Clarence... a brighter place

DEVELOPMENT APPLICATION

PDPLANPMTD-2022/032915

PROPOSAL: Additions & Alterations

LOCATION: 109 Houston Drive, Cambridge

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 28 March 2023

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 28 March 2023. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 28 March 2023.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Clarence City Council

Clarence... a brighter place

APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

*The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.*

Proposal: Renovation/extension as per attached plans.

Location:

Address 109 Houston Drive

Suburb/Town Cambridge *Postcode* 7170

Current Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for application fees to be in the name of:
(if different from applicant)

Estimated cost of development $ 100,000

Is the property on the Tasmanian Heritage Register? Yes [ ] No [✓]

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name	
Current Use of Site:	Dwelling
Does the proposal involve land administered or owned by the Crown or Council?	Yes ☐ No ☑

Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's Signature:

Signature ..... *Date* 9/12/2022

PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST BE SUBMITTED WITH YOUR APPLICATION.

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST

Clarence... a brighter place

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- ❑ Details of the location of the proposed use or development.
- ❑ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ❑ Full description of the proposed use or development.
- ❑ Description of the proposed operation.
  May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- ❑ Declaration the owner has been notified if the applicant is not the owner.
- ❑ Crown or Council consent (if publically-owned land).
- ❑ Any reports, plans or other information required by the relevant zone or code.
- ❑ Fees prescribed by the Council.

  Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

2. **ADDITIONAL DOCUMENTATION**

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- ❑ **Site analysis plan and site plan**, including where relevant:
  - *Existing and proposed use(s) on site.*
  - *Boundaries and dimensions of the site.*
  - *Topography, including contours showing AHD levels and major site features.*
  - *Natural drainage lines, watercourses and wetlands on or adjacent to the site.*
  - *Soil type.*
  - *Vegetation types and distribution, and trees and vegetation to be removed.*
  - *Location and capacity of any existing services or easements on/to the site.*
  - *Existing pedestrian and vehicle access to the site.*
  - *Location of existing and proposed buildings on the site.*
  - *Location of existing adjoining properties, adjacent buildings and their uses.*
  - *Any natural hazards that may affect use or development on the site.*
  - *Proposed roads, driveways, car parking areas and footpaths within the site.*
  - *Any proposed open space, communal space, or facilities on the site.*
  - *Main utility service connection points and easements.*
  - *Proposed subdivision lot boundaries.*

- ❑ Where it is proposed to erect buildings, **detailed plan**s with dimensions at a scale of 1:100 or 1:200 showing:
  - *Internal layout of each building on the site.*
  - *Private open space for each dwelling.*
  - *External storage spaces.*
  - *Car parking space location and layout.*
  - *Major elevations of every building to be erected.*
  - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
  - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
  - *Materials and colours to be used on rooves and external walls.*
- ❑ Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
  - *Planting concepts.*
  - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
  - *Plantings proposed for screening from adjacent sites or public places.*
- ❑ Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
174020	16
EDITION	DATE OF ISSUE
4	02-Sep-2019

SEARCH DATE : 05-Nov-2019
SEARCH TIME : 11.39 AM

DESCRIPTION OF LAND

City of CLARENCE
Lot 16 on Sealed Plan 174020
Derivation : Part of Lot 36879, 104.3ha Gtd. to The Director of Housing
Prior CT 33225/1

SCHEDULE 1

M773976 TRANSFER to SARAH LOUISA GRAY and JASON CHARLES GRAY
Registered 02-Sep-2019 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP174020 EASEMENTS in Schedule of Easements
SP174020 FENCING COVENANT in Schedule of Easements
A751454 TRANSFER was made SUBJECT TO Covenants
E191639 MORTGAGE to Commonwealth Bank of Australia
Registered 02-Sep-2019 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: WESTWOOD PROPERTIES PTY. LTD.

FOLIO REFERENCE: C.T. 33225 - 1

GRANTEE
PART OF LOT 36879, 104.3 ha GRANTED TO THE DIRECTOR OF HOUSING

PLAN OF SURVEY

BY SURVEYOR: N. D. LEARY of LEARY & COX, 4 / 40 MOLLE STREET HOBART 7000, PH 61182030 MOB 0418 129 303

LOCATION: CITY OF CLARENCE

SCALE 1:4000 LENGTHS IN METRES

SURVEYOR'S REF: 873411

REGISTERED NUMBER
SP174020

~~APPROVED~~ 29 SEP 2017
EFFECTIVE FROM .....
Alice Kava
Recorder of Titles

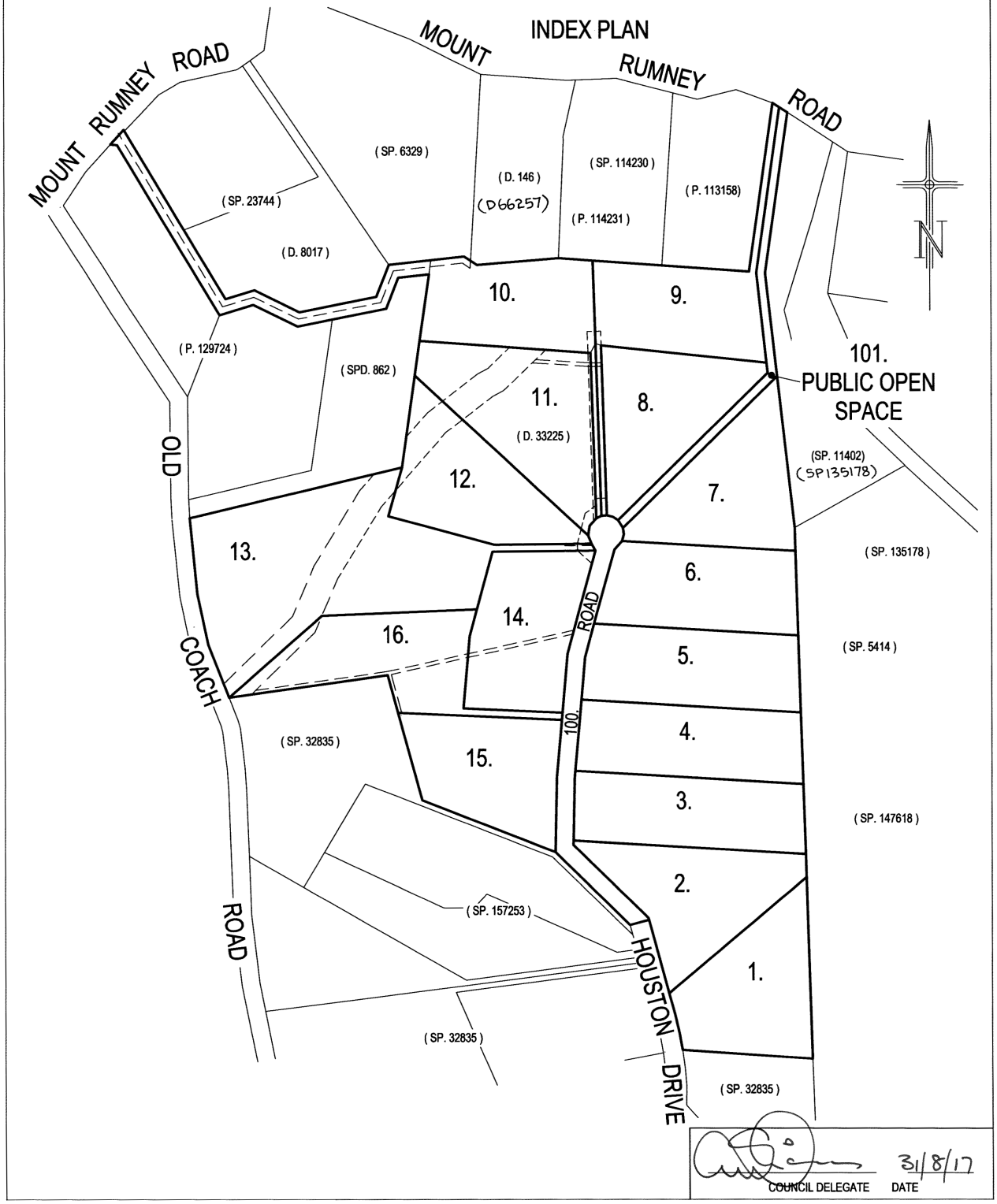
MAPSHEET MUNICIPAL CODE No. 107 (5225-34)

