



## Public Notice Details

## Planning Application Details

<b>Application No</b>	DA2500074
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### Property Details

<b>Property Location</b>	262 North Yarlington Road Colebrook
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### Application Information

<b>Application Type</b>	Discretionary Development Application
<b>Development Category</b>	Dwelling
<b>Advertising Commencement Date</b>	25/7/25
<b>Advertising Closing Period</b>	8/8/25
<small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	

Enquiries regarding this Application can be made via to Southern Midlands Council on (03) 6254 5050 or by emailing [planningenquires@southernmidlands.tas.gov.au](mailto:planningenquires@southernmidlands.tas.gov.au). Please quote the development application number when making your enquiry.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120  
Email: [mail@southernmidlands.tas.gov.au](mailto:mail@southernmidlands.tas.gov.au)  
Fax: 03 6254 5014

All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.



## APPLICATION FOR PLANNING PERMIT DEVELOPMENT / USE

Use this form to apply for a permit in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Proposed  
use/development:  
(Provide details of  
proposed works and use).

Single dwelling

Location of  
Development:  
(If the development  
includes more than one  
site, or is over another  
property include address  
of both Properties).

262 NORTH YARLINGTON RD COLEBROOK TAS 7027

includes 242 NORTH YARLINGTON RD COLEBROOK TAS 7027

Certificate of Title/s  
Volume Number/Lot  
Number:

71197/2      182407/1

Land Owners Name:

PETRA ALEXANDRA HARRIS  
DAVID MOSS

ROBERT MARK HARRIS  
ALEXANDRA LOUIE HARRIS

*Full Name/s or Full Business/Company Name*

Applicant's Name:

Woolcott Land Services

*Full Name/s or Full Business/ Company Name (ABN if registered business or company name)*

Contact details:

Postal address for correspondence: PO Box 593 Mowbray TAS 7248

Telephone or Mobile: 6332 3760

Email address: planning@woolcott.au

*(Please note it is your responsibility to provide your correct email address and to check your email for communications from the Council.)*

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

Tasbuilt Group Pty Ltd

*Full Name/s or Full Business or Company Name and ABN if registered business or company name*

*Print email address*

veronicat@tasbuiltgroup.com.au

*ABN*

What is the estimated value of all the new work proposed

\$ 586,300.00



## For Commercial Planning Permit Applications Only

Signage:  Yes ☐ No ☒

If yes, attach details: size, location and art work

Business Details:	Existing hours of operation				Proposed hours of new operation			
	Hours	am	to	pm	Hours	am	to	pm
	Weekdays				Weekdays			
	Sat				Sat			
	Sun				Sun			

Number of existing employees:  Number of proposed new employees:

Traffic Movements:	Number of commercial vehicles serving the site at present		Approximate number of commercial vehicles servicing the site in the future	
Number of Car Parking Spaces:	How many car spaces are currently provided		How many new car spaces are proposed	

Is the development to be staged: ☐ Yes ☐ No ☐

Please attach any additional information that may be required by Part 6.1 *Application Requirements* of the Tasmanian Planning Scheme – Southern Midlands.

Signed Declaration

### I/we as owner of the land or person with consent of the owner hereby declare that:

- I/we have read the Certificate of Title and Schedule of Easements for the land and I/we are satisfied that this application is not prevented by any restrictions, easements or covenants.
- I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.
- The information given in this application is true and accurate. I/we understand that the information and materials provided with this application may be made available to the public. I/we understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the application.
- I/we have secured the necessary permission from the copyright owner to communicate and reproduce the plans submitted with the application for assessment. I/we indemnify the Southern Midlands Council for any claim or action taken against it regarding a breach of copyright in respect of any of the information or material provided.
- I/we declare that, in accordance with Section 52(1) 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 consent is attached and the application form signed by the Minister of the Crown responsible and/or the General Manager of the Council.

Applicant Signature  
(If not the Title Owner)

Applicant Name (please print)  
Michelle Schleiger -  
Woolcott Land Services

Date  
3 June 2025

Land Owner(s) Signature

Land Owners Name (please print)  
THE CROWN

Date  
12/6/25

JESSE WALKER  
UNIT MANAGER  
(ASSESSMENTS)

Address all correspondence to: The General Manager, PO Box 21, Oatlands, Tasmania 7120  
Oatlands Office: 71 High Street, Oatlands 7120 Phone (03) 62545000  
Kempton Office: 85 Main Street, Kempton 7030 Phone (03) 62545050  
Email Address: mail@southernmidlands.tas.gov.au Web: www.southernmidlands.tas.gov.au  
ABN 68 653 459 589





# Information & Checklist Sheet

## DEVELOPMENT / USE

Use this check list for submitting your application for a planning permit –Please do not attach the check list with your application

### Submitting your application ✓

1. All plans and information required per Part 6.1 Application Requirements of the Tasmanian Planning Scheme i.e.: site plan showing all existing buildings, proposed buildings, elevation plans etc. ☐
2. Copy of the current Certificate of Title, Schedule of Easements and Title Plan (Available from Service Tasmania Offices) ☐
3. Any reports, certificates or written statements to accompany the Application (if applicable) required by the relevant zone or code. ☐
4. Prescribed fees payable to Council ☐

#### Information

If you provide an email address in this form then the Southern Midlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act").

If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.

It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.

**If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box** ☐

#### Heritage Tasmania

If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 (local call cost) or email [enquires@heritage.tas.gov.au](mailto:enquires@heritage.tas.gov.au))

#### TasWater

Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)

**IMPORTANT: There is no connection between Planning approval and Building & Plumbing approvals.**

Owners are to ensure that the work is either Low-Risk Building Work, Notifiable Building Work or Permit work in accordance with the Directors Determination – Categories of Building & Demolition Work v 1.4 dated 12 March 2021 prior to any building works being carried out on the land.

[https://www.cbos.tas.gov.au/data/assets/pdf\\_file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf](https://www.cbos.tas.gov.au/data/assets/pdf_file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf)





Land Owner(s) Signature

Land Owners Name (please print)

Date

## PRIVACY STATEMENT

The Southern Midlands Council abides by the Personal Information Protection Act 2004 and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

**Collection of Personal Information:** The personal information being collected from you for the purposes of the Personal Information Protection Act, 2004 and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

**Disclosure of Personal Information:** Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the Building Act 2000. This information will not be disclosed to any other external agencies unless required or authorised by law.

**Correction of Personal Information:** If you wish to alter any personal information you have supplied to Council please telephone the Southern Midlands Council on (03) 62545050. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.



Department of Natural Resources,  
and Environment Tasmania

GPO Box 44, Hobart, TAS 7001 Australia  
Ph 1300 TAS PARKS / 1300 827 727 Fax 03) 6223 8308  
www.parks.tas.gov.au



Enquiries: Tanya Simm  
Phone: 6165 4691  
Email: Tanya.Simm@parks.tas.gov.au  
Our ref: 25/1742

12 June 2025

Ms Michelle Schleiger  
Woolcott Land Services  
PO Box 593  
MOWBRAY TAS 7248

E: [planning@woolcott.au](mailto:planning@woolcott.au)  
[michelle@woolcott.au](mailto:michelle@woolcott.au)

Dear Ms Schleiger,

**LODGEMENT OF PLANNING APPLICATION  
WOOLCOTT LAND SERVICES  
SINGLE DWELLING  
NORTH YARLINGTON ROAD, COLEBROOK**

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993* (LUPAA), is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department of Natural Resources and Environment Tasmania.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

It is Departmental policy that all fire buffer areas (Hazard Management Areas and Fuel Modified Areas) are maintained wholly within freehold title boundaries and not on neighbouring Crown or Reserved land. Additionally, it is not the Parks and Wildlife Service's (PWS) practice for the Crown to enter into agreements under Part 5 of LUPAA in support of developments on private property.

It is also PWS' practice that it will not approve any permanent private drainage infrastructure (stormwater or treated effluent) on Crown land unless connected to publically maintained infrastructure.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jesse Walker', with a stylized, cursive script.

Jesse Walker  
**Unit Manager (Assessments)**



# Instrument of Revocation and Delegation

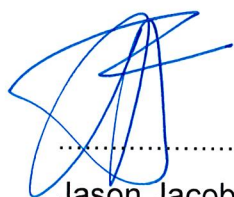
## DELEGATION OF THE DIRECTOR-GENERAL OF LANDS' FUNCTIONS UNDER THE *LAND USE PLANNING AND APPROVALS ACT 1993*

I, JASON JACOBI, being and as the Director-General of Lands appointed under section 7 of the *Crown Lands Act 1976*, hereby revoke any previous delegation made pursuant to section 52(1E) of the *Land Use Planning and Approvals Act 1993* ("the Act") and, acting pursuant to section 52(1E) of the Act, I hereby delegate the functions described (by reference to the relevant provision of the Act and generally) in Schedule 1, to the persons respectively holding the offices of Deputy Secretary (Parks and Wildlife Service) (position number 700451), General Manager (Park Operations and Business Services) (position number 708581), Manager (Property Services) (position number 707556), Unit Manager (Operations) (position number 702124) and Unit Manager (Assessments) (position number 334958) in accordance with the functions delegated to me by the Minister administering the *Crown Lands Act 1976*, by instrument dated 9 November 2023.

### SCHEDULE 1

Provision	Description of Functions
Section 52(1B)	Signing, and providing written permission for, applications for permits in relation to Crown land.

Dated at HOBART this 29 day of July, 2024



Jason Jacobi  
**DIRECTOR-GENERAL OF LANDS**

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RECEIVED  
12/06/2025



- SIGN SIMILAR TO ABOVE PICTURE TO BE PERMANENTLY FIXED TO THE STATIC WATER SUPPLY
- SIGN SIZE DIMENSIONS
  - MIN. 300mm x 300mm
  - LETTERING TO BE UPPERCASE AND NOT LESS THAN 100mm IN HEIGHT

A MODIFIED 4C ACCESS ROAD IS AN ALL-WEATHER ROAD WHICH COMPLIES WITH THE AUSTRALIAN ROAD RESEARCH BOARD "UNSEALED ROADS MANUAL – GUIDELINES TO GOOD PRACTICE", 3RD EDITION, MARCH 2009 AS A CLASSIFICATION 4C ACCESS ROAD AND THE FOLLOWING MODIFIED REQUIREMENTS:

- ALL-WEATHER CONSTRUCTION;
- LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
- MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
- MINIMUM VERTICAL CLEARANCE OF 4 METRES;
- MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY;
- CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
- DIPS LESS THAN 7° (1:8 OR 12.5%) ENTRY AND EXIT ANGLE;
- CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
- MAXIMUM GRADIENT OF 15° (1:3.5 OR 28%) FOR SEALED ROADS, AND 10° (1:5.0 OR 18%) FOR UNSEALED ROADS; AND
- TERMINATE WITH A TURNING AREA FOR FIRE APPLIANCES PROVIDED BY ONE OF THE FOLLOWING:
  - A TURNING CIRCLE WITH A MINIMUM INNER RADIUS OF 10 METRES
  - A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
  - A HAMMERHEAD "T" OR "Y" TURNING HEAD 4 METRES WIDE AND 8 METRES L

**BAL NOTES:**

- FIREFIGHTING WATER SUPPLY TO BE A MIN. 10000L PER BUILDING TO BE PROTECTED. THIS VOLUME OF WATER MUST NOT BE USED FOR ANY OTHER PURPOSE INCLUDING FIRE FIGHTING SPRINKLER OR SPRAY SYSTEMS
- WATER TANK MUST BE METAL, CONCRETE OR LAGGED BY NON-COMBUSTABLE MATERIALS AND ALL ABOVE GROUND PIPES & FITTINGS TO BE MADE FROM NON-RUSTING, NON-COMBUSTIBLE AND NON-DEFORMING MATERIALS
- TANK TO BE LOCATED A MINIMUM 6.0m FROM DWELLING AND WITHIN 3.0m OF A HARDSTAND AREA - WATER TANK OR CONNECTION POINT TO BE FITTED WITH A MALE 64mm 5v THREAD COUPLING WITH MINIMUM DELIVERY OF 270L PER MINUTE

**DRAINAGE**  
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

LEGEND	
	SEWER
	WATER
	STORMWATER

**NOTE:**  
ALL WORKS ARE TO COMPLY WITH THE LATEST NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA AND RELEVANT LOCAL AUTHORITIES, UNLESS SPECIFIED. IN SUCH CASES, RELEVANT REPORT WILL BE PRESENTED. BUILDERS TO VERIFY ALL MEASUREMENTS, SERVICES AND LEVELS ON-SITE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING PLUS OF ANY ERRORS AND DISCREPANCIES FOUND ON SITE. ENGINEERING PLUS DO NOT ACCEPT ANY RESPONSIBILITY FOR MISCOMMUNICATION.

