**TASMAN COUNCIL**

1713 Main Road, Nubeena TAS 7184

Phone: (03) 6250 9200

Email: tasman@tasman.tas.gov.auWebsite: www.tasman.tas.gov.au

ABN: 63 590 070 717

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval under the Land Use Planning and Approvals Act 1993, for the following development(s):

NUMBER:	SA 06/2023
ADDRESS:	302 Hurdle Road, Saltwater River (CT 182773/1) & 380 Hurdle Road, Saltwater River (CT 213918/1, 182773/2 & 182773/3)
DESCRIPTION:	Subdivision – Boundary Adjustment

The relevant plans and documents can be viewed on Council's website <https://tasman.tas.gov.au/advertised-applications/>, by using the QR Code below, or they are available in hard copy upon request by calling Council on (03) 6250 9200 or email tasman@tasman.tas.gov.au until **19 January 2024**.

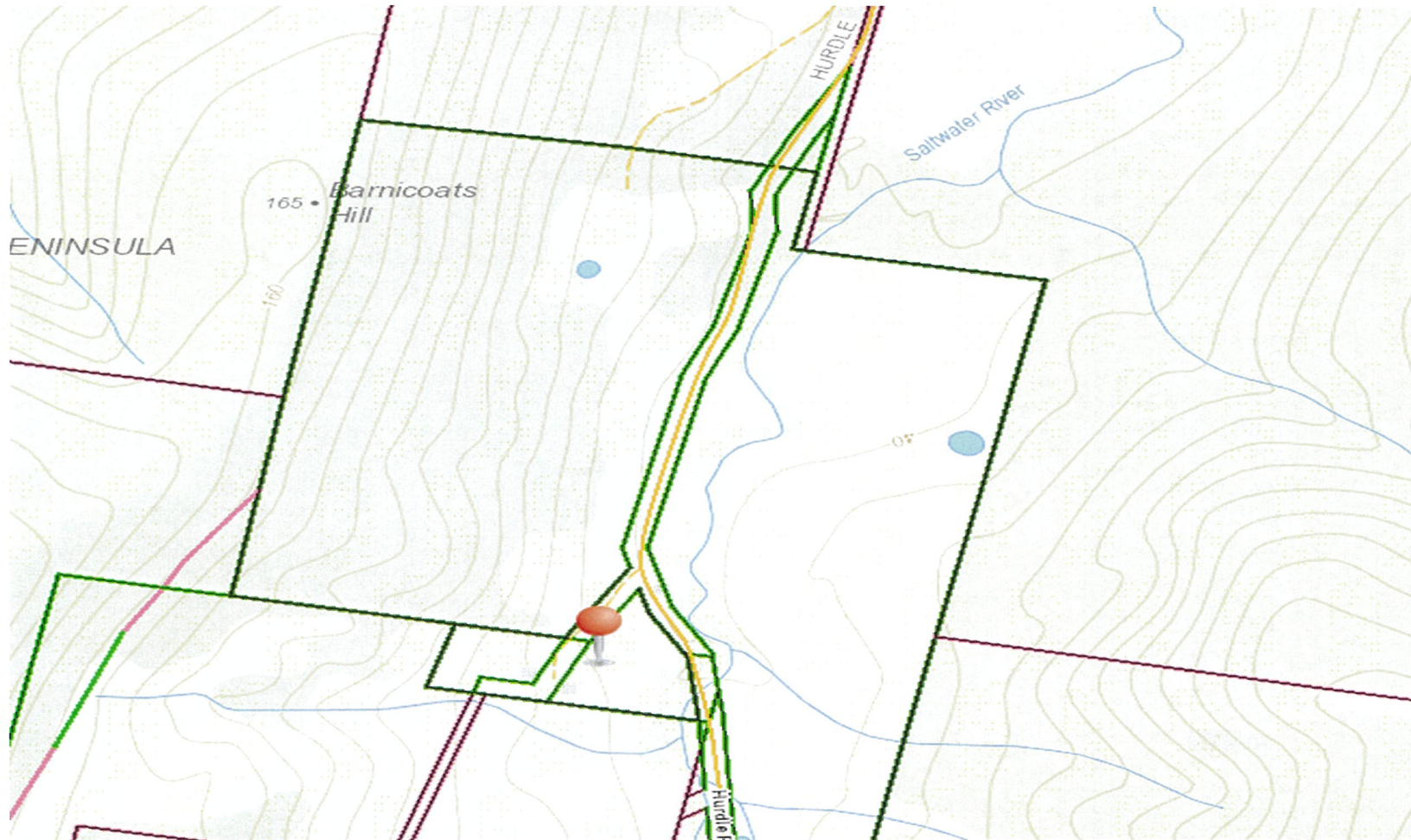
Any person may make a representation relating to the application. Representations are to be made in writing addressed to the General Manager, Tasman Council, 1713 Main Road, Nubeena TAS 7184 or by email to tasman@tasman.tas.gov.au and will be received no later than **19 January 2024**. Late representations will not be considered.



