

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2025203

Assess No: A11893

PID No: 3168773

Applicant Name:	BVZ Designs			
Postal Address:				
Contact Phone:	Home	Work	Mobile	
Email Address:				

Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements ☐
2. A completed application form including a detailed description of the proposal ☐
3. A complete plan set: ☐
 - a) Floor plans ☐
 - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) ☐
 - c) Site Plan showing: ☐
 - Orientation
 - All title boundaries
 - Location of buildings and structure (both existing and proposed)
 - Setbacks from all boundaries
 - Native vegetation to be removed
 - Onsite services, connections and drainage details (including sewer, water and stormwater)
 - Cut and/or Fill
 - Car parking and access details (including construction material of all trafficable areas)
 - Fence details
 - Contours
4. Other:

If submitting plans in over the counter please ensure they are A3.

All plans must be to scale.

WEST TAMAR COUNCIL



Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: Bradley van Zetten

Note: Full name(s) of person(s) or company making the application and postal address for correspondence.

LAND DETAILS

Owner/Authority Name:
(as per certificate of title) LUKE & HEIDI MCCABE

Location / Address: 30 BERNIE COURT GRINDLEWALD 7277

Title Reference: 163488/10

Zone(s): LOW DENSITY

Existing Development/Use: RESIDENTIAL DWELLING

Existing Developed Area: Area 362

DEVELOPMENT APPLICATION DETAILS

Proposed Use: Residential: ☒ Visitor Accommodation: ☐ Commercial: ☐ Other: ☐
Description of Use: RESIDENTIAL EXTENSION & POOL

Development Type: Building work: ☒ Demolition: ☐ Subdivision: ☐ Other: ☐
Description of development: INTERNAL ALTERATIONS, EXTERNAL EXTENSION, POOL

New or Additional Area: Area DWELLING - 27 SQ/M
POOL - 36

Estimated construction cost of the proposed development: \$ 100,000

Building Materials: Wall Type: CEMENT SHEET Colour: Neutrals/ grays
Roof Type: N/A Colour: Neutrals/ grays

WEST TAMAR COUNCIL



Application Number: «Application Number»

SUBDIVISION ☐ N/A

Subdivision creating additional lots ☐
 Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :		Number of Lots (proposed) :	
Description:			
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
1.			
2.			
3.			

COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE ☐ N/A

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	
Existing Car Parking:				
Proposed Car Parking:				
Number of Employees: (Existing)				
Number of Employees: (Proposed)				
Type of Machinery installed:				
Details of trade waste and method of disposal:				

Application Number: «Application Number»

APPLICANT DECLARATION

Owner: As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,

Name (print)


Signed

Date

Applicant: As the applicant, I declare that I have notified the owner of my intention to make this application and that the information contained in this application is a true and accurate representation of the proposal,
(if not the owner)

Bradley van Zetten

Name (print)



Signed

10/7/25

Date

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

**Crown
Consent**
(if required)

Name (print)

Signed

Date

**General
Manager**
(if required)

Name (print)

Signed

Date

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Right of Way Owner:

As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Name (print)

Signed

Date

<p>OWNER VOS NOMINEES PTY. LTD., CITICARE PTY. LTD. FOLIO REFERENCE C.T.148231-21, C.T.51549-4</p> <p>GRANTEE: PART OF 1140 ACRES GRANTED TO HENRY JENNINGS & WILLIAM DAWSON GRUBB AND PART OF 255A-1R-21P GRANTED TO BERNARD GRANVILLE ATKINSON, PART OF LOT 33639 GRANTED TO BERNARD GRANVILLE ATKINSON, PART OF 800 ACRES GRANTED TO JOSIAS MCALPIN AND PART OF 1280 ACRES GRANTED TO MATHIAS GAUNT.</p>	<p>PLAN OF SURVEY</p> <p>WOOLCOTT SURVEYS</p> <p>BY SURVEYOR COLIN STERLING SMITH LOCATION LAND DISTRICT OF DEVON PARISH OF ST. MICHAELS SCALE 1:4000 LENGTHS IN METRES</p>	<p>Registered Number SP.163488</p> <p>APPROVED EFFECTIVE FROM - 4 APR 2012 <i>Alice Kawa</i> Recorder of Titles</p>	
<p>MAPSHEET MUNICIPAL CODE No 129 (4842)</p>	<p>LAST UPI No HT388 4142015</p>	<p>LAST PLAN No S.P.148231, S.P.51549</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>

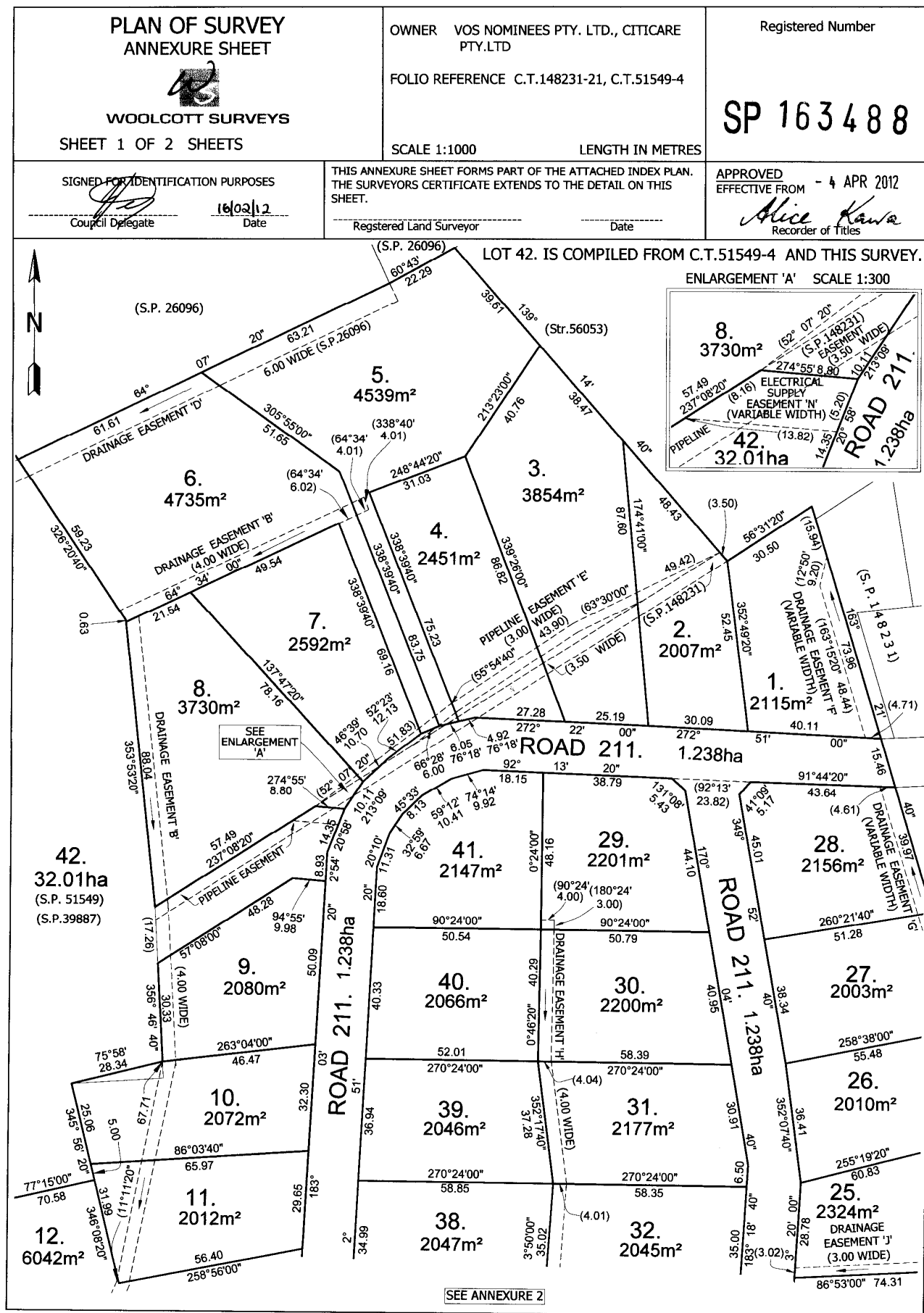
LOT 42. IS COMPILED FROM C.T.51549-4 AND THIS SURVEY.

