

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

477 SUGARLOAF ROAD, CARLTON RIVER

PROPOSED DEVELOPMENT:

DWELLING AND OUTBUILDING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 29th June 2026**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received no later than **Monday 29th June 2026**.

APPLICATION NO: 5.2026-159.1
DATE: 12 JUNE 2026

Part B: Please note that Part B of this form is publicly exhibited.

Full description of Proposal:	Use:
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>

Design and construction cost of proposal:	\$
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Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address:
	Suburb: Postcode:
	Certificate of Title(s) Volume: Folio:

Current Use of Site
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Current Owner/s:	Name(s).....
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Is the Property on the Tasmanian Heritage Register?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>

If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form
<https://www.sorell.tas.gov.au/services/engineering/>



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Part B continued: Please note that Part B of this form is publicly exhibited

Declarations and acknowledgements

- I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land.
- I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council’s representatives to enter the land at any time during normal business hours.
- I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies.
- I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application.
- I/we declare that the information in this application is true and correct.

Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council’s Privacy Policy available on the Council website.

- I/we 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 exhibition, 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.
- Where the General Manager’s consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature:  Date:
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Crown or General Manager Land Owner Consent

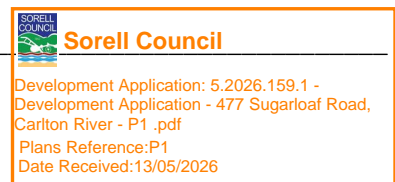
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*).

Please note:

- If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au
- If the application involves Crown land you will also need a letter of consent.
- Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.

I _____ being responsible for the administration of land at _____

declare that I have given permission for the making of this application for _____



Signature of General Manager, Minister or Delegate:	Signature: Date:
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SEARCH OF TORRENS TITLE

VOLUME 180723	FOLIO 23
EDITION 2	DATE OF ISSUE 01-July-2021

SEARCH DATE : 27-Apr-2026

SEARCH TIME : 11.36 am

DESCRIPTION OF LAND

Parish of CARLTON Land District of PEMBROKE
 Lot 23 on Sealed Plan [180723](#)
 Derivation : Part of Lot 89, 560A-0R-0P, F C Steele Pur., Part
 of 100A-0R-0P, Robert Hardiman Pur., and Part of 2000A-0R-0P
 Located to Joseph Steele
 Prior CT [176504/1](#)

SCHEDULE 1


[M887976](#) TRANSFER to JOSHUA BLAIR MAASS Registered
 01-July-2021 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP180723](#) EASEMENTS in Schedule of Easements
[SP180723](#) FENCING COVENANT in Schedule of Easements
[D70819](#) INSTRUMENT creating Restrictive Covenants pursuant to
 section 34 Nature Conservation Act 2002 Registered
 05-Aug-2013 at noon
[E12429](#) AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 28-Oct-2015 at noon
[E266655](#) MORTGAGE to Commonwealth Bank of Australia
 Registered 01-July-2021 at 12.02 pm

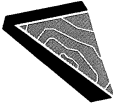
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

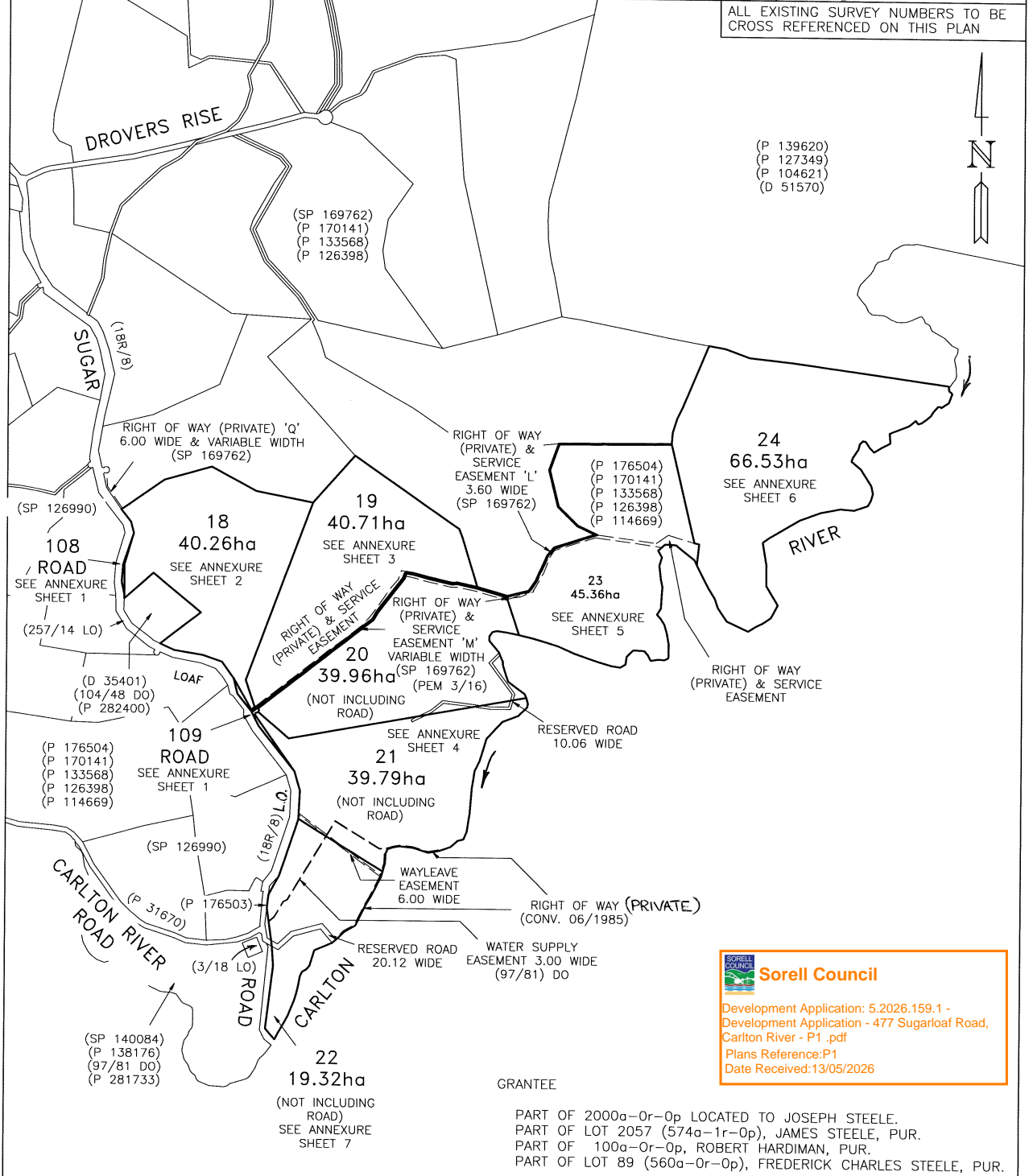


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OWNER L A ARNOLD PTY LTD	<p align="center">PLAN OF SURVEY</p>  <p align="center">COHEN & ASSOCIATES PTY LTD, LAUNCESTON</p>	REGISTERED NUMBER SP180723
FOLIO REFERENCE 176504/1		APPROVED EFFECTIVE FROM 29 MAR 2021 <i>[Signature]</i> Recorder of Titles
GRANTEE SEE BELOW	BY SURVEYOR: A.R.FAIRFIELD LOCATION LAND DISTRICT OF PEMBROKE PARISH OF CARLTON SCALE 1 : 15000 LENGTHS IN METRES	

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



(P 139620)
(P 127349)
(P 104621)
(D 51570)



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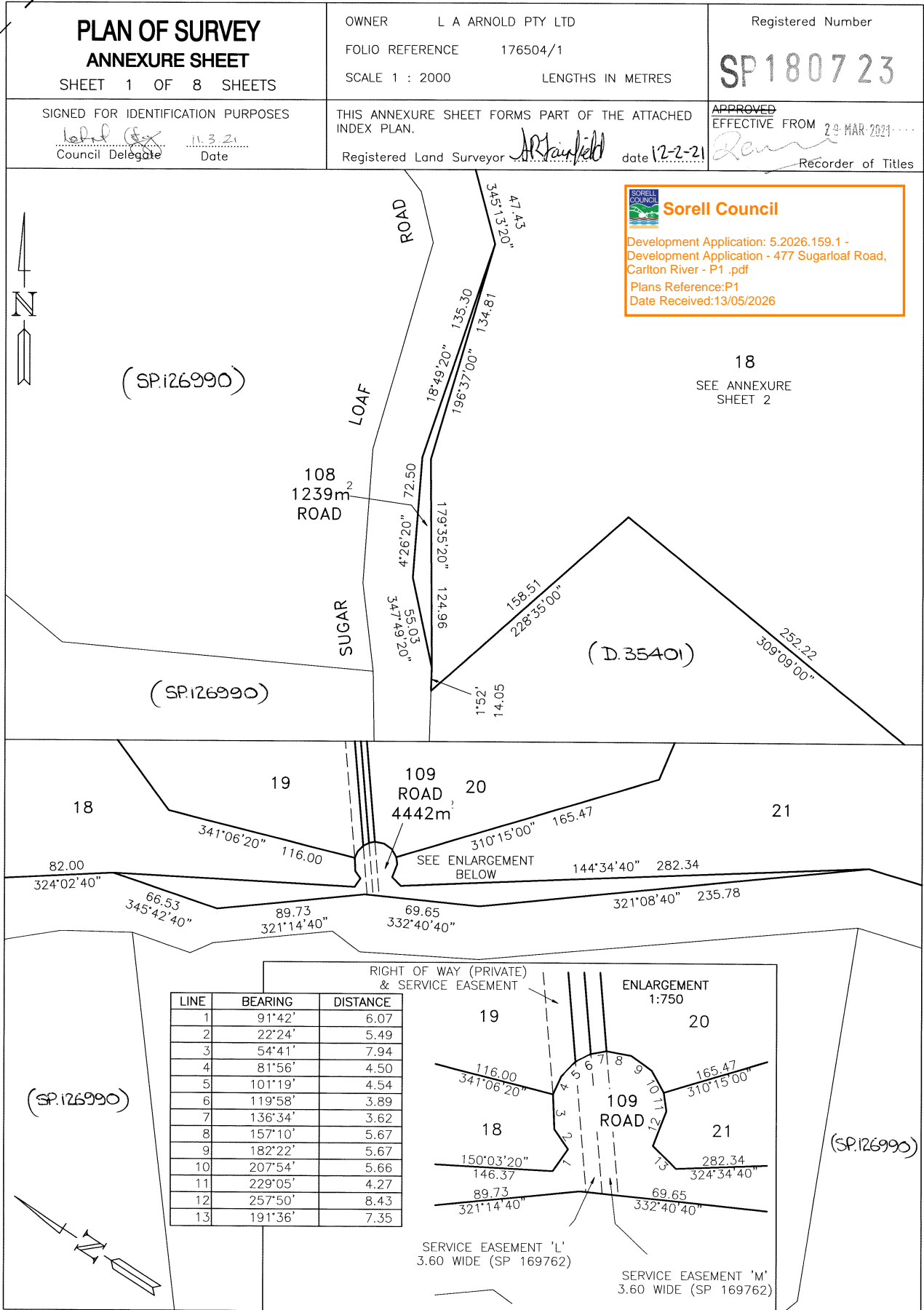
GRANTEE

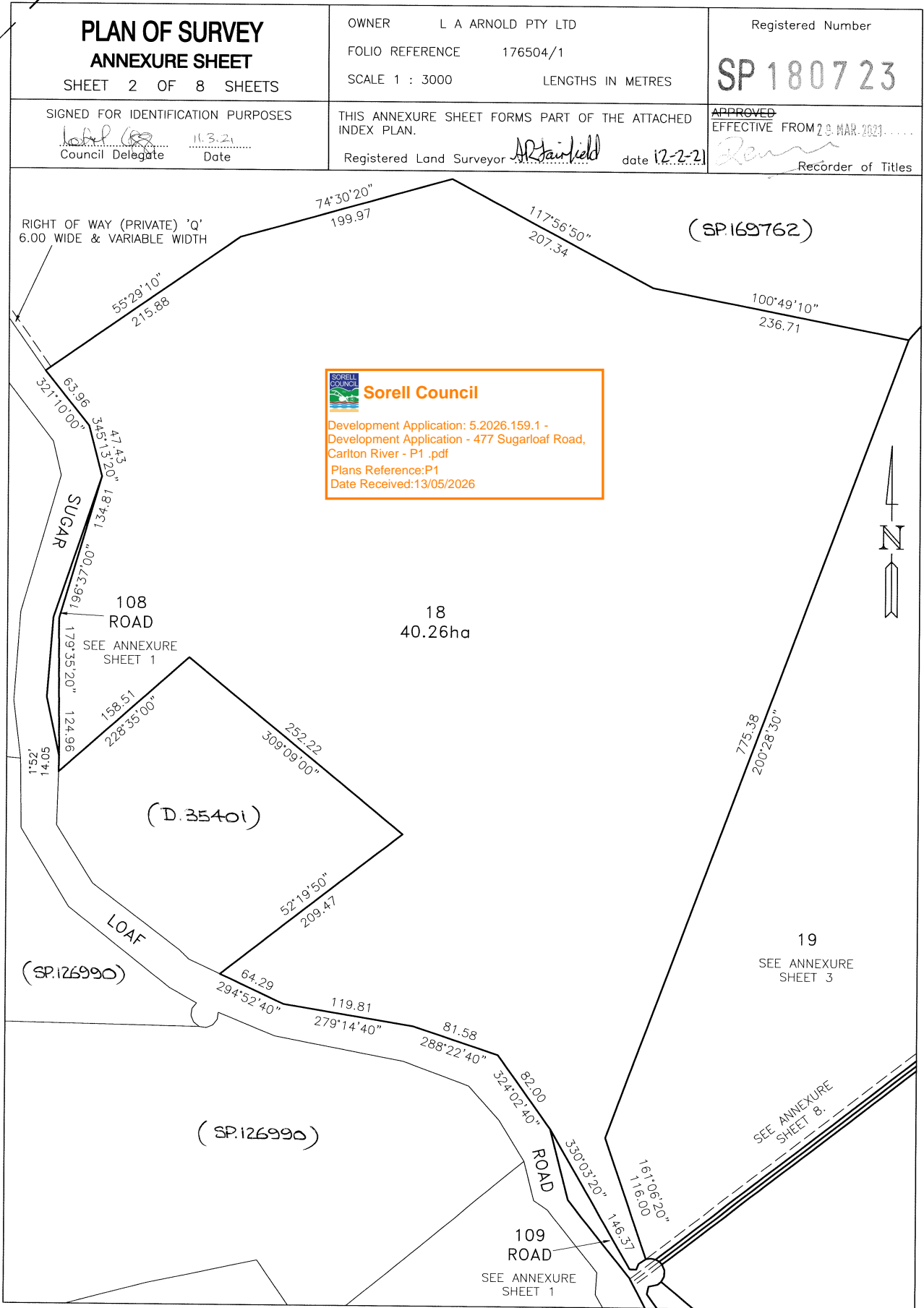
PART OF 2000a-0r-0p LOCATED TO JOSEPH STEELE.
PART OF LOT 2057 (574a-1r-0p), JAMES STEELE, PUR.
PART OF 100a-0r-0p, ROBERT HARDIMAN, PUR.
PART OF LOT 89 (560a-0r-0p), FREDERICK CHARLES STEELE, PUR.

