



TIPS TO COMPLETE A

Contract of Sale

Here are some helpful tips on how to fill in a Contract of Sale. If you have any further questions, please don't hesitate to contact your Petrusma Property representative.

CONTRACT DATE

Please do not date your offer, this is done once the contract has been agreed by all parties.

NAME

Fill in your FULL name, including middle names.

SOLICITOR/CONVEYANCER

Fill in your Solicitor or Conveyancer details if you have one already.

SALE PRICE

Fill in the sale price in words and figures.

DEPOSIT

A standard deposit in Tasmania is usually 10% of the offer amount, however, this is not legally required and if 10% is not possible we recommend doing your best – keeping in mind that a strong deposit will help to strengthen your offer.

DEPOSIT PAYMENT TIME

The deposit is usually payable 'within 3 business days of the contract date'.

COMPLETION DATE

Fill in your ideal settlement date or the amount of days for settlement after the fulfilment of any special clauses. This would normally be between 30 – 90 days.

FINANCE CLAUSE

If a finance clause is needed, fill in the 'Finance Clause' with the amount or percentage that you are borrowing, the bank or broker you will be using and the amount of days you need to obtain approval. Generally if you have been pre-approved between 10 and 14 days from the contract date is satisfactory. Alternately, if you are yet to speak with your bank it may be best to put down 21 days to be safe, again keeping in mind that the less time required the stronger your offer will be.

SUBJECT TO SALE CLAUSE

If applicable, fill in the 'Subject to Sale Clause' to include your property address, the selling period (normally 60 days) and the maximum asking price that you are/will be marketing it for.

INSPECTION CLAUSE

If applicable, fill in the 'Inspection Clause' to include the amount of days for the building inspection to occur, generally 7 days is plenty of time. The 'defect limit' should reflect the condition of the property and the asking price - the higher the limit, the stronger your offer.

SIGNATURES

Please make sure you and a witness initial the bottom of each page of the contract and sign in full on the last page.

**Standard Form Contract
for Sale of Real Estate in Tasmania (2025)**
The Particulars of Sale (2025)

The Standard Form Contract for Sale of Real Estate in Tasmania (2025) as approved for use by the Law Society of Tasmania and the Real Estate Institute of Tasmania is made up of two parts:

1. these agreed variables and non-standard clauses, known as "the Particulars of Sale (2025)"; and
2. the standard clauses known as "the Standard Conditions of Sale (2025)".

The Standard Conditions of Sale are adopted as part of the Contract by signature of the Particulars of Sale.

The parties may add special clauses in the Particulars of Sale, for instance to make their agreement subject to finance, sale, inspection, or other issues.

The Particulars of Sale may vary the Standard Form Contract. The Particulars of Sale have priority if there is any inconsistency with the Standard Conditions of Sale.

The drafting of the Particulars of Sale should make evident changes to the provisions of the Standard Form Contract.

Words defined in the Particulars of Sale have that meaning when used in the Standard Conditions of Sale.

WORDS	DEFINITION
Contract Date	The _____ day of _____ 20_____
Vendor (The seller of the Property)	Name: LG & EM HOLDINGS PTY LTD, ATF LG & EM Family Trust ABN: _____ Address: 2A HAKEA DRIVE Suburb: TOLMANS HILL State: TAS Postcode: 7007 Email: _____ Phone: _____ Name: _____ ABN: _____ Address: _____ Suburb: _____ State: _____ Postcode: _____ Email: _____ Phone: _____
Vendor's Solicitor or Conveyancer	Firm: Praxis Legal Person: Justin Un Email: _____
Purchaser (The buyer of the Property)	Name: _____ ABN: _____ Address: _____ Suburb: _____ State: _____ Postcode: _____ Email: _____ Phone: _____ Name: _____ ABN: _____ Address: _____ Suburb: _____ State: _____ Postcode: _____ Email: _____ Phone: _____
Purchaser's Solicitor or Conveyancer	Firm: _____ Person: _____ Email: _____

 Vendor
Initials _____

 Witness
Initials _____

 Purchaser
Initials _____

 Witness
Initials _____

INITIAL

Property <i>(If part only, accurately describe part)</i>	The Vendor's property at: Street: 71 GROVE ROAD (described as Lot 1 on the attached plan) Suburb: GLENORCHY State: TAS Postcode: 7010 Property Identifier Number: As described by Title Reference(s):
Chattels <i>(List the Chattels included in this sale or attach annexure)</i>	All fixed floor coverings, electric light fittings, window furnishings, all as inspected by or on behalf of the Purchaser.
Sale Price <i>(See Standard Condition 2)</i>	\$
Deposit <i>(See Standard Condition 2)</i>	\$
Deposit Holder <i>(See Standard Condition 2)</i>	<i>(Insert name of person or organisation that will hold the Deposit)</i> Petrusma Property Trust Account Bank Name: Commonwealth Bank of Australia BSB: 067 000 Account Number: 1045 4177
Deposit Payment Time <i>(See Standard Condition 2)</i>	Either ☐ On the Contract Date or ☒ Other date – (specify): Within 3-days of the Contract Date
GST Treatment <i>(See Standard Condition 11)</i>	<i>Mark a box to indicate the GST Treatment.</i> Either ☒ The sale is not a taxable supply or ☐ The Margin Scheme applies and the Sale Price includes GST or ☐ The GST-free Going Concern concession applies and/or ☐ The GST-free Farm Land concession applies and/or <i>If the treatment above does not apply:</i> ☐ The Sale Price includes GST or ☐ The Sale Price is plus GST
GST Withholding Treatment <i>(See Standard Condition 11)</i>	<i>Mark a box to indicate the GST Withholding Treatment.</i> Either GST Withholding not required because: ☒ The sale is not a taxable supply, or ☐ The sale is GST-free, or ☐ The sale is not of new residential premises or potential residential land, or ☐ The Property is potential residential land and the Purchaser is acquiring with a creditable purpose or GST withholding is required and the sale is: ☐ wholly subject to GST withholding, or ☐ only partly subject to GST withholding
Completion Date <i>(See Standard Condition 3)</i>	Either ☐ The _____ day of _____ 20_____ or ☐ Another date (specify):

Vendor
Initials

Witness
Initials

Purchaser
Initials

Witness
Initials

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**Standard Form Contract
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The Particulars of Sale (2025)

Availability	On the Completion Date, the Vendor must make available to the Purchaser: Either ☒ Vacant possession of the Property or ☐ The right to receive rents and profits of the Property. A copy of the lease(s) is attached or ☐ Other (<i>specify</i>):
Purchaser's Required Purpose (See Standard Condition 5)	Either ☐ The Purchaser's Required Purpose termination right does not apply or The Purchaser may terminate this Contract and be refunded the Deposit (if paid) if there are any legal restrictions burdening the Property that may hinder or prevent the Purchaser from using the Property for the purpose of: ☐ Vacant residential land, or ☒ Residential dwelling, or ☐ Other (<i>specify</i>):
Vendor Warranty (See Standard Condition 10)	The Standard Condition 10 exclusion of warranties applies: Either ☒ Without qualification – the Property is sold “as is/where is” ☐ Subject to any Additional Special Clause, the Vendor warrants that, as far as the Vendor is aware* or ought to have been aware, there are no outstanding completion certificates or occupancy permits required for existing buildings, statutory orders or permit conditions on the Property. *The Vendor is deemed to be aware if they performed, were responsible for or caused to be performed the relevant work. or ☐ The Vendor warrants that to the best of the Vendor's knowledge the attached statement is accurate
Neighbourhood Disputes About Plants Act 2017 (Tas)	Is the Vendor aware of an application or order under the <i>Neighbourhood Disputes About Plants Act 2017</i> (Tas) been made in relation to the Property: Either ☐ Yes - a copy of the application and any additional information filed with the relevant tribunal or the order is attached or ☒ No
Strata Titles Act 1998 (Tas)	Is the Property subject to a strata scheme under the <i>Strata Titles Act 1998</i> (Tas)? Either ☐ Yes <i>Note: If the Property is subject to a strata scheme, Purchasers should familiarise themselves with the scheme, including its levies, insurance coverage and financial position and the requirements of the Act. A guide to strata schemes is available at: https://nre.tas.gov.au/Documents/strata.pdf</i> or ☒ No If the above selection is incorrect, then the Purchaser may terminate this Contract by notice to the Vendor given within seven (7) days after the Contract Date, and the Purchaser will be entitled to any deposit paid but neither party will be otherwise entitled to any compensation.
Cooling Off (See Standard Condition 21)	The cooling off provision of three (3) Business Days: Either ☐ Applies or ☒ Does not apply If no selection is made, the cooling off provision does not apply.

Vendor
InitialsWitness
InitialsPurchaser
InitialsWitness
Initials

INITIAL

SPECIAL CLAUSES

Use Special Clauses to alter the Standard Conditions of Sale.

Finance Clause	<i>If this Contract is subject to finance, complete all relevant details below. All relevant details must be completed for the following clause to apply. The Purchaser is the party benefited by this condition precedent.</i>
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It is a condition precedent to the Purchaser's obligation to complete this Contract, that within the Finance Period, the Financier approves a loan of the Finance Amount, on terms acceptable to the Purchaser acting reasonably.

Finance Amount	(Insert amount) \$ _____
Financier	(Insert name) _____
Finance Period	(Complete) Until the _____ day of _____ 20 _____ or (Insert number) _____ days from the Contract Date or _____

Subject to Sale Clause	<i>If this Contract is subject to the signing and/or settlement of the sale of the Purchaser's Property, complete all relevant details below. All relevant details must be completed for the following clause to apply. The Purchaser is the party benefited by these conditions precedent.</i>
Purchaser's Property	(Insert address) _____ Suburb _____ State _____ Postcode _____

- **Subject to Contract:** It is a condition precedent to the Purchaser's obligation to complete this Contract, that within the nominated Contract Selling Period, the Purchaser obtains a contract for the sale of the Purchaser's Property that is free of any unsatisfied condition precedent. The Purchaser must offer the Purchaser's Property for sale for no more than the Maximum Asking Price.

Contract Selling Period	Either ☐ Not applicable or By the _____ day of _____ 20 _____ or within _____ days from _____
Maximum Asking Price	(Insert amount) \$ _____

- **Subject to Completion:** It is a condition precedent to the Purchaser's obligation to complete this Contract, that a sale of the Purchaser's Property is completed on or before the nominated for Sale Settlement Deadline.

Sale Settlement Deadline	Either ☐ Not applicable or The _____ day of _____ 20 _____ or within _____ days from _____
---------------------------------	---

 Vendor
 Initials _____

 Witness
 Initials _____

 Purchaser
 Initials _____

 Witness
 Initials _____

INITIAL

Inspection Clause	<i>If this Contract is subject to a building inspection. All relevant details must be completed for the following clause to apply.</i>
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The Purchaser may have reasonable access to the Property during the Building Inspection Period to inspect buildings and other improvements on the property personally or by agents, at the Purchaser's cost.

