**TASMAN COUNCIL**

1713 Main Road, Nubeena TAS 7184

Phone: (03) 6250 9200

Email: [tasman@tasman.tas.gov.au](mailto:tasman@tasman.tas.gov.au)Website: [www.tasman.tas.gov.au](http://www.tasman.tas.gov.au)

ABN: 63 590 070 717

## NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval under the Land Use Planning and Approvals Act 1993, for the following development(s):

<b>NUMBER:</b>	DA 91 / 2022
<b>ADDRESS:</b>	507 Roaring Beach Road, Nubeena (CT150097/3)
<b>DESCRIPTION:</b>	Storage – Construction of a Building

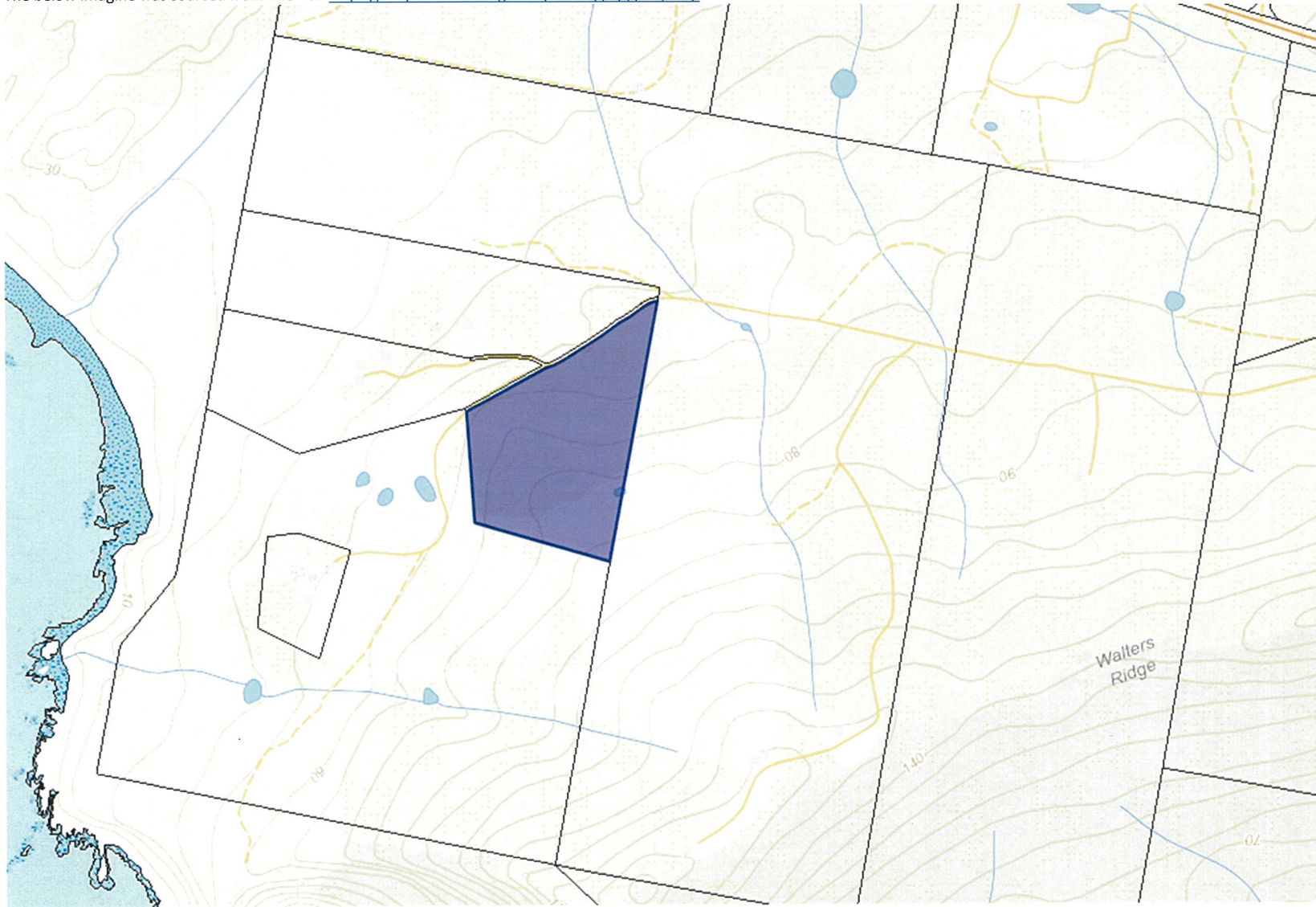
The relevant plans and documents can be viewed on Council's website <https://www.tasman.tas.gov.au/developmentservices/publicnotices/> or are available in hard copy upon request by calling Council on (03) 6250 9200 or email [tasman@tasman.tas.gov.au](mailto:tasman@tasman.tas.gov.au) until 4:30pm **06 October 2022**.

Any person may make a representation relating to the application. Representations are to be made in writing addressed to the General Manager, Tasman Council, 1713 Main Road, Nubeena TAS 7184 or by email to [tasman@tasman.tas.gov.au](mailto:tasman@tasman.tas.gov.au) and will be received no later than 4.30pm on **06 October 2022**. Late representations will not be considered.

**Kim Hossack****General Manager****Date: 23 September 2022**

DA 91 / 2022 – 507 Roaring Beach Road, Nubeena (CT 150097/3)-The relevant plans and documents can be inspected at the Council Offices at 1713 Main Road, Nubeena during normal office hours, or the plans may be viewed on Council's website at [www.tasman.tas.gov.au](http://www.tasman.tas.gov.au) until 4:30pm on Date Representations Close 06 October 2022.

The below image was sourced from The List: <https://maps.thelist.tas.gov.au/listmap/app/list/map>





# Tasman Council

## Application for Planning Permit



The personal information requested on this form is being collected by council for purpose set out in the title of the form. The personal information will be used solely by council for the primary purpose or directly related purposes. The applicant understands that personal information is provided for the above mentioned function and that he/she may apply to council for access to and/or amendment of the information. Requests for access or correction should be made to Tasman Council's Customer Service Officer.

### APPLICANT DETAILS\*

FULL NAME			
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		FAX	
MOBILE		EMAIL	

### OWNERS DETAILS (IF DIFFERENT)\*

FULL NAME			
POSTAL ADDRESS	C/- applicant above	POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE	

### DESCRIPTION OF PROPOSED DEVELOPMENT\*

<input type="checkbox"/> New Dwelling	<input checked="" type="checkbox"/> New Shed/ Outbuilding
<input type="checkbox"/> Subdivision	<input checked="" type="checkbox"/> Extension/ Addition
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial/ Industrial Building	<input type="checkbox"/> Other (please specify – right)

### PRESENT USE OF LAND/ BUILDING(S)

Vacant land. Proposed storage shed for rural use only; storage of lawn mower, small chainsaw for maintenance of property.

### LOCATION OF PROPOSED DEVELOPMENT\*


ADDRESS	507 ROARING BEACH ROAD, NUBEENA TAS 7184		
CERTIFICATE OF TITLE	150097/3	LOT NUMBER	3
FLOOR AREA			
Existing floor area (square metres): 0.0m		Proposed floor area (square metres): 35.955 sq/m	
CAR PARKING			
Number existing 4+		Number proposed 1	

<b>SITE CONTAMINATION</b>	
Have any potentially contaminating uses been undertaken on this site? (Refer to list provided on page 5)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>TASMANIAN HERITAGE REGISTER</b>	
Is this property on the Tasmanian Heritage Register?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>VALUE</b>	
Value of work (inc. GST)	16,100.00


### PRE-APPLICATION DISCUSSIONS\*

<b>HAVE YOU HAD PRE-APPLICATION DISCUSSIONS WITH A COUNCIL OFFICER?</b> (If yes, please specify officers name, if known) _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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### DECLARATION BY APPLICANT\*

I/ we declare that the information given is a true and accurate representation of the proposed development; and I/ we am/ are liable for the payment of Council application processing fees, even in the event of the development not proceeding; and I/ we authorise Tasman Council to provide a copy of my documents relating to this application to any person for the purpose of assessment and public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.	
<b>SIGNATURE OF APPLICANT</b>	
<b>NAME OF APPLICANT (PLEASE PRINT)</b>	
<b>DATE</b>	15/09/2022

### DECLARATION IF APPLICANT IS NOT THE OWNER

I hereby declare that I am the applicant for the development at the address detailed in this application for a planning permit, and that I have notified the owner/s of the land for which I am making this application, in accordance with Section 52(1a) of the <i>Land Use Planning and Approvals Act 1993</i> .	
<b>SIGNATURE OF APPLICANT</b>	
<b>NAME OF APPLICANT (PLEASE PRINT)</b>	
<b>DATE</b>	15/09/2022
<b>NAME/S OF OWNER/S NOTIFIED</b>	
<b>DATE</b>	15/09/2022

## DECLARATION IF LAND IS COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Tasman Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Tasman Council, or their delegate (as specified in Subsections 52(1d-1g) of the <i>Land Use Planning and Approvals Act 1993</i> ).	
<b>DECLARATION</b>	<p>I, _____</p> <p>being responsible for the administration of land at _____</p> <p>declare that I have given permission for the making of this application.</p>
<b>SIGNATURE OF MINISTER/ GENERAL MANAGER</b>	
<b>DATE</b>	

## NON-RESIDENTIAL DEVELOPMENTS

Note: This section must be completed for all applications for non-residential uses, home occupations and domestic/ residential businesses or other managed/ commercial residential uses (e.g. hostel or motel).

<b>HOURS OF BUSINESS</b>			
CURRENT		PROPOSED	
Monday to Friday		Monday to Friday	
Saturday		Saturday	
Sunday		Sunday	
<b>NUMBER OF EMPLOYEES</b>			
CURRENT		PROPOSED	
Total Employees		Total Employees	
Employees on Site		Employees on Site	
<b>PLANT/ MACHINERY</b>			
Is there any large plant or machinery that would need to be installed or used on site such as refrigeration units and generators? (If yes, please list below the type of machinery and ensure location, dimensions etc are clearly marked on your plans.)			<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>OUTDOOR STORAGE/ SEATING/ NUMBER OF BEDS</b>			
Is outdoor storage proposed? (If yes, please ensure that your plans show where the outdoor storage areas are and what type of goods are stored. This information will help us assess the impact of the proposal on the amenity.)			<input type="checkbox"/> Yes <input type="checkbox"/> No
If you are proposing a night club, café or the like, what is the number of seats proposed including the capacity at any bar area?		Please ensure that the arrangements are shown on your plans. This information enables us to assess the car parking arrangements.	
If you are proposing a hotel, motel, visitor accommodation, hostel or the like, what is the number of beds proposed?		Please ensure the beds are clearly indicated on your plans. This information enables us to assess the car parking arrangements.	
<b>GOODS DELIVERIES</b>			
Will there be any goods deliveries to and from the site? (If yes, please estimate the number and type of vehicles and how often they will make trips.)			<input type="checkbox"/> Yes <input type="checkbox"/> No
Type and Size of Vehicle		Number of Vehicles on Site	
Trip Frequency per Month			

## CHECKLIST

To ensure that we can process your application as quickly as possible, please read the following checklist carefully to ensure that you have provided the following at the time of lodging the application. If you are unclear on any aspect of your application, please phone **(03) 6250 9200** to discuss or arrange an appointment concerning your proposal. Note that, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, Council may require additional information.