**LOCALITY PLAN**  
SCALE 1 : 2000

				Date Drawn: 30.04.25
				Drawn: W. Tan
				Checked: C. Lim
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
D	MINOR AMENDMENT	03.06.25	W.T	
C	RELOCATION	26.05.25	W.T	
B	RELOCATION	13.05.25	W.T	
A	ISSUED FOR APPROVAL	30.04.25	W.T	
Rev:	Amendment:	Date:	Int:	

Accredited Building Designer  
Designer Name: J.Pfeiffer  
Accreditation No: CC2211T

**ISSUED FOR APPROVAL**

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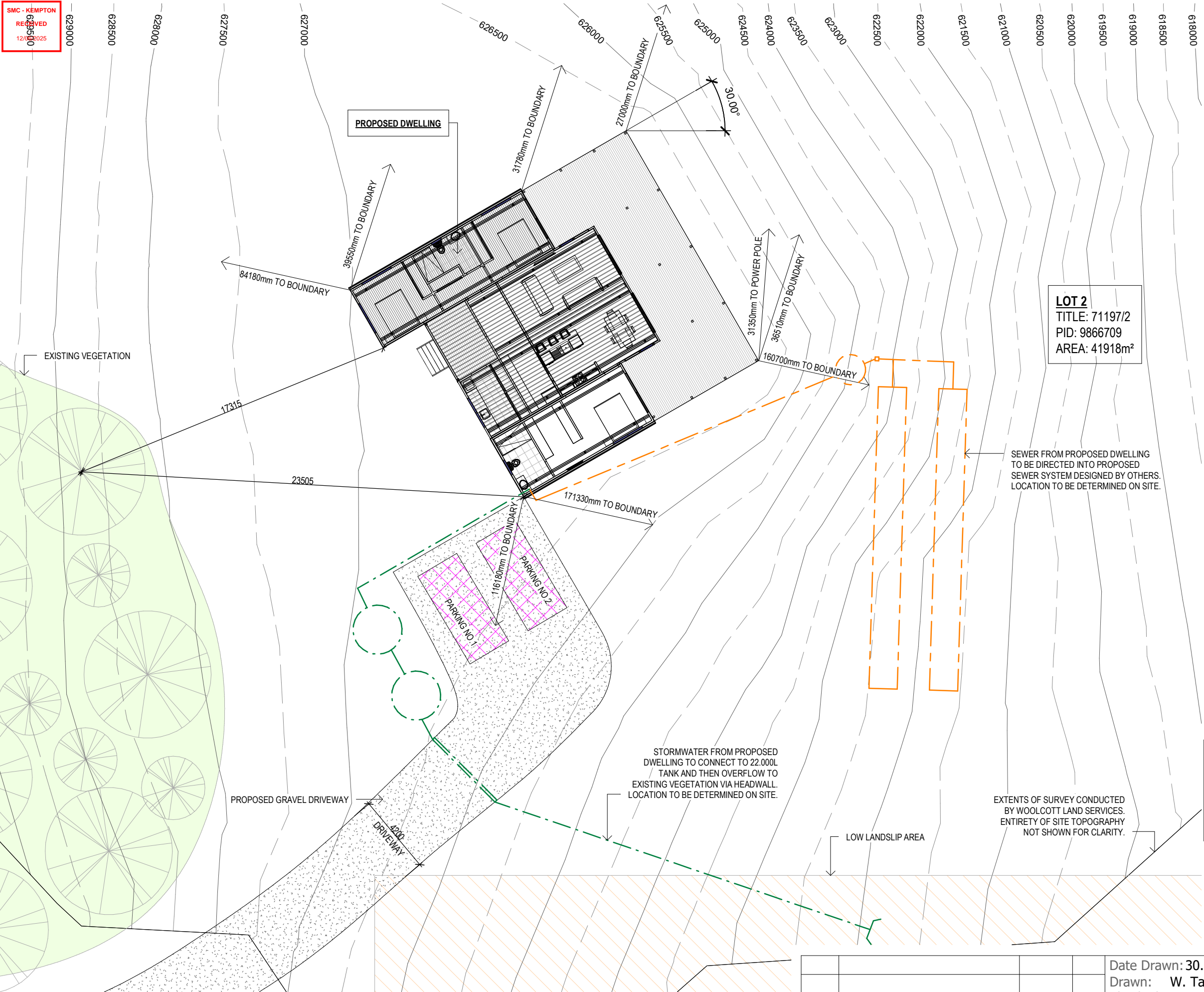
Client: **P. HARRIS & D. MOSS**  
Project: **PROPOSED DWELLING**  
Address: **262 NORTH YARLINGTON RD, COLEBROOK**

Office: 6331 7021  
info@engineeringplus.com.au

Drawing No: **2025-123 A01 / A08**  
Rev **D**



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SITE PLAN  
SCALE 1:200



WINDOW SCHEDULE

MARK HEIGHT WIDTH TYPE U-VALUE SHGC

^W1	2100	1800	DG	4.3	.55
^W2	2100	1800	DG	4.3	.55
W3	1200	1800	DG	4.3	.55
^W4	2100	900	DG	4.3	.55
W5	900	900	DG	4.3	.55
W6	600	1800	DG	4.3	.55
W7	1200	1800	DG	4.3	.55
W8	1200	1800	DG	4.3	.55
W9	900	600	DG	4.3	.55
W10	1200	1800	DG	4.3	.55
*W11	400	2400	DG	4.3	.55
*W12	400	2400	DG	4.3	.55

SD1	2100	2400	DG	4.0	.61
SD2	2100	2400	DG	4.0	.61
SD3	2100	2400	DG	4.0	.61
SD4	2100	2400	DG	4.0	.61
D1	2100	920	DG	4.0	.61
D2	2100	920	DG	4.0	.61

\*NOTE:  
REFER ELEVATIONS FOR HIGHLIGHT WINDOWS

\*NOTE:  
IF HEIGHT TO GROUND IS GREATER THAN 2.0m WINDOW TO HAVE PERMANENTLY  
FIXED ROBUST SCREEN INSTALLED OR HAVE AN OPENING RESTRICTED TO 125mm

DISCLAIMER

ALL WINDOWS SHOWN ON PLAN ARE APPROX. BASED OFF  
STANDARD MANUFACTURING SIZES. ALL WINDOW  
DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR  
TO ORDERING AND MANUFACTURING.

ISSUED FOR APPROVAL

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Client: P. HARRIS & D. MOSS  
Project: PROPOSED DWELLING  
Address: 262 NORTH YARLINGTON RD,  
COLEBROOK

Office: 6331 7021  
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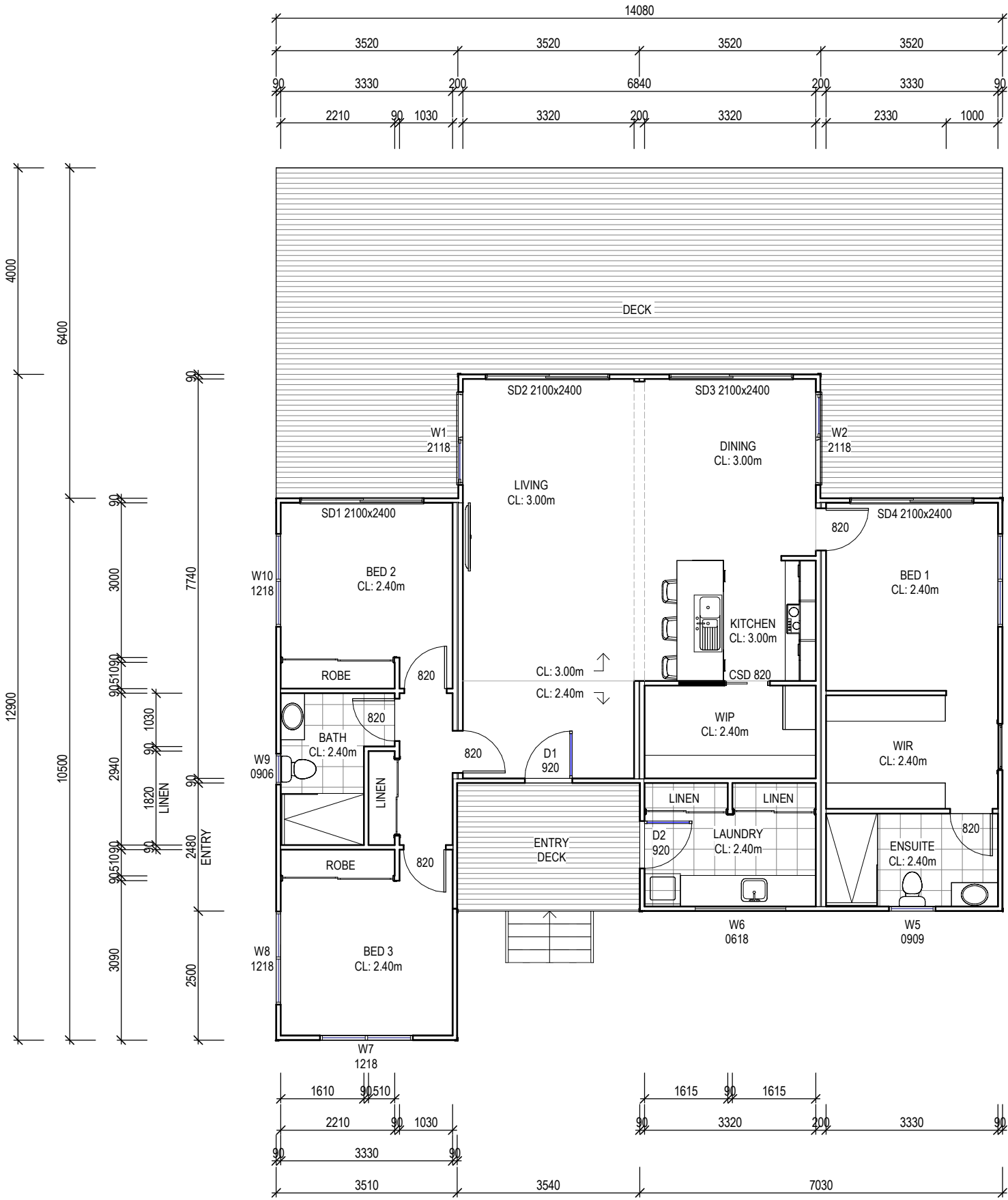
Drawing No: 2025-123 A03 / A08  
Rev D

Date Drawn: 30.04.25  
Drawn: W. Tan  
Checked: C. Lim  
Approved: J. Pfeiffer  
Scale: As Shown @ A3  
Accredited Building Designer  
Designer Name: J. Pfeiffer  
Accreditation No: CC2211T

