

# **DISCRETIONARY APPLICATION**

## ***For Public Display***

**Applicant:**

Cohen & Associates Pty Ltd

**Location:**

Waddamana Road, Waddamana

**Proposal:**

Boundary Reorganisation

**DA Number:**

DA 2022 / 00114

**Date Advertised:**

06 March 2023

**Date Representation Period Closes:**

21 March 2023

**Responsible Officer:**

Louisa Brown (Planning Officer)

**Viewing Documents:**

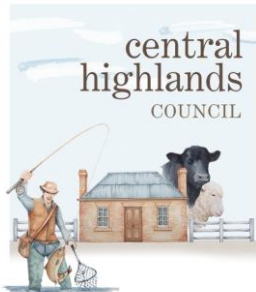
The relevant documents may be viewed at Council's website [www.centralhighlands.tas.gov.au](http://www.centralhighlands.tas.gov.au) or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

**Representations to:**

General Manager  
19 Alexander Street  
BOTHWELL TAS 7030

**Email:**

[development@centralhighlands.tas.gov.au](mailto:development@centralhighlands.tas.gov.au)



Development & Environmental Services  
19 Alexander Street  
BOTHWELL TAS 7030

Phone (03) 6259 5503  
Fax (03) 6259 5722

www.centralhighlands.tas.gov.au

For office use only:

Date Received:	
DA Number:	
PID:	

## Application for Planning Approval – Subdivision & Strata Division

Use this form to apply for subdivision approval in accordance with section 81 of the Local Government (Building & Miscellaneous Provisions) Act 1993 and section 57 and 58 of the Land Use Planning and Approvals Act 1993 (the Act).

Tick ☒ if there has been a pre-application meeting with a Council officer:

Yes: ☒ No: ☐

Officer's name: Louisa Brown

Date: April 2021 & Dec 2022

### Applicant, Owner & Contact Details:

Provide details of the Applicant and Owner of the land. (Please print)

Applicant:	Cohen & Associates	Phone No:	0363 31 4633
Address:	PO Box 990	Fax No:	
	Launceston TAS 7250	Mobile No:	
Email:	admin@surveyingtas.com.au		
Owner:	Waddamana Forestry Pty Ltd	Phone No:	0407 042 307
Address:	18 MARGARET ST MOUNT GAMBIER SA 5290	Fax No:	

### Land Details:

Provide details of the land, including street address, title details and the existing use.

Address:	Waddamana Road, Waddamana	Volume:	183843-2...4
		Folio:	183846-1...4
			183845-2...5
Existing Use:	Forestry	Please use definitions in planning scheme	

### Proposed Development Details:

Provide details of the proposed subdivision development.

Development:	Reorganisation of Boundaries 11 titles into 11 titles.
	This will facilitate consolidation of the productive forestry land and into larger lots 10 and 11.
	The reorganisation will ensure the new title boundaries follow Waddamana Road. All lots have frontage to Waddamana Road a public and Council maintained road. The lots may be staged or completed at one time subject to provision of any works that may be required by Council (ie.. driveway)

Tick ☒ if proposed developed is to be staged:

Yes ☒ No ☐

Tick ☐ Is the proposed development located on land previously used as a tip site?

Yes ☐ No ☒

Provide an estimate of the completed value of the proposed development works, including the value of all site works and any labour contributions by the Applicant or the Owner.

Est. value: \$ nil Write 'Nil' if no works are proposed, e.g. boundary adjustment

### Declaration:

I/we hereby apply for planning approval to carry out the subdivision development described in this application and the accompanying documents and declare that: -

- The information in this application is true and correct.
- In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- I/we authorise Council to provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

Council will only use the information provided to consider and determine the application for planning approval. Information provided may be made available for public inspection in accordance with section 57 of the Act.

- I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the Land Use Planning and Approvals Act 1993.

Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

Signature:

The Applicant must sign and date this form.

Date: 13-12-2022

Refer to application checklist over page for additional information requirements

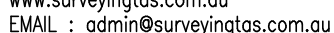
# Checklist

*To ensure that we can process your application as quickly as possible, please read the following checklist carefully and ensure that you have provided the following at the time of lodging the application. If you are unclear on any aspect of your application, please contact Central Highlands Council by phone on (03) 6259 5503 to discuss or arrange an appointment concerning your proposal. Note that Council may require additional information in accordance with section 54 of the Land Use Planning and Approvals Act 1993.*

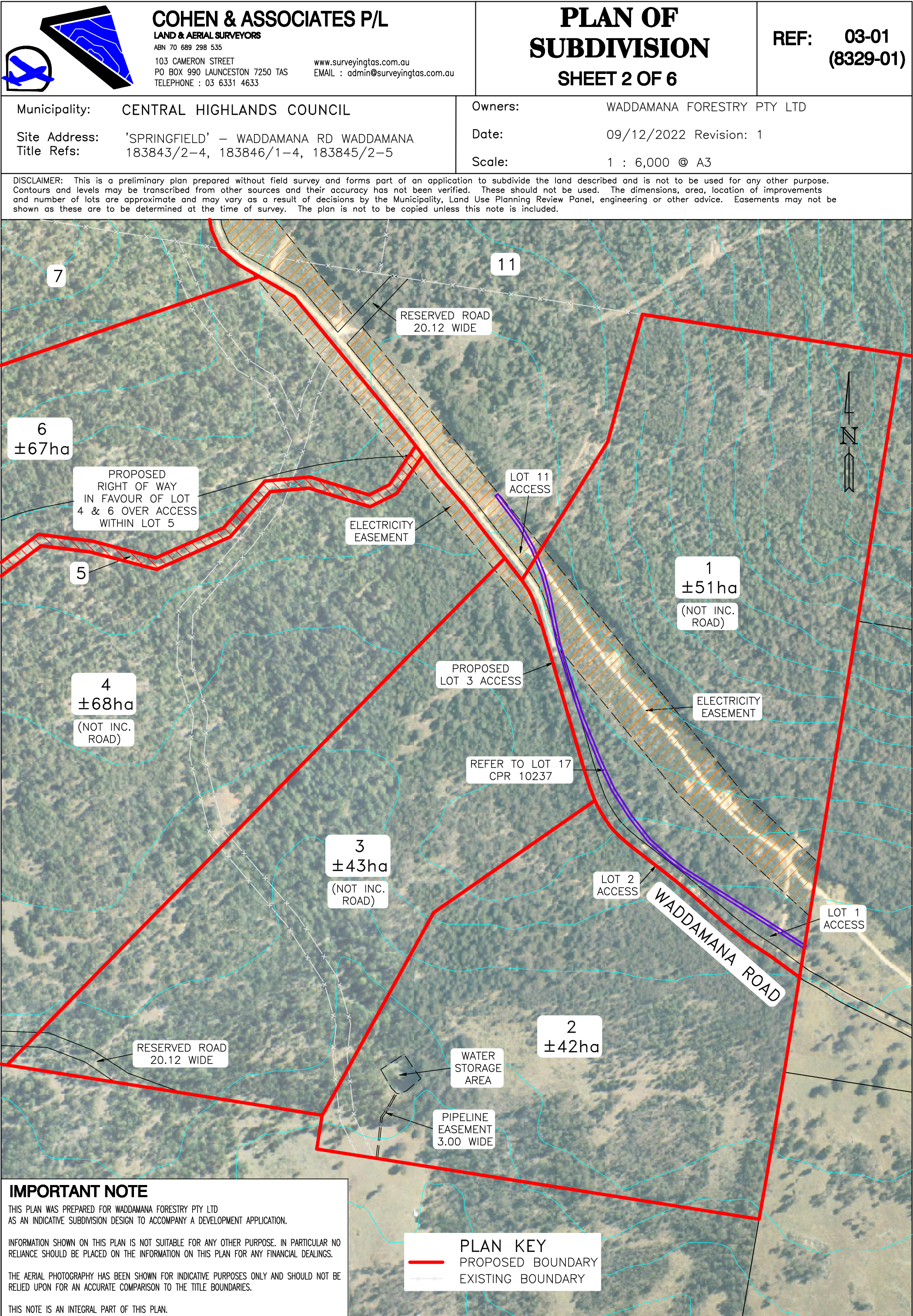
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1. A completed Application for Approval of Use/Development form.  
*Please ensure that the information provides an accurate description of the proposal, has the correct address and contact details and is signed and dated by the applicant.*
2. A current copy of the Certificate of Title for all lots involved in the proposal.  
*The title details must include, where available, a copy of the search page, title plan, sealed plan or diagram and any schedule of easements (if any), or other restrictions, including covenants, Council notification or conditions of transfer.*
3. Two (2) copies of the following information -
  - a) An analysis of the site and surrounding area setting out accurate descriptions of the following -
    - (i) topography and major site features including an indication of the type and extent of native vegetation present, natural drainage lines, water courses and wetlands, trees greater than 5 metres in height in areas of skyline or landscape importance and identification of any natural hazards including flood prone areas, high fire risk areas and land subject to instability;
    - (ii) soil conditions (depth, description of type, land capability etc);
    - (iii) the location and capacity of any existing services or easements on the site or connected to the site;
    - (iv) existing pedestrian and vehicle access to the site;
    - (v) any existing buildings on the site;
    - (vi) adjoining properties and their uses; and
    - (vii) soil and water management plans.
  - b) A site plan for the proposed use or development drawn, unless otherwise approved, at a scale of not less than 1:200 or 1:1000 for sites in excess of 1 hectare, showing -
    - (i) a north point;
    - (ii) the boundaries and dimensions of the site;
    - (iii) Australian Height Datum (AHD) levels and contours;
    - (iv) natural drainage lines, watercourses and wetlands;
    - (v) soil depth and type;
    - (vi) the location and capacity of any existing services or easements on the site or connected to the site, including the provisions to be made for supplying water and draining the lots;
    - (vii) the location of any existing buildings on the site, indicating those to be retained or demolished, and their relationship to buildings on adjacent sites, streets and access ways;
    - (viii) the use of adjoining properties;
    - (ix) the proposed subdivision lots boundaries and the building envelopes for buildings, including distinguishing numbers, boundary dimensions and areas;
    - (x) the streets, roads, footpaths and other ways public and private, existing and to be opened or constructed on the land, including the widths of any such roads, footpaths and other ways;
    - (xi) the general location of all trees over three (3) metres in height;
    - (xii) the position of any easement over or adjoining the land;
    - (xiii) the location of any buildings on the site or lots adjoining it;
    - (xiv) any proposed public open space, or communal space or facilities;
    - (xv) proposed landscaping, indicating vegetation to be removed or retained and species and mature heights of plantings; and
    - (xvi) methods of minimizing erosion and run-off during and after construction and preventing contamination of storm water discharged from the site.
4. A written submission supporting the application that demonstrates compliance with the relevant parts of the Act, State Policies and the Central Highlands Planning Scheme 1998, including a Traffic Impact Statement where the development is likely to create more than 100 vehicle movements per day.
5. Application fees.  
*As per Fee Schedule. Please contact Central Highland Council's Development and Environmental Services Department by phone on (03) 6259 5503 if you require assistance in calculating the fees.*

