

**From:** [Andrew Quilliam](#)  
**To:** [TPC Enquiry](#)  
**Date:** Saturday, 12 August 2023 5:26:02 PM  
**Attachments:** [Section 337 Certificate \(All OK\).pdf](#)  
[Sep 25 Title.pdf](#)  
[PropertyPlan - Overlays.pdf](#)

---

Direction 23  
Planning Authority

To whom it may concern, this is a response to a request for further information in regards to property:

Street Address: 8495 Channel Highway, Cradoc TAS  
Title attached to this email.

On the first query sent to us, we are asked to undertake an investigation as to whether the Rural Zone and the Priority Vegetation Area overlay ought to apply to our property. I am unclear on what I am being asked to do here. Can you please clarify if you need me to do anything with this query?

Diagram attached of proposed use of the usable land. This diagram shows current overlays and explanations on how we believe these overlays are accurate or not, or will be impacted or not by our proposed development of the food forest and accommodation areas.

Contact details for landowners affected - I am assuming you mean our neighbours, or neighbouring farms. Our neighbor to the left (closest to Cygnet) is Mark Duggan and his wife. I do not have any contact details for him. If needed I could go and ask him, please let me know if you want me to get their contact details.

I am not aware of the owners of the farm to the right (closest to Huonville). This property is currently up for sale.

Thank you for your help and consideration. Please let me know if you require anything further from us.

--

Regards,  
Andrew Quilliam

Mobile: +61 448 884 801  
Skype: drew.quilliam

# 8495 Channel Highway, Cradoc



- Food Forest
- Regenerative Farming
- Farm Stay Accommodation
- Health Retreat



- 1 - Dam
- 2 - Fire pit
- 3 - Pond
- 4 - Bridge
- 5 - Food forest
- 6 - Fruit hedge
- 7 - Dry creek bed
- 8 - Tasmanian pepperberry area

- 9 - Poultry yard
- 10 - Prairie with feature fruit trees
- 11 - Hot house
- 12 - Fire belt hedge
- 13 - Herbs garden
- 14 - Berry patch
- 15 - Delivery / storage zone

- 1 - Dam
- 2 - Dry creek bed
- 3 - Pond
- 4 - Bridge
- 5 - Water tanks
- 6 - Communal kitchen & dining shelter / storage
- 7 - Prairie with deciduous trees
- 8 - Kitchen garden
- 9 - Garden shed
- 10 - Compost bay
- 11 - Feature trees / glamping entrance

- 12 - Bell tents on timber tent platforms
- 13 - Dam deck
- 14 - Bathroom block
- 15 - Fire pit area
- 16 - Italian alder hedge
- 17 - Common tussock-grass
- 18 - Yellow Dogwood
- 19 - Safari tents
- 20 - Privacy hedges
- 21 - Purple hop bush
- 22 - Mat rushes
- 23 - Car park
- 24 - Evergreen hedge composed of varied native species

- Access points
- Informal pathways

Property Identification Number: 5855331

Certificate of Title Reference (Volume/Folio): 114683/1

Locality: CRADOC

Municipality: Huon Valley

Planning Zones: 27.0 Significant Agricultural

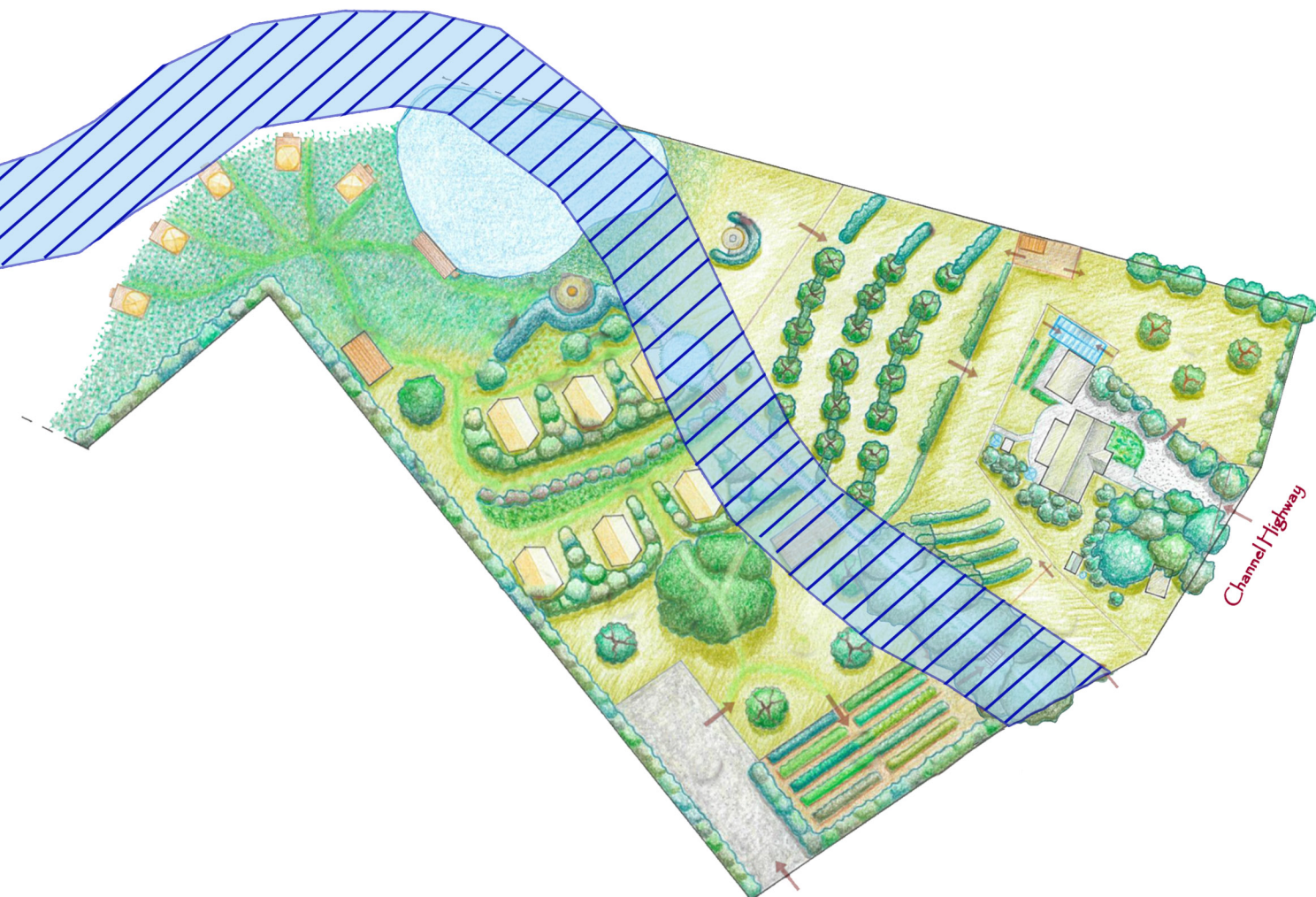
Planning Codes Overlay: Coastal Erosion Hazard Areas, Bushfire Prone Areas, Attenuation Area, Waterway and Coastal Protection Areas, Flood Prone Areas, Coastal Inundation Hazard Area, Scenic Landscape Corridor

Total Area: 32092 sqm

Planning Scheme: Interim Planning Scheme

## Property Overlays

### Waterway and Coastal Protection Area



Waterways are minimal on the property and run centrally down the property, but mostly dry in summer periods. Waterways as the property gets onto crown land and the rivers edge are wet regularly, but are not areas we are interested in using for this property plan.

