



GLAMORGAN/SPRING BAY COUNCIL
NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: **4 Russell Street, Orford**
CT 179123/21

PROPOSAL: **Outbuilding (Shed)**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received before midnight on 29 October 2026.

APPLICANT: **Sheds n Homes**
DATE: **13/08/2026**
APPLICATION NO: **DA 2026 / 144**

Application for Planning Approval

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:	Benjamin Harriss		
Contact person: (if different from applicant)			
Address:	57 Cove Hill Road		
Suburb:	Bridgewater	Post Code:	7030
Email:	hobart@shedsnhomes.com.au	Phone: / Mobile:	0431885353

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:	4 Russell Street		
Suburb:	Orford	Post Code:	7190
Size of site: (m ² or Ha)	1093m ²		
Certificate of Title(s):	179123/21		
Current use of site:	Residential		

General Application Details *Complete for All Applications*

Description of proposed use or development:	New Shed	
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	\$	--
Is the property on the State Heritage Register? (Circle one)	☐ Yes / No	☒

For all Non-Residential Applications

Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	

Personal Information Protection Statement

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

Applicant Declaration

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:

- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Applicant Signature:	<i>Benjamin Harriss</i>	Date:	12/08/2026
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Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	
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If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.

Checklist of application documents:

Taken from Section 6 of the Planning Scheme

An application must include:

- ☐ a signed application form;
- ☐ any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- ☐ details of the location of the proposed use or development;
- ☐ a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- ☐ a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- ☐ any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- ☐ a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
 - (i) the existing and proposed use(s) on the site;
 - (ii) the boundaries and dimensions of the site;
 - (iii) topography including contours showing AHD levels and major site features;
 - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
 - (v) soil type;
 - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
 - (vii) the location and capacity and connection point of any existing services and proposed services;
 - (viii) the location of easements on the site or connected to the site;
 - (ix) existing pedestrian and vehicle access to the site;
 - (x) the location of existing and proposed buildings on the site;
 - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
 - (xii) any natural hazards that may affect use or development on the site;
 - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
 - (xiv) any proposed open space, common space, or facilities on the site; and
 - (xv) proposed subdivision lot boundaries;
- ☐ where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
 - (xvi) the internal layout of each building on the site;
 - (xvii) the private open space for each dwelling;
 - (xviii) external storage spaces;
 - (xix) parking space location and layout;
 - (xx) major elevations of every building to be erected;
 - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
 - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
 - (xxiii) materials and colours to be used on roofs and external walls.

SEARCH OF TORRENS TITLE

VOLUME 179123	FOLIO 21
EDITION 3	DATE OF ISSUE 21-Mar-2022

SEARCH DATE : 12-Aug-2026

SEARCH TIME : 12.00 pm

DESCRIPTION OF LAND

Town of ORFORD

Lot 21 on Sealed Plan [179123](#)