Blake Repine
General Manager
Date: 5 January 2024

SA 06/2023, 302 Hurdle Road, Saltwater River (CT 182773/1) & 380 Hurdle Road, Saltwater River (CT 213918/1, 182773/2 & 182773/3) The relevant plans and documents can be inspected at the Council Offices at 1713 Main Road, Nubeena during normal office hours, or the plans may be viewed on Council's website at www.tasman.tas.gov.au until the date representations close 19 January 2024.

The below image was sourced from The List: <https://maps.thelist.tas.gov.au/listmap/app/list/map>



T.N. WOOLFORD & ASSOCIATES

LAND & ENGINEERING SURVEYORS

72 Grahams Road
Mount Rumney
Tasmania 7170
Phone: (03) 6248 5224
Mobile: 0418 248 569
Email: TNWoolford@tassie.net.au

30th November 2023

Tasman Council,
1713 Main Road,
Nubeena. 7184

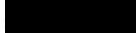
Dear Sir,

Proposed Boundary Alteration, 380 Hurdle Road, Saltwater River,



Please find attached a plan showing the proposed boundary alteration between certificate of title 182773 – 1 and C.T. 182773 – 3, at 380 Hurdle Road, Saltwater River.

Lot 1 on the attached plan is to be added to C.T. 182773 – 1 with Lot 1 largely covered in natural bush.

Also attached is a letter from  in support of the boundary alteration, copies of the relevant titles and a completed Application Form.

Yours faithfully

A handwritten signature in black ink, appearing to read 'TN Woolford'.

Tony Woolford
Authorised Surveyor

Tony Woolford

From: [REDACTED]
Sent: 25 November, 2023 10:39 AM
To: Tony Woolford
Subject: Boundary adjustment support letter from [REDACTED] Hurdle Rd

Dear Laura

Following on from our phone conversation on Friday 24th Nov 2023 here are the covering notes to support the Boundary adjustment at 380 Hurdle Rd Saltwater River.

The land in question shown on the plan as lot 1 CT182773/3 of 19.2 ha is largely unproductive land not well suited to agriculture. There is limited pasture on the eastern side that is subject to severe shading and browsing by native animals. It is quite steep and has a very healthy stand of remnant native vegetation on it which would be best served by total stock exclusion. The intending purchasers J & A Hamer aim to maintain and promote this native bush and will not create any new road access points or developments on the land. They will use it to join their property CT182773/1 of 2.11 Ha to the large parcel of land they already own to the west of Lot 1. This large parcel has vehicle access further up Hurdle rd.

This boundary adjustment and land sale will have no impact on present or future agricultural activity for our Farm in Hurdle Rd as the land proposed for sale has very limited grazing potential. Some funds from the proposed sale will go towards completing the wallaby proof fencing at the northern end of our farm. The rest of the property is already fenced against wallabies. Browsing wildlife are a huge issue for our farm operation and while this is obviously not a planning issue it is a very important part of our farm Planning and forms some of the background reason for the proposed boundary adjustment.

The proposed adjustment and land sale will not create any increase in traffic movement for Hurdle rd nor any change in land use.

I hope this provides the relevant background to support the proposal.
Please contact me for any further information.