LAST UPI No.

LAST PLAN No. D 33225

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

INDEX PLAN



31/8/17
COUNCIL DELEGATE DATE

PLAN OF SURVEY

ANNEXURE SHEET

SHEET 1 OF 4 SHEETS

OWNER WESTWOOD PROPERTIES PTY. LTD.

FOLIO REFERENCE C.T. 33225 - 1

SCALE 1: 2000 LENGTHS IN METRES

Registered Number

SP174020

SIGNED FOR IDENTIFICATION PURPOSES

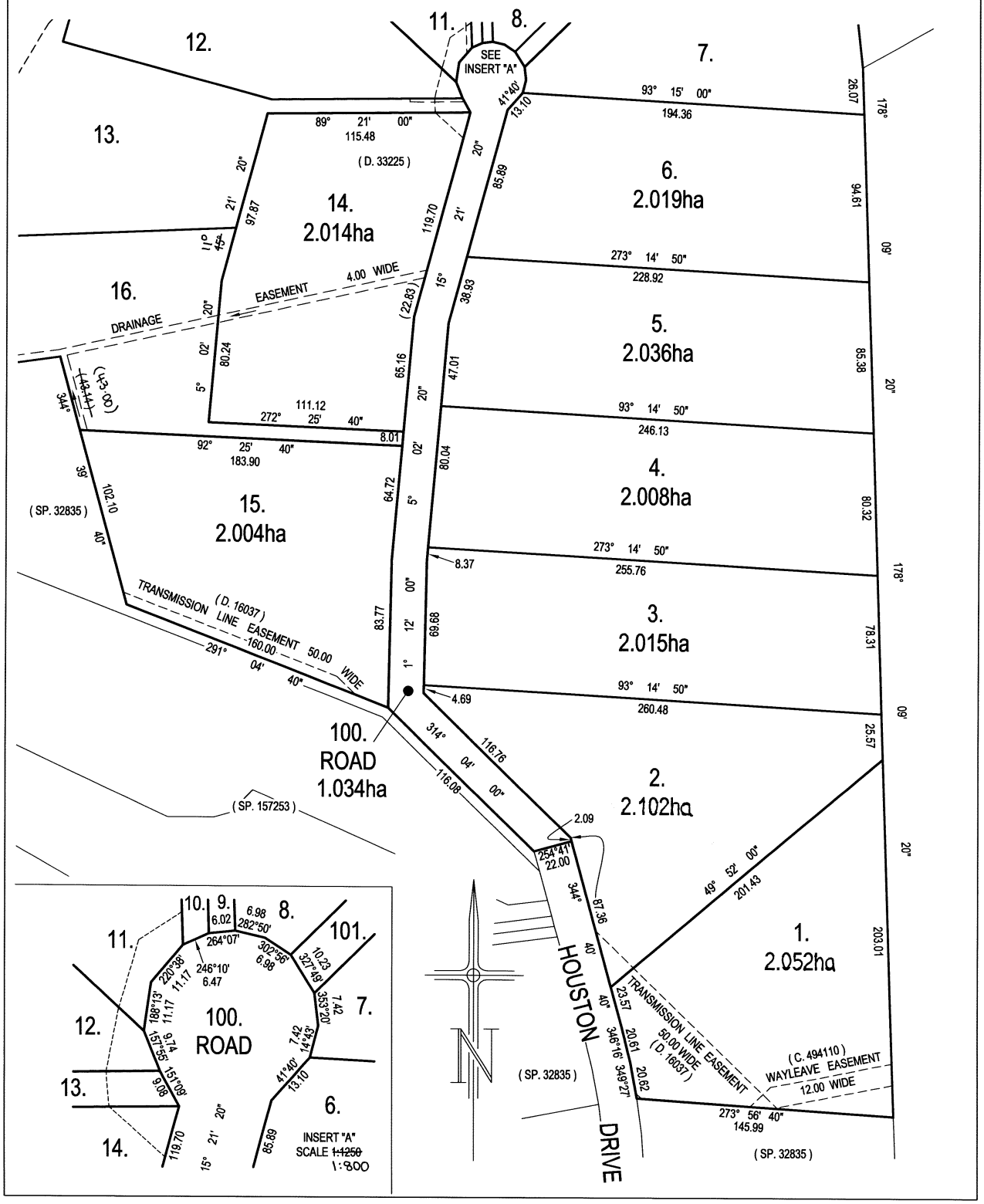
Council Delegate 31/8/17 Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET

Registered Land Surveyor 3/7/17 Date

~~APPROVED~~ EFFECTIVE FROM 29 SEP 2017

Recorder of Titles



PLAN OF SURVEY
ANNEXURE SHEET
SHEET 2 OF 4 SHEETS

OWNER WESTWOOD PROPERTIES PTY. LTD.
FOLIO REFERENCE C.T. 33225 - 1
SCALE 1: 2000 LENGTHS IN METRES

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Council Delegate 31/8/17 Date

