



DISCRETIONARY APPLICATION *For Public Display*

Applicant:

D G Potter

Location:

580 Dawson Road, Ouse & 575 Dawson Road, Ouse

Proposal:

Boundary Adjustment

DA Number:

DA 2024/03

Date Advertised:

16 September 2024

Date Representation Period Closes:

30 September 2024

Responsible Officer:

Louisa Brown (Planning Officer)

Viewing Documents:

The relevant documents may be viewed at Council's website 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

D. G. J. POTTER
LAND CONSULTANTS

1/2 Kennedy Drive
Cambridge 7170
Mob. 0412 170 970
djpotter@inet.net.au

11th January, 2024

Central Highlands Council
19 Alexander Street
BOTHWELL TAS 7030

Dear Sir/Madam,

Re: Proposed Boundary Reorganisation – Dawsons Road

Please find enclosed plans of the above.

The application is in response to the request of Sunray Strawberries Pty Ltd (SSPL) wishing to access water availability at the frontage of Mr. & Mrs. Crawford's lot.

Whilst this could be via a pipeline easement it would in fact split the Crawford's lot in parts and require a road crossing at Dawson Road.

The proposal will allow (SSPL) to gain valuable access to water and also gain additional and better land for agricultural production.

The land is not used by the Crawford's nor is it intended to be used.

At present it merely represents a burden and is used for grazing by neighbours.

The balance land is sufficient for their intended tourist purpose.

As the land is to be used for the best possible purpose of agriculture production the land is to be attached to another of the owner's lots.

Mr. Crawford's lot will then be subject to further investigation as a tourist venture at a future date.

All existing services and access will remain.

The proposal suits both parties long term plans for use and is clearly an improvement and benefit to them and enhances the value adding potential.

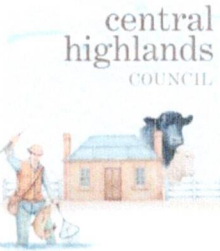
Can you please consider and advise of any further information required or advice of suitable amendments if needed.

Enclosed is DA Form, copies of titles and plan.

Yours faithfully,

Per: AA

D.G.J. Potter



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

Date:

Applicant, Owner & Contact Details:

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

Applicant: D. G. Potter

Address: Unit 1/2 Kennedy Dr
Cambridge 7170

Email: djpotter@iinet.net.au

Phone No:

Fax No:

Mobile No: 0412170970

Owner: R+K Crawford / Sunway Strawberries P/L

Address: GPO BOX 544
Hobart 7001 / 75 Harrison Rd
Warrnambool 3240

Phone No:

Fax No:

Land Details:

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

Address: 580 + Lot 7 Dawson Rd
Duse 7140

Volume: 136 268 + (1795 91)
Folio: 1 + 7

Existing Use

Please use definitions in planning scheme

Proposed Development Details:

Provide details of the proposed subdivision development.

Development: see letter attached

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

Declaration:

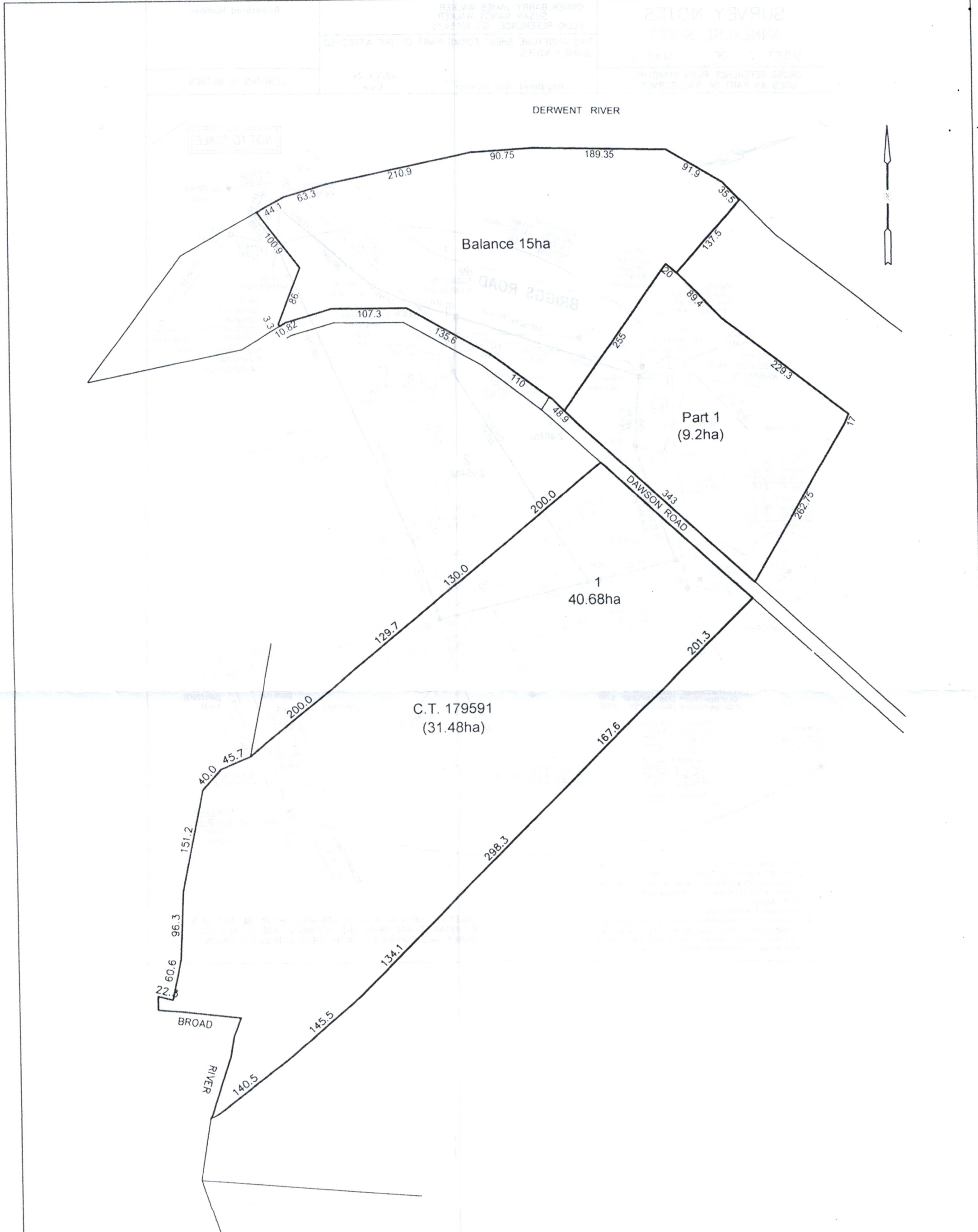
I/we hereby apply for planning approval to carry out the subdivision development described in this application and the accompanying documents and declare that: -


- 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: 9-1-24

Refer to application checklist over page for additional information requirements



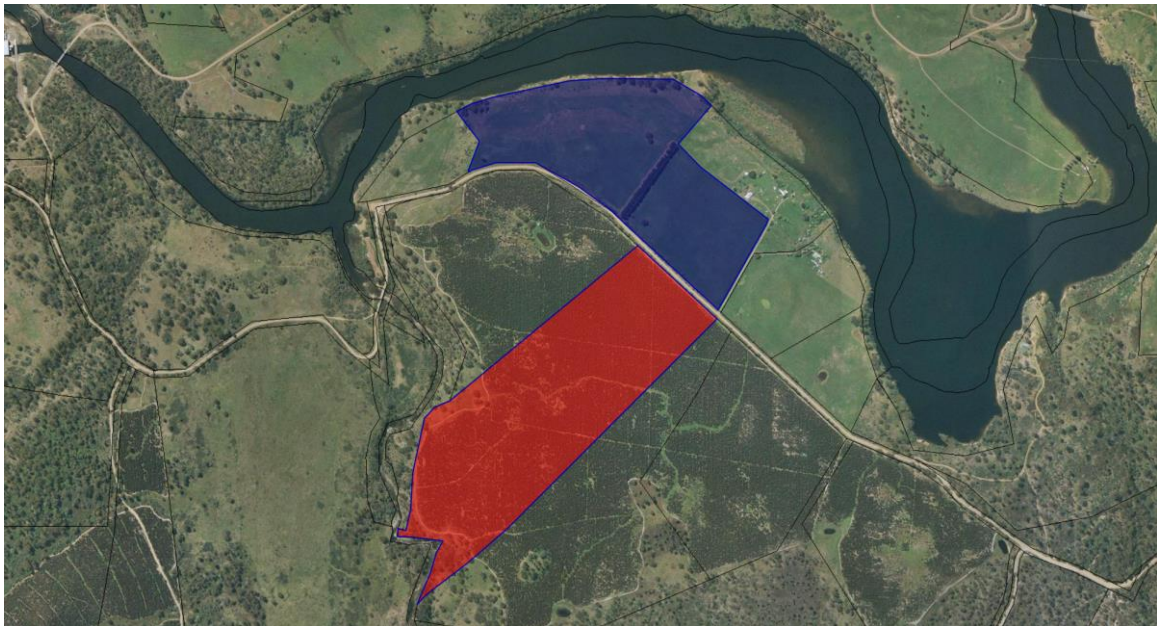
CLIENT Richard Crawford & Sunray Strawberries		DRAWING Proposal		Rev.	Amendments	Drwn	Date
D.G.J. POTTER		SCALE: 1:5000	DATE: 2/02/24				
 9 Warwick St HOBART, TASMANIA, 7000 Ph: (03) 62 343 082 Fax: (03) 62 343 360 Email: djpotter@inet.net.au		LEVEL DATUM					
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				A3	Sheet No.	Job No. 230917	

BUSHFIRE HAZARD REPORT

Richard Dawson

Boundary adjustment

580 & Lot 7 Dawson Road Ouse 7140



April 2024

Version 2.0

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Appendix A - Proposed Boundary Adjustment Plan & Title Documents

Appendix B - Certificate of Compliance

1 Introduction

I have been engaged by Richard Crawford on behalf of Architects Designhaus to prepare a bushfire hazard assessment for the adjustment between two adjoining property boundaries in the suburb of Ouse. The addresses of the properties are 580 & Lot 7 Dawson Road Ouse. The author, David Lyne, is an Accredited Person under Part 4A of the *Fire Service Act 1979*.

The development is proposed in a 'bushfire-prone area' as defined under the *Building Regulations 2014* due to being within 100m of unmanaged vegetation, hence an assessment is required in order to satisfy the relevant building requirements.

This report considers:

- Whether the site is within a bushfire-prone area;
- The characteristics of the site and surrounding land;
- The proposed use and development that may be threatened by bushfire hazard;
- The applicable Bushfire Attack Level (BAL) rating;
- Appropriate bushfire hazard mitigation measures; and
- Compliance with planning requirements pertaining to bushfire hazard.

In order to demonstrate compliance with the Bushfire-Prone Areas Code this report includes a Certificate of Compliance (for planning purposes).

2 Site Description

The subject sites are located at 580 Dawson Road Ouse (CT 136268/1) with a total area of approximately 24ha; and Lot 7 Dawson Road Ouse (CT 127705/2) and has a total area of approximately 31.48ha.

Both sites are located in a developed rural resource area and such is located in an unserviced area for reticulated water and sewage. Surrounding development is primarily single detached dwellings on larger sized allotments with open paddocks to the east and west, plantation to the south and Cluny Lagoon on the northern boundaries.

Planning Context

The subject sites are currently zoned 'Rural Resource' - 580 Dawson Road, and 'Agriculture' - Lot 7 Dawson Road, under the *Tasmanian Planning Scheme - Central Highlands*. It is subject to the 'Waterway and Coastal Protection Area', 'Bushfire Prone Areas', 'Priority Vegetation' and 'Landslide Hazard Area' overlays.

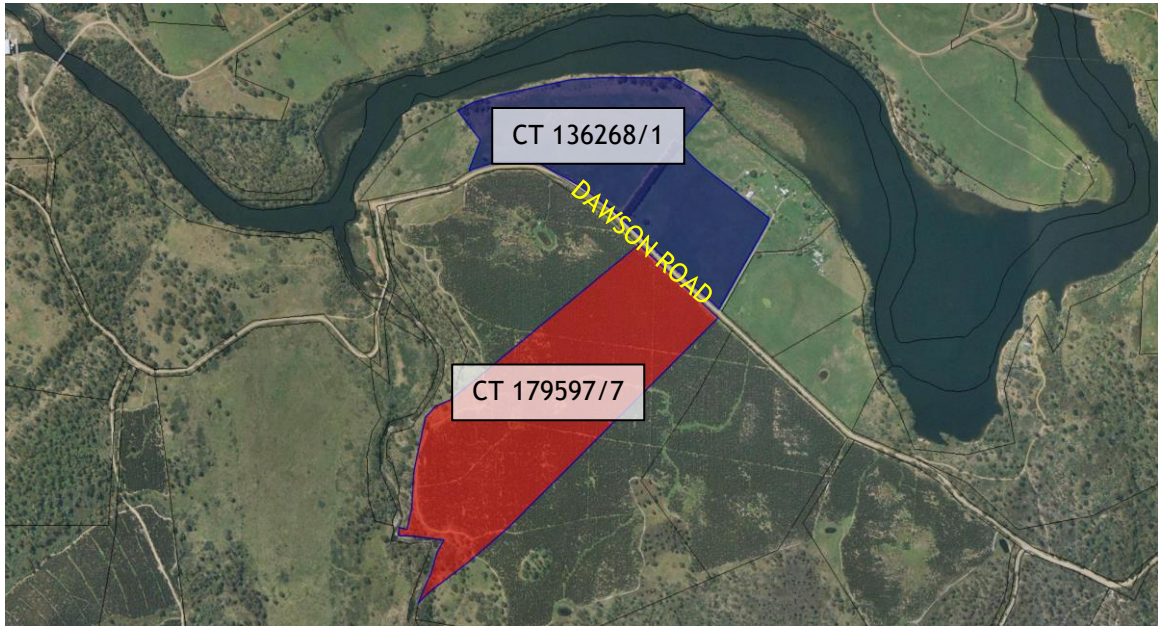


Figure 1: Aerial view of site (outlined in blue is 580 Dawson Road, and red is Lot 7 Dawson Road) and surrounding land (source: LISTmap 24/04/2024).

