

4th November 2022

Ref No 12810

The General Manager
Hobart City Council
16 Elizabeth Street
Hobart, TAS, 7000

Dear Sir or Madam,

**RE: Boundary Adjustment Proposal
487 & 489 Sandy Bay Rd, Sandy Bay**

Please find the following attached:

- A boundary adjustment proposal plan.

Notes regarding application:

- As discussed with Allie Costin, ListMap/HCC GIS Boundaries are not correct. Please refer to proposal plan for correct boundary location.
- It is our intention to increase most of the existing house rear boundary setback and remove the awkwardly shaped back yard.

The proposed right of way is intended to be used the sole access for the rear lot. Which would remove the need to build a driveway on the eastern side of the existing house.

Please do not hesitate to contacting me.

Yours faithfully

LEARY COX & CRIPPS



DANIEL CRIPPS

Project Name and Address
**487-489 SANDY BAY RD
SANDY BAY TAS 7005**

Drawing Title
**SUBDIVISION PROPOSAL
Current Boundary Layout**

Client
Westwood Properties Pty Ltd
CT.230771/1 & 197159/1

SCALE
0 3 6 9 12
1:300 at A3

"THIS DOCUMENT IS, AND SHALL REMAIN, THE PROPERTY OF LEARY, COX & CRIPPS, LAND & ENGINEERING SURVEYORS. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THE DOCUMENT IN ANY WAY IS PROHIBITED."

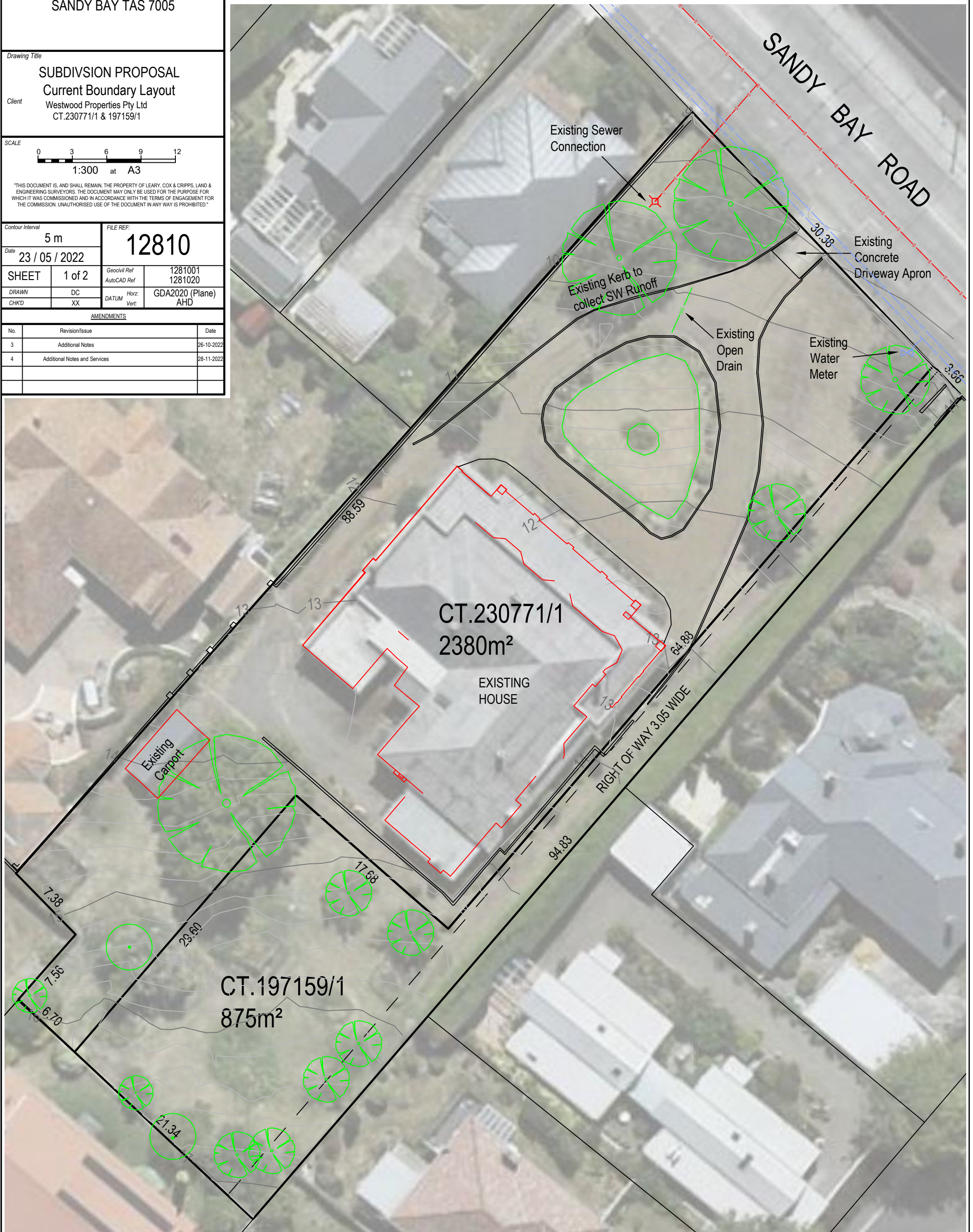
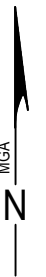
Contour Interval	5 m	FILE REF:	12810
Date	23 / 05 / 2022	Geocivil Ref	1281001
SHEET	1 of 2	AutoCAD Ref	1281020
DRAWN	DC	DATUM	Horz: GDA2020 (Plane)
CHKD	XX	Vert:	AHD

