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SITE CLASSIFICATION REPORT AS2870-2011.

For: Peter Walters Builders Pty. Ltd.

At: Lot 2 Number 31 Olney Street Winchelsea

Site Reference: 2007028

Report Version: A

Published: 20/08/20

SUMMARY.

Please ensure you read and understand the entire report it may contain important additional information.

Based on the above we have classified this site as a:	CLASS P

This P classification is due to:
Abnormal moisture conditions due to substantial vegetation on neighbouring sites
Abnormal moisture conditions due to substantial vegetation on site
In the absence of these conditions a classification of CLASS M may apply.

Approximate depth of fill identified at test sites: 0mm

1 SCOPE

Soil Industries Pty. Ltd. has been commissioned to undertake a limited site classification program for Peter Walters Builders Pty. Ltd. at Lot 2 Number 31 Olney Street Winchelsea.

In order to:

- Classify the site in accordance with Section 2 AS2870-2011 in its present condition with consideration of the information provided by the client.
- Provide recommendations for the most common type of residential building footings.

2 PROPOSED DEVELOPMENT

At the time of commission we understand the following:

Proposed development:	New residential building
Construction type:	Unknown at time of report Single/double storey building
Footing Type:	Not specified

3 SITE DESCRIPTION

Description:	Vacant site in a built-up area
Slope:	Virtually flat over site Note: The given slope is an approximation only - if required this office can provide a contour survey.

4 TESTING PROGRAM

On the 8/7/2020 3 test sites were established using a drilling rig. Disturbed samples were collected and manually classified by trained and experienced personal.

4.1 SITE GEOLOGY.

Tertiary Sediments. The geological origins of the site were determined by field observations and/or by reference to the appropriate Geological Survey map.

5 CLASSIFICATION

The following classification has been made in consideration of the following factors:

- Identification of the soil profile with reference to Section 2 and Appendix D of AS2870-2011.
- The site conditions present at the time of testing.
- The information supplied to us by the client.
- Past experience on sites in the area.

Based on the above we have classified this site as a:	CLASS P

This P classification is due to:
Abnormal moisture conditions due to substantial vegetation on neighbouring sites
Abnormal moisture conditions due to substantial vegetation on site
In the absence of these conditions a classification of CLASS M may apply.

5.1 SURFACE MOVEMENT Y_S

For the natural undisturbed soil profile and normal seasonal soil moisture conditions only (i.e. no abnormal moisture conditions are present) we estimate a characterstic surface movmement in the range of 20mm to 40mm. Where abnormal moisture conditions or fill material lacking a soil crack zone is present larger surface movments than those given above may be expected.

6 SITE SPECIFIC NOTES.

The following notes should be considered prior to footing selection and design.

6.1 FILL MATTERIAL.

During testing we identified a maximum of approximately 0mm depth of fill material across the test sites.

No fill material was encountered at test locations.
Due to past development or activities on this site fill depths may vary. Areas of undetected and/or shallower or deeper fill may exist on this site from those encountered at test locationa. This office can be contacted to drill additional bores to provide additional information if required.

6.2 CONTROLLED FILL MATERIAL.

Not applicable for this site or no controlled fill material was identified from site observations.

6.3 SITE VEGETATION.

Substantial vegetation present. Substantial vegetation was observed in close proximity to the building envelope which may cause abnormal moisture conditions as defined by AS2870 Clause 1.3.3. The footing designer must take into consideration the influence of this vegetation on soil moisture conditions and footing performance.

6.4 BUILDINGS AND PREVIOUS DEVELOPMENT.

Buildings structures to remain on site. Buildings and/or pavements we observed on site. No part of any building or associated pavements are expected to be removed for the proposed development. If this is incorrect this office must be contacted to review or revise our findings.

6.5 SITE GROUNDWATER.

Possible perched watertable. At the time of investigation permeable topsoils encountered were in satisfactory condition for the proposed footings. However a perched watertable may occur on this site resulting in their saturation and a loss of available bearing capacity. Footings may require deepening to a suitable soil layer (typically underlying CLAYS) or to depth where the loss of bearing capacity will not occur. Both surface and sub-surface drainage for this site must be addressed by the footing designer to prevent this occurring. Required foundation depths may be in excess of those given in this report. Where soils are saturated the use of a piled footing system may be required.

6.6 BEDROCK AND FLOATERS.

No bedrock was encountered at test site locations.