[Signature] 12-2-21
REGISTERED LAND SURVEYOR DATE

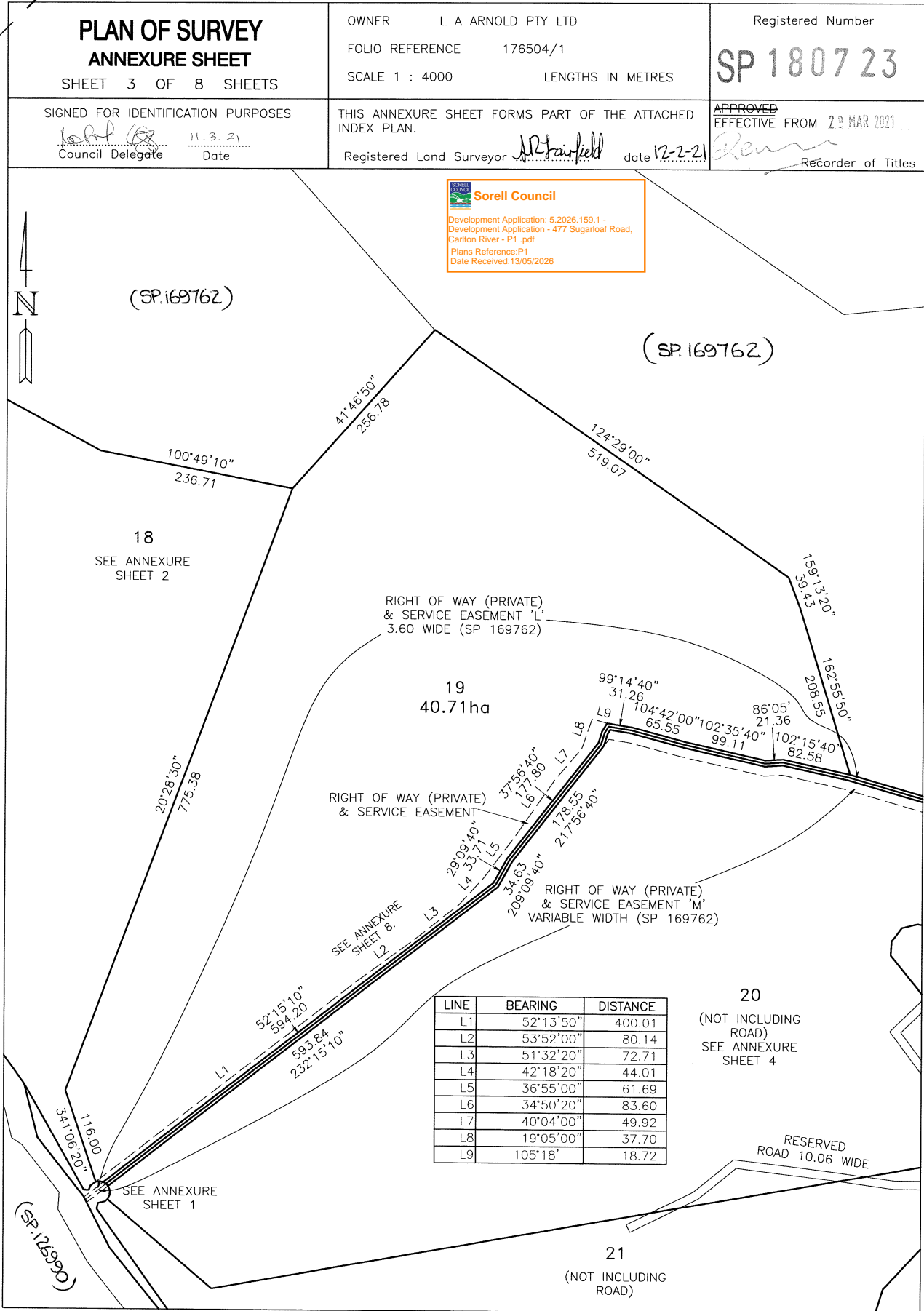
[Signature] 11.3.21
COUNCIL DELEGATE DATE

06-16 (7699) 12/2/2021 9:06

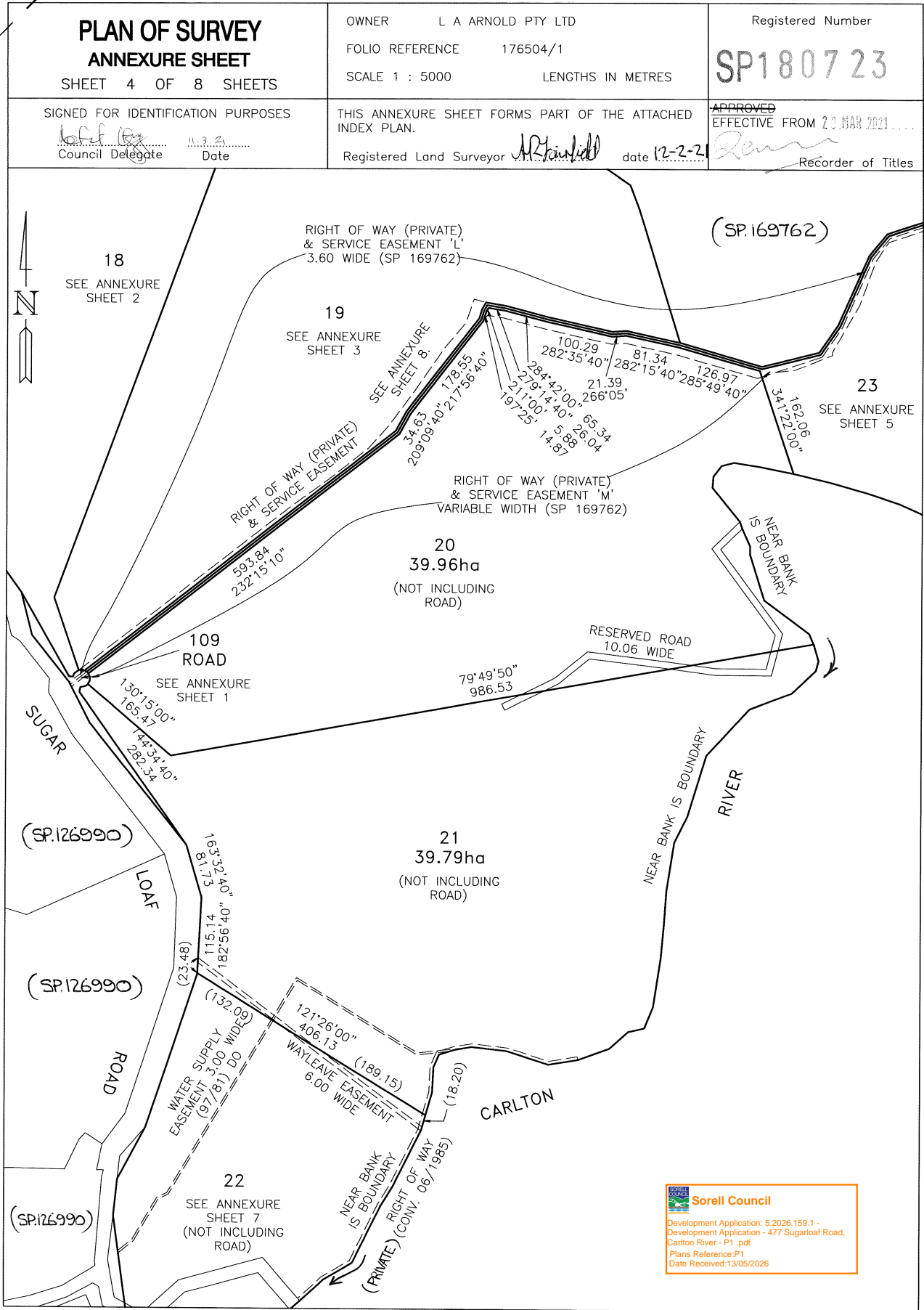




06-16 (7699) 12/2/2021 9:06



06-16 (7699) 12/2/2021 9:06

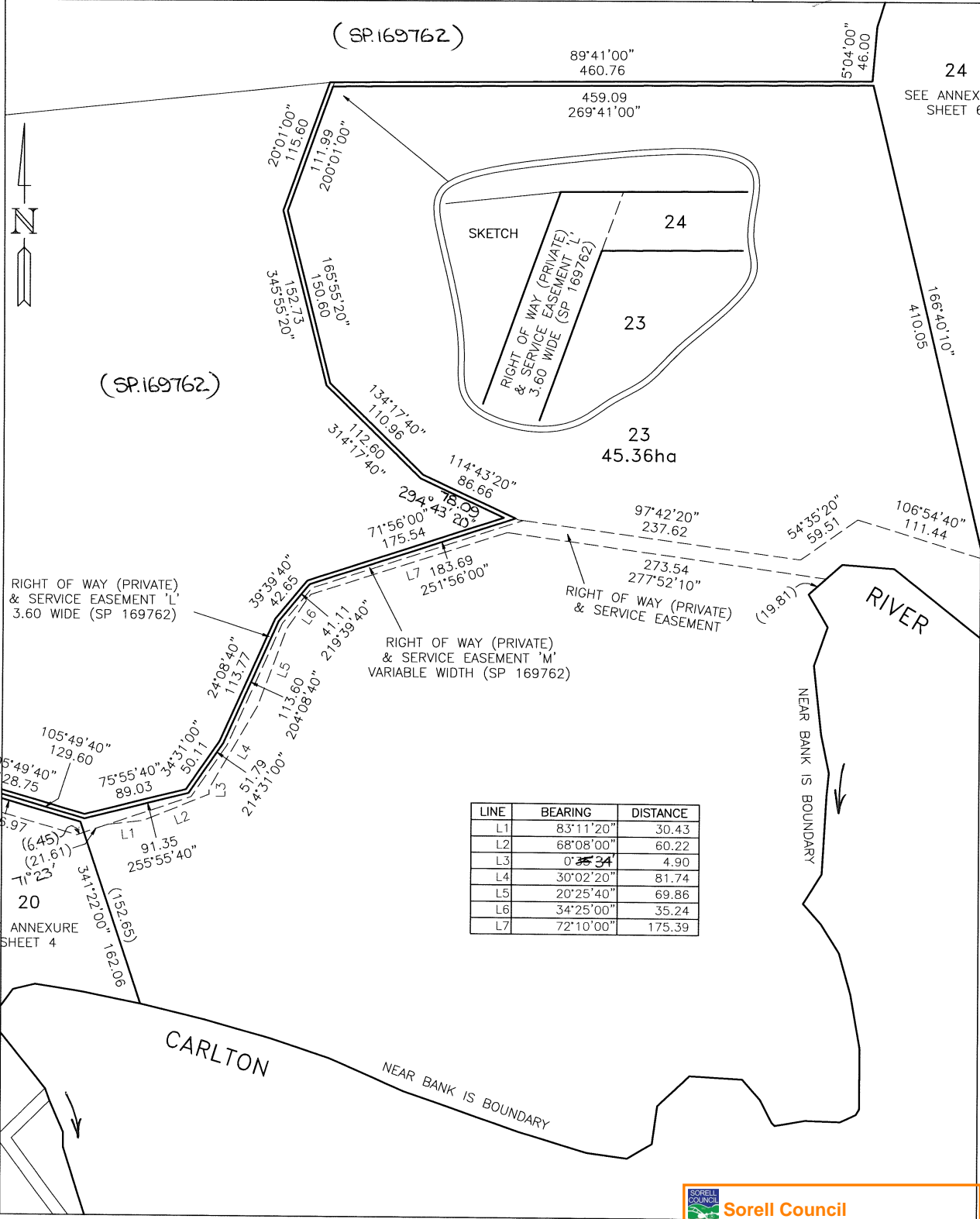


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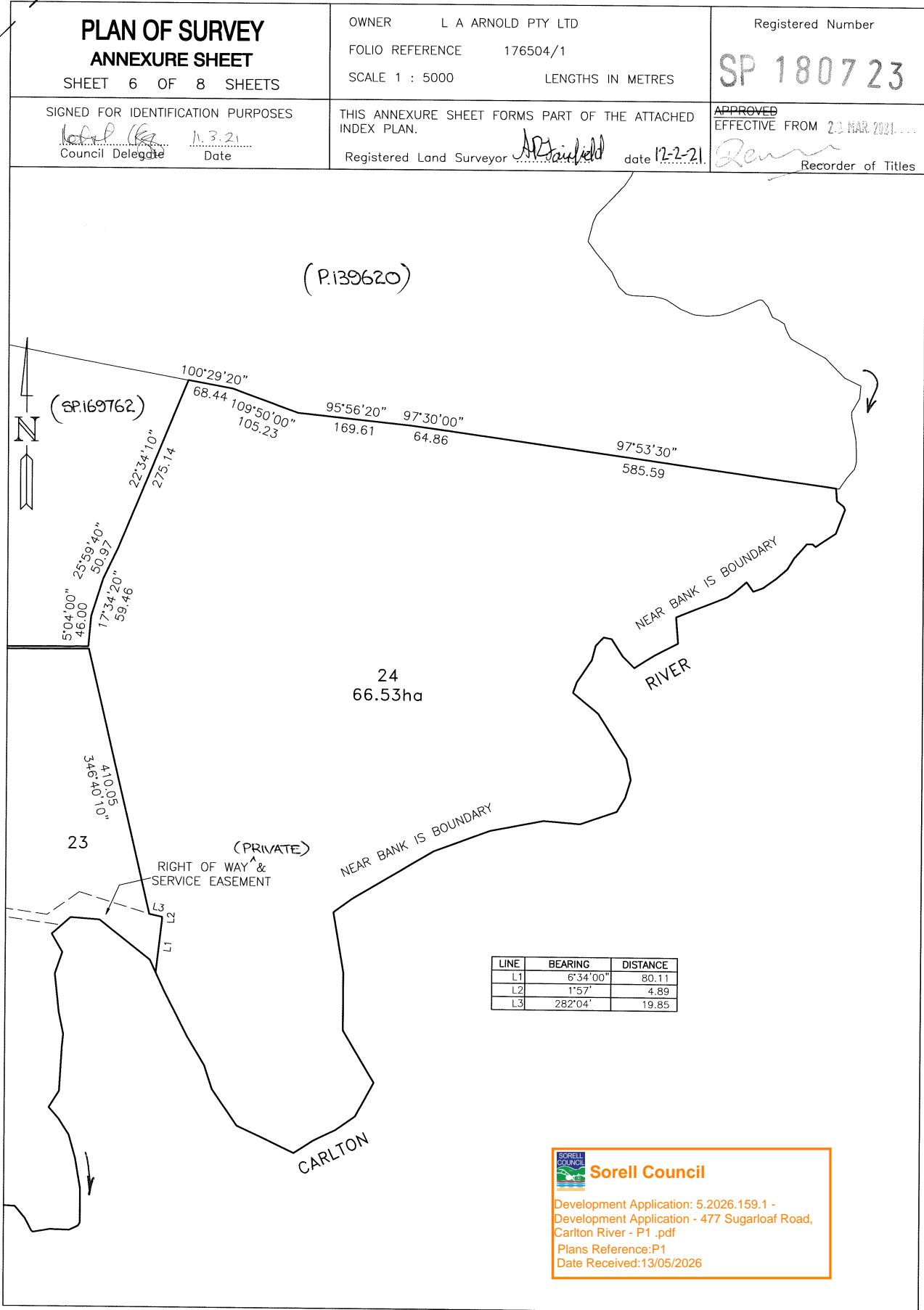
06-16 (7699) 12/2/2021 9:06

<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 5 OF 8 SHEETS</p>	OWNER L A ARNOLD PTY LTD FOLIO REFERENCE 176504/1 SCALE 1 : 3000 LENGTHS IN METRES	Registered Number <p style="font-size: 2em; font-weight: bold;">SP180723</p>
	SIGNED FOR IDENTIFICATION PURPOSES Council Delegate <i>[Signature]</i> Date 11.3.21 THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor <i>[Signature]</i> date 12-2-21 ReCorder of Titles <i>[Signature]</i>	