D	MINOR AMENDMENT	03.06.25	W.T
C	RELOCATION	26.05.25	W.T
B	RELOCATION	13.05.25	W.T
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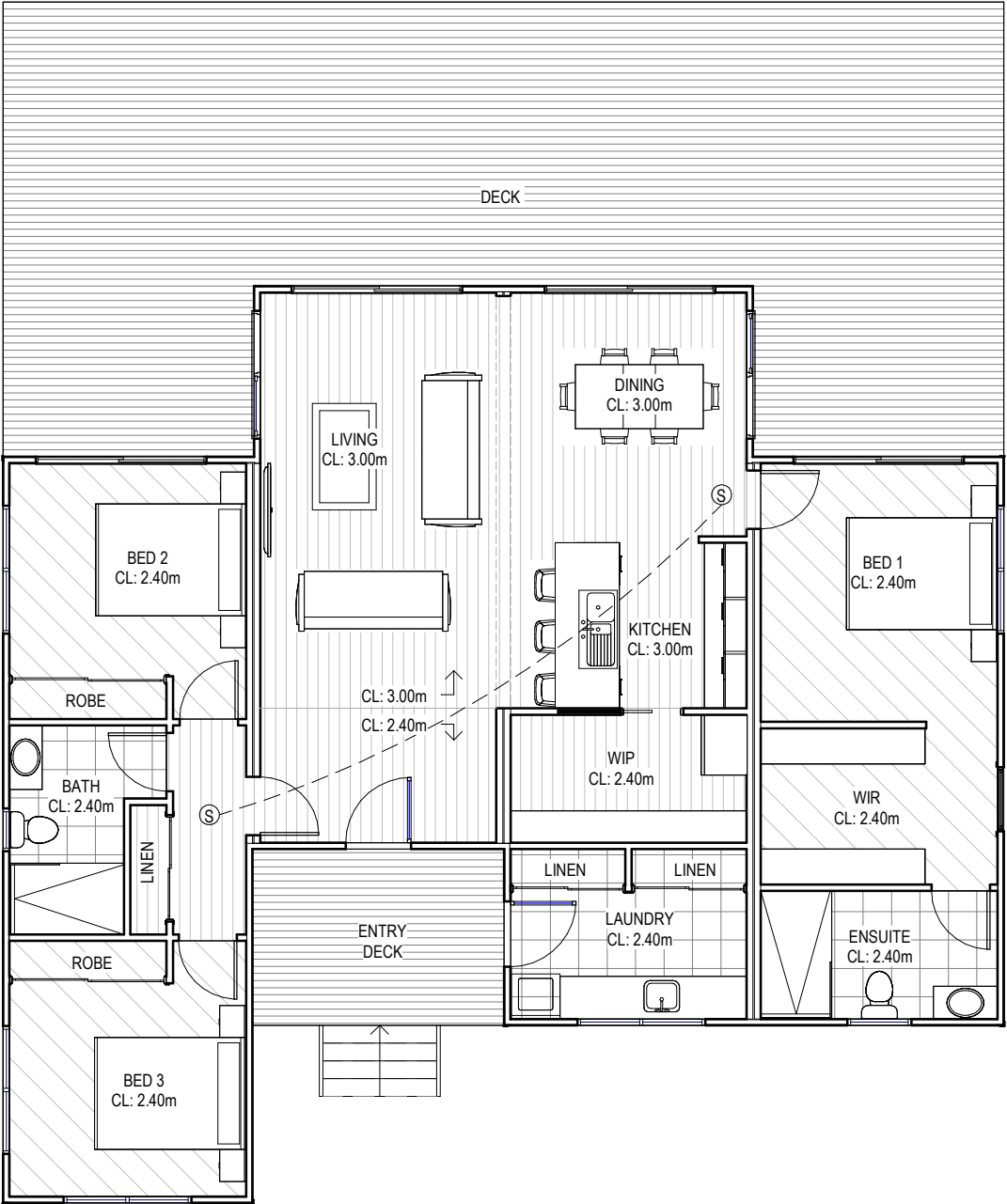
CONSTRUCTION PLAN  
SCALE 1 : 100

Area Schedule (Gross Building)		
Name	Area	Area (sq)
ENTRY DECK	8.83 m <sup>2</sup>	0.95
DWELLING	129.46 m <sup>2</sup>	13.94
DECK	73.22 m <sup>2</sup>	7.88
	211.50 m <sup>2</sup>	22.77



Area Schedule (Gross Building)

Name	Area	Area (sq)
ENTRY DECK	8.83 m <sup>2</sup>	0.95
DWELLING	129.46 m <sup>2</sup>	13.94
DECK	73.22 m <sup>2</sup>	7.88
	211.50 m <sup>2</sup>	22.77



**FLOOR PLAN**  
SCALE 1:100

FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING

**SMOKE ALARMS**  
PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE  
TO BUILDING POWER SUPPLY TO AS 3786.  
CEILING MOUNTED WITH 9VDC  
ALKALINE BATTERY BACKUP  
TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE  
WITH ABCB OF H3D6 - PART 9.5.2

(S) - DENOTES INTERCONNECTED SMOKE DETECTORS

**ISSUED FOR APPROVAL**

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Rev:	Amendment:	Date:	Int:	

Drawing No: 2025-123 A04 / A08  
Rev D

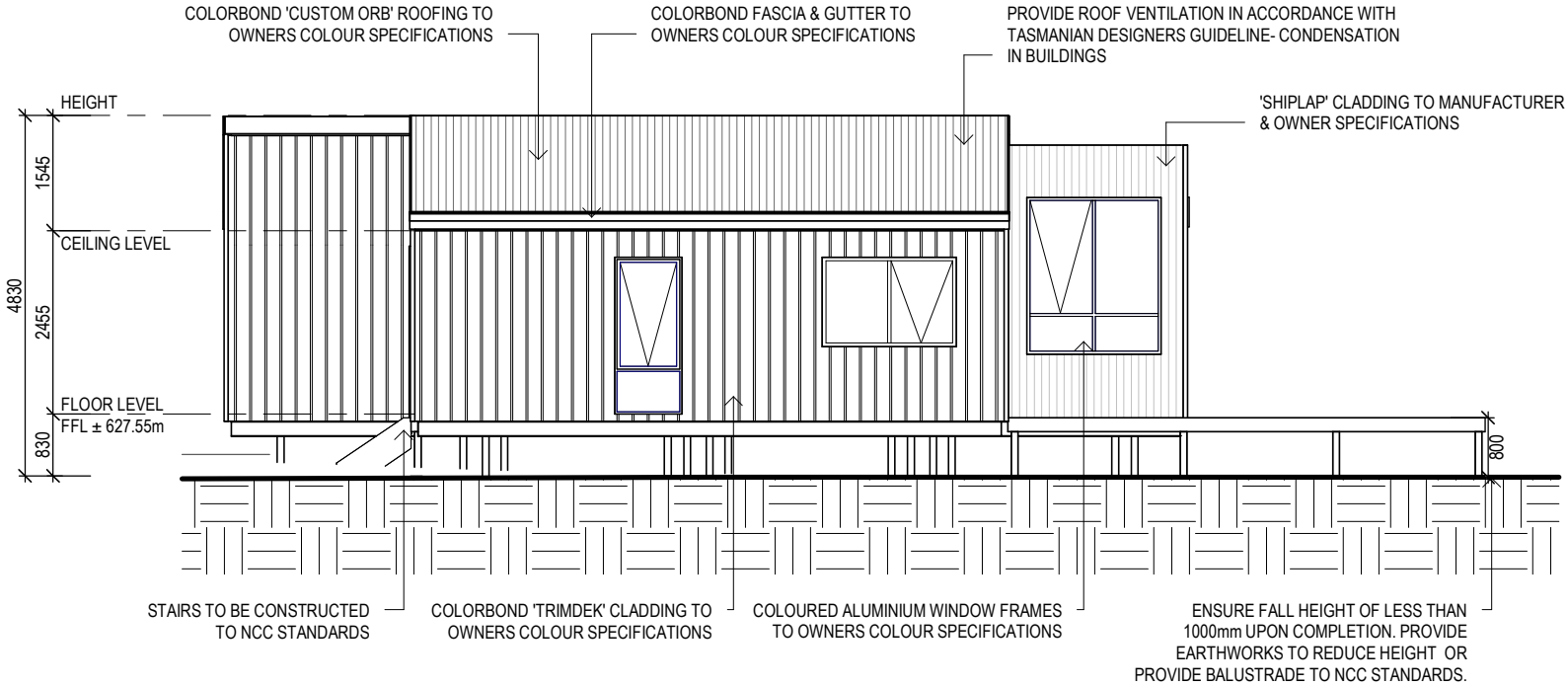
SMC - KEMPTON  
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SUB FLOOR VENTILATION. NCC VOL 2 PART 6.2.1

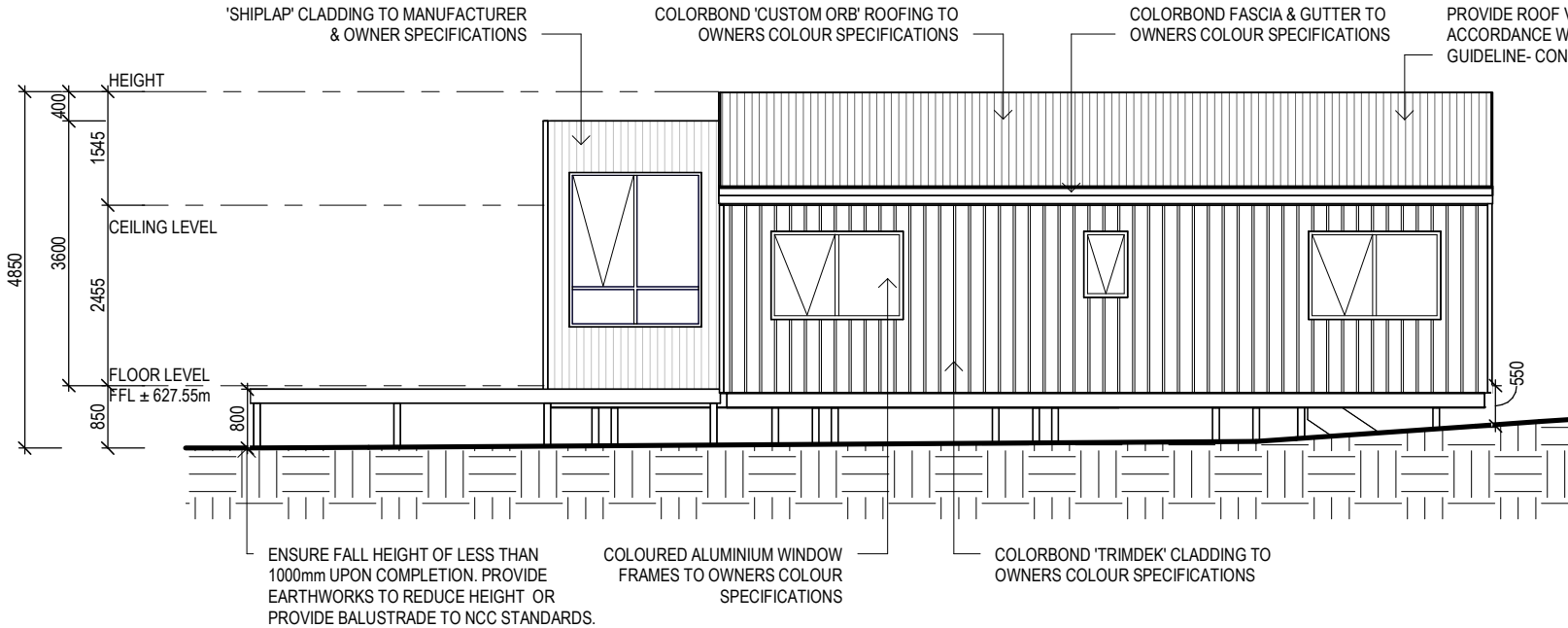
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
- A MINIMUM OF 6000 MM2 PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
- VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

PRYDA 230x75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR  
PRYDA 230x165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS  
CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.