6.7 SITE SOIL CONDITIONS.

Not applicable for this site.

6.8 SITE AND EARTHWORKS.

None proposed at time of report. If earthworks and/or site cutting or filling are undertaken this office should be contacted to revise our report as the given classification can change.

6.9 OTHER NOTES.

Not applicable.

6.10 SITE REVISIT.

Not required at this time provided soil conditions do not vary from our findings. Deep or piled footings may require additional investigation.

7 RECOMMENDATIONS.

The following recommendations given are a minimum to satisfy AS2870-2011. Certain site characteristics and/or design requirements may necessitate a footing design that is in excess of the given recommendations.

Unless noted otherwise:

- All given foundation depths are relative to surface levels at the time of testing.
- The foundation depths given do not make an allowance for the presence of abnormal moisture conditions on site. If present an engineer design footing system will be required and foundation depths in excess of those given in this report are likely to be required.
- The foundation depths given are for residential articulated masonry veneer construction unless noted otherwise. Other construction methods may require differing foundation depths as per Section 3 of AS2870-2011.

CLASS P – ABNORMAL MOISTURE CONDITIONS.

Due to the possibility of abnormal moisture conditions on site we have classified this site as CLASS P in accordance with AS2870 Clause 1.3.3. This site will require an experienced engineer familiar with the soil and site conditions present to design an appropriate footing system for this site.

Abnormal moisture conditions are dependent on the location of the proposed building envelope relative to the area on site affected by abnormal moisture conditions. Consequently part(s) of the site may or may not be affected. However, we must classify this site for a worst case scenario. As a guide, we recommend that the upper classification Ys value of 40mm be adopted for the surface movement prior to abnormal moisture conditions. Additional surface movement in excess of this value will need to be allowed for to compensate for the presence of abnormal moisture conditions. This office can be contacted to undertake additional laboratory soil testing to determine a more accurate surface movement if required.

Please be advised that unless specifically noted that any foundation depths given in this report do not take into account the effect of abnormal moisture conditions. Consequently foundation depths will need to be determined by the footing designer. This office can be contacted to undertake additional testing if required to assist in this process.

7.1 BEARING CAPACITY.

The following bearing capacity(s) were determined based on the soil profile and site conditions present at the time of testing.

Material	Minimum Penetration mm	Allowable Bearing kPa
CLAYEY SAND	100	50
CLAY	200	100

Please note the above are not foundation depths. If higher bearing capacites than those given above are required this office can be contacted to conduct additional testing.

7.2 STIFFENED RAFT SLAB – ENGINEER DESIGNED.

Due to site or soil conditions present an engineer designed stiffened raft slab footing system may be appropriate for this site. We recommend that a suitably qualified and experienced engineer fully familiar with the soil and site conditions present design the footing system.

The building envelope must be stripped of all organic matter including grasses, root systems and any areas of loose or soft soil.

Edge and load bearing beams must be founded a minimum of 200mm into the natural undisturbed soils with a bearing capacity of 50kpa or greater or at the depths below – whichever is deeper. Slab panels and non-load bearing beams must be founded on the natural undisturbed soil surface or approved fill material both with an allowable bearing capacity of 50kpa or greater.

Test Site	Minimum Founding Depth for Slab Edge and Load Bearing Beams	Founding Material (>50kpa bearing capacity)
1	200mm	CLAYEY SAND
2	200mm	CLAYEY SAND
3	200mm	CLAYEY SAND

Where shallow fill material is encountered slab edge and load-bearing beams must pass through the fill material and penetrate a minimum of 100mm into the underlying undisturbed soils of suitable condition. This may require deepening of footings in excess of standard depths.

Any pre-existing fill on site, site derived or imported fill used for the purpose of construction must be laid and compacted in accordance with Section 6.4 of AS2870-2011. If the fill material does not meet the criteria of AS2870-2011 Section 6.4 it may not be used as a foundation material.

As a design alternative a stiffened raft slab suspended by piles may be considered. This office should be contacted if further information is required with regards to this option.

7.3 WAFFLE RAFT SLAB – ENGINEER DESIGNED.

Due to site or soil conditions present an engineer designed waffle raft slab footing system may be appropriate for this site. We recommend that a suitably qualified and experienced engineer fully familiar with the soil and site conditions present design the waffle raft slab.