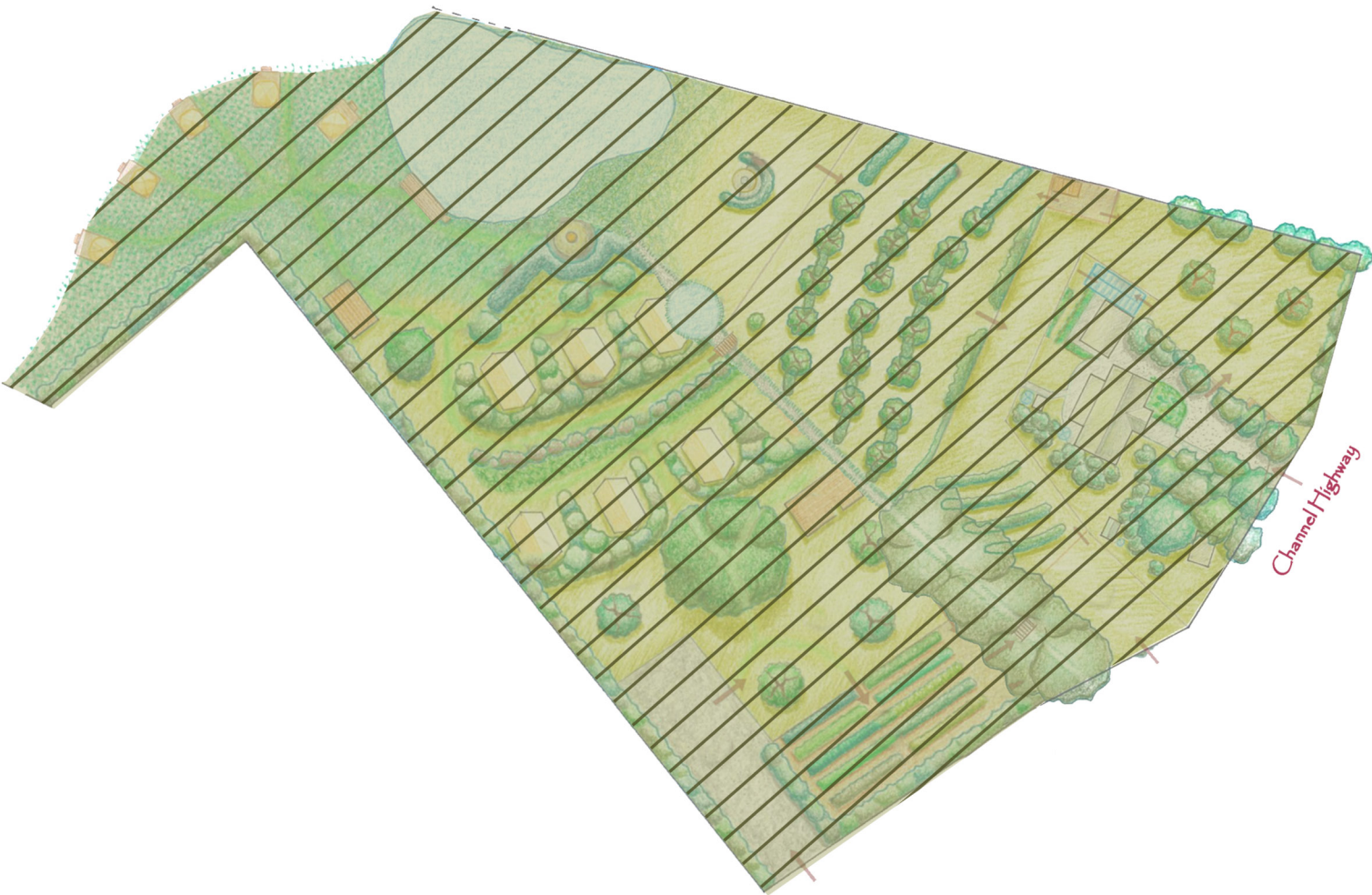
The waterway shown on this overlay is quite exaggerated as the small stream that seasonally runs, is only about a tenth of the width of this waterway shown, and does not run outside of winter.

# Property Overlays

## Bushfire Prone Area

The purpose of the bushfire prone code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

The bushfire overlay on our property does not seem to have a lot of risk due to the area being clear of vegetation and only has a few trees on the property. The areas we propose to use do not seem to be in a risk area for bushfire.

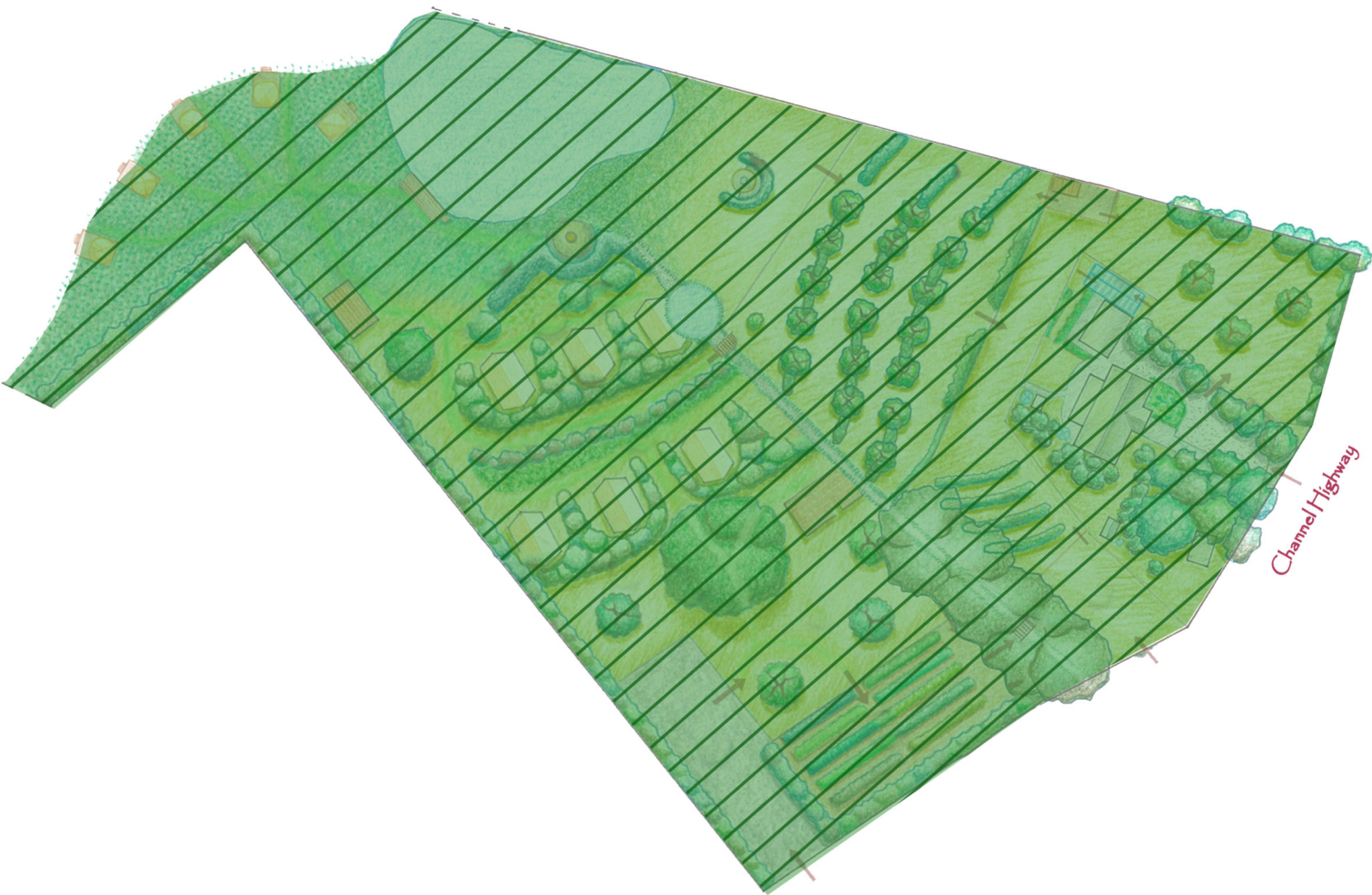


# Property Overlays

## Buffer Area

The purpose of this overlay is to minimise adverse impacts on the health, safety and amenity of sensitive use from activities which have the potential to cause emissions; and to minimise the likelihood for sensitive use to conflict with, interfere with, or constrain, activities which have the potential to cause emissions.

