PLEASE QUOTE
Your Ref:
Our Ref: SP:CF 6191223

Enquiries: Planning Department

80 Wilson Street, Burnie Tasmania
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690
Phone: (03) 6430 5700
Email: burnie@burnie.tas.gov.au
Web: www.burnie.tas.gov.au

We value your feedback on our service.
Tell us about it at www.burnie.tas.gov.au/feedback

NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

Advice to Adjoining Land Owner or Occupier

Application No: -	**DA 2024/68**
Development Site: -	**173 Greta Road UPPER NATONE** **CT 232303/1**
Proposal: -	**Establish a residential use and develop a Single Dwelling**
Discretionary Matter: -	**Reliant on performance criteria for grant of permit - Clauses 20.3.1 (P2 & P3) and 20.4.2 (P2)**

Notice of the above application is served on you as an adjoining land owner or occupier.

The application may be viewed at -

Burnie City Council Customer Services Counter
Ground Floor, City Offices,
80 Wilson Street, Burnie

Between the hours of 8.30 am - 5.00 pm Monday to Friday inclusive (excluding public holidays) or on Council's website at www.burnie.tas.gov.au/permits

You are entitled to make representation in writing on any aspect of the proposal addressed to: -

General Manager,
Burnie City Council,
PO Box 973, Burnie 7320

or burnie@burnie.tas.gov.au by no later than 5.00 pm on **4 December 2024.** Council must have regard to any written representation received during the exhibition period when considering its decision on the application.

All persons who make representation will be notified within seven (7) days of the Council's decision. Any persons who made representation and is not satisfied with the Council decision may, under Section 61(5) of the *Land Use Planning and Approvals Act 1993*, lodge an appeal against that decision within fourteen (14) days of the date of that notice to: -

The Tasmanian Civil and Administrative Tribunal,
GPO Box 1311,
HOBART TAS 7001.

Should you have any enquiries regarding this development proposal, please do not hesitate to contact the Planning Department on (03) 6430 5700.

S Pearce
COMMUNITY PLANNING OFFICER
Date of Notice: - **20 November 2024**

BURNIE CITY COUNCIL
PO Box 973, BURNIE, TASMANIA 7320.
Ph : (03) 6430 5700
Email : burnie@burnie.tas.gov.au

Land Use Planning and Approvals Act 1993

Tasmanian Planning Scheme

PERMIT APPLICATION

Office use only

Application No _____

Date Received _____

Permit Pathway - *Permitted/Discretionary*

Use or Development Site:

Street Address 173 Greta Road, Upper Natone 7321

Certificate of Title Reference 232303/1

Applicant

First Name PAYAL PATEL of PDA

Surname

Second Name

[redacted]

Owner (note – if more than one owner, all names must be indicated)

First Name Jason & Kaylene Murray

Surname

Second Name

[redacted]

Instruction for making a permit application

a) ***Use or development?***

The application must provide a full description of the proposed use and/or development and of the manner in which the use and/or development is to operate.

"Use" is the purpose or manner for which land is utilised. ‘‘Development" is any site works (including any change in natural condition or topography of land and the clearing or conversion of vegetation), and the construction, alteration, or removal of buildings, structures and signs, required in order to prepare a site for use or to change existing conditions within a site. Subdivision is development.

Clause 6.2 Tasmanian Planning Scheme provides the use classes by which all use or development must be described. Development must be categorised by reference to the use class it is to serve.

b) ***Required Information***

Adequate statements, plans and specifications must be included within the permit application to address and demonstrate compliance with all applicable requirements of the planning scheme, including any site analysis, impact report and recommendation, and advice, consent or determination required from a State agency or utility entity.

The application must clearly identify the documents relied upon for determination.

Section 51(1AC) *Land Use Planning and Approvals Act 1993* provides that a permit application is not valid unless it includes all of the information required by a planning scheme. Clause 6.1 Tasmanian Planning Scheme prescribes the minimum information that is necessary in order to complete a valid permit application.

S54 *Land Use Planning and Approvals Act 1993* provides that the planning authority may require the applicant to supply further information before it considers a permit application. If the planning authority requires further information to more particularly address one or more of the applicable requirements of the Tasmanian Planning Scheme, the statutory period for determination of a permit application does not run until that information is answered to the satisfaction of the planning authority

c) ***Applicable Provisions and Standards***

The permit application must be assessed against the applicable provisions and standards of the Tasmanian Planning Scheme. The

application is to identify by reference the clauses it relies upon to demonstrate compliance. (eg *clause 8.4.3 (A1 – A4, and P5*)

d) ***Discretionary Permits***

If a permit is discretionary the permit application must be notified for a period of 14 days to allow opportunity for any interested person to consider the proposed use and/or development and to provide comment on the discretionary matter.

If a permit application relies on performance criteria to satisfy an applicable standard or is discretionary under another provision of the interim planning scheme, the permit is discretionary only with respect to that standard.

The Council must have regard to all representations received during the notification period on a discretionary matter when determining whether to grant or refuse a permit.

e) ***If the applicant is not the landowner***

If the applicant is not the owner of the land in the use or development site, the applicant is required to notify all of the owners either prior to or within 7 days from the date of making the permit application.

The permit application must identify all of the landowners; and the applicant must sign the application form to acknowledge the obligation to advise such landowners that the permit application has been made.

If the site includes land owned or administered by the Burnie City Council or by a State government agency, the consent in writing from the Council or the Minister responsible for Crown land must be provided at the time of making the application.

f) ***Applicant declaration***

It is an offence for a person to do any act that is contrary to a compliance requirement created under the section 63 *Land Use Planning and Approvals Act 1993*. The applicant is required to complete a declaration that the information given in the permit application is true and correct.

g) ***Payment of Fees***

The Council is not required to take any action on the permit application until all the relevant fees have been paid.

Permit Information (NB If insufficient space, please attach separate document)

Proposed Use:

Use Class Residential

Documents included with the permit application to describe the Use

Please see attached documents

Proposed Development

Use class to which the development applies Residential

Documents included with the permit application to describe the Development

Please see attached documents

Provisions and Standards relied upon for grant of a Permit

Please see attached documents

[redacted]

Notification of Landowner/s

If land is not in applicant's ownership

I, PAYAL PATEL of PDA , declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant  Date 29/07/2024

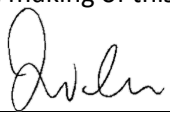
If the permit application involves land owned or administered by the BURNIE CITY COUNCIL

Burnie City Council consents to the making of this permit application.

General Manager (Signature) Date

If the permit application involves land owned or administered by the CROWN

I, the Minister responsible for the land, consent to the making of this permit application.

Minister (Signature) DELEGATE: Jesse Walker, Unit Manager (Assessments)  Date 28/10/24

Applicant Declaration

I, Payal Patel of PDA

declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant  Date 29/07/2024

[redacted]

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
232303	1
EDITION	DATE OF ISSUE
5	10-Feb-2021

SEARCH DATE : 29-Jul-2024
SEARCH TIME : 02.47 PM

DESCRIPTION OF LAND

City of BURNIE
Lot 1 on Plan 232303
Derivation : Part of Lot 18654 Gtd. to M. Groom
Prior CT 3102/66

SCHEDULE 1

M827473 TRANSFER to JASON KEITH MURRAY and KAYLENE LOUISE MURRAY Registered 10-Feb-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
C23635 PRIVATE TIMBER RESERVE pursuant to Section 15(1) of the Forest Practices Act 1985 Registered 19-Sep-1997 at noon
E16308 Partial Revocation of Private Timber Reserve C23635 over part of the said land within described as shown hatched on the plan annexed thereto Registered 15-Sep-2021 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

R.P. 512

VOL. **FOL.**

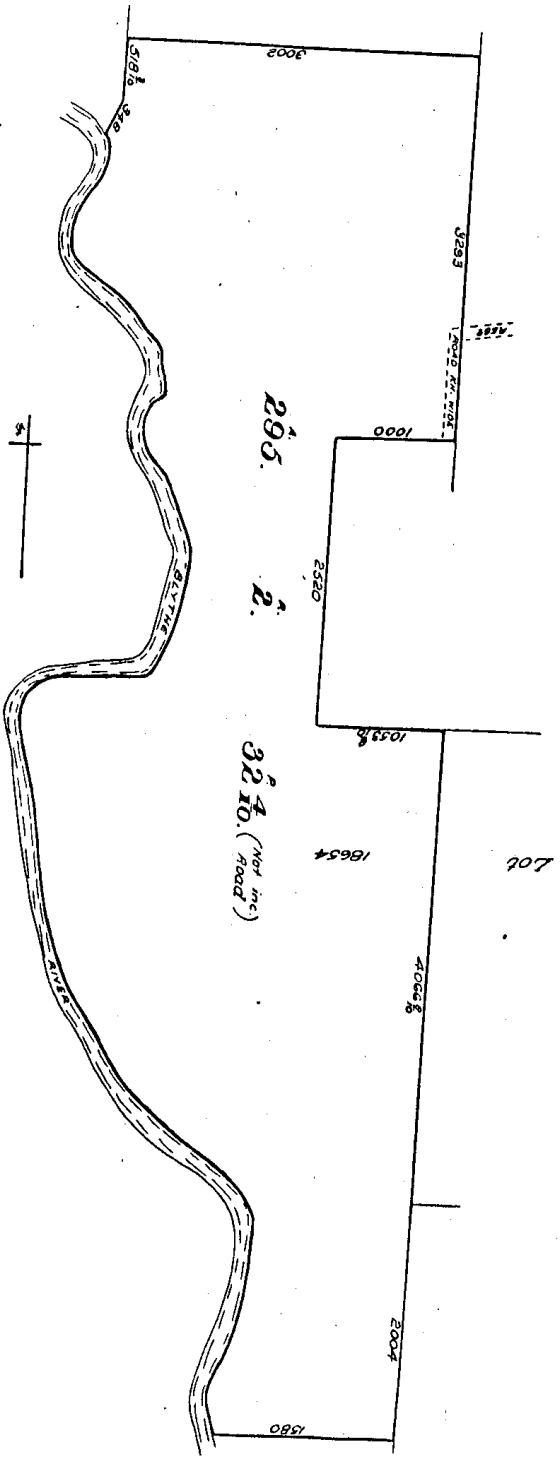
ANNEXURE TO CERTIFICATE OF TITLE 3132 66

REGISTERED NUMBER

232303

Recorder of Titles

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



Tasmanian Government

Department of Natural Resources,
and Environment Tasmania

GPO Box 44, Hobart, TAS 7001 Australia
Ph 1300 TAS PARKS / 1300 827 727 Fax 03) 6223 8308
www.parks.tas.gov.au

Enquiries: Haki George
[redacted]
Our ref: 24/4373

28 October 2024

Jason and Kaylene Murray
[redacted]

Dear Ms Patel,

LODGEMENT OF PLANNING APPLICATION
JASON KEITH MURRAY AND KAYLENE LOUISE MURRAY
RESIDENTIAL DWELLING
173 GRETA ROAD, UPPER NATONE, TAS

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993* (LUPAA), is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department of Natural Resources and Environment Tasmania.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

Please also note, it is Departmental policy that all fire buffer areas (Hazard Management Areas and Fuel Modified Areas) are maintained wholly within freehold title boundaries and not on neighbouring Crown or Reserved land. Additionally, it is not Parks and Wildlife Service's practice for the Crown to enter into agreements under Part 5 of LUPAA in support of developments on private property.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,

Jesse Walker
Unit Manager (Assessments)

Instrument of Revocation and Delegation

DELEGATION OF THE DIRECTOR-GENERAL OF LANDS' FUNCTIONS UNDER THE *LAND USE PLANNING AND APPROVALS ACT 1993*

I, JASON JACOBI, being and as the Director-General of Lands appointed under section 7 of the *Crown Lands Act 1976*, hereby revoke any previous delegation made pursuant to section 52(1E) of the *Land Use Planning and Approvals Act 1993* ("the Act") and, acting pursuant to section 52(1E) of the Act, I hereby delegate the functions described (by reference to the relevant provision of the Act and generally) in Schedule 1, to the persons respectively holding the offices of Deputy Secretary (Parks and Wildlife Service) (position number 700451), General Manager (Park Operations and Business Services) (position number 708581), Manager (Property Services) (position number 707556), Unit Manager (Operations) (position number 702124) and Unit Manager (Assessments) (position number 334958) in accordance with the functions delegated to me by the Minister administering the *Crown Lands Act 1976,* by instrument dated 9 November 2023.

SCHEDULE 1

Provision	**Description of Functions**
Section 52(1B)	Signing, and providing written permission for, applications for permits in relation to Crown land.

Dated at HOBART this 29 day of July. 2024

.....

Jason Jacobi

DIRECTOR-GENERAL OF LANDS

SITE PLAN

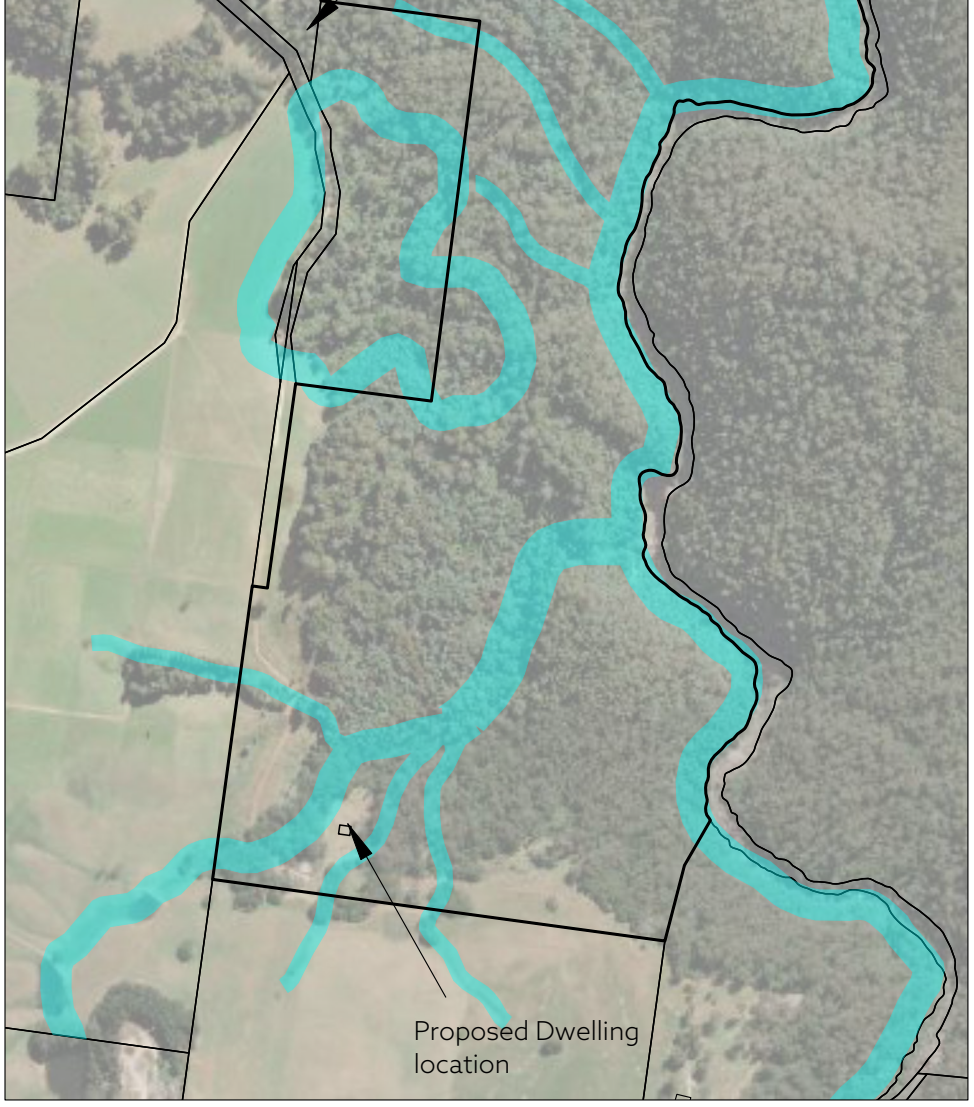
PDA
SURVEYORS, ENGINEERS & PLANNERS

77 Gunn Street
Devonport, Tasmania, 7310
PHONE: +61 03 6423 6875
EMAIL: pda.dpt@pda.com.au
www.pda.com.au
Also at: Burnie, Launceston, Hobart & Kingston

