

ET 124/821

WDD:KF

*W.A.*

✓  
5606

G.W. Griggs and Co.,  
295 Elizabeth Street,  
HOBART. 7000

Dear Sirs,

Proposed Subdivision - 706/708 Sandy Bay Road  
G. Buckfield - Your reference 3960

Further to my letters of the 8th March and 27th April, 1971,  
you are advised that Ministerial approval has now been  
received in respect of the rear Lot 1.

Yours faithfully,

*W.A. Hurle*

(W.A. HURLE)  
TOWN CLERK

27th May, 1971.

CITY ENGINEER'S DEPT.			
CE. 124/821			
13 DEC 1971			
Dev. E.	Env. S.	Plan E.	P.R.O.
Con. O.	W.E.	H.E.	File

ET 124/821

TASMANIA  
45.01/935

## 7685 LOCAL GOVERNMENT OFFICE

TELEPHONE: 30 9011

W.D.D

10 MURRAY STREET,  
HOBART 7000

5th May, 1971

The Town Clerk,  
Town Hall,  
HOBART.

Dear Sir,

Proposed Subdivision -  
G. & P. Buckfield -  
706/708 Sandy Bay Road.  
(Your ref. ET 124/821)

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I refer to your letter of the 8th March  
and enclose a copy of the above proposal approved by the  
Hon. the Minister for Lands and Works under date 3rd May, 1971.