1. A completed Application for Planning Permit Form. *Please ensure that the form provides an accurate description of the proposal, has the correct address and contact details and is signed and dated by the applicant.*
2. A current copy of the Certificate of Title for all lots involved in the proposal. *The title details must include, where available, a copy of the search page, title plan, sealed plan or diagram and any schedule of easements (if any), or other restrictions, including covenants. Council notification or conditions of transfer.*
3. One (1) copy of the following information (email submissions are accepted):
  - a. An analysis of the site and surrounding area setting out accurate descriptions of the following:
    - i. topography and major site features including an indication of the type and extent of native vegetation present, natural drainage lines, water courses and wetlands, trees greater than 5 metres in height in areas of skyline or landscape importance and identification of any natural hazards including flood prone areas, high fire risk areas and land subject to instability;
    - ii. soil conditions (depth, description of type, land capability etc);
    - iii. the location and capacity of any existing services or easements on the site or connected to the site;
    - iv. existing pedestrian and vehicle access to the site;
    - v. any existing buildings on the site;
    - vi. soil and water management plans.
  - b. A site plan for the proposed use or development, drawn at a scale of not less than 1:200 (1:1000 for sites in excess of 1 hectare), showing:
    - i. a north point;
    - ii. the boundaries and dimensions of the site;
    - iii. Australian Height Datum (AHD) levels;
    - iv. natural drainage lines, watercourses and wetlands;
    - v. soil depth and type
    - vi. the location and capacity of any existing services or easements on the site or connected to the site;
    - vii. the location of any existing buildings on the site, indicating those to be retained or demolished, and their relationship to buildings on adjacent sites, streets and access ways;
    - viii. the use of adjoining properties;
    - ix. shadow diagrams of the proposed buildings where development has the potential to cause overshadowing;
    - x. the dimensions, layout and surfacing materials of all access roads, turning areas, parking areas and footpaths within and at the site entrance;
    - xi. any proposed private or public open space or communal space or facilities;
    - xii. proposed landscaping, indicating vegetation to be removed or retained and species and mature heights of plantings; and
    - xiii. methods of minimizing erosion and run-off during and after construction and preventing contamination of storm water discharged from the site.
  - c. Plans and elevations of proposed and existing buildings, drawn at a scale of not less than 1:100, showing internal layout and materials to be used on external walls and roofs and the relationship of the elevations to natural ground level showing any proposed cut or fill.
4. A written submission supporting the application that demonstrates compliance with the relevant parts of the Act, State Policies and planning scheme.
5. Application Fees. *Please contact the Council's Building & Development Services Officer on (03) 6250 9200 for details of fees.*

POTENTIALLY CONTAMINATING ACTIVITIES	
Agricultural Fertiliser Manufacture	Metal Founders
Asbestos Production and Manufacture	Metal Sprayers
Battery Manufacture and Recycling	Metal Treatments and Picklers
Chemical Manufacture or Formation	Mining and Extractive Industries
Defence Establishments and Training Areas	Pest Controllers (being areas where pest control chemicals are stored or vehicles and tanks used in connection with pest control are washed.)
Drum Reconditioning Wastes	Petroleum and Petrochemical Industries
Dry Cleaning Establishments	Pharmaceutical Manufacture or Formation
Electroplating	Printers
Explosives Production and Storage	Railway Yards
Fuel Depots and Storage Areas	Sanitary and Refining
Galvanisers	Scrap Yards
Gas Works	Service Stations
Gun, Pistol and Rifle Clubs	Smelting and Refining
Hazardous Waste Landfills	Tannery or Fellmongery or Hide Curing Works
Industrial Cleaners	Wood Treatment and Preservation Sites
Lime Burners	

DEFINITION OF OWNER
"Owner" means any of the following:
(a) in the case of a fee simple estate in land – the person in whom that estate is vested;
(b) in the case of land not registered under the <i>Land Titles Act 1980</i> and subject to a mortgage – the person having, for the time being, the equity of redemption in that mortgage;
(c) in the case of the land held under a tenancy for life – the person who is the life tenant;
(d) in the case of land held under a lease of a term not less than 99 years or for a term of not less than such other prescribed period – the person who is the lessee of the land;
(e) in the case of land in respect of which a person has a prescribed interest – that person;
(f) in the case of Crown Land within the meaning of the <i>Crown Lands Act 1976</i> – the Crown on right of the State of Tasmania

**OFFICE USE ONLY:**

<input type="checkbox"/> Planning Fees \$ _____	Receipt No: _____
<input type="checkbox"/> Advertising Fees \$ _____	Date of Receipt: _____

**PROPERTY ID:** 2770586

**MUNICIPALITY:** TASMAN

**PROPERTY ADDRESS:** 507 ROARING BEACH ROAD  
NUBEENA TAS 7184

**PROPERTY NAME:**

**TITLE OWNER:** 150097/3 :

**INTERESTED PARTIES:**

**POSTAL ADDRESS:**  
(Interested Parties)

## MAIN IMPROVEMENTS SUMMARY

### Improvements:

Improvement Sizes      Improvement:      Area:  
(Top 3 by Size):

**Number of  
Bedrooms:**

**Construction Year  
of Main Building:**

**Roof Material:**

**Wall Material:**

**Land Area:** 4.597 hectares

## LAST SALES

Contract Date	Settlement Date	Sale Price
26/02/2020	20/03/2020	\$500,000

## LAST VALUATIONS

Date Inspected	Levels At	Land	Capital	A.A.V.	Reason
29/11/2016	01/07/2016	\$300,000	\$300,000	\$12,000	REVALUATION
02/02/2011	01/07/2010	\$200,000	\$200,000	\$8,000	REVALUATION

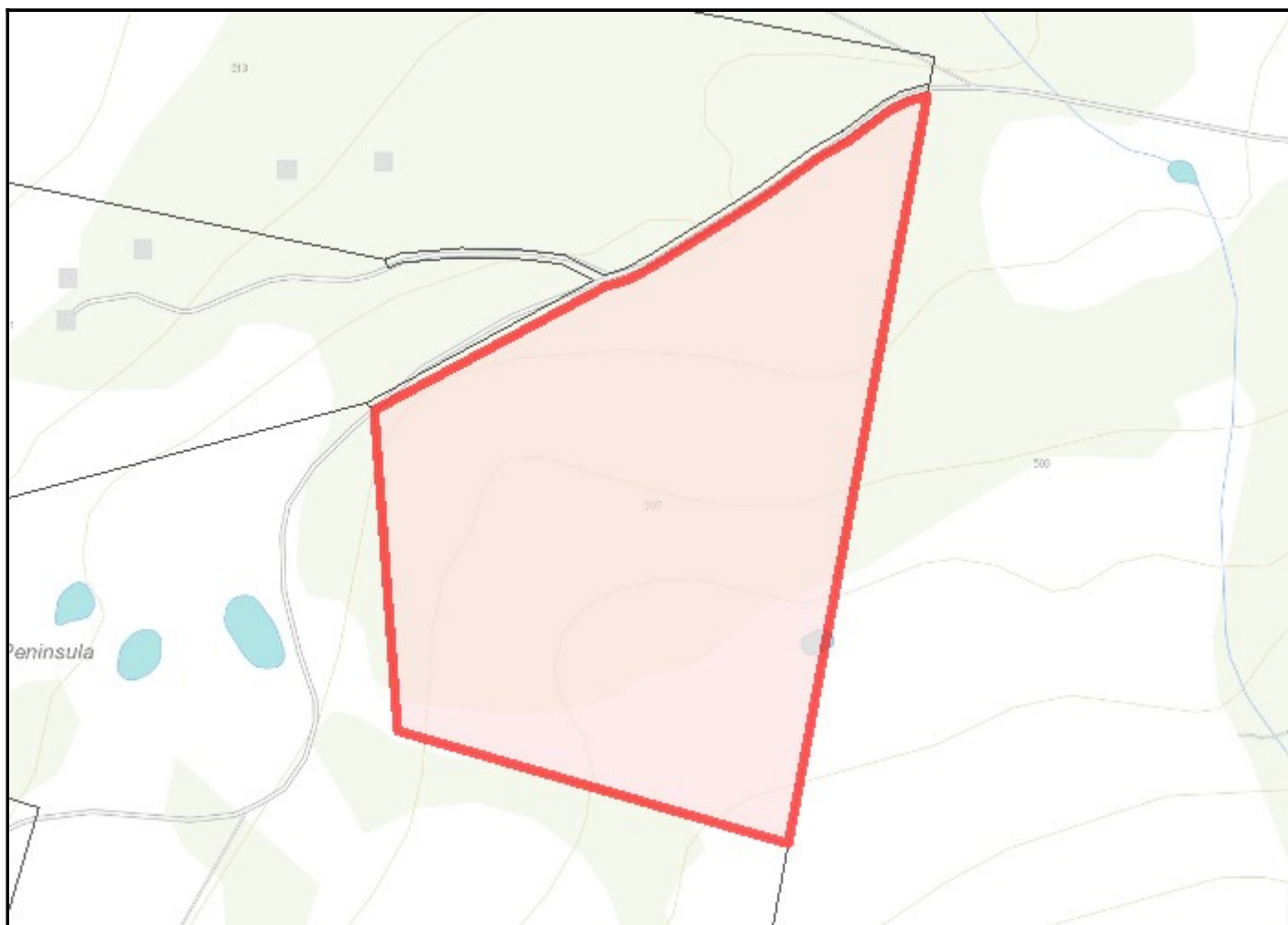
**No information obtained from the LIST may be used for direct marketing purposes.**

Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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## Explanation of Terms

**Property ID** - A unique number used for Valuation purposes.

**Date Inspected** - The date the property was inspected for the valuation.

**Levels At** - Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.

**Land Value** - Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.

**Capital Value** - Capital Value is the total value of the property (including the land value), excluding plant and machinery.

