



## Public Notice Details

### Planning Application Details

<b>Application No</b>	DA2500148
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#### Property Details

<b>Property Location</b>	95 Hall Lane Bagdad
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#### Application Information

<b>Application Type</b>	Discretionary Development Application
<b>Development Category</b>	Driveway & Culvert
<b>Advertising Commencement Date</b>	14/5/26
<b>Advertising Closing Period</b>	28/5/26
<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.

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# CIVIL DRAWINGS

## NEW DRIVEWAY AND CULVERT

95 HALL LANE  
BAGDAD TASMANIA 7030

DRAWING NO.	DRAWING TITLE	REV	DATE
C00-01	COVER SHEET	D1	27/03/2026
C00-02	LEGEND	D1	27/03/2026
C10-01	EXISTING SITE PLAN - OVERALL	D1	27/03/2026
C10-02	EXISTING SITE PLAN - DETAIL	D1	27/03/2026
C11-01	PROPOSED SITE PLAN	D1	27/03/2026
C12-01	EARTHWORKS PLAN	D1	27/03/2026
C13-01	SOIL AND WATER MANAGEMENT PLAN	D1	27/03/2026
C21-01	TYPICAL SECTIONS	D1	27/03/2026
C21-02	SOIL AND WATER MANAGEMENT DETAILS	D1	27/03/2026
C22-01	DRIVEWAY LONG SECTION	D1	27/03/2026
C23-01	DRIVEWAY CROSS SECTIONS	D1	27/03/2026
C32-01	STORMWATER LONG SECTION	D1	27/03/2026



ADDRESS:  
CONTACT:  
WEB:

ARETE ENGINEERING PTY LTD  
59 MOLLE STREET HOBART TAS 7000  
ADMIN@ARETEENGINEERING.COM.AU  
ARETEENGINEERING.COM.AU

CLIENT:  
LUKE BREWARD  
PROJECT:  
2025-C01-PR52  
NEW DRIVEWAY AND CULVERT  
95 HALL LANE  
BAGDAD TASMANIA 7030

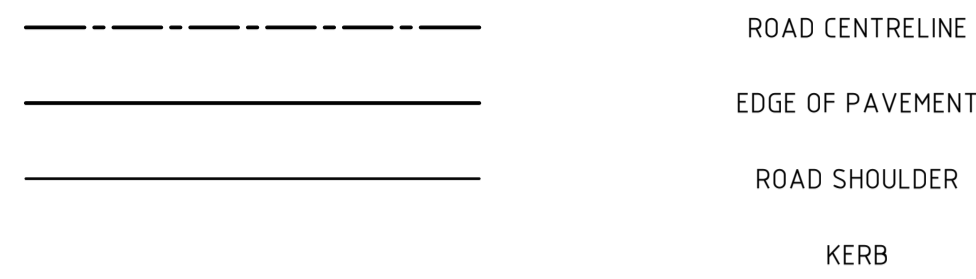
ISSUE	DESCRIPTION	DATE
D1	DEVELOPMENT APPROVAL	27/03/2026

DRAWING INFORMATION  
DRAWING TITLE: COVER SHEET  
DESIGNED: R. MOON  
DESIGN CHECK: D. MORLEY  
DRAWN: R. MOON  
DRAWING CHECK: D. MORLEY

DRAWING NO. C00-01  
DRAWING STATUS DEVELOPMENT APPROVAL  
REVISION D1  
DATE 27/03/2026  
SHEET SIZE A1

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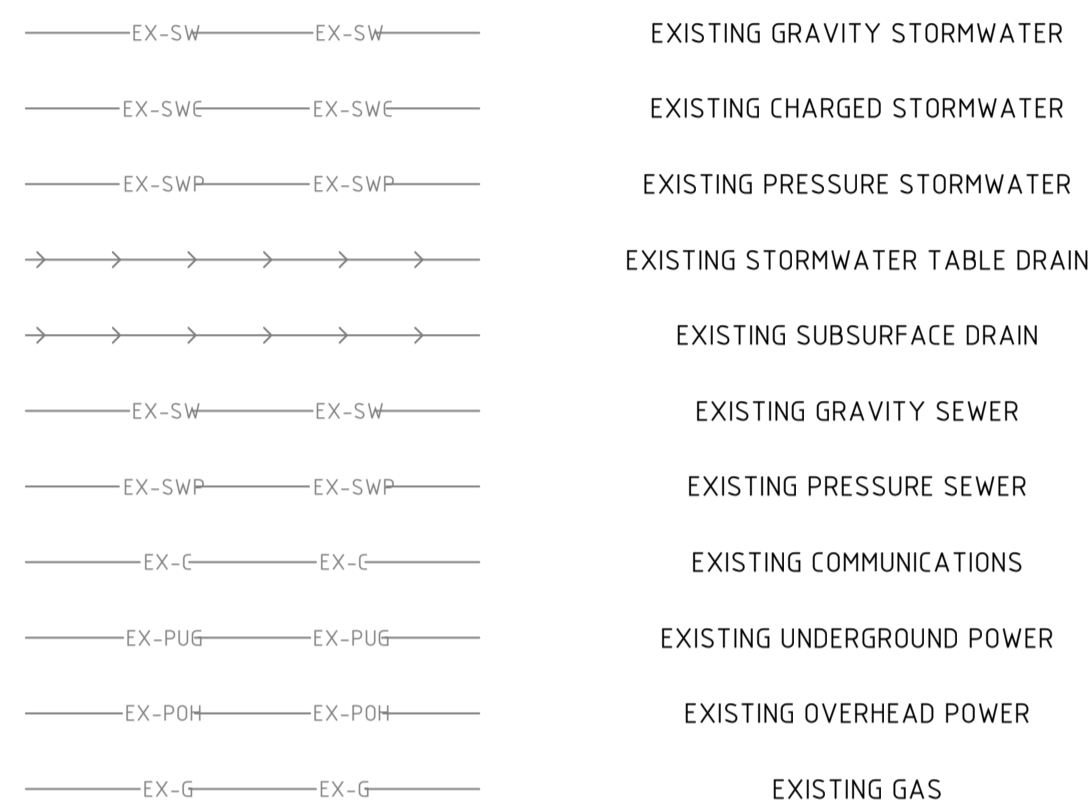
ROAD/DRIVEWAY



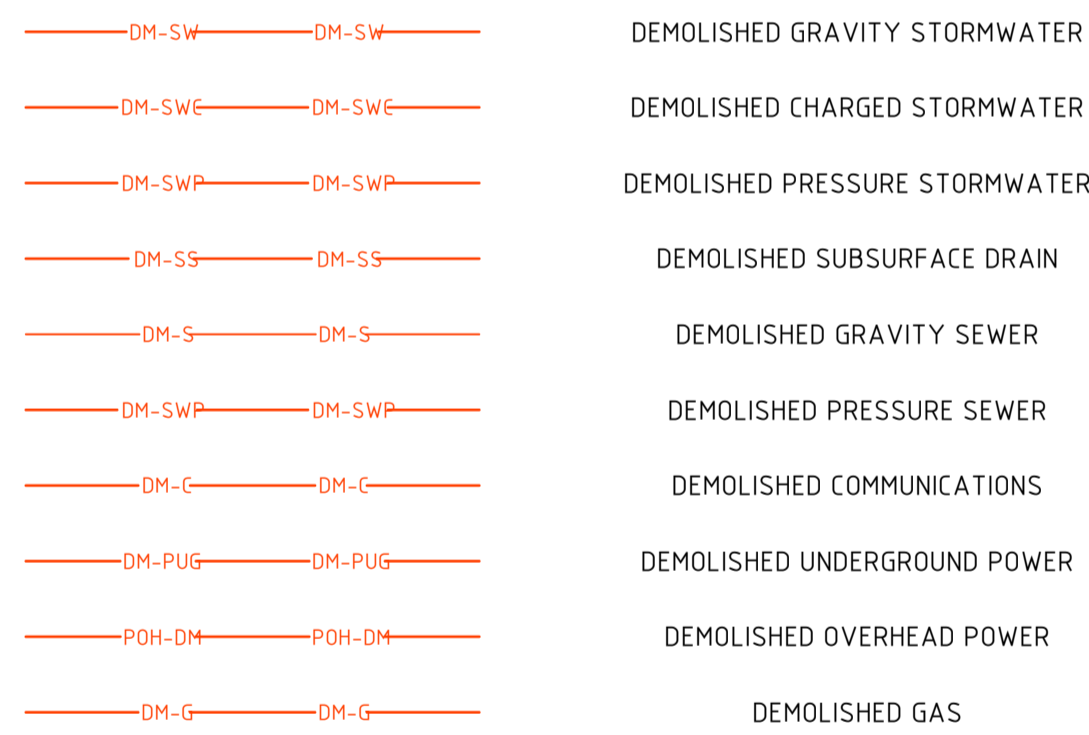
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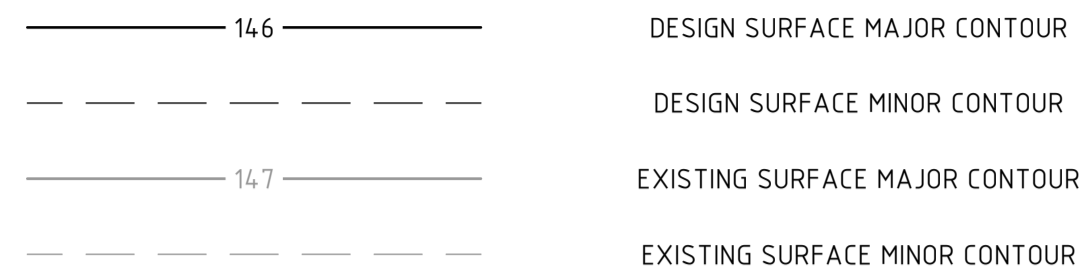
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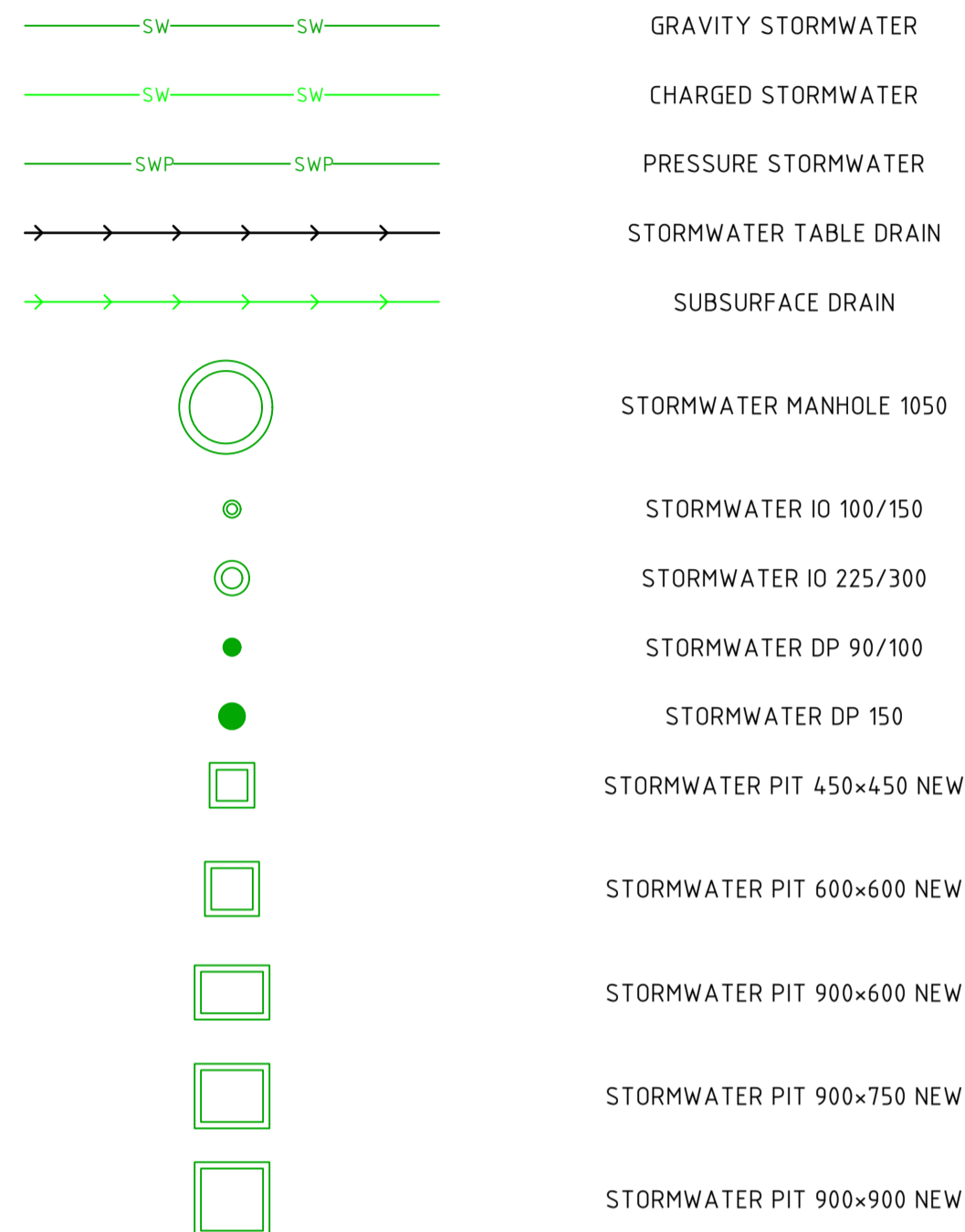
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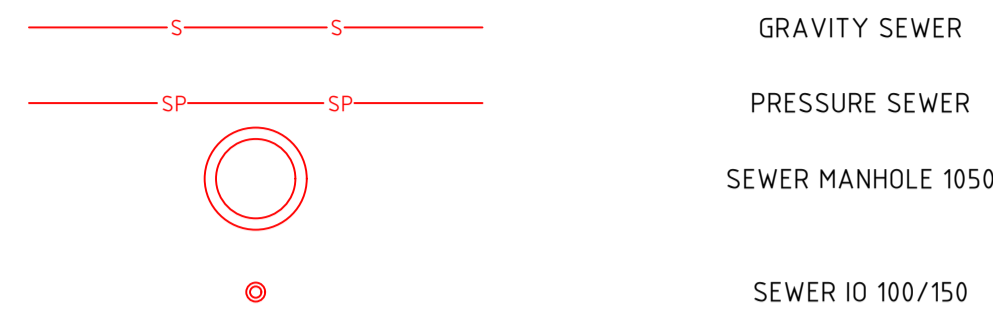
SURFACE CONTOURS



