



## Public Notice Details

### Planning Application Details

<b>Application No</b>	DA 2400050
-----------------------	------------

#### Property Details

<b>Property Location</b>	3452 Midland Highway, Melton Mowbray
--------------------------	--------------------------------------

#### Application Information

<b>Application Type</b>	Discretionary Development Application
<b>Development Category</b>	Subdivision & Boundary Reorganisation
<b>Advertising Commencement Date</b>	16/07/2024
<b>Advertising Closing Period</b>	30/07/2024
<small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	

Enquiries regarding this Application can be made via Southern Midlands Council at (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 author's full name, contact number, and postal address and must be received by the advertising closing date.

## APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT

### Commercial, Industrial, Forestry and other Non- Residential development

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

Applicant / Owner Details:

**Owner / s Name** E and M Batt and Council road reserve

Postal Address Woodlands 3252 Midlands Highway Phone No:

Melton Mowbray 7030 Fax No:

Email address [ebatt@southernmidlands.tas.gov.au](mailto:ebatt@southernmidlands.tas.gov.au)

**Applicant Name**  
(if not owner) Brad Williams, obo Southern Midlands Council

Postal Address PO Box 21 Phone No: 62545000

OATLANDS Tas Fax No:

Email address: [bwilliams@southernmidlands.tas.gov.au](mailto:bwilliams@southernmidlands.tas.gov.au)

Boundary adjustment and subdivision, and upgrade of existing park.

Address of new use and development: 3452 Midlands Highway, Melton Mowbray 7030 (cnr Blackwell and Highlands Lakes Road).

Certificate of Title No Volume No 170509/1 and 225678/1 Lot No:

Description of Use Public park (upgrades)

Development on site Landscaping, installation of seating and interpretation panels

current use of land and building Public park.

Refer Definitions in Clause 8.2 of the Southern Midlands Planning Scheme 2015  
Attach additional information if required.  
E.g. Are there any existing buildings on this title?  
If yes, what is the main building used as?

Is the property Heritage Listed

Please tick ✓ answer

Yes  No  X

Signage Interpretation signage is proposed. Content to be confirmed.

Please tick ✓ answer

Yes  X No

See attached site plan and installation specification.

Business Details

Existing hours of operation

Public open space, accessible 24/7

Proposed hours of new operation

Public open space,  
accessible 24/7

Number of existing employees

0

Number of proposed new employees :

0

Traffic Movements

Number of commercial vehicles servicing the site at present

Approximate number of commercial vehicles servicing the site in the future

Number of Car Parking Spaces

How many car spaces are currently provided

How many new car spaces are proposed

3

Is the development to be staged:

Please tick ✓ answer

Yes

No

Is the development to be staged, If yes

Described proposed stages

Described period of proposed stages

Proposed Material Types

What are the proposed external wall colours

What are the proposed external wall materials

What is the proposed new floor area m<sup>2</sup>

What is the proposed roof colour

What are the proposed roof materials

What is the estimated value of all the new work proposed

\$80,000


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

Signed Declaration

**I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:**

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I 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 Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Southern Midlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
2. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature");

Applicant Signature



Applicant Name (please print)

**Brad Williams obo SMC**

Date

**24/04/2024**

Land Owner(s) Signature

Land Owners Name (please print)

Date

26/04/2024

Land Owner(s) Signature

Land Owners Name (please print)

Date

**DEVELOPMENT – Information & Checklist sheet**

Use this check list for submitting your application

**Submitting your application ✓**

1. All plans and information required per Application Requirements of the Tasmanian Planning Scheme [www.iplan.tas.gov.au](http://www.iplan.tas.gov.au)  
ie: 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 or [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au))
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 [enquires@heritage.tas.gov.au](mailto:enquires@heritage.tas.gov.au))

**TasWater**

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

**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.

**ADVICE:** 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.  
[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)

SMC - KEMPTON  
RECEIVED  
26/04/2024

SOUTHERN  
MIDLANDS  
COUNCIL



23<sup>rd</sup> April 2024

Mr. Brad Williams  
Manager – Heritage Projects  
Southern Midlands Council  
71 High Street  
OATLANDS TAS 7120

Dear Brad

**RE – General Managers consent to lodge a development application**

As the duly authorised officer I write to provide you with the Owners Declaration and permission for lodgement of a Development Application under s.52 of the *Land Use Planning and Approvals Act 1993* affecting part of a Council administered road reserve adjacent to PID 3548880 – being the application for the Melton Mowbray Park, as described in the project plan dated April 2024.

Yours sincerely



Tim Kirkwood  
**GENERAL MANAGERS**

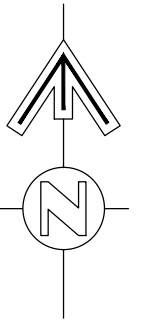
Address all correspondence to: The General Manager, PO Box 21 Oatlands, Tasmania 7120  
Oatlands Office: 71 High Street, Oatlands Phone (03) 62545000 Fax (03) 62545014  
Kempton Office: 85 Main Street, Kempton Phone (03) 62545050 Fax (03) 62545014  
Email Address: [mail@southernmidlands.tas.gov.au](mailto:mail@southernmidlands.tas.gov.au) Web: [www.southernmidlands.tas.gov.au](http://www.southernmidlands.tas.gov.au)  
ABN 68 653 459 589

SMC - KEMPTON

RECEIVED

26/04/2024

NOTES:  
1. DATUM FOR HEIGHTS IS AHD  
2. CONTOUR INTERVAL IS 5.00 METRE



HIGHLAND LAKES ROAD

ROAD

PART OF LOT 2

HIGHWAY

HIGHWAY

LOT 1  
650m<sup>2</sup>

PUBLIC OPEN SPACE

18.0  
40.0  
35.0  
38.8  
17.3

LOT 2  
4748m<sup>2</sup>

C.T. 225687-1  
149m<sup>2</sup>

BLACKWELL

121.4

184.0

MIDLAND

195

ROAD

PART OF LOT 2  
4.477ha

HIGHWAY

BALANCE  
745.7ha  
C.T. 170509/1

HIGHLAND LAKES ROAD

SEE ABOVE LEFT

BLACKWELL

MIDLAND

SCALE 1:2000

OWNERS  
EDWIN CHARLES BATT  
MARTINE JANE BATT

LOT 2 IS PART OF C.T. 170509/1

C.T. 225687-1 TO BE ADDED TO LOT 2

ALL MEASUREMENTS SUBJECT TO FINAL SURVEY

TOTAL AREA OF LOT 2 5.00ha

THIS DRAWING IS STRICTLY COPYRIGHT  
AND SHALL NOT BE COPIED, LENT OR  
USED FOR ANY PURPOSE WITHOUT THE  
WRITTEN PERMISSION OF  
TONY WOOLFORD

