



## Public Notice Details

### Planning Application Details

<b>Application No</b>	DA2500163
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#### Property Details

<b>Property Location</b>	4358 Tasman Highway Runnymede
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#### Application Information

<b>Application Type</b>	Discretionary Development Application
<b>Development Category</b>	2 Lot Boundary Reorganization
<b>Advertising Commencement Date</b>	20/1/26
<b>Advertising Closing Period</b>	4/2/26
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](mailto: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](mailto: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.



## 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).

subdivision

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

4358 Tasman Highway +  
28 Claridges Rd, Runnymede

Certificate of Title/s  
Volume Number/Lot  
Number:

186006/2, 149945/1 + 3, 150457/1, 150458/2

Land Owners Name:

Paul A. + Kathryn L. Tate

Full Name/s or Full Business/Company Name

Applicant's Name:

Rogerson + Birch Surveyors

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

Contact details:

Postal address for correspondence:

1/2 Kennedy Dr, Cambridge

Telephone or Mobile:

6248 5898

Email address:

admin@rbssurveyors.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)

Paul A. + Kathryn L. Tate

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

Print email address

oldmillkpt@bigpond.com

ABN

What is the estimated value of all the new work proposed

\$ N/A



### For Commercial Planning Permit Applications Only

Signage:

Is any signage proposed?			
If yes, attach details: size, location and art work			
Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

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:

Number of existing employees:	Number of proposed new employees:
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Traffic Movements:

Number of commercial vehicles serving the site at present		Approximate number of commercial vehicles servicing the site in the future	
How many car spaces are currently provided		How many new car spaces are proposed	

Is the development to be staged:

Please tick ✓ answer

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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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)

Land Owner(s) Signature

Applicant Name (please print)

Date

27-11-25

Land Owners Name (please print)

Date



Land Owner(s) Signature

Land Owners Name (please print)

Date

## PRIVACY STATEMENT

The Southern Midlands Council abides by the Personal Information Protection Act 2004 and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

**Collection of Personal Information:** The personal information being collected from you for the purposes of the Personal Information Protection Act, 2004 and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

**Disclosure of Personal Information:** Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the Building Act 2000. This information will not be disclosed to any other external agencies unless required or authorised by law.

**Correction of Personal Information:** If you wish to alter any personal information you have supplied to Council please telephone the Southern Midlands Council on (03) 62545050. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.



# Information & Checklist Sheet

## DEVELOPMENT / USE

Use this check list for submitting your application for a planning permit –Please do not attach the check list with your application

### Submitting your application ✓

1. All plans and information required per Part 6.1 Application Requirements of the Tasmanian Planning Scheme i.e.: site plan showing all existing buildings, proposed buildings, elevation plans etc.
2. Copy of the current Certificate of Title, Schedule of Easements and Title Plan (Available from Service Tasmania Offices)
3. Any reports, certificates or written statements to accompany the Application (if applicable) required by the relevant zone or code.
4. Prescribed fees payable to Council

### Information

If you provide an email address in this form then the Southern Midlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act").

If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.

It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.

**If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box**

### Heritage Tasmania

If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 (local call cost) or email [enquiries@heritage.tas.gov.au](mailto:enquiries@heritage.tas.gov.au))

### TasWater

Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)

**IMPORTANT: There is no connection between Planning approval and Building & Plumbing approvals.**

Owners are to ensure that the work is either Low-Risk Building Work, Notifiable Building Work or Permit work in accordance with the Directors Determination – Categories of Building & Demolition Work v 1.4 dated 12 March 2021 prior to any building works being carried out on the land.

[https://www.cbos.tas.gov.au/\\_data/assets/pdf\\_file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf](https://www.cbos.tas.gov.au/_data/assets/pdf_file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf)



ABN: 65 117 559 029

UNIT 1, 2 KENNEDY DRIVE  
CAMBRIDGE TAS 7170  
Phone: (03) 6248 5898  
Email: admin@rbsurveyors.com

Ref: TATEP05/DM  
27<sup>th</sup> November, 2025

Southern Midlands Council  
PO Box 21  
OATLANDS TAS 7120

Dear Sir/Madam,

**RE: PROPOSED SUBDIVISION – 4358 TASMAN HIGHWAY & 28 CLARIDGES ROAD,  
RUNNYPEDE FOR P.A. & K.L. TATE.**

Further to our clients' instructions, please find attached:

1. A copy of the above-named Plan of Subdivision, sheets 1 to 3.
2. A copy of the relevant titles.
3. Council's development application form.
4. Bushfire Hazard Report prepared by Rebecca Green & Associates version 1 dated 20<sup>th</sup> November 2025.

Your advice and tax invoice in relation to necessary Council fees is requested. We advise that on receipt of the invoice, we will forward same to our client for payment.

The following matters are relevant to the application:

The intent of the application is to re-organise/consolidate the existing titles under common ownership that are located either side of Phipps Road. The result of the proposed re-organisation/consolidation is that the existing 4 titles will be rationalised to lots 1 and 2 on our plan. Lot 1 being made up of the land to the west of Phipps Road and lot 2 being made up of the land to the east of Phipps Road.

The land is zoned Agriculture and Rural under the Tasmanian Planning Scheme.

We make the following comments with respect to the relevant clauses within the zone provisions.

Firstly, for the Rural Zoned land (entirety of current CT 186006/2) which is contained within the proposed lot 2.

20.5.1

A1

(d) Complies, lot 2 is well in excess of 40ha, has frontage well in excess of 25m, and does not contain any buildings.

A2

Complies, lot 2 has an existing access from Tasman Highway see plan sheet 3.

Secondly for the Agriculture zoned land (remainder of the site).

**Craig Rogerson B.Surv., L.S., M.I.S.**

**Andrew Birch B.Surv., L.S., M.I.S.**

**David Miller B.Surv., L.S., M.I.S.**

.../2

21.5.1

A1

(c) Lot 1 is a consolidation of land within the same zoning, however it is a consolidation of parts of existing lots (titles) with one existing title. We are not sure if this complies with the wording in this clause. We will therefore address the requirements for P1 for both lots (lot 2 contains some land zoned agriculture).

P1

(a) Given the size of the both lots, lot 1 being 360.3ha and lot being 278.4ha, and given the proposal consolidates the number of titles from 4 down to 2, we consider that it is self-evident that clauses (i) to (iv) are satisfied.

A2 Complies see plan.

The site is subject to codes under the planning scheme. We refer to the relevant clauses as follows;

C4.0 Electricity Transmission Infrastructure Protection Code

C4.7.1

A1

(d) Complies, see plan.

A2

Not applicable.

A3

Not applicable.

C7.0 Natural Assets Code

C7.7.1

A1

(e) Complies no works are proposed within the waterway and coastal protection area. Note the proposed building area on lot 2 has an existing driveway that traverses a waterway and coastal protection area, there are no works proposed for that driveway.

C7.7.2

A1

(e) Complies. No works are proposed within a priority vegetation area.

C8.0 Scenic Protection

C8.6.2

A1

Complies, no destruction of exotic trees is proposed.

A2

Complies, no buildings or works are proposed within the scenic road corridor.

C13.0 Bushfire-Prone Areas Code

See attached bushfire report.

-3-

C15.0 Landslip Hazard Code

C15.7.1

A1

(a) Complies see plan.

Should you have any queries, or require any further information, please do not hesitate to contact our office.

We await your further advice.