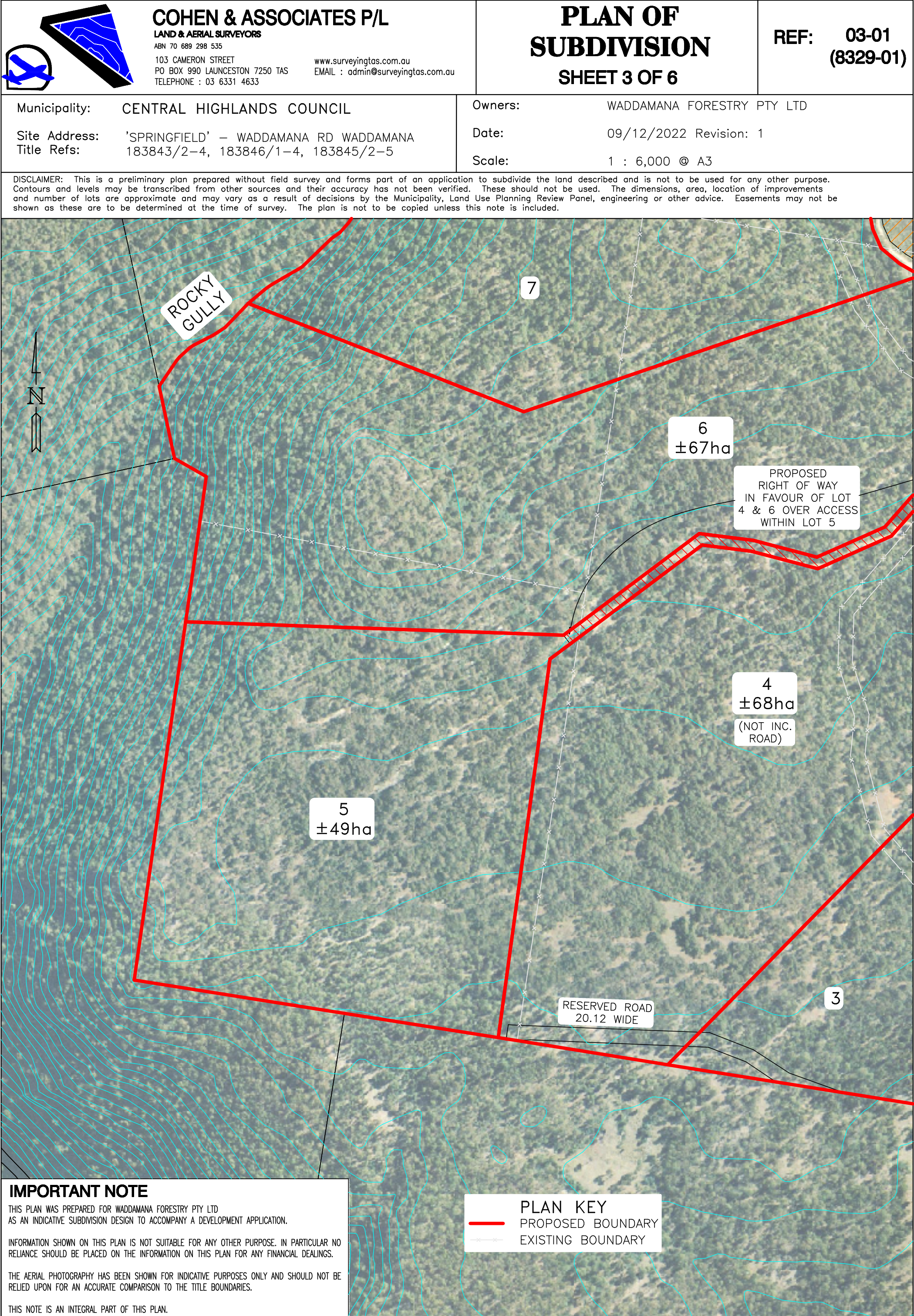




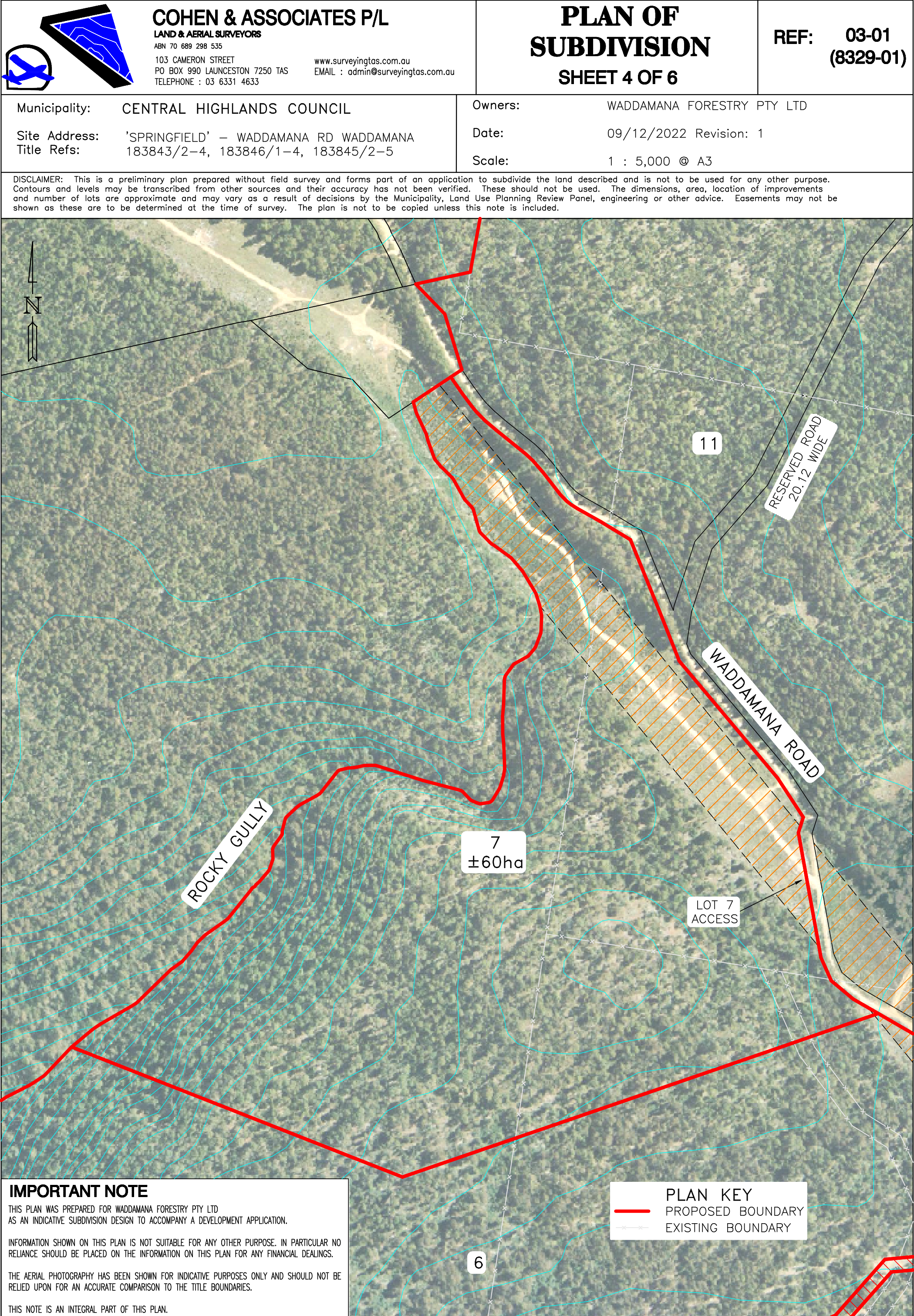




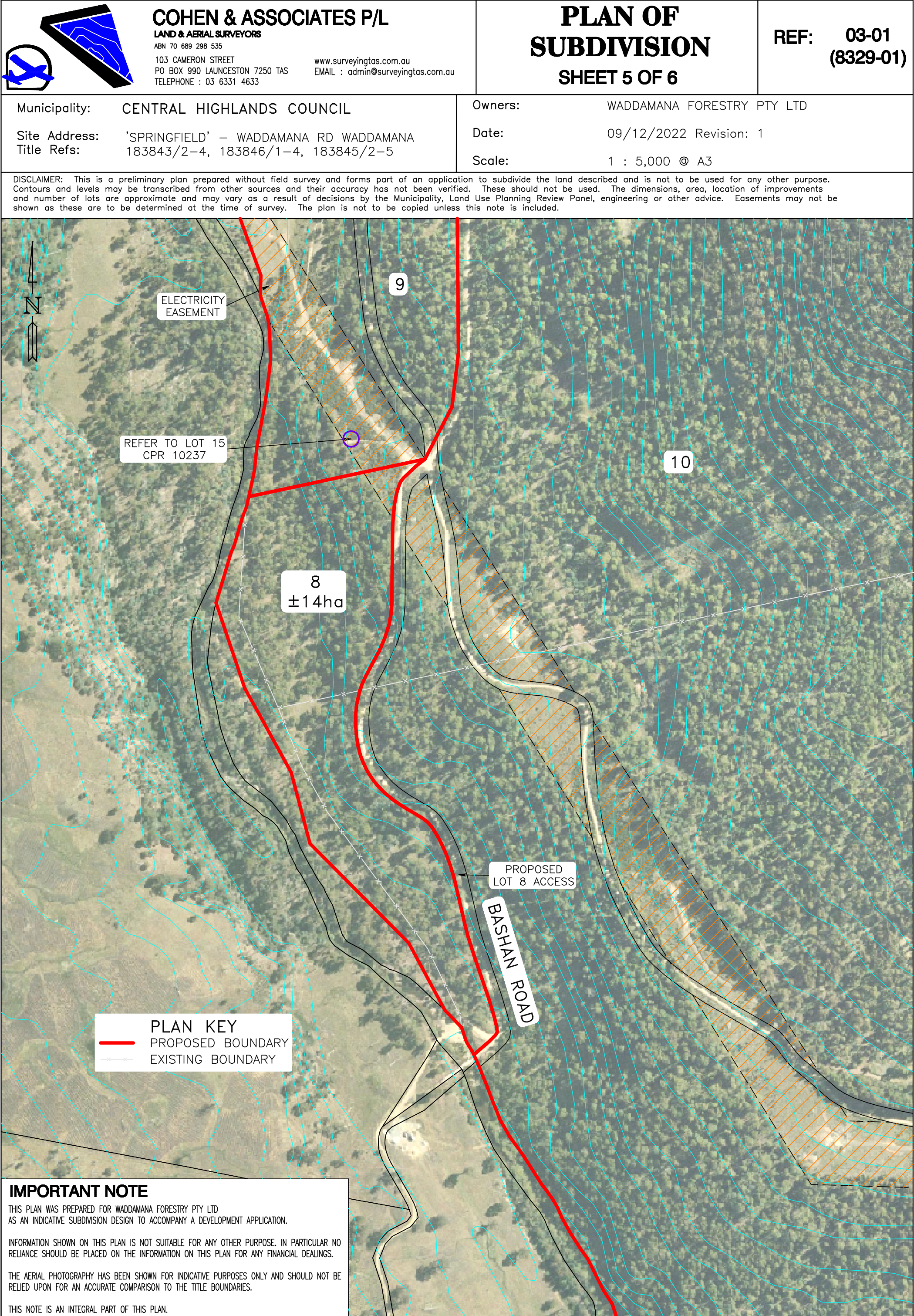




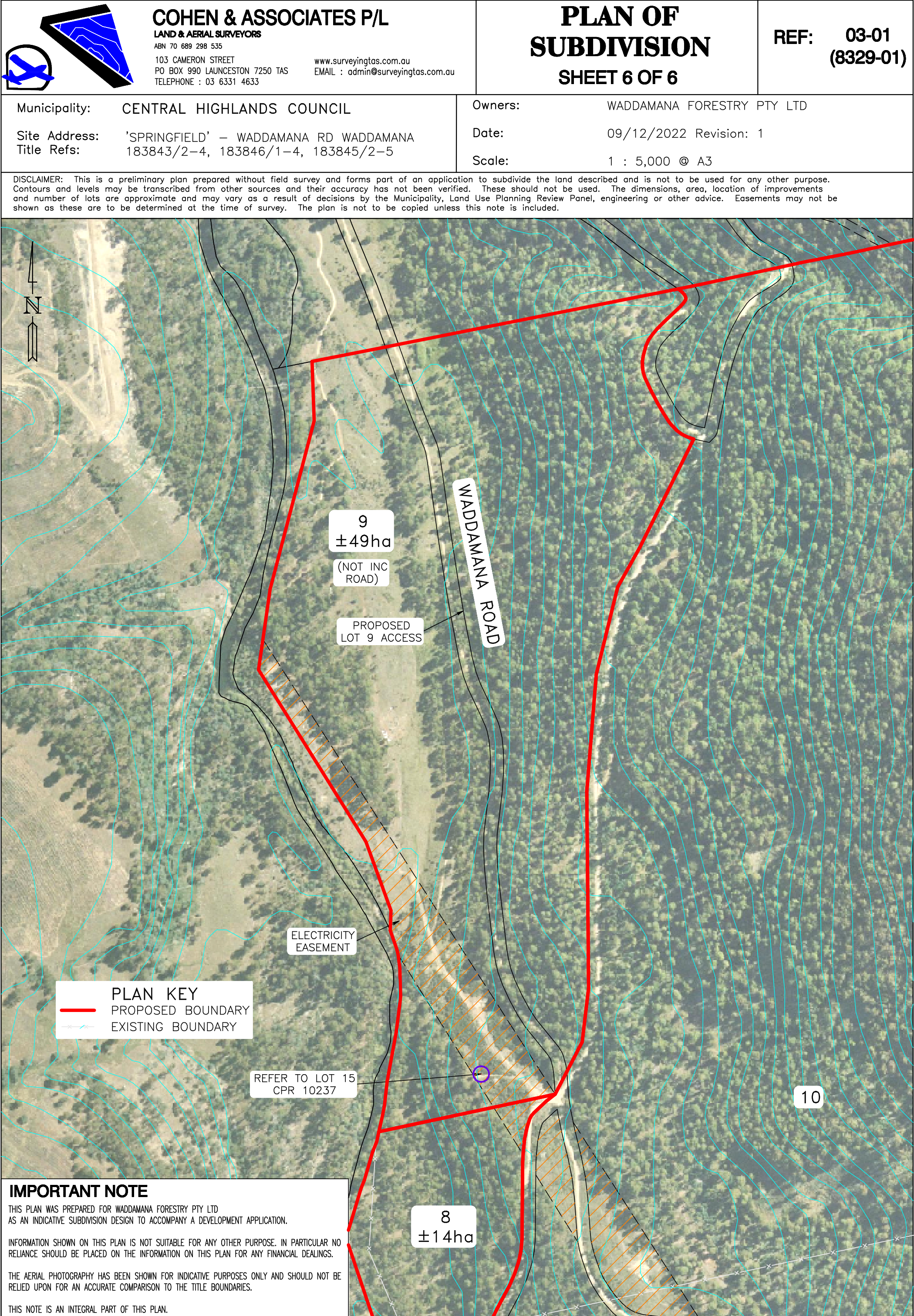














ABN: 70 689 298 535  
ACN: 144 472 659



**COHEN & Associates Pty. Ltd.**

LAND & AERIAL SURVEYORS  
Operating in Tasmania Since 1946

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www.surveyingtas.com.au

23 February 2023

Our Ref: 03-01 8329

Your Ref: DA 2022/00114

Planning and Building  
Central Highlands Council  
Alexander Street  
BOTHWELL TAS 7030

**Attention: Louisa Brown**

Dear Louisa,

RE: Waddamana Road, Waddamana  
Boundary Adjustment

We refer to your letter dated 20 December 2022 and advise the following in relation to Request for Further Information in relation to the above development application.

1. Bushfire Assessment Report is attached;
2. Section 26.5.3 Historic Heritage Places is not applicable in this case as the proposal is to adjust boundaries with no additional lots being created. We note the proposal has previously been supplied to Heritage Tasmania who advised via email 14th Dec 2022 "the application will be referred to the Heritage Council by Central Highlands Council and we can advise CHC that there are no heritage concerns (no separate exemption is required in this case)"

See copy of email attached;

3. In relation to Section 26.5.2 please see below:
  - a) and b) all existing lots in the two areas on the Plan of Subdivision are adjoining or connected by a road not a reserved road or part of a reserve
  - c) please refer to attached "Resource Review Report" prepared by Scott Livingston in support of the application
  - d) Not applicable
  - e) Not applicable
  - f) Please refer to attached "Resource Review Report" prepared by Scott Livingston in support of the application



g) i), ii) & iii) All lots comply with the dimensional requirements. Lots 1, 2, 4, 5, 6, 7 and 20 have existing access points. Lots 3, 8 and 9 require new access points to be constructed in accordance with Council requirements

h) Not applicable

Should you have any further queries please do not hesitate to contact our office.

Yours faithfully,  
COHEN AND ASSOCIATES PTY LTD

A handwritten signature in black ink, appearing to read 'A Fairfield', written over a horizontal line.

Adrian Fairfield

Encl.



Adrian Fairfield <adrian@surveyingtas.com.au>

---

## Proposed Boundary Adjustment Waddamana

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**Dobie, Russell** <Russell.Dobie@heritage.tas.gov.au>  
To: Adrian Fairfield <adrian@surveyingtas.com.au>

14 December 2022 at 09:20

Thanks for your email, Adrian.

I see no reason why an exemption application would be refused for the subdivision as shown. An application form can be downloaded from our website when you're ready to apply. Please be aware that if you require a discretionary planning permit under the local planning scheme (for reasons other than state heritage), the application will be referred to the Heritage Council by Central Highlands Council and we can advise CHC that there are no heritage concerns (no separate exemption is required in this case). If the planning permit is permitted or "no permit required", please email me the completed exemption application form.

Regards,



Russell Dobie | Regional Heritage Advisor (south)

HERITAGE TASMANIA | Heritage and Land Tasmania

Environment, Heritage and Land

**Department of Natural Resources and Environment Tasmania**

L6, 134 Macquarie Street, HOBART 7000 | GPO Box 618 Hobart TAS 7001

T: (03) 6165 3700 | 1300 850 332 (local call call) | M: 0458 326828

E: [Russell.Dobie@heritage.tas.gov.au](mailto:Russell.Dobie@heritage.tas.gov.au)

W: [www.heritage.tas.gov.au](http://www.heritage.tas.gov.au)



In recognition of the deep history and culture of this island, I acknowledge and pay my respects to all Tasmanian Aboriginal people; the past and present custodians of the Land.

### CONFIDENTIALITY NOTICE AND DISCLAIMER

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# **Bushfire Hazard Management Report: Subdivision**

**(Reorganisation & consolidation of title boundaries)**

**Report for:** Waddamana Forestry Pty Ltd

**Property Location:** P190A and P185A Waddamana Road,  
Waddamana

**Prepared by:** Scott Livingston  
Livingston Natural Resource Services  
PO Box 178, Orford, 7190

**Date:** 17<sup>th</sup> February 2023





**Summary**

**Client:** *Waddamana Forestry Pty Ltd*  
*Current zoning: Rural Resource, Central Highlands Interim Planning Scheme 2015*

**Property**

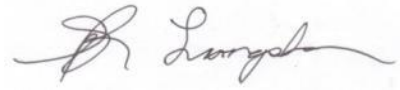
**identification:** *'Springfield' - Waddamana Rd Waddamana*  
*PID 9481942*

volume	folio
183843	2
183843	3
183843	4
183845	2
183845	3
183845	4
183845	5
183846	1
183846	2
183846	3
183846	4

**Proposal:** A 11 lot boundary adjustment (subdivision) is proposed at Waddamana Road, Waddamana

**In Assessment comments:** A field inspection of the site was conducted to determine the Bushfire Risk and Attack Level.

**Assessment  
by:**



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Scott Livingston,  
Master Environmental Management,  
Natural Resource Management Consultant.  
Accredited Person under part 4A of the Fire Service Act 1979:  
Accreditation # BFP-105.

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## DESCRIPTION

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A 11 lot boundary adjustment (subdivision) is proposed at Waddamana Road, Waddamana, the area is mapped as bushfire prone in Planning Scheme Overlays.

Proposed Lot	Area (ha)
1	51
2	42
3	43
4	68
5	49
6	67
7	60
8	14
9	49
10	761
11	307

The property is predominately forest with transmission line clearing bisecting the area north to south. The lots are serviced by Waddamana and Bashan Roads and have extensive access in the lots for forest operations. The forest was extensively burnt in the Great Pine Tier Fire in 2019.

See Appendix 1 for maps and site plan, and appendix 2 for photographs.

## BAL AND RISK ASSESSMENT

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### VEGETATION AND SLOPE

Lot		North	East	Southwest	Northwest
1	Vegetation, within 100m of lot boundaries	0-100m forest	0-100m forest	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Downslope 0-5°	Upslope/flat	Downslope 0-5°	Upslope/flat
	BAL Rating – at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks and HMA	BAL 19	BAL 19	BAL 19	BAL 19
		Northeast	East	South	Northwest
2	Vegetation, within 100m of lot boundaries	0-100m forest	0-100m forest	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Upslope/flat	Upslope/flat	Downslope 0-5°	Upslope/flat
	BAL Rating – at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ

	BAL Rating with setbacks and HMA	BAL 19	BAL 19	BAL 19	BAL 19
		<b>Northeast</b>	<b>Southeast</b>	<b>Southwest</b>	<b>Northwest</b>
3	Vegetation, within 100m of lot boundaries	0-100m forest, some shrubland (transmission line)	0-100m forest	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Upslope/flat	Downslope 0-5°	Downslope 0-5°	Upslope/flat
	BAL Rating – at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks and HMA	BAL 19	BAL 19	BAL 19	BAL 19
		<b>Northeast</b>	<b>Southeast</b>	<b>Southwest</b>	<b>Northwest</b>
4	Vegetation, within 100m of lot boundaries	0-90m shrubland (transmission line), 90-100m forest	0-100m forest	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Upslope/flat	Downslope 0-5°	Downslope 0-5°	Upslope/flat
	BAL Rating – at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks and HMA	BAL 19	BAL 19	BAL 19	BAL 19
		<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
5	Vegetation, within 100m of lot boundaries	0-100m forest	0-100m forest	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Upslope/flat	Upslope/flat	Downslope 0-5°	Downslope > 20°
	BAL Rating – at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks and HMA	BAL 19	BAL 19	BAL 19	BAL 19
		<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
6	Vegetation, within 100m of lot boundaries	0-100m forest	0-100m forest	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Upslope/flat	Downslope 0-5°	Downslope 0-5°	Downslope > 20°
	BAL Rating – at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks and HMA	BAL 19	BAL 19	BAL 19	BAL 19
		<b>Northeast</b>	<b>Southeast</b>	<b>Southwest</b>	<b>Northwest</b>
7	Vegetation, within 100m of lot boundaries	0-100m forest	0-100m forest	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Upslope/flat	Upslope/flat	Upslope/flat	Downslope 0-5°
	BAL Rating – at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks and HMA	BAL 19	BAL 19	BAL 19	BAL 19
		<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
8	Vegetation, within 100m of lot boundaries	0-100m forest	0-100m forest	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Upslope/flat	Upslope/flat	Upslope/flat	Downslope 0-5°
	BAL Rating – at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ

	BAL Rating with setbacks and HMA	BAL 19	BAL 19	BAL 19	BAL 19
		<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
9	Vegetation, within 100m of lot boundaries	0-100m forest	0-100m forest	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Downslope 0-5°	Upslope/flat	Upslope/flat	Downslope 0-5°
	BAL Rating – at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks and HMA	BAL 19	BAL 19	BAL 19	BAL 19
		<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
10	Vegetation, within 100m of lot boundaries	0-100m forest	0-100m forest	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Downslope variable to > 10°			
	BAL Rating – at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks and HMA	BAL 19	BAL 19	BAL 19	BAL 19
		<b>North</b>	<b>East</b>	<b>Southeast</b>	<b>West</b>
11	Vegetation, within 100m of lot boundaries	0-100m forest	0-100m forest	0-90m shrubland (transmission line), 90-100m forest	0-100m forest
	Slope (degrees, over 100m)	Downslope variable to > 10°			
	BAL Rating – at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks and HMA	BAL 19	BAL 19	BAL 19	BAL 19

### **BUILDING AREA BAL RATING**

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after development and management of land within the new title boundaries and have also considered slope gradients.

Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied, other building constraints such as topography have not been considered.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2018, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

<b>Bushfire Attack Level (BAL)</b>	<b>Predicted Bushfire Attack &amp; Exposure Level</b>
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m <sup>2</sup>
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m <sup>2</sup>

BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m <sup>2</sup>
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m <sup>2</sup>
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

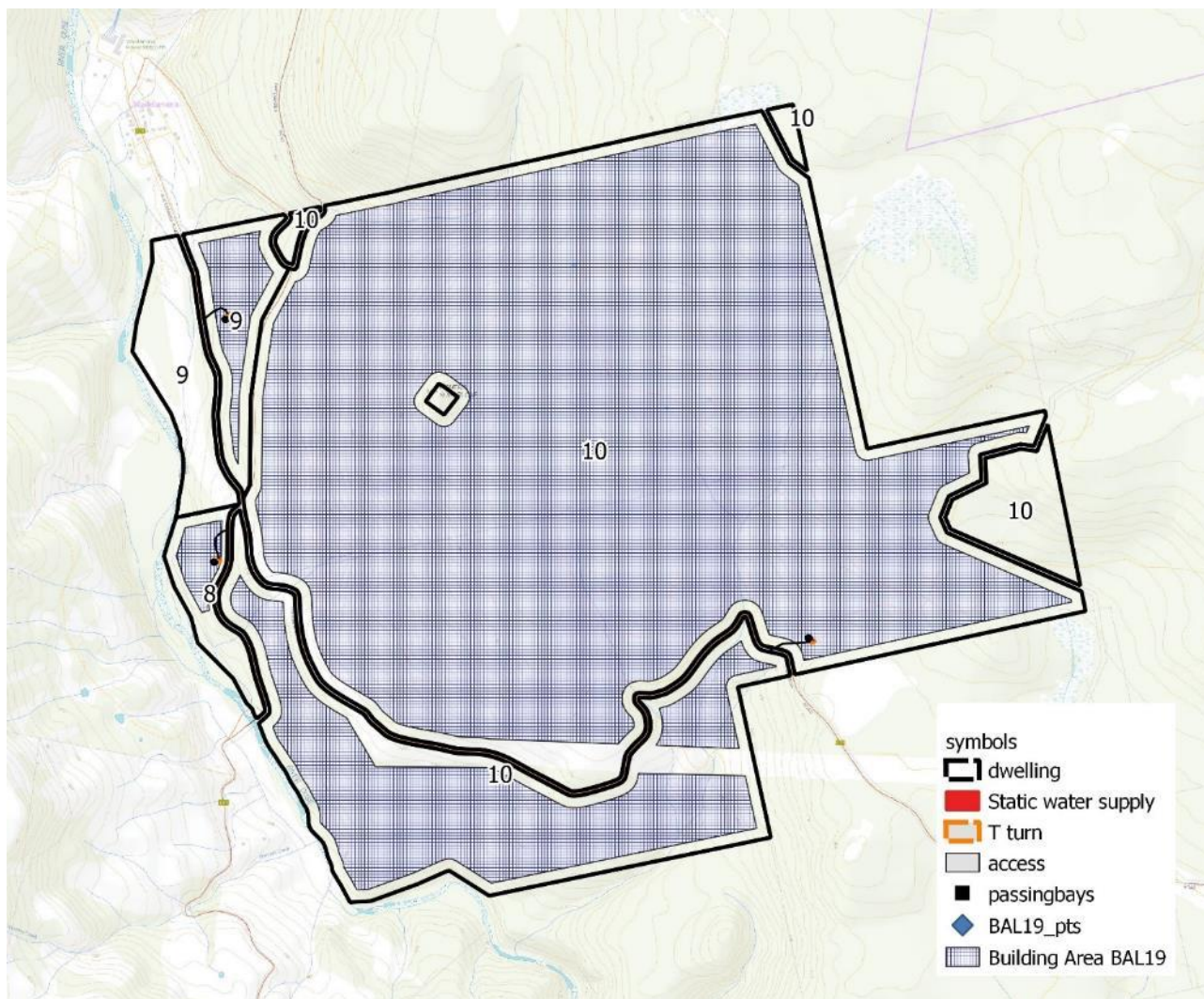
### **BUILDING SETBACKS**

Slope	Forest
Flat/ Upslope	23m
Down slope 0-5 °	27m
Down slope 5-10 °	34m
Down slope 10-15 °	41m
Down slope 15-20 °	51m

### **PROPOSED LOT BAL RATING:**

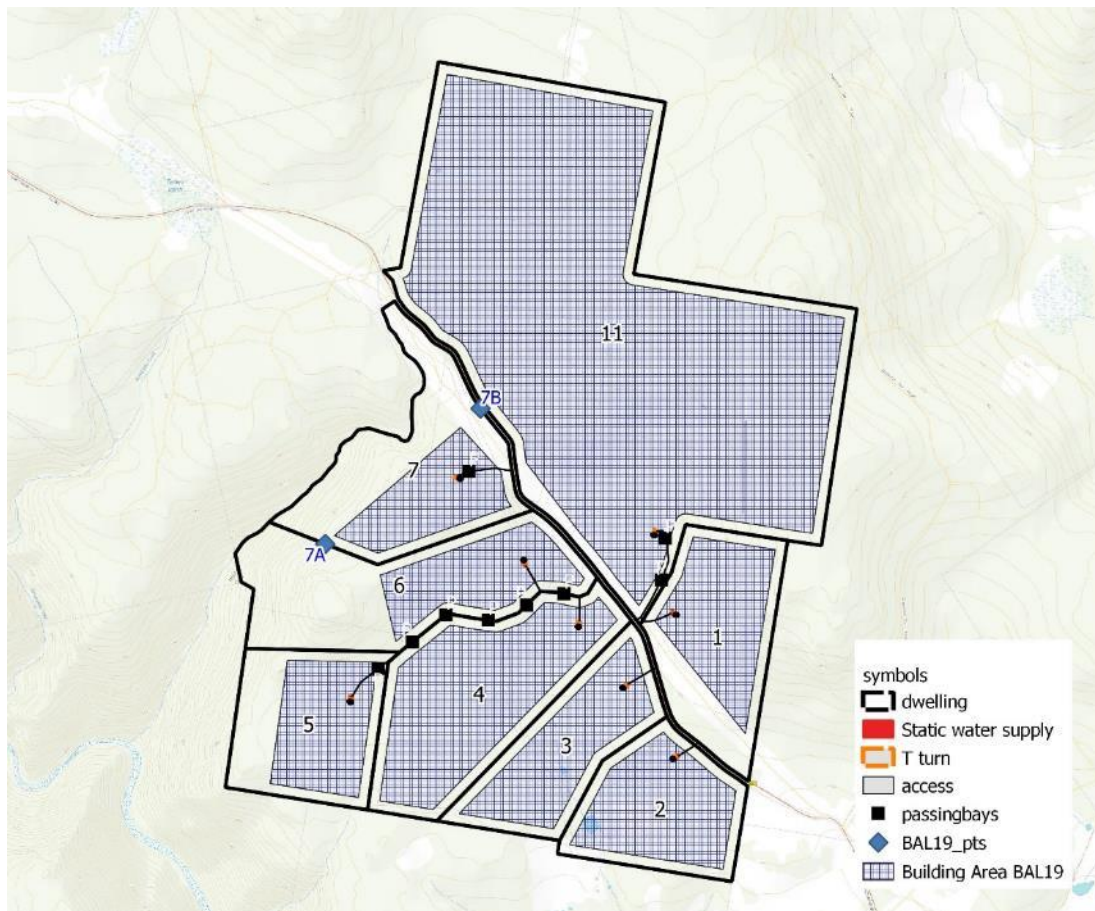
All lots BAL 19. All lots have complex slopes, the building areas shown below are indicative only, they use a default 51m setback to allow from slopes up to 20° downslope of a habitable building, exclude very steep areas. Where transmission lines cross lot the building area is shown to the edge of the clearing and may be subject to other constraints. The building areas shown in this report and Bushfire Hazard Management Plan are proof of concept only and should be revised at building planning.