PROPOSED SUBDIVISION FOR PUBLIC PURPOSES  
AND BOUNDARY ALTERATION  
3452 MIDLAND HIGHWAY MELTON MOWBRAY

SCALE 1: 5000 (A3) DATE: OCTOBER 2022 DRAWN: IDS/TNW DWG NO. D2095-2

T. N. WOOLFORD & ASSOCIATES  
LAND & ENGINEERING SURVEYORS  
72 GRAHAMS RD, MT. RUMNEY

Phone (03) 6248 5224

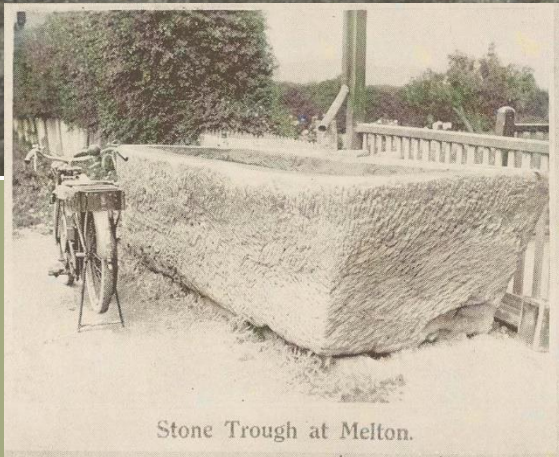
m: 0418 248 569  
e: tnwoolford@tassie.net.au

SMC - KEMPTON

RECEIVED

26/04/2024

# Melton Mowbray Park Development Proposal



Stone Trough at Melton.

SOUTHERN  
MIDLANDS  
COUNCIL



**APRIL 2023**

Brad Williams – Manager Heritage Projects

Southern Midlands Heritage Office

Mason Street OATLANDS 7120

[heritage@southernmidlands.tas.gov.au](mailto:heritage@southernmidlands.tas.gov.au) 0418 303 184

---

# 1. Project overview

The objective of this document is to provide a project plan for the upgrade of an existing small roadside park at Melton Mowbray, opposite the hotel and at the junction of the Midlands Highway and Highlands Lake Road.

The proposal includes:

- A boundary adjustment to enlarge an anomalous 149m<sup>2</sup> title to form a larger title, from which there is proposed a subdivision of an area of 650m<sup>2</sup> from the Woodlands estate. That land is proposed to be donated by the Batt Family to Southern Midlands Council for public purposes.
- Minor earthworks (fill) to provide a more serviceable grade to the park.
- Establishment of a compacted gravel paved area for picnic tables.
- Relocation of the historic Melton Mowbray trough back to this location, which is near to its original location, and was displaced in 2017.
- Establishment of an axial path between the trough and the existing soldier's memorial plaque.
- Establishment of open lawns, native tree planting and gardens.



## 2. The proposed subdivision

The proposal is located on the corner of Blackwell Road and Highland Lakes Road, Melton Mowbray, on part of the Woodlands estate (3452 Midlands Highway, Melton Mowbray - C/T 170509/1 (PID 3548880). The title has been physically fragmented by the Midlands Highway and Highland Lakes Road. The wider title is part of the Woodlands estate, with two fragments to the west of the Midlands Highway – the proposal is within the southern fragment of those western portions.

