

Separate Titles Issued Program No. _____

The Common Seal of the Municipality of Clarence has been hereunto affixed in the presence of us this 11th day of April one thousand nine hundred and Sixty, in pursuance of authorisation given at a meeting of the Commissioners held on the 7th day of April 1960

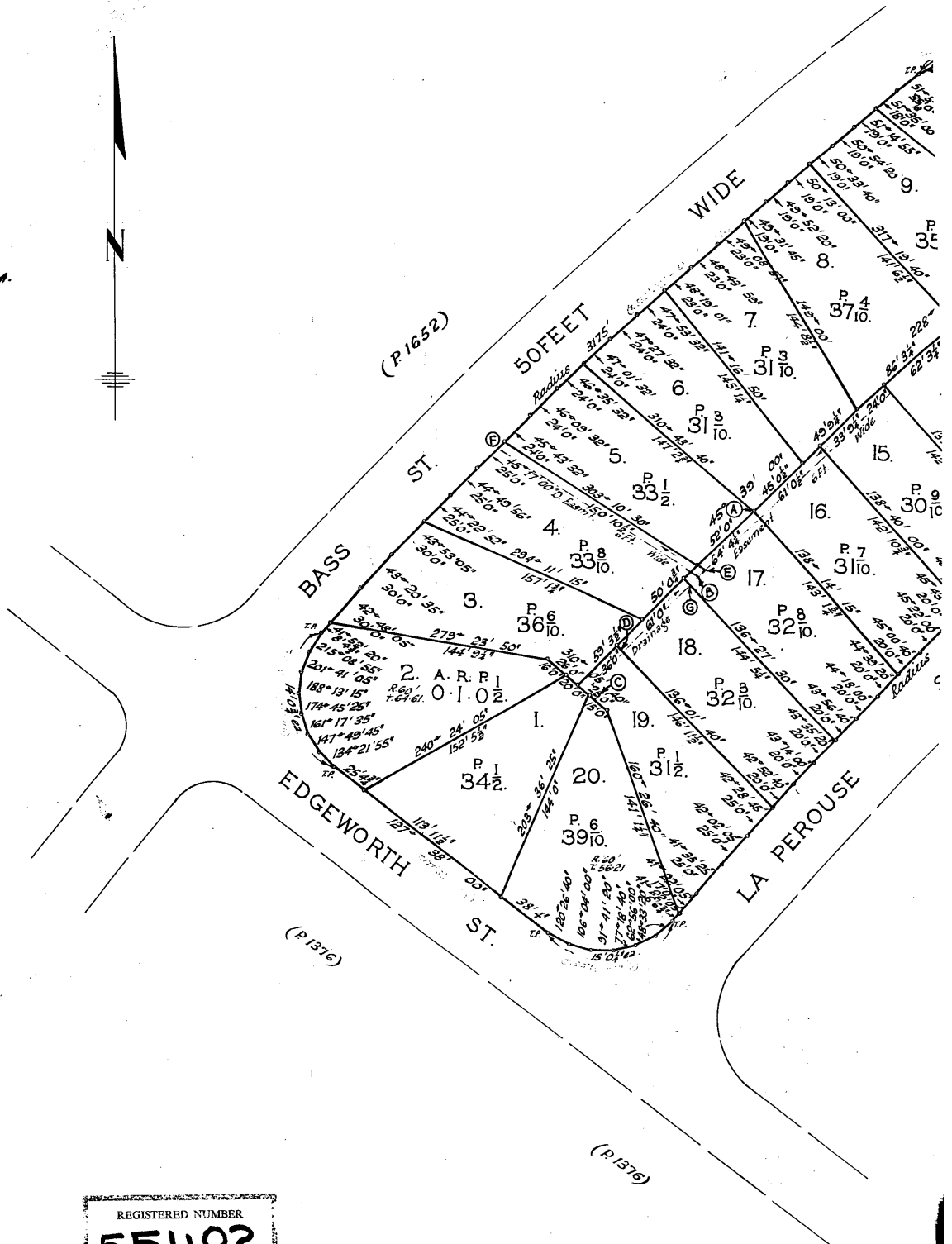
[Signature] Chairman
[Signature] Commissioner
[Signature] Secretary

Director of Housing
247-40 G.