This overlay on our property, we believe, will only be enhanced as we are planning to establish gardens, food forests, and a biodiverse area that encourages nature and blends into the environment. The elements of the accommodation on the lower section of the property will be very low impact, as they are going to off grid, and low impact to the environment.



# Property Overlays

## Biodiversity Protection Area

The biodiversity protection area identifies areas of threatened native flora and fauna communities and local biodiversity values.

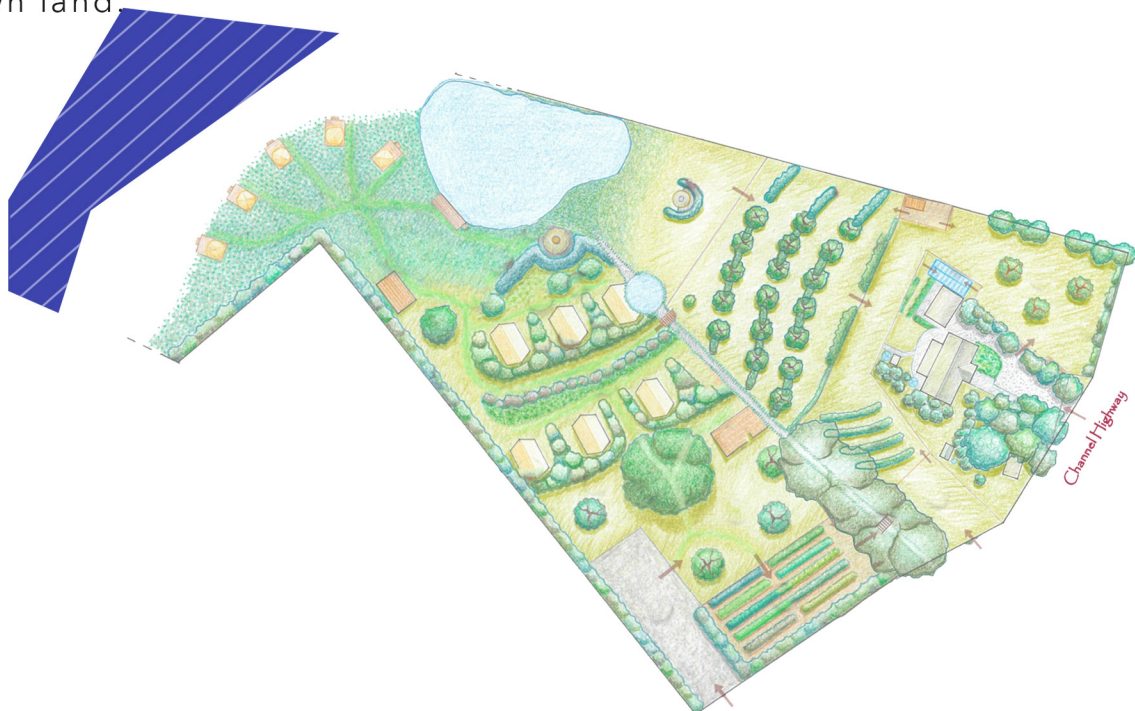
This overlay only applies to the crown land on the rivers edge. Our proposal will not impact this.



## Flood Prone/Risk Area

The flood risk area overlay outlines areas at risk of flooding. The purpose of this overlay is to ensure that use or development subject to risk from flooding is appropriately located and managed and to minimise the risk of damage or pollution in the event of a flood.

Our property and development does not have any area which shows flooding, except the crown land area shown here. We are not planning on developing any area on crown land.

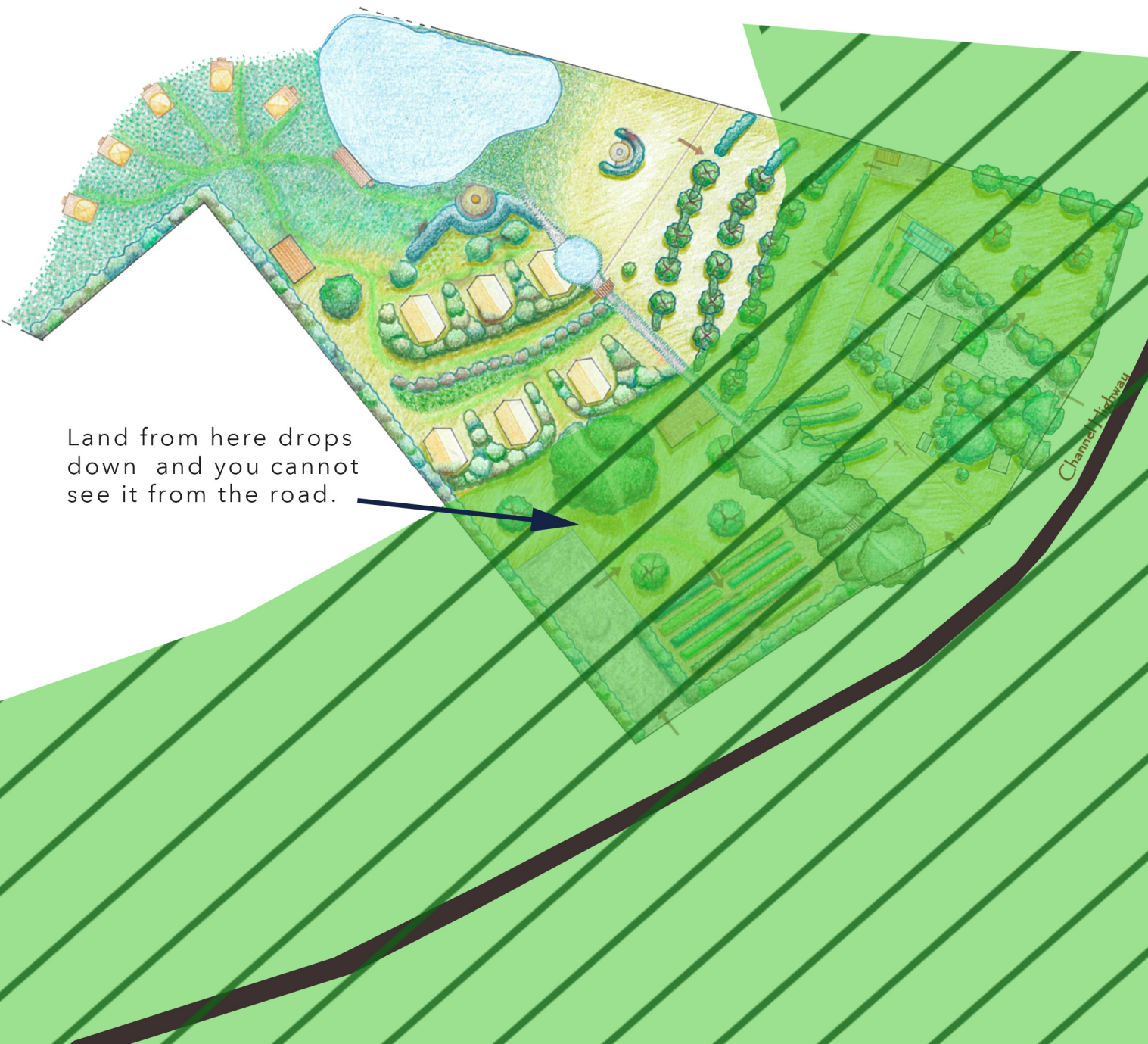


# Property Overlays

## Scenic Road/Corridor

The scenic corridor overlay outlines an area of scenic value on either side of a major road, retaining a traditional rural character composed of agricultural land, bushland, mature exotic trees and/or hedgerows, as recognised and shown on the planning scheme maps as a Scenic Landscape Corridor.

