



## **DEVELOPMENT APPLICATION**

**PDPLANPMTD-2025/055828**

**PROPOSAL:** Three Warehouses

**LOCATION:** 18 Railway Court, Cambridge (with access over 7 Railway Court, Cambridge)

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

**ADVERTISING EXPIRY DATE:** 01 December 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 01 December 2025. 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 01 December 2025.

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.



Clarence... a brighter place

# Clarence City Council

## APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at Council offices.

Proposal:

3 Warehouses

Location:

Address 7 & 18 Railway Court, Cambridge  
Suburb/Town Cambridge Postcode 7170

Current Owners/s:

Applicant:

**Personal Information Removed**

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

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 a Council Officer, please give their name

Current Use of Site:

Vacant

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. Where the application is submitted under Section 43A, the owner's 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.*

Applicant's  
Signature:

**Personal Information Removed**

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST  
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST  
BE SUBMITTED WITH YOUR APPLICATION.**

Documentation required:

### 1. **MANDATORY DOCUMENTATION**

*This information is required for the application to be valid. An application lodged without these items is unable to proceed.*

- 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 Council.

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

### 2. **ADDITIONAL DOCUMENTATION**

*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 plan 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.*

# Clarence City Council

## DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- 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.

*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 Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.*

SEARCH OF TORRENS TITLE

VOLUME 182041	FOLIO 11
EDITION 6	DATE OF ISSUE 12-Jun-2025

SEARCH DATE : 23-Sep-2025

SEARCH TIME : 09.08 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 11 on Sealed Plan 182041

Derivation : Part of 50 Acres Located to William Smith

Prior CT 176083/101

SCHEDULE 1

N241524 TRANSFER to JAAC DEVELOPMENTS PTY LTD Registered  
15-Mar-2025 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP182041 EASEMENTS in Schedule of Easements

SP179339 FENCING PROVISION in Schedule of Easements

C30987 PROCLAMATION under Section 9A and 52A of the Roads  
and Jetties Act 1935 Registered 24-Jun-1997 at noon

C762554 AGREEMENT pursuant to Section 71 of the Land Use  
Planning and Approvals Act 1993 Registered  
05-Jan-2007 at noon

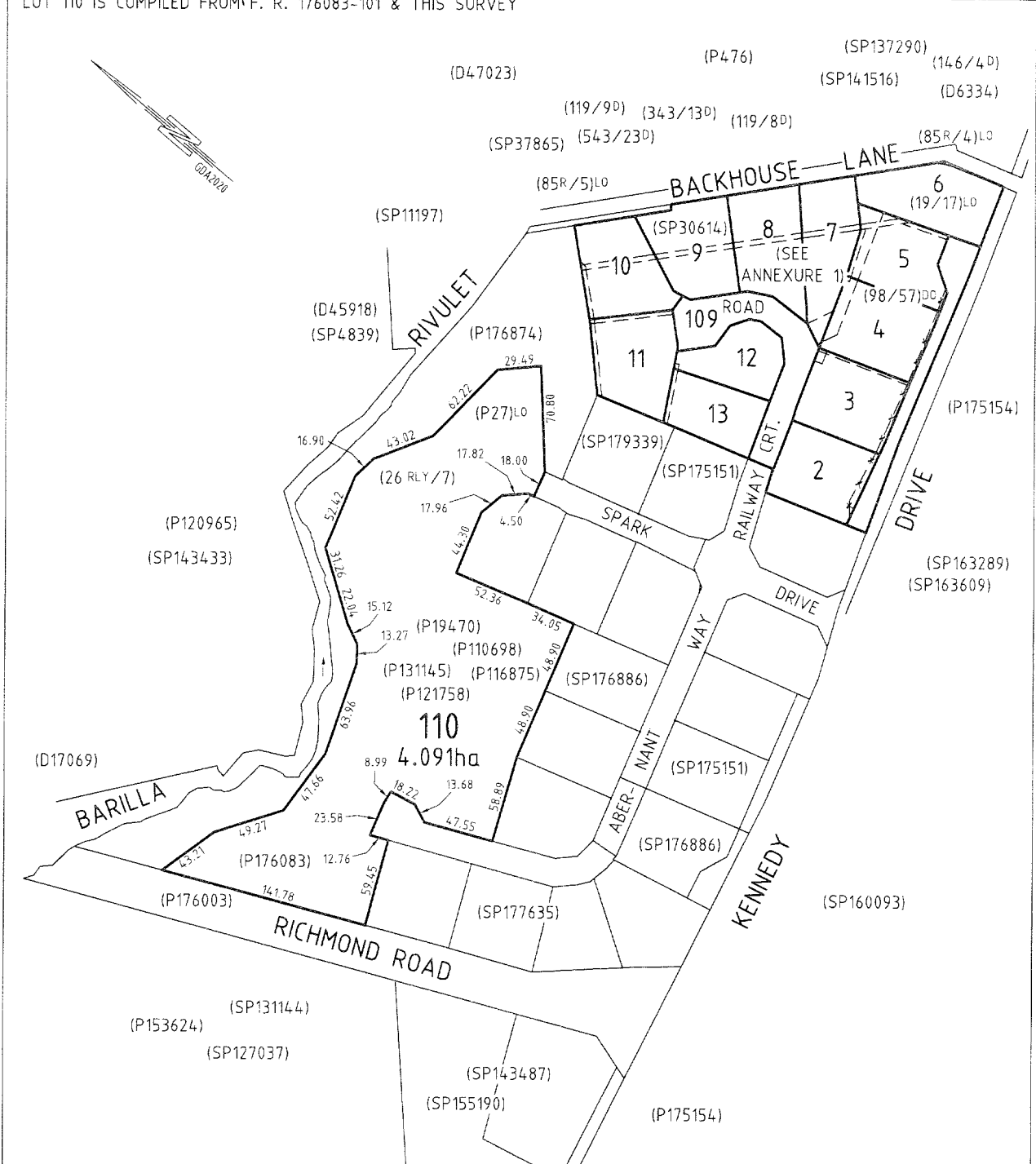
N255018 MORTGAGE to Murdoch Clarke Mortgage Management  
Limited Registered 12-Jun-2025 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER Linear Capital Pty. Ltd. FOLIO REFERENCE 176083-101 GRANTEE Part of 50 ac. loc. to William Blay & 50 ac. loc. to W. Smith; part of 1654 ac. gtd. to Robert Pitcairn & Thomas Young; part of lot 26977, 3A -1R-15.2P, Duncan William Kennedy pur.	<b>PLAN OF SURVEY</b>		REGISTERED NUMBER <b>SP182041</b>
BY SURVEYOR S. Roberts of PCA SURVEYORS 127 BATHURST STREET, HOBART	LOCATION City of CLARENCE	APPROVED EFFECTIVE FROM 10 NOV 2021 <i>[Signature]</i> Recorder of Titles	
SCALE: 1:2500	LENGTHS IN METRES	SURVEYORS REF: 47084CT-2	

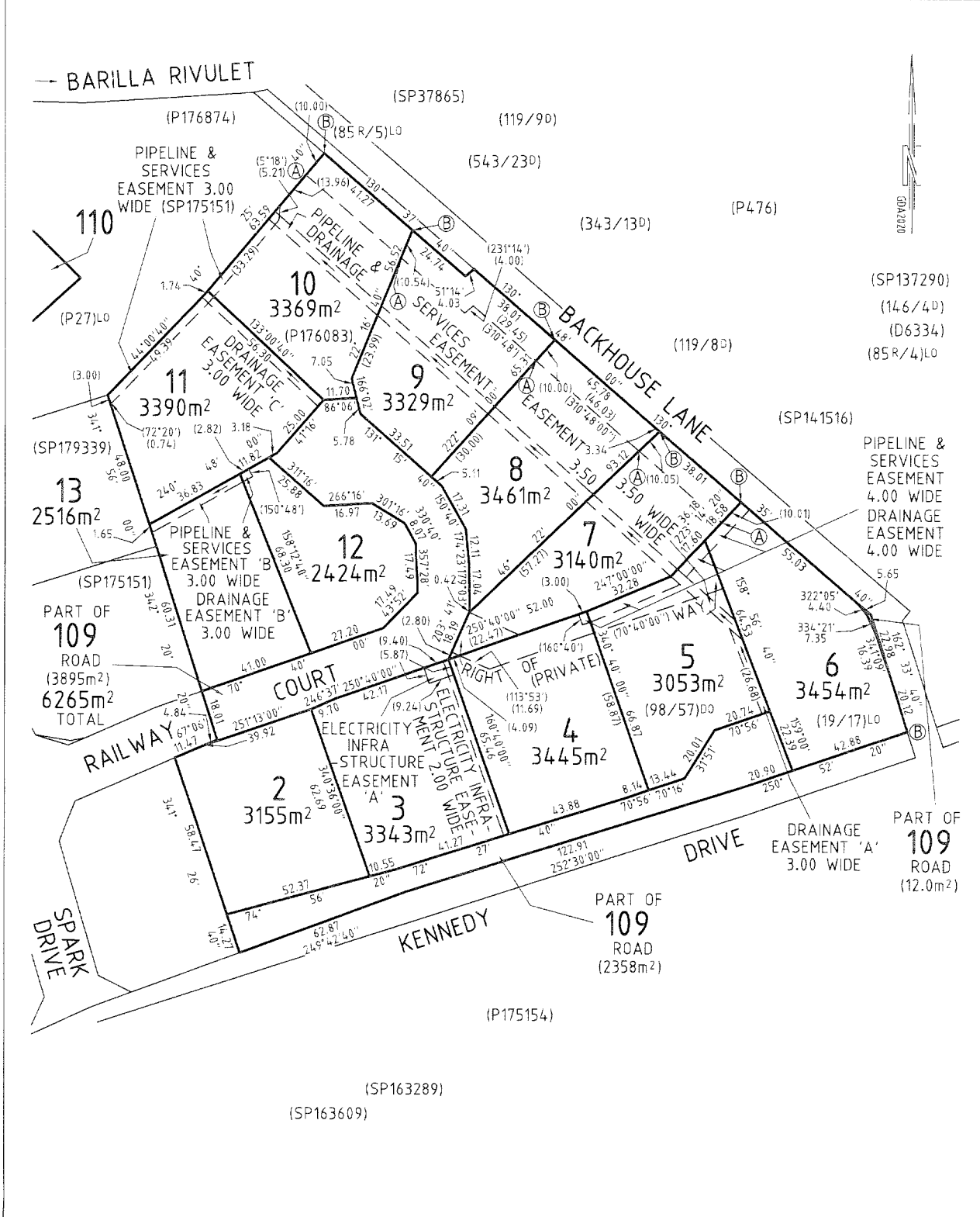
**INDEX PLAN**  
 LOT 110 IS COMPILED FROM F. R. 176083-101 & THIS SURVEY  
 F.R. 179339-108  
 ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



*[Signature]*  
 Registered Land Surveyor  
 13-9-2021  
 Date

*[Signature]*  
 Council Delegate  
 Date

<p><b>PLAN OF SURVEY</b> ANNEXURE SHEET SHEET 1 OF 1 SHEETS</p>	<p>OWNER Linear Capital Pty. Ltd. FOLIO REFERENCE 176083-101 SCALE 1:1250 LENGTHS IN METRES</p>	<p>Registered Number <b>SP 182041</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>Udea</i> 20/09/2025 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> 13-9-2021 47084CT-2B Registered Land Surveyor Date Surveyors ref.</p>	<p>APPROVED EFFECTIVE FROM 10 NOV 2021 <i>[Signature]</i> 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.	<b>SP 182041</b>

PAGE 1 OF 5 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

Lots 5 & 7 - 10 on the plan are each subject to a right of drainage in gross in favour of the Clarence City Council over those parts of the respective lots shown as DRAINAGE EASEMENT 3.50 WIDE on the plan.