STORMWATER



SEWER



WATER



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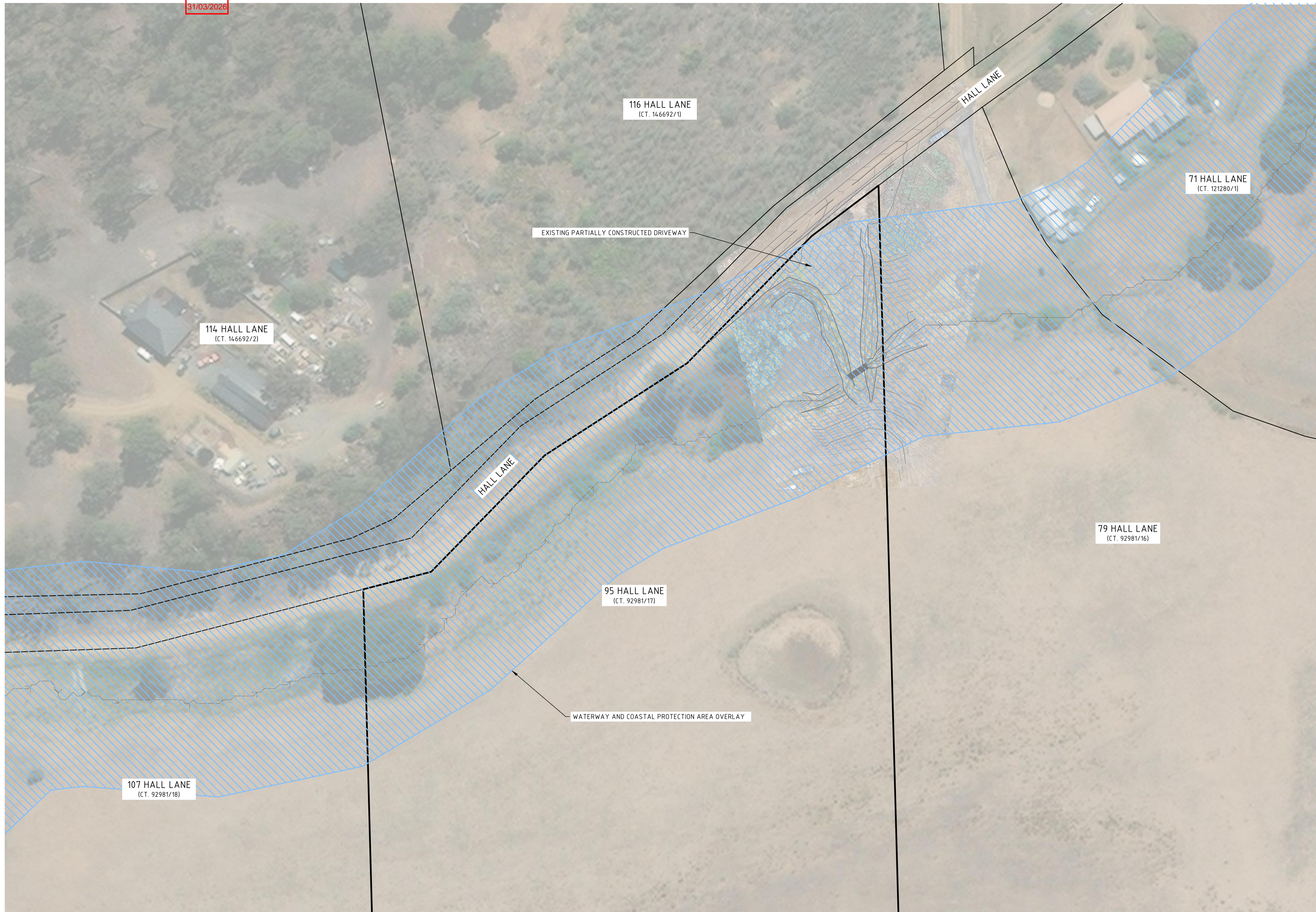
ISSUE	DESCRIPTION	DATE
D1	DEVELOPMENT APPROVAL	27/03/2026

DRAWING INFORMATION  
DRAWING TITLE: LEGEND  
  
DESIGNED: R. MOON  
DESIGN CHECK: D. MORLEY  
DRAWN: R. MOON  
DRAWING CHECK: D. MORLEY

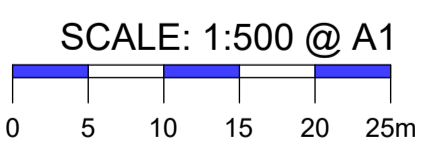
DRAWING NO. C00-02  
DRAWING STATUS DEVELOPMENT APPROVAL  
REVISION D1  
DATE 27/03/2026  
SHEET SIZE A1

ARC KEMPSON  
RECEIVED  
31/03/2026

WARNING:  
BEWARE OF UNDERGROUND SERVICES.  
NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE  
SHOWN. CONTRACTOR IS TO CONFIRM THE LOCATION  
OF ALL SERVICES ON SITE PRIOR TO EXCAVATION.



EXISTING SITE PLAN - OVERALL  
SCALE 1:500



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D1	DEVELOPMENT APPROVAL	27/03/2026

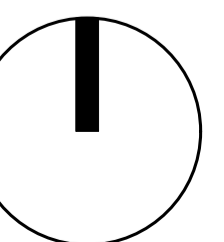
**DRAWING INFORMATION**  
DRAWING TITLE: EXISTING SITE PLAN OVERALL

DESIGNED: R. MOON  
DESIGN CHECK: D. MORLEY  
DRAWN: R. MOON  
DRAWING CHECK: D. MORLEY

DRAWING NO. C10-01  
DRAWING STATUS DEVELOPMENT APPROVAL

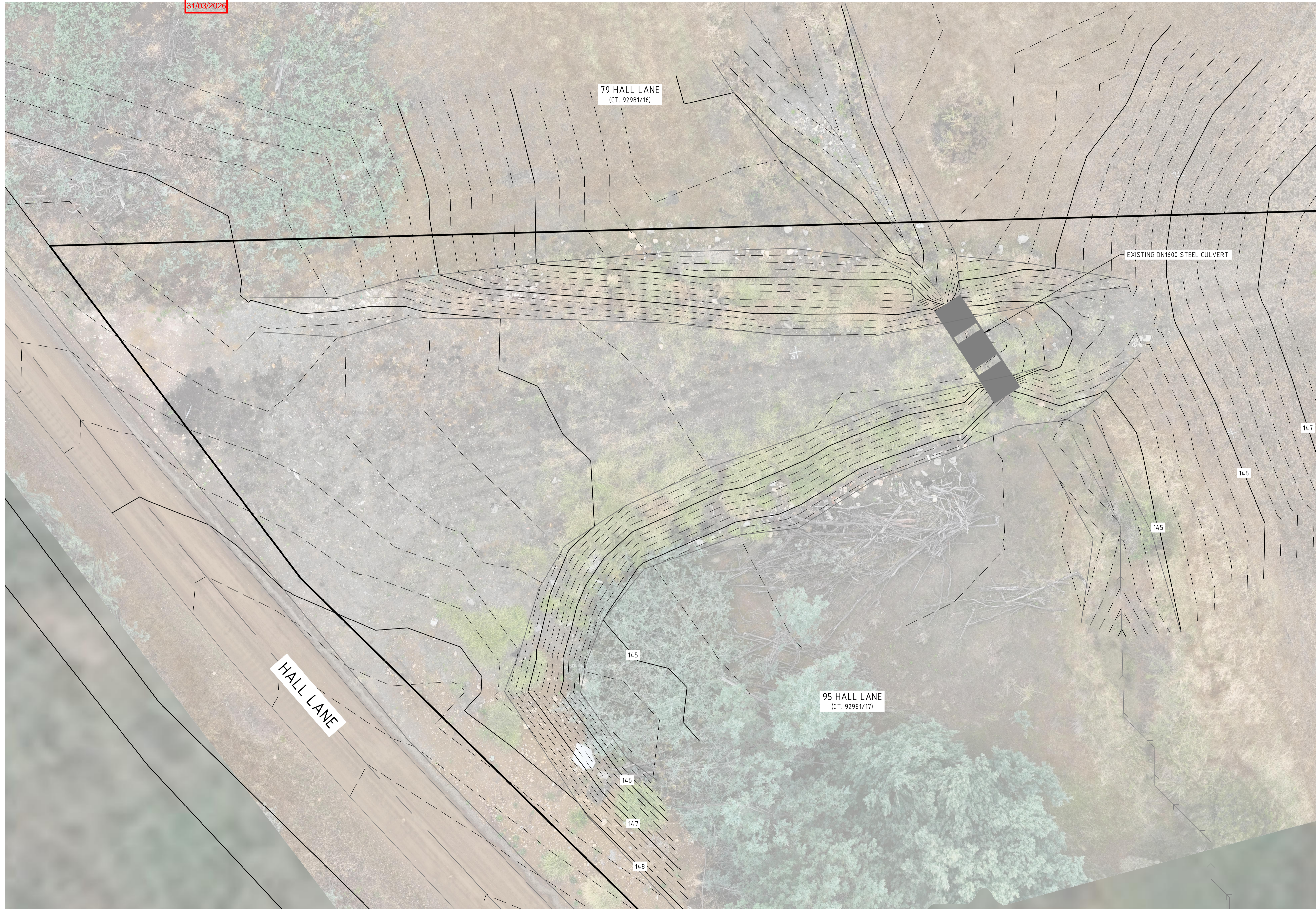
REVISION D1  
DATE 27/03/2026 SHEET SIZE A1

ARETE ENGINEERING PTY LTD  
59 MOLLE STREET HOBART TAS 7000  
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ARETEENGINEERING.COM.AU

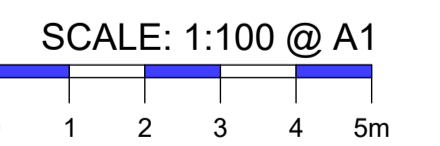


ENG - JEMISON  
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31/03/2026

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EXISTING SITE PLAN - DETAIL  
SCALE 1:100



ADDRESS: 59 MOLLE STREET HOBART TAS 7000  
CONTACT: ADMIN@ARETEENGINEERING.COM.AU  
WEB: ARETEENGINEERING.COM.AU

CLIENT: LUKE BREWARD  
PROJECT: 2025-C01-PR52  
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95 HALL LANE  
BAGDAD TASMANIA 7030

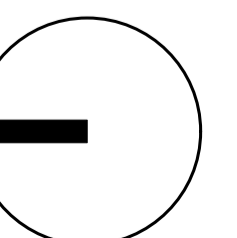
ISSUE	DESCRIPTION	DATE
D1	DEVELOPMENT APPROVAL	27/03/2026

**DRAWING INFORMATION**  
DRAWING TITLE: EXISTING SITE PLAN  
DETAIL

DESIGNED: R. MOON  
DESIGN CHECK: D. MORLEY  
DRAWN: R. MOON  
DRAWING CHECK: D. MORLEY

DRAWING NO. C10-02  
REVISION D1

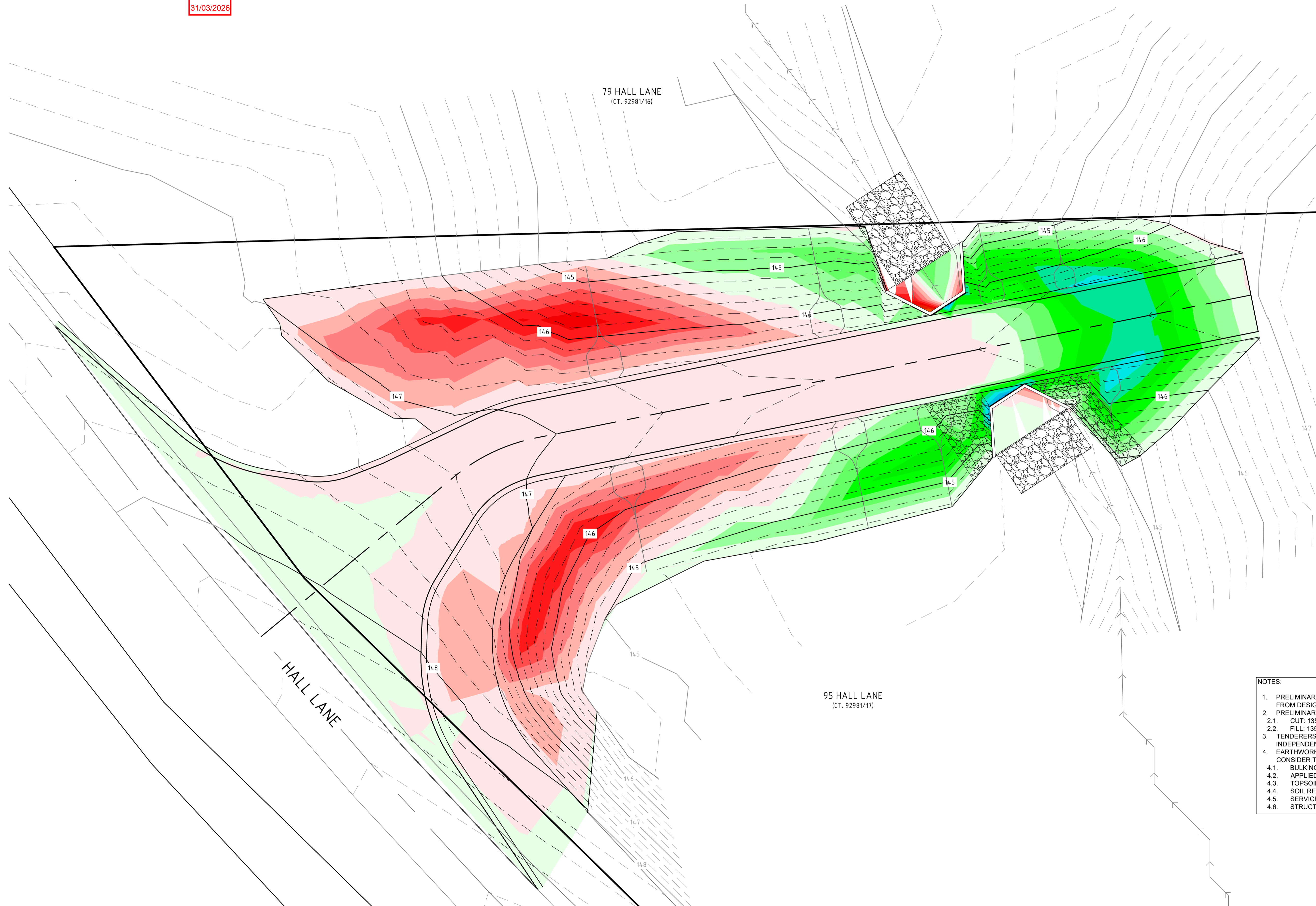
DRAWING STATUS DEVELOPMENT APPROVAL  
DATE 27/03/2026  
SHEET SIZE A1