Lot	Setback BAL 19
1	north of transmission line, 51m from all other boundaries
2	51m from all boundaries
3	51m from all boundaries
4	51m from all boundaries
5	51m from northern, eastern & southern boundaries, 200m from western boundary
6	51m from northern, eastern & southern boundaries, west of a line between the northern most point of lot 5 and the southern most point of lot 7
7	west of transmission line, 51m from south-eastern & south western boundaries, south of a line between coordinate 7A- (483958 :5331299) & coordinate 7B (484677: 5331926)
8	51m from northern, southern & western boundaries, 25m from eastern boundary (Waddamana Road) west of a line between the northern most point of lot 5 and the southernmost point of lot 7
9	east of Waddamana Road, 51m from all boundaries
10	51m from all boundaries, excludes transmission line clearing
11	51m from all boundaries



**Figure 1: Proposed Lots and building areas- north**





**Figure 2: Proposed Lots and building areas- south**

### **HAZARD MANAGEMENT AREAS**

The hazard management areas shown in this report and Bushfire Hazard Management Plan are proof of concept only and should be reviewed revised at building planning. Where actual slopes and vegetation will be known.

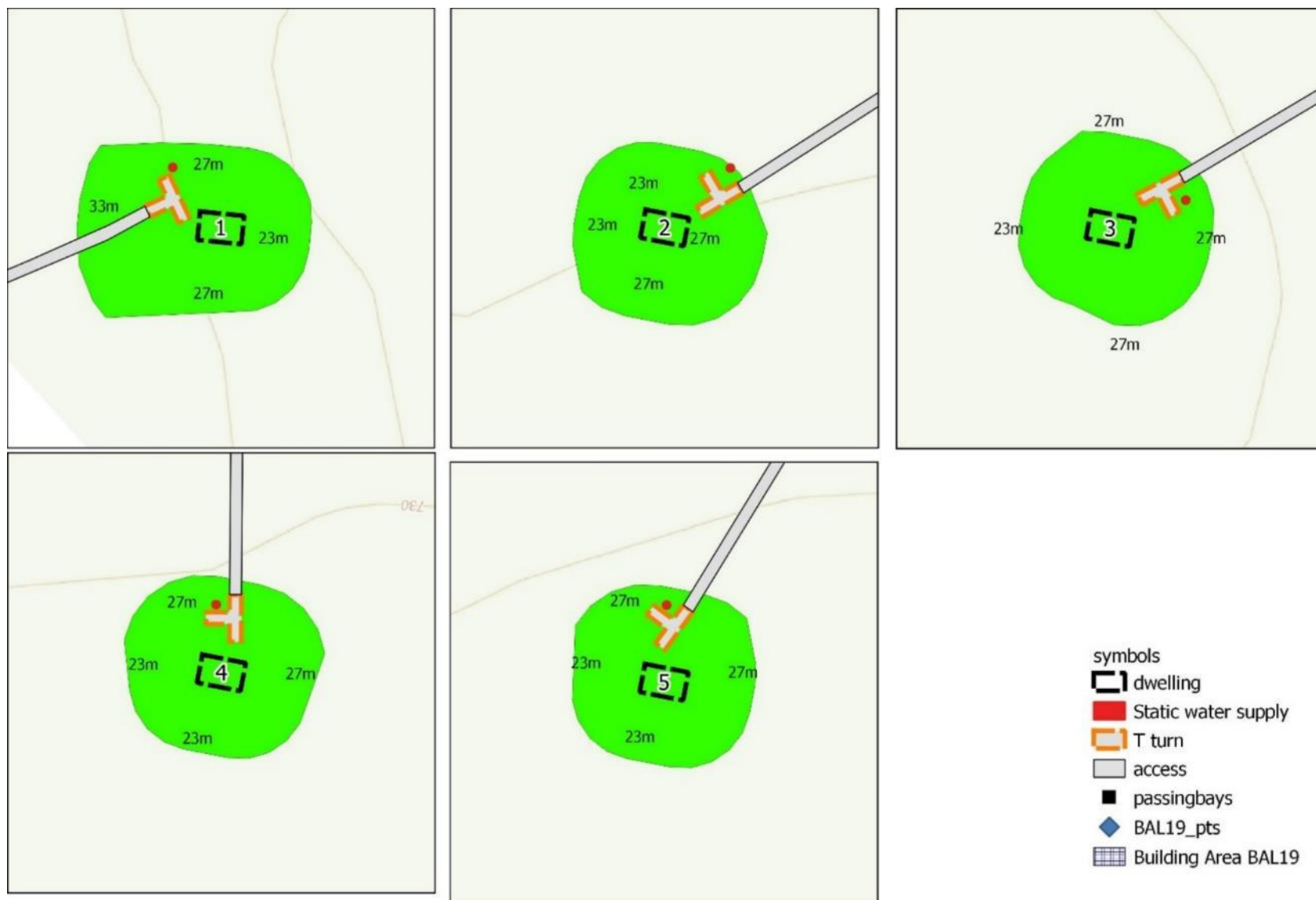


Figure 3:example Hazard Management Areas Lots 1-5

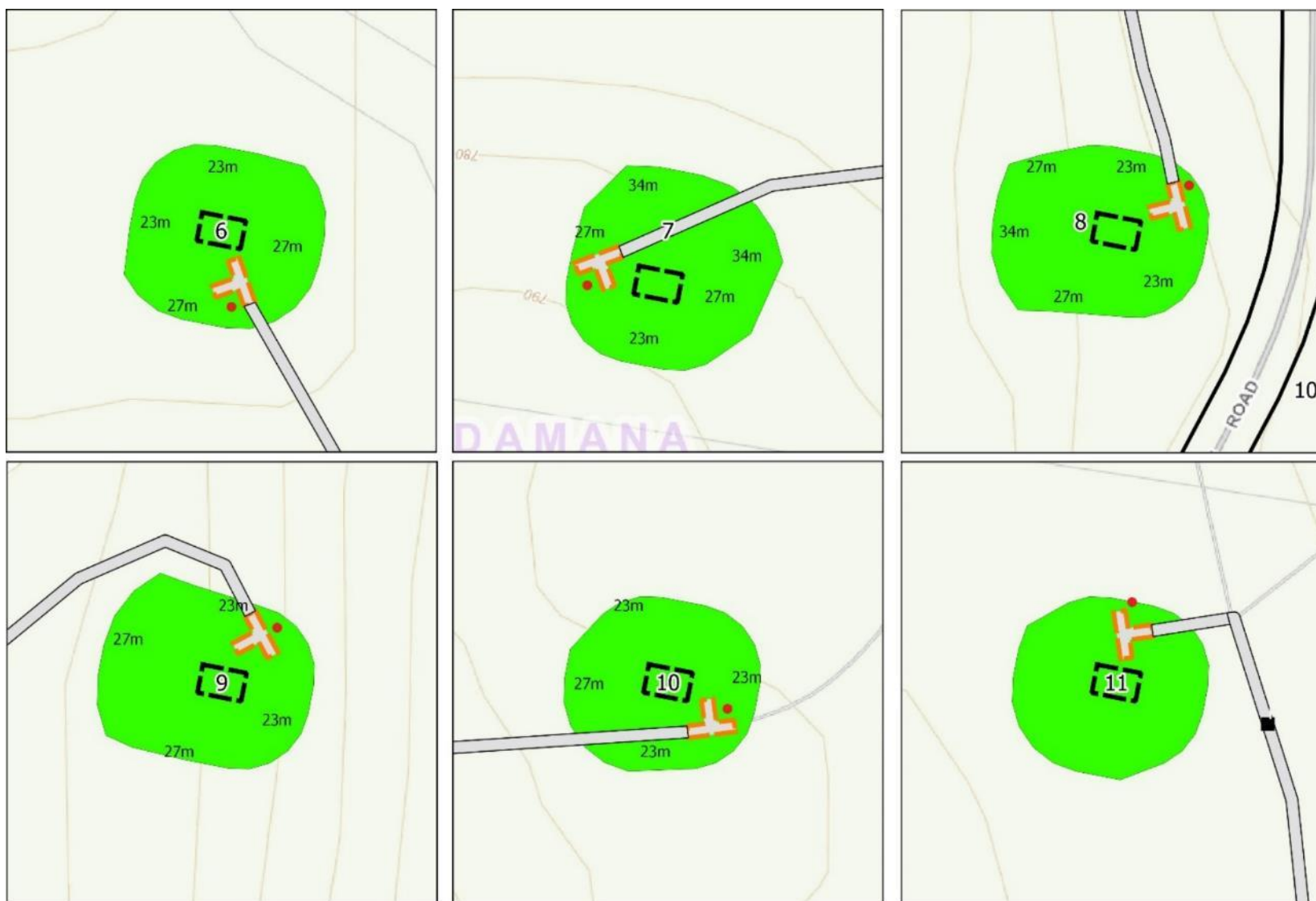


Figure 4: example Hazard Management Areas Lots 6-11

## ROADS

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No roads are proposed as part of the subdivision, all lot will have access to Waddamana or Bashan Roads.

## PROPERTY ACCESS

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Access to bushfire prone lots must comply with the relevant elements of Table E2 Access from Planning Directive No. 5.1 Bushfire-Prone Areas Code. Lots will have access in excess of than 30m and also require access to water supply points.

It is likely that for some lots the access will be more than 200m and require passing bays, for example lot 5 indicative access is 1,380m and will require at least 6 passing bays. This access is existing forest operations access and will require minor upgrade to meet standards.

## FIRE FIGHTING WATER SUPPLY

---

The subdivision is not serviced by a reticulated water supply. Static water supply compliant with Table E5 of *Planning Directive No. 5.1 Bushfire-Prone Areas Code* must be in place prior to commencement of construction of a habitable building.

**Table E5 Static water supply for fire fighting**

Column Element		Column 2 Requirement
<b>A.</b>	Distance between building area to be protected and water supply	The following requirements apply: a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.

Column Element		Column 2 Requirement
<b>B.</b>	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> <li>a) May have a remotely located offtake connected to the static water supply;</li> <li>b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;</li> <li>c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;</li> <li>d) Must be metal, concrete or lagged by non-combustible materials if above ground; and</li> <li>e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> <li>(i) metal;</li> <li>(ii) non-combustible material; or</li> <li>(iii) fibre-cement a minimum of 6 mm thickness.</li> </ul> </li> </ul>

Column 1		Column 2
Element		Requirement
<b>C.</b>	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> <li>(a) Have a minimum nominal internal diameter of 50mm;</li> <li>(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;</li> <li>(c) Be metal or lagged by non-combustible materials if above ground;</li> <li>(d) Where buried, have a minimum depth of 300mm (compliant with <i>AS/NZS 3500.1-2003 Clause 5.23</i>);</li> <li>(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;</li> <li>(f) Ensure the coupling is accessible and available for connection at all times;</li> <li>(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);</li> <li>(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and</li> <li>(i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> <li>(i) Visible;</li> <li>(ii) Accessible to allow connection by fire fighting equipment;</li> <li>(iii) At a working height of 450 – 600mm above ground level; and</li> <li>(iv) Protected from possible damage, including damage by vehicles</li> </ul> </li> </ul>
<b>D.</b>	Signage for static water connections	<p>The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must</p> <ul style="list-style-type: none"> <li>(a) comply with: Water tank signage requirements within <i>AS 2304-2011 Water storage tanks for fire protection systems</i>; or</li> <li>(b) comply with water tank signage requirements within <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i>; or</li> <li>(c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.</li> </ul>



Column Element		Column 2 Requirement
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> <li>(a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</li> <li>(b) No closer than six metres from the building area to be protected;</li> <li>(c) With a minimum width of three metres constructed to the same standard as the carriageway; and</li> <li>(d) Connected to the property access by a carriageway equivalent to the standard of the property access.</li> </ul>

## CONCLUSIONS

---

A 11 lot boundary adjustment (subdivision) is proposed at Waddamana Road, Waddamana, the area is mapped as bushfire prone in Planning Scheme Overlays.

There is sufficient area on all lots to provide for a BAL 19 building Areas. Noting the building areas shown in this report and BHMP are proof of concept only and should be reviewed at building planning.

Site specific Hazard Management Area, access and water supply must be in place prior to the commencement of construction of a habitable building.

## REFERENCES

---

Central Highlands Council (2015), Central Highlands Interim Planning Scheme 2015  
Planning Commission (2017) *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

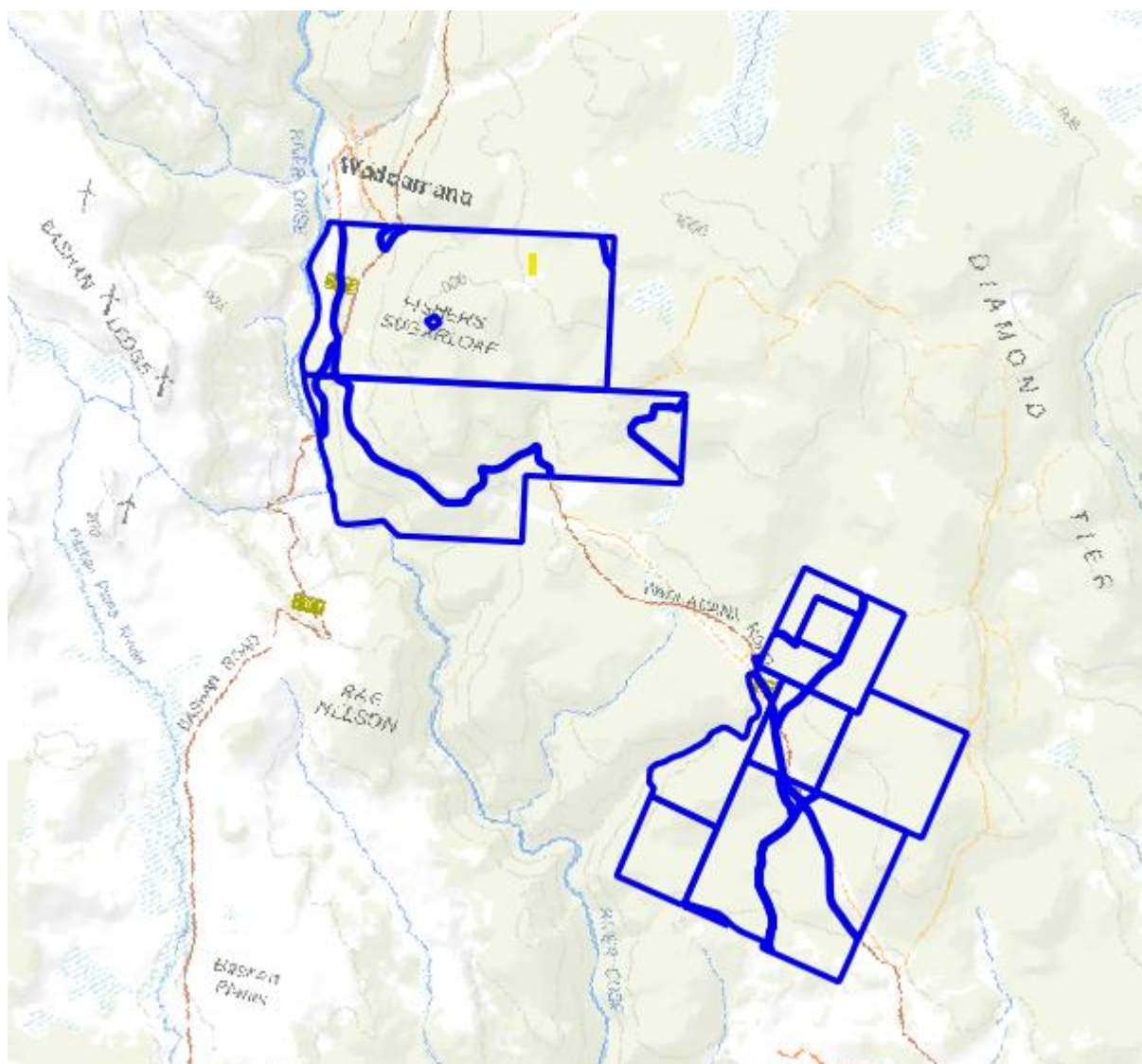
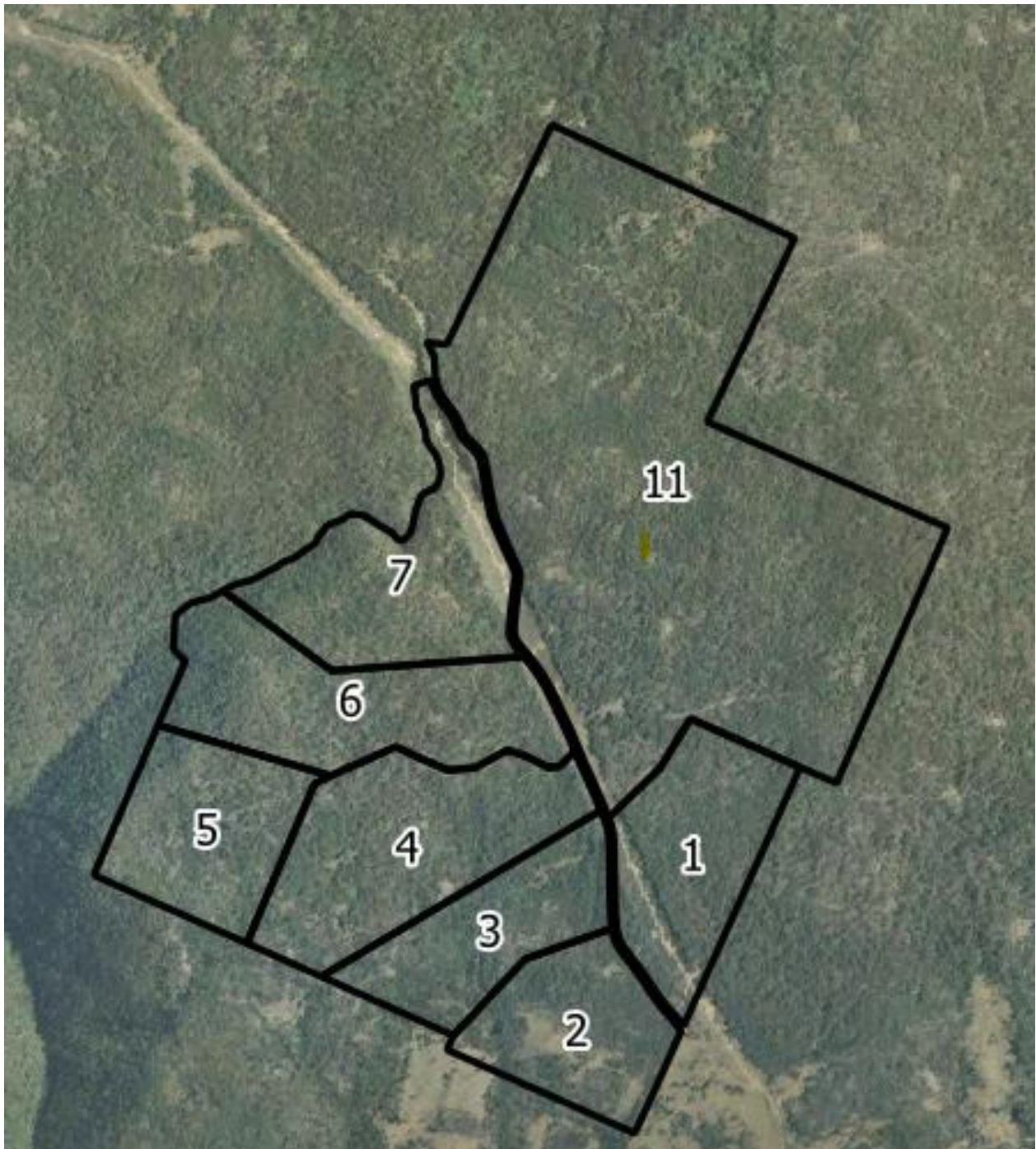
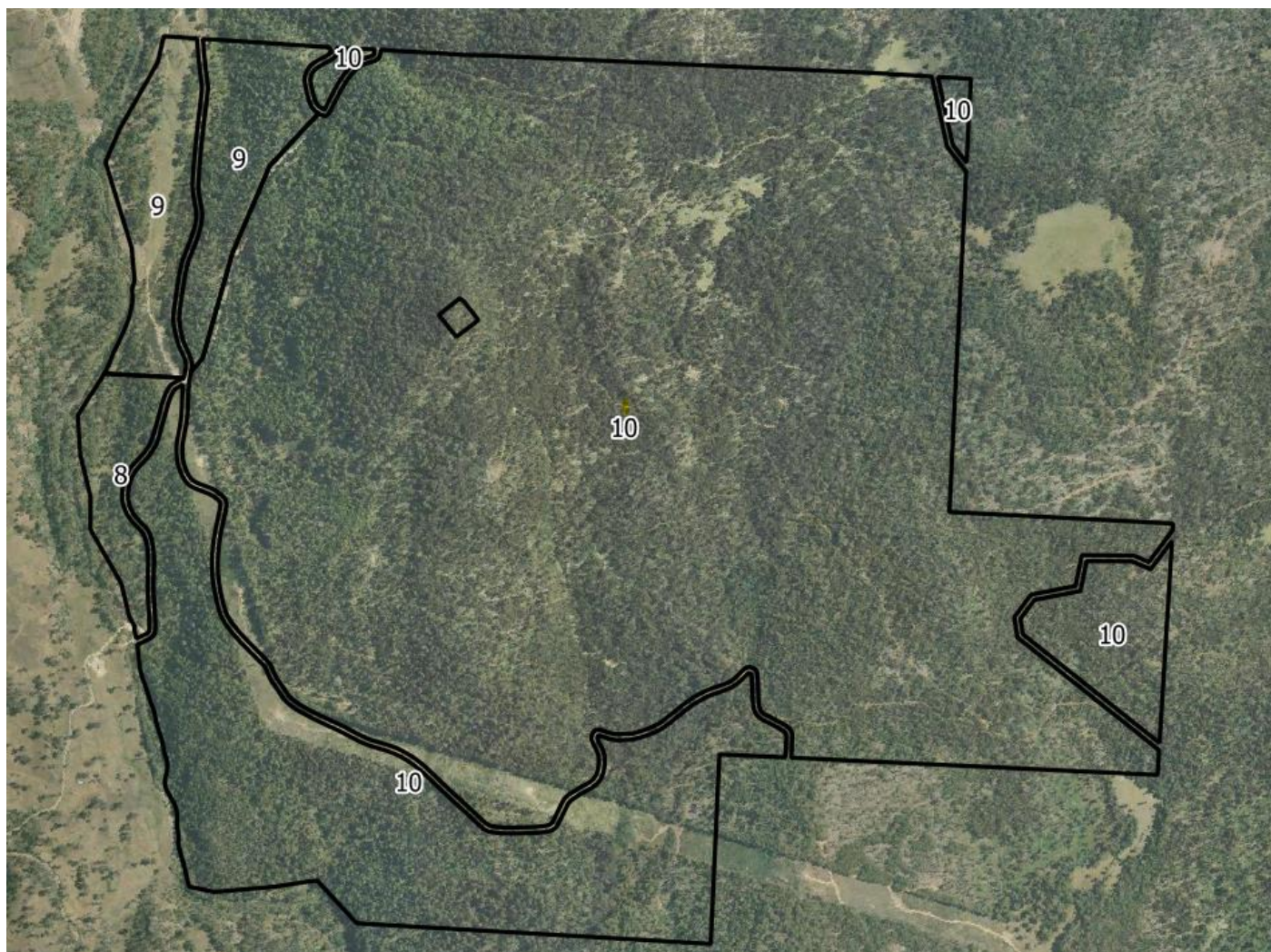


