CENTRAL COAST COUNCIL

PO Box 220
19 King Edward Street
Ulverstone Tasmania 7315
Tel (03) 6429 8900

admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

Kellie Keating

# Application for Planning

*S.57 Land Use Planning and Approvals Act 1993*

The following application has been received:

Application No.: **DA2025302**

Location: **15 Adaihi Street, Ulverstone**

Proposal: **Residential - Rehabilitation centre - alterations and additions**

The application may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during Office hours and on the council's website: www.centralcoast.tas.gov.au Any person may make representation in relation to the applications (in accordance with S.57(5) of the Act) by writing to the Chief Executive Officer, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the *Local Government (Meeting Procedures) Regulations 2025*.

The representation must be made on or before **19 March 2026**

Date of Notification: **4 March 2026**

Vicki Brereton
CHIEF EXECUTIVE OFFICER

**CENTRAL COAST COUNCIL**
**PO Box 220**
**19 King Edward Street**
**ULVERSTONE TASMANIA 7315**
**Ph: (03) 6429 8900**
**Email:** planning@centralcoast.tas.gov.au
**www:** centralcoast.tas.gov.au

CENTRAL COAST COUNCIL

***Land Use Planning and Approvals Act 1993***

***Tasmanian Planning Scheme – Central Coast***

# PLANNING PERMIT APPLICATION

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 09/12/2025
Application No: DA2025302
Doc ID: 540087

***Office use only:*** *Zone:* *Permit Pathway – NPR/Permitted/Discretionary*

## Use or Development Site:

**Site Address** 15 ADAIHI STREET, ULVERSTONE 7315

**Certificate of Title Reference** 143724/1

**Land Area** 1.754ha **Heritage Listed Property** **NO** ☒ **YES** ☐

## Applicant(s)

**First Name(s)** Paul **Surname(s)** Scicluna

**Company name** (if applicable) Starbox Architecture **Contact No:** 64247736

**Postal Address:** Level 1, 21 Best Street
Devonport, Tas 7310

**Email address:** info@starbox.net.au

Please tick box to receive correspondence and any relevant information regarding your application via email. ☒

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

**First Name(s)** **Middle Names(s)**

**Surname(s)** **Company name** (if applicable)
The Salvation Army
(Tasmania) Property Trust

**Postal Address:** 95-99 Railway Road
Blackburn, Vic 3130

## PERMIT APPLICATION INFORMATION

(If insufficient space for proposed use and development, please attach separate documents)

*"USE" is the purpose or manner for which land is utilised.*

**Proposed Use** Current Usage - Rehabilitation Center

**Use Class**
*Office use only*

*"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.*

**Proposed Development** (please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents).

**Value of the development** – (to include all works on site such as outbuildings, sealed driveways and fencing)

$ 800,000 ..... Estimate/ Actual

Total floor area of the development 38 $m^2$

## Declaration of Notice to Landowner

### If land is NOT in the applicant's ownership

I Paul Scicluna , declare that the owner/each of the owners of the land has been notified of the intention to make this permit application under section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Signature of Applicant P Scicluna Date 09/12/2025

### If the application involves land within a Strata Corporation

I , declare that the owner/each of the owners of the body corporation has been notified of the intention to make this permit application.

Signature of Applicant Date

**If the application involves land owned or administered by the CENTRAL COAST COUNCIL**

Central Coast Council consents to the making of this permit application.

General Managers 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) _____ Date

*NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.*

## Applicants Declaration

I/ we Paul Scicluna

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/s P Scicluna Date 09/12/2025

| **Office Use Only** | |
|---|---|
| Planning Permit Fee | $ ..... |
| Public Notice Fee | $ ..... |
| Permit Amendment / Extension Fee | $ ..... |
| No Permit Required Assessment Fee | $ ..... |
| **TOTAL** | **$ .....** |
| | |
| Validity Date | |

# RESULT OF SEARCH

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

Tasmanian Government

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 09/12/2025
Application No: DA2025302
Doc ID: 540089

SEARCH OF TORRENS TITLE

| VOLUME | FOLIO |
|---|---|
| 143724 | 1 |
| EDITION | DATE OF ISSUE |
| 3 | 06-Nov-2025 |

SEARCH DATE : 09-Dec-2025
SEARCH TIME : 02.30 pm

## DESCRIPTION OF LAND

Town of ULVERSTONE
Lot 1 on Sealed Plan 143724
Derivation : Part of Lot 350, 630 Acres Granted to J Thompson & Ors and Whole of Lot 4, 8241m2 to Her Majesty the Queen
Prior CTs 10879/4 and 123097/1

## SCHEDULE 1

N272190 TRANSFER to THE SALVATION ARMY (TASMANIA) PROPERTY TRUST Registered 06-Nov-2025 at noon

## SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 143724 EASEMENTS in Schedule of Easements
SP 143724 FENCING COVENANT in Schedule of Easements
A546711 PROCLAMATION under Section 9A and 52A of the Roads and Jetties Act 1935

## UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER JUSTORIA PTY LTD

FOLIO REFERENCE 10879-4, 123097-1

GRANTEE

PART OF LOT 350, 630 ACRES JOHN THOMPSON FREDERICK MAITLAND INNES AND ADYE DOUGLAS PUR AND WHOLE OF LOT 4 8241m² HER MAJESTY THE QUEEN.

## PLAN OF SURVEY

BY SURVEYOR C.J.COH OF COHEN & ASSOCIATES PTY LTD, LAUNCESTON

LOCATION

**TOWN OF ULVERSTONE**

SCALE 1 : 1500 LENGTHS IN METRES

REGISTERED NUMBER

**SP143724**

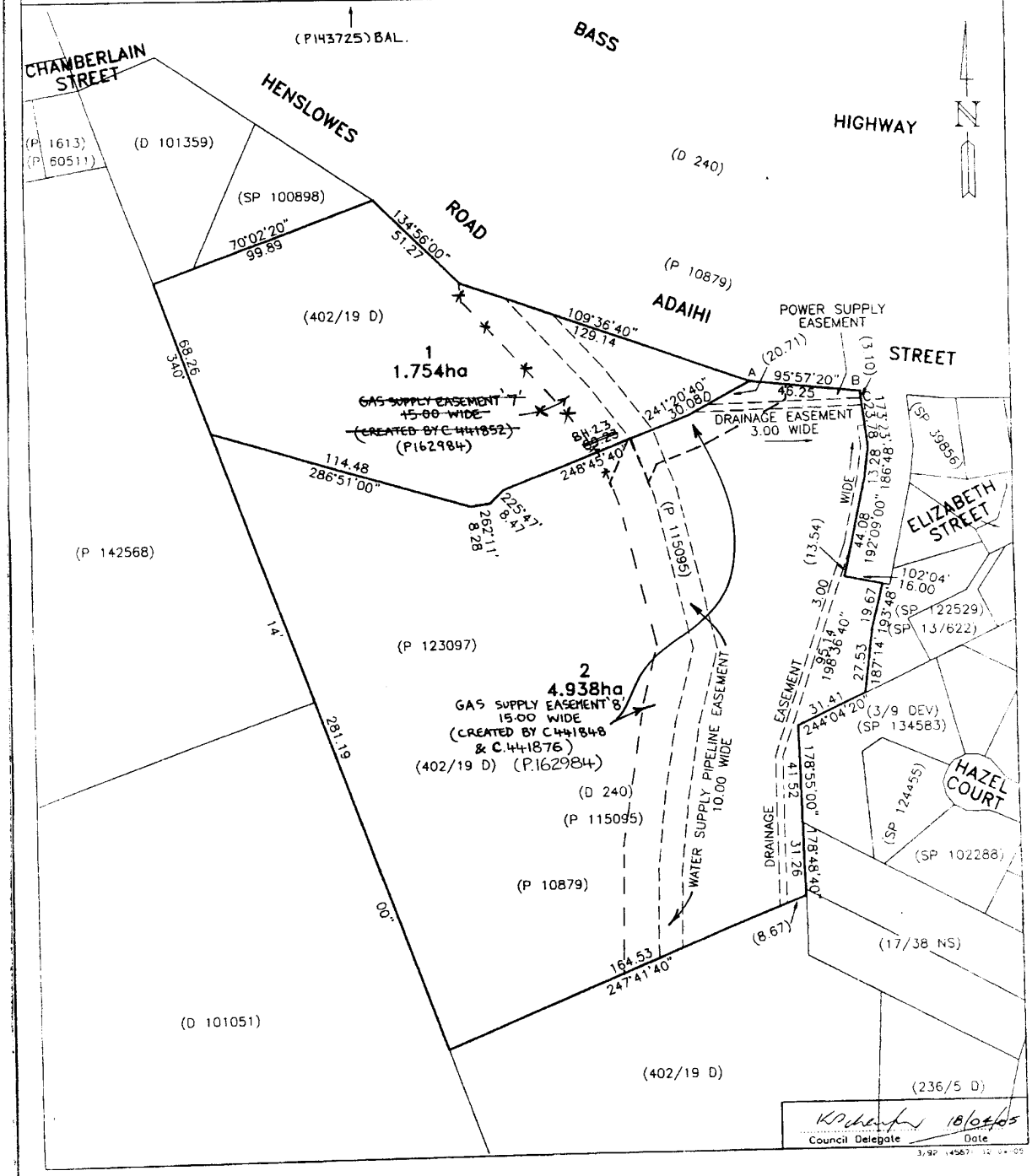
APPROVED
EFFECTIVE FROM 9 JUN 2005
Alice Kava
Recorder of Titles

MAPSHEET MUNICIPAL CODE No 104 (4244-43,53)

LAST UPI No FBZ 15 FJW 46

LAST PLAN No P 123097 P 10879

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



| SCHEDULE OF EASEMENTS | Registered Number |
|---|---|
| **NOTE:** THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED. | SP143724 |



## EASEMENTS AND PROFITS

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

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

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

**Easements:**

B998809 BURDENING EASEMENT: Pipeline right for Cradle Coast Water Authority over the Water Supply Pipeline Easement 10.00 wide on ~~P123007~~ the Plan.

Lot 1 is:
(a) TOGETHER WITH a sullage right over the "Drainage Easement 3.00 Wide" marked C D on the plan;
(b) TOGETHER WITH an electricity right over the "Power Supply Easement Variable Width" marked A B C D on the plan

Lot 2 is:
(a) SUBJECT TO a sullage right (appurtenant to lot 1) over the "Drainage Easement 3.00 Wide" marked C D on the plan;
(b) SUBJECT TO an electricity right (appurtenant to lot 1) over the "Power Supply Easement Variable Width" marked A B C D on the plan;
(c) SUBJECT TO a sullage right (appurtenant to the Central Coast Council) over the "Drainage Easement 3.00 Wide" shown on the plan

**Interpretations:**

1. "Electricity right" is the right to:-
(a) erect poles and affix wires thereto and the right to lay electrical cable for the purpose of conveying electricity in, over, along or through the strip of land;
(b) to lay pipes for the purpose of conveying gas in, over, along or through the strip of land;
(c) from time to time and at all times to enter into and upon the strip of land with or without machinery to inspect, repair, replace, cleanse and amend any such poles, wires, electrical cable or pipes without doing unnecessary damage to the strip of land and making good any damage caused to the strip of land thereby.

E Jorden
D Jorden

(USE ANNEXURE PAGES FOR CONTINUATION)

| | |
|---|---|
| SUBDIVIDER: | PLAN SEALED BY: Central Coast Council |
| FOLIO REF: | DATE: 18 APRIL 2005 |
| SOLICITOR & REFERENCE: | SUB2003/40 REF NO. — Katherine Nolan Council Delegate |

**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.

| ANNEXURE TO SCHEDULE OF EASEMENTS<br>PAGE 2 OF 2 PAGES | Registered Number<br>SP143724 |
|---|---|
| SUBDIVIDER:<br>FOLIO REFERENCE: | |

2. "Sullage Right" is the right to, from time to time and at all times by means of pipes to drain sewage and other waste material and fluid in any quantities across and through the "Drainage Easement 3.0 Wide" shown on the plan together with the right to use, for the purposes of the easement, any line of pipes already laid within the easement for the purpose of draining sewage and other waste material and fluid or any pipe or pipes in replacement or in substitution therefore and the right to lay, place and maintain a line of pipes of sufficient internal diameter beneath the surface of the easement, and together with the right for the grantee and every person authorised by it, with any tools, implements, or machinery, necessary for the purpose, to enter upon the easement and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining, or renewing such pipe line or any part thereof and for any of the aforesaid purposes to open the soil of the easement to such extent as may be necessary provided that the grantee and the persons authorised by it will take all reasonable precautions to ensure as little disturbance as possible to the surface of the easement and will restore that surface as nearly as practicable to its original condition.

FENCING COVENANT
The owner of each Lot on the Plan covenants with the Vendor, Justoria Pty Ltd that the Vendor shall not be require to fence.

