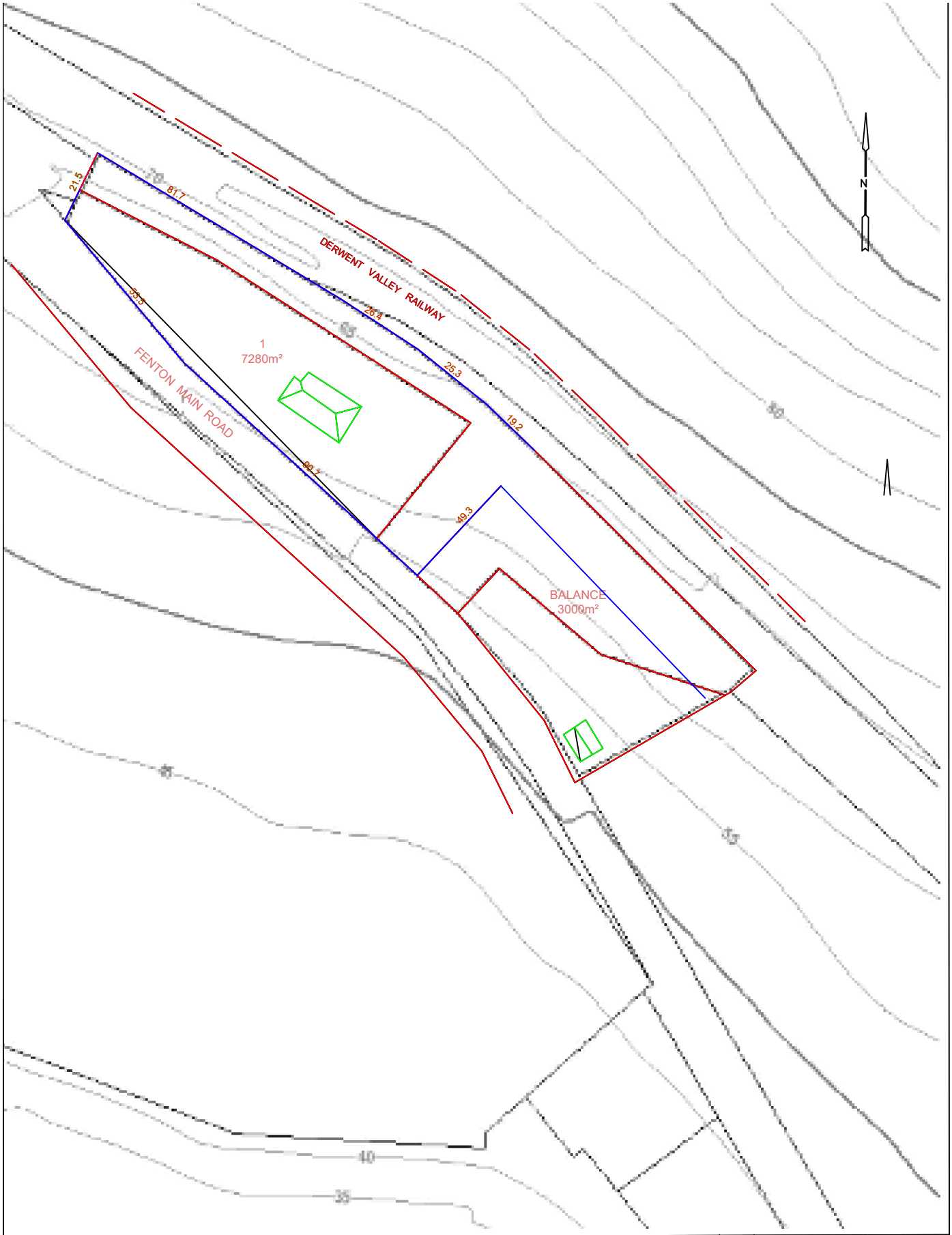


CLIENT Fenton, R & L PROJECT Boundary Adjustment DRAWING Site Plan

D.G.J. POTTER
9 Warwick St HOBART, TASMANIA, 7000
Ph: 0412 170970
Email: djpotter@tinet.net.au