Yours faithfully,

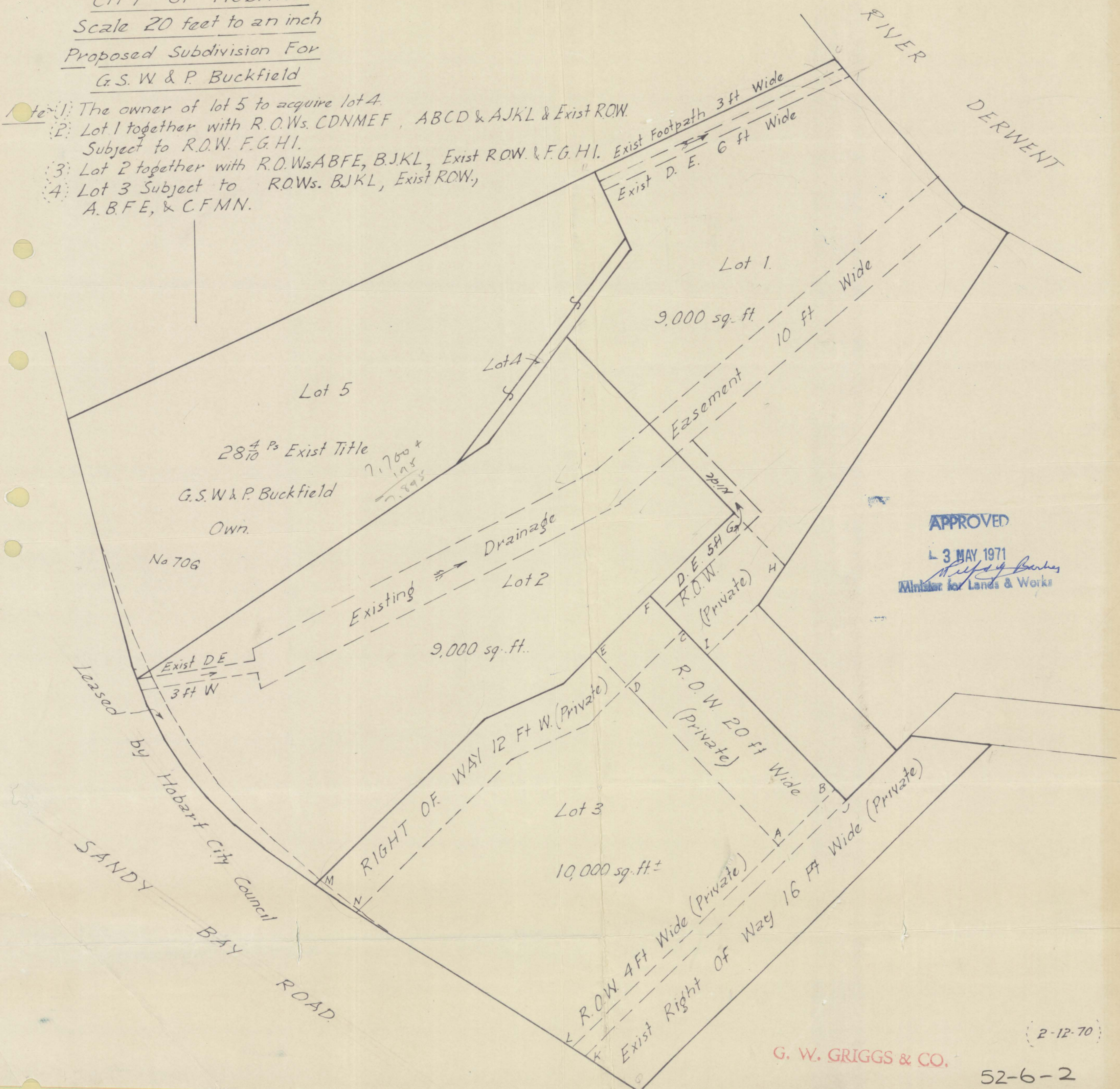
  
(R.F. READ)SECRETARY FOR LOCAL GOVERNMENT



CITY OF HOBART  
Scale 20 feet to an inch  
Proposed Subdivision For  
G. S. W. & P. Buckfield

Proposed Subdivision For

- 1) The owner of lot 5 to acquire lot 4.
- 2) Lot 1 together with R.O.Ws. CDNMEF, ABCD & AJKL & Exist ROW.  
Subject to R.O.W. F.G.HI.
- 3) Lot 2 together with R.O.Ws ABFE, BJKL, Exist ROW & F.G.HI. Ex
- 4) Lot 3 Subject to R.O.Ws. BJKL, Exist ROW,  
A.B.FE, & C.FMN.



3 MAY 1971

L 3 MAY 1971  
*W. J. Barber*  
 Minister for Lands & Works

2-12-70

G. W. GRIGGS & CO.

52-6-2



W.A.

4739

Messrs. G.W. Griggs and Co.,  
295 Elizabeth Street,  
HOBART. 7000

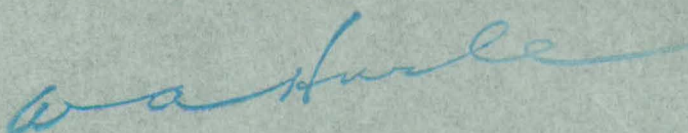
Dear Sirs,

Proposed Subdivision - 708 Sandy Bay Road -  
G. Buckfield. Your Ref. 3960

I refer to your letter of the 23rd March, 1971, and advise that there are no objections to the proposal to amalgamate Lot 1 with Lot 2. This can be achieved under Section 477B of the Local Government Act, 1962.

The preliminary approval for building 4 units on Lot 1 cannot now be approved as it has an area of less than 9000 square feet.

Yours faithfully,



(W.A. HURLE)  
TOWN CLERK

27th April, 1971.

ABS

Asst. B.S. }

) to note para 2 and Buckfields flat  
proposals for 706/708 Sandy Bay Road.





ET 124/821  
AVN/JF

6th April, 1971.

*W.D.D.*

MEMO: Town Clerk

SUBDIVISION SANDY BAY ROAD - G. BUCKFIELD.

The proposal is to amalgamate Lot 1 with Lot 2.

There are no objections to this proposal which is recommended for final survey.

The previous proposal for Lots 1, 2 and 3 (see plan on file) could still in principle be maintained, except that the preliminary approval for building on Lot 1 with 4 units cannot now be approved. The lot is now less than 9,000 square feet.

*H. Braun*  
CITY ENGINEER.

# G. W. GRIGGS & CO.

ET 124/821

CADASTRAL SURVEYING  
ENGINEERING SURVEYING  
DRAUGHTSMEN

295 ELIZABETH STREET,  
HOBART 7000.  
PHONE: 34 5053



23rd March 19 71

REF. NO. 3960

The Town Clerk,  
Hobart City Council,  
Hobart.

~~File WDD 4/2/71~~

Dear Sir,

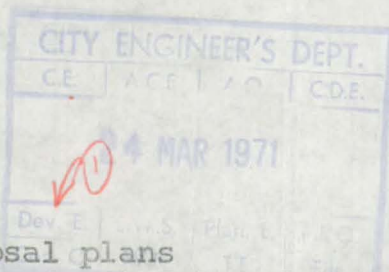
Re: Proposed Subdivision. G. Buckfield,  
708 Sandy Bay Road.

Further to my forwarding of proposal plans on the 2nd December, 1970, Mr. Buckfield has amended his proposal and has disposal of No. 706 Sandy Bay Road on the existing title.

