



## DEVELOPMENT APPLICATION

### PDPLANPMTD-2026/058797

**PROPOSAL:** Dwelling

**LOCATION:** 7 Actaeon Street, Rokeby

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 13/04/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 13/04/2026. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to [clarence@ccc.tas.gov.au](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 13/04/2026.

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

Any personal information submitted is covered by Council's privacy policy, available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at the Council offices.

## Application for Development / Use or Subdivision

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Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: Residential Dwelling

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Location: **7 Actaeon Street, Rokeby**

**Personal Information Removed**



Is the property on the Tasmanian Heritage Register? Yes  No

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

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site: **Vacant Site**

Does the proposal involve land administered or owned by the Crown or Council? Yes  No

#### Declaration

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

#### Acknowledgement

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

**Personal Information Removed**

Date: **1/29/26**

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



## Development/use or subdivision checklist

### **Mandatory Documents**

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

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

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

### **Additional Documents**

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

- Site analysis and site plan, including where relevant:
  - Existing and proposed use(s) on site.
  - Boundaries and dimensions of the site.
  - Topography, including contours showing AHD levels and major site features.
  - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
  - Soil type.
  - Vegetation types and distribution, and trees and vegetation to be removed.



- Location and capacity of any existing services or easements on/to the site.
  - Existing pedestrian and vehicle access to the site.
  - Location of existing and proposed buildings on the site.
  - Location of existing adjoining properties, adjacent buildings and their uses.
  - Any natural hazards that may affect use or development on the site.
  - Proposed roads, driveways, car parking areas and footpaths within the site.
  - Any proposed open space, communal space, or facilities on the site.
  - Main utility service connection points and easements.
  - Proposed subdivision lot boundaries.
- Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
  - Private open space for each dwelling.
  - External storage spaces.
  - Car parking space location and layout.
  - Major elevations of every building to be erected.
  - Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
  - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
  - Materials and colours to be used on rooves and external walls.
- Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
  - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
  - Plantings proposed for screening from adjacent sites or public places.
- Any additional reports, plans or other information required by the relevant zone or code.

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This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

|                  |                              |
|------------------|------------------------------|
| VOLUME<br>183235 | FOLIO<br>134                 |
| EDITION<br>3     | DATE OF ISSUE<br>18-May-2023 |

SEARCH DATE : 16-Jan-2026

SEARCH TIME : 12.01 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 134 on Sealed Plan [183235](#)

Derivation : Part of Lot 38079, 23.74ha Gtd. to The Director-General of Housing and Construction

Prior CT [182966/1](#)

SCHEDULE 1

[M986287](#) & [E345264](#) MEGAN GERALDINE HEYER Registered  
18-May-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP183235](#) EASEMENTS in Schedule of Easements

[SP183235](#) COVENANTS in Schedule of Easements

[SP183235](#) FENCING PROVISION in Schedule of Easements

[SP170412](#), [SP175718](#), [SP178636](#) & [SP182135](#) COVENANTS in Schedule of Easements

[SP170412](#), [SP175718](#), [SP178636](#) & [SP182135](#) FENCING PROVISION in Schedule of Easements

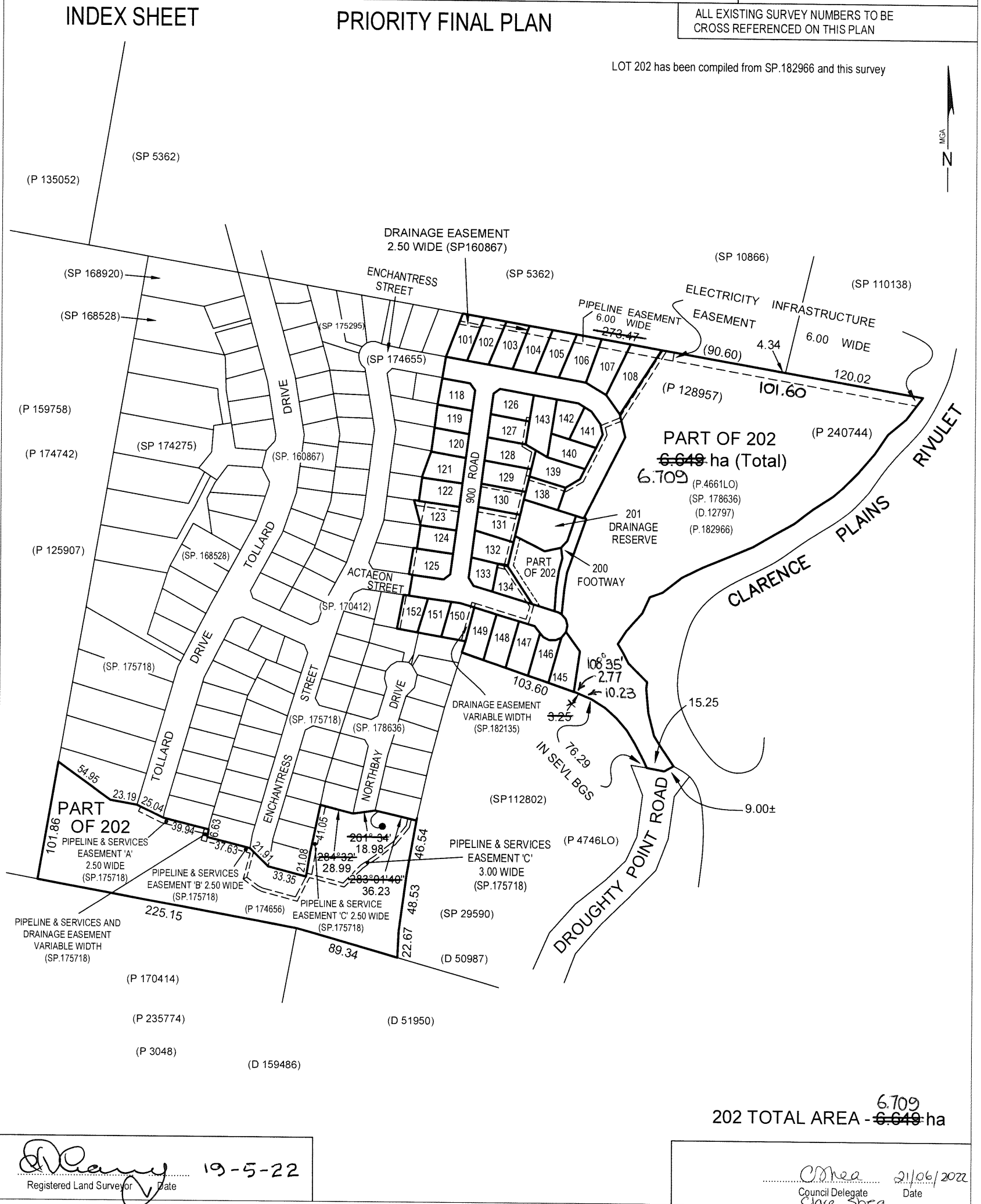
[SP160867](#) FENCING COVENANT in Schedule of Easements




