



Public Notice Details

Application Details

Application No	DA2600041
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Property Details

Property Location	454 Woodsdale Road Runnymede
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Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling
Advertising Commencement Date	14/5/26
Advertising Closing Period	28/5/26

If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.

If you need any further information, you're welcome to contact the Planning Department. A planner in the Development and Environmental Services section can be reached on 6254 5050 or at planningenquiries@southernmidlands.tas.gov.au.

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.



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CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING ASSESSMENT.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE ASSESSMENT IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

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PROPOSED RESIDENCE FOR T. HIGGS AT 454 WOODSDALE RD RUNNYMEDE TAS 7190



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design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

DATE:
04/05/2026

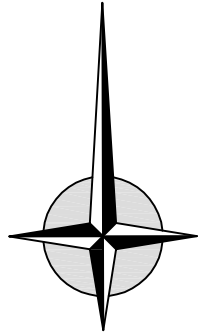
JOB NUMBER:
DA-26SR1476

RBS NUMBER:
RBS1316

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]



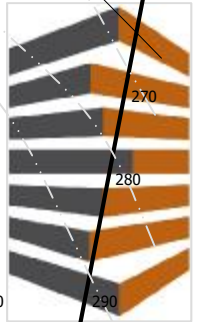
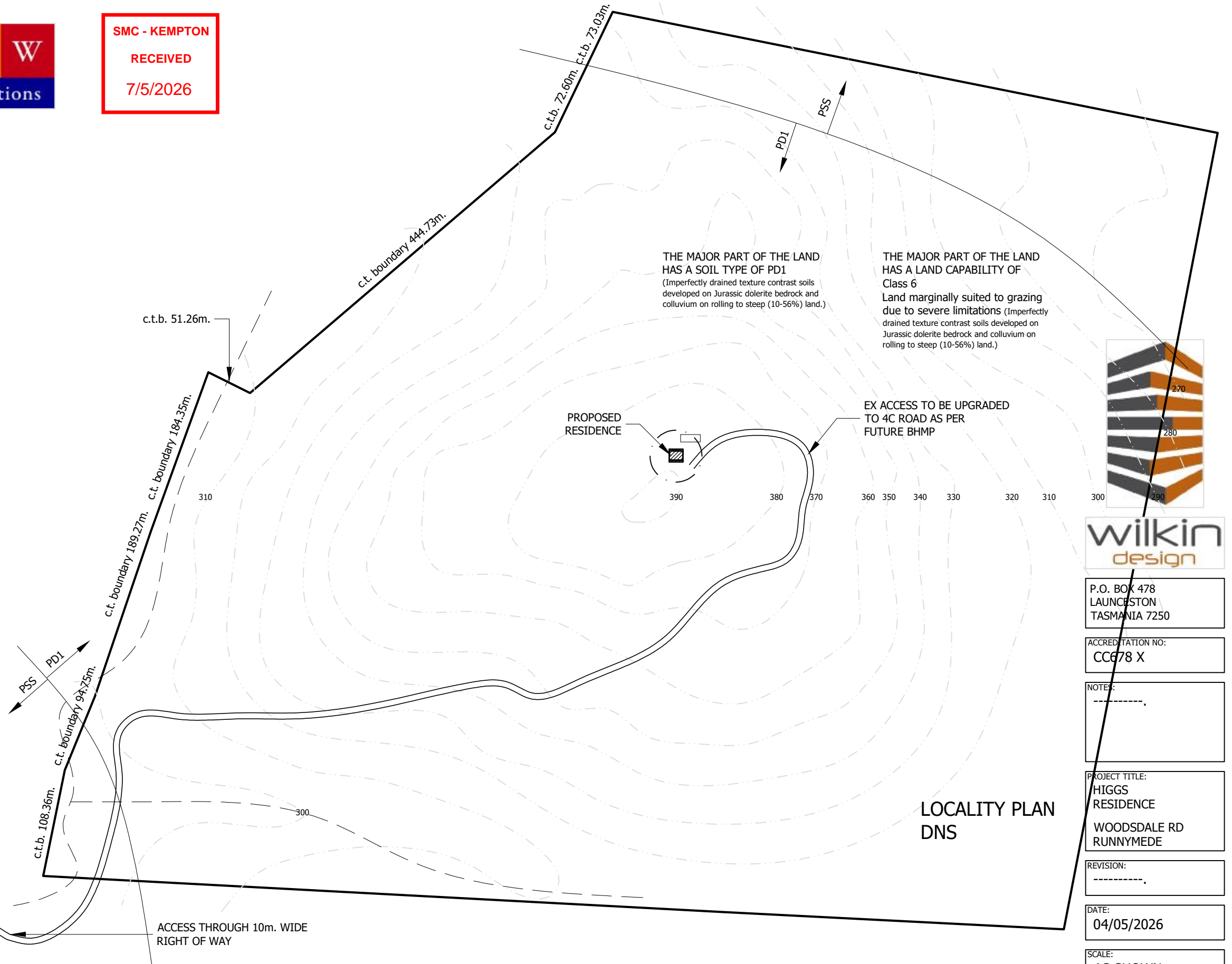
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454 WOODSDALE RD
RUNNYMEDE TAS 7190

TITLE REF: 160752/2
PROPERTY ID: 3223381
TITLE AREA = 1519.00m²

WOODSDALE ROAD



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RESIDENCE
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RUNNYMEDE

REVISION:

DATE:
04/05/2026

SCALE:
AS SHOWN

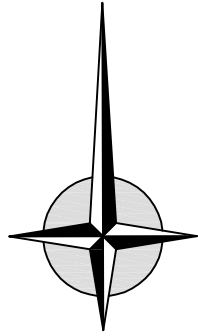
JOB NUMBER:
DA-26SR1476

RBS NUMBER:
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PAGE:
01 of 04

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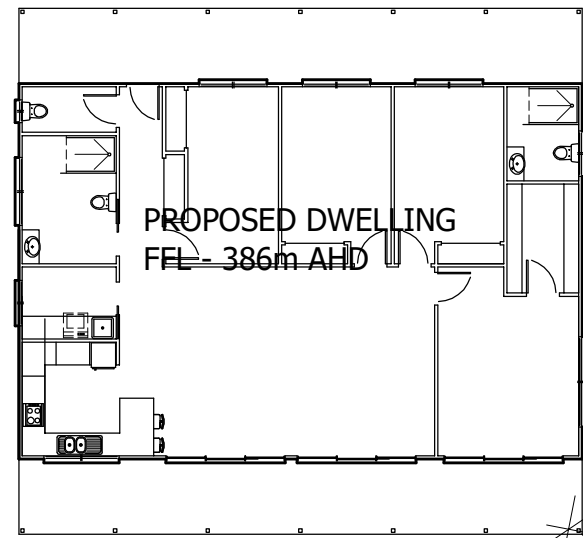


454 WOODSDALE RD
RUNNYMEDE TAS 7190

TITLE REF: 160752/2
PROPERTY ID: 3223381
TITLE AREA = 1519.00m²

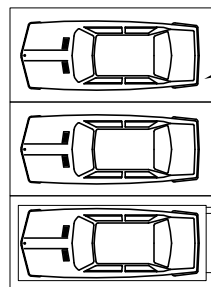
AREA FOR ON-SITE WSTER AS PER
FUTURE REPORT

SITE IS LEVEL



DOMESTIC TANK
TBC

POSSIBLE AREA
FOR FIRE TANK
TBC



PARKING BAY
SIZE: 5.5 x 2.5
SLOPES:
MAX. 5% (1 in 20) LENGTHWAYS
6.25% (1 in 16) CROSS WAYS

PARKING AND TURNING CIRCLES
TO COMPLY WITH AS2890

SITE PLAN
1:200

NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE.

