Eden Street
Riverside Tasmania 7250
Telephone: (03) 6323 9300
Facsimile: (03) 6323 9349

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY		
	Application Number	PA2025239
	Assess No:	A5460
	PID No:	9423620

Applicant Name:	**RADIAN SURVEYING**					
Applicant Contact Name						
Postal Address:						
Contact Phone:	**Home**		**Work**		**Mobile**	
Email Address:						

Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements ✓
2. A completed application form including a detailed description of the proposal ✓
3. A complete plan set: ☐
   - a) **Floor plans** ☐
   - b) **Elevations** (from all orientations/sides and showing natural ground level and finished surface level) ☐
   - c) **Site Plan** showing: ✓

- Orientation
- All title boundaries
- Location of buildings and structure (both existing and proposed)
- Setbacks from all boundaries
- Native vegetation to be removed
- Onsite services, connections and drainage details (including sewer, water and stormwater)
- Cut and/or Fill
- Car parking and access details (including construction material of all trafficable areas)
- Fence details
- Contours

4. Other:

If submitting plans in over the counter please ensure they are A3.
All plans must be to scale.

WEST TAMAR COUNCIL

Application Number: «Application_Number»

APPLICANT DETAILS

Applicant Name:	**RADIAN SURVEYING**

Note: *Full name(s) of person(s) or company making the application and postal address for correspondence.*

LAND DETAILS

Owner/Authority Name: *(as per certificate of title)*	**COREY ASHER JOHNSTON & MIKAYLA ELIZABETH BENNETT**

Location / Address:	2 NOBELIUS DRIVE, LEGANA 7277
Title Reference:	5007/61
Zone(s):	**10.0 LOW DENSITY RESIDENTIAL**

Existing Development/Use:	RESIDENTIAL

Existing Developed Area:	1.291ha

Are any of the components in this Application seeking retrospective approval? **E.g. Use and/or development that has commenced without a Planning Permit.**	**YES** ☐ ✓ **NO**
(If yes please specify the relevant components):	

DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: ☐	Visitor Accommodation: ☐	Commercial: ☐	Other: ☐
	Description of Use:			

Development Type:	Building work: ☐	Demolition: ☐	✓ Subdivision:	Other: ☐
	Description of development: Subdivide land into 2 lots. Refer to attached report for details.			

New or Additional Area:	7775m2 (lot 1), 5135m2 (lot 2)	
Estimated construction cost of the proposed development:		
Building Materials:	Wall Type:	Colour:
	Roof Type:	Colour:

VISITOR ACCOMMODATION ❑N/A

Gross Floor Area to be used per lot:		**Number of Bedrooms to be used:**	
Number of Carparking Spaces:		**Maximum Number of Visitors at a time:**	

SUBDIVISION ❑N/A

✓ Subdivision creating additional lots ☐

Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :	1	**Number of Lots (proposed) :**	2
Description:	A new boundary is proposed south of the existing house, creating an additional vacant lot.		
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
1.			
2.			
3.			

COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE ❑N/A

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	

Existing Car Parking:	
Proposed Car Parking:	

Number of Employees: ***(Existing)***	
Number of Employees: ***(Proposed)***	

Type of Machinery installed:	
Details of trade waste and method of disposal:	

WEST TAMAR COUNCIL

Application Number: «Application_Number»

APPLICANT DECLARATION

Owner: *As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,*

Name (print)	*Signed*	*Date*

Applicant: *(if not the owner)* *As the applicant, I declare that I have notified the owner of my intention to make this application* and that *the information contained in this application is a true and accurate representation of the proposal,*

