

## **DISCRETIONARY APPLICATION**

### ***For Public Display***

**Applicant:**

P D A Surveyors

**Location:**

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

**Proposal:**

Subdivision 16 Lots

**DA Number:**

DA 2022 / 00082

**Date Advertised:**

29 August 2023

**Date Representation Period Closes:**

12 September 2023

**Responsible Officer:**

Louisa Brown (Planning Officer)

**Viewing Documents:**

The relevant documents may be viewed at Council's website [www.centralhighlands.tas.gov.au](http://www.centralhighlands.tas.gov.au) or at Council's Office at 19 Alexander Street, Bothwell during normal office hours.

**Representations to:**

General Manager  
19 Alexander Street  
BOTHWELL TAS 7030

**Email:**

[development@centralhighlands.tas.gov.au](mailto:development@centralhighlands.tas.gov.au)



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

Email: allan.brooks@pda.com.au

Phone No: 6331 4099

Fax: No:

Mobile: No: 0448 453 971

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 Policies 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.*

Our Ref: 49379

12<sup>th</sup> August 2022

Central Highlands Council  
19 Alexander Street, Bothwell

Via Email: [development@centralhighlands.tas.gov.au](mailto: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)



**HOBART:**

C.M. Terry, BSurv (Tas.), M.SSSI (Director)  
H. Clement, BSurv (Tas.), M.SSSI (Director)  
M.S.G. Denholm, BGeom (Tas.), M.SSSI (Director)  
T.W. Walter, Dip. Surv & Map (Director)  
M. Westerberg, M.E.M., M.I.E. AUST., C.P.ENG. (Director)  
D. Panton, B.E. F.I.E. AUST., C.P.ENG. (Consultant)  
A. Collins, Ad. Dip. Surv & Map, (Senior Associate)  
L.H. Kiely, Ad. Dip. Civil Eng, Cert IV I.T., (Associate)

**KINGSTON:**

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M.M. Stratton, BSurvSpSc, GradDipLandSurv (Tas.) (Associate)

**LAUNCESTON:**

J.W. Dent, OAM, B. Surv (Tas.), M.SSSI (Director)  
M.B. Reid, BGeom (Hons) (Tas.), M.SSSI (Director)  
J.M. Brooks, MEnvPlg, M.PIA (Director)

**BURNIE/DEVONPORT:**

A.W. Eberhardt, BGeom (Tas.), M.SSSI (Director)  
A.J. Hudson, B. SURV. (Tas.), M.SSSI. (Consultant)

**OFFICES ALSO AT:**

- 16 Emu Bay Rd, Deloraine, TAS 7304 (03) 6362 2993
- 6 Queen St, Burnie, TAS 7320 (03) 6431 4400
- 77 Gunn St, Devonport, TAS 7310 (03) 6423 6875
- 127 Bathurst St, Hobart, TAS 7000 (03) 6234 3217
- 6 Freeman St, Kingston, TAS 7050 (03) 6229 2131
- 10/16 Main Rd, Huonville, TAS 7109 (03) 6264 1277
- 3 Franklin St, Swansea, TAS 7190 (03) 6130 9099



# 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 is 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<sup>2</sup> 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. Internal 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



1 SITE PLAN  
1:2000

Access strips to be built to the requirement of Table C13.2 as stipulated in the bushfire report. Each access will be a required 4m wide.