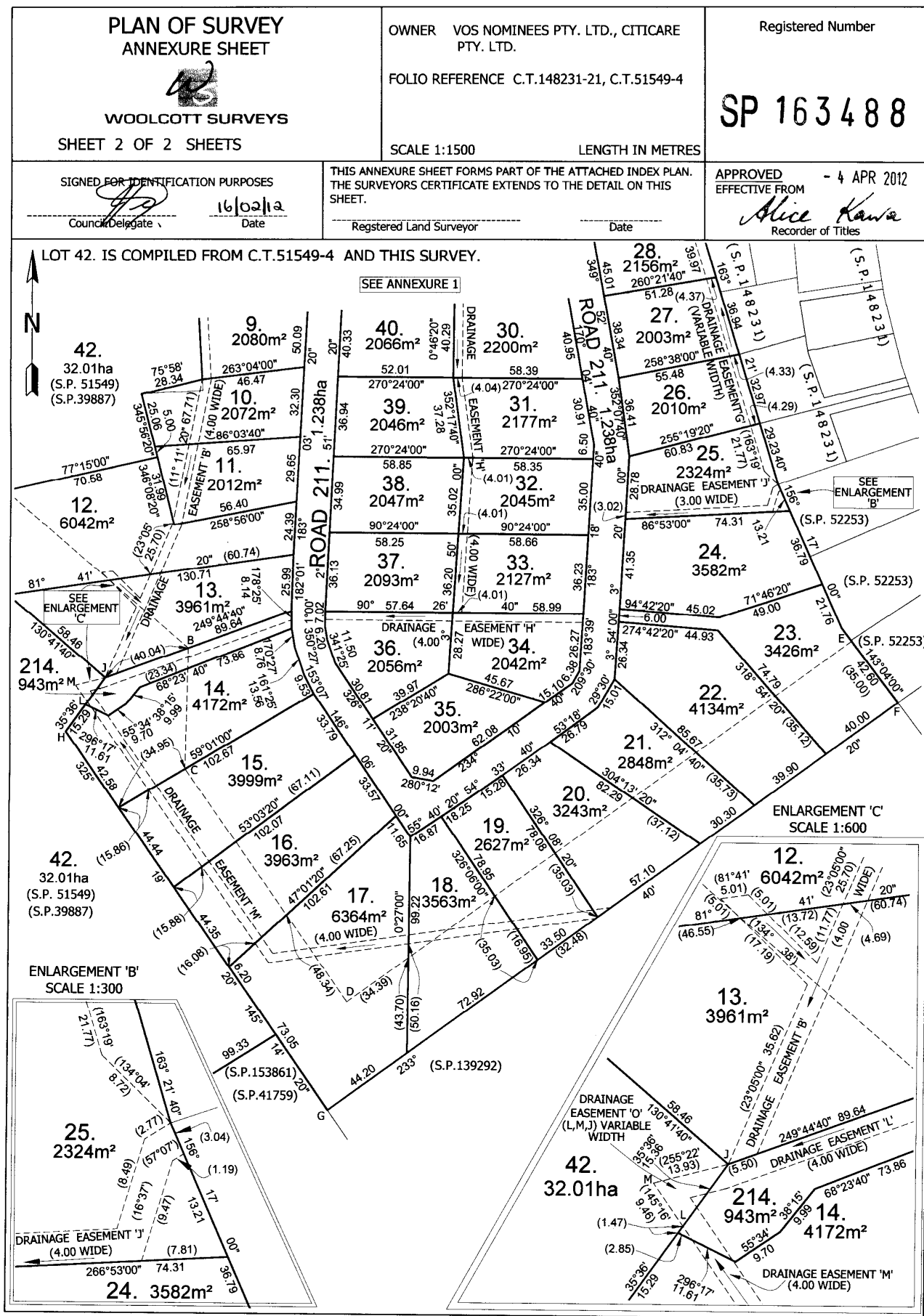
42. 32.01ha
(S.P. 51549)
(S.P. 39887)

SEE ANNEXURE SHEET 1.

SEE ANNEXURE SHEET 2.

COUNCIL DELEGATE *[Signature]* DATE 16/02/12





<p align="center">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p align="center">Registered Number</p> <p align="center" style="font-size: 2em;">SP 163488</p>
--	--

EASEMENTS AND PROFITS

~~COPY~~

PAGE 1 OF 7 PAGE/S

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.

"Ben Lomond Water" means the Tasmanian Water & Sewerage Corporation (Northern Region) Pty Limited.

Lot 1 on the Plan is subject to a Right of Drainage in favour of Ben Lomond Water over the area marked "Drainage Easement 'F' (Variable Width)" shown passing through Lot 1 on the Plan.

Folio of the Register Volume 56053 Folio 0

Lot 2 on the Plan is subject to a Pipeline Easement (appurtenant to ~~Lot 20 on Sealed Plan 148231~~) over the area marked "Pipeline Easement 'E' (3.00 wide)" shown passing through Lot 2 on the Plan.

Lot 2 on the Plan is subject to a Pipeline Easement (appurtenant to Lot 20 on Sealed Plan 148231 and the land comprised in Folio of the Register volume 144951 folio 2) over the area marked "Pipeline Easement (3.50 Wide) (S.P. 148231) shown passing through Lot 2 on the Plan.

Folio of the Register Volume 56053 Folio 0

Lot 3 on the Plan is subject to a Pipeline Easement (appurtenant to ~~Lot 20 on Sealed Plan 148231~~) over the area marked "Pipeline Easement 'E' (3.00 wide)" shown passing through Lot 3 on the Plan.

Lot 3 on the Plan is subject to a Pipeline Easement (appurtenant to Lot 20 on Sealed Plan 148231 and the land comprised in Folio of the Register volume 144951 folio 2) over the area marked "Pipeline Easement (3.50 Wide) (S.P. 148231) shown passing through Lot 3 on the Plan.

Folio of the Register Volume 56053 Folio 0

Lot 4 on the Plan is subject to a Pipeline Easement (appurtenant to ~~Lot 20 on Sealed Plan 148231~~) over the area marked "Pipeline Easement 'E' (3.00 wide)" shown passing through Lot 4 on the Plan.

Lot 4 on the Plan is subject to a Pipeline Easement (appurtenant to Lot 20 on Sealed Plan 148231 and the land comprised in Folio of the Register volume 144951 folio 2) over the area marked "Pipeline Easement (3.50 Wide) (S.P. 148231) shown passing through Lot 4 on the Plan.

Lot 5 on the Plan is subject to a Right of Drainage in favour of West Tamar Council and Ben Lomond Water over the area marked "Drainage Easement 'B' (4.00 wide)" shown passing through Lot 5 on the Plan.

[Signature]

Williams J. Assoff

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: VOS NOMINEES P/L & CITICARE P/L</p> <p>FOLIO REF: 148231/21 & 51549/4</p> <p>SOLICITOR & REFERENCE: SPROAL & ASSOCIATES</p>	<p>PLAN SEALED BY: WEST TAMAR COUNCIL</p> <p>DATE: 06.03.2012</p> <p>DA123109</p> <p>REF NO. <i>[Signature]</i> Council Delegate</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 7 PAGES	Registered Number SP 163488
SUBDIVIDER: VOS NOMINEES PTY LTD & CITICARE PTY LTD FOLIO REFERENCE: 148231/21 & 51549/4	

Lot 5 on the Plan is subject to a Right of Drainage (appurtenant to Lots 78, 79 and 300 on sealed plan no. 26096 and in favour of West Tamar Council) over the area marked "Drainage Easement 'D' 6.00 wide" shown passing through Lot 5 on the Plan.

