

PART D - PLANNING SCHEME REQUIREMENTS

D.1 CATEGORISATION OF USE/DEVELOPMENT

The development and use is consistent with the definition of *Industry Extractive* –

‘... means the use or development of land for the excavation of any resource(s) such as sand, earth, soil, clay, turf, gravel, rock, stone, minerals or the like.’

D.2 ZONING

The land upon which the quarry (and Mining Lease) is located occurs within the Rural Zone of Flinders Planning Scheme 2000 (Figure 4a). An *Industry Extractive* is a Discretionary Use under the Flinders Planning Scheme 2000 (the Scheme) in the Rural Zone.

D.3 BUFFER/ATTENUATION AREA

The quarry (and Mining Lease) is located within a Buffer/Attenuation Special Area of the Flinders Planning Scheme 2000 (Figure 4b). The Scheme provides the following commentary on those areas encapsulated within an area identified as a Buffer/Attenuation Special Area on the overlays of the Scheme –

‘...3.19.1 Notwithstanding any other provision in this Scheme, within the Buffer/Attenuation Special Area a “dwelling unit” shall be prohibited in accordance with Clause 3.6.

3.19.2 In considering any application within a Buffer/Attenuation area Council shall take into consideration the potential interaction between existing Uses or Developments and the proposed *Use or Development* and may impose conditions to minimise the impact of that interaction.

3.19.3 Matters to be considered when determining an application include:

- (a) The siting and orientation of habitable buildings in relation to the topography and sources of emissions;
- (b) The design of buildings, including the position of doors and windows and the noise absorbing properties of proposed building materials;
- (c) the benefits of screening with earth mounds, walls, fences or landscaping.

3.19.4 Notwithstanding Clause 3.19.1, within the existing lots zoned Low Density Residential at Bluff Road and subject to the Buffer/Attenuation Special Area, a House or a House and Ancillary Apartment may be erected in accordance with Clause 3.5 of the Scheme.’

The nearest dwelling was in existence when the Buffer/Attenuation Special Area was established under the Scheme.

D.3 DETERMINING THE APPLICATION - PLANNING AUTHORITY

The planning authority is Flinders Council (the Council).

A planning permit is required for use or development:

- (a) listed in the Table of Use or Development as Discretionary; or
- (b) which may not proceed unless the Council waives, relaxes or modifies a requirement of the Scheme or otherwise in its discretion consents to the use or development proceeding.

A grant of a Planning Permit may be issued either conditionally or subject to such conditions or restrictions as the Council may impose.

Pursuant to Clause 3.10 of the Scheme, Council shall take into consideration the following:

1. the objectives, the intent of the zone, use and development principles, any development plan affecting the land and any relevant development standards or other relevant requirements of the Scheme;
2. any relevant proposals, reports or requirements of any public authorities;

3. any representations received following public notification where required under the Act;
4. whether any part of the land is subject to:
 - (a) landslip, soil instability, or erosion;
 - (b) excessive slope;
 - (c) ponding or flooding;
 - (d) bush fire hazard;
 - (e) a Protected Catchment District under Water Management Act 1999;
 - (f) any Special Area Provisions in Part 7;
 - (g) pollution; and
 - (h) other hazards to safety or health.
5. whether the proposed use or development is satisfactory in terms of its siting, size or appearance and levels of emissions in relation to:
 - (a) existing site features;
 - (b) adjoining land;
 - (c) the streetscape and/or landscape;
 - (d) the natural environment;
 - (e) items of historic, architectural or scientific interest;
 - (f) buffer zones, attenuation areas,
 - (g) easements;
 - (h) a water supply for fire fighting purposes;
 - (i) any received pollution;
 - (j) the escape of pollutants into storm drains and watercourses: and
 - (k) isolation, separation from other lands.
6. whether the proposed use or development will be supplied with an adequate level of infrastructure and services, and if there is any necessity to improve deficient access, roads or road junctions, water, sewerage, electricity or transport services and the like, without detriment to existing users;
7. whether the proposed use or development would adversely effect the existing and possible future use or development of adjacent land, and vice versa;
8. the provision of adequate landscaping, amenity facilities and illumination, and the treatment of the site generally;
9. the sight distances available to and from proposed point(s) of access, together with an estimate of the speed of passing traffic;
10. the design and siting of the proposal to enable reduction in energy consumption through alternative energy use or reduction in demand; and
11. the safety and well-being of the general public.
12. Any other matter which Council is of the opinion is relevant to the particular application.

D.4 ENVIRONMENT PROTECTION AUTHORITY

The environmentally-relevant aspects of the activity will be assessed by the Board administering the *Environmental Management and Pollution Control Act 1995* because the development is a Level 2 activity pursuant to Schedule 2 of the *Environmental Management and Pollution Control Act 1995*.

Council is not required to assess any matter addressed by the EPA (s.25 (2) If the Board determines that it needs to assess the activity to which an application relates under this Act then, unless the application is refused under section 57(2) of the Land Use Planning and Approvals Act 1993 – (f) the planning authority, notwithstanding any enactment to the contrary, is not required to assess any matter addressed in the Board's assessment under paragraph (a)).'

In this case, as a Level 2 activity, the EPA will conduct an assessment in accordance with the Environmental Impact Assessment Principles in the *Environmental Management and Pollution Control Act 1994*. The EPA will conduct the assessment in consultation with the planning authority. Accordingly, the environmentally-relevant aspects of the activity will be more comprehensively described within the assessment documentation requested by the EPA – the documentation will be advertised for public comment and will be available for Council in determining the application.

D.5 ZONE INTENT

The following notes and comments are made about each intent of the zone relevant to the development.

Objective	Comments with reference to development
<p>The Rural Zone on Flinders Island is intended to maintain the existing rural character of the island which is typified by a pattern of areas of open farmland, typically with shelter belts of remnant vegetation, interspersed with irregular areas of native vegetation and substantial unspoiled landform. On other islands within the Planning Area the zone is intended to preserve the existing character which displays minimal signs of European occupation.</p>	<p>The development will not impact on the existing rural character as it will not alter the pattern of open areas of farmland with interspersed irregular areas of native vegetation. Indeed, the quarry is an existing part of the landscape and has been in existence since 1986.</p> <p>The quarry location will be shielded from key viewing locations around the island by retained native vegetation (see Landscape Visibility Assessment).</p>
<p>Use and development in the Rural Zone is intended to accommodate agricultural uses and development predominantly, with some compatible non-agricultural uses and development in appropriate circumstances, including tourist operation and rural industries. Forest plantations may be appropriate where they do not adversely affect the character of an area or detract from important views.</p>	<p>The development is a compatible non-agricultural use of the land – the Scheme intends that these developments (ie rural industries) can occur within this zone. Indeed, no other zone in the Scheme allows for extractive industries so this zone is the only zone where quarries and other extraction based activities can occur.</p> <p>The small geographic size and predominantly low intensity of extraction make the overall land use a very minor impact activity within the Rural Zone with temporary periods of increased activity associated with Major Projects on the island.</p>