Natural Values

The subject sites are slightly modified. Both sites have been largely cleared of standing vegetation with a row of introduced trees acting as a wind break through the centre of the property and developed with a single 'yurt' and landscaped areas. The site is mapped as 'Agricultural areas' under the TASVEG 4.0 database. To the north of the site is Clungy Lagoon; to the east are established residential dwellings on large allotments, and to the west is open pasture followed by the lagoon.

3 Proposed Use & Development

The proposed development (Appendix A) includes the adjustment a boundary that separates 580 Dawson Road from Lot 7 Dawson Road. The boundary adjustment would result in 9.2ha of land from 580 Dawson Road be added to Lot 7 Dawson Road.

The proposed boundary adjustment will not involve clearance of any existing vegetation to enable the boundary to be shifted.

Plans have been devised which particularly consider the site in relation to:

- the Bushfire Hazard overlay.

See Appendix A for proposed lot sizes and frontages.

4 Bushfire Hazard Assessment

The subject sites are located within the Planning Scheme's Bushfire-Prone Areas overlay. Therefore, the site is within a 'bushfire prone area' as defined in the Planning Scheme.

The key factors affecting bushfire behaviour are fuel, weather conditions and topography. This section of the report considers these factors in the context of the Australian Standard *AS3959-2018 - Construction of buildings in bushfire-prone areas*, which is required in order to determine compliance with planning and building requirements for bushfire protection.

AS:3959-2018 provides categories for classifying vegetation based on structural characteristics. 'Effective Slope' refers to the slope of land underneath bushfire-prone vegetation relative to the subject site. Effective Slope affects a fire's rate of spread and flame length and is accordingly a critical aspect affecting bushfire behaviour. AS3959-2018 refers to five categories of Effective Slope and these have been used for the purpose of this analysis.

The process for determining BAL ratings is outlined in AS:3959-2018. This assessment has relied on Method 1, which considers vegetation type, distance from hazardous vegetation and effective slope.

Step 1: Relevant fire danger index: FDI 50

Step 2: Assess the vegetation within 100m in all directions

Figure 2 shows land within 100 m of the proposed development as this is the minimum area for consideration under AS 3959-2018.

Vegetation

North

Land north of the site includes some small shrubs and trees that run along the edge of the adjoining lagoon, there is surrounding grassland between the shrub vegetation and existing yurt on 580 Dawson Road, and several hundred meters of grassland from the existing buildings on Lot 7 Dawson Road to the boundary.

South

The land south of the site is comprised of a large open paddock, which continues to run through the property to the southern boundary. The vegetation associated with this area is generally grassland vegetation.

East

The vegetation to the east of the site is again mostly comprised of larger rural residential allotments with single storey residential dwellings present. The trees located north/north-east of the existing and proposed dwellings are considered to have sufficient maintenance and canopy separation to be considered low threat in accordance with clause 2.2.3.2(f).

West

The land west of the 580 Dawson Road includes one large undeveloped lot that is predominately grassland. This allotment to the west terminates at the waters edge of the lagoon.



Figure 2: Site Analysis 100m and Vegetation Communities (Source: LISTmap 16.04.24).

Effective Slope

The land to the north, west and east of both sites has a gentle slope to it moving towards the lagoon, whilst to the south the land rises away from the site. Therefore, the effective slope to the south is upslope; and downslope to the north, east and west.

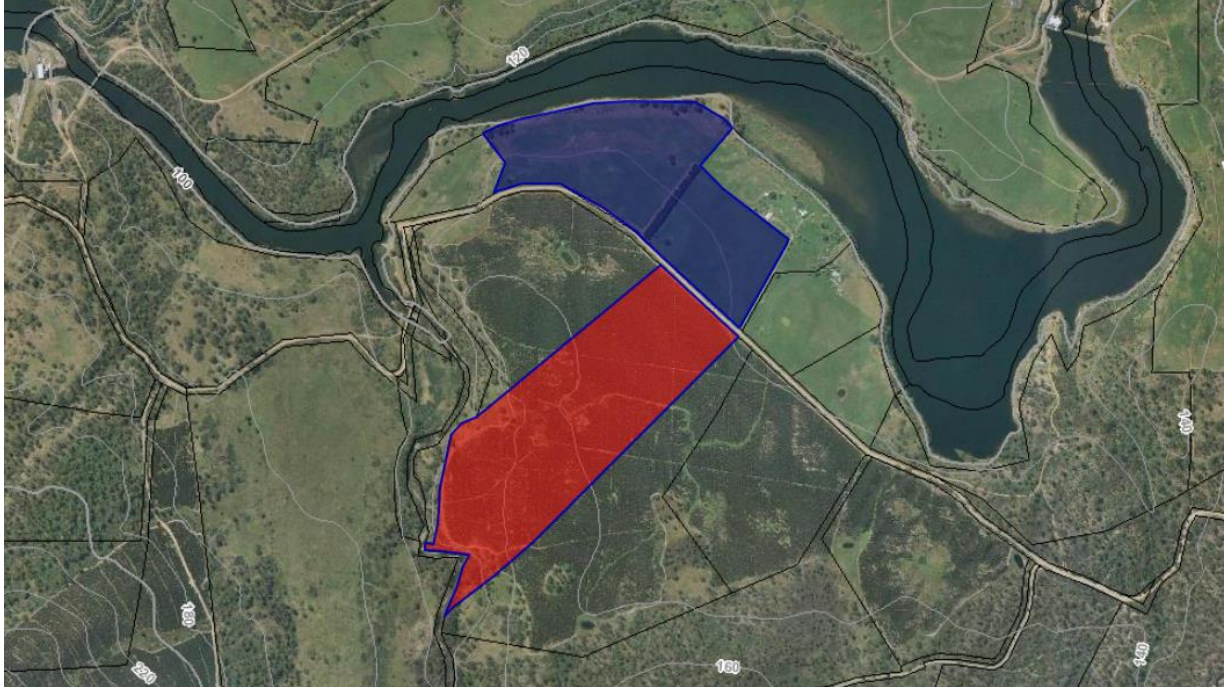


Figure 3: Effective slope - 10m contours (approx.) (Source: LISTmap 24.04.24). Subject properties shown with blue border.

Step 3: Distance from classified vegetation

This section sets out the required separation distances from bushfire-prone vegetation to achieve the required BAL. It should be noted that AS3959 Table 2.6 only provides BAL ratings for separation distance up to and including 50m from grassland. Therefore, grassland less than 100m but greater than 50m separation from the site has been excluded from assessment.

Step 4: Effective slope under classified vegetation

Effective Slope	Upslope							
	Upslope/0°		Upslope/0°	x	Upslope/0°	x	Upslope/0°	x
Slope under the classified vegetation	Downslope							
	>0 to 5°		>0 to 5°		>0 to 5°		>0 to 5°	
	>5 to 10°	x	>5 to 10°		>5 to 10°		>5 to 10°	
	>10-15°		>10-15°		>10-15°		>10-15°	
	>15-20°		>15-20°		>15-20°		>15-20°	

Step 5: Determination of Bushfire Attack Level (BAL)

Building areas shown are indicative only and are shown for planning purposes. These areas are flexible in they may change position as long as setbacks and HMAs are achieved and adhered to. The adjustment to the existing boundary does not have an affect on the existing residential buildings on Lot 7 Dawson Road in terms of a BAL rating, and new residential buildings on either allotment will require a separate report to confirm suitability and compliance.

Minimum Separation Required

Any proposed dwellings are required to be able to achieve a minimum of BAL-29 as required by the Directors Determination. The adjustment to the boundary will allow more than sufficient room for any potential dwellings to achieve a BAL-12.5, which will be dependent on final site position and need to be confirmed with an independent bushfire hazard report.

5 Bushfire Protection Measures

During a bushfire event, a number of bushfire attack mechanisms may threaten buildings and occupants, including:

- Radiant heat;
- Direct flame contact;
- Ember attack; and
- Wind.

A range of bushfire protection measures are recommended to improve the resilience of the proposed development and achieve a tolerable level of residual risk for occupants. The protection measures outlined in this section.

Additional measures to improve resilience are also recommended but are at the discretion of the developer and future developers within the subdivision.

5.1 Hazard Management Areas

The Hazard Management Area (‘HMA’) refers to land that is managed in a minimum fuel condition so as to reduce the potential exposure of habitable buildings and occupants to radiant heat and flames and to provide defensible space. The effectiveness of the hazard management areas is reliant on ongoing maintenance by landowners.

Table 3 - Hazard Management Area Prescriptions

Within 10m of habitable buildings	<ul style="list-style-type: none"> No storage of flammable materials (e.g. firewood); Avoid locating flammable garden materials near vulnerable building elements such as glazed windows/doors, decks and eaves (e.g. non-fire retardant plants and combustible mulches); Non-flammable features such as paths, driveways and paved areas are encouraged around habitable buildings.
Trees within HMA	<ul style="list-style-type: none"> Maintain canopy separation of approximately 2.0m; Ensure no branches overhang habitable buildings; Remove tree branches within 2.0m of ground level below; Locate any new tree plantings 1.5 x their mature height from the house; Avoid planting trees with loose, stringy or ribbon bark.
Understory vegetation within HMA	<ul style="list-style-type: none"> Maintain grass cover at <100mm; Maintain shrubs to <2.0m height; Shrubs to be maintained in clumps so as to not form contiguous vegetation (i.e. clumps up to 10sqm in area, separated from each other by at least 10m); Avoid locating shrubs directly underneath trees; Periodically remove dead leaves, bark and branches from underneath trees and around habitable buildings.

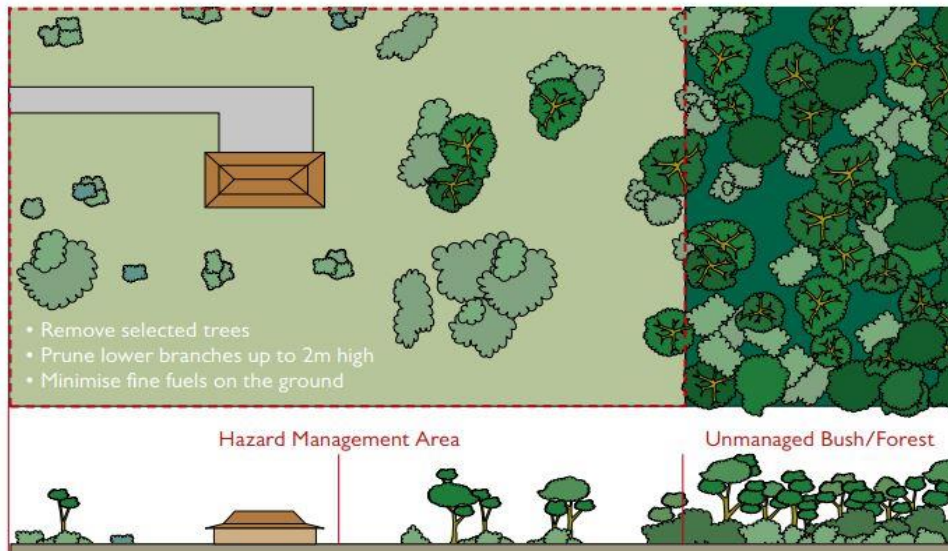


Figure 4 - Example Hazard Management Area

The proposal will comply with section C13.6.1 of the Code, as there is an insufficient increase in risk.

5.2 Construction Standards

As this assessment is for a boundary adjustment and existing dwellings on these sites will not be affected, there are no specific construction standards to adhere by.

5.3 Access

The primary access to the existing lots is from an unsealed public road - Dawson Road. The existing driveways for the lots are from the same road on the southern side of 580 Dawson, and the northern end of Lot 7. There are currently two separate access points into 580 Dawson Road, and just the one into Lot 7 Dawson Road - refer to Appendix A.

The access arrangements for the boundary adjustment must comply with section C13.6.2 of the Bushfire-prone areas code. The proposal complies with the acceptable solution for this standard and associate code because the accesses are already existing and servicing each allotment. There is also an insufficient increase in risk from the boundary adjustment to warrant any changes to the current layouts.

5.4 Water

For any future developments on these allotments a separate report may be required for that specific building/s, and a new dedicated firefighting water supply may form part of the construction standard.

5.5 Optional Protection Measures

The following recommendations are not specifically regulated under any planning or building standards at present hence would not form part of the final conclusion and recommendations.

If implemented, however, they will improve bushfire protection for future occupants.

Electrical Infrastructure

Overhead power lines are a common source of unplanned fires, particularly during high wind conditions. Where practicable, electricity connections to properties should be provided underground to remove this potential fire source.

Building Design

Building configuration can be used to improve building resilience. It is recommended that future developers of buildings within the subdivision consider adopting the following design features:

- Simple roof shapes with roof pitch at 18° or greater, to reduce the potential for ember accumulation. This measure ought to be combined with non-combustible gutter guards to prevent accumulation within the guttering;
- Simple building shapes are preferable, as they reduce the opportunity for embers and debris to be trapped against the building within re-entrant corners;
- Keep walls as low as possible. Large expansive walls present greater surface area to wind turbulence and to radiant heat;
- Slab-on-ground construction is generally more resilient than suspended slab construction.

6 Conclusion & Recommendations

The proposed boundary adjustment is located within a ‘bushfire prone area’ as defined by C13.3.1. Protection measures reduce bushfire risk to future residents, developments and to firefighters, as outlined in this report.

As the boundary adjustment has no impact on the existing buildings or residences on these sites that would warrant any changes to the current conditions, it is deemed that there is an insufficient increase in risk to warrant any changes to the sites in terms of access, water and hazard management areas. This development is therefore exempt from the code as per C13.4.1 of the planning scheme.

7 References

Department of Primary Industries and Water, The LIST, viewed April 2024, www.thelist.tas.gov.au.