- NEW ALL WEATHER ACCESS ROAD TO A MINIMUM OF
A CLASS 4C STANDARD AS PER ARRB "UNSEALED
ROADS MANUAL".
1. IF LESS THAN 6m. WIDE IT IS TO HAVE 20m LONG
PASSING BAYS AT A MAX. 100m. INTERVALS.
 2. MAXIMUM 2% CROSS SLOPE TO ROAD
 3. A MINIMUM WIDTH OF 4 METRES
 4. ANY CULVERTS REQUIRED TO BE DESIGNED FOR A
MINIMUM VEHICLE LOAD OF 20 TONNES



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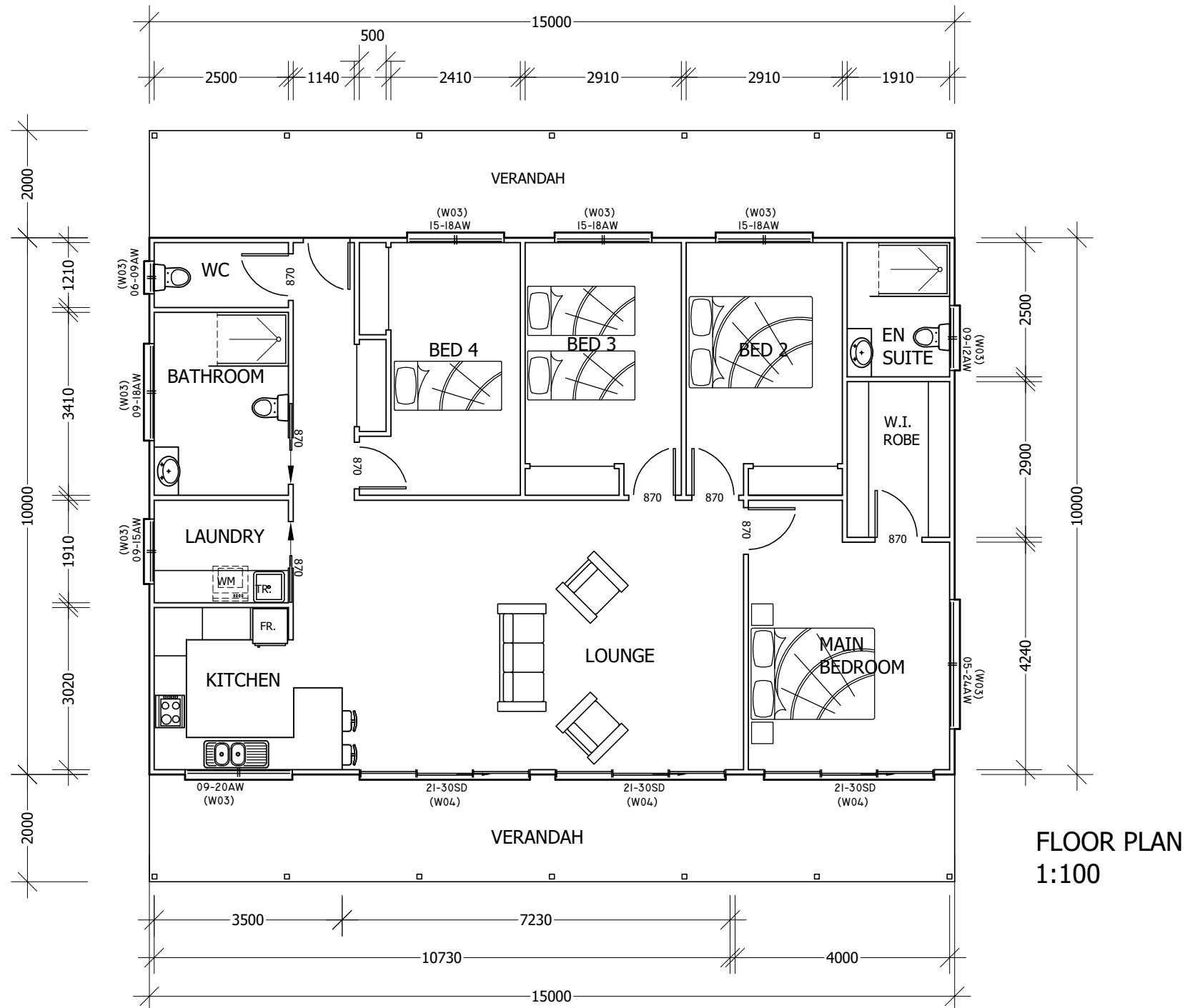
SCALE:
AS SHOWN

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FLOOR PLAN
1:100



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03 of 04

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SOUTH ELEVATION
1:100

VERTICAL CORRUGATED WALL CLADDING TO BE MONUMENT MATT FINISH

GUTTER, BARGE AND FLASHINGS TO BE MONUMENT MATT FINISH



EAST ELEVATION
1:100



NORTH ELEVATION
1:100



WEST ELEVATION
1:100



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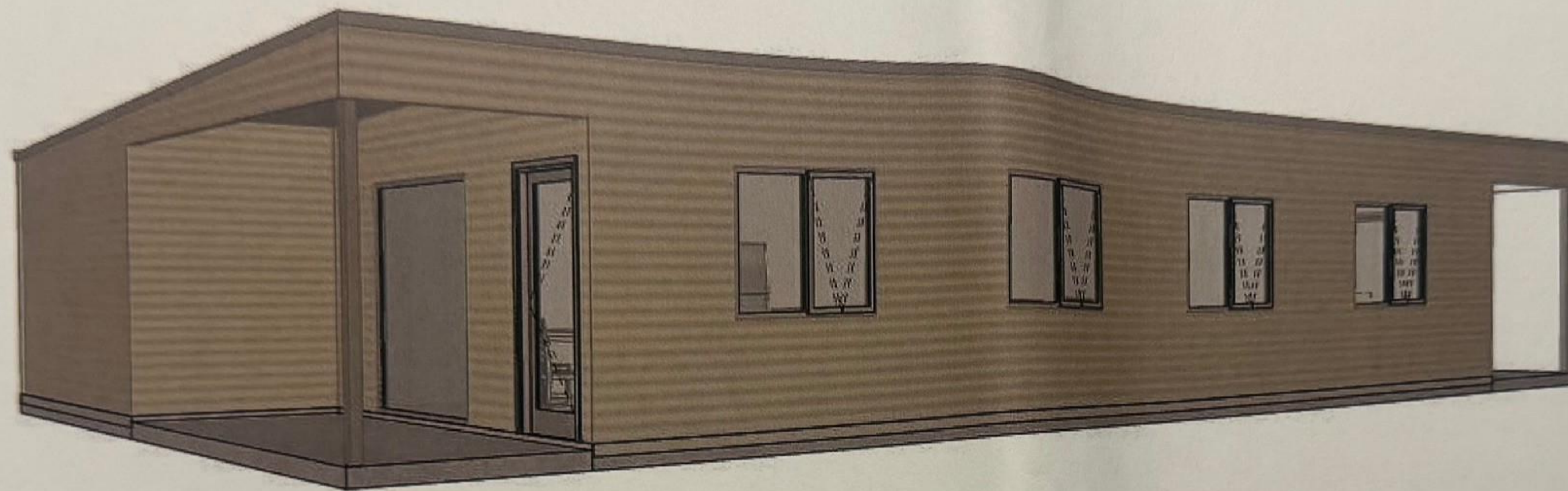
Wall frames & roof trusses:
Truecore®™

