



PUBLIC NOTICE DETAILS

PLANNING APPLICATION DETAILS

Application Number:	DA 2026/54
Application Type:	Discretionary Development Application
Property Location:	460 Jones River Road, Ellendale
Proposal:	Boundary Reorganisation
Advertising Commencement Date:	14 August 2026
Representation Period Closing Date:	28 August 2026
Responsible Officer:	Louisa Brown, Senior Planning Officer

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 business hours.

Enquiries regarding this Application can be made by contacting Central Highlands Council on (03) 6259 5503 or by emailing development@centralhighlands.tas.gov.au. Please quote the "Application Number" when making your enquiry.

Representations on this application may be made to the General Manager in writing either by:

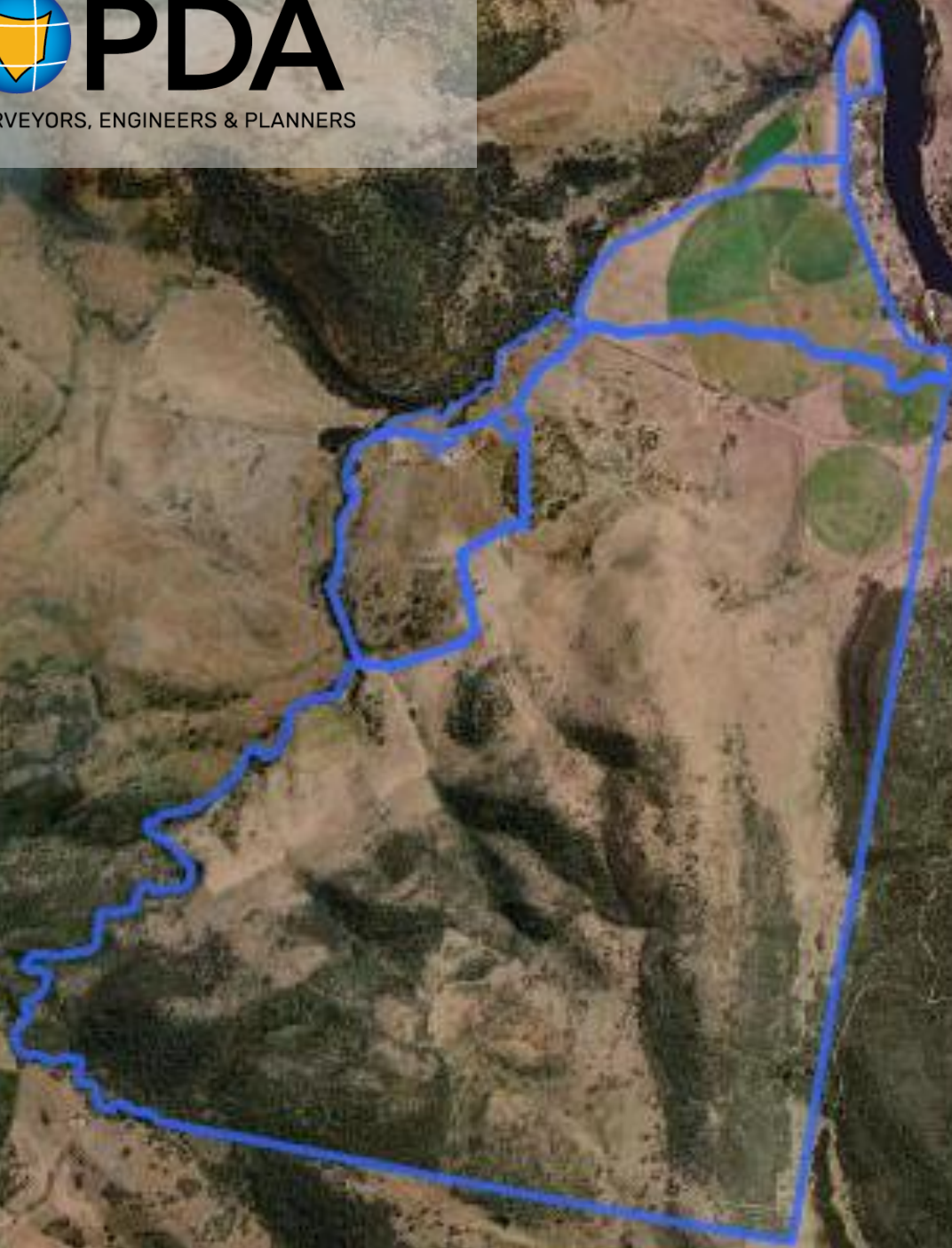
Post: 19 Alexander Street, Bothwell TAS 7030
Email: development@centralhighlands.tas.gov.au

All representations must include the authors full name, contact number and postal address and be received by 5.00pm on the representation period closing date.



PDA

SURVEYORS, ENGINEERS & PLANNERS



Planning Report

340 - 460 Jones River Road, Ellendale
Boundary Reorganisation

56093MD | July 2026

Table of Contents

1. INTRODUCTION / CONTEXT	5
2. THE LAND.....	5
3. PROPOSAL	6
4. PLANNING ASSESSMENT	7
5. ZONE PROVISIONS.....	7
20.0 RURAL ZONE	7
21.0 AGRICULTURAL ZONE	8
CODES	11
C2.0 Parking and Sustainable Transport Code	12
C3.0 Road and Railway Assets Code.....	12
C7.0 Natural Assets Code.....	13
C13.0 Bushfire-Prone Areas Code.....	14
6. CONCLUSION.....	14

This document has been prepared for the sole use of the client and for a specific purpose, as expressly stated in the document. PDA Engineers, Surveyors & Planners undertakes no duty nor accepts any responsibility to any third party not being the intended recipient of this document. The information contained in this document has been carefully compiled based on the clients' requirements and PDA Engineers, Surveyors & Planners experience, having regard to the assumptions that PDA Engineers, Surveyors & Planners can reasonably be expected to make in accordance with sound professional principles. PDA Engineers, Surveyors & Planners may also have relied on information provided by the client and/or other external parties to prepare this document, some of which may not have been verified. Subject to the above conditions, PDA Engineers, Surveyors & Planners recommends this document should only be transmitted, reproduced or disseminated in its entirety.

PDA Contributors

Document Control	Author	Position
Planning	Jane Monks	Planner
Review & Approval	Matthew Denholm	Director

Revision History

Revision	Description	Date
0	First Issue	15 th July 2026

ENGAGEMENT & COSTS, FEES, CHARGES & INVOICING DIRECTIONS

© PDA Surveyors, Engineers & Planners

This document is and shall remain the property of PDA Surveyors, Engineers & Planners (the Agent). Unauthorised use of this document in any form whatsoever is prohibited. This document is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose. We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

PDA Engineers, Surveyors & Planners has been engaged by *James Allwright* (the Permit Holder) to prepare documentation for a planning permit for a *Boundary Reorganisation* located on land known as *340 - 460 Jones River Road, Ellendale*. Any Permit issued is affixed to land and not to any individual or Agent of the Permit Holder.

The services rendered by the Agent are strictly limited to the preparation of documentation in order to obtain planning permissions only. The Agent is not to be considered as the "Permit Holder" as part of any permit condition issued by any Authority and is not responsible for any costs, fees or charges incurred through a Permit Holder enacting a permit condition. All costs, fees and charges including invoices associated with this use or development is borne of the Permit Holder only and is to be addressed to the Permit Holder only.

In such circumstances where the primary Permit Holder named above sells land or otherwise relinquishes the land; the new permit holder is the party responsible for all costs, fees, charges and invoices incurred by enacting any permit issued that is affixed to the land. In granting any permit or consent for this development the issuing or consenting Authority hereby agree and are bound to the terms listed above.

EXECUTIVE SUMMARY

Council approval is sought for a Boundary Reorganisation at 340 - 460 Jones River Road, Ellendale (CT 119463/1, CT 172188/1 & CT 27015/2). This planning assessment, combined with supplementary documentation has been provided in support of the proposed development.