Lot 5 on the plan is subject to a right of drainage in gross in favour of the Clarence City Council over that part of the lot shown as DRAINAGE EASEMENT 'A' 3.00 WIDE on the plan.

Lots 4 - 6 on the plan are each subject to a right of drainage in gross in favour of the Clarence City Council over those parts of the respective lots shown as DRAINAGE EASEMENT 4.00 WIDE on the plan.

Lot 11 on the plan is subject to a right of drainage in gross in favour of the Clarence City Council over that part of the lot shown as DRAINAGE EASEMENT 'C' 3.00 WIDE on the plan.

Lots 12 & 13 on the plan are each subject to a right of drainage in gross in favour of the Clarence City Council over those parts of the respective lots shown as DRAINAGE EASEMENT 'B' 3.00 WIDE on the plan.

Lots 5 & 7 - 10 on the plan are each subject to a pipeline and services easement in gross in favour of TasWater over those parts of the respective lots shown as PIPELINE & SERVICES EASEMENT 3.50 WIDE on the plan.

Lots 4 - 6 on the plan are each subject to a pipeline and services easement in gross in favour of TasWater over those parts of the respective lots shown as PIPELINE & SERVICES EASEMENT 4.00 WIDE on the plan.

Lots 12 & 13 on the plan are each subject to a pipeline and services easement in gross in favour of TasWater

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: LINEAR CAPITAL FOLIO REF: CT VOLUME 176080 FOLIO 101 SOLICITOR & REFERENCE: Abetz Curtis Lawyers - 210413	PLAN SEALED BY: DATE: 29 <sup>th</sup> October 2021 S.D. - 2014/41 REF NO.
..... Council Delegate <i>Clare Shea</i>	
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

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<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p><b>PAGE 2 OF 5 PAGES</b></p>	<p><b>SP 182041</b></p>
<p>SUBDIVIDER: - LINEAR CAPITAL PTY LTD FOLIO REFERENCE: - C/T VOLUME 176080 FOLIO 101</p>	
<p>over those parts of the respective lots shown as PIPELINE &amp; SERVICES EASEMENT 'B' 3.00 WIDE on the plan.</p> <p>Lots 10 &amp; 11 on the plan are subject to the existing pipeline and services easement in gross in favour of TasWater over those parts of the respective lots shown as PIPELINE &amp; SERVICES EASEMENT 3.00 WIDE (SP 175151) on the plan.</p> <p>Lot 3 on the plan is subject to an electricity infrastructure easement in gross in favour of TasNetworks over that part of the lot shown as ELECTRICITY INFRASTRUCTURE EASEMENT 2.00 WIDE on the plan.</p> <p>Lot 3 on the plan is subject to an electricity infrastructure easement in gross in favour of TasNetworks over that part of the lot shown as ELECTRICITY INFRASTRUCTURE EASEMENT 'A' on the plan.</p> <p>Lot 7 on the plan is subject to a right of carriageway (appurtenant to lots 4,5 &amp; 6 on the plan) over that part of the lot shown as RIGHT OF WAY (PRIVATE) on the plan.</p> <p>Lot 4 on the plan is subject to a right of carriageway (appurtenant to lots 5 &amp; 6 on the plan) over that part of the lot shown as RIGHT OF WAY (PRIVATE) on the plan.</p> <p>Lot 5 on the plan is subject to a right of carriageway (appurtenant to lot 6 on the plan) over that part of the lot shown as RIGHT OF WAY (PRIVATE) on the plan.</p> <p>Lot 4 on the plan is together with a right of carriageway over that part of lot 7 shown as RIGHT OF WAY (PRIVATE) on the plan.</p> <p>Lot 5 on the plan is together with a right of carriageway over those parts of lot 7 and 4 shown as RIGHT OF WAY (PRIVATE) on the plan.</p> <p>Lot 6 on the plan is together with a right of carriageway over those parts of lot 7, 4 and 5 shown as RIGHT OF WAY (PRIVATE) on the plan.</p> <p><b><u>COVENANTS</u></b></p> <p>The owners of Lots 6-10 (inclusive) on the plan each separately covenant with the Vendor Linear Capital Pty Ltd and the owners for the time being of every other lot shown on Plan and the Clarence City Council to the intent that the burden of this covenant may run with and bind the covenantors' lot and every part thereof to observe the following stipulation;</p> <p style="text-align: right;">*</p> <p>The prohibition of vehicular access to or from Backhouse Lane to or from lots 6 to 10 inclusive from any point on the boundary shown as "BB" on the Plan.</p> <p style="text-align: center;">* &amp; that the benefit shall be annexed to and devolve with each and every part of every other lot shown on the plan and the said Clarence City Council</p>	
<p>NOTE: - Every annexed sheet 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.</p>	

*3/58*

*5*

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p><b>PAGE 3 OF 5 PAGES</b></p>	<p>SP182041</p>
<p>SUBDIVIDER: - LINEAR CAPITAL PTY LTD FOLIO REFERENCE: - C/T VOLUME 176080 FOLIO 101</p>	
<p><b><u>INTERPRETATION</u></b></p> <p>“Pipeline and Services Easement” is defined as follows: -</p> <p><b>FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY</b> for TasWater and its employees, contractors, agents, and all other persons duly authorised by it, at all times to:</p> <ol style="list-style-type: none"> <li>(1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;</li> <li>(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;</li> <li>(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;</li> <li>(4) run and pass sewage, water and electricity through and along the Infrastructure;</li> <li>(5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:             <ol style="list-style-type: none"> <li>(a) without doing unnecessary damage to the Easement Land; and</li> <li>(b) leaving the Easement Land in a clean and tidy condition;</li> </ol> </li> <li>(6) 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 any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and</li> <li>(7) 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.</li> </ol> <p><b>SECONDLY</b>, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater 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 herein described.</p> <p>“Infrastructure” means infrastructure owned or for which TasWater is responsible and includes but is not limited to:</p> <ol style="list-style-type: none"> <li>(a) sewer pipes and water pipes and associated valves;</li> <li>(b) telemetry and monitoring devices;</li> <li>(c) inspection and access pits;</li> <li>(d) electricity assets and other conducting media (excluding telemetry and monitoring devices);</li> <li>(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;</li> <li>(f) anything reasonably required to support, protect or cover any other Infrastructure;</li> <li>(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</li> <li>(h) where the context permits, any part of the Infrastructure.</li> </ol> <p><b>NOTE:</b> - Every annexed sheet 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.</p>	


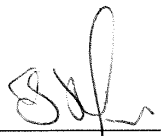


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*CS*

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p><b>PAGE 4 OF 5 PAGES</b></p>	<p><b>SP182041</b></p>
<p>SUBDIVIDER: - LINEAR CAPITAL PTY LTD FOLIO REFERENCE: - C/T VOLUME 176080 FOLIO 101</p>	
<p>“TasWater” means Tasmanian Water &amp; Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.</p> <p>The words “Electricity Infrastructure Easement” means;</p> <p>All the full and free right and liberty for Tasmanian Networks Pty Ltd (ABN 24 167 357 299) “TasNetworks” its successors and assigns and its and its employees, contractors, agents, and all other persons duly authorised by it, at all times to;</p> <ol style="list-style-type: none"> <li>(1) Maintain and lay erect and install anything used for, or in connection with the generation, transmission or distribution of electricity including powerlines (overhead or underground), substations for converting electricity, substations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity (hereinafter called “electricity infrastructure”) or such materials and type as TasNetworks and its successors and its assigns and their servants agents and contractors may authorise above, on or under the servient land.</li> <li>(2) 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.</li> <li>(3) Erect fencing, signs, barriers or other protective structures upon the servient land if in the opinion of TasNetworks there are necessary for the reasons of safety.</li> <li>(4) Cause or permit electrical energy to flow or to be transmitted or distributed through the said electricity infrastructure</li> <li>(5) 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 of the registered proprietors for the purpose of access and regress to and from the servient land.</li> <li>(6) Causing as little damage as possible and making reasonable compensation for all damage done.</li> </ol> <p>NOTHING contained herein shall prevent the registered proprietors for themselves and their successors in title from using the servient land PROVIDED THAT such use does not derogate from this grant or, in the opinion of TasNetworks, compromise the safe operation of electricity infrastructure located on, above or under the servient land.</p>	
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*Handwritten signature*

*Handwritten mark*

ANNEXURE TO SCHEDULE OF EASEMENTS  PAGE 5 OF 5 PAGES		SP182041
SUBDIVIDER: - LINEAR CAPITAL PTY LTD FOLIO REFERENCE: - C/T VOLUME 176080 FOLIO 101		
<p>Signed by LINEAR CAPITAL PTY LTD )                  (ACN 100 448 726) pursuant to section )                  127(1) of the <i>Corporations Act 2001</i> as )                  registered proprietor of the land in )                  Certificate of Title Volume 176083 folio 101 )</p>		
 _____ Signature TROY HARPER _____ NAME MANAGING DIRECTOR _____ POSITION HELD	 _____ Signature Geoffrey Alan HARPER _____ NAME Director. _____ POSITION HELD	
LC SECURITY NO. 1 PTY LTD as registered Mortgagee By Mortgage number M72177 hereby consent to this dealing		
 Joseph Galvez Director	 Lachlan Wilson Director.	
NOTE: - Every annexed sheet 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.		