The building envelope must be scraped a minimum of 100mm to removal of all organic matter including grasses, root systems and any areas of loose or soft soil. A level bench should then be constructed on which to construct the waffle slab. . Any fill material used for leveling purposes must conform to the paragraphs below. A layer of suitable quarry product should be placed over the building envelope and extend a minimum of 1.0m past this area.

Where no fill material is present:
Where no fill material is present the slab may be founded at the surface level upon the natural undisturbed soil with a bearing capacity of >50kpa (post stripping and spreading of quarry product). It must be ensured the site and areas adjacent to the footings are drained correctly. Where the slab is founded upon permeable topsoil subsurface drainage must also be addressed to prevent saturation and loss of bearing capacity.

Where fill material does not exceed 300mm in depth:
Where the overall depth of fill of both existing and imported fill does not exceed 300mm underneath the slab, compacted fill may make up part or all of the foundation.

Edge and load bearing beams must be founded a minimum of 100mm into the natural undisturbed soils with a bearing capacity of 50kpa or greater or at the depths below – whichever is deeper.

Test Site	Minimum Founding Depth for Slab Edge and Load Bearing Beams	Founding Material (>50kpa bearing capacity)
1	100mm	CLAYEY SAND
2	100mm	CLAYEY SAND
3	100mm	CLAYEY SAND

Slab panels and non-load bearing beams may be founded on the natural undisturbed soil surface or approved fill material both with an allowable bearing capacity of >50kpa.

Any pre-existing fill on site, site derived or imported fill used for the purpose of the slab foundation must be laid and compacted in accordance with Section 6.4.2 of AS2870-2011. If the fill material does not meet the criteria of AS2870-2011 Section 6.4 it may not be used as a foundation material and the slab may need to be founded on an engineer designed suspended footing system. Fill must be of a suitable material (e.g. clean material derived from site at a suitable moisture continent) and extend at least 1.0m past the building envelope.

Where fill deeper than 300mm is present:
Where the overall depth of fill underneath the slab exceeds 300mm or the fill material is unsuitable or it is not compacted as per the requirements of AS2870-2011 Section 6.4.2 the slab must be founded on an engineer designed suspended footing system.

If soft or unsuitable foundation soils are encountered during excavation the Building Surveyor may require at their discretion that the waffle raft slab be suspended on piles.

The minimum foundation depth below the finished surface level should be not less than 100mm.

7.4 STRIP FOOTINGS – ENGINEER DESIGNED.

Due to site or soil conditions present an engineer designed gridded continuous strip footing system (refer Figure 3.6 AS2870) may be appropriate for this site. We recommend that a suitably qualified and experienced engineer fully familiar with the soil and site conditions present design the footing system.

Strip footings should penetrate a minimum of 200mm into the natural undisturbed soils with a bearing capacity of 100kpa or greater. They should be founded at a minimum of standard CLASS M depths or at the depths listed below - whichever is deeper.

Test Site	Minimum Founding Depth for Strip Footings	Founding Material (>100kpa bearing capacity)
1	1100mm	CLAY
2	1000mm	CLAY
3	1100mm	CLAY

It should be ensured the footing excavation is free from all organic matter and that any loose or soft material is removed from the bottom of the trench. Abnormal moisture conditions, poor or wet soil conditions may require an increase in foundation depth.

As a design alternative where foundation depths are deemed excessive a strip footing suspended on either piles or backhoe slots may be considered. This office should be contacted if further information is required with regards to this option.

7.5 PAD FOOTINGS – ENGINEER DESIGNED.

Due to site or soil conditions present an engineer designed pad footing system may be appropriate for this site. We recommend that a suitably qualified and experienced engineer fully familiar with the soil and site conditions present design the footing system.

Pad footings should penetrate a minimum of 200mm into the natural undisturbed soils with a bearing capacity of 100kpa or greater. They should be founded at a minimum of standard CLASS M depths or at the depths listed below - whichever is deeper.

Test Site	Minimum Founding Depth for Pad Footings	Founding Material (>100kpa bearing capacity)
1	1100mm	CLAY
2	1000mm	CLAY
3	1100mm	CLAY

It should be ensured the footing excavation is free from all organic matter and that any loose or soft material is removed from the bottom of the trench. Abnormal moisture conditions, poor or wet soil conditions may require an increase in foundation depth.

8 FOOTING PERFORMANCE.

The client is advised that there are acceptable standards for the performance of building footing systems as described in Appendix B of AS2870-2011.

