



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2026/061658**

**PROPOSAL:** Dwelling

**LOCATION:** 2 Annabella Court, Geilston Bay

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 29/06/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 29/06/2026. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to [clarence@ccc.tas.gov.au](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 29/06/2026.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at the Council offices.

## Planning Application

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Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: **New Dwelling**

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Location: **2 Annabella Court, Geilston Bay**

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**Personal Information Removed**

Is the property on the Tasmanian Heritage Register?

Yes  No

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as

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exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

N/A

Current use of site: **Vacant**

Does the proposal involve land administered or owned by the Crown or Council? Yes  No

#### Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

#### Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

**Personal Information Removed**



## Planning Application checklist

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### Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

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- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

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### Additional Documents

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

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- Site analysis and site plan, including where relevant:
    - Existing and proposed use(s) on site.
    - Boundaries and dimensions of the site.
    - Topography, including contours showing AHD levels and major site features.
    - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
    - Soil type.
    - Vegetation types and distribution, and trees and vegetation to be removed.
    - Location and capacity of any existing services or easements on/to the site.
    - Existing pedestrian and vehicle access to the site.
    - Location of existing and proposed buildings on the site.
    - Location of existing adjoining properties, adjacent buildings and their uses.
    - Any natural hazards that may affect use or development on the site.
    - Proposed roads, driveways, car parking areas and footpaths within the site.
    - Any proposed open space, communal space, or facilities on the site.
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- Main utility service connection points and easements.
  - Proposed subdivision lot boundaries.
- Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
  - Private open space for each dwelling.
  - External storage spaces.
  - Car parking space location and layout.
  - Major elevations of every building to be erected.
  - Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
  - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
  - Materials and colours to be used on rooves and external walls.
- Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
  - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
  - Plantings proposed for screening from adjacent sites or public places.
- Any additional reports, plans or other information required by the relevant zone or code.
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This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME 177848	FOLIO 10
EDITION 3	DATE OF ISSUE 04-May-2024

SEARCH DATE : 01-Apr-2026

SEARCH TIME : 11.35 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 10 on Sealed Plan [177848](#)

Derivation : Part of 2560 Acres Gtd. to Thomas George Gregson

Prior CT [177684/200](#)

SCHEDULE 1

[M802054](#) TRANSFER to DINNO DILBERTHE DATOC Registered  
21-Feb-2020 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP177848](#) EASEMENTS in Schedule of Easements

[SP177848](#) COVENANTS in Schedule of Easements

[SP177848](#) FENCING PROVISION in Schedule of Easements

[SP146499](#), [SP172070](#) & [SP177684](#) COVENANTS in Schedule of  
Easements

[SP143464](#), [SP146499](#) & [SP177684](#) FENCING PROVISION in Schedule of  
Easements

[SP146499](#) WATER SUPPLY RESTRICTION

[SP146499](#) SEWERAGE AND/OR DRAINAGE RESTRICTION

[SP143464](#) COUNCIL NOTIFICATION under Section 83(5) of the Local  
Government (Building and Miscellaneous Provisions)  
Act 1993.

[A18221](#) FENCING CONDITION in Transfer

[B780825](#) FENCING PROVISION in Transfer

[D59169](#) AGREEMENT pursuant to Section 71 of the Land Use  
Planning and Approvals Act 1993 Registered  
15-June-2012 at noon

[E65078](#) AGREEMENT pursuant to Section 71 of the Land Use  
Planning and Approvals Act 1993 Registered  
04-Nov-2016 at noon

[E69603](#) AGREEMENT pursuant to Section 71 of the Land Use  
Planning and Approvals Act 1993 Registered  
04-Nov-2016 at noon

[E188656](#) AGREEMENT pursuant to Section 78 of the Land Use  
Planning and Approvals Act 1993 Registered

02-Sept-2019 at noon

E376247 MORTGAGE to National Australia Bank Limited  
Registered 04-May-2024 at 12.01 pm

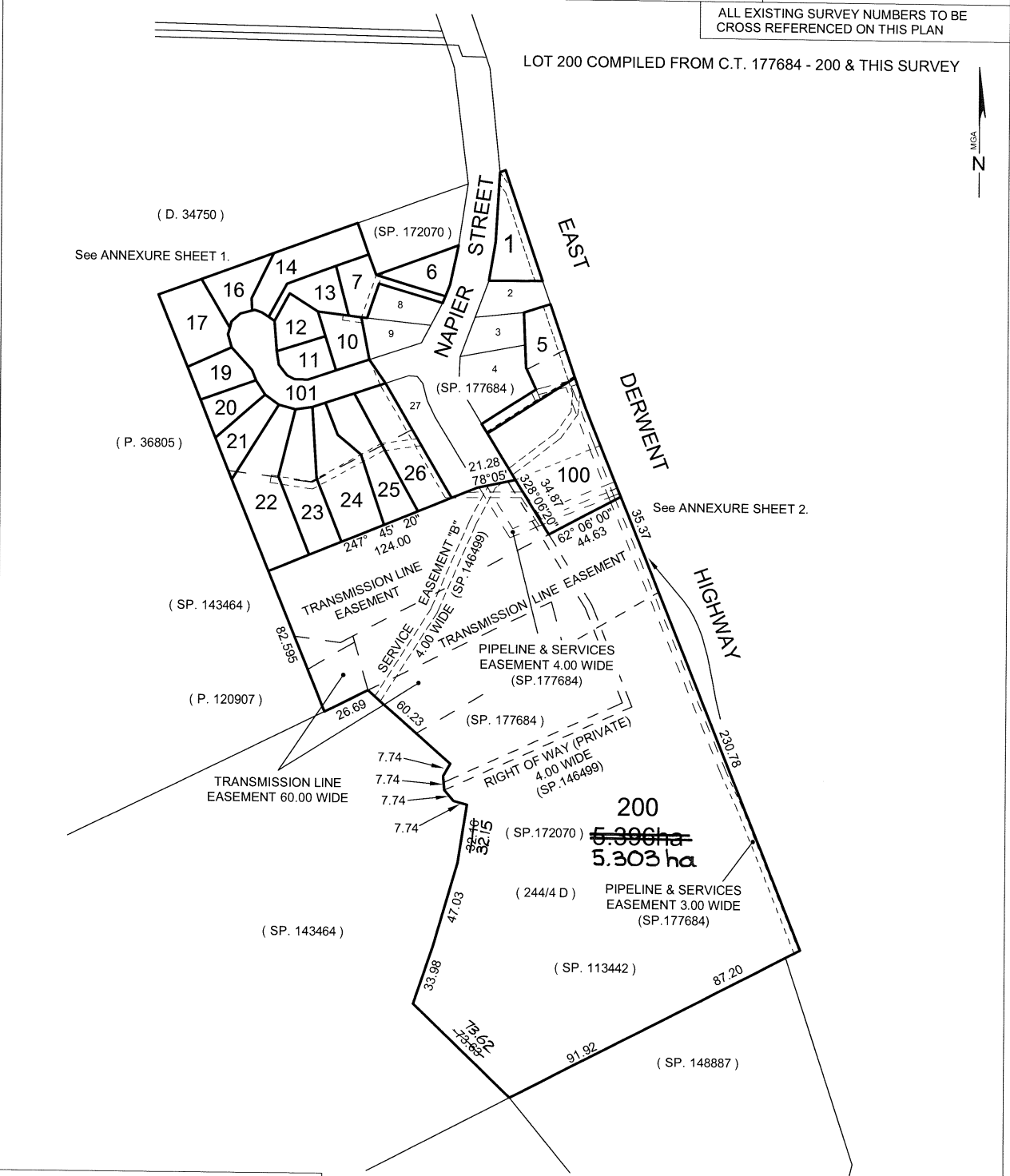
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: REDLANDS TRADING PTY. LTD.	<b>PLAN OF SURVEY</b>	REGISTERED NUMBER
FOLIO REFERENCE: C.T. 177684 - 200, C.T. 177684 - 5'		BY SURVEYOR: N. D. LEARY of LEARY AND COX SURVEYORS Unit G04 40 Mollie Street, HOBART TAS 7000 P 03 6118 2030 E admin@learyandcox.com
GRANTEE: PART OF 2560 ACRES GRANTED TO GEORGE GREGSON	LOCATION: CITY OF CLARENCE	APPROVED EFFECTIVE FROM 20 NOV 2019
SCALE 1: 2000 LENGTHS IN METRES		 Recorder of Titles

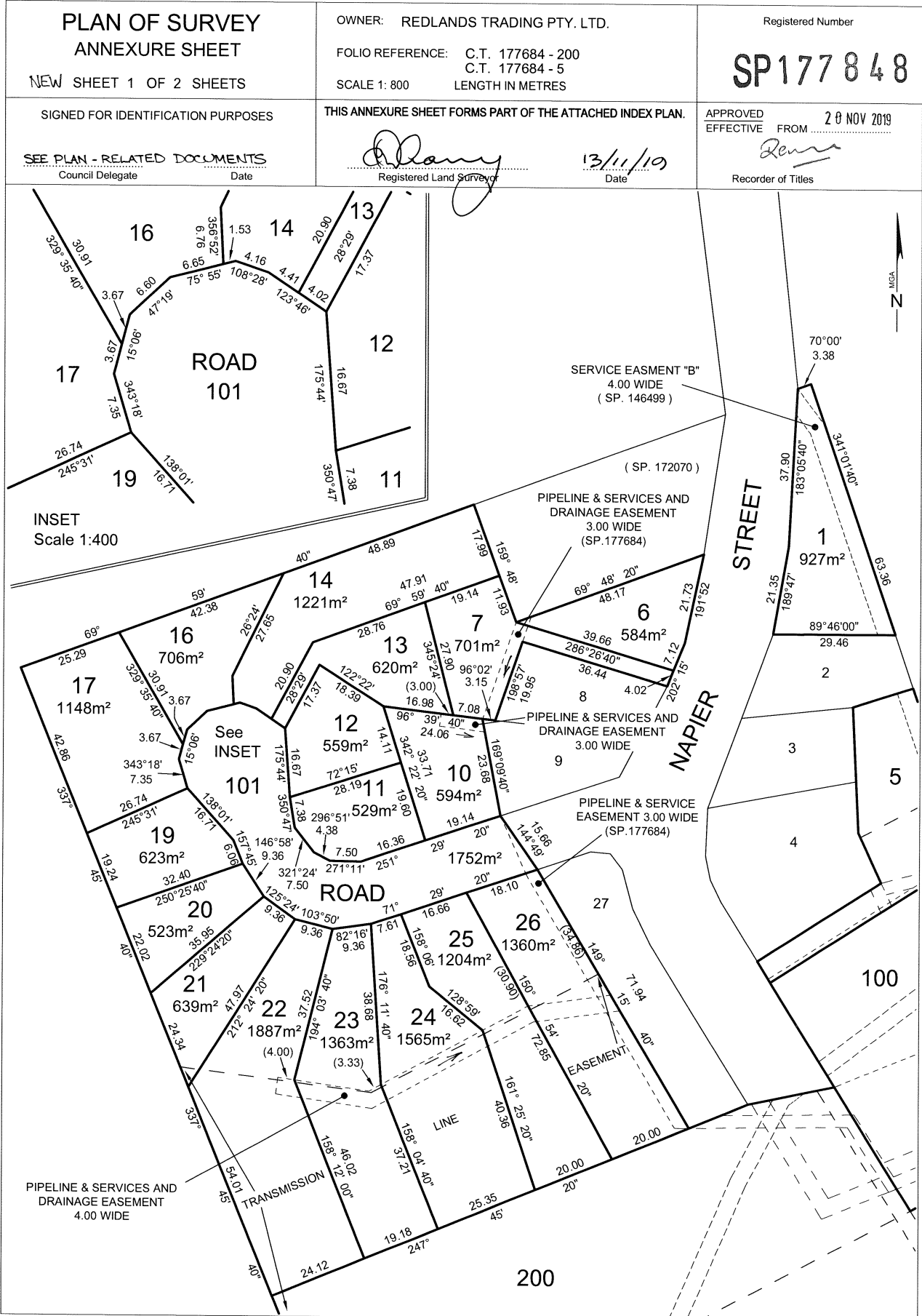
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 200 COMPILED FROM C.T. 177684 - 200 & THIS SURVEY

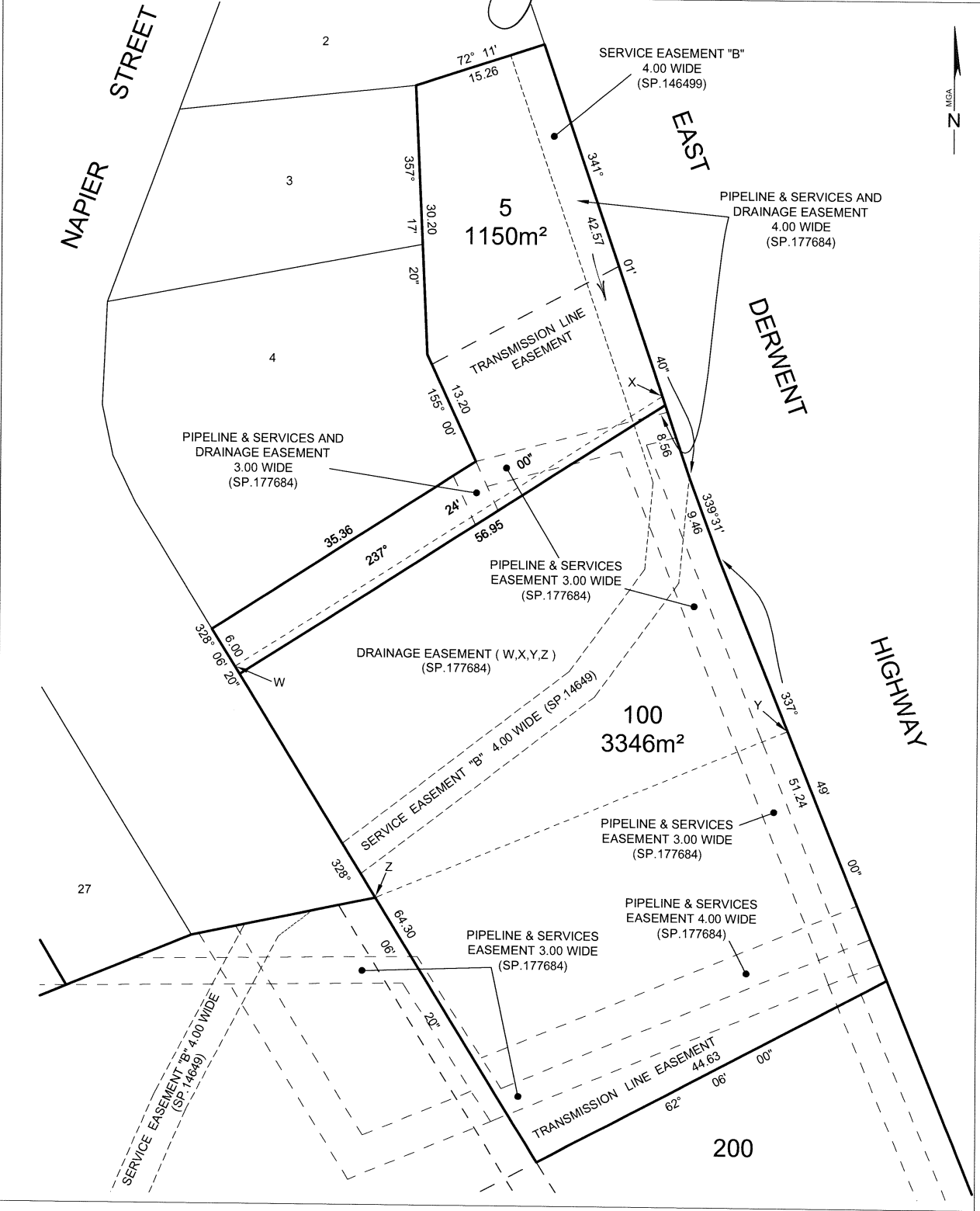


Registered Land Surveyor Date 2/9/19

Council Delegate Date 11.11.2019



<p><b>PLAN OF SURVEY</b> <b>ANNEXURE SHEET</b></p> <p>NEW SHEET 2 OF 2 SHEETS</p>	<p>OWNER: REDLANDS TRADING PTY. LTD.</p> <p>FOLIO REFERENCE: C.T. 177684 - 200 C.T. 177684 - 5</p> <p>SCALE 1: 400 LENGTH IN METRES</p>	<p>Registered Number</p> <p><b>SP177 8 4 8</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p>SEE PLAN-RELATED DOCUMENTS</p> <p>Council Delegate _____ Date _____</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>[Signature]</i> 13/11/19 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 20 NOV 2019</p> <p><i>[Signature]</i> Recorder of Titles</p>



<p><b>SCHEDULE OF EASEMENTS</b></p> <p><b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS &amp; MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>Registered Number</p> <p style="font-size: 2em; font-weight: bold;">SP 177848</p>
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EASEMENTS AND PROFITS

PAGE 1 OF 6 PAGES

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

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

~~**EXISTING EASEMENTS CARRIED FORWARD FROM CERTIFICATE OF TITLE VOLUME 177684 FOLIO 200**~~

Lots 5, 21, 22, 23, 24, 25, 26, 100 and 200 on the Plan are subject to a Transmission Line Easement (as defined in Section 2 of the Hydro Electric Act 1944 and more fully set forth in Folios of the Register Volume 113442 Folio 15, Volume 120907 Folio 1 and Volume 143464 Folio 1) acquired by the Hydro Electric Commission over such parts of the Transmission Line Easement 60.00 Wide and Transmission Line Easements shown on the Plan as pass through Lots 5, 21, 22, 23, 24, 25, 26, 100 and 200 on the Plan.

Lots 1, 5, 100 and 200 on the Plan are subject to a Service Easement (as hereinafter defined) over the Service Easement "B" 4.00 wide shown on the Plan within such lots (appurtenant to the land in Certificate of Title Volume 146499 Folio 2).

Lot 200 on the Plan is subject to a Right of Carriageway (appurtenant to the land comprised in Certificate of Title Volume 146499 Folio 2) over the Right of Way (Private) 4.00 wide shown on the Plan within such lot.

Lots 5 and 100 on the Plan (the "Lot") are SUBJECT TO a **PIPELINE AND SERVICES EASEMENT** in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assignors ("TasWater") over those parts of the land marked PIPELINE & SERVICES AND DRAINAGE EASEMENT 4.00m WIDE shown passing through Lots 5 and 100 on the Plan ("the Easement Land").

Lots 100 and 200 on the Plan (the "Lot") are SUBJECT TO a **PIPELINE AND SERVICES EASEMENT** in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assignors ("TasWater") over the land marked PIPELINE & SERVICES EASEMENT 4.00 WIDE shown passing through Lots 100 and 200 on the Plan ("the Easement Land").

Lots 5 and 100 on the Plan are SUBJECT TO a **RIGHT OF DRAINAGE** in gross in favour of the Clarence City Council over those parts of the land marked PIPELINE & SERVICES AND DRAINAGE EASEMENT 4.00m WIDE shown passing through Lots 5 and 100 on the Plan.

Lots 5 and 100 on the Plan are SUBJECT TO a **RIGHT OF DRAINAGE** in gross in favour of the Clarence City Council over the DRAINAGE RESERVE marked WXYZ on Lots 5 and 100 on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: REDLANDS TRADING PTY LTD</p> <p>FOLIO REF: VOL. 177684 FOL. 200</p> <p>SOLICITOR &amp; REFERENCE: MURDOCH CLARKE (1603435)</p>	<p>PLAN SEALED BY: CLARENCE CITY COUNCIL</p> <p>DATE: <u>11 November 2019</u></p> <p><u>SD-2010/84</u> REF NO. <u>C. Shea</u> Council Delegate</p>
<p><b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP 177848</b></p>
<p>SUBDIVIDER: REDLANDS TRADING PTY LTD FOLIO REFERENCE: VOLUME: 177684 FOLIO 200</p>	

**EXISTING COVENANTS CARRIED FORWARD FROM CERTIFICATE OF TITLE VOLUME 177684  
FOLIO 200**

The owner of each Lot on the Plan covenants with the Vendors (Redlands Trading Pty Ltd) and with the owner for the time being of each Lot on the Plan to the intent that the burden of this Covenant may run with and bind with the Covenantors Lots and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every parts of the said Lots to observe the following stipulation:

- 1 Not to construct or permit to be constructed or permit or cause to be permitted or to allow access from any Lot to the East Derwent Highway.

**NEW EASEMENTS CREATED**

W6 5

Lots 6, 7 and 10 on the Plan are SUBJECT TO a **RIGHT OF DRAINAGE** in gross in favour of the Clarence City Council over those parts of the land marked PIPELINE & SERVICES AND DRAINAGE EASEMENT 3.00m WIDE shown passing through those lots on the Plan.

Lots 22, 23, 24, 25 and 26 on the Plan are SUBJECT TO a **RIGHT OF DRAINAGE** in gross in favour of the Clarence City Council over those parts of the land marked PIPELINE & SERVICES AND DRAINAGE EASEMENT 4.00m WIDE shown passing through those lots on the Plan.

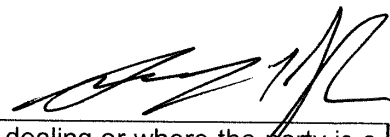
Lot 5, 6, 7 and 10 on the Plan (the "Lot") are SUBJECT TO a **PIPELINE AND SERVICES EASEMENT** in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assignors ("TasWater") over those parts of the land marked PIPELINE & SERVICES AND DRAINAGE EASEMENT 3.00m WIDE shown passing through those lots on the Plan ("the Easement Land").

Lot 5, 26, 100, 101 and 200 on the Plan (the "Lot") are SUBJECT TO a **PIPELINE AND SERVICES EASEMENT** in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assignors ("TasWater") over those parts of the land marked PIPELINE & SERVICES AND DRAINAGE EASEMENT 3.00 WIDE shown passing through those lots on the Plan ("the Easement Land").

Lots 22, 23, 24, 25 and 26 on the Plan (the "Lot") are SUBJECT TO a **PIPELINE AND SERVICES EASEMENT** in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assignors ("TasWater") over those parts of the land marked PIPELINE & SERVICES AND DRAINAGE EASEMENT 4.00m WIDE shown passing through those lots on the Plan ("the Easement Land").

**FENCING PROVISION**

In respect of each Lot shown on the Plan the Vendor, Redlands Trading Pty Ltd, shall not be required to fence.



**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP 177848</b></p>
<p>SUBDIVIDER: REDLANDS TRADING PTY LTD FOLIO REFERENCE: VOLUME: 177684 FOLIO 200</p>	

**DEFINITIONS**

**Service Easement means:**

- (a) a right of drainage;
- (b) a right to pass sewage and waste products;
- (c) a pipeline easement which is the right for the owner for the time being of such lot at all times to enter upon such easement with or without workers, surveyors and others to lay pipes, valves, and fittings and such ancillary items as may be necessary within such easement for the purpose of conveying water to such lot and to inspect, cleanse, repair, replace or renew such pipes, valves and fittings and ancillary items doing as little damage as possible to the land;
- (d) a right for the said owner for the time being of such lot at all times to enter upon such easement with or without workers, agents and contractors of any provider of telecommunications and to install telecommunication cables leading to such lot together with such ancillary items as may be necessary (including poles, towers, cross-members, insulators, conductors and other apparatus either above or below the ground and to inspect, cleanse, repair, replace or renew such cables and all ancillary items doing as little damage as possible to the land;
- (e) a right for the said owner for the time being of such lots at all times to enter upon such easement with or without workers, agents and contractors of any company, business, authority or instrumentality which may supply gas to such lot to lay pipes, valves and fittings and such ancillary items as may be necessary within such easement for the purpose of conveying gas to such lot and to inspect, cleanse, repair, replace or renew such pipes, valves and fittings and all ancillary items doing as little damage as possible to the land; and
- (f) a right for the said owner for the time being of such lot at all times to enter upon such easement with or without workers, agents and contractors of any provider of electrical power and to erect, construct, place, inspect, alter, repair, renew, maintain and use in, upon, over, along and below the land of such easement for the purposes of conveying electrical power to such lot such cables, wires and such ancillary items as may be necessary (including poles, towers, cross-members, insulators, conductors and other apparatus) doing as little damage as possible to the land.

