Agenda Attachments

Planning Committee Meeting

Tuesday 10th October 2023

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Central Highlands Council

MINUTES

PLANNING COMMITTEE MEETING – 12TH SEPTEMBER 2023

Minutes of the **Planning Committee Meeting** (Special Committee of Central Highlands Council) held in the Bothwell Football Club & Community Centre, **Bothwell** on **Tuesday 12th September 2023**, commencing at **9.01am**.

Deputy Mayor J Allwright (Chairperson) submitted a written Declaration to Item 7.1 on the Agenda and an apology for the meeting.

In the absence of the appointed Chairperson, the Committee members present are to elect one of the members of the Planning Committee as Chairperson of the meeting.

RESOLUTION 01/09.2023/PC

Moved: Cr A Bailey **Seconded:** Cr J Hall

THAT *Cr R Cassidy be appointed as Chairperson of the meeting.*

CARRIED

FOR the Motion
Cr R Cassidy, Cr J Hall & Cr A Bailey

Cr R Cassidy took the Chair and welcomed everyone to the meeting.

1.0 PRESENT

Cr R Cassidy, Cr J Hall and Cr A Bailey

2.0 IN ATTENDANCE

Cr J Honner, Mrs K Hossack (General Manager), Mr G Rogers (DES Manager), Mrs L Brown (Senior Planning Officer) and Mrs K Bradburn (Minutes Secretary).

3.0 APOLOGIES

Deputy Mayor J Allwright (Chairperson) and Mayor L Triffitt

4.0 PECUNIARY INTEREST DECLARATIONS

In accordance with Regulation 8 (7) of the Local Government (Meeting Procedures) Regulations 2015, the Chairman requests Councillors to indicate whether they or a close associate have, or are likely to have, a pecuniary interest (any pecuniary or pecuniary detriment) in any item of the Agenda.

Deputy Mayor J Allwright submitted a written Declaration to Item 7.1 on the Agenda.

5.0 PERCEIVED INTEREST DECLARATIONS

Under the **Model Code of Conduct** made by Order of the Minister responsible for Local Government the following will apply to a Councillor –

PART 2 – Conflict of Interest that are not Pecuniary
(6) A Councillor who has an actual, potential or perceived conflict of interest in a matter before the Council must –

(a) Declare the conflict of interest and the nature of the interest before discussion on the matter begins; and
(b) Act in good faith and exercise reasonable judgement to determine whether a reasonable person would consider that the conflict of interest requires the Councillor to remove himself or herself physically from any Council discussion and remain out of the room until the matter is decided by the Council.

Nil

6.0 CONFIRMATION OF DRAFT MINUTES OF THE PLANNING COMMITTEE MEETING HELD 8 AUGUST 2023

RESOLUTION 02/09.2023/PC

Moved: Cr J Hall **Seconded:** Cr A Bailey

THAT *the Draft Minutes of the Planning Committee Meeting of Council held on Tuesday 8th August 2023 to be confirmed.*

CARRIED

FOR the Motion
Cr R Cassidy, Cr J Hall & Cr A Bailey

7.0 PUBLIC QUESTION TIME

In accordance with Council's Policy No 2017-49 *Public Comment on Planning Agenda Items at Committee Meetings* a person may speak about an item on the agenda to be considered by the Planning Committee during public question time or at the beginning of the item, as determined by the Chairperson.

Speakers should follow the procedure below:

1. Only those people that have:
   (a) Initiated the planning decision under the *Land Use Planning and Approvals Act 1993* (Act) ("Applicant"); or
   (b) The owner of the land subject to the planning decision ("Owner"); or
   (c) made a representation within the statutory notice period in relation to a planning decision ("Representor")

   will be entitled to speak at a Planning Committee Meeting ("Meeting").

2. Prior to the commencement of the Meeting a person who wishes to address the Meeting must:
   i. Notify the Council in writing by close of business on the Friday prior to the Planning Committee meeting of the person's intention to address the Meeting, including with the following detail:
      (a) Identify whether the person is the Applicant or a Representor;
      (b) If a Representor, the date the person made a representation in respect to the planning decision; and
      (c) the relevant planning decision by the Council allocated number, or by reference to the land to which it relates (eg, by certificate of title, PID or address);
      (d) the question or topic on which the person wishes to speak.

   ii. Notify the Chairperson of his or her arrival prior to the commencement of the PCM and complete a register.

3. If a person has complied with the procedure in 2 above, the person will be entitled speak at the meeting.

4. The Chairperson will determine the order of speakers.

5. All people entitled to speak will be given equal opportunity to speak.

6. Each person will be limited to **5 minutes** unless otherwise allowed by the Chairperson.

7. A person may make a statement only or ask questions that are directed through the Chairperson.

8. A person may not direct questions to staff members unless directed through the Chairperson. The Chairperson may ask staff members to answer any question.

9. The Council is under no obligation to answer questions. Questions may be taken on notice by the Planning Committee. The Planning Committee may answer such questions at its discretion.

10. *(a)* Planning Committee members may ask questions of the person speaking.

(b) Councillors present who are not members of the Planning Committee may ask questions or seek clarification only at the discretion of the Chairperson.

11. The Applicant may be given notice of a person's intention to speak. The Applicant will be given an opportunity to speak in reply, limited to 5 minutes unless otherwise allowed by the Chairperson. If the Applicant is not present at the Meeting, the Planning Committee may provide the Applicant with an opportunity to respond.

12. No debate or argument is permitted at any time.

13. Members of the gallery must not interject while another party is speaking.

Council's Policy 2017-49 'Public Comment on Planning Agenda Items' will be available for the public to view at the meeting.

Nil

7.0 PLANNING REPORTS

7.1 DA 2023/42 : 4 LOT SUBDIVISION : 6977 LYELL HIGHWAY, OUSE

Proposal

An application for planning approval for a 4 Lot Subdivision at 6977 Lyell Highway, Ouse has been received by Council.

The property comprises of two existing titles CT223796/4 which is vacant and CT 233565/5 which includes an existing dwelling.

The subdivision proposes the following:

- CT 233565/5 subdivided into two lots, Lot 1 & Lot 2.

  Lot 1 – Contains existing dwelling, lot size 894m^2, 22m of frontage to Lyell Highway, existing TasWater service and single point of vehicular access;

  Lot 2 –1693m^2, 4.4m of frontage to Lyell Highway, proposed single point of vehicular access and connection to TasWater services;

- CT223796/4 subdivided into two lots, Lot 3 & Lot 4.

  Lot 3 – 600m^2, 16.2m of frontage to Lyell Highway, proposed single point of vehicular access and connection to TasWater services;

  Lot 4 – 900m^2, 4.0m of frontage to Lyell Highway, proposed single point of vehicular access (Right of Way) and connection to TasWater services;

Under the Tasmanian Planning Scheme – Central Highlands subdivision is defined as development, Clause 3.1. The proposal is to be assessed against the development standards of the zone and the development standards of the applicable Codes. These matters are described and assessed in this report. This is a discretionary application under the Planning Scheme.

Council gave notice of the application for public comment for 14 days. During the notification period no representations were received.

This report will assess the proposal against the relevant provisions of the Act and the Scheme. It is recommended that Council grant a permit for the subdivision subject to conditions.

RESOLUTION 03/08.2023/PC

Moved: Cr A Bailey **Seconded:** Cr J Hall

THAT *the Planning Committee make the following recommendation to Council acting as the Planning Authority:*

1. Approve in accordance with the Recommendation:-

In accordance with section 57 of the *Land Use Planning and Approvals Act 1993* the Planning Authority **Approve** the Development Application DA2023/42 4 Lot Subdivision at land described as 6977 Lyell Highway, Ouse subject to conditions in accordance with the Recommended Conditions.

Recommended Conditions

General

1. The subdivision layout or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.

2. This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this permit unless, as the applicant and the only person with a right of appeal, you notify Council in writing that you propose to commence the use or development before this date, in accordance with Section 53 of the *Land Use Planning and Approvals Act 1993*.

Staged Development

3. The subdivision development must not be carried out in stages except in accordance with a staged development plan submitted to and approved by Council's Manager Environment and Development Services.

Easements

4. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's Municipal Engineer. The cost of locating and creating the easements shall be at the subdivider's full cost.

Endorsements

5. The final plan of survey must be noted that Council cannot or will not provide a means of drainage to all lots shown on the plan of survey.

Covenants

6. Covenants or other similar restrictive controls that conflict with any provisions or seek to prohibit any use provided within the planning scheme must not be included or otherwise imposed on the titles to the lots created by this permit, either by transfer, inclusion of such covenants in a Schedule of Easements or registration of any instrument creating such covenants with the Recorder of Titles, unless such covenants or controls are expressly authorised by the terms of this permit or the consent in writing of the Council's Manager Environment and Development Services.

Bushfire

7. The development and works must be carried out in accordance with the Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan prepared by Enviro-dynamics dated July 2023 v1.0.

8. Prior to Council sealing the final plan of survey for any stage the developer must provide certification from a suitably qualified person that all works required by the approved Bushfire Hazard Management Plan has been complied with.

Agreements

9. Agreements made pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* must be prepared by the applicant on a blank instrument form to the satisfaction of the Council and registered with the Recorder of Titles. The subdivider must meet all costs associated with the preparation and registration of the Part 5 Agreement.

Final Plan

10. A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.

11. A fee of $225.00, or as otherwise determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey for each stage.

12. Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Central Highlands Council. The security must be in accordance with section 86(3) of the *Local*

Government (Building & Miscellaneous Provisions) Council 1993. The amount of the security shall be determined by the Council's Municipal Engineer.

13. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.

14. The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

Water Quality

15. Where a development exceeds a total of 250 square metres of ground disturbance a soil and water management plan (SWMP) prepared in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South, must be approved by Council's Municipal Engineer before development of the land commences.

16. Temporary run-off, erosion and sediment controls must be installed in accordance with the approved SWMP and must be maintained at full operational capacity to the satisfaction of Council's Municipal Engineer until the land is effectively rehabilitated and stabilised after completion of the development.

17. The topsoil on any areas required to be disturbed must be stripped and stockpiled in an approved location shown on the detailed soil and water management plan for reuse in the rehabilitation of the site. Topsoil must not be removed from the site until the completion of all works unless approved otherwise by the Council's Municipal Engineer.

18. All disturbed surfaces on the land, except those set aside for roadways, footways and driveways, must be covered with topsoil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Council's Municipal Engineer.

Property Services

19. Property services must be contained wholly within each lot served or an easement to the satisfaction of the Council's Municipal Engineer or responsible authority.

Existing Services

20. The Subdivider must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.

TasWater

21. The use and/or development must comply with the requirements of TasWater, as detailed in the form Submission to Planning Authority Notice, Reference No TWDA2023/01025-CHL dated 09/08/2023, as attached to this permit.

Access to State Growth Road (Lyell Highway)

22. The proposed new accesses to Lots 2, 3 and 4 are to be sealed from the edge of the state road to the property boundary.

23. The existing access to Lot 1 is to be upgraded to sealed from the edge of the state road to the property boundary.

24. Prior to undertaking any access (or other) works in the state road reserve an Access Permit is required from the Department of State Growth in accordance with Section 16 of the *Roads and Jetties Act 1935.* Application for permits can be found at https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings

25. Applications must be received by the Department of State Growth at least 20 business days before the expected start date for works, to allow enough time to assess the application.

Construction Amenity

26. The development must only be carried out between the following hours unless otherwise approved by the Council's Manager Environment and Development Services:

Monday to Friday	7:00 AM to 6:00 PM
Saturday	8:00 AM to 6:00 PM
Sunday and State-wide public holidays	10:00 AM to 6:00 PM

27. All subdivision works associated with the development of the land must be carried out in such a manner so as not to unreasonably cause injury to, or unreasonably prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of -
    (a) Emission from activities or equipment related to the use or development, including noise and vibration, which can be detected by a person at the boundary with another property.
    (b) Transport of materials, goods or commodities to or from the land.
    (c) Appearance of any building, works or materials.

28. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Municipal Engineer.

29. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.

Construction

30. The subdivider must provide not less than 48 hours written notice to Council's Municipal Engineer before commencing construction works on site or within a council roadway. The written notice must be accompanied by evidence of payment of the Building and Construction Industry Training Levy where the cost of the works exceeds $12,000.

31. The subdivider must provide not less than 48 hours written notice to Council's Municipal Engineer before reaching any stage of works requiring inspection by Council unless otherwise agreed by the Council's Manager Engineering Services.

32. A fee for supervision of any works to which Section 10 of the *Local Government (Highways) Council 1982* applies must be paid to the Central Highlands Council unless carried out under the direct supervision of an approved practising professional civil engineer engaged by the owner and approved by the Council's Municipal Engineer. The fee must equal not less than three percent (3%) of the cost of the works.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT: -

A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.

B. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.

C. The issue of this permit does not ensure compliance with the provisions of the *Aboriginal Relics Act 1975*. If any aboriginal sites or relics are discovered on the land, stop work and immediately contact the Tasmanian Aboriginal Land Council and Aboriginal Heritage Unit of the Department of Tourism, Arts and the Environment. Further work may not be permitted until a permit is issued in accordance with the *Aboriginal Relics Act 1975*.

D. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval unless the development for which the approval was given has been substantially commenced or extension of time has been granted. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development may be treated as a new application.

E. Appropriate temporary erosion and sedimentation control measures during construction include, but are not limited to, the following -

a) Minimise site disturbance and vegetation removal;

b) Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (e.g. temporarily connected to Council's storm water system, a watercourse or road drain);

c) Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;

d) Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains; and

e) Rehabilitation of all disturbed areas as soon as possible.

Submission to Planning Authority Notice

Council Planning Permit No.	DA 2023/42	Council notice date	2/08/2023
TasWater details			
TasWater Reference No.	TWDA 2023/01025-CHL	Date of response	9/08/2023
TasWater Contact	Shaun Verdouw	Phone No.	0467 901 425
Response issued to			
Council name	CENTRAL HIGHLANDS COUNCIL		
Contact details	kbradburn@centralhighlands.tas.gov.au		
Development details			
Address	6977 LYELL HWY, OUSE	Property ID (PID)	5469422
Description of development	Subdivision - 3 Lots + Balance		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
PDA Surveyors	51017CT-3	A	24/07/2023

Conditions

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

4. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
   Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.

DEVELOPER CHARGES

5. Prior to TasWater issuing a Consent to Register a Legal Document, the applicant or landowner as the case may be, must pay a developer charge totalling $10,542.00 to TasWater for water and sewerage infrastructure for 3 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
6. In the event Council approves a staging plan, prior to TasWater issuing a Consent to Register a Legal Document for each stage, the developer must pay the developer charges commensurate with the

number of Equivalent Tenements in each stage, as approved by Council.

DEVELOPMENT ASSESSMENT FEES

7. The applicant or landowner as the case may be, must pay a development assessment fee of $389.86 and a Consent to Register a Legal Document fee of $248.30 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

   The payment is required within 30 days of the issue of an invoice by TasWater.

8. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

Advice

General

For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards

For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form

Sewer Capacity

The sewer system in the area is over capacity, but TW are willing to accept the risk of this development on our system

Developer Charges

For information on Developer Charges please visit the following webpage - https://www.taswater.com.au/building-and-development/developer-charges

Water Submetering

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

(a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.

(b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit https://www.taswater.com.au/building-and-development/service-locations for a list of companies.

(c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au

Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

CARRIED

FOR the Motion
Cr R Cassidy, Cr J Hall & Cr A Bailey

8.0 OTHER BUSINESS

Nil

9.0 CLOSURE

The Chairperson thanked everyone for their contribution and declared the meeting closed at **9.09am**.

central highlands COUNCIL

Development & Environmental Services
19 Alexander Street
BOTHWELL TAS 7030

Phone (03) 6259 5503
Fax (03) 6259 5722

www.centralhighlands.tas.gov.au

For office use only:

Date Received:	
DA Number:	
PID:	

Application for Planning Approval – Subdivision & Strata Division

Use this form to apply for subdivision approval in accordance with section 81 of the Local Government (Building & Miscellaneous Provisions) Act 1993 *and section 57 and 58 of the* Land Use Planning and Approvals Act 1993 *(the Act).*

Tick ✓ if there has been a pre-application meeting with a Council officer: *Yes:* ☐ *No:* ☐

Officer's name *Date:*

Applicant, Owner & Contact Details:

Provide details of the Applicant and Owner of the land. (Please print)

Applicant: PDA Surveyors obo Anthony Waring & Jitesh Gohil

Address: P.O Box 284
Launceston 7250

Phone No: 6331 4099
Fax: No:
Mobile: No: 0448 453 971

Email: allan.brooks@pda.com.au

Owner: Big Tree Investment PTY LTD & Gohil Investment PTY LTD

Address:

Phone No:
Fax: No:

Land Details:

Provide details of the land, including street address, title details and the existing use.

Address: 40, 46, 48, 50, 56, 58, 60 & 64 Arthurs Lake Road
Wilburville 7030

Volume: 178097
Folio: 2, 4, 5, 6, 9, 10, 11 & 13

Existing Use Residential

Please use definitions in planning scheme

Proposed Development Details:

Provide details of the proposed subdivision development.

Development: 8 lots into 16 lot subdivision

Tick ✓ if proposed developed is to be staged: *Yes* ☐ *No* ☑

Tick ✓ Is the proposed development located on land previously used as a tip site? *Yes* ☐ *No* ☑

Provide an estimate of the completed value of the proposed development works, including the value of all site works and any labour contributions by the Applicant or the Owner.

Est. value: $ *Write 'Nil' if no works are proposed, e.g. boundary adjustment*

Declaration:

I/we hereby apply for planning approval to carry out the subdivision 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.

Signature:

The Applicant must sign and date this form.
Date: 12/08/2022

Refer to application checklist over page for additional information requirements

Checklist

To ensure that we can process your application as quickly as possible, please read the following checklist carefully and ensure that you have provided the following at the time of lodging the application. If you are unclear on any aspect of your application, please contact Central Highlands Council by phone on (03) 6259 5503 to discuss or arrange an appointment concerning your proposal. Note that Council may require additional information in accordance with section 54 of the Land Use Planning and Approvals Act 1993.

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1. A completed Application for Approval of Use/Development form.
   Please ensure that the information provides an accurate description of the proposal, has the correct address and contact details and is signed and dated by the applicant.

2. A current copy of the Certificate of Title for all lots involved in the proposal.
   The title details must include, where available, a copy of the search page, title plan, sealed plan or diagram and any schedule of easements (if any), or other restrictions, including covenants, Council notification or conditions of transfer.