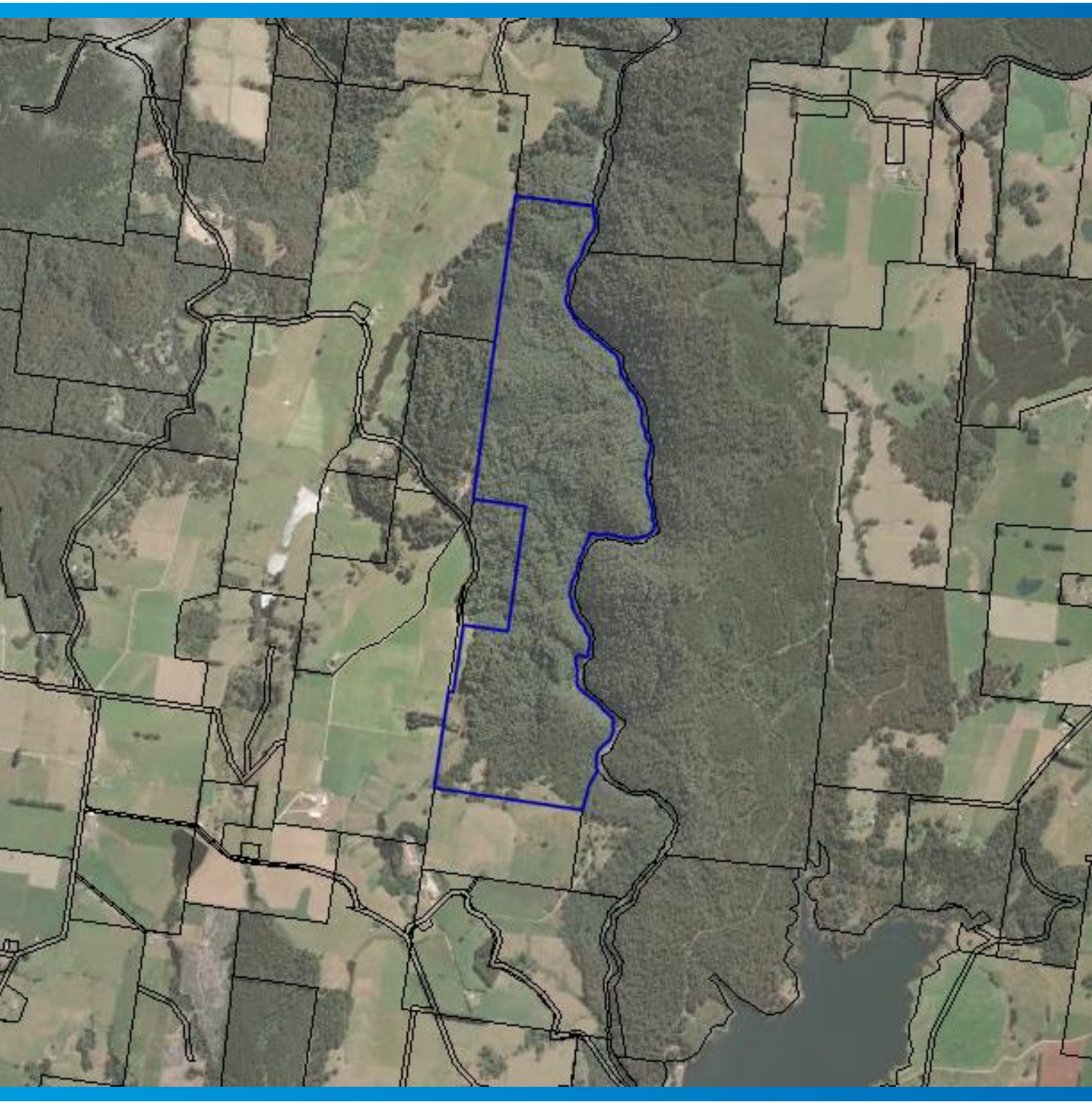
Owners	Jason & Kaylene Murray	**Address**	173 Greta Road, Upper natone
		Council	Burnie City Council
		Planning Scheme	Tasmanian Planning Scheme - Burnie
Title References	FR 232303/1,	**Zone**	20.0 Rural
Schedule Of Easements	As shown.		

This plan has been prepared only for the purpose of obtaining approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

Scale	As noted	**Date**	02 Sep 2024	**PDA Reference**	53195 - P01	**Map reference**	**PID** 6191223	**Point of Interest GDA2020 MGA55**	409672E, 5435962N



PDA
SURVEYORS, ENGINEERS & PLANNERS



Planning Compliance Report

173 Greta Road, Upper Natone

Dwelling

53195 | 24th of July 2024

Table of Contents

PDA Contributors

Planning	Allan Brooks	24/07/2024
Review & Approval		

Revision History

Revision	Description	Date
0	First Issue	24/07/2024
1	RFI Response	02/09/2024

EXECUTIVE SUMMARY

Council approval is sought for a Dwellings at 173 Greta Road, Upper Natone. This planning assessment, combined with supplementary documentation, has been provided in support of the proposed development.

Development Details:

Property Address	173 Greta Road, Upper Natone 7321
Proposal	Dwelling
Land Area	119.7ha±
Land Owner/s	Jason & Kaylene Murray
Client	Jason Murray

PID / CT	6191223	232303/1
Planning Ordinance	*Tasmanian Planning Scheme – Burnie*	
Land Zoning	20.0 Rural	
Specific Areas Plans	*None*	
Code Overlays	*Bushfire Prone Overlay, Natural Assets & Landslip Hazard*	

1. Introduction/Context

Council approval is sought for a Dwellings at 173 Greta Road, Upper Natone. In support of the proposal the following associated documents have been provided in conjunction with this planning assessment:

- The Title Plan and Folio;
- Design Documentation

1.1. The Land

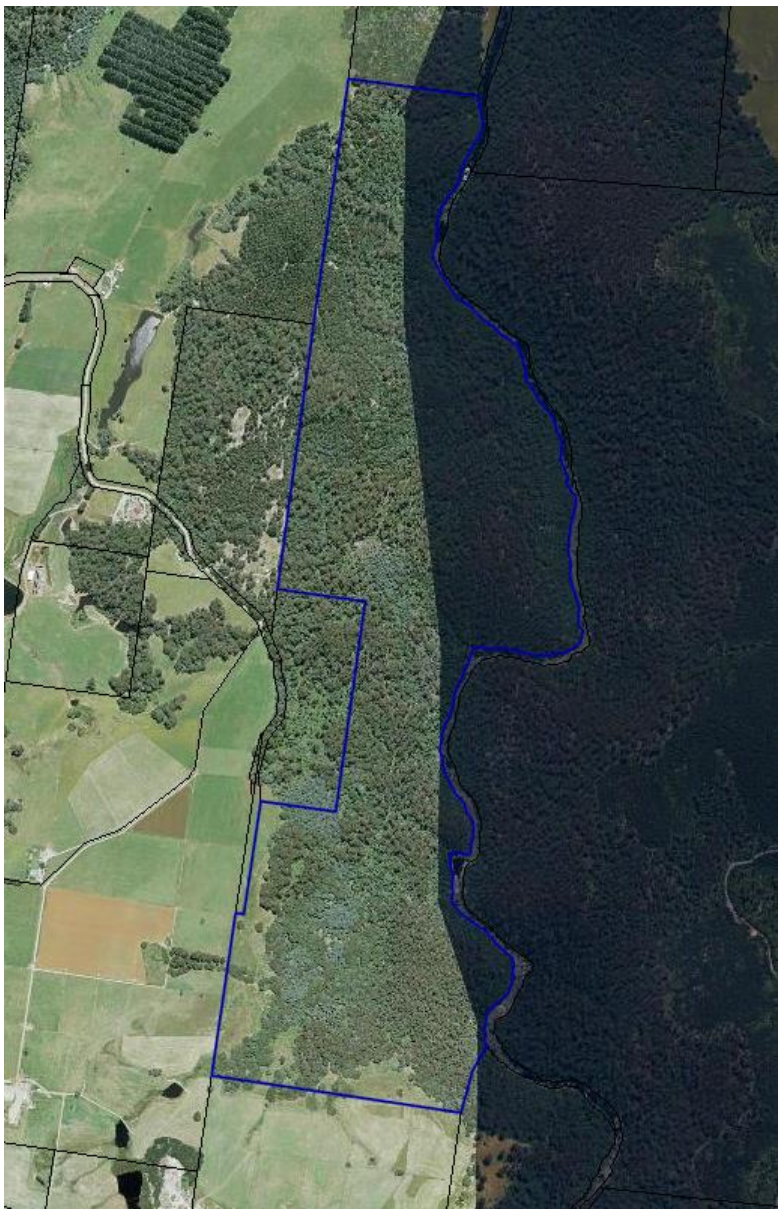


Figure 1. Existing aerial image of the subject land and surrounds (LISTmap, 2024)

The subject land is covered primarily with vegetation; there are natural tracks through the site and adjoining the Blythe River to the East.

1.2. Existing Development

The site is undeveloped.

1.3. Natural Values

The site is covered by vegetation that is covered by the priority vegetation overlay. However, there are pockets without the overlay at the south of the site, where the proposed development is to occur.

2. The Proposal

A Planning Permit for a Dwellings is sought, in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8.1 (b) of the *Tasmanian Planning Scheme – Burnie*

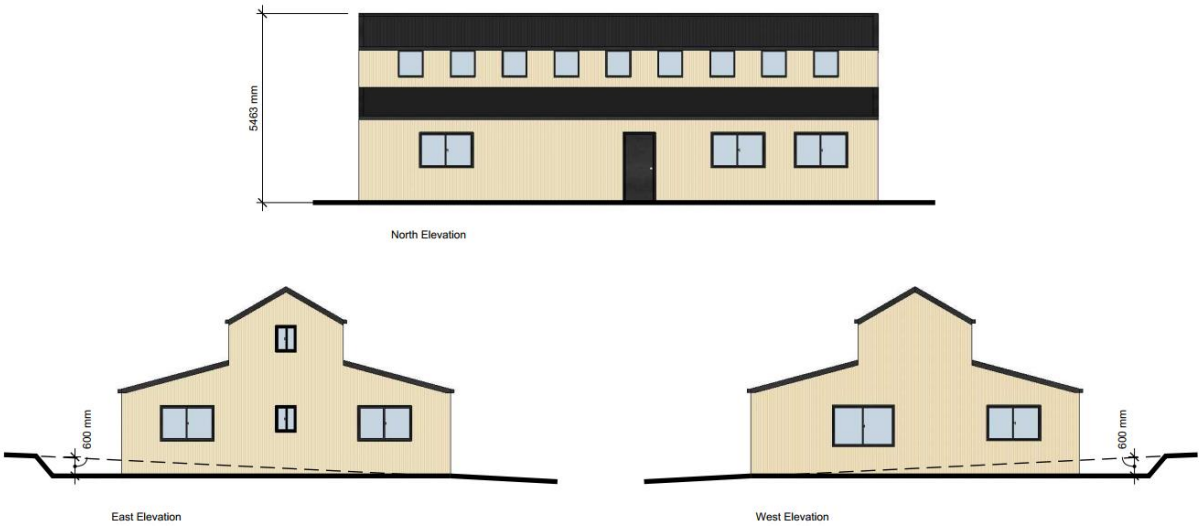


Figure 2. Proposed Dwelling

The proposal is for a 2 bedroom dwelling located in the clearing of some vegetation.

3. Planning Assessment

This current proposal has been developed in accordance with the *Tasmanian Planning Scheme – Burnie*.

3.1 Zoning

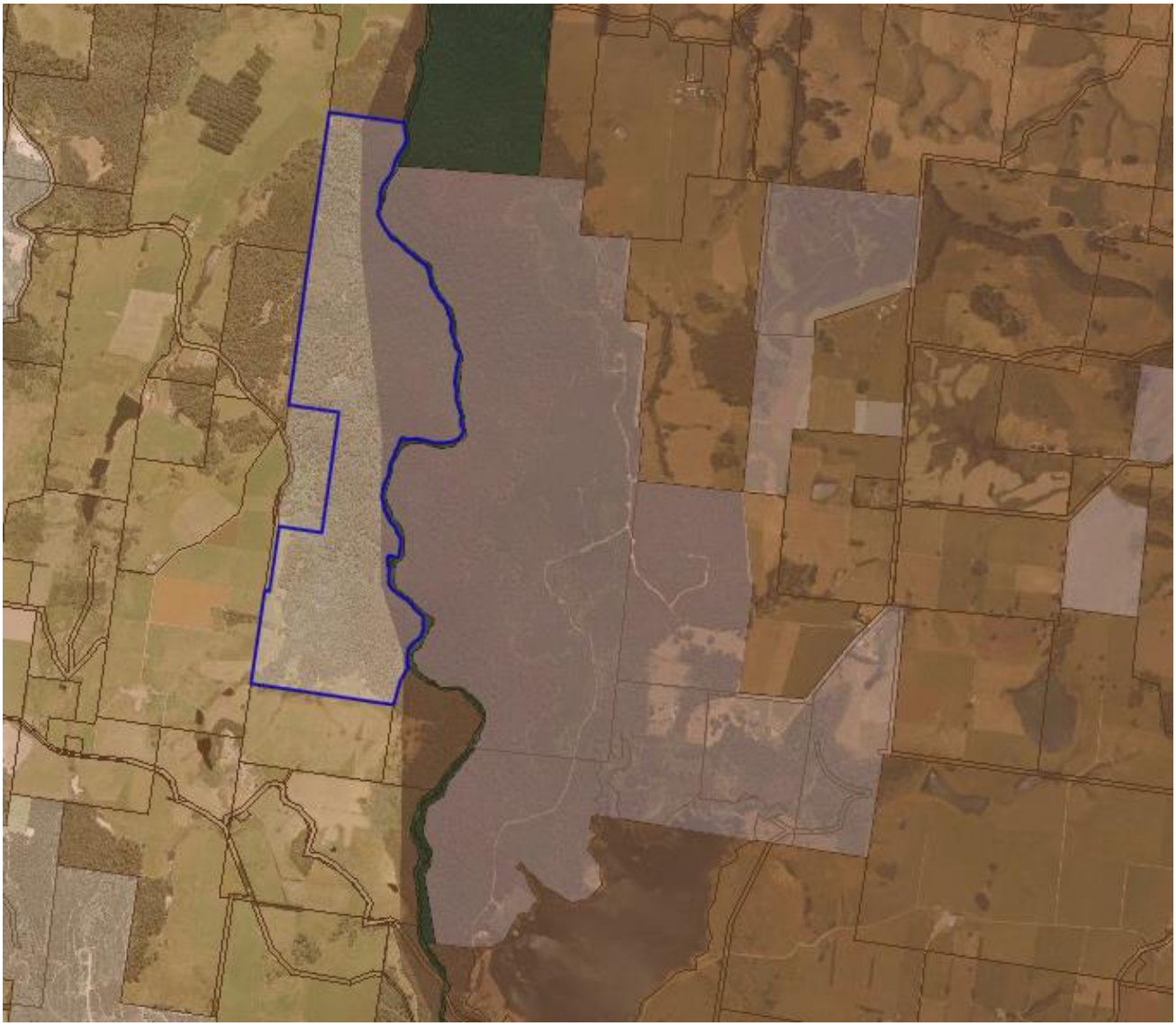


Figure 3. Zoning identification of the subject land and surrounds (LISTmap, 2024)

The subject land is located within the Rural Zone. The title is surrounded by land zoned agricultural apart from the land to the east, which is zoned Rural, consistent with the site.

