
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2026056**

Location: **485 Central Castra Road, Castra**

Proposal: **Resource Development – demolition of
3 sheds and construction of Managers
Residence - single dwelling**

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 22 April 2026

Date of Notification: **4 April 2026**

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: 10/03/2026
Application No: DA2026056
Doc ID: 546965

Office use only:

Zone:

Permit Pathway – NPR/Permitted/Discretionary

Use or Development Site:

Site Address

485 CENTRAL CASTRA ROAD CASTRA.

Certificate of
Title Reference

24146 FOLIO 1

Land Area

45.60 HA

Heritage Listed Property

NO

YES

Applicant(s)

First Name(s)

ADAM CORNELIS

Surname(s)

WEEEA

Company name
(if applicable)

WEEEA DRAFTING & BUILDING

Contact No:

0427 333 129

Postal Address:

95 QUEEN STREET WEST ULVERSTONE.

Email address:

ADMIN @ WEEEA DRAFTING . COM . 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)

FRASER

Middle Names(s)

ANTHONY

Surname(s)

DUFF

Company name (if applicable)

Postal Address:

FRASER - DUFF @ PASSMORE DUFF . COM

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

PRIVATE DWELLING

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).

REMOVAL OF THREE DILAPIDATED SHEDS

NEW CLASS (100) DWELLING.

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

\$ 500 Estimate/ Actual

Total floor area of the development 665 m²

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I DAVID WEAVER, 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

Date 09/03/26

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 ADAM WOOD
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  Date 09/03/20

Office Use Only	
Planning Permit Fee	\$
Public Notice Fee	\$
Permit Amendment / Extension Fee	\$
No Permit Required Assessment Fee	\$
TOTAL	\$
Validity Date	

SEARCH OF TORRENS TITLE

VOLUME 243146	FOLIO 1
EDITION 2	DATE OF ISSUE 29-Nov-2001

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 26/03/2026
Application No: DA2026056
Doc ID: 548100

SEARCH DATE : 04-Mar-2026

SEARCH TIME : 12.04 pm

DESCRIPTION OF LAND

Parish of CASTRA, Land District of DEVON
Lot 1 on Plan [243146](#)
Derivation : Whole of Lot 39257 Gtd. to D.R. Sims
Prior CT [4045/58](#)

SCHEDULE 1

[C338257](#) ASSENT to KENNETH DONALD SIMS Registered 29-Nov-2001
at 12.02 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

- N114296 PRIORITY NOTICE reserving priority for 90 days
TRANSFER KENNETH DONALD SIMS to FRASER ANTHONY DUFF
MORTGAGE FRASER ANTHONY DUFF to WESTPAC BANKING
CORPORATION Lodged by PAGE SEAGER on 22-Dec-2025 BP:
N114296
- E446286 MORTGAGE to Westpac Banking Corporation Lodged by
DOBSON MITCHELL on 28-Jan-2026 BP: N109525
- N109525 TRANSFER to FRASER ANTHONY DUFF Lodged by DOBSON
MITCHELL on 28-Jan-2026 BP: N109525

OS D 435

ANNEXURE TO **CERTIFICATE OF TITLE**
FOLIO OF REGISTER

VOL. 4045 FOL. 58

REGISTERED NUMBER

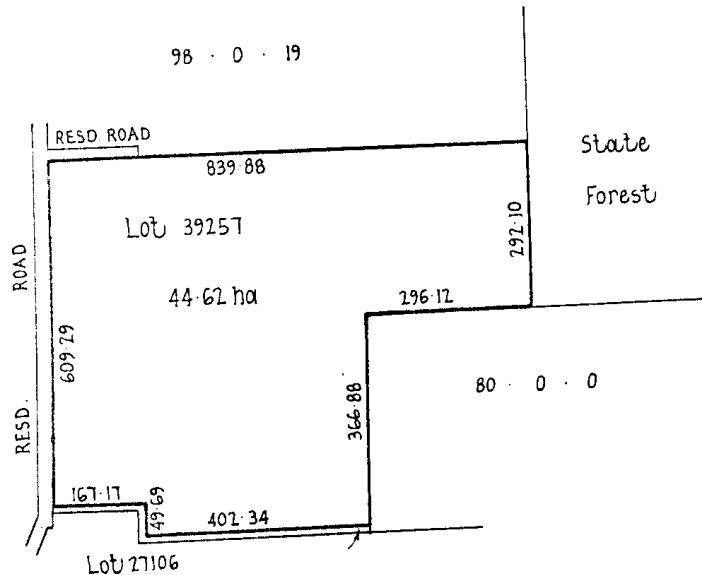
243146

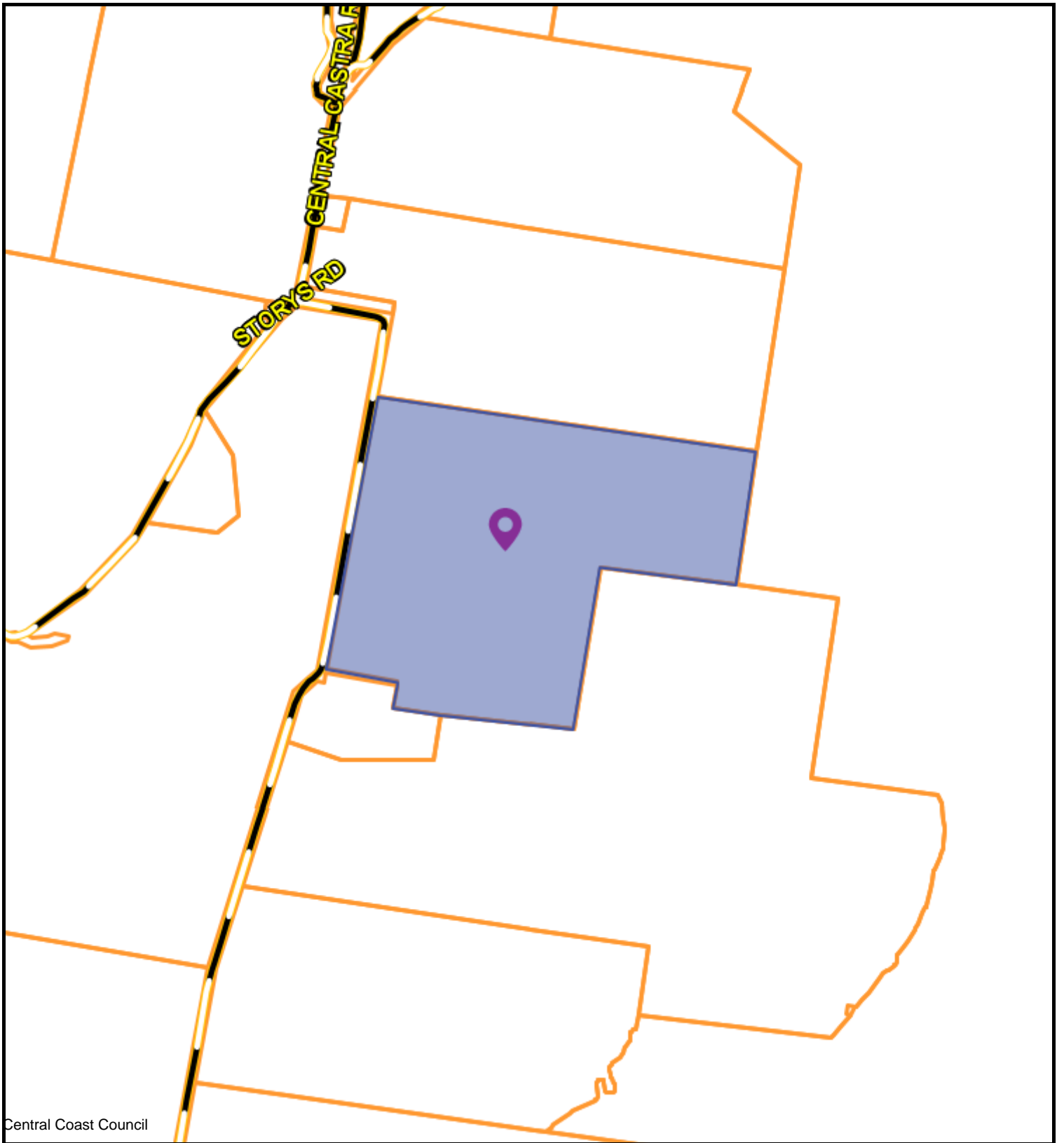
C. R. Thompson
Recorder of Titles



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

Whole of Lot 39257 old.
to D. R. Sims
Meas. in Metres
+ *ill*
PH. CASTRA





Central Coast Council



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



1-Apr-2026

**485 CENTRAL CASTRA
 ROAD, CASTRA
 DA2026056**

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.

Disclaimer

This map is not a precise survey document
 All care is taken in the preparation of this plan; however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.

© The List 2025.
 © Central Coast Council 2025.

200 m

Scale =
1:11767.140

PROPOSED DETACHED STEEL FRAMED STEEL CLAD PRE-FABRICATED DWELLING & REMOVAL OF 3 DILAPIDATED SHEDS AT 485 CENTRAL CASTRA ROAD

CASTRA FOR *F.A. DUFF.*

FOR PLANNING PERMIT
APPLICATION ONLY

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 10/03/2026
Application No: DA2026056
Doc ID: 546961

MARCH 2026

PROJECT No. 2726

KNOWN SITE HAZARDS REFER TO SAFETY SITE PLAN		UNDERGROUND SERVICES		WORKING AT HEIGHTS		BUSHFIRE ATTACK LEVEL B.A.L. - T.B.A.		
DISTRIBUTION	DRAFT	PLANNING APPROVAL	BUILDING APPROVAL	BUILDING SURVEYOR	TITLE HOLDER	BUILDER		
TITLE REFERENCE Volume 24146 Folio 1		DESIGN WIND SPEED 'N3'	SOIL CLASS. 'M'	BUILDING CLASS. 1(a)	CLIMATE ZONE SEVEN	ALPINE AREA NO	KNOWN SITE HAZARDS REFER TO SAFETY NOTES	
AREAS	DWELLING GARAGE CARPORT	213.45 m2 152.15 m2 82.40 m2	VERANDAH TOTAL	216.70 m2 664.70 m2	EXISTING LOT AREA SITE COVERAGE	456 023.00 m2 0.15 %		
TITLE PAGE		2726 - 1 OF 9		PROPERTY IDENTIFICATION NUMBER 6991714 CERTIFICATE OF TITLE NUMBER 24146 FOLIO 1 NOTE: THE BUILDING CONTRACTOR SHALL ENSURE THAT THE WHOLE SET OF DRAWINGS AND SUPPORTING DOCUMENTATION IS PASSED ONTO ALL SUB CONTRACTORS & SUPPLIERS PRIOR TO THOSE ENTITIES COMMENCING MANUFACTURING OR SUPPLYING MATERIALS FOR THE PROJECT. WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. WILL NOT BE LIABLE FOR ANY ACTION IF THESE CONDITIONS ARE NOT FOLLOWED. IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS OR SUPPORTING DOCUMENTS, THEY MUST BE REFERRED TO THE DESIGNER/DRAFTSMAN FOR RESOLUTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © AND SHALL NOT BE REPRODUCED OR ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF BOTH THE OWNERS AND WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. PRIOR TO WORK COMMENCING ON SITE THE OWNER & BUILDER SHALL CHECK THAT THE APPROVED SET OF DRAWINGS ARE CORRECT & ARE THE SET OF DRAWINGS STATED IN THE BUILDING CONTRACT.				
DWELLING FLOOR PLAN 1:100		2726 - 2 OF 9						
FLOOR & DIMENSION PLAN 1:200		2726 - 3 OF 9						
NORTHERN & SOUTHERN ELEVATIONS		2726 - 4 OF 9						
EASTERN & WESTERN ELEVATIONS		2726 - 5 OF 9						
DWELLING ELECTRICAL PLAN 1:100		2726 - 6 OF 9						
INTERNAL PLUMBING PLAN 1:100		2726 - 7 OF 9						
PART SITE & PRELIMINARY SERVICES		2726 - 8 OF 9						
SITE LOCATION & SETTING OUT PLAN		2726 - 9 OF 9						
PROPOSED STEEL FRAMED STEEL CLAD PRE-FABRICATED DWELLING & REMOVAL OF THREE DILAPIDATED SHEDS AT 485 CENTRAL CASTRA ROAD CASTRA FOR F.A. DUFF.				DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No.
				09/03/2026	1:100	J WEEDA	A WEEDA	2726 - 1 OF 9

WEEDA Drafting
& Building Consultants Pty Ltd

95 Queen Street, West Ulverstone, 7315
Phone: (03) 6425 9333
Email: admin@weedadrafting.com.au

WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC NUMBERS, ADAM; CC 5317 P Cat B.D.

LEGEND	
WT- WASH TROUGH	WIWR - WALK IN ROBE
WM- WASHING MACHINE	WC - TOILET
DR - DRYER	VB- VANITY BASIN
WR- WARDROBE	BA - BATH
	SH- SHOWER

SHO- SHOWER OPEN	SSS - S/STEEL SINK
SHE- SHOWER ENCLOSED	MW - MICRO WAVE OVEN
PTY - PANTRY	RH - RANGE HOOD
UBO - UNDER BENCH OVEN	MB- METER BOX
HP- HOT PLATES	FR- FRIDGE

FRZ- FREEZER	TL - CERAMIC TILE
DW- DISHWASHER	SV - SHEET VINYL
RAD- ROLLER DOOR	CP - CARPET
CJ- CONTROL JOINT	FF - VINYL FLO/FLR
⊕ SMOKE DETECTOR	SD - SLIDER DOOR

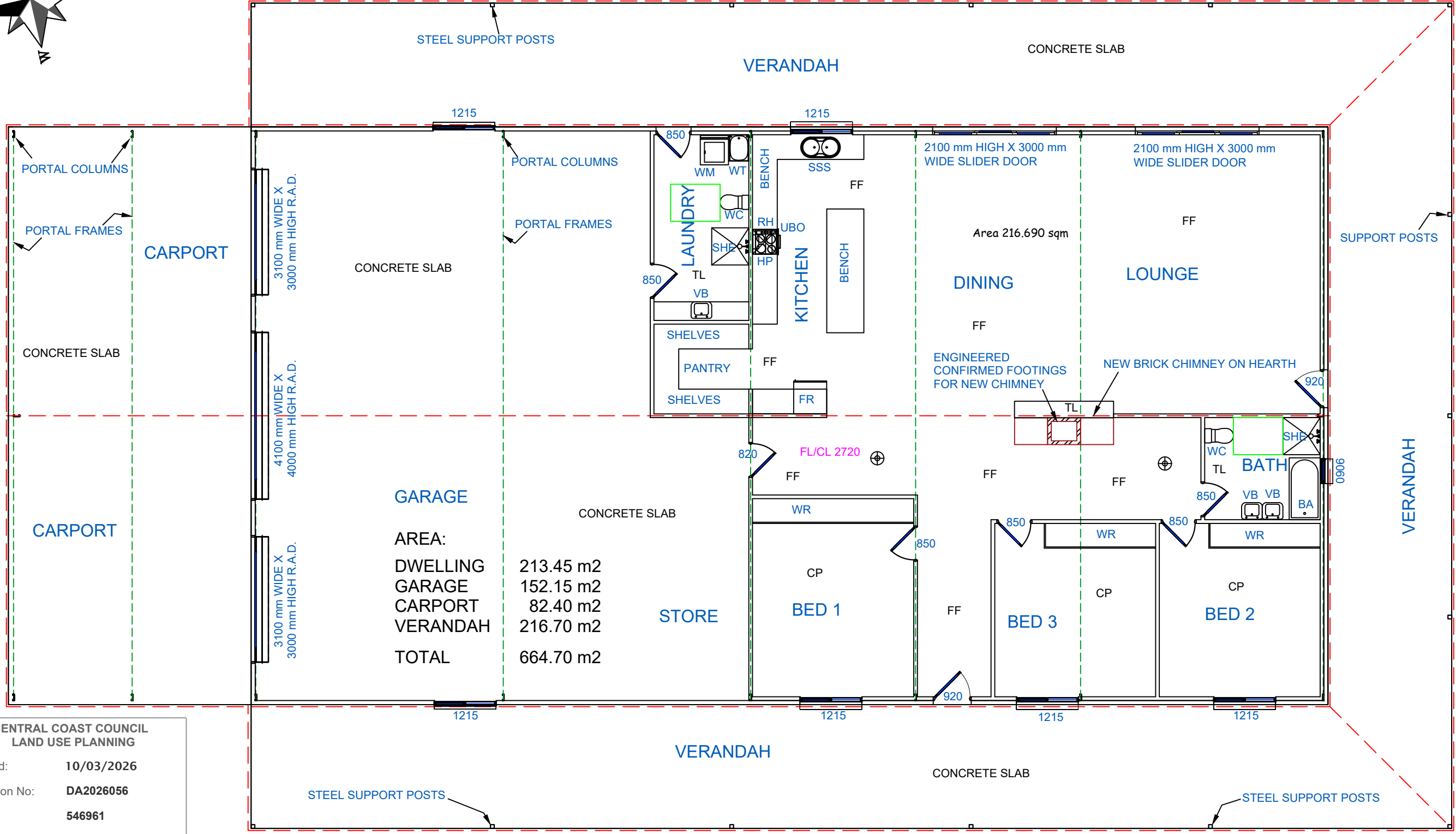
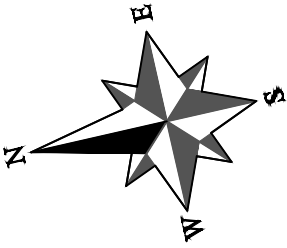
D.P. - DOWNPIPES	□ VENTED SKYLIGHT WITH DIFFUSER
□ SUB FLOOR VENTS	□ ROOF SPACE ACCESS HATCH
⊞ BATHROOM FAN, LIGHT, HEATER	
FW - FLOOR WASTE	
HW- HOT WATER	