See enlargement for details

LEGEND

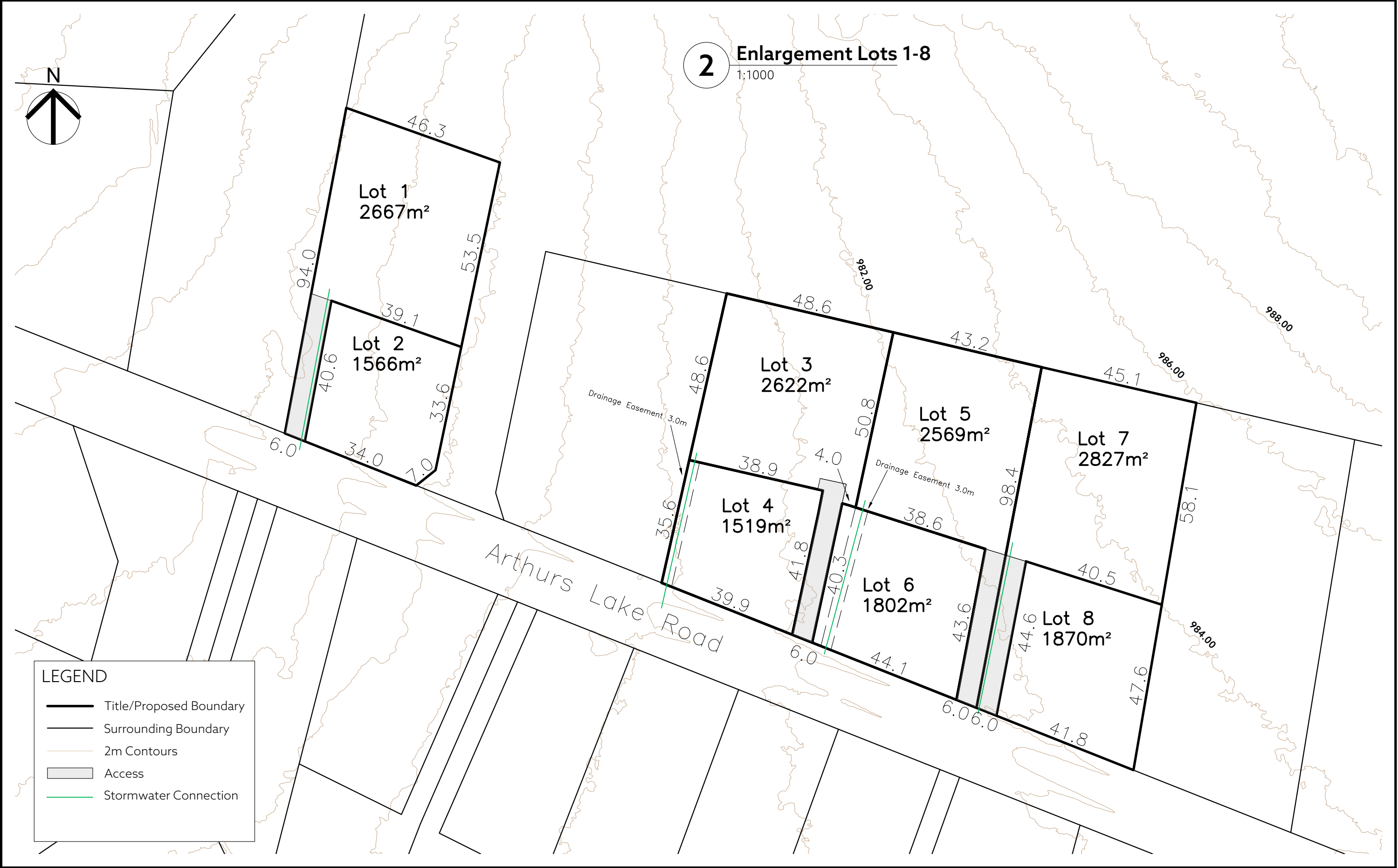
- Title/Proposed Boundary
- Surrounding Boundary
- 2m Contours
- Access
- Stormwater Connection


Owners Big Tree Investments Pty Ltd Gohil Investments Pty Ltd			Title References FR 178097/2, FR 178097/4, FR 181243/5, FR 181243/6, FR 181243/9, FR 181243/10, FR 181243/11 & FR178097/13			PID	Council Central Highlands	Planning scheme Central Highlands Interim Planning Scheme 2015	Zone Low Density	Zone Codes	Schedule of Easements (Existing easements to be retained unless noted otherwise.) Nil.
-	----	----	----	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.				PLANNER: AB	REVIEWED: JD	CLIENT: Jitesh Gohil & Anthony Waring 16 Lot Subdivision Arthurs Lake Road, Wilburville <b>PLAN OF SUBDIVISION</b> A3 - PLANNING	
-	----	----	----					DRAWN: AB	REVIEWED: JD		
-	----	----	----					JOB MANAGER: JOHN DENT			
-	----	----	----					PRINTED DATE: 17/04/2023			
REV	AMENDMENTS	DRAWN	DATE	APPR.	THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED						

**PDA**  
SURVEYORS, ENGINEERS & PLANNERS

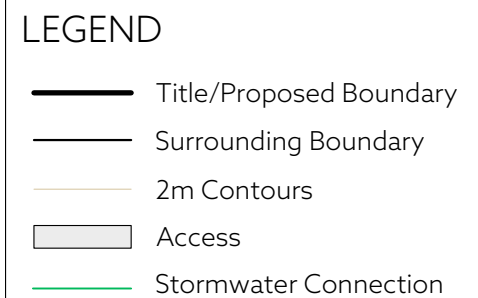
3/23 Brisbane Street,  
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EMAIL: pda.ltn@pda.com.au  
www.pda.com.au  
Also at: Hobart, Burnie,  
Devonport & Kingston


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JOB NUMBER	DISCIPLINE	SHEET	REVISION
49379	PA	01	04d