Folio of the Register Volume 56053 Folio 0

Lot 5 on the Plan is subject to a Pipeline Easement (appurtenant to ~~Lot 20 on Sealed Plan 148231~~ ^{Lot 20 on Sealed Plan 148231}) over the area marked "Pipeline Easement 'E' (3.00 wide)" shown passing through Lot 5 on the Plan.

Lot 5 on the Plan is subject to a Pipeline Easement (appurtenant to Lot 20 on Sealed Plan 148231 and the land comprised in Folio of the Register volume 144951 folio 2) over the area marked "Pipeline Easement (3.50 Wide) (S.P. 148231) shown passing through Lot 5 on the Plan.

Lot 6 on the Plan is subject to a Right of Drainage in favour of West Tamar Council and Ben Lomond Water over the area marked "Drainage Easement 'B' (4.00 wide)" shown passing through Lot 6 on the Plan.

Lot 6 on the Plan is subject to a Right of Drainage (appurtenant to Lots 78, 79 and 300 on sealed plan no. 26096 and in favour of West Tamar Council) over the area marked "Drainage Easement 'D' 6.00 wide" shown passing through Lot 6 on the Plan.

Folio of the Register Volume 56053 Folio 0

Lot 6 on the Plan is subject to a Pipeline Easement (appurtenant to ~~Lot 20 on Sealed Plan 148231~~ ^{Lot 20 on Sealed Plan 148231}) over the area marked "Pipeline Easement 'E' (3.00 wide)" shown passing through Lot 6 on the Plan.

Folio of the Register Volume 56053 Folio 0

Lot 7 on the Plan is subject to a Pipeline Easement (appurtenant to ~~Lot 20 on Sealed Plan 148231~~ ^{Lot 20 on Sealed Plan 148231}) over the area marked "Pipeline Easement 'E' (3.00 wide)" shown passing through Lot 7 on the Plan.

Lot 7 on the Plan is subject to a Pipeline Easement (appurtenant to Lot 20 on Sealed Plan 148231 and the land comprised in Folio of the Register volume 144951 folio 2) over the area marked "Pipeline Easement (3.50 Wide) (S.P. 148231) shown passing through Lot 7 on the Plan.

Lot 8 on the Plan is subject to a Right of Drainage in favour of West Tamar Council and Ben Lomond Water over the area marked "Drainage Easement 'B' (4.00 wide)" shown passing through Lot 8 on the Plan.

Folio of the Register Volume 56053 Folio 0

Lot 8 on the Plan is subject to a Pipeline Easement (appurtenant to ~~Lot 20 on Sealed Plan 148231~~ ^{Lot 20 on Sealed Plan 148231}) over the area marked "Pipeline Easement 'E' (3.00 wide)" shown passing through Lot 8 on the Plan.

Lot 8 on the Plan is subject to a Pipeline Easement (appurtenant to Lot 20 on Sealed Plan 148231 and the land comprised in Folio of the Register volume 144951 folio 2) over the area marked "Pipeline Easement (3.50 Wide) (S.P. 148231) shown passing through Lot 8 on the Plan.

Lot 9 on the Plan is subject to a Right of Drainage in favour of West Tamar Council and Ben Lomond Water over the area marked "Drainage Easement 'B' (4.00 wide)" shown passing through Lot 9 on the Plan.

[Signatures: Sullivan, [unclear], [unclear]]

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 7 PAGES	Registered Number SP 163488
SUBDIVIDER: VOS NOMINEES PTY LTD & CITICARE PTY LTD FOLIO REFERENCE: 148231/21 & 51549/4	

Lot 10 on the Plan is subject to a Right of Drainage in favour of West Tamar Council and Ben Lomond Water over the area marked "Drainage Easement 'B' (4.00 wide)" shown passing through Lot 10 on the Plan.

Lot 11 on the Plan is subject to a Right of Drainage in favour of West Tamar Council and Ben Lomond Water over the area marked "Drainage Easement 'B' (4.00 wide)" shown passing through Lot 11 on the Plan.

Lot 12 on the Plan is subject to a Right of Drainage in favour of West Tamar Council and Ben Lomond Water over the area marked "Drainage Easement 'B' (4.00 wide)" shown passing through Lot 12 on the Plan.

Lot 13 on the Plan is subject to a Right of Drainage in favour of West Tamar Council and Ben Lomond Water over the area marked "Drainage Easement 'B' (4.00 wide)" shown passing through Lot 13 on the Plan.

Lot 14 on the Plan is subject to a Right of Drainage in favour of West Tamar Council and Ben Lomond Water over the area marked "Drainage Easement 'M' (4.00 wide)" shown passing through Lot 14 on the Plan.

Lot 15 on the Plan is subject to a Right of Drainage in favour of West Tamar Council and Ben Lomond Water over the area marked "Drainage Easement 'M' (4.00 wide)" shown passing through Lot 15 on the Plan.

Lot 16 on the Plan is subject to a Right of Drainage in favour of West Tamar Council and Ben Lomond Water over the area marked "Drainage Easement 'M' (4.00 wide)" shown passing through Lot 16 on the Plan.

Lot 17 on the Plan is subject to a Right of Drainage in favour of West Tamar Council and Ben Lomond Water over the area marked "Drainage Easement 'M' (4.00 wide)" shown passing through Lot 17 on the Plan.

Lot 18 on the Plan is subject to a Right of Drainage in favour of West Tamar Council and Ben Lomond Water over the area marked "Drainage Easement 'M' (4.00 wide)" shown passing through Lot 18 on the Plan.

Lot 19 on the Plan is subject to a Right of Drainage in favour of West Tamar Council and Ben Lomond Water over the area marked "Drainage Easement 'M' (4.00 wide)" shown passing through Lot 19 on the Plan.

Lot 20 on the Plan is subject to a Right of Drainage in favour of West Tamar Council and Ben Lomond Water over the area marked "Drainage Easement 'M' (4.00 wide)" shown passing through Lot 20 on the Plan.

[Signatures]

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 7 PAGES	Registered Number SP 163488
SUBDIVIDER: VOS NOMINEES PTY LTD & CITICARE PTY LTD FOLIO REFERENCE: 148231/21 & 51549/4	

Lot 25 on the Plan is subject to a Right of Drainage in favour of West Tamar Council over the area marked "Drainage Easement 'J' (3.00 wide)" shown passing through Lot 25 on the Plan.

Lot 25 on the Plan is subject to a Right of Drainage in favour of Ben Lomond Water over the area marked "Drainage Easement 'G' (Variable Width)" shown passing through Lot 25 on the Plan.

Lot 26 on the Plan is subject to a Right of Drainage in favour of Ben Lomond Water over the area marked "Drainage Easement 'G' (Variable Width)" shown passing through Lot 26 on the Plan.

Lot 27 on the Plan is subject to a Right of Drainage in favour of Ben Lomond Water over the area marked "Drainage Easement 'G' (Variable Width)" shown passing through Lot 27 on the Plan.

Lot 28 on the Plan is subject to a Right of Drainage in favour of Ben Lomond Water over the area marked "Drainage Easement 'G' (Variable Width)" shown passing through Lot 28 on the Plan.

Lot 29 on the Plan is subject to a Right of Drainage in favour of West Tamar Council and Ben Lomond Water over the area marked "Drainage Easement 'H' (4.00 wide)" shown passing through Lot 29 on the Plan.

Lot 30 on the Plan is subject to a Right of Drainage in favour of West Tamar Council and Ben Lomond Water over the area marked "Drainage Easement 'H' (4.00 wide)" shown passing through Lot 30 on the Plan.

