



Public Notice Details

Planning Application Details

Application No	DA2500151
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Property Details

Property Location	Lot 2 Mauriceton Lane Dysart
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Application Information

Application Type	Discretionary Development Application
Development Category	2 Lot Subdivision (CT181666/2)
Advertising Commencement Date	5/11/25
Advertising Closing Period	19/11/25
If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.	

Enquiries regarding this Application can be made via to Southern Midlands Council on (03) 6254 5050 or by emailing planningenquires@southernmidlands.tas.gov.au. Please quote the development application number when making your enquiry.

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

Post: PO Box 21, Oatlands Tas 7120
Email: mail@southernmidlands.tas.gov.au
Fax: 03 6254 5014

All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.

24/10/25



APPLICATION FOR PLANNING PERMIT

DEVELOPMENT / USE

Use this form to apply for a permit in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Proposed
use/development:
(Provide details of
proposed works and use).

Two Lot Subdivision

Location of
Development:
(If the development
includes more than one
site, or is over another
property include address
of both Properties).

Lot 2 Mauriceton Lane Dysart

Certificate of Title/s
Volume Number/Lot
Number:

CT 181666/2

Land Owners Name:

John David Allen

Full Name/s or Full Business/Company Name

Applicant's Name:

DLC Spatial (ABN 60 082 780 863)

Full Name/s or Full Business/ Company Name (ABN if registered business or company name)

Contact details:

Postal address for correspondence: PO Box 205 Rosny Park 7018*Telephone or Mobile:* 0459 406 666*Email address:* David.Cromarty@dlcspatial.com.au*(Please note it is your responsibility to provide your correct email address and to check your email for communications from the Council.)*

Details
Tax Invoice for
application fees to be
in the name of:
(if different from
applicant)

John David Allen

*Full Name/s or Full Business or Company Name and ABN if registered business or company name**Print email address*

c/o David.Cromarty@dlcspatial.com.au

ABN

ABN 88 786 434 685

What is the estimated value of all the new work proposed

\$ 15,000



For Commercial Planning Permit Applications Only

Signage:

Is any signage proposed?

Yes

☐

No

☒

If yes, attach details: size, location and art work

Business Details:

Existing hours of operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Proposed hours of new operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Number of existing employees:

NA

Number of proposed new employees:

NA

Traffic Movements:

Number of commercial vehicles serving the site at present

Approximate number of commercial vehicles servicing the site in the future

Number of Car Parking Spaces:

How many car spaces are currently provided

How many new car spaces are proposed

Is the development to be staged:

Please tick ✓ answer

Yes

☐

No

☒
Please attach any additional information that may be required by Part 6.1 *Application Requirements* of the Tasmanian Planning Scheme – Southern Midlands.

Signed Declaration

I/we as owner of the land or person with consent of the owner hereby declare that:

1. I/we have read the Certificate of Title and Schedule of Easements for the land and I/we are satisfied that this application is not prevented by any restrictions, easements or covenants.
2. I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.
3. The information given in this application is true and accurate. I/we understand that the information and materials provided with this application may be made available to the public. I/we understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the application.
4. I/we have secured the necessary permission from the copyright owner to communicate and reproduce the plans submitted with the application for assessment. I/we indemnify the Southern Midlands Council for any claim or action taken against it regarding a breach of copyright in respect of any of the information or material provided.
5. I/we declare that, in accordance with Section 52(1) of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their consent is attached and the application form signed by the Minister of the Crown responsible and/or the General Manager of the Council.

Applicant Signature
(If not the Title Owner)

Applicant Name (please print)

David Cromarty of behalf of DLC Spatial

Date

22.10.2025

Land Owner(s) Signature

Land Owners Name (please print)

John David Allen

Date

22.10.2025

24/10/25

SOUTHERN
MIDLANDS
COUNCIL

Land Owner(s) Signature

Land Owners Name (please print)

Date

PRIVACY STATEMENT

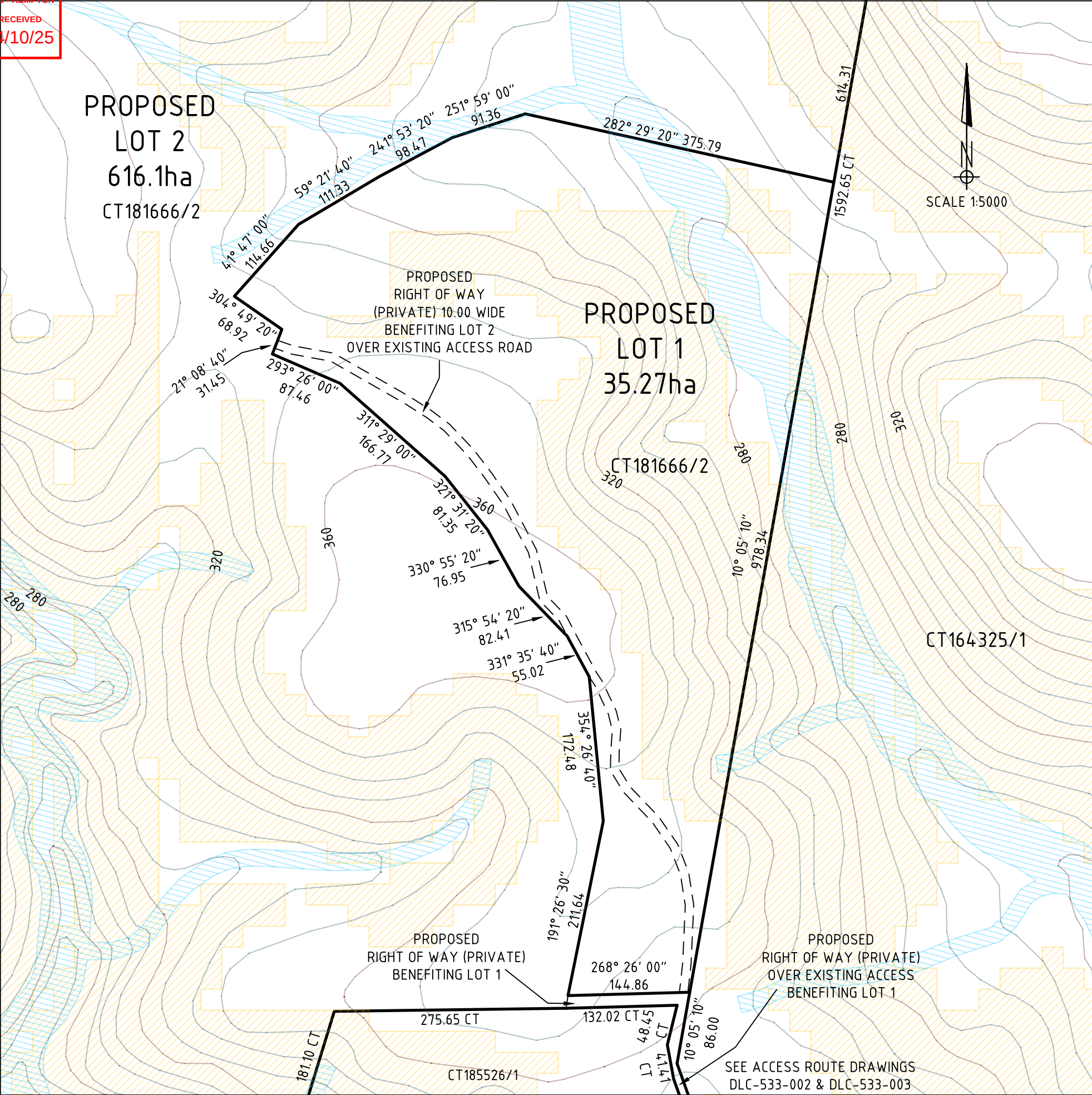
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TITLE REFERENCE: CT 181666/2

PLANNING SCHEME: Tasmanian Planning Scheme
(Southern Midlands Local Provisions Schedule)

LAND ZONING: 21. Agriculture

CODE OVERLAYS:
13. Bushfire-prone Areas Code (Entire Site)
15. Landslip Hazard Code
7. Natural Assets Code

Plan compiled from a combination of field survey and LISTmap data.

All dimensions are subject to final survey.

LEGEND

- BOUNDARY
- RIGHT OF WAY
- CONTOUR LINES - AHD83(TAS)
- 7. Natural Assets Code
- 15. Landslip Hazard Code

LOCALITY PLAN
SCALE 1:40000



1	Amend lot design	DC	01/08/2025		
NO	Revisions	Approved	Date		

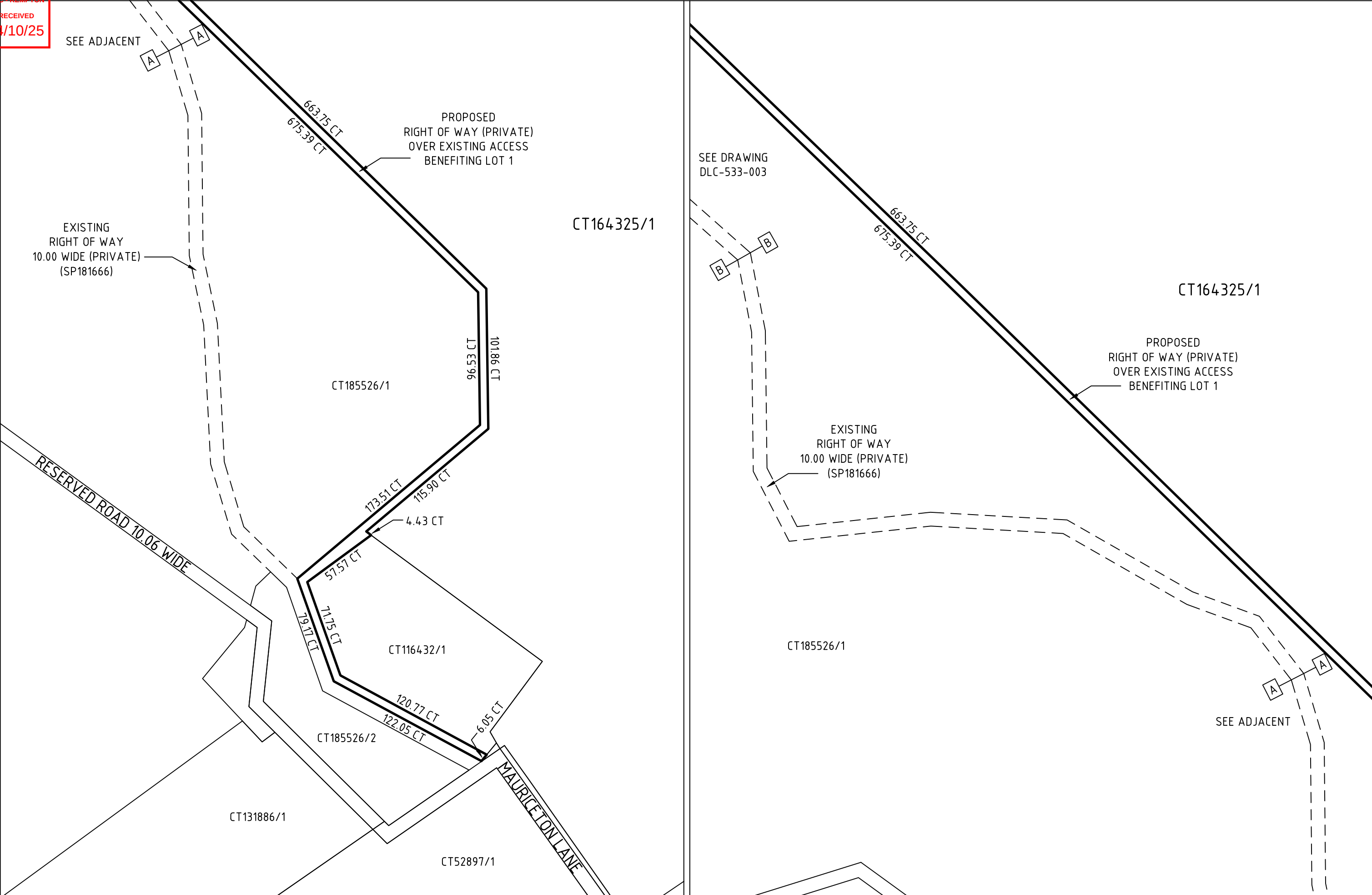
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DLC
SPATIAL

ABN 60 082 780 863

TITLE REFERENCE CT 181666/2	Datum GDA2020	EPU 0.5m ±	CLIENT JOHN ALLEN	PROJECT NUMBER DLC-533
OWNER JOHN DAVID ALLEN	Height Datum AHD83 (TAS)	EPU 5m ±	PROJECT PROPOSED SUBDIVISION	REVISION NO: 1
DRAWN PD	Date 01/08/2025		LOCATION MAURICETON LANE, DYSART	
Approved DC	Date 01/08/2025	Scale 1:5000	when plotted at A3	DRAWING NO. DLC-533-001

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1	Amend lot design	DC	01/08/2025
NO	Revisions	Approved	Date

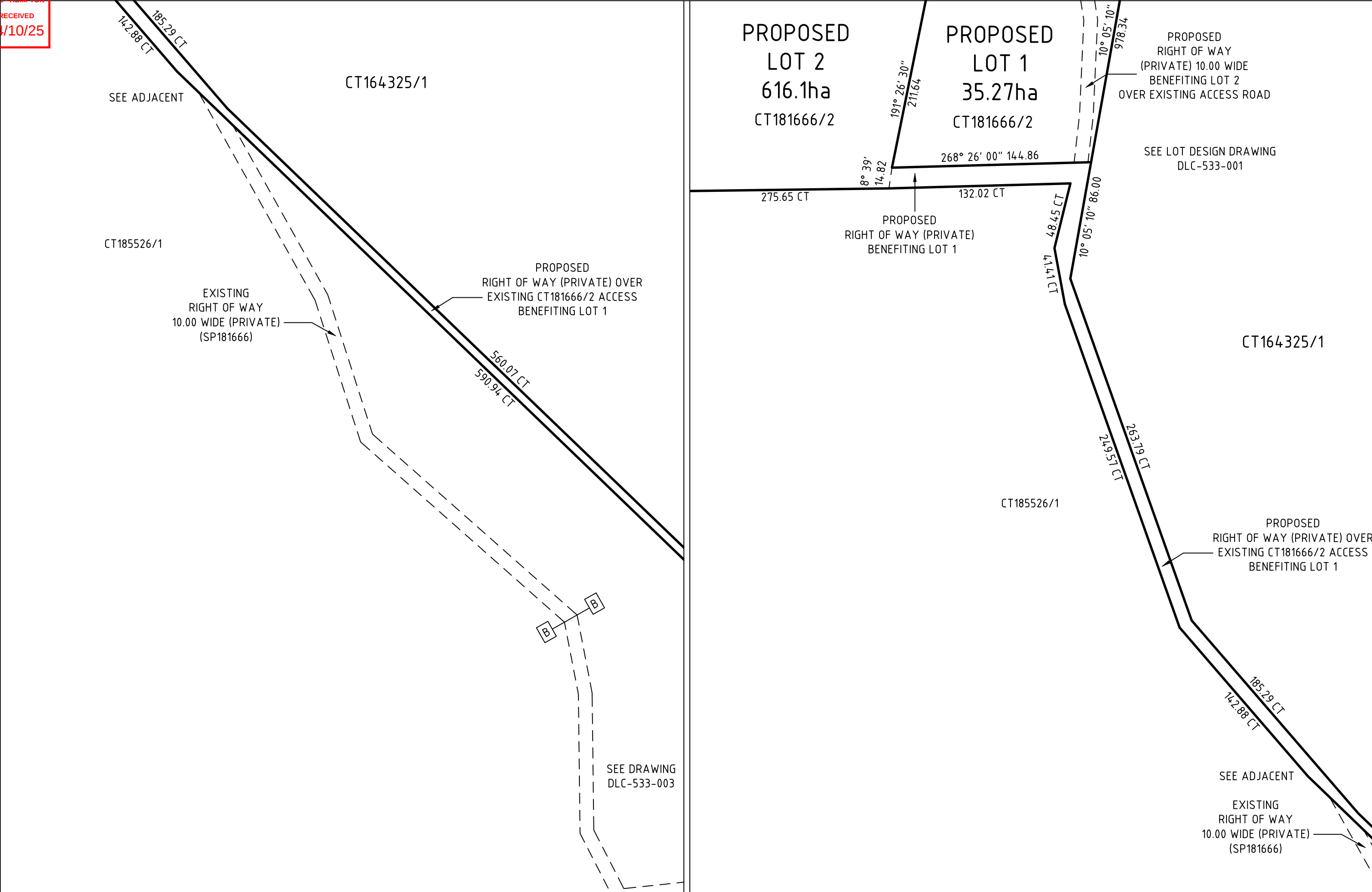
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ABN 60 082 780 863

TITLE REFERENCE CT 181666/2	Datum GDA2020	EPU 0.5m ±	CLIENT JOHN ALLEN	PROJECT NUMBER DLC-533
OWNER JOHN DAVID ALLEN	Height Datum NA		PROJECT PROPOSED SUBDIVISION - LOT ACCESS	REVISION NO: 1
DRAWN PD	Date 01/08/2025		LOCATION MAURICETON LANE, DYSART	
Approved DC	Date 01/08/2025	Scale 1:2500	when plotted at A3	DRAWING NO. DLC-533-002

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1	Amend lot design	DC	01/08/2025
NO	Revisions	Approved	Date

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ABN 60 082 780 863

TITLE REFERENCE CT 181666/2	Datum GDA2020	EPU 0.5m ±	CLIENT JOHN ALLEN	PROJECT NUMBER DLC-533
OWNER JOHN DAVID ALLEN	Height Datum NA		PROJECT PROPOSED SUBDIVISION - LOT ACCESS	REVISION NO:
DRAWN PD	Date 01/08/2025		LOCATION MAURICETON LANE, DYSART	1
Approved DC	Date 01/08/2025	Scale 1:2500	when plotted at A3	DRAWING NO. DLC-533-003

Agricultural Report

for a
Subdivision
at the

Mauriceton Agricultural Property

John Allen
76 Mauriceton lane,
Dysart, Tas., 7030

Agricultural Zone

Site Specific Report

10th August 2025

Rod Hancl, B.Ag.Sc.(Hon)
PO Box 241, New Norfolk, Tasmania, 7140.
rodhancl@rocketmail.com

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1. Prelude.