**PIPELINE AND SERVICES EASEMENT** is defined as follows:-

THE FULL RIGHT AND LIBERTY for the Transferee at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;

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<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 4 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP 177848</b></p>
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- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
  - (1) without doing unnecessary damage to the Easement Land; and
  - (2) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
  - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
  - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
  - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
  - (d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
  - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or

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<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 5 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP 177848</b></p>
<p>SUBDIVIDER: REDLANDS TRADING PTY LTD FOLIO REFERENCE: VOLUME: 177684 FOLIO 200</p>	

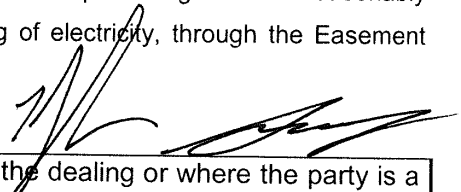
- (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
  - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
  - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
  - (a) reinstate the ground level of the Easement Land; or
  - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
  - (c) replace any thing that supported, protected or covered the Infrastructure.

**Interpretation:**

“Infrastructure” means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

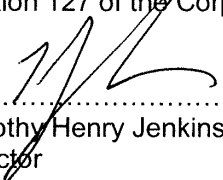
- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) any thing reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

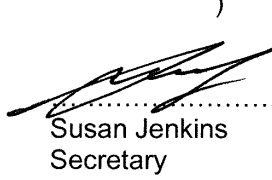
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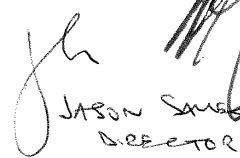
<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b>  PAGE 6 OF 6 PAGES	Registered Number  <b>SP 177848</b>
SUBDIVIDER: REDLANDS TRADING PTY LTD FOLIO REFERENCE: VOLUME: 177684 FOLIO 200	

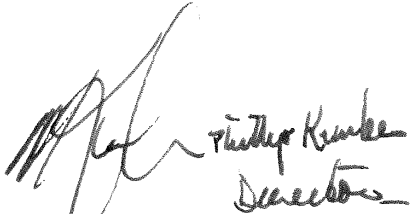
Executed by **REDLANDS TRADING PTY LTD (ACN 122 571 028)** )  
 by authority of its Directors in accordance with )  
 Section 127 of the Corporations Act: )

  
 .....  
 Timothy Henry Jenkins  
 Director

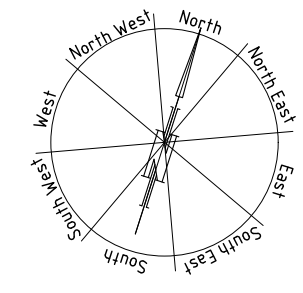
  
 .....  
 Susan Jenkins  
 Secretary

Executed on behalf of )  
**BUTLER McINTYRE INVESTMENTS LIMITED** )  
 as Mortgagee pursuant to )  
 Mortgage registered number E76460 )

  
 JASON SANG  
 DIRECTOR

  
 Phillip Kember  
 Director

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



**CONTENTS:**

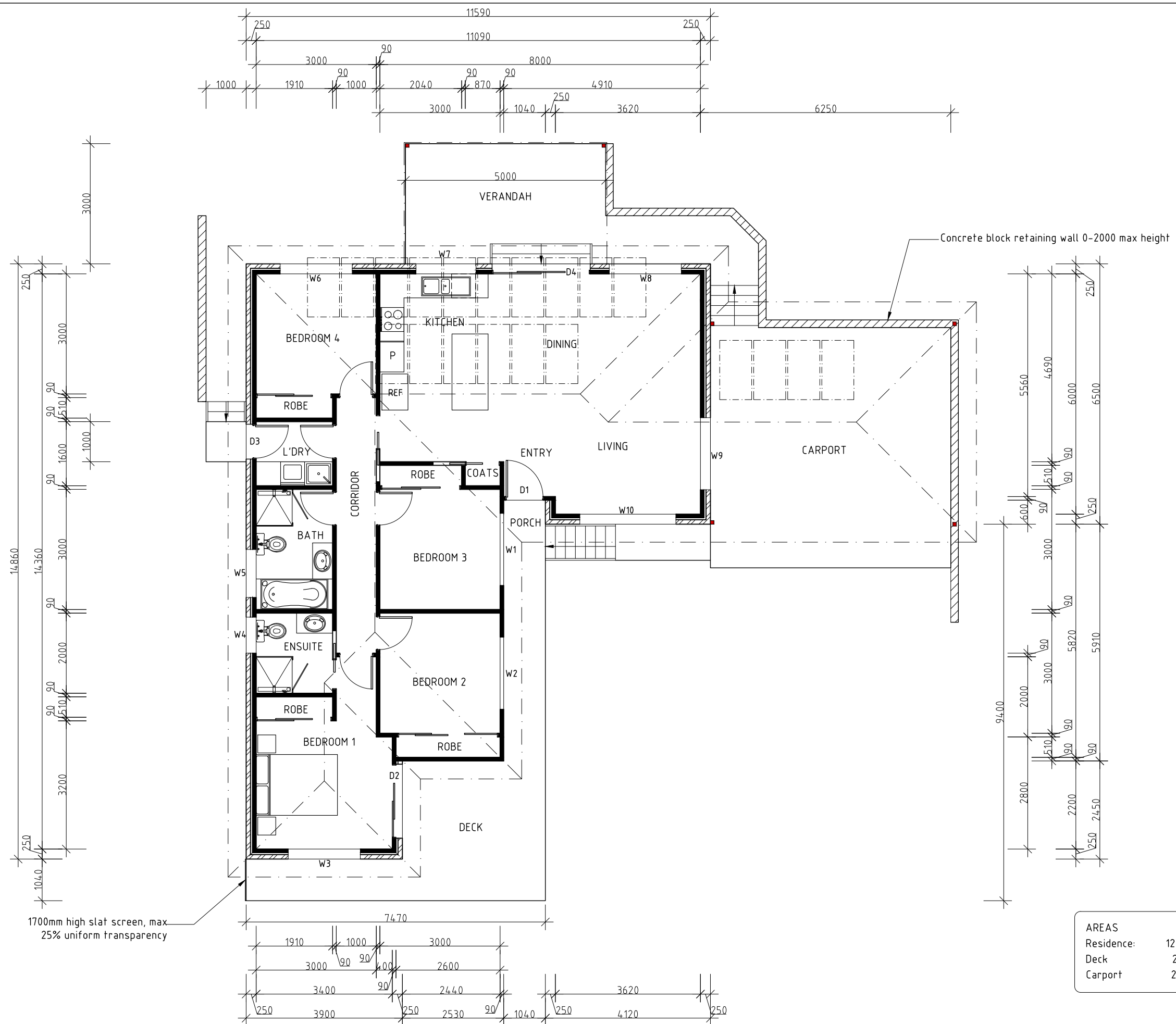
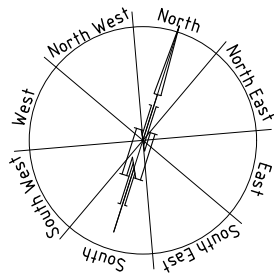
- 1 Site Plan
- 2 Plan
- 3 Elevations
- 4 Elevations
- 5 Reflected Ceiling Plan
- 6 Glazing Schedules
- 7 Driveway Plan & Long Section
- 8 Stormwater Concept Plan
- 9 Plumbing Notes
- 10 Plumbing Details

Zoning:  
Clarence Local Provisions Schedule  
General Residential  
Codes:  
Airport obstacle limitation area  
Priority vegetation area  
Bushfire prone area



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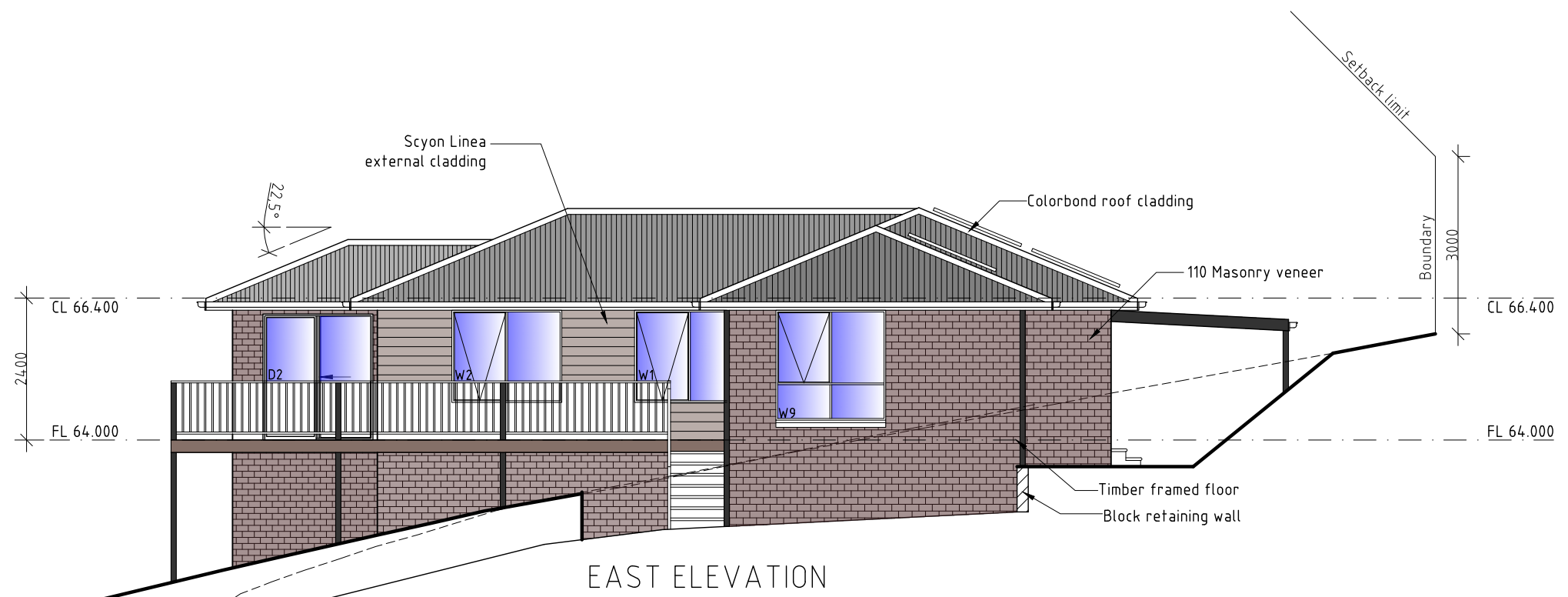
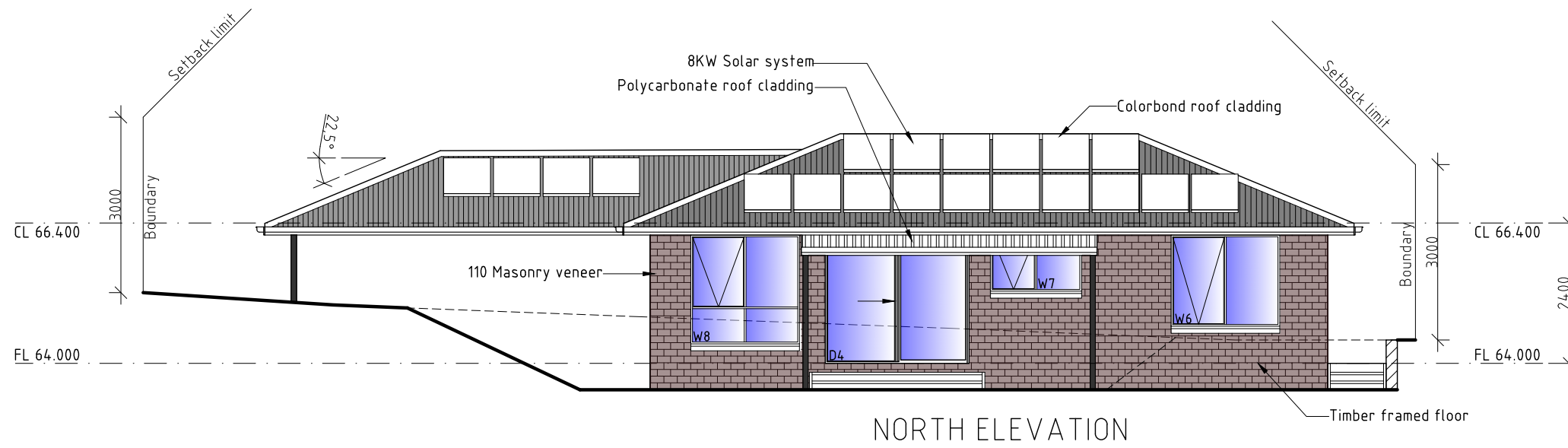
PROPOSED RESIDENCE FOR TAYLOR & BEESON BUILDING AT 2 ANNABELLA COURT, GIELSTON BAY	SITE PLAN		DATE 08/06/2026	DRAWN BY G. Tilley email: gtilley7@biopond.com phone ph 0400 671 582
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AREAS	
Residence:	122.26m <sup>2</sup>
Deck:	23.28m <sup>2</sup>
Carport:	29.46m <sup>2</sup>

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PROPOSED RESIDENCE FOR  
TAYLOR & BEESON BUILDING AT  
2 ANNABELLA COURT, GIELSTON BAY

ELEVATIONS

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0 1000 2000

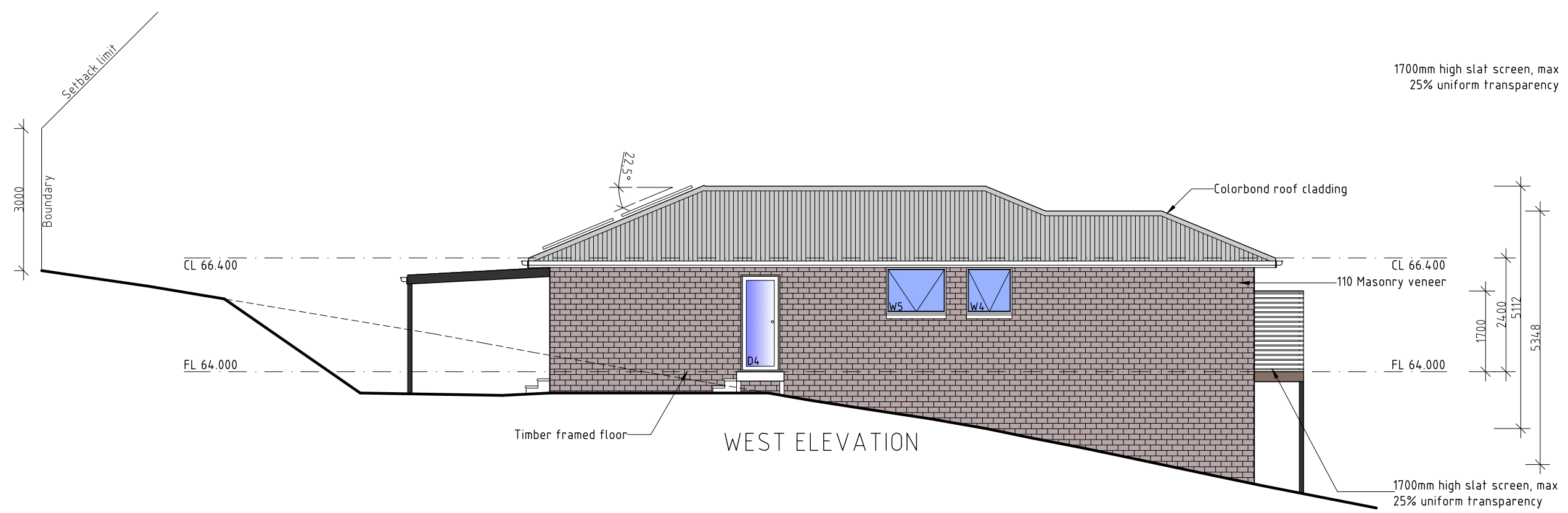
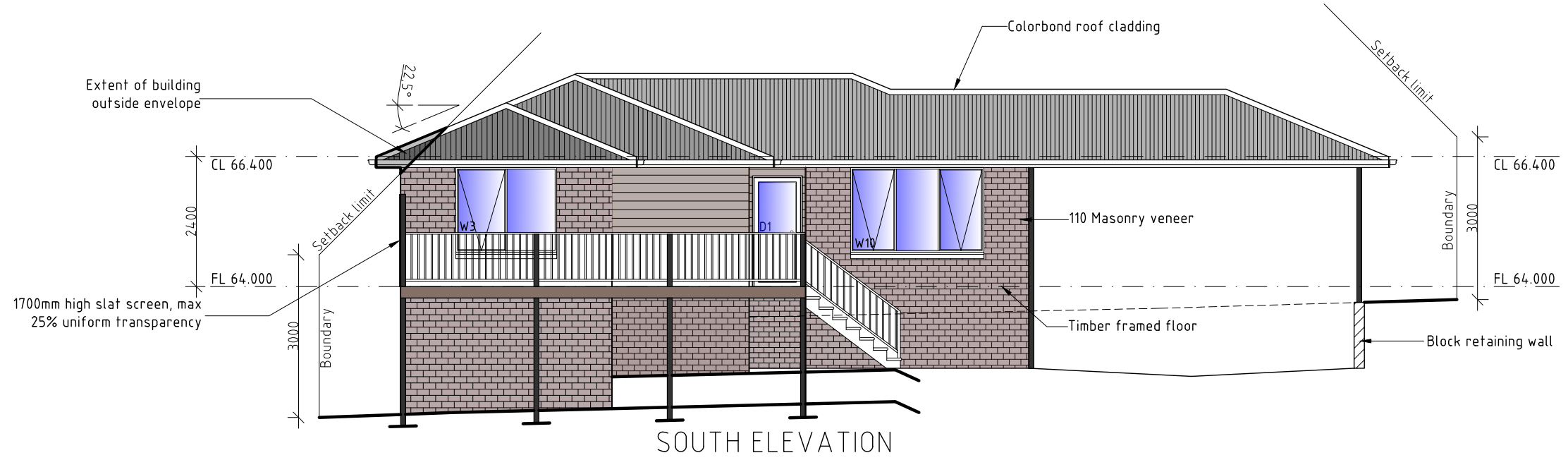
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08/06/2026

DATE  
08/06/2026

DRAWING NO.  
03 OF 10

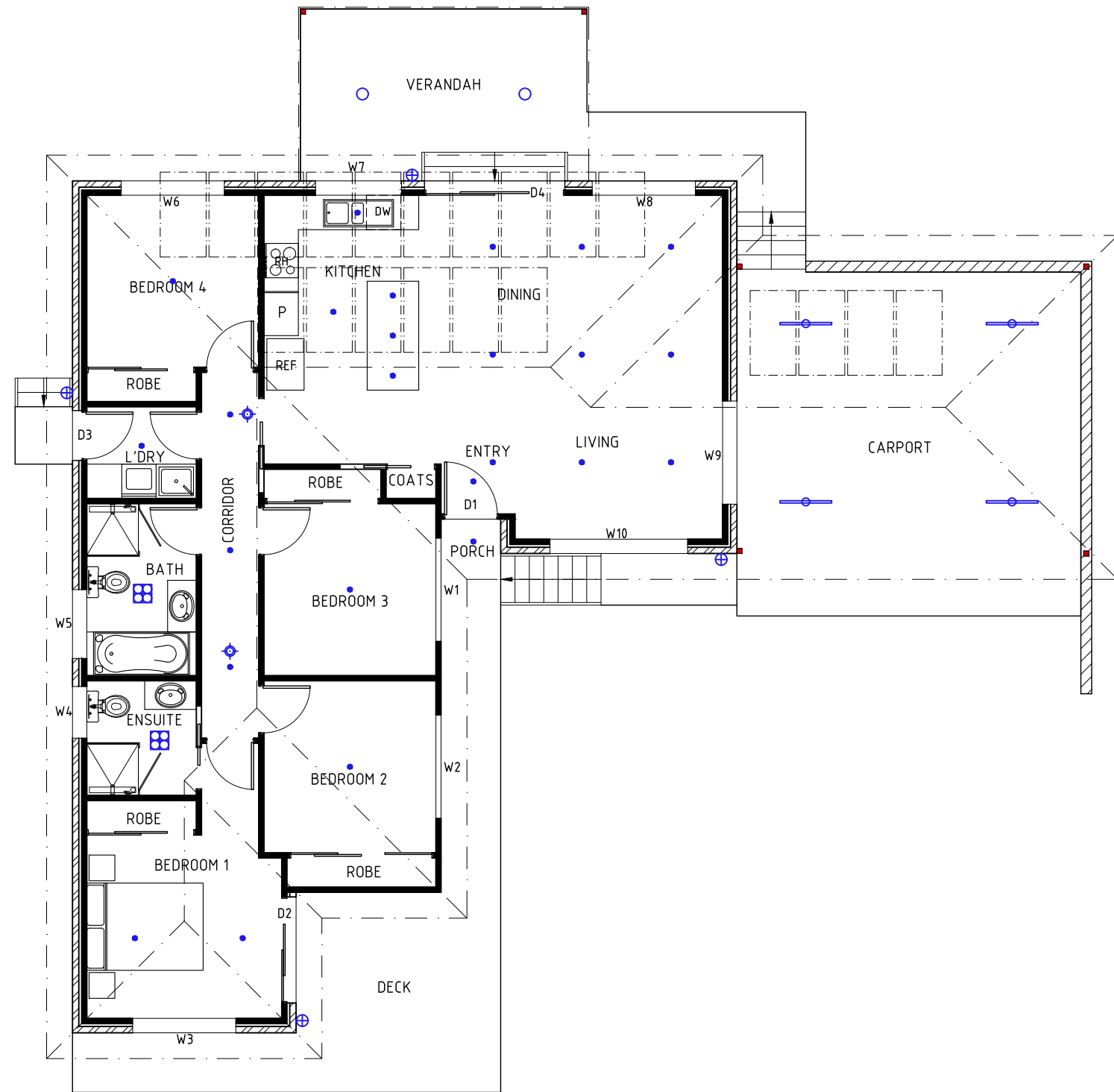
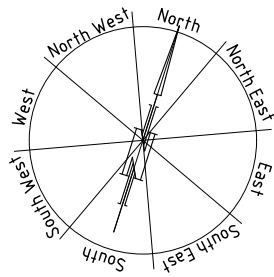
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	SCALE 1:100 0 1000 2000	AMENDED 08/06/2026	DRAWING NO. 04 OF 10	Certified: G. Tilley Accreditation No. CC620H © copyright 2025 2525



- Downlight point  
Recessed downlights to be MARTEC, GENISIS  
Fully sealed recessed downlight 100° beam or similar
  - Surface mounted batten light fitting  
with 12 watt LED globe
  - Surface mounted 28 watt fluorescent light fitting
  - ⊞ Combination light, fan & heat lamp unit  
4/200 watt heat lamps (not included in calculation)
  - ⊕ Up/down exterior wall light 12 watt LED,  
min. 2000mm above surface below.
  - RH Range hood
- For dimmer switch location, refer to lighting calculations.  
External lights to be controlled by daylight sensor, or have an average light source efficacy of not less than 40 Lumens/watt.  
All Bathroom fans to be fitted with backdraught dampers/shutters, and to be ducted directly to outdoor air.  
See attached Lighting calculation.
- ◆ Interconnected photoelectric smoke alarms.

ROOM	AREA m <sup>2</sup>
Kitchen, Dining, Living	43.38
Corridor	6.38
Bedroom 1	12.32
Ensuite	3.82
Bathroom	5.73
L'Dry	3.05
Bedroom 2	9.00
Bedroom 3	9.00
Bedroom 4	9.00
Deck	23.28
Verandah	15.00
Carport	29.46

#### ROOF VENTILATION

##### SUPPLY

Continuous gap at eaves is:  
25mm for <16° pitch  
10mm for >16° pitch

##### EXHAUST

Continuous gap at ridge is min.  
5mm for all roof pitches.

Refer to ABCB Housing Provisions  
Table 10.8.3 for alternative.

NOTE: Glazier to verify all glass prior  
to manufacture of glazing Units

Glazing compliance certificate to be  
provided by glass supplier

#### AREAS

Residence:	122.26m <sup>2</sup>
Deck	23.28m <sup>2</sup>
Carport	29.46m <sup>2</sup>

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PROPOSED RESIDENCE FOR  
TAYLOR & BEESON BUILDING AT  
2 ANNABELLA COURT, GIELSTON BAY

REFLECTED CEILING PLAN

SCALE 1:100  
0 1000 2000

AMENDED

DATE  
08/06/2026

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NCC Vol. 2 2022  
 ABCB Housing Provisions Part 11.3.7 Protection of openable windows - bedrooms

- (1) A window opening in a bedroom must be provided with protection, where the floor below the window is 2m or more above the surface beneath.
- (2) Where the lowest level of the window opening covered by (1) is less than 1.7 m above the floor, the window opening must comply with the following:
  - (a) The openable portion of the window must be protected with -
    - (i) a device capable of restricting the window opening; or
    - (ii) a screen with secure fittings.
  - (b) A device or screen required by (a) must -
    - (i) not permit a 125mm sphere to pass through the window opening or screen; and
    - (ii) resist an outward horizontal action of 250N against the -
      - (A) window restrained by a device; or
      - (B) screen protecting the opening; and
    - (iii) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.
- (3) Where a device or screen provided in accordance with (2)(a) is able to be removed, unlocked or overridden, a barrier with a height not less than 865mm above the floor is required to an openable window in addition to window protection.
- (4) A barrier covered by (3) must not -
  - (a) permit a 125mm sphere to pass through it; and
  - (b) have any horizontal or near horizontal elements between 150mm and 760mm above the floor that facilitate climbing.