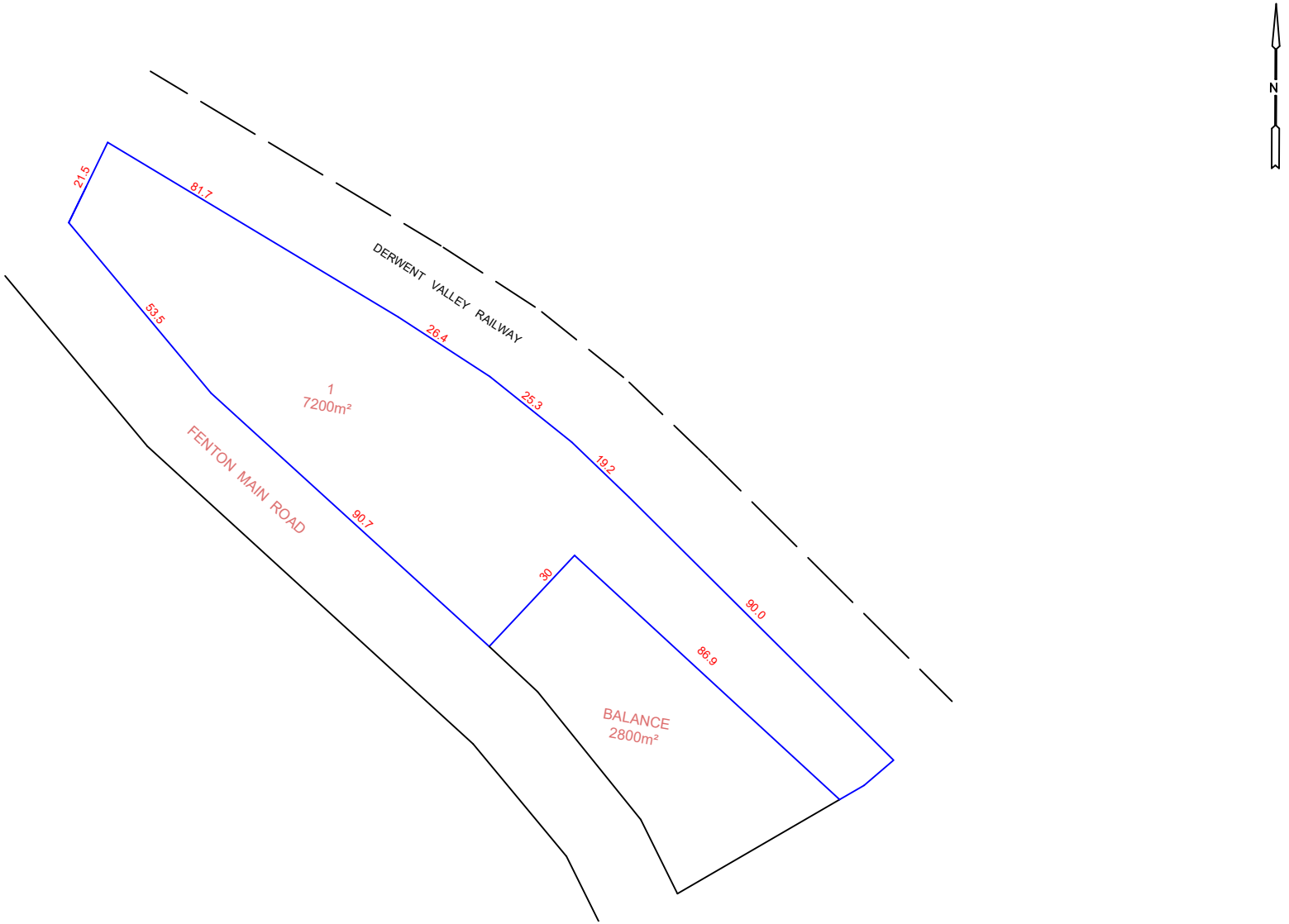
SCALE: 1:2000 DATE: 27/02/26

LEVEL DATUM

Rev.	Amendments	Drwn	Date

Design Drawn TP Checked

A3 Sheet No. Job No.



CLIENT Fenton, R & L	PROJECT Boundary Adjustment	DRAWING Site Plan	
D.G.J. POTTER	SCALE: 1:2000	DATE: 10/08/06	

9 Warwick St HOBART, TASMANIA, 7000
Ph: (03) 62 343 082 Fax: (03) 62 343 360
Email: djpotter@linet.net.au

Rev.	Amendments	Drwn	Date

Design	Drawn TP	Checked
A3	Sheet No.	Job No.

22 Jerrim Place
Kingston Beach TAS 7050
Ph: 0404 439 402
ABN: 74 585 150 120

13 November 2026

Mr David Potter
9 Warwick Street, Hobart

Dear David,

Bushfire Hazard Assessment: Subdivision (Boundary Adjustment), 684 & 704 Gordon River Road, Glenora.

Thank you for engaging me to carry out a bushfire hazard assessment for a subdivision (boundary adjustment) proposed at the above address. I confirm that I am accredited by the Tasmania Fire Service to assess bushfire hazard and to endorse Bushfire Hazard Management Plans (accreditation number BFP-120). I also confirm that while the site is bushfire prone as it is within the bushfire prone areas overlay, there is insufficient increase in risk to the proposed development from bushfire to warrant any specific bushfire protection measures.

The site includes two residential properties at the north-western end of the Glenora township. Both properties have frontage to Gordon River Road on their south-western boundaries. The land slopes upward from the road to the rear of the site.