Figure 5: Location existing titles in blue



**Figure 6: Aerial Image Lots 1-7, 11**





**Figure 7: Aerial Image Lots 8 - 10**





**Figure 8: lot 8, east**



**Figure 9: lot 9 west**





**Figure 10: lot 10 east**



**Figure 11: Lot 5 fire damaged regrowth**



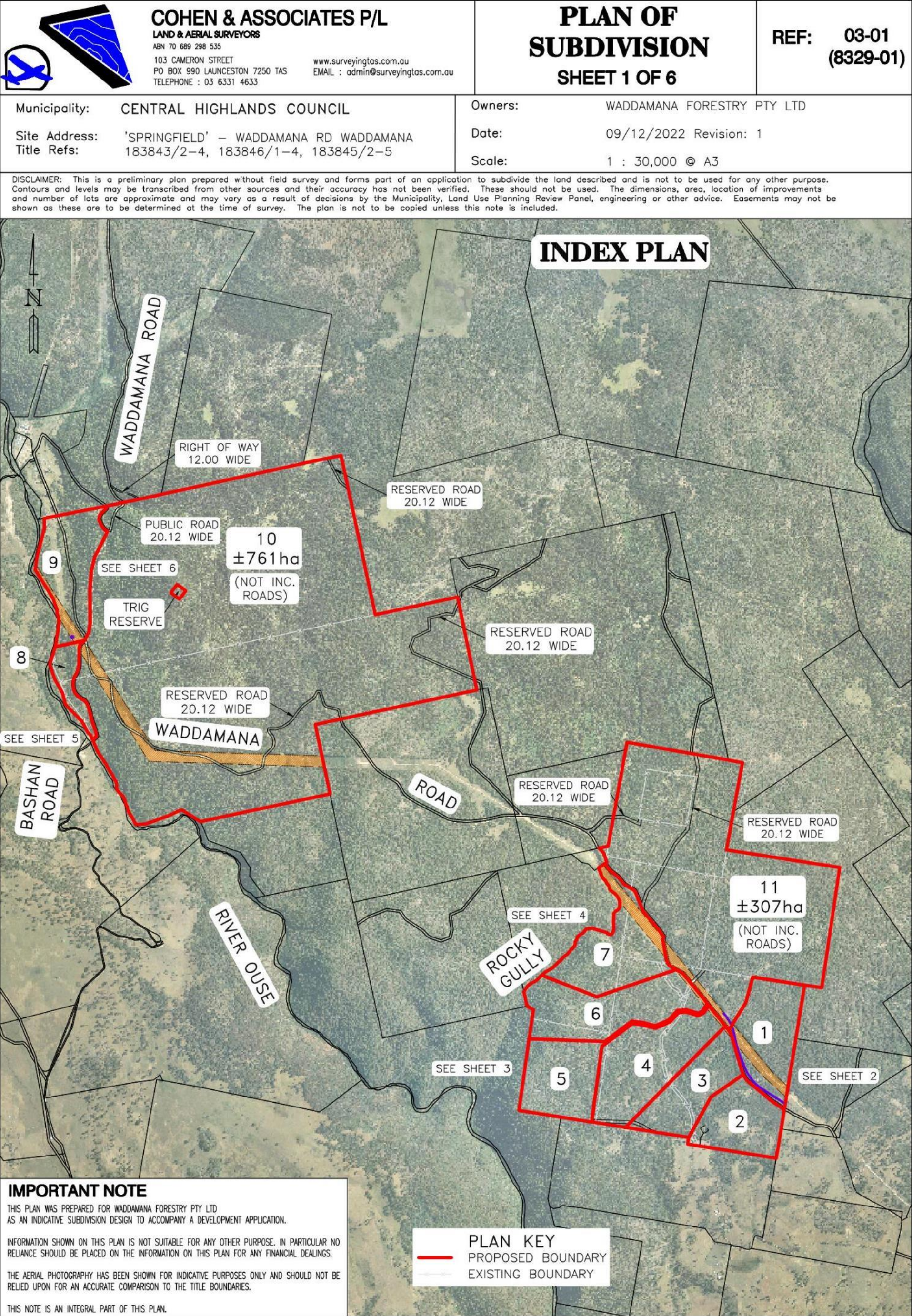


**Figure 12: transmission line clearing.**



**Figure 13: Lot 11 east**

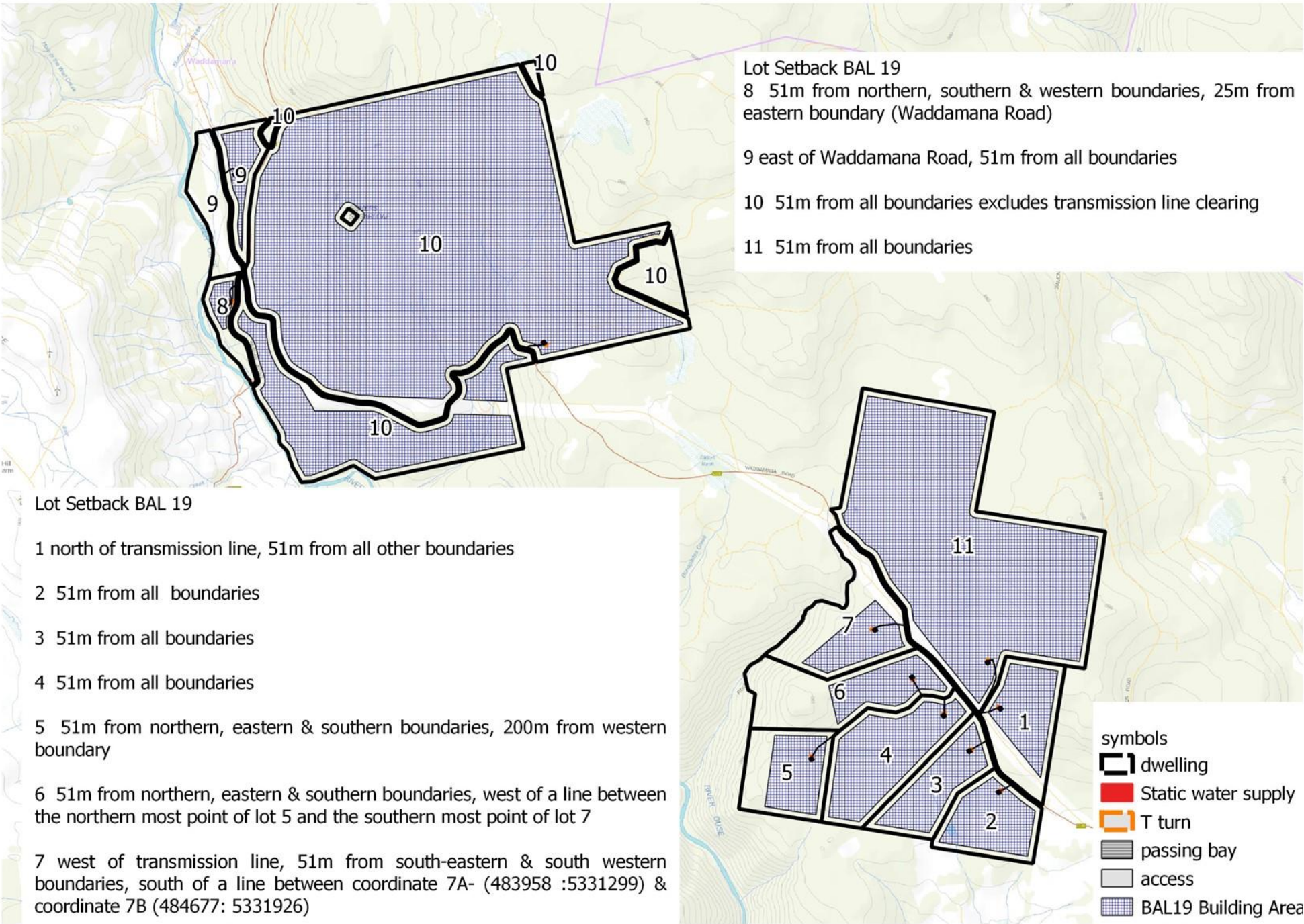




03-01 (8329-01) 9/12/2022 8:33

Figure 14: Proposed Subdivision Plan





Construction: BAL 19

Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959.

Building setbacks / BAL ratings apply to habitable buildings (Class 1, 2 3, 8 or 9 ) and class 10a buildings within 6m of a habitable building.

Hazard Management Areas

See page 3 for example.  
Site specific HMA to be undertaken at building planning

Access & Water Supply

See report for detail

This BHMP has been prepared to satisfy the requirements of the Central Highlands Interim Planning Scheme, 2015, *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

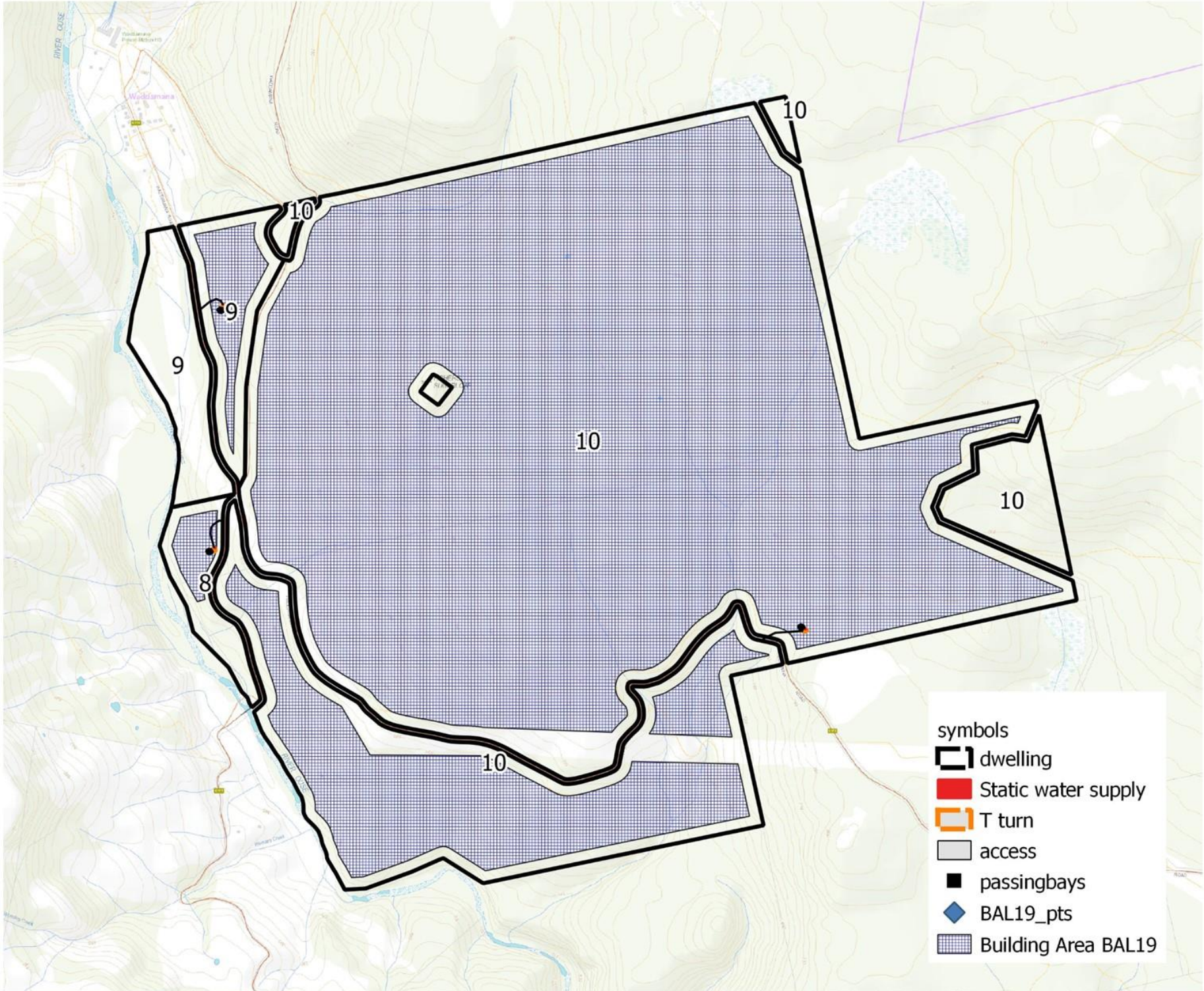
This plan should be read in conjunction with the report titled: Bushfire Hazard Management Report , PID 9481942 Waddamana Rd Waddamana. Livingston Natural Resource Services .

Proposed Development	11 lot boundary adjustment (subdivision)
Plan of Subdivision	Cohen & Associates
Property Owner	Waddamana Forestry Pty Ltd
Address	"Springfield" Waddamana Rd, Waddamana
CT	183843/ 2-4-; 183845/ 2-5: 183846/ 1-4
PID	9481942

Scott Livingston  
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C  
Date 17/2/2023