If, strictly within the Building Inspection Period, the Purchaser serves on the Vendor:

- a copy of a report, by a building inspector holding professional indemnity cover for that work or a licenced Building Services Provider under the *Occupational Licensing Act 2005* (Tas), both:
 - specifying one or more defects in buildings and other improvements on the Property; and
 - certifying that the defects are likely to cost more to remedy than the Defect Limit; and
- notice that the Purchaser terminates this Contract in response to that report,

then the parties' obligations under this Contract end and the Purchaser is entitled to a refund of the Deposit, but neither party is otherwise entitled to compensation.

Building Inspection Period	(Complete) until the _____ day of _____ 20_____ or (Insert number of days) _____ days from _____
Defect Limit	Either _____ per cent of the Sale Price or \$ _____

Shorter Period Clause	<i>If selected below the Vendor may shorten the period to satisfy Special Clauses.</i>
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The Vendor may, by notice in writing to the Purchaser, shorten to two (2) Business Days after the day on which that notice is given the period for satisfying:

Either or	☐ all of the special clauses to this Contract
	☐ the following special clauses
or	☐ the Shorter Period Clause does not apply

Additional Special Clauses are annexed ☐

(Complete if there are attachments) The attached _____ annexure page(s) are part of this Contract.

Subject to these Particulars of Sale, the Standard Conditions of Sale:

- allow the Purchaser to terminate without penalty within a cooling off period; and
- provide for sale as is/where is, without promises about physical condition, permits or certificates.

Vendor
Initials _____

Witness
Initials _____

Purchaser
Initials _____

Witness
Initials _____

INITIAL

This Annexure page is to be used only if there is insufficient space in the Schedule. Please insert the relevant corresponding Item number and heading.

ITEM	DESCRIPTION
Additional Special Clause - Issue of Separate Title	It is a condition precedent of this Contract that the Recorder of Titles issue a separate Title to the property at Lot 1, 69-71 Grove Road, Glenorchy TAS 7010 within 90 days from the date of this Contract.

By signature the parties confirm:

- they have read these Particulars of Sale and the Standard Conditions of Sale 2025,
- their intention to be bound by this Contract for the sale of real estate, and
- they had the opportunity to take necessary advice before signing the Particulars of Sale.
- the Standard Conditions of Sale 2025 form part of this contract

Vendor Signature

✗

SIGN
HERE

in the presence of: *Witness Signature* ✗

SIGN
HERE

Name, Address, Occupation of Witness

Vendor Signature

✗

SIGN
HERE

in the presence of: *Witness Signature* ✗

SIGN
HERE

Name, Address, Occupation of Witness

Purchaser Signature

✗

SIGN
HERE

in the presence of: *Witness Signature* ✗

SIGN
HERE

Name, Address, Occupation of Witness

Purchaser Signature

✗

SIGN
HERE

in the presence of: *Witness Signature* ✗

SIGN
HERE

Name, Address, Occupation of Witness

Agent Commission _____ Other Charges _____ Deposit held: _____ Certified true copy by _____

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2. the standard clauses known as "the Standard Conditions of Sale (2025)".

The Standard Conditions of Sale are adopted as part of the Contract by signature of the Particulars of Sale.

The parties may add special clauses in the Particulars of Sale, for instance to make their agreement subject to finance, sale, inspection or other issues.

The Particulars of Sale may vary the Standard Form Contract and will have priority if there is any inconsistency with the Standard Conditions of Sale.

The drafting of the Particulars of Sale should make evident changes to the provisions of the Standard Form Contract.

Words defined in the Particulars of Sale have that meaning when used in the Standard Conditions of Sale.

1 Agreement to sell and buy

- (a) The Vendor agrees to sell, and the Purchaser agrees to buy, free from encumbrances, the Property and the Chattels.

2 Sale Price and Deposit

- (a) The Sale Price is payable as follows:
 - (i) the Deposit, to the Deposit Holder as stakeholder at the Deposit Payment Time; and
 - (ii) the balance, either in cash or by a cheque drawn by a bank, on the Completion Date.
- (b) The Vendor may require the Purchaser to pay the balance of the Sale Price by providing up to three cheques drawn by a bank made out to payees nominated by the Vendor, at no cost to the Vendor.

3 Completion

- (a) The parties must complete this Contract on the Completion Date.
- (b) On the Completion Date the Vendor must deliver to the Purchaser the documents of title to the Property and possession of the Chattels.
- (c) On the Completion Date the Purchaser must:
 - (i) pay all money payable on the Completion Date under this Contract;
 - (ii) authorise release of the Deposit held by the Deposit Holder; and
 - (iii) satisfy all the Purchaser's other obligations under this Contract due to be performed on or before the Completion Date.
- (d) No later than two (2) Business Days prior to completion the Vendor must supply to the Purchaser all the information relating to the Vendor and to the Property required by the Purchaser for assessment and payment of duty on and registration of the transfer of the title to the Property and the Chattels (including without limitation a Transferor (Vendor) Transaction Certificate in the form prescribed by the Tasmanian State Revenue Office).
- (e) Notwithstanding any other term of this Contract the Purchaser will not be obliged to complete the Contract any earlier than two (2) Business Days after the date the information required in clause 3(d) is provided.

4 Conditions precedent to completion

- (a) The party benefited by a condition precedent ("benefited party") must use all reasonable endeavours to satisfy the condition precedent within the period specified for that condition precedent ("specified period").
- (b) The benefited party may:
 - (i) within the specified period give notice to the other party the condition precedent has been satisfied or is waived; or
 - (ii) if the condition has not been satisfied, give notice to that effect to the other party, and the benefited party may at that time also give notice terminating the Contract.
- (c) If the benefited party does not give a notice under clause 4b)i) or does not terminate the Contract under clause 4b)ii), the other party may, after the specified period, terminate the Contract by notice to the benefited party.
- (d) If this Contract is terminated under this clause 4 then each party:
 - (i) is then released from their obligation to further perform the Contract;
 - (ii) must authorise the Deposit Holder to return the Deposit paid to the Purchaser; and
 - (iii) retains the rights they have against the other party because of a prior breach.

5 Purchaser's Required Purpose

The term "legal restrictions burdening the Property" does not include:

- (a) restrictions imposed by law at the Contract Date that no longer exist at the Completion Date,
- (b) restrictions that are disclosed in the Particulars of Sale,
- (c) restrictions applicable to use of all property in Tasmania, or
- (d) the requirement for completion certificates,

but otherwise includes restriction by an easement, a covenant, a requirement or order of a statutory body, or a statutory planning agreement, planning scheme or planning permit or the requirement for an occupancy permit/certificate for any building on the Property which requires such a permit/certificate at the Contract Date.

6 Ownership and risk

- (a) Ownership of the Property and the Chattels passes on completion.
- (b) Risk of accidental damage in the Property and the Chattels passes as at the earlier of:
 - (i) the date of possession; and
 - (ii) the date of completion.

7 Removal of goods

- (a) Before completion the Vendor must remove from the Property all items not included in the sale.
- (b) The Vendor cannot claim from the Purchaser for items left on the Property for more than seven (7) days after written notice from the Purchaser to the Vendor to remove them. That notice will not be effective if served before completion.
- (c) The Vendor must indemnify the Purchaser against all claims made against the Purchaser about items not included in the sale, but left on the Property after completion.

8 Easements and covenants

Except as the Contract otherwise provides, the Purchaser accepts the Property:

- (a) together with all easements and covenants benefiting it, and
- (b) subject to all easements and covenants that are:
 - (i) registered,
 - (ii) apparent from an inspection of the Property, or
 - (iii) disclosed in this Contract, and
- (c) the Purchaser can not object to any of the above easements or covenants.

9 Title warranties

The Vendor warrants to the Purchaser that, at completion:

- (a) the Vendor will provide a good marketable documentary title to the Property;
- (b) the title to the Chattels will not be encumbered in any way;
- (c) the Chattels and the Property will either be the Vendor's absolute property, or the Vendor will have the power to require a transfer of the title to the Purchaser; and
- (d) the Property will be free from charges payable to any authority for anything that has occurred before the Contract Date.

10 Other warranties

- (a) The Vendor warrants to the Purchaser that, at completion the Property and the Chattels will be at least as clean, tidy and in good repair as when last inspected by the Purchaser prior to this Contract.
- (b) Except as otherwise agreed in the Contract or as required by law, the Property is sold "As Is/ Where Is" and, the Vendor makes no legally binding warranty, description, or representation of any kind as to:
 - (i) the physical nature of the Property; or
 - (ii) the Property having any permits or certificates of completion or occupancy.

11 Taxation

11.1 Goods and Services Tax (GST)

- (a) If the sale is not a taxable supply, the Vendor warrants:
 - (i) the supply is not in the course or furtherance of an enterprise carried on by the Vendor; or
 - (ii) the Vendor is neither registered, nor required to be registered, for GST; or
 - (iii) the supply is of residential premises and not new residential premises.
- (b) If the Margin Scheme applies, the Vendor warrants that the Vendor did not acquire the Property through a supply that was ineligible for the margin scheme.
- (c) If GST-free Going Concern concession applies:
 - (i) the Purchaser warrants that the Purchaser will be and remain registered for, GST at completion; and
 - (ii) the Vendor warrants that the Vendor will be and remain registered for, GST at completion and will carry on the going concern enterprise until completion.
- (d) If GST-free Farm Land concession is applies:
 - (i) the Purchaser warrants that the Purchaser will be, and remain registered for, GST at completion; and
 - (ii) the Vendor warrants that the Vendor will be, and remain registered for, GST at completion; and
 - (iii) the Vendor warrants that the Property is land on which a farming business has been carried on for at least the period of 5 years preceding completion; and
 - (iv) the Purchaser warrants that the Purchaser intends that a farming business be carried on, on the land.
- (e) If the above clauses do not apply and the Sale Price is plus GST:
 - (i) the Purchaser must, in addition to the Sale Price, also pay to the Vendor the amount of any GST payable by the Vendor at the same time and in the same manner as the Sale Price; and
 - (ii) the Vendor must give the Purchaser a valid tax invoice; and
 - (iii) the Purchaser is not required to pay to the Vendor any GST until the Vendor gives the Purchaser a valid tax invoice.
- (f) If the above clauses do not apply and the Sale Price includes GST, the Vendor must at completion give the Purchaser a valid tax invoice for the amount of any GST payable by the Vendor.
- (g) If the parties have not specified in the particulars whether the Sale Price is plus GST or includes GST:
 - (i) the Sale Price includes GST if the supply is not a taxable supply or is an input taxed supply of residential property; and
 - (ii) the Sale Price is plus GST in any other circumstance and clause 11.1e) applies.
- (h) Any reimbursement or contribution for a liability or outgoing incurred by the other party is net of any input tax credit to which the other party is entitled and the other party will give the reimbursing or contributing party an invoice or valid tax invoice (as applicable).
- (i) If an adjustment event occurs in relation to a taxable supply under this Contract, the supplier must issue an adjustment note within five (5) Business Days and the recipient must make any payment in consequence of that adjustment event within five (5) Business Days of receipt of that adjustment note.