The property at 684 Gordon River Road is in two titles that have a combined area of approximately 6300m². The smaller of these titles (CT 230057/1) contains a dwelling and associated outbuilding. The larger title (CT 242635/1) includes the land to the rear of the dwelling. This title also includes a narrow strip of land to the rear of the property at 704 Gordon River Road that includes a driveway which provides access to the dwelling on this property. The now closed Derwent Valley railway line is contiguous with north-western boundary of this lot. The property at 704 Gordon River Road is roughly wedge shaped and has an area of approximately 3870m².

The site is generally surrounded by farmland. There is irrigated farmland to the north and east of the site, on the opposite side of the former railway line. There is a cleared paddock to the south and west of the site, on the opposite side of Gordon River Road. There are hops planted on the land further to the south-west. The adjoining land to the south-east of the site is part of the grounds of the Glenora District School. This land has been cleared of native vegetation. The centre of the Glenora township is further to the south-east of the site.

The proposal is to alter the boundaries between the subject properties. The proposal would result in the creation of a 7200m² lot, which would contain the dwelling at 704 Gordon River Road, and a balance lot with an area of 2800m² which would contain the dwelling at 684 Gordon River Road. The proposal would effectively adhere the larger title that is part of the 684 Gordon River Road property to the 704 Gordon River Road property, although some land between the south-eastern boundary of the latter property and the smaller 684 Gordon River Road title would be

included in the proposed balance lot. The proposal would generally include the land that is at a similar level as the dwelling at 704 Gordon River Road within the proposed larger lot, with the parts that are at a similar level as the dwelling at 684 Gordon River Road retained within the balance lot.

Clause *C13.4.1* of the Bushfire Prone Areas Code (the Code) within the applicable planning scheme (i.e., the *Tasmania Planning Scheme – Derwent Valley*) states that:

The following use or development is exempt from this code:

(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;

(b) adjustment of a boundary in accordance with clause 7.3 of this planning scheme.

The relevant planning authority, Derwent Valley Council, has advised that the proposal "does not meet the definition of a permitted boundary adjustment under Section 7.3 of the Scheme". Therefore, sub-clause (b) of the above exemption does not apply to the proposal. However, the proposal may still be exempt from the Code in accordance with sub-clause (a) of the exemption, subject to consideration against the objectives of the applicable standards. I have considered the proposal against the objectives for clauses *C13.6.1*, *C13.6.2*, and *C13.6.3* below.

The objective for clause *C13.6.1 Provision of hazard management areas* is:

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.

The proposal allows for an integrated approach between subdivision and subsequent building on the proposed lots. Any subsequent building on the lots in the foreseeable future is likely to be limited to additions to the existing dwellings that would be retained upon each respective lot. The proposal allows for any likely subsequent building by increasing the separation between each dwelling and the respective rear lot boundary. The proposal is therefore consistent with sub-clause (a) of the above objective.

The area of each of the subject properties is currently maintained as gardens associated with the residential use of the properties. There would be no change to the maintenance arrangements on the land as a result of the proposal. The proposal is considered to facilitate ongoing maintenance by ensuring that the land that is at a similar level as the respective dwelling is contained within the same lot. For example, the proposal would ensure that the land to the rear of the current boundary of the property at 704 Gordon River Road, which is currently part of 684 Gordon River Road, would be included in the same title as the dwelling on this property. The proposal would also ensure that the land to the rear of the dwelling at 684 Gordon River Road, which is at a similar level as the dwelling at 704 Gordon River Road, is within the same title as the latter dwelling.

The existing separation between the dwellings on the site and the bushfire prone vegetation to the north and east of the site would be maintained. Given the low fuel load found in these directions as a result of the agricultural activity that occurs to the north and east of the site, this existing separation is sufficient to reduce potential radiant heat levels, direct flame attack, and ember attack upon the buildings on the site. The proposal would not affect the separation between the dwellings on the site and potential bushfire prone vegetation to the south-east, south, and west.

As demonstrated in the attached Bushfire Attack Level Assessment (Attachment 2), the BAL posed to the dwellings on the site is relatively low, i.e., BAL12.5. The proposal would maintain the existing separation between the dwellings on the site and surrounding bushfire prone

vegetation necessary to maintain this BAL. The proposal is therefore consistent with sub-clause (b) of the objective for clause *C13.6.1*.

The proposed boundary adjustment would not be carried out in stages, so sub-clause (c) is not relevant. The proposal is consistent with the objective for clause *C13.6.1*.

The objective for clause *C13.6.2 Public and fire fighting access* is:

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 supplies for fire appliances; and

(e) are designed to allow connectivity, and where needed, offering multiple evacuation points.