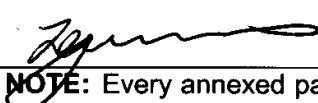

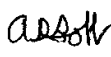
Lot 31 on the Plan is subject to a Right of Drainage in favour of West Tamar Council and Ben Lomond Water over the area marked "Drainage Easement 'H' (4.00 wide)" shown passing through Lot 31 on the Plan.

Lot 32 on the Plan is subject to a Right of Drainage in favour of West Tamar Council and Ben Lomond Water over the area marked "Drainage Easement 'H' (4.00 wide)" shown passing through Lot 32 on the Plan.

Lot 33 on the Plan is subject to a Right of Drainage in favour of West Tamar Council and Ben Lomond Water over the area marked "Drainage Easement 'H' (4.00 wide)" shown passing through Lot 33 on the Plan.

Lot 34 on the Plan is subject to a Right of Drainage in favour of West Tamar Council and Ben Lomond Water over the area marked "Drainage Easement 'H' (4.00 wide)" shown passing through Lot 34 on the Plan.

Lot 36 on the Plan is subject to a Right of Drainage in favour of West Tamar Council and Ben Lomond Water over the area marked "Drainage Easement 'H' (4.00 wide)" shown passing through Lot 36 on the Plan.

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

**ANNEXURE TO
SCHEDULE OF EASEMENTS**

PAGE 5 OF 7 PAGES

Registered Number

SP 163488

SUBDIVIDER: VOS NOMINEES PTY LTD & CITICARE PTY LTD
FOLIO REFERENCE: 148231/21 & 51549/4

Lot 42 on the Plan is subject to a Right of Drainage in favour of West Tamar Council and Ben Lomond Water over the area marked "Drainage Easement 'B' (4.00 wide)" shown passing through Lot 42 on the Plan.

Lot 42 on the Plan is subject to a Right of Drainage (appurtenant to Lots 78, 79 and 300 on sealed plan no. 26096 and in favour of West Tamar Council) over the area marked "Drainage Easement 'D' 6.00 wide" shown passing through Lot 42 on the Plan

Lot 42 on the Plan is subject to a Right of Drainage in favour of West Tamar Council over the area marked "Drainage Easement 'L' (4.00 wide)" shown passing through Lot 42 on the Plan.

Lot 42 on the Plan is subject to an Electricity Supply Easement in favour of Aurora Energy Pty Ltd over the area marked "Electrical Supply Easement 'N' (Variable Width)" shown passing through Lot 42 on the Plan.

Lot 42 on the Plan is subject to a Right of Drainage in favour of Ben Lomond Water over the area marked "Drainage Easement 'O' (L,M,J) Variable Width" shown passing through Lot 42 on the Plan.

Lot 42 on the Plan is subject to a Pipeline Easement (appurtenant to Lot 20 on Sealed Plan 148231 and the land comprised in Folio of the Register volume 144951 folio 2) over the area marked "Pipeline Easement (3.50 Wide) (S.P. 148231)" shown passing through Lot 42 on the Plan.

That part of Lot 42 on the Plan formerly comprised in Lot 4 on SP51549

~~Lot 42 on the Plan~~ is together with a Right of Carriageway over the area marked "Right of Way (Private) (S.P.7817)" on the Plan.

Lot 211 on the Plan is subject to a Pipeline Easement (appurtenant to Lot 20 on Sealed Plan 148231) over the area marked "Pipeline Easement 'E' (3.00 wide)" shown passing through Lot 211 on the Plan.

Lot 211 on the Plan is subject to a Pipeline Easement (appurtenant to Lot 20 on Sealed Plan 148231 and the land comprised in Folio of the Register volume 144951 folio 2) over the area marked "Pipeline Easement (3.50 Wide) (S.P. 148231)" shown passing through Lot 211 on the Plan.

Lot 214 on the Plan is subject to a Right of Drainage in favour of West Tamar Council over the area marked "Drainage Easement 'L' (4.00 wide)" shown passing through Lot 214 on the Plan.

INTERPRETATION

"Pipeline Easement" means the full and free right and liberty to draw water through pipes now or to be installed within the area or areas on the plan marked "Pipeline Easement" and for that purpose to enter thereon and to clear and install and maintain thereon a pumping system and such pipe or pipes as the owner of the dominant tenement shall from time to time determine and the right at all times to carry out all necessary repairs thereto and together also with the right to lay on and upon the pipeline easement such pipe or pipes as shall from time to time be necessary for the purposes aforesaid and to draw water through such



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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 7 PAGES	Registered Number SP 163488
SUBDIVIDER: VOS NOMINEES PTY LTD & CITICARE PTY LTD FOLIO REFERENCE: 148231/21 & 51549/4	

pipes and at all times to enter into and upon the pipeline easement for the purpose of maintaining any pumping system and inspecting, cleaning, repairing, maintaining, removing and renewing such pipes and to carry out all necessary work thereon causing as little damage as possible to the land and making reasonable compensation for all damage done or caused thereby.

“Electricity Supply Easement” means:

FIRSTLY all the full and free right and liberty for Aurora Energy Pty Ltd and its successors and its and their servants agents and contractors (hereinafter called “Aurora”) at all times hereafter:

- (a) TO maintain, lay erect and stall 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”) of such materials and type as Aurora may determine above, on or under the land respectively marked “Electricity Supply Easement” on the Plan.
- (b) TO enter into and upon the Electricity Supply Easement for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing electricity infrastructure without doing unnecessary damage to the land and making good all damage occasioned thereby.
- (c) TO erect fencing, signs, barriers or other protective structures upon the land if in the opinion of Aurora these are necessary for reasons of safe.
- (d) TO cause or permit electrical energy to flow or be transmitted or distributed through the said electricity infrastructure.
- (e) TO enter into and upon the Electricity Supply Easement 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 land in consultation with the registered proprietor/s for the purpose of access and regress to and from the Electricity Supply Easement.

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



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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 7 PAGES	Registered Number SP 163488
SUBDIVIDER: VOS NOMINEES PTY LTD & CITICARE PTY LTD FOLIO REFERENCE: 148231/21 & 51549/4	

COVENANTS

The owners of Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 and 23 on the Plan covenant with the Vendor (Vos Nominees Pty Ltd) and with the West Tamar Council to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the Plan, to observe the following stipulation, namely, not to erect or maintain any buildings or place any structures within the area marked A B C D E F G H J K on the Plan.

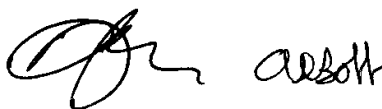
& the said West Tamar Council


That part of each lot on the Plan which was formerly comprised in Lots 4 and 5 on Sealed Plan 51549 is affected by and subject to the covenants more fully set forth in Sealed Plan 51549.

FENCING COVENANT


The owner of each lot on the Plan covenants with the Vendor (Vos Nominees Pty Ltd) that the Vendor will not be required to fence.

EXECUTED by VOS NOMINEES PTY LTD
being the registered proprietor of the land comprised
in Certificate of Title Volume 148231 Folio 21
by its Attorneys Adrian Donald Bott and
Barry David Sproal pursuant to Power of Attorney
No. PA22525 (and the said Adrian Donald Bott and
Barry David Sproal hereby declare that they have
received no notice of revocation of the said Power)
in the presence of:




DAVID GRAY CEO Vos Family office.
3 Hudson Fysh Drive
Western Junction Tas 7212

EXECUTED by CITICARE PTY LTD
being the registered proprietor of the land
comprised in Certificate of Title Volume 51549 Folio 4
pursuant to Section 127 of the Corporations Act 2001


.....
Director


.....
Director/Secretary

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.