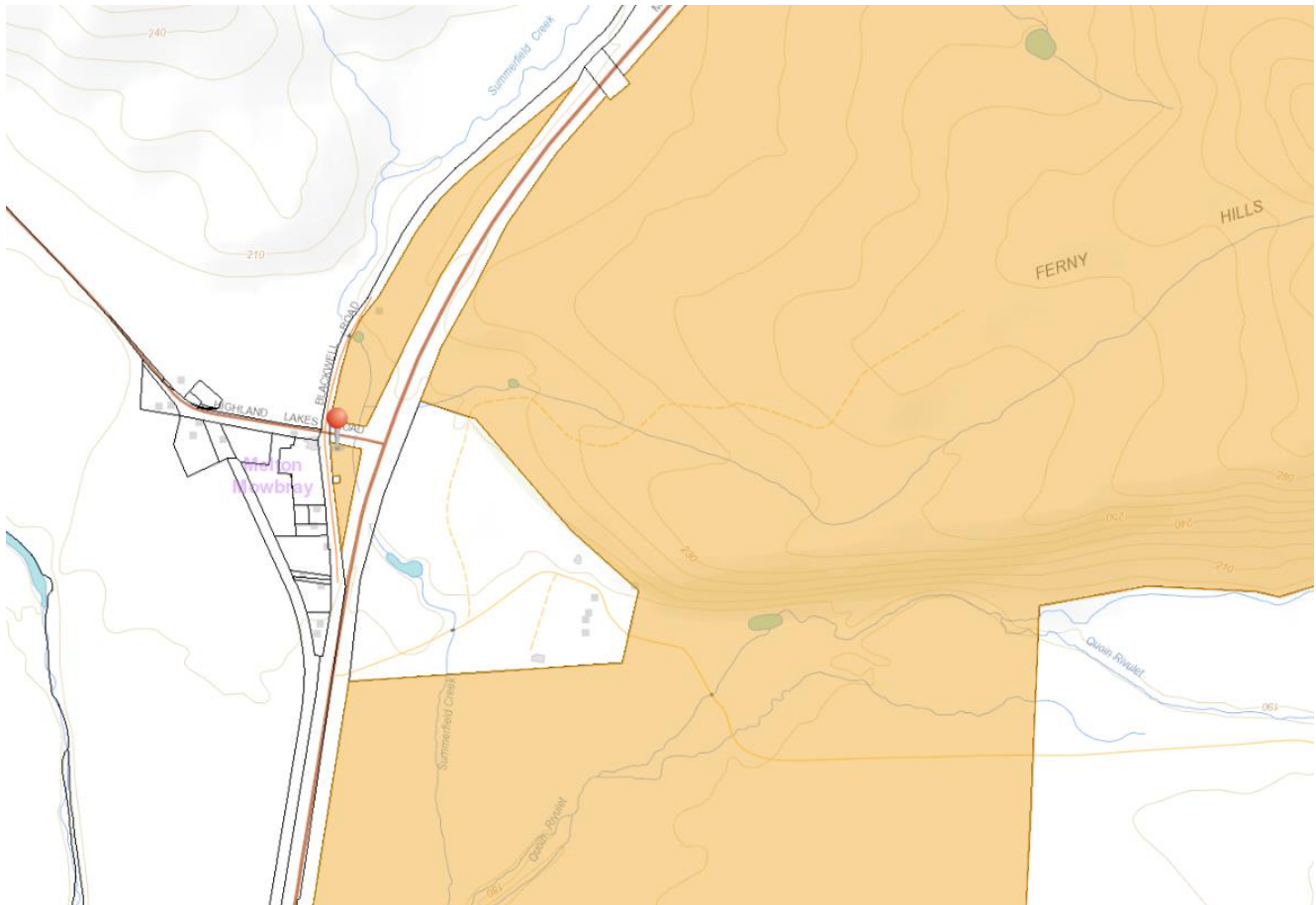


Figure 2.1 – Cadastral arrangement (part) of the current title. The location of the proposed park denoted by the red pin.

Within the southern portion of the western title fragments, there is a small separate title known as 14 Blackwell Road (C/T 225687/1, PID 3332684) which in the same ownership as the surrounding land. This was subdivided in the mid-c20th for use as a Telecom exchange, which was never established, and its ownership has since reverted to the Woodlands estate.

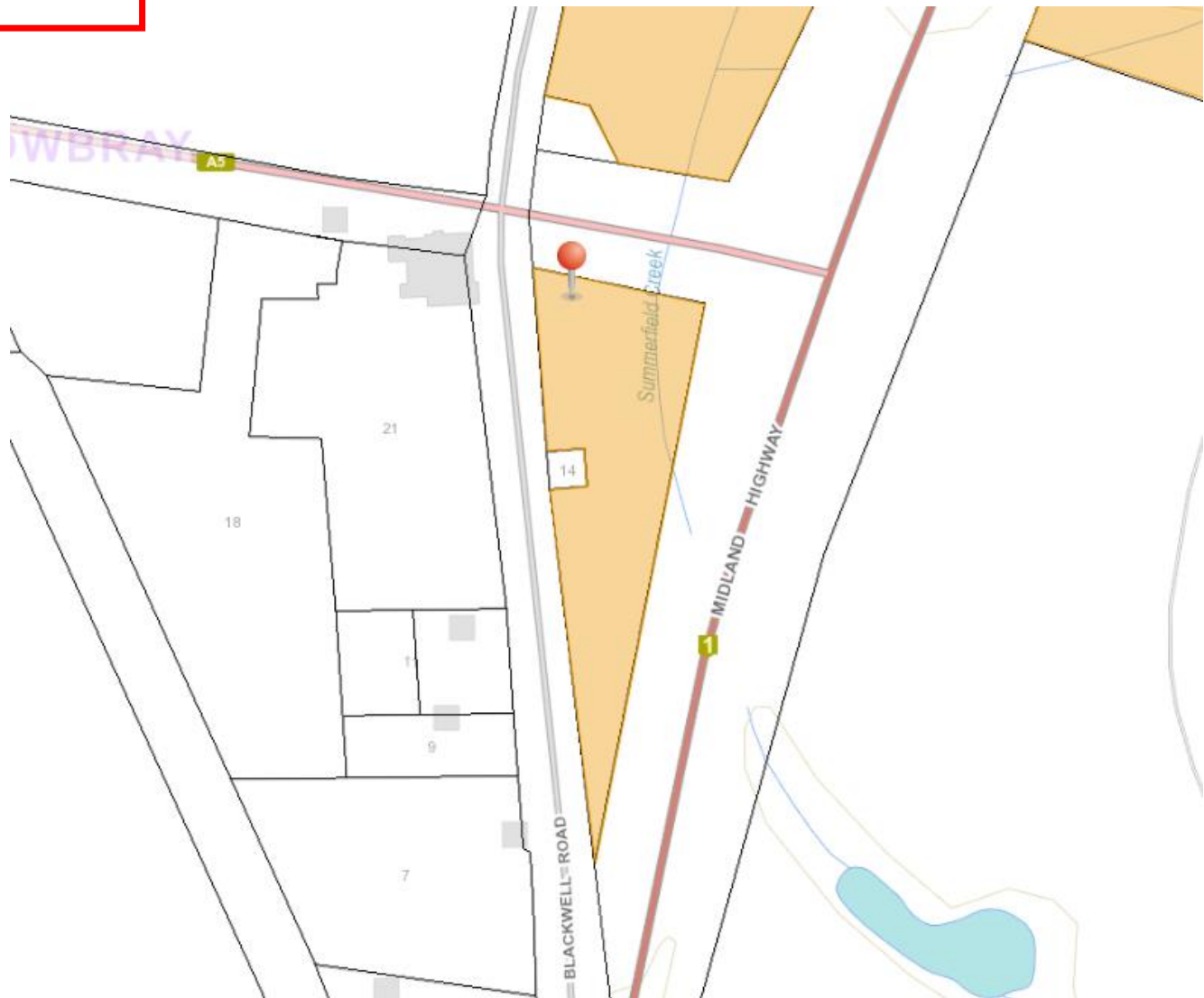


Figure 2.2 – Cadastral arrangement of the immediate environs. The location of the proposed park denoted by the red pin.