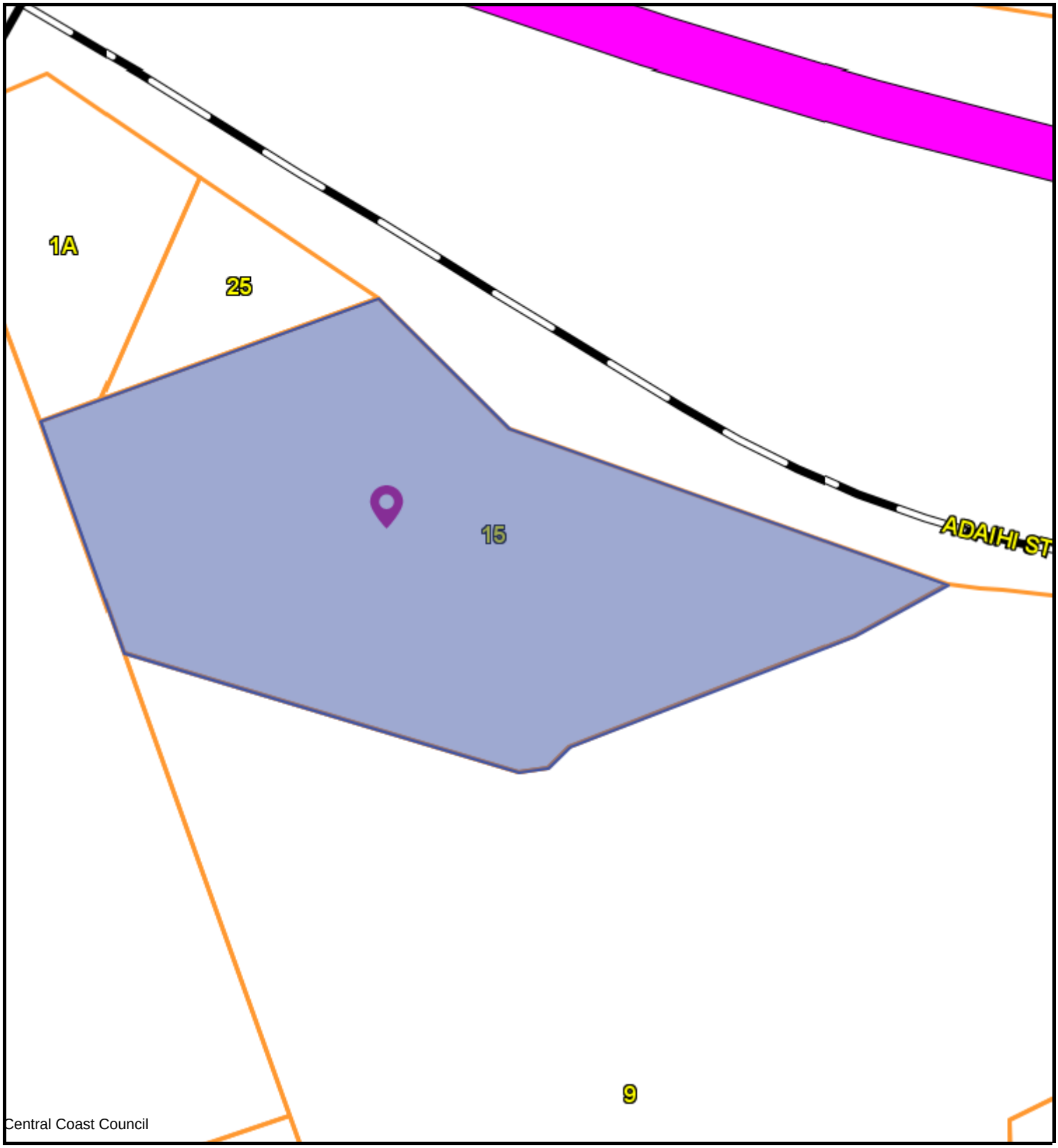
The Common Seal of **JUSTORIA PTY LTD** )
the registered proprietor of the land )
comprised in folios of the Register Volume 10879 )
Folio 4 and Volume 123097 Folio 1 was hereunto )
affixed in the presence of: )

JUSTORIA PTY LTD A.C.N. 010 716 433 The Common Seal of

E Jordon
SECRETARY/DIRECTOR

J Jordon
DIRECTOR

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.




CENTRAL COAST COUNCIL
19 King Edward St
Ulverstone
TAS 7315
Telephone: 03 6429 8900
admin@centralcoast.tas.gov.au

2-Mar-2026

**15 ADAIHI STREET, ULVERSTONE**
**DA2025302**

IMPORTANT
This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.



50 m

Scale = 1:1470.420

# Alterations & Additions

15 Adaihi Street Ulverstone TAS 7315

**Starbox Architecture**

Level 1, 21 Best Street Devonport TAS 7310
6424 7736
info@starbox.net.au

Registration # 1072 (TAS)
Accredition # CC5344V

www.starbox.net.au

**General Notes**

1. Use figured dimensions in preference to scaled dimensions
2. All dimensions to be verified on site
3. All dimensions are in millimetres unless noted otherwise.
4. All work carried out shall be in accordance with Australian standards, the Building Code of Australia, local authority by laws + regulations and manufacturers specifications
5. All drawings shall be read in conjunction with consultants specifications and documentation



| Rev. | Description | Issued | Chk | Date |
|---|---|---|---|---|
| DA1 | Development Approval | PS | JC | 02-12-25 |

**Project Title**
15 Adaihi Street Ulverstone TAS 7315

**Client**
SALVATION ARMY

**Sheet Name**
COVER PAGE

**Status**
Development Approval

**Project Number**
251003

**Drawing Number**
A00

**Rev.**
DA1

**Sheet Size:**
A1

**Plot Date**
2/12/2025


01 SITE LOCATION PLAN

SCALE 1:2000

0mm 20000 40000 60000 80000 100000


02 SITE PLAN

SCALE 1:200

0mm 2000 4000 6000 8000 10000

CENTRAL COAST COUNCIL

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 09/12/2025

Application No: DA2025302

Doc ID: 540090

**Starbox Architecture**

Level 1, 21 Best Street Devonport TAS 7310
6424 7736
info@starbox.net.au

Registration # 1072 (TAS)
Accredition # CC5544V

www.starbox.net.au

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| DA1 | Development Approval | PS | JC | 02-12-25 |

**Project Title**
15 Adaihi Street Ulverstone TAS 7315

**Client**
SALVATION ARMY

**Sheet Name**
SITE PLAN

**Status**
Development Approval

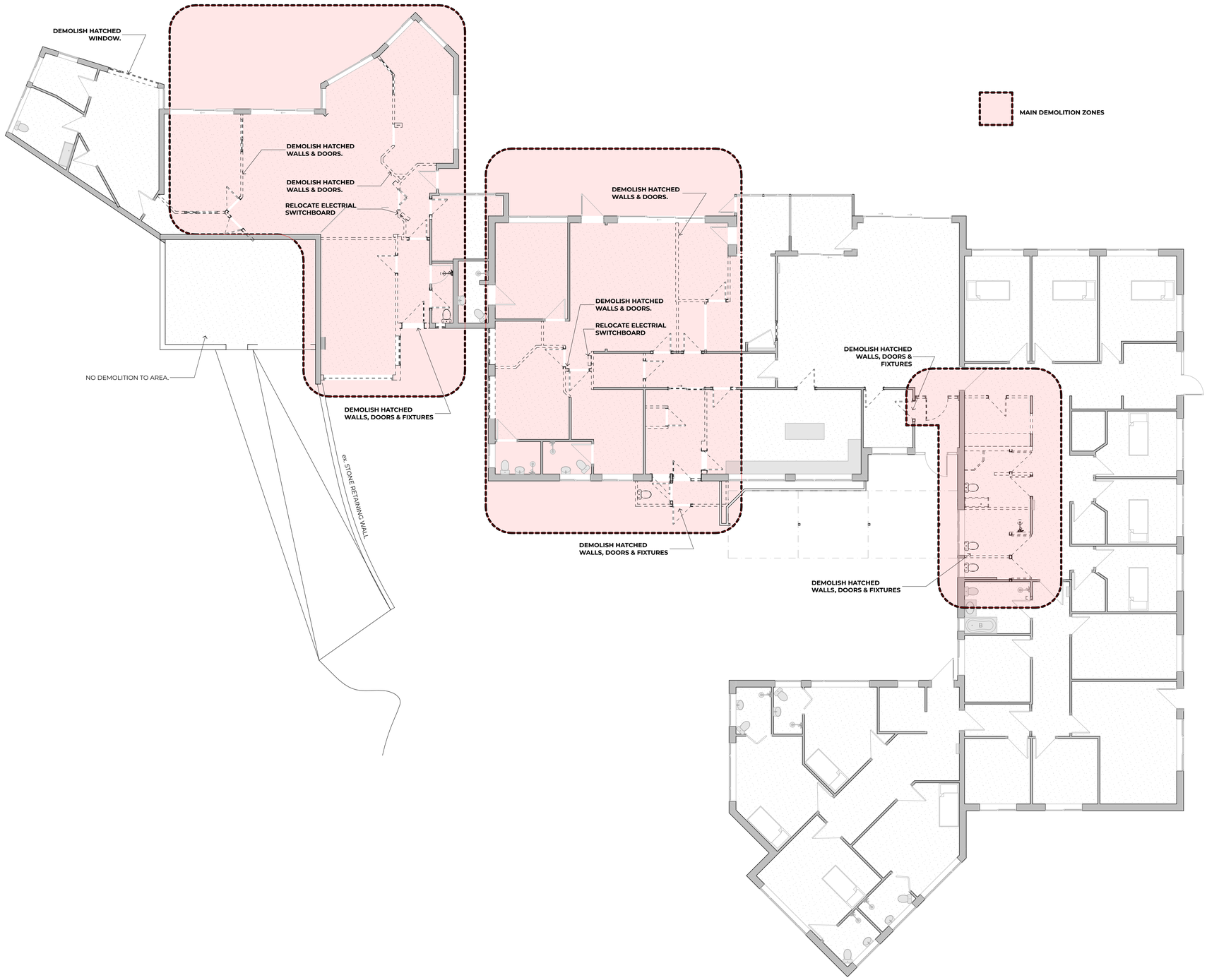
**Drawing Number**
A01

**Rev.**
DA1

**Project Number**
251003

**Sheet Size:**
A1

**Plot Date**
2/12/2025




1 GROUND FLOOR DEMOLITION PLAN

SCALE 1:100

0mm 1000 2000 3000 4000 5000

**Starbox Architecture**

Level 1, 21 Best Street Devonport TAS 7310
6420 7736
info@starbox.net.au

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| Rev. | Description | Issued | Chk | Date |
|---|---|---|---|---|
| DA1 | Development Approval | PS | JC | 02-12-25 |

**Project Title**
15 Adaihi Street Ulverstone TAS 7315

**Client**
SALVATION ARMY

**Sheet Name**
DEMOLITION PLAN

**Status**
Development Approval

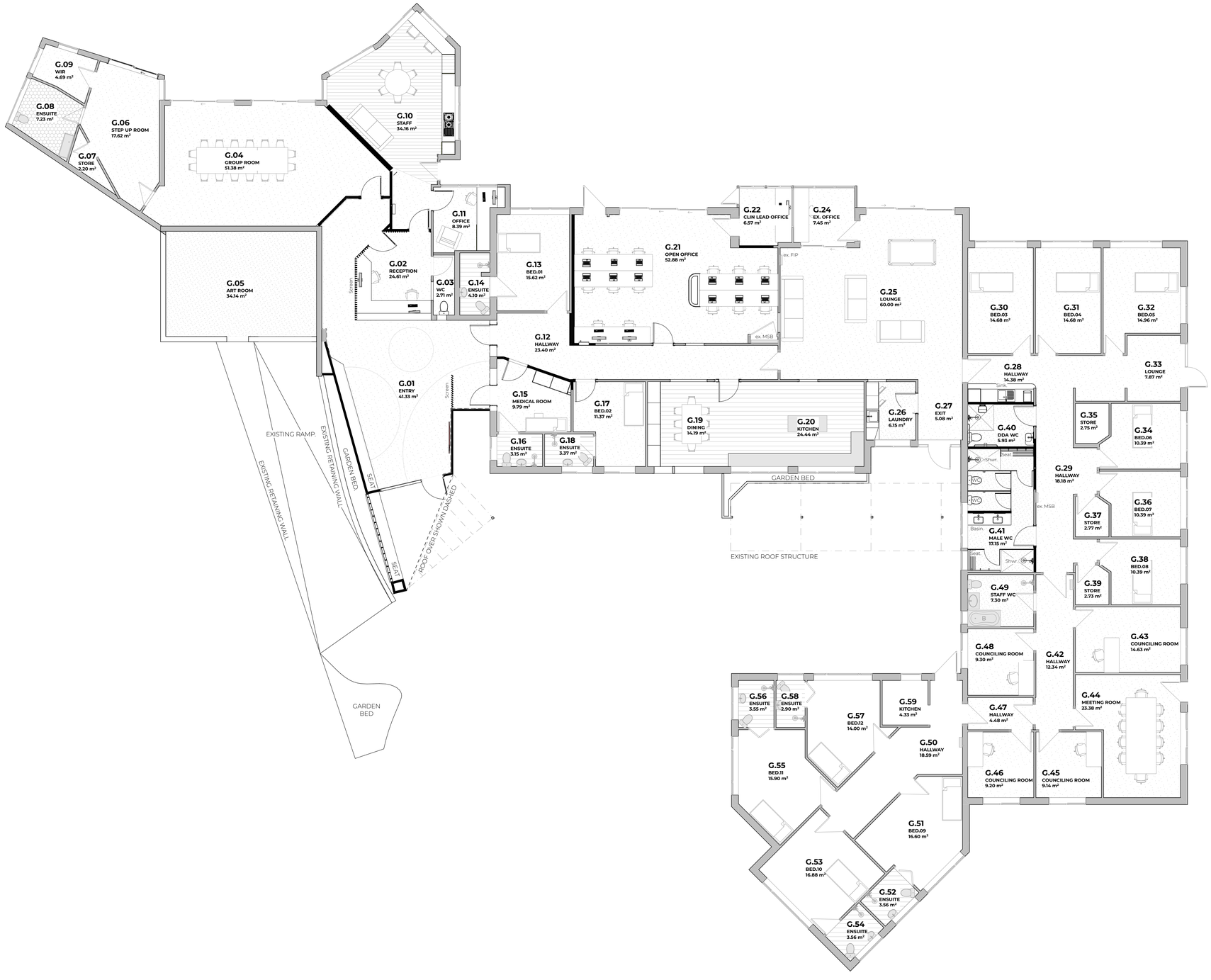
**Project Number**
251003

**Drawing Number**
A02

**Sheet Size:**
A1

**Rev.**
DA1

**Plot Date**
2/12/2025




## 1 GROUND FLOOR NOTATION PLAN

SCALE 1:100

0mm 1000 2000 3000 4000 5000

**Starbox Architecture**

Level 1, 21 Best Street Devonport TAS 7310
6424 7736
info@starbox.net.au

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| Rev. | Description | Issued | Chk | Date |
|---|---|---|---|---|
| DA1 | Development Approval | P5 | JC | 02-12-25 |