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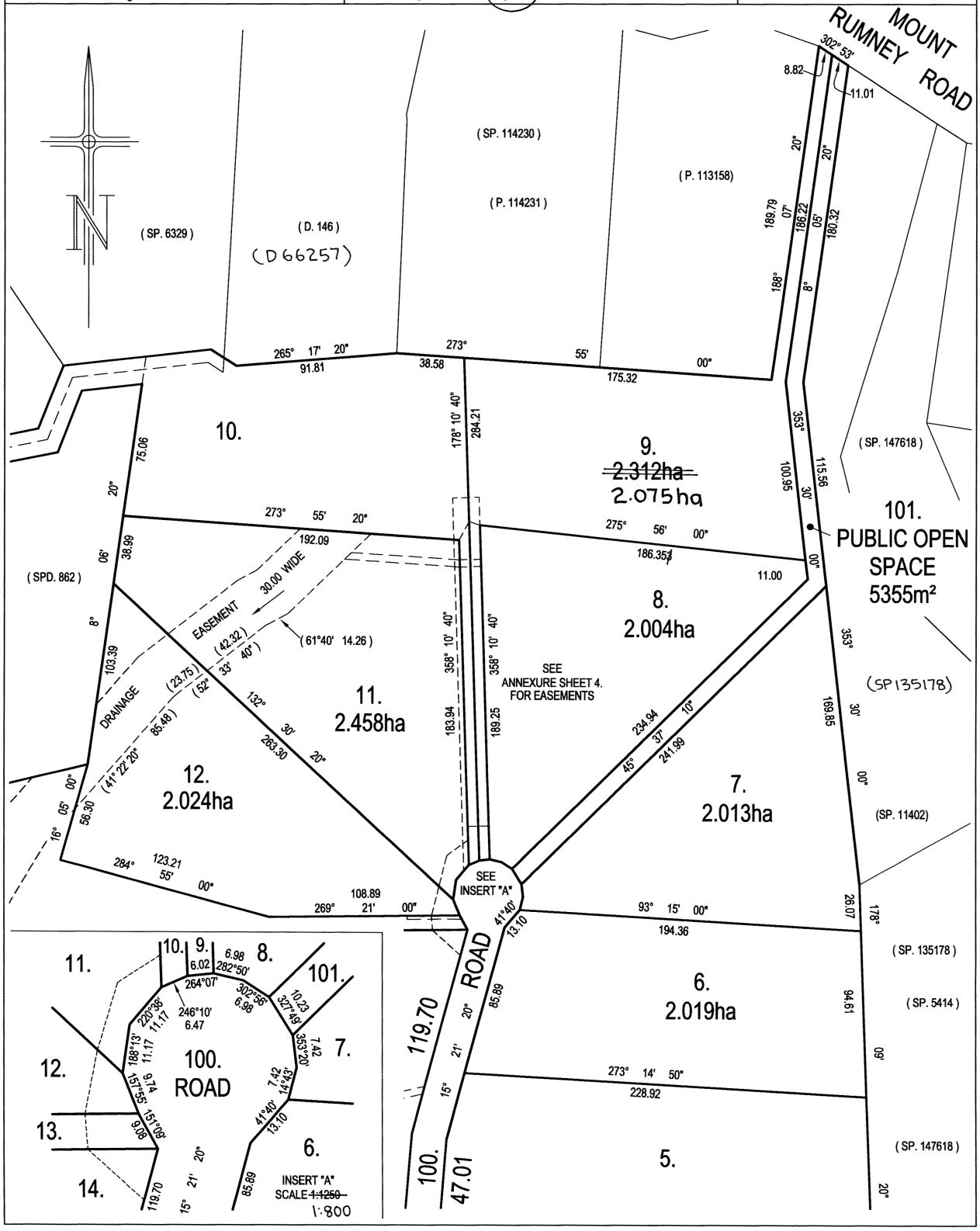
Registered Land Surveyor 3/7/17 Date

~~APPROVED~~
EFFECTIVE FROM 29 SEP 2017
Recorder of Titles



PLAN OF SURVEY
ANNEXURE SHEET
SHEET 3 OF 4 SHEETS

OWNER WESTWOOD PROPERTIES PTY. LTD.
FOLIO REFERENCE C.T. 33225 - 1
SCALE 1: 2000 LENGTHS IN METRES

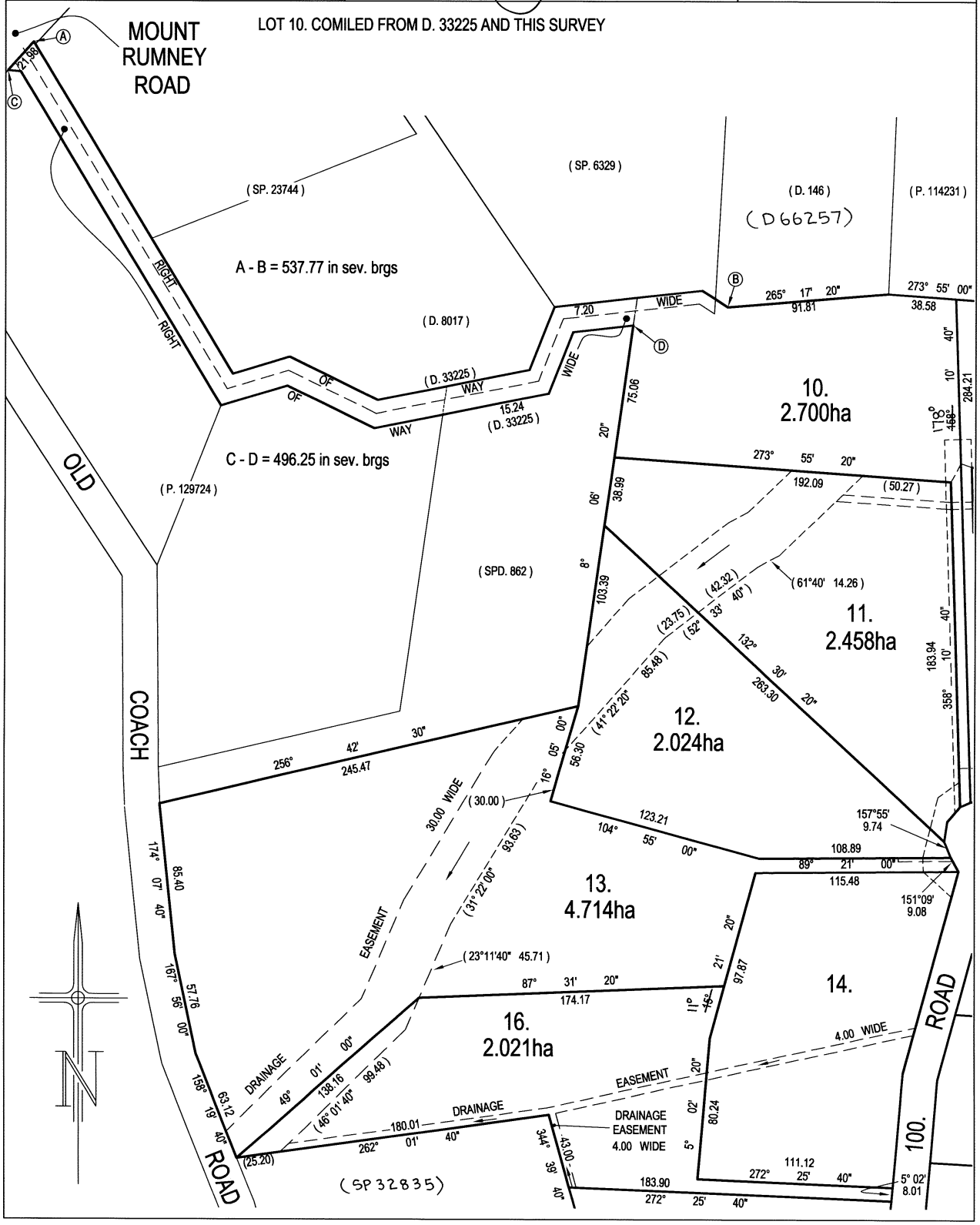
Registered Number
SP 174020

SIGNED FOR IDENTIFICATION PURPOSES
Council Delegate 31/8/17 Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET
Registered Land Surveyor 3/7/17 Date