[E320737](#) MORTGAGE to Commonwealth Bank of Australia  
Registered 28-Oct-2022 at 12.01 pm

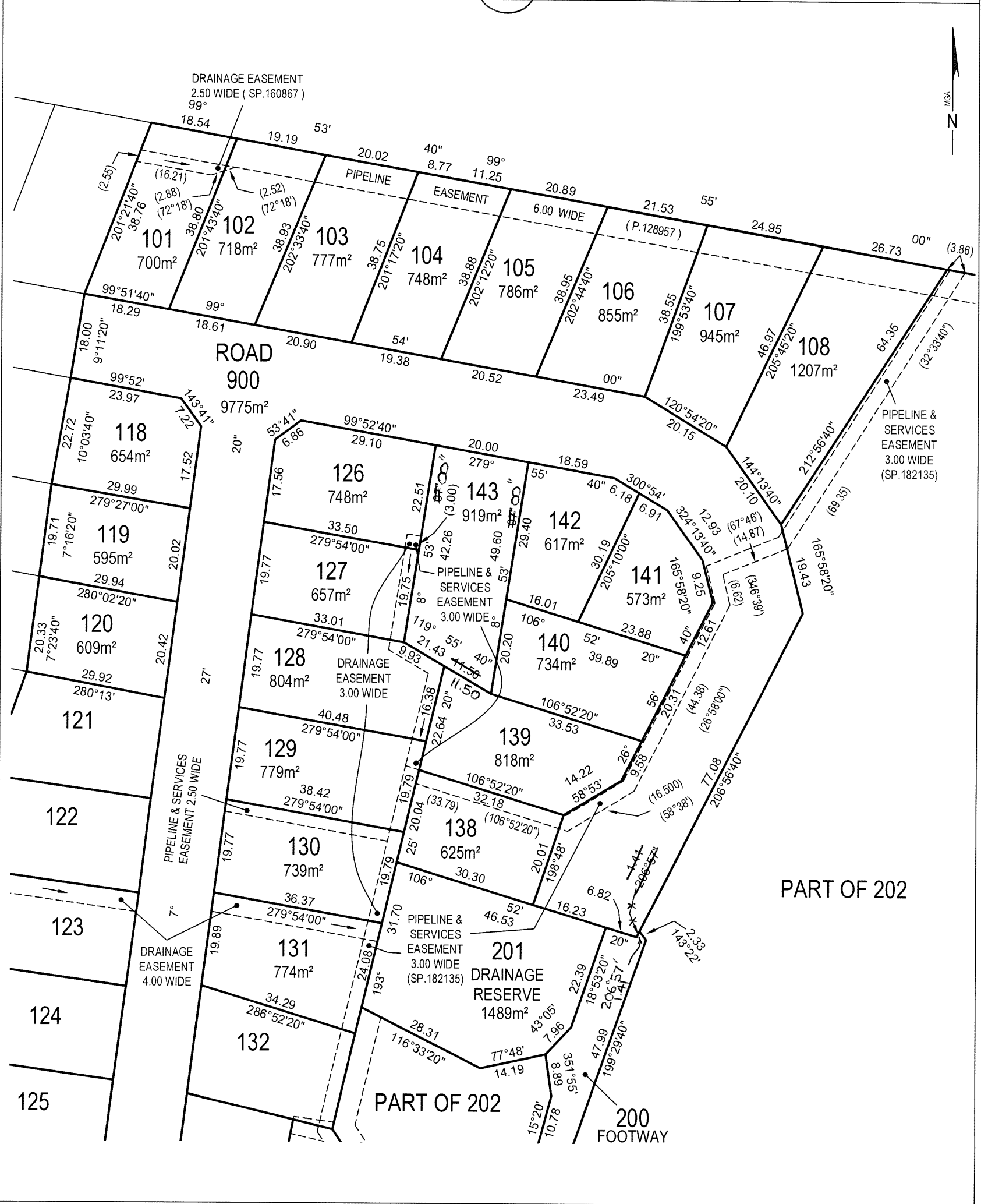
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