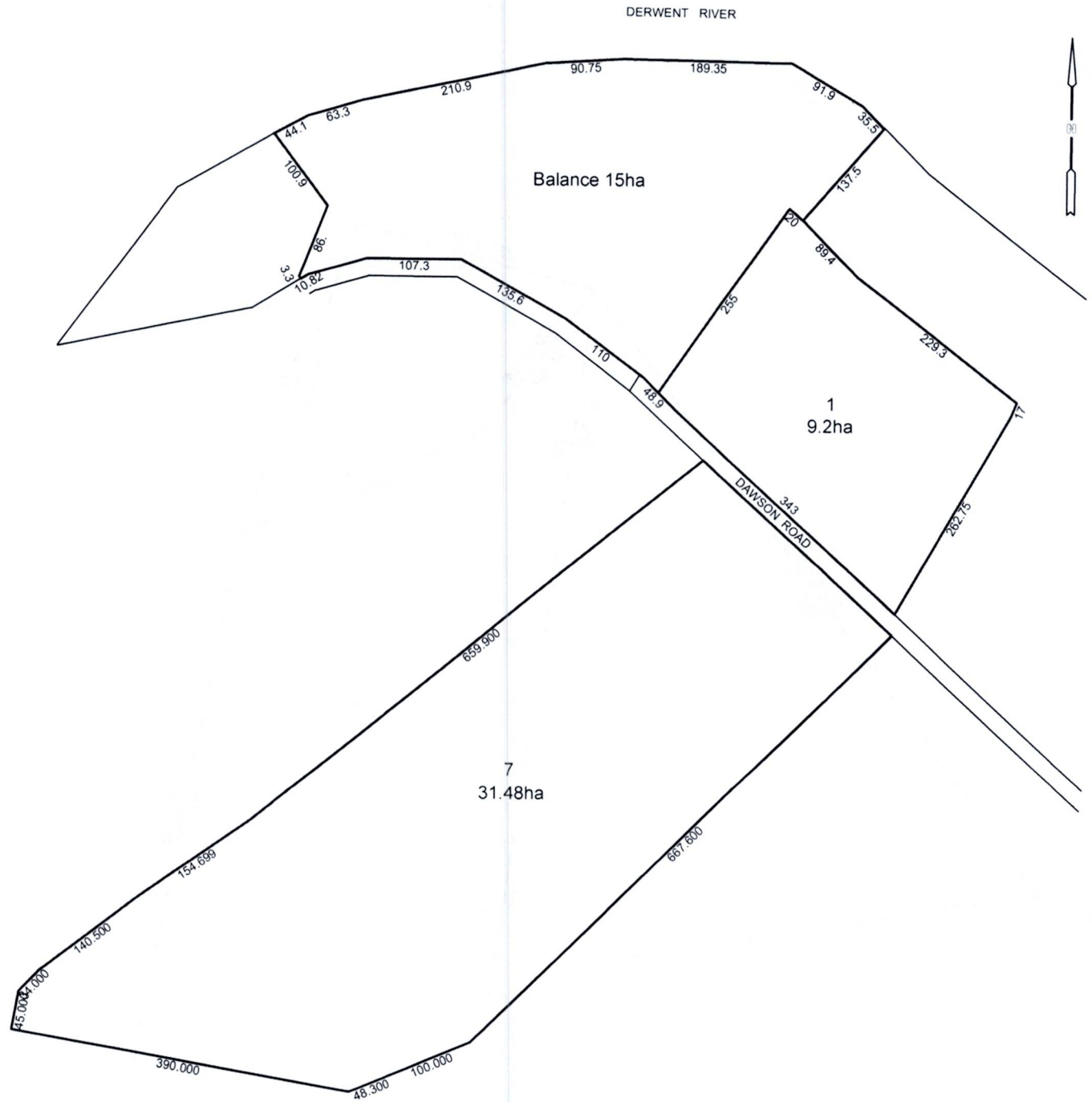
Director of Building Control, 2020, Director's Determination - bushfire hazard areas, Version No. 1.1, Department of Justice (Tasmania).

Standards Australia, 2018, *AS 3959-2018 - Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney.

Tasmanian Planning Scheme - Central Highlands, viewed April 2024, <http://www.iplan.tas.gov.au/>.


APPENDIX A

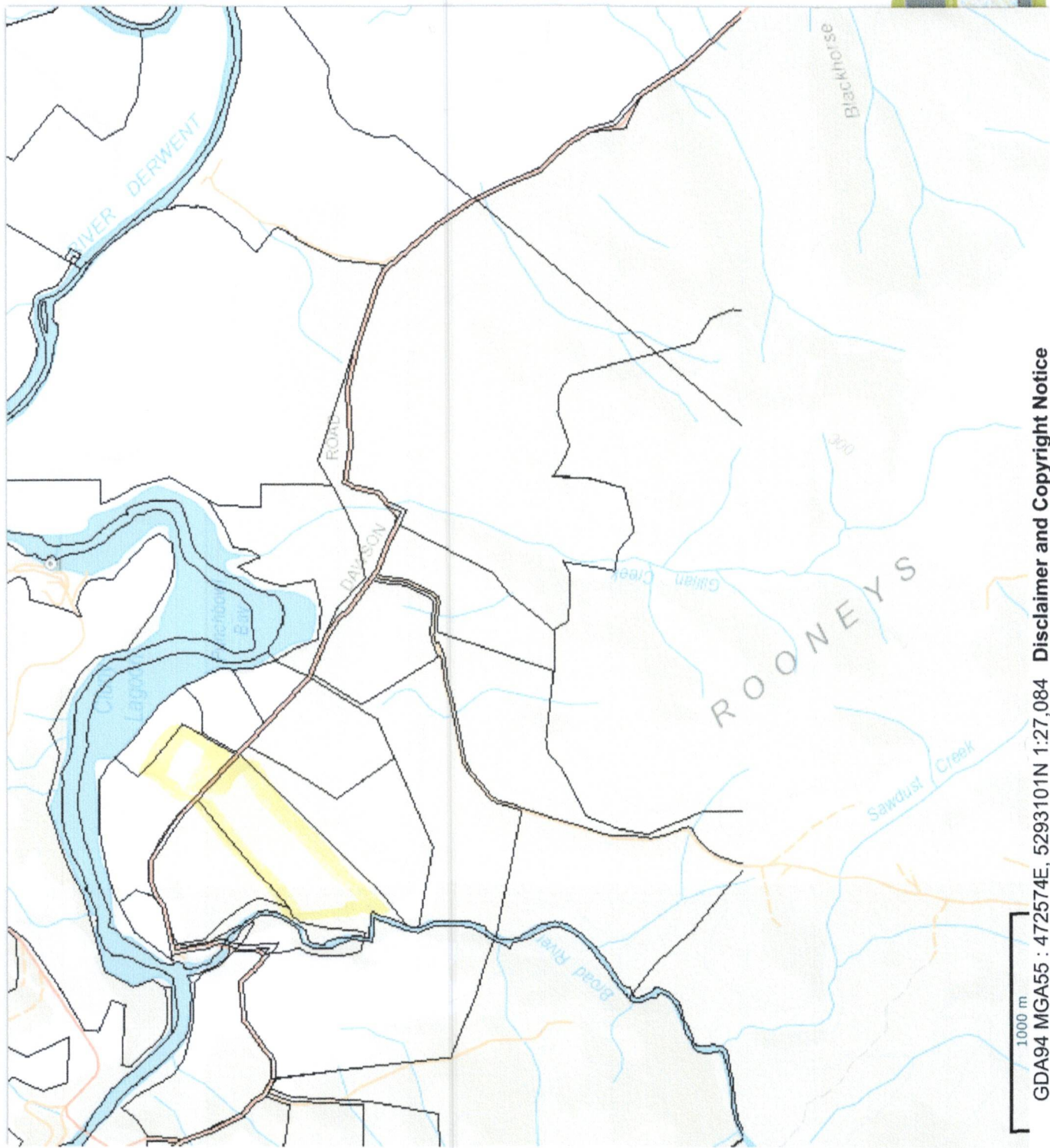
Boundary Adjustment Plan



Lot 1 & 7 to be
adhered.
* 17959117




CLIENT Richard Crawford & Sunray Strawberries		DRAWING Proposal		Rev.	Amendments	Drwn	Date
D.G.J. POTTER		SCALE: 1:5000	DATE: 2/02/24				
 <p>9 Warwick St HOBART, TASMANIA, 7000 Ph: (03) 62 343 082 Fax: (03) 62 343 360 Email: d.potter@inet.net.au</p>		LEVEL DATUM					
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TASMAP's new
**1:50 000 Topographic
Mapping Series**



Land Tasmania

APPENDIX B

Certificate of Compliance

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ 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:

580 & 572 Dawson Road, Ouse

Certificate of Title / PID:

136268/1 / 2107266 & 127705/2 / 1813062

2. Proposed Use or Development

Description of proposed Use and Development:

Boundary adjustment

Applicable Planning Scheme:

Tasmanian Planning Scheme – Central Highlands

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management plan report	David Lyne	April 2024	2.0

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

4. Nature of Certificate

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

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

<input type="checkbox"/> E1.5.1 / C13.5.1 – Vulnerable Uses		
<input type="checkbox"/>	Acceptable Solution	Compliance Requirement
<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"/> E1.5.2 / C13.5.2 – Hazardous Uses		
<input type="checkbox"/>	Acceptable Solution	Compliance Requirement
<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 type="checkbox"/> E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas		
<input type="checkbox"/>	Acceptable Solution	Compliance Requirement
<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 checked="" type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input 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"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<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 checked="" type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input 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 checked="" 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:

David Lyne

Phone No:

0421 852 987

Postal Address:

11 Granville Avenue, Geilston Bay

Email Address:

Dave_lyne@hotmail.com

Accreditation No:

BFP – 144

Scope:

1, 2, 3a, 3b

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:

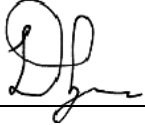


Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or



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:

David Lyne

Date:

29.04.2024

Certificate
Number:

1501/24

(for Practitioner Use only)

Proposed Boundary Reorganisation

580 DAWSON ROAD OUSE

AUGUST 2024





66 Richmond Valley Road, Richmond, Tasmania 7025

Email: Lee@nicholbrook.com.au Mobile: 0418 141 762

Author: Dr Lee Peterson

Document status:

Date	Status	Reviewed by	Transmission method
21/8/24	Draft	L Peterson	Email
26/8/24	Final	L Peterson	Email

This report has been prepared in accordance with the scope of services described in the contract or agreement between Nicholbrook and the Client. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Nicholbrook accepts no responsibility for its use by other parties.

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Executive Summary

This report examines the land capability and classification of the property 580 Dawson Road Ouse owned by Richard and Karyn Crawford in respect to the proposed reorganisation of the title boundary with 575 Dawson Road, owned by Sunray Strawberries Pty Ltd, under the Tasmanian Planning Scheme, Central Highlands Local Provisions Schedule.

The properties examined are PID 2107266 Title reference 136268/1 and PID 9493405 title reference 179591/7.

The proposal is boundary reorganisation between the existing titles to enable adherence of 9.2 ha of productive Class 4 land from 580 Dawson Road to 575 Dawson Road for the purpose of horticultural production.

580 Dawson Road is zoned Rural whilst 575 Dawson Road is zoned Agriculture, however the landform and soils are identical therefore resulting in an increase area of Agricultural zone.

Water rights held by Sunray Strawberries allow for the development and intensive horticulture on a parcel of land that is currently dryland grazing.

Introduction

This report, by Dr Lee Peterson, Principal Consultant, Nicholbrook Pty Ltd, has been prepared to provide an expert agricultural assessment the property 580 Dawson Road Ouse owned by Richard and Karyn Crawford in respect to the proposed reorganisation of the title boundary with 575 Dawson Road, owned by Sunray Strawberries Pty Ltd, under the Tasmanian Planning Scheme, Central Highlands Local Provisions Schedule.

This report reviews the current land usage of the present land titles and the surrounding region in relation to Land Capability and Land Classification. This includes soils, aspect, topography, water resource, and impact in relation to agricultural.

Qualifications and Experience

Dr Lee Peterson is an agricultural science graduate from the University of Tasmania with over 35 years of experience in primary industry production, research and consulting. Dr Peterson has worked with a variety of farming enterprises throughout Tasmania and other mainland states. A detailed outline of experience and qualifications is attached in Attachment A.

Location

580 Dawson Road Ouse is situated on the southern side of Cluny lagoon approximately 4 km from the township of Ouse. It is bordered by Hydro Electric Commission title to the north encompassing Cluny Lagoon, Rural zoned land to the west and east and Agricultural zoned land owned by Sunray Strawberries Pty Ltd to the south.

580 Dawson Road PID 2107266 Title reference 136268/1 is 23.95 ha whilst 575 Dawson Road PID 9493405 title reference 179591/7 is 31.48 ha but forms part of a property of 4 titles totaling 100.97 ha owned and operated by Sunray Strawberries.

Land Classification - Agriculture

The land capability of the property was assessed according to the Tasmanian Land Capability Classification System (Grose, 1999). Land is ranked according to its ability to sustain a range of agricultural activities without degradation of the land resource. Class 1 land is the best land and Class 7 land is the poorest. A wide range of limitations are considered, and the most significant limitation determines its final classification, or ranking. Limitations in relation to soils include stoniness, topsoil depth, drainage and erosion hazard. Limitations to topography include slope and associated erosion hazard. Limitations relating to climate include low rainfall and frost.

A full explanation of the Land Capability System is available in the *DPIPWE Tasmanian Land Capability Handbook*.

The classification system assumes an average standard of land management and that production will be sustainable if the land is managed according to the guidelines of its Class. The system does not consider the economics of production, distance from markets, social or political factors, all of which can change over time.

Class 4 land is described as follows:

Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimize degradation.

Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent, during 'normal' years to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited.

Class 5 land is described as follows:

Land with slight to moderate limitations to pastoral use but which is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

A detailed, site specific assessment of land classification of the property was undertaken by the author during the week of the 14th August 2024.