The proposal would not affect access to the site. The existing access to each dwelling from Gordon River Road would be retained. The proposal would therefore allow for safe access and egress for residents, fire fighters, and emergency service personnel as required by sub-clause (a) of the above objective. The existing driveway that provides access to the dwelling at 704 Gordon River Road would provide access to the bushfire-prone vegetation to the north and east of the site. The existing driveway would enable both property to be defended when under bushfire attack and for hazard management works to be undertaken. Gordon River Road would continue to provide access to the south and west of the site. The proposal is consistent with sub-clause (b) of the objective.

There is a fire hydrant adjacent to the site, within the Gordon River Road formation opposite the dwelling at 704 Gordon River Road. Both of the dwellings on the site are within a 120m hose-lay of this fire hydrant. Therefore, fire fighting vehicles would not be required to enter the site in order to access a water supply. The proposal is therefore consistent with sub-clauses (c) and (d) of the objective because access to a water supply would be provided.

The proposal would not affect existing connectivity or evacuation points. The site does not provide connectivity nor is it likely to given the nature of the land to the north and east. The site's proximity to Gordon River Road ensures that it has access to evacuation routes to the north-west and south-east. The proposal is consistent with sub-clause (e) of the objective.

The proposal is consistent with the objective for clause *C13.6.2*.

The objective for clause *C13.6.3 Provision of water supply for fire fighting purposes* is:

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.

As noted above, both dwellings on the site are within a 120m hose-lay of a fire hydrant. There is therefore an adequate, accessible, and reliable water supply for the purposes of fire fighting on the site that would allow for the protection of life and property. The proposal is consistent with the objective for clause *C13.6.3*.

Given the above consideration of the objectives of the applicable standards in the Bushfire Prone Areas Code, I certify that there is an insufficient increase in risk to the proposed development from bushfire to warrant any specific bushfire protection measures. The proposal is therefore exempt from the Code in accordance with clause *C13.4.1(a)*. Please find attached a Bushfire Prone Areas Code Certificate confirming this assessment (attachment 4).

Please contact me either on the above phone number or at adam@southernplanning.com.au if you require clarification of the advice provided or require further assistance with the project.

Yours sincerely,



ADAM SMEE
PLANNING CONSULTANT

Attachment 1, Aerial Imagery



Aerial imagery of site (684 Gordon River Road outlined in light blue, 704 Gordon River Road outlined in blue) and surrounding area (source: ESRI accessed via LISTmap 30/10/2026).

Attachment 2, Bushfire Attack Level Assessment

Direction from site:	North-East	South-East	South-West	North-West
Vegetation Type:	Group G Grassland			
Relationship to site:	Upslope	Downslope	Downslope	Upslope
Effective Slope	0°	>0° to 5°	>0° to 5°	0°
Minimum Separation Distance:	16m^	32m*	16m†	+/-75m†
Assessed BAL:	BAL12.5	BAL12.5	BAL12.5	BAL12.5

Notes: ^from the dwelling at 704 Gordon River Road to the NE boundary of the site, *from the dwelling at 684 Gordon River Road to the SE boundary of the site, †including Gordon River Road.

Attachment 3, Planning Certificate

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] 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:	**684 and 704 Gordon River Road, Glenora**
Certificate of Title / PID:	**CT 230057/1, CT 242635/1, and CT 19570/1 5830564 and 7121235**

2. Proposed Use or Development

Description of proposed Use and Development:	**Subdivision (Boundary Adjustment)**
Applicable Planning Scheme:	***Tasmania Planning Scheme – Derwent Valley***

Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Assessment	Adam Smee Southern Planning	13/11/2026	V1.0
Site Plan	D.G.J. Potter	10/8/06	Rev 0

[1] This document is the approved form of certification for this purpose and must not be altered from its original form.

4. Nature of Certificate

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

☒	**E1.4 / C13.4 – Use or development exempt from this Code**	
	Compliance test	**Compliance Requirement**
☒	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

☐	**E1.5.1 / C13.5.1 – Vulnerable Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.1 P1 / C13.5.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
☐	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

☐	**E1.5.2 / C13.5.2 – Hazardous Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.2 P1 / C13.5.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
☐	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

☐	**E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.1 P1 / C13.6.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☐	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as ‘balance’)
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

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

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

5. Bushfire Hazard Practitioner

Name:	Adam Smee	**Phone No:**	0404 439 402
Postal Address:	22 Jerrim Place, Kingston Beach	**Email Address:**	adam@southernplanning.com.au
Accreditation No:	BFP–120	**Scope:**	1, 2, 3a, and 3b

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: Adam Smee
Southern Planning

Date: 13/11/2026

Certificate Number: PC SP2026-15

(for Practitioner Use only)

D. G. J. POTTER

LAND CONSULTANTS

1/2 Kennedy Drive
Cambridge 7170
Mob. 0412 170 970
djpotter@iinet.net.au

7th July, 2026

Derwent Valley Council
PO Box 595
NEW NORFOLK TAS 7140

Dear Sir/Madam,

Re: Proposed Boundary Re-Arrangement – 684 & 704 Gordon River Road, Bushy Park for R.R. & L.A. Fenton – C.T.s 19570/1, 242635/1 & 230057/1.