3.2 Zone Standards

20.0 Rural Zone

20.3 Zone Standards

20.3.1 Discretionary Use

Objective:	
That the location, scale and intensity of a use listed as Discretionary: (a) Is required for operation reasons; (b) Does not unreasonably confine or restrain the operation of uses on adjoining properties; (c) Is compatible with agricultural use and sited to minimise conversation of agricultural land; and (d) It is appropriate for a rural location and does not compromise the function of surrounding settlements.	
Acceptable Solutions	Performance Criteria
A1 A use listed as Discretionary, excluding Residential, is for an alteration or extension to an existing use, if: (a) The gross floor area does not increase by more than 30% from that existing at the effective date; and (b) The development area does not increase by more than 30% from the existing at the effective date.	**P1** A use listed as Discretionary, excluding Residential, must require a rural location for operation reasons, having regard to: (a) The nature, scale and intensity of the use; (b) The importance of significance of the proposed use for the local community; (c) Whether the use supports an existing agricultural use; (d) Whether the use requires close proximity to infrastructure or natural resources; and (e) Whether the use requires separation from other uses to minimise impacts.
Comment: **A1/P1 is met:** is not applicable as the development is for residential use.	
A2 No Acceptable Solution	**P2** A use listed as Discretionary, must not confine or restrain existing use on adjoining properties, having regard to: (a) The location of the proposed use; (b) The nature, scale and intensity of the use;

	(c) The likelihood and nature of any adverse impacts on adjoining uses; (d) Whether the proposed use is required to support a use for security or operation reasons; (e) Any off site impacts from adjoining uses.

Comment:

P2 is met:

(a) The proposed location is the south east corner in the existing cleared area being more than 80m from the nearest boundary is not going to restrain existing use on the site or neighbouring properties.

(b) 2 bedroom dwelling and barn shape is consistent with the surrounding area and a dwelling on the site is consistent with rural properties.

(c) No adverse impacts are anticipated as the dwelling is located further than 100m from any boundaries

(d) Proposed dwelling isnt require as part of use but as the site is currently not utilised a dwelling would be required to any future use of the site as the land is sole owned and the owner doesn't own any surrounding properties.

(e) No off site impacts to adjoining site is expected from the proposed dwelling.

A3 No Acceptable Solution	**P3** A use listed as Discretionary, located on agricultural land, must minimise conversation of agricultural land to non-agricultural use and be compatible with agriculture use, having regard to: (a) The nature, scale and intensity of the use; (b) The local or regional significance of the agricultural land; and (c) Whether agricultural use on adjoining properties will be confined or restrained.

Comment:

P3 is met:

(a) The proposed dwelling is a 15m by 12m building, the proposed scale of the dwelling is 180m2 in comparison to the area of the whole site. The intensity of the use isn't going to impact the ability to utilise the majority of the land.

(b) The land isnt considered significant agricultural land and is currently not used for agricultural purposes.

(c) No adjoining land will be impacted by the propose dwelling.

A4 No Acceptable Solution	**P4** A use listed as Discretionary, excluding Residential, must be appropriate for rural location, having regard to: (a) The nature, scale and intensity of the use;

	(b) Whether the use will compromise or distort the activity centre hierarchy; (c) Whether the use could reasonably be located on land zoned for that purpose; (d) The capacity of the local road network to accommodate the traffic generated b the use; and (e) Whether the use requires a rural location to minimise impacts form the use, such as noise, dust and lighting.
Comment: **A4/P4 is met:** is not applicable as the development is for residential use.	

20.4 Development Standards for Building and Works

20.4.1 Building Height

Objective:	
To provide for a building height that: (a) Is necessary for the operation of the use; and (b) Minimises adverse impacts on adjoining properties.	
Acceptable Solutions	Performance Criteria
A1 The building height must not be more than 12m.	**P1** Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: (a) The proposed height of the building; (b) The bulk and form of the building; (c) The separation from existing use on adjoining properties; and (d) Any buffers created by natural or other features.
Comment: **A1 met:** The building is less than 12m in height.	

20.4.2 Setbacks

Objective:	
The siting of the building minimises the potential conflict with use on adjoining properties.	
Acceptable Solutions	Performance Criteria

A1	**P1**
Buildings must have a setback from all boundaries of: (a) Not less than 5m; or (b) If the setback of an existing building is within 5m, not less than the existing building.	Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: (a) The bulk and form of the buildings; (b) The nature of existing use on the adjoining properties; (c) Separation from existing use on the adjoining properties and (d) Any buffers created by natural or other features.

Comment:
A1 is met: The dwelling is located further than 5m from all boundaries.

A2	**P2**
Buildings for sensitive use must be separated from an Agricultural Zone a distance of: (a) Not less than 200m; or (b) If an existing building for sensitive use on the site is within 200m of that boundary, not less than the existing building.	Building for a sensitive use must be sited so as not to conflict or interfere with an agricultural use within the Agricultural Zone, having regard to: (a) The size, shape and topography of the site; (b) The prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) The location of existing buildings on the site; (d) The existing and potential use of adjoining properties; (e) Any proposed attenuation measures; and (f) Any buffers created by natural or other features.

Comment:
P2 is met:

(a) The proposed dwelling is located more than 80m and surrounded by trees and wont be impacted by the agricultural use or impact the agricultural use on the adjoining property.
(b) Neighbouring property is 700m away from proposed dwelling.
(c) N/A
(d) N/A
(e) None proposed
(f) Existing vegetation provides a natural buffer

20.4.3 Access for new dwellings

Objective:	
That the new dwellings have appropriate vehicular access to a road maintained by a road authority.	
Acceptable Solutions	**Performance Criteria**
A1 A new dwelling must be located on lots that have frontage with access to a road maintained by a road authority.	**P1** New dwelling must have legal access, by right of carriageway, to a road maintained by a road authority that is appropriate, having regard to: (a) The number of users of the access; (b) The length of the access; (c) The suitability of the access for use by the occupants of the dwelling; (d) The suitability of the access for emergency services vehicles; (e) The topography of the site; (f) The construction and maintenance of the access (g) The construction, maintenance and usage of the road; and (h) Any advice from a road authority.
Comment: **A1 is met:** The proposal provides vehicular access from the boundary of the lot to a road that is maintained by the road authority. This is through a crown access licence which has 99year lease.	

3.3 Codes

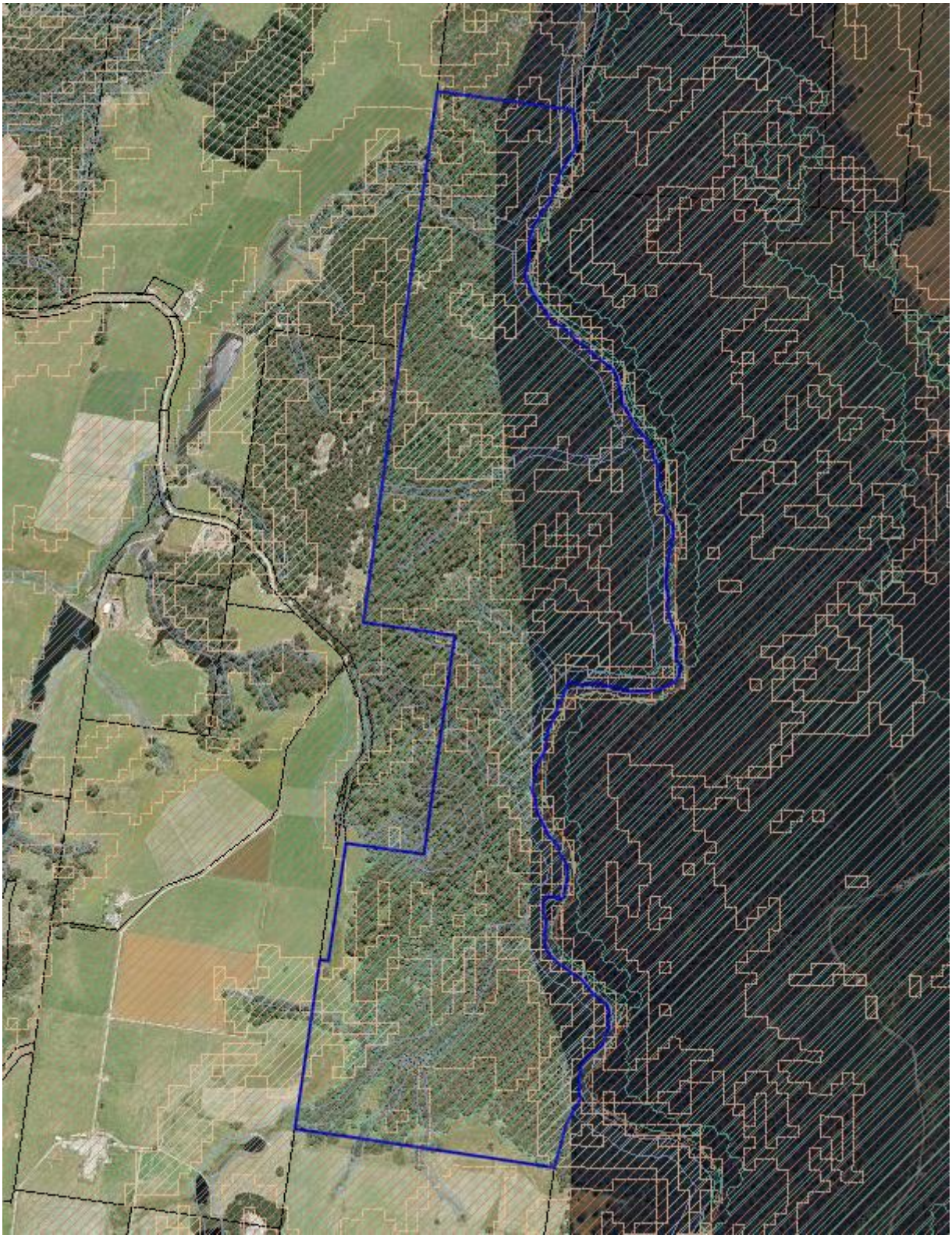


Figure 4. Scheme Overlay identification of the subject land and surrounds (LISTmap, 2024)

Code	*Comments:*
C1.0 Signs Code	*N/A*
C2.0 Parking and Sustainable Transport Code	*Applicable – please refer to the planning compliance assessment below.*
C3.0 Road and Railway Assets Code	*Applicable – please refer to the planning compliance assessment below.*
C4.0 Electricity Transmission Infrastructure Protection Code	*N/A*
C5.0 Telecommunications Code	*N/A*
C6.0 Local Historic Heritage Code	*N/A*
C7.0 Natural Assets Code	*Applicable – please refer to the planning compliance assessment below.*
C8.0 Scenic Protection Code	*N/A*
C9.0 Attenuation Code	*N/A*
C10.0 Coastal Erosion Hazard Code	*N/A*
C11.0 Coastal Inundation Hazard Code	*N/A*
C12.0 Flood-prone Areas Hazard Code	*N/A*
C13.0 Bushfire-prone Areas Code	*N/A*
C14.0 Potentially Contaminated Land Code	*N/A*
C15.0 Landslip Hazard Code	*N/A* Per C15.4.1(d)
C16.0 Safeguarding of Airports Code	*N/A*

Code Standards

C2.0 Parking and Sustainable Transport Code
C2.0 Parking and Sustainable Transport Code
C2.5.1 Car parking numbers

Objective:	
That an appropriate level of car parking spaces are provided to meet the needs of the use.	
Acceptable Solutions	Performance Criteria
A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if: (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces	**P1.1** The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to: (a) the availability of off-street public car parking spaces within reasonable walking distance of the site;

or cash-in-lieu) must be in accordance with that plan;
(b) the site is contained within a parking precinct plan and subject to Clause C2.7;
(c) the site is subject to Clause C2.5.5; or
(d) it relates to an intensification of an existing use or development or a change of use where:

(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or

(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:

N = A + (C- B)
N = Number of on-site car parking spaces required
A = Number of existing on site car parking spaces
B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1
C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.

(b) the ability of multiple users to share spaces because of:
(i) variations in car parking demand over time; or
(ii) efficiencies gained by consolidation of car parking spaces;
(c) the availability and frequency of public transport within reasonable walking distance of the site;
(d) the availability and frequency of other transport alternatives;
(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;
(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;
(g) the effect on streetscape; and
(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.

P1.2
The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:
(a) the nature and intensity of the use and car parking required;
(b) the size of the dwelling and the number of bedrooms; and
(c) the pattern of parking in the surrounding area.

Comment:
A1 is met: as it is proposed that each two- or more-bedroom dwelling be provided with two car spaces, the requirements of Table C2.1 are met.

C2.6.1 Construction of parking areas

Objective:	
That parking areas are constructed to an appropriate standard.	
Acceptable Solutions	**Performance Criteria**
A1 All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all-weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	**P1**
Comment: **A1 is met:** All parking, access ways, manoeuvring and circulation spaces are constructed with durable all-weather pavement and stormwater to be contained within the site.	

C2.6.2 Design and layout of parking areas

Objective:	
That parking areas are designed and laid out to provide convenient, safe and efficient parking.	
Acceptable Solutions	**Performance Criteria**
A1.1 Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and	**P1**

(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or (b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6. **A1.2** Parking spaces provided for use by persons with a disability must satisfy the following: (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.	

Comment:
A1.1 is met: as parking areas are designed to comply with *Australian Standard AS 2890- Parking facilities, Parts 1-6.*
A1.2 is met: not applicable to this development.

C2.6.3 Number of accesses for vehicles

Objective:

That:
(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;
(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and
(c) the number of accesses minimise impacts on the streetscape.

Acceptable Solutions	Performance Criteria
A1 The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.	**P1** The number of accesses for each frontage must be minimised, having regard to: a) any loss of on-street parking; and b) pedestrian safety and amenity; c) traffic safety; d) residential amenity on adjoining and e) the impact on the streetscape.