Yours Sincerely

[REDACTED]

SEARCH OF TORRENS TITLE

VOLUME 182773	FOLIO 1
EDITION 3	DATE OF ISSUE 07-Feb-2023

SEARCH DATE : 25-Nov-2023

SEARCH TIME : 08.54 PM

DESCRIPTION OF LAND

Parish of TOGANEE Land District of PEMBROKE

Lot 1 on Sealed Plan 182773

Derivation : Part of Lot 25508, 43A-0R-2P Gtd. to W H

Barnicoat and Part of Lot 17698, 24A-2R-28P Gtd. to A A E
Wiggins.

Prior CTs 159450/2 and 230773/1

SCHEDULE 1N108201 TRANSFER to [REDACTED]
[REDACTED] Registered 07-Feb-2023 at noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP182773 FENCING PROVISION in Schedule of Easements

SP159450 FENCING PROVISION in Schedule of Easements

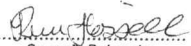

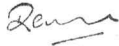
SP159450 WATER SUPPLY RESTRICTION

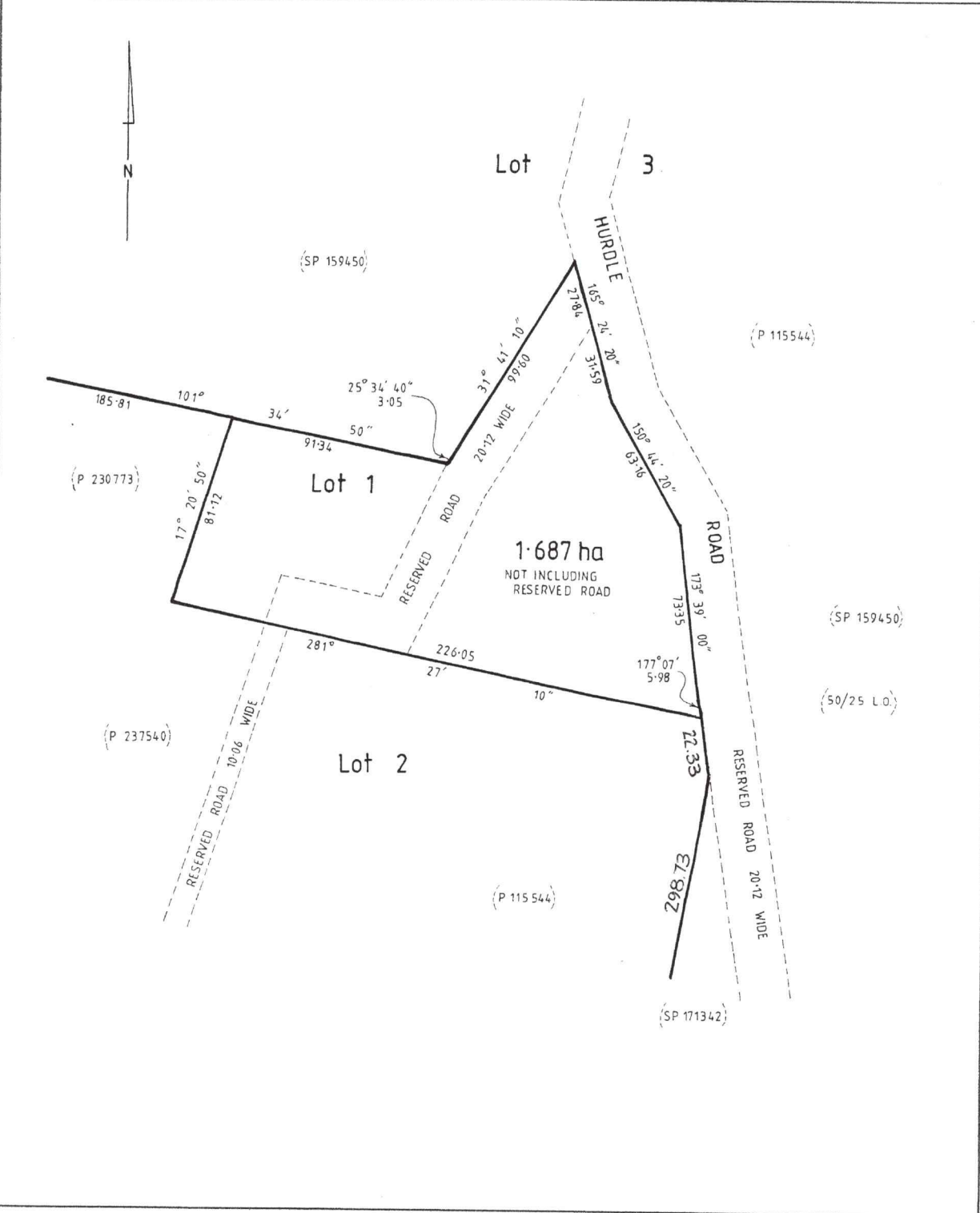
SP159450 SEWERAGE AND/OR DRAINAGE RESTRICTION

