



## Public Notice Details

## Planning Application Details

<b>Application No</b>	DA2600009
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### Property Details

<b>Property Location</b>	10 Cockatoo Place Campania
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### Application Information

<b>Application Type</b>	Discretionary Development Application
<b>Development Category</b>	Dwelling
<b>Advertising Commencement Date</b>	7/2/26
<b>Advertising Closing Period</b>	23/2/26
<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.



## 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).

x1 residential dwelling

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

10 Cockatoo Place, Campania 7026

Certificate of Title/s  
Volume Number/Lot  
Number:

185996/10

Land Owners Name:

Sam Jaymes Medhurst and Hayley Adele Sharp

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

Applicant's Name:

Dart Group Pty Ltd

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

Contact details:

Postal address for correspondence: 7 Lowmore Ave, Rokeby 7019

Telephone or Mobile: 0427 573 940

Email address: brayden@dartgroup.com.au, admin@dartgroup.com.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)

Dart Group Pty Ltd

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

Print email address

admin@dartgroup.com.au

ABN

38 639 886 221

What is the estimated value of all the new work proposed

\$ 600,000.00



## For Commercial Planning Permit Applications Only

Signage:

Is any signage proposed?

Yes

No

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

Business Details:

Existing hours of operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Proposed hours of new operation

Hours	am	to	pm
Weekdays			
Sat			
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

Please tick ✓ answer

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:

1. 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.
2. I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.
3. 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.
4. 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.
5. 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)

Brayden Dart

Date

02/02/2026

Land Owner(s) Signature

Land Owners Name (please print)

Date



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.



# 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

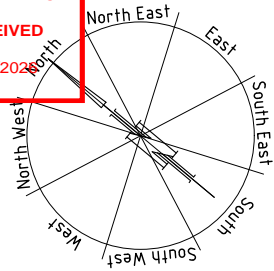
Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)

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

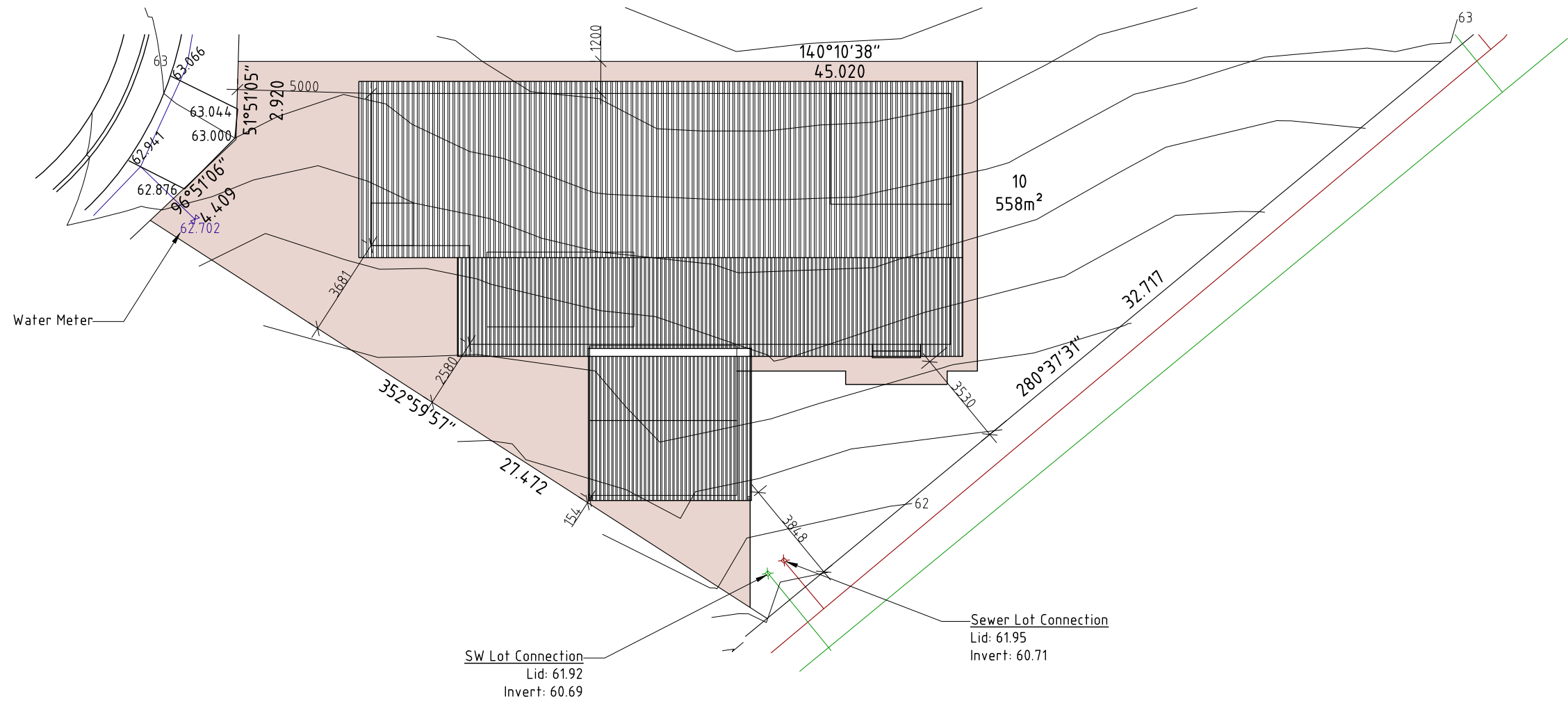
Owners are to ensure that the work is either Low-Risk Building Work, Notifiable Building Work or Permit work in accordance with the Directors Determination – Categories of Building & Demolition Work v 1.4 dated 12 March 2021 prior to any building works being carried out on the land.

[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)

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CONTENTS	
1.	Site Plan
2.	Plan
3.	Elevations
4.	Plumbing Plan
5.	Plumbing Notes
6.	Plumbing Details