Development Details:

Client/Owner	James Ronald Allwright / Genevieve Aileen Dillon, Sue Margaret Stewart, Sean Zane Bannister, Jillian Alice Clark, Belinda Lee Lockley, Scott Anthony Bannister; & James Ronald Allwright
Property Address	340 - 460 Jones River Road, Ellendale
Proposal	Boundary Reorganisation
Land Area	±1159ha

PID / CT	7197758; 2946633;	119463/1; 172188/1; 27015/2
Planning Ordinance	Tasmanian Planning Scheme – <i>Central Highlands</i>	
Land Zoning	20.0 Rural 21.0 Agriculture	
Specific Areas Plans	CHI-S1.0 Meadowbank Lake – <i>Not Applicable for Subdivision</i>	
Overlays	Priority Vegetation Area Waterway and Coastal Protection Area Landslip Hazard Area Bushfire Prone Area	

Use Status	N/A
Application Status	Discretionary

1. INTRODUCTION / CONTEXT

Council approval is sought for a Boundary Reorganisation at 340 - 460 Jones River Road, Ellendale. In support of the proposal, the following associated documents have been provided in conjunction with this planning assessment:

- Title Plan and Folio: CT 119463/1, CT 172188/1; CT 27015/2
- Schedule of Easements
- Plan of Subdivision: PDA 56093MD-DA-01
- Bushfire Hazard Assessment & Bushfire Hazard Management Plan prepared by Mark Van den Berg of Geo-Environmental Solutions Pty Ltd: BW163v1

2. THE LAND

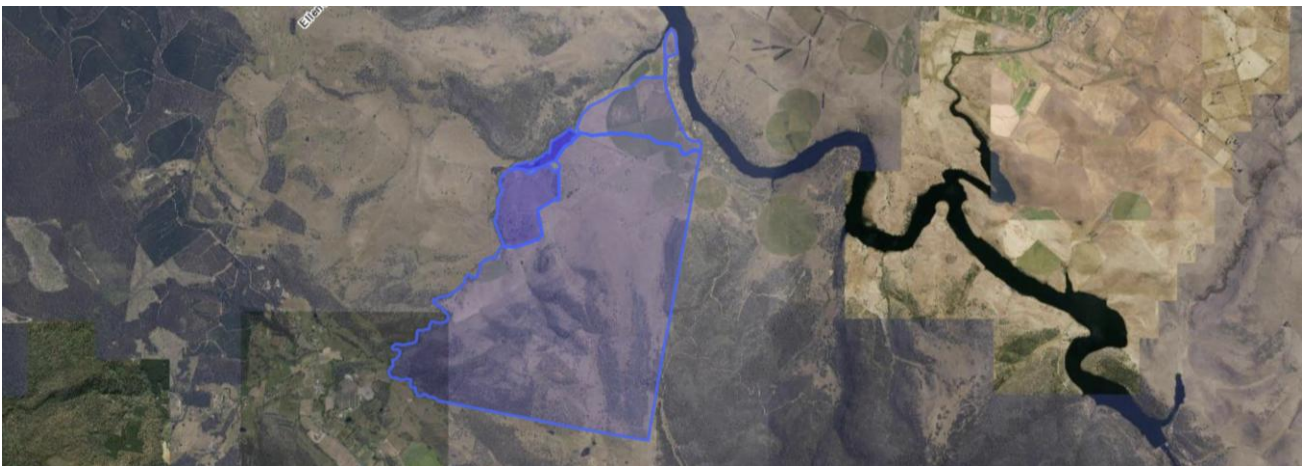


Figure 1. Existing aerial image of the subject land identifying land area title composition (LISTmap, 2026)

The subject land is located at 340–460 Jones River Road, Ellendale (PID: 7197758; 2946633). The site comprises large irregular shaped parcel of land across three separate titles, with a combined area of ± 1159 ha, as illustrated in Figure 1. The southern portion of the land encompasses the northern slopes of Waterfalls Hill and Mount Bethune and is characterised by open dry woodland and grassland vegetation. The northern portion of the site has been largely cleared and is currently utilised for agricultural purposes. The north-eastern boundary is defined by the Jones River, which flows into Meadowbank Lake, forming the boundary at the northern extent of the land.

3. PROPOSAL

A Planning Permit for a Boundary Reorganisation is sought, in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8 of the *Tasmanian Planning Scheme – Central Highlands*.

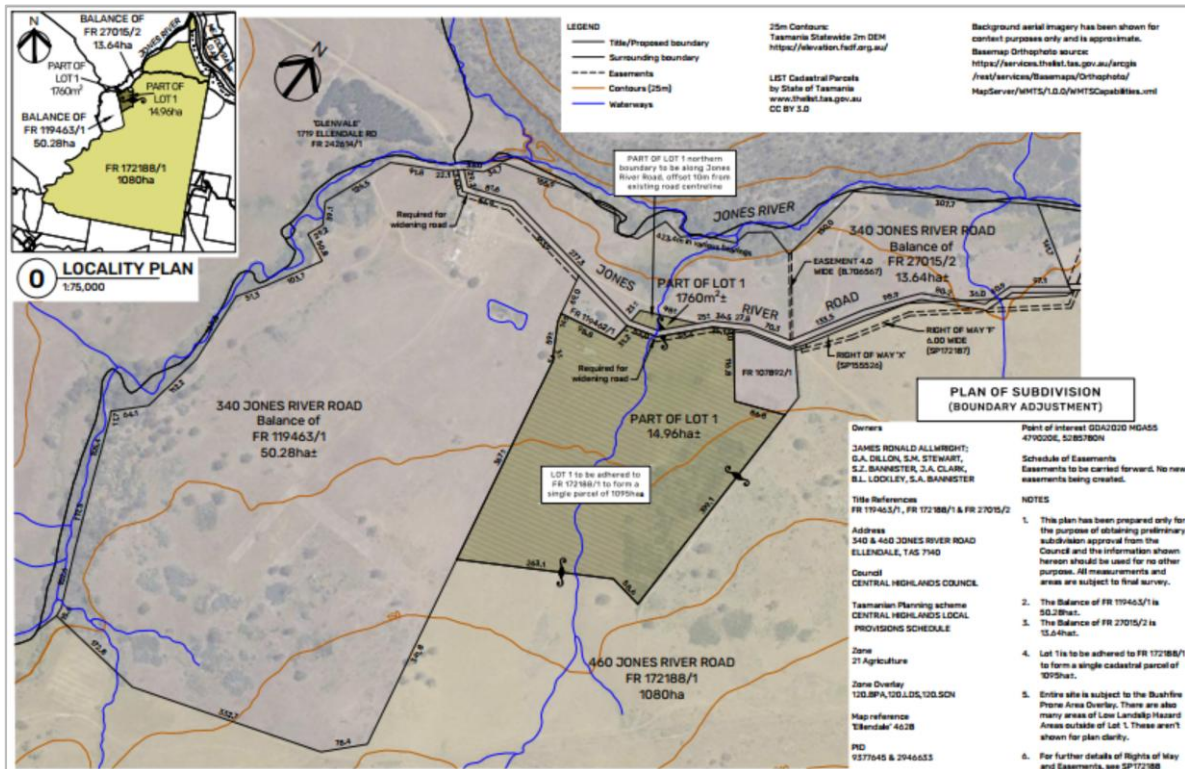


Figure 2. Proposed Plan of Subdivision
 (Please refer to the attached file PDA 56093MD-DA-01-A for complete Plan of Subdivision)

It is proposed that the boundaries of CT 172188/1, CT 119463/1 and CT 27015/2 be re-organised, as illustrated in Figure 2. A small portion of CT 27015/2 located south of Jones River Road, together with a portion of CT 119463/1, are proposed to be adhered to CT 172188/1.

The proposal will not create any additional lots, with the development resulting in boundary adjustments only. The reorganisation of the existing cadastral boundaries is intended to better align the land with existing road infrastructure and access arrangements, while also supporting ongoing agricultural land management activities.

4. PLANNING ASSESSMENT

This proposal has been prepared in accordance with the Tasmanian Planning Scheme – *Central Highlands*. The assessment has been undertaken against the applicable provisions of the Scheme, including the Local Provisions Schedule where relevant.

The subject site is primarily located within the Agriculture Zone, however a small portion of land to the north is Zoned Rural as illustrated in Figure 3 below. The land is also overlaid by Priority Vegetation Areas, Waterway and Coastal Protection Areas, Landslip Hazard Areas, and Bushfire Prone Area. The following sections outline the relevant provisions of the Planning Scheme, identifying the applicable standards and whether the proposal meets the Acceptable Solutions (AS) or is assessed against the Performance Criteria (PC).

5. ZONE PROVISIONS

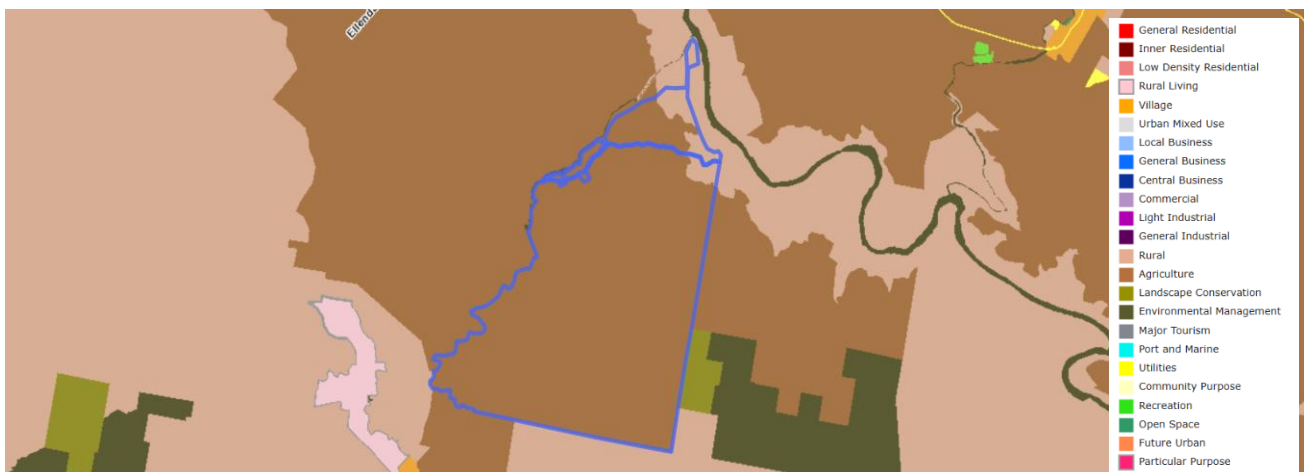


Figure 3. Zoning identification of the subject land and surrounds (LISTmap, 2026)

20.0 RURAL ZONE

20.5 Development standards for Subdivision

20.5.1 Lot design

Objective:

To provide for subdivision that:

- (a) relates to public use, irrigation or Utilities; or
- (b) facilitates use and development for allowable uses in the zone.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) be required for public use by the Crown, a council or a State authority;
- (b) be required for the provision of Utilities or irrigation infrastructure;
- (c) be for the consolidation of a lot with another lot provided each lot is within the same zone; or
- (d) be not less than 40ha with a frontage of no less than 25m and existing buildings are consistent with the setback and separation distance required by clause 20.4.2 A1 and A2.

