

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):

NUMBER:	DA 104 / 2025
ADDRESS:	41 Penzance Rd, Eaglehawk Neck (CT: 63565/36)
DESCRIPTION:	Residential – Construction of Additions/Alterations to Dwelling

All plans and documents submitted with the application can be inspected at the Tasman Council Office, Monday to Friday from 8:30am to 4:30pm. In addition to the statutory requirements, some documents, relevant to the assessment of the application are available on the council website by following this link:

<https://tasman.tas.gov.au/advertised-applications/>, by using the QR Code below, or they are available in hard copy upon request by calling Council on (03) 6250 9200 or email tasman@tasman.tas.gov.au during the period for which representations may be made, until **04 March 2026**.

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 and will be received no later than **04 March 2026**. Late representations will not be considered.



Blake Repine
General Manager
Date: 19 February 2026

DA 104 / 2025, 41 Penzance Rd, Eaglehawk Neck (CT 63565/36) – 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 until the date representations close 04 March 2026.

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



TASMAN COUNCIL

A Natural Escape

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. If an application is made under Section 57 of the Land Use Planning and Approvals Act 1993, a copy of the lodgement documents must be made available for any person to inspect during public notification. Please note that any information, reports and plans submitted with an application are treated as public documents and may be reproduced for representatives, referral authorities and any other persons/bodies interested in the proposal. Requests for access or correction should be made to Tasman Council's Customer Service Officer.

* Indicates mandatory field

APPLICANT DETAILS*

FULL NAME	MICHAEL BALL		
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE:	
EMAIL			

NOTE: All Council correspondence will be emailed to the applicant unless otherwise specified.

OWNERS DETAILS (IF DIFFERENT TO APPLICANT DETAILS)*

ENSURE OWNER DETAILS MATCH THE CURRENT CERTIFICATE OF TITLE

FULL NAME			
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE	

DESCRIPTION OF PROPOSED DEVELOPMENT*

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

Are any of the components in this application seeking retrospective approval?*	<input type="checkbox"/> Yes
E.g. Use and/or development that has commenced without a planning permit. (If yes, please specify the relevant components)	<input checked="" type="checkbox"/> No

PRESENT USE OF LAND/ BUILDING(S)*
RESIDENTIAL

LOCATION OF PROPOSED DEVELOPMENT*

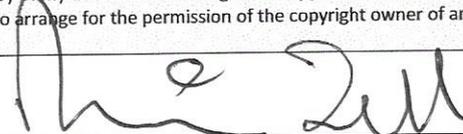
ADDRESS	41 PENZANCE ROAD EAGLE HAWK NECK		
CERTIFICATE OF TITLE: FOLIO NUMBER	PLAN 63565	LOT NUMBER	36

FLOOR AREA*	
Existing floor area (square metres):	76m ² Proposed floor area (square metres): 140m ²
CAR PARKING*	
Number existing	4 Number proposed NO CHANGE

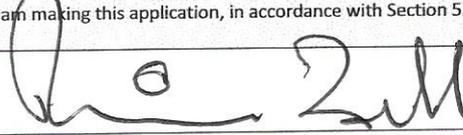
SITE CONTAMINATION*	
Have any potentially contaminating uses been undertaken on this site? (Refer to list provided on page 5)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
TASMANIAN HERITAGE OR ABORIGINAL HERITAGE REGISTER*	
Is this property on the Tasmanian Heritage or Aboriginal Heritage Register?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
VEGETATION REMOVAL*	
Does the proposal require any vegetation removal? If yes, provide details on the site plan.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
VALUE*	
Value of work (inc. GST)	\$ 200,000

Please complete both declarations if you are making the application but not the owner

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.	
SIGNATURE OF APPLICANT	
NAME OF APPLICANT (PLEASE PRINT)	MICHAEL BALL
DATE	3/11/2025

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> .	
SIGNATURE OF APPLICANT	
NAME OF APPLICANT (PLEASE PRINT)	MICHAEL BALL
DATE	3/11/2025
NAME/S OF OWNER/S NOTIFIED	
DATE	3/11/2025

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 *Land Use Planning and Approvals Act 1993*).

DECLARATION	I, _____ being responsible for the administration of land at _____
	declare that I have given permission for the making of this application.
	SIGNATURE OF MINISTER/ GENERAL MANAGER
DATE	

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).

HOURS OF BUSINESS			
CURRENT		PROPOSED	
Monday to Friday		Monday to Friday	
Saturday		Saturday	
Sunday		Sunday	
NUMBER OF EMPLOYEES			
CURRENT		PROPOSED	
Total Employees		Total Employees	
Employees on Site		Employees on Site	
PLANT/ MACHINERY			
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
OUTDOOR STORAGE/ SEATING/ NUMBER OF BEDS			
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.	
GOODS DELIVERIES			
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			

PLANNING PERMIT – APPLICATION CHECKLIST – MANDATORY

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.

Please note that the following information is required by Clause 6.1 of the State Planning Provisions. An application will not be considered to be a valid application and will not be processed without the required information as detailed below.

Please complete the below checklist

Completed Application Form - Required

All sections filled out correctly and owner details match those listed on the title documents
Application form includes a detailed cost estimate of the proposal

Written Submission - Required

Description of the proposed development
Justification addressing the Performance Criteria (if applicable)

Title Documents - Required

Current copy of the Certificate of Title (Folio Plan and Text Page)
Copies of any restrictive covenants, easements, or other relevant documents.

Site Plan - Required

Drawn to scale
Shows the location of the proposed development including setback distances from boundaries
Includes existing structures, property boundaries, access points, driveways, parking areas, rainwater tanks and any natural features (vegetation and waterways)

Floor Plan and Elevations - Required

Detailed floor plans of the proposed development
Elevations showing the height and external appearance

Stormwater and Servicing Plan - Required

Details on how stormwater will be managed on-site
Information about connections to utilities (water, sewer, electricity)
Elevations showing the height and external appearance of all water tanks

Landscaping Plan - if applicable

Details of existing vegetation to be retained or removed

Supporting Reports and Assessments - if applicable

Bushfire Hazard Management Plan and Report
Traffic Impact Assessment
Natural Values Assessment
Onsite Wastewater Assessment

Dated:

3/11/2025

Signed:



Please note the following:

Application fees will be invoiced upon initial assessment, this is within 4 business days of submission.
If this application results in building works occurring on the property, applicant and/or owner information including name and contact details will be provided to the Office of the Valuer General for the purpose of undertaking a valuation inspection of the property / building works.

PROPOSED DEVELOPMENT:

**EXTENSIONS TO RESIDENCE and DEMOLITION OF
MINOR STRUCTURE**

41 Penzance Road

Eagle Hawk Neck Tasmania

**Prepared by: Michael Ball
BSc Hons Grad Dip Urban and Regional Planning
Consulting Town Planner**

1. PROPOSAL

- 1.1 Mr D Beard owner of the property known as 41 Penzance Road proposes a redevelopment of the property.
- 1.2 The proposal provides for the demolition of an existing outbuilding and minor extensions to the front and rear of the existing residence.
- 1.3 A copy of the proposal plans is included as Attachment 1, the extensions are highlighted on the plans.
- 1.4 The location of the subject site is shown in Figure 1 below.
- 1.5 This report is presented as an assessment of the proposal from a planning perspective and in fulfilment of the provisions of the **Tasmanian Planning Scheme: Tasman** (the Scheme).



FIGURE 1. Location (courtesy Google Earth)

2. SITE/EXISTING LAND USE

- 2.1 The roughly rectangular site is located on Penzance Road Eaglehawk Neck. It currently contains a residence and a number of outbuildings. The structures can be identified in Figure 1 above primarily a garage, shed and woodshed.
- 2.2 The site also known as Lot 36 on Plan 63565 a copy of which is included as Attachment 2 is a gently sloping allotment of some 780 m². The title is not burdened by any easement or restriction that impact on this proposal.

- 2.3 Figure 1 above gives an overview of the site and surrounding development which is residential in character.



FIGURE 2: The existing dwelling.

3. HYDRAULIC AND OTHER INFRASTRUCTURE

- 3.1 The site is self-sustaining including an existing effluent treatment system and water catchment system.
- 3.2 The site is connected to a storm water disposal system under the control of The Tasman Council.
- 3.3 The site is served by existing ingress/egress point onto Penzance Road which is constructed to residential standards and maintained by the Tasman Council.
- 3.4 Power and telecommunications services are provided to the site.

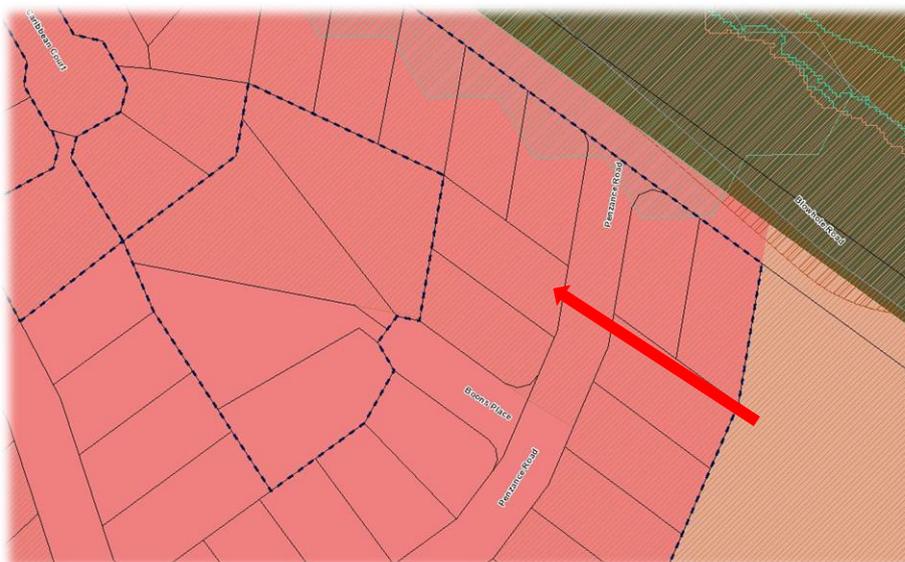


FIGURE 3. Zoning of Property Low Density Residential (Tasmanian Planning Commission Website October 2025)

4. PLANNING CONTROLS

4.1 The site falls within the **Low Density Residential** zone of the Scheme.

4.2 The site is affected by two overlays.

- ❖ Specific Area Plan (On Site Waste Water Management Plan)
- ❖ Bushfire Prone Areas Code

4.3 **Part 10.1** of the Scheme provides the **Zone Purpose Statement** as follows

10.1.1 To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.

10.1.2 To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.

10.1.3 To provide for Visitor Accommodation that is compatible with residential character

4.4 **Table 4.1** headed **Planning Terms and Definitions** provides the following in respect to the proposed development

means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.

4.5 The proposed use falls within the **Residential** Use Class and **Table 101.2** provides a residential use as **No Permit Required** being a single dwelling. A number of discretions relating to the development standards are invoked and justification for their application is provided below.