Roof and wall cladding:
Colorbond®

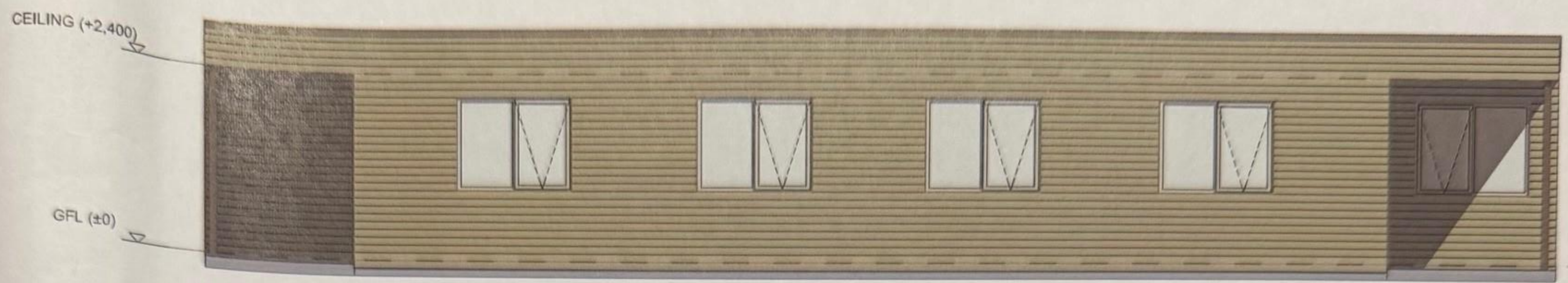
Gutter and fascia:
Colorbond®

Floor system:
Concrete slab on ground,
min. 150-200mm above NGL

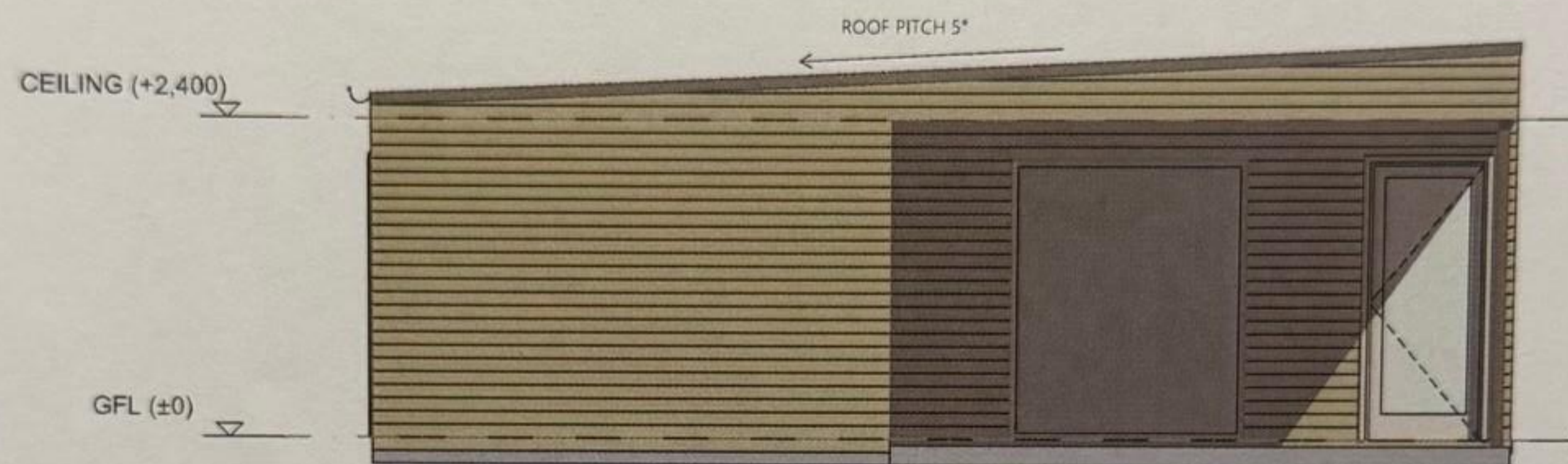
Windows:
Double glazed with aluminium
fly screens (BAL POA)



KIT HOME ELEVEN



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE



ELEVATION FOUR

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Proposed 15 x 10 Dwelling



460m

463

Proposed 15 x 10 Dwelling 525

513

mate Current Access



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nutrient
stewardship



Agricultural Report for 454 Woodsdale Road

Prepared by Luke Taylor

AgAssist

April 2026

AgAssist

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7/5/2026

Luke Taylor

30 Red Chapel Avenue

Sandy Bay, TAS, 7005

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ltaylor@agassist.net.au

Introduction

AgAssist has been engaged to undertake an agricultural assessment of the property located at 454 Woodsdale Road, Runnymede (Title Reference: 160752/2, Property ID: 3223381).

The purpose of this report is to demonstrate that the proposed dwelling is capable of approval as a discretionary use within the Agriculture Zone under Clause 21.3.1 Discretionary Uses Performance Criteria P4 of the Tasmanian Planning Scheme. In particular, the report assesses whether the property satisfies Clause 21.3.1 P4(b), which applies where a dwelling is proposed on land that is not capable of supporting an agricultural use, is not capable of being included with other agricultural land, and will not confine or restrain agricultural use on adjoining properties.

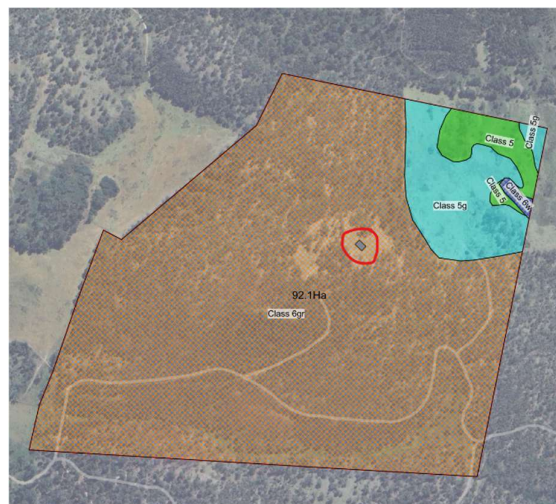
This assessment has been informed by a combination of desktop analysis and site inspection. The desktop analysis included a review of topography (slope and aspect), drainage characteristics and land capability mapping, while the site inspection assessed soils, landscape constraints and overall agricultural suitability of both the subject land and adjoining properties.

The report includes an assessment of land capability using the Tasmanian Land Capability Classification System, an evaluation of the agricultural potential of the property, and a specific assessment against the relevant provisions of the Tasmanian Planning Scheme relating to agricultural land use and potential land use conflict.

The following assessment demonstrates that the property is not capable of supporting a viable agricultural use due to the predominance of steep, rocky and heavily constrained Class 6 land. Only a very small area of the site has any potential for pasture improvement and this area is insufficient to support a commercially viable agricultural enterprise.

The property is also not capable of being reasonably incorporated into adjoining agricultural landholdings. The neighbouring properties to the east and south are similarly constrained, while the small amount of potentially productive land on the subject property would not provide sufficient benefit to justify acquisition by the adjoining agricultural property to the west.

The proposed dwelling (circled in red to the right) will not confine or restrain existing or potential agricultural use on adjoining land. It is therefore concluded that the proposal satisfies Clause 21.3.1 Discretionary Uses Performance Criteria P4(b)(i), (ii) and (iii) of the Tasmanian Planning Scheme.



Qualifications and Experience

Luke Taylor is the principal consultant with AgAssist and has had over 25 years' experience in the Agricultural sector. Luke has a Bachelor of Management in Agribusiness from Sydney University as well and an Advanced Diploma in Farm Management from Melbourne University. For the past 12 years Luke has been consulting to the agricultural sector across Tasmania as well as some part time lecturing at the School of Land and Food at the University of Tasmania.

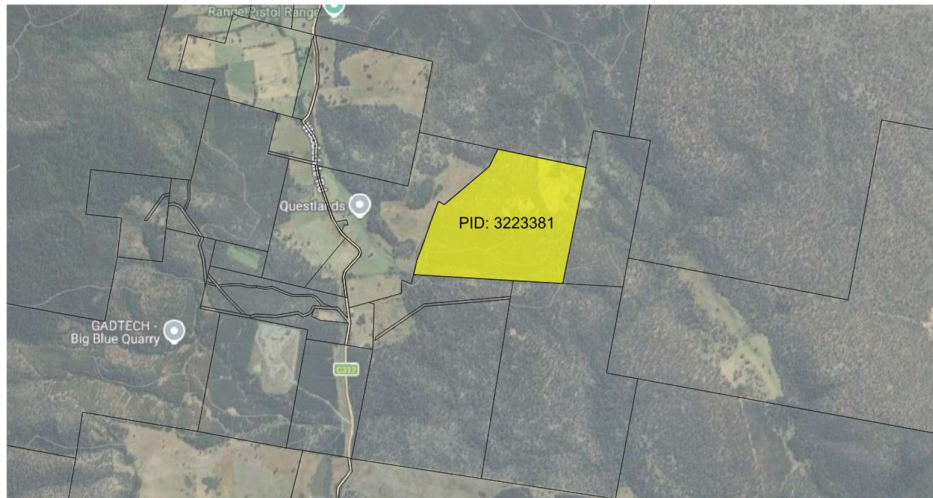
7/5/2026

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30 Red Chapel Avenue
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ltaylor@agassist.net.au