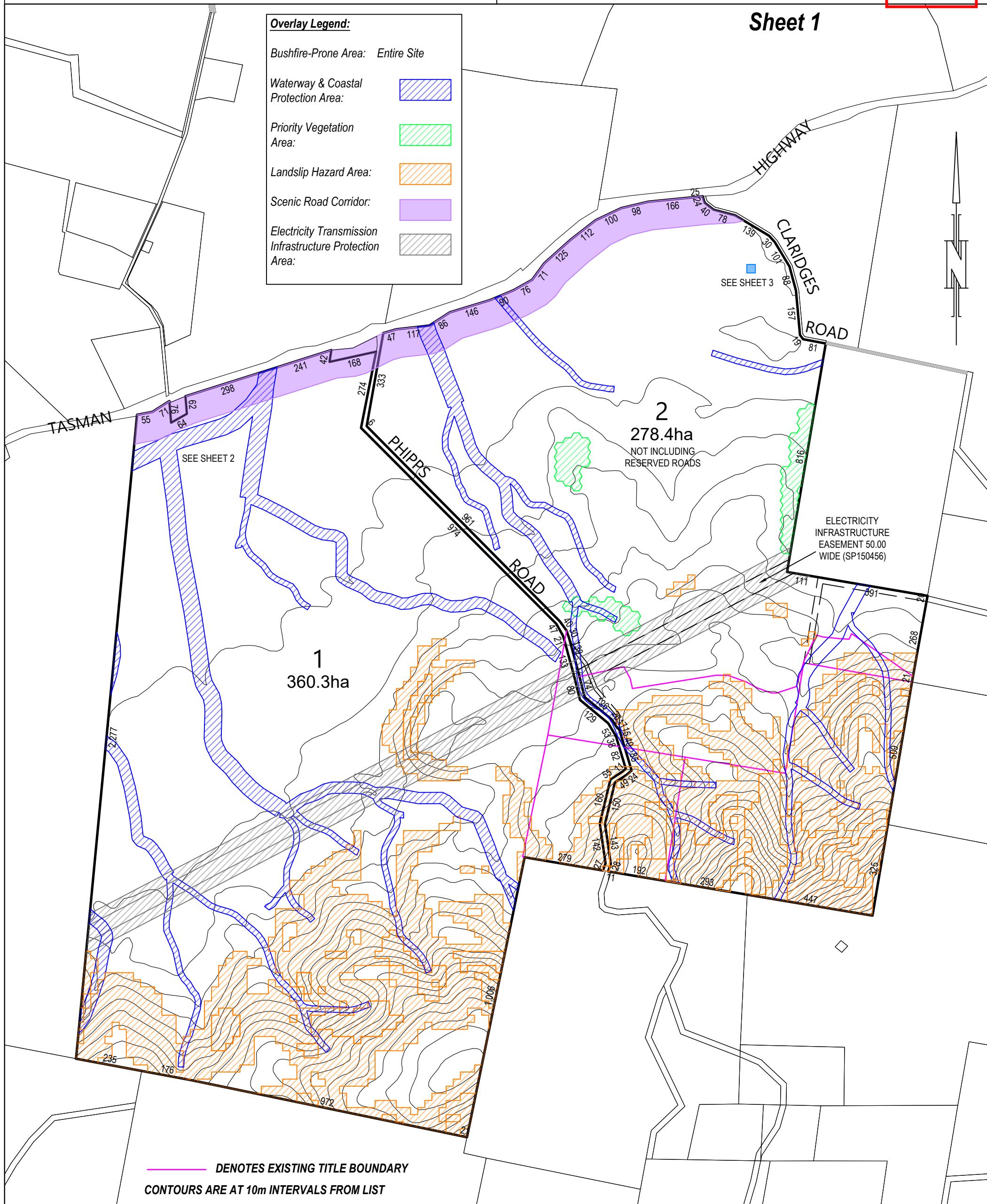
Yours Faithfully



A handwritten signature in black ink, appearing to read 'Miller' or 'D. Miller'.

D. Miller.

## Sheet 1



Building Area relocated for lot 2

DM

7/01/26

DM

AMENDMENTS

DRAWN

DATE

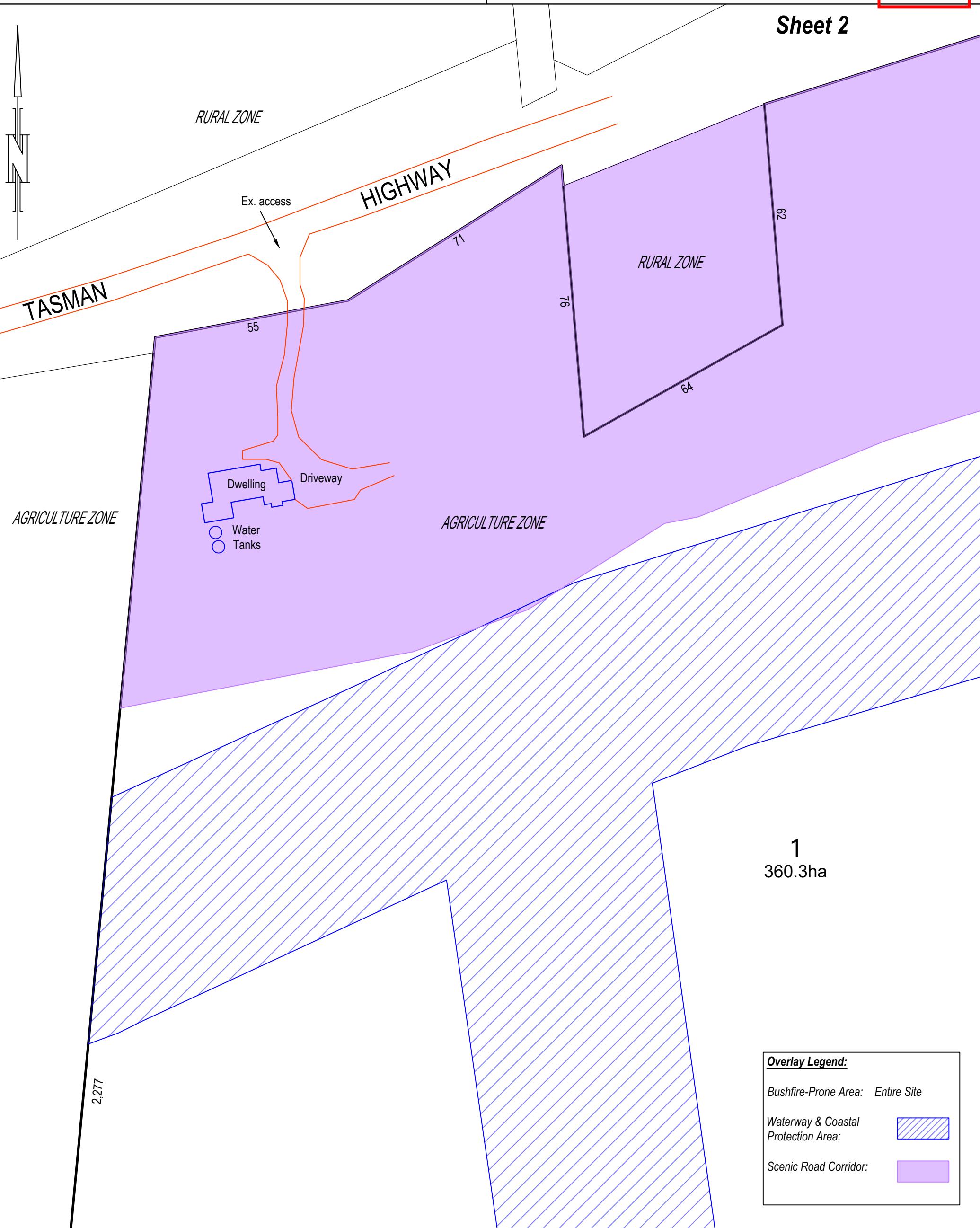
APPR.

**OWNER:** P.A. & K.L. TATE  
**TITLE REFERENCE:** C.T. 150457/1, C.T. 186006/2,  
C.T. 150458/2, C.T. 149945/1 & 3  
**LOCATION:** 4358 TASMAN HIGHWAY & 28 CLARIDGES  
ROAD,  
**RUNNymede**

**Proposed Subdivision**

<b>Date:</b> 22/09/2025	<b>Reference:</b> TATEP05 16429-01
<b>Scale:</b> 1:12,500 (A3)	<b>Municipality:</b> SOUTHERN MIDLANDS

## Sheet 2



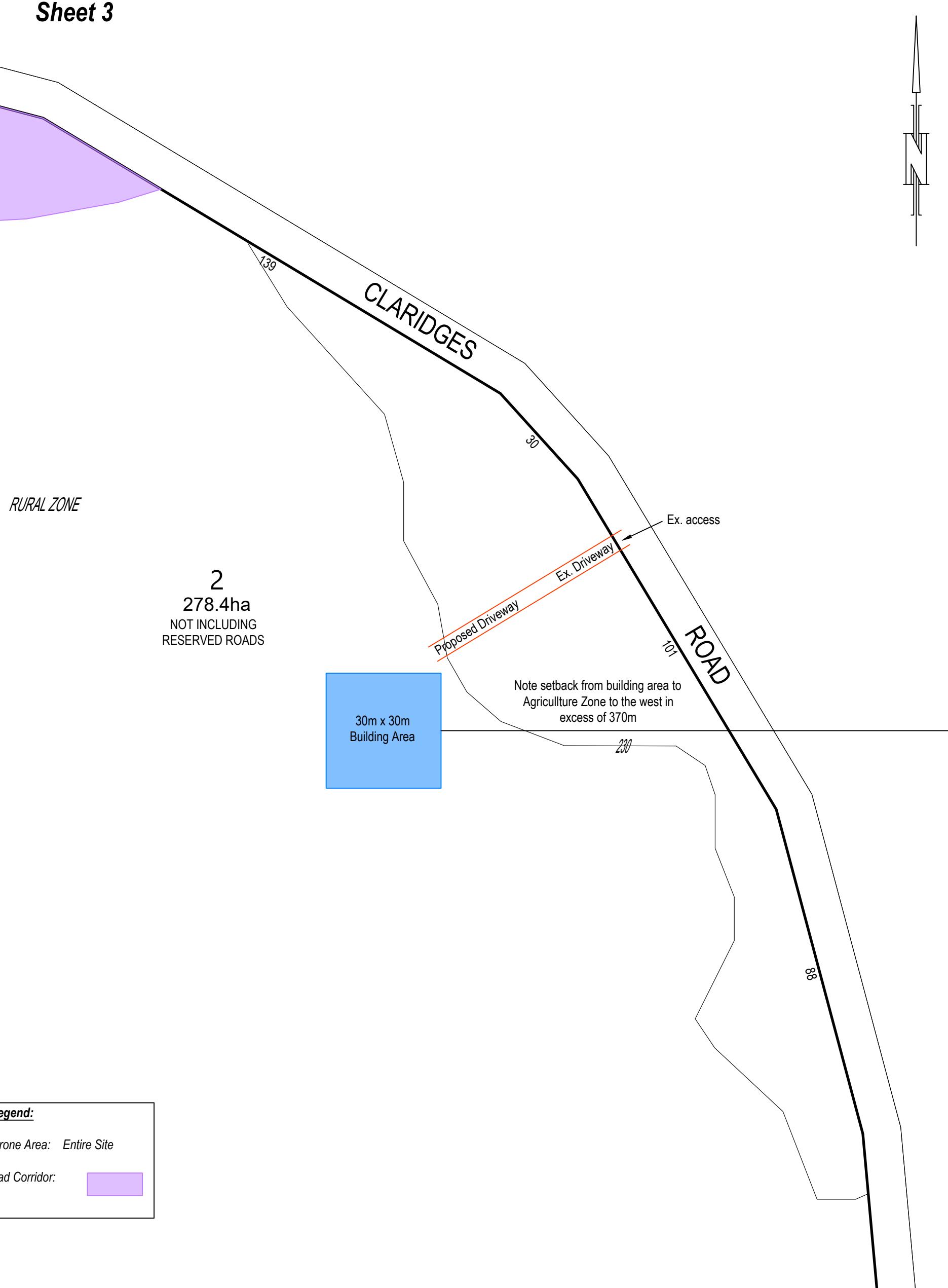
E				
D				
C				
B				
A	Building Area relocated for lot 2	DM	7/01/26	DM
REV	AMENDMENTS	DRAWN	DATE	APPR.