Site Coverage:  
Impervious area: 67.38%  
Pervious area: 32.62%

DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION

PROPOSED RESIDENCE FOR  
MR. B. DART AT  
10 COCKATOO PLACE, CAMPANIA

SITE PLAN

SCALE 1:200  
0 2000 4000

AMENDED

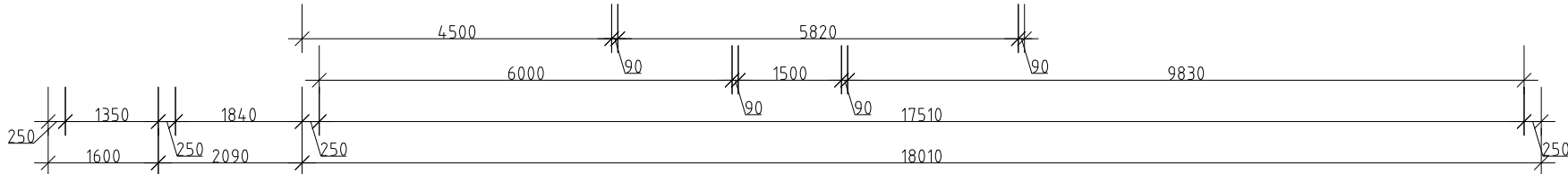
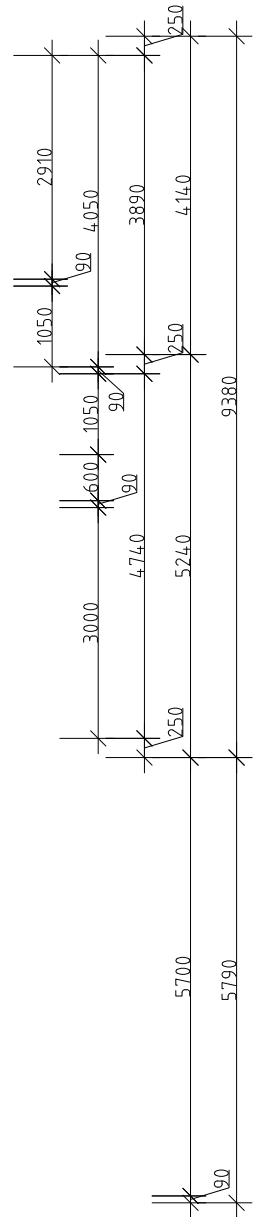
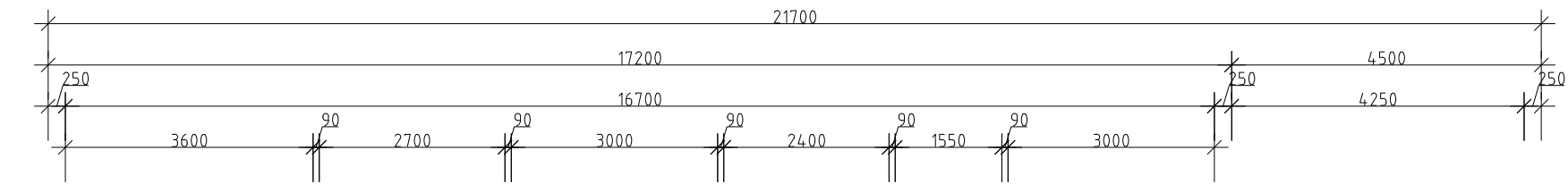
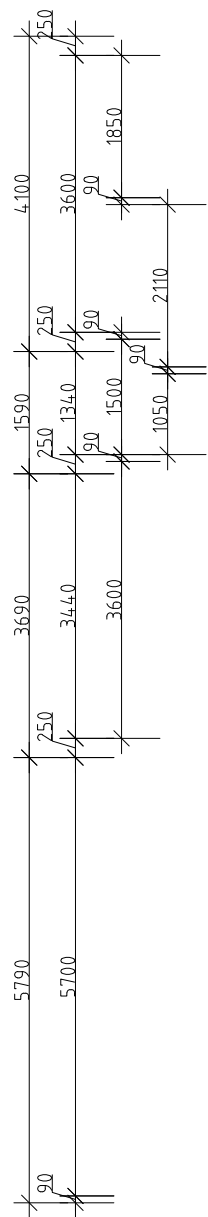
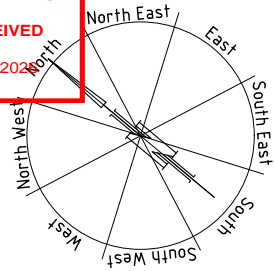
DATE  
02/02/2026

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01 OF 06

DRAWN BY J. TILLEY  
email: jtilley7@biopond.com  
phone ph 0400 671 582

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Area  
Residence: 168.76m<sup>2</sup>  
Deck: 17.59m<sup>2</sup>  
Porch: 2.54m<sup>2</sup>  
Carport: 34.74m<sup>2</sup>

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PROPOSED RESIDENCE FOR  
MR. B. DART AT  
10 COCKATOO PLACE, CAMPANIA

PLAN

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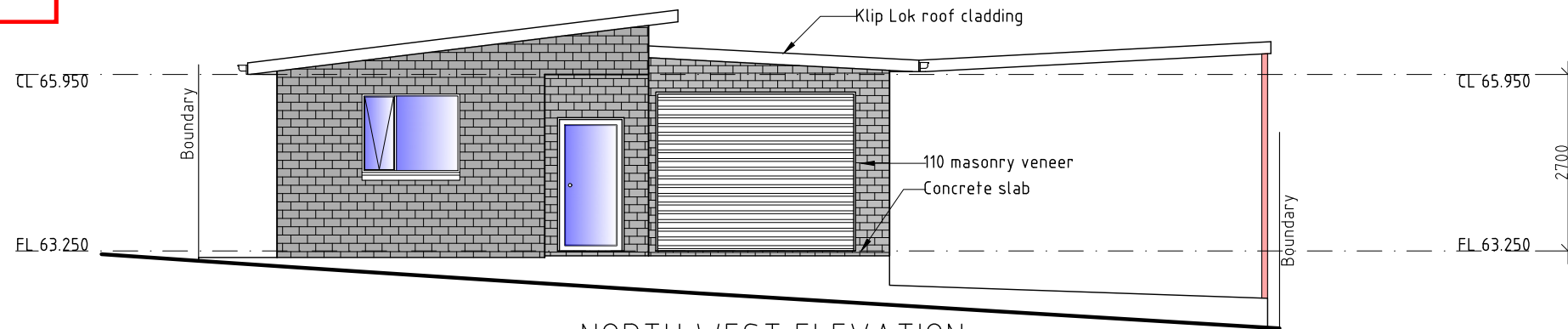
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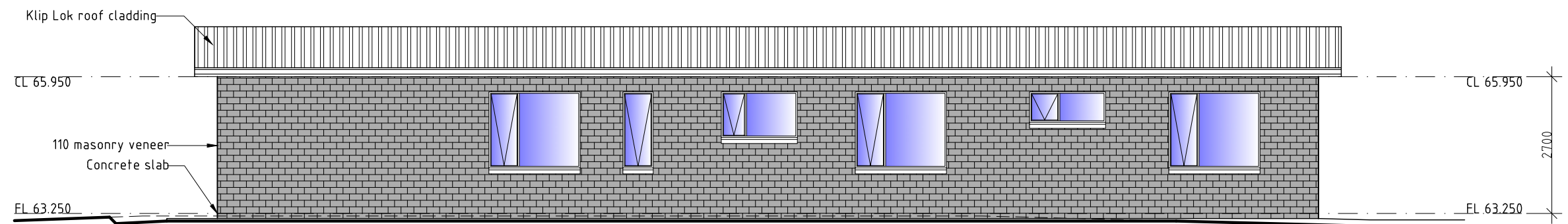
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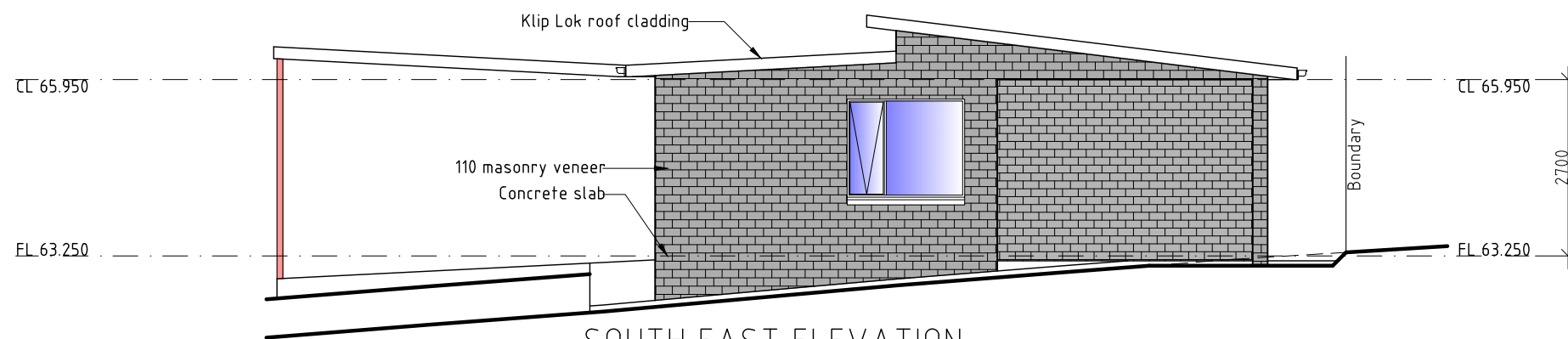
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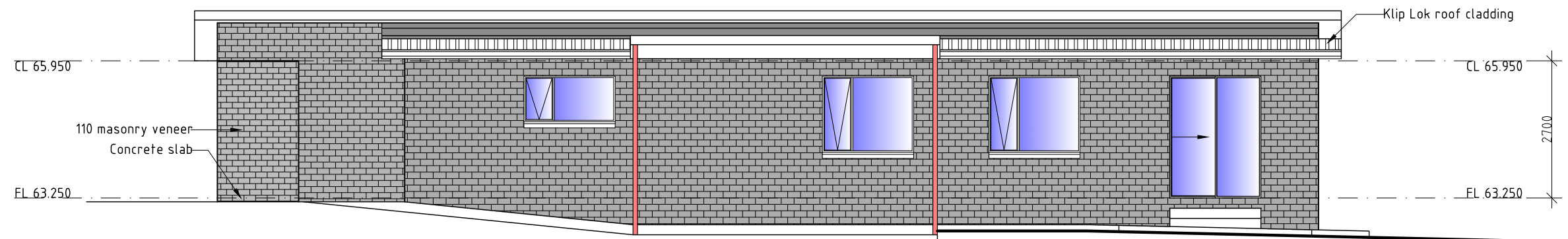
NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