Plotted by
Examined as to boundaries *[Signature]* 2/11/60.
Mathematically checked
Entered on card by *R.I.*

REGISTERED NUMBER
55402

17/3/60 **1393**



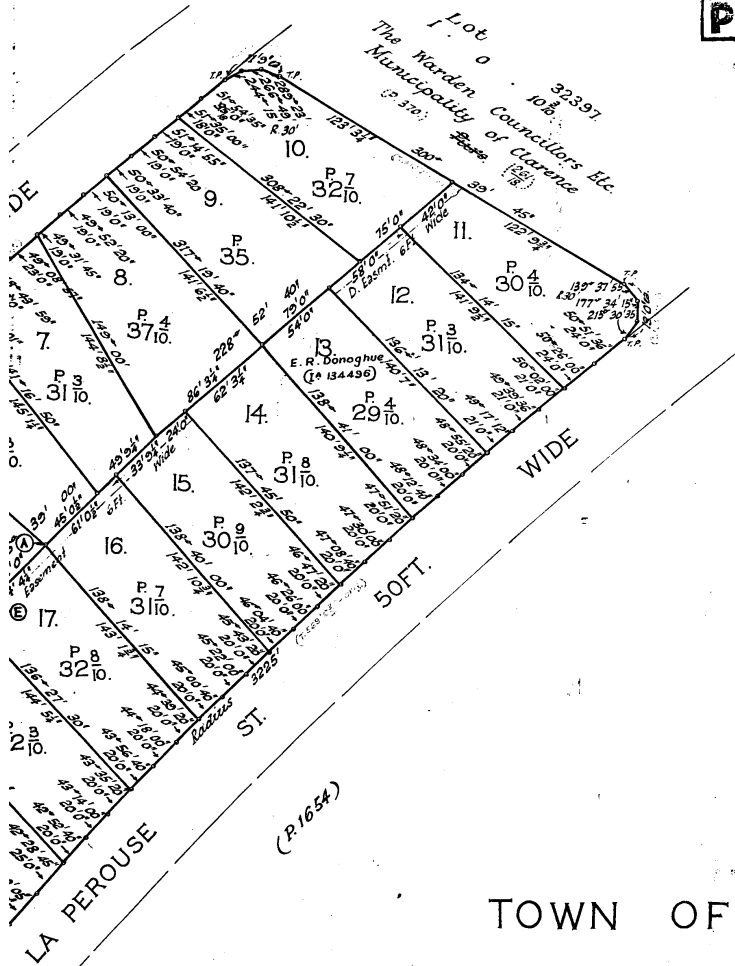
Rate Titles Issued Program No. 6 (See FN 3)

3681

P1

Crane Hatch
2355

1/4/07



TOWN OF WARRANE WARRANE SUBDIVISION

SCALE 50 FT. TO AN INCH

SEC. N.

Part of 52.1.18 Acquired for the erection of houses
Whole of 4.0.282 Granted to Director of Housing (247/26)

LETTERS ADDED
2/9/88

I hereby certify that this is a correct copy of the plan as
surveyed by F. Miles & P. 3661
deposited in the office of the Surveyor-General, in which
the following encumbrances as delineated have been added to
me as required by the Director of Housing.

F. Miles
Surveyor-General
16/3/80.

SEARCH OF TORRENS TITLE

VOLUME 55402	FOLIO 4
EDITION 4	DATE OF ISSUE 09-Nov-2022

SEARCH DATE : 09-Jul-2025

SEARCH TIME : 04.30 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 4 on Plan 55402 (formerly being P1393)