Please treat with the attached proposal plans to effect the adhesion of Lot 1 to Lot 2 (C.T. 762/2) and advise this office of your decision as soon as possible.

Yours faithfully,

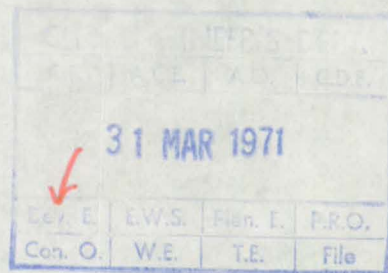
*[Signature]*  
G. W. GRIGGS & CO.



ENCL: Proposal plans  
Proposed schedule of easements

Copy sent for the information of Mr. Buckfield,  
Messrs. Dobson, Mitchell & Allport,  
(Attn: Mr. C. Leslie.)

*WDD. Please attach to file and re-submit 26/3*





PROPOSED SCHEDULE OF EASEMENTS

This is the schedule of easements attached to the Plan of Lots 1 & 2 being a portion of the land comprised in Certificate of Title Volume 762 Folio 2 and the whole of the land comprised in Certificate of Title Volume 762 Folio 2 Sealed by the Hobart City Council.

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TOWN CLERK

No easements no profits a prender and no covenants are created to benefit or burden the lots shown on the plan.

Registered Owners to sign :

Registered Interests to sign :