The owners have previously approached Council regarding these titles and the possibility of rearranging the titles.

They have been made aware that once reducing the number of titles from 3 to 2 occurs they will not likely be able to increase the lots.

The current layout has 2 houses on separate lots with one vacant lot.

The new configuration will enlarge both the titles with houses and enable the owners to dispose of the costs and maintenance of one house and vacant land.

No changes will be made to either house, their servicing or their access all of which are currently in use and working adequately.

The approval will greatly aid the owners as they have no need or requirement for the extra responsibility of an additional house or land maintenance.

This will enable them to provide a prospective house to a younger or more energetic person to upgrade while maintaining their retirement house.

Could you please consider favourably and support the application.

Enclosed is notes regarding the Development Standards (see separate sheet)

Yours faithfully,

Per: AA

D.G. Potter

SUBDIVISION DEVELOPMENT STANDARDS

12.5.1
A1 (a), (b), (d) complies
A2 Complies
A3 Each house has existing access facilities.

As each lot complies with clauses A1, A2 & A3 we seek your consideration and approval.

12.5.2
A1 No new roads

12.5.3
A1 Complies

APPLICATION FOR PLANNING APPROVAL – DEVELOPMENT/USE OR SUBDIVISION

Derwent Valley COUNCIL

www.derwentvalley.tas.gov.au
(03) 6261 8500

P.O. Box 595
New Norfolk TAS 7140

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

Have you had a discussion with a Council officer in relation to this application: ☐ Yes ☐ No

Officer's name: _____ Date: _____

APPLICANT, OWNER AND CONTACT DETAILS

Provide details of the Applicant and Owner of the land.

APPLICANT

[redacted]

PERSONAL DETAILS REMOVED

LAND DETAILS

Provide details of the land, including street address, title details and the existing use. Please use definitions in planning scheme.

Address: 684 & 704 Gordon River Road
Bushy Park 7140

Volume: 19570/1, 242635/1 & 2300571/1 Folio: _____

PROPOSED USE AND DEVELOPMENT DETAILS

Provide details of the proposed use and of the proposed development and works. Please use definitions in planning scheme.

Use: Residential

Describe Development: See attached

Existing Floor Area: _____ m^2 Proposed floor area: _____ m^2

MATERIALS

External walls: _____ Colour: _____

Roof cladding: _____ Colour: _____

CAR PARKING

Number existing: _____ Proposed: _____

Is vegetation proposed to be removed? ☐ Yes ☐ No

Is the property on the Tasmanian Heritage Register? ☐ Yes ☐ No

Is Signage proposed: ☐ Yes ☐ No

Estimated cost of development value: $

FOR SUBDIVISION APPLICATIONS ONLY

Number of lots to be created:
(excluding Balance lot) _____

Total area of new lots:
(excluding balance lot): _____

Estimated cost of subdivision works
(must not be $0) _____

DECLARATION

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

- The information in this application is true and correct.
- In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- I/we authorise Council to provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

  Council will only use the information provided to consider and determine the application for planning approval. Information provided may be made available for public inspection in accordance with section 57 of the Act.
- I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the Land Use Planning and Approvals Act 1993.

  Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

The Applicant must sign and date this form.

PERSONAL DETAILS REMOVED

7/7/26

Date

Refer to application checklist on following page for additional information requirements.

COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Derwent Valley Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Derwent Valley Council or their delegate (as specified in Subsections 52 (1D-1G) of the *Land Use Planning and Approvals Act* 1993).

***Please note**: If the application involves Crown land you will also need to provide a letter of consent.*

I , being responsible for the administration of land at declare that I have given permission for the making of this application for .

The Minister, General Manager or other delegate responsible for the land must sign and date this form.

Signature

Date

(This consent is for the making of the application only, and does not constitute landlord consent for the development to occur.)

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
230057	1
EDITION	DATE OF ISSUE
4	27-Aug-2012

SEARCH DATE : 04-Aug-2026
SEARCH TIME : 03.42 pm

DESCRIPTION OF LAND

Parish of ANGLESEA, Land District of BUCKINGHAM
Lot 1 on Plan 230057
Derivation : Whole of Lot 30856 Gtd. to C.H. Fenton and Whole of Lot 31834 Gtd. to The Transport Commission
Prior CT 2983/85

SCHEDULE 1

C968665 M382718 TRANSFER to RALPH ROBERT FENTON Registered 27-Aug-2012 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL – NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE – REGISTERED FOR OFFICE CONVENIENCE TO REPLACE

Cert. of Title Vol. 866 **Fol.** 35

CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2983 85

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.

Recorder of Titles.