**AAV** - Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.

**Interested Parties** - This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).

**Postal Address** - This is the last advised postal address for the interested parties.

**Multiple Tenancies** - Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.

### SEARCH OF TORRENS TITLE

VOLUME 150097	FOLIO 0
EDITION 1	DATE OF ISSUE 05-Apr-2007

SEARCH DATE : 19-Aug-2022

SEARCH TIME : 04.16 PM

### DESCRIPTION OF LAND

Parish of TOGANEE Land District of PEMBROKE  
The Common Property for Strata Scheme 150097  
Derivation : Part of Lot 31912, 738A OR 33P Granted to Arnold  
Gordon Batchelor  
Prior CT 150096/1

### SCHEDULE 1

STRATA CORPORATION NUMBER 150097, 509 ROARING BEACH ROAD  
NUBEENA

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
BENEFITING EASEMENT: a right of carriage way over the Roadway  
20.12 wide shown on Plan No. 16141.  
SP126825 BENEFITING EASEMENT: a right of carriageway over the  
"RIGHT OF WAY 10.00 WIDE" on Plan No. 16141  
C740769 BURDENING EASEMENT: A Right of Footway in favour of  
Tasman Council over the Right of Way 2.00 wide shown  
on Plan 150096 Registered 05-Apr-2007 at noon  
C760241 AGREEMENT pursuant to Section 71 of the Land Use  
Planning and Approvals Act 1993 Registered  
05-Apr-2007 at noon  
C906389 APPLICATION by body corporate to amend strata plan  
150097 by increasing areas of Lots 1, 2 & 3,  
decreasing area of Lot 4 & increasing common property  
Registered 04-Dec-2009 at noon  
C938677 AMENDMENT of the above Agreement No. C760241 pursuant  
to Section 78 of the Land Use Planning and Approvals  
Act 1993 Registered 04-Dec-2009 at noon  
C885379 APPLICATION for registration of change of by-laws  
Registered 02-Feb-2010 at noon  
E132786 APPLICATION by owners to amend strata plan 150097 by  
amending Lot 4, creating Lot 5 & adjusting unit  
entitlements Registered 30-Apr-2018 at noon  
E262006 APPLICATION by owners to amend strata plan 150097 by  
decreasing area of Lot 4 & increasing area of Lot 5

Registered 13-Jul-2021 at noon

E281070 APPLICATION for registration of change of by-laws

Registered 01-Dec-2021 at noon


### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





CITY/TOWN: HOBART SUBURB: NUBEENA FOLIO REFERENCE: F/R 150096-1 SITE COMPRISES THE WHOLE OF LOT 1 ON PLAN No. (P.150096)		<b>STRATA PLAN</b> SHEET 1 OF 4 SHEETS		REGISTERED NUMBER <b>150097</b>
NAME OF STRATA SCHEME 509 ROARING BEACH ROAD NUBEENA		STRATA TITLES ACT 1998 REGISTERED - 5 APR 2007 <i>Alice Kana</i> Recorder of Titles		
MAPSHEET MUNICIPAL CODE No. 126 (5522)	LAST UPI No. 3200 603	SCALE 1: 3000	LENGTHS IN METRES	

<b>SITE PLAN</b>	
	

NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.	 - 2 AUG 2006 Council Delegate      Date	 25/7/2006 Registered Land Surveyor      Date
STAGED/COMMUNITY DEVELOPMENT SCHEME No. ( IF APPLICABLE )	LODGED BY: HILDER REAL ESTATE SERVICES	



**STRATA PLAN**

STRATA TITLES ACT 1998

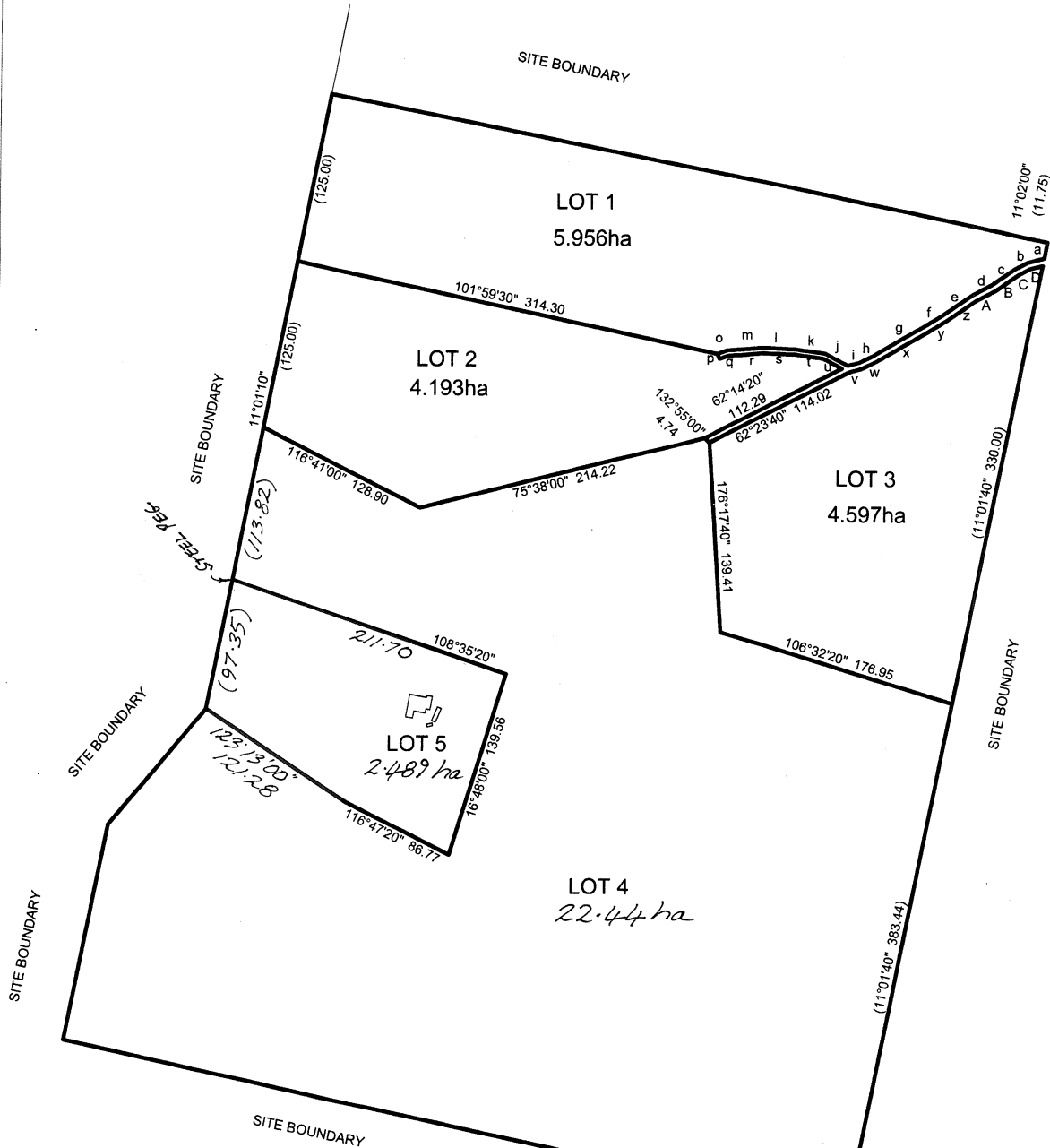
Registered Number

NEW SHEET **2 OF 4**  
(PURSUANT TO E 262006)

*Pinjappa* 26/8/20  
Council Delegate Date

**150097**

SCALE 1 : 3000



SEE SHEET 3 FOR BOUNDARY DESCRIPTIONS

SEE SURVEY NOTES

*[Signature]* 23.7.20  
Registered Land Surveyor Date

## STRATA PLAN

NEW SHEET 3 OF 4 SHEETS  
C906389

STRATA TITLES ACT 1998

  
Council Delegate20/4/2009  
Date

Registered Number

150097

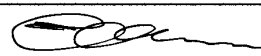
REFERS TO NEW SHEET 2

LINE	BEARING	DISTANCE
a	254° 54' 30"	12.90
b	241° 24' 00"	10.06
c	234° 02' 20"	20.55
d	240° 50' 20"	16.33
e	234° 25' 30"	26.29
f	237° 55' 20"	19.19
g	238° 47' 20"	40.43
h	243° 08' 20"	11.20
i	253° 53' 00"	8.56
j	297° 40' 30"	19.05
k	277° 07' 40"	21.46
l	271° 41' 00"	23.82
m	265° 28' 10"	26.14
n	<del>281° 58' 30"</del>	<del>7.18</del>
o	249° 38' 10"	7.47
p	158° 47' 30"	4.00
q	68° 47' 30"	6.52
r	85° 28' 10"	25.72
s	91° 41' 00"	23.41
t	97° 07' 40"	20.55
u	117° 40' 30"	15.57
v	73° 53' 00"	9.60
w	63° 08' 20"	11.86
x	58° 47' 20"	40.66
y	57° 55' 20"	19.38
z	54° 25' 30"	26.17
A	60° 50' 20"	16.35
B	54° 02' 20"	20.53
C	61° 24' 00"	9.14
D	74° 54' 30"	9.86

THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:-  
SITE BOUNDARIES

BOUNDARIES DEFINED BY MEASUREMENT ARE OPEN.  
MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY.

THE VERTICAL LOT BOUNDARIES EXTEND FROM 5.00 METRES BELOW  
GROUND LEVEL TO 30.00 METRES ABOVE GROUND LEVEL.

