Public Notice Details

Planning Application Details

Application No	DA2500168

Property Details

Property Location	29 High Street Oatlands (Oatlands Recreation Ground)

Application Information

Application Type	Discretionary Development Application
Development Category	Illuminated Sign
Advertising Commencement Date	7/1/2026
Advertising Closing Period If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.	21/1/2026

Enquiries regarding this Application can be made via to Southern Midlands Council on (03) 6254 5050 or by emailing planningenquires@southernmidlands.tas.gov.au. Please quote the development application number when making your enquiry.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120
Email: mail@southernmidlands.tas.gov.au
Fax: 03 6254 5014

All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.

SOUTHERN MIDLANDS COUNCIL

APPLICATION FOR PLANNING PERMIT

DEVELOPMENT / USE

Use this form to apply for a permit in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Proposed use/development:
(Provide details of proposed works and use).

Electronic Scoreboard at Oatlands Recreation Ground – full colour led video board 3840 mm x 2880 mm high with a 10 mm pitch

Location of Development:
(If the development includes more than one site, or is over another property include address of both Properties).

Oatlands Recreation Ground, High Street Oatlands

Certificate of Title/s Volume Number/Lot Number:

126116/1

Land Owners Name:

Southern Midlands Council

Full Name/s or Full Business/Company Name

Applicant's Name:

Tim Kirkwood

Full Name/s or Full Business/ Company Name (ABN if registered business or company name)

Contact details:

Postal address for correspondence: Po Box 21, OATLANDS TAS 7120

Telephone or Mobile: 62545 000

Email address: mail@southernmidlands.tas.gov.au

(Please note it is your responsibility to provide your correct email address and to check your email for communications from the Council.)

Details Tax Invoice for application fees to be in the name of: (if different from applicant)

Southern Midlands Council

Full Name/s or Full Business or Company Name and ABN if registered business or company name

Print email address	*ABN*
Mail@southernmidlands.tas.gov.u accounts?	*68 653 459 589*

What is the estimated value of all the new work proposed

$55,000.00

SOUTHERN MIDLANDS COUNCIL

For Commercial Planning Permit Applications Only

Signage:

Is any signage proposed?	Yes ☐	No ☐

If yes, attach details: size, location and art work

Business Details:

Existing hours of operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Proposed hours of new operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Number of existing employees: ____ Number of proposed new employees: ____

Traffic Movements:

Number of commercial vehicles serving the site at present		Approximate number of commercial vehicles servicing the site in the future	

Number of Car Parking Spaces:

How many car spaces are currently provided		How many new car spaces are proposed	

Is the development to be staged: Please tick ✓answer — Yes ☐ No ☐

Please attach any additional information that may be required by Part 6.1 *Application Requirements* of the Tasmanian Planning Scheme – Southern Midlands.

Signed Declaration

I/we as owner of the land or person with consent of the owner hereby declare that:

1. I/we have read the Certificate of Title and Schedule of Easements for the land and I/we are satisfied that this application is not prevented by any restrictions, easements or covenants.
2. I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.
3. The information given in this application is true and accurate. I/we understand that the information and materials provided with this application may be made available to the public. I/we understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the application.
4. I/we have secured the necessary permission from the copyright owner to communicate and reproduce the plans submitted with the application for assessment. **I/we indemnify the Southern Midlands Council for any claim or action** taken against it regarding a breach of copyright in respect of any of the information or material provided.
5. I/we declare that, in accordance with Section 52(1) of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their consent is attached and the application form signed by the Minister of the Crown responsible and/or the General Manager of the Council.