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

[illegible]

<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 1 SHEETS</p>	<p>OWNER: GUY ADRIAN DOBNER FOLIO REFERENCE: C.T. 159450-2, C.T. 171342-2, C.T. 230773-1, C.T. 237540-1 SCALE: 1:1,500 LENGTH IN METRES</p>	<p>Registered Number SP182773</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES  Council Delegate 14/6/2022 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.  Registered Land Surveyor 1-11-21 Date</p>	<p>APPROVED EFFECTIVE FROM 14 JUL 2022  Recorder of Titles</p>



SCHEDULE OF EASEMENTS

Registered Number

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

SP182773

EASEMENTS AND PROFITS

PAGE 1 OF 7 PAGES

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.

Fencing Provision

In respect of each Lot on the Plan the Vendor, Guy Adrian Dobner, shall not be required to fence.

Signed by **Guy Adrian Dobner**
in the presence of:

Witness signature:

Print Name:

Print Address:

Print Occupation:

David Russell Wallace

169 Liverpool Street, Hobart TAS 7000

Australian Legal Practitioner

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Guy Adrian Dobner

FOLIO REF: Volume 159450 Folio 2, Volume 171342
Folio 2, Volume 230773 Folio 1, Volume 237540 Folio 1

SOLICITOR
& REFERENCE: Mr David Wallace:PFJ:066652

PLAN SEALED BY: Tasman Council

DATE: 14/6/2022

SA 13/2020

REF NO.

Council Delegate

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

**ANNEXURE TO
SCHEDULE OF EASEMENTS**

PAGE 2 OF 2 PAGES
2 Nov 06.01.21

Registered Number

SP 182773

SUBDIVIDER: Guy Adrian Dobner

FOLIO REFERENCE: Volume 159450 Folio 2, Volume 171342 Folio 2, Volume 230773 Folio 1, Volume 237540 Folio 1

Rabobank Australia Limited as Mortgagee pursuant to Mortgage D44676 consents to the registration of this Schedule of Easements.

Executed on behalf of **RABOBANK AUSTRALIA LIMITED** (ACN 001 621 129)

by Corey Nicholls Senior Manager

and Susan Olsson Manager

its duly appointed attorneys pursuant to Power of Attorney number **72/5964** and the said attorneys declare they have received no notice of revocation of the said Power of Attorney in the presence of:

Witness: [Signature]

Full Name: DAVID CHAPMAN

Address: Rabobank Australia Ltd

DP3, Level 16

201 Sussex Street

SYDNEY NSW 2000

[Signature]

80L

[Signature]

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 182773	FOLIO 3
EDITION 2	DATE OF ISSUE 29-Sep-2022

SEARCH DATE : 25-Nov-2023

SEARCH TIME : 08.56 PM

DESCRIPTION OF LAND

Parish of TOGANEE Land District of PEMBROKE

Lot 3 on Sealed Plan 182773

Derivation : Part of Lot 11737, 130 Acres Gtd. to W H

Barnicoat the Younger & others, Part of Lot 25508, 43A-0R-2P

Gtd. to W H Barnicoat, Part of Lot 25042, 99A-1R-27P Gtd. to

William Henry Barnicoat and Part of Lot 17698, 24A-2R-28P Gtd.

to A A E Wiggins.