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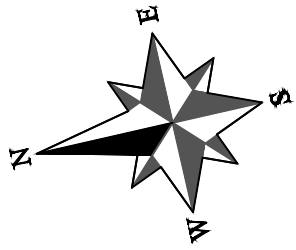


CENTRAL COAST COUNCIL LAND USE PLANNING	
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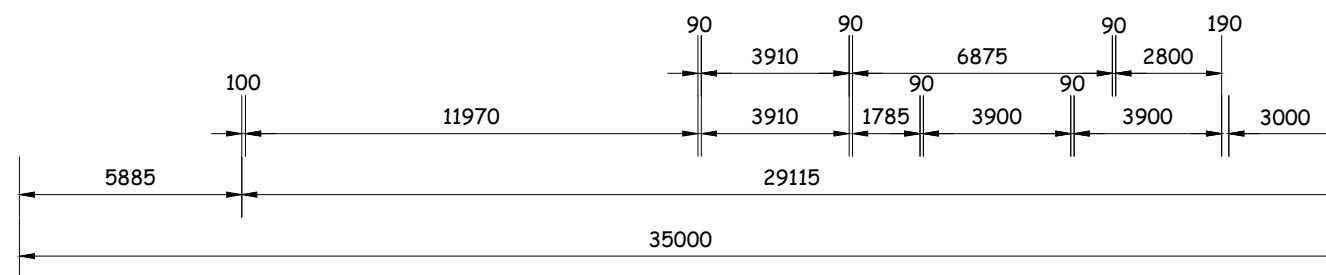
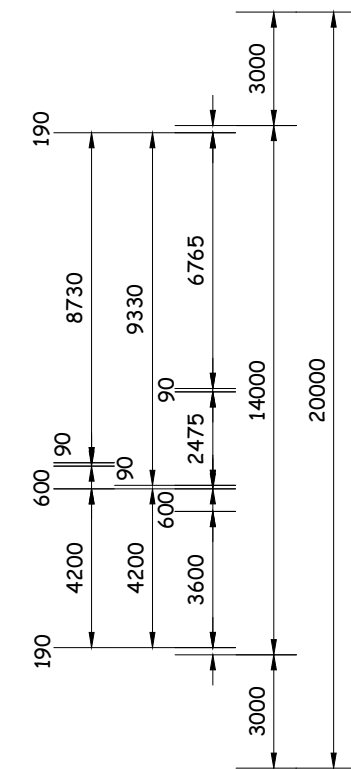
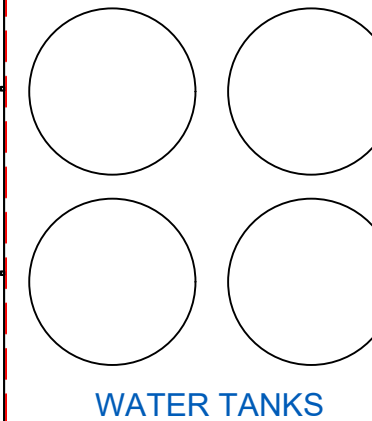
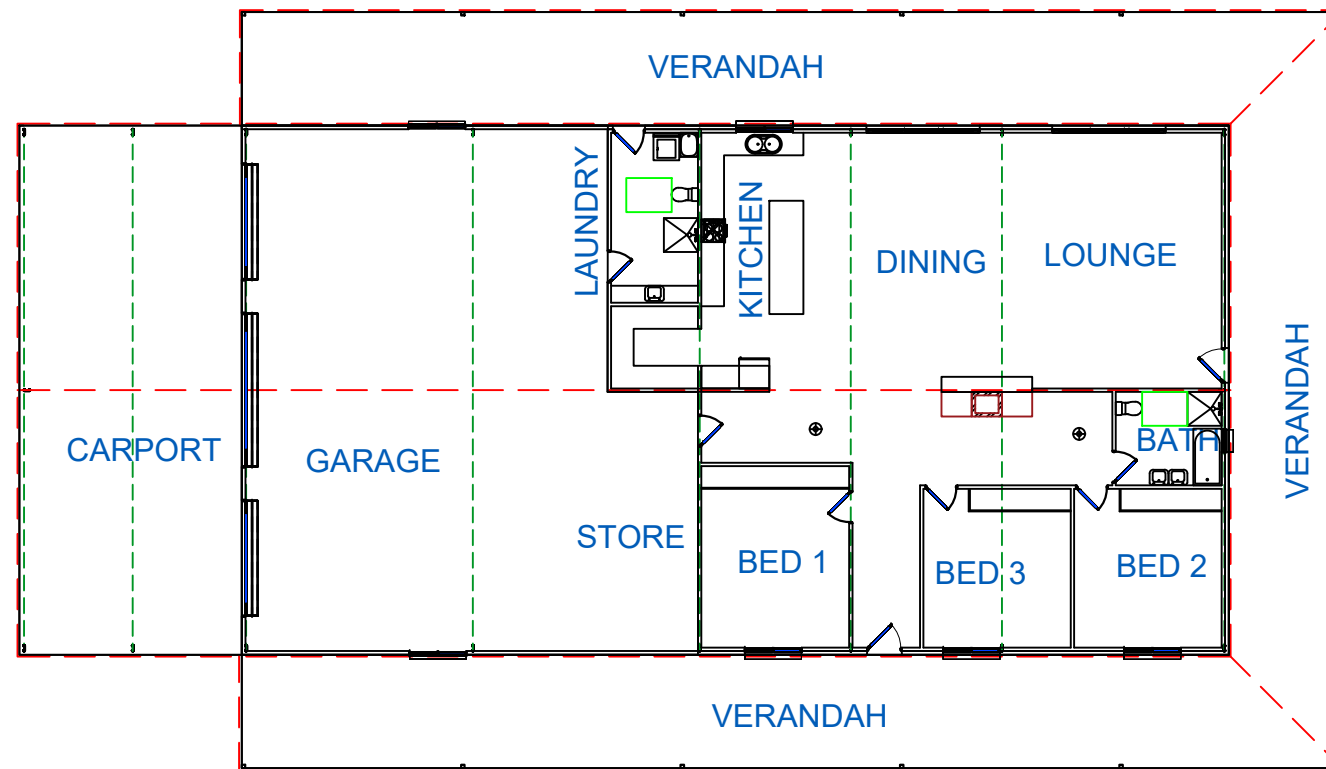
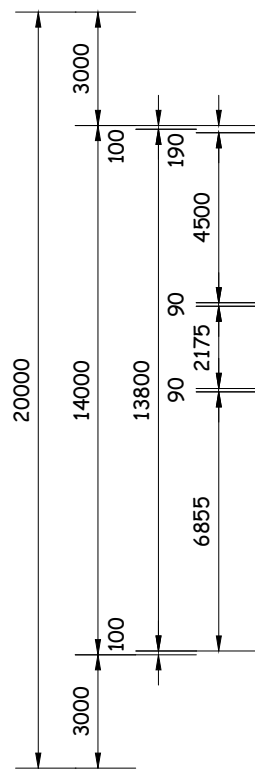
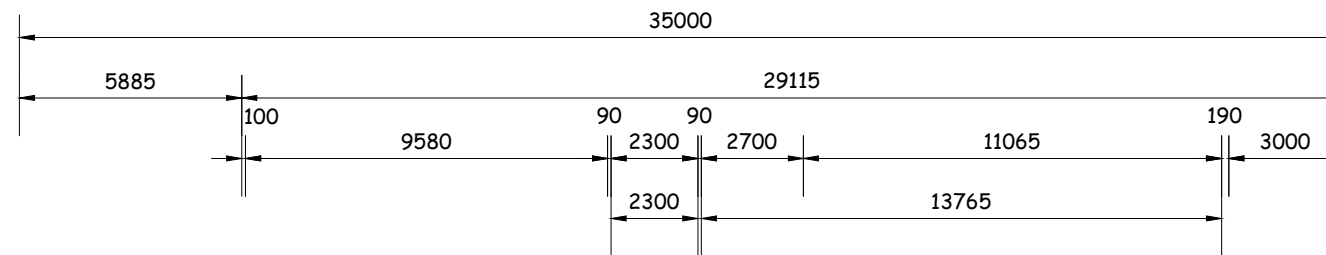
PROPOSED FLOOR PLAN 1:100

PROPOSED STEEL FRAMED STEEL CLAD PRE-FABRICATED DWELLING & REMOVAL OF THREE DILAPIDATED SHEDS AT 485 CENTRAL CASTRA ROAD CASTRA FOR F.A. DUFF.

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PROPOSED FLOOR & DIMENSION PLAN 1:200

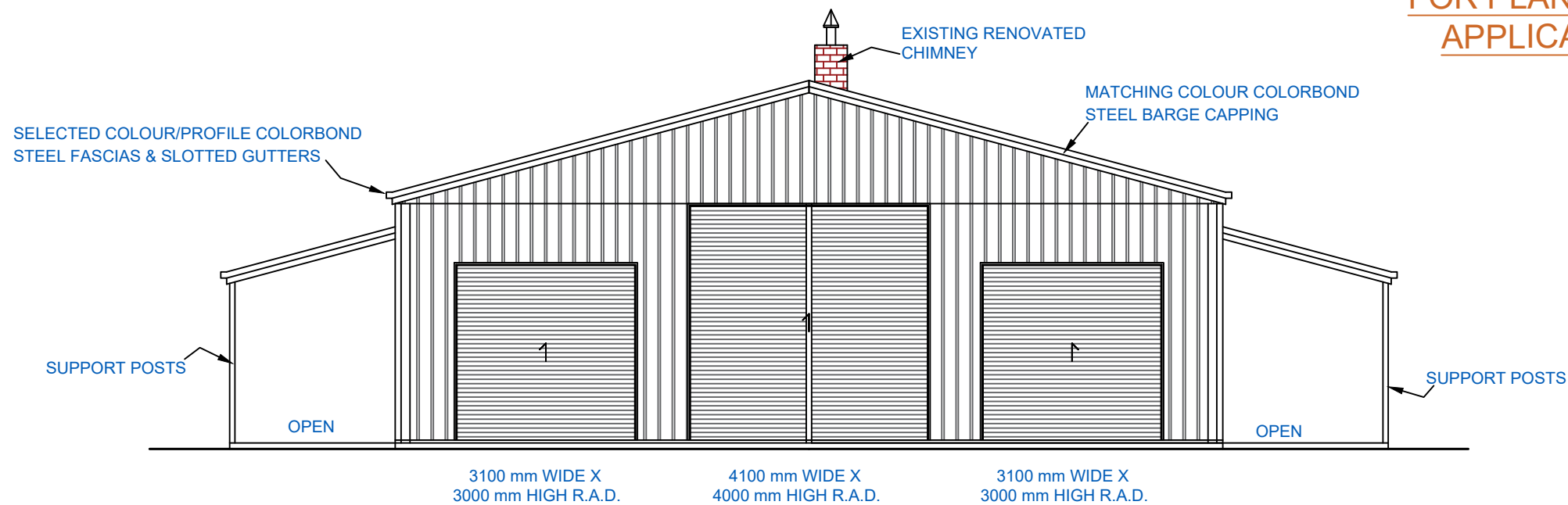
CENTRAL COAST COUNCIL
 LAND USE PLANNING
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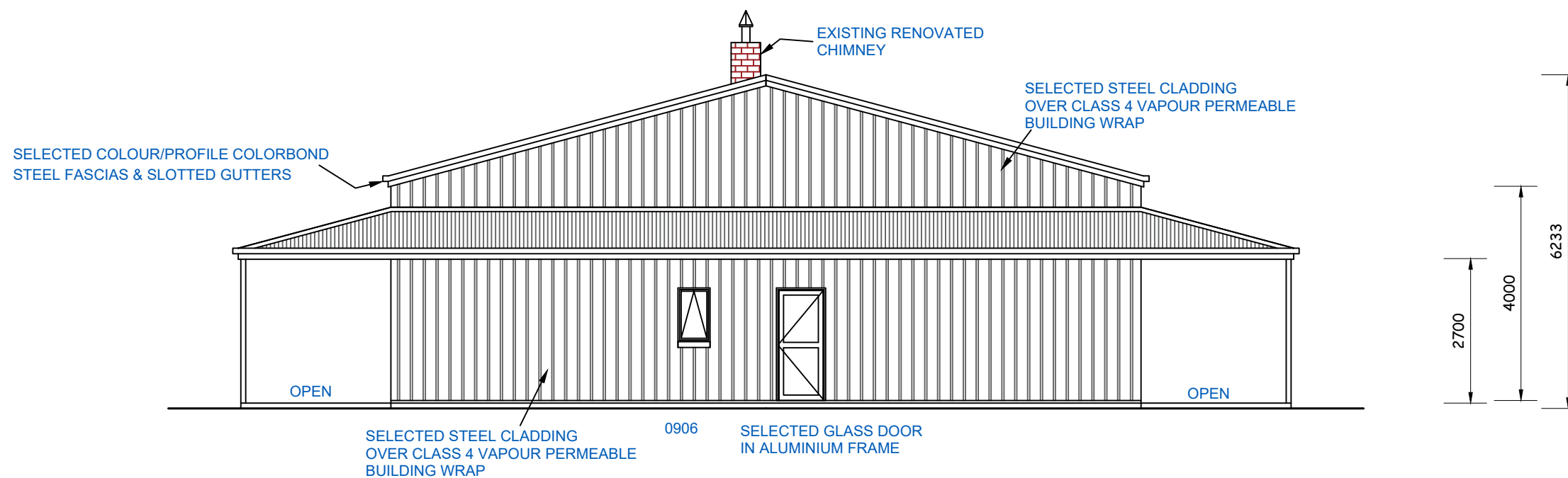


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NORTHERN ELEVATION

NOTE: SITE GRADED TO A LEVEL BASE



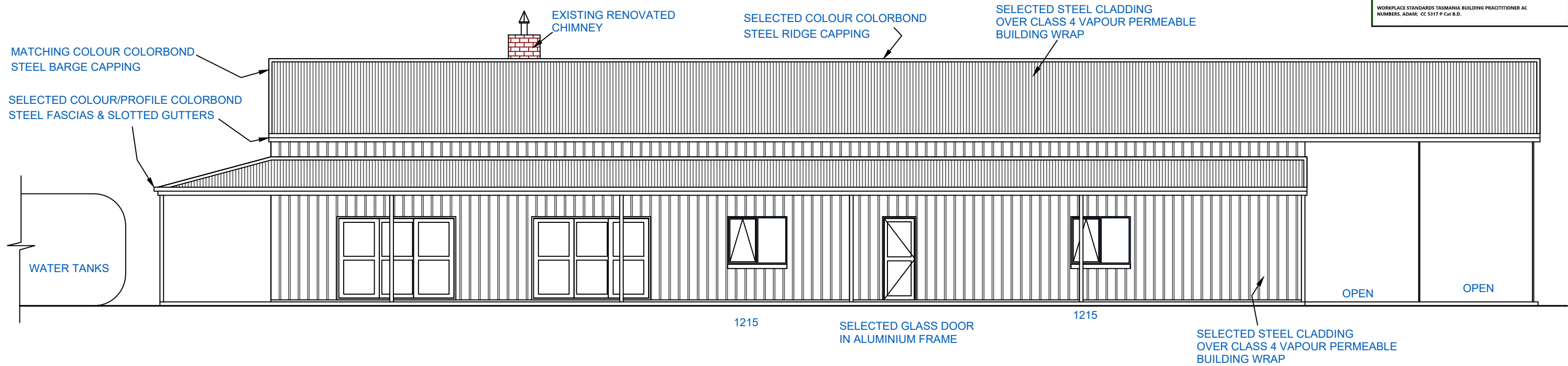
SOUTHERN ELEVATION

	CENTRAL COAST COUNCIL LAND USE PLANNING
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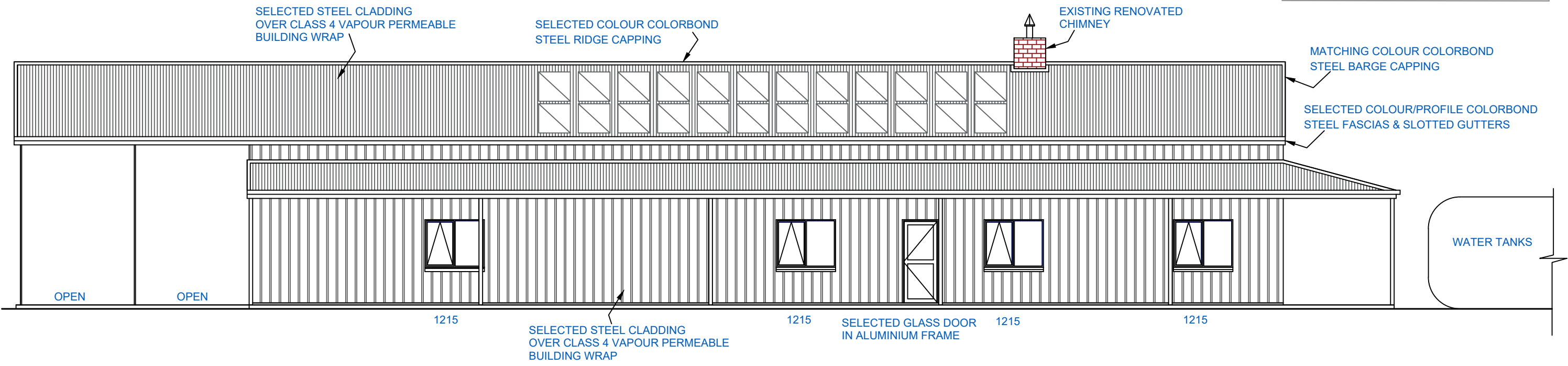


EASTERN ELEVATION

NOTE: SITE GRADED TO A LEVEL BASE

CENTRAL COAST COUNCIL
LAND USE PLANNING

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WESTERN ELEVATION

**PROPOSED STEEL FRAMED STEEL CLAD PRE-FABRICATED DWELLING & REMOVAL OF
THREE DILAPIDATED SHEDS AT 485 CENTRAL CASTRA ROAD CASTRA FOR F.A. DUFF.**