Applicant Signature (If not the Title Owner)	Applicant Name *(please print)*	Date
Tkirkwood	Tim Kirkwood	4/12/2025
Land Owner(s) Signature	**Land Owners *Name (please print)***	**Date**
Tkirkwood	Tim Kirkwood	4/12/2025

Address all correspondence to: The General Manager, PO Box 21, Oatlands, Tasmania 7120
Oatlands Office: 71 High Street, Oatlands 7120 Phone (03) 62545000
Kempton Office: 85 Main Street, Kempton 7030 Phone (03) 62545050
Email Address: mail@southernmidlands.tas.gov.au Web: www.southernmidlands.tas.gov.au
ABN 68 653 459 589

SOUTHERN MIDLANDS COUNCIL

Land Owner(s) Signature	Land Owners *Name (please print)*	Date

PRIVACY STATEMENT

The Southern Midlands Council abides by the Personal Information Protection Act 2004 and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the Personal Information Protection Act, 2004 and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the Building Act 2000. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Southern Midlands Council on (03) 62545050. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.

ELECTRONIC SIGNAGE AUSTRALIA

Electronic Signage Australia
P.O. Box 368,
Nunawading LPO,Vic, 3131
Unit 10, 56 Norcal Road,
Nunawading, Vic, 3131
(03) 9894 1963
www.esignsaus.com • info@esignsaus.com

Video Board size 3840mm X 2880mm (Pitch 10mm)

A screen with a 10mm pitch has a pixel density of 10,000 dots/m2

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Video Board Inclusions:

- Laptop controller
- Electronic Signage Australia scoring software for AFL & Cricket including:
  - ***Screen 1 – Gameplay mode***
  - ***Screen 2 – Sponsor display***
  - ***Screen 3 – Player display***
  - ***Screen 4 – Full screen mode***
- Control screen through the ESA app
- Video board compatibility for ***Play HQ – score directly from your iPad, iPhone or Tablet***
- Electronic Signage Australia scoring software for any other sport required
- Ability for users to input any message or content required (club/sponsor videos, etc.)
- Electronic Signage Australia 3D Animations (automatically played following a try in rugby)
- Scoreboard setup (includes calibration with control system)
- On-site training and operator instruction manual
- Ability to **'Remote Access'** from anywhere in Australia

Servicing:

- On-call support (phone and email)
- 24-month warranty on all equipment supplied and works performed by ESA
- Inspections for repairs to be attended to within 1-3 business days of first call-out
- Repairs to be performed within 3-5 business days of first inspection
- Cost of replacement LED panels depends on size of area needing replacement

Installation Requirements:

The following is what is needed for installation of the scoreboard and is NOT included in the installation price shown on page 1 of the quotation:

- Soil test at proposed scoreboard location (to be provided by council)
- Building Permit & associated fee
  Note: Extra charges will apply if a registered commercial builder is required by the Council for the building permit
- Engineering certification and documentation for steel structure
- Excavation for and concreting of footings
  Note: Price dependent on soil test results and engineer specifications for certification. Extra charges will apply for excavation and removal of rock.
- HD Bolts installation into footings
- Installation of steel structure and video board
- Crane truck & boom lift hire
- Temporary fencing to be positioned around worksite
- Labour & Travel

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Electrical & Data Requirements:

The following electrical and data works required and can be priced on assessment:

- Any works required to upgrade the power at the source of supply
- Running of power from the proposed scoreboard location to the source of power
- Electrical and data works at scoring location, that is where the scoreboard will be operated from
- Supply and fitting of power distribution box and comms box on scoreboard structure
- Fitting off and connecting power and data to video board once installed

Note: This scoreboard size 4m x 3m requires 30 amps - upon in-rush and D-Curve circuit breakers to allow for start-up current. A certificate of electrical safety must be provided upon completion of all electrical works.

Terms

- This quotation is valid for a period of 30 days and is subject to our trading Terms and Conditions as displayed on our website (www.esignsaus.com)

- Payment terms are 50% deposit required upon order / 40% required once video board is ready for delivery / 10% required upon commissioning