Response:

A1 is met: At 1095ha±, the resultant lot of CT172188/1 meets Acceptable Solution (d).

A2

Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.

Response:

A2 is met: CT172188/1 is to retain its existing access arrangements.

21.0 AGRICULTURAL ZONE

21.5 Development standards for Subdivision

21.5.1 Lot design

Objective:

To provide for subdivision that:

- (a) relates to public use, irrigation or Utilities; and
- (b) protects the long-term productive capacity of agricultural land.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) be required for public use by the Crown, a council or a State authority;
- (b) be required for the provision of Utilities or irrigation infrastructure; or
- (c) be for the consolidation of a lot with another lot provided both lots are within the same zone.

Performance Criteria

P1

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) provide for the operation of an agricultural use, having regard to:

- (i) not materially diminishing the agricultural productivity of the land;
- (ii) the capacity of the new lots for productive agricultural use;
- (iii) any topographical constraints to agricultural use; and
- (iv) current irrigation practices and the potential for irrigation;

(b) be for the reorganisation of lot boundaries that satisfies all of the following:

- (i) provides for the operation of an agricultural use, having regard to:
 - a. not materially diminishing the agricultural productivity of the land;
 - b. the capacity of the new lots for productive agricultural use;
 - c. any topographical constraints to agricultural use; and
 - d. current irrigation practices and the potential for irrigation;
- (ii) all new lots must be not less than 1ha in area;
- (iii) existing buildings are consistent with the setback required by clause 21.4.2 A1 and A2;
- (iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use; and
- (v) it does not create any additional lots; or

(c) be for the excision of a use or development existing at the effective date that satisfies all of the following:

- (i) the balance lot provides for the operation of an agricultural use, having regard to:
 - a. not materially diminishing the agricultural productivity of the land;
 - b. the capacity of the balance lot for productive agricultural use;
 - c. any topographical constraints to agricultural use; and
 - d. current irrigation practices and the potential for irrigation;
- (ii) an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot;
- (iii) any existing buildings for a sensitive use must meet the setbacks required by clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and
- (iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.

Response:

A1 is met: The proposed boundary reorganisation satisfies Performance Criteria (b) as follows:

- (b) (i) The proposal provides for the continued operation of the existing agricultural use through the minor reorganisation of existing lot boundaries. The development will not materially diminish the agricultural productivity of the land, with each resultant lot remaining capable of supporting the continuation of existing and ongoing agricultural

activities. The proposal better aligns the cadastral boundaries with existing access arrangements, infrastructure and land management practices. The existing topographical characteristics of the land remain unchanged, and current agricultural and irrigation practices are able to continue without constraint;

(ii) At 50.28ha±, 13.64ha±, and 1095ha±, each lot is greater than 1ha.

(iii) Existing buildings and associated development remain unchanged, and existing boundary relationships retained;

(iv) Each resultant lot will continue to utilise its existing frontage and legal access to Jones River Road, which is sufficient for the ongoing agricultural use of the land;

(v) The proposal will not create any additional lots, with the development limited to the reorganisation of existing cadastral boundaries only.

A2

Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.

Response:

A2 is met: Each lot is to retain its existing access arrangements.

CODES



Figure 5. Scheme Overlay identification of the subject land and surrounds (LISTmap, 2026)

The proposed boundary reorganisation requires the following Codes under the Tasmanian Planning Scheme – Central Highlands to be considered.

Code	Comments:
C1.0 Signs Code	N/A
C2.0 Parking and Sustainable Transport Code	As this Code is relevant to this proposal, an assessment is provided below
C3.0 Road and Railway Assets Code	As this Code is relevant to this proposal, an assessment is provided below
C4.0 Electricity Transmission Infrastructure	N/A
C5.0 Telecommunications Code	N/A
C6.0 Local Historic Heritage Code	N/A
C7.0 Natural Assets Code	As this Code is relevant to this proposal, an assessment is provided below
C8.0 Scenic Protection Code	N/A
C9.0 Attenuation Code	N/A
C10.0 Coastal Erosion Hazard Code	N/A
C11.0 Coastal Inundation Hazard Code	N/A
C12.0 Flood-Prone Areas Hazard Code	N/A
C13.0 Bushfire-Prone Areas Code	Please refer to the attached <i>Bushfire Hazard Report</i> prepared by Mark Van den Berg of Bushfire Wise Pty Ltd
C14.0 Potentially Contaminated Land Code	N/A
C15.0 Landslip Hazard Code	As this Code is relevant to this proposal, an assessment is provided below
C16.0 Safeguarding of Airports Code	N/A

C2.0 Parking and Sustainable Transport Code

C2.6 Development Standards for Buildings and Works

C2.6.3 Number of accesses for vehicles

Objective:	
That:	
(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape.	
Acceptable Solutions	
A1 The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.	
Response:	
A1 is met: Each lot is to retain its existing access arrangements, with no new access points proposed.	

C3.0 Road and Railway Assets Code

C3.7 Development Standards for subdivision

C3.7.1 Subdivision for sensitive uses with a road or railway attenuation area

Objective:	
To minimise the effects of noise, vibration, light and air emissions on lots for sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.	
Acceptable Solutions	
A1 A lot, or a lot proposed in a plan of subdivision, intended for a sensitive use must have a building area for the sensitive use that is not within a road or railway attenuation area.	
Response:	
A1 is met: <i>Not applicable</i> - the proposal is not within any road or railway attenuation area.	

C7.0 Natural Assets Code

C7.7 Development Standards for subdivision

C7.7.1 Subdivision within a waterway & coastal protection area or future coastal refugia area

Objective:
That: (a) works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets.
Acceptable Solutions
A1 Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must: (a) be for the creation of separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area.
Response:
A1 is met: The boundary reorganisation meets Acceptable Solution (e), as no works are proposed.

C7.7.2 Subdivision within a priority vegetation area

Acceptable Solutions
A1 Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area, must: (a) be for the creation of separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area.
Response:
A1 is met: The boundary reorganisation meets Acceptable Solution (e), as no works are proposed.

C13.0 Bushfire-Prone Areas Code

A Bushfire Hazard Assessment and Bushfire Hazard Management Plan has been prepared and supplied in support of the proposed subdivision. As seen below, Section 5.0 of Bushfire Wise Bushfire Hazard Report by Mark Van den Berg, provides a summary of planning compliance applicable to this current application.

6. CONCLUSION

The planning assessment and supporting documentation provided, demonstrates that the development proposal for a boundary reorganisation at 340 - 460 Jones River Road, Ellendale, meets all requirements of the Tasmanian Planning Scheme – *Central Highlands*.

Yours faithfully,

PDA Surveyors, Engineers & Planners

Per:



Jane Monks
PLANNER

Contact

For any enquiries, please contact one of our offices:

HOBART

A: 127 Bathurst Street, Hobart Tasmania 7000

P: (03) 6234 3217

E: Hobart@pda.com.au

HUONVILLE

A: 8/16 Main Street, Huonville, TAS 7109 - (By appointment)

P: (03) 6264 1277

E: Huon@pda.com.au

EAST COAST

A: 3 Franklin Street, Swansea TAS 7190 - (By appointment)