SAM BUCKNELL		**31/07/2025**
Name (print)	*Signed*	*Date*

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

Crown Consent *(if required)*

Name (print)	*Signed*	*Date*

Chief Executive Officer *(if required)*

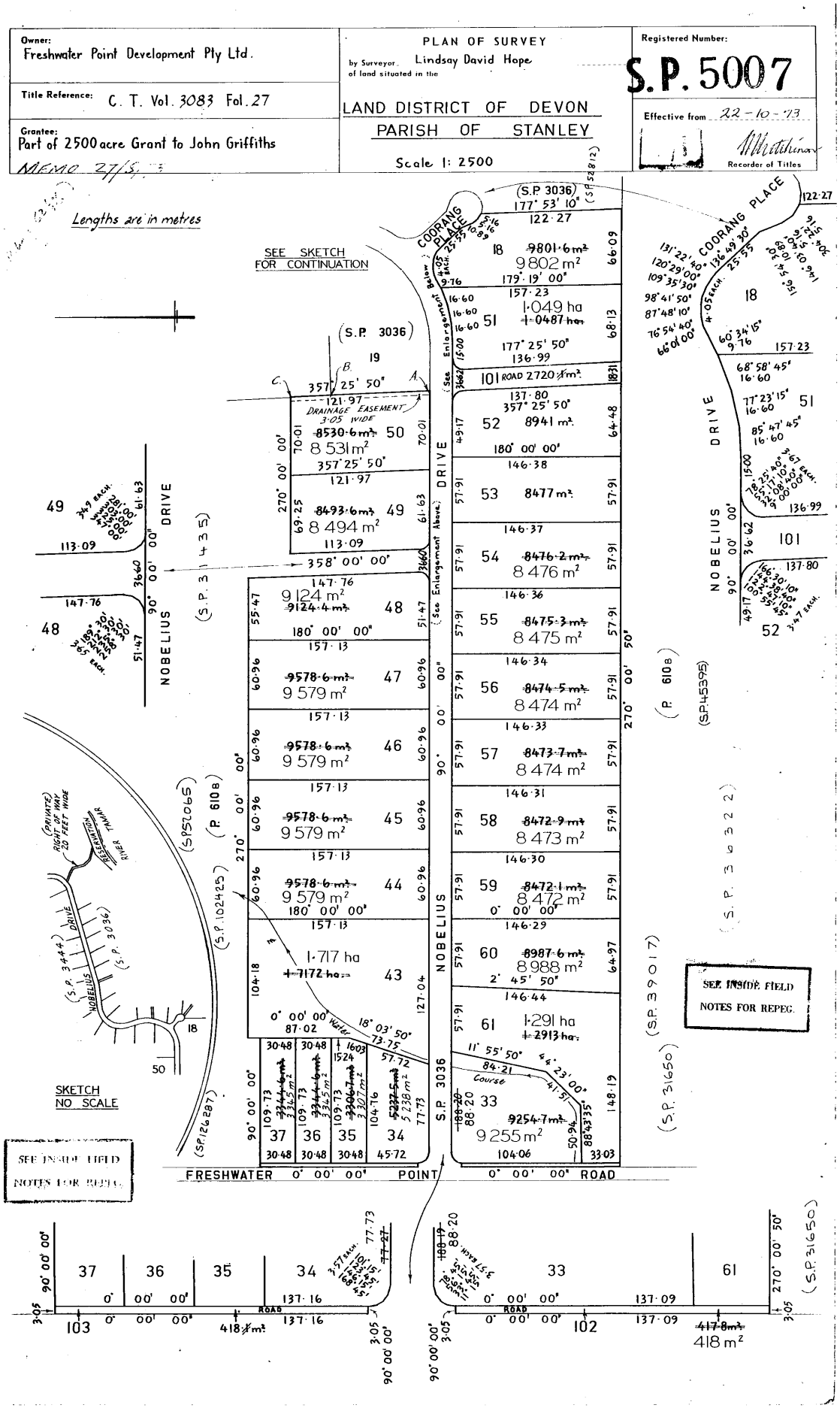
Name (print)	*Signed*	*Date*

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Right of Way Owner:

As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Name (print)	*Signed*	*Date*


Owner:
Freshwater Point Development Pty Ltd.
Title Reference: C. T. Vol. 3083 Fol. 27
Grantee:
Part of 2500 acre Grant to John Griffiths
MEMO 27/5.
PLAN OF SURVEY
by Surveyor Lindsay David Hope
of land situated in the
LAND DISTRICT OF DEVON
PARISH OF STANLEY
Scale 1: 2500
Registered Number:
S.P. 5007
Effective from 22-10-73
Recorder of Titles
Lengths are in metres
SEE SKETCH FOR CONTINUATION
COORANG PLACE
NOBELIUS DRIVE
FRESHWATER POINT
0° 00' 00" ROAD
(S.P. 3036)
(S.P. 45395)
(S.P. 39017)
(S.P. 31650)
(S.P. 102425)
(S.P. 126287)
(S.P. 3444)
(P. 6108)
DRAINAGE EASEMENT 3.05 WIDE
(PRIVATE) RIGHT OF WAY 20 FEET WIDE
RESERVATION TO THE RIVER TAMAR
SEE INSIDE FIELD NOTES FOR REPEG.
SKETCH NO SCALE
ROAD 2720 m²
1.049 ha
1.0487 ha
1.717 ha
1.7172 ha
1.291 ha
1.2913 ha
9802 m²
8941 m²
8477 m²
8476·2 m²
8476 m²
8475·3 m²
8475 m²
8474·5 m²
8474 m²
8473·7 m²
8474 m²
8472·9 m²
8473 m²
8472·1 m²
8472 m²
8987·6 m²
8988 m²
9254·7 m²
9255 m²
8530·6 m²
8531 m²
8493·6 m²
8494 m²
9124·4 m²
9124 m²
9578·6 m²
9579 m²
418·8 m²
418 m²

SEALED

SCHEDULE OF EASEMENTS / PLAN NO. 5007

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

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

THIS COPY SCHEDULE CONSISTS OF 2 PAGE/S

Recorder of Titles 17/10/1978

Stipulation (c) amended by me pursuant to a Request to Amend No. A585186 dated the 11th day of October, 1977 made under Section 481 of the Local Government Act, 1962.

EASEMENTS:

Each Lot is together with a right of carriageway over the right of way (Private) shewn hereon subject however to the liability of the owner for the time being of each Lot to contribute a fair proportion of the cost of maintaining the said right of way and the entrance gates thereto and of keeping the verges thereof clear of long grass and fire hazards PROVIDED HOWEVER that neither Freshwater Point Development Proprietary Limited (herein called "the Vendor") nor the Owner for the time being of Lot 1 on Sealed Plan 3036 shall be liable to contribute any part of such cost. Lot 50 is SUBJECT TO a right of drainage (aapurtenant to Lot 19 on S.P. 3036) over the drainage easement marked AC hereon and is SUBJECT TO a right of drainage (appurtenant to Lot 20 on S.P. 3036) over the drainage easement marked BC hereon.

