2-4 Eden Street
Riverside Tasmania 7250
Telephone: (03) 6323 9300
Facsimile: (03) 6323 9349

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY		
	Application Number	PA2026084
	Assess No:	A13850
	PID No:	9325952

Applicant Name:	Leigh Adams					
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:	Leigh Adams

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)*	Phil Forsyth & Anita Price (21 Orana Place) & Brodie & Bronte Baker (23 Orana Place)
Location / Address:	21 Orana Place, Riverside, TAS. 7250 (& 23 Orana Place)
Title Reference:	187141 / 02 & 187141/3
Zone(s):	8.0 General Residential
Existing Development/Use:	21 Orana Place is Vacant, 23 Orana Place has existing dwelling & driveway access
Existing Developed Area:	0m2

DEVELOPMENT APPLICATION DETAILS

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

Development Type:	Building work: ☒	Demolition: ☐	Subdivision: ☐	Other: ☐
	Description of development: Construction of new two storey dwelling with seperate carport and shed			

New or Additional Area:	Area 320.16 m2	
Estimated construction cost of the proposed development:	$975,000	
Building Materials:	Wall Type: Hardies Vertical Oblique Cladding	Colour: TBD
	Roof Type: Colorbond Steel Trimdek	Colour: TBD

WEST TAMAR COUNCIL

Application Number: «Application_Number»

SUBDIVISION ☐N/A

Subdivision creating additional lots ☐

Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :		**Number of Lots (proposed) :**	
Description:			
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
Phil Forsyth & Anita Price		

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,*

Name (print)	Signed	Date
Leigh Adams		23/03/2026

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

PRIORITY FINAL PLAN

OWNER: PETER JOHN NES
PATRICIA JANE NES

FOLIO REFERENCE: CT 184505/4

GRANTEE:

PART OF 100 ACRES LOCATED TO GEORGE LAWSON.

PLAN OF SURVEY

BY SURVEYOR: A.J PHILLIPS

LOCATION: TOWN OF RIVERSIDE

SCALE 1: 750 LENGTHS IN METRES

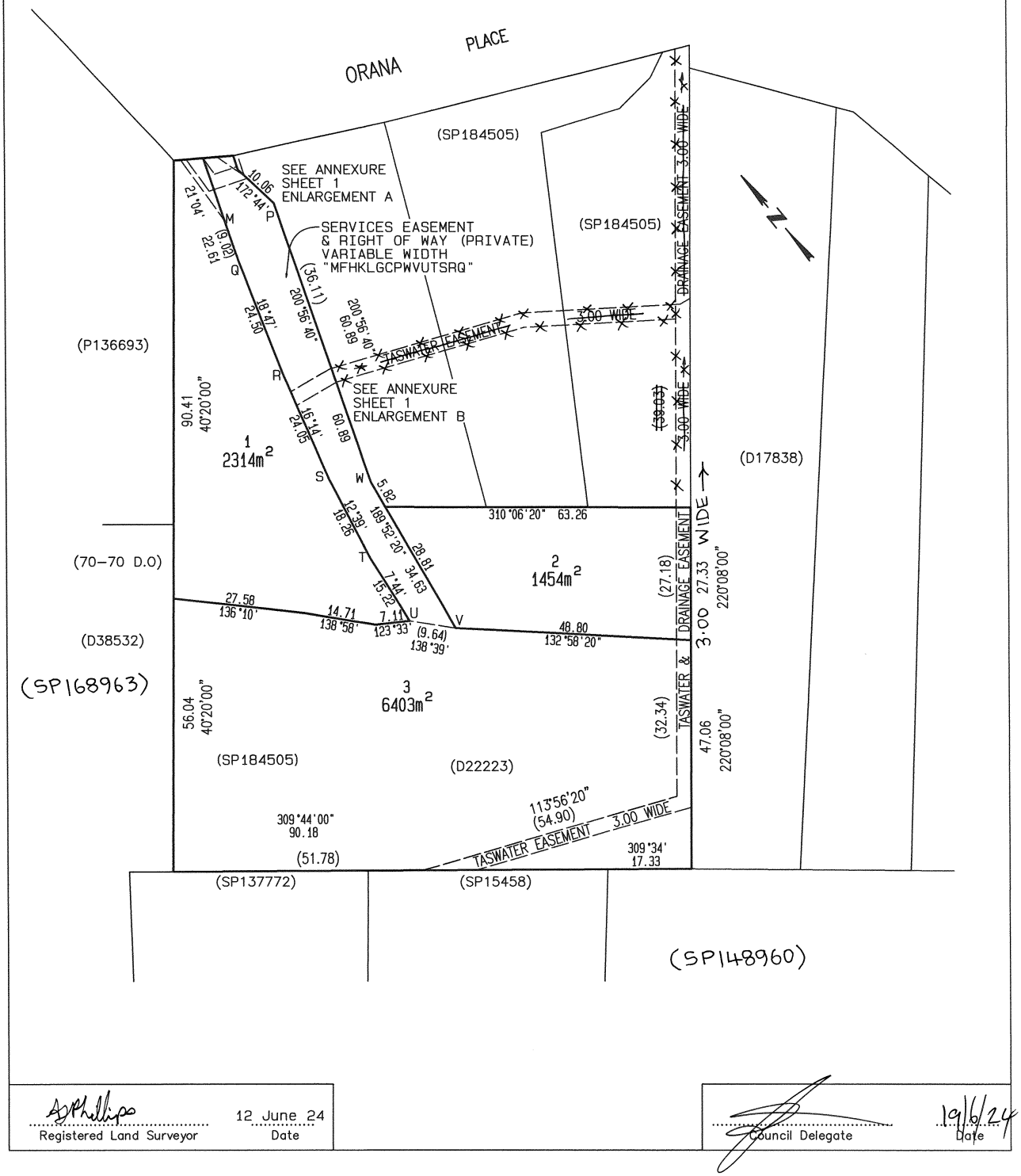
REGISTERED NUMBER

SP187141

~~APPROVED~~
EFFECTIVE FROM 28 JUN 2024

Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

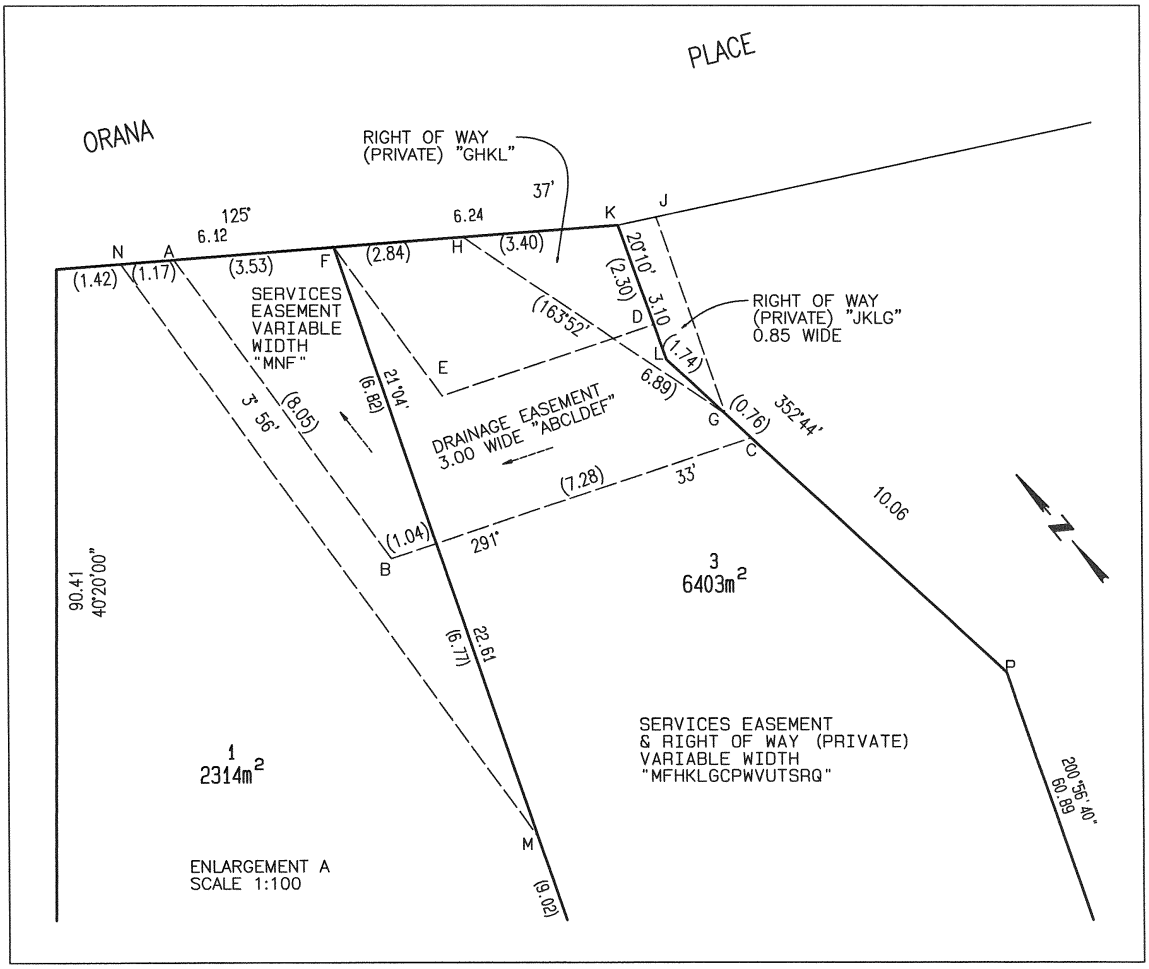


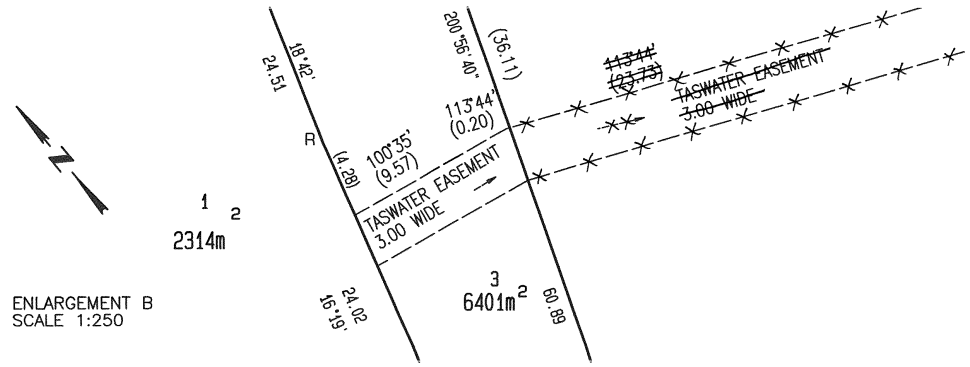
Registered Land Surveyor — 12 June 24 Date

Council Delegate — 19/6/24 Date

PRIORITY FINAL PLAN

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 1 SHEETS	OWNER: PETER JOHN NES PATRICIA JANE NES FOLIO REFERENCE: CT 184505/4 SCALE 1: 100 LENGTH IN METRES	Registered Number SP 187141
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 19/6/24 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. A S Phillips Registered Land Surveyor 12 June 24 Date	~~APPROVED~~ EFFECTIVE FROM 28 JUN 2024 Recorder of Titles





SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 187141

EASEMENTS AND PROFITS

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

Lot 3 on the plan is subject to a Pipeline and Services Easement in favour of Tasmanian Water and Sewerage Corporation Pty Ltd ("TasWater") over those parts of Lot 3 marked "Taswater Easement 3.00 Wide" on the plan.

Each of Lots 2 and 3 on the plan are subject to a Pipeline and Services Easement in favour of TasWater over that part of the land marked "Taswater & Drainage Easement 3.00 Wide" on the plan.

Each of Lots 2 and 3 on the plan are subject to a Right of Drainage in favour of West Tamar Council over that part of the land marked "Taswater & Drainage Easement 3.00 Wide" on the plan.

Each of Lots 1, 2 and 3 are together with a Right of Carriageway over that part of Lot 3 on sealed plan SP184505 marked "Right of Way (Private) "JKLG" 0.85 Wide" & as shown on the Plan.

over the land
Lot 3 on the plan is subject to a Right of Carriageway in favour of Lot 3 on sealed plan SP184505 marked "Right of Way (Private) "GHKL" shown on the Plan.

Lots 1 and 3 on the plan are subject to a Right of Drainage in favour of West Tamar Council over that part of the land marked "Drainage Easement 3.00 Wide "ABCLDEF"" on the plan.

Lot 3 on the plan is subject to a Services Easement in favour of Lots 1 and 2 over that part of the land marked "Services Easement & Right of Way (Private) variable width "MFHKLGCPWVUTSRQ"" on the plan.

on the Plan
Each of Lots 1 and 2 are together with a Services Easement over that part of Lot 3 marked "Services Easement & Right of Way (Private) variable width "MFHKLGCPWVUTSRQ"" on the plan.

Lot 3 on the plan is subject to a Right of Carriageway in favour of Lots 1 and 2 over that part of the land marked "Services Easement & Right of Carriageway (Private) variable width "MFHKLGCPWVUTSRQ"" on the plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Peter John Nes & Patricia Jane Nes FOLIO REF: 184505/4 SOLICITOR & REFERENCE: 241093 KHA:AP	PLAN SEALED BY: West Tamar Council DATE: 19/6/24 PA2023014 REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 7 PAGES	Registered Number SP 187141
SUBDIVIDER: Peter John Nes & Patricia Jane Nes FOLIO REFERENCE: 184505/4	

Each of Lots 1 and 2 on the Plan are together with a Right of Carriageway over that part of Lot 3 marked "Services Easement & Right of Carriageway (Private) variable width "MFHKLGCPWVUTSRQ"" on the plan.

Lot 1 on the plan is subject to a Services Easement MNF in favour of Lots 2 and 3 over that part of the land marked "Services Easement variable width "MNF"" on the plan.

Lots 2 and 3 are together with a Services Easement MNF over that part of Lot 1 marked "Services Easement variable width "MNF"" on the plan.

DEFINITIONS

"Pipeline and Services Easement" is defined as follows:-

THE FULL RIGHT AND LIBERTY for TasWater 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 TasWater Easement Land for any purpose or activity that TasWater is authorised to do or undertake;*

(3) *install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the TasWater Infrastructure;*

(4) *remove and replace the TasWater Infrastructure;*

(5) *run and pass sewage, water and electricity through and along the TasWater 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 TasWater Easement Land; and*

(2) *leaving the TasWater Easement Land in a clean and tidy condition; and*

(7) *if the TasWater 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 TasWater Easement Land; and*

(8) *use the TasWater 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.*

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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 7 PAGES	Registered Number SP 187141
SUBDIVIDER: Peter John Nes & Patricia Jane Nes FOLIO REFERENCE: 184505/4	

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 TasWater 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 TasWater Easement Land;*
- *(c)* *remove any thing that supports, protects or covers any TasWater Infrastructure on or in the Easement Land;*
- *(d)* *do any thing which will or might damage or contribute to damage to any of the TasWater Infrastructure on or in the TasWater Easement Land;*
- *(e)* *in any way prevent or interfere with the proper exercise and benefit of the TasWater Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or*
- *(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 TasWater Easement Land.*

(3) *The Owner may erect a fence across the TasWater Easement Land at the boundaries of the Lot.*

(4) *The Owner may erect a gate across any part of the TasWater 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 TasWater Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the TasWater 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 TasWater Easement Land; or*

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 7 PAGES	Registered Number SP 187141
SUBDIVIDER: Peter John Nes & Patricia Jane Nes FOLIO REFERENCE: 184505/4	

(b) remove from the TasWater 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 TasWater Infrastructure.

Interpretation:

"the Lot" means the land on which the TasWater Easement Land is situated.

"TasWater Easement Land" means any part of the Land marked Pipeline & Services Easement.

"TasWater 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 TasWater Easement Land, the TasWater Infrastructure or any warnings or restrictions with respect to the TasWater Easement Land or the TasWater Infrastructure;

(f) any thing reasonably required to support, protect or cover any of the TasWater 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 TasWater Easement Land or monitoring or managing that activity; and

(h) where the context permits, any part of the TasWater Infrastructure.

"Services Easement" is defined as follows:

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

(1) enter and remain upon the Service 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) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Services Infrastructure;

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 7 PAGES	Registered Number SP 187141
SUBDIVIDER: Peter John Nes & Patricia Jane Nes FOLIO REFERENCE: 184505/4	

(5) run and pass telecommunications, sewage, water and electricity through and along the Services 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 Services Easement Land; and

(2) leaving the Services Easement Land in a clean and tidy condition; and

(7) if the Services Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities the owner of the Dominant Tenement 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 Services Easement Land; and

(8) use the Services Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, reinstating any damage that it causes in doing so to any boundary fence of the Lot.

Interpretation:

"the Lot" means the land on which the Services Easement Land is situated.

"Services Easement Land" means the Land marked Services Easement & Right of Carriageway (Private) variable width "MFHKLGCPWVUTSRQ".

"Services Infrastructure" means infrastructure owned or for which the Dominant Tenement is responsible and includes but is not limited to:

(a) telecommunications cables, power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);

(b) water pipes and associated valves;

(c) any thing reasonably required to support, protect or cover any of the Services Infrastructure;

(d) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of water, the running of electricity, or the running of telecommunications cables through the Services Easement Land or monitoring or managing that activity; and

(e) where the context permits, any part of the Services Infrastructure.

"Services Easement MNF" is defined as follows:

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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 7 PAGES	Registered Number SP 187141
SUBDIVIDER: Peter John Nes & Patricia Jane Nes FOLIO REFERENCE: 184505/4	

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

(1) enter and remain upon the Service Easement MNF 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) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Services MNF Infrastructure;

(5) run and pass water and electricity through and along the Services MNF Infrastructure;

(6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:

(3) without doing unnecessary damage to the Services Easement MNF Land; and

(4) leaving the Services Easement MNF Land in a clean and tidy condition; and

(7) if the Services Easement MNF Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities the owner of the Dominant Tenement 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 Services Easement MNF Land; and

(8) use the Services MNF Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, reinstating any damage that it causes in doing so to any boundary fence of the Lot.

Interpretation:

"the Lot" means the land on which the Services Easement MNF Land is situated.

"Services Easement MNF Land" means the part of the Land marked Services Easement variable width "MNF".

"Services MNF Infrastructure" means infrastructure owned or for which the Dominant Tenement is responsible and includes but is not limited to:

(a) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);

(b) water pipes and associated valves;

(c) any thing reasonably required to support, protect or cover any of the Services MNF Infrastructure;

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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 7 PAGES	Registered Number SP 187141
SUBDIVIDER: Peter John Nes & Patricia Jane Nes FOLIO REFERENCE: 184505/4	

(d) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of water, or the running of electricity, through the Services Easement MNF Land or monitoring or managing that activity; and

(e) where the context permits, any part of the Services MNF Infrastructure.

SIGNED by PETER JOHN NES)
in the presence of:)
.....
PETER JOHN NES

Witness sign: .....
Witness: Full Name: Alicia Perry
Witness address: 30 Parkfield Drive
Youngtown 7249

SIGNED by PATRICIA JANE NES)
in the presence of:)
.....
PATRICIA JANE NES

Witness sign: .....
Witness: Full Name: Alicia Perry
Witness address: 30 Parkfield Drive
Youngtown 7249

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.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
187141	2
EDITION	DATE OF ISSUE
3	24-Jan-2026

SEARCH DATE : 10-Apr-2026
SEARCH TIME : 09.51 am

DESCRIPTION OF LAND

Town of RIVERSIDE
Lot 2 on Sealed Plan 187141
Derivation : Part of 100 Acres Loc. to George Lawson
Prior CT 184505/4

SCHEDULE 1

N294652 TRANSFER to PHILLIP MATTHEW FORSYTH and ANITA JAYNE PRICE Registered 24-Jan-2026 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP187141 EASEMENTS in Schedule of Easements
SP187141 SEWERAGE AND/OR DRAINAGE RESTRICTION
SP184505 FENCING PROVISION in Schedule of Easements
SP184505 SEWERAGE AND/OR DRAINAGE RESTRICTION
E439731 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 24-Jan-2026 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

PRIORITY FINAL PLAN

OWNER: PETER JOHN NES
PATRICIA JANE NES

FOLIO REFERENCE: CT 184505/4

GRANTEE:

PART OF 100 ACRES LOCATED TO GEORGE LAWSON.