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
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ELECTRICAL LEGEND

	275 mm HIGH DOUBLE POINTS
	1125 mm HIGH DOUBLE POINTS
	EXTERNAL POWER POINTS
	DATA CONNECTION POINT
	G.P.O. WITH U.S.B. RECHARGE
	SINGLE 1200 mm 36 W FLURO LIGHTS WITH DIFFUSER
	DOUBLE 1200 mm 36 W FLURO LIGHTS WITH DIFFUSER

	ELECTRONIC VEHICLE CHARGER
	SENSOR LIGHT
	BATTEN LIGHT
	DOWNLIGHTS
	SWITCH
	2 WAY SWITCH
	3 WAY SWITCH

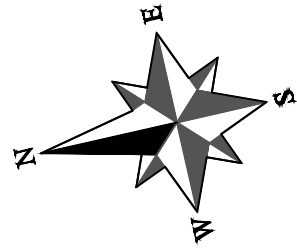
	ISOLATION SWITCH (STOVE)
	SENSOR OVERRIDE
	DIMMER SWITCH
	CEILING FAN
	INTERNAL FAN
	VENT ALL FANS OUT TO SOFFIT
	240 VOLT HARD WIRED INTER-CONNECTED SMOKE DETECTOR

	BATHROOM FAN, LIGHT HEATER VENTED TO OUTSIDE AIR
	PHONE POINT
	TELEVISION POINT
	ROOF SPACE ACCESS HATCH
	AIR CONDITIONING UNIT
	PANEL HEATER HARD WIRED IN 6.5 kW
	STOVE HARD WIRED IN

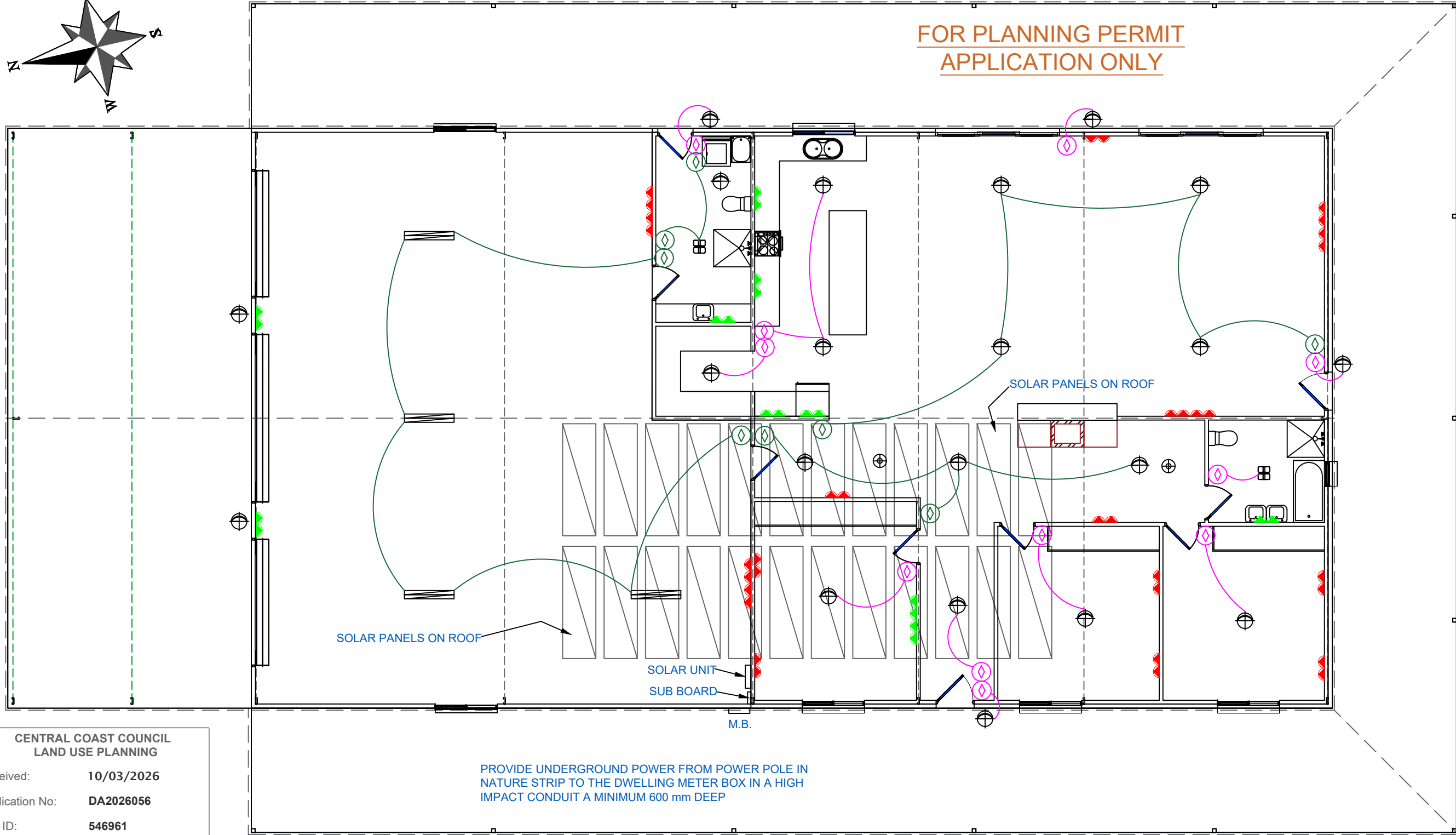
	UNDER BENCH OVEN
	HOT PLATES
	RANGE HOOD
	DISHWASHER
	HOT WATER
	METER BOX
	NBN CUPBOARD 600 mm HIGH X 300 mm DEEP MINIMUM.
	NBN OPTIC FIBRE IN NBN APPROVED CONDUIT

WET AREAS NOT NATURALLY VENTILATED REQUIRE MAKE UP AIR VIA A DOOR UNDERCUT OR COMPLY WITH A.S. 1668.2
 BATHROOMS NOT NATURALLY VENTILATED SHALL HAVE EXHAUSTS WITH A 10 MINUTE RUN-OFF TIMER INTERLOCKED WITH ROOMS LIGHT SWITCH.

WEEDA Drafting
 & Building Consultants Pty Ltd
 95 Queen Street, West Ulverstone, 7315
 Phone: (03) 6425 9333
 Email: admin@weedadrafting.com.au
WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC NUMBERS, ADAM: CC 5317 P Cat B.D.



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CENTRAL COAST COUNCIL
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DWELLING ELECTRICAL PLAN 1:100

PROPOSED STEEL FRAMED STEEL CLAD PRE-FABRICATED DWELLING & REMOVAL OF THREE DILAPIDATED SHEDS AT 485 CENTRAL CASTRA ROAD CASTRA FOR F.A. DUFF.	DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
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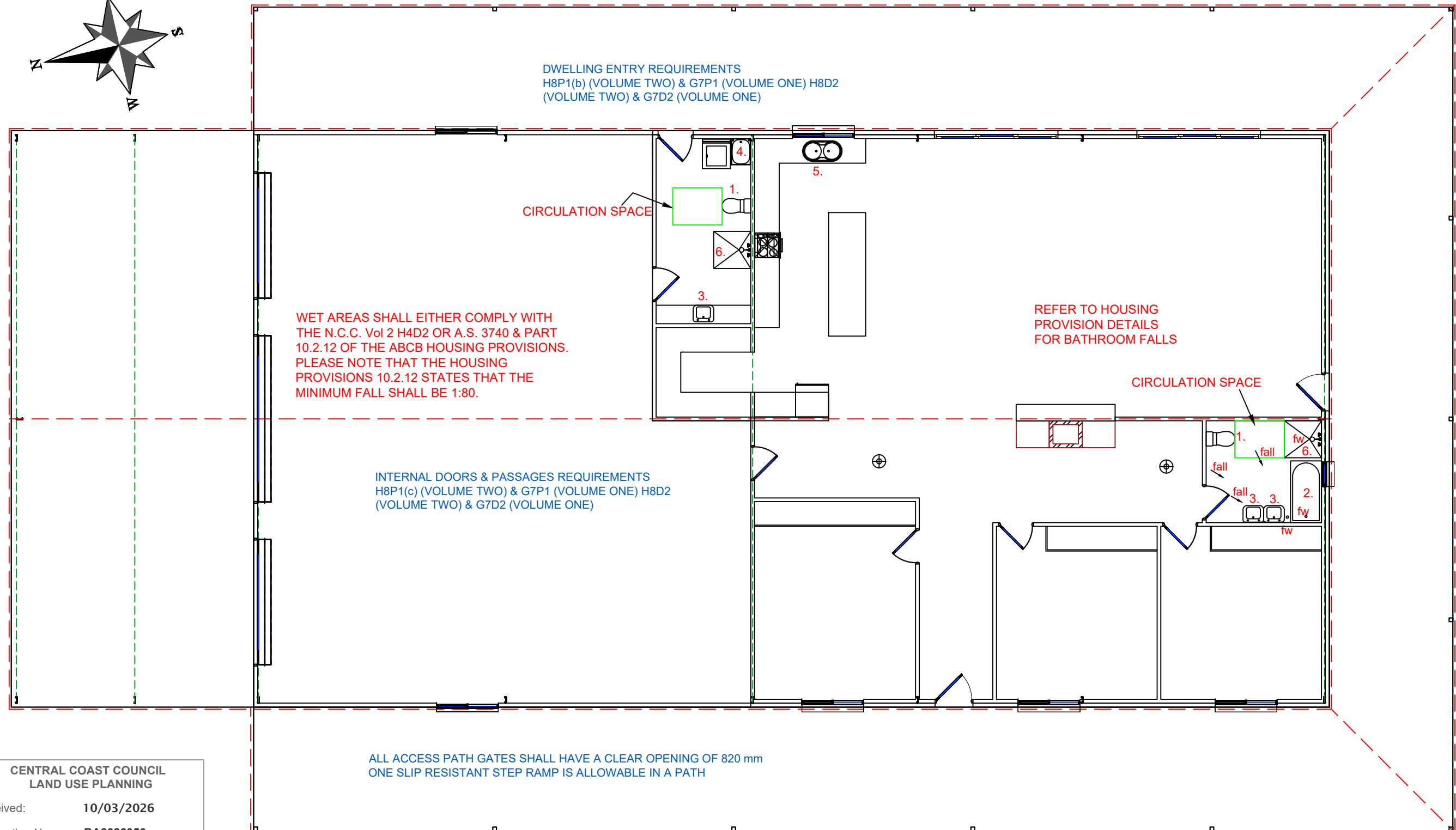
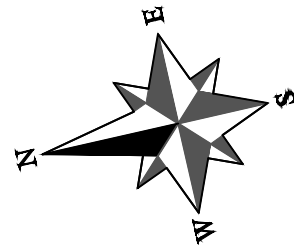
INTERNAL PLUMBING LEGEND

- 100 mm Ø AT SLAB TO FIXTURES
 REFER WET AREA NOTES & FALLS
1. TOILET 100 Ø
 2. BATH 40 mm Ø UN-TRAPPED TO FLOOR WASTE WITHIN 1200 mm OF BATH
 3. VANITY BASIN 40 mm Ø

4. WASH TROUGH 50 mm Ø
5. KITCHEN SINK 50 mm Ø
6. SHOWER 50 mm Ø INTO FLOOR WASTE
 SJ - SWIVEL JOINT
 OPTIONAL LAUNDRY; 50 mm DRY FLOOR WASTE WITH FROG FLAP

SHOWER REQUIREMENTS
 H8P1(e) (VOLUME TWO) & G7P1 (VOLUME ONE) H8D2 (VOLUME TWO) & G7D2 (VOLUME ONE)
 CLASS 1(a) PERFORMANCE REQUIREMENT H4P1 IN VOLUME TWO. DTS CLAUSE H4D2. COMPLIANCE WITH A.S. 3740 OR PART 10.2 OF HOUSING PROVISION.
 PERFORMANCE REQUIREMENT H4P1 FOR WET AREAS

WALL REINFORCEMENT REQUIREMENTS
 H8P1(f) (VOLUME TWO) & G7P1 (VOLUME ONE) H8D2 (VOLUME TWO) & G7D2 (VOLUME ONE)



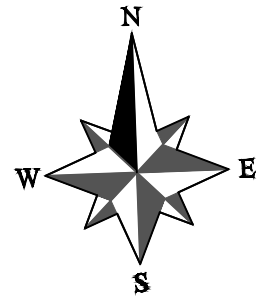
INTERNAL PLUMBING PLAN 1:100

CENTRAL COAST COUNCIL
 LAND USE PLANNING

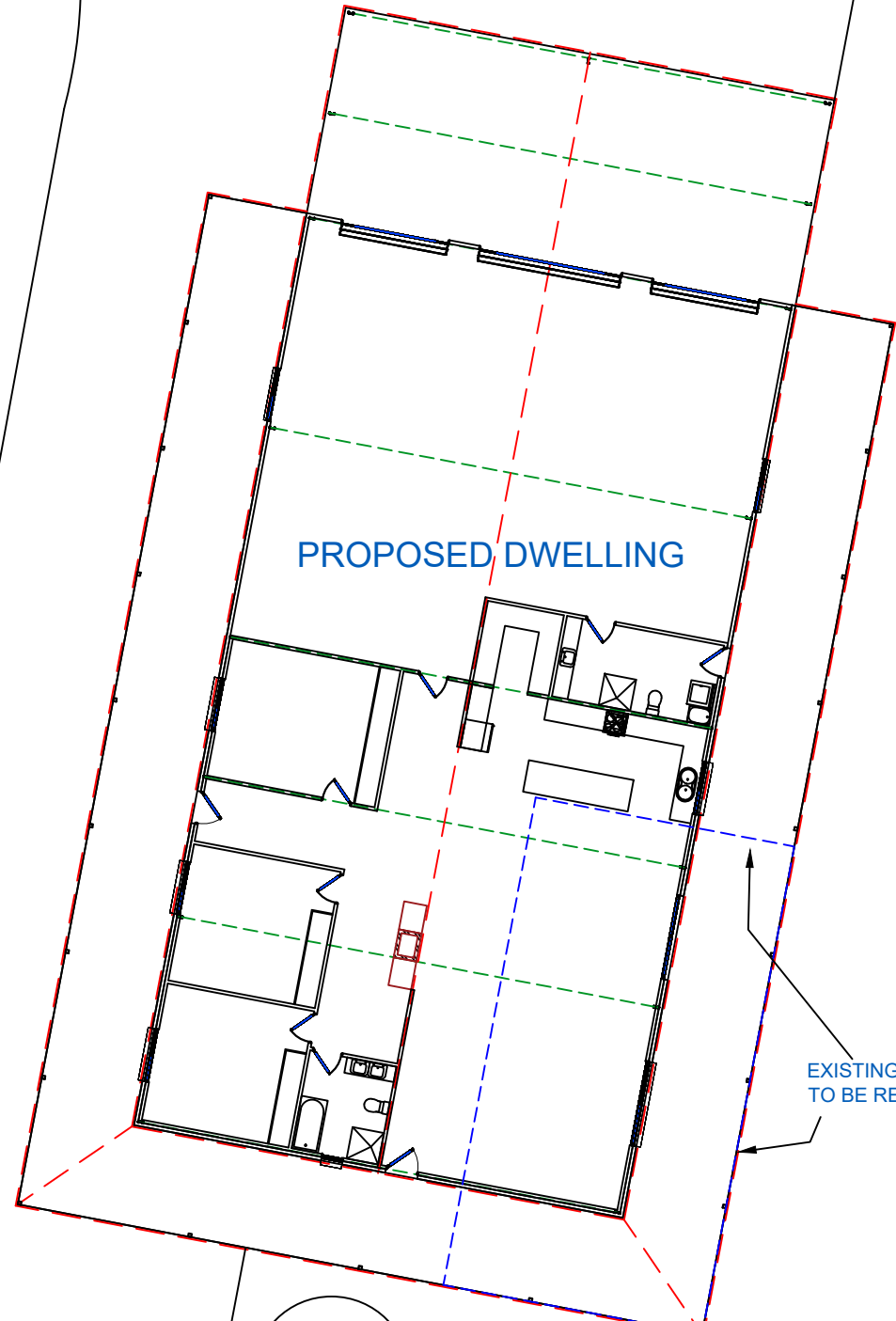
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09/03/2026	1:100	J WEEDA	A WEEDA	2726 - 7 OF 9



GRAVELED HARDSTAND AREA



PROPOSED DWELLING

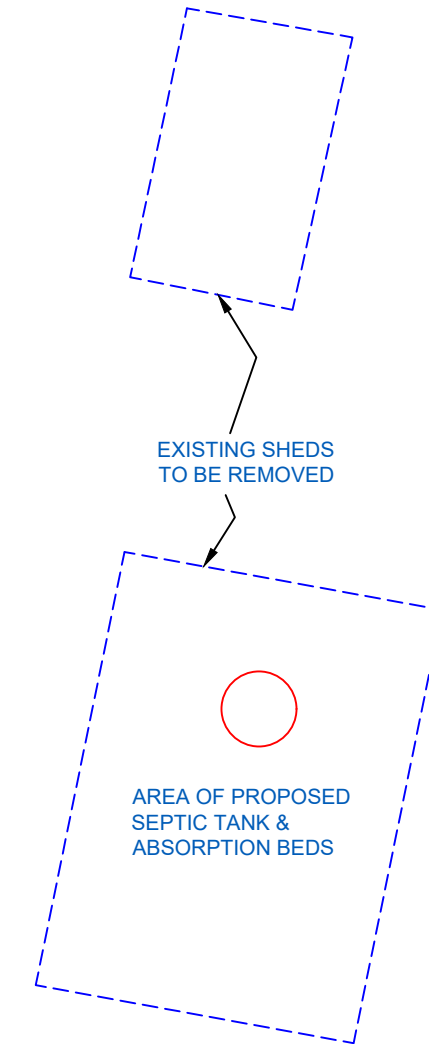
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AREA OF EXISTING GRAVELED HARDSTAND AREA TO BE RECLAIMED

REFER TO THE ATTACHED AGRICULTURAL ASSESSMENT REPORT BY 'PINION ADVISORY' DATED OCTOBER 2025

REFER TO THE ATTACHED SITE CLASSIFICATION & SOIL REPORT BY ES&D PROJECT NUMBER 9898 DATED 26/09/2025

EXISTING SHED TO BE REMOVED



EXISTING SHEDS TO BE REMOVED

AREA OF PROPOSED SEPTIC TANK & ABSORPTION BEDS

NEW GRAVELED HARDSTAND AREA

2 X 28 000 Ltr. WATER TANKS REFER TO BUSHFIRE REPORT AS PART OF BUILDING PERMIT DRAWINGS

2 X 16 000 Ltr. WATER TANKS WITH PUMP BACK TO DWELLING AS PART OF BUILDING PERMIT DRAWINGS

PART SITE LOCATION & SERVICES PLAN 1:200

WEEDA Drafting
 & Building Consultants Pty Ltd
 95 Queen Street, West Ulverstone, 7315
 Phone: (03) 6425 9333
 Email: admin@weedadrafting.com.au
WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC NUMBERS, ADAM; CC 5317 P Cat B.D.