ABCB Housing Provisions Part 11.3.8 Protection of openable windows - rooms other than bedrooms

- (1) A window opening in a room other than a bedroom must be provided with protection where the floor below the window is 4 m or more above the surface beneath.
- (2) The openable part of the window covered by (1) must be protected with a barrier with a height of not less than 865mm above the floor.
- (3) A barrier required by (2) must not -
  - (a) permit a 125mm sphere to pass through it; and
  - (b) have any horizontal or near horizontal elements between 150mm and 760mm above the floor that facilitate climbing.

LEGENDS & NOTES

Flyscreens to be fitted to all openable windows and doors.  
 Glazing requirement as outlined in the attached Glazing Calculator.  
 Alternative options from glazing supplier may be presented to the Designer and Building Surveyor in the form of a new Glazing Calculator.  
 Glazing types available in Tasmania can be access at [www.wers.net](http://www.wers.net)  
 Shower screens:  
 1800H Semi-frameless shower screens to comply with ABCB Housing Provisions Table 8.4.2 & AS 1288:2021. Minimum 4mm thick Grade A toughened & toughened laminated safety glass, labelled to comply with industry standards.  
 Opaque bands:  
 Where glazed doors or side panels are capable of being mistaken for a doorway or opening, the glass must be marked to make it readily visible in accordance with ABCB Housing Provisions Part 8.4.7, as follows:  
 - Marking in the form of an opaque band not less than 20mm in height;  
 - The upper edge is not less than 700mm above the floor;  
 - The lower edge is not more than 1200mm above the floor.  
 Flashings to wall openings:  
 All openings must be adequately flashed using materials that comply with AS/NZS 2904.

ALL GLAZED WINDOW & DOOR ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS 2047:2014. ALL OTHER GLASS TO COMPLY WITH AS 1288:2021

PROVIDE WEATHER STRIPPING TO ALL EXTERNAL DOORS & WINDOWS.

WINDOW SCHEDULE

Window	Size (w)	Size (h)	Setout	Operation	Area (m <sup>2</sup> )	Vent. (m <sup>2</sup> )	Glass value	Glass type	Frame	Orientation	Notes	Lintel	BAL
W.1	1800	1500	Sill @ 600 Head @ 2100	Awning	2.7	1.33	U-Value 4.3 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	E			
W.2	1800	1500	Sill @ 00 Head @ 2100	Awning	2.7	1.33	U-Value 4.3 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	E			
W.3	1800	1500	Sill @ 600 Head @ 2100	Awning	2.7	1.33	U-Value 4.3 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	S			
W.4	900	900	Sill @ 1200 Head @ 2100	Awning	0.81	0.81	U-Value 4.3 or less SHGC = 0.55 or less	Frosted double glazing	Aluminium	W	Frosted		
W.5	1200	900	Sill @ 1200 Head @ 2100	Awning	1.08	1.08	U-Value 4.3 or less SHGC = 0.55 or less	Frosted double glazing	Aluminium	W	Frosted		
W.6	1800	1500	Sill @ 600 Head @ 2100	Awning	2.7	1.33	U-Value 4.3 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	N			
W.7	1500	900	Sill @ 1200 Head @ 2100	Awning	1.35	0.66	U-Value 4.3 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	N			
W.8	1800	1800	Sill @ 300 Head @ 2100	Awning	3.24	1.13	U-Value 4.3 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	N			
W.9	1800	1800	Sill @ 300 Head @ 2100	Awning	3.24	1.13	U-Value 4.3 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	E			
W.10	2400	1500	Sill @ 600 Head @ 2100	Awning	3.6	2.34	U-Value 4.3 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	S			

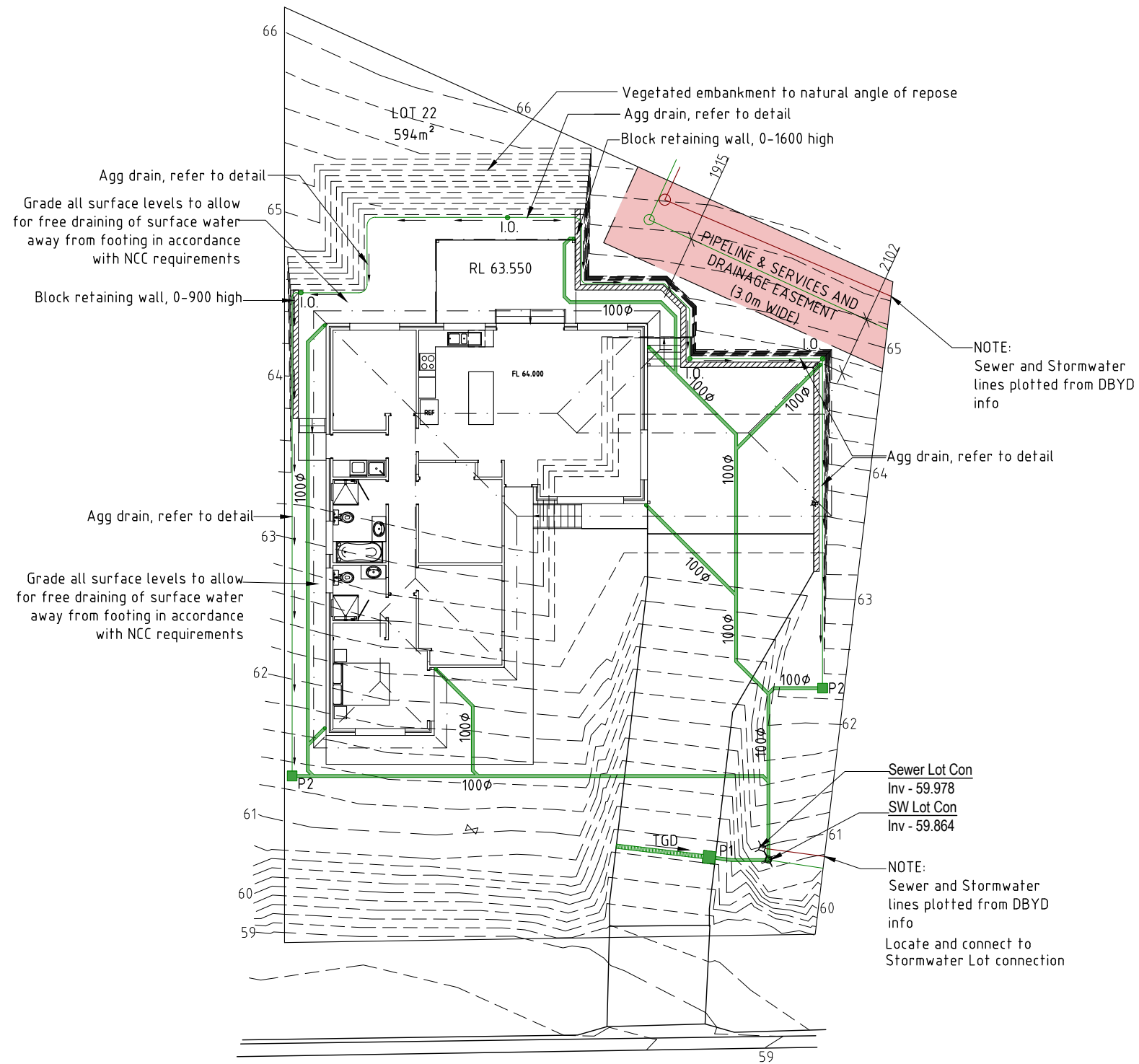
DOOR SCHEDULE

Door	Size	Setout	Operation	Area (m <sup>2</sup> )	Vent.	Glass value	Glass type	Frame	Orientation	Notes	Lintel	BAL
D.1	920x2040	Sill @ 00 Head @ 2040	Hinged	TBD	1.87	U-Value 4.3 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	S			
D.2	1800x2100	Sill @ 00 Head @ 2100	Glass slider	3.78	1.89	U-Value 4.3 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	E			
D.3	820x2040	Sill @ 00 Head @ 2040	Hinged	TBD	1.67	U-Value 4.3 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	S			
D.4	2400x2100	Sill @ 00 Head @ 2040	Glass slider	5.04	2.42	U-Value 4.3 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	N			
D.5												
D.6												
D.7												
D.8												
D.9												
D.10												
D.11												
D.12												
D.13												
D.14												

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PROPOSED RESIDENCE FOR TAYLOR & BEESON BUILDING AT 2 ANNABELLA COURT, GIELSTON BAY	GLAZING NOTES		DATE 08/06/2026	DRAWN BY G. Tilley email: gtilley7@biopond.com phone ph 0400 671 582
	SCALE N/A	AMENDED	DRAWING NO. 06 OF 10	Certified: G. Tilley Accreditation No. CC620H © copyright 2025 2525





Agg drain, refer to detail  
 Grade all surface levels to allow for free draining of surface water away from footing in accordance with NCC requirements  
 Block retaining wall, 0-900 high

Agg drain, refer to detail  
 Grade all surface levels to allow for free draining of surface water away from footing in accordance with NCC requirements

Vegetated embankment to natural angle of repose  
 Agg drain, refer to detail  
 Block retaining wall, 0-1600 high

NOTE:  
 Sewer and Stormwater lines plotted from DBYD info

NOTE:  
 Sewer and Stormwater lines plotted from DBYD info  
 Locate and connect to Stormwater Lot connection

- TGD Trafficable grate drain
- P1 450x450 Trafficable pit. Each grate pit to be fitted with water quality improvement device. Designed & installed in accordance with manufacturers instructions
- P2 350x350x450 grated pit
- I.O. Inspection opening

Agg drains to be installed prior to slab/footings preparation. Evidence of the agg drainage installation to be supplied to the Engineer.

Plumber to confirm the location of existing on-site services prior to commencement of any excavations

- S100φ 100uPVC sewerage 1.67% min. fall
- 100φ 100uPVC stormwater 1:100 min. fall
- 100x100 cast in kerb to downslope of driveway perimeter I.O. at each intersection & bend

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PROPOSED RESIDENCE FOR TAYLOR & BEESON BUILDING AT 2 ANNABELLA COURT, GIELSTON BAY	STORMWATER CONCEPT PLAN		DATE 08/06/2026	DRAWN BY G. Tilley email: gtilley7@biopond.com phone ph 0400 671 582
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**WET AREAS TO COMPLY WITH NCC VOL. 2 PART H4D2, ABCB HOUSING PROVISIONS PART 10.2 AND AS 3740**

**WATERPROOFING OF ENCLOSED & UNENCLOSED SHOWERS:**

**FLOOR:** Waterproof entire floor if no preformed shower base provided  
**WALLS:** Waterproof to not less than 1800mm above the floor substrate  
**WALL JUNCTIONS AND JOINTS:** Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction  
**WALL/FLOOR JUNCTIONS:** Waterproof internal and external corners and joints  
**PENETRATIONS:** Waterproof all penetrations

**AREAS OUTSIDE THE SHOWER ON CONCRETE SLAB OR FC FLOORING:**

**FLOORS:** Entire floor to be water resistant  
**WALLS/FLOOR JUNCTIONS:** Waterproof all wall/floor junctions and where a flashing is used, the horizontal leg must be not less than 40mm

**AREAS OUTSIDE THE SHOWER ON TIMBER FLOOR:**

**FLOORS:** Waterproof entire floor  
**WALL/FLOOR JUNCTIONS:** Waterproof all wall/floor junctions and where a flashing is used, the horizontal leg must be not less than 40mm.

**AREAS ADJACENT TO NON-FREESTANDING BATHS AND SPAS (without showers):**

**FLOOR:** Water resistant to entire floor on concrete or FC flooring; or Waterproof to entire floor on timber floor.  
**WALLS:** Water resistant walls to a height of not less than 150mm above the vessels, for the full extent, where the vessel is within 75mm of a wall.  
**WALL JUNCTIONS AND JOINTS:** Water resistant within 150mm above the vessel for the extent of the vessel to a width of 40mm either side of the junction  
**WALL/FLOOR JUNCTIONS:** Waterproof for the extent of the vessel

**AREAS ADJACENT TO INSERTED BATHS AND SPAS (without showers):**

**FLOOR:** Water resistant to entire floor on concrete or FC flooring; or Waterproof to entire floor on timber floor.  
**HORIZONTAL SURFACES:** Waterproof shelf adjoining bath or spa and include a waterstop under the vessel lip  
**WALLS:** Waterproof walls to not less than 150mm above the lip of the vessel  
**WALL JUNCTIONS AND JOINTS:** Waterproof junctions within 150mm of vessel to a width of 40mm either side of the junction  
**WALL/FLOOR JUNCTIONS:** Waterproof wall/floor junctions 25mm above finished floor level  
**PENETRATIONS:** Waterproof penetrations where they occur in horizontal surfaces, seal penetrations where they occur in vertical surfaces

**OTHER AREAS (LAUNDRIES AND WCs):**  
**FLOOR:** Water resistant floor to entire room  
**WALLS:** Water resistant wall to a height of not less than 150mm above the vessel for the extent of the vessel, where the vessel is within 75mm of wall  
**WALL JUNCTIONS AND JOINTS:** Waterproof junctions where a vessel is fixed to a wall  
**WALL/FLOOR JUNCTIONS:** Water resistant wall/floor junctions with horizontal leg not less than 40mm where flashing used  
**PENETRATIONS:** Waterproof penetrations where they occur in surfaces required to be waterproof or water resistant.

**WATERPROOFING SYSTEMS:**  
 Waterproofing systems to be in accordance with ABCB Housing Provisions Part 10.2.6.  
**FALLS TO WET AREA FLOORS:**  
 Where a floor waste is installed the continuous fall of a floor plane to the waste must be no less than 1:80 and no more than 1:50.  
**STEPDOWN SHOWERS:**  
 Where stepdown showers are used, the shower area must be stepped down a minimum of 25mm below the finished floor level outside the shower. Refer to ABCB Housing Provisions Part 10.2.15 & relevant figures for details.  
**HOB CONSTRUCTION:**  
 Shower hobs are to be constructed in accordance with ABCB Housing Provisions Part 10.2.16.  
**ENCLOSED SHOWERS WITH LEVEL THRESHOLD:**  
 Enclosed showers with a level threshold must be provided with a waterstop in accordance with ABCB Housing Provisions Part 10.2.17 & relevant figures.

**UNENCLOSED SHOWERS:**  
 Unenclosed showers are to have a waterstop min. 1500mm from the shower rose with the vertical leg finishing flush with the top surface of the floor. Waterproof all all joints and junctions. Waterproof entire bathroom floor where unenclosed showers are installed. Refer to ABCB Housing Provisions Part 10.2.18 & relevant figures for details.

**PENETRATIONS:**  
 All penetrations in showers and wet areas must be waterproofed in accordance with ABCB Housing Provisions part 10.2.23.

**FLASHINGS/JUNCTIONS:**  
 All flashings and junctions in wet areas to be installed in accordance with ABCB Housing Provisions Part 10.2.24 & relevant figures.

**SHOWER SCREENS:**  
 1900H Semi-frameless shower screens to comply with ABCB Housing Provisions Table 8.4.6 & AS 1288:2021. Minimum 6mm toughened safety organic coated glass, labelled to comply with industry standards. Install shower screens in accordance with ABCB Housing Provisions Part 10.2.32.

- HYDRAULIC NOTES:**
- All plumbing shall be in accordance with the Tasmanian Plumbing Regulations, AS 3500 and to the local authority approval.
  - The location of the existing services where shown are approximate only and shall be confirmed on site where possible. Determine location of existing power, Telstra, water and drainage services prior to commencing new work.
  - Conceal all pipework in ceiling space, ducts, cavities, wall chases, cupboards etc. unless otherwise approved.
  - Refer to designers drawings and fixture and equipment technical specifications for pipework connections.
  - Make good all disturbed surfaces to match existing.
  - Remove all excess soil and surplus materials from site.
  - All plumbing to be installed by a licensed plumber.

Install inspection openings at major bends for stormwater and all low points of downpipes.  
 All plumbing & drainage to be in accordance with local Council requirements. Provide surface drain to back of bulk excavation to drain leveled pad prior to commencing footing excavation.  
 Stormwater line (100mm uPVC)  
 Sewer line (100mm uPVC)

**SERVICES**  
 The heated water system must be designed & installed with Part B2 of NCC Vol. 3 - Plumbing Code of Australia  
 Thermal insulation for heated water piping must:  
 a) be protected against the effects of weather and sunlight; and  
 b) be able to withstand the temperatures within the piping; and  
 c) use thermal insulation in accordance with AS/NZS 4859.1

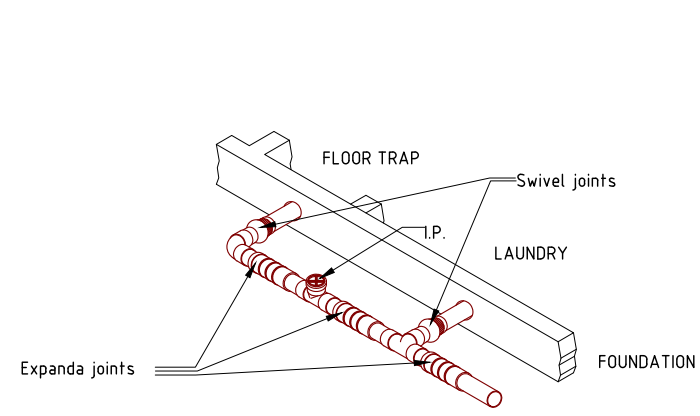
Heated water piping that is not within a conditioned space must be thermally insulated as follows:

- Internal piping:
  - All flow and return internal piping that is -
    - within an unventilated wall spaces
    - within an internal floor between storeys; or
    - between ceiling and insulation and a ceiling
 Must have a minimum R-value of 0.2 (ie. 9mm of closed cell polymer insulation)
- Piping located within a ventilated wall space, an enclosed building subfloor or a roof space:
  - All flow and return piping
  - Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system
 Must have a minimum R-value of 0.45 (ie. 19mm of closed cell polymer insulation)
- Piping located outside the building or in an unenclosed building sub-floor or roof space:
  - All flow and return piping.
  - Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system
 Must have a minimum R-value of 0.6 (ie. 25mm of closed cell polymer insulation)  
 Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.

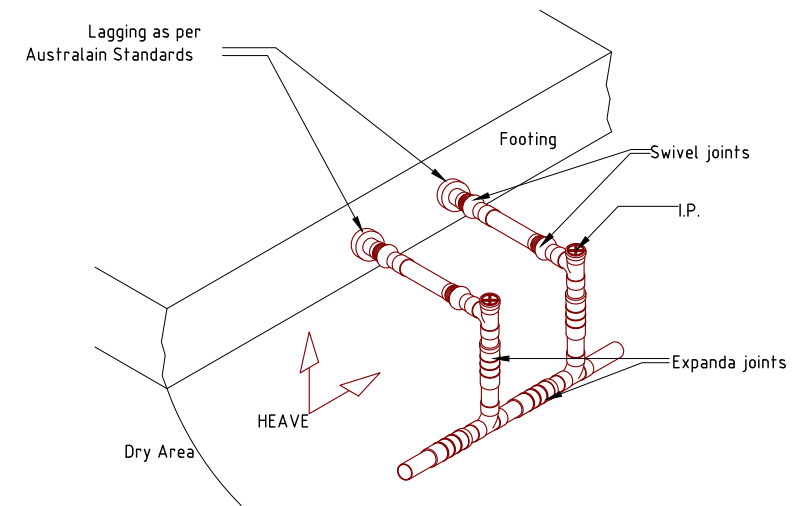
Hot & Cold Water Nominal Diameters	
Branch off takes	Min. DN20
Max. off take length 6m	DN18
Max. off take length 3m	DN15
Max. off take length 1m	DN10

Insulation Schedule		
Heated water pipes Type	Size Range	Insulation
Circulating Line	32-40	25mm Rockwool with foil wrap
Branch Line Offtake	20-25 18	19mm Bradflex 13mm Bradflex
Cold water pipes exposed		
Type	Size Range	Insulation
All	>20	13mm Bradflex
Other cold water pipes		
Type	Size Range	Insulation
All	All	Not required

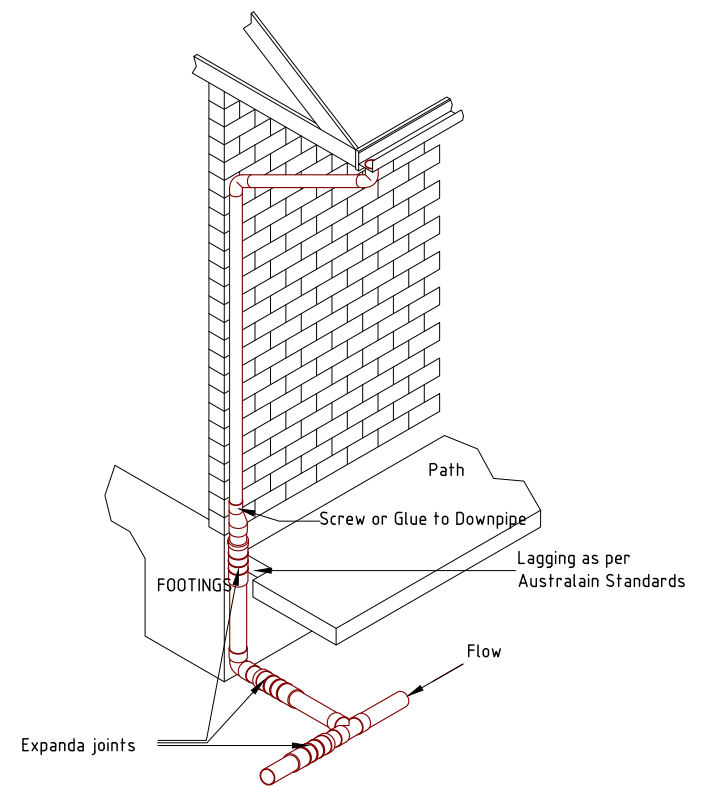
NOTE: Water pipes associated directly with plan equipment shall be insulated in accordance with the manufacturers instructions for a typical installation



GUIDELINES FOR PVC-U DRAINAGE SYSTEM WITH EXPANSION AND SWIVEL JOINT LOCATIONS FOR REACTIVE SOILS



GUIDELINES FOR PVC-U DRAINAGE SYSTEM WITH EXPANSION AND SWIVEL JOINT LOCATIONS FOR REACTIVE SOILS



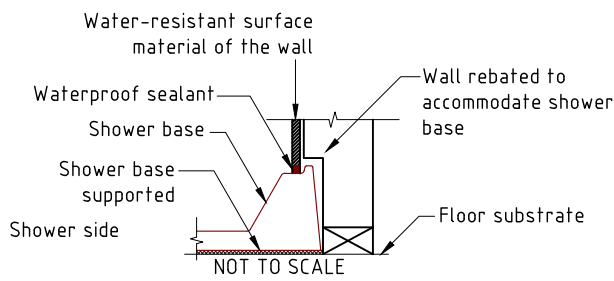
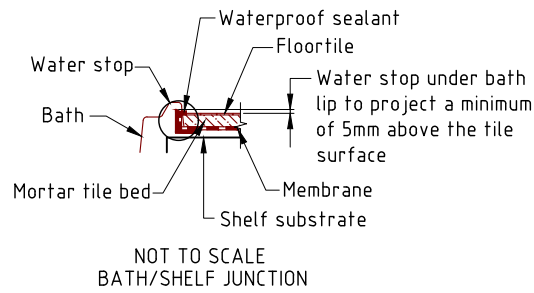
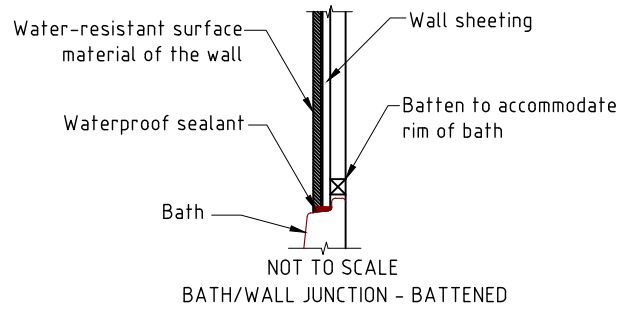
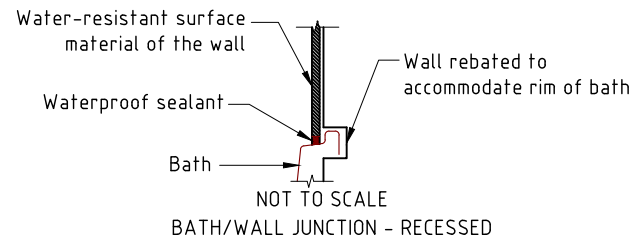
GUIDELINES FOR PVC-U DRAINAGE SYSTEM WITH EXPANSION AND SWIVEL JOINT LOCATIONS FOR REACTIVE SOILS

Surface drainage to conform with NCC Vol. 2 Part H2D2. NOTE: 50mm fall required over first 1m from building.