Kind Regards

Paul Hudson
National Sales Manager
paul@esignsaus.com
0413 797 412

ELECTRONIC SIGNAGE AUSTRALIA

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QUOTATION
21/10/2025

QUOTATION / ESTIMATE NUMBER: BM016792

To: Oatlands Football Club
High St, Oatlands, Tas. 7120

	DESCRIPTION	TOTALS
LED Video Board (3840mm w X 2880mm h) with a 10mm pitch	Full Colour LED Video Board 3840mm wide X 2880mm high with a 10mm pitch	$33,950.00
Laptop & sender box + remote connectivity	Laptop & sender box for video board control + Wireless nanobeam system for remote connectivity to the video board up to 1km	$4,950.00
Steel Structure 4m w x 6m h	Steel structure to engineer's specification (Galvanised – Extra cost for Two-Pack painted) ***Note: Video board will start 3m from ground level***	Club to complete
Installation	Please see page 3 for installation requirements and inclusions	Club to complete
Electrical & Data works	Please see page 4 for detailed electrical and data work requirements	TBC
Commissioning & Training	Commissioning of Video Board & on-site training to user groups	Included
Project Management Fee	Guidance and contact through the project – e-mails / texts / phone calls / contacting suppliers etc.	$1,500.00
Delivery	Delivery of video board to Oatlands	$950.00
	Subtotal	$41,350.00
	GST 10%	$4,135.00
	TOTAL	**$45,485.00**






Payment Terms: **50% deposit required upon order / 40% required once video board is ready for delivery / 10% required upon commissioning**
Lead Time: **4-6 weeks from deposit date**

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
126116	1
EDITION	DATE OF ISSUE
3	20-Feb-1998

SEARCH DATE : 04-Dec-2025
SEARCH TIME : 11.14 am

DESCRIPTION OF LAND

Town of OATLANDS
Lot 1 on Plan 126116
Being the land described in Conveyance 8/3797
Derivation : Part of 21A-1R-1P. Granted to Henry Bilton
Derived from A16810

SCHEDULE 1

SOUTHERN MIDLANDS COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
C70271 LEASE to OATLANDS FOOTBALL CLUB INC of a leasehold estate for the term of 99 years from 15-April-1996 of a building erected on the said land within described as shown by a sketch diagram on the said lease Registered 17-Feb-1998 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

AS2870:2011 SITE ASSESSMENT

29 High Street

Oatlands

November 2025

GES

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Mark Thomas
Site Address:	29 High Street, Oatlands
Date of Inspection:	12/11/2025
Proposed Works:	Scoreboard
Investigation Method:	AMS Power Probe - Direct Push
Inspected by:	A. Plummer

Site Details

Certificate of Title (CT):	126116/1
Title Area:	Approx. 3.238 ha
Applicable Planning Overlays:	N/A
Slope & Aspect:	3° W facing slope
Vegetation:	Grass & Weeds

Background Information

Geology Map:	MRT
Geological Unit:	Triassic Sandstone
Climate:	Annual rainfall 550mm
Water Connection:	Mains
Sewer Connection:	Serviced-Mains
Testing and Classification:	AS2870:2011, AS1726:2017 & AS4055:2021

Investigation

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

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.90+	0.00-1.80+	CL	**FILL** – Mixed **Sandy CLAY**: medium plasticity, orange, yellow, grey, slightly moist, stiff, boulders, cobbles, refusal on rock/boulder.

Site Notes

The soil depth in the proposed building area is over 1.00m and the soil contains a significant amount of fill with an estimated depth of up to 2m. The fill is of various size fractions and is likely to have variable bearing capacity and should not be used as a founding substrate. The natural clay examined was moderately plastic and is likely to exhibit moderate soil movement with moisture fluctuations. Based upon examination of the land adjacent the natural soils are very shallow and exposed sandstone rock is visible on the ground surface.

Site Classification

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

The site has been classified as:

Class P

y_s range: **20-40mm**

Notes: due to site fill exceeding 0.40m

Wind Loading Classification

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

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

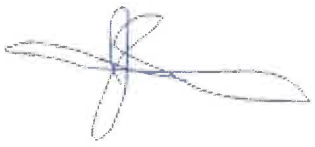
Construction Notes & Recommendations

The site has been classified as **Class P** - see 'Site Classification' above.