OWNER: P.A. & K.L. TATE  
TITLE REFERENCE: C.T. 150457/1, C.T. 186006/2,  
C.T. 150458/2, C.T. 149945/1 & 3  
LOCATION: 4358 TASMAN HIGHWAY & 28 CLARIDGES  
ROAD,  
**RUNNYMEDE**

**Proposed Subdivision**

Date: 22/09/2025	Reference: TATEP05 16429-01
Scale: 1:1000 (A3)	Municipality: SOUTHERN MIDLANDS

## Sheet 3



E				
D				
C				
B				
A	Building Area relocated for Lot 2	DM	7-01-26	DM
REV	AMENDMENTS	DRAWN	DATE	APPR.

**OWNER:** P.A. & K.L. TATE  
**TITLE REFERENCE:** C.T. 150457/1, C.T. 186006/2,  
C.T. 150458/2, C.T. 149945/1 & 3  
**LOCATION:** 4358 TASMAN HIGHWAY & 28 CLARIDGES  
ROAD,  
**RUNNymede**

**Proposed Subdivision**

<b>Date:</b> 22/09/2025	<b>Reference:</b> TATEP05 16429-01
<b>Scale:</b> 1:1000 (A3)	<b>Municipality:</b> SOUTHERN MIDLANDS

## Bushfire Hazard Assessment Report

4358 Tasman Highway and 28 Claridges Road, Runnymede



**Prepared for (Client)**

Paul Tate  
4358 Tasman Highway  
RUNNYMEDE TAS 7190

**Assessed & Prepared by**

Rebecca Green  
Senior Planning Consultant & Accredited Bushfire Hazard Assessor  
Rebecca Green & Associates  
PO Box 2108 LAUNCESTON TAS 7250  
Mobile: 0409 284 422

Version 2

10 January 2026

Job No: RGA-B3012

## Contents

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## 1.0 Scope & Limitations

### 1.1 Scope

This report was commissioned to identify any EXEMPTION from the requirements for a Bushfire Attack Level Report (BAL Report) for the existing property. ALL comment and advice is limited to compliance with the EXEMPTIONS listed in Clause C13.4 of the *Bushfire-Prone Areas Code* of the Tasmanian Planning Scheme – Southern Midlands.

### 1.2 Limitations

The report provided is on the understanding that:-

1. The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

**No action or reliance is to be placed on this report; other than for which it was commissioned.**

## 2.0 Property Details

### 2.1 Locality Plan

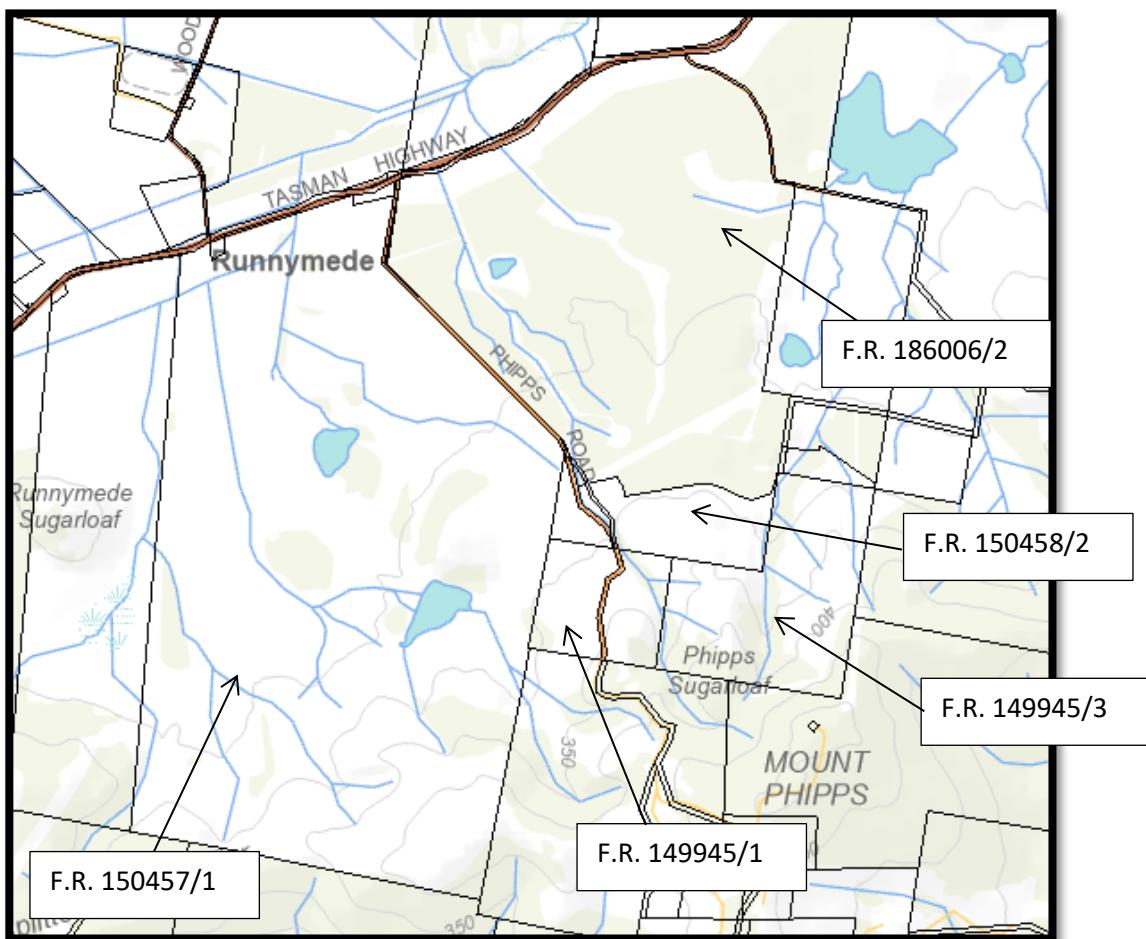


Figure 1: 4358 Tasman Highway and 28 Claridges Road, Runnymede

### 2.2 Site Details

<b>Property Address</b>	4358 Tasman Highway and 28 Claridges Road, Runnymede
<b>Certificate of Title</b>	Volume 150457 Folio 1, Volume 186006 Folio 2, Volume 150458 Folio 2, Volume 149945 Folio's 1 & 3
<b>Council</b>	Southern Midlands
<b>Description</b>	Boundary Adjustment – 5 lots to 2 lots
<b>Water Supply</b>	Onsite
<b>Road Access</b>	Street Frontage – Tasman Highway and Phipps Road (Lot 1) Tasman Highway, Phipps Road and Claridges Road (Lot 2)

### **3.0 Proposed Development**

Application is made for a subdivision of F.R. 150457/1, F.R. 186006/2, F.R. 150458/2, F.R. 149945/1 and F.R. 149945/3 to adjust existing title boundaries between five existing titles. All five lots are in the same ownership. The proposal is to adjust boundaries such that all the land on the western side of Phipps Road is one lot (Lot 1), and on the eastern side is another lot (Lot 2).

Lot 1 will retain an existing single dwelling and associated outbuildings.

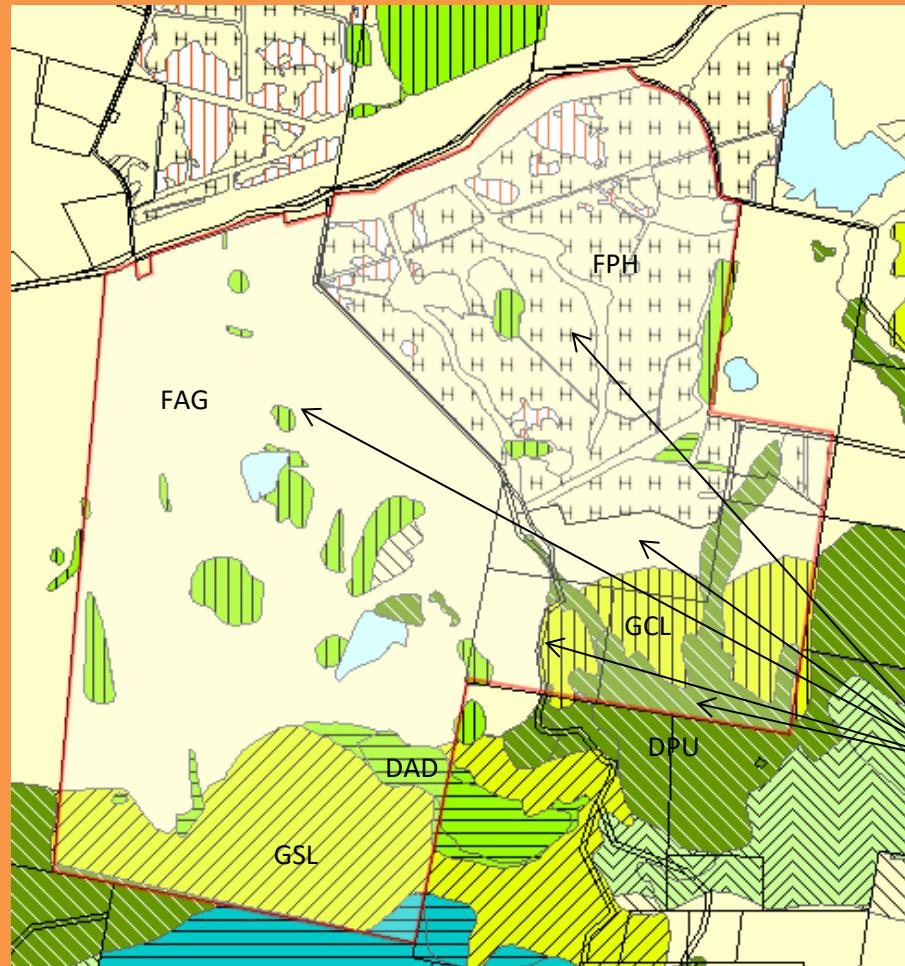
There are five titles currently and following the adjustment of boundaries there provide two titles. The proposal is applied for under the subdivision requirements of the Rural Zone and the Agriculture Zone, of the *Tasmanian Planning Scheme – Southern Midlands*.