11.2 Goods and Services Tax (GST) Withholding

- (a) If GST withholding is not required, the Purchaser is not required to make a payment to the Commissioner.
- (b) If GST withholding is required:
 - (i) the Purchaser must withhold from the Sale Price the amount the Purchaser must pay to the Commissioner as required for GST withholding;
 - (ii) the Purchaser must lodge with the Commissioner the approved forms; and
 - (iii) the Purchaser must deliver to the Vendor a cheque drawn by a bank for the amount to be paid to the Commissioner together with the GST withholding payment advice provided by the Commissioner at the same time and in the same manner as the Sale Price or at such earlier time as required by law; and
 - (iv) the Vendor must deliver to the Commissioner that cheque and GST payment advice as soon as practicable.
- (c) If the Property is potential residential land and the Purchaser is acquiring with a creditable purpose, the Purchaser gives notice to the Vendor that the Purchaser will be and remain registered for GST at completion and is acquiring the Property for a wholly creditable purpose.
- (d) If the Sale is only partly subject to GST Withholding, the Vendor may give to the Purchaser at least three (3) Business Days prior to the to Completion Date a notice specifying the reduced amount that the Purchaser must pay to the Commissioner.

- (e) If no GST Withholding Treatment is indicated, the Vendor must give written notice of the GST Withholding Treatment to the Purchaser required by law at least three (3) Business Days prior to the Completion Date or at such earlier time as payment to the Commissioner is required.
- (f) Where the Vendor or the Purchaser provides written notice required by law that is separate from this Contract, the party providing that notice warrants that the contents of that notification is accurate.
- (g) The Vendor is responsible for any penalty and interest arising in respect of the late payment of an amount to be paid to the Commissioner under this clause.
- (h) This Contract is written notice pursuant to, and subject to, section 14-250 or section 14-255, Schedule 1 of the *Taxation Administration Act 1953* (Cth).

11.3 Capital Gains Tax (CGT) Withholding

- (a) The Purchaser is not required to withhold and make a payment to the Commissioner on account of possible income tax payable by the Vendor:
 - (i) if the transfer is exempt under a legislative instrument in force at completion;
 - (ii) if the transaction is excluded under the provisions in force at completion; or
 - (iii) in respect of a Vendor, if that Vendor gives the Purchaser a clearance certificate which is in force at completion.
- (b) If the Purchaser is required to withhold and make payment to the Commissioner:
 - (i) the Purchaser must withhold from the Sale Price the amount the Purchaser must pay to the Commissioner;
 - (ii) the Purchaser must lodge with the Commissioner the approved forms;
 - (iii) the Purchaser must deliver to the Vendor a cheque drawn by a bank for the amount to be paid to the Commissioner together with the CGT withholding payment advice provided by the Commissioner at the same time and in the same manner as the Sale Price or at such earlier time as required by law; and
 - (iv) the Vendor must deliver to the Commissioner that cheque and CGT withholding payment advice as soon as practicable.
- (c) If the Vendor gives the Purchaser at least three (3) Business Days prior to the Completion Date:
 - (i) a clearance certificate, the Purchaser must not withhold or
 - (ii) a certificate of varied amount to withhold, the Purchaser must withhold and pay to the Commissioner that varied amount.
- (d) If a certificate of varied amount to withhold is conditional, the Vendor warrants to the Purchaser that at completion those conditions are satisfied.
- (e) Where there are multiple vendors or multiple purchasers, each Vendor and each Purchaser will use best endeavours to determine the amount the Purchaser is to pay to the Commissioner.
- (f) The Vendor is responsible for any penalty and interest arising in respect of the late payment of an amount to be paid to the Commissioner under this clause.
- (g) This Contract is subject to section 14-200 to section 14-235 (inclusive) of Schedule 1 of the *Taxation Administration Act 1953* (Cth).

11.4 General

- (a) Where the Purchaser is required to make a payment to the Commissioner under the law, the balance of the Sale Price payable by the Purchaser to the Vendor is reduced by the amount of those payments to the Commissioner.
- (b) Where there are multiple Purchasers, each purchaser will in accordance with that Purchaser's interest on title draw a separate cheque drawn by a bank for the amount to be paid to the Commissioner.
- (c) Where one party makes a warranty to the other party under this clause, that party also indemnifies the other party for all liability, costs and expenses that result from the breach of that warranty.
- (d) If the Purchaser makes a nomination pursuant to clause 13 of this Contract the nominee must comply with the Purchaser's obligations under this clause.
- (e) A word defined or used in *A New Tax System (Goods and Services Tax) Act 1999* (Cth) or the *Taxation Administration Act 1953* (Cth) has that meaning when used in this clause.

12 Payment and apportionment of charges

- (a) The Vendor must pay all land tax, rates, contributions to any body corporate related to the Property, charges and assessments charged, or to be charged, against the Property ("the Charges") for the period ending on the 30th of June after completion ("the Adjustment Period").
- (b) The Charges for the Adjustment Period must be apportioned as at the earlier of:
 - (i) the date of possession; and
 - (ii) the date of completion.
- (c) Any rebate, indemnity or concession available to the Vendor must be ignored when calculating the Charges, unless the rebate, indemnity or concession reduces a Charge to zero, in which case there must be no apportionment of that Charge.
- (d) Land tax must be apportioned as if the Property were the Vendor's only Tasmanian land.
- (e) Unless the Purchaser is a foreign person as defined in the *Land Tax Act 2000* (Tas), land tax must be apportioned as if the Vendor is not such a foreign person.
- (f) If the Property is not separately assessed for land tax, then for the purposes of apportioning land tax as between the Vendor and the Purchaser the amount of land tax to be apportioned is to be determined on an area basis using the single rate of land tax payable on the land the subject of the Property Identifier Number of which the Property forms part.

13 Nominee

- (a) The Purchaser may nominate, in writing, other persons or corporations to complete this Contract. The Purchaser must provide the Vendor with a copy of any nomination made under this Contract.
- (b) The Purchaser remains personally liable to the Vendor to perform all the Purchaser's obligations under this Contract regardless of any nomination.

14 Requisitions

The Vendor must answer the Purchaser's valid questions about the Vendor's ownership rights and contract obligations, including the "Law Society of Tasmania Standard Property Questions (2023)".

15 Joint and several liability

Each person or corporation named as comprising a party to this Contract is liable both jointly and severally.

16 Rights after completion

After completion:

- (a) clause 9 continues to apply;
- (b) the Purchaser retains the benefit of title warranties to the Chattels, the Vendor's Warranty in the Particulars of Sale and the Vendor's obligations in clause 7(a); and
- (c) each party retains the benefit of all provisions requiring or contemplating that the other party must do something after completion.

17 Boundary fences

- (a) The Purchaser cannot require the Vendor to contribute to the cost of erecting or repairing a dividing fence or wall between the Property and any adjoining land and owned by the vendor.
- (b) The Purchaser indemnifies the Vendor against all claims of that kind.

18 Notices

- (a) Unless this contract otherwise requires, a party may serve notices in other ways but a notice given by one party to the other is properly given if:
 - (i) signed by any one or more persons or companies constituting the party giving the notice, or their solicitor or conveyancer, and
 - (ii) given to the receiving party or their solicitor or conveyancer, either
 - (1) personally; or
 - (2) by post to, or left at, the receiving party's address shown on this Contract; or
 - (3) by post to, or left at, the office of the receiving party's solicitor or conveyancer; or
 - (4) by email sent to an email address the recipient has, in the course of this transaction, nominated, acknowledged or used.

- (b) A notice is properly given if given to any one or more of the persons or companies constituting the receiving party for all of them.
- (c) A notice is taken to be received:
 - (i) if hand delivered, on delivery;
 - (ii) if sent by prepaid post, five days after the date of posting;
 - (iii) if sent by email, when the email becomes capable of being retrieved by the recipient at an electronic address nominated, acknowledged or used by the recipient.

19 Time

In this Contract:

- (a) when a period dated or calculated from a given day, act, or event, is prescribed or allowed for any purpose, that period excludes that day, or the day of that act or event, as the case may be;
- (b) time extends until the next Business Day if the time for doing something falls on a day other than a Business Day;
- (c) a "Business Day" is a day other than a Saturday, Sunday, or a statutory holiday (as defined in the *Statutory Holidays Act 2000* (Tas)) applicable to an area in which any part of the Property is located; and
- (d) only Business Days are counted for periods shorter than seven (7) days specified in this Contract.

20 Default

- (a) After the Completion Date, a party may, by fourteen (14) days notice to the other, make the time for completion essential so that failure to complete will constitute a fundamental breach of this Contract justifying termination.
- (b) If the Purchaser fails to complete the Contract in accordance with its terms then, unless the failure is due to the Vendor's wilful default, on termination of the Contract:
 - (i) the deposit is forfeited to the Vendor; and
 - (ii) in addition to any other remedies available:
 - (1) the Vendor may resell the Property and the Chattels in any manner and on any terms the Vendor chooses;
 - (2) the Vendor may claim any loss on resale from the Purchaser as liquidated damages; and
 - (3) any profit on resale will belong to the Vendor.

21 Cooling Off

If the Particulars of Sale provides that the cooling off period applies, the Purchaser may terminate this Contract, by serving on the Vendor notice of termination within three (3) Business Days of when this Contract is made, and then:

- (a) the obligations of the parties to complete ends; and
- (b) the Purchaser will be entitled to the return of any deposit paid but neither party will be otherwise entitled to any compensation.

22 Execution

- (a) The parties consent to the execution of the Contract by the use of digital signature or a visual representation of a person's handwritten signature or mark by electronic or mechanical means ("Electronic Signature").
- (b) Where the Contract is electronically signed by or on behalf of a party the party warrants and agrees that the Electronic Signature is conclusive as to the identity of the person signing and their intention to be bound by the Electronic Signature.
- (c) Each party consents to the exchange of counterparts of this Contract by delivery by email or such other electronic means as may be agreed in writing.