PLAN OF SURVEY

BY SURVEYOR: A.J PHILLIPS

LOCATION: TOWN OF RIVERSIDE

SCALE 1: 750 LENGTHS IN METRES

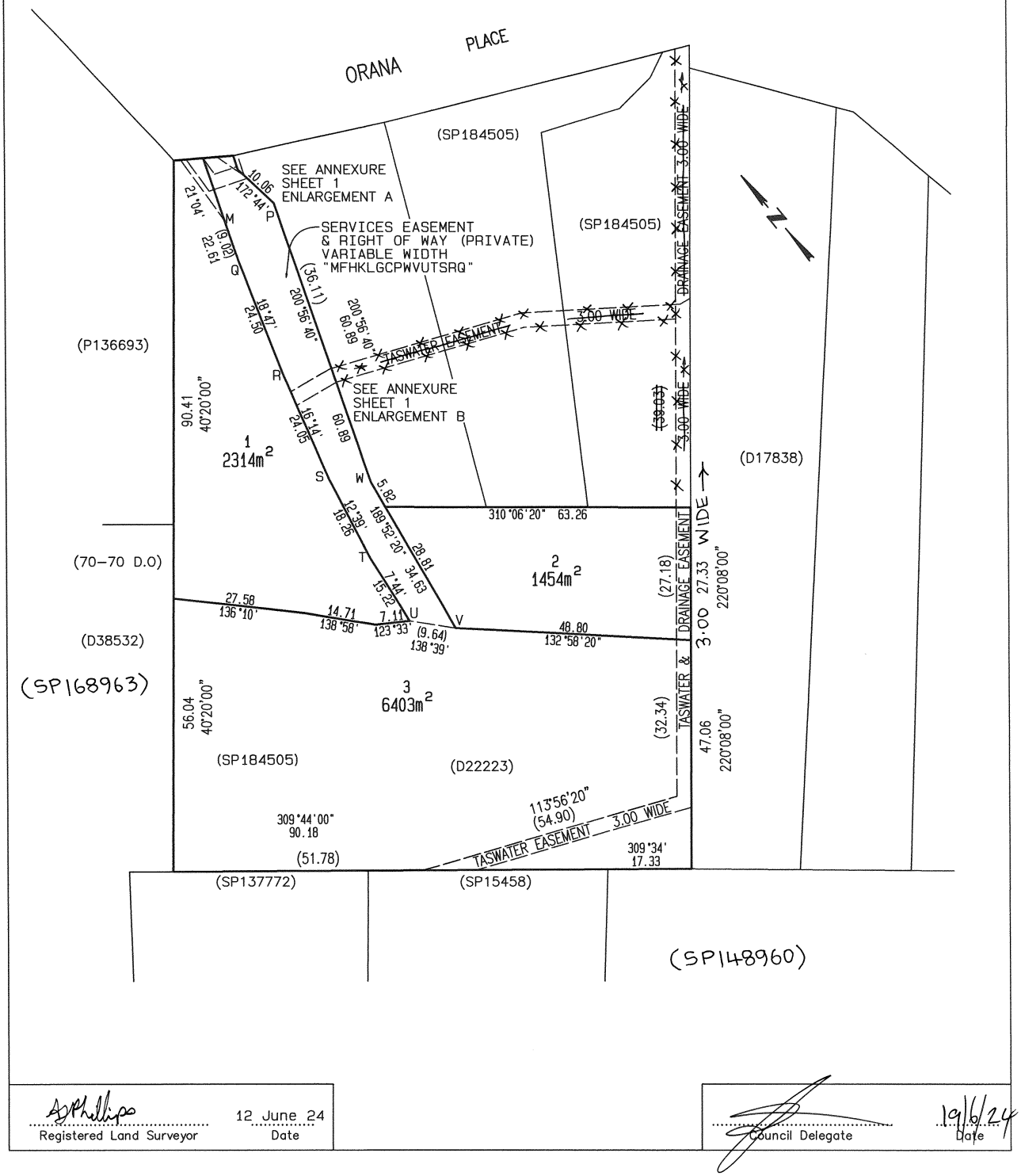
REGISTERED NUMBER

SP187141

~~APPROVED~~
EFFECTIVE FROM 28 JUN 2024

Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



A.J Phillips
Registered Land Surveyor

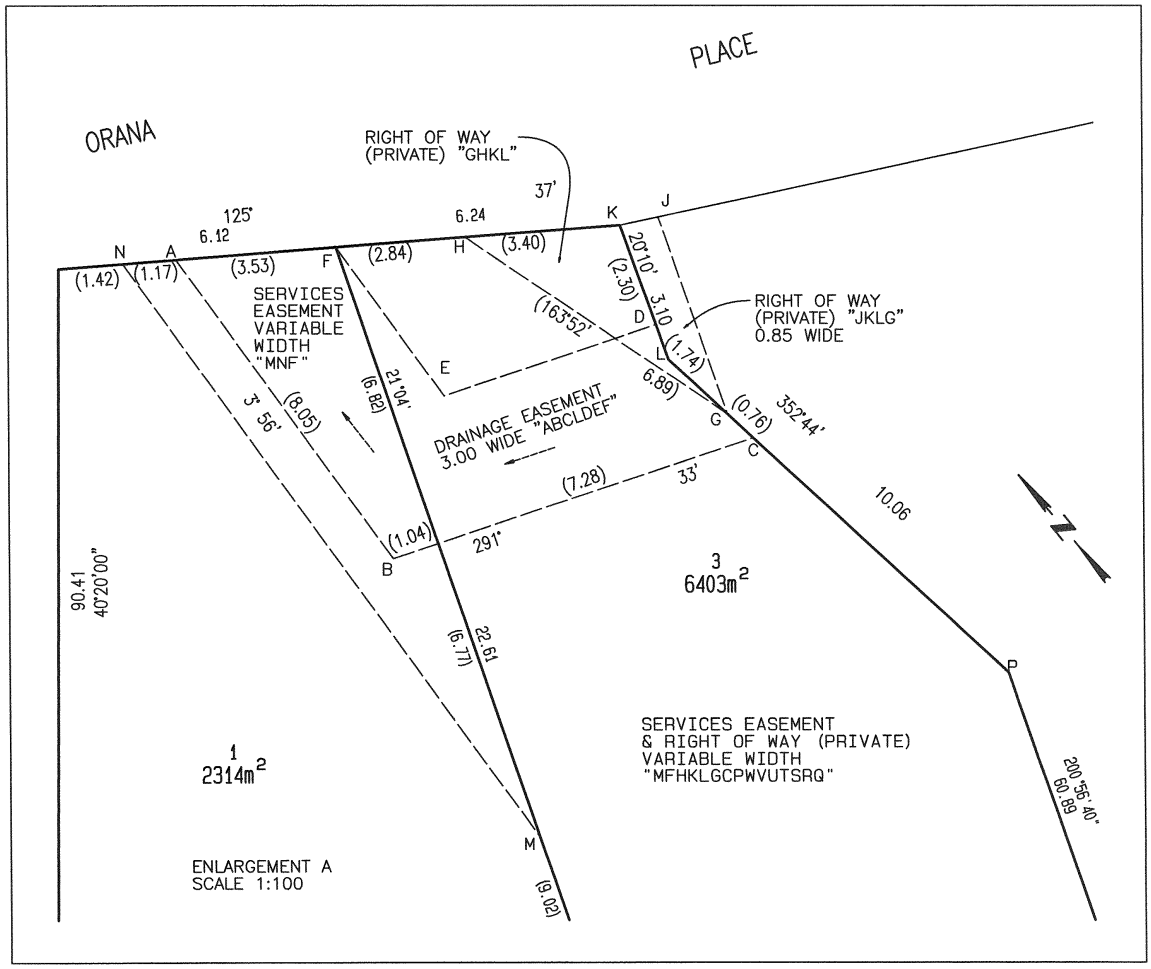
12 June 24
Date

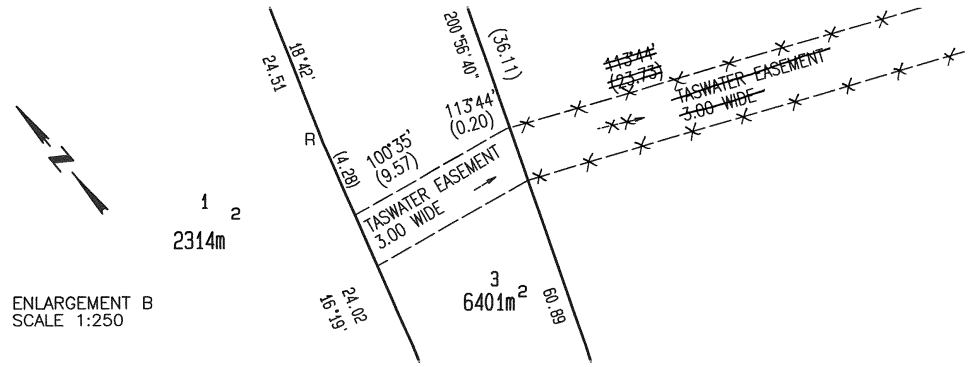
Council Delegate

19/6/24
Date

PRIORITY FINAL PLAN

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 1 SHEETS	OWNER: PETER JOHN NES PATRICIA JANE NES FOLIO REFERENCE: CT 184505/4 SCALE 1: 100 LENGTH IN METRES	Registered Number SP 187141
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 19/6/24 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. A S Phillips 12 June 24 Registered Land Surveyor Date	~~APPROVED~~ EFFECTIVE FROM 28 JUN 2024 Recorder of Titles





Planning Compliance Report – 21 Orana Place, Riverside

Project Details

Clients: Phillip Forsyth and Anita Price
Site Address: 21 Orana Place, Riverside TAS 7250
PID: 9325952
Title Reference: Volume 187141 Folio 02
Planning Authority: West Tamar Council
Zone: 8.0 General Residential (Tasmanian Planning Scheme 2025)
Codes / Overlays: Landslip Hazard Band (Medium); Natural Hazards Code
Climate Zone: 7
Wind Classification: N2
Soil Classification: Class P (potentially Class H1 if footings founded uniformly on natural silty clay)

Areas

Total site area: 1453.32 m²
Lower floor area: 105.96 m²
Upper floor area: 212.95 m²
Deck (north): 22.16 m²
Deck (south): 75.11 m²
Shed / carport: 40.71 m²
Upper extension: 6.90 m²

Proposal Summary

The proposal is for a new residence with associated north and south decks and a shed/carport on a 1,453.32 m² lot within the General Residential Zone. The dwelling is understood to comply with the Acceptable Solutions of the applicable standards and relevant code provisions. The shed/carport is proposed to the eastern rear corner of the site and encroaches slightly into the building envelope. Sunshade diagrams (pages 12 and 13 of the architectural drawing set) demonstrate no negative impacts on the amenity of neighbouring properties.

Clause 8.4.2 – Setbacks and building envelope for all dwellings

Objective:
The siting and scale of dwellings:
(a) provides reasonably consistent separation between dwellings and their frontage within a street;
(b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;
(c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and
(d) provides reasonable access to sunlight for existing solar energy installations.

Acceptable Solutions	**Performance Criteria**	**Response**
A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by: (i) a distance equal to the frontage setback, or for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: (i) does not extend beyond an existing	P3 The siting and scale of a dwelling must: (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and	The shed/carport, proposed to the eastern rear corner of the site, encroaches slightly into the building envelope. Sunshade diagrams (pages 12 and 13 of the architectural drawing set) demonstrate that the siting and scale of the shed/carport does not cause an unreasonable loss of amenity to adjoining properties, including in relation to sunlight to habitable rooms and private open space. Given the large site area (1,453.32 m²) and separation to neighbouring properties, there are no adverse visual bulk or overshadowing impacts attributable to the minor envelope encroachment. Accordingly, the siting and scale satisfy P3.

building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).	(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: (i) an adjoining property; or (ii) another dwelling on the same site.	

Clause C2.6.2 – Design and layout of parking areas

Objective: That parking areas are designed and laid out to provide convenient, safe and efficient parking.

Acceptable Solutions	**Performance Criteria**	**Response**
A1.1(a) (i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;	P1 All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to: (a) the characteristics of the site; (b) the proposed slope, dimensions and layout; (c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety; (e) the nature and use of the development; (f) the expected number and type of vehicles; (g) the likely use of the parking areas by persons with a disability; (h) the nature of traffic in the surrounding area; (i) the proposed means of parking delineation; and (j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 - 2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.	A total of four (4) undercover car parking spaces are provided on-site. Accordingly, A1.1(a)(ii) (forward entry/exit where providing for more than 4 parking spaces) is not triggered. Longitudinal sections have been provided for: • the 51 m driveway to the shed in the rear south-east corner, showing longitudinal gradients, grade transitions, and manoeuvring/termination areas. Both driveways are proposed to be constructed of non-slip concrete with crossfall less than 5%. Visibility at the right of way is very good and pedestrian/vehicle conflict risk is low due to the very low traffic volume, generally limited to the owner of 23 Orana. The rear driveway is used only occasionally by small to medium vehicles. On this basis, the design and layout provides for safe operation consistent with P1, including pedestrian and traffic safety.

Clause C15.5.1 – Use within a landslip hazard area

Objective:
That uses, including critical, hazardous or vulnerable use, can achieve and maintain a tolerable risk from exposure to a landslip for the nature and intended duration of the use.

Acceptable Solutions	**Performance Criteria**	**Response**
A1 No Acceptable Solution.	P1.1 A use, including a critical use, hazardous use, or vulnerable use, within a landslip hazard area achieve and maintain a tolerable risk from exposure to landslip, having regard to: (a) the type, form and duration of the use; and (b) a landslip hazard report that demonstrates that: (i) any increase in the level of risk from landslip does not require any specific hazard reduction or protection measure; or (ii) the use can achieve and maintain a tolerable risk for the intended life of the use. P1.2 If landslip reduction or protection measures are required on land beyond the boundary of the site, the consent in writing of the owner of that land must be provided for that land to be managed in accordance with the landslip reduction or protection measures.	Refer Landslide Risk Assessment by Geoton P/L. The soil is Class P (potentially Class H1 subject to uniform founding on natural silty clay). Footing and drainage recommendations will be implemented accordingly. No off-site landslip reduction or protection measures are proposed.

Clause C15.6.1 – Building and works within a landslip hazard area

Objective:
That building and works on land within a landslip hazard area can:
(a) minimise the likelihood of triggering a landslip event; and
(b) achieve and maintain a tolerable risk from a landslip.

Acceptable Solutions	Performance Criteria	Response
A1 No Acceptable Solution.	P1.1 Building and works within a landslip hazard area must minimise the likelihood of triggering a landslip event and achieve and maintain a tolerable risk from landslip, having regard to: (a) the type, form, scale and intended duration of the development; (b) whether any increase in the level of risk from a landslip requires any specific hazard reduction or protection measures; (c) any advice from a State authority, regulated entity or a council; and (d) the advice contained in a landslip hazard report. P1.2 A landslip hazard report also demonstrates that the buildings and works do not cause or contribute to landslip on the site, on adjacent land or public infrastructure. P1.3 If landslip reduction or protection measures are required beyond the boundary of the site the consent in writing of the owner of that land must be provided for that land to be managed in accordance with the specific hazard reduction or protection measures.	Building and works will be designed to minimise ground disturbance and manage site drainage in accordance with geotechnical recommendations to reduce the likelihood of triggering a landslip. Refer Landslide Risk Assessment by Geoton P/L which demonstrates that the works do not cause or contribute to landslip on the site, adjacent land or public infrastructure, and will provide footing and drainage recommendations consistent with the soil conditions. No off-site landslip reduction or protection measures are proposed.

Conclusion

The proposed residence and decks are in compliance with the Acceptable Solutions of the applicable planning provisions. The shed/carport encroaches slightly into the building envelope; however, sunshade diagrams demonstrate no negative amenity impacts to neighbours, and the siting and scale satisfy Performance Criteria P3. Landslip hazard requirements have been addressed in the landslip hazard report by Geoton P/L and footing/drainage design consistent with soil conditions, to achieve and maintain a tolerable risk outcome.

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ABN 71 048 418 121
acc. # CC886J

Residence & Shed at 21 Orana Place, Riverside, TAS. 7250

Client :

Phil Forsyth & Anita Price

Building Areas

Name	Area	Building Squares
Deck (North)	22.16 m²	2.38
Deck (south)	75.11 m²	8.08
Lower Floor Area	105.96 m²	11.39
Shed/Carport	40.64 m²	4.37
Upper Floor Area	212.95 m²	22.90
	456.82 m²	49.12

Site areas

Name	Area
Site	1453.32 m²

Project Details

Council	West Tamar Council
Zone	8.0 General Residential
Planning Overlay	Landslip Hazard Band (Meduim) Natural Hazards Code
PID	9325952
Title Folio	02
Title Volume	187141
Climate Zone	7
WIND SPEED	N2
SOIL CLASS	CLASS P (AS 2870) However, if all footings are founded uniformly on the natural silty clay, footings may be...
STAR RATING	TBC
BAL Rating	N/A
Corrosive Environment	N/A

Drawing List

Sheet #	Sheet Name
1	Cover Page
2	Govt Infrastructure Details
3	Site Plan
4	Site Drainage Plan
5	Lower Floor Plan
6	Upper Floor Plan
7	Elevations (sheet 1)
8	Elevations (sheet 2)
9	3D Views
10	3D Floor Plan
11	Shed Elevations
12	Sun Shade Diagrams (Sheet 1)
13	Sun Shade Diagrams (Sheet 2)
14	Section 1
15	Section 2 & 3
16	Section 4

Planning App2

Project No. 031225

Drawing No. 1 /16

D:\Revit 2025\forsyth\forsyth new ensuite & front deck.rvt

NOTES:
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.

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TasWater

Job # 52648881 Seq # 269881838

Provided by: TasWater

Date Generated: 17/03/26 (valid for 30 days)

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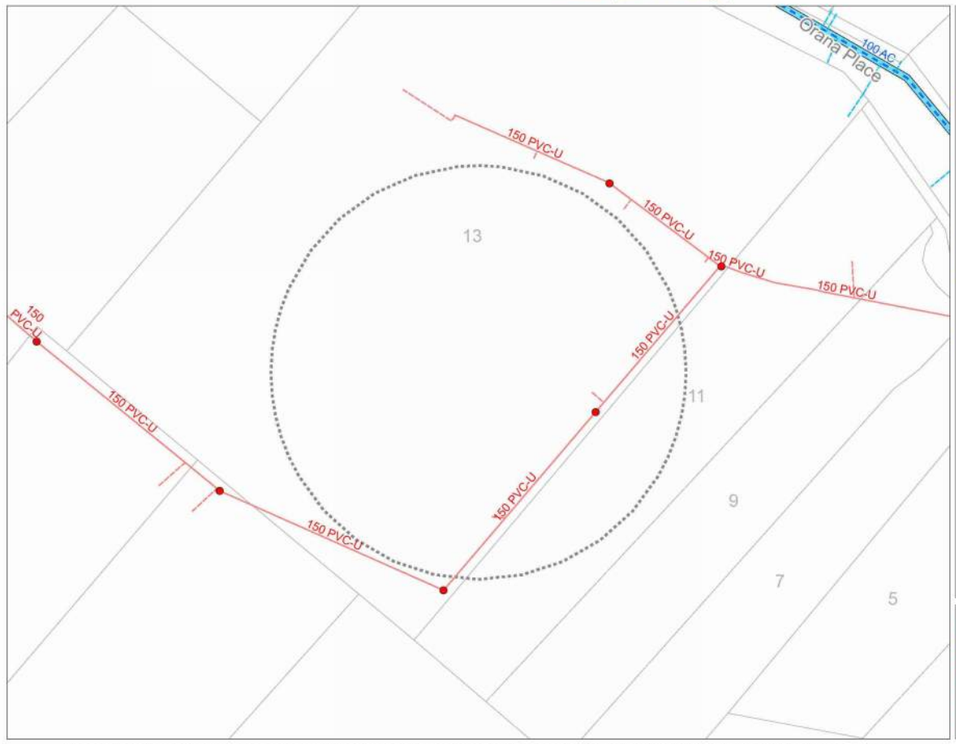

Legend

- BYDA Enquiry
- Fire Hydrant
- Water Property Connection
- Water Main
- Water Main Critical
- Sewer Maintenance Hole
- Sewer Property Connection
- Sewer Pressurised Main Critical
- Sewer Gravity Main Critical
- Sewer Gravity Main
- Stormwater Maintenance Hole
- Stormwater Property Connection
- Stormwater Gravity Main
- Recycled Water Property Connection
- Recycled Water Main
- Abandoned Line Sewer
- Abandoned Line Water
- Electrical Cable
- Old Town Gas

In an emergency contact
TasWater
Phone: 13 6992

N

Scale 1:1,000

0 10 20 40 m

Disclaimer: The plan is provided in response to a Before You Dig Australia request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of TasWater infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

Please note most property connections are representative only. The actual location of the property connection may be significantly different to what is shown on this map.

TasWater Plan v4.1 (24/09/2019) Plans generated by SmarterWX™ Automate

West Tamar Council

Job # 52648881
Seq # 269881837

Provided by West Tamar Council

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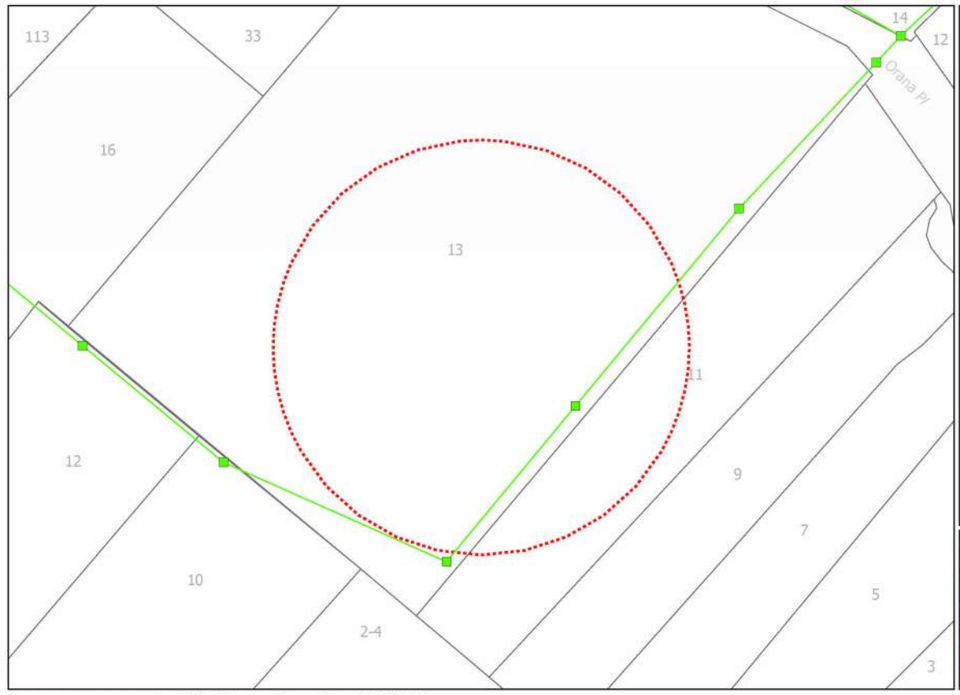

Legend

- BYDA Enquiry
- Stormwater Pipes
- Stormwater Pits

Disclaimer: The plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of WEST TAMAR COUNCIL's infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation are recommended before commencement of any project based on this data.