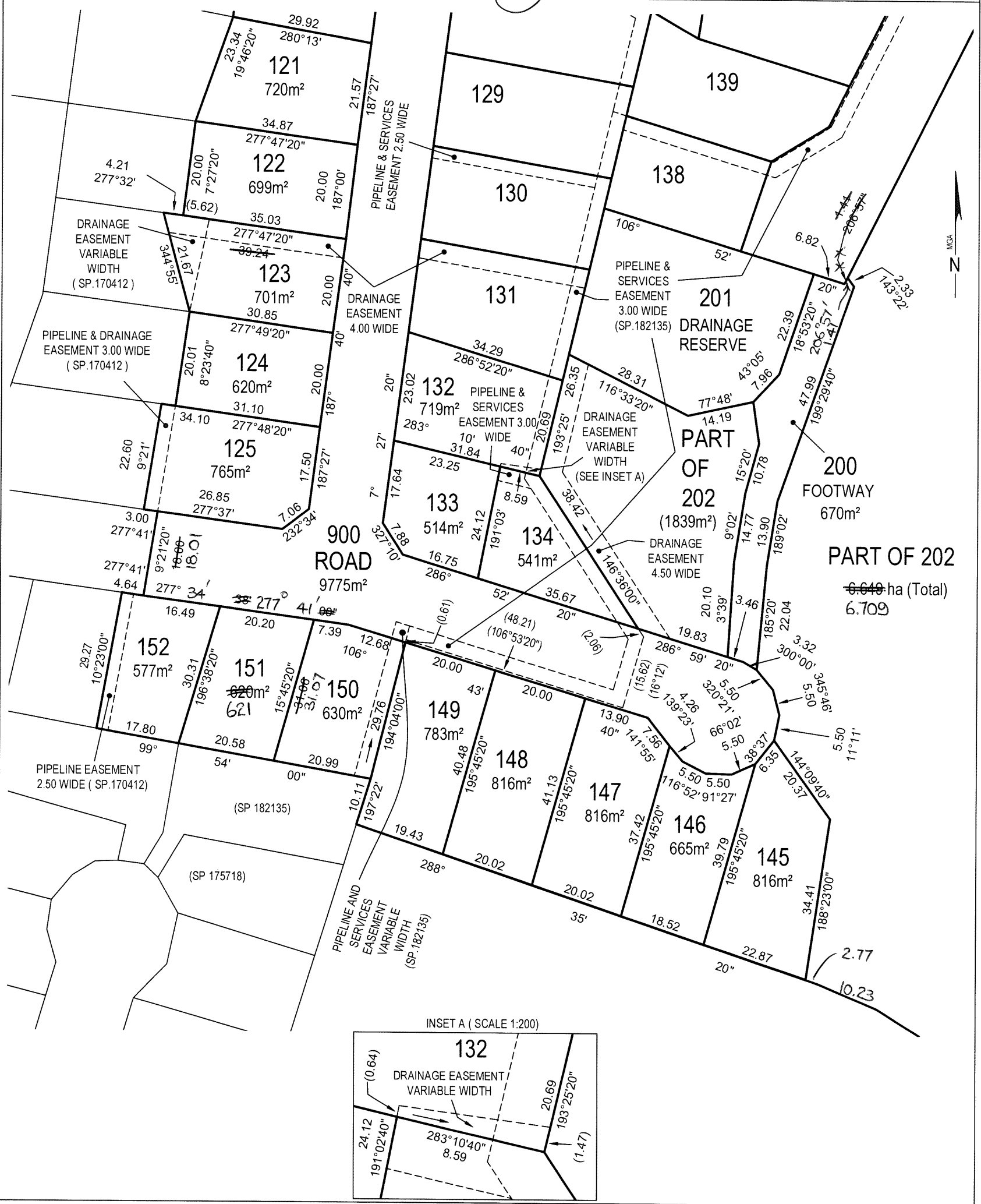
|  |                            |   |
|--|----------------------------|---|
| OWNER: R.S. HOWIE  | <b>PLAN OF SURVEY</b>      | REGISTERED NUMBER<br><b>SP183235</b>  |
| FOLIO REFERENCE: CT.182966/1   |                            | BY SURVEYOR: N. D. LEARY of<br>LEARY, COX & CRIPPS SURVEYORS<br>Unit G04 40 Mollie Street, HOBART TAS 7000<br>P 03 6118 2030<br>E admin@lccsurvey.com |
| GRANTEE: PART OF LOT 38079 (23.74ha) GRANTED TO THE DIRECTOR-GENERAL OF HOUSING AND CONSTRUCTION | LOCATION: CITY OF CLARENCE | APPROVED EFFECTIVE FROM - 7 JUL 2022<br><i>Ren</i><br>Recorder of Titles  |
| SCALE 1:3000 LENGTHS IN METRES   |                            |   |



|   |   |  |
|---|---|--|
| <p>PLAN OF SURVEY<br/>ANNEXURE SHEET<br/>SHEET 1 OF 2 SHEETS</p>  | <p>OWNER: R.S. HOWIE<br/>FOLIO REFERENCE: CT.182966/1<br/>SCALE 1:750 LENGTH IN METRES</p>  | <p>Registered Number<br/><b>SP 183235</b></p>  |
| <p>SIGNED FOR IDENTIFICATION PURPOSES<br/><br/> <br/>                 Council Delegate<br/>                 21/06/2022<br/>                 Date</p> | <p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.<br/><br/> <br/>                 Registered Land Surveyor<br/>                 19-5-22<br/>                 Date</p> | <p>APPROVED<br/>EFFECTIVE FROM -7 JUL 2022<br/><br/> <br/>                 Recorder of Titles</p> |



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|---|--|--|
| <p>PLAN OF SURVEY<br/>ANNEXURE SHEET<br/>SHEET 2 OF 2 SHEETS</p>                                      | <p>OWNER: R.S. HOWIE<br/>FOLIO REFERENCE: CT.182966/1<br/>SCALE 1: 750 LENGTH IN METRES</p>  | <p>Registered Number<br/><b>SP. 183235</b></p>                                       |
| <p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>Mea</i><br/>Council Delegate<br/>Date: 21/06/2022</p> | <p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>Drury</i><br/>Registered Land Surveyor<br/>Date: 19-5-22</p> | <p>APPROVED EFFECTIVE FROM - 7 JUL 2022</p> <p><i>Ren</i><br/>Recorder of Titles</p> |



|  |                   |
|--|-------------------|
| <b>SCHEDULE OF EASEMENTS</b>   | Registered Number |
| <b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED. | SP 183235         |

PAGE 1 OF 7 PAGE/S

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.

**1. EASEMENTS**

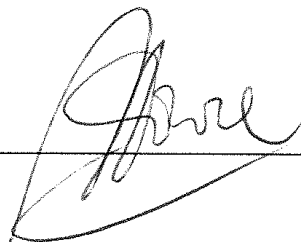
**1.1 Lots 101 and 102**

Lots 101 and 102 on the Plan are subject to a Right of Drainage in favour of Clarence City Council and TasWater over the land marked 'DRAINAGE EASEMENT 2.50 WIDE (SP.160867)' shown on the Plan.

**1.2 Lots 101, 102, 103, 104, 105, 106, 107, 108 and 202**

- (a) Lots 101, 102, 103, 104, 105, 106, 107, 108 and 202 are subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE EASEMENT 6.00 WIDE (P.128957)' shown on the Plan ("the Easement Land").
- (b) Lots 101, 102, 103, 104, 105, 106, 107, 108 and 202 are subject to a Pipeline Easement in favour of Clarence City Council and TasWater over the land marked 'PIPELINE EASEMENT 6.00 WIDE (P.128957)' on the Plan and as created by and more fully set forth in Sealed Plan 178636.
- (c) Lots 101, 102, 103, 104, 105, 106, 107, 108 and 202 are subject to a Pipeline Right in favour of Clarence City Council over the land marked 'PIPELINE EASEMENT 6.00 WIDE (P.128957)' shown on the Plan as more fully set forth in C88284.