CS

SEARCH OF TORRENS TITLE

VOLUME 182041	FOLIO 10
EDITION 6	DATE OF ISSUE 12-Jun-2025

SEARCH DATE : 23-Sep-2025

SEARCH TIME : 09.08 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 10 on Sealed Plan 182041

Derivation : Part of 50 Acres Located to William Smith

Prior CT 176083/101

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15-Mar-2025 at 12.02 PM

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SP182041 COVENANTS in Schedule of Easements

SP179339 FENCING PROVISION in Schedule of Easements

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and Jetties Act 1935 Registered 24-Jun-1997 at noon

C762554 AGREEMENT pursuant to Section 71 of the Land Use  
Planning and Approvals Act 1993 Registered  
05-Jan-2007 at noon

E275482 AGREEMENT pursuant to Section 78 of the Land Use  
Planning and Approvals Act 1993 Registered  
10-Nov-2021 at noon

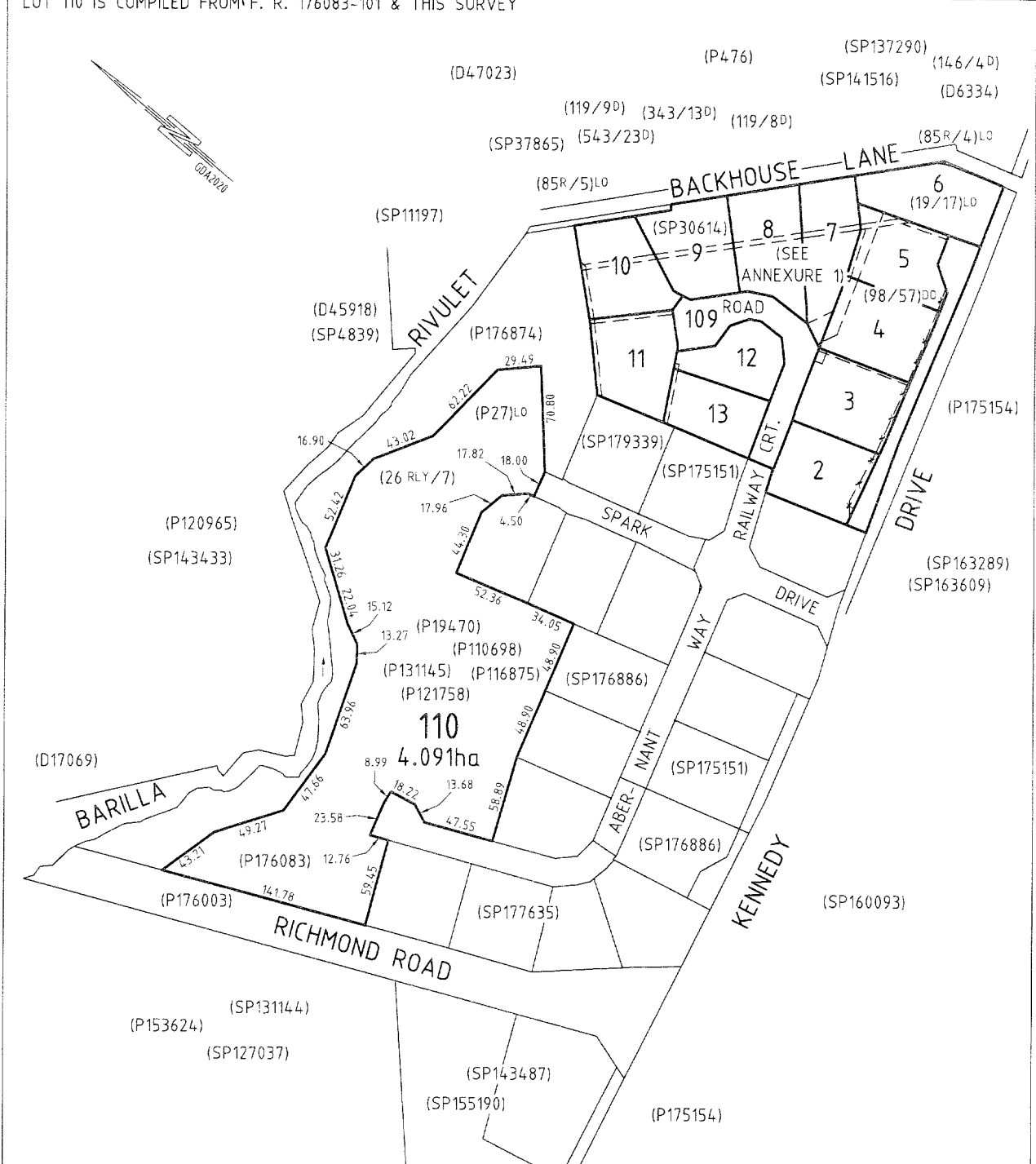
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BY SURVEYOR S. Roberts of PCA SURVEYORS 127 BATHURST STREET, HOBART	LOCATION City of CLARENCE	SCALE: 1:2500	APPROVED EFFECTIVE FROM 10 NOV 2021 <i>[Signature]</i> Recorder of Titles
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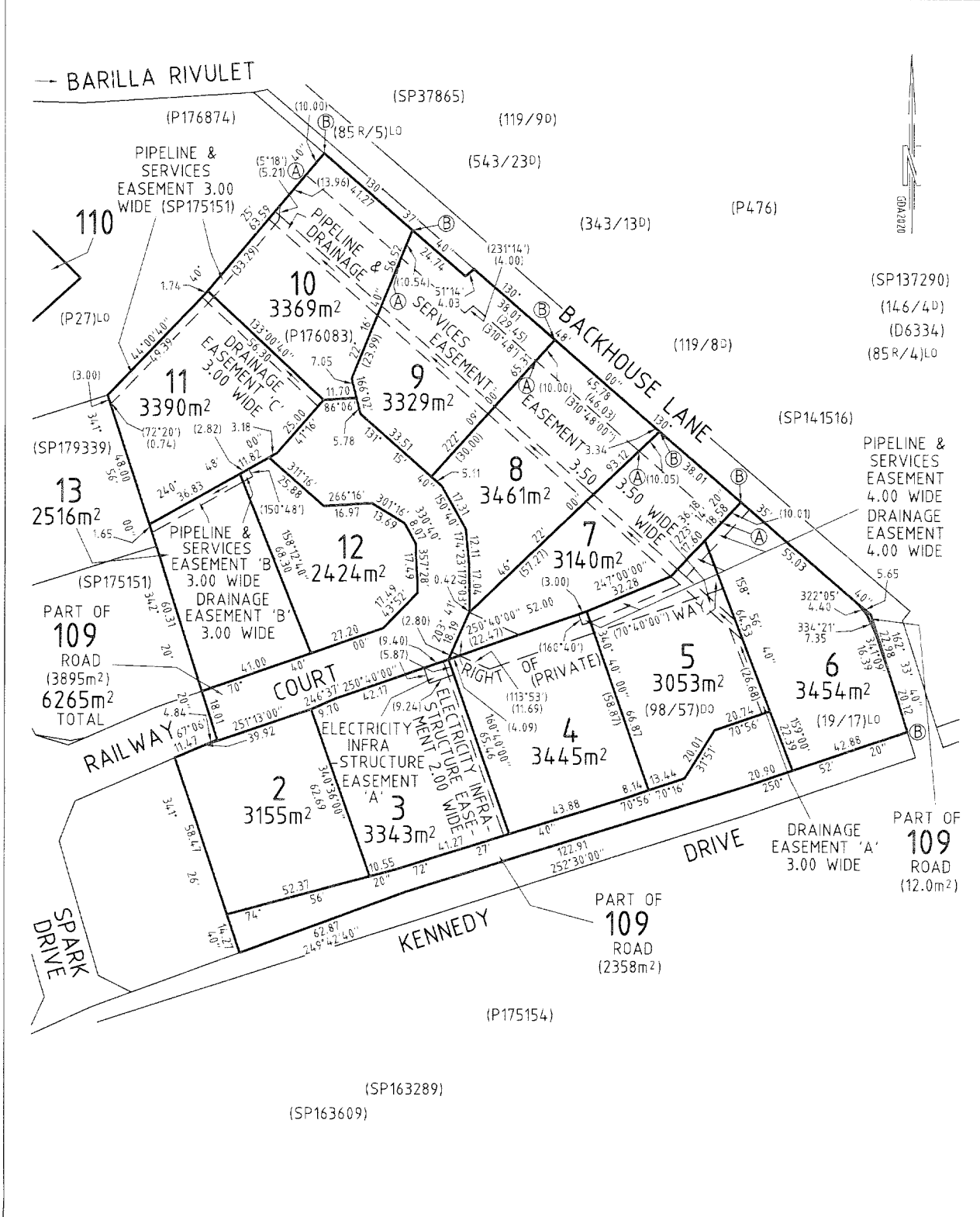
**INDEX PLAN**  
 LOT 110 IS COMPILED FROM F. R. 176083-101 & THIS SURVEY  
 F.R. 179339-108  
 ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



*[Signature]*  
 Registered Land Surveyor  
 13-9-2021  
 Date

*[Signature]*  
 Council Delegate  
 Date

<p><b>PLAN OF SURVEY</b> ANNEXURE SHEET SHEET 1 OF 1 SHEETS</p>	<p>OWNER Linear Capital Pty. Ltd. FOLIO REFERENCE 176083-101 SCALE 1:1250 LENGTHS IN METRES</p>	<p>Registered Number <b>SP 182041</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>Udea</i> 20/09/2025 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> 13-9-2021 47084CT-2B Registered Land Surveyor Date Surveyors ref.</p>	<p>APPROVED EFFECTIVE FROM 10 NOV 2021 <i>[Signature]</i> 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.	<b>SP 182041</b>

PAGE 1 OF 5 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:-

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The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

Lots 5 & 7 - 10 on the plan are each subject to a right of drainage in gross in favour of the Clarence City Council over those parts of the respective lots shown as DRAINAGE EASEMENT 3.50 WIDE on the plan.

Lot 5 on the plan is subject to a right of drainage in gross in favour of the Clarence City Council over that part of the lot shown as DRAINAGE EASEMENT 'A' 3.00 WIDE on the plan.

Lots 4 - 6 on the plan are each subject to a right of drainage in gross in favour of the Clarence City Council over those parts of the respective lots shown as DRAINAGE EASEMENT 4.00 WIDE on the plan.