To summarise the client should ensure:

- The site remains well drained.
- Any landscaping or site works do not adversely impact on the foundation soils or site drainage.
- Any existing or proposed vegetation does not adversely impact on the foundation soils or site drainage. As a general rule do not plant trees within a distance from the building that equates to their mature height.
- Regular inspections and maintenance are undertaken of the site and building to ensure stable moisture conditions.
- Plumbing leaks and leaking taps shall be repaired promptly. Do not allow leaking taps or the overflow from hot water services and air conditioning units to discharge adjacent to the house footings.

The client should become familiar with and adhere to the relevant recommendations of Appendix B of AS2870-2011 and C.S.I.R.O. Building Technology Files 18, 19 and 22. These documents provide further information and are considered an integral part of this report. The Building Technology Files can be obtained from the C.S.I.R.O. at http://www.publish.csiro.au/.

9 CONSTRUCTION NOTES.

9.1 DRAINAGE.

Effective drainage is an essential part of a successful footing performance as should be installed as per Section 5 of AS2870-2011. Each site will have its own specific drainage requirements that should be considered at the design stage. Drainage shall be controlled from the start of construction and completed by the finish of building construction.

9.2 EASEMENTS AND TRENCHES

Where footings are located adjacent to easements or any excavations they must be deepened so that the projection from the underside of the excavation to the underside of the footing creates an angle of repose not exceeding 45° to the horizontal for CLAY soils and 30° for SAND or SILT soils in good condition. Excessively moist soils may require modification of the given angle of repose.

Where CLAY soils are present effort should be made to locate service trenches away from the building as practically possible to eliminate the potential of trench inundation soil swelling.

9.3 VEGETATION AND GARDENS.

Vegetation in close proximity to buildings can significantly dry surrounding soils leading to soil shrinkage and building distress. The client must consider the potential effect of any existing or proposed vegetation on the foundation soils as it matures. As a guide it is not recommended to have significant trees or shrubs within a distance from the building equivalent to:

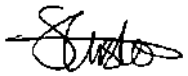
- 75% of the mature tree height for class “M” sites
- 100% of the mature tree height for class “H” sites
- 150% of the mature tree height for class “E” sites
- For groups or rows of trees this distance must be increased by 50%.

Garden beds adjacent to the building should be avoided where possible and not interfere with effective site drainage. Moderated watering of the garden is preferred to indiscriminative neglect and or irregular saturation as the over watering of garden beds may saturate foundation soils and cause excessive soil movement.

9.4 ARTICULATION.

Where reactive CLAY soils are present the structure must be articulated to allow flexibility of the building in response to footing movements that may occur. Articulation should be provided at the intersection differing footing types, where differing foundation soils are encountered, where footings are founded at significantly different depths and at points of high stress in the building structure. Articulation joins shall comply with AS4773.3 and CCA TN61-1998 Articulated Walling.

Regards,



Simon Christie
B.Sc (Hons) Geology

CONDITIONS OF THIS REPORT.

Terms and conditions.

Engaging Soil Industries to complete work is considered as acceptance of our terms and conditions. These are available at https://soil.net.au/tandc/. In addition the following conditions also apply:

Scope of Services.

This report has been prepared as a limited site classification report in accordance with Section 2 of AS2870-2011 and on the basis of the clients project specific requirements as understood by Soil Industries Pty. Ltd. (Soil Industries) at the time of commission. This report does not extend beyond that brief. Project criteria typically include the general nature of the project, size and location; construction type/methods, landscaping, earthworks, site cuts and any other site treatments or works to be undertaken that may impact upon the validity of this report. Soil Industries should be consulted if changes are made to the project criteria or they differ from described in this report as these changes may render this report inappropriate.

This report scope of this report does not include:

- Detection or comment regarding any soil/water contaminates
- Investigations of saline and acid sulphate soil conditions
- Hydrology of the site
- A historical study of the site showing past land uses and topography e.g. vegetation, building removal and placement of fill material on site.
- Abnormal moisture conditions where there is no indication of differences across the site visibly, physically or by visual and tactile assessment.
- Determination of any historical mining activity, presence of abandoned shafts or tunnels or the possibility of mine subsidence on site.The client can make contact with the relevant government authority to seek further information regarding this.
- Assessment of slope or cut wall ground stability. An assessment of the condition or need of retaining structures on site.

Previous Site Activities.

In preparing this report Soil Industries has relied upon information supplied by the client, their agents or third parties. It is expected that all relevant information including (but not limited to) the sites history, engineering plans, compaction reports and any known or suspected irregularities has been provided prior to testing. A historical study of the site is beyond the scope of this report.