<b>Owners</b> Big Tree Investments Pty Ltd Gohil Investments Pty Ltd				<b>Title References</b> FR 178097/2, FR 178097/4, FR 181243/5, FR 181243/6, FR 181243/9, FR 181243/10, FR 181243/11 & FR178097/13				<b>PID</b>		<b>Council</b> Central Highlands		<b>Planning scheme</b> Central Highlands Interim Planning Scheme 2015		<b>Zone</b> Low Density		<b>Zone Codes</b>		<b>Schedule of Easements (Existing easements to be retained unless noted otherwise.)</b> Nil.				
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DATE/TIME: Tuesday, 11 May 2021 12:46:38 PM				PLOTTED: ALLAN.BROOKS		FILE LOCATION: V:\LAUNCESTON JOBS\49379\JD - RESUBDIVISION ARTHURS LAKE\CAD DRAWINGS\49379 P04D.DWG																





Owners Big Tree Investments Pty Ltd Gohil Investments Pty Ltd				Title References FR 178097/2, FR 178097/4, FR 181243/5, FR 181243/6, FR 181243/9, FR 181243/10, FR 181243/11 & FR178097/13				PID		Council Central Highlands		Planning scheme Central Highlands Interim Planning Scheme 2015		Zone Low Density		Zone Codes		Schedule of Easements (Existing easements to be retained unless noted otherwise.) Nil.									
-				----				----				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.				PLANNER:  AB		REVIEWED:  JD		CLIENT:  Jitesh Gohil & Anthony Waring 16 Lot Subdivision Arthurs Lake Road, Wilburville <b>PLAN OF SUBDIVISION</b> A3 - PLANNING (2)		 <b>PDA</b> SURVEYORS, ENGINEERS & PLANNERS  3/23 Brisbane Street, Launceston, Tasmania, 7250 PHONE: +61 03 6331 4099 FAX: +61 03 6334 3098 EMAIL: pda.ltn@pda.com.au www.pda.com.au Also at: Hobart, Burnie, Devonport & Kingston		SCALE		PAPER	
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# 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:** 30<sup>th</sup> November 2022  
**Version** 1



## Summary

PDA Surveyors

### Client:

### 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:



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

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## DESCRIPTION

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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	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>
	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	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>
	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	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>
	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	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>
	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	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>
	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	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>
	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	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>
	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	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>

	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	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>
	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	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>
	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	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>
	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	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>
	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	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>
	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	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>
	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	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>
	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	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>	<b>BAL FZ</b>
	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/m <sup>2</sup>
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m <sup>2</sup>
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m <sup>2</sup>
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m <sup>2</sup>
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 - 5°	16m	26m	38m
BAL19	upslopes and flat	10m	15m	23m
	Downslope 0 - 5°	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 1,3,5,7,9,11,13 & 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**

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

## **PROPERTY ACCESS**

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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**

<b>Element</b>	<b>Requirement</b>
A.	<p>Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.</p> <p>There are no specified design and construction requirements.</p>
B.	<p>Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.</p> <p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"><li>(a) all-weather construction;</li><li>(b) load capacity of at least 20t, including for bridges and culverts;</li><li>(c) minimum carriageway width of 4m;</li><li>(d) minimum vertical clearance of 4m;</li><li>(e) minimum horizontal clearance of 0.5m from the edge of the carriageway;</li><li>(f) cross falls of less than 3 degrees (1:20 or 5%);</li><li>(g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;</li><li>(h) curves with a minimum inner radius of 10m;</li></ul>

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

## **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**

<b>Column</b>		<b>Column 2</b>
<b>Element</b>		<b>Requirement</b>
<b>A.</b>	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <p>a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and</p> <p>b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.</p>
<b>B.</b>	Static Water Supplies	<p>A static water supply:</p> <p>a) May have a remotely located offtake connected to the static water supply;</p> <p>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;</p> <p>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;</p> <p>d) Must be metal, concrete or lagged by non-combustible</p>



Column		Column 2
Element		Requirement
		<p>materials if above ground; and</p> <p>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:</p> <ul style="list-style-type: none"> <li>(i) metal;</li> <li>(ii) non-combustible material; or</li> <li>(iii) fibre-cement a minimum of 6 mm thickness.</li> </ul>
<b>C.</b>	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> <li>(a) Have a minimum nominal internal diameter of 50mm;</li> <li>(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;</li> <li>(c) Be metal or lagged by non-combustible materials if above ground;</li> <li>(d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);</li> <li>(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;</li> <li>(f) Ensure the coupling is accessible and available for connection at all times;</li> <li>(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);</li> <li>(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</li> <li>(i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> <li>(i) Visible;</li> <li>(ii) Accessible to allow connection by fire fighting equipment;</li> <li>(iii) At a working height of 450 – 600mm above ground level; and</li> <li>(iv) Protected from possible damage, including damage by vehicles</li> </ul> </li> </ul>
<b>D.</b>	Signage for static water connections	<p>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</p> <ul style="list-style-type: none"> <li>(a) comply with: Water tank signage requirements within AS 2304-2011 <i>Water storage tanks for fire protection systems</i>; or</li> <li>(b) comply with water tank signage requirements within Australian Standard AS 2304-2011 <i>Water storage tanks for fire protection systems</i>; or</li> <li>(c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire</li> </ul>

Column 1		Column 2
Element		Requirement
		Service.