D.6 DESIRED ZONE CHARACTER AND ZONE GUIDELINES

The Scheme provides the following desired zone character and zone guidelines –

Desired Zone Character	Comments in relation to development
The use or development of small existing rural lots for the purpose of residential living shall only be approved where such use or development is compatible with any existing or potential agricultural use of that land or surrounding lands.	Not applicable to this development – residential use is not proposed in the development.
Use or development should enhance the rural character of the zone. Buildings should be substantial distances from the road frontage and apart, unless inappropriate for operational or topographical reasons. Where land clearance is undertaken it should be visually sympathetic; important trees (or stands of trees) should be retained, important hilltop locations should not be cleared and location of trees and shrubs along fence lines, property boundaries, watercourses and at property entrances is encouraged. Buildings and structures for aquaculture should be sited with regard to the protection of coastal scenery and compatibility with recreational use of the coastline.	<p>The single building will be located at the entrance to the quarry where two car parks will also be provided for light vehicles.</p> <p>The building is located well away from road frontage and will be coloured to be visually sympathetic to the landscape. Trees will be retained and additional trees planted to provide shielding of the building.</p>
Land use or development and management practices shall be environmentally appropriate and shall avoid contamination or despoliation of the land, ground water, water courses, shore-lines, lagoons and marshes. Sand-dunes and coastal vegetation and ecologically important areas shall be protected from degradation.	The environmentally-relevant aspects of the activity will be assessed by the Board administering the <i>Environmental Management and Pollution Control Act 1995</i> because the development is a Level 2 activity pursuant to Schedule 2 of the <i>Environmental Management and Pollution Control Act 1995</i> .
Forestry activities in the zone shall be in accordance with the Forest Practices Code	Not applicable to this development – the harvesting of trees is exempt under the provisions of the <i>Forest Practices Regulations 2007</i> where a Mining Lease has been issued under the <i>Mineral Resources Development Act 1995 (Tas)</i> . The quarry is located with Mining Lease 1229P/M (Figure 2a).

D.7 DEVELOPMENT STANDARDS

The following notes and comments are made about each Development Standard relative to the development and use.

Development Standard	Comments in relation to development
The maximum height of buildings is 8.0 metres unless it can be satisfactorily demonstrated that a higher structure is required for operational, topographic or other justified purposes.	The single building will be less than 8m high.
Habitable buildings should be sited and designed to achieve the best solar gain or orientation that	Not relevant, no habitable buildings are proposed.

the site can provide. Where such design or orientation is not feasible other energy efficient practices, such as insulation, heat pumps or double glazing, should be considered.	
Buildings shall be setback a minimum distance of 20 metres from all boundaries.	The single building is setback more than 20m from all boundaries (Figure 5a).
Regardless of the foregoing minimum setbacks, buildings shall be set back not less than a horizontal distance of 100m from high water mark and 40 m from a perennial watercourse.	The single building is setback more than the required distances from the high water mark and a perennial watercourse.
Council may relax the setback requirement of the above clause pursuant to the provisions of Clause 3.5 of this Scheme and after giving consideration to: <ul style="list-style-type: none"> i. The particular size, shape, contours or slope of the land and the adjoining land; ii. The adjoining land and uses and zones iii. The position of existing buildings and setbacks in the immediate area; iv. Consideration of any representations received as a result of the notification under Section 57 of the Act. 	Not relevant because the development complies with setback requirements.
The external walls, roof, paving and other large surface areas of buildings shall be finished with non-reflective materials and colours that harmonise with the natural landscape or shall be substantially screened by landscaping.	The single building will be constructed of non-reflective materials and be of a colour that is sympathetic to the surrounding viewfield. Trees will be retained and additional trees planted to provide shielding of the building.
A house on any lot which contains only class 4, 5, 6 or 7 land is discretionary and may only be approved if any existing or potential development and use of agricultural land in the vicinity is likely to receive no impact, or only minor impact from the establishment of the residence taking into account: <ul style="list-style-type: none"> (a) The topography of the land; (b) The location of water catchments; (c) The location of neighbouring agricultural pursuits; (d) Buffers created by natural features; (e) Resource sustainability given the objective of the State Protection of Agricultural Land Policy. 	Not relevant, no habitable buildings are proposed.

D.8 USE AND DEVELOPMENT PRINCIPLES

The following notes and comments are made about each Use and Development Principle relative to the development and use.

D.8.1 USE

Relevant Principle	Comments in relation to development
Use or development shall not unreasonably impact on any existing or intended use or development of neighbouring land.	The expanded quarry activity will not unreasonably impact on adjoining agricultural uses or associated other uses of land within the Rural Zone. The nearest adjoining land already supports a dwelling (Lane Title Volume 141190 Folio 3, Figure 2a) and the development of any additional dwellings in the existing overlay (buffer/attenuation area – Figure 4b) is prohibited pursuant to clause 3.19.1 of the Scheme (and the Scheme generally). The environmentally-relevant aspects of the activity will be assessed by the Board administering the <i>Environmental Management and Pollution Control Act 1995</i> because the development is a Level 2 activity pursuant to Schedule 2 of the <i>Environmental Management and Pollution Control Act 1995</i> .
Rural Industrial operations shall be appropriately located and designed to avoid any detrimental effects on neighbouring land use or development, particularly in respect of atmospheric emissions, solid waste disposal and water pollution, soil erosion, noise or visual quality.	
Mining and quarrying operations shall be located and carried out in a form which does not conflict with surrounding land use or development, scenic values and the environment.	

D.8.2 CHARACTER

Relevant Principle	Comments in relation to development
Use and development shall adequately respect the character of, and future intentions for the area in which it is to be located.	The character of the local area and future intentions of the area are rural uses. The quarry is an existing activity in the landscape and therefore is part of that landscape – it is not a greenfield development. Neighbouring uses are agricultural (eg cropping, pasture development for livestock grazing) and some existing rural residential uses to the south where the houses occur on ‘bush blocks’. Trees will be retained and additional trees planted to provide shielding of the building. Trees will also be retained where possible when constructing the sediment pond and associated western cut-off drain – trees will be replanted in this area to replace those that are removed such that a vegetative screen is established and maintained.
Use or development (including public facilities and services) should adequately respect the surrounding streetscape and neighbouring use or development, particularly in relation to scale, setbacks, form (including roof shape), landscaping, materials, colours and fencing.	
Landscaping of use or development shall be of a type, form, variety(s) and character which is suited to the intention of the zone, the area and the nature of the use or development.	
Where trees are an important element in the character of an area they should be retained.	

D.8.3 AMENITY

Relevant Principle	Comments in relation to development
Use or development shall accord all existing and/or future occupiers with adequate and reasonable levels of amenity, especially in relation to privacy, sunlight, aspect, views and noise disturbance.	<p>The development will not affect sunlight to adjoining properties or dwellings.</p> <p>The environmentally-relevant aspects of the activity will be assessed by the Board administering the <i>Environmental Management and Pollution Control Act 1995</i> because the development is a Level 2 activity pursuant to Schedule 2 of the <i>Environmental Management and Pollution Control Act 1995</i>.</p>