Comment:
A1 is met: the proposal intends to provide 1 Access from Greta Road.

C3.0 Road and Railways Assets Code

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

Objective:	
That: (d) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (e) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (f) the number of accesses minimise impacts on the streetscape.	
Acceptable Solutions	Performance Criteria
A1.1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require: (a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing. **A1.2** For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority. **A1.3** For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority. **A1.4** Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road. **A1.5** Vehicular traffic must be able to enter and leave a major road in a forward direction.	**P1**
Comment: **A1.1 is not applicable** **A1.2** – council is the road authority; General Managers consent is requested at the time of lodgement of this development application. **A1.3 is not applicable** **A1.4 is met:** traffic movements for 1 dwelling will not exceed amount in Table C3.1 **A1.5 is not applicable**	

C7.0 Natural Assets Code

C7.6 Development Standards for Buildings and Works

C7.6.1 Building and works within a waterway and coastal protection area or a future coastal refugia area.

Objective:	
That building and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.	
Acceptable Solutions	**Performance Criteria**
A1 Buildings and works within a waterway and coastal protection area must: (a) be within a building area on a sealed plan approved under this planning scheme; (b) in relation to a Class 4 Watercourse, be for a crossing or bridge not more than 5m in width; or (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farm short facility or slipway that is not more than 20% of the area that facility exists at the effective date.	**P1** Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: a) impacts cause by erosion, siltation, sedimentation and runoff; b) impacts on riparian or littoral vegetation; c) maintaining natural streambank and streambed condition, where it exists; d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; e) the need to avoid significantly impeding natural flow and drainage; f) the need to maintain fish passage, where known to existing; g) the need to avoid landfilling of wetlands; h) the need to group new facilities with existing facilities where reasonable practical; i) minimising cut and fill; j) building design that responds to the particular size, shape, contours or slope of the land; k) minimising impacts on coastal processes, including sand movement and wave action; l) minimising the need for future works for the protection of natural assets, infrastructure and property;

	m) the environmental best practice guidelines in the *Wetlands and Waterways Works Manual*; and n) the guidelines in the *Tasmanian Coastal Works Manual*. **P1.2** Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to: (a) the need to access a specific resource in a coastal location; (b) The need to operate a marine farming shore facility; (c) The need to access infrastructure available in a coastal location; (d) The need to service a marine or coastal related activity; (e) Provision of essential utility or marine infrastructure; or (f) Provision of open space or for marine-related educational, research, or recreational facilities.
Comment: **A1 is met:** Watercourse is considered Class 4, Works within the waterway protection area are only for a crossing not more than 5 m wide to provide access to the proposed dwelling. The proposed crossing is an existing structure that was damaged by a flood event years ago, and the proposal seeks to re-support / re-erect the existing structure. The proposed re-erection of the structure clears debris from the watercourse caused by a weather event and seeks to be conducted in accordance with the wetlands and waterway work manual. The proposed dwelling is not located within the protection area.	
A2 Buildings and works within a future coastal refugia area must be located within a building area on a sealed plan approved under this planning scheme.	**P2** Buildings and works within a future coastal refusion area must allow for natural coastal processes to continue to occur and avoid or minimise adverse impacts on natural assets, having regard to: (a) Allowing for the landward transgression of sand dunes and the landward colonisation of wetlands, saltmarshes and other coastal habitats from adjacent areas; (b) Avoiding the creation of barriers or drainage networks that would prevent future tidal inundation;

	(c) Allowing the coastal processes of sand deposition or erosion to continue to occur; (d) The need to group new facilities with existing facilities, where practical; (e) The impacts on native vegetation; (f) Minimising cut and fill; (g) Building design that responds to the particular size, shape, contours or slope of the land.; (h) The impacts of sea-level rise on natural coastal processes and coastal habitat; (i) The environmental best practice guidelines in the *Wetlands and Waterways Works Manual;* and (j) The guidelines in the *Tasmanian Coastal Works Manual.* **P2.2** Buildings and works within a future coastal refugia area must be for a use that relies upon a coastal location to fulfil its purpose, having regard to: (a) The need to access a specific resource in a coastal location; (b) The need to operate a marine farm shore facility; (c) The need to access infrastructure available in a coastal location; (d) The need to service a marine or coastal related activity; (e) Provision of essential utility or marine infrastructure; and (f) Provision of open space or for marine-related educational, research, or recreational facilities.
Comment: **P2 is N/A:** the proposed dwelling is not within a mapped area of future coastal refugia.	
A3 Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.	**P3** Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to:

	a) The need to minimise impacts on water quality; and b) The need to mitigate and mage any impacts likely to arise from erosion, sedimentation or runoff.
Comment: **A3 is N/A:** The proposed structure is not located within the mapped waterway and coastal protection area or a future coastal refugia area.	
A4 Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.	**P4.1** Dredging or reclamation within awaterway and coastal protection area or a future coastal refugia area must minimise adverse impacts on natural coastal processes and natural assets, having regard to: (a) Impact caused by erosion, siltation, sedimentation and runoff; (b) Impacts on riparion or littoral vegeation; (c) The need to avoid land filling of wetlands; (d) Impacts on sand movement and wave action; and (e) The potential for increased risk to inundation of adjacent land. **P4.2** Dredging or reclamation within a waterway and coastal protection area or a future coastal refugia area must be necessary: (a) to continue an existing use or development on adjacent land; or (b) for a use which relies upon a coastal location to fulfil its purpose, having regard to: (i) the need to access a specific resource in a coastal location; (iii) The need to operate a marine farming shore facility; (iv) the need to service a marine or coastal-related activity; (v) provision of essential utility or marine infrastructure (vi) Provide open space for marine-related education research or recreation facilities.

Comment: **A4 is N/A:** the does not include any dredging or reclamation within the mapped areas of waterway and coastal protection area or a future coastal refugia area.	
A5 Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future refugia area.	**P5** Coastal protection works or watercourse erosion or inundation protection works within a waterway and coastal protection area or a future coastal refugia area must be designed by a suitably qualified person and minimise adverse impacts on natural coastal processes, having regard to: (a) Impacts on sand movement and wave action and (b) The potential for increased risk of incubation to adjacent land.
Comment: **A5 is N/A :** the proposal does not contain coastal protection works or watercourse erosion or inundation protection works within a waterway and coastal protection or a future coastal refugia area.	

Conclusion

The planning assessment and supporting documentation demonstrate that the development proposal for a Dwelling at 173 Greta Road, Upper Natone, meets all requirements of the Tasmanian Planning Scheme—Burnie. We therefore request that the Council support this application and recommend its approval.

Yours faithfully,

Allan Brooks

On behalf of
PDA Surveyors, Engineers and Planners

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22 December 2020

Reference No. GL20792Ab

Mr Jason Murray
[redacted]

Dear Sir

RE: Site Classification & Onsite Wastewater Disposal Assessment and Design
Greta Road, Upper Natone

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

Should you require clarification of any aspect of this report, please contact Matthew Street or the undersigned on (03) 6326 5001.

For and on behalf of
Geoton Pty Ltd

Tony Barriera
Director

1 INTRODUCTION

A limited scope investigation has been conducted for Mr Jason Murray at the site of a proposed residential development at Greta Road, Upper Natone.

The investigation has been conducted to assess the following:

- The general subsurface conditions at the site and consequently assign a Site Classification in accordance with AS 2870 – 2011 “Residential Slabs and Footings”;
- The surrounding topography and provide a Wind Classification in accordance with AS 4055 – 2012 “Wind Loads for Housing”; and
- The suitability of the site for the disposal of domestic wastewater and the design of an on-site wastewater system in accordance with AS/NZS 1547:2012 “On-site domestic-wastewater management”.

Site plans of the proposed development were provided, prepared by EnviroPlan (Project No.220102, dated 17/8/20). We understand the development consists of a three-bedroom dwelling.

2 FIELD INVESTIGATION

The field investigation was conducted on 5 December 2020 and involved the drilling of 4 boreholes by hand auger to depths of 1.0m and 2.0m.

Insitu vane shear strength tests were conducted in the clay layers encountered in the investigation, with samples of these soils being obtained for subsequent laboratory testing. In addition, the permeability of the site was tested using a constant head permeameter.

The results of the field and laboratory tests are shown on the borehole logs. The logs of the boreholes are included in Appendix A and their locations are shown on Figure 1 attached.

3 BACKGROUND

3.1 Geology

The Mineral Resources Tasmania (MRT) Digital Geological Atlas, 1:25,000 Series, shows the site to be located on Devonian Period granite, with this being generally confirmed by the field data.

3.2 Landslide Hazards

A search of the Mineral Resourced Tasmania (MRT) database revealed that there are no known mapped landslides within the site.

Examination of the LIST Landslide Planning Map – Hazard Bands Overlay, indicates that the site contains numerous areas mapped as low and medium landslide hazard bands (see Figure 1). However, the proposed building area is not within a mapped

landslide hazard band (see Figure 1). The nearest medium hazard band is located 240m to the north of the proposed building area.

4 SITE CONDITIONS

The site is a large 113 hectare block and is predominantly covered with native bush. The proposed building area is located within the south western portion of the site (see Figure 1).

The proposed building area is located within a small clearing on a gentle north sloping ridge (see Plate 1). The ridge is bounded by a minor creek to the west and a drainage channel to the east (see Figure 1).

The proposed wastewater disposal field is to be located downslope to the north of the proposed dwelling on a ground slope of approximately 2-3^{O}. The proposed wastewater disposal area is restricted to the upper portion of the ridge so as to be setback appropriately from the creek and drainage channel. The area is relatively well drained with no obvious springs or seeps observed.

The investigation indicated that the soil profile was generally uniform over the site. All boreholes encountered topsoil to depths of 0.15m, underlain by clayey silt to the investigated depths of 1.0m and 2.0m.

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

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

5 SLOPE STABILITY

From the Land Information System Tasmania (LIST) Landslide Planning Map the site contains mapped medium landslide hazard bands. As such, any proposed development within these areas will require a landslide risk assessment to determine if the level of risk from exposure to the landslide hazard is to be tolerable for the type, form and duration of the development.

The proposed building area is however not located within a mapped landslide hazard band (or in close proximity to a landslide hazard band). Furthermore, the proposed building area is located on a gently sloping well drained ridge and did not show any obvious signs of any recent or past significant landslide activity.

As such, we consider that the proposed development would not adversely impact on slope stability of the site and immediate surroundings.

6 SITE CLASSIFICATION

After allowing due consideration of the site geology, drainage and soil conditions, the site has been classified as follows:

CLASS H1 (AS 2870)

Foundation designs in accordance with this classification are to be subject to the overriding conditions of Section 7 below.

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

7 FOUNDATIONS

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

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

Clayey SILT (MH) – high plasticity, orange/brown

encountered below 0.15m from the existing ground surface.

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

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

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

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

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

8 WIND CLASSIFICATION

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

WIND CLASSIFICATION N2 (AS 4055)

REGION	TERRAIN CATEGORY	SHIELDING	TOPOGRAPHY
A	TC2	PS	T0

9 EFFLUENT DISPOSAL

The AS/NZS 1547:2012 and the *Building Act 2016:* Director's Guidelines for On-site Wastewater Management Systems provide guidelines for typical wastewater flow allowances under a range of circumstances. The documents recommend a typical wastewater flow of 120 litres/person/day for households on tank water. As the proposed dwelling is 3 bedrooms a population equivalent of 5 with a daily wastewater flow of 600L/day has been adopted.

9.1 Permeability of Soil and Soil Category

The soil has been classified as follows:

- Texture – Clay Loams (Table E1 from AS1547-2012);
- Structure – Weakly Structured (Table E4 from AS/NZS1547-2012); and
- Category – 4 (Table E1 from AS/NZS1547:2012).

The permeability (K_{sat}) at the site was measured at 0.35m/day. For weakly structured Category 4 soils the indicative permeability from AS/NZS1547 Table 5.1 is 0.12-0.5m/day. Therefore, the permeability is consistent for weakly structured Category 4 soils.

- Adopted Permeability – 0.35m/day.

9.2 Disposal and Treatment Method

This site assessment indicates that the site is suitable for the disposal of domestic effluent by way of a septic tank, which is required to have a minimum capacity of **3000L,** and absorption trenches. The soil within the proposed effluent disposal area is assessed as having sufficient depth and clay content to provide an adequate attenuation period for the breakdown of pathogens within the treated effluent.

9.3 Design Loading Rate

The adopted design loading rate for the absorption trenches has been set at 10mm/day as outlined in AS/NZS 1547:2012 Table L1.

9.4 Absorption Trench System

Guidelines for the design of the trench systems are outlined in AS/NZS 1547:2012 Appendix L. The method of determining the dimensions for the trenches is outlined in AS/NZS 1547:2012 Section L4 and is as follows:

$$L = \frac{Q}{DLR \times W}$$

Where L = Length in metres

Q = Design daily flow in L/day

DLR = Design Loading Rate in mm/day

W = Trench width in metres (set at 1.0m)

As the DLR value has been set at 10mm/day and the design daily flow (Q) has been set at 600L/day, when the parameters are inserted in the above equation the trench dimensions required are as follows:

- Trench length = 60 (**3 x 20m trenches**)
- Trench width = 1.0m
- Trench depth = 0.45m

The trenches are to be installed across the slope and parallel to each other.

The disposal field for the above scenario would need to be a minimum of 24m long and 13m wide, due to the following conditions:

- A 2m buffer is required around the outside of the disposal field; and
- A downslope separation of 3m (minimum) must be left between trenches.

This would give a disposal area of 312m^2. These dimensions may be modified to suit the client's needs provided that the total length remains and the spacing between and around the trenches is adhered to.

There is adequate reserve (back-up) area of 312m^2 if required.

The trenches are to be located in the area shown on the site plan. A distribution box is to be installed to ensure even distribution of effluent to the three trenches.

The trenches are to be constructed as per the cross sections located on Figure WW-02 attached.

9.5 Setbacks

The minimum separation distances between the disposal area and downslope features are based on Appendix R from AS/NZS 1547 "Recommended Setback Distances for Land Application Systems" and Section 3.1 from the *Building Act 2016:* Director's Guidelines for On-site Wastewater Management Systems. The following minimum setbacks are required:

- 36m from downslope watercourses and sensitive features;
- 6m from downslope property boundaries;
- 3m from cross-slope or up-slope property boundaries; and
- 3m from buildings located cross-slope or up-slope.

9.6 Wastewater Recommendations

It is recommended that the following actions are undertaken in looking after your system:

- Septic tanks **must be** pumped out at least every 3 to 5 years or more frequently depending on usage;
- Minimise domestic water use;
- Minimise the use of non-biodegradable detergents;
- Minimise the use of detergents containing phosphorous (eg calgon and similar);
- Avoid discharging polluting chemicals into wastewater systems; and
- Monitor quality of groundwater.