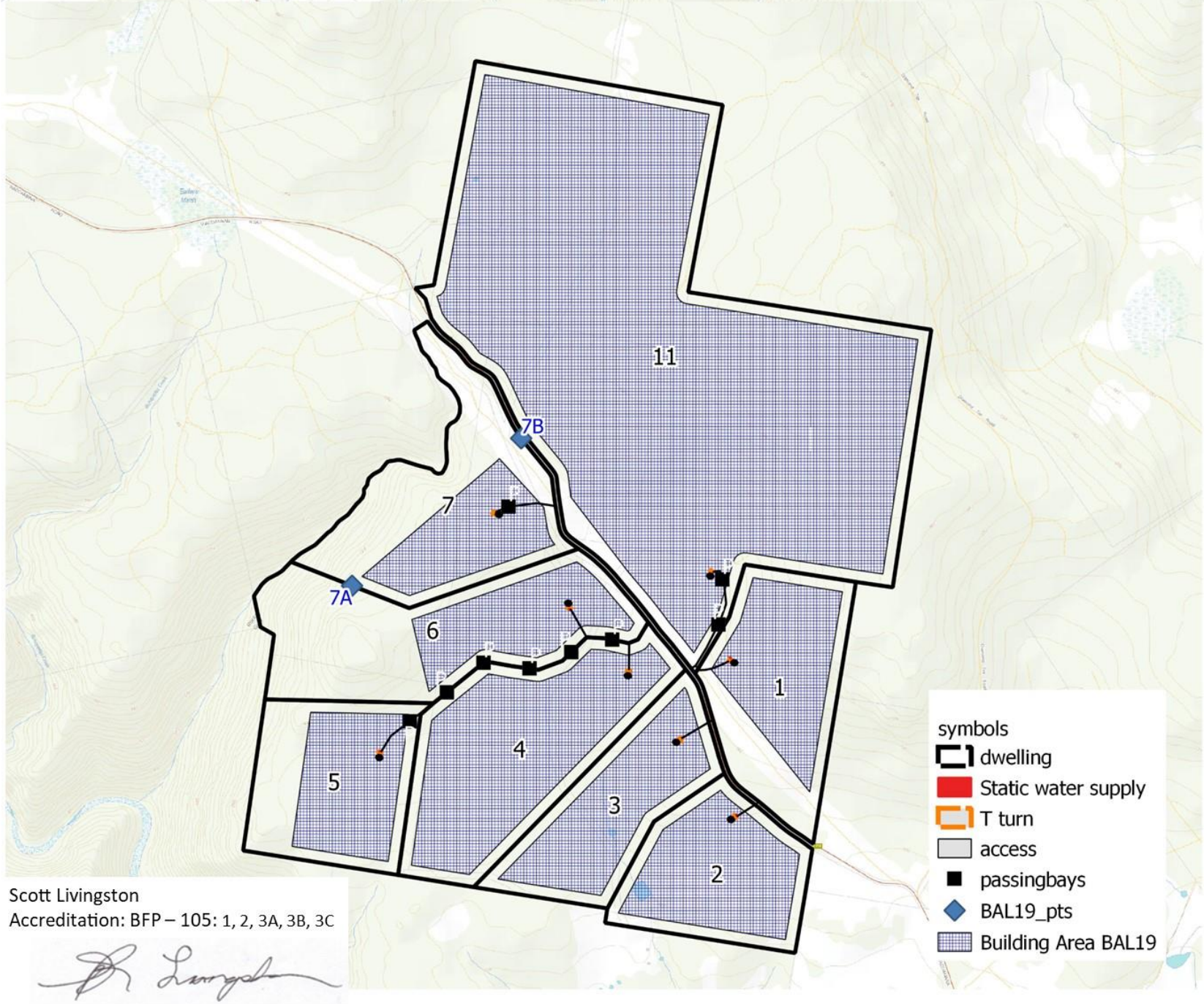
SRL23/5S



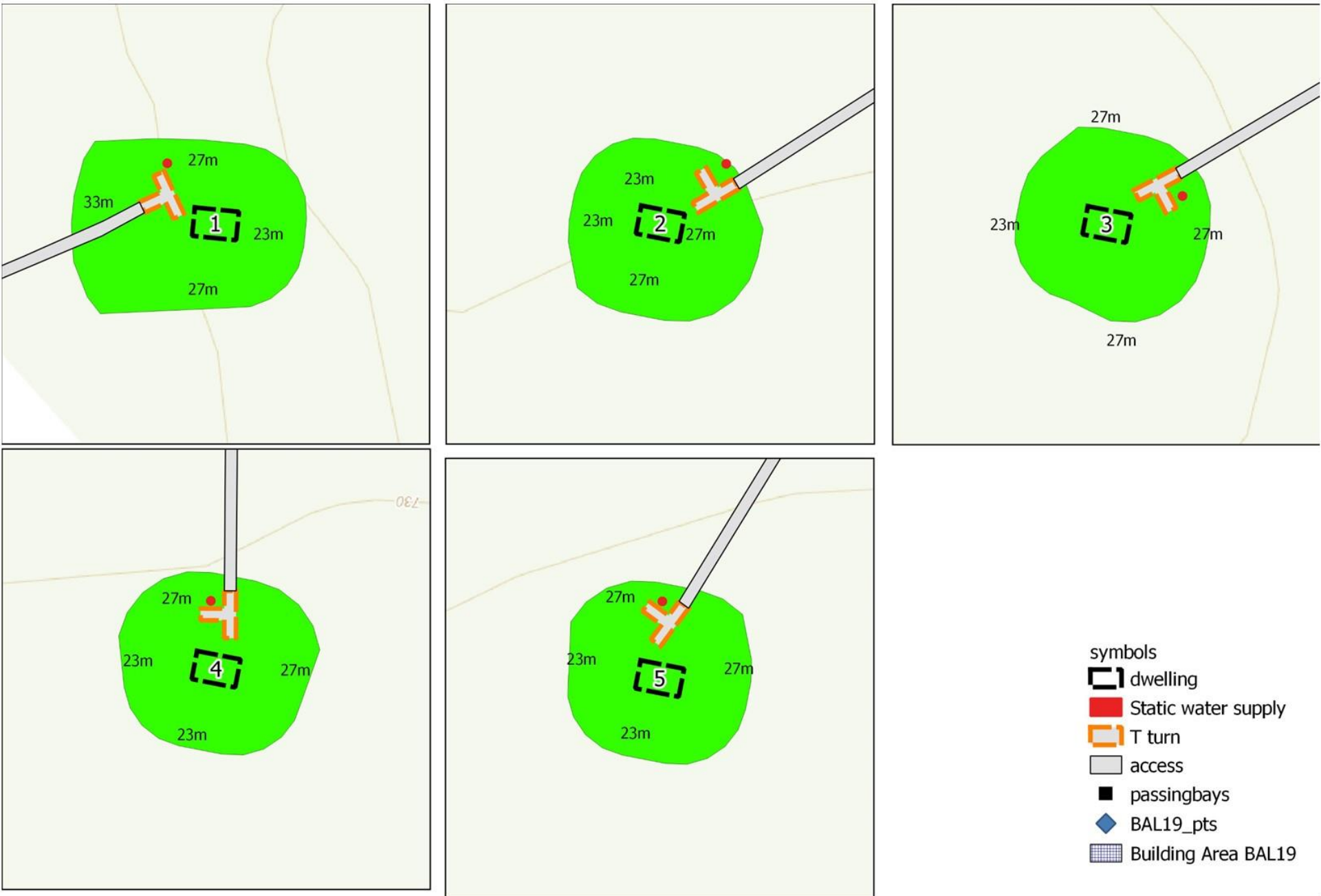


Scott Livingston  
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C

*Dr. Livingston*







# Hazard Management Areas

(examples only)

All land within the distances shown must be managed as low threat vegetation from commencement of construction of a habitable building.

Low Threat/ Managed Land: managed gardens orchards or lawns maintained to < 100mm in height.

A site specific HMA will be required at building planning.

The owner of a lot is responsible for hazard management on their lot.

Scott Livingston  
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C  
Date 17/2/2023  
SRL23/5S

*Scott Livingston*

## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

#### 1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

**Street address:**

'Springfield' - Waddamana Rd Waddamana

**Certificate of Title / PID:**

183843/ 2-4-; 183845/ 2-5: 183846/ 1-4  
PID 9481942

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

Subdivision 11 lots from 11 lots.

**Applicable Planning Scheme:**

Central Highlands Interim Planning Scheme 2015

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report PID 9481942 - Waddamana Rd Waddamana	Scott Livingston	17/2/2023	1
Bushfire Hazard Management Plan PID 9481942 - Waddamana Rd Waddamana	Scott Livingston	17/2/2023	1
Plan of Subdivision	Cohen & Associates	19/12/2022	Rev1

#### 4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<sup>1</sup> This document is the approved form of certification for this purpose and must not be altered from its original form.

<input type="checkbox"/>	<b>E1.4 / C13.4 – Use or development exempt from this Code</b>	
	<b>Compliance test</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/>	<b>E1.5.1 / C13.5.1 – Vulnerable Uses</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/>	<b>E1.5.2 / C13.5.2 – Hazardous Uses</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input checked="" type="checkbox"/>	<b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as ‘balance’)
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	<b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>



<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input checked="" type="checkbox"/>	<b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

## 5. Bushfire Hazard Practitioner

Name:

Scott Livingston

Phone No:

0438 951 021

Postal  
Address:

299 Relbia Road

Email  
Address:

scottlivingston.lnra@gmail.com

Accreditation No:

BFP – 105

Scope:

1, 2, 3A, 3B, 3C

## 6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- ☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- ☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:  
certifier



Name:

Scott Livingston

Date:

17/2/2023

Certificate  
Number:

SRL 23/5S

(for Practitioner Use only)



# Resource Review Report:

**Report for:** Waddamana Forestry Pty Ltd

**Property Location:** 'Springfield' - Waddamana Rd Waddamana

**Prepared by:**

Scott Livingston

Master Environmental Management  
Forest Practices officer – Planning

Livingston Natural Resource Services  
PO Box 178, Orford, 7190

**Date:** 17<sup>th</sup> February 2023

## Summary

**Client:** *Waddamana Forestry Pty Ltd*

*Current zoning: Rural Resource, Central Highlands Interim Planning Scheme 2015*

## Property

**identification:** *'Springfield' - Waddamana Rd Waddamana*  
*PID 9481942*

volume	folio
183843	2
183843	3
183843	4
183845	2
183845	3
183845	4
183845	5
183846	1
183846	2
183846	3
183846	4

**Proposal:** A 11 lot boundary adjustment (subdivision) is proposed at Waddamana Road, Waddamana



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## INTRODUCTION

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Central Highlands Council has requested an assessment of the potential effects on resource requirements of DA2022/00114, proposed boundary adjustments (subdivision) of PID 9481942, “Springfield’ Waddamana Road, Waddamana to address the requirements of 26.5 Development Standard for Subdivisions. This report addresses only 26.5.2, P1f(i).

## PLANNING SCHEME REQUIREMENT

---

### Central Highlands Interim Planning Scheme (2015)

#### 26.5.5 P1

*(f) a new vacant lot must:*

*(i) contain land surplus to rural resource requirements of the primary agricultural lot;*

## PROPERTY DESCRIPTION

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The proposed 11 lot to 11 lot subdivision land is around 1511 ha and generally forested with some clearing for roads and transmission line easement. The existing and proposed lots from 2 discrete area of adjacent lots separated by around 3km. Forest types within the subdivision area are generally mapped as *Eucalyptus delegatensis* gum-top stringy bark ) however portions have high percentages of peppermints, gums and wattle. Understoreys range from grassy, bracken fern to scrub.

The land has been selectively harvested several times with an existing network of roads and tracks. The most recent harvest operations occurred in 2005 to 2008 with 5 coupes. The forest operations have resulted in a multi aged forest with some steeper areas not harvested.

## FOREST RESOURCE VALUES

---

The area was burnt in the 2019 Great Pine Tier fire. This resulted in severe fire damage and tree death, particularly in the poorer quality sites. These are predominantly located at the south end of the block along the Waddamana Road and at the northern end between the Bashan and Waddamana Roads running down to the Ouse River.



This fire damage has impacted on the wood quality of remaining trees on the poorer quality sites which are principally gum and peppermint species. These poorer quality sites are regenerating and are suitable for limited firewood production. However, they will not be suitable for sawlog and pulplog production for many years.

Harvesting for sawlog has resumed in the better quality sites on the Western side of the Waddamana Road and these areas are recovering well from the fire of 2019. Waddamana Forestry Pty wishes to retain these areas for long term forestry use.

## LOT SIZES AND BOUNDARIES

---

The existing lots have a range of areas from 2 to 420 ha, the proposed lots range from 14-761 ha. Harvesting operation would need to be around 30- 40 ha in size to be economic with some discount expected for unharvested areas., with unharvest area reserves, and exclusions would mean lots around the 40ha size will still provide a potential resource. Of the existing lots 3 are below this size (28ha total), while with the proposed layout only lot 8 falls below this level (14ha) are below this. While under the same ownership harvest operations can ignore lot boundaries, however if ownership changes the existing access network may not provide access to all potential harvest areas with an agreement between lot owners. The proposed lot boundaries provide a better layout based on the existing road network and avoids the reliance on appropriate agreements between landowners.

## POTENTIAL DWELLINGS

---

All lots have building areas at BAL 19 for a 10m x 15m indicative dwelling (Bushfire Report, Livingston Natural Resource Services) these dwelling would require clearing of up 1 ha including access. While construction of dwelling may impact the potential for adjacent harvesting the impact on resource availability is negligible in relation to the extent of forest on lots.

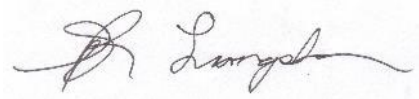
## CONCLUSIONS

---

The land in smaller lots 1-9, have forest that is severely fire damaged and unlikely to provide a resource from the current crop. The larger lots 10 & 11, combine the better potential forest into one lot in each group of lots. The forest resource of smaller lots 1-7 & 9, has no impact on the potential resource as they retain sufficient area for harvest if a viable

crop was present. Lot 8 is unlikely to provide a viable resource, however the sub optimal block sizes for that 8 ha compared to the sub optimal lot sizes of 28ha under the existing lot design. the primary lot of each group of lots, 10, 11) will retain the potential resource, noting that resource is also degraded by fire damage. The proposed layout provides better forest management boundaries for those lots.

**Scott Livingston**

A handwritten signature in black ink, appearing to read 'S. Livingston', written over a light blue grid background.