In an emergency contact West Tamar Council on 6323 9300

17/03/26 (valid for 30 days)

Plans generated by SmarterWX™ Automate

0 10 20 40 m

N

Scale 1:1,000

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ABN 71 048 418 121
acc. # CC886J

No.	Date	Description
5	13.04.26	Planning App2
4	18.03.26	Planning Approval
3	23.02.26	Concept # 3
2	10.02.26	Concept # 2
1	03.12.25	Concept # 1

Planning App2 A3

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Project :
Residence & Shed at
21 Orana Place,
Riverside, TAS. 7250

Drawing Title :
Govt Infrastructure Details

Client :
Phil Forsyth & Anita Price

Scale :

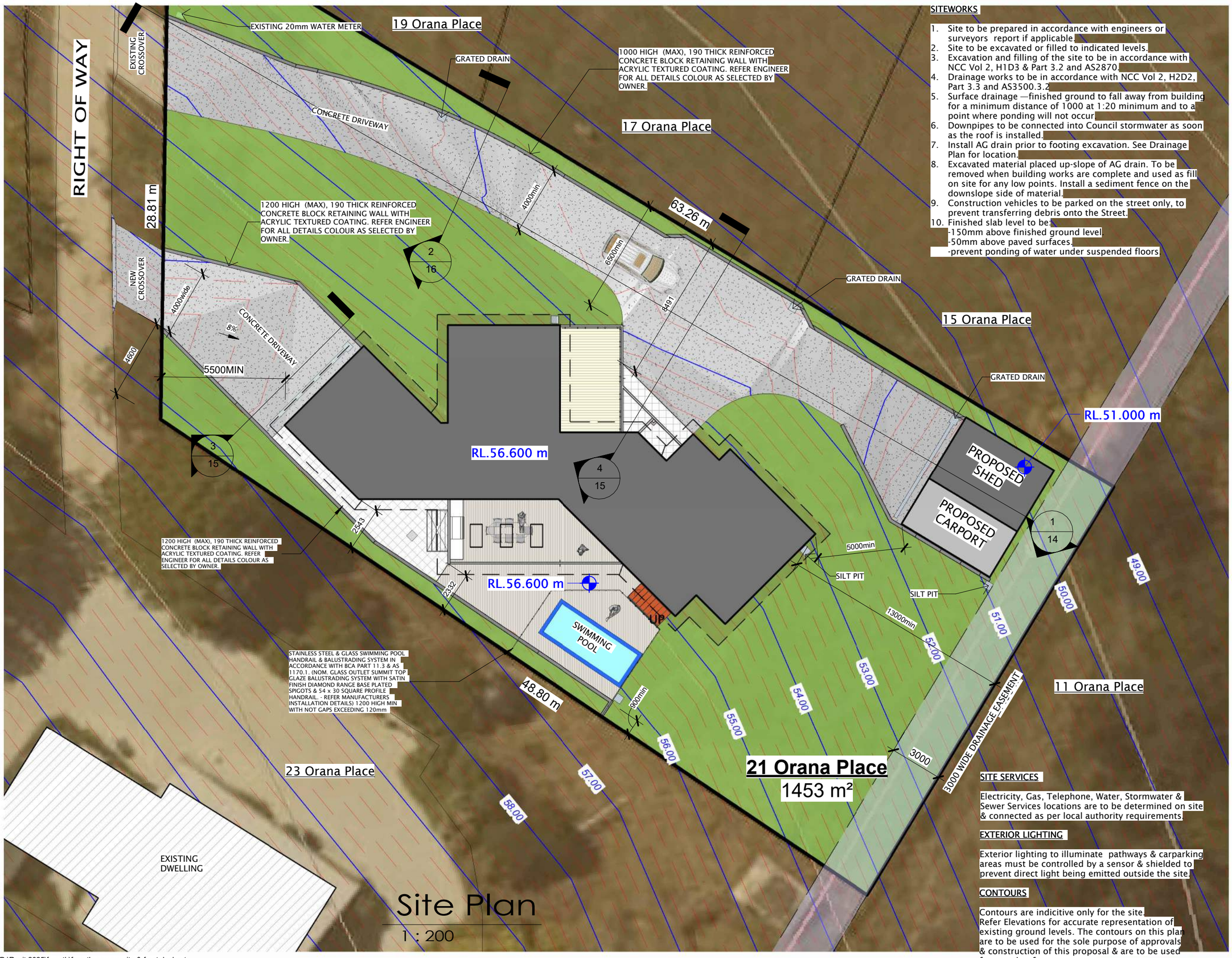
Starting Date : 06.06.25

Plot Date : 13/04/2026 11:33:18 AM

Project No. 031225

Drawing No. 2 /16

NOTES:
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.



SITEWORKS

1. Site to be prepared in accordance with engineers or surveyors report if applicable.
2. Site to be excavated or filled to indicated levels.
3. Excavation and filling of the site to be in accordance with NCC Vol 2, H1D3 & Part 3.2 and AS2870.
4. Drainage works to be in accordance with NCC Vol 2, H2D2, Part 3.3 and AS3500.3.2
5. Surface drainage —finished ground to fall away from building for a minimum distance of 1000 at 1:20 minimum and to a point where ponding will not occur.
6. Downpipes to be connected into Council stormwater as soon as the roof is installed.
7. Install AG drain prior to footing excavation. See Drainage Plan for location.
8. Excavated material placed up-slope of AG drain. To be removed when building works are complete and used as fill on site for any low points. Install a sediment fence on the downslope side of material.
9. Construction vehicles to be parked on the street only, to prevent transferring debris onto the Street.
10. Finished slab level to be:
    -150mm above finished ground level.
    -50mm above paved surfaces.
    -prevent ponding of water under suspended floors.

SITE SERVICES

Electricity, Gas, Telephone, Water, Stormwater & Sewer Services locations are to be determined on site & connected as per local authority requirements.

EXTERIOR LIGHTING

Exterior lighting to illuminate pathways & carparking areas must be controlled by a sensor & shielded to prevent direct light being emitted outside the site.

CONTOURS

Contours are indicitive only for the site. Refer Elevations for accurate representation of existing ground levels. The contours on this plan are to be used for the sole purpose of approvals & construction of this proposal & are to be used for no other future purpose.

Site Plan

1 : 200

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Planning App2 A3

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Project :
Residence & Shed at
21 Orana Place,
Riverside, TAS. 7250

Client :
Phil Forsyth & Anita Price

Drawing Title :
Site Plan

Scale : 1 : 200

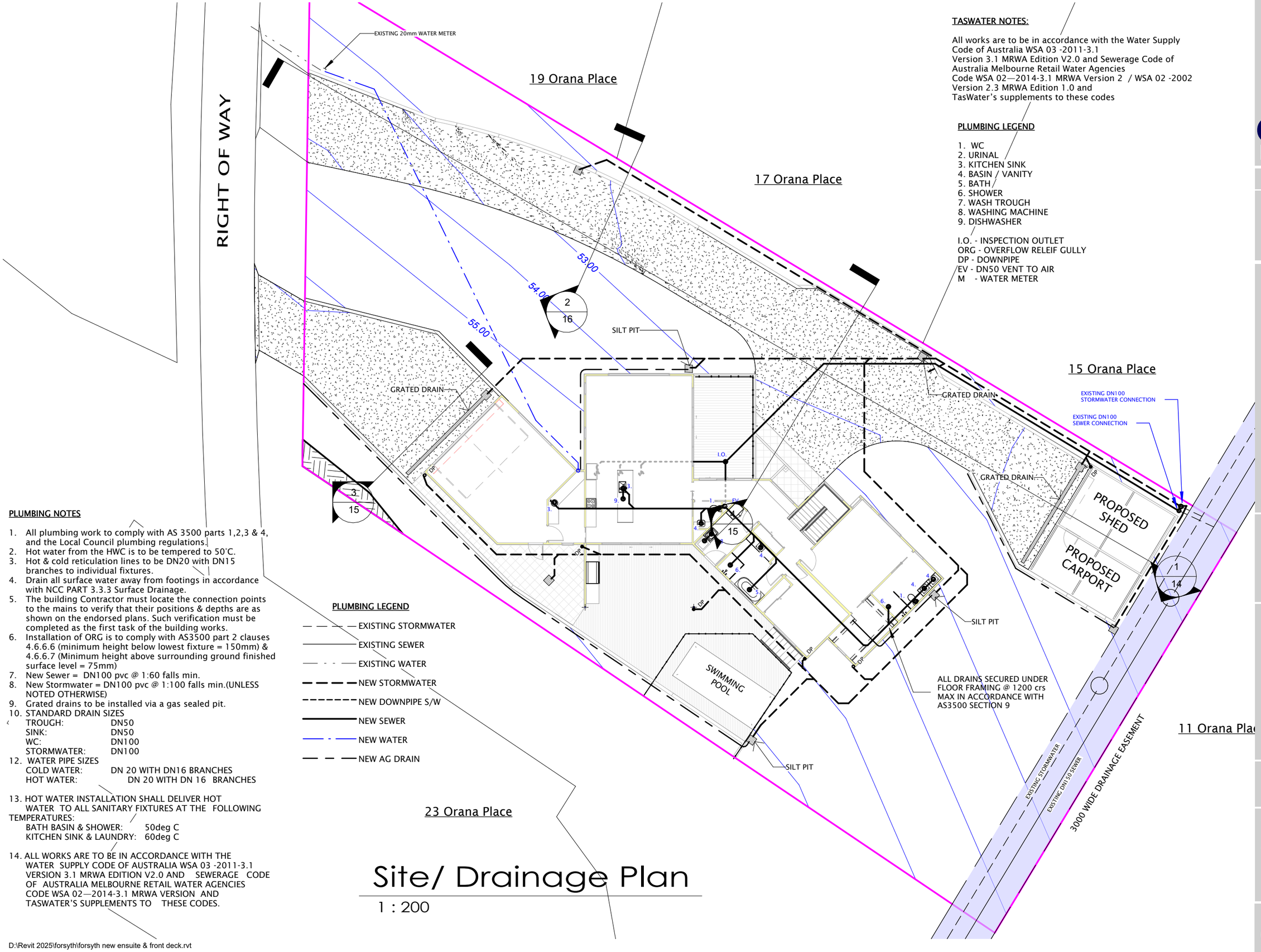
Starting Date : 06.06.25

Plot Date : 13/04/2026 11:33:19 AM

Project No. 031225

Drawing No. 3 /16

NOTES:
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.



TASWATER NOTES:

All works are to be in accordance with the Water Supply Code of Australia WSA 03 -2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02—2014-3.1 MRWA Version 2 / WSA 02 -2002 Version 2.3 MRWA Edition 1.0 and TasWater's supplements to these codes

PLUMBING LEGEND

1. WC
2. URINAL
3. KITCHEN SINK
4. BASIN / VANITY
5. BATH
6. SHOWER
7. WASH TROUGH
8. WASHING MACHINE
9. DISHWASHER

I.O. - INSPECTION OUTLET
ORG - OVERFLOW RELEIF GULLY
DP - DOWNPIPE
EV - DN50 VENT TO AIR
M - WATER METER

PLUMBING NOTES

1. All plumbing work to comply with AS 3500 parts 1,2,3 & 4, and the Local Council plumbing regulations.
2. Hot water from the HWC is to be tempered to 50˚C.
3. Hot & cold reticulation lines to be DN20 with DN15 branches to individual fixtures.
4. Drain all surface water away from footings in accordance with NCC PART 3.3.3 Surface Drainage.
5. The building Contractor must locate the connection points to the mains to verify that their positions & depths are as shown on the endorsed plans. Such verification must be completed as the first task of the building works.
6. Installation of ORG is to comply with AS3500 part 2 clauses 4.6.6.6 (minimum height below lowest fixture = 150mm) & 4.6.6.7 (Minimum height above surrounding ground finished surface level = 75mm)
7. New Sewer = DN100 pvc @ 1:60 falls min.
8. New Stormwater = DN100 pvc @ 1:100 falls min.(UNLESS NOTED OTHERWISE)
9. Grated drains to be installed via a gas sealed pit.
10. STANDARD DRAIN SIZES
    - TROUGH: DN50
    - SINK: DN50
    - WC: DN100
    - STORMWATER: DN100
12. WATER PIPE SIZES
    - COLD WATER: DN 20 WITH DN16 BRANCHES
    - HOT WATER: DN 20 WITH DN 16 BRANCHES
13. HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES AT THE FOLLOWING TEMPERATURES:
    - BATH BASIN & SHOWER: 50deg C
    - KITCHEN SINK & LAUNDRY: 60deg C
14. ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03 -2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02—2014-3.1 MRWA VERSION AND TASWATER'S SUPPLEMENTS TO THESE CODES.

PLUMBING LEGEND

- EXISTING STORMWATER
- EXISTING SEWER
- EXISTING WATER
- NEW STORMWATER
- NEW DOWNPIPE S/W
- NEW SEWER
- NEW WATER
- NEW AG DRAIN

Site/ Drainage Plan

1 : 200

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Planning App2 A3

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1	03.12.25	Concept # 1

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Project :
Residence & Shed at
21 Orana Place,
Riverside, TAS. 7250

Client :
Phil Forsyth & Anita Price

Drawing Title :
Site Drainage Plan

Scale : 1 : 200

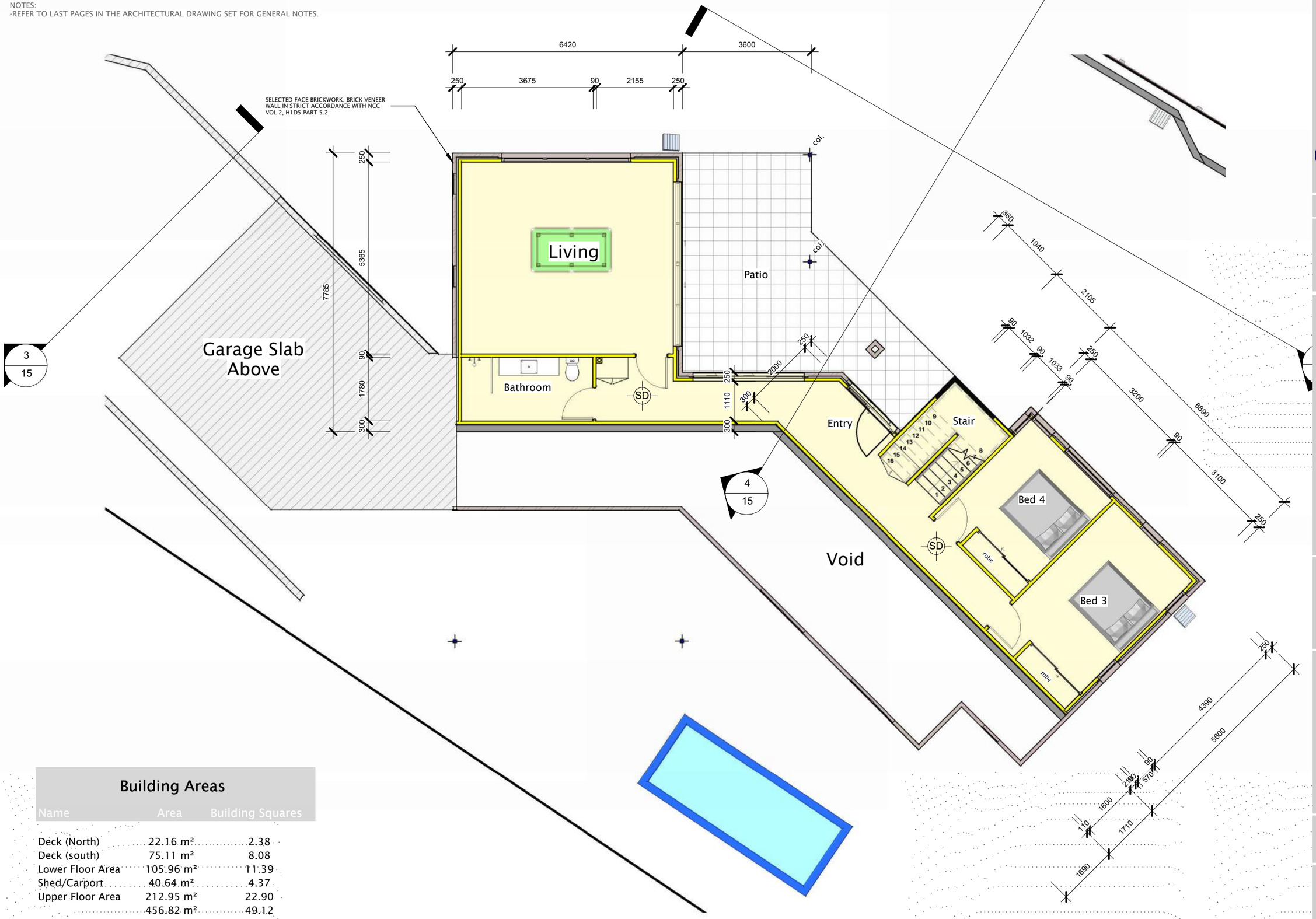
Starting Date : 06.06.25

Plot Date : 13/04/2026 11:33:20 AM

Project No. 031225

Drawing No. 4 /16

NOTES:
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.



Building Areas

Name	Area	Building Squares
Deck (North)	22.16 m²	2.38
Deck (south)	75.11 m²	8.08
Lower Floor Area	105.96 m²	11.39
Shed/Carport	40.64 m²	4.37
Upper Floor Area	212.95 m²	22.90
	456.82 m²	49.12

Floor Plan

1 : 100

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(SD) - HARDWIRED SMOKE DETECTORS IN ACCORDANCE WITH NCC Vol 2. Part 9.5 & AS 3786. (LINKED)

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Project :
Residence & Shed at
21 Orana Place,
Riverside, TAS. 7250

Client :
Phil Forsyth & Anita Price

Drawing Title :
Lower Floor Plan

Scale : 1 : 100

Starting Date : 06.06.25

Plot Date : 13/04/2026
11:33:21 AM

Project No. 031225

Drawing No. 5 /16

NOTES:
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.

14mm THICK HARDIES VERTICAL 'OBLIQUE' CLADDING . CAVITY BATTEN INSTALLATION IN STRICT ACCORDANCE WITH MANUFACTURERS CURRENT RECOMMENDATIONS & SPECIFICATIONS HARDIES VERTICAL STRIA CLADDING . INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS CURRENT RECOMMENDATIONS & SPECIFICATIONS & (NCC VOL2 PART 7.5)

TREATED PINE FRAMED DECK WITH SELECTED COMPOSITE DECKING. INSTALLED TO MANUFACTURERS RECOMMENDATIONS

1200 HIGH (MAX), 190 THICK REINFORCED CONCRETE BLOCK RETAINING WALL WITH ACRYLIC TEXTURED COATING. REFER ENGINEER FOR ALL DETAILS COLOUR AS SELECTED BY OWNER.

FOOTINGS & SLAB IN ACCORDANCE WITH ENGINEER'S DETAILS & BCA PART 3.2

STAINLESS STEEL & GLASS SWIMMING POOL HANDRAIL & BALUSTRADING SYSTEM IN ACCORDANCE WITH BCA PART 11.3 & AS 1170.1. (NOM. GLASS OUTLET SUMMIT TOP GLAZE BALUSTRADING SYSTEM WITH SATIN FINISH DIAMOND RANGE BASE PLATED SPIGOTS & 54 x 30 SQUARE PROFILE HANDRAIL - REFER MANUFACTURERS INSTALLATION DETAILS) 1200 HIGH MIN WITH NOT GAPS EXCEEDING 120mm

T.P. STAIRCASE IN STRICT ACCORDANCE WITH ALL ASPECTS OF BCA PART 11.2 (190 MAX RISER & 240 MIN TREAD. NO SPHERE EXCEEDING 125mm DIA SHALL PASS BETWEEN TREADS) PROVIDE NON-SLIP STRIPS TO STAIR NOSINGS IN ACCORDANCE WITH BCA PART 11.2.4

SELECTED SWIM-SPA

TREATED PINE FRAMED DECK WITH SELECTED COMPOSITE DECKING (NOM. EKODECK INSTALLED TO MANUFACTURERS RECOMMENDATIONS)

Lounge
Dining
Kitchen
Ptry
Garage
Ldry
Bth
Bed 1
Ens
Bed 2
WIR
UP
SD

Upper Floor Plan

1 : 100

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SD - HARDWIRED SMOKE DETECTORS IN ACCORDANCE WITH NCC Vol 2. Part 9.5 & AS 3786. (LINKED)

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TAS 7250.