AMENDMENTS		
No.	Revision/Issue	Date
3	Additional Notes	26-10-2022
4	Additional Notes and Services	28-11-2022

IMPORTANT NOTE:

This plan was prepared as a proposed subdivision to accompany a subdivision application to the Hobart City Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

— TITLE BOUNDARY
- - - EASEMENT BOUNDARY



Project Name and Address
**487-489 SANDY BAY RD
SANDY BAY TAS 7005**

Drawing Title
**SUBDIVISION PROPOSAL
Proposed Boundary Layout**

Client
Westwood Properties Pty Ltd
CT.230771/1 & 197159/1

SCALE
0 3 6 9 12
1:300 at A3

"THIS DOCUMENT IS, AND SHALL REMAIN, THE PROPERTY OF LEARY, COX & CRIPPS, LAND & ENGINEERING SURVEYORS. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THE DOCUMENT IN ANY WAY IS PROHIBITED."

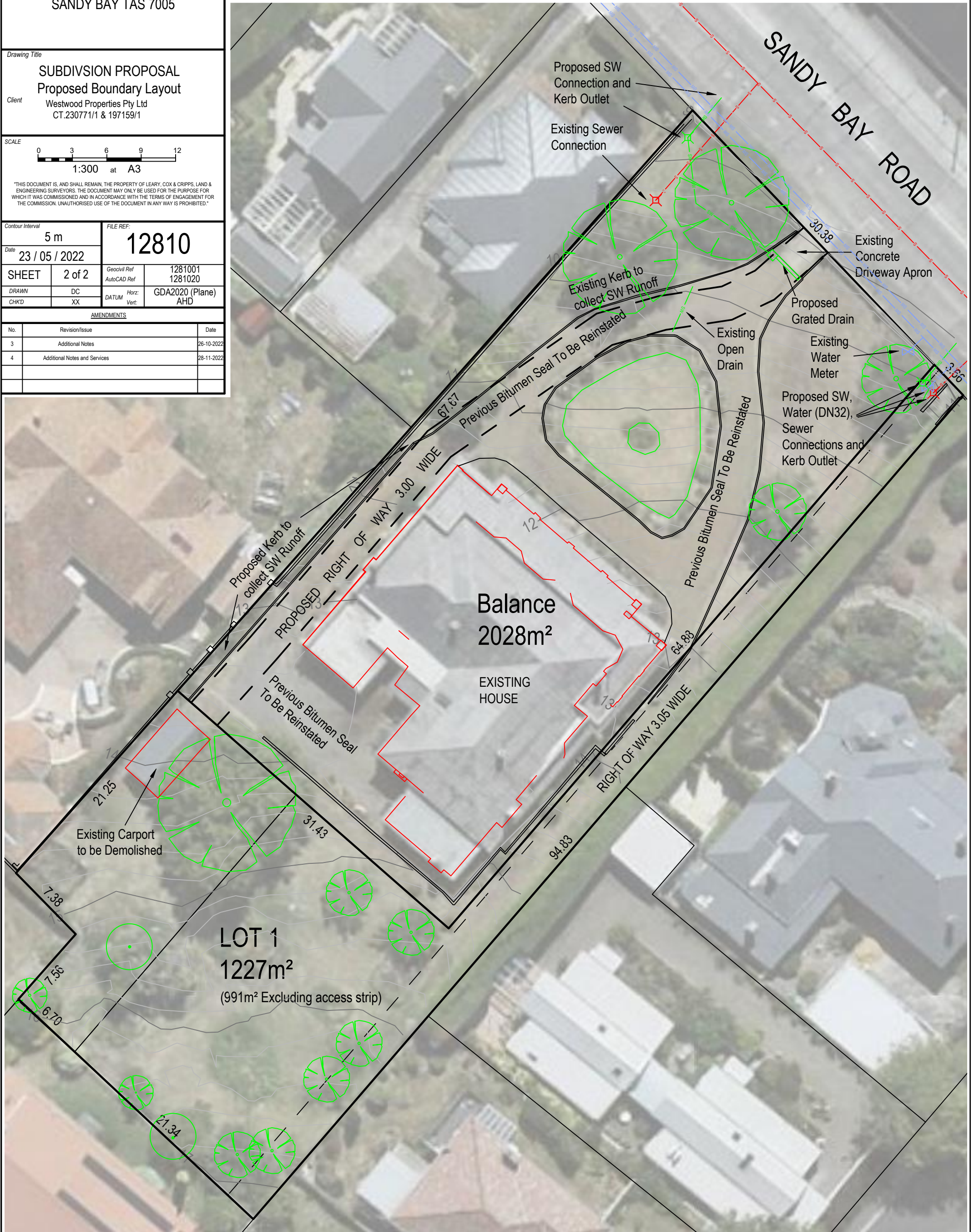
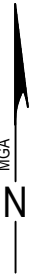
Contour Interval	5 m	FILE REF:	12810
Date	23 / 05 / 2022	Geocivil Ref	1281001
SHEET	2 of 2	AutoCAD Ref	1281020
DRAWN	DC	DATUM	Horz: GDA2020 (Plane)
CHKD	XX	Vert:	AHD