3. Two (2) copies of the following information -
   a) An analysis of the site and surrounding area setting out accurate descriptions of the following -
      (i) topography and major site features including an indication of the type and extent of native vegetation present, natural drainage lines, water courses and wetlands, trees greater than 5 metres in height in areas of skyline or landscape importance and identification of any natural hazards including flood prone areas, high fire risk areas and land subject to instability;
      (ii) soil conditions (depth, description of type, land capability etc);
      (iii) the location and capacity of any existing services or easements on the site or connected to the site;
      (iv) existing pedestrian and vehicle access to the site;
      (v) any existing buildings on the site;
      (vi) adjoining properties and their uses; and
      (vii) soil and water management plans.

   b) A site plan for the proposed use or development drawn, unless otherwise approved, at a scale of not less than 1:200 or 1:1000 for sites in excess of 1 hectare, showing -
      (i) a north point;
      (ii) the boundaries and dimensions of the site;
      (iii) Australian Height Datum (AHD) levels and contours;
      (iv) natural drainage lines, watercourses and wetlands;
      (v) soil depth and type;
      (vi) the location and capacity of any existing services or easements on the site or connected to the site, including the provisions to be made for supplying water and draining the lots;
      (vii) the location of any existing buildings on the site, indicating those to be retained or demolished, and their relationship to buildings on adjacent sites, streets and access ways;
      (viii) the use of adjoining properties;
      (ix) the proposed subdivision lots boundaries and the building envelopes for buildings, including distinguishing numbers, boundary dimensions and areas;
      (x) the streets, roads, footpaths and other ways public and private, existing and to be opened or constructed on the land, including the widths of any such roads, footpaths and other ways;
      (xi) the general location of all trees over three (3) metres in height;
      (xii) the position of any easement over or adjoining the land;
      (xiii) the location of any buildings on the site or lots adjoining it;
      (xiv) any proposed public open space, or communal space or facilities;
      (xv) proposed landscaping, indicating vegetation to be removed or retained and species and mature heights of plantings; and
      (xvi) methods of minimizing erosion and run-off during and after construction and preventing contamination of storm water discharged from the site.

4. A written submission supporting the application that demonstrates compliance with the relevant parts of the Act, State Polices and the Central Highlands Planning Scheme 1998, including a Traffic Impact Statement where the development is likely to create more than 100 vehicle movements per day.

5. Application fees.
   As per Fee Schedule. Please contact Central Highland Council's Development and Environmental Services Department by phone on (03) 6259 5503 if you require assistance in calculating the fees.

PDA
SURVEYORS, ENGINEERS & PLANNERS

3/23 Brisbane Street
Launceston, Tasmania 7250
Phone (03) 6331 4099

ABN 71 217 806 325
pda.ltn@pda.com.au
www.pda.com.au

Our Ref: 49379

12th August 2022

Central Highlands Council
19 Alexander Street, Bothwell

Via Email: development@centralhighlands.tas.gov.au

Attention: Town Planner

Dear Sir/Madam

RE: SUBDIVISION – ARTHURS LAKE ROAD, WILBURVILLE

In accordance with instructions from our client Jitesh Gohil and Anthony Waring and would like to make an application for a planning permit.

To support this application, the following is submitted:

- Subdivision Proposal Plan
- Completed Development Application Form
- Copy of the Title
- Service Report
- Geotechnical Report

Please forward an invoice for the fee as soon as possible to ensure prompt payment. I will provide a copy to our client along with the notification of lodgement in accordance with Section 52 of LUPA.

If you have any queries about this application, please contact this office directly.
Yours Faithfully

Allan Brooks
MPlanning
BAppSc (ME)

PLANNING ASSESSMENT REPORT

Proposal: 16 lot subdivision from existing 8 titles.

The Land: 40, 46, 48,50 ,56 ,58 ,60 & 64 Arthurs Lake Road, Wilburville

The Land
The land a currently vacant with few trees located on the lot. There is a slope towards the North.

The Proposal
The application proposes to subdivide an existing 8 lots into a further 16 lots.

The land is located in the Low Density and is surrounded by similar zoned lots. There are lots zoned Rural resource surrounding the pocket of Low density.

LOW DENSITY ZONE

For this type of Subdivision, the relevant clauses of the Low Density Zone are 12.5.1 (Lot Design), 12.5.2 (Roads), 12.5.3 (Ways and Public Open Space) and 12.5.4 (Services).

12.5.1 Lot Design
The objective of this clause is to provide for new lots that:

a) Have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements;
b) Contained building areas which are suitable for residential development, located to avoid hazards and values and will not lead to land use conflict and fettering of resource development use on adjoining rural and;
c) Are not internal lots except if the only reasonable way to provide for desired residential density.

These objectives are met by meeting the acceptable solutions or performance criteria listed in the clauses.
The following justifies how the subdivision design meets the acceptable solutions/performance criteria.

A1 is met with each lot having an area over 1500m^2 as specified in Table 12.1.
P2 is met with each lot capable of accommodating residential use and development. Each lot meets the applicable codes. Each lot has solar access with a long section of lots to the north. Lots require minimal earthworks for future development.
P3 is met with each lot having 6m of frontage that is reasonable vehicular access to each.
P4(a) is met with the internal lot is the only way to utilise land efficiently.
(b) is met with there is no reasonable way to provide new road lot.
(c) is met with the lot constitutes the only reasonable way to subdivide the rear of the existing lot.
(d) the lot will contribute to a more efficient utilisation of land.
(e) The neighbouring lot's amenities will not be affected by the land's development.
(f) the lot has access to the road via an access strip greater than 3.6m
(g) as access strips are 6m wide, these access strips have ample room to provide passing bays.
(h) only two internal access strips adjoin each other and it's not appropriate to provide for a road. The rear land has existing road access to the site for future development.
(i) a sealed driveway to be provided on the access strip prior to sealing on final plan. This can be a condition on the permit.
(j) not applicable as lots don't front public open space.
A5 is not applicable as none of the subject lots have an existing dwelling.

12.5.2 Roads
The objective is to ensure that the arrangement of new roads within a subdivision provides for all of the following:

- The provision of safe, convenient and efficient connections to assist accessibility and mobility of the community;
- The adequate accommodation of vehicular, pedestrian and cycling traffic;
- The efficient ultimate subdivision of the entirety of the land and neighbouring land.

The following justifies how the subdivision design meets the acceptable solutions.

A1 is met as the subdivision includes no new road.

12.5.3 Ways and Public Open Space
The objective is to ensure that the arrangement of ways and public open space provides all of the following:

- The provision of safe, convenient and efficient connections to assist accessibility and mobility of the community;
- The adequate accommodation of vehicular, pedestrian and cycling traffic;
- The efficient ultimate subdivision of the entirety of the land and neighbouring land.

These objectives are met by meeting the acceptable solutions or performance criteria listed in the clauses.
The following justifies how the subdivision design meets the acceptable solutions/performance criteria.

A1/P1 is not applicable as the subdivision provides no new open space.
P2 is with cash in lieu of open space in accordance to the council policy.

12.5.4 Services
The objective is to ensure that the subdivision provides adequate services to meet the projected needs of future development.

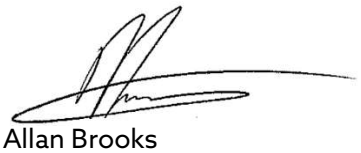
These objectives are met by meeting the acceptable solutions or performance criteria listed in the clauses.
The following justifies how the subdivision design meets the performance criteria.

A1/P1 is not applicable as there is no reticulated water supply in the area. Lots will need tanks for water supply
P2 is met with each lot being able to contain an onsite wastewater system. Please see supplied onsite wastewater report for details.
P3 is met with each lot is capable of accommodating onsite stormwater management. As mentioned previously, each lot will require tanks for water supply, capturing additional stormwater from development. Interal lots all benefit from a easement through the propose lots. In situation where the rainwater tanks are a capacity a charged system from the roof to the road is proposed due to the current topography of the site to ensure drainage to the roadside drain. This can be a condition and made a part 5 agreement on the title. Subject to final engineer design additional easement at the rear of lots to benefit the internal lots are accepted in situation to deal with ground water runoff.
A4 is met with the subdivision includes no new road.

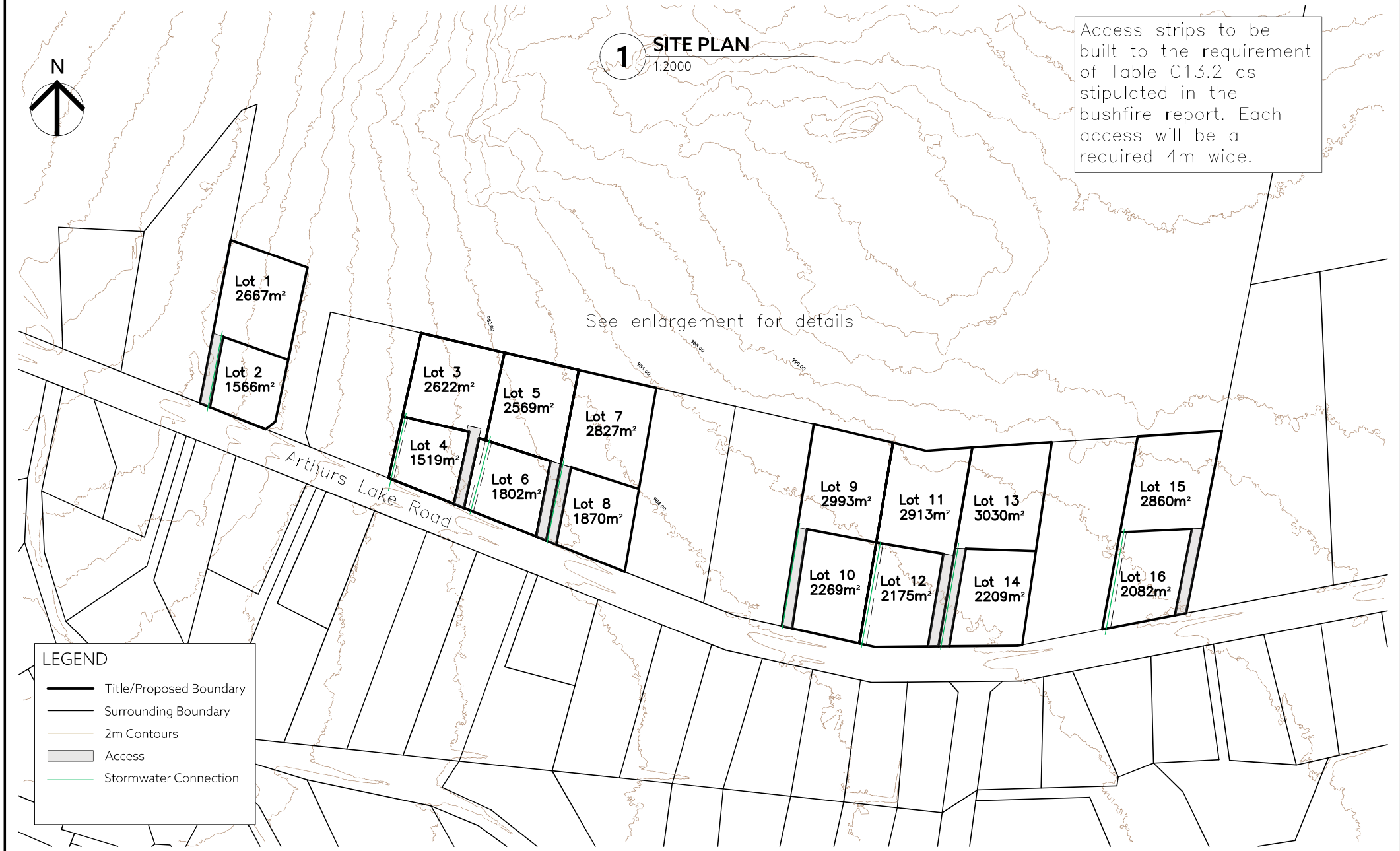
Conclusion
Given the above assessment, this report/proposed Subdivision has demonstrated compliance with the requirements of the Central Highlands Interim Planning Scheme 2015.

We seek that the council support this application in its current form and grant a planning permit.

For PDA Surveyors, Engineers & Planners



Allan Brooks



Owners	Title References	PID	Council	Planning scheme	Zone	Zone Codes	Schedule of Easements (Existing easements to be retained unless noted otherwise.)
Big Tree Investments Pty Ltd Gohil Investments Pty Ltd	FR 178097/2, FR 178097/4, FR 181243/5, FR 181243/6, FR 181243/9, FR 181243/10, FR 181243/11 & FR178097/13		Central Highlands	Central Highlands Interim Planning Scheme 2015	Low Density		Nil.

REV	AMENDMENTS	DRAWN	DATE	APPR.
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PLANNER:	REVIEWED:
AB	JD
DRAWN:	REVIEWED:
AB	JD

JOB MANAGER: JOHN DENT
PRINTED DATE 17/04/2023

CLIENT: Jitesh Gohil & Anthony Waring
PROJECT DESCRIPTION: 16 Lot Subdivision
ADDRESS: Arthurs Lake Road, Wilburville
DRAWING TITLE: **PLAN OF SUBDIVISION**
A3 - PLANNING

PDA
SURVEYORS, ENGINEERS & PLANNERS
3/23 Brisbane Street,
Launceston, Tasmania, 7250
PHONE: +61 03 6331 4099
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EMAIL: pda.ltn@pda.com.au
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Also at: Hobart, Burnie, Devonport & Kingston

SCALE	PAPER
1:2000	(A3)
JOB NUMBER	DISCIPLINE / SHEET / REVISION
49379	PA 01 04d

DATE/TIME: Tuesday, 11 May 2021 12:46:38 PM PLOTTED: ALLAN.BROOKS FILE LOCATION: V:\LAUNCESTON JOBS\49379\D - RESUBMISSION ARTHURS LAKE\CAD DRAWINGS\49379 P04D.DWG

Owners	Title References	PID	Council	Planning scheme	Zone	Zone Codes	Schedule of Easements (Existing easements to be retained unless noted otherwise.)
Big Tree Investments Pty Ltd Gohil Investments Pty Ltd	FR 178097/2, FR 178097/4, FR 181243/5, FR 181243/6, FR 181243/9, FR 181243/10, FR 181243/11 & FR178097/13		Central Highlands	Central Highlands Interim Planning Scheme 2015	Low Density		Nil.

REV.	AMENDMENTS	DRAWN	DATE	APPR.
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This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose.
All measurements and areas are subject to final survey.

THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED

PLANNER:	REVIEWED:
AB	JD
DRAWN:	REVIEWED:
AB	JD

JOB MANAGER: JOHN DENT
PRINTED DATE: 17/04/2023

CLIENT: Jitesh Gohil & Anthony Waring
PROJECT DESCRIPTION: 16 Lot Subdivision
ADDRESS: Arthurs Lake Road, Wilburville
DRAWING TITLE: **PLAN OF SUBDIVISION**
A3 - PLANNING (3)

PDA
SURVEYORS, ENGINEERS & PLANNERS
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SCALE	PAPER
1:1000	(A3)

JOB NUMBER	DISCIPLINE	SHEET	REVISION
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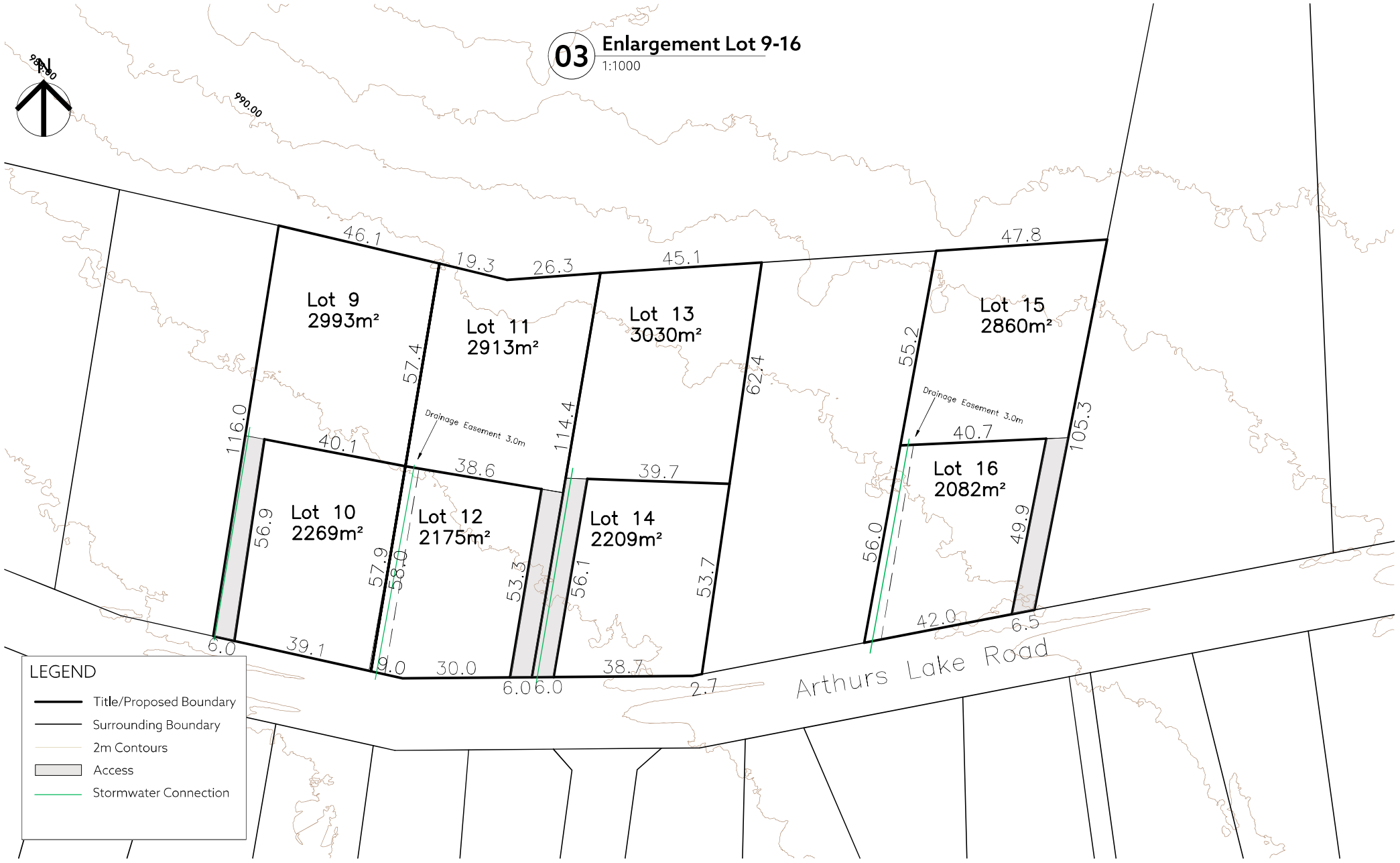
PLOT TIME: Tuesday, 11 May 2021 12:46:38 PM PLOTTED: ALLAN.BROOKS FILE LOCATION: V:\LAUNCESTON JOBS\49379\D - RESUBMISSION ARTHURS LAKE\CAD DRAWINGS\49379 P04D.DWG



Owners	Title References	PID	Council	Planning scheme	Zone	Zone Codes	Schedule of Easements (Existing easements to be retained unless noted otherwise.)
Big Tree Investments Pty Ltd Gohil Investments Pty Ltd	FR 178097/2, FR 178097/4, FR 181243/5, FR 181243/6, FR 181243/9, FR 181243/10, FR 181243/11 & FR178097/13		Central Highlands	Central Highlands Interim Planning Scheme 2015	Low Density		Nil.