~~APPROVED~~ 29 SEP 2017
~~EFFECTIVE FROM~~
Recorder of Titles

LOT 10. COMILED FROM D. 33225 AND THIS SURVEY



PLAN OF SURVEY
ANNEXURE SHEET
SHEET 4 OF 4 SHEETS

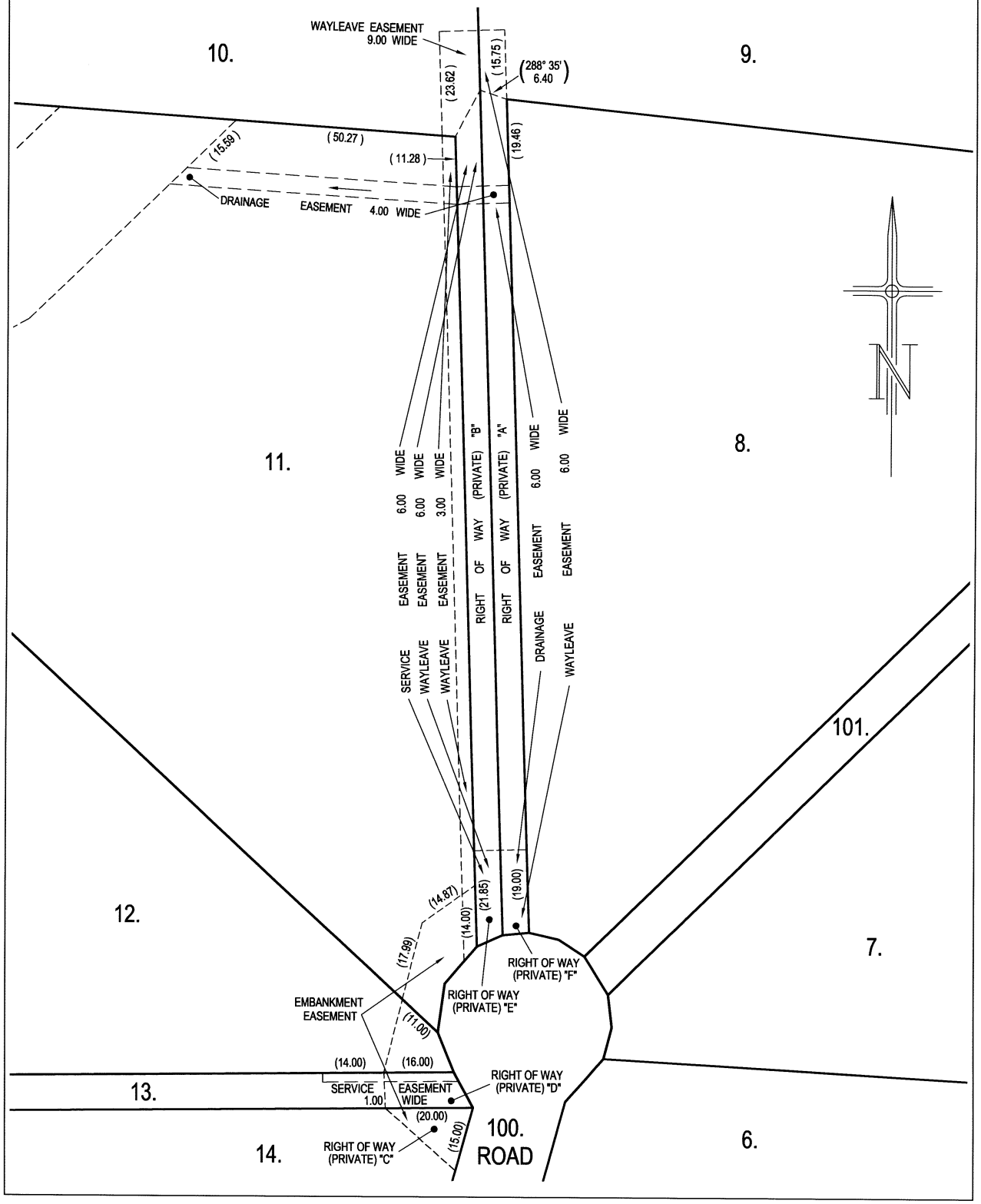
OWNER WESTWOOD PROPERTIES PTY. LTD.
FOLIO REFERENCE C.T. 33225 - 1
SCALE 1: 800 LENGTHS IN METRES

Registered Number
SP 174020

~~SIGNED~~ FOR IDENTIFICATION PURPOSES
Council Delegate 31/8/17 Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET
Registered Land Surveyor 3/7/17 Date

~~APPROVED~~
EFFECTIVE FROM 29 SEP 2017
Recorder of Titles



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 174020

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

Drainage
Lots 9, 10, 11, 14 and 16 are SUBJECT TO a Right of Drainage over the area marked "Drainage Easement 4.00 wide" in favour of the Clarence City Council as shown on the plan.

Lots 11, 12, 13 and 16 are SUBJECT TO a Right of Drainage over the area marked "Drainage Easement 30.00 wide" in favour of the Clarence City Council as shown on the plan.

Lot 9 is SUBJECT TO a Right of Drainage over the area marked "Drainage Easement 6.00 wide" in favour of the Clarence City Council as shown on the plan.

Embankment
Lots 11, 12,13 & 14 on the Plan are subject to an Embankment Easement (as defined herein) over the area marked "Embankment Easement" on the Plan in favour of the Clarence City Council.

Wayleave
Lot 1 is SUBJECT TO a Wayleave Easement in favour of Aurora Energy Pty Ltd over the area marked "Wayleave Easement 12.00 wide" as shown on the plan and as created by and more fully set forth in C494110.

Lots 9 & 10 are SUBJECT TO a Wayleave Easement (as defined herein) in favour of Tasmanian Networks Pty Ltd over the area marked "Wayleave Easement 6.00 wide" as shown on the plan.

Lot 10 is SUBJECT TO a Wayleave Easement (as defined herein) in favour of Tasmanian Networks Pty Ltd over the area marked "Wayleave Easement 9.00 wide" as shown on the plan.

Lot 11 is SUBJECT TO a Wayleave Easement (as defined herein) in favour of Tasmanian Networks Pty Ltd over the area marked "Wayleave Easement 3.00 wide" as shown on the plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Westwood Properties Pty Ltd FOLIO REF: CT 33225/1 SOLICITOR & REFERENCE: Butler McIntyre & Butler (JS)	PLAN SEALED BY: Clarence City Council DATE: 31.8.17 SD 2015/38 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF ~~5~~ 6 PAGES	Registered Number SP 174020
SUBDIVIDER: Westwood Properties Pty Ltd FOLIO REFERENCE: CT 33225/1	

Transmission
Lots 1, 2 and 15 are SUBJECT TO a Transmission Line Easement over the area marked "Transmission Line Easement 50.00 wide" as shown on the plan and as created by and more fully set forth in A751454.

Rights of way
Lot 10 is SUBJECT TO a Right of Carriageway over the area marked "Right of Carriageway 7.20 wide" in favour of lots in memorials 31/7151, 32/8439, 37/6757 and 40/2292 (as far as the rights are validly created and are subsisting and capable of taking effect) as shown on the plan.