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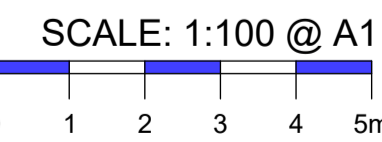
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CUT/FILL HEIGHT TABLE	
Elevation	Colour
-1.00 to -0.80	Red
-0.80 to -0.60	Dark Red
-0.60 to -0.40	Light Red
-0.40 to -0.20	Very Light Red
-0.20 to 0.00	White
0.00 to 0.20	Light Green
0.20 to 0.40	Medium Green
0.40 to 0.60	Dark Green
0.60 to 0.80	Bright Green
0.80 to 1.00	Very Bright Green

- NOTES:
- PRELIMINARY EARTHWORKS CUT & FILL QUANTITIES CALCULATED FROM DESIGN SURFACE LEVEL TO EXISTING SURFACE LEVEL
  - PRELIMINARY EARTHWORKS VOLUMES:
    - CUT: 135.29m<sup>3</sup>
    - FILL: 135.07m<sup>3</sup>
  - TENDERERS/CONTRACTORS SHALL UNDERTAKE THEIR OWN INDEPENDENT EARTHWORKS VOLUMES CALCULATIONS
  - EARTHWORKS QUANTITIES ARE INDICATIVE ONLY AND DO NOT CONSIDER THE FOLLOWING FACTORS:
    - BULKING AND COMPACTION FACTORS
    - APPLIED TOPSOIL DEPTHS
    - TOPSOIL STRIPPING
    - SOIL REMEDIATION IMPACTS
    - SERVICE TRENCHES
    - STRUCTURAL FOUNDATIONS AND SLAB THICKENINGS

PROPOSED SITE PLAN  
SCALE 1:100



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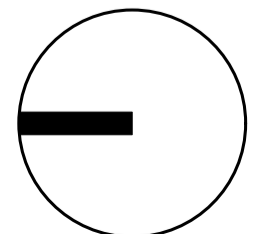
CLIENT: LUKE BREWARD  
PROJECT: 2025-C01-PR52  
NEW DRIVEWAY AND CULVERT  
95 HALL LANE  
BAGDAD TASMANIA 7030

ISSUE	DESCRIPTION	DATE
D1	DEVELOPMENT APPROVAL	27/03/2026

DRAWING INFORMATION  
DRAWING TITLE: EARTHWORKS PLAN





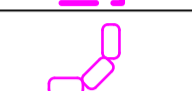



DESIGNED: R. MOON  
DESIGN CHECK: D. MORLEY  
DRAWN: R. MOON  
DRAWING CHECK: D. MORLEY

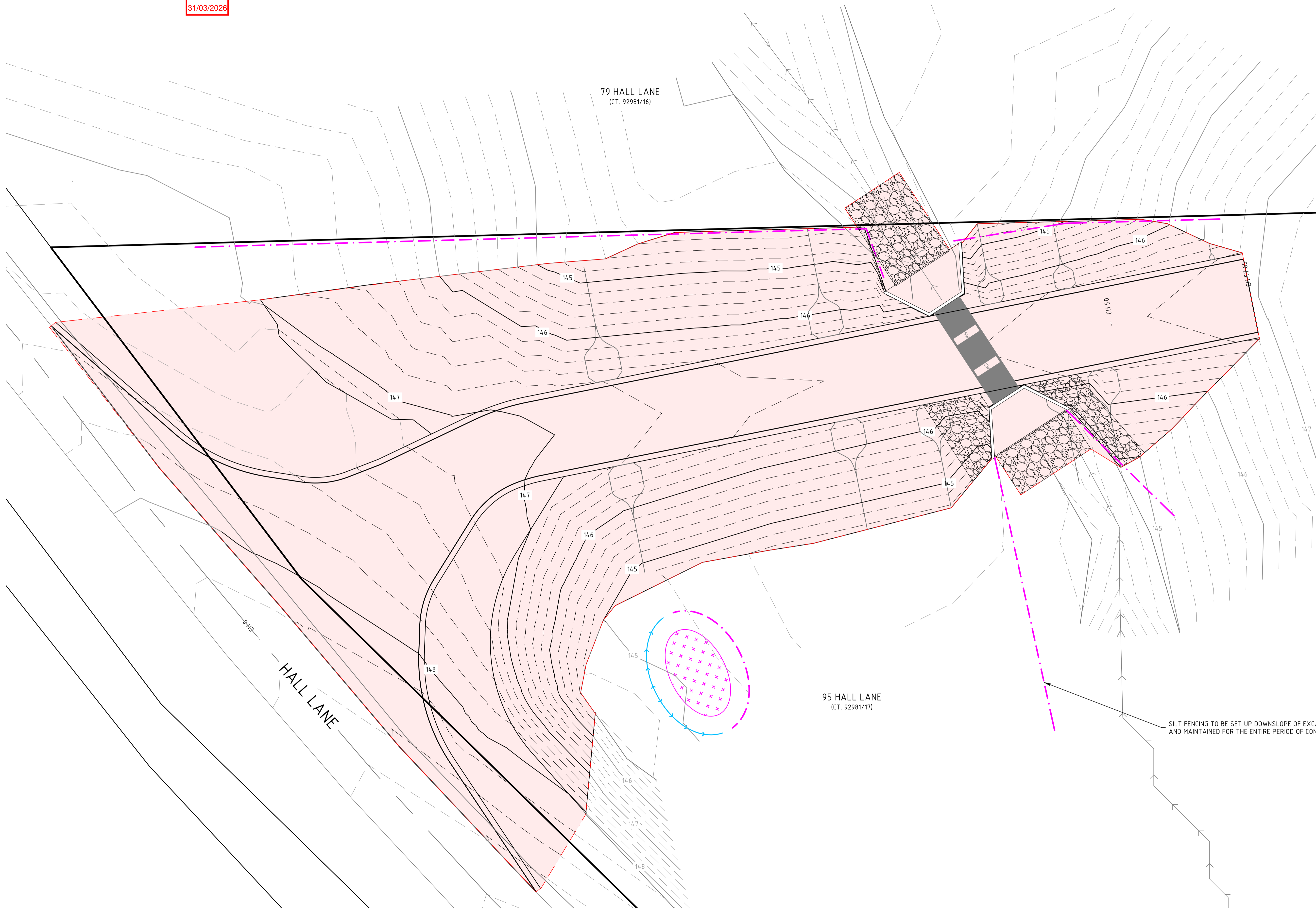
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REVISION D1  
DRAWING STATUS: DEVELOPMENT APPROVAL  
DATE: 27/03/2026  
SHEET SIZE: A1



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31/03/2026

THIS DRAWING SHALL ONLY BE REPRODUCED AND/OR DISTRIBUTED IN FULL COLOUR AND IS NOT VALID UNLESS VIEWED IN FULL COLOUR.

LEGEND	
	EXTENT OF DISTURBANCE
	SEDIMENT FENCE
	CLEAN WATER DIVERSION DRAIN
	DIRTY WATER DIVERSION DRAIN
	GEOTEXTILE INLET FILTER
	SANDBAG SEDIMENT FILTER
	STOCKPILE AREA
	SEDIMENT TRAP



SOIL AND WATER MANAGEMENT PLAN  
SCALE 1:100

SCALE: 1:100 @ A1  
0 1 2 3 4 5m



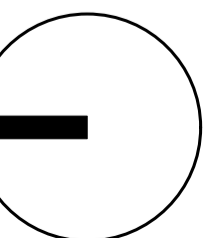
CLIENT:  
**LUKE BREWARD**  
PROJECT:  
2025-C01-PR52  
**NEW DRIVEWAY AND CULVERT**  
95 HALL LANE  
BAGDAD TASMANIA 7030

ISSUE	DESCRIPTION	DATE
D1	DEVELOPMENT APPROVAL	27/03/2026

DRAWING INFORMATION  
DRAWING TITLE: **SOIL AND WATER MANAGEMENT PLAN**  
DESIGNED: R. MOON  
DESIGN CHECK: D. MORLEY  
DRAWN: R. MOON  
DRAWING CHECK: D. MORLEY

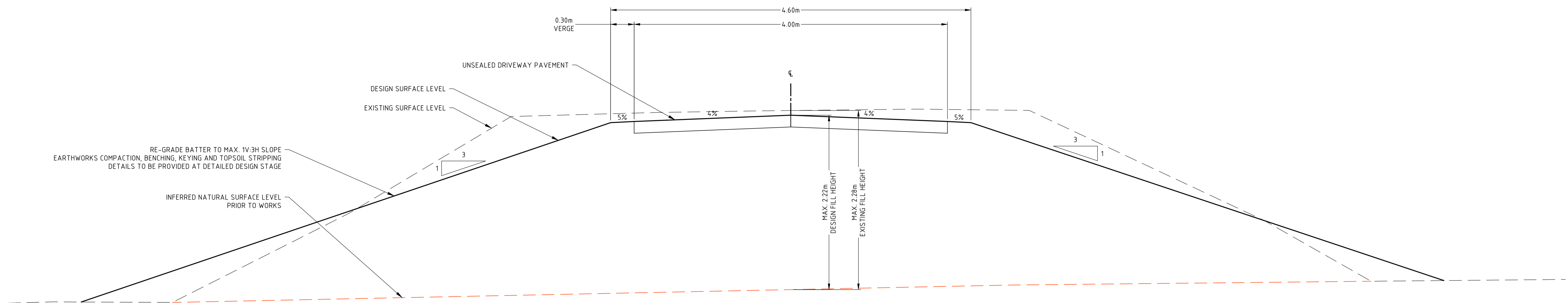
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REVISION **D1**  
DRAWING STATUS: **DEVELOPMENT APPROVAL**  
DATE: 27/03/2026  
SHEET SIZE: A1

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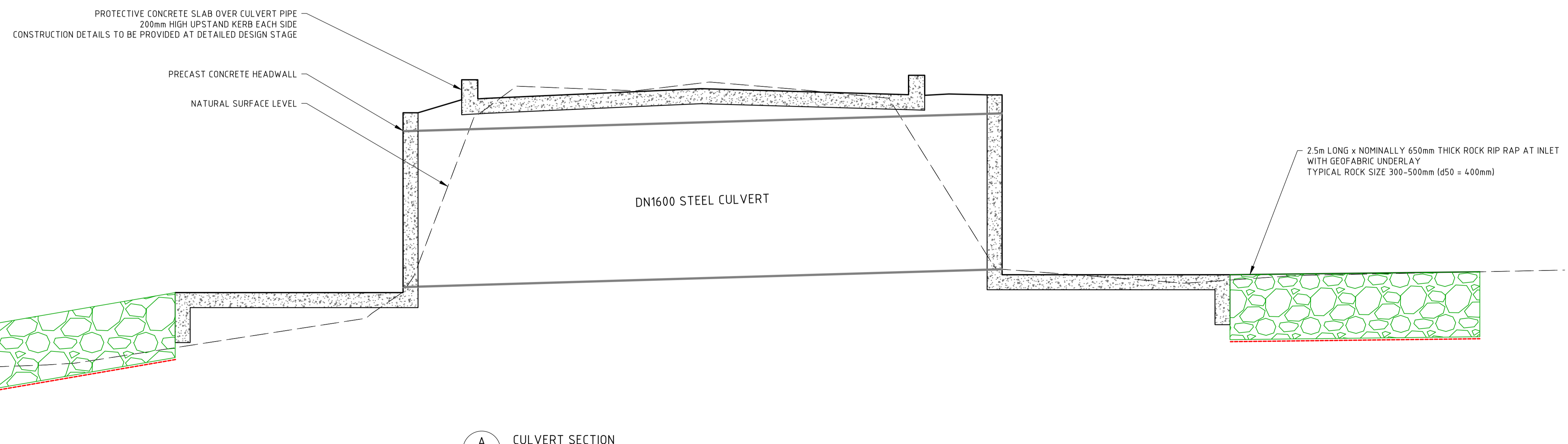
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DRIVEWAY TYPICAL SECTION

SCALE 1:25



A CULVERT SECTION

SCALE 1:25

SCALE: 1:25 @ A1  
0 0.25 0.5 0.75 1 1.25m



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LUKE BREWARD  
PROJECT:  
2025-C01-PR52  
NEW DRIVEWAY AND CULVERT  
95 HALL LANE  
BAGDAD TASMANIA 7030

ISSUE	DESCRIPTION	DATE
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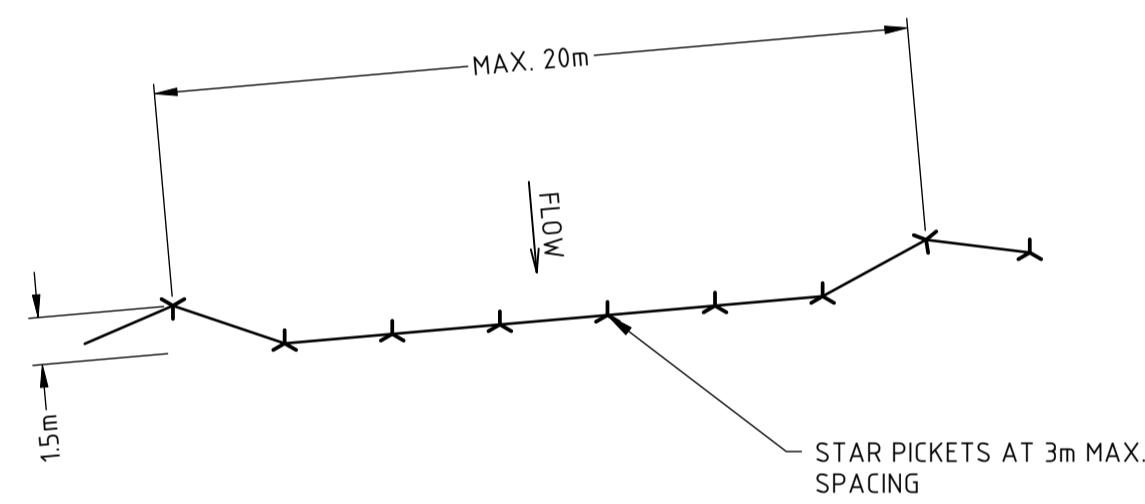
DRAWING INFORMATION  
DRAWING TITLE: TYPICAL SECTIONS