D.8.4 ENVIRONMENT

Relevant Principle	Comments in relation to development
Use or development shall not be allowed to detrimentally affect the environment. All areas, and sensitive ecological and/or visual areas in particular, shall be developed in a manner and to an extent which is consistent with the protection of the values of the area.	<p>The environmentally-relevant aspects of the activity will be assessed by the Board administering the <i>Environmental Management and Pollution Control Act 1995</i> because the development is a Level 2 activity pursuant to Schedule 2 of the <i>Environmental Management and Pollution Control Act 1995</i>.</p>
Use or Development and land management practices shall be directed towards achieving environmental sustainability, biodiversity and ecological balance, and avoiding environmental damage such as soil erosion, coastal dune erosion, loss of important animal and plant species and increases in vermin populations.	
Use or Development shall not be located in areas of unacceptable risk (eg. from fire, flood or landslip). In situations where risk may exist, use and development shall be appropriately sited and designed to provide an acceptable level of protection and safety for future users.	<p>The quarry is an existing use and as such has already been appropriately sited in relation to landslide, flood and fire risk.</p>
<p>Potentially incompatible Uses or Developments shall be adequately and appropriately located, sited and designed to avoid conflict. Level 2 activities or sources of pollution shall be sited in accordance with the following:</p> <p>i. Use or Development for a use of land that is a Level 2 activity under the provisions of the <i>Environment Management and Pollution Control Act 1994</i> shall not be allowed within the lesser distance from a residential zone than that recommended by the Director of Environmental Management.</p>	<p>The environmentally-relevant aspects of the activity will be assessed by the Board administering the <i>Environmental Management and Pollution Control Act 1995</i> because the development is a Level 2 activity pursuant to Schedule 2 of the <i>Environmental Management and Pollution Control Act 1995</i>.</p> <p>Visual qualities of the area will not be compromised by the continued use of the quarry and the proposed increase to the volumes (ie the fixed volume per annum of 20,000 cubic metres per annum and the option to increase production to</p>

Activities involving extensive site works, such as quarrying, shall be suitably sited, screened, and rehabilitated where appropriate, to protect the ecological and visual qualities of the area.	100,000 cubic metres per annum for major projects) permitted to be taken per annum. A vegetation screen is to be retained along the western edge of the development, as is also required by the terms of the Mining Lease.
Use or development shall be of a suitable form and siting to avoid any adverse impact on any watercourse and vice versa. Use or development (including the siting of effluent disposal systems) shall be setback a minimum of 40 metres, or such distance as is required, from a watercourse to avoid degradation of water quality.	No watercourses listed in Schedule 3 of the Scheme are present within the area of the development.
Use of land in the vicinity of those watercourses identified in Schedule 3 shall provide Riparian Reserves in an appropriate location and form.	

D.8.5 HERITAGE

Relevant Principle	Comments in relation to development
Areas of identified conservation value, including National Parks and Nature Reserves, shall be protected from inappropriate use or development and detrimental land management practices including land clearance, within such areas and adjacent areas outside them.	The environmentally-relevant aspects of the activity will be assessed by the Board administering the <i>Environmental Management and Pollution Control Act 1995</i> because the development is a Level 2 activity pursuant to Schedule 2 of the <i>Environmental Management and Pollution Control Act 1995</i> .

D.8.6 ACCESS AND PARKING

Relevant Principle	Comments in relation to development
All Use or Development shall provide satisfactory pedestrian and vehicular access which is suited to the volume and needs of future users.	Vehicular access will be provided by a new access road to connect to Palana Road (Figure 3). The new access provides greater sight distances than the existing access road. The access road will be constructed and drained The access road – Palana Road junction will be constructed to an IPWEA standard for sealed road – unsealed road junctions.
Road widths shall be appropriate to the road function, expected traffic type and volume, and future subdivision potential of the subject and surrounding land.	
Road intersections shall be kept to a minimum with the use of existing roads, service roads and/or shared driveways being encouraged where appropriate.	
New Use or Development shall provide a suitably constructed driveway of a width to provide for the safe ingress and egress of the anticipated volume of traffic associated with the Use or Development.	

Intersections of roads, footpaths and foot crossings and driveways shall provide adequate safety for all users and shall satisfy the relevant requirements of Schedule 4.	The road junction (access road and Palana Road) will be constructed to an IPWEA Standard (IPWEA standard for sealed road – unsealed road junctions) to provide for a safe and efficient junction.
New Use or Development shall provide adequate car parking to provide for the demand it generates and shall be capable of being safely accessed.	Two car parking locations will be provided at the site office (Figure 5a).
On site turning shall be provided for development involving significant traffic volumes, heavy vehicle types and/or on roads which carry significant amounts of traffic.	On-site turning will be provided such that heavy vehicles can enter and exit the quarry in a forward direction.

D.8.7 SERVICES

None of the principles are relevant to this activity as it is not connected to services and does not need to be connected to services.

D.8.8 SOCIAL INTEREST

Relevant Principle	Comments in relation to development
Use or Development should demonstrate how it suits the community interest.	<p>The quarry provides access to a mineral resource that is very uncommon on Flinders Island (Figure 6b). Most geological formations (other existing quarries on Flinders island) are a granite, granodiorite or sand (Recent and Pleistocene).</p> <p>Opportunities to quarry a comparable geological formation offered by the quarry (1229P/M) is further constrained by the Conservation Area status of most of the area surface exposed (eg. Darling Range Conservation Area, Mulligans Hill Conservation Area and Brougham Sugarloaf Conservation Area).</p> <p>Commercial access to significant volumes of this quarried material each year, and to larger volumes when required to conduct major projects of significance to the island, is in the interest of the community.</p>

D.8.9 ADMINISTRATION

Relevant Principle	Comments in relation to development
Use or Development proposals should only be approved where the cost to the public of providing and maintaining services is not exceeded by the economic benefit of the use or development to the community.	The quarry is not reliant on the specific provision of services from public funds. The existence of the quarry and its ability to provide greater volumes of material for works and major projects on the island are of material advantage to the public interests as it increases the accessibility of materials on-island,

	thereby reducing the island’s reliance on external sources of materials to conduct works.
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D.9 LANDSCAPE VISIBILITY ASSESSMENT

Flinders Island has important scenic values, especially associated with the mountains and vantage points above bays and inlets for viewing.

An Objective of the Rural Zone under the Scheme is to –

‘The Rural Zone on Flinders Island is intended to maintain the existing rural character of the island which is typified by a pattern of areas of open farmland, typically with shelter belts of remnant vegetation, interspersed with irregular areas of native vegetation and substantial unspoiled landform.’