LEGEND
PAGE 1# COVER PAGE
PAGE 2# LOCALITY PLAN
PAGE 3# EXISTING SITE SURVEY PLAN
PAGE 4# SITE PLAN
PAGE 5# EXISTING FLOOR PLAN
PAGE 6# EXISTING ELEVATIONS
PAGE 7# PROPOSED FLOOR PLAN
PAGE 8# PROPOSED ELEVATIONS

COUNCIL – WEST TAMAR COUNCIL
ZONE – LOW DENSITY RESIDENTIAL
CODE – BUSHFIRE PRONE AREA
– PRIORITY VEGETATION AREA
LANDSLIDE BAND – NIL

TITLE REFERENCE – 163488/10
PROPERTY ID – 3168773

ALPINE AREA – N/A LESS THAN 900m AHD

OTHER HAZARDS – N/A

ALL DIMENSIONS SHOWN ARE TO OUTSIDE OF
BRICKWORK CLADDING OR TIMBER FRAMING ON CLAD
HOUSES UNLESS NOTED OTHERWISE

CONFIRM ALL DIMENSIONS AND SERVICES ON SITE
PRIOR TO COMMENCEMENT OF WORKS

IF IN ANY DOUBT ABOUT BEARING AND BOUNDARIES
THEN THESE MUST BE CONFIRMED ONSITE BY A
SURVEYOR PRIOR TO SETOUT

ENSURE DRAWINGS USED ONSITE ARE STAMPED
'APPROVED' PLANS BY BUILDING SURVEYOR AND
PERMIT AUTHORITY

H4D9 CONDENSATION MANAGEMENT TO BE
COMPLIANT WITH NCC PART 10.8 CONDENSATION
MANAGEMENT.

NOTES
(1)REFER TO THE GUIDANCE IN THE "CONDENSATION IN
BUILDINGS TASMANIAN DESIGNERS' GUIDE" – CURRENT VERSION
AVAILABLE AT WWW.CBOS.TAS.GOV.AU. THIS GUIDE MUST BE
READ IN CONJUNCTION WITH THE NCC.

IF ANY DISCREPANCIES, APPARENT ERROR,
ANOMALY OR AMBIGUITY WITHIN THE
DOCUMENTATION IS FOUND. THE DESIGNER IS TO BE
CONTACTED PRIOR TO ANY MORE CONSTRUCTION
CONTINUING.

ENSURE THAT DRAWINGS ARE NOT SCALED AND
THAT THE NOTED DIMENSIONS ARE USED FOR
ACCURACY. IF IN ANY DOUBT CONTACT DESIGNER

**PROPOSED ALTERATIONS
AND ADDITIONS
FOR H AND L MCCABE
AT 30 BERNE COURT
GRINDELWALD 7277**

©

BRADLEY VAN ZETTEN 2025

THE DESIGN, DETAILS AND SPECIFICATIONS ON THIS PLAN
ARE PROJECT SPECIFIC AND MUST NOT BE USED ON ANY
OTHER WITHOUT EXPRESS PERMISSION OF THE AUTHOR.

REVISION NUMBER	DATE
REVISION 1	24 / 05 / 2025
REVISION 2	05 / 06 / 2025
REVISION 3	10 / 07 / 2025

B


VZ

DESIGNS

BRADLEY
VAN ZETTEN

4 EDEN HILLS DRIVE
RIVERSIDE 7250
P. 0407 272 381
E. BVZDESIGNS@GMAIL.COM
LICENCE NUMBER 957699796



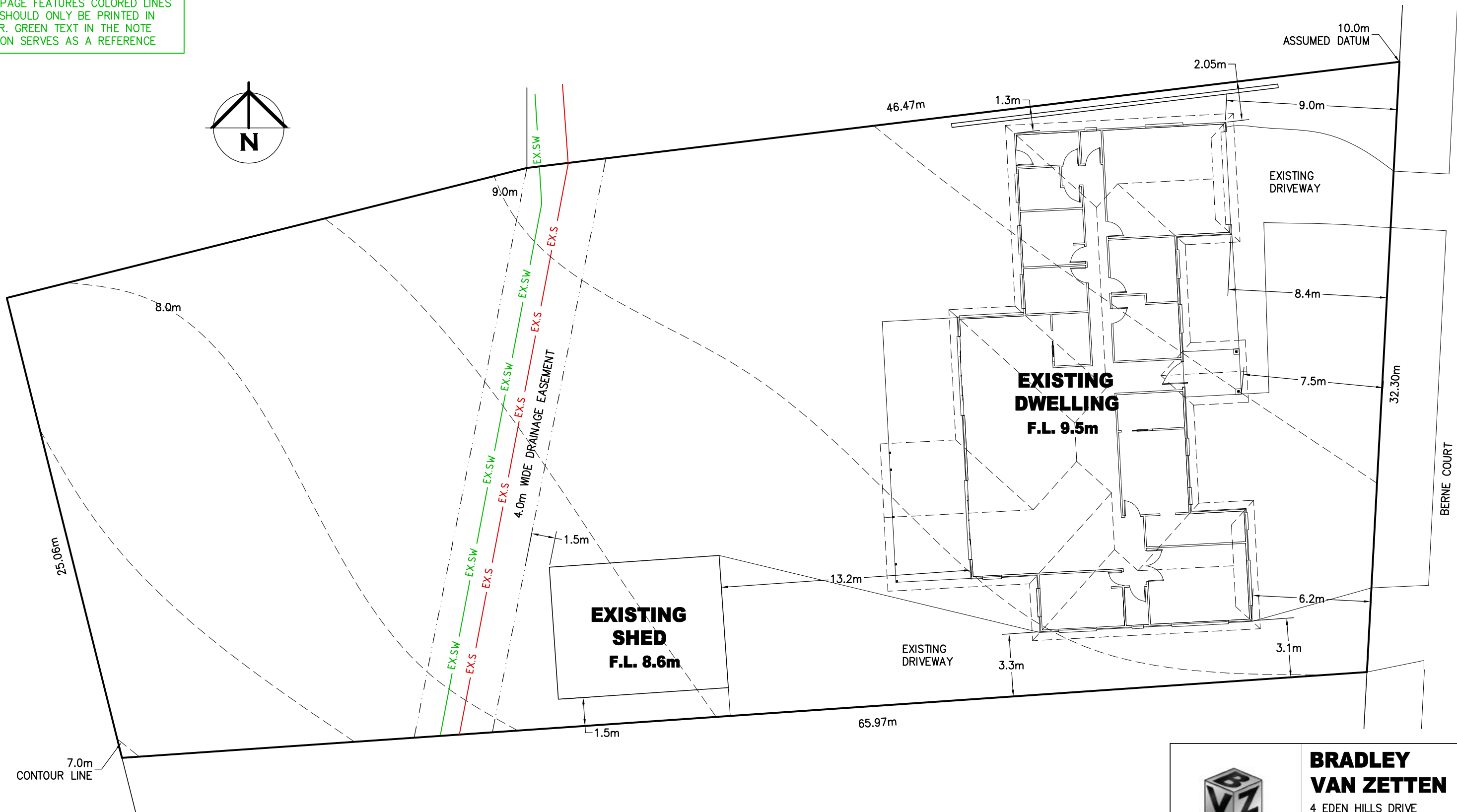
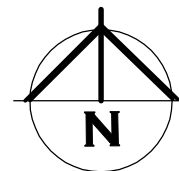
 <p>DESIGNS</p>	<p>BRADLEY VAN ZETTEN</p> <p>4 EDEN HILLS DRIVE RIVERSIDE 7250 P. 0407 272 381 E. BVZDESIGNS@GMAIL.COM LICENCE NUMBER 957699796</p>
---	--

	DRAWING: LOCALITY PLAN
--	------------------------


SCALE - A3 - 1:500.	DRAWING No.: MCC0525 - 2/8
---------------------	-------------------------------

[illegible]

THIS PAGE FEATURES COLORED LINES
AND SHOULD ONLY BE PRINTED IN
COLOR. GREEN TEXT IN THE NOTE
SECTION SERVES AS A REFERENCE



EXISTING SITE SURVEY PLAN



**BRADLEY
VAN ZETTEN**
4 EDEN HILLS DRIVE
RIVERSIDE 7250
P. 0407 272 381
E. BVZDESIGNS@GMAIL.COM
LICENCE NUMBER 957699796

PROJECT: PROPOSED ALTERATIONS AND ADDITIONS
FOR H AND L MCCABE
AT 30 BERNE COURT
GRINDELWALD 7277

DRAWING: EXISTING SITE SURVEY PLAN

DESIGNED: B. v. Z.
DRAWN: B. v. Z.