REV.	AMENDMENTS	DRAWN	DATE	APPR.
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PLANNER:	REVIEWED:
AB	JD
DRAWN:	REVIEWED:
AB	JD

JOB MANAGER: JOHN DIENT
PRINTED DATE: 17/04/2023

CLIENT: Jitesh Gohil & Anthony Waring
PROJECT DESCRIPTION: 16 Lot Subdivision
ADDRESS: Arthurs Lake Road, Wilburville
DRAWING TITLE: **PLAN OF SUBDIVISION**
A3 - PLANNING (2)

PDA
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JOB NUMBER	DISCIPLINE	SHEET	REVISION
49379	PA	03	04d

DATE/TIME: Tuesday, 11 May 2021 12:46:38 PM PLOTTED: ALLAN.BROOKS FILE LOCATION: V:\LAUNCESTON JOBS\49379\D - RESUBMISSION ARTHURS LAKE\CAD DRAWINGS\49379 P04D.DWG

Bushfire Hazard Management Report: Subdivision

Report for: **PDA Surveyors**

Property Location: **Arthurs Lake Road, Wilburville**

Prepared by:
Scott Livingston
Livingston Natural Resource Services
299 Relbia Road
Relbia, 7258

Date: 30th November 2022
Version 1

Summary

Client: PDA Surveyors

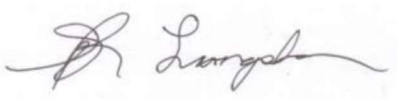
Property identification: Current zoning: Low Density Residential *Central Highlands Interim Planning Scheme.*

Proposed	volume	folio	pid	address
1, 2	178097	2	9313058	40 Arthurs Lake Road Wilburville
3,4	178097	4	9313060	46 Arthurs Lake Road Wilburville
5,6	181243	5	9313065	48 Arthurs Lake Road Wilburville
7, 8	181243	6	9313066	50 Arthurs Lake Road Wilburville
9,10	181243	9	9313068	56 Arthurs Lake Road Wilburville
11, 12	181243	10	9313069	58 Arthurs Lake Road Wilburville
13, 14	181243	11	9313070	60 Arthurs Lake Road Wilburville
15, 16	178097	13	9313063	64 Arthurs Lake Road Wilburville

Proposal: A 16 lot subdivision from 8 existing titles at Arthurs Lake Road, Wilburville.

Assessment comments: A field inspection of the site was conducted to determine the Bushfire Risk and Attack Level.

Assessment by:



_____

Scott Livingston,
Master Environmental Management,
Natural Resource Management Consultant.
Accredited Person under part 4A of the Fire Service Act 1979:
Accreditation # BFP-105

Contents

DESCRIPTION

A 16 lot subdivision from 8 existing titles at Arthurs Lake Road, Wilburville. The area is mapped as bushfire prone.

The land is currently undeveloped woodland on the northern side of Arthurs Lake Road with existing developed shack areas to the south and woodland / forest to the north and east. The subdivision is not serviced by a reticulated water supply.

See Appendix 1 for maps and site plan, and appendix 2 for photographs.

BAL AND RISK ASSESSMENT

The subdivision lots and land to the east and west is considered woodland fuel load, land north of the subdivision has denser canopy and understorey and is considered forest, Properties to the south of Arthurs Lake Road are generally developed and have a mosaic of low threat vegetation and retained trees/ shrubs in patches that are generally less than 20m wide and are considered low threat. Arthurs Lake Road provides at least BAL 19 separation from this vegetation.

Lot		**North**	**East**	**South**	**West**
1	Vegetation within 100m of lot boundaries	0-100m forest	0-100m woodland	0-48m woodland, 48-100 low threat	0-100m woodland (some low threat/ grassland> 48m)
	Slope (degrees, over 100m)	upslope/flat	upslope/flat	upslope/flat	Downslope 0-5°
	BAL Rating existing vegetation	**BAL FZ**	**BAL FZ**	**BAL FZ**	**BAL FZ**
	BAL Rating with setbacks and HMA	BAL 19			
2	Vegetation within 100m of lot boundaries	0-100m forest	0-100m woodland	0-100m low threat	0-100m woodland (some low threat/ grassland> 48m)
	Slope (degrees,	upslope/flat	upslope/flat	upslope/flat	Downslope 0-5°

	over 100m)				
	BAL Rating existing vegetation	**BAL FZ**	**BAL FZ**	**BAL FZ**	**BAL FZ**
	BAL Rating with setbacks and HMA	BAL 19			
3	Vegetation within 100m of lot boundaries	0-100m forest	0-100m woodland	0-42m woodland, 42-100 low threat	0-100m woodland
	Slope (degrees, over 100m)	upslope/flat	upslope/flat	upslope/flat	Downslope 0-5°
	BAL Rating existing vegetation	**BAL FZ**	**BAL FZ**	**BAL FZ**	**BAL FZ**
	BAL Rating with setbacks and HMA	BAL 19			
4	Vegetation within 100m of lot boundaries	0-100m forest	0-100m woodland	0-100m low threat	0-100m woodland
	Slope (degrees, over 100m)	upslope/flat	upslope/flat	upslope/flat	Downslope 0-5°
	BAL Rating existing vegetation	**BAL FZ**	**BAL FZ**	**BAL FZ**	**BAL FZ**
	BAL Rating with setbacks and HMA	BAL 19			
5	Vegetation within 100m of lot boundaries	0-100m forest	0-100m woodland	0-40m woodland, 40-100 low threat	0-100m woodland
	Slope (degrees, over 100m)	upslope/flat	upslope/flat	upslope/flat	Downslope 0-5°

	BAL Rating existing vegetation	**BAL FZ**	**BAL FZ**	**BAL FZ**	**BAL FZ**
	BAL Rating with setbacks and HMA	BAL 19			
6	Vegetation within 100m of lot boundaries	0-100m forest	0-100m woodland	0-100m low threat*	0-100m woodland
	Slope (degrees, over 100m)	upslope/flat	upslope/flat	upslope/flat	Downslope 0-5°
	BAL Rating existing vegetation	**BAL FZ**	**BAL FZ**	**BAL FZ**	**BAL FZ**
	BAL Rating with setbacks and HMA	BAL 19			
7	Vegetation within 100m of lot boundaries	0-100m forest	0-100m woodland	0-40m woodland, 40-100 low threat	0-100m woodland
	Slope (degrees, over 100m)	upslope/flat	upslope/flat	upslope/flat	Downslope 0-5°
	BAL Rating existing vegetation	**BAL FZ**	**BAL FZ**	**BAL FZ**	**BAL FZ**
	BAL Rating with setbacks and HMA	BAL 19			
8	Vegetation within 100m of lot boundaries	0-100m forest	0-100m woodland	0-100m low threat	0-100m woodland
	Slope (degrees, over 100m)	upslope/flat	upslope/flat	upslope/flat	Downslope 0-5°
	BAL Rating existing vegetation	**BAL FZ**	**BAL FZ**	**BAL FZ**	**BAL FZ**

	BAL Rating with setbacks and HMA	BAL 19			
9	Vegetation within 100m of lot boundaries	0-100m forest	0-100m woodland	0-58m woodland, 58-100 low threat	0-100m woodland
	Slope (degrees, over 100m)	upslope/flat	upslope/flat	upslope/flat	Downslope 0-5°
	BAL Rating existing vegetation	**BAL FZ**	**BAL FZ**	**BAL FZ**	**BAL FZ**
	BAL Rating with setbacks and HMA	BAL 19			
10	Vegetation within 100m of lot boundaries	0-100m forest	0-100m woodland	0-100m low threat	0-100m woodland
	Slope (degrees, over 100m)	upslope/flat	upslope/flat	upslope/flat	Downslope 0-5°
	BAL Rating existing vegetation	**BAL FZ**	**BAL FZ**	**BAL FZ**	**BAL FZ**
	BAL Rating with setbacks and HMA	BAL 19			
11	Vegetation within 100m of lot boundaries	0-100m forest	0-100m woodland	0-58m woodland, 58-100 low threat	0-100m woodland
	Slope (degrees, over 100m)	upslope/flat	upslope/flat	upslope/flat	Downslope 0-5°
	BAL Rating existing vegetation	**BAL FZ**	**BAL FZ**	**BAL FZ**	**BAL FZ**
	BAL Rating with	BAL 19			

	setbacks and HMA				
12	Vegetation within 100m of lot boundaries	0-100m forest	0-100m woodland	0-100m low threat	0-100m woodland
	Slope (degrees, over 100m)	upslope/flat	upslope/flat	upslope/flat	Downslope 0-5°
	BAL Rating existing vegetation	**BAL FZ**	**BAL FZ**	**BAL FZ**	**BAL FZ**
	BAL Rating with setbacks and HMA	BAL 19			
13	Vegetation within 100m of lot boundaries	0-100m forest	0-100m woodland	0-56m woodland, 56-100 low threat	0-100m woodland
	Slope (degrees, over 100m)	upslope/flat	upslope/flat	upslope/flat	Downslope 0-5°
	BAL Rating existing vegetation	**BAL FZ**	**BAL FZ**	**BAL FZ**	**BAL FZ**
	BAL Rating with setbacks and HMA	BAL 19			
14	Vegetation within 100m of lot boundaries	0-100m forest	0-100m woodland	0-100m low threat	0-100m woodland
	Slope (degrees, over 100m)	upslope/flat	upslope/flat	upslope/flat	Downslope 0-5°
	BAL Rating existing vegetation	**BAL FZ**	**BAL FZ**	**BAL FZ**	**BAL FZ**
	BAL Rating with setbacks and HMA	BAL 19			

15	Vegetation within 100m of lot boundaries	0-100m forest	0-100m woodland (some cleared patches)	0-52m woodland, 52-100 low threat	0-100m woodland
	Slope (degrees, over 100m)	upslope/flat	upslope/flat	upslope/flat	Downslope 0-5°
	BAL Rating existing vegetation	**BAL FZ**	**BAL FZ**	**BAL FZ**	**BAL FZ**
	BAL Rating with setbacks and HMA	BAL 19			
16	Vegetation within 100m of lot boundaries	0-100m forest	0-100m woodland (some cleared patches)	0-100m low threat	0-100m woodland
	Slope (degrees, over 100m)	upslope/flat	upslope/flat	upslope/flat	Downslope 0-5°
	BAL Rating existing vegetation	**BAL FZ**	**BAL FZ**	**BAL FZ**	**BAL FZ**
	BAL Rating with setbacks and HMA	BAL 19			

BUILDING AREA BAL RATING

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after development and management of land within the subdivision and have also considered slope gradients.

Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied, other building constraints such as topography have not been considered.
The BAL ratings applied are in accordance with the Australian Standard AS3959-2018, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

BUILDING SETBACKS

		Vegetation Type		
BAL Rating	**Slope**	**Grassland**	**Woodland**	**Forest**
BAL 12.5	upslopes and flat	14m	22m	32m
	Downslope 0 - 5º	16m	26m	38m
BAL19	upslopes and flat	10m	15m	23m
	Downslope 0 - 5º	11m	18m	27m

PROPOSED LOT BAL RATING

The BAL building areas shown below are based on subdivision lots and adjacent lots having existing vegetation with the exception of panhandles, development and management of an adjacent lot is likely to allow extended building areas or lower BAL ratings, it is recommended these be reassessed at building planning.

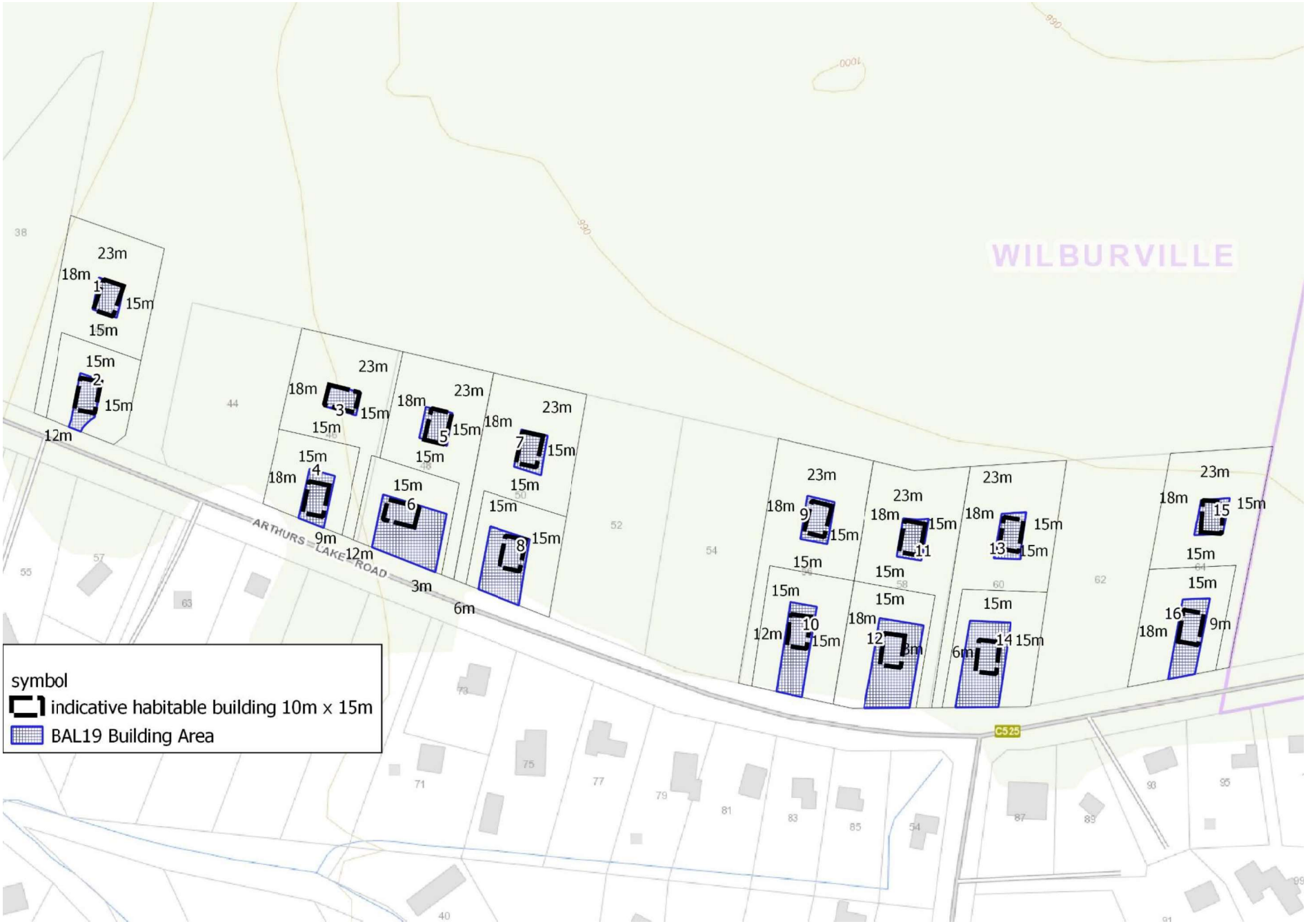


Figure 1: Proposed Lots and building areas

Figure 2: Hazard Management Areas

HAZARD MANAGEMENT AREAS

All access strips (lots 1 1,3,5,7,9,11,13 & 15) must be low threat vegetation from sealing of titles of any adjacent lot of the subdivision. It is recommended that the access on these areas is constructed and gravelled at least as far as the inner edge of the access strip and that verges are developed to aid ongoing maintenance of these areas as low threat.
All land within a lot and within 18m downslopes and 15m in other directions from the façade of a habitable building and a façade of any other building within 6m of a habitable building must be maintained as low threat from commencement of construction and in perpetuity.

ROADS

No roads are required for the subdivision., All lots have frontage to Arthurs Lake Road.

PROPERTY ACCESS

Access to bushfire prone lots must comply with the relevant elements of Table C13.2. Access to water supply points is required for all lots. Property access must meet the requirements of Element B prior to commencement of construction.

Table C13.2: Standards for Property Access

Element		Requirement
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	The following design and construction requirements apply to property access: (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m;

		(i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (j) terminate with a turning area for fire appliances provided by one of the following: (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.
C.	Property access length is 200m or greater.	The following design and construction requirements apply to property access: (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (a) complies with requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.

FIRE FIGHTING WATER SUPPLY

The subdivision is not serviced by reticulated water supply. All building areas will require a static water supply compliant with Table C13.5 prior to the commencement of construction.

Table C13.5

Column Element		**Column 2 Requirement**
A.	Distance between building area to be protected and water supply	The following requirements apply: a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: a) May have a remotely located offtake connected to the static water supply; b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; d) Must be metal, concrete or lagged by non-combustible

Column Element		Column 2 Requirement
		materials if above ground; and e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a water connection point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm (compliant with *AS/NZS 3500.1-2003 Clause 5.23);* (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles
D.	Signage for static water connections	The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must (a) comply with: Water tank signage requirements within AS 2304-2011 *Water storage tanks for fire protection systems; or* (b) comply with water tank signage requirements within *Australian Standard AS 2304-2011 Water storage tanks for fire protection systems*; or (c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire

Column		Column 2
Element		Requirement
		Service.

CONCLUSIONS

An 18 lot subdivision is proposed from 8 existing titles 178097/2-4-13 &1 81243/5-6-9-10-11 at Arthurs Lake Road, Wilburville. The area is mapped as bushfire prone.

All lots within the subdivision have building areas at BAL 19 with hazard management required within the subdivision required to preserve BAL ratings during development. All access strips (lots 1 1,3,5,7,9,11,13 & 15) must be low threat vegetation from sealing of titles of any adjacent lot of the subdivision. It is recommended that the access on the areas is constructed and gravelled and that verges are developed to aid ongoing maintenance of these areas. It is the responsibility of the subdivider to establish these hazard management areas and maintain until such time as a lot is sold, where responsibility passes to the new owner.

Access to a lot, its water supply and internal hazard management areas must be compliant prior to the commencement of construction of a habitable building.

REFERENCES

Australian Building Codes Board. (2015). *National Construction Code - Volume 2.* ABCB.

Bushfire Planning Group. (2005). *Guidelines for Development in Bushfire Prone Areas of Tasmania.*

Department of Justice (Tasmania). (2017*). Determination - Requirements for building in bushfire prone areas 2017.*

Department of Premier and Cabinet (Tasmania). (2017). *Building Act 2016.*

Department of Premier and Cabinet (Tasmania). (2017). Building Regulations 2016.

Standards Australia Limited. (20018). *AS 3959-2018 Construction of buildings in bushfire prone areas*

Tasmanian Planning Commission. (2021). *Tasmanian Planning Scheme*

Tasmanian Planning Commission. (2017). Planning Directive No. 5.1 - Bushfire-Prone Areas Code.