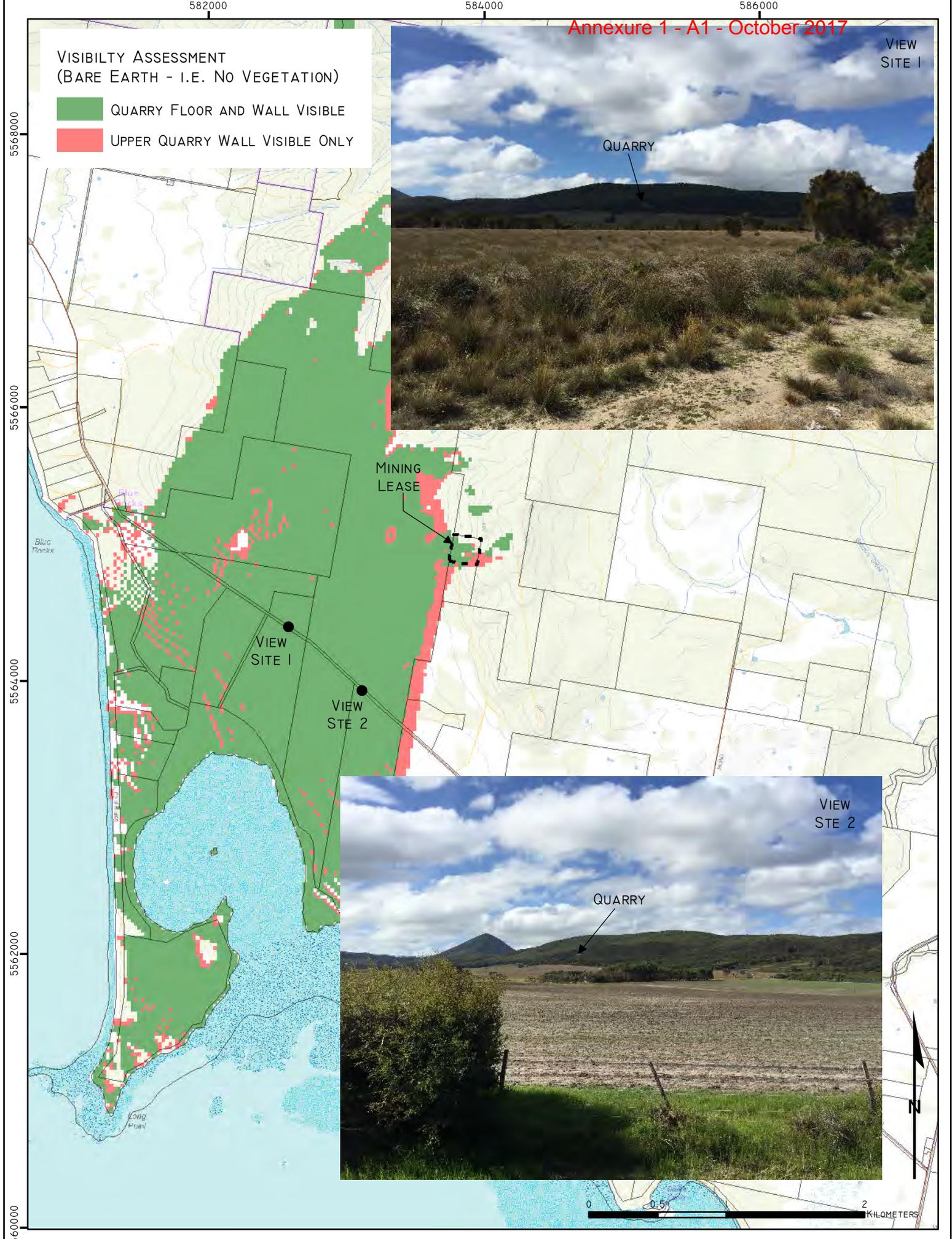
The quarry is located on the north-western side of an unnamed hillock to the east of Arthurs Bay. It occurs in a series of hillocks that extend from Parrys Bays and Blue Rocks to the more distant Mulligans Hill and Brougham Sugarloaf. These hillocks form a viewfield from several vantage locations as they are collectively prominent and covered with native vegetation.

The viewfield from Palana Road heading in a south-easterly direction is one of open paddocks, remnant native vegetation (especially along drainage lines and the roadside verge), shelterbelts of exotic species, houses surrounded by plantings, sheds and forested hills looking to the east. The main ridgeline in the viewfield is of an un-named slope/ridge that extends north-eastward towards Brougham Sugarloaf – the ridgeline that supports the quarry on its lower slope supports on its uppermost slopes powerpoles that lead to a telecommunications tower.

Brougham Sugarloaf and Mulligans Hill are not in the viewfield directly when travelling south towards Whitemark. Nor is it visible when travelling in a north-westerly direction towards Blue Rocks, so it does not affect nor interfere with the views of Brougham Sugarloaf and Mulligans Hill from Palana Road.

The viewfield from the homestead on Richmond Park, the nearest dwelling to the quarry, would be able to observe the upper slopes of the quarry but not the complete lower slopes as there are trees to block that part of the quarry. There is also a slope at the south-western corner of the quarry which will be retained as it provides noise and visibility shielding functions to the nearest dwelling.

Overall, the quarry is a brownfield site which is now part of the landscape, and has been in existence since 1986. The use and intensification of use at the quarry is not likely to alter the visual aesthetics of the landscape nor the immediate area.



Annexure 1 - A1 - October 2017

THE GUMS QUARRY - WHITEMARK

FIGURE 8: VISIBILITY / LANDSCAPE IMPACTS

an Diemen CONSULTING
 PO Box 1 New Town TAS 7008
BASE DATA BY TASMAR. © STATE OF TASMANIA
 BASE IMAGE BY TASMAR. © STATE OF TASMANIA



DATUM: GDA94
 GRID: MGA ZONE 55
 TASMAR: LEVENTHORPE
 CLIENT: **40** DAMS GROUP
 DATE: 1ST APRIL 2016

ATTACHMENTS

- Attachment 1 Land Titles
- Attachment 2 Images of the quarry when established in 1986
- Attachment 3 Compaction, Density and Particle Size Assessments – Golder Associates Pty Ltd

Attachment 1 - Land Titles

ANNEXURE TO CERTIFICATE OF TITLE
FOLIO OF REGISTER

VOL. 4385

FOL. 4



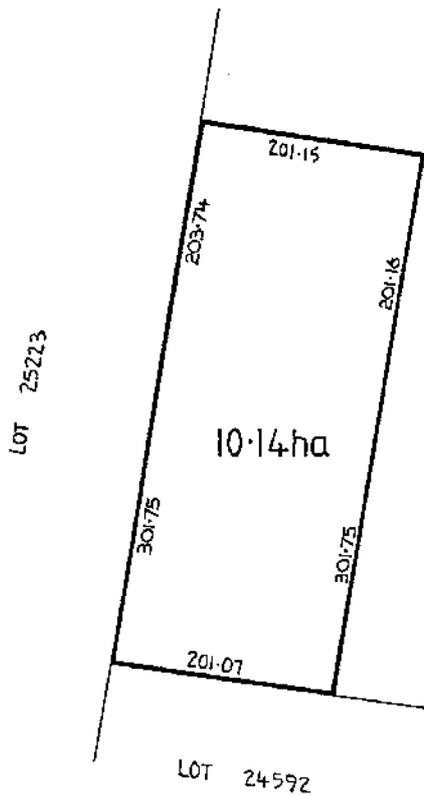
REGISTERED NUMBER

Recorder of Titles

245509

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

MEAS. IN METRES
PH. LENNA



SEARCH OF TORRENS TITLE

VOLUME 245509	FOLIO 1
EDITION 2	DATE OF ISSUE 19-Nov-2003

SEARCH DATE : 15-Mar-2016

SEARCH TIME : 09.46 AM

DESCRIPTION OF LAND

Parish of LENNA, Land District of FLINDERS
 Lot 1 on Plan 245509
 Derivation : Whole of Lot 40095 Gtd to P Liddell and Whole of
 Lot 36676 Gtd to C H E Virieux
 Prior CT 4385/4