COVENANTS:

The Owner of each Lot shewn on the plan covenants FIRSTLY with the Vendor Freshwater Point Development Proprietary Limited that the Vendor shall not be required to fence SECONDLY with the Vendor and the Owner for the time being of every other Lot shewn on the plan and with the Owner for the time being of every Lot on Sealed Plan No. 3036 (except Lot 1) and Sealed Plan No. 3444 to the intent that the burden of this covenant may run with and bind the covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the plan and each and every part of the balance of the land comprised in Certificate of Title Volume 3083 Folio 27 and every Lot on Sealed Plan No. 3036 (except Lot 1) and Sealed Plan No. 3444 to observe the following stipulations :-

(a) That there shall not be erected any building on any Lot other than a private dwelling house and the buildings usually appurtenant thereto.

(b) That there shall not be erected on any Lot any dwelling house of a less value than Ten thousand dollars (exclusive of outbuildings) such value to be the actual cost of labour and materials only and any question as to value shall be settled by the Vendor or its authorised agent to whom all necessary vouchers shall be produced.

(c) That there shall not be erected any dwelling house or any outbuildings on any Lot save and except lots 35 and 36 the distance from any part of which shall be less than One hundred feet from the roadway to which -

** Stipulation (c) was amended by me pursuant to Request to Amend B740819 made under Section 103 of the Local Government (Building & Provisions (Miscellaneous)) Act 1993

Recorder of Titles 21-3-1994

the said Lot fronts.** Provided however that this condition shall not preclude the erection of a carport on Lot 37 the distance from any part of which shall not be less than 6.00 metres from the roadway to which Lot 37 fronts.

(d) That any dwelling house erected on any Lot shall not be used for any purpose other than as a private dwelling house and/or for the provision of services of a professional nature.

(e) That there shall not be erected on any Lot or attached to any dwelling house or any outbuilding any advertisement hoarding bill or poster or any similar erection of an unsightly nature.

(f) That there shall not be set up or carried on in or upon any Lot or any part thereof any trade manufacture or business of any kind other than a business for the provision of services of a professional nature.

(g) That there shall not be kept on any Lot any pigs or greyhounds nor shall any Lot be used for the purpose of a poultry farm PROVIDED HOWEVER that this condition shall not preclude the keeping at the rear of the dwelling house a small number of fowls for domestic use.

(h) That there shall not be erected upon any Lot any boundary fence of undressed wooden palings or any other type of fence which in the opinion of the Vendor is of an unsightly nature.

THE COMMON SEAL of FRESHWATER POINT DEVELOPMENT PROPRIETARY LIMITED the Registered Proprietors of the land comprised in Certificate of Title Volume 3083 Folio 27 was hereunto affixed by order of the Board of Directors in the presence of,

FRESHWATER POINT DEVELOPMENT PROPRIETARY LIMITED Common Seal

) Directors.

THE COMMON SEAL of THE EQUITY TRUSTEES COMPANY OF TASMANIA LIMITED as Mortgagee under Memorandum of Mortgage No. A307180 was hereunto affixed by the Board of Directors in the presence of,

) Directors

) Secretary

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

.....

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

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

This is the schedule of easements attached to the plan of 28 lots

.....comprising part of the land in

Certificate of Title Vol. 3083 Fol. 27
(Insert Title Reference)

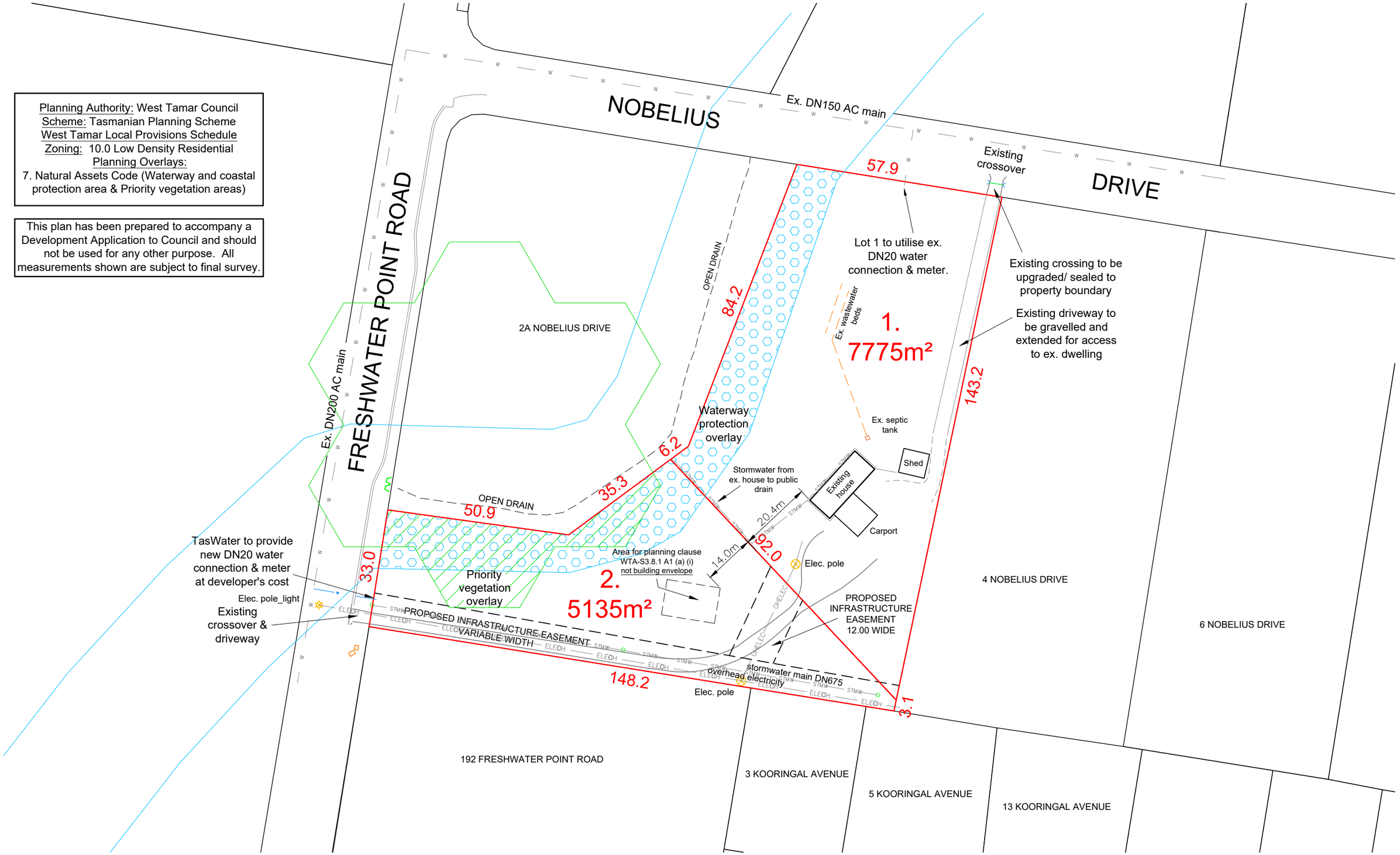
Sealed by Municipality of Beaconsfield on 23rd July 19 73.