Derivation : Part of Lot 9 (Sec. H) Gtd. to Russell Graeme Salmon

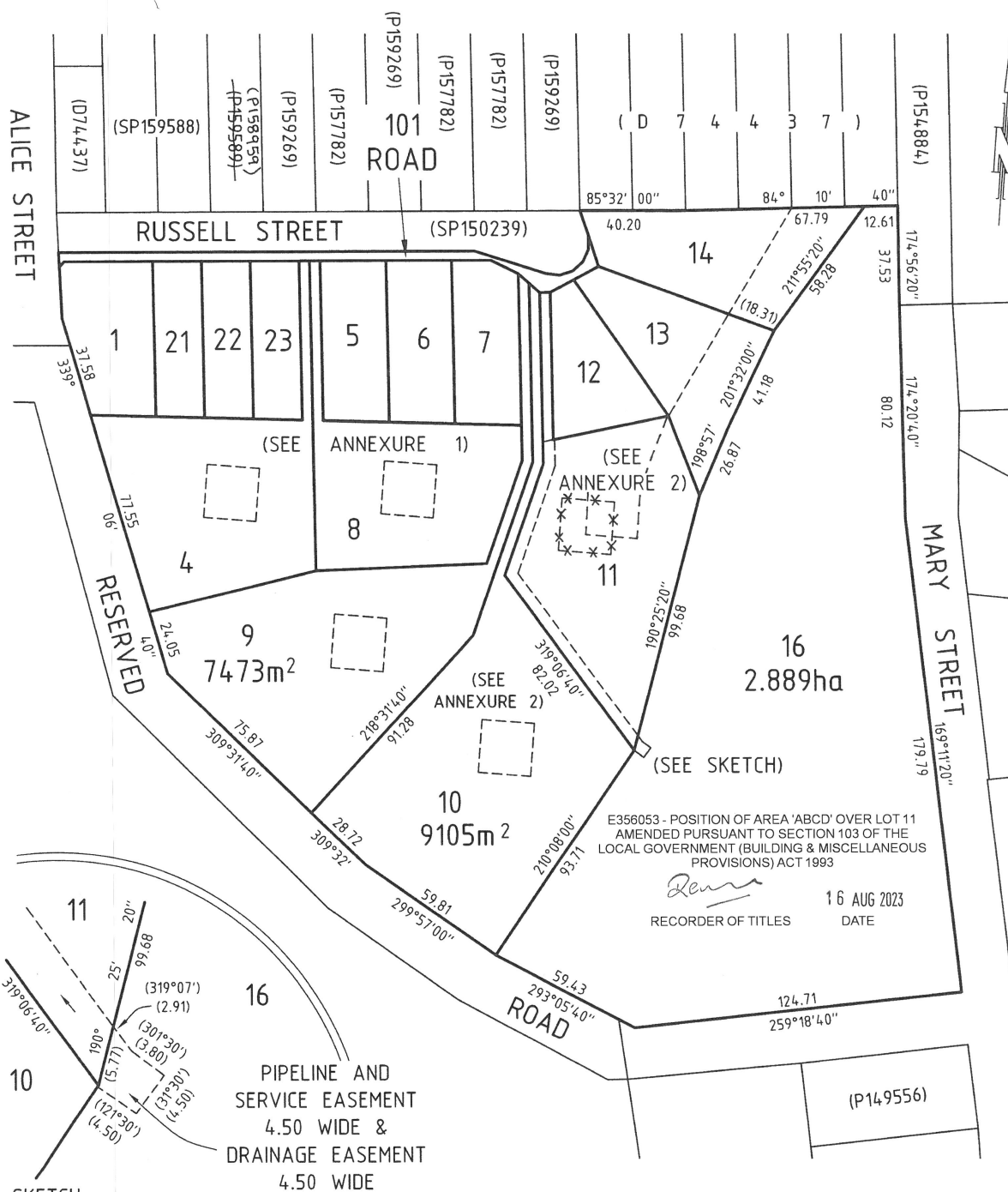
Prior CT [150240/1](#)SCHEDULE 1[M870205](#) TRANSFER to PAUL MICHAEL JOHNS and CANDICE BONNITA JOHNS Registered 11-Feb-2021 at noonSCHEDULE 2Reservations and conditions in the Crown Grant if any
SP[179123](#) FENCING COVENANT in Schedule of Easements[E239965](#) AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered
09-Dec-2020 at noon[E280635](#) MORTGAGE to Suncorp-Metway Ltd Registered
21-Mar-2022 at 12.01 pmUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: AWC PROPERTY DEVELOPMENTS NO.2 PTY LTD	PLAN OF SURVEY	REGISTERED NUMBER SP179123
FOLIO REFERENCE: 150240/1	BY SURVEYOR: C.M.TERRY of PDA Surveyors 127 BATHURST STREET, HOBART	APPROVED EFFECTIVE FROM - 9 DEC 2020
GRANTEE: PART OF LOT 9 (SECTION H) GRANTED TO RUSSELL GRAEME SALMON.	LOCATION: TOWN OF ORFORD	Recorder of Titles
SCALE 1: 1500	LENGTHS IN METRES	