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Project :
Residence & Shed at
21 Orana Place,
Riverside, TAS. 7250

Client :
Phil Forsyth & Anita Price

Drawing Title :
Upper Floor Plan

Scale : 1 : 100

Starting Date : 06.06.25

Plot Date : 13/04/2026
11:33:22 AM

Project No. 031225

Drawing No. 6 /16

NOTES:
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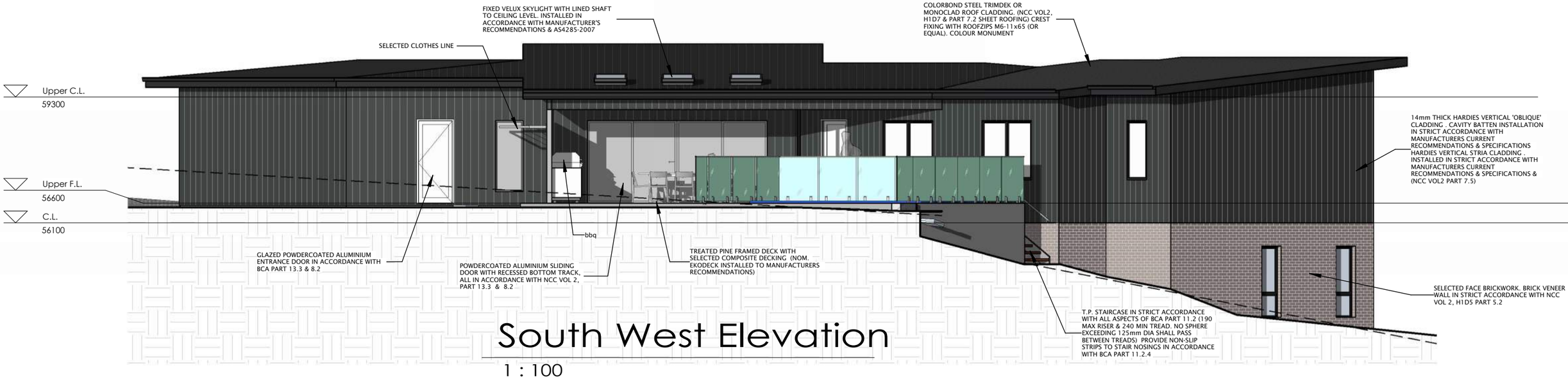
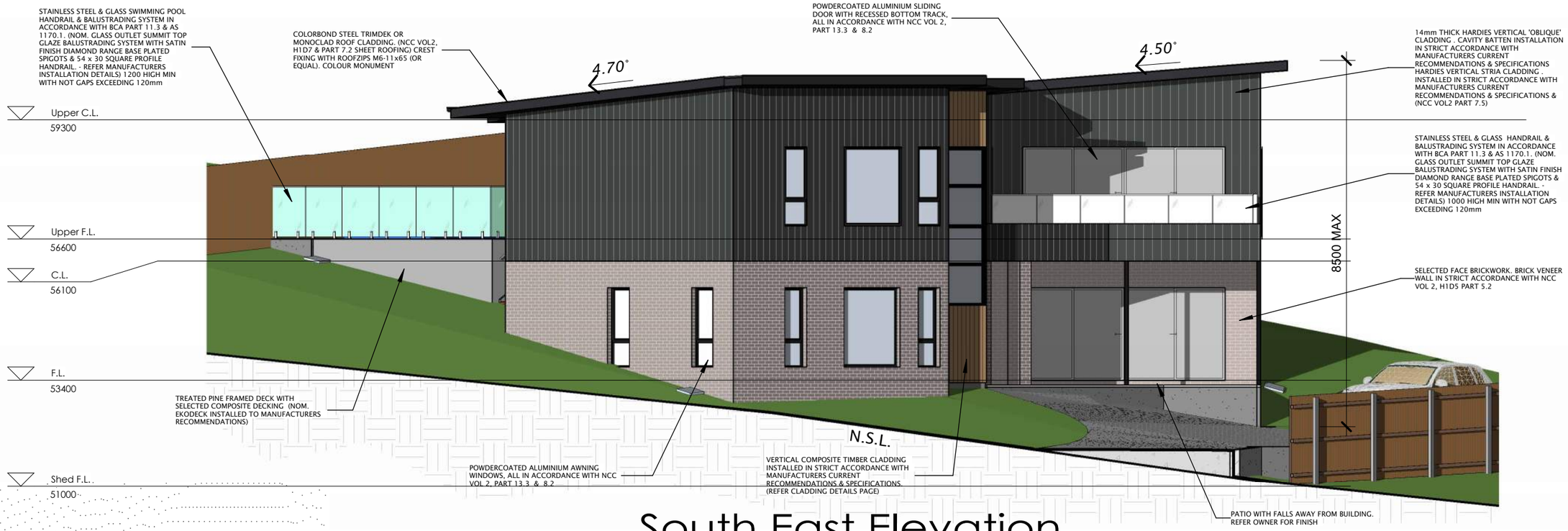


South West Elevation

1 : 100



South East Elevation

1 : 100

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No.	Date	Description
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4	18.03.26	Planning Approval
3	23.02.26	Concept # 3
2	10.02.26	Concept # 2
1	03.12.25	Concept # 1

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Project :
Residence & Shed at
21 Orana Place,
Riverside, TAS. 7250

Drawing Title :
Elevations (sheet 1)

Client :
Phil Forsyth & Anita Price

Scale : 1 : 100
Starting Date : 06.06.25
Plot Date : 13/04/2026 11:33:25 AM

Project No. 031225
Drawing No. 7 /16

NOTES:
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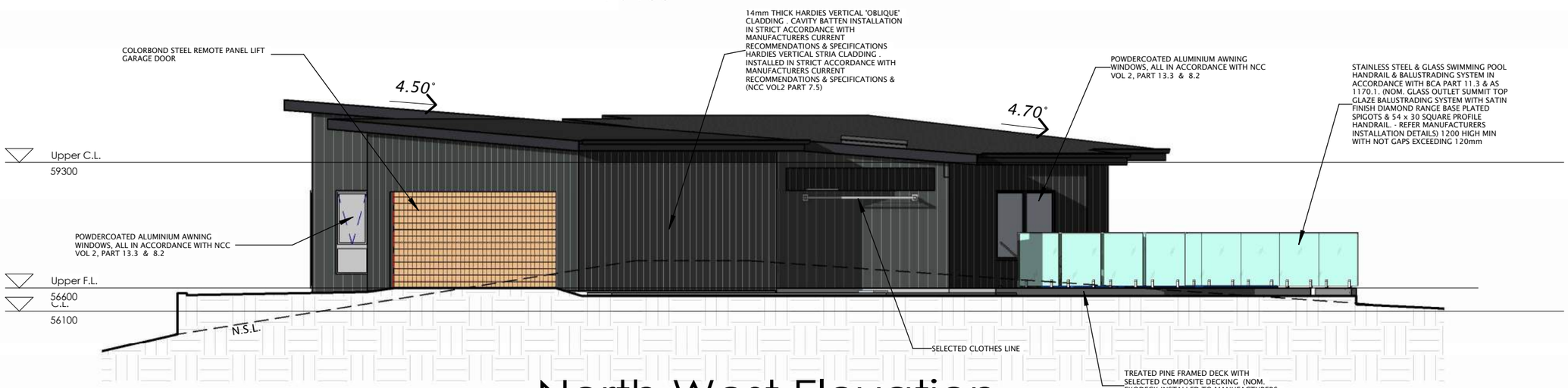

North West Elevation

1 : 100

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Project :
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Drawing Title :
Elevations (sheet 2)

Client :
Phil Forsyth & Anita Price

Scale : 1 : 100
Starting Date : 06.06.25
Plot Date : 13/04/2026 11:33:28 AM

Project No. 031225
Drawing No. 8 /16

NOTES:
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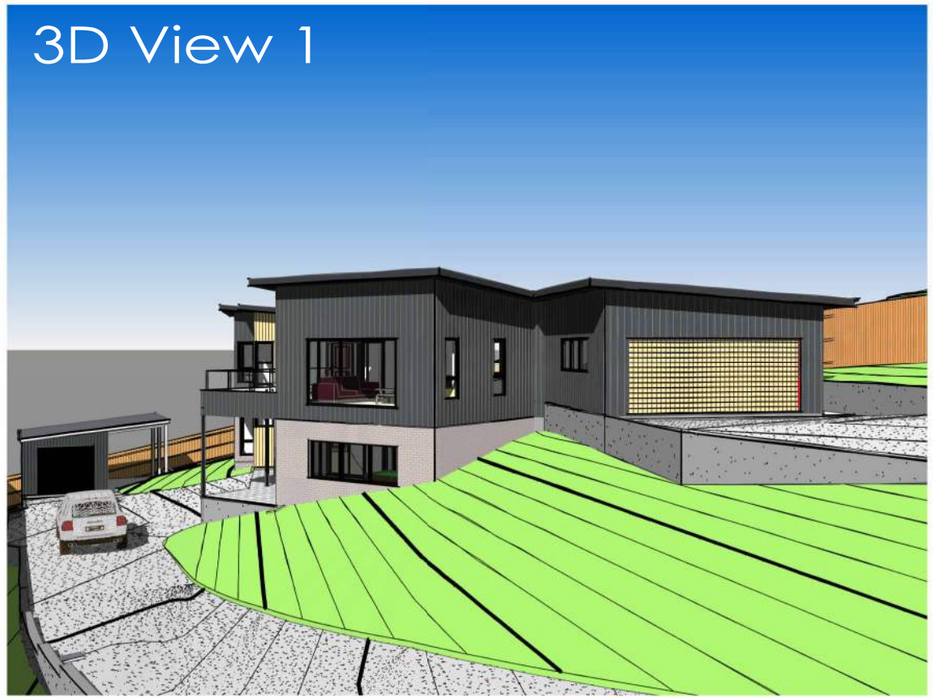

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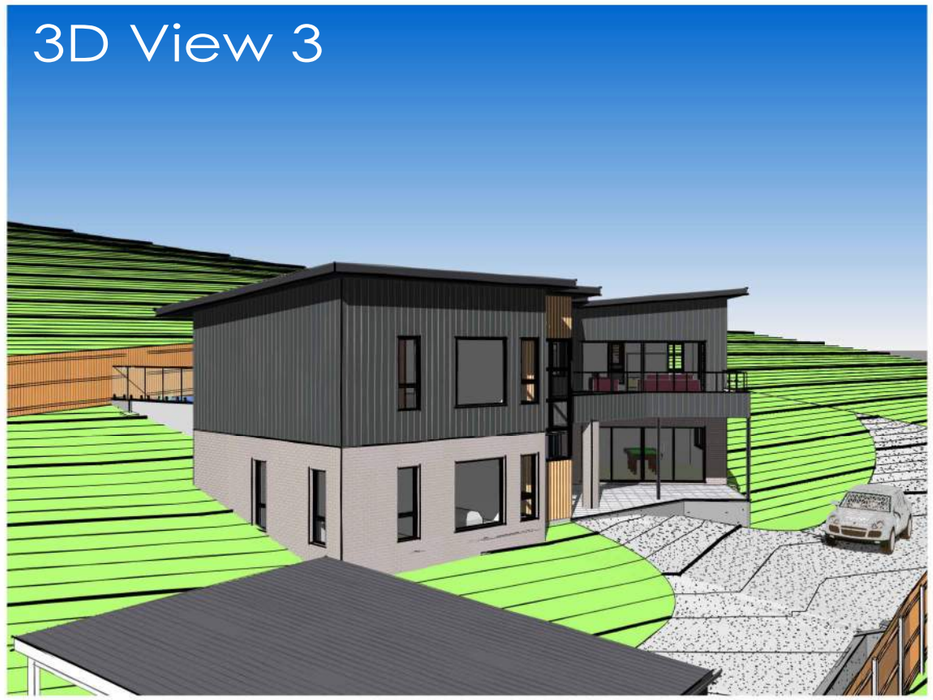
3D View 3



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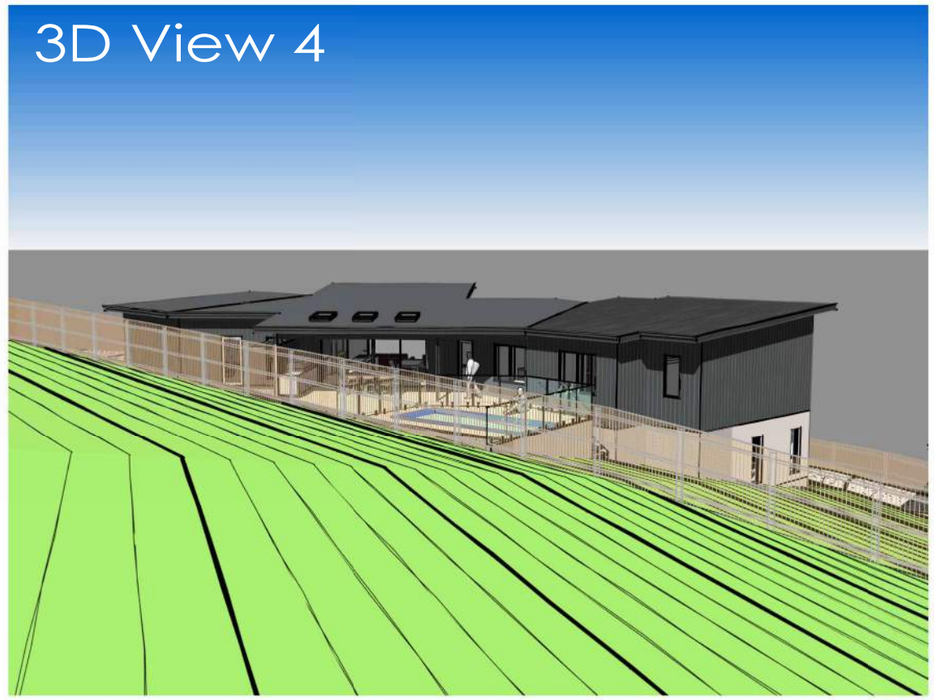

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Client :
Phil Forsyth & Anita Price

Drawing Title :
3D Views

Scale :

Starting Date : 06.06.25

Plot Date : 13/04/2026
11:33:33 AM

Project No. 031225

Drawing No. 9 /16

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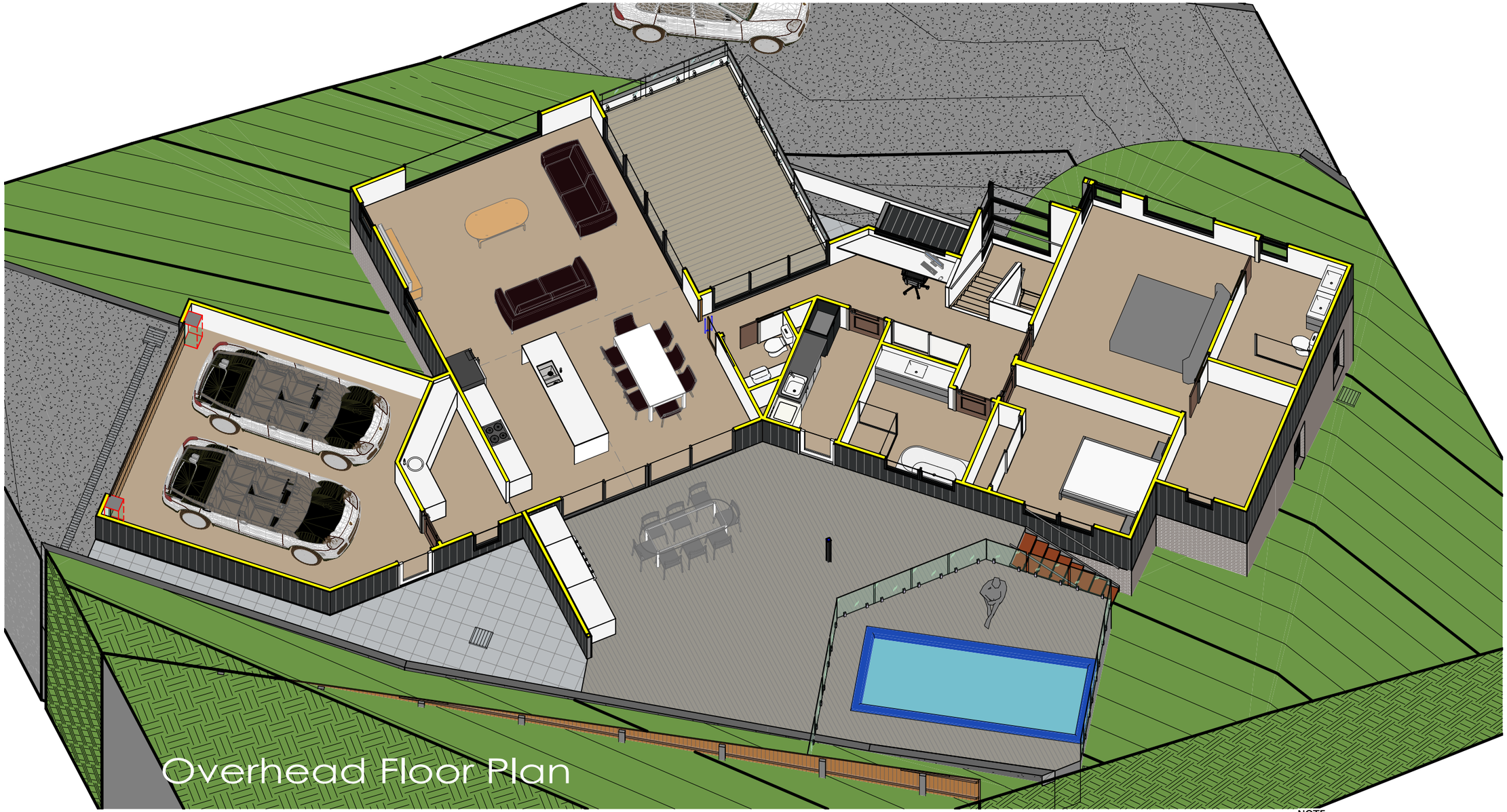

Overhead Floor Plan

NOTE:
GROUND LEVELS INDICATED IN 3D IMAGES ARE INDICATIVE ONLY & SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. REFER SITE, CONTOUR PLAN & ELEVATIONS FOR TRUE GROUND LEVELS.

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Drawing Title :
3D Floor Plan

Client :
Phil Forsyth & Anita Price

Scale :

Starting Date : 06.06.25

Plot Date : 13/04/2026
11:33:36 AM

Project No. 031225

Drawing No. 10 /16

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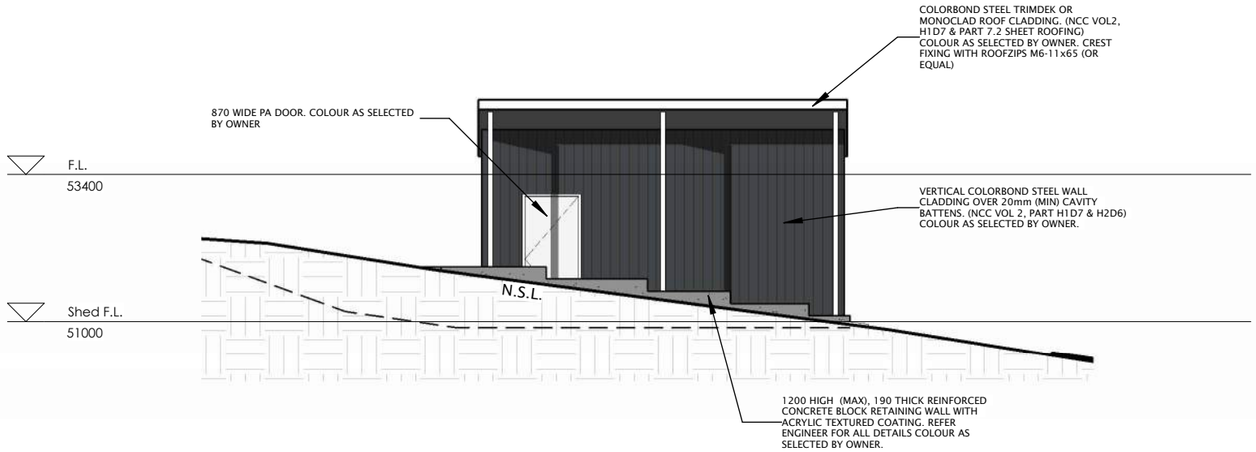

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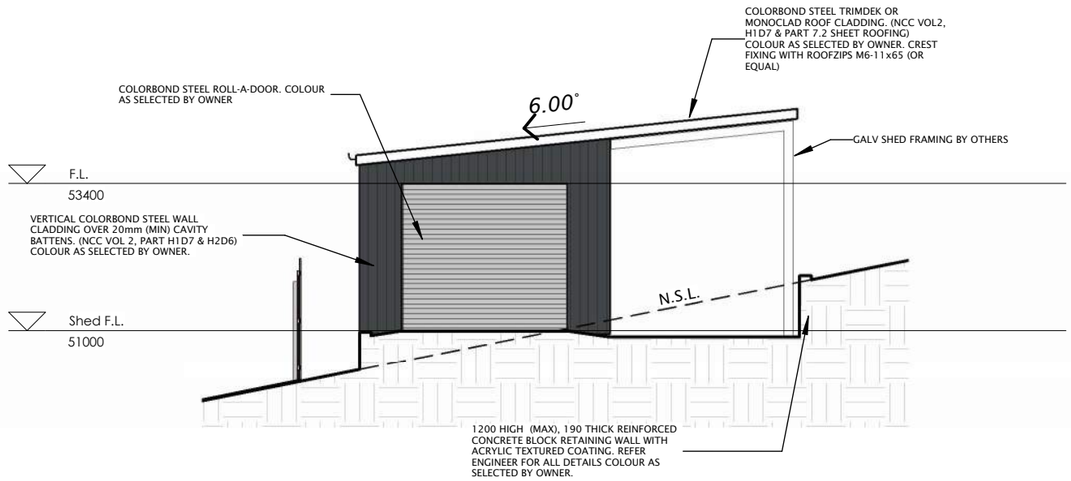