Prior CTs 159450/2, 171342/2 and 230773/1

SCHEDULE 1

C561409, C885633, D44679 & E297

Registered 05-Aug-2015 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP182773 FENCING PROVISION in Schedule of Easements

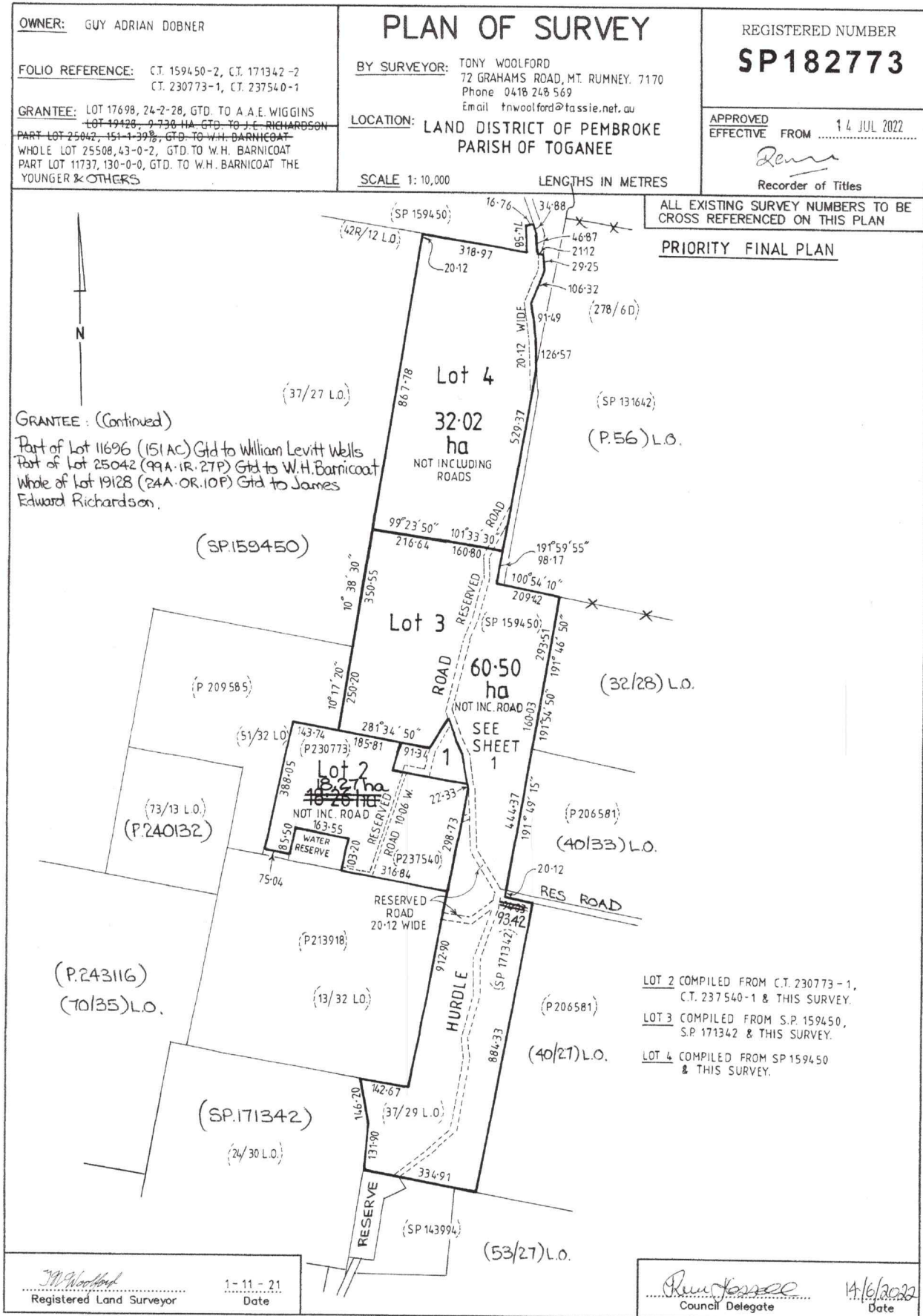
SP159450 & SP171342 FENCING PROVISION in Schedule of Easements