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

INDEX PLAN



SKETCH

Registered Land Surveyor

18/11/2020
Date

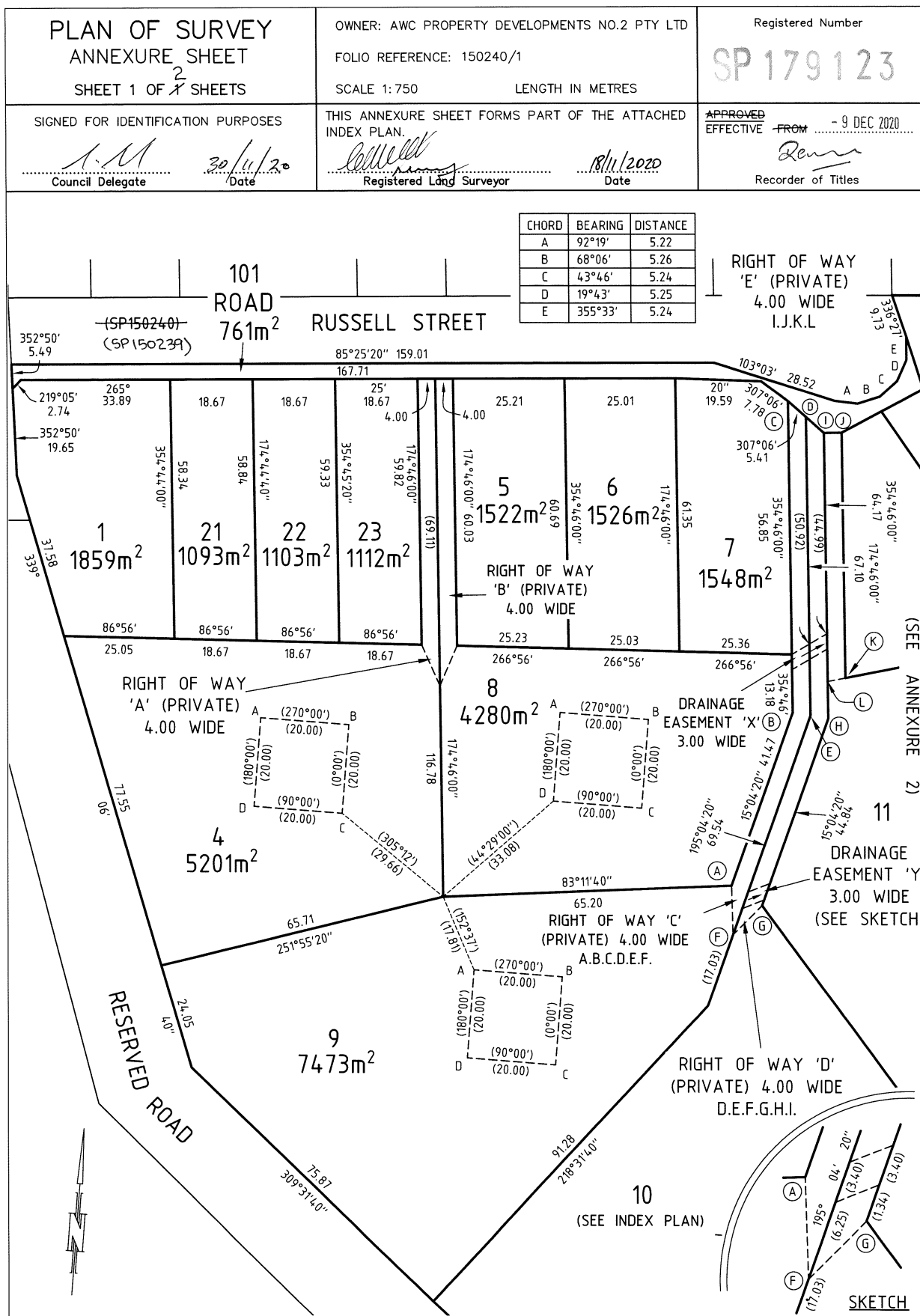
RECORDED OF TITLES

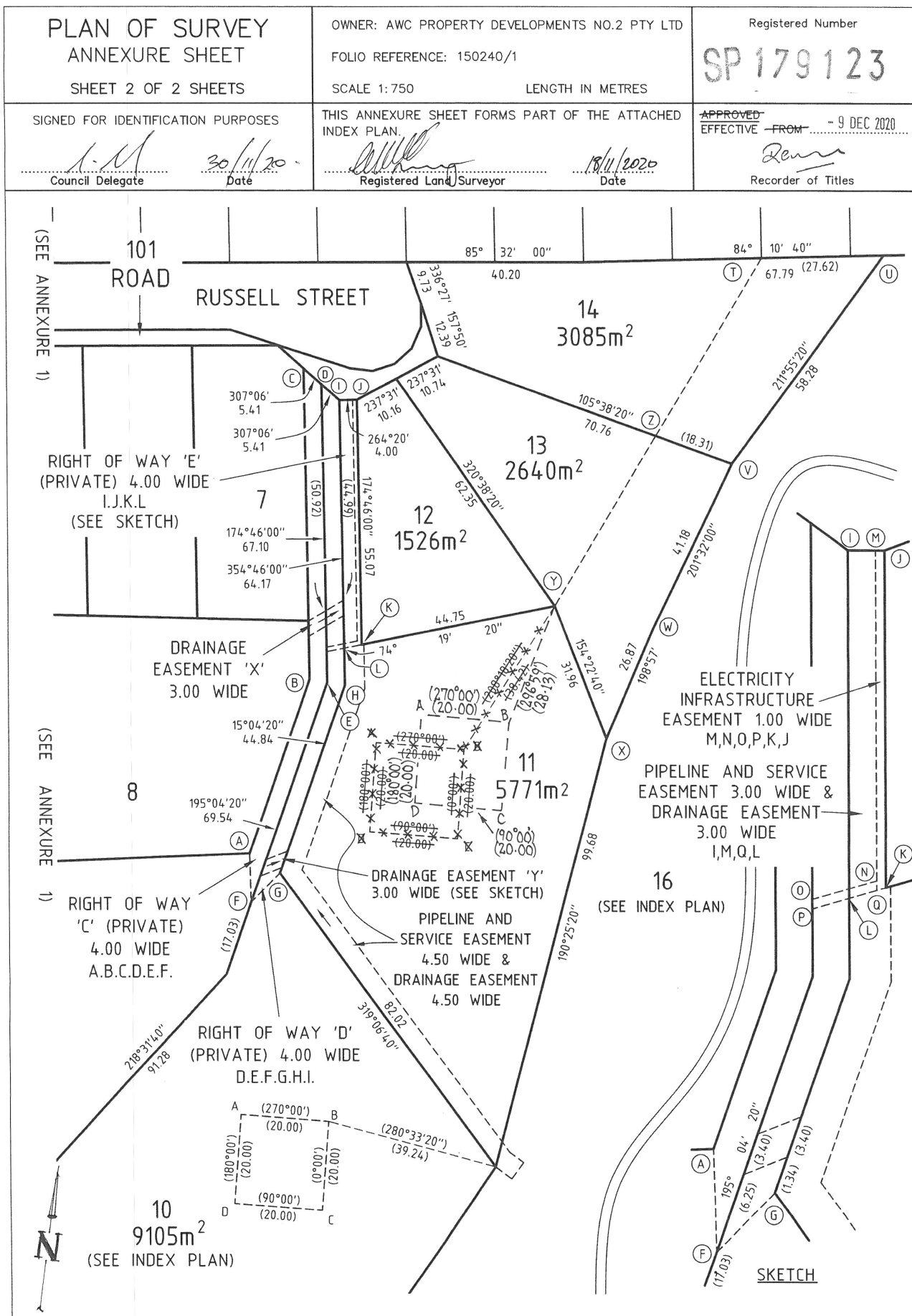
16 AUG 2023
DATE

Council Delegate

30/11/2020
Date

SURV. REF: 41855CT-4E





SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 179123

EASEMENTS AND PROFITS

PAGE 1 OF 8 PAGES

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.