Derivation : Part of 4A-0R-28.3/10Ps Granted to The Director
of Housing

Prior CT 2002/1

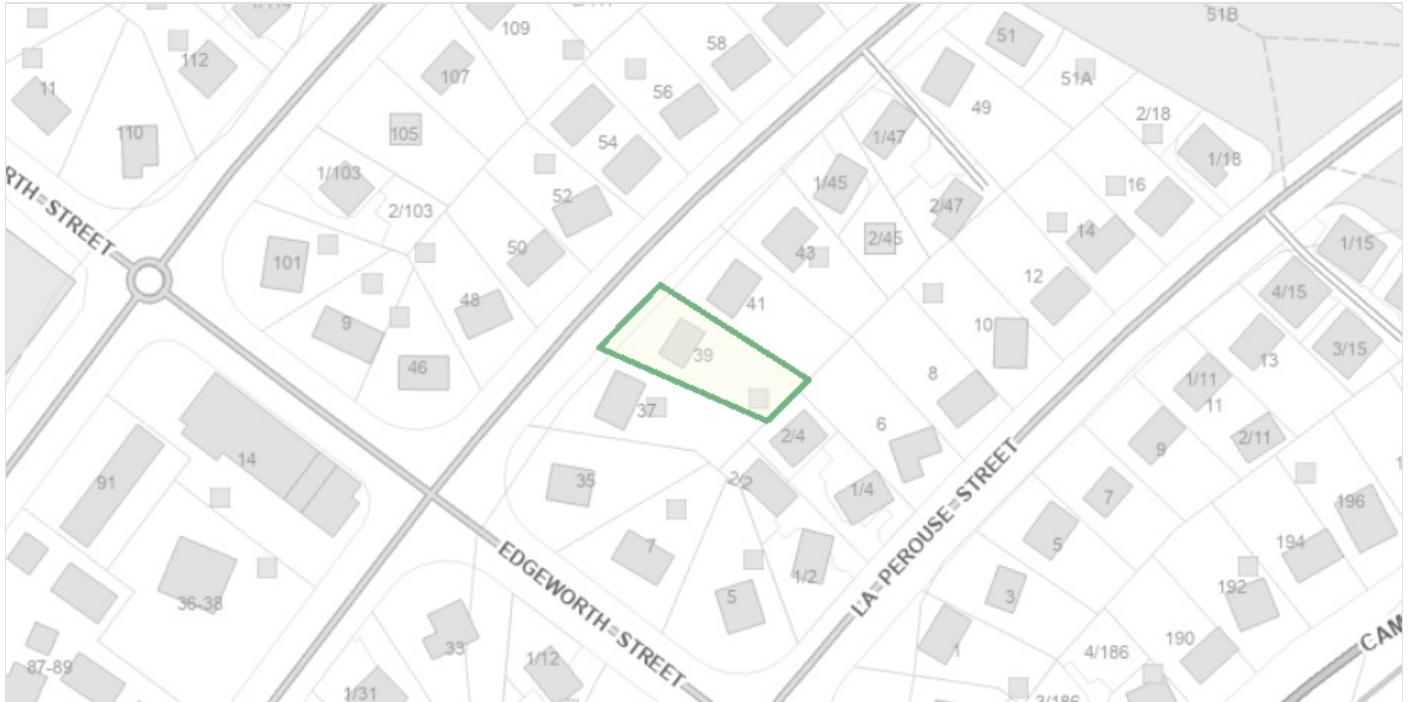
SCHEDULE 1M989143 TRANSFER to BEN MAXWELL ROGERS and JACE EDWIN ROBERTS
as tenants in common in equal shares Registered
09-Nov-2022 at 12.01 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

A845429 BURDENING EASEMENT: Right of drainage (appurtenant to
Lots 1 & 14-20 on Plan No. 55402) over the Drainage
Easement shown passing through the said land within
describedE323252 MORTGAGE to Commonwealth Bank of Australia
Registered 09-Nov-2022 at 12.02 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Property report for 39 BASS ST WARRANE TAS 7018