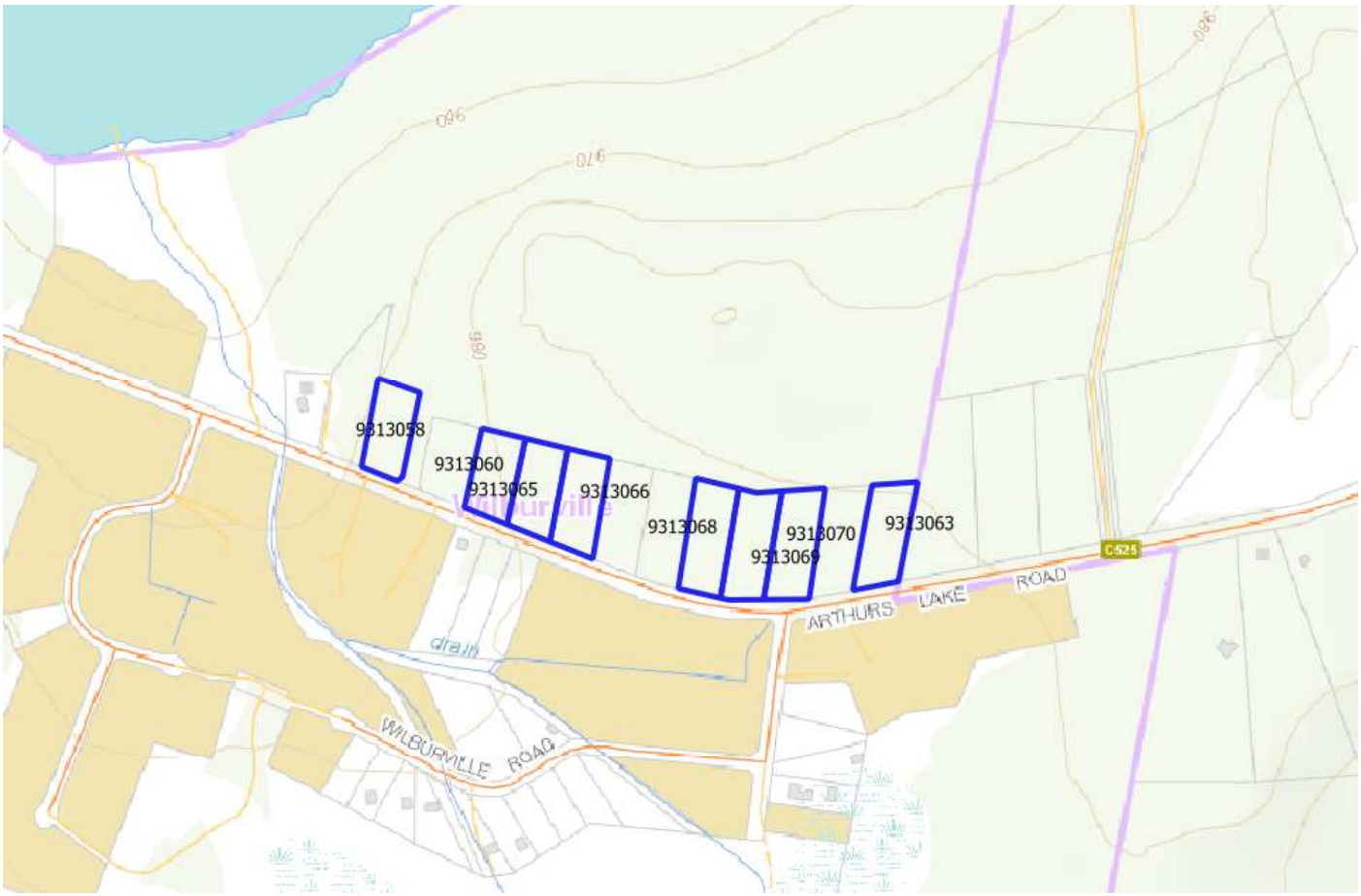


Figure 3: Location existing lot in blue

Figure 4: Aerial Image

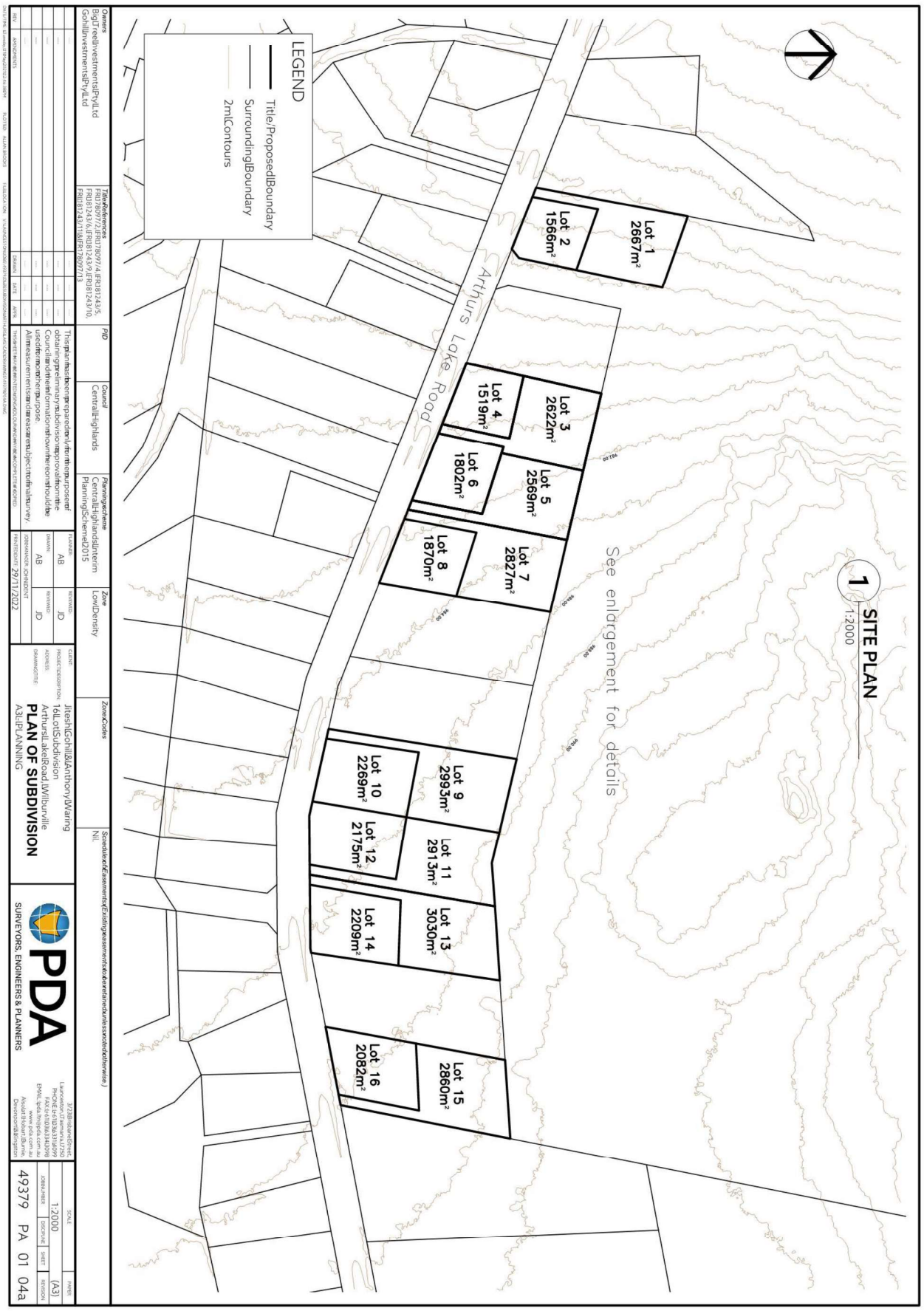


Figure 5: Proposed Subdivision Plan

APPENDIX 2 – PHOTO

Figure 6: north across lots from Aurthurs Lake Road

Figure 7: Forested areas north of lots

Figure 8: East along Arthurs Lake Road

Bushfire Hazard Management Plan:

Construction: BAL 19 as shown

Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959.

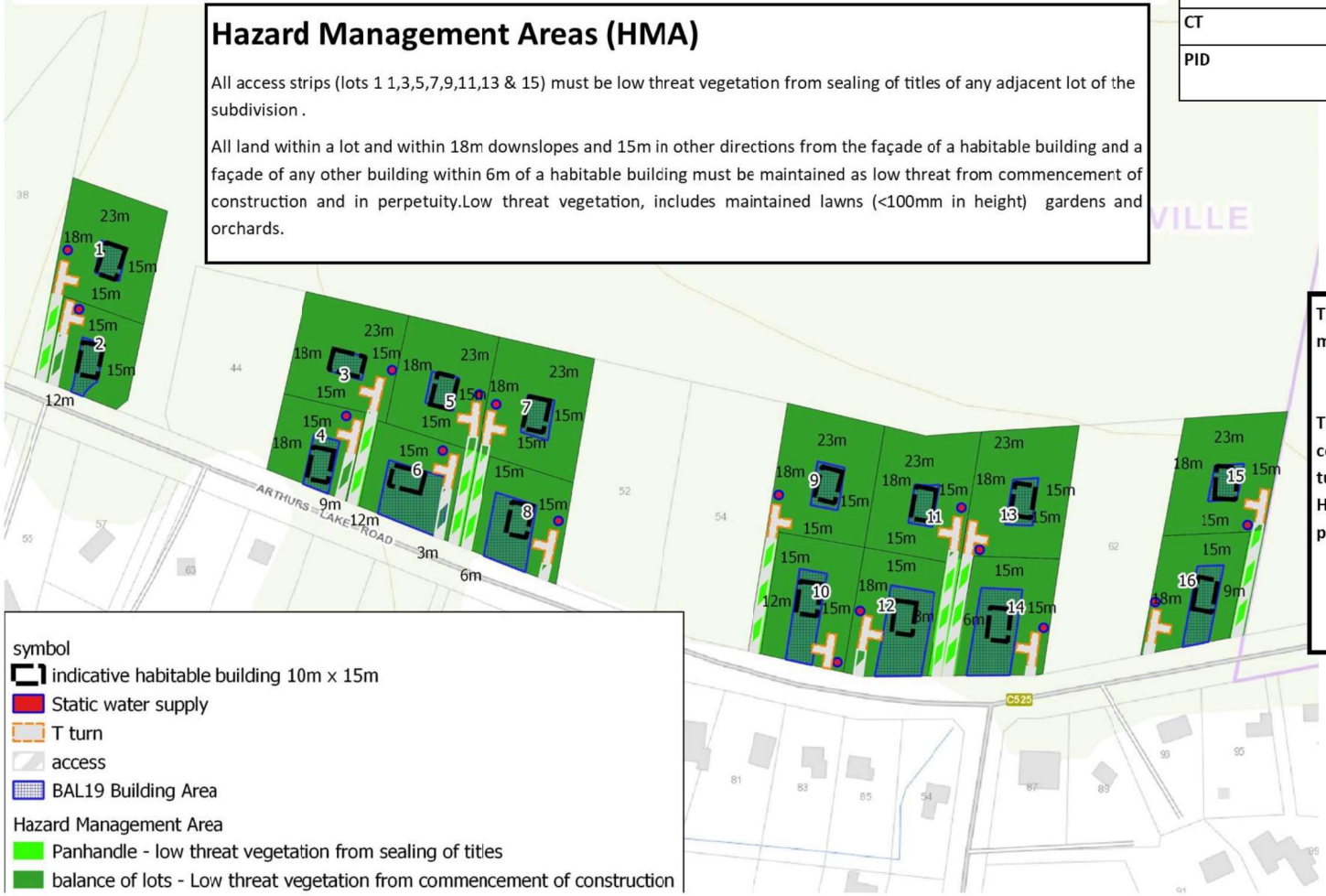
Building setbacks / BAL ratings apply to habitable buildings (Class 1, 2 3, 8 or 9) and class 10a buildings within 6m of a habitable building

Proposed Development	16 lot subdivision from 8 titles
Plan of Subdivision	PDA Surveyors, Proposed Subdivision
Property Owner	Big Tree Investments Pty Ltd & Gohil Investments Pty
Address	40, 46, 48,50, 56, 58, 60, 64, Arthurs Lake Road, Wilburville
CT	178097/2-4-13 &1 81243/5-6-9-10-11
PID	9313058, 9313065, 9313066, 9313070, 9313060,

Hazard Management Areas (HMA)

All access strips (lots 1 1,3,5,7,9,11,13 & 15) must be low threat vegetation from sealing of titles of any adjacent lot of the subdivision .

All land within a lot and within 18m downslopes and 15m in other directions from the façade of a habitable building and a façade of any other building within 6m of a habitable building must be maintained as low threat from commencement of construction and in perpetuity.Low threat vegetation, includes maintained lawns (<100mm in height) gardens and orchards.



The following must be in place prior to sealing of titles and maintained in perpetuity:

Staged Hazard Management Areas (panhandles)

The following must be in place prior to commencement of construction of a habitable building and maintained in perpetuity:

Hazard Management Area, access and water supply (see report for detail)

This BHMP has been prepared to satisfy the requirements of the Central Highlands Interim Planning Scheme , Planning Directive 5.1. & the Tasmanian Planning Scheme. This plan should be read in conjunction with the report titled: Bushfire Hazard Management Report 8 Arthurs lake Road. Livingston Natural Resource Services.

Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
Date 30/11/2022

SRL22/84S

N
L R
S

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:	40, 46, 48,50, 56, 58, 60, 64, Arthurs Lake Road, Wilburville

Certificate of Title / PID:	178097/2	9313058
	178097/4	9313060
	178097/13	9313063
	181243/5	9313065
	181243/6	9313066
	181243/9	9313068
	181243/10	9313069
	181243/11	9313070

2. Proposed Use or Development

Description of proposed Use and Development:	Subdivision, 16 lots from 8 lots
Applicable Planning Scheme:	Central Highlands Interim Planning Scheme

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report Arthurs Lake Road, Wilburville	Scott Livingston	30/11/2022	1

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

Bushfire Hazard Management Plan Arthurs Lake Road, Wilburville	Scott Livingston	30/11/2022	1
Plan of Subdivision	PDA surveyors	29/11/2022	PA O4

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:	Scott Livingston	**Phone No:**	0438 951 021
Postal Address:	299 Relbia Road	**Email Address:**	scottlivingston.lnrs@gmail.com
Accreditation No:	BFP – 105	**Scope:**	1, 2, 3A, 3B, 3C

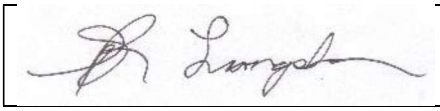
6. Certification

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

☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name: Scott Livingston **Date:** 30/11//2022

Certificate Number: SRL 22/84S
(for Practitioner Use only)

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Big Tree Investments Pty Ltd
Gohil Investments Pty Ltd
Owner /Agent

PO Box 6222

Dural DC NSW 2158
Suburb/postcode

Form **55**

Qualified person details:

Qualified person: Scott Livingston

Address: 299 Relbia
Relbia 7258

Phone No: 0438 951 201
Fax No:

Licence No: BFP-105

Email address: scottlivingston.lnrs@gmail.com

Qualifications and Insurance details: Accredited Bushfire Assessor
(description from Column 3 of the Director of Building Control's Determination)

Speciality area of expertise: Bushfire Assessment
(description from Column 4 of the Director of Building Control's Determination)

Details of work:

Address: Arthurs Lake Road
Wilburville

Lot No: 1-16,

Certificate of title No: 178097/2-4-13 & 1 81243/5-6-9-10-11

The assessable item related to this certificate: Bushfire Attack Level (BAL)

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Bushfire Hazard
(description from Column 1 of Schedule 1 of the Director of Building Control's Determination)

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work: ✓

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:	• Bushfire Attack Level Assessment & Report
Relevant calculations:	
References:	Australian Standard 3959 Building Amendment Regulations 2016 Director of Building Control, Determinations • Categories of Building Control and Demolition Work (July 2017) • Requirements for Building in Bushfire Prone Areas. (July 2017) • Application of Requirements for Building in Bushfire Prone Areas. (Feb 2017) Director of Building Control (2021) Director's Determination for Bushfire Hazard Areas v1.1 2021

Substance of Certificate: (what it is that is being certified)

1. Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959

Bushfire Hazard Management Plan

Assessed as –BAL 19

Proposal is compliant with DTS requirements,

clauses 4.1, 4.2, 4.3 & 4.4 Directors Determination Requirements for Building in Bushfire Prone Areas (v2.1)

and Director of Building Control (2021) Director's Determination for Bushfire Hazard Areas v1.1 2021

.

Scope and/or Limitations

Scope:

This report was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with Director of Building Control, Determination- Requirements for Building in Bushfire Prone Areas, the Building Code of Australia and Australian Standards, AS 3959-2018, Construction of buildings in bushfire-prone areas.

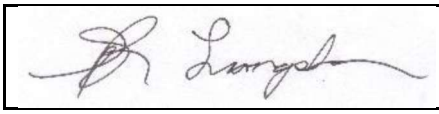
Limitations:

The inspection has been undertaken and report provided on the understanding that;-

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

I certify the matters described in this certificate.

Signed: *Certificate No:* *Date:*

Qualified person:		SRL22/84S	30/11/2022

GEOTON Pty Ltd
Geotechnical Consultants

Geoton Pty Ltd ABN 81 129 764 629
PO Box 522 Prospect TAS 7250
Unit 24, 16-18 Goodman Court
Invermay TAS 7248
Tel (+61) (3) 6326 5001
www.geoton.com.au

09 August 2022

Reference No. GL22278Ab

Mr Anthony Waring and Mr Jitesh Gohil
C/- PO Box 6222
DURAL DC
NSW 2158

Attention: Mr Anthony Waring & Mr Jitesh Gohil

Dear Sirs

RE: Preliminary On-site Wastewater Disposal Evaluation
Lots 1 – 16 Arthurs Lake Road, Wilburville

We have pleasure in submitting herein our report detailing the results of a preliminary on-site wastewater disposal evaluation conducted at the above site.

Should you require clarification of any aspect of this report, please contact Michael Goss or the undersigned on 03 6326 5001.

For and on behalf of

Geoton Pty Ltd

Geoton90fn

Director – Principal Geotechnical Engineer

1 INTRODUCTION

At the request of Mr Anthony Waring and Mr Jitesh Gohil, Geoton Pty Ltd has carried out a limited scope investigation at the site of a proposed 16 Lot residential subdivision at Arthurs Lake Road, Wilburville.

The investigation is to determine if the proposed new vacant lot to be subdivided can support an on-site wastewater disposal system (in accordance with AS/NZS 1547:2012 "On-site domestic-wastewater management") for the purposes of subdivision approval.

It should be noted that this is a preliminary assessment for subdivision approval and that a site-specific assessment for the proposed lots will be required by the developer/owner once the actual location and size of the residential developments are known.

Preliminary subdivision plans were provided by PDA Surveyors, Engineers & Planners, showing the lot layout. Job No. 49379, Sheet Nos. 01 to 03, dated 02/05/2022. The proposed lots have varying sizes of 1733m^2 to 3000m^2.

2 FIELD INVESTIGATION

The field investigation was conducted on 19 July 2022 and involved the drilling of 17 boreholes by 4WD mounted auger rig to the refusal depths of 0.05m to 1.1m.

The logs of the boreholes are included in Appendix A and their locations are shown on Figure 1 attached.

3 SITE CONDITIONS

The proposed lots have a dense cover of trees and scrub with exposed outcropping rock, boulders and cobbles. The ground surface within proposed lots 1 to 8 has gentle slopes of 4° to 5° towards the west, becoming very gentle within lots 9 to 16 with slope angles of 1° to 3° towards the southwest.

Photographs of the site are attached as Plates 1 to 4.

The MRT Digital Geological Atlas 1:250,000 Series, indicates that the site is located on Jurassic Period dolerite, with this being generally confirmed by our field investigation.

Examination of the LIST Landslide Planning Map indicates that the site is not within a mapped landslide hazard band.

The investigation indicated that the soil profile varied slightly across the site. Boreholes BH1, BH2, BH4 and BH6 encountered topsoil comprising sandy to silty clay to the depths of 0.15m to 0.4m, underlain by silty clay to the refusal depths of 0.4m to 1.1m.

The other boreholes encountered topsoil comprising clayey to sandy silt to the shallow refusal depths of 0.05m to 0.15m.

Auger refusal within all boreholes was inferred to be on highly weathered dolerite rock.

The boreholes did not reveal any signs of seepage over the investigated depths.

Full details of the soil conditions encountered are presented on the borehole logs.

4 EFFLUENT DISPOSAL

4.1 Permeability of Soil and Soil Classification

For moderately structured Category 6 soils the indicative permeability from AS1547 Table L1 is <0.06m/day. Therefore, the measured permeability is consistent with moderately structured Category 6 soils.