Should any relevant information be discovered and/or not be supplied or received by us then this report may be inappropriate. In such cases Soil Industries must then be contacted as soon as possible to revise our findings and/or conduct further testing. Soil Industries accepts no responsibility for any consequences, additional costs, loss or damages if relevant information regarding the site has not be forwarded on or received.

Reliance on Data.

Soil Industries accepts no responsibility for the accuracy of any information or documentation supplied by the client, their agents, sub-contractors or any third party that may have been used in the provision of this report. Soil Industries accepts no liability for any additional costs or consequences if any information supplied is inappropriate, incomplete, inaccurate or contains errors.

Our Role.

For the purpose of this report Soil Industries undertakes the role of *Classifier* as defined in Appendix A of AS2870-2011. The recommendations given in this report do not constitute a footing design. The footing designer/engineer is responsible for the provision of an appropriate footing system for the project.

Testing Limitations.
In making an assessment of a site from a limited number of test sites there is the possibility that variations may occur between test locations and within bores. No subsurface exploration programme, no matter how comprehensive, can reveal all subsurface details and anomalies. In some circumstances the scope of services provided may have been limited by a range of factors including time, budget, access or site disturbance constraints. In some instances further testing may be required.

The data derived from both site observations and laboratory testing is deemed to be representative of the entire site. The borehole logs are the subjective interpretation of subsurface conditions at a particular location and cannot always be definitive. Soil Industries must be contacted as soon as possible if subsurface or site conditions are found to differ from those described within this report to revise our findings and/or conduct further testing. Soil Industries accepts no responsibility for any consequences, additional costs, loss or damages if work continues on site without report revision.

Additional testing or revision of this report will be required if site or foundation excavations exceed testing depth, if site cuts in excess of 500mm are undertaken or significant earthworks not noted in this report are undertaken as they have the potential to alter the given site classification and recommendations. Hight load footings or pile footings will require proof drilling beyond their foundation depth. We take no responsibility for additional costs, loss or damages if additional testing is not undertaken. As we may not be privy to final design, construction or earthworks of the development it is the responsibility of the client to commission additional testing if required.

Site Conditions are Time Dependent.
Changing natural forces or man-made influences may modify both site and subsurface conditions. Consequently this report is only relevant for site and subsurface conditions encountered at time of the testing. Development of adjacent sites, earthworks, vegetation growth and natural events such as floods, or groundwater fluctuations, may affect site conditions, and thus the continuing adequacy of this report. If site or subsurface conditions differ from those described herein Soil Industries should be contacted to revise this report.

Measurements.
All gradients, north-points, dimensions and measurements should not be considered as exact. The size and location of trees, services and building structures and other features noted are an approximation only.

Any site photos included within this report or provided otherwise (including digitally) form part of this report.

Unless noted otherwise solid flight auger drilling has been utilised on this site. While this method is both quick and economical it does posses inherent inaccuracies. Consequently the depths of any strata presented in this report/bore logs should not be considered as exact.

Use of Report.
This report has been prepared for the sole use of the client named herein and is not transferable and may not be transferred to another party without the express written permission of Soil Industries.

This report remains the property of Soil Industries and is considered a draft report until its account is paid in full. Draft reports may not be used for any design or costing work what soever. Where an account is not paid in full by the due date Soil Industries reserves the right to cancel the report without notice. Soil Industries accepts no liability for any costs or consequences for the cancellation of a report.

No responsibility is taken if this report is not reproduced in full or altered in any way.

Site Maintenance.
This report requires that an appropriate landscaping, drainage and maintenance regime will be implemented as soon as possible to ensure stable moisture conditions remain on site.

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FEATURE SURVEY REPORT.

For: Peter Walters Builders Pty. Ltd.

At: Lot 2 Number 31 Olney Street Winchelsea

Site Reference: 2007028

Report Version: A

Published: 20/08/20

10 FEATURE SURVEY REPORT

The following information describes the site at the time of survey.

Address:	Lot 2 Number 31 Olney Street Winchelsea
Client:	Peter Walters Builders Pty. Ltd.
Date:	8/17/2020
Site Ref:	2007028

10.1 1.0 SITE DESCRIPTION.