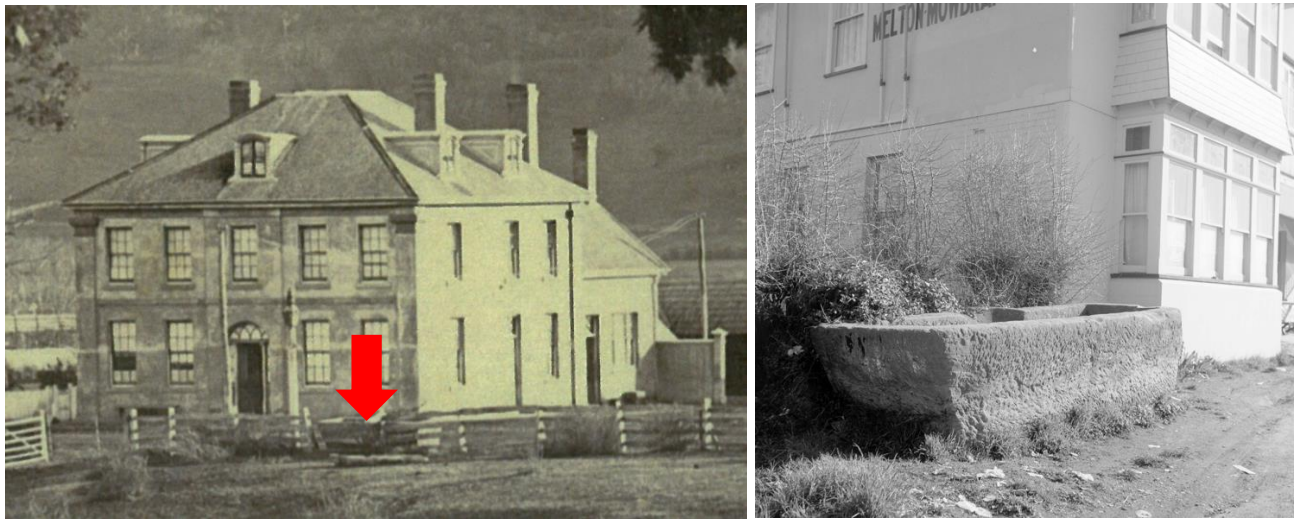
The proposal is to subsume that small title into the surrounding title and separate the western fragments of C/T 170509/1 into a single allotment (Lot 2) off the balance (C/T 170509/1). Thereby, no additional titles are created by the creation of Lot 2 (as C/T 225687/1 will essentially be enlarged to create that separate single lot to the west of the highway). There is proposed to be a subdivision of that lot (Lot 1) to provide for the public park.

The wider title is zoned as Agriculture under the Tasmanian Planning Scheme – Southern Midlands, as is the northern fragment of land on the western side of the highway. The southern fragment is zoned Rural under the scheme (including the small Telecom title).

### 3. The proposed park

The area proposed for the park is currently being used as such on an informal arrangement by the permission of the owners of the Woodlands estate. That park was established by Council c2012. The current proposal is to slightly enlarge the area, formalise a subdivision for transfer of land to public ownership, and to improve the amenity of the park by landscaping, seating and fencing.

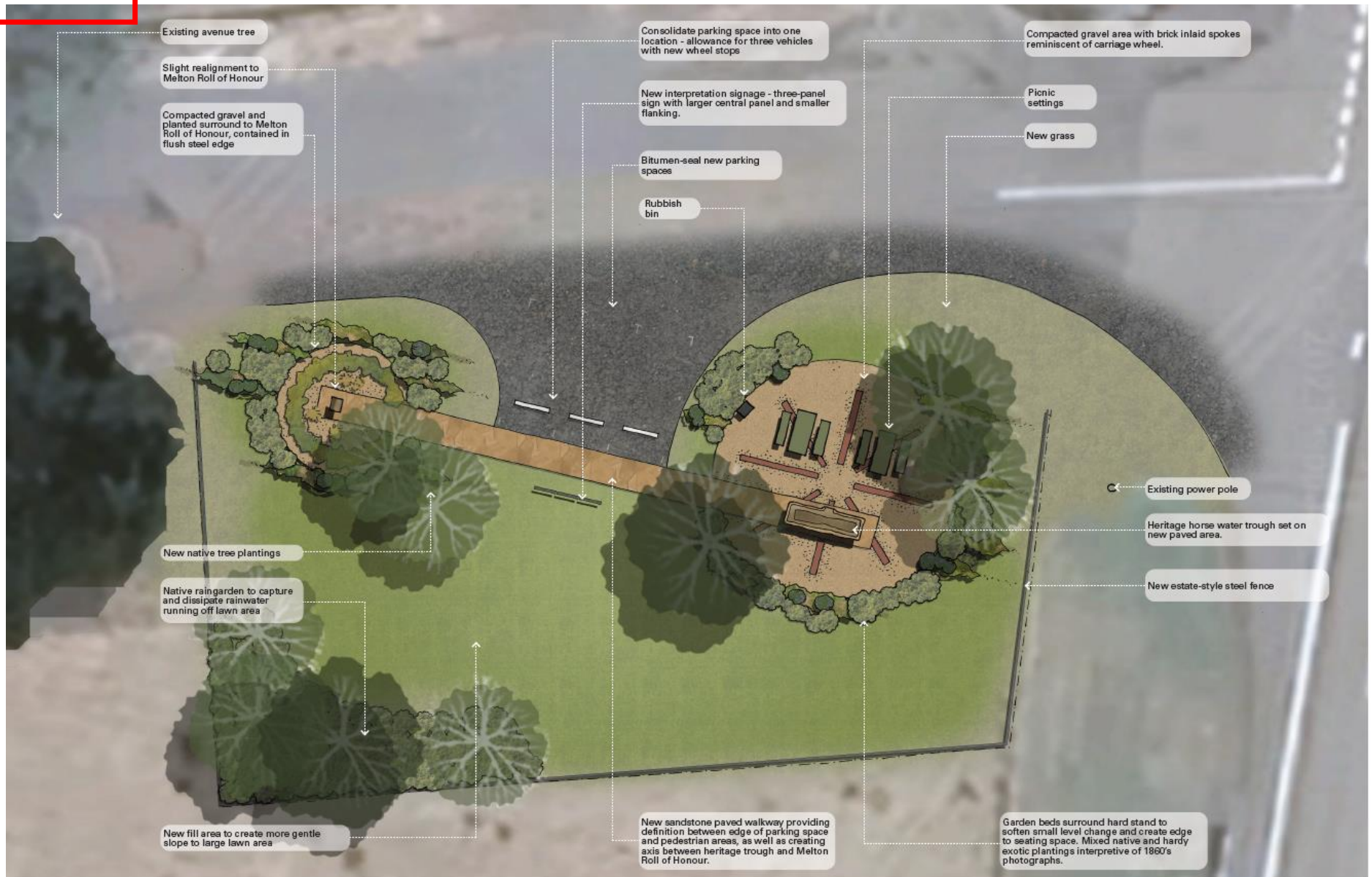
One of the key rationales of the further development of the park is to provide a permanent and meaningful location for the 'Melton Mowbray Trough'. A huge sandstone horse watering trough that traditionally sat in proximity to the Melton Mowbray Hotel, probably from the time of its establishment in the 1860s, until it was removed by an individual in 2016. The trough had been in several locations in its life and was most recently situated in the current park area (near to where it is to be relocated). Council currently has possession of the trough, which is currently in storage.



Historical depictions of the trough – 1865 and 1950s.