  
Registered Land Surveyor1/4/2009  
Date

[illegible]

### SEARCH OF TORRENS TITLE

VOLUME 129335	FOLIO 1
EDITION 5	DATE OF ISSUE 24-Aug-2011

SEARCH DATE : 15-Sep-2022

SEARCH TIME : 01.04 PM

### DESCRIPTION OF LAND

Parish of TOGANEE, Land District of PEMBROKE  
 Lot 1 on Sealed Plan 129335  
 Derivation : Part of Lot 31912 Gtd. to A.G. Batchelor., Part  
 of Lot 23918 Gtd. to W. Mundy  
 Prior CTs 126825/2 and 129179/1

### SCHEDULE 1

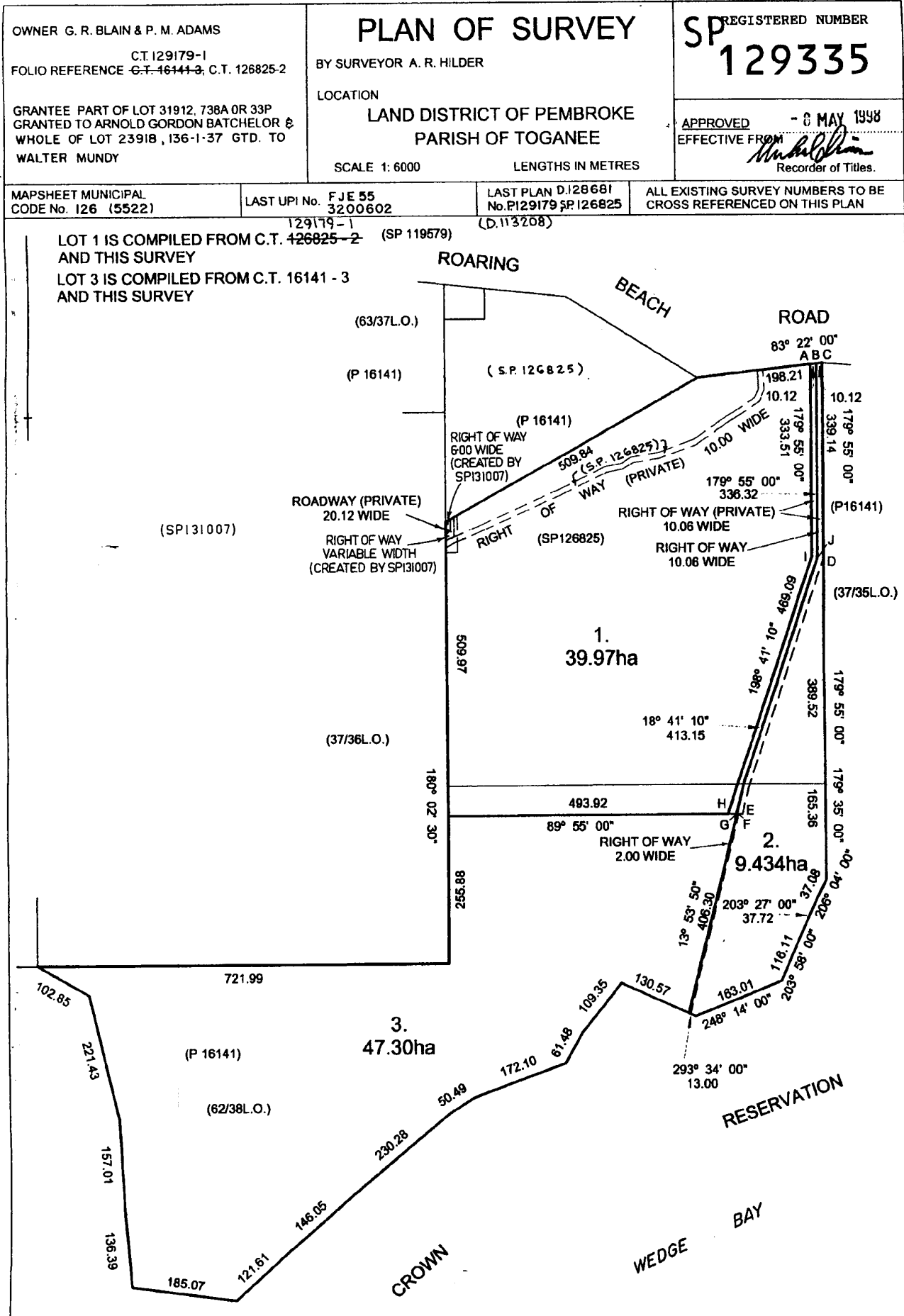
M329396 Registered 24-Aug-2011 at noon

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP 129335 EASEMENTS in Schedule of Easements  
 SP 126825 & SP 129335 COVENANTS in Schedule of Easements  
 SP 126825 & SP 129335 FENCING PROVISION in Schedule of  
 Easements  
 SP 131007 BURDENING EASEMENT: Right of Carriageway  
 [appurtenant to Lot 1 on Sealed Plan No. 131007] over  
 Right of Way Variable Width on Sealed Plan No. 129335  
 SP 131007 BURDENING EASEMENT: Right of Carriageway  
 [appurtenant to Lot 2 on Sealed Plan No. 131007] over  
 Right of Way 6.00 wide on Sealed Plan No. 129335  
 C412598 INSTRUMENT creating Restrictive Covenant pursuant to  
 section 37B of the National Parks & Wildlife Act 1970  
 (affecting part of the said land within described as  
 defined therein) Registered 03-Feb-2003 at noon

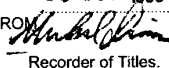
### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