All foundations must penetrate through any fill material & topsoil and be placed onto the underlying bedrock

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

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



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

Director

Explanatory Notes

1 Scope of Works

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

1.1 Site Classification AS2870:2011

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

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

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

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

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

1.2 Soil Characterisation

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

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

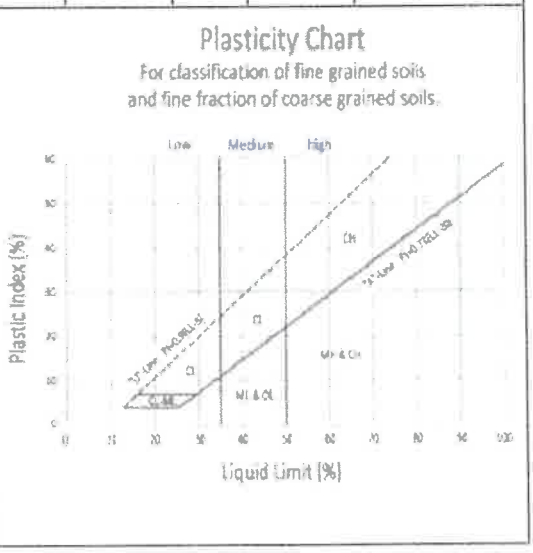
NON COHSIVE – SAND & GRAVEL		
Consistency Description	**Field Test**	**Dynamic Cone Penetrometer blows/100 mm**
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm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

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

1.3 USCS Material Descriptions

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

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



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

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

1.4 Bearing Capacities and DCP testing.

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

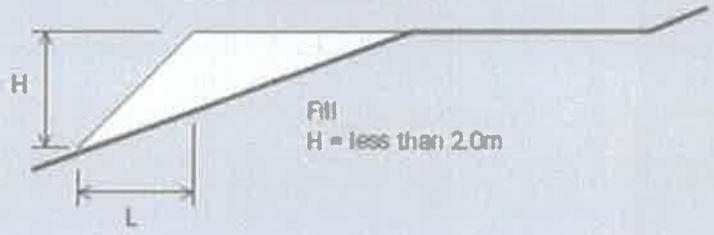
- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the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

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

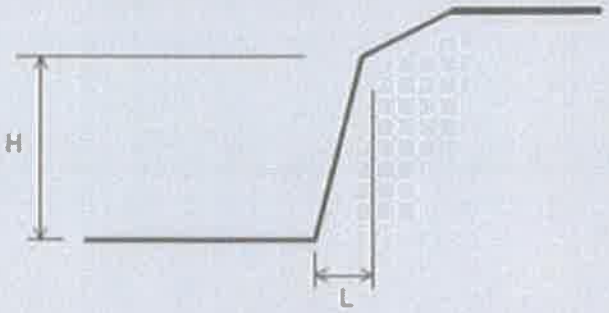
1.5 Batter Angles for Embankments *(Guide Only)*

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

FILL EMBANKMENTS



CUT EMBANKMENTS



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

Glossary of Terms

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

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

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

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

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

Foundation – Ground which supports the building

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

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

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

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

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

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

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

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

Disclaimer

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

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

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

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

Site Plan

Appendix 2 – Site Photos

FILE NUMBER A.16810

GRANTEE PART OF 21A 1R 1P, GRANTED TO HENRY BILTON

CONVERSION PLAN

LOCATION TOWN OF OATLANDS (SECTION Q)