Lot 10 is SUBJECT TO a Right of Carriageway over the area marked "Right of marked "Right of Carriageway 15.24 wide" in favour of lots in memorials 31/7151, 32/8439, 37/6757 and 40/2292 (as far as the rights are validly created and are subsisting and capable of taking effect) as shown on the plan.

Lots 12 and 13 are TOGETHER WITH a Right of Carriageway over the area marked "Right of way (Private) 'C'" over lot 14 as shown on the plan.

Lot 12 is TOGETHER WITH a Right of Carriageway over the area marked "Right of way (Private) 'D'" over lot 13 as shown on the plan.

Lots 8, 9 and 11 are TOGETHER WITH a Right of Carriageway over the area marked "Right of way (Private) 'E'" over lot 10 as shown on the plan.

Lots 8, 10 and 11 are TOGETHER WITH a Right of Carriageway over the area marked "Right of way (Private) 'F'" over lot 9 as shown on the plan.

Lots 8 and 9 are TOGETHER WITH a Right of Carriageway over the area marked "Right of way (Private) 'B'" over lot 10 as shown on the plan.

Lots 8 and 10 are TOGETHER WITH a Right of Carriageway over the areas marked "Right of way (Private) 'A'" and over lot 9 as shown on the plan.

Lot 14 is SUBJECT TO a Right of Carriageway over the area marked "Right of way (Private) 'C'" appurtenant to lots 12 and 13 as shown on the plan.

Lot 13 is SUBJECT TO a Right of Carriageway over the area marked "Right of way (Private) 'D'" appurtenant to lot 12 as shown on the plan.

Lot 10 is SUBJECT TO a Right of Carriageway over the area marked "Right of way (Private) 'E'" appurtenant to lots 8, 9 and 11 as shown on the plan.

Lot 9 is SUBJECT TO a Right of Carriageway over the area marked "Right of way (Private) 'F'" appurtenant to lots 8,10 & 11 as shown on the plan.

NOTE: Every annexed page must 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.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF ~~5~~ 6 PAGES	Registered Number SP 174020
SUBDIVIDER: Westwood Properties Pty Ltd FOLIO REFERENCE: CT 33225/1	

Lot 10 is SUBJECT TO a Right of Carriageway over the area marked "Right of way (Private) 'B'" appurtenant to lots 8 and 9 as shown on the plan.

Lot 9 is SUBJECT TO a Right of Carriageway over the area marked "Right of way (Private) ~~'E'~~ 'A'" appurtenant to lots 8 and 10 as shown on the plan.

Service

Lot 13 is SUBJECT TO a Service Easement (as defined herein) over the area marked "Service Easement 1.00 wide" appurtenant to lot 12 as shown on the plan.

Lots 9 and 11 are TOGETHER WITH a Service Easement (as defined herein) over the area marked "Service Easement 6.00 wide" over lot 10 as shown on the plan.

Lot 10 is SUBJECT TO a Service Easement (as defined herein) over the area marked "Service Easement 6.00 wide" appurtenant to lots 9 and 11 as shown on the plan.

Lot 12 is together with a Service Easement (as defined herein) over the area marked Service Easement 1.00 wide on the plan.

DEFINITIONS:

"Embankment Easement " means all the full and free right and liberty for the Clarence City Council and its successors and its and their servants, agents and contractors ("the Council") at all times hereafter:-

(a) to have the stability and support of the area shown on the Plan as "Road 100" ("the Road") upheld and maintained by the Embankment Easement.

(b) to enter into and upon the servient land with or without all necessary plant, machinery and equipment and the means of transporting the same and if necessary to cross the remainder of the said land in consultation with the registered proprietors for the purpose of examining, maintaining, repairing or modifying the land area marked "Embankment Easement" without doing unnecessary damage to the said servient land and making good all damage occasioned by such make good.

(c) Nothing within this definition shall prevent the registered proprietors for themselves and their successors in title from using the servient land provided that such use does not derogate from this grant or, in the opinion of the Council, compromise support provided to the Road.

"Right of Carriageway" means a right of carriageway as defined within Schedule 8 of the *Conveyancing and Law of Property Act 1884 (Tas).*

"Right of Drainage" means a right of drainage as defined within Schedule 8 of the *Conveyancing and Law of Property Act 1884 (Tas).*

"**Service Easement"** means the full and free right and liberty for the benefitting title and its successors and its and their servants agents and workmen at all time hereafter:-

(a) To erect place inspect alter and repair renew maintain and use in upon and over and along and remove from the servient land wires cables apparatus appliances and other ancillary works (all of which are hereinafter collectively referred to as "the said lines" for the transmission and distribution of telecommunications and purposes incidental;

(b) To cause or permit telecommunications to flow or be transmitted through and along the said lines;

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 6 PAGES	Registered Number SP 174020
SUBDIVIDER: Westwood Properties Pty Ltd FOLIO REFERENCE: CT 33225/1	

(c) To cut away remove and keep clear of the said lines all trees and all other obstructions or erections of any nature whatsoever which may at any time overhang encroach or be in or on the servient land and which may in any way endanger or interfere with the proper operation of the said lines ; and
(d) To enter into and upon the servient land for all or any of the above purposes with or without all neccessary plant equipment machinery and vehicles of every kind.

"**Transmission Line Easement**" means the full and free right and liberty for the Hydro-Electric Commission and its successors and its and their servants agents and workmen at all time hereafter:-
(a) To clear the lands marked "Transmission Line Easement 50.00 wide" on the plan (the said lands being portion of the said land within described and being hereinafter called "the servient land") and to erect place inspect alter and repair renew maintain and use in upon and over and along and remove from the servient land towers poles wires cables apparatus appliances and other ancillary works (all of which are hereinafter collectively referred to as "the said lines" for the transmission and distribution of electrical energy and purposes incidental thereto;
(b) To cause or permit energy to flow or be transmitted through and along the said lines;
(c) To cut away remove and keep clear of the said lines all trees and all other obstructions or erections of any nature whatsoever which may at any time overhang encroach or be in or on the servient land and which may in any way endanger or interfere with the proper operation of the said lines ; and
(d) To enter into and upon the servient land for all or any of the above purposes with or without all neccessary plant equipment machinery and vehicles of every kind.
(first created in A751454 for D16037)

"**Wayleave Easement**" means that defined in dealing C494110. 12.00 wide
New Wayleave Easement definition on Page 6

~~**COVENANTS:**~~
FENCING COVENANT:
The owner of each Lot on the plan covenants with Westwood Properties Pty Ltd ~~(the Vendor)~~ the Vendor that the Vendor shall not be required to fence

Signed for and on behalf of
Westwood Properties Pty Ltd
by authority of its director in accordance with s.127 of the Corporations Act 2001

.....