The following document is an Agricultural Report for the Mauriceton agricultural property which is situated at Dysart and owned by John Allen. This rural property consists of approximately 616.6 hectares (*i.e., 1522 acres approx.*) (Appendix 7.1 & 7.2). The following Agricultural Report forms part of the Southern Midlands Council application prerequisite for a planned subdivision development at the Mauriceton Lane property (*i.e., CT181666/2*). The Southern Midlands Council has requested an Agricultural Report with a written response to Clause 21.5.1, A1, P1 section (c), part (i) of the planning scheme. A site visit was conducted (*i.e., by the author*) on Friday 28th March 2025 to assess this rural land. The literature referenced in this report includes electronic e-links to the relevant information (*i.e., the e-links are highlighted in blue in the text or via the Reference and Bibliography section*).

2. Summary of Agricultural Desktop Assessment.

A ‘desktop’ study of the Tasmanian Government web site, *theList* (DNRET 2025) provides a good summary of the available land information for the Mauriceton Agricultural property. This rural property is part of the Agricultural Zone under the Tasmanian Planning Scheme. The property ranges from approximately the 200-metre to the 600-metre contour line and can be generally described by *theList* (DNRET 2025) (*i.e., Land Systems of Tasmania overlay*) to range from hills (100-300m) to mountains (>300m).

theList (DNRET 2025) Land Capability overlay for the Mauriceton Lane property identifies that the property consists of Class 4/5, Class 5, and Class 6 land classifications (Appendix 7.3). Class 4 land is “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 minimise degradation” (Grose 1999). Class 4/5 classification identifies that at least 60% of the land is unsuited for cropping and has a slight to moderate limitations to pastoral use and up to 40% of the land well suited to grazing but is limited to occasional cropping or a very restricted range of crops. Class 5 land is “land with slight to moderate limitations to pastoral use. This

land is unsuitable for cropping although some areas on easier slopes may be cultivated for pasture establishment or renewal. The effects of limitations on grazing potential may be reduced by applying appropriate soil conservation measures and land management practices” (Grose 1999). Class 6 land is “marginally suitable for grazing because of severe limitations. This land has low levels of production, high risk of erosion, low natural fertility or other limitations that severely restrict the agricultural use” (Grose 1999). Land capability should not be confused with land suitability. Land capability is a classification system that is used to rate the land for grazing and cropping relevance. Land suitability by comparison considers a more detailed collection of resource information (*e.g., soil analysis*). Typically, the farming practice on this agricultural property should be fundamentally conservative in nature due to the constraints of the land (*i.e., Class 4, Class 5, and Class 6 land classifications*).

theList (DNRET 2025) data set identifies two soil type on the Mauriceton Lane property (Appendix 7.5). The two soil types that includes a small area of Code Pm1 soil type with the majority being Code Pd1 soil type. The Pm1 type is a podzolic soils on mudstone which is a poor to imperfectly drained grey-brown texture contrast soils developed on Permian siltstone bedrock and colluvium on undulating to rolling (3-32%) land. The Pd1 code is a podzol soil on dolerite which is an imperfectly drained texture contrast soils developed on Jurassic dolerite bedrock and colluvium on rolling to steep (10-56%) land

theList (DNRET 2025) data set identifies that the Mauriceton Lane property is subject to a Waterway Protection area code overlay (Appendix 7.1). Notably, “livestock can graze and get water from waterways on private property without a permit” (Edo Tasmania 2016). Most of the land is subject to a Land Slip Hazard code overlay that ranges from low to medium risk (Appendix 7.6). The soil vulnerability wind erosion hazard overlay identifies that most of the property has been classified as having nil risk, but there are small areas ranging from low to high risk (Appendix 7.7). The soil can generally be described to range from imperfectly drained to moderately well drained (Appendix 7.8) and are subject to areas of moderate salinity hazard (Appendix 7.9).

theList (DNRET 2025) Land system of Tasmania data set identifies the property to be in a have rainfall of approximately 500 to 625 mm. The closest Bureau of Metrology (BOM) weather statistics (www.bom.gov.au) site to the Mauriceton Lane property (i.e., approx. 30 km) is the Tunnack Fire Station (i.e., site number 094195, i.e., 47-year data set 1977 to 2025) (<http://www.bom.gov.au/climate/dwo/IDCJDW7055.latest.shtml>) which has an annual average rainfall of 614.9 mm. This data identify that this agricultural property is in a low rainfall area and consequently would limit the suitability of some pasture species being utilised on the property.

theList (DNRET 2025) farming overlay identifies pasture cultivars (i.e., grasses and legumes) that could be utilized on the Mauriceton Lane property for grazing or fodder production to increase the carrying capacity of the land or dry sheep equivalent (i.e., dse) stocking rates. (Note: The mapping aims to classify land suitable for growing pasture cultivars according to nine suitability classes: “1.0 Well suited”, “1.1 Well suited (with soil management)”, “2.0 Suitable”, “2.1 Suitable (with soil management)”, “3.0 Moderately suitable”, “3.1 Moderately suitable (with soil management)”, and “4.0 Unsuitable”. These are produced from a set of pre-determined rules in accordance with a suitability matrix developed from reviewing existing literature in conjunction with industry consultation and ground-truthing). The data set indicates that Mediterranean Cocksfoot (i.e., *Dactylis glomerta*), Mediterranean Tall Fescue (i.e., *Festuca arundinacea* spp), and Phalaris (i.e., *Phalaris aquatic*) are generally well suited (1.1) to suitable (2.1). Continental Cocksfoot (i.e., *Dactylis glomerta*) can be considered suitable (2.0) to (2.1) and Lucerne cultivars (i.e., *Medicago sativa*) are suitable (2.1). Red Clover (i.e., *Trifolium pratense*) and Strawberry Clover (i.e., *Trifolium fragiferum*) are moderately suitable (3.0). Continental Tall Fescue (i.e., *Festuca arundinacea* spp.) and Ryegrass (i.e., *Lolium* spp.) range from moderately suitable (3.0) to being considered an unsuitable (4.0) option. White Clover (i.e. *Trifolium repens*) can be stated to be unsuitable (4.0) for pasture production on this property. Notably, Sub Clover species (i.e. *Trifolium subterranean*) are not mentioned in *theList* data set but would be well suited to this lower rainfall region.

theList (DNRET 2025) TasVeg (4.0) overlay identifies that most of the Mauriceton agricultural property pasture area classification ranges from modify land (FAG) agricultural land, to (FAC) improved pasture with native tree canopy, and includes (FRG) regenerated cleared

land. The vegetation of the Class 6 land classification includes (FPH) plantation for silviculture – hardwood, (DDE) *E. delegatensis* (i.e., Alpine Ash) dry forest & woodlands, (DOB) *E. obliqua* (i.e., messmate stringy bark) dry forest, (DPD) *E. pauciflora* (i.e., Snow gum) forest & woodland, (DAD) *E. amygdalina* (i.e., Black peppermint) forest & woodlands, (NBA) Bursaria – Acacia woodlands, (DTO) *E. tenuiramis* (i.e., Silver Peppermint) forest & woodlands, and (DTO) *E. viminalis* (i.e., White Gum) grassy forest & woodlands.

3. Introduction.

The desktop study of the *theList* (DNRET 2025) website has identified the pasture grazing area for the Mauriceton Lane property as having Class 4/5, Class 5, and Class 6 land classifications. The Department of Primary Industries, Water and Environment (DPIWE) have been actively involved for many years in producing reference literature and scaled maps for Land Capability assessment but “at the 1:100 000 map scale, the minimum area which can be adequately depicted on the map represents approximately 64 ha on the ground” (Noble 1992, Grose 1999). Subsequently, *theList* data set may not accurately reflect the true agricultural potential or grazing capacity of Class 4/5, Class 5, and Class 6 land classifications on this property (Appendix 7.3).

4. Farming overview of the Mauriceton agricultural property.

A site visit was conducted (i.e., by the author) on Friday 28th March 2025 to assess the 616.1 ha Mauriceton Lane rural property (Appendix 7.1 & 7.2). This visit was to provide clarity for documenting an Agricultural Report for stock (i.e., sheep & cattle) grazing outcomes. The following Agricultural Report forms part of the Southern Midlands Council planning prerequisite for a proposed subdivision application that is being assessed under the Tasmanian Planning Scheme. The Southern Midlands Council has requested a written response to Clause 21.5.1, A1, P1 section (c), part (i) of the planning scheme. .

The following overview presents the agricultural plans for the Mauriceton Lane property owned by John Allen. John plans to subdivide 35.27 ha of land and sell this to his brother Tony Allen. Tony has plans to utilise this proposed lot 1 land area of 35.27 ha for

both honey production and the harvesting of firewood (Appendix 7.2). Both honey production and firewood harvesting outcomes have been historically practiced on the Mauriceton Lane property (personal comm. John Allen, 28th March 2025). Notably the literature identifies that “commercial beekeeping in Australia has been successful because of extensive areas of native vegetation” (RIRDC 2007) (Appendix 7.1 & 7.4).

The Mauriceton agricultural property currently consists of 651.37-hectares of land on one title. This land has been classified as having Class 4/5, Class 5, and Class 6 land capability classifications and hence, by definition, cannot be considered prime agricultural land (Appendix 7.3). The Class 4/5 land area is approx. 37 ha or 5.7% of the farm, the Class 5 land area is approx. 81 ha or 12.5% of the farm, and the Class 6 land area is approx. 532 ha or 81.8 % of the farm. Typically, the farming practice on this land should be fundamentally conservative in nature due to the constraints of the land classifications and the low rainfall of the region. The proposed subdivision of the Mauriceton land property will create Lot #1 land consisting of 35.27 ha and the remaining farm area or lot #2 consisting of 616.1 ha. This proposed subdivision and excision of Lot #1 will have little agricultural impact on the Mauriceton agricultural land or Lot #2 productivity outcomes for stock grazing or the potential to increase the stock carrying capacity of this land.

Historically, the Mauriceton agricultural property has been in the Allen family prior to World War 1 and has been utilised for stock grazing (*i.e., both cattle and sheep*) and traditionally has been able to support about 1000 Wethers (personal comm. John Allen, 28th March 2025). Notably, the potential pasture land on the property once cleared needs to be constantly maintained as regrowth wattles and eucalypts woody weeds will establish quickly and the power pole easement can be utilised for stock but currently not fenced adequately for stock management (personal comm. John Allen, 28th March 2025).

Currently, John Allen has been renovating areas of Class 4/5 and Class 5 land to new pasture with the assistance of soil sampling outcomes (Appendix 7.11). Soil analysis has

identified a need for liming and provides guidance for fertilising outcomes for forage turnip production, and the planned sowing of new pasture (e.g., Appendix 7.12 & 7.13). The recent property improvements include clearing of the woody weeds and wallaby proof fencing 65 ha of land as part of the pasture renovation program (*i.e., cultivation, liming, fertiliser & turnips, fertiliser & pasture*). There is also further 20-30 ha of cleared ground in a bush run area that is under the pasture renovation program. The long-term agricultural aims of the Mauriceton farm property are to lift the potential stock carrying capacity of the land. John has a small income from harvesting fire wood off the property (*i.e., 50-100 tons / annum*). The land is also managed by a Midway forestry agreement, for example, this year 40-hectares of *Eucalyptus nitens* are being harvested and replaced with *Pinus radiata* trees due to industry demands.

Understanding the feed requirements of different types and classes of livestock is essential to ensure stocking rate is matched to the carrying capacity of this land. “The term Dry Sheep Equivalent (*i.e., DSE or dse*) is a standard unit frequently used to compare the feed requirements of different classes of stock or to assess the carrying capacity and potential productivity of a given farm or area of grazing land” (McLaren 1997). The term DSE is used to describe the amount of feed or dry matter (kg DM) required to maintain a wether (*i.e., a castrated male sheep*) or non-lactating ewe per day (*i.e., weighing 45-50 kg*). The Dry Sheep Equivalent unit can be correlated to, for example, an ewe with lamb at feet being equivalent to 3.3 DSE and a weaned 200 kg beef cattle would equate to 5.5 to 8.0 DSE depending on weight gain. A pony can be correlated to 5 dry sheep equivalents, a horse can be correlated to 10 dse, a lactating mare or a stallion can be correlated to 16 dse (<https://www.mobble.io/post/lsu-dse-tables>), and a draught horse can be correlated to 20 dse (https://www.agric.wa.gov.au/small-landholders-western-australia/keeping-horses-small-properties?page=0%2C2#smartpaging_toc_p2_s0_h2).

The carrying capacity or estimated dry sheep equivalent for the Mauriceton Farm based on potential annual rainfall of approx. 619 mm outcome (*i.e., Tunnack Fire Station i.e., site number 094195*) correlates to a approx. carrying capacity of between 15 to 19 dse/ha for the

Class 4/5 land area (Appendix 7.3). The carrying capacity of the Class 5 land would be approx. 15 dse/ha and the Class 6 land would have stocking rate at best of 0.5 dse/ha.

The Mauriceton property has Class 4/5 land classification that covers approx. 37 hectares and conservatively equates to potentially 555 dse for this farm area. The Class 5 land area covers approx. 81-hectares which equates to potentially 1215 dse stock carrying capacity for this farm area, and the Class 6 land area covers approx. 532-hectares and equates to potentially to 266 dse for this farm area (Appendix 7.2). The combined Class 4, Class 5, and Class 6 conservative stock carrying capacity would be 2036 dry sheep equivalent. This equates with the Mauriceton property having a farm stock carrying capacity of, for example, 617 ewes with lamb (*i.e.*, 3.3 dse) or 230 beef cattle at 200 kg weight (*i.e.*, 8.0 dse) or various combination of both stock for this agricultural property. This calculation should be refined by, for example, soil fertility (*i.e.*, soil fertility can relate to dse carrying capacity), year-round rainfall (*i.e.*, potential droughts), and pasture growing season time frames (*i.e.*, cold / heat periods reducing pasture production).

The soil was examined (*i.e.*, by the author) during the site visit to the Mauriceton property in two location. The topsoil can be stated to range from a brown sandy loam soil to brown-grey clay loam soil. The top soil (*i.e.*, shallower soils limit the range of crops that can be grown) was approximately 25-30 cm in depth which indicates a Class 4/5 land classification which correlates with *thelist* data set for land classification outcomes in the areas examined (Appendix 7.1, 7.3, & 7.10) (Picture #1 & #2).

Soil analysis for amendments and fertilising outcomes for forage cropping and pasture renovation identifies the soil to have a low soil pH (*i.e.*, liming requirement), low phosphorus, potassium, sulphur, calcium (*i.e.*, lime) and trace element values (Appendix 7.11). The farm plan for the pasture renovation program is land clearing, cultivation, lime spreading and incorporation, fertiliser augmentation to lift basic soil nutrient levels with both the brassica forage cropping and pasture renovation long-term program(s).

Picture #1. This images was taken from Soil Sampling Pit #1 looking East. The pictures identify relatively flat pastureland that can be classified as Class 4/5 land (Appendix 7.1, 7.3, & 7.10). This land has been cleared of woody weeds, cultivated and soil sampled (Appendix 7.10). The soil analysis identified a need for agricultural lime & fertiliser outcomes. The land will be initially cropped with turnips (i.e., green globe and purple top cultivars) with the long-term aim of a suitable permanent pasture. This farm management is to lift the stock carrying capacity of the Mauriceton agricultural property.



Picture #2. This images was taken from approx. location of Soil Sampling Pit #2, (Appendix 7.1) looking south-east. This RHS and foreground land has been cleared of woody weeds and cultivated. The land will be limed, cropped with turnips (i.e., green globe and purple top cultivars) with the long-term aim of a suitable permanent pasture. The LHS of the picture identifies established pasture. This farm management is to lift the stock carrying capacity of the Mauriceton agricultural property.



5. Clause 21.5.1 Lot Design

Performance Criteria (P1): *Each lot, or a lot proposed in a plan of subdivision, must:*

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

Point (i) *the balance lot provides for the operation of an agricultural use, having regards to:*

a. not materially diminishing the agricultural productivity of the land;

John Allen owns the 651-hectares Mauriceton agricultural property. John plans to subdivide the Mauriceton Lane property into Lot #1 consisting of 35.27-hectares of land and Lot #2 consisting of 616-hectares of land (Appendix 7.2). This subdivision will have little impact on Mauriceton farms' agricultural productivity for stock grazing and pasture renovation outcomes.

John Allen plans to sell Lot #1 to this to his brother Tony Allen. Tony has plans to utilise this proposed Lot# 1 for both the ongoing honey production and the harvesting of firewood from the land. Both honey production and firewood harvesting outcomes have been historically practiced on the Mauriceton Lane property (personal comm. John Allen, 28th March 2025). Notably the literature identifies that "commercial beekeeping in Australia has been successful because of extensive areas of native vegetation" (RIRDC 2007) (Appendix 7.4).

John Allen, agricultural plans for the Lot #2 is the traditional farming outcome of stock grazing and pasture renovation to lift the stock carrying capacity or dry sheep equivalent of the land. The Mauriceton property has been classified as having Class 4/5, Class 5, and Class 6 land classifications (Appendix 7.3). The Class 4/5 land area is approx. 37 ha and conservatively equates to potentially 555 dse for this farm area, the Class 5 land area is approx. 81 ha which equates to potentially 1215 dse stock carrying capacity for this farm area, and the Class 6 land area is approx. 532 ha and equates to potentially to 266 dse for this farm area. The combined Class 4, Class 5, and Class 6 conservative stock carrying capacity would be 2036 dry sheep equivalent.

The Mauriceton Farm is not prime agricultural land and typically, the farming practice on this land should be fundamentally conservative in nature due to the constraints of the land classifications and the low rainfall of this region.