PLUMBING NOTES - DOMESTIC

PLUMBING SHALL BE INSTALLED TO:
 A.S./N.Z. 3500.1-2021 WATER SUPPLY
 A.S./N.Z. 3500.2-2021 SANITARY PLUMBING
 A.S./N.Z. 3500.3-2021 STORM WATER
 A.S./N.Z. 3500.4-2021 HOT WATER

- FIXTURES:
- | | |
|-----------------|----------------|
| 1. TOILET | 4. WASH TROUGH |
| 2. BATH/SPA | 5. SINK |
| 3. VANITY BASIN | 6. SHOWER |

NOTE: connection of DN 100 mm Ø branch drain to DN mm Ø main drain now require a 15° incline

- I.O. - INSPECTION OPENING ●
- E.V. - EDUCT VENT ●
- R.E. - ROD EYE ●

O.R.G.-OVERFLOW RELIEF GULLY TOP OF O.R.G.'s SHALL BE A MINIMUM OF 150mm BELOW THE LOWEST FIXTURE A MINIMUM OF 75 mm ABOVE FINISHED GROUND /SURFACE LEVEL. CONCRETE SURROUND PLINTHS SHALL BE PROVIDED GROUND O.R.G.'S. ALL O.R.G.'S TO BE CHARGED WITH TAP OVER

D.P. = DOWNPIPE SIZE AS SHOWN
 STORM WATER LINE 100 mm Ø
 S.W. LINES GENERALLY OUT 1200mm & PARALLEL TO EXTERNAL WALLS. STORM WATER - UPVC 100 mmØ LAID @ MIN. GRADE OF 1:100
 GRATED PIT 600 X 600 X 600 mm DEEP REFER GRATED PIT DETAIL 150 mm Ø
 STORM WATER LINE DISCHARGING FROM THE GRATED PIT

SEWER LINE 100 mm Ø
 SEWER LINES GENERALLY OUT 1000mm & PARALLEL TO EXTERNAL WALLS. SEWER - UPVC ON 100 LAID @ A MIN. GRADE OF 1:60

WATER SUPPLY 20 mm Ø LINE
 S.V. - STOP VALVE

TELSTRA - NBN SUPPLY

POWER SUPPLY

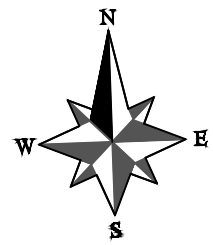
GAS SUPPLY

EXISTING LOT AREA
 456 023.00 m²
 DWELLING AREA
 664.70 m²
 SITE COVERAGE
 0.15 %

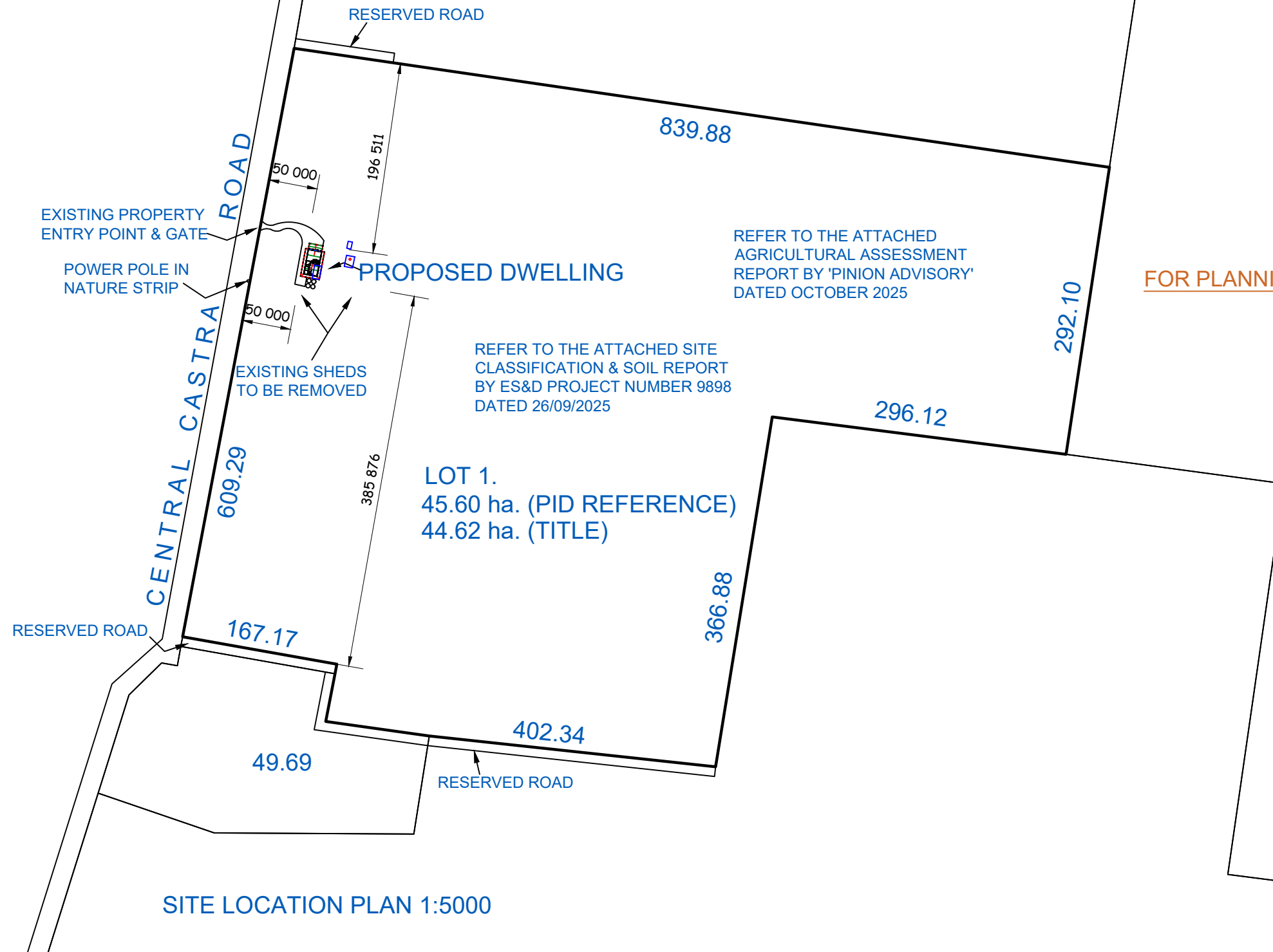
CENTRAL COAST COUNCIL
 LAND USE PLANNING
 Received: 10/03/2026
 Application No: DA2026056
 Doc ID: 546961

PROPOSED STEEL FRAMED STEEL CLAD PRE-FABRICATED DWELLING & REMOVAL OF THREE DILAPIDATED SHEDS AT 485 CENTRAL CASTRA ROAD CASTRA FOR F.A. DUFF.

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
09/03/2026	1:200	J WEEDA	A WEEDA	2726 - 8 OF 9



PROPERTY IDENTIFICATION NUMBER 6991714
 CERTIFICATE OF TITLE NUMBER 24146 FOLIO 1
 AGRICULTURE PLANNING ZONE
 LOT AREA 456 023 m2 (45.6023 ha)
 AREA OF LOW & MEDIUM LANDSLIP HAZARD BAND
 BUSHFIRE PRONE AREA



FOR PLANNING PERMIT APPLICATION ONLY

SITE LOCATION PLAN 1:5000

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	10/03/2026
Application No:	DA2026056
Doc ID:	546961

PROPOSED STEEL FRAMED STEEL CLAD PRE-FABRICATED DWELLING & REMOVAL OF THREE DILAPIDATED SHEDS AT 485 CENTRAL CASTRA ROAD CASTRA FOR F.A. DUFF.

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
09/03/2026	1:5000	J WEEDA	A WEEDA	2726 - 9 OF 9

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

CENTRAL COAST COUNCIL
CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 10/03/2026
Application No: DA2026056
Doc ID: 546963

To: Fraser Duff
51 York Road
Queens Park NSW 2022

Owner /Agent
Address
Suburb/postcode

Form **55**

Qualified person details:

Qualified person: Reuben McCormack
Address: PO BOX 651
Burnie 7320
Phone No: (03) 6431 2999
Fax No:
Licence No:
Email address: rmccormack@esandd.com.au

Qualifications and Insurance details: BSc (geology) Hons (geophysics)
Lloyds of London
ENVISERV304TAS
(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise: Foundation classification in accordance with AS 2870
(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 485 Central Castra Road
Castra TAS 7315
Lot No: 1
Certificate of title No: 243146

The assessable item related to this certificate: Site classification and wind loading
(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 classification
(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:

Environmental Service and Design Pty Ltd site classification report and attachments dated 26th September 2025

Relevant calculations:

As per attached reports

References:

AS 2870
AS 4055

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

Site classification and wind loading

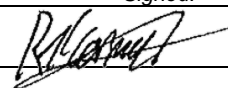
Scope and/or Limitations

The report is restricted to the detail presented by ES & D Pty Ltd.

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

9898

Date:

26/09/2025




CENTRAL COAST COUNCIL
LAND USE PLANNING
 Received: 10/03/2026
 Application No: DA2026056
 Doc ID: 546968

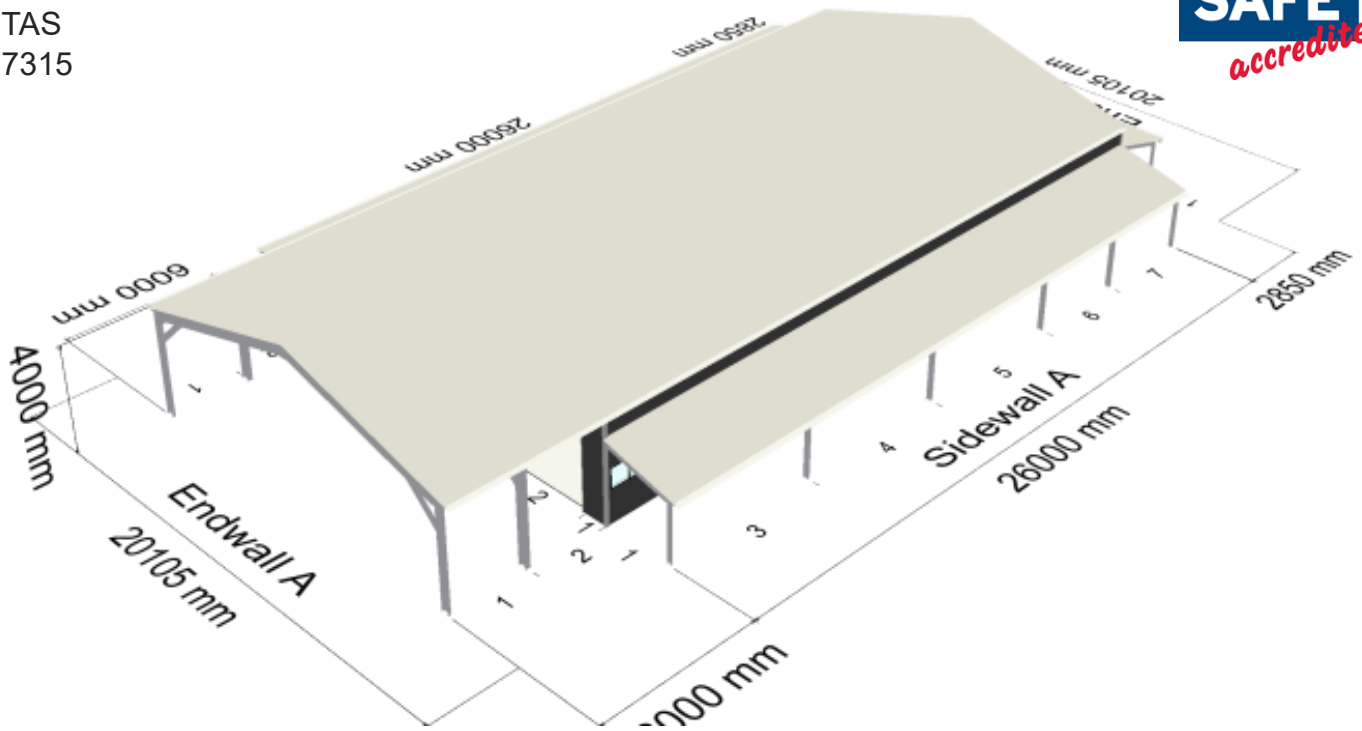
TASSIE SHEDS

(03) 6165 0204
 info@tassiesheds.com.au
 CAN: 644 258 560
 11-02-2026
 Quote #1030595256

TassieSheds

Quotation

Fraser Duff
 485 Central Castra Rd
 Castra
 TAS
 7315



Colorbond® Zincolume®



Quote #1030595256, 11-02-2026

Building Specifications

Building Site Address:

485 Central Castra Rd, Castra, TAS, 7315

Design Criteria:

Snow Load: 1.26 kPa
Wind Load/Exposure: 43.3 m/s
Building Class: 10a
Wind Region: A4
Importance Level: 2
Terrain Category: 2.55
Shielding: 1
Topography: 1.11

Sheeting and Trim Details:

Roof Type: Trimdek 0.42 BMT 0.47 TCT
Roof Colour: Surfmist
Wall Type: Trimdek 0.42 BMT 0.47 TCT
Wall Colour: Monument
Gutter Type: Quad Gutter 150 Hi-Front
Trim Colour: Varies
Base Trim: None
Solar Load: N/A

Building Dimensions:

Width: 14.405 m
Length: 32.000 m
Eave Height: 4.000 m
Apex Height: 5.930 m
Roof Pitch: 15 deg
Sidewall Bays: 7 Varies
Endwall Bays: 7 and 4 Varies

Building Specs:

Columns: 2C30030
Rafters: 2C30030
Floor Area: 650.214 sqm
Endwall Column: C30030
Roof Purlins: Z15024
Side Wall Girts: Z15024
End Wall Girts: Z10019

Leanto A Details:

Span: 2.850 m
Bays: 5
Drop: 0.836 m
Roof Pitch: 15 deg
Eave Height: 2.400 m

Leanto B Details:

Span: 2.850 m
Bays: 5
Drop: 0.836 m
Roof Pitch: 15 deg
Eave Height: 2.400 m

Slab and Footing Details: (Slab Details For Quoting – Not Included)

Bored Engineering plans included
Cast In Anchor Brackets
100mm Slab (100mm,125mm & 150mm Available)
Main Column Footings: 2050 mm - 600 mm (Depth x Diameter)
End Mullion Footings: 550 mm - 600 mm (Depth x Diameter)

Opening Details:

- Personnel doors: None
- Roller Doors: 4000h x 4000w Roller Door (opening) Dover White Endwall A
3000h x 3000w Roller Door (opening) Dover White Endwall A
3000h x 3000w Roller Door (opening) Dover White Endwall A
- Included Windows: None
- Framed Openings: 3x 0.840 mx2.055 m framed opening for Personnel Door
2x 1.505 mx0.790 m framed opening for Window
3x 1.274 mx0.790 m framed opening for Window
2x 1.963 mx2.100 m framed opening for Personnel Door
1x 0.816 mx0.790 m framed opening for Window
- Open Bays: None
- Translucent Panels: None
- Door Extras: 3x Box A Door

Insulation Details:

None

Mezzanine:

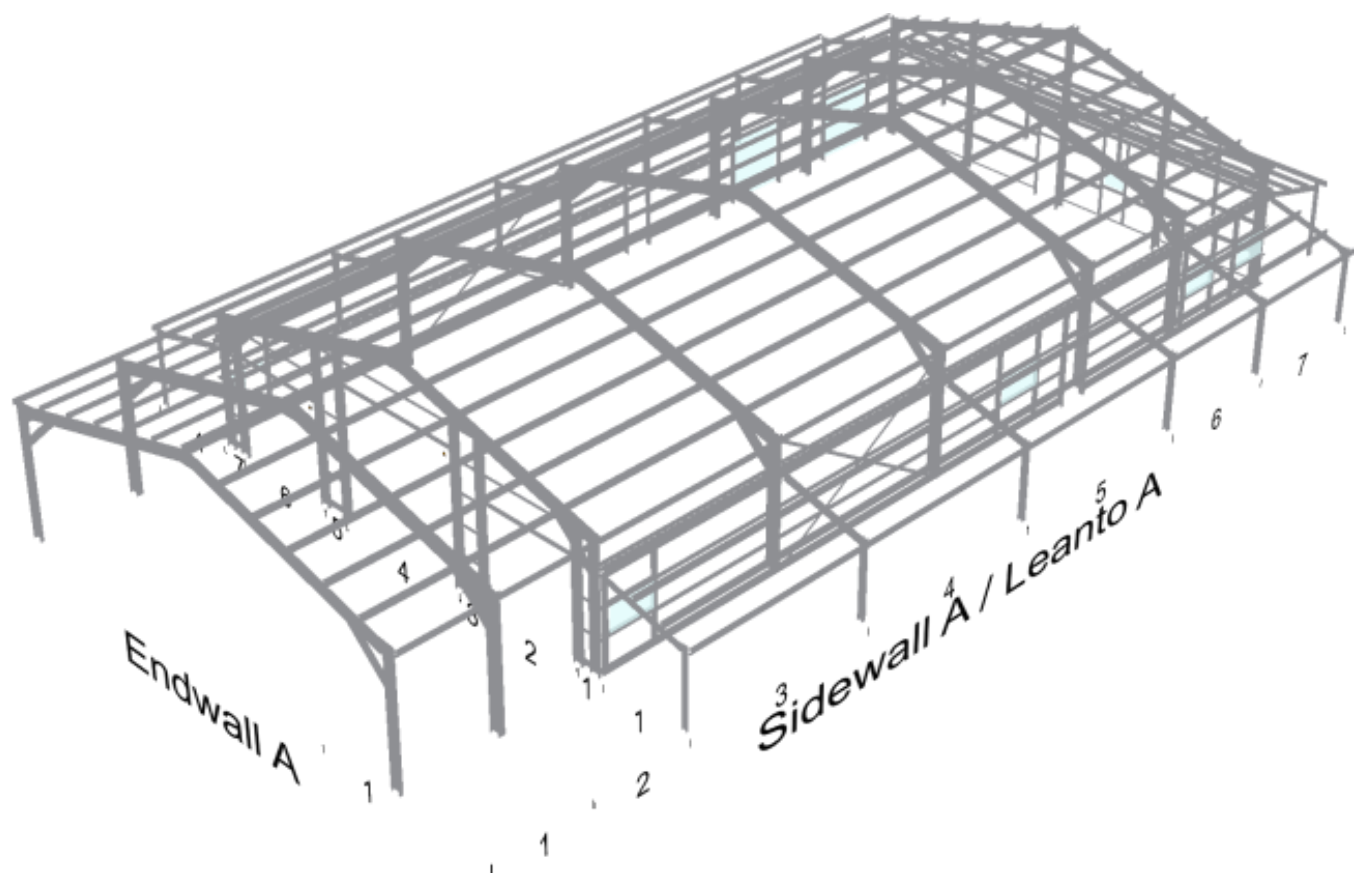
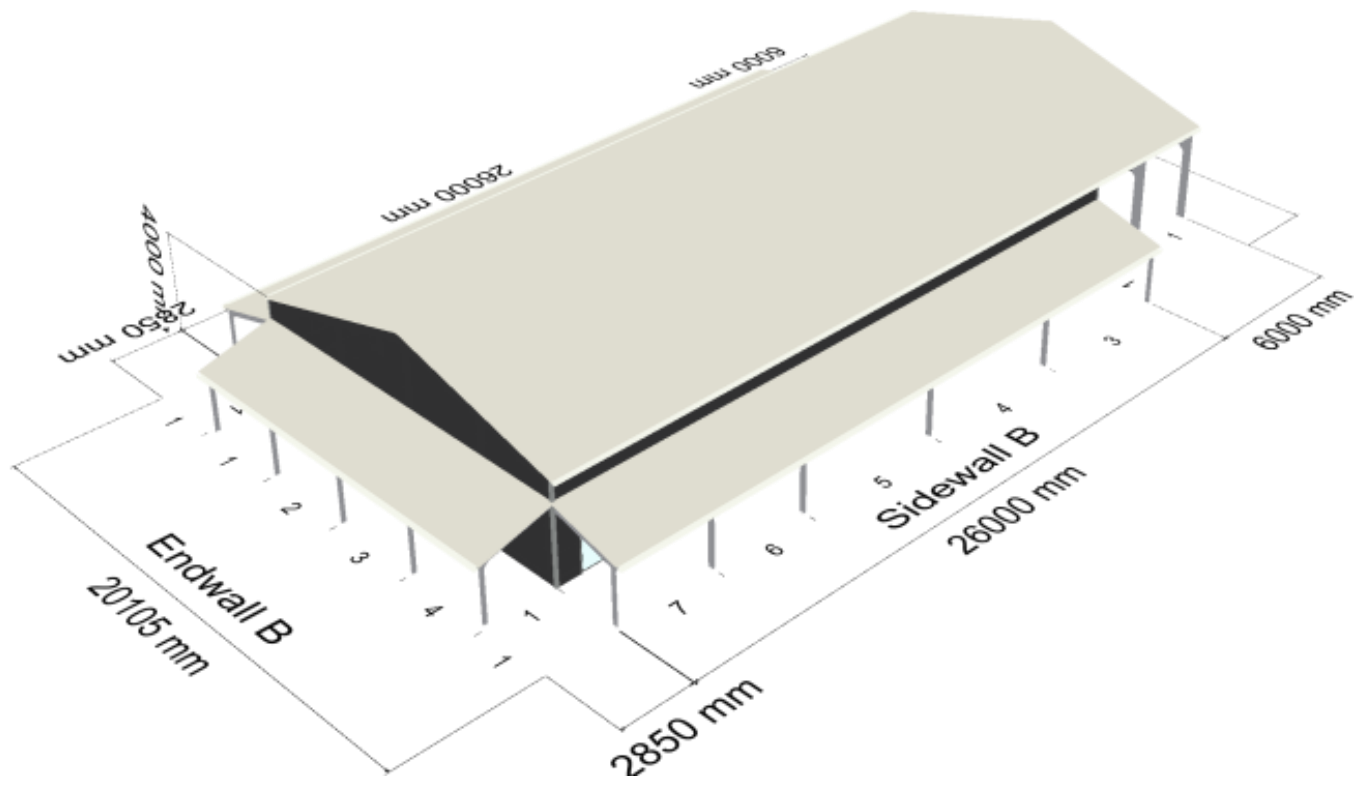
Floor Height: N/A Bays: N/A
Live Load: N/A Joist Spacing: N/A

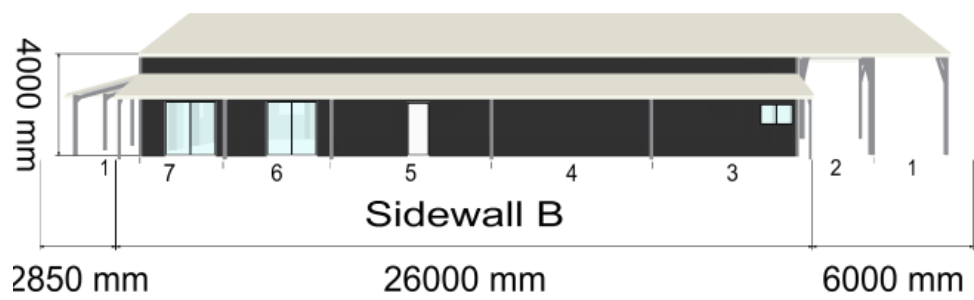
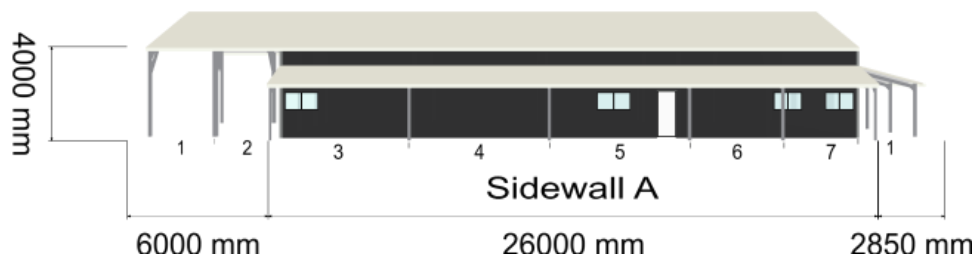
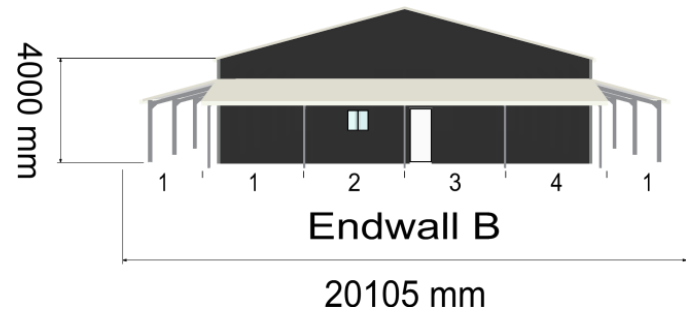
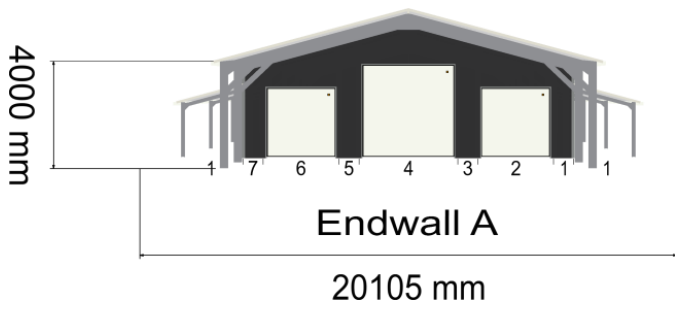
Extra Options:

N/A
Knee Brace: 2C20015
Apex Brace: N/A

Total Building Weight:

19153.89kg





Pricing & Payment Terms

Purchase Conditions:

10% Deposit for stamped engineering drawings.

50% Total prior to manufacturing. (40% due if 10% engineering has been paid)

50% Balance to be paid 14 days before delivery.

Special Terms – Must Read

Delivery is to the front of the property only unless there is sufficient area for the delivery truck to turn around on your property.

The shed package remains the property of Tassie Sheds until fully paid for.

The purchaser agrees to accept the shed package within 4-6 weeks of ORDERING, barring any steel shortages or unforeseen issues. **In the event of a material price rise by the material manufacturer, the purchaser agrees to pay the increase.**

Client Details

CLIENT: Fraser Duff
Quote #1030595256
Clients Address: 485 Central Castra Rd
Castra, TAS, 7315
Phone: 0409367475
Date: 11-02-2026

Kit Price

\$103,466.47 (Inc. GST.)

Delivery Included (If on standard delivery route)

Price valid for 14 days (Unless price rises)

Quote Acceptance

Signed Acceptance of Building Price and Design.

Signed That Terms and Conditions Have Been Read.

Tick Your Required Invoice:

10% Engineering Invoice (We provide full engineering documents and local certificate.) We need a total of 50% to go to manufacture. Only after paying 50% are you excluded from future price rises.)

50% Manufacturing Invoice (You receive your engineering documentation, and we begin manufacture.) Final 50% delivery invoice payment due 14 days before delivery.

100% Full Payment Invoice (You receive your engineering documentation, and we begin manufacture.)

Important Terms & Conditions

1. **Payment**

- (a) The Customer shall pay the Supplier the amount(s) stated as per payment schedule accompanying the order.
- (b) The Supplier is not obliged to deliver any Goods unless the Customer has paid all amounts in full.
- (c) The Customer must pay to the Supplier all debt collection costs, including any legal fees associated with the recovery or attempted recovery of any amount due to the Supplier under the Agreement.
- (d) Goods for each building are made as required, any orders cancelled after order placement will not be refunded.

2. **Ownership**

- (a) Ownership of the Goods does not pass to the Customer until all amounts due are paid to the Supplier. (b) Unless payment for the Goods is made to the Supplier by due date, the Supplier, or its agents or employees, may at any time enter on to the site where the Goods are stored and remove the Goods.
- (c) The Customer must indemnify the Supplier in respect of any claims, losses, costs, or damages that the Supplier may incur as a result of the Supplier taking action under clause 2(b).
- (d) Until the Customer has paid for the Goods;
 - (i) The Customer must not use, sell, lease, dispose, assign, or encumber the Goods (by mortgage, lien, charge or otherwise) without the consent of the Supplier; and
 - (ii) The Customer must store the Goods separately in a readily identifiable state.

3. **Council**

- (a) The Customer agrees to pay any additional costs incurred should the Local Council require any changes be made to the building.
- (b) A rejection of any building application or scope of works by the Local Council does not constitute a cancellation of the order and all moneys payable by the Customer to the Supplier shall become immediately due and payable.

4. **Delivery**

- (a) The Customer will at his expense provide or cause to be provided full and clear access to the delivery site.
- (b) Times for delivery are approximate and the Supplier can in no way be held responsible for variations to the proposed times.
- (c) Where delivery is specified to be made to a site, any additional mechanical assistance required to unload the Goods (e.g. crane, etc) must be paid for and organised by the Customer.
- (d) The Customer is to immediately notify the Supplier in writing upon discovery of any defect or shortage in the Goods. The Customer is deemed to have accepted the Goods and shall not have any claim in respect of defects or shortage unless the Supplier is notified in writing within forty-eight (48) hours of delivery of the Goods.
- (e) Windows are delivered direct to site or directed location via courier or and do not come with the shed delivery.
- (f) If delivery can not be made, we can generally hold the shed for the Customer for 2 weeks after which time it may be transferred to a storage yard at a cost of \$200 a week payable by the Customer.

5. **General**

- (a) Minor variations in measurements from those shown in the order shall not give rise to any claim for damages or breach of Agreement.
- (b) To the extent permitted by law, the Supplier's liability with respect to the supply of defective or faulty Goods is limited to the lowest of:
 - (i) The replacement or repair of the Goods; or
 - (ii) Payment of the costs of replacing the Goods or supplying equivalent Goods, in each case, at the Supplier's discretion. The Supplier shall not be liable for any labour costs associated with such repair or replacement.
- (c) The Customer warrants that he has carried out his own inquiries and investigations as to adequacy or suitability of the Goods for the purpose for which the Customer intends to use the Goods and the Customer has not relied on the Supplier or the supplier's employees, agents or distributors in determining the adequacy or suitability of the Goods for the Customer's purposes.
- (d) If the Customer defaults under any term of the Agreement or these Terms & Conditions, the Supplier may terminate the Agreement and all moneys payable by the Customer to the Supplier shall become immediately due and payable.
- (e) We use windlocked doors in region C & D as directed under the building code. Windlocked doors are not required to be used in other areas even if in a high wind speed location. Windlocked doors will not be used unless directed by the Customer and included in the signed quote that windlocked doors are to be used. If you, the Customer require windlocked doors, please advise the sales agent.
- (f) Please note the building dimensions are taken from the outside of the sidewall girts, the dimensions do not include the sheeting or the gutters. E.g. a 6 meter x 6 meter shed measure 6000mm x 6000mm to the outside of the girts that the sheeting is then fixed to. The slab will also be 6000mm x 6000mm allowing the sheeting to run down the wall and past the edge of the slab.
- (g) Mezzanine quotes only include the steel bearer, joists and fixings and does not include stairs, wood flooring or balustrades.

Classic finish



Dover White™
Classic finish
SA = 0.28



Surfmist®
Classic finish
SA = 0.33
U



Evening Haze®
Classic finish
SA = 0.43



Southerly®
Classic finish
SA = 0.40



Dune®
Classic finish
SA = 0.48
U



Paperbark®
Classic finish
SA = 0.43



Classic Cream™
Classic finish
SA = 0.33



Shale Grey™
Classic finish
SA = 0.44
U



Bluegum®
Classic finish
SA = 0.57



Windspray®
Classic finish
SA = 0.60
U



Gully®
Classic finish
SA = 0.64



Jasper®
Classic finish
SA = 0.67



Wallaby®
Classic finish
SA = 0.64
U



Basalt®
Classic finish
SA = 0.67



Woodland Grey®
Classic finish
SA = 0.70
U



Monument®
Classic finish
SA = 0.73
U



Night Sky®
Classic finish
SA = 0.95



Ironstone®
Classic finish
SA = 0.73



Deep Ocean®
Classic finish
SA = 0.74



Cottage Green®
Classic finish
SA = 0.73



Pale Eucalypt®
Classic finish
SA = 0.60



Manor Red®
Classic finish
SA = 0.70

Full Sheeting And Flashing Colour Breakdown:

Roof Colour: Surfmist
Wall Colour: Monument
Gutter Colour: Dover White
Ridge Colour: Surfmist
Downpipe Colour: N/A
Corner Flashings Colour: Windspray
Vermin Flashing Colour: N/A
Opening Flashings: Windspray
Barge Flashing: Surfmist

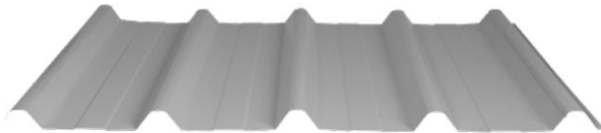
Sheeting Profiles:

Corro



Cover: 762mm Height: 16mm

Trimclad



Pan Width: ≈ 130mm Rib Width: ≈ 60mm
Cover: 762mm Height: 29mm



 CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	10/03/2026
Application No:	DA2026056
Doc ID:	546964

AGRICULTURAL ASSESSMENT REPORT

Fraser Duff

485 Central Castra Road, Castra TAS 7260

October 2025



ABN 87 648 234 975

1300 746 466
hello@pinionadvisory.com
pinionadvisory.com

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Sydney

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Project team

Mick Lehman, Jason Lynch

Document status

Final

Date	Status/issue	Reason for revision	Reviewed by	Authorised by
3 October 2025	Version 1	Draft	ML	JL
10 October 2025	Version 2	Final Report	JL	ML

DISCLAIMER

This report has been prepared in accordance with the scope of services described in the contract or agreement between Pinion Advisory and the Client. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Pinion Advisory accepts no responsibility for its use by other parties.