File ref: PLE25/010
Enquiries: Naji Faridnia
Direct phone: (03) 6216 6800
Email: gccmail@gcc.tas.gov.au

24 July 2025

Marcus Bai
LG & EM Holdings Pty Ltd
2a Hakea Drive
Tolmans Hill TAS 7007

Email: marcus.bai@utas.edu.au

Dear Sir/Madam

ENGINEERING DRAWINGS ASSESSMENT – APPROVAL NOTICE
ADDRESS: 69 GROVE ROAD AND 71 GROVE ROAD GLENORCHY
APPLICATION NUMBER: PLE25/010

I refer to the above assessment of engineering drawings by Council's Development Engineer.

The engineering drawings have been approved and a stamped set of the approved engineering drawings is attached.

Approval of these drawings means the following planning permit conditions have been endorsed:

- **PLN-25-003:** Conditions 3, 6, 8, 10, 13, and 14.

This notice has been issued under s.60(2) of the *Land Use Planning and Approvals Act 1993*.

If you have any questions about this notice, please contact Naji Faridnia at phone number or email address shown at the top of this letter.

Yours faithfully

A handwritten signature in black ink, appearing to read "Naji", with a long horizontal flourish extending to the right.

Naji Faridnia
Development Engineer

CIRCA MORRIS-NUNN CHUA

ARCHITECTS

2 LOT SUBDIVISION

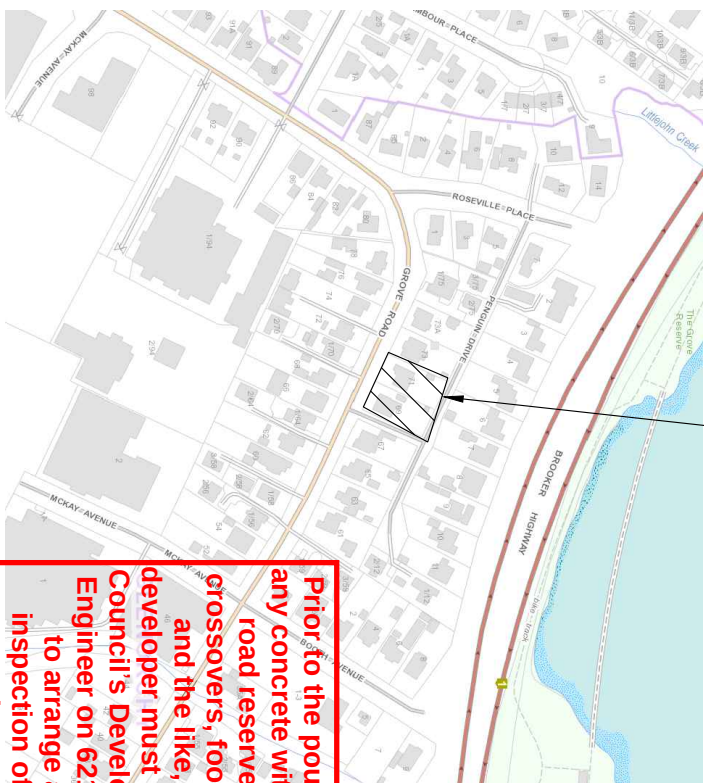
69-71 GROVE ROAD, GLENORCHY

TASMANIA 7010

DRG	DRAWING TITLE	REV	ISSUE DATE
C001	DRAWING INDEX AND NOTES	1	25.06.2025
C200	SITEWORK PLAN	1	25.06.2025
C400	STORMWATER PLAN	1	25.06.2025
C401	STORMWATER LONG SECTION 01	1	25.06.2025
C500	SEWER PLAN	1	25.06.2025
C600	WATER PLAN	1	25.06.2025
C800	EROSION & SEDIMENT CONTROL PLAN	1	25.06.2025

Glenorchy City Council
Approved
Naji Faridnia
Development Engineer
8/07/2025

SITE OF WORKS
69 & 71 GROVE RD



Prior to the pouring of any concrete within the road reserve for the crossovers, footpaths, and the like, the developer must contact Council's Development Engineer on 62166800 to arrange an inspection of the preparation work. 48 hours' notice is required

LOCALITY PLAN

N.T.S

CIVIL NOTES

GENERAL

- G1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DRAWINGS AND SPECIFICATIONS.
- G2. SETTING OUT DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THESE DRAWINGS.
- G3. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN EXCAVATIONS AND STRUCTURES IN A STABLE CONDITION AND ENSURE THAT NO PART IS OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES.
- G4. LOCATION AND VERIFICATION OF EXISTING SERVICES IS THE CONTRACTOR'S RESPONSIBILITY. PROTECT ALL EXISTING SERVICES AND OTHER INFRASTRUCTURE FROM DAMAGE DURING CONSTRUCTION.
- G5. SURVEY INFORMATION HAS BEEN SUPPLIED BY ROGERSON AND BIRCH FOR THE PURPOSES OF PREPARING THE DESIGN DRAWINGS.
- G6. THE CONTRACTOR IS TO ALLOW FOR ALL TESTING OF RAW MATERIALS AND CONSTRUCTED WORKS THAT IS REQUIRED TO DEMONSTRATE COMPLIANCE WITH THE NOMINATED AUSTRALIAN STANDARDS.
- G7. IF PROTECTION WORKS ARE REQUIRED THE CONTRACTOR SHALL ADVISE THE PROPERTY OWNER THAT THEY ARE REQUIRED TO NOTIFY ADJOINING PROPERTY OWNERS OF THEIR INTENTION TO UNDERTAKE PROTECTION WORKS IN ACCORDANCE WITH PART 6 OF THE BUILDING ACT 2016. THE CONTRACTOR SHALL REFER THE PROPERTY OWNER TO FORM 6 - NOTICE FOR PROPOSED PROTECTION WORK AVAILABLE ON THE CBOS WEBSITE. THE CONTRACTOR SHALL NOT COMMENCE WORKS UNTIL CONFIRMATION HAS BEEN RECEIVED FROM THE PROPERTY OWNER THAT THIS PROCESS HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT 2016.

APPROVALS

- A1. PRIOR TO CONSTRUCTION COMMENCING, THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT A VALID BUILDING AND ENGINEERING PERMIT IS IN PLACE FOR THE WORK AND THAT THE RELEVANT AUTHORITIES ARE NOTIFIED AND ALLOWED TO INSPECT THE WORKS.
- A2. THE FOLLOWING HOLD POINTS REQUIRE INSPECTION BY GANDY AND ROBERTS FOR POST CONSTRUCTION CIVIL CERTIFICATION IF REQUIRED: SUBGRADE WITH PROOF ROLL, BASE OF WEARING COURSE WITH PROOF ROLL AND STEELWORK INSPECTION FOR CONCRETE DRIVEWAYS.

WORK HEALTH AND SAFETY

- HS1. THE MAIN CONTRACTOR AND ALL SUB-CONTRACTORS SHALL COMPLY WITH THE STATE WORK HEALTH AND SAFETY ACT, REGULATIONS, AND ALL RELEVANT CODES OF PRACTICE.
- HS2. THE GANDY AND ROBERTS DESIGN SAFETY REPORT 24.0327 REVISION A FORMS AN INTEGRAL PART OF THIS DOCUMENTATION. THIS REPORT IDENTIFIES SAFETY RISKS AND PROPOSES CONTROL MEASURES TO BE FOLLOWED BY THE CONTRACTOR AND THE BUILDING OPERATOR. CONTROLS AND HAZARDS REQUIRING MORE EXPLANATION THAN IN THE SAFETY REPORT ARE HIGHLIGHTED IN OUR DRAWINGS WITH AN EXCLAMATION MARK IN THE TRIANGLE SYMBOL SHOWN.



EARTHWORKS AND DRIVEWAY WORKS

- ED1. ALL EARTHWORKS SHALL BE IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS" WITH TESTING METHODS IN ACCORDANCE WITH AS1289 "METHODS OF TESTING SOILS FOR ENGINEERING PURPOSES".
- ED2. THE EXISTING SURFACE INCLUDING VEGETATION AND DEBRIS UNDER THE BUILDING AND PAVED AREAS SHALL BE TOTALLY REMOVED OR REMOVED TO A DEPTH OF NOT LESS THAN 150 mm WHICHEVER IS THE LESSER TREATMENT. THE LAYER TO BE REMOVED INCLUDES ANY MATERIAL THAT MAY BE UNSUITABLE TO SUPPORT THE PROPOSED WORKS.
- ED3. ANY INTERFACE BETWEEN CUT AND FILL SHALL BE NO STEEPER THAN 1V:4H.
- ED4. THE SUBGRADE SHALL BE COMPACTED TO ACHIEVE 98% STANDARD DENSITY RATIO TO A DEPTH OF 300 mm PRIOR TO FILLING.
- ED5. FILL SHALL BE PLACED IN HORIZONTAL LAYERS OF 200 TO 300 mm DEEP LOOSE MEASUREMENT
- ED6. ALL ROADWORKS, FOOTPATHS & DRIVEWAYS SHALL BE IN ACCORDANCE WITH LOCAL GOVERNMENT ASSOCIATION TASMANIA - IPWEA STANDARD DRAWINGS.
- ED7. SUBSOIL DRAINS SHALL BE PROVIDED AT ALL LOCATIONS WHERE THE PAVEMENT IS BELOW GROUND LEVEL AND AS SHOWN ON THE DRAWINGS.
- ED8. ALL GRAVEL SHALL COMPLY WITH TASMANIAN DEPARTMENT OF STATE GROWTH SPECIFICATIONS. BASE COURSE TO BE CLASS 2 (20mm) FCR AND SUB-BASE COURSE TO BE CLASS 3 (4.0mm) FCR.
- ED9. SUB-BASE AND BASE SHALL HAVE A MINIMUM MODIFIED DENSITY RATIO OF 98%.
- ED10. CONCRETE WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3600.
- ED11. CONCRETE GRADES (UNO ON DRAWINGS) SHALL BE N25 FOR THE PAVEMENT AND M15 FOR BLINDING.
- ED12. CONCRETE SHALL NOT BE POURED WHEN THE SITE TEMPERATURES ARE BELOW 5°C.
- ED13. CONCRETE SHALL BE CURED BY CONTINUOUS WETTING (WATER SPRAY, PONDING OR IRRIGATED HESSIAN) OR APPLICATION OF AN IMPERMEABLE MEMBRANE (SECURED PLASTIC OR CURING COMPOUND) FOR AN APPROPRIATE PERIOD OF TIME (NOT LESS THAN 3 DAYS).

- ED14. CONSTRUCTION JOINTS SHALL BE PROPERLY FORMED AND USED ONLY WHERE SHOWN OR SPECIFICALLY APPROVED BY GANDY AND ROBERTS. SAWN JOINTS SHALL BE CUT ONE THIRD OF THE WAY THROUGH A SLAB, THROUGH THE TOP MESH FOR 100 mm SLABS AND IN THICKER SLABS THE MESH SHALL BE PLACED TO AVOID BEING CUT. UNLESS NOTED ELSEWHERE, SAWN JOINTS SHALL BE AT 4.5 m CENTRES AT POINTS OF CHANGES IN GEOMETRY AND CONSTRUCTION JOINTS AT 18 m, WITH JOINED AREAS TO HAVE A PLAN ASPECT RATIO NO SLENDERER THAN 1:2.