The proposed Lot #1 subdivision will consist predominantly of Class 6 and Class 5 land classifications and suitable for honey production and wood harvesting outcomes. The subdivision of Lot 1 consist of 35.27 ha of predominately Class 6 land will have a minor loss of approximately 17.5 dse stock carrying capacity or approx. 5 ewes with lamb (*i.e.*, 3.3 dse). This subdivision will have little impact on the Mauriceton balance land or Lot #2 agricultural productivity for stock grazing and pasture renovation outcomes.

b. The capacity of the balance lot for productive agricultural use;

John Allen's long-term agricultural aims of the Mauriceton farm property are to lift the potential stock carrying capacity of the land. This farming goal is being achieved by renovating areas of Class 4/5 and Class 5 land to new pasture with the assistance of soil sampling outcomes (Appendix 7.11). Soil analysis has identified a need for liming and provides guidance for fertilising outcomes for forage turnip production, and the planned sowing of new pasture (e.g., Appendix 7.12 & 7.13). The recent property improvements include clearing of the woody weeds and wallaby proof fencing 65 ha of land as part of the pasture renovation program (*i.e.*, *cultivation, liming, fertiliser & turnips, fertiliser & pasture*). There is also further 20-30 ha of cleared ground in a bush run area that is under the pasture renovation program.

The Mauriceton property has been classified as having Class 4/5, Class 5, and Class 6 land classifications (Appendix 7.3). The Class 4/5 land area is approx. 37 ha and conservatively equates to potentially 555 dse for this farm area, the Class 5 land area is approx. 81 ha which equates to potentially 1215 dse stock carrying capacity for this farm area, and the Class 6 land area is approx. 532 ha and equates to potentially to 266 dse for this farm area. The combined Class 4, Class 5, and Class 6 conservative stock carrying

capacity would be 2036 dry sheep equivalent. This equates with the Mauriceton property having a farm stock carrying capacity of, for example, 617 ewes with lamb (*i.e.*, 3.3 dse) or 230 beef cattle at 200 kg weight (*i.e.*, 8.0 dse) or various combination of both stock for this agricultural property. This calculation should be refined by, for example, soil fertility (*i.e.*, soil fertility can relate to dse carrying capacity so soil sampling would be prudent), year-round rainfall (*i.e.*, potential droughts), and pasture growing season time frames (*i.e.*, cold / heat periods reducing pasture production).

To typically achieve the long-term sustainable stocking rate objective in the dry land grazing system the land holder's endeavors will require a basic understanding of soil fertility and an appreciation of a long term, reliable, resilient, and productive pasture of grass and legumes. Pasture renovation with modern higher yielding pasture cultivars could lift the stock carrying capacity of this land (e.g., Appendix 7.11 & 7.12).

It is important to monitor nutrient removal from pastures, whether it be stock grazing, hay or silage production so that maintenance rates of fertiliser can be applied and hence the production system is not hindered by limiting factors. The *Cycling of phosphorus in grazing systems* (Leech 2009) and *Managing Nutrients in Extensive Pastures* (Smith & Cotching 2012) literature provides a good agronomic knowledgebase to assist farmers and small landholders to understand these agricultural nutritional concepts.

Maintenance fertiliser is the amount required to maintain soil fertility at its current levels on an annual basis. In many agricultural examples the Phosphorus maintenance rates are calculated or based on stocking rate per hectare. The sustainable carrying capacity to consider for the property, based on rainfall, is approximately 15 to 20 dse / ha. An example of Phosphorus fertiliser application is explained by Leech (2009) that suggests that the maintenance rate of breeding ewes (*i.e.*, prime lamb) (*i.e.*, 10 dse / ha or 4.5 ewes / ha) at 1.5 kg / ha / year of applied phosphorus. A 100 kilogram per hectare application of Single Super Phosphate (SSP 0-9-0-11) will provide 9 kg/ha of applied phosphorus and 11 kg/ha of applied sulphur to the soil. This fertiliser application, in theory, would support 10 dse (*i.e.* breeding ewe / lamb) and lift the Olsen P level by 1.5 ppm if it were

applied on an annual basis. Typically, in dryland agriculture this objective (*i.e. phosphorus fertiliser application*) may be achieved as one application of 300 kg/ha of SSP, in a 3-year period (*i.e. to reduce contractor costs or based around pricing outcomes*), if the goal was to lift soil phosphorus levels in the farm business plan.

Nutrient budgeting considers farm inputs (*e.g., purchased fodder, supplements, fed-out hay or silage*) and outputs (*e.g. grazing stock growth, hay, silage, fertiliser leaching or run-off out*) for a particular paddock and then apply the calculated amount of required fertiliser. Nutrient budgeting provides a more efficient and balanced use of fertiliser and Smith & Cotching (2012) provides an example of nutrient budgeting in the pasture grazing system.

Soil analysis for soil amendments and fertiliser outcomes for forage cropping and pasture renovation identifies the soil to have a low soil pH (*i.e., liming requirement*), low phosphorus, potassium, sulphur, calcium (*i.e., lime*) and trace element values (Appendix 7.11). The farm plan for the pasture renovation program is land clearing, cultivation, lime spreading, fertiliser with one or two seasons of brassica forage cropping (*e.g., green globe & purple top keeper turnips*) to lift basic soil nutrient levels and then lay down with suitable pasture options.

The Mauriceton property has no access to agricultural irrigation water rights and can be considered a dryland stock grazing farm but with prudent woody weed clearing, liming, fertilizing, and pasture renovation and management of the Class 4/5 land has the potential to increase stock carrying capacity of the farm.

The *Healthy Farming Landholder Series, Property Planning Guide* (NRM South 2015) imparts a good practical understanding of soils, pastures, stock grazing and animal husbandry, and provides a weed management knowledge base. This information will provide good background reading for the basic understanding of the agronomy of soils, plants, and the land management involved with rural land holdings.

“Pastures are an essential component of agricultural properties throughout Southern Tasmania. They provide feed for livestock, incorporate atmospheric nitrogen into the soil (legume species)” and “provide ground cover to protect soils from erosion” (NRM 2015). The *Pasture Renovation Guide 4.1* (Barenbrug 2025) literature provides a good agronomic knowledgebase to assist farmers and small landholders understanding the agronomy about pasture renovation suitable for Class 4/5 and Class 5 land (<https://www.barenbrug.com.au/manuals-guides-agri>).

The Barenbrug Seed and DLF Seed contemporary agricultural pasture blends would be suitable for the Mauriceton property pasture renovation to potentially lift the stock carrying capacity of the land. These pasture blend would be suitable for most stock classes and hay production outcomes and have lower any animal health issues or risks (Appendix 7.11 & 7.12).

c. Any topographical constraints to agricultural use; and

The Mauriceton Lane property is not prime agricultural land which has Class1, Class 2, or Class 3 land classification outcomes. By contrast this agricultural property consists of Class 4/5, Class 5, and Class 6 land classifications (Appendix 7.3). The Class 4/5 land area is approx. 37 ha or 5.7%, the Class 5 land area is approx. 81 ha or 12.5%, and the Class 6 land area is approx. 532 ha or 81.8 %.

Class 4 land is “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 minimise degradation” (Grose 1999). Class 4/5 classification identifies that at least 60% of the land is unsuited for cropping and has a slight to moderate limitations to pastoral use and up to 40% of the land well suited to grazing but is limited to occasional cropping or a very restricted range of crops. Class 5 land is “land with slight to moderate limitations to pastoral use. This land is unsuitable for cropping although some areas on easier slopes may be cultivated for pasture

establishment or renewal. The effects of limitations on grazing potential may be reduced by applying appropriate soil conservation measures and land management practices (Grose 1999). Class 6 land is “marginally suitable for grazing because of severe limitations. This land has low levels of production, high risk of erosion, low natural fertility or other limitations that severely restrict the agricultural use” (Grose 1999).

Typically, the farming practice on this land should be fundamentally conservative in nature due to the constraints of the land (*i.e.*, Class 4/5, Class 5, and Class 6 land classifications) and the low rainfall of this region. The carrying capacity or estimated dry sheep equivalent for this region based on potential annual rainfall of approx. 619 mm outcome (*i.e.*, Tunnack Fire Station *i.e.*, site number 094195) identifies approximately between 15 to 19 dse/ha on the Class 4 land area (Appendix 7.2). The carrying capacity of the Class 5 land would be approx. around 15 dse/ha, and the Class 6 land would have stocking rate at best of 0.5 dse/ha. This carrying capacity can be increase with a good pasture n]management program.

d. current irrigation practices and the potential for irrigation.

The Mauriceton rural property has no access to agricultural irrigation water rights and can be considered a dry land stock grazing farm in a low rainfall region. There are no current irrigation practices and no planned development of dams for potential irrigation outcomes.

The Mauriceton property has Class 4/5 land classification that covers approx. 37 hectares and conservatively equates to potentially 555 dse for this farm area. The Class 5 land area covers approx. 81-hectares which equates to potentially 1215 dse stock carrying capacity for this farm area, and the Class 6 land area covers approx. 532-hectares and equates to potentially to 266 dse for this farm area (Appendix 7.2). The combined Class 4, Class 5, and Class 6 conservative stock carrying capacity would be 2036 dry sheep equivalent. The subdivision of Lot 1 consist of 35.27 ha of predominately Class 6 land

will have a minor loss of approximately 17.5 dse stock carrying capacity or approx. 5 ewes with lamb (*i.e.*, 3.3 dse).

The prudent woody weed clearing, liming, fertilising, and pasture renovation program and management of the Class 4/5 and Class 5 land has the potential to increase stock carrying capacity of the farm.

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theList - Pasture cultivar suitability elinks.

Continental Cocksfoot

https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map_user_notes_cocksfootcontinental.pdf

Mediterranean Cocksfoot

https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map_user_notes_cocksfootmediterranean.pdf

Lucerne

https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map_user_notes_lucerne.pdf

Phalaris

https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map_user_notes_phalaris.pdf

Red Clover

https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map_user_notes_redclover.pdf

Ryegrass

https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map_user_notes_ryegrass.pdf

Strawberry Clover

https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map_user_notes_strawberryclover.pdf

Continental Tall Fescue

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Mediterranean Tall Fescue

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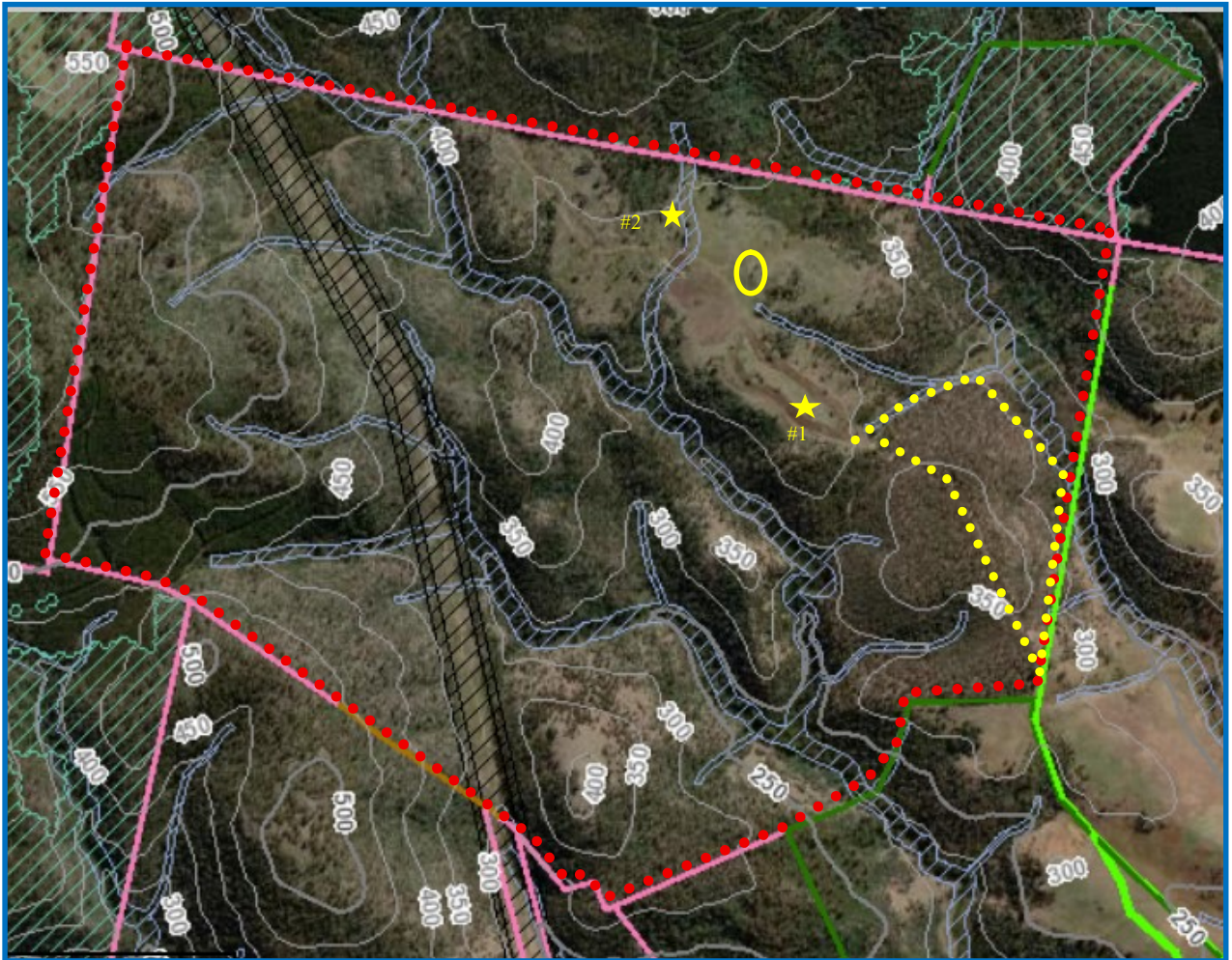
White Clover

https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map_user_notes_whiteclover.pdf

7. Appendices

Appendix 7.1. theList, ESRI Imagery maps identifying the Mauriceton Agricultural property (i.e., red dotted line) consisting of 616.1-hectares. The map displays the 'Boundary line with Accuracy' overlay (i.e., pink line), the 'Waterways and Coastal protection areas' overlay (i.e., blue lines), and the 10-metre contour line filter. The stipe horizontal & vertical black lines identify power transmission easement.

The yellow dotted line identifies the approx. area of the proposed 35.27-hectare subdivision creating Lot #1 (Appendix 7.2). The two yellow stars identifies the soil sampling Pits #1 and soil sampling Pit #2 (Appendix 7.8). The yellow 'A' and 'B' is photo points for Picture # 1 and Picture #2. The yellow circle identifies the location of the container and stock yards.



PROPOSED LOT 2
616.1ha
CT181666/2

PROPOSED LOT 1
35.27ha
CT181666/2

PROPOSED RIGHT OF WAY (PRIVATE) 18.00 WIDE BENEFITING LOT 2 OVER EXISTING ACCESS ROAD

PROPOSED RIGHT OF WAY (PRIVATE) BENEFITING LOT 1

PROPOSED RIGHT OF WAY (PRIVATE) OVER EXISTING ACCESS BENEFITING LOT 1

SEE ACCESS ROUTE DRAWINGS - D.L.C-533-002 & D.L.C-533-003

TITLE REFERENCE: CT 181666/2
PLANNING SCHEME: Tasmanian Planning Scheme (Southern Midlands Local Provisions Schedule)
LAND ZONING: 21. Agriculture
CODE OVERLAYS:
13. Bushfire-prone Areas Code (Entire Site)
15. Landslip Hazard Code
7. Natural Assets Code
Plan compiled from a combination of field survey and LISTmap data.
All dimensions are subject to final survey.

LEGEND

- BOUNDARY
- RIGHT OF WAY
- CONTOUR LINES - AHDB3(TAS)
- 7. Natural Assets Code
- 15. Landslip Hazard Code

LOCALITY PLAN SCALE 14:0000

PROPOSED LOT 2 616.1ha
PROPOSED LOT 1 35.27ha
MAURICET ON LAKE

DATE	BY	FOR
10/10/2023	JANE KAVALLAN	PREPARED FOR SUBMISSION
10/10/2023	JANE KAVALLAN	REVISIONS

D.L.C. 533-001

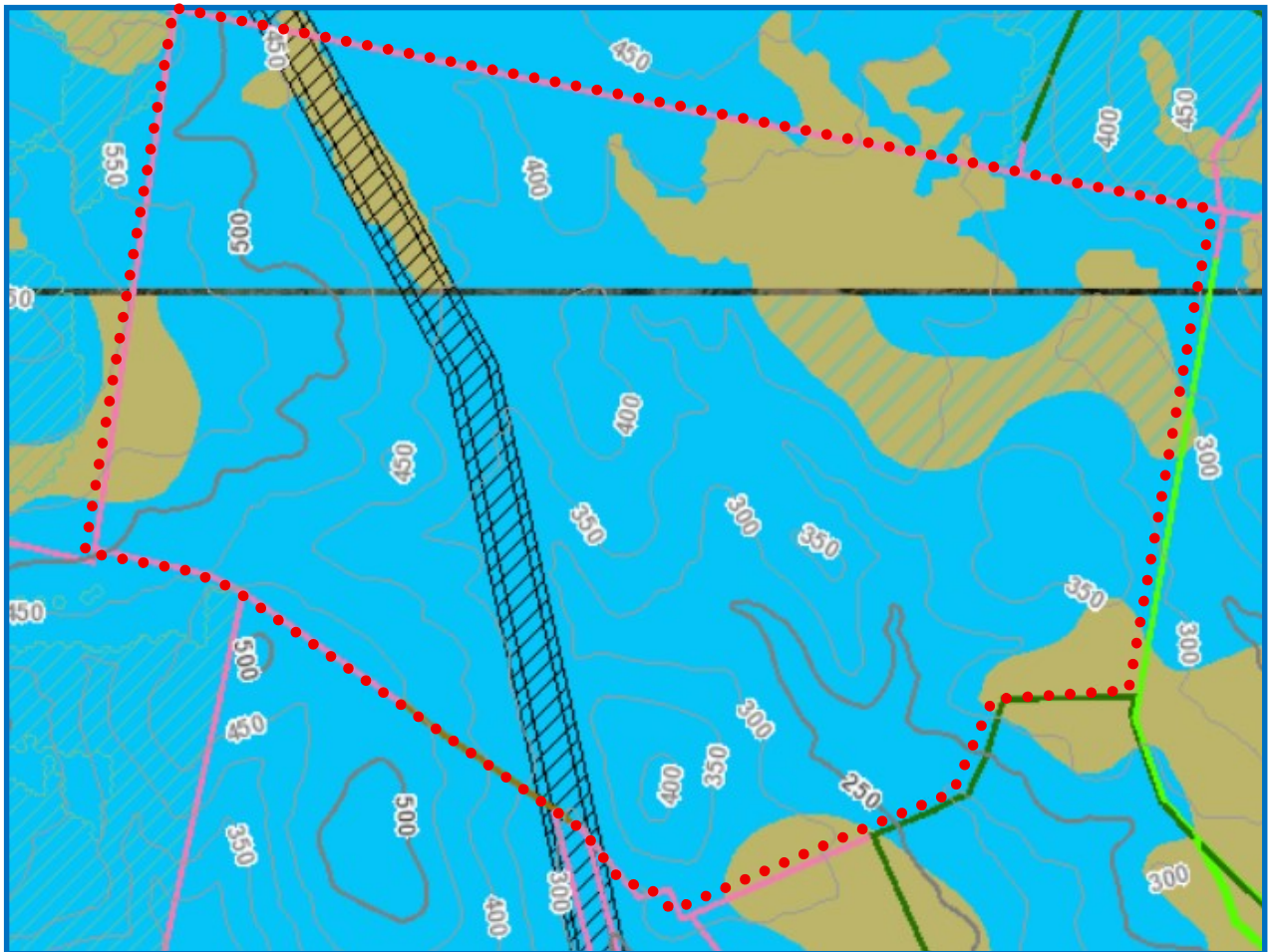
Appendix 7.3.

theList, ESRI Imagery maps identifying the Mauriceton Lane property (i.e., red dotted line). The map displays the boundary line with accuracy filter, the waterway protection overlay, and the 10-metre contour line filter. The stipe horizontal & vertical black lines identify power transmission easement.