AMENDMENTS		
No.	Revision/Issue	Date
3	Additional Notes	26-10-2022
4	Additional Notes and Services	28-11-2022

IMPORTANT NOTE:

This plan was prepared as a proposed subdivision to accompany a subdivision application to the Hobart City Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

- TITLE BOUNDARY
- PROPOSED BOUNDARY
- - - EASEMENT BOUNDARY



SEARCH OF TORRENS TITLE

VOLUME 197159	FOLIO 1
EDITION 3	DATE OF ISSUE 02-Aug-2022

SEARCH DATE : 23-Aug-2022

SEARCH TIME : 11.46 AM

DESCRIPTION OF LAND

City of HOBART
 Lot 1 on Plan 197159
 Derivation : Part of 9A-2R-38.1/2Ps. Gtd. to A. Andrew.
 Prior CT 3043/89

SCHEDULE 1

M969074 TRANSFER to WESTWOOD PROPERTIES PTY LTD Registered
 02-Aug-2022 at noon

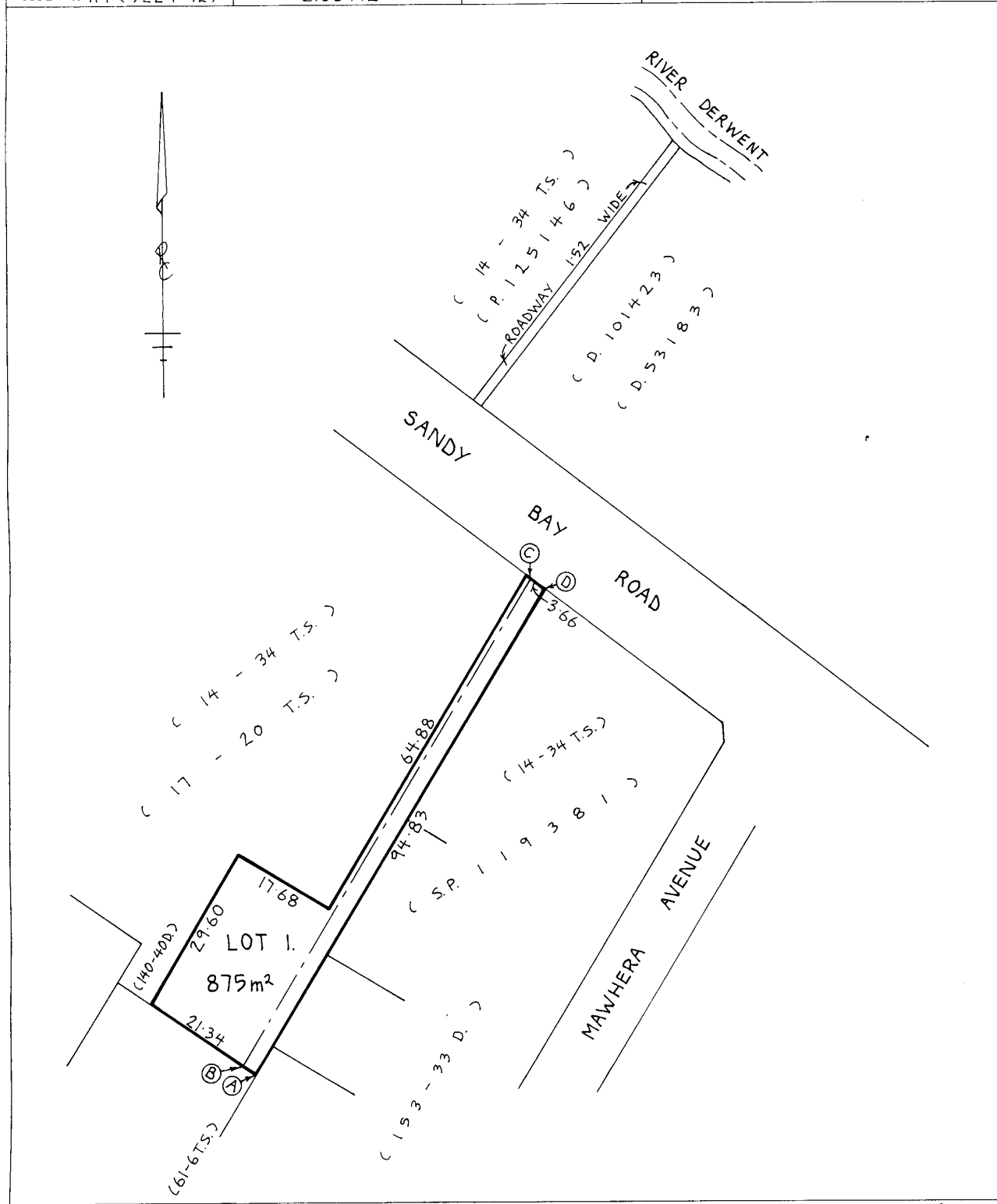
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 BENEFITING EASEMENT: appurtenant to the land marked A.B.C.D.
 on Plan No. 197159 excepting thereout the North
 Western portion 6 links wide a right of way or
 passage for the registered proprietors and their
 heirs and assigns and all persons by their permission
 to go return pass and repass in through over and
 along and upon the Roadway shown on Plan No. 197159
 leading from the Main Road to the beach.

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER		<p style="text-align: center;">PLAN OF TITLE</p> <p>LOCATION CITY OF HOBART</p>		Registered Number
FOLIO REFERENCE 3043-89				<p style="text-align: center;">P 197159</p>