- ED15. COVER TO REINFORCEMENT SHALL BE 30 mm TO TOP OF SLABS AND 40 mm TO EDGES OF SLAB.
- ED16. REINFORCEMENT SHALL BE DEFORMED, 500 MPA YIELD STRENGTH, NORMAL (N) DUCTILITY IN ACCORDANCE WITH AS/NZS 4671 FOR BARS AND LOW (L) DUCTILITY FOR MESH.

STORMWATER

- SW1. ALL PUBLIC STORMWATER INFRASTRUCTURE WORKS SHALL BE IN ACCORDANCE WITH LOCAL GOVERNMENT ASSOCIATION TASMANIA - IPWEA STANDARD DRAWINGS
- SW2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH AS/NZS 3500.3 AND THE TASMANIAN PLUMBING CODE.
- SW3. PIPED INFRASTRUCTURE HAS BEEN DESIGNED TO CONVEY 5% ANNUAL EXCEEDANCE PROBABILITY (AEP) STORMS. IT IS ASSUMED THAT LOCAL AUTHORITY INFRASTRUCTURE CONTAINS 5% AEP STORMS AND THE ROAD RESERVE CONTAINS 1% AEP STORMS SUCH THAT NO EXTERNAL FLOWS ENTER THE PROPERTY.
- SW4. PRIVATE BELOW GROUND PIPEWORK SHALL BE PVC-U DWV WITH A MINIMUM DIAMETER OF 100 mm, DN100 TO BE CLASS S16 AND DN150 AND ABOVE TO BE S14.
- SW5. MINIMUM GRADE OF PAVED AREAS AND PIPEWORK SHALL BE 1 IN 100. PAVED AREAS SHALL BE SHAPED TO DRAIN TO GRATED PITS AND TRENCHES WITHOUT PONDING (ACCEPTABLE TOLERANCE LIMIT IS 3 mm UNDER A 2 m STRAIGHT EDGE).
- SW6. SURFACE WATER DRAINS, CATCH PITS/GRATED PITS AND JUNCTION BOXES SHALL BE CONSTRUCTED AS DETAILED OR AS SPECIFIED BY THE MANUFACTURER. GRATED PITS TO HAVE SUMPS AS NOTED ON THE DRAWINGS. PITS AND LIDS TO BE CLASS A IN NON-TRAFFICKED AREAS AND CLASS B IN RESIDENTIAL DRIVEWAYS. PRE-CAST CONCRETE PITS AND LIDS WITH CLASS D RATING SHALL BE USED ELSEWHERE OR AS NOTED ON THE DRAWINGS.
- SW7. SUBSOIL DRAINS SHALL BE INSTALLED TO THE REQUIREMENTS OF AS/NZS 3500 AND PART 3.1.2. OF THE BCA. PERFORATED PVC DRAINAGE PIPE AND FITTINGS SHALL COMPLY WITH AS2439.1. ALL CONNECTIONS AND FITTINGS SHALL BE MADE USING PURPOSE SPECIFIC PROPRIETARY ITEMS.
- SW8. ALL MANHOLES SHALL BE LOCATED CLEAR OF FUTURE FENCE LINES.
- SW9. PROPERTY CONNECTIONS SHALL BE CLEAR OF DRIVEWAYS, CLEAR OF FUTURE FENCE LINES AND BE LOCATED 600mm INSIDE THE BOUNDARY.
- SW10. ALL ACCESS COVERS, INCLUDING COVER BOXES, SHALL COMPLY WITH AS 3996:2019.

LEGEND

- 9.60
 - 9.80
- (Δ-2.5)
- | | | |
|-------|-------|---|
| EX W | EX W | EXISTING WATER SUPPLY |
| W | W | PROPOSED WATER SUPPLY |
| EX S | EX S | EXISTING SEWER DRAIN |
| S | S | PROPOSED SEWER DRAIN |
| EX SW | EX SW | EXISTING STORMWATER DRAIN |
| SW | SW | PROPOSED STORMWATER DRAIN |
| SS | SS | PROPOSED DN100 SUBSOIL DRAIN WITH GEOTEXTILE SOCK |
| EX J | EX J | EXPANSION JOINT |
| SEJ | SEJ | SWIVEL EXPANSION JOINT |
| SJ | SJ | PROPOSED CONCRETE SAWN JOINT |
| KJ | KJ | PROPOSED CONCRETE KEY JOINT |
| | | PROPERTY BOUNDARY |



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1	BUILDING APPROVAL	DH
REV	DESCRIPTION	APP'D
		DATE

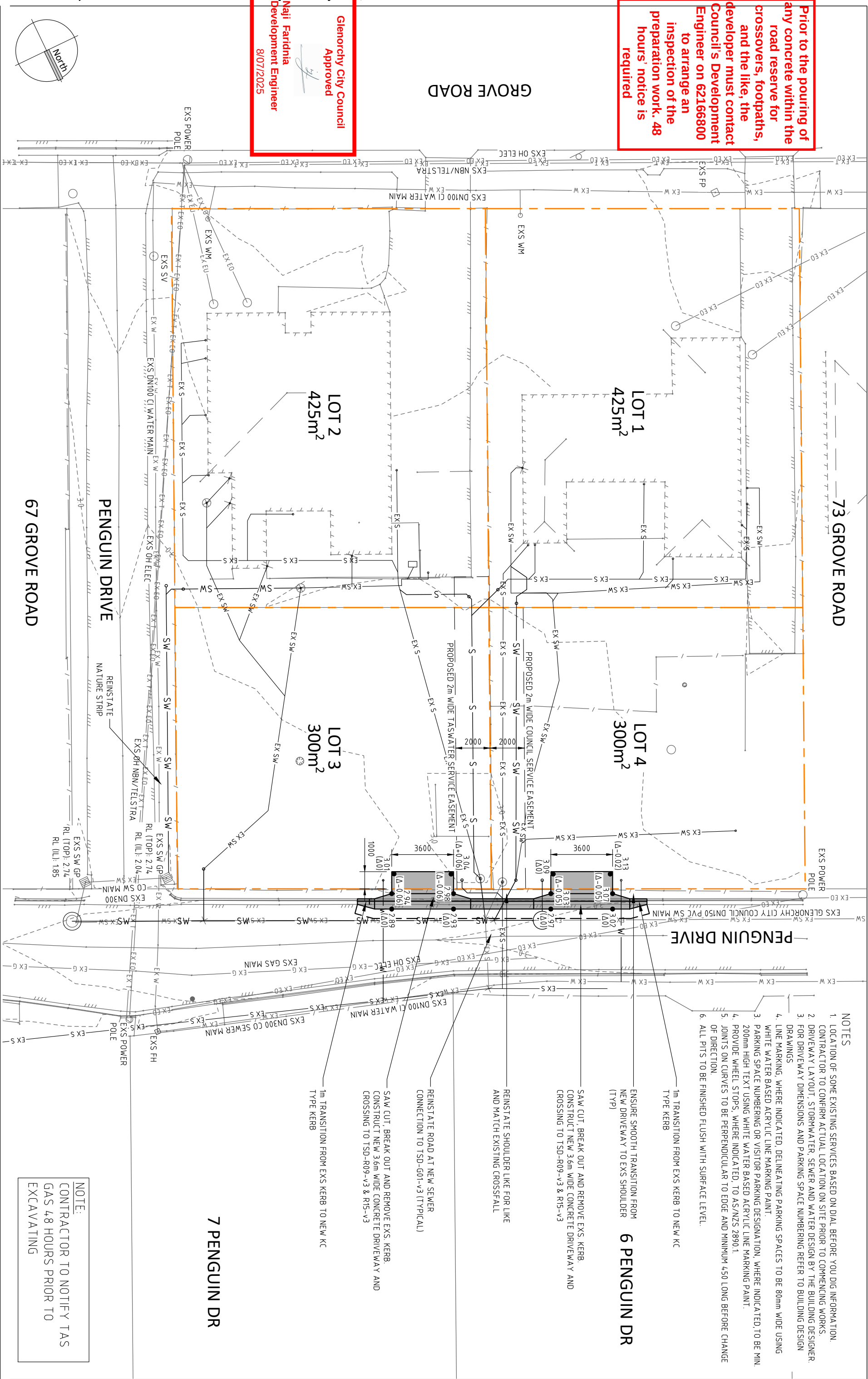
GANDY AND ROBERTS
CONSULTING ENGINEERS
159 DAVEY STREET, HOBART
TASMANIA, AUSTRALIA 7000
www.gandyandroberts.com.au
mail@gandyandroberts.com.au
ph 03 6223 8877

2-LOT SUBDIVISION
69 & 71 GROVE RD, GLENORCHY TAS 7010
DRAWING TITLE
DRAWING INDEX AND NOTES

DESIGNED AB	DRAWN AB	CHECKED DH
PROJECT 24.0327	DRAWING C001	REVISION 1

Prior to the pouring of any concrete within the road reserve for road reserves, footpaths, and the like, the developer must contact Council's Development Engineer on 62166800 to arrange an inspection of the preparation work. 48 hours' notice is required

Glenorchy City Council
Approved
Naji Faridnia
Development Engineer
8/07/2025



- NOTES
1. LOCATION OF SOME EXISTING SERVICES BASED ON DIAL BEFORE YOU DIG INFORMATION. CONTRACTOR TO CONFIRM ACTUAL LOCATION ON SITE PRIOR TO COMMENCING WORKS.
 2. DRIVEWAY LAYOUT, STORMWATER, SEWER AND WATER DESIGN BY THE BUILDING DESIGNER.
 3. FOR DRIVEWAY DIMENSIONS AND PARKING SPACE NUMBERING REFER TO BUILDING DESIGN DRAWINGS.
 4. LINE MARKING, WHERE INDICATED, DELINEATING PARKING SPACES TO BE 80mm WIDE USING WHITE WATER BASED ACRYLIC LINE MARKING PAINT.
 3. PARKING SPACE NUMBERING OR VISITOR PARKING DESIGNATION, WHERE INDICATED, TO BE MIN. 200mm HIGH TEXT USING WHITE WATER BASED ACRYLIC LINE MARKING PAINT.
 4. PROVIDE WHEEL STOPS, WHERE INDICATED, TO AS/NZS 2890.1.
 5. JOINTS ON CURVES TO BE PERPENDICULAR TO EDGE AND MINIMUM 4.50 LONG BEFORE CHANGE OF DIRECTION.
 6. ALL PITS TO BE FINISHED FLUSH WITH SURFACE LEVEL.