The trough – currently in storage.



Proposed park layout plan (see Attachment A). Play Street.

The elements of the proposed park are:

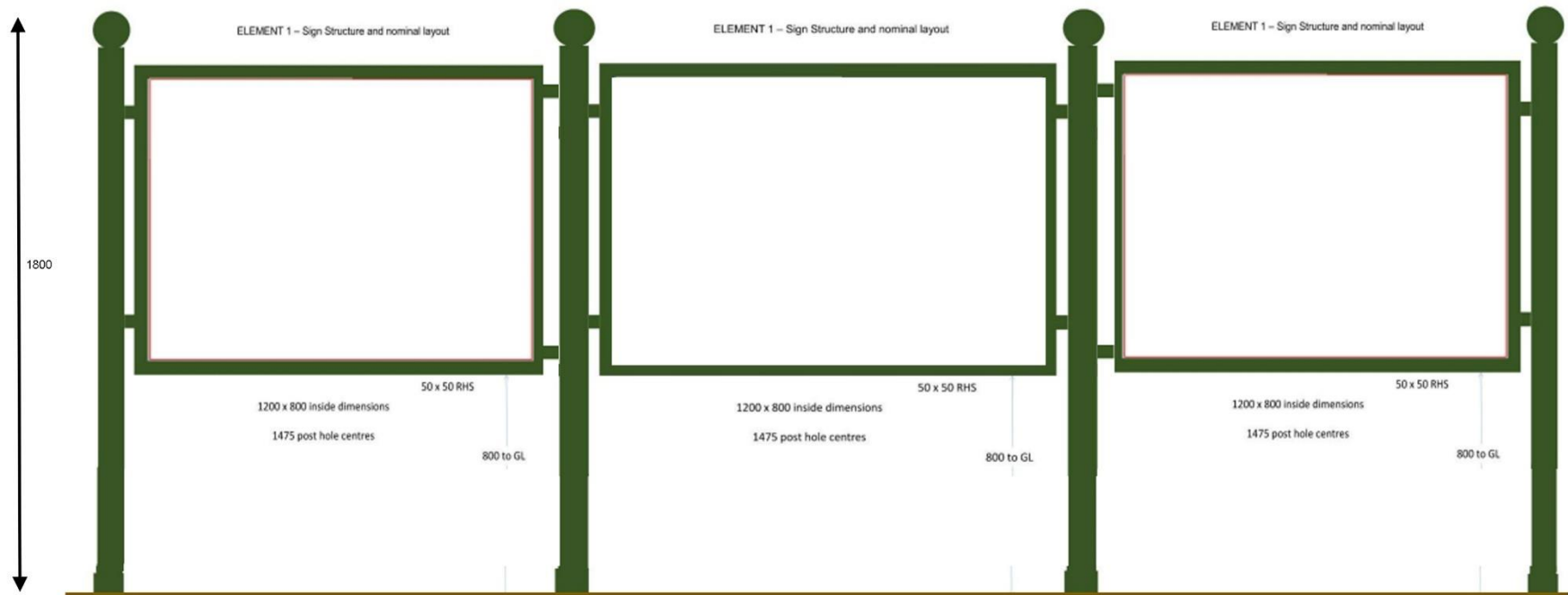
- A seating area, to provide a buffer between vehicular traffic and the trough.
- The gravel and brick paved area around the seating has a circular theme, with brick lines representing spokes of a wheel – as a nod to the coaching history of the area. This will be supplemented by interpretation (see below).
- A sandstone path between the trough and the existing soldiers memorial plaque, to provide a strong axial relationship. The plaque will retain its existing surround, and location, but will be re-oriented to this axis.
- Parking for three cars. This will be limited to two-hour to discourage ‘park and carpool’ so as to keep these spaces for the users of the park.
- Plantings of native trees – noting the 1865 photograph of the hotel had a setting of native trees (see front cover).
- The highway-side edge of the park will have a low drystone wall (max 800mm high) as a means of getting a shallower grade to the park, and to provide a neat ‘podium’ when viewed from the highway. Filling to a maximum of 800mm of the eastern side is required (see proposed fill levels below).
- The fencing will be traditional iron ‘estate’ fencing to promote permeability of views from the highway across to the hotel.
- Grassed open area with some low-maintenance shrubs bordering the circular areas.
- Three signage panels for interpretation (content to be confirmed), however there are a range of themes that will be explored, such as:
  - o Coaching.
  - o The hotel, racecourse and deer park.
  - o Prominent colonial personalities.
  - o The Cross Marsh Market.
  - o The Apsley Railway.



Iron 'estate' fencing to be used. This is a colonial example from Woolmers Estate which will be replicated for this project.



Indicative drystone retaining wall style – to a max. 800mm height.



Concept of interpretive signage installation. Content to be developed in consultation with the community. Max height 1800mm.





Current RL's (left – white lettering) and proposed mm ground level build-up (right – green lettering).