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PROPOSED RESIDENCE FOR  
MR. B. DART AT  
10 COCKATOO PLACE, CAMPANIA

ELEVATIONS

SCALE 1:100  
0 1000 2000

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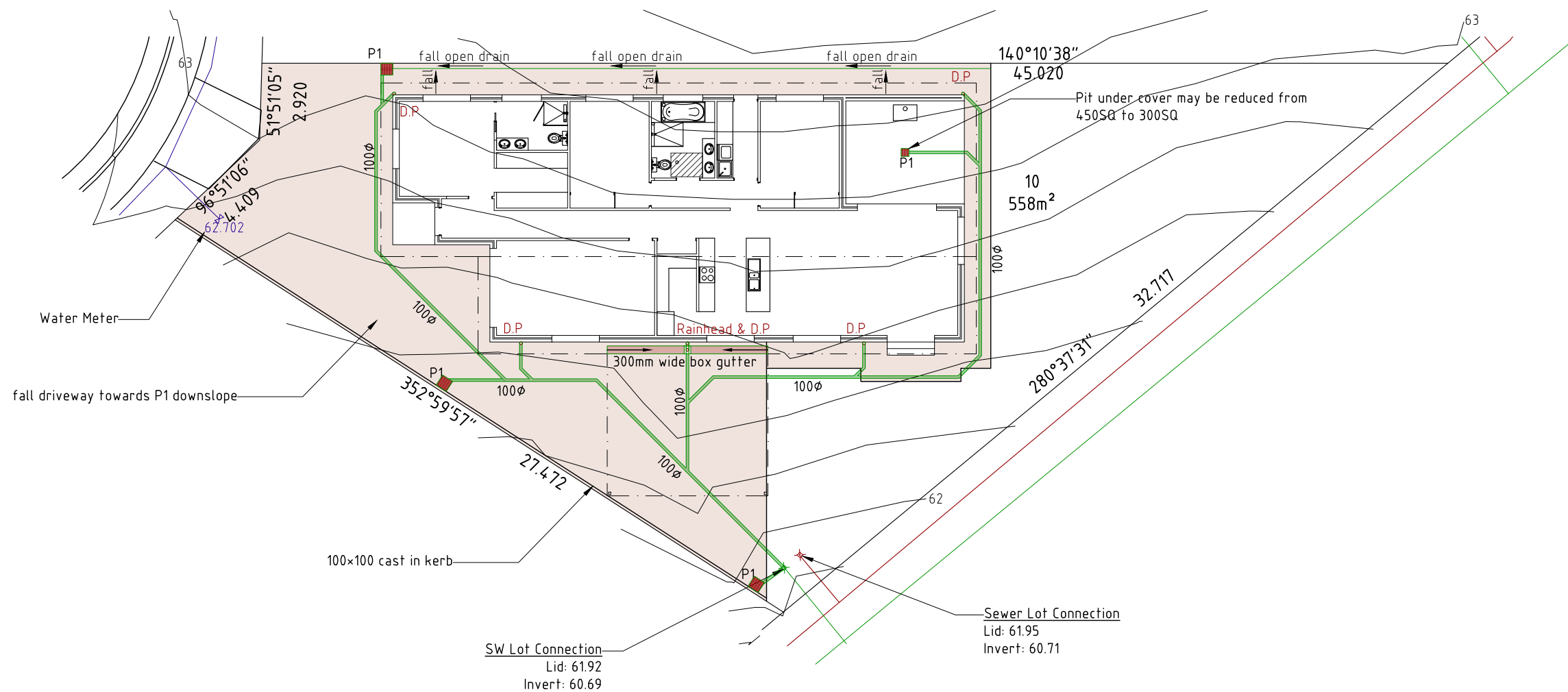
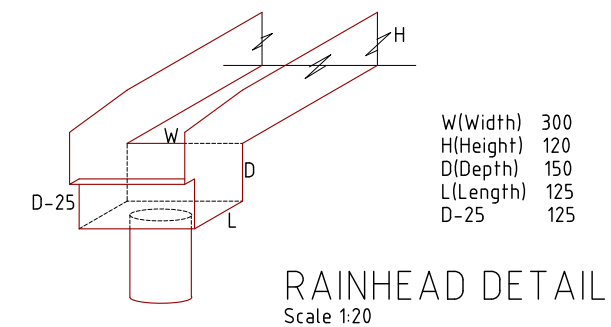
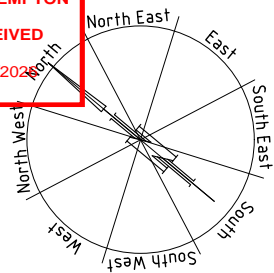
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TGD Trafficable grate drain  
P1 450x450 Trafficable pit.  
Each grate pit to be fitted with  
water quality improvement device.  
Designed & installed in accordance  
with manufacturers instructions

Agg drains to be installed prior to slab/footings preparation. Evidence of the agg drainage installation to be supplied to the Engineer.

Plumber to confirm the location of existing on-site services prior to commencement of any excavations

S100Ø	100uPVC sewerage 1.67% min. fall
100Ø	100uPVC stormwater 1:100 min. fall
100x100 cast in kerb to downslope of driveway perimeter I.O. at each intersection & bend	

DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION

PROPOSED RESIDENCE FOR  
MR. B. DART AT  
10 COCKATOO PLACE, CAMPANIA

STORMWATER CONCEPT PLAN

DATE  
02/02/2026

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email: jtilley7@bigpond.com  
phone ph 0400 671 582

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WET AREAS TO COMPLY WITH NCC VOL. 2 PART  
H4D2, ABCB HOUSING PROVISIONS PART 10.2 AND  
AS 3740

WATERPROOFING OF ENCLOSED & UNENCLOSED SHOWERS:  
FLOOR: Waterproof entire floor if no preformed shower base provided  
WALLS: Waterproof to not less than 1800mm above the floor substrate  
WALL JUNCTIONS AND JOINTS: Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction  
WALL/FLOOR JUNCTIONS: Waterproof internal and external corners and joints  
PENETRATIONS: Waterproof all penetrations

AREAS OUTSIDE THE SHOWER ON CONCRETE SLAB OR FC FLOORING:  
FLOORS: Entire floor to be water resistant  
WALLS/FLOOR JUNCTIONS: Waterproof all wall/floor junctions and where a flashing is used, the horizontal leg must be not less than 40mm

AREAS OUTSIDE THE SHOWER ON TIMBER FLOOR:  
FLOORS: Waterproof entire floor  
WALL/FLOOR JUNCTIONS: Waterproof all wall/floor junctions and where a flashing is used, the horizontal leg must be not less than 40mm.