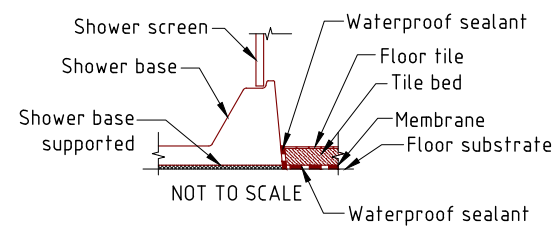
**IMPORTANT NOTICE FOR ATTENTION OF OWNER:**  
 The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSRIO Building Technology File 18 and it is the owners responsibility to maintain the site in accordance with that document.

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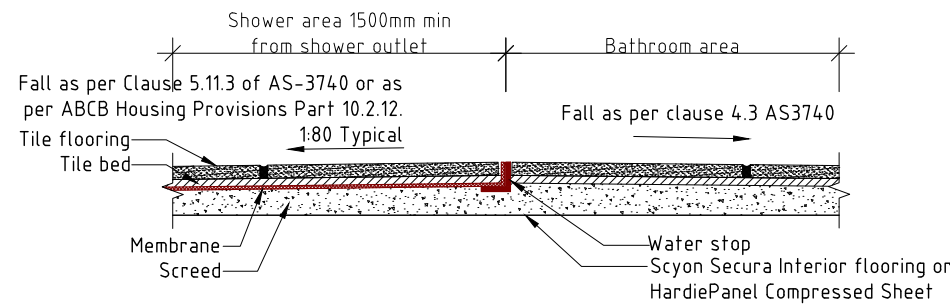
PROPOSED RESIDENCE FOR TAYLOR & BEESON BUILDING AT 2 ANNABELLA COURT, GIELSTON BAY	PLUMBING NOTES		DATE 08/06/2026	DRAWN BY G. Tilley email: gtilley7@biopond.com phone ph 0400 671 582
	SCALE N/A	AMENDED	DRAWING NO. 09 OF 10	Certified: G. Tilley Accreditation No. CC620H © copyright 2025 2525



TYPICAL PREFORMED SHOWER BASE WALL/FLOOR JUNCTION

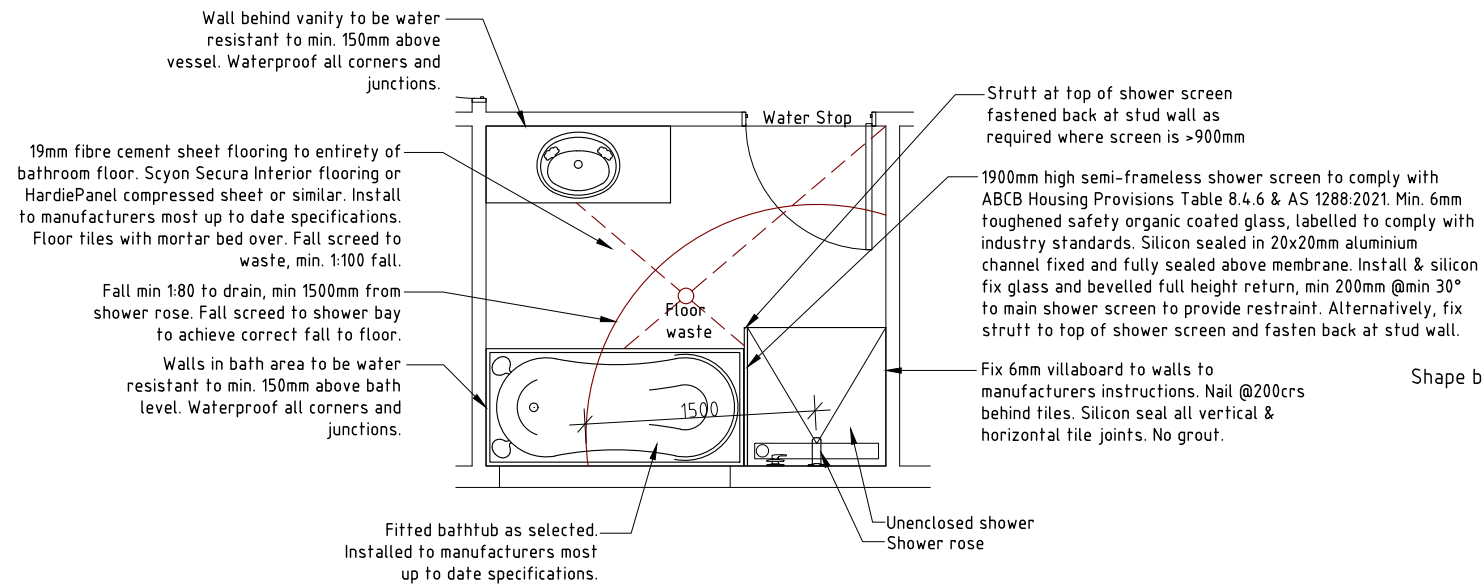


TYPICAL PREFORMED SHOWER BASE/FLOOR JUNCTION ON TIMBER FLOORS, INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER MATERIALS



TYPICAL TERMINATION OF MEMBRANE AT EXTENT OF SHOWER AREA

Scale 1:5

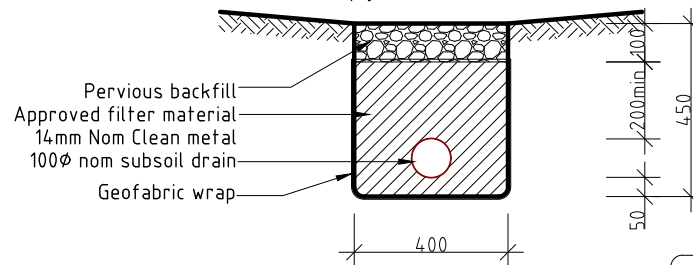


WET AREA DETAIL - BATHROOM

Scale 1:50

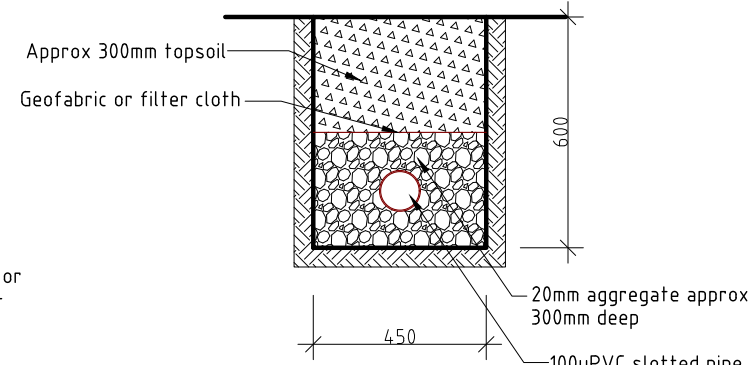
Seal all joints, gaps & wall junctions with PVA sealant - cover floor/wall junctions min R6: 2 coats of approved PVA membrane installed to manufacturers instructions and on top of the screed to ensure waterproof membrane is drained to the floor waste, including cloth tape to wall junctions and penetrations. To floor, continue 50mm up vertical surfaces & to shower bay 1800x1500 each way from shower rose or to shower screen. To timber skirting or door architrave to stop <25mm above finished floor level.

NOTE: All materials and construction to comply with AS3500.3:2021



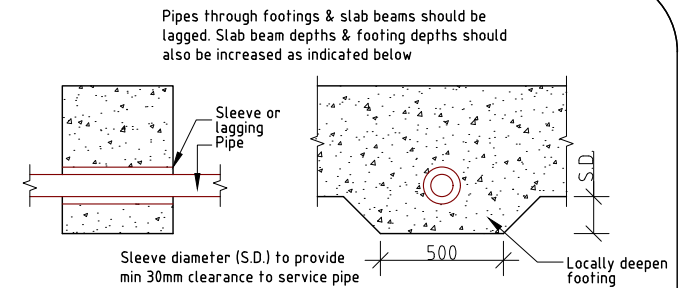
AGG DRAIN DETAIL (TYPICAL)

Scale 1:20



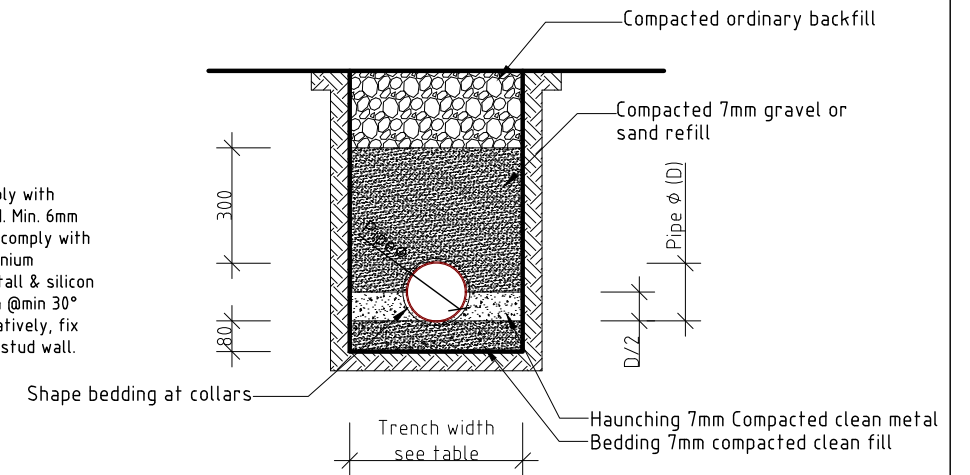
ABSORPTION TRENCH (TYPICAL)

Scale 1:20



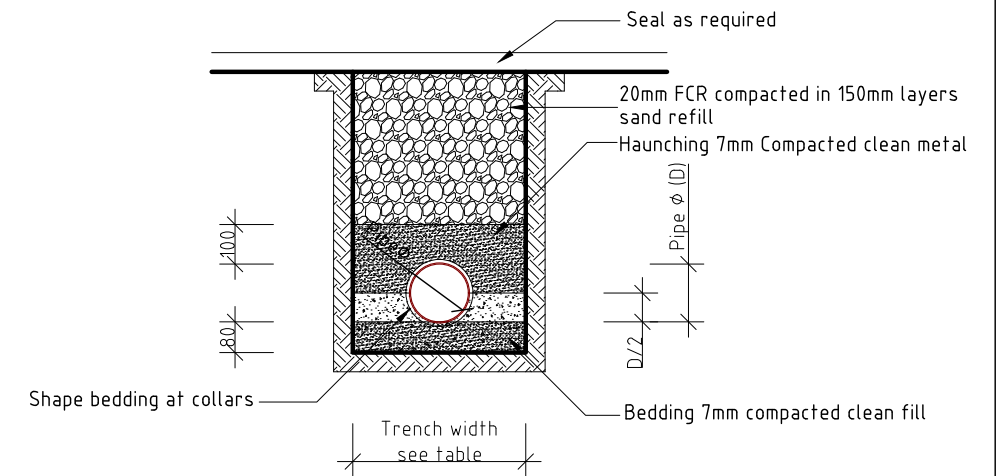
FLEXIBLE CONNECTION FOR SERVICE PIPES PASSING THROUGH FOOTINGS

Scale 1:20



PIPE TRENCH DETAIL TO NON-TRAFFICABLE AREAS (TYPICAL)

Scale 1:20



PIPE TRENCH DETAIL TO TRAFFICABLE AREAS (TYPICAL)

Scale 1:20

TRENCH WIDTHS	
Pipe diameter	Min trench width
Less than 50mm	250
75-100mm	450
150-300mm	600
>300mm	φ plus 300mm

Surface drainage to conform with NCC Vol. 2 Part H2D2. NOTE: 50mm fall required over first 1m from building.

IMPORTANT NOTICE FOR ATTENTION OF OWNER:  
The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSRIO Building Technology File 18 and it is the owners responsibility to maintain the site in accordance with that document.

DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION

PROPOSED RESIDENCE FOR  
TAYLOR & BEESON BUILDING AT  
2 ANNABELLA COURT, GIELSTON BAY

PLUMBING DETAILS

SCALE 1:20  
0 200 400

AMENDED

DATE  
08/06/2026

DRAWING NO.  
10 OF 10

DRAWN BY G. Tilley  
email: gtilley7@biopond.com  
phone ph 0400 671 582

Certified: G. Tilley Accreditation No. CC620H  
© copyright 2025 2525

TASMANIAN LAND TITLES OFFICE



E65078

Notification of Agreement  
under the



Land Use Planning and Approvals Act 1993  
(Section 71)

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
146499	1	<del>146499</del>	<del>2</del>

REGISTERED PROPRIETOR:

**THEA LUCY ROCKLIFF and STUART HOBSON of 463 East Derwent Highway, Geilston Bay**  
~~JASMINE JEWEL HOPWOOD and GRANT JAMES HOPWOOD of 461 East Derwent Highway, Geilston Bay~~

*Amended 4/11/2016*

PLANNING AUTHORITY:  
CLARENCE CITY COUNCIL

*[Signature]*  
RECORDER OF TITLES

Dated this 18TH day of October 2016.

We Clarence City Council

of 38 Bligh Street, Rosny Park

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

*[Signature]*

Signed  
(on behalf of the Planning Authority)

Land Titles Office Use Only

- 4 NOV 2016

**LUA** Version 1  
RECORDER OF TITLES

THE BACK OF THIS FORM MUST NOT BE USED

Stamp Duty

**AGREEMENT TO IMPLEMENT BUSHFIRE MANAGEMENT PLAN MEASURES**

Land Use Planning and Approvals Act (Tas.)  
Part 5 Section 71

Date of agreement: 18<sup>th</sup> October.....2016

**PARTIES:**

1. **CLARENCE CITY COUNCIL** of 38 Bligh Street, Rosny Park, Tasmania  
("Council")
2. **THEA LUCY ROCKLIFF AND STUART HOBSON** both of 463 East Derwent  
Highway, Geilston Bay, Tasmania ("the Owner")
3. **JASMINE JEWEL HOPWOOD AND GRANT JAMES HOPWOOD** both of 461  
East Derwent Highway, Geilston Bay, Tasmania ("the Adjoining Owner")

**RECITALS**

1. The Council is the planning authority for the purposes of the Land Use Planning and Approvals Act 1993 and the Clarence Planning Scheme 2007.
2. The Owner is the registered proprietor of the property situated at and known as 463 East Derwent Highway, Geilston Bay being comprised in certificate of title volume 146499 folio 1 ("the Property").
3. The Adjoining Owner is the registered proprietor of the property situated at and known as 461 East Derwent Highway, Geilston Bay being the whole of the property comprised in certificate of title volume 146499 folio 2 ("the Adjoining Land").
4. On 17 May 2013 Council issued to the Owner a planning permit, reference no. SD 2010/84 ("the Permit") allowing the staged subdivision of the Property.
5. As required by law the Owner has obtained a bushfire hazard management plan ("BHMP") which is described in clause 1 of this agreement and which details how existing vegetation on and surrounding the Property including on the Adjoining Land must be dealt with and managed to reduce exposure of subdivided lots to future bushfire risk.

**I HEREBY CERTIFY THAT  
THIS IS A COPY OF THE  
ORIGINAL DOCUMENT**

*Tracy Stone*  
JP 5227

6. The parties have entered into this agreement to record the terms upon which the provisions of the BHMP are to be initially implemented and thereafter maintained for the benefit of future development on the Property.

## OPERATIVE PART

### 1. INTERPRETATION

For the purposes of this agreement:

“**Affected Part**” means the part of the Adjoining Land which is shown hatched on the Plan and identified as “*Proposed HMA (hazard management area) on land external to the lot*”.

“**BHMP**” means the alternative bushfire management plan of Suzie Gifford of Gifford Bushfire Risk Management, subject of a letter dated 26 October 2015 to Council plus attachments thereto namely Attachment 1: Addendum to Bushfire Hazard Assessment Report dated 2 Feb 2015, Attachment 3:: Bushfire Hazard management Plan Option 2 – 16 October 2015 and Attachment 4: Bushfire Hazard management Plan Stages 1 through 7 – 16 October 2015.

“**Permit**” means the Permit as amended by any subsequent amendments including those dated 10 April 2014, 3 June 2014 and 18 December 2015.

“**Plan**” means the copy plan taken from the BHMP which appears as attachment 1 to this agreement.

Where any inconsistency arises between the provisions of this agreement and those of the BHMP, the latter shall prevail to the extent of the inconsistency.

### 2. COVENANTS RELATING TO BUSH FIRE PROTECTION MEASURES ON THE ADJOINING LAND

#### 2.1 Covenants on the part of the Owner

The Owner agrees:

- (a) to keep the Affected Area in a low fuel state as prescribed in the BHMP,

AGREEMENT TO IMPLEMENT BUSHFIRE MANAGEMENT PLAN MEASURES  
463 East Derrimut Highway, Geilston Bay and 461 and 465 East Derrimut Highway, Geilston Bay

A545038

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ORIGINAL DOCUMENT**

*Tracy S...* JP 5227

- (b) prior to the sealing of the final plan of survey of the second stage of the subdivision of the Property, to construct a fire access trail over that part of the Adjoining Property as shown in the BHMP and marked on the Plan as a dotted line,
- (c) to construct the fire access trail including passing bays to the standard prescribed by the BHMP to the satisfaction of Council's Group Manager Asset Management.
- (d) Until the development of stage 3 of the subdivision, the fire access trail is to link with the track and right of carriageway used as access to Napier Street from the Adjoining Land and is to include a diversion in the direction of East Derwent Highway as shown on the Plan.

## 2.2 Covenants on the part of the Adjoining Owner

The Adjoining Owner:

- (a) consents to the Owner, its agents and contractors, having such access as is reasonably necessary including with vehicles and machinery to the Affected Part in accordance with the provisions of this agreement, for the purpose of
  - (i) initially implementing Bushfire Risk Abatement Measures in accordance with this agreement,
  - (ii) thereafter maintaining the Affected Part in a low fuel state as prescribed by the BHMP, and
  - (iii) constructing and maintaining the fire trail as required by clause 2.1(b) of this agreement.
- (b) agrees to not prevent, hinder or obstruct in any way the Owner or its agents and contractors in exercising the rights conferred under clause 2.2(a).

## 2.3 General covenants on the part of the Owner

The Owner agrees:

- (a) to bear all legal costs reasonably incurred by the Adjoining Owner in seeking legal advice in respect of entering this agreement and its terms;
- (b) to take all reasonable care in accessing the Adjoining Land including the Affected Part;

AGREEMENT TO IMPLEMENT BUSH-FIRE MANAGEMENT PLAN MEASURES  
463 East Derwent Highway, Geilston Bay and 461 and 495 East Derwent Highway, Geilston Bay

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ORIGINAL DOCUMENT**

*Tracy Jones JP 5227*

- (c) to only do so much as is reasonably necessary to clear and maintain the Affected Part to the extent required by this agreement
- (d) to not break the surface of the Affected Part except where, with the consent of the Adjoining Owner, it is necessary to do so to remove tree stumps or construct the fire access trail ;
- (e) so far as reasonably practicable, to make good any damage done to the surface of the Affected Part and the Adjoining Land in doing any works necessary for the implementation of this agreement;
- (f) to remove at its cost all vegetation including felled trees from the Adjoining Land; and
- (g) to not use herbicides in the course of carrying out the bushfire risk abatement measures on the Affected Part .

### 3. COVENANTS RELATING TO BUSH FIRE PROTECTION MEASURES ON THE BALANCE PROPERTY

#### 3.1 Subdivision stages

The Owner agrees with Council: that throughout the staged subdivision of the Property it will comply with the requirements of the BHMP in respect of each stage of the subdivision and without limitation, will ensure that:

- (a) subject to clause 3.3, prior to the sealing of the final plan of survey for a stage, the lots subject of it are put into a minimum fuel condition and any balance land surrounding the stage is made and maintained as a hazard management area for the prescribed distances,
- (b) water supply requirements as prescribed by the BHMP are met in respect of each stage, and
- (c) access requirements prescribed by the BHMP for emergency vehicles are maintained at all times.

#### 3.2 Access to East Derwent Highway

Council and the Owner acknowledge that at the date of this agreement there exists a gravel access track which links the Property with the East Derwent Highway via land owned by the Crown which is comprised in certificate of title volume 113442 folio 11. The track is shown in the BHMP and passes through lot 5 on the proposed plan of subdivision.

AGREEMENT TO IMPLEMENT BUSH-FIRE MANAGEMENT PLAN MEASURES  
463 East Derwent Highway, Goolston Bay and 461 and 493 East Derwent Highway, Goolston Bay

AB15058

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THIS IS A COPY OF THE  
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*Tracy S...*

*OP5227*

Until such time as development of the Property and the land immediately to its south are completed so as to link Napier Street and Dumbarton Drive, that track is to remain open and passable at all times for emergency access for fire vehicles and the public to and from the East Derwent Highway.

### **3,3 No hazard measures for stage 1**

For the avoidance of doubt, the parties acknowledge that the BHMP does not require the provision of a hazard management area for the purposes of stage 1 of the subdivision.

## **4. MUTUAL COVENANTS**

### **4.1 Legal rights and interests of Owner limited**

This agreement confers on the Owner no legal rights in respect of or legal interest in the Affected Part except to the extent contemplated by and necessary for the operation of this agreement.

### **4.2 Enforcement**

- (a) Council may enforce the covenants detailed in clause 2.3 of this agreement at its sole discretion. The Owner and the Adjoining Owner agree that Council has no enforcement obligation in respect of this agreement. Enforcement of this agreement is to be at the suit of or by action by such of the Owner or the Adjoining Owner as may feel aggrieved by any conduct, act or omission on the part of the other.
- (b) The Owner and Council agree that the Adjoining Owner has no responsibility or legal duty to the Owner or to Council to ensure that the Owner implements this agreement insofar as it affects the Affected Part.

## **5. RELEASES AND INDEMNITIES BY THE OWNER**

To the fullest extent allowable at law the Owner releases and indemnifies the Adjoining Owner and Council jointly and severally from any claim, expense, liability, loss or injury including death arising from or connected with;

- (a) anything done on the Affected Part or the Adjoining Land by the Owner, its agents or contractors, in exercising the rights conferred by this agreement except where and to the extent that any such claim, expense,

AGREEMENT TO IMPLEMENT DUST-FIRE MANAGEMENT PLAN MEASURES  
463 East Derwent Highway, Gielson Bay and 461 and 493 East Derwent Highway, Gielson Bay

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ORIGINAL DOCUMENT**

*Tracy Spence* 20/5/2027

- liability, loss or injury including death is caused or contributed to by any negligent act or omission on the part of the Adjoining Owner , or
- (b) any failure on the Owner's part to implement the Bushfire Risk Abatement Measures and maintain the Affected Part in accordance with this agreement and the Owner's rights under this agreement.

## 6. ADJOINING OWNER'S RIGHTS CONFIRMED

Except to the extent necessary to give effect to the provisions of this agreement, the Adjoining Owner's interest as owner of the Adjoining Land including the Affected Part and its right to use, occupy and enjoy the Affected Part are in no way affected by the entering into of this agreement.

## 7. REGISTRATION

- (a) Following the execution of this agreement Council will register it with the Recorder of Titles.
- (b) The Owner shall bear all fees and costs associated with registration including any expense incurred by the Adjoining Owners in producing the certificate of title of the Adjoining Land for the purpose of registration. The Adjoining Owner must do all things necessary on its part for registration of this agreement.
- (c) The Owner and Adjoining Owner acknowledge that the effect of registration of this agreement by Council will be that provisions of this agreement insofar as they bind the Owner and the Adjoining Owner will, at law, run with the Property and the Adjoining Land and bind all future owners of each without such future owners having to enter into an agreement in the same terms.