SMC - KEMPTON

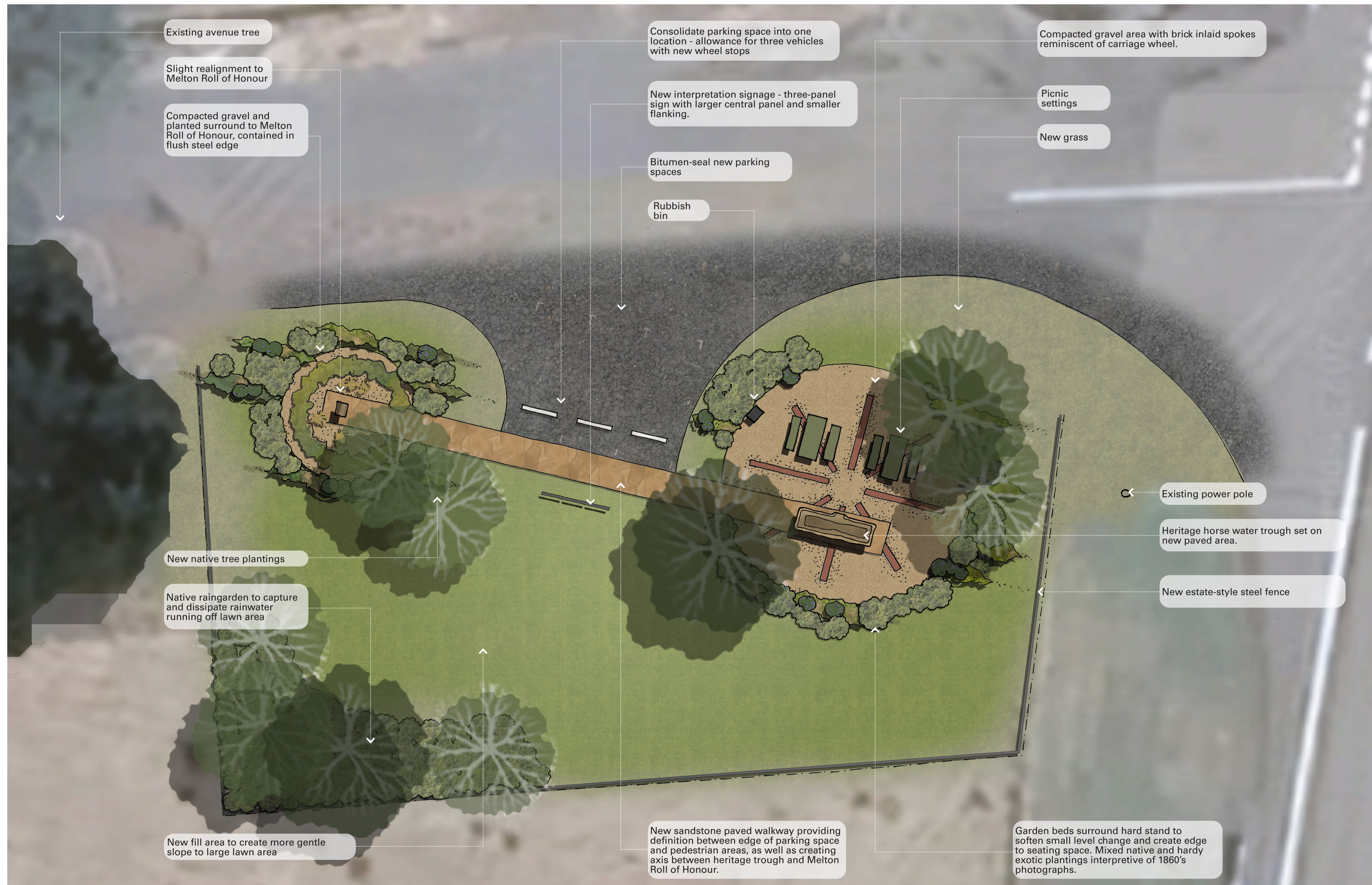
RECEIVED

26/04/2024

---

## ATTACHMENT A

Melton Mowbray Park Concept Design – Play Street



*Lavandula angustifolia*  
English Lavender



*Calamagrostis x 'Karl Foerster'*  
Grass



*Goodenia lanata*  
Trailing Goodenia



SMC - KEMPTON

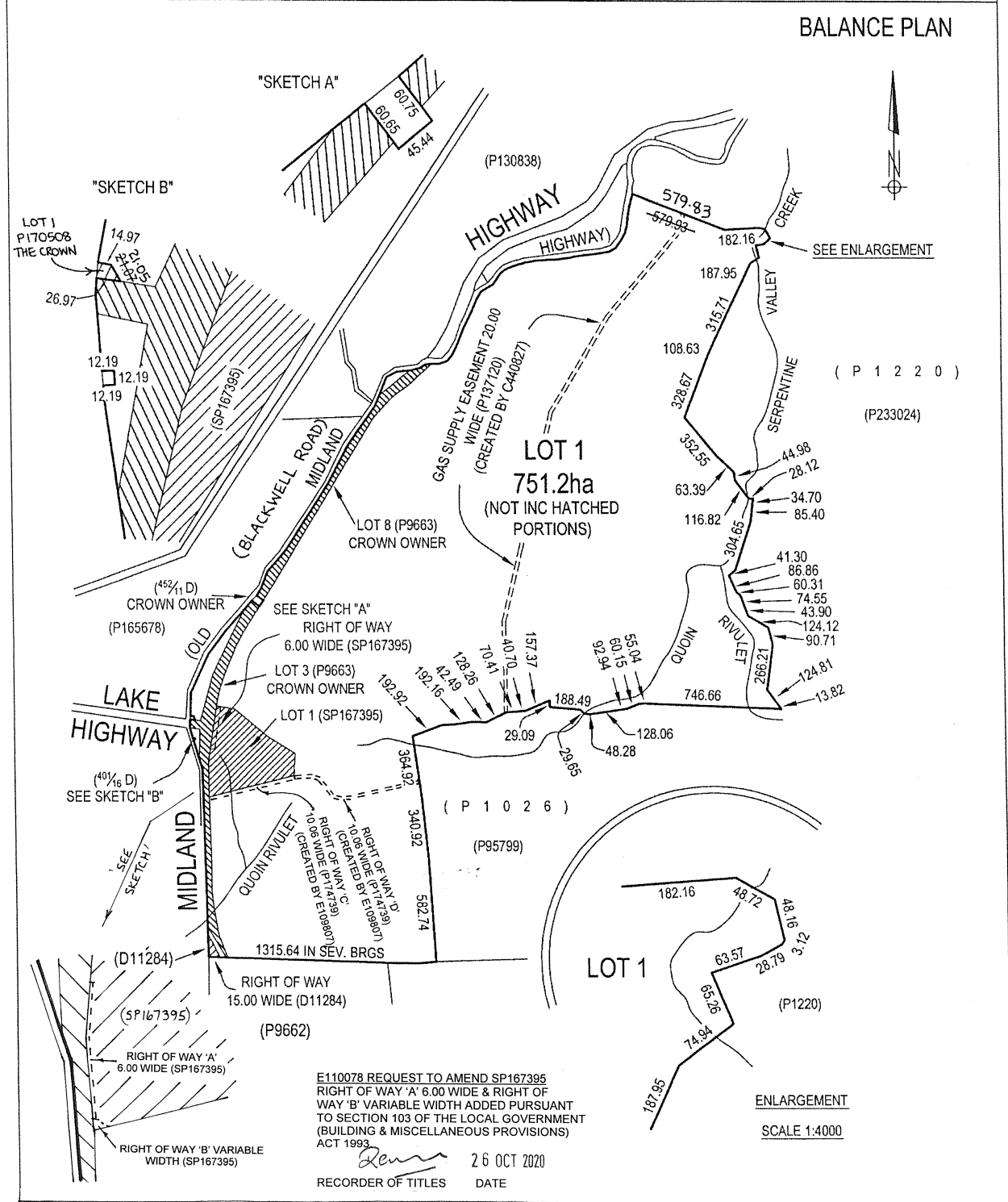
RECEIVED

26/04/2024

## **ATTACHMENT B**

Proposed boundary adjustment and subdivision  
plan.