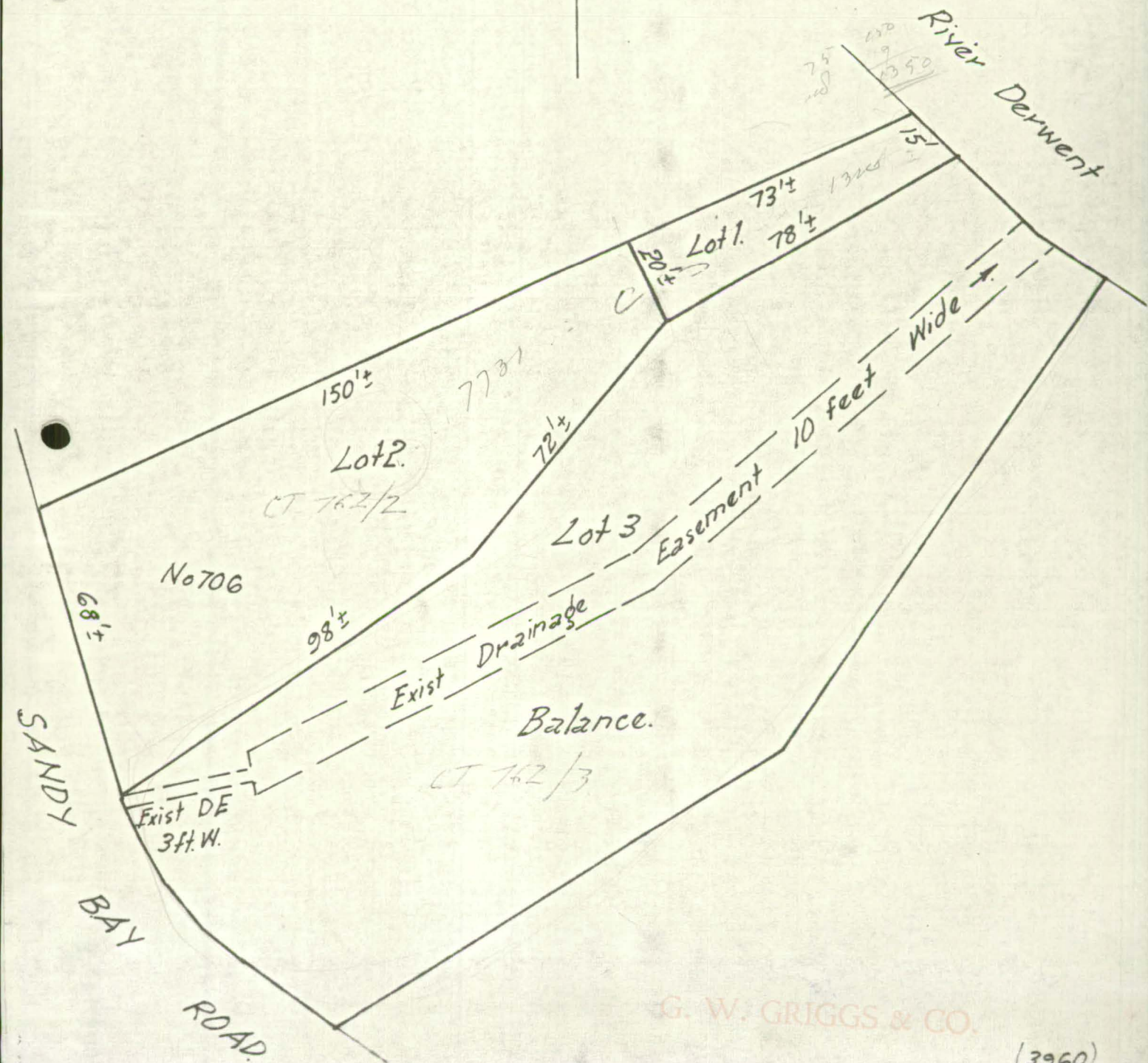
CITY OF HOBART

Scale 33 feet to an inch

Proposed Subdivision For

G. S. W. & P. Buckfield

Note: The owner of Lot 2  
to acquire Lot 1.