DESIGNED: R. MOON  
DESIGN CHECK: D. MORLEY  
DRAWN: R. MOON  
DRAWING CHECK: D. MORLEY

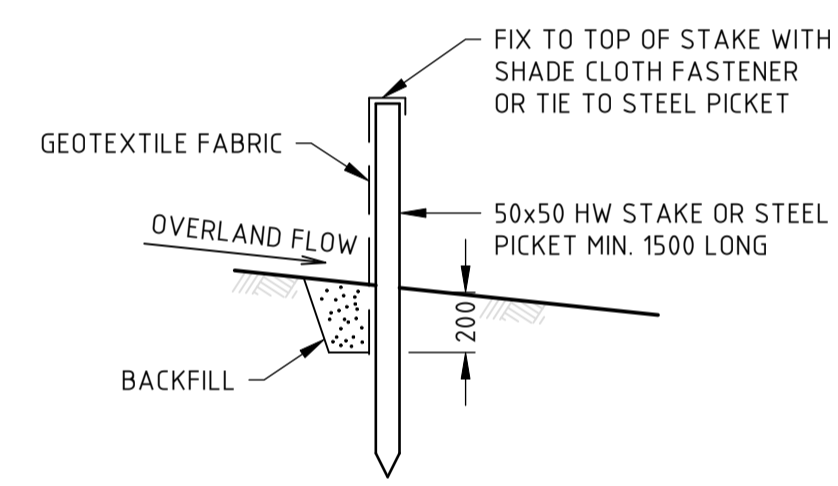
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DRAWING STATUS DEVELOPMENT APPROVAL  
REVISION D1  
DATE 27/03/2026  
SHEET SIZE A1

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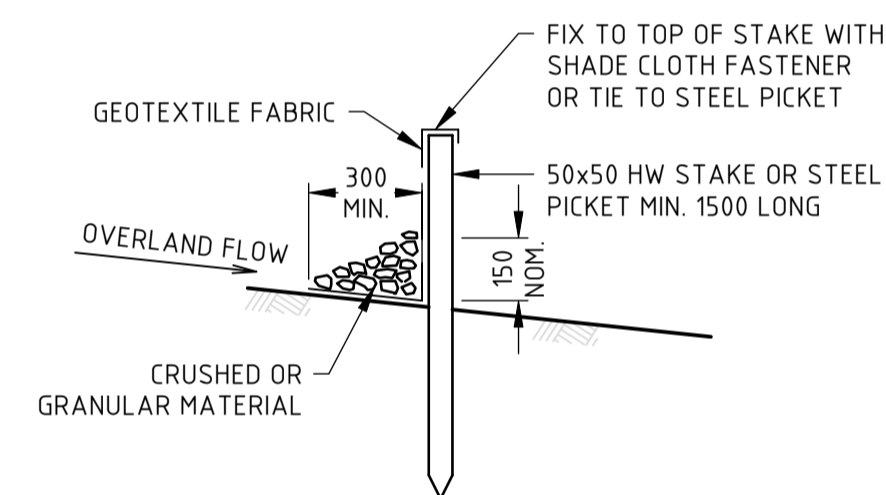
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CONTACT:  
WEB:



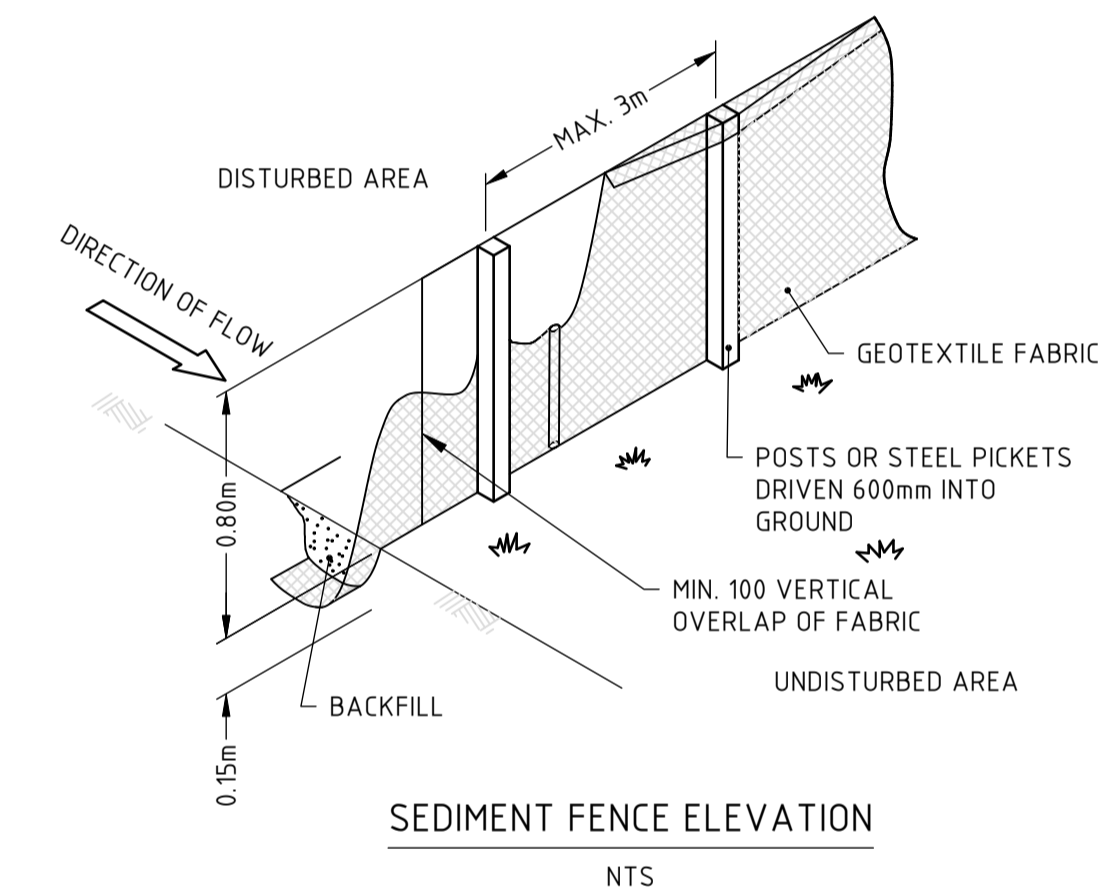
SEDIMENT FENCE RETURNS  
NTS



SEDIMENT FENCE - OPTION A  
NTS



SEDIMENT FENCE - OPTION B  
NTS



SEDIMENT FENCE ELEVATION  
NTS

ISSUE	DESCRIPTION	DATE
D1	DEVELOPMENT APPROVAL	27/03/2026

DRAWING INFORMATION

DRAWING TITLE: SOIL AND WATER MANAGEMENT DETAILS

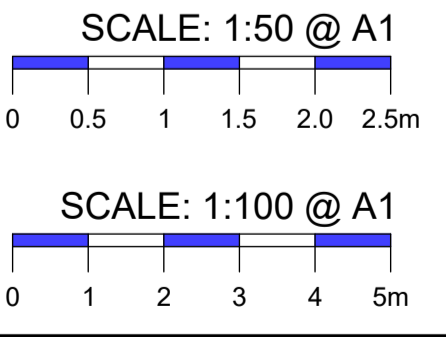
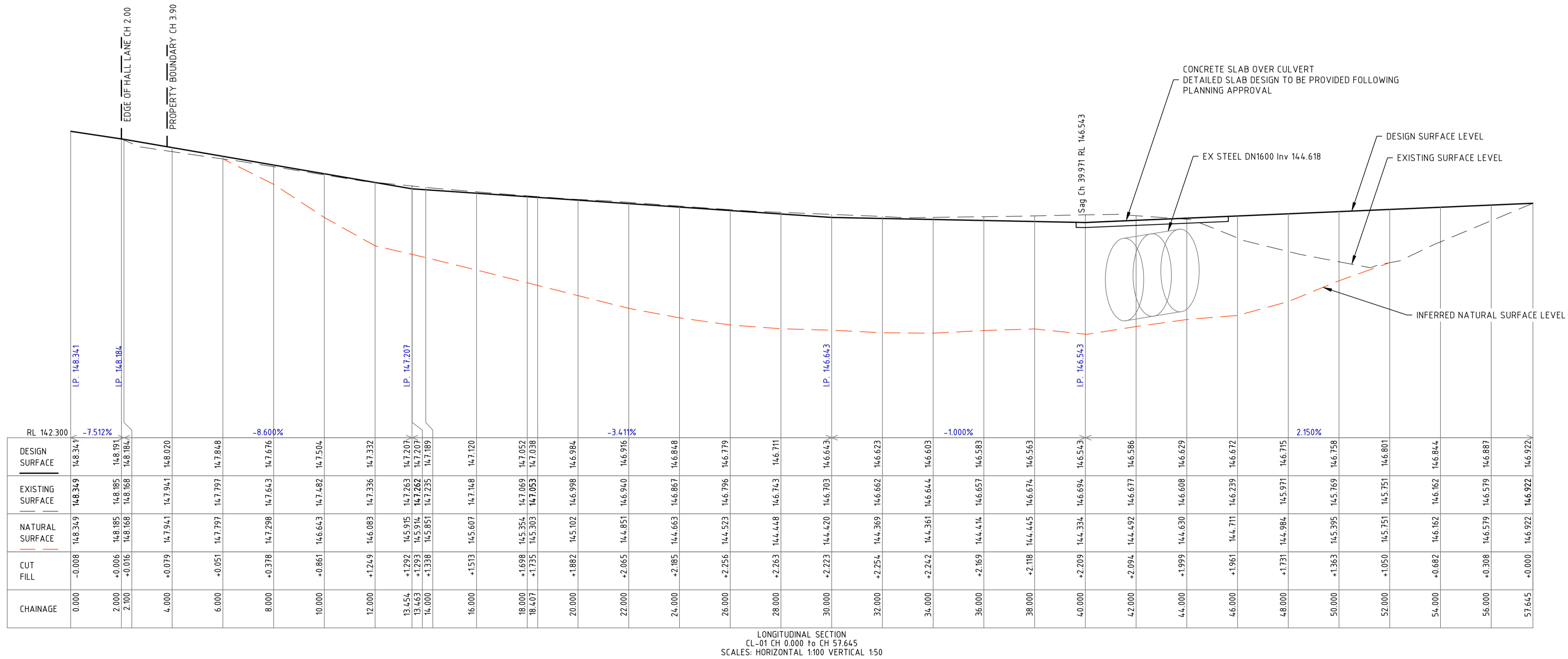
DESIGNED: R. MOON  
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DRAWN: R. MOON  
DRAWING CHECK: D. MORLEY