The attachment B maps illustrate the extent of each land capability class within the properties.

Table 1 provides a detailed description of each land capability class of the 580 Dawson Rd property and the immediate area of 575 Dawson Rd to be adhered to.

Table 1: Land Capability Summary – 580 Dawson Rd

Land Capability Class ¹	Area (ha)	Limitation	Soil Description	Cropping Suitability Rating ²	Land Use Types ³	Cropping Frequency ⁴
4s	15.8	Soil structure	Grey to brown sandy loam, hydrosol, typical of river terrace in the region. Permeable, low fertility, strongly differentiated profile over bleached sand (0-5% slope)	Moderate	ISD, IP, DP, H	Annual
5s	3.4	Soil permeability, depth and fertility	Grey sandy clay loam, demisol, moderately permeable over dolerite (0 -5% slope)	Not suitable	DP	Annual but low stocking rates due to potential erosion risk
5sr	4.5	Soil depth and stoniness	Grey sandy clay loam, demisol, moderately permeable with surface dolerite rock and rock fragments (5 -10% slope)	Not suitable	DP, F	Annual but low stocking rates due to potential erosion risk

¹ Land Capability Class

Land capability was assessed according to the Tasmanian Land Capability Classification System (Grose, 1999). Land is ranked according to its ability to sustain a range of agricultural activities without degradation of the land resource. Class 1 land is the best land and Class 7 land is the poorest. A wide range of limitations are considered and the most significant limitation determines its final classification, or ranking. The classification system assumes an average standard of land management and that production will be sustainable if the land is managed according to the guidelines of its Class. The system does not take into account the economics of production, distance from markets, social or political factors, all of which can change over time.

Cropping Suitability Rating

- High - Soils with no or only slight limitations to use. Can support a wide range of intensive cropping and grazing activities. Cropping can occur almost continuously with only occasional pasture breaks.
- Moderate - Soils with moderate limitations to use. Conservation practices and sound management are needed to overcome limitations. Regular short-term pasture breaks are also required.
- Low - Soils suited to occasional cropping through severe limitations. Major conservation treatments and/or careful management required to minimise degradation.
- Very low - Very limited cropping with long pasture breaks (greater than 8 years).
- Unsuitable - No cropping should be undertaken.
-

³ Land Use Types

- DP (Dryland pasture)
- IP (Irrigated pasture)
- DS (Dryland surface cropping; i.e. cereals and poppies)
- ISD (Irrigated surface cropping – dry harvest; i.e. cereals, poppies, carrot seed and grass seed)
- ISW (Irrigated surface cropping – wet harvest; i.e. peas, beans and broccoli)
- IRC (Irrigated root cropping; i.e. potatoes and carrots)
- H (Horticulture; i.e. grapes, olives and fruit)
- F (Forestry)
- NA (Not suitable)

⁴ Cropping Frequency is given as an approximate range only. It assumes that best practices are being implemented in relation to soil management, sustainable crop rotations undertaken, and that seasonal and long term climatic conditions are favourable for cropping activities. Best practice soil management includes cultivation at an appropriate soil moisture level so as to maintain soil structure, management of cropping residues to assist in maintaining soil structure, and implementation of the most appropriate cultivation techniques. The lower range pertains to a more intensive cropping rotation (i.e. typically including irrigated root cropping) and/or less favourable seasonal/growing conditions. The upper range pertains to non-intensive cropping rotations (i.e. cereals and poppies) and/or more favourable seasonal/growing conditions (see Appendix 1). Cropping frequency does not include irrigated pasture which can be irrigated annually.

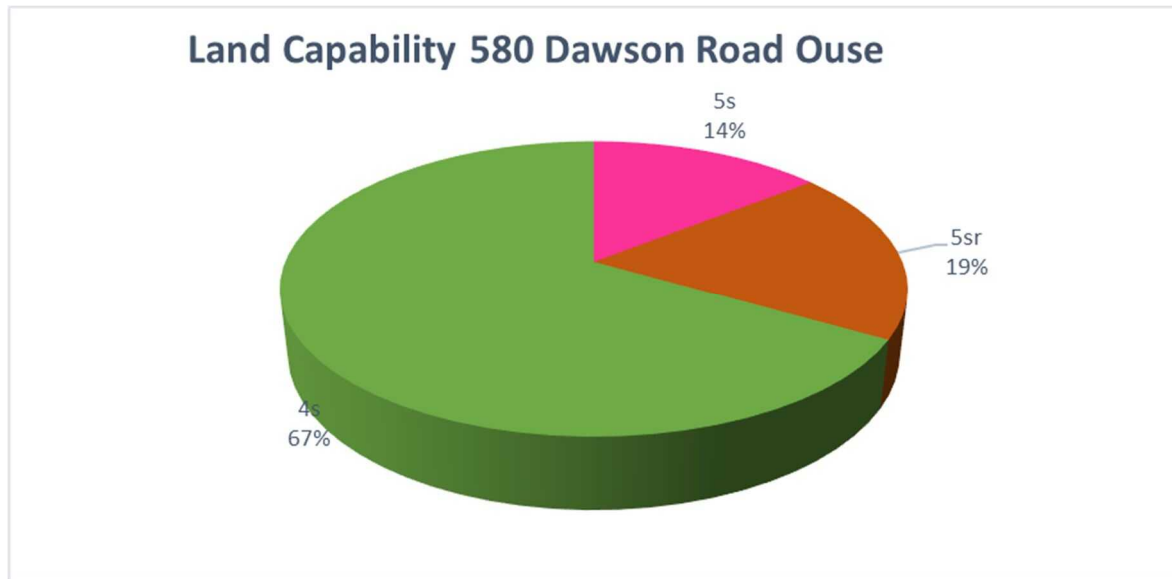


Class 4s land suitable for cropping that is proposed for adherence to neighbouring property, currently under cultivation



Class 5r land with exposed rock

:



580 Dawson Road title is predominantly Class 4s and the balance Class 5 which is not suitable for cropping. Whilst the area of Class 4 is suitable for cropping, unless irrigation is available it is also only suitable for grazing, which is the current situation.

Soils

The soils are predominantly windblown alluviums on the terrace area above the original Derwent River. These hydrosols are generally permeable but low fertility and exhibit an abrupt A and B horizon over sands that are stained with organic matter. The lower slopes are generally alluviums over dolerite with patches of rock exposed and rock fragments within the profile

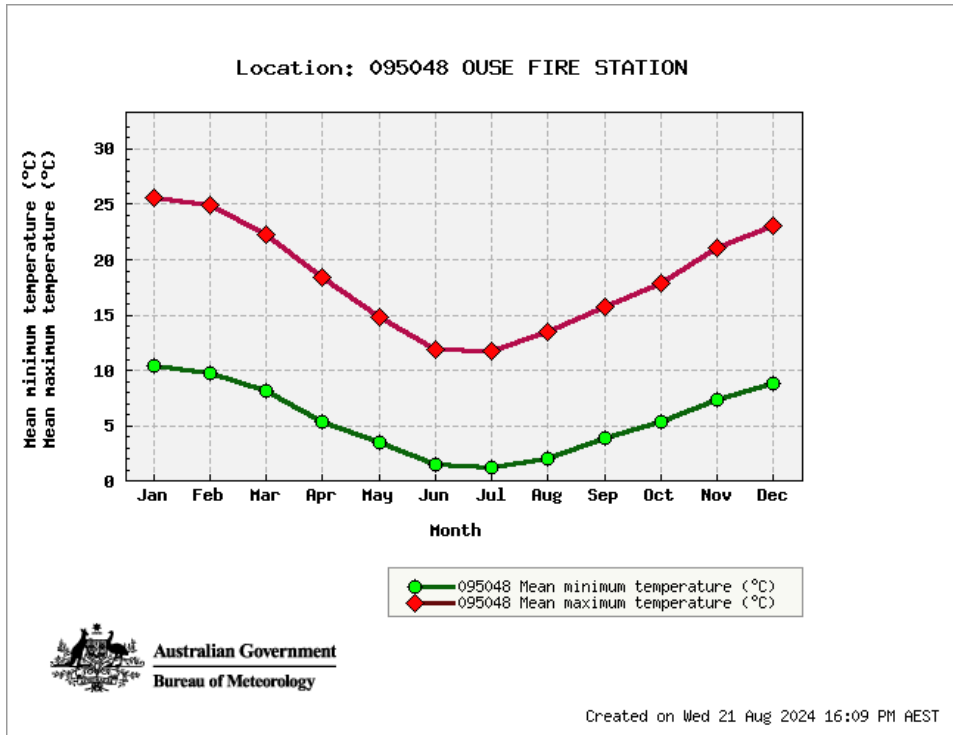


Area of 4s sandy loam currently being cultivated demonstrating abrupt horizon

Climate

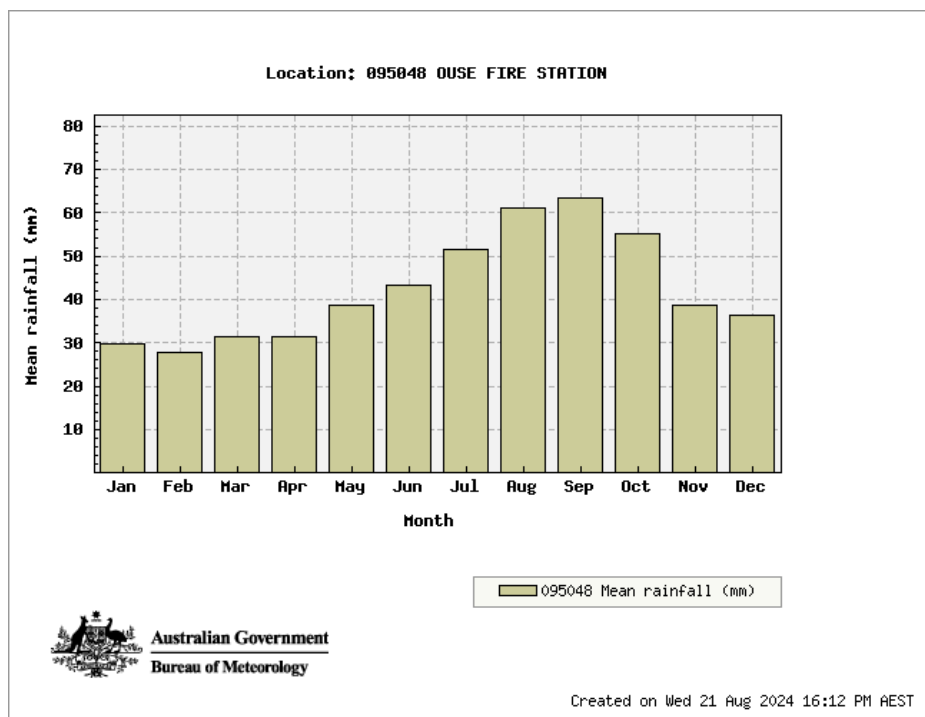
The Derwent region experiences a temperate maritime climate with mild summers and cool winters. This is attributed to the stabilising effect of the Southern Ocean that varies in temperature through the year by only approximately 5°C. Altitude is the principal factor dictating the range of climatic conditions experienced in the region and larger climatic extremes occur with increasing distance from the coast and increasing elevation. Whilst the elevation in this upper region of the Derwent Valley is only 120 metres it is very inland and hence subject to larger temperature variations.

The nearest temperature data is available is station number 95048 at Ouse. The mean lowest temperature recorded is 1.2 degrees however the lowest recorded is -6.8 degrees and the number of mean days below 0 degrees is 26, which represents a frost risk to many crops but does provide high chill units which is necessary for a number of temperate crops.



Rainfall information recorded a mean annual rainfall of 511 mm. The highest annual rainfall recorded is 727 mm and the lowest recorded is 339 mm, a very low rainfall region in the state. Low rainfall is an advantage for cropping provided reliable irrigation sources are available as this limits diseases and aids in production management of crops.

Monthly distribution of rainfall is also evenly spread through Summer and Autumn but increases during Winter to a Spring peak.



Water Resources

The property is adjacent to Cluny Lagoon. 580 Dawson Road is not currently irrigated and has no water license while Sunray Strawberries are developing the neighbouring property predominantly for runner production on the basis of large water rights from the Derwent River. The reorganisation of the boundaries between 580 and 575 Dawson Road will enable increased area for intensive horticultural development by Sunray.

Current Land Use

The current main land use for the 580 Dawson Road property is dryland grazing. The low rainfall combined with the soil types results in very low stocking rates to be sustainable. Given the scale of the property dryland grazing cannot be considered as an economic enterprise.

Proposal

A reorganisation of the boundary between 580 and 575 Dawson Road is proposed. An area of 9.2 ha of 580 Dawson Road would be adhered to 575 Dawson Road as per the attached plan. This would leave a balance of 15 ha of 580 Dawson Road and allow for an increased production area for Sunray Strawberries at 575 Dawson Road. The 9.2 ha is Class 4 land that continues into 575 Dawson Road. This property is currently being transformed from forestry to intensive horticultural production. The utilization of the water rights and infrastructure that Sunray possesses enables this portion of land to also be developed. This portion of land is currently under-utilised as dryland grazing.