Property Details

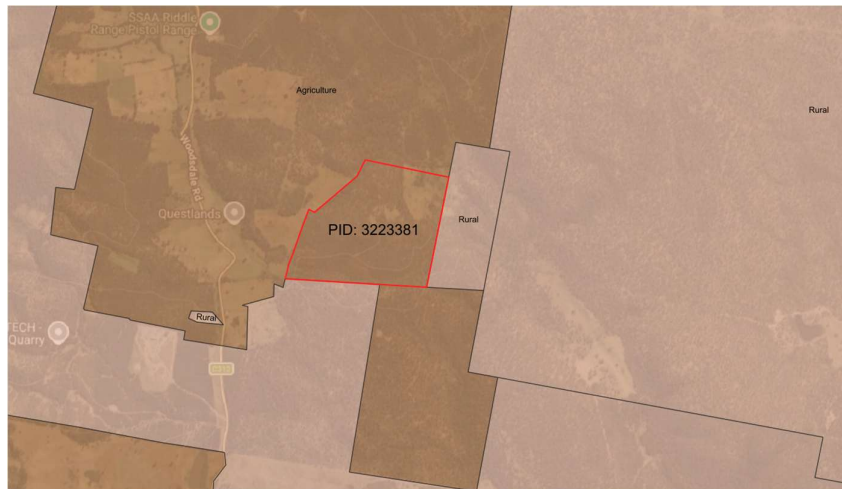
LOCATION

The property which is around 92Ha is located at 454 Woodsdale Road, Runnymede (Title Reference: 160752/2, Property ID: 3223381).



PLANNING SCHEME

The property is within the Agriculture zone under the Tasmanian Planning Scheme



SURROUNDING PROPERTY DETAILS

The surrounding properties to the very northwest and southeast are also zoned Agriculture while the properties to the east and the south are zones Rural. The title to the west is a commercial livestock operation while the other surrounding properties are heavily wooded and not used for agricultural operations.

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Registered Constraints and Protected Areas

The table below summarises the principal mapped statutory constraints and protected areas identified for the property that are relevant from an agricultural land use and management perspective. The information is based on available public datasets and is intended as a preliminary overview only. It may not include all planning constraints, overlays or approval requirements relevant to future development or land use. The applicability of these matters should be confirmed as part of the planning process and, where required, in consultation with the relevant planning authority or planning consultant.

Layer	Restriction/Description
Landslip Zones	None
Threatened Native Vegetation Communities	None
Flood-Prone Land / 1% AEP Flood Mapping	Yes – See Map
CFEV Watercourse and Waterbody Buffers	Yes – See Map
Acid Sulfate Soils	None
Conservation Covenants or Reserves	None

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Land Classification

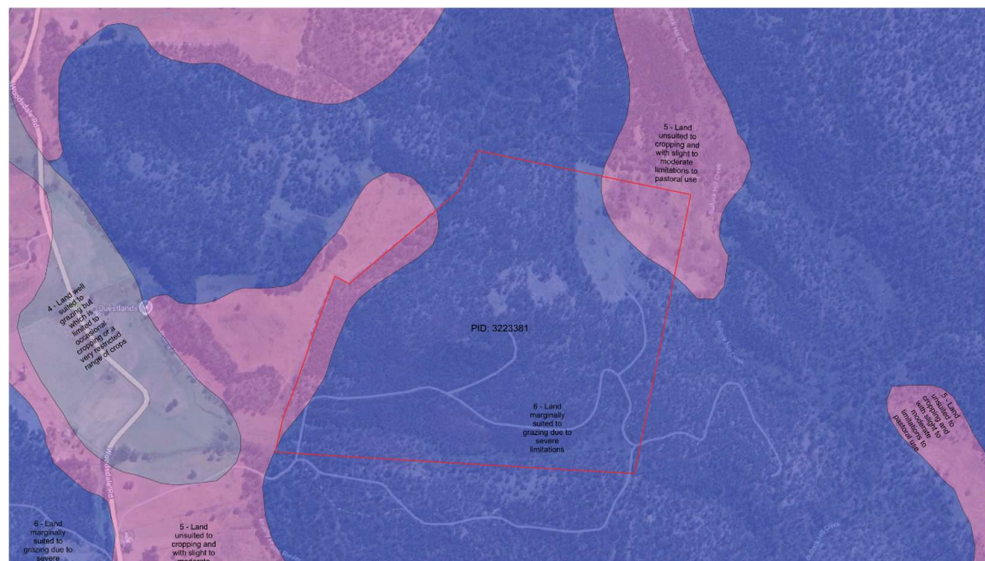
Across Tasmanian agricultural zones, agricultural land capabilities have been classified using the Tasmanian Land Capability Classification System (Grose, 1999) which is a method of ranking the ability of the land to support a range of broadacre agricultural activities on a sustainable basis. The lands classification system comprises seven classes ranked in order of agricultural versatility. Class 1 land is the best and Class 7 the poorest. Classification requires the synthesis and land information including soils, topography and climatic data.

Below are the land class definitions that are referred to for this property and the adjoining property.

- Class 5: *Land unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.*
- Class 6 which is: *Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover.*

A full explanation of the Land Capability System is available in the *LAND CAPABILITY HANDBOOK - Guidelines for the Classification of Agricultural Land in Tasmania*, Second Edition, Edited by C J GROSE, Department of Primary Industries, Water and Environment, 1999.

The land classification for this property as per TheList is Class 5 and 6 (see pic to the right and also the map at the back of this report).



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Land Capability Classification Assessment

CLIMATE

The property location is in a relatively dry temperate climate with average annual rainfall of approximately 550 mm and an estimated growing degree day accumulation of 1,000–1,200 GDD (base 10°C). The area experiences cool winters with frequent frosts and warm, dry summers typical of the Tasmanian Midlands.

GEOLOGY

The site is underlain by Jurassic Tasmanian Dolerite, comprising tholeiitic dolerite with minor granophyre. To the north of the property boundary is a band of quartz sandstone which is where the lighter texture soils to the north east and derived from.

SOILS

The soils are predominantly Chromosols (see pic to the right) which are dolerite-derived brown and grey clay loams and sandy clay loams over moderately well-structured clay subsoils with good drainage on the sloped area but poor within the lower lying natural watershed lines.



To the very north east of the property there is a band of Podosols (see pic to the left) which consist of loamy sand topsoils over bleached A2 horizons (the interface between the topsoil and subsoil) which weak to poorly structured subsoils.

The soils will be naturally infertile and are currently unproductive due to very little if any fertiliser or lime history.

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LAND CAPABILITY ASSESSMENT

After assessment, the majority of the property has been classified as Class 6 land, being marginally suitable for grazing. This is due to most of the site having slopes greater than 20% (see slope map at the rear of this report), areas of bedrock exposed at the surface (see photograph to the right), and dense woodland cover, making cultivation impractical.

A section of approximately 2.7 ha in the north-east of the property has been classified as Class 5 land, where slopes are gentler and the area has previously been cleared and cultivated. This area could be cultivated and re-sown to improved pasture. A further 8.2 ha has been classified as Class 5g land; while this area contains significant rock and would be difficult to cultivate, it could potentially be re-sown to pasture. Neither of these areas would be suitable for cropping.



Land Classification	Area	Key Limitations	Agricultural Use	Comments
Class 6gr	80.8Ha	Heavily Wooded, Slope excess of 20%, coarse rock fragments and rock outcrops	Marginally suitable for grazing	Could be grazed with a stocking rate below 1 DSE/ha.
Class 6w	0.3Ha	Seasonal waterlogging during wetter months	Unsuitable for grazing during winter	Could be grazed with a stocking rate of 6 DSE/ha.
Class 5g	8.2	Large amounts of surface rock making cultivation very difficult.	Unsuitable for cropping but suitable for grazing.	Cultivation would be very difficult.
Class 5	2.7	Light-textured fragile soils suitable for very occasional cultivation for the purpose of fodder crop or pasture renovation.	Unsuitable for cropping but suitable for grazing.	<i>These will require large amounts of lime and P to become productive.</i>

Agricultural Potential and Viability

The agricultural potential (commercial farming or associated rural activities) of the property is extremely restricted due to the extensive area (80.8Ha) of Class 6 land. Of the 10.9Ha Class 5 land, 2.7Ha could be developed and improved for grazing with the other 8.2Ha of the class 5 areas marginal suitable for developing due to the rock.