DRAWING NO.  
C21-02

REVISION  
D1

DRAWING STATUS  
DEVELOPMENT APPROVAL

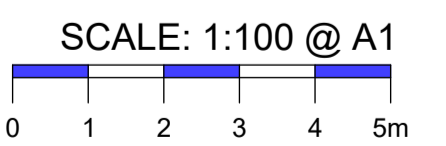
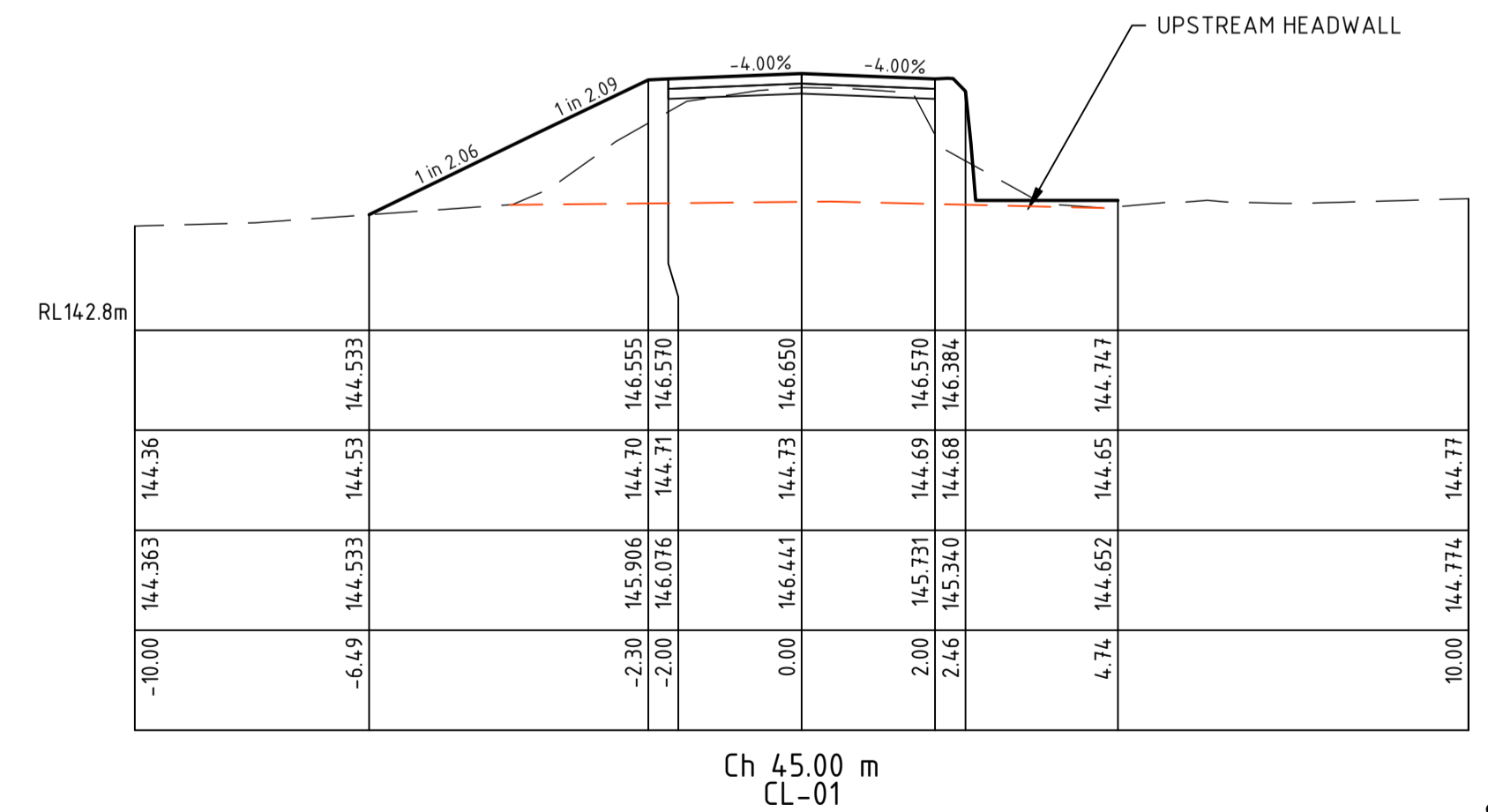
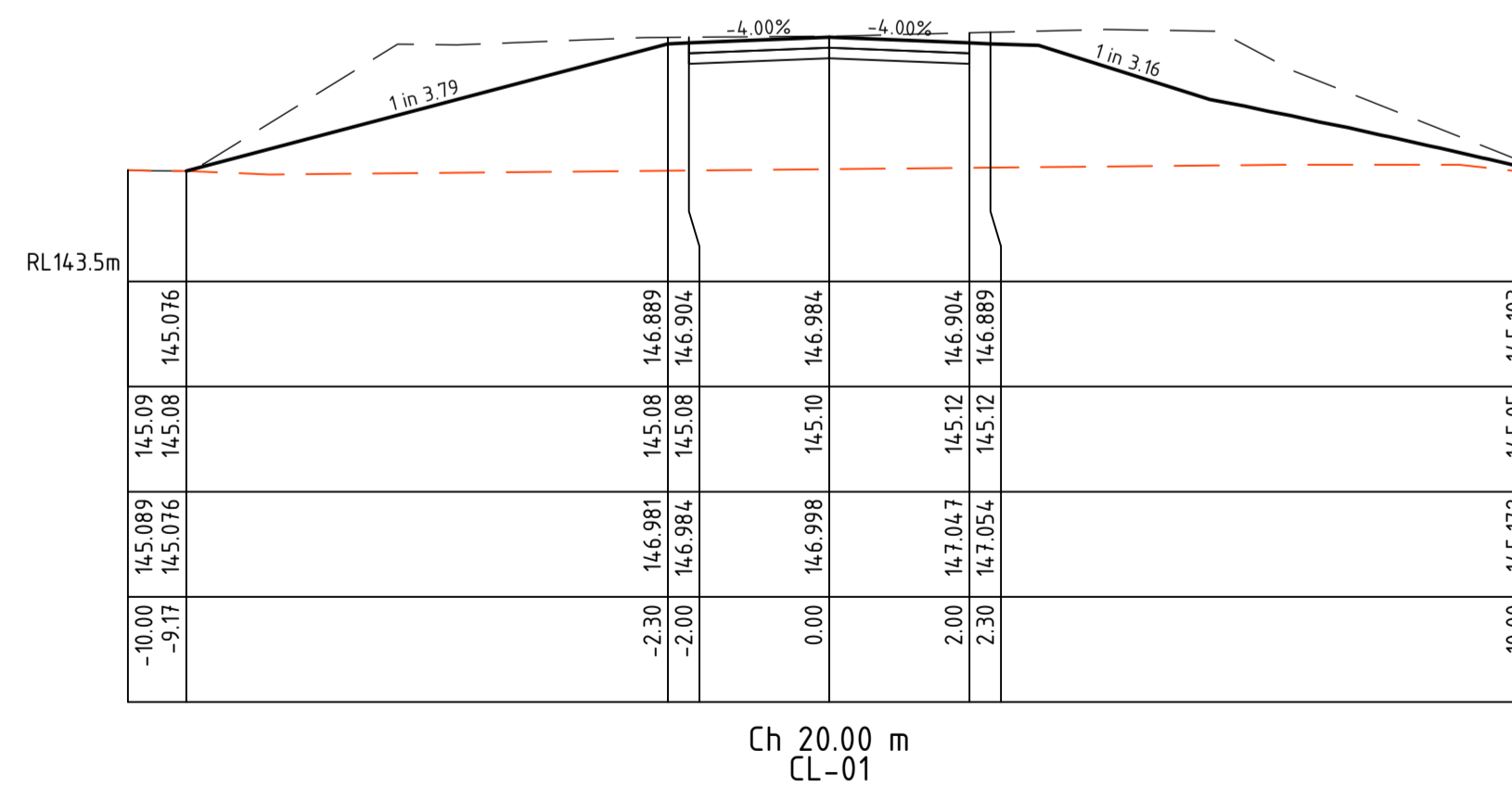
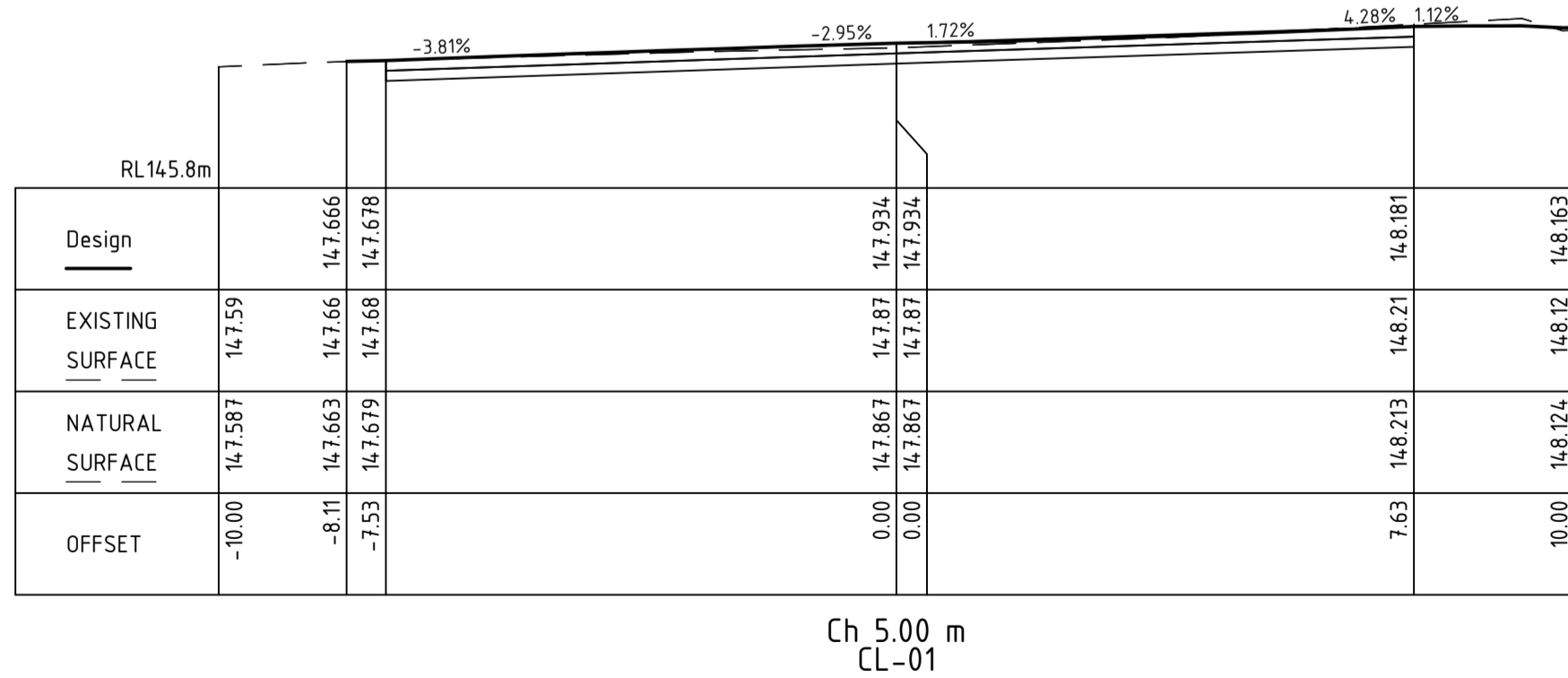
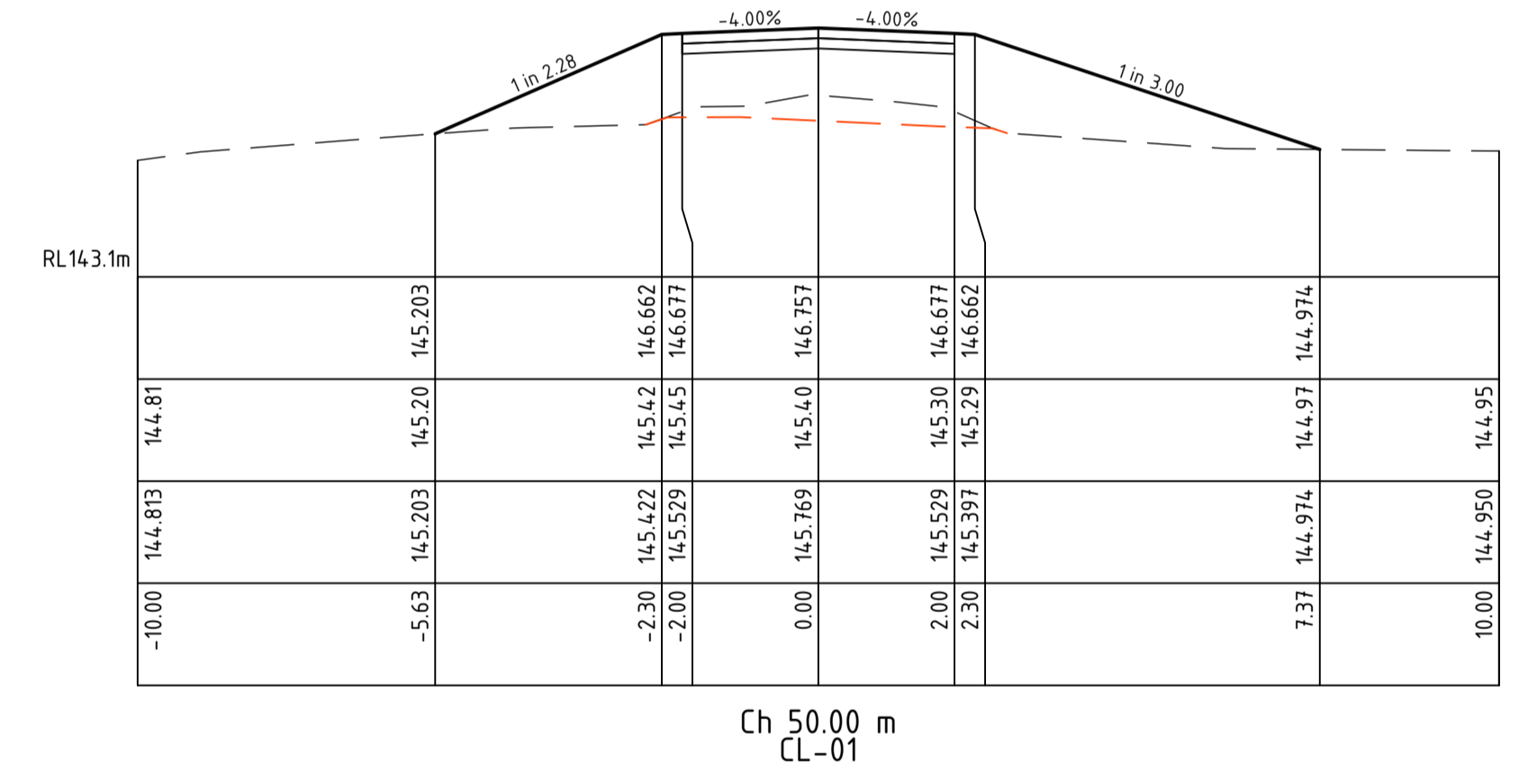