4.6 **Part 10.4** provides the relevant development standards for the proposal. Assessment against the relevant standards is provided as follows

- ❖ **10.4.2 Building Height:** existing building and proposed extensions well below 8.5 metres **A1** fulfilled
- ❖ **10.4.3 Set Back:** existing and proposed front set back less than 8 metres and as such reliant on **P1** under this part. It is submitted that the proposed extension is considered consistent with the streetscape and character of the surrounding area. Reference to Figure 1 above shows that other residences in the street are setback less than 8 metres reflecting the size of allotments in the area, all less than the now required 1500 m² an historical settlement pattern predating the current planning control. Whilst the topography of the site does not impact on the proposed setback the size of the allotment certainly does. The height and built form of the building as a result of the proposed extensions will not change over and above that existing. In my opinion the extended building will have no greater impact when viewed from a public place than currently exists. The extensions and in particular that at the front of the residence will have no impact on the safety of road users.
- ❖ Whilst the proposed extensions will fulfill the **Acceptable Solutions** under **A2** of **10.4.3** in respect to the rear setback the proposal is reliant on the Performance Criteria in respect to both side boundaries. Again it is submitted that the current zone provisions do not reflect the original subdivision lot sizes. The proposed extensions maintain the current building lines of the existing residence and hence the existing setbacks. Those setbacks are consistent with other residences in the area. The

reduction in side setbacks will have no impact on access to sunlight for open space or habitable rooms on adjoining properties. Further the reduction in setbacks is consistent with the character of development in the surrounding area.

- ❖ **Part 10.4.4** of the scheme deals with site coverage. In this instance the total area of site coverage including the existing residence and extensions plus the woodshed is 205.5 square metres. i.e. a site coverage of 26%. As such the Acceptable solution under this part is fulfilled.
- ❖ **Part 10.4.5** of the scheme deal with front fencing. In this instance not relevant as no fencing is proposed.

- 4.7 Whilst the site is overlain by the Bushfire Protection overlay. The use is neither a **vulnerable use** nor a **hazard use**. Notwithstanding a bushfire management plan has been obtained. That report and plan is attached to the application package. It makes specific recommendations relating to bushfire management which have been incorporated into the proposal plans. Those recommendations are consistent with and fulfill the requirements under the scheme. No further comment is necessary here.
- 4.8 **TAS-S2.0** deals with onsite wastewater disposal. S2.7 under this part provides for an onsite disposal area of not more than 30% of the site. The proposal plans provide an area of 63 square metres i.e less than 10% of the site and as such the Acceptable Solution is fulfilled.

5. PLANNING COMMENT

- 5.1 The proposal provides for an extension to the existing residence and demolition of an existing minor structure.
- 5.2 The proposed extension in my opinion is well designed and of materials that are consistent with the existing structure and surrounding residential development.
- 5.3 The proposed development in the main fulfills all of the relevant Acceptable Solutions however it relies on the Performance Criteria in respect to front and side setbacks.
- 5.4 The need for reliance of the relevant Performance Criteria is in my opinion more a reflection the current zoning overlying an area subdivided in accordance with an earlier rule set which provided for smaller lot sizes than would now be acceptable. Notwithstanding appropriate justification is provided for the application of the relevant Performance Criteria.
- 5.5 Overall the proposal is considered to be consistent with the Zone Purpose Statements, the objectives of the relevant standards of the Scheme and the objectives of the Scheme generally.
- 5.6 In my opinion the proposal as submitted merits positive consideration in the application of the discretions available to it and approval.

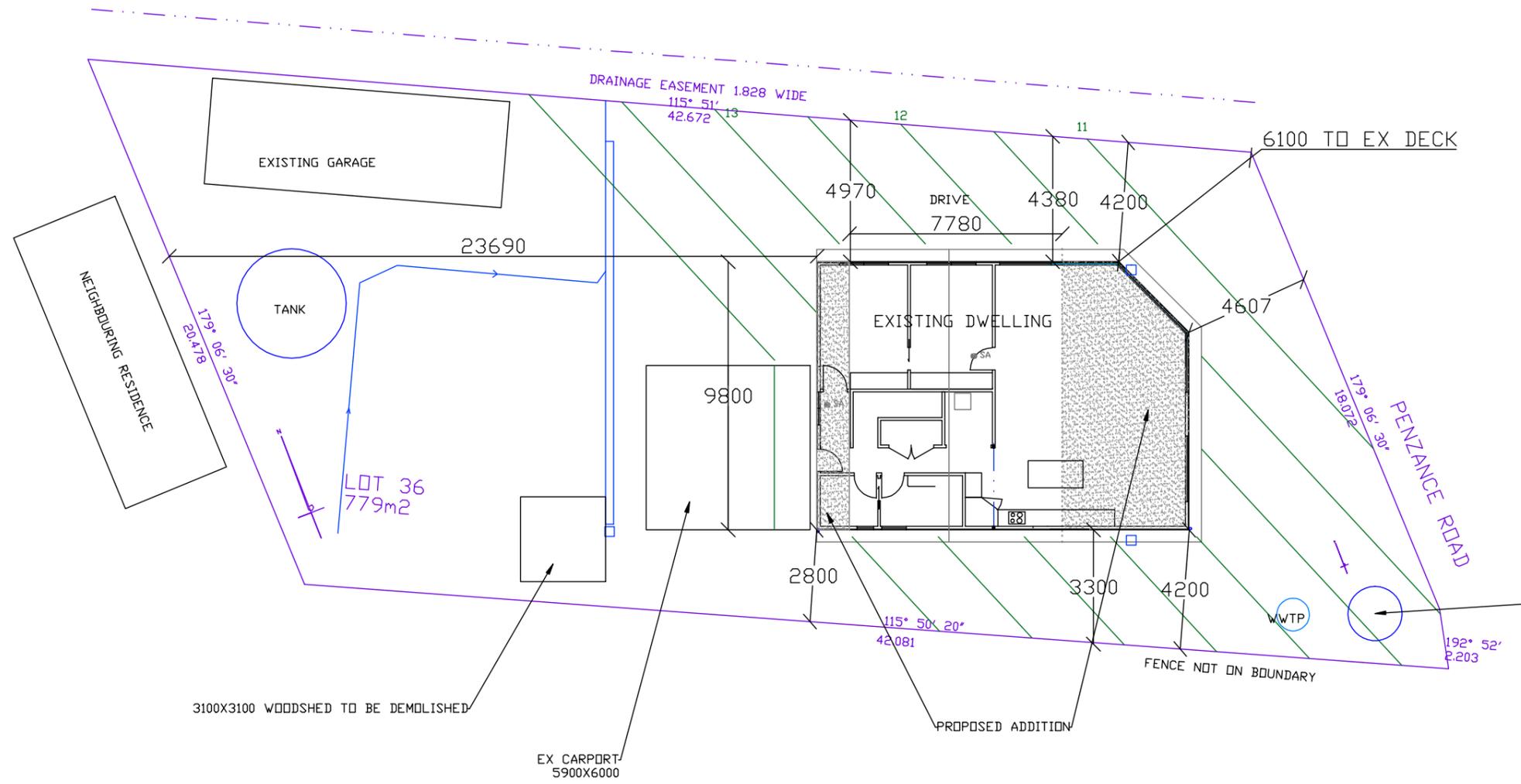
ATTACHMENT 1 PROPOSAL PLANS

SCALE: 1:200
 SHEET 1 OF 14
 DWG BEA0125
 17 JANUARY 2025
 REVISION 5
 DRAWN BY WILLBUILT
 RTN CC1911 P
 DWELLING ADDITION

LOT36 No41
 PENZANCE RD
 EAGLE HAWK NECK 7179
 V 63565 F 36

REFER TO BAL BY RED DDG
 FEB 2025
 BAL 12.5
 ENTIRE BLOCK IS A BUSHFIRE
 HAZARD MANAGEMENT AREA

TOTAL AREA OF BUILDINGS INCLUDING
 WOODSHED AND HOUSE ADDITIONS 205.49m2



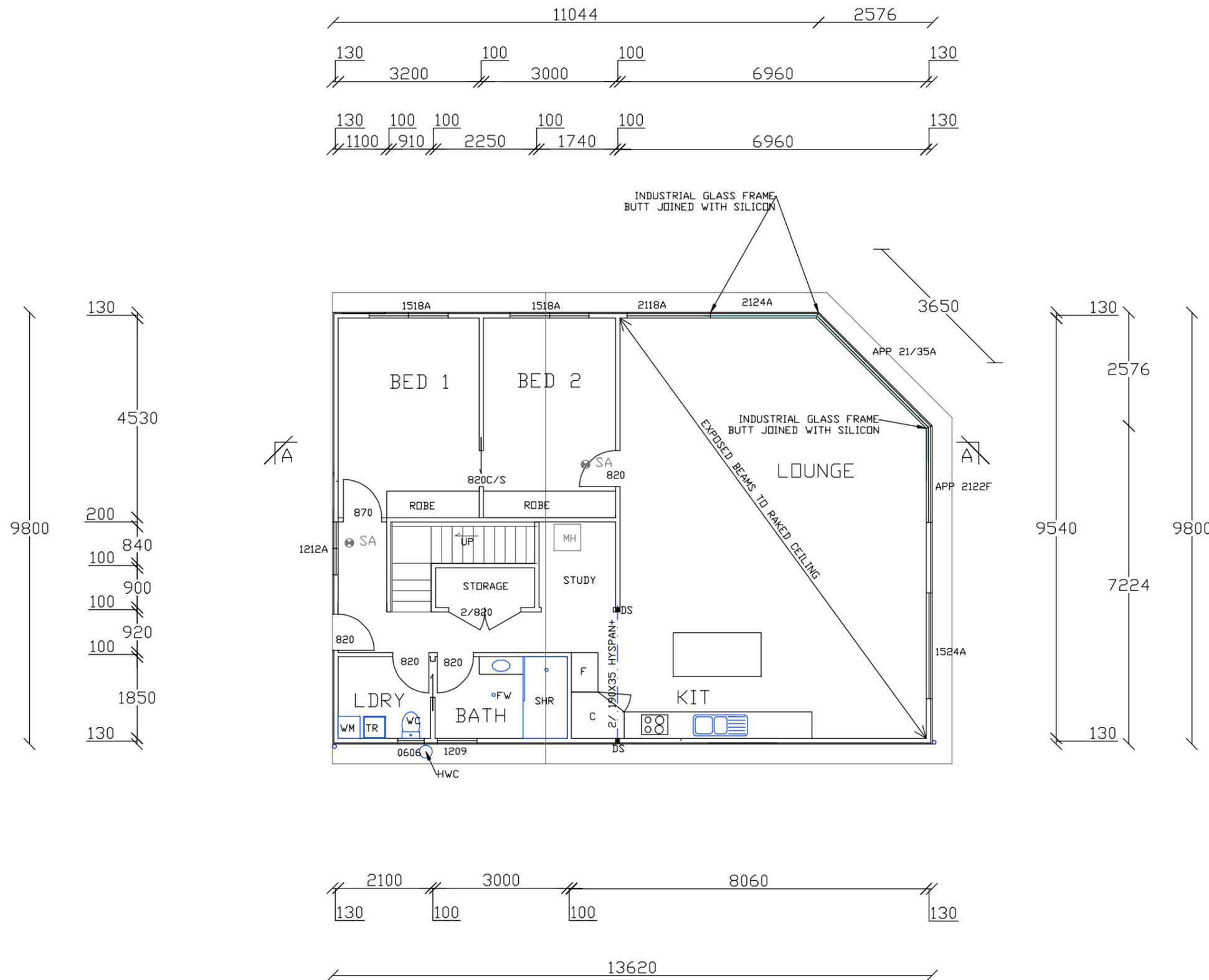
DEDICATED 10,000L+ FIRE FIGHTING
 TANK WITH STORZ 65mm COUPLING

WILLBUILT
 CC1911P
 T WILLIAMS
 9 EUMATALLA ST
 LAUDERDALE
 Ph0418122582

SITE PLAN 1:200

SCALE: 1:100
SHEET 2 OF 14
DWG BEA0125
17 JANUARY 2025
REVISION 5
DRAWN BY WILLBUILT
RTN CC1911 P
DWELLING ADDITION

LOT36 No41
 PENZANCE RD
 EAGLE HAWK NECK 7179
 V 63565 F 36



GENERAL NOTES
 THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE BUILDING SPECIFICATIONS, GEOTECHNICAL & STRUCTURAL ENGINEERING SPECIFICATIONS & PLANS WHERE REQUIRED. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE THE DRAWING
 ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA (NCC) & RELEVANT STANDARDS.
 THE BUILDER IS TO CHECK ALL SITE BOUNDARIES, SITE DIMENSIONS, DIMENSIONS OF ANY EXISTING BUILDING IN RELATIONSHIP TO THE PROPOSED WORKS LEVELS, BEARINGS, EXISTING SEWER & STORMWATER DRAINS & OUTLETS & THE LOCATION OF ANY EASEMENT BOUNDARIES PRIOR TO THE COMMENCEMENT OF ANY WORKS.