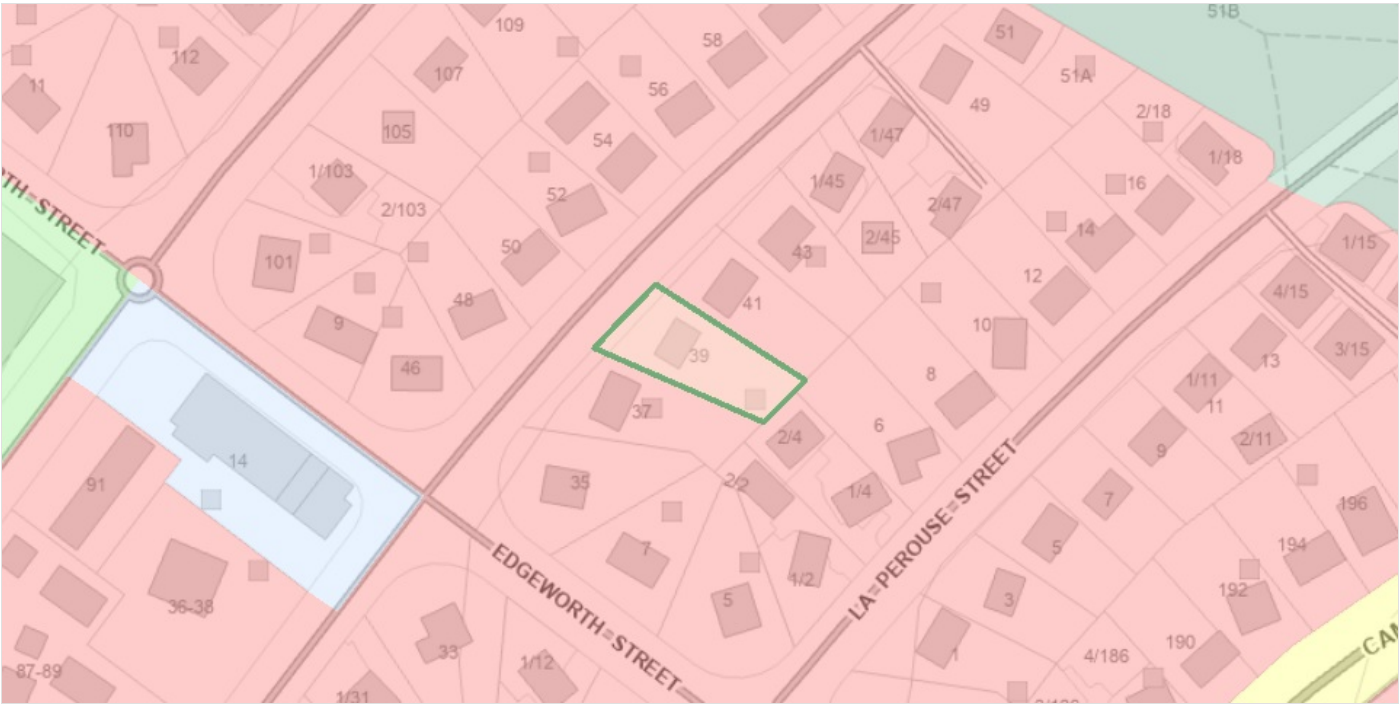
Property Identification Number	Certificate of Title Reference (Volume/Folio)
5157103	55402/4
Locality	Municipality
Warrane	Clarence
Planning Zones	Planning Codes Overlay
General Residential	Airport obstacle limitation area
Total Area	Planning Scheme
855 sqm	Tasmanian Planning Scheme