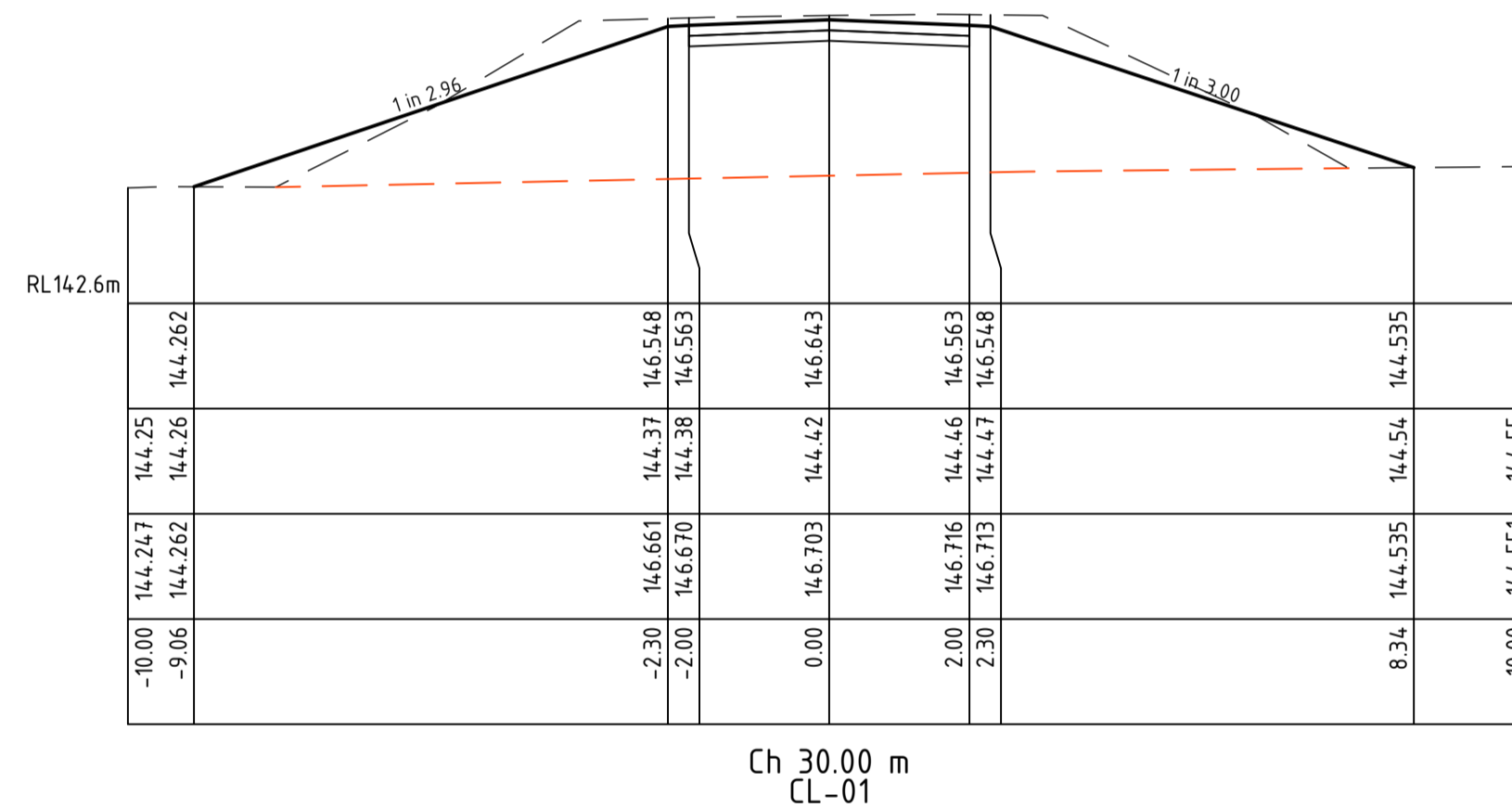
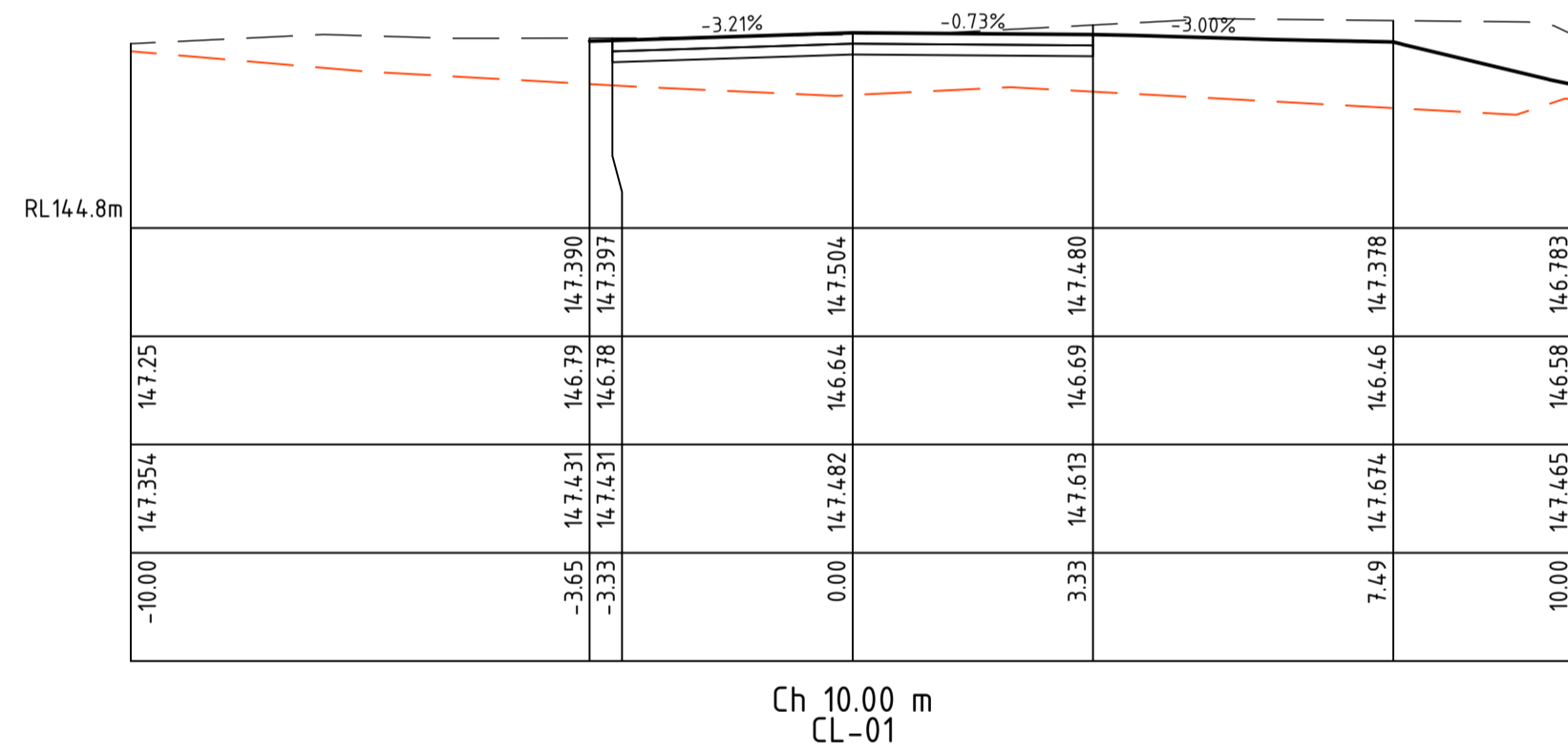
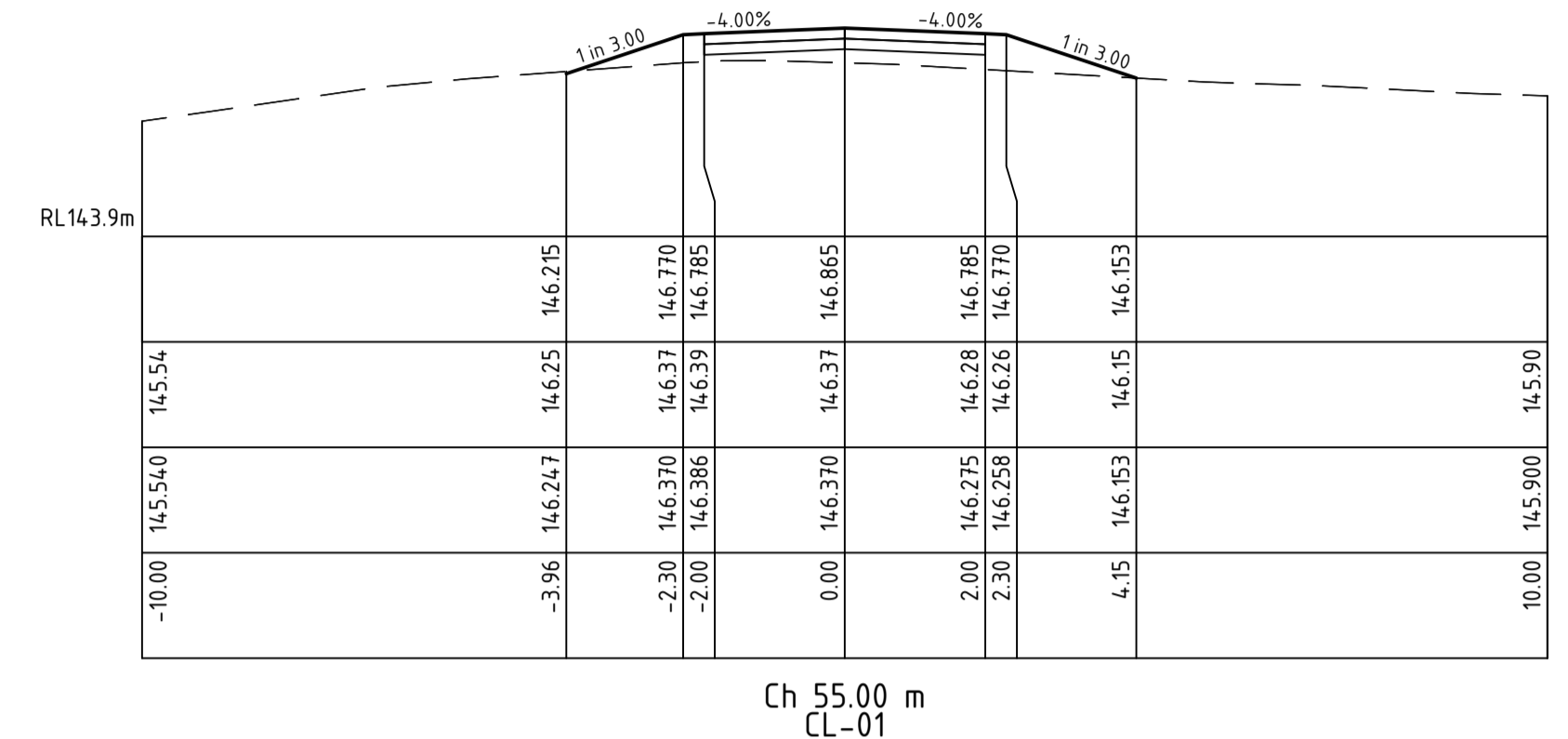
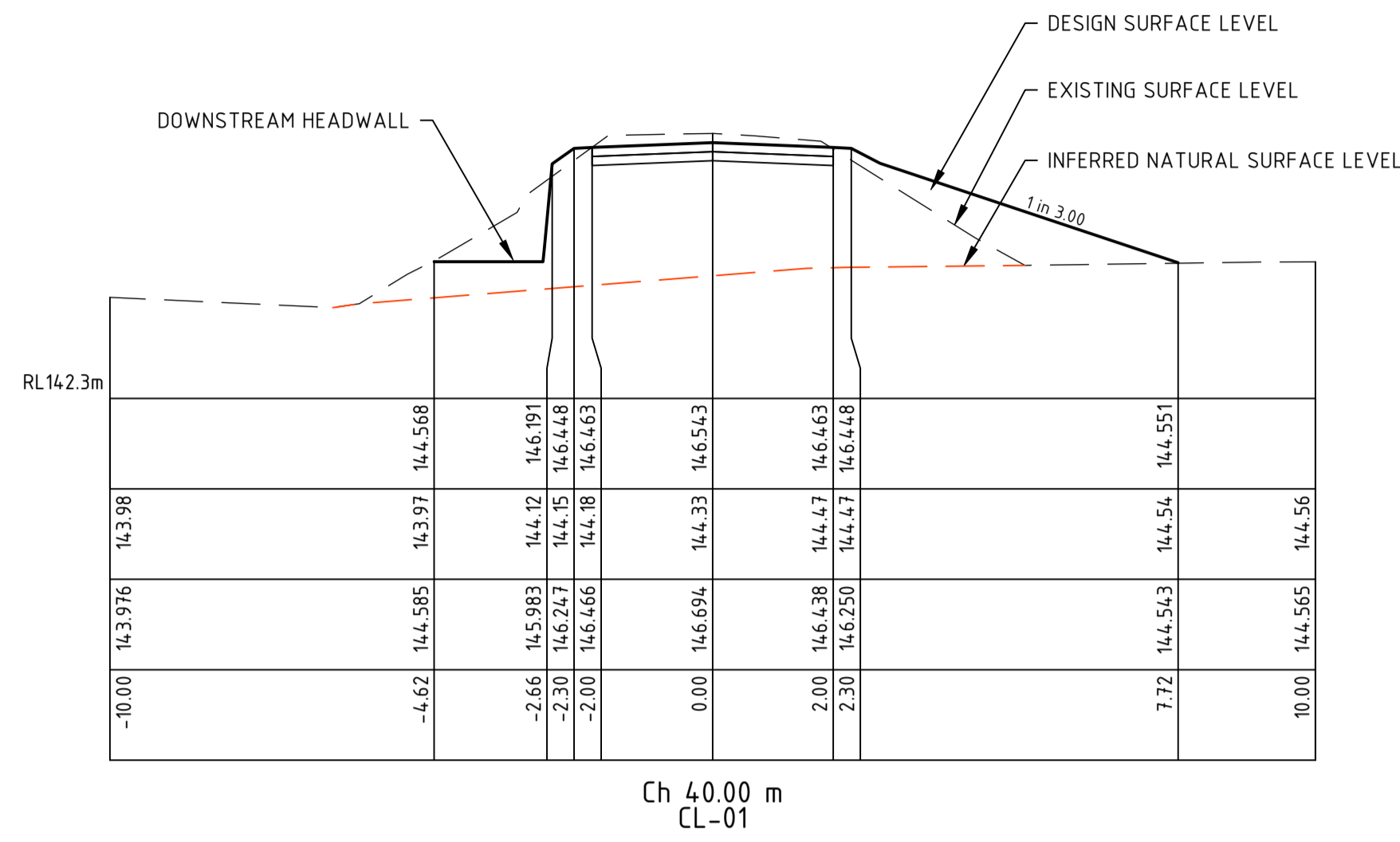
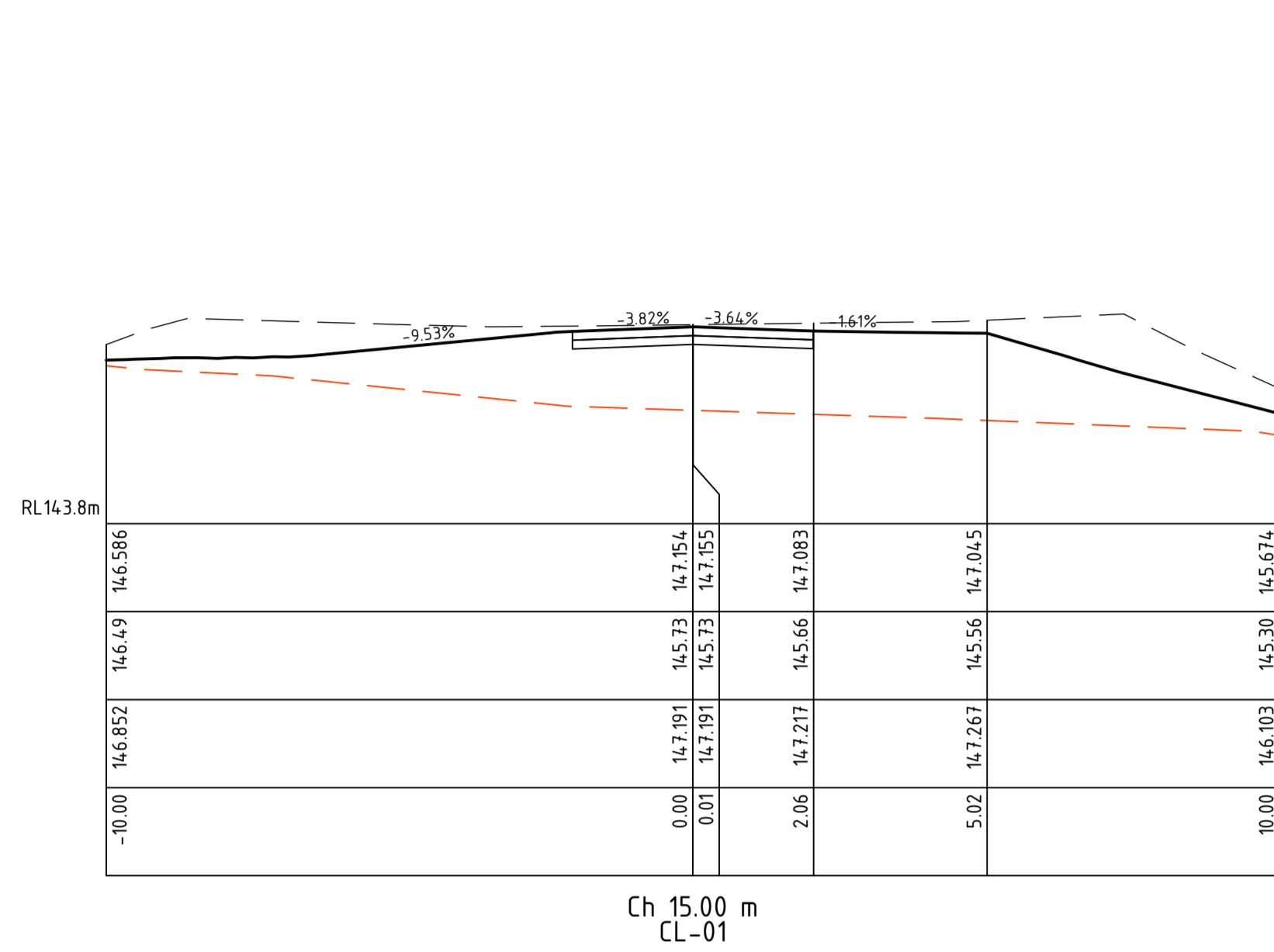
DATE: 27/03/2026  
SHEET SIZE: A1