## CONCLUSIONS

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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

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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*.

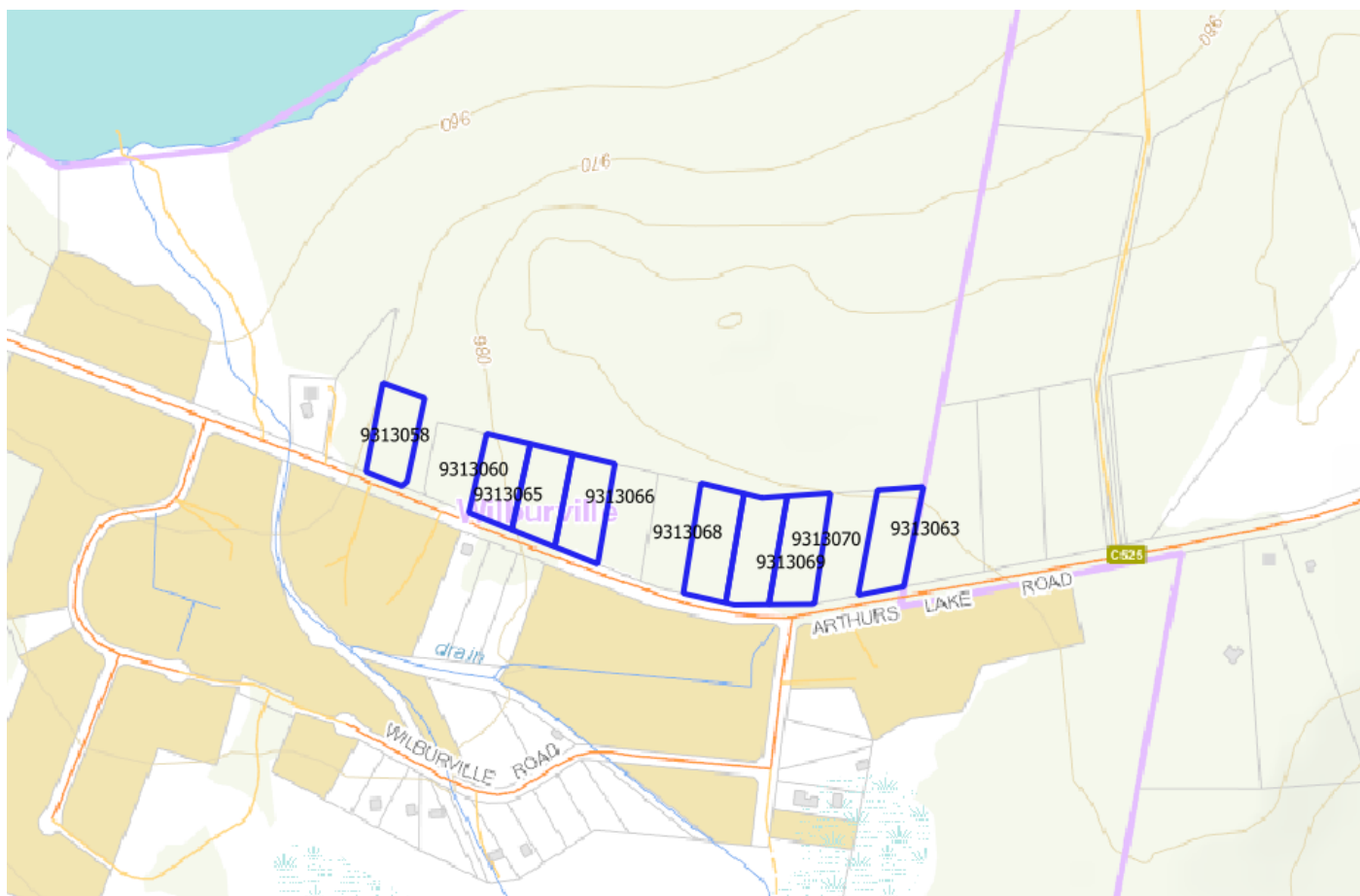


Figure 3: Location existing lot in blue



Figure 4: Aerial Image









**Figure 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

### 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.

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,

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)

symbol

indicative habitable building 10m x 15m

Static water supply

T turn

access

BAL19 Building Area

Hazard Management Area

Panhandle - low threat vegetation from sealing of titles

balance of lots - Low threat vegetation from commencement of construction

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



## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

#### 1. Land to which certificate applies

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

**Street address:**

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

<sup>1</sup> 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:

<input type="checkbox"/>	<b>E1.4 / C13.4 – Use or development exempt from this Code</b>	
	<b>Compliance test</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/>	<b>E1.5.1 / C13.5.1 – Vulnerable Uses</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/>	<b>E1.5.2 / C13.5.2 – Hazardous Uses</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input checked="" type="checkbox"/>	<b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk

<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	<b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

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

## 5. Bushfire Hazard Practitioner

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

Lot No: 1-16,

Wilburville

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

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#### *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.