20740

.....
Council Clerk/Town Clerk

Planning Authority: West Tamar Council
Scheme: Tasmanian Planning Scheme
West Tamar Local Provisions Schedule
Zoning: 10.0 Low Density Residential
Planning Overlays:
7. Natural Assets Code (Waterway and coastal protection area & Priority vegetation areas)

This plan has been prepared to accompany a Development Application to Council and should not be used for any other purpose. All measurements shown are subject to final survey.



2 LOT SUBDIVISION - PROPOSAL PLAN & CONCEPT SERVICING PLAN
2 NOBELIUS DRIVE, LEGANA
Certificate of Title CT. 5007/61

Job	250406		Sheet 1/1
Drawing	250406_Subdivision.dwg		Revision 1
Scale	1:1000 AT A3		Date 21/08/2025
Drawn	SCB	Checked SCB	

radian surveying pty. ltd.
p. 0407 152 366
e | admin@radiansurveying.com.au
w | radiansurveying.com.au
po box 7529 launceston tas 7250

2 Nobelius Drive, LEGANA

2 – LOT SUBDIVISION

Certificate of title CT. 5007/61

Planning Report – July, 2025

Introduction

It is proposed that a subdivision of the existing property is undertaken to create 2 lots.

The intent of the development is to create a lot around the existing dwelling & outbuildings and to create 1 new vacant lot.

The property is subject to a Planning code overlay for the Natural Assets Code.

Lot 1 will be approx. 7775m^2 in size, and comprises the existing house, shed, and wastewater system. The existing crossover and driveway from Nobelius Drive is to be used for Lot 1.

Lot 2 will be approx. 5135m^2 in size, and is vacant land. Lot 1 incorporates the existing crossover and driveway from Freshwater Point Road.

Planning controls

The Planning Instrument for the site is the Tasmanian Planning Scheme – West Tamar Local Provisions Schedule (‘*the Planning Scheme’).*

The property is currently zoned 10.0 Low Density Residential.

Land Use

The property has an existing residential use and there is no proposed change of use.

Planning Overlays

The land is subject to the general overlay *3.0 Residential Supply and Density Specific Area Plan – Legana North.*

The property is subject to the following planning code overlay:

- 7.0 Natural Assets Code – *Waterway and coastal protection area and Priority Vegetation area.*

- Any works associated with this development – primarily the new water connection for Lot 2 – are relatively minor in nature and not within the code overlay areas (refer to attached plan ***250406_Subdivision***).
- Reference is also made to the letter from Scott Livingston dated 9th July, 2025 further addressing the Code (attached).
- The letter provides statements relating to any impact from the subdivision work and the nature of the mapped overlay areas.

Development Standards

An application for subdivision is to be assessed under the following provisions

- WTA-S3.8 Development Standards for Subdivision (West Tamar Local Provisions Schedule); and
- 10.6 Development Standards for Subdivision (Tasmanian Planning Scheme)

WTA-S3.8 Development Standards for Subdivision

WTA-S3.8.1 Lot design

This clause is in substitution for Low Density Residential Zone-clause 10.6.1 Lot design A1 and P1.

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development within low density residential areas; and (b) is provided with an appropriate level of infrastructure.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision must: (a) have an area not less than 5,000m^2, and: (i) be able to contain a minimum area of 10m x 15mith a gradient not steeper than 1 in 5, clear of: a. all setbacks required by Low Density Residential Zone - clause 10.4.3 Setback A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by Low Density Residential Zone - clause 10.4.3 Setback A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) adequate provision of private open space; (e) adequate provision of drainage; (f) the pattern of existing lots or development existing on established properties in the area; and (g) any constraints to development, and must have an area not less than 5,000m^2
Response: The proposal complies with A1 (a) - *The size of Lot 1 and Lot 2 meet the minimum of 5000m^2.* - *The attached plan demonstrates Lot 2 can contain an area of 15m x 20m per clause A1 (a) (i).* - *The existing building on Lot 1 complies with clause A1 (a) (ii) – setbacks:* *10.4.3 A1 stipulates a frontage setback of not less than 8 metres – The proposal does not alter the existing setback of approx. 73 metres from the shed to Nobelius Drive.* *10.4.3 A2 stipulates a side and rear setback of not less than 5 metres. The proposal is for a new side setback from the dwelling to the new boundary of 20.4 metres.*	

10.6 Development Standards for Subdivision

10.6.1 Lot design

Acceptable Solutions	Performance Criteria
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 20m.	**P2** Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; and (f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.
Response: The proposal complies with A2. The frontage of Lot 1 is 57.9 metres and the frontage of Lot 2 is 33.0 metres.	
A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	**P3** Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; (d) the anticipated nature of vehicles likely to access the site; and (e) the ability for emergency services to access the site.
Response: The proposal complies with A3. Both Lot 1 and Lot 2 have existing vehicular access to the road.	