References:

AS 2870 - 2011 Residential Slabs and Footings Construction

AS 4055 - 2012 Wind Loads for Housing

AS/NZS 1547- 2012 On-site domestic-wastewater management

Building Act 2016: Director's Guidelines for On-site Wastewater Management Systems

Attachments:

Limitations of report

Figure 1 – Site Plan

Figure WW-02 – Typical Trench Section

Site Photograph

Appendix A – Borehole Logs & Explanation Sheets

Appendix B – Certificate Forms

GEOTON Pty Ltd

Geotechnical Consultants - Limitations of report

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

Project specific criteria

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

Subsurface variations with time

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

Interpretation of factual data

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

Report Recommendations

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

Specific purposes

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

Interpretation by others

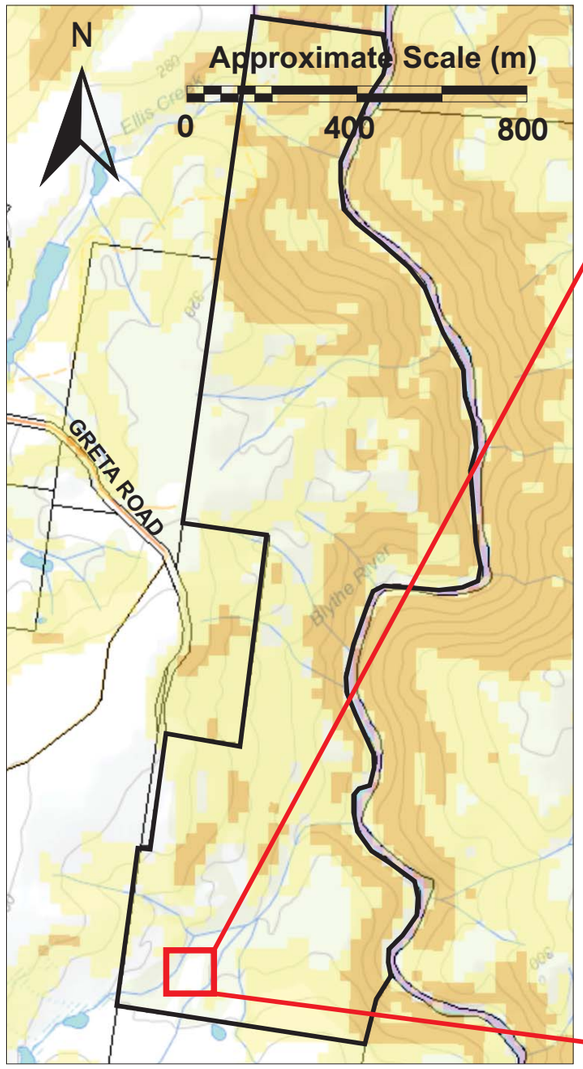
Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

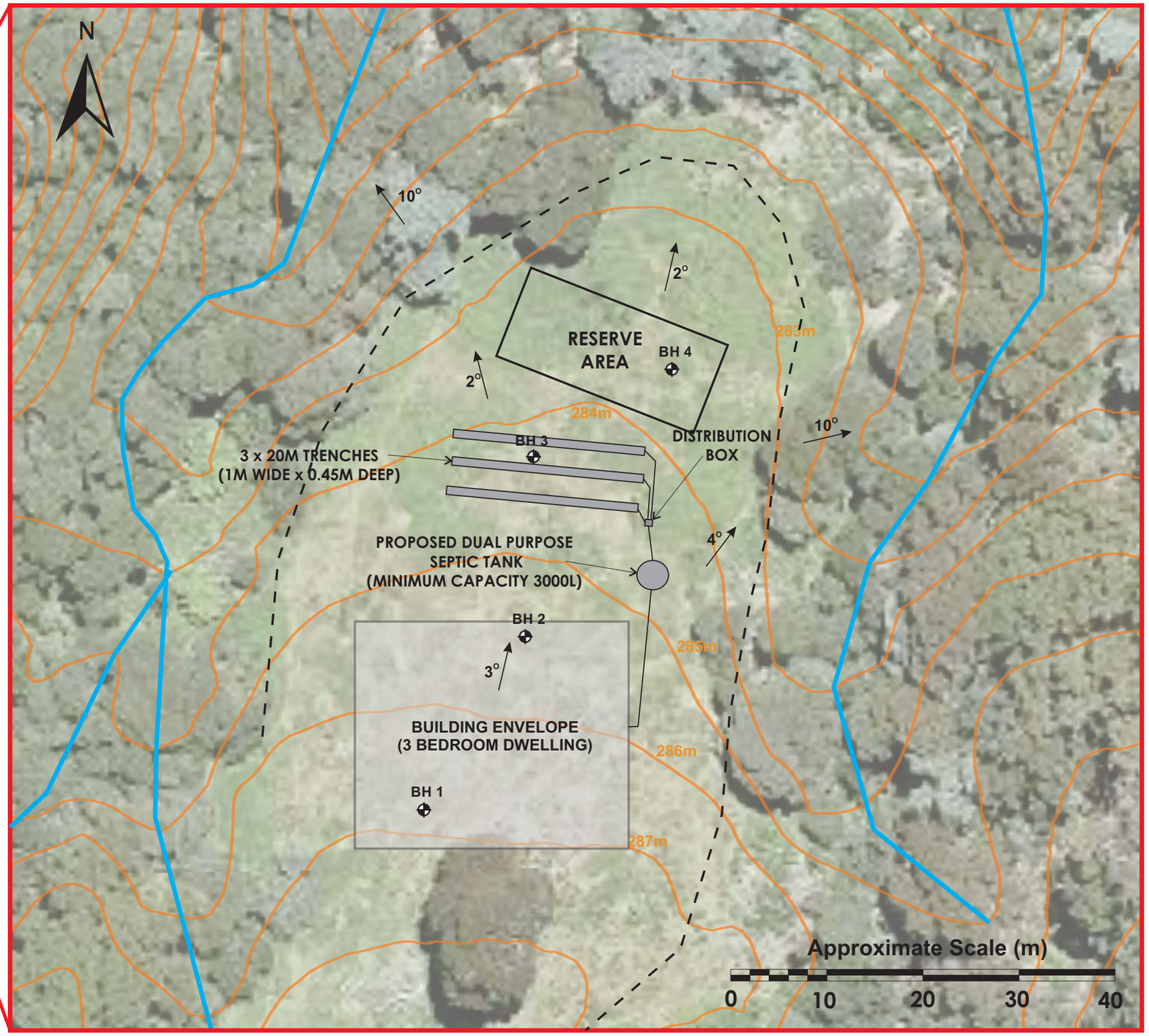
Report integrity

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

Geoenvironmental issues

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





NOTES

PLUMBING CONNECTIONS TO BE CARRIED OUT IN ACCORDANCE WITH PLUMBING CODES AND REGULATIONS

VENTS, OVERFLOW RELIEF GULLY AND INSPECTION OPENINGS TO BE PROVIDED AS PER THE PLUMBING CODES AND REGULATIONS

ABSORPTION TRENCHES ARE TO BE SET BACK 36m FROM DOWNHILL SENSITIVE FEATURES SUCH AS WATER COURSES, 6m FROM DOWNHILL PROPERTY BOUNDARIES AND 3m UPHILL AND LATERALLY FROM BUILDINGS AND PROPERTY BOUNDARIES

Legend

- Low Landslide Hazard Band (theLIST)
- Medium Landslide Hazard Band (theLIST)
- Lidar 1m Contours (2013)
- BH 1 — Approximate Borehole Location
- Main change in slope
- 5° — Approximate Slope Angle
- Minor Creek/Drainage Channel

GEOTON Pty Ltd			
date	18/12/2020	drawn	MS
scale	As Shown	approved	TB
original size	A3	rev	

client:	MR JASON MURRAY		
project:	GRETA ROAD UPPER NATONE		
title:	SITE PLAN		
project no:	GL20792A	figure no.	1

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GEOTECHNICAL CONSULTANTS

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- SITE CLASSIFICATION
- WASTEWATER ASSESSMENT
- ROADWORKS
- LANDSLIDE RISK ASSESSMENT
- DAMS
- ENVIRONMENTAL ASSESSMENT
- FOUNDATION INVESTIGATION

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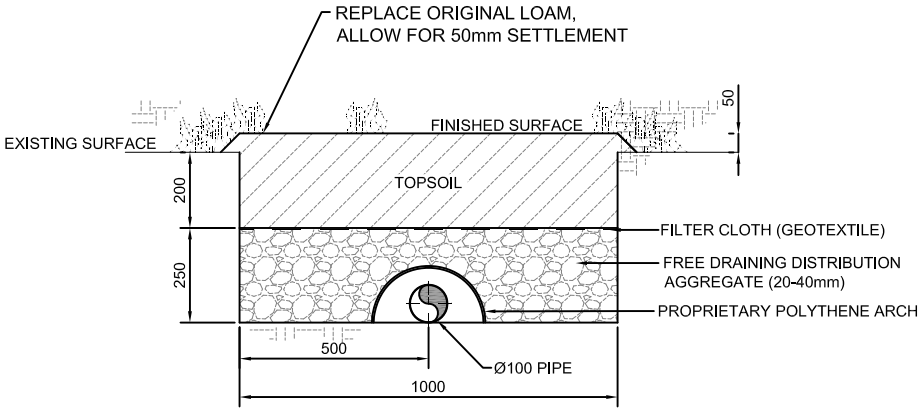

TYPICAL ARCH SECTION

SCALE 1:20

FIGURE:	WW-02
DATE:	14/09/17
REVISION:	A
SCALE:	@ A4
DRAWN:	B.STREET
DESIGNED:	T.BARRIERA
APPROVED:	T.BARRIERA

SCALE

0mm 250mm 500mm 750mm 1000mm

PLATE 1 - View of the site looking to the north

GEOTON Pty Ltd				client:	MR JASON MURRAY	
				project:	GRETA ROAD UPPER NATONE	
title:	PHOTOGRAPH					
date:	5/12/2020	original size	A4	project no:	GL20792A	figure no. PLATE 1

Appendix A

Borehole Logs

GEOTON Pty Ltd
Geotechnical Consultants
PO Box 522 Prospect TAS 7250
Unit 24, 16-18 Goodman Court, Invermay TAS
Tel (03) 6326 5001

ENGINEERING BOREHOLE LOG

Borehole no. BH1
Sheet no. 1 of 1
Job no. GL20792A

Client : Mr Jason Murray — Date : 5/12/20
Project : Site Classification & Wastewater Assessment — Logged By : MS
Location : Greta Road, Upper Natone

Drill model : Hand Auger — Easting: — Slope: 90° — RL Surface :
Hole diameter : 90mm — Northing: — Bearing: - — Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
HA	N							TOPSOIL - Clayey SILT, medium plasticity, orange/brown	D/M	F	
					0.25		MH	Clayey SILT - high plasticity, orange/ brown W≈PL	M	St	
					0.50						V-96kPa
					0.75			Becoming yellow/brown, trace gravel			
					1.00						V-92kPa
								Borehole BH1 terminated at 1.0m			
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

GEOTON Pty Ltd
Geotechnical Consultants
PO Box 522 Prospect TAS 7250
Unit 24, 16-18 Goodman Court, Invermay TAS
Tel (03) 6326 5001

ENGINEERING BOREHOLE LOG

Borehole no. BH2
Sheet no. 1 of 1
Job no. GL20792A

Client : Mr Jason Murray — Date : 5/12/20
Project : Site Classification & Wastewater Assessment — Logged By : MS
Location : Greta Road, Upper Natone

Drill model : Hand Auger — Easting: — Slope: 90° — RL Surface :
Hole diameter : 90mm — Northing: — Bearing: - — Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
								TOPSOIL - Clayey SILT, medium plasticity, orange/brown	D/M	F	
					0.25		MH	Clayey SILT - high plasticity, orange/ brown W≈PL	M	St	
					0.50						V-90kPa
					0.75						
HA	N				1.00			Becoming yellow/brown, trace gravel			V-92kPa
					1.25						
					1.50						V-98kPa
					1.75						
					2.00						
								Borehole BH2 terminated at 2.0m			
					2.25						

GEOTON Pty Ltd
Geotechnical Consultants
PO Box 522 Prospect TAS 7250
Unit 24, 16-18 Goodman Court, Invermay TAS
Tel (03) 6326 5001

ENGINEERING BOREHOLE LOG

Borehole no. BH3
Sheet no. 1 of 1
Job no. GL20792A

Client : Mr Jason Murray — Date : 5/12/20
Project : Site Classification & Wastewater Assessment — Logged By : MS
Location : Greta Road, Upper Natone

Drill model : Hand Auger — Easting: — Slope: 90° — RL Surface :
Hole diameter : 90mm — Northing: — Bearing: - — Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
HA	N							TOPSOIL - Clayey SILT, medium plasticity, orange/brown	D/M	F	
					0.25		MH	Clayey SILT - high plasticity, orange/ brown W≈PL	M	St	
					0.50						
					0.75						
					1.00			Becoming yellow/brown, trace gravel			
					1.25						
					1.50						
					1.75						
					2.00						
					2.25			Borehole BH3 terminated at 2.0m			

GEOTON Pty Ltd
Geotechnical Consultants
PO Box 522 Prospect TAS 7250
Unit 24, 16-18 Goodman Court, Invermay TAS
Tel (03) 6326 5001

ENGINEERING BOREHOLE LOG

Borehole no. BH4
Sheet no. 1 of 1
Job no. GL20792A

Client : Mr Jason Murray — Date : 5/12/20
Project : Site Classification & Wastewater Assessment — Logged By : MS
Location : Greta Road, Upper Natone

Drill model : Hand Auger — Easting: — Slope: 90° — RL Surface :
Hole diameter : 90mm — Northing: — Bearing: - — Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
HA	N							TOPSOIL - Clayey SILT, medium plasticity, orange/brown	D/M	F	
					0.25		MH	Clayey SILT - high plasticity, orange/ brown W≈PL	M	St	
					0.50						
					0.75			Becoming yellow/brown, trace gravel			
					1.00			Borehole BH4 terminated at 1.0m			
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

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Investigation Log Explanation Sheet

METHOD – BOREHOLE

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

* Bit shown by suffix e.g. ADT

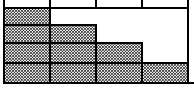
METHOD – EXCAVATION

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

SUPPORT

TERM	Description
M	Mud
N	Nil
C	Casing
S	Shoring

PENETRATION

1	2	3	4	
				No resistance ranging to Refusal

WATER

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

NOTES, SAMPLES, TESTS

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

CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

MOISTURE

TERM	Description
D	Dry
M	Moist
W	Wet

CONSISTENCY/DENSITY INDEX

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

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Soil Description Explanation Sheet (1of 2)

DEFINITION

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

CLASSIFICATION SYMBOL AND SOIL NAME

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

PARTICLE SIZE DEFINITIONS

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

MOISTURE CONDITION

Coarse Grained Soils

Dry Non-cohesive and free running.

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

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

Fine Grained Soils

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

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

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

Wet, near Liquid Limit - w ≈ LL

Wet, wet of Liquid Limit - w > LL

CONSISTENCY TERMS FOR COHESIVE SOILS

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

RELATIVE DENSITY OF NON-COHESIVE SOILS

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

DESCRIPTIVE TERMS FOR ACCESSORY SOIL COMPONENTS

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

SOIL STRUCTURE

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

GEOLOGICAL ORIGIN

WEATHERED IN PLACE SOILS

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

TRANSPORTED SOILS

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

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Soil Description Explanation Sheet (2 of 2)

SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

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

● LL – Liquid Limit.

COMMON DEFECTS IN SOILS

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

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

Appendix B

Certificate Forms

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Mr Jason Murray *Owner /Agent*

[redacted] *Address*

[redacted] *Suburb/postcode*

Qualified person details:

Qualified person: Tony Barriera - Geoton Pty. Ltd.