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

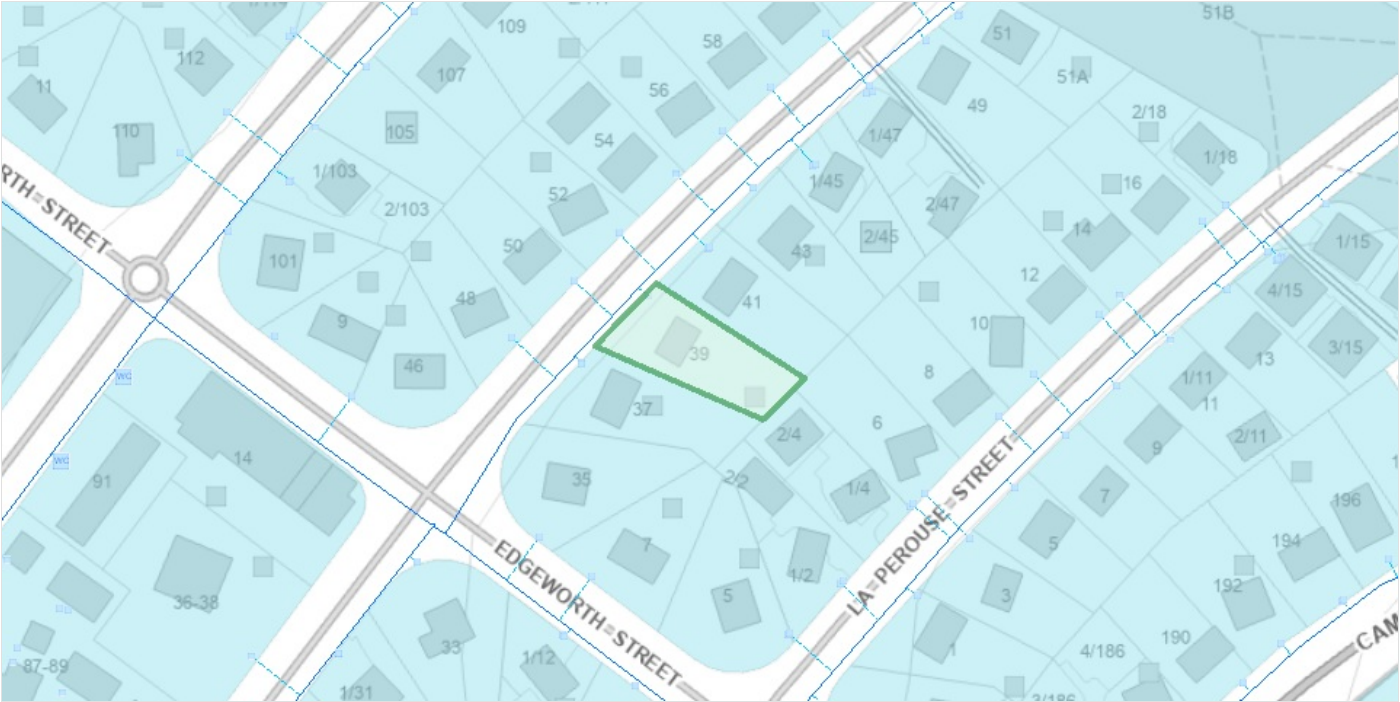
Planning Zone



Tasmanian Planning Zone

Zone Number	8
Zone	General Residential

TasWater - Water Service



TasWater - Water 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	Cu
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	L57996
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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TasWater - Sewer Service

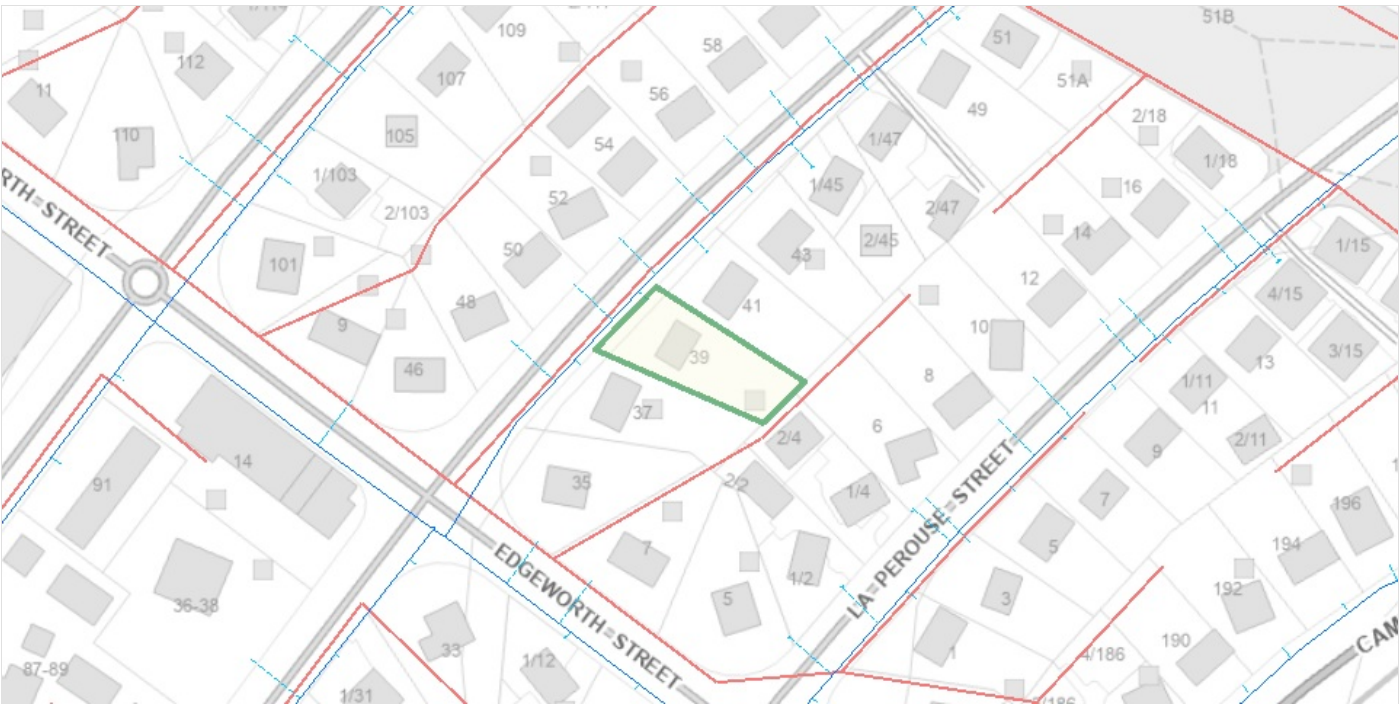


TasWater - Sewer Serviced Land

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
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TasWater infrastructure