Lot 11 on the plan is subject to a right of drainage in gross in favour of the Clarence City Council over that part of the lot shown as DRAINAGE EASEMENT 'C' 3.00 WIDE on the plan.

Lots 12 & 13 on the plan are each subject to a right of drainage in gross in favour of the Clarence City Council over those parts of the respective lots shown as DRAINAGE EASEMENT 'B' 3.00 WIDE on the plan.

Lots 5 & 7 - 10 on the plan are each subject to a pipeline and services easement in gross in favour of TasWater over those parts of the respective lots shown as PIPELINE & SERVICES EASEMENT 3.50 WIDE on the plan.

Lots 4 - 6 on the plan are each subject to a pipeline and services easement in gross in favour of TasWater over those parts of the respective lots shown as PIPELINE & SERVICES EASEMENT 4.00 WIDE on the plan.

Lots 12 & 13 on the plan are each subject to a pipeline and services easement in gross in favour of TasWater

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: LINEAR CAPITAL FOLIO REF: CT VOLUME 176080 FOLIO 101 SOLICITOR & REFERENCE: Abetz Curtis Lawyers - 210413	PLAN SEALED BY: DATE: 29 <sup>th</sup> October 2021 S.D. - 2014/41 REF NO.
..... Council Delegate <i>Clare Shea</i>	
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

*ZS*

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p><b>PAGE 2 OF 5 PAGES</b></p>	<p><b>SP 182041</b></p>
<p>SUBDIVIDER: - LINEAR CAPITAL PTY LTD FOLIO REFERENCE: - C/T VOLUME 176080 FOLIO 101</p>	
<p>over those parts of the respective lots shown as PIPELINE &amp; SERVICES EASEMENT 'B' 3.00 WIDE on the plan.</p> <p>Lots 10 &amp; 11 on the plan are subject to the existing pipeline and services easement in gross in favour of TasWater over those parts of the respective lots shown as PIPELINE &amp; SERVICES EASEMENT 3.00 WIDE (SP 175151) on the plan.</p> <p>Lot 3 on the plan is subject to an electricity infrastructure easement in gross in favour of TasNetworks over that part of the lot shown as ELECTRICITY INFRASTRUCTURE EASEMENT 2.00 WIDE on the plan.</p> <p>Lot 3 on the plan is subject to an electricity infrastructure easement in gross in favour of TasNetworks over that part of the lot shown as ELECTRICITY INFRASTRUCTURE EASEMENT 'A' on the plan.</p> <p>Lot 7 on the plan is subject to a right of carriageway (appurtenant to lots 4,5 &amp; 6 on the plan) over that part of the lot shown as RIGHT OF WAY (PRIVATE) on the plan.</p> <p>Lot 4 on the plan is subject to a right of carriageway (appurtenant to lots 5 &amp; 6 on the plan) over that part of the lot shown as RIGHT OF WAY (PRIVATE) on the plan.</p> <p>Lot 5 on the plan is subject to a right of carriageway (appurtenant to lot 6 on the plan) over that part of the lot shown as RIGHT OF WAY (PRIVATE) on the plan.</p> <p>Lot 4 on the plan is together with a right of carriageway over that part of lot 7 shown as RIGHT OF WAY (PRIVATE) on the plan.</p> <p>Lot 5 on the plan is together with a right of carriageway over those parts of lot 7 and 4 shown as RIGHT OF WAY (PRIVATE) on the plan.</p> <p>Lot 6 on the plan is together with a right of carriageway over those parts of lot 7, 4 and 5 shown as RIGHT OF WAY (PRIVATE) on the plan.</p> <p><b><u>COVENANTS</u></b></p> <p>The owners of Lots 6-10 (inclusive) on the plan each separately covenant with the Vendor Linear Capital Pty Ltd and the owners for the time being of every other lot shown on Plan and the Clarence City Council to the intent that the burden of this covenant may run with and bind the covenantors' lot and every part thereof to observe the following stipulation;</p> <p style="text-align: right;">*</p> <p>The prohibition of vehicular access to or from Backhouse Lane to or from lots 6 to 10 inclusive from any point on the boundary shown as "BB" on the Plan.</p> <p style="text-align: center;">* &amp; that the benefit shall be annexed to and devolve with each and every part of every other lot shown on the plan and the said Clarence City Council</p>	
<p>NOTE: - Every annexed sheet 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.</p>	

*3/58*

*5*

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p><b>PAGE 3 OF 5 PAGES</b></p>	<p>SP182041</p>
<p>SUBDIVIDER: - LINEAR CAPITAL PTY LTD FOLIO REFERENCE: - C/T VOLUME 176080 FOLIO 101</p>	
<p><b><u>INTERPRETATION</u></b></p> <p>“Pipeline and Services Easement” is defined as follows: -</p> <p><b>FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY</b> for TasWater and its employees, contractors, agents, and all other persons duly authorised by it, at all times to:</p> <ol style="list-style-type: none"> <li>(1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;</li> <li>(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;</li> <li>(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;</li> <li>(4) run and pass sewage, water and electricity through and along the Infrastructure;</li> <li>(5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:             <ol style="list-style-type: none"> <li>(a) without doing unnecessary damage to the Easement Land; and</li> <li>(b) leaving the Easement Land in a clean and tidy condition;</li> </ol> </li> <li>(6) 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 any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and</li> <li>(7) 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.</li> </ol> <p><b>SECONDLY</b>, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater 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 herein described.</p> <p>“Infrastructure” means infrastructure owned or for which TasWater is responsible and includes but is not limited to:</p> <ol style="list-style-type: none"> <li>(a) sewer pipes and water pipes and associated valves;</li> <li>(b) telemetry and monitoring devices;</li> <li>(c) inspection and access pits;</li> <li>(d) electricity assets and other conducting media (excluding telemetry and monitoring devices);</li> <li>(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;</li> <li>(f) anything reasonably required to support, protect or cover any other Infrastructure;</li> <li>(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</li> <li>(h) where the context permits, any part of the Infrastructure.</li> </ol> <p><b>NOTE:</b> - Every annexed sheet 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.</p>	


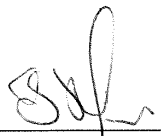


*zgs*

*CS*

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p><b>PAGE 4 OF 5 PAGES</b></p>	<p><b>SP182041</b></p>
<p>SUBDIVIDER: - LINEAR CAPITAL PTY LTD FOLIO REFERENCE: - C/T VOLUME 176080 FOLIO 101</p>	
<p>“TasWater” means Tasmanian Water &amp; Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.</p> <p>The words “Electricity Infrastructure Easement” means;</p> <p>All the full and free right and liberty for Tasmanian Networks Pty Ltd (ABN 24 167 357 299) “TasNetworks” its successors and assigns and its and its employees, contractors, agents, and all other persons duly authorised by it, at all times to;</p> <ol style="list-style-type: none"> <li>(1) Maintain and lay erect and install anything used for, or in connection with the generation, transmission or distribution of electricity including powerlines (overhead or underground), substations for converting electricity, substations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity (hereinafter called “electricity infrastructure”) or such materials and type as TasNetworks and its successors and its assigns and their servants agents and contractors may authorise above, on or under the servient land.</li> <li>(2) 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.</li> <li>(3) Erect fencing, signs, barriers or other protective structures upon the servient land if in the opinion of TasNetworks there are necessary for the reasons of safety.</li> <li>(4) Cause or permit electrical energy to flow or to be transmitted or distributed through the said electricity infrastructure</li> <li>(5) 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 of the registered proprietors for the purpose of access and regress to and from the servient land.</li> <li>(6) Causing as little damage as possible and making reasonable compensation for all damage done.</li> </ol> <p>NOTHING contained herein shall prevent the registered proprietors for themselves and their successors in title from using the servient land PROVIDED THAT such use does not derogate from this grant or, in the opinion of TasNetworks, compromise the safe operation of electricity infrastructure located on, above or under the servient land.</p>	
<p>NOTE: - Every annexed sheet 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.</p>	

*Handwritten signature*

*Handwritten mark*

ANNEXURE TO SCHEDULE OF EASEMENTS  PAGE 5 OF 5 PAGES		SP182041
SUBDIVIDER: - LINEAR CAPITAL PTY LTD FOLIO REFERENCE: - C/T VOLUME 176080 FOLIO 101		
<p>Signed by LINEAR CAPITAL PTY LTD )                  (ACN 100 448 726) pursuant to section )                  127(1) of the <i>Corporations Act 2001</i> as )                  registered proprietor of the land in )                  Certificate of Title Volume 176083 folio 101 )</p>		
 _____ Signature TROY HARPER _____ NAME MANAGING DIRECTOR _____ POSITION HELD	 _____ Signature Geoffrey Alan HARPER _____ NAME Director. _____ POSITION HELD	
<p>LC SECURITY NO. 1 PTY LTD as registered Mortgagee                  By Mortgage number M72177 hereby consent to this dealing</p>		
 Joseph Galez Director	 Lachlan Wilson Director.	
NOTE: - Every annexed sheet 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.		

CS

# TASMANIAN LAND TITLES OFFICE

## Notification of Agreement under the Land Use Planning and Approvals Act 1993

Section 78



E275482

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
176083	101		

REGISTERED PROPRIETOR:

LINEAR CAPITAL PTY LTD, ACN 100 448 726, of 1 Wakefield Street, Bulli, New South Wales

PLANNING AUTHORITY: CLARENCE CITY COUNCIL

I/we CLARENCE CITY COUNCIL  
of 38 Bligh Street, Rosny Park, Tasmania

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement (not including annexures) between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

Date: 29<sup>th</sup> October 2021

THE COMMON SEAL OF CLARENCE CITY COUNCIL,  
was affixed by its duly authorised delegate, Clare Amy  
Shea (Corporate Secretary)

Signed: *Clare Amy Shea*  
(on behalf of the Planning Authority)

Land Titles Office Use Only

REGISTERED IN TASMANIA

10 NOV 2021

RECORDER OF TITLES

**LUA**  
Version 2 (TOLD)

THE BACK OF THIS FORM MUST NOT BE USED

Created 26-Oct-2021 02:50PM

**Deed - Part 5 Agreement**  
**Land Use Planning and Approvals Act 1993**

Date: 29<sup>th</sup> October 2021

**Parties:**

- 1 **Clarence City Council**  
a body corporate incorporated under the provisions of the *Local Government Act 1993*, of 38 Bligh Street, Rosny Park, Tasmania (the **Planning Authority**).
- 2 **Linear Capital Pty Ltd**, ACN 100 448 726  
of 1 Wakefield Street, Bulli, New South Wales (the **Owner**).