## 8. WHEN THIS AGREEMENT COMMENCES AND ENDS

- (a) This agreement will take effect on the date it is executed by all the parties notwithstanding any delay or failure on the part of the Council in registering it.
- (b) In addition to any other way provided by law, this agreement ends when the Affected Part is developed in any way which results in the permanent removal of natural vegetation from it. In that event, and on application by either the Owner or the Adjoining Owner, Council will notify the Recorder of Titles of the ending of

AGREEMENT TO IMPLEMENT BUSH-FIRE MANAGEMENT PLAN MEASURES  
463 East Derrvent Highway, Gellston Bay and 461 and 493 East Derrvent Highway, Gellston Bay

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**I HEREBY CERTIFY THAT  
THIS IS A COPY OF THE  
ORIGINAL DOCUMENT**

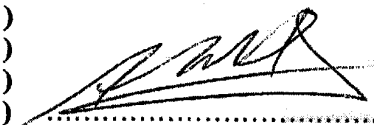
*Tran* *SP5227*

the agreement subject to being satisfied that there is no longer an ongoing requirement of bushfire protection measures on the Adjoining Land.

(c) The parties acknowledge that the terms of this agreement may be renegotiated if, prior to the sealing of a final plan for stage 7 of the subdivision, the Owner procures the consent of Nyrstar to a hazard management buffer being created and maintained on the land comprised in certificate of title volume 143464 folio 2.

**EXECUTED AS A DEED on the date appearing on page 1**

The Common Seal of )  
CLARENCE CITY )  
COUNCIL )  
was affixed by its duly )  
authorised delegate;

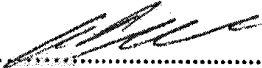
  
.....  
Alex van der Hek  
Corporate Secretary

Signed by  
**THEA LUCY ROCKLIFF**

)   
.....

in the presence of

Witness Signature

  
.....

Full Name:

.....

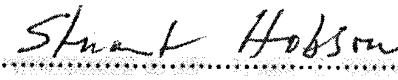
Occupation:

.....  
David Russell Wallace  
Solicitor

Address

.....  
4 Watchorn Street, Hobart

Signed by  
**STUART HOBSON**

)   
.....

in the presence of

Witness Signature

  
.....

Full Name:

.....

.....  
David Russell Wallace  
Solicitor  
4 Watchorn Street, Hobart

AGREEMENT TO IMPLEMENT BUSH-FIRE MANAGEMENT PLAN MEASURES  
403 East Derwent Highway, Coalston Bay and 401 and 405 East Derwent Highway, Coalston Bay

A945958

**I HEREBY CERTIFY THAT  
THIS IS A COPY OF THE  
ORIGINAL DOCUMENT**

*Tracy Scott 005227*

Signed by

**JASMINE JEWEL HOPWOOD**

) Jasmine Hopwood

in the presence of

Witness Signature

[Signature]

Full Name:

INGRID BONNIE HILL

Signed by

**GRANT JAMES HOPWOOD**

) Grant Hopwood

in the presence of

Witness Signature

[Signature]

Full Name:

INGRID BONNIE HILL

**I HEREBY CERTIFY THAT  
THIS IS A COPY OF THE  
ORIGINAL DOCUMENT**

[Signature]

005229

**HAZARD MANAGEMENT**  
 AT EACH STAGE OF THE STAGED SUBDIVISION EACH BUILDING AREA HAS PROPOSED SEPARATION DISTANCES FROM ADJOINING AREAS TO MAINTAIN THE SEPARATION DISTANCES REQUIRED BY THE 2006 IBC. THE SEPARATION DISTANCES ARE AS FOLLOWS:  
 HAZARD MANAGEMENT AREA OR HAZARD MANAGEMENT AREA WITHIN A HAZARD MANAGEMENT AREA SHALL BE SEPARATED FROM ALL OTHER BUILDING AREAS BY A MINIMUM OF 10 FEET. ALL BUILDING AREAS WITHIN A HAZARD MANAGEMENT AREA SHALL BE SEPARATED FROM ALL OTHER BUILDING AREAS BY A MINIMUM OF 10 FEET. ALL BUILDING AREAS WITHIN A HAZARD MANAGEMENT AREA SHALL BE SEPARATED FROM ALL OTHER BUILDING AREAS BY A MINIMUM OF 10 FEET.  
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**WATER SUPPLY FOR FIRE FIGHTING PURPOSES**  
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**ACCESS**  
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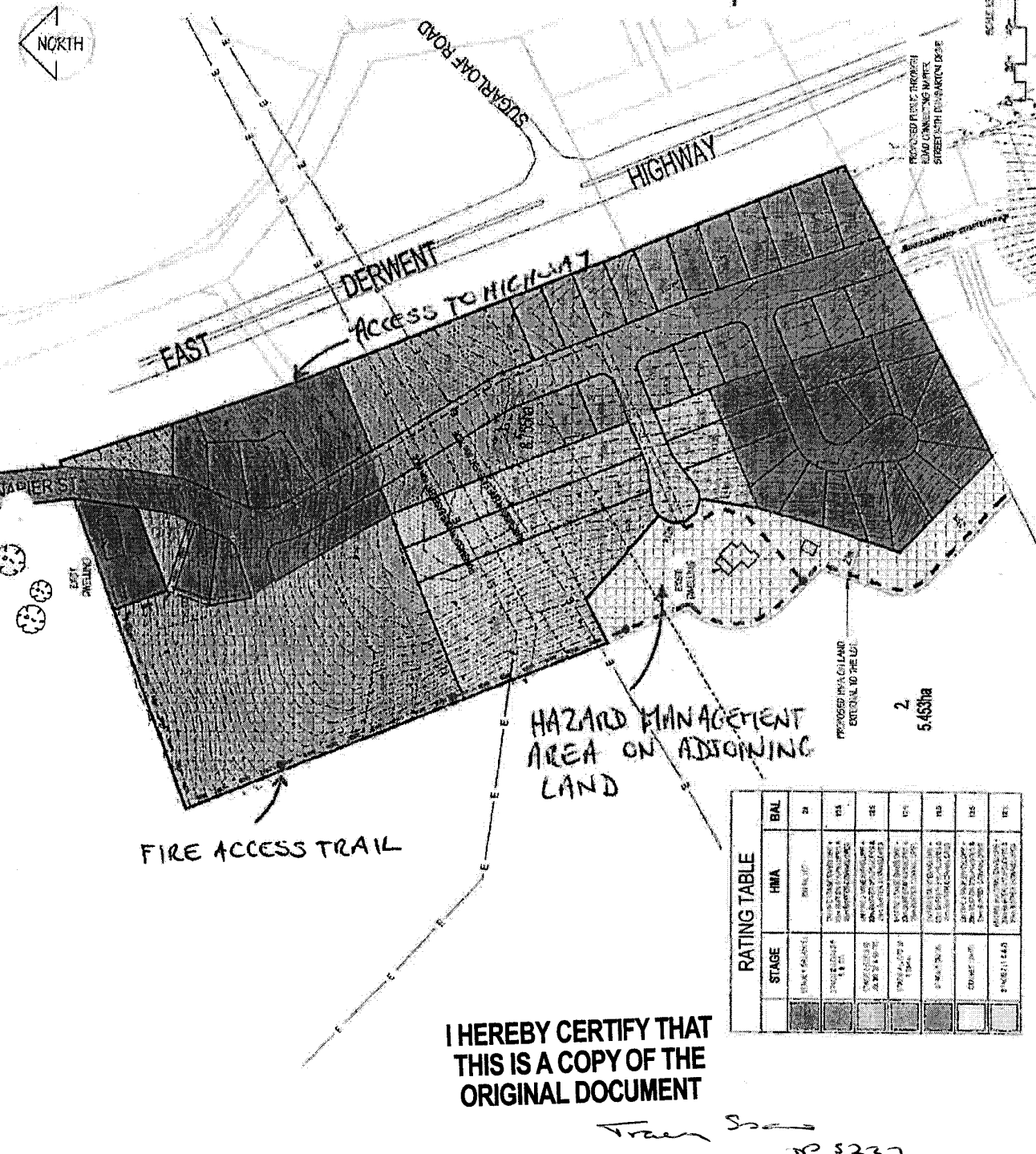
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**PROPOSED FIRE FIGHTING TRUCK ACCESS**  
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**PROPOSED HAZARD MANAGEMENT AREA**  
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RATING TABLE		BAL	HA
STAGE	HMA	BAL	HA
STAGE 1	HMA 1	BAL 1	HA 1
STAGE 2	HMA 2	BAL 2	HA 2
STAGE 3	HMA 3	BAL 3	HA 3
STAGE 4	HMA 4	BAL 4	HA 4
STAGE 5	HMA 5	BAL 5	HA 5
STAGE 6	HMA 6	BAL 6	HA 6
STAGE 7	HMA 7	BAL 7	HA 7
STAGE 8	HMA 8	BAL 8	HA 8
STAGE 9	HMA 9	BAL 9	HA 9
STAGE 10	HMA 10	BAL 10	HA 10

**I HEREBY CERTIFY THAT THIS IS A COPY OF THE ORIGINAL DOCUMENT**

*Travis Shaw*  
 20 5227

**PROPOSED SUBDIVISION**  
 403 EAST DERWENT HWY, GIFFORD BC  
 OVERALL DRAFT OPTION 2 - SCALE 1:2500 @ A3  
 PAGE 2 OF 10  
 ISSUE B - 16 OCTOBER 2016

**gifford**  
 GIFFORD CONSULTANTS  
 1000 WEST 10TH AVENUE  
 VANCOUVER, BC V6H 1T6  
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# **AS2870:2011 SITE ASSESSMENT**

**2 Annabella Court**

**Geilston Bay**

**April 2026**



GEO-ENVIRONMENTAL  

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S O L U T I O N S

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

## **Investigation Details**

<b>Client:</b>	Taylor and Beeson Building
<b>Site Address:</b>	2 Annabella Court, Geilston Bay
<b>Date of Inspection:</b>	10/04/2026
<b>Proposed Works:</b>	New house
<b>Investigation Method:</b>	Geoprobe 540UD - Direct Push
<b>Inspected by:</b>	C. Cooper

## **Site Details**

<b>Certificate of Title (CT):</b>	177848/10
<b>Title Area:</b>	Approx. 603.5 m <sup>2</sup>
<b>Applicable Planning Overlays:</b>	Bushfire-prone areas, Priority Vegetation , Airport obstacle limitation area
<b>Slope &amp; Aspect:</b>	12° S facing slope
<b>Vegetation:</b>	Grass & Weeds

## **Background Information**

<b>Geology Map:</b>	MRT
<b>Geological Unit:</b>	Triassic Sandstone
<b>Climate:</b>	Annual rainfall 500mm
<b>Water Connection:</b>	Mains
<b>Sewer Connection:</b>	Serviced-Mains
<b>Testing and Classification:</b>	AS2870:2011, AS1726:2017 & AS4055:2021

## Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

### **Soil Profile Summary**

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.30	0.00-0.40	SM	<b>Silty SAND:</b> grey, brown, slightly moist, dense
0.30-0.90	0.40-1.60	CI	<b>Sandy CLAY:</b> medium plasticity, pale grey, pale brown, slightly moist, stiff
0.90-1.00	1.60-1.70	GC	<b>Clayey GRAVEL:</b> yellow, brown, slightly moist, very dense, refusal on rock/boulder.

## Site Notes

Soils on the site are developing from Triassic Sandstone. The clay fraction is likely to show moderate ground surface movement.

## Site Classification

The site has been assessed and classified in accordance with AS2870:2011 “*Residential Slabs and Footings*”.

The site has been classified as:

### **Class M**

$y_s$  range: **20-40mm**

Notes: that is a moderately reactive clay.

## Wind Loading Classification

According to “AS4055:2021 - Wind Loads for Housing” the house site is classified below:

<b>Wind Classification:</b>	<b>N3</b>
Region:	A
Terrain Category:	2.5
Shielding Classification:	PS
Topographic Classification:	T2
Wind Classification:	N3
Design Wind Gust Speed – m/s ( $V_{h,u}$ ):	50

## Construction Notes & Recommendations

The site has been classified as **Class M** - Moderately reactive clay or silt site, which may experience moderate ground movement from moisture changes.

It is recommended the foundations be placed on the underlying bedrock to minimise the potential for significant foundation movement.

All earthworks on site must comply with AS3798:2007, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

I also recommend that during construction that I and/or the design engineer be notified of any major variation to the foundation conditions as predicted in this report.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

*Director*

## Explanatory Notes

### 1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings and Australian Standard 1547 (AS1547:2012) On-site domestic wastewater management.

#### 1.1 Site Classification AS2870:2011

Site classification with reference to the above Australian Standards are based on site reactivity.

Class	Foundation Conditions	Characteristic Surface Movement
<b>A</b>	Most sand and rock sites with little or no ground movement from moisture changes.	<b>0mm</b>
<b>S</b>	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	<b>0 – 20mm</b>
<b>M</b>	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	<b>20 – 40mm</b>
<b>H-1</b>	Highly reactive clay sites, which may experience high ground movement from moisture changes.	<b>40 – 60mm</b>
<b>H-2</b>	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	<b>60 – 75mm</b>
<b>E</b>	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	<b>&gt;75mm</b>

*Note: Soils where foundation performance may be significantly affected by factors other than reactive soil movement are classified as **Class P**.*

A site is classified as **Class P** when:

- The bearing capacity of the soil profile in the foundation zone is generally less than 100kpa
- If excessive foundation settlement may occur due to loading on the foundation.
- The site contains uncontrolled fill greater than 0.8m in depth for sandy sites and 0.4m in depth for other soil materials.
- The site is subject to mine subsidence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance

## 1.2 Soil Characterisation

This information explains the terms of phrase used within the soil description area of the report.

It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

<b>NON COHSIVE – SAND &amp; GRAVEL</b>		
<b>Consistency Description</b>	<b>Field Test</b>	<b>Dynamic Cone Penetrometer blows/100 mm</b>
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	1 - 3
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	3 - 8
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive.	8 - 15
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>15

<b>COHESIVE - SILT &amp; CLAY</b>		
<b>Consistency Description</b>	<b>Field Test</b>	<b>Indicative undrained shear strength kPa</b>
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12
Soft	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	>12 and <25
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100
Very Stiff	Very tough. Readily indented by thumbnail.	>100 and <200
Hard	Brittle. Indented with difficulty by thumbnail.	>200

### 1.3 USCS Material Descriptions

Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

Major Divisions	Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification					
				% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^2}{(D_{10})(D_{60})}$	NOTES	
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS _____ 200								
	COBBLES _____ 63								
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse _____ 20	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils.  (2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.
		medium _____ 6	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
		fine _____ 2.36	GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			GC	Clayey gravels, gravel-sand-day mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse _____ 0.6	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
		medium _____ 0.2	SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
		fine 0.075	SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
	FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm)	SILTS & CLAYS (Liquid Limit ≤50%)	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity					
			CL CI	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays					
CL			Organic silts and clays of low plasticity						
SILTS & CLAYS (Liquid Limit >50%)		MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts						
		CH	Inorganic clays of high plasticity, fat clays						
		OH	Organic silts and clays of high plasticity						
HIGHLY ORGANIC SOILS		PT	Peat and other highly organic soils						

Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'

#### Plasticity Chart

For classification of fine grained soils and fine fraction of coarse grained soils.

The Plasticity Chart is a graph with Plastic Index (%) on the y-axis (0 to 60) and Liquid Limit (%) on the x-axis (0 to 100). It features several classification boundaries: a horizontal line at PI=0; a diagonal line labeled 'U-line (A600-01)'; a diagonal line labeled 'C-line (A600-01)'; a vertical line at LL=40; a vertical line at LL=60; and a vertical line at LL=70. Classification regions include: CL (low plasticity clay), CH (high plasticity clay), ML (low plasticity silt), MH (high plasticity silt), OL (organic low plasticity soil), OH (organic high plasticity soil), MI & CI (medium plasticity inorganic soil/clay), and ML & OL (medium plasticity low plasticity soil/silt). The chart also indicates Low, Medium, and High plasticity levels.

Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Soil Classification	Particle Size
Clay	Less than 0.002mm
Silt	0.002 – 0.06mm
Fine/Medium Sand	0.06 – 2.0mm
Coarse Sand	2.0mm – 4.75mm
Gravel	4.75mm – 60.00mm

#### 1.4 Bearing Capacities and DCP testing.

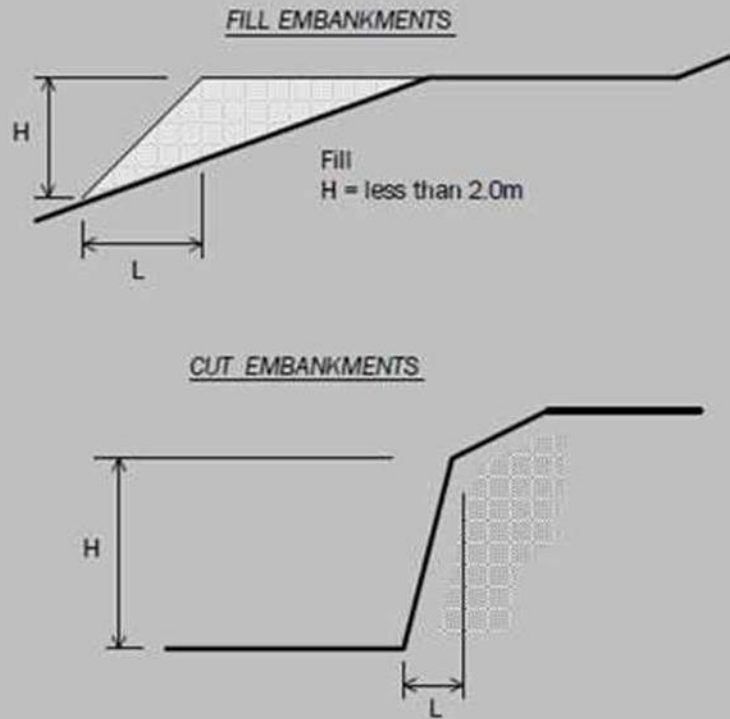
DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

Site Anomalies – During construction GES will need to be notified of any major variation to the foundation conditions as predicted in this report.

**1.5 Batter Angles for Embankments (Guide Only)**

Note : Retaining walls or other form of soil retaining methods must be adopted where the slope ratio is greater than that indicated in the table below :-



MATERIAL TYPE (refer soils report)		EMBANKMENT SLOPES (Height : Length)	
		Compacted Fill	Cutting
Stable Rock (A*)		2 : 3	6 : 1
Sand (A*)		1 : 2	2 : 3
Silt (P*)		1 : 4	1 : 4
Clay	Firm Clay	1 : 2	1 : 1
	Soft Clay	Not Suitable	2 : 3
Soft Soils (P*)		Not Suitable	Not Suitable

## Glossary of Terms

**Bearing Capacity** – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

**Clay** – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

**Dynamic Cone Penetrometer (DCP)** – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

**Dispersive soil** – A soil that has the ability to pass rapidly into suspension in water.

**Footing** – Construction which transfers the load from the building to the foundation.

**Foundation** – Ground which supports the building

**Landslip** – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

**Qualified Engineer** – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

**Reactive Site** – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

**Sand** – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

**Services** – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

**Silt** – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

**Site** – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

**Surface Movement (Ys)** – Design movement (mm) at the surface of a reactive site caused by moisture changes.

## **Disclaimer**

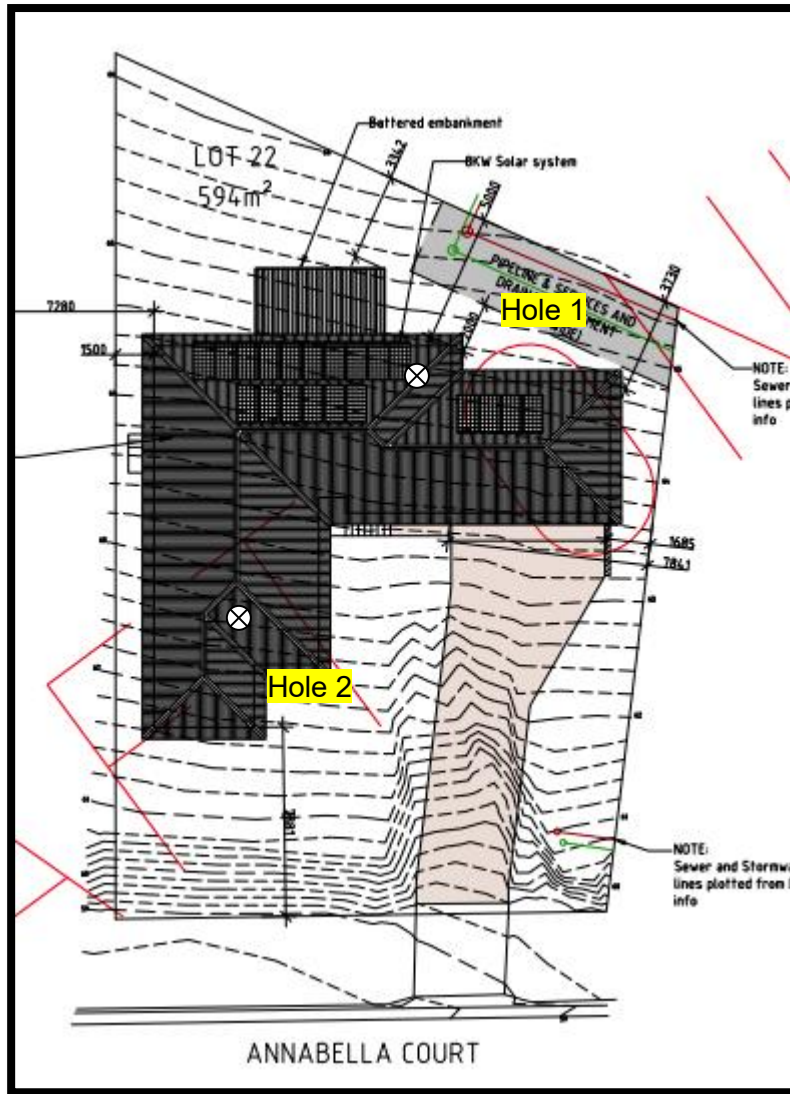
This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by a third party.

**Site Plan**



## APPENDIX 1 - DCP Results Table

Dynamic Cone Penetration (DCP) Conversion to Californian Bearing Ratio  
(ref: Australian Standard AS 1289.6.3.2 - 1997)

DCP Location BH2

Depth (mm)	DCP (Blows/100mm)	DCP (mm/Blow)	DCP Resistance (mPa)	Allowable Bearing Capacity (kPa)	CBR (Rounded Up)
0-100	5	20.0	1.6	174	10
100-200	12	8.3	3.8	417	27
200-300	13	7.7	4.1	451	30
300-400	15	6.7	4.7	521	35
400-500	11	9.1	3.4	382	25
500-600	6	16.7	1.9	208	13
600-700	3	33.3	0.9	104	6
700-800	2	50.0	0.6	69	4
800-900	3	33.3	0.9	104	6
900-1000	4	25.0	1.3	139	8
1000-1100	5	20.0	1.6	174	10
1100-1200	4	25.0	1.3	139	8
1200-1300	5	20.0	1.6	174	10
1300-1400	11	9.1	3.4	382	25
1400-1500	20	5.0	6.3	694	48

**Appendix 2 – Site Photos**



# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To:  Owner /Agent  
 Address  
  Suburb/postcode

## Qualified person details:

Qualified person:   
Address:  Phone No:   
  Fax No:   
Licence No:  Email address:

Qualifications and Insurance details:  (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise:  (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

## Details of work:

Address:  Lot No:   
  Certificate of title No:

The assessable item related to this certificate:  (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:  (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

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:	The attached soil report for the address detailed above in 'details of work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

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

Site Classification consistent with AS2870-2011.
--

*Scope and/or Limitations*

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.
---

**I, John-Paul Cumming certify the matters described in this certificate.**

Qualified person:	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
		J12948	16/04/2026



# **BUSHFIRE ASSESSMENT REPORT**

For D.D. Datoc  
Proposed Dwelling  
2 Annabella Court  
Geilston Bay, 7015



Prepared by Gary Williams  
Accreditation No BFP-109 (Category 2)  
Scope of Work 1, 2 & 3A  
1<sup>st</sup> May 2026 Our Ref: 798T&B

---

## **G J WILLIAMS DRAFTING SERVICE**

ABN 87 756 789 831

**ARCHITECTURAL - HOME DESIGN. PLANS. APPROVALS.**

**SURVEY & GENERAL DRAFTING,  
BUSHFIRE RISK ASSESSMENTS**

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Mobile: 0428 396 159

Email: [gjwdrafting@outlook.com.au](mailto:gjwdrafting@outlook.com.au)

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- 2. Introduction
- 3. Proposal
- 4. Site Description
- 5. Bushfire Attack Level Assessment
- 6. Required Bushfire Protection Measures
  - 6.1 Construction Requirements
  - 6.2 Property Access
  - 6.3 Firefighting Water Supply
  - 6.4 Hazard Management Area
- 7. Additional recommendations
- 8. Disclaimer

- Appendix A. Draft Building Plans
- Appendix B. Aerial Photograph
- Appendix C. Bushfire Hazard Management Plan
- Appendix D. Certificate of Title
- Appendix E. Photos

VERSION CONTROL			
VERSION	DATE	AUTHOR	DESCRIPTION
1.0	1/5/2026	GJW	For issue

## 1.Executive Summary

This report has been prepared to assess any Bushfire risks associated with a proposed dwelling at 2 Annabella Court, Geilston Bay, and to provide measures to achieve an acceptable residual risk for the building. (Refer Appendix A)

The development is on a vacant 594m<sup>2</sup> residential block. (Refer Appendix B & D)

The proposed building works are in a Bushfire-prone Area as defined by the Director's Determination – Bushfire Hazard Areas version 1.2 (Director's Determination) and the Building Regulations. The site is also covered by the Bushfire-prone Areas overlay of the Tasmanian Planning Scheme.