Lot 4 on the Plan is subject to a right of carriage way appurtenant to Lot 8 on the Plan over that part of Lot 4 marked RIGHT OF WAY 'A' (Private) 4.00 WIDE. -

Lot 4 on the Plan is together with a right of carriage way over that part of Lot 8 on the Plan marked RIGHT OF WAY 'B' (Private) 4.00 WIDE. -

Lot 8 on the Plan is subject to a right of carriage way appurtenant to Lot 4 on the Plan over the that part of Lot 8 marked RIGHT OF WAY 'B' (Private) 4.00 WIDE. -

Lot 8 on the Plan is together with a right of carriage way over that part of Lot 4 on the Plan marked RIGHT OF WAY 'A' (Private) 4.00 WIDE. -

Lot 9 on the Plan is subject to a right of carriage way appurtenant to Lots 10 and 11 on the Plan over that part of Lot 9 marked RIGHT OF WAY 'C' (Private) 4.00 WIDE A.B.C.D.E.F. -

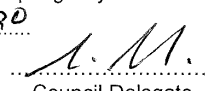
Lot 9 on the Plan is together with a right of carriage way over that part of Lot 10 on the Plan marked RIGHT OF WAY 'D' (Private) 4.00 WIDE D.E.F.G.H.I. -

Lot 9 on the Plan is together with a right of carriage way over that part of Lot 11 on the Plan marked RIGHT OF WAY 'E' (Private) 4.00 WIDE I.J.K.L. -

Lot 9 on the Plan is together with an Electricity Infrastructure Easement (as hereinafter defined) over those parts of the strip of land passing through Lots 10 and 11 on the Plan marked ELECTRICITY INFRASTRUCTURE EASEMENT 1.00 WIDE M,N,O,P,K,J. -

Lot 10 on the Plan is subject to a right of carriage way appurtenant to Lots 9 and 11 on the Plan over that part of Lot 10 on the Plan marked RIGHT OF WAY 'D' (Private) 4.00 WIDE D.E.F.G.H.I. -

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: AWC PROPERTY DEVELOPMENTS NO 2 PTY LTD FOLIO REF: Volume 150240 Folio 1 SOLICITOR & REFERENCE: Murdoch Clarke (Luke Golding)	PLAN SEALED BY: Glamorgan Spring Bay Council DATE: 29/11/2020 SA 2014/01 REF NO.	 Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.		



ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 8 PAGES	Registered Number SP 179123
SUBDIVIDER: AWC PROPERTY DEVELOPMENTS NO 2 PTY LTD FOLIO REFERENCE: Volume 150240 Folio 1	

Lot 10 on the Plan is together with a right of carriage way over that part of Lot 9 on the Plan marked RIGHT OF WAY 'C' (Private) 4.00 WIDE A.B.C.D.E.F. —

Lot 10 on the Plan is together with a right of carriage way over that part of Lot 11 on the Plan marked RIGHT OF WAY 'E' (Private) 4.00 WIDE I.J.K.L. —

Lot 10 on the Plan is together with an Electricity Infrastructure Easement (as hereinafter defined) over* the strip of land passing through Lot 11 on the Plan marked ELECTRICITY INFRASTRUCTURE EASEMENT 1.00 WIDE M,N,O,P,K,J. —

Lot 11 on the Plan is subject to a right of carriage way appurtenant to Lots 9 and 10 on the Plan over that part of Lot 11 marked RIGHT OF WAY 'E' (Private) 4.00 WIDE I.J.K.L. —

Lot 11 on the Plan is together with a right of carriage way over that part of Lot 10 on the Plan marked RIGHT OF WAY 'D' (Private) 4.00 WIDE D.E.F.G.H.I. —

Lot 11 on the Plan is together with a right of carriage way over that part of Lot 9 on the Plan marked RIGHT OF WAY 'C' (Private) 4.00 WIDE A.B.C.D.E.F. —

* that part of

Lot 9 on the Plan is subject to a right of drainage in gross in favour of the Glamorgan Spring Bay Council over the strip of land passing through Lot 9 on the Plan marked DRAINAGE EASEMENT 'X' 3.00 WIDE. —

Lot 10 on the Plan is subject to a right of drainage in gross in favour of the Glamorgan Spring Bay Council over the strip of land passing through Lot 10 on the Plan marked DRAINAGE EASEMENT 'X' 3.00 WIDE and DRAINAGE EASEMENT 'Y' 3.00 WIDE —

Lots 10 and 11 on the Plan are subject to an Electricity Infrastructure Easement (as hereinafter defined) in gross in favour of Tasmanian Networks Pty Ltd over those parts of the strip of land passing through Lots 10 and 11 on the Plan marked ELECTRICITY INFRASTRUCTURE EASEMENT 1.00 WIDE M,N,O,P,K,J.

Lots 10 and 11 on the Plan are subject to an Electricity Infrastructure Easement (as hereinafter defined) appurtenant to Lot 9 on the Plan over those parts of the strip of land passing through Lots 10 and 11 on the Plan marked ELECTRICITY INFRASTRUCTURE EASEMENT 1.00 WIDE M,N,O,P,K,J. —

Lot 11 on the Plan is subject to an Electricity Infrastructure Easement (as hereinafter defined) appurtenant to Lot 10 on the Plan over* the strip of land passing through Lots 11 on the Plan marked ELECTRICITY INFRASTRUCTURE EASEMENT 1.00 WIDE M,N,O,P,K,J. —

Lot 11 on the Plan ("the Lot") is subject to a **PIPELINE AND SERVICES EASEMENT** in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and

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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 8 PAGES	Registered Number SP 179123
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assigns ("TasWater") over the strip of land passing through Lot 11 on the Plan marked PIPELINE AND SERVICE EASEMENT 3.00 WIDE I,M,Q,L ("the Easement Land"). —

Lot 11 on the Plan ("the Lot") is subject to a **PIPELINE AND SERVICES EASEMENT** in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the strip of land passing through Lot 11 on the Plan and marked PIPELINE AND SERVICE EASEMENT 4.50 WIDE ("the Easement Land").