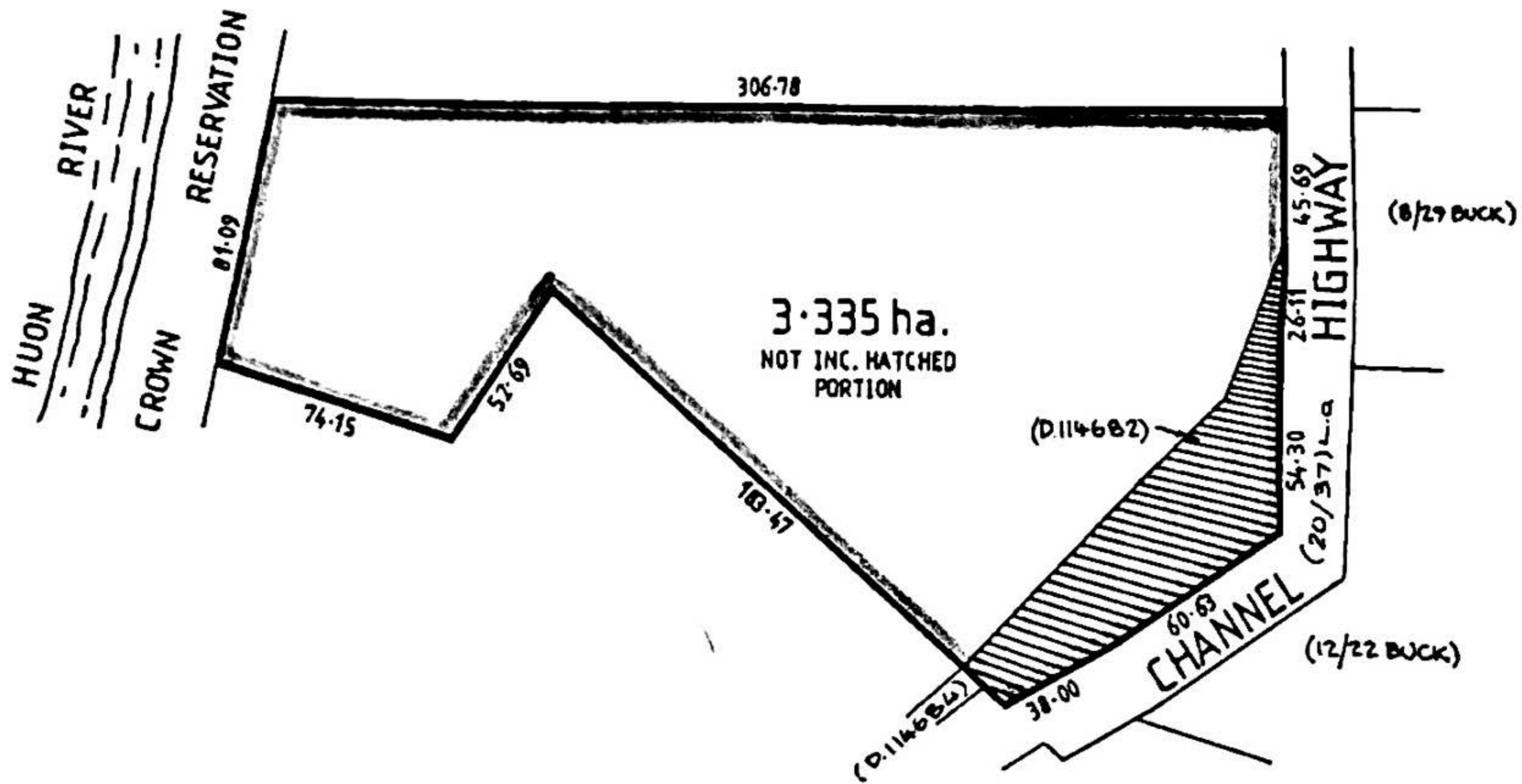
This overlay on our property shows that the visual impact of travellers on the Channel Highway will not be impacted by the structures we plan to build, only additions of gardens, and trees will be noticed from the road. The property where we are looking to develop drops away from the road towards the river, and the bottom section where we plan accommodation cannot be seen from the road. This plan, including the gardens and trees will not take away from any current visual aspect from the road.



Owner: <b>RICHARD ALAN CHUTER &amp; PAM LORRAINE CHUTER.</b>	PLAN OF TITLE of land situated in the <b>LAND DISTRICT OF BUCKINGHAM                  PARISH OF PEDDER</b>	REGISTERED NUMBER <b>D114683</b>
Title Reference: <b>C.T. 3157-96</b>		Approved - 9 MAR 1995 <i>Michael Quinn</i> Recorder of Titles
Grantee: PART OF LOT 10022, 48ac. GTD TO THOMAS STANTON.		COMPILED FROM <u>15/27 BUCK</u> COMPILED BY _____ SCALE 1:2000 MEASUREMENTS IN METRES

**BALANCE PLAN**

TASHAP CODE NO. 26	LAST TASHAP UPI NO. 1221	LAST SURVEY PLAN NO. 15/27 BUCK.
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



We, **Andrew Leigh QUILLIAM** and **Inica Faye CASTLE** confirm that the Folio Plan highlighted correctly identifies the property that we are purchasing. We confirm that the boundaries are as per the Folio Plan and do not require a Land Survey.

*[Signature]*

Signature

*[Signature]*

Signature

25.09.22

Dated



# HUON VALLEY COUNCIL

Section 337 of the *Local Government Act 1993*

## COUNCIL LAND INFORMATION CERTIFICATE

SPECIFIED LAND (Property address)

**8495 CHANNEL HIGHWAY, CRADOC**

SPECIFIED HIGHWAY (S) (Public road or street frontage)

**CHANNEL HIGHWAY**

UNIQUE PROPERTY IDENTIFICATION NO(S). (UPI) or PROPERTY IDENTIFICATION NO(S). (PID)

**5855331**

TITLE REFERENCE(S)

**114683/1**

NAME OF APPLICANT

**EB CONVEYANCING**

APPLICANT'S POSTAL ADDRESS

**emmi@ebconveyancing.com.au**

I certify that the information provided in this certificate in response to the questions in Parts 1 to 6 on the attached pages is derived from the existing records of the Council as they relate to the specified land as at the date shown below and is true and accurate according to those records.

**Huon Valley Council**



Signed .....  
(For The General Manager)

Date: **28<sup>TH</sup> DAY OF OCTOBER, 2022**

**337 Number: 11130045**

**PART 1 - STATUTORY NOTICES AND ORDERS**

**Part 12 of the Local Government Act 1993**

**1. Fencing and land repair notices under Division 2 of Part 12 of Act**

- (a) Has the council a record of having served a notice under Division 2 of Part 12 of the Act in relation to the specified land and the notice has not been satisfied?

ANSWER NO

- (b) If YES to (a) Provide particulars

ANSWER N/A

---

**2. Abatement notice under section 200 of Act**

- (a) Has the council a record of having served an abatement notice on the owner under section 200 of the Act in relation to a nuisance affecting the specified land and the notice has not been satisfied?

ANSWER NO

- (b) If YES to (a), has the council decided to take action to abate the nuisance at the owner's expense?

ANSWER N/A

- (c) If YES to (b), Provide particulars

ANSWER N/A

---

**3. Court order for abatement of nuisance**

- (a) Has the council a record showing that a nuisance still exists affecting the specified land in contravention of a Court order made under section 203 of the Act?