AREAS ADJACENT TO NON-FREESTANDING BATHS AND SPAS (without showers):  
FLOOR: Water resistant to entire floor on concrete or FC flooring; or Waterproof to entire floor on timber floor.  
WALLS: Water resistant walls to a height of not less than 150mm above the vessels, for the full extent, where the vessel is within 75mm of a wall.  
WALL JUNCTIONS AND JOINTS:Water resistant within 150mm above the vessel for the extent of the vessel to a width of 40mm either side of the junction  
WALL/FLOOR JUNCTIONS: Waterproof for the extent of the vessel

AREAS ADJACENT TO INSERTED BATHS AND SPAS (without showers):  
FLOOR: Water resistant to entire floor on concrete or FC flooring; or Waterproof to entire floor on timber floor.  
HORIZONTAL SURFACES: Waterproof shelf adjoining bath or spa and include a waterstop under the vessel lip  
WALLS: Waterproof walls to not less than 150mm above the lip of the vessel  
WALL JUNCTIONS AND JOINTS: Waterproof junctions within 150mm of vessel to a width of 40mm either side of the junction  
WALL/FLOOR JUNCTIONS: Waterproof wall/floor junctions 25mm above finished floor level  
PENETRATIONS: Waterproof penetrations where they occur in horizontal surfaces, seal penetrations where they occur in vertical surfaces

OTHER AREAS (LAUNDRIES AND WCs):  
FLOOR: Water resistant floor to entire room  
WALLS: Water resistant wall to a height of not less than 150mm above the vessel for the extent of the vessel, where the vessel is within 75mm of wall  
WALL JUNCTIONS AND JOINTS: Waterproof junctions where a vessel is fixed to a wall  
WALL/FLOOR JUNCTIONS: Water resistant wall/floor junctions with horizontal leg not less than 40mm where flashing used  
PENETRATIONS: Waterproof penetrations where they occur in surfaces required to be waterproof or water resistant.

WATERPROOFING SYSTEMS:  
Waterproofing systems to be in accordance with ABCB Housing Provisions Part 10.2.6.

FALLS TO WET AREA FLOORS:  
Where a floor waste is installed the continuous fall of a floor plane to the waste must be no less than 1:80 and no more than 1:50.

STEPDOWN SHOWERS:  
Where stepdown showers are used, the shower area must be stepped down a minimum of 25mm below the finished floor level outside the shower. Refer to ABCB Housing Provisions Part 10.2.15 & relevant figures for details.

HOB CONSTRUCTION:  
Shower hobs are to be constructed in accordance with ABCB Housing Provisions Part 10.2.16.

ENCLOSED SHOWERS WITH LEVEL THRESHOLD:  
Enclosed showers with a level threshold must be provided with a waterstop in accordance with ABCB Housing Provisions Part 10.2.17 & relevant figures.

UNENCLOSED SHOWERS:  
Unenclosed showers are to have a waterstop min. 1500mm from the shower rose with the vertical leg finishing flush with the top surface of the floor. Waterproof all all joins and junctions. Waterproof entire bathroom floor where unenclosed showers are installed. Refer to ABCB Housing Provisions Part 10.2.18 & relevant figures for details.

PENETRATIONS:  
All penetrations in showers and wet areas must be waterproofed in accordance with ABCB Housing Provisions part 10.2.23.

FLASHINGS/JUNCTIONS:  
All flashings and junctions in wet areas to be installed in accordance with ABCB Housing Provisions Part 10.2.24 & relevant figures.

SHOWER SCREENS:  
1900H Semi-frameless shower screens to comply with ABCB Housing Provisions Table 8.4.6 & AS 1288:2021. Minimum 6mm toughened safety organic coated glass, labelled to comply with industry standards. Install shower screens in accordance with ABCB Housing Provisions Part 10.2.32.

- HYDRAULIC NOTES:
- All plumbing shall be in accordance with the Tasmanian Plumbing Regulations, AS 3500 and to the local authority approval.
  - The location of the existing services where shown are approximate only and shall be confirmed on site where possible. Determine location of existing power, Telstra, water and drainage services prior to commencing new work.
  - Conceal all pipework in ceiling space, ducts, cavities, wall chases, cupboards etc. unless otherwise approved.
  - Refer to designers drawings and fixture and equipment technical specifications for pipework connections.
  - Make good all disturbed surfaces to match existing.
  - Remove all excess soil and surplus materials from site.
  - All plumbing to be installed by a licensed plumber.

Install inspection openings at major bends for stormwater and all low points of downpipes.  
All plumbing & drainage to be in accordance with local Council requirements. Provide surface drain to back of bulk excavation to drain leveled pad prior to commencing footing excavation.  
Stormwater line (100mm uPVC)  
Sewer line (100mm uPVC)

SERVICES  
The heated water system must be designed & installed with Part B2 of NCC Vol. 3 – Plumbing Code of Australia  
Thermal insulation for heated water piping must:  
a) be protected against the effects of weather and sunlight; and  
b) be able to withstand the temperatures within the piping; and  
c) use thermal insulation in accordance with AS/NZS 4859.1

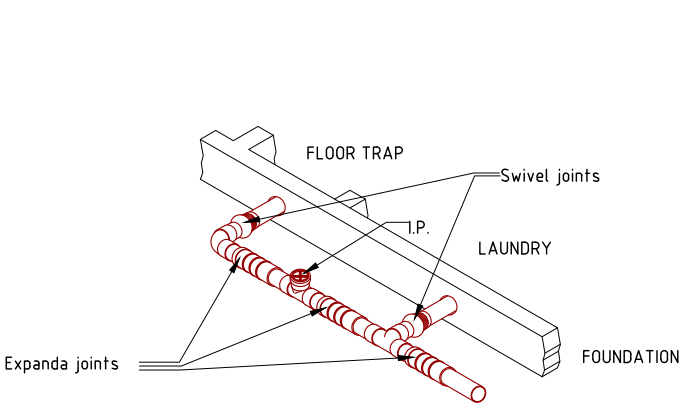
Heated water piping that is not within a conditioned space must be thermally insulated as follows:

- Internal piping:
  - All flow and return internal piping that is -
    - within an unventilated wall spaces
    - within an internal floor between storeys; or
    - between ceiling and insulation and a ceilingMust have a minimum R-value of 0.2 (ie. 9mm of closed cell polymer insulation)
- Piping located within a ventilated wall space, an enclosed building subfloor or a roof space:
  - All flow and return piping
  - Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system  
Must have a minimum R-value of 0.45 (ie. 19mm of closed cell polymer insulation)
- Piping located outside the building or in an unenclosed building sub-floor or roof space:
  - All flow and return piping.
  - Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system  
Must have a minimum R-value of 0.6 (ie. 25mm of closed cell polymer insulation)  
Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.