Description:	Vacant site in a built-up area

10.2 SITE CONDITION.

Sub-division complete:	Lot complete
Weeks to completion:	
Site Clear:	Obstrucions on site from vegetation Obstructions on site from existing structures
Levels may change:	No
Survey pegs present:	None
Re-establishment survey:	Possibly - Check survey
Vehicle access to site:	All weather access available

10.3 ROAD DETAILS.

Kerb present:	No
Kerb type:	
Kerb opening/layback:	No
Vehicle cross-over:	No
Road Type:	Gravel
Road Condition:	Poor
Footpath present:	No

10.4 ADJACENT ALLOTMENTS.

Site Features	Left	Right	Rear
Site developed:	Developed	Dwelling >9m away	Dwelling >9m away
Number of stories:	1	1	1
Habital windows	Yes	Yes	Yes
Significant vegetation	No	No	No

10.5 FENCING.

Fence Features	Left	Right
Fence Type:	Wood paling	Wood paling
Approx. Height (m):	1.9	1.9
Condition:	Fair condition	Fair condition
Fence Features	Rear	Front
Fence Material:	Wood paling	Iron sheet
Approx. Height (m):	1.9	1
Condition:	Fair condition	Fair condition

10.6 SITE SERVICES.

Electricity available:	Yes
Elec. connection Type:	Underground
Natural gas available:	Not sighted
Sewer available:	Yes
Town water available:	Yes
Water tapping:	Yes
Storm water discharge:	Not sighted
Storm water pit(s):	Not sighted

CONDITIONS OF THIS REPORT.

This survey represents the features of a building site at the time of survey. It is not to be used as a title survey.

All measurements must be verified on site prior to final costing or construction. Contour levels are to an arbitrary datum unless noted otherwise. Contour intervals are at 200mm unless noted otherwise. Soil Industries accepts no responsibility for any consequences, additional costs, loss or damages if verification of site measurements is not undertaken.

The relevant authorities must be contacted to confirm and determine the availability utility services, locations of underground services lines, easements and connection points as these are not always clear on site.

Where surveys are undertaken on sites that are not finished or complete there is the possibility that site levels and conditions may change rendering this survey inaccurate. In this case another survey may be required at a later date.

Where title pegs are not present on site this survey may be aligned/positioned by using existing fence lines and/or footpaths as a reference to the title boundary. The assumption is made that these items are a representation of the related tile boundary. This may lead to inaccuracies in the survey. In this case a re-establishment survey may be required and another feature survey may be requested at a later date.

Offsets to adjacent building structures should not be considered as exact. Ground levels between spot heights have been interpolated and should not be considered as exact.

Any site photos included within this report or provided otherwise (including digitally) form part of this report.

APPENDIX A - BORE LOGS

Site: Lot 2 Number 31 Olney Street Winchelsea	Site Ref: 2007028
Date:	Sampler: Simon Christie

BORE LOG #1

Depth mm	Material Description	Fill	Ground Water
0	Silty SAND (SM) grey to pale grey slightly moist medium dense		
900	CLAY (CI) mottled orange red grey to pale orange red grey moist stiff		
1800	End of bore Excavation method: Soild auger drilling rig		

BORE LOG #2

Depth mm	Material Description	Fill	Ground Water
0	Silty SAND (SM) grey to pale grey slightly moist medium dense		
800	CLAY (CI) mottled orange red grey to pale orange red grey moist stiff		
1800	End of bore Excavation method: Soild auger drilling rig		

BORE LOG #3

Depth mm	Material Description	Fill	Ground Water
0	Silty SAND (SM) grey to pale grey slightly moist medium dense		
900	CLAY (CI) mottled orange red grey to pale orange red grey moist stiff		
1800	End of bore Excavation method: Soild auger drilling rig		

APPENDIX B - SITE DIAGRAM

Site Ref: 2007028	Date: 8/7/2020
Address: Lot 2 Number 31 Olney Street Winchelsea	Client: Peter Walters Builders Pty. Ltd.

Note: Diagram not to scale. Measurmetns approximate only. Areial photopgrphs may not display site condition at the time of site visit.