The map displays the 'Land Capability Filter' overlay. This property has been classified as having Class 4/5 (i.e., tan & blue strip shading), Class 5 (i.e., tan shading), and Class 6 land (i.e., blue shading) land capability classifications.

The Class 4/5 land area is approx. 37 ha or 5.7%, the Class 5 land area is approx. 81 ha or 12.5%, and the Class 6 land area is approx. 532 ha or 81.8 %.

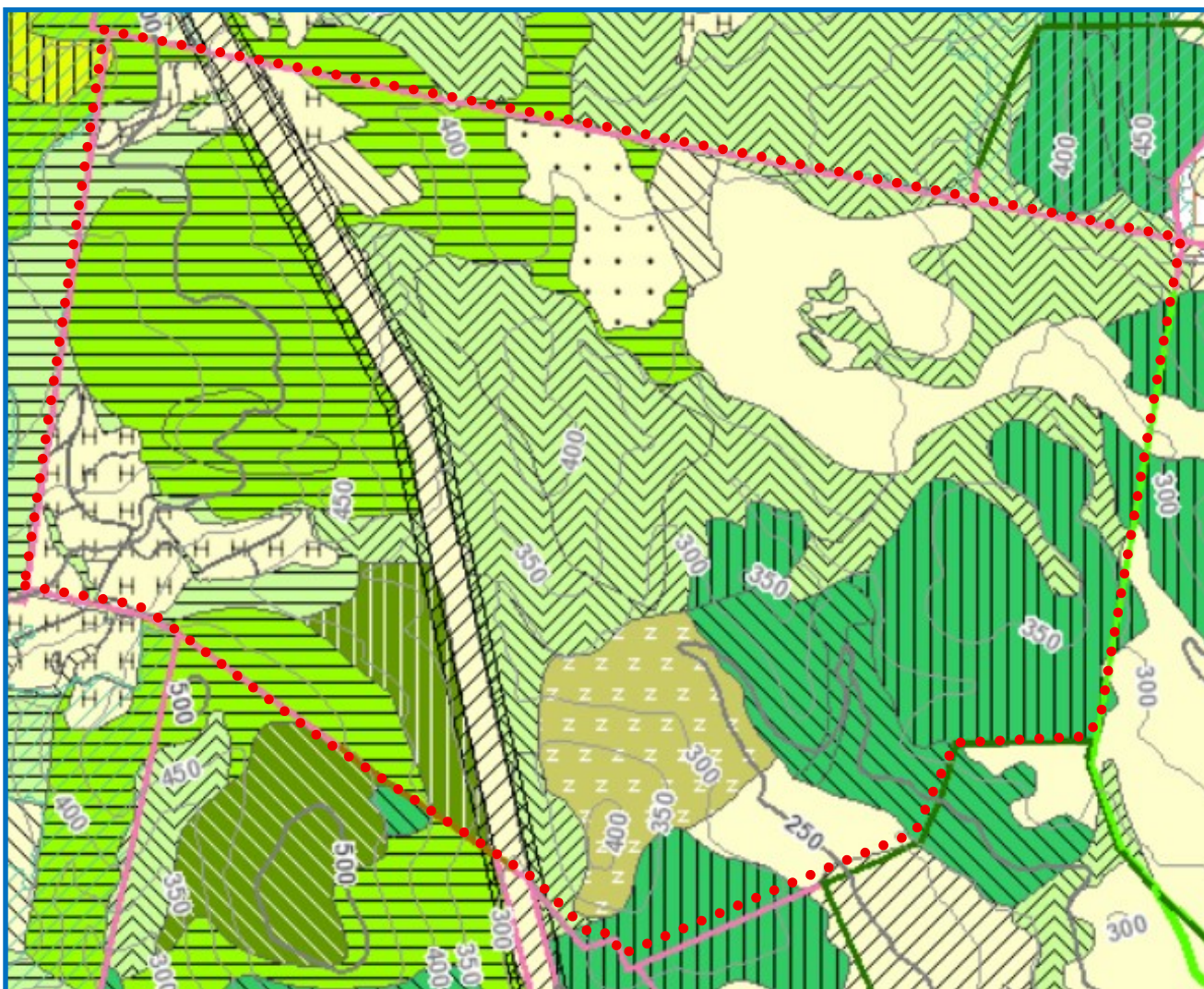
Class 4 land is well suited to grazing, but which is limited to occasional cropping or a very restricted range of crops. Class 5 land is unsuited to cropping and with slight to moderate limitations to pastoral use. Class 6 land is marginally suited to grazing due to severe limitations.



Appendix 7.4.

theList, ESRI Imagery maps identifying the Mauriceton Lane property (i.e., red dotted line). The map displays the boundary line with accuracy filter, the waterway protection overlay, and the 10-metre contour line filter. The stipe horizontal & vertical black lines identify power transmission easement.

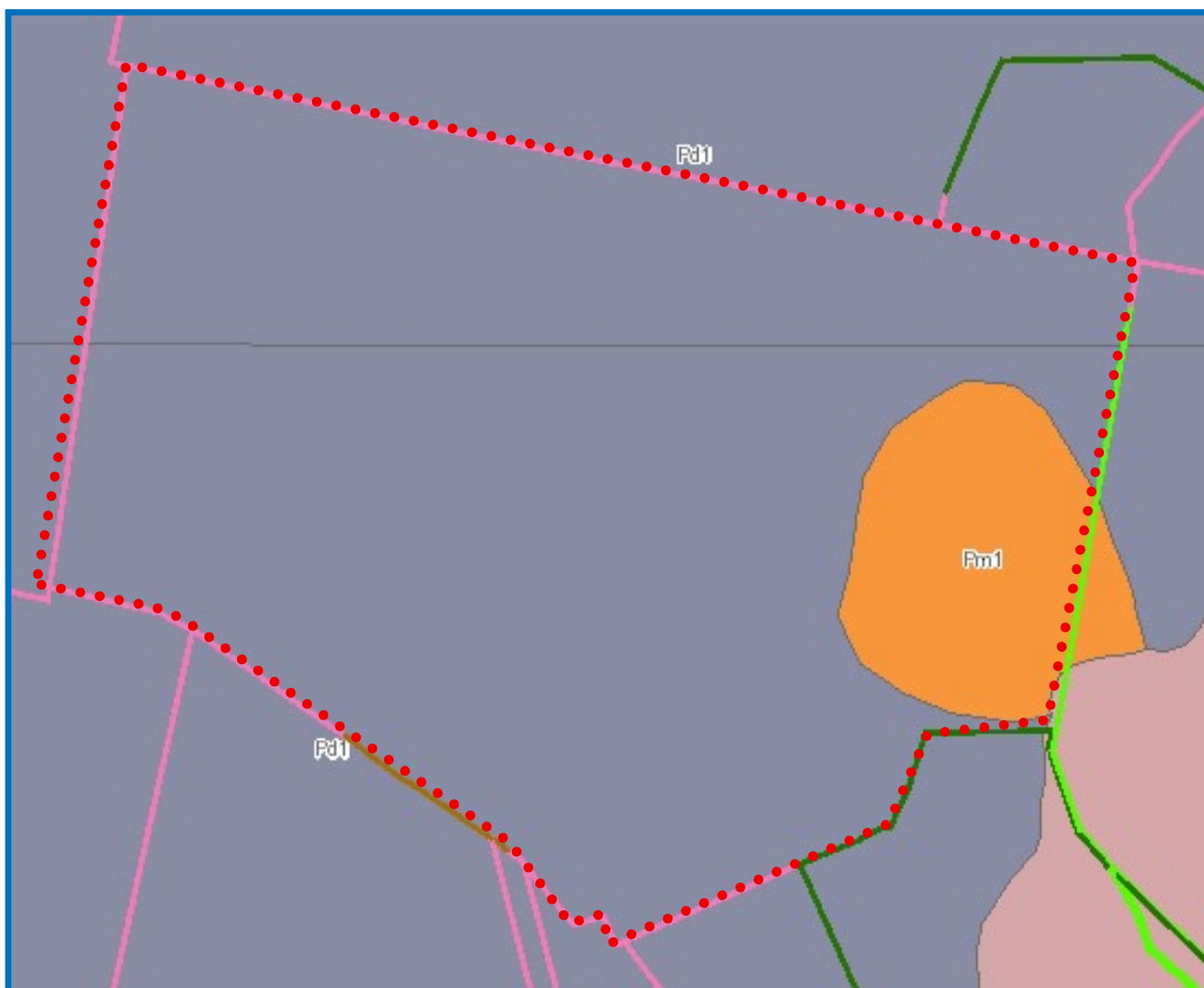
The map displays the 'Tas Veg 4.0' overlay which identifies the vegetation community group on the property. The bone colour identifies modify land (FAG) agricultural land. The bone colour & black dots identifies (FAC) improved pasture with native tree canopy. The bone colour & black lines identifies (FRG) regenerated cleared land. The bone colour & black H identifies (FPH) plantation for silviculture – hardwood. The lime shading & black horizontal lines identifies (DDE) *E. delegatensis* (i.e., Alpine Ash) dry forest & woodlands. The lime shading & zig zag black lines identifies (DOB) *E. obliqua* (i.e., messmate stringy bark) dry forest. The green & vertical bone lines identifies (DPD) *E. pauciflora* (i.e., Snow gum) forest & woodland. The bright green & black horizontal lines identifies (DAD) *E. amygdalina* (i.e., Black peppermint) forest & woodlands. The tan with bone z identifies (NBA) Bursaria – Acacia woodlands. The dark green shading & black vertical lines identifies (DTO) *E. tenuiramis* (i.e., Silver Peppermint) forest & woodlands. The dark green shading & black slanted lines identifies (DTO) *E. viminalis* (i.e., White Gum) grassy forest & woodlands.



Appendix 7.5.

theList, ESRI Imagery maps identifying the Mauriceton Lane property (i.e., red dotted line). The map displays the boundary line with accuracy filter, the waterway protection overlay, and the 10-metre contour line filter.

This imagery identifies the Soil Type overlay for the property. The light purple colour identifies Code Pd1 soil type or podzol soils on dolerite 1. Imperfectly drained texture contrast soils developed on Jurassic dolerite bedrock and colluvium on rolling to steep (10-56%) land. The orange colour identifies Code PM1 soil type or Podzolic soils on mudstone 1. Poor to imperfectly drained grey-brown texture contrast soils developed on Permian siltstone bedrock and colluvium on undulating to rolling (3-32%) land.

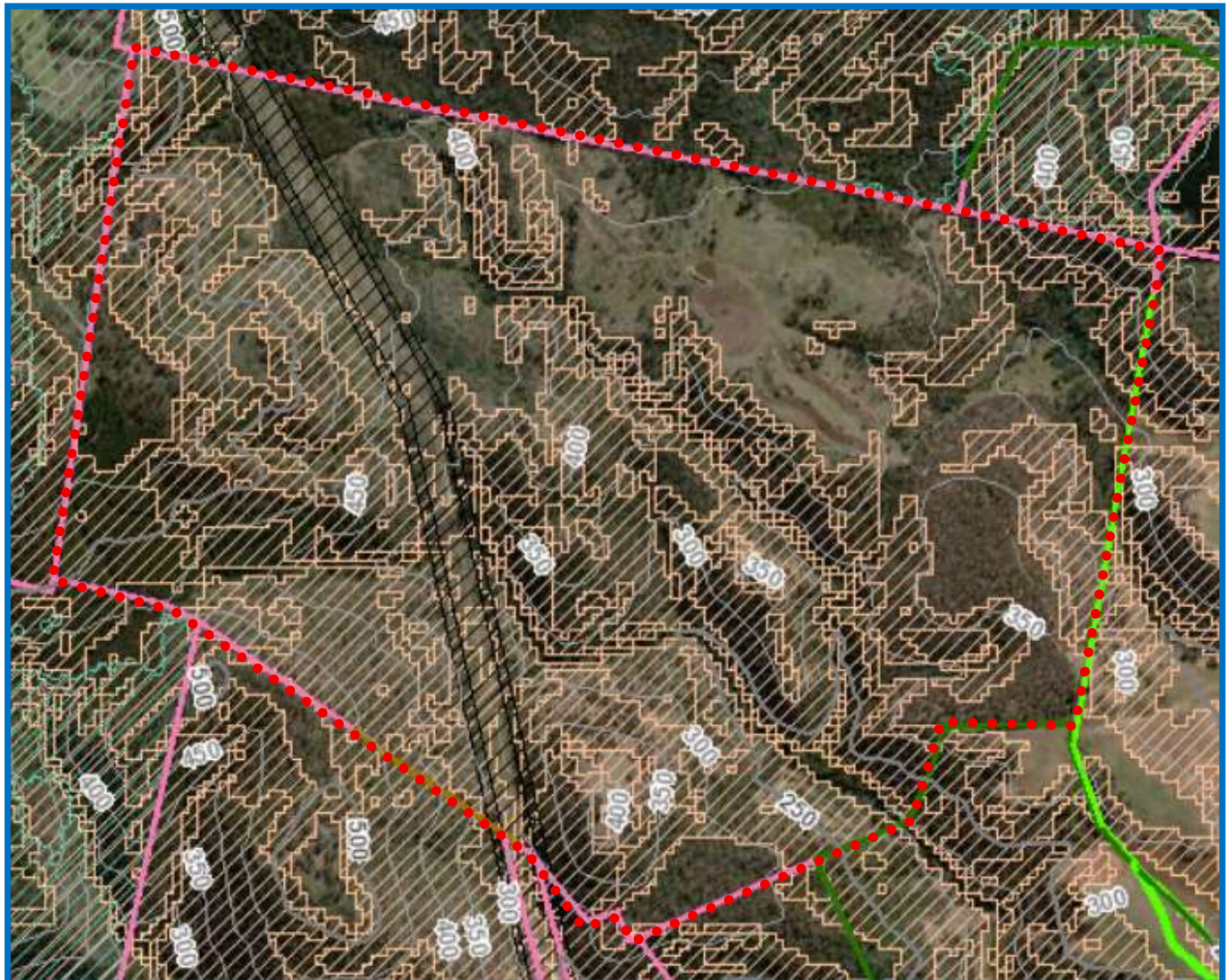


Appendix 7.6.

theList, ESRI Imagery maps identifying the Mauriceton Lane property (i.e., red dotted line).

The map displays the boundary line with accuracy filter, the waterway protection overlay, and the 10-metre contour line filter. The stipe horizontal & vertical black lines identify power transmission easement.