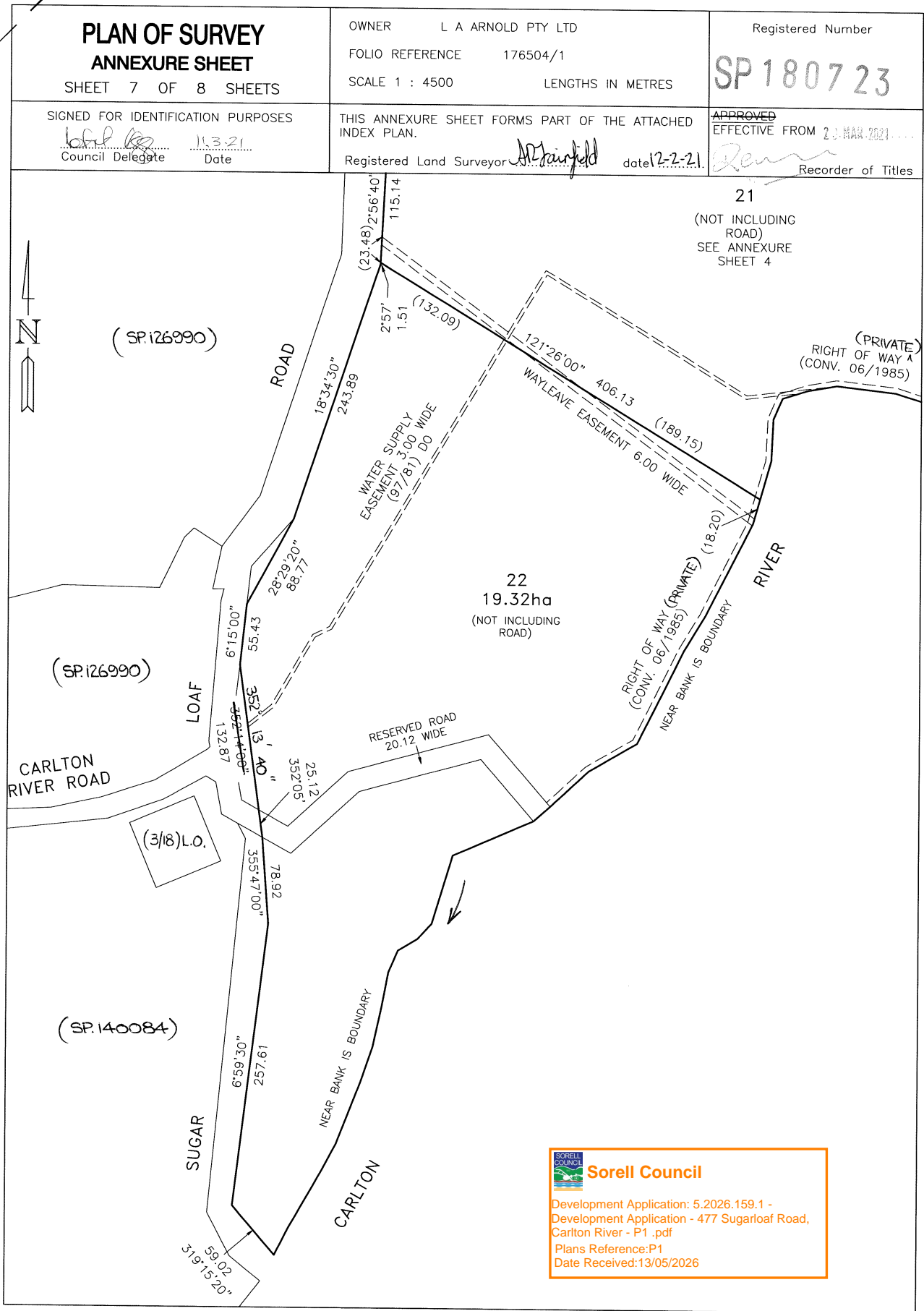
APPROVED EFFECTIVE FROM 22 MAR 2021



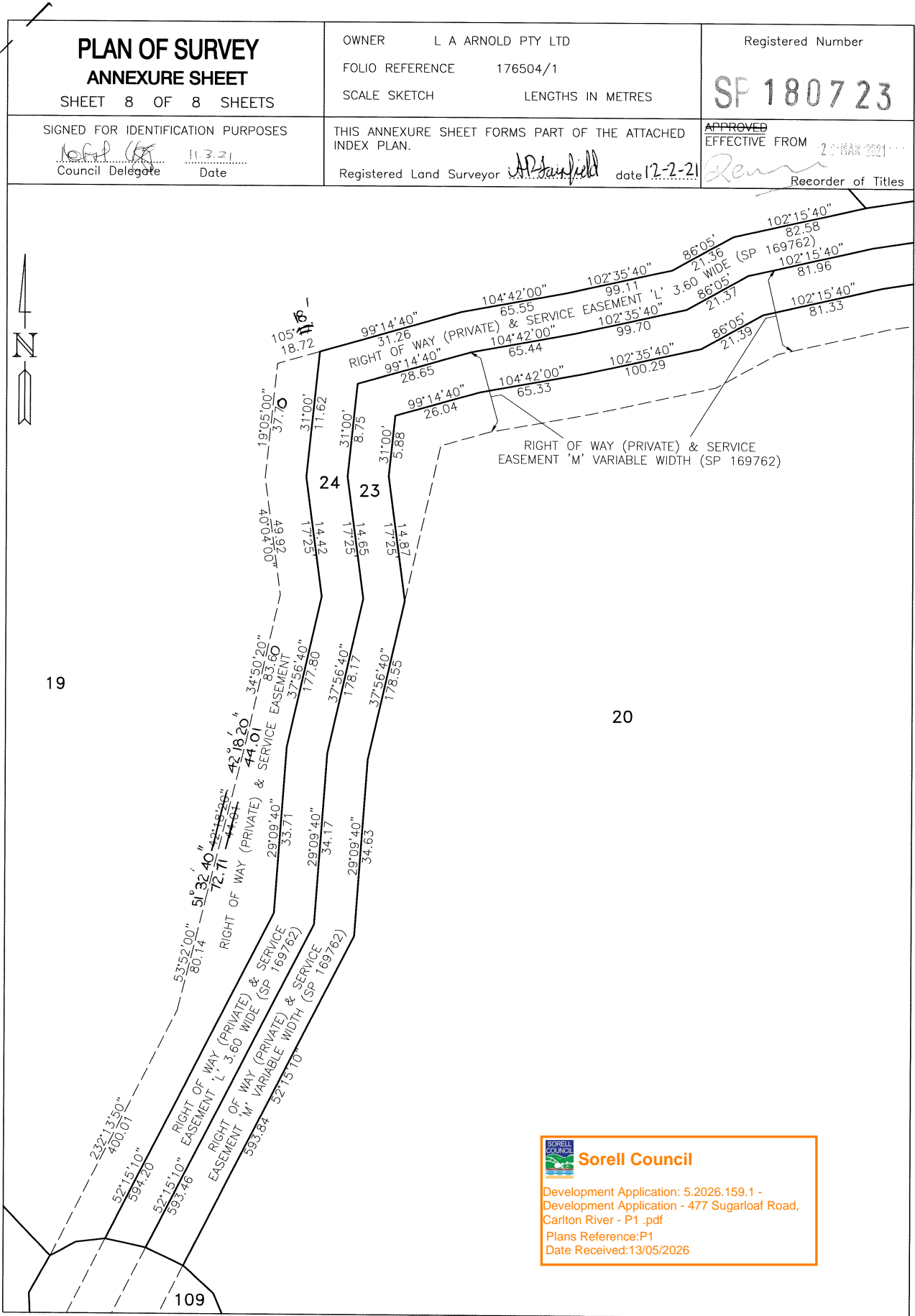
Sorell Council
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<p>SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>Registered Number</p> <p style="font-size: 2em; font-weight: bold;">SP 180723</p>
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PAGE 1 OF 5 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

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

Each lot on the Plan is together with a Right of Carriageway (as herein defined) over the area marked "RIGHT OF WAY (PRIVATE) 'Q' 6.00 WIDE AND VARIABLE WIDTH" on the Plan.

Lot 19 on the Plan is subject to a Right of Carriageway (as herein defined) (appurtenant to Lots 20, 23 and 24 on the Plan) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT" on the Plan.

Lot 19 on the Plan is subject to a Service Easement (as herein defined) (appurtenant to Lots 20, 23 and 24 on the Plan) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT" on the Plan.

Lot 19 on the Plan is together with a Right of Carriageway (as herein defined) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'M' VARIABLE WIDTH (SP169762)" shown passing through Lot 20 on the Plan.

Lot 19 on the Plan is together with a Service Easement (as herein defined) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'M' VARIABLE WIDTH (SP169762)" shown passing through Lot 20 on the Plan.

Lot 19 on the Plan is together with a Right of Carriageway (as herein defined) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'M' VARIABLE WIDTH (SP169762)" shown passing through Lot 23 on the Plan.

Lot 19 on the Plan is together with a Service Easement (as herein defined) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'M' VARIABLE WIDTH (SP169762)" shown passing through Lot 23 on the Plan.

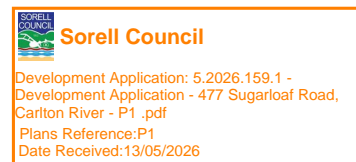
Lot 19 on the Plan is together with a Right of Carriageway (as herein defined) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'L' 3.60 WIDE (SP 169762)" shown passing through Lot 24 on the Plan.

Lot 19 on the Plan is together with a Service Easement (as herein defined) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'L' 3.60 WIDE (SP 169762)" shown passing through Lot 24 on the Plan.

Lot 20 on the Plan is subject to a Right of Carriageway (as herein defined) (appurtenant to Lots 16 and 17 on SP 169762) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'M' VARIABLE WIDTH (SP 169762)" on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: LA Arnold Pty Ltd</p> <p>FOLIO REF: Volume 176504 Folio 1</p> <p>SOLICITOR & REFERENCE: Sproal & Associates (BD Sproal)</p>	<p>PLAN SEALED BY: Sorell Council</p> <p>DATE: 11.3.21</p> <p>SA 2010/00035-1</p> <p>REF NO. Council Delegate</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 180723</p>
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Lot 20 on the Plan is subject to a Service Easement (as herein defined) (appurtenant to Lots 16 and 17 on SP169762) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'M' VARIABLE WIDTH (SP 169762)" on the Plan.

Lot 20 on the Plan is subject to a Right of Carriageway (as herein defined) (appurtenant to Lots 19, 23 and 24 on the Plan) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'M' VARIABLE WIDTH (SP169762)" on the Plan.

Lot 20 on the Plan is subject to a Service Easement (as herein defined) (appurtenant to Lots 19, 23 and 24 on the Plan) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'M' VARIABLE WIDTH (SP169762)" on the Plan.

Lot 20 on the Plan is together with a Right of Carriageway (as herein defined) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT" shown passing through Lot 19 on the Plan.

Lot 20 on the Plan is together with a Service Easement (as herein defined) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT" shown passing through Lot 19 on the Plan.

Lot 20 on the Plan is together with a Right of Carriageway (as herein defined) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'M' VARIABLE WIDTH (SP 169762)" shown passing through Lot 23 on the Plan.

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Lot 20 on the Plan is together with a Right of Carriageway (as herein defined) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'L' 3.60 WIDE (SP 169762)" shown passing through Lot 24 on the Plan.

Lot 20 on the Plan is together with a Service Easement (as herein defined) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'L' 3.60 WIDE (SP 169762)" shown passing through Lot 24 on the Plan.

Lot 21 on the Plan is subject to a Wayleave Easement (as herein defined) over the area marked "WAYLEAVE EASEMENT 6.00 WIDE" on the Plan.

Lots 21 and 22 on the Plan are each subject to a right to pass and repass for William Smith Dear as described and shown on Indenture Registered Number 6/1985 over the area marked "RIGHT OF WAY (CONV. 06/1985)" on the Plan.
(PRIVATE)

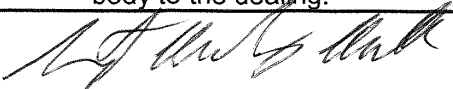
Lots 21 and 22 on the Plan are each subject to a right for Carlton House Pty Ltd to lay one pipe under the area marked "WATER SUPPLY EASEMENT 3.00 WIDE 97/81 DO" on the Plan.

Lot 22 on the Plan is subject to a Wayleave Easement (as herein defined) over the area marked "WAYLEAVE EASEMENT 6.00 WIDE" on the Plan.

Lot 23 on the Plan is subject to a Right of Carriageway (as herein defined) (appurtenant to Lots 16 and 17 on SP 169762) over the area marked "RIGHT OF WAY (PRIVATE) AND SERVICE EASEMENT 'M' VARIABLE WIDTH (SP 169762)" on the Plan.

Lot 23 on the Plan is subject to a Service Easement (as herein defined) (appurtenant to Lots 16 and 17 on SP169762) over the area marked "RIGHT OF WAY (PRIVATE) AND SERVICE EASEMENT 'M' VARIABLE WIDTH (SP 169762)" 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.




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Lot 23 on the Plan is subject to a Right of Carriageway (as herein defined) (appurtenant to Lots 19, 20 and 24 on the Plan) over the area marked "RIGHT OF WAY (PRIVATE) AND SERVICE EASEMENT 'M' VARIABLE WIDTH (SP 169762) on the Plan.

Lot 23 on the Plan is subject to a Service Easement (as herein defined) (appurtenant to Lots 19, 20 and 24 on the Plan) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'M' VARIABLE WIDTH (SP169762)" on the Plan.

Lot 23 on the Plan is subject to a Right of Carriageway (as herein defined) (appurtenant to Lot 24 on the Plan) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT" on the Plan.

Lot 23 on the Plan is subject to a Service Easement (as herein defined) (appurtenant to Lot 24 on the Plan) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT" on the Plan.

Lot 23 on the Plan is together with a Right of Carriageway (as herein defined) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT" shown passing through Lot 19 on the Plan.

Lot 23 on the Plan is together with a Service Easement (as herein defined) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT" shown passing through Lot 19 on the Plan.

Lot 23 on the Plan is together with a Right of Carriageway (as herein defined) over the area marked "RIGHT OF WAY (PRIVATE) AND SERVICE EASEMENT 'M' VARIABLE WIDTH (SP 169762)" shown passing through Lot 20 on the Plan.

Lot 23 on the Plan is together with a Service Easement (as herein defined) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'M' VARIABLE WIDTH (SP169762)" shown passing through Lot 20 on the Plan.

Lot 23 on the Plan is together with a Right of Carriageway (as herein defined) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'L' 3.60 WIDE (SP169762)" shown passing through Lot 24 on the Plan.

Lot 23 on the Plan is together with a Service Easement (as herein defined) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'L' 3.60 WIDE (SP169762)" shown passing through Lot 24 on the Plan.

Lot 24 on the Plan is together with a Right of Carriageway (as herein defined) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT" shown passing through Lot 19 on the Plan.


Lot 24 on the Plan is together with a Service Easement (as herein defined) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT" shown passing through Lot 19 on the Plan.

Lot 24 on the Plan is together with a Right of Carriageway (as herein defined) over the area marked "RIGHT OF WAY (PRIVATE) AND SERVICE EASEMENT 'M' VARIABLE WIDTH (SP 169762)" shown passing through Lot 20 on the Plan.

Lot 24 on the Plan is together with a Service Easement (as herein defined) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'M' VARIABLE WIDTH (SP 169762)" shown passing through Lot 20 on the Plan.

Lot 24 on the Plan is together with a Right of Carriageway over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'M' VARIABLE WIDTH (SP 169762)" shown passing through Lot 23 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.

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Lot 24 on the Plan is together with a Service Easement (as herein defined) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT M' VARIABLE WIDTH (SP169762)" shown passing through Lot 23 on the Plan.

Lot 24 on the Plan is subject to a Right of Carriageway (as herein defined) (appurtenant to Lots 19, 20 and 23 on the Plan) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'L' 3.60 WIDE (SP169762)" on the Plan.

Lot 24 on the Plan is subject to a Service Easement (as herein defined) (appurtenant to Lots 19, 20 and 23 on the Plan) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'L' 3.60 WIDE (SP169762)" on the Plan.

Lot 24 on the Plan is together a Right of Carriageway (as herein defined) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT)" shown passing through Lot 23 on the Plan.

Lot 24 on the Plan is together with a Service Easement (as herein defined) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT)" shown passing through Lot 23 on the Plan.

Lot 24 on the Plan is subject to a Right of Carriageway (as herein defined) (appurtenant to Lots 16 and 17 on SP 169762) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'L' 3.60 WIDE (SP 169762)" on the Plan.

Lot 24 on the Plan is subject to a Service Easement (as herein defined) (appurtenant to Lots 16 and 17 on SP 169762) over the area marked "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'L' 3.60 WIDE (SP 169762)" on the Plan.

Lot 109 on the Plan is subject to a Service Easement (as herein defined) (appurtenant to Lots 16 and 17 on SP 169762) over the area marked "SERVICE EASEMENT 'L' 3.60 WIDE (SP 169762)" on the Plan.

Lot 109 on the Plan is subject to a Service Easement (as herein defined) (appurtenant to Lots 16 and 17 on SP 169762) over the area marked "SERVICE EASEMENT 'M' 3.60 WIDE (SP 169762)" on the Plan.