Timothy Allen Wark
Sole Director/ Sole Secretary

NOTE: Every annexed page must 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.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF ~~5~~ 6 PAGES	Registered Number SP 174020
SUBDIVIDER: Westwood Properties Pty Ltd FOLIO REFERENCE: CT 33225/1	

The **STATE of TASMANIA** as mortgagee under Mortgage No. D150090 herby consents to this Schedule of Easements in so far as certificate of title volume 33225 folio 1:

Executed by:
)
)

Executed by MICHAEL MANN
Pursuant to a delegation by the
Authority under Section 19 of the
Tasmanian Development Act 1983
in the presence of:

.....
AMANDA SPARGO
22 ELIZABETH ST HOBART TAS 7000

NOTE: Every annexed page must 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.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	SP174020

SUBDIVIDER: - WESTWOOD PROPERTIES PTY LTD

FOLIO REFERENCE: - 33225/1

DEFINITION:

WAYLEAVE EASEMENT MEANS:

FIRSTLY all the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants agents and contractors (called "**TasNetworks**") at all times hereafter:

a) TO maintain, lay, erect and install anything used for, or in connection with the generation, transmission or distribution of electricity including powerlines (overhead or underground), substations for converting electricity, substations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity (hereinafter called "Wayleave Easement") of such materials and type as TasNetworks may determine above, on or under the lands respectively marked Wayleave Easement 3.00 wide, Wayleave Easement 6.00 wide and Wayleave Easement 9.00 wide on the Plan (called the "**servient land**");

b) TO enter into and upon the servient land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing electricity infrastructure without doing unnecessary damage to the said servient land and making good all damage occasioned thereby;

c) TO erect fencing, signs, barriers or other protective structures upon the servient land if in the opinion of TasNetworks these are necessary for reasons of safety;

d) TO cause or permit electrical energy to flow or be transmitted or distributed through the said electricity infrastructure;

e) TO enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the said land in consultation with the registered proprietor/s for the purpose of access and regress to and from the servient land;

f) NOTHING herein contained shall prevent the registered proprietor/s for themselves and their successors in title from using the servient land PROVIDED THAT such use does not derogate from this grant or, in the opinion of TasNetworks compromise the safe operation of TasNetworks electricity infrastructure located on, above or under the servient land.

SECONDLY the benefit of a covenant for TasNetworks and its successors with the registered proprietor/s for themselves and their successors in title of the servient land not to erect any buildings or place any structures, objects, or vegetation within the said easement without the prior written consent of TasNetworks to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement hereinbefore described.

NOTE: - Every annexed sheet must 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.

109 Houston Dr, Cambridge 7170

pinnacle DRAFTING&DESIGN

General Information	
Designer	Jason Nickerson CC6073Y
Owner(s) or Clients	Jason Gray
Building Classification	1a
Title Reference	16/174020
Climate Zone	7
Corrosion Environment	Moderate
Zoning	Rural Living
Design Wind Speed	N3
Soil Classification	M
BAL	12.5

Drawing No:	Description
DA.01	Location Plan
DA.02	Site Plan
DA.03	Floor Plan - Demolition
DA.04	Floor Plan - Proposed
DA.05	Elevations

Amendments	
Date	Description
23.12.22	RFI Amendments

Site Areas	
Site area	2.021ha sqm
Total Building Area	316.19 sqm
Shed	72.00 sqm
Total Site Coverage	00.019%

Location Plan

0 1 2 3 4 5 6 7 8 9

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Proposal:	Renovation / Extension	Scale: 1:1000 @ A3	Job No: 60-2018	Pg No: DA.01
Client:	Jason Gray	Date: 25.11.22	Engineer: JSA	
Address:	109 Houston Dr, Cambridge 7170	Drawn: SJH	Building Surveyor: LTBS	

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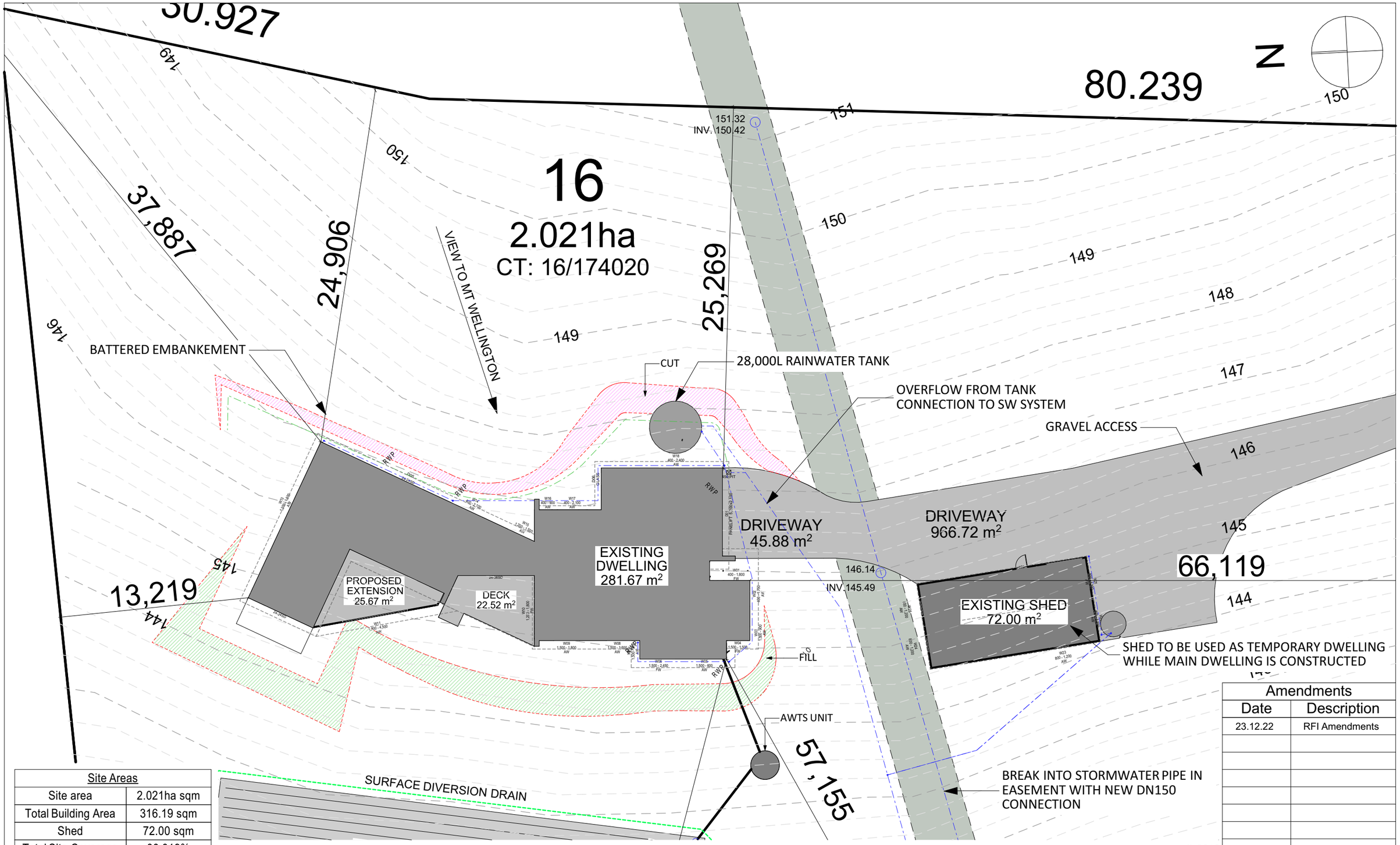

Site Areas	
Site area	2.021ha sqm
Total Building Area	316.19 sqm
Shed	72.00 sqm
Total Site Coverage	00.019%