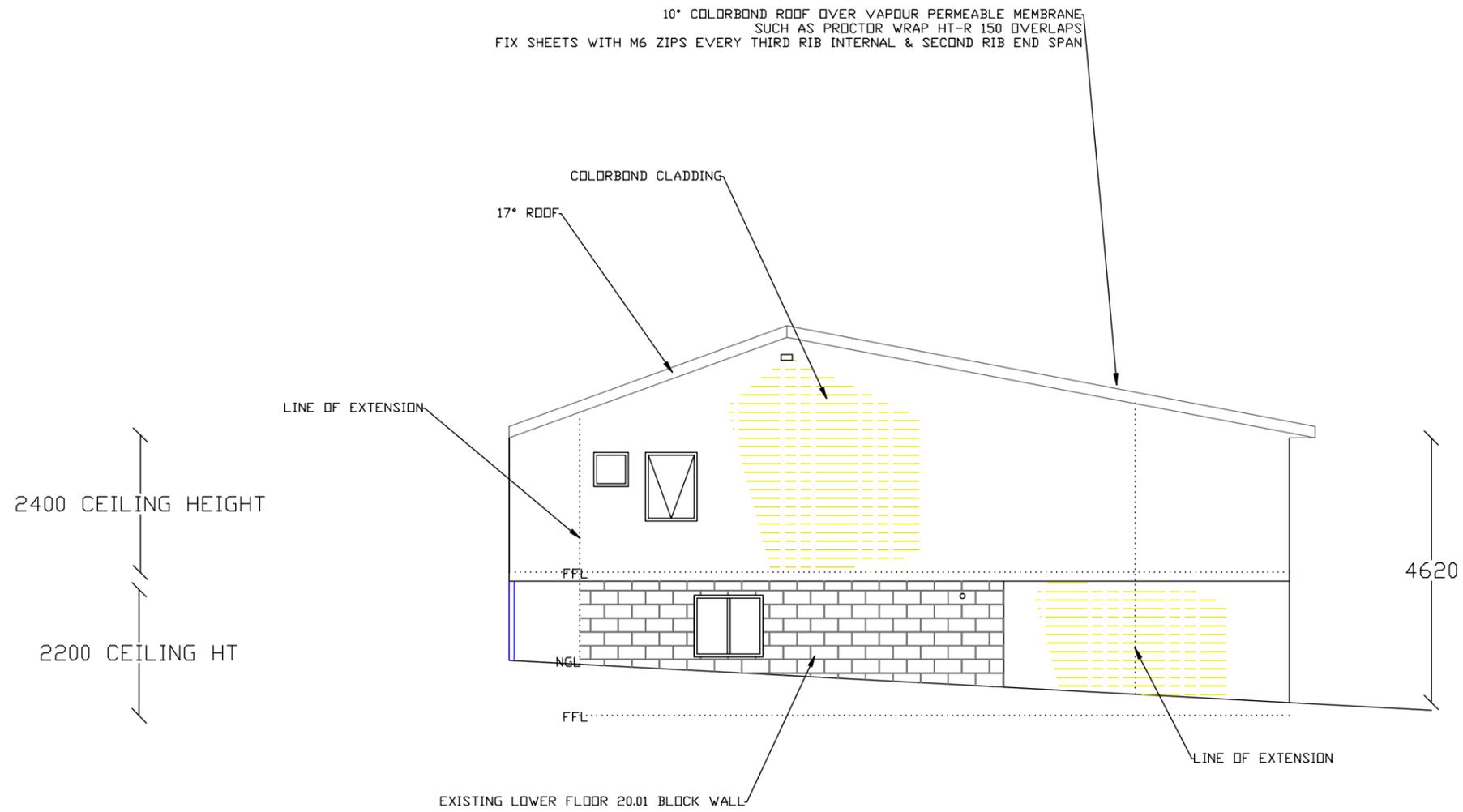
UPPER FLOOR AREA DWELLING 118m2
 FLOOR AREA DECK 12.25m2

UPPER FLOOR PLAN 1:100

WILL BUILT
 CC1911P
 T WILLIAMS
 9 EUMATALLA ST
 LAUDERDALE
 Ph0418122582

SCALE: 1:100
SHEET 4 OF 14
DWG BEA0125
17 JANUARY 2025
REVISION 5
DRAWN BY WILLBUILT
RTN CC1911 P
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LOT36 No41
 PENZANCE RD
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 V 63565 F 36



SOUTH WEST ELEVATION 1:100

WILLBUILT
 CC1911P
 T WILLIAMS
 9 EUMATALLA ST
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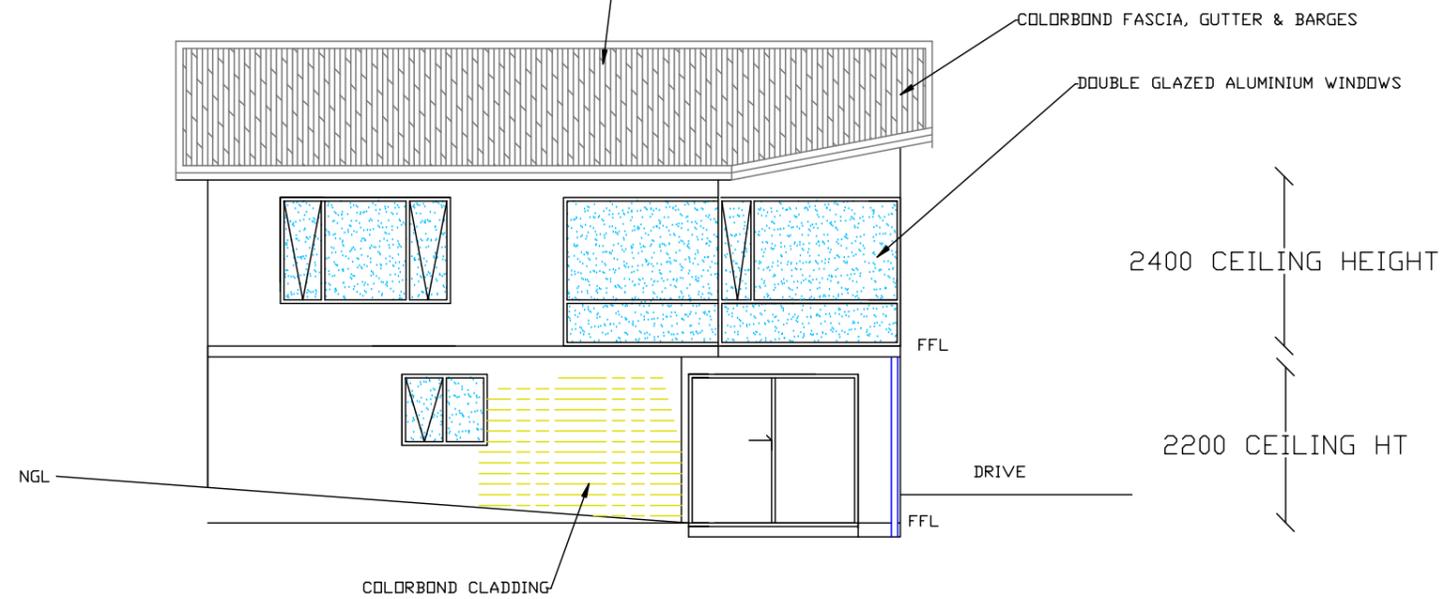
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R5 INSULATION TO CEILINGS
 R2.8 INSULATION TO EXT WALLS
 EXT DOORS & WINDOWS FITTED WITH FOAM OR RUBBER COMPRESSED STRIP
 TO RESTRICT AIR INFILTRATION
 THE HOT WATER PIPEWORK TO BE INSULATED FOR THE FIRST 500mm FROM THE CYLINDER AS3500.5

ALUMINIUM FRAMED SLIDING DOOR TO
 AS 2047 & AS 1288 DOUBLE GLAZED
 4mm MIN GRADE A SAFETY GLASS.
 ALLOW FOR HUMAN IMPACT AS PER
 NCC PART 8.4.2 MARKED WITH AN
 OPAQUE BAND

LOT36 No41
 PENZANCE RD
 EAGLE HAWK NECK 7179
 V 63565 F 36

10° COLORBOND ROOF OVER CLASS 4 VAPOUR PERMEABLE MEMBRANE
 INSTALLED HORIZONTALLY OVER THE ROOF BATTENS
 SUCH AS PROCTOR WRAP HT-R 150 OVERLAPS
 TAPED & INSTALLED TO MANUFACTURER'S SPECIFICATION
 FIX SHEETS WITH M6 ZIPS EVERY THIRD RIB INTERNAL & SECOND RIB END SPAN



LIFESAVER LIF5800
 INTERCONNECTING PHOTOELECTRIC SMOKE ALARMS
 TO TFS & BCA REQUIREMENTS AS 3786
 WET AREA CONSTRUCTION TO AS 3740
 ADJUSTABLE TEMPERING VALVE TO ALL BATHROOMS TO AS 1529
 ALL GLAZING TO AS 1288
 WINDOWS TO COMPLY WITH AS 2047-1999
 TIMBER FRAMING TO AS 1684
 STUDS/ PLATES MGP10
 GUTTER 130X65 COLORBOND
 DOWNPIPES 90Ø PVC
 SEWER PIPES 100 DIA PVC MIN FALL 2.5%

SOUTH EAST ELEVATION 1:100

WILLBUILT
 CC1911P
 T WILLIAMS
 9 EUMATALLA ST
 LAUDERDALE
 Ph0418122582

BUSHFIRE RELATED NOTES (BAL12.5)

TO COMPLY WITH SECTION 6 OF AS3959-2009 INCLUDING BUT NOT LIMITED TO THE FOLLOWING

JOINTS

ALL JOINTS IN THE EXTERNAL SURFACE OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT JOINTED TO PREVENT GAPS GREATER THAN 3mm CEMENT SHEET 9mm THICK

VENTS & WEEPHOLES

VENTS & WEEPHOLES IN EXTERNAL WALLS SHALL BE SCREENED WITH ALUMINIUM MESH WITH A MAXIMUM APERTURE OF 2mm USE WEEPA BRAND STAINLESS STEEL WEEPHOLE FITTINGS

WINDOWS/ GLAZING

WINDOW FRAMES & SUPPORTING FRAMES SHALL BE POWDERCOATED ALUMINIUM WITH 4mm GRADE A SAFETY GLASS 4mm MIN THICKNESS WHEN LESS THAN 400mm TO THE GROUND.