- Adopted Permeability – <0.06m/day.

Based on the findings of the borehole investigation and the results of the permeability test, the soil has been classified as follows:

- Texture – Heavy clay (Table E1 from AS1547-2012);
- Structure – Moderately Structured (Table E4 from AS/NZS1547-2012); and
- Category – 6 (Table E1 from AS/NZS1547:2012).

4.2 Disposal and Treatment Method

The soil within the proposed effluent disposal area is assessed **as not having sufficient depth and clay** content to provide an adequate attenuation period for the breakdown of pathogens within the treated effluent.

The site assessment indicates that the site is not suitable for in-ground disposal of wastewater (such as traditional absorption trenches and beds) as the site is shallow to rock and has Category 6 soils that have low permeability.

Therefore, based on the findings of the investigation and provided the setback distances are adhered to, this site assessment indicates that the proposed lots are suitable for the disposal of secondary treated effluent by way of an Aerated Wastewater Treatment System (AWTS) and raised bed system.

Alternatively, primary treated effluent may be disposed of by way of a septic tank and a Wisconsin Mound system.

4.3 Setbacks

The minimum separation distance between the disposal area and downslope features is based on Appendix R from AS/NZS 1547:2012 “Recommended Setback Distances for Land Application Systems” and Section 3.1 from the *Building Act 2016:* Director’s Guidelines for On-site Wastewater Management Systems. **The following setbacks are required for primary treated effluent:**

Lots 1 to 8

- 50.0m from downslope sensitive features such as watercourses;
- 10.0m from downslope property boundaries;
- 1.5m from up-slope or level property boundaries;
- 9.0m from downslope buildings; and
- 3.0m from upslope or level buildings.

Lots 9 to 16

- 36.0m from downslope sensitive features such as watercourses;
- 6.0m from downslope property boundaries;
- 1.5m from up-slope or level property boundaries;
- 7.0m from downslope buildings; and
- 3.0m from upslope or level buildings.

The following setbacks are required for secondary treated effluent:

Lots 1 to 8

- 25.0m from downslope sensitive features such as watercourses;
- 6.5m from downslope property boundaries;
- 4.3m from downslope buildings;
- 3.0m from upslope or cross-slope buildings; and
- 1.5m from cross-slope or upslope property boundaries.

Lots 9 to 16

- 21.0m from downslope sensitive features such as watercourses;
- 4.5m from downslope property boundaries;
- 3.8m from downslope buildings;
- 3.0m from upslope or cross-slope buildings; and
- 1.5m from cross-slope or upslope property boundaries.

4.4 Examples of Minimum System Requirements

4.4.1 Aerated Wastewater Treatment (AWTS) and Raised Bed

About 144m^2 (72m^2 for the effluent disposal area and 72m^2 as a backup area) would be required for an AWTS and raised bed system to support a standard 4-bedroom dwelling on tank water within the assessed area of the site.

4.4.2 Septic Tank and Wisconsin Mound

About 288m^2 (144m^2 for the effluent disposal area and 144m^2 as a backup area) would be required for a septic tank and Wisconsin mound system to support a standard 4-bedroom dwelling on tank water within the assessed area of the site.

5 CONCLUSIONS

The results of the investigation indicate that the proposed new lots have sufficient available area suitable for the disposal of domestic effluent by way of secondary treated wastewater via an Aerated Wastewater Treatment System, or via a septic tank and a Wisconsin mound system, with sufficient reserve area.

References:

AS/NZS 1547- 2012 On-site domestic-wastewater management

Building Act 2016: Director's Guidelines for On-site Wastewater Management Systems

Attachments:

Limitations of report

Figure 1 – Site Plan

Site Photograph

Appendix A – Borehole Logs & Explanation Sheets

GEOTON Pty Ltd

Geotechnical Consultants - Limitations of report

These notes have been prepared to assist in the interpretation and understanding of the limitations of this report.

Project specific criteria

The report has been developed on the basis of unique project specific requirements as understood by Geoton and applies only to the site investigated. Project criteria are typically identified in the Client brief and the associated proposal prepared by Geoton and may include risk factors arising from limitations on scope imposed by the Client. The report should not be used without further consultation if significant changes to the project occur. No responsibility for problems that might occur due to changed factors will be accepted without consultation.

Subsurface variations with time

Because a report is based on conditions which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. In the event of significant delays in the commencement of a project, further advice should be sought.

Interpretation of factual data

Site assessment identifies actual subsurface conditions only at those points where samples are taken and at the time they are taken. All available data is interpreted by professionals to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, as it is virtually impossible to provide a definitive subsurface profile which includes all the possible variabilities inherent in soil and rock masses.

Report Recommendations

The report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete and therefore the report recommendations can only be regarded as preliminary. Where variations in conditions are encountered, further advice should be sought.

Specific purposes

This report should not be applied to any project other than that originally specified at the time the report was issued.

Interpretation by others

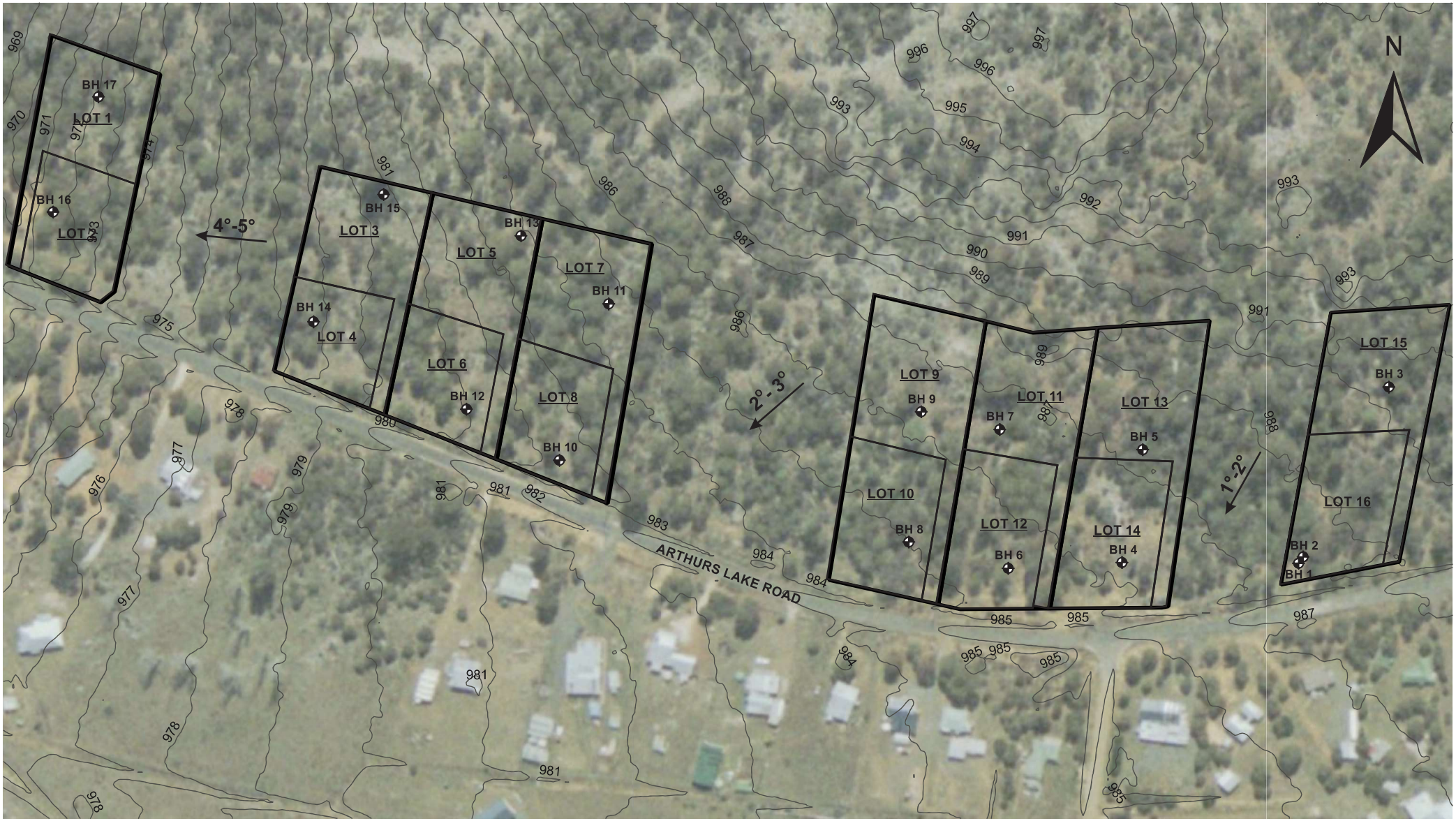
Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

Report integrity

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way.

Geoenvironmental issues

This report does not cover issues of site contamination unless specifically required to do so by the client. In the absence of such a request, Geoton take no responsibility for such issues.



Legend

BH 1 — Approximate Borehole Location

5° — Approximate Slope angle in Degrees

—— Contour in Metres (LiDAR Derived)

Approximate Scale

30 0 30 60 90 m

GEOTON Pty Ltd			
date	09/08/2022	drawn	MG
scale	As Shown	approved	TB
original size	A3	rev	

client: MR ANTHONY WARING AND MR JITESH GOHIL

project: LOTS 1 - 16 ARTHURS LAKE ROAD WILBURVILLE

title: SITE PLAN

project no: GL22278A figure no. 1

PLATE 1 - View of proposed lot 16 looking to the north

PLATE 2 - View of borehole BH1 looking to the west

GEOTON Pty Ltd				client:	MR ANTHONY WARING AND MR JITESH GOHIL
				project:	LOTS 1 - 16 ARTHURS LAKE ROAD WILBURVILLE
title:	PHOTOGRAPH				
date:	19/07/2022	original size	A4	project no: GL22278A	figure no. PLATES 1 & 2

PLATE 3 - View of outcropping rock looking to the east

PLATE 4 - View of proposed lot 4 looking to the northeast

GEOTON Pty Ltd				client:	MR ANTHONY WARING AND MR JITESH GOHIL
title:	PHOTOGRAPH			project:	LOTS 1 - 16 ARTHURS LAKE ROAD WILBURVILLE
date:	19/07/2022	original size	A4	project no: GL22278A	figure no. PLATES 3 & 4

Appendix A

Borehole Logs

GEOTON Pty Ltd
Geotechnical Consultants
PO Box 522 Prospect TAS 7250
Unit 24, 16-18 Goodman Court, Invermay TAS
Tel (03) 6326 5001

ENGINEERING BOREHOLE LOG

Borehole no. BH1
Sheet no. 1 of 1
Job no. GL22278A

Client : Mr Anthony Waring and Mr Jitesh Gohil
Project : Preliminary On-site Wastewater Evaluation
Location : Lots 1 - 16 Arthurs Lake Road, Wilburville
Date : 19/07/2022
Logged By : MG

Drill model : Hand Auger
Hole diameter : 55mm/100mm
Easting:
Northing:
Slope: 90°
Bearing: -
RL Surface :
Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N				0.25			TOPSOIL - Sandy Silty CLAY, medium to high plasticity, brown	M	St	
					0.50		CH	Silty CLAY - high plasticity, orange/ pale brown	M	VSt	
					0.75			Borehole BH1 refusal @0.5m on highly weathered dolerite rock			
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

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ENGINEERING BOREHOLE LOG

Borehole no. BH2
Sheet no. 1 of 1
Job no. GL22278A

Client : Mr Anthony Waring and Mr Jitesh Gohil
Project : Preliminary On-site Wastewater Evaluation
Location : Lots 1 - 16 Arthurs Lake Road, Wilburville
Date : 19/07/2022
Logged By : MG

Drill model : Hand Auger
Hole diameter : 55mm
Easting:
Northing:
Slope: 90°
Bearing: -
RL Surface :
Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N				0.25			TOPSOIL - Sandy Silty CLAY, medium to high plasticity, brown	M	St	
					0.50		CH	Silty CLAY - high plasticity, orange/ pale brown	M	VSt	W ≈ PL
					0.75						
					1.00			Becoming pale brown			W > PL
					1.25			Borehole BH2 refusal @1.1m on highly weathered dolerite rock			
					1.50						
					1.75						
					2.00						
					2.25						

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ENGINEERING BOREHOLE LOG

Borehole no. BH3
Sheet no. 1 of 1
Job no. GL22278A

Client : Mr Anthony Waring and Mr Jitesh Gohil
Project : Preliminary On-site Wastewater Evaluation
Location : Lots 1 - 16 Arthurs Lake Road, Wilburville
Date : 19/07/2022
Logged By : MG

Drill model : Hand Auger
Hole diameter : 55mm
Easting:
Northing:
Slope: 90°
Bearing: -
RL Surface :
Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N							TOPSOIL - Sandy Silty CLAY, medium to high plasticity, brown	M	St	
					0.25			Borehole BH3 refusal @0.1m on highly weathered dolerite rock			
					0.50						
					0.75						
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

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ENGINEERING BOREHOLE LOG

Borehole no. BH4
Sheet no. 1 of 1
Job no. GL22278A

Client : Mr Anthony Waring and Mr Jitesh Gohil
Project : Preliminary On-site Wastewater Evaluation
Location : Lots 1 - 16 Arthurs Lake Road, Wilburville
Date : 19/07/2022
Logged By : MG

Drill model : Hand Auger
Hole diameter : 55mm
Easting:
Northing:
Slope: 90°
Bearing: -
RL Surface :
Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
								TOPSOIL - Sandy Silty CLAY, medium to high plasticity, brown	M	St	
ADV	N				0.25		CH	Silty CLAY - high plasticity, pale brown	M	VSt	W > PL
					0.50			Mottled white			
					0.75			Borehole BH4 refusal @0.5m on highly weathered dolerite rock			
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

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ENGINEERING BOREHOLE LOG

Borehole no. BH5
Sheet no. 1 of 1
Job no. GL22278A

Client : Mr Anthony Waring and Mr Jitesh Gohil
Project : Preliminary On-site Wastewater Evaluation
Location : Lots 1 - 16 Arthurs Lake Road, Wilburville
Date : 19/07/2022
Logged By : MG

Drill model : Hand Auger
Hole diameter : 55mm
Easting:
Northing:
Slope: 90°
Bearing: -
RL Surface :
Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N							TOPSOIL - Sandy Silty CLAY, medium to high plasticity, brown	M	St	
					0.25			Borehole BH5 refusal @0.1m on highly weathered dolerite rock			
					0.50						
					0.75						
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

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ENGINEERING BOREHOLE LOG

Borehole no. BH6
Sheet no. 1 of 1
Job no. GL22278A

Client : Mr Anthony Waring and Mr Jitesh Gohil
Project : Preliminary On-site Wastewater Evaluation
Location : Lots 1 - 16 Arthurs Lake Road, Wilburville
Date : 19/07/2022
Logged By : MG

Drill model : Hand Auger
Hole diameter : 55mm
Easting:
Northing:
Slope: 90°
Bearing: -
RL Surface :
Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N						MH	TOPSOIL - Clayey SILT, high plasticity, brown	M	St	
					0.25		CH	Silty CLAY - high plasticity, brown/ orange	M	VSt	
					0.50			Borehole BH6 refusal @0.4m on highly weathered dolerite rock			
					0.75						
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

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ENGINEERING BOREHOLE LOG

Borehole no. BH7
Sheet no. 1 of 1
Job no. GL22278A

Client : Mr Anthony Waring and Mr Jitesh Gohil
Project : Preliminary On-site Wastewater Evaluation
Location : Lots 1 - 16 Arthurs Lake Road, Wilburville
Date : 19/07/2022
Logged By : MG

Drill model : Hand Auger
Hole diameter : 55mm
Easting:
Northing:
Slope: 90°
Bearing: -
RL Surface :
Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
AU	N						CI	TOPSOIL - Sandy Silty CLAY, medium to high plasticity, brown	M	St	
								Borehole BH7 refusal @0.05m on highly weathered dolerite rock			
					0.25						
					0.50						
					0.75						
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

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ENGINEERING BOREHOLE LOG

Borehole no. BH8
Sheet no. 1 of 1
Job no. GL22278A

Client : Mr Anthony Waring and Mr Jitesh Gohil
Project : Preliminary On-site Wastewater Evaluation
Location : Lots 1 - 16 Arthurs Lake Road, Wilburville
Date : 19/07/2022
Logged By : MG

Drill model : Hand Auger
Hole diameter : 55mm
Easting:
Northing:
Slope: 90°
Bearing: -
RL Surface :
Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N						Cl	TOPSOIL - Sandy Silty CLAY, medium to high plasticity, brown	M	St	
					0.25			Borehole BH8 refusal @0.1m on highly weathered dolerite rock			
					0.50						
					0.75						
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

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ENGINEERING BOREHOLE LOG

Borehole no. BH9
Sheet no. 1 of 1
Job no. GL22278A

Client : Mr Anthony Waring and Mr Jitesh Gohil
Project : Preliminary On-site Wastewater Evaluation
Location : Lots 1 - 16 Arthurs Lake Road, Wilburville
Date : 19/07/2022
Logged By : MG

Drill model : Hand Auger
Hole diameter : 55mm
Easting:
Northing:
Slope: 90°
Bearing: -
RL Surface :
Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N						Cl	TOPSOIL - Sandy Silty CLAY, medium to high plasticity, brown	M	St	
					0.25			Borehole BH9 refusal @0.1m on highly weathered dolerite rock			
					0.50						
					0.75						
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

ENGINEERING BOREHOLE LOG

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Borehole no. BH10
Sheet no. 1 of 1
Job no. GL22278A

Client :	Mr Anthony Waring and Mr Jitesh Gohil		Date : 19/07/2022
Project :	Preliminary On-site Wastewater Evaluation		Logged By : MG
Location :	Lots 1 - 16 Arthurs Lake Road, Wilburville		
Drill model :	Hand Auger	Easting:	Slope: 90° RL Surface :
Hole diameter :	55mm	Northing:	Bearing: - Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
AU	N						ML	TOPSOIL - Sandy SILT, low plasticity, brown/dark brown	M	St	
								Borehole BH10 refusal @0.05m on highly weathered dolerite rock			
					0.25						
					0.50						
					0.75						
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

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ENGINEERING BOREHOLE LOG

Borehole no. BH11
Sheet no. 1 of 1
Job no. GL22278A

Client : Mr Anthony Waring and Mr Jitesh Gohil
Project : Preliminary On-site Wastewater Evaluation
Location : Lots 1 - 16 Arthurs Lake Road, Wilburville
Date : 19/07/2022
Logged By : MG

Drill model : Hand Auger
Hole diameter : 55mm
Easting:
Northing:
Slope: 90°
Bearing: -
RL Surface :
Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N						ML	TOPSOIL - Sandy SILT, low plasticity, brown/dark brown			
					0.25			Borehole BH11 refusal @0.1m on highly weathered dolerite rock			
					0.50						
					0.75						
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

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ENGINEERING BOREHOLE LOG

Borehole no. BH12
Sheet no. 1 of 1
Job no. GL22278A

Client : Mr Anthony Waring and Mr Jitesh Gohil
Project : Preliminary On-site Wastewater Evaluation
Location : Lots 1 - 16 Arthurs Lake Road, Wilburville
Date : 19/07/2022
Logged By : MG

Drill model : Hand Auger
Hole diameter : 55mm
Easting:
Northing:
Slope: 90°
Bearing: -
RL Surface :
Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
AU	N						ML	TOPSOIL - Sandy SILT, low plasticity, brown/dark brown	M	St	
								Borehole BH12 refusal @0.05m on highly weathered dolerite rock			
					0.25						
					0.50						
					0.75						
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