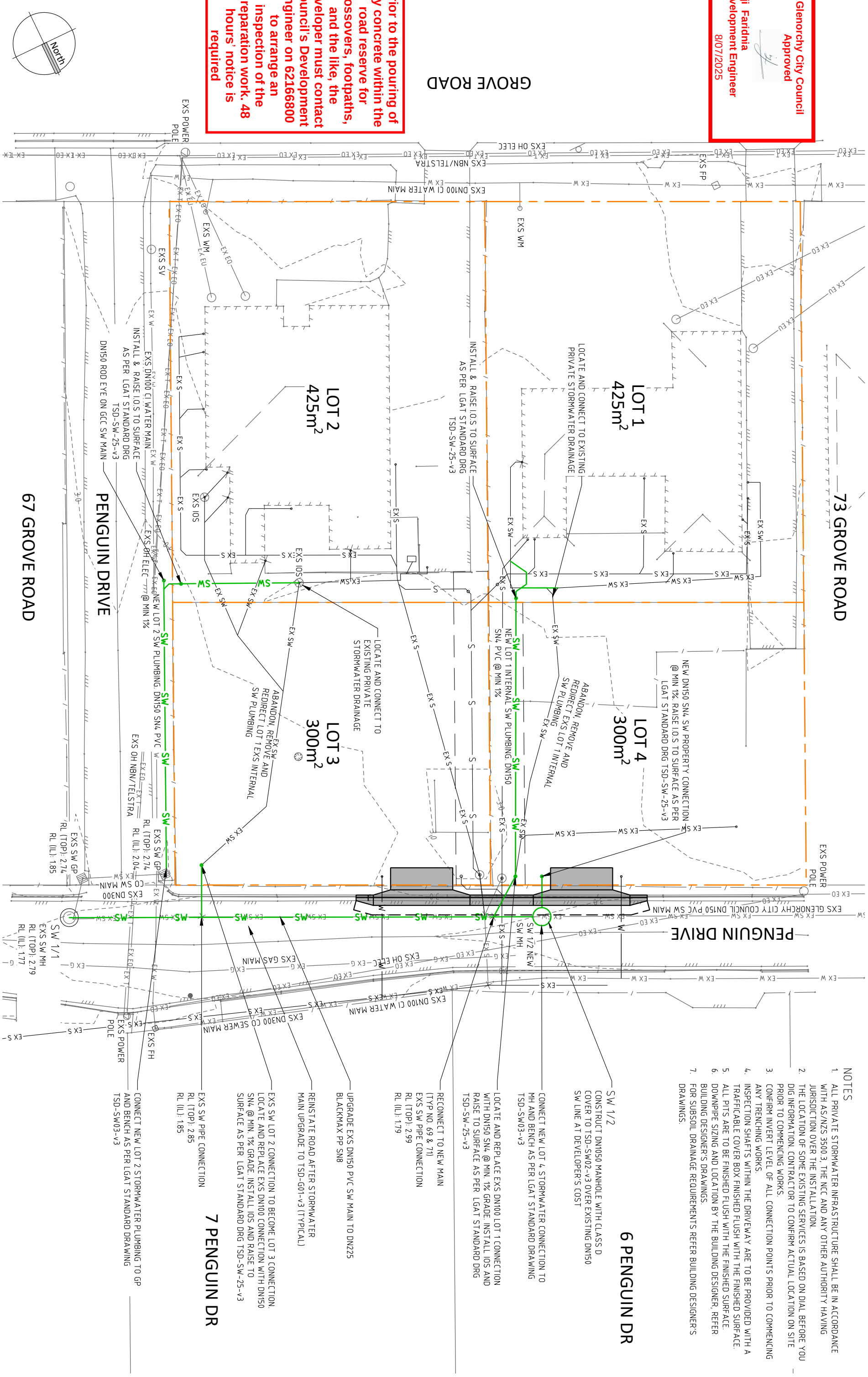
NOTE:
CONTRACTOR TO NOTIFY TAS
GAS 48 HOURS PRIOR TO
EXCAVATING

</

Glenorchy City Council
Approved

Neel Fardinia
Development Engineer
8/07/2025

Prior to the pouring of any concrete within the road reserve for crossovers, footpaths, and the like, the developer must contact Council's Development Engineer on 62166800 to arrange an inspection of the preparation work. 48 hours' notice is required



- NOTES
1. ALL PRIVATE STORMWATER INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH AS/NZS 3500.3, THE NCC AND ANY OTHER AUTHORITY HAVING JURISDICTION OVER THE INSTALLATION.
 2. THE LOCATION OF SOME EXISTING SERVICES IS BASED ON DIAL BEFORE YOU DIG INFORMATION. CONTRACTOR TO CONFIRM ACTUAL LOCATION ON SITE PRIOR TO COMMENCING WORKS.
 3. CONFIRM INVERT LEVEL OF ALL CONNECTION POINTS PRIOR TO COMMENCING ANY TRENCHING WORKS.
 4. INSPECTION SHAFTS WITHIN THE DRIVEWAY ARE TO BE PROVIDED WITH A TRAFFICABLE COVER BOX FINISHED FLUSH WITH THE FINISHED SURFACE.
 5. ALL PITS ARE TO BE FINISHED FLUSH WITH THE FINISHED SURFACE.
 6. DOWNSIZE SIZING AND LOCATION BY THE BUILDING DESIGNER, REFER BUILDING DESIGNER'S DRAWINGS.
 7. FOR SUBSOIL DRAINAGE REQUIREMENTS REFER BUILDING DESIGNER'S DRAWINGS.

6 PENGUIN DR

SW 1/2
CONSTRUCT DN1050 MANHOLE WITH CLASS D COVER TO TSD-SW02-v3 OVER EXISTING DN150 SW LINE AT DEVELOPER'S COST

CONNECT NEW LOT 4 STORMWATER CONNECTION TO MH AND BENCH AS PER LGAT STANDARD DRAWING TSD-SW03-v3

LOCATE AND REPLACE EXS DN100 LOT 1 CONNECTION WITH DN150 SN4 @ MIN. 1% GRADE. INSTALL IOS AND RAISE TO SURFACE AS PER LGAT STANDARD DRG TSD-SW-25-v3

RECONNECT TO NEW MAIN (TYP NO. 69 & 71)
EXS SW PIPE CONNECTION
RL (TOP): 2.99
RL (IL): 1.79

UPGRADE EXS DN150 PVC SW MAIN TO DN225 BLACKMAX PP SN8

REINSTATE ROAD AFTER STORMWATER MAIN UPGRADE TO TSD-G01-v3 (TYPICAL)

EXS SW LOT 2 CONNECTION TO BECOME LOT 3 CONNECTION. LOCATE AND REPLACE EXS DN100 CONNECTION WITH DN150 SN4 @ MIN. 1% GRADE. INSTALL IOS AND RAISE TO SURFACE AS PER LGAT STANDARD DRG TSD-SW-25-v3

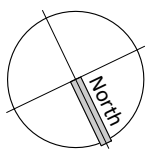
EXS SW PIPE CONNECTION
RL (TOP): 2.85
RL (IL): 1.85

CONNECT NEW LOT 2 STORMWATER PLUMBING TO GP AND BENCH AS PER LGAT STANDARD DRAWING TSD-SW03-v3

7 PENGUIN DR

67 GROVE ROAD

73 GROVE ROAD



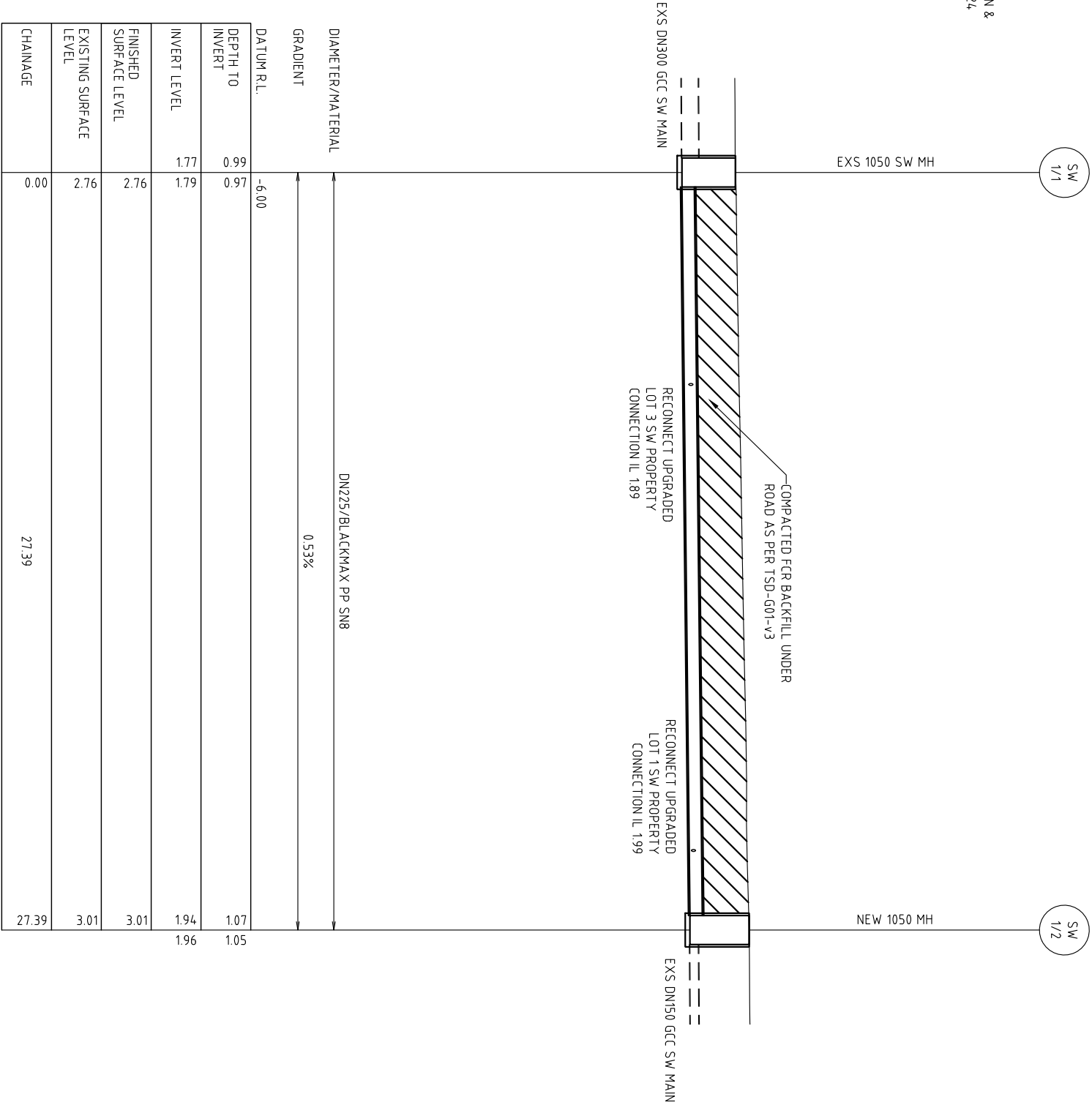
REV	DESCRIPTION	APP'D	DATE
1	BUILDING APPROVAL	DH	25.06.2025
Document Set ID: 35092008			