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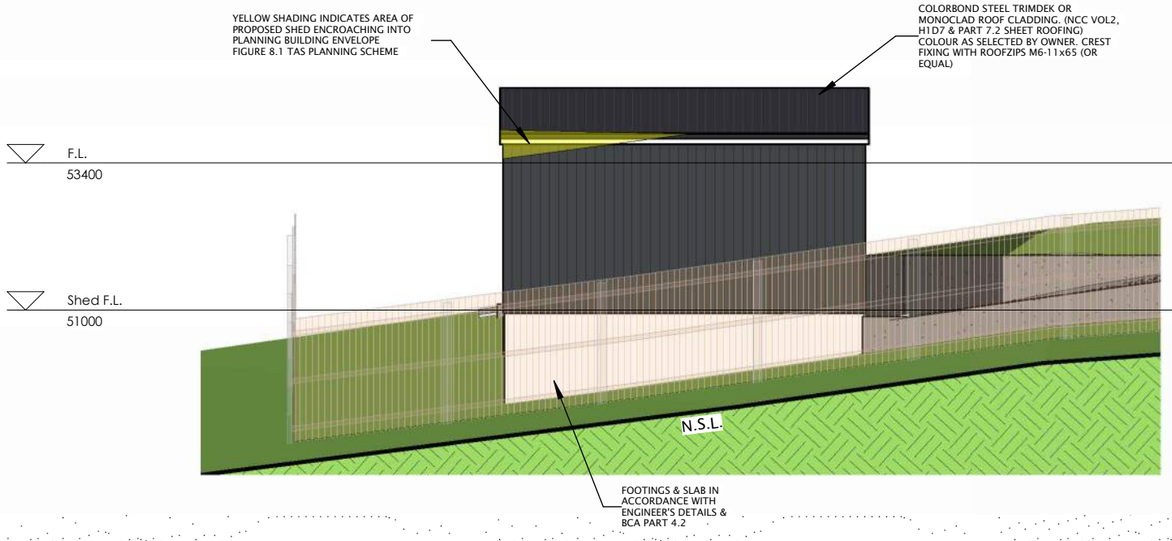

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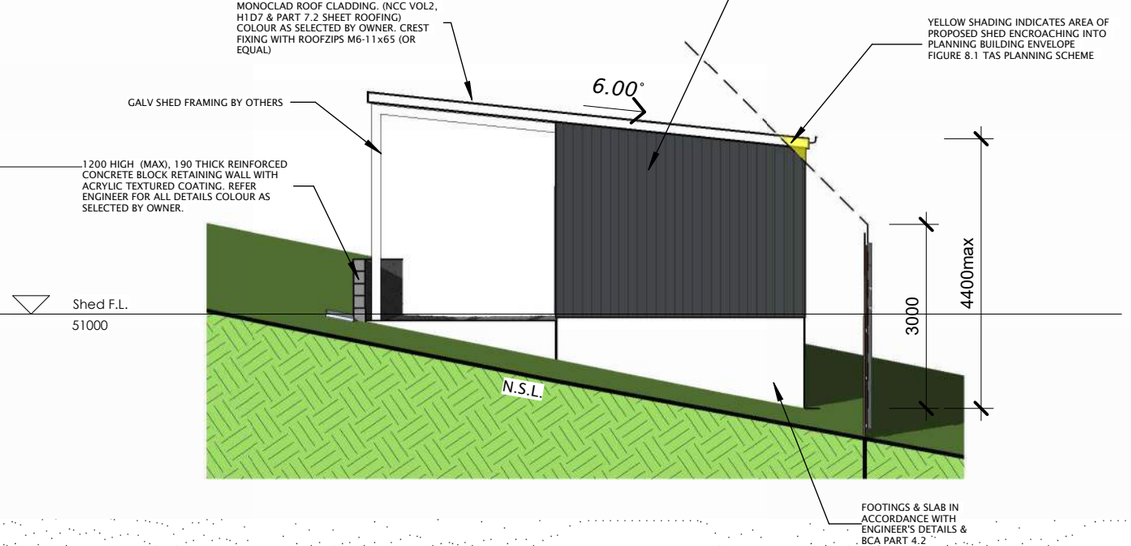

Shed South

1 : 100

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Drawing Title :
Shed Elevations

Client :
Phil Forsyth & Anita Price

Scale : 1 : 100
Starting Date : 06.06.25
Plot Date : 13/04/2026 11:33:37 AM

Project No. 031225
Drawing No. 11 /16

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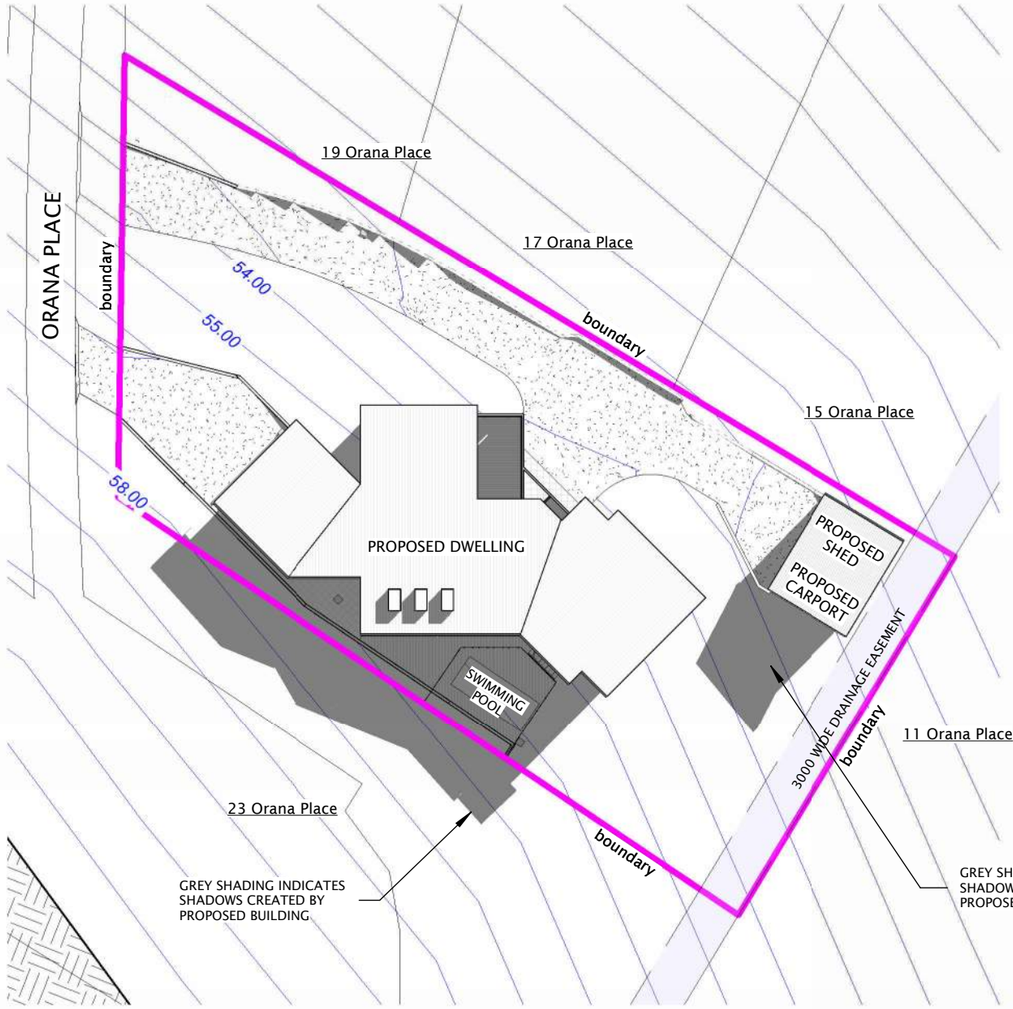

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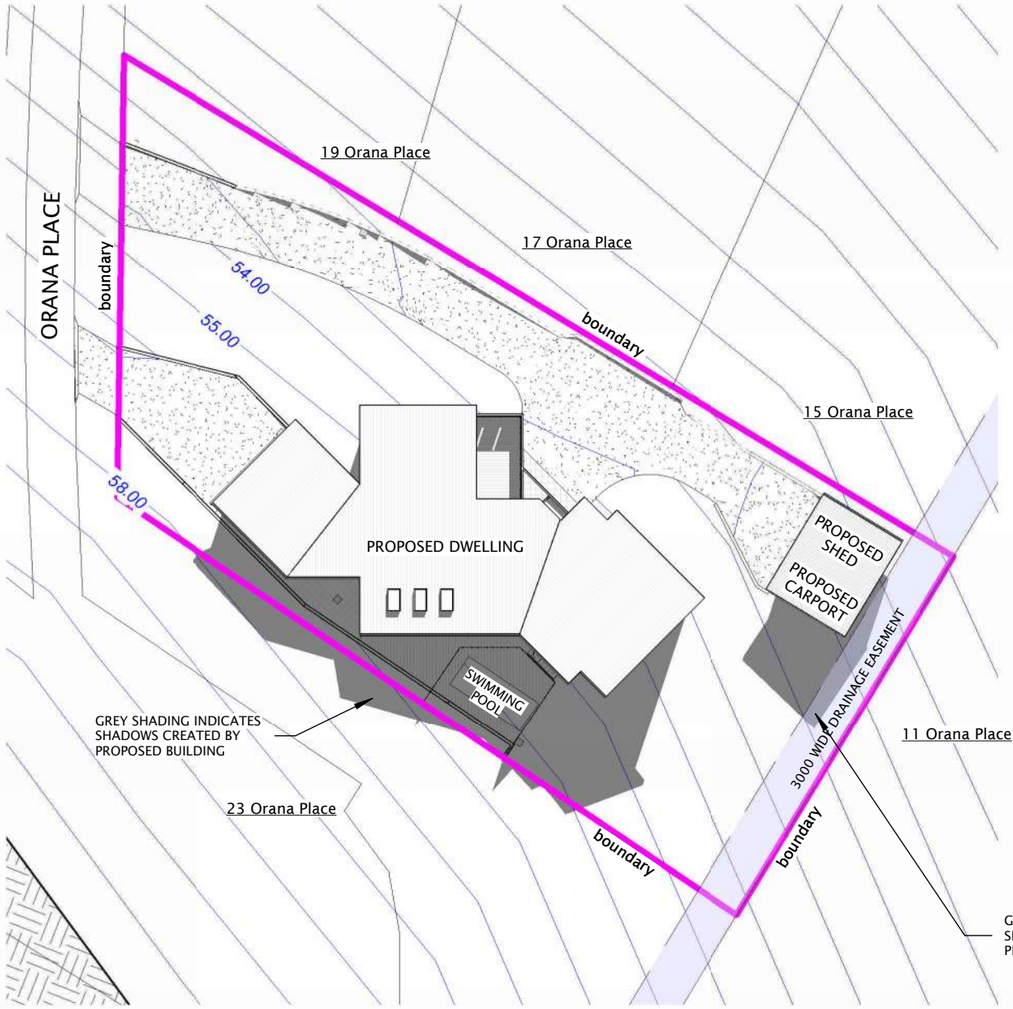

11AM June 21

1 : 400

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Project :
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21 Orana Place,
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Client :
Phil Forsyth & Anita Price

Drawing Title :
Sun Shade Diagrams (Sheet 1)

Scale : 1 : 400
Starting Date : 06.06.25
Plot Date : 13/04/2026 11:33:39 AM

Project No. 031225
Drawing No. 12 /16

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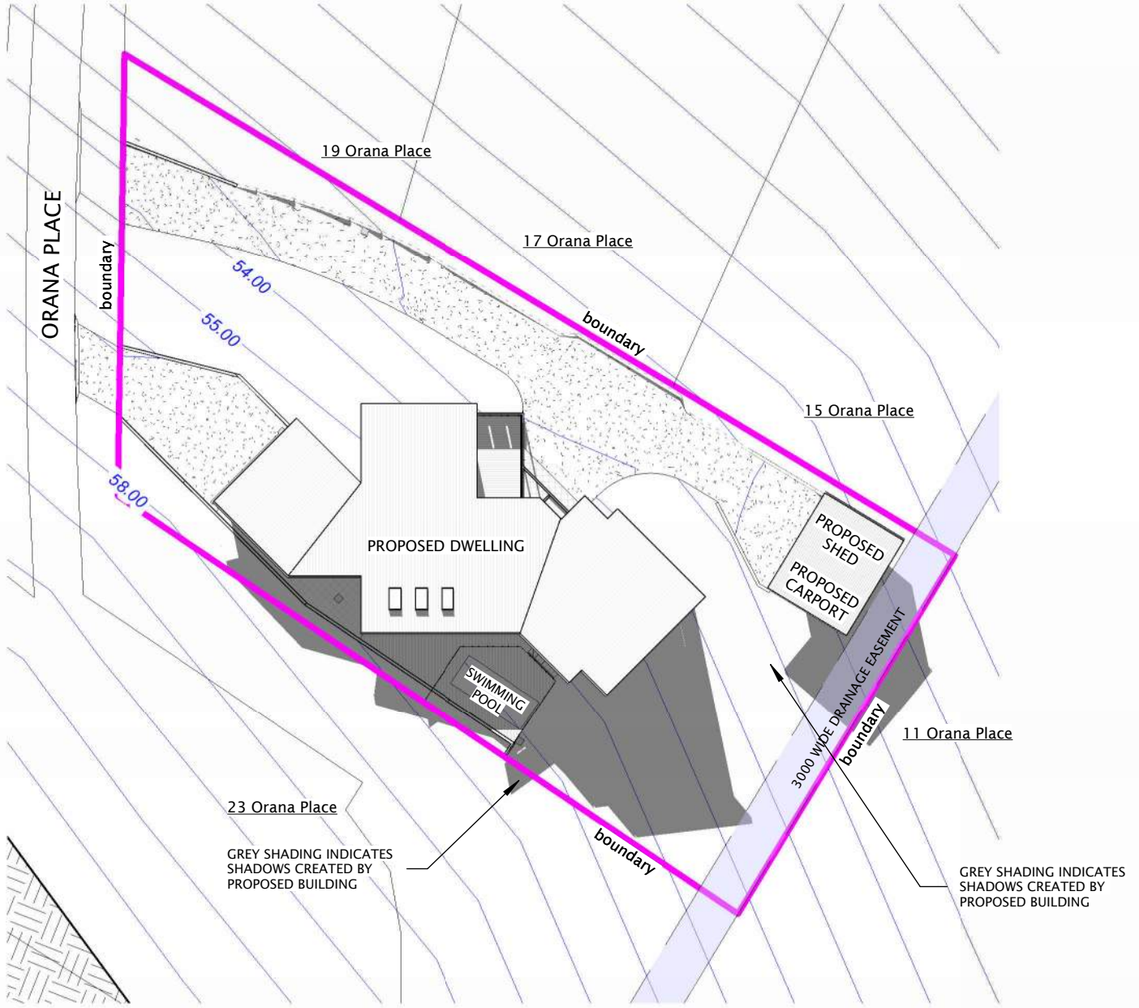

1PM June 21

1 : 400

3PM June 21

1 : 400

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21 Orana Place,
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Drawing Title :
Sun Shade Diagrams (Sheet 2)

Client :
Phil Forsyth & Anita Price

Scale : 1 : 400
Starting Date : 06.06.25
Plot Date : 13/04/2026 11:33:40 AM

Project No. 031225
Drawing No. 13 /16

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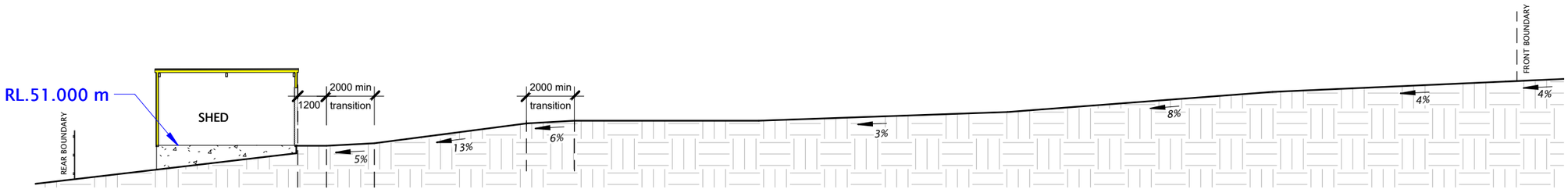

Section 1

1 : 200

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Drawing Title :
Section 1

Client :
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Scale : 1 : 200
Starting Date : 06.06.25
Plot Date : 13/04/2026 11:33:41 AM

Project No. 031225

Drawing No. 14 /16

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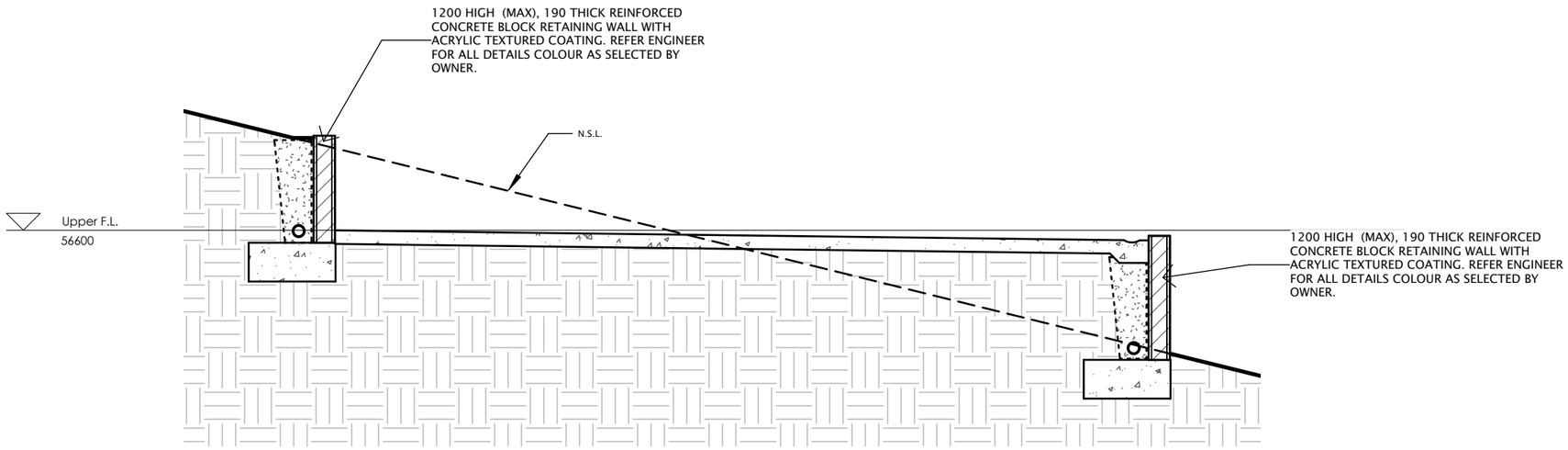

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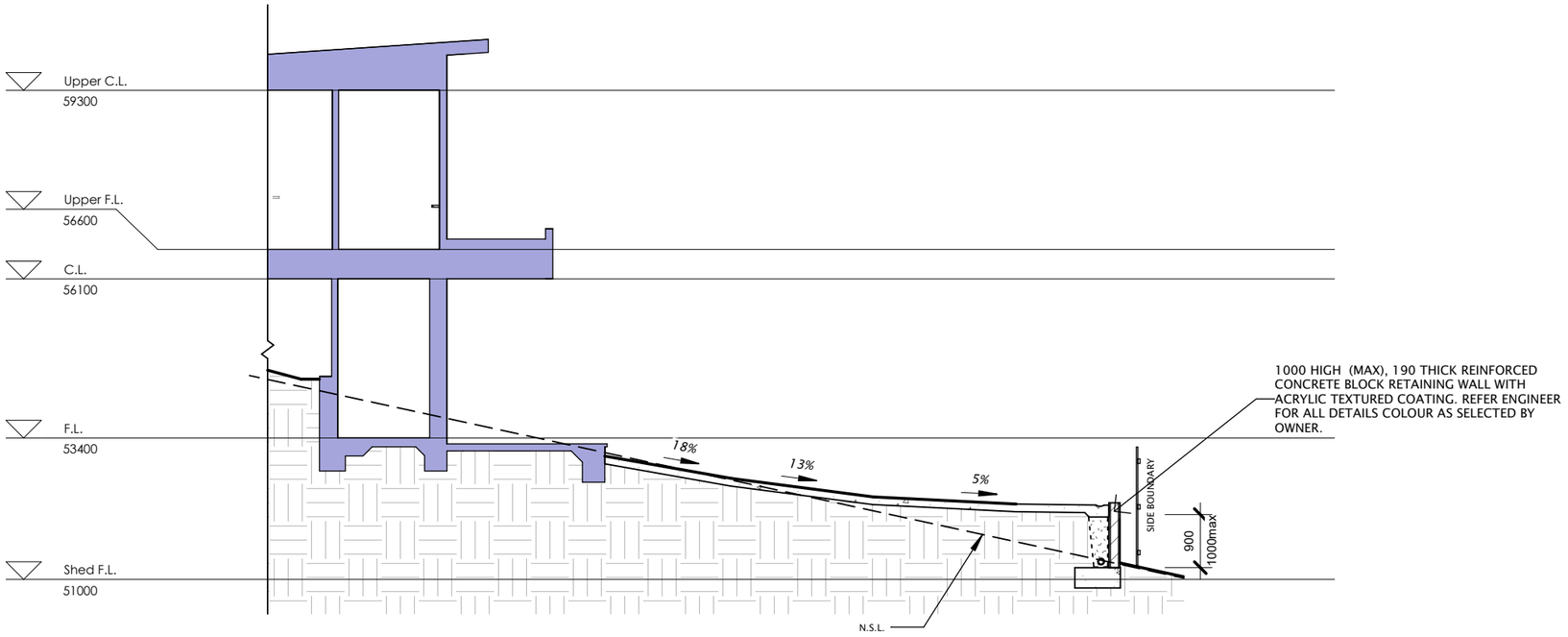

Section 4

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Client :
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Drawing Title :
Section 2 & 3

Scale : As indicated
Starting Date : 06.06.25

Plot Date : 13/04/2026 11:33:41 AM

Project No. 031225

Drawing No. 15 /16

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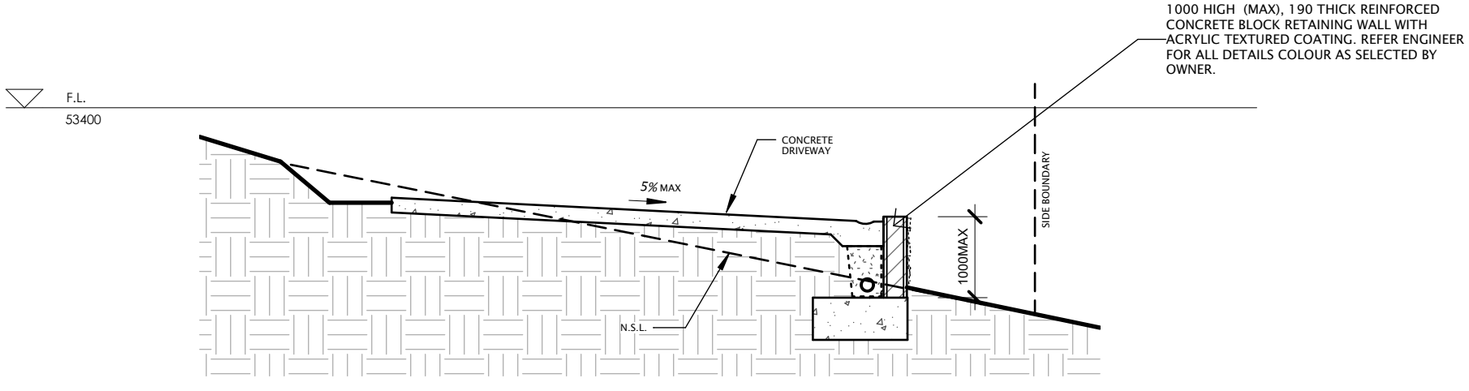

Section 4.