Address: [redacted] Phone No: [redacted]

[redacted] Fax No:

Licence No: CC6220 P Email address: [redacted]

Qualifications and Insurance details: Tony Barriera – BEng, MSc CPEng, NER – IEAust 471929 Civil, Geotechnical Certain Underwriters at Lloyd's- ENG 19 000330

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Geotechnical Engineering

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: Greta Road Lot No: 1

Upper Natone Tas 7321 Certificate of title No: 232303/1

The assessable item related to this certificate: Classification of foundation conditions according to AS2870 - 2011

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Foundation Site Classification – AS2870

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work: ☐

or

a building, temporary structure or plumbing installation: X

In issuing this certificate the following matters are relevant –

Documents:	Geoton Pty Ltd, Report Reference No. GL20792Ab, dated 22/12/2020
Relevant calculations:	Refer to report
References:	AS 2870 – 2011 Residential Slabs and Footings Construction AS 4055 – 2012 Wind Loads for Housing CSIRO Building Technical File 18

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

Site Classification in accordance to AS2870 - 2011
Wind Loading in accordance to AS 4055 - 2012
Findings and recommendations of report

Scope and/or Limitations

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

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		GL20792Ab	22/12/2020

GEOTON Pty Ltd
Geotechnical Consultants

LOADING CERTIFICATE

To: **Mr Jason Murray** *Owner /Agent*

[redacted] *Address*

[redacted] [redacted] *Suburb/postcode*

Certificate Ref:
AS/NZS 1547:2012
Section 7.4.2

Details of work:

Address: **Greta Road**

Upper Natone Tas **7321**

Lot No: 1

Certificate of title No: 232303/1

The work related to this certificate: On-site domestic-wastewater management

(description of the work or part work being certified)

Certificate details:

In issuing this certificate the following matters are relevant –

Documents: Report GL20792Ab dated 22/12/2020
Figure 1 - Site Plan
Figure WW-02 - Absorption Trench Section

Relevant calculations: Contained in the above

References: AS/NZS1547:2012 On-site domestic-wastewater management

Substance of Certificate:

This certificate sets out the design criteria and the limitations associated with use of the system.

Wastewater Characteristics

Population equivalent used for this assessment = 5 (3 Bedrooms)
Wastewater volume (L/day) used for this assessment = 600 (120 Litres per person)
Approximate blackwater volume (L/day) = 250
Approximate greywater volume (L/day) = 350

Soil Characteristics/Design Criteria

Texture (Table E4 from AS/NZS 1547) = Clay Loams
Soil category (Table E1 from AS/NZS 1547) = 4
Soil structure (Table E4 from AS/NZS 1547) = Weakly Structured
Indicative permeability (Table 5.1 from AS/NZS 1547) = 0.12m/day – 0.5m/day
Adopted permeability = 0.35m/day
Adopted Design Loading Rate = 10mm/day
Soil thickness for disposal = >2m
Minimum depth (m) to water = >2m

Dimensions for On-Site Treatment System

Disposal and treatment methods = Septic tank (minimum 3000L) and absorption trenches
Site modification and specific design = N/A
Trench Length = 60m (3 x 20m trenches)
Trench Width = 1.0m
Trench Depth = 0.45m
Primary disposal area required = 312m^2
Reserve disposal area required = 312m^2
Location and use of Reserve area = Reserve area located to the north of the proposed wastewater disposal area.
Is there sufficient area available on site for disposal (including reserve) = Yes

Notes

The purpose of the reserve area is to allow for future extension of the land application system to allow a factor of safety against unforseen malfunction or failure, perhaps following increased household occupancy or inadvertent misuse of the system.

The land application area may be reduced to account for flow reductions by water-saving devices, provided the organic loading rate is not higher than it would have been without the flow reduction.

Allowable Variation from Design Flow

Based on a septic tank capacity of 3000L and wastewater design volume of 600L/day the allowable variation from design flow (peak loading events) would be an additional 400L/day (Total flow of 1000L/day as per table J1 of AS/NZS 1547:2012).

System Limitations

Consequences of overloading the system:
Overloading the system can result in failure of the septic tank and land application system. This is a serious health and environmental hazard and can lead to any one or more of the following:

- Spread of infectious disease;
- Breeding of mosquitoes and attraction of flies and rodents;
- Nuisance and unpleasantness;
- Pollution of waterways;
- Contamination of bores, wells and groundwater; and
- Alteration to local ecology.

Consequences of under loading the system:
Under loading the system may result in the bacteria to stop working and system failure.

Operation Requirements

Refer to Section T5.2.1 of AS/NZS 1547:2012 for additional requirements.
For on-site system to work well the following is required:

- Reduce sludge building up through scraping all dishes to remove fats/grease; don't use a food waste disposal unit; and don't put sanitary napkins into the system.
- To keep bacteria working in the septic tank use biodegradable soaps; use a low phosphorous detergent; don't use powerful bleaches and disinfectants; and don't put chemicals or paint down the drain.
- Conservation of water will reduce the volume of effluent requiring disposal to the land application area, make it last longer and improve its performance.

Maintenance Requirements

Refer to Section T5.2.2 of AS/NZS 1547:2012 for additional requirements.
Maintenance of the system should include the following:

- Septic tanks must be inspected at least annually and pumped out regularly once the scum and sludge occupy two thirds of the tank volume. Typically a septic tank must be pumped out at least every 3 to 5 years or more frequently depending on usage.
- Grease traps must be inspected at least quarterly and cleaned out regularly.
- Deep rooting trees or shrubs should not be grown over absorption trenches or pipes.
- Surface water diversion drains should be maintained upslope of and around the land application area and kept clean to reduce seepage of rainwater into the trenches.
- Maintain disposal area by maintaining plants and mowing grass to ensure that plants/grasses take up nutrients with maximum efficiency.
- Check disposal area for blockages such as wet spots and uneven grass colour.

I certify the matters described in this certificate.

	Signed:	*Date:*	*Certificate No.*
Certifier:		22/12/2020	GL20792Ab

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

To: Mr Jason Murray *Owner name*

[redacted] *Address*

[redacted] *Suburb/postcode*

Form **35**

Designer details:

Name: Matthew Street

Category: Civil Engineer
Hydraulic - Domestic

Business name: Geoton Pty Ltd

Phone No: [redacted]

Business address: [redacted]

Fax No:

Licence No: CC6221N

Email address: [redacted]

Details of the proposed work:

Owner/Applicant Mr Jason Murray

Designer's project reference No. GL20792Ab

Address: Greta Road

Lot No: 232303/1

Upper Natone Tas 7321

Type of work: Building work ☐ Plumbing work ☒ *(X all applicable)*

Description of work:

New building
on-site wastewater management system

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☒ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	▫ Other (specify)	

Deemed-to-Satisfy: ☒ Performance Solution: ☐ (*X the appropriate box*)

Other details:
All design documents provided in Report GL20792Ab, dated 22/12/2020

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by:	Date:
Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

All design documents are contained within report

AS/NZS1547:2012 On-site domestic-wastewater management

Any other relevant documentation:

Attribution as designer:

I Matthew Street of Geoton Pty Ltd am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	*Signed*	*Date*
Designer:	Matthew Street		22/12/2020
Licence No:	CC6221N		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

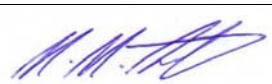
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

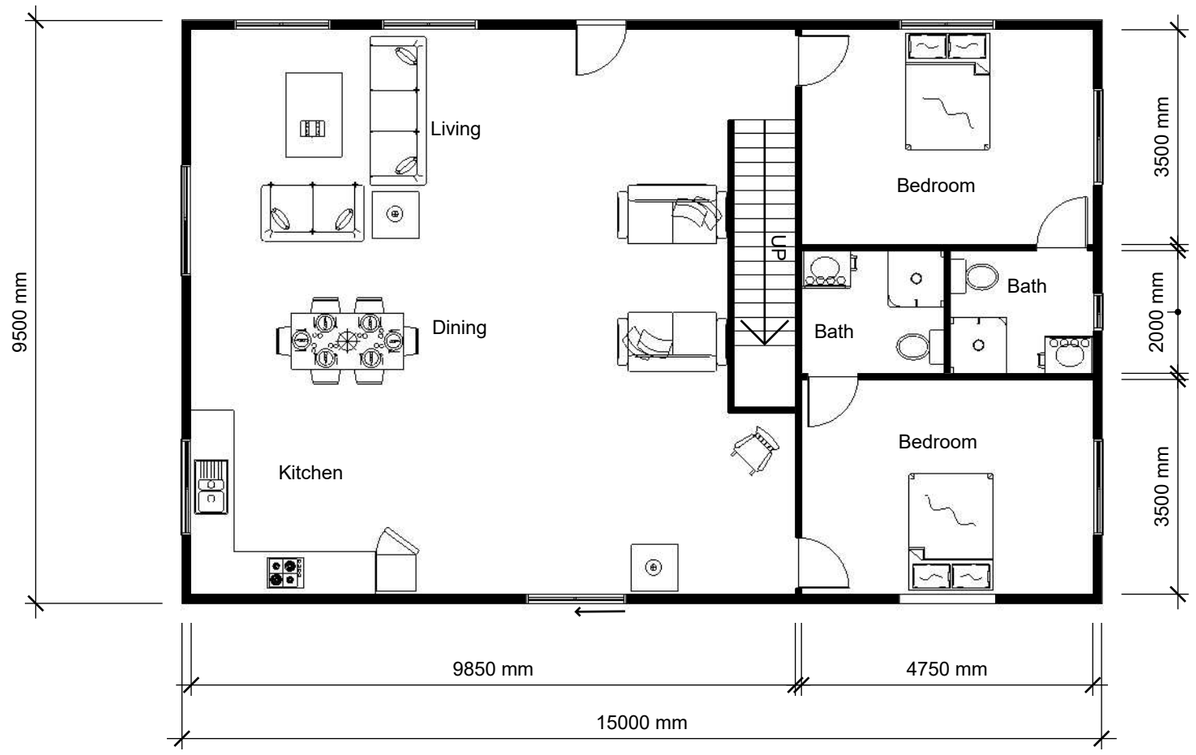
- ☐ The works will not increase the demand for water supplied by TasWater
- ☐ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☐ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☐ The works will not damage or interfere with TasWater's works
- ☐ The works will not adversely affect TasWater's operations
- ☐ The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- ☐ I have checked the LISTMap to confirm the location of TasWater infrastructure
- ☐ If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

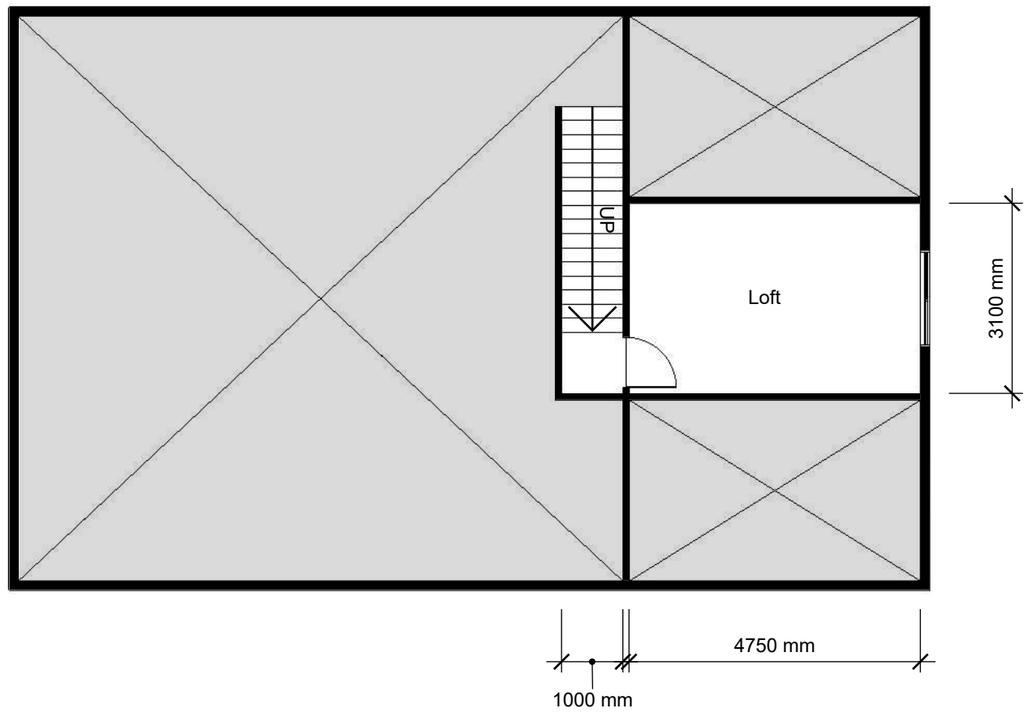
I Matthew Street of Geoton Pty Ltd being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	*Signed*	*Date*
Designer:	Matthew Street		22/12/2020



Ground Floor Plan



Loft Floor Plan

This document forms part of the Land Use Permit
No. DA 2021/6
Date: 01 April 2022

EnviroPlan
EnviroPlan
PO Box 546, Somerset TAS 7322
Office: 71a Bass Highway, Somerset
Phone: 03) 6411 1931
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Scale @ A3
1: 100