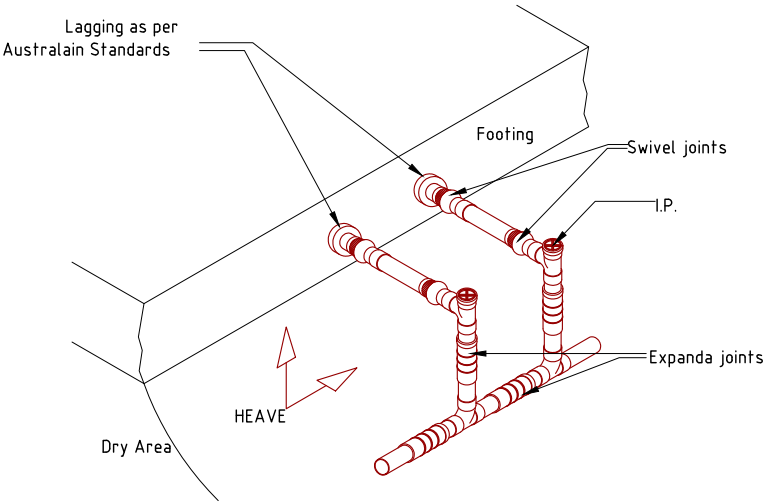
Hot & Cold Water Nominal Diameters		
Branch off takes	Min. DN20	
Max. off take length 6m	DN18	
Max. off take length 3m	DN15	
Max. off take length 1m	DN10	

Insulation Schedule		
Heated water pipes		
Type	Size Range	Insulation
Circulating Line	32-40	25mm Rockwool with foil wrap
Branch Line	20-25	19mm Bradflex
Offtake	18	13mm Bradflex
Cold water pipes exposed		
Type	Size Range	Insulation
All	>20	13mm Bradflex
Other cold watere pipes		
Type	Size Range	Insulation
All	All	Not required

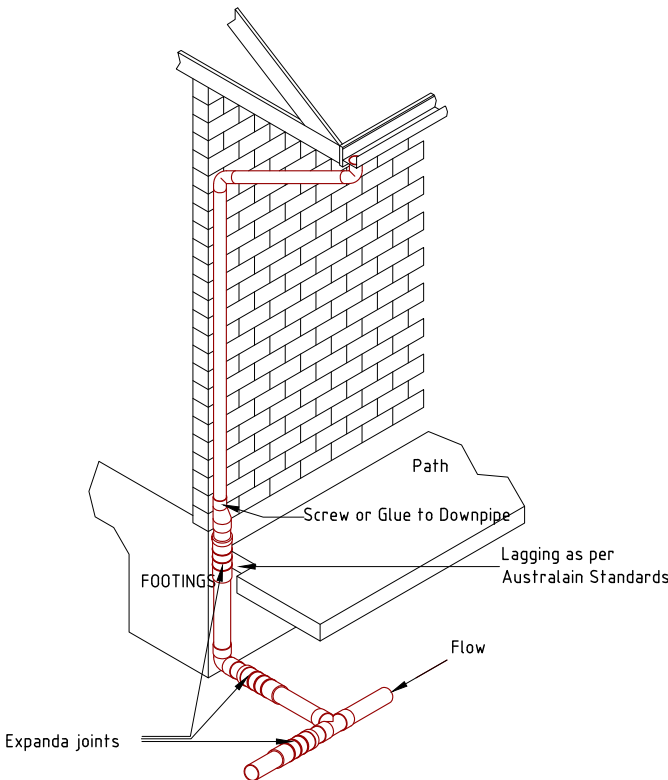
NOTE: Water pipes associated directly with plan equipment shall be insulated in accordance with the manufacturers instructions for a typical installation



GUIDELINES FOR PVC-U DRAINAGE SYSTEM WITH EXPANSION AND SWIVEL JOINT LOCATIONS FOR REACTIVE SOILS



GUIDELINES FOR PVC-U DRAINAGE SYSTEM WITH EXPANSION AND SWIVEL JOINT LOCATIONS FOR REACTIVE SOILS



GUIDELINES FOR PVC-U DRAINAGE SYSTEM WITH EXPANSION AND SWIVEL JOINT LOCATIONS FOR REACTIVE SOILS

Surface drainage to conform with NCC Vol. 2 Part H2D2.  
NOTE: 50mm fall required over first 1m from building.

IMPORTANT NOTICE FOR ATTENTION OF OWNER:  
The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSRIO Building Technology File 18 and it is the owners responsibility to maintain the site in accordance with that document.

DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION

PROPOSED RESIDENCE FOR  
MR. B. PART AT  
10 COCKATOO PLACE, CAMPANIA

PLUMBING NOTES

SCALE N/A

AMENDED

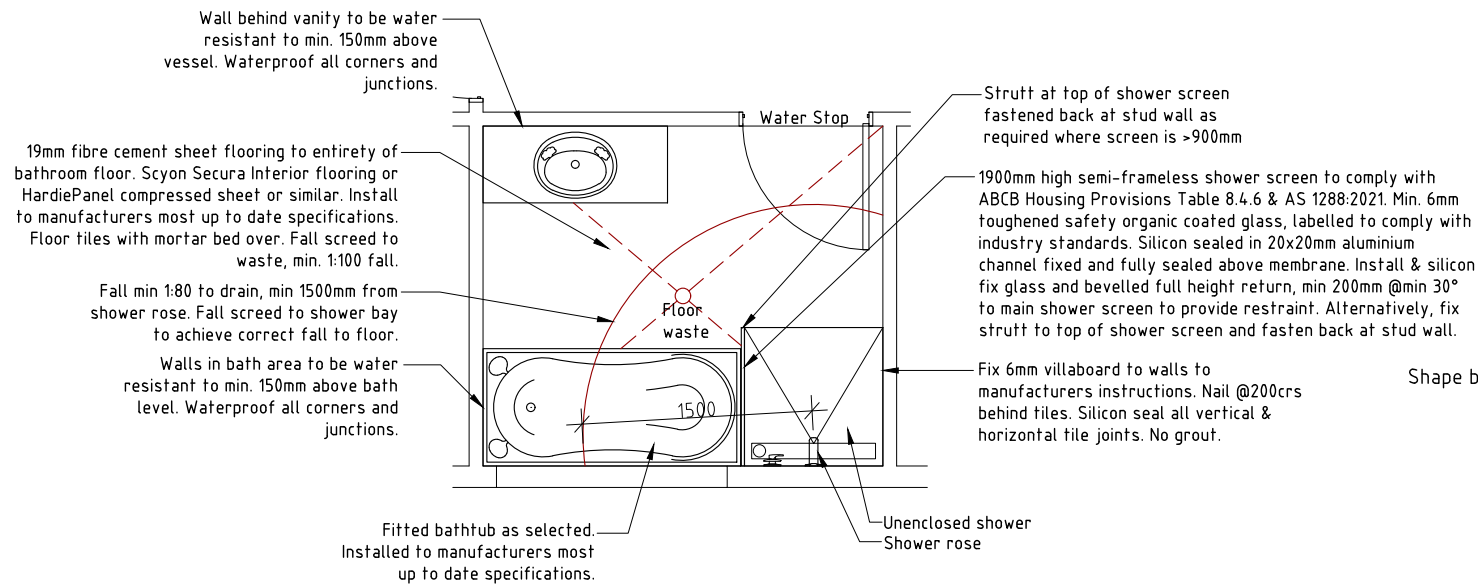
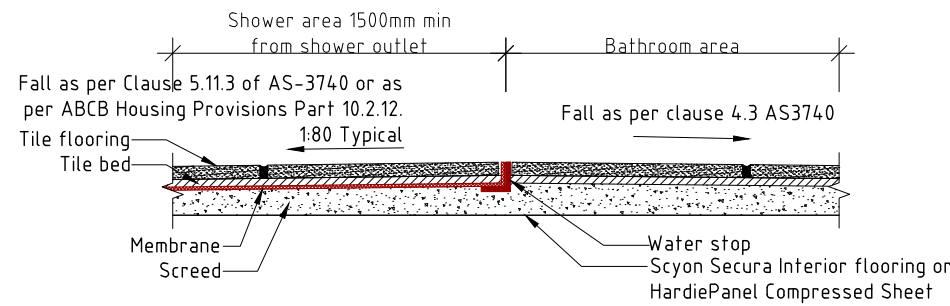
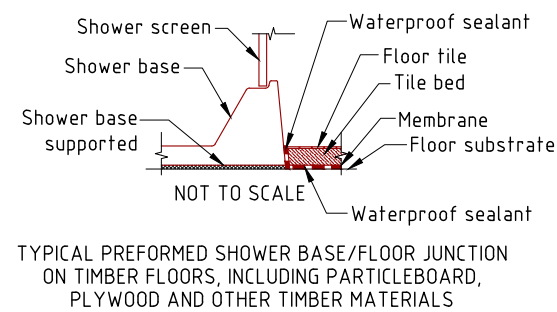
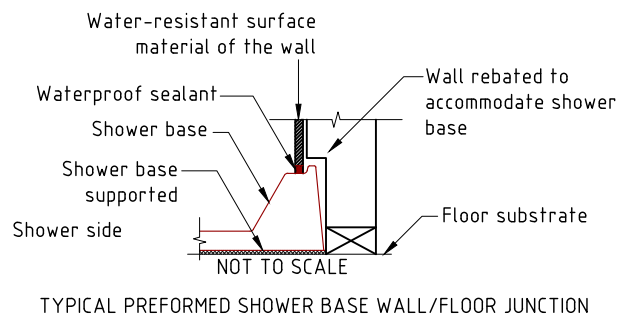
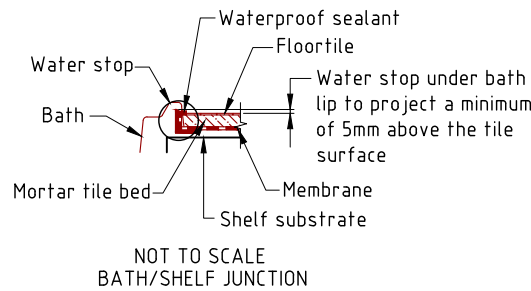
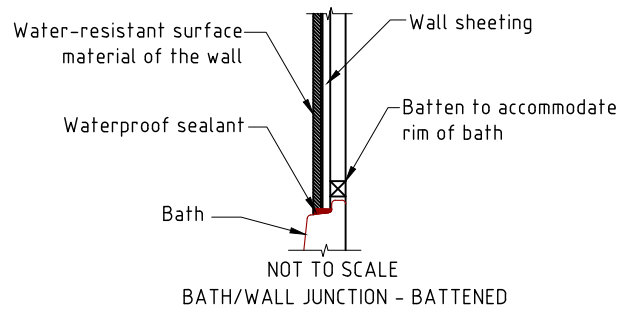
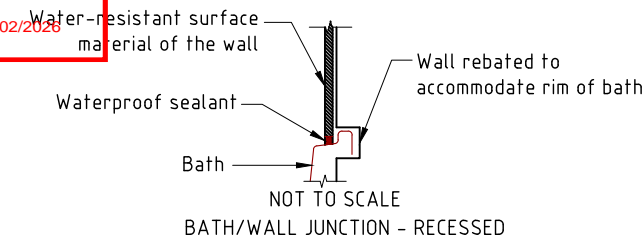
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02/ 02/ 2026