GRANTEE		FIRST SURVEY PLAN No. 360/11D	APPROVED - 2 SEP 1999	
		COMPILED BY L.T.O.	<i>Michael Olin</i>	Recorder of Titles
SCALE 1:600		LENGTHS IN METRES		
MAPSHEET MUNICIPAL CODE No. 114 (5224-12)	LAST UPI No 2108972	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



R.T.C. A-145

SEARCH OF TORRENS TITLE

VOLUME 230771	FOLIO 1
EDITION 6	DATE OF ISSUE 02-Aug-2022

SEARCH DATE : 23-Aug-2022

SEARCH TIME : 11.53 AM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Plan 230771

Derivation : Part of 9A-2R-38.1/2Ps. - Gtd. to A. Andrew.

Prior CT 3043/90

SCHEDULE 1

M969068 TRANSFER to TIMOTHY ALLEN WARK of one million eight hundred thousand undivided 1/3000000 shares and WESTWOOD PROPERTIES PTY LTD of one million two hundred thousand undivided 1/3000000 shares as tenants in common Registered 02-Aug-2022 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469
TASMANIA
REAL PROPERTY ACT, 1862, as amended
NOTE - REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book
Vol. Fol.
3043 90

Cert. of Title Vol.902. Fol.78.

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

M. J. Imlach
Recorder of Titles.



DESCRIPTION OF LAND

CITY OF HOBART
TWO RODS FOURTEEN PERCHES AND ONE TENTH OF A PERCH on the Plan hereon

FIRST SCHEDULE (Continued overleaf)

MARJORIE KING GIBSON of Hobart, Married Woman

SECOND SCHEDULE (Continued overleaf)

NO. A164577 MORTGAGE to The
Hobart Savings Bank
Registered 26th June, 1962 at 12.4 p.m.,
(sgd.) A. IMLACH
Recorder of Titles.