Signed by **RS Howie:**



(USE ANNEXURE PAGES FOR CONTINUATION)

|   |   |
|---|---|
| SUBDIVIDER: Robert Stuart Howie<br>FOLIO REF: 182966/1<br>SOLICITOR & REFERENCE: Curtis Browne - 190508 | PLAN SEALED BY: Clarence City Council<br>DATE: 21 <sup>st</sup> June 2022<br>SD-2008/48<br>REF NO. Stage 4, 5 & 6 |
| C. Mea<br>Council Delegate<br>Clare Mea   |   |
| <p><b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.</p>  |   |

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| <b>ANNEXURE TO<br/>SCHEDULE OF EASEMENTS</b><br>PAGE 2 OF 7 PAGES | Registered Number<br><b>SP. 183235</b> |
| SUBDIVIDER: Robert Stuart Howie<br>FOLIO REFERENCE: 182966/1      |  |

**1.3 Lot 123**

Lot 123 on the Plan is subject to a Right of Drainage in favour of Clarence City Council over those areas of land marked 'DRAINAGE EASEMENT 4.00 WIDE' and 'DRAINAGE EASEMENT VARIABLE WIDTH (SP.170412)' shown on the Plan.

**1.4 Lot 125**

- (a) Lot 125 on the Plan is subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE & DRAINAGE EASEMENT 3.00 WIDE (SP.170412)' shown on the Plan ("the Easement Land").
- (b) Lot 125 on the Plan is subject to a Right of Drainage in favour of Clarence City Council over the land marked 'PIPELINE & DRAINAGE EASEMENT 3.00 WIDE (SP.170412)' shown on the Plan.

**1.5 Lots 126, 127, 128 & 129**

- (a) Lots 126, 127, 128 & 129 are subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE & SERVICES EASEMENT 3.00 WIDE' shown on the Plan ("the Easement Land").
- (b) Lots 126, 127, 128 & 129 are subject to a Right of Drainage in favour of Clarence City Council over the land marked "DRAINAGE EASEMENT 3.00 WIDE" shown on the Plan.

**1.6 Lots 129, 130, 131, 132, 134, 138, 202 and 900**

Lots 129, 130, 131, 132, 134, 138, 202 and 900 are subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE & SERVICES EASEMENT 3.00 WIDE (SP.182135)' shown on the Plan ("the Easement Land").

**1.7 Lot 130**

- a) Lot 130 is subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE & SERVICES EASEMENT 2.50 WIDE' shown on the Plan ("the Easement Land").

**1.8 Lot 131**

- b) Lot 130 is subject to a Right of Drainage in favour of Clarence City Council over the land marked "DRAINAGE EASEMENT 3.00 WIDE" shown on the Plan

Lot 131 is subject to a Right of Drainage in favour of Clarence City Council over the land marked 'DRAINAGE EASEMENT 4.00 WIDE' shown on the Plan.

Signed by **R S Howie:** 

**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.

18/5/22  
 Curtis Bealish-Bourne  
 Solicitor for the Vendor



|  |   |
|--|---|
| <p><b>ANNEXURE TO<br/>SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 7 PAGES</p> | <p>Registered Number</p> <p><b>SP. 183235</b></p> |
| <p>SUBDIVIDER: Robert Stuart Howie<br/>FOLIO REFERENCE: 182966/1</p>         |   |

**1.9 Lot 132**

Lot 132 is subject to a Right of Drainage in favour of Clarence City Council over the land marked 'DRAINAGE EASEMENT VARIABLE WIDTH' shown on the Plan.

**1.10 Lot 134**

Lot 134 is subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE & SERVICES EASEMENT 3.00 WIDE' shown on the Plan ("the Easement Land").

**1.11 Lots 150 and 900**

- (a) Lots 150 and 900 on the Plan are subject to a Right of Drainage in favour of Clarence City Council over the area marked 'DRAINAGE EASEMENT VARIABLE WIDTH (SP.182135)' shown on the Plan.
- (b) Lots 150 and 900 on the Plan are subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH (SP.182135)' shown on the Plan ("the Easement Land").

**1.12 Lot 152**

Lot 152 on the Plan is subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE EASEMENT 2.50 WIDE (SP.170412)' shown on the Plan ("the Easement Land").

**1.13 Lot 202**

- (a) Lot 202 on the Plan is subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE & SERVICES EASEMENT "A", "B" & "C" 2.50 WIDE (SP.175718)', 'PIPELINE & SERVICES EASEMENT "C" 3.00 WIDE (SP.175718)' and 'PIPELINE & SERVICES AND DRAINAGE EASEMENT VARIABLE WIDTH (SP.175718)' shown on the Plan ("the Easement Land").
- (b) Lot 202 on the Plan is subject to an Electricity Infrastructure Easement in favour of Hydro-Electric Corporation over the land marked 'ELECTRICITY INFRASTRUCTURE EASEMENT 6.00 WIDE' on the Plan, more particularly set forth in C100545.
- (c) Lot 202 on the Plan is subject to a Right of Drainage in favour of Clarence City Council over the land marked 'DRAINAGE EASEMENT 4.50 WIDE' shown on the Plan.

Signed by **R S Howie:** 

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| <p><b>ANNEXURE TO<br/>SCHEDULE OF EASEMENTS</b></p> <p>PAGE 4 OF 7 PAGES</p> | <p>Registered Number</p> <p><b>SP. 183235</b></p> |
| <p>SUBDIVIDER: Robert Stuart Howie<br/>FOLIO REFERENCE: 182966/1</p>         |   |

(d) Lot 202 on the Plan is subject to a Pipeline Easement (as defined herein) in favour of Clarence City Council over the 'PIPELINE & SERVICES AND DRAINAGE EASEMENT VARIABLE WIDTH (SP.175718)' shown on the Plan.

**2. COVENANTS**

**2.1** Each lot on the Plan is subject to restrictive covenants as more fully set out in SP170412 in relation to which the Vendor (**Robert Stuart Howie**) retains the right to modify, vary, waive or extinguish each or any of the covenants set out therein.