## 4.0 Site Analysis & Risk

### 4.1 Vegetation Analysis

#### 4.1.1 TasVeg Classification

Reference to Tasmanian Vegetation Monitoring & Mapping Program (TASVEG) indicates the land in and around the property is generally comprising of varying vegetation types including:



Code	Species	Vegetation Group
<b>FAG</b>	• Agricultural land	Modified land
<b>FPH</b>	• Plantations for silviculture	Modified land
<b>GCL</b>	• Lowland grassland complex	Native grassland
<b>GSL</b>	• Lowland grassy sedgeland	Native grassland
<b>DPU</b>	• Eucalyptus pulchella forest and woodland	Dry eucalypt forest and woodland
<b>DAD</b>	• Eucalyptus amygdalina forest and woodland on dolerite	Dry eucalypt forest and woodland

**Site photographs (3 October 2025)**





Lot 1 viewed from Phipps Road



Lot 2 viewed from Phipps Road



Lot 2 viewed from Phipps Road



Lot 2 viewed from Phipps Road



Existing access to Lot 2 from Tasman Highway



Lot 2



Lot 2



Lot 2

#### 4.2 Risk

The subject land is within a Bushfire Prone Area, mapped within the *Tasmanian Planning Scheme – Southern Midlands*.

The proposed subdivision of the existing titles to adjust boundaries to form two titles from five existing titles is considered to have an insufficient increase in risk to the development from bushfire to warrant any specific bushfire measures at the subdivision stage. According to TasVeg 4.0, vegetation is predominantly grassland with forest vegetation sporadically located through both lots, particularly in the southeastern areas. The predominant wind direction is north-westerly.

The proposed boundary adjustment is to increase the land size of the two existing larger titles, with Lot 1 proposed to increase to 360.3ha and Lot 2 is proposed to increase to 278.4ha. The title boundaries surrounding the existing dwelling at 4358 Tasman Highway (Lot 1) are sufficient and adequate, given the vegetation classification, and the adjustment of boundaries will not affect the existing and any future BAL level for building purposes. The boundary adjustment will enable a greater separation to the north to separate ownership from the existing dwelling in the southeastern direction. Other boundaries in the vicinity of the dwelling remain unchanged.

As 28 Claridges Road will increase in size and is of considerable size, following the subdivision (boundary adjustment) there is no increase in risk caused by the proposal. There are no habitable buildings on Lot 2, at 278.4ha of predominantly pasture with occasional tree clumps, the lot has extensive building areas available at BAL 19 or lower. The lot is used for agriculture and there are no planned development that require Bushfire Code compliance. If habitable buildings are proposed for the lot in the future, bushfire compliance can be assessed at that time.

The title boundaries are sufficient and adequate, given the vegetation classification, predominant wind direction. It is noted that the separation of the new boundaries from the existing dwelling are sufficient and adequate, given the residential use and curtilage of existing dwelling being in a managed/low threat state.

#### 4.3 Road Access

There are no access requirements as the proposal is exempt. It is noted that any future development (new habitable building or extensions to existing dwelling) may require access upgrades/construction and will be considered at time of future assessment.

#### 4.4 Water Supply

No water supply is required as the proposal is exempt. Water supply will remain unchanged. It is noted that any future development (new habitable building or extensions to existing dwelling) is likely to require dedicated onsite water supply for fire fighting purposes and will be considered at time of future assessment.

## 5.0 EXEMPTIONS Clause C13.4 – Bushfire-Prone Areas Code

Exemptions under Clause C13.4 can be considered for any of the following:

- a) Any use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this Code, certifies there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures; and
- b) Adjustment of a boundary in accordance with Clause 9.3 of this planning Scheme.

### C13.6.1 Provision of hazard management areas

#### Objective:

That subdivision provides for hazard management areas that:

- (a) Facilitate an integrated approach between subdivision and subsequent building on a lot;
- (b) Provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and
- (c) Provide protection for lots at any stage of a staged subdivision.

#### Comment:

The existing dwelling on Lot 1 is provided with sufficient separation from bushfire-prone vegetation with distance to land in different ownership.

Both lots will be increasing in size and providing an increase in separation to bushfire prone vegetation in the southern and southeastern directions. The three smaller titles will be consolidated with the larger titles.

The resultant lots are of sufficient size which would enable sufficient separation from bushfire-prone vegetation if any future habitable building or extension were ever proposed. At this stage, the present land use of each lot will remain. The proposal is not part of a staged subdivision.

### C13.6.2 Public and fire fighting access

#### Objective:

That access roads to, and the layout of roads, tracks and trails, in a subdivision:

- (a) Allow safe access and egress for residents, fire fighters and emergency service personnel;
- (b) Provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack, and for hazard management works to be undertaken;
- (c) Are designed and constructed to allow for fire appliances to be manoeuvred;

- (d) Provide access to water supplied for fire appliances; and
- (e) Are designed to allow connectivity, and where needed, offering multiple evacuation points.

**Comment:**

No roads are proposed, and the existing access to each lot will be retained.

**C13.6.3 Provision of Water Supply for Fire Fighting Purposes**

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

**Comment:**

No new use is proposed as part of this proposal. It is noted that any future development (new habitable building or extensions to existing dwelling) is likely to require dedicated onsite water supply for fire fighting purposes and will be considered at time of future assessment.

**Response**

The proposed development is exempt from the provisions of a BAL assessment and/or Bushfire Hazard Management Plan for the following reason:

1. Having regard to the objective of all applicable standards and exemptions specified in the Bushfire-Prone Areas Code, there is an insufficient increase in risk to the development from bushfire to warrant any specific protection measures.

**Bushfire-Prone Areas Code Summary**

Clause	Applicability	Response
C13.4	Applicable	See above The proposal complies with C13.4.1 (a)

## 6.0 Conclusion

All reasonable steps have been taken to ensure the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment at the date of this report.

The area is bushfire prone, mapped as bushfire prone, the proposal is for the adjustment of boundaries of five parcels to two parcels, increasing the size of the two resultant titles as substantially sized lots with sufficient separation for the existing dwelling on Lot 1 to the boundary proposed. There is no increase in risk from bushfire to warrant any specific bushfire protection measures and therefore is exempt under Clause C13.4.1 (a).

## References

- (a) Australian Standards, AS 3959-2018, *Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney NSW.
- (b) Southern Midlands Council (15 June 2022), *Tasmanian Planning Scheme*.
- (c) Tasmanian Government, Land Information System Tasmania, [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

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## BUSHFIRE-PRONE AREAS CODE

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

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#### 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:**

4358 Tasman Highway and 28 Claridges Road,  
Runnymede TAS 7190

**Certificate of Title / PID:**

F.R. 150457/1, PID 2805187  
F.R. 186006/2, PID 9784434  
F.R. 150458/2, PID 2805187  
F.R. 149945/1, PID 2805187  
F.R. 149945/3, PID 2805187

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

Subdivision – Boundary Adjustment

**Applicable Planning Scheme:**

Tasmanian Planning Scheme – Southern Midlands

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Proposed Subdivision Ref: TETEP05 16429-01	Rogerson & Birch Surveyors	7/01/26	A
Bushfire Hazard Assessment Report	Rebecca Green	10 January 2026	2

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

#### 4. Nature of Certificate

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

<input checked="" type="checkbox"/>	<b>E1.4 / C13.4 – Use or development exempt from this Code</b>	
	<b>Compliance test</b>	<b>Compliance Requirement</b>
<input checked="" type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk <i>Refer to Bushfire Hazard Assessment Report prepared by Rebecca Green, 10 January 2026.</i>

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

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

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

<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement
--------------------------	------------------------------	------------------------------

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

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

## 5. Bushfire Hazard Practitioner

Name:	Rebecca Green	Phone No:	0409 284 422
Postal Address:	PO Box 2108 Launceston, Tas 7250	Email Address:	admin@rgassociates.com.au
Accreditation No:	BFP – 116	Scope:	1, 2, 3A, 3B, 3C