In total the Class 5 area, once developed, could run around 9 Dry Sheep Equivalentents per Ha (DSE/ha) which would at best run a total of around 90DSE or around 5 to 6 cows and calves.

This low stocking rate potential makes the property unviable as a commercial agricultural operation and is limited only to hobby farm status.

Under the guidelines of the Agricultural Land Mapping Project (ALMP) commissioned by the State Government in 2016, the available land area is well below the minimum land areas for all viable commercial enterprises (see Table 1).

Cluster	Title Size	Access to Irrigation
ES1 – Irrigated Perennial Horticulture	10ha	Yes
ES2 – Vegetable Production	25ha	Yes
ES3 – Irrigated Grazing (Dairy)	40ha	Yes
ES4 – Broadacre – Cropping and Livestock	133ha	No
ES5 - Broadacre – Dryland Pastoral	333ha	No

Table 1 : Enterprise clusters and minimum title sizes (from ALMP 2016)

Source: Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones, AK Consulting, 2018.

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Assessment Against Tasmanian Planning Scheme

The purpose of this assessment is to demonstrate that the proposed dwelling satisfies Clause 21.3.1 Discretionary Uses Performance Criteria P4(b) of the Tasmanian Planning Scheme.

The site is not capable of supporting a viable agricultural use. Approximately 80.8 ha of the property is Class 6 land with slopes greater than 20%, extensive rock outcrop and dense woodland. Of the remaining land, only approximately 2.7 ha could be improved for pasture, with a further 8.2 ha constrained by extensive surface rock. At best, the property could support only a very small grazing enterprise and is not viable for commercial agriculture.

The property is also not capable of being included with adjoining land for agricultural use. The neighbouring properties to the east and south are similarly constrained by slope and rock and contain only small areas of usable land. While the property to the West is a commercial agricultural livestock operation, the limited additional productive area offered by the subject property would not justify the cost of purchase or development and would therefore not be attractive to adjoining landowners.

The proposed dwelling will not confine or restrain agricultural use on adjoining properties, as it is located on land with very low agricultural value and will not affect the limited existing or potential agricultural use of surrounding land. Accordingly, the proposed dwelling satisfies Clause 21.3.1 P4(b).

TheList Land Capability

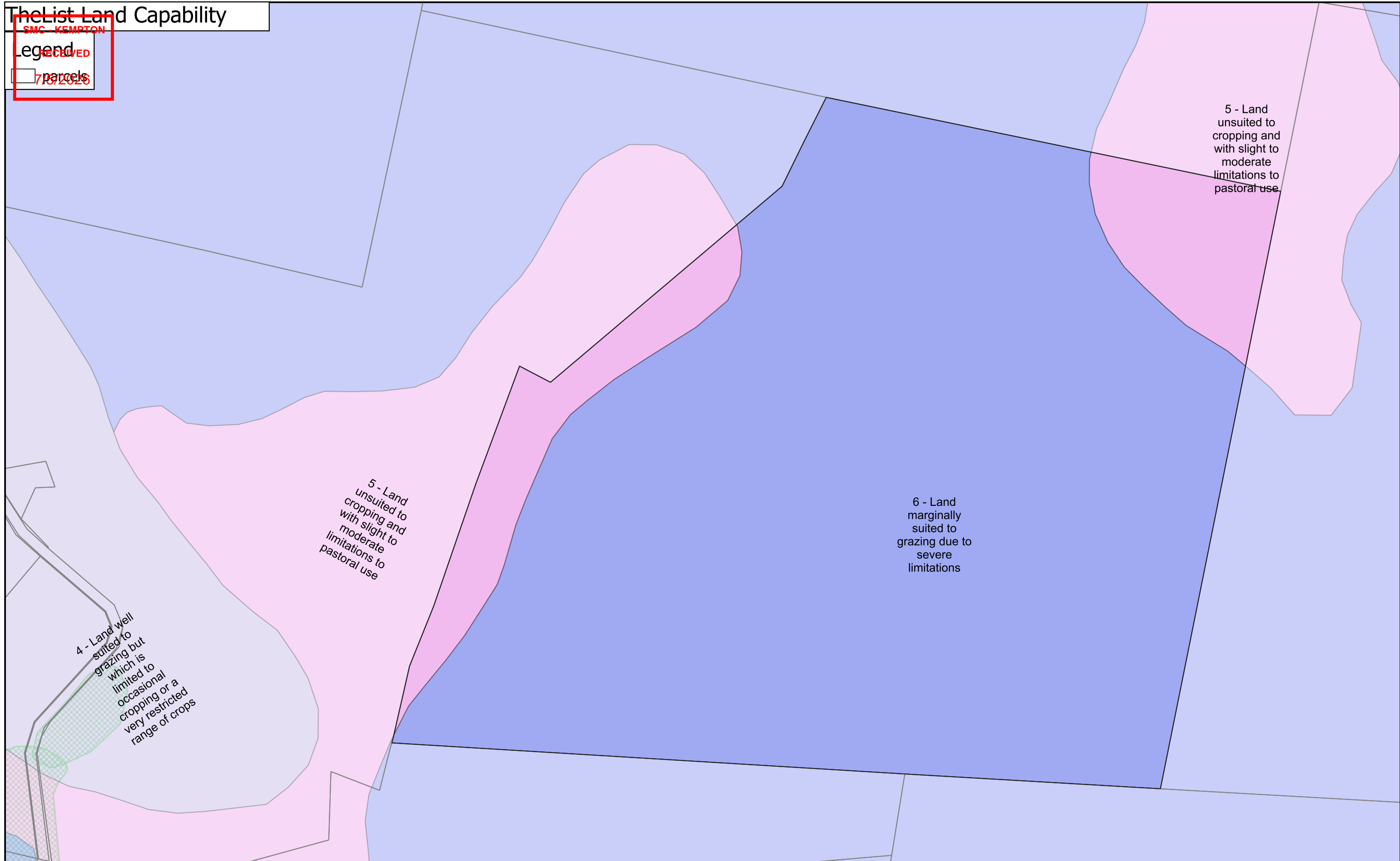
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Legend

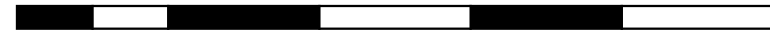
parcels



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454 Woodsdale Road, Runnymede

100 0 100 200 300 400 m



Scaled for printing in A3

Data Source: Google, ESRI, Tas Networks, The List and Mineral Resources Tasmania



Date Printed: 22-4-2026
GDA94 / MGA zone 55

AgAssist



Assessed Land Classification

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Legend

parcels

Assessed Land Classification

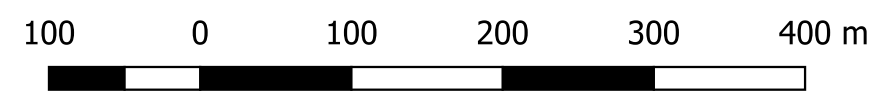
- Land Class
- Class 5
- Class 5 with course rock fragment limitation
- Class 6 with course rock fragment and rock outcrop limitation
- Class 6 with waterlogging limitations



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GDA94 / MGA zone 55



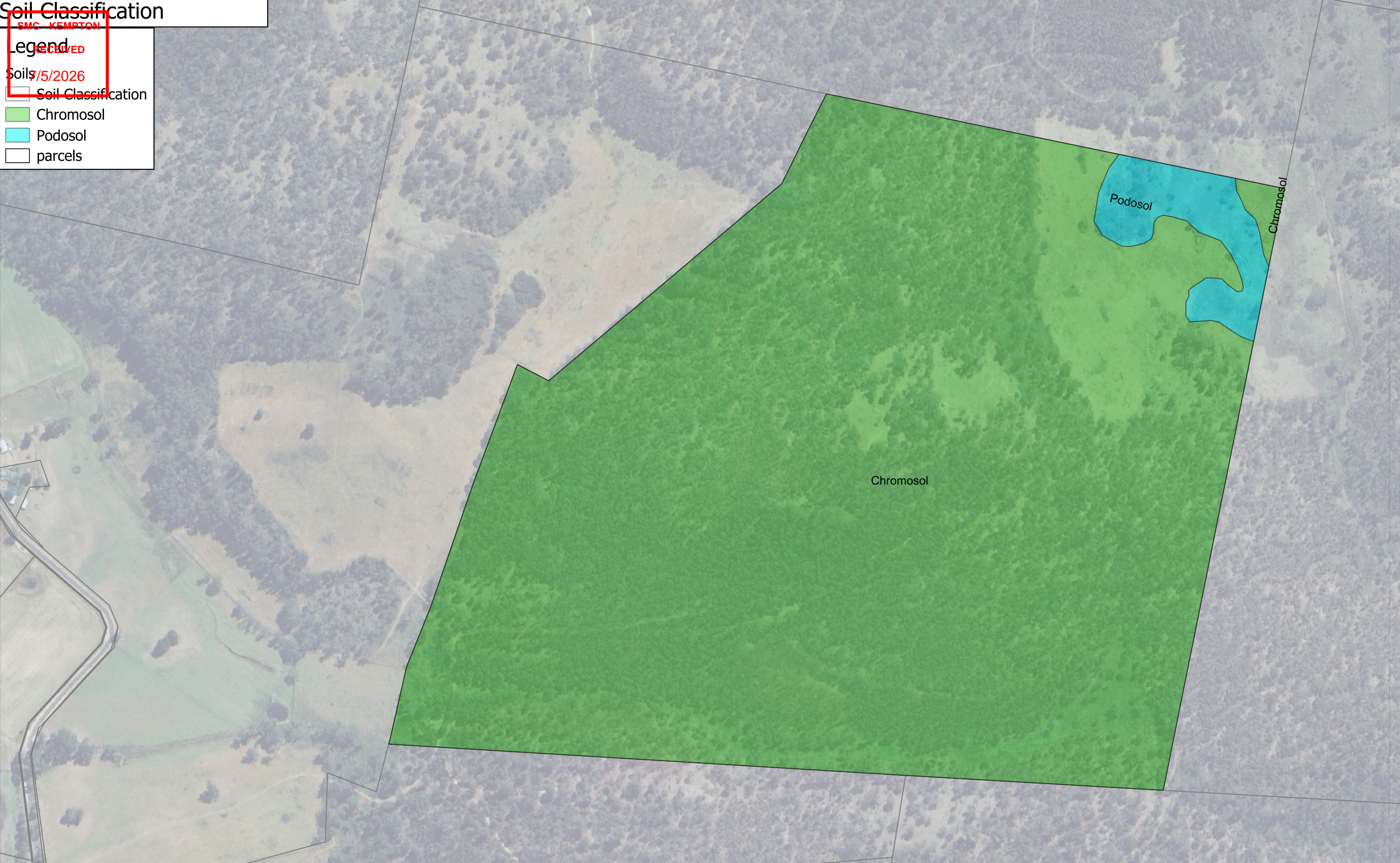
Soil Classification

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Soils 5/5/2026

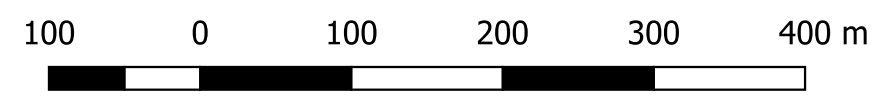
- Soil Classification
- Chromosol
- Podosol
- parcels



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Data Source: Google, ESRI, Tas Networks, The List and Mineral Resources Tasmania

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GDA94 / MGA zone 55



Drainage Analysis

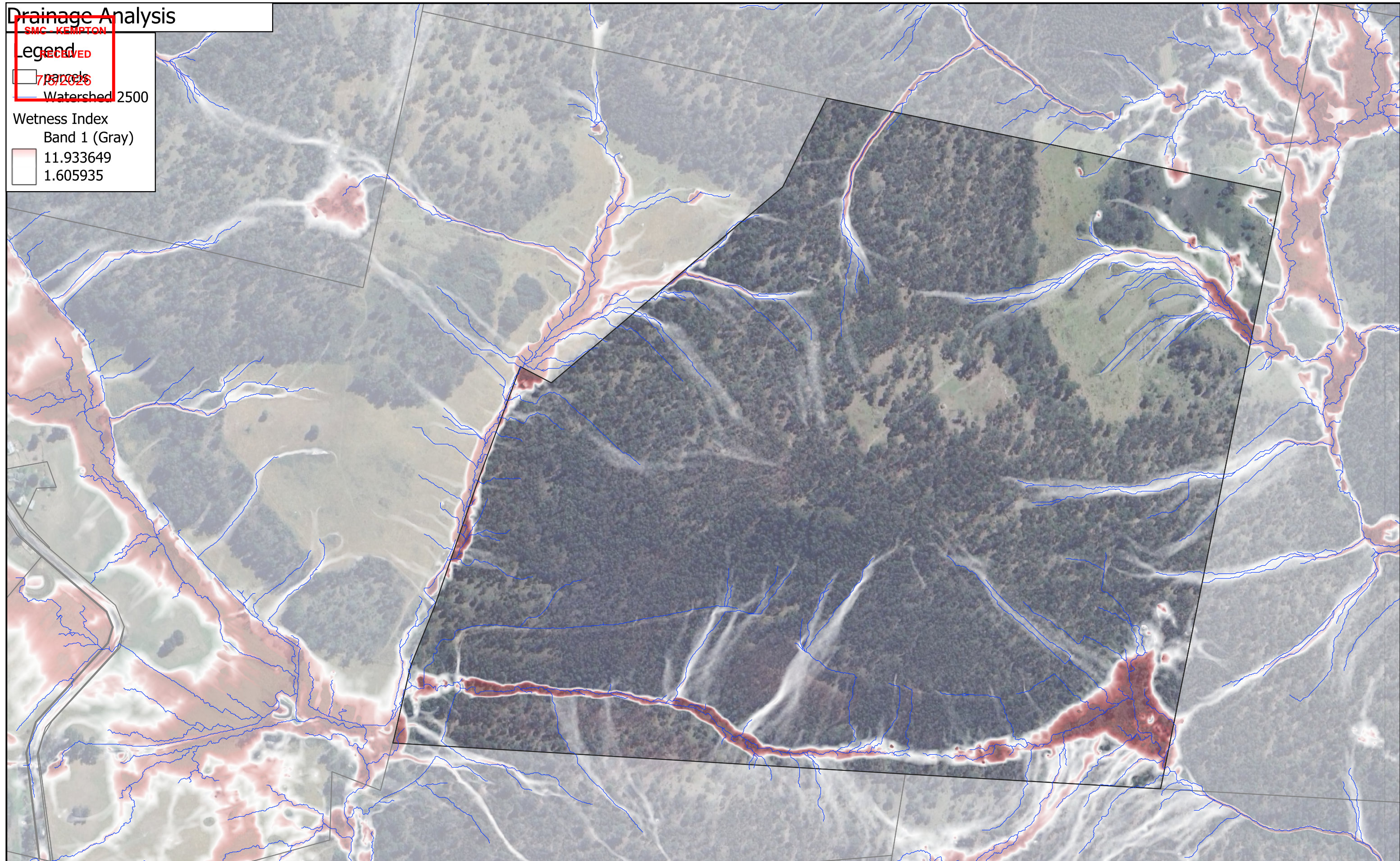
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Legend

- parcels
- Watershed 2500

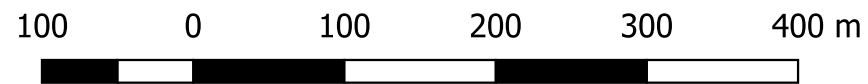
Wetness Index
Band 1 (Gray)

- 11.933649
- 1.605935



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Networks, The List and Mineral
Resources Tasmania



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Registered Constraints and Protected Areas

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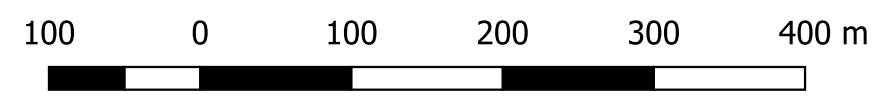
- parcels
- Tasmanian Strategic Flood Mapping - Dynamic Riverine Peak Flood Extents
- Tasmanian Strategic Flood Mapping - Riverine Flooding Peak Flood Extents
- CFEV Buffers by ICV Conservation Value Statewide GDA94
 - Integrated Conservation Value (ICV)
 - Low - 10m buffer
 - Medium - 20m Buffer
 - High - 30m Buffer
 - Very High - 100m Buffer
- Threatened Native Vegetation Communities with 10m Buffer