CLIENT
Jason Murray
Greta Road, Upper
Natone

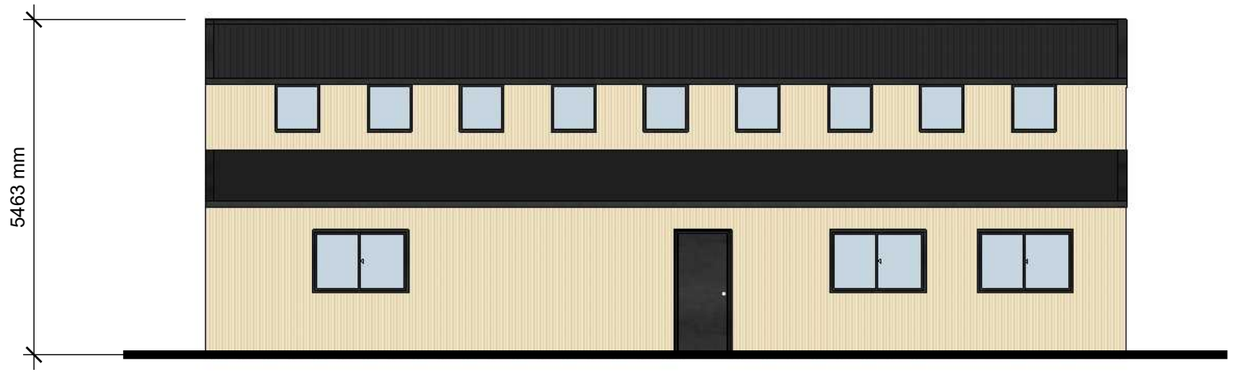
ISSUE
17/08/2020
RE-ISSUE
MM.DD.YY

PROJECT NO.
220102
PROJECT
Proposed
Bike Tracks

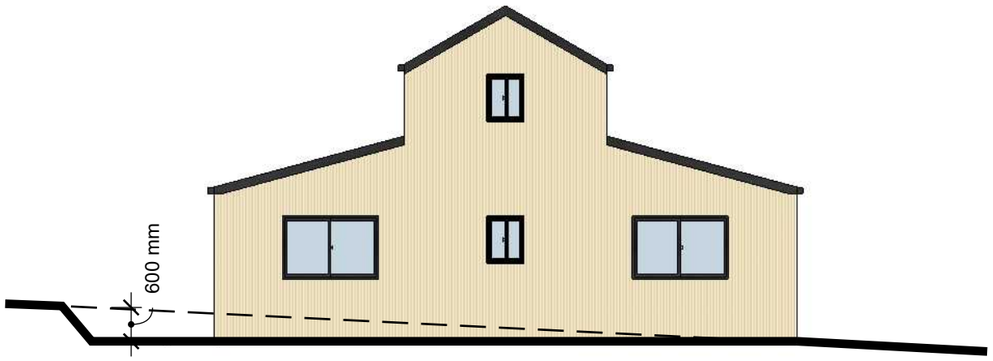
DRAWN BY
J Dunn
DESCRIPTION
Accommodation 1
Floor Plans

a

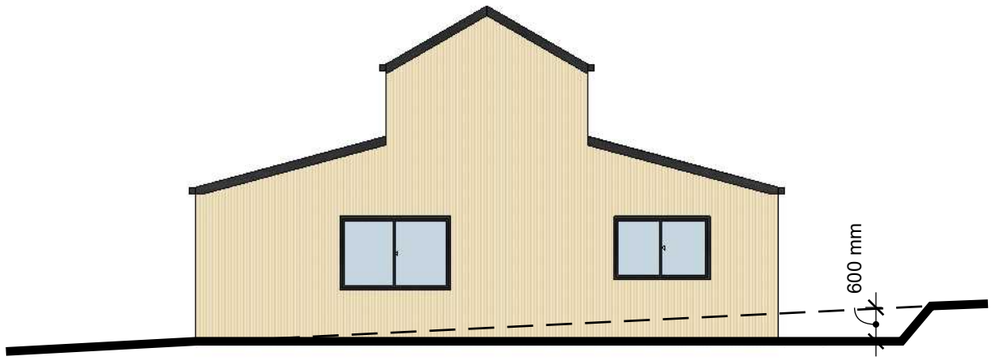
05



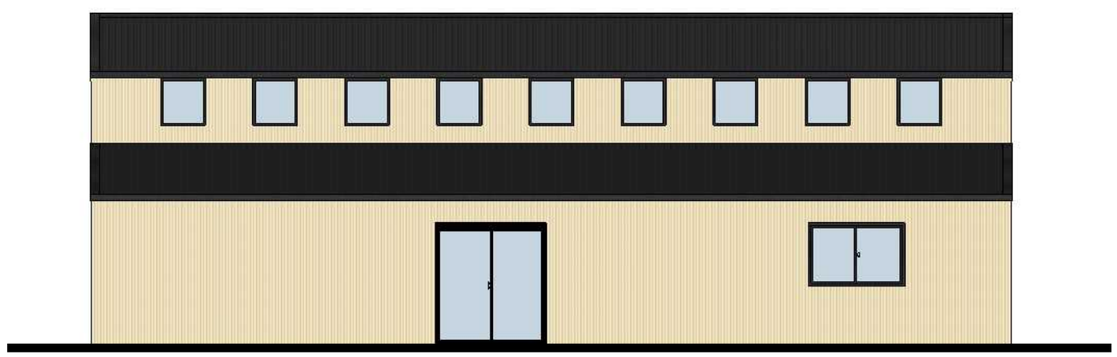
North Elevation



East Elevation



West Elevation



South Elevation

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CLIENT
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ISSUE
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PROJECT NO.
220102
PROJECT
Proposed
Bike Tracks

DRAWN BY
J Dunn
DESCRIPTION
Accommodation 1
Elevations

a

06

WEEDA Drafting
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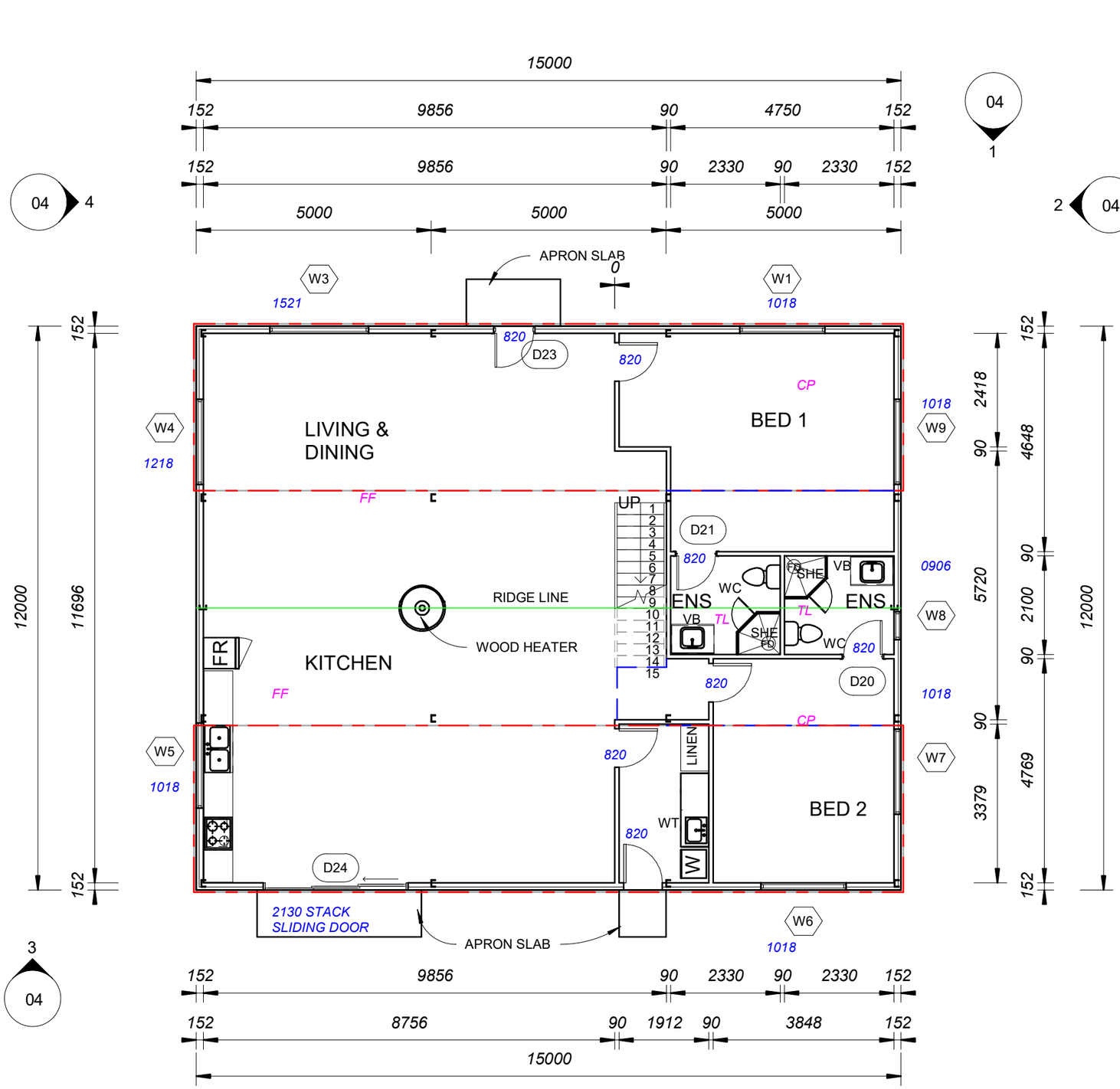

FLOOR PLAN - GROUND FLOOR 1 : 100

DRAFT 2

LEGEND

WT- WASH TROUGH
WM- WASHING MACHINE
DR - CLOTHED DRYER
WR- WARDROBE
WIWR - WALK IN ROBE
WC - TOILET
VB- VANITY BASIN
BA - BATH
SHO- SHOWER OPEN
SHE- SHOWER ENCLOSED
HW- HOT WATER CYLINDER
PTY - PANTRY
ST- STOVE
UBO - UNDER BENCH OVEN
HP- HOT PLATES
SSS - S/STEEL SINK
MW - MICRO WAVE OVEN
RH - RANGE HOOD
MB- METER BOX
FR- FRIDGE
FRZ- FREEZER
DW- DISHWASHER
RAD- ROLLER DOOR
AJ-ARTICULATION JOINT IN BRICKWORK
SM -SMOKE DETECTOR
TL - CERAMIC TILE
SV - SHEET VINYL
FF - FLOATING FLOOR
CP - CARPET
SD - SLIDER DOOR
FD - FLOOR WASTE
DP - DOWNPIPES
SFV - SUB FLOOR VENTS
IXL - BATHROOM FAN, LIGHT, HEATER.
ROOF SPACE ACCESS HATCH

AREA

GROUND FLOOR	*180.00 m2*
MEZZANINE FLOOR	*23.87 m2*
TOTAL	*203.87 m2*

PROPOSED PREFABRICATED STEEL FRAMED DWELLING AT GRETA ROAD, UPPER NATONE, FOR JASON K. & KAYLENNE L. MURRAY.

DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No:
16/9/2022	1 : 100	J WEEDA	J VAN SCHIE	SEP - 02 OF 19

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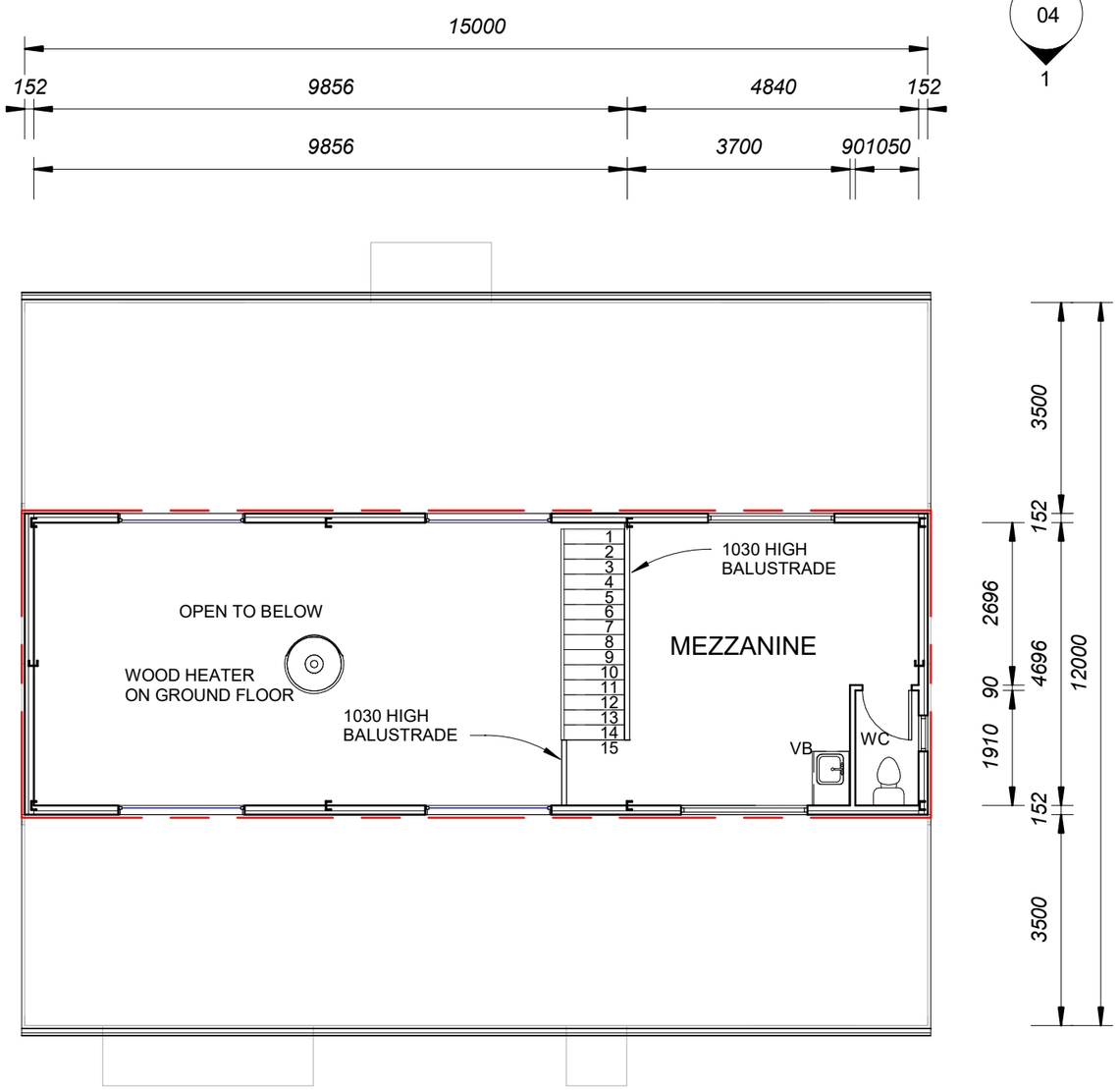
DRAFT 2

04 4

04 1

2 04



3 04

LEGEND

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ROOF SPACE ACCESS HATCH

MEZZANINE FLOOR PLAN 1 : 100

PROPOSED PREFABRICATED STEEL FRAMED DWELLING AT GRETA ROAD, UPPER NATONE, FOR JASON K. & KAYLENNE L. MURRAY.	DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No:
	16/9/2022	1 : 100	J WEEDA	J VAN SCHIE	SEP - 03 OF

