.Z.E.M. O.Brien and (Insert Subdivider's Full Name) DA & RM McPherson affecting land in Certificates of Title Volume 4216 Folio 100 & Volume 4162 Folio 76
(Insert Title Reference) Sealed by the City of Glenorchy on 28th January 1986

Solicitor's Reference Council Clerk/Town Clerk

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Property report for 297 GLENLUSK RD GLENLUSK TAS 7012



Property Identification

Number

7677591

Locality

Glenlusk

Planning Zones

Rural Living

Total Area

3233 sqm

Certificate of Title Reference

(Volume/Folio)

29178/3

Municipality

Glenorchy

Planning Codes

Overlay

Priority vegetation area, Bushfire-prone areas, Scenic protection area

Planning Scheme

Tasmanian Planning Scheme

This property is in the **Rural Living** 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.

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Location Information

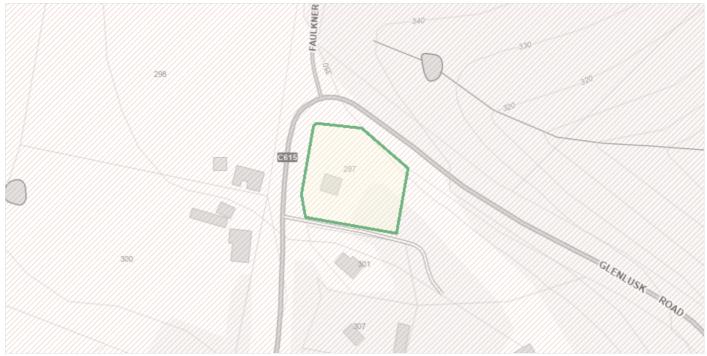
Planning Zone



Tasmanian Planning Zone

Zone Number	11
Zone	Rural Living
Zone Subgroup	Rural Living Zone A

Bushfire Prone Area



Bushfire-prone areas

The bushfire-prone area overlay applies in accordance with any overlay map approved by the Tasmania Fire Service for the relevant municipal area. The purpose of the bushfire prone code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

Overlay Name

Bushfire-prone areas

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Priority Vegetation Area



Priority vegetation area

The priority vegetation area overlay is intended for native vegetation that forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the Nature Conservation Act 2002 or is a threatened flora/fauna species.

Description	Alterations of electronic planning map made under s.800 of LUPAA
Overlay Name	Priority vegetation area

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Scenic Protection Area



Scenic protection area

The scenic protection area overlay is applied to land identified at the local or regional level as important for the protection of scenic values.

Description	Glenorchy hinterland. Alterations of electronic planning map made under s.800 of LUPAA
Overlay Name	Scenic protection area
LPS Reference	GLE-C8.1.1

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

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