**2.2** Additional covenants

The owner of each and every lot on the Plan (other than Lots 201 and 202) covenant with the Vendor (Robert Stuart Howie) and the owners for the time being of every other lot shown on the Plan to the intent that the burden of these covenants may run and bind the covenantor's lot and every part thereof and that the benefit shall be annexed to and devolve with each and every other lot shown on the plan to observe the following stipulations: -

- Not to erect or place or permit to be erected or placed upon the lot a dwelling having a total floor area of less than 130m<sup>2</sup> exclusive of any vehicle accommodation, external landings, patios and outbuildings.

Provided that the Vendor (Robert Stuart Howie) shall have the right to modify, vary, waive or extinguish each and every covenant set forth above.

**3. FENCING PROVISION**

In respect of each lot on the Plan the Vendor **Robert Stuart Howie** shall not be required to fence.

**4. INTERPRETATION**

**"Pipeline and Services Easement"** means:

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

- 4.1** 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;
- 4.2** 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;

Signed by **R S Howie**: 

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09

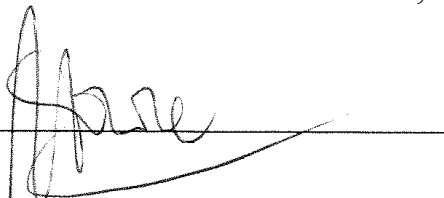
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| <p><b>ANNEXURE TO<br/>SCHEDULE OF EASEMENTS</b></p> <p>PAGE 5 OF 7 PAGES</p> | <p>Registered Number</p> <p><b>SP. 183235</b></p> |
| <p>SUBDIVIDER: Robert Stuart Howie<br/>FOLIO REFERENCE: 182966/1</p>         |   |

- 4.3 install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- 4.4 remove and replace the Infrastructure;
- 4.5 run and pass sewage, water and electricity through and along the Infrastructure;
- 4.6 do all works reasonably required in connection with such activities or as may be authorised or required by any law:
  - (a) without doing unnecessary damage to the Easement Land; and
  - (b) leaving the Easement Land in a clean and tidy condition; and
- 4.7 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
- 4.8 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 (which cannot be unreasonably refused) 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 anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;

Signed by **R S Howie**:



**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.

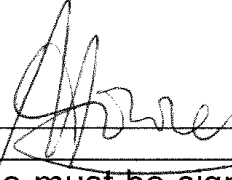
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| <p><b>ANNEXURE TO<br/>SCHEDULE OF EASEMENTS</b></p> <p>PAGE 6 OF 7 PAGES</p> | <p>Registered Number</p> <p><b>SP. 183235</b></p> |
| <p>SUBDIVIDER: Robert Stuart Howie<br/>FOLIO REFERENCE: 182966/1</p>         |   |

- (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.
  - (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 anything 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
- (e) (excluding telemetry and monitoring devices);
- (f) 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;

Signed by **R S Howie**: 

**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. JD

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| <p><b>ANNEXURE TO<br/>SCHEDULE OF EASEMENTS</b></p> <p>PAGE 7 OF 7 PAGES</p> | <p>Registered Number</p> <p><b>SP. 183235</b></p> |
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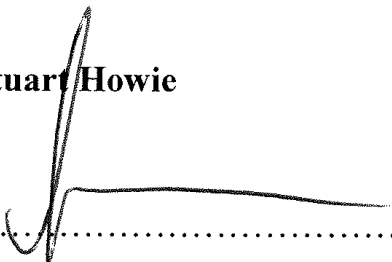
- (g) anything reasonably required to support, protect or cover any of the Infrastructure;
- (h) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (i) where the context permits, any part of the Infrastructure.

**“TasWater”** means Tasmanian Water and Sewerage Corporation Pty Limited ABN 47162 220 653, trading TasWater, established under the provisions of the water and Sewerage Corporations Act 2008 (Tas).

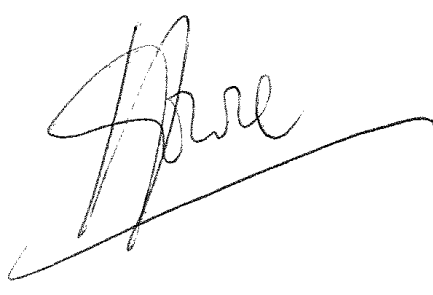
**“Pipeline Easement”** means the full and free right of every person (Dominant Owner) who is entitled to an estate or interest in possession indicated as the dominant tenement or any part of it, with which that right will be capable of enjoyment in common with the owner of the servient tenement to lay, use and maintain forever water mains and pipes of such size and number as shall from time to time be required in the strip of land shown on the plan and marked “pipeline Easement” (Servient Land) and for the Dominant Owner and their employees, agents and contractors from time to time and at all times to enter into and upon the Servient Land or any part of it bringing upon the Servient Land such material, machinery and other things as it considered fit and proper to inspect the condition of the mains and pipes and to repair, alter, amend and cleanse PROVIDED HOWEVER that any damage occasioned in doing so will be made good.

**5. EXECUTION**

Signed by **Robert Stuart Howie**

Witness Signature.....

Witness Name (in full) **Curtis Franklin Browne**.....  
 Legal Practitioner  
 Witness Address..... **Simmons Wolfhagen**.....  
 Level 4, 99 Bathurst Street  
 Witness Occupation..... **Hobart TAS 7000**.....