CONVERTED FROM 8/3797

NOT TO SCALE LENGTHS IN METRES

REGISTERED NUMBER

P 126116

APPROVED 11 OCT 1996

Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 125

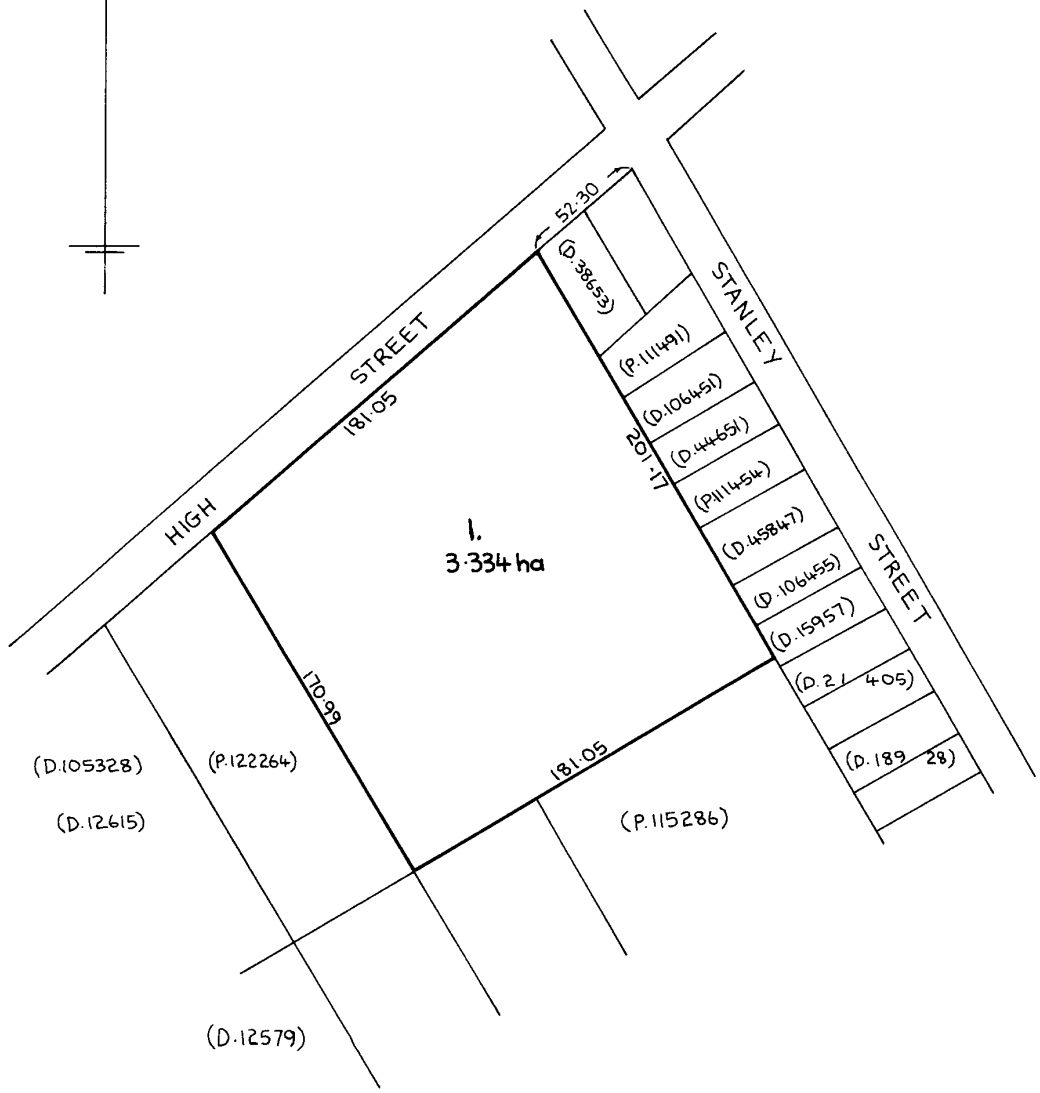
LAST UPI No. 2500517

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

DRAWN D.B.

SKETCH BY WAY OF ILLUSTRATION ONLY

"EXCEPTED LANDS"



A–183 D.B.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
126116	1
EDITION	DATE OF ISSUE
3	20-Feb-1998

SEARCH DATE : 05-Jan-2026
SEARCH TIME : 09.17 am

DESCRIPTION OF LAND

Town of OATLANDS
Lot 1 on Plan 126116
Being the land described in Conveyance 8/3797
Derivation : Part of 21A-1R-1P. Granted to Henry Bilton
Derived from A16810

SCHEDULE 1

SOUTHERN MIDLANDS COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
C70271 LEASE to OATLANDS FOOTBALL CLUB INC of a leasehold estate for the term of 99 years from 15-April-1996 of a building erected on the said land within described as shown by a sketch diagram on the said lease Registered 17-Feb-1998 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations