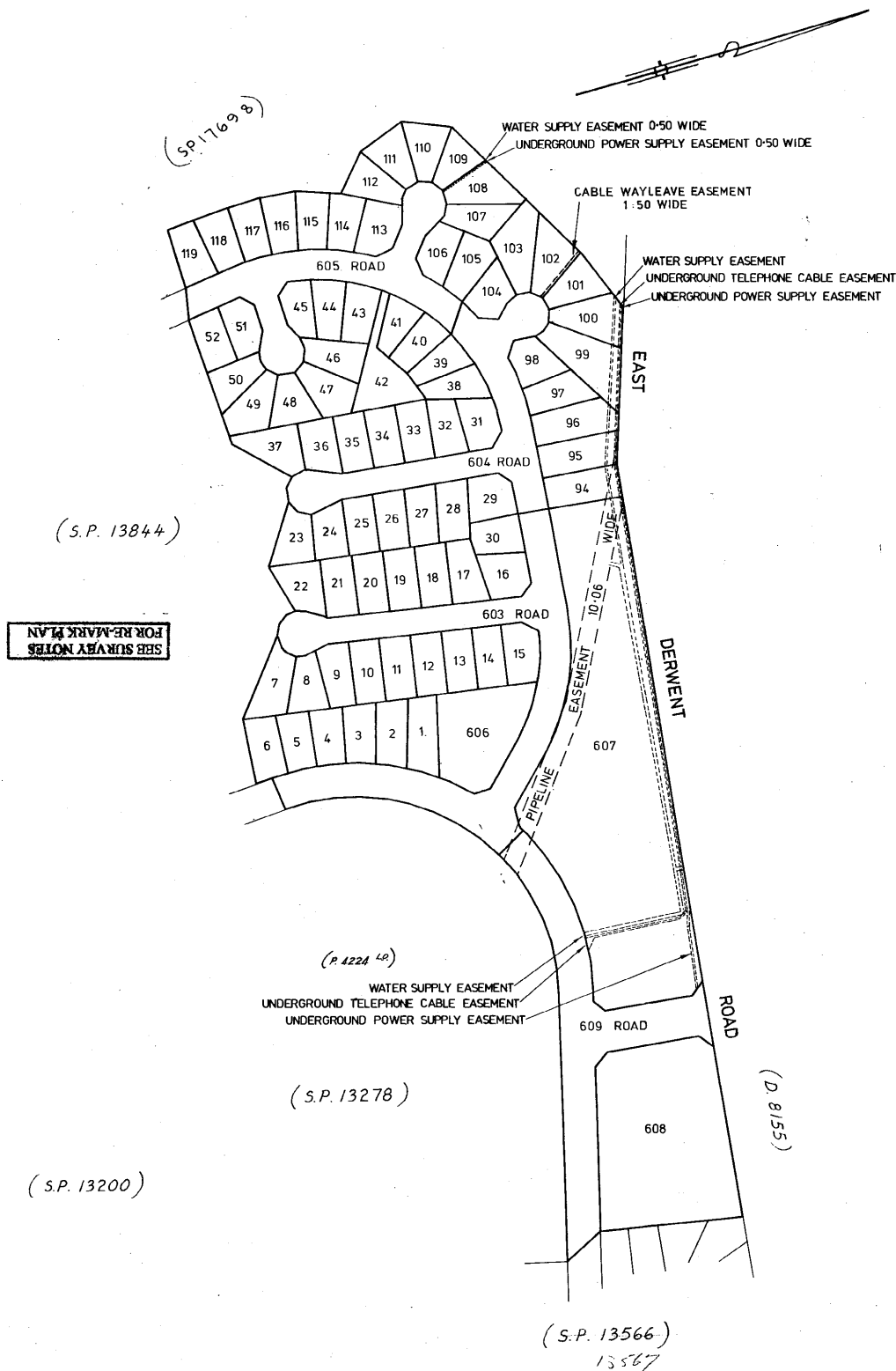


SP 13566 F186253

Owner: THE DIRECTOR GENERAL OF HOUSING AND CONSTRUCTION	PLAN OF SURVEY by Surveyor J.E. MURFET of land situated in the	Registered Number: S.P. 13566
Title Reference: C.T. 3461 - 95, 3352-73, 3724-23	LAND DISTRICT OF MONMOUTH PARISH OF DRUMMOND	Effective from 20 JUN 1980
Grantee: PART OF LOT 36502, 137.9 ha. G.T.D. TO THE DIRECTOR OF HOUSING and part of Lot 37699 (10.60 ha) gtd to The Director General of Housing and Construction & part of Lot 24295 (19.0-32) gtd. to W. A. Childs.		ACTING DEPUTY Recorder of Titles

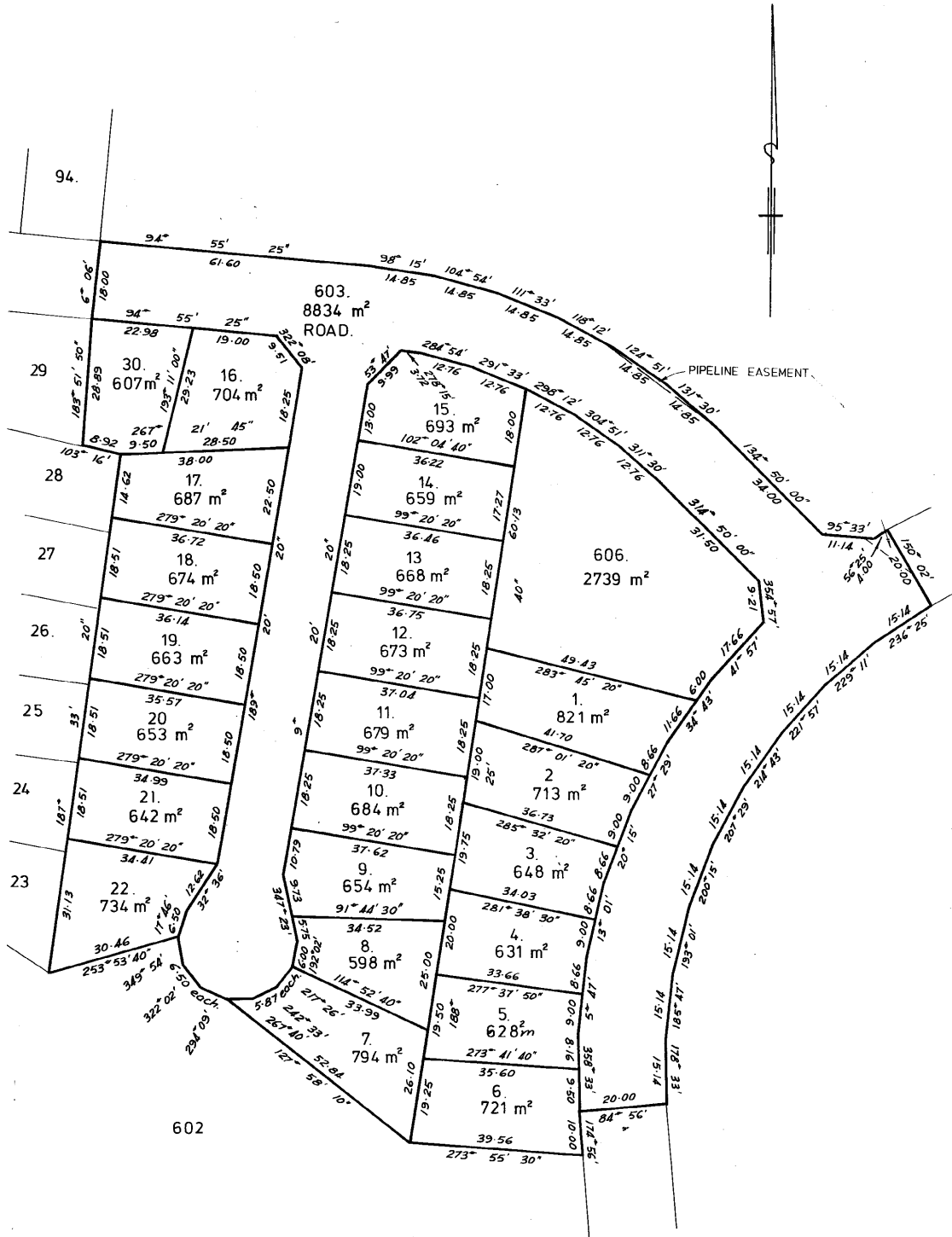
SCALE 1:2000

LENGTHS IN METRES



<p>ANNEXURE SHEET No. 1 (of 4 annexures) to plan by Surveyor J.E. MURFET</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 14.5.17 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: FIB. 6055</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: J.E. MURFET</p>	<p>S.P. 13566</p>
<p>Council Clerk</p>	<p>Owner: DIRECTOR OF HOUSING & Construction. General Title Reference: C.T. 3461 - 95, 3352-73, 3124-23.</p>	

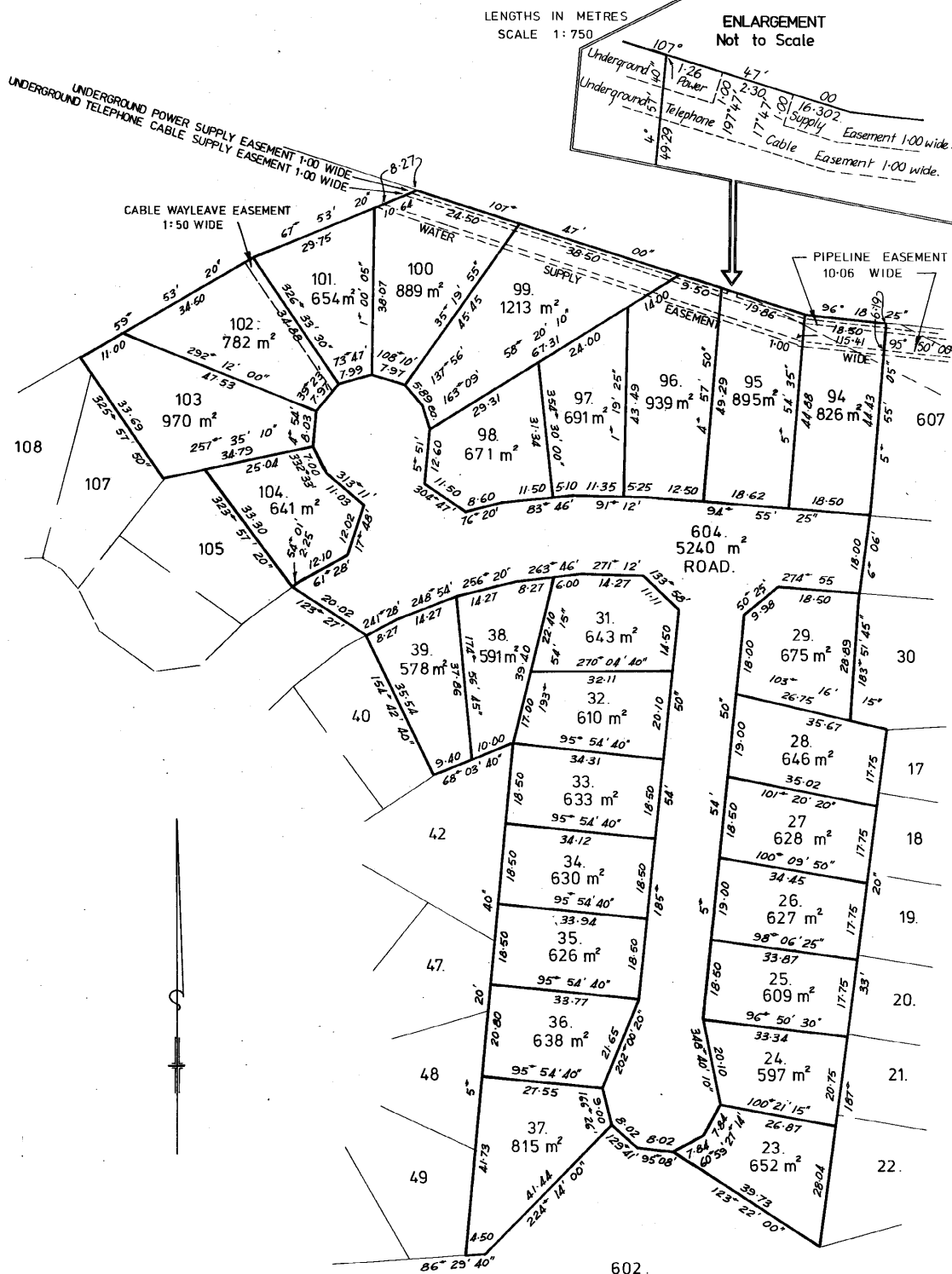
LENGTHS IN METRES
SCALE 1:750



2.7201

77774-2

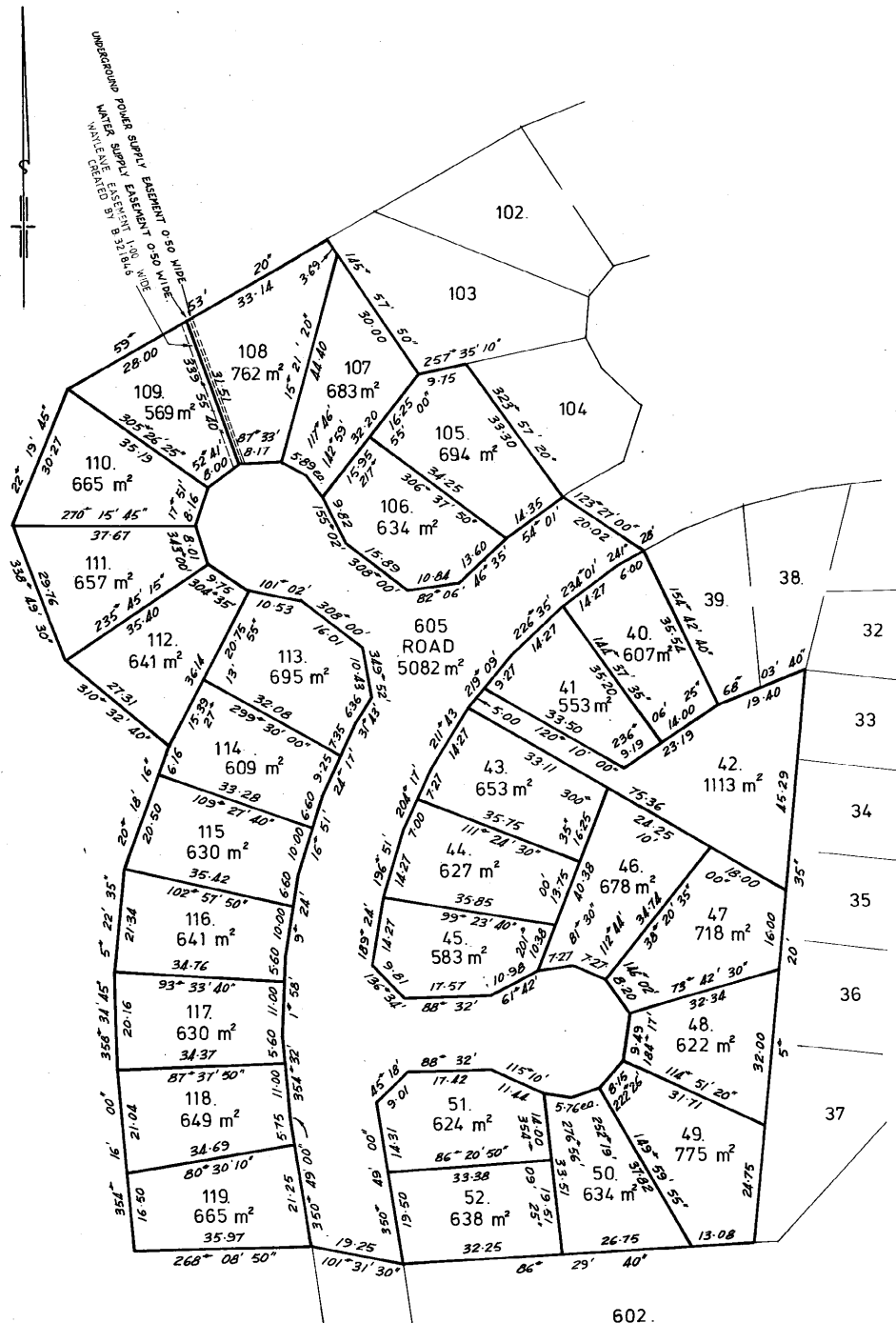
<p>ANNEXURE SHEET No. 2 (of 4 annexures) to plan by Surveyor J.E. MURFET</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated <u>16 Sept 77</u> and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: F18 6053</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: <u>J.E. MURFET</u> Owner: DIRECTOR OF HOUSING & Construction Title Reference: CT. 3461-95, 3352-73, 3124-23.</p>	<p>S.P. 13566</p>



<p>ANNEXURE SHEET No. 3 (of 4 annexures) to plan by Surveyor J. E. MURFET</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 14 Sep 1977 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: F18. 6053</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: J. E. MURFET Owner: THE DIRECTOR OF HOUSING & Construction Title Reference: CT. 3461-95, 3352-13, 3724-23.</p>	<p>S.P. 13566</p>