APPROVED.
DATE: 10 / 07 / 25

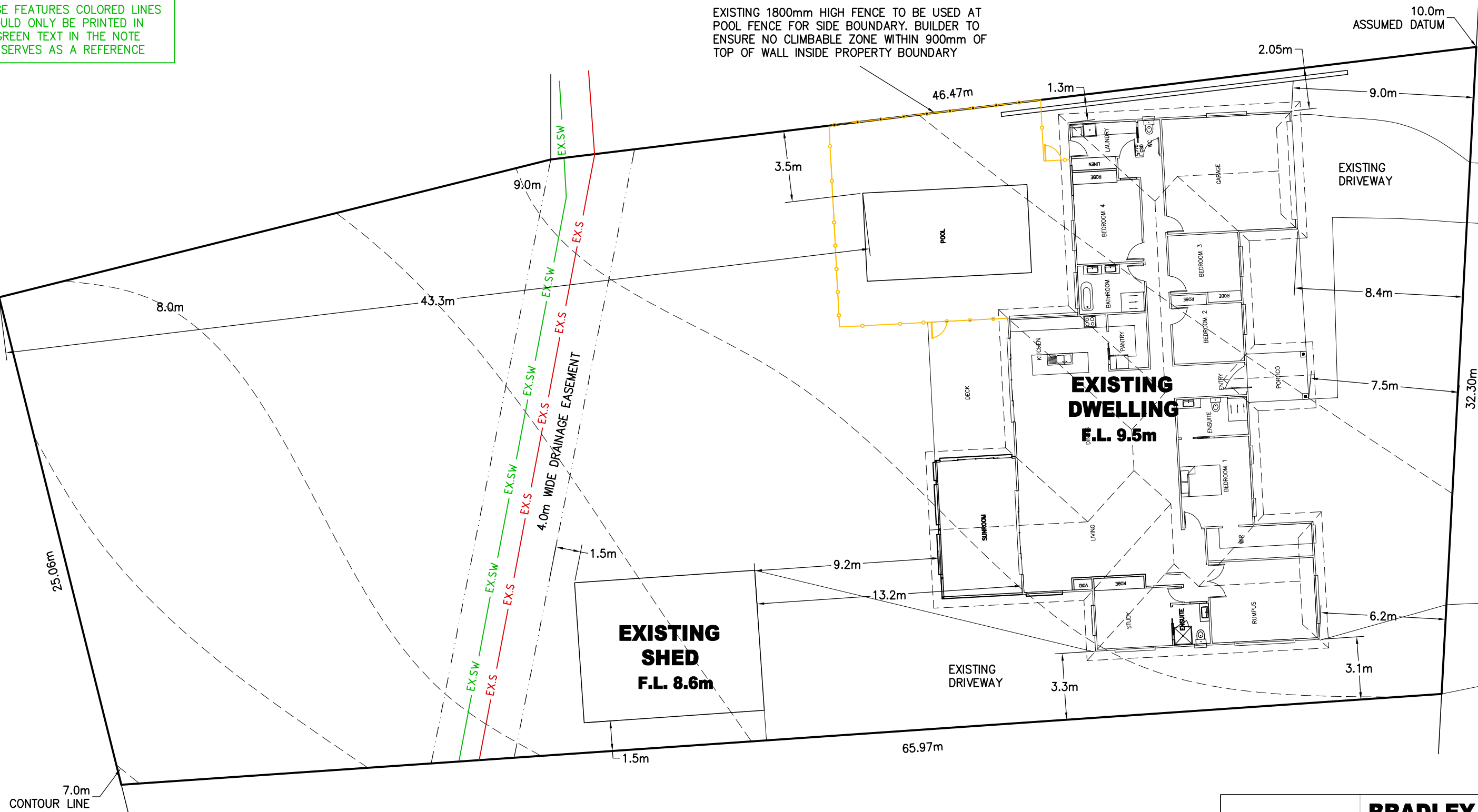
SCALE – A3 – 1:200.

DRAWING No.:
MCC0525 – 3/8

REVISION NUMBER	DATE
REVISION 1	24 / 05 / 2025
REVISION 2	05 / 06 / 2025
REVISION 3	10 / 07 / 2025

THIS PAGE FEATURES COLORED LINES
AND SHOULD ONLY BE PRINTED IN
COLOR. GREEN TEXT IN THE NOTE
SECTION SERVES AS A REFERENCE

EXISTING 1800mm HIGH FENCE TO BE USED AT
POOL FENCE FOR SIDE BOUNDARY. BUILDER TO
ENSURE NO CLIMBABLE ZONE WITHIN 900mm OF
TOP OF WALL INSIDE PROPERTY BOUNDARY



SITE PLAN

REVISION NUMBER	DATE
REVISION 1	24 / 05 / 2025
REVISION 2	05 / 06 / 2025
REVISION 3	10 / 07 / 2025



DESIGNS

**BRADLEY
VAN ZETTEN**

4 EDEN HILLS DRIVE
RIVERSIDE 7250
P. 0407 272 381
E. BVZDESIGNS@GMAIL.COM
LICENCE NUMBER 957699796

PROJECT: PROPOSED ALTERATIONS AND ADDITIONS
FOR H AND L MCCABE
AT 30 BERNE COURT
GRINDELWALD 7277

DRAWING: SITE PLAN

DESIGNED: B. v. Z.
DRAWN: B. v. Z.