**Recitals:**

- A The Owner is the registered proprietor of an estate in fee simple of the Land.
- B The Planning Authority is the planning authority under the Act and has issued the Planning Permit approving the Development.
- C Condition 33 of the Planning Permit requires:
  - (a) the Owner to maintain the Landscaped Buffer; and
  - (b) this deed be entered into by the parties.
- D The Owner acknowledges that:
  - (a) this deed is being entered into pursuant to Part 5 of the Act and for the purpose of satisfying the condition stated in recital C; and
  - (b) the Planning Authority will register this deed pursuant to the provisions of the *Land Titles Act 1980* and that the effect of registration will be that the burden and benefit of any covenant contained in this deed will run with the Land as if it were a covenant to which Section 102 (2) of the *Land Titles Act 1980* applies.


**Operative Provisions:**

**1. Interpretation**

**1.1 Definitions**

In this deed, unless the contrary intention appears:

Act means *Land Use Planning and Approvals Act 1993*.

  
**I HEREBY CERTIFY THAT  
THIS IS A COPY OF THE  
ORIGINAL DOCUMENT**

**Development** means the 40 Industrial lot subdivision as more fully specified in the Planning Permit.

**Land** means that part of the land known as 1 Kennedy Drive, Cambridge, Tasmania, comprised in Certificates of Title Volume 176083 Folio 101 and being Lot 7, Lot 8, Lot 9 and Lot 10 on the Plan.

**Landscaped Buffer** means the 10m landscaped buffer area located on the Land as highlighted on the plan attached to this deed and marked "C".

**Owner** means the person or persons specified in this deed and includes the person or persons from time to time registered or entitled to be registered by the Recorder of Titles as proprietor or proprietors of an estate in fee simple in the Land or any part of the Land and includes a mortgagee in possession.

**Plan** means the plan attached to this Deed and marked 'B'.

**Planning Permit** means permit Development No: SD-2014/41 issued on 2 February 2015, as amended by PDPPAMEND-2021/017590 on 15 April 2021, approving the Development subject to certain conditions and restrictions as contained in the permit, a copy of which is attached hereto and marked 'A'.

## 1.2 Rules for interpreting this deed

In this deed, unless the contrary intention appears:

- (a) one gender includes the other;
- (b) the singular number include the plural and vice versa;
- (c) a reference to a person includes a corporation, unincorporated body or authority;
- (d) clause headings are inserted for convenience only and will be ignored in the interpretation of this deed;
- (e) where any word or phrase is given a defined meaning, any other part of speech or other grammatical form of that word or phrase has a corresponding meaning;
- (f) the schedule and annexures to this deed form part of this deed; and
- (g) a party includes its successors, assigns, executors and administrators.

## 2 Confirmation of recitals

Each of the parties to this deed confirms the recitals that relate to that party.

## 3 Covenants by Owner

In consideration of the Planning Authority granting the Planning Permit:

## Deed – Part 5 Agreement

---

- (a) the Owner, in respect of Lot 7 on the Plan, hereby covenants with the Planning Authority to maintain that part of the Landscape Buffer which is located on that part of the Land comprising Lot 7;
- (b) the Owner, in respect of Lot 8 on the Plan, hereby covenants with the Planning Authority to maintain that part of the Landscape Buffer which is located on that part of the Land comprising Lot 8;
- (c) the Owner, in respect of Lot 9 on the Plan, hereby covenants with the Planning Authority to maintain that part of the Landscape Buffer which is located on that part of the Land comprising Lot 9; and
- (d) the Owner, in respect of Lot 10 on the Plan, hereby covenants with the Planning Authority to maintain that part of the Landscape Buffer which is located on that part of the Land comprising Lot 10.

## 4 Effect of the deed upon registration

### 4.1 Covenants to run with Land

The parties agree and declare that the obligations imposed on the Owner under this deed are intended to take effect as covenants:

- (a) the burden of which will run with the Land as if they were covenants to which Section 102 (2) of the *Land Titles Act 1980* applies; and
- (b) which shall bind the Owner, its successors, transferees and permitted assigns, and the registered proprietor or proprietors for the time being of the Land.

### 4.2 Agreement Under Section 71 of Part 5 of the Act

The parties agree that without limiting or restricting the respective powers to enter into this deed and, in so far as it can be so treated, this deed is made pursuant to section 71 of the Act.

### 4.3 Commencement of Agreement

This deed shall commence on the day that the deed is signed by all parties.

## 5 Registration & costs

The Owner agrees that:

- (a) an application, pursuant to section 78 of the Act shall be made by the Planning Authority to the Recorder of Titles for the registration of this deed on the folio of the Register constituting the title to the Land (and any other land to which this deed relates); and
- (b) in pursuance of condition # of the Planning Permit, the Owner must bear the costs and disbursements associated with the negotiation, preparation and registration of this deed including any legal costs and other costs or disbursements incurred or to be incurred by the Planning Authority.

**6 No fettering of the Planning Authority's powers**

The parties acknowledge and agree that this deed does not fetter or restrict the power or discretion of the Planning Authority in any way, including to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision relating to the Land or relating to any use or development of the Land.

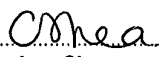
**7 Notices**


Any notice under this deed may be served by delivering, either personally or by registered mail, to the parties.

**Execution:**

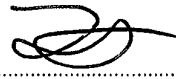
Executed as a deed.


**THE COMMON SEAL OF CLARENCE CITY COUNCIL**, was affixed by its duly authorised delegate:


  
.....  
**Clare Amy Shea**  
Corporate Secretary



**SIGNED** by **LINEAR CAPITAL PTY LTD**, ACN 100 448 726, in accordance with the *Corporations Act 2001* (Cth):

  
.....  
Troy Harper, Director

  
.....  
Geoffrey Harper, Director

  
**I HEREBY CERTIFY THAT  
THIS IS A COPY OF THE  
ORIGINAL DOCUMENT**

# PINNACLE

Changes List			
ID	Description of change	Date Changed	Designer
Ch - 07	Amended notes to landscaping	11/11/2025 9:52 AM	James

Type of construction required C2D2 NCC Vol.1 2022		
Rise in storeys	Class of building 2, 3, 9	Class of building 5, 6, 7, 8
4 or more	A	A
3	A	B
2	B	C
1	C	C

Note: The images provided are artistic representations only and should not be used as references for final colours, finishes, or external/internal features.



ID	Sheet Name	Issue
A.01	Location Plan	DA - 01
A.02	Site Plan - 18 Railway	DA - 01
A.03	Floor Plan - Lower	DA - 01
A.04	Floor Plan - Upper	DA - 01
A.05	North & South Elevation - 18 Railway	DA - 01
A.06	East & West Elevation - 18 Railway	DA - 01
A.07	Landscaping Plan	DA - 01

## 18 Railway Court, Cambridge 7170

Owner(s) or Clients	JAAC Developments PTY LTD	Title Reference	182041/10
Building Classification	7	Zoning	Light Industrial
Construction Type	C	Land Size	3369m <sup>2</sup>
No. of Storeys	2	Design Wind Speed	TBA
Designer	Jason Nickerson CC6073Y	Soil Classification	TBA
Total Floor Area (Combined)	1366.81m <sup>2</sup>	Climate Zone	7
Alpine Area	N/A	Corrosion Environment	Low
Other Hazards	Airport obstacle limitation area, Flood-prone areas	Bushfire Attack Level (BAL)	N/A

(e.g., High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice, or other relevant factors)

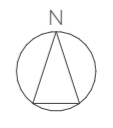
Building Area	
Warehouse.01	488.67
Warehouse.02	439.07
Warehouse.03	439.07
<b>Total</b>	<b>1,366.81 m<sup>2</sup></b>

AREA SHOWN RED INDICATES CONSTRUCTION IN PROGRESS UNDER PREVIOUS APPROVALS



PROVIDE SUPPLEMENTARY PLANTING IN ACCORDANCE WITH THE APPROVED LANDSCAPING PLAN JMG LANDSCAPING PLAN P01 REV A 21/01/2015

ID	Date	Designer



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NOTE: Refer to cover page for further details on changes.



Building Area	
Warehouse.01	488.67
Warehouse.02	439.07
Warehouse.03	439.07
<b>Total</b>	<b>1,366.81 m²</b>

130°37'40" 41.27m

BACKHOUSE LANE

EXISTING 10M LANDSCAPE BUFFER THAT IS PLANTED WITH VARIOUS SHRUBS AND GRASSES

**Legend**

Spotlight with sensor

**Note:** Lights to be baffled to prevent light emissions beyond site boundary.

**Surface Water Drainage**

Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 2022 Volume I.

Surface water, resulting from a storm having an annual exceedance probability of 1%, must not enter the building.

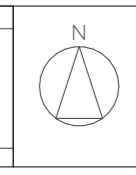
**Limitations**

F1P2 does not apply to-  
 (a) a Class 7 or 8 building where in the particular case there is no necessity for compliance; or  
 (b) a garage, tool shed, sanitary compartment, or the like, forming part of a building used for other purposes; or an open spectator stand or open-deck carpark.

**Fire Safety**

Where a building is more than 500m² or if internal fire hydrants are proposed/installed, a fire hose reel system must be provided in accordance with AS2441. Fire hose reels must be installed within 4m of an exit or otherwise provided to provide full coverage to the building.

ID	Date	Designer



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NOTE: Refer to cover page for further details on changes.

**LEGEND**

- Access Panel
- TGS
- Exit Sign
- Fire Hose Reel
- Fire Extinguisher
- Batts to wall
- Sound insulation

**Doorway identification (Clause 10.1) - AS1428.1:2021**

All doorways shall have a minimum luminance contrast of 30% provided between-

- (a) door leaf and door jamb; or
- (b) door leaf and adjacent wall; or
- (c) architrave and wall; or
- (d) door leaf and architrave; or
- (e) door jamb and adjacent wall

The minimum width of the area of luminance shall be 50mm.

Explanation: where it is necessary to achieve sufficient contrast between building elements, this can usually be achieved by using very dark or very light materials.

**Continuous accessible paths of travel (Clause 3.1) - AS1428.1:2021**

Unless otherwise specified (such as at doors, curved ramps and similar), the minimum unobstructed width of a continuous accessible path of travel shall be 1000 mm and the following shall not intrude into the minimum unobstructed width of a continuous accessible path of travel:

- (a) Fixtures and fittings such as lights, awnings, windows that, when open, intrude into the circulation space, telephones, skirtings and similar objects.
- (b) Essential fixtures and fittings such as fire hose reels, fire extinguishers and switchboards.
- (c) Door handles less than 900 mm above the finished floor level.