<b>OWNER:</b> EDWIN CHARLES BATT MERRILYN ROSEMARY BATT	<b>PLAN OF TITLE</b>	<b>REGISTERED NUMBER</b> <b>P170509</b>
<b>FOLIO REFERENCE:</b> FR 167396/1	<b>LOCATION</b> LAND DISTRICT OF MONMOUTH PARISHES OF DYSART, WINTERTON & SOMERSET	<b>APPROVED</b> -7 APR 2016 <i>Alice Kawa</i>
<b>GRANTEE:</b> Part of 3700 Acres Gtd. to Thomas Lloyd Gellibrand, Part of 1500 Acres Gtd. to George Cartwright & Robert Pitcairn & Part of 1268 Acres John Hone Purchaser.	FIRST SURVEY PLAN No. $\frac{1}{4}$ MON  COMPILED BY LESTER FRANKS SURVEY & GEOGRAPHIC	Recorder of Titles
<b>MAPSHEET MUNICIPAL CODE No. 125</b> (5029) (5030)	<b>LAST UPI No.</b>	<b>LAST PLAN No.</b> P167396 P170508
<b>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</b>		



ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469  
 TASMANIA  
 REAL PROPERTY ACT, 1862, as amended



CERTIFICATE OF TITLE

Register Book  
 Vol. Fol.

2866 21

NOTE—REGISTERED FOR OFFICE  
 CONVENIENCE TO REPLACE

Cert. of Title Vol. 983 Fol. 77

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.

*W. H. Lincoln*  
 Recorder of Titles.



Lot 1 of this plan consists of all the land comprised in the above-mentioned Recorder of Titles ARE NO LONGER SUBSISTING. RECORDER OF TITLES ARE NO LONGER SUBSISTING. cancelled folio of the Register.

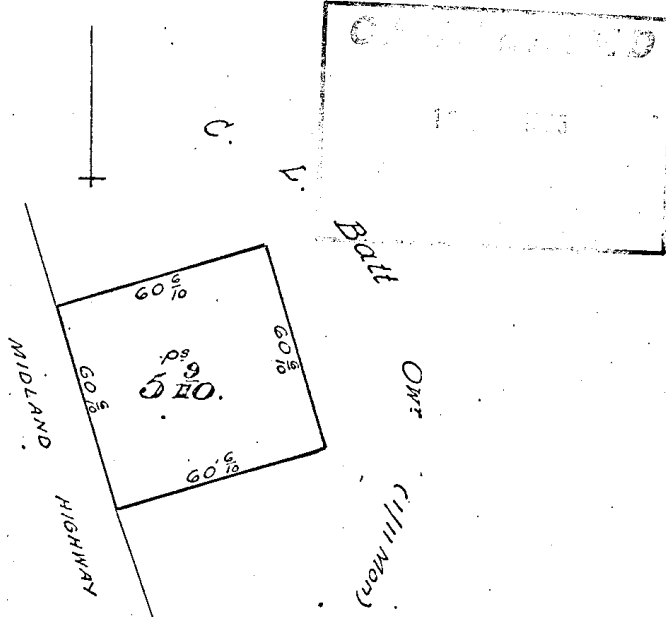
REGISTERED NUMBER  
**225687**

DESCRIPTION OF LAND  
 PARISH OF WINTERTON LAND DISTRICT OF MONMOUTH  
 FIVE PERCHES AND NINE TENTHS OF A PERCH on the Plan hereon

FIRST SCHEDULE (continued overleaf)

THE COMMONWEALTH OF AUSTRALIA

SECOND SCHEDULE (continued overleaf)  
 NIL



Part of 1500 acres Gtd. to G. Cartwright & anor. Meas. in Links. 401/16D  
 FIRST Edition. Registered  
 Derived from C.T. Vol. 983 Fol. 77. Transfer A124630- C.L. Batt.

11 NOV 1970



# RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SEARCH OF TORRENS TITLE

VOLUME 170509	FOLIO 1
EDITION 2	DATE OF ISSUE 26-Oct-2020

SEARCH DATE : 24-Apr-2024

SEARCH TIME : 09.48 PM

### DESCRIPTION OF LAND

Parish of DYSART Land District of MONMOUTH  
 Parish of SOMERTON Land District of MONMOUTH  
 Parish of WINTERTON Land District of MONMOUTH  
 Lot 1 on Plan 170509  
 Derivation : Part of 3700 Acres Granted to Thomas Lloyd  
 Gellibrand, Part of 1500 Acres Granted to George Cartwright &  
 Robert Pitcairn & Part of 1268 Acres John Hone Purchaser  
 Prior CT 167396/1

### SCHEDULE 1

E27317 TRANSFER to EDWIN CHARLES BATT and MARTINE JANE BATT  
 Registered 08-Apr-2016 at noon

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

D4385 Transfer of the "Gas Pipeline Right" created by  
 Instrument C440827 in favour of Tasmanian Gas  
 Pipeline Pty Ltd Registered 02-May-2012 at noon

SP167395 BENEFITING EASEMENT: right of carriageway over the  
 Right of Way 6.00 wide on Plan 170509

SP167395 BENEFITING EASEMENT: Right of Carriageway over the  
 Right of Way 'A' 6.00 wide & Right of Way 'B'  
 variable width on Plan 170509

E109807 BURDENING EASEMENT: a right of carriageway  
 (appurtenant to Lot 1 on Plan 172811) over the lands  
 marked Right of Way 'C' 10.06 wide (P174739) & Right  
 of Way 'D' 10.06 wide (P174739) on Plan 170509  
 Registered 26-Oct-2020 at 12.02 PM

A592498 Notice of Proclamation pursuant to Sections 9A(2) and  
 52A(2) of the Roads and Jetties Act 1935 affecting  
 portion of the above land as shown on Plan L.D.513 &  
 514 lodged in the office of the Director of Lands.  
 Registered 15-Feb-1978 at noon

A904659 Notice of Proclamation pursuant to Section 9A(2A &  
 2B) of the Roads and Jetties Act 1935 affecting  
 portion of the above land as shown in Plan L.D.807

lodged in the office of the Director General of Lands.  
 registered 16-May-1984 at noon

C408830 LEASE to VODAFONE NETWORK PTY LIMITED of a leasehold estate for the term of 5 years from 01-Feb-2012(of part of the said land within described as defined by a plan on the said Lease.)(together with a right of access)