## 6. Certification

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

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

Signed:  
certifier

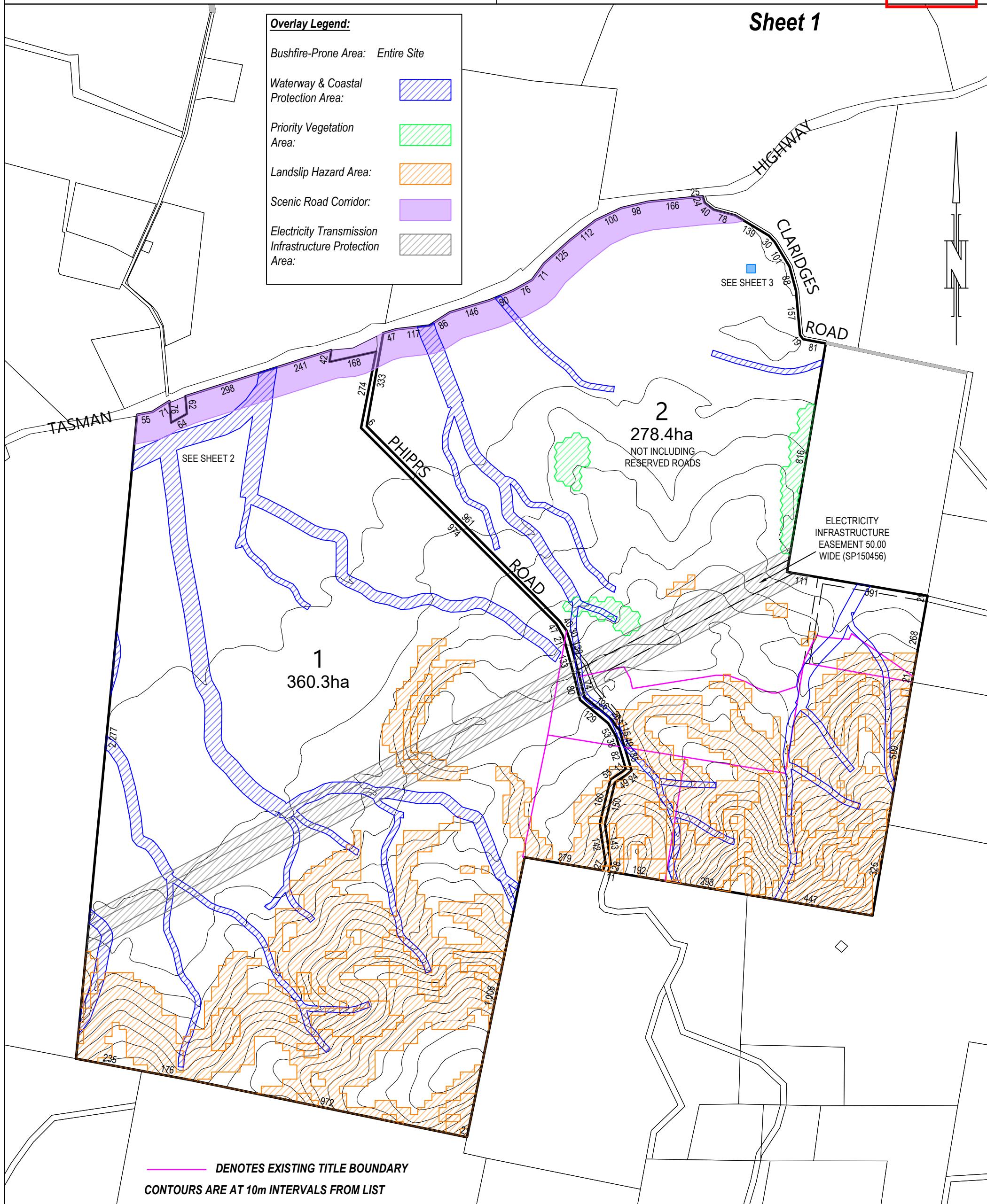


Name: Rebecca Green Date: 10 January 2026

Certificate Number: RGA-002/2026

(for Practitioner Use only)

## Sheet 1



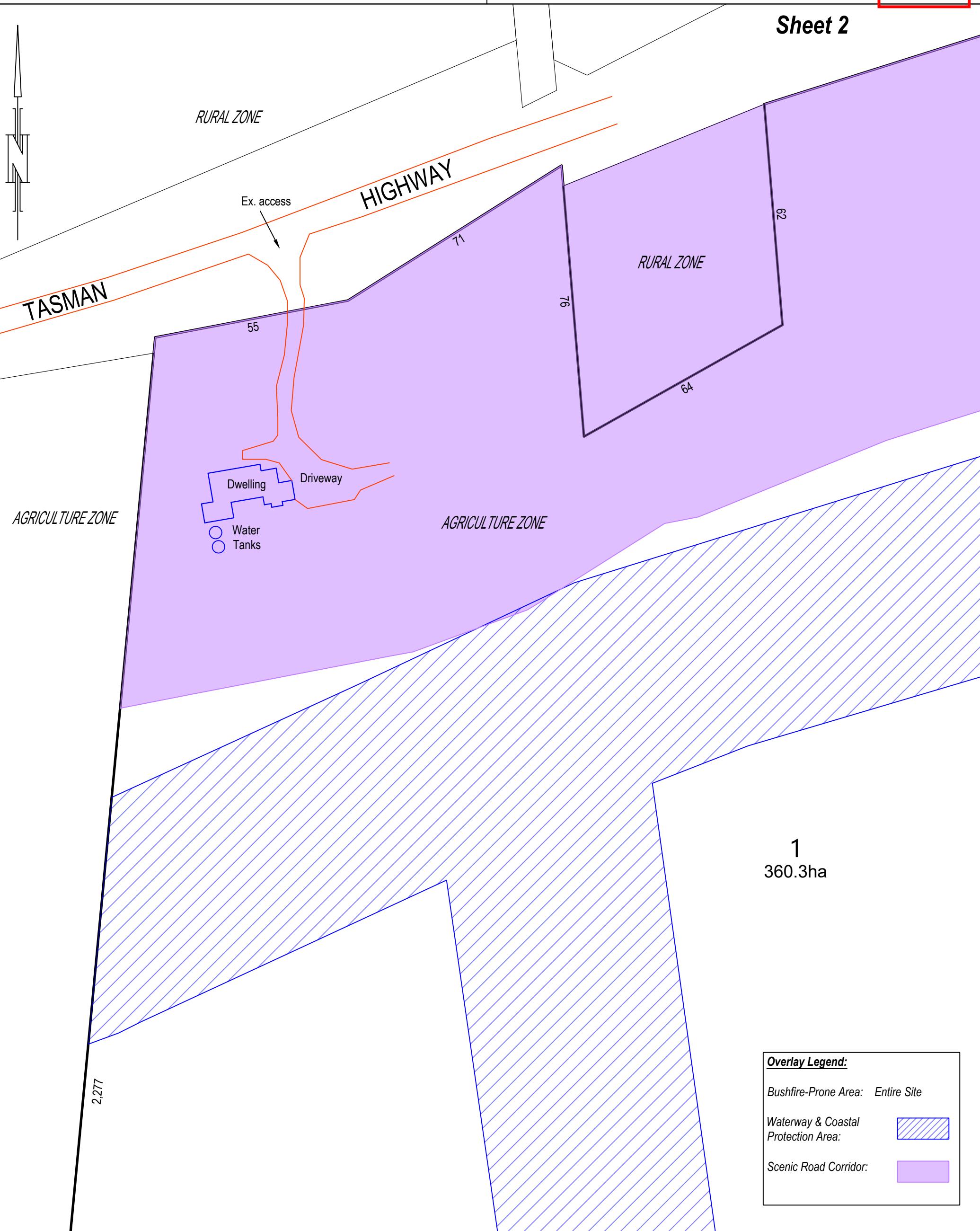
E	D	C	B	A	AMENDMENTS	DRAWN	DATE	APPR.
					Building Area relocated for lot 2	DM	7/01/26	DM

**OWNER:** P.A. & K.L. TATE  
**TITLE REFERENCE:** C.T. 150457/1, C.T. 186006/2,  
C.T. 150458/2, C.T. 149945/1 & 3  
**LOCATION:** 4358 TASMAN HIGHWAY & 28 CLARIDGES  
ROAD,  
**RUNNymede**

**Proposed Subdivision**

Date: 22/09/2025	Reference: TATEP05 16429-01
Scale: 1:12,500 (A3)	Municipality: SOUTHERN MIDLANDS