Executive Summary

This agricultural assessment report has been prepared on behalf of the proponent, Fraser Duff, and covers various aspects of the agricultural land activities associated with and surrounding the property at 485 Central Castra Road, and the potential to be negatively impacted by the proposed development.

The proposed development plan is to build a residential dwelling on the property. The proposed residential dwelling is for the farm manager to live on site and support the management activities of intensive grazing of beef cattle. The proposed dwelling will be located on Title Ref: 243146/1. It would be required, integral and subservient to the effective operation and management of the agricultural land use on the property.

The property in question, Title Ref: 243146/1, covers approximately 45.57 hectares of Class 3 land, and the existing enterprise is livestock production (beef Cattle).

The proposed development, a mangers residence will be sited on land capability 3 land, located close to existing farm infrastructure and good line of sight across the agricultural production area.

This report supports the proposed development as it does not diminish the productive capacity of the land and will not negatively affect agricultural land use on the property itself or neighbouring land. The proposed development will not confine, constrain or interfere with any current or future agricultural use activities on adjoining land.

The proposed development is considered compliant with Clauses 21.1, 21.3.1 P4(a), 21.4.1 A1, 21.4.2 P2 and 21.4.3 A1 of the Tasmanian Planning Scheme – Central Coast Provisions.

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1 Purpose

This report has been undertaken on behalf of Fraser Duff, (the proponent) to support an application for a residential dwelling on the property at 485 Central Castra Rd, Castra, Tasmania, (Title Ref: 243146/1).

The document provides an agricultural assessment of the property in question and reports on how the proposal complies with provisions of the Tasmanian Planning Scheme. This report reviews the current agricultural usage of the property and the surrounding area in relation to the land capability and land classification. This includes soils, aspect, topography, water resource, economic feasibility, and impact of the proposed development in relation to agricultural activities.

2 General overview

2.1 AGRICULTURAL ASSESSMENT

Determining a property's land capability is a key factor when undertaking an agricultural assessment. Most agricultural land in Tasmania has been classified by the Department of Primary Industries, Water and Environment (DPIPWE) at a scale of 1:100,000, according to its ability to withstand degradation. For planning purposes, a scale of 1:100,000 is often unsuitable and a re-assessment is required at a scale of 1:25,000 or 1:10,000. Sections 3–5 of this report detail the agricultural assessment of the property in relation to the proposed development.

2.2 LAND CAPABILITY

The currently recognised reference for identifying land capability is based on the class definitions and methodology described in the Land Classification Handbook, Second Edition, C.J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

Most agricultural land in Tasmania has been classified by the Department of Primary Industries and Water at a scale of 1:100,000, according to its ability to withstand degradation. A scale of 1 to 7 has been developed with class 1 being the most productive for agriculture and resilient to degradation and class 7 the least suitable to agriculture. Class 1, 2 and 3 are collectively termed "prime agricultural land". For planning purposes, a scale of 1:100,000 is often unsuitable and a re-assessment is required at a scale of 1:25,000 or 1:10,000. Factors influencing capability include elevation, slope, climate, soil type, rooting depth, salinity, rockiness and susceptibility to wind, water erosion and flooding

2.3 REPORT AUTHORS

Michael Lehman is a Managing Partner and Senior Consultant for Pinion Advisory, with extensive experience in agriculture, water Resources and the environment. Mick has more than thirty years' experience in agribusiness and agricultural development in Tasmania. Mick is trained to carry out land capability and suitability assessments and has previously used these skills across a wide range of projects across the State.

This report has been co-authored and reviewed by senior consultant, Jason Lynch. Jason Lynch possesses a Bachelor of Applied Science (horticulture) and is a certified practising agriculturalist (CPAg) with over 26 years' experience in the agricultural industry in Tasmania. He has previously been engaged by property owners, independent planners, surveyors and councils which has involved the assessment of land for development purposes and potential conflict with the Tasmanian Planning Scheme and council based Interim Planning Schemes.

2.4 TASMANIAN PLANNING SCHEME – CENTRAL COAST

The Tasmanian Planning Scheme establishes the requirements for use and development of land in the Central Coast municipality in accordance with the Land Use Planning and Approvals Act 1993.

3 Property details

3.1 LOCATION

The subject Title Ref: 243146/1 is located at 485 Central Castra Rd, Castra and is privately owned land, currently in the process of being purchased by the proponent, Fraser Duff, (Figure 1 and Table 1). The property is located approximately 300m southeast from the township of Castra.

Table 1: Subject property location identification details

Address	Property ID	Title reference	Hectares (approx.)
485 Central Castra Rd, Castra	6991714	243146/1	45.57

The subject Title Ref: 243146/1 consists of gently sloping and undulating land directly adjacent to Central Castra Rd, and dissected by an unnamed tributary of Crawford's Creek, (Figure 2).

No threatened or native vegetation communities exist on the subject Title Ref: 243146/1, with some small patches of riparian vegetation exist along the unnamed tributary of Crawford's Creek and instream dams. The majority of the property has been cleared for agricultural production.

Current farm building infrastructure located on the subject property is dilapidated and is limited to three small sheds located adjacent to the proposed development site, (Figure 9) and a small open barn, located in the eastern corner of the property (Figure 10).

The subject property and all adjacent properties are held as private freehold land (Figure 4).

The subject property and adjacent properties to the north, northeast and south are zoned Agriculture. The property directly to the west and southeast is zoned Rural under the Tasmanian Planning Scheme – Central Coast Local Provisions Schedule (Figure 5).

The subject property is not located within an irrigation district.

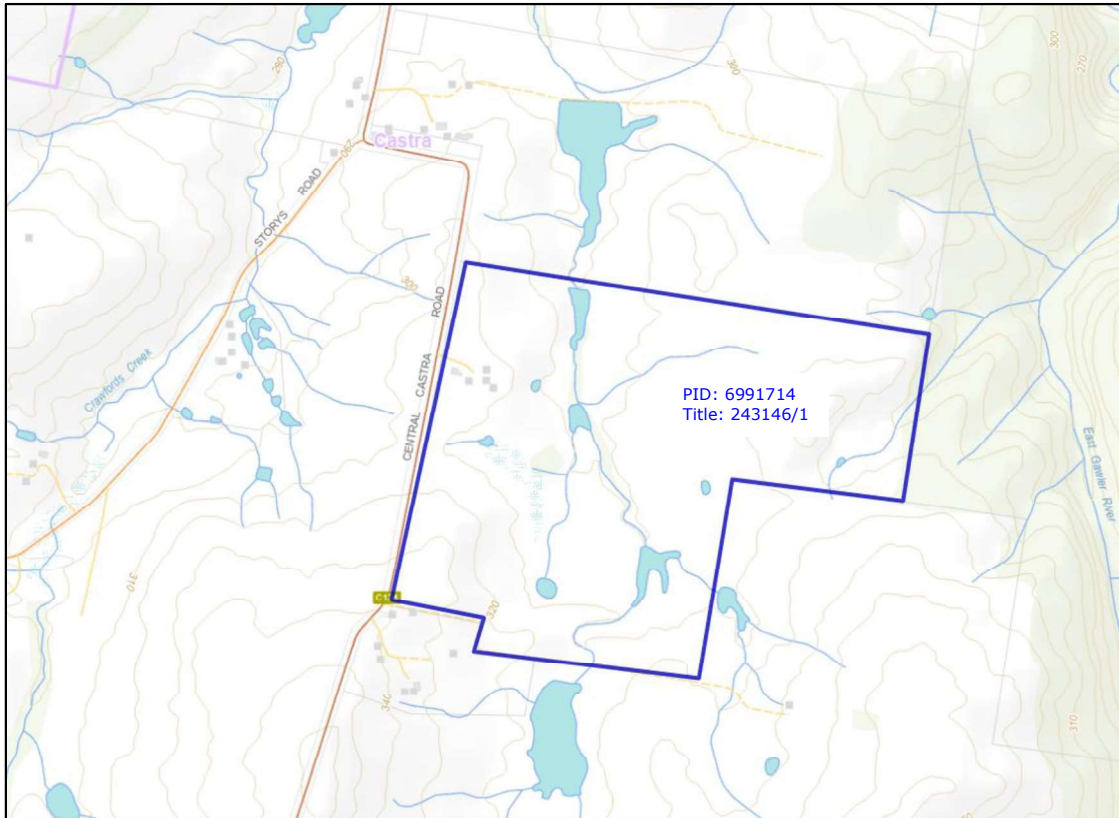


Figure 1: Location of 485 Central Castra Rd, Castra (blue outline), (Title Ref: 243146/1) (source the LIST map).

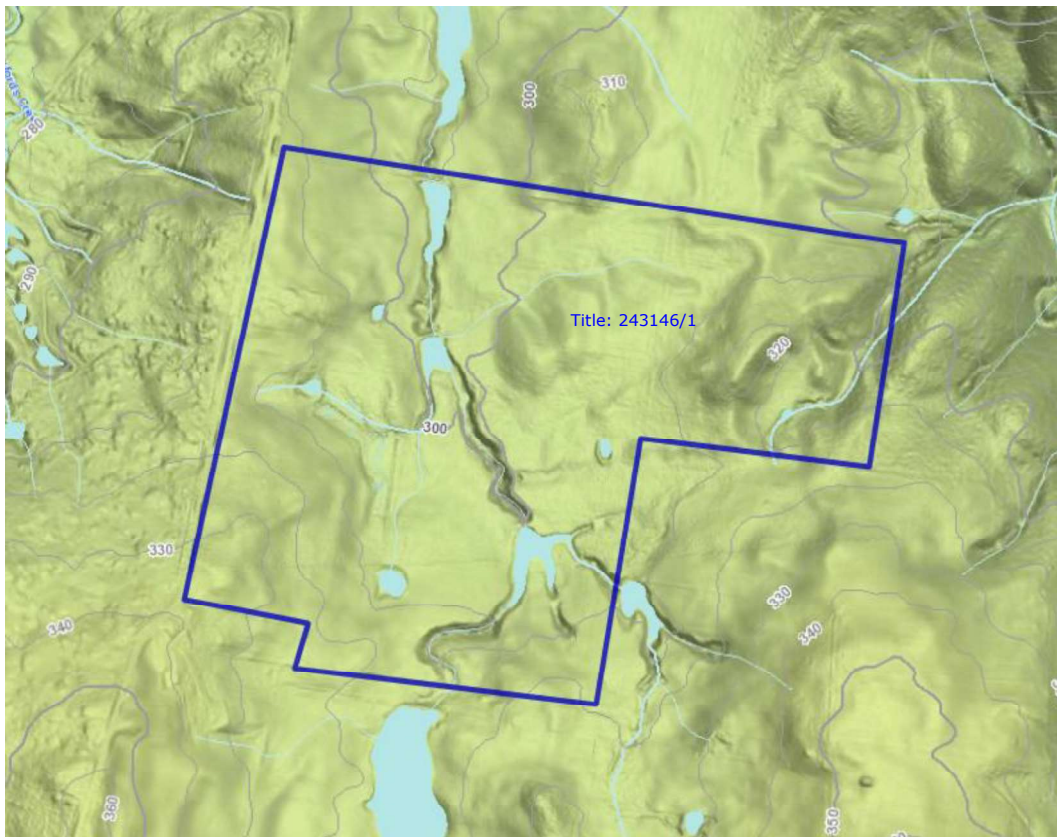


Figure 2: Topography of the subject property (blue outline), (source the LIST map).



Figure 3: Aerial imagery of the subject property (blue outline) with instream dams located on in the centre of the property (blue area), (source the LIST map).



Figure 4: Land tenure of the subject property (blue outline), private freehold (yellow) and permanent timber production zone (green), (source the LIST map).

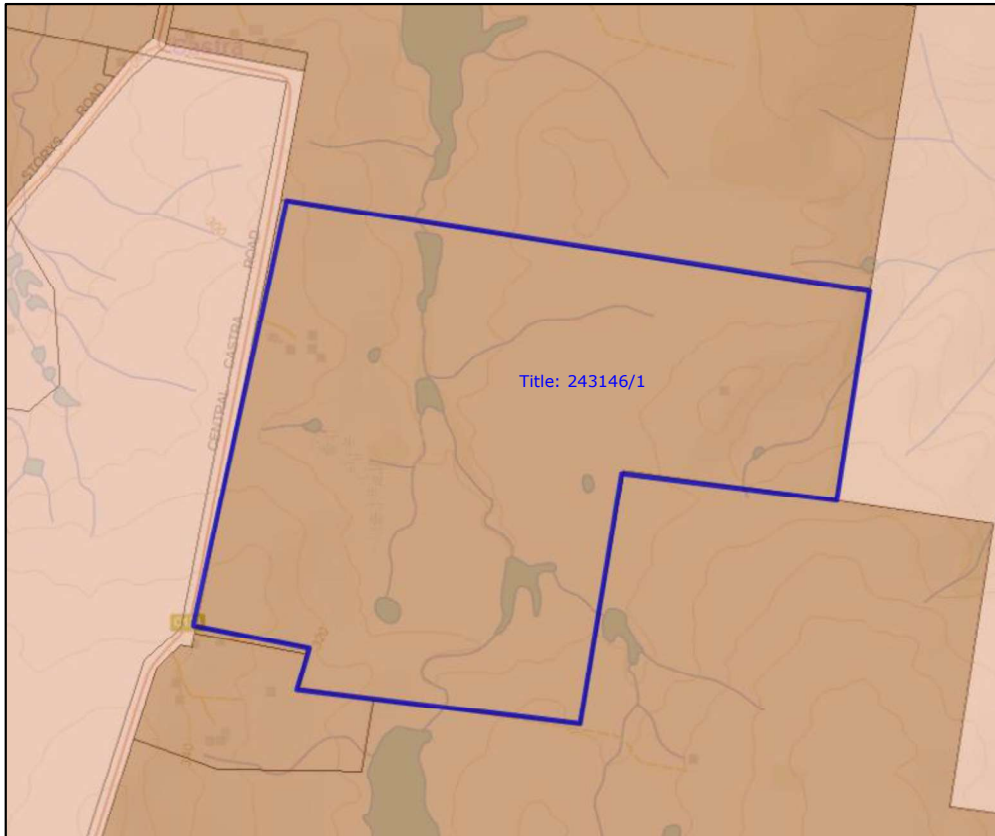


Figure 5: The subject property title (blue outline) and land mapped as Agriculture zone (brown) and Rural (light brown), (source the LIST map).

4 Land capability

Land capability of the property was assessed according to the Tasmanian land capability classification system (Grose, 1999). Land is graded according to its ability to sustain a range of agricultural activities considering the chances of degradation of the land resource. Class 1 land is prime agricultural and class 7 land is unsuitable for agriculture due to severe limitations. A wide range of limitations are considered, and the most significant limitation determines the final classification. For example, limitations can be in relation to soils and could include stoniness, topsoil depth, drainage and erosion hazard. Limitations to topography could include slope angle and associated erosion hazard.

4.1 SITE VISIT

Desktop research was conducted to review available data associated with geology, topography, presence of threatened native vegetation, land capability, soil information, and climate data of the property and surrounding area. Pinion Advisory consultant, Mick Lehman, conducted a site visit on 30th September 2025 to ground-truth the information. The site assessment included inspection of the soil profile (to spade depth), an evaluation of topography and vegetation as well as examination of land use on the subject site and neighbouring properties. These assessments consider the planned setbacks and potential impacts of the proposed development on agricultural activities.

4.1.1 Land capability assessment

The land capability assessment found the property consists of land class 3e, (Table 3). Land class definitions can be found in Table 2. Land capability assessment details can be found in Table 3. Supporting images can be found in the Figure 7.

The key land capability limitations associated with this property are:

- Erosion (e): due to topography and slope angle. These qualities will increase the risk of wind and/or water erosion if soils are exposed or left bare. Potential for degraded soil structural from livestock movement on waterlogged soils and/or inappropriate and excessive ground cultivation activities.