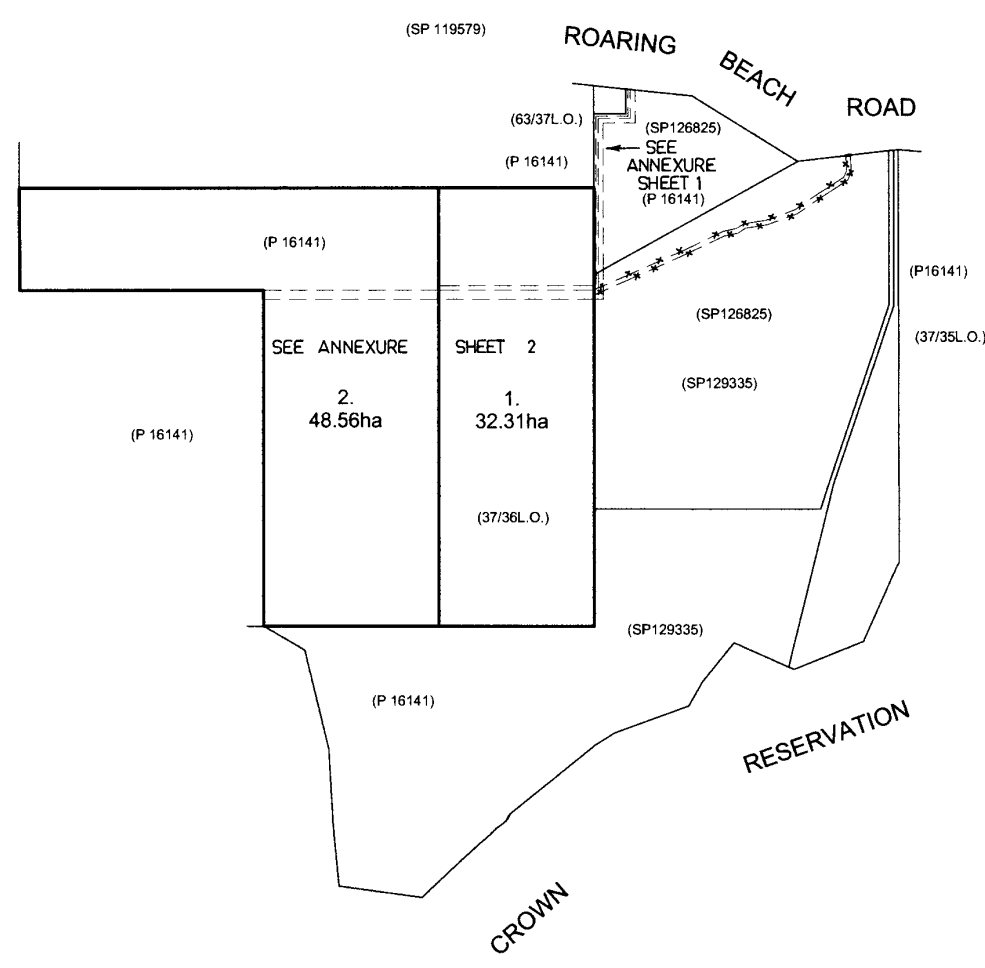


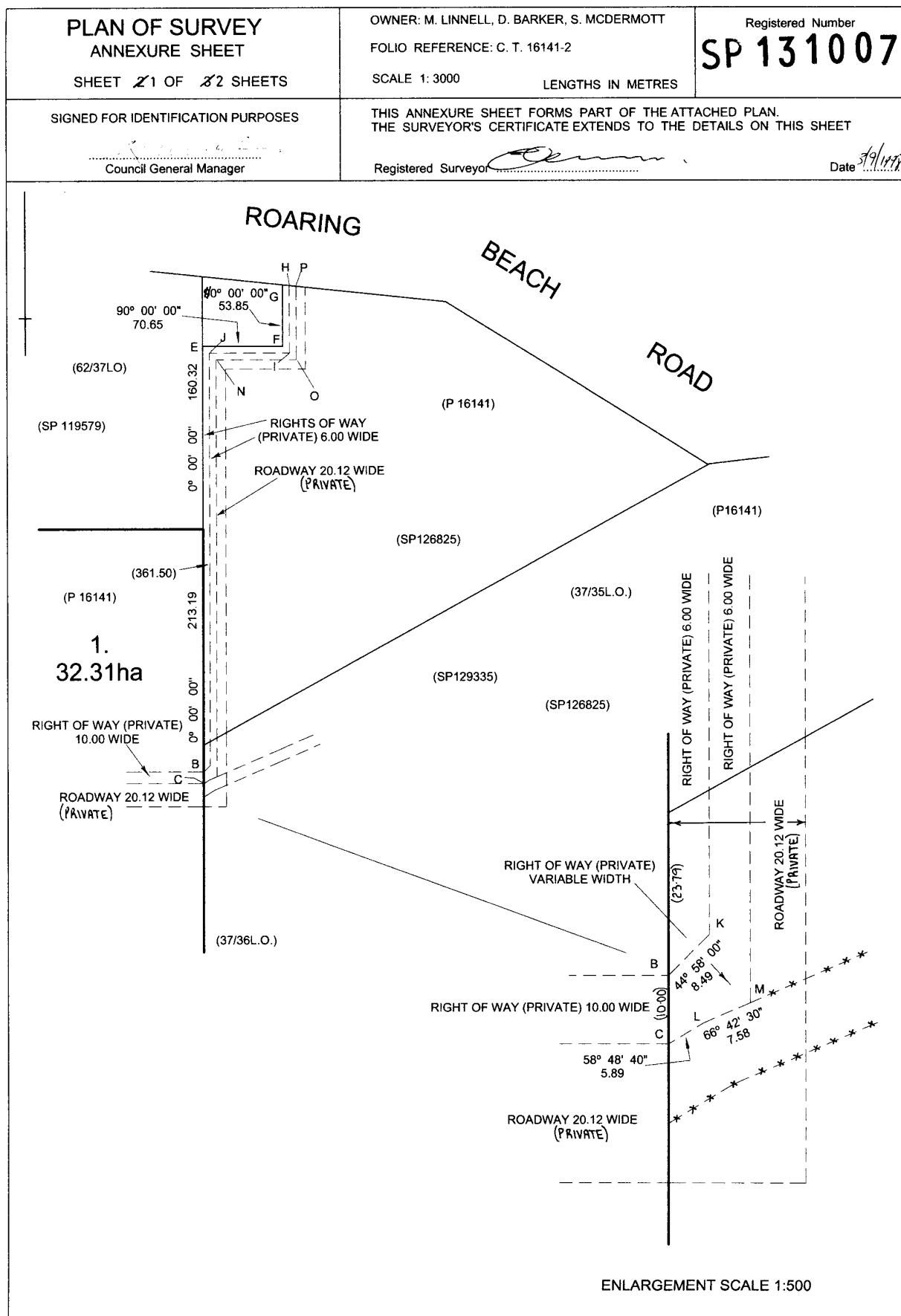


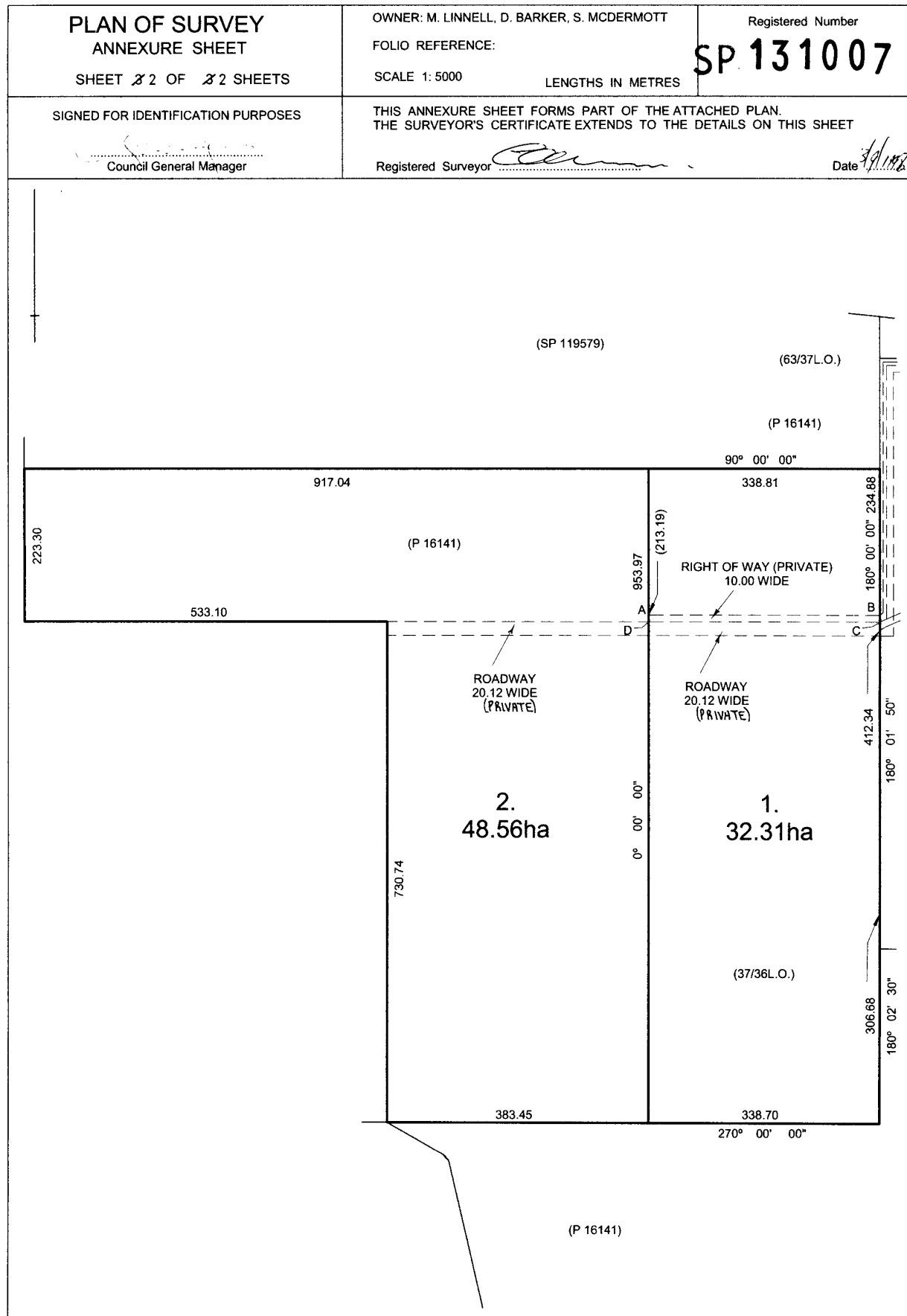
OWNER M. LINNELL, D. BARKER, S. MCDERMOTT  FOLIO REFERENCE C.T. 16141-2  GRANTEE PART OF LOT 31912, 738A OR 33P GRANTED TO ARNOLD GORDON BATCHELOR	<b>PLAN OF SURVEY</b> BY SURVEYOR A. R. HILDER  LOCATION <b>LAND DISTRICT OF PEMBROKE PARISH OF TOGANEE</b>  SCALE 1: 10000      LENGTHS IN METRES	REGISTERED NUMBER <div style="font-size: 24pt; font-weight: bold;">SP131007</div> APPROVED 29 OCT 1998 EFFECTIVE FROM  Recorder of Titles.	
MAPSHEET MUNICIPAL CODE No. 126 (SS22)	LAST UPI No. 3200604	LAST PLAN No. P. 16141	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 2 IS COMPILED FROM  
C.T. 16141 - 2 AND THIS SURVEY

INDEX PLAN







## SEARCH OF TORRENS TITLE

VOLUME 131007	FOLIO 2
EDITION 8	DATE OF ISSUE 04-Dec-2007

SEARCH DATE : 15-Sep-2022

SEARCH TIME : 01.04 PM

DESCRIPTION OF LAND

Parish of TOGANEE, Land District of PEMBROKE

Lot 2 on Sealed Plan 131007

Derivation : Part of Lot 31912 Gtd. to A.G. Batchelor

Prior CT 16141/2

SCHEDULE 1

C827700 TRANSFER to and  
as tenants in common in equal shares  
Registered 04-Dec-2007 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 131007 EASEMENTS in Schedule of Easements  
SP 131007 COVENANTS in Schedule of Easements  
SP 131007 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

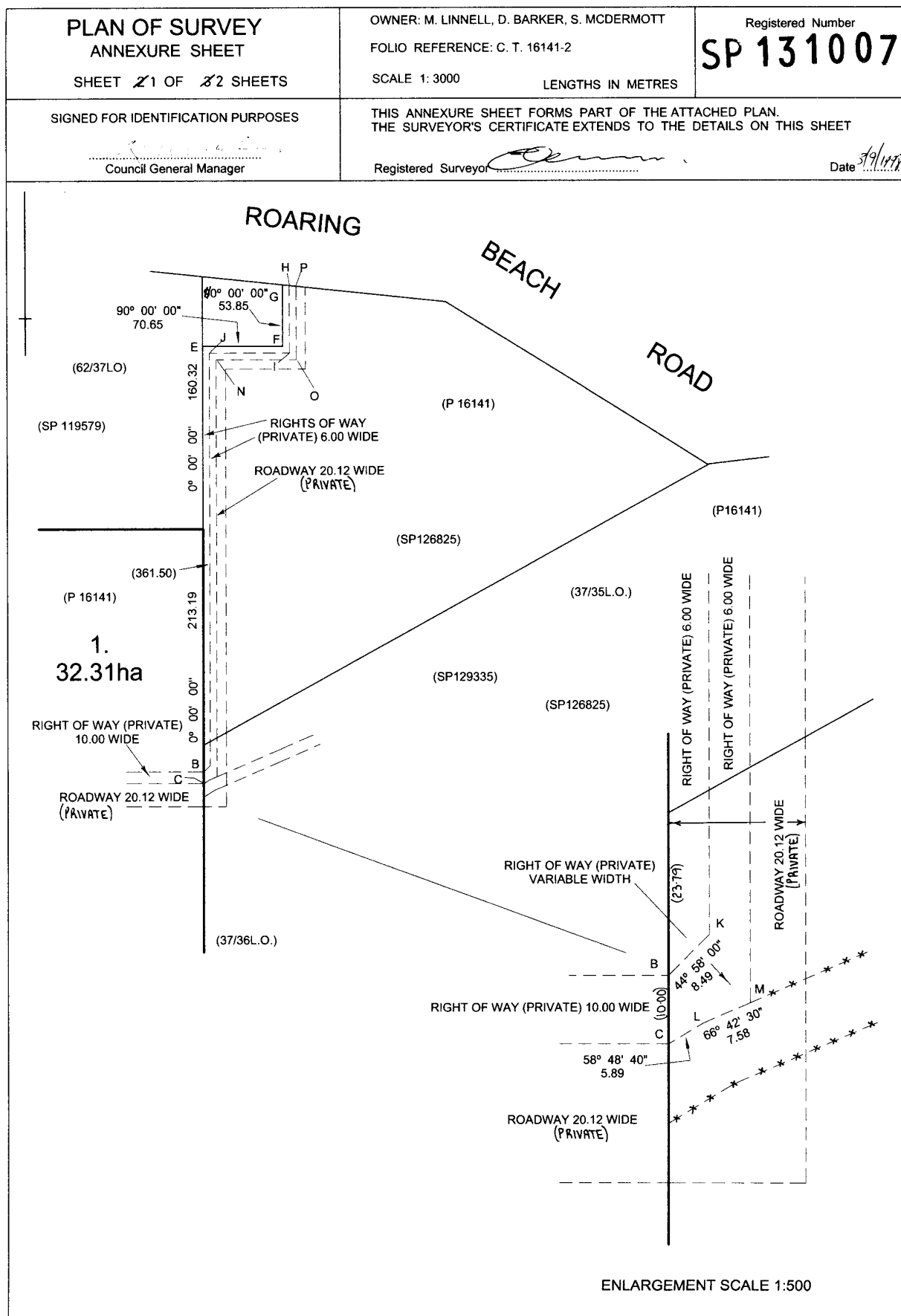
No unregistered dealings or other notations