P: (03) 6130 9099

E: East@pda.com.au

LAUNCESTON

A: 3/23 Brisbane Street, Launceston, TAS 7250

P: (03) 6331 4099

E: Launceston@pda.com.au

BURNIE

A: 6 Queen Street, Burnie, TAS 7320

P: (03) 6431 4400

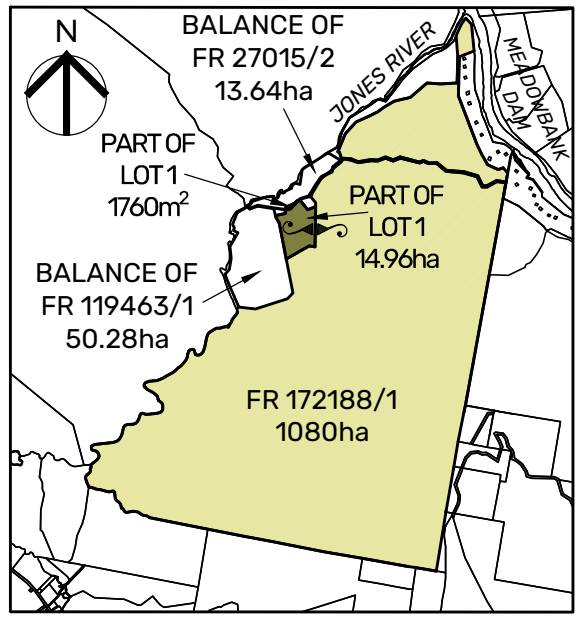
E: Burnie@pda.com.au

DEVONPORT

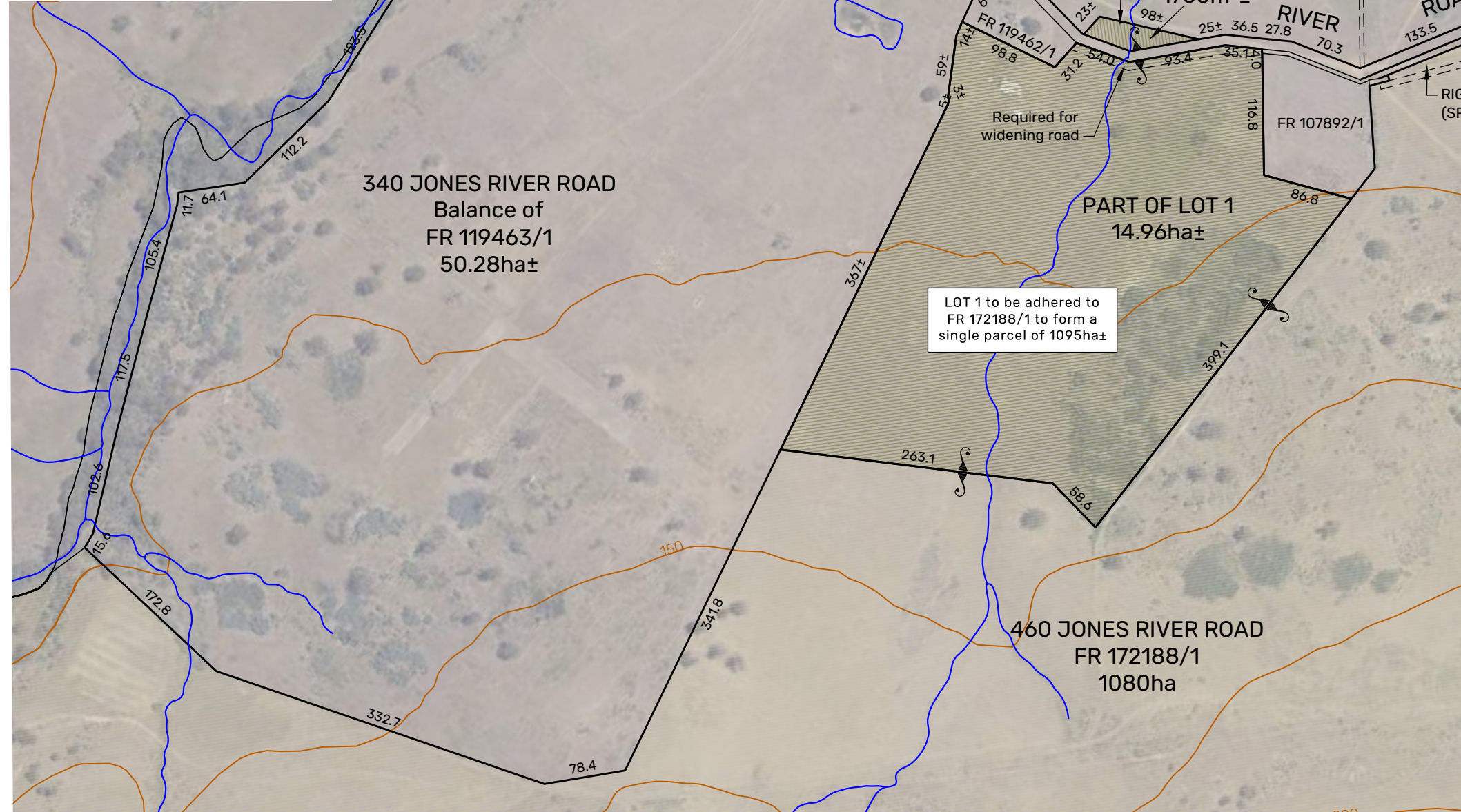
A: 77 Gunn Street, Devonport, TAS 7310

P: (03) 6423 6875

E: Devonport@pda.com.au



0 LOCALITY PLAN
1:75,000



- LEGEND**
- Title/Proposed boundary
 - Surrounding boundary
 - Easements
 - Contours (25m)
 - Waterways

25m Contours:
Tasmania Statewide 2m DEM
<https://elevation.fsdf.org.au/>

LIST Cadastral Parcels
by State of Tasmania
www.thelist.tas.gov.au
CC BY 3.0

Background aerial imagery has been shown for
context purposes only and is approximate.
Basemap Orthophoto source:
<https://services.thelist.tas.gov.au/arcgis/rest/services/Basemaps/Orthophoto/MapServer/WMTS/1.0.0/WMTSCapabilities.xml>

**PLAN OF SUBDIVISION
(BOUNDARY ADJUSTMENT)**

Owners

JAMES RONALD ALLWRIGHT;
G.A. DILLON, S.M. STEWART,
S.Z. BANNISTER, J.A. CLARK,
B.L. LOCKLEY, S.A. BANNISTER

Title References

FR 119463/1, FR 172188/1 & FR 27015/2

Address

340 & 460 JONES RIVER ROAD
ELLENDALE, TAS 7140

Council

CENTRAL HIGHLANDS COUNCIL

Tasmanian Planning scheme
CENTRAL HIGHLANDS LOCAL
PROVISIONS SCHEDULE

Zone

21 Agriculture

Zone Overlay

120.BPA,120.LDS,120.SCN

Map reference

'Ellendale' 4628

PID

9377645 & 2946633

Point of interest GDA2020 MGA55
479020E, 5285780N

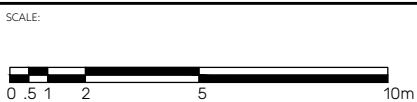
Schedule of Easements

Easements to be carried forward. No new
easements being created.

NOTES

- This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.
- The Balance of FR 119463/1 is 50.28ha±.
- The Balance of FR 27015/2 is 13.64ha±.
- Lot 1 is to be adhered to FR 172188/1 to form a single cadastral parcel of 1095ha±.
- Entire site is subject to the Bushfire Prone Area Overlay. There are also many areas of Low Landslip Hazard Areas outside of Lot 1. These aren't shown for plan clarity.
- For further details of Rights of Way and Easements, see SP172188

E				
D				
C				
B				
A	LOT 1 EXPANDED TO INCLUDE PART OF FR 27015/2	NJA	01.05.26	MD
REV	AMENDMENTS	DRAWN	DATE	APPR.



SURVEYOR	SR	GEOCIVIL	56093
DRAWN	NJA	CHECKED	MD
DATE	1 MAY 2026		

**PLAN OF SUBDIVISION
(BOUNDARY ADJUSTMENT)**
340-460 JONES RIVER ROAD, ELLENDALE
for JAMES ALLWRIGHT



127 Bathurst Street
Hobart, Tasmania, 7000
PHONE: +61 03 6234 3217
FAX: +61 03 6234 5085
EMAIL: pda.hbt@pda.com.au
www.pda.com.au
Also at: Kingston,
Launceston & Burnie

SCALE	PAPER
1:5000	(A3)
JOB NUMBER	DRG SHEET REV
56093MD DA 01	A



Bushfire Hazard Report



Location: 340 - 460 Jones River Road, Ellendale.

Applicant: PDA Surveyors, Engineers & Planners

Date: July 2026

Certification number: BW163v1

Author: Mark Van den Berg – BFP-108

Contents

1.0 Introduction.....	3
2.0 Proposal	3
3.0 Site Description	3
4.0 Bushfire Prone Areas Code	5
4.1 Hazard Management Areas.....	5
4.2 Public and firefighting Access.....	7
4.3 Water supplies for firefighting	8
5.0 Compliance.....	8
6.0 Summary and Conclusion.....	9
7.0 References	11
Appendix A – Plan of Subdivision	
Appendix B – Planning certificate	

Disclaimer:

The measures contained in Australian Standard 3959-2018 cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather conditions. Reasonable steps have been taken to ensure that the information contained within this report is correct and reflects the conditions on and around the proposal at the time of assessment. The assessment has been based on the information provided by you or your designer.

Authorship:

This report was prepared by Mark Van den Berg BSc. (Hons.) FPO (planning) of BushfireWise. Base data for mapping including digital and aerial photography: TasMap, LIST, GoogleEarth, Mark Van den Berg.

1.0 Introduction

This Bushfire Hazard Report has been prepared to support a planning permit application for a proposed boundary reorganisation at 340–460 Jones River Road, Ellendale. The land is located within a bushfire-prone area under the Tasmanian Planning Scheme – Central Highlands.