Amendments	
Date	Description
23.12.22	RFI Amendments

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Site Plan

0 1 2 3 4 5 6 7 8 9

Proposal:	Renovation / Extension	Scale: 1:250, 1:100 @ A3	Job No: 60-2018	Pg No: DA.02
Client:	Jason Gray	Date: 25.11.22	Engineer: JSA	
Address:	109 Houston Dr, Cambridge 7170	Drawn: SJH	Building Surveyor: LTBS	

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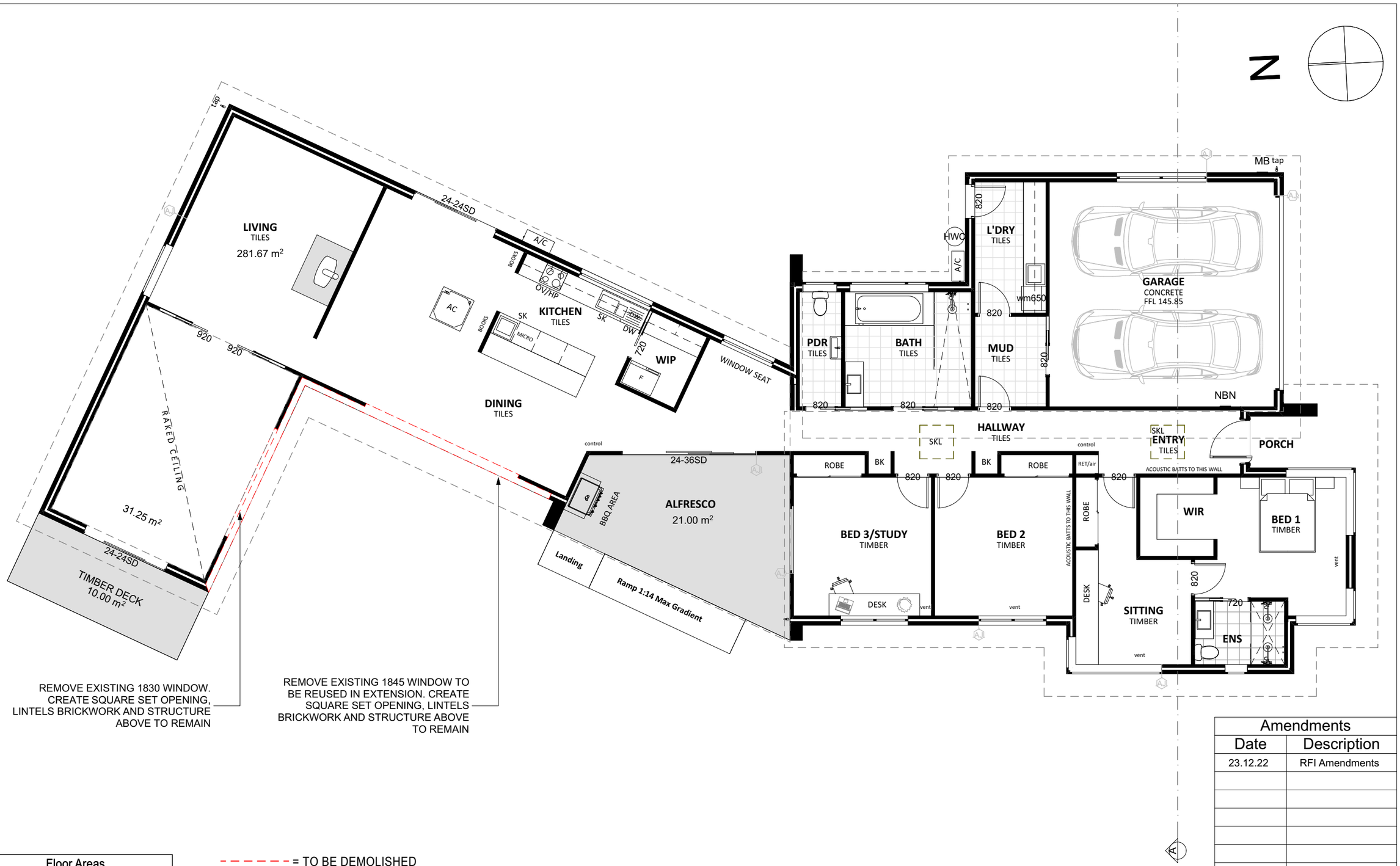

REMOVE EXISTING 1830 WINDOW. CREATE SQUARE SET OPENING, LINTELS BRICKWORK AND STRUCTURE ABOVE TO REMAIN

REMOVE EXISTING 1845 WINDOW TO BE REUSED IN EXTENSION. CREATE SQUARE SET OPENING, LINTELS BRICKWORK AND STRUCTURE ABOVE TO REMAIN

Amendments	
Date	Description
23.12.22	RFI Amendments

Floor Areas	
Floor Area	281.67 sqm
Deck	33.00 sqm

- - - - - - = TO BE DEMOLISHED

Floor Plan - Demolition

0 1 2 3 4 5 6 7 8 9

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Proposal:	Renovation / Extension	Scale: 1:100 @ A3	Job No: 60-2018	Pg No: DA.03
Client:	Jason Gray	Date: 25.11.22	Engineer: JSA	
Address:	109 Houston Dr, Cambridge 7170	Drawn: SJH	Building Surveyor: LTBS	