RECORDER OF TITLES TASMANIA

DESCRIPTION OF LAND

PARISH OF ANGLESEA LAND DISTRICT OF BUCKINGHAM
ONE ROOD TWENTY SIX PERCHES AND SEVEN TENTHS OF A PERCH on the Plan hereon

FIRST SCHEDULE (continued overleaf)

ERIC DUDLEY FENTON of Glenora, Engineer

SECOND SCHEDULE (continued overleaf)
NIL

ES ARE NO LONGER SUBSISTING.

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

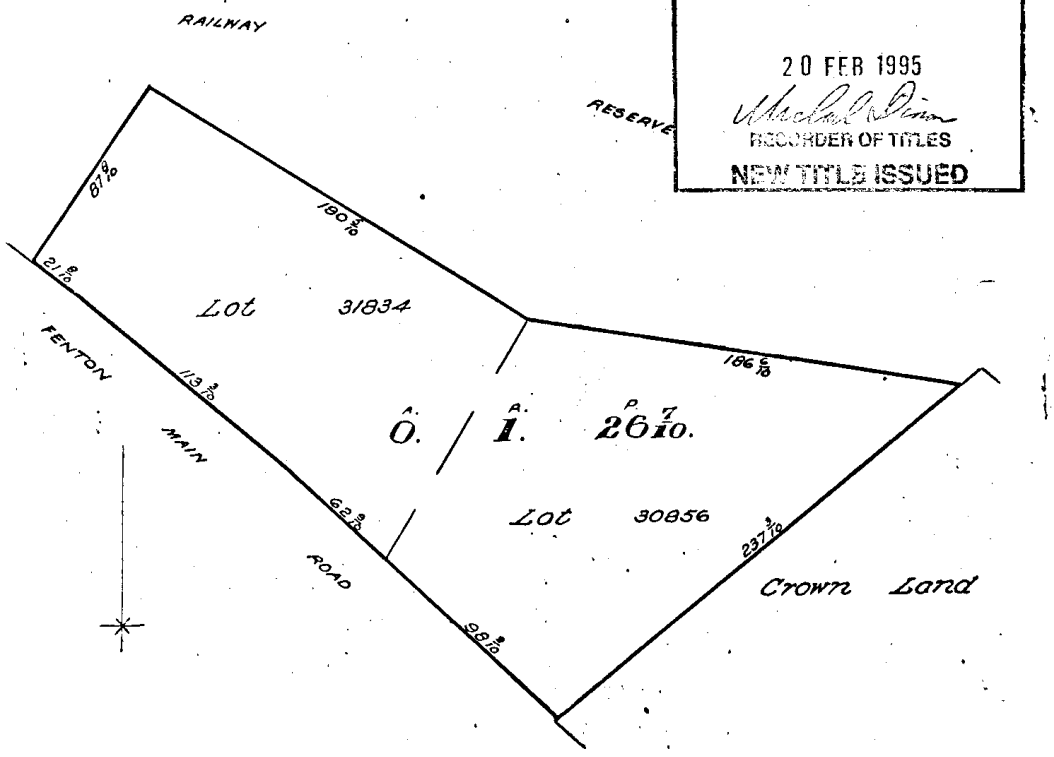
REGISTERED NUMBER 230057

CANCELLED

20 FEB 1995

RECORDER OF TITLES

NEW TITLE ISSUED



Whole of Lot 30856 Gtd. to C.H.Fenton, and
Whole of Lot 31834 Gtd. to The Transport Commission. Meas. in Links.

FIRST Edition. Registered 12 MAY 1971

Derived from C.T.Vol.866 Fol.35. Transfer A76951- C.H.Fenton.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
242635	1
EDITION	DATE OF ISSUE
3	27-Aug-2012

SEARCH DATE : 04-Aug-2026
SEARCH TIME : 03.41 pm

DESCRIPTION OF LAND

Parish of ANGLESEA, Land District of BUCKINGHAM
Lot 1 on Plan 242635
Derivation : 8560m2 vested in the Australian National Railways Commission.
Prior CT 4002/54

SCHEDULE 1

C968663 M382718 TRANSFER to RALPH ROBERT FENTON Registered 27-Aug-2012 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OS D 435