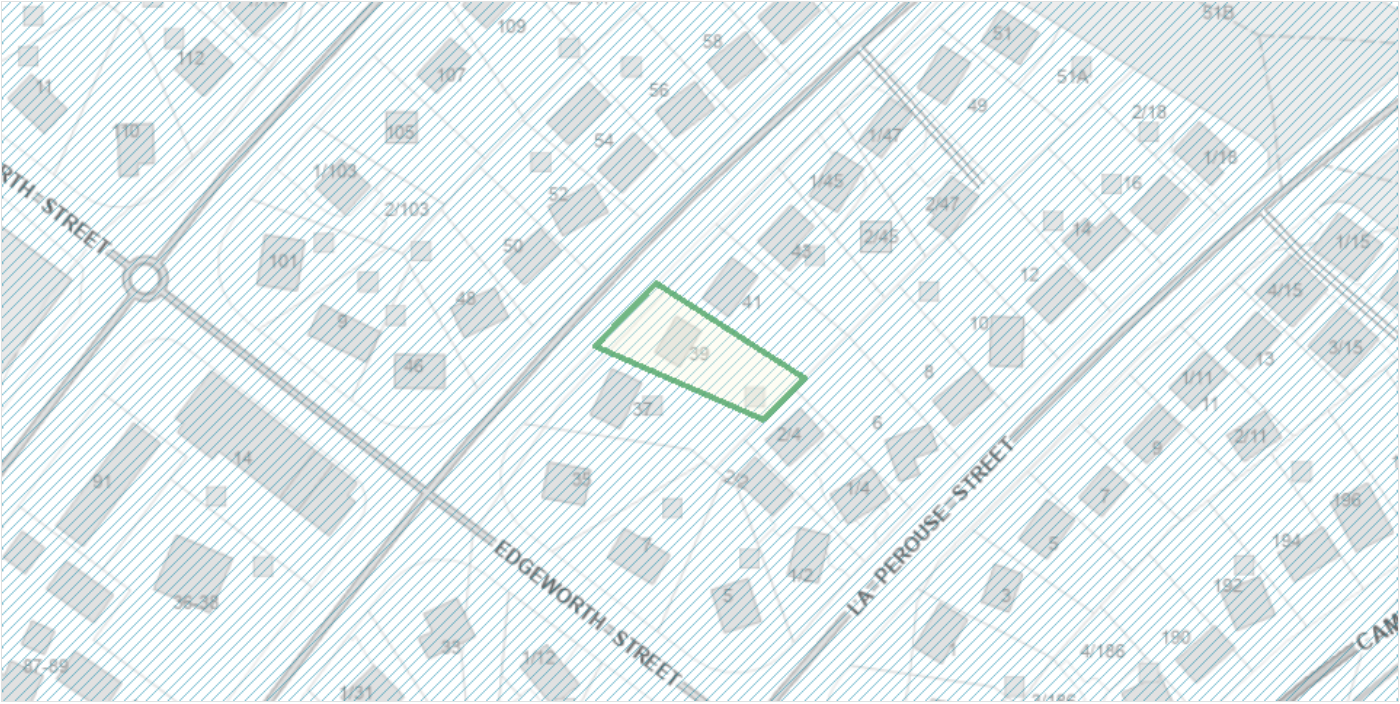


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DIAMETER	20

Safeguarding of airports code



Airport obstacle limitation area

The airport obstacle limitation area overlay is based on the Obstacle Limitation Surfaces (OLS) and Procedures for Air Navigation Services - Aircraft Operations (PANS-OPS) contained in the airport master plan or those otherwise adopted by the relevant airport owner or operator for the relevant airport in accordance with any accepted guidelines. It identifies the specified height limit on the land within the overlay by reference to AHD.

Description	Alterations of electronic planning map made under s.800 of LUPAA
Overlay Name	Airport obstacle limitation area
LPS Reference	CLA-C16.0

Council Details

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

Consult

Clarence City Council

Mailing address

38 Bligh Street

Rosny Park Tasmania 7018

Work:

(03) 6217 9500

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