The assessment is:

**BAL-12.5 for all elevations.**

**This assessment is based on creating and maintaining a Hazard Management Area over the entire allotment.** (Refer Appendix C)

A water supply for firefighting purposes is provided by three water hydrants within the specified distance to comply with the Director's Determination. (Refer Appendix B).

Vehicular Access to a water supply for firefighting is compliant with the Director's Determination. (Refer Appendix B)

## 2.Introduction

Owner: D.D. Datoc. (as per Certificate of Title)

This report has been prepared to provide an assessment of any bushfire risk issues associated with a proposed dwelling at 2 Annabella Court, Geilston Bay.

Review of LIST shows the proposal as being within a Bushfire-prone Area on the Tasmanian Planning Scheme Codes overlay. Therefore, as defined by Code C13.0 of the Scheme, the Building Regulations, and the Director's Determination, the proposed building works are within a Bushfire-prone Area. A site inspection was conducted on the 8<sup>th</sup> of April 2026.

## 3. Proposal

The proposal is for the construction of a 4 bedroom single storey Dwelling with an attached carport on the eastern side under the main room. There is also to be a small verandah on the north side. The preliminary building plans show the building to be constructed of a combination of masonry veneer and Scyon Linea cladding, a Colorbond roof and, other than the carport, an enclosed raised timber floor. (Refer Appendix A)

## 4. Site Description

The property is the land contained within **Certificates of Title Volume 177848 Folio 10 (PID-9302885)** which describes the land as being **Lot 10 (594m<sup>2</sup>) on Sealed Plan**

**177848** in the **City of Clarence** and is zoned **General Residential** under the **Clarence Local Provisions Schedule**. (Refer to Appendix D)

The property sits within a recent subdivision with dwellings already constructed on many of the lots. The subject title is still vacant and other than low cropped grasses and scattered reeds, is void of vegetation. It has a southerly aspect of 10 to 11 degrees. The lot fronts onto the northern side of the Annabella Court, being a fully constructed sealed no-through road ending in a cul-de-sac some 70m past the allotment and sits around 35m west of the intersection with Napier Street.

There is a reticulated TasWater supply available to the land.

#### **5. Bushfire Attack Level Assessment. (Refer to Appendix B & Appendix E for Photographs)**

The BAL has been determined by using the simplified procedure described in Clause 2.2 (Method 1) of AS 3959:2018.

As per Table 2.1 AS 3959:2018 the relevant Fire Danger Index (FDI) for Tasmania is noted as 50 & thus Table 2.6 AS 3959:2018 applies for determining the Bushfire Attack Levels (BALs).

The vegetation has been classified as per AS 3959:2018 Table 2.3 and Figures 2.4 (A)-(H) The assessed vegetation is that out to the 100m offset.

Slopes are measured perpendicular to the house walls.

The majority of the lots within this assessed area fit the description of low threat vegetation as described by Tasmania Fire Service Bushfire Prone Areas Advisory Notes No. 01-2014 v3, (BHAN) being Zoned General Residential & less than 1,500m<sup>2</sup> in area.

Up to the North is low threat vegetation (BHAN) to the 47m offset. From there is Grassland vegetation to around the 72m offset and then regenerated shrubland to out past the 100m offset.

Down to the South is the non-vegetated area of Annabella Court and then generally maintained lots (including lots fitting BHAN) to an area of Woodland/Grassland at around the 70m+ offset. This vegetation is on a downslope of >5 to 10 degrees leveling off to >0 to 5 degrees and mostly maintained ground below native trees.

Across to the East on level ground is urban development to the 100m offset.

Across to the West on level ground is urban development to the 78m offset. From there is a vast expanse of Woodland vegetation on an upslope to well past the 100m offset.

A Bushfire Hazard Assessment Report was prepared for this subdivision but most likely no longer valid as being older than 6 years (as per the Director's Determination). This assessment has been prepared specifically for this proposed development.

TABLE TO DETERMINE THE BAL				
DIST (m) MEASURED FROM CLOSEST POINT OF THE BUILDING (WALL or DECK) TO THE CLASSIFIED BUSHFIRE-PRONE VEGETATION.			SLOPE UNDER VEG'n	BAL (PER TABLE 2.6 AS 3959:2018)
NORTH	EXCLUSION 2.2.3.2(f)# *	0 to 47	UP	LOW
	GRASSLAND	47 to 72	UP	12.5
	SHRUBLAND	72 to 100+	UP	12.5
SOUTH	EXCLUSION 2.2.3.2(e)(f)# *	0 to 70	DN>5°to10°	LOW
	WOODLAND	72 to 100+	DN>5°to10°	12.5
EAST	EXCLUSION 2.2.3.2(e)(f)# *	0 to 100+	LEVEL	LOW
WEST	EXCLUSION 2.2.3.2(e)(f)# *	0 to 78	LEVEL	LOW
	WOODLAND	78 to 100+	UP	12.5

# EXCLUSIONS PER cl. 2.2.3.2 AS 3959:2018 (a) to (f)

\* LOW THREAT VEGETATION PER BUSHFIRE PRONE AREAS ADVISORY NOTE No. 01-2014

From Table 2.6 AS 3959:2018, and the above, the BAL for the building works is:  
**BAL-12.5 for all Elevations**

**This assessment is based on creating and maintaining a Hazard Management Area over the entire allotment.** (Refer Appendix C)

## 6. Required Bushfire Protection Measures.

All works are to comply with Division 2 of the Director's Determination-Bushfire Hazard Areas v1.2 (2024) available at [www.cbos.tas.gov.au](http://www.cbos.tas.gov.au) (Resources and tools>Building and trades forms, publications and reports>Building in Hazardous Areas Determinations)

### 6.1 Construction Requirements

(Director's Determination- cl.2.3.1))

The building works are to be compliant with the construction requirements of AS 3959:2018 for BAL-12.5 and the Director's Determination, or higher.

AS 3959:2018 - "Construction of buildings in bushfire-prone areas" provides for construction requirements for buildings.

Sections 3 and 5 provide for BAL-12.5

### 6.2 Property Access.

(Director's Determination – cl.2.3.2 Table 2)

Vehicular Access to a water supply for firefighting is compliant with the Director's Determination. (Refer Appendix B)

### 6.3 Firefighting Water Supply

(Director's Determination- cl.2.3.3 & Table 3A)

A water supply for firefighting purposes is provided by existing hydrants within the Director's Determination specified distance. (Refer Appendix B).

A clear pathway for a hose lay from the water access point to all parts of the buildings to be protected should be maintained at all times.

#### **6.4 Hazard Management Area**

(Director's Determination- cl.2.3.4 & Table 4)

A Hazard Management Area (HMA) is to be created & maintained all year round, for the life of the buildings over the entire allotment.

Refer to Guide to Hazard Management Areas attached. (Refer Appendix C)

Some common maintenance includes:

- remove selected small trees to create clumps separated by open areas, rather than continuous strips of vegetation,
- prune shrubs & lower branches of trees to a height of at least 2m to separate the ground from any tree canopy
- minimize fine fuels at ground level (mow, slash & rake) Lawns should be maintained to a height of less than 100mm.
- remove any trees likely to fall or drop debris on the building (NB permits may be required)
- regular cleaning of roof gutters.

The creation of the HMA and maintenance is the responsibility of the developer and the owner at the time.

All works must be verified as compliant by the Building Surveyor prior to occupancy.

#### **7. Additional recommendations.**

It is highly recommended that consideration is given to preparing a "My Bushfire Plan" in accordance with Tasmania Fire Service guidelines available at [www.fire.tas.gov.au](http://www.fire.tas.gov.au) (Publications>Bushfire safety>TFS Bushfire Safety Guide) or ph 1800 000 699.

Building construction to a higher BAL is always encouraged.

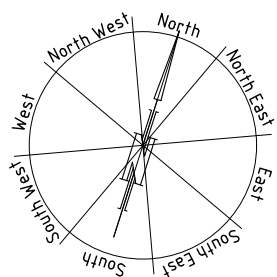
#### **8.Disclaimer**

This report deals solely with the potential bushfire risk. All other assessments, statutory or otherwise, are outside the scope of this report. All commentary within this report is to be interpreted in relation to the bushfire risk/mitigation only.

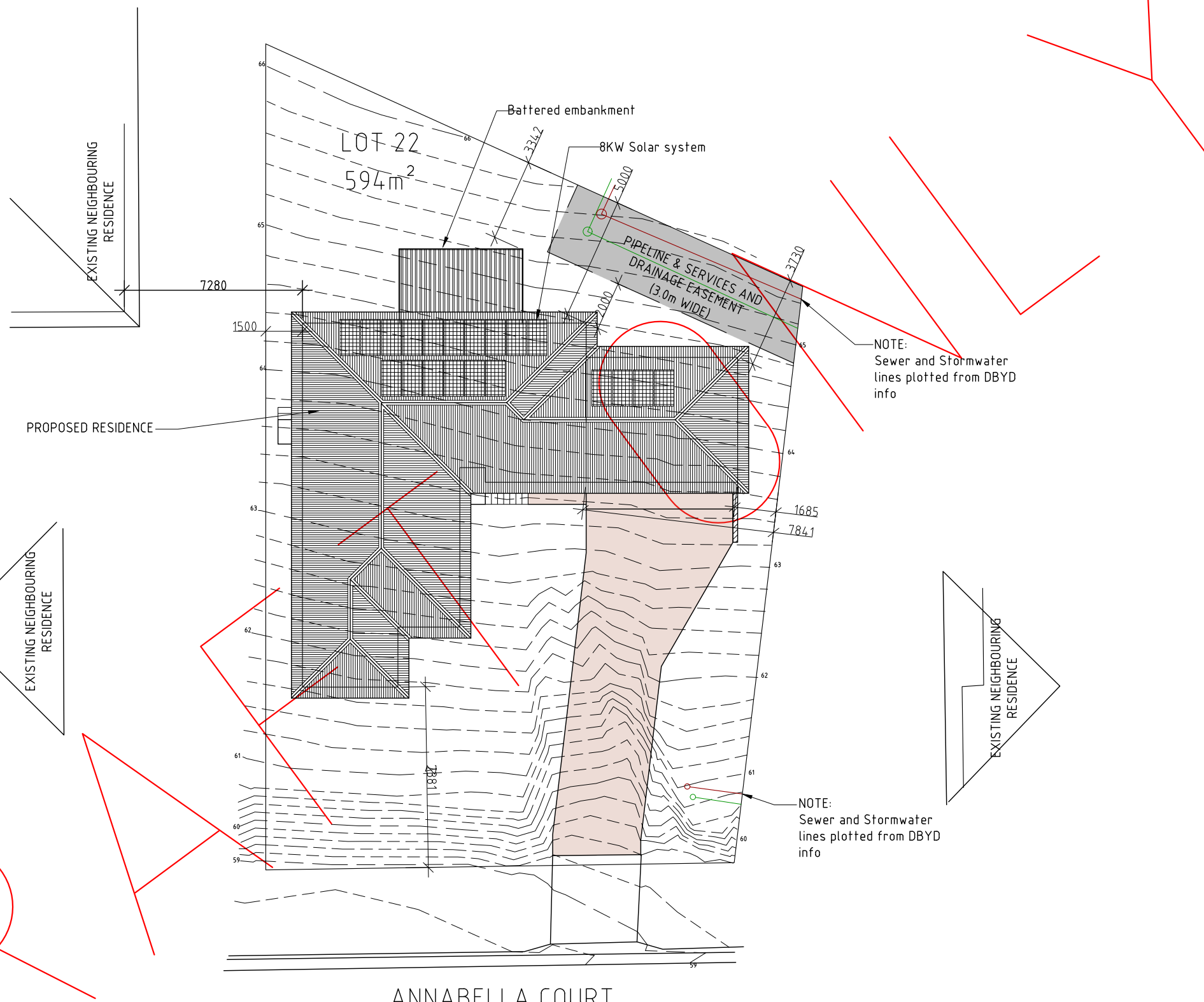
This report is based on the status of the vegetation and other criteria at the time the site inspection was undertaken and cannot be relied upon for any future or altered development. The impact of future development and vegetation growth has not been considered.

This report and recommendations are an attempt to reduce the potential damage or loss caused by a bushfire as per legislation and regulations current at this time. No responsibility can be accepted for any such damage or loss.

As per AS 3959, it should be noted that the acceptable standards against which this has been assessed cannot guarantee to prevent damage or loss from a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature & behavior of fire & extreme weather conditions.

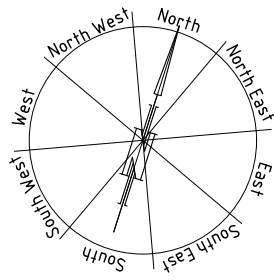


Zoning:  
Clarence Local Provisions Schedule  
General Residential  
Codes:  
Airport obstacle limitation area  
Priority vegetation area  
Bushfire prone area

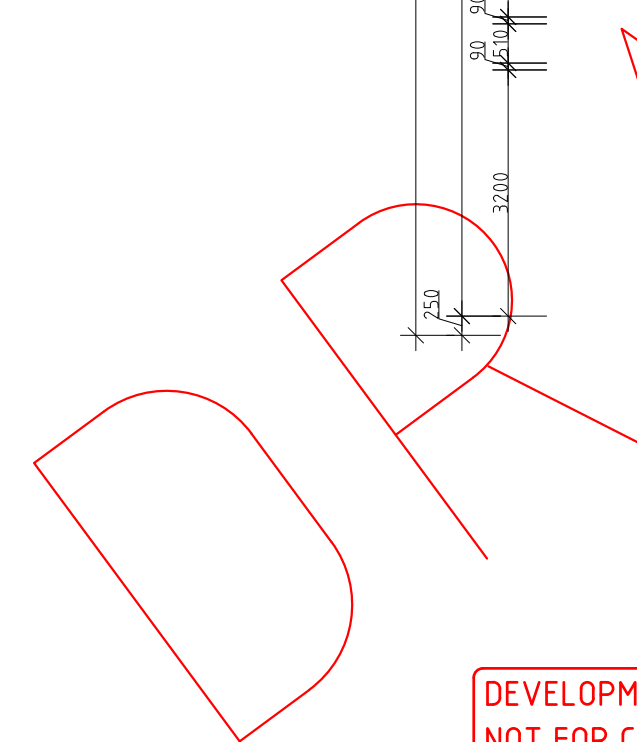
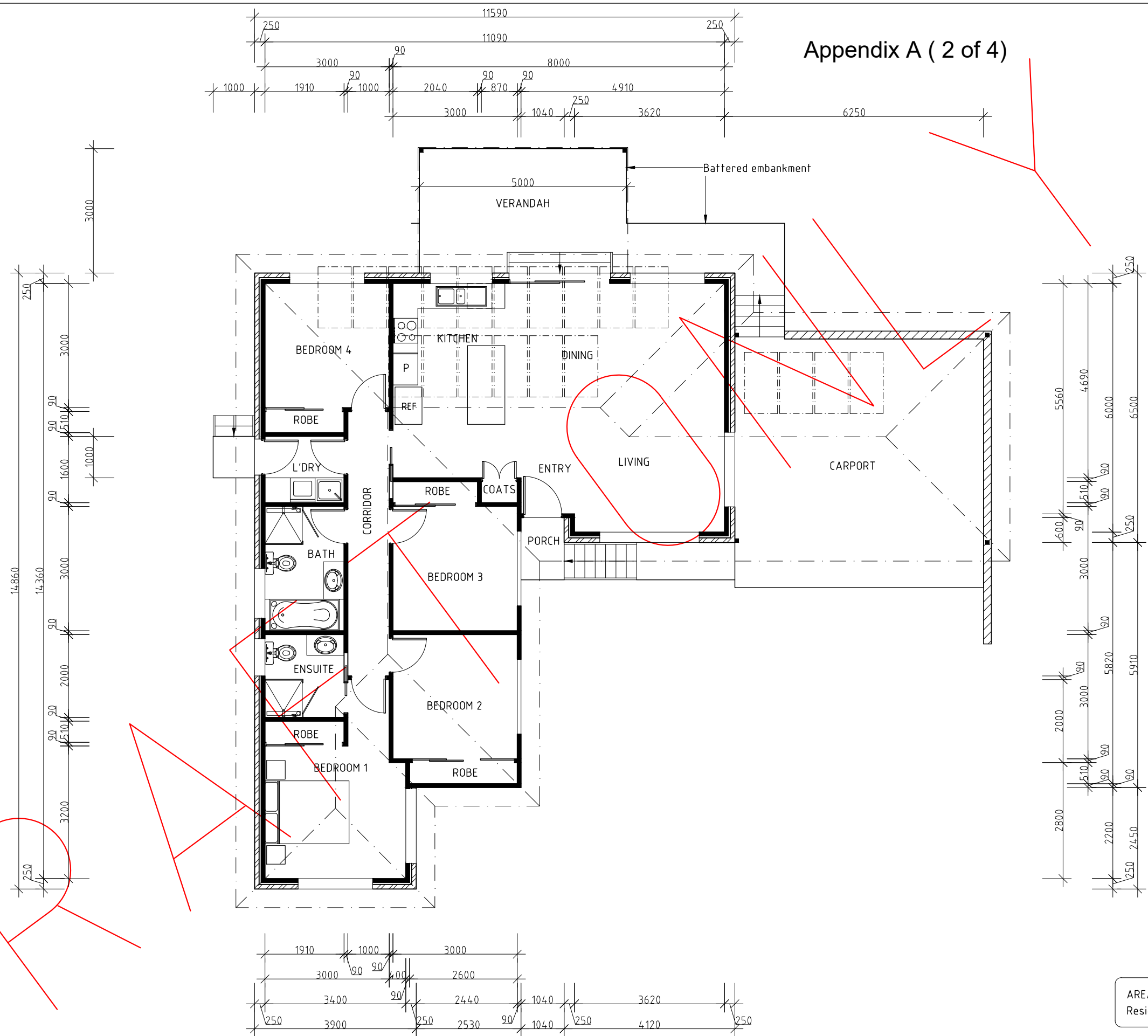


**DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION**

PROPOSED RESIDENCE FOR TAYLOR & BEESON BUILDING AT 2 ANNABELLA COURT, GIELSTON BAY	SITE PLAN	DATE 01/04/2026	DRAWN BY K. MATTHEWS email: qtilley7@biopond.com phone ph 0400 671 582
	SCALE 1:200 0 2000 4000	AMENDED	DRAWING NO. 00 OF 00



Appendix A ( 2 of 4)



**DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION**

AREAS  
Residence: 122.26m<sup>2</sup>

PROPOSED RESIDENCE FOR  
TAYLOR & BEESON BUILDING AT  
2 ANNABELLA COURT, GIELSTON BAY

PLAN

DATE  
01/04/2026

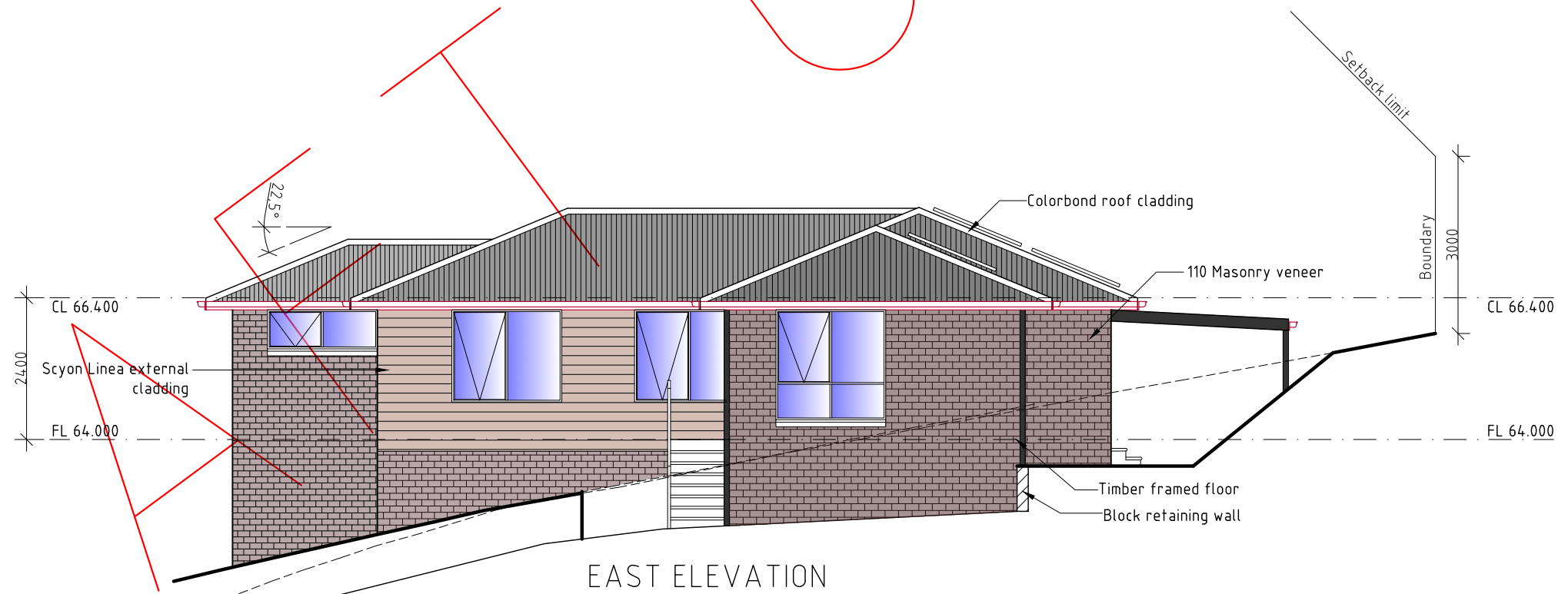
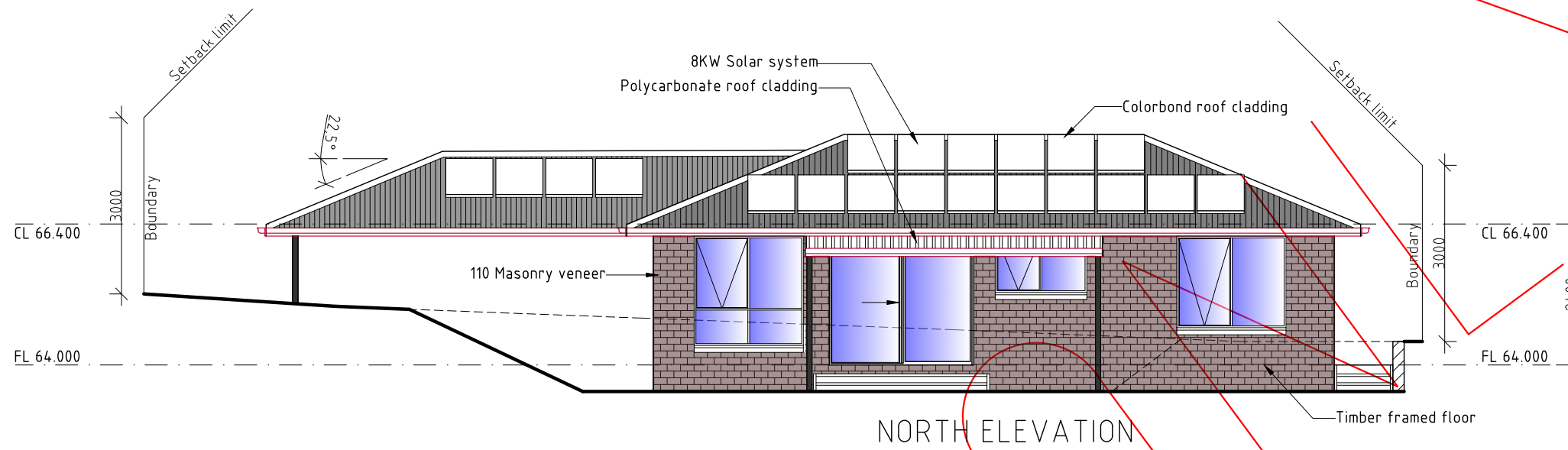
DRAWN BY K. MATTHEWS  
email: kttilley7@biopond.com  
phone ph 0400 671 582