## Sheet 2



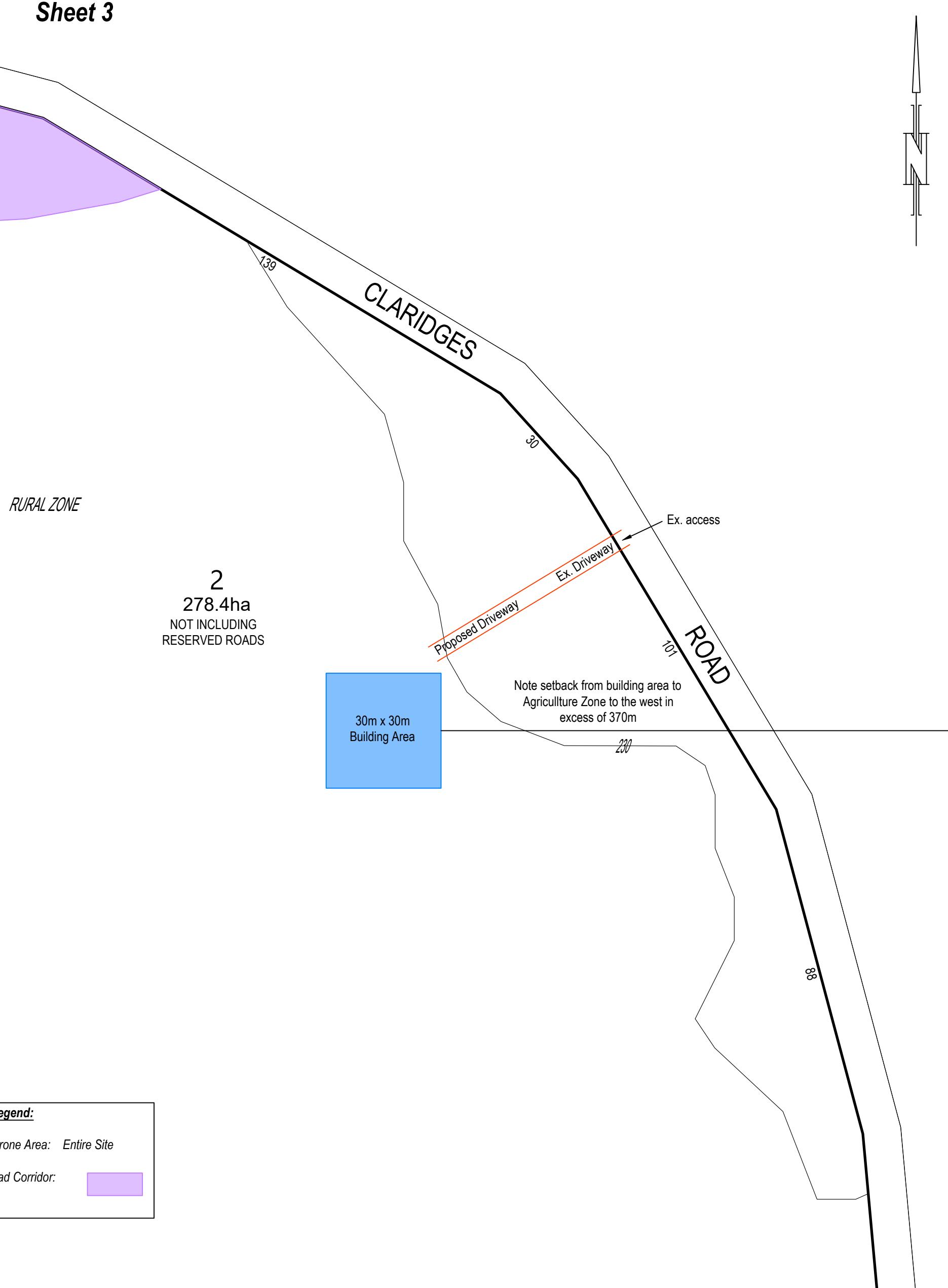
E				
D				
C				
B				
A	Building Area relocated for lot 2	DM	7/01/26	DM
REV	AMENDMENTS	DRAWN	DATE	APPR.

OWNER: P.A. & K.L. TATE  
TITLE REFERENCE: C.T. 150457/1, C.T. 186006/2,  
C.T. 150458/2, C.T. 149945/1 & 3  
LOCATION: 4358 TASMAN HIGHWAY & 28 CLARIDGES  
ROAD,  
**RUNNYMEDE**

**Proposed Subdivision**

Date: 22/09/2025	Reference: TATEP05 16429-01
Scale: 1:1000 (A3)	Municipality: SOUTHERN MIDLANDS

## Sheet 3



E				
D				
C				
B				
A	Building Area relocated for Lot 2	DM	7-01-26	DM
REV	AMENDMENTS	DRAWN	DATE	APPR.

**OWNER:** P.A. & K.L. TATE  
**TITLE REFERENCE:** C.T. 150457/1, C.T. 186006/2,  
C.T. 150458/2, C.T. 149945/1 & 3  
**LOCATION:** 4358 TASMAN HIGHWAY & 28 CLARIDGES  
ROAD,  
**RUNNymede**

**Proposed Subdivision**

<b>Date:</b> 22/09/2025	<b>Reference:</b> TATEP05 16429-01
<b>Scale:</b> 1:1000 (A3)	<b>Municipality:</b> SOUTHERN MIDLANDS

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<p><b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS &amp; MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<b>SP 186006</b>

PAGE 1 OF 2 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

**EASEMENTS**

Lot 2 is SUBJECT TO an electricity infrastructure easement, appurtenant to Transend Networks Pty Ltd (ABN 570 825 868 92), as defined hereunder, over the ELECTRICITY INFRASTRUCTURE EASEMENT 50.00 wide shown passing through Lot 2 on the plan.

**Definition**

**Electricity Infrastructure Easement** is defined as follows:

**FIRSTLY** the full and free right and liberty for Transend Networks Pty Ltd and its successors and its and their servants, agents, and contractors at all times hereafter:

- a) **TO** clear the lands marked "ELECTRICITY INFRASTRUCTURE EASEMENT 50.00 WIDE" on the Plan of Survey (herein after called "the servient land") and to lay, erect, construct, install and operate, in, upon, over, along and under the servient land towers, poles, wires, cables, apparatus, appliances and other ancillary work (hereinafter collectively called "electricity infrastructure") for the transmission of electrical energy and for purposes incidental thereto.
- b) **TO** inspect, maintain, repair, modify, add to, replace and remove the electricity infrastructure.
- c) **TO** cause or permit electrical energy to flow or be transmitted or distributed through the electricity infrastructure.

KATHRYN LOUISE  
TATE  
NAME: *R. Tate*

(USE ANNEXURE PAGES FOR CONTINUATION)

PAUL TATE  
NAME: *P. Tate*

SUBDIVIDER: Paul Anthony Tate and Kathryn Louise Tate  
FOLIO REF: 150456/1  
SOLICITOR & REFERENCE: McMullen Lawyers (Ref:JM:230924)

PLAN SEALED BY:  
DATE: 25/10/2023  
SA 22 00028  
REF NO.

*D. J. Tate*  
COUNCIL DELEGATE

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

SP 186006

- d) **TO** cut away remove and keep clear of the electricity infrastructure all trees and other obstructions or erections of any nature whatsoever which may at any time overhang, encroach upon or be in or on the servient land and which may in the opinion of Transend Networks Pty Ltd or its successors endanger or interfere with the proper operation of the electricity infrastructure.
- e) **TO** enter into and upon the servient land for all or any of the above purposes, with or without all necessary plant equipment and machinery and the means of transporting the same, and if necessary to cross the remainder of the land, where practicable in consultation with Paul Anthony Tate and Kathryn Louise Tate or their successors in title, for the purposes of access and egress to and from the servient land.

### COVENANTS

**SECONDLY** the benefit of a covenant for Transend Networks Pty Ltd and its successors with the Paul Anthony Tate and Kathryn Louise Tate for themselves and their successors in title not to erect any buildings or place any structures or objects within the servient land without the prior written consent of Transend Networks Pty Ltd or its successors to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement hereinbefore described.

### FENCING PROVISION

In respect of each lot on the Plan the Vendors, Paul Anthony Tate and Kathryn Louise Tate, shall not be required to fence.

**SIGNED** by Paul Anthony Tate and Kathryn Louise Tate in the presence of:

Witness .....

Full Name ....., Justin Patrick McMullen.....

Address Australian Legal Practitioner (Tas No. 390)  
2 Bayfield St Rosny Park TAS 7018



.....  
NAME:

.....  
NAME:

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

## SEARCH OF TORRENS TITLE

VOLUME	FOLIO
186006	2
EDITION	DATE OF ISSUE
1	30-Nov-2023

SEARCH DATE : 27-Nov-2025

SEARCH TIME : 09.40 AM

### DESCRIPTION OF LAND

Parish of KILLINGFORD Land District of PEMBROKE

Lot 2 on Sealed Plan [186006](#)

Derivation : Part of 200 Acres Gtd. to James Quested, Part of Lot 824, 347 Acres and Part of Lot 565, 600 Acres Gtd. to Charles Octavius Parsons, Whole of Lot 25596 Gtd. to Alfred Howlett, Whole of Lot 29085 Gtd. to Richard Charles Wilson and Part of Lot 16499 Gtd. to Henry Frank Dart

Prior CT [150456/1](#)

### SCHEDULE 1

[M723750](#) TRANSFER to PAUL ANTHONY TATE and KATHRYN LOUISE TATE  
Registered 20-Nov-2018 at noon

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP186006](#) EASEMENTS in Schedule of Easements

[SP186006](#) FENCING PROVISION in Schedule of Easements

[SP186006](#) SEWERAGE AND/OR DRAINAGE RESTRICTION

[SP150456](#) FENCING PROVISION in Schedule of Easements

[SP150456](#) COUNCIL NOTIFICATION under Section 83(5) of the Local Government (Building and Miscellaneous Provisions) Act 1993.