SP159450 & SP171342 WATER SUPPLY RESTRICTION

SP159450 & SP171342 SEWERAGE AND/OR DRAINAGE RESTRICTION

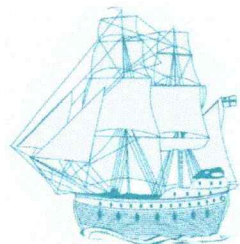
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



<p>PLAN OF SURVEY ANNEXURE SHEET</p> <p>SHEET 1 OF 1 SHEETS</p>	<p><u>OWNER:</u> GUY ADRIAN DOBNER</p> <p><u>FOLIO REFERENCE:</u> C.T. 159450-2, C.T. 171342-2, C.T. 230773-1, C.T. 237540-1</p> <p><u>SCALE</u> 1:1,500 <u>LENGTH IN METRES</u></p>	<p>Registered Number</p> <p>SP182773</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>[Signature]</i> 14/6/2022 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>[Signature]</i> 1-11-21 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 14 JUL 2022</p> <p><i>[Signature]</i> Recorder of Titles</p>

The map shows three lots: Lot 1 (1.687 ha), Lot 2, and Lot 3. Lot 1 is a large triangular-shaped lot. Lot 2 is a smaller lot to the south of Lot 1. Lot 3 is a narrow lot to the east of Lot 1. The map shows various boundaries with bearings and distances. There are several 'RESERVED ROAD' labels. Surrounding folios are labeled: (P 159450), (P 115544), (P 230773), (P 237540), (P 115544), (SP 159450), (50/25 L.O.), (P 171342).



TASMAN COUNCIL

1713 Main Road, Nubeena TAS 7184

Tel 03 6250 9200 Fax 03 6250 9220

Email tasman@tasman.tas.gov.au

Web www.tasman.tas.gov.au

ABN 63590070717

Application for Planning Permit

The personal information requested on this form is being collected by council for purpose set out in the title of the form. The personal information will be used solely by council for the primary purpose or directly related purposes. The applicant understands that personal information is provided for the above mentioned function and that he/she may apply to council for access to and/or amendment of the information. Requests for access or correction should be made to Tasman Council's Customer Service Officer.

APPLICANT DETAILS*

FULL NAME			
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		FAX	
MOBILE		EMAIL	

OWNERS DETAILS (IF DIFFERENT)*

FULL NAME			
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE	

DESCRIPTION OF PROPOSED DEVELOPMENT*

<input type="checkbox"/> New Dwelling	<input type="checkbox"/> New Shed/ Outbuilding	<u>Boundary Alteration</u>
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Extension/ Addition	
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Demolition	
<input type="checkbox"/> Commercial/ Industrial Building	<input checked="" type="checkbox"/> Other (please specify – right)	

PRESENT USE OF LAND/ BUILDING(S)

<u>Natural Bush, small cottage</u>

LOCATION OF PROPOSED DEVELOPMENT*

ADDRESS	<u>380 Hurdle Road</u>		
	<u>Saltwater River</u>		
	<u>7186</u>		
CERTIFICATE OF TITLE	<u>182773/1 & 3</u>	LOT NUMBER	
FLOOR AREA			
Existing floor area (square metres):		Proposed floor area (square metres):	
CAR PARKING			
Number existing		Number proposed	

SITE CONTAMINATION	
Have any potentially contaminating uses been undertaken on this site? (Refer to list provided on page 5)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
TASMANIAN HERITAGE OR ABORIGINAL HERITAGE REGISTER	
Is this property on the Tasmanian Heritage or Aboriginal Heritage Register?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
VALUE (mandatory field)	
Value of work (inc. GST)	

PRE-APPLICATION DISCUSSIONS*

HAVE YOU HAD PRE-APPLICATION DISCUSSIONS WITH A COUNCIL OFFICER? (If yes, please specify officers name, if known) <u>Laura</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
--	--