LENGTHS IN METRES

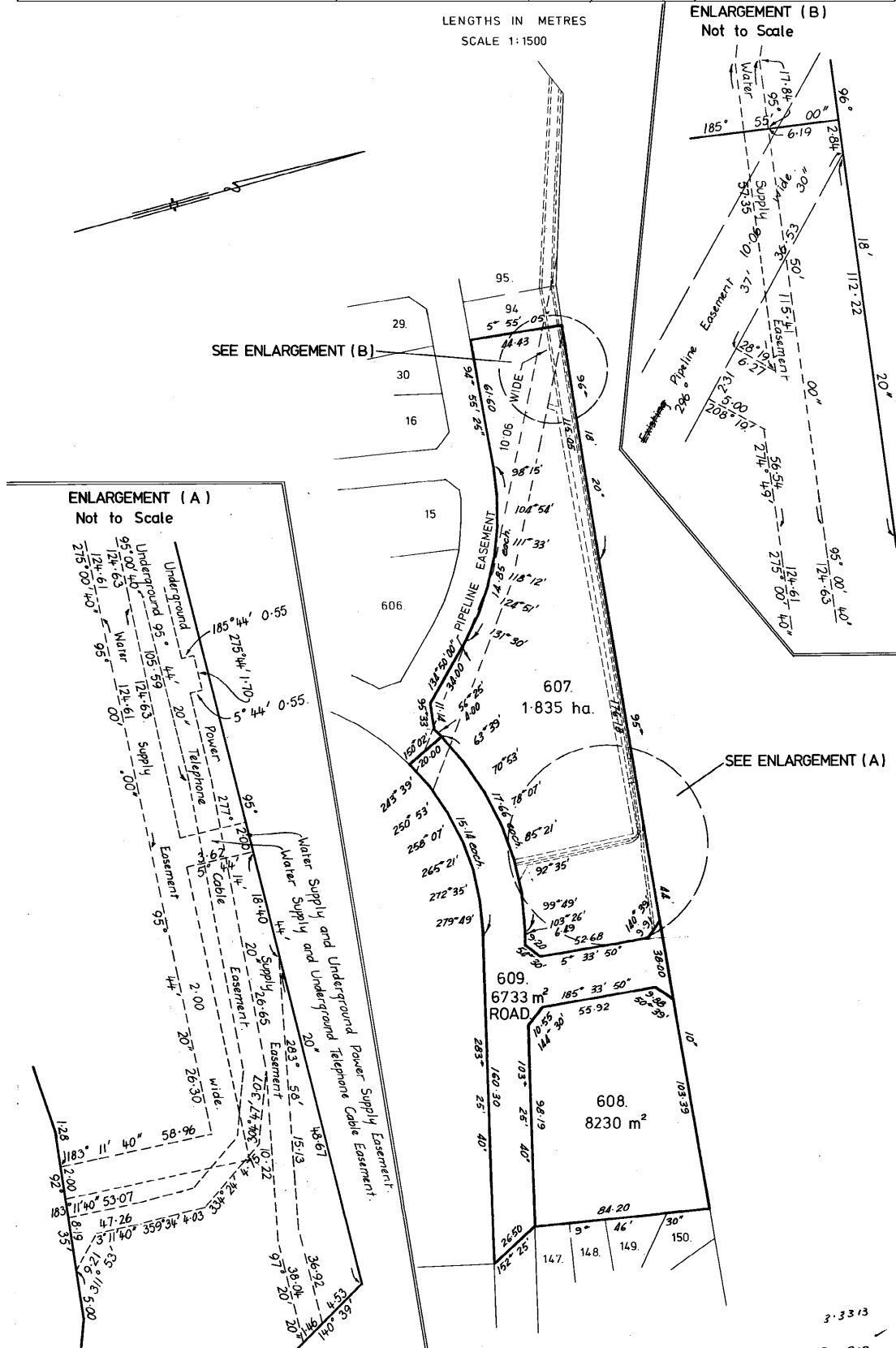
SCALE 1:750



9824
2.3731

23, 731 m²

<p>ANNEXURE SHEET No. 4 (of 4 annexures) to plan by Surveyor J. E. MURFET</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 <u>16 Sept 77</u> and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: FIB. 6053</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: <u>J. E. Murfet</u> Owner: DIRECTOR OF HOUSING & CONSTRUCTION Title Reference: CT 3461-95, 3352-73, 3724-23</p>	<p>S.P. 13566</p>



SEARCH OF TORRENS TITLE

VOLUME 13566	FOLIO 43
EDITION 11	DATE OF ISSUE 12-Dec-2019

SEARCH DATE : 12-Aug-2024

SEARCH TIME : 01.41 PM

DESCRIPTION OF LAND

Parish of DRUMMOND, Land District of MONMOUTH

Lot 43 on Sealed Plan 13566

Derivation : Part of Lot 24295 Gtd. to W.A. Childs. Part of
Lots 36502 and 37699 Gtd. to Director of Housing.

Prior CT 3837/88

SCHEDULE 1M794262 TRANSFER to PEI PENG LAU Registered 12-Dec-2019 at
12.01 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

FENCING PROVISION in Schedule of Easements

E203284 MORTGAGE to Westpac Banking Corporation Registered
12-Dec-2019 at 12.02 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS

Plan No.

S.P

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

13566

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/S

EASEMENTS

Lots 94, 95, 603, 607 and 609 are SUBJECT TO the right for Her Majesty the Queen (as appurtenant to One Acre Sixteen Perches of land acquired by the Crown from Alfred Rainbird by Notification No. 1547 gazetted on the Twenty fifth day of December One thousand nine hundred and forty six) to lay and maintain water pipes for the purposes of the Southern Regional Water Supply Act 1946 on over or under such part of the strip of land marked "Pipeline Easement 10.06 Wide" as passes through such Lots and to do all necessary works and things in connection therewith as may be authorised by the said Act provided that Her said Majesty shall make good any damage caused to gates or other structures buildings or fixtures and will after completion of the said works clean up and remove all surplus equipment stores and materials ^{and all debris} from the said strip of land and the said Lots which may be entered or occupied by Her said Majesty for the purposes of the said Act. *AS*

Lot 102 is SUBJECT TO a Wayleave easement as defined by Section 2 of the Hydro Electric Commission Act 1944 over the strip of land marked Cable Wayleave easement 1.50 wide hereon.

Lots 94, 95, 96, 99, 100, 108 and 607 are SUBJECT TO a Service Easement (as hereinafter defined) for the Warden Councillors and Electors of the Municipality of Brighton under in through over along and upon the strip of land marked Water Supply Easement shown passing through such Lot.

Lots 94, 95, 96, 99, 100 and 607 are SUBJECT TO a Service Easement (as hereinafter defined) for the Australian Telecommunications Commission under in through over along and upon the strip of land marked Underground Telephone Cable Easement shown passing through such Lots.

Lots 94, 95, 96, 99, 100, 108 and 607 are SUBJECT TO a Service Easement (as hereinafter defined) for the Hydro Electric Commission under in through over along and upon the strip of land marked Underground Power Supply Easement shown passing through such Lots.

13566

FENCING PROVISION

In respect of each Lot the Vendor the Director General of Housing and Construction shall not be required to fence.