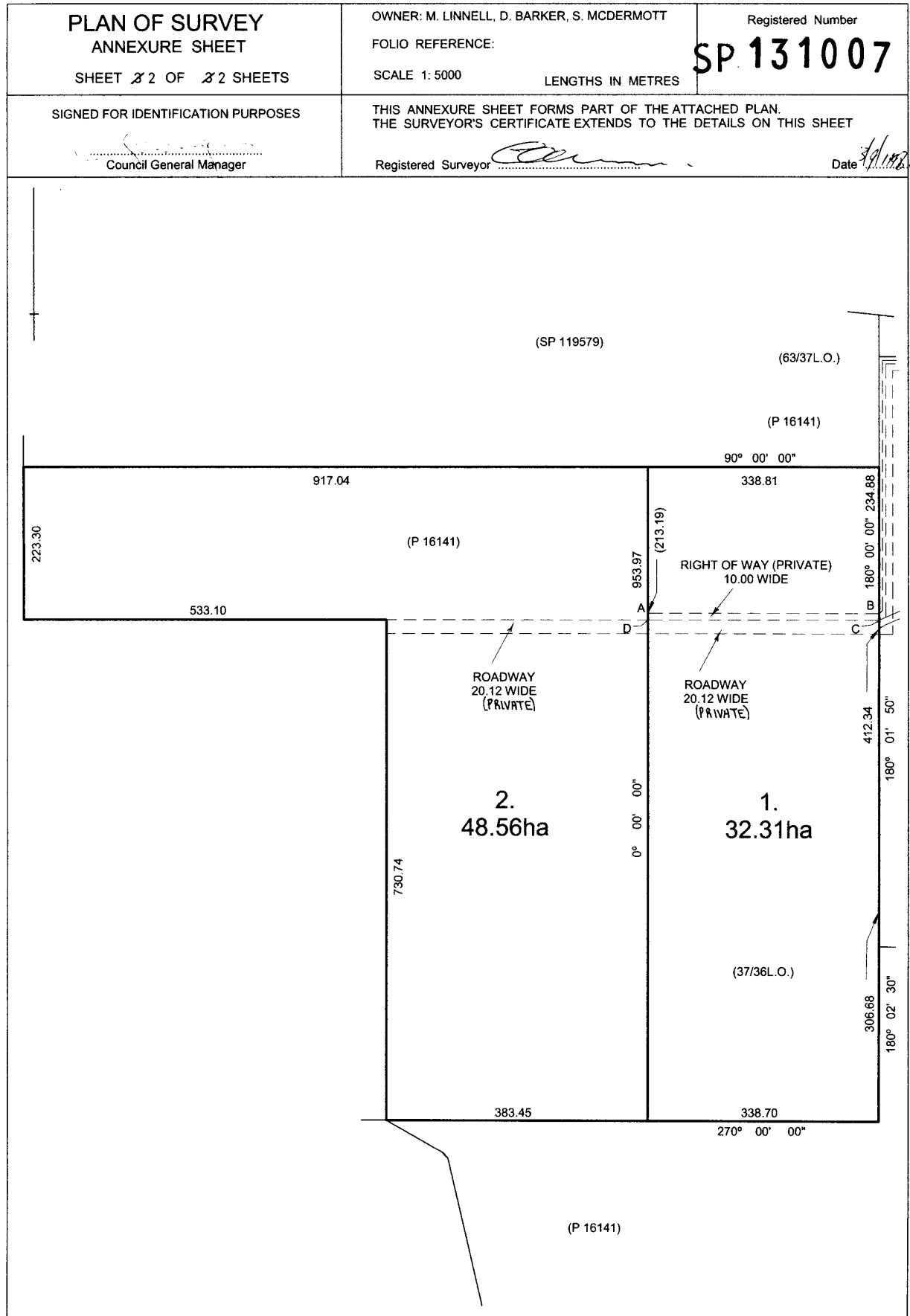


<p>OWNER M. LINNELL, D. BARKER, S. MCDERMOTT</p> <p>FOLIO REFERENCE C.T. 16141-2</p> <p>GRANTEE PART OF LOT 31912, 738A OR 33P GRANTED TO ARNOLD GORDON BATCHELOR</p>	<p><b>PLAN OF SURVEY</b></p> <p>BY SURVEYOR A. R. HILDER</p> <p>LOCATION</p> <p><b>LAND DISTRICT OF PEMBROKE PARISH OF TOGANEE</b></p> <p>SCALE 1: 10000      LENGTHS IN METRES</p>	<p>REGISTERED NUMBER</p> <p style="font-size: 24pt;"><b>SP131007</b></p> <p><del>APPROVED</del> 29 OCT 1998 EFFECTIVE FROM <i>[Signature]</i> Recorder of Titles.</p>	
<p>MAPSHEET MUNICIPAL CODE No. 126 (SS22)</p>	<p>LAST UPI No. 3200604</p>	<p>LAST PLAN No. P. 16141</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>

LOT 2 IS COMPILED FROM  
C.T. 16141 - 2 AND THIS SURVEY

INDEX PLAN





## Stamp Duty

**ANNEXURE PAGES - "A" – (comprising 4 pages)**

**TRANSFER (OF EASEMENT IN GROSS)**

**1. EASEMENT IN GROSS**

**1.1 Grant of Easement**

In addition to the rights and powers specified under paragraph 1.2, the Registered Proprietor grants to the Council the Right of Foot Way as an easement in gross.

**1.2 Continuation of Estate or Interest created**

- (a) The Right of Foot Way created herein is in addition to and not in substitution for any statutory rights and authorities which the Council may have at any time in respect of the Servient Land.
- (b) The rights and powers conferred upon the Council under this instrument are in addition to those rights and powers contained in the Legislation and where the terms of this instrument are in conflict with the Legislation the terms of this instrument shall prevail.
- (c) Where there is an inconsistency or conflict between the provisions contained in the Legislation and the modifications in this instrument, the terms of this instrument shall prevail.
- (d) No power is implied for the Registered Proprietor to determine the Right of Foot Way for any breach of covenant or for any other cause whatsoever.

**2. CONDITIONS**

The Registered Proprietor and the Council covenant that the following conditions shall apply in relation to the Right of Foot Way:

- (a) All work authorised to be carried out in relation to the construction of the Right of Foot Way shall be carried out so as to do as little damage to the Servient Land as is reasonably possible, consistent with the rights and privileges granted or conferred by the Right of Foot Way.
- (b) The Council will from time to time maintain and repair damage suffered to the Right of Foot Way Land that is directly caused by the Council carrying out any Authorised Purpose.

Signed by the Transferor )



Signed by the Transferee )  
)

**NOTE:-** Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Version 1

**THE BACK OF THIS PAGE MUST NOT BE USED**



- (c) The Registered Proprietor will not without the written permission of the Council:
- (i) erect or permit to be erected any improvement (included but not limited to buildings, sheds, fences, roads, walls or driveways) on the Easement Land; or
  - (ii) disturb or permit to be disturbed the surface of the Easement Land; or
  - (iii) remove or permit the removal of soil or other material from the Easement Land or the immediate vicinity; or
  - (iv) do anything on the Servient Land that may damage or endanger the Easement Land,
- in any manner which will interfere with the rights granted or conferred to the Council by the Right of Foot Way, and will not at any time do, permit or suffer any act whereby the full and free use and enjoyment by the Council of the rights and privileges granted or conferred by the Right of Foot Way are interfered with.
- (d) Notwithstanding the provisions contained in the Legislation, if any maintenance, repair or replacement of the Easement Land is necessary because of any act or omission, neglect or fault of the Registered Proprietor then the Registered Proprietor shall promptly carry out such maintenance, repair or replacement and will bear the whole cost.

### 3. INTERPRETATION

#### 3.1 Definitions

In this instrument, unless the contrary intention appears:

"Authorised Persons" means the operators, contractors, servants, employees, agents, workmen, consultants and other invitees of the Council;

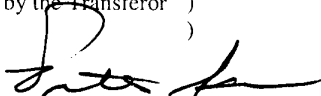
"Authorised Purpose" means every work or thing used, or designed or intended for use in, or in connection with the construction, maintenance, inspection, supervision, repair, alteration, or replacement of the Right of Foot Way;

"Council" means the Tasman Council and its successors, assigns and licensees and includes where appropriate, the Authorised Persons;

"Easement Land" means that part of the Servient Land marked on the Plan "Right of Way 2.00 Wide";

"Land" means the Registered Proprietor's land situated at Roaring Beach, Nubeena in Tasmania and comprised in Certificate of Title Volume 16141 Folio 1;

Signed by the Transferor )



Signed by the Transferee )

NOTE:- Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Version 1

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"**Law**" means any act, ordinance, regulation, by-law, order or proclamation, includes the Legislation and includes the requirements of any municipal or statutory body or government or of any permit or approval affecting the Servient Land;

"**Legislation**" means the *Local Government Act 1993, Local Government (Building and Miscellaneous Provisions) Act 1993, Land Acquisition Act 1993* and any other legislation empowering the Council to do anything;

"**Plan**" means P\*\* lodged with the Recorder of Titles;

"**Registered Proprietor**" means the registered proprietor of the Servient Land and any person lawfully claiming through that registered proprietor (including any tenant, licensee, employee, invitee or agent of that registered proprietor);

"**Right of Foot Way**" means a full and free right at all times over the Easement Land for Authorised Persons to enter, pass, repass and remain upon the Easement Land for purposes of carrying out an Authorised Purpose or things upon the Easement Land as may be necessary to enable the Council to receive the full and free use and enjoyment of the rights and privileges granted hereunder; and

"**Servient Land**" means all of the land comprised in the Folios of the Register upon which the Right of Foot Way is registered.

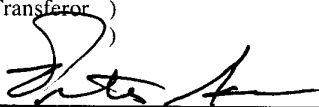
### 3.2 Interpretation

A reference to any Law or section of any Law includes any enactment in amendment or substitution for such Law or section.

EXECUTED as a deed.

---

Signed by the Transferor )



Signed by the Transferee )

---

NOTE:- Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Version 1

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PAGE 4 OF 4 PAGES  
Vol. 16141 Fol. 1

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# TASMANIAN LAND TITLES OFFICE



C938677

## Notification of Amendment of an Agreement under the Land Use Planning and Approvals Act 1993 (Section 78)



DESCRIPTION OF LAND		
Folio of the Register		AGREEMENT NUMBER
Volume	Folio	C760241
150097	1	
150097	2	
150097	3	
150097	4	

REGISTERED PROPRIETOR: PETER MICHAEL ADAMS of 509 Roaring Beach Road  
Nubeena in Tasmania

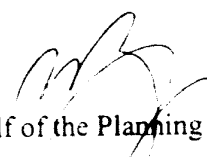
PLANNING AUTHORITY: TASMAN COUNCIL of 1713 Main Road, Nubeena in  
Tasmania

Date: 20 April 2009

I/we Michael Alan Bevis, GENERAL MANAGER  
of Tasman Council Nubeena

the abovenamed Planning Authority, certify that the above particulars are correct and pursuant to Section 78(2) of the Land Use Planning and Approvals Act 1993 do hereby notify the Recorder of Titles that the above registered agreement has been amended and an executed copy of the amendment is attached, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original certified executed Agreement.

Signed   
(on behalf of the Planning Authority)

Land Titles Office Use Only

REGISTERED

- 4 DEC 2009

**LAM** Version 1

THE BACK OF THIS FORM MUST NOT BE USED

## DEED

DATE: 20 April 2009

### PARTIES

TASMAN COUNCIL of 1713 Main Road Nubeena in Tasmania (the "Planning Authority");

PETER MICHAEL ADAMS of "Windgrove" Roaring Beach in Tasmania (the "Owner")


### RECITALS

- A. The Owner and the Planning Authority entered into an agreement pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* ("the Part 5 Agreement") concerning the Owner's property at 509 Roaring Beach Road, Nubeena in Tasmania ("the Property").
- C. The Part 5 Agreement was registered on the title of the property on 5 April 2007 as dealing number C760241.
- D. The Owner and the Planning Authority now agree to an amendment being made to the Part 5 Agreement as described herein.