Registered 30-Jan-2003 at 12.01 PM

C408831 LEASE to VODAFONE NETWORK PTY LIMITED of a leasehold estate for the term of 5 years from 01-Feb-2017(of part of the said land within described as defined by a plan on the said Lease.)(together with a right of access) Registered 30-Jan-2003 at 12.02 PM

C440827 SUBJECT to the Gas Pipeline right set forth in Memorandum of Provisions No. M225 for The Crown over the land marked "Gas Supply Easement 20.00 wide (P137120)" on Plan 170509 shown passing through the said land within described

C601763 Notice of Permit Corridor under S15 of the Major Infrastructure Development Act 1999 affecting the said land within described. Registered 14-Nov-2004 at noon

D146150 LEASE to CROWN CASTLE AUSTRALIA PTY LTD of a leasehold estate for the term of 10 years from 1-Oct-2014 that is concurrent with and subject to Lease C408830 until 31-Jan-2017 and Lease C408831 until 31-Jan-2022 (of that part of the said land within described shown as Lot 1 on SIO 168463) Registered 05-Dec-2014 at noon

D146151 LEASE to CROWN CASTLE AUSTRALIA PTY LTD of a leasehold estate for the term of 10 years from 1-Oct-2024 that is concurrent with and subject to Lease C408831 until 31-Jan-2022 (of that part of the said land within described shown as Lot 1 on SIO 168463) Registered 05-Dec-2014 at 12.01 PM

D146152 LEASE to CROWN CASTLE AUSTRALIA PTY LTD of a leasehold estate for the term of 10 years from 1-Oct-2034 (of that part of the said land within described shown as Lot 1 on SIO 168463) Registered 05-Dec-2014 at 12.02 PM

## UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





# RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SEARCH OF TORRENS TITLE

VOLUME 225687	FOLIO 1
EDITION 2	DATE OF ISSUE 30-Jan-2023

SEARCH DATE : 24-Apr-2024

SEARCH TIME : 09.49 PM

### DESCRIPTION OF LAND

Parish of WINTERTON, Land District of MONMOUTH  
Lot 1 on Plan 225687  
Derivation : Part of 1500 Acres - Gtd. to G. Cartwright and  
Anor.  
Prior CT 2866/21

### SCHEDULE 1

E205001 & E204999 TRANSFER to EDWIN CHARLES BATT and MARTINE  
JANE BATT Registered 30-Jan-2023 at 12.03 PM

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

3452 Midland Highway, Melton Mowbray 7030  
Tasmanian Planning Scheme - Southern Midlands Code C13.4 Assessment, June 2024 -  
Revision 1

Project:

**Subdivision / Boundary Adjustment**  
**3452 Midland Highway**  
**Melton Mowbray**

Client name:

**Southern Midlands Council**

Drawings:

**Proposed Subdivision for Public Purposes and Boundary Alteration – DWG NO: D2095-2,**  
**Date: October 2022**

The proposal includes:

- A boundary adjustment to enlarge an anomalous 149m<sup>2</sup> title to form a larger title, from which there is proposed a subdivision of an area of 650m<sup>2</sup> from the Woodlands estate. That land is proposed to be donated by the Batt Family to Southern Midlands Council for public purposes.
- Minor earthworks (fill) to provide a more serviceable grade to the park.
- Establishment of a compacted gravel paved area for picnic tables.
- Relocation of the historic Melton Mowbray trough back to this location, which is near to its original location, and was displaced in 2017.
- Establishment of an axial path between the trough and the existing soldier's memorial plaque.
- Establishment of open lawns, native tree planting and gardens.

The original configuration of titles referenced are 170509/1 (larger privately owned lot straddling the midland highway) and 225687/1 (small anomalous lot).

The newly proposed lot 1 is created to be donated to council as 'Public Open Space', lot 2 is to be part of C.T. 170509/1, C.T. 225687-1 is to be added lot 2.

This proposal of a subdivision/boundary adjustment poses an insignificant increase in risk from the current lot configurations and uses.

Subsequent development of habitable buildings on the adjusted titles (shown as Lot 2 and Balance on the attached proposal plan) will be subject to approval in accordance with the Building Act, Building Regulations 2016 and subsequently, the Directors Determination - Bushfire Hazard Areas.

Therefore, it is considered the proposed boundary adjustment/subdivision creating no additional lots demonstrates and insignificant increase in risk from the existing and approved lot configurations.

Should further clarification be required, please contact me by email ([rhmenadue@gmail.com](mailto:rhmenadue@gmail.com)) or phone (0407 595 317).

Regards



Rhys Menadue - BFP-106

### Appendix (attached)

- Proposed Subdivision for Public Purposes and Boundary Alteration – DWG NO: D2095-2, Date: October 2022;
- Melton Mowbray Park Development Proposal, by Brad Williams, dated April 2023; and
- Bushfire-prone Areas Code Certificate - 2024.06 - Melton Mowbray Park

**BUSHFIRE-PRONE AREAS CODE****CERTIFICATE<sup>1</sup> UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993****1. Land to which certificate applies**

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

**Street address:**

3452 Midland Highway, Melton Mowbray

**Certificate of Title / PID:**

CT. 170509/1 &amp; CT. 225687/1

**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:

<b>Title</b>	<b>Author</b>	<b>Date</b>	<b>Version</b>
3452 Midland Highway, Melton Mowbray Tasmanian Planning Scheme – Code C13.4 Assessment, June 2024 – Revision 1	Rhys Menadue	24/6/2024	1.0

<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>	
Compliance test	Compliance Requirement
<input checked="" type="checkbox"/> E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/> <b>E1.5.1 / C13.5.1 – Vulnerable Uses</b>	
Acceptable Solution	Compliance Requirement
<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>	
Acceptable Solution	Compliance Requirement
<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 checked="" type="checkbox"/> <b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
Acceptable Solution	Compliance Requirement
<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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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

<b>Name:</b>	Rhys Menadue	<b>Phone No:</b>	0407 595 317
<b>Postal Address:</b>	14 Reynolds Court Dyynyrne TAS 7005	<b>Email Address:</b>	rhmenadue@gmail.com
<b>Accreditation No:</b>	BFP – 106	<b>Scope:</b>	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:**

Rhys Menadue

**Date:**

24 June 2024

**Certificate Number:**

2024.06 – Melton Mowbray Park

(for Practitioner Use only)