The report has been prepared for PDA Surveyors, Engineers & Planners by Mark Van den Berg of BushfireWise, a qualified person under Part 4A of the Fire Service Act 1979.

The report considers the objectives of the applicable subdivision standards under Code C13.0 – Bushfire-Prone Areas Code, specifically:

- provision of hazard management areas;
- public and firefighting access;
- provision of water supply for firefighting purposes; and
- whether the proposal qualifies for exemption under clause C13.4.1(a).

2.0 Proposal

The proposal is for a boundary reorganisation involving CT 119463/1, CT 172188/1 and CT 27015/2, as shown on the plan of subdivision in Appendix A. The proposal will result in three lots and will not create any additional lots.

CT 119463/1 and CT 172188/1 contain existing residential development and associated outbuildings. CT 27015/2 is vacant agricultural land. CT 172188/1 also forms part of an established agricultural enterprise incorporating dryland and irrigated farming activities.

The boundary reorganisation is intended to better align the cadastral boundaries with existing access arrangements, infrastructure and agricultural land-management activities. No new public roads, property access, fire trails or reticulated water supply infrastructure are proposed.

3.0 Site Description

The subject site is located at 340–460 Jones River Road, Ellendale, within the Central Highlands municipality. It comprises three titles—CT 119463/1, CT 172188/1 and CT 27015/2—with a combined area of approximately 1159.16 hectares. The land is irregular in shape and extends south from Jones River Road across predominantly rural and agricultural land towards the northern slopes of Waterfalls Hill and Mount

Bethune. The resultant lots will have approximate areas of 50.28 hectares, 13.64 hectares and 1095 hectares.

The northern portion of the site is generally cleared and supports ongoing agricultural use. Vegetation in this area is predominantly grassland associated with grazing and other agricultural land management activities. The southern portion of the site is more elevated and contains a broader mix of open dry woodland and grassland vegetation across undulating and locally steep terrain. These vegetated areas represent the principal bushfire hazard affecting the land.

The north-eastern boundary is defined in part by the Jones River, which flows into Meadowbank Lake near the northern extent of the site. Existing agricultural paddocks, cleared areas, internal access tracks and managed land create varying degrees of separation and fuel discontinuity across the property.

Under the Tasmanian Planning Scheme – Central Highlands, the land is located within the Rural and Agriculture Zones and is affected by the Bushfire-Prone Area Overlay.

Access to the land is provided from Jones River Road. The proposal is limited to a reorganisation of existing title boundaries and does not create any additional lots. Existing land uses, buildings and access arrangements are to remain unchanged.

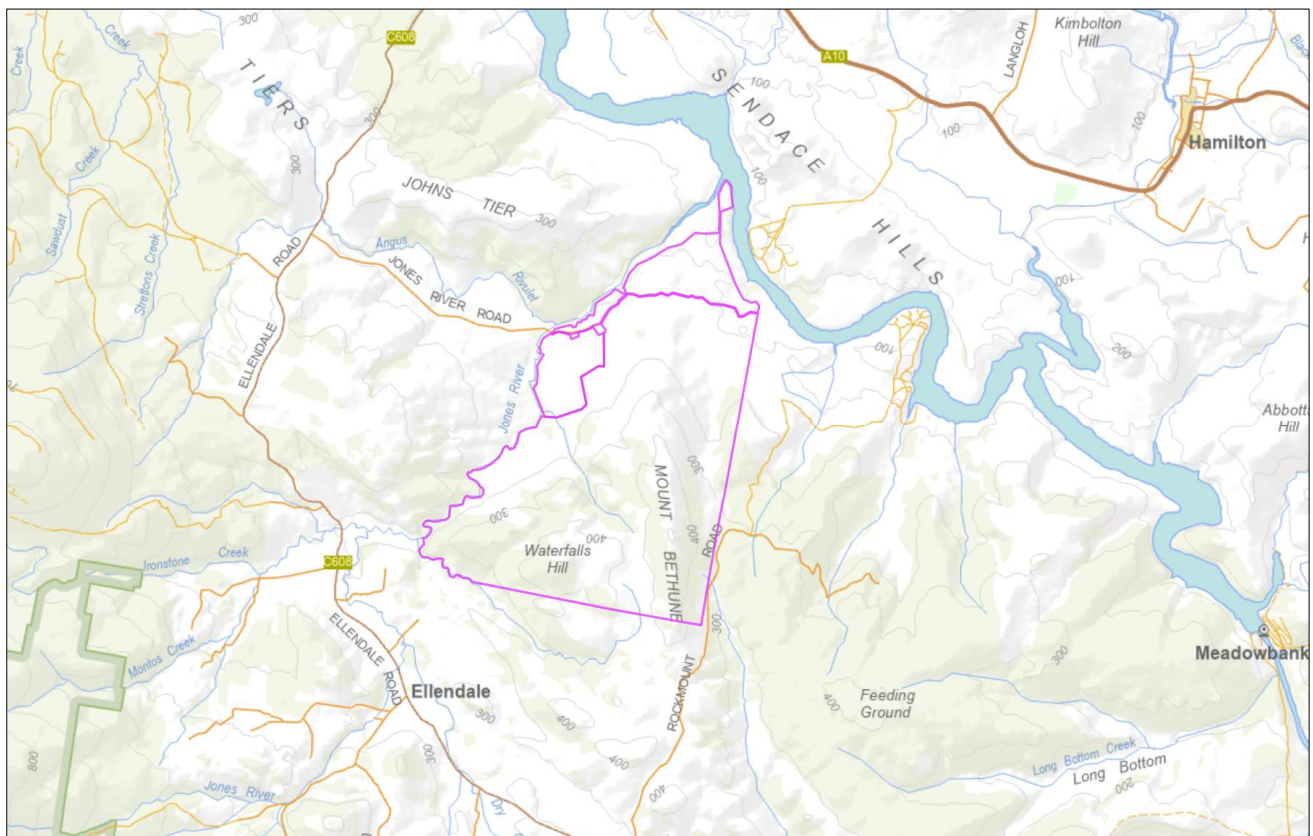


Figure 1. The site in a topographical context, pink line defines the parent titles (approx.).



Figure 2. Aerial image of part of the subdivision area, pink line denotes title boundaries in proximity of the boundaries to be reorganised including existing residential development.

4.0 Bushfire Prone Areas Code

Clause C13.4 of the Bushfire-Prone Areas Code provides an exemption pathway where the Tasmania Fire Service or an accredited person certifies that the use or development is not required to comply with the Code, following consideration of all applicable standards.

As the proposal involves the subdivision of land, the relevant standards are those contained in clause C13.6, Development Standards for Subdivision. These standards have therefore been considered in determining whether the proposed boundary reorganisation may be exempt from the requirements of the Code.

As the proposal is certified as exempt under clause C13.4.1(a), no specific bushfire protection measures are required for the subdivision. Accordingly, a Bushfire Hazard Management Plan is not required as part of this assessment.

4.1 Hazard Management Areas

The objective of clause C13.6.1, Provision of hazard management areas, is to ensure that subdivision provides for hazard management areas that:

- (a) facilitate an integrated approach between subdivision and subsequent building on a lot;
- (b) provide sufficient separation between building areas and bushfire-prone vegetation to reduce exposure to radiant heat, direct flame contact and ember attack; and
- (c) provide protection for lots at each stage of a staged subdivision.

CT 172188/1 and CT 119463/1 contain existing residential development and associated outbuildings. The proposed boundary reorganisation does not introduce additional residential development or reduce the land available for hazard management around the existing buildings. The existing development will remain within large rural lots, with sufficient land available to maintain separation from surrounding bushfire-prone vegetation and to support appropriate hazard management measures.

CT 119463/1 will be reduced in area through adjustments to its eastern and northern boundaries. The eastern boundary will be relocated closer to the existing dwelling; however, the revised boundary will remain more than 200 metres from the dwelling. This retains substantial land within the title and does not constrain the area available for the establishment or maintenance of an appropriate hazard management area.



Figure 3. View north from the existing dwelling on CT 119463/1 towards Jones River Road and the area affected by the proposed northern boundary adjustment. The image shows the substantial extent of open managed land retained between the dwelling and the revised boundary.

The northern boundary of CT 119463/1 will also be adjusted to facilitate road widening. This adjustment does not reduce the existing separation between the dwelling and bushfire-prone vegetation. Accordingly, neither boundary change materially affects the bushfire protection of the existing dwelling or compromises the capacity of the lot to accommodate appropriate hazard management measures.

CT 27015/2 is vacant agricultural land. No building area or residential development is proposed as part of the current subdivision. The proposal does not create an additional development entitlement or introduce a new building area in proximity to bushfire-prone vegetation. Any future habitable development would require a separate site-specific assessment under the planning and building requirements applying at that time.

The proposal does not create any additional lots and is limited to the reorganisation of existing cadastral boundaries. It does not intensify the existing use of the land or introduce new buildings within proximity to bushfire-prone vegetation. In this context, the subdivision is not considered to result in a sufficient increase in bushfire risk to warrant the specification of new building areas or hazard management areas as part of the current application.