Lot 11 on the Plan is subject to a right of drainage in gross in favour of the Glamorgan Spring Bay Council over the strip of land passing through Lot 11 on the Plan and marked DRAINAGE EASEMENT 3.00 WIDE I,M,Q,L. —

Lot 11 on the Plan is subject to a right of drainage in gross in favour of the Glamorgan Spring Bay Council over the strip of land passing through Lot 11 on the Plan and marked DRAINAGE EASEMENT 4.50 WIDE. —

Lot 16 on the Plan ("the Lot") is subject to a **PIPELINE AND SERVICES EASEMENT** in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the strip of land passing through Lot 16 on the Plan and marked PIPELINE AND SERVICE EASEMENT 4.50 WIDE ("the Easement Land"). —

Lot 16 on the Plan is subject to a right of drainage in gross in favour of the Glamorgan Spring Bay Council over the strip of land passing through Lot 16 on the Plan and marked DRAINAGE EASEMENT 4.50 WIDE. —

NEW COVENANTS CREATED

The owner or owners for the time being of Lot 13 on the plan covenant with the Glamorgan Spring Bay Council to the intent that the burden of these covenants may run with and bind the covenantors lot and every part thereof and that the benefit thereof shall benefit the Glamorgan Spring Bay Council to observe the following stipulations:

- (a) Not to construct, erect or place or permit to be constructed, erected or placed any dwelling, building or structure within that part of Lot 13 on the Plan marked VWXYZ without the prior written approval of the Glamorgan Spring Bay Council.

The owner or owners for the time being of Lot 14 on the plan covenant with the Glamorgan Spring Bay Council to the intent that the burden of these covenants may run with and bind the covenantors lot and every part thereof and that the benefit thereof shall benefit the Glamorgan Spring Bay Council to observe the following stipulations:

- (a) Not to construct, erect or place or permit to be constructed, erected or placed any dwelling, building or structure within that part of Lot 14 on the Plan marked TUVZ without the prior written approval of the Glamorgan Spring Bay 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.




ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 8 PAGES	Registered Number SP 179123
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The owner or owners for the time being of Lots 4, 8, 9, 10 and 11 on the plan covenant with the Glamorgan Spring Bay Council to the intent that the burden of these covenants may run with and bind the covenantors lot and every part thereof and that the benefit thereof shall benefit the Glamorgan Spring Bay Council to observe the following stipulations:

- (a) Not to construct, erect or place or permit to be constructed, erected or placed any dwelling on the Lot outside of the area marked ABCD without the prior written approval of the Glamorgan Spring Bay Council.

Interpretation:

PIPELINE AND SERVICES EASEMENT means:-

THE FULL RIGHT AND LIBERTY for the Transferee at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and 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:
 - (1) without doing unnecessary damage to the Easement Land; and
 - (2) 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

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.

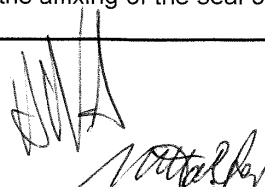
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 8 PAGES	Registered Number SP 179123
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- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
- (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
- (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.

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.



ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 8 PAGES	Registered Number SP 179 1 23
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- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
 - (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace any thing that supported, protected or covered the Infrastructure.

Interpretation:

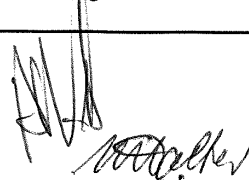
"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) any thing reasonably required to support, protect or cover any of the 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.

"Electricity Infrastructure Easement" means

FIRSTLY all the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants agents and contractors (hereinafter called "TasNetworks") and for any person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment, and every other person authorised by such person at all times hereafter:

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



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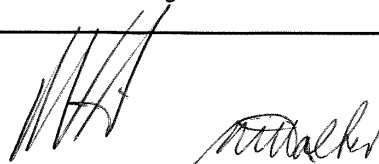
- a. To maintain, lay, erect and install anything used for, or in connection with the generation, transmission or distribution of electricity including powerlines (underground), substations for converting electricity, substations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity (hereinafter called "electricity infrastructure") of such materials and type as they may determine under the land marked "Electricity Infrastructure Easement" hereon (hereinafter called the "servient land").
- b. To enter into and upon the servient land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing electricity infrastructure without doing unnecessary damage to the said servient land and making good all damage occasioned thereby.
- c. To erect fencing, signs, barriers or other protective structures upon the servient land if these are reasonably necessary for reasons of safety.
- d. To cause or permit electrical energy to flow or be transmitted or distributed through the said electricity infrastructure.
- e. To enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the said land in consultation with the registered proprietor/s for the purpose of access and regress to and from the servient land.
- f. Nothing herein contained shall prevent the registered proprietor/s for themselves and their successors in title from using the servient land PROVIDED THAT such use does not derogate from this grant or, compromise the safe operation of the electricity infrastructure located under the servient land.