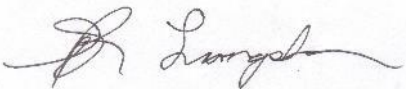
**I certify the matters described in this certificate.**

*Signed:*

*Certificate No:*

*Date:*

Qualified person:



SRL22/84S

30/11/2022

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<sup>2</sup> to 3000m<sup>2</sup>.

## **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<sup>2</sup> (72m<sup>2</sup> for the effluent disposal area and 72m<sup>2</sup> 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<sup>2</sup> (144m<sup>2</sup> for the effluent disposal area and 144m<sup>2</sup> 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.

## Preliminary On-site Wastewater Disposal Evaluation

### **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

## **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.

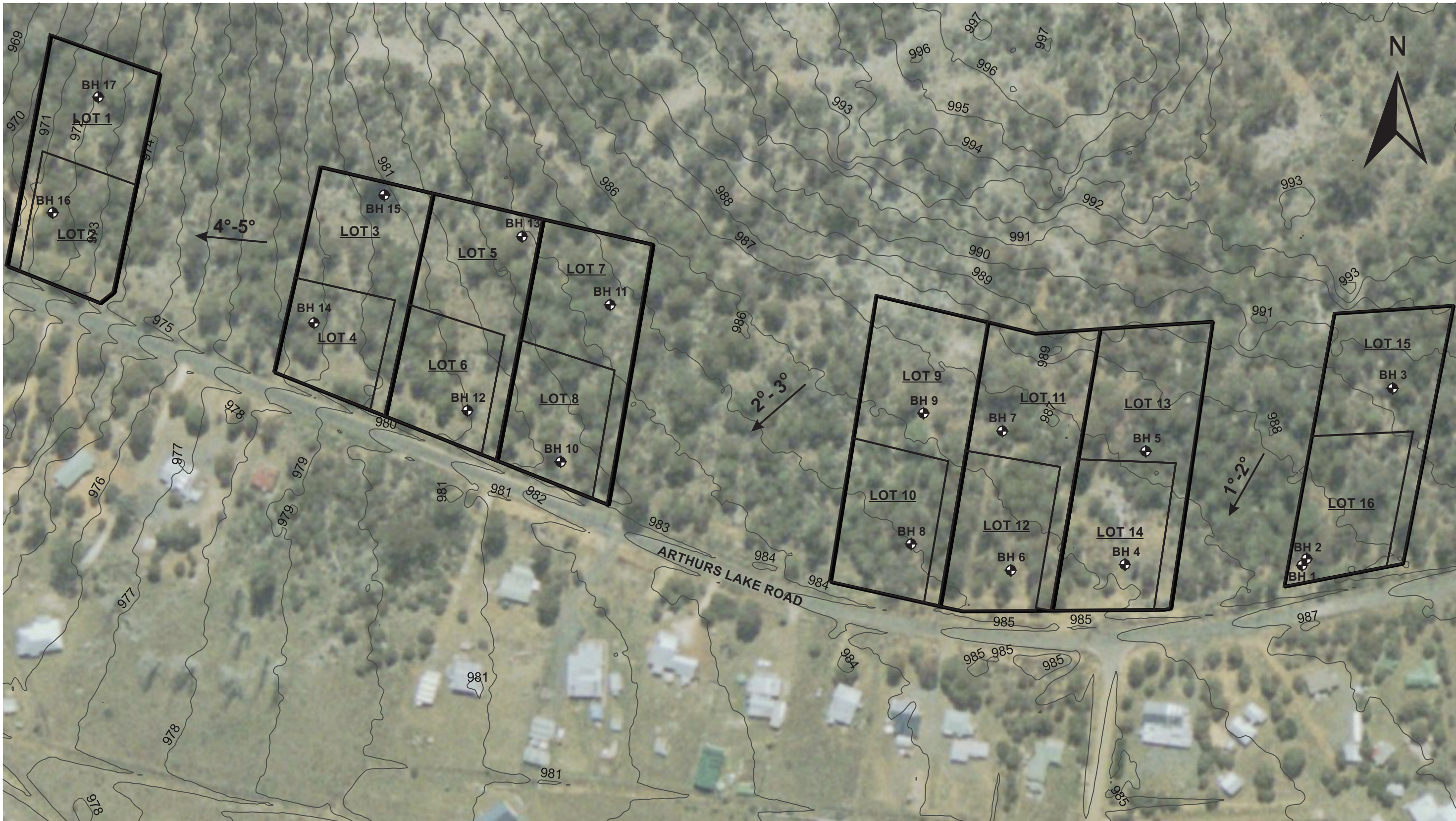
### **Report integrity**

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**

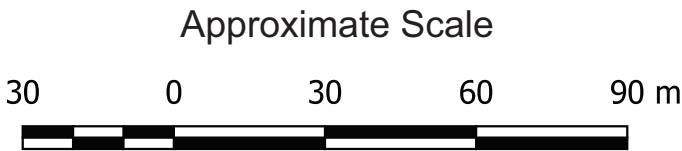
This report does not cover issues of site contamination unless specifically required to do so by the client. In the absence of such a request, Geoton take no responsibility for such issues.