G. W. GRIGGS & CO.

(3960)  
18-3-70



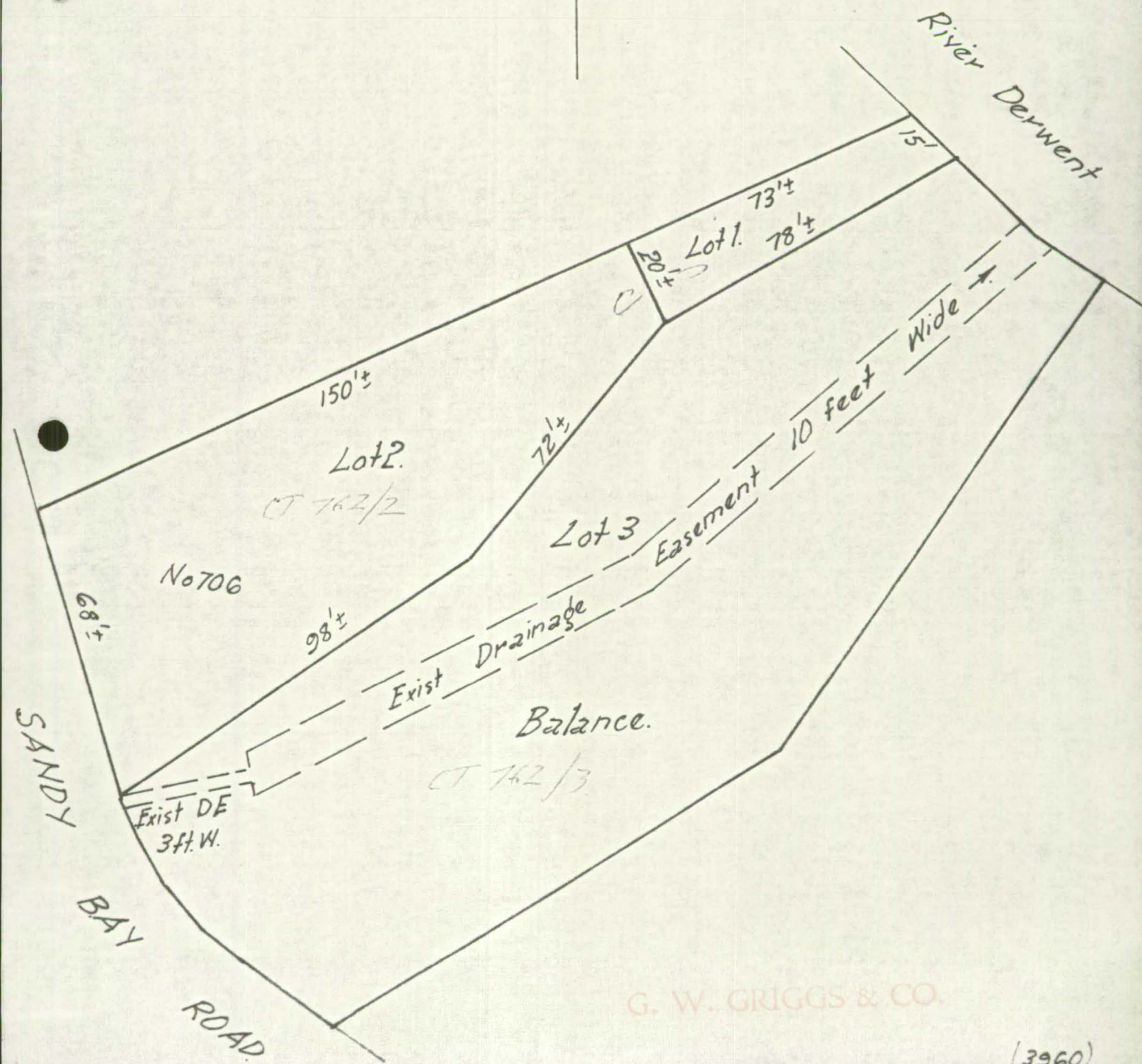
CITY OF HOBART

Scale 33 feet to an inch

Proposed Subdivision For

G.S. W. & P. Buckfield

Note: The owner of Lot 2  
to acquire Lot 1.





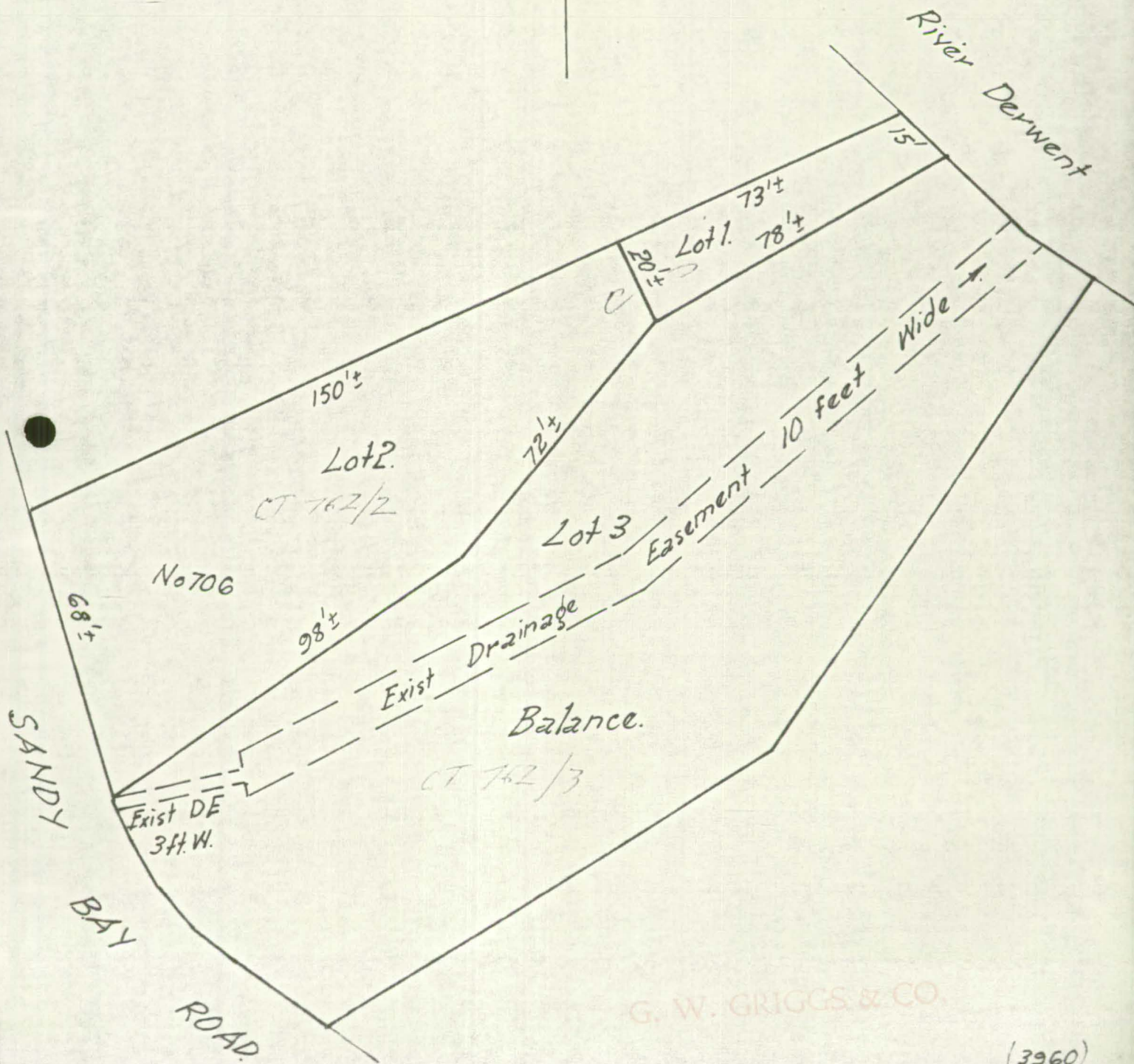
CITY OF HOBART

Scale 33 feet to an inch

Proposed Subdivision For

G.S. W. & P. Buckfield

Note: The owner of Lot 2  
to acquire Lot 1.