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ENGINEERING BOREHOLE LOG

Borehole no. BH13
Sheet no. 1 of 1
Job no. GL22278A

Client :	Mr Anthony Waring and Mr Jitesh Gohil		Date : 19/07/2022
Project :	Preliminary On-site Wastewater Evaluation		Logged By : MG
Location :	Lots 1 - 16 Arthurs Lake Road, Wilburville		
Drill model :	Hand Auger	Easting:	Slope: 90° RL Surface :
Hole diameter :	55mm	Northing:	Bearing: - Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
AU	N						ML	TOPSOIL - Sandy SILT, low plasticity, brown/dark brown	D/M	St	
								Borehole BH13 refusal @0.05m on highly weathered dolerite rock			
					0.25						
					0.50						
					0.75						
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

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ENGINEERING BOREHOLE LOG

Borehole no. BH14
Sheet no. 1 of 1
Job no. GL22278A

Client : Mr Anthony Waring and Mr Jitesh Gohil
Project : Preliminary On-site Wastewater Evaluation
Location : Lots 1 - 16 Arthurs Lake Road, Wilburville
Date : 19/07/2022
Logged By : MG

Drill model : Hand Auger
Hole diameter : 55mm
Easting:
Northing:
Slope: 90°
Bearing: -
RL Surface :
Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
AU	N						ML	TOPSOIL - Sandy SILT, low plasticity, brown/dark brown	D/M	St	
								Borehole BH14 refusal @0.05m on highly weathered dolerite rock			
					0.25						
					0.50						
					0.75						
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

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ENGINEERING BOREHOLE LOG

Borehole no. BH15
Sheet no. 1 of 1
Job no. GL22278A

Client :	Mr Anthony Waring and Mr Jitesh Gohil		Date : 19/07/2022
Project :	Preliminary On-site Wastewater Evaluation		Logged By : MG
Location :	Lots 1 - 16 Arthurs Lake Road, Wilburville		
Drill model :	Hand Auger	Easting:	Slope: 90° RL Surface :
Hole diameter :	55mm	Northing:	Bearing: - Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
AU	N						ML	TOPSOIL - Sandy SILT, low plasticity, brown/dark brown	D/M	St	
								Borehole BH15 refusal @0.05m on highly weathered dolerite rock			
					0.25						
					0.50						
					0.75						
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

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ENGINEERING BOREHOLE LOG

Borehole no. BH16
Sheet no. 1 of 1
Job no. GL22278A

Client : Mr Anthony Waring and Mr Jitesh Gohil
Project : Preliminary On-site Wastewater Evaluation
Location : Lots 1 - 16 Arthurs Lake Road, Wilburville
Date : 19/07/2022
Logged By : MG

Drill model : Hand Auger
Hole diameter : 55mm
Easting:
Northing:
Slope: 90°
Bearing: -
RL Surface :
Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N						ML	TOPSOIL - Sandy SILT, low plasticity, brown/dark brown	D	VSt	
					0.25			Borehole BH16 refusal @0.05m on highly weathered dolerite rock			
					0.50						
					0.75						
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

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ENGINEERING BOREHOLE LOG

Borehole no. BH17
Sheet no. 1 of 1
Job no. GL22278A

Client : Mr Anthony Waring and Mr Jitesh Gohil
Project : Preliminary On-site Wastewater Evaluation
Location : Lots 1 - 16 Arthurs Lake Road, Wilburville
Date : 19/07/2022
Logged By : MG

Drill model : Hand Auger
Hole diameter : 55mm
Easting:
Northing:
Slope: 90°
Bearing: -
RL Surface :
Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N						ML	TOPSOIL - Sandy SILT, low plasticity, brown/dark brown	D	VSt	
								Borehole BH17 refusal @0.05m on highly weathered dolerite rock			
					0.25						
					0.50						
					0.75						
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

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Investigation Log Explanation Sheet

METHOD – BOREHOLE

TERM	Description
AS	Auger Screwing*
AD	Auger Drilling*
RR	Roller / Tricone
W	Washbore
CT	Cable Tool
HA	Hand Auger
DT	Diatube
B	Blank Bit
V	V Bit
T	TC Bit

* Bit shown by suffix e.g. ADT

METHOD – EXCAVATION

TERM	Description
N	Natural exposure
X	Existing excavation
H	Backhoe bucket
B	Bulldozer blade
R	Ripper
E	Excavator

SUPPORT

TERM	Description
M	Mud
N	Nil
C	Casing
S	Shoring

PENETRATION

1	2	3	4	
				No resistance ranging to Refusal

WATER

Symbol	Description
	Water inflow
	Water outflow
	17/3/08 water on date shown

NOTES, SAMPLES, TESTS

TERM	Description
U_{50}	Undisturbed sample 50 mm diameter
U_{63}	Undisturbed sample 63 mm diameter
D	Disturbed sample
N	Standard Penetration Test (SPT)
N*	SPT – sample recovered
N_C	SPT with solid cone
V	Vane Shear
PP	Pocket Penetrometer
P	Pressumeter
B_S	Bulk sample
E	Environmental Sample
R	Refusal
DCP	Dynamic Cone Penetrometer (blows/100mm)
PL	Plastic Limit
LL	Liquid Limit
LS	Linear Shrinkage

CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

MOISTURE

TERM	Description
D	Dry
M	Moist
W	Wet

CONSISTENCY/DENSITY INDEX

TERM	Description
VS	very soft
S	soft
F	firm
St	stiff
VSt	very stiff
H	hard
Fr	friable
VL	very loose
L	loose
MD	medium dense
D	dense
VD	Very dense

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Soil Description Explanation Sheet (1of 2)

DEFINITION

In engineering terms, soil includes every type of uncemented or partially cemented inorganic or organic material found in the ground. In practice, if the material can be remoulded or disintegrated by hand in its field condition or in water it is described as a soil. Other materials are described using rock description terms.

CLASSIFICATION SYMBOL AND SOIL NAME

Soils are described in accordance with the AS 1726: 2017 as shown in the table on Sheet 2.

PARTICLE SIZE DEFINITIONS

NAME	SUBDIVISION	SIZE (mm)
BOULDERS		>200
COBBLES		63 to 200
GRAVEL	Coarse	19 to 63
	Medium	6.7 to 19
	Fine	2.36 to 6.7
SAND	Coarse	0.6 to 2.36
	Medium	0.21 to 0.6
	Fine	0.075 to 0.21
SILT		0.002 to 0.075
CLAY		<0.002

MOISTURE CONDITION

Coarse Grained Soils

Dry Non-cohesive and free running.

Moist Soil feels cool, darkened in colour. Soil tends to stick together.

Wet As for moist but with free water forming when handling.

Fine Grained Soils

Moist, dry of Plastic Limited – w < PL
Hard and friable or powdery.

Moist, near Plastic Limit – w ≈ PL
Soils can be moulded at a moisture content approximately equal to the plastic limit.

Moist, wet of Plastic Limit – w > PL
Soils usually weakened and free water forms on hands when handling.

Wet, near Liquid Limit - w ≈ LL

Wet, wet of Liquid Limit - w > LL

CONSISTENCY TERMS FOR COHESIVE SOILS

TERM	UNDRAINED STRENGTH s_u (kPa)	FIELD GUIDE
Very Soft	≤12	Exudes between the fingers when squeezed in hand
Soft	12 to 25	Can be moulded by light finger pressure
Firm	25 to 50	Can be moulded by strong finger pressure
Stiff	50 to 100	Cannot be moulded by fingers
Very Stiff	100 to 200	Can be indented by thumb nail
Hard	>200	Can be indented with difficulty by thumb nail
Friable	–	Can be easily crumbled or broken into small pieces by hand

RELATIVE DENSITY OF NON-COHESIVE SOILS

TERM	DENSITY INDEX (%)
Very Loose	≤15
Loose	15 to 35
Medium Dense	35 to 65
Dense	65 to 85
Very Dense	> 85

DESCRIPTIVE TERMS FOR ACCESSORY SOIL COMPONENTS

DESIGNATION OF COMPONENT	IN COARSE GRAINED SOILS		IN FINE GRAINED SOILS	TERM
	% Fines	% Accessory coarse fraction	% Sand/ gravel	
Minor	≤5	≤15	≤15	Trace
	>5, ≤12	>15, ≤30	>15, ≤30	With
Secondary	>12	>30	>30	Prefix

SOIL STRUCTURE

ZONING		CEMENTING	
Layer	Continuous across the exposure or sample.	Weakly cemented	Easily disaggregated by hand in air or water.
Lens	Discontinuous layer of different material, with lenticular shape.	Moderately cemented	Effort is required to disaggregate the soil by hand in air or water.
Pocket	An irregular inclusion of different material.		

GEOLOGICAL ORIGIN

WEATHERED IN PLACE SOILS

Extremely weathered material	Structure and/or fabric of parent rock material retained and visible.
Residual soil	Structure and/or fabric of parent rock material not retained and visible.

TRANSPORTED SOILS

Aeolian soil	Carried and deposited by wind.
Alluvial soil	Deposited by streams and rivers.
Colluvial soil	Soil and rock debris transported downslope by gravity.
Estuarine soil	Deposited in coastal estuaries, and including sediments carried by inflowing rivers and streams, and tidal currents.
Fill	Man-made deposit. Fill may be significantly more variable between tested locations than naturally occurring soils.
Lacustrine soil	Deposited in freshwater lakes.
Marine soil	Deposited in a marine environment.

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Soil Description Explanation Sheet (2 of 2)

SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

FIELD IDENTIFICATION PROCEDURES (Excluding particles larger than 63 mm and basing fractions on estimated mass)						**GROUP SYMBOL**	**PRIMARY NAME**
COARSE GRAINED SOIL More than 65% of soil excluding oversize fraction is larger than 0.075 mm	(A 0.075 mm particle is about the smallest particle visible to naked eyes)	GRAVEL More than half of coarse fraction is larger than 2.36 mm	CLEAN GRAVEL (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate particle sizes		GW	GRAVEL
				Predominantly one size or a range of sizes with some intermediate sizes missing		GP	GRAVEL
			GRAVEL WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML and MH below)		GM	Silty GRAVEL
				Plastic fines (for identification procedures see CL, CI and CH below)		GC	Clayey GRAVEL
		SAND More than half of coarse fraction is smaller than 2.36 mm	CLEAN SAND (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate sizes		SW	SAND
				Predominantly one size or a range of sizes with some intermediate sizes missing		SP	SAND
			SAND WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML and MH below)		SM	Silty SAND
				Plastic fines (for identification procedures see CL, CI and CH below)		SC	Clayey SAND
FINE GRAINED SOIL More than 35% of soil excluding oversize fraction is smaller than 0.075 mm		IDENTIFICATION PROCEDURES ON FRACTIONS <0.075 mm					
			DRY STRENGTH	**DILATANCY**	**TOUGHNESS**		
		SILT & CLAY (low to medium plasticity, LL ≤ 50)	None to Low	Slow to Rapid	Low	ML	SILT
			Medium to High	None to Slow	Medium	CL, CI	CLAY
			Low to Medium	Slow	Low	OL	ORGANIC SILT
		SILT & CLAY (high plasticity, LL > 50)	Low to Medium	None to Slow	Low to Medium	MH	SILT
			High to Very High	None	High	CH	CLAY
			Medium to High	None to Very Slow	Low to Medium	OH	ORGANIC CLAY
		Highly Organic Soil	Readily identified by colour, odour, spongy feel and frequently by fibrous texture.			Pt	PEAT

● LL – Liquid Limit.

COMMON DEFECTS IN SOILS

TERM	**DEFINITION**	**DIAGRAM**
PARTING	A surface or crack across which the soil has little or no tensile strength. Parallel or sub parallel to layering (e.g. bedding). May be open or closed.	
FISSURE	A surface or crack across which the soil has little or no tensile strength, but which is not parallel or sub parallel to layering. May be open or closed. May include desiccation cracks.	
SHEARED SEAM	Zone in clayey soil with roughly parallel near planar, curved or undulating boundaries containing closely spaced, smooth or slickensided, curved intersecting fissures which divide the mass into lenticular or wedge-shaped blocks.	
SHEARED SURFACE	A near planar curved or undulating, smooth, polished or slickensided surface in clayey soil. The polished or slickensided surface indicates that movement (in many cases very little) has occurred along the defect.	

TERM	**DEFINITION**	**DIAGRAM**
SOFTENED ZONE	A zone in clayey soil, usually adjacent to a defect in which the soil has a higher moisture content than elsewhere.	
TUBE	Tubular cavity. May occur singly or as one of a large number of separate or inter-connected tubes. Walls often coated with clay or strengthened by denser packing of grains. May contain organic matter.	
TUBE CAST	An infilled tube. The infill may be uncemented or weakly cemented soil or have rock properties.	
INFILLED SEAM	Sheet or wall like body of soil substance or mass with roughly planar to irregular near parallel boundaries which cuts through a soil mass. Formed by infilling of open defects.	

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
178097	2
EDITION	DATE OF ISSUE
2	01-Sep-2021

SEARCH DATE : 12-Aug-2022
SEARCH TIME : 09.29 AM

DESCRIPTION OF LAND

Parish of OOLUMPTA Land District of WESTMORLAND
Lot 2 on Sealed Plan 178097
Derivation : Part of 250 Acres Gtd. to Askin Morrison
Prior CT 171844/1

SCHEDULE 1

M904405 TRANSFER to BIG TREE INVESTMENTS PTY LTD Registered 01-Sep-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP178097 FENCING COVENANT in Schedule of Easements
SP171844 FENCING COVENANT in Schedule of Easements
D98802 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 08-Aug-2013 at noon
E23292 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 10-Feb-2016 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: TRILOGY PROPERTY PARTNERS PTY LTD

FOLIO REFERENCE: C.T. 171844/1

GRANTEE:

Part of 250 Acres Gtd. to Askin Morrison ~~and Part of 950 Acres Gtd. to John Jones.~~

PLAN OF SURVEY

BY SURVEYOR: M.B.REID of PDA Surveyors Surveying, Engineering & Planning
3/23 BRISBANE STREET, LAUNCESTON

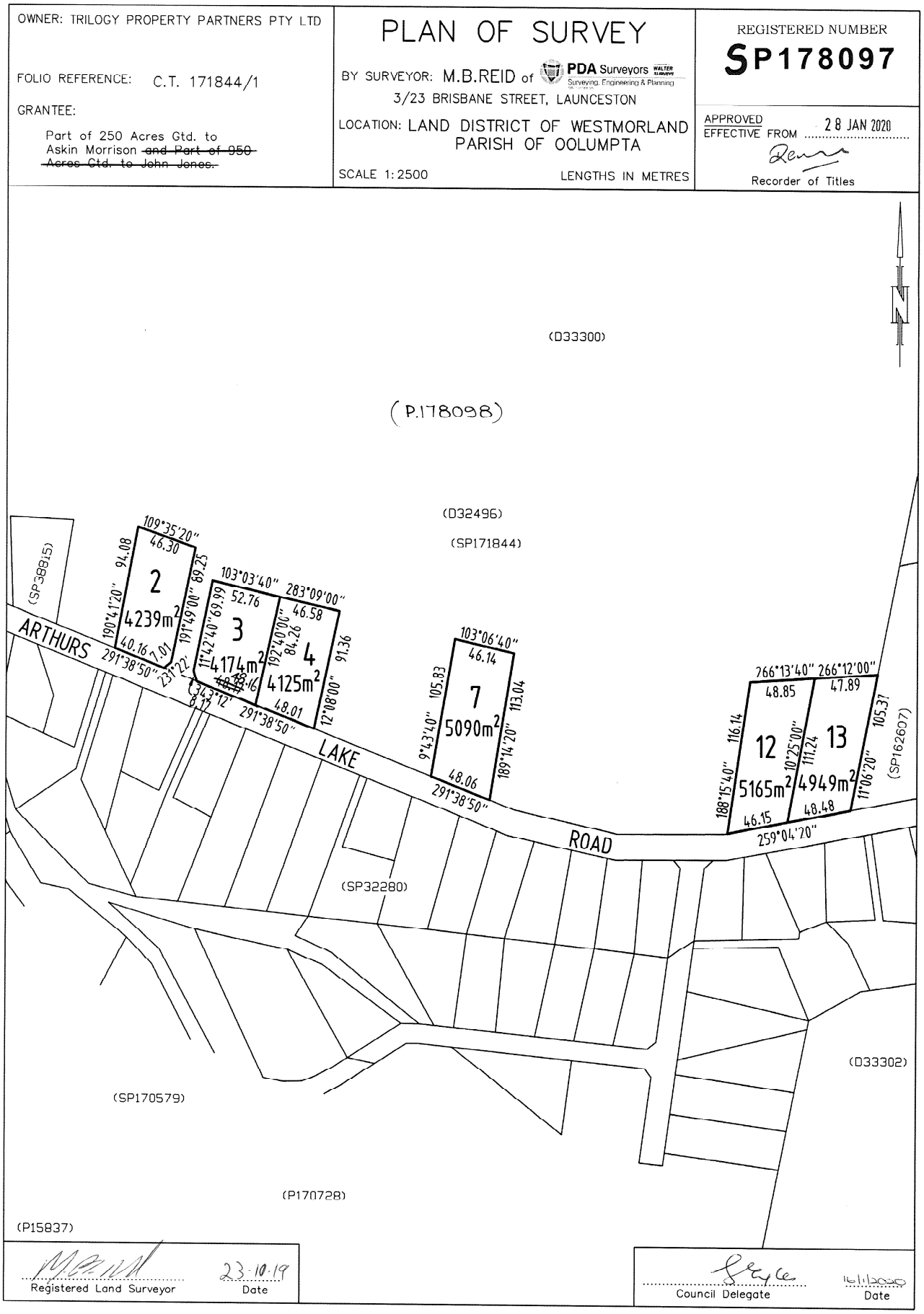
LOCATION: LAND DISTRICT OF WESTMORLAND
PARISH OF OOLUMPTA

SCALE 1:2500 LENGTHS IN METRES

REGISTERED NUMBER
SP178097

APPROVED
EFFECTIVE FROM 28 JAN 2020

Recorder of Titles



Registered Land Surveyor — 23.10.19 Date

Council Delegate — 16/1/2020 Date

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
178097	4
EDITION	DATE OF ISSUE
2	01-Sep-2021

SEARCH DATE : 12-Aug-2022
SEARCH TIME : 09.43 AM

DESCRIPTION OF LAND

Parish of OOLUMPTA Land District of WESTMORLAND
Lot 4 on Sealed Plan 178097
Derivation : Part of 250 Acres Gtd. to Askin Morrison
Prior CT 171844/1

SCHEDULE 1

M904411 TRANSFER to GOHIL INVESTMENTS PTY LTD Registered 01-Sep-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP178097 FENCING COVENANT in Schedule of Easements
SP171844 FENCING COVENANT in Schedule of Easements
D98802 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 08-Aug-2013 at noon
E23292 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 10-Feb-2016 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: TRILOGY PROPERTY PARTNERS PTY LTD

FOLIO REFERENCE: C.T. 171844/1

GRANTEE:

Part of 250 Acres Gtd. to Askin Morrison ~~and Part of 950 Acres Gtd. to John Jones.~~