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

## SEARCH OF TORRENS TITLE

VOLUME	FOLIO
150458	2
EDITION	DATE OF ISSUE
2	15-Feb-2016

SEARCH DATE : 27-Nov-2025

SEARCH TIME : 09.46 AM

### DESCRIPTION OF LAND

Parish of KILLINGFORD Land District of PEMBROKE

Lot 2 on Plan [150458](#)

Derivation : Part of Lot 16499 Gtd. to Henry Frank Dart

Prior CT [149945/2](#)

### SCHEDULE 1

[C765421](#) PAUL ANTHONY TATE and KATHRYN LOUISE TATE Registered  
14-Feb-2007 at noon

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E36696](#) MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 15-Feb-2016 at 12.01 PM

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

## SEARCH OF TORRENS TITLE

VOLUME	FOLIO
150457	1
EDITION	DATE OF ISSUE
2	15-Feb-2016

SEARCH DATE : 27-Nov-2025

SEARCH TIME : 09.41 AM

### DESCRIPTION OF LAND

Parish of KILLINGFORD Land District of PEMBROKE

Lot 1 on Plan [150457](#)

Derivation : Part of Lot 565 600 Acres Gtd. to Charles

Octavius Parsons

Prior CT [149951/2](#)

### SCHEDULE 1

[C765420](#) PAUL ANTHONY TATE and KATHRYN LOUISE TATE Registered  
14-Feb-2007 at noon

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E36696](#) MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 15-Feb-2016 at 12.01 PM

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

## SEARCH OF TORRENS TITLE

VOLUME	FOLIO
149945	3
EDITION	DATE OF ISSUE
2	15-Feb-2016

SEARCH DATE : 27-Nov-2025

SEARCH TIME : 09.42 AM

### DESCRIPTION OF LAND

Parish of KILLINGFORD Land District of PEMBROKE

Lot 3 on Plan [149945](#)

Derivation : Whole of Lot 22904 Gtd. to K.A. Dart.

Prior CT [245031/1](#)

### SCHEDULE 1

[C765421](#) PAUL ANTHONY TATE and KATHRYN LOUISE TATE Registered  
14-Feb-2007 at noon

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E36696](#) MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 15-Feb-2016 at 12.01 PM

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

## SEARCH OF TORRENS TITLE

VOLUME	FOLIO
149945	1
EDITION	DATE OF ISSUE
2	15-Feb-2016

SEARCH DATE : 27-Nov-2025

SEARCH TIME : 09.42 AM

### DESCRIPTION OF LAND

Parish of KILLINGFORD Land District of PEMBROKE

Lot 1 on Plan [149945](#)

Derivation : Whole of Lot 13710 Gtd. to G.V. Sutton

Prior CT [245031/1](#)

### SCHEDULE 1

[C765421](#) PAUL ANTHONY TATE and KATHRYN LOUISE TATE Registered  
14-Feb-2007 at noon

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E36696](#) MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 15-Feb-2016 at 12.01 PM

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: PAUL ANTHONY TATE  
KATHRYN LOUISE TATE  
FOLIO REFERENCE: CT.150456-1  
GRANTEE: PART OF 200 ACRES GRANTED TO JAMES  
QUESTED, PART OF LOT 824, 347 ACRES  
& PART OF LOT 565, 600 ACRES GRANTED  
TO CHARLES OCTAVIUS PARSONS, WHOLE OF  
LOT 25596 GRANTED TO ALFRED HOWLETT,  
WHOLE OF LOT 29085 GRANTED TO RICHARD  
CHARLES WILSON & PART OF LOT 16499  
GRANTED TO HENRY FRANK DART

## PLAN OF SURVEY

BY SURVEYOR TIMOTHY LEIGH GOWLLAND  
**ROGERSON AND BIRCH SURVEYORS**  
UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK  
PH 6248-5898 MOB. 0419-594-966