**Tactile Ground Surface Indicators (TGSIs)**

Tactile ground surface indicators (TGSIs) to warn people of hazards shall be in accordance with AS/NZS 1428.4.1. Locations of TGSIs are indicated as per plans. Refer to Legend.

**Note: Stair Construction**

Stairs must comply with-

- clause 8.1 of AS 1428.1:2021, including the notes; and
- clause 8.2 of AS 1428.1:2021

Stair Risers: Min/Max = 115mm/190mm  
Public Stair Goings: Min/Max = 250mm/355mm

Quantity Calculation Required  
(2xRiser)+Goings:  
Min/Max = 550mm/700mm  
Minimum of 2 risers and maximum of 18 in a flight;

Not permit a 125mm sphere to pass through between treads;  
Solid construction (i.e. not perforated) if more than 10m high or more than 3 storeys;  
No winders (except internally of a residential apartment);

**Artificial Lighting**

Artificial lighting must be provided -

- (a) in required stairways, passageways, and ramps; and
- (b) if natural light of a standard equivalent to that required by F6D3 is not available, and the periods of occupation or use of the room or space will create undue hazard to occupants seeking egress in an emergency, in-
- (iii) Class 3, 5, 6, 7, 8 and 9 buildings - to all rooms that are frequently occupied, all spaces required to be accessible, all corridors, lobbies, internal stairways, other circulation spaces and paths of egress.

The artificial lighting system must comply with AS/NZS 1680.0.

**Heights of rooms & other spaces F5D2 of NCC VOL 1 2022**

The height of rooms and other spaces in a Class 5, 6, 7 or 8 building must be not less than-

- (a) for a bathroom, shower room, sanitary compartment, other than an accessible adult change facility, airlock, tea preparation room, pantry, store room, garage, car parking area, or the like - 2.1 m; and
- (b) for a commercial kitchen - 2.4 m; and
- (c) above a stairway, ramp, landing or the like - 2 m measured vertically above the nosing line of stairway treads or the floor surface of the ramp, landing or the like; and for a required accessible adult change facility - 2.4 m.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol 1. Builder to contact Pinnacle before undertaking works.

**Internal Room Areas**

R.101	Office	26.14
R.102	Dis. Toilet	5.27
R.103	Store	4.87
R.104	Storage	437.70
R.105	Storage	383.58
R.106	Reception	25.59
R.107	Office	9.89
R.108	Dis Toilet	5.93
R.109	Dis. Toilet	5.93
R.110	Office	9.89
R.111	Reception	25.59
R.112	Storage	381.61

**Building Area**

Warehouse.01	488.67
Warehouse.02	439.07
Warehouse.03	439.07
<b>Total</b>	<b>1,366.81 m<sup>2</sup></b>



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**Floor Plan - Lower**

Revision: DA - 01  
Approved by: JD

Scale: 1:100 @ A3  
Pg. No: A.03

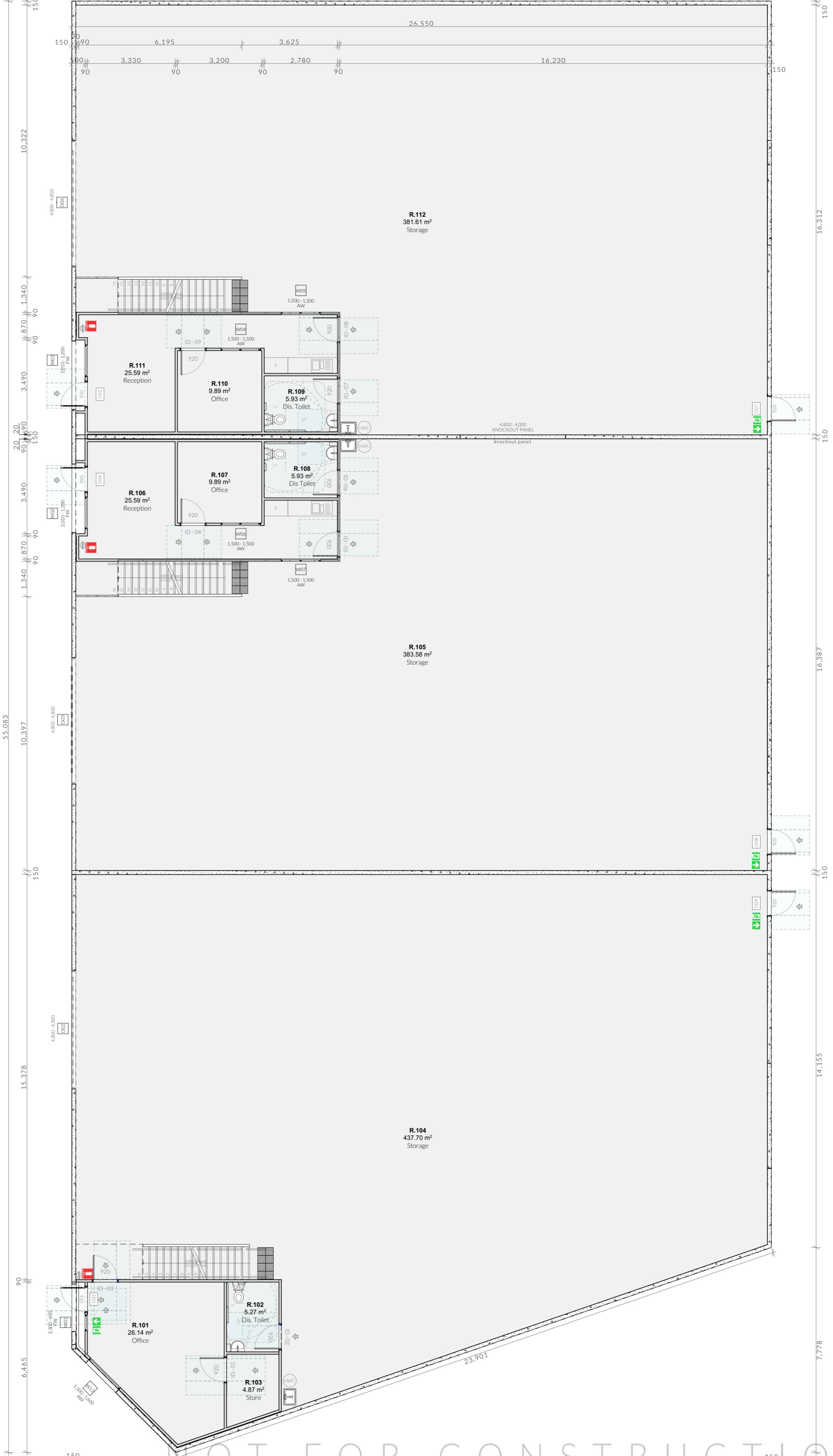
Proposal: New Warehouses  
Client: JAAC Developments PTY LTD  
Address: 18 Railway Court, Cambridge 7170

Date: 26/02/2025  
Drawn by: JD  
Job No: Pinn 009-2025  
Engineer: TBA  
Building Surveyor: LTBS

ID	Date	Designer



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NOTE: Refer to cover page for further details on changes.

**LEGEND**

- Access Panel
- TGSi
- Exit Sign
- Fire Hose Reel
- Fire Extinguisher
- Batts to wall
- Sound insulation

**Doorway identification (Clause 10.1) - AS1428.1:2021**

All doorways shall have a minimum luminance contrast of 30% provided between-

- (a) door leaf and door jamb; or
- (b) door leaf and adjacent wall; or
- (c) architrave and wall; or
- (d) door leaf and architrave; or
- (e) door jamb and adjacent wall

The minimum width of the area of luminance shall be 50mm.

Explanation: where it is necessary to achieve sufficient contrast between building elements, this can usually be achieved by using very dark or very light materials.

**Continuous accessible paths of travel (Clause 3.1) - AS1428.1:2021**

Unless otherwise specified (such as at doors, curved ramps and similar), the minimum unobstructed width of a continuous accessible path of travel shall be 1000 mm and the following shall not intrude into the minimum unobstructed width of a continuous accessible path of travel:

- (a) Fixtures and fittings such as lights, awnings, windows that, when open, intrude into the circulation space, telephones, skirtings and similar objects.
- (b) Essential fixtures and fittings such as fire hose reels, fire extinguishers and switchboards.
- (c) Door handles less than 900 mm above the finished floor level.

**Tactile Ground Surface Indicators (TGSIs)**

Tactile ground surface indicators (TGSIs) to warn people of hazards shall be in accordance with AS/NZS 1428.4.1. Locations of TGSIs are indicated as per plans. Refer to Legend.

**Note: Stair Construction**

Stairs must comply with-

- clause 8.1 of AS 1428.1:2021, including the notes; and
- clause 8.2 of AS 1428.1:2021

Stair Risers: Min/Max = 115mm/190mm  
 Public Stair Goings: Min/Max = 250mm/355mm  
 Quantity Calculation Required ((2xRiser)+Goings):  
 Min/Max = 550mm/700mm  
 Minimum of 2 risers and maximum of 18 in a flight;  
 Not permit a 125mm sphere to pass through between treads;  
 Solid construction (i.e. not perforated) if more than 10m high or more than 3 storeys;  
 No winders (except internally of a residential apartment);

**Artificial Lighting**

Artificial lighting must be provided -

- (a) in required stairways, passageways, and ramps; and
- (b) if natural light of a standard equivalent to that required by F6D3 is not available, and the periods of occupation or use of the room or space will create undue hazard to occupants seeking egress in an emergency, in-
- (iii) Class 3, 5, 6, 7, 8 and 9 buildings - to all rooms that are frequently occupied, all spaces required to be accessible, all corridors, lobbies, internal stairways, other circulation spaces and paths of egress.

The artificial lighting system must comply with AS/NZS 1680.0.

**Heights of rooms & other spaces F5D2 of NCC VOL 1 2022**

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- (a) for a bathroom, shower room, sanitary compartment, other than an accessible adult change facility, airlock, tea preparation room, pantry, store room, garage, car parking area, or the like - 2.1 m; and
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- (c) above a stairway, ramp, landing or the like - 2 m measured vertically above the nosing line of stairway treads or the floor surface of the ramp, landing or the like; and for a required accessible adult change facility - 2.4 m.