PLAN OF SURVEY

BY SURVEYOR: M.B.REID of PDA Surveyors Surveying, Engineering & Planning
3/23 BRISBANE STREET, LAUNCESTON

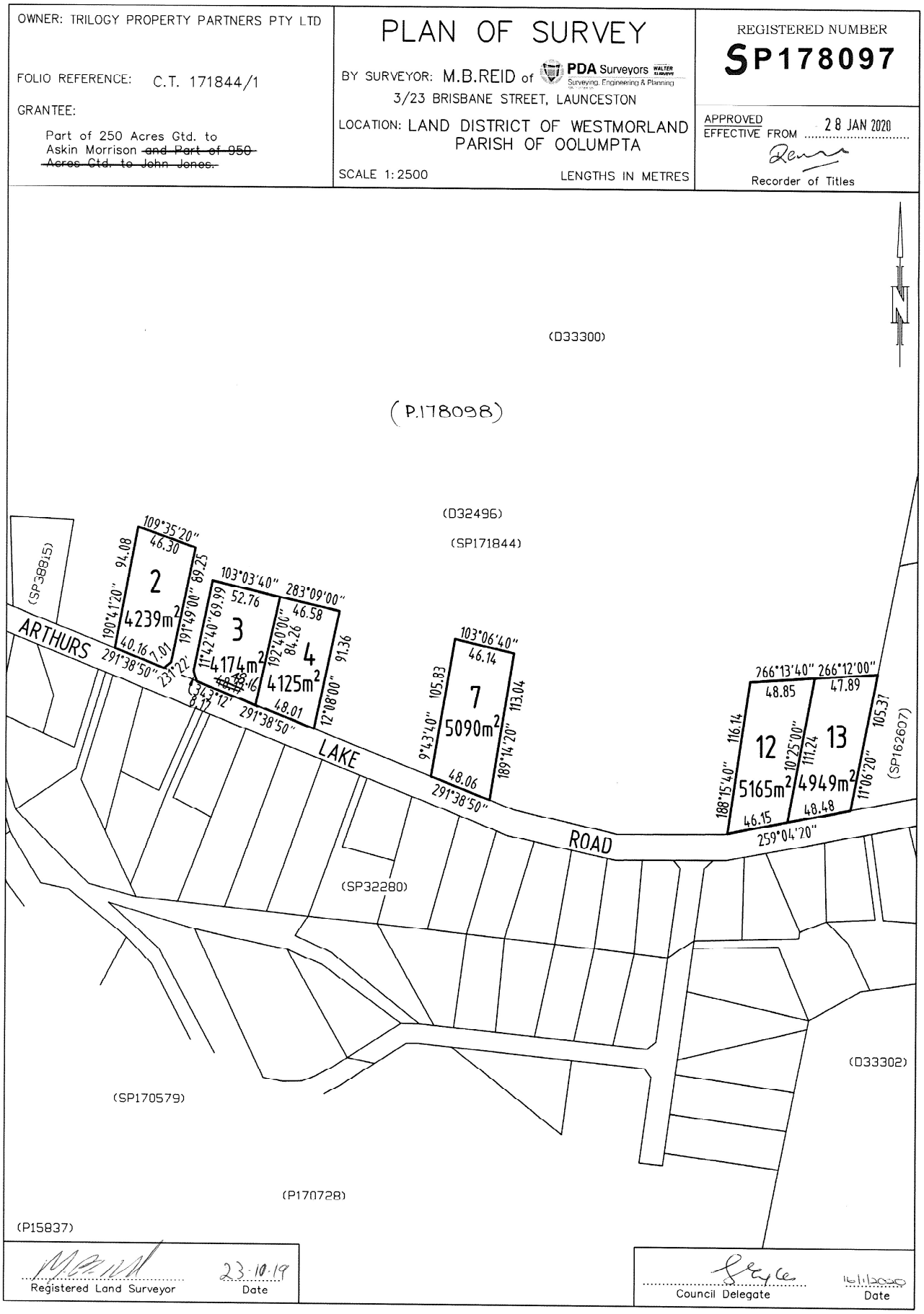
LOCATION: LAND DISTRICT OF WESTMORLAND
PARISH OF OOLUMPTA

SCALE 1:2500 LENGTHS IN METRES

REGISTERED NUMBER
SP178097

APPROVED
EFFECTIVE FROM 28 JAN 2020

Recorder of Titles



Registered Land Surveyor — 23.10.19 Date

Council Delegate — 16/1/2020 Date

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
178097	13
EDITION	DATE OF ISSUE
2	01-Sep-2021

SEARCH DATE : 12-Aug-2022
SEARCH TIME : 09.48 AM

DESCRIPTION OF LAND

Parish of OOLUMPTA Land District of WESTMORLAND
Lot 13 on Sealed Plan 178097
Derivation : Part of 250 Acres Gtd. to Askin Morrison
Prior CT 171844/1

SCHEDULE 1

M904411 TRANSFER to GOHIL INVESTMENTS PTY LTD Registered 01-Sep-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP178097 FENCING COVENANT in Schedule of Easements
SP171844 FENCING COVENANT in Schedule of Easements
D98802 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 08-Aug-2013 at noon
E23292 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 10-Feb-2016 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: TRILOGY PROPERTY PARTNERS PTY LTD

FOLIO REFERENCE: C.T. 171844/1

GRANTEE:

Part of 250 Acres Gtd. to Askin Morrison ~~and Part of 950 Acres Gtd. to John Jones.~~

PLAN OF SURVEY

BY SURVEYOR: M.B.REID of PDA Surveyors Surveying, Engineering & Planning
3/23 BRISBANE STREET, LAUNCESTON

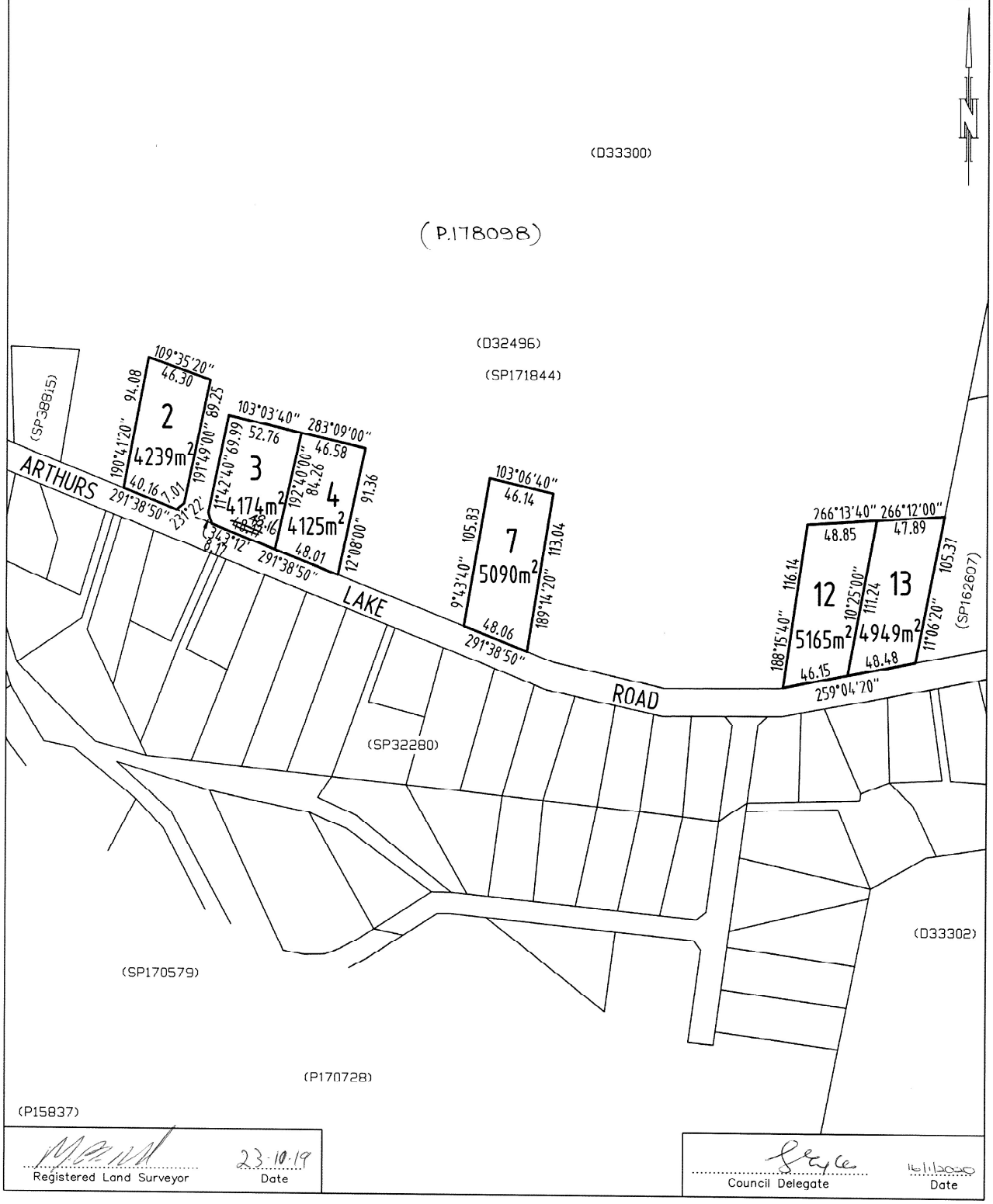
LOCATION: LAND DISTRICT OF WESTMORLAND
PARISH OF OOLUMPTA

SCALE 1:2500 LENGTHS IN METRES

REGISTERED NUMBER
SP178097

APPROVED
EFFECTIVE FROM 28 JAN 2020

Recorder of Titles



Registered Land Surveyor — 23.10.19 Date

Council Delegate — 16/1/2020 Date

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
181243	5
EDITION	DATE OF ISSUE
2	01-Sep-2021

SEARCH DATE : 12-Aug-2022
SEARCH TIME : 09.45 AM

DESCRIPTION OF LAND

Parish of OOLUMPTA Land District of WESTMORLAND
Lot 5 on Sealed Plan 181243
Derivation : Part of 250 Acres Granted to Askin Morrison
Prior CT 178098/1

SCHEDULE 1

M904405 TRANSFER to BIG TREE INVESTMENTS PTY LTD Registered 01-Sep-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP181243 FENCING COVENANT in Schedule of Easements
SP181243 WATER SUPPLY RESTRICTION
SP181243 SEWERAGE AND/OR DRAINAGE RESTRICTION
SP171844 FENCING COVENANT in Schedule of Easements
D98802 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 08-Aug-2013 at noon
E23292 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 10-Feb-2016 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: TRILOGY PROPERTY PARTNERS PTY LTD

FOLIO REFERENCE: C.T. 178098/1

GRANTEE:

Part of 250 Acres Gtd. to Askin Morrison and Part of 950 Acres Gtd. to John Jones.

PLAN OF SURVEY

BY SURVEYOR: M.B.REID of PDA Surveyors Surveying, Engineering & Planning

3/23 BRISBANE STREET, LAUNCESTON

LOCATION: LAND DISTRICT OF WESTMORLAND
PARISH OF OOLUMPTA

SCALE 1:2500 LENGTHS IN METRES

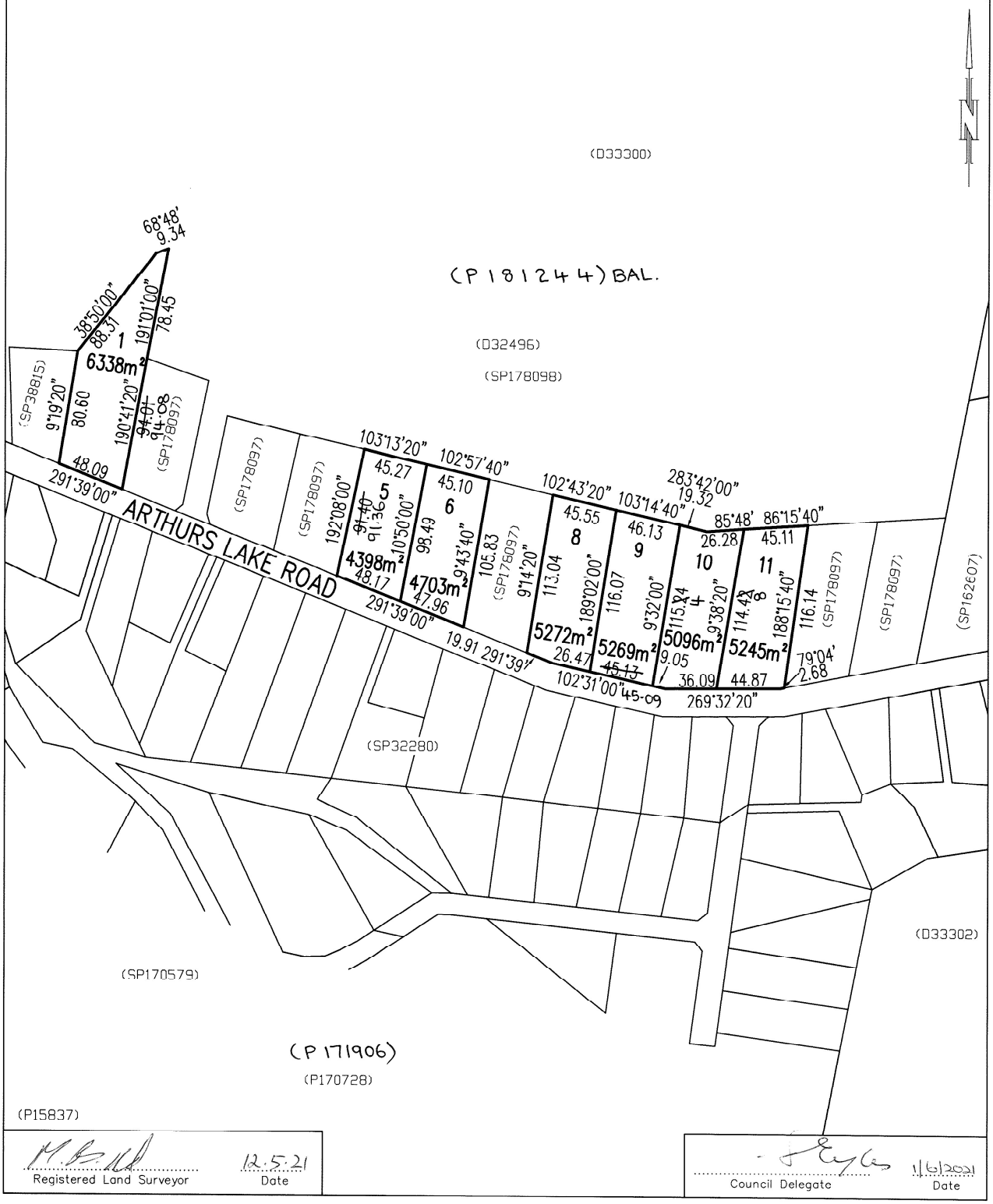
REGISTERED NUMBER

SP181243

~~APPROVED~~

EFFECTIVE FROM 9 JUN 2021

Recorder of Titles



Registered Land Surveyor 12.5.21 Date

Council Delegate 1/6/2021 Date

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
181243	6
EDITION	DATE OF ISSUE
2	01-Sep-2021

SEARCH DATE : 12-Aug-2022
SEARCH TIME : 09.46 AM

DESCRIPTION OF LAND

Parish of OOLUMPTA Land District of WESTMORLAND
Lot 6 on Sealed Plan 181243
Derivation : Part of 250 Acres Granted to Askin Morrison
Prior CT 178098/1

SCHEDULE 1

M904405 TRANSFER to BIG TREE INVESTMENTS PTY LTD Registered 01-Sep-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP181243 FENCING COVENANT in Schedule of Easements
SP181243 WATER SUPPLY RESTRICTION
SP181243 SEWERAGE AND/OR DRAINAGE RESTRICTION
SP171844 FENCING COVENANT in Schedule of Easements
D98802 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 08-Aug-2013 at noon
E23292 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 10-Feb-2016 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: TRILOGY PROPERTY PARTNERS PTY LTD

FOLIO REFERENCE: C.T. 178098/1

GRANTEE:

Part of 250 Acres Gtd. to Askin Morrison and Part of 950 Acres Gtd. to John Jones.

PLAN OF SURVEY

BY SURVEYOR: M.B.REID of PDA Surveyors Surveying, Engineering & Planning
3/23 BRISBANE STREET, LAUNCESTON

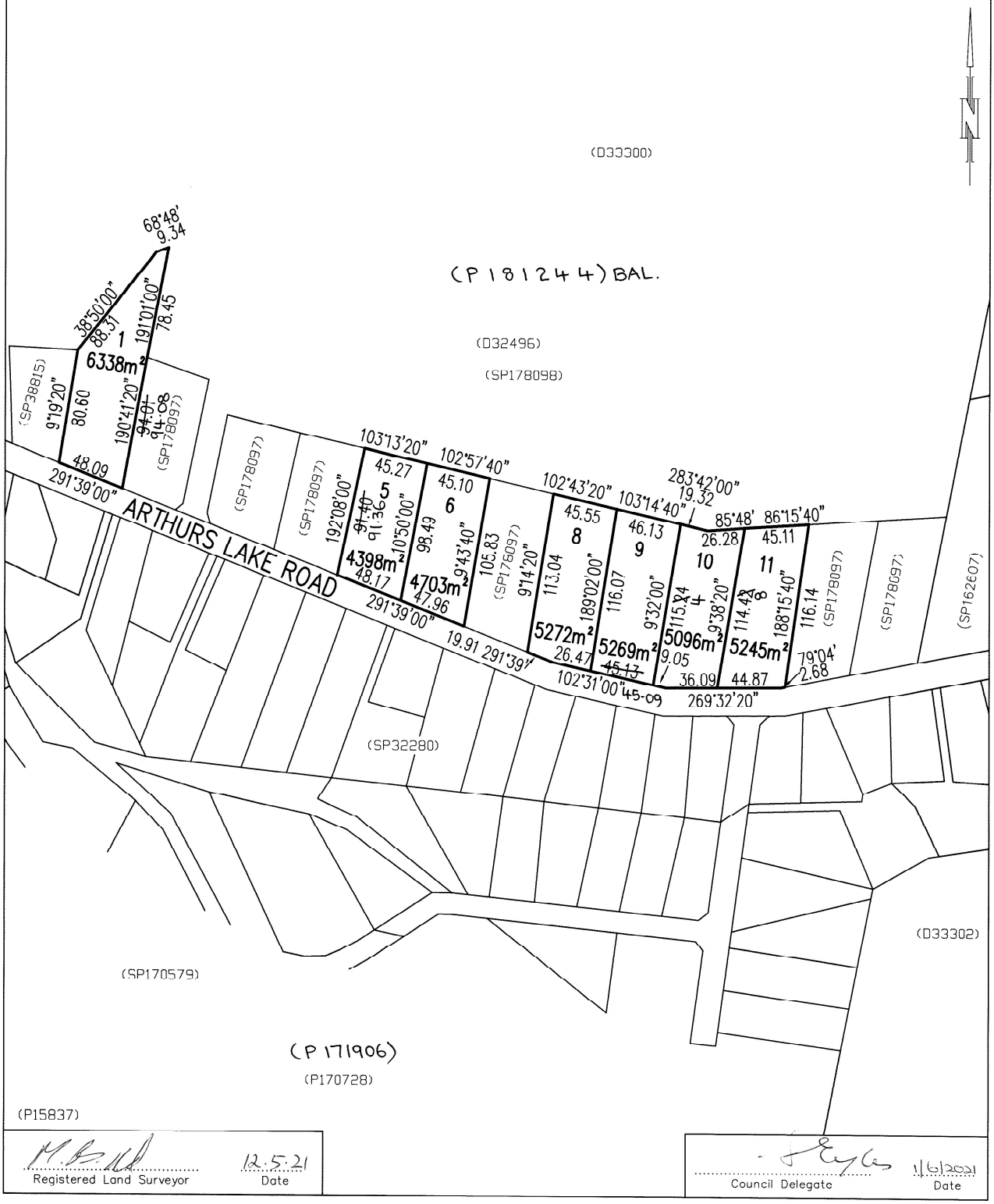
LOCATION: LAND DISTRICT OF WESTMORLAND
PARISH OF OOLUMPTA

SCALE 1:2500 LENGTHS IN METRES

REGISTERED NUMBER
SP181243

~~APPROVED~~
EFFECTIVE FROM 9 JUN 2021

Recorder of Titles



Registered Land Surveyor — 12.5.21 Date

Council Delegate — 1/6/2021 Date

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
181243	9
EDITION	DATE OF ISSUE
2	01-Sep-2021

SEARCH DATE : 12-Aug-2022
SEARCH TIME : 09.46 AM

DESCRIPTION OF LAND

Parish of OOLUMPTA Land District of WESTMORLAND
Lot 9 on Sealed Plan 181243
Derivation : Part of 250 Acres Granted to Askin Morrison
Prior CT 178098/1

SCHEDULE 1

M904411 TRANSFER to GOHIL INVESTMENTS PTY LTD Registered 01-Sep-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP181243 FENCING COVENANT in Schedule of Easements
SP181243 WATER SUPPLY RESTRICTION
SP181243 SEWERAGE AND/OR DRAINAGE RESTRICTION
SP171844 FENCING COVENANT in Schedule of Easements
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E23292 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 10-Feb-2016 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
181243	9
EDITION	DATE OF ISSUE
2	01-Sep-2021

SEARCH DATE : 12-Aug-2022
SEARCH TIME : 09.46 AM

DESCRIPTION OF LAND

Parish of OOLUMPTA Land District of WESTMORLAND
Lot 9 on Sealed Plan 181243
Derivation : Part of 250 Acres Granted to Askin Morrison
Prior CT 178098/1

SCHEDULE 1

M904411 TRANSFER to GOHIL INVESTMENTS PTY LTD Registered 01-Sep-2021 at noon

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SP181243 SEWERAGE AND/OR DRAINAGE RESTRICTION
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E23292 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 10-Feb-2016 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: TRILOGY PROPERTY PARTNERS PTY LTD

FOLIO REFERENCE: C.T. 178098/1

GRANTEE:

Part of 250 Acres Gtd. to Askin Morrison and Part of 950 Acres Gtd. to John Jones.