**Project Title**
15 Adaihi Street Ulverstone TAS 7315

**Client**
SALVATION ARMY

**Sheet Name**
FLOOR PLAN

**Status**
Development Approval

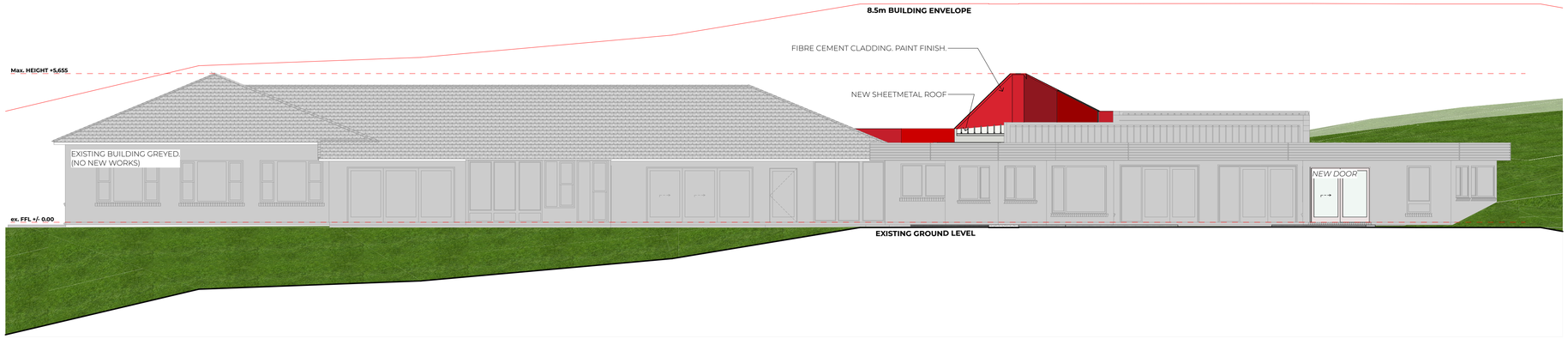
**Project Number**
251003

**Drawing Number**
A03

**Rev.**
DA1

**Sheet Size:**
A1

**Plot Date**
2/12/2025




1 NORTH ELEVATION
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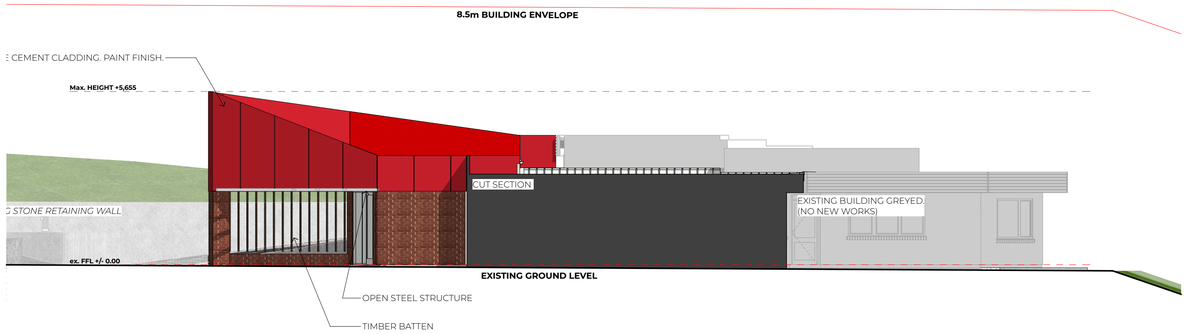


2 EAST ELEVATION
SCALE 1:100
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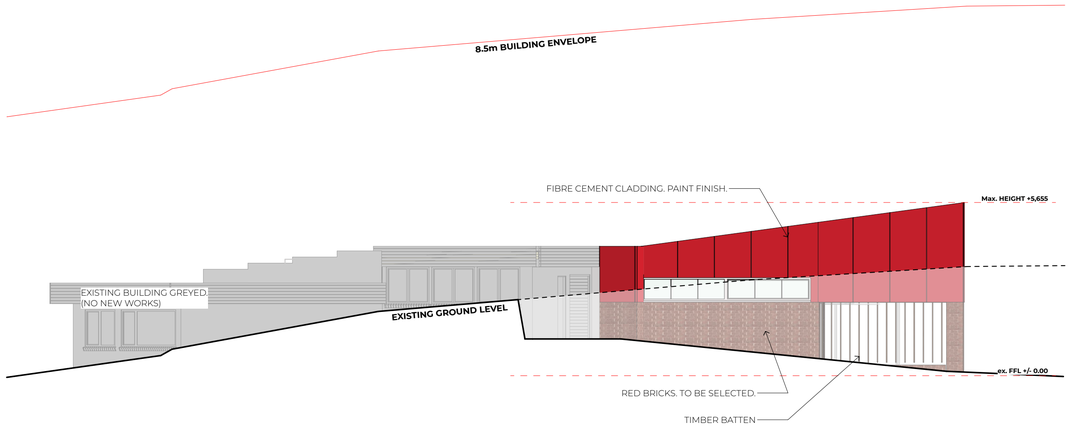


3 WEST ELEVATION
SCALE 1:100
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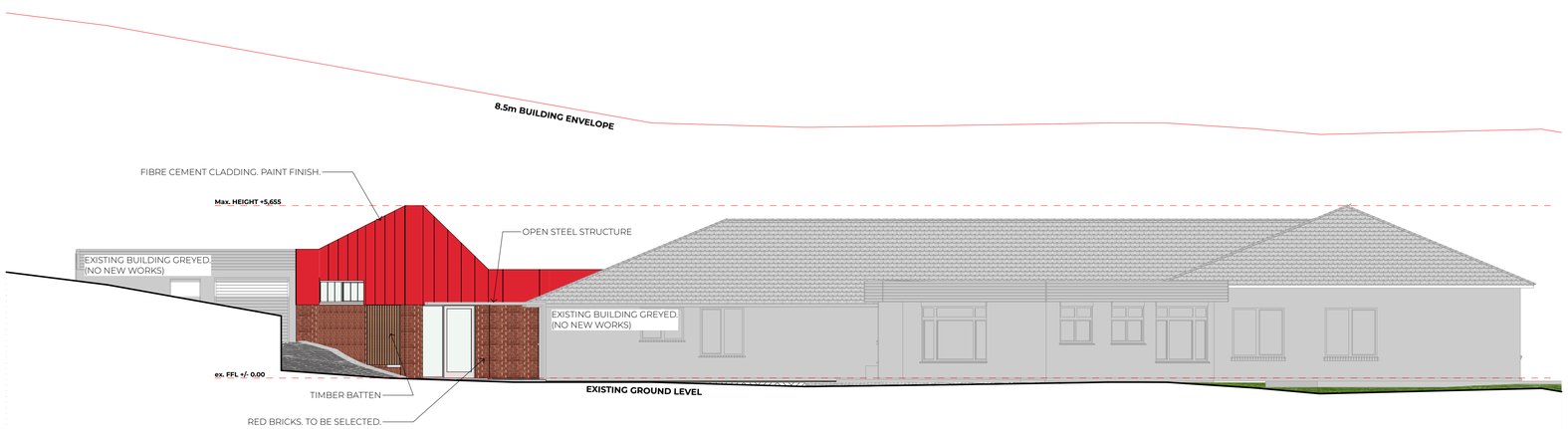


4 SOUTH ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

CENTRAL COAST COUNCIL
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LAND USE PLANNING

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| DA1 | Development Approval | PS | JC | 02-12-25 |

**Project Title**
15 Adaihi Street Ulverstone TAS 7315

**Client**
SALVATION ARMY

**Sheet Name**
ELEVATIONS

**Project Number**
251003

**Status**
Development Approval

**Sheet Size:**
A1

**Drawing Number**
A04

**Plot Date**
2/12/2025

**Rev.**
DA1

STARBOX
ARCHITECTURE

Tuesday 9th December 2025

# Response to Planning Scheme

**Site** 15 Adaihi Street, Ulverstone, TAS

**Zone** 8. General Residential
**Council** Central Coast Council
**Prepared by** Starbox Architecture

## Proposal

The existing building is currently used and has been used for many years as a rehabilitation facility. The proposal is for alterations for a new entrance/reception, updated bathroom facilities and general internal finishes.

### 8.4.1 Residential Standards for multiple dwellings

***A1*** The development is not for multiple dwellings.

### 8.4.2 Setbacks and building envelope for all dwellings.

***A1*** a) The frontage is not less than 4.5m from the primary setback and is inline with the existing frontage.
b) N/A. The site only has a primary frontage.
c) N/A. The site is not a vacant site.
d) N/A. Single storey building.

***A2*** a) All garages are more then 5.5m from a primary frontage.
b) N/A. Single storey building.
c) N/A. No garage is within 5.5m from a primary frontage.

***A3*** a) The building is contained within the Tasmanian Planning Scheme envelope. Refer to elevations for building envelope details.
b) N/A. No works are within 1.5m from a side or rear boundary.

### 8.4.3 Site coverage and private open space for all dwellings.

***A1*** a) Site coverage is note more than 50%. Site coverage is 0.00%
b) N/A. The site does not have multiple dwellings.

***A2*** a) The site has 24m2 minimum for private open space.
b) The private open space has a minimum horizontal dimension of 4m.
c) N/A.
d) The private open space is not steeper than 1 in 10.

### 8.4.4 Sunlight to private open space of multiple dwellings

***A1*** N/A. The development is not for multiple dwellings.

### 8.4.5 Width of openings for garages and carports for all dwellings.

***A1*** N/A. No garages/carports are within 12m of a primary frontage.

### 8.4.6 Privacy for all dwellings.

***A1*** N/A. No balcony, deck, roof terrace, parking space, or carport has a finished surface more than 1.0m above existing ground level.

***A2*** N/A. No window or glazed door has a finished surface more than 1.0m above existing ground level.

***A3*** N/A. The development is not for multiple dwellings.

### 8.4.7 Frontage fences for all dwellings

***A1*** N/A. No fencing proposed.

### 8.4.8 Waste storage for multiple dwellings.

***A1*** N/A. The development is not for multiple dwellings.

## CODES

### 15 – Landslip Hazard Code. (Medium Landslip Hazard Band)
### C15.4 Use or Development Exempt from this Code:

**C15.4.1** The following use or development is exempt from this code:

*(d)-(i)-a)* within a low landslip hazard band, if for building work or plumbing work as defined in the Building Act 2016 including significant works related to the building work and plumbing work, or

*(d)-(ii)-a)* within a low landslip hazard band, if for building work or plumbing work as defined in the Building Act 2016 including significant works related to the building work and plumbing work.

GEOTON Pty Ltd
Geotechnical Consultants



# SITE CLASSIFICATION AND LANDSLIDE RISK ASSESSMENT

The Salvation Army Tas

15 Adaihi Street, Ulverstone

GL25661Ab
27 January 2026

GEOTON Pty Ltd
Geotechnical Consultants

**Geoton Pty Ltd** ABN 81 129 764 629
PO Box 522 Prospect TAS 7250
Unit 24, 16-18 Goodman Court
Invermay TAS 7248
Tel (+61) (3) 6326 5001
**www.geoton.com.au**

27 January 2026

Reference No. GL25661Ab

The Salvation Army Tas
115 Central Ave
DERWENT PARK TAS 7009

**Attention: Mr Adam Fox**

Dear Sir

**RE: Site Classification and Landslide Risk Assessment**
**15 Adaihi Street, Ulverstone**

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 on (03) 6326 5001.

For and on behalf of

**Geoton Pty Ltd**

**Tony Barriera**

Director – Principal Geotechnical Engineer

# Contents

# 1 INTRODUCTION

At the request of The Salvation Army Tas, Geoton Pty Ltd has carried out a site classification and landslide risk assessment for a proposed development at 15 Adaihi Street, Ulverstone.

A review of the Land Information System Tasmania (LIST) website shows the proposed development area to be partially located within a low and medium landside hazard band, and hence an area of doubtful stability. As such, the purpose of the investigation is to conduct a landslide risk assessment in accordance with the Australian Geomechanics Society 2007 – Guidelines on Landslide Risk Management.

In addition, the investigation is required to satisfy the Landslide Hazard Code of the Tasmanian Planning Scheme (TPS) – Ulverstone, Section C15.6.1 (Building and works within a landslip hazard area) and Section C15.5.1 (Use within a landslip hazard area). As the proposed development is for respite services it is defined as Critical Use as per Section C15.3 of the TPS.

Plans for the proposed development were provided, prepared by Starbox Architecture, Project Number 251003, Drawing Numbers A00 to A03, dated 13.10.2025. We understand the proposed development consists of an extension to the existing building within the southwest.

## 1.1 Assessment Methodology

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

The methodology adopted for this assessment was to:

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

# 2 BACKGROUND

## 2.1 Geology

The Mineral Resources Tasmania (MRT) Tasmanian Landslide Map Series, Ulverstone – Geology Map, 1:25,000 Scale, indicates that the site is predominantly underlain by Paleogene - Neogene Period predominantly deeply weathered basalt.

## 2.2 Landslide Inventory

Examination of the MRT Tasmanian Landslide Map Series, Ulverstone – Landslide Inventory Map, 1:25,000 scale, indicates that the proposed development area is partially located within a large rock or soil landslide with an unknown activity (No. 651). An extract of the Landslide Inventory Map is provided as Figure 1.

## 2.3 Geomorphology

Examination of the MRT Tasmanian Landslide Map Series, Ulverstone – Geomorphology Map, 1:25,000 scale, indicates that the proposed development area is partially mapped within the displaced mass of a past landslide, directly below the headscarp of the past landslide. An extract of the Geomorphology Map is provided as Figure 2.

## 2.4 Landslide Susceptibility

Examination of the MRT Tasmanian Landslide Map Series, Ulverstone – Shallow Slide and Flow Susceptibility Map, indicates that the proposed development area predominantly contains slopes with a moderate susceptibility for shallow landslides. An extract of the Shallow Slide and Flow Susceptibility Map is provided as Figure 3.

Examination of the MRT Tasmanian Landslide Map Series, Ulverstone – Deep Seated Landslide Susceptibility Map, indicates that the proposed development area is partially within a susceptibility source and regression area for first time failure. In addition, the site is within a susceptibility zone for landslide reactivation. An extract of the Deep-Seated Landslide Susceptibility Map is provided as Figure 4.

## 2.5 MRT Reports

No reports relating to the subject site were found on the MRT database. However, a number of reports on landslides in other areas of Ulverstone and the surrounding areas, with similar geology and geomorphology were reviewed.

Numerous reports relating to the recent or active Landslides ID Nos. 658-661 on the northern slopes of Heazlewoods Hill have been conducted (located approximately 1.5km to the east of the proposed subdivision), dating back to the early 60's. A review of these reports provides good historical background to the area in addition to technical content on landslides occurring in similar geographical settings.

A series of reports relating to this area has been reviewed and summarized as follows:

*Landslip at Williams Street – Jennings 1964*

- Heazlewoods Hill area is underlain by deeply weathered basalt;
- A slip occurred at the rear of Nos. 50 and 52 William Street early September 1963;
- The slip comprised of an earth debris flow of about 750 cubic meters of soft wet clay;
- The slip has occurred on slopes of between $18^{O}$ and $20^{O}$;
- The likely cause of this slip was thought to be of local influences including clearing of vegetation on the steep hillside and overloading and saturation of the slope through excessive watering of vegetable gardens; and
- Remediation measures in the form of cut off drains, shallow subsoil drainage, reforming of the slope, revegetating the slope and the forbidding of gardening on the slope were recommended.

*Inspection of properties at 52 and 54 William Street - Weldon 1992*

- High earth pressures were noted on an existing retaining wall structure at the rear of 54 William Street;
- Soft boggy ground was evident during the winter months in the backyards of 50 and 54 William Street;
- Highly reactive clays were the likely cause of cracking and heaving of the houses at 52 and 54 William Street; and
- The majority of the remedial drainage measures recommended in the 1963 report had been implemented but, in recent times, little or no maintenance had been performed on the drainage systems which now appears to be ineffective.