INTERPRETATIONSERVICE EASEMENTS means -

The full right and liberty for the Warden Councillors and Electors of the Municipality of Brighton, the Australian Telecommunications Commission and the Hydro Electric Commission to enter upon the respective strip of land shown in the plan and to lay repair replace cleanse and maintain pipes valves wires cables and junctions therein and the said Warden Councillors and Electors of the Municipality of Brighton, the Australian Telecommunications Commission and the Hydro Electric Commission respectively making good any damage to the surface occasioned thereby.

13566

Lockhart



The Acting Director General of Housing and Construction

Registered proprietor of the land shown on the plan in the presence of :-

Walter

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

Lockhart

Acting Director General of Housing and Construction.



13566

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)

Gagebrook, Bridgewater

..... affecting land in

Certificate of Title Volume 3461 Folio 95

(Insert Title Reference)

Sealed by on 19.....

.....
Council Clerk/Town Clerk

10364

Property report for 52 FISHER DR HERDSMANS COVE TAS 7030



Property Identification Number

5042840

Locality

Herdsmans Cove

Planning Zones

General Residential

Total Area

653 sqm

Certificate of Title Reference (Volume/Folio)

13566/43

Municipality

Brighton

Planning Codes Overlay

N/A

Planning Scheme

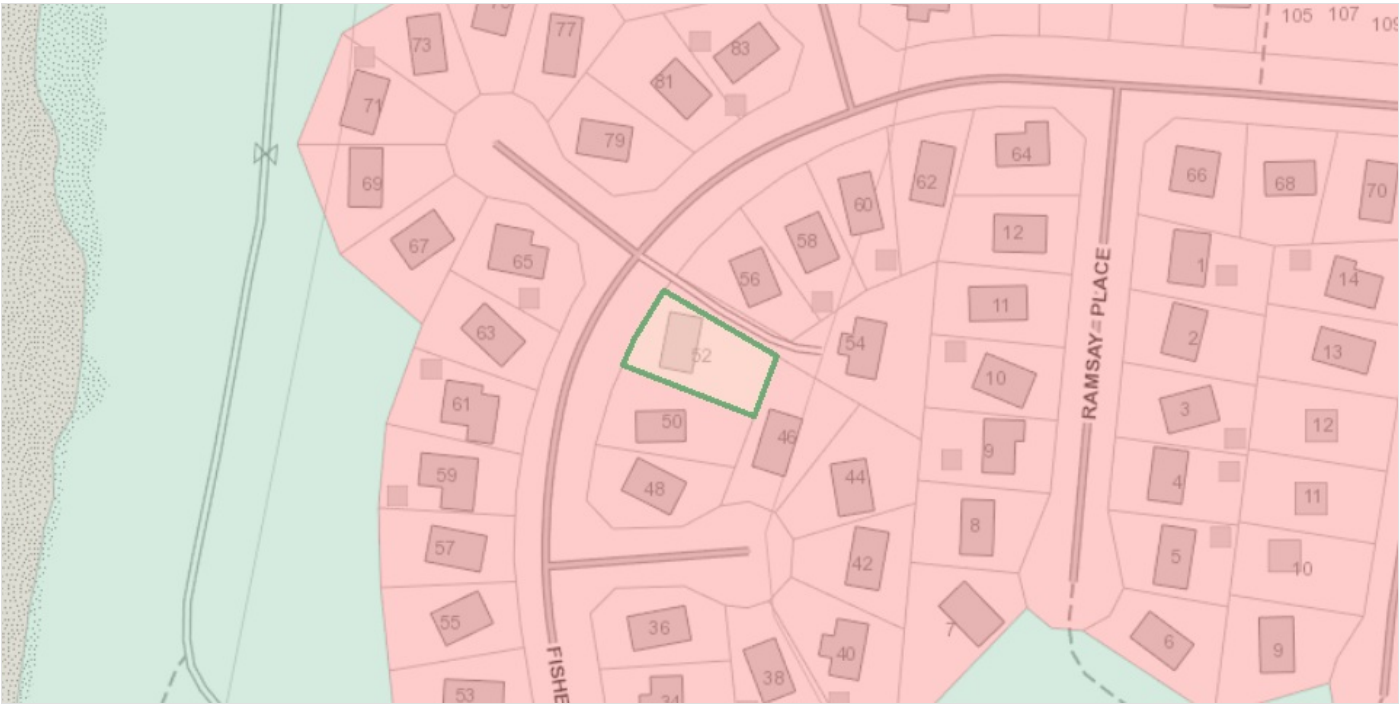
Tasmanian Planning Scheme

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

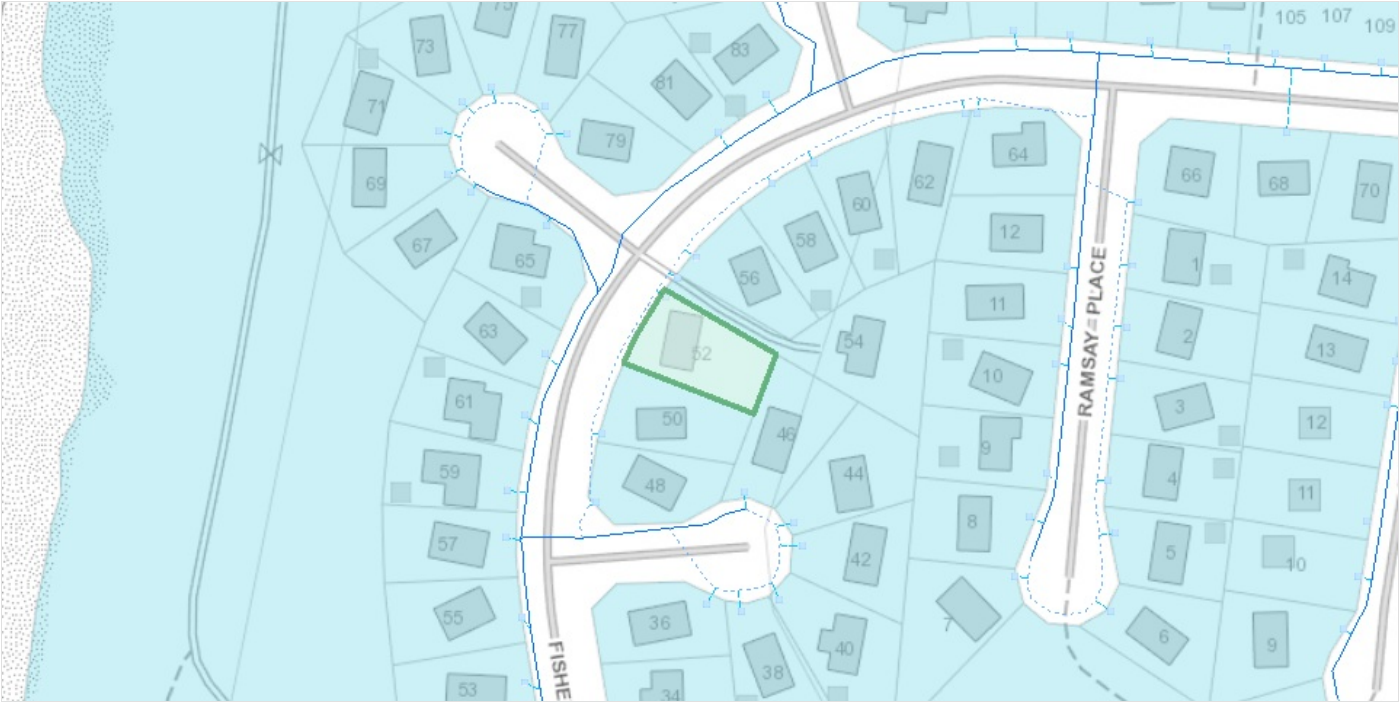
Planning Zone



Tasmanian Planning Zone

Zone Number	8
Zone	General Residential

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	-1

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.

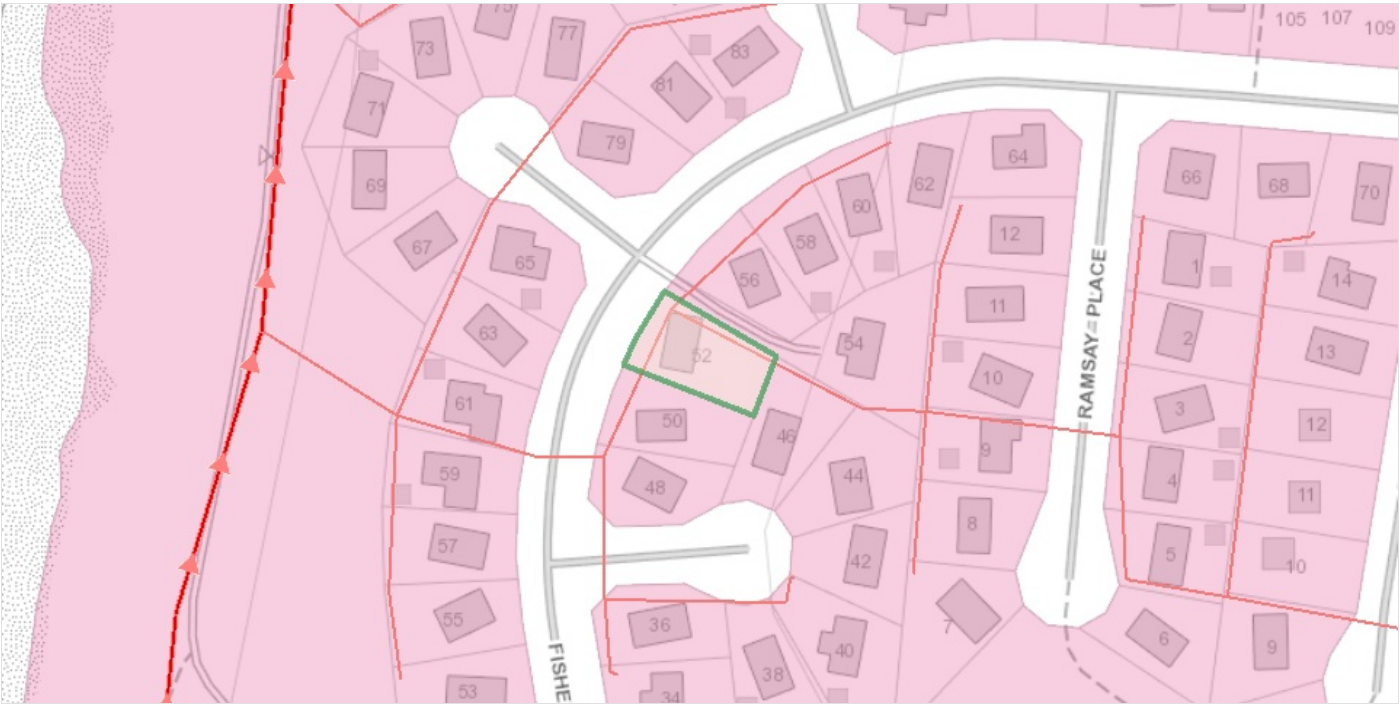
Service Type	Full Service
--------------	--------------