**Legend**

- BH 1  Approximate Borehole Location
- 5°  Approximate Slope angle in Degrees
- Contour in Metres (LiDAR Derived)



<div>GEOTON</div> <div>Pty Ltd</div>				client: MR ANTHONY WARING AND MR JITESH GOHIL	
				project: LOTS 1 - 16 ARTHURS LAKE ROAD WILBURVILLE	
date	09/08/2022	drawn	MG	title: SITE PLAN	
scale	As Shown	approved	TB		
original size	A3	rev		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**

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





**PLATE 3 - View of outcropping rock looking to the east**



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

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

# Appendix A

## Borehole Logs

### Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH1

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/100mm		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
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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Borehole no. BH2

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
ADV	N				0.25		TOPSOIL - Sandy Silty CLAY, medium to high plasticity, brown	M	St	W ≈ PL  W > PL
					0.50	CH	Silty CLAY - high plasticity, orange/ pale brown	M	VSt	
					0.75		Becoming pale brown			
					1.00					
					1.25		Borehole BH2 refusal @1.1m on highly weathered dolerite rock			
					1.50					
					1.75					
					2.00					
					2.25					

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Borehole no. BH3

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
ADV	N							TOPSOIL - Sandy Silty CLAY, medium to high plasticity, brown Borehole BH3 refusal @0.1m on highly weathered dolerite rock	M	St	
					0.25						
					0.50						
					0.75						
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

# ENGINEERING BOREHOLE LOG

## Geotechnical Consultants

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Tel (03) 6326 5001

Borehole no. BH4

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
ADV	N							TOPSOIL - Sandy Silty CLAY, medium to high plasticity, brown	M	St	W > PL
					0.25	CH	Silty CLAY - high plasticity, pale brown	M	VSt		
					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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Borehole no. BH5

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
ADV	N							TOPSOIL - Sandy Silty CLAY, medium to high plasticity, brown Borehole BH5 refusal @0.1m on highly weathered dolerite rock	M	St	
					0.25						
					0.50						
					0.75						
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						



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Tel (03) 6326 5001

Borehole no. BH6

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°				
Hole diameter :		55mm		Northing:		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	MH	TOPSOIL - Clayey SILT, high plasticity, brown	M	St	
						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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Tel (03) 6326 5001

Borehole no. BH7

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
A	N						CI	TOPSOIL - Sandy Silty CLAY, medium to high plasticity, brown Borehole BH7 refusal @0.05m on highly weathered dolerite rock	M	St	
					0.25						
					0.50						
					0.75						
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

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Borehole no. BH8

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
ADV	N						CI	TOPSOIL - Sandy Silty CLAY, medium to high plasticity, brown Borehole BH8 refusal @0.1m on highly weathered dolerite rock	M	St	
					0.25						
					0.50						
					0.75						
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

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Borehole no. BH9

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
ADV	N						CI	TOPSOIL - Sandy Silty CLAY, medium to high plasticity, brown Borehole BH9 refusal @0.1m on highly weathered dolerite rock	M	St	
					0.25						
					0.50						
					0.75						
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

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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
At	N						ML	TOPSOIL - Sandy SILT, low plasticity, brown/dark brown Borehole BH10 refusal @0.05m on highly weathered dolerite rock	M	St	
					0.25						
					0.50						
					0.75						
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

### Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH11

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
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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Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH12

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
At	N						ML	TOPSOIL - Sandy SILT, low plasticity, brown/dark brown Borehole BH12 refusal @0.05m on highly weathered dolerite rock	M	St	
					0.25						
					0.50						
					0.75						
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

### Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

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
At	N						ML	TOPSOIL - Sandy SILT, low plasticity, brown/dark brown Borehole BH13 refusal @0.05m on highly weathered dolerite rock	D/M	St	
					0.25						
					0.50						
					0.75						
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						



### Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH14

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
At	N						ML	TOPSOIL - Sandy SILT, low plasticity, brown/dark brown Borehole BH14 refusal @0.05m on highly weathered dolerite rock	D/M	St	
					0.25						
					0.50						
					0.75						
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

### Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

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
At	N						ML	TOPSOIL - Sandy SILT, low plasticity, brown/dark brown Borehole BH15 refusal @0.05m on highly weathered dolerite rock	D/M	St	
					0.25						
					0.50						
					0.75						
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

### Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH16

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
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						

### Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH17

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
ADV	N						ML	TOPSOIL - Sandy SILT, low plasticity, brown/dark brown	D	VSt	
					0.25			Borehole BH17 refusal @0.05m on highly weathered dolerite rock			
					0.50						
					0.75						
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

## 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 <sub>50</sub>	Undisturbed sample 50 mm diameter
U <sub>63</sub>	Undisturbed sample 63 mm diameter
D	Disturbed sample
N	Standard Penetration Test (SPT)
N*	SPT – sample recovered
N <sub>c</sub>	SPT with solid cone
V	Vane Shear
PP	Pocket Penetrometer
P	Pressumeter
B <sub>s</sub>	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

## Soil Description Explanation Sheet (1 of 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 –  $w \approx PL$**

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 –  $w \approx LL$**

**Wet, wet of Liquid Limit –  $w > LL$**

### CONSISTENCY TERMS FOR COHESIVE SOILS

TERM	UNDRAINED STRENGTH $s_u$ (kPa)	FIELD GUIDE
Very Soft	$\leq 12$	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	$\leq 15$
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	$\leq 5$	$\leq 15$	$\leq 15$	Trace
	>5, $\leq 12$	>15, $\leq 30$	>15, $\leq 30$	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.

## 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	(A 0.075 mm particle is about the smallest particle visible to naked eyes)	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.					

• LL – Liquid Limit.

### COMMON DEFECTS IN SOILS

TERM	DEFINITION	DIAGRAM	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.		SOFTENED ZONE	A zone in clayey soil, usually adjacent to a defect in which the soil has a higher moisture content than elsewhere.	
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.		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.	
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.		TUBE CAST	An infilled tube. The infill may be uncemented or weakly cemented soil or have rock properties.	
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.		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.	

## SEARCH OF TORRENS TITLE

VOLUME 178097	FOLIO 2
EDITION 2	DATE OF ISSUE 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



<p>OWNER: TRILOGY PROPERTY PARTNERS PTY LTD</p> <p>FOLIO REFERENCE: C.T. 171844/1</p> <p>GRANTEE:</p> <p>Part of 250 Acres Gtd. to Askin Morrison and Part of 950 <del>Acres Gtd. to John Jones.</del></p>	<h2 style="margin: 0;">PLAN OF SURVEY</h2> <p>BY SURVEYOR: M.B.REID of  <b>PDA Surveyors</b>  <small>Surveying, Engineering &amp; Planning</small></p> <p>3/23 BRISBANE STREET, LAUNCESTON</p> <p>LOCATION: LAND DISTRICT OF WESTMORLAND PARISH OF OOLUMPTA</p> <p>SCALE 1:2500      LENGTHS IN METRES</p>	<p>REGISTERED NUMBER</p> <h1 style="margin: 0;">SP178097</h1> <p>APPROVED EFFECTIVE FROM 28 JAN 2020</p> <p> Recorder of Titles</p>
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<p> Registered Land Surveyor</p>	<p> Council Delegate</p>
<p>23.10.19 Date</p>	<p>14.11.2020 Date</p>

## SEARCH OF TORRENS TITLE

VOLUME 178097	FOLIO 4
EDITION 2	DATE OF ISSUE 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

<p>OWNER: TRILOGY PROPERTY PARTNERS PTY LTD</p> <p>FOLIO REFERENCE: C.T. 171844/1</p> <p>GRANTEE:</p> <p>Part of 250 Acres Gtd. to Askin Morrison and Part of 950 <del>Acres Gtd. to John Jones.</del></p>	<h2 style="margin: 0;">PLAN OF SURVEY</h2> <p>BY SURVEYOR: M.B.REID of  <b>PDA Surveyors</b> Surveying, Engineering &amp; Planning 3/23 BRISBANE STREET, LAUNCESTON</p> <p>LOCATION: LAND DISTRICT OF WESTMORLAND PARISH OF OOLUMPTA</p> <p>SCALE 1:2500      LENGTHS IN METRES</p>	<p>REGISTERED NUMBER</p> <h1 style="margin: 0;">SP178097</h1> <p>APPROVED EFFECTIVE FROM 28 JAN 2020</p> <p> Recorder of Titles</p>
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<p> Registered Land Surveyor</p>	<p> Council Delegate</p>
<p>23.10.19 Date</p>	<p>14.1.2020 Date</p>

## SEARCH OF TORRENS TITLE

VOLUME 178097	FOLIO 13
EDITION 2	DATE OF ISSUE 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