DOORS 35mm SOLID CORE RAVEN DOOR SEAL. FLAMMABILITY INDEX<5 OPENABLE PORTIONS OF WINDOWS TO BE SCREENED INTERNALLY OR EXTERNALLY WITH SCREENS AS DESCRIBED BELOW

SCREENS FOR WINDOWS

ALUMINIUM SCREENS WITH POWDERCOATED ALUMINIUM FRAMES MUST HAVE A MAXIMUM APERTURE OF 2mm. GAPS BETWEEN THE PERIMETER OF THE SCREEN ASSEMBLY & THE WINDOW FRAME SHALL NOT EXCEED 3mm

ROOF

ROOF SHEETING TO BE COLORBOND (i.e. NON-COMBUSTABLE). THE ROOF /WALL JUNCTION SHALL BE SEALED TO PREVENT OPENINGS GREATER THAN 3mm BY THE USE OF FASCIA & EAVES LINING

ROOF VENTILATION OPENINGS SUCH AS GABLE & ROOF VENTS SHALL BE FITTED WITH ALUMINIUM EMBER GUARDS WITH A MAXIMUM APERTURE OF 2mm DEK TIGHT FITTINGS ALLOWED

SHEET ROOF TO BE FULLY SARKED. THE SARKING SHALL:

- a) BE LOCATED ON TOP OF THE ROOF FRAMING EXCEPT THAT THE ROOF BATTENS MAY BE FIXED ABOVE THE SARKING
- b) COVER THE ENTIRE ROOF AREA INCLUDING HIPS WITH THE EXCEPTION OF RIDGES WHICH SHOULD BE VENTILATED TO AVOID CONDENSATION (SEE APPROVED BSDL DETAILS WITHIN 'CONDENSATION IN BUILDINGS' TASMANIAN DESIGNERS GUIDE); &
- c) EXTEND INTO GUTTERS & VALLEYS. METAL LEAF GUARDS

ANY GAPS GREATER THAN 3mm (SUCH AS UNDER CORRIGATIONS OR RIBS OF SHEET ROOFING & BETWEEN ROOF COMPONENTS) SEALED AT THE FASCIA OR WALL LINE & AT THE VALLEYS, HIPS & RIDGES BY:

- 1)ALUMINIUM MESH WITH MAXIMUM APERTURE OF 2mm OR
- 2)MINERAL WOOL OR
- 3)OTHER NON-COMBUSTABLE MATERIAL OR
- 4)A COMBINATION OF ANY OF THE ABOVE ITEMS

ROOF PENETRATIONS

ROOF PENETRATIONS INCLUDING ROOF VENTILATORS, ROOF MOUNTED EVAPORATIVE COOLER UNITS, AERIALS, VENT PIPES & SUPPORTS FOR SOLAR COLLECTORS SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 3mm. THE MATERIAL USED FOR SEALING SHALL BE NON COMBUSTABLE /FLEXIBLE SUCH AS Fyre FLEX CAULKING

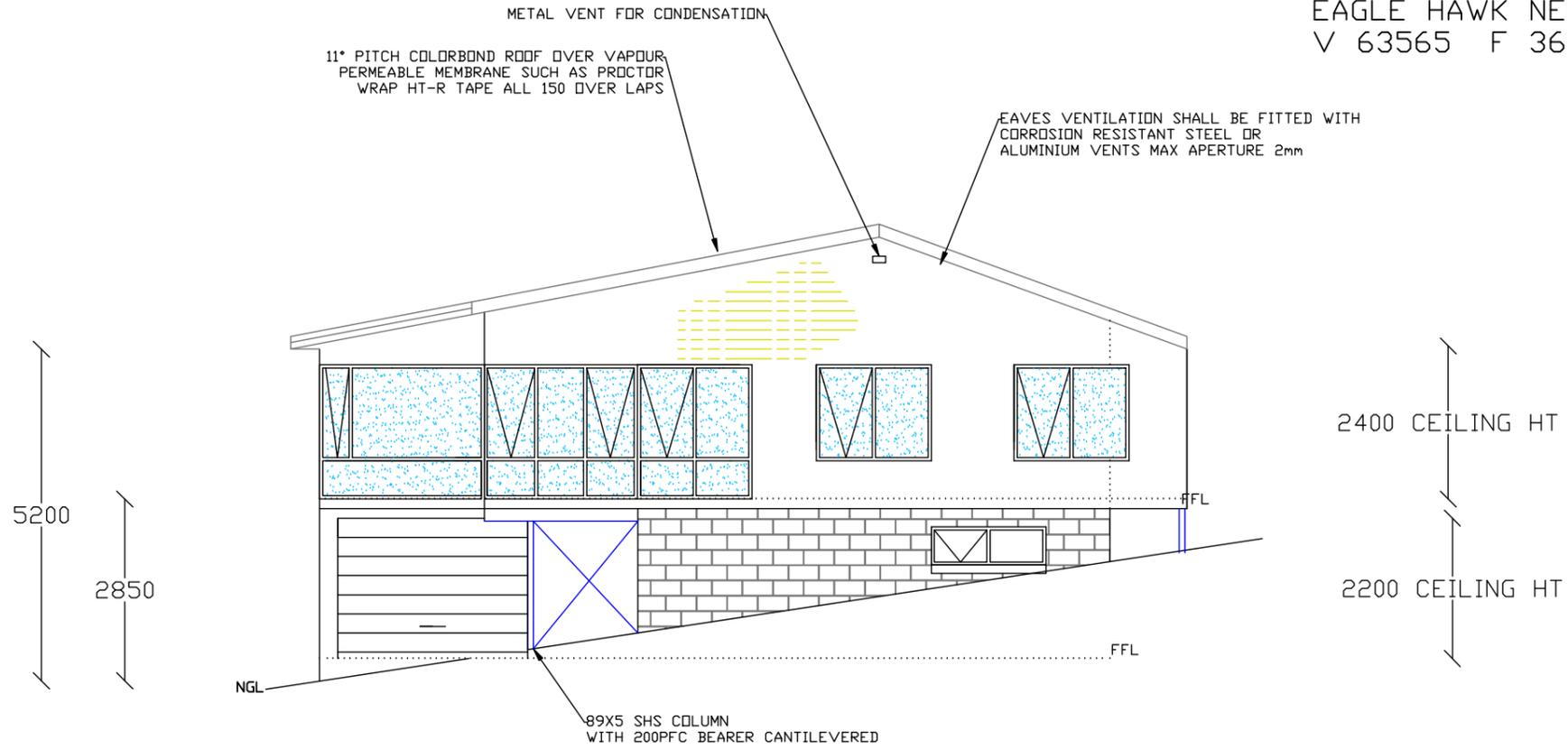
OPENINGS IN ROOF VENTILATORS & VENT PIPES SHALL BE FITTED WITH ALUMINIUM EMBER GUARDS WITH A MAXIMUM APERTURE OF 2mm

BUSHFIRE RESISTANT TIMBER: SILVERTOP ASH BLACKBUTT RED GUM SPOTTED GUM MERBAU, MDDWOOD FIRESHIELD
FIRE RESISTANT PAINT: FIRESHIELD FIE

NOTE: BUSHFIRE PRONE AREAS ARE EXEMPT FROM ROOF VENTS

SCALE: 1:100
SHEET 6 OF 14
DWG BEA0125
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REVISION 5
DRAWN BY WILLBUILT
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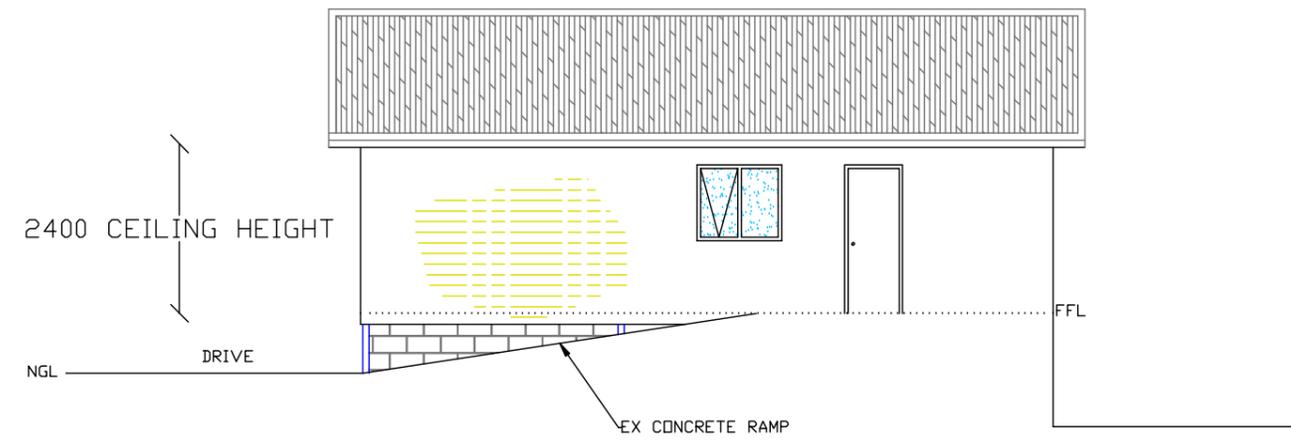
REFER TO BAL ASSESSMENT BY RED DOG
BUSHFIRE ASSESSORS 4 FEB 2025
BAL 12.5