17/2/2023



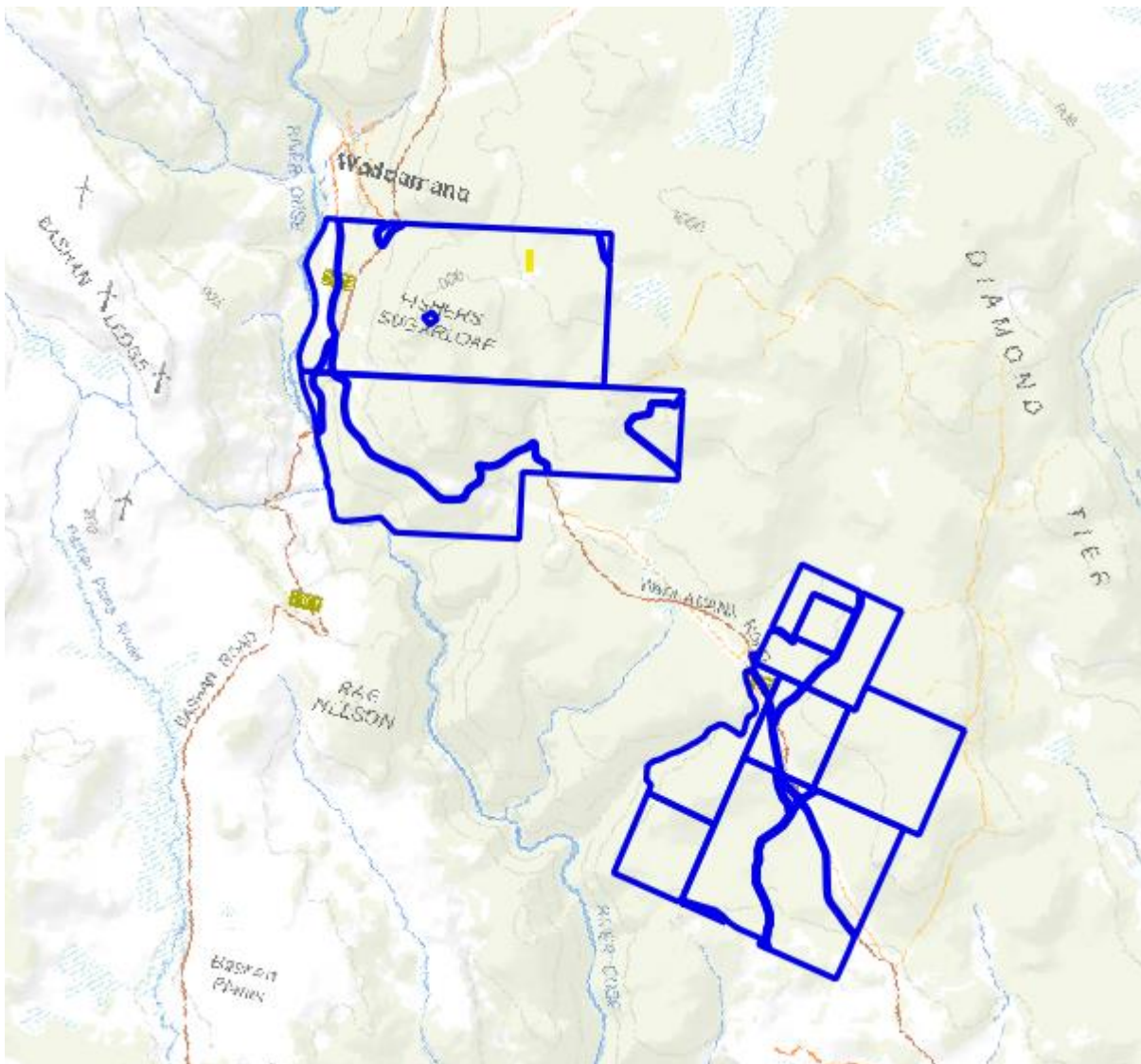


Figure 1: Location existing titles in blue

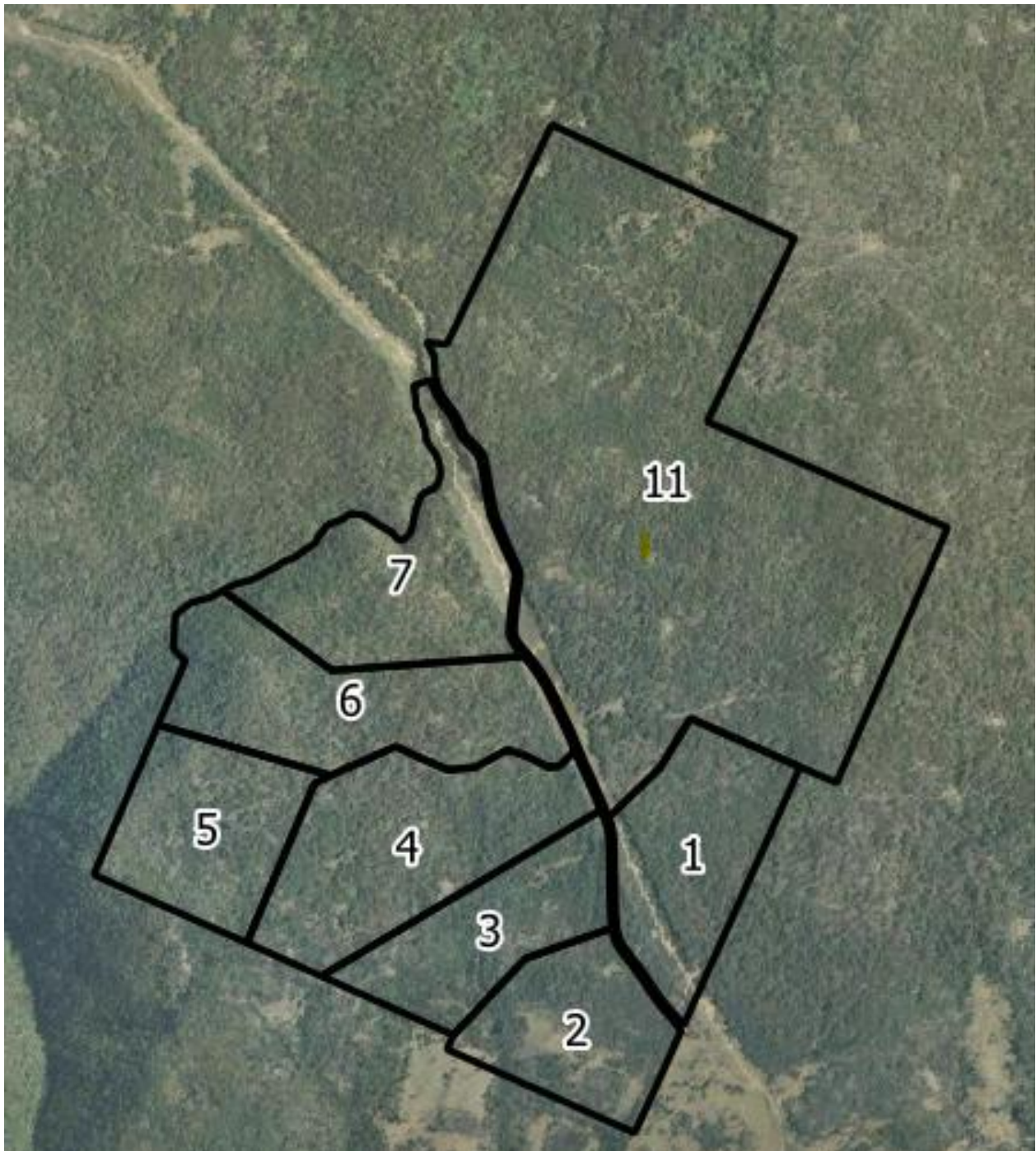


Figure 2: Aerial Image Lots 1-7, 11



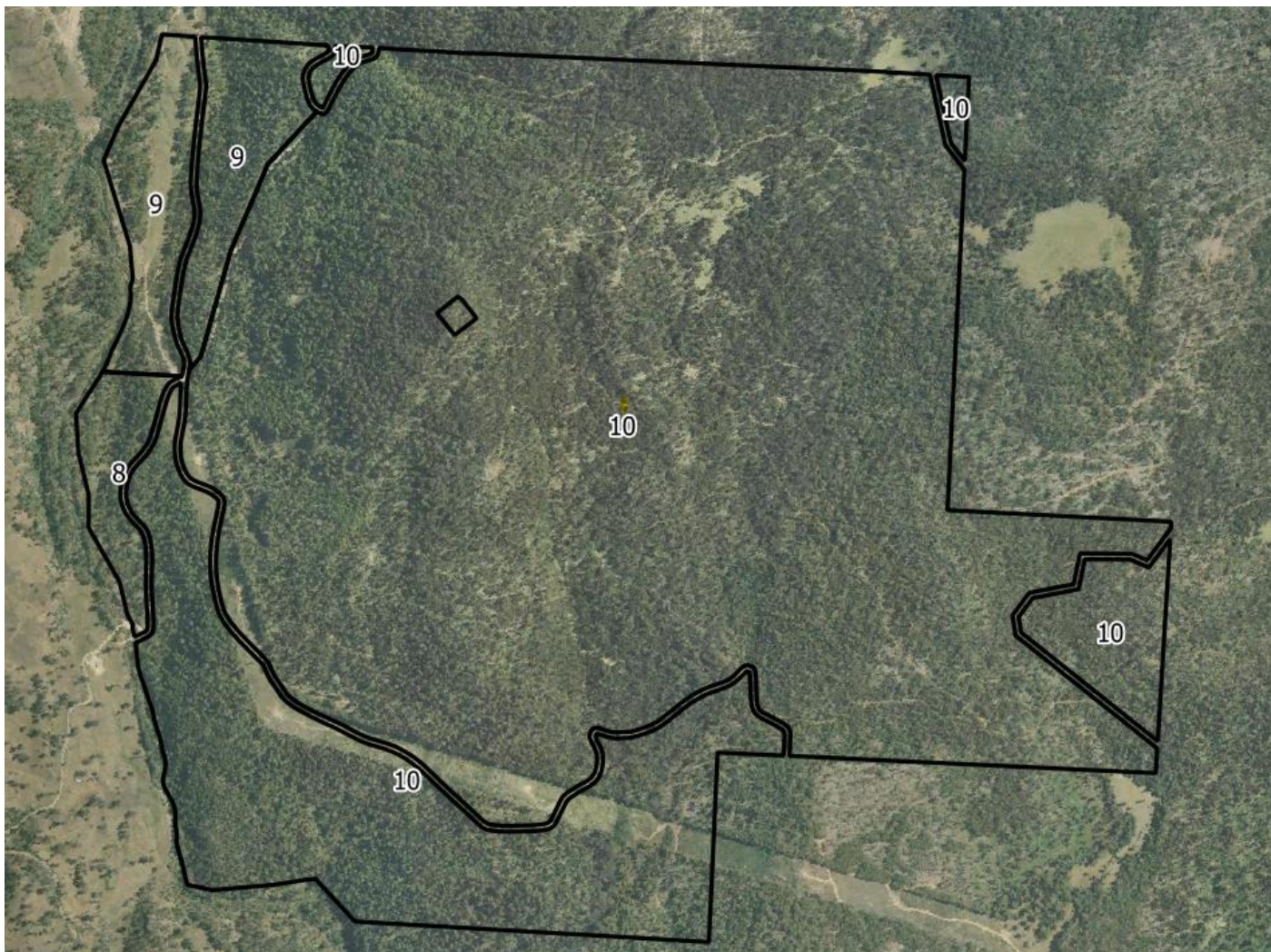


Figure 3: Aerial Image Lots 8 - 10



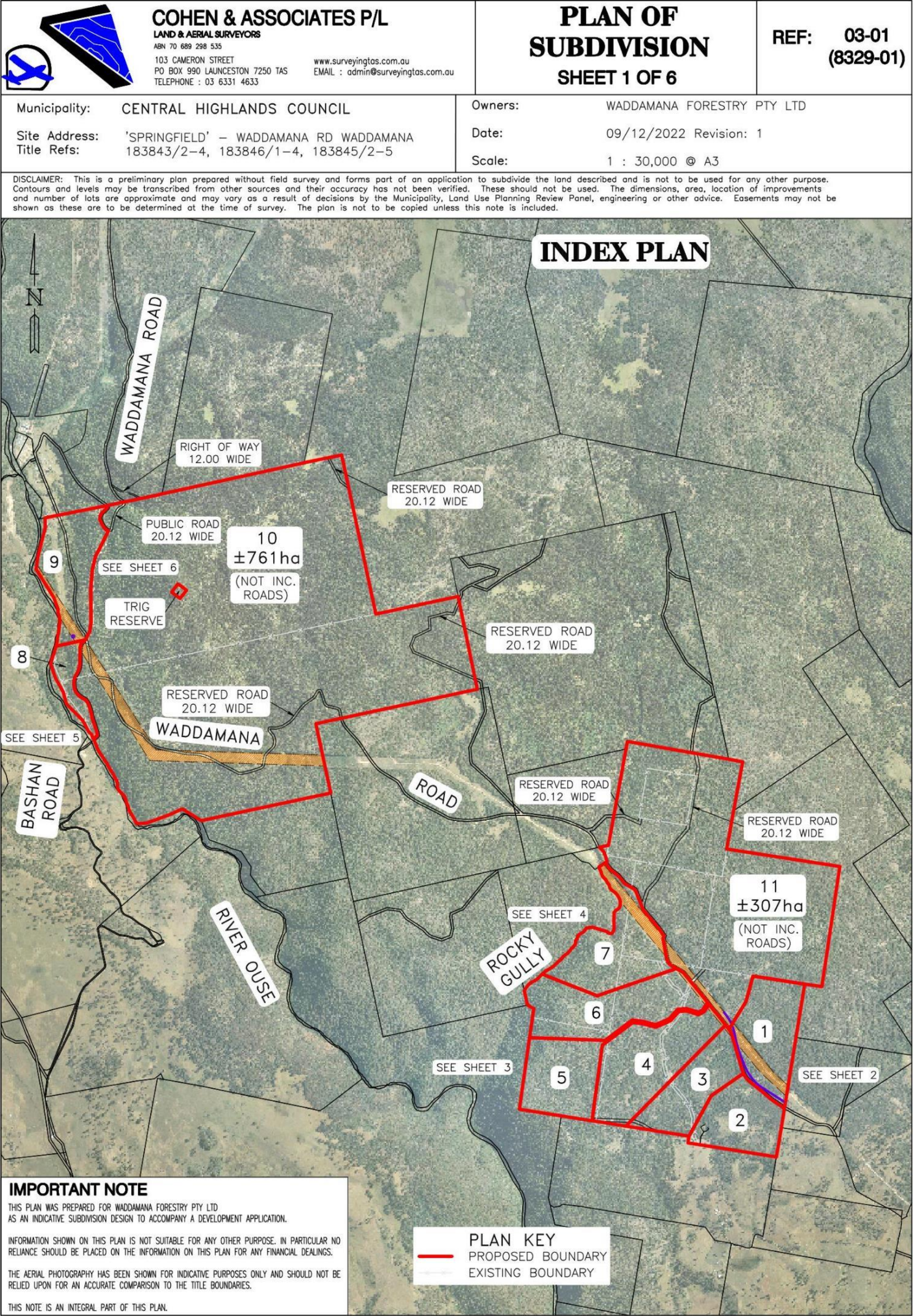


Figure 4: Proposed Subdivision Plan



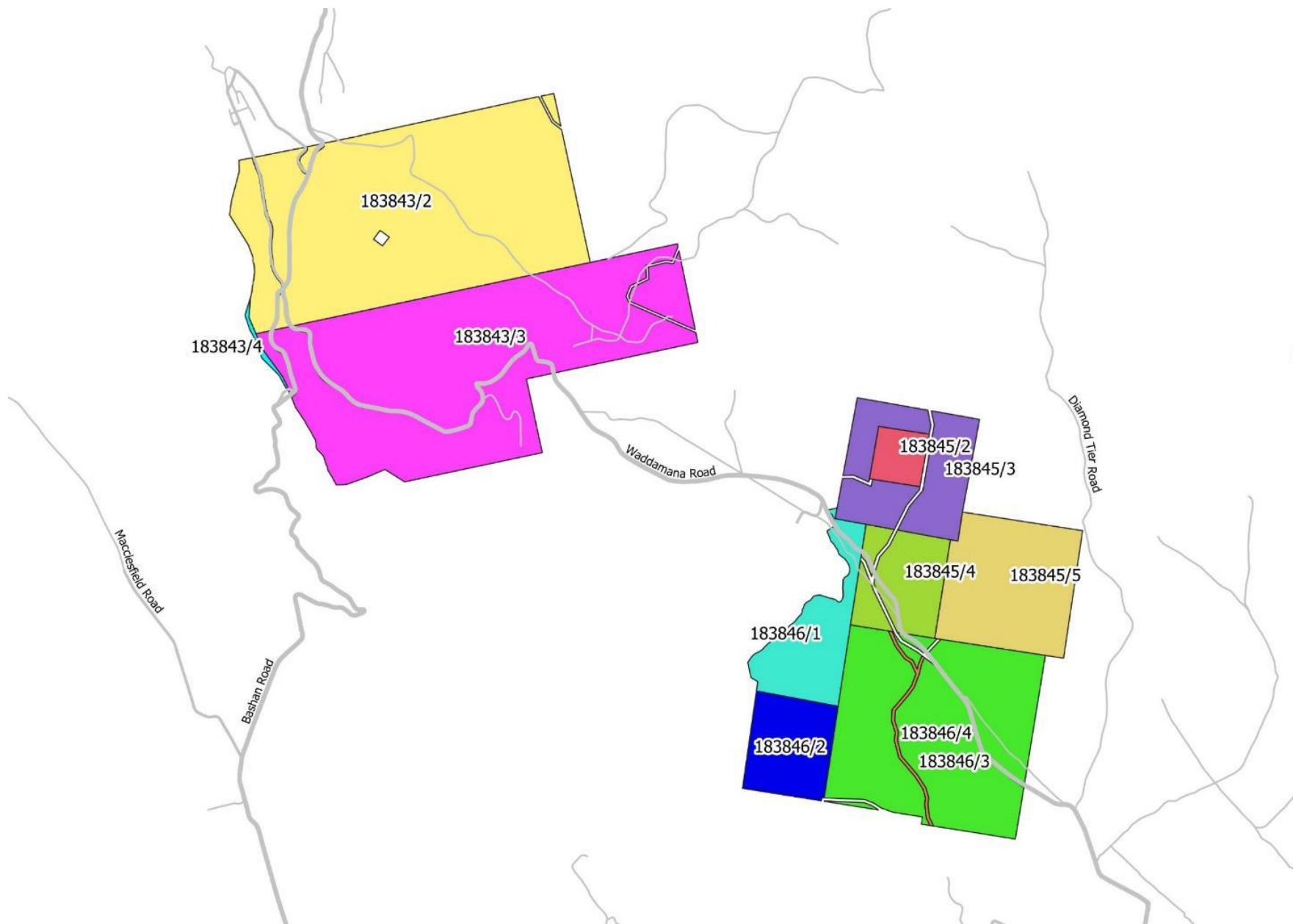


Figure 5: Existing Titles

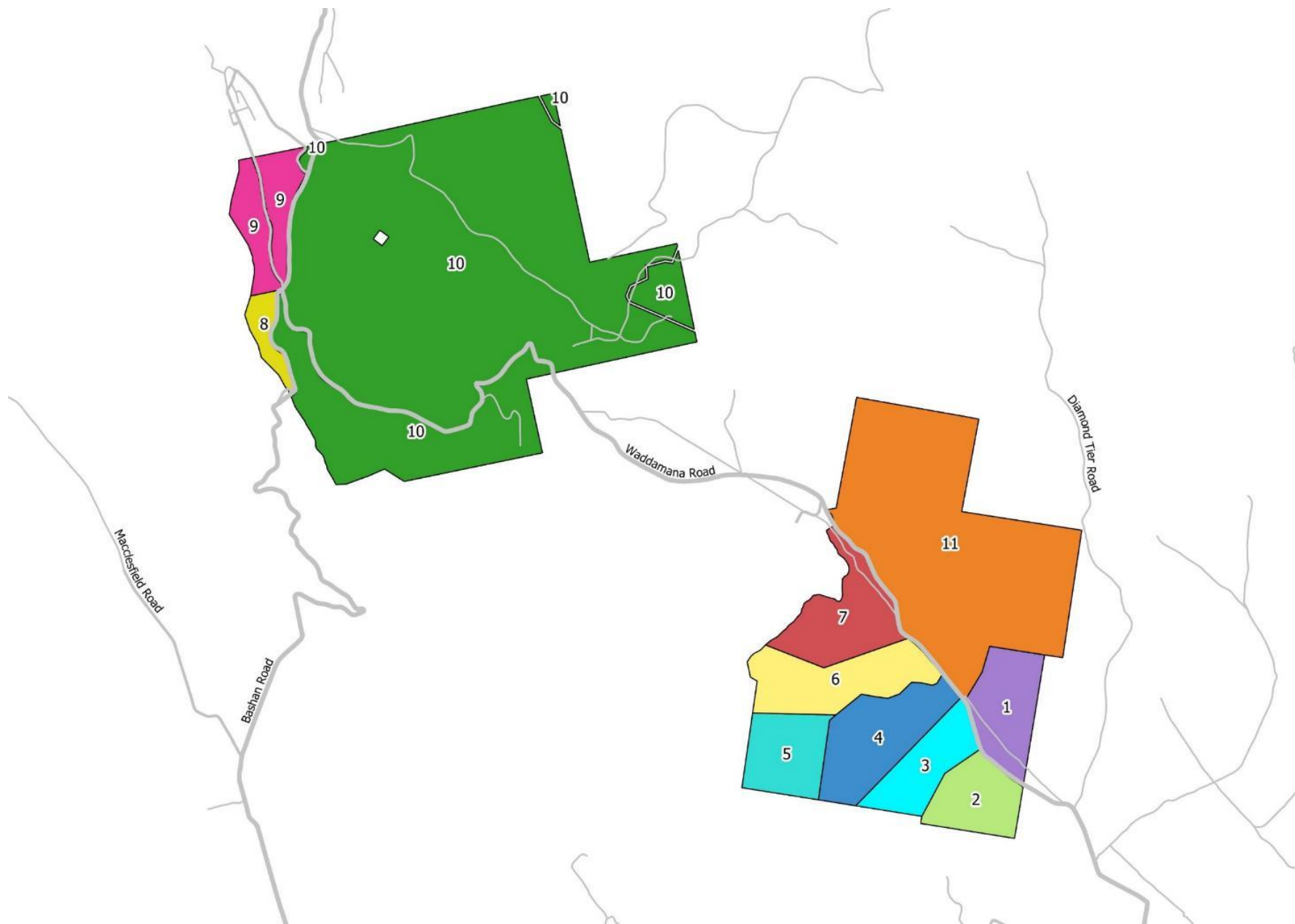


Figure 6: proposed lots





**Figure 7: Lot 5 fire damaged regrowth from 2008 harvest**



**Figure 8: extensive tree death**





**Figure 9: epicormic growth on damaged regrowth trees**



**Figure 10: fire damaged multi aged forest**



### SEARCH OF TORRENS TITLE

VOLUME 183843	FOLIO 2
EDITION 1	DATE OF ISSUE 21-Sep-2022

SEARCH DATE : 14-Nov-2022

SEARCH TIME : 08.37 AM

### DESCRIPTION OF LAND

Parish of DEAN Land District of CUMBERLAND  
 Lot 2 on Plan 183843  
 Derivation : Part of Lot 23562, 1040 Acres Gtd. to Alexander McAulay  
 Prior CT 196934/1

### SCHEDULE 1

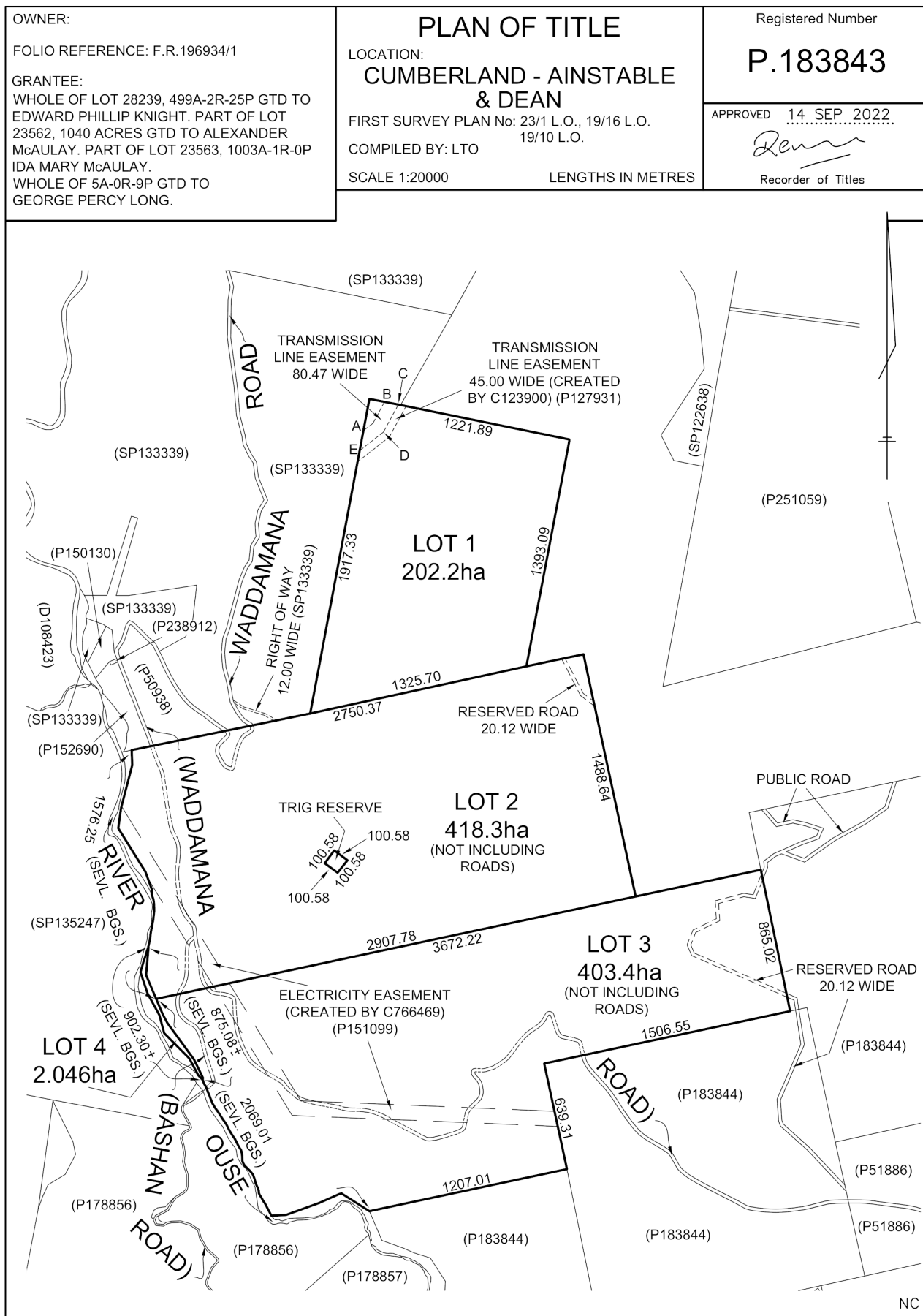
M714483 & E295096 WADDAMANA FORESTRY PTY LTD Registered  
 21-Sep-2022 at noon

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP133339 BENEFITING EASEMENT: a Right of Carriageway over the  
 land marked Right of Way 12.00 wide on Plan 183843  
 B320372 NOTIFICATION Private Timber Reserve. Gazette Notice  
 dated 23-Aug-1989 (Page 1202) Registered 07-Dec-1989  
 at noon  
 C660413 NOTICE of Notified Corridor under Section 15 of the  
 Major Infrastructure Development Approvals Act 1999  
 affecting the land therein described Registered  
 25-Jul-2005 at noon  
 C766469 BURDENING ELECTRICITY EASEMENT with the benefit of a  
 restriction as to user of land in favour of Transend  
 Networks Pty Ltd over the land marked Electricity  
 Easement on Plan 183843 (Subject to Provisions)  
 Registered 03-Oct-2007 at noon  
 E152004 MORTGAGE to Australia and New Zealand Banking Group  
 Limited Registered 08-Oct-2018 at 12.01 PM  
 E158844 CAVEAT by Wild Cattle Hill Pty Ltd Registered  
 14-Dec-2018 at noon

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





### SEARCH OF TORRENS TITLE

VOLUME 183843	FOLIO 3
EDITION 1	DATE OF ISSUE 21-Sep-2022

SEARCH DATE : 14-Nov-2022

SEARCH TIME : 08.41 AM

### DESCRIPTION OF LAND

Parish of DEAN Land District of CUMBERLAND

Lot 3 on Plan 183843

Derivation : Part of Lot 23563, 1003A-1R-0P Gtd. to I M McAulay

Prior CT 196934/1

### SCHEDULE 1

M714483 & E295096 WADDAMANA FORESTRY PTY LTD Registered

21-Sep-2022 at noon

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP133339 BENEFITING EASEMENT: a Right of Carriageway over the land marked Right of Way 12.00 wide on Plan 183843

B320372 NOTIFICATION Private Timber Reserve. Gazette Notice dated 23-Aug-1989 (Page 1202) Registered 07-Dec-1989 at noon

C660413 NOTICE of Notified Corridor under Section 15 of the Major Infrastructure Development Approvals Act 1999 affecting the land therein described Registered 25-Jul-2005 at noon