ANSWER NO

- (b) If YES to (a), provide particulars.

ANSWER N/A

---

**Land Acquisition Act 1993**

**4. Notice of acquisition**

- (a) Has the council a record of having served a notice to treat under Part 2 of the Act in relation to the proposed acquisition of the specified land or any part or interest in that land and the notice has not been withdrawn?

ANSWER NO

- (b) If YES to (a), provide particulars

ANSWER N/A

---

**PART 2 - HEALTH AND ENVIRONMENTAL MATTERS**

**Public Health Act 1997**

**5. Closure order**

- (a) Has the council a record of having served on the owner or occupier of the specified land a closure order or interim closure order, made under section 87 of the Act, in relation to the unsafe state of premises on the specified land for the purposes of human occupation or habitation and the order has not been satisfied?

ANSWER NO

- (b) If YES to (a), provide particulars

ANSWER N/A

---

**6. Licences and registration**

- (a) Has the council a record of having issued a licence or certificate of registration under Part 5 (Premises) or Part 6 (Water) of the Act affecting premises on the specified land?

ANSWER NO

- (b) If YES to (a), provide particulars.

ANSWER N/A

---

**7. Rectification notice**

- (a) Has the council a record of having served a rectification notice under section 92 of the Act regarding the condition of premises on the specified land and the notice has not been satisfied?

ANSWER NO

- (b) If YES to (a), provide particulars.

ANSWER N/A

---

**IMPORTANT:** Prospective purchasers are advised that if a stainless steel water tank manufactured after 1 March 2010 and before February 2013 is situated on the property, the purchaser may wish to confirm that the tank was not manufactured by the former Tasmanian business known as Kingston Sheet Metal. Water stored in a tank manufactured by this business may become contaminated by lead and not be fit for human consumption. For further information, contact Environmental Health Services in the Department of Health and Human Services on phone number 1800 671 738

---

**Food Act 2003**

**8. Improvement notice**

- (a) Has the council a record of having issued an improvement notice under section 60 of the Act to the proprietor of a food business operating from premises on the specified land and the notice has not been satisfied?

ANSWER NO

- (b) If YES to (a), provide particulars.

ANSWER N/A

---

**9. Prohibition order**

- (a) Has the council a record of having served on the owner or occupier of the specified land a prohibition order under section 62 of the Act relating to the premises or equipment on the specified land and the order has not been satisfied?

ANSWER NO

- 9(b) If YES to (a), provide particulars.

ANSWER N/A

---

**Environmental Management and Pollution Control Act 1994**

**10. Environment protection notice**

- (a) Has the council a record of having issued and served under section 44 of the Act an environment protection notice, the requirements of which have not been satisfied, in relation to an activity on the specified land involving the causing, or likely causing, of serious environmental harm, material environmental harm, or environmental nuisance, as defined by that Act?

ANSWER NO

- (b) If YES to (a), provide particulars.

ANSWER N/A

**IMPORTANT:** *The Director, Environmental Protection Authority, may also issue under the Act notices, in respect of an activity or land, the requirements of which may not have been satisfied. If such a notice relates to an activity, the record of the notice will be held by the Director. If the notice relates to land, including in relation to site contamination of the land, the Director is required to register the notice on the title to the land.*

---

**Burial and Cremation Act 2019**

**11. Grave on private land**

- (a) Has the council a record of having given permission under section 29 of the *Burial and Cremation Act 2019* for the interment of human remains in a grave on the specified land?

ANSWER

NO

- (b) If YES to (a), was the permission made subject to any conditions as to the location and identification of the grave and continuing access to that site, or for other measures to be taken on the specified land? Provide particulars.

ANSWER

N/A

---

**Neighbourhood Disputes About Plants Act 2017**

**11A. Orders**

- (a) Has the Council a record of an order that has been issued by the Appeals Tribunal under the *Neighbourhood Disputes About Plants Act 2017* in relation to the specified land?

ANSWER

NO

- (b) If YES to (a), provide particulars.

ANSWER

N/A

**IMPORTANT:** *Further information regarding orders and applications made under the Neighbourhood Disputes About Plants Act 2017 is available from the Resource Management and Planning Appeal Tribunal.*

---

**PART 3 - PLANNING AND DEVELOPMENT**

**Land Use Planning and Approvals Act 1993**

**INTRODUCTORY NOTE:** *The specified land will be subject to statutory planning provisions that are additional to those referred to in the Council Land Information Certificate. These may include provisions relating to local heritage or natural hazards or risks such as bushfire, landslide, flooding and contamination and other provisions.*

*Advice should be sought from the council in respect of any additional provisions. An application for this additional information is to be made separately from an application for a certificate under section 337 of the Act and may attract a further fee or charge.*

**12. Planning scheme**

- (a) Is the specified land subject to any planning scheme under the Act?

ANSWER

YES

- (b) If YES to (a), what is the name of the planning scheme?

ANSWER

HUON VALLEY INTERIM PLANNING SCHEME 2015

**NOTE:** *If an interim planning scheme applies, provide the full name of the scheme with the date, e.g. "West Tamar Interim Planning Scheme 2013". If the Tasmanian Planning Scheme applies, include the name of the relevant Local Provisions Schedule and state whether there are any applicable Special Local Provisions Schedules, e.g. "The Tasmanian Planning Scheme including the West Tamar Local Provisions Schedule".*

---

### 13. Zoning

- (a) If the specified land is subject to a planning scheme –  
(i) What is the current zoning applicable to the specified land under that planning scheme?

ANSWER

YES

SIGNIFICANT AGRICULTURAL ZONE

.  
. .  
. . .

- (ii) are there any code overlay maps or code lists applicable under that planning scheme? If so, name the code overlay maps or code lists?

ANSWER

- E.1.0 BUSHFIRE PRONE AREAS CODE (OVERLAY)
- E.2.0 POTENTIALLY CONTAMINATED LAND CODE
- E.3.0 LANDSLIDE CODE (OVERLAY)
- E.5.0 ROAD AND RAILWAY ASSETS CODE
- E.6.0 PARKING AND ACCESS CODE
- E.7.0 STORMWATER MANAGEMENT CODE
- E.8.0 ELECTRICITY TRANSMISSION INFRASTRUCTURE PROTECTION CODE (OVERLAY)
- E.9.0 ATTENUATION CODE (OVERLAY)
- E.10.0 BIODIVERSITY CODE (OVERLAY)
- E.11.0 WATERWAY AND COASTAL PROTECTION CODE (OVERLAY)
- E.13.0 HISTORIC HERITAGE CODE (OVERLAY)
- E.14.0 SCENIC LANDSCAPES CODE (OVERLAY)
- E.15.0 INUNDATION PRONE AREAS CODE (OVERLAY)
- E.16.0 COASTAL EROSION HAZARD CODE (OVERLAY)
- E.17.0 SIGNS CODE
- E.18.0 WIND AND SOLAR ENERGY CODE
- E.19.0 TELECOMMUNICATIONS CODE
- E.20.0 ACID SULFATE SOILS CODE (OVERLAY)
- E.21.0 DISPERSIVE SOILS CODE (OVERLAY)
- E.23.0 ON-SITE WASTEWATER MANAGEMENT CODE

**NOTE:** CODE OVERLAY MAPS APPLICABLE TO THE SPECIFIED LAND CAN BE VIEWED ON THE LIST WEBSITE AT [WWW.THELIST.TAS.GOV.AU](http://WWW.THELIST.TAS.GOV.AU)

CODE LISTS CAN BE VIEWED ON THE IPLAN WEBSITE AT [WWW.IPLAN.TAS.GOV.AU](http://WWW.IPLAN.TAS.GOV.AU)

- (b) Is there a specific area plan or site-specific qualification applying to the specified land?