**SOUTH ELEVATION**  
SCALE 1:100



**NORTH ELEVATION**  
SCALE 1:100

STAIR CONSTRUCTION. ABCB VOLUME 2 PART 11.2

- TREADS: 240 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO ASI684
- TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
- ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
- STRINGER: 300x50 F5 TREATED PINE
- TREADS: 240x45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000

ISSUED FOR APPROVAL

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Rev:	Amendment:	Date:	Int:	Accredited Building Designer Designer Name: J. Pfeiffer Accreditation No: CC2211T

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Rev D

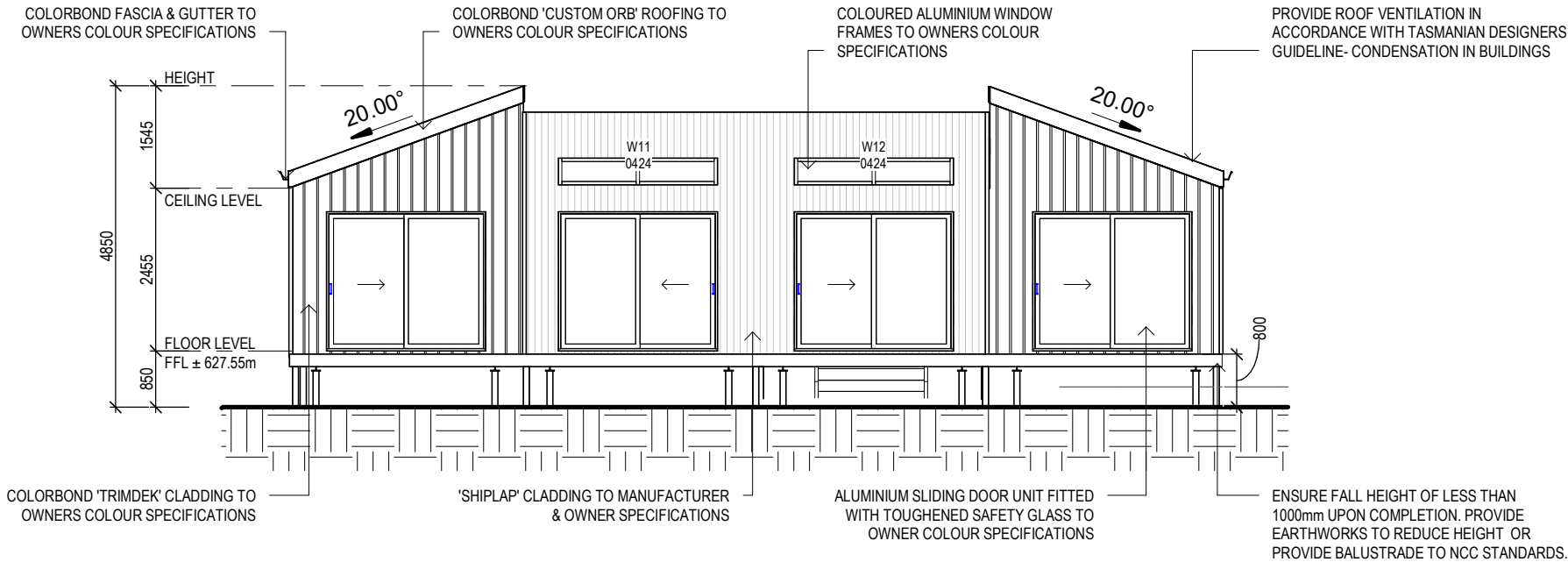
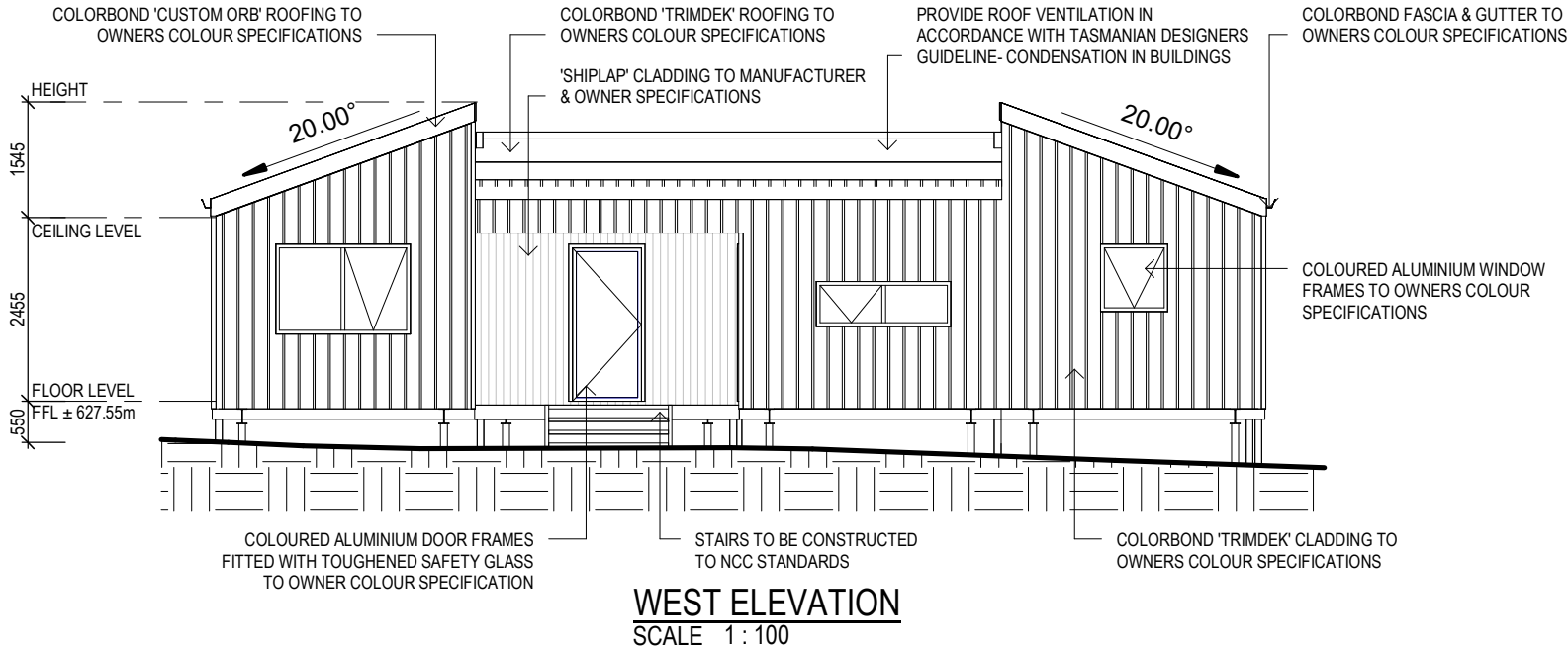


SMC - KEMPTON  
REVISED  
12/06/2025

EAVE & SOFFIT CONSTRUCTION ABCB VOLUME 2 PART 7.4.5  
EAVE WIDTH - 300MM

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.  
PRIMED PINE REVEALS & MDF. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288  
ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

ISSUED FOR APPROVAL

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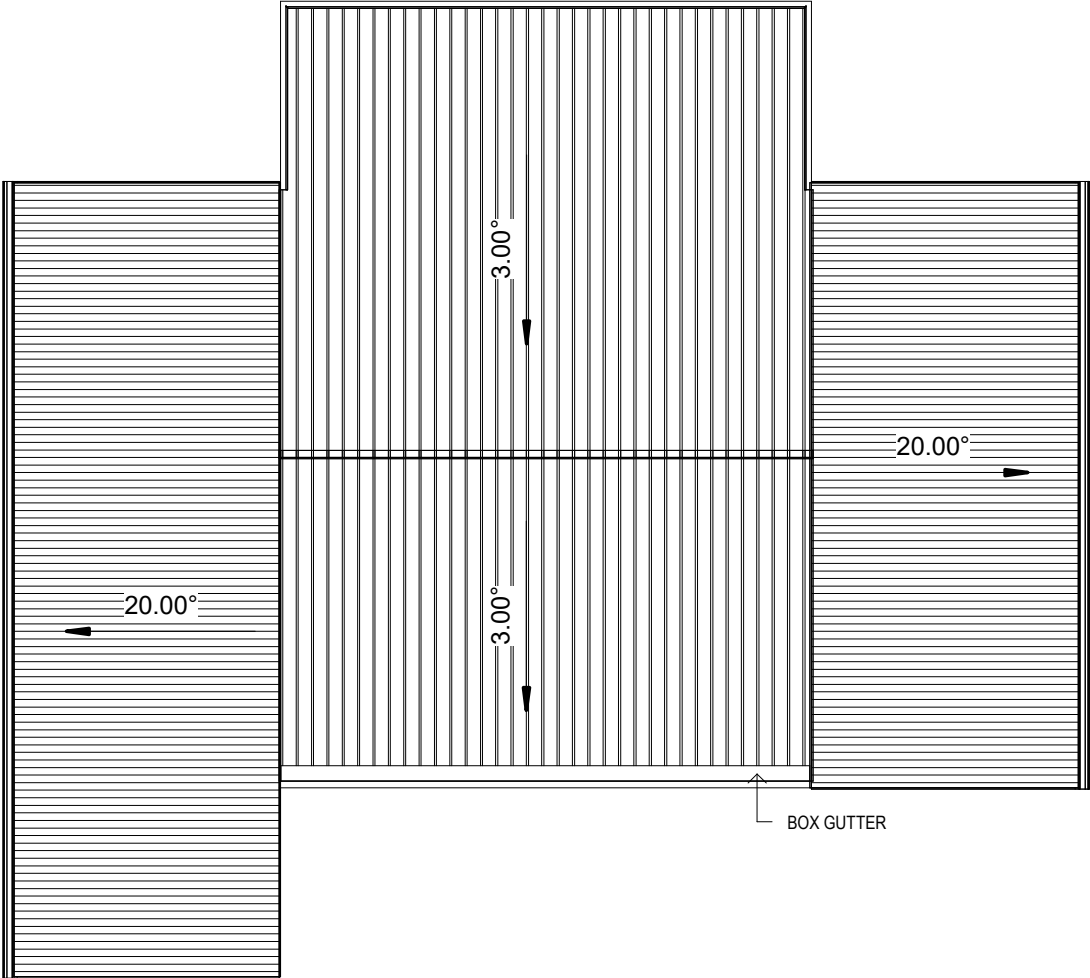
Client: P. HARRIS & D. MOSS  
Project: PROPOSED DWELLING  
Address: 262 NORTH YARLINGTON RD, COLEBROOK

Office: 6331 7021  
info@engineeringplus.com.au



				Date Drawn: 30.04.25
				Drawn: W. Tan
				Checked: C. Lim
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
D	MINOR AMENDMENT	03.06.25	W.T	
C	RELOCATION	26.05.25	W.T	
B	RELOCATION	13.05.25	W.T	
A	ISSUED FOR APPROVAL	30.04.25	W.T	
Rev:	Amendment:	Date:	Int:	Accredited Building Designer Designer Name: J. Pfeiffer Accreditation No: CC2211T

Drawing No: 2025-123 A06 / A08  
Rev: D



**ROOF PLAN**  
SCALE 1 : 100

ROOF CLADDING. NCC PART 7.2 SHEET ROOFING

COLORBOND 'CUSTOM ORB' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

COLORBOND 'TRIMDEK' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

REFER TO LYSAGHT ROOFING & WALLING MANUAL FOR FULL DETAILS ON SHEET INSTALLATION, FIXINGS & FLASHINGS

COLORBOND 'CUSTOM ORB'

- MINIMUM PITCH 5 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 5-15 DEGREES - MINIMUM 200MM.

COLORBOND 'TRIMDEK'

- MINIMUM PITCH 2 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 2-5 DEGREES - MINIMUM 250MM

ABOVE 15 DEGREES - MINIMUM 150 MM.

- RIDGE LINE VALLEY TO BE TURNED UP (STOP ENDED).
- FASTENERS TO BE MADE OF COMPATIBLE MATERIAL WITH ROOFING MATERIAL.
- CREST FIXINGS OF END SPANS @ EVERY SECOND RIB AND INTERNAL SPANS @ EVERY THIRD RIB.
- WHERE POSSIBLE SHEETS TO BE LAID WITH SIDE LAPS FACING AWAY FROM PREVAILING WEATHER.
- REFLECTIVE FOIL INSULATION TO BE FITTED TO UNDERSIDE OF SHEETS.

R4.0 INSULATION BATTS TO ROOF SPACE ABOVE CEILING LINING.

RECOMMENDED FIXINGS FOR SEVERE EXPOSURE CONDITIONS TO AS 3566

USE CLASS 4 MATERIALS FOR SEVERE EXPOSURE & STAINLESS STEEL FOR VERY SEVERE COASTAL ENVIRONMENTS.