APPROVED.
DATE: 10 / 07 / 25

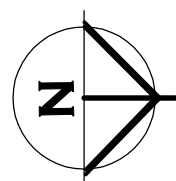
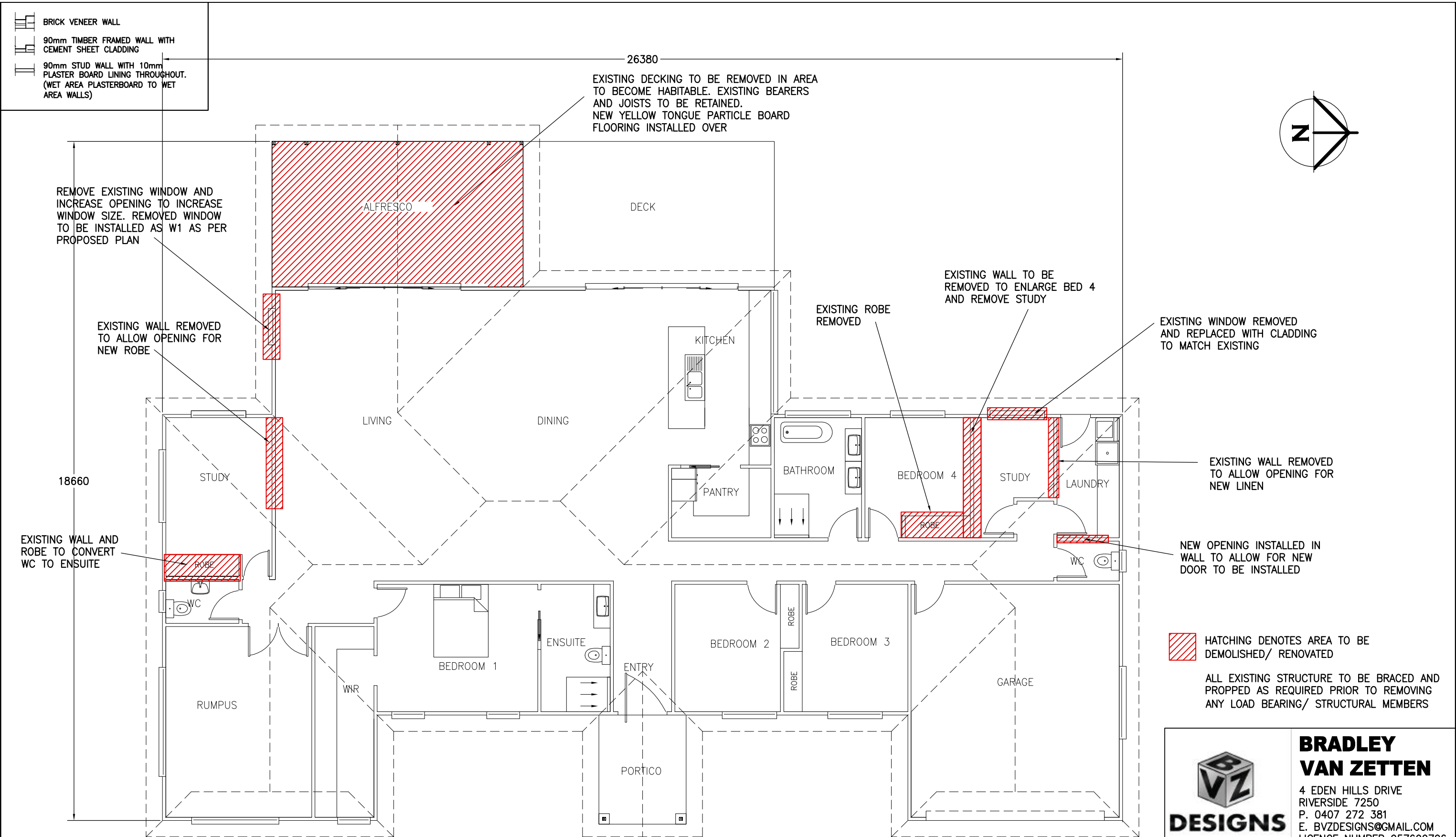
SCALE – A3 – 1:200.


DRAWING No.:
MCC0525 – 4/8

SITE AREA TABLE		
	SQUARE METER	PERCENTAGE OF LOT
SITE AREA	2072	
BUILDING AREA EXCLUDING EAVES UP TO 0.6m WIDE (AS PER PLANNING SCHEME)	462	22.3
SEALED GROUND AREA (INCLUDING UNDER EAVES, EXCLUDING AREA INCLUDED IN CELL ABOVE)	220	10.6
AREA FREE FROM IMPERVIOUS SURFACES	1390	67.1

© BRADLEY VAN ZETTEN 2025

THE DESIGN, DETAILS AND SPECIFICATIONS ON THIS PLAN
ARE PROJECT SPECIFIC AND MUST NOT BE USED ON ANY
OTHER WITHOUT EXPRESS PERMISSION OF THE AUTHOR.



 HATCHING DENOTES AREA TO BE DEMOLISHED/ RENOVATED


ALL EXISTING STRUCTURE TO BE BRACED AND PROPPED AS REQUIRED PRIOR TO REMOVING ANY LOAD BEARING/ STRUCTURAL MEMBERS

AREA TABLE		
	SQUARE METER	BUILDING SQUARES
FLOOR AREA	300.4	32.3
ALFRESCO AREA	27.6	3.0
DECK AREA	27.6	3.0
PORTICO AREA	7.0	0.8
TOTAL AREA	362.6	39.0

EXISTING FLOOR PLAN

EXISTING DIMENSIONS TO BE CONFIRMED ONSITE

REVISION NUMBER	DATE
REVISION 1	24 / 05 / 2025
REVISION 2	05 / 06 / 2025
REVISION 3	10 / 07 / 2025



**BRADLEY
VAN ZETTEN**
4 EDEN HILLS DRIVE
RIVERSIDE 7250
P. 0407 272 381
E. BVZDESIGNS@GMAIL.COM
LICENCE NUMBER 957699796

PROJECT: PROPOSED ALTERATIONS AND ADDITIONS
FOR H AND L MCCABE
AT 30 BERNE COURT
GRINDELWALD 7277

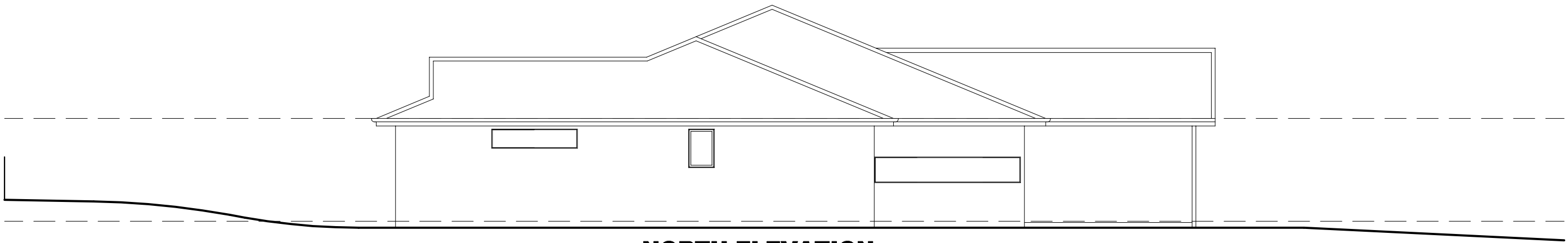
DRAWING: EXISTING FLOOR PLAN

DESIGNED: B. v. Z.
DRAWN: B. v. Z.

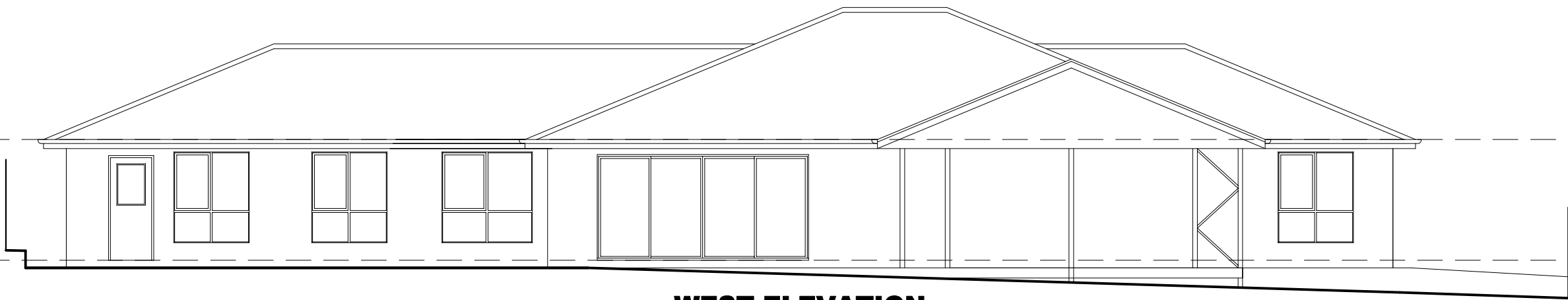
APPROVED.
DATE: 10 / 07 / 25

SCALE – A3 – 1:100.