SCHEDULE 1

C487827 ASSENT to JANET ANNE LIDDELL Registered 19-Nov-2003
 at 12.01 PM

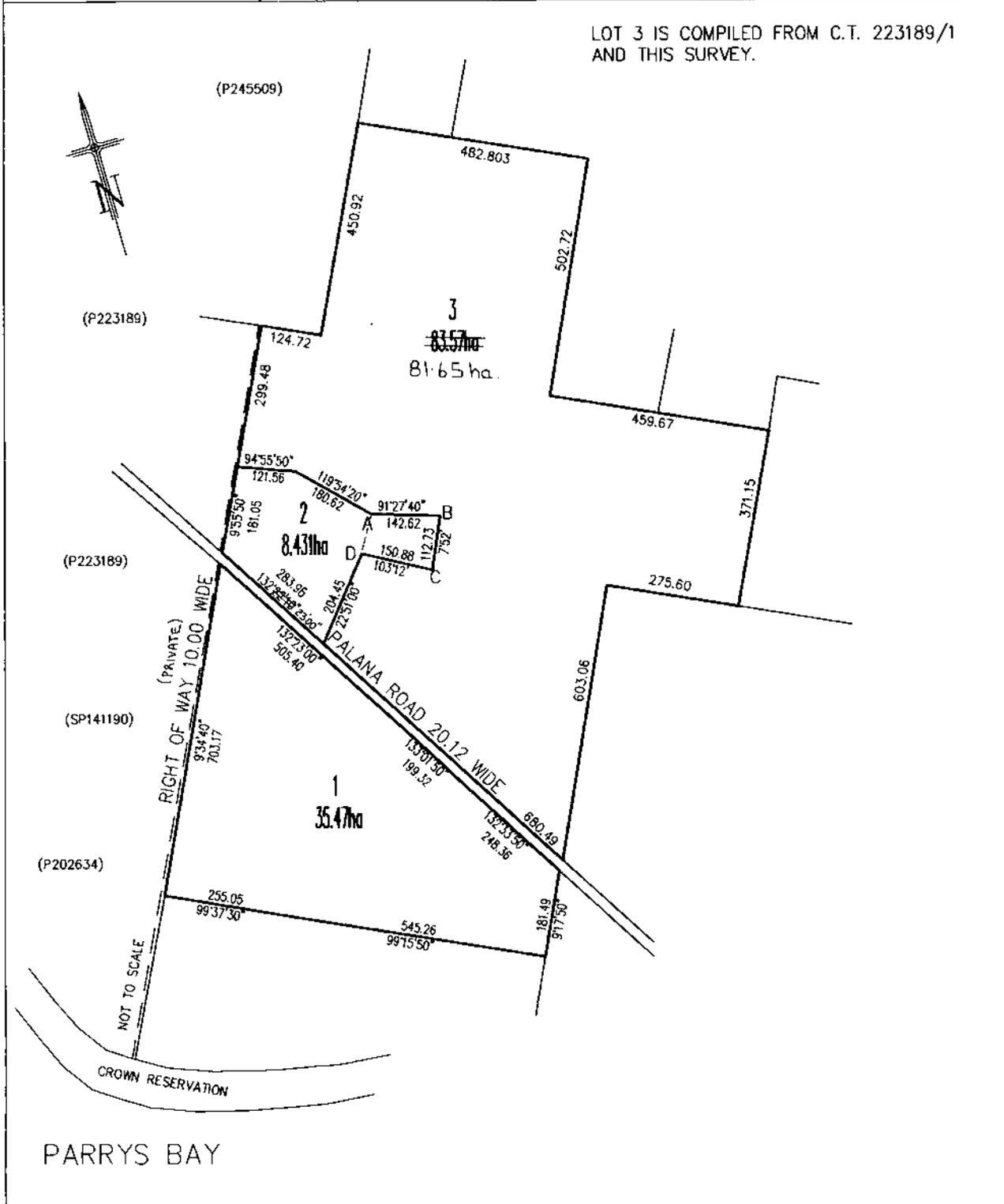
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 B99600 ADHESION ORDER under Section 477A of the Local
 Government Act 1962 Registered 19-Jun-1987 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER J. LIDDELL		PLAN OF SURVEY		Registered Number	
FOLIO REFERENCE C.T. 223189-1				BY SURVEYOR N.GRIGGS of NICK GRIGGS & CO P/L, 295 ELIZABETH STREET, NORTH HOBART.	
GRANTEE WHOLE OF LOTS 24592, 24593 AND 27915 GTD. TO J. L. VIRIEUX		LOCATION LAND DISTRICT OF FLINDERS ISLAND PARISH OF LENNA AND METTA		APPROVED EFFECTIVE FROM 1.0. DEC. 2007 <i>Mica Kana</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No 110 (5856)		LAST UPI No. AAR48		LAST PLAN No P.223189	
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN					



SEARCH OF TORRENS TITLE

VOLUME 145854	FOLIO 3
EDITION 1	DATE OF ISSUE 10-Dec-2007

SEARCH DATE : 15-Mar-2016

SEARCH TIME : 09.43 AM

DESCRIPTION OF LAND

Parish of LENNA Land District of FLINDERS
 Parish of METTA Land District of FLINDERS
 Lot 3 on Sealed Plan 145854
 Derivation : Whole of Lots 24592, 24593 and 27915 Gtd. to J.L.
 Virieux.
 Prior CT 223189/1

SCHEDULE 1

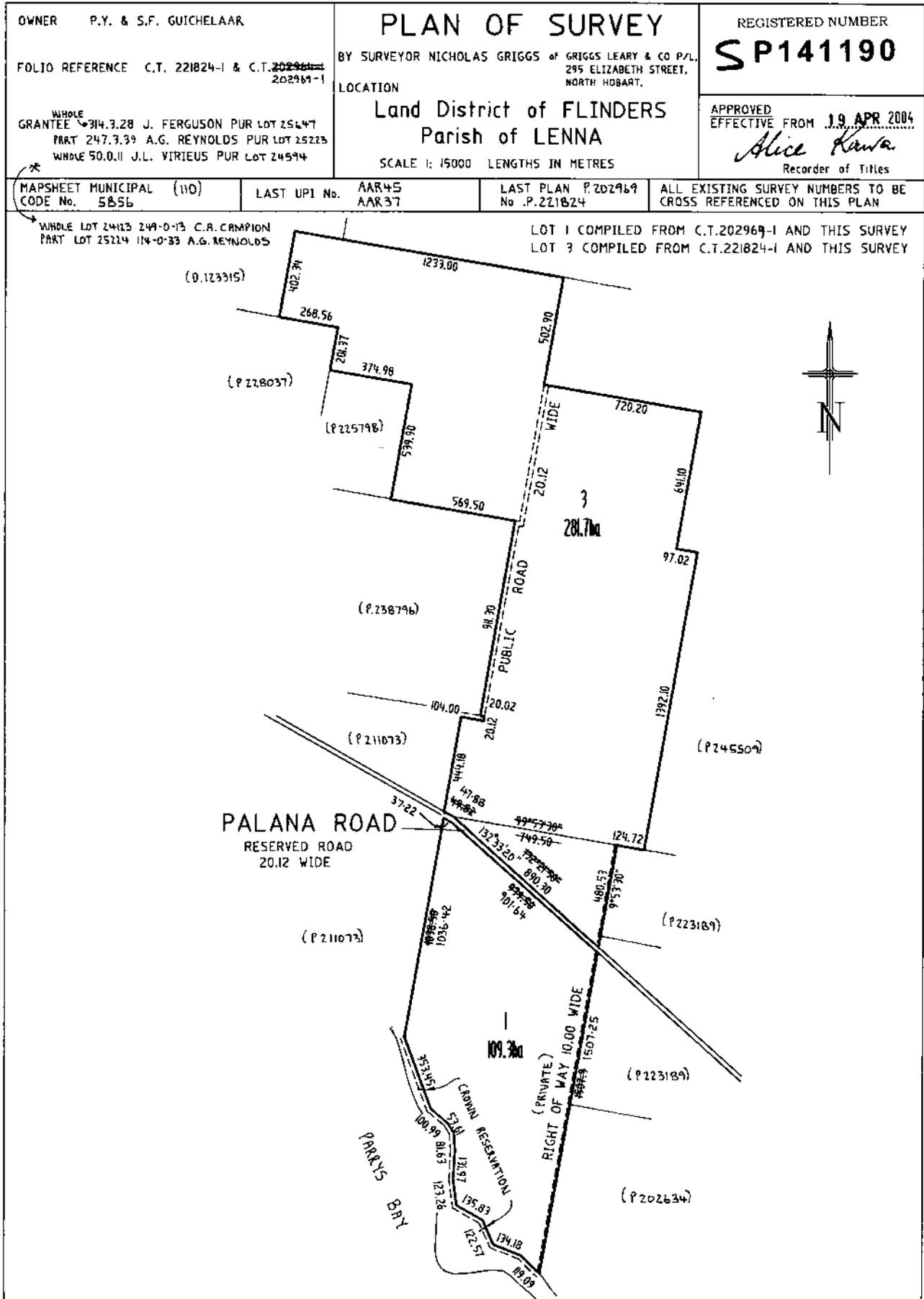
C487827 ASSENT to JANET ANNE LIDDELL Registered 19-Nov-2003
 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP145854 EASEMENTS in Schedule of Easements
 SP145854 FENCING PROVISION in Schedule of Easements
 C845212 AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 17-Jun-2008 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SEARCH OF TORRENS TITLE