*Stability Assessment for a subdivision off William Street – Donaldson - 1993*

- There are two basic slope segments; a steeper segment with measured angles of $15^{O}$, and a more gently sloping segment with measured angles ranging from $3^{O}$ to $8^{O}$;
- There is an existing small shallow earth-flow that is situated up-slope and to the east of the subdivision (this slip is directly above 18A William Street). The existing slip has occurred on slopes of $18^{O}$ to $20^{O}$;
- There is the potential for landsliding to develop in basalt terrain on slopes in excess of $14^{O}$;
- The soil profile consisted of high plasticity silty clay to a depth of 1.0m, overlying extremely to moderately weathered basalt;
- The gently sloping land segments are suitable for development; and
- The steeper slope segment is suitable for development provided the foundations are taken below the clay profile to the underlying weathered bedrock.

*Test Pits at 52 William Street, Ulverstone – Matthews 1994*

- Penetrometer tests in test pits along William Street indicate the underlying clay soils are soft to very soft; and
- Clays were tested with a Liquid Limit of 147% and a Plastic Index of 111% with an angle of friction of 20% ($12^{O}$).

## 2.6 Landslide History & Past Developments

Landslide ID No.651 is a large deep-seated landslide located on a mapped abandoned coastal cliff (see Figure 1 – Landslide Inventory). There are numerous mapped landslides located along abandoned coastal cliffs within the northwest of Tasmania and many of them are fully developed with residential subdivisions (in particular the lower slopes on approach to the toe of the landslide complex).

For example, the three closest mapped landslide features with the same geomorphology (i.e. a landslide located along an abandoned coastal cliff) are completely developed with a relatively high-density residential subdivision (including the headscarp). No landslide

movement or landslide related damage has been recorded within these landslide complexes. The landslides are as follows:

- Landslide ID No.2843 located on the western slopes of Heazlewoods Hill (950m to the northeast);
- Landslide ID No.2844 (450m to the east); and
- Landslide ID No.2846 (375m to the west).

The landslides located along the abandoned coast cliffs typically occurred during a period of higher sea levels (likely greater than 10,000 years ago). The landslides primarily occurred due to undercutting by wave action (i.e. the toe support of the coastal hill slope has been removed resulting in instability and subsequent land movement) and saturation of the toe of the slope.

Since sea level has retreated the toe of the slope is no longer saturated and the toe support has subsequently been reestablished with the deposition of coastal marine terraces (see Figure 2) and colluvial deposits. Therefore, the driving forces and processes responsible for the formation of these landslides no longer exist and furthermore, the toe support has been reestablished. Consequently, these landslides (in particular the lower portion) have successfully been developed in the past.

# 3 FIELD INVESTIGATION

The field investigation was conducted on 21 January 2026 and involved a site walkover, geomorphology mapping and the drilling of 1 borehole by 4WD mounted auger rig to the investigated depths of 5.0m.

Insitu vane shear strength tests and pocket penetrometer strength tests were conducted in the clay layers encountered. The results of the field tests are shown on the borehole log.

The log of the borehole is included in Appendix A and its location is shown on Figure 5 attached.

# 4 SITE CONDITIONS

## 4.1 Surface Conditions

The proposed site has an area of approximately 1.75 hectares and is currently developed with a respite home and associated buildings.

The proposed extension area is located to the south-west of the existing building. The area is currently paved and exhibits a gentle slope of approximately 2° to 5°, falling towards the north-east.

Two retaining walls, with heights ranging from approximately 0.3 m to 2.0 m, are located along the western boundary of the proposed extension area.

The slopes within the site are typically subdued smooth uniform slopes and do not show any obvious signs of any recent landslide activity. Furthermore, the buildings and retaining walls did not display any damage related to landslide activity.


**Plate 1 – View of the proposed extension area and existing retaining walls, 21.01.2026**

## 4.2 Subsurface Conditions

Borehole BH1 encountered silty sand fill to a depth of 0.3m, overlying natural sandy clay to the depth of 2.0m, underlain by clayey silt and sandy/silty clay to the investigated depth of 5.0m.

The natural soils were typically stiff to very stiff.

The borehole did not encounter any signs of seepage over the investigated depth.

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

# 5 INFERRED GEOLOGICAL MODEL

From a review of available reports, geological maps and information collected during the investigation a general geological model of the site has been inferred. Generally, the proposed development area is partially mapped within the headscarp and displaced mass of a past landslide.

Groundwater was not encountered in the natural soils encountered in the investigation. Furthermore, no springs/seeps were identified above or below the site.

# 6 LANDSLIDE HAZARDS

The landslide hazard of the site will be discussed in two parts:

- The pre-existing landslide hazard prior to development; and
- The incremental landslide hazard due to the proposed development.

## 6.1 Potential Pre-existing Landslide Hazard Scenarios

From the MRT database, the general understanding of landslide potential within the region is that Paleogene - Neogene Period basalt weathers deeply to a clay soil, the basalt develops jointing which allows zones of weathering to form, thus producing the requirements for a rotational slip within a nearby coastal escarpment.

It is deemed that for landslides or slumping to occur within the residual basalt soils, the soils would need to become saturated or over-steepened. Saturation would require extreme weather events greater and more frequent than those recorded in modern history or continuous water flow (such as leaking pipes) over an extended period.

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

- Deep-seated/large-scale landslide occurs on Cretaceous - Neogene Period basalt affecting the proposed development; and
- Shallow/small-scale landslide occurs within the fill and residual/colluvial soils affecting the proposed development.

The findings of the investigation relevant to assessing the above landslide scenarios are as follows:

- The site did not contain any recent landslide features;
- The natural soils were typically stiff to very stiff;
- The moisture contents of the residual soils were typically equal to or less than the plastic limit of the soils;
- No springs or seeps were observed in close proximity to the proposed development;
- No groundwater seepage was encountered within the natural soils; and
- The proposed development area is located on gentle slopes.

The qualitative likelihood, consequence and risk terms used in this report for risk to property are given in Appendix B. The risk terms are defined by a matrix that brings together different combinations of likelihood and consequence. Risk matrices help to communicate the results of risk assessment, rank risks, set priorities and develop transparent approaches to decision making. The notes attached to the tables, terms and the comments on response to risk in Appendix B are intended to help explain the risk assessment and management process.

Accordingly, the likelihoods estimated for the possible landslide scenarios for the site are summarised in Table 1 as follows:

**Table 1: Summary of Estimated Likelihood of Considered Potential Pre-existing Landslide Scenarios**

| Possible Landslide Scenarios | Indicative Annual Probability (pa) | Indicative Recurrence Interval (yrs) | Descriptor (AGS 2007c) |
|---|---|---|---|
| Deep-seated/large-scale landslide occurs on Paleogene - Neogene Period basalt affecting the proposed development | $10^{-5}$ | 100,000 | Rare |
| Shallow/small-scale landslide occurs within the fill and residual/colluvial basalt soils affecting the proposed development | $10^{-4}$ | 10,000 | Unlikely |

## 6.2 Incremental Landslide Hazards

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

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

It is considered that the proposed development would not adversely impact on the site and immediate surrounds nor significantly increase the pre-existing landslide hazard, provided that the development adheres to the principles of good hillside practice and the recommendations provided below. The site is within a fully serviced suburb and as such, no additional water will be introduced into the ground on the site.

## 6.3 Landslide Consequences

The proposed development is the element at risk for this assessment. The landslide consequences for different scenarios are summarised in Table 2 as follows.

**Table 2: Summary of Consequences for Different Landslide Scenarios**

| Possible Landslide Scenarios | Assessed Landslide Consequences | Descriptor (AGS 2007c) |
|---|---|---|
| Deep-seated/large-scale landslide occurs on Paleogene - Neogene Period basalt affecting the proposed development | The landslide may significantly displace the footing system of the proposed development causing major damage | Major |

| | | |
|---|---|---|
| Shallow/small-scale landslide occurs within the fill and residual/colluvial basalt soils affecting the proposed development | The landslide may displace the footing system of the proposed development causing medium damage | Medium |

## 6.4 Landslide Risk to Property

Based on the outcomes of the landslide hazard and landslide consequence assessments detailed above, the assessed landslide risks to property are summarised in Table 3 as follows.

**Table 3: Summary of Assessed Landslide Risks to Property (AGS 2007c)**

| Possible Landslide Scenarios | Assessed Landslide Hazards | Assessed Landslide Consequences | Qualitative Landslide Risk to Property |
|---|---|---|---|
| Deep-seated/large-scale landslide occurs on Paleogene - Neogene Period basalt affecting the proposed development | Rare | Major | **Low** |
| Shallow/small-scale landslide occurs within the fill and residual/colluvial basalt soils affecting the proposed development | Unlikely | Medium | **Low** |

The **acceptable** qualitative risk to property criteria suggested by AGS is **LOW**, given that the element at risk is a hospital services development.

Therefore, subject to compliance with the recommendations within Section 7 of this report, the corresponding quantitative risk posed by landslides to the site by the proposed development is assessed as LOW.

## 6.5 Landslide Risk to Life

The person most at risk is considered to be a patient or staff at the proposed development.

The landslide risk to life for the identified person most at risk is calculated in Table 4 as follows:

**Table 4: Landslide Risk to Life for Person Most at Risk**

| Possible Landslide Scenarios | Adopted Annual Landslide Probability P(H) | Spatial Probability of Landslide Impacting Buildings at Risk, P(S:H) | Temporal Spatial Probability of Person Most at Risk at Buildings at Risk, P(T:S) | Vulnerability of Person Most at Risk, V(D:T) | Risk to Life, R(LoL) |
|---|---|---|---|---|---|
| Deep-seated/large-scale landslide occurs on Paleogene - Neogene Period basalt affecting the proposed development | $10^{-5}$ | 1.0 (Spatial Probability has been considered in the landslide hazards) | **1.0 (24hrs/day)** | 0.5 (Building suffers major damage, but is unlikely to collapse, may cause injury, but death is unlikely) | $5.0 \times 10^{-6}$ |
| Shallow/small-scale landslide occurs within the fill and residual/colluvial basalt soils affecting the proposed development | $10^{-4}$ | | | 0.05 (Building suffers medium damage, but is highly unlikely to collapse, may cause injury, but death is highly unlikely) | $5.0 \times 10^{-6}$ |
| | | | | | **Total: $1.0 \times 10^{-5}$** |

The tolerable risk to life criteria for the person most at risk suggested by AGS is $10^{-5}$, given that the development is a new development located on an existing slope.

Therefore, subject to compliance with the recommendations within Section 7 of this report, the corresponding quantitative risk to life posed by landslides as a result of the proposed development is assessed as **TOLERABLE**.

# 7 DISCUSSION AND RECOMMENDATIONS

## 7.1 General

***The outcomes of the assessments for landslide risk to property (Section 6.4) and landslide risk to life (Section 6.5) only apply if the principles of good hillside practice and the recommendations provided herein are adhered to.***

An information sheet entitled “Some Guidelines for Hillside Construction” adapted from the Journal of the Australian Geomechanics Society, Volume 42, Number 1, dated March 2007, is presented in Appendix C.

Therefore, provided the development of the site is in accordance with good hillside practice and the recommendations within our report, we consider that a tolerable level of risk can be achieved in accordance with Section C15.6.1 (Building and works within a landslip hazard area) and with Section C15.5.1 (Use within a landslip hazard area) of the Landslide Hazard Code of the TPS – Ulverstone with the following Performance Criteria:

- **C15.6.1 - P1.1** - Building and works within a landslip hazard area must minimise the likelihood of triggering a landslip event and achieve and maintain a tolerable risk from landslip: **A tolerable level of risk can be achieved for the proposed works,**

**provided the works of the site are in accordance with the recommendations provided in Sections 7.2 to 7.5;**

- **C15.6.1 - P1.2** - A landslip hazard report also demonstrates that the buildings and works do not cause or contribute to landslip on the site, on adjacent land or public infrastructure: **It is considered that the works would not adversely impact on the site and immediate surrounds, including land or public infrastructure, provided that the development adheres to the principles of good hillside practice and the recommendations provided in Sections 7.2 to 7.5;**
- **C15.6.1 - P1.3** - If landslip reduction or protection measures are required beyond the boundary of the site the consent in writing of the owner of that land must be provided for that land to be managed in accordance with the specific hazard reduction or protection measures: **This will not be required as part of the development;**
- **C15.5.1 - P1.1** - A use, including a critical use, hazardous use, or vulnerable use, within a landslip hazard area achieve and maintain a tolerable risk from exposure to landslip: **As per section 6.5 of this report, a tolerable level of risk can be achieved for the use of Hospital Services (Critical Use). The works should be carried out per recommendations outlined in Sections 7.2 and 7.5;**
- **C15.5.1 - P1.2** - If landslip reduction or protection measures are required on land beyond the boundary of the site, the consent in writing of the owner of that land must be provided for that land to be managed in accordance with the landslip reduction or protection measures: **This will not be required as part of the development;** and
- **C15.5.1 – P2** - In addition to the requirements in clause C15.5.1 P1.1, a critical use within a landslip hazard area must achieve and maintain a tolerable risk from landslip: **No landslip-specific requirements need to be implemented in regard to any protection measure or emergency evacuation plan, other than standard requirements by the Building Act 2016 and Tasmanian Planning Scheme.**

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

## 7.2 Site Classification

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

**CLASS P (AS 2870)**

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

Foundation designs in accordance with this classification are to be subject to the overriding conditions of Section 9 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.

## 7.3 Foundations

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

**Sandy CLAY (CL/CI) – low to medium plasticity, grey/green**

**encountered below 0.3m from the existing ground surface;**

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

**No structure should be founded on fill without the footings extending through the fill to the natural soils.**

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.

## 7.4 Drainage

- Collected stormwater is to be piped to the Council stormwater system;
- Collected runoff from paved surfaces such as driveways is to be piped to the Council stormwater system; and
- No uncontrolled discharge of water onto the ground surface or through absorption trenches is permitted.

## 7.5 Cut and Fill

- Cuts across the site should be minimised and should be limited to less than 1.5m in height and battered at slope angles no steeper than 1 vertical to 2.5 horizontal (1V:2.5H) or alternatively should be retained; and
- Cuts greater than 1m in height should be retained with retaining walls designed by a suitably qualified engineer.

# 8 WIND CLASSIFICATION

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

**WIND CLASSIFICATION N3 (AS 4055:2021)**

| REGION | TERRAIN CATEGORY | SHIELDING | TOPOGRAPHY |
|---|---|---|---|
| A | TC2 | NS | T1 |

# 9 LIMITATIONS

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 borehole was backfilled shortly after being drilled and 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.