FENCING COVENANT

The Owner of each lot on the Plan covenants with the Vendor (LA Arnold Pty Ltd) that the Vendor shall not be required to fence.

INTERPRETATION

In this schedule of easements:

"Service Easement" means the full and free right and liberty for the proprietor of the dominant tenement, Sorell Council, Telstra Corporation Limited, Aurora Energy Pty Ltd and the Crown its agents and contractors to enter upon the land marked "Service Easement" on the plan to lay, inspect, maintain, repair and amend water mains, pipes, pumps, drains, mains, channels, gutters, sewers, wires, cables and other conducting media along and under the surface of the land, provided that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land.

"Right of Carriageway" means:

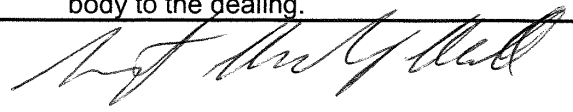
1. A right to pass and re-pass as provided in Schedule 8 of the Conveyancing and Law of Property Act 1884.
2. An obligation on the owner of the dominant tenement to maintain the vehicular access way, associates earthworks and surrounding vegetation in accordance with the requirements of the Tasmania fire service publication "Guidelines for Development in Bushfire Prone Areas of Tasmania".



Sorell Council

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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.



<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 180723</p>
<p>SUBDIVIDER: L A Arnold Pty Ltd FOLIO REFERENCE: 176504/1</p>	

3. A lot owner may call a meeting by providing other affected lot owners with a written notice setting out the nature of the work proposed to be undertaken, the estimated cost and the name of the intended contractor.
4. Lot owners may approve or amend the proposed works to be undertaken by a majority vote.
5. Maintenance costs will be calculated on the proportionate length of permitted use of each lot owner.
6. A lot owner must pay his or her share of the costs within 21 days of being requested to do so.
7. Should any damage by caused to the roadway by heavy vehicles or other specific use relating to a single lot only, then the responsible lot owner must repair the damage and re-instate the access way to its former condition at his or her own cost.
8. A lot owner must not erect a fence along a common boundary of such lot where it is an internal boundary to land marked "Right of Way (Private)" on the Plan.


"Wayleave 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 at all times hereafter.


- (a) To clear the lands shown as "Wayleave Easement" on the plan of wayleave easement annexed to the plan of the land of the registered proprietors in folio of the Register (hereinafter called "the servient land") and to erect, construct, place, inspect, alter, repair, renew, maintain and use in, upon, over and along and remove from the servient land towers, poles, wires, cables, apparatus, appliances and other ancillary work (all of which are hereinafter collectively referred to as "the said lines") for the transmission and distribution of electrical energy and for purposes incidental thereto;
- (b) To cause or permit electrical energy to flow or be transmitted through and along the said lines;
- (c) To cut away, remove and keep clear of the said lines all trees and all other obstructions or erections of any nature whatsoever which may at any time overhand encroach or be in or on the servient land and which may in any endanger or interfere with the proper operation of the said lines and making good all damage occasioned thereby;
- (d) To enter into and upon the servient land and if necessary to cross the remainder of the said land for the purpose of access and regress to and from the servient land for all or any of the above purposes with or without all necessary plant, equipment, machinery and vehicles of every kind and making good all damage occasioned thereby.

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 servient land not to erect any buildings or place any structures, objects or vegetation that could interfere with the proper and safe operation of the said lines 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 first hereinbefore described.

SIGNED by LA ARNOLD PTY LTD being the registered proprietor of the lands comprised in Folio of the Register Volume 176504 Folio 1 in accordance with Section 127 of the Corporations Act 2001



Leigh Anthony Arnold
Sole Director and Sole Secretary



Sorell Council

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TASMANIAN LAND TITLES OFFICE

Notification of Agreement under the Land Use Planning and Approvals Act 1993 (Section 71)



DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
142573	1		

REGISTERED PROPRIETOR: L A ARNOLD PTY LTD

PLANNING AUTHORITY: SORELL COUNCIL

Dated this 20th day of August 2015

I/We Robert Higgins

of Sorell Council

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement 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 document

[Signature]

Signed
(on behalf of the Planning Authority)

Sorell Council
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Response to Request For Information - 477
Sugarloaf Road, Carlton River P4.pdf
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Land Titles Office Use Only

LUA Version 1

REGISTERED

28 OCT 2015

[Signature]

RECORDER OF TITLES

THE BACK OF THIS FORM MUST NOT BE USED

Stamp Duty

**AGREEMENT UNDER PART 5
LAND USE PLANNING AND APPROVALS ACT 1993**

BETWEEN **SORELL COUNCIL** its office being situated at 12 Somerville Street, Sorell in Tasmania ("the planning authority")

AND **L A ARNOLD PTY LTD** a company its office situated at 32 Dewhurst Road, Lilydale in Tasmania ("the developer")

This Agreement comes into operation on the day the Recorder of Titles accepts the final plan for registration.

1. Form and content

- 1.1 The developer, was granted a planning permit (230/11 S) by the planning authority dated 6 December 2012 to subdivide the above land into 24 lots in 2 stages subject to certain conditions
- 1.2 The planning permit requires the developer to enter into an agreement with the planning authority in respect to proposed development on the land
- 1.3 It is envisaged that this agreement will cover both stage 1 (being lots 1-17) and stage 2 (being lots 18-24)

2. House Sites

- 2.1 The developer agrees to provide a further Bushfire Management Plan at the time each lot is further developed
- 2.2 The developer agrees that subsequent house sites are to be located generally in accordance with the (amended) plan of subdivision as approved by the planning authority on the 30th April 2011
- 2.3 The developer agrees that the location of a house site may be varied to meet the requirements of the Bushfire Management Plan endorsed by Tasmania Fire Service on the 25th August 2011 or such subsequent Bushfire Management Plan as may be approved by Tasmania Fire Service and advised to the planning authority


3. Access Ways

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ORIGINAL
SIGHTED



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Development Application: 5.2026.159.1 -
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Stamp Duty

3.1 The developer agrees to maintain the vehicular access ways and surrounding vegetation to each lot in accordance with the requirements of the Tasmania Fire Service publication "Guidelines for Development in Bushfire Prone Areas of Tasmania"

4. Access for lots 6 & 7

4.1 The developer agrees that primary access for lots 6 & 7 shall be from subdivision road lot 103

4.2 The developer agrees that any change of use or intensification of use beyond a single dwelling and grazing shall not be permitted with access to the Arthur Highway.

5. Road Fencing

5.1 The developer agrees to remove the existing fences along Sugarloaf Road that are not on the widened road boundary and rebuilt them on the correct alignment.

5.2 The developer agrees that the fences shall be removed and rebuilt within 10 years of the planning permit being granted, or upon the planning authority undertaking road widening of Sugarloaf Road, whichever occurs first.

6. Carlton House

6.1 The developer agrees that the buildings associated with Carlton House, situated on proposed lot 22, are to be sufficiently maintained to ensure its heritage values are not diminished over time.

7. Access to Lots

7.1 The owner of each lot will provide a new vehicular access to the lot or upgrade the existing access to provide an all weather gravel access from the public road to the house site on the lot with such access road to be at least four metres wide with passing bays, culverts and table drains to the satisfaction of the Manager, Engineering Services. The access road and surrounding vegetation must be maintained in accordance with the recommendations of Tasmania Fire Service.

8. Dispute resolution

8.1 If any dispute arises with respect to the provisions in the agreement the parties must make all reasonable endeavours to settle the matter in dispute within 28 days.

8.2 Any notice, demand or other communication between the parties must be made in writing and be served by hand delivery, post or electronic transmission to the recipient.

8.3 Should the parties fail to resolve the dispute the matter must be referred to arbitration in accordance with the provisions of the *Commercial Arbitration Act 1986*.

9. Registration

9.1 The agreement is to be registered on each folio of the Register to be created by the Recorder of Titles over the above land

9.2 The agreement shall be binding upon the owner and its successors in title.

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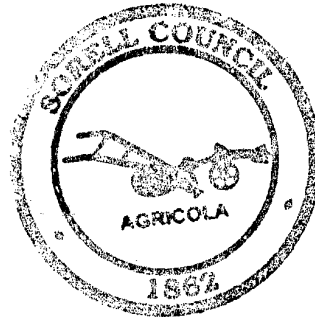
Stamp Duty

THE BACK OF THIS FORM MUST NOT BE USED

9.3 The developer agrees to pay all costs associated with the stamping and registration of the agreement

Executed as a deed

The common seal of SORELL COUNCIL has been affixed pursuant to a resolution of Council in the presence of:



Council delegate: *[Handwritten Signature]*

Executed by L A ARNOLD PTY LTD pursuant to section 127 of the Corporations Act 2001

[Handwritten Signature]

Leigh Anthony Arnold
Sole Director and Sole Secretary

BANK OF QUEENSLAND LIMITED as mortgagee in Mortgage
No C997685 consents to the agreement-


**Bank of Queensland Limited ABN 32 009 656 740 as
Registered Mortgagee under mortgage C997685
consent to AGREEMENT UNDER PART 5
By its Attorney
[Handwritten Signature] Gregory Burke Roper
Manager Team Leader Senior Officer
Hewlett-Packard Australia Pty Ltd ACN 004 394 763
Under Power of Attorney,
Registered Book No. PA46244
And declare that I have no notice or revocation of the
said Power of Attorney**

WITNESSED BY:

[Handwritten Signature]
Stephen John Smith
JP (C.Dec)

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Response to Request For Information - 477
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Stamp Duty

PLANNING

NEW RESIDENCE AND SHED


CLASS 1A & 10

SNH26-014

CONTENTS


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- A2.0 SITEPLAN
- A2.1 LANDSLIP HAZARD
- A2.2 PRIORITY VEGETATION
- A2.3 WATERWAY AND COASTAL PROTECTION
- A3.0 FLOORPLAN GROUND
- A3.1 FLOORPLAN LEVEL 2
- A3.3 FLOORPLAN SHED
- A4.0 ELEVATIONS
- A4.1 ELEVATIONS
- A4.2 ELEVATIONS SHED
- A4.3 ELEVATIONS SHED

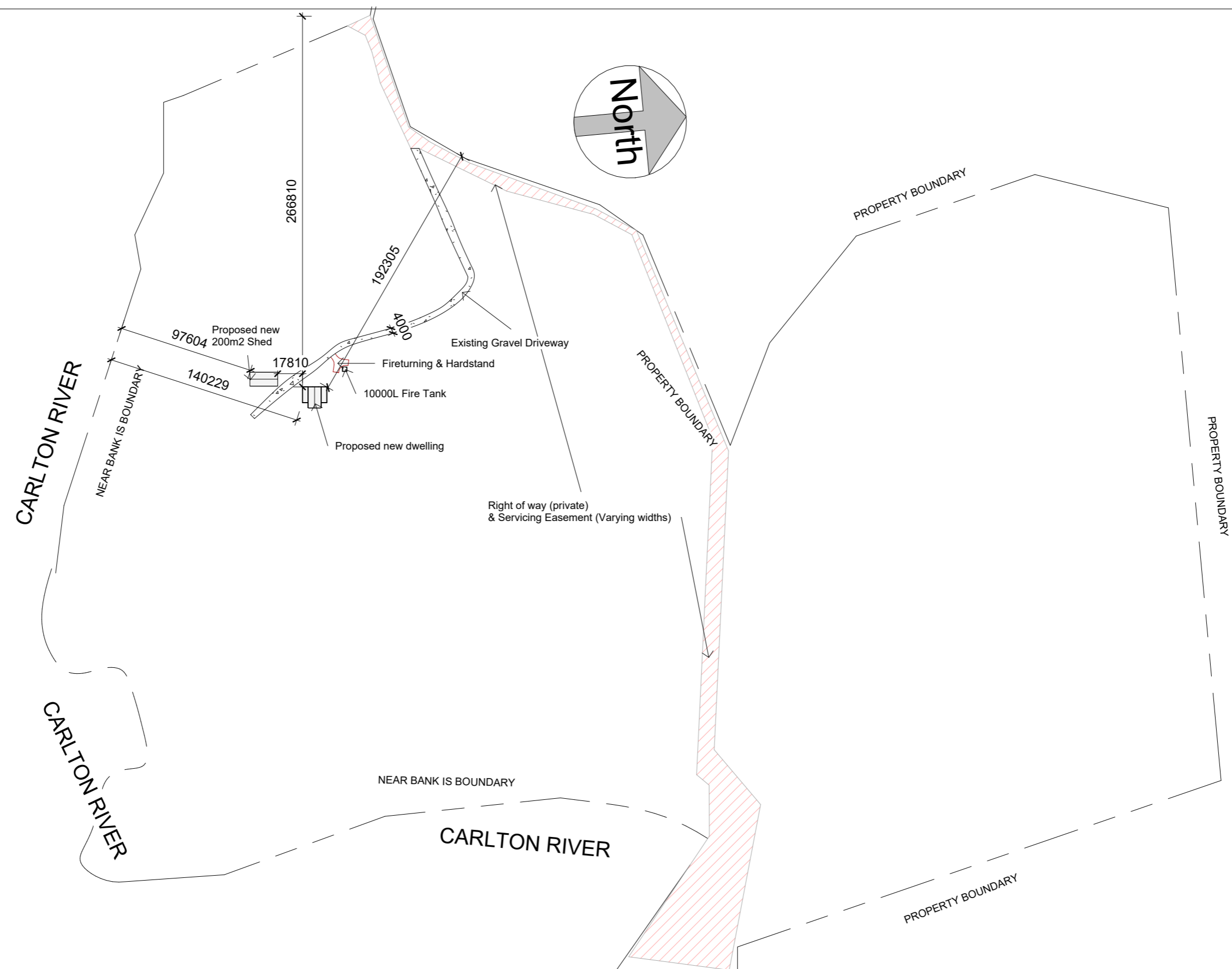
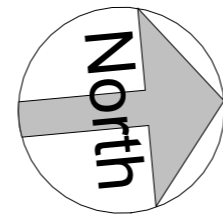
CLIENT	Joshua Maass & Laura Thorne
PROPERTY ADDRESS	477 Sugarloaf Road, Carlton River 7173
PROPERTY TITLE REFERENCE	180723/23
PROPERTY IDENTIFICATION NUMBER	9565444
LOCAL AUTHORITY	Sorell
PLANNING ZONE	Rural
OVERLAYS	Priority Vegetation Area, Waterway and Coastal Protection Area, Bushfire-prone area, Medium Landslip Hazard Band, Low Landslip Hazard Band
BUSHFIRE ATTACK LEVEL	TBC
CORROSION ENVIRONMENT	
SOIL CLASSIFICATION	TBC
WIND CLASSIFICATION	TBC
PROPERTY LOT SIZE	453600m2
PROPOSED FOOTPRINT	545m2




Sorell Council

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				<p>PROJECT ADDRESS: 477 Sugarloaf Road, Carlton River 7173</p>	<p>DATE: 30/04/2026</p>	<p>SCALE:</p>	<p>DRAWN BY: SH</p>	
				<p>PROJECT: NEW RESIDENCE AND SHED</p>	<p>REVISION No.:</p>	<p>SHEET SIZE: A3</p>	<p>JOB No. SNH26-014</p>	<p>SHEET No. A1.0</p>