**ISSUED FOR APPROVAL**

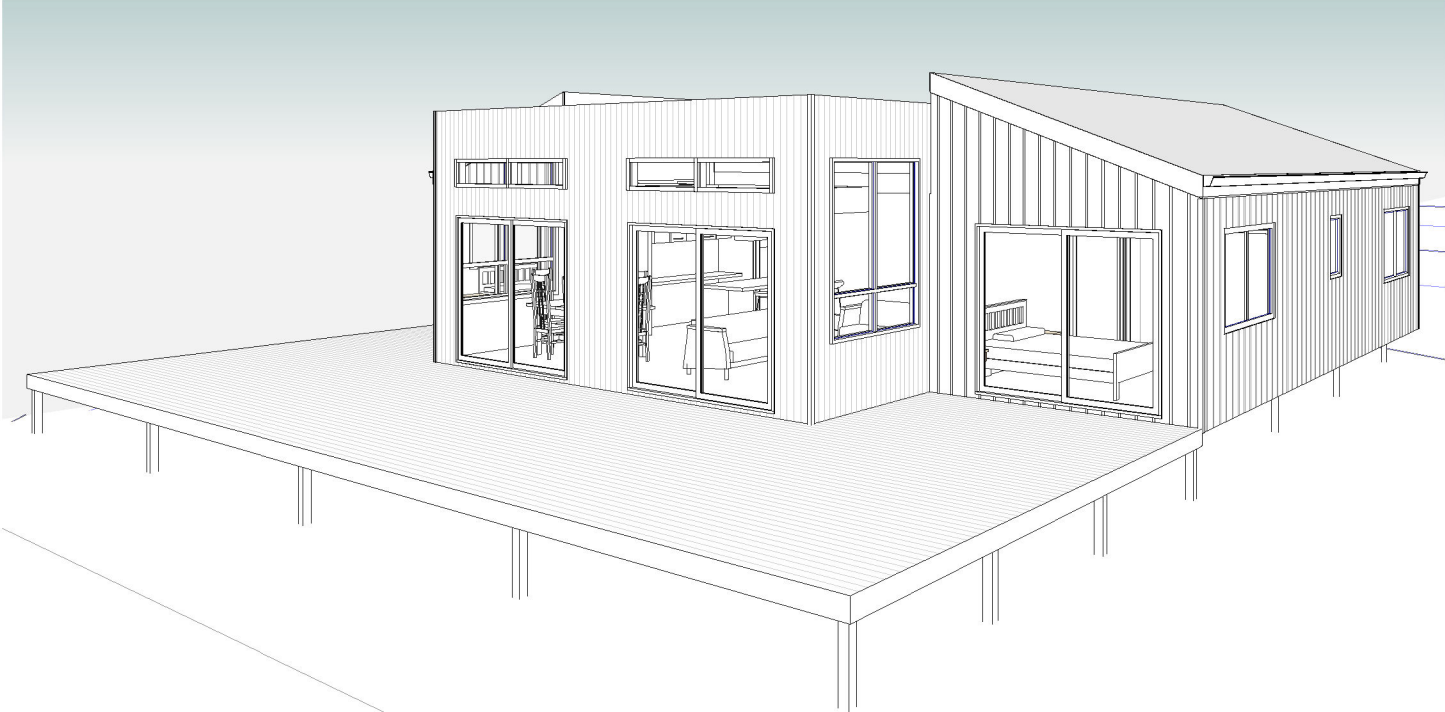
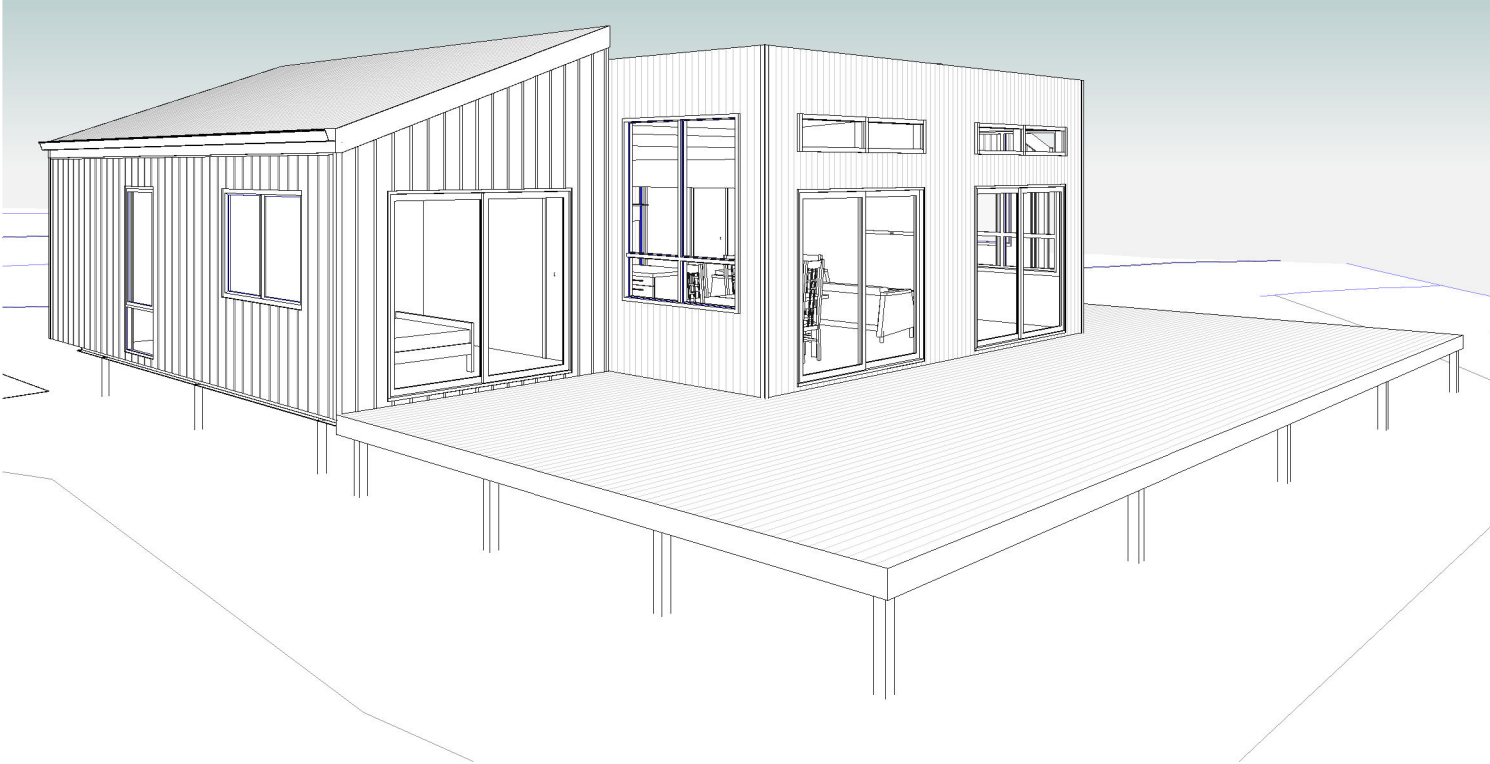
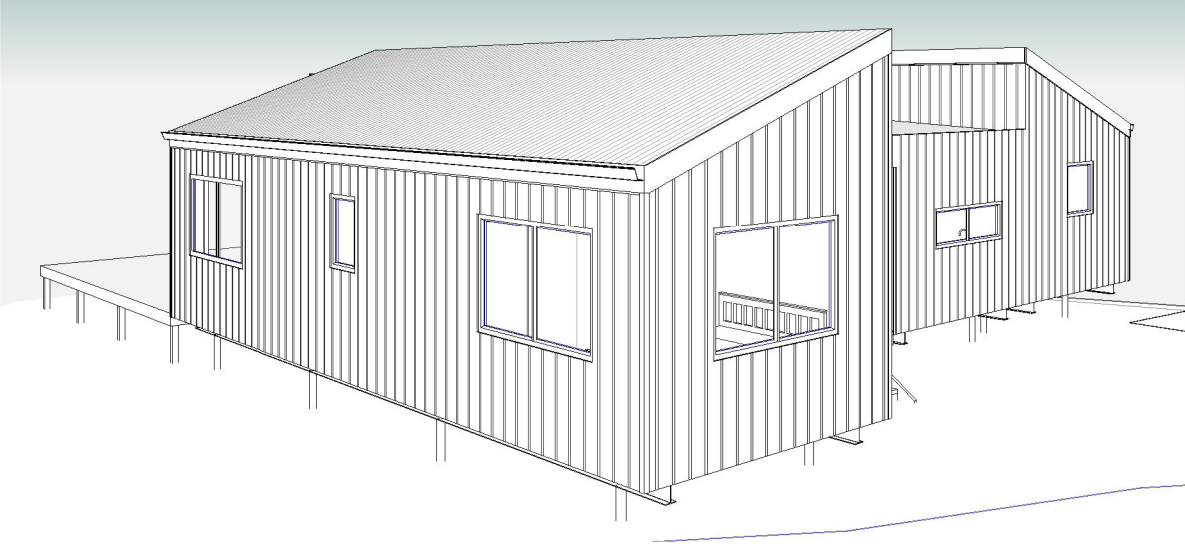
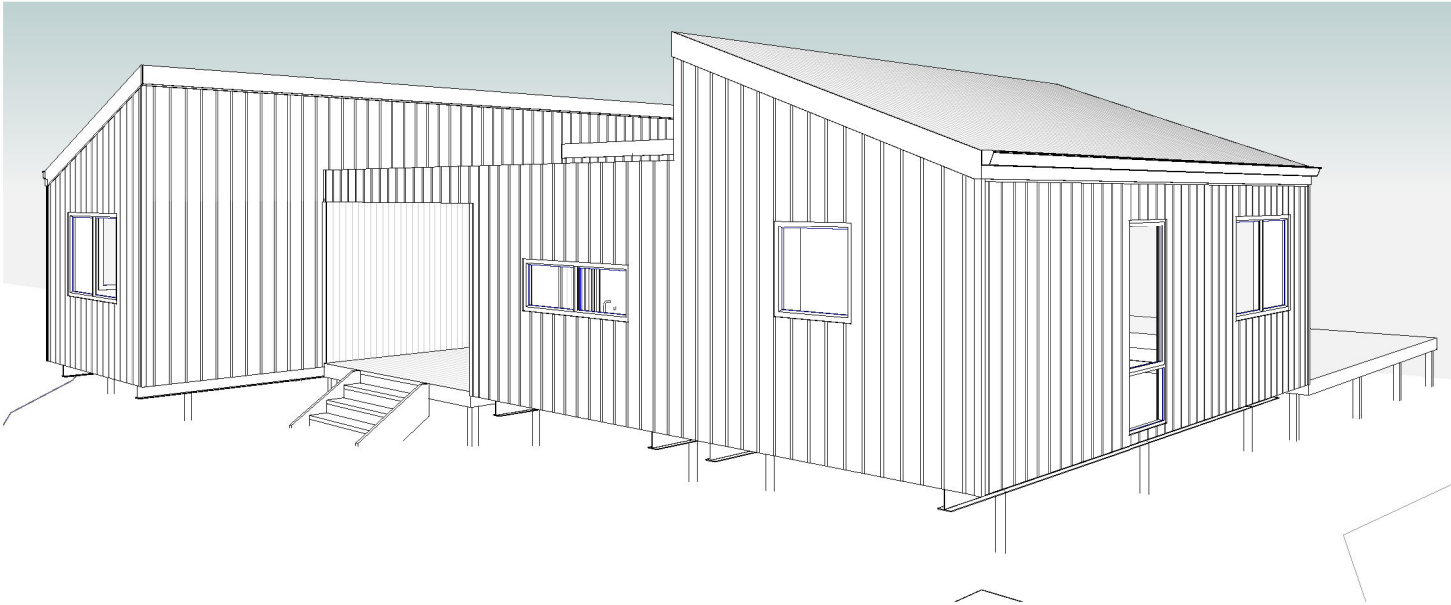
Copyright ©

Client: **P. HARRIS & D. MOSS**  
Project: **PROPOSED DWELLING**  
Address: **262 NORTH YARLINGTON RD,  
COLEBROOK**

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Drawing No: 2025-123 A07 / A08  
Rev D



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Drawing No: 2025-123 A08 / A08  
Rev D



June 2025

# PLANNING REPORT

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**USE AND DEVELOPMENT OF A SINGLE  
DWELLING**

262 North Yarlington Road COLEBROOK



Prepared by  
Woolcott Land Services Pty Ltd  
ABN 63 677 435 924

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Job Number: L250212  
Prepared by: Michelle Schleiger ([michelle@woolcott.au](mailto:michelle@woolcott.au))  
*BUrbRegEnvPlan*  
Town Planner

Rev.no	Description	Date
1	Draft	22 May 2025
2	Draft	29 May 2025
3	Final	3 June 2025

## Annexures

Annexure 1 – Copy of title plan and folio text

Annexure 2 – Development plans

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## 1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

Proposed development
Development of a single dwelling

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal Plan	Engineering Plus/Tasbuilt

## 2. Subject site and proposal

### 2.1 Site details

Address	262 North Yarlington Road, Colebrook TAS 7027 <i>242 North Yarlington Road, Colebrook TAS 7027</i>
Property ID	9866709 <i>9866708</i>
Title	71197/2 <i>182407/1</i>
Land area	4.19ha (estimated)
Planning Authority	Southern Midlands Council
Planning Scheme	Tasmanian Planning Scheme – Southern Midlands
Schedules on title	None on title <i>Right of way over CT182407/1</i>
Application status	Discretionary application
Existing Access	Right of way over CT182407/1
Zone	Rural
General Overlay	None
Overlays	Priority vegetation area Bushfire-prone areas

	Low landslip hazard band Waterway and coastal protection area
Existing development	Vacant land
Existing services and infrastructure	
Water	Not serviced
Sewer	Not serviced
Stormwater	Not serviced

## 2.2 Proposal

The proposal is for the development of a single dwelling. The dwelling will have 3 bedrooms with 2 bathrooms, living areas, kitchen with laundry. The dwelling will feature a large decked area.