GANDY AND ROBERTS CONSULTING ENGINEERS
159 DAVEY STREET, HOBART TASMANIA, AUSTRALIA 7000
www.gandyandroberts.com.au
mail@gandyandroberts.com.au
ph 03 6223 8877

2-LOT SUBDIVISION
69 & 71 GROVE RD, GLENORCHY TAS 7010
DRAWING TITLE
STORMWATER PLAN

DESIGNED	DRAWN	CHECKED
AB	AB	DH
PROJECT	DRAWING	REVISION
24.0327	C400	1

- NOTES
1. ALL STORMWATER MANHOLES TO BE IN ACCORDANCE WITH LGAT STANDARD DRAWINGS TSD-SW02-V3 & TSD-SW03-V3
 2. ALL STORMWATER LOT CONNECTIONS TO BE IN ACCORDANCE WITH LGAT STANDARD DRAWING TSD-SW25-V3
 3. ALL EXCAVATION WORK TO BE IN ACCORDANCE WITH SAFE WORK AUSTRALIA EXCAVATION WORK CODE OF PRACTICE (JUL Y 2012)
 4. INVERT OF EXISTING STORMWATER BASED ON INFORMATION PROVIDED BY ROGERSON & BIRCH SURVEYORS AS WELL AS UTILITY DETECTION & MAPPING RECEIVED 17/09/2024



LONGITUDINAL SECTION

SCALE HOR 1:200 VER 1:100

REV	DESCRIPTION	APP'D	DATE
1	BUILDING APPROVAL	DH	25.06.2025

GANDY AND ROBERTS

CONSULTING ENGINEERS

159 DAVEY STREET, HOBART

TASMANIA, AUSTRALIA 7000

www.gandyandroberts.com.au

mail@gandyandroberts.com.au

ph 03 6223 8877

2-LOT SUBDIVISION

69 & 71 GROVE RD, GLENORCHY TAS 7010

DRAWING TITLE

STORMWATER LONG SECTION 01

050mm

SCALE 1:200 @ A3

DESIGNED

AB

DRAWN

AB

CHECKED

DH

PROJECT

24.0327

DRAWING

C401

REVISION

1

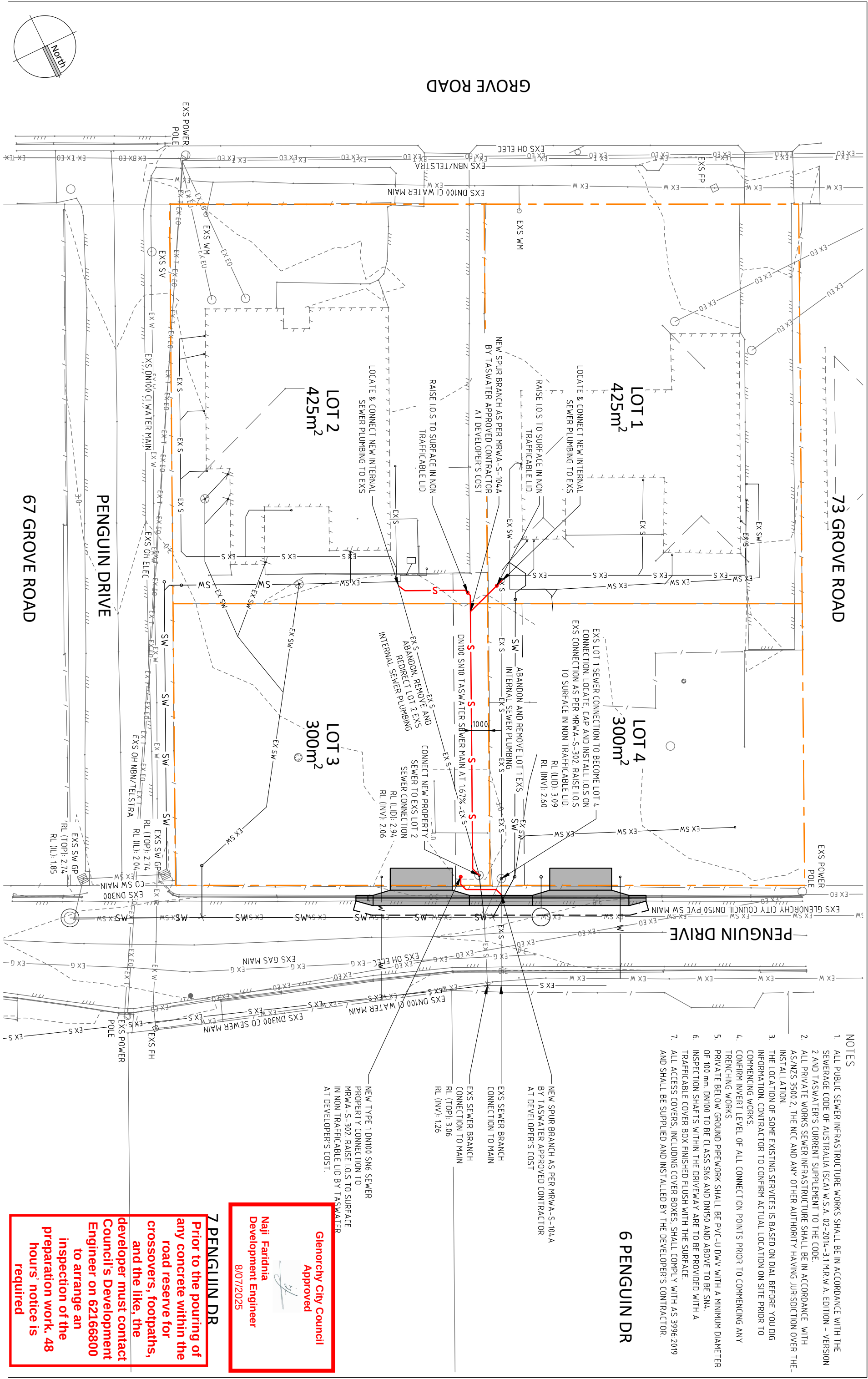
Glenorchy City Council

Approved

Najia Faridnia

Development Engineer

8/07/2025



- NOTES
1. ALL PUBLIC SEWER INFRASTRUCTURE WORKS SHALL BE IN ACCORDANCE WITH THE SEWERAGE CODE OF AUSTRALIA (SCA) W.S.A. 02-2014-3.1 MR.W.A. EDITION - VERSION 2 AND TASWATER'S CURRENT SUPPLEMENT TO THE CODE.
 2. ALL PRIVATE WORKS SEWER INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH AS/NZS 3500.2, THE NCC AND ANY OTHER AUTHORITY HAVING JURISDICTION OVER THE INSTALLATION.
 3. THE LOCATION OF SOME EXISTING SERVICES IS BASED ON DIAL BEFORE YOU DIG INFORMATION. CONTRACTOR TO CONFIRM ACTUAL LOCATION ON SITE PRIOR TO COMMENCING WORKS.
 4. CONFIRM INVERT LEVEL OF ALL CONNECTION POINTS PRIOR TO COMMENCING ANY TRENCHING WORKS.
 5. PRIVATE BELOW GROUND PIPEWORK SHALL BE PVC-U DWV WITH A MINIMUM DIAMETER OF 100 mm DN100 TO BE CLASS S16 AND DN150 AND ABOVE TO BE S16.
 6. INSPECTION SHAFTS WITHIN THE DRIVEWAY ARE TO BE PROVIDED WITH A TRAFFICABLE COVER BOX FINISHED FLUSH WITH THE SURFACE.
 7. ALL ACCESS COVERS, INCLUDING COVER BOXES, SHALL COMPLY WITH AS 3996.2019 AND SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER'S CONTRACTOR.

6 PENGUIN DR

NEW SPUR BRANCH AS PER MRWA-S-104A BY TASWATER APPROVED CONTRACTOR AT DEVELOPER'S COST

EXS SEWER BRANCH CONNECTION TO MAIN

EXS SEWER BRANCH CONNECTION TO MAIN

EXS DN100 S16 SEWER PROPERTY CONNECTION TO MRWA-S-302, RAISE 10S TO SURFACE IN NON TRAFFICABLE LID BY TASWATER AT DEVELOPER'S COST.

Glenorchy City Council
Approved

Naji Fardinia
Development Engineer
8/07/2025

7 PENGUIN DR

Prior to the pouring of any concrete within the road reserve for crossovers, footpaths, and the like, the developer must contact Council's Development Engineer on 62166800 to arrange an inspection of the preparation work. 48 hours' notice is required