4.2 Public and firefighting Access

The objective of clause C13.6.2, Public and firefighting access, is to ensure that access roads and the layout of roads, tracks and trails within a subdivision:

- (a) allow safe access and egress for residents, firefighters and emergency service personnel;
- (b) provide access to bushfire-prone vegetation to support property defence and hazard management activities;
- (c) are designed and constructed to allow the manoeuvring of fire appliances;
- (d) provide fire appliance access to firefighting water supplies; and
- (e) provide appropriate connectivity and, where necessary, multiple evacuation points.

The proposed subdivision is limited to a reorganisation of existing title boundaries and does not include the construction of new public roads, property access, fire trails or internal access tracks.

CT 172188/1 and CT 119463/1 contain existing development and are served by established access arrangements from Jones River Road. The proposed boundary reorganisation will not alter or restrict access to the existing buildings, surrounding land or areas of bushfire-prone vegetation.

CT 27015/2 is vacant land and will retain its existing frontage or legal access to Jones River Road. No new access is proposed as part of the current application. Any future development of the vacant land would be subject to the applicable planning and building requirements for property access within a bushfire-prone area.

As the proposal does not create any additional lots, intensify the use of the land or alter the existing access arrangements, it is not considered to result in a sufficient increase in bushfire risk to warrant additional public or firefighting access measures as part of the subdivision.

4.3 Water supplies for firefighting

The objective of clause C13.6.3, Provision of water supply for firefighting purposes, is:

“That an adequate, accessible and reliable water supply for the purposes of firefighting can be demonstrated at the subdivision stage to allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.”

CT 172188/1 and CT 119463/1 contain existing development. The proposed boundary reorganisation does not alter the existing use of the land or reduce the capacity for firefighting water supplies to be provided for the existing buildings.

The proposed boundary adjustment does not remove an existing firefighting water supply from the title containing the building it serves or otherwise alter access between existing development and any associated firefighting water supply.

CT 27015/2 is vacant land and no new residential development is proposed as part of the current application. The title is of sufficient size and configuration to allow a compliant firefighting water supply to be provided in association with any future habitable building, should development subsequently be proposed. Any such development would remain subject to the applicable planning and building requirements for firefighting water supply within a bushfire-prone area.

As the proposal does not create any additional lots, intensify the use of the land or introduce new habitable development, it is not considered to result in a sufficient increase in bushfire risk to warrant the provision of additional firefighting water supply measures as part of the subdivision.

5.0 Compliance

Table 1 summarises the application of Code C13.0 – Bushfire-Prone Areas Code to the proposed subdivision. Having regard to the objectives of all applicable standards under clauses C13.6.1, C13.6.2 and C13.6.3, the proposal has been certified as exempt under clause C13.4.1(a). The associated Planning Certificate is provided in Appendix B.

Table 1. Application of Code C13.0 – Bushfire-Prone Areas Code

Clause	Compliance
C13.4.1 Use or development exempt from this code	The proposed subdivision is exempt from Code C13.0 under clause C13.4.1(a). The Planning Certificate in Appendix B certifies that, having regard to the objectives of all applicable standards, there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures.
C13.5.1 Vulnerable Uses	Not applicable. The proposal is for subdivision and does not involve the establishment or intensification of a vulnerable use.
C13.5.2 Hazardous Uses	Not applicable. The proposal is for subdivision and does not involve the establishment or intensification of a hazardous use.
C13.6.1 Subdivision: Provision of hazard management areas	The objective of this standard has been considered. The proposed boundary reorganisation does not create additional lots, reduce the land available for hazard management around existing development or introduce new habitable development. No specific hazard management area measures are warranted. The proposal is exempt under clause C13.4.1(a).
C13.6.2 Subdivision: Public and firefighting access	The objective of this standard has been considered. Existing access arrangements will be retained and no new roads, property access, tracks or fire trails are proposed. No specific public or firefighting access measures are warranted. The proposal is exempt under clause C13.4.1(a).
C13.6.3 Subdivision: Provision of water supply for firefighting purposes	The objective of this standard has been considered. The proposal does not create additional lots or introduce new habitable development requiring a firefighting water supply. No specific firefighting water supply measures are warranted. The proposal is exempt under clause C13.4.1(a).

6.0 Summary and Conclusion

The proposal is limited to the reorganisation of boundaries between CT 172188/1, CT 119463/1 and CT 27015/2. It does not create any additional lots, introduce new buildings or intensify the existing use of the land.

CT 172188/1 and CT 119463/1 contain existing development and established access arrangements. Although CT 119463/1 will be reduced in area, the change is not significant in a bushfire context. The revised boundary will remain more than 200 metres from the existing dwelling, and sufficient land will remain available to establish and maintain any necessary hazard management area. Importantly, the adjustment to the northern boundary will not reduce the existing separation between the dwelling and bushfire-prone vegetation.

The proposed boundary reorganisation will therefore not reduce the land available for hazard management, restrict access to existing buildings or otherwise compromise existing bushfire protection measures. CT 27015/2 is vacant land and no residential development is proposed as part of the current application.

The objectives of clauses C13.6.1, C13.6.2 and C13.6.3 have been considered in relation to hazard management areas, public and firefighting access and firefighting water supply. The proposal does not give rise to a need for additional bushfire protection measures at the subdivision stage. The size and configuration of the resultant lots also retain sufficient capacity for compliant bushfire protection measures to be provided should future development subsequently be proposed.

Any future habitable development would remain subject to the planning and building requirements applicable at that time, including site-specific assessment of hazard management areas, property access, firefighting water supply and construction requirements.

Having regard to the existing development, retained access arrangements, absence of additional lots or proposed habitable development, continued separation between existing buildings and bushfire-prone vegetation, and the capacity of the resultant lots to accommodate future bushfire protection measures, the proposed boundary reorganisation is considered to result in an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures.

Having considered the objectives of all applicable standards under clauses C13.6.1, C13.6.2 and C13.6.3, I certify that the proposal is exempt from Code C13.0 under clause C13.4.1(a).

7.0 References

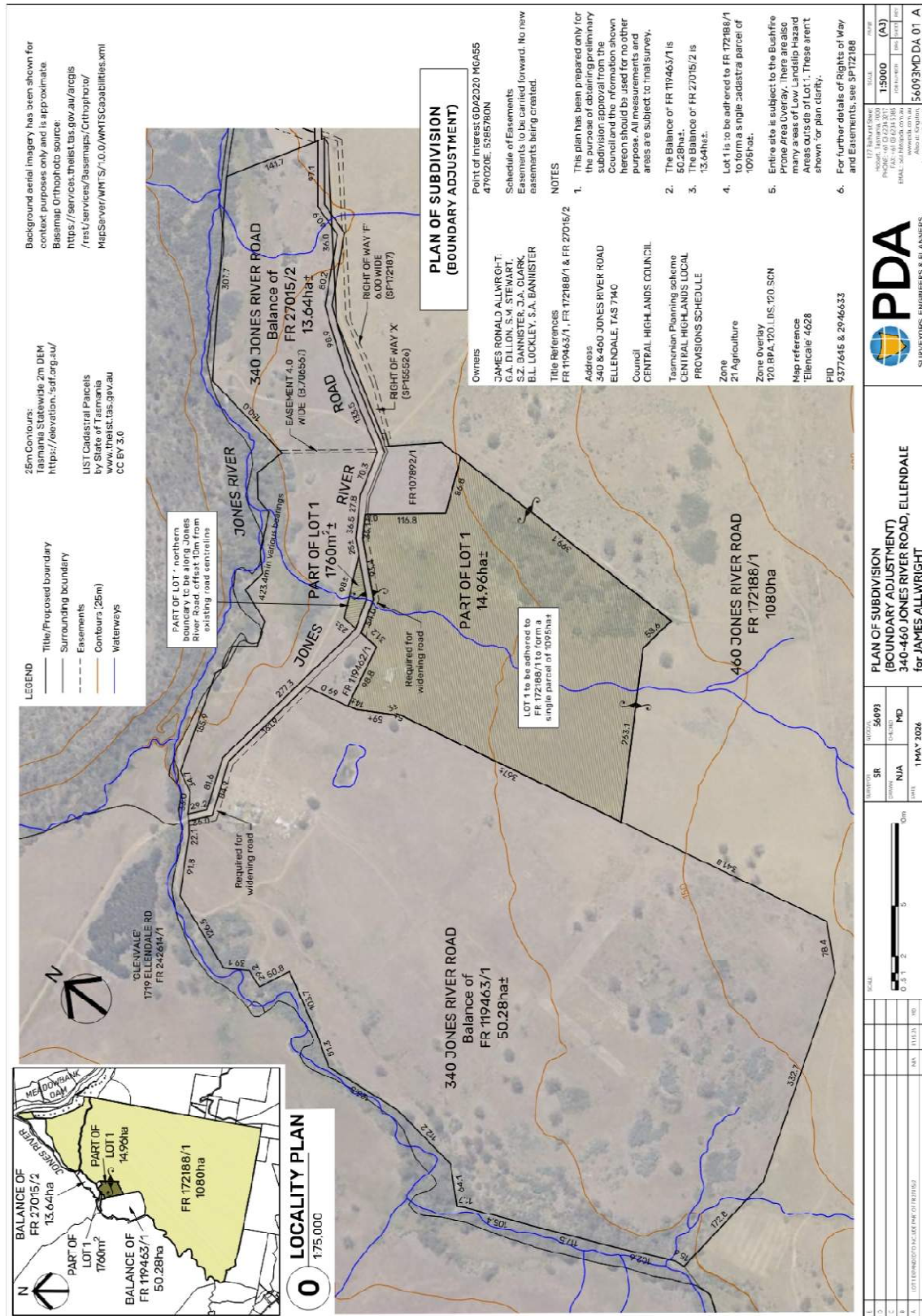
Tasmanian Planning Commission, *Tasmanian Planning Scheme – Central Highlands*, including Code C13.0 – Bushfire-Prone Areas Code.