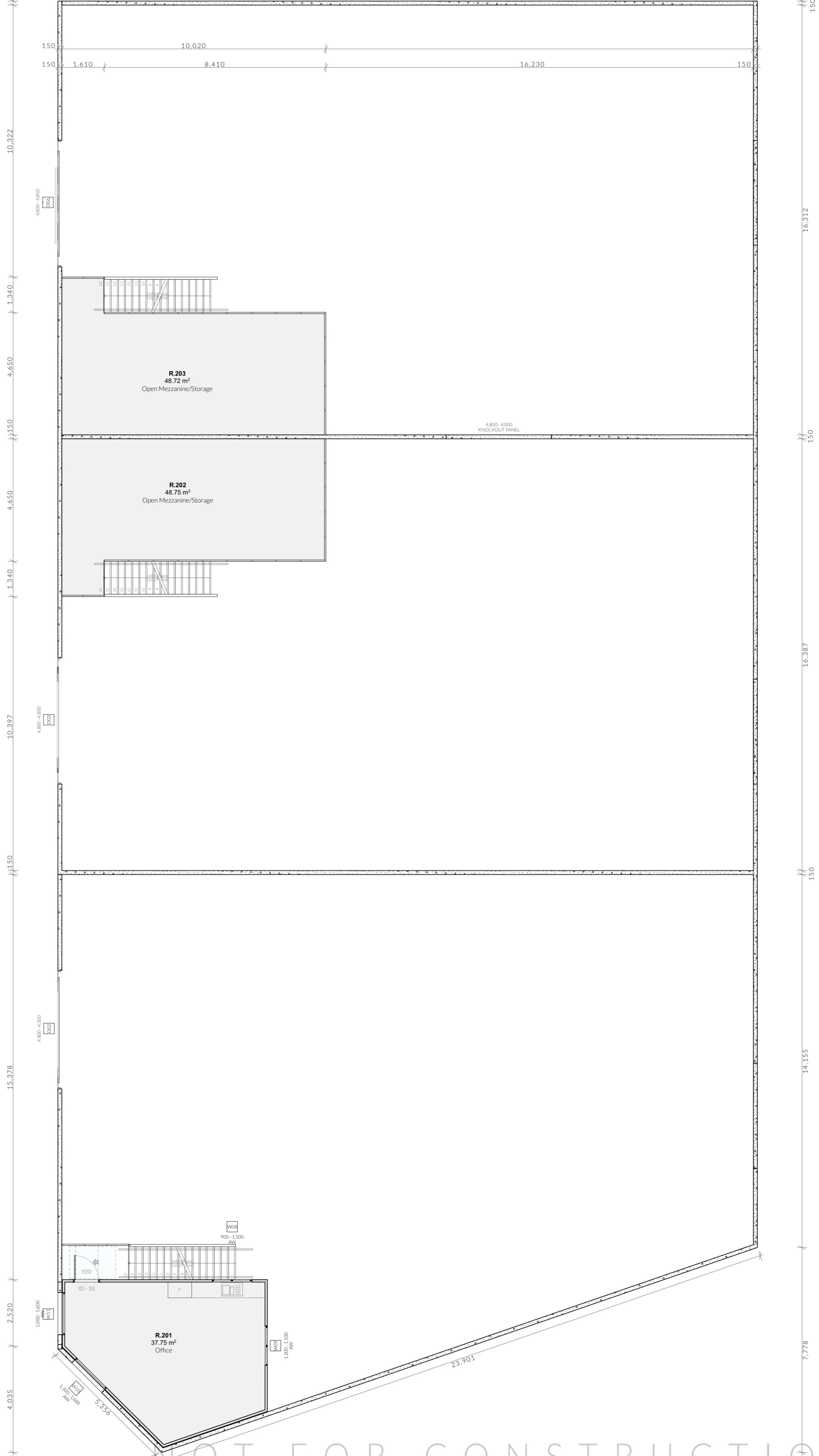
If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol I. Builder to contact Pinnacle before undertaking works.

**Internal Room Areas**

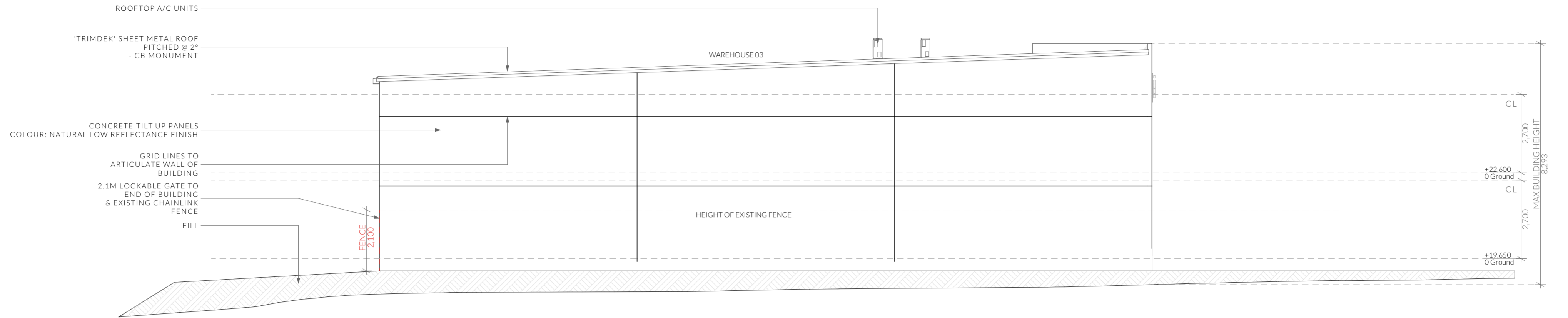
R.201	Office	37.75
R.202	Open Mezzanine/Storage	48.75
R.203	Open Mezzanine/Storage	48.72

**Building Area**

Warehouse.01	488.67
Warehouse.02	439.07
Warehouse.03	439.07
<b>Total</b>	<b>1,366.81 m<sup>2</sup></b>

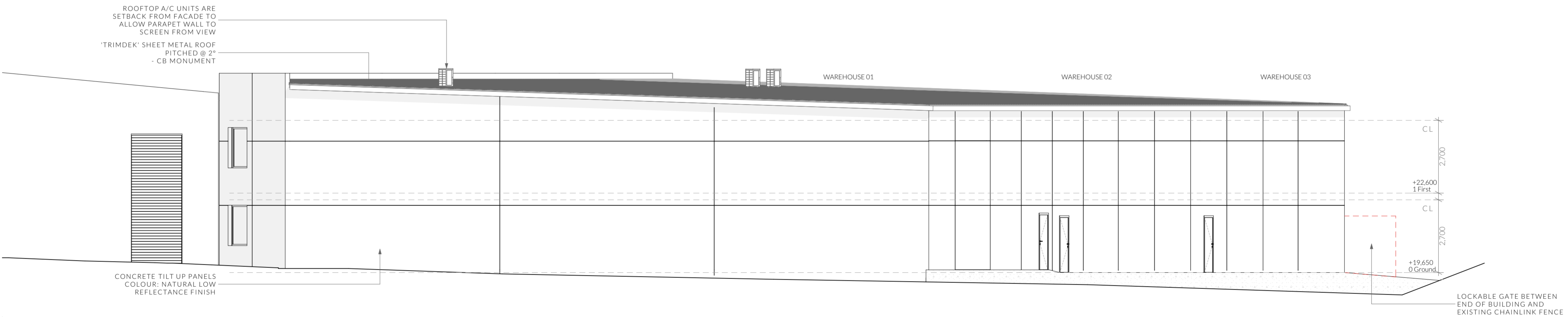


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North Elevation

1:100



South Elevation

1:100

**NOTE**  
Stairs must comply with clauses 8.1 (inclusive of notes) and 8.2 of AS 1428.1:2021.

A continuous barrier must be provided along the side of the following if the trafficable surface is 1 m or more above the surface beneath:

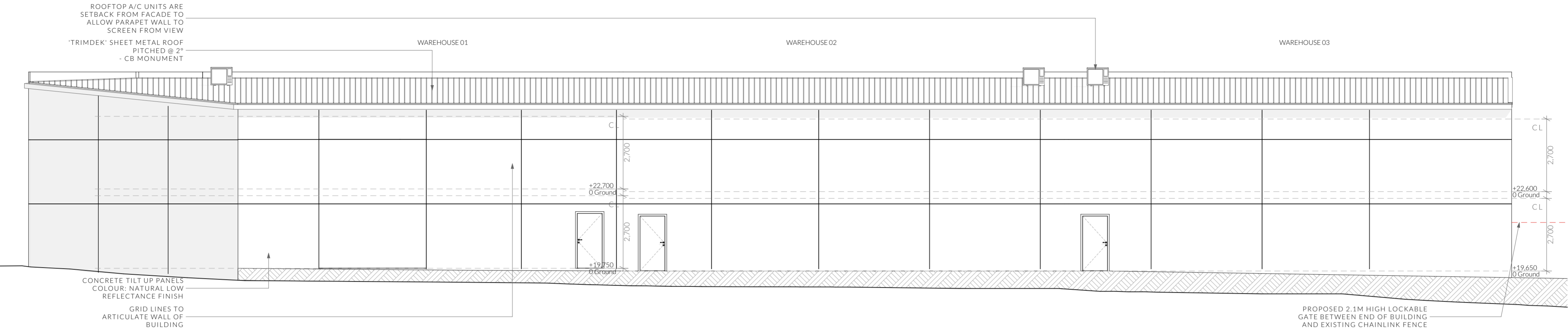
- (a) a roof to which general access is provided; and
- (b) a stairway or ramp; and
- (c) a floor, corridor, hallway, balcony, deck, verandah, mezzanine, access bridge or the like; and
- (d) any delineated path of access to a building.

if the trafficable surface is 1 m or more above the surface beneath.

As per NCC Volume 1 D3D29: Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N and must not have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing. Class 7 (Other than carparks) and 8 buildings and parts of those classes must not permit a 300mm sphere to pass through it.