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

FENCING COVENANT

In respect of each Lot shown on the Plan the Vendor, AWC Property Developments No.2 Pty Ltd, shall not be required to fence.

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.



ANNEXURE TO
SCHEDULE OF EASEMENTS

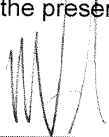
PAGE 8 OF 8 PAGES

Registered Number

SP 179123

SUBDIVIDER: AWC PROPERTY DEVELOPMENTS NO 2 PTY LTD
FOLIO REFERENCE: Volume 150240 Folio 1

EXECUTED by AWC PROPERTY DEVELOPMENTS)
NO.2 PTY LTD ACN 627 875 834 in)
accordance with Section 127 of the Corporations)
Act 2001 in the presence of:)



Director Signature

ANDREW JOHN WALTER

Director Full Name



Director Signature

MARGARET HELEN WALTER

Director Full Name

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.

DEVELOPMENT APPLICATION

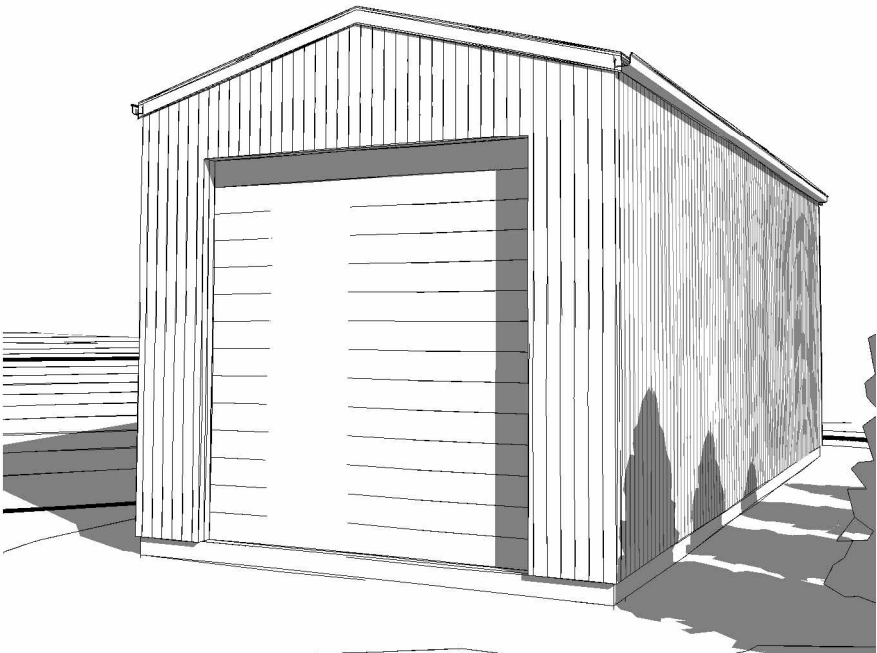
NEW SHED

CLASS 10A
SNH26-027

CONTENTS

A1.0	COVER PAGE
A2.0	SITEPLAN
A3.0	FLOORPLAN
A4.0	ELEVATIONS
A4.1	ELEVATIONS

CLIENT	PAUL JOHNS
PROPERTY ADDRESS	4 Russell Street, Orford TAS 7190
PROPERTY TITLE REFERENCE	179123/21
PROPERTY IDENTIFICATION NUMBER	9464685
LOCAL AUTHORITY	GLENMORGAN-SPRING BAY
PLANNING ZONE	Low Density Residential
OVERLAYS	Priority vegetation area, Bushfire-prone areas
BUSHFIRE ATTACK LEVEL	NA
CORROSION ENVIRONMENT	Moderate
SOIL CLASSIFICATION	TBA
WIND CLASSIFICATION	N3
PROPERTY LOT SIZE	1093m2
EXISTING DEVELOPMENT	212m2 (approx)
PROPOSED FOOTPRINT	248m2



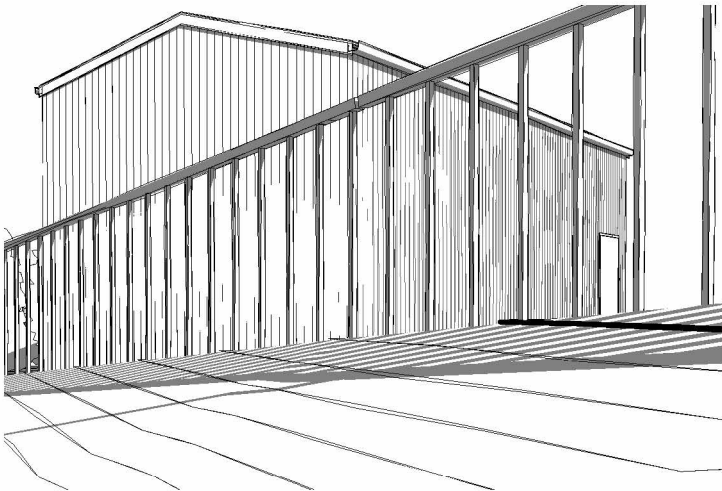
BUILDER TO NOTE

- Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work.
- Give 24 hours minimum notice where amendments are required to design of working drawings.
- These drawings are to be read in conjunction with engineers and surveyors drawings and notes.
- Do not scale drawings. Dimensions are to take preference over scale.
- Building specification and Engineers drawings shall override architectural drawings.