PLAN OF SURVEY

BY SURVEYOR: M.B.REID of PDA Surveyors Surveying, Engineering & Planning

3/23 BRISBANE STREET, LAUNCESTON

LOCATION: LAND DISTRICT OF WESTMORLAND
PARISH OF OOLUMPTA

SCALE 1:2500 LENGTHS IN METRES

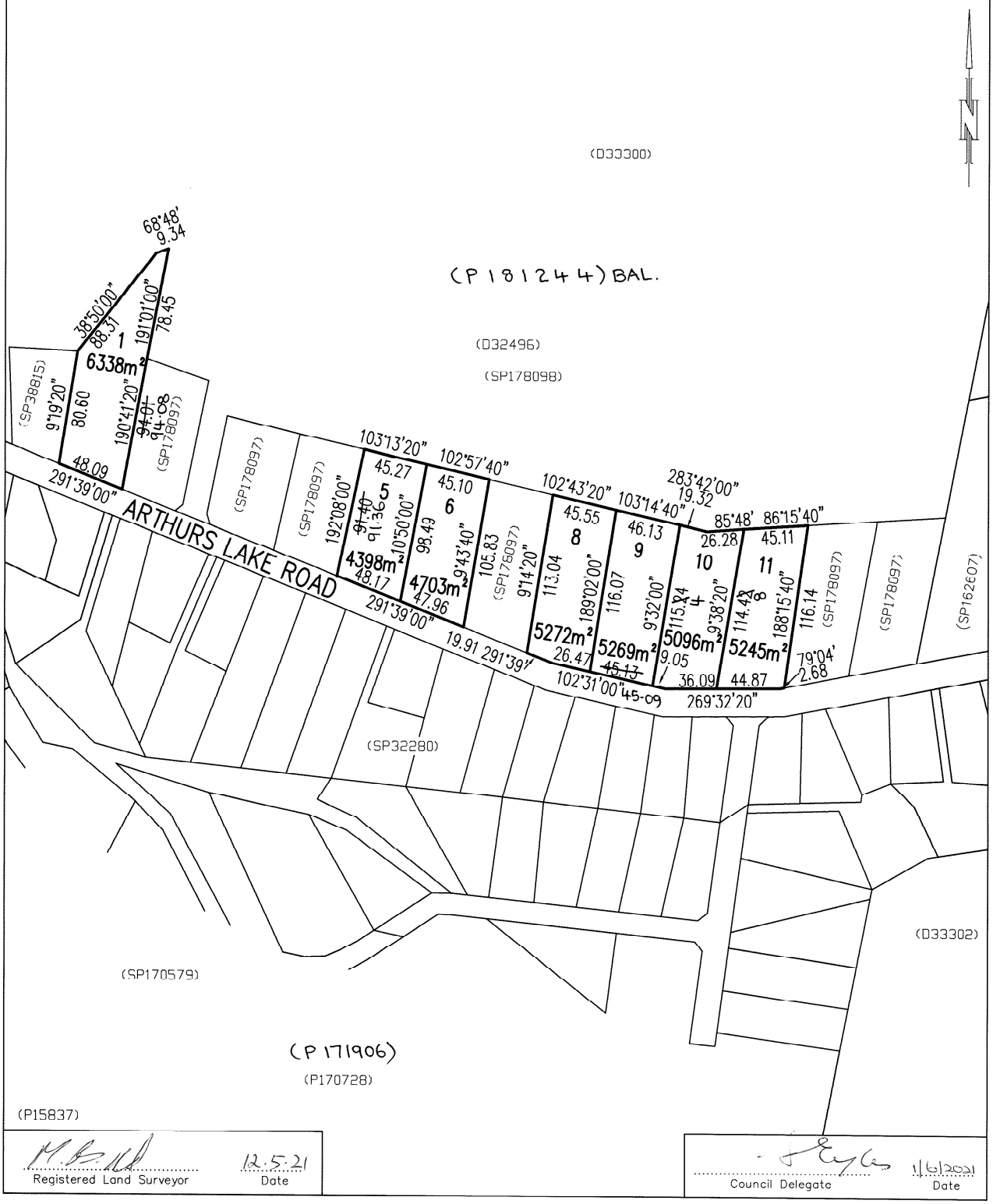
REGISTERED NUMBER

SP181243

~~APPROVED~~

EFFECTIVE FROM 9 JUN 2021

Recorder of Titles



Registered Land Surveyor — 12.5.21 Date

Council Delegate — 1/6/2021 Date

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
181243	10
EDITION	DATE OF ISSUE
2	01-Sep-2021

SEARCH DATE : 12-Aug-2022
SEARCH TIME : 09.47 AM

DESCRIPTION OF LAND

Parish of OOLUMPTA Land District of WESTMORLAND
Lot 10 on Sealed Plan 181243
Derivation : Part of 250 Acres Granted to Askin Morrison
Prior CT 178098/1

SCHEDULE 1

M904411 TRANSFER to GOHIL INVESTMENTS PTY LTD Registered 01-Sep-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP181243 FENCING COVENANT in Schedule of Easements
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SP181243 SEWERAGE AND/OR DRAINAGE RESTRICTION
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UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: TRILOGY PROPERTY PARTNERS PTY LTD

FOLIO REFERENCE: C.T. 178098/1

GRANTEE:

Part of 250 Acres Gtd. to Askin Morrison and Part of 950 Acres Gtd. to John Jones.

PLAN OF SURVEY

BY SURVEYOR: M.B.REID of PDA Surveyors Surveying, Engineering & Planning

3/23 BRISBANE STREET, LAUNCESTON

LOCATION: LAND DISTRICT OF WESTMORLAND
PARISH OF OOLUMPTA

SCALE 1:2500 LENGTHS IN METRES

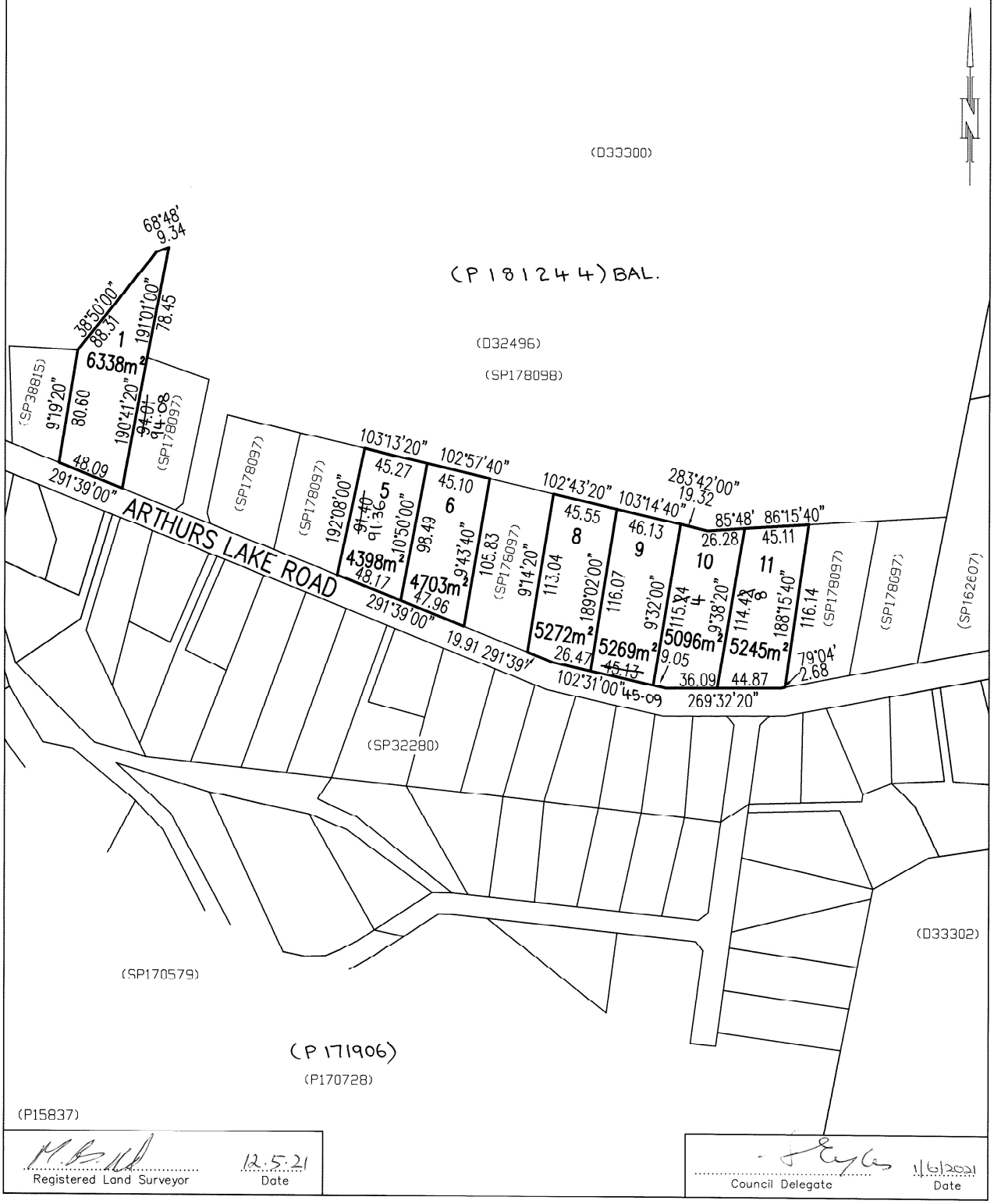
REGISTERED NUMBER

SP181243

~~APPROVED~~

EFFECTIVE FROM 9 JUN 2021

Recorder of Titles



Registered Land Surveyor — 12.5.21 Date

Council Delegate — 1/6/2021 Date

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
181243	11
EDITION	DATE OF ISSUE
2	01-Sep-2021

SEARCH DATE : 12-Aug-2022
SEARCH TIME : 09.48 AM

DESCRIPTION OF LAND

Parish of OOLUMPTA Land District of WESTMORLAND
Lot 11 on Sealed Plan 181243
Derivation : Part of 250 Acres Granted to Askin Morrison
Prior CT 178098/1

SCHEDULE 1

M904405 TRANSFER to BIG TREE INVESTMENTS PTY LTD Registered 01-Sep-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP181243 FENCING COVENANT in Schedule of Easements
SP181243 WATER SUPPLY RESTRICTION
SP181243 SEWERAGE AND/OR DRAINAGE RESTRICTION
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UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: TRILOGY PROPERTY PARTNERS PTY LTD

FOLIO REFERENCE: C.T. 178098/1

GRANTEE:

Part of 250 Acres Gtd. to Askin Morrison and Part of 950 Acres Gtd. to John Jones.

PLAN OF SURVEY

BY SURVEYOR: M.B.REID of PDA Surveyors Surveying, Engineering & Planning

3/23 BRISBANE STREET, LAUNCESTON

LOCATION: LAND DISTRICT OF WESTMORLAND
PARISH OF OOLUMPTA

SCALE 1:2500 LENGTHS IN METRES

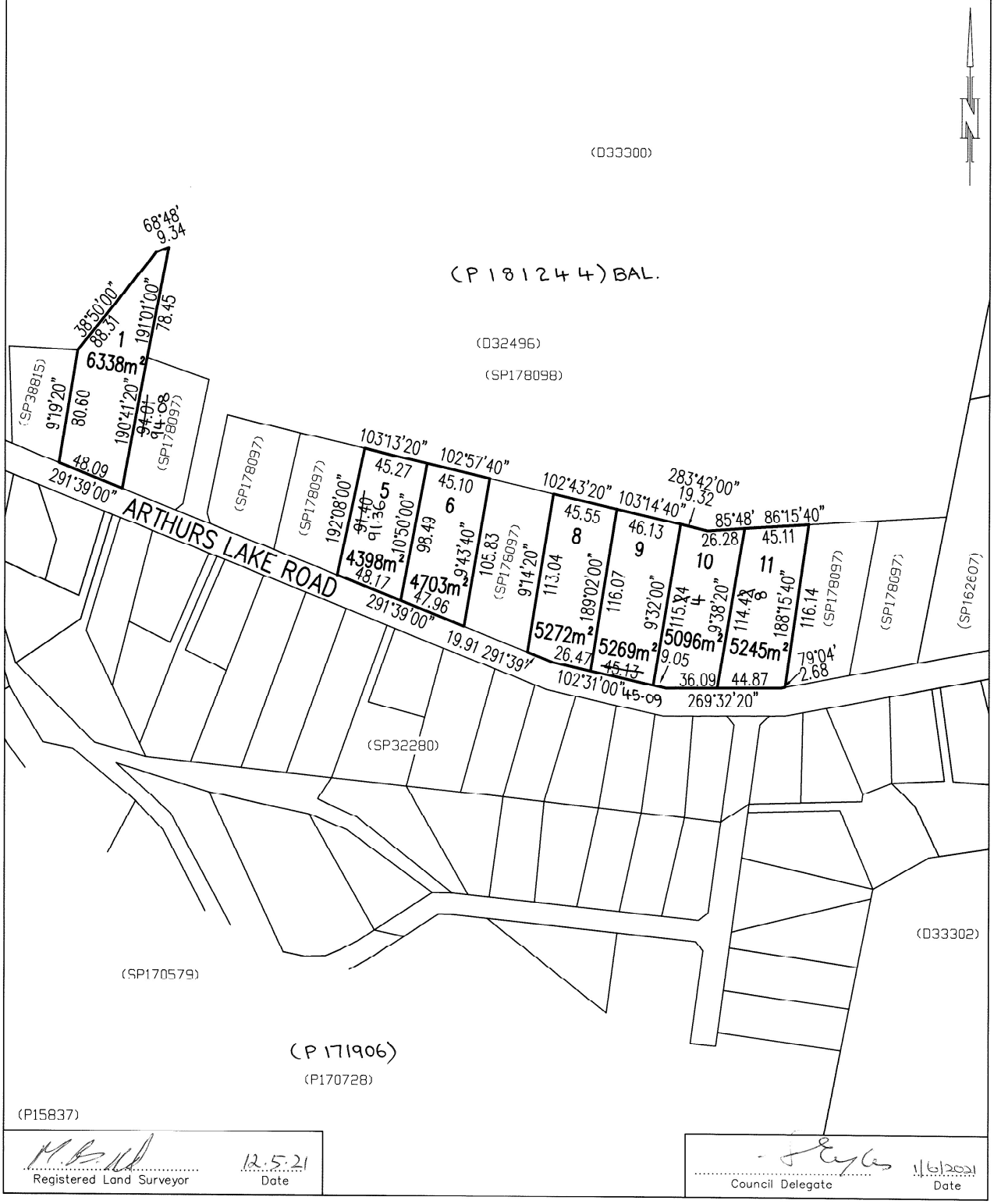
REGISTERED NUMBER

SP181243

~~APPROVED~~

EFFECTIVE FROM 9 JUN 2021

Recorder of Titles



M.B. Reid
Registered Land Surveyor

12.5.21
Date

Council Delegate

1/6/2021
Date

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 178097

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

No easements, covenants or profits a pendre are intended to be created by the plan.

FENCING COVENANT

The Owner of each lot on the Plan covenants with the Vendor (Trilogy Property Partners Pty Ltd) that the Vendor shall not be required to fence.

EXECUTED by TRILOGY PROPERTY PARTNERS PTY LTD being the registered proprietor of the land comprised in Folio of the Register Volume 171844 Folio 1 pursuant to Section 127 of the Corporations Act 2001:

Director A.J. WARING. Anthony John Waring

Director J. GOHIL Jitesh Gohil

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Trilogy Property Partners Pty Ltd	PLAN SEALED BY: Central Highlands Council
FOLIO REF: Volume 171844 Folio 1	DATE: 16 January 2020
SOLICITOR & REFERENCE: Sproal & Associates (BD Sproal) DA 2019/15	REF NO. / Council Delegate

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

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 178097

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

No easements, covenants or profits a pendre are intended to be created by the plan.

FENCING COVENANT

The Owner of each lot on the Plan covenants with the Vendor (Trilogy Property Partners Pty Ltd) that the Vendor shall not be required to fence.

EXECUTED by TRILOGY PROPERTY PARTNERS PTY LTD being the registered proprietor of the land comprised in Folio of the Register Volume 171844 Folio 1 pursuant to Section 127 of the Corporations Act 2001:

Director A.J. WARING. Anthony John Waring

Director J. GOHIL Jitesh Gohil

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Trilogy Property Partners Pty Ltd	PLAN SEALED BY: Central Highlands Council
FOLIO REF: Volume 171844 Folio 1	DATE: 16 January 2020
SOLICITOR & REFERENCE: Sproal & Associates (BD Sproal) DA 2019/15	REF NO. / Council Delegate

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