The zoning of the two properties was determined by the "Agricultural Land Mapping Project "2017 (ALMP) as part of the implementation of the Tasmanian Planning Scheme. This mapping project utilized a decision tree process examining constraints to agriculture enterprise to determine zone status. The first steps of the constraints analysis were the valuation of a title followed by the enterprise suitability:

Criteria 1 – Enterprise Suitability Clusters – 580 Dawson Rd

Enterprise Suitability Cluster	Minimum Area Requirement (ha)	Suitable Area Assessed (ha)	Irrigation Required	Irrigation Available	Overall Assessment
ES1 (Irrigated Perennial Horticulture)	10	0	Yes	No	Constrained
ES2 (Vegetable Production)	25	0	Yes	No	Constrained
ES3 (Irrigated Grazing – Dairy)	40	0	Yes	No	Constrained
ES4 (Broadacre – Cropping and Livestock)	133	0	No	No	Constrained
ES5 (Dryland Pastoral)	333	10	No	No	Constrained

Criteria 1 – Enterprise Suitability Clusters – 575 Dawson Rd

Enterprise Suitability Cluster	Minimum Area Requirement (ha)	Suitable Area Assessed (ha)	Irrigation Required	Irrigation Available	Overall Assessment
ES1 (Irrigated Perennial Horticulture)	10	>10	Yes	Yes	Not Constrained
ES2 (Vegetable Production)	25	>10	Yes	Yes	Not Constrained
ES3 (Irrigated Grazing – Dairy)	40	<40	Yes	Yes	Constrained
ES4 (Broadacre – Cropping and Livestock)	133	<133	No	No	Constrained
ES5 (Dryland Pastoral)	333	<333	No	No	Constrained

These analyses determined 580 Dawsons Road as constrained and therefore zoned Rural whilst 575 Dawson Road is not constrained and therefore zoned Agriculture.

However, the landform and soil type of the norther section of 575 Dawson Road is identical to the portion of land of 580 Dawson Road that is proposed in the boundary reorganisation.

This proposal not only maximises agricultural land but further protects agricultural land by transfer from Rural to Agriculture zone, thereby meeting local are objectives.



Adjacent title of 575 Dawson Road, Class 4 land currently under development

References

Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania

Declaration

I declare that I have made all the enquiries which I consider desirable or appropriate, and no matters of significance which I regard as relevant have, to my knowledge, been withheld.

Dr Lee Peterson B. Agri. Sci (Hons), ISHS, MAICD, CPag
Principal Consultant
Nicholbrook Horticultural Consulting
August 2024



Lee Peterson

Principal Consultant

Qualifications:

B Ag Sc (Hons) University of Tasmania

PhD (Ag Science) Horticultural Research Group University of Tasmania

Professional Associations:

Certified Practicing Agriculturalist (CPAg)

Company Directors Graduate Diploma 2007

Member of the International Society of Horticultural Science

Contact Details:

M: +61418 141 762

E: lee@nicholbrook.com.au

66 Richmond Valley Rd

Richmond

TAS 7025

Introduction

Dr Lee Peterson is an agricultural professional with extensive expertise in many aspects of agricultural production gained over a period of 39 years in industry, consulting and research. Lee has considerable experience in the areas of land capability and planning for agriculture, new crop development, horticultural production systems, plant extracts and waste stream management in agricultural.

Professional Experience

- 2020-present Director Nicholbrook Horticultural Consulting
- 2018-2020: National Technical Manager BerryWorld
- 2011–2018: Principal Consultant Macquarie Franklin
- 2005-2011: Executive Director – Agribusiness
Agricultural Resource Management (AGRM Pty Ltd)
- 2000- 2004: Agricultural Resource Management Group
- 1998- 1999: Serve-Ag Senior Project Agronomist
- 1996-1997: Private agricultural consultancy and contract research provider
- 1993- 1995: General Manager of Essential Oils of Tasmania
- 1989- 1993: Production Manager of Essential Oils of Tasmania
- 1985- 1989: Post-Graduate at the University of Tasmania
- 1984- 1985: Agricultural Officer with the Tasmanian Department of Agriculture, Pasture and Field Crops Branch

Project Examples

- Land capability assessments for numerous properties throughout rural Tasmania to support agricultural development, subdivision of non-agricultural land and expert witness reporting for legal representation when required
- Soil surveys, land capability, enterprise assessment reporting for developments under the previous Tasmanian Interim Planning Schemes and changes and requirements under the recent Tasmanian Planning Scheme including zone changes and impacts.

Areas of Expertise

- New crop development including essential oils, culinary herbs, medicinals and leafy vegetables
- Design of innovative harvest systems for new crops
- Waste water and effluent reuse
- Agricultural research and development
- Sustainable agricultural system design and implementation
- Environmental monitoring
- Land capability assessment
- Group training
- Agribusiness and financial management
- Socio and economic impact assessment

Nicholbrook Expertise

- Economic studies
- Business and farm management
- Feasibility studies
- State and regional development
- Irrigation and water development
- Land capability and mapping
- Natural resource management
- Training and extension
- Technical agricultural consulting
- Legal representations

- Development of the Farm Water Access Plan framework for Tasmanian Irrigation – individual property requirements assessing soils, land capability and enterprises requirements prior to the granting of water licenses
 - Review of Industrial Hemp as a commercial cropping opportunity in Tasmania
 - Review of pyrethrum industry strategic plan and industry development officer program
 - Economic and socio analysis of the impact of blueberry rust incursion to the Tasmanian blueberry industry
 - Production system economic assessment and inputs for TI feasibility studies – Musselrow, Great Forester, Southern Midlands and South East irrigation scheme developments
 - Market, production and feasibility study of medicinal cannabis production for Tasmanian Alkaloids
 - Importation of new varieties and coordination and production system development for BerryWorld Australia in Tasmania and Queensland
 - Site assessment, property liaison and development of Irrigation and Ground Water Management Plans for effluent management of Tassal hatchery expansion at Ranelagh and waste processing plant at Triabunna including representation to EPA
 - Technical advisor to Houston’s Farm include production system development, variety assessment, market research, crop scheduling, pesticide strategies, IPM program and representation of the company in respect to technical issues such as biosecurity and IPM
 - Agricultural assessment and stakeholder survey for future Hunter Valley irrigation development post power station and mining closures
 - Independent advisor and author to the “Environmental Guidelines for Recycled Water Use in Tasmania”.
 - Project Manager for the land capability assessment for the Meander Dam Development Proposal
 - Expert reporting for a range of broad acre and horticultural litigation cases
 - Assessment of impact of Robbins Island Renewable Energy Park on Agricultural Land Use
 - Project manager for field services operation establishment for Tasmanian Poppy Enterprises
- Technical advisor to South Pacific Oils, essential oil production and extraction company, Vanuatu – Sandalwood production and research

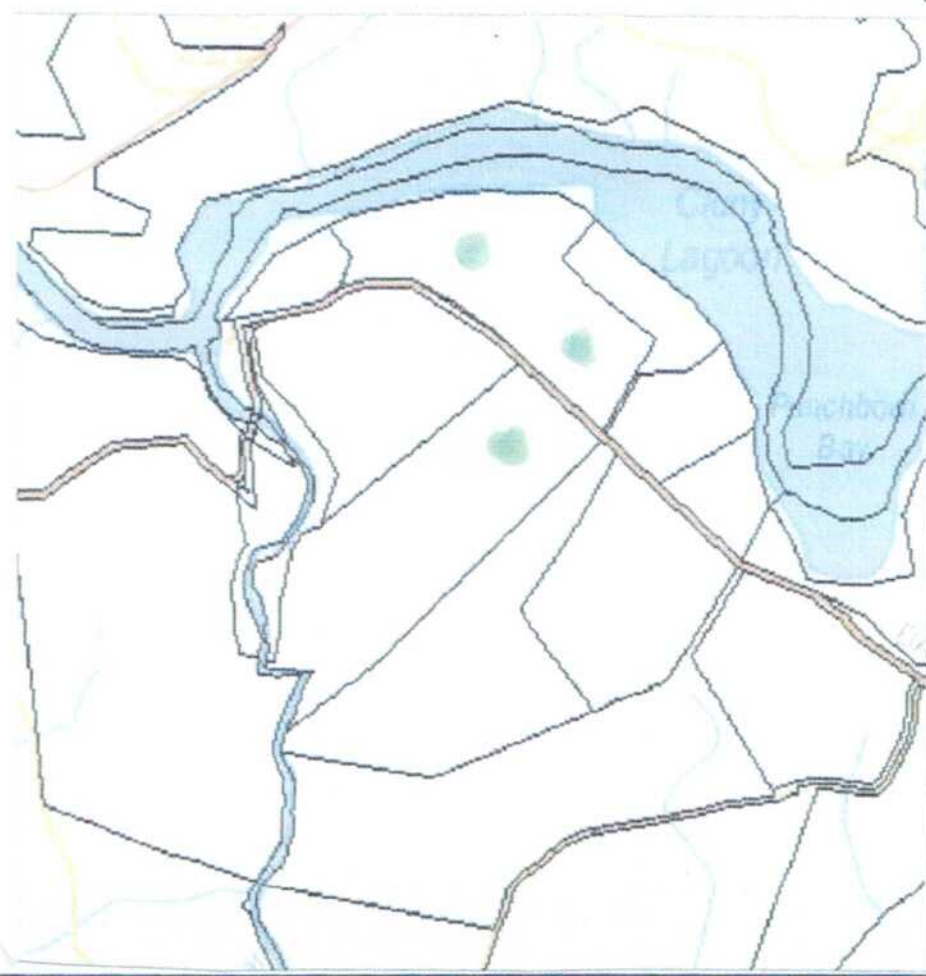
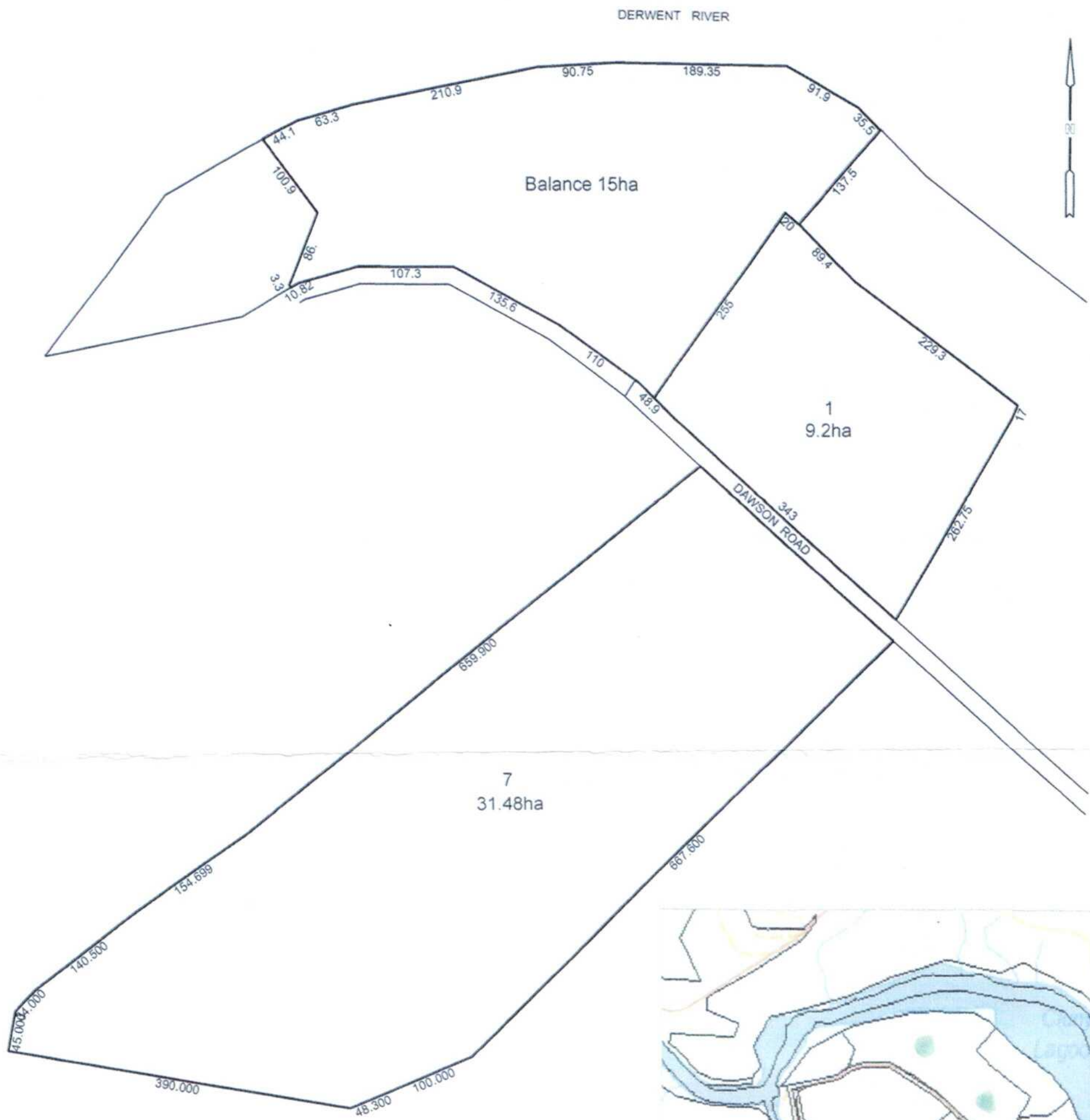
Land Capability 580 Dawsons Rd




Legend

- Dams
- Buildings
- 5e
- 6e
- 4+5e
- 5ew
- Cadastral Parcels





CLIENT Richard Crawford & Sunray Strawberries		DRAWING Proposal		Rev.	Amendments	Drwn	Date
D.G.J. POTTER		SCALE: 1:5000	DATE: 2/02/24				
 <p>9 Warwick St HOBART, TASMANIA, 7000 Ph: (03) 62 343 082 Fax: (03) 62 343 360 Email: d.potter@inet.net.au</p>		LEVEL DATUM		Design	Drawn TP	Checked	
				A3	Sheet No.	Job No. 230917	

SEARCH OF TORRENS TITLE

VOLUME 179591	FOLIO 7
EDITION 3	DATE OF ISSUE 24-Aug-2022

SEARCH DATE : 12-Jan-2024

SEARCH TIME : 01.19 PM

DESCRIPTION OF LAND

Parish of SUTHERLAND Land District of BUCKINGHAM
 Lot 7 on Sealed Plan 179591
 Derivation : Part of 2060A-0R-0P Gtd. to Edward Paine Butler &
 Robert Pitcairn & Part of Lot 4445, 30 Acres, W A Bethune Pur.
 Prior CT 177251/1

SCHEDULE 1

M859763 TRANSFER to SUNRAY STRAWBERRIES PTY LTD Registered
 19-Jun-2021 at 12.01 PM