REV	DESCRIPTION	APP'D	DATE
1	BUILDING APPROVAL	DH	25.06.2025

GANDY AND ROBERTS CONSULTING ENGINEERS

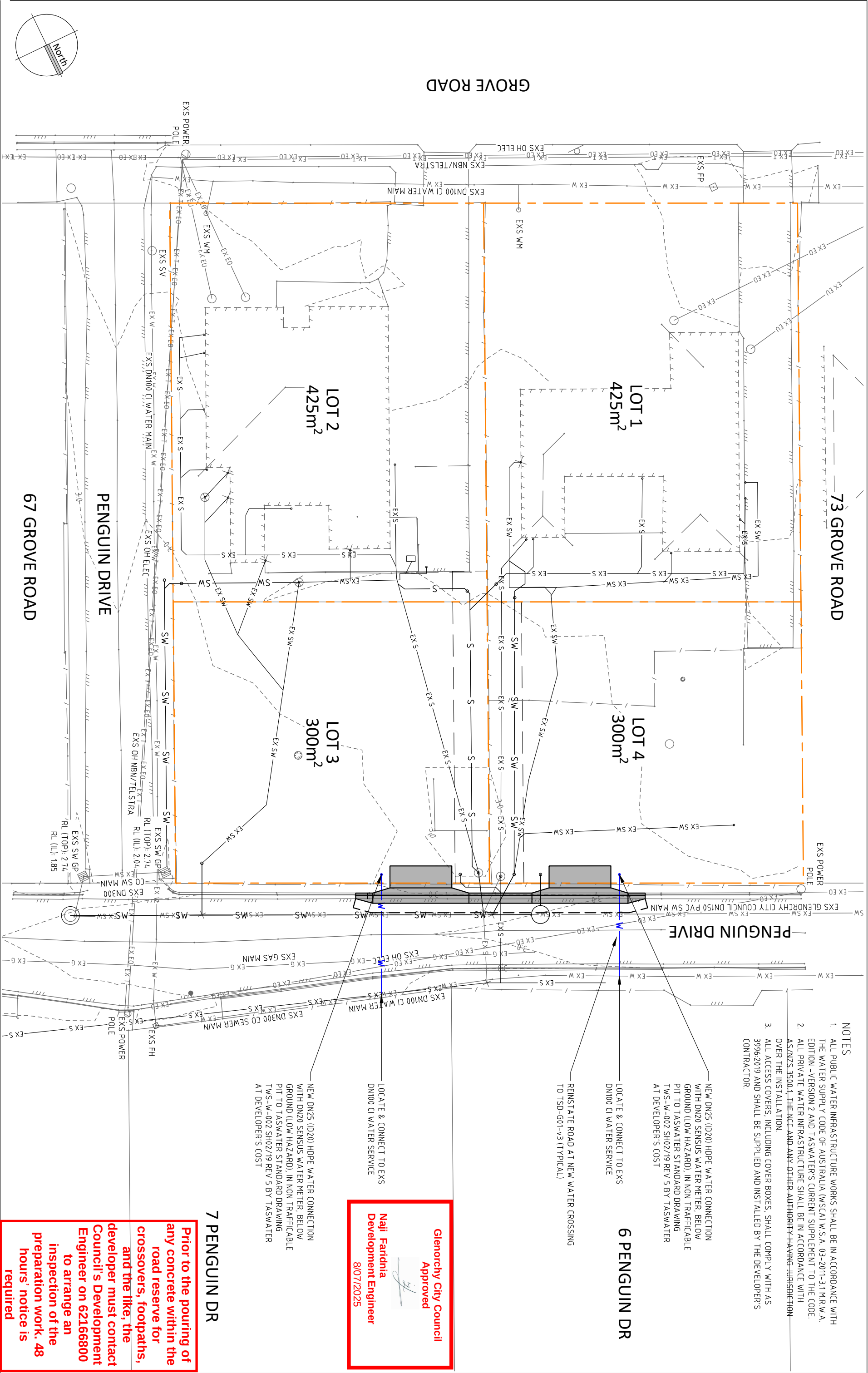
159 DAVEY STREET, HOBART TASMANIA, AUSTRALIA 7000

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ph 03 6223 8877

2-LOT SUBDIVISION
69 & 71 GROVE RD, GLENORCHY TAS 7010

DRAWING TITLE
SEWER PLAN

DESIGNED	DRAWN	CHECKED
AB	AB	DH
PROJECT	DRAWING	REVISION
24.0327	C500	1



- NOTES
1. ALL PUBLIC WATER INFRASTRUCTURE WORKS SHALL BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA (WSCA) WS.A. 03-2011-3.1 MR.W.A EDITION - VERSION 2 AND TASWATER'S CURRENT SUPPLEMENT TO THE CODE.
 2. ALL PRIVATE WATER INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH AS/NZS 3500.1, THE NCC AND ANY OTHER AUTHORITY-HAVING JURISDICTION OVER THE INSTALLATION.
 3. ALL ACCESS COVERS, INCLUDING COVER BOXES, SHALL COMPLY WITH AS 3996:2019 AND SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER'S CONTRACTOR.

NEW DN25 (ID20) HDPE WATER CONNECTION WITH DN20 SENSUS WATER METER, BELOW GROUND (LOW HAZARD), IN NON TRAFFICABLE PIT TO TASWATER STANDARD DRAWING TWS-W-002 SH02/19 REV 5 BY TASWATER AT DEVELOPER'S COST

6 PENGUIN DR

LOCATE & CONNECT TO EXS DN100 CI WATER SERVICE

REINSTATE ROAD AT NEW WATER CROSSING TO TSD-G01-v3 (TYPICAL)

LOCATE & CONNECT TO EXS DN100 CI WATER SERVICE

NEW DN25 (ID20) HDPE WATER CONNECTION WITH DN20 SENSUS WATER METER, BELOW GROUND (LOW HAZARD), IN NON TRAFFICABLE PIT TO TASWATER STANDARD DRAWING TWS-W-002 SH02/19 REV 5 BY TASWATER AT DEVELOPER'S COST

Glenorchy City Council
Approved
Naji Faridnia
Development Engineer
8/07/2025

7 PENGUIN DR

Prior to the pouring of any concrete within the road reserve for the crossovers, footpaths, and the like, the developer must contact Council's Development Engineer on 62166800 to arrange an inspection of the preparation work. 48 hours' notice is required

REV	DESCRIPTION	APP'D	DATE
1	BUILDING APPROVAL	DH	25.06.2025

GANDY AND ROBERTS CONSULTING ENGINEERS

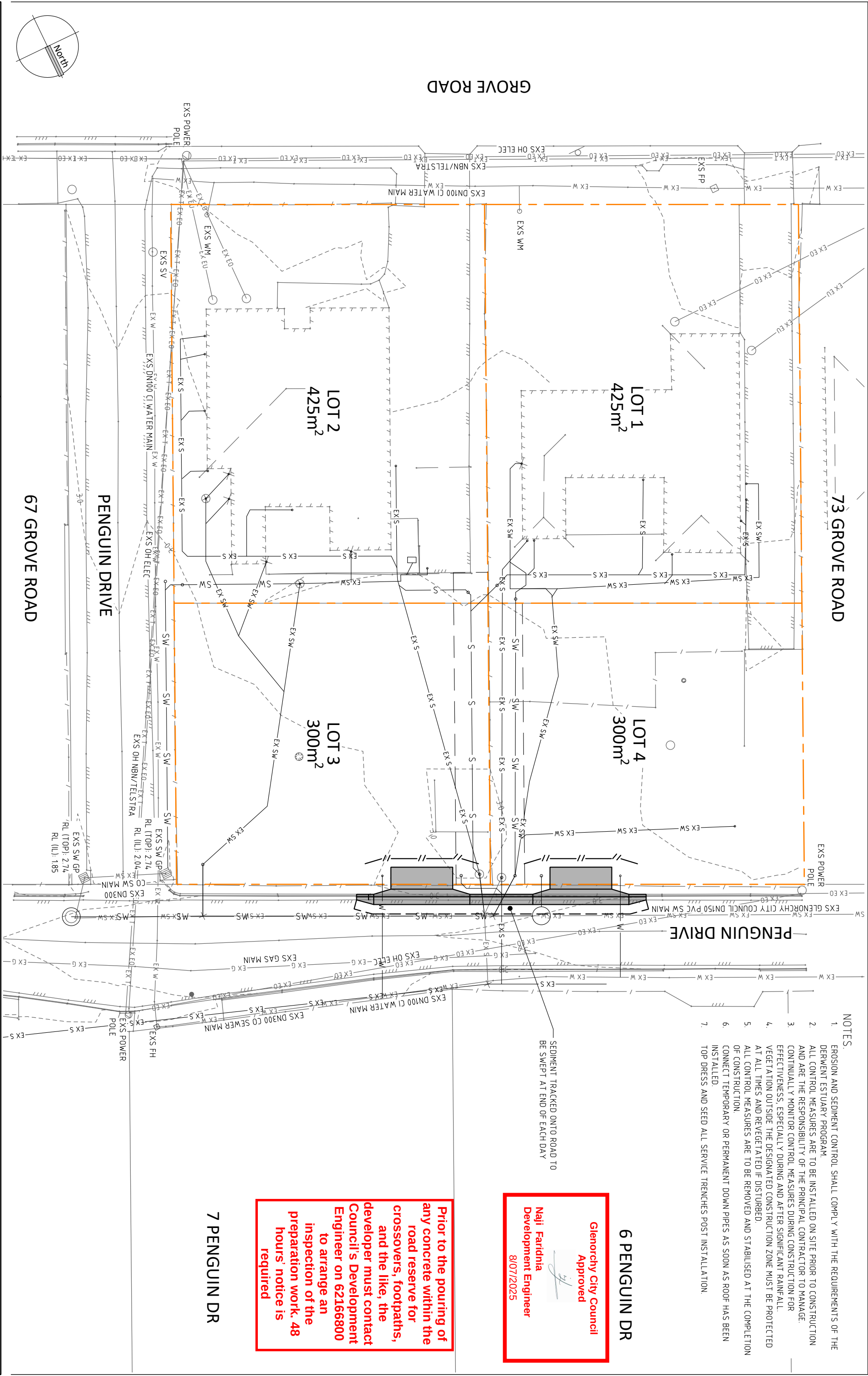
159 DAVEY STREET, HOBART TASMANIA, AUSTRALIA 7000

www.gandyandroberts.com.au
mail@gandyandroberts.com.au
ph 03 6223 8877

2-LOT SUBDIVISION
69 & 71 GROVE RD, GLENORCHY TAS 7010

DRAWING TITLE
WATER PLAN

DESIGNED AB	DRAWN AB	CHECKED DH
PROJECT 24.0327	DRAWING C600	REVISION 1



1. EROSION AND SEDIMENT CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE DERIVENT ESTUARY PROGRAM
2. ALL CONTROL MEASURES ARE TO BE INSTALLED ON SITE PRIOR TO CONSTRUCTION AND ARE THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR TO MANAGE.
3. CONTINUALLY MONITOR CONTROL MEASURES DURING CONSTRUCTION FOR EFFECTIVENESS, ESPECIALLY DURING AND AFTER SIGNIFICANT RAINFALL.
4. VEGETATION OUTSIDE THE DESIGNATED CONSTRUCTION ZONE MUST BE PROTECTED AT ALL TIMES AND REVEGETATED IF DISTURBED.
5. ALL CONTROL MEASURES ARE TO BE REMOVED AND STABILISED AT THE COMPLETION OF CONSTRUCTION
6. CONNECT TEMPORARY OR PERMANENT DOWN PIPES AS SOON AS ROOF HAS BEEN INSTALLED
7. TOP DRESS AND SEED ALL SERVICE TRENCHES POST INSTALLATION

6 PENGUIN DR

**Glenorchy City Council
Approved**

Naji Faridhia
Development Engineer
8/07/2025

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7 PENGUIN DR

REV

1

DESCRIPTION

BUILDING APPROVAL

APP'D

DH

DATE

25.06.2025

Client Set ID: 35090998

35090998

GANDY AND ROBERTS

CONSULTING ENGINEERS

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2-LOT SUBDIVISION

69 & 71 GROVE RD, GLENORCHY TAS 7010

DRAWING TITLE

EROSION & SEDIMENT CONTROL PLAN

0

DESIGNED

AB

PROJECT

24.0327

DRAWN

AB

DRAWING

C800

CHECKED

DH

REVISION

1

50mm

SCALE 1:200 @ A3