Table 2: Land capability class definitions for the property according to Grose, 1999

Class	Definition
3	<p>Land suitable for cropping and intensive grazing. Moderate levels of limitation restrict the choice of crops or reduce productivity in relation to Class 1 or Class 2 land. Soil conservation practices and sound management are needed to overcome the moderate limitations to cropping use.</p> <p>Land is moderately productive, requiring a higher level of inputs than Classes 1 and 2. Limitations either restrict the range of crops that can be grown or the risk of damage to the soil resource is such that cropping should be confined to three to five years out of ten in a rotation with pasture or equivalent during normal years.</p>

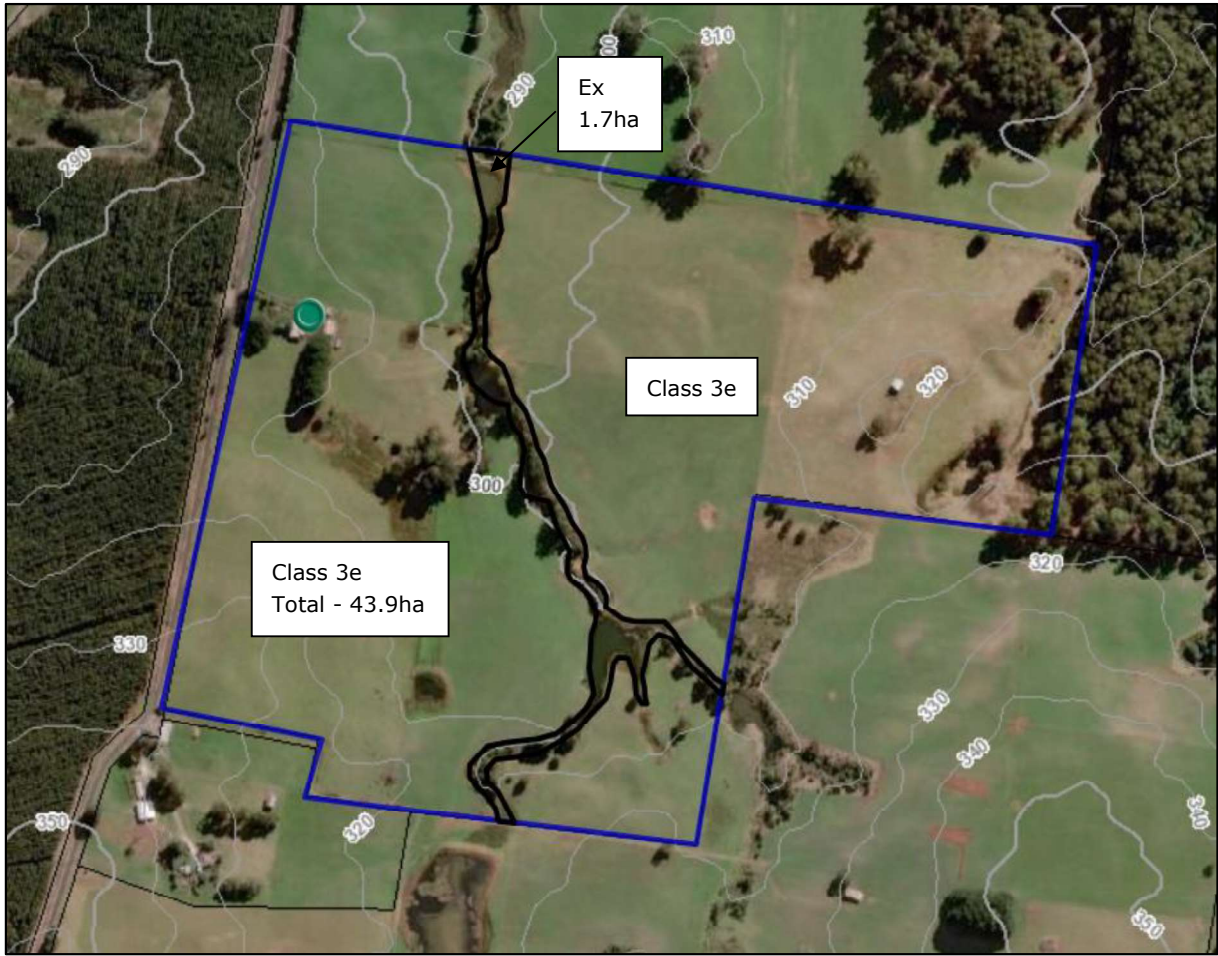


Figure 6: The subject property title (blue outline), proposed dwelling (green circle), land capability class (black line), 10m contours (white lines), on aerial imagery, (source the LIST map).

Table 3: Land capability assessment

Land capability class (ha)	Land characteristics		Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations	
	Geology & soils	Slope (degrees)	Erosion type & severity	Topography & elevation			
3e (approx. 43.9 ha)	Ferrosol clay loam soils, develop on tertiary basalt (Lapoinya Association), well drained. Gradational clay loam soil profile on gently sloping and undulating land.	0-28	Low to medium risk of rill and sheet erosion with surface water.	Gently sloping and undulating land. 300m above sea level	Well drained clay loam soils. Topsoil depth greater than 30cm with very few stones present in profile.	<p>This land is suitable for cropping on a 3 to 5 in 10 year rotation with a minor restricted range of crops.</p> <p>This land is well suited to grazing.</p>	<p>Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of compaction increases significantly during periods of water saturation.</p> <p>Moderate climatic limitations. This region experiences cold winters and warm summer conditions. Receives an average of 1060mm annual rainfall, can experience up to 32 frost days annually, 815 GDD (October-April) and 1229 chill hours (May-August).</p>



Figure 7: Class 3e, Ferrosol clay loam soils on gently sloping and undulating land. (site assessment 03/10/2025)

5 Proposed development

5.1 RESIDENTIAL DWELLING

The proposed development is for a residential dwelling to be built on the subject property title as the primary managers residence.

The location of the proposed dwelling is shown in Figure 8 and is located adjacent to a previous farmhouse site, demolished in the past, Figure 13. The siting of the dwelling has been strategically selected to maximise good sight lines down the production area of the property, while limiting the disturbance of physical terrain, and being close to existing farm infrastructure. The dwelling will have direct access to Central Castra Road via an existing entry point and gravel driveway (which is currently overgrown), Figure 11.

It is noted that the final location is subject to survey and to be confirmed based on council inputs.

The proposed dwelling will not have any adverse impact on the agricultural land use of the property and is integral and subservient to the livestock (beef production) operations conducted on the subject title (Title Ref: 243146/1).



Figure 8: Proposed location of managers residence (green circle), subject to survey.

6 Land use activity

6.1 CURRENT AGRICULTURAL ACTIVITIES CONDUCTED

The subject property (Title Ref: 243146/1) is currently farmed as a livestock grazing operation (beef cattle), leased by owners of property (Title Ref: 211300/1)

The subject property (Title Ref: 243146/1) is approximately 45.6 ha in total, comprising of:

- 43.9 ha of class 3e land, currently under pasture and well suited to agricultural production.
- 1.7 ha, excluded from land capability survey consisting of unnamed tributary of Crawford Creek and associated instream dams and riparian vegetation.

6.2 POTENTIAL AGRICULTURAL LAND USE ACTIVITY

6.2.1 Pastoral use

The class 3e land on the property is suited for grazing purposes, such as beef cattle.

The suitable pastoral area covers approximately 43.9 hectares and would be anticipated to have a potential carrying capacity of 20 DSE/ha on the dryland pastures, whilst on irrigated land would have a carrying capacity of 35 DSE/ha.

6.2.2 Cropping use

Cropping could be undertaken throughout the property.

The 43.9 hectares of class 3 land could be cropped up to 5 times in 10 years and this equates to an annual rotation of approximately 22 hectares on an annual basis, please note the frequency of cropping on any given year will vary depending on the availability of cropping contracts and demand for grains and the extent of the livestock program and requirement for irrigated pasture.

A range of mixed crops could be grown on the property, such as cereals, grass and vegetable seeds and selected vegetables (potatoes, peas).

Although unnamed tributary of Crawford Creek and three instream dams are located on the property, no licensed water allocations are attached to the subject property (Title Ref: 243146/1) and dams are unlicensed. For irrigation to occur on the property investigation into potential water licensing is recommended.

6.2.3 Perennial horticulture use

Although the topography, soil type and climate are potentially suitable to some horticultural crops, such as olives, commercial horticultural enterprise on this property is not a realistic and/or practical option due to its current lack of licensed irrigation resources.

6.3 IMPACT ON AGRICULTURAL ACTIVITIES TO NEIGHBOURING LAND

The land use activity on directly adjacent land titles includes:

- North: Property title reference 211300/1 (38.8 ha), zoned as Agriculture and current land use is grazing (beef cattle), Figure 17. Property owner currently leases subject property title reference 243146/1.
- East: Property title reference 144125/1 (2,200 ha), zoned as Rural and current land use is native vegetation and plantation forestry.
- East and south: Property title reference 135493/2 (87.3 ha) and property title reference 135493/1 (4.7 ha), zoned as Rural and current land use is grazing (beef cattle).
- West: Property title reference 157434/7 (194 ha), zoned as Rural and current land use is plantation forestry, Figure 18.

The agricultural land use activities conducted on the subject property (Title Ref: 243146/1) are consistent with similar agricultural land use activities in the neighbouring and wider Castra region.

The closest residential dwellings are on the adjacent eastern title (Title Ref: 135493/2) approximately 443m and buffered by existing forest plantation from the proposed residential development on the subject property, Figure 21 and 18.

After inspecting the site (site assessment completed on 30/09/2025), it has been concluded that the proposed setback distances are sufficient to prevent unreasonable conflict or interference of agricultural amenity and vice versa on neighbouring properties.



Figure 9: Existing dilapidated infrastructure located on the subject property adjacent to the proposed development site.



Figure 10: Small open barn located in eastern corner of subject property.



Figure 11: Gravel access (overgrown) from Central Castra Road to proposed development site.



Figure 12: Gravel access (overgrown) from proposed development site to Central Castra Road.



Figure 13: Location of proposed managers residence adjacent to old house site on subject property.



Figure 14: Southerly view from the location of the proposed managers residence.



Figure 15: Easterly view from the location of the proposed managers residence.



Figure 16: Westerly view from the location of the proposed managers residence.



Figure 17: Northern neighbouring property title reference 211300/1 showing beef grazing operation.



Figure 18: Western neighbouring property title reference 157434/7 showing forestry plantation.



Figure 19: Central instream dam on unnamed tributary of Crawford Creek in centre of subject property.



Figure 20: Northern instream dam on unnamed tributary of Crawford Creek in centre of property.

6.4 IMPACT OF AGRICULTURAL ACTIVITY ON NEIGHBOURING LAND TO THE PROPOSED DEVELOPMENT

The proposed development at 485 Central Castra Rd would be sufficiently set back from neighbouring property titles.

Normal agricultural activities are not expected to have an unreasonable impact on the proposed development and vice versa in the future. An assessment of the key risks is summarised in Table 4. This has been compiled on the basis that the neighbouring farm activities are likely to include livestock grazing and cropping.

Table 4: Potential risk from agricultural land use activities on neighbouring land

Potential risk from neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
1. Spray drift and dust	Risk = low. Existing buffer distances will mitigate the impact of sprays and dust if applied under normal recommended conditions. Ground or spot spraying is a practical and mostly used alternative on the adjacent agricultural land used for pastoral land use activities. Spraying events should be communicated in a timely manner to the inhabitants of the dwelling. The use and application of agricultural sprays must abide by the Tasmanian Code of practice for ground spraying 2014.
2. Noise from machinery, livestock and dogs	Risk = low. Some occasional machinery traffic will occur when working and undertaking general farming duties on adjacent land. The property is in an agriculture zoned area and therefore sounds and noise associated with normal farming activities are routine and accepted.
3. Irrigation water over boundary	Risk = low. Existing buffers and setback will mitigate the issue.
4. Stock escaping and causing damage	Risk = low. Provided boundary fences are maintained in sound condition and livestock are checked regularly.
5. Electric fences	Risk = low. Mitigated by the proponent attaching appropriate warning signs on boundary fencing if required.

6.5 IMPACT OF PROPOSED DEVELOPMENT ON AGRICULTURAL ACTIVITY OF NEIGHBOURING LAND

The proposed development, in consideration with the buffer zones and agricultural land use, have all been assessed as low risk impact to agricultural activity on neighbouring land.

These potential impacts are usually manifested as complaints which could be made by residents of nearby dwellings. Other risks to neighbouring agricultural activity are outlined in Table 5. Some of these risks rely on an element of criminal intent and it could be argued this is much lower with inhabitants of the dwelling than with other members of the public.

Table 5: Potential risk from proposed development on neighbouring agricultural land use and activity

Potential risk from neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
1. Trespass	Risk = low. Mitigation measures include installation and maintenance of sound boundary fencing, lockable gates and appropriate signage to warn visitors about entry onto private land, report unauthorised entry to police.
2. Theft	Risk = low. Ensure there is good quality boundary fencing on neighbouring properties and appropriate signage to deter inadvertent entry to property, limit vehicle movements, report thefts to police.
3. Damage to property	Risk = low. As for theft.
4. Weed infestation	Risk = low. Risks are expected to be low with weed management undertaken and ongoing with routine weed control activities performed. The proponent is committed to proactive management of weed control.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of outside barbeques and disposal of rubbish. A bushfire management plan may be required for the proposed development.
6. Dog menace to neighbouring livestock	Risk = low. Mitigated by ensuring good communication is maintained between the proponent and residents of the neighbouring properties. Dogs would be managed as per the guidelines determined by the Central Coast council.

6.6 IMPACT OF PROPOSED DEVELOPMENT ON AMENITY OF DWELLINGS ON NEARBY LAND

The closest residential dwelling is located on property title reference 133048/1 and is approximately 443m from the proposed dwelling, Figure 21. Due to the nature of the development (residential only) and considering the separation distances, it is anticipated that the proposed development would have negligible impact on or compromise the function of, any amenity of nearby dwellings or the surrounding settlements.



Figure 21: Neighbouring dwellings (blue circle) and proposed residential development (green circle).

6.7 WATER STORAGE AND RESOURCES

In the middle of the subject property (Title Ref: 243146/1) there are 3 small in-stream dams located on an unnamed tributary of Crawfords Creek. Dams are all unregistered. Approximately 5 small waterholes are scattered across the property serving as a livestock water resource.

No licenced irrigation water resources are located on the property. If irrigated cropping or pasture wanted to be explored as a future agricultural enterprise, investigation into potential water licensing is recommended.

The subject property (Title Ref: 243146/1) is not located within an irrigation district.

7 Planning compliance report – Central Coast provisions

7.1 CLUASE 21.0 AGRICULTURE ZONE

7.1.1 Clause 21.1 Zone purpose

Zone purpose statements	
The purpose of the Agriculture Zone is:	
21.1.1 To provide for the use or development of land for agricultural use.	
21.1.2 To protect land for the use or development of agricultural use by minimising:	
(a) conflict with or interference from non-agricultural use	
(b) non-agricultural use or development that precludes the return of the land to agricultural use, and	
(c) use of land for non-agricultural use in irrigation districts.	
21.1.3 To provide for use or development that supports the use of the land for agricultural use.	
Response	
21.1.1	The property in question is currently leased and used for agricultural land use activity, that being for livestock production (beef cattle). The proposed dwelling on Title Ref: 243146/1 will be for a manager's residence responsible for the management of the agricultural enterprises on this title. The proposed development will not significantly diminish the productive capacity of the land while being integral and subservient to the operation and management of the livestock enterprise on the property.
21.1.2	(a) The location of the proposed dwelling (subject to survey and relevant studies) would be located close to existing farm infrastructure and would not constrain or interfere with agricultural land use on neighbouring land. It has sufficient setback in place, while providing good view of the production area on the property. (b) The land lost to the proposed dwelling on the subject title is insignificant and has negligible effect on the productive capacity of the land. The proposal will not impose any additional constraint on surrounding land use (see section 6.4 and 6.5 of the agricultural assessment). (c) The property at 485 Central Castra Rd is not located within an irrigation district.
21.1.3	The proposal is for a manager's residence which is integral and subservient to the livestock enterprise on the property. The dwelling is required to provide enhanced security, management and oversight on the property, and a key part of the pastoral operation.

7.2 CLAUSE 21.3 USE STANDARDS

Objective
<p>That uses listed as discretionary:</p> <ul style="list-style-type: none"> (a) support agricultural use, and (b) protect land for agricultural use by minimising the conversion of land to non-agricultural use.
Response
<p>The proposed development would be integral and subservient to the existing agricultural land use on the property. There is negligible loss of land with no significant adverse effects on the productive capacity of the land.</p> <p>See response to Performance Criteria P4 (a).</p>
Performance criteria
<p>P4</p> <p>A residential use listed as discretionary must:</p> <ul style="list-style-type: none"> (a) be required as part of an agricultural use, having regard to: <ul style="list-style-type: none"> (i) the scale of the agricultural use (ii) the complexity of the agricultural use (iii) the operational requirements of the agricultural use (iv) the requirement for the occupier of the dwelling to attend to the agricultural use, and (v) proximity of the dwelling to the agricultural use
Response
<p>(a) (i) The dwelling would be located on Title Ref: 243146/1 adjacent to existing farm infrastructure and adjacent to where a previous farm house existed. The site provides clear line of sight and observation across the grazing areas for monitoring livestock and is sufficiently setback and buffered and therefore will not constrain agricultural land use at the property or surrounding land.</p> <p>(ii) The livestock enterprise (beef cattle) involves a high level of animal health and welfare standards, supplementary feeding, successful pasture and grazing management and subsequent weight gain outcomes. A dedicated farm manager is required to be on site to be able to respond at short notice to tend to the various operational activities and potential management issues, particularly around animal husbandry, health and welfare and feed/fodder and grazing management. The proposed dwelling will also ensure the additional security of the property including infrastructure, farm equipment, machinery and animals.</p> <p>(iii) A manager's residence on farm is essential in allowing the farm manager to address the key operational and management requirements of livestock operation (beef cattle) in an accurate and timely way. These include:</p> <ul style="list-style-type: none"> - requires regular monitoring of stock and provision of supplementary feed - grazing management and shifting livestock to fresh pastures. - duties around animal husbandry. - performing ongoing property maintenance activities including fencing, stockwater system, machinery. <p>(iv) The proposed development involves a proposed residential dwelling for a manager's residence which is integral and subservient to the livestock enterprise (beef cattle) at the property. The size and location of the farm makes it very</p>

important that there is available accommodation for the farm manager on site. Being on site also allows for an extra layer of security provided since there has been and will be significant investment (pasture improvement, farm infrastructure, acquiring animals, etc) made toward the farming enterprise.

(v) The location of the proposed dwelling would be on class 3 land, Figure 6, providing good line of sight and in close proximity for operational efficiency at the property. At the same time, the dwelling would be sufficiently setback as to not confine or constrain agricultural land use on the property itself and adjoining land.

7.3 CLAUSE 21.4 DEVELOPMENT STANDARDS FOR BUILDING AND WORKS

7.3.1 Clause 21.4.1 Building height

Objective
To provide for a building height that: <ul style="list-style-type: none"> (a) is necessary for the operation of the use, and (b) minimises adverse impacts on adjoining properties.
Response
The proposal will be consistent with Acceptable Solutions A1.
Acceptable Solutions
A1 Building height must be not more than 12m.
Response
A1 Building height will be less than 12m as per compliance requirements.

7.3.2 Clause 21.4.2 Setbacks

Objective
That the siting of buildings minimises potential conflict with use on adjoining properties.
Response
The proposed dwelling will be set back from all boundaries by greater than 5m, and this therefore compliant with Clause A1. The proposal is not consistent Clause A2, and hence the response to Clause P2 is given.
Performance Criteria
P2 Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to: <ul style="list-style-type: none"> (a) the size, shape and topography of the site (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties (c) the location of existing buildings on the site (d) the existing and potential use of adjoining properties (e) any proposed attenuation measures, and (f) any buffers created by natural or other features.
Response
P2 <ul style="list-style-type: none"> (a) The proposed development, as per the managers residence, would be located at the north western corner of the property, less than 200 metres from the western and northern boundaries, to minimise the impact on the properties agricultural production

area and maximise the proximity to existing farm infrastructure. The proposed dwelling will have sufficient setbacks so as to not conflict or interfere with surrounding agricultural land use.