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

# 2361 Proposed Dwelling, HEYER

## 7 ACTAEON STREET, ROKEBY



**RONALD  
YOUNG + CO  
BUILDERS**

174 Bathurst Street, Hobart, Tasmania 7000  
Phone 03 6234 7633



### Site Information

Land Title Reference : CT 183235/134  
Wind Classification : TBC  
Soil Classification : P  
Climate Zone : 7  
Bushfire Attack Level: LOW

### AREA SCHEDULE

Site Area : 541 m<sup>2</sup>  
Ground Floor : 112.1 m<sup>2</sup>  
Porch : 2.4 m<sup>2</sup>  
Deck : 17.5 m<sup>2</sup>

| Drawing No. | Description                             |
|-------------|---|
| 01          | SITE PLAN                               |
| 02          | GROUND FLOOR PLAN                       |
| 03          | ELEVATIONS                              |
| 04          | SLAB_GROUND FLOOR                       |
| 05          | SECTION                                 |
| 05 A        | DETAILS                                 |
| 06          | ROOF PLAN                               |
| 07          | BRACING PLAN                            |
| 08          | ELECTRICAL PLAN                         |
| 09          | DRAINAGE PLAN                           |
| 10          | DRIVEWAY CHAINAGE                       |
| 11          | LIGHTING CALCULATIONS & WINDOW SCHEDULE |
| 12          | GENERAL NOTES                           |
| 13          | BCA COMPLIANCE                          |
| 14          | BAL LOW NOTES                           |
| 15          | WET AREA SPECIFICATIONS                 |

Scale: 1 : 100

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals).  
SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

**GLAZING NOTE:**  
All windows are Double glazed

**BAL : LOW**

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DRAWING: COVER SHEET  
DATE: 23.02.2026

PROJECT No: 2361

DRAWN BY: RK

DWG No: 00

| Rev. | Description            | Date       | Drawn |
|------|------------------------|------------|-------|
| B    | Drainage plan modified | 23.02.2026 | RK    |
| A    | Modified as markups    | 21.01.2026 | RK    |
|      | BA PLANS               | 12.01.2026 | RK    |

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals. SIGNATURE:

DATE:

|           |       |
|-----------|-------|
| Ground FL | 7.100 |
| CL        | 9.500 |



**RONALD  
YOUNG + CO  
BUILDERS**

174 Bathurst Street, Hobart, Tasmania 7000  
Phone 03 6234 7633



**AREA SCHEDULE**

|              |                        |
|--------------|------------------------|
| Site Area    | : 541 m <sup>2</sup>   |
| Ground Floor | : 112.1 m <sup>2</sup> |
| Porch        | : 2.4 m <sup>2</sup>   |
| Deck         | : 17.5 m <sup>2</sup>  |

**NOTE:**  
Builders' responsibility to protect stormwater pipes during construction.

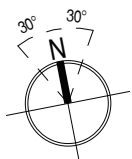
**GLAZING NOTE:**  
All windows are Double glazed

**BAL : LOW**

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DRAWING: SITE PLAN  
DATE: 23.02.2026  
FILE NAME: 2361  
DRAWN BY: RK  
DWG No:

| Rev. | Date       | Revision Description | Drawn |
|------|------------|----------------------|-------|
| A    | 21.01.2026 | Modified as markups  | RK    |
|      | 12.01.2026 | BA PLANS             | RK    |



Scale: 1 : 200

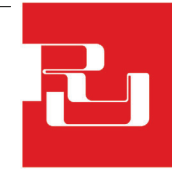
**PROPOSED DWELLING FOR HEYER  
AT 7 ACTAEON STREET, ROKEBY**

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals. SIGNATURE:

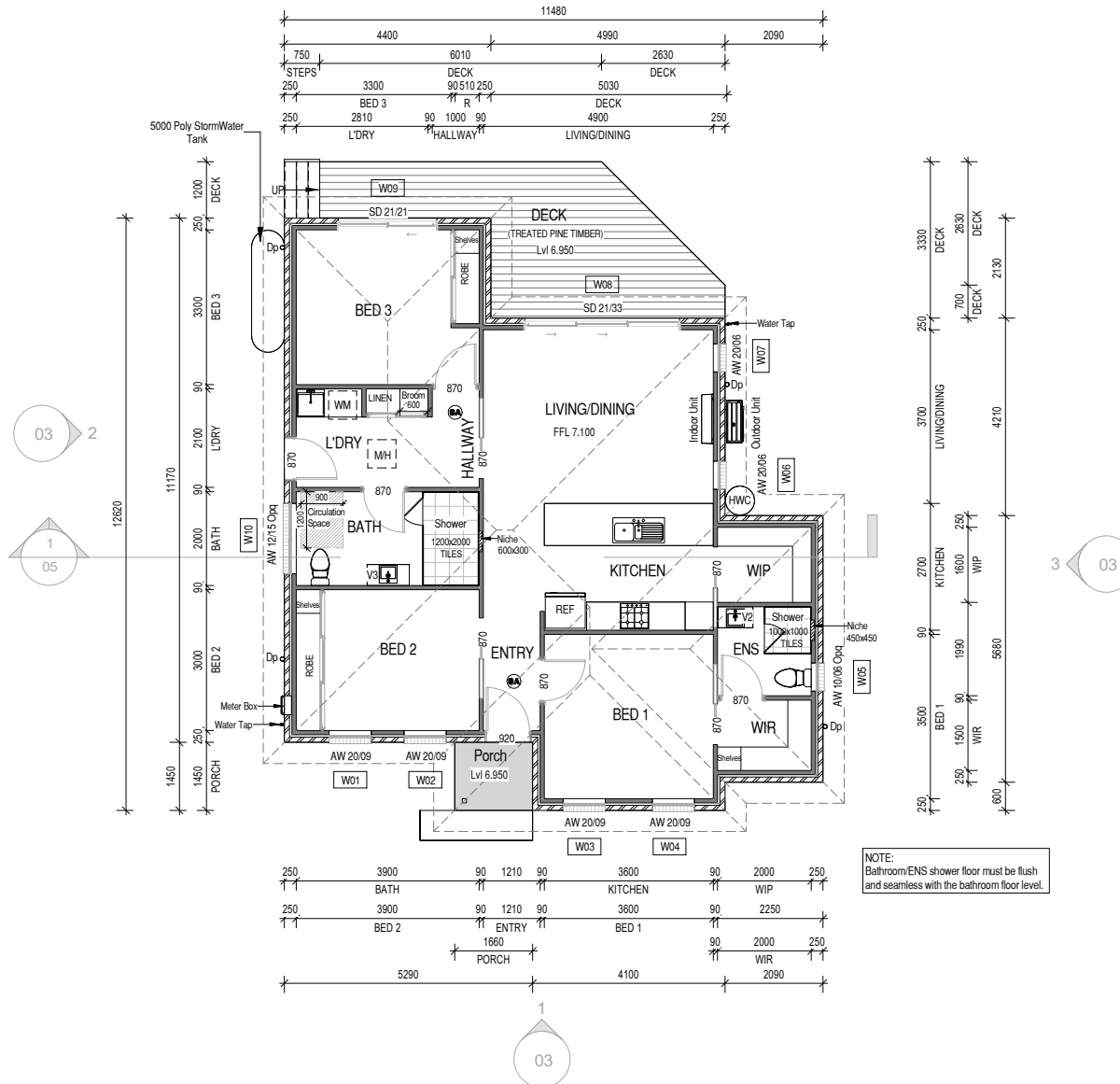
DATE:

|           |       |
|-----------|-------|
| Ground FL | 7.100 |
| CL        | 9.500 |