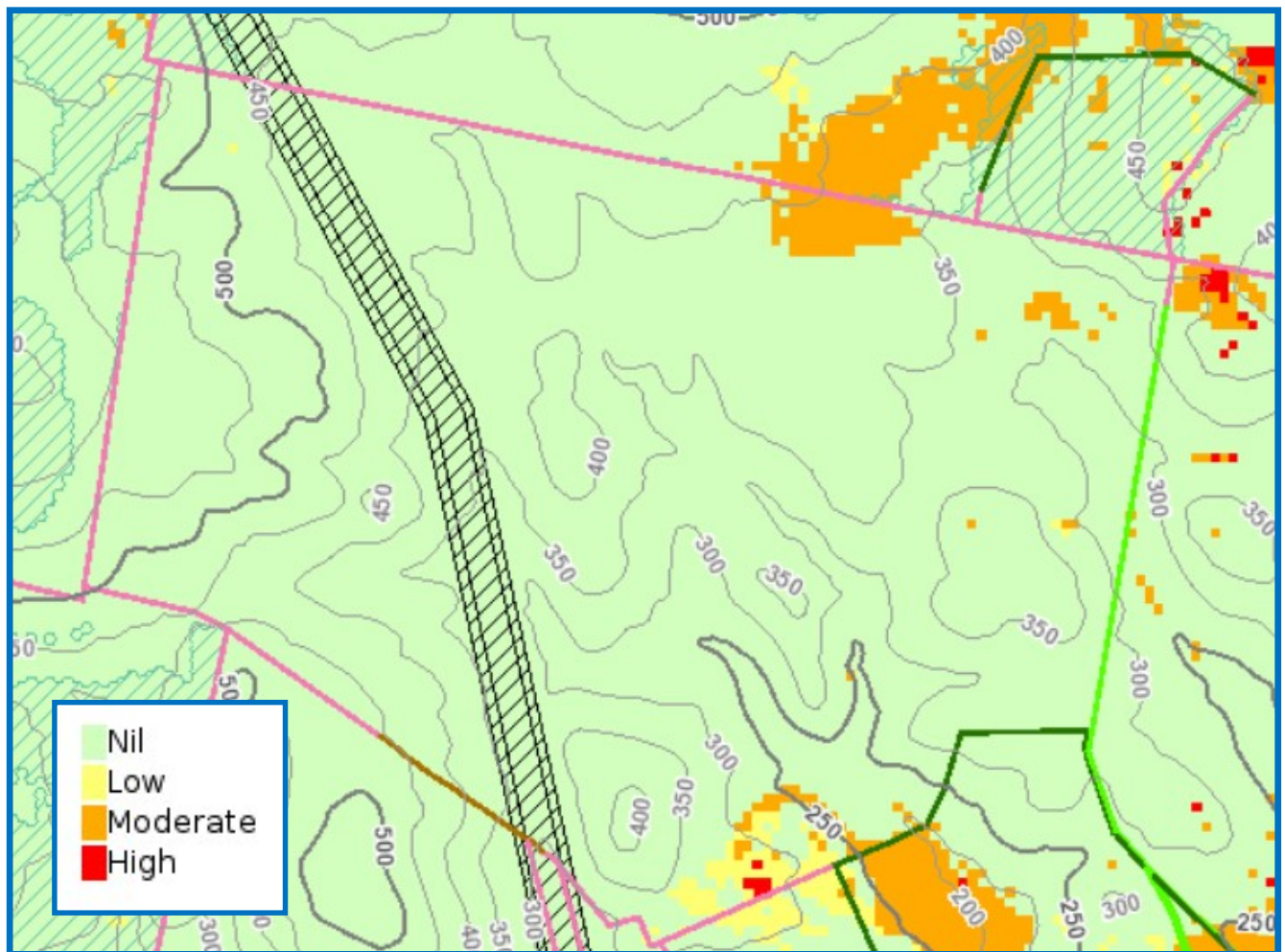
This imagery identifies the Land Slip Hazard overlay for the property. The orange lines identify low to medium land slip hazard bands.



Appendix 7.7.

theList, ESRI Imagery maps identifying the Mauriceton Lane property (i.e., red dotted line). The map displays the boundary line with accuracy filter, the waterway protection overlay, and the 10-metre contour line filter. The stipe horizontal & vertical black lines identify power transmission easement.

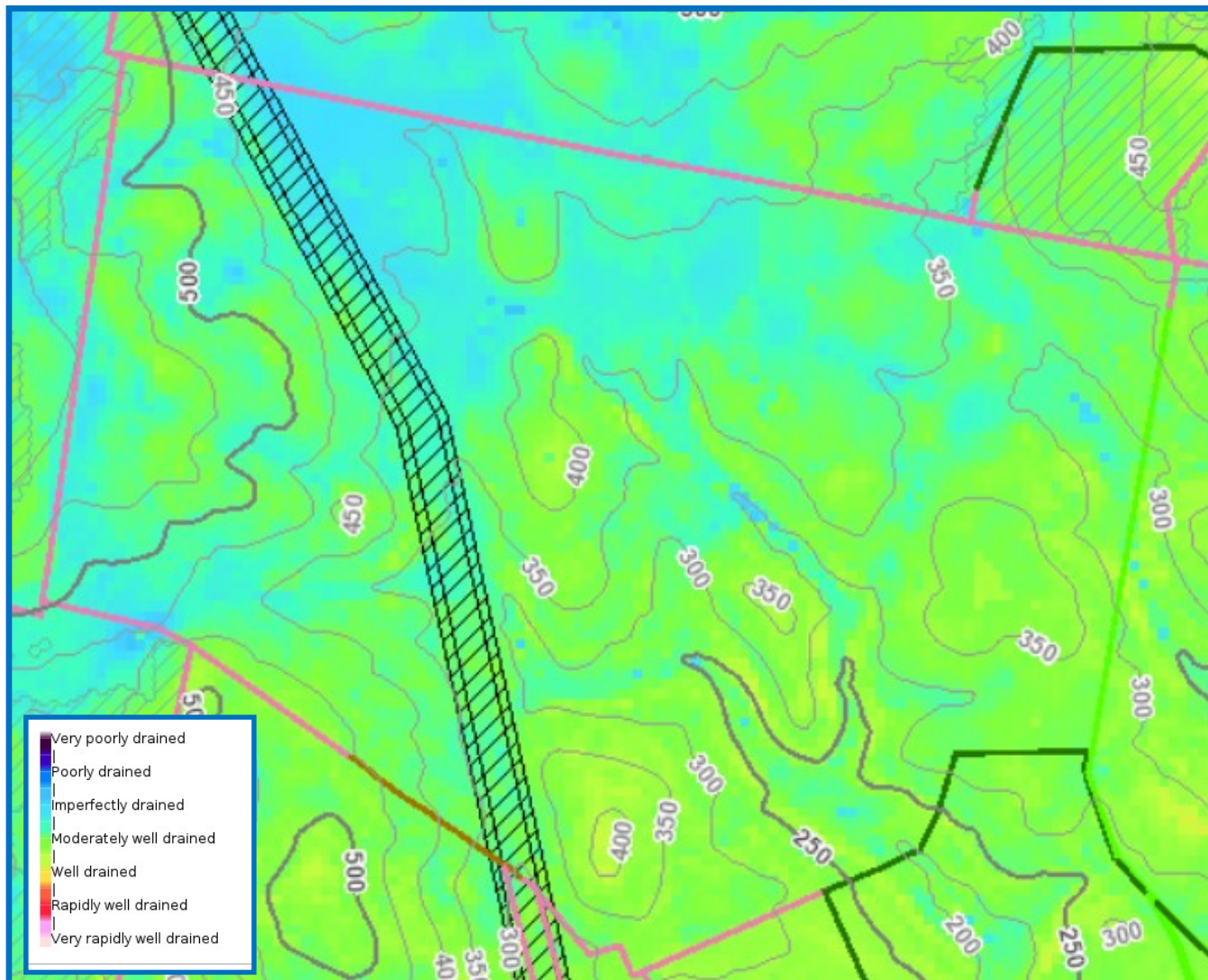
This imagery identifies the Wind Erosion Hazard overlay for the property. The property has very minor areas of potential low and moderate wind erosion hazard. The property has very insignificant area of potential high wind erosion hazard.



Appendix 7.8.

theList, ESRI Imagery maps identifying the Mauriceton Lane property (i.e., red dotted line). The map displays the boundary line with accuracy filter, the waterway protection overlay, and the 10-metre contour line filter. The stipe horizontal & vertical black lines identify power transmission easement.

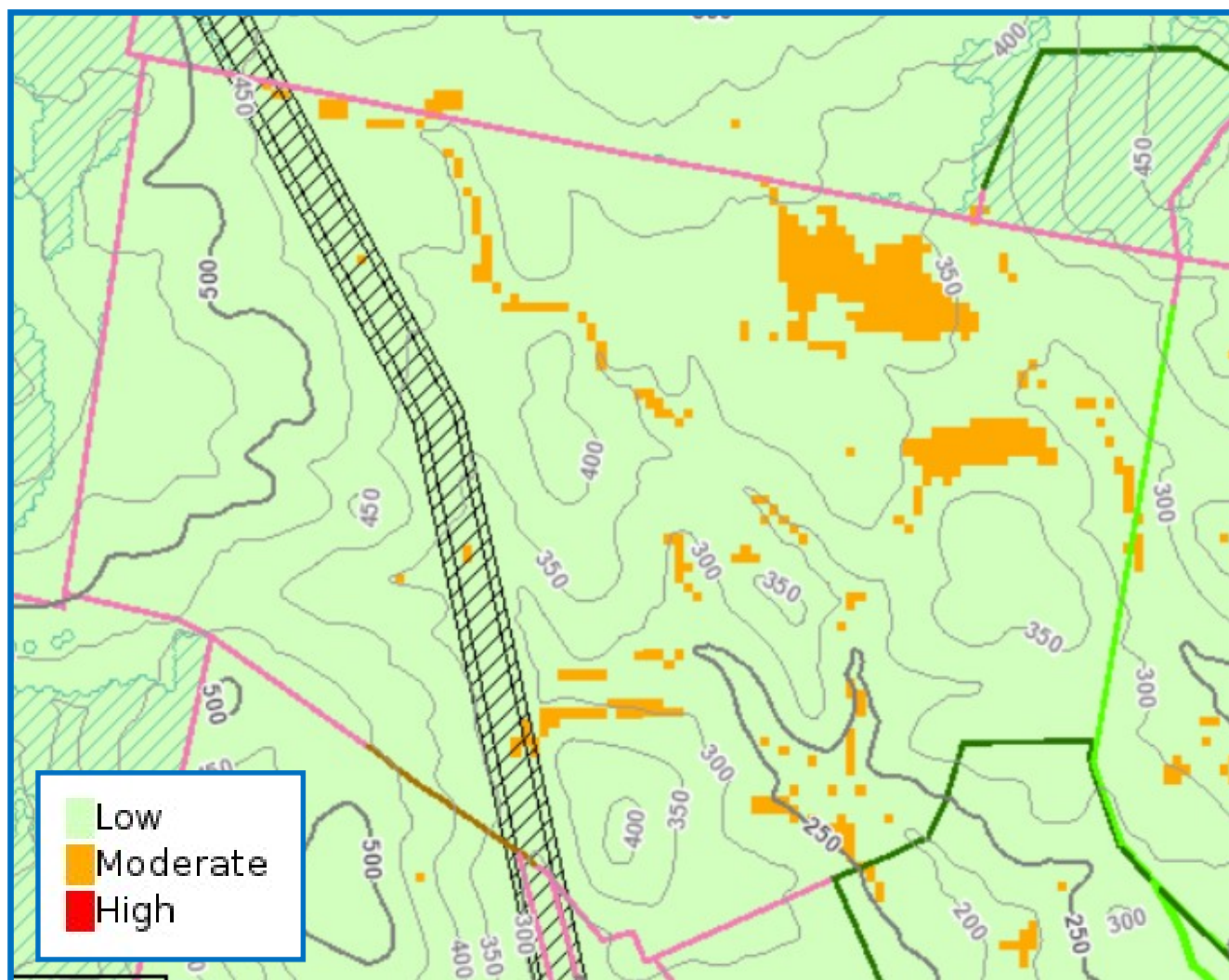
This imagery identifies the soil drainage overlay for the property.



Appendix 7.9.

theList, ESRI Imagery maps identifying the Mauriceton Lane property (i.e., red dotted line). The map displays the boundary line with accuracy filter, the waterway protection overlay, and the 10-metre contour line filter.

This imagery identifies the salinity hazard overlay for the property. The property has small areas of potential moderate salinity hazard.



Appendix 7.10

Results of Soil Pit #1 and Soil Pit #2 at the Mauriceton Lane property (i.e., Appendix 7.1 identifies pit site locations). These soil Pits were dug to assess the top soil texture and depth of the land.

Picture #3 & #4. Soil Pit #1 (i.e., Appendix 7.1). This is a brown sandy loam topsoil. The sub-soil can be identified by the change colour at bottom of pit. The soil has a slight grittiness & faint raspy sound, mould into a cohesive ball which fissures when pressed flat (i.e., when manipulated with water into a ball). Ribbon length 15-25 mm (i.e., Chilvers, B. 1996, page 11)). The topsoil depth was about 30 cm deep.



Picture #5 & #6. Soil Pit #2 (i.e., Appendix 7.1). This is a Brown -grey sandy loam topsoil. The sub-soil can be identified by the change in colour at bottom of pit. The soil has a slight grittiness & faint raspy sound, mould into a cohesive ball which fissures when pressed flat (i.e., when manipulated with water into a ball). Ribbon length 25 mm (i.e., Chilvers, B. 1996, page 11)). The topsoil depth was about 25-30 cm deep.



Appendix 7.11. Historic Soil Sampling Analysis at the Mauriceton Lane property.




Analysis Results (SOIL)

Customer JOHN ALLEN
DYSART

Sample Ref PASTURE PDK

Sample No B130255A / SDC2432

Crop PASTURE

Distributor NUTRIEN AG SOLUTIONS -
BRIDGEWATER
MIDLAND HIGHWAY
BRIDGEWATER
TAS
7030

Date Received 04/11/2022 (Date Issued: 08/11/2022) (Date Sampled: 01/11/2022)

Analysis	Result	Guideline	Interpretation	Comments
pH [1:5 H ₂ O]	5.7	5.8 - 8.0	Slightly Low	Ideal range = 5.8 - 8. This pH is marginal. Low pH can limit the availability of potassium, calcium, magnesium and molybdenum. Consider appropriate lime applications to raise the pH to a more suitable level.
pH [1:5 CaCl ₂]	4.6	5.2 - 7.4	Slightly Low	Ideal range = 5.2 - 7.4. This pH is marginal. Low pH can limit the availability of potassium, calcium, magnesium and molybdenum. Consider appropriate lime applications to raise the pH to a more suitable level.
Organic Matter (%)	3.2	3.0 - 8.0	Normal	Ideal range = 3 - 8%. Organic matter level is in the normal range.
CEC (meq/100g)	6.09	12.00 - 40.00	Low	Ideal range = 12 - 40 meq/100g. Indicates a soil with poor nutrient holding capacity. Regular (annual) fertilizer applications will help reduce leaching. Addition of organic matter will help.
EC [1:5 H ₂ O] (dS/m)	0.03	0.90 - 3.00	Very Low	Ideal range = 0.9 - 3.0. No problems of salinity expected with this soil.
NO ₃ -N (ppm)	< 1.0	15.0 - 70.0	Very Low	Very low level indicates possible leaching of nitrate-nitrogen. If soil sampled at around 15cm, consider deeper sampling to ascertain subsoil nitrogen level.
Phosphorus [Olsen] (ppm)	9	20 - 70	Low	Low level of phosphorus is recorded.
Potassium [Am. Acet.] (meq/100g)	0.23	0.50 - 1.20	Low	Low level of potassium is recorded.
Calcium [Am. Acet.] (meq/100g)	3.81	6.00 - 15.00	Slightly Low	Slightly low level of calcium is recorded. Calcium is essential for normal crop development and plays an important role in ensuring quality and storability of many crops.
Magnesium [Am. Acet.] (meq/100g)	1.85	1.00 - 4.50	Normal	Level recorded is in the normal range.
Sulphur [MCP] (ppm)	5	7 - 20	Slightly Low	Slightly low level of sulphur recorded. Sulphur is essential for normal crop development. Deficiency affects photosynthesis and reduces yield and quality of production.
Boron [CaCl ₂] (ppm)	0.2	1.0 - 5.0	Low	Low level of boron recorded. Boron is essential for normal crop development. Deficiency most often affects growing points causing stunting or mis-shapen plants. Flowering and pollination are commonly reduced.



CERTIFIED
Page : 1 / 4

Quality Checked: per Rob Cirroco (Lab Manager) - RC

Accredited for compliance with ISO/IEC 17025 - Testing (20042)



DATE PRINTED: 08/11/2022



Analysis Results (SOIL)

Customer JOHN ALLEN
DYSART

Distributor NUTRIEN AG SOLUTIONS -
BRIDGEWATER
MIDLAND HIGHWAY
BRIDGEWATER
TAS
7030

Sample Ref PASTURE PDK

Date Received 04/11/2022 (Date Issued: 08/11/2022) (Date Sampled: 01/11/2022)

Sample No B130255A / SDC2432

Crop PASTURE

Analysis	Result	Guideline	Interpretation	Comments
Copper [DTPA] (ppm)	0.8	2.5 - 20.0	Low	Low level of copper recorded. Copper is essential for normal crop development. Deficiency affects photosynthesis and reduces yield and quality of production.
Iron [DTPA] (ppm)	158	5 - 120	High	Level recorded is high and may cause interference with the availability of phosphorus.
Manganese [DTPA] (ppm)	18.0	5.0 - 80.0	Normal	Level of manganese recorded is in the normal range.
Zinc [DTPA] (ppm)	1.3	5.0 - 15.0	Very Low	Very low level of zinc recorded. Zinc is essential for normal crop development and often results in stunted crops with small leaves.
Sodium[Am. Acet.] (meq/100g)	0.1	0.3 - 3.0	Low	No problem.Low levels are desirable.
Aluminium[KCl] (meq/100g)	0.08	1.00 - 2.50	Very Low	No problem.Low levels are desirable.
Chloride (ppm)	22	200 - 1100	Very Low	No problem.Low levels are desirable.
Ca base saturation (%)	62.8	50.0 - 75.0	Normal	Calcium base saturation is in desirable range (50-75%).
K base saturation (%)	3.7	2.0 - 5.0	Normal	Potassium base saturation is in desirable range (2-5%).
Mg base saturation (%)	30.3	5.0 - 15.0	High	Magnesium base saturation is high (desired range is 5-15%). Check base saturations for K, Ca & Na.
Na base saturation (%)	2.1	1.0 - 2.0	High	Sodium base saturation is high (desired range is 1-2%). Check base saturations for K, Mg & Ca.
Al base saturation (%)	1.20			
Ca/Mg Ratio	2.1	2.5 - 3.0	Slightly Low	Ca/Mg ratio provided for reference only. Slightly low level indicates possible need for around 2 t/ha gypsum addition.
Aluminium (ppm)	7.0			
Sodium (ppm)	30.0			
Calcium (ppm)	762.0			
Magnesium (ppm)	221.0			
Potassium (ppm)	89.0			



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Page : 2 / 4

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200341



Date Printed : 08/11/2022

Appendix 7.12. Contemporary DLF Seed pasture blend suitable for grazing stock.