DECLARATION BY APPLICANT*

I/ we declare that the information given is a true and accurate representation of the proposed development; and I/ we am/ are liable for the payment of Council application processing fees, even in the event of the development not proceeding; and I/ we authorise Tasman Council to provide a copy of my documents relating to this application to any person for the purpose of assessment and public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.	
SIGNATURE OF APPLICANT	
NAME OF APPLICANT (PLEASE PRINT)	
DATE	30-11-23

DECLARATION IF APPLICANT IS NOT THE OWNER

I hereby declare that I am the applicant for the development at the address detailed in this application for a planning permit, and that I have notified the owner/s of the land for which I am making this application, in accordance with Section 52(1a) of the <i>Land Use Planning and Approvals Act 1993</i> .	
SIGNATURE OF APPLICANT	
NAME OF APPLICANT (PLEASE PRINT)	
DATE	30-11-23
NAME/S OF OWNER/S NOTIFIED	
DATE	30-11-23

IS THE APPLICANT AND/OR OWNER A TASMAN COUNCIL COUNCILLOR, COUNCIL OFFICER OR HIS OR HER SPOUSE OR IMMEDIATE RELATIVE? *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	--

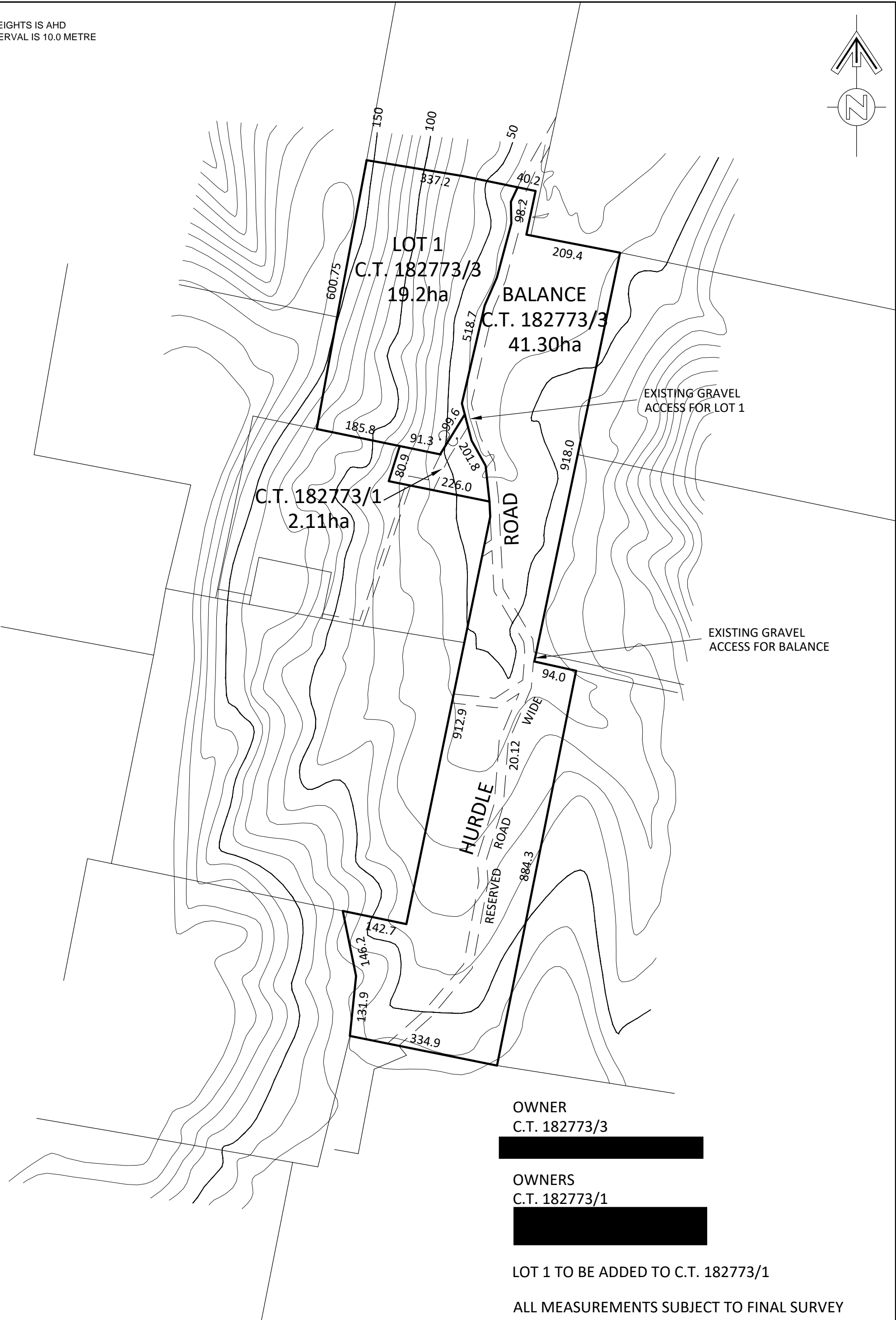
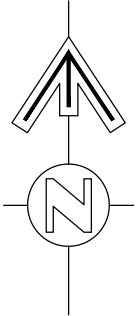
POTENTIALLY CONTAMINATING ACTIVITIES	
Agricultural Fertiliser Manufacture	Metal Founders
Asbestos Production and Manufacture	Metal Sprayers
Battery Manufacture and Recycling	Metal Treatments and Picklers
Chemical Manufacture or Formation	Mining and Extractive Industries
Defence Establishments and Training Areas	Pest Controllers (being areas where pest control chemicals are stored or vehicles and tanks used in connection with pest control are washed.)
Drum Reconditioning Wastes	Petroleum and Petrochemical Industries
Dry Cleaning Establishments	Pharmaceutical Manufacture or Formation
Electroplating	Printers
Explosives Production and Storage	Railway Yards
Fuel Depots and Storage Areas	Sanitary and Refining
Galvanisers	Scrap Yards
Gas Works	Service Stations
Gun, Pistol and Rifle Clubs	Smelting and Refining
Hazardous Waste Landfills	Tannery or Fellmongery or Hide Curing Works
Industrial Cleaners	Wood Treatment and Preservation Sites
Lime Burners	