ANSWER

NO

If so, name the provision or provisions of the planning scheme in which the plan or qualification appears.

ANSWER Specific Area Plan N/A

Site-specific Qualification N/A

(c) Has the council a record of having initiated an amendment to the planning scheme, under Part 3 of the former provisions, within the meaning of clause 3(2) of Schedule 6, of the Act, or Part 3 of the Act, that is an amendment -  
 (i) to include in the planning scheme a specific area plan, or site specific qualifications, in relation to; or  
 (ii) to include or amend the current zoning, a current overlay map, or a code list in relation to –  
 The specified land or land that adjoins the specified land (other than adjoining land in a neighbouring municipal area) and that amendment has not been determined?

ANSWER NO

(d) Is the council aware of any proposed amendments to the State Planning Provisions that might impact the land?

ANSWER NO

(e) Has the council, as a planning authority, prepared and submitted a draft Local Provisions Schedule to the Tasmanian Planning Commission under section 35 of the Act that might impact the land?

ANSWER YES

(f) If YES to (c)(i), (c)(ii), (d) or (e), provide particulars.

ANSWER DRAFT LOCAL PROVISIONS SCHEDULE SUBMITTED TO THE TASMANIAN PLANNING COMMISSION 17 JUNE, 2019 – INFORMATION ON THE DRAFT SCHEME CAN BE VIEWED ON THE COUNCIL'S WEBSITE AT:  
<https://www.huonvalley.tas.gov.au/services/planning-2/tasmanian-planning-scheme/?highlight=planning%20scheme>

N/A

**14. Planning permit**

(a) In relation to the specified land, has the council a record of an application having been made for a permit, or a permit having been granted, under either section 57 or 58 of the Act?

ANSWER NO

(b) If YES to (a), inform the purchaser about how to obtain further information from the council.

ANSWER N/A

**IMPORTANT:** *Prospective purchasers are advised that an application for a permit may have been made, or a permit granted, under section 57 or 58 of the Land Use Planning and Approvals Act 1993 in relation to land that adjoins the specified land.*

*The grant of a permit in relation to land that adjoins the specified land may affect your use and enjoyment of the specified land. If you wish to know whether an application for a permit has been made or a permit has been granted in relation to land that adjoins the specified land you will need to contact the council. A request for this additional information is to be made separately from an application for a section 337 certificate and may attract a further fee or charge.*

**15. Planning appeal**

(a) Has the council a record of an appeal having been lodged under section 61 of the Act against the grant by the council of a permit in relation to the specified land and that appeal has not been determined?

ANSWER NO

(b) If YES to (a), provide particulars N/A

**16. Obstruction of sealed scheme**

- (a) Has the council a record of a person using or undertaking development on the specified land or doing any other act in relation to the specified land in contravention of section 63(2) of the Act?

ANSWER NO

- (b) If YES to (a), has the council decided to take action to commence proceedings in relation to that offence?

ANSWER N/A

---

**17. Civil enforcement proceedings**

- (a) Has the council a record of civil enforcement proceedings having been commenced in relation to the specified land under [section 64](#) of the Act and those proceedings have not yet been determined?

ANSWER NO

- (b) If YES to (a), provide particulars to identify the proceedings.

ANSWER N/A

---

**18. Planning enforcement proceedings**

- (a) Has the council a record of having issued in relation to the specified land any of the following:  
(i) an infringement notice to a body corporate under section 65A of the Act?

ANSWER NO

- (ii) a notice of intention to issue an enforcement notice under section 65B of the Act?

ANSWER NO

- (iii) an enforcement notice under section 65C of the Act?

ANSWER NO

- (iv) a notice of intention to cancel a permit under section 65F of the Act?

ANSWER NO

- (v) a notice of cancellation of a permit under section 65G of the Act?

ANSWER NO

- (b) If YES to any of the matters in (a), provide particulars.

ANSWER N/A

---

**19. Agreement under Part 5 of the Act**

- (a) Has the council a record of having entered into an agreement under [Part 5](#) of the Act with the current owner or a previous owner of the specified land?

ANSWER NO

- (b) If YES to (a) and the agreement is not recorded on the certificate of title, provide particulars.

ANSWER N/A

---

**Historic Cultural Heritage Act 1995**

**IMPORTANT:** *If the specified land, or part of it, is listed on the Tasmanian Heritage Register, any works or developments on the land must have heritage approval under the [Historic Cultural Heritage Act 1995](#). Further enquiries should be directed to Heritage Tasmania.*

---

**Mineral Resources Development Act 1995**

**20. Notification of landslip status**

- (a) Has the council a record of having been notified by a State Agency that -  
(i) the specified land is within a declared landslip area; or

ANSWER NO

(ii) an order is to be made, under Part 9A of the Act, that will apply to the specified land?

ANSWER NO

(b) If YES to (a)(i), what type of landslip area has been declared to apply to the specified land? Provide particulars.

ANSWER N/A

(c) If YES to (a)(ii), what is the nature of the order to be made under Part 9A of the Act, applicable to the specified land? Provide particulars.

ANSWER N/A

**NOTE:** An officer responding to this question is also required to consider, in accordance with question 49, whether the specified land is within, or includes, an area that is a landslip hazard area.

**IMPORTANT:** If "No" to question 20(a), it should be noted that there are only a small number of declared landslip areas in Tasmania. Although the specified land is not within a declared landslip area it may be prudent for the purchaser to consider whether the slope stability of the land will support the proposed use. If the specified land is on or adjacent to a slope, slope stability could be a hazard and it may be necessary to have site-specific geotechnical investigations carried out. The council may also require information on geotechnical and other relevant factors about the specified land before it will consider a building or planning application relating to that land. Restrictions may also apply to building and development in relation to the specified land. Further enquiries should be directed to the council.

## PART 4 - HIGHWAY CONSTRUCTION, MAINTENANCE AND ACCESS MATTERS

### Roads and Jetties Act 1935

**IMPORTANT:** The specified land may be affected by statutory limitations on access, the proclamation of an intended line of a state highway(s) or subsidiary road(s) and other State road planning matters. Enquiries should be directed to the Department of State Growth

#### 21. Maintenance and repair of highway

(a) Is the council responsible, under section 11 of the Act, for the maintenance and reconstruction of part of the specified highway(s)?

ANSWER NO

(b) If YES to (a), provide particulars.

ANSWER N/A

### Local Government (Highways) Act 1982

#### 22. Maintenance and repair of highway

(a) Is the council responsible, under section 21 of the Act, for the maintenance of the specified highway(s)?

ANSWER NO

(b) If YES to (a), is the council's responsibility to maintain the specified highway(s) limited as to its extent?

ANSWER N/A - STATE ROAD

(c) If YES to (b), does the council's responsibility apply to the part of the specified highway(s) providing access to the frontage of the specified land? Provide particulars.

ANSWER N/A

#### 23. Vehicular crossing

(a) Has the council a record of having served a notice under section 35 of the Act requiring the owner of the specified land to carry out works for the construction or repair of a vehicular crossing over a table drain, gutter or footpath from the specified highway(s) at or opposite the entrance to the specified land and the notice has not been satisfied?



ANSWER NO

(b) If YES to (a), provide particulars.

ANSWER N/A

---

**24. Intention by council to undertake highway reconstruction works**

(a) Has the council a record of having decided to undertake any reconstruction works on the specified highway(s) adjacent to the part providing access to the frontage of the specified land?

ANSWER NO

(b) If YES to (a), will the alteration to the level of the carriageway require an alteration to the existing access to the specified land? Provide particulars.

ANSWER N/A

---

**25. Alteration to alignment of highway**

(a) If YES to question 24, has the council a record of having decided to alter the line of the reservation of the part of the specified highway(s) providing access to the frontage of the specified land?