SCALE 1:100  
0 1000 2000

AMENDED

DRAWING NO.  
00 OF 00

Certified: G. Tilley Accreditation No. CC620H  
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**DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION**

PROPOSED RESIDENCE FOR  
TAYLOR & BEESON BUILDING AT  
2 ANNABELLA COURT, GIELSTON BAY

ELEVATIONS

SCALE 1:100  
0 1000 2000

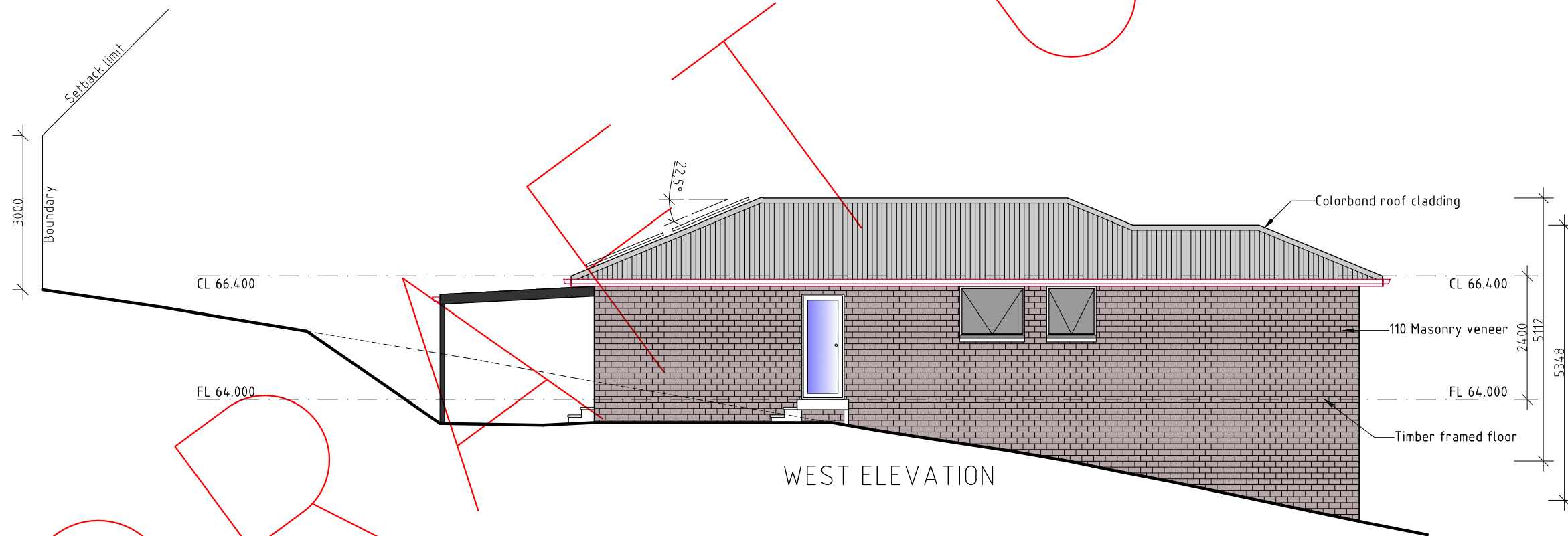
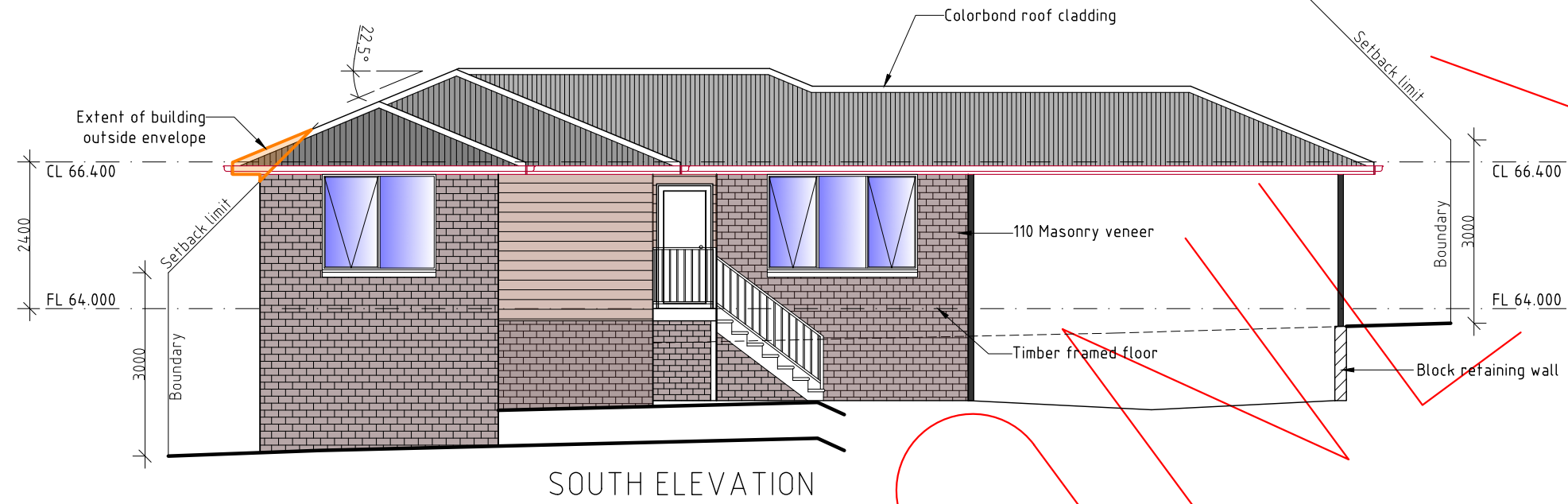
AMENDED

DATE  
01/04/2026

DRAWING NO.  
00 OF 00

DRAWN BY K. MATTHEWS  
email: kttilley7@biopond.com  
phone ph 0400 671 582

Certified: G. Tilley Accreditation No. CC620H  
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**DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION**

PROPOSED RESIDENCE FOR  
TAYLOR & BEESON BUILDING AT  
2 ANNABELLA COURT, GIELSTON BAY

ELEVATIONS

SCALE 1:100  
0 1000 2000

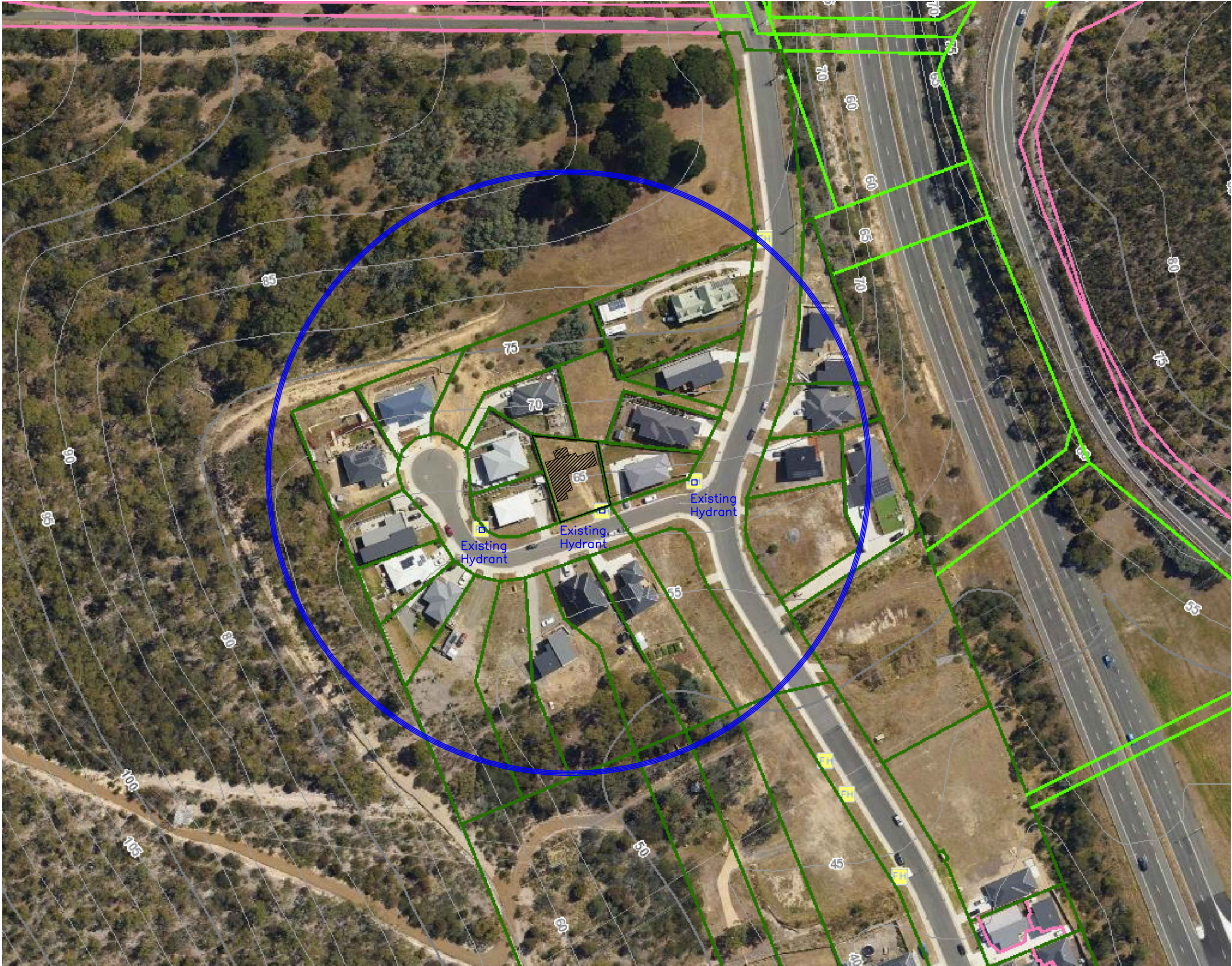
AMENDED

DATE  
01/04/2026

DRAWING NO.  
00 OF 00

DRAWN BY K. MATTHEWS  
email: qtilley7@biopond.com  
phone ph 0400 671 582

Certified: G. Tilley Accreditation No. CC620H  
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100m Offset Assessed Area

BAL-12.5

CONSTRUCTION REQUIREMENTS

TO COMPLY WITH THE PROVISIONS OF THE DIRECTOR'S DETERMINATION - "BUSHFIRE HAZARD AREAS". (D.D.) (AVAILABLE AT www.justice.tas.gov.au)

A CLASS 1 or CLASS 10a BUILDING or DECK ASSOCIATED WITH A CLASS 1 BUILDING THAT IS WITHIN 6m OF A HABITABLE BUILDING or ANOTHER CLASS 10a THAT IS WITHIN 6m OF A HABITABLE BUILDING ARE TO BE DESIGNED & CONSTRUCTED PER cl.2.3.1 OF THE D.D. TO COMPLY WITH THE DEEMED-TO-SATISFY PROVISIONS.

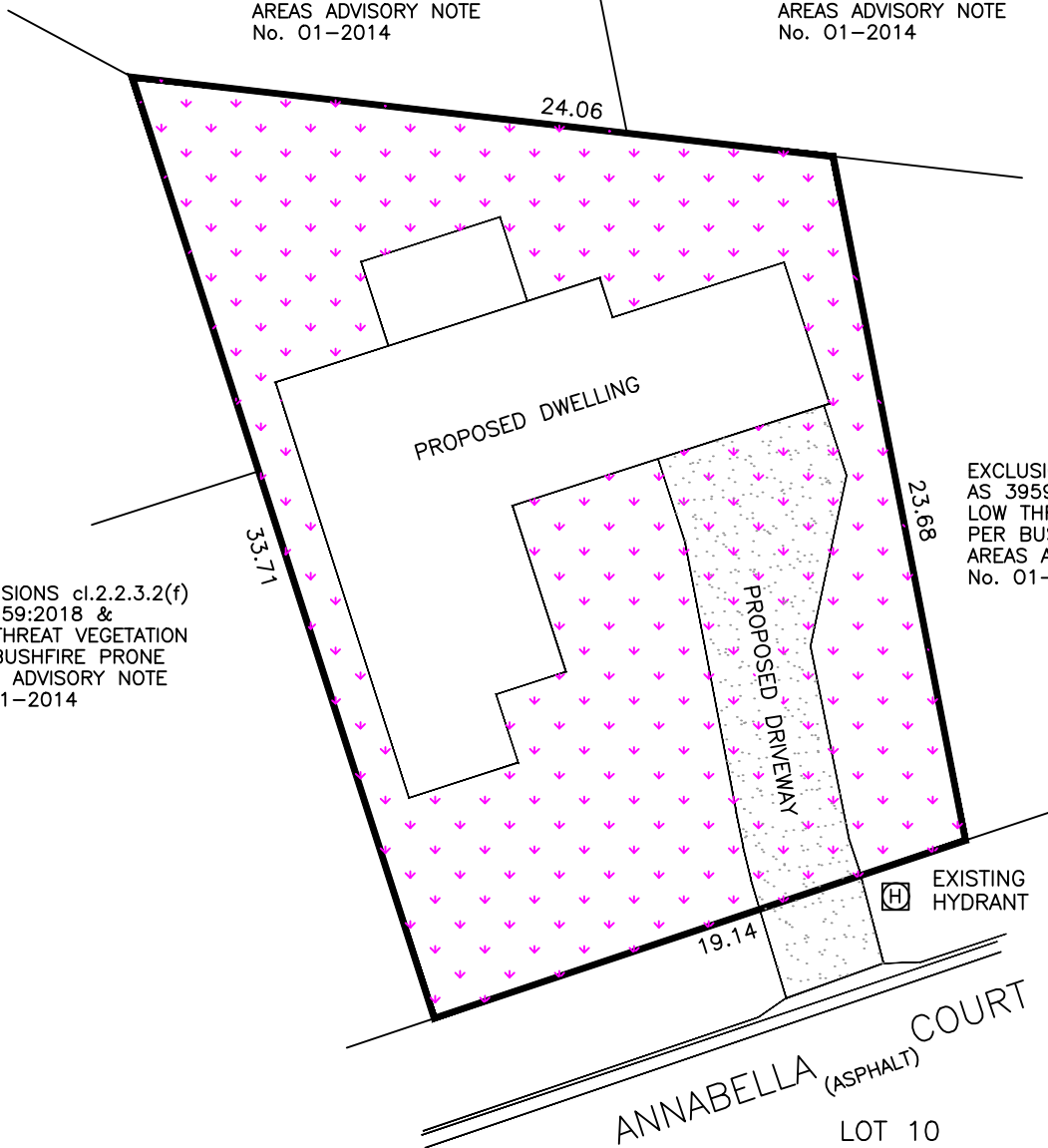
SECn 3 & 5 AS 3959:2018 PROVIDES FOR BAL-12.5. HIGHER LEVELS OF CONSTRUCTION ARE ENCOURAGED.

EXCLUSIONS cl.2.2.3.2(f) AS 3959:2018 & LOW THREAT VEGETATION PER BUSHFIRE PRONE AREAS ADVISORY NOTE No. 01-2014

LOW THREAT VEGETATION PER BUSHFIRE PRONE AREAS ADVISORY NOTE No. 01-2014

EXCLUSIONS cl.2.2.3.2(f) AS 3959:2018 & LOW THREAT VEGETATION PER BUSHFIRE PRONE AREAS ADVISORY NOTE No. 01-2014

EXCLUSIONS cl.2.2.3.2(f) AS 3959:2018 & LOW THREAT VEGETATION PER BUSHFIRE PRONE AREAS ADVISORY NOTE No. 01-2014



HAZARD MANAGEMENT AREA (OVER THE ENTIRE LOT)

(REFER TO GUIDE TO HAZARD MANAGEMENT AREA WITHIN REPORT)

THIS AREA TO BE CREATED & MAINTAINED OVER THE ENTIRE LOT SO THAT IT IS KEPT IN A MINIMAL FUEL CONDITION TO TASMANIA FIRE SERVICE (TFS) REQUIREMENTS AS DESCRIBED IN TFS "Building for Bushfire" (AVAILABLE AT www.fire.tas.gov.au) AND DIRECTOR OF BUILDING CONTROL DETERMINATION-"Bushfire Hazard Areas" (AVAILABLE AT www.justice.tas.gov.au)

EXCLUSIONS cl.2.2.3.2(e)(f) AS 3959:2018 & LOW THREAT VEGETATION PER BUSHFIRE PRONE AREAS ADVISORY NOTE No. 01-2014

LOT 10  
SP177848  
594m<sup>2</sup>  
CT 177848-10  
PID 9302885

BUSHFIRE HAZARD MANAGEMENT PLAN



G. J. WILLIAMS DRAFTING SERVICE

ARCHITECTURAL, SURVEY & GENERAL DRAFTING  
BUILDING DESIGNER & BUSHFIRE HAZARD PRACTITIONER  
Gary Williams - Accreditation No.1110E & BFP-109 CATEGORY 2/SCOPE OF WORK: 1, 2 & 3A

995 PELVERATA RD. PELVERATA. 7150  
MOBILE 0428 396 159

gjwdrafting@outlook.com.au  
ABN: 87 756 789 831

PROPOSED DWELLING  
FOR D.D DATOC  
2 ANNABELLA COURT  
GEILSTON BAY

DRAWING No:  
798T&B-BHMP1  
DATE:  
1 MAY 2026  
SCALE: @A4  
1:250

TO BE READ IN CONJUNCTION WITH THE BUSHFIRE HAZARD ASSESSMENT REPORT BY G.J. WILLIAMS DATED 1st MAY 2026 REF. No.798T&B THIS FORMS AN INTEGRAL PART OF THE BUILDING APPROVAL DOCUMENTATION. ENSURE ALL RELEVANT CONSULTANTS & CONTRACTORS ARE PROVIDED WITH A COPY OF THIS PLAN & SUPPORTING REPORT

## **GUIDE TO HAZARD MANAGEMENT AREA (HMA)**

(THIS IS AN INTEGRAL PART OF THE BUILDING APPROVAL DOCUMENTATION)

As per the Directors Determination – “Bushfire Hazard Areas”, the HMA *“means the area, between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.”*

It is to provide a defensible space for the building from bushfires.

The potential outcome is to reduce the amount of sparks and embers reaching the building, reduce radiant heat and protect from direct flame attack.

The creation and maintenance of a HMA does not necessarily require the total removal of or lack of vegetation.

The HMA may be considered as two zones, being a Building Protection Zone (BPZ) and a Fuel Modified Buffer Zone (FMBZ).

The BPZ is that adjacent to the building that has little or no material available to burn. This can be achieved by non-flammable areas such as paths, driveways and low cropped lawns. It may include dams, vegetable gardens, wastewater treatment system (eg septic tank) effluent disposal areas plus radiant heat shields, ember traps and windbreaks such as masonry/stone walls or non-combustible fences.

Fire hazards such as wood/rubbish heaps and stored fuel should be removed from this area. Regular cleaning of roof gutters is required (installation of no-combustible leaf gutter guards should be considered).

A non-combustible perimeter path around the building should be considered. Avoid planting shrubs against the building walls and decks or near windows and glass doors. Do not use pine bark or other flammable mulches. Avoid high flammability plants and consider low-flammability plants (refer Tasmania Fire Service [www.fire.tas.gov.au](http://www.fire.tas.gov.au) or phone 1800 000 699).

The FMBZ, still being part of the HMA, is an area further out from the building than the BPZ and is such that fine fuels are removed and larger fuels are strategically modified to reduce the intensity of an approaching bushfire. The use of flammable garden mulches should be avoided.

This can potentially be achieved by separation of vegetation, both vertically and horizontally. Clumps of vegetation should be separated by open areas with minimal ground litter and fine fuels, rather than a continuous wall.

Trees should be such that there are areas of separation between the crowns. Retaining established trees can trap embers and reduce wind speed. Also create vertical separation by removing fine fuels between the ground and the tree canopy to at least 2 metres by pruning lower branches and shrubs and minimise ground litter.

Trees with smooth bark are less likely to catch fire and allow the fire to travel up the trunk to the canopy.

Consideration should be given to the removal or modification of trees that are likely to fall or drop debris on the building. (Permits may be required. Check with the local authority before proceeding). The FMBZ can include low cropped grass and cultivated areas such as orchard, vineyards etc. Lawns should be maintained to a height less than 100mm.

The slope of the land of the HMA (being the BPZ and FMBZ) has a bearing on its design and layout as fire tends to travel faster up slopes.

Consideration should also be given to the location of Class 10 buildings (non-habitable buildings such as sheds, detached garages and carports etc). These need to be positioned at an absolute minimum of 6 m from the habitable building unless built to the same assessed Bushfire Attack Level (BAL) construction requirements as that of the habitable building as prescribed in AS 3959. The HMA/BPZ may need to be extended accordingly.

The HMA should be created and maintained all year round for the life of the development. This is the responsibility of the developer/owner at the time.

Further information may be obtained from Tasmania Fire Service (TFS) at [www.fire.tas.gov.au](http://www.fire.tas.gov.au) or ph 1800 000 699.

SEARCH OF TORRENS TITLE

VOLUME 177848	FOLIO 10
EDITION 3	DATE OF ISSUE 04-May-2024

SEARCH DATE : 01-Apr-2026

SEARCH TIME : 11.35 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 10 on Sealed Plan [177848](#)

Derivation : Part of 2560 Acres Gtd. to Thomas George Gregson

Prior CT [177684/200](#)

SCHEDULE 1

[M802054](#) TRANSFER to DINNO DILBERTHE DATOC Registered  
21-Feb-2020 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP177848](#) EASEMENTS in Schedule of Easements

[SP177848](#) COVENANTS in Schedule of Easements

[SP177848](#) FENCING PROVISION in Schedule of Easements

[SP146499](#), [SP172070](#) & [SP177684](#) COVENANTS in Schedule of  
Easements

[SP143464](#), [SP146499](#) & [SP177684](#) FENCING PROVISION in Schedule of  
Easements

[SP146499](#) WATER SUPPLY RESTRICTION

[SP146499](#) SEWERAGE AND/OR DRAINAGE RESTRICTION

[SP143464](#) COUNCIL NOTIFICATION under Section 83(5) of the Local  
Government (Building and Miscellaneous Provisions)  
Act 1993.