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YOUNG + CO  
BUILDERS**

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Phone 03 6234 7633



NOTES:  
AJ Articulation Joint  
dp DOWN PIPE

For Kitchen Details,  
Refer to Kitchen Joinery Design

| Vanity Legend |         |
|---------------|---------|
| VB            | 450 mm  |
| V1            | 600 mm  |
| V2            | 750 mm  |
| V3            | 900 mm  |
| V4            | 1200 mm |
| V5            | 1500 mm |

**AREA SCHEDULE**

|              |                        |
|--------------|------------------------|
| Site Area    | : 541 m <sup>2</sup>   |
| Ground Floor | : 112.1 m <sup>2</sup> |
| Porch        | : 2.4 m <sup>2</sup>   |
| Deck         | : 17.5 m <sup>2</sup>  |

NOTE:  
Bathroom/ENS shower floor must be flush and seamless with the bathroom floor level.

**GLAZING NOTE:**  
All windows are Double glazed

**BAL : LOW**

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DRAWING: GROUND FLOOR PLAN  
DATE: 23.02.2026

FILE NAME: 2361  
DRAWN BY: RK

DWG No:

Scale: 1 : 100

**PROPOSED DWELLING FOR HEYER  
AT 7 ACTAEON STREET, ROKEBY**

| Rev. | Date       | Revision Description | Drawn |
|------|------------|----------------------|-------|
| A    | 21.01.2026 | Modified as markups  | RK    |
|      | 12.01.2026 | BA PLANS             | RK    |

THIS PLAN IS ACCEPTED BY:

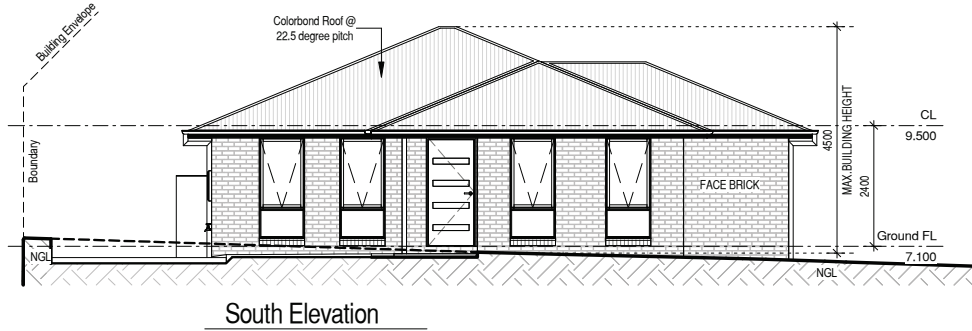
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals).  
SIGNATURE:

DATE:

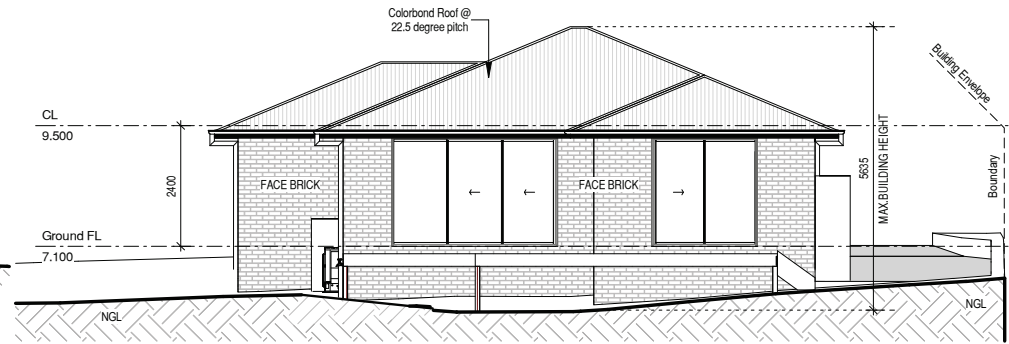


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BUILDERS**

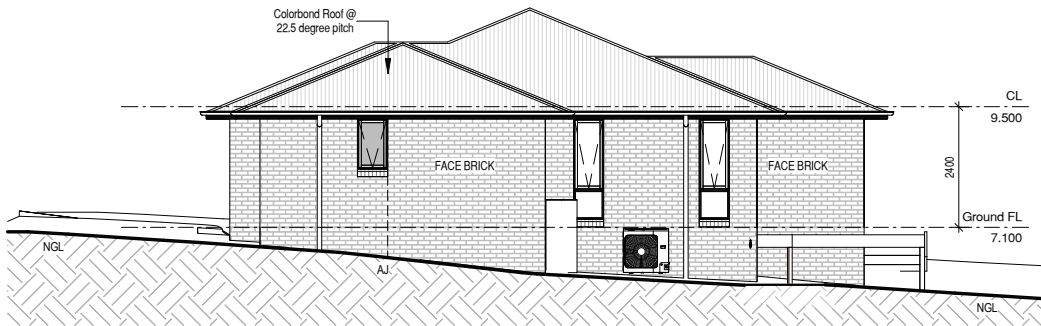
174 Bathurst Street, Hobart, Tasmania 7000  
Phone 03 6234 7633