VOLUME 141190	FOLIO 3
EDITION 2	DATE OF ISSUE 02-Jan-2015

SEARCH DATE : 06-Dec-2016

SEARCH TIME : 01.01 PM

DESCRIPTION OF LAND

Parish of LENNA Land District of FLINDERS
 Lot 3 on Sealed Plan 141190
 Derivation : Whole of Lot 24123 Gtd to C A Champion, whole of
 Lot 24594 Gtd to J L Virieux and Part of Lots 25223 and 25224
 Gtd to A G Reynolds and part of Lot 25647 Gtd. to Jas. Ferguson
 Prior CTs 221824/1 and 202969/1

SCHEDULE 1

C325867 TRANSFER to PIETER YNTE GUICHELAAR and SHARON FRANCES
 GUICHELAAR Registered 04-Dec-2001 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 141190 EASEMENTS in Schedule of Easements
 D129690 MORTGAGE to Rabobank Australia Limited Registered
 02-Jan-2015 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 141190

PAGE 1 OF 2 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

RIGHT OF WAY

Lot 1 and 3 are subject to a ~~Right of Way ten metres wide (10.00m)~~ ^{right of carriageway} created by C 220273 appurtenant to the land comprised in CT 223189/1. ^{over the Right of Way (Private) 10.00 wide shown on the plan passing through such lots.}

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: PIETER YNTE & SHARON FRANCES GUICHELAAR</p> <p>FOLIO REF: CERTIFICATES OF TITLE 221824-1,202964-1</p> <p>SOLICITOR : & REFERENCE:</p>	<p>PLAN SEALED BY: FLINDERS COUNCIL</p> <p>DATE: 17-03-04</p> <p>31/01 P</p> <p>REF NO.</p> <div style="text-align: right;">  Council Delegate </div>
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NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 141190
SUBDIVIDER:- FOLIO REFERENCE:-	

Signed by PY & SF Guichelaar the Registered Proprietors of the land comprised in Certificates of Title Volume 221824 Folio 1 and Volume 202964 Folio 1.

Signed by
 Pieter Ynte Guichelaar
 In the Presence of:

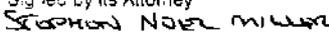
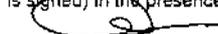
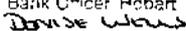


Row Spurr 

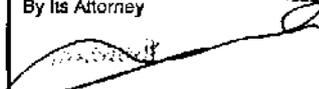
Signed by
 Sharon Frances Guichelaar
 In the Presence of:

S Guichelaar

Row Spurr 

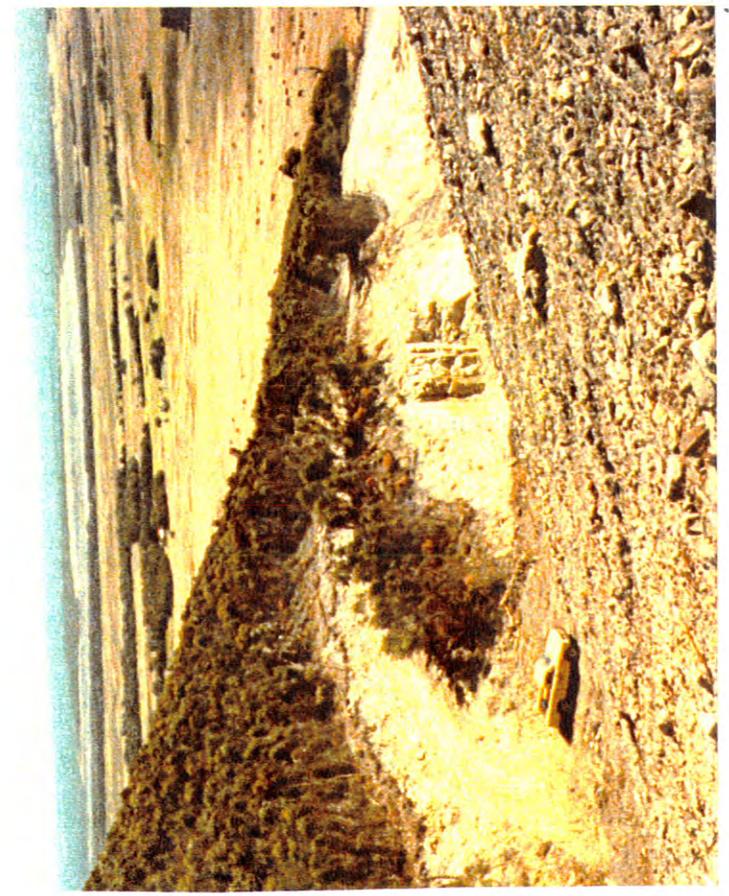
EXECUTED BY
 AUSTRALIA AND NEW ZEALAND
 BANKING GROUP LIMITED by BEING
 Signed by Its Attorney

 (who hereby certifies that
 no notice received, no notice
 of revocation of POWER
 OF ATTORNEY NO. 6817581
 under which this instrument
 is signed) in the presence of:

 Bank Officer Hobart


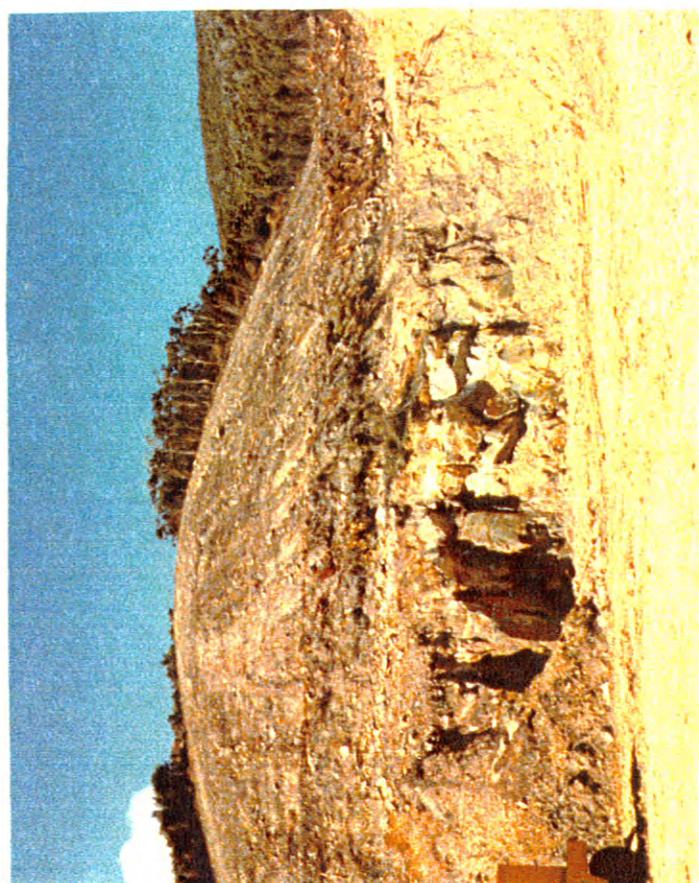
AUSTRALIA AND NEW ZEALAND
 BANKING GROUP LIMITED
 By Its Attorney



NOTE: Every annexed sheet 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.