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Slope Analysis

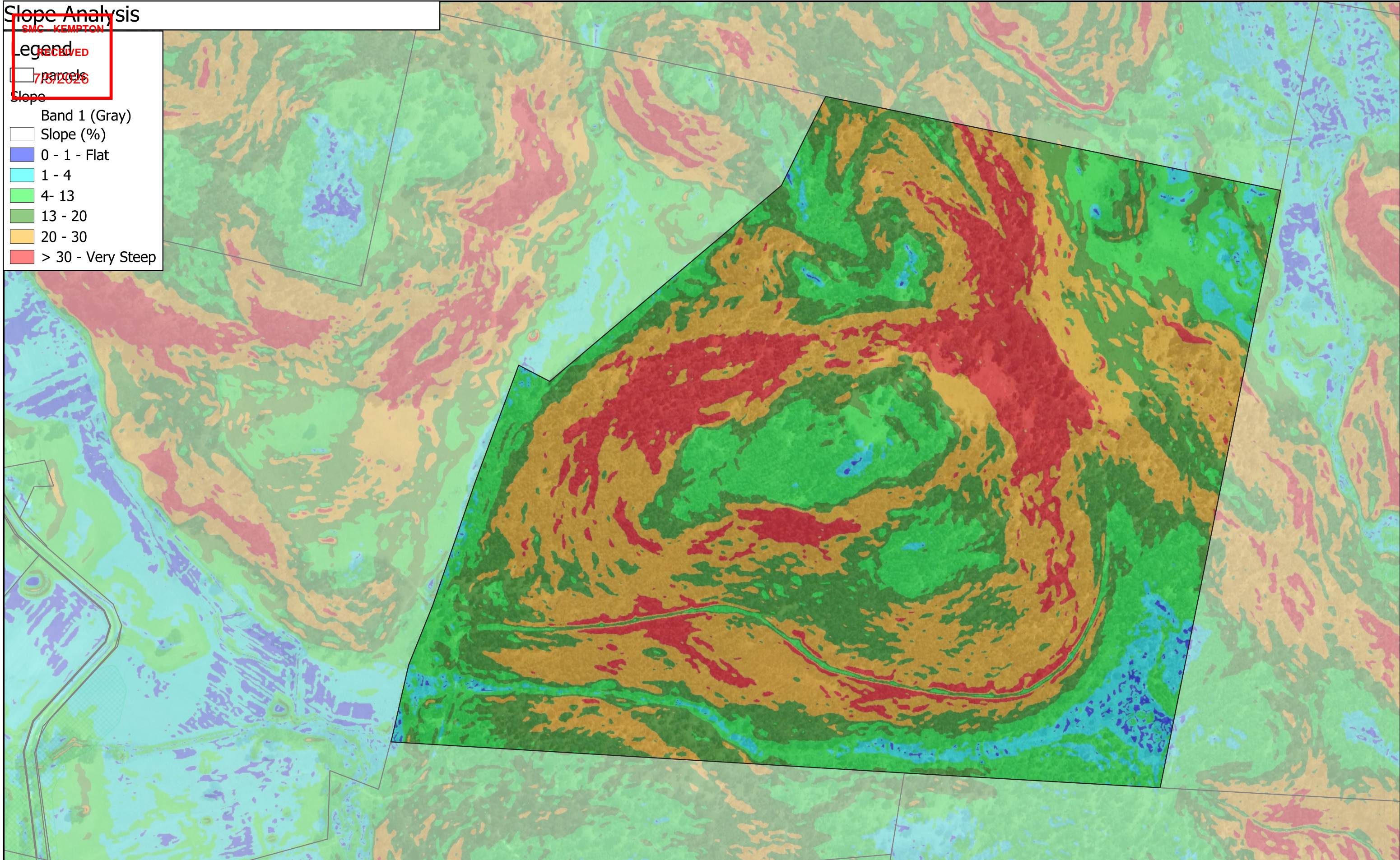
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Legend

parcels

Slope

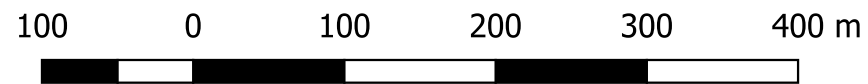
- Band 1 (Gray)
- Slope (%)
- 0 - 1 - Flat
- 1 - 4
- 4 - 13
- 13 - 20
- 20 - 30
- > 30 - Very Steep



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454 Woodsdale Road, Runnymede



Scaled for printing in A3

Data Source: Google, ESRI, Tas Networks, The List and Mineral Resources Tasmania



Date Printed: 22-4-2026
GDA94 / MGA zone 55



Aspect Analysis

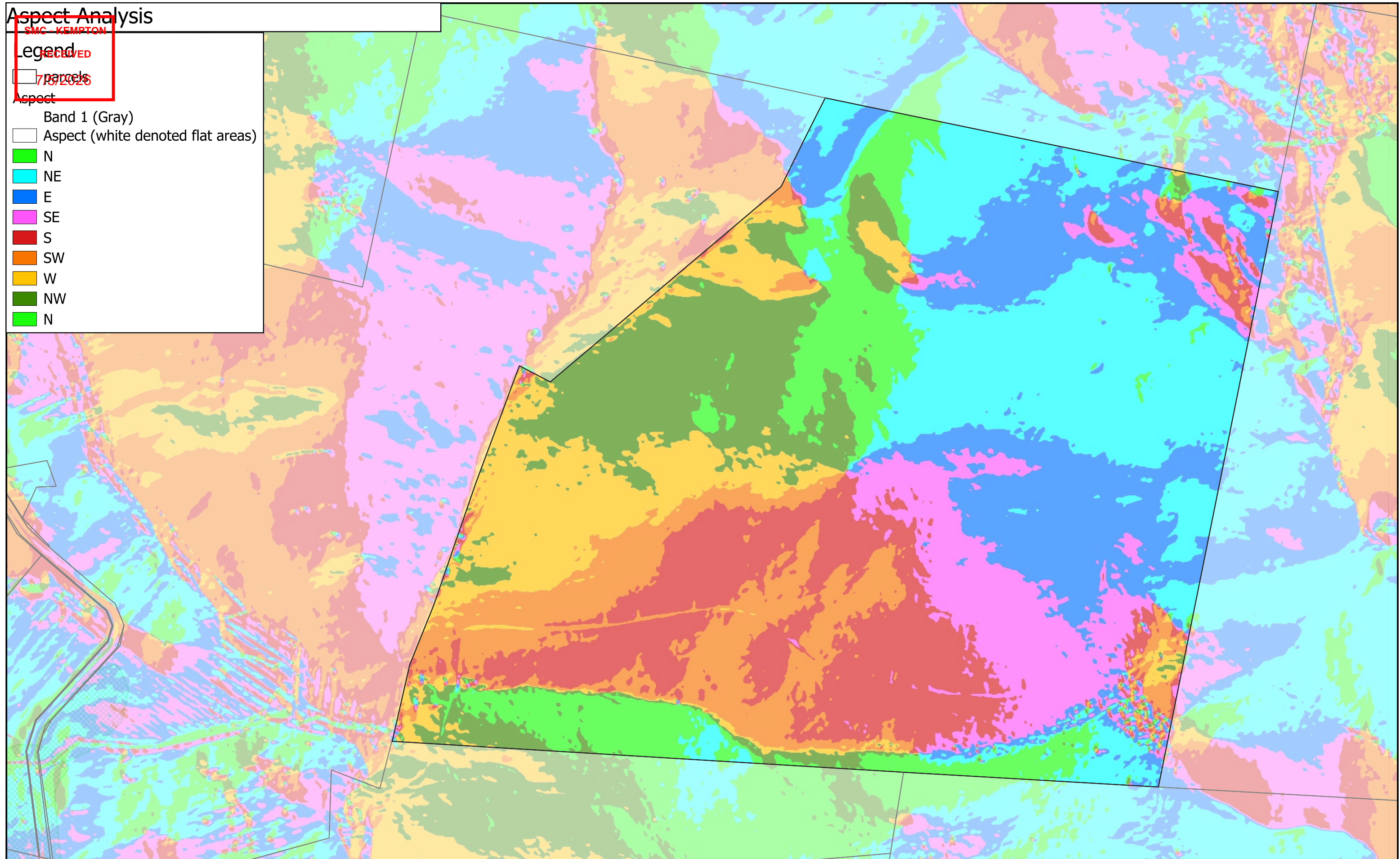
SMC - KEMPTON
RECEIVED
7/5/2026

Legend

parcels

Aspect

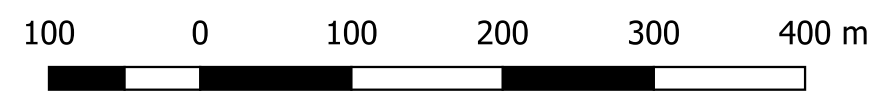
- Band 1 (Gray)
- Aspect (white denoted flat areas)
- N
- NE
- E
- SE
- S
- SW
- W
- NW
- N