Directors Determination – Bushfire Hazard Areas, version 1.2, 16th July 2024.

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

PDA Surveyors, Engineers & Planners 2026, *Planning Report: 340–460 Jones River Road, Ellendale – Boundary Reorganisation*, reference 56093MD, June 2026.

Bushfire Hazard Report – 340 & 460 Jones River Road, Ellendale. July 2026. BW163v1.



Appendix B – Planning certificate

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:

340 - 460 Jones River Road, Ellendale

Certificate of Title / PID:

CT 119463/1, CT 172188/1 & CT 27015/2

2. Proposed Use or Development

Description of proposed Use and Development:

Boundary reorganisation involving three existing titles, resulting in three lots with no additional lots created.

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 Report 340 - 460 Jones River Road, Ellendale. July 2026. BW163v1	Mark Van den Berg	13/07/2026	1
Plan of Subdivision	PDA Surveyors, Engineers & Planners	01/05/2026	56093MD DA01 A

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:

☒	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
☒	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

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

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

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

☐	E1.6.2 / C13.6.2 Subdivision: Public and firefighting access	
	Acceptable Solution	Compliance Requirement
☐	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☐	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables.

☐	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for firefighting purposes	
	Acceptable Solution	Compliance Requirement
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☐	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Tables.
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:

Mark Van den Berg

Phone No:

0407 294 240

Postal
Address:

18 Marlborough Street, Sandy Bay, Tas. 7005

Email
Address:

mark@bushfirewise.com.au

Accreditation No:

BFP – 108

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:

Mark Van den Berg

Date:

13/07/2026

Certificate
Number:

BW163v1

(for Practitioner Use only)

SEARCH OF TORRENS TITLE

VOLUME 172188	FOLIO 1
EDITION 3	DATE OF ISSUE 20-Sept-2021

SEARCH DATE : 15-July-2026

SEARCH TIME : 01.14 pm

DESCRIPTION OF LAND

Parish of ARGYLE Land District of BUCKINGHAM
Lot 1 on Plan [172188](#)
Derivation : Part of 1110 Acres and 478 Acres
Gtd to Walter Angus Bethune & Part of Lot 419, 1460 Acres,
Walter Angus Bethune purchaser
Prior CT [155528/1](#)

SCHEDULE 1

[C155306](#) TRANSFER to JAMES RONALD ALLWRIGHT Registered
28-June-2001 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[B706567](#) BENEFITING EASEMENT: Water and Power Rights over the
land marked "EASEMENT 4.00 WIDE" on Plan No. [172188](#)
[B707545](#) BENEFITING EASEMENT: A Right of Carriageway over the
Right of Way 10.00 wide shown passing through Lot 3
on Plan No. 110356
[SP155526](#) BURDENING EASEMENT: A Right of Carriageway
(appurtenant to Lot 1 on Sealed Plan [155526](#)) over the
land marked Right of Way 'Y' shown on Plan No. [172188](#)
[SP155526](#) BURDENING EASEMENT: A Right of Carriageway
(appurtenant to Lot 1 on Sealed Plan [155526](#)) over the
land marked "Right of Way 15.00 Wide" shown on Plan
No. [172188](#)
[SP155526](#) BENEFITING EASEMENT: A Right of Carriageway and
Pipeline Easement over the land marked "Right of Way
'A' & Pipeline Easement 15.00 Wide shown on Plan No.
[172188](#)
[SP155526](#) BENEFITING EASEMENT: A Right of Carriageway and
Pipeline Easement over the land marked "Right of Way
'B' & Pipeline Easement 15.00 Wide shown on Plan No.
[172188](#)
[SP155526](#) BURDENING EASEMENT: A Right of Carriageway
(appurtenant to Lot 1 on Sealed Plan [155526](#)) over the
land marked "Right of Way 'X' shown on Plan No. [172188](#)

- C906233** BURDENING EASEMENT: A Right of Carriageway (appurtenant to Folio of the Register Volume 156205 Folio 0) over the Rights of Way 15.00 wide 'A', 'B' & 'D' and Right of Way 27.00 wide 'C' on Plan No. **172188** Registered 13-Aug-2009 at noon
- SP172187** BURDENING EASEMENT: Right of Carriageway (appurtenant to Lot 1 on **SP172187**) over the Right of Way 'E' 6.00 wide on Plan No. **172188**
- SP172187** BURDENING EASEMENT: Right of Carriageway (appurtenant to Lot 1 on **SP172187**) over the Right of Way 'F' 6.00 wide on Plan No. **172188**
- SP172187** BURDENING EASEMENT: Right of Carriageway (appurtenant to Lot 1 on **SP172187**) over the Right of Way 'X' on Plan No. **172188**
- SP172187** BURDENING EASEMENT: Right of Carriageway (appurtenant to Lot 1 on **SP172187**) over the Right of Way 'Y' (**SP155526**) on Plan No. **172188**
- SP172187** BURDENING EASEMENT: Right of Carriageway (appurtenant to Lot 1 on **SP172187**) over the Right of Way 15.00 wide (**SP155526**) on Plan No. **172188**
- SP172187** BURDENING EASEMENT: Right of Carriageway (appurtenant to Lot 1 on **SP172187**) over the Right of Way 'A' 15.00 wide on Plan No. **172188**
- SP172187** BURDENING EASEMENT: Right of Carriageway (appurtenant to Lot 1 on **SP172187**) over the Right of Way 'B' 15.00 wide on Plan No. **172188**
- SP172187** BURDENING EASEMENT: Right of Carriageway (appurtenant to Lot 1 on **SP172187**) over the Right of Way 'C' 27.00 wide on Plan No. **172188**
- SP172187** BENEFITING EASEMENT: Right of Carriageway over the Right of Way 15.00 wide (**SP155526**) on Plan No. **172188**
- C625755** INSTRUMENT creating Restrictive Covenants pursuant to section 34 Nature Conservation Act 2002 (affecting part of the said land within described) Registered 10-Nov-2008 at noon
- E87503** MORTGAGE to Rural Bank Limited Registered 18-Oct-2017 at 12.01 pm
- E266316** MORTGAGE to Regional Investment Corporation Registered 20-Sept-2021 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 119463	FOLIO 1
EDITION 2	DATE OF ISSUE 25-Feb-2025

SEARCH DATE : 15-July-2026

SEARCH TIME : 12.57 pm

DESCRIPTION OF LAND

Parish of ARGYLE, Land District of BUCKINGHAM
Lot 1 on Plan [119463](#)
Derivation : Part of 1110 Acres Gtd. to W.A.Bethune
Prior CT [107893/1](#)