DEFINITION OF OWNER
"Owner" means any of the following:
(a) in the case of a fee simple estate in land – the person in whom that estate is vested;
(b) in the case of land not registered under the <i>Land Titles Act 1980</i> and subject to a mortgage – the person having, for the time being, the equity of redemption in that mortgage;
(c) in the case of the land held under a tenancy for life – the person who is the life tenant;
(d) in the case of land held under a lease of a term not less than 99 years or for a term of not less than such other prescribed period – the person who is the lessee of the land;
(e) in the case of land in respect of which a person has a prescribed interest – that person;
(f) in the case of Crown Land within the meaning of the <i>Crown Lands Act 1976</i> – the Crown on right of the State of Tasmania

OFFICE USE ONLY:

<input type="checkbox"/> Planning Fees \$ _____	Receipt No: _____
<input type="checkbox"/> Advertising Fees \$ _____	Date of Receipt: _____

NOTES:
1. DATUM FOR HEIGHTS IS AHD
2. CONTOUR INTERVAL IS 10.0 METRE




OWNER
C.T. 182773/3
[Redacted]

OWNERS
C.T. 182773/1
[Redacted]

LOT 1 TO BE ADDED TO C.T. 182773/1

ALL MEASUREMENTS SUBJECT TO FINAL SURVEY

THIS DRAWING IS STRICTLY COPYRIGHT AND SHALL NOT BE COPIED, LENT OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF TONY WOOLFORD	PROPOSED BOUNDARY ALTERATION HURDLE ROAD SALTWATER RIVER			 T. N. WOOLFORD & ASSOCIATES LAND & ENGINEERING SURVEYORS 72 GRAHAMS RD, MT. RUMNEY Phone (03) 6248 5224 m: 0418 248 569 e: tnwoolford@tassie.net.au
	SCALE 1: 7500 (A3)	DATE: NOVEMBER 2023	DRAWN: IDS/TNW	DWG NO. D3104-1