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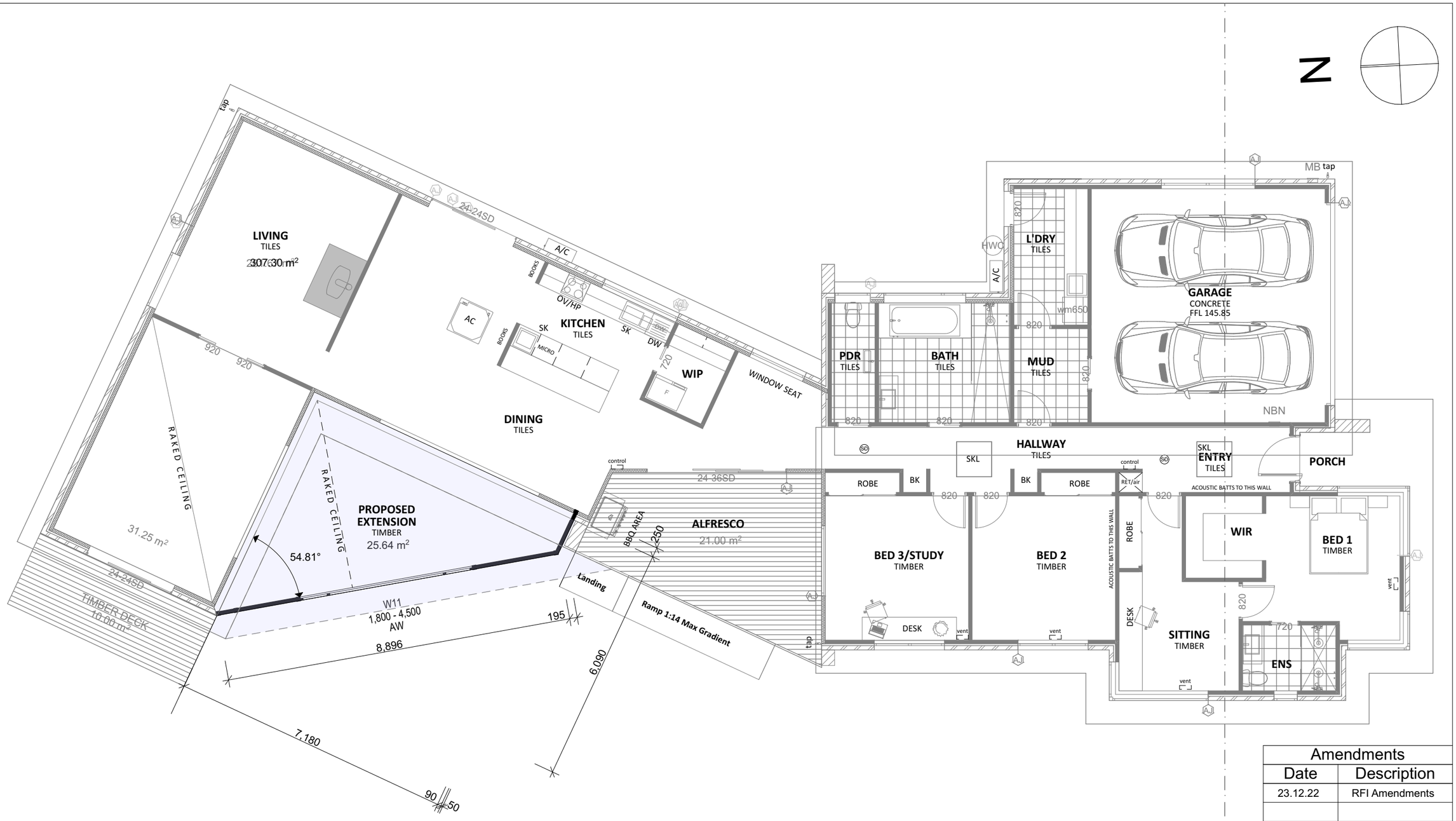

Floor Areas	
Existing Floor Area	281.67 sqm
Extension Floor Area	25.64 sqm
Total Floor Area	**307.30 sqm**
Deck	33.00 sqm

= PROPOSED EXTENSION

Amendments	
Date	Description
23.12.22	RFI Amendments

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Floor Plan - Proposed

0 1 2 3 4 5 6 7 8 9

Proposal:	Renovation / Extension	Scale: 1:100 @ A3	Job No: 60-2018	Pg No: DA.04
Client:	Jason Gray	Date: 25.11.22	Engineer: JSA	
Address:	109 Houston Dr, Cambridge 7170	Drawn: SJH	Building Surveyor: LTBS	

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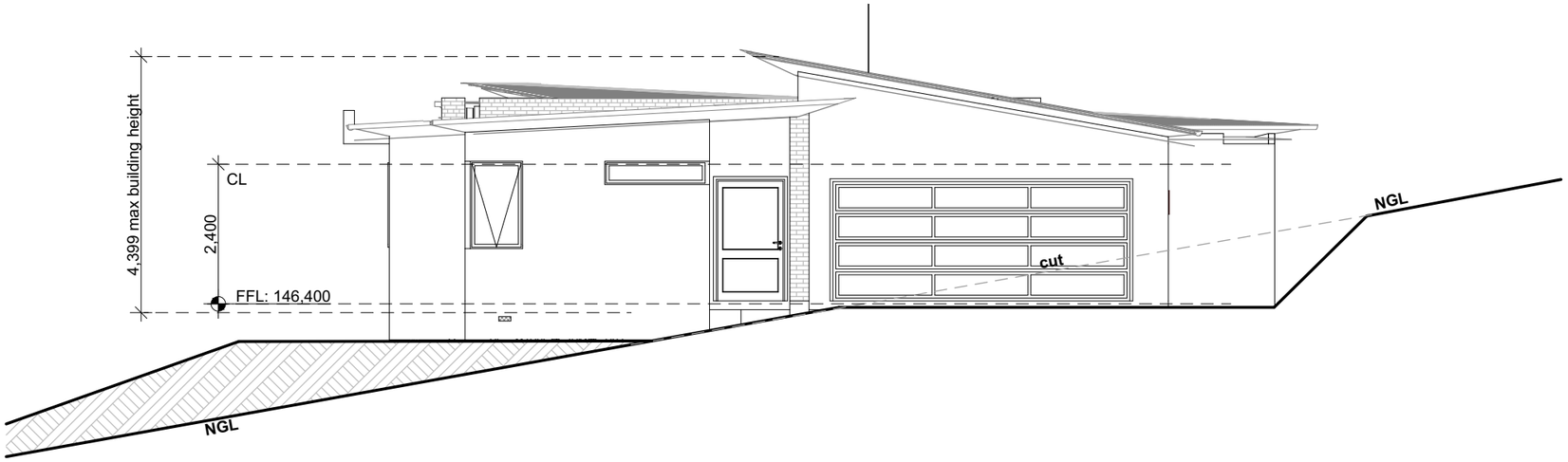
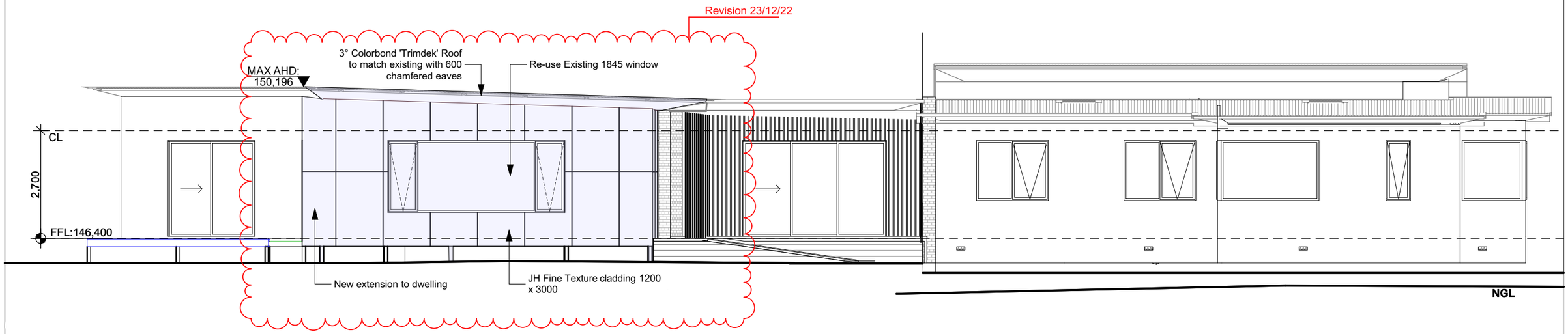


South Elevation



West Elevation

Amendments	
Date	Description
23.12.22	RFI Amendments

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Elevations

0 1 2 3 4 5 6 7 8 9

Proposal:	Renovation / Extension	Scale: 1:100 @ A3	Job No: 60-2018	Pg No: DA.05
Client:	Jason Gray	Date: 25.11.22	Engineer: JSA	
Address:	109 Houston Dr, Cambridge 7170	Drawn: SJH	Building Surveyor: LTBS	

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