Perennial Persistent Blend

DLF seed blend

Sowing rate = 12 kg/ha

Minimum rainfall 500 mm

The Perennial Persistent seed blend consists of the following pasture species:

stupidity

1. Confederate Phalaris (32%)
Winter active / low summer dormancy / Semi erect to erect growth habit / low levels of alkaloids implicated in phalaris staggers syndrome / selected disease resistance excellent companion with clovers / good option for dryland systems / minimum 500 mm rainfall / spring & summer grazing
2. Aurus Cocksfoot (32%)
Strong seedling vigour enabling rapid establishment / upright growth habit / high yielding cultivar with improved winter activity / excellent re-seeding ability / minimum 625 mm rainfall / excellent persistence & drought tolerance / all year-round grazing potential
3. Bindoon S/S (Early to mid-season) Sub Clover (16%)
Highly productive / suited to dry summer areas with well drained areas / recognised for its cool season productivity / high seed production / prostrate growth habit producing dense low swords / relatively soft seed / do not over graze during early establishment
4. Leura (Late) sub clover (16%)
Late-season flowering / prostrate growth habit producing low dense sward / very low hard seed levels / high seed production levels / well adapted to moderately acidic soils / minimum 550 mm rainfall / Prillcote treated seed (i.e. lime / Molybdenum & Rhizobia)
5. Quartz S/S white clover (4%)
Suited to all grazing systems / medium leaved / excellent persistence from high stolen growing point density – relative to leaf area / excellent dry matter production / versatility to cope with a range of conditions

Appendix 7.12. Contemporary Barenbrug Seed pasture blend suitable for grazing stock.

Renovator 500

Barenbrug seed blend

Sowing rate = 18 to 20 kg/ha

Minimum 500 mm rainfall

The renovator 500 seed blend consists of the following pasture species:

1. Fortune Summer active Tall Fescue (32.5%)
Australian-bred summer active tall fescue / bred for improved survival under hot and dry conditions / excellent seedling vigour with densely tillered fine leafy growth / Suitable for all classes of livestock / Improved seasonal winter yield and total yield / Improved survival under hot and dry conditions compared with other summer-active cultivars / High forage yield, improved winter growth and better persistence / Endophyte free.
2. Barberia Long Rotation ryegrass (15%)
Very fast to establish / high winter performance (like an Italian ryegrass) / highly palatable and good clover companion / Excellent option for autumn, winter & early spring feed / good heat tolerance / No ryegrass stagger issues / pH(CaCl) 4.8 – 8.0 / suits most soil / 500 + rainfall
3. Howlong Cocksfoot (10%)
Bred specifically for Australian conditions / improved autumn / winter growth / Fine leaves and tillers / less likely to clump / good compatibility with other pasture species / versatile, hardy all-rounder / pH (CaCl) range 4.0 to 8.0 / suits most soil / 400 + rainfall
4. Holdfast GT Phalaris (15%)
Grazing tolerant winter active / excellent seedling vigour / selected for long term persistence under both set stocking & rotational grazing / suitable to moderately acidic soils / new buds set underground offering protection from over grazing / Bred by CSIRO / pH (CaCl) range 4.0 to 8.0 / suits most soil / 500 + rainfall
5. Denmark Sub Clover (10%)
Late flowering / greater full season dry matter production / resistant to clover scorch and root rot / grows after flowering / responds well to higher rainfall or irrigation / most soil types / pH (CaCl) 4.5 – 8.0 / 550 + rainfall
6. Antas Sub Clover (10%)
Mid to late flowering. Exceptionally vigorous establishment / most productive sub clover around / high hard seed so offering better establishment / excellent winter growth / pH(CaCl) range 4.5 to 8.0 / suits most soil / 400 + rainfall
7. Palestine Strawberry Clover (7.5%)
Very successful in all areas. True perennial / tolerates water logging and droughts / good pH range i.e. acid to alkaline / very good with ryegrass, fescues or phalaris pastures.

Bushfire Hazard Report & Certificate of Exemption to Warrant Specific Bushfire Protection Measures

**Lot 2 Mauriceton Lane,
Dysart, TAS, 7030**

**Version 1.0
August 2025**



**Bushfire Hazard Report & Certificate of Exemption for Specific Bushfire Protection Measures – Lot 2
Mauriceton Lane, Dysart, TAS**

Cover photo: Lot 2 Mauriceton Lane, Dysart TAS 7030 (Title Reference 181666/2) **Source:** Fire Risk Consultants

Version control:

Version	Date	Description	Author
1.0	22/08/2025	First Bushfire Hazard Report for proposal.	Rob Whittle BFP-177

Fire Risk Consultants
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Disclaimer and Information Statement

This report is issued by Fire Risk Consultants Pty Ltd and the information in this report is current as at the date of publication. Any Bushfire Emergency Plan or Bushfire Hazard Management Plan is current only at the date of issue as it is up to you to maintain the Australian Standard AS3959:2018 (or equivalent) and the Tasmania Fire Service Bushfire Emergency Planning Guidelines for the property and/or building. Failure to maintain the property and/or building to these standards may compromise an insurance policy if currently covering any of your assets or those of any third party that may be consequentially affected due to such failure. If not insured, and if you are seeking insurance, this report may not influence the decision of any insurer not to offer cover. To the extent permitted by law, Fire Risk Consultants Pty Ltd will not be held liable for any claims, demands, costs or expenses for any personal injury, property damage or death arising out of failure by you to maintain the property and/or building to AS3959:2018 (or equivalent) and Tasmania Fire Service Bushfire Emergency Planning Guidelines (or equivalent).

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*Where the term “**Bushfire prevention and mitigation related activities**” (or words to that effect) are used, this is to be defined as the clearance of vegetation in accordance with the Tasmanian State Government guidelines and standard, including clearing and maintenance of existing fire breaks and/or fire access for fire fighters under electricity pylons and properties that have been constructed to Australian Standard AS3959 and/or the National Construction Code.*

Bushfire Hazard Report & Certificate of Exemption for Specific Bushfire Protection Measures – Lot 2 Mauriceton Lane, Dysart, TAS

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**Bushfire Hazard Report & Certificate of Exemption for Specific Bushfire Protection Measures – Lot 2
Mauriceton Lane, Dysart, TAS**

Site context

Site Details:			
Address:	Lot 2 Mauriceton Lane		
Suburb:	Dysart		
Postcode:	7030		
State:	Tasmania		
Local Government Area:	Southern Midlands		
Planning Scheme	Tasmanian Planning Scheme – Southern Midlands Local Provisions Schedule		
Planning Scheme Zoning	21 Agriculture		
Planning Scheme Code Overlays:	Bushfire-prone Areas, Landslip Hazard, Waterway and Coastal Protection Area		
Title Reference:	181666/2	PID:	9526335
BCA Class of Building:	N/A	Uses(s) of the Building:	No vulnerable or hazardous uses

**Bushfire Hazard Report & Certificate of Exemption for Specific Bushfire Protection Measures – Lot 2
Mauriceton Lane, Dysart, TAS**

Report Details:	
Accredited Bushfire Hazard Practitioner:	Rob Whittle
Accreditation Number:	BFP-177
Scope of Accreditation:	Scope 1, 2, 3A
Report Name:	BFP-177 Bushfire Hazard Report – Lot 2 Mauriceton Lane Dysart
Report Version:	V1.0
Assessment Date:	18/08/2025
Report Date:	22/08/2025
Client:	John David Allen c/o DLC Spatial

About Fire Risk Consultants

Fire Risk Consultants offers a range of operational and strategic services in the Fire, Emergency Management, Risk and Community sectors.

Our services include fire protection planning for built and natural assets in the Australian environment, asset protection plans, bushfire fuel management plans, fire protection plans, risk management plans and land management strategies using fire as an effective management tool.

Our team is heavily invested in the assessment of bushfire risk providing support to government and non-government organisations across Australia.

We are also heavily involved in on ground vegetation management projects for our clients, utilising tractor mounted slashers, posi-track mulchers and forestry machines to achieve effective fuel modification outcomes.

We have experience working with large and small organisations including both State and Local Government in Tasmania, Victoria, Queensland, New South Wales, ACT and South Australia. We have supported the assessment of bushfire risk in high-risk locations and assisted in developing effective and realistic mitigation plans. Our team has presented detailed studies and bushfire risk information to Planning Panels, formal enquiries, legal proceedings and other appointed matters.

Bushfire Hazard Report & Certificate of Exemption for Specific Bushfire Protection Measures – Lot 2 Mauriceton Lane, Dysart, TAS

1 Introduction

This Bushfire Hazard Report (the report) has been prepared by Rob Whittle who is accredited in accordance with the *Chief Officer's Scheme for the Accreditation of Bushfire Hazard Practitioners* to undertake scope 1, 2 & 3A work.

The report was prepared during August 2025 and is reliant on information provided to Fire Risk Consultants by DLC Spatial.

The report has been developed as an investigation and assessment of the bushfire risk to establish the level of hazard exposure, vulnerability, and the required mitigation to achieve an acceptable level of residual risk. The site assessment location is Lot 2 Mauriceton Lane, Dysart (the site). The site is defined as bushfire-prone because it is subject to a Bushfire-Prone Areas Overlay.

The report provides information in relation to the proposed subdivision of the site into two lots (Appendix 1 of this report):

- 1) Proposed Lot 1 will be 35.27^{ha}; and
- 2) Proposed Lot 2 will be the remaining balance 616.1^{ha}.

This report provides justification that the proposed development does not apply to:

- Section C13.2.1(a) of the Bushfire-Prone Areas Code and is exempt from the requirements of the 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 for the purpose of Section C13.4.1(a). Justification is identified within Section 3 of this report.

1.1 Report purpose

Fire Risk Consultants has been engaged to prepare a Bushfire Hazard Report in support of a proposed subdivision. The subdivision is located in an area identified as bushfire-prone.

This report is for the purpose of planning compliance and intended to provide information to support the preparation of a Development Application.

This report will provide guidance regarding the proposed subdivision being exempt from Section C13.2.1(a) of the Bushfire-Prone Areas Code.

2 Site details

2.1 Site description and characteristics

The site is an approx. 651.37^{ha} parcel of land located within a highly forested, agricultural landscape in the suburb of Dysart, Tasmania (Figure 1 of this report).

The site is accessed by a good standard gravel all weather access road from Mauriceton Lane.

It is understood the site is used for a combination of agricultural and silviculture purposes with no built habitable structures at time of assessment. A transmission line traverses the site in a northwest to southeast direction. The site ranges between approx. 180 metres and 560 metres above sea level.

The site is zoned as Agricultural under the Tasmanian Planning Scheme – Southern Midlands Local Provisions Schedule. The site is included in the Bushfire-prone Areas, Landslip Hazard, Waterway and Coastal Protection Area Planning Scheme Code Overlays.

At a landscape scale to the north, east, south and west of the site are a mix of undeveloped forested land, land used for silviculture, and land presumed used for agricultural purposes.

2.2 Existing site use

At time of assessment the proposed development/use area includes no hazardous uses or vulnerable uses.

2.3 Description of proposed use and development

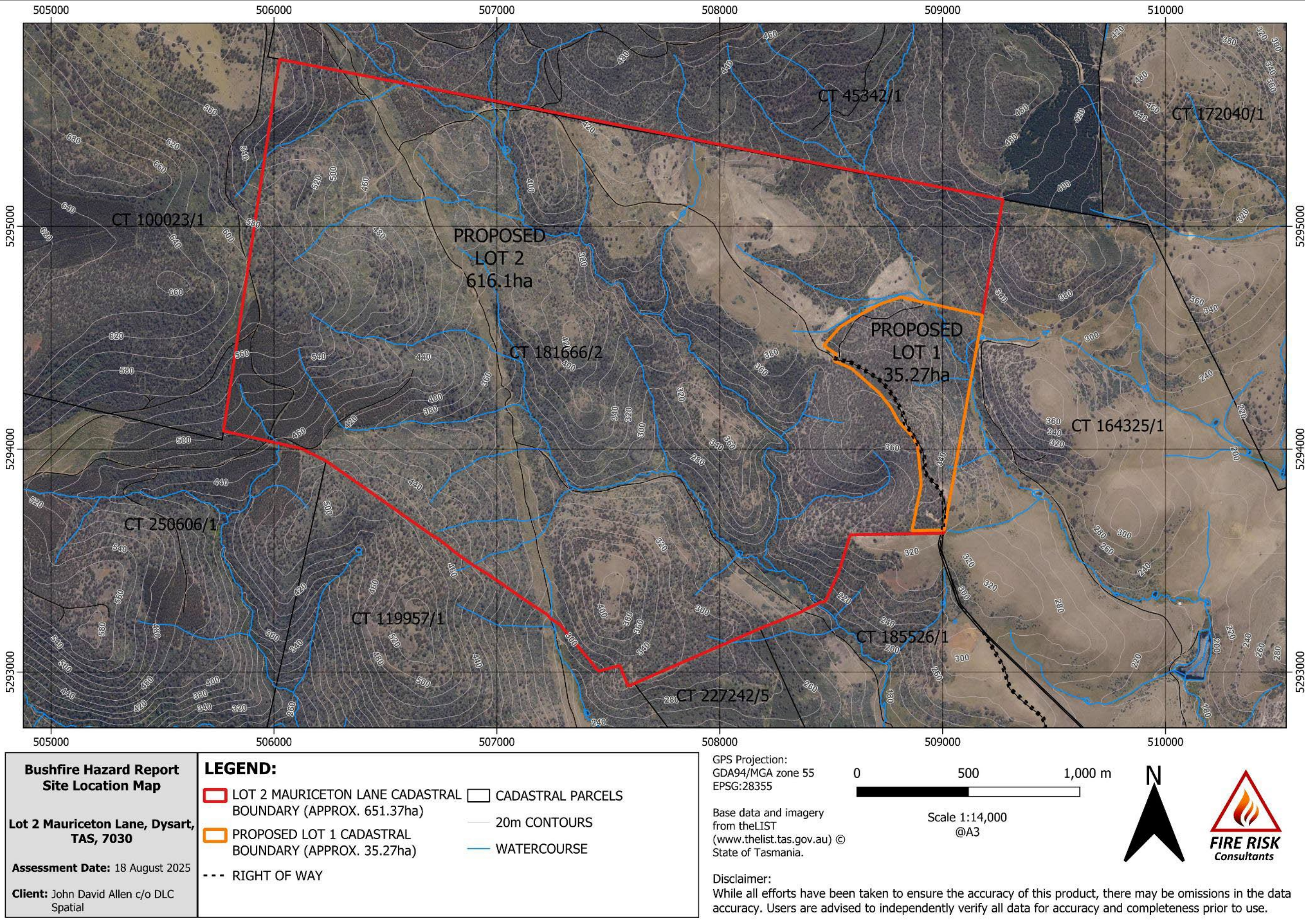
At time of assessment it is understood the proposal includes no hazardous uses or vulnerable uses.

The proposed development/use includes the subdivision of the site into two separate lots:

- 1) Proposed Lot 1 will be 35.27^{ha}; and
- 2) Proposed Lot 2 will be the remaining balance 616.1^{ha}.

The proposed subdivision plans are enclosed as Appendix 1 of this report.

Figure 1: Location of site & proposed development area



3 Compliance

3.1 Section C13.4.1(a) Bushfire-Prone Areas Code

Objective	Justification
C13.5.1 Vulnerable uses	The existing use of the site does not constitute a vulnerable use. The proposed use also does not constitute a vulnerable use. Accordingly, the provisions relating to vulnerable use are not applicable.
C13.5.2 Hazardous uses	The existing use of the site does not constitute a hazardous use. The proposed use also does not constitute a hazardous use. Accordingly, the provisions relating to hazardous use are not applicable.
C13.6.1 Provision of hazard management areas	The site includes no existing or proposed buildings of classes identified within <i>Division 2, Section 2.1 of the Director's Determination – Bushfire Hazard Areas v1.2</i> , therefore there is no requirement for the provision of hazard management areas.
C13.6.2 Public and firefighting access	The proposed subdivision plans include a Right of Way providing perpetual access to Proposed Lot's 1 and 2, therefore existing access will not be impacted.
C13.6.3 Provision of water supply for firefighting purposes	The site includes no existing or proposed buildings of classes identified within <i>Division 2, Section 2.1 of the Director's Determination – Bushfire Hazard Areas v1.2</i> , therefore there is no requirement for the provision of water supply for firefighting purposes.

3.2 Justification of insufficient increase in risk

The proposed subdivision will provide an insufficient increase in risk to warrant specific bushfire protection measures. There will be no change to the site's existing use, nor are any developments proposed that would trigger *Division 2, Section 2.1 of the Director's Determination – Bushfire Hazard Areas v1.2*.

A Planning Certificate under s51(2)(d) *Land Use Planning and Approvals Act 1993* is attached as Appendix 2 of this report certifying that the proposal is exempt from C13.4.1(a) of the Bushfire-Prone Areas Code.

3.3 Conditions of exemption to warrant any specific bushfire protection measures

For an exemption to be valid the condition of exemption to warrant any specific bushfire protection measures for the purpose of Section C13.4.1(a) must be fulfilled.

Condition of Exemption 1:

Notwithstanding this exemption, if at any future stage development is proposed within Proposed Lot 1 or Proposed Lot 2 that would otherwise trigger *Division 2, Section 2.1 of the Director's Determination – Bushfire Hazard Areas*, this exemption shall be taken to be void and the development must comply with the requirements of the Director's Determination.

4 Conclusion of Bushfire Hazard Report

The proposal involves the subdivision of the existing lot into two separate lots.

At the time of assessment, the existing use of the site does not constitute a vulnerable use or a hazardous use, and the proposed use likewise does not constitute a vulnerable or hazardous use.

The applicable objectives of the Bushfire-Prone Areas Code (C13.0) have been considered, including provisions relating to hazard management areas, public and firefighting access, and the provision of water supply for firefighting purposes. It is concluded that these objectives are not applicable to the proposal.

The subdivision will result in an insufficient increase in risk that would not warrant the imposition of specific bushfire protection measures. On this basis, the subdivision is exempt from the requirements of Clause C13.2.1(a) of the Bushfire-Prone Areas Code.