WILLBUILT
CC1911P
T WILLIAMS
9 EUMATALLA ST
LAUDERDALE
Ph0418122582

NORTH EAST ELEVATION 1:100

SCALE: 1:100
SHEET 7 OF 14
DWG BEA0125
17 JANUARY 2025
REVISION 5
DRAWN BY WILLBUILT
RTN CC1911 P
DWELLING ADDITION

LOT36 No41
PENZANCE RD
EAGLE HAWK NECK 7179
V 63565 F 36



CARPORT NOT SHOWN
FOR CLARITY

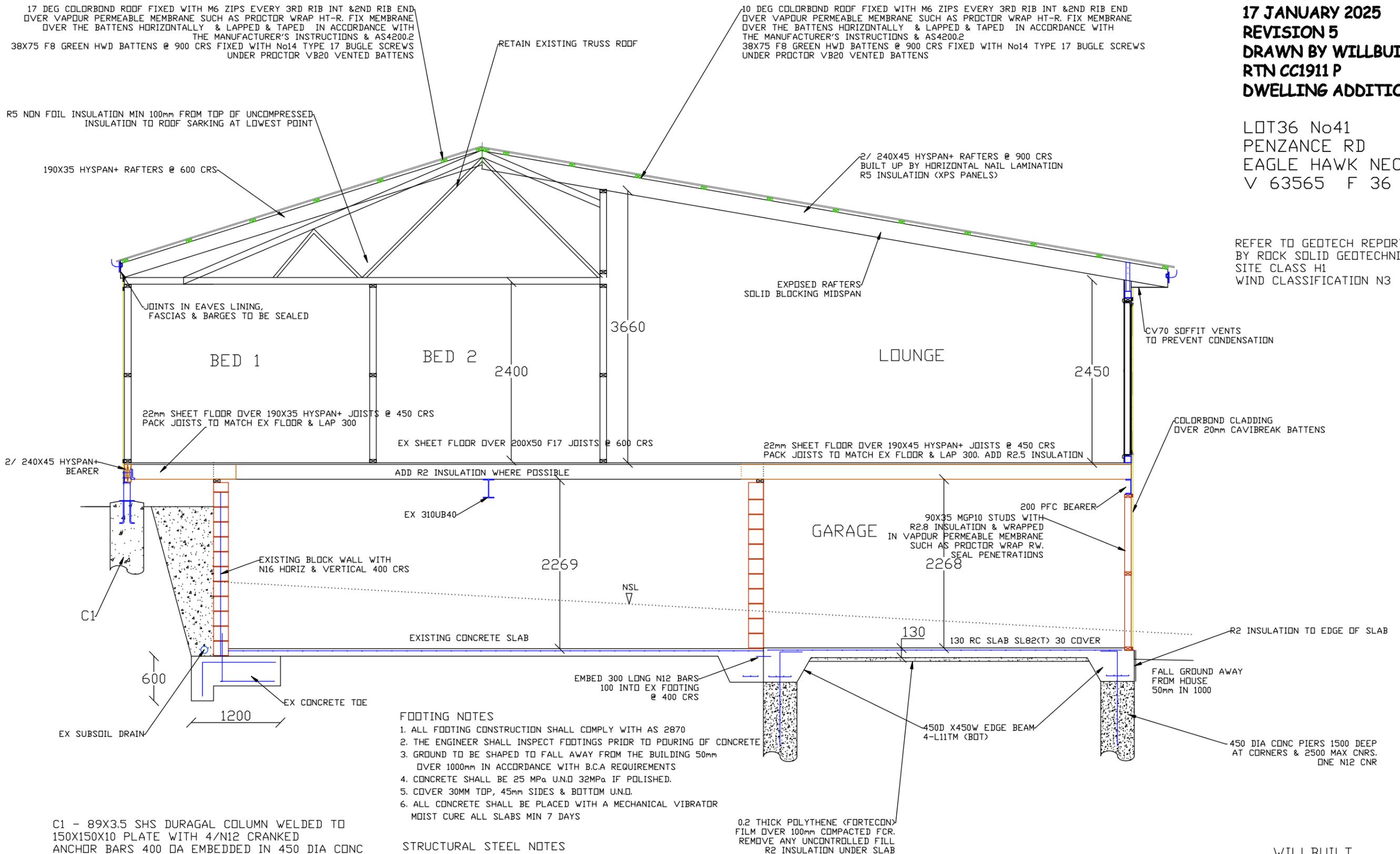
NORTH WEST ELEVATION 1:100

WILLBUILT
CC1911P
T WILLIAMS
9 EUMATALLA ST
LAUDERDALE
Ph0418122582

SCALE: 1:100
SHEET 8 OF 14
DWG BEA0125
17 JANUARY 2025
REVISION 5
DRAWN BY WILLBUILT
RTN CC1911 P
DWELLING ADDITION

LOT36 No41
 PENZANCE RD
 EAGLE HAWK NECK 7179
 V 63565 F 36

REFER TO GEOTECH REPORT 25-141
 BY ROCK SOLID GEOTECHNICS
 SITE CLASS H1
 WIND CLASSIFICATION N3



FOOTING NOTES

1. ALL FOOTING CONSTRUCTION SHALL COMPLY WITH AS 2870
2. THE ENGINEER SHALL INSPECT FOOTINGS PRIOR TO POURING OF CONCRETE
3. GROUND TO BE SHAPED TO FALL AWAY FROM THE BUILDING 50mm OVER 1000mm IN ACCORDANCE WITH B.C.A REQUIREMENTS
4. CONCRETE SHALL BE 25 MPa U.N.D 32MPa IF POLISHED.
5. COVER 30MM TOP, 45mm SIDES & BOTTOM U.N.D.
6. ALL CONCRETE SHALL BE PLACED WITH A MECHANICAL VIBRATOR
 MOIST CURE ALL SLABS MIN 7 DAYS

STRUCTURAL STEEL NOTES

1. ALL EXPOSED STEELWORK SHALL BE HOT DIPPED GALVANISED OR PAINTED WITH AN APPROVED CORROSION RESISTANT PAINT SYSTEM TO A.B.C.B. HOUSING PROVISIONS, SECTION 6.3.9 REQUIREMENTS FOR CATEGORY HIGH ENVIRONMENTS C5
2. STRUCTURAL STEELWORK SHALL COMPLY WITH AS4100
3. ALL WELDS SHALL BE 6mm C.F.W. U.N.D.

TIMBER FRAMING NOTES

1. TIMBER CONSTRUCTION SHALL BE IN ACCORDANCE WITH AS 1864.2
2. WALLS 90X35 MGP10 STUDS @ 450 CRS NOGGED AT 1200 CRS & 90X45 MGP10 WALL PLATES
3. BUILDER TO ENSURE SUITABLE FALLS & LEVELS IN WET AREAS IN ACCORDANCE WITH B.C.A. PART 10.2.12
4. PROVIDE FLASHING & WATERPROOFING TO ARCHITECTURAL DETAIL & B.C.A. PART 10.2.8 AS3470

C1 - 89X3.5 SHS DURAGAL COLUMN WELDED TO 150X150X10 PLATE WITH 4/N12 CRANKED ANCHOR BARS 400 DA EMBEDDED IN 450 DIA CONC PIER MIN 1500 DEEP TO APPROVED BASE SHAPE TOP OF PIER TO PREVENT PONDING & BUILD UP OF DEBRIS

SECTION A-A 1:50

WILLBUILT
 CC1911P
 T WILLIAMS
 9 EUMATALLA ST
 LAUDERDALE
 Ph0418122582

1. ALL BRACING AND TIE DOWNS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 1684.2 SECTIONS 8 & 9
2. BRACING SHALL BE IN ACCORDANCE WITH TABLE 8.1
(h)B- PLY (METHOD B)
(d)- DOUBLE DIAGONAL METAL TENSION STRAP

NOTE: NUMBER FOLLOWING BRACING CODE DENOTES HORIZONTAL LENGTH OF BRACING UNIT

3. ONLY MINIMUM REQUIREMENTS FOR BRACING ARE PROVIDED. ADDITIONAL BRACING MAY BE INSTALLED AS REQUIRED TO PREVENT 'RACKING' OF FRAMES DURING ERECTION
4. WIND LOAD CLASSIFICATION AS DETERMINED IN ACCORDANCE WITH AS 4055-2006 'WIND LOAD FOR HOUSING' N3
5. FIXING TO BE IN ACCORDANCE WITH SECTION 9:
FIXING REQUIREMENTS FOR JDS PINE FRAMING OR IF HEART IN MATERIAL IS EXCLUDED FROM THE JOINT JD4. ALL FRAMING USED FOR PLY BRACING TO HAVE NO HEART IN MATERIAL.
JOISTS TO BEARERS: WELDED OR 2- No 14 TEK SCREWS
BOTTOM PLATES TO SLAB: 1 OFF M12 PROPRIETARY SCREW ANCHOR FOR CONCRETE & MASONRY, 100mm MIN EMBEDMENT @ 1200 MAX CNRS TO PERIMETER WALLS & AT EACH END OF THE BRACING UNITS TO INT WALLS. OTHERWISE 1 No 75mm MASONRY NAIL @ 600 CNRS.
BOTTOM PLATES TO FLOOR JOISTS: 3 No 14 TEK SCREWS AT EACH JOIST OR MAX 600 CNRS ALONG THE JOISTS MIN 40mm PENETRATION

PLATES TO STUDS: 30X 0.8 BUILDERS STRAP, 2.8 DIA NAILS EACH END TO EACH STUD MIN 30mm PENETRATION- REFER TABLE 9.19(d)

JAMB STUDS TO PLATES: NAILING AS PER COMMON STUDS - REFER TABLE 9.19(c)

TOP PLATES TO LINTELS: AS FOR TOP PLATES TO STUDS WITH NAILING AT JACK STUDS (OR MAX 600mm CNRS ALONG LINTEL) ALSO PROVIDE 30X0.8 G.I. STRAPS AT EVERY SECOND JACK STUD (OR MAX 1200 CENTRES ALONG THE LINTEL) WITH 4 No 2.8 DIA NAILS EACH END. REFER TABLE 9.20(a)

STUDS AT SIDES OF OPENINGS: 1 No 75mm NAIL @ 600 CNRS MAX

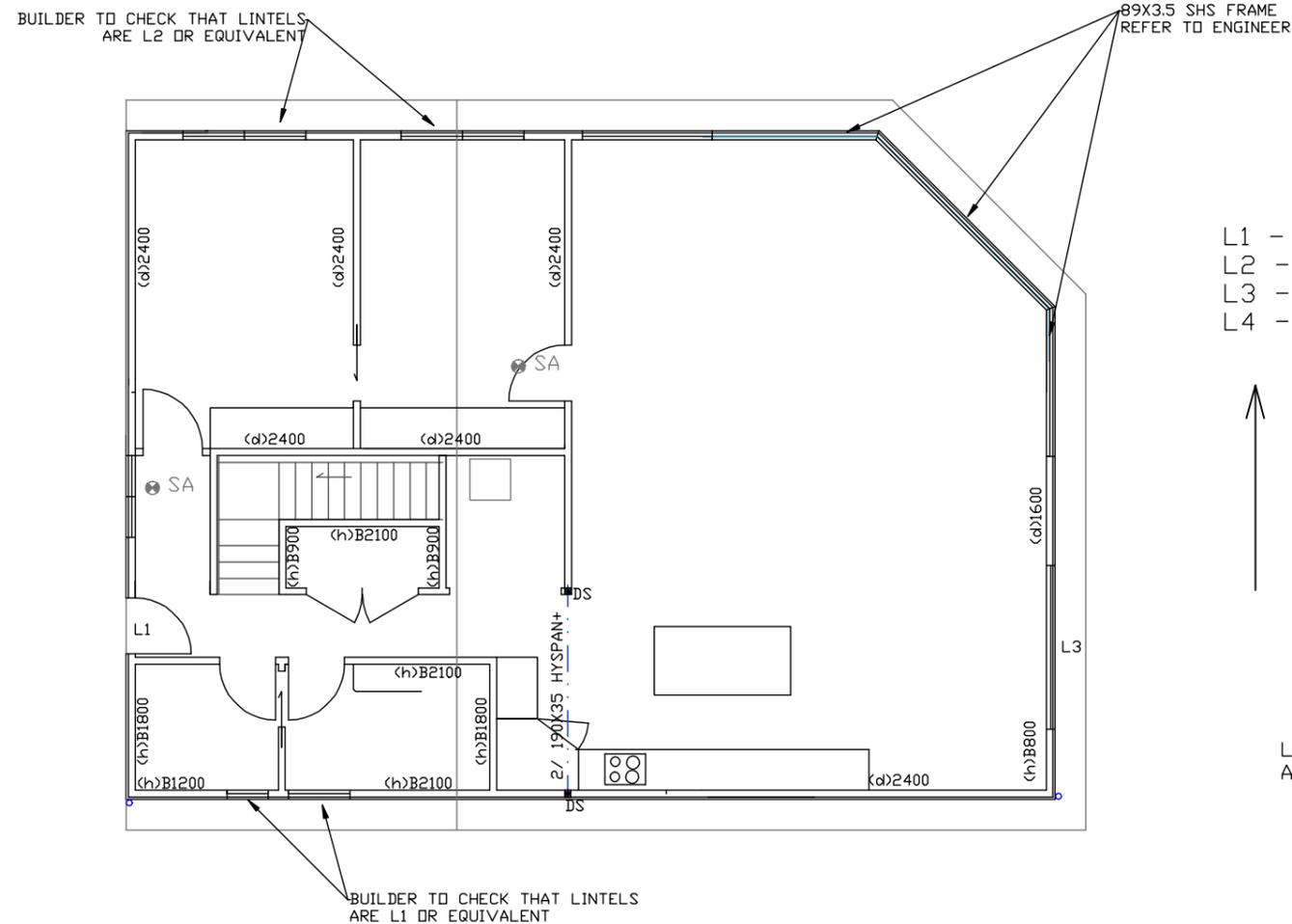
ROOF TRUSSES TO TOP PLATES: AS PER TRUSS MANUFACTURERS REQUIREMENTS. COMBINE WITH TOP PLATE TO STUD TIE DOWN WITH 4 No 2.8 DIA NAILS AT EACH END - REFER TABLE 9.21(d)
ROOF BATTENS TO TRUSSES: 1 OFF No14 TYPE 17 BATTEN SCREW REFER TABLE 9.25 OR 1 No75mm 3.05 DIA GLUE COATED DEFORMED SCREW SHANK NAIL AT EACH CONNECTION, 38mm MIN PENETRATION INTO TRUSS