SCHEDULE 1

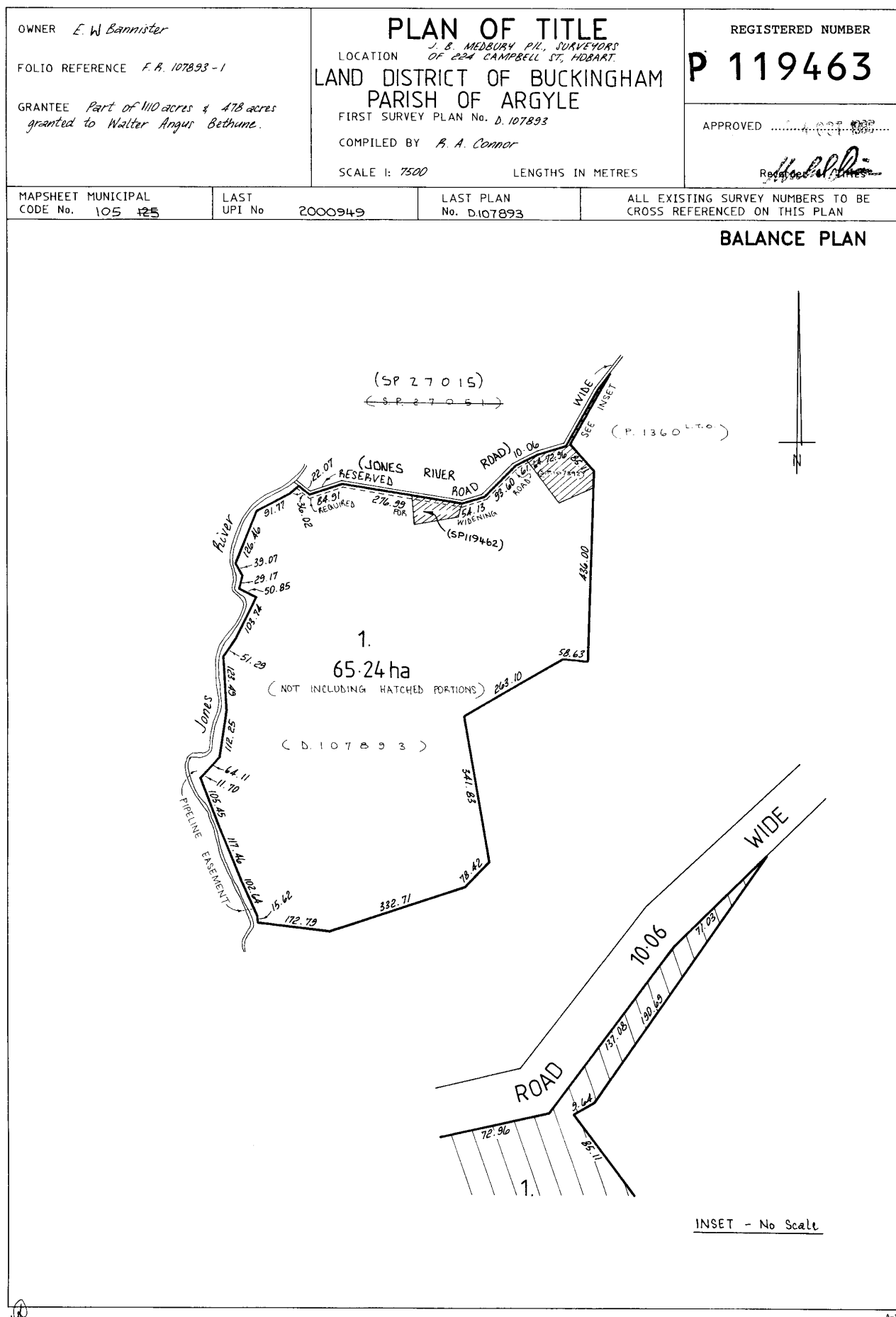
[N217590](#) & [N214769](#) TRANSFER to GENEVIEVE AILEEN DILLON, SUE MARGARET STEWART, SEAN ZANE BANNISTER, JILLIAN ALICE CLARK, BELINDA LEE LOCKLEY and SCOTT ANTHONY BANNISTER as tenants in common in equal shares
Registered 25-Feb-2025 at 12.02 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP27015](#) BENEFITING EASEMENT Pipeline Rights over the Pipeline Easement shown on Diagram No. [119463](#)
[SP27015](#) BENEFITING EASEMENT Right to drive herd and muster livestock across Lot 4 thereon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SEARCH OF TORRENS TITLE

VOLUME 27015	FOLIO 2
EDITION 3	DATE OF ISSUE 25-Feb-2025

SEARCH DATE : 15-July-2026

SEARCH TIME : 11.12 am

DESCRIPTION OF LAND

Parish of ARGYLE, Land District of BUCKINGHAM
Lot 2 on Sealed Plan [27015](#)
Derivation : part of 1110 acres gtd.to W.A.Bethune.
Prior CT [4222/12](#)

SCHEDULE 1

[N217590](#) & [N214769](#) TRANSFER to GENEVIEVE AILEEN DILLON, SUE MARGARET STEWART, SEAN ZANE BANNISTER, JILLIAN ALICE CLARK, BELINDA LEE LOCKLEY and SCOTT ANTHONY BANNISTER as tenants in common in equal shares
Registered 25-Feb-2025 at 12.02 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP [27015](#) EASEMENTS in Schedule of Easements
[B706567](#) Burdening easement; water and power rights
(appurtenant to Lot 1 on D.110350) over the land
marked "EASEMENT 4.00 WIDE" on SP [27015](#). Registered
24-May-1994 at 12.01 pm
SP[155526](#) BURDENING EASEMENT: right of carriageway (appurtenant
to Lot 1 on Sealed Plan [155526](#)) over the land marked
"Right of Way (Private)'Z' on Sealed Plan [27015](#)

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS

PLAN NO.

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

S. P27015

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

THIS COPY SCHEDULE CONSISTS OF 2 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 à 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 à prendre described hereunder.

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

LOT 1 IS TOGETHER WITH the full and free right, OVER the land marked PIPELINE EASEMENT ABEE hereon, for every person who is at any time entitled to an estate or interest in possession in the ~~apportioned~~ ^{said} LOT 1 and for every person duly authorised by him, with or without machinery and plant, to enter upon LOT 4 ~~the said pipeline easement~~ ^{the said pipeline easement} for the purposes of repairing installing laying and maintaining pumps and pipes over or under LOT 4 ~~hereon~~ ^{the said pipeline easement}

LOT 4 IS SUBJECT TO the full and free right, appurtenant to LOT 1 over the land marked PIPELINE EASEMENT ABEE hereon, for every person who is at any time entitled to an estate or interest in possession in the ~~apportioned~~ ^{said} LOT 1 and for every person duly authorised by him with or without machinery and plant, to enter upon LOT 4 ~~for the purpose of repairing installing and laying and maintaining pumps and pipes over or under~~ ^{the said pipeline easement} LOT 4 ~~the said pipeline easement~~

LOT 1 IS TOGETHER WITH the full and free right, for every person who is at any time entitled to an estate or interest in possession in the ~~apportioned~~ ^{said} LOT 1 and for every person duly authorised by him, to drive herd and muster any livestock to and fro across LOT 4 for the purpose of permitting livestock to drink water from Jones River.

LOT 4 IS SUBJECT TO the full and free right appurtenant to LOT 1 for every person who is at any time entitled to an estate or interest in possession in the ~~apportioned~~ ^{said} LOT 1, and for every person duly authorised by him, to drive herd and muster any livestock to and fro across LOT 4 for the purpose of permitting livestock to drink water from Jones River.

LOT 2 IS TOGETHER WITH the full and free right, OVER the land marked PIPELINE EASEMENT CDGH hereon, for every person who is at any time entitled to an estate or interest in possession in

27015

the ^{said} ~~forenoted~~ LOT 2 and for every person duly authorised by him, with or without machinery and plant, to enter upon ~~LOT 3~~ ^{the said pipeline easement} for the purposes of repairing installing laying and maintaining pumps and pipes over or under ~~LOT 3~~ ^{the said pipeline easement} hereon.

LOT 3 IS SUBJECT TO the full and free right, appurtenant to LOT 2 over the land marked PIPELINE EASEMENT CDGH hereon, for every person who is at any time entitled to an estate or interest in possession in the ~~forenoted~~ ^{said} LOT 2 and for every person duly authorised by him with or without machinery and plant, to enter upon ~~LOT 3~~ ^{the said pipeline easement} for the purpose of repairing installing laying and maintaining pumps and pipes over or under ~~LOT 3~~ ^{the said pipeline easement}.

LOT 2 IS TOGETHER WITH the full and free right, for every person who is at any time entitled to an estate or interest in possession in the ~~forenoted~~ ^{said} LOT 2 and for every person duly authorised by him, to drive herd and muster any livestock to and fro across LOT 3 for the purpose of permitting livestock to drink water from Jones River.

LOT 3 IS SUBJECT TO the full and free right appurtenant to LOT 2 for every person who is at any time entitled to an estate or interest in possession in the ~~forenoted~~ ^{said} LOT 2 and for every person duly authorised by him, to drive herd and muster any livestock to and fro across LOT 3 for the purpose of permitting livestock to drink water from Jones River.

SIGNED by EDGAR WILLIAM BANNISTER
seised of an estate in Fee Farm
over the land contained in
Certificate of Title Volume 2363
Folio 6 in the presence of :-

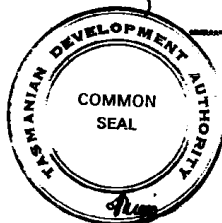
Bannister

Solicitor
107 Glenora Road
New Norfolk

The common seal of the Tasmanian
Development Authority was affixed hereto
as successor to the Closer Settlement
Board and the Board of Management of the
Agricultural Bank of Tasmania Mortgage
Number A-871634

The common seal of the Tasmanian Development
Authority affixed in the presence of :

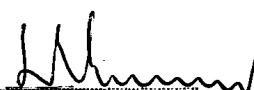
J. G. Mann DIRECTOR
Ami DIRECTOR/
AUTHORISED OFFICER



27015

AUSTRALIA AND NEW ZEALAND BANKING
GROUP LIMITED under Mortgage Number
A473269 by its attorney DAVID KEITH
DIMSEY (who hereby certifies that he
has received no notice of revocation
of POWER OF ATTORNEY NO.54/8529
under which this instrument is signed)
in the presence of:


Bank Officer, Hobart


Area Manager

This is the schedule of easements attached to the plan of

(Insert Subdivider's Full Name)

.....affecting land in

.....

(Insert Title Reference)

Scaled by on19.....

Solicitor's Reference Council Clerk/Town Clerk

60905