NORTH

I — Immature tree or Bush

S — Shrub or small tree <4m in height

H: C: — Larger tree with approx. height and canopy size

Construction marker/peg

BH 1 — Bore location

00 — Photo Location

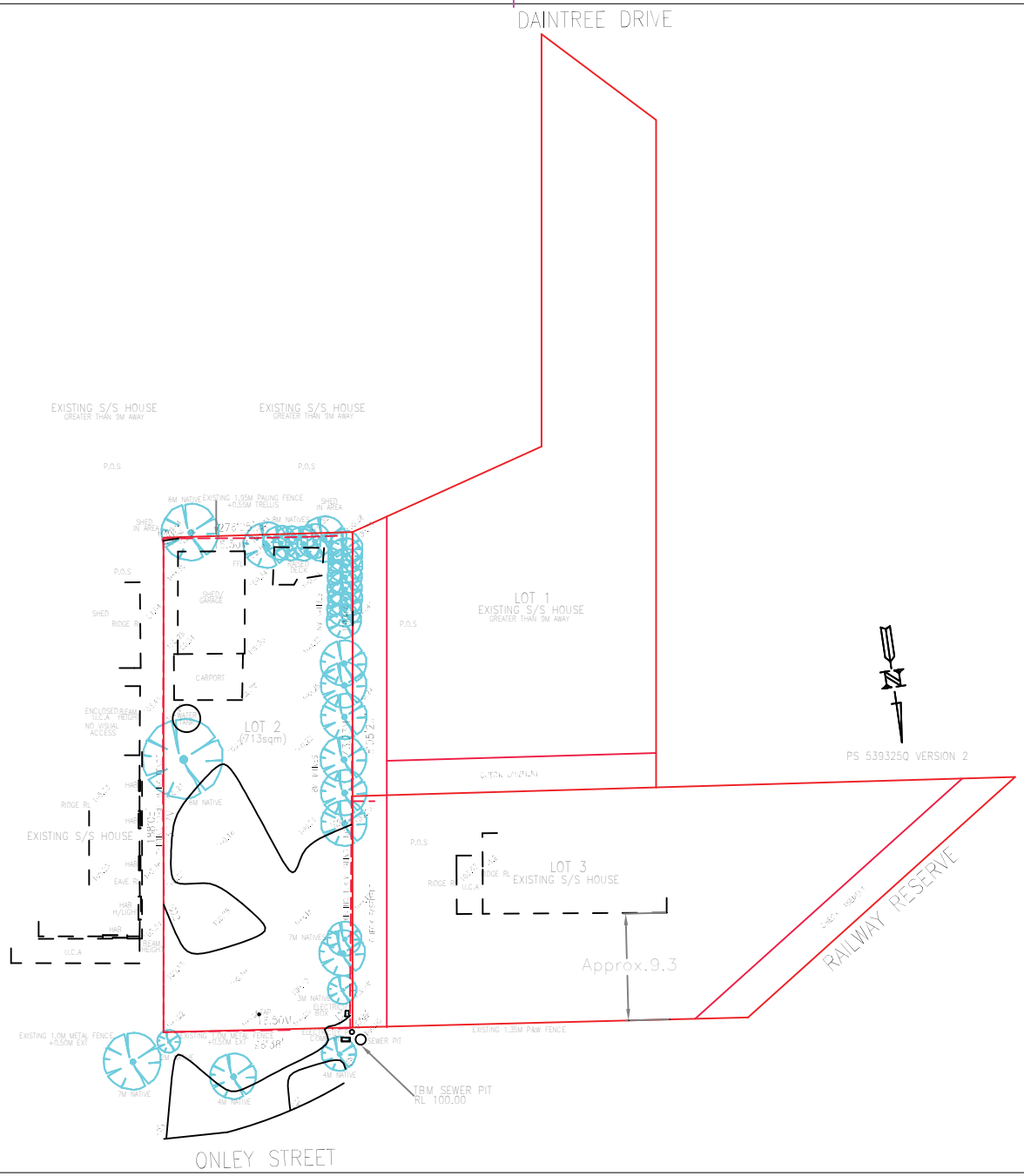


APPENDIX C - SITE PHOTOS









THIS PLAN IS NOT THE RESULT OF A RE-ESTABLISHMENT SURVEY
The fences and titles shown are for property identification purposes only

The title for this plan has been supplied by the client
In most cases these are preliminary subdivision plans
As changes to these plans are common approved subdivisional plans need to be checked for changes
Only those services that are visible have been shown, relevant authorities need to be contacted for all services
Second storey windows may be shown offset for clarity

EMAIL:- WILSONSURVEYING@WILSONSURVEYING.COM.AU

Contour interval is 0.2m
Level datum is ARBITRARY

DRAWN AD

DATE 18/08/20

ORIG SCALE 1:200

WILSON SURVEYING
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534083