Attachment 2 - Images of the quarry when established in 1986





Attachment 3 Compaction, Density and Particle Size Assessments – Golder Associates Pty Ltd



Particle size distribution and consistency limits test report

AS 1289 2.1.1, 3.1.2, 3.2.1, 3.3.1, 3.4.1, 3.6.1 and AS 1726 Appendix A (Sec. A2)

Test request #: TR-1300071	Lab sample ID: 1300435	Golder Associates Pty Ltd MELBOURNE GEOTECHNICAL LABORATORY Building 7, Botanica Corporate Park 570 - 588 Swan Street Richmond, Victoria 3121
Client: Markarna Grazing Company Pty Ltd		
Client address: C/- Adams Corporation 100 Section Road Greenvale 3059		
Project ID: 137612029	Location ID: -	
Project name: Materials		Sample depth (m): n/a Client sample ref: Proposed Base
Location: Flinders Island	Locale: Markarna Park Runway	

Laboratory sample classification:

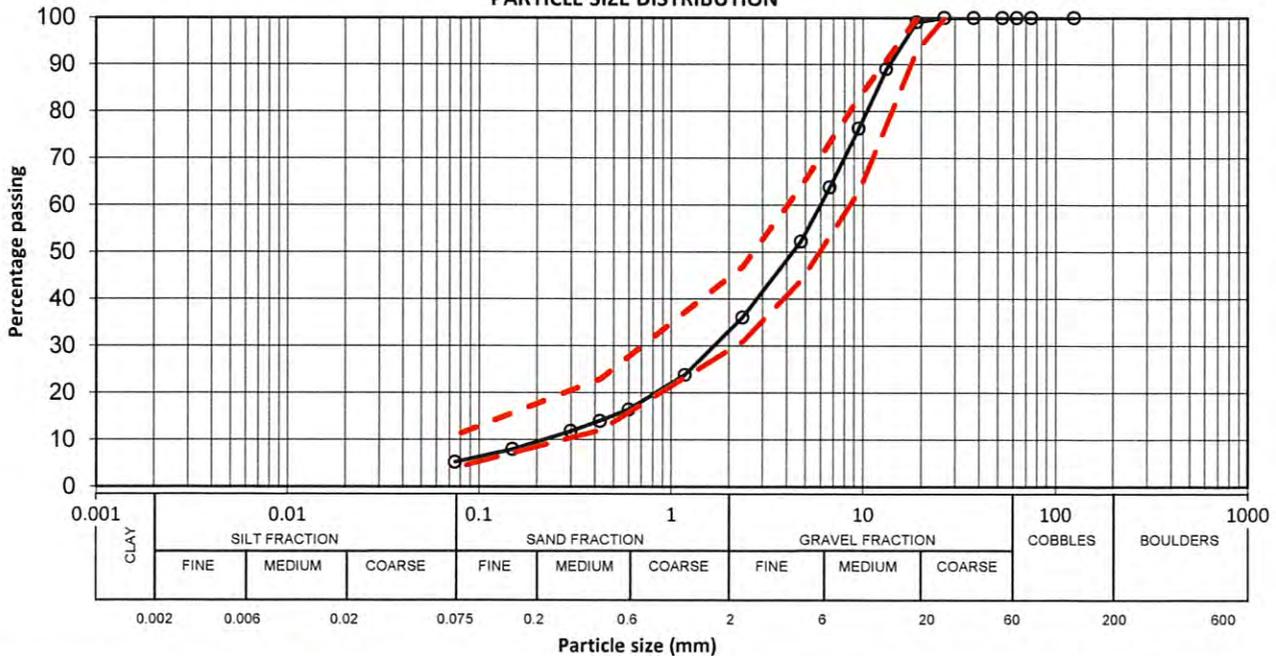
AS 1726 Appendix A, Section A2

20mm nominal size Crushed Rock, grey, quartzite

(includes visual, tactile classification in the absence of relevant test results)

PARTICLE SIZE DISTRIBUTION AS1289 3.6.1				Method:	AS 1289 2.1.1	AS1289 3.1.2	AS1289 3.2.1	AS 1289 3.3.1	AS 1289 3.4.1	AS 1289 3.4.1
Sieve Size	% Passing	LB S	UB S	Moisture content (%)	Liquid limit (%)	Plastic limit (%)	Plasticity index (%)	Linear shrinkage (%)	Curling/ Crumbling/ Cracking	
125 mm	100			0.7	18	17	1	0.5	No	
75 mm	100									
63 mm	100									
53 mm	100									
37.5 mm	100									
26.5 mm	100	100								
19.0 mm	99	93	100							
13.2 mm	89									
9.5 mm	76	63	83							
6.7 mm	64									
4.75 mm	52	44	64							
2.36 mm	36	31	47							
1.18 mm	24									
600 µm	16									
425 µm	14	12	23							
300 µm	12									
150 µm	8									
75 µm	5	4	11							
				Preparation method:	Wet Sieved		LSM length (mm):	250		
Sample history & comments:				Particle Size Distribution Upper and Lower Bound Limits Source: DEPARTMENT of INFRASTRUCTURE, ENERGY and RESOURCES TASMANIA, ROADWORKS SPECIFICATION, R40 – Pavement Base and Subbase, June 2012. APPENDIX R40.A.1 – BASE CLASS A, Clause (c) 1. Material sampled in accordance with AS1141.3.1 from stockpiled material at Mt Aitken Road, Sunbury, VIC.						
Definitions:				LB S = Lower bound specification; UB S = Upper bound specification NP = Non plastic; NO = Not obtainable; ND = Not determined N/A = Not applicable; Sec. = Section; LSM = Linear shrinkage mould						
GRADING SUMMARY										
Fines (<75 µm)		Sand (>75 µm - <2 mm)		Gravel (>2 mm - <60 mm)		Cobbles (>60mm - <200 mm)				
5.2 %		30.9 %		63.9 %		-				

PARTICLE SIZE DISTRIBUTION



Testing performed by: ST/AM/DLP	Results reviewed by: DLP	Date reported: 13-Mar-13
Certificate reference: 137612029_1300435_TR-1300071_PSD_Rev0	Approved signatory:	
NATA accreditation number: 1961 Melbourne Accredited for compliance with ISO/IEC 17025 THIS DOCUMENT SHALL ONLY BE REPRODUCED IN FULL		
	David Pamment	

These tests were carried out in general accordance with the Australian standards identified in this certificate.

MELBOURNE LABORATORY
Building 7, Botanicca
Corporate Park
570 – 588 Swan Street
Richmond, Victoria 3121



California Bearing Ratio Test Report

CLIENT :	Markarna Grazing Company Pty Ltd	Job Number :	137612029
CLIENT ADDRESS :	C/- Adams Corporation 100 Section Road Greenvale 3059	Test Request ID :	TR-1300071
PROJECT :	Materials	Sample Number:	1300435-1300437
LOCATION :	Flinders Island - Markarna Park Runway	Tested By / Date :	DLP- 12/3/2013

SAMPLE INFORMATION

Laboratory Reference Number	1300435	1300437
Date Sampled	27-Feb-13	27-Feb-13
Date Tested	12-Mar-13	12-Mar-13
Sample Identification	Proposed Pavement Material (Base)	Proposed Pavement Material (Sub Base)
Sample Description Procedure AS1726 Appendix A, Section A2 (includes visual, tactile classification in the absence of relevant test results)	20mm nominal size Crushed Rock, grey, quartzite	20mm nominal size Crushed Rock, grey, quartzite

TEST RESULTS

Laboratory Compaction & Moisture Content - Test Methods AS1289 5.2.1 and AS1289 2.1.1

Maximum Dry Density	t/m ³	2.19	2.19
Optimum Moisture Content	%	6.0	6.0
Oversize (>19mm) excluded from test	%	1	1
Field Moisture Content	%	0.7	0.7

California Bearing Ratio - Test Method AS1289. 6.1.1

C	Dry density	t/m ³	Before Soaking	2.14	2.08
			After Soaking	2.14	2.08
B	Density Ratio	%	Before Soaking	98	95
			After Soaking	98	95
	Moisture Ratio at Compaction	%		100	102
R	Number of Days Soaked			4	4
	Surcharge	kg		4.5	4.5
T	Moisture Content	%	Top 30mm	6.2	6.4
			Whole	6.5	6.9
S	Swell After Soaking	%		0.0	0.0
T	CBR Value %	2.5mm		140	120
	CBR Value %	5.0mm		190	150
	Minimum Specified CBR Value %			80	30

REMARKS: Minimum Specified CBR Value Source: DEPARTMENT of INFRASTRUCTURE, ENERGY and RESOURCES
TASMANIA, ROADWORKS SPECIFICATION, R40 – Pavement Base and Subbase, June 2012.
Material sampled in accordance with AS1141.3.1 from stockpiled material at Mt Aitken Road, Sunbury, VIC.

NATA Accreditation No: 1961 Melbourne

Report No. 137612029_1300435-1300437_TR-1300071_CBR_Rev0

<p>Accredited for compliance with ISO/IEC 17025</p> <p>THIS DOCUMENT SHALL ONLY BE REPRODUCED IN FULL</p>		13/03/2013
	APPROVED SIGNATORY	DATE

David Pamment

Golder Associates Pty Ltd
MELBOURNE LABORATORY
 Building 7, Botanicca Corporate Park
 570 – 588 Swan Street
 Richmond, Victoria 3121



DRY DENSITY MOISTURE RELATIONSHIP REPORT

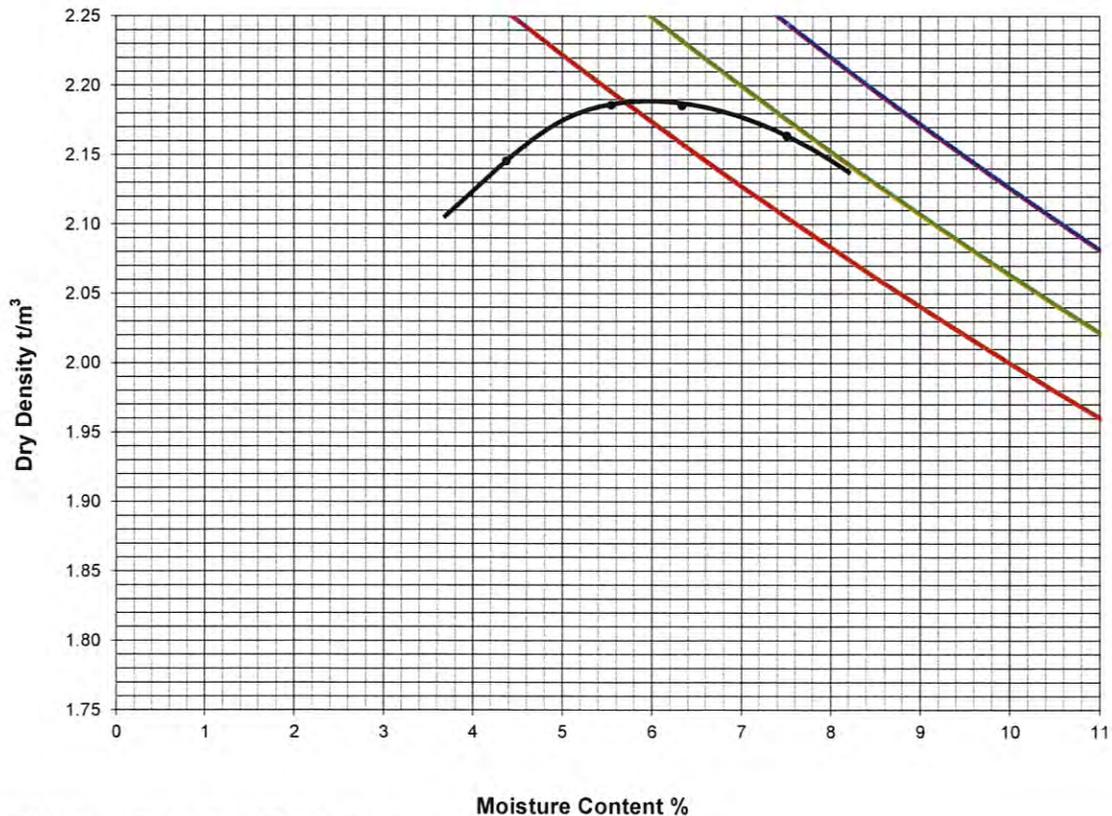
Client : Markarna Grazing Company Pty Ltd	Job No. : 137612029
Client Address: Cf- Adams Corporation 100 Section Road Greenvale 3059	Test Request ID : TR-1300071
Project : Materials	Test By / Date : DLP 4/3/13
Location : Flinders Island - Markarna Park Runway	Report Number : 137612029_1300435_TR-1300071_Comp_Rev0
Laboratory Reference No. : 1300435	Sample Identification : Proposed Pavement Material
Laboratory Specimen Description : 20mm nominal size Crushed Rock, grey, quartzite	
Portion Tested : -19mm	Test Method : AS1289.5.2.1

COMPACTION TEST RESULTS

DRY DENSITY		2.145	2.186	2.185	2.163
MOISTURE CONTENT	%	4.4	5.5	6.3	7.5
OVERSIZE (Mass Percentage)	%	% o/s+19.0mm:	0.9	% o/s+37.5mm:	

MDD	2.19	t/m³
OMC	6.0	%

Adjusted MDD	t/m³
Adjusted OMC	%
NATURAL MC	0.7 %



NATA Accreditation No: 1961 Melbourne

Remarks			
	Accredited for compliance with ISO/IEC 17025	<i>D.L. Pamment</i>	13-Mar-13
	THIS DOCUMENT SHALL ONLY BE REPRODUCED IN FULL	APPROVED SIGNATORY	DATE

D.L.Pamment

Van Diemen Consulting Pty Ltd

PO Box 1

New Town, Tasmania

T: 0438 588 695 E: rwbarnes73@gmail.com

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Document Status

Revision	Author	Reviewer and Organisation	Date
1	R Barnes C McCoull	RW Barnes, VDC Pty Ltd	09-04-2016
Final	R Barnes C McCoull	RW Barnes, VDC Pty Ltd	08-02-2017