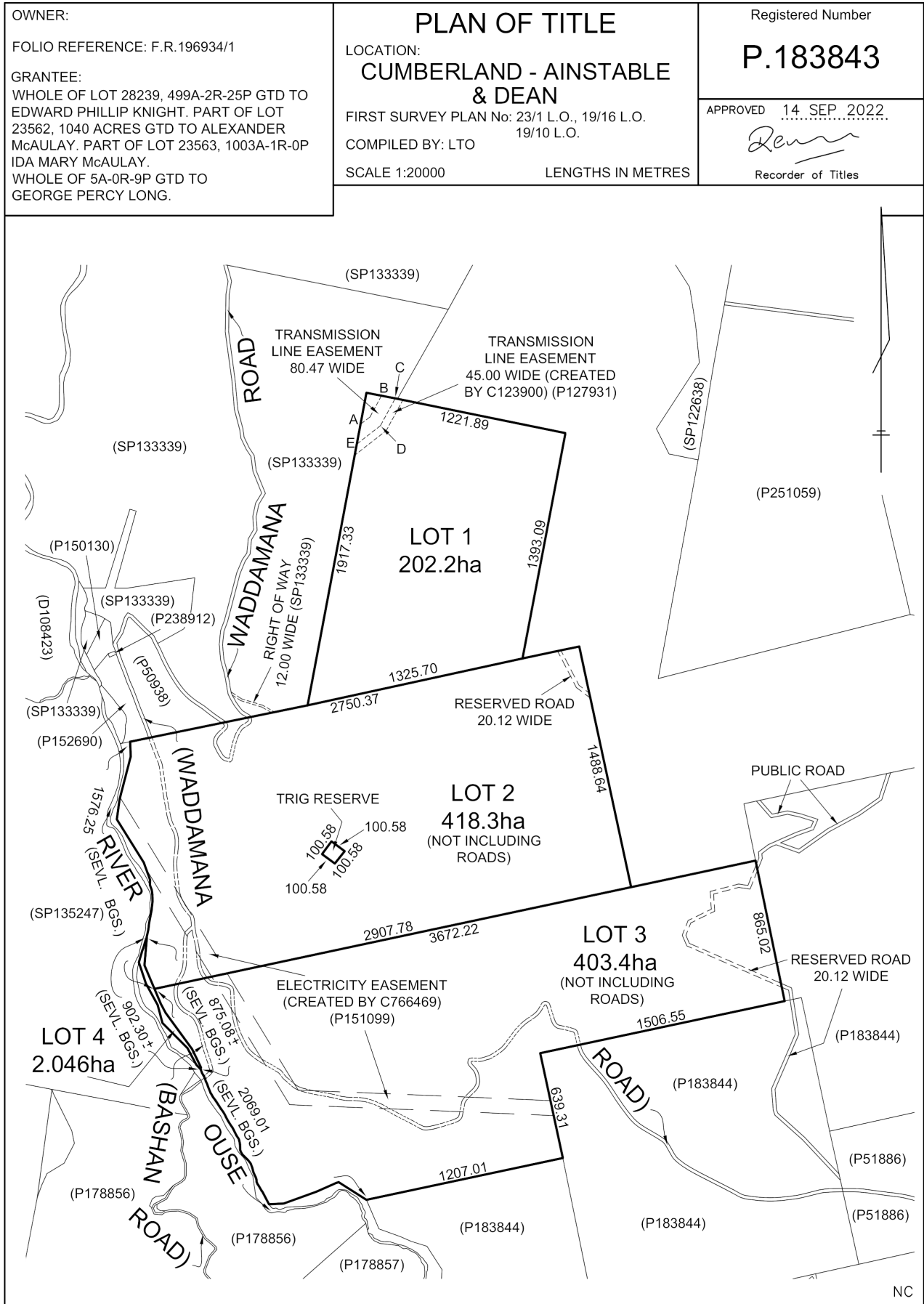
C766469 BURDENING ELECTRICITY EASEMENT with the benefit of a restriction as to user of land in favour of Transend Networks Pty Ltd over the land marked Electricity Easement on Plan 183843 (Subject to Provisions) Registered 03-Oct-2007 at noon

E152004 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 08-Oct-2018 at 12.01 PM

E158844 CAVEAT by Wild Cattle Hill Pty Ltd Registered 14-Dec-2018 at noon

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





## SEARCH OF TORRENS TITLE

VOLUME 183843	FOLIO 4
EDITION 1	DATE OF ISSUE 21-Sep-2022

SEARCH DATE : 14-Nov-2022

SEARCH TIME : 08.41 AM

DESCRIPTION OF LAND

Parish of DEAN Land District of CUMBERLAND  
Lot 4 on Plan 183843  
Derivation : Whole of 5A-0R-9P Gtd. to G P Long  
Prior CT 196934/1

SCHEDULE 1

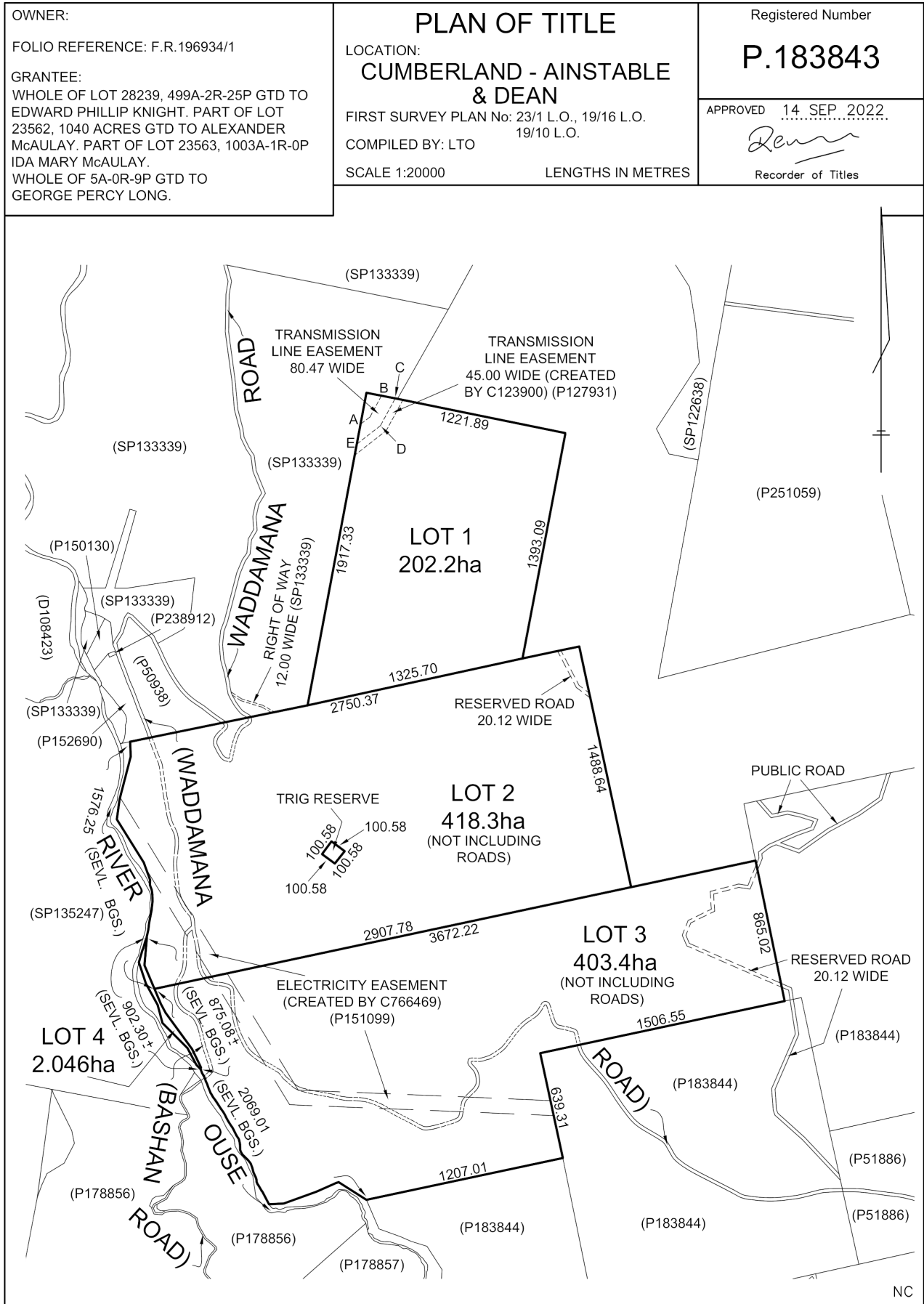
M714483 & E295096 WADDAMANA FORESTRY PTY LTD Registered  
21-Sep-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP133339 BENEFITING EASEMENT: a Right of Carriageway over the  
land marked Right of Way 12.00 wide on Plan 183843  
B320372 NOTIFICATION Private Timber Reserve. Gazette Notice  
dated 23-Aug-1989 (Page 1202) Registered 07-Dec-1989  
at noon  
C660413 NOTICE of Notified Corridor under Section 15 of the  
Major Infrastructure Development Approvals Act 1999  
affecting the land therein described Registered  
25-Jul-2005 at noon  
E152004 MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 08-Oct-2018 at 12.01 PM  
E158844 CAVEAT by Wild Cattle Hill Pty Ltd Registered  
14-Dec-2018 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





## SEARCH OF TORRENS TITLE

VOLUME 183845	FOLIO 2
EDITION 1	DATE OF ISSUE 21-Sep-2022

SEARCH DATE : 14-Nov-2022

SEARCH TIME : 08.44 AM

DESCRIPTION OF LAND

Parish of DEAN Land District of CUMBERLAND

Lot 2 on Plan 183845

Derivation : Whole of Lot 22804, 47A-3R-6P Gtd. to G P Long

Prior CT 51886/1

SCHEDULE 1

M714479 & E295097 WADDAMANA FORESTRY PTY LTD Registered  
21-Sep-2022 at noon

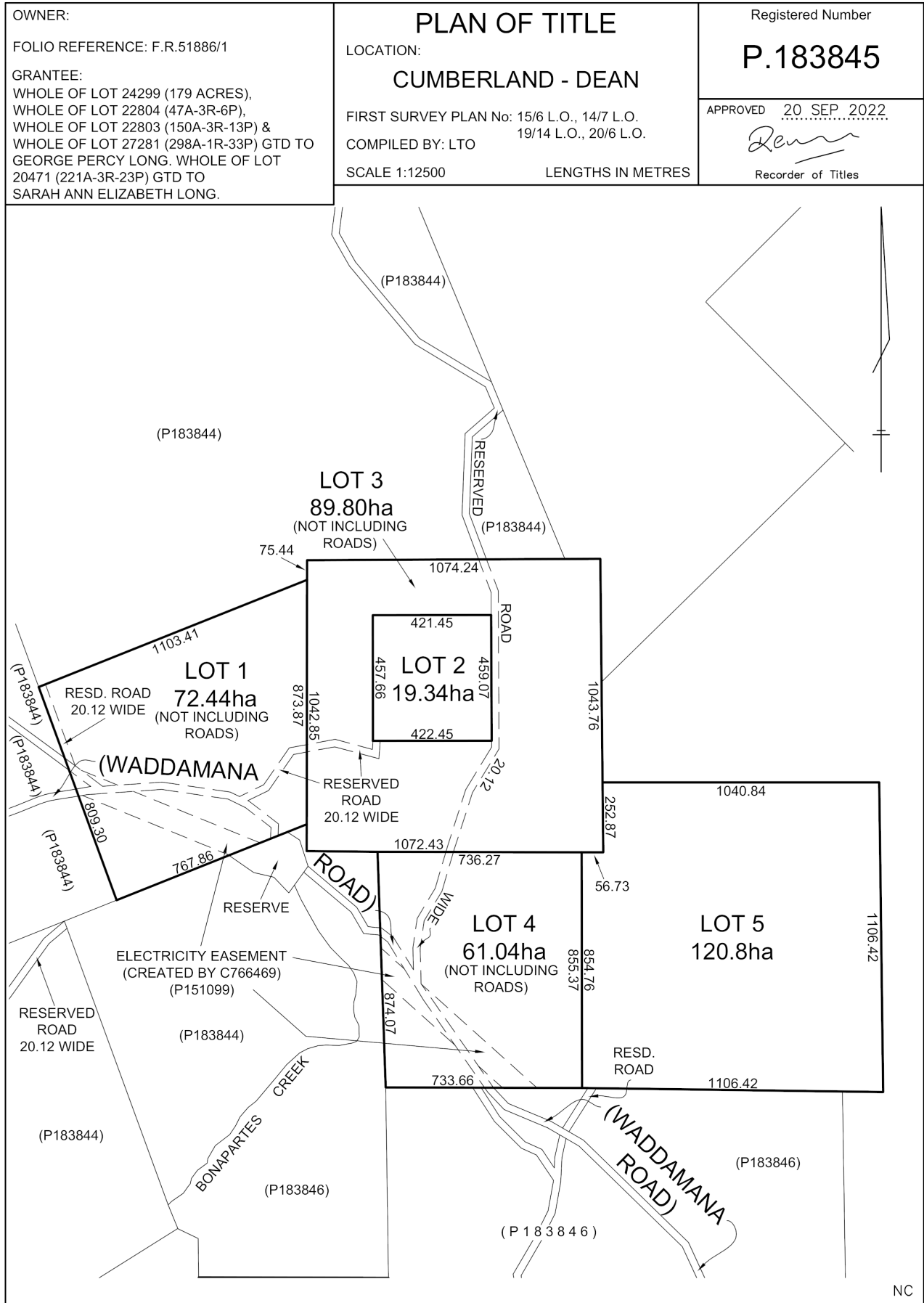
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
B320372 NOTIFICATION Private Timber Reserve. Gazette Notice  
dated 23-Aug-1989 (Page 1202) Registered 07-Dec-1989  
at noon

E152004 MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 08-Oct-2018 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





## SEARCH OF TORRENS TITLE

VOLUME 183845	FOLIO 3
EDITION 1	DATE OF ISSUE 21-Sep-2022

SEARCH DATE : 14-Nov-2022

SEARCH TIME : 08.44 AM

DESCRIPTION OF LAND

Parish of DEAN Land District of CUMBERLAND

Lot 3 on Plan 183845

Derivation : Whole of Lot 20471, 221A-3R-23P Gtd. to S A E Long

Prior CT 51886/1

SCHEDULE 1

M714479 & E295097 WADDAMANA FORESTRY PTY LTD Registered  
21-Sep-2022 at noon

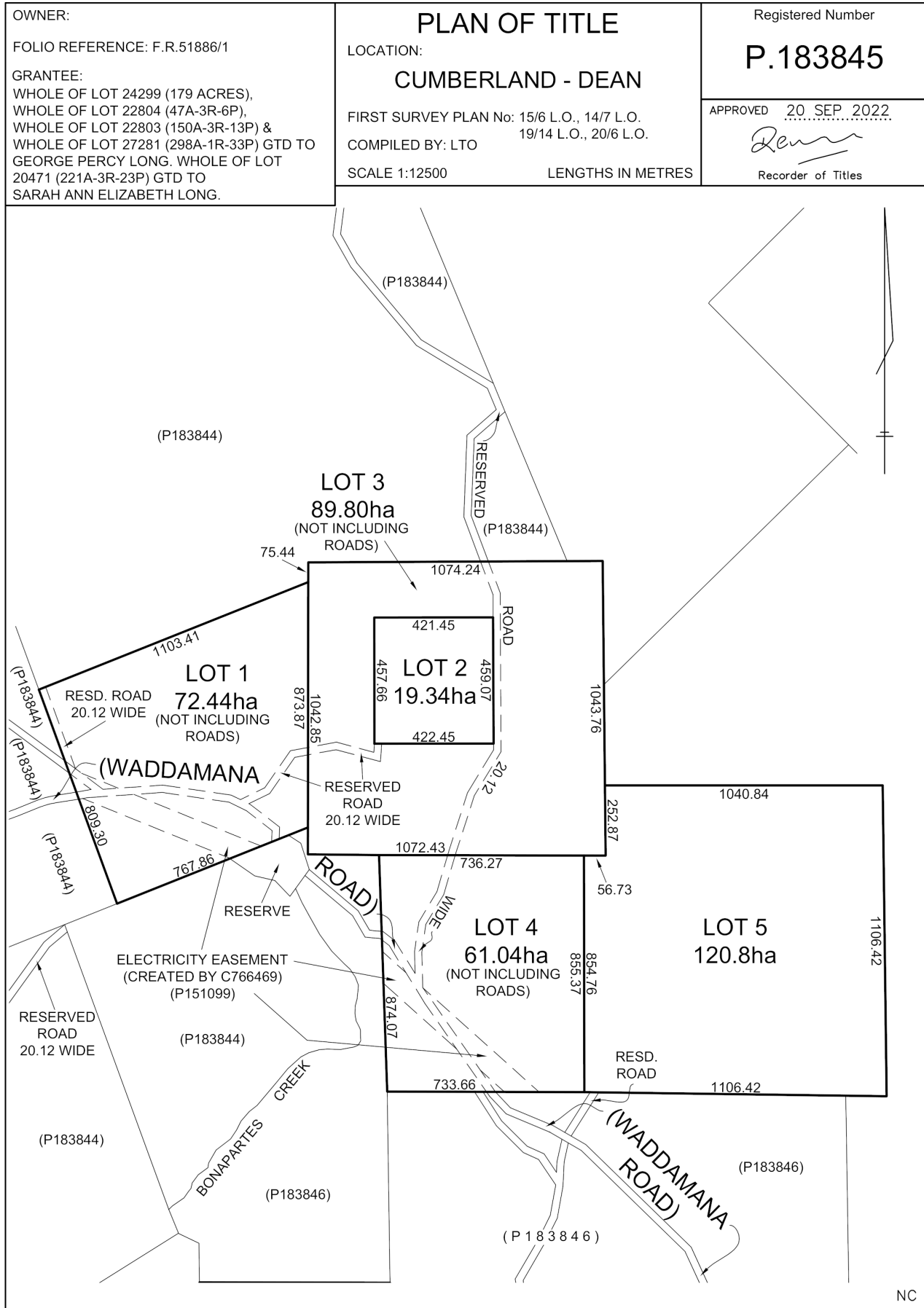
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
B320372 NOTIFICATION Private Timber Reserve. Gazette Notice  
dated 23-Aug-1989 (Page 1202) Registered 07-Dec-1989  
at noon

E152004 MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 08-Oct-2018 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





## SEARCH OF TORRENS TITLE

VOLUME 183845	FOLIO 4
EDITION 1	DATE OF ISSUE 21-Sep-2022

SEARCH DATE : 14-Nov-2022

SEARCH TIME : 08.45 AM

DESCRIPTION OF LAND

Parish of DEAN Land District of CUMBERLAND

Lot 4 on Plan 183845

Derivation : Whole of Lot 22803, 150A-3R-13P Gtd. to G P Long

Prior CT 51886/1

SCHEDULE 1

M714479 & E295097 WADDAMANA FORESTRY PTY LTD Registered  
21-Sep-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

B320372 NOTIFICATION Private Timber Reserve. Gazette Notice  
dated 23-Aug-1989 (Page 1202) Registered 07-Dec-1989  
at noon

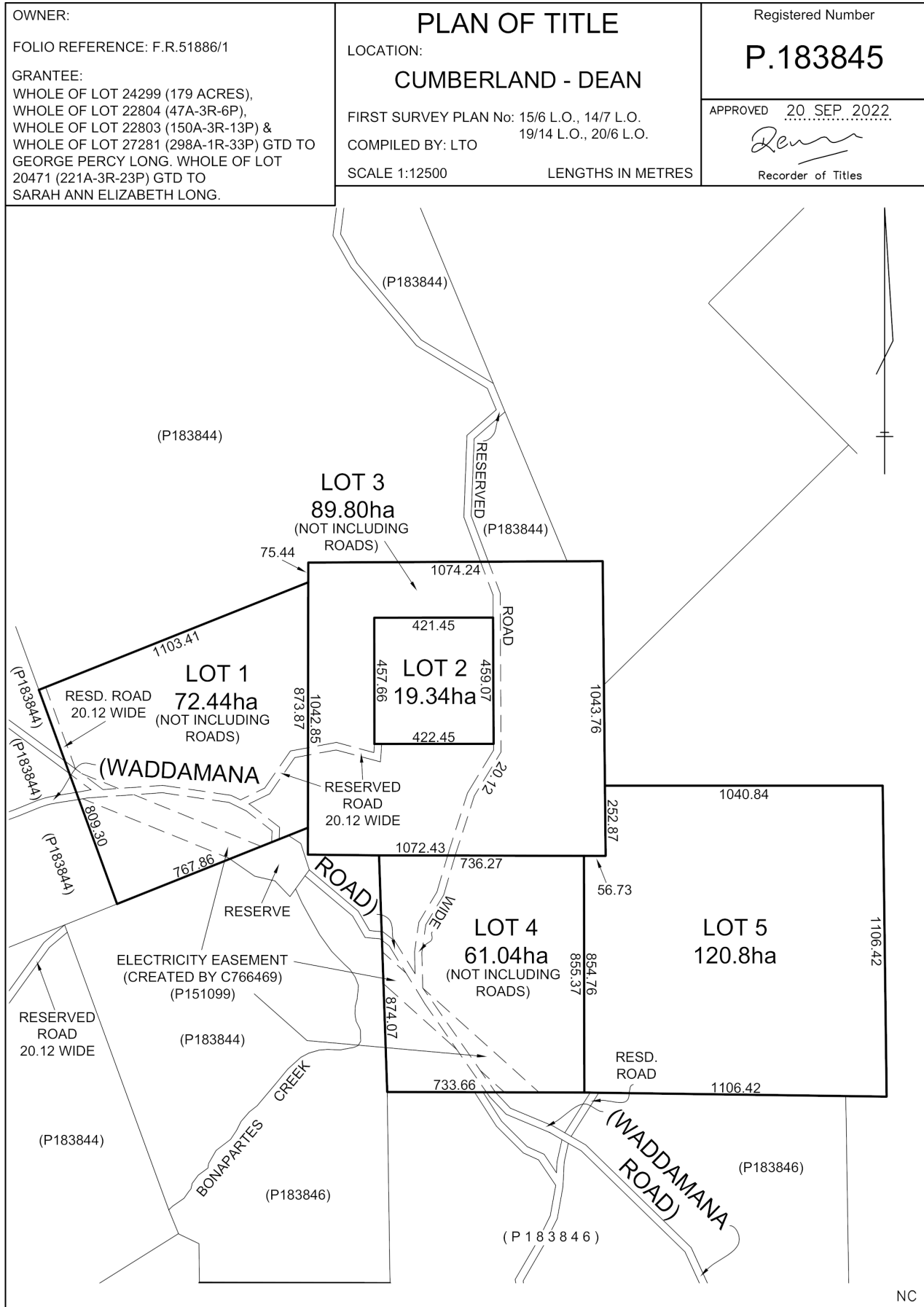
C660346 NOTICE of Notified Corridor under Section 15 of the  
Major Infrastructure Development Approvals Act 1999  
affecting the land therein described Registered  
25-Jul-2005 at noon