- (b) The closest residential dwelling is located on property title reference 133048/1 and is approximately 443m from the proposed dwelling, and buffered by an existing forestry plantation, Figure 21 and 18. Due to the nature of the development (residential only) and considering the separation distances, it is anticipated that the proposed development would have negligible impact on or compromise the function of, any amenity of nearby dwellings or the surrounding settlements.
- (c) No existing residential dwellings exist on the site.
- (d) The land use activity on directly adjacent land titles includes:
 - North: Property title reference 211300/1 (38.8 ha), zoned as Agriculture and current land use is grazing (beef cattle), Figure 17. Property owner currently leases subject property title reference 243146/1.
 - East: Property title reference 144125/1 (2,200 ha), zoned as Rural and current land use is native vegetation and plantation forestry.
 - East and south: Property title reference 135493/2 (87.3 ha) and property title reference 135493/1 (4.7 ha), zoned as Rural and current land use is grazing (beef cattle).
 - West: Property title reference 157434/7 (194 ha), zoned as Rural and current land use is plantation forestry, Figure 18.

The agricultural land use activities conducted on the subject property (Title Ref: 243146/1) are consistent with similar agricultural land use activities in the neighbouring and wider Castra region. After inspecting the site (site assessment completed on 30/09/2025), it has been concluded that the proposed setback distances are sufficient to prevent unreasonable conflict or interference of agricultural amenity and vice versa on neighbouring properties.

- (e) There are no attenuation measures relevant to the site. The proposed residential dwelling would be of modern building materials and its construction would comply with the relevant and applicable Australian and councils building codes.
- (f) Aside for setback, existing vegetation on the western boundary adjacent to the proposed development will also provide an additional natural buffer to surrounding titles.

7.3.3 Clause 21.4.3 Access for new dwellings

Objective
That new dwellings have appropriate vehicular access to a road maintained by a road authority.
Response
The proposal will be consistent with Acceptable Solutions A1.
Acceptable Solutions
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.
Response
A1 The subject property has direct frontage to Central Castra Road, and the proposed residential dwelling will be accessed via an existing roadside entry point and gravel driveway.

8 Conclusion

1. The property is located at 485 Central Castra Road, Castra (Title Ref: 243146/1).
2. The proposed development will be sited on land capability 3 land, located close to existing farm infrastructure and good line of sight across the agricultural production area.
3. The property in question, Title Ref: 243146/1, covers approximately 45.57 hectares of Class 3 land, with the current and potential future enterprise likely to be livestock production (beef cattle).
4. The proposed development plan is to build a residential dwelling on the property.
5. The proposed residential dwelling will allow the farm manager to live on site and support the ongoing operational and management activities of the livestock grazing (beef cattle) operation.
6. The proposed managers residence would be required, integral and subservient to the effective operation and management of the agricultural land use on the property.
7. The proposed development is sensitive to the adjacent land use activity and is not anticipated to create any negative impacts and/or constraint on the capability/capacity of the neighbouring properties which are to be actively managed and used for agricultural land use activity.
8. The proposed development is considered compliant with Clauses 21.1, 21.3.1 P4(a), 21.4.1 A1, 21.4.2 P2 and 21.4.3 A1 of the Tasmanian Planning Scheme – Central Coast Provisions.

9 References

Cotching B. (2009) Soil Health for Farming in Tasmania.

Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.

Isbell R.F., National Committee on Soil and Terrain (2021), 'The Australian Soil Classification. 3rd edn.' CSIRO Publishing Melbourne.

National Committee on Soil and Terrain (2009) 'Australian soil and land survey field handbook (3rd edn).' (CSIRO Publishing: Melbourne).

Moreton R. M. and Grose C.J (1997) Land Capability Survey of Tasmania, Forth 1:100 000 map. Department of Primary Industry and Fisheries, Tasmania.

Moreton R. M. and Grose C.J (1997) Land Capability Survey of Tasmania, Forth Report. Department of Primary Industry and Fisheries, Tasmania.

Tasmanian Planning Scheme.

10 Declaration

I declare that I have made all the enquiries which I consider desirable or appropriate, and no matters of significance which I regard as relevant have, to my knowledge, been withheld.



Mick Lehman
Managing Partner – Water & Environment
Pinion Advisory Pty Ltd



Jason Lynch BAppSc (Hort) CPAg
Senior Consultant
Pinion Advisory Pty Ltd

October 2025



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485 Central Castra Road Castra TAS 7315

Site Classification

Project No: 9898

Date: 26/09/2025



es&d

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1 Introduction

Environmental Services and Design Pty Ltd were commissioned to conduct a site classification under AS2870-2011 and wind loading assessment under AS4055-2021 for the subject property based on construction of a new structure.

All field work, calculations, the soil profile logs and site classification have been completed by Reuben McCormack from Environmental Services and Design Pty Ltd.

1.1 Site Location

Table 1: Site details

Property Address	485 Central Castra Road Castra TAS 7315
Property ID	6991714
Title Reference	243146/1
Client	Fraser Duff
Postal Address	51 York Road Queens Park NSW 2022

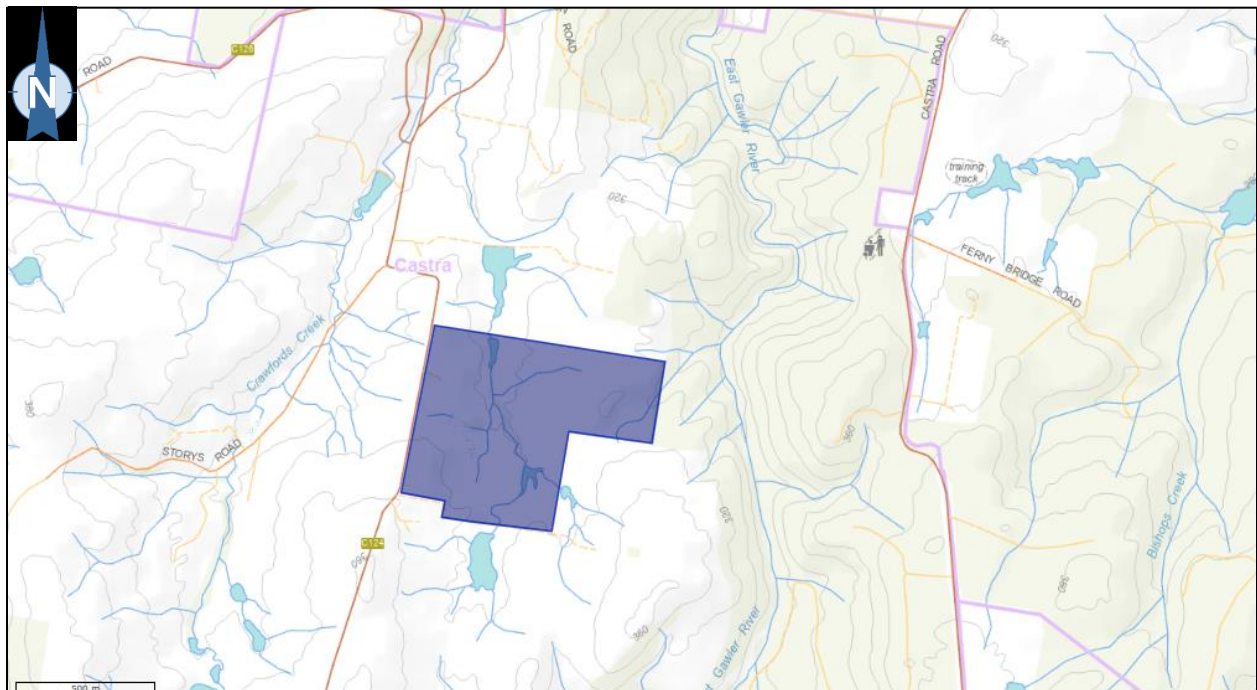


Figure 1: Site location (blue).

2 Field Investigation

A site visit was conducted on the 11th of September 2025 which included the advancing of two bore holes (BH1 and BH2) to 1.25 m and 0.9 m respectively using a Christie Engineering 50mm core sampler. DCP measurements were unable to be taken due to gravel and cobbles. Bore logs are included as an appendix.



Figure 2: Looking southeast across the site.

3 Site Conditions

The site is currently a disused farm yard with overgrown blackberry bushes, stock pens, sheds and a chimney likely from a previous dwelling. The block is predominantly flat around the sheds with gentle slopes away to the north, east and south.

The Mineral Resources Tasmania Digital Geological Atlas, 1:25,000 Series, Castra sheet, shows the site to be located on Tertiary aged basalt.

Review of the List; landslide planning map-hazard bands shows that the site is not located on or near a known landslide.

The test holes encountered the following subsurface conditions:

- 0.1 – 0.15 m of clay topsoil, overlying
- 0.25 – 0.4 m of silty clay soil, overlying
- Gravelly/ silty clay to refusal in both BH1 and BH2

Both bore holes were terminated in clay at 1.25 and 0.9 m respectively below ground level due to refusal on assumed cobbles or boulders.

No groundwater inflow was encountered in either bore hole.

No fill was encountered within the bore holes.

Laboratory testing by Environmental Service and Design found that the clay soil from BH2 had the following properties:

Property\Depth	0.4-0.9 m
Liquid Limit	46%
Plastic Limit	32%
Plasticity Index	13%
Linear Shrinkage	7%

These results are considered moderate.

4 Classification

After considering the site geology, drainage and soil conditions, the site has been classified as follows:

CLASS M (AS2870-2011)
Characteristic surface movement $Y_s < 40$ mm

Foundation designs in accordance with this classification are subject to the conditions of section 5.

This Classification is applicable only for ground conditions encountered at the time of this investigation. If cut or fill earthworks in excess of 0.5m are carried out, then the Site Classification will need to be reassessed, and possibly changed.

5 Discussion

Particular attention should be paid to the design of footings as required by AS 2870 – 2011. In addition to normal founding requirements arising from the above classification, particular conditions at this site dictate that the founding medium for all footings should be:

CLAY (ML), silty clay with gravel and cobbles

An allowable bearing pressure of 100 kPa is available for edge beams, strip and pad footings founded as above.

If the site is filled, it is recommended that no structure be founded across cut and fill without the footings extending through the fill to the natural soils, allowance made in the structural design for differential settlements or engineer designed pier or pile foundations adopted.

The site classification presented in Section 4 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.

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 discussed above.

6 Wind Classification

The wind classification for the site is as follows:

N3 (AS 4055 - 2021)

Based on region, terrain, shielding and topography as follows:

Region	Terrain Category	Topography	Shielding
A	TC2	T1	NS

Should you require clarification of any aspect of this report, please contact undersigned.

For and on behalf of Environmental Service and Design Pty Ltd



Reuben McCormack BSc (Hons)
Environmental Consultant

References

AS 1289 – 2014 Methods of Testing Soils for Engineering Purposes

AS 2870 - 2011 Residential Slabs and Footings

AS 4055 - 2021 Wind Loads for Housing

Land Information System Tasmania (the List): www.thelist.tas.gov.au

VICARY, M.J. and McCLENAGHAN, M.P. (compilers) 2007. Digital Geological Atlas 1:25 000 Scale Series. Sheet 4242. Castra. Mineral Resources Tasmania.

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A site assessment identifies the subsurface conditions at discrete locations. The actual conditions at other points may differ from those inferred to exist. Should these unexpected conditions be found the services of Environmental Service and Design should be retained throughout the project, to identify these variable conditions, conduct additional investigation and/or testing should it be required and recommend solutions to the problems encountered onsite.

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Appendices

Appendix 1 – Site Aerial Image and Approximate Bore Hole Locations



Appendix 2 – Soil Profile Log

ENGINEERING BOREHOLE LOG

Borehole no. BH1

Client : Fraser Duff
 Project : SC
 Location : 485 Central Castra Road
 Castra TAS
 Drill model : Christie Engineering core sampler
 Hole diameter : 50mm
 Slope : Bearing :



Sheet no. 1 of 1
 Job no. 9898
 Date : 11/09/2025
 Logged By : RM

Easting : 426067
 Northing : 5428098

Method	Notes Samples Tests	Water	Graphic Log	Classification	Material Description	Moisture	Consistency density, index	Structure, additional observation
CE50				CL	Clay topsoil with traces of gravel, fine, brown.	M		Organics.
				CL	Silty clay soil with some gravel, fine to medium, dark brown.	SM		Traces of organics.
				ML	Gravelly clay, fine to coarse and cobbles with some silt, brown.	SM		Basaltic origin, some core loss.
					Hole terminated in above at 1.25 m due to refusal			Deepest of two attempts.

Method
 CE50-50mm tube
 H-Hand auger

Moisture
 D - dry
 SM - slightly moist
 M - moist
 VM - very moist
 S - saturated
 W - free water

Consistency
 VS - very soft
 S - soft
 F - firm
 St - stiff
 VSt - very stiff
 H - hard
 Fb - friable

ENGINEERING BOREHOLE LOG

Borehole no. BH2

Client : Fraser Duff
 Project : SC
 Location : 485 Central Castra Road
 Castra TAS
 Drill model : Christie Engineering core sampler
 Hole diameter : 50mm
 Slope : Bearing :



Sheet no. 1 of 1
 Job no. 9898
 Date : 11/09/2025
 Logged By : RM

Easting : 426086
 Northing : 5428092

Method	Notes Samples Tests	Water	Graphic Log	Classification	Material Description	Moisture	Consistency density, index	Structure, additional observation
CE50				CL	Clay topsoil with traces of gravel, fine, brown.	M		Organics.
				CL	Silty clay soil with some gravel, fine to medium, dark brown.	SM		Traces of organics.
				ML	Silty clay with traces of gravel, fine, dark red/brown.	SM	Amounts of gravel increasing with depth.	
				Hole terminated in above at 0.9 m				

Method
 CE50-50mm tube
 H-Hand auger

Moisture
 D - dry VM - very moist
 SM - slightly moist S - saturated
 M - moist W - free water

Consistency
 VS - very soft VSt - very stiff
 S - soft H - hard
 F - firm Fb - friable
 St - stiff

Appendix 3 – Soil Description Explanation Sheet



SOIL DESCRIPTION EXPLANATION SHEET

Soils are described in accordance with the Unified Soil Classification System (USCS), as shown in the following table.

FIELD IDENTIFICATION

COARSE GRAINED SOILS more than 65% of material less than 63mm is larger than 0.075mm	GRAVELS	GW	Well graded gravels and gravel-sand mixtures, little or no fines
		GP	Poorly graded gravels and gravel-sand mixtures, little or no fines
	GRAVELLY SOILS	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines
		GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines
	SANDS	SW	Well graded sands and gravelly sands, little or no fines
		SP	Poorly graded sands and gravelly sands, little or no fines
	SANDY SOILS	SM	Silty sand, sand-silt mixtures, non-plastic fines
		SC	Clayey sands, sand-clay mixtures, plastic fines

DRY STRENGTH DILATANCY TOUGHNESS

FINE GRAINED SOILS more than 35% of material less than 63mm is less than 0.075mm	SILT & CLAY, liquid limit less than 50%	ML	Inorganic silts, very fine sands or clayey fine sands	None to low	Quick to slow	None
		CL	Inorganic clays or low to medium plasticity, gravelly clays, sandy clays and silty clays	Medium to high	None to very slow	Medium
		OL	Organic silts and organic silty clays of low plasticity	Low to medium	Slow	Low
	SILT & CLAY, liquid limit greater than 50%	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts	Low to medium	Slow to none	Low to medium
		CH	Inorganic clays of high plasticity, fat clays	High	None	High
		OH	Organic clays of medium to high plasticity	Medium to high	None to very slow	Low to medium
PEAT	Pt	Peat muck and other highly organic soils				

Particle size descriptive terms

Name	Subdivision	Size
Boulders		>200mm
Cobbles		63mm to 200mm
Gravel	coarse	20mm to 63mm
	medium	6mm to 20mm
	fine	2.36mm to 6mm
Sand	coarse	600µm to 2.36mm
	medium	200µm to 600µm
	fine	75µm to 200µm

Moisture Condition

Dry (D)	Looks and feels dry. Cohesive soils are hard, friable or powdery. Granular soils run freely through fingers.
Moist (M)	Soil feels cool, darkened in colour. Cohesive soils are usually weakened by moisture presence, granular soils tend to cohere.
Wet (W)	As for moist soils, but free water forms on hands when sample is handled

Cohesive soils can also be described relative to their plastic limit, ie: <Wp, =Wp, >Wp

The plastic limit is defined as the minimum water content at which the soil can be rolled into a thread 3mm thick.

Consistency of cohesive soils

Term	Undrained strength	Field guide
Very soft VS	<12kPa	A finger can be pushed well into soil with little effort
Soft S	12 - 25kPa	Easily penetrated several cm by fist
Firm F	25 - 50kPa	Soil can be indented about 5mm by thumb
Stiff St	50-100kPa	Surface can be indented but not penetrated by thumb
Very stiff VSt	100-200kPa	Surface can be marked but not indented by thumb
Hard H	>200kPa	Indented with difficulty by thumb nail
Friable Fb	-	Crumbles or powders when scraped by thumb nail

Density of granular soils

Term	Density index
Very loose	<35%
Loose	15 to 35%
medium dense	35 to 65%
Dense	65 to 85%
Very dense	>85%

Minor Components

Term	Proportions	Observed properties
Trace of	Coarse grained: <5% Fine grained: <15%	Presence just detectable by feel or eye. Soil properties little or no different to general properties of primary component.
With some	Coarse grained: 5-12% Fine grained: 15-30%	Presence easily detected by feel or eye. Soil properties little different to general properties of primary component.