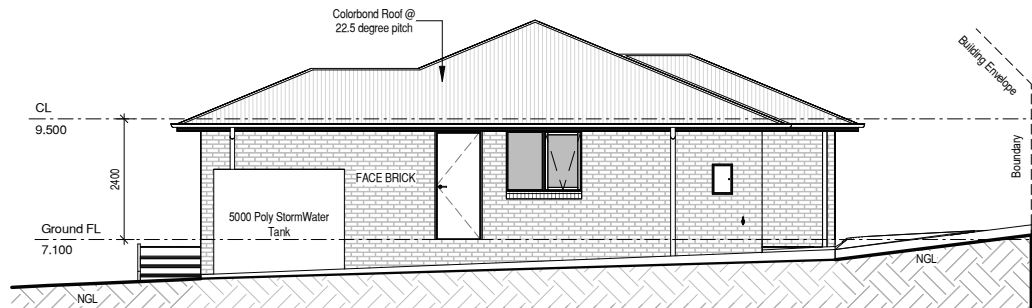
South Elevation



North Elevation



East Elevation



West Elevation

Scale: 1 : 100

PROPOSED DWELLING FOR HEYER  
AT 7 ACTAEON STREET, ROKEBY

GLAZING NOTE:  
All windows are Double glazed

BAL : LOW

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DRAWING: ELEVATIONS

DATE: 23.02.2026

FILE NAME: 2361

DRAWN BY: RK

DWG No:

| Rev. | Date       | Revision Description | Drawn |
|------|------------|----------------------|-------|
| A    | 21.01.2026 | Modified as markups  | RK    |
|      | 12.01.2026 | BA PLANS             | RK    |

03

THIS PLAN IS ACCEPTED BY:

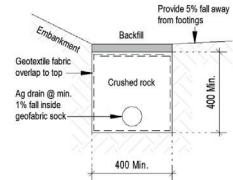
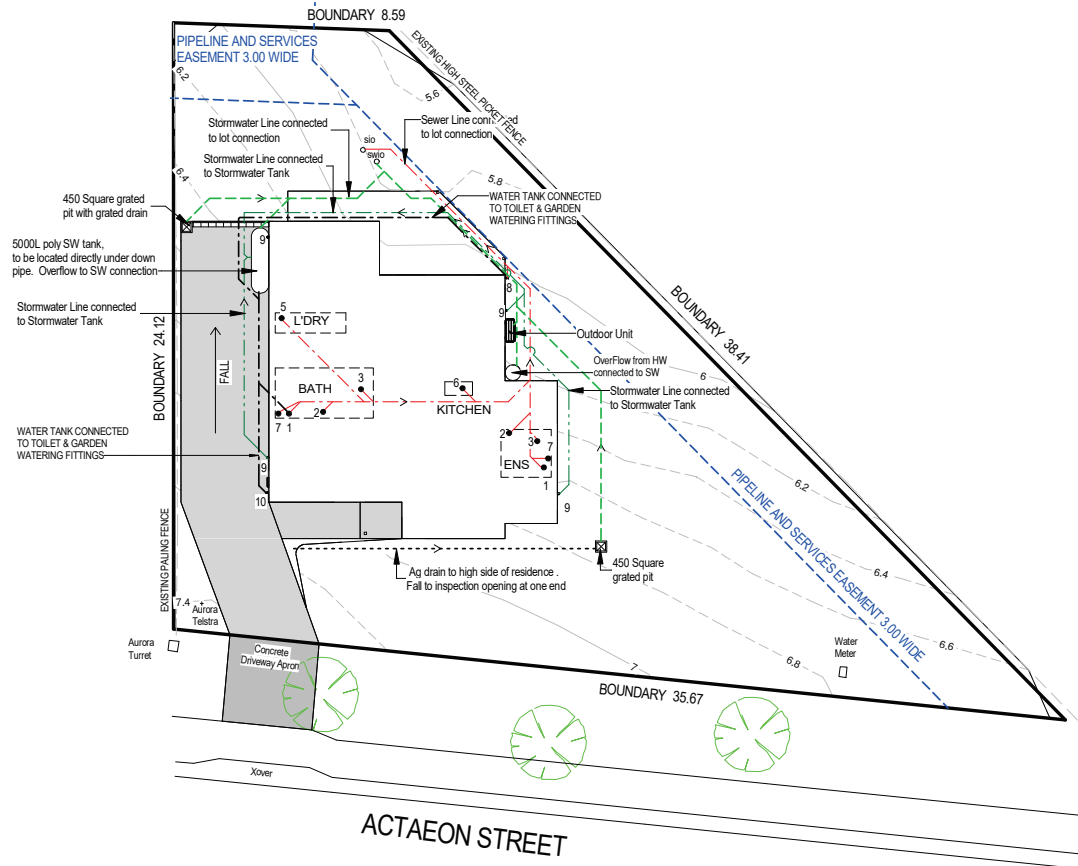
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.  
SIGNATURE:

DATE:



**RONALD  
YOUNG + CO  
BUILDERS**

174 Bathurst Street, Hobart, Tasmania 7000  
Phone 03 6234 7633



AG Drain (Typical)

| LEGEND  |                                     |                       |
|---|-------------------------------------|-----------------------|
| Abbr.   | TYPE                                | Min. Ø<br>Outlet size |
| 1   | Water closet pan                    | 100                   |
| 2   | HandBasin                           | 40                    |
| 3   | Shower                              | 50                    |
| 4   | Bath                                | 40                    |
| 5   | Laundry Trough                      | 50                    |
| 6   | Kitchen Sink                        | 50                    |
| 7   | Vent                                | 50                    |
| 8   | Tap Charged ORG min.150mm below FFL |                       |
| 9   | Downpipe                            | 90                    |
| 10  | Tap                                 |                       |
| l.o.  | Inspection Opening to Ground Lvl    |                       |
| fw  | Floor Waste                         |                       |
| - - - Sewer line 100Ø UPVC U.N.O.<br>- - - Stormwater line 100Ø UPVC U.N.O. |                                     |                       |

**NOTE:**  
Builders' responsibility to protect stormwater pipes during construction.

**BAL : LOW**

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Compliance No. CC102Y - James Collins

DRAWING: DRAINAGE PLAN  
DATE: 23.02.2026

FILE NAME: 2361  
DRAWN BY: RK  
DWG No:

Scale: 1 : 200

PROPOSED DWELLING FOR HEYER  
AT 7 ACTAEON STREET, ROKEBY

| Rev. | Date       | Revision Description   | Drawn |
|------|------------|------------------------|-------|
| B    | 23.02.2026 | Drainage plan modified | RK    |
| A    | 21.01.2026 | Modified as markups    | RK    |
|      | 12.01.2026 | BA PLANS               | RK    |
|      |            |                        | Drawn |