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Drawing Title :
Section 4

Client :
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Scale : 1 : 50
Starting Date : 06.06.25
Plot Date : 13/04/2026 11:33:41 AM

Project No. 031225
Drawing No. 16 /16

GEOTON Pty Ltd
Geotechnical Consultants

LANDSLIDE RISK ASSESSMENT & SITE CLASSIFICATION

Mr Phil Forsyth & Ms Anita Price

Proposed Residential Development

21 Orana Place, Riverside

Reference: GL25676Ab
Date: 17 December 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

17 December 2025

Reference No.: GL25676Ab

Mr Phil Forsyth & Ms Anita Price
64 Pitt Avenue
RIVERSIDE TAS 7250

Dear Sir and Madam

RE: Landslide Risk Assessment & Site Classification
21 Orana Place, Riverside

We have pleasure in submitting herein our report detailing the results of the geotechnical investigation conducted at the above site.

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

For and on behalf of Geoton Pty Ltd

Tony Barriera

Director – Principal Geotechnical Engineer

Document History and Status

Rev	Date	Written By	Reviewed By	Revision Details
0	17 December 2025	A Foster	S Shahandeh	Original

File Name:	GL25676Ab
Author:	A Foster
Client:	Mr Phil Forsyth & Ms Anita Price
Project:	21 Orana Place, Riverside
Subject:	Landslide Risk Assessment & Site Classification
Document	Report
Document Version	0
Job No.	GL25676Ab

CONTENTS

1 INTRODUCTION

At your request, Geoton Pty Ltd has carried out a geotechnical investigation for a proposed residential development at 21 Orana Place, Riverside.

A review of the Land Information System Tasmania (LIST) website indicates that the site is within a mapped medium landslide hazard band, i.e., an area of doubtful slope stability. As such, a landslide risk assessment is required to satisfy the Director's Determination - Landslip Hazard Areas.

The investigation has been conducted to provide the following:

- A landslide risk assessment;
- An assessment of the general subsurface conditions at the site and consequently assigning a Site Classification in accordance with AS 2870 – 2011 "Residential Slabs and Footings"; and
- An assessment of the surrounding area and provide a Wind Classification in accordance with AS 4055 – 2021 "Wind Loads for Housing".

1.1 Proposed Development

No plans of the proposed development were provided; however, we understand that the proposed development comprises a dwelling and possibly a shed.

2 BACKGROUND INFORMATION

2.1 Geology

The Mineral Resources Tasmania (MRT) Digital Geological Atlas 1:25,000 Series, indicates the site is located on Paleogene to Neogene period sediments comprising poorly consolidated clay, silt, and clayey labile sand with rare gravel and lignite; some iron oxide-cemented layers and concretions; some leaf fossils. This was generally confirmed by the field investigation.

2.2 Landslide Hazards

2.2.1 Land Information System Tasmania (LIST) Landslide Hazard Bands

Examination of the LIST Landslide Planning Map – Hazard Bands Overlay indicates that the site is within a mapped medium landslide hazard band.

2.2.2 Landslide Inventory

Examination of the MRT Tasmanian Landslide map series, Launceston and Windermere – Landslide Inventory sheet, 1:25,000 scale, indicates that the site is not located within a mapped landslide. Two recent or active soil slides, Landslide I.D. Nos. 953 and 4639, are mapped approximately 75m to 80m to the east and southeast of the site. A rock or soil slide with unknown activity, Landslide I.D. No. 1024, is mapped approximately 55m to the north of the site. An extract of the Landslide Inventory sheet is provided as Figure 1.

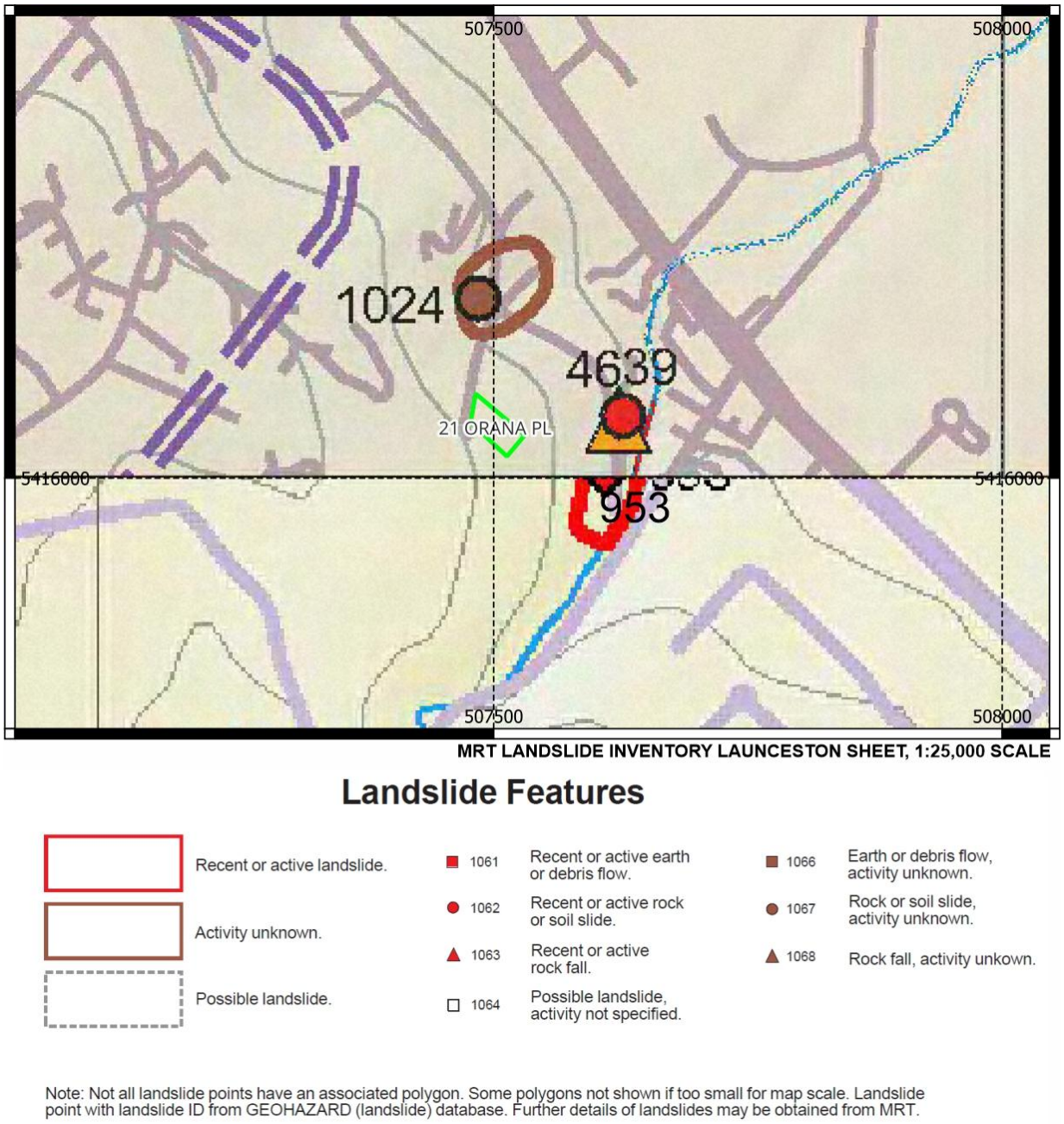

Figure 1: MRT 1:25,000 Scale Launceston and Windermere Landslide Inventory Sheet Extract

2.2.3 Geomorphology

Examination of the MRT Tasmanian Landslide Hazard series, Windermere – Geomorphology sheet, 1:25,000 scale, indicates that the site is mapped as generally having slopes angles of between 7° and 35°. An extract of the Geomorphology sheet is provided as Figure 2.

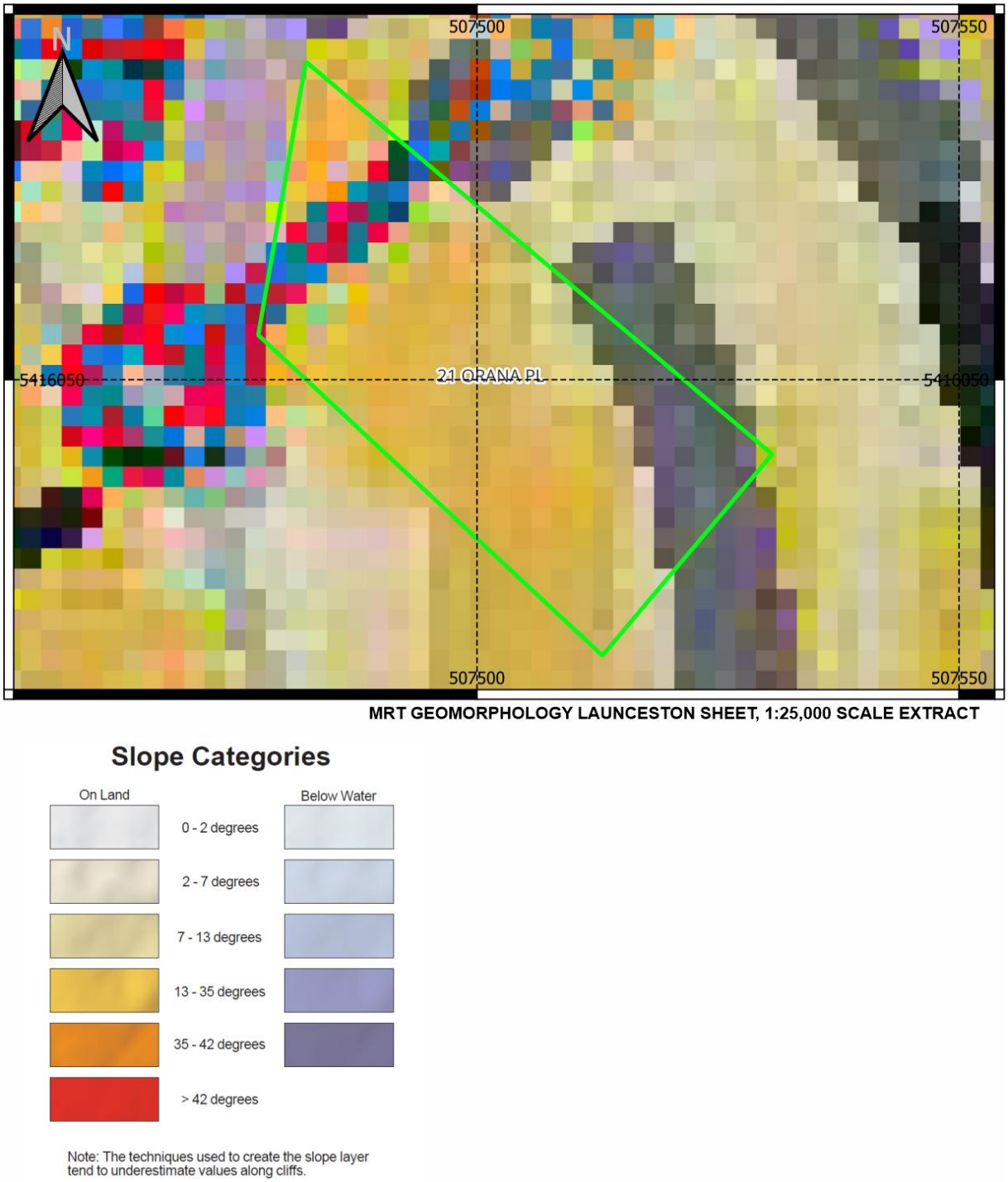

Figure 2: MRT 1:25,000 Scale Windermere Geomorphology Sheet Extract.

2.2.4 Slide Susceptibility

Examination of the MRT Tasmanian Landslide Hazard series, Windermere – Slide Susceptibility sheet, 1:25,000 scale, indicates the site is located within a source area for first-time failures, i.e., 'an area of hillside with the potential to form slope failure'. A spring or seep is mapped within the northern portion of the site. An extract of the Slide Susceptibility sheet is provided as Figure 3.

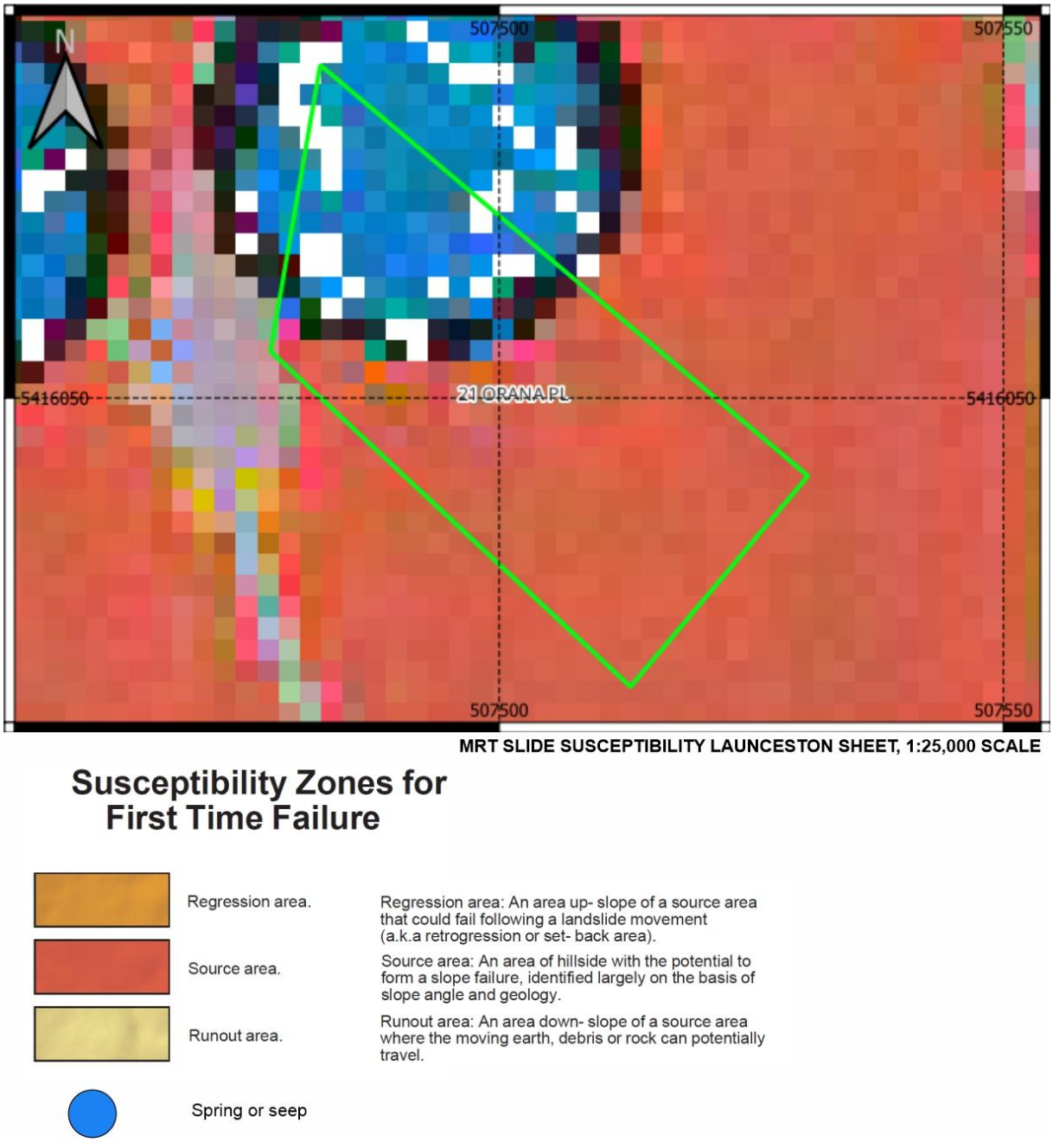

Figure 3: MRT 1:25,000 Scale Windermere Slide Susceptibility Sheet Extract.

2.3 MRT Reports

No reports are available on the MRT website pertaining to the site.

2.4 Aerial Photography and Satellite Imagery

A review of historical aerial photography and satellite images covering the site was conducted using the Land Tasmania Aerial Photo Viewer, LIST and Google Earth. Historical images from 1977 up to 2025 were available for review. The review of the photos was to primarily look for any recent spring and landslide activities, in addition to gaining a general understanding of the recent history of the site. The review indicates that there is no obvious landslide activity within the site or immediate surrounds during the period from 1977 to 2025.

3 FIELD INVESTIGATION

The field investigation was conducted on 06 November 2025 and involved the following:

- A site walkover and review of the ground surface features of the site and surrounding landforms;
- The drilling of 3 boreholes by 4WD mounted auger rig to the investigated depths of 3.0m to 5.2m;
- Conducting insitu vane shear strength tests and pocket penetrometer tests in the clay layers encountered in the investigation; and
- Obtaining samples of the clay soils for subsequent laboratory testing.

The results of the field and laboratory tests are shown on the borehole logs, with the laboratory test results summarised in Table 1, Section 3.3 below.

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

3.1 Site Description

The site is currently undeveloped and is located on an easterly facing slope of approximately 8° to 17° (Plate 1). Vegetation across the site comprises a low to moderate grass cover.

The neighbouring dwellings, as well as the road and footpaths, are generally in fair to good condition, showing no obvious signs of landslide damage. The slopes within and surrounding the site are generally smooth convex slopes showing no signs of recent landslide activity.

Plate 1: View of the site looking to the northwest.

3.2 Subsurface Conditions

The investigation indicated that the soil profile is relatively uniform across the site. The boreholes generally encountered surficial fill and topsoil comprising clayey silt to depths of 0.2m to 0.3m, underlain by natural low to high plasticity silty to sandy clay to the investigated depths of 3.0m to 5.2m.

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

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

3.3 Laboratory Testing

The laboratory test results are summarised below:

Table 1: Summary of Laboratory Test Results

Sample	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Linear Shrinkage (%)	Classification
BH01 0.8m – 1.0m	67	27	40	16.0	CH

An assessment of the plasticity characteristics of the materials encountered indicates that the clay soils at this site possess a high shrink/swell potential.

Published correlations between Plasticity Index and angle of internal friction indicated that the laboratory tested high plasticity silty clay soils would have a peak strength angle of internal friction value of approximately 26° and a residual value of about 9°.

4 GEOLOGICAL MODEL

From a review of available reports, geological maps, site observations and the subsurface investigation, a general geological model of the site has been inferred. Generally, the site comprises surficial fill underlain by Paleogene to Neogene period sediments.

Groundwater was not encountered in the investigation.

5 LANDSLIDE RISK ASSESSMENT

5.1 Landslide Assessment Methodology

The assessment presented herein is based on the methodology promoted by the Australian Geomechanics Society, AGS (2007) Landslide Risk Management.