ANSWER NO

(b) If YES to (a), provide particulars of the intended alignment.

ANSWER N/A

---

**26. Contribution of construction costs**

(a) Is the council entitled under section 51 of the Act to construct any part of the specified highway(s), road, lane, passage or yard at the expense of the owner of the specified land?

ANSWER NO

(b) If YES to (a), has the council decided to do so? Provide particulars.

ANSWER N/A

---

**27. Street construction scheme**

(a) Has the council a record of having decided to establish a scheme of street construction under Part V of the Act in relation to the part of the specified highway(s) affecting the frontage of the specified land?

ANSWER NO

(b) If YES to (a), provide particulars of the proposed scheme as it relates to the frontage of the specified land.

ANSWER N/A

---

**PART 5 - RETICULATED STORMWATER AND DRAINAGE SERVICES**

***Urban Drainage Act 2013***

---

**28. Connection to stormwater system**

(a) Has the council a record showing that, on or under the specified land, there is a private stormwater system connected to the public stormwater system? If YES, provide particulars.

ANSWER NO

(b) If NO or UNKNOWN to (a), is the specified land -  
(i) within the area marked as being serviced by the council's public stormwater system on a map made available under section 12 of the Act; and  
(ii) within 30 metres from the council's public stormwater system or a form of drain capable of providing an acceptable form of drainage from the specified land?

ANSWER NO

**29. Existence and maintenance of council public stormwater system**

- (a) Has the council a record showing that there are any parts of its public stormwater system under or through the specified land, whether within formal easements or not, which the council is responsible to maintain?

ANSWER NO

- (b) If YES to (a), provide particulars including purpose or nature of the public stormwater system, if known.

ANSWER N/A

**30. Notice to owner**

- (a) Has the council a record of having served on the owner of the specified land a notice to take action under the Act and the notice has not been satisfied or completed?

ANSWER NO

- (b) If YES to (a), provide particulars.

ANSWER N/A

**PART 6-BUILDING AND PLUMBING MATTERS**

***Building Act 2000 and Building Act 2016***

**31. Special plumbing permit**

- (a) In relation to the specified land, has the council a record of an application having been made for -  
(i) a special plumbing permit under section 79 of the former *Building Act 2000*; or

ANSWER NO

- (ii) a special connection permit under the former *Plumbing Regulations 1994*?

ANSWER NO

- (b) If YES to (a)(i) or (a)(ii), what was the type of work to which the application related? Provide particulars.

ANSWER N/A

- (c) If YES to (a)(i) or (a)(ii), was the application granted or refused or the permit issued or refused?

ANSWER N/A

- (d) If the application was granted or the permit issued, was it granted or issued on conditions? If so, provide particulars.

ANSWER N/A

- (e) Does the council record show that the proposed plumbing work was carried out satisfactorily and in accordance with the conditions, if any, of the permit?

ANSWER N/A

- (f) If the application was granted or the permit issued, has the permit since been suspended or cancelled for any reason? If so, provide particulars.

ANSWER N/A

**32. Plumbing permit**

- (a) In relation to the specified land, has the council a record of an application having been made for a plumbing permit (other than a special plumbing permit or a special connection permit) under -  
(i) section 165 of the *Building Act 2016*; or

ANSWER NO

- (ii) section 78 of the former *Building Act 2000*; or

ANSWER NO

- (iii) the former *Plumbing Regulations 1994*?

ANSWER NO

(b) If YES to (a)(i), (a)(ii) or (a)(iii), what was the type of work to which the application related?

ANSWER N/A

(c) If YES to (a)(i), (a)(ii) or (a)(iii), was the application granted or refused or the permit issued or refused?

ANSWER N/A

(d) If the application was granted or the permit issued, was it granted or issued on conditions? If so, provide particulars.

ANSWER N/A

(e) If the permit was issued, has the council a record of a certificate of completion (permit plumbing work), or an equivalent certificate, having been issued in respect of the work under section 178 of the *Building Act 2016*, section 113 of the former *Building Act 2000* or regulation 45 of the former *Plumbing Regulations 1994*??

ANSWER N/A

(f) If the application was granted or the permit issued, has the council a record of a certificate of completion (permit plumbing work) or certificate of completion (plumbing work), respectively, being refused in respect of the work under section 178 of the *Building Act 2016* or section 113 of the former *Building Act 2000*?

ANSWER N/A

**33. Plumbing notice or order**

(a) Has the council a record of having issued any plumbing notice or order under Part 18 of the *Building Act 2016*, or Part 11 of the *Building Act 2000* relating to plumbing work on the specified land and the notice or order has not been satisfied?

ANSWER NO

(b) Has the council a record of having issued a notice under Part 7 of the former *Plumbing Regulations 2004*, the former *Plumbing Regulations 2014*, the former *Building Regulations 2004*, or Part 7 of the former *Building Regulations 2014*, relating to an on-site waste water management system installed on the specified land prior to 15 January 1996.

ANSWER NO

(c) If YES to (a) or (b), provide particulars.

ANSWER N/A

**33A. Septic Tank Licence**

(a) Has the council a record of a licence in respect of a septic tank issued by a health officer under section 558 of the former *Local Government Act 1962*?

ANSWER NO

(b) If YES to (a), provide particulars.

ANSWER NOT ON CURRENT COUNCIL RECORD

**33B. Approval of building or plumbing work**

(a) Has the council a record of an approval of an onsite waste-water management system issued under the former *Local Government Act 1962*, the former *Building Regulations 1965*, or the former *Building Regulations 1978*?

ANSWER NO

(b) If YES to (a), provide particulars.

ANSWER N/A

**34. Building permit**

- (a) In relation to the specified land, has the council a record of an application having been made for a building permit under section 139 of the *Building Act 2016*, or Part 7 of the former *Building Act 2000* or the former *Building Regulations 1994*?

ANSWER NO

- (b) If YES to (a), what was the type of work to which the application related?

ANSWER N/A

- (c) If YES to (a), was the application granted or refused or the permit issued or refused?

ANSWER N/A

- (d) If the application was granted or the permit issued, was it granted or issued on conditions? If so, provide particulars.

ANSWER N/A

- (e) If the application was granted or the permit issued, has the permit since been suspended or cancelled for any reason?

ANSWER N/A

- (f) If YES to (e), provide particulars.

ANSWER N/A

**35. Demolition permit**

- (a) In relation to the specified land, has the council a record of an application having been made for a demolition permit under section 190 of the *Building Act 2016*?

ANSWER NO

- (b) If YES to (a), was the application granted or refused or the permit issued or refused?

ANSWER N/A

- (c) If the application was granted or the permit issued, was it granted or issued on conditions? If so, provide particulars.

ANSWER N/A

- (d) If the application was granted or the permit issued, has the permit since been suspended or cancelled for any reason?

ANSWER N/A

- (e) If YES to (d), provide particulars.

ANSWER N/A

**36. Occupancy permit**

- (a) Has the council a record of an application for a certificate of occupancy under the former *Building Regulations 1994*, in relation to a building, or part of a building, on the specified land?

ANSWER NO

- (b) If YES to (a), was a certificate of occupancy issued under the former *Building Regulations 1994* or was the application refused?

ANSWER N/A

- (c) If a certificate of occupancy was issued under the former *Building Regulations 1994* on conditions, provide particulars of the conditions

ANSWER N/A

- (d) If a certificate of occupancy was issued under the former *Building Regulations 1994*, has the certificate been cancelled? If so, provide particulars.

ANSWER N/A

- (e) Has the council a record of an occupancy permit being issued in relation to a building, or a part of a building, on the specified land under section 222 of the *Building Act 2016* or section 100 of the former *Building Act 2000*?

ANSWER NO

- (f) If YES to (e), provide particulars, including of any conditions of the permit, and whether the permit issued has been cancelled or superseded by another occupancy permit.