The building will have a floor area of 129.46m<sup>2</sup> and will be set back 172m from the frontage (east boundary).

Access will be afforded by proposed right of way over 242 North Yarlington Road.

Car parking is included to the plans and is sufficient for the intended use.

## 2.3 Images



Figure 1 Aerial view of the subject site according to current title (Source: LIST)



Figure 2 Subject site looking north east from the west



Figure 3 Showing development area on the site





Figure 4 look south to the subject site from 242 North Yarlington Road



Figure 5 Looking east over the development area

### 3. Zone and overlays

#### 3.1 Zoning

The site is zoned Rural under the Tasmanian Planning Scheme – Tasman.

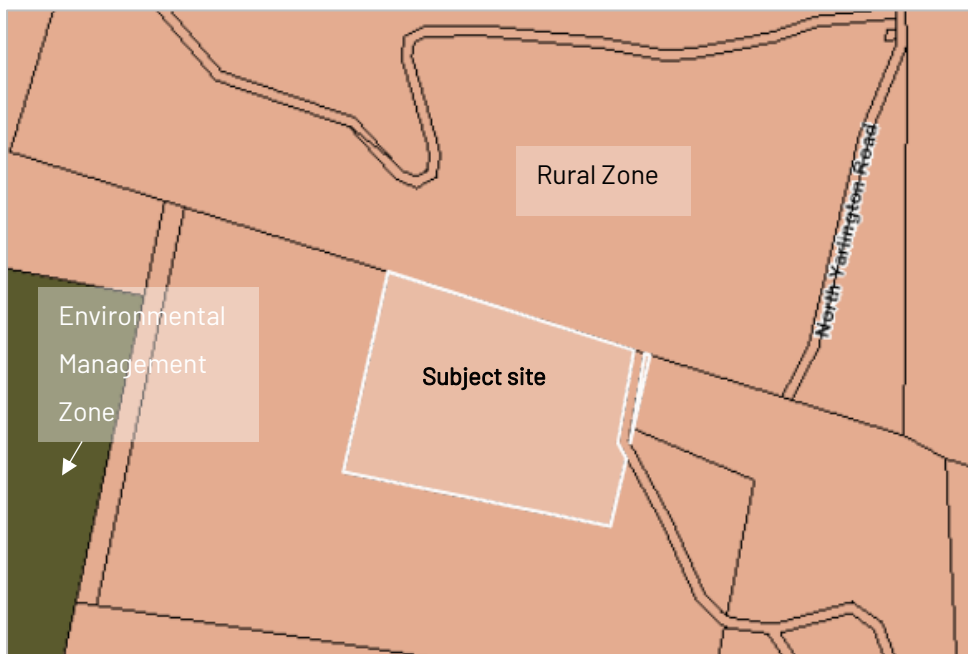


Figure 6 Zoning of the subject site and surrounds (Source: LIST)

## 3.2 Overlays

The entire site is affected by the Bushfire prone area overlay (not shown for clarity). The Priority Vegetation Overlay and Low Landslip Hazards band overlays are also in effect. There are no General Overlays.

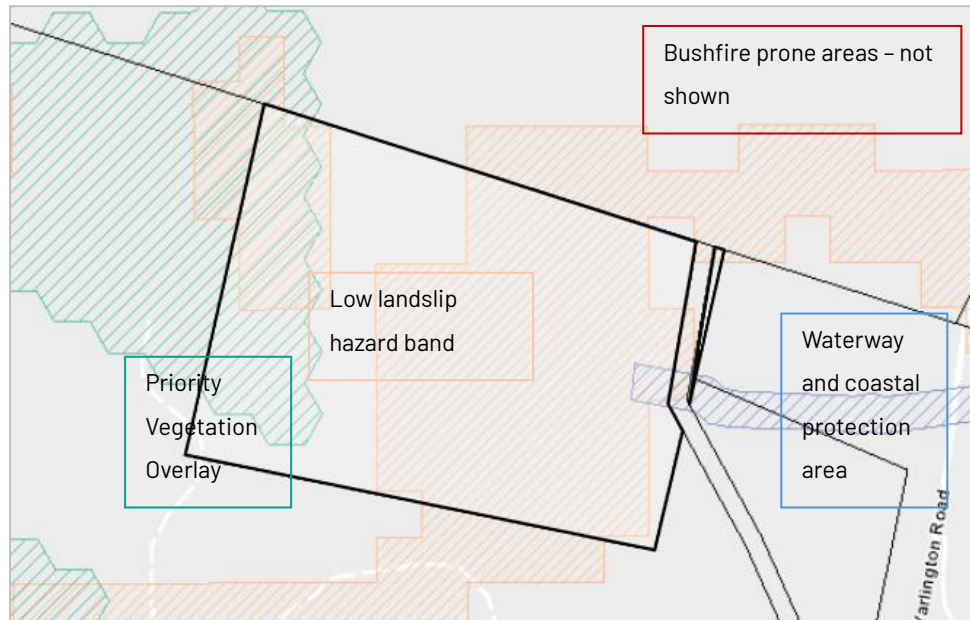


Figure 7 Overlays affecting the subject site (Source: LIST)

## 4. Planning Scheme Assessment

### 4.1 Zone assessment

#### 20.0 Rural Zone

##### 20.1 Zone Purpose

- 20.1.1 To provide for a range of use or development in a rural location:
- a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;
  - b) that requires a rural location for operational reasons;
  - c) is compatible with agricultural use if occurring on agricultural land; and
  - d) minimises adverse impacts on surrounding uses.
- 20.1.2 To minimise conversion of agricultural land for non-agricultural use.
- 20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

#### Response

Residential use and development is discretionary in the zone and should not interfere with the primary uses set aside as *no permit required* or *permitted* in the zone.

Surrounding uses to the subject site have been considered and found to be generally compatible in use and development with a surrounding variation in lot sizes.

## 20.2 Use Table

### Discretionary

Residential If for a single dwelling and not restricted by an existing agreement under section 71 of the Act.

### Response

There are no Agreements on title.

## 20.3 Use Standards

### 20.3.1 Discretionary use

Objective	
That the location, scale and intensity of a use listed as Discretionary:	
<ul style="list-style-type: none"> <li>a) is required for operational reasons;</li> <li>b) does not unreasonably confine or restrain the operation of uses on adjoining properties;</li> <li>c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and</li> <li>d) is appropriate for a rural location and does not compromise the function of surrounding settlements.</li> </ul>	
Acceptable Solutions	Performance Criteria
<p>A1 A use listed as Discretionary, excluding Residential, is for an alteration or extension to an existing use, if:</p> <ul style="list-style-type: none"> <li>a) the gross floor area does not increase by more than 30% from that existing at the effective date; and</li> <li>b) the development area does not increase by more than 30% from that existing at the effective date.</li> </ul>	<p>P1 A use listed as Discretionary, excluding Residential, must require a rural location for operational reasons, having regard to:</p> <ul style="list-style-type: none"> <li>a) the nature, scale and intensity of the use;</li> <li>b) the importance or significance of the proposed use for the local community;</li> <li>c) whether the use supports an existing agricultural use;</li> <li>d) whether the use requires close proximity to infrastructure or natural resources; and</li> <li>e) whether the use requires separation from other uses to minimise impacts.</li> </ul>

### RESPONSE

Not applicable.

A2 No Acceptable Solution.	<p>P2 A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to:</p> <ul style="list-style-type: none"> <li>a) the location of the proposed use;</li> <li>b) the nature, scale and intensity of the use;</li> <li>c) the likelihood and nature of any adverse impacts on adjoining uses;</li> </ul>
----------------------------	---

	<p>d) whether the proposed use is required to support a use for security or operational reasons; and</p> <p>e) any off site impacts from adjoining uses.</p>
--	--

RESPONSE

P2 The performance criteria apply.

- a. The dwelling is proposed to be toward the north boundary and central to the lot. The lot is located on the west side of North Yarlington Road, accessed by rights of way. The lot is clustered to a small residential settlement within the rural settling. The dwelling will be located with a 172m setback to the easter boundary (nearest to a frontage) and a setback of 23m from the north side boundary which adjoins a lot also developed to residential use.
- b. The proposed dwelling has three bedrooms; the use will not be of a scale that is inappropriate for the area and is sympathetic to surrounding use and development and the context of the site given that the surrounding lots are also developed to residential use.
- c. The use and development on surrounding and adjoining lots is generally residential. The lots vary in size and generally exhibit a blend of cleared land and retained vegetation. The proposed is sympathetic and complimentary to the surrounding use and development.
- d. The proposed use is not required for operational or security reasons.
- e. No off site impacts are anticipated from existing adjoining use and development. Distance to the location of the dwelling from non-residential use (such as potential plantation/forestry) is sufficient distance to offset any impacts.

A3 No Acceptable Solution.	<p>P3 A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to:</p> <ol style="list-style-type: none"> <li>a) the nature, scale and intensity of the use;</li> <li>b) the local or regional significance of the agricultural land; and</li> <li>c) whether agricultural use on adjoining properties will be confined or restrained.</li> </ol>
----------------------------	--

RESPONSE

P3 The performance criteria apply.

- a. The use is residential and will be within a single storey dwelling. The lot is in proximity to other dwellings; an intensive agricultural use would present some amount of potential land use conflict with this and other existing residential use in the area.
- b. The land is not agricultural. The land capability mapping for the area shows both Class 5 and Class 6, but the lot, together with adjoining lots are commensurate to rural living style lots. No agricultural use and development is evident in the local area and the topography of the land means that any intensive agricultural pursuit would be challenging and low yield.



- c. No agricultural use on adjoining lots is identified. The Land Use layer provided on LIST mapping shows small pockets of (3.2.1) Native/exotic pasture mosaic, which is indicative of the partly cleared and partly vegetated land of the area. The land includes (1.3.3 Residual native cover), which indicates that there is no productive farming actively being undertaken on the subject site or adjoining lots and the land is unsuited to farming of any significant scale; forestry is the primary resource in the area as indicated by the green shades.