DRAWING NO.  
05 OF 06

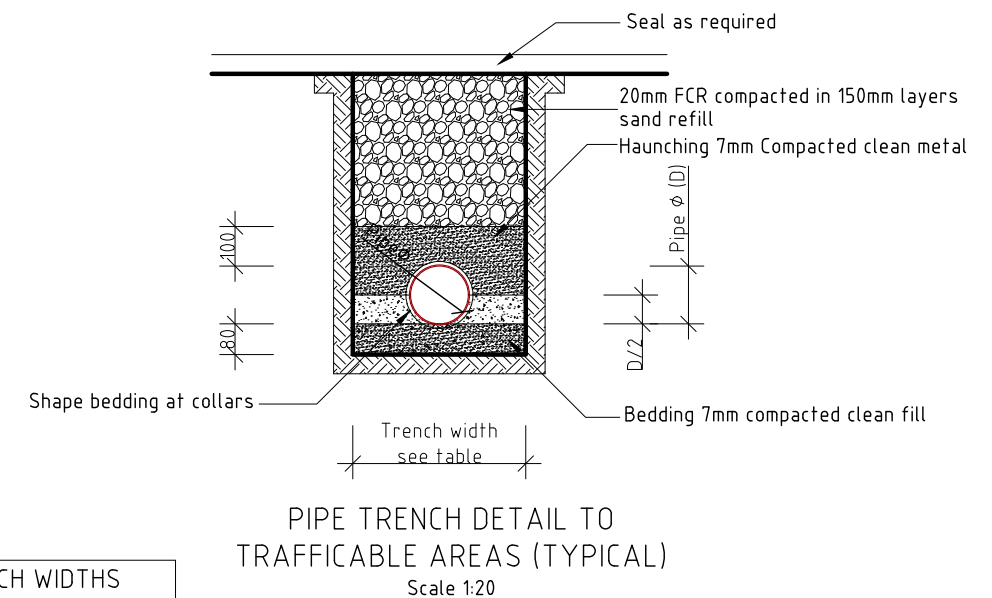
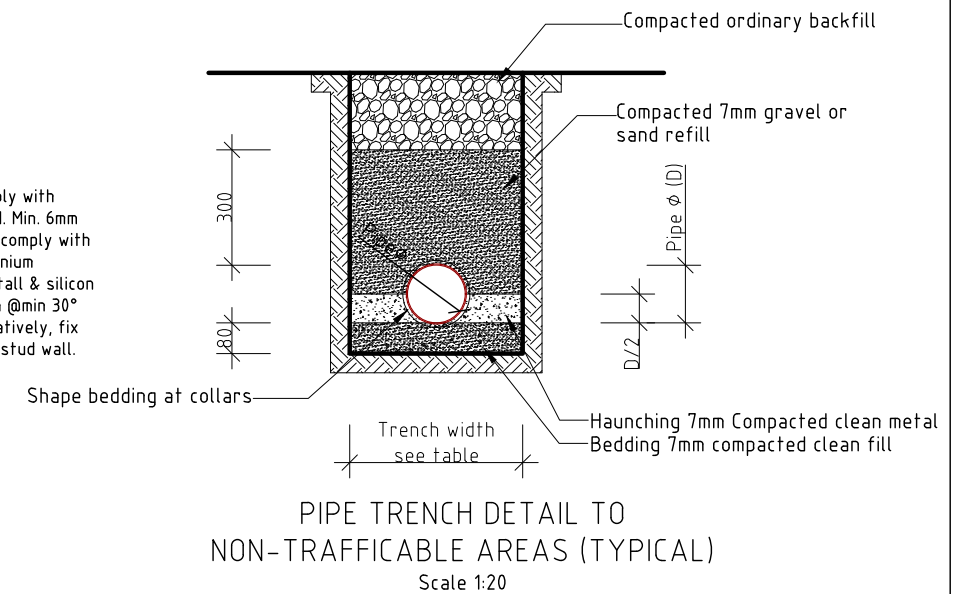
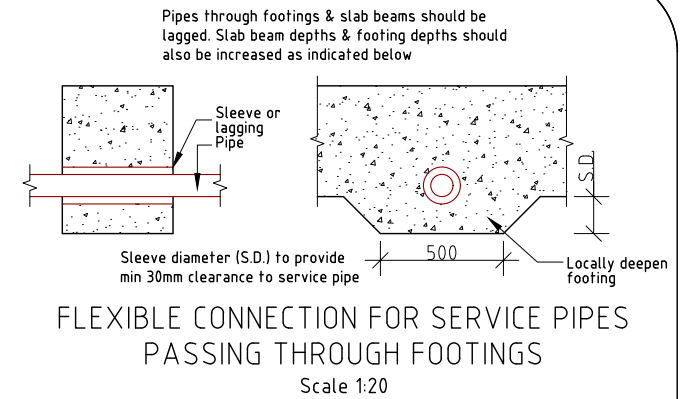
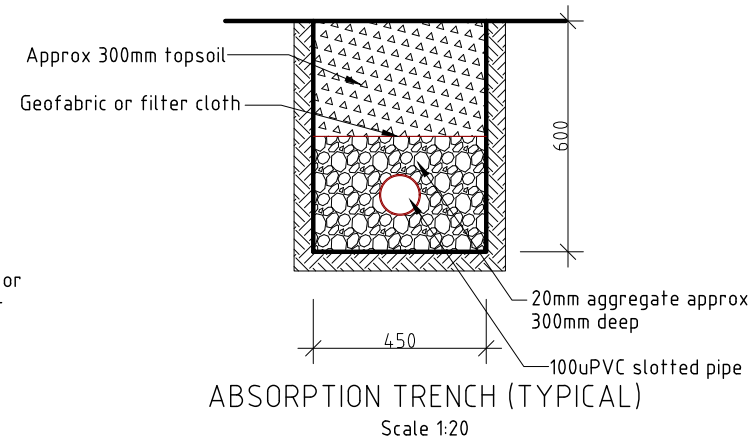
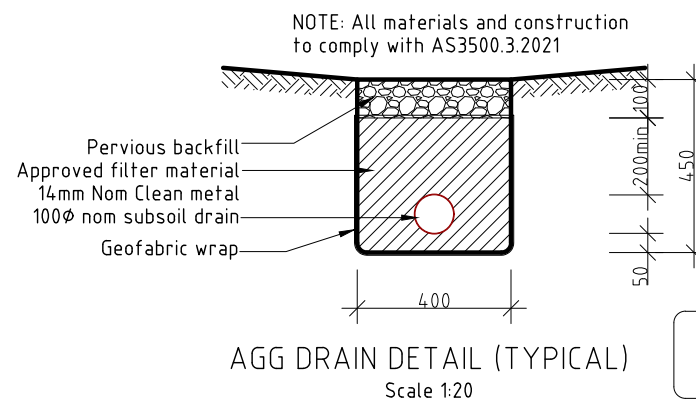
DRAWN BY J.TILLEY  
email: jtilley7@biapond.com  
phone ph 0400 671 582