WALL BRACING IN ACCORDANCE WITH AS 1684 ULTIMATE WIND SPEED 50m-sec WIND CLASSIFICATION N3

REFER TO GEOTECH REPORT 25-141
BY ROCK SOLID GEOTECHNICS
SITE CLASS H1
WIND CLASSIFICATION N3

SCALE: 1:100
SHEET 9 OF 14
DWG BEA0125
17 JANUARY 2025
REVISION 5
DRAWN BY WILLBUILT
RTN CC1911 P
DWELLING ADDITION

LOT36 No41
PENZANCE RD
EAGLE HAWK NECK 7179
V 63565 F 36



- L1 - 90X45 HYPAN+ OR F17
- L2 - 120X45 HYPAN+ OR F17
- L3 - 140X45 HYPAN+ OR F17
- L4 - 240X45 HYPAN+

WIND DIRECTION ONE
A) WIND CLASSIFICATION N3=50m/SEC
B) WIND PRESSURE 1.4 kPa PER TABLE 8.1
C) AREA OF ELEVATION 31.1m²
D) RACKING FORCE=(B)X(C)kN=43.5 kN
47.8 kN PROVIDED

WIND DIRECTION TWO
A) WIND CLASSIFICATION N3 = 50m/SEC
B) WIND PRESSURE 1.4 kPa PER TABLE 8.1
C) AREA OF ELEVATION 32.2m²
D) RACKING FORCE = (B)X(C)kN= 45.08kN
52.2kN PROVIDED

THIS LAYOUT SHOWS MINIMUM REQUIREMENTS ONLY
ADDITIONAL BRACING MAY BE INSTALLED DURING CONSTRUCTION

UPPER FLOOR BRACING & LINTEL DIAGRAM 1:100

WILLBUILT
CC1911P
T WILLIAMS
9 EUMATALLA ST
LAUDERDALE
Ph0418122582

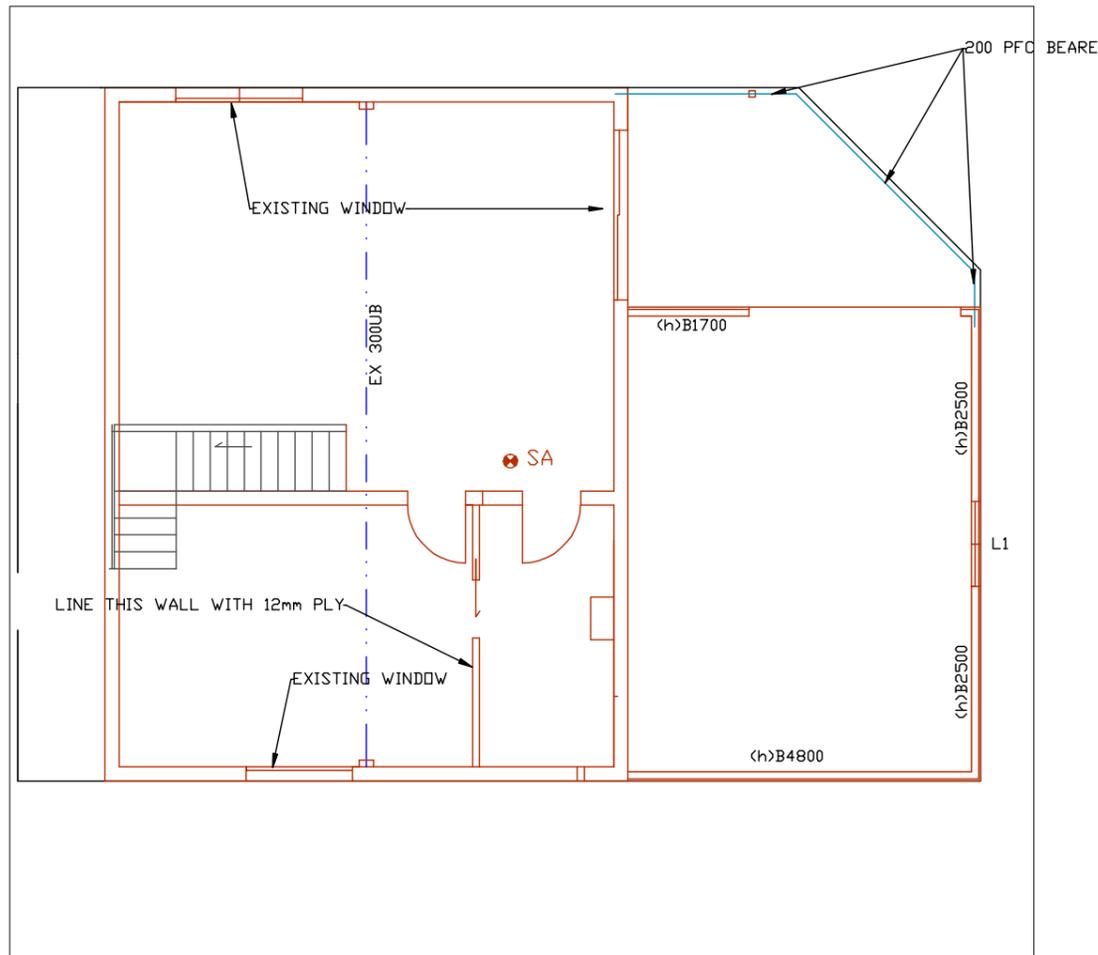
1. ALL BRACING AND TIE DOWNS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 1684.2 SECTIONS 8 & 9
 2. BRACING SHALL BE IN ACCORDANCE WITH TABLE 8.18
 (h)B- PLY (METHOD B)
 (d)- DOUBLE DIAGONAL METAL TENSION STRAP
 NOTE: NUMBER FOLLOWING BRACING CODE DENOTES HORIZONTAL LENGTH OF BRACING UNIT
 3. ONLY MINIMUM REQUIREMENTS FOR BRACING ARE PROVIDED. ADDITIONAL BRACING MAY BE INSTALLED AS REQUIRED TO PREVENT 'RACKING' OF FRAMES DURING ERECTION
 4. WIND LOAD CLASSIFICATION AS DETERMINED IN ACCORDANCE WITH AS 4055-2006 'WIND LOAD FOR HOUSING' N3
 5. FIXING TO BE IN ACCORDANCE WITH SECTION 9:
 FIXING REQUIREMENTS FOR JD5 PINE FRAMING OR IF HEART IN MATERIAL IS EXCLUDED FROM THE JOINT JD4. ALL FRAMING USED FOR PLY BRACING TO HAVE NO HEART IN MATERIAL.
 JOISTS TO BEARERS: WELDED OR 2- No 14 TEK SCREWS
 BOTTOM PLATES TO SLAB: 1 OFF M12 PROPRIETARY SCREW ANCHOR FOR CONCRETE & MASONRY, 100mm MIN EMBEDMENT @ 1200 MAX CNRS TO PERIMETER WALLS & AT EACH END OF THE BRACING UNITS TO INT WALLS. OTHERWISE 1 No 75mm MASONRY NAIL @ 600 CNRS.
 BOTTOM PLATES TO FLOOR JOISTS: 3 No 14 TEK SCREWS AT EACH JOIST OR MAX 600 CNRS ALONG THE JOISTS MIN 40mm PENETRATION
 PLATES TO STUDS: 30X 0.8 BUILDERS STRAP, 2.8 DIA NAILS EACH END TO EACH STUD MIN 30mm PENETRATION- REFER TABLE 9.19(d)
 JAMB STUDS TO PLATES: NAILING AS PER COMMON STUDS - REFER TABLE 9.19(c)
 TOP PLATES TO LINTELS: AS FOR TOP PLATES TO STUDS WITH NAILING AT JACK STUDS (OR MAX 600mm CNRS ALONG LINTEL) ALSO PROVIDE 30X0.8 G.I. STRAPS AT EVERY SECOND JACK STUD (OR MAX 1200 CENTRES ALONG THE LINTEL) WITH 4 No 2.8 DIA NAILS EACH END. REFER TABLE 9.20(a)
 STUDS AT SIDES OF OPENINGS: 1 No 75mm NAIL @ 600 CNRS MAX
 ROOF TRUSSES TO TOP PLATES: AS PER TRUSS MANUFACTURERS REQUIREMENTS. COMBINE WITH TOP PLATE TO STUD TIE DOWN WITH 4 No 2.8 DIA NAILS AT EACH END - REFER TABLE 9.21(d)
 ROOF BATTENS TO TRUSSES: 1 OFF No14 TYPE 17 BATTEN SCREW REFER TABLE 9.25 OR 1 No75mm 3.05 DIA GLUE COATED DEFORMED SCREW SHANK NAIL AT EACH CONNECTION, 38mm MIN PENETRATION INTO TRUSS

WALL BRACING IN ACCORDANCE WITH AS 1684 ULTIMATE WIND SPEED 50m-sec WIND CLASSIFICATION N3

REFER TO GEOTECH REPORT 25-141
 BY ROCK SOLID GEOTECHNICS
 SITE CLASS H1
 WIND CLASSIFICATION N3

SCALE: 1:100
SHEET 10 OF 14
DWG BEA0125
17 JANUARY 2025
REVISION 5
DRAWN BY WILLBUILT
RTN CC1911 P
DWELLING ADDITION

LOT36 No41
 PENZANCE RD
 EAGLE HAWK NECK 7179
 V 63565 F 36



- L1 - 90X45 HYSpan+ OR F17
- L2 - 120X45 HYSpan+ OR F17
- L3 - 140X45 HYSpan+ OR F17
- L4 - 240X45 HYSpan+

↑ WIND DIRECTION ONE
 A) WIND CLASSIFICATION N3=50m/SEC
 B) WIND PRESSURE 1.4 kPa PER TABLE 8.1
 C) AREA OF ELEVATION 53.6m²
 D) RACKING FORCE=(B)X(C)kN=75 kN
 28.8 kN PROVIDED
 ADDITIONAL BRACING PROVIDE BY EXISTING BLOCK WALLS

→ WIND DIRECTION TWO
 A) WIND CLASSIFICATION N3 = 50m/SEC
 B) WIND PRESSURE 1.4 kPa PER TABLE 8.1
 C) AREA OF ELEVATION 53.5m²
 D) RACKING FORCE = (B)X(C)kN= 74.9kN
 37.5kN PROVIDED
 ADDITIONAL BRACING PROVIDE BY EXISTING BLOCK WALLS