G. W. GRIGGS & CO.

(3960)  
18-3-70





TASMANIA

45.01/935

## LOCAL GOVERNMENT OFFICE

TELEPHONE: 30 9011

10 MURRAY STREET,  
HOBART 7000

10th. March, 1971.

The Town Clerk,  
Town Hall,  
HOBART.

Dear Sir,

Proposed Subdivision - G.S.W. & P. Buckfield -  
706/708 Sandy Noy Road - (Your ref. ET 124/821)

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I refer to your letter of the 8th. March and advise that  
the above matter is receiving attention.

Yours faithfully,

(W.F. Morrisby)

ACT./SECRETARY FOR LOCAL GOVERNMENT.



*WAA.*✓  
3509

The Secretary for Local Government,  
Local Government Office,  
State Offices,  
10 Murray Street,  
HOBART...TAS. 7000

Dear Sir,

Proposed Sub-Division -  
706/708 Sandy Bay Road.

Enclosed are two copies of a plan of a proposed sub-division at the abovementioned location.

Lot 1 is an allotment at the rear and Ministerial approval therefor is requested pursuant to the provisions of Section 472 (3) (g) of the Local Government Act, 1962.

Yours faithfully,

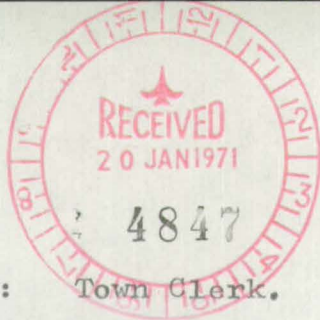


(W.A. HURLE)  
TOWN CLERK.

8th March, 1971.

Records - File to WDD to follow up  
C.E.'s report of 19.1.71.





ET 124/821  
AVN/AH

19th January 1971.

MEMO: Town Clerk.

SUBDIVISION - 706-708 SANDY BAY ROAD - G. BUCKFIELD.

The proposal is to subdivide into 3 allotments and a small boundary adjustment of the existing lot 5. Lot 4 is to be added to lot 5.

Lot 1 is an allotment at the rear, with a right of way access to Sandy Bay Road. This may be approved under section (472-3-g-1-(B)) and is subject to Ministerial approval (472-3-g-111).

Lots 2 and 3 are normal allotments with sufficient dimensions.

The subdivision is based on a proposed building plan, which, subject to subdivision has been approved. The various rights of way are proposed to cater mainly for car parking and access purposes.

The subdivider has to extend the sewer main, which runs along the waterfront to lots 2 and 3.

The subdivider under section 473B is required to pay for public recreation space or public garden or lodge security for the payment.

The area is exempt from any riparian reserve.

Vehicular access to the allotments over the right of way on the east side of the subdivision should be carried out to the satisfaction of the City Engineer.

*896*  
CITY ENGINEER.

*cannot apply, survey, as this section of the Act begins: "Instead of an owner requiring the area for public recreation space"*

*Why? Survey there is a liability on the owner to provide P. Recreation space*

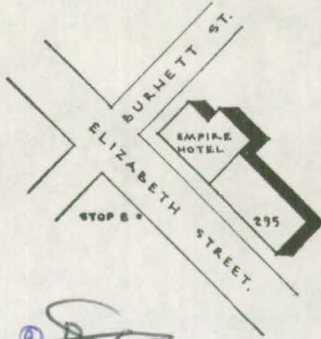


ET 124/821.  
124

# G. W. GRIGGS & CO.

CADASTRAL SURVEYING  
ENGINEERING SURVEYING  
DRAUGHTSMEN

295 ELIZABETH STREET,  
HOBART 7000.  
PHONE: 34 5053



2nd December 1970

REF. NO. 3960

The Town Clerk,  
Hobart, City Council,  
Hobart.

Dear Sir,

Re: Proposed Subdivision. G. Buckfield.  
706 - 708 Sandy Bay Road.

Would you please treat with the attached proposal plans and notify this office of your permission to submit a survey diagram for sealing, and any particular conditions of approval, relating to the proposal, as soon as possible.