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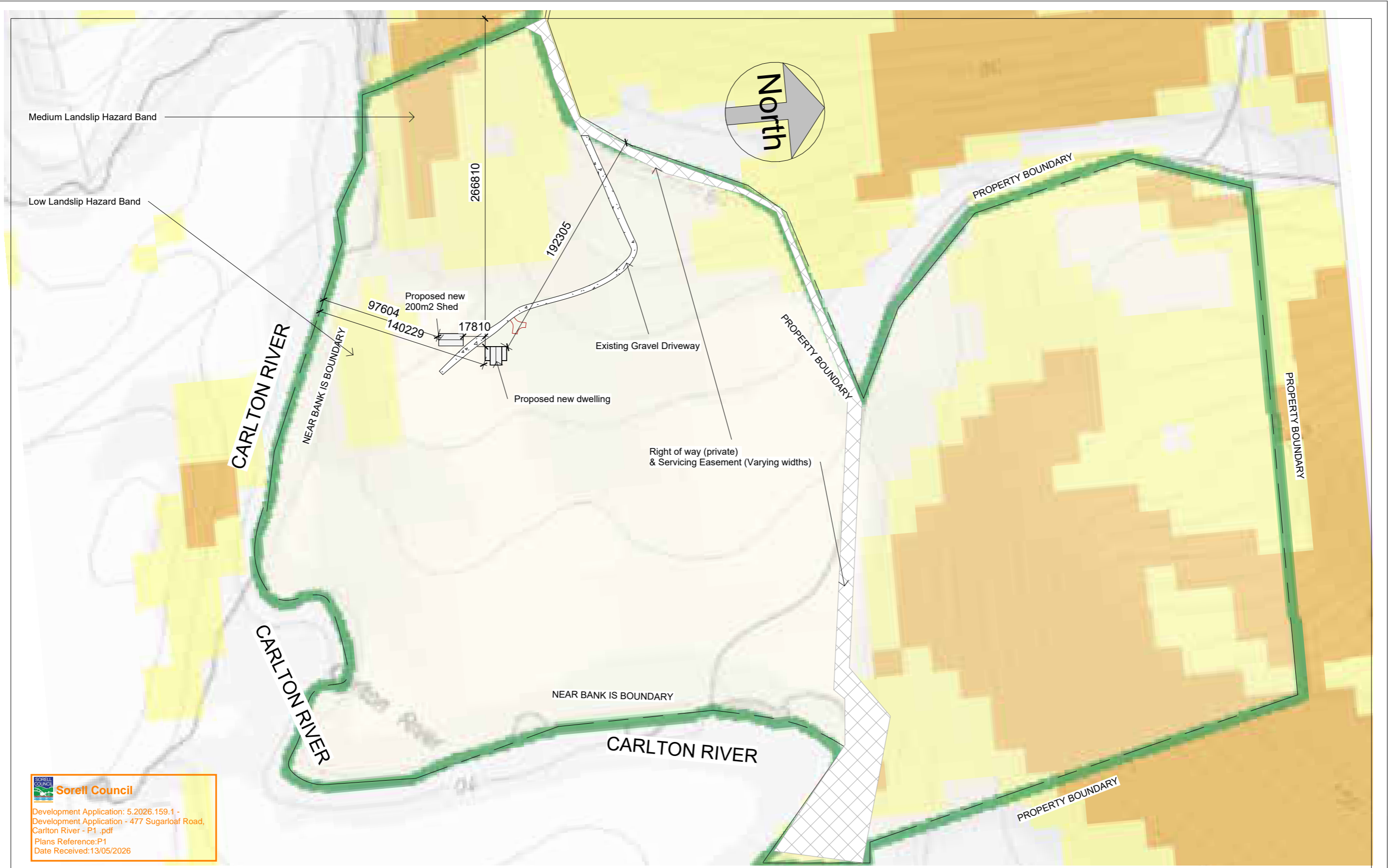
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 ABN 52 660 422 159

CLIENT NAME: Joshua Maass & Laura Thorne	DRAWING TITLE: SITEPLAN	
PROJECT ADDRESS: 477 Sugarloaf Road, Carlton River 7173	DATE: 30/04/2026	SCALE: 1 : 2700
PROJECT NAME: NEW RESIDENCE AND SHED	REVISION No.:	SHEET SIZE: A3
	JOB No. SNH26-014	DRAWN BY: SH
		SHEET No. A2.0



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 Carlton River - P1 .pdf
 Plans Reference:P1
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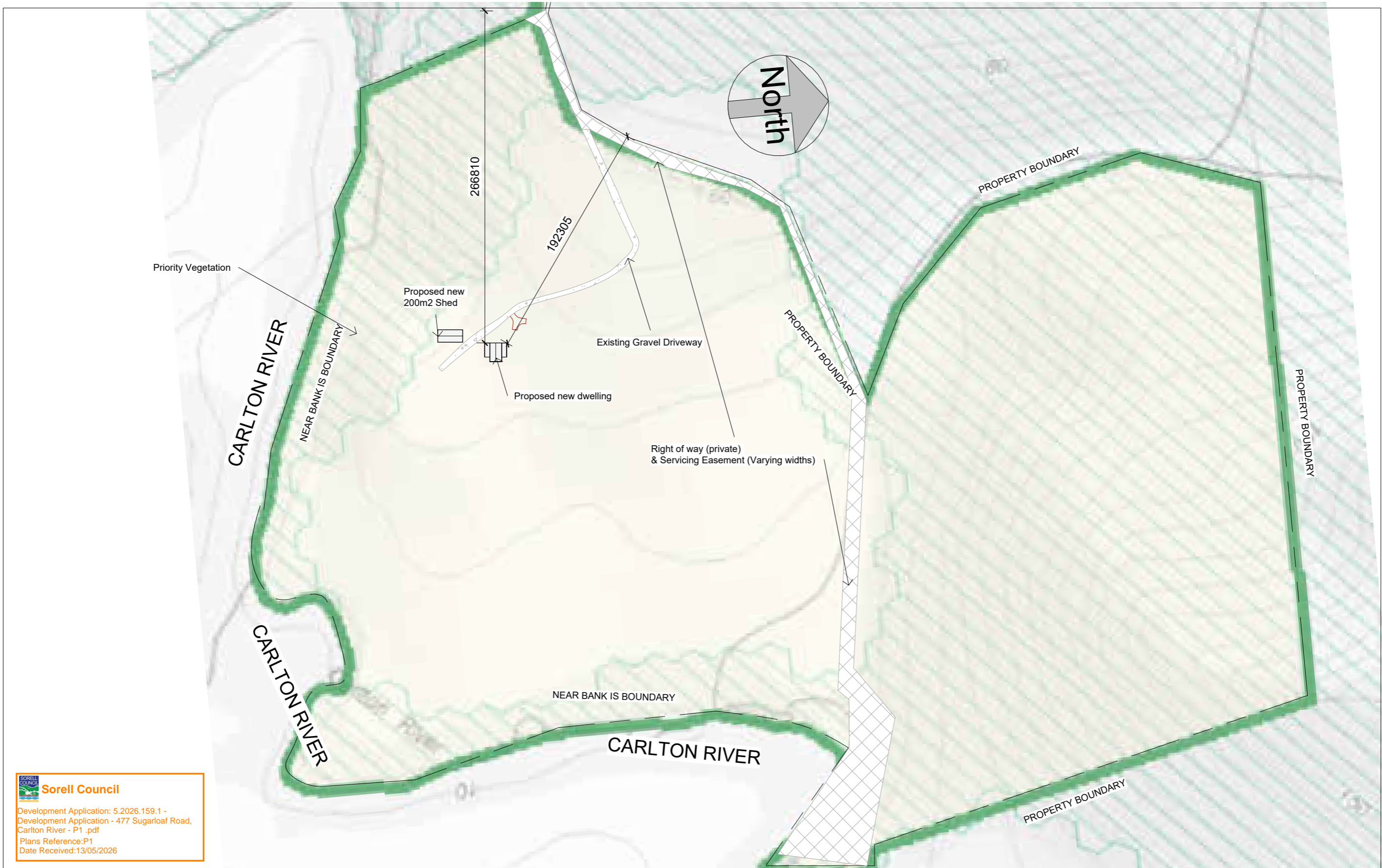
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CLIENT NAME: Joshua Maass & Laura Thorne	DRAWING TITLE: LANDSLIP HAZARD	
PROJECT ADDRESS: 477 Sugarloaf Road, Carlton River 7173	DATE: 30/04/2026	SCALE: 1 : 2700
PROJECT: NEW RESIDENCE AND SHED	REVISION No.:	DRAWN BY: Author
	SHEET SIZE: A3	JOB No. SNH26-014
		SHEET No. A2.1



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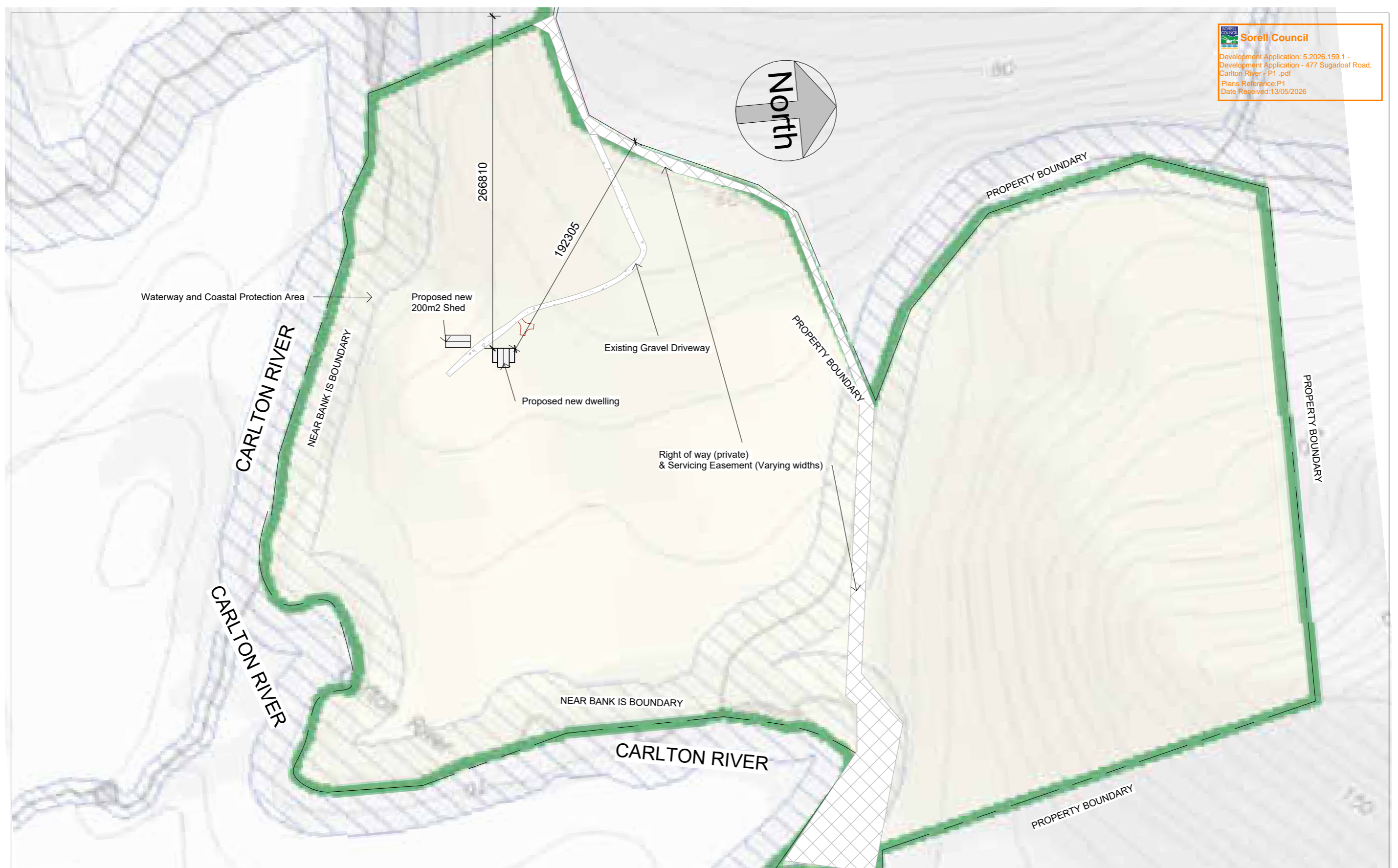
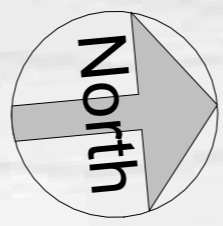
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CLIENT NAME: Joshua Maass & Laura Thorne
 PROJECT ADDRESS: 477 Sugarloaf Road, Carlton River 7173
 PROJECT TITLE: NEW RESIDENCE AND SHED

DRAWING TITLE: PRIORITY VEGETATION		DATE: 30/04/2026	SCALE: 1 : 2700	DRAWN BY: Author
REVISION No.	SHEET SIZE: A3	JOB No: SNH26-014	SHEET A2.2	



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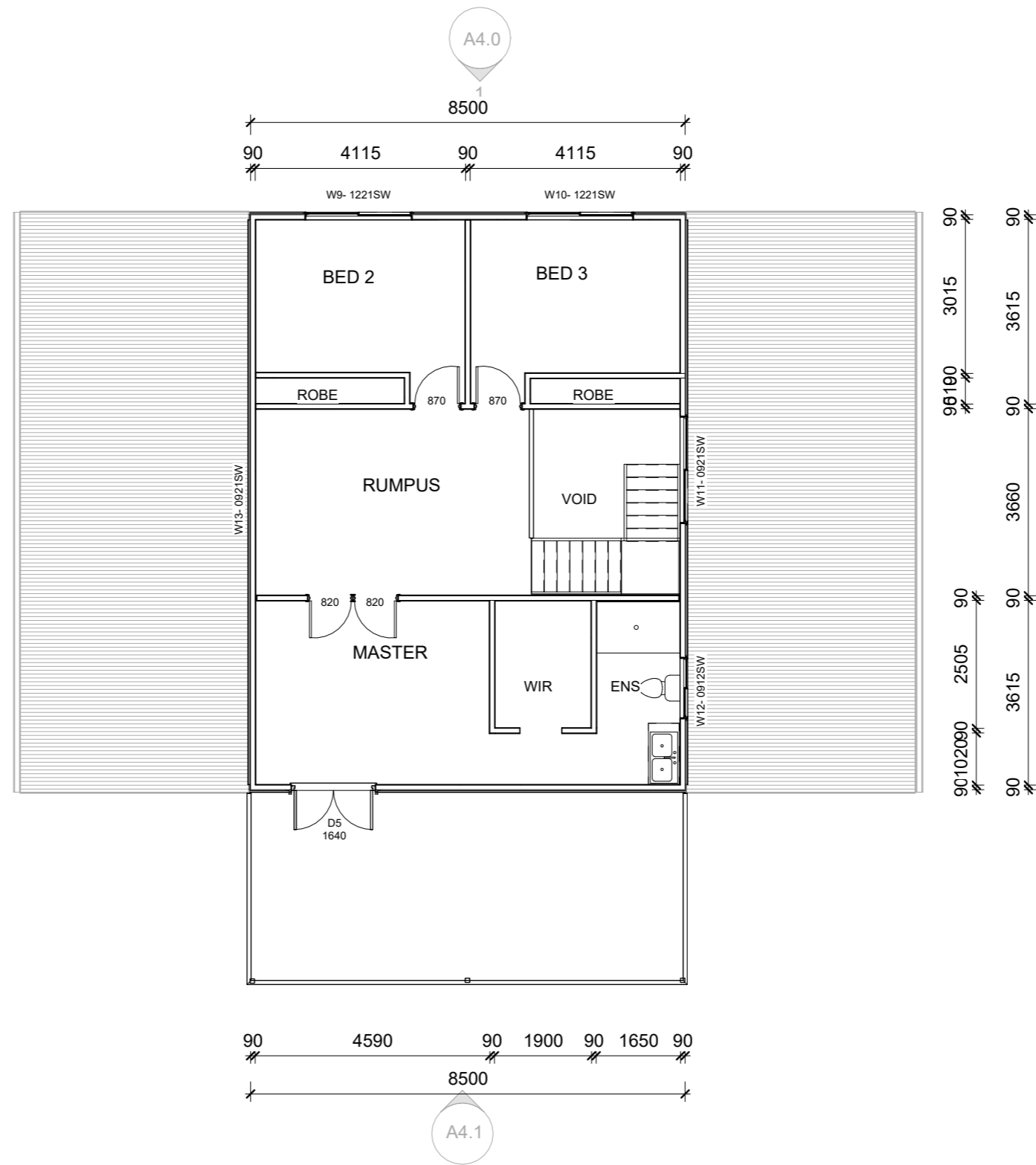


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CLIENT NAME: Joshua Maass & Laura Thorne
 PROJECT ADDRESS: 477 Sugarloaf Road, Carlton River 7173
 PROJECT TITLE: NEW RESIDENCE AND SHED