WILLBUILT
 CC1911P
 T WILLIAMS
 9 EUMATALLA ST
 LAUDERDALE
 Ph0418122582

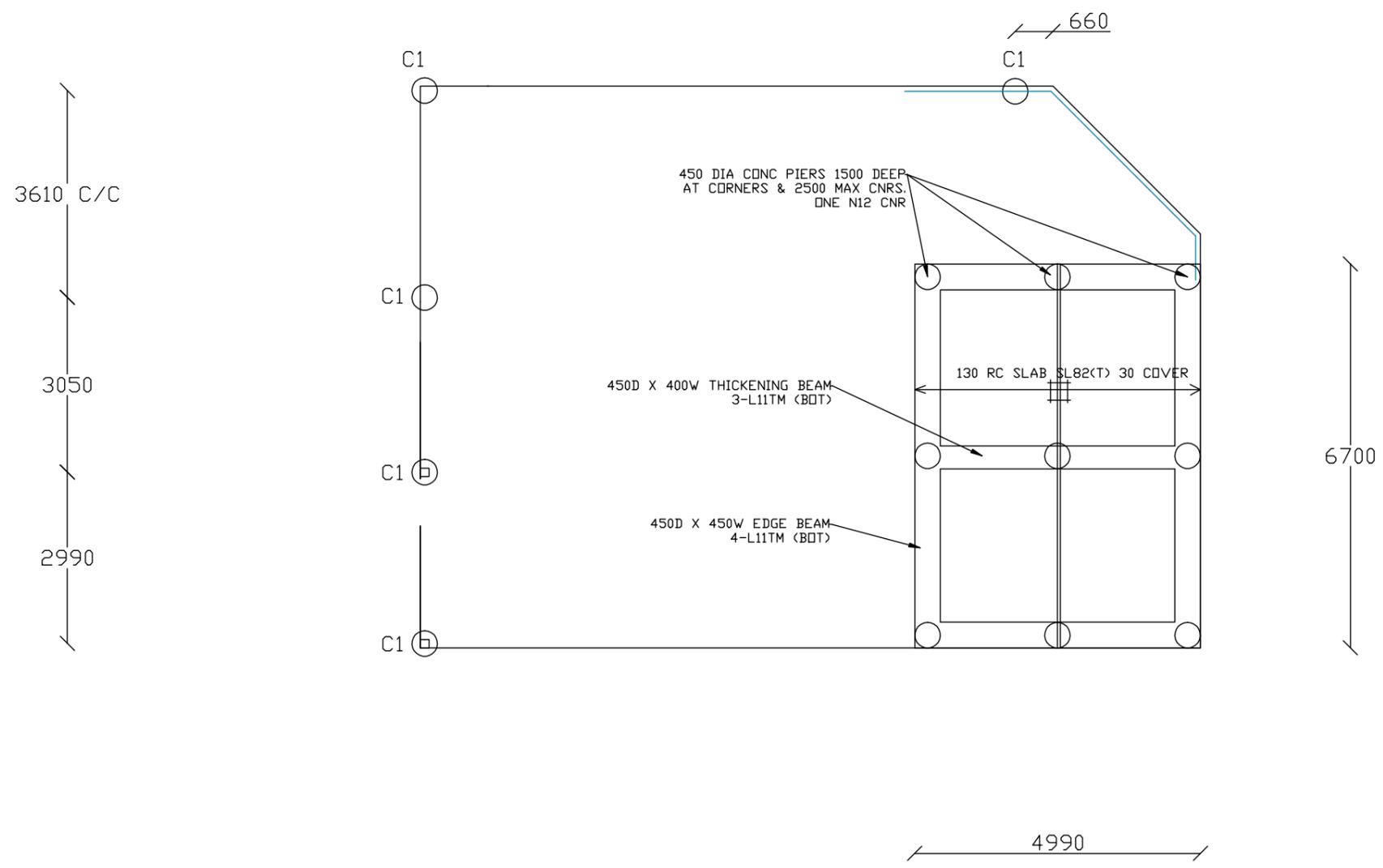
PLUMBING & SLAB/FOOTING NOTES - REACTIVE SITES:

1. ALL PLUMBING WORK TO BE IN ACCORDANCE WITH AS 2870 5.6.4 A,B&E
2. PIPE PENETRATIONS THROUGH STRIP FOOTING SHALL HAVE 40mm THICK CLOSED CELL POLYETHYLENE LAGGING AROUND THE STORMWATER AND SANITARY PLUMBING DRAIN PIPE PENETRATIONS THROUGH FOOTINGS.
3. DRAINS ATTACHED TO OR EMERGING FROM THE BUILDING SHALL INCORPORATE FLEXIBLE JOINTS IMMEDIATELY OUTSIDE THE PIER OR STRIP FOOTING AND COMMENCING WITHIN 1m OF THE BUILDING PERIMETER TO ACCOMMODATE A TOTAL RANGE OF MOVEMENT IN ANY DIRECTION OF 40mm. IF GROUND CONDITIONS AT THE TIME OF CONSTRUCTIONS ARE MODERATELY MOIST, THEN PIPES SHALL BE SET AT THE MIDPOINT OF THEIR RANGE, ALLOWING FOR 20mm MOVEMENT IN ANY DIRECTION.
4. WATER PIPES INSTALLED IN THE SLAB SHALL BE INSTALLED IN A CONDUIT SO THAT IF THE PIPE LEAKS IT WILL BE NOTICED OUTSIDE THE SLAB.

REFER TO GEOTECH REPORT 25-141
 BY ROCK SOLID GEOTECHNICS
 SITE CLASS H1
 WIND CLASSIFICATION N3

SCALE: 1:100
SHEET 11 OF 14
DWG BEA0125
17 JANUARY 2025
REVISION 5
DRAWN BY WILLBUILT
RTN CC1911 P
DWELLING ADDITION

LOT36 No41
 PENZANCE RD
 EAGLE HAWK NECK 7179
 V 63565 F 36



C1 - 89X3.5 SHS DURAGAL COLUMN WELDED TO 150X150X10 PLATE WITH 4/N12 CRANKED ANCHOR BARS 400 DA EMBEDDED IN 450 DIA CONC PIER MIN 1500 DEEP TO APPROVED BASE SHAPE TOP OF PIER TO PREVENT PONDING & BUILD UP OF DEBRIS

STRUCTURAL STEEL NOTES

1. ALL EXPOSED STEELWORK SHALL BE HOT DIPPED GALVANISED OR PAINTED WITH AN APPROVED CORROSION RESISTANT PAINT SYSTEM TO A.B.C.B. HOUSING PROVISIONS, SECTION 6.3.9 REQUIREMENTS FOR CATEGORY HIGH ENVIRONMENTS C5
2. STRUCTURAL STEELWORK SHALL COMPLY WITH AS4100
3. ALL WELDS SHALL BE 6mm C.F.W. U.N.D.

FOOTING NOTES:

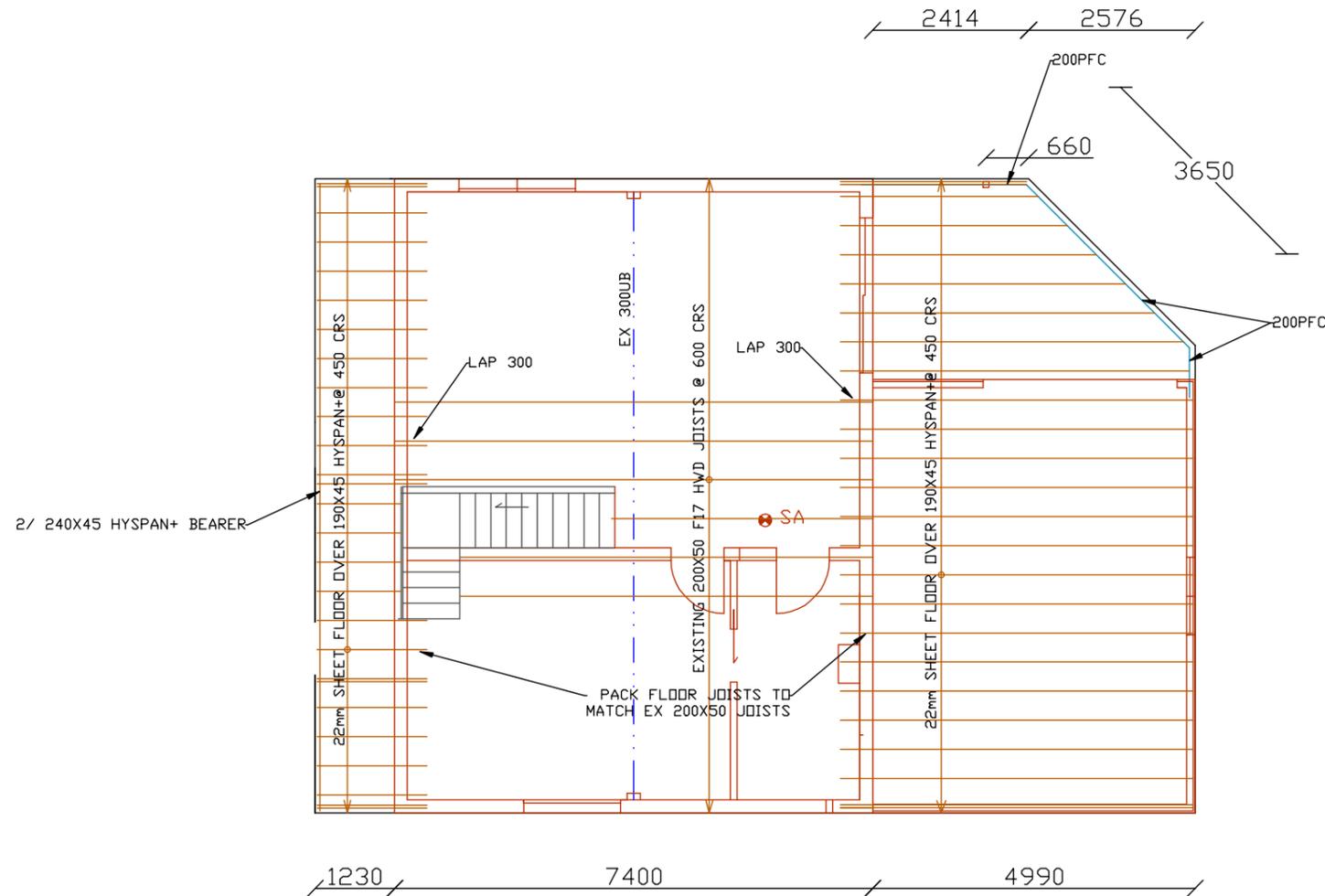
1. ALL FOOTING CONSTRUCTION SHALL COMPLY WITH AS2870
2. ENGINEER SHALL INSPECT FOOTINGS PRIOR TO POURING OF CONCRETE
3. GROUND TO BE SHAPED TO FALL AWAY FROM THE BUILDING 50mm OVER 1000mm IN ACCORDANCE WITH BCA REQUIREMENTS
4. CONCRETE SHALL BE f_c 25MPa U.N.D. & 32MPa POLISHED FLOOR
5. COVER 30mm TOP 45mm SIDES & BOT U.N.D.
6. ALL CONCRETE SHALL BE PLACED WITH A MECHANICAL VIBRATOR MOIST CURE ALL SLABS MIN 7 DAYS
7. CONCRETE TO COMPLY WITH AS3600
8. REMOVE EXCESS SPOIL FROM THE SITE

FOUNDATION 1:100

WILLBUILT
 CC1911P
 T WILLIAMS
 9 EUMATALLA ST
 LAUDERDALE
 Ph0418122582

SCALE: 1:100
SHEET 12 OF 14
DWG BEA0125
17 JANUARY 2025
REVISION 5
DRAWN BY WILLBUILT
RTN CC1911 P
DWELLING ADDITION

LOT36 No41
 PENZANCE RD
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FLOOR JOIST PLAN