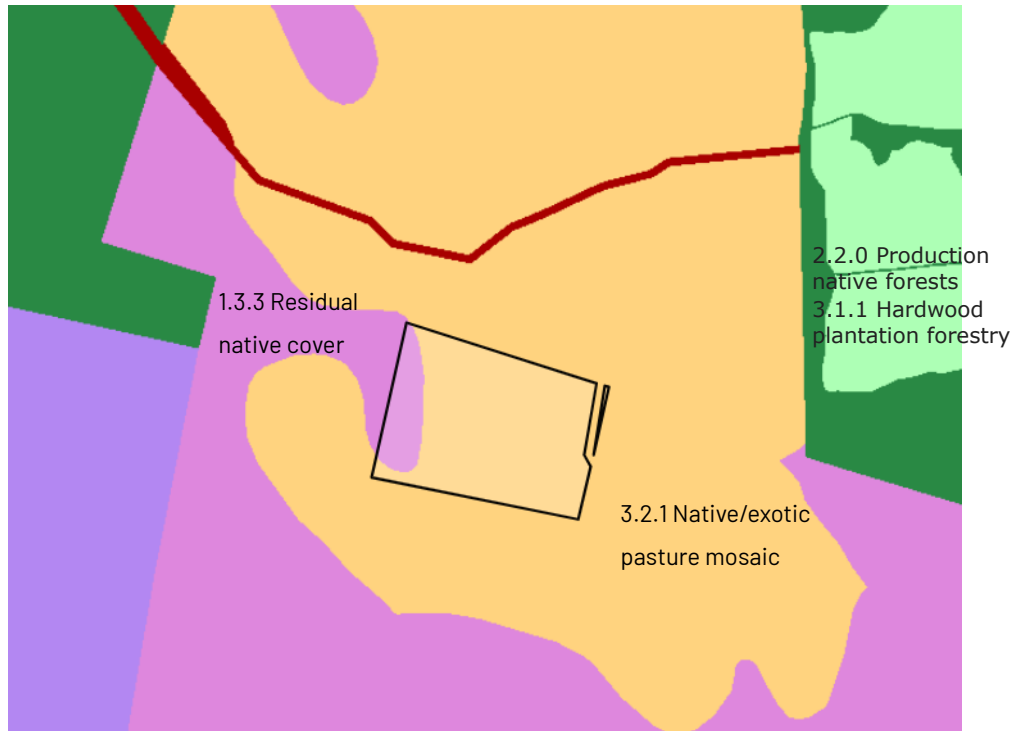


Figure 8 Land Use 2021 (Source: LIST)

<p>A4 No Acceptable Solution.</p>	<p>P4 A use listed as Discretionary, excluding Residential, must be appropriate for a rural location, having regard to:</p> <ul style="list-style-type: none"> <li>a) the nature, scale and intensity of the proposed use;</li> <li>b) whether the use will compromise or distort the activity centre hierarchy;</li> <li>c) whether the use could reasonably be located on land zoned for that purpose;</li> <li>d) the capacity of the local road network to accommodate the traffic generated by the use; and</li> <li>e) whether the use requires a rural location to minimise impacts from the use, such as noise, dust and lighting.</li> </ul>
-----------------------------------	---

RESPONSE

Not applicable.

## 20.4 Development Standards for Buildings and Works

### 20.4.1 Building height

Objective	
To provide for a building height that:	
(a) is necessary for the operation of the use; and	
(b) minimises adverse impacts on adjoining properties.	
Acceptable Solutions	Performance Criteria
A1 Building height must be not more than 12m.	<p>P1 Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to:</p> <ul style="list-style-type: none"> <li>a) the proposed height of the building;</li> <li>b) the bulk and form of the building;</li> <li>c) the separation from existing uses on adjoining properties; and</li> <li>d) any buffers created by natural or other features.</li> </ul>

#### RESPONSE

A1 The acceptable solution is achieved; the building is 6.1m at the tallest elevation.

### 20.4.2 Setbacks

Objective	
That the siting of buildings minimises potential conflict with use on adjoining sites.	
Acceptable Solutions	Performance Criteria
<p>A1 Buildings must have a setback from all boundaries of:</p> <ul style="list-style-type: none"> <li>a) not less than 5m; or</li> <li>b) if the setback of an existing building is within 5m, not less than the existing building.</li> </ul>	<p>P1 Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to:</p> <ul style="list-style-type: none"> <li>a) the bulk and form of the building;</li> <li>b) the nature of existing use on the adjoining properties;</li> <li>c) separation from existing use on the adjoining properties; and</li> <li>d) any buffers created by natural or other features.</li> </ul>
<p>A2 Buildings for a sensitive use must be separated from an Agriculture Zone a distance of:</p> <ul style="list-style-type: none"> <li>a) not less than 200m; or</li> <li>b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.</li> </ul>	<p>P2 Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use within the Agriculture Zone, having regard to:</p> <ul style="list-style-type: none"> <li>a) the size, shape and topography of the site;</li> <li>b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties;</li> <li>c) the location of existing buildings on the site;</li> <li>d) the existing and potential use of adjoining</li> </ul>

	<p>properties;</p> <p>e) any proposed attenuation measures; and</p> <p>f) any buffers created by natural or other features.</p>
--	---

#### RESPONSE

A1 The acceptable solution is achieved. The buildings proposed meet the setback requirement of 5m at least.

A2 The acceptable solution is achieved. The lot is not within 200m of an Agriculture Zone.

#### 20.4.3 Access for new dwellings

Objective	
That new dwellings have appropriate vehicular access to a road maintained by a road authority.	
Acceptable Solutions	Performance Criteria
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	<p>P1 New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority that is appropriate, having regard to:</p> <p>a) the number of users of the access;</p> <p>b) the length of the access;</p> <p>c) the suitability of the access for use by the occupants of the dwelling;</p> <p>d) the suitability of the access for emergency services vehicles;</p> <p>e) the topography of the site;</p> <p>f) the construction and maintenance of the access;</p> <p>g) the construction, maintenance and usage of the road; and</p> <p>h) any advice from a road authority.</p>

#### RESPONSE

P1 The performance criteria are addressed. The subject site will have a right of way (registered at the time of application) over CT 182407/1 (242 North Yarlington Road).

- a. The right of way is proposed over the neighbouring lot at 242 North Yarlington Road, extending from the road reserve. Only the owners of 262 North Yarlington Road (subject site) will have a right to the use.
- b. The right of way length will be 84m (approximately) long from the road reserve to the site entrance.
- c. The right of way will be 6m wide and will allow two way traffic suitable for multiple users.
- d. The road casement is wide enough for emergency vehicle access and bushfire hazard management purposes.

- e. The vehicular access is designed around topographical constraints to provide a route that is both safe and direct.
- f. The access will be constructed to a rural standard and maintenance will be the responsibility of the user of the right of way, as the sole user.
- g. No construction of a road is proposed.
- h. No advice from a road authority has been sought in relation to the access. Consent to lodge the application from the Crown is required for the application for use of the reserve road.

## 4.2 Code Assessment

### C2.0 Parking and Sustainable Transport Code

#### C2.5 Use Standards

##### C2.5.1 Car parking numbers

#### RESPONSE

A1 The acceptable solution is achieved; two car parking spaces will be allowed for on the site.

#### C2.6 Development Standards for Buildings and Works

Please refer to the supplied plans.

The construction will be from gravel which is an all-weather pavement material.

##### C2.6.2 Design and layout of parking areas

Please refer to the supplied plans.

##### C2.6.3 Number of accesses for vehicles

A1 The acceptable solution is achieved.

### C7.0 Natural Assets Code

#### C7.6 Development Standards for Buildings and Works

##### C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

#### RESPONSE

Not applicable to the proposal.

##### C7.6.2 Clearance within a priority vegetation area



RESPONSE

- P1.1 The performance criteria (b) applies, the building and works is associated with the construction of a single dwelling (access driveway).
- P1.2 The clearance proposed is minimal and aims to retain vegetation while providing safe access.
- a. The dwelling is not located within the overlay area. A part of the driveway (vehicle access is). The driveway is proposed according to the right of way access and topographical constraints.
  - b. The driveway is required for access to the site and will need to be compliant for bushfire hazard management as well as regular access needs.
  - c. Bushfire hazard management has been taken into account in the driveway design. It is expected that vegetation clearance minimums will be a requirement, but the driveway is only within the priority vegetation area overlay for a small portion of the works area.
  - d. The clearing required is minimal and will only require a small amount of ongoing maintenance for clear access.
  - e. The extent of clearing is minimal in comparison to the site – no offsets are proposed.
  - f. The driveway and dwelling mostly take advantage of already cleared land and are not within the overlay area. Large areas of existing vegetation are retained on the lot.

## C15.0 Landslip Hazard Code

### C15.4 Use or Development Exempt from this Code

The following use or development is exempt from this code:

(a)

use of land within a low or medium landslip hazard band, excluding for a critical use, hazardous use or vulnerable use;

(d)

development (including subdivision) on land:

(i)

within a low landslip hazard band, if for:

- a. building work or plumbing work as defined in the Building Act 2016 including significant works related to the building work and plumbing work,

RESPONSE

The application is exempt. The access driveway is partly in the overlay area but will be included to the building permit.

## 5. Conclusion

The proposed development is for a single dwelling in the Rural Zone. The proposal is consistent with similar lots in the surrounding area. The proposal is dependent on a right of way (underway) and access over a reserved road. A permit for use and development is sought from Council.

### SEARCH OF TORRENS TITLE

VOLUME 182407	FOLIO 1
EDITION 1	DATE OF ISSUE 03-Feb-2023

SEARCH DATE : 22-May-2025

SEARCH TIME : 12.19 PM

### DESCRIPTION OF LAND

Parish of HARTINGTON Land District of MONMOUTH  
 Lot 1 on Sealed Plan 182407  
 Derivation : Part of Lot 11427, 99A-2R-0P Gtd. to Alfred  
 Nichols and Whole of Lot 1000, 5312m2 The Crown  
 Prior CTs 47788/2 and 182407/1000

### SCHEDULE 1

M601364 & M953697 TRANSFER to ROBERT MARK HARRIS and  
 ALEXANDRA LOUIE HARRIS Registered 03-Feb-2023 at 12.  
 01 PM

### SCHEDULE 2

M953684 & M953697 Land is limited in depth to 15 metres,  
 excludes minerals and is subject to reservations  
 relating to drains sewers and waterways in favour of  
 the Crown  
 SP182407 EASEMENTS in Schedule of Easements  
 M953697 FENCING PROVISION in Transfer  
 N194486 CAVEAT by Commonwealth of Australia Registered  
 15-Apr-2024 at noon

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

### SEARCH OF TORRENS TITLE

VOLUME 71197	FOLIO 2
EDITION 11	DATE OF ISSUE 03-Apr-2025

SEARCH DATE : 04-Apr-2025

SEARCH TIME : 12.22 PM

### DESCRIPTION OF LAND

Parish of HARTINGTON, Land District of MONMOUTH  
Lot 2 on Diagram 71197 (formerly being 112-27NS)  
Derivation : Part of Lot 12413 Gtd. to F.C. Denny.  
Prior CT 2867/95

### SCHEDULE 1

N244957 TRANSFER to PETRA ALEXANDRA HARRIS and DAVID MOSS  
Registered 03-Apr-2025 at 12.01 PM