ISSUE	DESCRIPTION	DATE
D1	DEVELOPMENT APPROVAL	27/03/2026

DRAWING INFORMATION  
DRAWING TITLE: DRIVEWAY LONG SECTION  
DESIGNED: R. MOON  
DESIGN CHECK: D. MORLEY  
DRAWN: R. MOON  
DRAWING CHECK: D. MORLEY

DRAWING NO. C22-01  
REVISION D1  
DRAWING STATUS: DEVELOPMENT APPROVAL  
DATE: 27/03/2026  
SHEET SIZE: A1



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DRAWING INFORMATION  
DRAWING TITLE: DRIVEWAY CROSS SECTIONS  
DESIGNED: R. MOON  
DESIGN CHECK: D. MORLEY  
DRAWN: R. MOON  
DRAWING CHECK: D. MORLEY

DRAWING NO. C23-01  
REVISION D1  
DRAWING STATUS: DEVELOPMENT APPROVAL  
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SHEET SIZE: A1

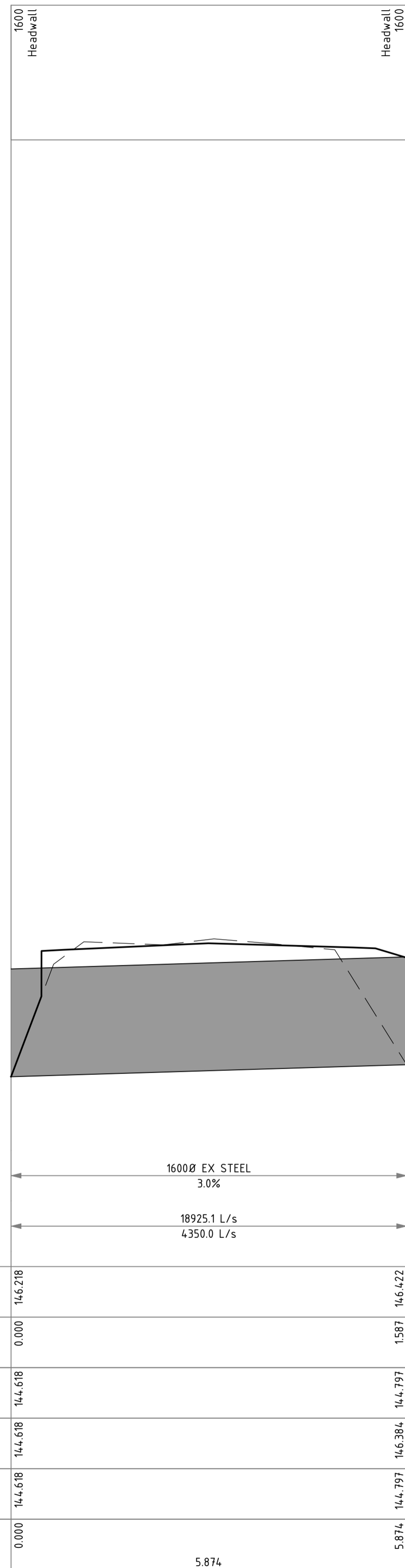
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1/1

1/2

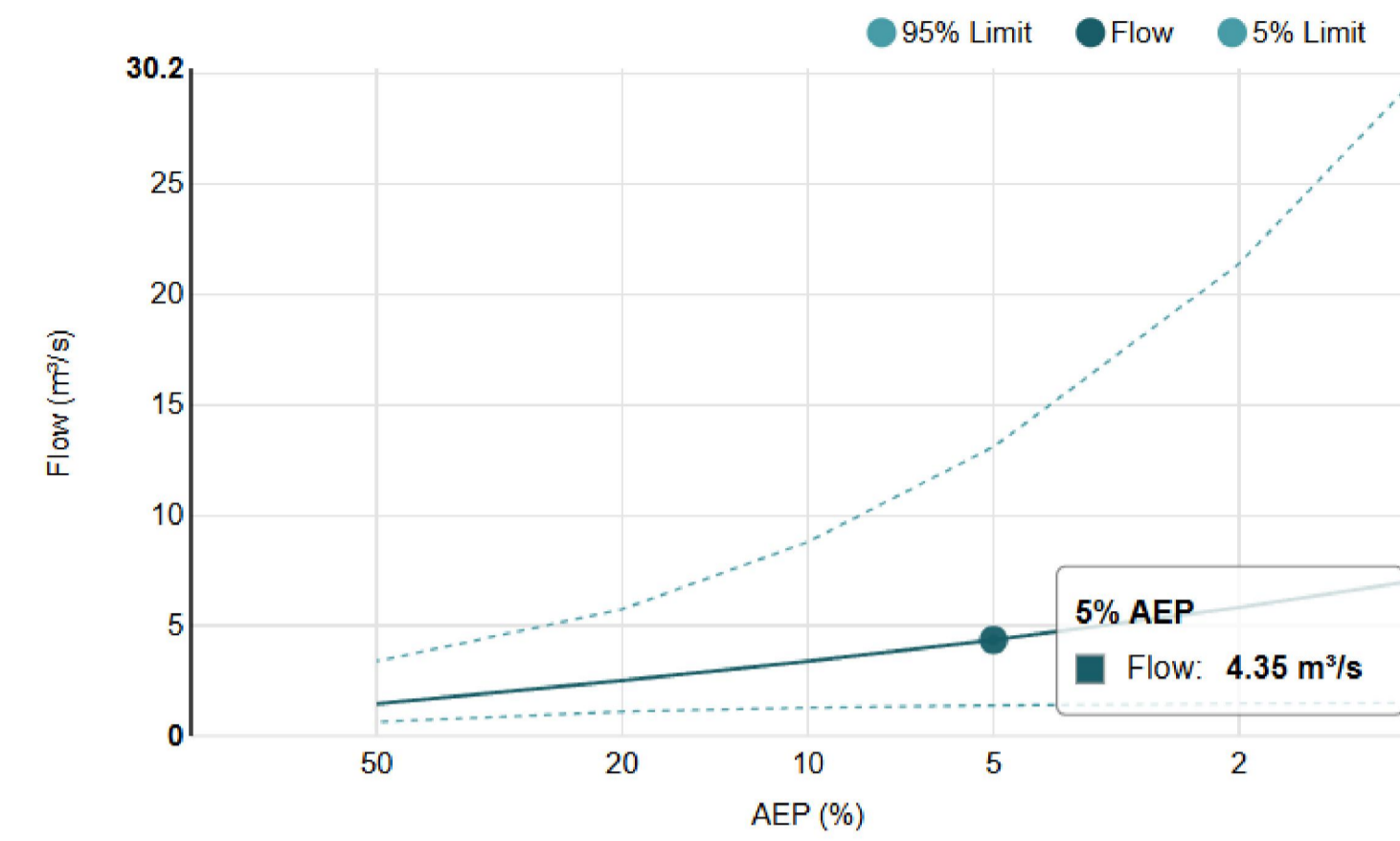
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PIT TYPE



LONGITUNDINAL SECTION FOR LINE SW1  
SCALES: HORIZONTAL 150 VERTICAL 150

## Results | Regional Flood Frequency Estimation Model



AEP (%)	Discharge (m³/s)	Lower Confidence Limit (5%) (m³/s)	Upper Confidence Limit (95%) (m³/s)
50	1.45	0.630	3.38
20	2.51	1.10	5.74
10	3.38	1.28	8.79
5	4.35	1.38	13.1
2	5.82	1.46	21.4
1	7.10	1.49	30.2

### Input Data

Date/Time	2026-03-25 08:54
Catchment Name	Hall Lane Bagdad
Latitude (Outlet)	-42.619
Longitude (Outlet)	147.211
Latitude (Centroid)	-42.617
Longitude (Centroid)	147.193
Catchment Area (km²)	6.285
Distance to Nearest Gauged Catchment (km)	28.73
50% AEP 6 Hour Rainfall Intensity (mm/h)	4.41655
2% AEP 6 Hour Rainfall Intensity (mm/h)	9.250329
Rainfall Intensity Source (User/Auto)	Auto
Region	Tasmania
Region Version	RFFE Model 2016 v1



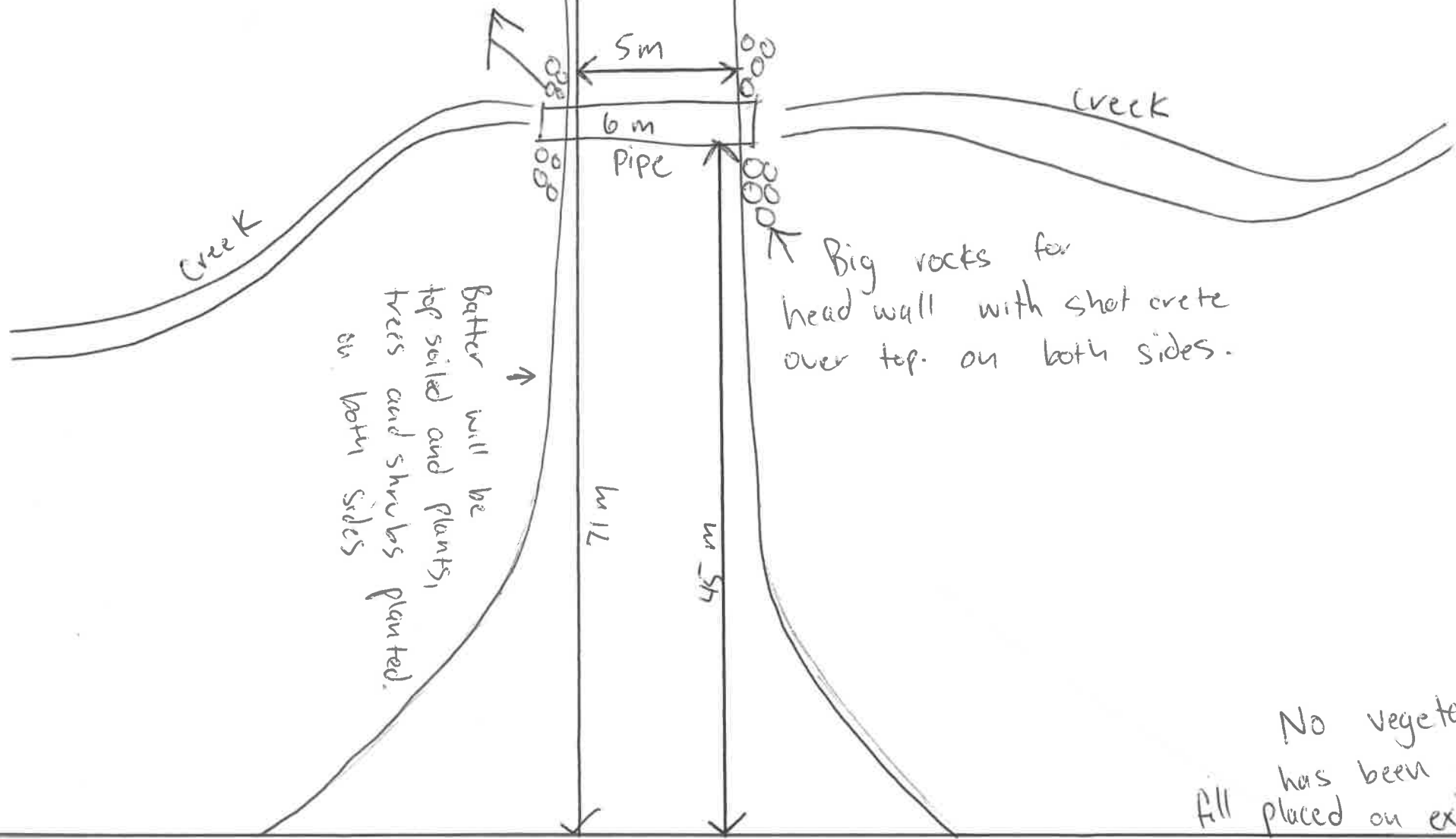
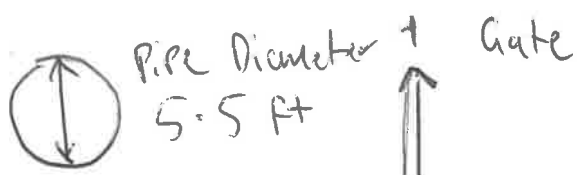
CLIENT:  
LUKE BREWARD  
PROJECT:  
2025-C01-PR52  
NEW DRIVEWAY AND CULVERT  
95 HALL LANE  
BAGDAD TASMANIA 7030

ISSUE	DESCRIPTION	DATE
D1	DEVELOPMENT APPROVAL	27/03/2026

DRAWING INFORMATION  
DRAWING TITLE: STORMWATER LONG SECTION  
DESIGNED: R. MOON  
DESIGN CHECK: D. MORLEY  
DRAWN: R. MOON  
DRAWING CHECK: D. MORLEY

DRAWING NO. C32-01  
REVISION D1  
DRAWING STATUS DEVELOPMENT APPROVAL  
DATE 27/03/2026  
SHEET SIZE A1

ARETE ENGINEERING PTY LTD  
59 MOLLE STREET HOBART TAS 7000  
ADMIN@ARETEENGINEERING.COM.AU  
ARETEENGINEERING.COM.AU



No vegetation has been removed. All placed on existing ground.

Hall lane

Driveway is constructed with structural road base, concrete and clean fill and clay all rolled in 400mm layers. will have 400mm blue stone speck and 300mm red gravel on top.

## ENGINEERS ADVICE

10<sup>th</sup> December 2025

### 95 Hall Lane Vehicular Access

Arete Engineering have been engaged by Mr Luke Breward, the owner of 95 Hall Lane, Bagdad, to inspect and provide advice regarding a partially constructed vehicular access on the property. The vehicular access has been constructed without a planning permit, and notice has been given by Southern Midlands Council to stop works and to apply for a discretionary planning permit.

The owner intends to engage Arete Engineering for engineering design and documentation for the access works as required by Council, however current lead times prevent Arete Engineering from delivering engineering work for this project prior to February 2026.

A representative of Arete Engineering attended the site on Thursday the 4<sup>th</sup> of December 2025. The appendix to this advice contains images taken on site.