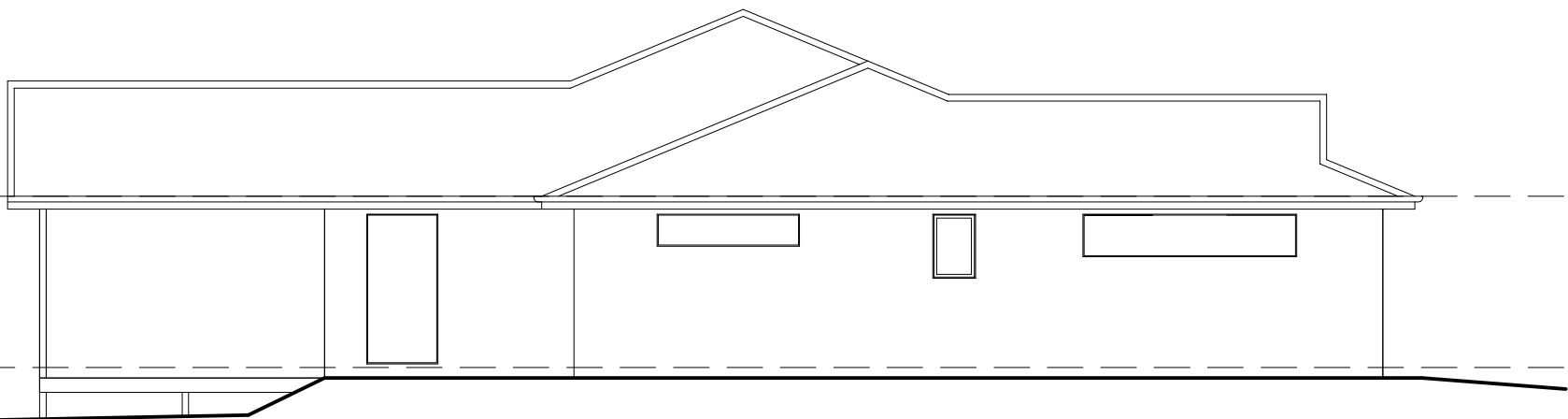
DRAWING No.:
MCC0525 – 5/8



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



DESIGNS

**BRADLEY
VAN ZETTEN**

4 EDEN HILLS DRIVE
RIVERSIDE 7250
P. 0407 272 381
E. BVZDESIGNS@GMAIL.COM
LICENCE NUMBER 957699796

PROJECT: PROPOSED ALTERATIONS AND ADDITIONS
FOR H AND L MCCABE
AT 30 BERNE COURT
GRINDELWALD 7277

DRAWING: EXISTING ELEVATIONS

DESIGNED: B. v. Z.
DRAWN: B. v. Z.

APPROVED.
DATE: 10 / 07 / 25

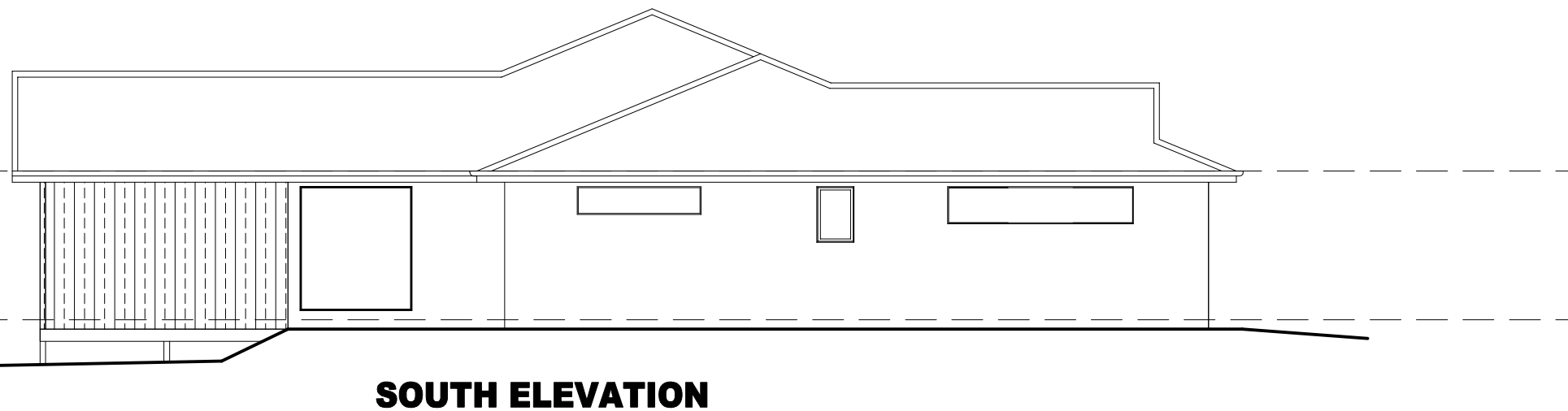
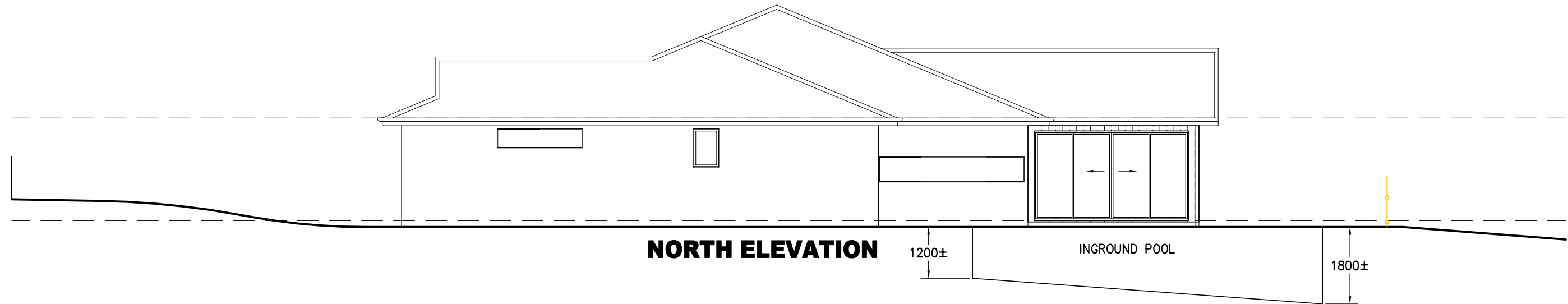
SCALE - A3 - 1:100.

DRAWING No.:
MCC0525 - 6/8

REVISION NUMBER	DATE
REVISION 1	24 / 05 / 2025
REVISION 2	05 / 06 / 2025
REVISION 3	10 / 07 / 2025

© BRADLEY VAN ZETTEN 2025


THE DESIGN, DETAILS AND SPECIFICATIONS ON THIS PLAN
ARE PROJECT SPECIFIC AND MUST NOT BE USED ON ANY
OTHER WITHOUT EXPRESS PERMISSION OF THE AUTHOR.



JAMES HARDIES CEMENT SHEET
CLADDING (AXON)
INSTALLED AS PER JAMES HARDIES INSTALLATION
MANUAL WITH CAVITY FIXING

© BRADLEY VAN ZETTEN 2025
THE DESIGN, DETAILS AND SPECIFICATIONS ON THIS PLAN
ARE PROJECT SPECIFIC AND MUST NOT BE USED ON ANY
OTHER WITHOUT EXPRESS PERMISSION OF THE AUTHOR.

REVISION NUMBER	DATE
REVISION 1	24 / 05 / 2025
REVISION 2	05 / 06 / 2025
REVISION 3	10 / 07 / 2025



**BRADLEY
VAN ZETTEN**
4 EDEN HILLS DRIVE
RIVERSIDE 7250
P. 0407 272 381
E. BVZDESIGNS@GMAIL.COM
LICENCE NUMBER 957699796

PROJECT: PROPOSED ALTERATIONS AND ADDITIONS
FOR H AND L MCCABE
AT 30 BERNE COURT
GRINDELWALD 7277

DRAWING: ELEVATIONS

DESIGNED: B. v. Z.
DRAWN: B. v. Z.

APPROVED.
DATE: 10 / 07 / 25

SCALE – A3 – 1:100.

DRAWING No.:
MCC0525 – 8/8