10.6.2 Roads

Objective:	That the arrangement of new roads within a subdivision provides: (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.
Acceptable Solutions	**Performance Criteria**
A1 The subdivision includes no new roads.	**P1** The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to: (a) any relevant road network plan adopted by council; (b) the existing and proposed road hierarchy; (c) the need for connecting roads and pedestrian paths, to common boundaries with adjoining land, to facilitate future subdivision potential; (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) minimising the travel distance between key destinations such as shops and services and public transport routes; (f) access to public transport; (g) the efficient and safe movement of pedestrians, cyclists and public transport; (h) the need to provide for bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016; (i) the topography of the site; and (j) the future subdivision potential of any balance lots on adjoining or adjacent land.
Response: The proposal complies with A1. No new roads are proposed.	

10.6.3 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must: (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.	**P1** No Performance Criterion.
Response: The proposal complies with A1 (a). Lot 1 will utilise the existing water connection on Nobelius Drive. A new water connection is proposed for Lot 2 as shown on the Plan.	
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	**P2** Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.
	Response: The proposal seeks compliance with P2. Lot 1 will retain the wastewater system for the existing house. Refer to the attached report from Geoton which addresses the suitability of Lot 2 for an on site waste water system. *It is noted that TasWater sewer infrastructure exists at the south-western corner of Lot 2 – however it is not available at the lowest point of the lot and as such the proposal seeks compliance with the performance criteria above.*

A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	**P3** Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.
Response: *Complies – The existing approved development on Lot 1 discharges stormwater runoff into the Council stormwater drainage line adjacent. Lot 2 is capable of connecting to that drainage line and this would be addressed on any future Building Application for Lot 2.*	

Summary

The proposed Development is considered to be appropriate and consistent with the zone purpose, objectives and criteria for subdivision.

Where the proposal seeks to address performance criteria, sufficient justification is provided.

The applicant requests that Council make an assessment the application and provide a permit with conditions as may be necessary.

Samuel C Bucknell
Registered Land Surveyor

Date: 31/07/2025

GEOTON Pty Ltd
Geotechnical Consultants

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

11 July 2025

Reference No. GL25401Ab

Mr Corey Johnston
2 Nobelius Drive
LEGANA TAS 7277

Dear Sir

RE: Preliminary On-site Wastewater Disposal Site Evaluation
2 Nobelius Drive, Legana

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

Should you require clarification of any aspect of this report, please contact Timothy Liew on 03 6326 5001.

For and on behalf of

Geoton Pty Ltd

Tony Barriera

Director – Principal Geotechnical Engineer

Rev No.	Date	Written By	Reviewed By	Description
Ab	11/07/2025	T Liew	T Barriera	Original

1 INTRODUCTION

At the request of Mr Corey Johnstone, Geoton Pty Ltd has carried out a limited scope investigation at the site of a proposed residential subdivision at 2 Nobelius Drive, Legana.

We understand that the proposed subdivision of the property will allocate all existing structures to be contained within Lot 1 with the proposed Lot 2 being the vacant balance.

The purpose of the investigation was to determine if the proposed new Lot 2 can support an on-site wastewater disposal system in accordance with AS/NZS 1547:2012 “On-site domestic-wastewater management” for the purposes of subdivision approval.

It should be noted that this is a preliminary assessment for subdivision approval and that a site-specific assessment for the proposed new Lot 2 will be required by the developers/owners once the actual location and size of residential development is known.

A site plan was provided, prepared by Radian Surveying showing the proposed lot layout (Job No. 250406, dated 25/06/2025).

We understand that proposed Lot 2 is 5,135m² in size.

2 FIELD INVESTIGATION

The field investigation was conducted on 10 July 2025 and involved the drilling of 2 boreholes by 4WD mounted auger rig to the auger refusal or investigated depths of 1.5m to 2.0m.

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

3 SITE CONDITIONS

Proposed Lot 1 is currently developed with an existing dwelling and shed with the area of proposed Lot 2 being currently undeveloped. The existing wastewater disposal area for proposed Lot 1 is fully located within the proposed lot to the north of the dwelling. A small waterway flows along the existing northwestern property boundary. The ground surface within the proposed Lot 2 has a gentle fall towards the north. Vegetation across the site comprises a cover of low grass and several mature trees.

Plate 1: View of site looking to the northeast, 10/07/2025.

The MRT Digital Geological Atlas 1:25,000 Series, indicates that the site is located on Paleogene to Neogene period sediments, with this being generally confirmed by our field investigation.

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

The investigation indicated that the soil profile is relatively uniform across the site. The boreholes generally encountered topsoil comprising sandy silt to depths of 0.1m, overlying gravelly silt to depths of 0.3m and 0.5m, underlain by silty clay to the auger refusal or investigated depths of 1.5m to 2.0m.