The findings contained within the report are the result of discrete/specific sampling methodologies used in accordance with normal practices and standards, with some variations as indicated in the report. To the best of our knowledge, they represent a reasonable interpretation of the general condition of the site. Under no circumstances, however, can it be considered that these findings represent the actual state of the site at all points.

# 10 REFERENCES

Australian Geomechanics Society (2007) – Practice Note Guidelines for Landslide Risk Management 2007, Australian Geomechanics Journal, Vol 42, No. 1

AS 1726 – 2017 Geotechnical site investigation

Land Information System Tasmania (LIST). https://maps.thelist.tas.gov.au/listmap/app/list/map

Mineral Resources Tasmania (2013) – Tasmanian Information on Geoscience and Exploration Resources (TIGER) System. http://www.mrt.tas.gov.au/portal/database-searches

ELVIS - Elevation and Depth - Foundation Spatial Data (Version 0.3.2). http://elevation.fsdf.org.au/

Jennings I. (1964) – Landslip at William Street, Ulverstone, *MRT TR8_113_115*

Weldon B.D. (1992) – Inspection of properties at 52 and 54 William Street, Ulverstone, *UR1992_38*

Donaldson R.C. (1993) – Stability assessment: Proposed subdivision for Cutts Forestry, off William Street, Ulverstone, *MRT 1993/38*

Matthews W.L. (1994) – Test Pits at 52 William Street, Ulverstone, *UR1994_29*

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.


**Approximate Scale (m)**

0 100 200

**MAP EXTRACT FROM - MRT TASMANIAN LANDSLIDE MAP SERIES : ULVERSTONE - LANDSLIDE INVENTORY**

## Proclaimed Landslip Areas

A — **A Landslip Area**

B — **B Landslip Area**

**Record of landslide damage to building or infrastructure**

**Damaged house, building or other structure**

## Landslide Features

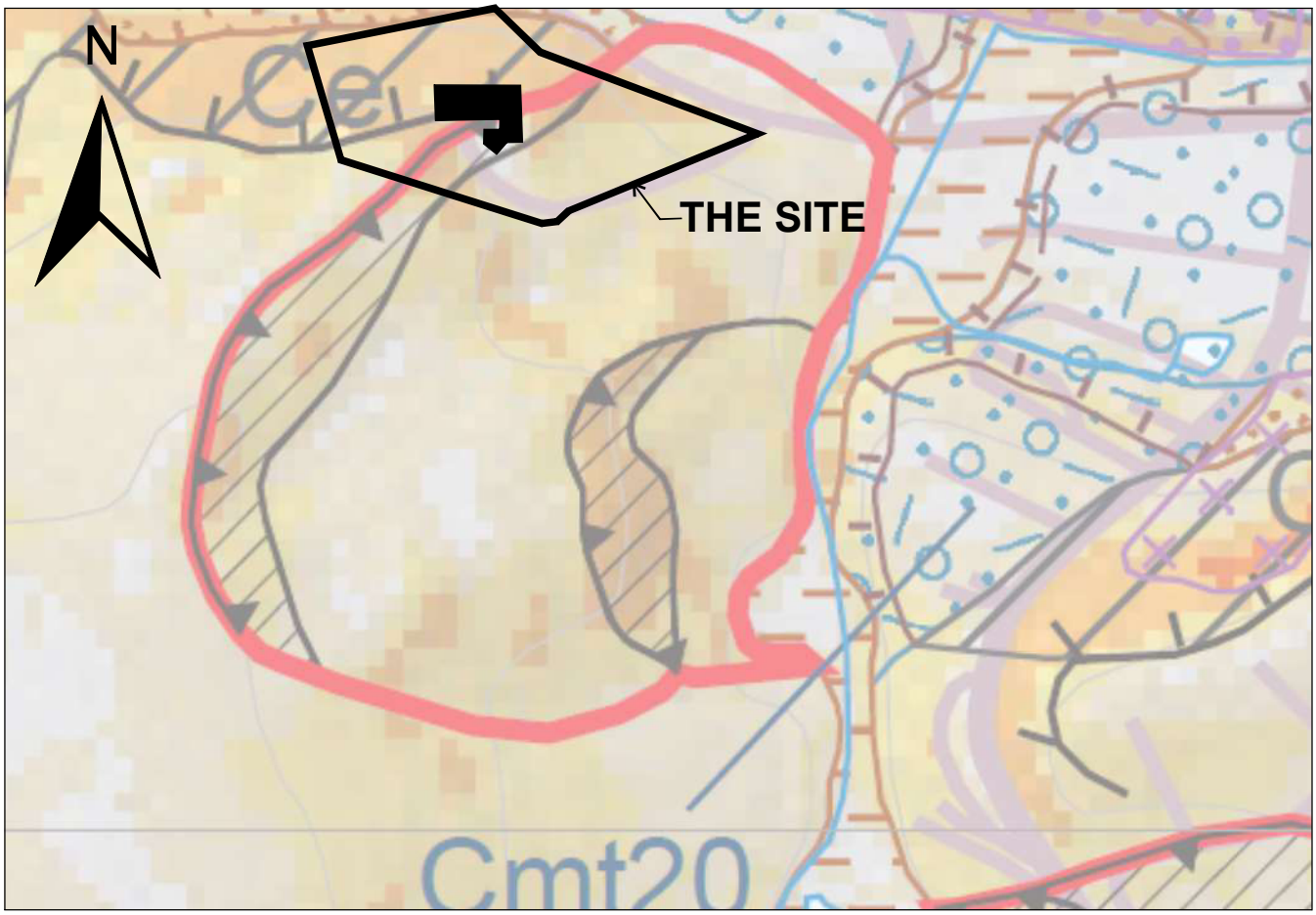
**Landslide, recent or active**

**Landslide, activity unknown**

**Possible landslide**

| | | | |
|---|---|---|---|
| 1061 | Recent or active earth or debris flow. | 1066 | Earth or debris flow, activity unknown. |
| 1062 | Recent or active rock or soil slide. | 1067 | Rock or soil slide, activity unknown |
| 1063 | Recent or active rock fall. | 1068 | Rock fall, activity unknown. |
| 1064 | Recent or active unclassified. | 1069 | Unclassified type, activity unknown. |
| 1065 | Possible landslide, activity not specified. | 1070 | Block or complex spread, activity unknown. |

| | | | |
|---|---|---|---|
| GEOTON Pty Ltd | | client: | THE SALVATION ARMY TAS |
| | | project: | 15 ADAIHI STREET ULVERSTONE |
| date | 27/01/2026 | drawn | MS |
| scale | As Shown | approved | TB |
| original size | A4 | rev | |
| title: | LANDSLIDE INVENTORY | | |
| project no: | GL25661A | figure no. | 1 |

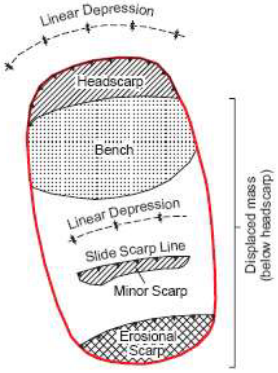



**Approximate Scale (m)**

0 100 200

**MAP EXTRACT FROM - MRT TASMANIAN LANDSLIDE MAP SERIES : ULVERSTONE - GEOMORPHOLOGY**

## Landslide Components




- Affected area of landslide
- Affected area of Possible Landslide
- Landslide shown as a point where too small for map's scale (eg. small earth and debris flows)

## Slope Categories

- 0-2 degrees
- 2-7 degrees
- 7-13 degrees
- 13-35 degrees
- 35-42 degrees
- >42 degrees

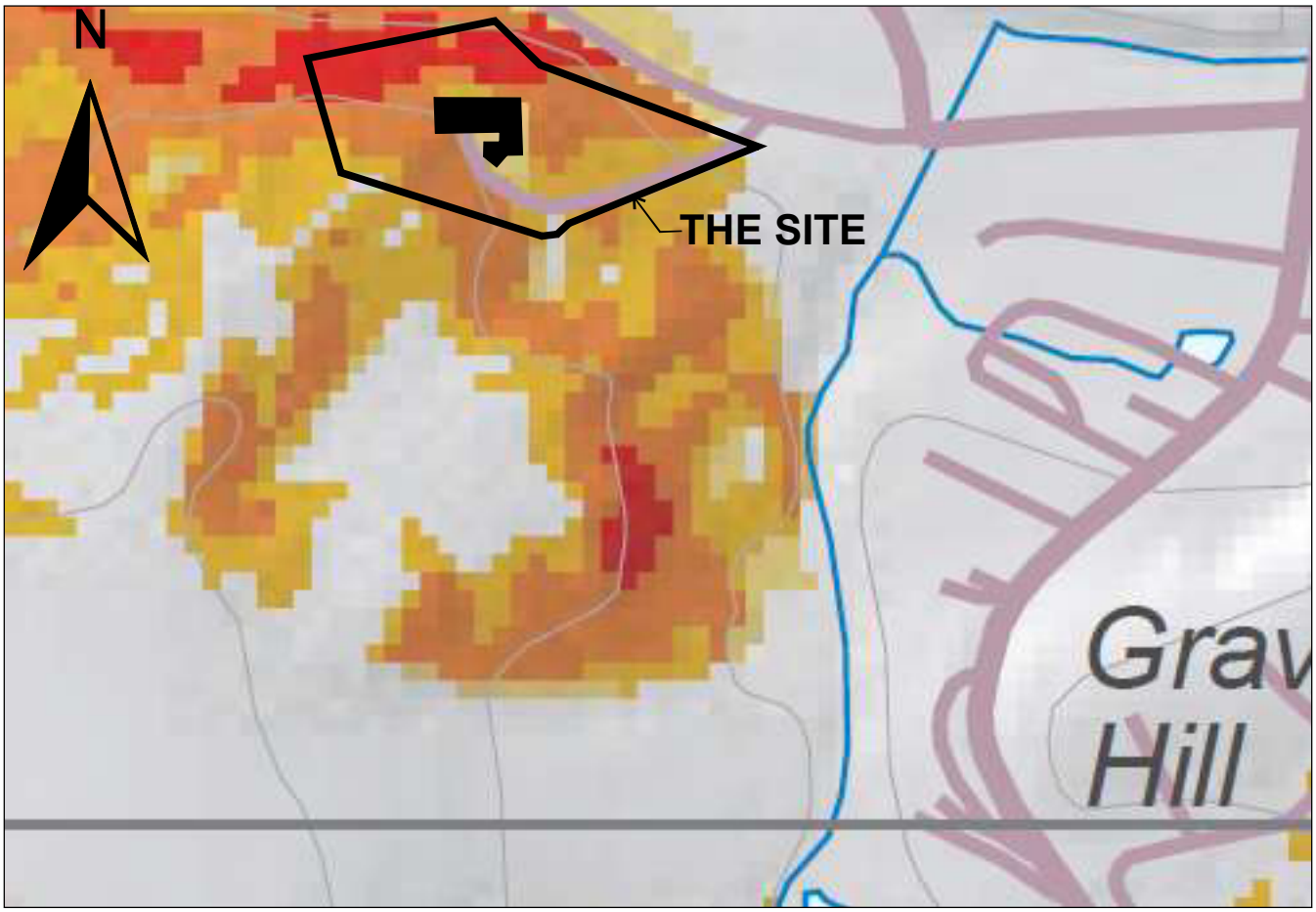
## Hill Country Units

Ce — **Abandoned coastal cliff**

## Linear Geomorphic Features

- **Major convex break in slope**
- **Minor or rounded convex break in slope**
- **Spring or seep (may be concealed under dam or fill)**

| | | | |
|---|---|---|---|
| GEOTON Pty Ltd | | client: | THE SALVATION ARMY TAS |
| | | project: | 15 ADAIHI STREET ULVERSTONE |
| date | 27/01/2026 | drawn | MS |
| scale | As Shown | approved | TB |
| original size | A4 | rev | |
| title: | GEOMORPHOLOGY | | |
| project no: | GL25661A | figure no. | 2 |




**Approximate Scale (m)**

0 100 200

**MAP EXTRACT FROM - MRT TASMANIAN LANDSLIDE MAP SERIES : ULVERSTONE - SHALLOW SLIDE AND FLOW SUSCEPTIBILITY**

## Susceptibility Zones

- **High susceptibility source area**
- **Moderate susceptibility source area**
- **Low susceptibility source area**
- **Flow runout area**

**Source area: An area of hillside with the potential to form a slope failure, identified largely on the basis of slope angle and geology**

**Runout area: An area down-slope of a source area where the moving earth, debris or rock can potentially travel**

## Shallow Slide or Flow Features

- **Shallow slide or flow affected area**
- **Shallow slide, recent or active**
- **Shallow slide, activity unknown**
- **Earth or debris flow, recent or active**
- **Earth or debris flow, activity unknown**
- **Unclassified shallow slides or flows**
- **Spring or seep - which have a known association with landslides in many cases**

| | | | |
|---|---|---|---|
| GEOTON Pty Ltd | | client: | THE SALVATION ARMY TAS |
| | | project: | 15 ADAIHI STREET ULVERSTONE |
| date | 27/01/2026 | drawn | MS |
| scale | As Shown | approved | TB |
| original size | A4 | rev | |
| title: | SHALLOW SLIDE AND FLOW SUSCEPTIBILITY | | |
| project no: | GL25661A | figure no. | 3 |


**Approximate Scale (m)**

0 100 200

**MAP EXTRACT FROM - MRT TASMANIAN LANDSLIDE MAP SERIES : ULVERSTONE - DEEP-SEATED LANDSLIDE SUSCEPTIBILITY**

## Susceptibility Zones for First Time Failure

- **Regression area**
- **Source area**
- **Runout area**

**Regression area: An area up-slope of a source area that could fail following a deep-seated landslide movement (a.k.a retrogression or set-back area)**

**Source area: An area of hillside with the potential to form a slope failure, identified largely on the basis of slope angle and geology**