DRAWING TITLE: WATERWAY AND COASTAL PROTECTION		DATE: 30/04/2026	SCALE: 1 : 2700	DRAWN BY: Author
REVISION No.	SHEET SIZE: A3	JOB No: SNH26-014	SHEET A2.3	

A4.0 2



1 A4.1

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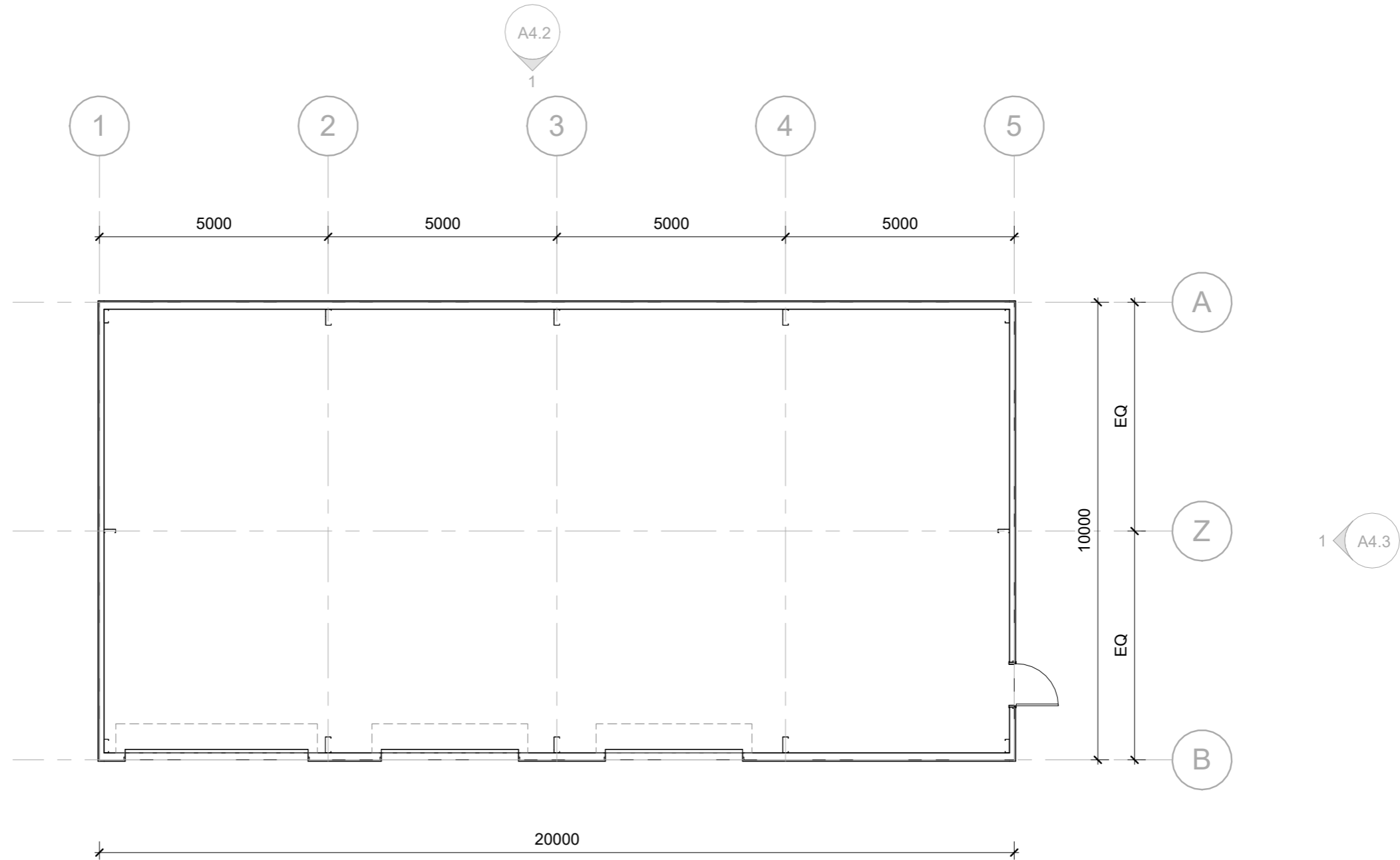
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CLIENT NAME: Joshua Maass & Laura Thorne	DRAWING TITLE: FLOORPLAN LEVEL 2	
PROJECT ADDRESS: 477 Sugarloaf Road, Carlton River 7173	DATE: 30/04/2026	SCALE: 1 : 100
PROJECT: NEW RESIDENCE AND SHED	REVISION No.:	DRAWN BY: SH
	SHEET SIZE: A3	JOB No. SNH26-014
		SHEET No. A3.1



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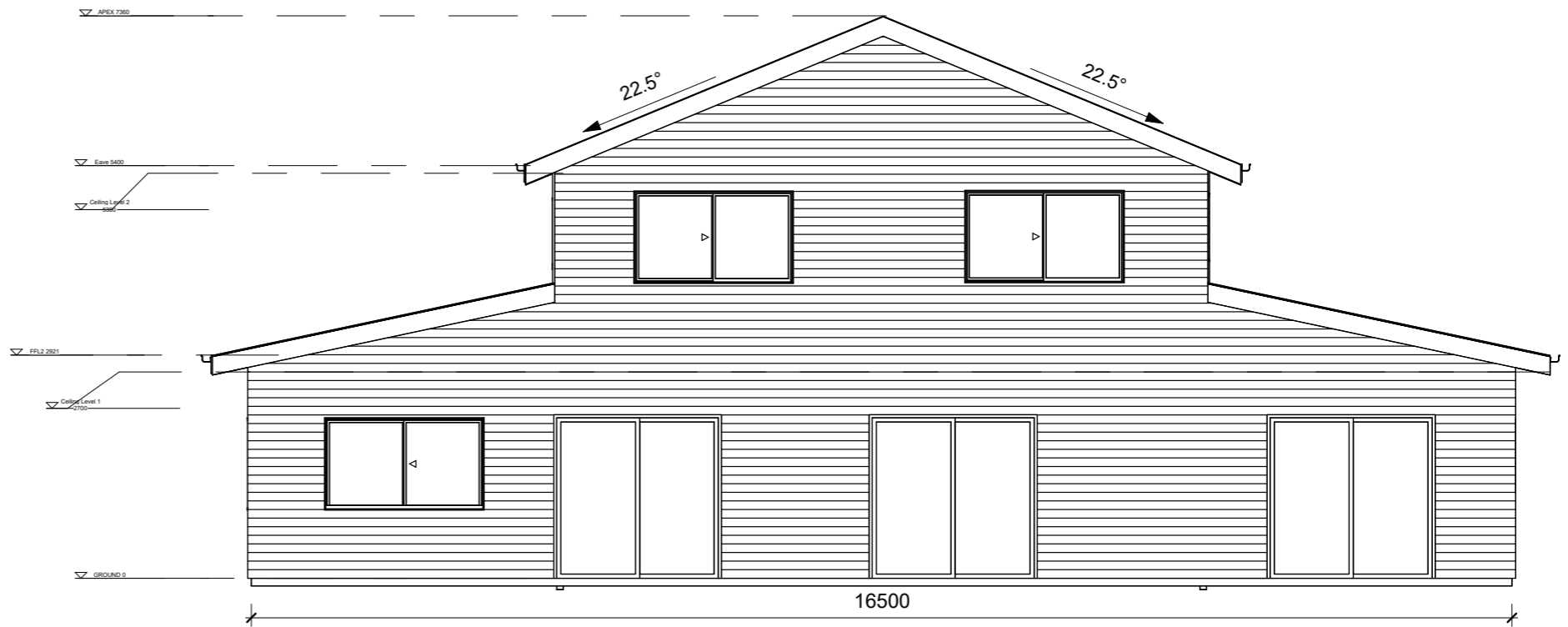
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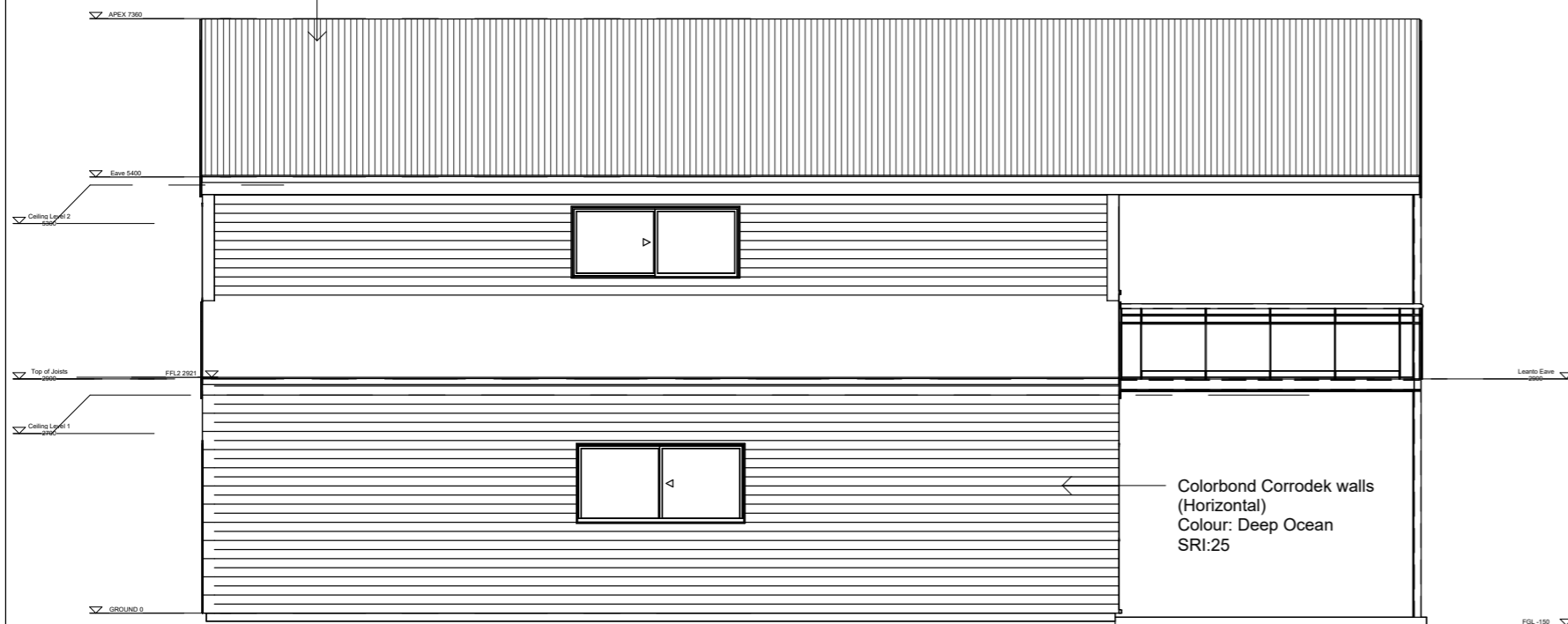
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 (03) 6263 6545
 hobart@shedsnhomes.com.au
 BLST Pty Ltd
 ABN 52 660 422 159

CLIENT NAME: Laura Thorne	DRAWING TITLE: FLOORPLAN	
PROJECT ADDRESS: 477 Sugarloaf Road, Carlton	DATE: 06/05/2026	SCALE: 1 : 100
PROJECT NAME: NEW SHED	REVISION No.:	DRAWN BY: SH
	SHEET SIZE: A3	JOB No. SHEET No.:
	SNH25-14	A3.3



Colorbond Corrodek Roof
Colour: Night Sky
SRI: -1

1 LEFT END
1 : 75



2 LEFT SIDE
1 : 75

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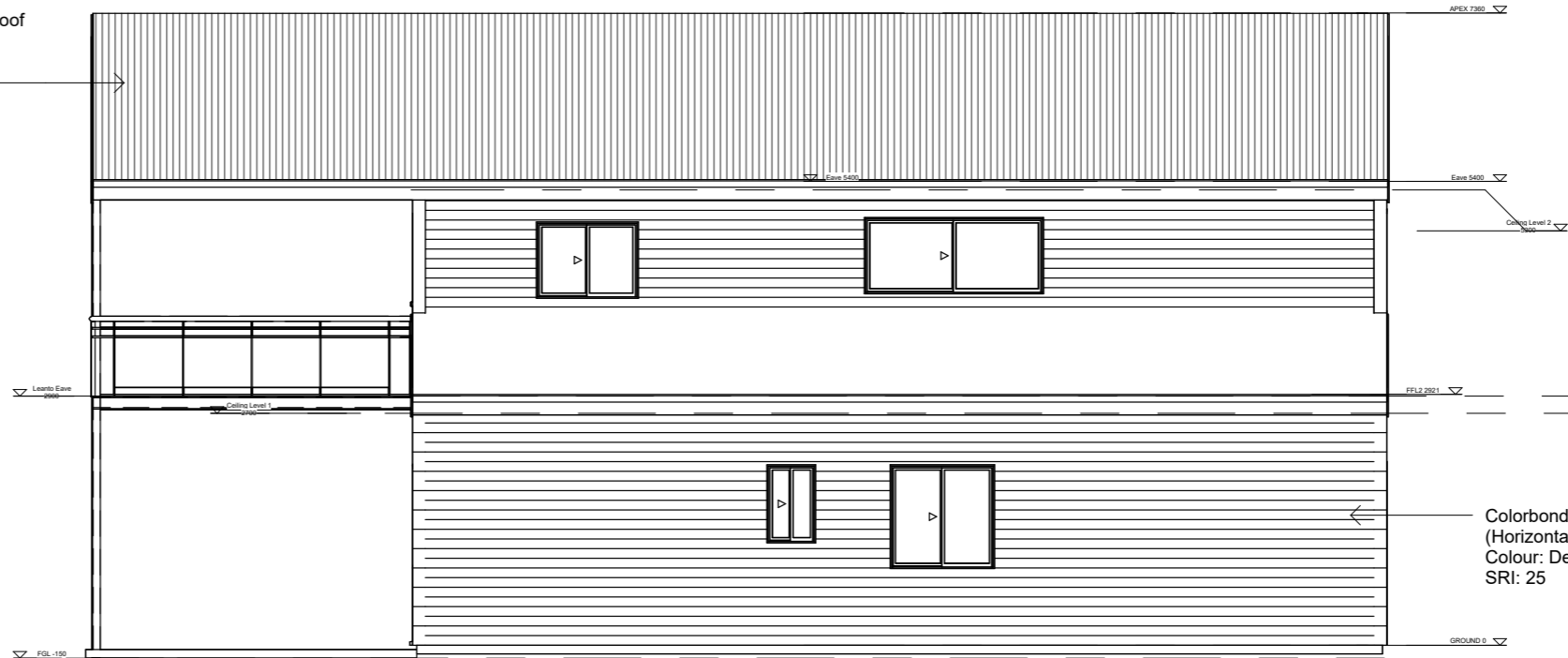
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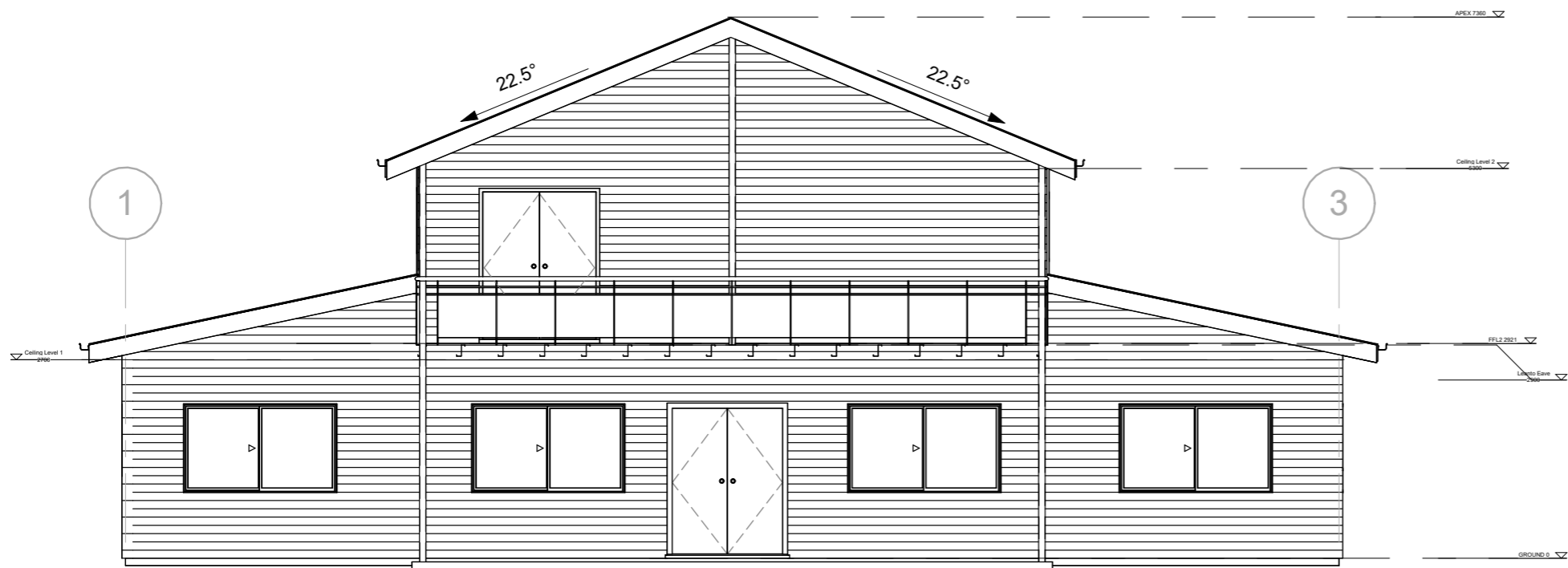
CLIENT NAME: Joshua Maass & Laura Thorne
PROJECT ADDRESS: 477 Sugarloaf Road, Carlton River 7173
PROJECT: NEW RESIDENCE AND SHED