<p>OWNER: TRILOGY PROPERTY PARTNERS PTY LTD</p> <p>FOLIO REFERENCE: C.T. 171844/1</p> <p>GRANTEE:</p> <p>Part of 250 Acres Gtd. to Askin Morrison and Part of 950 <del>Acres Gtd. to John Jones.</del></p>	<h2 style="margin: 0;">PLAN OF SURVEY</h2> <p>BY SURVEYOR: M.B.REID of  <b>PDA Surveyors</b>  <small>WALTER SURVEYS Surveying, Engineering &amp; Planning</small></p> <p>3/23 BRISBANE STREET, LAUNCESTON</p> <p>LOCATION: LAND DISTRICT OF WESTMORLAND PARISH OF OOLUMPTA</p> <p>SCALE 1:2500      LENGTHS IN METRES</p>	<p>REGISTERED NUMBER</p> <h1 style="margin: 0;">SP178097</h1> <p>APPROVED EFFECTIVE FROM 28 JAN 2020</p> <p> Recorder of Titles</p>
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<p> Registered Land Surveyor</p>	<p> Council Delegate</p>
<p>23.10.19 Date</p>	<p>14.1.2020 Date</p>



## SEARCH OF TORRENS TITLE

VOLUME 181243	FOLIO 5
EDITION 2	DATE OF ISSUE 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 Surveys** WALTER SURVEYS  
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

## SEARCH OF TORRENS TITLE

VOLUME 181243	FOLIO 6
EDITION 2	DATE OF ISSUE 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

[illegible]

## SEARCH OF TORRENS TITLE

VOLUME 181243	FOLIO 9
EDITION 2	DATE OF ISSUE 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  
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



## SEARCH OF TORRENS TITLE

VOLUME 181243	FOLIO 9
EDITION 2	DATE OF ISSUE 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  
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 Surveys** WALTER SURVEYS  
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

(D33300)

(P181244) BAL.

(D32496)

(SP178098)

(SP38815)

91°19'20"

80.60

48.09

190°41'20"

80.60

191°01'00"

78.45

68°49'

9.34

6338m<sup>2</sup>

(SP178097)

192°08'00"

45.27

45.10

103°13'20"

102°57'40"

102°43'20"

103°14'40"

283°42'00"

19.32

85°48'

86°15'40"

45.11

26.28

46.13

45.55

9°32'00"

116.07

113.04

9°14'20"

105.83

91°36'

91°36'

10°50'00"

98.49

47.96

47.96

4398m<sup>2</sup>

4703m<sup>2</sup>

5272m<sup>2</sup>

5269m<sup>2</sup>

5096m<sup>2</sup>

5245m<sup>2</sup>

114.48

116.14

188°15'40"

79°04'

2.68

36.09

44.87

269°32'20"

102°31'00"

45.09

26.47

45.13

19.91

291°39'00"

291°39'00"

ARTHURS LAKE ROAD

(SP32280)

(SP170579)

(P171906)

(P170728)

(P15837)


(D33302)

(SP162607)

(SP178097)

(SP178097)

(SP178097)

  
Registered Land Surveyor

12.5.21  
Date

Council Delegate

11/6/2021  
Date

## SEARCH OF TORRENS TITLE

VOLUME 181243	FOLIO 10
EDITION 2	DATE OF ISSUE 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  
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 Surveys** WALTER SURVEYS  
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

(P15837)

(P 171906)

(P170728)

(SP170579)

(SP32280)

(D33302)

(SP162607)

(SP178097)

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## SEARCH OF TORRENS TITLE

VOLUME 181243	FOLIO 11
EDITION 2	DATE OF ISSUE 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

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.

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BY SURVEYOR: M.B.REID of  **PDA Surveys** WALTER SURVEYS  
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

(P15837)

(P 171906)

(P170728)

(SP170579)

(SP32280)

(D33302)

(SP162607)

(SP178097)

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<b>SCHEDULE OF EASEMENTS</b>	Registered Number  <b>SP 1780 97</b>
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 1 PAGE/S

## 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.

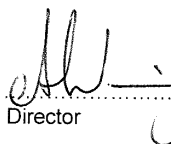
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

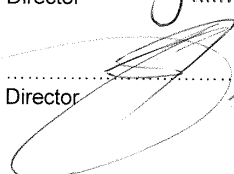
No easements, covenants or profits a prendre are intended to be created by the plan.

## 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 Anthony John Waring

  
 Director Suresh Ghil

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Trilogy Property Partners Pty Ltd FOLIO REF: Volume 171844 Folio 1 SOLICITOR: Sproal & Associates (BD Sproal) & REFERENCE:	PLAN SEALED BY: Central Highlands Council DATE: <u>16 January 2020</u> <u>09/2019/115</u> REF NO. <u>                    </u>
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 1780 97</b>

PAGE 1 OF 1 PAGE/S

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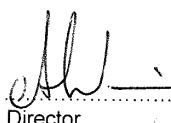
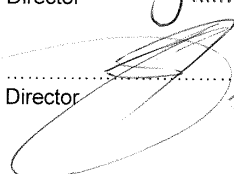
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