The vehicular access currently consists of an earthworks fill embankment approximately 30 m long, of variable width between 5 and 10 m, with a maximum height of 2.3 m above existing ground level, and one 1500 mm diameter culvert. The earthworks have been in place since the 6<sup>th</sup> of May 2025, approximately 7 months as of the date of this advice.

It is understood that Southern Midlands Council are concerned regarding:

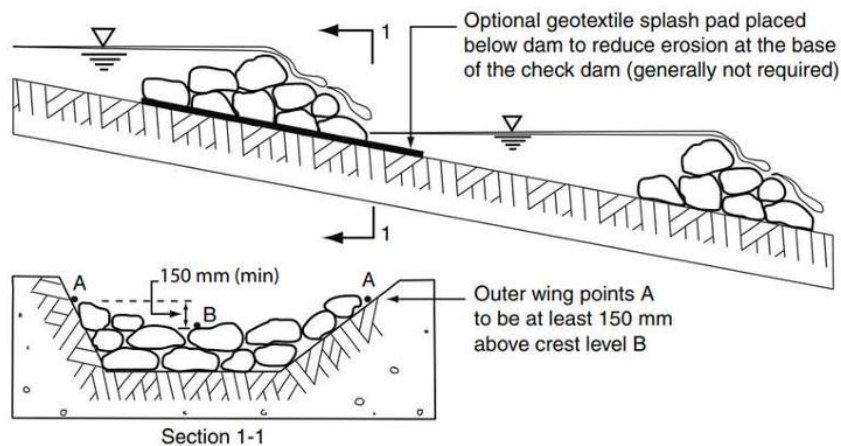
- Soil erosion occurring in rain events prior to completion of the work
- Failure of the access in a flood event prior to completion of the work

### Soil Erosion

The earthworks batters have been at least partially stabilised by the growth of weeds since earthworks have been ceased. Only a small amount of sediment was observed downstream of the works, however the access is still partially bare soil and therefore erosion control methods should be implemented.

It is recommended that one rock spall check dam is constructed at the outlet of the culvert (constructed of nominal 150 mm size rock and as per Figure 1) and a second check dam constructed 10-15m downstream of the outlet. The check dams should be inspected following all rain events. If check dams become clogged with sediment, or any sediment appears to be bypassing the check dams, Arete Engineering must be notified and

further erosion control measures such as silt fencing and/or geofabric stabilisation of batters shall be implemented.



**Figure 1: Rock Check Dam**

### **Failure of Embankment**

Failure of the access embankment within the next three months due to forces from flood events is considered very unlikely considering the capacity of the culvert installed in the access and the short time period before an engineering design can be provided and works completed.

Hydrological calculations have not been undertaken at this stage, however the road culvert structure downstream from the site appears to be twin 900 mm diameter pipes which combined would have roughly 28% less flow capacity than the 1500 mm culvert in the new access. Assuming the downstream culvert has been designed adequately to convey at least the 5% AEP flow volume of the stream, it is very unlikely that the capacity of the 1500 mm culvert will be exceeded in the next three months, and therefore unlikely that sufficient hydrostatic or hydrodynamic forces will be exerted on the embankment to cause it to fail.

It is also noted that nearby stream flow data (Jordan River at Mauriceton) indicate that major flow events typically occur between June and November, with flows between December and February commonly being low or zero.

### **Completion of Engineering Design**

It is likely that an engineering design can be produced for the access to comply with planning regulations and to allow the work to be completed to the required standards.

No serious defects have been identified that would make it unviable to complete the work.

Geotechnical testing will be undertaken for the existing fill material, and any unsuitable material will be removed and recompacted or replaced as deemed necessary.

## Summary of Recommendations

- Check dams should be constructed to prevent sediment transport and monitored after rain events.
- Further erosion control methods shall be implemented if required.
- Failure of the access earthworks embankment is very unlikely considering both the short period of time that the works will remain incomplete, and the large flow capacity of the culvert.
- No works are considered necessary to prevent failure of the embankment until the engineering design is undertaken and works can be completed.

If you have any queries regarding this advice, please do not hesitate to contact us at [admin@areteengineering.com.au](mailto:admin@areteengineering.com.au) or on 0435 043 413.

Yours faithfully,



**Ruben Moon**  
Engineering Technician  
Arete Engineering

Reviewed and approved by:



**David Morley** BEng (Hons) MIEAust  
Director/Civil Engineer  
License No. 012807319

Company Public Liability Policy No. 68U130436BPK  
Company Professional Indemnity Policy No. 202308-2054 BIA

# APPENDIX

## SITE IMAGES



Image 1 – Culvert Outlet



Image 2: Culvert Inlet

**SITE IMAGES**



Image 3: Partially Stabilised Batters



Image 4: Downstream of outlet

# Response to Natural Assets Code

**10<sup>th</sup> April 2026**

Arete Engineering have been engaged by Mr Luke Breward to address the requirements of Southern Midlands Council Planning Compliance notice NO250039 for the works at 95 Hall Lane, Bagdad.

A new driveway and culvert have been partially constructed at the address. A minor stream (Class 2 watercourse) with a catchment of 628 hectares runs through the subject site and will be conveyed by the new driveway culvert. A 'Waterway and coastal protection area' overlay applies to the watercourse.

Arete Engineering have prepared civil engineering drawings to enable retrospective planning approval for the proposed driveway. The engineering drawings prescribe remediation works to the driveway to mitigate impacts on downstream waterways during and after construction.

Southern Midlands Council's requirements for a discretionary planning permit include a response to performance criteria P1 of the natural assets code of the Tasmanian Planning Scheme. A response is provided in Table 1. This response should be read in conjunction with Civil Engineering plans by Arete Engineering (260327 CIV 2025-C01-PR52 D1).

Table 1: Tasmanian Planning Scheme – Southern Midlands 07.01

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

Objective: That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.

Performance Criteria P1	Response
Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:	
(a) impacts caused by erosion, siltation, sedimentation and runoff;	Erosion, siltation and sedimentation will be adequately controlled by the measures prescribed in the design drawings. Measures include geofabric stabilisation and revegetation of batters and erosion control/energy dissipation measures at the culvert inlet and outlet.
(b) impacts on riparian or littoral vegetation;	Impacts on vegetation are limited to the footprint of the driveway structure. No clearing of vegetation proposed other than grass and topsoil stripping for earthworks.
(c) maintaining natural streambank and streambed condition, where it exists;	No impacts on streambank or streambed conditions save for within the footprint of the driveway structure and erosion control material. No other excavation of streambanks or streambeds.
(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;	No impacts on in-stream habitat save for within the footprint of the driveway structure.
(e) the need to avoid significantly impeding natural flow and drainage;	The culvert has adequate capacity to convey flows exceeding the design 5% AEP storm runoff. Natural flow and drainage are therefore not impeded.
(f) the need to maintain fish passage, where known to exist;	N/A – no known fish passage.
(g) the need to avoid land filling of wetlands;	N/A – no wetlands are present on the site.
(h) the need to group new facilities with existing facilities, where reasonably practical;	N/A – no existing facilities.
(i) minimising cut and fill;	Filling is necessary to provide a safe access above expected surface water levels. Earthworks are limited to the height and footprint necessary for the construction of the driveway access and culvert.
(j) building design that responds to the particular size, shape, contours or slope of the land;	N/A – no buildings.

SMC - KEMPTON  
RECEIVED  
10/04/2026

(k) minimising impacts on coastal processes, including sand movement and wave action;	N/A – no coastal processes.
(l) minimising the need for future works for the protection of natural assets, infrastructure and property;	Works have been designed both for suitability (i.e. adequate stabilisation, flow capacity and erosion control) and longevity (safe earthworks batters and adequate pavement depth) to minimise the need for any future works.
(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and	<p>Best practice guidelines have been followed in the design.</p> <p>A culvert structure is an appropriate stream crossing considering the type of access and frequency of use, and type of waterway (ephemeral drainage flows only, no recreational use or fish passage). Consistent with other crossings in the vicinity of the site.</p> <p>Proposed erosion control and soil and water management controls will mitigate risks during and after culvert construction.</p>
(n) the guidelines in the Tasmanian Coastal Works Manual.	N/A – works not in vicinity of coastal areas.

Please address any queries regarding this response to [moon@areteengineering.com.au](mailto:moon@areteengineering.com.au)

Yours faithfully,



**Ruben Moon**  
Engineering Technician  
Arete Engineering

Reviewed and approved by:



**David Morley** BEng (Hons) MIEAust  
Director/Civil Engineer  
License No. 012807319

Company Insurance Details:

Public Liability Policy No. 68U130436BPK

Professional Indemnity Policy No. 202308-2054 BIA

SEARCH OF TORRENS TITLE

VOLUME 92981	FOLIO 17
EDITION 4	DATE OF ISSUE 08-Mar-2025

SEARCH DATE : 17-Apr-2026

SEARCH TIME : 11.50 am

DESCRIPTION OF LAND

Parish of STRANGFORD, Land District of MONMOUTH  
 Lot 17 on Plan [92981](#) (formerly being P563)  
 Derivation : Part of 52A-0R-12Ps Gtd. to C.A. & R.A. Galletly.  
 Prior CT [245798/1](#)

SCHEDULE 1

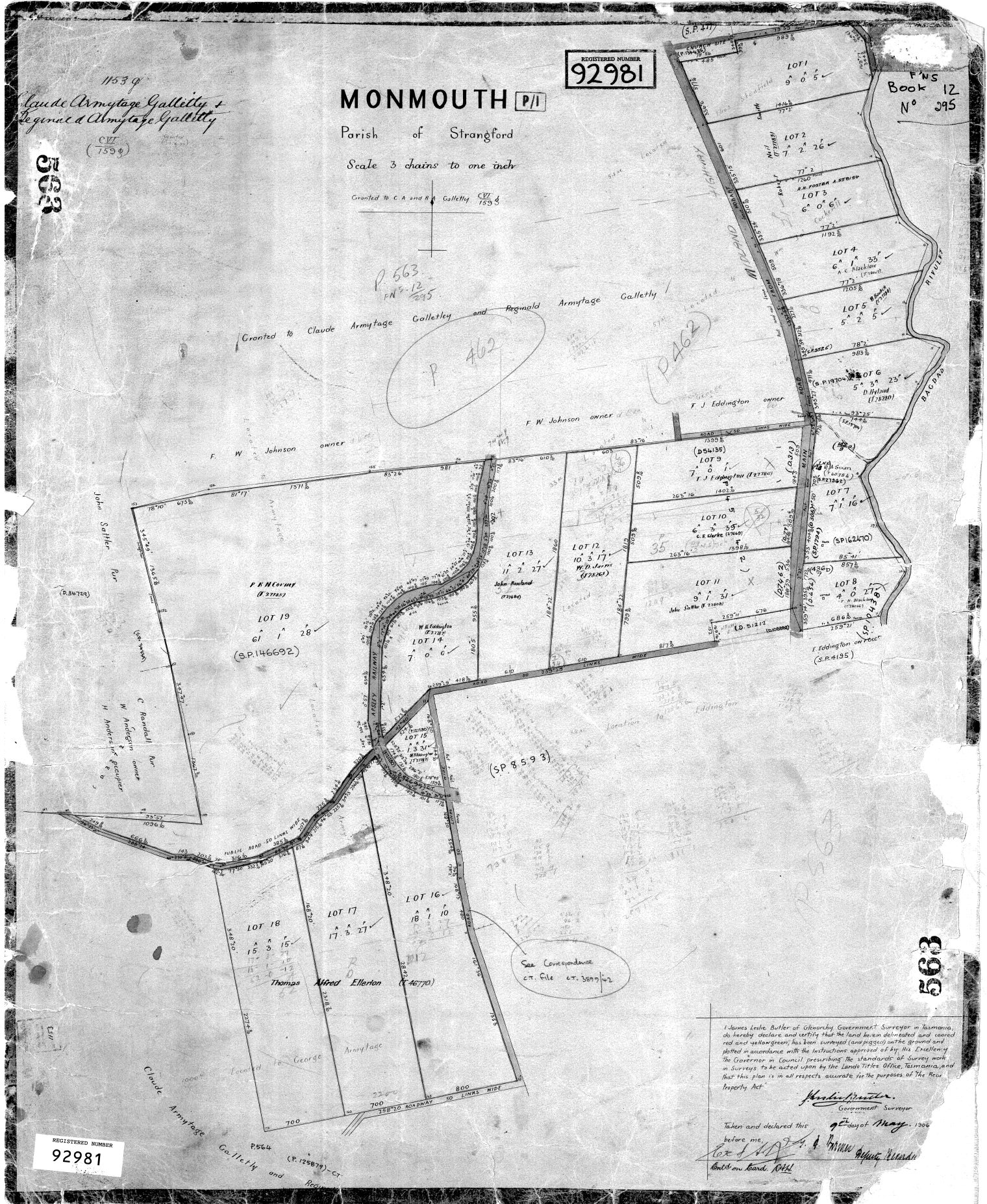
[M945453](#) TRANSFER to LUKE CHRISTOPHER BREWARD and HANNAH EMILY BAIN Registered 07-Mar-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
[C390064](#) INSTRUMENT creating Restrictive Covenant pursuant to section 37B of the National Parks & Wildlife Act 1970 burdening part of the said land within described as defined therein Registered 16-Dec-2002 at noon  
[E409110](#) MORTGAGE to Westpac Banking Corporation Registered 08-Mar-2025 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



MONMOUTH P/1

Parish of Strangford

Scale 3 chains to one inch

Granted to C.A. and R.A. Galletley

REGISTERED NUMBER  
92981

FNS  
Book 12  
No 395

1153 q  
Claude Armytage Galletley +  
Reginald Armytage Galletley  
CVT  
(1559)

563

Granted to Claude Armytage Galletley and Reginald Armytage Galletley

P 563  
FN 2-12  
295  
P 462

P 462

F.N. COVINT  
(K 2112)  
LOT 19  
61 1 28  
(S.P. 146692)

(S.P. 8593)

See Correspondence  
ct. file ct. 3899/02

563

I James Leslie Butler of Gborough Government Surveyor in Tasmania, do hereby declare and certify that the land herein delineated and colored red and yellow-green, has been surveyed (and pegged) on the ground and plotted in accordance with the instructions approved of by His Excellency the Governor in Council prescribing the standards of Survey with in Surveys to be acted upon by the Land Titles Office, Tasmania, and that this plan is in all respects accurate for the purposes of the New Property Act.

James Leslie Butler  
Government Surveyor

Taken and declared this  
9<sup>th</sup> day of May, 1906  
before me,  
James Leslie Butler  
Notary Public

REGISTERED NUMBER  
92981