All construction work shall be carried out in accordance with:
Tasmanian Building Regulations,
Council by-laws,
Australian Building Codes Board (ABCB) National Construction Code (NCC) Vol. 2 2022 and Housing Provisions (HP),
Australian Standards,
Other supporting documentation as referenced

PROPERTY OWNER TO NOTE

- The Property 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 theCSIRO Building Technology File 18,and it is the owners responsibility to maintain the site in accordance with this document.



DIMENSION NOTE:
Use written diemtnions only. Do no scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimensions, setouts and levels be confirmed onsite by the builder, Surveyor or Sub Contractor prior to the commencement of work, manufacture or installaion; and the Builder, Sub Contractor and/or manufacturer ensures a full set of plans are on hand and reference has been made to the general notes

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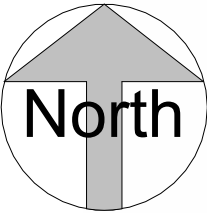
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CLIENT NAME	PAUL JOHNS			COVER PAGE		
PROJECT ADDRESS	4 Russell Street, Orford TAS 7190			DATE	11/08/2026	DRAWN BY BH
PROJECT	NEW SHED			REVISION No	SHEET SIZE A3	JOB No SNH26-027 SHEET No A1.0



Pittosporum tenuifolium

Landscaping:
6 x Pittosporum tenuifolium to be planted between proposed new shed
and boundary to provide screening.
Anticipated height: 2m to 4m
Anticipated width: 1.5 to 3m - planted at 1.5 to 2m to form hedge



2 Siteplan
1 : 300

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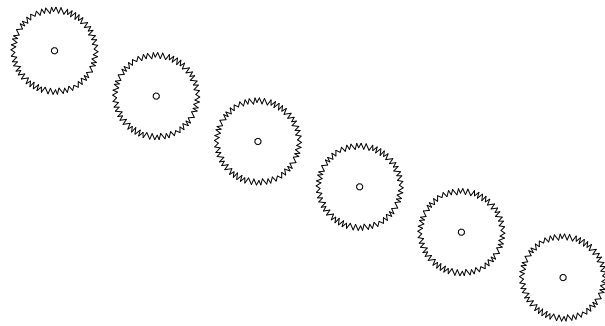
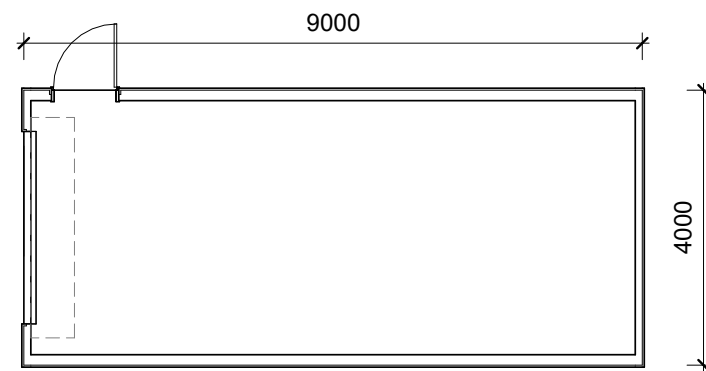
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CLIENT NAME PAUL JOHNS		DRAWING TITLE SITEPLAN		
PROJECT ADDRESS 4 Russell Street, Orford TAS 7190		DATE 11/08/2026	SCALE As indicated	DRAWN BY BH
PROJECT NEW SHED		REVISION No 1	SHEET SIZE A3	JOB No SNH26-027
				SHEET No A2.0