Your earliest reply would be appreciated.

Yours faithfully,

G. W. GRIGGS & CO.

ENCL: Proposal plans  
proposed schedule of easements  
proposal fee - cheque  
\$10.00

Copy sent for the information of Mr. Buckfield,  
Messrs. Buch, Parkes, Shugg & Moon.

Cash Receipt No. 17494  
for \$ 10-00 Exam/Registration fees  
issued 11 / 1 / 1971  
by *N. Rogers*

CITY ENGINEER'S OFFICE  
CE ACE  
15 JAN 1971  
Dev. E. EW.S. P.E. E.P.  
Con O. V.E. T.L.



PROPOSED SCHEDULE OF EASEMENTS.

This is the schedule of easements attached to the plan of Lots 1 - 3 being the whole of the land comprised in Certificates of Title Volume 751 Folio 64 and Volume 762 Folio 3 Sealed by the Hobart City Council.

\_\_\_\_\_  
TOWN CLERK

DRAINAGE EASEMENTS

Each lot on the plan is together with such rights of drainage over the drainage easements shown on the plan as may be necessary to drain the stormwater and other surplus water from such lot.

Each lot on the plan is subject to such rights of drainage over the drainage easements (if any) shown on the plan as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan.

RIGHT OF WAY. Each lot in Column A is:

1. TOGETHER WITH a Right of Carriageway over the Right of Way shown hereon passing through the Lots specified opposite thereto in Column B;  
and
2. SUBJECT TO a Right of Carriageway over the Right of Way passing through that Lot as appurtenant to the Lots shown hereon and other land specified opposite thereto in Column C.

COLUMN A	COLUMN B	COLUMN C
1	F, J, O, P, Q, L, A, E, <del>E, D, N, M</del> E, D, N, M,	F, G, H, I, appurtenant to Lot 2 R, S, T, U appurtenant to Lot 5
2	F, J, O, P, Q, L, A, E F, G, H, I,	- -
3	-	F, J, O, P, Q, L, A, E APPURTENANT to Lots 1 & 2 E, D, N, M, appurtenant to Lot 1.

OTHER RESTRICTIVE COVENANTS?

REGISTERED OWNERS TO SIGN :

REGISTERED INTERESTS TO SIGN :