DRAWING TITLE: ELEVATIONS		DATE: 30/04/2026	SCALE: 1 : 75	DRAWN BY: SH
REVISION No.	SHEET SIZE: A3	JOB No: SNH26-014	SHEET No: A4.0	

Colorbond Corrodek Roof
Colour: Night Sky
SRI: -1



1 RIGHT SIDE
1 : 75



2 RIGHT END
1 : 75

Sorell Council
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Development Application - 477 Sugarloaf Road,
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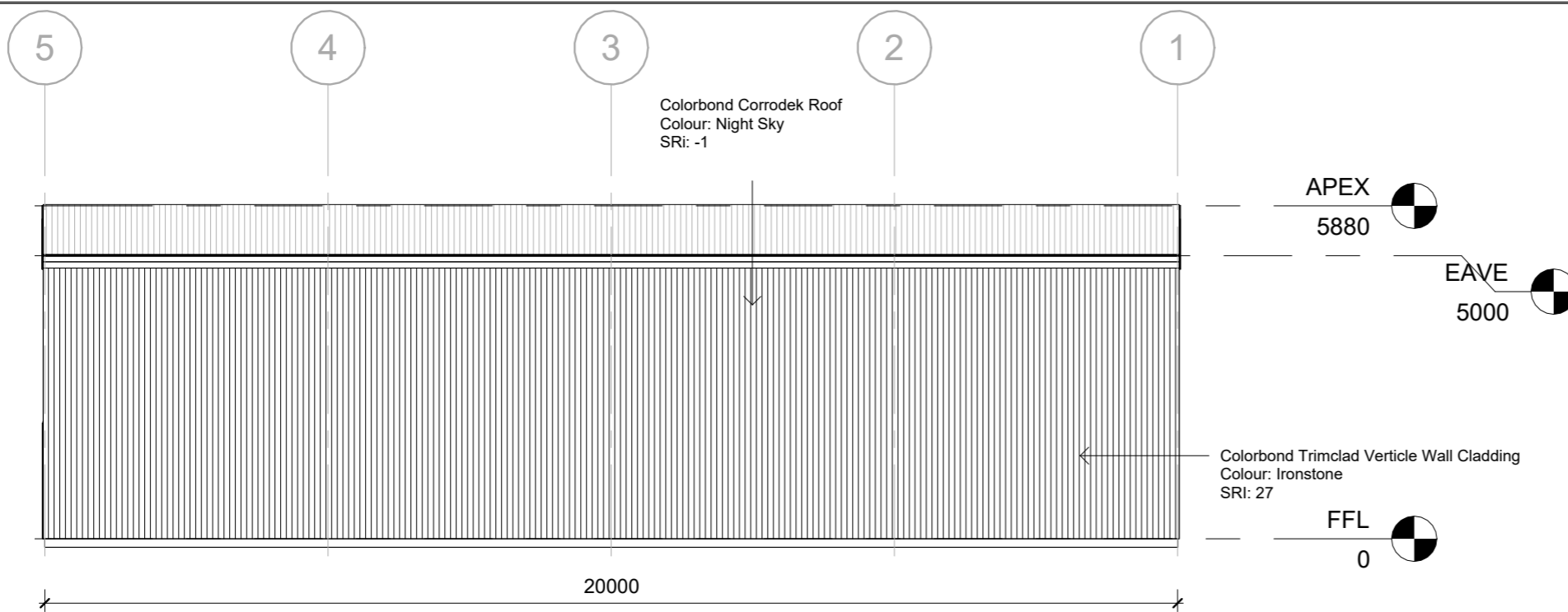
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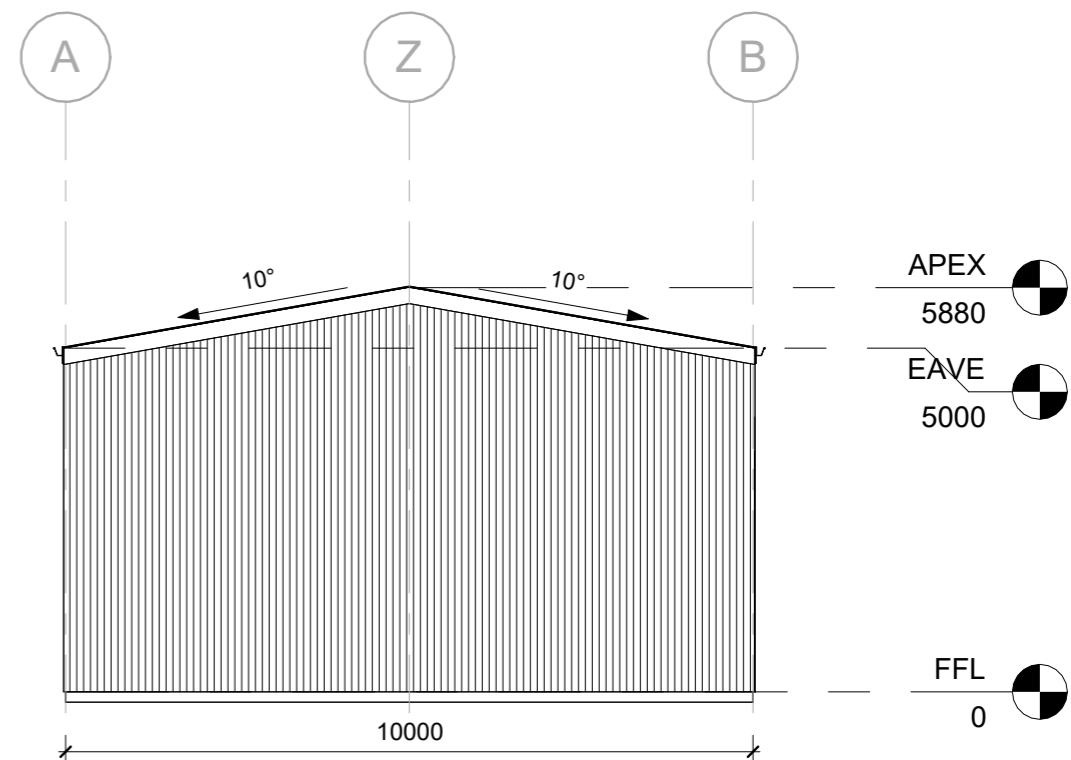
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ABN 52 660 422 159

CLIENT NAME: Joshua Maass & Laura Thorne
PROJECT ADDRESS: 477 Sugarloaf Road, Carlton River 7173
PROJECT: NEW RESIDENCE AND SHED

DRAWING TITLE: ELEVATIONS		DATE: 30/04/2026	SCALE: 1 : 75	DRAWN BY: SH
REVISION No.	SHEET SIZE: A3	JOB No: SNH26-014	SHEET No: A4.1	



1 WEST
1 : 100



2 SOUTH
1 : 100

Sorell Council
Development Application: 5.2026.159.1 -
Development Application - 477 Sugarloaf Road,
Carlton River - P1 .pdf
Plans Reference: P1
Date Received: 13/05/2026

DIMENSION NOTE:

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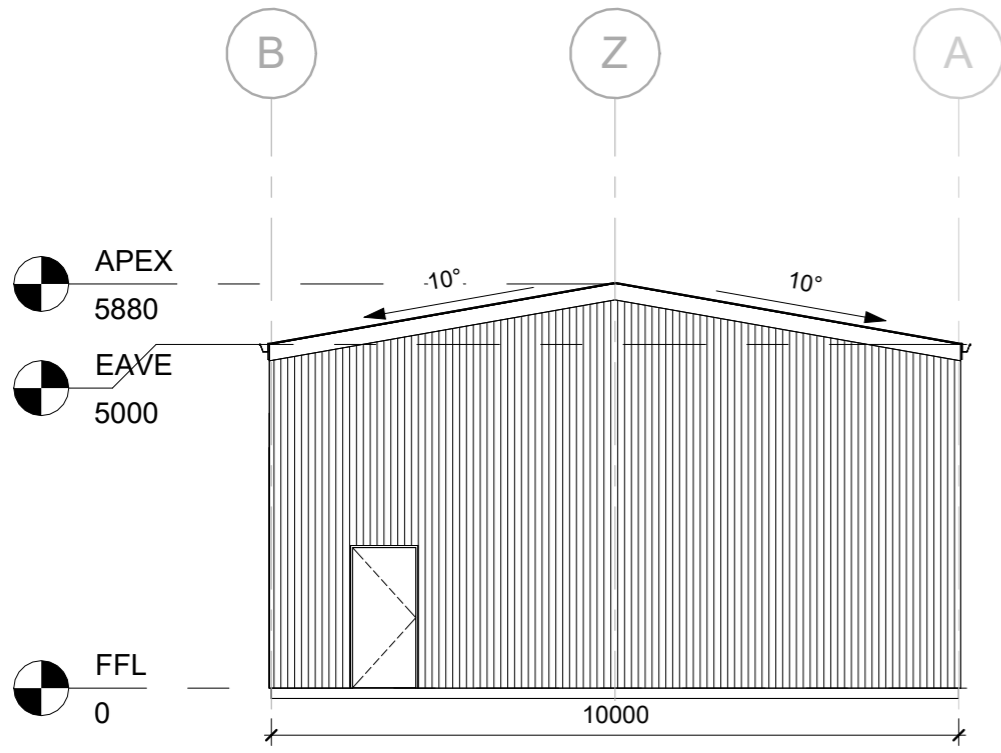
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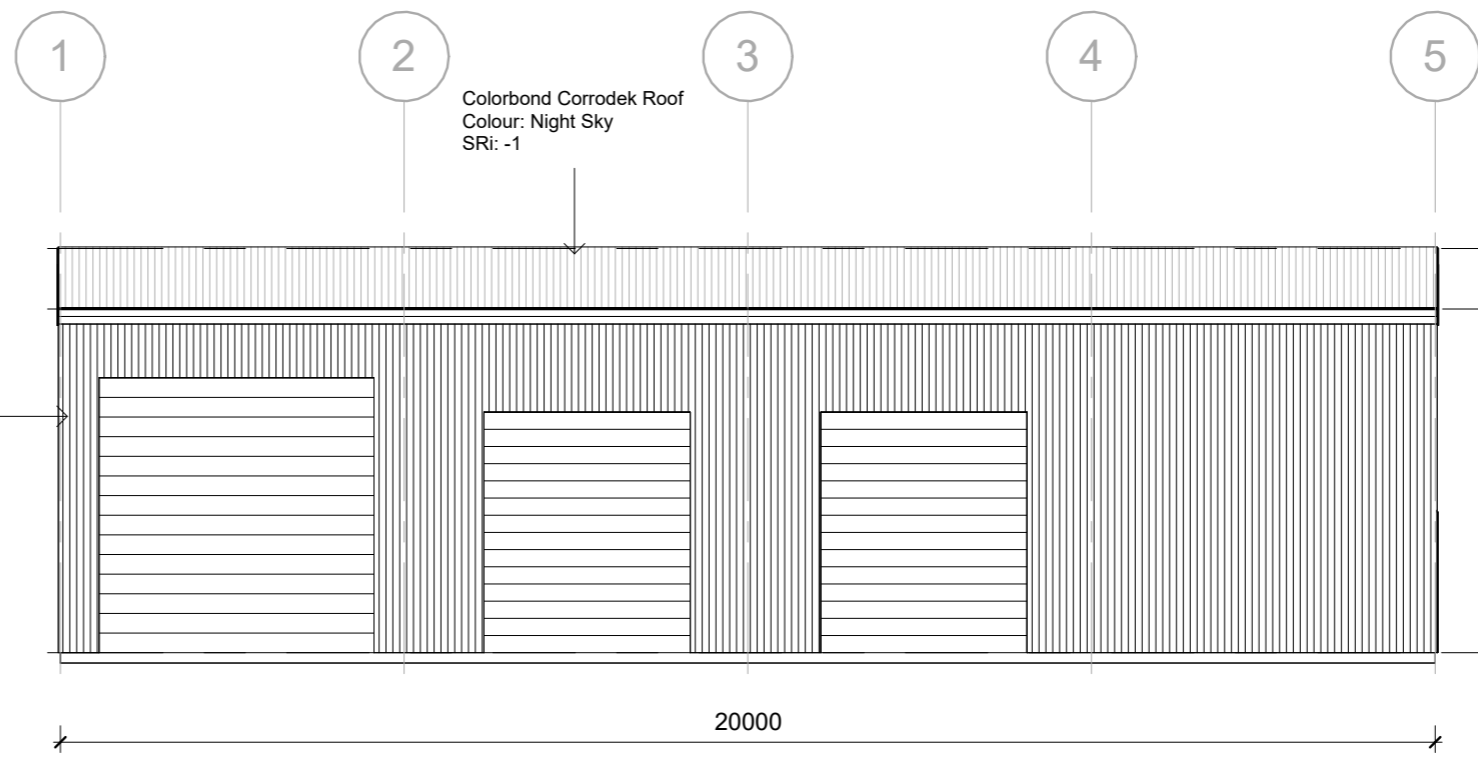


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hobart@shedsnhomes.com.au
BLST Pty Ltd
ABN 52 660 422 159

CLIENT NAME: Laura Thorne	DRAWING TITLE: ELEVATIONS SHED	
PROJECT ADDRESS: 477 Sugarloaf Road, Carlton	DATE: 06/05/2026	SCALE: 1 : 100
PROJECT NAME: NEW SHED	REVISION No.:	DRAWN BY: SH
	SHEET SIZE: A3	JOB No. SHEET No.:
		SNH25-14 A4.2



1 NORTH
1 : 100



2 EAST
1 : 100

Sorell Council
Development Application: 5.2026.159.1 -
Development Application - 477 Sugarloaf Road,
Carlton River - P1 .pdf
Plans Reference: P1
Date Received: 13/05/2026