WILLBUILT
 CC1911P
 T WILLIAMS
 9 EUMATALLA ST
 LAUDERDALE
 Ph0418122582

SCALE: 1:100
 SHEET 13 OF 14
 DWG BEA0125
 17 JANUARY 2025
 REVISION 5
 DETENTION TANK
 DRAWN BY WILLBUILT
 RTN CC1911 P
 DWELLING ADDITION

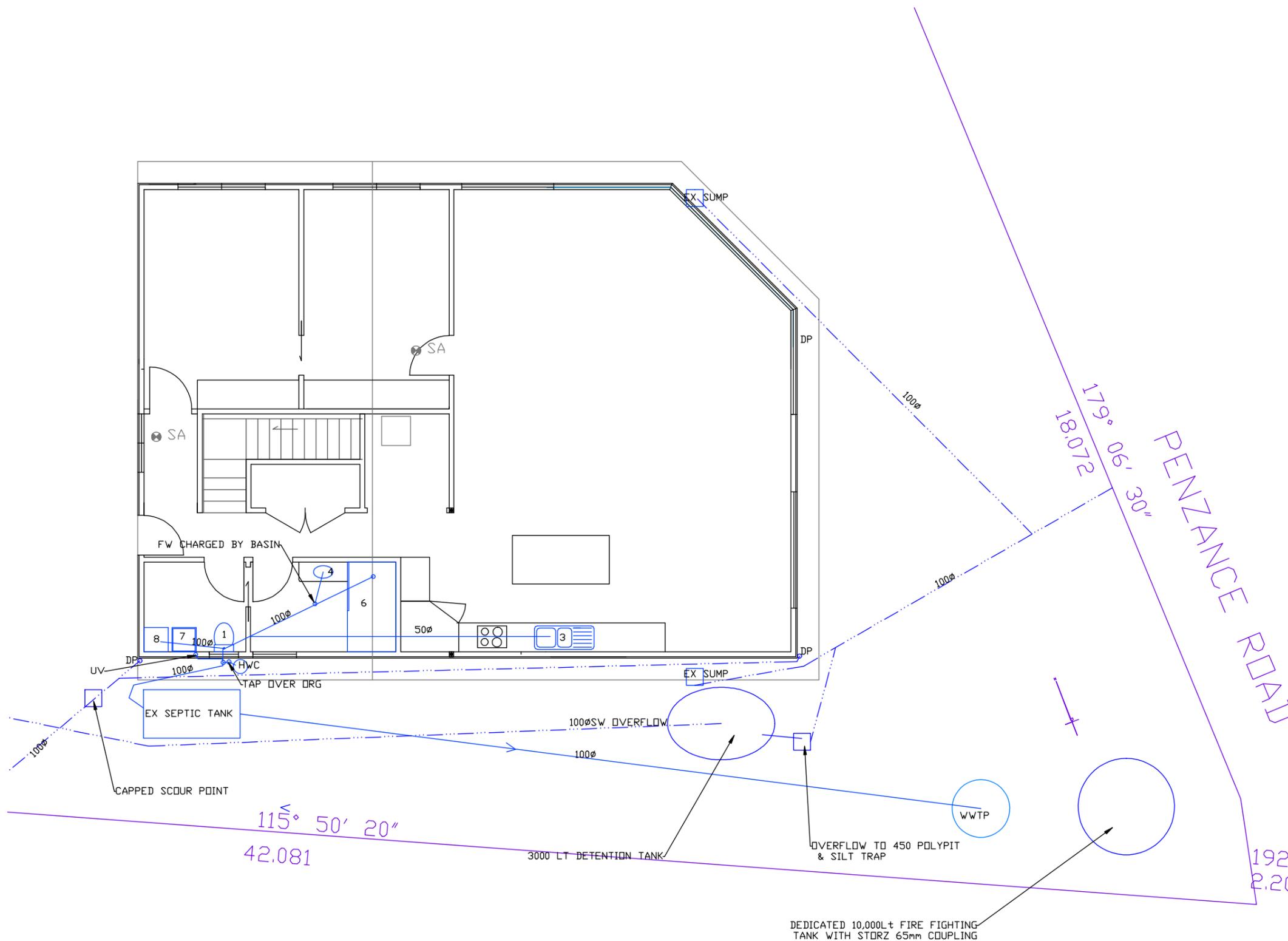
LOT36 No41
 PENZANCE RD
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NEW DOWNPIPES 90 DIA PVC &
 SEWER PIPES 100DIA PVC
 MIN FALL 2.5 %
 GUTTER 115 X 90 COLORBOND
 FIT EMBER GUARDS TO VENT PIPES
 ABOVE GROUND EXPOSED WATER
 PIPES TO BE METAL
 INSTALL A WATER STOP AT THE
 BATHROOM DOOR THRESHOLD WITH
 BASE SEALED TO THE FLOOR &
 UPSTAND FLUSH WITH THE
 FINISHED FLOOR SURFACE (TILES)

PLUMBING FIXTURES

- 1 WC
 - 3 SINK
 - 4 BASIN
 - 5 BATH
 - 6 SHOWER
 - 7 TROUGH
 - 8 W/MACHINE
- AAV AIR ADMITTANCE VALVE

SHOWER UNENCLOSED HOBLESS INSTALLED
 OVER A WATER RESISTANT MEMBRANE WITH
 FULL HEIGHT 600X300 WALL TILES &
 FLOOR TILES. GRADE FLOOR 1:80
 WATERPROOF THE WALLS & JUNCTIONS
 WITHIN THE SHOWER AREA & BATHROOM
 PERIMETER, SEE ATTACHED BUILDING NOTES



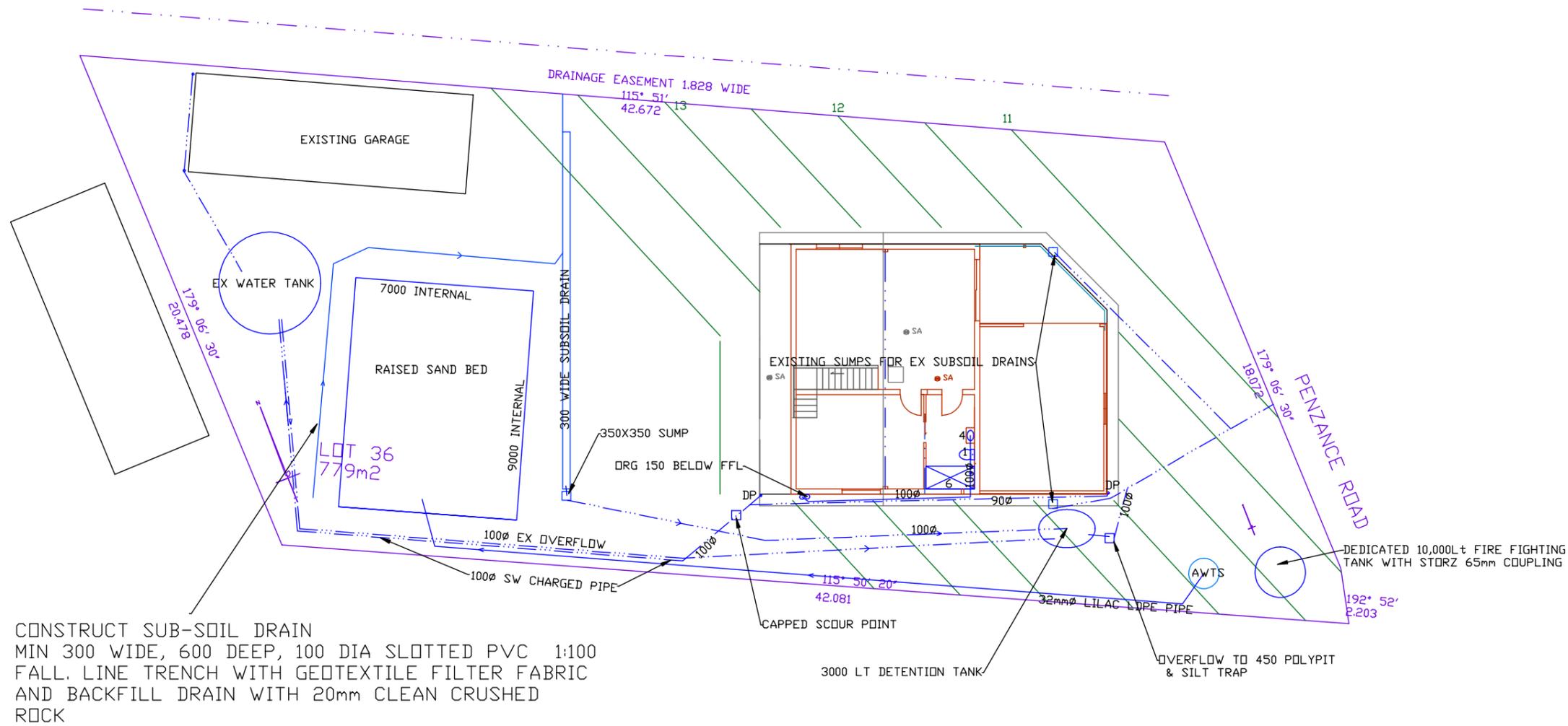
UPPER WASTE PLUMBING DIAGRAM

WILLBUILT
 CC1911P
 T WILLIAMS
 9 EUMATALLA ST
 LAUDERDALE
 Ph0418122582

SCALE: 1:200
 SHEET 14 OF 14
 DWG BEA0125
 17 JANUARY 2025
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REFER TO REPORT BY
 ROCK SOLID GEOTECHNICS



PLUMBING FIXTURES

- 1 WC
- 3 SINK
- 4 BASIN
- 5 BATH
- 6 SHOWER
- 7 TROUGH
- 8 W/MACHINE

SHOWER UNENCLOSED HOBLESS
 INSTALLED OVER A WATER
 RESISTANT MEMBRANE WITH
 FULL HEIGHT 600X300 WALL
 TILES & FLOOR TILES
 WATERPROOF THE WALLS &
 JUNCTIONS WITHIN THE
 SHOWER AREA & BATHROOM
 PERIMETER, SEE ATTACHED
 BUILDING NOTES SHEET

WILLBUILT
 CC1911P
 T WILLIAMS
 9 EUMATALLA ST
 LAUDERDALE
 Ph0418122582

CONSTRUCT SUB-SOIL DRAIN
 MIN 300 WIDE, 600 DEEP, 100 DIA SLOTTED PVC 1:100
 FALL. LINE TRENCH WITH GEOTEXTILE FILTER FABRIC
 AND BACKFILL DRAIN WITH 20mm CLEAN CRUSHED
 ROCK

ATTACHMENT 2 COPY OF TITLE

SEARCH OF TORRENS TITLE

VOLUME 63565	FOLIO 36
EDITION 6	DATE OF ISSUE 29-Mar-2025

SEARCH DATE : 08-Oct-2025

SEARCH TIME : 04.02 PM

DESCRIPTION OF LAND

Parish of TARANNA, Land District of PEMBROKE
 Lot 36 on Plan 63565 (formerly being P1628)
 Derivation : Part of Lot 24864 Gtd. to E.W. Ball Part of Lot
 23951 Gtd. to W. Ball
 Prior CT 2124/70

SCHEDULE 1

M359095 TRANSFER to Registered
 20-Jan-2012 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 63565 FENCING COVENANT in Schedule of Easements
 A228547 COVENANTS set forth in Order

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