SCHEDULE 2

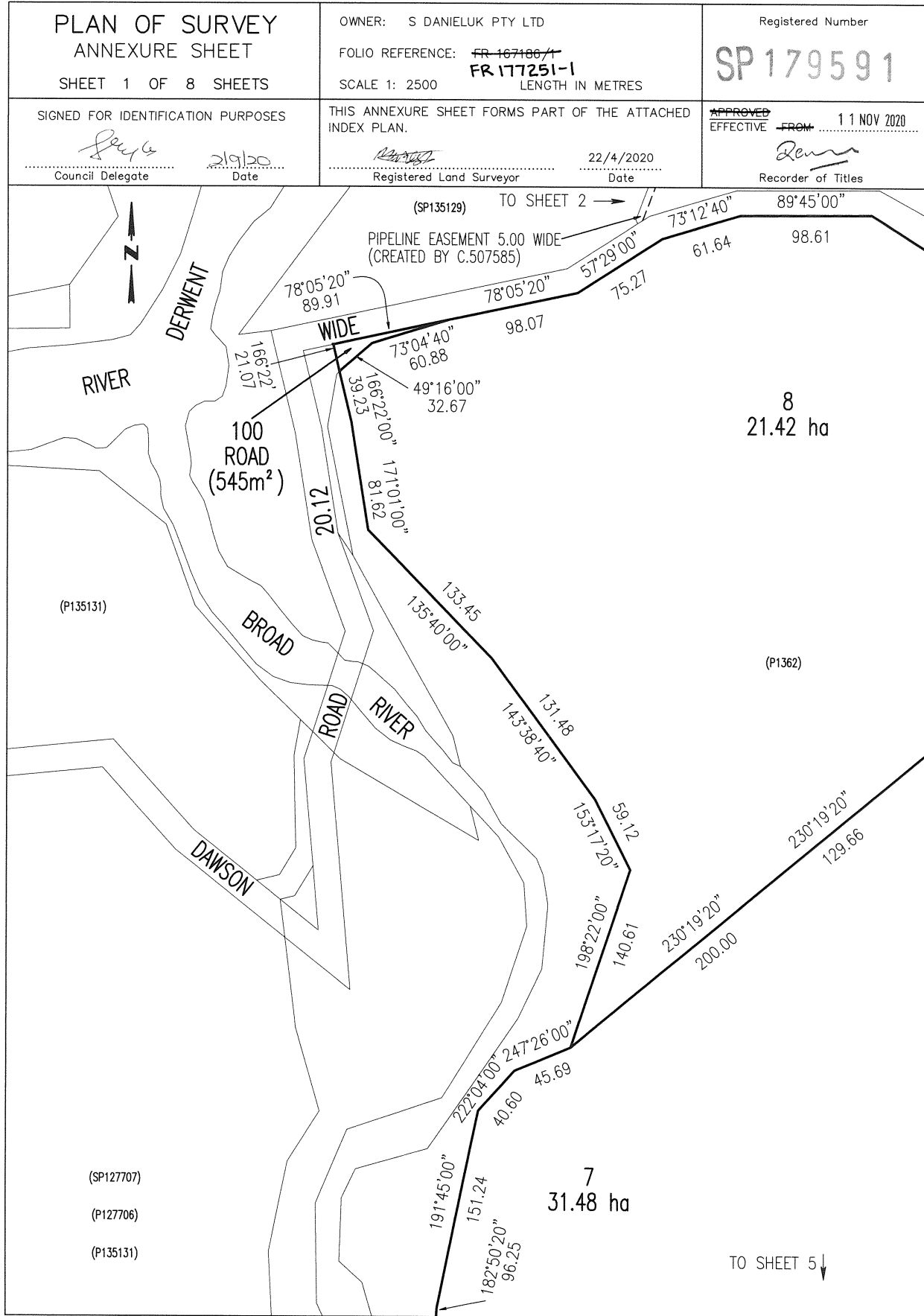
Reservations and conditions in the Crown Grant if any
 SP179591 FENCING PROVISION in Schedule of Easements
 SP179591 WATER SUPPLY RESTRICTION
 SP179591 SEWERAGE AND/OR DRAINAGE RESTRICTION
 C287139 INSTRUMENT Creating Restrictive Covenants Registered
 23-Mar-2001 at noon
 D114231 AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 12-Feb-2014 at noon
 E312565 MORTGAGE to National Australia Bank Limited
 Registered 24-Aug-2022 at 12.01 PM

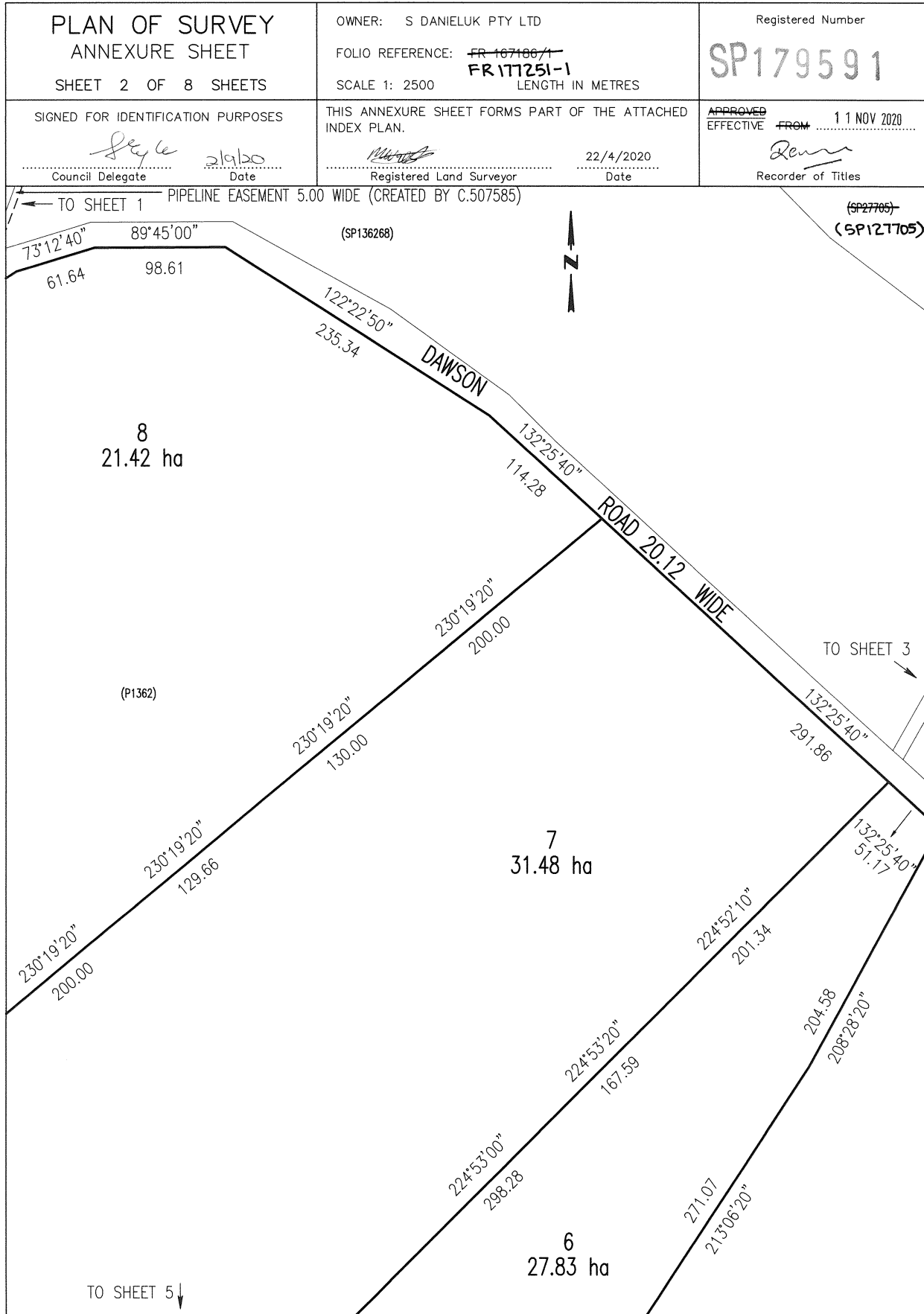
UNREGISTERED DEALINGS AND NOTATIONS

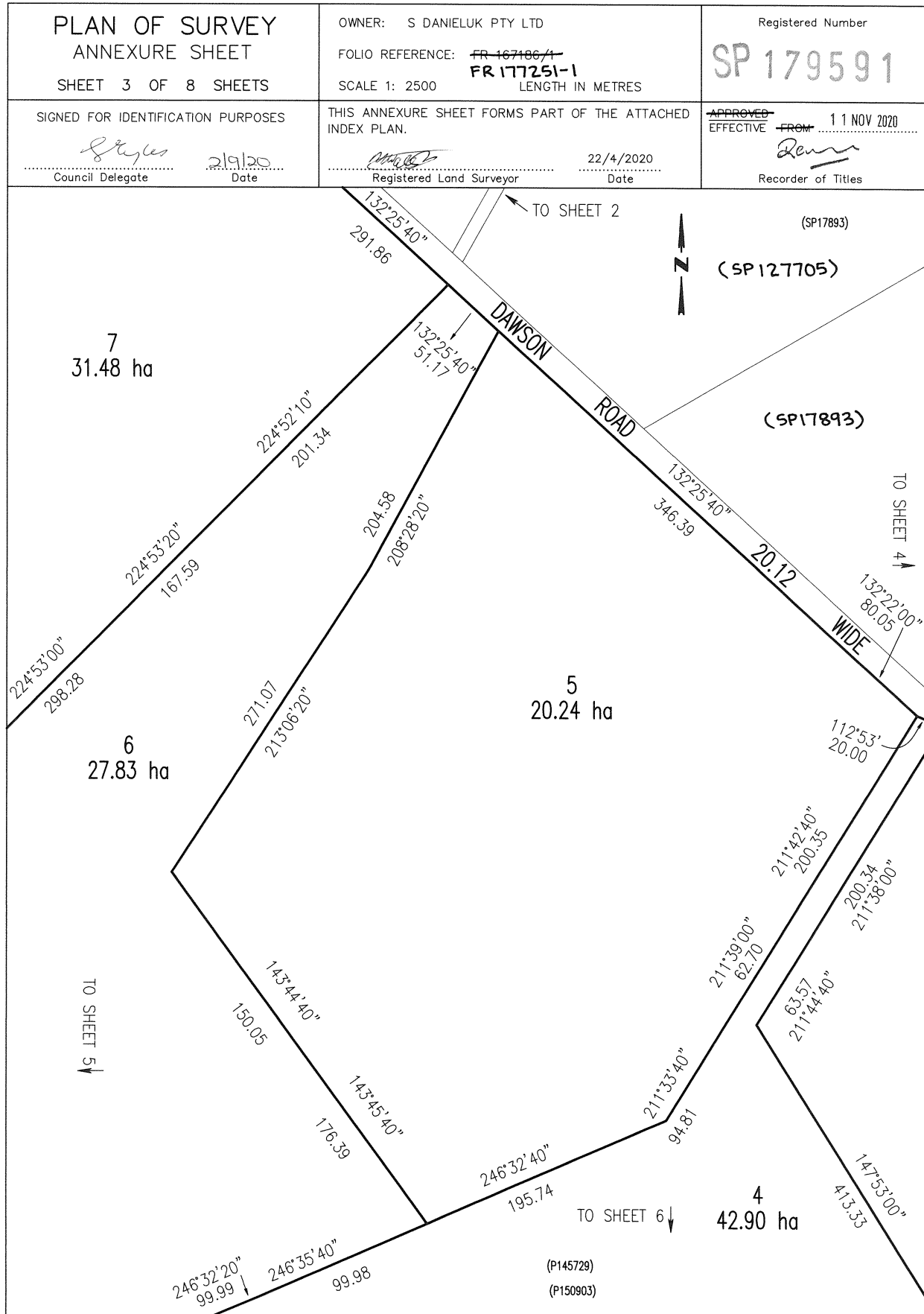
No unregistered dealings or other notations