LAND DISTRICT OF PEMBROKE  
PARISH OF KILLINGFORD

SCALE 1:7500

### LENGTHS IN METRES

REGISTERED NUMBER

SP186006

APPENDIX

APPROVED      EFFECTIVE      FROM ... S.O. NOV. 2023

2

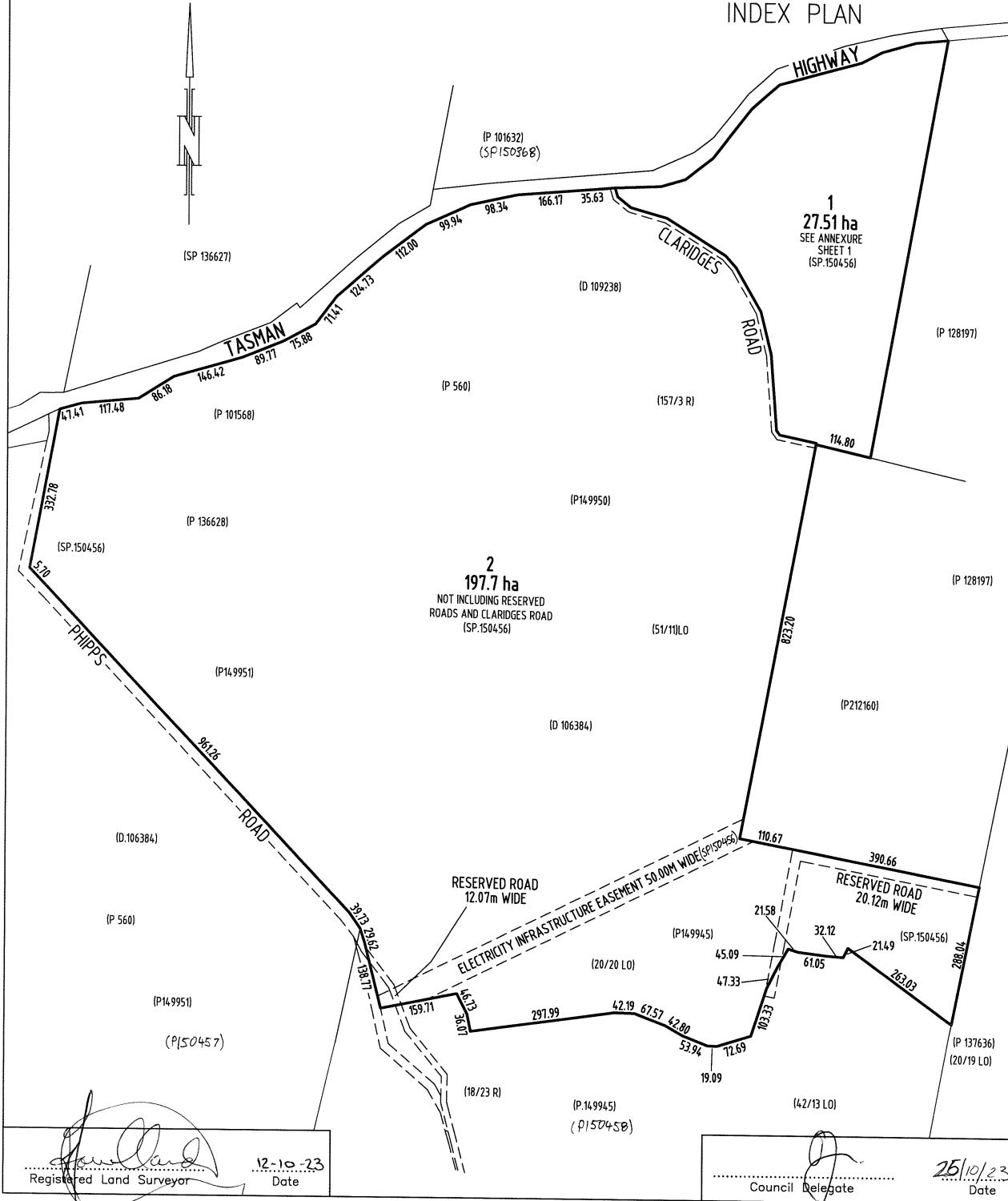
~~Recorder of Titles~~

LOT 2 IS COMPILED FROM CT.150456-1 & THIS SURVEY

## PRIORITY FINAL PLAN

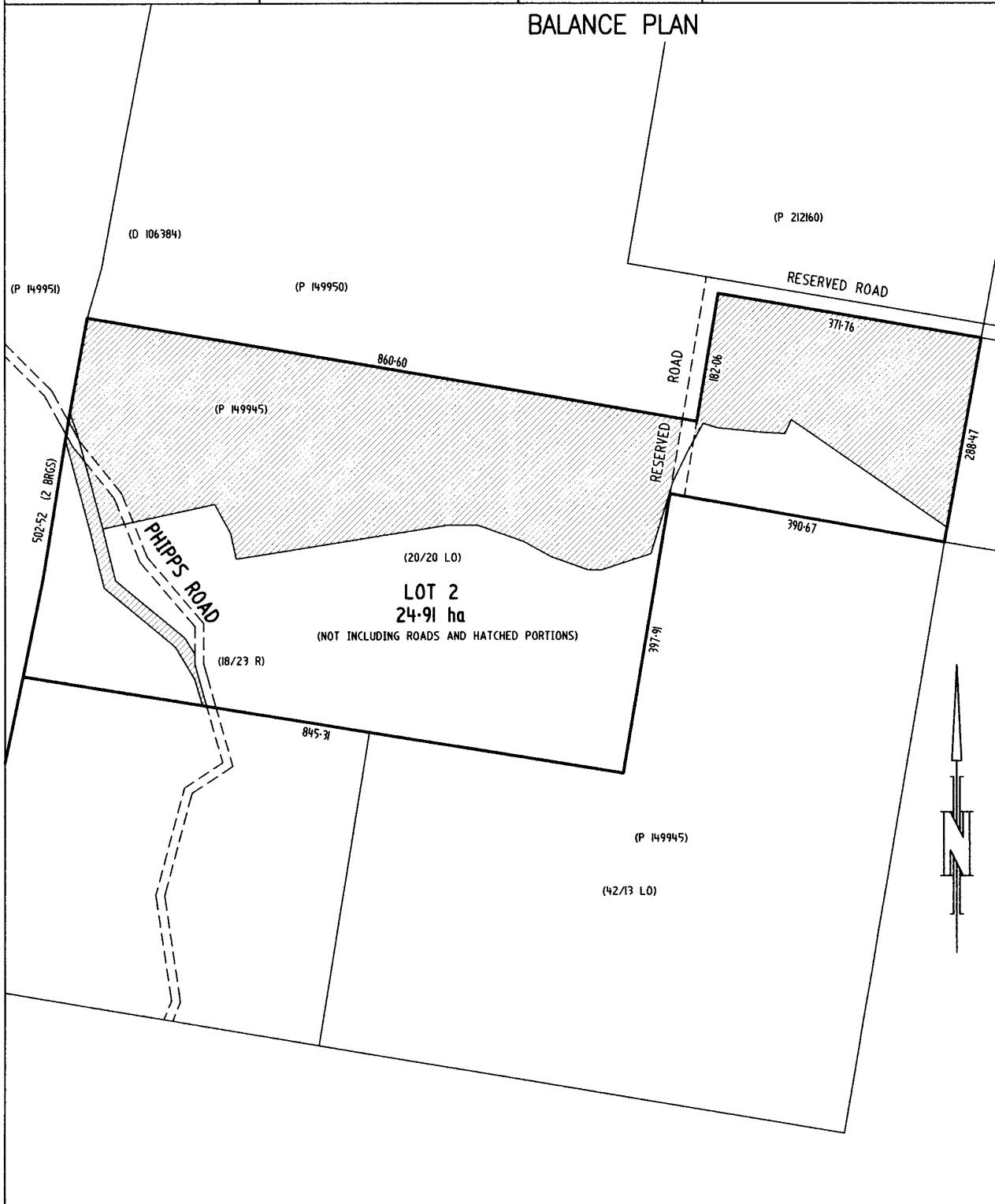
ALL EXISTING SURVEY NUMBERS TO BE  
CROSS REFERENCED ON THIS PLAN

## INDEX PLAN



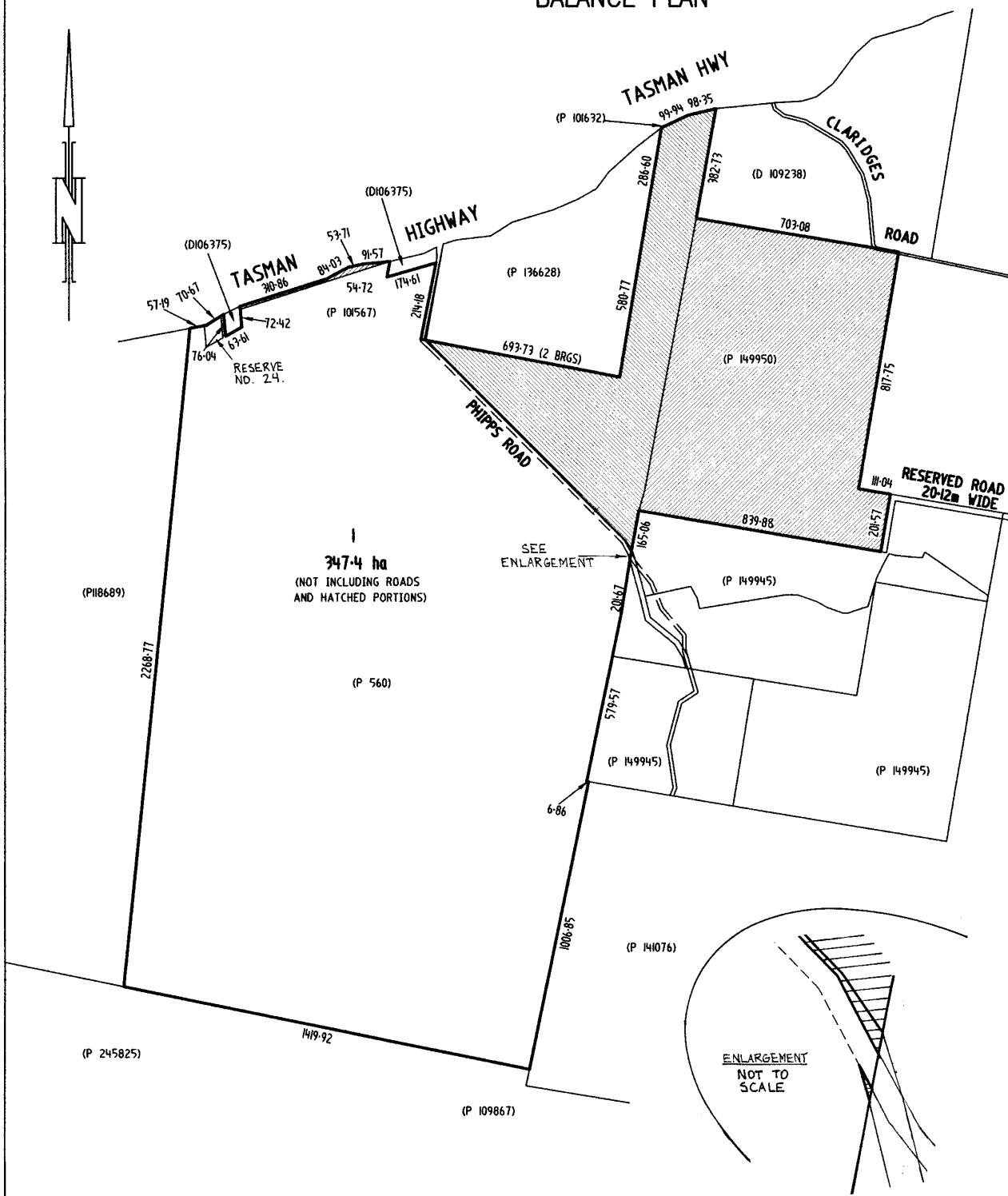
<b>PLAN OF SURVEY</b> <b>ANNEXURE SHEET</b> NEW SHEET 1 OF 1 SHEETS		OWNER: PAUL ANTHONY TATE KATHRYN LOUISE TATE  FOLIO REFERENCE: CT.150456-1 SCALE 1:3000	Registered Number <b>SP186006</b>
SIGNED FOR IDENTIFICATION PURPOSES  SEE PLAN FILE Council Delegate ..... Date .....  Registered Land Surveyor ..... Date ..... <i>John Alcock</i> <i>15-11-2023</i>		THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.  <i>Ken</i> Recorder of Titles	
<p>1 27.51 ha (SP.150456)</p> <p>(P.101632)</p> <p>(D.109238)</p> <p>(SP.150456)</p> <p>(157R/3)</p> <p>(P.149950)</p> <p>(P.128197)</p> <p>(P.128197)</p> <p>10.06</p> <p>100°41'20" 76.87</p> <p>189°37' 2.77</p> <p>101°58'00" 114.80</p> <p>114°49'20" 154.73</p> <p>143°32'00" 143.03</p> <p>145°03'20" 89.98</p> <p>145°03'20" 103.03</p> <p>157°59'20" 32.00</p> <p>121°02'20" 142.27</p> <p>104°45'20" 77.46</p> <p>127°26'20" 34.74</p> <p>162°41' 18.81</p> <p>86°46'40" 94.32</p> <p>77°45'40" 51.93</p> <p>51°05'20" 12.24</p> <p>36°57'10" 127.83</p> <p>47°31'40" 16.20</p> <p>73°33'00" 174.79</p> <p>61°09'00" 46.92</p> <p>72°41'20" 12.36</p> <p>83°21'00" 66.83</p> <p>1</p> <p>27.51 ha (SP.150456)</p>			

OWNER PAUL ANTHONY TATE and KATHRYN LOUISE TATE	<b>PLAN OF TITLE</b> LOCATION LAND DISTRICT OF PEMBROKE PARISH OF KILLINGFORD	REGISTERED NUMBER <b>P 150458</b>
FOLIO REFERENCE C.T.149945/2	FIRST SURVEY PLAN No.	APPROVED EFFECTIVE FROM 26 APR 2007
GRANTEE PART of Lot 16499 Gtd. to HENRY FRANK DART	COMPILED BY ROGERSON & BIRCH SURVEYORS SCALE 1: 5000 LENGTHS IN METRES	<i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 125 (5427)	LAST UPI No. FWM 21	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



OWNER PAUL ANTHONY TATE and KATHRYN LOUISE TATE	PLAN OF TITLE LOCATION LAND DISTRICT OF PEMBROKE PARISH OF KILLINGFORD	REGISTERED NUMBER <b>P150457</b>
FOLIO REFERENCE C.T.149951/2	FIRST SURVEY PLAN No. COMPILED BY ROGERSON & BIRCH SURVEYORS SCALE 1: 12500 LENGTHS IN METRES	APPROVED EFFECTIVE FROM <u>26 APR 2007</u> <i>Alice Kawa</i> Recorder of Titles
GRANTEE PART of Lot 565 600 Acres Gtd. to Charles Octavius Parsons	MAPSHEET MUNICIPAL CODE No. 125 (5427)	LAST UPI No. 2814200 LAST PLAN No. P.149951 ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

## BALANCE PLAN





OWNER FOLIO REFERENCE F/R 24503I-I	PLAN OF TITLE LOCATION PEMBROKE - KILLINGFORD	Registered Number <b>P.149945</b>
GRANTEE	FIRST SURVEY PLAN No. 20/20,22/23,42/13L0 COMPILED BY LDRB SCALE 1: 8000 LENGTHS IN METRES	APPROVED 13 FEB 2007 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 125 (5427)	LAST UPI No FWM2I	LAST PLAN No. P24503I ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