Certified: G. Tilley Accreditation No.CC620H  
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SMC - KEMPTON  
RECEIVED  
2/02/2026



Seal all joints, gaps & wall junctions with PVA sealant - cover floor/wall junctions min R6: 2 coats of approved PVA membrane installed to manufacturers instructions and on top of the screed to ensure waterproof membrane is drained to the floor waste, including cloth tape to wall junctions and penetrations. To floor, continue 50mm up vertical surfaces & to shower bay 1800x1500 each way from shower rose or to shower screen. To timber skirting or door architrave to stop <25mm above finished floor level.



TRENCH WIDTHS	
Pipe diameter	Min trench width
Less than 50mm	250
75-100mm	450
150-300mm	600
>300mm	ø plus 300mm

Surface drainage to conform with NCC Vol. 2 Part H2D2.  
NOTE: 50mm fall required over first 1m from building.

IMPORTANT NOTICE FOR ATTENTION OF OWNER:  
The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSRIO Building Technology File 18 and it is the owners responsibility to maintain the site in accordance with that document.

DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION

PROPOSED RESIDENCE FOR  
MR. B. DART AT  
10 COCKATOO PLACE, CAMPANIA

PLUMBING DETAILS

SCALE 1:20  
0 200 400

AMENDED

DATE  
02/02/2026

DRAWING NO.  
06 OF 06

DRAWN BY J. TILLEY  
email: jtilley7@biopond.com  
phone ph 0400 671 582

Certified: G. Tilley Accreditation No. CC620H  
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### SEARCH OF TORRENS TITLE

VOLUME 185996	FOLIO 10
EDITION 1	DATE OF ISSUE 09-Jan-2024

SEARCH DATE : 02-Feb-2026

SEARCH TIME : 02.09 pm

### DESCRIPTION OF LAND

Parish of STAFFA Land District of MONMOUTH

Lot 10 on Sealed Plan [185996](#)

Derivation : Part of Lot 13, 153A-3R-36P Gtd. to Herbert James Paul

Prior CT [8265/1](#)

### SCHEDULE 1

[M940472](#) TRANSFER to ACQUA PROPERTY HOLDINGS PTY LTD  
Registered 12-Apr-2022 at noon

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP[185996](#) COVENANTS in Schedule of Easements

SP[185996](#) FENCING PROVISION in Schedule of Easements

### UNREGISTERED DEALINGS AND NOTATIONS

N104130 PRIORITY NOTICE reserving priority for 90 days  
TRANSFER Acqua Property Holdings Pty Ltd to Sam Jaymes Medhurst and Hayley Adele Sharp  
MORTGAGE Sam Jaymes Medhurst and Hayley Adele Sharp to Westpac Banking Corporation ABN 33 007 457 141  
Lodged by SIMMONS WOLFHAGEN on 08-Dec-2025 BP: N104130  
E441621 MORTGAGE to Westpac Banking Corporation Lodged by DOBSON MITCHELL on 06-Jan-2026 BP: N104098  
N104098 TRANSFER to SAM JAYMES MEDHURST and HAYLEY ADELE SHARP Lodged by DOBSON MITCHELL on 06-Jan-2026 BP: N104098



OWNER: ACQUA PROPERTY HOLDINGS PTY LTD

FOLIO REFERENCE: C.T. 8265 - 1

GRANTEE:  
PART OF LOT 13, 153-3-36 GTD. TO HERBERT ~~PAUL JAMES~~  
JAMES PAUL

### PLAN OF SURVEY

BY SURVEYOR:  
T.W. COX of  
LEARY, COX & CRIPPS SURVEYORS  
Unit G04 40 Mole Street, HOBART TAS 7000  
P 03 6118 2030  
E admin@lccsurvey.com