DRAFT 2

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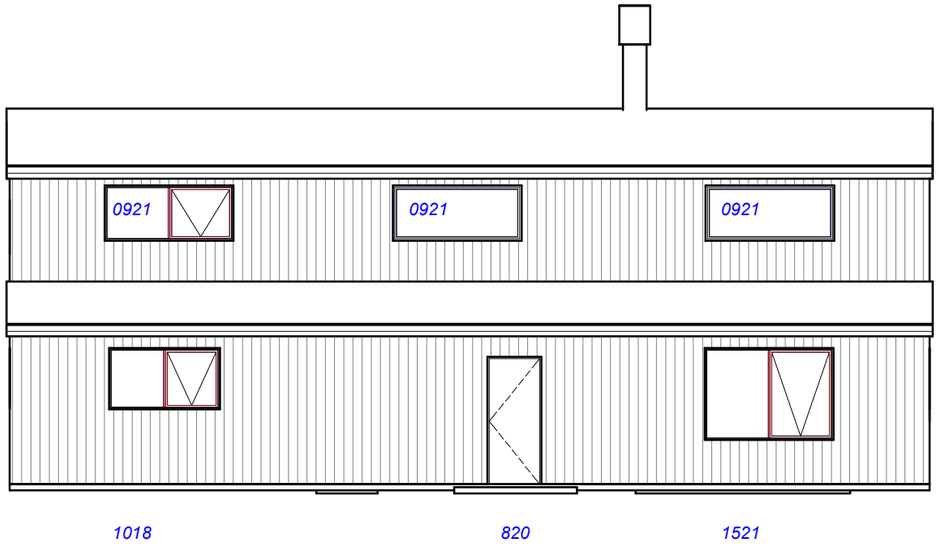
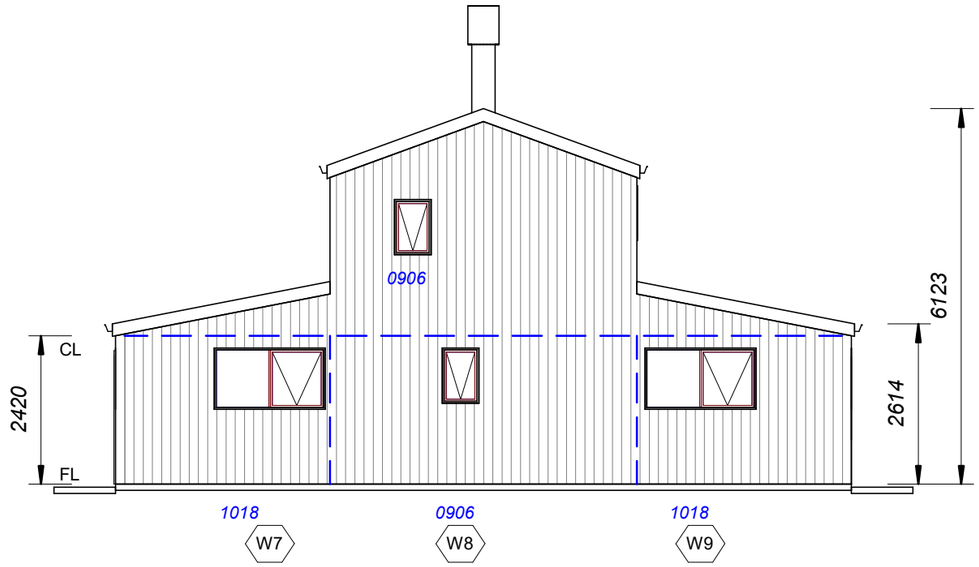
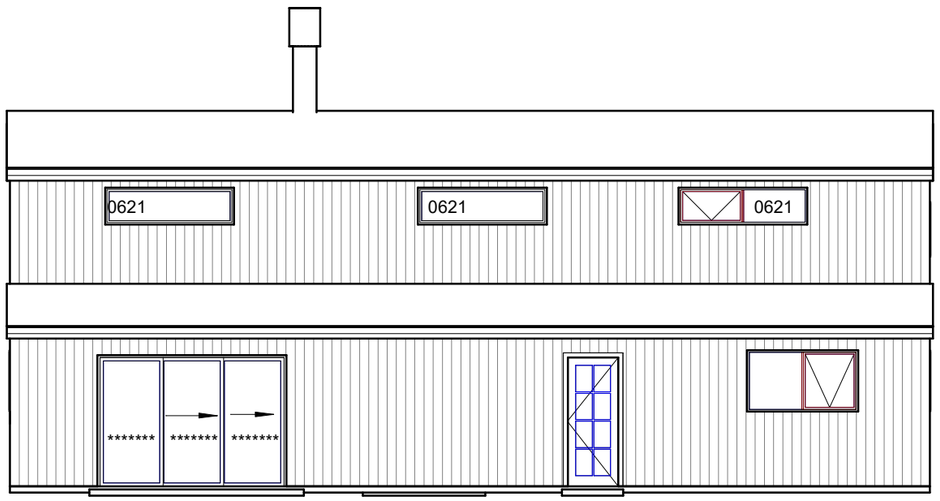


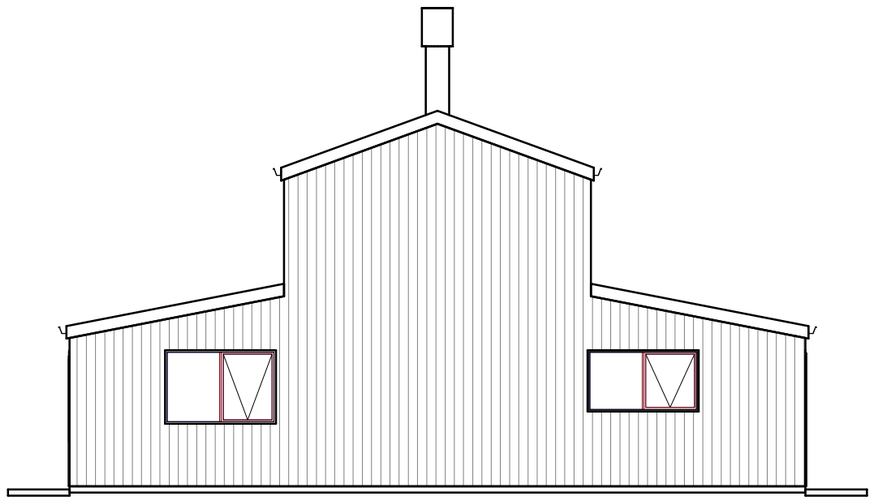
NORTHERN ELEVATION 1 : 100



EASTERN ELEVATION 1 : 100



SOUTHERN ELEVATION 1 : 100



WESTERN ELEVATION 1 : 100

PROPOSED PREFABRICATED STEEL FRAMED DWELLING AT GRETA ROAD, UPPER NATONE.
FOR JASON K. & KAYLENNE L. MURRAY.

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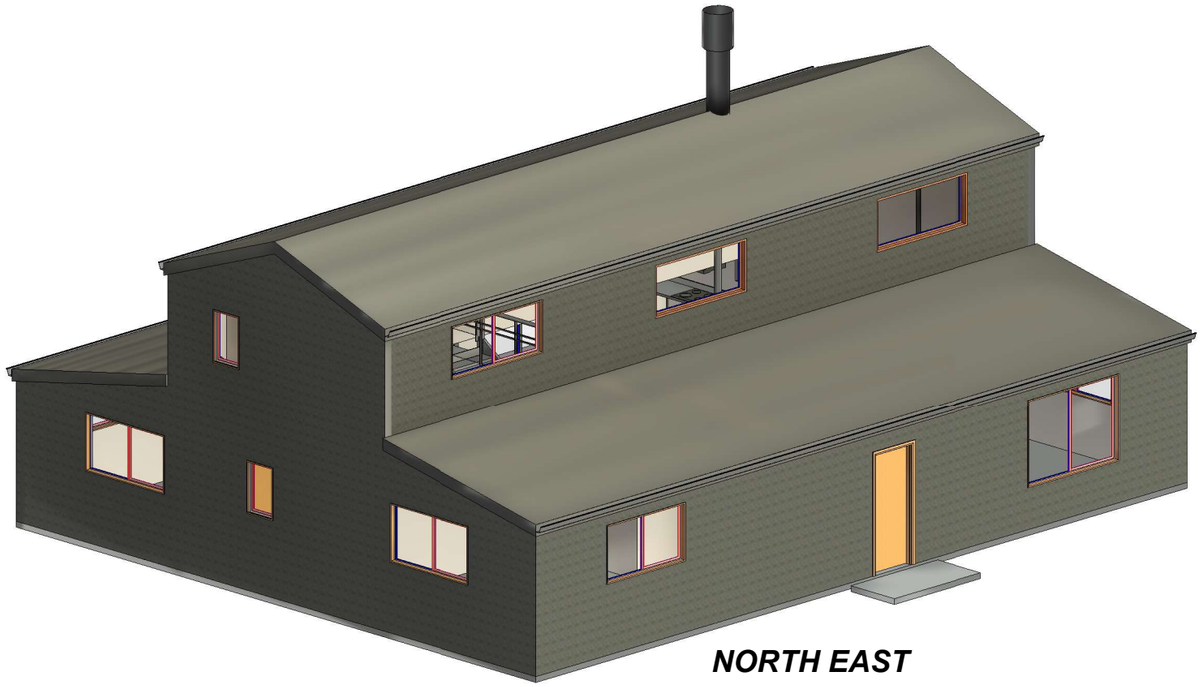
DRAFT 2



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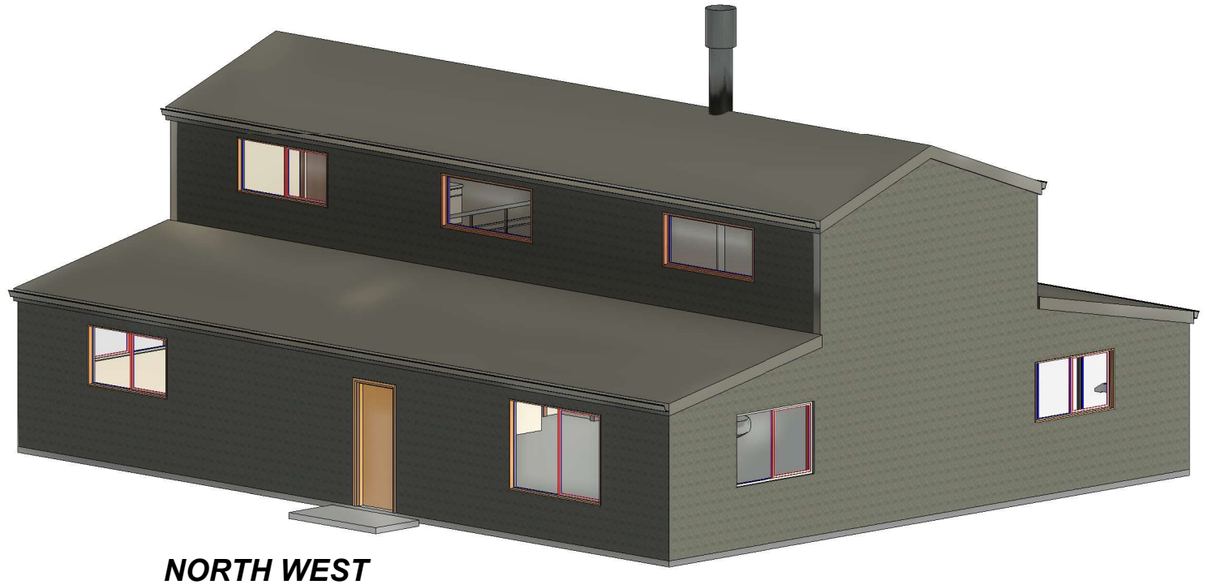

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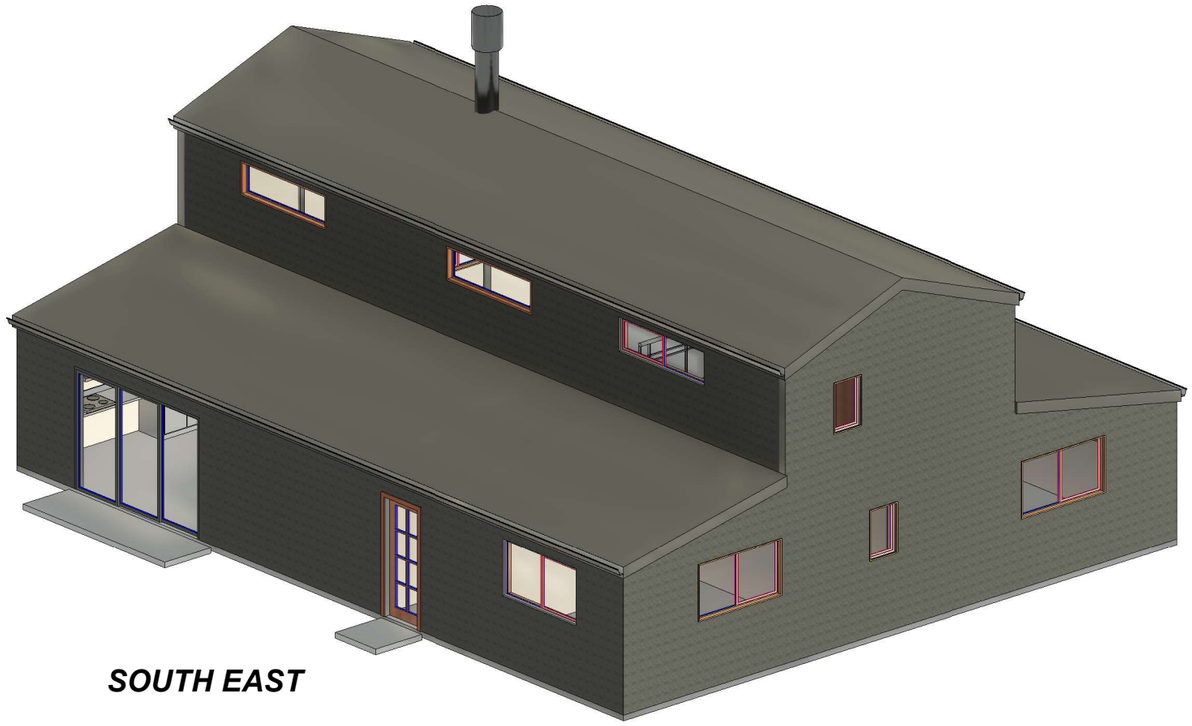
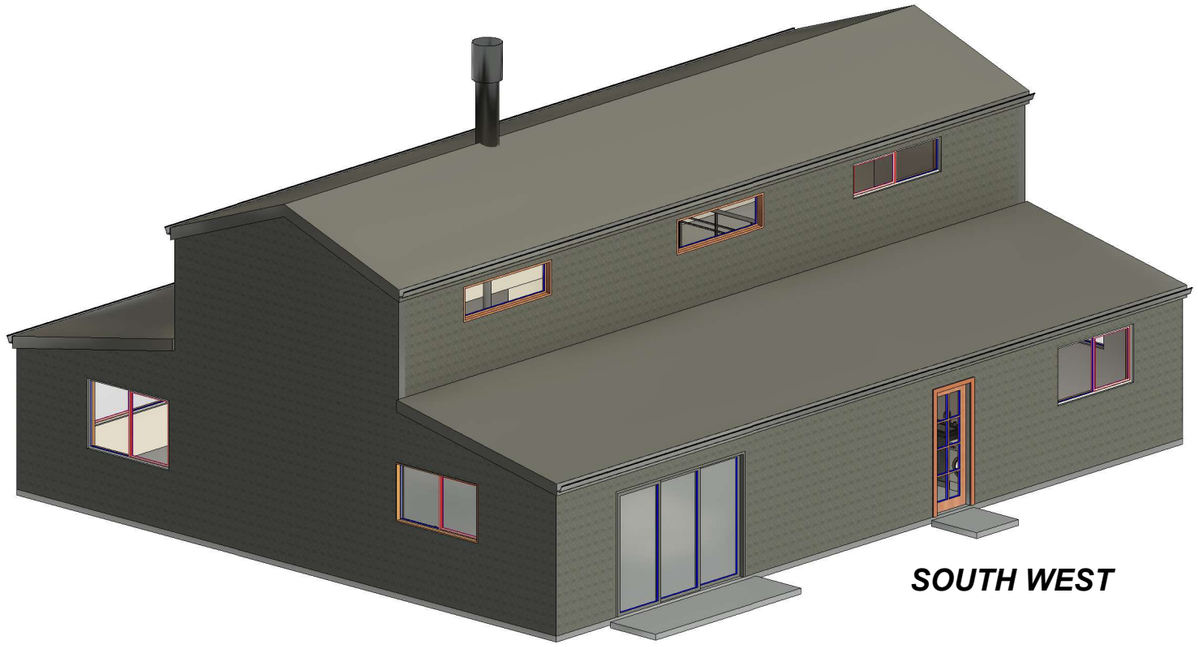


SOUTH EAST



SOUTH WEST

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