ANSWER N/A

**37. Certificate of completion (permit building work)**

- (a) Has the council a record of any building work on the specified land, for which a permit under section 144 of the *Building Act 2016* was issued and a certificate of completion (permit building work) has not been issued in respect of the work under that Act?

ANSWER NO

- (b) Has the council a record of any building work, on the specified land, since 1 November 1994, for which a permit under the former *Building Act 2000* was issued and -  
 (i) a certificate of completion (building work) under the *Building Act 2016* or section 112 of the former *Building Act 2000*; or  
 (ii) a certificate of completion under section 49 of the former Part 2 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* -  
 Has not been issued in respect of the work?

ANSWER NO

- (c) Has the Council a record of any building work, on the specified land, for which a certificate of completion (permit building work), or equivalent certificate, has been issued under section 153 of the *Building Act 2016*, section 112 of the former *Building Act 2000*, or regulation 82 of the former *Building Regulations 1994*?

ANSWER NO

- (d) If YES to (a), (b)(i) or (b)(ii), or (c), provide particulars.

ANSWER N/A

**37A. Certificate of completion (permit demolition work)**

- (a) Has the council a record of any demolition work, on the specified land, for which a certificate of completion (permit demolition work) has been issued under section 203 of the *Building Act 2016*?

ANSWER NO

- (b) If YES to (a), provide particulars.

ANSWER N/A

**38. Notifiable building work**

- (a) Has the council received a certificate of likely compliance (notifiable building work) under section 98 of the *Building Act 2016*, in respect of work on the specified land, and a certificate of completion (notifiable building work) has not been issued in respect of the work under section 104 of that Act?

ANSWER NO

- (b) Has the council a record of any building work, on the specified land, for which a certificate of completion (notifiable building work) has been issued under section 104 of the *Building Act 2016*?

ANSWER NO

- (c) If YES to (a) or (b), provide particulars.

ANSWER N/A

**39. Notifiable plumbing work**

- (a) Has the council received a certificate of likely compliance (notifiable plumbing work) under section 109 of the *Building Act 2016*, in respect of work on the specified land, and a certificate of completion (notifiable plumbing work) has not been issued in respect of the work under section 113 of that Act?

ANSWER NO

(b) Has the council a record of any plumbing work, on the specified land, for which a certificate of completion (notifiable plumbing work) has been issued under section 115 of the *Building Act 2016*?

ANSWER NO

(c) If YES to (a) or (b), provide particulars.

ANSWER N/A

**40. Notifiable demolition work**

(a) Has the council received a certificate of likely compliance (notifiable demolition work) under section 121 of the *Building Act 2016*, in respect of work on the specified land, and a certificate of completion (notifiable demolition work) has not been issued in respect of the work under section 125 of that Act?

ANSWER NO

(b) Has the council a record of any demolition work, on the specified land, for which a certificate of completion (notifiable demolition work) issued under section 127 of the *Building Act 2016* has been issued?

ANSWER NO

(c) If YES to (a) or (b), provide particulars.

ANSWER N/A

**40A. Low risk work**

(a) Has the council a record of any structures on the specified land, built as low risk work under the *Building Act 2016*, of which notification has been given to the council by an owner or their agent, on or after 1 January 2017?

ANSWER NO

(b) If YES to (a), provide particulars.

ANSWER N/A

**41. Building certificate**

(a) Has the council a record that the general manager has, within the previous 7 years, issued a building certificate under the *Building Regulations*, or section 119 of the former *Building Act 2000* in relation to the specified land?

ANSWER NO

(b) If YES to (a), provide particulars.

ANSWER N/A

**42. Protection work notice**

(a) Has the council a record of any protection work notice lodged under section 77 of the *Building Act 2016*, or section 121 of the former *Building Act 2000* in relation to the specified land?

ANSWER NO

(b) If YES to (a), provide particulars.

ANSWER N/A

**43. Temporary occupancy permits**

(a) Has the council a record of a temporary occupancy permit, that is in force, being issued under section 232 of the *Building Act 2016*, or section 108 of the former *Building Act 2000* in relation to the specified land?

ANSWER NO

(b) If YES to (a), provide particulars

ANSWER N/A

---

**44. Consent to build over existing drain**

- (a) In relation to the specified land, has the council a record of having written permission being provided to the owner under –  
 (i) section 73 or 74 of the *Building Act 2016*; or  
 (ii) section 160 of the former *Building Act 2000*; or  
 (iii) regulation 44 of the former *Building Regulations 1994* -  
 to carry out building work over or near an existing drain or easement?

ANSWER NO

- (b) If YES to (a)(i), (a)(ii) or (a)(iii), provide particulars.

ANSWER N/A

---

**45. Certificate of material compliance, permit to proceed or permit of substantial compliance**

- (a) Has the council a record of a certificate of material compliance for any building on the specified land having been issued under the former *Building Regulations 1994*?; or

ANSWER NO

- (b) Has the council a record of a certificate of substantial compliance, or a permit of substantial compliance, for any building on the specified land having been issued under section 257 of the *Building Act 2016* or section 184 or 188 of the former *Building Act 2000*?; or

ANSWER NO

- (c) Has the council a record of a certificate to proceed, or a permit to proceed, having been granted under section 176 or 180 of the former *Building Act 2000*?; or

ANSWER NO

- (d) If YES to (a), (b) or (c), provide particulars or the relevant certificate or permit.

ANSWER N/A

---

**46. Endorsement of irregular procedures**

- (a) Does the council record show, on a certificate or permit relating to building work on the specified land, an endorsement to the effect that "*This building was not the subject of the normal application, permit and inspection procedures*" in accordance with the former *Building Regulations 1994* or with section 268 of the *Building Act 2016* or section 195 of the former *Building Act 2000*?

ANSWER NO

- (b) If YES to (a), provide particulars of the building work to which the endorsement applies.

ANSWER N/A

---

**47. Notice or order relating to a building or building work**

- (a) Has the council a record of having issued a notice or order under the former Part 2 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* in relation to building work on the specified land and that notice or order has not been satisfied?

ANSWER NO

- (b) Has the council a record of any order to uncover, order to open up work, notice to demolish or inspection notice issued under the former *Building Regulations 1994* in relation to a building or building work on the specified land and that order or notice has not been satisfied?

ANSWER NO

- (c) Has the council a record of having issued any notice or order under Part 18 of the *Building Act 2016*, or Part 11 of the former *Building Act 2000* in relation to a building, temporary structure, building work or maintenance of a building on the specified land and that notice or order has not been satisfied?

ANSWER NO

- (d) If YES to (a), (b) or (c), provide particulars.

ANSWER N/A

---

**48. Other outstanding notices or orders**

- (a) Has the council a record of having served any other notice or order on the owner under the former Part 2 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* still affecting the specified land or the use of the specified land?

ANSWER NO

- (b) Has the council a record of any other notice or order being issued under the *Building Act 2016*, or the former *Building Act 2000*, to the owner or occupier of the specified land and the notice or order has not been satisfied?

ANSWER NO

- (c) If YES to (a) or (b), provide particulars.

ANSWER N/A

---

**49. Relevant hazard areas**

- (a) Has the council a record that the specified land is within, or includes, an area that is a relevant hazard area to which Part 5 of the *Building Regulations 2016* applies?

ANSWER NO

- (b) If YES to (a), provide particulars in relation to each such area.

ANSWER N/A

**Kerbside Collection Service**

A 120 litre refuse mobile garbage bin (wheelie bin) and a 240 litre recycling wheelie bin have been allocated to this property. It is the responsibility of each owner to safeguard and maintain their wheelie bins. Please ensure that you take possession of the wheelie bins when you transfer ownership of this property. Any replacement bin, which is to be organised through the Council, will be at the sole cost of the landowner.