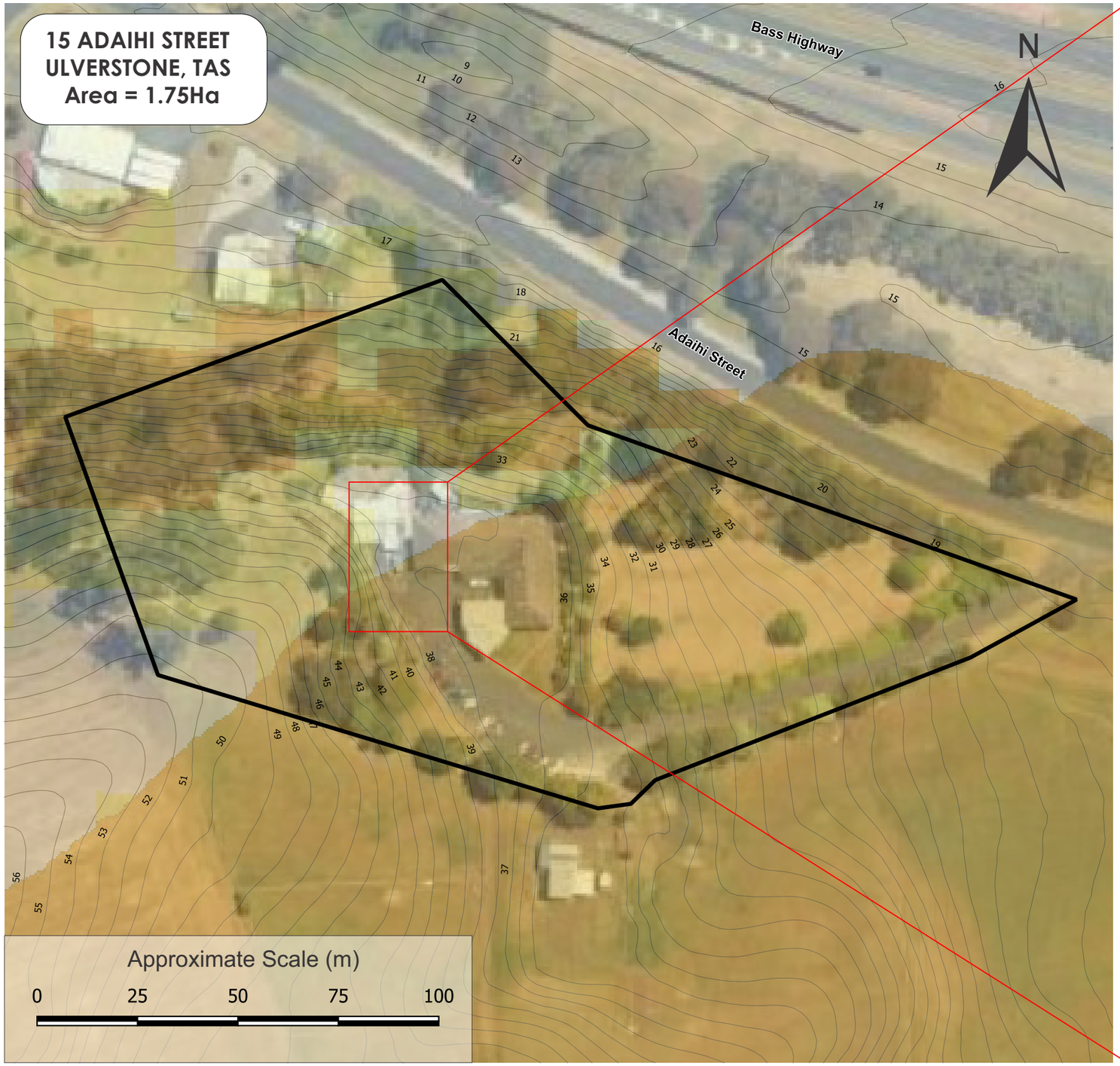
**Runout area: An area down-slope of a source area where the moving earth, debris or rock can potentially travel**

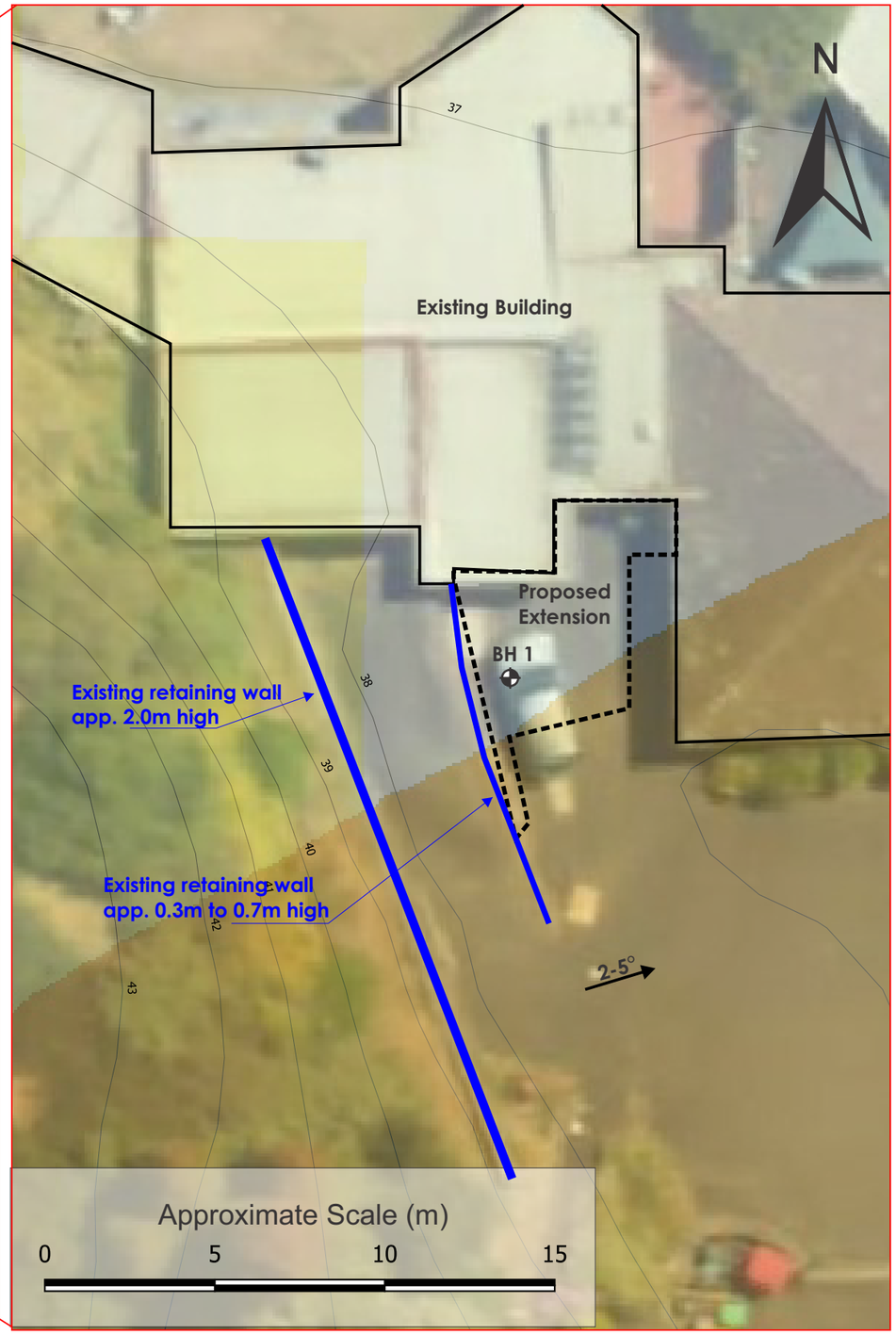
## Susceptibility Zones for Landslide Reactivation

- **Landslide, recent or active**
- **Landslide, activity unknown**
- **Possible landslide, activity unknown**
- **Spring or seep - which have a known association with landslides in many cases**

| | | | |
|---|---|---|---|
| GEOTON Pty Ltd | | client: | THE SALVATION ARMY TAS |
| | | project: | 15 ADAIHI STREET ULVERSTONE |
| date | 27/01/2026 | drawn | MS |
| scale | As Shown | approved | TB |
| original size | A4 | rev | |
| title: | DEEP-SEATED LANDSLIDE SUSCEPTIBILITY | | |
| project no: | GL25661A | figure no. | 4 |

**15 ADAIHI STREET**
**ULVERSTONE, TAS**
**Area = 1.75Ha**




## Legend

BH 1 — Approximate Borehole Location

5° — Approximate Slope angle in Degrees

Contour in Metres (LiDAR Derived)

Low Landslide Hazard Band (LIST)

Medium Landslide Hazard Band (LIST)

Cadastral Parcels

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| | | | |
|---|---|---|---|
| Date | 27/01/2026 | Drawn | RS |
| Scale | As Shown | Approved | TB |
| Original size | A3 | Rev | |

Client: THE SALVATION ARMY TAS

Project: 15 ADAIHI STREET ULVERSTONE

Title: SITE PLAN

Project no: GL25661A

Figure no. 5

# Appendix A

**Borehole Logs**

# ENGINEERING BOREHOLE LOG

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

Borehole no. BH 1
Sheet no. 1 of 1
Job no. GL25661A

Client : The Salvation Army Tas
Date : 21/01/2026
Project : Site Classification and Landslide Risk Assessment
Logged By : RS
Location : 15 Adaihi Street, Ulverstone

Drill model : Honey Badger
Easting:
Slope: -90°
RL Surface :
Hole diameter : 95mm
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 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | FILL - Silty SAND, fine to medium grained, grey/brown | D/ M | L | **FILL** |
| | | | | | 0.50 | | CL/ CI | Sandy CLAY - low to medium plasticity, grey/green, fine to medium grained sand | M | VSt | **NATURAL** w < PL V = Refusal (very stiff) |
| | | | | | 1.00 | | | Becoming pale brown/orange | | | V = Refusal (very stiff) |
| | | | | | 1.50 | | | | | | |
| | | | | | 2.00 | | | | | | w = PL |
| ADV | N | | | | 2.50 | | MH | Clayey SILT - high plasticity, pale brown/ orange | M | VSt | |
| | | | | | 3.00 | | | Becoming red/brown with fine angular sized gravel | M/ D | | w < PL PP = 320kPa - 340kPa |
| | | | | | 3.50 | | | | | | |
| | | | | | 4.00 | | CL/ CI | Sandy/Silty CLAY - low to medium plasticity grey, fine to medium grained sand | M | St/ VSt | |
| | | | | | 4.50 | | | with fine sized gravel, decreasing in plasticity | M/ D | | |
| | | | | | 5.00 | | | Borehole BH1 terminated @ 5.0m | | | |

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# **Soil Description** Explanation Sheet (1of 2)

### DEFINITION

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

### CLASSIFICATION SYMBOL AND SOIL NAME

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

### PARTICLE SIZE DEFINITIONS

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

### MOISTURE CONDITION

**Coarse Grained Soils**

**Dry** Non-cohesive and free running.

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

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

**Fine Grained Soils**

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

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

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

**Wet, near Liquid Limit - w ≈ LL**

**Wet, wet of Liquid Limit - w > LL**

### CONSISTENCY TERMS FOR COHESIVE SOILS

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

### RELATIVE DENSITY OF NON-COHESIVE SOILS

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

### DESCRIPTIVE TERMS FOR ACCESSORY SOIL COMPONENTS

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

### SOIL STRUCTURE

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

### GEOLOGICAL ORIGIN

### WEATHERED IN PLACE SOILS

| | |
|---|---|
| Extremely Weathered material | Material is weathered to such an extent that it has soil properties. Structure and/or fabric of parent rock material retained and visible. |
| Residual soil | Structure and/or fabric of parent rock material not retained and visible. |

### TRANSPORTED SOILS

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

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# **Soil Description** Explanation Sheet (2 of 2)

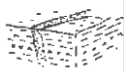
**SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION**

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

● LL – Liquid Limit.

**COMMON DEFECTS IN SOILS**

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

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

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# **Investigation Log** Explanation Sheet

## METHOD – BOREHOLE

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

* Bit shown by suffix e.g. ADT

## METHOD – EXCAVATION

| TERM | Description |
|---|---|
| N | Natural exposure |
| X | Existing excavation |
| H | Backhoe bucket |
| B | Bulldozer blade |
| R | Ripper |
| E | Excavator |
| HT | Hand Tools |

## SUPPORT

| TERM | Description |
|---|---|
| M | Mud |
| N | Nil |
| C | Casing |
| S | Shoring |

## PENETRATION

| 1 | 2 | 3 | 4 | |
|---|---|---|---|---|
| | | | | No resistance ranging to Refusal |

## WATER

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

## NOTES, SAMPLES, TESTS

| TERM | Description |
|---|---|
| $U_{50}$ | Undisturbed sample 50 mm diameter |
| $U_{63}$ | Undisturbed sample 63 mm diameter |
| $U_{81}$ | Undisturbed sample 81 mm diameter |
| D | Disturbed sample |
| N | Standard Penetration Test (SPT) |
| N* | SPT – sample recovered |
| $N_C$ | SPT with solid cone |
| V | Vane Shear |
| PP | Pocket Penetrometer |
| P | Pressumeter |
| $B_S$ | Bulk sample |
| E | Environmental Sample |
| R | Refusal – Material cannot be penetrated |
| DCP | Dynamic Cone Penetrometer (blows/100mm) |
| PL | Plastic Limit |
| LL | Liquid Limit |
| LS | Linear Shrinkage |

## CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

## MOISTURE

| TERM | Description |
|---|---|
| D | Dry |
| M | Moist |
| W | Wet |

## CONSISTENCY/DENSITY INDEX

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

# Appendix B

**Qualitative Terminology for Use in Assessing Risk to Property**

# QUALITATIVE TERMINOLOGY FOR USE IN ASSESSING RISK TO PROPERTY

## *QUALITATIVE MEASURES OF LIKELIHOOD*

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

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

## *QUALITATIVE MEASURES OF CONSEQUENCES TO PROPERTY*

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

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

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

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

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

## *QUALITATIVE RISK ANALYSIS MATRIX – LEVEL OF RISK TO PROPERTY*

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

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

## *RISK LEVEL IMPLICATIONS*

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

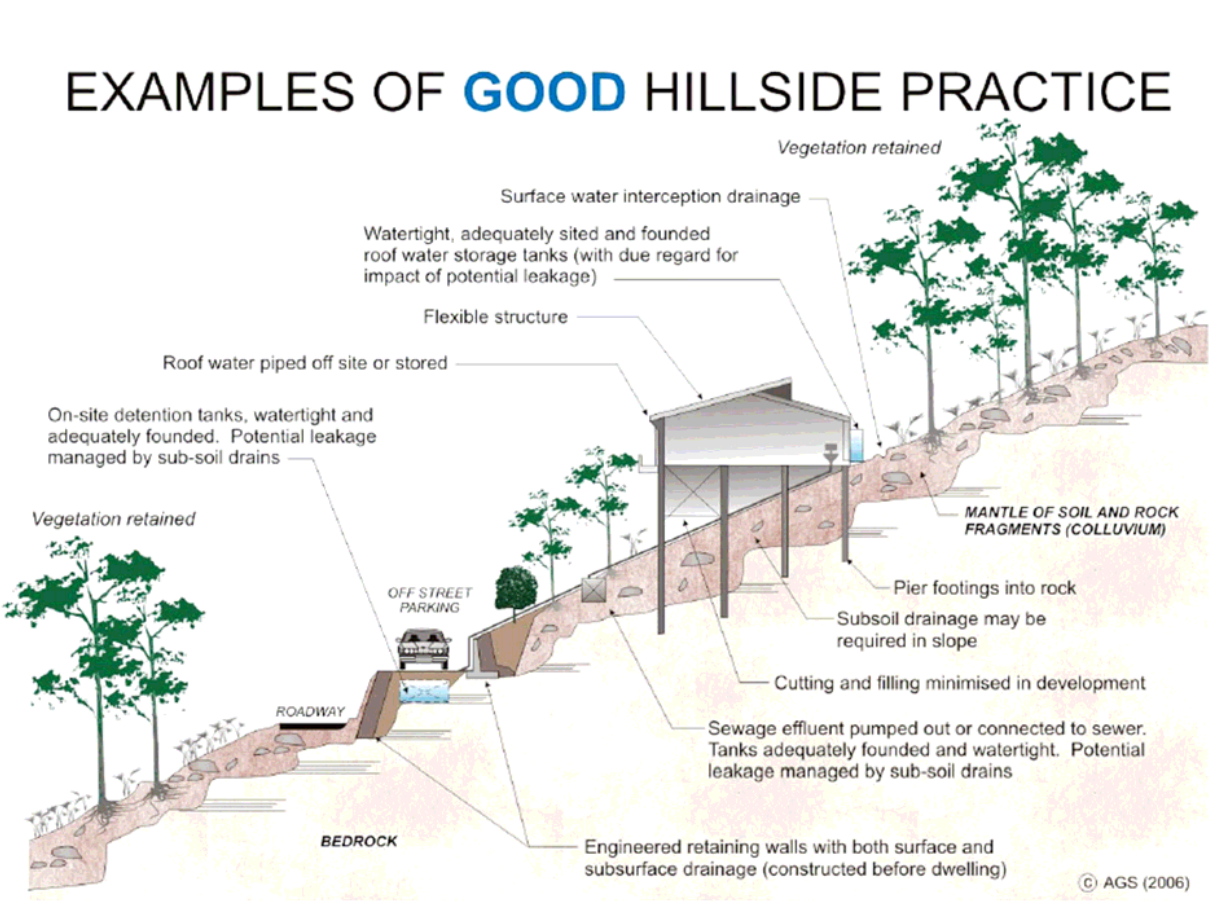
**Note:** (7) The implications for a particular situation are to be determined by all parties to the risk assessment and may depend on the nature of the property at risk; these are only given as a general guide

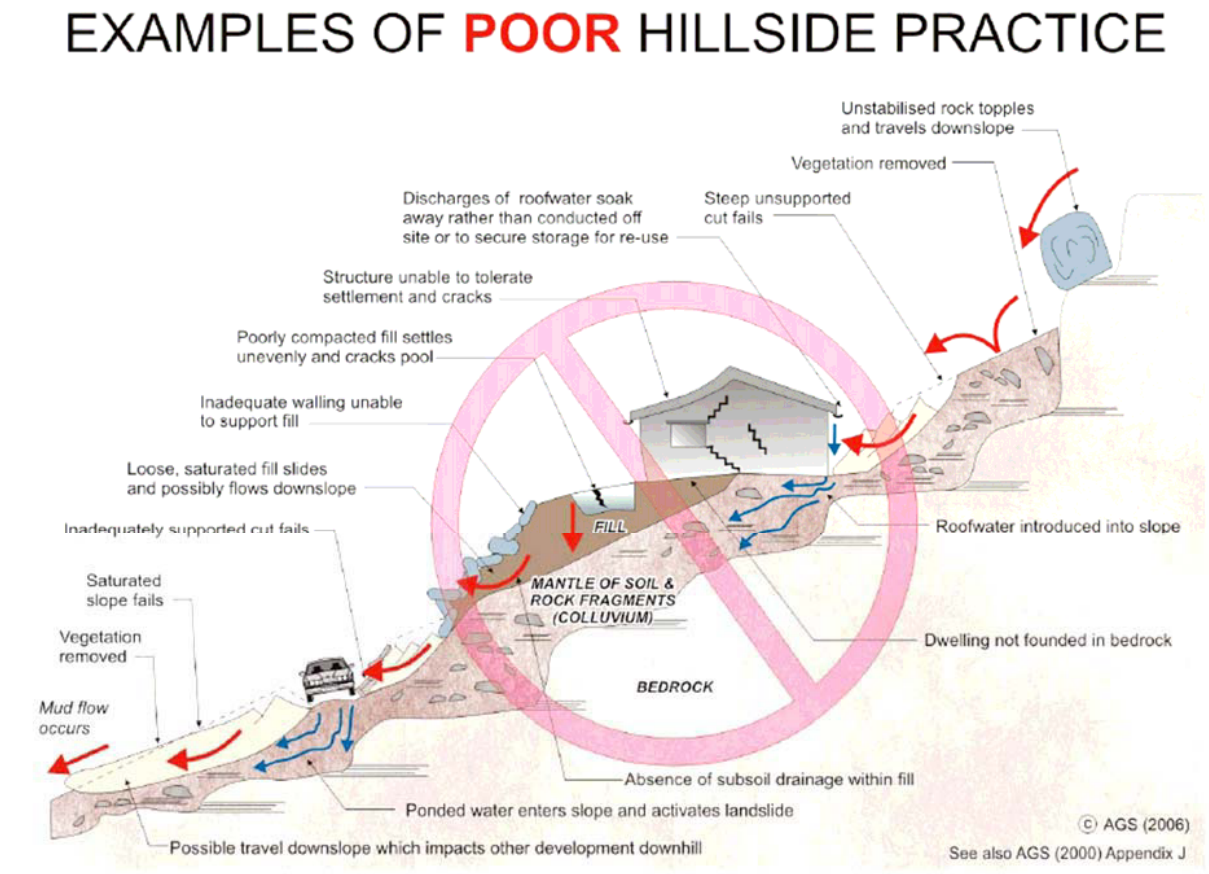
# Appendix C

**Some Guidelines for Hillside Construction**

## APPENDIX - SOME GUIDELINES FOR HILLSIDE CONSTRUCTION

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


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


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

# Appendix D

**Certificate Forms**

GEOTON Pty Ltd
Geotechnical Consultants

# Engineering Certificate

| | | | |
|---|---|---|---|
| To: | The Salvation Army Tas | | *Owner /Agent* |
| | 115 Central Ave | | *Address* |
| | Derwent Park Tas | 7009 | *Suburb/postcode* |

## Certifier details:

| | | | |
|---|---|---|---|
| From: | Geoton Pty Ltd | | |
| Address: | PO Box 522 | Phone No: | (03) 6326 5001 |
| | Prospect, Tas 7250 | Fax No: | |
| Accreditation No: *(if applicable)* | CC6220 P | Email address: | tbarriera@geoton.com.au |

| | | |
|---|---|---|
| Or qualifications and Insurance details: | Tony Barriera – BEng, MSc, CPEng, NER – IEAust 471929 Civil, Geotechnical Certain Underwriters at Lloyd's- ENG 21 000330 | *(description from Column 4 of the Director of Building Control's determination)* |
| Speciality area of expertise: | Geotechnical Engineering Landslide Risk Assessments | *(description from Column 5 of the Director of Building Control's determination)* |

## Details of work:

| | | | |
|---|---|---|---|
| Address: | 15 Adaihi Street | Lot No: | 1 |
| | Ulverstone TAS 7315 | Certificate of title No: | 143724/1 |
| The work related to this certificate: | Landslide Risk Assessment | *(description of the work or part work being certified )* | |

## Certificate details:

| | | |
|---|---|---|
| Certificate type: | Geotechnical | *(description from Column 2 of the Director of Building Control's determination)* |

In issuing this certificate the following matters are relevant –

| | |
|---|---|
| Documents: | Geoton Pty Ltd, Report Reference No. GL25661A, dated 27/01/2026. |
| Relevant calculations: | Refer to report |
| References: | Australian Geomechanics Society – Practice Note Guidelines for Landslide Risk Management, 2007 |

GEOTON Pty Ltd
Geotechnical Consultants

*Substance of Certificate:*

Findings and recommendations of report (Report Reference No. GL25661Ab).

From the Tasmanian Planning Scheme (TPS) the site is partially mapped within a Low and Medium Landslide Hazard Band. As such, a landslide risk assessment is required to determine if a tolerable risk can be achieved and maintained for the type, scale and intended life of use of the development.

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

Therefore, provided the development of the site is in accordance with the recommendations within our report, then we consider that a tolerable level of risk can be achieved for the development of the site in accordance with section C15.6.1 (Building and works within a landslip hazard area) and with Section C15.5.1 (Use within a landslip hazard area) of the Landslide Hazard Code of the TPS – Ulverstone. That is, the level of likely risk from exposure to the natural hazard (landslide) is considered to be tolerable for the proposed development.

*Scope or Limitations*

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

The site is within an area of inherent doubtful slope stability and landslides are a natural ongoing geological process. There will be always some level of landslide risk within an area of inherent doubtful slope stability. The recommendations of the report are provided to maintain, improve and possibly reduce the risk of landslides on the site and lands in the locality.

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

**I certify the matters described in this certificate.**

| | *Signed:* | *Date:* | *Certificate No.* |
|---|---|---|---|
| Certifier: |  | **27/01/2026** | **GL25661Ab** |

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

**Section 321**

Form **55**

To: The Salvation Army Tas *Owner /Agent*
115 Central Ave *Address*
Derwent Park Tas 7009 *Suburb/postcode*

## Qualified person details:

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

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

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

## Details of work:

Address: 15 Adaihi Street Lot No: 1
Ulverstone Tas 7315 Certificate of title No: 143724/1

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: ☒

In issuing this certificate the following matters are relevant –

| | |
|---|---|
| Documents: | Geoton Pty Ltd, Report Reference No. GL25661Ab, dated 27/01/2026 |
| Relevant calculations: | Refer to report |
| References: | AS 2870 – 2011 Residential Slabs and Footings Construction<br>AS 4055 – 2021 Wind Loads for Housing<br>CSIRO Building Technical File 18 |

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

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

*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: |  | GL25661Ab | 27/01/2026 |

**Environmental Service and Design Pty Ltd**
**ABN** 97 107 517 144 **ACN** 107 517 144

**Office**
74 Minna Road
Heybridge TAS 7316
Phone: (03) 6431 2999
www.esandd.com.au

**Postal**
PO Box 231
Wynyard TAS 7325

# BUSHFIRE HAZARD REPORT- Version 2

## Client – Salvation Army Bridge Center

## Proposed Extension

## 15 Adaihi Street

## ULVERSTONE TAS

Author – Bruce Harpley

BFP-140

5 February 2026

## Scope of Assessors Accreditation

**Bruce Harpley** (**BFP-140)** is Provisional accredited by the Chief Officer of the Tasmania Fire Service under Section 60B of the *Fire Service Act 1979 for scope of works:*
***1.*** *Certify a Bushfire Hazard Management Plan for the purposes of the Building Act 2016*
***2.*** *Certify an Exemption from a Bushfire Hazard Management Plan for the purposes of the Building Act 2016 or the Land Use Planning and Approvals Act 1993*
***3A.*** *Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for Vulnerable Uses and Hazardous Uses for the purposes of the Land Use Planning and Approvals Act 1993.*
***3B.*** *Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for small subdivisions for the purposes of the Land Use Planning and Approvals Act 1993.*

Works performed by **Bruce Harpley** (**BFP-140**) that require Tasmania Fire Service endorsement:
***4.*** *Certify an Emergency Management Strategy or Bushfire Emergency Plan*

**Disclaimer**

This document has been prepared for the sole use of the client and for a specific purpose, as expressly stated in the document. *Environmental Services and Design Pty Ltd* undertakes no duty nor accepts any responsibility to any third party not being the intended recipient of this document. The information contained in this document has been carefully compiled based on the clients' requirements and *Environmental Services and Design Pty Ltd's* experience, having regard to the assumptions that *Environmental Services and Design Pty Ltd* can reasonably be expected to make in accordance with sound professional principles. *Environmental Services and Design Pty Ltd* may also have relied on information provided by the client and/or other external parties to prepare this document, some of which may not have been verified. Subject to the above conditions, *Environmental Services and Design Pty Ltd* recommends this document should only be transmitted, reproduced or disseminated in its entirety.

Bushfires in Tasmania are an unpredictable natural phenomenon and preparing a Bushfire Hazard Management Plan increases your chances of defending your property and assists in the protection the people whom frequent it. This Fire Hazard Management Plan in no way guarantees immunity from a bushfire in or around your property or the effects thereof.

Any measures implemented based on the advice from *Environmental Services and Design Pty Ltd,* is offered as potential methods of reducing your properties risk of fire damage only and is not to be relied upon as a total solution. It in no way guarantees that any or all buildings on site will survive the effects of a bushfire nor does it guarantee the safety and security of any individuals whom frequent the property.

In the event that any advice or other services rendered by *Environmental Services and Design Pty Ltd* constitutes a supply of services to a consumer under the Trade Practices Act 1974 (as amended), then *Environmental Services and Design Pty Ltd*'s liability for any breach of any conditions or warranties implied under the Act shall not be excluded but will be limited to the cost of having the advice or services supplied again.

Nothing in this Disclaimer affects any rights or remedies to which you may be entitled under the Trade Practices Act 1974 (as amended). Each paragraph of this disclaimer shall be deemed to be separate and severable from each other. If any paragraph is found to be illegal, prohibited or unenforceable, then this shall not invalidate any other paragraphs.

## Re-Certification – Ability to Re-Evaluate

If in the event that the landowner requests a re-assessment of this plan due to a reduced or eliminated bushfire risk in the future; an Accredited Bushfire Assessor can over-ride any or all of the requirements or provisions of this plan. This provision serves to formally expunge any Part 5 Agreement with a Council Planning Authority (if placed on a Title as a condition of Permit) or to reduce the construction standards required under *AS3959 Construction of Buildings in Bushfire Prone Areas* (as amended) if the bushfire risk is reduced to **BAL – LOW** or a threat no longer exists.

# Contents

# 1. Introduction

Environmental Services and Design Pty Ltd have been engaged to complete a bushfire hazard management assessment for a proposed extension to the existing building.

The extension forms a dedicated entry foyer for the Salvation Army Bridge Center with a total area of 41.33m$^2$ including the external covered seating area. The Bridge Center provides facilitated group work (Day and Residential Programs), residential program, stay connected – after-care, a family engagement program and alcohol and other drug (AOD) counselling and interventions.