ANNEXURE TO **CERTIFICATE OF TITLE** / **FOLIO OF REGISTER**

VOL. 4002 FOL. 54

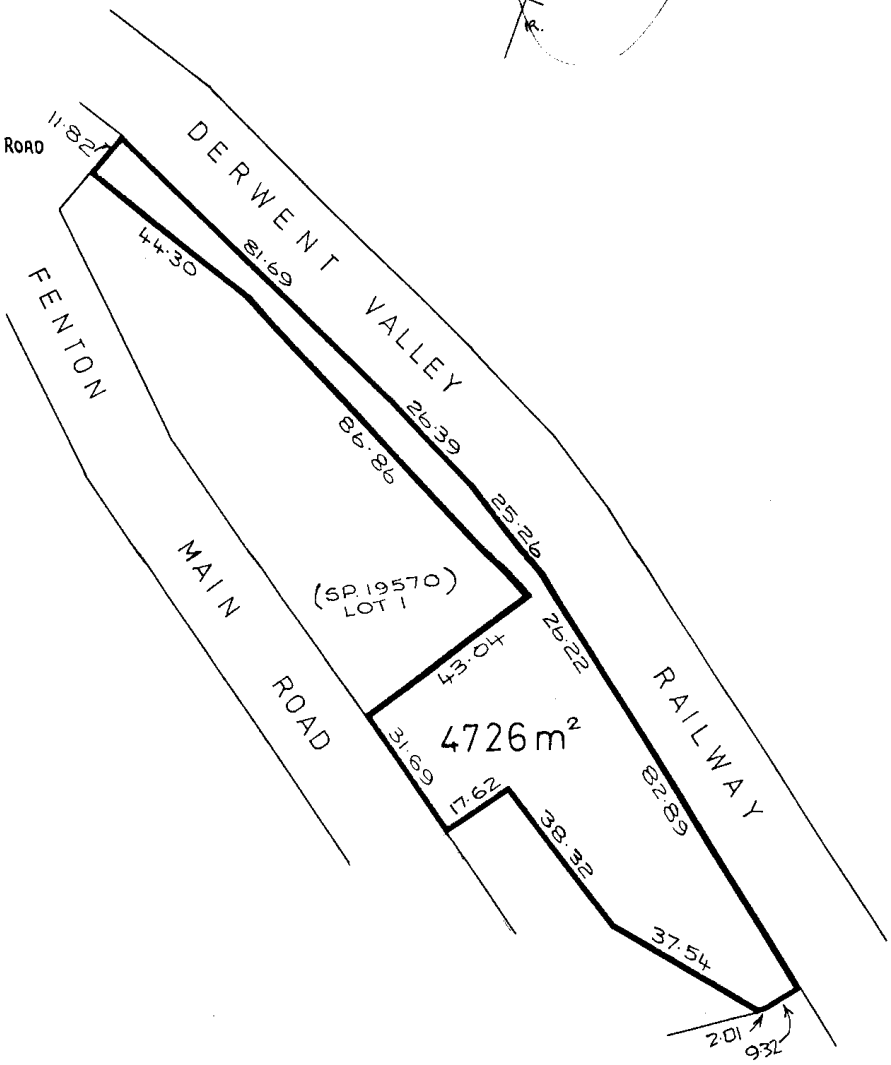
ACTING DEPUTY Recorder of Titles

REGISTERED NUMBER

242635

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

MEAS. IN METRES
PH. ANGLESEA
D.15718



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
19570	1
EDITION	DATE OF ISSUE
2	31-Oct-1997

SEARCH DATE : 04-Aug-2026
SEARCH TIME : 03.41 pm

DESCRIPTION OF LAND

Parish of ANGLESEA, Land District of BUCKINGHAM
Lot 1 on Sealed Plan 19570
Derivation : Part of 8560m2 Vested in The Australian National Railways Commission
Prior CT 4002/53

SCHEDULE 1

RALPH ROBERT FENTON and LINDA ANN FENTON as tenants in common in equal shares

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 19570 FENCING PROVISION in Schedule of Easements
C41823 MORTGAGE to National Australia Bank Limited
Registered 31-Oct-1997 at 12.01 pm