TasWater - 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	L195168
Water Connection Size	20mm

TasWater - Sewer Service



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

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

TasWater infrastructure



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.

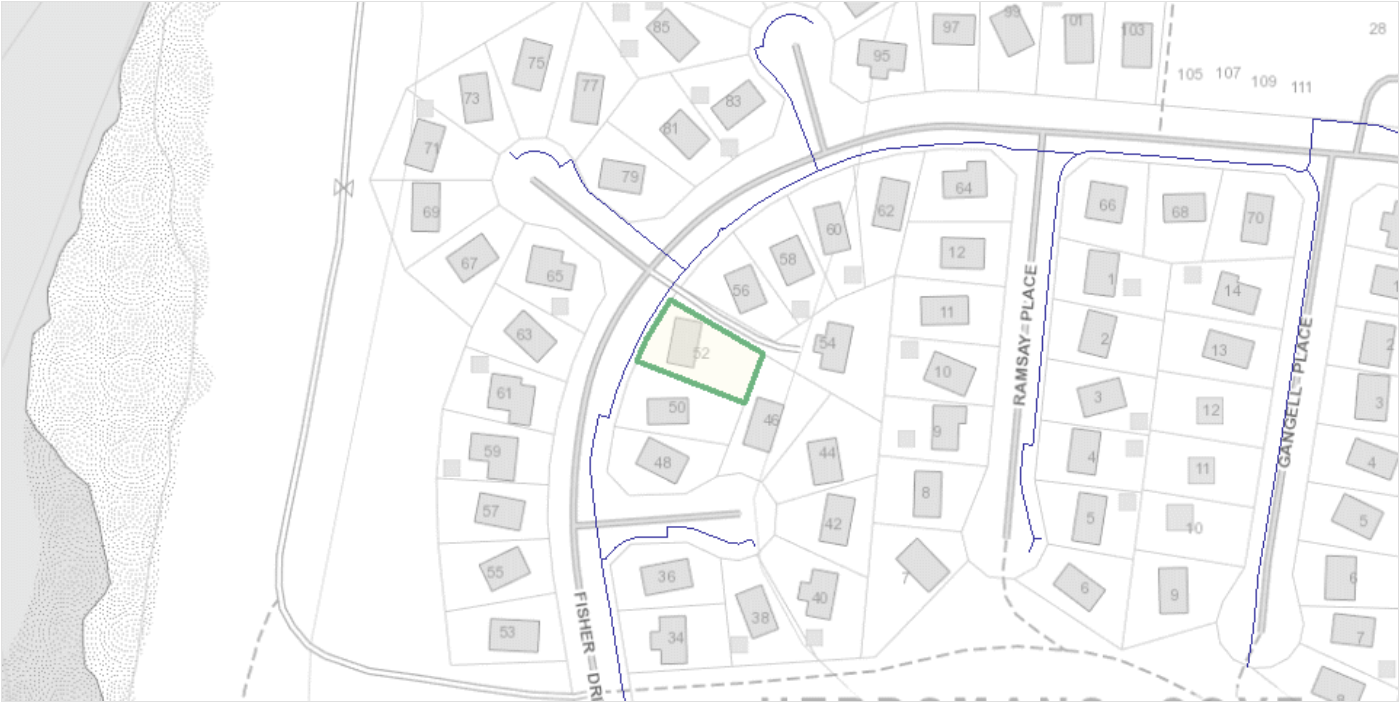
MATERIAL	Unknown
DIAMETER	-1

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

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

Brighton Council

Mailing address

1 Tivoli Road
Old Beach Tasmania 7017

Work: (03) 6268 7000

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