By way of an extract from AGS (2007a) “Guideline for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning”:

> ***“Landslide Risk Zoning*** *takes the outcomes of hazard mapping and assesses the potential damage to persons (annual probability the person most at risk loses his or her life) and to property (annual value of property loss) for the elements at risk, accounting for probability and vulnerability.”*

The methodology adopted for this assessment was to:

- Develop a landslide inventory for the site, employing the publicly available landslide mapping carried out by the Mineral Resources Tasmania (MRT);
- Undertake assessments of potential landslides relating to the site in terms of historical likelihood; and
- Undertake risk assessments, in terms of both risk-to-property and risk-to-life for critical structures within the site and relevant surrounding areas.

5.2 Landslide Risk Assessment

A site-specific landslide risk assessment has been carried out.

Based on the geological and geomorphological settings of the site, the following possible landslide scenarios are identified for the site.

- Deep-seated/large-scale landslide occurs within the Paleogene to Neogene period sediments affecting the proposed development; and
- Shallow/small-scale landslide occurs within the Paleogene to Neogene period sediments affecting the proposed development.

The qualitative likelihood, consequence and risk terms used in this report for risk to property are given in Appendix B. The risk terms are defined by a matrix that brings together different

combinations of likelihood and consequence. Risk matrices help to communicate the results of risk assessment, rank risks, set priorities and develop transparent approaches to decision making. The notes attached to the tables and terms and the comments on response to risk in Appendix B are intended to help explain the risk assessment and management process.

In light of the findings of this investigation (topography, stiff soils, slope angles), the likelihood of small-scale failures occurring on the site affecting a proposed residential development at this site is considered UNLIKELY, whilst a larger scale failure occurring is considered RARE.

Accordingly, the likelihoods estimated for the possible landslide scenarios are summarised in Table 2 as follows.

Table 2: Summary of Estimated Pre-existing Landslide Hazard

Possible Landslide Scenarios	Indicative Annual Probability (pa)	Indicative Recurrence Interval (yrs)	Descriptor (AGS 2007c)
Deep-seated/large-scale landslide occurs within the Paleogene to Neogene period sediments affecting the proposed development	10^{-5}	100,000	Rare
Shallow/small-scale landslide occurs within the Paleogene to Neogene period sediments affecting the proposed development	10^{-4}	10,000	Unlikely

5.3 Incremental Landslide Hazards

The alterations to the site as a result of the proposed development can generally be classified into two categories:

- Disturbance to the site due to the proposed development; and
- Introduction of additional water into the ground affecting the groundwater regime.

It is considered that the proposed development would not adversely impact on the site and immediate surrounds nor significantly increase the pre-existing landslide hazard, provided that the development adheres to the principles of good hillside practice and the recommendations provided below.

The site is within a fully serviced subdivision and as such, no additional water should be introduced into the ground at the site.

5.4 Landslide Consequences

The proposed development is the element at risk for this assessment.

The landslide consequences for different scenarios are summarised in Table 3 as follows.

Table 3: Summary of Consequences for Different Landslide Scenarios

Possible Landslide Scenarios	Assessed Landslide Consequences	Descriptor (AGS 2007c)
Deep-seated/large-scale landslide occurs within the Paleogene to Neogene period sediments affecting the proposed development	The landslide may significantly displace the footing system of the proposed development causing major damage	Major
Shallow/small-scale landslide occurs within the Paleogene to Neogene period sediments affecting the proposed development	The landslide may displace the footing system of the proposed development causing minor damage	Minor

5.5 Landslide Risk to Property

Based on the outcomes of the landslide hazard and landslide consequence assessments detailed above. The assessed landslide risks to property are summarised in Table 4 as follows.

Table 4: Summary of Assessed Landslide Risks to Property (AGS 2007c)

Possible Landslide Scenarios	Assessed Landslide Hazards	Assessed Landslide Consequences	Qualitative Landslide Risk to Property
Deep-seated/large-scale landslide occurs within the Paleogene to Neogene period sediments affecting the proposed development	Rare	Major	**Low**
Shallow/small-scale landslide occurs within the Paleogene to Neogene period sediments affecting the proposed development	Unlikely	Minor	**Low**

The **acceptable** qualitative risk to property criteria suggested by AGS is **LOW**, given that the element at risk is a proposed low-rise residential development located on an existing slope.

Therefore, subject to compliance with the recommendations within Section 6 of this report, the landslide risks to property are assessed as **acceptable** for the identified elements at risk.

5.6 Landslide Risk to Life

The person considered most at risk is a resident of the dwelling.

The landslide risk to life for the identified person most at risk is calculated in Table 5 as follows.

Table 5: Landslide Risk to Life for Person Most at Risk

Possible Landslide Scenarios	Adopted Annual Landslide Probability, P(H)	Spatial Probability of Landslide Impacting Buildings at Risk, P(S:H)	Temporal Spatial Probability of Person Most at Risk at Buildings at Risk, P(T:S)	Vulnerability of Person Most at Risk, V(D:T)	Risk to Life, R(LoL)
Deep-seated/large-scale landslide occurs within the Paleogene to Neogene period sediments affecting the proposed development	10^{-5}	1.0 (Spatial Probability has been considered in the landslide hazards)	0.67 (16hrs/day)	0.5 (Building suffers major damage but is unlikely to collapse, may cause injury but death is unlikely)	3.3×10^{-6}
Shallow/small-scale landslide occurs within the Paleogene to Neogene period sediments affecting the proposed development	10^{-4}			0.005 (Building suffers minor damage but is highly unlikely to collapse, may cause injury but death is highly unlikely)	3.3×10^{-7}
					Total: 3.7×10^{-6}

The tolerable risk to life criteria for the person most at risk suggested by AGS is 10^{-5}, given that the development is a new development located on a newly constructed slope. Acceptable risks are usually considered to be one order of magnitude lower than the tolerable risks, which

in this case is 10^{-6}. However, AGS suggests that, for most developments in existing urban areas, criteria based on Tolerable Risk Level is applicable.

Therefore, subject to compliance with the recommendations within Section 6 of this report, the landslide risks to life are assessed as **tolerable** for the identified person most at risk.

6 DISCUSSION AND RECOMMENDATIONS

Based on the findings of the investigation and the above landslide risk appraisal, we consider that the proposed development would not adversely impact on the site and immediate surroundings nor significantly increase its current assessed landslide risk, ***provided the development adheres to the principles of good hillside practice, and the recommendations below***. An information sheet entitled "Some Guidelines for Hillside Construction" adapted from the Journal of the Australian Geomechanics Society, Volume 42, Number 1, dated March 2007, is presented in Appendix C.

Therefore, provided the development of the site is in accordance with good hillside practice and the recommendations within our report, we consider that a tolerable level of risk can be achieved in accordance with Section C15.6.1 (Building and works within a landslip hazard area) of the Landslide Hazard Code of the Tasmanian Planning Scheme – West Tamar with the following Performance Criteria:

- **C15.6.1 - P1.1** - Building and works within a landslip hazard area must minimise the likelihood of triggering a landslip event and achieve and maintain a tolerable risk from landslip: **A tolerable level of risk can be achieved for the proposed works.**
- **C15.6.1 - P1.2** - A landslip hazard report also demonstrates that the buildings and works do not cause or contribute to landslip on the site, on adjacent land or public infrastructure: **It is considered that the works would not adversely impact on the site and immediate surrounds, including land or public infrastructure, provided that the development adheres to the principles of good hillside practice and the recommendations provided below.**
- **C15.6.1 - P1.3** - If landslip reduction or protection measures are required beyond the boundary of the site the consent in writing of the owner of that land must be provided for that land to be managed in accordance with the specific hazard reduction or protection measures: **Will not be required as part of the development.**

An Engineering Certificate addressing the Landslide Code is provided in Appendix D.

No landslide remedial measures are required. The following general recommendations in keeping with the principles of good hillside practices are provided:

6.1 Buildings

- Flexible lightweight construction is preferred on this site;
- However, brick veneer can be considered provided the building is well articulated on a stiffened footing system;
- Buildings should adhere to good hillside practices; and

- The footing system should be designed by a suitably qualified engineer.

6.2 Cuts and Fills

- Cuts and fills where less than 1.0m in height may be battered at slope angles no steeper than 1 vertical to 3 horizontal (1V:3H) for fill and 1V:2.5H for cuts, or alternatively these should be retained;
- Proposed cuts and fills greater than 1.0m in height should be reviewed by a qualified geotechnical engineer;
- All retaining walls greater than 1.0m in height shall be designed by a suitably qualified structural engineer;
- Adequate subsurface and surface drainage should be provided behind all retaining walls; and
- Excavations for the construction of retaining walls may result in a temporary reduction in the stability of the adjacent area particularly during wet weather until the wall is complete. This increased risk can be managed or reduced by appropriate construction planning, using temporary support, staged excavation and control of drainage.

6.3 Drainage

- Collected stormwater drainage should be piped to the council stormwater or street drainage system;
- No uncontrolled discharge of collected surface water onto the ground surface or through absorption trenches is permitted on the site; and
- Should any seepage or groundwater be encountered during site or footing excavations, it is recommended that subsoil drainage be provided to discharge to the council stormwater or street drainage system.

7 SITE CLASSIFICATION

After allowing due consideration of the Director's Determination - Landslip Hazard Areas, the site geology, drainage and soil conditions, the site has been classified as follows:

CLASS P (AS 2870)

However, if all footings are founded uniformly on the natural silty clay, footings may be proportioned to a **CLASS H1**.

Foundation designs in accordance with this classification are to be subject to the overriding conditions of the Foundations section below.

This classification is applicable only for ground conditions encountered at the time of this investigation. If cut or fill earthworks are carried out, then the site classification will need to be re-assessed, and possibly changed.

8 FOUNDATIONS

Particular attention should be paid to the design of footings as required by AS 2870 – 2011.

In addition to normal founding requirements arising from the above classification, particular conditions at this site dictate the founding medium for all footings should be as follows:

Silty CLAY (CH) –high plasticity, brown or brown mottled grey

encountered below 0.3m from the existing ground surface

An allowable bearing pressure of **100kPa** is available for edge beams, strips, pads and bored piers founded as above.

The site classification presented assumes that the current natural drainage and infiltration conditions at the site will not be markedly affected by the proposed site development work. Care should therefore be taken to ensure that surface water is not permitted to collect adjacent to the structure and that significant changes to seasonal soil moisture equilibria do not develop as a result of service trench construction or tree root action.

Attention is drawn to Appendix B of AS 2870 and CSIRO Building Technical File BTF18 “Foundation Maintenance and Footing Performance: A Homeowner’s Guide” as a guide to maintenance requirements for the proposed structure.

Although the borehole data provides an indication of subsurface conditions at the site, variations in soil conditions may occur in areas of the site not specifically covered by the field investigation. The base of all footing or beam excavations should therefore be inspected to ensure that the founding medium meets the requirements referenced herein with respect to type and strength of founding material.

The boreholes were backfilled shortly after being drilled, not allowing time for groundwater seepage flows to develop. Groundwater seepages or higher groundwater levels can occur during and/or after a prolonged period of wet weather or a heavy rainfall event.

9 PLUMBING

Classification for foundations was P Class, due to the Director’s Determination – Landslip Hazard Areas. Provided the base of the plumbing excavations are into stiff soils and there is no loading around the plumbing pipework, the plumbing can be installed proportioned to **Class H1** for soil reactivity purposes.

If during plumbing trench excavations, soft or loose ground is encountered, it is recommended the plumbing trenches be excavated to stiff or medium dense ground and backfilled with granular material to the invert level of the pipework.

10 WIND CLASSIFICATION

After allowing due consideration of the region, terrain, shielding and topography, the site has been classified as follows:

Table 6: WIND CLASSIFICATION N2 (AS 4055)

REGION	TERRAIN CATEGORY	SHIELDING	TOPOGRAPHY
A	TC2.5	NS	T1

11 REFERENCES

Australian Geomechanics Society. (2007). Practice note guidelines for landslide risk management. *Australian Geomechanics Journal, 42*(1), 115-158.

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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 01 — Approximate Borehole Location

5° — Approximate Slope angle in Degrees

50 — Contour in Metres (LiDAR Derived)

5 0 5 10 15 m

Approximate Scale

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Date	17/12/2025	Drawn	AF
Scale	1:250	Approved	TB
Original size	A3	Rev	

Client: PHIL FORSYTH & ANITA PRICE

Project: 21 ORANA PLACE RIVERSIDE

Title: SITE PLAN

Project no: GL25676A

Drawing no. 1

Appendix A

Borehole Logs

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ENGINEERING BOREHOLE LOG: BH01

Client : Mr Phil Forsyth & Ms Anita Price
Project : Landslide Risk Assessment & Site Classification
Location : 21 Orana Place, Riverside

Easting : 0.00
Northing : 0.00
Inclination : -90deg
Azimuth :

Sheet : 1 OF 1
Job No : GL25676A
Logged : Anne Foster
Logged Date : 06/11/2025
Drill Rig : Honey Badger - 95mm

Method	Drilling	Water	Samples	Testing PP (kPa)	Testing V (kPa)	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
ADT						0.00		MH	TOPSOIL - Clayey SILT - high plasticity, dark brown, root fibres	M	St	
						0.25		CH	Silty CLAY - high plasticity, brown,	M	St	w ~ PL
					58	0.50						
			D (%) LL=67 PL=27 PI=40 LS=16.0			0.75						
					84	1.00						
						1.25						
						1.50		CL	Sandy CLAY - low plasticity, brown, fine to medium grained sand,	M-D	VSt	w < PL
						1.75						
					R	2.00		CH	Silty CLAY - high plasticity, brown mottled pale grey, trace medium grained sand	M	VSt	w ~ PL
						2.25						
						2.50						
						2.75						
			U50	280		3.00		CI	Sandy CLAY - medium plasticity, brown, fine to medium grained sand,	M-D	VSt	w < PL
						3.25						
						3.50		CH	Silty CLAY - high plasticity, brown,	M	VSt	w ~ PL
						3.75						
						4.00						
						4.25						
						4.50		CH	becoming pale grey,	M	VSt	
						4.75						
			U50	>500		5.00						
									BH01 Terminated at 5.2 m			

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ENGINEERING BOREHOLE LOG: BH02

Client : Mr Phil Forsyth & Ms Anita Price
Project : Landslide Risk Assessment & Site Classification
Location : 21 Orana Place, Riverside

Easting : 0.00
Northing : 0.00
Inclination : -90deg
Azimuth :

Sheet : 1 OF 1
Job No : GL25676A
Logged : Anne Foster
Logged Date : 06/11/2025
Drill Rig : Honey Badger - 95mm

Method	Drilling	Water	Samples	Testing V (kPa)	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
ADT				96	0.25		.	FILL - Clayey SILT - low plasticity, dark brown mottled red, trace fine to medium gravel, root fibres, brick fragments	M-D	F	FILL
					0.50		CH	Silty CLAY - high plasticity, brown mottled grey,	M	St	NATURAL w ~ PL
				94	0.75						
					1.00						
					1.25						
					1.50						
					1.75						
				84	2.00						
					2.25						
					2.50						
					2.75						
								BH02 Terminated at 3 m			

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ENGINEERING BOREHOLE LOG: BH03

Client : Mr Phil Forsyth & Ms Anita Price
Project : Landslide Risk Assessment & Site Classification
Location : 21 Orana Place, Riverside

Easting : 0.00
Northing : 0.00
Inclination : -90deg
Azimuth :

Sheet : 1 OF 1
Job No : GL25676A
Logged : Anne Foster
Logged Date : 06/11/2025
Drill Rig : Honey Badger - 95mm

Method	Drilling	Water	Samples	Testing V (kPa)	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
ADT					0.25		MH	TOPSOIL - Clayey SILT - high plasticity, dark brown, root fibres	M-D	F	
				92	0.50		CH	Silty CLAY - high plasticity, brown, trace medium gravel,	M	St	w ~ PL
					0.75		CH	becoming brown mottled pale grey,	M	VSt	
				120	1.00						
					1.25						
					1.50						
					1.75						
				>140	2.00						
					2.25						
					2.50						
					2.75			BH03 Terminated at 3 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
HT	Hand Tools

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
U_{81}	Undisturbed sample 81 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 – Material cannot be penetrated
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	Material is weathered to such an extent that it has soil properties. 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)

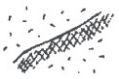
SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

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.	

Appendix B

Qualitative Terminology for Use in Assessing Risk to Property

QUALITATIVE TERMINOLOGY FOR USE IN ASSESSING RISK TO PROPERTY

QUALITATIVE MEASURES OF LIKELIHOOD

Approximate Annual Probability		Implied Indicative Landslide Recurrence Interval		Description	Descriptor	Level
Indicative Value	Notional Boundary					
10^{-1}	5x10-2	10 years	20 years	The event is expected to occur over the design life.	ALMOST CERTAIN	A
10-2	5x10-3	100 years	200 years	The event will probably occur under adverse conditions over the design life.	LIKELY	B
10-3	5x10-4	1000 years	2000 years	The event could occur under adverse conditions over the design life.	POSSIBLE	C
10-4	5x10-5	10,000 years	20,000 years	The event might occur under very adverse circumstances over the design life.	UNLIKELY	D
10-5	5x10-6	100,000 years	200,000 years	The event is conceivable but only under exceptional circumstances over the design life.	RARE	E
10-6		1,000,000 years		The event is inconceivable or fanciful over the design life.	BARELY CREDIBLE	F

Note: (1) The table should be used from left to right; use Approximate Annual Probability or Description to assign Descriptor, not *vice versa*.

QUALITATIVE MEASURES OF CONSEQUENCES TO PROPERTY

Approximate Cost of Damage		Description	Descriptor	Level
Indicative Value	Notional Boundary			
200%	100%	Structure(s) completely destroyed and/or large scale damage requiring major engineering works for stabilisation. Could cause at least one adjacent property major consequence damage.	CATASTROPHIC	1
60%	40%	Extensive damage to most of structure, and/or extending beyond site boundaries requiring significant stabilisation works. Could cause at least one adjacent property medium consequence damage.	MAJOR	2
20%	10%	Moderate damage to some of structure, and/or significant part of site requiring large stabilisation works. Could cause at least one adjacent property minor consequence damage.	MEDIUM	3
5%	1%	Limited damage to part of structure, and/or part of site requiring some reinstatement stabilisation works.	MINOR	4
0.5%		Little damage. (Note for high probability event (Almost Certain), this category may be subdivided at a notional boundary of 0.1%. See Risk Matrix.)	INSIGNIFICANT	5

Notes: (2) The Approximate Cost of Damage is expressed as a percentage of market value, being the cost of the improved value of the unaffected property which includes the land plus the unaffected structures.

(3) The Approximate Cost is to be an estimate of the direct cost of the damage, such as the cost of reinstatement of the damaged portion of the property (land plus structures), stabilization works required to render the site to tolerable risk level for the landslide which has occurred and professional design fees, and consequential costs such as legal fees, temporary accommodation. It does not include additional stabilisation works to address other landslides which may affect the property.

(4) The table should be used from left to right; use Approximate Cost of Damage or Description to assign Descriptor, not vice versa

QUALITATIVE TERMINOLOGY FOR USE IN ASSESSING RISK TO PROPERTY (CONTINUED)

QUALITATIVE RISK ANALYSIS MATRIX – LEVEL OF RISK TO PROPERTY

LIKELIHOOD		CONSEQUENCES TO PROPERTY (With Indicative Approximate Cost of Damage)				
	Indicative Value of Approximate Annual Probability	1: CATASTROPHIC 200%	2: MAJOR 60%	3: MEDIUM 20%	4: MINOR 5%	5: INSIGNIFICANT 0.5%
A – ALMOST CERTAIN	10^{-1}	VH	VH	VH	H	M or L (5)
B - LIKELY	10^{-2}	VH	VH	H	M	L
C - POSSIBLE	10^{-3}	VH	H	M	M	VL
D - UNLIKELY	10^{-4}	H	M	L	L	VL
E - RARE	10^{-5}	M	L	L	VL	VL
F - BARELY CREDIBLE	10^{-6}	L	VL	VL	VL	VL

Notes: (5) For Cell A5, may be subdivided such that a consequence of less than 0.1% is Low Risk.
(6) When considering a risk assessment it must be clearly stated whether it is for existing conditions or with risk control measures which may not be implemented at the current time.

RISK LEVEL IMPLICATIONS

Risk Level		Example Implications (7)
VH	VERY HIGH RISK	Unacceptable without treatment. Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to Low; may be too expensive and not practical. Work likely to cost more than value of the property.
H	HIGH RISK	Unacceptable without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to Low. Work would cost a substantial sum in relation to the value of the property.
M	MODERATE RISK	May be tolerated in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce the risk to Low. Treatment options to reduce to Low risk should be implemented as soon as practicable.
L	LOW RISK	Usually acceptable to regulators. Where treatment has been required to reduce the risk to this level, ongoing maintenance is required.
VL	VERY LOW RISK	Acceptable. Manage by normal slope maintenance procedures.