### OPERATIVE PROVISIONS

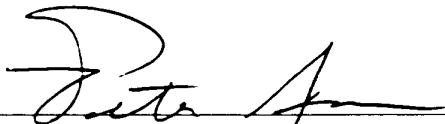
The Parties hereby agree that the Part 5 Agreement is amended by replacing the plan labelled "Annexure A" of the Agreement as registered with the plan attached to this deed and marked "Annexure A".

CERTIFIED AS A CORRECT  
COPY OF THE ORIGINAL

  
A. R. HILDER.

EXECUTED as a deed.

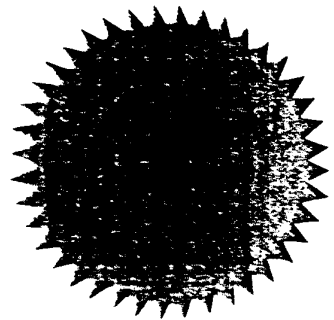
SIGNED, SEALED and DELIVERED by  
PETER MICHAEL ADAMS in the presence of:

  
Signature


S. J. Burgess  
Signature of witness

Suzanne Burgess - Administration Officer  
Name & Occupation of witness

1533 Nubeena Rd, Nubeena TAS 7184  
Address of witness

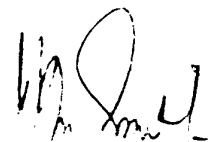


Signed by **TASMAN COUNCIL** by the affixing  
hereto of the common seal in the presence of

  
Signature

Executive Member  
Position

Michael John Bond  
Full Name

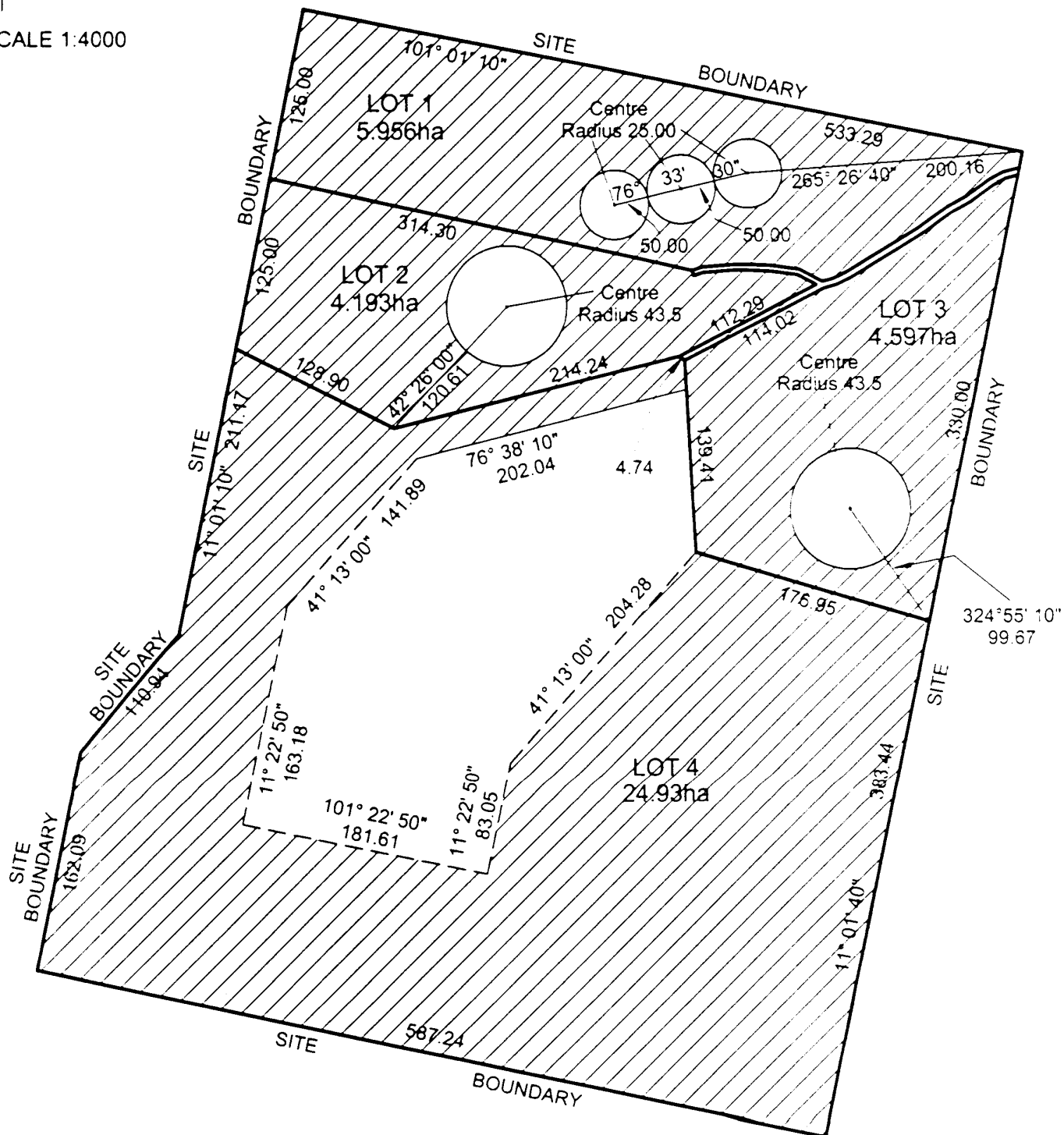
  
Signature

Executive Member  
Position

Vicki Martin Smith  
Full Name

# ANNEXURE "A" (AMENDED) (PART 5 AGREEMENT)

SCALE 1:4000







LEGEND:

00-COVER PAGE

01-LOCATION PLAN

01A-SITE PLAN

02-FLOOR PLAN / ELEVATIONS

CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING WORK.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE WORK IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS

CONSTRUCTION STANDARDS:  
ALL WORKS SHOULD BE GENERALLY INLINE WITH THE PRACTICES SET OUT IN THE 'GUIDE TO STANDARDS AND TOLERANCES 2007'

WIND LOADS DETERMINED IN ACCORDANCE WITH AS 4055 - WIND LOADS FOR HOUSING

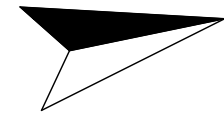
THESE DOCUMENTS TO BE USED WITH ALL DOCUMENTATION PREPARED BY AN ENGINEER

THESE DOCUMENTS ARE INTENDED FOR COUNCIL APPLICATIONS AND NORMAL CONSTRUCTION, THEY ARE NOT TO BE USED FOR TENDERING PURPOSES OR INSPECTIONS.

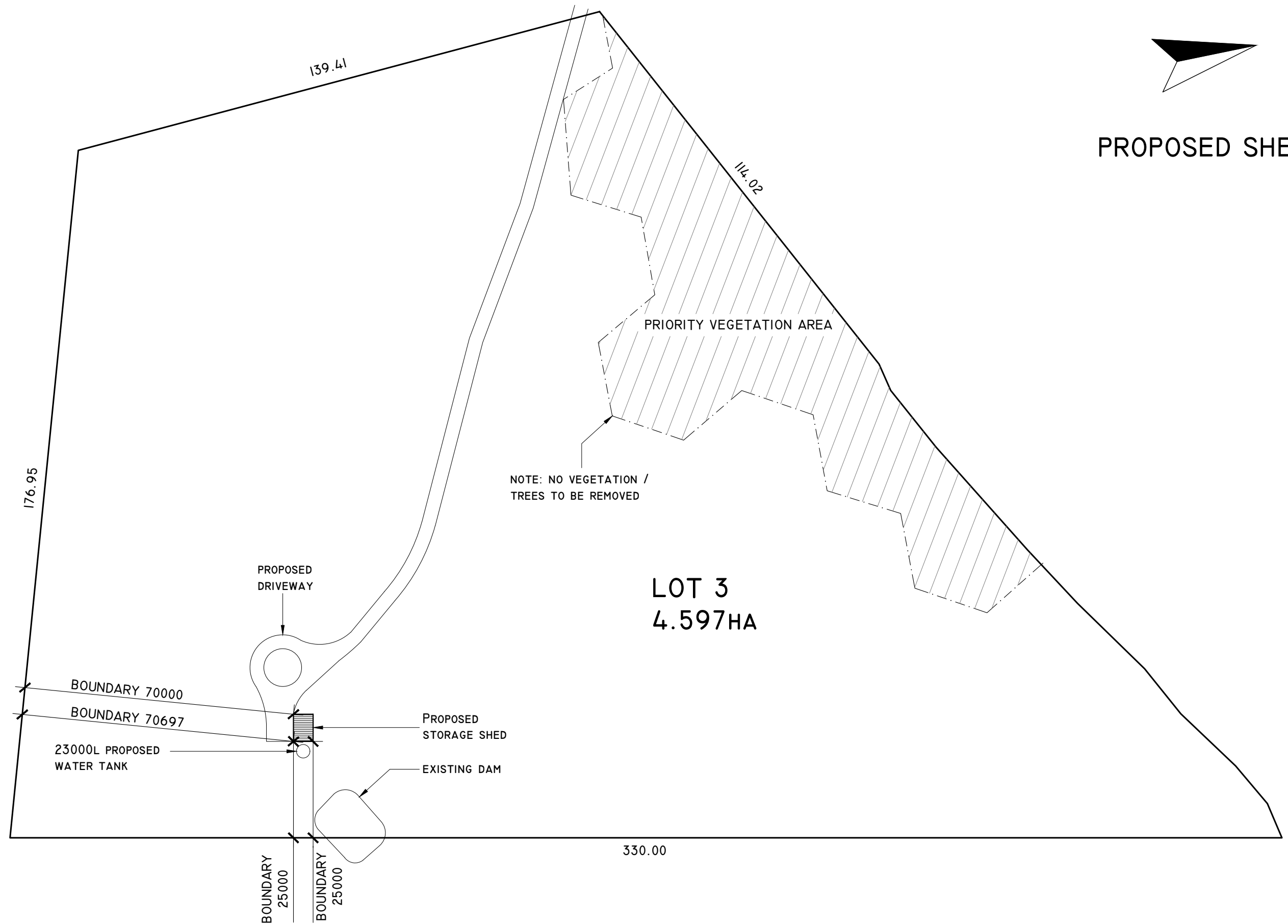
# PROPOSED STORAGE SHED FOR AT 507 ROARING BEACH ROAD NUBEENA, TAS, 7084

TITLE REFERENCE: CT.I50097/3  
FLOOR AREA: 35.96m<sup>2</sup>  
DESIGN WIND SPEED: N3  
SOIL CLASSIFICATION: M  
CLIMATE ZONE: 7  
BAL LEVEL: LOW