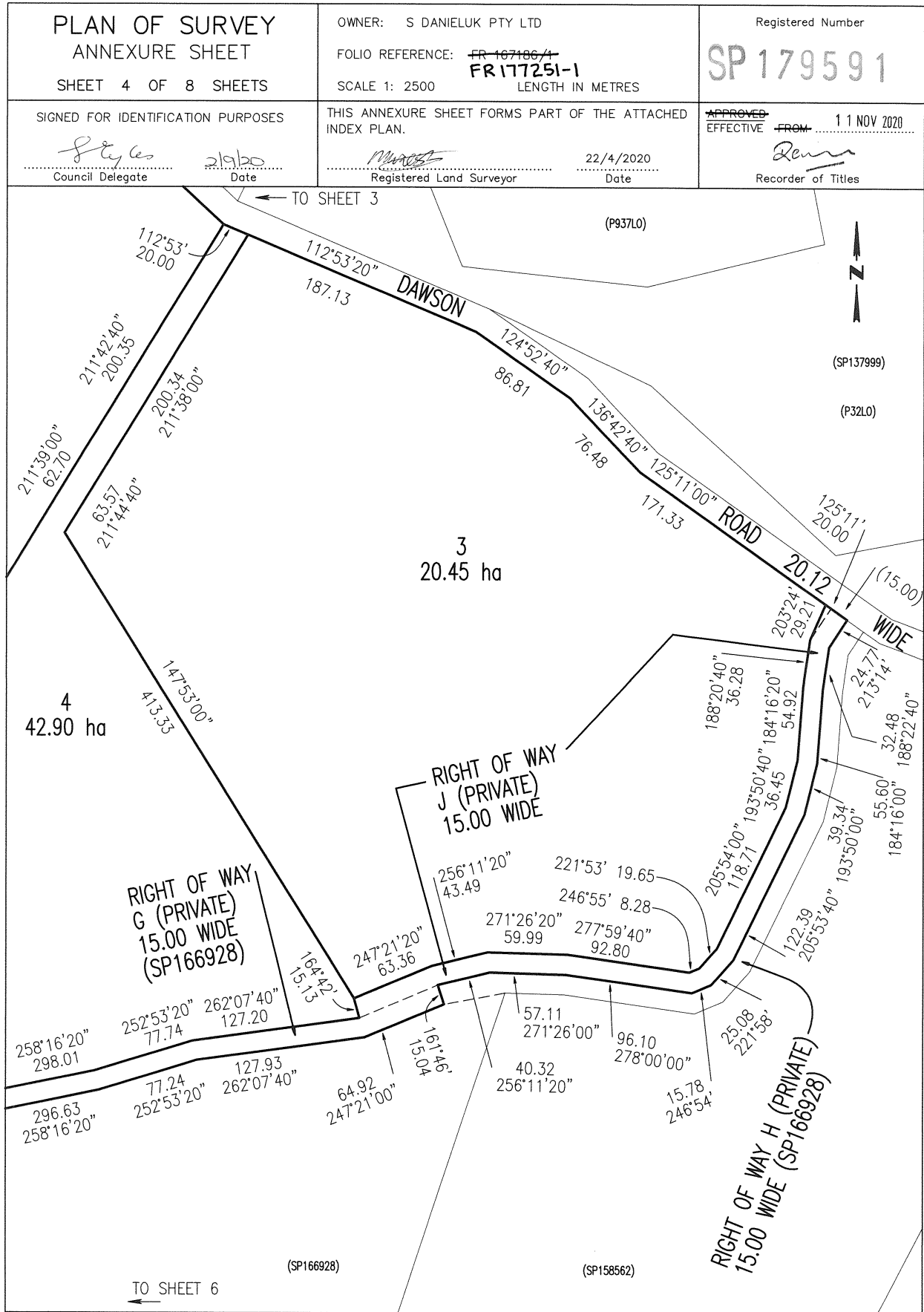
4/9/20

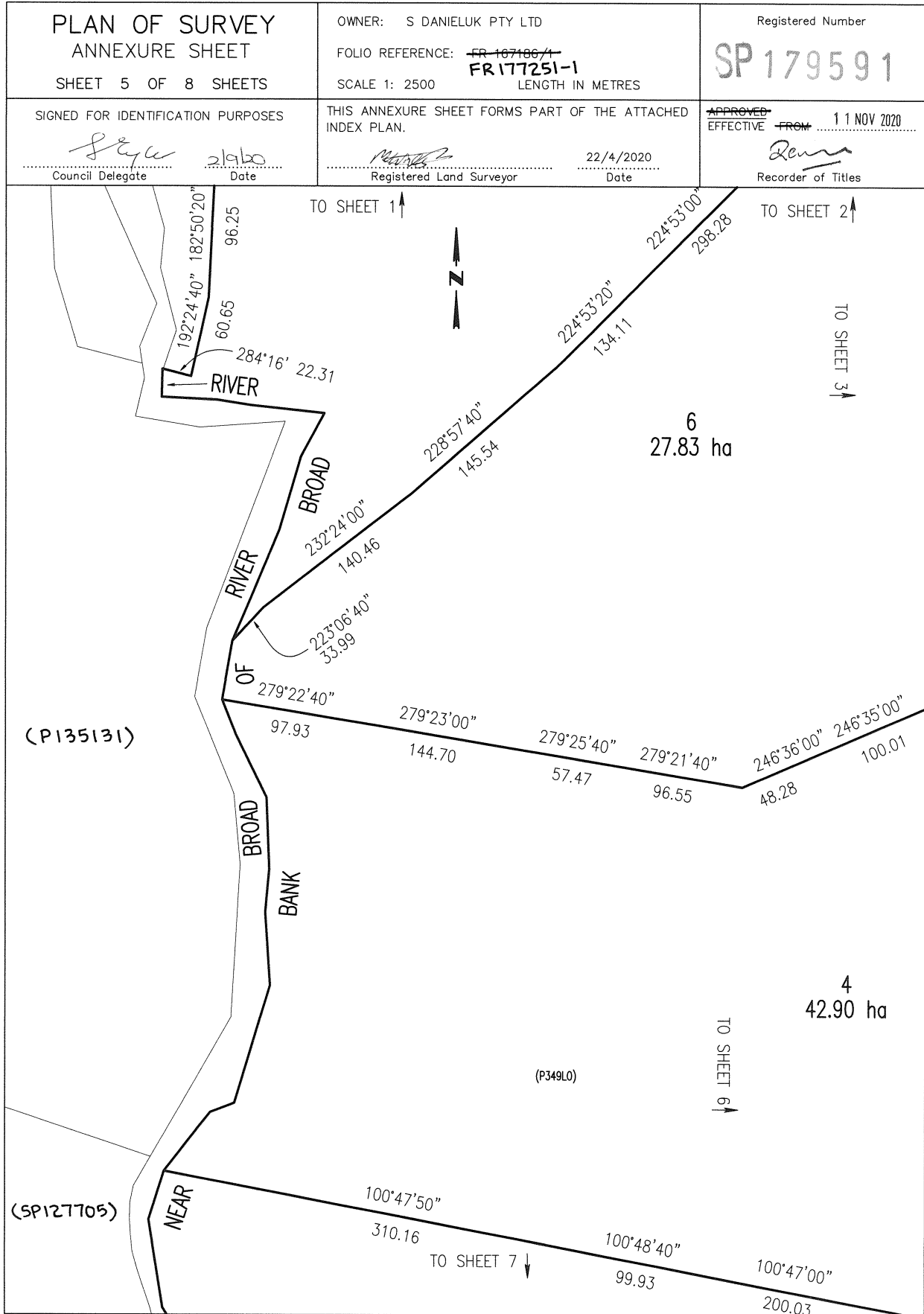
<p>OWNER: S DANIELUK PTY LTD</p> <p>FOLIO REFERENCE: FR 167186/1 FR 177251-1</p> <p>GRANTEE: PART OF 2060A-OR-0P GTD. TO EDWARD PAINE BUTLER & ROBERT PITCAIRN, PART OF LOT 376 (720A) & LOT 349 (640A) ALEXANDER MACPHERSON PUR. & PART OF 500 ACRES, PART OF LOT 2116, (1002A) & WHOLE OF LOT 4445 (30A), WALTER ANGUS BETHUNE PUR.</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR: MICHAEL ROBERT WALSH</p> <p>LOCATION: LAND DISTRICT OF BUCKINGHAM PARISH OF SUTHERLAND</p> <p>SCALE 1:10000 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP179591</p> <p>APPROVED EFFECTIVE FROM 11 NOV 2020</p> <p><i>Ren</i> Recorder of Titles</p>
<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>		
<p>INDEX PLAN</p>		
<p><i>Michael Robert Walsh</i> Registered Land Surveyor</p> <p>22/4/2020 Date</p>	<p><i>Ren</i> Council Delegate</p> <p><i>alaba</i> Date</p>	