C766469 BURDENING ELECTRICITY EASEMENT with the benefit of a  
restriction as to user of land in favour of Transend  
Networks Pty Ltd over the land marked Electricity  
Easement on Plan 183845 (Subject to Provisions)  
Registered 03-Oct-2007 at noon

E152004 MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 08-Oct-2018 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





## SEARCH OF TORRENS TITLE

VOLUME 183845	FOLIO 5
EDITION 1	DATE OF ISSUE 21-Sep-2022

SEARCH DATE : 14-Nov-2022

SEARCH TIME : 08.35 AM

DESCRIPTION OF LAND

Parish of DEAN Land District of CUMBERLAND

Lot 5 on Plan 183845

Derivation : Whole of Lot 27281, 298A-1R-33P Gtd. to G P Long

Prior CT 51886/1

SCHEDULE 1

M714479 & E295097 WADDAMANA FORESTRY PTY LTD Registered  
21-Sep-2022 at noon

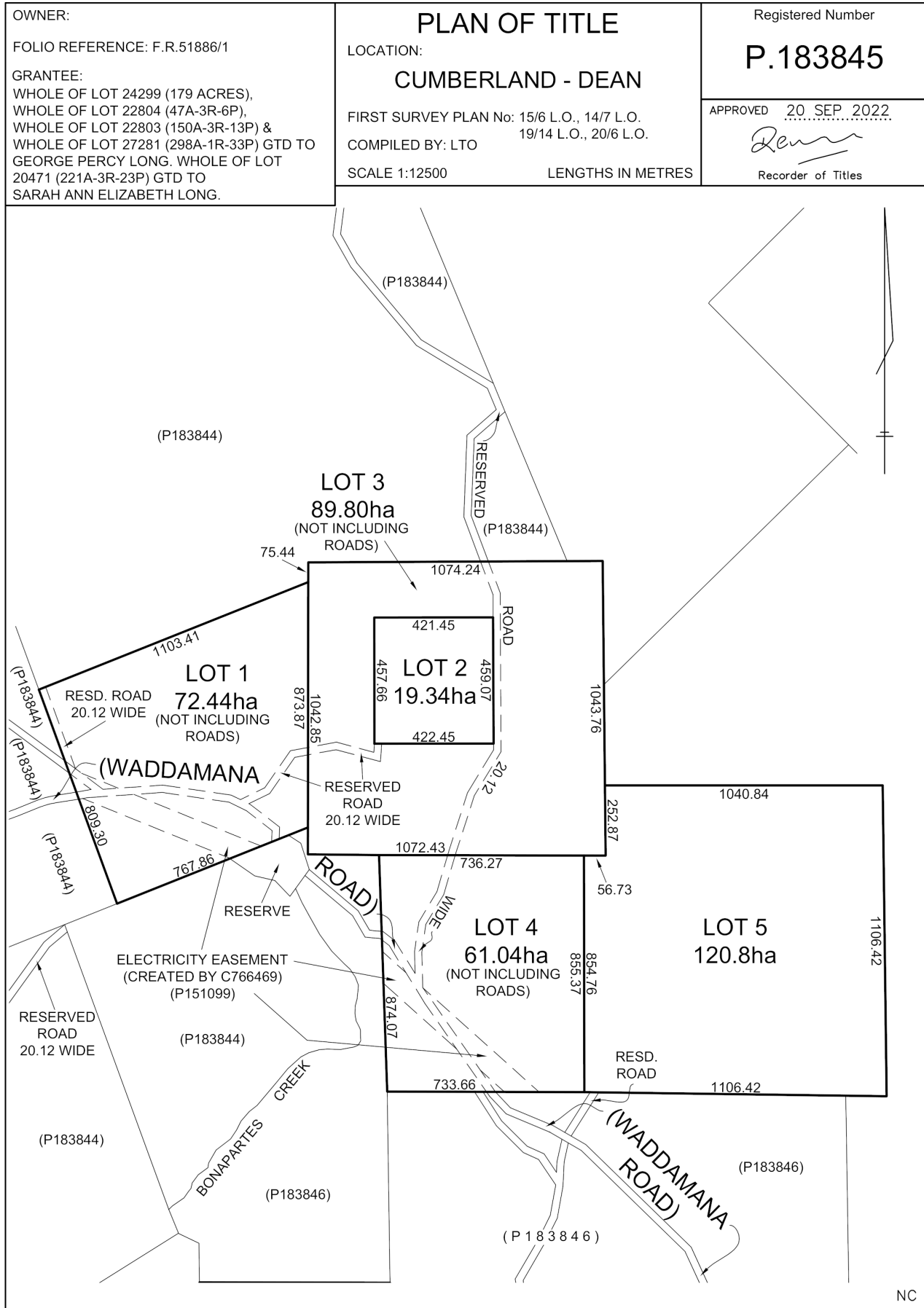
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
B320372 NOTIFICATION Private Timber Reserve. Gazette Notice  
dated 23-Aug-1989 (Page 1202) Registered 07-Dec-1989  
at noon

E152004 MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 08-Oct-2018 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





## SEARCH OF TORRENS TITLE

VOLUME 183846	FOLIO 1
EDITION 1	DATE OF ISSUE 21-Sep-2022

SEARCH DATE : 14-Nov-2022

SEARCH TIME : 08.45 AM

DESCRIPTION OF LAND

Parish of DEAN Land District of CUMBERLAND

Lot 1 on Plan 183846

Derivation : Whole of Lot 30887, 173A-3R-0P Gtd. to J T Earley

Prior CT 51886/1

SCHEDULE 1

M714479 & E295097 WADDAMANA FORESTRY PTY LTD Registered  
21-Sep-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

B320372 NOTIFICATION Private Timber Reserve. Gazette Notice  
dated 23-Aug-1989 (Page 1202) Registered 07-Dec-1989  
at noon

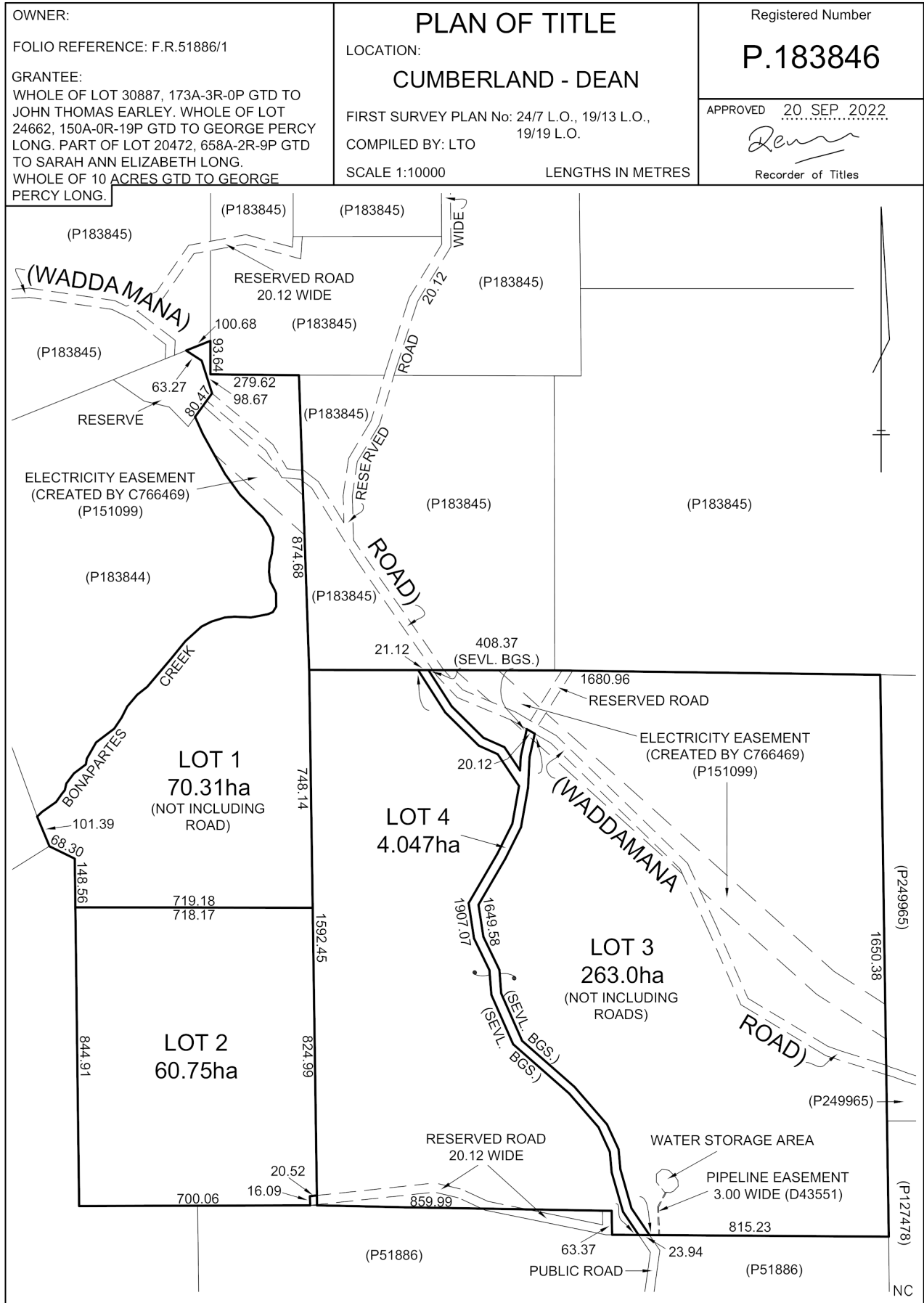
C660346 NOTICE of Notified Corridor under Section 15 of the  
Major Infrastructure Development Approvals Act 1999  
affecting the land therein described Registered  
25-Jul-2005 at noon

C766469 BURDENING ELECTRICITY EASEMENT with the benefit of a  
restriction as to user of land in favour of Transend  
Networks Pty Ltd over the land marked Electricity  
Easement on Plan 183846 (Subject to Provisions)  
Registered 03-Oct-2007 at noon

E152004 MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 08-Oct-2018 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





## SEARCH OF TORRENS TITLE

VOLUME 183846	FOLIO 2
EDITION 1	DATE OF ISSUE 21-Sep-2022

SEARCH DATE : 14-Nov-2022

SEARCH TIME : 08.45 AM

DESCRIPTION OF LAND

Parish of DEAN Land District of CUMBERLAND

Lot 2 on Plan 183846

Derivation : Whole of Lot 24662, 150A-0R-19P Gtd. to G P Long

Prior CT 51886/1

SCHEDULE 1

M714479 &amp; E295097 WADDAMANA FORESTRY PTY LTD Registered

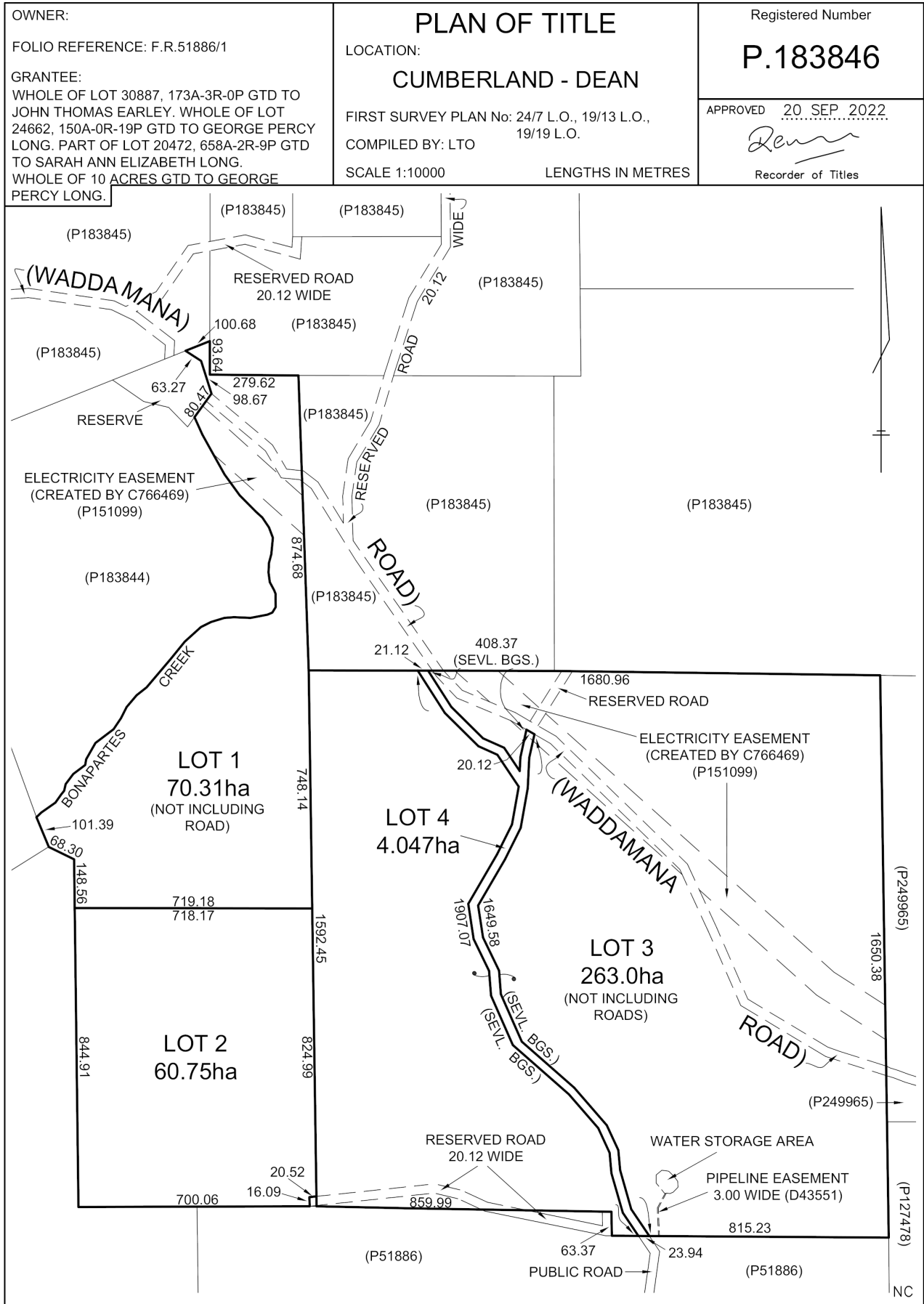
21-Sep-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

B320372 NOTIFICATION Private Timber Reserve. Gazette Notice  
dated 23-Aug-1989 (Page 1202) Registered 07-Dec-1989  
at noonE152004 MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 08-Oct-2018 at 12.01 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





## SEARCH OF TORRENS TITLE

VOLUME 183846	FOLIO 3
EDITION 1	DATE OF ISSUE 21-Sep-2022

SEARCH DATE : 14-Nov-2022

SEARCH TIME : 08.46 AM

DESCRIPTION OF LAND

Parish of DEAN Land District of CUMBERLAND

Lot 3 on Plan 183846

Derivation : Part of Lot 20472, 658A-2R-9P Gtd. to S A E Long

Prior CT 51886/1

SCHEDULE 1

M714479 & E295097 WADDAMANA FORESTRY PTY LTD Registered  
21-Sep-2022 at noon

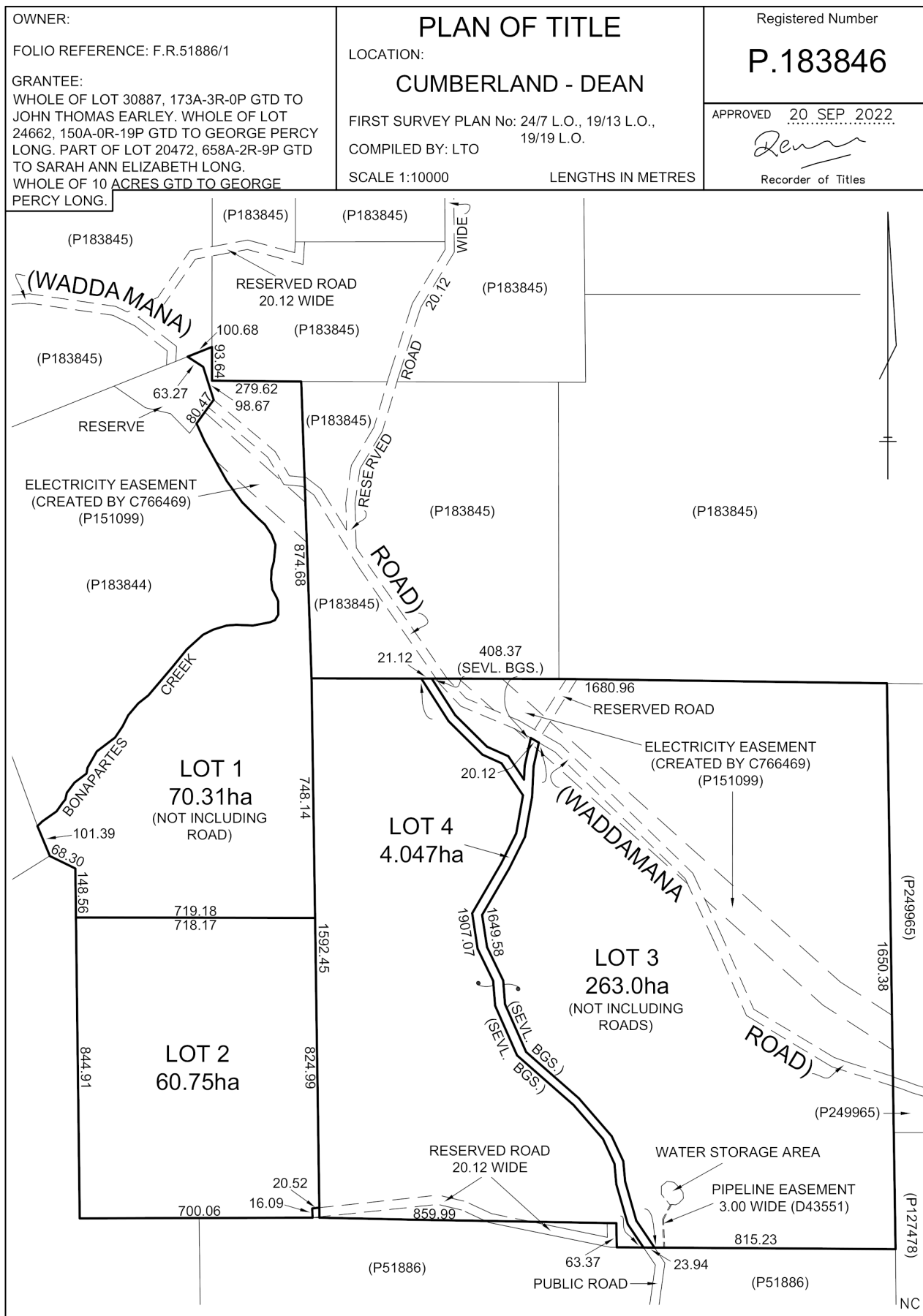
SCHEDULE 2

Reservations and conditions in the Crown Grant if any

- B447363 BURDENING EASEMENT: a Pipeline and Pumphouse Right and a Right to Enter upon (appurtenant to Lot 2 on Plan 51886) over the Pipeline Easement 3.00 wide and Water Storage Area respectively shown on Plan 183846
- B320372 NOTIFICATION Private Timber Reserve. Gazette Notice dated 23-Aug-1989 (Page 1202) Registered 07-Dec-1989 at noon
- C660346 NOTICE of Notified Corridor under Section 15 of the Major Infrastructure Development Approvals Act 1999 affecting the land therein described Registered 25-Jul-2005 at noon
- C766469 BURDENING ELECTRICITY EASEMENT with the benefit of a restriction as to user of land in favour of Transend Networks Pty Ltd over the land marked Electricity Easement on Plan 183846 (Subject to Provisions) Registered 03-Oct-2007 at noon
- E152004 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 08-Oct-2018 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





## SEARCH OF TORRENS TITLE

VOLUME 183846	FOLIO 4
EDITION 1	DATE OF ISSUE 21-Sep-2022

SEARCH DATE : 14-Nov-2022

SEARCH TIME : 08.36 AM

DESCRIPTION OF LAND

Parish of DEAN Land District of CUMBERLAND  
Lot 4 on Plan 183846  
Derivation : Whole of 10 Acres Gtd. to G P Long  
Prior CT 51886/1

SCHEDULE 1

M714479 & E295097 WADDAMANA FORESTRY PTY LTD Registered  
21-Sep-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
B320372 NOTIFICATION Private Timber Reserve. Gazette Notice  
dated 23-Aug-1989 (Page 1202) Registered 07-Dec-1989  
at noon  
C660346 NOTICE of Notified Corridor under Section 15 of the  
Major Infrastructure Development Approvals Act 1999  
affecting the land therein described Registered  
25-Jul-2005 at noon  
E152004 MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 08-Oct-2018 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