139 MAIN RD, SORELL 7172  PH: 1300 737 910 WEB: RAINBOWBUILDING.COM.AU EMAIL: SALES@RAINBOWBUILDING.COM.AU  LICENCE NO. 181916529	PROPOSED STORAGE SHED  CLIENT: ADDRESS: 507 ROARING BEACH ROAD NUBEENA, TAS, 7084	SHEET:  <b>COVER SHEET</b>	
	DRAWING No. <b>KING01_5835</b>	SHEET No. <b>00</b>	SCALE: <b>NTS</b>



## PROPOSED SHED



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139 MAIN RD,  
SORELL 7172  
  
PH: 1300 737 910  
WEB: RAINBOWBUILDING.COM.AU  
EMAIL: SALES@RAINBOWBUILDING.COM.AU  
  
LICENCE NO. 181916529

### REVISIONS:

SHED PLANS - 22/08/2022

### PROPOSED STORAGE SHED

CLIENT:  
ADDRESS: 507 ROARING BEACH ROAD  
NUBEENA, TAS, 7084

### DRAWING No.

KING01\_5835

### SHEET:

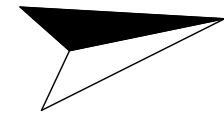
## LOCATION PLAN

### SHEET No.

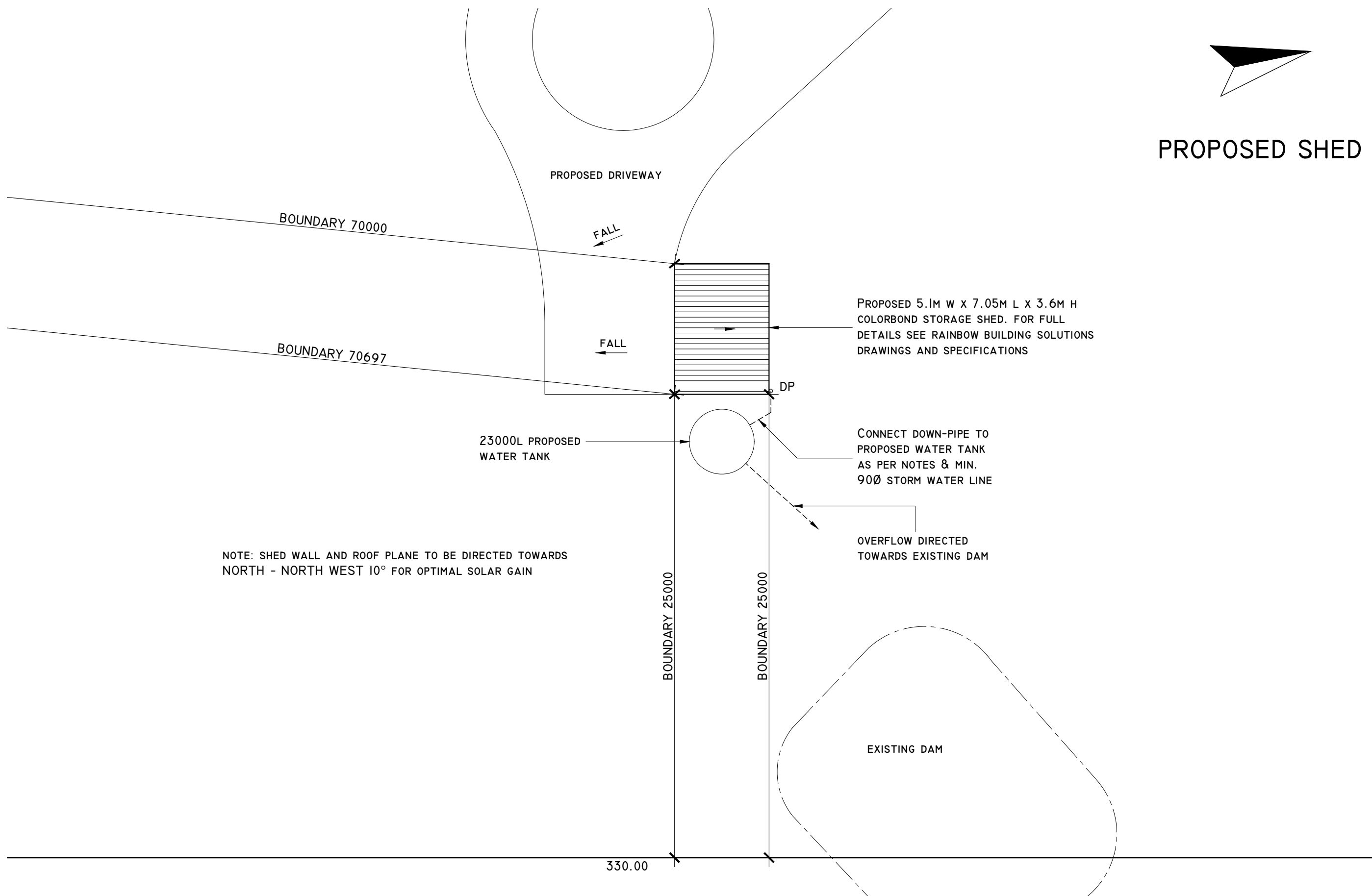
01

### SCALE:

1:1000



# PROPOSED SHED



139 MAIN RD,  
SORELL 7172  
  
PH: 1300 737 910  
WEB: RAINBOWBUILDING.COM.AU  
EMAIL: SALES@RAINBOWBUILDING.COM.AU  
  
LICENCE NO. 181916529

## REVISIONS:

SHED PLANS - 22/08/2022

## PROPOSED STORAGE SHED

CLIENT:  
ADDRESS: 50/ ROARING BEACH ROAD  
NUBEENA, TAS, 7084

## DRAWING No.

KING01\_5835

## SHEET:

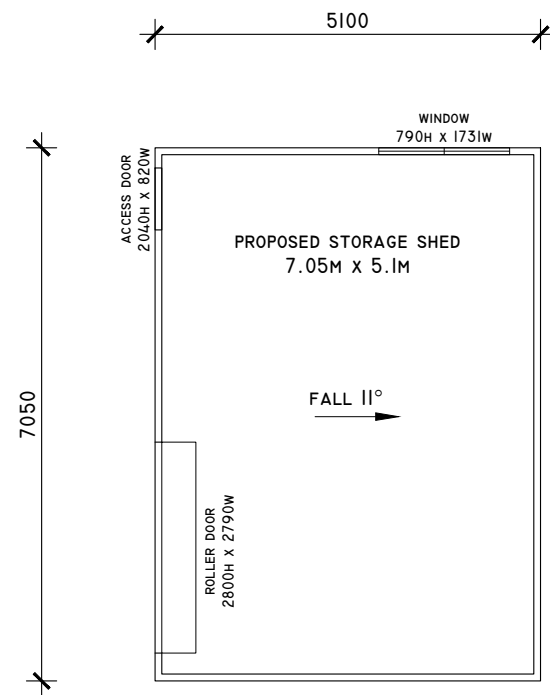
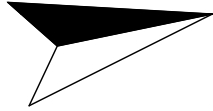
SITE PLAN

## SHEET No.

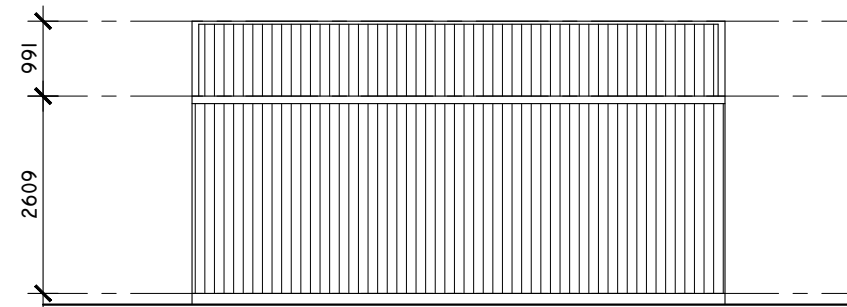
01A

## SCALE:

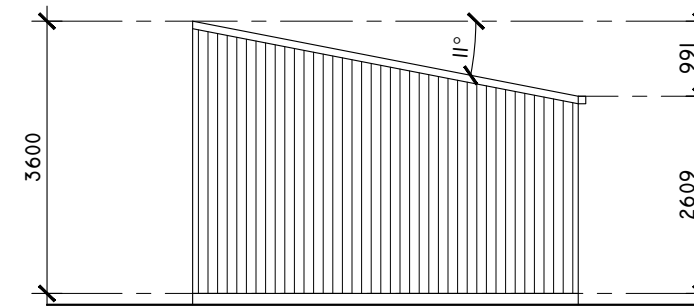
1:200



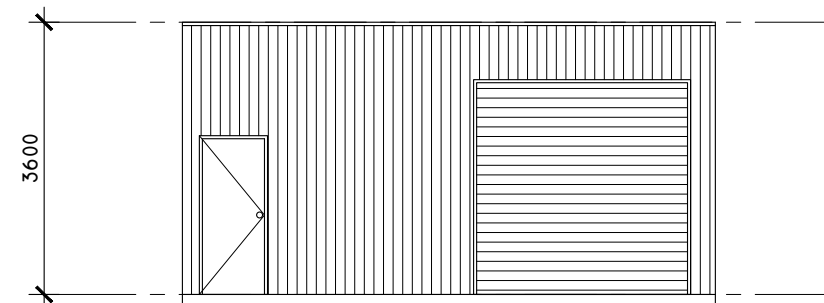
**FLOOR PLAN**  
35.96m<sup>2</sup>



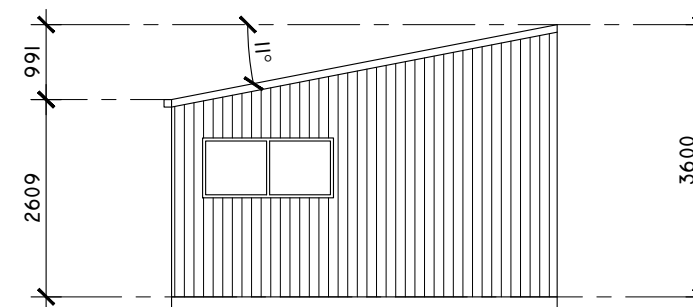
**NORTH ELEVATION**



**EAST ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**



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EMAIL: SALES@RAINBOWBUILDING.COM.AU  
  
LICENCE NO. 181916529

**REVISIONS:**

SHED PLANS - 22/08/2022

**PROPOSED STORAGE SHED**

CLIENT:  
ADDRESS: 507 ROARING BEACH ROAD  
NUBEENA, TAS, 7084

**DRAWING No.**

**KING01\_5835**

**SHEET:**

**FLOOR PLAN /  
ELEVATIONS**

**SHEET No.**

**02**

**SCALE:**

**1:100**