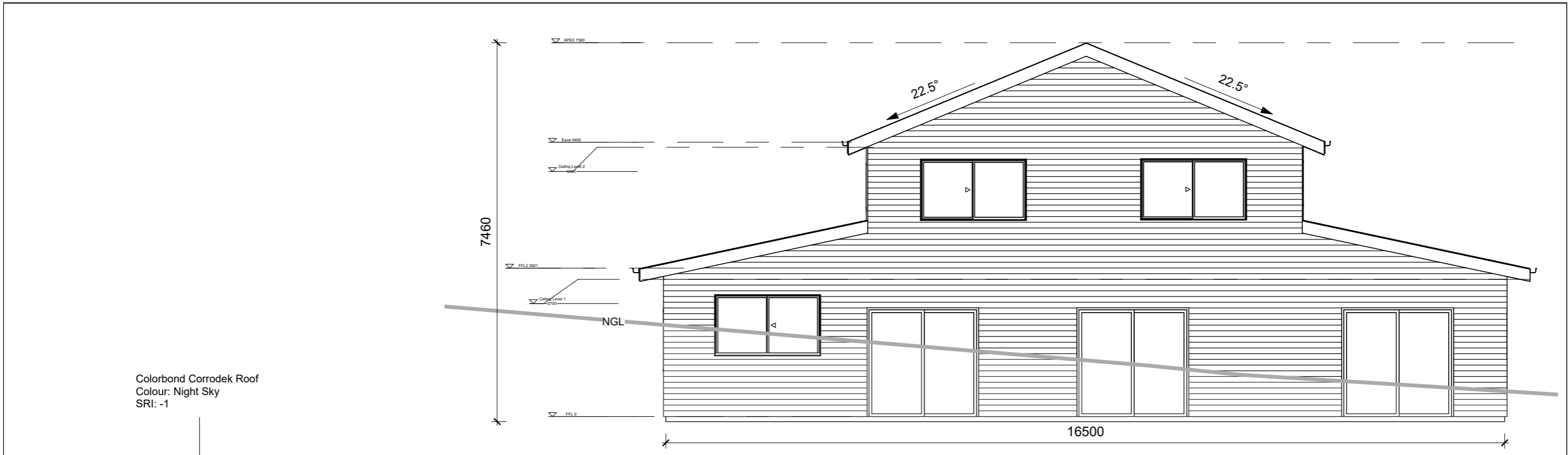
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CLIENT NAME: Laura Thorne	DRAWING TITLE: ELEVATIONS SHED	DATE: 06/05/2026	SCALE: 1 : 100	DRAWN BY: SH
PROJECT ADDRESS: 477 Sugarloaf Road, Carlton	PROJE CT: NEW SHED	REVISION No.:	SHEET SIZE: A3	JOB No. SNH25-14
			SHEET No. A4.3	



Colorbond Corrodek Roof
Colour: Night Sky
SRI: -1

1 LEFT END
1 : 75



2 LEFT SIDE
1 : 75

Sorell Council
Development Application: 5.2026.159.1 -
Response to Request For Information - 477
Sugarloaf Road, Carlton River P4.pdf
Plans Reference: P4
Date Received: 03/06/2026

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SHEDS HOMES
SHEDS MADE TOUGH

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BLST Pty Ltd
ABN 52 660 422 159

CLIENT NAME Joshua Maass & Laura Thorne		DRAWING TITLE ELEVATIONS	
PROJECT ADDRESS 477 Sugarloaf Road, Carlton River 7173		DATE 26/05/2026	SCALE 1 : 75
PROJECT NEW RESIDENCE AND SHED		REVISION No.	DRAWN BY SH
		SHEET SIZE A3	JOB No. SNH26-014
		SHEET No. A4.0	

Colorbond Corrodek Roof
Colour: Night Sky
SRI: -1

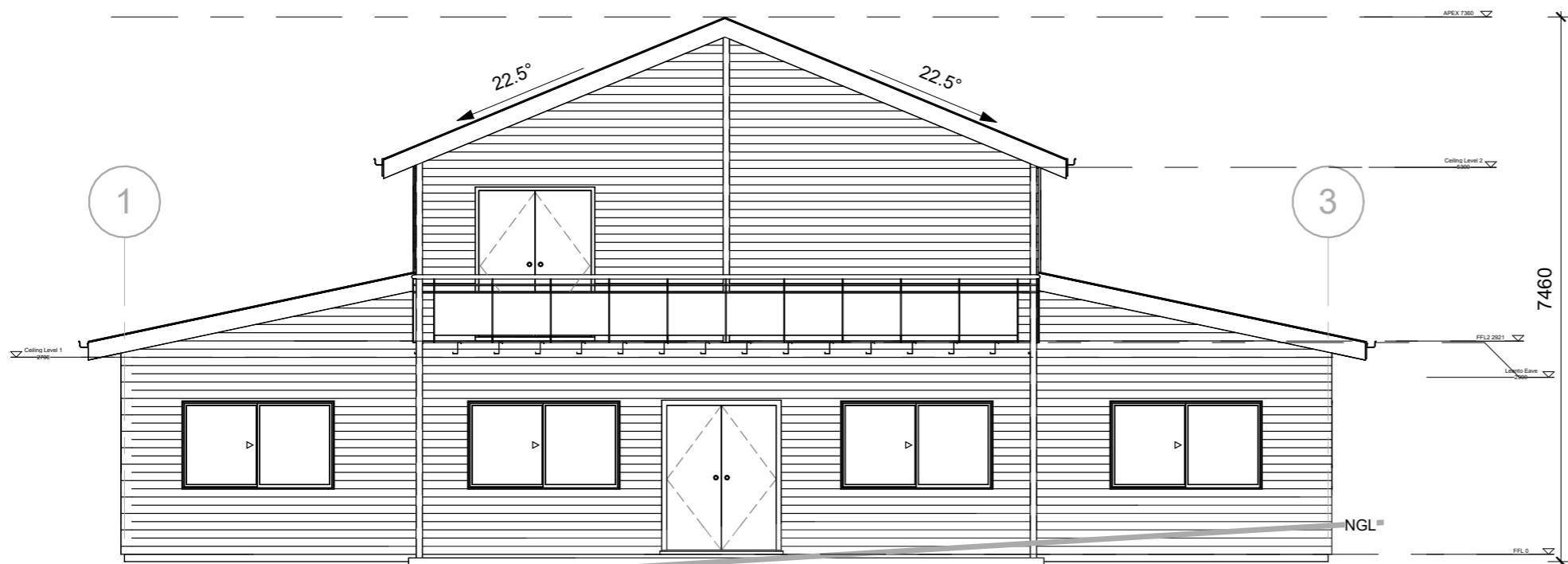


7460

NGL

Colorbond Corrodek walls
(Horizontal)
Colour: Deep Ocean
SRI: 25

1 RIGHT SIDE
1 : 75



7460

3

2 RIGHT END
1 : 75

Sorell Council
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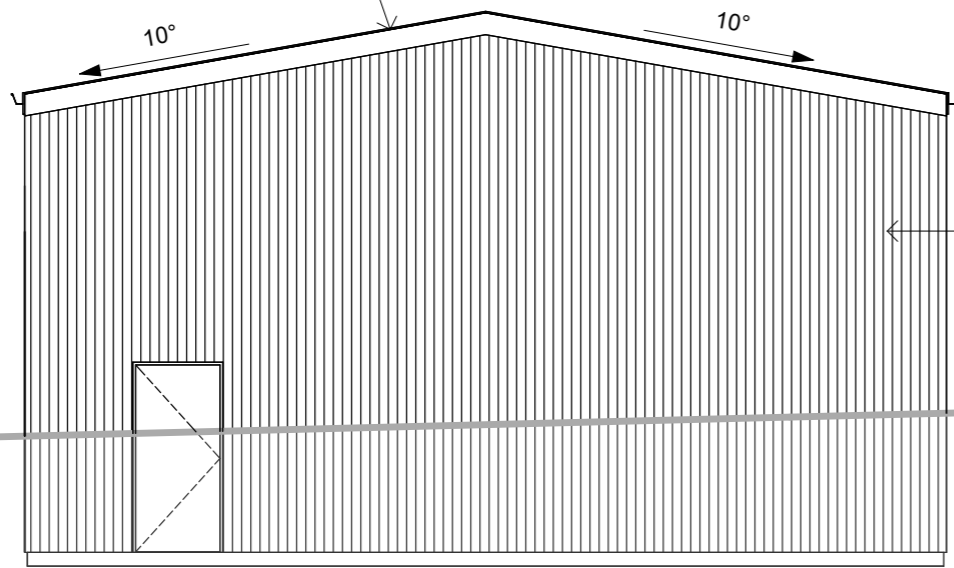
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PROJECT ADDRESS 477 Sugarloaf Road, Carlton River 7173		DATE 26/05/2026	SCALE 1 : 75
PROJECT NEW RESIDENCE AND SHED		REVISION No.	DRAWN BY SH
		SHEET SIZE A3	JOB No. SNH26-014
		SHEET No. A4.1	

Colorbond Corrodek Roof Cladding
Colour: Nightsky
SRI: -1



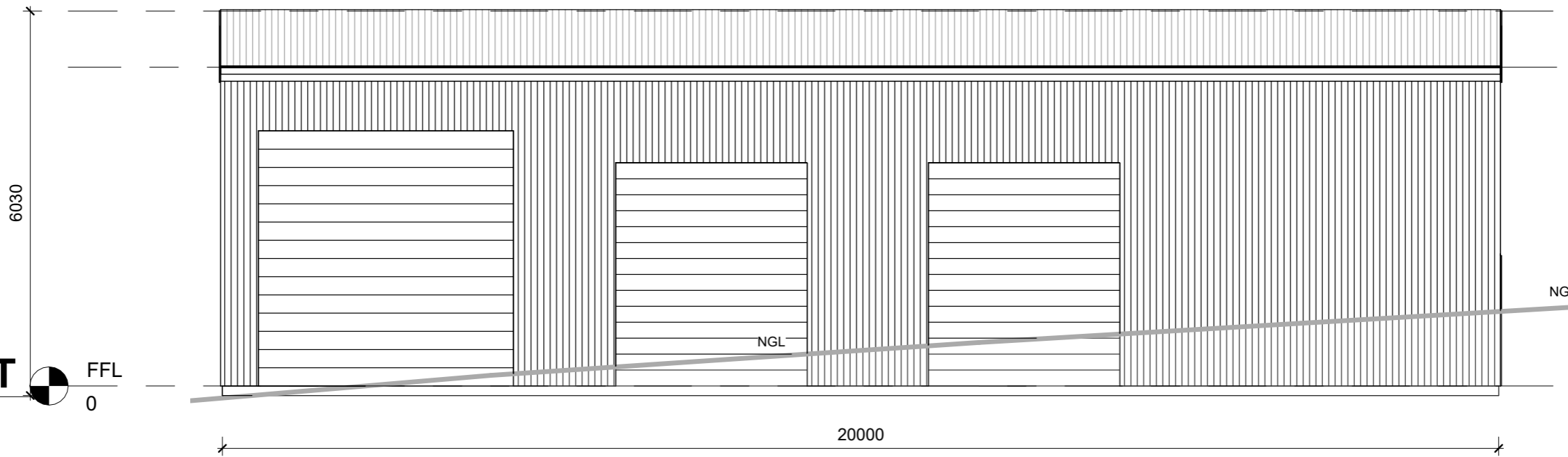
Colorbond Trimclad Vertical Wall Cladding
Colour: Ironstone
SRI: 27

NGL

10000

1 NORTH
1 : 75

Sorell Council
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Sugarloaf Road, Carlton River P4.pdf
Plans Reference: P4
Date Received: 03/06/2026



APEX 5880
EAVE 5000

6030

NGL

NGL

20000

2 EAST
1 : 75

FFL
0

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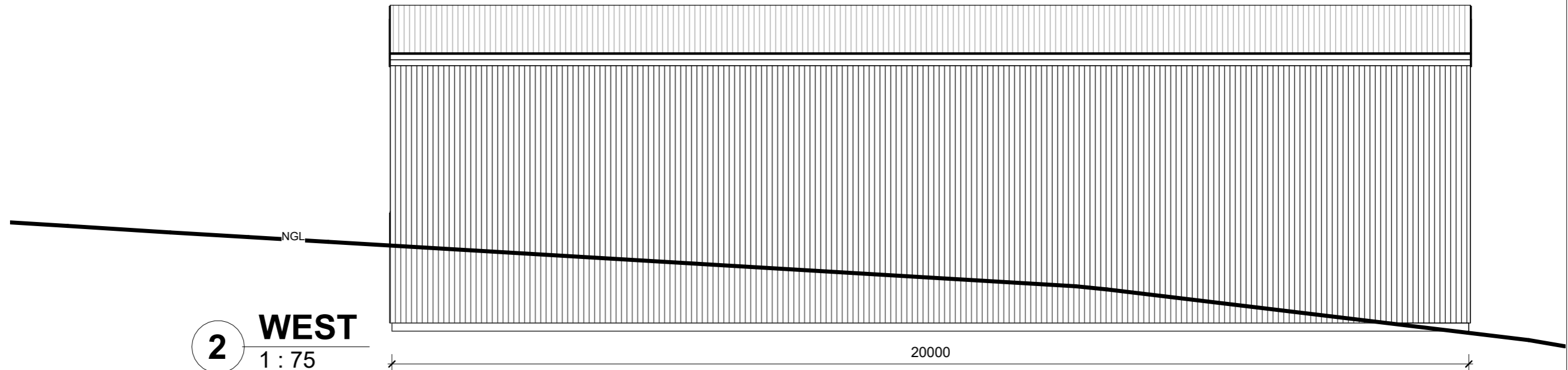
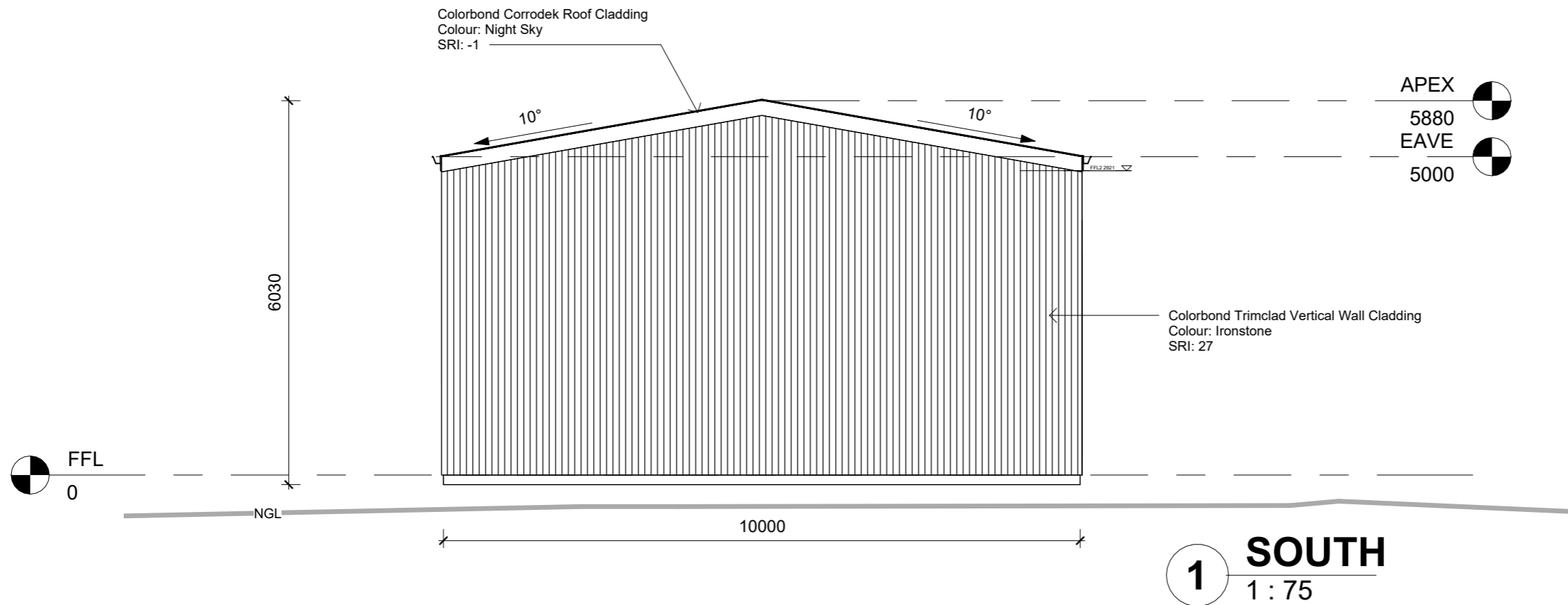
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			SHEET No. A4.2

Sorell Council
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CLIENT NAME	Joshua Maass & Laura Thorne		DRAWING TITLE		ELEVATIONS SHED	
PROJECT ADDRESS	477 Sugarloaf Road, Carlton River 7173		DATE	26/05/2026	SCALE	1 : 75
PROJECT	NEW RESIDENCE AND SHED		REVISION No.		SHEET SIZE	A3
					JOB No.	SNH26-014
					SHEET No.	A4.3
					DRAWN BY	SH