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



<p>OWNER: ROBERT MARK HARRIS ALEXANDRA LOUIE HARRIS <b>THE CROWN</b></p> <p>FOLIO REFERENCE: C.T. 47788-2 SEC 27A APPN (M953684)</p> <p>GRANTEE: Part of Lot 11427, 99a 2r 0p Gtd to Alfred Nichols WHOLE OF LOT 1000 (5312m<sup>2</sup>) THE CROWN (SP182407) WHOLE OF LOT 1001 (107m<sup>2</sup>) THE CROWN (SP182407) WHOLE OF LOT 3 (101m<sup>2</sup>) THE CROWN (SP182407)</p>	<h3>PLAN OF SURVEY</h3> <p>BY SURVEYOR: TONY WOOLFORD 72 GRAHAM'S ROAD, MT RUMNEY, 7170 Phone 0418 248 569</p> <p>LOCATION: <b>LAND DISTRICT MONMOUTH PARISH OF HARTINGTON</b></p> <p>SCALE 1: 4000      LENGTHS IN METRES</p>	<p>REGISTERED NUMBER <b>SP182407</b></p> <p><del>APPROVED</del> EFFECTIVE FROM - 3 FEB 2023</p> <p><i>Reun</i> Recorder of Titles</p> <p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>
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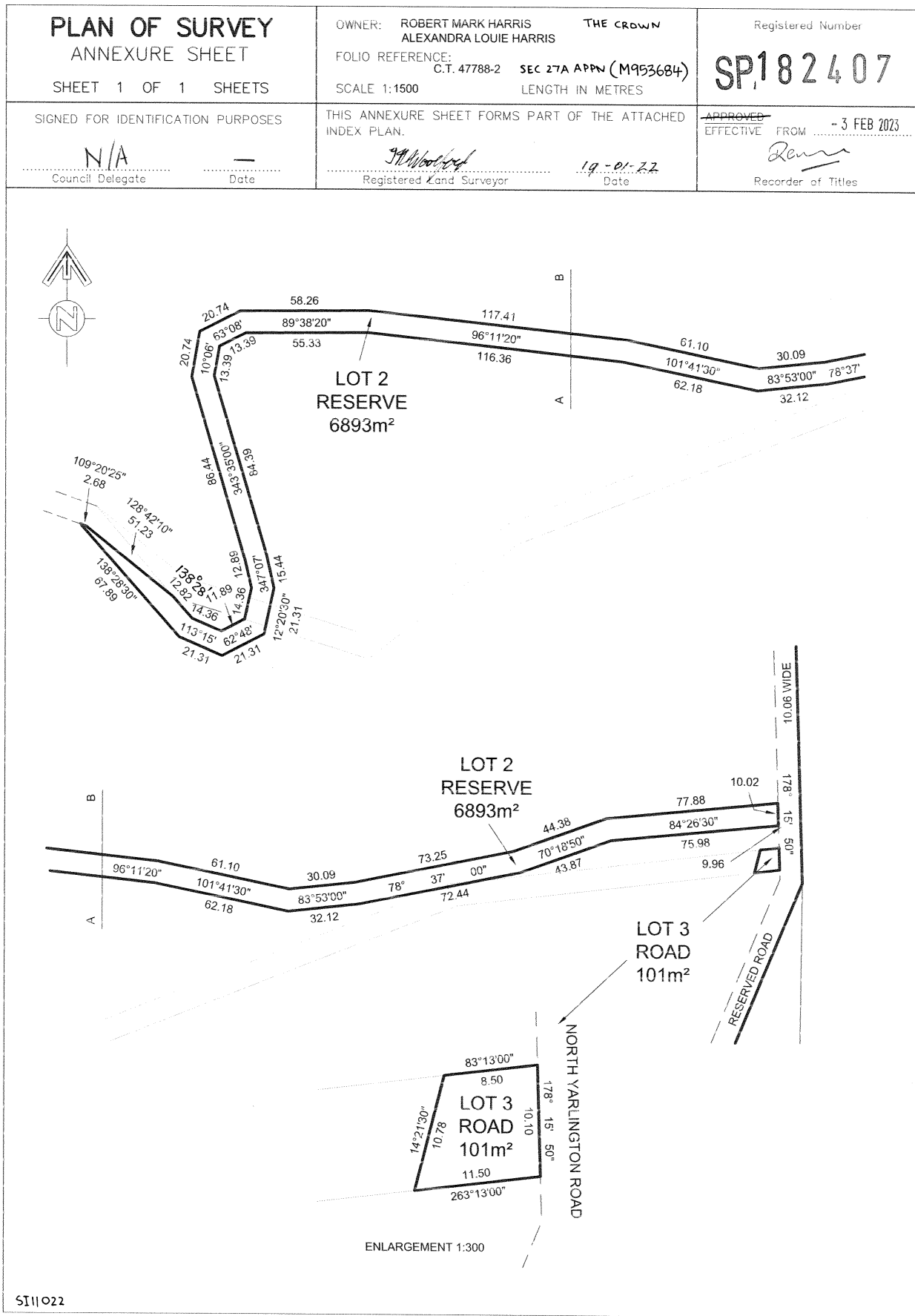
**LOT 1**  
38.25ha  
NOT INCLUDING  
RESERVED ROADS

**LOT 2  
RESERVE**  
6893m<sup>2</sup>

**LOT 3  
ROAD**

LOT 1 COMPILED FROM C.T. 47788-2  
AND THIS SURVEY

<p>SI11022</p> <p><i>3W Woolford</i> Registered Land Surveyor</p> <p>19-01-22 Date</p>	<p>REF: D1093</p> <p>_____ Council Delegate</p> <p>_____ Date</p>
--	---



*Fuller & Hunter*

69 75

DIAGRAM FROM ACTUAL SURVEY  
COUNTY OF MONMOUTH

PARISH OF HARTINGTON

Scale 5 chains to an inch.

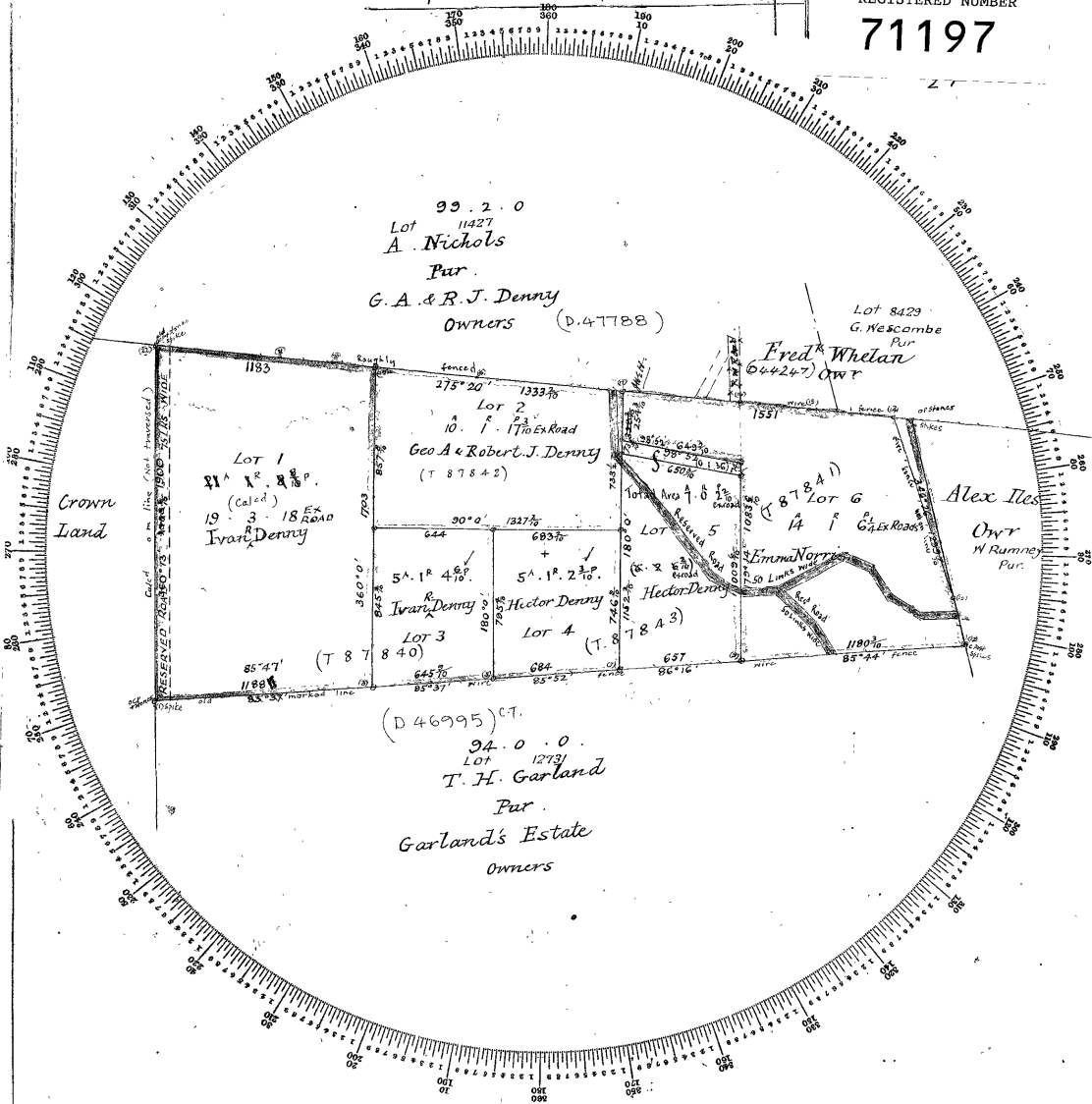
Subdivision Survey of Lot 12413 Francis Cha<sup>r</sup>. Denny Pur

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE BY LINES	FROM

REGISTERED NUMBER

71197



To be filled in  
by Surveyor.

Date of Instructions  
Survey commenced 9 12 36  
Survey finished 17 12 36  
Error of close 1 in

Office  
examination.

Plotted by *HL*  
Examined as to boundaries *HL*  
Mathematically checked *HL*  
Entered on Card by *HL*

I, John Henry Eynon Howell of Campania,  
Authorised Surveyor, of Tasmania, do hereby certify that this plan has been made  
from surveys executed by me or under my own personal supervision, inspection,  
and field check, and that both plan and survey are correct, and have been made  
in accordance with the by-laws of the Surveyors' Board, dated 1st May, 1913.

*J.H.E. Howell*  
Authorised Surveyor.

Dated this 21<sup>st</sup> day of December, 1936

07/07/2025

## TASMANIAN LAND TITLES OFFICE

## Transfer

Section 58 Land Titles Act 1980.



E386654

THE TRANSFEROR for the consideration specified below (receipt of which from the transferee is hereby acknowledged) HEREBY TRANSFERS to the TRANSFEREE the estate and interest specified in the land described hereunder subject to the mortgages and encumbrances registered thereon including any created by dealings lodged for registration before the lodging of this transfer.

DESCRIPTION OF LAND		
Folio of the Register		If subject to existing mortgages - list here. If part of land - describe part. If easement created - describe easement.
Volume	Folio	
182407	1	
		Two easements over part of the land described herein

Estate and Interest: **A right of carriageway and an electricity infrastructure easement as defined herein (appurtenant to the land comprised in Folio 71197-2) over the land marked RIGHT OF WAY 6.00 WIDE and ELECTRICITY EASEMENT 1.50 WIDE respectively on the easement plan herein**

Transferor: **ROBERT MARK HARRIS** and **ALEXANDRA LOUIE HARRIS** of 242 NORTH YARLINGTON RD COLEBROOK TAS 7027

Transferee: **PETRA ALEXANDRA HARRIS** and **DAVID MOSS** of 5 CHEVALIER ST CAMPANIA TAS 7026

Consideration:  
**\$1.00**

Date: 30.5.2025

Signed:

Witness (Signature):

Print Full Name: .....Melanie Anne Claxton.....

Legal Practitioner

Complete Address: .....31 Lincoln Street.....

Lindisfarne TAS 7015

(Complete residential or complete workplace address)

Signed:

Witness (Signature):

Print Full Name: .....Melanie Anne Claxton.....

Legal Practitioner

Complete Address: .....31 Lincoln Street.....

Lindisfarne TAS 7015

(Complete residential or complete workplace address)

Land Titles Office Use Only

Dealing Security Code: 181633

T

Version 1 (TOLD)

DUTIES ACT 2001-TAS LICENCE - 22741	
Stamping Reference	6336328-672
Stamping Date	3.6.2025
Consideration	\$ 1.00
Duty	\$ 50.00
Interest	\$ nil
Initials	mc

Duty

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FORM TO THE INSTRUMENT

ANNEXURE PAGE

PAGE 2 OF 3 PAGES  
Volume 182407 Folio 1

## INTERPRETATION

"Electricity infrastructure easement" means the right for the proprietor of the dominant tenement at any time with others & machinery-

- (a) to enter upon land marked "Electricity Easement 1.50 Wide" on the plan herein to install electrical power lines along, over or under the surface of the land for the transmission of electrical current; and
- (b) to inspect, maintain, repair and renew the said infrastructure; and
- (c) to ensure that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land

RM Harris:  AL Harris:  PA Harris:  D Moss: 

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### NOTE:

- 3. Except for when an annexure (additional) page is required solely for execution(s) 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;
- 4. All pages comprising this dealing must be pinned or stapled together.

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SMC - KEMPTON  
RECEIVED  
07/07/2025

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# ANNEXURE PAGE

PAGE 3 OF 3 PAGES  
Volume 182407 Folio 1

<p><b>OWNER:</b> ROBERT MARK HARRIS ALEXANDRA LOUIE HARRIS</p> <p><b>FOLIO REFERENCE:</b> C.T. 47788 2</p> <p><b>GRANTEE:</b> Part of Lot 13437, 99a 2r Op Gtd to Alfred Nichols</p>	<p align="center"><b>PLAN OF SURVEY</b></p> <p><b>BY SURVEYOR:</b> TONY WOOLFORD 72 GRAHAM'S ROAD, MT RUMNEY, 7170 Phone 0418 248 569</p> <p><b>LOCATION:</b> <b>LAND DISTRICT MONMOUTH PARISH OF HARTINGTON</b></p> <p><b>SCALE 1: 5000</b>      <b>LENGTHS IN METRES</b></p>	<p><b>Registered Number</b></p> <p><b>APPROVED</b> EFFECTIVE FROM .....</p> <p><b>Recorder of Titles</b></p>
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ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

ENLARGEMENT SCALE 1:1000

<p>Registered Land Surveyor</p> <p>Date</p>	<p>REF: D5024</p> <p>Council Delegate</p> <p>Date</p>
---	---

RM Harris: AL Harris: PA Harris: D Moss:

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