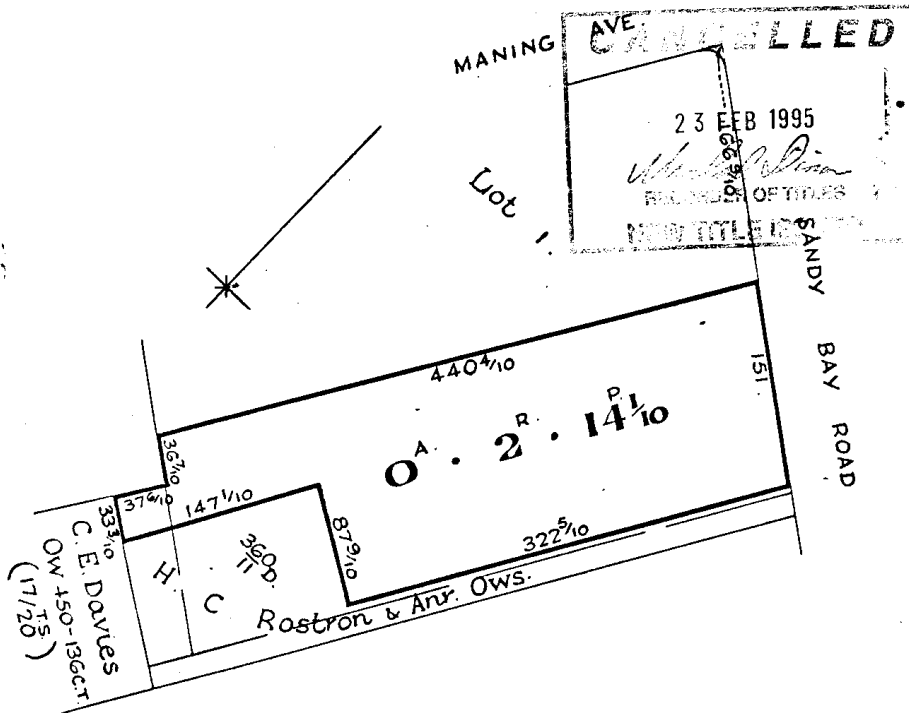
DISCHARGED
B472896(13.4.1988)

M. J. Imlach
Recorder of Titles.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER

230771



Part of 9A-2R-38.1/2Ps. Gtd. to A. Andrew Meas. in Links
17/20 T.S. - 140/40 D.

FIRST Edition. Registered

Derived from C.T. Vol. 902. Fol. 78. Transfer 63557 W.J. Gibson
" 45451 L.G. Gibson

Balance A88090

Property

487 SANDY BAY ROAD SANDY BAY TAS 7005

People

Applicant *

Leary, Cox and Cripps
Daniel Cripps
G04, 40 Molle Street
HOBART TAS 7000
03 6118 2030
admin@lccsurvey.com

Owner *

WESTWOOD PROPERTIES PTY LTD

PO BOX 231
MARGATE TAS 7054
0419672288
tim@westwoodprop.com.au

Entered By

RACHAEL WELLS
0361182030
admin@lccsurvey.com

Use

Other

Details

Have you obtained pre application advice?

Yes

If YES please provide the pre application advice number eg PAE-17-xx

PAE-22-260

Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation Standards? Click on help information button for definition. *

No

Is the application for SIGNAGE ONLY? If yes, please enter \$0 in the cost of development, and you must enter the number of signs under Other Details below. *

No

If this application is related to an enforcement action please enter Enforcement Number

Details

What is the current approved use of the land / building(s)? *

Residential

Please provide a full description of the proposed use or development (i.e. demolition and new dwelling, swimming pool and garage) *

Boundary Adjustment - Residential

Estimated cost of development *

0.00

Existing floor area (m2)

Proposed floor area (m2)

Site area (m2)

Carparking on Site

Total parking spaces

Existing parking spaces

N/A

Other (no selection chosen)

Other Details

Does the application include signage? *

No

How many signs, please enter 0 if there are none involved in this application? *

0

Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register?

Yes

Documents

Required Documents

Title (Folio text and Plan and FolioPlans and Texts.pdf
Schedule of Easements) *

Plans (proposed, existing) * 1281020_Proposal Plan-Rev3.pdf

Covering Letter 12810_HobartCouncilApplicationLetter_04-11-2022.pdf