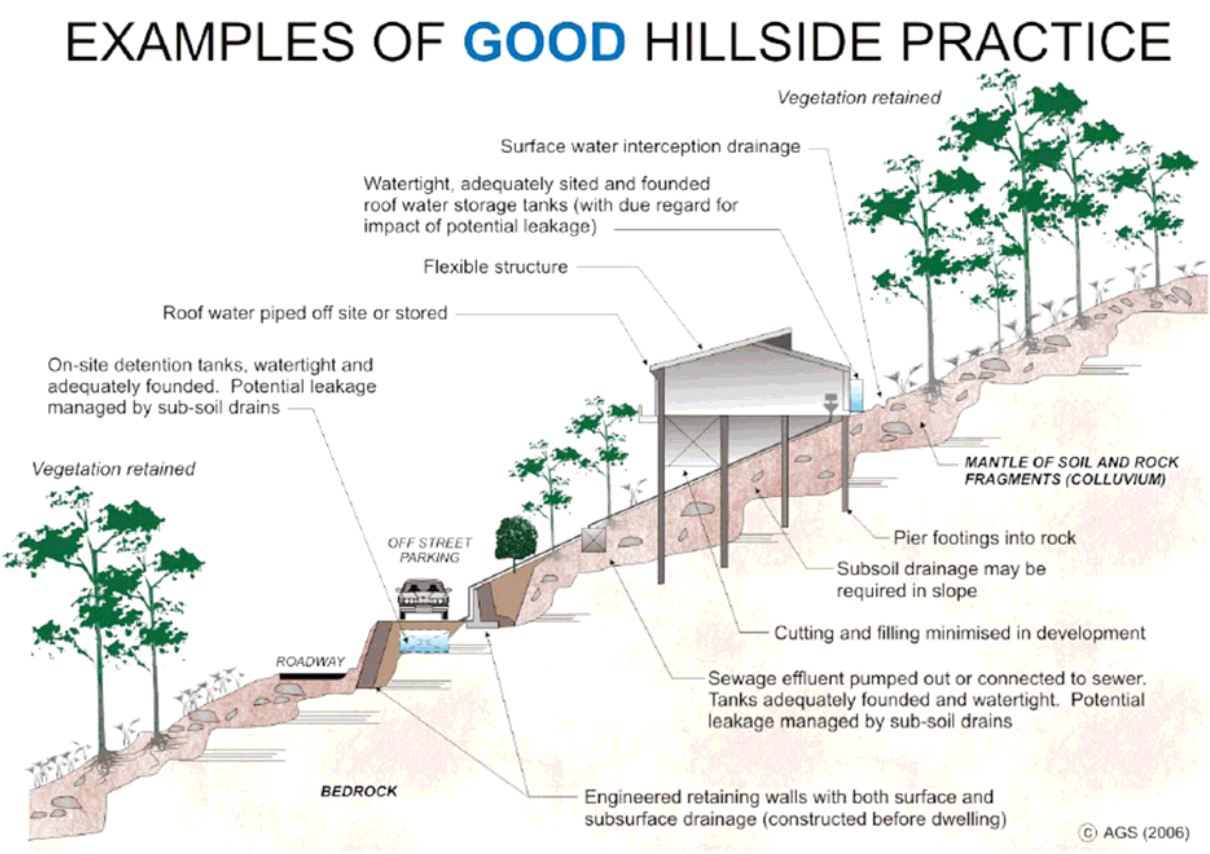
Note: (7) The implications for a particular situation are to be determined by all parties to the risk assessment and may depend on the nature of the property at risk; these are only given as a general guide

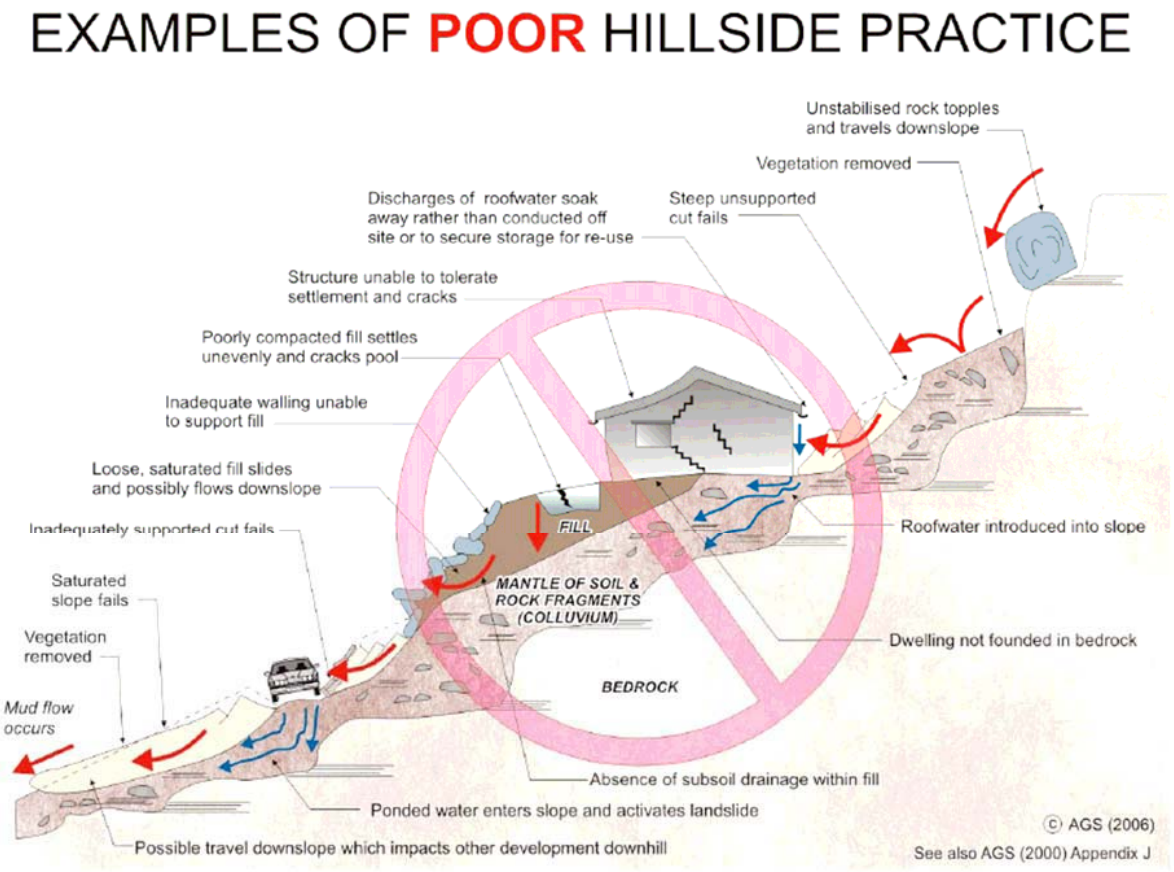
Appendix C

Some Guidelines for Hillside Construction

APPENDIX - SOME GUIDELINES FOR HILLSIDE CONSTRUCTION

	GOOD ENGINEERING PRACTICE	*POOR ENGINEERING PRACTICE*
ADVICE		
GEOTECHNICAL ASSESSMENT	Obtain advice from a qualified, experienced geotechnical practitioner at early stage of planning and before site works.	Prepare detailed plan and start site works before geotechnical advice.
PLANNING		
SITE PLANNING	Having obtained geotechnical advice, plan the development with the risk arising from the identified hazards and consequences in mind.	Plan development without regard for the Risk.
DESIGN AND CONSTRUCTION		
HOUSE DESIGN	Use flexible structures which incorporate properly designed brickwork, timber or steel frames, timber or panel cladding. Consider use of split levels. Use decks for recreational areas where appropriate.	Floor plans which require extensive cutting and filling. Movement intolerant structures.
SITE CLEARING	Retain natural vegetation wherever practicable.	Indiscriminately clear the site.
EARTHWORKS	Retain natural contours wherever possible.	Indiscriminatory bulk earthworks.
CUTS	Minimise depth. Support with engineered retaining walls or batter to appropriate slope. Provide drainage measures and erosion control.	Large scale cuts and benching. Unsupported cuts. Ignore drainage requirements
FILLS	Minimise height. Strip vegetation and topsoil and key into natural slopes prior to filling. Use clean fill materials and compact to engineering standards. Batter to appropriate slope or support with engineered retaining wall. Provide surface drainage and appropriate subsurface drainage.	Loose or poorly compacted fill, which if it fails, may flow a considerable distance including onto property below. Block natural drainage lines. Fill over existing vegetation and topsoil. Include stumps, trees, vegetation, topsoil, boulders, building rubble etc in fill.
ROCK OUTCROPS & BOULDERS	Remove or stabilise boulders which may have unacceptable risk. Support rock faces where necessary.	Disturb or undercut detached blocks or boulders.
RETAINING WALLS	Found on rock where practicable. Provide subsurface drainage within wall backfill and surface drainage on slope above. Construct wall as soon as possible after cut/fill operation.	Construct a structurally inadequate wall such as sandstone flagging, brick or unreinforced blockwork. Lack of subsurface drains and weepholes.
FOOTINGS	Found within rock where practicable. Use rows of piers or strip footings oriented up and down slope. Design for lateral creep pressures if necessary. Backfill footing excavations to exclude ingress of surface water.	Found on topsoil, loose fill, detached boulders or undercut cliffs.
SWIMMING POOLS	Engineer designed. Support on piers to rock where practicable. Provide with under-drainage and gravity drain outlet where practicable. Design for high soil pressures which may develop on uphill side whilst there may be little or no lateral support on downhill side.	
DRAINAGE		
SURFACE	Provide at tops of cut and fill slopes. Discharge to street drainage or natural water courses. Provide general falls to prevent blockage by siltation and incorporate silt traps. Line to minimise infiltration and make flexible where possible. Special structures to dissipate energy at changes of slope and/or direction.	Discharge at top of fills and cuts. Allow water to pond on bench areas.
SUBSURFACE	Provide filter around subsurface drain. Provide drain behind retaining walls. Use flexible pipelines with access for maintenance. Prevent inflow of surface water.	Discharge roof runoff into absorption trenches.
SEPTIC & SULLAGE	Usually requires pump-out or mains sewer systems; absorption trenches may be possible in some areas if risk is acceptable. Storage tanks should be water-tight and adequately founded.	Discharge sullage directly onto and into slopes. Use absorption trenches without consideration of landslide risk.
EROSION CONTROL & LANDSCAPING	Control erosion as this may lead to instability. Revegetate cleared area.	Failure to observe earthworks and drainage recommendations when landscaping.
DRAWINGS AND SITE VISITS DURING CONSTRUCTION		
DRAWINGS	Building Application drawings should be viewed by geotechnical consultant	
SITE VISITS	Site Visits by consultant may be appropriate during construction/	
INSPECTION AND MAINTENANCE BY OWNER		
OWNER'S RESPONSIBILITY	Clean drainage systems; repair broken joints in drains and leaks in supply pipes. Where structural distress is evident see advice. If seepage observed, determine causes or seek advice on consequences.	


EXAMPLES OF GOOD HILLSIDE PRACTICE
Vegetation retained
Surface water interception drainage
Watertight, adequately sited and founded roof water storage tanks (with due regard for impact of potential leakage)
Flexible structure
Roof water piped off site or stored
On-site detention tanks, watertight and adequately founded. Potential leakage managed by sub-soil drains
Vegetation retained
OFF STREET PARKING
ROADWAY
BEDROCK
MANTLE OF SOIL AND ROCK FRAGMENTS (COLLUVIUM)
Pier footings into rock
Subsoil drainage may be required in slope
Cutting and filling minimised in development
Sewage effluent pumped out or connected to sewer. Tanks adequately founded and watertight. Potential leakage managed by sub-soil drains
Engineered retaining walls with both surface and subsurface drainage (constructed before dwelling)
© AGS (2006)


EXAMPLES OF POOR HILLSIDE PRACTICE
Unstabilised rock topples and travels downslope
Vegetation removed
Discharges of roofwater soak away rather than conducted off site or to secure storage for re-use
Steep unsupported cut fails
Structure unable to tolerate settlement and cracks
Poorly compacted fill settles unevenly and cracks pool
Inadequate walling unable to support fill
Loose, saturated fill slides and possibly flows downslope
Inadequately supported cut fails
FILL
Roofwater introduced into slope
Saturated slope fails
MANTLE OF SOIL & ROCK FRAGMENTS (COLLUVIUM)
Vegetation removed
Dwelling not founded in bedrock
BEDROCK
Mud flow occurs
Absence of subsoil drainage within fill
Ponded water enters slope and activates landslide
Possible travel downslope which impacts other development downhill
© AGS (2006)
See also AGS (2000) Appendix J

Appendix D

Certificate Forms

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Phil Forsyth and Anita Price *Owner /Agent*
64 Pitt Ave *Address*
Riverside Tas 7250 *Suburb/postcode*

Qualified person details:

Qualified person: Tony Barriera - Geoton Pty. Ltd.
Address: PO Box 522 Phone No: 03 6326 5001
Prospect Tas 7250 Fax No:
Licence No: CC6220 P Email address: admin@geoton.com.au

Qualifications and Insurance details: Tony Barriera – BEng, MSc
CPEng, NER – IEAust 471929
Civil, Geotechnical
Certain Underwriters at Lloyd's-
About Underwriting
(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

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

Details of work:

Address: 21 Orana Place Lot No: 2
Riverside Tas 7250 Certificate of title No: 187141/2

The assessable item related to this certificate: Classification of foundation conditions according to AS2870 – 2011
Landslide Risk Assessment

(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: Foundation Site Classification – AS2870
Geotechnical
(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:	Geoton Pty Ltd, Report Reference No. GL25676Ab, dated 17/12/2025
Relevant calculations:	Refer to report
References:	AS 2870 – 2011 Residential Slabs and Footings Construction AS 4055 – 2021 Wind Loads for Housing CSIRO Building Technical File 18 "Practice Note Guidelines for Landslide Risk Management". Australian Geomechanics Society, 2007

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

Site Classification in accordance with AS2870 - 2011
Wind Loading in accordance with AS 4055 - 2021
Findings and recommendations of report

The landslide risk assessment was conducted in accordance with Australian Geomechanics Society (AGS) – Practice Note Guidelines for Landslide Risk Management, 2007. Our report concluded that the qualitative landslide risk for the site is at worst a LOW risk provided the development of the site follows good hillside practices and the recommendations of our report. In our experience, regulating authorities allow developments to proceed with VERY LOW to LOW risk.

The development is to be within a Medium Landslide Hazard Band. The findings of our investigation indicate that the development will involve an assessed low landslide risk provided the development follows good hillside practices and the recommendations of our report and will not warrant any specific hazard reduction or protection measures. This is an acceptable solution under C15.6.1 of the Landslip Hazard Code of the Tasmanian Planning Scheme

Scope and/or Limitations

The classification applies to the site as investigated at the time and does not account for any future alteration to foundation conditions resulting from earthworks, drainage condition changes or site maintenance variations.

The report provides a qualitative landslide risk assessment which identifies the landslide risks at the site and provides recommendations to maintain, improve and possibly reduce the risk of landslides so as not cause or contribute to the risk of landslides on the site and lands in the locality.

The recommendations for the design of the proposed works are in accordance with prevailing geological conditions described in the report for the site, assessed landslide risks and recommended good hillside practices.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		GL25676Ab	17/12/2025

FORM **A**

Geotechnical Declaration and Verification Development Application

Office Use Only		Regulator: West Tamar Council

To be submitted with a development application. If this form is not submitted with the geotechnical report the report will be refused.
This form is essential to verify that the geotechnical report has been prepared in accordance with <*Regulator's geotechnical DCP*> and that the author of the geotechnical report is a geotechnical engineer or engineering geologist as defined by <*Regulator's geotechnical DCP*>. Alternatively, where a geotechnical report has been prepared for subdivision or is greater than two years old or by a professional person not recognised by <*Regulator's geotechnical DCP*> , then this form may be used as technical verification of the geotechnical report if signed by a geotechnical engineer or engineering geologist as defined by <*Regulator's geotechnical DCP*>.

Section 1 Related Application

Reference	What is the Council development application number?
DA Site Address	21 Orana Place, Riverside 7250
DA Applicant	Phil Forsyth and Anita Price

Section 2 Geotechnical Report

Details	Title: Landslide Risk Assessment and Site Classification	
	Author's Company/ Organisation Name: Geoton Pty Ltd	Report Reference No: GL25676Ab
	Author: Anne Foster	Dated: 17 / 12 / 2025

Section 3 Checklist

The following checklist covers the minimum requirements to be addressed in a geotechnical report. This checklist is to accompany the report. Each item is to be cross-referenced to the section or page of the geotechnical report which addresses that item.

Geotechnical Requirements (Tick as appropriate, either Yes or No) Yes	No	
☒	☐	A review of readily available history of slope instability in the site or related land
☒	☐	An assessment of the risk posed by all reasonably identifiable geotechnical hazards
☒	☐	Plans and sections of the site and related land
☒	☐	Presentation of a geological model
☒	☐	Photographs and/or drawings of the site
☒	☐	A conclusion as to whether the site is suitable for the development proposed to be carried out either conditionally or unconditionally
☐	☒	If any items above are ticked No, an explanation is to be included in the report to justify why. N/A

Yes	No	Subject to recommendations and conditions relevant to:
☒	☐	selection and construction of footing systems,
☒	☐	earthworks,
☒	☐	surface and sub surface drainage,
☒	☐	recommendations for the selection of structural systems consistent with the geotechnical assessment of the risk,
☐	☒	any conditions that may be required for the ongoing mitigation and maintenance of the site and the proposal, from a geotechnical viewpoint,
☒	☐	highlighting and detailing the inspection regime to provide the <PCA> and builder with adequate notification for all necessary inspections.
☒	☐	State Design life adopted: 50 Years

Note: <Add reference>: Add in the relevant section or page number of the listed geotechnical report which addresses each item.

FORM **A**

Geotechnical Declaration and Verification Development Application

Section 4 List of Drawings referenced in Geotechnical Report

Design Documents	Description	Plan or Document No.	Revision or Version No.	Date	Author

Section 5 Declaration

Declaration (Tick all that apply)

Yes	No	
☒	☐	**I am a geotechnical engineer or engineering geologist as defined by the <*Regulator's geotechnical DCP*> and on behalf of the company below, I:**
☒	☐	am aware that the geotechnical report I have either prepared or am technically verifying (referenced above) is to be submitted in a support of a development application for the proposed development site (referenced above) and its findings will be relied upon by West Tamar Council in determining the development application.
☒	☐	prepared the geotechnical report referenced above in accordance with the AGS (2007c) as amended and Tasmanian Planning Scheme.
☒	☐	am willing to technically verify that the Geotechnical Report referenced above has been prepared in accordance with the AGS (2007c) as amended and the Tasmanian Planning Scheme.
☒	☐	am willing to technically verify that the geotechnical report prepared for the development application for the site confirms the land will achieve the level of <*tolerable risk*> of slope instability as a result of the considerations described in in C15.6.1 of the Tasmanian Planning Scheme taking into account the total development and site disturbances proposed.
☒	☐	am willing to technically verify that the geotechnical report prepared for the site and related land being greater than two years old confirms the land will achieve the level of <*tolerable risk*> of slope instability as a result of the considerations described in C15.6.1 of the Tasmanian Planning Scheme taking *into account the total development and site disturbances proposed.*
☒	☐	have professional indemnity insurance in accordance with the Tasmanian Planning Scheme of not less than $5 million, being in force for the year in which the report is dated, with retroactive cover under this insurance policy extending back to the engineer's first submission to West Tamar Council.

Section 6 Geotechnical Engineer or Engineering Geologist Details

Company/ Organisation Name	Geoton Pty Ltd	
Name (Company Representative)	Surname: Barriera	Mr /Mrs /Other: Mr
	Given Names: Antonio Jose	
	Chartered Professional Status: CPEng, NER	Registration No: 471929
		Dated: 17 / 12/ 2025

Reference: AGS (2007c) *"Practice Note Guidelines for Landslide Risk Management"*. Australian Geomechanics Society, Australian Geomechanics, V42, .N1, March 2007.

Note: N/A = Not Applicable.

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

05 May 2026

Reference No. GL25676Ac

Mr Phil Forsyth & Ms Anita Price
64 Pitt Avenue
RIVERSIDE TAS 7250

Dear Sir and Madam

RE: Geotechnical Review of Plans
21 Orana Place, Riverside

Geoton Pty Ltd has previously carried out a Landslide Risk Assessment and Site Classification for the site, our Reference No. GL25676Ab, dated 17 December 2025. This assessment concluded that the risk for landslides at the site was LOW. A LOW risk is acceptable to regulators. This report included recommendations regarding cuts, fills, retaining wall and drainage at the site.

Plans of the proposed development were subsequently provided, prepared by Adams Building Design, Project No. 031225, Revision 4, dated 18 March 2026. The drawings show a two-storey dwelling. The ground floor comprises a patio, living room, bathroom, entry hall and two bedrooms. The first floor comprises a garage, an open plan kitchen/lounge/dining room with walk-in pantry, laundry, bathroom and two bedrooms. Bedroom 1 has a walk-in robe and ensuite. A deck and small swimming pool are shown to the uphill rear of the dwelling, level with the first floor.

The dwelling is shown to be constructed from brick veneer (ground floor) and lightweight cladding (first floor) with a Colorbond roof. Additionally, a Colorbond shed/carport is shown on the plans.

The lower floor of the dwelling is excavated into the slope with another cut excavation for the shed/carport and along the rear uphill boundary for the deck area. The plans show the cuts to have maximum heights of 1.2m, and to be fully retained with reinforced concrete block retaining walls.

Generally, the plans are in keeping with the recommendations of our previous report and the principles of good hillside practice. It is not stated on the plans if the retaining walls are to be designed by an engineer; however, they should be, as per the recommendations of our previous report.

We trust that these comments are satisfactory for your needs. Should you require clarification of any aspect of this letter, please contact **Anne Foster** on 03 6326 5001.

For and on behalf of Geoton Pty Ltd

Tony Barriera

Director

Attachments: Limitations of report

GEOTON Pty Ltd

Geotechnical Consultants - Limitations of report

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

Project specific criteria

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

Subsurface variations with time

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

Interpretation of factual data

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

Report Recommendations

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

Specific purposes

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

Interpretation by others

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

Report integrity

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

Geoenvironmental issues

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