The proposed extension is situated within the existing building footprint and does not bring the building closer to classified vegetation.

The building is classed as a vulnerable use and an assessment under the Central Coast Planning Scheme Code C13 is required.

The purpose of this report is to document the assessment, bushfire attack level and any associated hazard management areas under the Tasmanian Building Regulations 2016, Code C13, the Directors Determination – Bushfire Hazard Areas and AS3959-2018.

The proposal is assessed as an insufficient increase. In reference to Code C13 clause C13.4.1(a) having regard to all applicable standards in this code, there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures.

With respect to Code C13 clause C13.5.1 tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the vulnerable use and the bushfire hazard. Relevant mitigation measures are noted as:

- an existing reticulated firefighting water supply internal fire hydrant complies with the requirements of clause 13.4,
- The lot has an existing sealed access with adequate turning area for emergency vehicles measuring 40m x 10m and 11m x 10m which complies with Table C13.2.

The proposal is exempt from Code C13 under clause C13.4.1(a) and is therefore exempt from the requirements of clause C13.5.1.

# 2. Site Description

## 2.1 Property Details

| | |
|---|---|
| Property Address | 15 Adaihi Street Ulverstone |
| Certificate of Title | 143724/1 PID 2621230 |
| Type of Application | Proposed extension |
| Area | 1.76ha |
| Zoning | General Residential |
| Surrounding Zoning | General Residential – south, east and west<br>Utilities – North and east |
| Planning Scheme | Tasmanian Planning Scheme – Central Coast |
| Existing land Use | Residential |
| Proposed land use | Residential |


### 2.2 Surrounding Land Use

Surrounding land use consists of established general residential uses to the northwest, large vacant residential lots to the southeast and southwest and Bass Highway to the northeast and northwest.

## 3. Proposed Development

The proposed extension consists of a dedicated entry foyer and covered seating area joined to the southwest portion of the existing building.

The extension consists of brick, colourbond steel and cement sheeting. The location of the extension is shown on figure 3.1 below.

*Site plan prepared by Starbox Architecture Project number 251003 drawing number A01 dated 2/12/2025 is at appendix A.*

Figure 3.1 – Area of proposed entrance and foyer

# 4. Bushfire Hazard Assessment

A site assessment was carried out on 4 February 2026 and assessment report was conducted on 5 February 2025.

## 4.1. Vegetation & Effective Slope

Vegetation and relevant effective slopes within 100m of the proposed building work should be inspected and classified in accordance with AS 3959-2018.

**N** – Low threat internal gardens for 26m then grassland for 27m and low threat residential to 100m,
**S** – Low threat internal gardens and access for 28m then grassland to 100m,
**E** – Low threat internal gardens for 60m then woodland to 82m then low threat (Bass Highway) to 100m,
**W** – Low threat internal gardens to 18m then woodland for 31m then grassland 100m.

Vegetation to the north consists of a windbreak and gardens with grassland and residential properties north of the windbreak.

Distances are illustrated on Image 4.1.5 - Site Analysis.

## 4.2. Slope

Slope under the assessed vegetation was measured at:
**N** – 15-20$^0$ downslope,
**S** – 5-10$^0$ downslope,
**E** – 10-15$^0$ downslope, and
**W** – 5-10$^0$ downslope.

Based on the bushfire risk assessed from the elevations of the existing building the overall assessment is a BAL rating of 29 due to the downslope woodland vegetation to the northwest.

Assessing the bushfire risk from the proposed extension and accounting for the shielding provided to the north, east and west by the existing building, the BAL rating is assessed as:

| | |
|---|---|
| North – grassland at 32m | BAL 12.5 |
| South – grassland at 43m | BAL 12.5 |
| East – grassland at 63-100m | BAL low |
| West and northwest – woodland at 40m | BAL 12.5 |

Image 4.1.1- East/Northeast – low threat gardens and roadways


Image 4.1.2 – South - Grassland on adjacent property

Image 4.1.3 – West – up slope above building low threat gardens with woodland behind

Image 4.1.4 – North – view from Adaihi Street looking back to grassland, windbreak and residential

Image 4.1.5 – Site analysis

## 5. Bushfire Protection Measures

Hazard management area

- It is recommended that the whole lot continues to be maintained in a minimum fuel condition with regular maintenance carried out September through to March.
- Based on the existing vegetation and slopes the recommended hazard management area, from the existing building is a minimum of:
    - North – 25m,
    - South – 19m,
    - East – 22m, and
    - West/Northwest – 32m

Water Supply and Property Access

- The lot has an existing compliant sealed access with adequate turning areas for emergency vehicles measuring 40m x 10m and 11m x 10m.
- Access is less than 200m to the existing hydrant and passing bays are not required.
- There is an existing reticulated water supply for firefighting within a 120m hose lay of the furthest portion of the building and there are no specific design and construction requirements.
- There is an existing internal fire hydrant located south of the existing building and greater than 6m from the proposed extension. The existing hydrant is within a 120m hose lay of the furthest portion of the existing building and proposed extension being protected.
- Existing access and water supply comply with the requirements of Code C13 Tables C13.2 and C13.4

There would be no additional requirements if a Bushfire Hazard Management Plan had been required.

Image 5.1.1- Existing internal hydrant

## 6. Risk Assessment

The following has been considered to support the assessment of an insufficient increase in risk.

Existing state

- The site accommodates an existing vulnerable use (Alcohol and other Drugs rehabilitation) with up to 12 clients and 10 staff during the day and 1-2 staff after hours.
- Occupants include staff and clients who are able bodied and capable of following instructions in an emergency,
- The site has a current evacuation plan and emergency plan dated 30/07/2024
    - Assembly area is designated at the car park,
    - Emergency drills are conducted annually with Tasmania Fire Service.
- The main bushfire attack mechanism of concern is ember attack. It is likely that the existing building on the site is vulnerable to ember attack already.
- The building could also be exposed to radiant heat from fire in woodland fuels to the northwest. The woodland results in an existing risk of radiant heat between 19 and 29kW/m$^2$ (AS3959-2018 Table 3.1).
- The existing internal hydrant is located south of the existing building and extension with a hose lay of 82m to the south and east and 102m to the north and east to the northeast corner of the building.

Proposed future state.

- The proposed extension is shielded from the assessed vegetation on three sides to the north, east and west and 43m to grassland to the south.
- The entrance and foyer does not alter the occupancy characteristics of the site.
- The extension will not decrease the separation of the existing building footprint to any of the existing assessed vegetation.
- The extension will not alter the existing risk of ember attack or radiant heat from the surrounding vegetation of 19 and 29kW/$m^2$ (AS3959-2018 Table 3.1).
- The works will not increase the hose lay distance to the existing internal hydrant.
- Access for firefighting appliances is a sealed compliant access, and the new works will not constrain firefighters' access to the site or building.
- The proposed non-combustible colorbond roofing, fibre cement sheet and brick and steel construction will perform adequately when exposed to radiant heat from burning vegetation in this context.

## 7. Conclusion

After considering the existing risk factors and the proposed new construction, the proposed works will not result in a significant increase in risk to life or property.

The proposal is exempt from the requirement of Code C13 – Bushfire-Prone Areas Code and the Directors Determination – Bushfire Hazard Areas.

Having regard to the objective of all applicable standards in Code C13*, the proposal is exempt under Code C13.4.1(a) as* there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures.

The proposal is exempt from Code C13 under clause C13.4.1(a) and is therefore exempt from the requirements of clause C13.5.1.

# APPENDIX A – SITE PLAN

01 SITE LOCATION PLAN


02 SITE PLAN

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Starbox Architecture** | **General Notes** | **Rev.** | **Description** | **Issued** | **Chk** | **Date** | **Project Title** | **Sheet Name** | **Status** | **Drawing Number** | **Rev.** |
| www.starbox.net.au | | | | | | | 15 Adaihi Street Ulverstone TAS 7315 | SITE PLAN | Development Approval | A01 | DA1 |
| | | | | | | | **Client** | | **Project Number** | **Sheet Size:** | **Plot Date** |
| | | | | | | | SALVATION ARMY | | 251003 | A1 | 2/12/2025 |

# BUSHFIRE-PRONE AREAS CODE

# CERTIFICATE[1] UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

## 1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

| | |
|---|---|
| **Street address:** | 15 Adaihi Street Ulverstone TAS 7315 |
| **Certificate of Title / PID:** | CT143724/1 PID 2621230 |

## 2. Proposed Use or Development

| | |
|---|---|
| **Description of proposed Use and Development:** | Extension – Entrance and Foyer – Vulnerable Use |
| **Applicable Planning Scheme:** | Tasmanian Planning Scheme – Central Coast |

## 3. Documents relied upon

This certificate relates to the following documents:

| Title | Author | Date | Version |
|---|---|---|---|
| 15 Adaihi Street Ulverstone (251003) | Starbox Architecture | 2/12/2025 | DA1 |
| | | | |
| | | | |
| | | | |

[1] This document is the approved form of certification for this purpose and must not be altered from its original form.

## 4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

| ☒ | **E1.4 / C13.4 – Use or development exempt from this Code** | |
|---|---|---|
| | **Compliance test** | **Compliance Requirement** |
| ☒ | E1.4(a) / C13.4.1(a) | Insufficient increase in risk |

| ☐ | **E1.5.1 / C13.5.1 – Vulnerable Uses** | |
|---|---|---|
| | **Acceptable Solution** | **Compliance Requirement** |
| ☐ | E1.5.1 P1 / C13.5.1 P1 | ***Planning authority discretion required. A proposal cannot be certified as compliant with P1.*** |
| ☐ | E1.5.1 A2 / C13.5.1 A2 | Emergency management strategy |
| ☐ | E1.5.1 A3 / C13.5.1 A2 | Bushfire hazard management plan |

| ☐ | **E1.5.2 / C13.5.2 – Hazardous Uses** | |
|---|---|---|
| | **Acceptable Solution** | **Compliance Requirement** |
| ☐ | E1.5.2 P1 / C13.5.2 P1 | ***Planning authority discretion required. A proposal cannot be certified as compliant with P1.*** |
| ☐ | E1.5.2 A2 / C13.5.2 A2 | Emergency management strategy |
| ☐ | E1.5.2 A3 / C13.5.2 A3 | Bushfire hazard management plan |

| ☐ | **E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas** | |
|---|---|---|
| | **Acceptable Solution** | **Compliance Requirement** |
| ☐ | E1.6.1 P1 / C13.6.1 P1 | ***Planning authority discretion required. A proposal cannot be certified as compliant with P1.*** |
| ☐ | E1.6.1 A1 (a) / C13.6.1 A1(a) | Insufficient increase in risk |
| ☐ | E1.6.1 A1 (b) / C13.6.1 A1(b) | Provides BAL-19 for all lots (including any lot designated as 'balance') |
| ☐ | E1.6.1 A1(c) / C13.6.1 A1(c) | Consent for Part 5 Agreement |

| ☐ | **E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access** | |
|---|---|---|
| | **Acceptable Solution** | **Compliance Requirement** |
| ☐ | E1.6.2 P1 / C13.6.2 P1 | ***Planning authority discretion required. A proposal cannot be certified as compliant with P1.*** |
| ☐ | E1.6.2 A1 (a) / C13.6.2 A1 (a) | Insufficient increase in risk |
| ☐ | E1.6.2 A1 (b) / C13.6.2 A1 (b) | Access complies with relevant Tables |

| ☐ | **E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for firefighting purposes** | |
|---|---|---|
| | **Acceptable Solution** | **Compliance Requirement** |
| ☐ | E1.6.3 A1 (a) / C13.6.3 A1 (a) | Insufficient increase in risk |
| ☐ | E1.6.3 A1 (b) / C13.6.3 A1 (b) | Reticulated water supply complies with relevant Table |
| ☐ | E1.6.3 A1 (c) / C13.6.3 A1 (c) | Water supply consistent with the objective |
| ☐ | E1.6.3 A2 (a) / C13.6.3 A2 (a) | Insufficient increase in risk |
| ☐ | E1.6.3 A2 (b) / C13.6.3 A2 (b) | Static water supply complies with relevant Table |
| ☐ | E1.6.3 A2 (c) / C13.6.3 A2 (c) | Static water supply consistent with the objective |

## 5. Bushfire Hazard Practitioner

| | | | |
|---|---|---|---|
| **Name:** | Bruce Harpley | **Phone No:** | 0429 355 259 |
| **Postal Address:** | PO Box 651<br>BURNIE TAS 7320 | **Email Address:** | bharpley@esandd.com.au |
| **Accreditation No:** | BFP – 140 | **Scope:** | 1, 2, 3a and 3b |

## 6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

**Signed:**
*certifier*

**Name:** Bruce Harpley **Date:** 10/02/2026

**Certificate Number:** 001/10080

(for Practitioner Use only)

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

**Section 321**

Form **55**

To: Salvation Army Bridge Center *Owner /Agent*

15 Adaihi Street *Address*

ULVERSTONE TAS 7315 *Suburb/postcode*

## Qualified person details:

Qualified person: Bruce Harpley

Address: 74 Minna Road

HEYBRIDGE TAS 7316

Phone No: 6431 2999

Fax No:

Licence No: N/A

Email address: bfp@fire.tas.gov.au

Qualifications and Insurance details: Accredited to report on bushfire hazards under the Fire Service Act 1979. Procover 10090040 *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items*

Speciality area of expertise: Analysis of hazards in bushfire-prone areas *(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

## Details of work:

Address: 15 Adaihi Street

ULVERSTONE TAS 7315

Lot No: 1

Certificate of title No: 143724

The assessable item related to this certificate: Bushfire hazard report for proposed extension (Entrance and Foyer).

*(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: Bushfire Hazard Report *(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: X

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents: Bushfire Hazard Report 10 February 2026

Relevant calculations: AS3959-2018 – Method 1 BAL assessment

References: Directors Determination – Bushfire Hazard Areas and AS3959-2018

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

1. The assessed Bushfire Attack Level (BAL) is **EXEMPT**.
2. The proposed building work – if constructed in accordance with the plans provided– will comply with the deemed-to-satisfy requirements of the *Director's Determination – Bushfire Hazard Areas as exempt.*

*Scope and/or Limitations*

The scope of this certification is limited to compliance with the requirements of the *Director's Determination – Bushfire Hazard Areas v1.1.*
2. This certification may only be used for compliance purposes for 6 years from the date of certification.
3. The effectiveness of the measures prescribed in the bushfire hazard report are dependent on their correct implementation and maintenance for the life of the development.
4. There is no guarantee that the building work will survive every bushfire event.

**I certify the matters described in this certificate.**

| | *Signed:* | *Certificate No:* | *Date:* |
|---|---|---|---|
| Qualified person: |  | 01/10080 | 10/2/2026 |