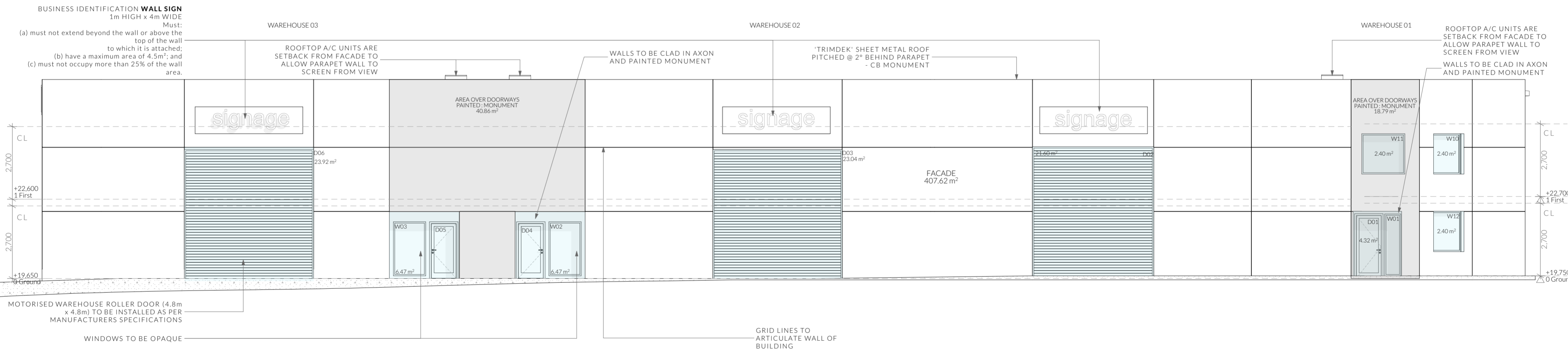
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	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacle drafting.com.au www.pinnacle drafting.com.au Licence: CC6073Y	North & South Elevation - 18 Railway Revision: DA - 01 Approved by: JD	Scale: 1:100 @ A2 Pg. No: A.05	Proposal: New Warehouses Client: JAAC Developments PTY LTD Address: 18 Railway Court, Cambridge 7170	Date: 26/02/2025 Drawn by: JD Job No: Pinn 009-2025 Engineer: TBA Building Surveyor: LTBS	<table border="1"> <thead> <tr> <th>ID</th> <th>Date</th> <th>Designer</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ID	Date	Designer				These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction in whole or part is strictly forbidden without written consent. © 2025. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Liability, Compliance and/or permit documentation. DO NOT SCALE FROM DIMENSIONS. All Contractors are to verify dimensions on site before commencing any works or requesting building stop work orders. <b>ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING &amp; DESIGN PTY LTD AS SOON AS PRACTICABLE.</b> This document must be printed in colour. Pinnacle Drafting Design is not responsible for any errors, omissions or omissions caused by contractors and builders not following colour printed plans.	
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NOTE: Refer to cover page for further details on changes.														



East Elevation

1:100



West Elevation

1:100

**NOTE**  
Stairs must comply with clauses 8.1(inclusive of notes) and 8.2 of AS 1428.1:2021.

A continuous barrier must be provided along the side of the following if the trafficable surface is 1 m or more above the surface beneath.

- (a) a roof to which general access is provided; and
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if the trafficable surface is 1 m or more above the surface beneath.

As per NCC Volume 1 D3D29: Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N and must not have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing. Class 7 (Other than carparks) and 8 buildings and parts of those classes must not permit a 300mm sphere to pass through it.

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**East & West Elevation - 18 Railway**

Revision: DA - 01  
Approved by: JD

Scale: 1:100 @ A2  
Pg. No: A.06

Proposal: New Warehouses  
Client: JAAC Developments PTY LTD  
Address: 18 Railway Court, Cambridge 7170

Date: 26/02/2025  
Drawn by: JD  
Job No: Pinn 009-2025  
Engineer: TBA  
Building Surveyor: LTBS

ID	Date	Designer

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**bdgg**  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

AREA SHOWN RED INDICATES CONSTRUCTION IN PROGRESS UNDER PREVIOUS APPROVALS

**Planting Schedule**

Symbol	Name	Qty	Pot Size	Height	Spread
	Dianella tasmanica or similar	21	tubestock	1,000	1,000
	Eremophila sp. or similar	7	140mm	2,500	2,500
	Melaleuca sp. or similar	2	140mm	5,000	3,000

**Note**

Plants have been selected to be drought tolerant and low maintenance once established, it is recommended that a dripper system or similar be put into place until established. Plant locations are indicative and may be altered where suitable growing conditions cannot be met. Garden areas to be mulched with 75mm cover of selected mulch and plants are to be fertilised 6 monthly or where required until established. Garden edges are to be timber, steel, or brick. Plantings that are unsuccessful will be replaced where required.

**Legend**

- Seeded Lawn
- Mulched Garden Bed
- Gravel Area - Fine

BACKHOUSE LANE



PROVIDE SUPPLEMENTARY PLANTING IN ACCORDANCE WITH THE APPROVED LANDSCAPING PLAN JMG LANDSCAPING PLAN P01 REV A 21/01/2015

**Notes**

- Liaise with superintendent where clay or ground water is encountered during excavation of planting hole.
- Tree supports:
  - Trees >3m high use stakes
  - Trees >3m high use guy wires
- Place plants upright and in centre of hole.

REFER PROJECT DRAWINGS FOR TREE SURROUNDS OR USE STAKES AS FOR NON-SEALED AREAS

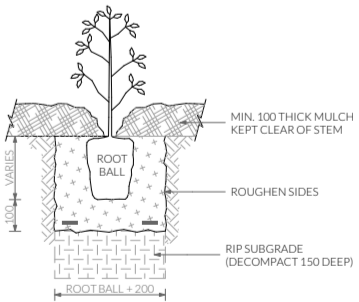
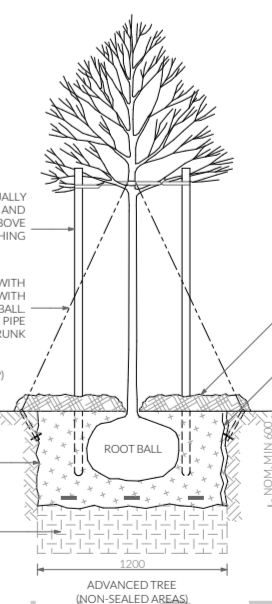
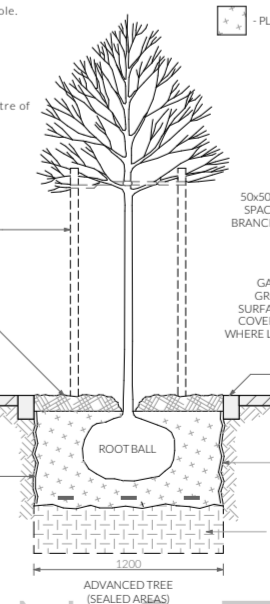
MIN. 100 THICK MULCH KEPT CLEAR OF STEM

FOOTPATH

FLEXIBLE ROOT CONTROL BARRIER

**KEY**

- SLOW RELEASE FERTILISER
- PLANTING MIX



MIN. 100 THICK MULCH KEPT CLEAR OF STEM

FOOTPATH

FLEXIBLE ROOT CONTROL BARRIER

MIN. 100 THICK x 1000 DIA. MULCH KEPT CLEAR OF STEM

LIASE WITH LOCAL COUNCIL ARBORIST REGARDING THE NEED FOR FLEXIBLE ROOT CONTROL BARRIER ADJACENT TO SERVICE PIPES

MIN. 100 THICK x 1000 DIA. MULCH KEPT CLEAR OF STEM

ADVANCED TREE (NON-SEALED AREAS)

ADVANCED TREE (NON-SEALED AREAS)

MIN. 100 THICK MULCH KEPT CLEAR OF STEM

ROUGHEN SIDES

RIP SUBGRADE (DECOMPACT 150 DEEP)

SMALL PLANTS AND SHRUBS (100-450mm POTS)

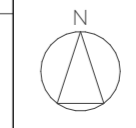
MIN. 100 THICK x 1000 DIA. MULCH KEPT CLEAR OF STEM

LIASE WITH LOCAL COUNCIL ARBORIST REGARDING THE NEED FOR FLEXIBLE ROOT CONTROL BARRIER ADJACENT TO SERVICE PIPES

MIN. 100 THICK x 1000 DIA. MULCH KEPT CLEAR OF STEM

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ID	Date	Designer



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**Vehicle Movement Notes**

- Movement templates demonstrate the ability of vehicles to enter intersection in a forwards direction and leave in a forwards direction.

- The models depicted demonstrate turning clearances for a MRV, 8.8m length by 2.5m wide with two axles.

- The swept path of the vehicle represent the outer extents of the vehicle.

Parking Space requirements as depicted on plans  
As defined by the Parking and Sustainable Transport Code  
- Table C2.3

**Parking Dimensions - 90°**

Width: 2600 2800 3000 3200  
Length: 5400 5400 5400 5400  
Aisle Width: 6400 5800 5200 4800

**Parking Dimensions - 45°**

Width: 2600  
Length: 5400  
Aisle Width: 3500

**Parking Dimensions - Parallel**


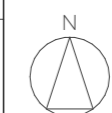

Width: 2300  
Length: 6700  
Aisle Width: 3600

**Turning Path Legend**

-  LINE OF BODY
-  300mm BODY CLEARANCE
-  DIRECTION OF TRAVEL



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	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	<b>Parking Plan 1</b>  Revision: DA - 02 Approved by: JD	Scale: 1:250 @ A3 Pg. No: A.09	Proposal: New Warehouses Client: JAAC Developments PTY LTD Address: 18 Railway Court, Cambridge 7170	Date: 26/02/2025 Drawn by: JD Job No: Pinn 009-2025 Engineer: TBA Building Surveyor: LTBS	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">ID</th> <th style="width: 30%;">Date</th> <th style="width: 40%;">Designer</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ID	Date	Designer					These drawing are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2025. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.
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As defined by the Parking and Sustainable Transport Code  
- Table C2.3

**Parking Dimensions - 90°**

Width:	2600	2800	3000	3200
Length:	5400	5400	5400	5400
Aisle Width:	6400	5800	5200	4800

**Parking Dimensions - 45°**

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Length:	5400
Aisle Width:	3500

**Parking Dimensions - Parallel**

Width:	2300
Length:	6700
Aisle Width:	3600

**Turning Path Legend**

- LINE OF BODY
- 300mm BODY CLEARANCE
- DIRECTION OF TRAVEL



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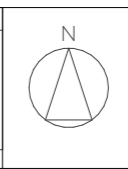
**Parking Plan 2**  
 Revision: DA - 02  
 Approved by: JD  
 Scale: 1:250 @ A3  
 Pg. No: A.10

Proposal: New Warehouses  
 Client: JAAC Developments PTY LTD  
 Address: 18 Railway Court, Cambridge 7170

Date: 26/02/2025  
 Drawn by: JD  
 Job No: Pinn 009-2025  
 Engineer: TBA  
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