LOCATION: LAND DISTRICT OF MONMOUTH  
PARISH OF STAFFA  
& TOWN OF CAMPANIA

SCALE 1: 600 LENGTHS IN METRES

REGISTERED NUMBER

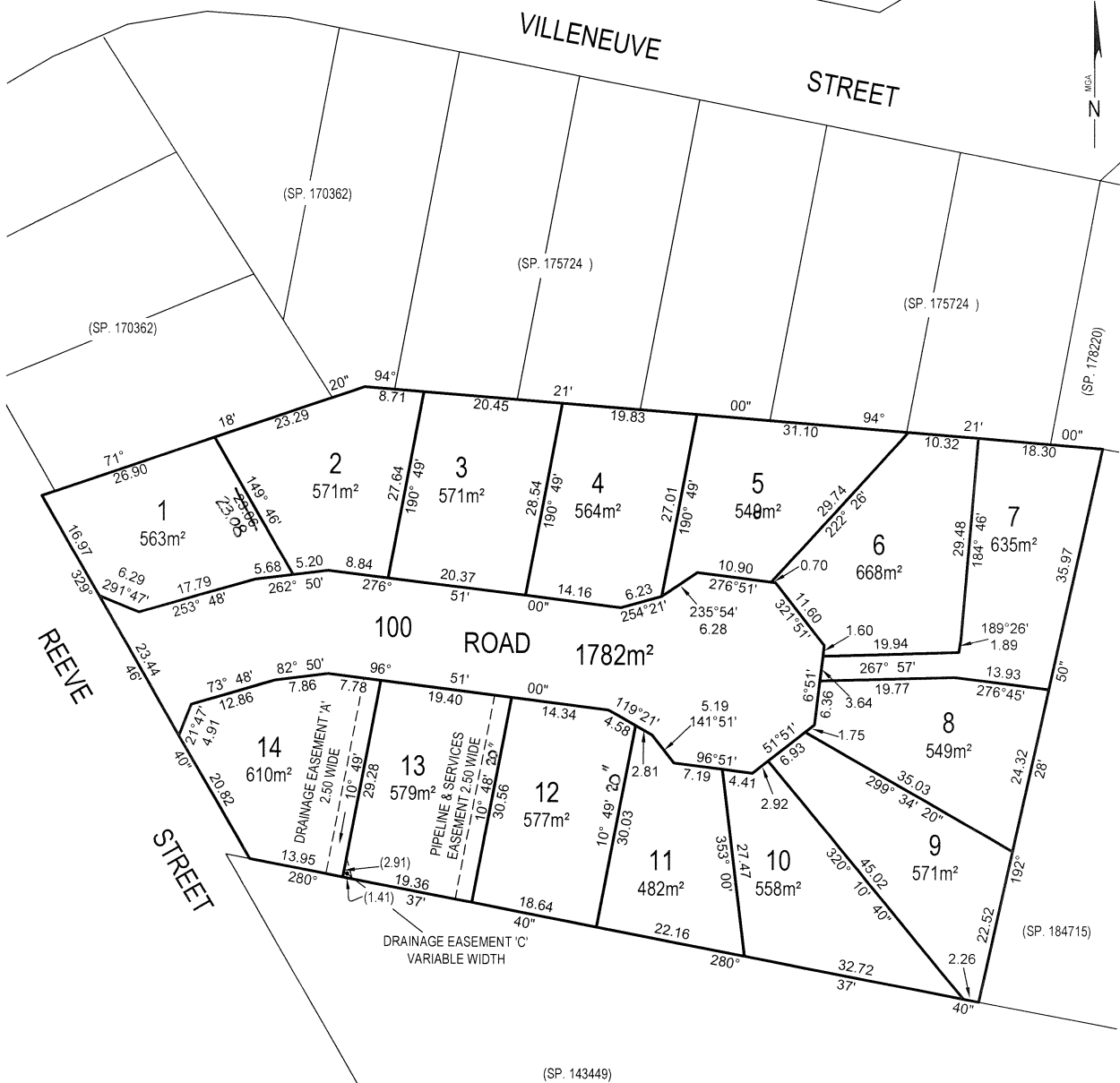
## SP185996

APPROVED  
EFFECTIVE FROM - 9 JAN 2024

*Renner*  
Recorder of Titles

### PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE  
CROSS REFERENCED ON THIS PLAN



*[Signature]*  
Registered Land Surveyor

17/8/2023  
Date

*[Signature]*  
Council Delegate

25/10/23  
Date

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<p><b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS &amp; MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	SP 185996

PAGE 1 OF 4 PAGES

### 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

#### Lot 13 is:

SUBJECT TO a Pipeline & Services Easement (as hereinafter defined) in gross in favour of TasWater over the land marked PIPELINE & SERVICES EASEMENT 2.50 WIDE on the Plan.

SUBJECT TO a Drainage Easement (as hereinafter defined) in gross in favour of the Southern Midlands Council over the land marked DRAINAGE EASEMENT 'C' VARIABLE WIDTH on the Plan.


#### Lot 14 is:

SUBJECT TO a Drainage Easement (as hereinafter defined) in gross in favour of the Southern Midlands Council over the land marked DRAINAGE EASEMENT 'A' 2.50 WIDE on the Plan.

### FENCING PROVISION

In respect to each lot shown on the Plan (except lot 100) the Vendor (Acqua Property Holdings Pty Ltd) shall not be required to fence.

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: ACQUA PROPERTY HOLDINGS PTY LTD (ACN 636 483 406)</p> <p>FOLIO REF: 8265/1</p> <p>SOLICITOR &amp; REFERENCE: MURDOCH CLARKE JJP 2201601</p>	<p>PLAN SEALED BY: SOUTHERN MIDLANDS COUNCIL</p> <p>DATE: 25/10/23</p> <p>SA 2022/00011</p> <p>REF NO.</p> <p style="text-align: right;">               Council Delegate         </p>
<p><b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 4 PAGES	Registered Number  <b>SP 185996</b>
SUBDIVIDER: ACQUA PROPERTY HOLDINGS PTY LTD (ACN 636 483 406) FOLIO REFERENCE: 8265/1	

## COVENANTS

The owners of each lot shown on the plan covenant with the Vendor, Acqua Property Holdings Pty Ltd (ACN 636 483 406) and the Southern Midlands Council to the intent that the burden of these covenants may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolved with each and every part thereof and be in favour of the Southern Midlands Council to observe the following stipulations:-

- (a) Not to erect or permit to be erected on the said lot any building which does not have a roof constructed of tiling or other substance which does not reflect light.
- (b) Not to use unpainted galvanized iron or other reflective material or substance in the construction of any roof or any part of any dwelling or other structure on the said lot.
- (c) Not to construct or place kit, re-locatable or weatherboard dwellings on the lot.
- (d) Not to construct any dwellings on the lot that shall have less than seventy (70) per cent of the external walls comprising glass, masonry, brick or rendered finish.
- (e) Not to commence construction of a dwelling on the lot without providing for a lockable skip bin of a capacity of at least three (3) cubic metres to remove all rubbish and discarded materials.
- (f) Not to use or allow the lot to be used for public housing, public rental projects or public assistance programs or where the owner of the lot does not have the right to determine the tenants.
- (g) The Vendor reserves the right for themselves or their assigns to sell lease or otherwise deal with any lot on the plan either subject to any of the above conditions and/or restrictive covenants or any one of them or not subject to such modifications thereof as they in their sole discretion deem fit. The exercise of the said right in relation to any lot shall not release the owners of any other lot from any of the conditions or covenants affecting or imposed upon such other lots will give the owners of any lot any right of action against the vendor or any other person.

## DEFINITIONS

**"Drainage Easement"** means a right of drainage (including the right of construction of drains) for the Southern Midlands Council with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for the Southern Midlands Council

**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.

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF 4 PAGES	Registered Number <b>SP 185996</b>
SUBDIVIDER: ACQUA PROPERTY HOLDINGS PTY LTD (ACN 636 483 406) FOLIO REFERENCE: 8265/1	

and its employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.

**"Easement Land"** means the land which is subject to an easement in favour of TasWater.

**"Infrastructure"** means-

Infrastructure owned or for which TasWater is responsible and includes but is not limited to-

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

**"Owner"** means the registered proprietors of the lot in the folio of the Register from time to time.

**"Pipeline and Services Easement"** means-

FIRSTLY, THE FULL RIGHT AND LIBERTY for the TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:

**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.



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 4 OF 4 PAGES	Registered Number  <b>SP 185996</b>
SUBDIVIDER: ACQUA PROPERTY HOLDINGS PTY LTD (ACN 636 483 406) FOLIO REFERENCE: 8265/1	

- (a) without doing unnecessary damage to the Easement Land; and
- (b) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

"**TasWater**" means the Tasmanian Water and Sewerage Corporation Pty Ltd (ACN 162 220 653) its successors & assigns.

Executed by **ACQUA PROPERTY HOLDINGS PTY LTD (ACN 636 483 406)** pursuant to Section 127 of the Corporations Act 2001 by its sole director and sole secretary **JAMES ANDREW POLANOWSKI**

  
Sole Director / Sole Secretary Signature

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