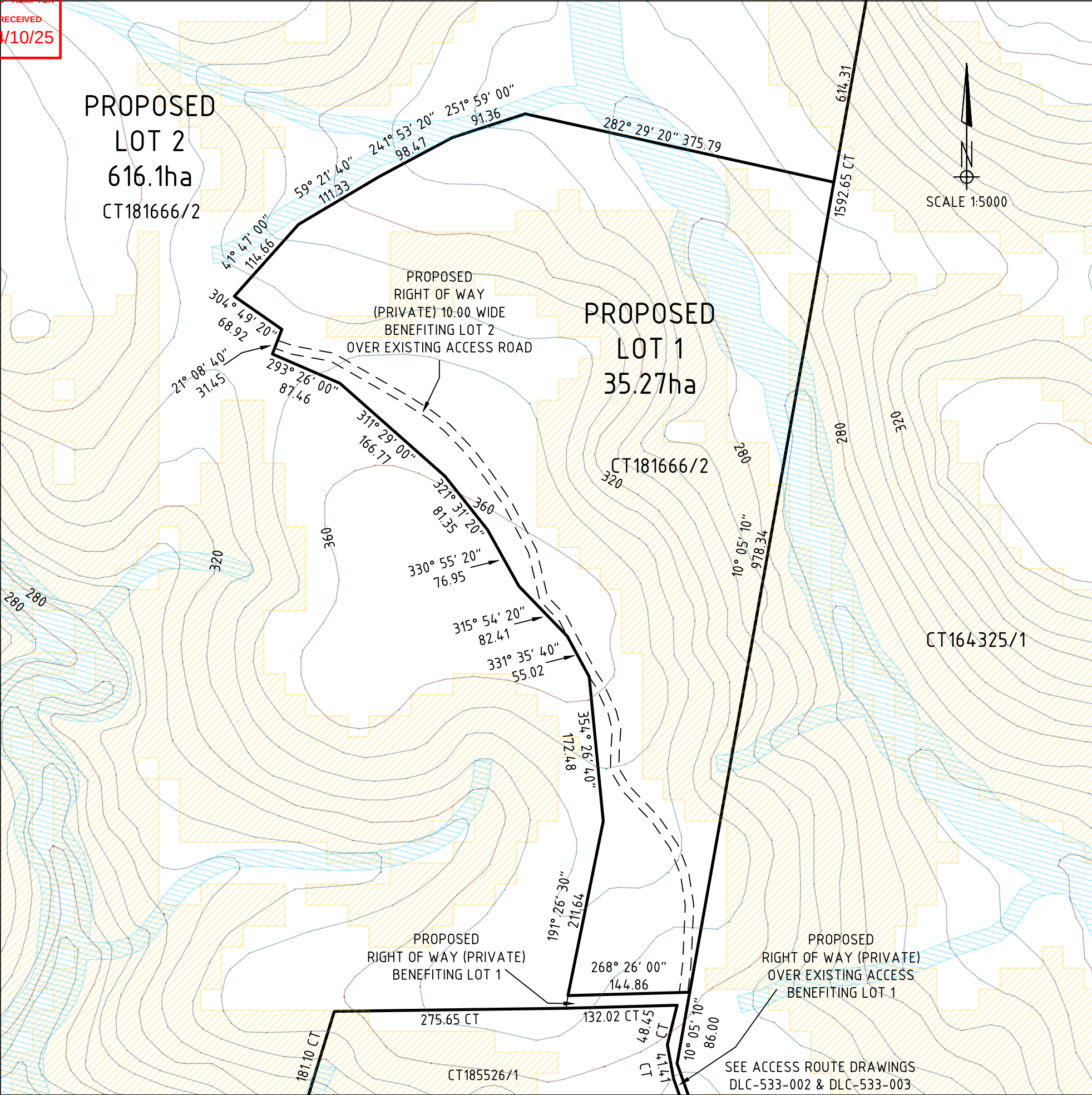
A Planning Certificate under section 51(2)(d) of the *Land Use Planning and Approvals Act 1993* is provided at Appendix 2, certifying that the proposal is exempt from Clause C13.4.1(a) of the Bushfire-Prone Areas Code.

For an exemption to be valid the condition of exemption to warrant any specific bushfire protection measures for the purpose of Section C13.4.1(a) must be fulfilled, this includes if at any future stage development is proposed within Proposed Lot 1 or Proposed Lot 2 that would otherwise trigger *Division 2, Section 2.1 of the Director's Determination – Bushfire Hazard Areas*, this exemption shall be taken to be void and the development must comply with the requirements of the Director's Determination.



APPENDIX 1 - Proposed subdivision plans

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TITLE REFERENCE: CT 181666/2

PLANNING SCHEME: Tasmanian Planning Scheme
(Southern Midlands Local Provisions Schedule)

LAND ZONING: 21. Agriculture

CODE OVERLAYS:
13. Bushfire-prone Areas Code (Entire Site)
15. Landslip Hazard Code
7. Natural Assets Code

Plan compiled from a combination of field survey and LISTmap data.

All dimensions are subject to final survey.

LEGEND

- BOUNDARY
- RIGHT OF WAY
- CONTOUR LINES - AHD83(TAS)
- 7. Natural Assets Code
- 15. Landslip Hazard Code

LOCALITY PLAN
SCALE 1:40000



1	Amend lot design	DC	01/08/2025	
NO	Revisions	Approved	Date	

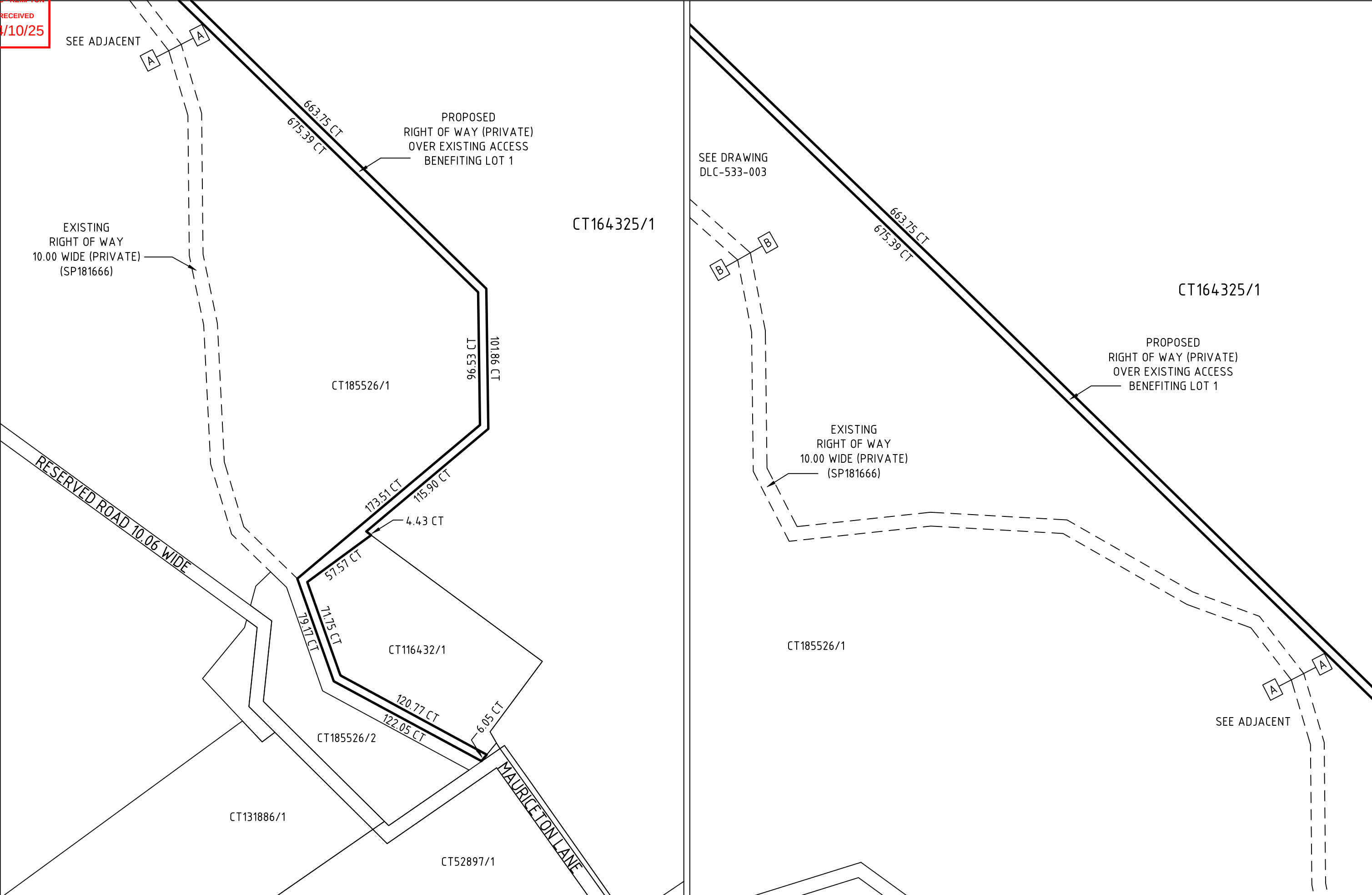
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ABN 60 082 780 863

TITLE REFERENCE CT 181666/2	Datum GDA2020	EPU 0.5m ±	CLIENT JOHN ALLEN	PROJECT NUMBER DLC-533
OWNER JOHN DAVID ALLEN	Height Datum AHD83 (TAS)	EPU 5m ±	PROJECT PROPOSED SUBDIVISION	REVISION NO:
DRAWN PD	Date 01/08/2025		LOCATION MAURICETON LANE, DYSART	1
Approved DC	Date 01/08/2025	Scale 1:5000	when plotted at A3	DRAWING NO. DLC-533-001

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1	Amend lot design	DC	01/08/2025
NO	Revisions	Approved	Date

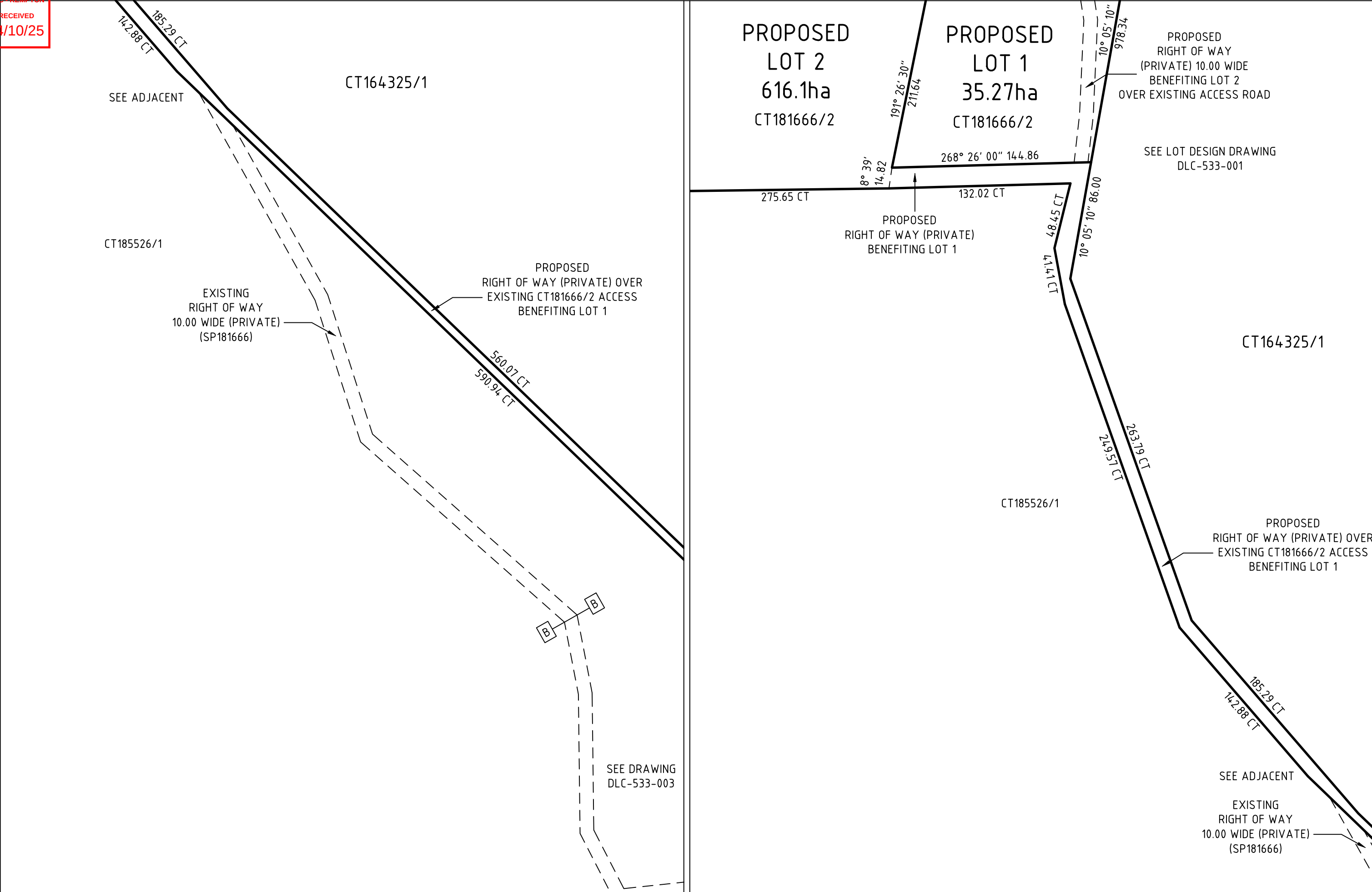
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ABN 60 082 780 863

TITLE REFERENCE CT 181666/2	Datum GDA2020	EPU 0.5m ±	CLIENT JOHN ALLEN	PROJECT NUMBER DLC-533
OWNER JOHN DAVID ALLEN	Height Datum NA		PROJECT PROPOSED SUBDIVISION - LOT ACCESS	REVISION NO: 1
DRAWN PD	Date 01/08/2025		LOCATION MAURICETON LANE, DYSART	
Approved DC	Date 01/08/2025	Scale 1:2500	when plotted at A3	DRAWING NO. DLC-533-002

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1	Amend lot design	DC	01/08/2025
NO	Revisions	Approved	Date

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ABN 60 082 780 863

TITLE REFERENCE CT 181666/2	Datum GDA2020	EPU 0.5m ±	CLIENT JOHN ALLEN	PROJECT NUMBER DLC-533
OWNER JOHN DAVID ALLEN	Height Datum NA		PROJECT PROPOSED SUBDIVISION - LOT ACCESS	REVISION NO: 1
DRAWN PD	Date 01/08/2025		LOCATION MAURICETON LANE, DYSART	
Approved DC	Date 01/08/2025	Scale 1:2500	when plotted at A3	DRAWING NO. DLC-533-003

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24/10/25

APPENDIX 2 – 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:

Lot 2 MAURICETON LANE DYSART TAS 7030

Certificate of Title / PID:

181666/2 / 9526335

2. Proposed Use or Development**Description of proposed Use and Development:**

Proposed subdivision of Lot 2 Mauriceton Lane into two lots.

There are no hazardous uses or vulnerable uses.

Applicable Planning Scheme:

Tasmanian Planning Scheme – Southern Midlands Local Provisions Schedule

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
BFP-177 Bushfire Hazard Report – Lot 2 Mauriceton Lane Dysart	BFP-177 Fire Risk Consultants	22/08/2025	1.0
DLC-533 Proposed Subdivision REV001	DLC Spatial	01/08/2025	Revision No. 1

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 fire fighting 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 fire fighting 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 Table
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:

Rob Whittle

Phone No:

0419 510 618

**Postal
Address:**PO Box 6047
Howrah, TAS, 7018**Email
Address:**rob@fireriskconsultants.co
m.au**Accreditation No:**

BFP – 177

Scope:

1, 2, 3A

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:**

Rob Whittle

Date:

22/08/2025

**Certificate
Number:**

FRCBFP177

(for Practitioner Use only)



Project Number: DLC-533

Prepared by:	DC
Reviewed by:	LC

Revision History

No.	Revisions	Date
01	Initial issue	05/09/2025

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24/10/25

PLANNING REPORT

2 Lot Subdivision CT 181666/2

Lot 2 MAURICETON LANE, DYSART

Project Reference: DLC-533

Date: 5 September 2025



Executive Summary

This report assesses the proposed subdivision of land located at Mauriceton Lane, Dysart, within the Southern Midlands Local Provisions Schedule of the Tasmanian Planning Scheme. The land is zoned "21. Agriculture" and is subject to several Code Overlays, including the Bushfire-prone Areas Code, Landslip Hazard Code, and Natural Assets Code. This application seeks to demonstrate compliance with the relevant provisions of the Tasmanian Planning Scheme to facilitate the orderly and sustainable development of the site.

Site and Development Details

Owner	John David Allen
Address	Lot 2 Mauriceton Lane, Dysart
PID	9526335
Title Reference	CT 181666/2
Area	~651.4 ha
Land Zoning	21. Agriculture - Tasmanian Planning Scheme (<i>Southern Midlands Local Provisions Schedule</i>)
Code Overlays	• 7. Natural Assets Code • 13. Bushfire-prone Areas Code • 15. Landslip Hazard Code
Proposal	2 Lot Subdivision
Application Status	Discretionary



Introduction

Council approval is sought for a 2 lot subdivision at Mauriceton Lane, Dysart (CT 181666/2). This report has been prepared by DLC Spatial for John Allen and provides an assessment of the proposed development against the relevant provisions of the Tasmanian Planning Scheme (Southern Midlands Local Provisions Schedule).

The following associated documents have been provided in conjunction with this planning report -

- A copy of the existing title and plan (CT 181666/2) .
- Proposed lot design plan: DLC-533-001.
- Proposed lot access plans: DLC-533-002 & DLC-533-003.
- Agriculture report prepared by Rod Hancl dated 10 August 2025.
- Bushfire report prepared by Fire Risk Consultants dated 22 August 2025.