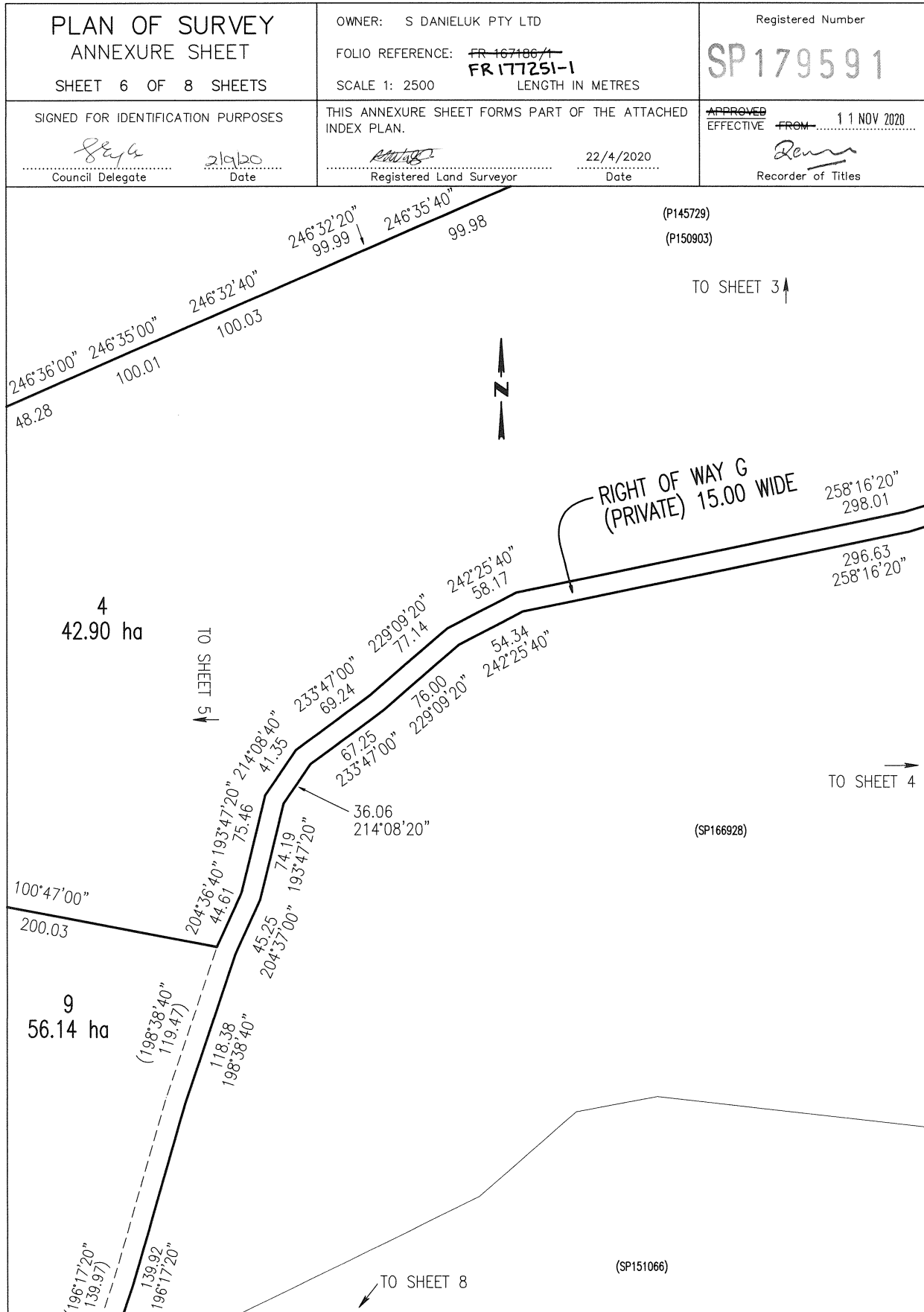


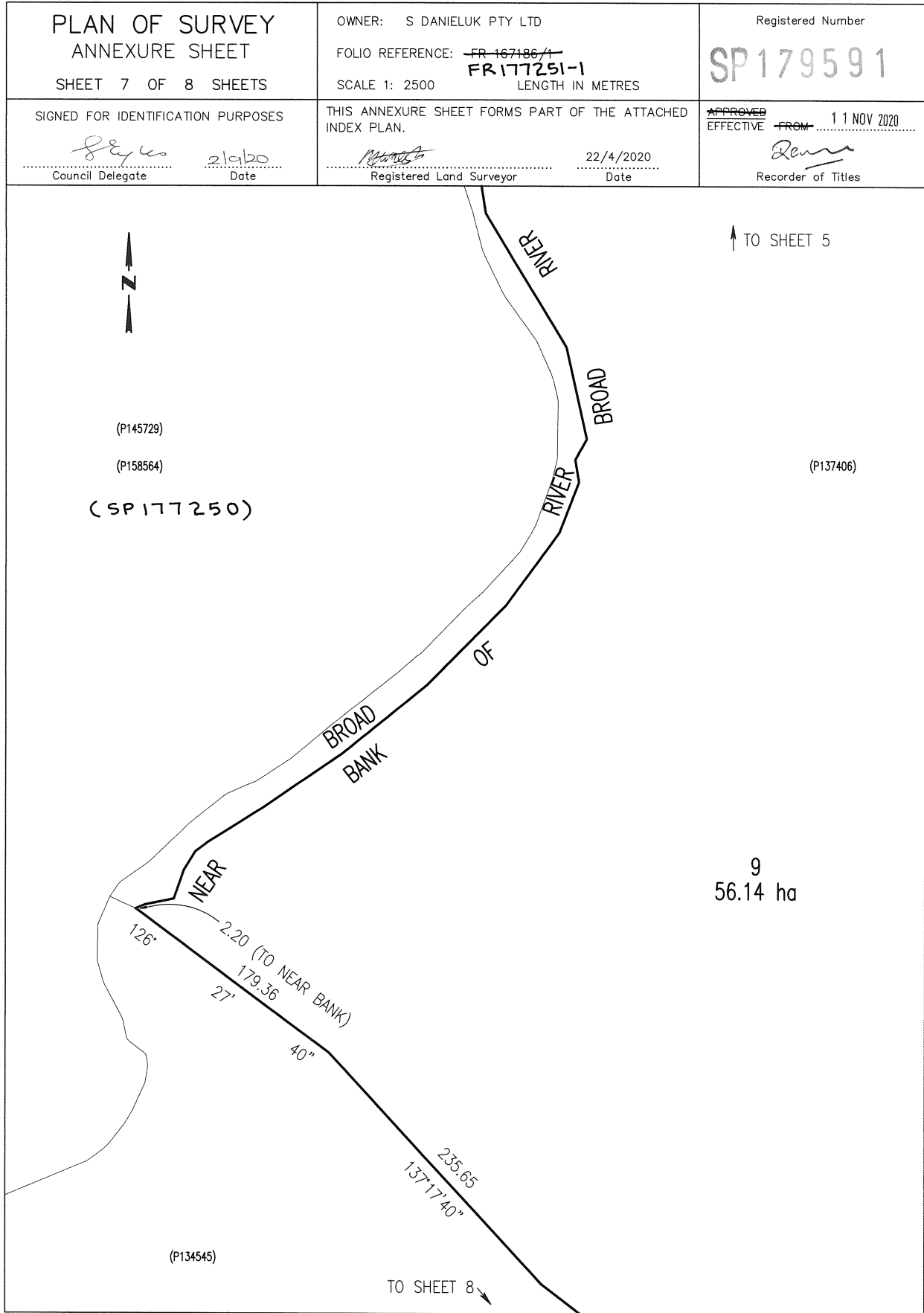


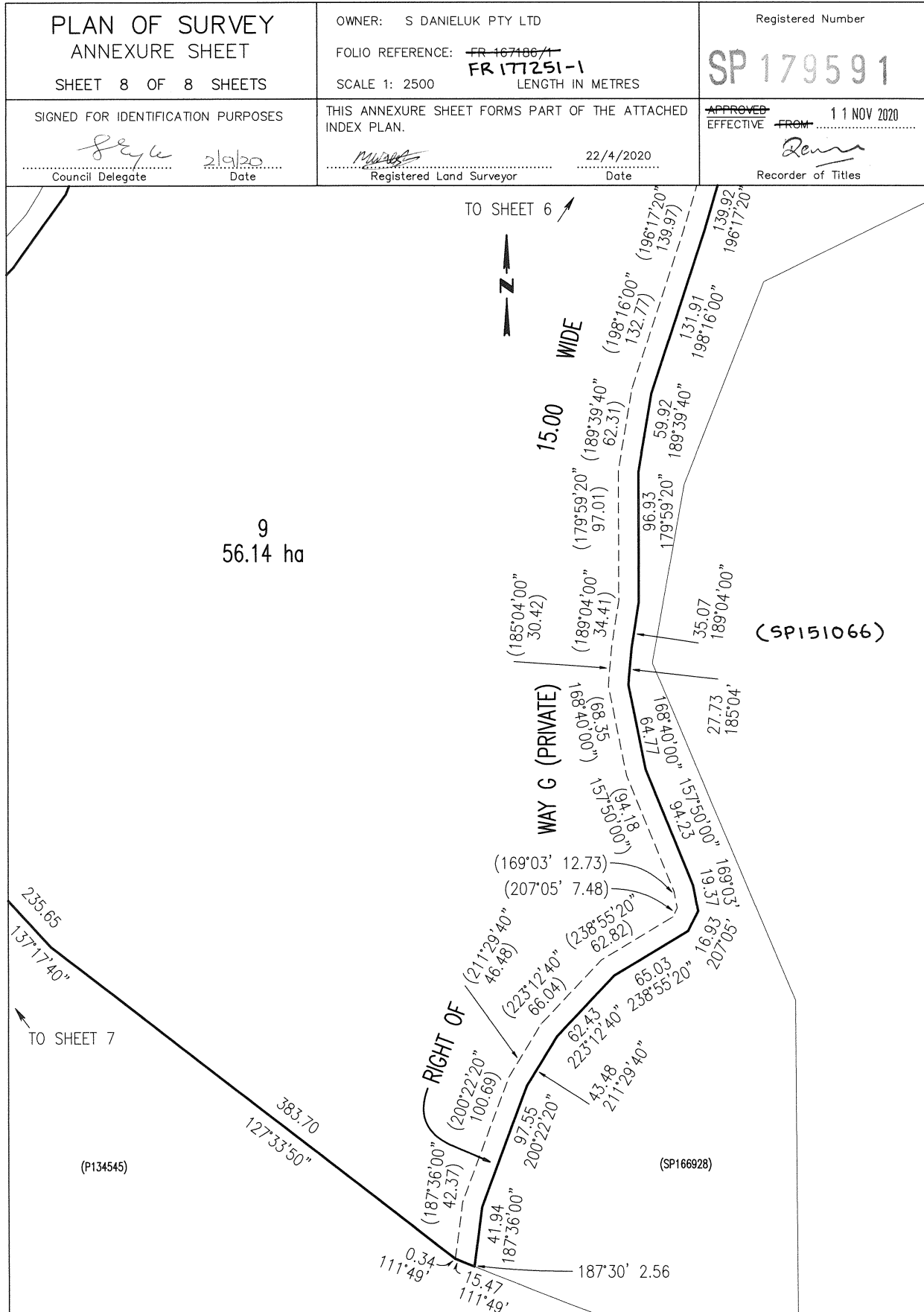












SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 179591

PAGE 1 OF 2 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

Lot 3 is together with a right of carriageway over the land marked RIGHT OF WAY "H" (PRIVATE) 15.00 WIDE & RIGHT OF WAY "J" (PRIVATE) 15.00 WIDE on the plan

Lot 4 is together with a right of carriageway over the land marked RIGHT OF WAY "G" (PRIVATE) 15.00 WIDE, RIGHT OF WAY "H" (PRIVATE) 15.00 WIDE & RIGHT OF WAY "J" (PRIVATE) 15.00 WIDE on the plan

Lot 8 is together with a pipeline right created by and more fully set forth in Transfer No C507585 over the land marked PIPELINE EASEMENT 5.00 WIDE on the plan

Lot 9 is together with a right of carriageway over the land marked RIGHT OF WAY "H" (PRIVATE) 15.00 WIDE on the plan

Lot 9 is subject to a right of carriageway (appurtenant to lot 3 on the plan) over the land marked RIGHT OF WAY "J" (PRIVATE) 15.00 WIDE passing through that lot on the plan

Lot 9 is subject to a right of carriageway (appurtenant to lot 4) over the land marked RIGHT OF WAY "G" (PRIVATE) 15.00 WIDE & RIGHT OF WAY "J" (PRIVATE) 15.00 WIDE passing through that lot on the plan

Lot 9 is subject to a right of carriageway (appurtenant to lot 1 on Sealed Plan 166928) over the land marked RIGHT OF WAY (PRIVATE) "G" 15.00 WIDE passing through that lot on the plan

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: S DANIELUK P/L FOLIO REF: 167186-1 SOLICITOR: SHIELDS HERITAGE (MS)	PLAN SEALED BY: CENTRAL HIGHLANDS COUNCIL DATE: 2 September 2020 <i>[Signature]</i> SA 2014/4 REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 2 PAGES</p>	<p>Registered Number</p> <p>SP 179591</p>
<p>SUBDIVIDER: S DANIELUK P/L FOLIO REFERENCE: 167186-1</p>	

Lot 9 is subject to a right of carriageway created by and more fully set forth in Transfer No C765963 (in favour of Forestry Tasmania) over the land marked RIGHT OF WAY "G" 15.00 WIDE passing through that lot on the plan

FENCING PROVISION

In respect to the lots on the plan the vendor (S Danieluk Pty Ltd) shall not be required to fence

Executed by S DANIELUK PTY LTD under section 127

of the Corporations Act 2001 by being signed by-

Director: *Steven Danieluk*

Print Full Name: STEVEN DANIELUK

Director: *Anne Harvey*

Print Full Name: ANNE HARVEY

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

SEARCH OF TORRENS TITLE

VOLUME 136268	FOLIO 1
EDITION 3	DATE OF ISSUE 14-Jan-2010

SEARCH DATE : 10-Jan-2024

SEARCH TIME : 03.27 PM

DESCRIPTION OF LAND

Parish of SUTHERLAND, Land District of BUCKINGHAM
 Lot 1 on Sealed Plan 136268
 Derivation : For grantees see plan
 Prior CT 135130/1

SCHEDULE 1

C947040 TRANSFER to RICHARD LEIGH CRAWFORD and KARYN LORRAINE
 CRAWFORD as tenants in common in equal shares
 Registered 14-Jan-2010 at noon

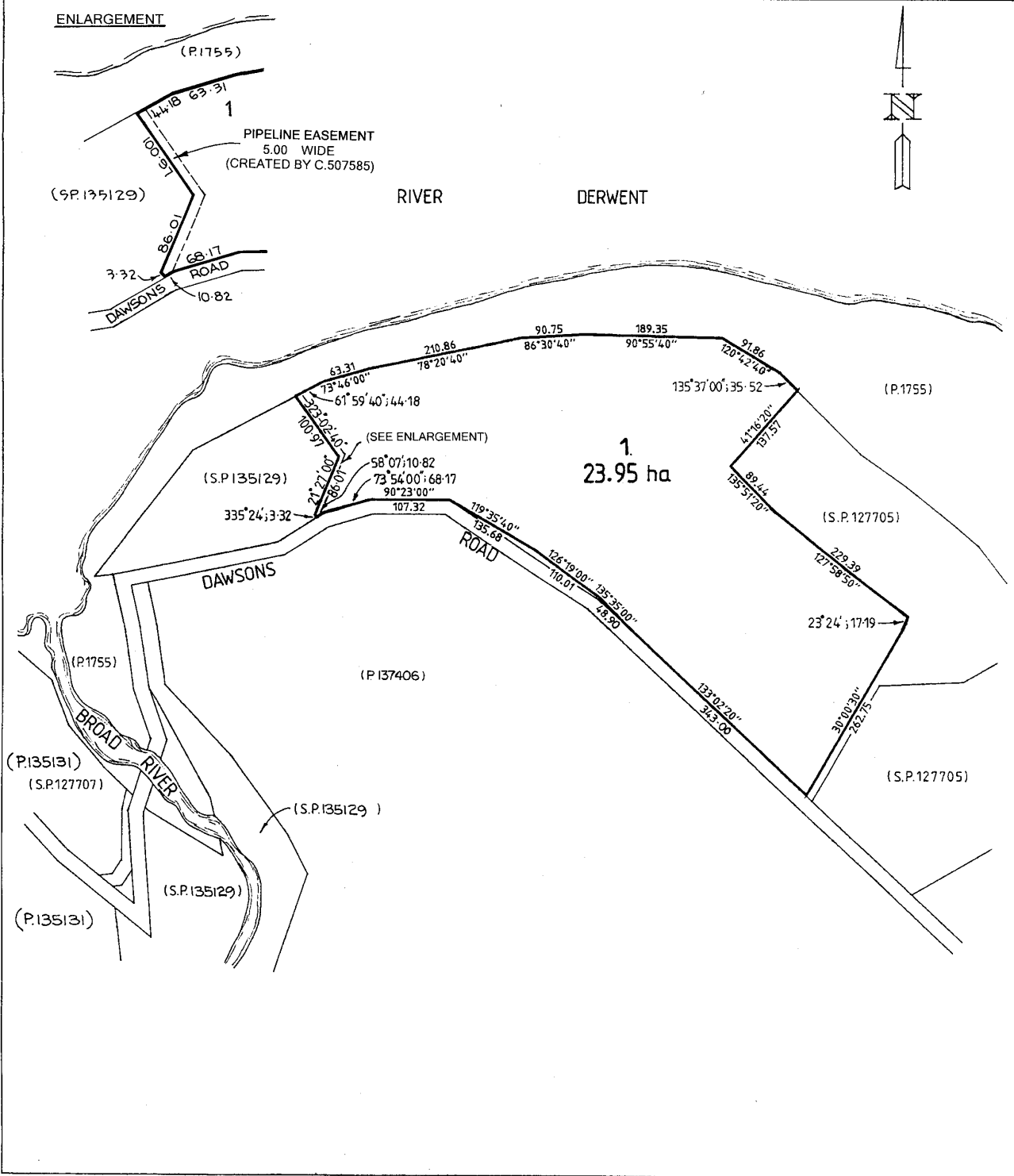
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 136268 COVENANTS in Schedule of Easements
 C507585 BURDENING EASEMENT: Pipeline Right (appurtenant to Lot
 1 on Plan 137406) over the Pipeline Easement 5.00
 Wide passing through the said land within described
 Registered 14-Sep-2004 at 12.01 PM
 C287139 INSTRUMENT Creating Restrictive Covenants Registered
 23-Mar-2001 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER Est. of R.W. Bannister ELIZABETH OLIVE SMITH.		PLAN OF SURVEY		REGISTERED NUMBER SP136268	
FOLIO REFERENCE C.T. 127706/4 F.R.135130/1				BY SURVEYOR David Gavin Potter 19 Mt. Stuart Road Mt. Stuart	
GRANTEE Part of 720Ac & 640 Ac purchased by Alexander Macpherson Part of 500Ac, 1002Ac & 20Ac purchased by Walter Angus Bethune Part of 2060Ac gtd. to Edward Paing Butler and Robert Pitcairn		LOCATION Buckingham - Sutherland		SCALE 1: 5000 LENGTHS IN METRES	
MAPSHEET MUNICIPAL CODE No. 105 (4629)	LAST UPI No. GJT78	LAST PLAN No. P.135130	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP/36268 <i>copy</i>

PAGE 1 OF 1 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

No easements, profits a prendre or covenants are created to benefit or burden the lot on the plan.

The owner of Lot 1 on the plan covenants with Elizabeth Olive Smith and the Central Highlands Council to the intent that the burden of this covenant shall run with and bind the covenantors lot and each and every part thereof and the benefit shall be in favour of Central Highlands Council to observe the stipulation not to undertake any development on such lot unless such development is carried out in conformity with the requirements of Tasfire Publication "Planning Conditions and Guidelines for Subdivision in Bushfire Prone Areas", Tasmanian Fire Service, Hobart, 1995."

Signed by CREESE CRISP & FAY
Per:

[Handwritten Signature]

Solicitors for the Subdivider
ELIZABETH OLIVE SMITH
in the presence of:-

Witness Signature

[Handwritten Signature: Colleen Pitthouse]

Full Name: COLLEEN PITHOUSE

Occupation: LAW CLERK

Address: Ct 193 MURRAY ST
HOBART

JBG/General/Bannister-Schedule of Easements

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: ELIZABETH OLIVE SMITH (as personal representative of Randolph Wybert Bannister) FOLIO REF: Certificate of Title volume 127706 folio 1 SOLICITOR & REFERENCE: PAGE SEAGER (JBG:96 0910)	PLAN SEALED BY: Central Highlands Council DATE: 04/19/99 REF NO. <i>[Signature]</i> Council Delegate
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	