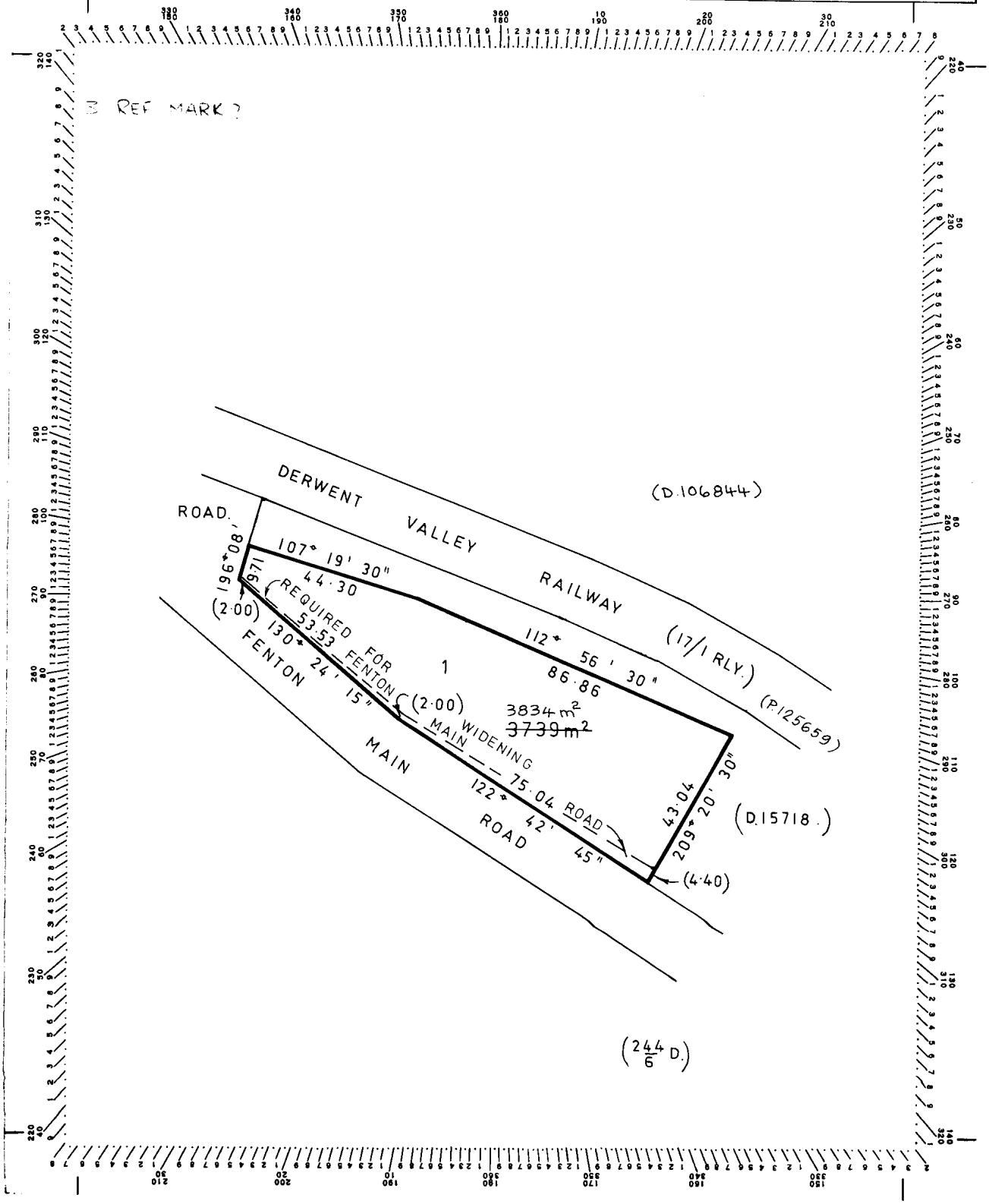
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

B/D 5V?

- 8 DEC 1982

Owner: R. R. & L. A. FENTON	**PLAN OF SURVEY** by Surveyor L. W. HEPPER of land situated in the LAND DISTRICT OF BUCKINGHAM PARISH OF ANGLESEA	**Registered Number:** S. P19570
Title Reference: C.T. 3909-36		**Effective from:** - 2 FEB 1983
Grantee: PART OF 8560m² VESTED IN THE AUSTRALIAN NATIONAL RAIL-WAYS COMMISSION.	SCALE 1: 1000 MEASUREMENTS IN METRES	ACTING DEPUTY Recorder of titles



SCHEDULE OF EASEMENTS **Plan No.** **S. P19570**

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

No easements or profits a prendre are created to benefit or burdon any Lot

FENCING PROVISION the Vendors Ralph Robert and Linda Ann Fenton shall not be required to fence

SIGNED by RALPH ROBERT FENTON and LINDA ANN FENTON as the Registered Proprietors of the land comprised in Certificate of Title Registered Volume 3909 Folio 36 in the presence of :-) R.R. Fenton. L.A. Fenton

Signed by WESTPAC SAVINGS BANK LIMITED by its attorneys GORDON WILLIAM LAWRENCE and NEVILLE SYDNEY WILL under power No. 5670698 (who hereby respectively declare that they have received no notice of revocation of the said power) in the presence of

Bank Officer, Hobart

WESTPAC SAVINGS BANK LIMITED by its Attorneys

MANAGER LENDING, TASMANIA DIVISION

WESTPAC BANKING CORPORATION

MANAGER LEGAL, TASMANIA DIVISION

WESTPAC BANKING CORPORATION

Mortgagee under Mortgage A804423

Correct under the provisions of "The Real Property Act" as amended

Certified correct for the purposes of the Real Property Act 1862, as amended.

.....
~~*Subdivider*~~/*Solicitor for the Subdivider*

This is the schedule of easements attached to the plan of .....
(*Insert Subdivider's Full Name*)

R.R. & L.A. FENTON affecting land in

C.T. 3909-36
(*Insert Title Reference*)

Sealed by MUNICIPALITY OF NEW NORFOLK on 10th November, 19 82

.....
Council Clerk/~~*Town Clerk*~~

10384