Auger refusal in Borehole BH1 was inferred to be on a rock.

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

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

4 EFFLUENT DISPOSAL

4.1 Permeability of Soil and Soil Classification

Based on the general findings of the borehole investigation the soil condition at the site has been classified as follows:

- Texture – Light Clay (Table E1 from AS1547-2012);
- Structure – Moderately Structured (Table E4 from AS/NZS1547-2012); and
- Category – 5 (Table E1 from AS/NZS1547:2012).

For moderately structured Category 5 soils the indicative permeability from AS1547 Table L1 is 0.06-0.12m/day.

- Adopted Permeability – 0.06m/day.

4.2 Disposal and Treatment Method

The soil within the proposed effluent disposal area is assessed as having sufficient depth and clay content to provide an adequate attenuation period for the breakdown of pathogens within the treated effluent.

As the site contains Category 5 soils that have a low permeability and due to the proximity of the nearby waterway, primary treated effluent (eg septic tank and absorption trenches) may not be suitable for disposal within these soils.

Therefore, based on the findings of the investigation and provided the setback distances are adhered to, this site assessment indicates that the proposed Lot 2 will be suitable for the disposal of secondary treated effluent by way of a Secondary Treatment System (STS) and sub-surface irrigation.

4.3 Setbacks

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

- 21.0m from downslope sensitive features such as watercourses, including the waterway in the adjacent property;
- 4.5m from downslope property boundaries;
- 1.5m from cross slope or upslope property boundaries;
- 3.75m from downslope buildings; and
- 3.0m from upslope or cross-slope buildings.

4.4 Example of Minimum System Requirements

About 900m^2 (450m^2 for the effluent disposal area and 450m^2 as a backup [reserve] area) would be required for an STS and sub-surface irrigation system to support a standard 4-bedroom dwelling on reticulated water within the assessed area of the site.

5 CONCLUSIONS

The proposed new Lot 2 will be 5,135m² in size and it is assessed that there will be sufficient available area, including sufficient reserve area, suitable for the disposal of domestic effluent by way of an STS and subsurface irrigation. Primary treated systems may be suitable, subject to a site-specific wastewater design once the size and location of the dwelling is known.

6 REFERENCES

Department of Justice. (2017). *Building Act 2016 Director's Guidelines for On-site Wastewater Management Systems v2.0.* Consumer, Building and Occupational Services.

Standards Australia Limited. (2012). *AS/NZS 1547 On-site Domestic Wastewater Management.* Sydney: SAI Global Limited.

Standards Australia Limited. (2017). *AS 1726: Geotechnical Site Investigation.* Sydney: SAI Global Limited.

Attachments:

Limitations of report

Drawing 1: Locality Plan

Appendix A: Borehole Logs & Explanation Sheets

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Geotechnical Consultants - Limitations of report

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

Project specific criteria

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

Subsurface variations with time

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

Interpretation of factual data

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

Report Recommendations

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

Specific purposes

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

Interpretation by others

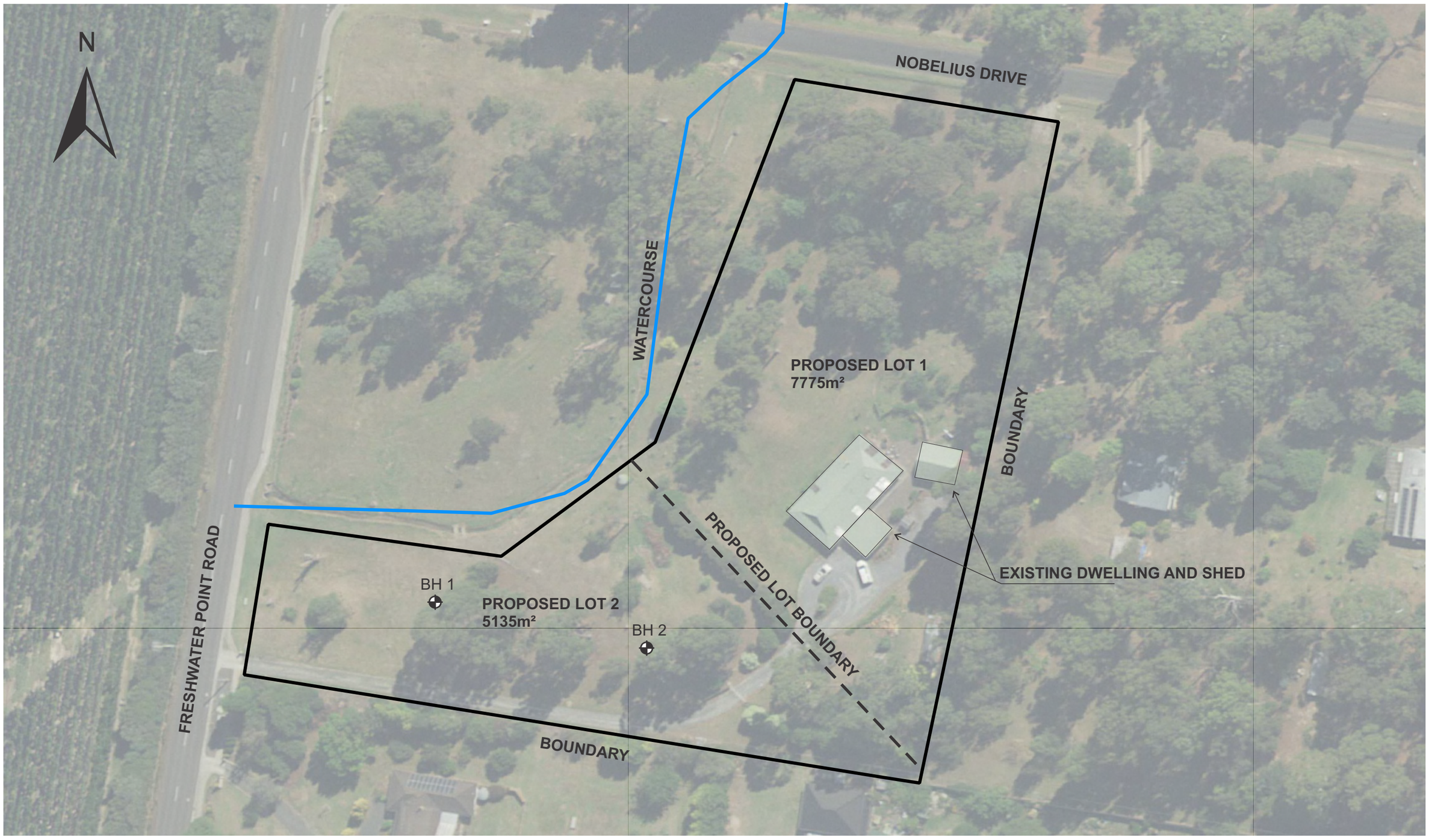
Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