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CERTIFICATE OF TITLE

LAND TITLES ACT 1980

TORRENS TITLE



TASMANIA

VOLUME		FOLIO	
160752		2	
EDITION	DATE OF ISSUE		
1	07-Mar-2011		
Page 1		of 1	

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.



DESCRIPTION OF LAND

Parish of KILMANAHAN Land District of PEMBROKE
Lot 2 on Sealed Plan 160752
Derivation : Lot 18718 Gtd. to L.F.S. Hore.
Prior CT 228176/1

Green Hill / Parkers Hill

SCHEDULE 1

C261707 TRANSFER to RUSSELL LEIGH ROWLANDS and PHILIPPA
KATHARINE CLYMO Registered 25-Oct-2000 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP160752 WATER SUPPLY RESTRICTION
SP160752 SEWERAGE AND/OR DRAINAGE RESTRICTION
SP160752 EASEMENTS in Schedule of Easements
SP160752 FENCING PROVISION in Schedule of Easements

SEARCH OF TORRENS TITLE

VOLUME 219900	FOLIO 1
EDITION 2	DATE OF ISSUE 25-Oct-2000

SEARCH DATE : 05-Dec-2025

SEARCH TIME : 11.10 am

DESCRIPTION OF LAND

Parish of KILMANAHAN, Land District of PEMBROKE
Lot 1 on Plan 219900
Derivation : Whole of Lot 19552 Gtd. to V.W. Hodgson.
Prior CT 2706/73

SCHEDULE 1

C261707 TRANSFER to RUSSELL LEIGH ROWLANDS and PHILIPPA
KATHARINE CLYMO Registered 25-Oct-2000 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SMC - KEMPTON
RECEIVED
1/04/2026

the List...

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1489
TASMANIA
REAL PROPERTY ACT, 1862, as amended
NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book
Vol. Fol.
2706 73

Cert. of Title Vol.468 Fol.97

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

Michael Jim
Recorder of Titles.



DESCRIPTION OF LAND

PARISH OF KILMANAHAN LAND DISTRICT OF PEMBROKE
ONE HUNDRED AND TWENTY ONE ACRES ONE ROOD TWENTY FIVE PERCHES on
the Plan hereon

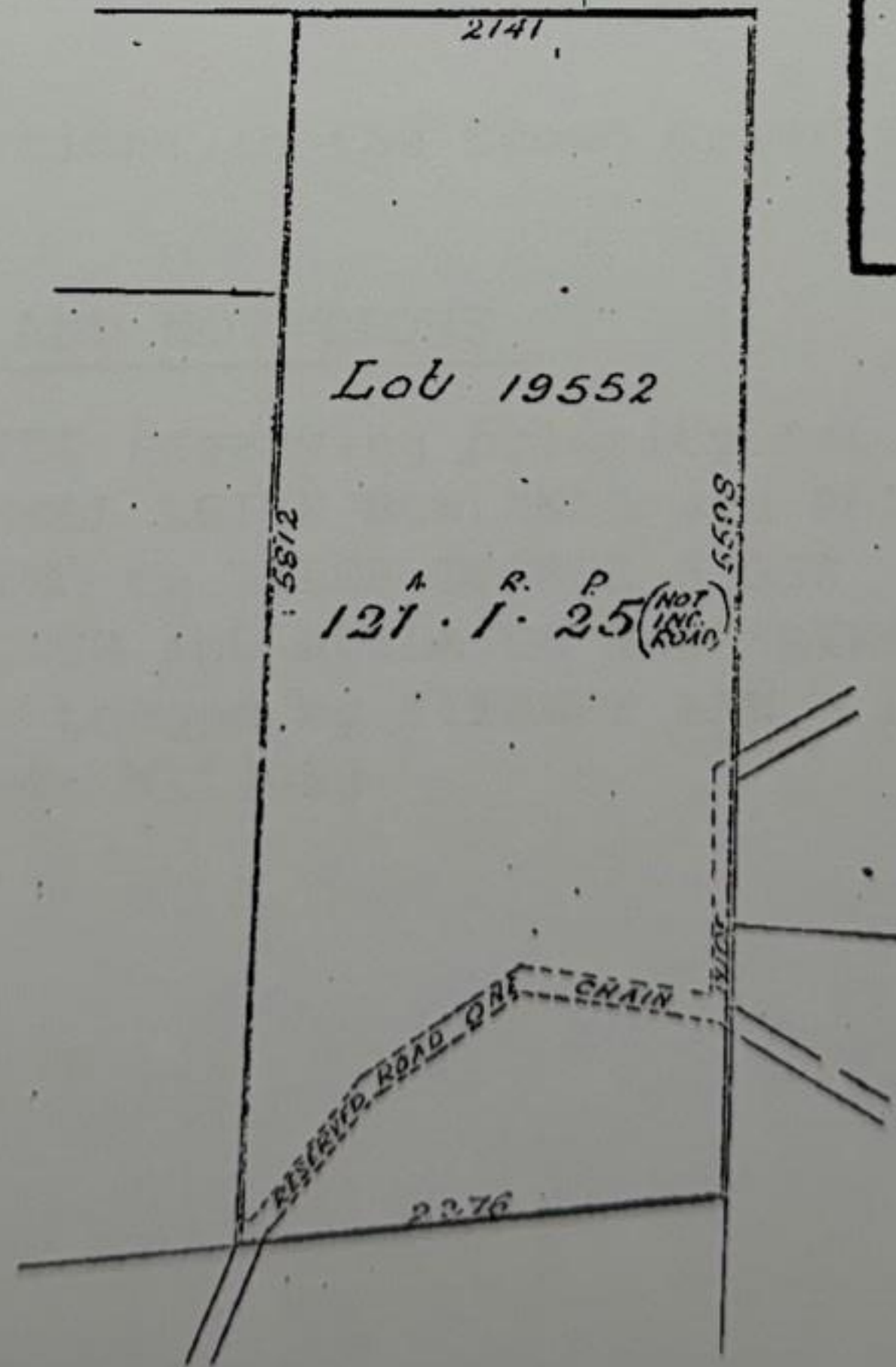
FIRST SCHEDULE (continued overleaf)

BRIAN THOMAS ROWLANDS of Runnymede, Farmer

SECOND SCHEDULE (continued overleaf)
NIL

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER
219900



CANCELLED
20 JAN 1995
Michael Jim
RECORDER OF TITLES
NEW TITLE ISSUED

Whole of Lot 19552 Gtd. to V.W.Hodgson Meas. in links
FIRST Edition. Registered 20 JAN 1970

Derived from C.T. Vol.468 Fol.97 Transfer A315655 B.T. Rowlands

PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 5 SHEETS	OWNER: CLYMO, PHILIPPA KATHARINE; ROWLANDS, RUSSELL LEIGH. FOLIO REFERENCE: C.T. 109383/3, C.T. 228176/1.	Registered Number SP160752
	SCALE: 1: 7500 LENGTH IN METRES	
SIGNED FOR IDENTIFICATION PURPOSES <u>SEE PLAN RELATED DOCUMENTS</u> Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET <i>[Signature]</i> <u>7/1/2011</u> Registered Land Surveyor Date	APPROVED 7 MAR 2011 EFFECTIVE FROM <i>[Signature]</i> Recorder of Titles