[A18221](#) FENCING CONDITION in Transfer

[B780825](#) FENCING PROVISION in Transfer

[D59169](#) AGREEMENT pursuant to Section 71 of the Land Use  
Planning and Approvals Act 1993 Registered  
15-June-2012 at noon

[E65078](#) AGREEMENT pursuant to Section 71 of the Land Use  
Planning and Approvals Act 1993 Registered  
04-Nov-2016 at noon

[E69603](#) AGREEMENT pursuant to Section 71 of the Land Use  
Planning and Approvals Act 1993 Registered  
04-Nov-2016 at noon

[E188656](#) AGREEMENT pursuant to Section 78 of the Land Use  
Planning and Approvals Act 1993 Registered

02-Sept-2019 at noon

E376247 MORTGAGE to National Australia Bank Limited  
Registered 04-May-2024 at 12.01 pm

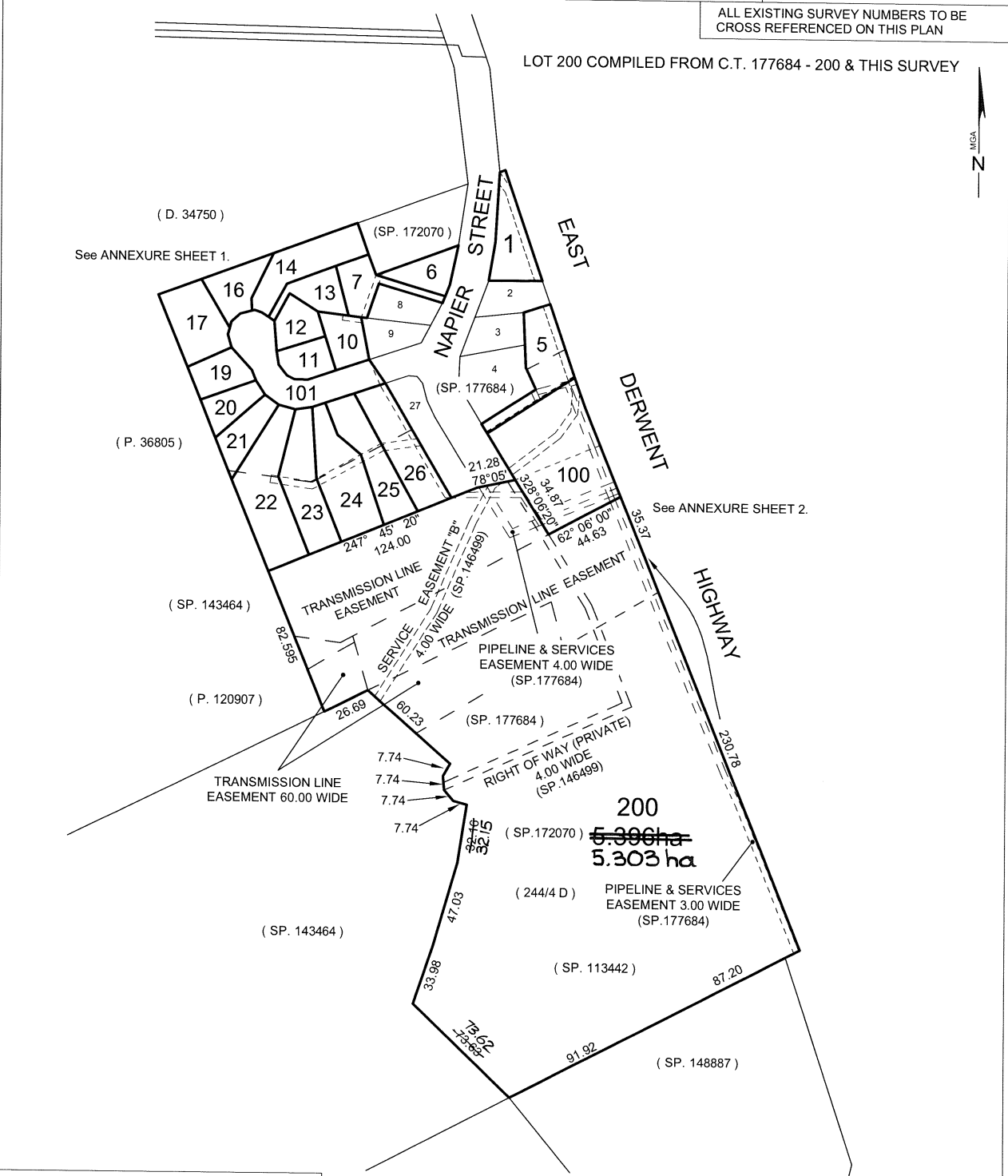
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: REDLANDS TRADING PTY. LTD.	<b>PLAN OF SURVEY</b>	REGISTERED NUMBER <b>SP177848</b>
FOLIO REFERENCE: C.T. 177684 - 200, C.T. 177684 - 5'		
GRANTEE: PART OF 2560 ACRES GRANTED TO GEORGE GREGSON	LOCATION: <b>CITY OF CLARENCE</b>	APPROVED EFFECTIVE FROM <b>20 NOV 2019</b>
SCALE 1: 2000 LENGTHS IN METRES		<i>N. D. Leary</i> Recorder of Titles

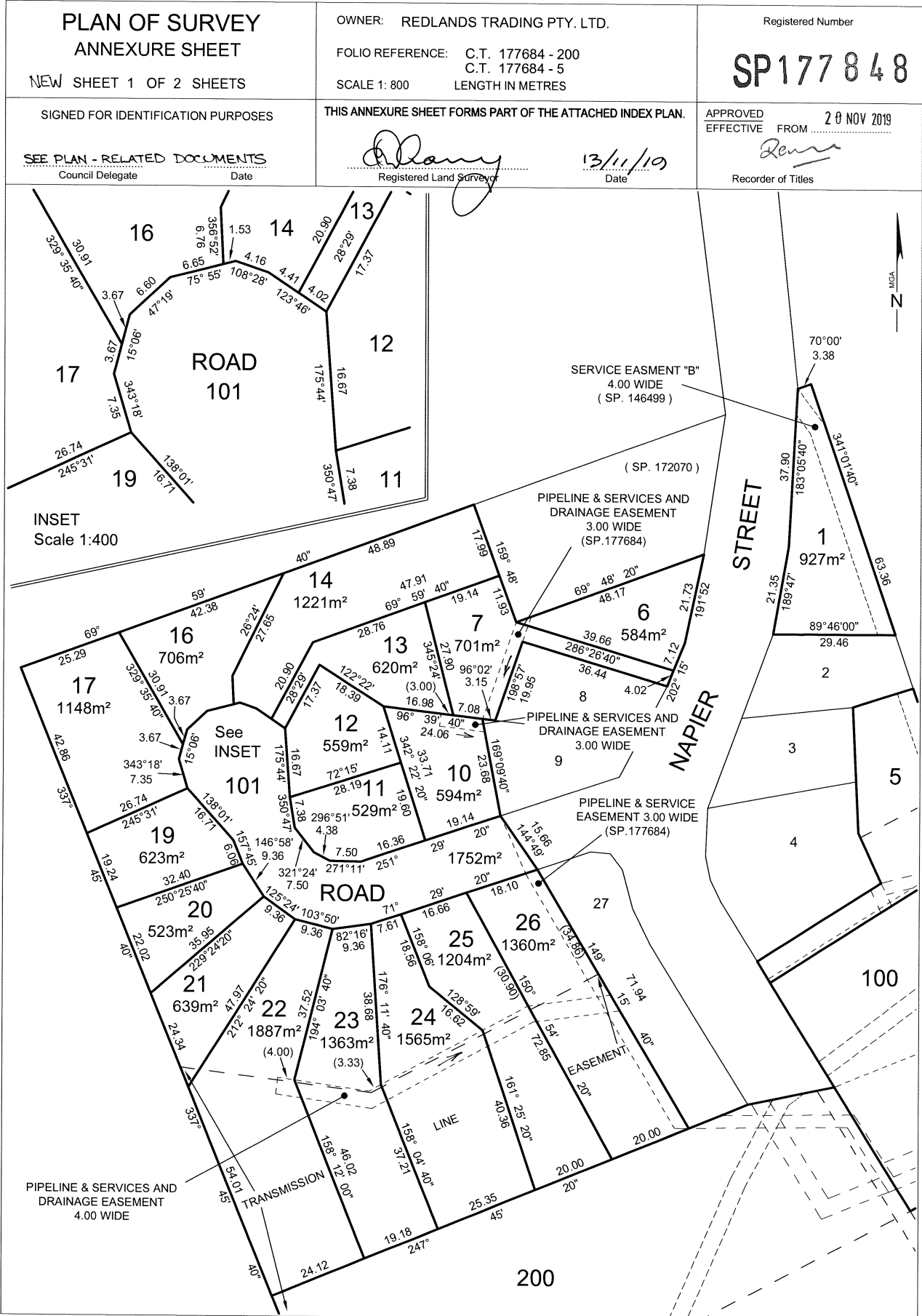
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 200 COMPILED FROM C.T. 177684 - 200 & THIS SURVEY

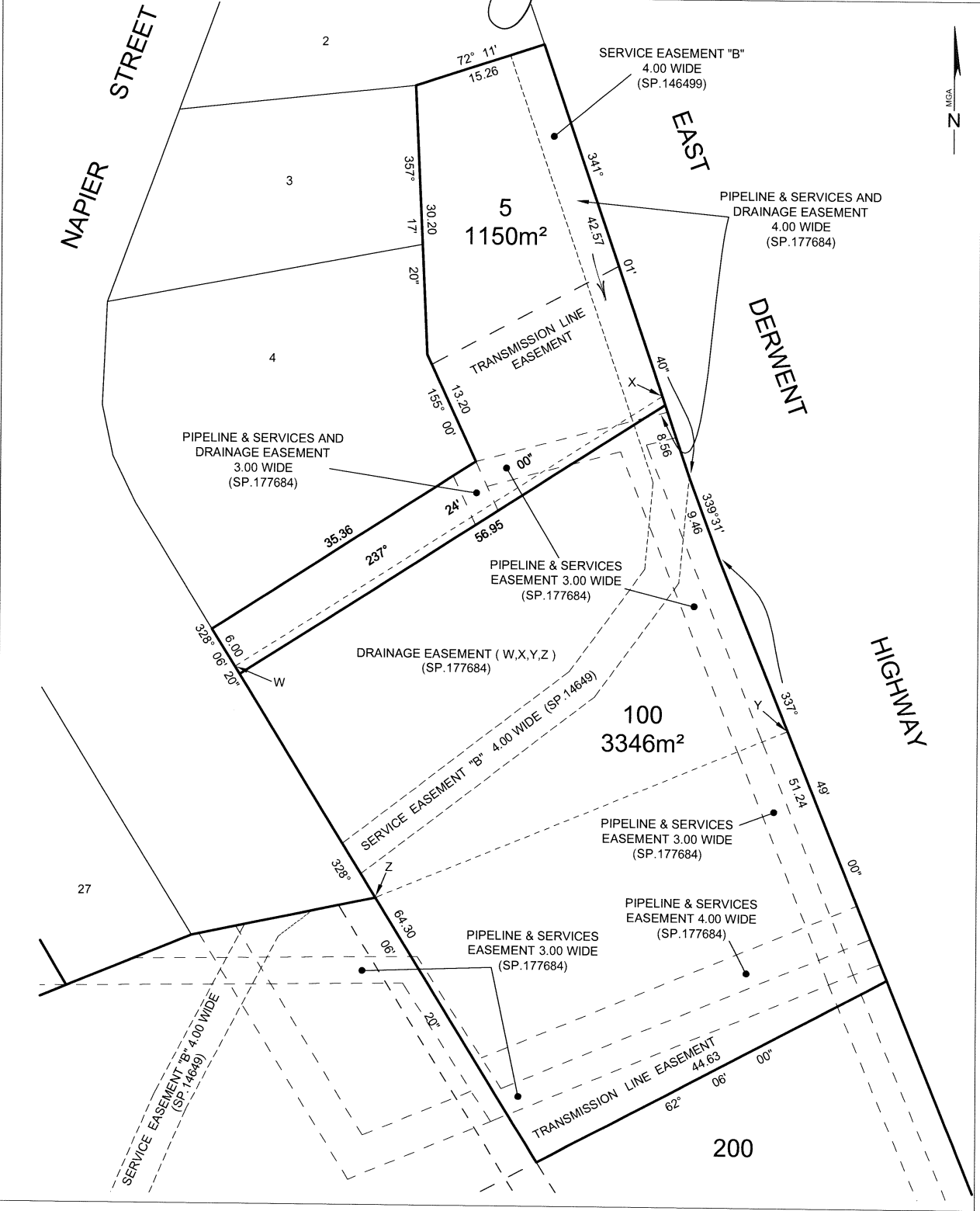


*N. D. Leary* 2/9/19  
Registered Land Surveyor Date

*C. Shea* 11.11.2019  
Council Delegate Date



<p><b>PLAN OF SURVEY</b> <b>ANNEXURE SHEET</b></p> <p>NEW SHEET 2 OF 2 SHEETS</p>	<p>OWNER: REDLANDS TRADING PTY. LTD.</p> <p>FOLIO REFERENCE: C.T. 177684 - 200 C.T. 177684 - 5</p> <p>SCALE 1: 400 LENGTH IN METRES</p>	<p>Registered Number</p> <p><b>SP177 8 4 8</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p>SEE PLAN-RELATED DOCUMENTS</p> <p>Council Delegate _____ Date _____</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>[Signature]</i> 13/11/19 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 20 NOV 2019</p> <p><i>[Signature]</i> Recorder of Titles</p>



<p><b>SCHEDULE OF EASEMENTS</b></p> <p><b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS &amp; MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>Registered Number</p> <p style="font-size: 2em; font-weight: bold;">SP 177848</p>
---	--

EASEMENTS AND PROFITS

PAGE 1 OF 6 PAGES

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

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

~~**EXISTING EASEMENTS CARRIED FORWARD FROM CERTIFICATE OF TITLE VOLUME 177684 FOLIO 200**~~

Lots 5, 21, 22, 23, 24, 25, 26, 100 and 200 on the Plan are subject to a Transmission Line Easement (as defined in Section 2 of the Hydro Electric Act 1944 and more fully set forth in Folios of the Register Volume 113442 Folio 15, Volume 120907 Folio 1 and Volume 143464 Folio 1) acquired by the Hydro Electric Commission over such parts of the Transmission Line Easement 60.00 Wide and Transmission Line Easements shown on the Plan as pass through Lots 5, 21, 22, 23, 24, 25, 26, 100 and 200 on the Plan.

Lots 1, 5, 100 and 200 on the Plan are subject to a Service Easement (as hereinafter defined) over the Service Easement "B" 4.00 wide shown on the Plan within such lots (appurtenant to the land in Certificate of Title Volume 146499 Folio 2).

Lot 200 on the Plan is subject to a Right of Carriageway (appurtenant to the land comprised in Certificate of Title Volume 146499 Folio 2) over the Right of Way (Private) 4.00 wide shown on the Plan within such lot.

Lots 5 and 100 on the Plan (the "Lot") are SUBJECT TO a **PIPELINE AND SERVICES EASEMENT** in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assignors ("TasWater") over those parts of the land marked PIPELINE & SERVICES AND DRAINAGE EASEMENT 4.00m WIDE shown passing through Lots 5 and 100 on the Plan ("the Easement Land").

Lots 100 and 200 on the Plan (the "Lot") are SUBJECT TO a **PIPELINE AND SERVICES EASEMENT** in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assignors ("TasWater") over the land marked PIPELINE & SERVICES EASEMENT 4.00 WIDE shown passing through Lots 100 and 200 on the Plan ("the Easement Land").

Lots 5 and 100 on the Plan are SUBJECT TO a **RIGHT OF DRAINAGE** in gross in favour of the Clarence City Council over those parts of the land marked PIPELINE & SERVICES AND DRAINAGE EASEMENT 4.00m WIDE shown passing through Lots 5 and 100 on the Plan.

Lots 5 and 100 on the Plan are SUBJECT TO a **RIGHT OF DRAINAGE** in gross in favour of the Clarence City Council over the DRAINAGE RESERVE marked WXYZ on Lots 5 and 100 on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: REDLANDS TRADING PTY LTD</p> <p>FOLIO REF: VOL. 177684 FOL. 200</p> <p>SOLICITOR &amp; REFERENCE: MURDOCH CLARKE (1603435)</p>	<p>PLAN SEALED BY: CLARENCE CITY COUNCIL</p> <p>DATE: 11 November 2019</p> <p>SD-2010/84 REF NO.</p> <p style="text-align: right;">C. O'hea Council Delegate</p>
<p><b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP 177848</b></p>
<p>SUBDIVIDER: REDLANDS TRADING PTY LTD FOLIO REFERENCE: VOLUME: 177684 FOLIO 200</p>	

**EXISTING COVENANTS CARRIED FORWARD FROM CERTIFICATE OF TITLE VOLUME 177684  
FOLIO 200**

The owner of each Lot on the Plan covenants with the Vendors (Redlands Trading Pty Ltd) and with the owner for the time being of each Lot on the Plan to the intent that the burden of this Covenant may run with and bind with the Covenantors Lots and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every parts of the said Lots to observe the following stipulation:

- 1 Not to construct or permit to be constructed or permit or cause to be permitted or to allow access from any Lot to the East Derwent Highway.

**NEW EASEMENTS CREATED**

W6 5

Lots 6, 7 and 10 on the Plan are SUBJECT TO a **RIGHT OF DRAINAGE** in gross in favour of the Clarence City Council over those parts of the land marked PIPELINE & SERVICES AND DRAINAGE EASEMENT 3.00m WIDE shown passing through those lots on the Plan.

Lots 22, 23, 24, 25 and 26 on the Plan are SUBJECT TO a **RIGHT OF DRAINAGE** in gross in favour of the Clarence City Council over those parts of the land marked PIPELINE & SERVICES AND DRAINAGE EASEMENT 4.00m WIDE shown passing through those lots on the Plan.

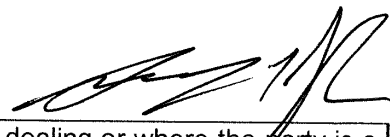
Lot 5, 6, 7 and 10 on the Plan (the "Lot") are SUBJECT TO a **PIPELINE AND SERVICES EASEMENT** in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assignors ("TasWater") over those parts of the land marked PIPELINE & SERVICES AND DRAINAGE EASEMENT 3.00m WIDE shown passing through those lots on the Plan ("the Easement Land").

Lot 5, 26, 100, 101 and 200 on the Plan (the "Lot") are SUBJECT TO a **PIPELINE AND SERVICES EASEMENT** in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assignors ("TasWater") over those parts of the land marked PIPELINE & SERVICES AND DRAINAGE EASEMENT 3.00 WIDE shown passing through those lots on the Plan ("the Easement Land").

Lots 22, 23, 24, 25 and 26 on the Plan (the "Lot") are SUBJECT TO a **PIPELINE AND SERVICES EASEMENT** in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assignors ("TasWater") over those parts of the land marked PIPELINE & SERVICES AND DRAINAGE EASEMENT 4.00m WIDE shown passing through those lots on the Plan ("the Easement Land").

**FENCING PROVISION**

In respect of each Lot shown on the Plan the Vendor, Redlands Trading Pty Ltd, shall not be required to fence.



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<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP 177848</b></p>
<p>SUBDIVIDER: REDLANDS TRADING PTY LTD FOLIO REFERENCE: VOLUME: 177684 FOLIO 200</p>	

**DEFINITIONS**

**Service Easement means:**

- (a) a right of drainage;
- (b) a right to pass sewage and waste products;
- (c) a pipeline easement which is the right for the owner for the time being of such lot at all times to enter upon such easement with or without workers, surveyors and others to pay pipes, valves, and fittings and such ancillary items as may be necessary within such easement for the purpose of conveying water to such lot and to inspect, cleanse, repair, replace or renew such pipes, valves and fittings and ancillary items doing as little damage as possible to the land;
- (d) a right for the said owner for the time being of such lot at all times to enter upon such easement with or without workers, agents and contractors of any provider of telecommunications and to install telecommunication cables leading to such lot together with such ancillary items as may be necessary (including poles, towers, cross-members, insulators, conductors and other apparatus either above or below the ground and to inspect cleanse, repair, replace or renew such cables and all ancillary items doing as little damage as possible to the land;
- (e) a right for the said owner for the time being of such lots at all times to enter upon such easement with or without workers, agents and contractors of any company, business, authority or instrumentality which may supply gas to such lot to lay pipes, valves and fittings and such ancillary items as may be necessary within such easement for the purpose of conveying gas to such lot and to inspect, cleanse, repair, replace or renew such pipes, valves and fittings and all ancillary items doing as little damage as possible to the land; and
- (f) a right for the said owner for the time being of such lot at all times to enter upon such easement with or without workers, agents and contractors of any provider of electrical power and to erect, construct, place inspect, alter, repair, renew, maintain and use in, upon, over, along and below the land of such easement for the purposes of conveying electrical power to such lot such cables, wires and such ancillary items as may be necessary (including poles, towers, cross-members, insulators, conductors and other apparatus) doing as little damage as possible to the land.

**PIPELINE AND SERVICES EASEMENT** is defined as follows:-

THE FULL RIGHT AND LIBERTY for the Transferee at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;

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<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 4 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP 177848</b></p>
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- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
  - (1) without doing unnecessary damage to the Easement Land; and
  - (2) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
  - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
  - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
  - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
  - (d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
  - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or

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<b>ANNEXURE TO                  SCHEDULE OF EASEMENTS</b> PAGE 5 OF 6 PAGES	Registered Number <b>SP 177848</b>
SUBDIVIDER: REDLANDS TRADING PTY LTD FOLIO REFERENCE: VOLUME: 177684 FOLIO 200	

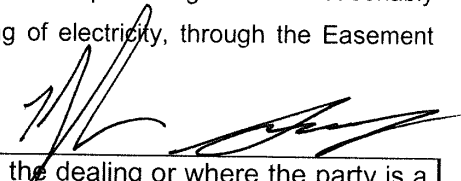
- (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
  - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
  - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
  - (a) reinstate the ground level of the Easement Land; or
  - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
  - (c) replace any thing that supported, protected or covered the Infrastructure.

**Interpretation:**

“Infrastructure” means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

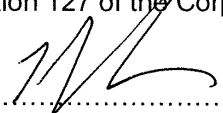
- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) any thing reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.


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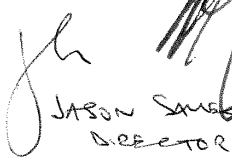
<b>ANNEXURE TO                  SCHEDULE OF EASEMENTS</b> PAGE 6 OF 6 PAGES	Registered Number <b>SP 177848</b>
SUBDIVIDER: REDLANDS TRADING PTY LTD FOLIO REFERENCE: VOLUME: 177684 FOLIO 200	


Executed by **REDLANDS TRADING PTY LTD (ACN 122 571 028)** )  
 by authority of its Directors in accordance with )  
 Section 127 of the Corporations Act: )

  
 .....  
 Timothy Henry Jenkins  
 Director

  
 .....  
 Susan Jenkins  
 Secretary

Executed on behalf of )  
**BUTLER McINTYRE INVESTMENTS LIMITED** )  
 as Mortgagee pursuant to )  
 Mortgage registered number E76460 )

  
 JASON SANG  
 DIRECTOR

  
 Phillip Kember  
 Director

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Looking North over the subject title from Annabella Court



Grassland vegetation to the North at 47m offset



Shrubland up to the Northwest at 70m+



Firebreak up to the Northwest



Looking South



Vegetation down to the south at 75m



Vegetation down to the south at 75m



Looking East



Woodland to the West at 78m



Looking West



# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To:  Owner /Agent  
 Address  
 Suburb/postcode

Form **55**

## Qualified person details:

Qualified person:   
Address:  Phone No:   
  Fax No:   
Licence No:  Email address:

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

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

## Details of work:

Address:  Lot No:   
  Certificate of title No:   
The assessable item related to this certificate:  *(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:  *(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 Assessment Report by Gary Williams dated 1<sup>st</sup> May 2026  
Bushfire Hazard Management Plan by G.J. Williams Drafting Service dated 1<sup>st</sup> May 2026

Relevant calculations:

AS 3959:2018 – Method 1 BAL Assessment

References:

Building Regulations 2016,  
AS 3959:2018 Construction of Buildings in Bushfire-prone Areas,  
Director's Determination – Bushfire Hazard Areas & National Construction Code H7D4.  
Bushfire Prone Areas Advisory Notes No. 01-2014 v3

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

The proposed building work – if designed & constructed in accordance with the Bushfire Hazard Management Plan referred to in this certificate, will comply with the acceptable Deemed-to-Satisfy requirements of the Director's Determination – Bushfire Hazard Areas v1.2

The applicable Bushfire Attack Level (BAL) determined using AS 3959:2018 for design & construction is – **BAL-12.5**

*Scope and/or Limitations*

1. The scope of this certification is limited to compliance with the requirements of the Director's Determination-Bushfire Hazard Areas v1.2.
2. The effectiveness of the measures prescribed in the bushfire hazard management plan and supporting report are dependant of their correct implementation and maintenance for the life of the development.
3. No guarantee can be provided that the building work will survive every bushfire event.  
The assessment only deals with the potential bushfire risk. All other assessments, statutory or otherwise are outside the scope of this evaluation.

The assessment is relevant at the time it was undertaken and cannot be relied upon for future development.

Impacts of land rezoning, future development & vegetation growth have not been considered.

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

Qualified person: Signed:  Certificate No: **798T&B-BHMP** Date: **1/5/2026**