Report integrity

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

Geoenvironmental issues

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



Legend

BH 1 Approximate Borehole Location

Hydrographic Lines

GEOTON Pty Ltd				Client:	COREY JOHNSTON
				Project:	2 NOBELIUS DRIVE LEGANA
Date	11/07/2025	Drawn	TL		
Scale	1 : 800	Approved	TB	Title:	LOCALITY PLAN
Original size	A3	Rev		Project no: GL25401A	Drawing no. 1

Appendix A

Borehole Logs

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ENGINEERING BOREHOLE LOG: BH1

Client : Mr Corey Johnston
Project : Preliminary On-site Wastewater Assessment
Location : 2 Nobelius Drive, Legana

Easting : 504753.18
Northing : 5422561.12
Inclination : N/A
Azimuth :

Sheet : 1 OF 1
Job No : GL25401A
Logged : TL
Logged Date : 10/07/2025
Drill Rig : Honey Badger - 95mm

Method	Drilling	Water	Samples	Testing	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
ADT - 95mm					0.25		ML	TOPSOIL - Sandy SILT - low plasticity, brown,	M	St	
							GM	Gravelly SILT - low plasticity to non plastic, yellow brown, medium to coarse with medium grained sand	M	D	
					0.50		CH	Silty CLAY - high plasticity, yellow brown,	M	H	
					0.75						
					1						
					1.25			**BH1 Refusal at 1.5 m (refusal on rock)**			

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ENGINEERING BOREHOLE LOG: BH2

Client : Mr Corey Johnston
Project : Preliminary On-site Wastewater Assessment
Location : 2 Nobelius Drive, Legana

Easting : 504753.18
Northing : 5422561.12
Inclination : N/A
Azimuth :

Sheet : 1 OF 1
Job No : GL25401A
Logged : TL
Logged Date : 10/07/2025
Drill Rig : Honey Badger - 95mm

Method	Drilling	Water	Samples	Testing	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
ADT - 95mm					0.25		ML	TOPSOIL - Sandy SILT - low plasticity, brown,	M	St	
							GM	Gravelly SILT - low plasticity to non plastic, yellow brown, medium to coarse with medium grained sand	M	D	
					0.50		CH	Silty CLAY - high plasticity, red and grey,	M	H	
					0.75						
					1						
					1.25						
					1.50						
					1.75						
								BH2 Terminated at 2 m			

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Investigation Log Explanation Sheet

METHOD – BOREHOLE

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

* Bit shown by suffix e.g. ADT

METHOD – EXCAVATION

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

SUPPORT

TERM	Description
M	Mud
N	Nil
C	Casing
S	Shoring

PENETRATION

1	2	3	4	
				No resistance ranging to Refusal

WATER

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

NOTES, SAMPLES, TESTS

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

CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

MOISTURE

TERM	Description
D	Dry
M	Moist
W	Wet

CONSISTENCY/DENSITY INDEX

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

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Soil Description Explanation Sheet (1of 2)

DEFINITION

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

CLASSIFICATION SYMBOL AND SOIL NAME

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

PARTICLE SIZE DEFINITIONS

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

MOISTURE CONDITION

Coarse Grained Soils

Dry Non-cohesive and free running.

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

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

Fine Grained Soils

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

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

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

Wet, near Liquid Limit - w ≈ LL

Wet, wet of Liquid Limit - w > LL

CONSISTENCY TERMS FOR COHESIVE SOILS

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

RELATIVE DENSITY OF NON-COHESIVE SOILS

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

DESCRIPTIVE TERMS FOR ACCESSORY SOIL COMPONENTS

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

SOIL STRUCTURE

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

GEOLOGICAL ORIGIN

WEATHERED IN PLACE SOILS

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

TRANSPORTED SOILS

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

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Soil Description Explanation Sheet (2 of 2)

SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

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

● LL – Liquid Limit.