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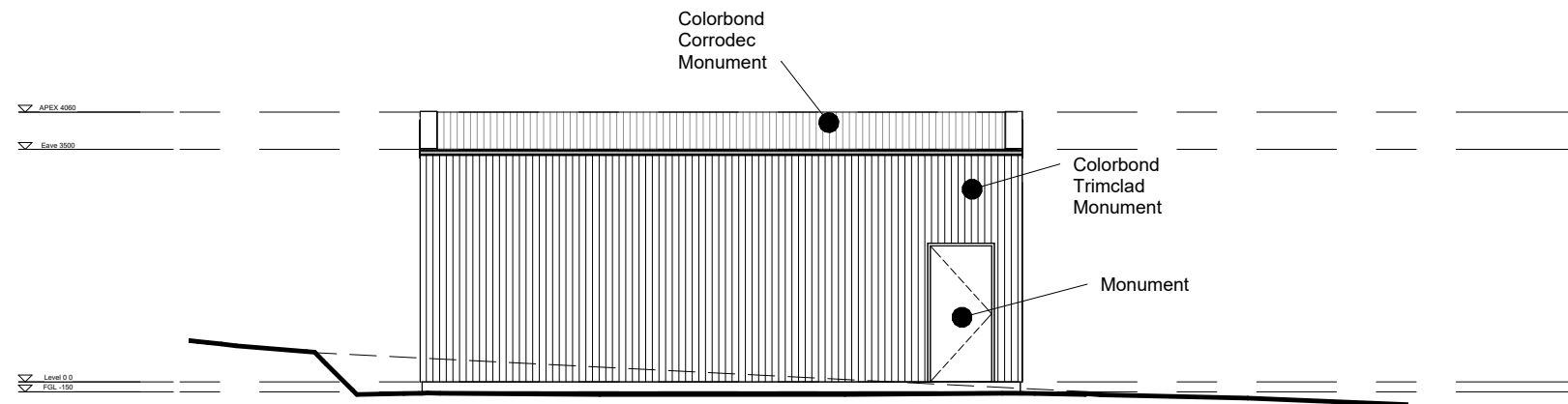
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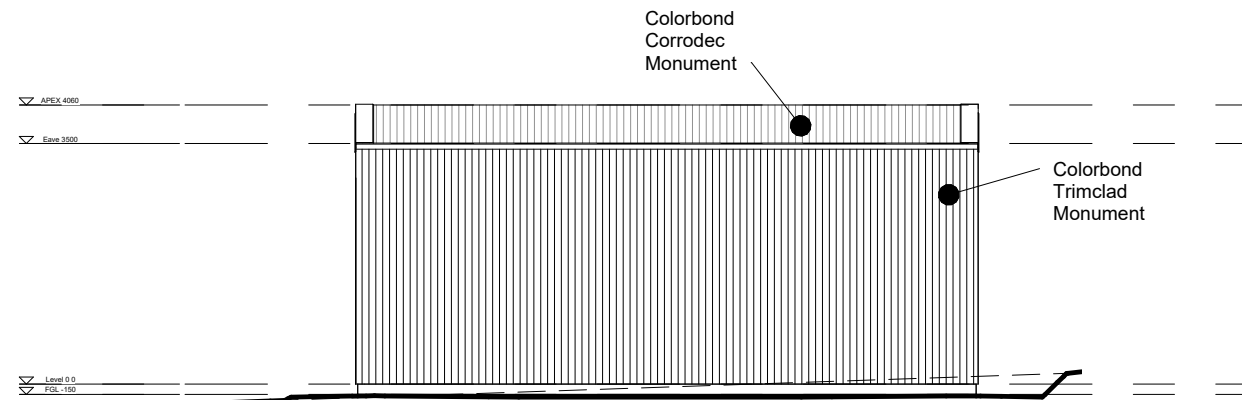
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CLIENT NAME PAUL JOHNS		DRAWING TITLE FLOORPLAN			
PROJECT ADDRESS 4 Russell Street, Orford TAS 7190		DATE 11/08/2026	SCALE 1 : 100	DRAWN BY BH	
PROJECT NEW SHED		REVISION No	SHEET SIZE A3	JOB No SNH26-027	SHEET No A3.0

1 Southern
1 : 100



2 Northern
1 : 100



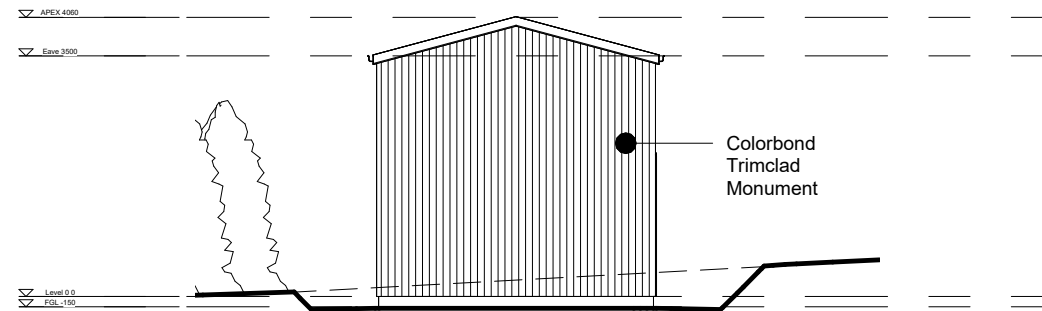
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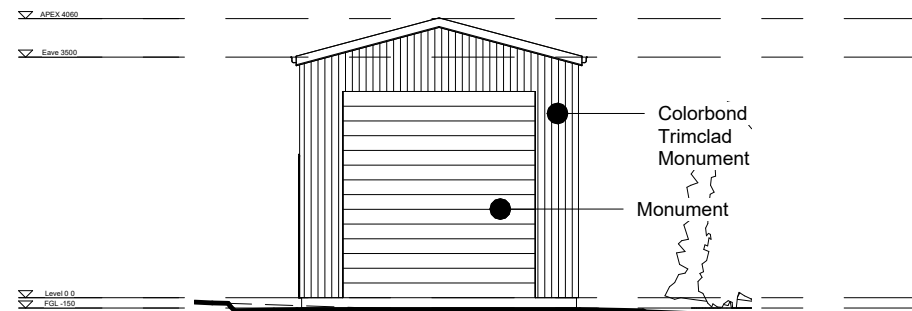
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CLIENT NAME		DRAWING TITLE			
PAUL JOHNS		ELEVATIONS			
PROJECT ADDRESS		DATE	SCALE	DRAWN BY	
4 Russell Street, Orford TAS 7190		11/08/2026	1 : 100	BH	
PROJECT		REVISION No	SHEET SIZE	JOB No	SHEET No
NEW SHED			A3	SNH26-027	A4.0



1 Western

1 : 100



2 Eastern

1 : 100

DIMENSION NOTE:
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CLIENT NAME PAUL JOHNS		DRAWING TITLE ELEVATIONS			
PROJECT ADDRESS 4 Russell Street, Orford TAS 7190		DATE 11/08/2026	SCALE 1 : 100	DRAWN BY BH	
PROJECT NEW SHED		REVISION No	SHEET SIZE A3	JOB No SNH26-027	SHEET No A4.1