CITY OF HOBART

Scale 20 feet to an inch

Proposed Subdivision For

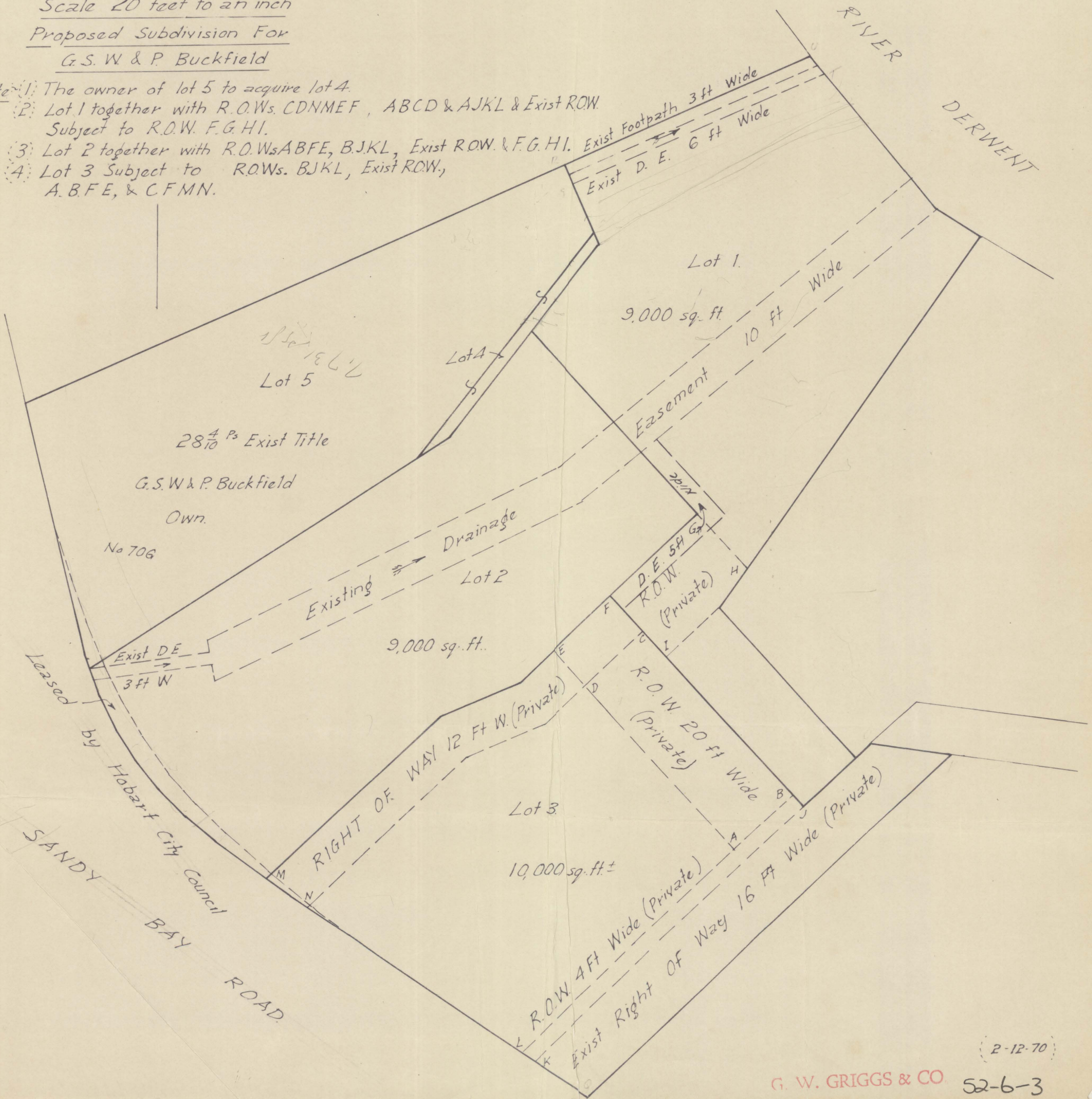
G.S. W & P. Buckfield

Note 1) The owner of lot 5 to acquire lot 4.

2) Lot 1 together with R.O.Ws. CDNMEF, ABCD & AJKL & Exist ROW.  
Subject to R.O.W. F.G.H.I.

3) Lot 2 together with R.O.Ws. ABFE, BJKL, Exist ROW. & F.G.H.I.

4) Lot 3 Subject to R.O.Ws. BJKL, Exist ROW,  
A.B.F.E, & C.F.M.N.





xxxx 346111

1286

16th November, 1970.

Mr. G.A. Finlay,  
719 Sandy Bay Road,  
SANDY BAY. 7005.

Dear Sir,


STORMWATER DISPOSAL - 708 SANDY BAY ROAD

I refer to your letter dated 4.11.70 and advise that satisfactory arrangements for the disposal of concentrated natural water from the above property will be required when the house is built.

For your information I attach a copy of the approved house connection plan, No. 3352Q, of this property and would draw your attention to the notes thereon regarding stormwater disposal. The Department's advice to the owner of No. 708 is that he drains direct to the creek in the adjoining property and unless another satisfactory means of disposal to an adequate stormwater system is provided by the owner then this is what he will be required to do by the Corporation.

Should you have any further queries in this matter when construction of the house is in progress it is suggested that you contact the Council's Chief Design Engineer, Mr. J.E. Tiller.

Yours faithfully,

  
(P. G. CRAWFORD).  
CITY ENGINEER.

Copy: H.C.D.  
Inspector Dowell  
T.C.'s File (2) ✓  
C.E.'s File



CDE  
The Council Clerk  
Hickory City Council 8051



710 Sandy Bay Rd  
CITY ENGINEER'S DEPT  
CE AC AO  
CDE  
4/11/79  
8-2 NOV 1970  
Dev E  
Con O

ET 124/820  
7005  
File with C.A.  
4/1/70

Dear Sir, Will you please pass this request on to the department concerned.

In the proposed development of No 708 Sandy Bay will someone please examine the plan of the proposed scheme to discover how the rain water will be disposed of as it runs down the 18' right-of-way. At present it runs down two narrow concrete wheel tracks, the balance of moisture being absorbed in lawn and gardens.

At present there is no gull-away except through my garage, but not enough to be a nuisance.

With the 18' of sealed area a great deal more water will have to be contained with. - This will probably run through my garage, down steps to the front door to the front door of No 712.

Will the Council advisers please note if we are protected from this unpleasant prospect.

Yours faithfully

G.A. Finlay  
(G.A. FINLAY)

H.  
12/11/70