COMMON DEFECTS IN SOILS

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

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

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9th July 2025

Radian Surveying
PO Box 7529
Launceston
7250

Via email: sam@radiansurveying.com.au

Natural Assets Code Overlays: 2 Nobelius Drive Legana

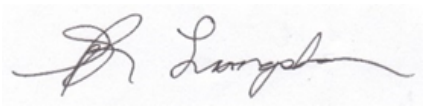
The proposed subdivision into 2 lots of 2 Nobelius Drive, Legana, CT 5007-61 is mapped Watercourse and Coastal Protection Areas along lot boundary and a small area as Priority Vegetation in the SW portion.

The lots have existing access, dwelling and outbuildings, the lot is maintained with occasional native trees within the northern and southern portions of the lot. The mapped watercourse protection area is 20m buffer, while the watercourse catchment is indicative of a class 4 stream that would have a nominal 10m buffer under Natural Assets Code definitions. All upstream catchment is currently orchard or residential development and the watercourse on the adjacent lots appears to have a modified channel (constructed drain).

All areas mapped as priority habitat are cleared and managed grassland with a single retained eucalypt within the mapped area. Two eucalypt trees occur within protection area in proposed lot. No clearing of native vegetation is likely to be facilitated by subdivision within the mapped overlay areas. Existing boundary fence in the vicinity of the overlays will remain unchanged, the boundary of proposed lots follows existing internal fencing within the watercourse protection area.

No impact on Natural Assets is anticipated by facilitated development on the lots. The proposal meets Acceptable Solutions for Subdivision within a waterway and coastal protection area or a future coastal refugia area C7.7.1 A1(e), and Subdivision within a priority vegetation area C7.7.2 A1(e).

Yours sincerely



Scott Livingston

Master Environmental Management,
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Bushfire Practitioner, Accreditation # 105

Figure 1:aerial image planning scheme overlays

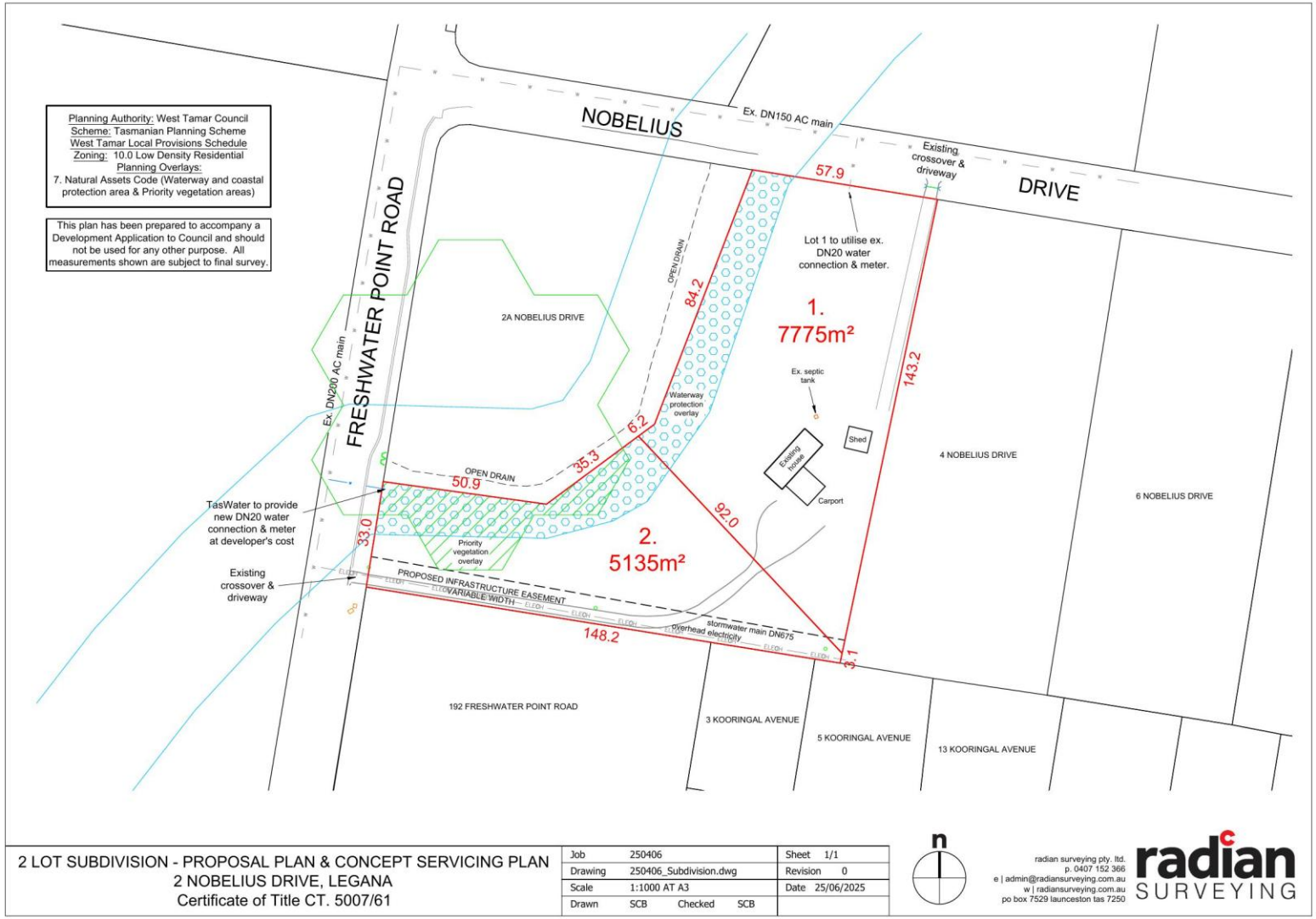

Figure 2: plan of subdivision