Existing Land Use and Surrounding Context

The site currently comprises agricultural land and is part of the *Mauriceton* farming property that has been in the Allen family since the early 1900's. The property has been utilised for the grazing of stock, and the production of timber, firewood, honey, vegetables and pasture. The surrounding properties are utilised for similar agricultural uses.

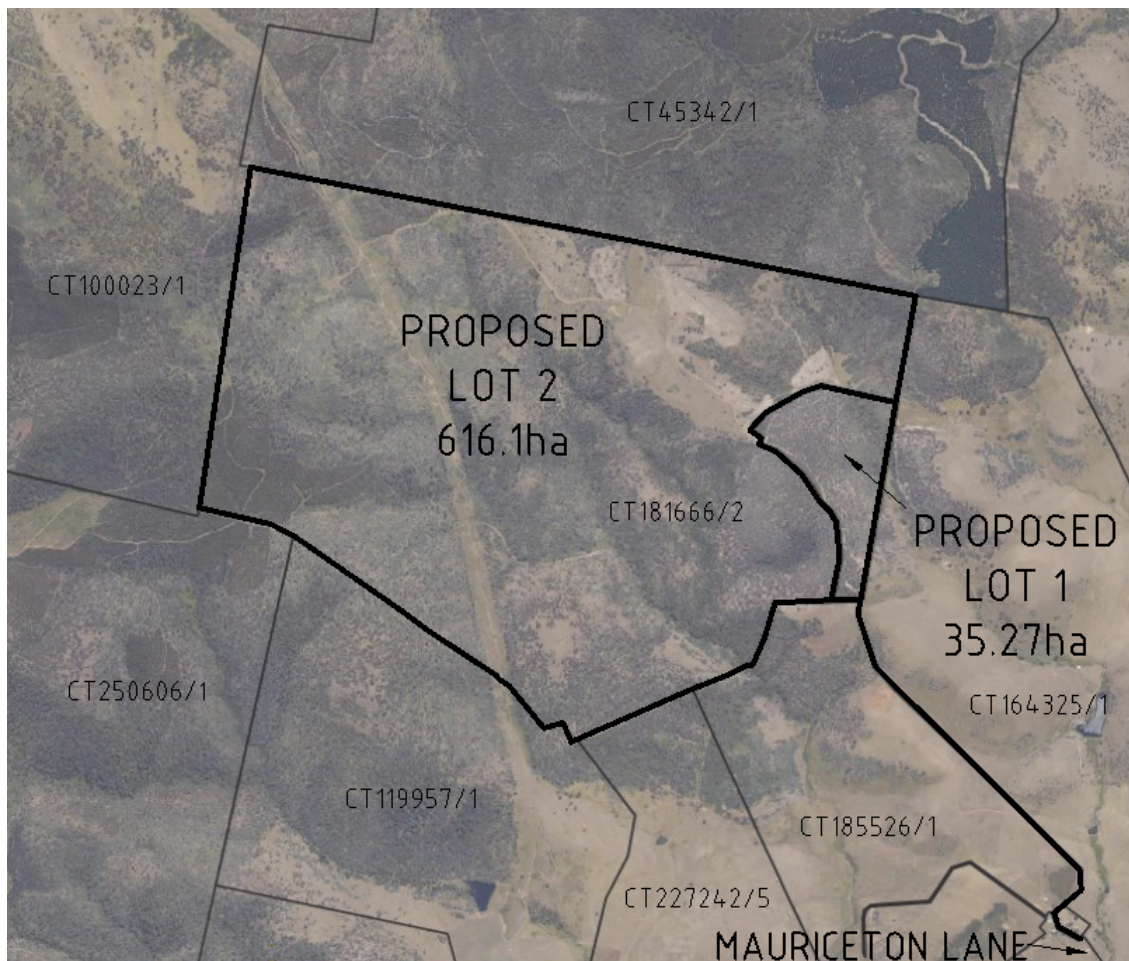
Access to the property is provided by both frontage to Mauriceton Lane, and by a *right of way* easement over a well formed gravel farm road located partially on CT 185526/1 which is the primary practical access to the property.

Proposal

The proposal seeks to subdivide the existing land parcel to create one additional lot of approximately 35 hectares (Proposed Lot 1). This will allow the land comprising Proposed Lot 1 to be further utilised for honey production and the harvesting of firewood by additional parties. The remaining land identified as Proposed Lot 2, will remain an agricultural use consistent with its current operations and as outlined in the accompanying Site Specific Report prepared by Rod Hancl.

It is proposed that both lots utilise the existing gravel farm road access from Mauriceton Lane that is located partially on CT 185526/1 and supported by an existing *right of way* easement. An additional *right of way* easement benefiting Proposed Lot 1 will also be created over the existing access strip back to Mauriceton Lane which will remain as part of Proposed Lot 2.

The proposed subdivision layout is illustrated in the figure below and further described in the plans accompanying this report.





Planning Framework

The applicable planning scheme is the Tasmanian Planning Scheme (Southern Midlands Local Provisions Schedule).

Land Zoning

The subject land is zoned **21. Agriculture**. The objectives of this zone generally aim to protect and enhance productive agricultural land and provide for agricultural uses and related activities.

The specific purpose outlined in the Tasmanian Planning Scheme is:

- To provide for the use or development of land for agricultural use.
- To protect land for the use or development of agricultural use by minimising:
 - Conflict with or interference from non-agricultural uses;
 - Non-agricultural uses or development that precludes the return of the land to agricultural use: and
 - Use of the land for non-agricultural use in irrigation districts.
- To provide for the use or development that supports the use of the land for agricultural use.

Code Overlays

The following Code Overlays apply to the site:

- **7. Natural Assets Code:** This code seeks to protect and manage areas of significant natural value, including biodiversity, waterways, and natural processes.
- **13. Bushfire-prone Areas Code:** This code addresses the risk to life and property from bushfire and ensures development is appropriately designed and located to mitigate these risks.
- **15. Landslip Hazard Code:** This code manages development in areas susceptible to landslip to ensure stability and public safety.

Assessment against Planning Scheme Provisions

This section provides a detailed assessment of the proposed subdivision against the relevant Acceptable Solutions and Performance Criteria of the Tasmanian Planning Scheme (Southern Midlands Local Provisions Schedule).



Agriculture Zone Provisions

21.5 Development Standards for Subdivision

Objective

To provide for subdivision that:

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

Performance criteria

P1

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

...

(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

Response

The development complies with the requirements of P1 (c) (i) as outlined in the enclosed Site Specific Report prepared by Rod Hancl on 10 August 2025.

There are no existing buildings on the site. As such, the development complies with the requirements of P1 (c) (ii) & (iii).

The development proposes using the existing access to the site which is via a *right of way* easement over a well formed gravel farm road located partially on CT 185526/1 which fronts onto Mauriceton Lane. As such, the development complies with the requirements of P1 (c) (iv).



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.

P2

Each lot, or a lot proposed in a plan of subdivision, is capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

(a) the topography of the site;

(b) the distance between the lot or building area and the carriageway;

(c) the nature of the road and the traffic, including pedestrians; and

(d) the pattern of development existing on established properties in the area.

The development satisfies P2 as access to both lots will be provided via the existing vehicular entry to the land (as outlined in P1), and no additional building construction is proposed as part of this subdivision.



5.2 Bushfire-Prone Areas Code Assessment

As outlined in the Bushfire Assessment prepared by Fire Risk Consultants, the subdivision will result in an increase in risk that does not warrant the imposition of specific bushfire protection measures. A Planning Certificate under section 51(2)(d) of the *Land Use Planning and Approvals Act 1993* confirming the subdivision is exempt from the requirements of clause C13.2.1(a) of the Bushfire-Prone Areas Code has been included with this report.

5.3 Landslip Hazard Code Assessment

C15.7.1 21.5 Subdivision within a landslip hazard area

Objective

That subdivision within a landslip hazard area does not create an opportunity for use or development that cannot achieve a tolerable risk from a landslip.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area, must:

(a) be able to contain a building area, vehicle access, and services, that are wholly located outside a landslip hazard area;

(b) be for the creation of separate lots for existing buildings;

(c) be required for public use by the Crown, a council or a State authority; or

(d) be required for the provision of Utilities

Response

No buildings are proposed and the existing gravel access road that is currently in use on the site is located wholly outside the landslip hazard area. As such the development complies with the requirements of A1 (a).



Natural Assets Code Assessment

C7.7.1 Subdivision within a waterway and coastal protection area or a 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

Response

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.

The development complies with the requirements of A1 (e).



Conclusion

The proposed subdivision of land at Mauriceton Lane, Dysart, has been assessed against the provisions of the Tasmanian Planning Scheme (Southern Midlands Local Provisions Schedule).

This report demonstrates that the proposal is consistent with the objectives and acceptable solutions or performance criteria of the Agriculture Zone and the applicable Code Overlays, including the Bushfire-prone Areas Code, Landslip Hazard Code, and Natural Assets Code.

It is considered that the proposed development is a reasonable and appropriate use of the land and is capable of being approved.

SEARCH OF TORRENS TITLE

VOLUME 181666	FOLIO 2
EDITION 2	DATE OF ISSUE 05-Apr-2022

SEARCH DATE : 24-Oct-2025

SEARCH TIME : 12.29 PM

DESCRIPTION OF LAND

Parish of BEAUFORT Land District of MONMOUTH

Lot 2 on Sealed Plan [181666](#)

Derivation : Part of Lot 2, 884 Acres Gtd to Jack Allen and

Part of Lot 1, 1332 Acres Gtd to Jack Allen

Prior CTs [131887/1](#) and [202299/1](#)

SCHEDULE 1

[C986788](#) ASSENT to JOHN DAVID ALLEN Registered 30-Sep-2010 at 12.03 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP181666](#) EASEMENTS in Schedule of Easements

[C189943](#) AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 11-Oct-1999 at noon

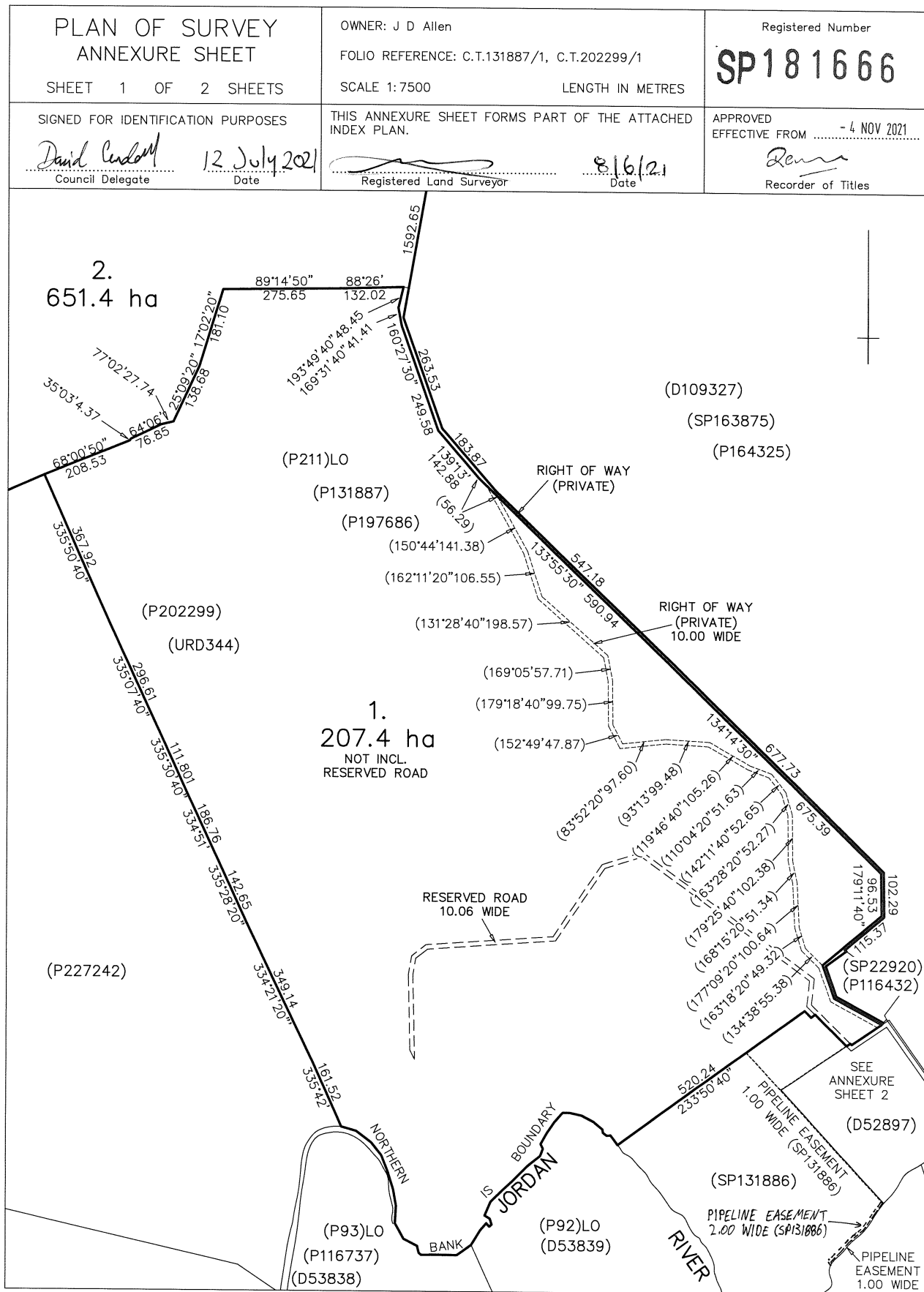
[C660414](#) NOTICE of Notified Corridor under Section 15 of the Major Infrastructure Development Approvals Act 1999 affecting the land therein described Registered 25-Jul-2005 at noon

[N274605](#) CAVEAT by Australian Carbon Products Pty Ltd affecting such parts of the said land within described as shown on the plan attached thereto Registered 03-Oct-2025 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: J D Allen FOLIO REFERENCE: C.T.131887/1, C.T.202299/1 GRANTEE: Part of Lot 2, 884 Ac gtd to Jack Allen. Whole of Lot 1, 1332 Ac gtd to Jack Allen.	PLAN OF SURVEY BY SURVEYOR: N.M.CREESE LOCATION: Land District of MONMOUTH Parish of BEAUFORT SCALE 1:20,000 LENGTHS IN METRES	REGISTERED NUMBER SP181666 APPROVED EFFECTIVE FROM - 4 NOV 2021 <i>Ren</i> Recorder of Titles
LOT 2 IS COMPLIED FROM C.T.131887-1, C.T.202299-1 AND THIS SURVEY. ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		
<i>[Signature]</i> Registered Land Surveyor 8.6.21 Date	(P109879) (SP118708)	<i>David Creese</i> Council Delegate 12 July 21 Date



PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 2 SHEETS		OWNER: J D Allen FOLIO REFERENCE: C.T.131887/1, C.T.202299/1 SCALE 1:2000 LENGTH IN METRES	Registered Number SP181666
SIGNED FOR IDENTIFICATION PURPOSES <i>David Croft</i> 12 July 21 Council Delegate Date		THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> 8/6/21 Registered Land Surveyor Date	APPROVED EFFECTIVE FROM - 4 NOV 2021 <i>[Signature]</i> Recorder of Titles

SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.

Registered Number

SP181666

PAGE 1 OF 3 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.

Lot 1 on the plan is:

Subject to right of carriageway, appurtenant to Lot 2, over the right of way (private) 10.00 wide shown on the plan;

Together with right of carriageway over right of way (private) shown on the plan;

Subject to a pipeline easement (as defined in dealing B75141) appurtenant to land contained in certificate of title volume 4092 folio 57 over pipeline easement 1.00 wide shown on the plan as passing through Lot 1;

That part of Lot 1 formerly comprised in Lot 1 on Plan 131887 is

Together with pipeline easement (as defined in Sealed Plan 131886) over pipeline easement 1.00 wide shown on Sealed Plan 131886.

That part of Lot 1 formerly comprised in Lot 1 on Plan 131887 is

Together with pipeline easement (as defined in Sealed Plan 131886) over pipeline easement 2.00 wide shown on Sealed Plan 131886.

Lot 2 on the plan is:

Subject to an electricity easement and restricted as to use over land (as defined in the dealing no C834691) in favour of Transend Networks Pty Ltd ABN 57 082 586 892 over electricity easement shown on the plan;

Together with right of carriageway over right of way (private) 10.00 wide shown on the plan;
(appurtenant to Lot 1)

Subject to right of carriageway over the right of way (private) shown on the plan;

As to so much of Lot 2 as previously contained in certificate of title volume 131887 folio 1 is together with pipeline easement (as defined in Sealed Plan 131886) over pipeline easement 1.00 wide shown on Sealed Plan 131886.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: John David Allen
FOLIO REF: 131887/1 & 202299/1
SOLICITOR
& REFERENCE: Ogilvie Jennings AL

PLAN SEALED BY: Southern Midlands Council

DATE: 12 July 2021

SA 2020/4

REF NO.

David Corder
Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP1 8 1 6 6 6
SUBDIVIDER: JOHN DAVID ALLEN FOLIO REFERENCE: 131887/1 & 202299/1	

As to so much of Lot 2 as previously contained in certificate of title volume 131887 folio 1 is together with pipeline easement (as defined in Sealed Plan 131886) over pipeline easement 2.00 wide shown on Sealed Plan 131886.

Subject to a pipeline easement (as defined in dealing B75141) appurtenant to the land contained in certificate of title Volume 4092 Folio 57 over the Pipeline Easement 1.00 wide shown passing through such Lot.



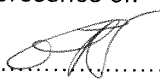
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP181666
SUBDIVIDER: JOHN DAVID ALLEN FOLIO REFERENCE: 131887/1 & 202299/1	

SIGNED by JOHN DAVID ALLEN

the registered proprietor of the land contained
in Certificates of Title Volumes 131887 & 202299
Folios 1 & 1 in the presence of:



Witness Signature: 

Witness Full Name:

Witness Address:

Giorgio Angelo De Santis
Australian Legal Practitioner
Butler McIntyre & Butler
20 Murray Street, HOBART TAS
Tel: (03) 6222 9444

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.